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File:	304000988 35 Consul Rd OSD Requirements.docx	Date:	December 20, 2023

Reference: St Augustine's College OSD Requirements – 35 Consul Road, Brookvale

Stantec have been engaged by APG to prepare a statement that details the OSD requirements for a proposed change of land use DA currently being prepare for 35 Consul Road, Brookvale. The site is situated in Northern Beaches Council (NBC) Local Government Area within the Central Stormwater Region (Region 2) as defined in NBC's Water Management for Development Policy (Version 2, 26 February 2021), Map 2. The proposed development adapts the existing dwelling to suit the proposed use as office space with offices and storage facilities. The survey plan prepared by LTS shows that the site has an easement to drain water that is 5m in width and varies that runs from North-west to South-east through the rear of the site (E248005).

Upon review of NBC's Water Management for Development Policy (Version 2, 26 February 2021), Appendix 16 – On-site detention checklist: Part 2, it is stated that if a proposed development site is located within an established Flood Prone Land, then an On-site stormwater detention system is not required. In conjunction with this review, the Greendale Creek Flood Study (Version 2, February 2022) prepared by WMA Water for NBC shows that the site is affected by the 1% AEP storm event which is shown to drain through the rear of the site. This can be seen on Figure D6 of the Flood Study.

As the site is flood affected, the checklist requirements from the NBC Water Management for Development Policy indicates that an OSD system is not required for the site. An OSD system design will therefore not be required for the site.

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