

Appendix C

Water Management Review



CLIENTS PEOPLE PERFORMANCE

07 October 2010

Richard Abbott
Morgan Moore and Associates
Level 5 140 Arthur Street
North Sydney
NSW, 2060

Our ref 21/19822/14382
Your ref

Dear Richard

Warriewood Brook Stage 3 DA Flood Assessment

The Warriewood Valley Urban Land Release Water Management Specification Revised Version Pittwater Council February 2001 (WMS) requires management of flooding at the Warriewood Retirement Village site in particular the impact of the proposed development on flooding on and off-site This flooding is being assessed for the 100-year ARI event and the PMF by considering the proposed development footprint for Stage 3 and the works constructed to date Use is being made of Councils SOBEK flood model operated by their consultants Cardno Lawson and Treloar Flood model iterations are currently underway

In terms of flood planning levels the WMS requires building floor levels to be at or above the PMF level for habitable buildings and underground car park entries For non-habitable buildings floor levels need to be above the 100-year ARI level plus freeboard This has required the developed form across the site to be raised compared to existing conditions The raising however needs to make allowance for the conveyance of the PMF through the site to ensure off-site impacts (in particular raised flood levels) are minimised

GHD advises that the Stage 3 design will be required to ensure compliance with the Warriewood Valley Urban Land Release Water Management Specification Revised Version Pittwater Council, February 2001

Yours faithfully
GHD Pty Ltd

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