



henry&hymas

26 June 2019

Our Ref: 16940-C7/af

The General Manager
Northern Beaches Council
PO Box 82
Manly NSW 1655

Attention: Rebecca Englund

Dear Sir/Madam,

**RE: OPAL SEASIDE AGED CARE – SECTION 4.55 SUBMISSION
184-194 GARDEN STREET, WARRIEWOOD, NSW
DEVELOPMENT CONSENT No.123/17**

I refer to the proposed aged care development at the aforementioned address. This summary letter is written to demonstrate that there are no issues with the proposed changes shown in the architectural plans. The changes include the floor layout plan for Allied Health Care and the additional carpark spaces.

In regards to the provision of OSD (On -Site Stormwater Detention), it is understood that the site is within Sector 10 of the Warriewood Valley Urban Land Release area and as such OSD(s) shall be provided to suit the maximum Permissible Site Discharge (PSD) required. As per Warriewood Valley Urban Land Release Water Management Specification (W.V.U.R.W.M.S), it is also understood that there is a requirement to ensure that the post developed flows should be within +/- 5% of the predeveloped flows based on a greenfield site.

In our Water Management Report approved as part of Development Application that we explained based on our discussions with Council's Engineer the requirements for PSD takes precedence over the requirements for within +/- 5% of the predeveloped flows. As such the stormwater systems in the site have been designed to ensure the post-developed flows are controlled to PSD.

The PSD for the overall site is 251 l/s. The additional carpark spaces contribute an area 65 m² of the overall impervious area to the site. This increase in impervious area does not have impact on the current OSD design and orifice size remains unchanged.

Please review the above and enclosed and advise if you require any additional information in order to approve the amended drawings.

I trust this information meets your requirements. If you have any further inquiries, please do not hesitate to give me a call.





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Yours faithfully,

IMRAN AHMED
For, and on behalf of,
H & H Consulting Engineers Pty Ltd