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**From:** daniel page  
**Sent:** 8/08/2025 7:17:27 AM  
**To:** Council Northernbeaches Mailbox  
**Subject:** TRIMMED: Fwd: MOD2025/0390  
**Attachments:** Warriewood Community Centre - Letter Mod\_2025\_0390.pdf;

Resending

----- Forwarded message -----

From: **daniel page** [REDACTED] >  
Date: Mon, 4 Aug 2025, 8:46 pm  
Subject: MOD2025/0390  
To: <[Council@northernbeaches.com.au](mailto:Council@northernbeaches.com.au)>

Please find attached a Submission letter for the latest Mod submission for this project.

Many thanks  
Daniel Page  
12 Lowanna St  
BELROSE

Daniel Page

12 Lowanna St

BELROSE NSW 2085

**Re: Section 4.55(1A) to Modify Development Consent 2021/ 0199 for Demolition Works and construction of a community centre with associated parking and landscaping**

**Attention:** General manager

Northern Beaches Council

Dear Sir/Madam,

I have some concerns with the way this development has been constructed. DA 2021/0199 and Mod 2025/0390.

It has been brought to my attention that the contractor (Belmadar) and Plumber (Smart Plumbing) on site has not ordered and installed the correct Stormwater treatment systems as detailed in the drawings and the council conditions and further to this have not requested a formal review of the alternative system through the original Stormwater engineer (Warren Smith & Partners), certifier or the client (being Council on this occasion).

It is extremely concerning when council themselves do not adhere to their own conditional consents and allow such environmentally sensitive systems to be removed or swapped with no regard to an official approval process.

The current modification is referencing the for-construction engineering drawings which are as per the original DA with no changes being made to reflect what has been swapped or not installed on site. This drawing is therefore misleading, incorrect and inaccurate.

The current drainage works should be fully reviewed and approved prior to the granting of any Occupation Certificate. If it is found that the system is non-compliant or does not fully conform to the council water quality objectives, then rectification works and or replacement of the systems with the correctly specified products undertaken or conditioned to be undertaken as part of the mod.

It is in council's best interest for all compliance checks to be transparent.

Below is a summary of the documents that I have reviewed for the project and the specific conditions and the various products that have not been installed.

The current project is in direct contradiction of the approved for-construction engineering drawing , engineers certificate and of condition 29 amongst others.

Engineering Plans		
Drawing Nos.	Dated	Prepared By
Pavement Plans and Details C1.04	03.05.2021	Warren Smith and Partners
Sediment and Erosion Control Plans C2.01	04.05.2021	Warren Smith and Partners
Sediment and Erosion Control Details C2.02	16.12.2020	Warren Smith and Partners
Site works Plans C4.01	04.05.2021	Warren Smith and Partners
Site Works Detail C4.51	03.05.2021	Warren Smith and Partners
Stormwater Drainage Plans, C6.00, C6.01, C6.02, C6.02 C6.03, C6.04, C6.05, C6.06, C6.07,	03.05.2021	Warren Smith and Partners

**11. On-site Stormwater Detention Details**

The Applicant is to provide a certification of drainage plans detailing the provision of on-site stormwater detention in accordance with Northern Beaches Council's WARRINGAH WATER MANAGEMENT FOR DEVELOPMENT POLICY, and generally in accordance with the concept drainage plans prepared by warren Smith Consulting Engineers, drawing number C6.01 Issue 2 ,C6.02 Issue 2, C6.03 Issue 1, C6.04 Issue 2, C6.05 Issue 2, C6.06 Issue 2, C6.07 Issue 2, dated April 2021. Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer, who has membership to the Institution of Engineers Australia, National Professional Engineers Register (NER) or RPENG (Professionals Australia) and registered in the General Area of Practice for civil engineering.

The drainage plans must address the following:

- i. An additional grated drain is to be provided at the property boundary and vehicle crossing and connected into the new Boondah road kerb.
- ii. Detailed drainage plans, including engineering certification, are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for the disposal of stormwater and stormwater management arising from the development.

**29. Substitution of Stormwater Treatment Measures**

The substitution of an "equivalent" device for the stormwater treatment measure approved under the Development Consent must submitted to the Principal Certifying Authority for approval prior to installation.

Reason: To ensure stormwater is appropriately managed and in accordance with the Water Management for Development Policy.

**74. Maintenance of Stormwater Treatment Measures - Major**

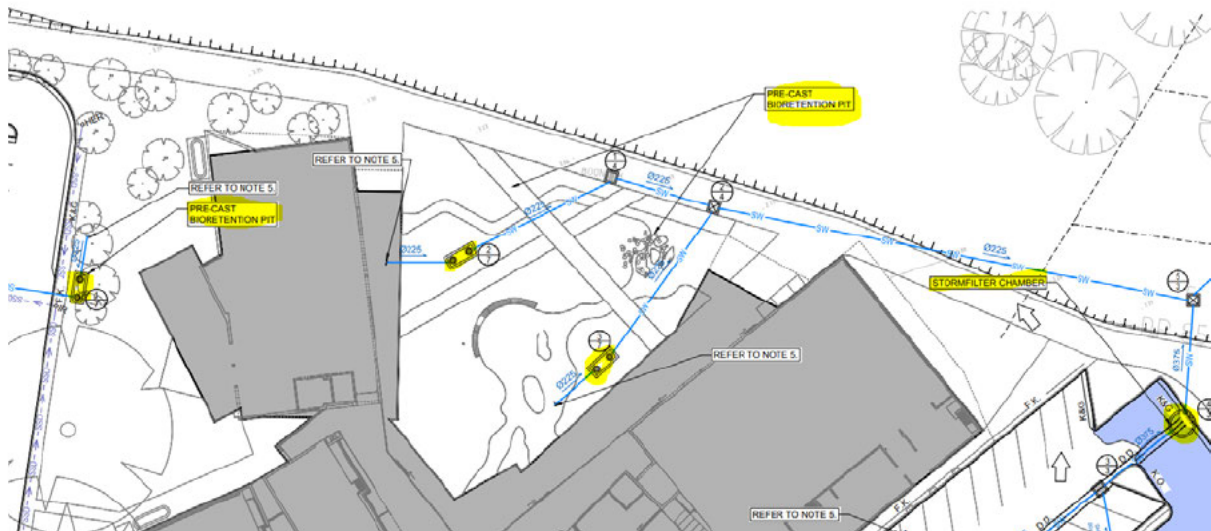
Stormwater treatment measures must be maintained at all times in accordance with the Stormwater Treatment Measure Operation and Maintenance Plan, manufacturer's specifications and as necessary to achieve the required stormwater quality targets for the development.

Vegetated stormwater treatment measures must maintain an 80 percent survival rate of plantings and limit weed cover to no more than 10 percent of the total area of the stormwater treatment measure.

Where replacement cartridges or other necessary components for the system become unavailable, an alternative system is required to be retrofitted into the development to achieve an equivalent pollutant reduction outcome. Evidence supporting the replacement must be retained on site and made available to Council as required.

Northern Beaches Council reserves the right to enter the property and carry out appropriate maintenance of the device at the cost of the property owner.

Reason: Protection of the receiving environment.



In due course I look forward to receiving an updated response from council on this matter.

Best Regards



Daniel Page

4<sup>th</sup> Aug 2025

