

22 November 2022

NL166557

TOGA Pty Ltd  
David Springford  
Level 5, 45 Jones Street  
Ultimo NSW 2007

Dear David,

**Re: TOGA Central– Response to Referral Agency Comments**

Northrop Consulting Engineers have prepared the following letter in response to agency comments for the proposed TOGA Central development. A summary of requested information and our response to each item is summarised in Table 1 below.

**Table 1 - Summary and Response**

Request	Response
<p><b>Agency - EHG</b></p> <p>EHG has reviewed the flood assessment and recognises that the proposed development appears to remove floodplain storage from Henry Deane Plaza. The proposed development would also include connecting local stormwater into the Sydney Water pipe. These changes may worsen flooding downstream, and the assessment should be updated to include flood impact maps to demonstrate the potential downstream impact.</p>	<p>A comparison figure, <b>Figure D1</b>, is included as an attachment and shows the model extent.</p> <p>The developed case model directs all water from the local catchment to the Sydney Water pipe, and it is demonstrated this approach results in minor localised impacts only.</p> <p>We believe the minor impacts are justified due to their isolated nature, low magnitude, and low depth relative to internal floor levels.</p>
<p><b>Agency - EHG</b></p> <p>The proposed development includes a recommendation for a flood emergency response plan to be developed. EHG recommends that the NSW States Emergency Service and Sydney City Council are consulted regarding any emergency management issues and plans. The flood emergency response plan should give specific attention to the potential for rare flooding events, including the flooding of the lower ground floor level and the basement levels, such as via the connected Atlassian building.</p>	<p>Noted. This can form a condition of consent.</p> <p>NSW SES does not typically provide commentary on individual developments and refers to a set of guiding principles. We believe the wording of the condition reflect this.</p>

		Date
Prepared by	GB	22/11/2022
Checked by	LG	22/11/2022
Admin	BBR	22/11/2022

Request	Response
<b>Agency - EHG</b> Due to the reliance on flood protection measures employed by the neighbouring Atlassian building, the implementation of these should form a consideration in granting any occupancy certificate for the subject site.	We agree with this principle and request that the proposed condition be modified to allow for any interim flood protection measures should the Atlassian building not proceed.
<b>Agency - TfNSW</b> Flooding and drainage - Compliance is only achieved on the basis of Atlassian building being completed as currently proposed as identified in Appendix II – Flood Risk Assessment. Section 4.6 and 4.8 and Table 6 identifies works required by others to be compliant. This leaves a risk in the case that the Atlassian development does not proceed prior to this development.	We believe this can form a condition of consent as suggested above, which should include liaison with TfNSW and Atlassian to identify the latest flood mitigation measures for Central Station, and the Atlassian building and how they interface with the developed TOGA Central design.

Additional information has been supplied to demonstrate the proposed development does not have significant adverse impacts to the wider catchment in the 1% AEP. Additional comments can be addressed through conditions of consent, and we recommend TOGA review these prior to finalisation to determine their suitability with respect to design development and timings.

We trust the above meets with your requirements at this stage, should you have any questions or require further information, please do not hesitate to contact the undersigned on (02) 4943 1777.

Yours sincerely,



**Angus Brien**

Principal | Group Manager | Civil Engineer

BEng (Civil) (Hons) MIEAust CPEng NER RPEQ Member SIA FMA

**Attachment** – Figure D1.

### **Limitation Statement**

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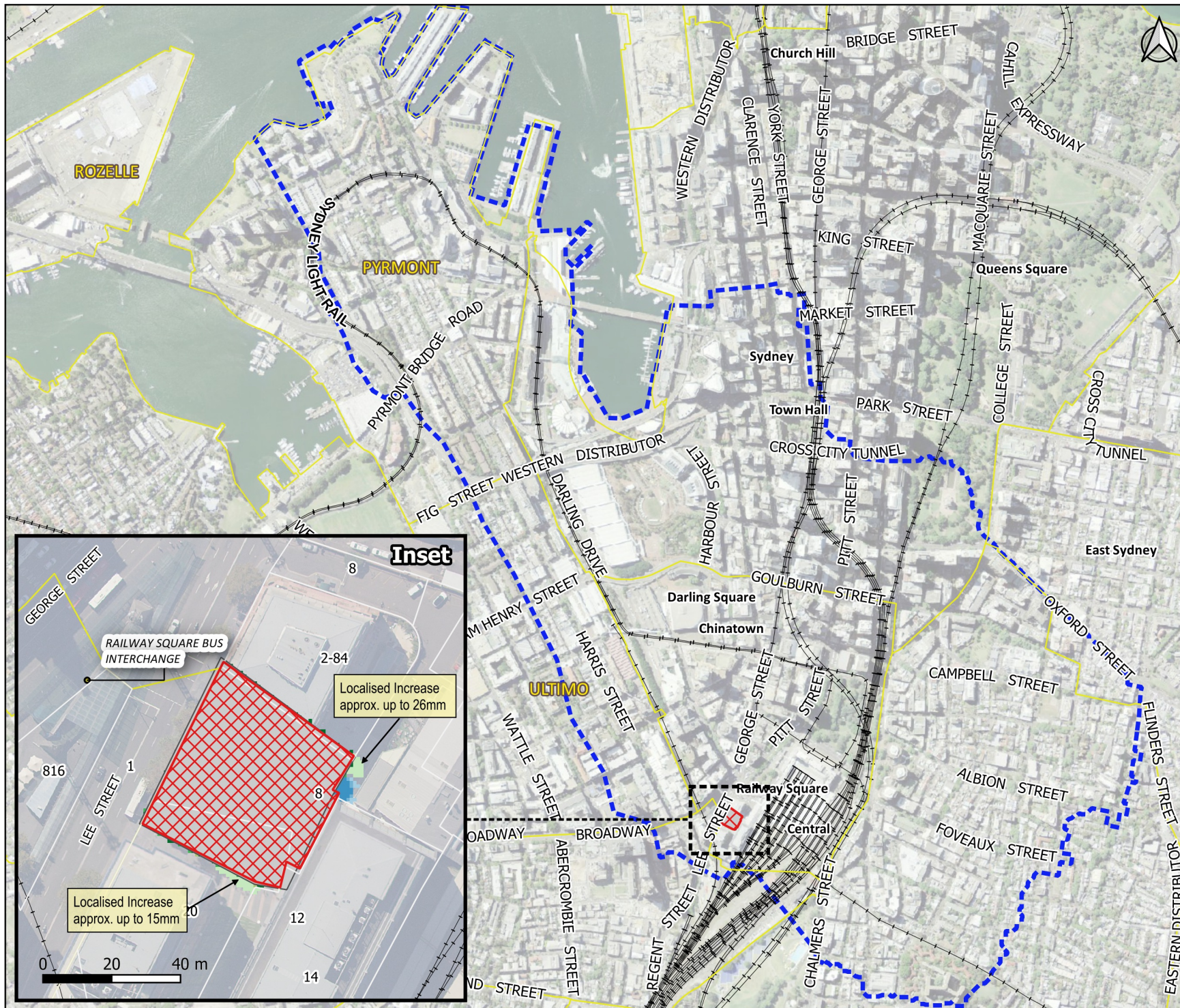
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## Attachment





- Legend**
- TUFLOW Model Extent
  - Proposed Building and Henry Deane Plaza
  - Railways
  - Suburbs
- Difference (m)
- <-0.10
  - 0.10 - -0.05
  - 0.05 - -0.03
  - 0.03 - -0.01
  - Less than +/-10mm
  - 0.01 - 0.03
  - 0.03 - 0.05
  - 0.05 - 0.10
  - >0.10

0 200 400 Metres  
1:15,000

**Figure D1**  
**1% AEP Flood Event**  
**Water Elevation Difference**  
**Proposed minus Existing**

Toga Central  
2 Lee Street, Haymarket

