



22 October 2025

212012

Empire Project Management

Level 1, 111 Elizabeth Street

Sydney NSW 2000

Attention: Farah Adam

Children's Medical Research Institute - Gene Technologies Building

Flood Statement - Confirmation of Swale Removal

Dear Farah,

A Flooding SSD Report was prepared by TTW (NSW) Pty Ltd (reference no. 212012, Revision E, dated 2 September 2025) to assess the existing flood behaviour and possible impacts that could arise from the proposed development of the Gene Technologies Building (GTB) at 214 Hawkesbury Road, Westmead (Lot 101 DP1119583) (the site). This comprises Stage 2 of the Children's Medical Research Institute (CMRI) upgrade works.

The State Significant Development Application (**SSD-45576956**) was lodged on 28th March 2025. This letter has been prepared to confirm the current design intent for the south-western corner of the site.

The design adopted in the submitted flood report includes a swale system along the south-western corner of the site, fronting Hawkesbury Road. This is shown on TTW drawing 212012-C020-P4 attached to Appendix A of the submitted flood report (i.e. also attached to this document for easy reference).

Since the lodgement of the proposed development minor changes have been made to the design of the site including this swale system area. The current design intent is to make this as a soft landscaping area (refer to the attached TTW drawing 212012-TTW-00-DR-CI-00011-B) with fill proposed to allow this area to slope away from the building towards Hawkesbury Road (refer to Section 1 of the attached TTW drawing 212012-TTW-00-DR-CI-01041-A).

Given that this soft landscaping area is small and will be sloping away from the building towards Hawkesbury Road, no increase in flooding risks are anticipated for the development and its immediate surrounding areas when compared to the swale system adopted in the submitted flood report where minor ponding of excess stormwater will present in more severe storm events.

I hope that the above is sufficient and satisfies your requirements. Should you have further queries regarding this matter please do not hesitate to contact the undersigned.

TTW (NSW) PTY LTD (ACN 649 974 112)

(ABN 74 649 974 112) | Consulting Engineers

Level 6, 73 Miller Street, North Sydney NSW 2060

Your Partner in Engineering

Yours faithfully,

TTW (NSW) PTY LTD



SIGNED ON
22/10/2025

MICHAEL KOI
Associate (Flood)

\\ttw\dfs\Jobfiles\2021\2120\212012\Reports\TTW\Flood\SSDA_Response\212012_CMRI_Flood Statement_v1.docx

Attachment:

TTW Drawing 212012-C020-P4

TTW Drawing 212012-TTW-00-DR-CI-00011-B

TTW Drawing 212012-TTW-00-DR-CI-01041-A

SITEWORKS LEGEND:

- SITE BOUNDARY
- - - LIMIT OF WORK
- × F22.20 FINISHED SURFACE LEVEL
- 22.50 FINISHED SURFACE CONTOUR
- KG KERB AND GUTTER
- KO KERB ONLY
- FK FLUSH KERB
- DD DISH DRAIN
- STORMWATER PIPE, FLOW DIRECTION
- U/L 10.00 Ø600 2' 1.25% Q=345L/s U/L 6.65 UPSTREAM PIPE INVERT LEVEL PIPE SIZE AND STRENGTH CLASS PIPE GRADIENT PEAK DESIGN FLOW DOWNSTREAM PIPE INVERT LEVEL
- JUNCTION PIT
- GRATED INLET PIT
- GD# GRATED DRAIN
- SUBSOIL DRAINAGE LINE, Ø100mm U.N.O.
- FLUSHING POINT
- INTERMEDIATE RISER
- GRASS SWALE
- LOW HEIGHT DIVERSION WALL
- RW RETAINING WALL

EXISTING SERVICES LEGEND - LTS

- E(D) EXISTING OVERHEAD ELECTRICAL
- eE EXISTING UNDERGROUND ELECTRICAL
- G EXISTING GAS
- C(D) EXISTING TELECOMMUNICATIONS
- S EXISTING SEWER
- W(D) EXISTING WATER
- SW EXISTING STORMWATER

WORKS NEAR EXISTING SERVICES

ALL EXISTING UNDERGROUND SERVICES ARE TO BE LOCATED ON SITE PRIOR TO COMMENCING WORKS

WORKS NEAR EXISTING TREES

PRECAUTIONS ARE TO BE UNDERTAKEN TO ENSURE EXISTING TREES IN THE VICINITY OF WORKS ARE NOT DAMAGED DURING CONSTRUCTION ACTIVITIES

CIVIL SPECIFICATIONS

DRAWINGS TO BE READ IN CONJUNCTION WITH THE CIVIL SPECIFICATION. REFER APPENDIX A FOR INSPECTION HOLD POINTS

HIGH PRESSURE GAS MAIN

PRECAUTIONS ARE TO BE UNDERTAKEN TO ENSURE HIGH PRESSURE GAS MAIN IN THE VICINITY OF WORKS IS NOT DAMAGED DURING CONSTRUCTION ACTIVITIES. LIAISE WITH THE ASSET OWNER AS REQUIRED

HIGH VOLTAGE ELECTRICAL CABLE

PRECAUTIONS ARE TO BE UNDERTAKEN TO ENSURE HIGH VOLTAGE CABLE IN THE VICINITY OF WORKS IS NOT DAMAGED DURING CONSTRUCTION ACTIVITIES. LIAISE WITH THE ASSET OWNER AS REQUIRED

EXISTING STORMWATER ASSETS

SIZE, INVERT LEVEL AND CONDITION OF ALL AFFECTED EXISTING STORMWATER ASSETS TO BE CONFIRMED PRIOR TO COMMENCING WORKS

PAVEMENT LEGEND

- P1 CONCRETE HEAVY DUTY PAVEMENT
200mm thickness concrete (f_c = 32MPa) with SL82 fabric mesh (40 top and end cover) on 150mm compacted thickness fine crushed rock DGB20 on evenly compacted sub-grade to 100% standard maximum dry density in accordance with A.S.1289.5.1.1
- P2 CONCRETE PEDESTRIAN PAVEMENT
125mm thickness concrete (f_c = 32MPa) with SL62 fabric mesh (40 cover) on 100mm compacted thickness fine crushed rock DGB20 on evenly compacted sub-grade to 100% standard maximum dry density in accordance with A.S.1289.5.1.1
- P3 PAVERS - CONCRETE MEDIUM DUTY PAVEMENT
Pavers and bedding mortar to landscape specifications 150mm thickness concrete (f_c = 32MPa) with SL72 fabric mesh (40 cover) on 100mm compacted thickness fine crushed rock DGB20 on evenly compacted sub-grade to 100% standard maximum dry density in accordance with A.S.1289.5.1.1
- P5 GRAVEL PAVEMENT
Refer to Landscape Specifications for details

SCALE 1:200 0 2 4 6 8 10
AT ORIGINAL SIZE m

SCHEMATIC DESIGN

NOT TO BE USED FOR CONSTRUCTION

Scale : A1 Drawn : VVV Authorised : TM

Job No : 212012 Drawing No : C020 Revision : P4
Plot File Created : May 09, 2024 - 11:55am

Filename: C:\020 SITEWORKS AND STORMWATER PLAN - GROUND LEVEL.dwg USER: wendy - Plot File Created: May 09, 2024 - 11:55am

A1

Rev	Description	Eng	Draft	Date	Rev	Description	Eng	Draft	Date	Rev	Description	Eng	Draft	Date
P4	SCHEMATIC DESIGN	VC	WW	10.05.24										
P3	SCHEMATIC DESIGN	WL	WW	07.10.22										
P2	SCHEMATIC DESIGN	WL	WW	19.08.22										
P1	ISSUE FOR SSD DRAFT	WL	WW	12.08.22										

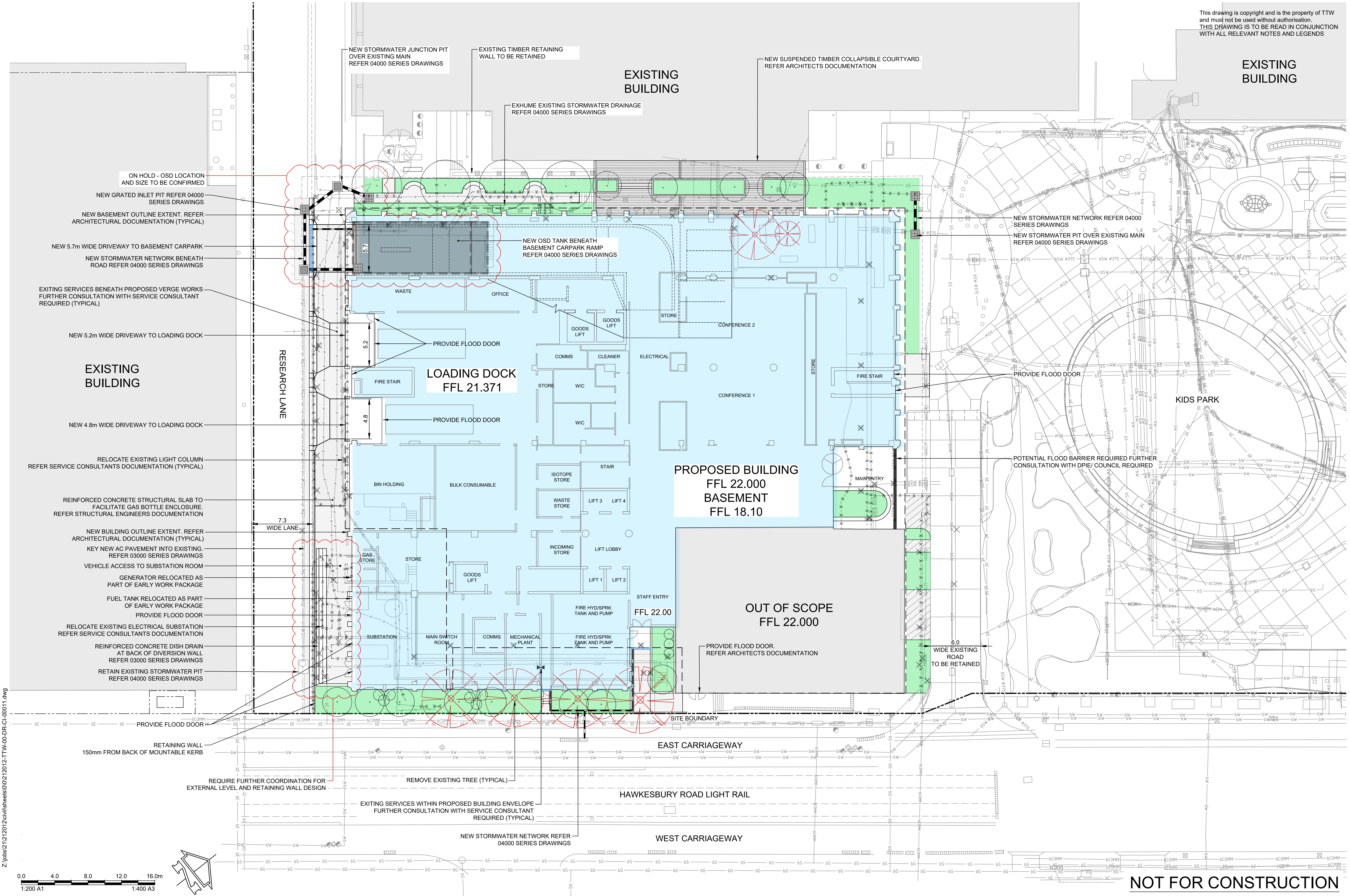
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Engineer
TTW Structural Civil Traffic Façade
612 9439 7288 | Level 6, 73 Miller Street, North Sydney, NSW 2060

Project
CMRI - GENE TECHNOLOGIES
BASELINE BUILDING,
WESTMEAD

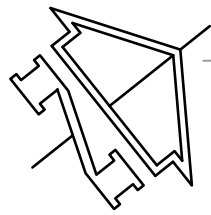
Sheet Subject
SITEWORKS AND STORMWATER
PLAN - GROUND LEVEL

This drawing is copyright and is the property of TTW and must not be used without authorisation. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT NOTES AND LEGENDS



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0.0 4.0 8.0 12.0 16.0m
1:200 A1 1:400 A3



NOT FOR CONSTRUCTION

Rev	Description	Eng	Draft	Date	Rev	Description	Eng	Draft	Date
B	70% DETAIL DESIGN	VC	DA	24.07.2024					
A	50% DETAIL DESIGN	VC	DA	24.05.2024					

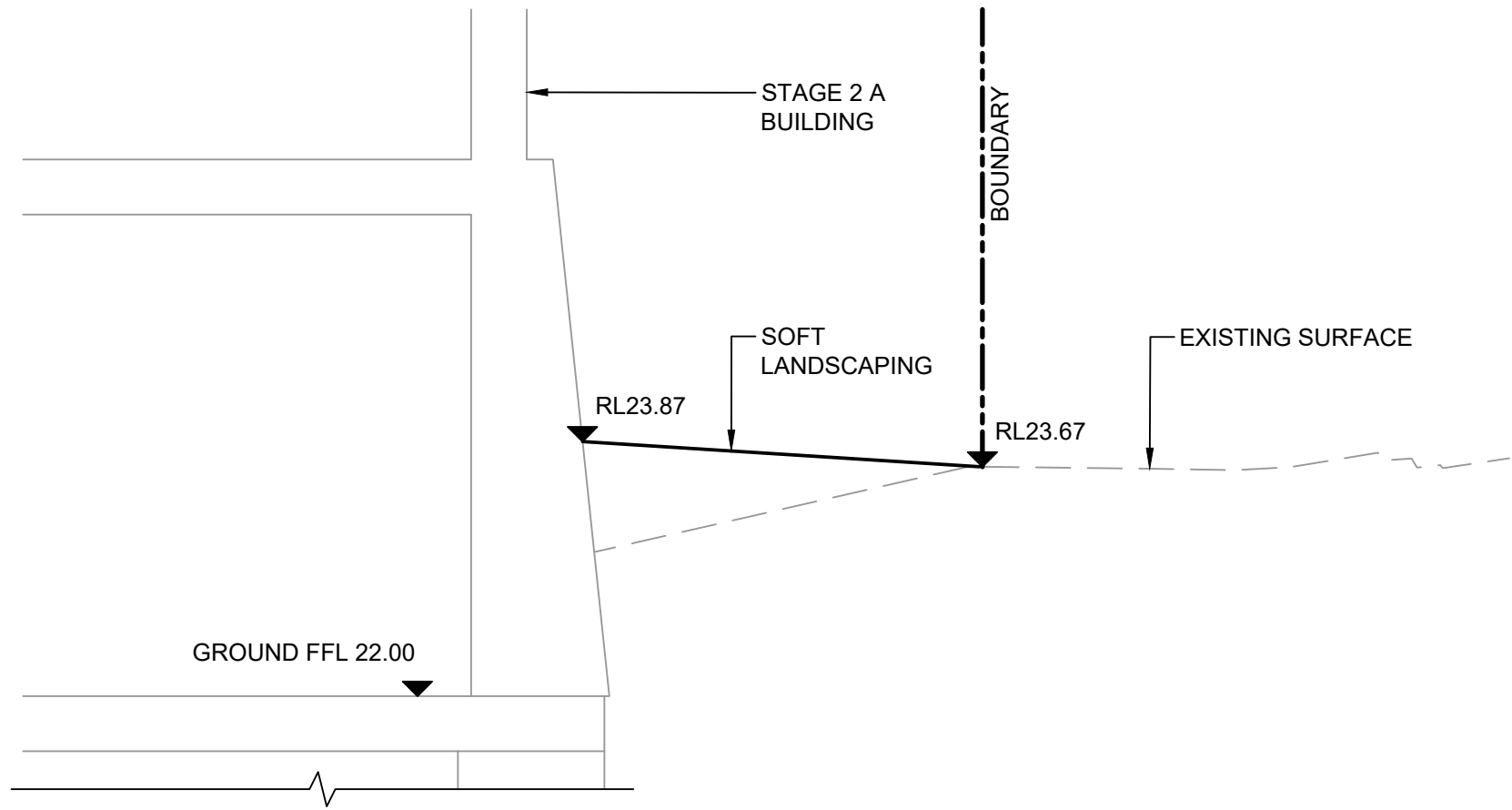
Client:
**HEALTH
INFRASTRUCTURE**

Engineer:
TTW
612 9439 7288 | Level 6, 73 Miller Street, North Sydney, NSW 2060

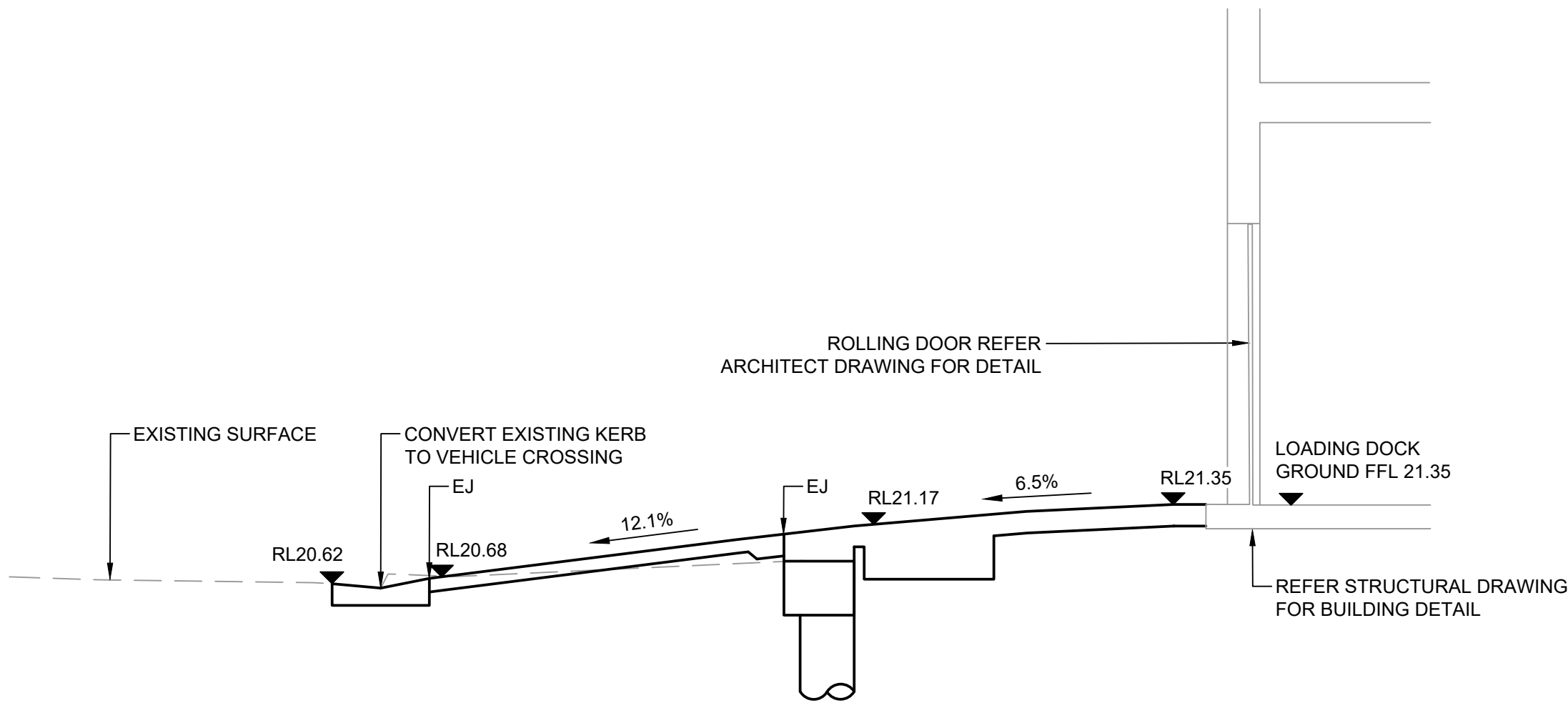
Project:
**CHILDRENS MEDICAL
RESEARCH INSTITUTE**

Drawing Title:
**GENERAL
ARRANGEMENT PLAN**

Scale at A1	Drawn	Designed	Approved			
200	DA	WW	VC			
Project No	Originator	Zone	Type	Role	Sheet No.	Rev
212012-TTW-00-DR-CI-00011-B						
24.07.2024 4:26 PM						



SECTION 1
SCALE 1:50



SECTION 2
SCALE 1:50

NOT FOR CONSTRUCTION

						Client:			Engineer:			Project:			Drawing Title:			Scale at A1			Drawn			Designed			Approved		
												CHILDRENS MEDICAL RESEARCH INSTITUTE			GEOMETRY TYPICAL SECTIONS			50			DA			WW			VC		
																													
A 70% DETAIL DESIGN			VC DA 24.07.2024																										
Rev Description			Eng Draft Date			Rev Description			Eng Draft Date			Rev Description			Eng Draft Date														
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