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Our Ref: SJF: L.S20319.06.00.Letter in Support of Revised  
Master Plan.docx

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17 September 2018

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Chris Koukoutaris  
Frasers Property Australia  
Level 2, 1C Homebush Bay Drive  
Rhodes NSW 2138

Dear Mr Koukoutaris

## **RE: LETTER IN SUPPORT OF REVISED MASTER PLAN FOR IVANHOE ESTATE**

### **Introduction**

This letter supports the revised Master Plan of the Ivanhoe Estate redevelopment, a State Significant Development (SSD) submitted to the Department of Planning and Environment (DPE) pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It has been prepared for Aspire Consortium on behalf of NSW Land and Housing Corporation.

### **Background**

BMT was commissioned by Frasers Property Group to undertake a flood impact assessment to support the proposed Ivanhoe Estate Master Plan at Macquarie Park, Sydney (reference: *L.S20319.03.Flood Impact Assessment for Ivanhoe Estate Masterplan.pdf*). This assessment gave consideration to the following Master Plan developments:

- Buildings (residential flat buildings comprising private, social and affordable housing, seniors house comprising residential care facilities and self-contained dwellings, a new high school, child care centres and minor retail development);
- public open space and roads; and
- community uses.

The above considerations were incorporated into a 2D hydraulic flood model and assessed against existing catchment conditions to establish the change in flood regime due to the Master Plan development.

### **Summary of Report Findings**

In all modelled design events, the flood conditions outside of Shrimptons Creek were typified by shallow inundation (low depths), and low velocities (<0.2m/s). These areas are referred to as 'Local Drainage' under the NSW Government's Floodplain Development Manual (2005).

Outside of the local drainage areas the flood impact assessment found negligible differences in design flood conditions in the areas adjacent to Shrimptons Creek. Hence impacts on; emergency planning and evacuation, social and economic cost to the community and erosion, siltation, riparian vegetation and bank stability are not altered due to the proposed Ivanhoe Estate Master Plan development.

### **Letter of Support for the revised Master Plan for Ivanhoe Estate**

BMT have reviewed the revised Master Plan for Ivanhoe estate (drawing reference: DA02.MP.000[8].pdf), noting changes to building footprints and vehicle carriageway. Of note, are the changes in building footprint within the confines of the Shrimptons Creek corridor (Buildings B3, C4.1 and D4.2).

It is BMT's view that the revised Master Plan does not pose any adverse change in flood regime (overland or otherwise) outside of those already documented in report *L.S20319.03.Flood Impact Assessment for Ivanhoe Estate Masterplan*, on account of the following:

- Buildings B3, C4.1 and D4.2 have a reduced footprint area within the Shrimptons Creek corridor;
- All other buildings are located outside of the Shrimptons Creek corridor, noting that these areas do not pose a risk due to flooding, as per the findings of the previous Master Plan flood impact assessment.

### **Conclusion**

The findings of the Flood Impact Assessment for the Ivanhoe Estate Master Plan (reference: *L.S20319.03.Flood Impact Assessment for Ivanhoe Estate Masterplan.pdf*) found that there was no notable change to flood conditions due to the proposed Master Plan. Furthermore, the assessment found that the areas outside of Shrimptons Creek were not at risk of flooding, but rather would be considered 'Local Drainage' only. It is BMT's view that the revised Master Plan (drawing reference: DA02.MP.000[8].pdf), will not adversely alter the flood regime in Shrimptons Creek.

I trust that this letter meets the Secretary's environmental assessment requirements in relation to flooding for the Stage 1 development. Should you have any further questions regarding this assessment, please do not hesitate to contact the undersigned.

Yours Faithfully

**BMT**



**Sebastian Froude**