



Costin Roe Consulting Pty Ltd

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1 September 2022

Altis Property Partners

**Attention: Mr Stephen O'Conner**

Level 19

60 Castlereagh Street

SYDNEY NSW 2000

**Re: Ardex Facility, SSD-25725029  
Response to Additional Request for Information  
Flooding and Flood Response**

Dear Sir,

We provide this letter in relation to the Request for Information (refer **Enclosure 1**, DPIE letter dated 31 August 2022) from NSW DPIE regarding the development of a facility for Ardex currently being assessed as SSD-25725029. This letter specifically discusses Item 5 of the RFI which states:

*5. The Civil Engineering Report (Appendix C3 of the RtS) states that potential flooding impacts as a result of post-development flows were assessed under SSD-9522. The Department notes that the details of the proposed cut, fill and construction works did not form a part of the flood assessment completed under SSD-9522. Please explain how flooding impacts of the proposed development were adequately addressed under SSD-9522 or provide an addendum to the Civil Engineering Report to address this issue.*

We provide the following commentary and additional diagrams included in **Enclosure 2** to demonstrate the proposed development does not result in impacts and have been addressed in the assessment completed in SSD-9522.

Consideration to flooding is required due to the proximity to South Creek. A comprehensive stormwater management and flood assessment was completed for the whole of The Yards Estate. The approved flood impact assessment was completed by Costin Roe Consulting and presented in a separate report (report reference **Co13362.00-19.rpt** as included in the SSD-9522 EIS). The assessment by our office utilises a localised model study area to confirm the effect of flooding on the development (ensuring planning levels are accounted), and also the effect of the development on flooding. The intention being to meet Councils DCP Part C3 requirements and compliance per the Mamre Road Precinct Development Control Plan, to ensure no offsite affectation to upstream, downstream or adjoining properties.

Sketches **Co13362.05-SK01** to **SK03** are included in **Enclosure 2**. These sketches show the Ardex Facility overlain over the approved 1% AEP pre and post development flood extent drawings, and the PMF post development flood extent drawings respectively. The pre and post development 1% AEP flood level is RL 34.4m AHD and the PMF is RL 36.4m.

Noting the proposed floor level of the building is RL 38.5m AHD, and the approved SSD-9522 filling level varied between RL 37.2m and RL 38.4m AHD, both the approved SSD-9522 filling levels and proposed SSD-

25725029 building are clear of both the 1% AEP and PMF levels. The construction of the proposed Ardex Facility as such will not change any outcomes achieved in the approved SSD-9522 flood impact assessment.

Further, we confirm that pre and post-development surface flow management is achieved for the whole of The Yards Estate (including the Ardex Facility) via the estate detention basin (also approved in SSD-9522). As there is no increase in runoff associated with the development acceptable impacts resulting from changes in surface water runoff have also been achieved.

It is noted that the built form development footprint presented in this report is clear of and does not impact the 1% AEP event and that all development lots are above the PMF flood water levels. It is further noted that there are no changes to the flood impacts or outcomes of the approved modelling associated with this Application.

We trust the information included in this letter meets your current needs. Please contact the undersigned if any clarification is required.

Yours faithfully,

**COSTIN ROE CONSULTING PTY LTD**

A handwritten signature in black ink, appearing to read 'M. Wilson', is positioned above the printed name.

**MARK WILSON MIEAust CPEng NER**  
**Director**





**ENCLOSURE 1**

**DPIE LETTER DATED 31 AUGUST**

Our ref: ARDEX Warehouse and Manufacturing Facility (SSD-25725029)

Mr Roland Martin  
Fraser's Property Industrial  
Level 2, 1C Homebush Bay Drive  
RHODES NSW 2138

31 August 2022

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**Subject:** Request for Additional Information

Dear Mr Martin

I refer to the Response to Submissions (RtS) submitted for the ARDEX Warehouse and Manufacturing Facility (SSD-25725029). After careful consideration, the department is requesting that you provide additional information.

1. The updated Noise and Vibration Impact Assessment submitted with the RtS proposes additional noise mitigation structures which are not shown on the architectural plans. Please provide updated architectural plans that include the proposed noise mitigation measures.
2. Provide the current status and/or an estimated timeline for the construction and commencement of operation of the warehouse to the west of the proposed development
3. The proposed development is within The Yards Estate (SSD-9522) and relies on the bulk earthworks and internal road design approved under SSD-9522 and / or relevant modification applications. The Applicant is requested to provide:
  - i. an estimated timeframe for the proposed earthworks and construction of the proposed development
  - ii. provide an outline of the construction activities under SSD-9522 that will coincide with the proposed development
  - iii. detail how the proposed development will be coordinated with the works approved under SSD-9522 and relevant modifications
4. The Department notes that the construction traffic information provided in Appendix C31 of the RtS, relies on the Construction Traffic Management Plan (CTMP) approved for SSD-9522 (ref: 1281r01 v9). This CTMP does not consider warehouse construction. Please provide additional information about the management of construction traffic, including:
  - i. detail the likely concurrent construction activities under SSD-9522, including earthworks, construction of individual warehouses and road works
  - ii. detail the likely construction activities of surrounding developments (external to The Yards)
  - iii. include an assessment of the suitability of the interim access from Mamre Road, with regard to concurrent construction activities across The Yards site, until completion of upgrades of the Mamre Road/Bakers Lane intersection Sequence 1A

- iv. detail any proposed additional construction traffic management or mitigation measures.
- 5. The Civil Engineering Report (Appendix C3 of the RtS) states that potential flooding impacts as a result of post-development flows were assessed under SSD-9522. The Department notes that the details of the proposed cut, fill and construction works did not form a part of the flood assessment completed under SSD-9522. Please explain how flooding impacts of the proposed development were adequately addressed under SSD-9522 or provide an addendum to the Civil Engineering Report to address this issue.

You are requested to provide the information in a revised submissions report, or notification that the information will not be provided, to the department by Wednesday, 14 September 2022. If you cannot meet this deadline or do not intend to provide the additional information, please advise the department via the NSW planning portal.

The assessment period ceases to run between the date of this letter and the date you provide the additional information (or notification that the information will not be provided), in accordance with Part 4 Division 4 of the Environmental Planning and Assessment Regulation 2021.

If you have any questions, please contact David Schwebel on phone (02) 9274-6400 or via email at [David.Schwebel@planning.nsw.gov.au](mailto:David.Schwebel@planning.nsw.gov.au)

Yours sincerely,

A handwritten signature in black ink, appearing to read "L. Blecher".

**Lindsey Blecher**

Team Leader

Industry Assessments



## **ENCLOSURE 2**

### **FLOOD OVERLAY SKETCHES SK01 TO SK03**

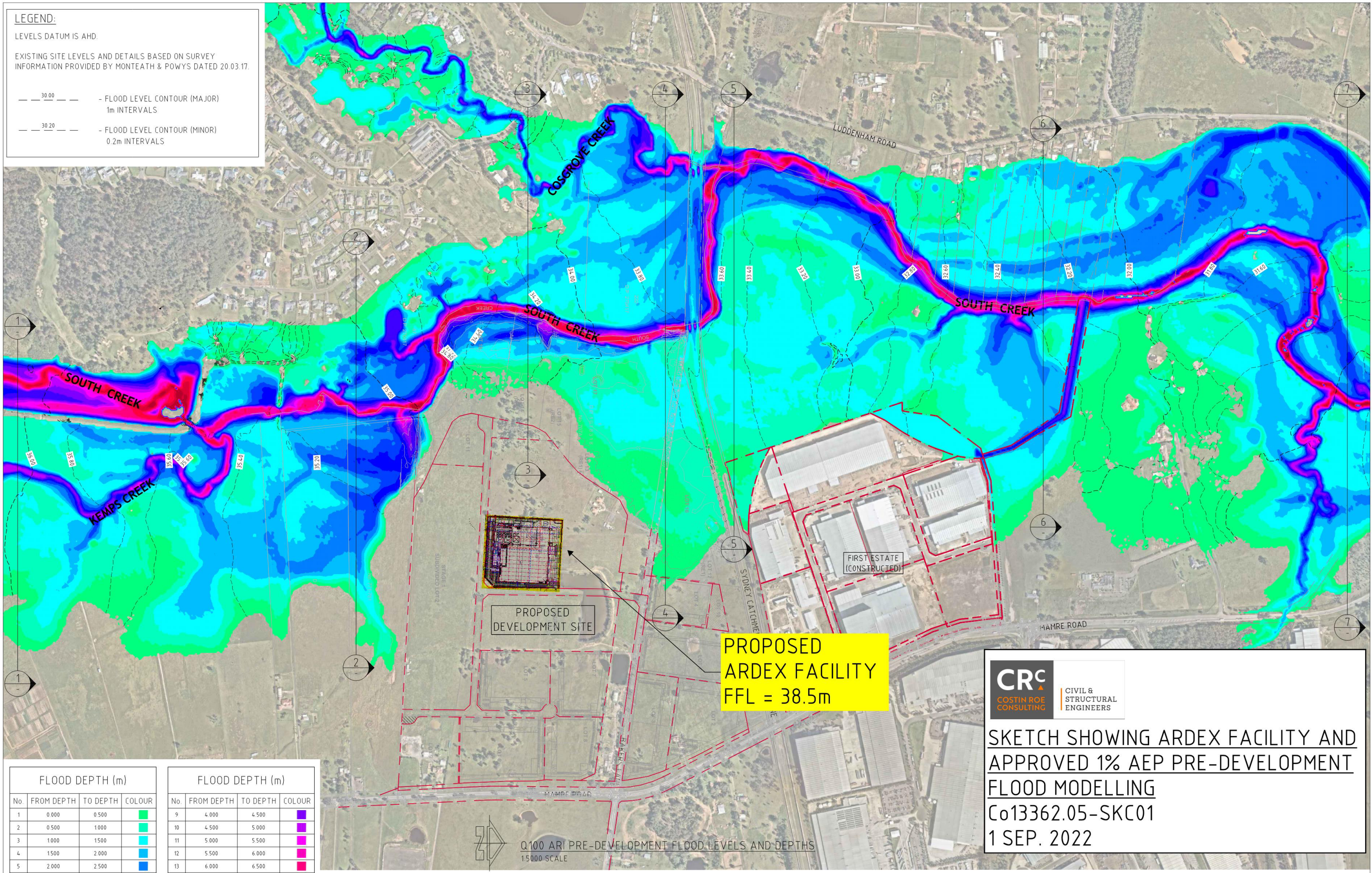


LEGEND:

LEVELS DATUM IS AHD.

EXISTING SITE LEVELS AND DETAILS BASED ON SURVEY INFORMATION PROVIDED BY MONTEATH & POWYS DATED 20.03.17.

- 30.00 — - FLOOD LEVEL CONTOUR (MAJOR)  
1m INTERVALS
- 30.20 — - FLOOD LEVEL CONTOUR (MINOR)  
0.2m INTERVALS



FLOOD DEPTH (m)			
No.	FROM DEPTH	TO DEPTH	COLOUR
1	0.000	0.500	Blue
2	0.500	1.000	Light Blue
3	1.000	1.500	Light Green
4	1.500	2.000	Green
5	2.000	2.500	Yellow
6	2.500	3.000	Orange
7	3.000	3.500	Red
8	3.500	4.000	Dark Red

FLOOD DEPTH (m)			
No.	FROM DEPTH	TO DEPTH	COLOUR
9	4.000	4.500	Dark Blue
10	4.500	5.000	Dark Green
11	5.000	5.500	Dark Yellow
12	5.500	6.000	Dark Orange
13	6.000	6.500	Dark Red
14	6.500	7.000	Dark Purple
15	7.000	7.500	Dark Brown
16	7.500	8.000	Dark Grey

Q100 ARI PRE-DEVELOPMENT FLOOD LEVELS AND DEPTHS  
1:5000 SCALE



CIVIL &  
STRUCTURAL  
ENGINEERS

SKETCH SHOWING ARDEX FACILITY AND  
APPROVED 1% AEP PRE-DEVELOPMENT  
FLOOD MODELLING  
Co13362.05-SKC01  
1 SEP. 2022

50m 0 100 200 300 400 500m  
1:5000 SCALE AT A1 SHEET SIZE

FOR INFORMATION ONLY

ISSUED FOR APPROVAL	06.02.20	F
ISSUED FOR APPROVAL	14.06.19	E
REVISED FOR SYD WATER PIPELINE	07.06.19	D
ISSUED FOR APPROVAL	06.12.18	C
ISSUED FOR APPROVAL	15.10.18	B
ISSUED FOR INFORMATION	06.06.18	A
AMENDMENTS	DATE	ISSUE

ISSUED FOR APPROVAL	23.07.20	I
ISSUED FOR APPROVAL	08.05.20	H
ISSUED FOR APPROVAL	05.05.20	G
AMENDMENTS	DATE	ISSUE



PROJECT  
MAMRE SOUTH PRECINCT  
657 - 708 MAMRE ROAD  
KEMPS CREEK, 2178, NSW



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PRECISION | COMMUNICATION | ACCOUNTABILITY

DRAWING TITLE  
Q100 ARI PRE-DEVELOPMENT  
FLOOD LEVELS AND DEPTHS

DRAWING No C013362.00-F01

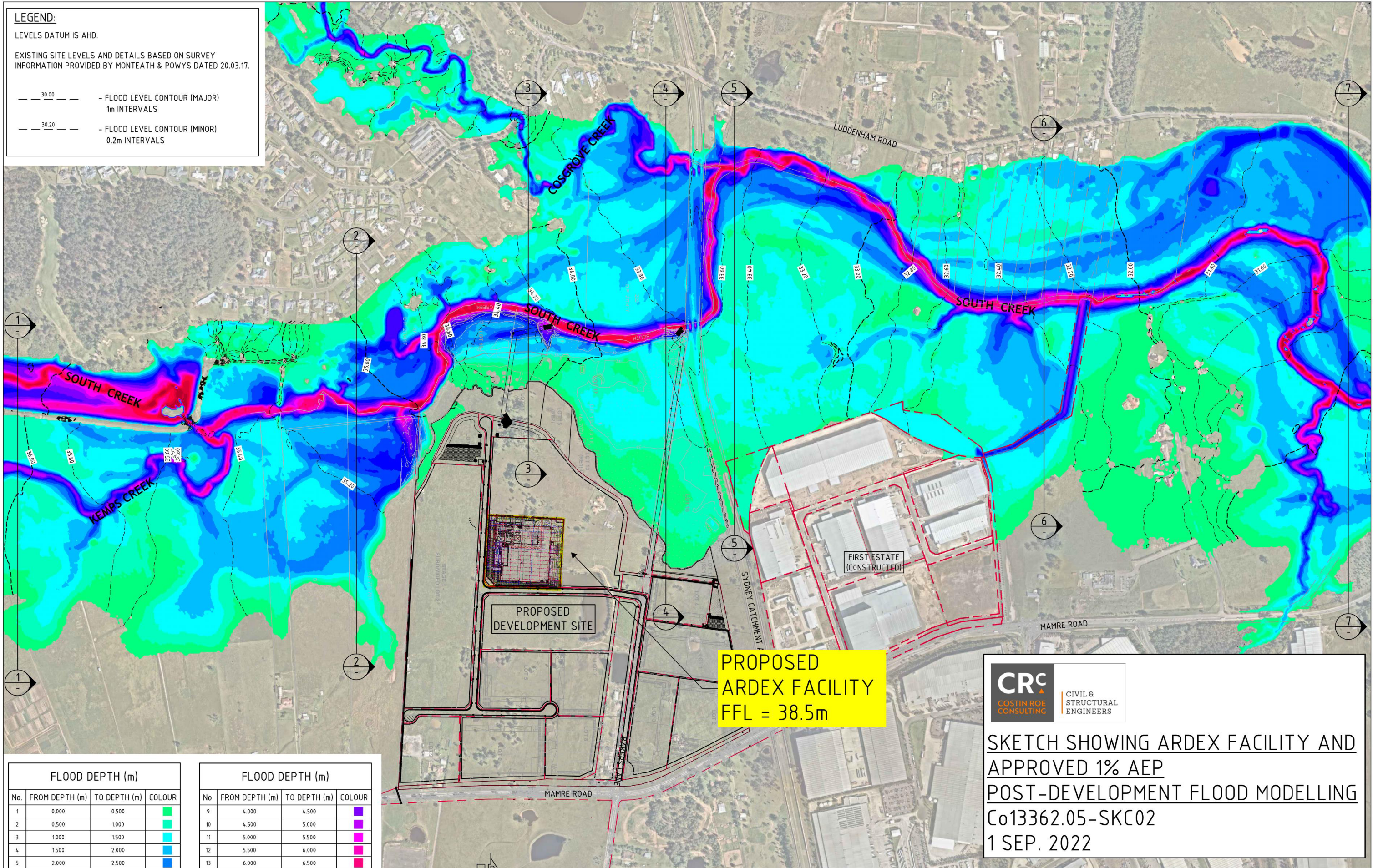


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3	1.000	1.500	Light Green
4	1.500	2.000	Green
5	2.000	2.500	Yellow
6	2.500	3.000	Orange
7	3.000	3.500	Red
8	3.500	4.000	Dark Red

FLOOD DEPTH (m)			
No.	FROM DEPTH (m)	TO DEPTH (m)	COLOUR
9	4.000	4.500	Dark Blue
10	4.500	5.000	Dark Green
11	5.000	5.500	Dark Yellow
12	5.500	6.000	Dark Orange
13	6.000	6.500	Dark Red
14	6.500	7.000	Red
15	7.000	7.500	Red
16	7.500	8.000	Red



Q100 POST-DEVELOPMENT FLOOD LEVELS AND DEPTHS  
1:5000 SCALE

FOR INFORMATION ONLY

50m 0 100 200 300 400 500m  
1:5000 SCALE AT A1 SHEET SIZE

ISSUED FOR APPROVAL	06.02.20	F			
ISSUED FOR APPROVAL	14.06.19	E			
REVISED FOR SYD WATER PIPELINE	07.06.19	D			
ISSUED FOR APPROVAL	06.12.18	C			
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AMENDMENTS	DATE	ISSUE	AMENDMENTS	DATE	ISSUE



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DRAWING No C013362.00-F02

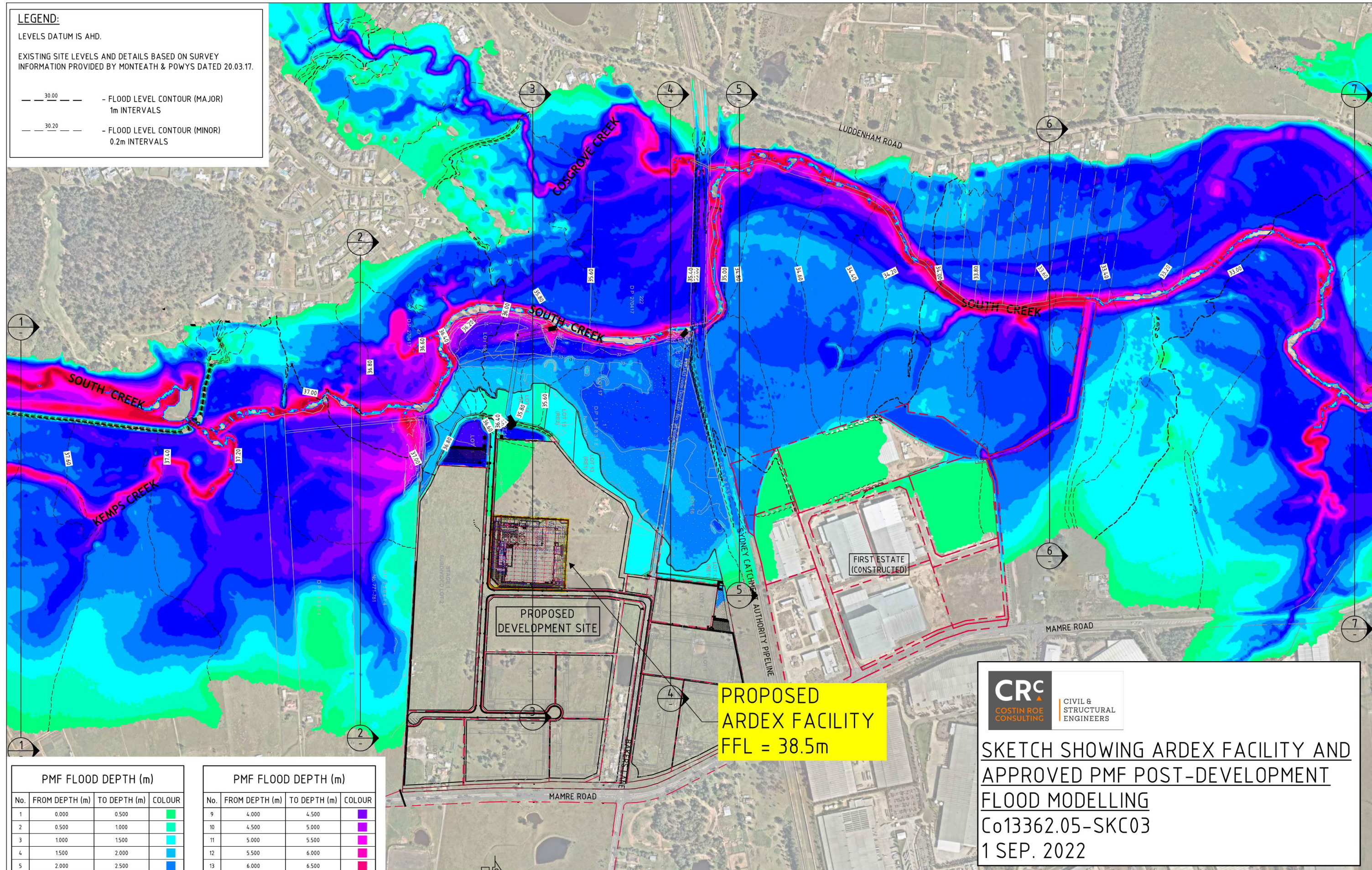


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0.2m INTERVALS



PMF FLOOD DEPTH (m)			
No.	FROM DEPTH (m)	TO DEPTH (m)	COLOUR
1	0.000	0.500	Green
2	0.500	1.000	Light Green
3	1.000	1.500	Yellow
4	1.500	2.000	Orange
5	2.000	2.500	Red-Orange
6	2.500	3.000	Red
7	3.000	3.500	Dark Red
8	3.500	4.000	Black

PMF FLOOD DEPTH (m)			
No.	FROM DEPTH (m)	TO DEPTH (m)	COLOUR
9	4.000	4.500	Dark Blue
10	4.500	5.000	Blue
11	5.000	5.500	Light Blue
12	5.500	6.000	Very Light Blue
13	6.000	6.500	White
14	6.500	7.000	White
15	7.000	7.500	White
16	7.500	8.000	White



PMF POST-DEVELOPMENT FLOOD LEVELS AND DEPTHS  
1:5000 SCALE

PROPOSED  
ARDEX FACILITY  
FFL = 38.5m



SKETCH SHOWING ARDEX FACILITY AND  
APPROVED PMF POST-DEVELOPMENT  
FLOOD MODELLING  
Co13362.05-SKC03  
1 SEP. 2022

FOR APPROVAL

50m 0 100 200 300 400 500m  
1:5000 SCALE AT A1 SHEET SIZE

ISSUED FOR APPROVAL	06.02.20	F	
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FLOOD LEVELS AND DEPTHS

DRAWING No C013362.00-F14