Job Number: *180054*
Date: *15 May 2020*

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Seamus O'Connell
Campus Infrastructure and Services
The University of Sydney NSW 2006

Re: University of Sydney – Engineering Precinct – Re-development of Electrical Engineering Building J03 – Section 96 Application

Dear Mr O'Connell,

I am writing to you in regards to the refurbishment of building J03 and City of Sydney flood related requirements. GRC has had an ongoing role (since approximately 2012) in the hydrology of the wider Campus Improvement Program and our work on the Engineering Precinct is an extension of that.

As you are no doubt aware building J03 in the Engineering Precinct and the carpark to the south are flood liable in the 1% AEP event as per modelling work carried out and presented in the Blackwattle Bay Flood Study (WMAwater, 2015).

The University of Sydney is current engaged in a works program which sees J03 refurbished and other adjacent areas demolished and rebuilt entirely.

In its initial consent (14th February 2019) the Department of Planning included condition B31 (as per text below) that required that the floor level of building J03 achieve an entrance level protected to the level of the existing 1% AEP flood plus 0.5 m freeboard. This would require a floor level of 20.54 mAHD. The current entrance level is 19.65 mAHD.

Planning Finished Floor Levels

B31. All accesses and entry points to the habitable building is to be protected from the relevant 1% AEP flood level plus 0.5m. Flood Barriers will not be supported as a protection method.

GRC's advice to University has consistently been that since J03 is a pre-existing building that is being refurbished only, as long as there is no change of use, there would typically be no requirement to require a change to an existing floor level.

On September 11th 2019 GRC Hydro along with University of Sydney representatives Seamus O'Connell and Nigel Grayson met with CoS representatives Mr Peter Garland and Shah Alam. The meeting had been convened at the request of GRC on behalf of the University of Sydney.

In the course of the meeting, CoS indicated that as J03 was being renovated rather than demolished, and as there was not a change of use proposed, there was no requirement for the entrance level of J03 to be altered as per Condition B31 of the 14th February 2019 consent. In a subsequent attempt to have this oral

advice documented in correspondence issued by CoS, the following emailed text was received from City of Sydney staff:

> *I refer to your letter (your Reference : Job Number: 180054, Dated 26 November 2019) regarding flood planning level for a University of Sydney – Engineering Precinct – Re-development of Electrical Engineering Building (J03) and further confirmation of 11 September 2019 meeting minute.*
>
> *As you confirmed in the meeting that the existing 7-storey portion of J03 was being renovated rather than demolished or structural modifications and no change is usages of the premises, the minimum flood planning level requirement as per the City's Interim Floodplain Management Policy can be relaxed subject to:*
> • *assess the potential adverse impact of flooding to life and properties.*
> • *incorporates appropriate measures to manage risk to life and properties from flooding.*

CoS have then, in the above text, confirmed in writing that the existing floor level can be maintained, subject however to conditions as in two bullet points above.

In regard to these two conditions GRC Hydro believe that these points can be readily addressed moving forward. In regard to the first point there is no change of use and no change to flood behaviour (impact report will be required to substantiate this) and as such there is no impact in regard to either of these issues. In regard to the second point ensuring that building occupants can safely evacuate and ensuring that no exacerbation to property risk occurs will satisfy the criterion.

Yours Sincerely,

Steve Gray
Director

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Cc City of Sydney – Shah Alam