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5th February 2014

Louis Goulimis

Ionic Management Pty Ltd Level 37, Chifley Tower 2 Chifley Square Sydney NSW 2000

email: Igoulimis@imanage.net.au

Dear Louis,

RE: SOPA Wentworth Point- Mixed Use Development

Statement on Flood Protection

Reference is made to the proposed mixed-use (residential and retail) development at Burroway Road, Wentworth Point. Northrop has prepared this brief statement to confirm the relationship of existing flood levels to the project. This is intended to support the Development Application to Sydney Olympic Park Authority (SOPA).

The proposed development will comprise retail space (generally at ground floor level), with nine (9) floors of residential over, and associated basement parking provisions. Final access provisions for the development will also involve construction of a road along the west (Hill Road extension), north and east frontages of the site. The site is located adjacent to Parramatta River – within the Lower Parramatta River Catchment.

Northrop provides the following comments with relation to flooding and flood protection:

- 1. SKM prepared flood inundation maps for the Lower Parramatta River Catchment in March 2005. This included tabulated information for Peak Water Levels, Flows and Velocities.
- 2. Northrop has interpreted the tabulated Peak Water Levels for the corresponding section of the Parramatta River (approx. Ch 10663). This review indicates the following flood levels in vicinity of the site:

Probable Maximum Flood (PMF) Level =	RL 2.30m AHD
100-year ARI Flood Level =	RL 1.42m AHD

- The Flood Planning Level is the level that typically sets the minimum habitable floor level for development in flood-affected areas. It is usually determined by the greater of the 'PMF level' or '100-year ARI Flood Level + 500mm freeboard'. On this basis, the Flood Planning Level for this site is RL 2.3m AHD.
- 4. The proposed Finished Ground Floor Level for the building is RL 2.80m AHD. This is 500mm higher than the Flood Planning Level.
- 5. The entry levels to proposed basement areas / car parks are also noted to be higher than the Flood Planning Level.



In summary, the outcomes of this review indicate that:

- The proposed levels for the development provide protection from potential flooding, above the Flood Planning Level.
- It appears the development site is not located within the 100-year ARI flood path and therefore has no impact on the passage of 100-year ARI flows within the Lower Parramatta River.

Northrop remains available to provide further information / details to support Development Application – at your discretion.

Yours faithfully,

NORTHROP

Mathew Richards

Principal – Civil Engineer