



Legend

- Building Footprint
- Proposed Pipes
- Sub-surface Drainage
- Design Layout
- Overland Flow (m3/s)

Peak Flood Level Impact (m)

- <-0.10
- 0.10 - -0.01
- No Impact
- 0.01 - 0.02
- 0.02 - 0.05
- 0.05 - 0.10
- 0.10 - 0.20
- >0.20

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P2	31-01-18	TF	IVS	NR
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Issue	Date	By	Chkd	Appd

Metres

0 15 30 60

ARUP

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Client
Macquarie

Job Title
Metro Martin Place

**30% Rainfall Increase of 100 Year ARI
Peak Flood Level Impact**

Scale at A3

NTS	
Job No 247838-00	Figure Status For Information
Figure No 04	Issue P2

Appendix C

Sydney Water Email

From: Stormwater <Stormwater@sydneywater.com.au>
Sent: Wednesday, 7 February 2018 11:44 AM
To: Nicholas Rouggos
Cc: Nick Howard; Greg Shargorodsky
Subject: RE: PSD & SSR Requirement (Metro Martin Place - South and North Towers)

Follow Up Flag: Follow up
Flag Status: Completed

Nicholas,

You can use the following On Site Detention parameters for the both North and South towers:

- On Site Detention 16 cubic meters for every 1000 square meters of site area
- Permissible Site Discharge 36 L/s for every 1000 square meters of site area

You may design oversizing On Site Detention tank to compensate by pass area such a way that total Permissible Site Discharge remain same for your development site.

Generally, more than 30% of the site area should not be by passed. However individual circumstances can be considered on its merit basis.

Best Regards



Jeya Jeyadevan | Senior Capability Assessor

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From: Nicholas Rouggos [mailto:Nicholas.Rouggos@arup.com]
Sent: Friday, 2 February 2018 4:04 PM
To: Stormwater <Stormwater@sydneywater.com.au>
Cc: Nick Howard <Nick.Howard@arup.com>; Greg Shargorodsky <Greg.Shargorodsky@arup.com>
Subject: PSD & SSR Requirement (Metro Martin Place - South and North Towers)

To Land & Water Ways Team,

We require guidance on PSD and SSR requirements for proposed towers over Martin Place Metro Station.

For your information to understand the proposed development
<http://www.planning.nsw.gov.au/Assess-and-Regulate/Projects/Martin-Place/~media/96D2E03E792746EE83FA747A9FF6C0EF.ashx>

There are 3 separate sections as part of this development

1. Underground Station (includes Martin Place Plaza)
2. South Tower Over Station

3. North Tower Over Station

Underground Station

With regards to the underground station we currently assume OSD is required as towers over will have OSD tanks for the site areas. Martin Place Plaza is a public corridor and hence in line with road corridor does not require detention.

South Tower

Development Address: Refer to image below



Area: 1920m²

North Tower

Development Address: Refer to image below (combines 7 existing lots/ buildings)



Area: 3380m²

Due to the shape of the this tower (shown below) and the limited room in the station basement for tanks; we are proposing to collect around 70% of the catchment at high level and oversize OSD tanks to compensate for flow not attenuated by OSD, to still achieve the PSD off the site. The guidance online suggests that 10% bypass is allowed only. Does SydneyWater allow for oversizing tanks to still achieve PSD off the total area of the site, factoring bypass up to the 100yr ARI event?



For both developments there is effectively no change in impervious area as both in the current situation and proposal the sites are completely built out with nominal vegetation.

More than happy to run through it over the phone as it is a complex development. Fundamentally we are looking for a PSD/ SSR requirement per hectare for both towers to assist in sizing tanks.

Have a nice weekend.

Kind Regards,

[Nicholas Rouggos](#)

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