

RE: LAHC Matraville

paul@adcar.com.au <paul@adcar.com.au>

Wed 25/08/2021 11:52 PM

To: Katrin Klinger <kk@collard.com.au>

Cc: 'Brian Parker - EIAustralia' <brian.parker@eiaustralia.com.au>

Hi Katrin,

As requested, we have reviewed the proposed architectural concept plans and the flood report. We confirm the proposed building shall have a minimum habitable floor level of RL 30.80 as noted on page 1 of the flood report (assuming the reference to RL 33.80 on page 2 is a typo).

The property hydraulic category is noted as 'part of property is located in a flood fringe', this indicates that no major overland flow (floodway) applies to the site.

Randwick council preferred method of stormwater disposal is via infiltration / absorption. We have used typical infiltration flow rates based off previous projects in the area, but a formal geotech report will be required to confirm the actual site infiltration flow rates.

Should you require any additional information please don't hesitate to phone/email.

Regards,
Paul Carpenter

0404 498 695

Our Ref: 22-000279-LTR-CMA-2022-11-16

16 November 2022

Collard Maxwell Architects
L2, 97 Pacific Highway
North Sydney NSW 2060

Attention: Katrin Klinger

Dear Katrin

289-293 Beauchamp Rd, Matraville - Flood Advice Letter

As per our discussion on Tuesday 15th November 2022 we have reviewed the following documentation in regard to the proposed development at 289-293 Beauchamp Road, Matraville and how it interacts with the local flooding.

The documentation provided for review consists of:

- Current Architectural drawings
 - Site Plan - A-100 revision I dated 2022-11-01
 - Site Analysis – A-002 revision C dated 2022-11-01
- Flood Advice Letter and associated mapping from Randwick Council dated 5th August 2021

(These documents have been attached to the rear of this letter for information)

Based on these documents the following information can be determined.

1. The site is affected by flooding in the 1% AEP event but not in the 5% AEP event. All flooding is categorised as low hazard.
2. The site has a localised low point along its eastern boundary with House No. 295 which will be impacted by overland flow.

The below section of this letter addresses each of these areas in more detail regarding the likely impacts and any additional works that may need to occur to manage these.

Overland Flow

The site has a localised lowpoint along its eastern that it shares with No. 295. The existing site general grades in this direction and as a result overland flows will tend to congregate in this area between the two properties. The proposed development has the new driveway traversing through this area at higher than existing levels which may block flows from the neighbouring property. It is understood from advice by the civil engineer undertaking the stormwater management for this site that the design intent for the drainage system is to intercept flows from the site and direct them to an infiltration system in accordance with the Council drainage policy. Therefore it is recommended that there be a drainage pit placed in the existing low point to collect any flows from the adjacent property and prevent nuisance ponding from occurring along the site boundary.

Flooding

The flood advice letter from Council indicated that, based on the Council Flood Modelling, the site was flood affect to RL30.30. As can be seen in the image below the extent of this flooding is limited to some small, localised areas along the property frontage with Beauchamp Road.



The area of flooding that impacts on the site is associated with an existing stormwater pit in a low point of the footpath near the north east frontage of the site. This flooding is classified as low hazard and won't be impacted on by the proposed development. Low hazard flooded areas are defined in the NSW Floodplain Development Manual (NSW Government 2005) as "should it be necessary; truck could evacuate people and their possessions; able-bodied adults would have little difficulty in wading to safety."

The required floor levels for the building are to RL30.80 to provide the required 500mm freeboard.

Outcomes

As outlined above the site is affected by flooding but not to the extent where it will impact on the proposed development or the future tenants. Therefore, we can confirm (based on the above comments) the following items.

- The site is suitable for Seniors Housing
- The site is safe for people
- The site is safe for the building
- There will be no displacement of water/flood waters elsewhere
- If required a safe evacuation route can be provided from the site east along Beauchamp Rd. Note this will be through low hazard flood water of up to 150mm depth

If you require any additional information, or have any questions, please contact the undersigned.

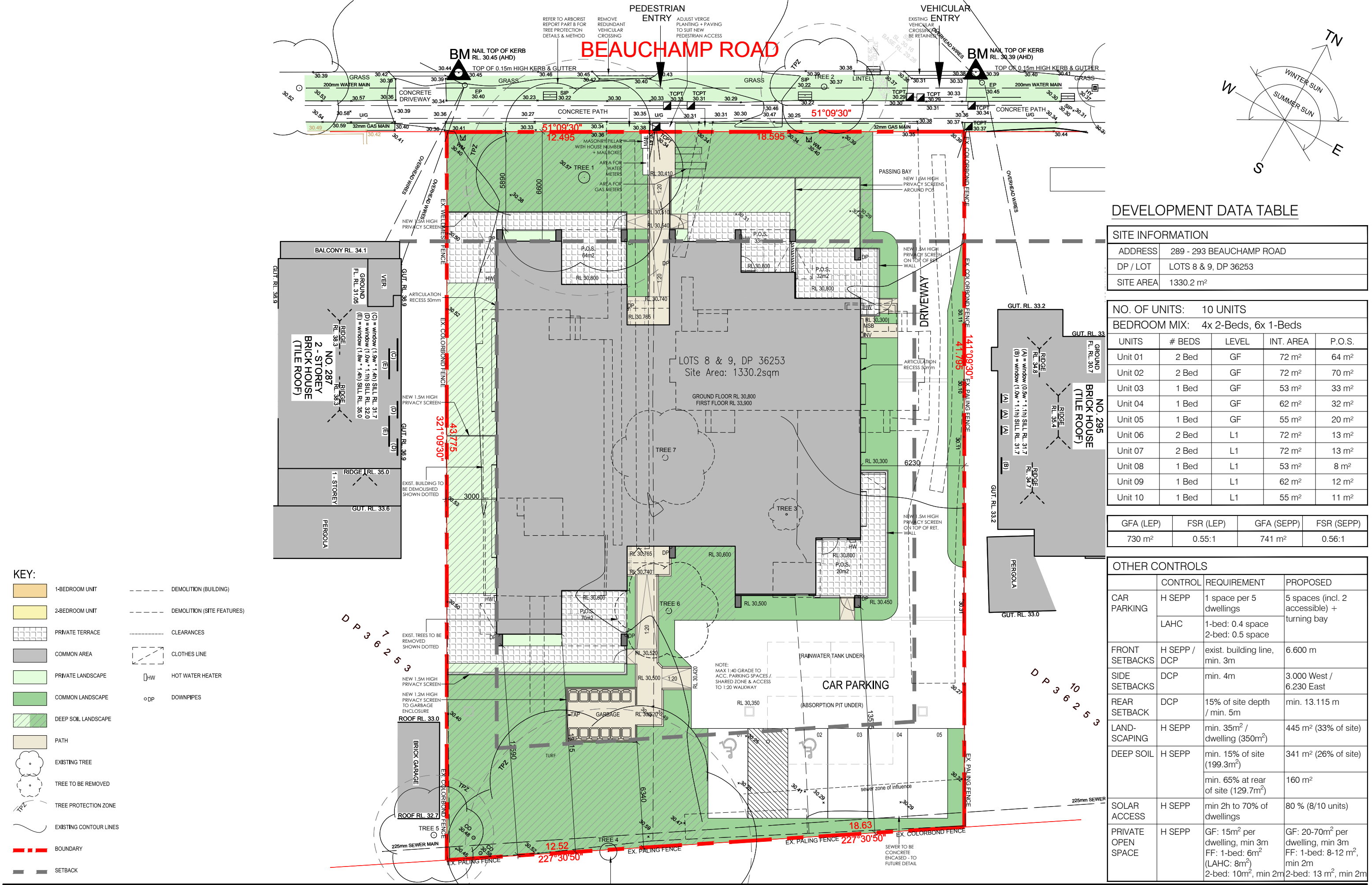
Yours sincerely

A handwritten signature in black ink, appearing to read 'J Hill', with a stylized flourish at the end.

Justin Hill
Civil Lead - Brownfield

Attachments

1. Current Architectural drawings - Site Plan - A-100 revision I dated 2022-11-01 and Site Analysis – A-002 revision C dated 2022-11-01
2. Randwick Council Flood Advice letter and associated mapping dated 5/8/2021



DEVELOPMENT DATA TABLE

SITE INFORMATION	
ADDRESS	289 - 293 BEAUCHAMP ROAD
DP / LOT	LOTS 8 & 9, DP 36253
SITE AREA	1330.2 m ²

NO. OF UNITS:		10 UNITS		
BEDROOM MIX:		4x 2-Beds, 6x 1-Beds		
UNITS	# BEDS	LEVEL	INT. AREA	P.O.S.
Unit 01	2 Bed	GF	72 m ²	64 m ²
Unit 02	2 Bed	GF	72 m ²	70 m ²
Unit 03	1 Bed	GF	53 m ²	33 m ²
Unit 04	1 Bed	GF	62 m ²	32 m ²
Unit 05	1 Bed	GF	55 m ²	20 m ²
Unit 06	2 Bed	L1	72 m ²	13 m ²
Unit 07	2 Bed	L1	72 m ²	13 m ²
Unit 08	1 Bed	L1	53 m ²	8 m ²
Unit 09	1 Bed	L1	62 m ²	12 m ²
Unit 10	1 Bed	L1	55 m ²	11 m ²

GFA (LEP)	FSR (LEP)	GFA (SEPP)	FSR (SEPP)
730 m ²	0.55:1	741 m ²	0.56:1

OTHER CONTROLS			
	CONTROL	REQUIREMENT	PROPOSED
CAR PARKING	H SEPP	1 space per 5 dwellings	5 spaces (incl. 2 accessible) + turning bay
	LAHC	1-bed: 0.4 space 2-bed: 0.5 space	
FRONT SETBACKS	H SEPP / DCP	exist. building line, min. 3m	6.600 m
SIDE SETBACKS	DCP	min. 4m	3.000 West / 6.230 East
REAR SETBACK	DCP	15% of site depth / min. 5m	min. 13.115 m
LAND-SCAPING	H SEPP	min. 35m ² / dwelling (350m ²)	445 m ² (33% of site)
DEEP SOIL	H SEPP	min. 15% of site (199.3m ²)	341 m ² (26% of site)
		min. 65% at rear of site (129.7m ²)	160 m ²
SOLAR ACCESS	H SEPP	min 2h to 70% of dwellings	80 % (8/10 units)
PRIVATE OPEN SPACE	H SEPP	GF: 15m ² per dwelling, min 3m FF: 1-bed: 6m ² (LAHC: 8m ²) 2-bed: 10m ² , min 2m	GF: 20-70m ² per dwelling, min 3m FF: 1-bed: 8-12 m ² , min 2m 2-bed: 13 m ² , min 2m

File No: F2021/00106
Doc No: D04299170

5 August 2021

Ms Catherine Watkins
Locked Bag 5022 (Level17)
PARRAMATTA NSW 2150

RE: 289 and 293 Beauchamp Road, Matraville

I refer to your recent application for a flood report. Flooding advice is provided as follows.

Property Details

Title Refs:	Lot 8 DP 36253, Lot 9 DP 36253
Address	289 and 293 Beauchamp Road, Matraville, 2036

Calculated Flood Depth

Flood Event	Flood Level (mAHD)
1% AEP Flood	30.30
5% AEP Flood	NA

Council's flood modelling indicates that this property is affected by flooding. The minimum floor planning level for the property is 30.80 mAHD.

Hazard and Hydraulic Categorisation

The table below contains hazard and hydraulic categorisation of the property in accordance with the NSW Floodplain Development Manual April 2005.

1% AEP flood hazard	☐ Property is categorised as high hazard ☐ Part of Property is categorised as high hazard ☐ Property is adjacent to a high hazard area ☐ Part of Property is categorised as Low hazard ☒ Property is categorised as low hazard ☐ Property does not have a hazard categorisation
Hydraulic categorisation	☐ Property is located in a floodway ☐ Property is located adjacent to a floodway ☐ Property is located in a flood storage area ☐ Part of Property is located in a flood storage area ☐ Property is located in a flood fringe ☒ Part of Property is located in a flood fringe

Source of Flooding Information

Birds Gully and Bunnerong Road Flood Study (2018)

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

Council's flooding information indicates that a whole or part of the property is located within at least one of the exclusionary categories in Clause 3.5 (1) of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2017 and therefore complying development may not be permitted.

A minimum habitable floor level under Clause 3.5(2) (a) of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2017 is:

- A minimum of 33.80mAHD.

Council policy regarding flooding

The Randwick City Council Flooding Advice and Flood Related Development Controls Policy sets out flood planning levels and development principles for this property.

Validity

This report is valid for a period of six months from the date of issue. It should be noted that flood studies, legislation, manuals and policy documents may change in the future. Changes to these documents or the built form may impact on the information provided.

Verification

Prepared by:

A handwritten signature in black ink, appearing to read 'Jake Irvine', with a long horizontal line extending to the right.

Jake Irvine
Student Engineer

Checked by:

A handwritten signature in blue ink, appearing to read 'Paramesh Halaradhya', with a long horizontal line extending to the right.

Paramesh Halaradhya
Drainage Engineer

Glossary

AHD	Australian Height Datum is a common national surface level datum approximately corresponding to mean sea level.
1% AEP flood	The 1% Annual Exceedance Probability flood has a 1% (1:100) probability of occurring in any given year. This flood is also known as 1 in 100, 100yr ARI or Q100.
5% AEP flood	The 5% Annual Exceedance Probability flood has a 5% (1:20) probability of occurring in any given year. This flood is also known as 1 in 20, 20yr ARI or Q20.
High Hazard Categorisation*	Possible danger to personal safety; evacuation by trucks difficult; able-bodied adults would have difficulty in wading to safety; potential for significant structural damage to buildings.
Low Hazard Categorisation*	Should it be necessary, trucks could evacuate people and their possessions; able-bodied adults would have little difficulty in wading to safety.
Floodways*	Those areas where a significant volume of water flows during floods and are often aligned with obvious natural channels. They are areas that, even if only partially blocked, would cause a significant increase in flood levels and/or a significant redistribution of flood flow, which may in turn adversely affect other areas. They are often, but not necessarily, areas with deeper flow or areas where higher velocities occur.
Flood storage*	Those parts of the floodplain that are important for the temporary storage of floodwaters during the passage of flood. If the capacity of a flood storage area is substantially reduced by, for example, the construction of levees or by landfill, flood levels in nearby areas may rise and the peak discharge downstream may be increased. Substantial reduction of the capacity of a flood storage area can also cause a significant redistribution of flood flows.
Flood fringe*	The remaining area of land affected by flooding, after floodway and flood storage areas have been defined.

* Source – NSW Floodplain Development Manual April 2005

* Note: Flooding related development controls are applicable to all land that is below the 1% AEP flood plus half a metre freeboard.

