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18 October 2017

Ref: 171407 Rev0

Mr. Semih Asaroglu Australian Turkish Maarif Foundation 15-19 Gelibolu Parade, Auburn NSW 2144

Dear Semih,

## RE: Planning Proposal Request for 2 Percy Street, Auburn – Flood Response to Council Letter

We refer to Cumberland Council's assessment of planning proposal for the proposed development at 2 Percy Street Auburn. In particular we refer to outstanding issue item 4.a flooding in council's response letter ref PP-2/2017.

Northrop have reviewed Councils response and note that the site falls within a 'Low Risk Flood Precinct' and is on the fringe of flood waters in the PMF event. The site is only partially affected by flooding at the north east corner of the site.

We acknowledge that Council have classified the proposed development as an Education Establishment within the land use category *'Essential Community Facility'*. However Education establishments also fall under the *Commercial/ Industrial* category in the Auburn Development Control Plan 2010 Table 6.

Under the land use category *Commercial Industrial* the planning consideration for evacuation must be satisfied. Safe and effective warning time and reliable evacuation from the site can be implemented and achieved via North Parade or St Hillers Road. The proposed development will not result in any increased risk to human life.

The proposed development is on the fringe of the flood waters and will not increase the potential flood affectation on other developments or properties. The proposed development will have no impact on the waterway corridor.

The proposed development will have building floor levels above the Probable Maximum Flood (PMF) level of 13.2m. Existing floor levels and majority of the site exceed this level, therefore maintaining existing site floor levels as a minimum should be adequate for the proposed development. Any fencing that may be proposed for the development would be specified and constructed in a manner which does not affect the flow of floods and will be certified by qualified engineer.

We believe through careful consideration of the factors listed above, that the school can safely be located on the site.



If there are any further queries to the above please do not hesitate to contact the undersigned - (02) 4226 3333

Kind Regards,

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Carl Schulz B.Eng (Civil) MIE Aust

**Civil Engineer** 

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Thomas Natsa M.Eng (Civil) MIEAust CPEng NER Senior Civil Engineer

## Attac:

- Auburn Development Control Plan 2010, Floodplain management controls Land Use Categories.
- Auburn, Flood Risk Precinct Map

PP-3/2010 FSR PP - Research to demonstrate consistency with S.117 Direction 4.3 Flood Prone Land





Table 6	- Flood	plain mana	gement con	trols –	land us	e categories.
Essential community facilities	Critical utilities	Subdivision	Residential	Commercial or industrial	Non-urban activities or open space	Concessional development
entertainment or public administration buildings which may provide an important contribution to the notification and evacuation of the community	electricity generating works or infrastructure land uses which may cause pollution of waterways during flooding, are essential to evacuation during periods of flood or if affected during	land which involves the creation of new allotments for any particular purpose.	home industry; infrastructure land uses (other than critical infrastructure); multi dwelling housing; neighbourhood shops; permanent group homes;	centres; bulky goods premises; car parks; child care centres; business premises; community facilities; depots; educational establishments; food and drink premises (excluding pubs); function centre; hazardous industries;	industries; helipad; marinas; mining; recreation areas and recreation facilities (outdoor); stock and sale yard.	

Stormwater Drainage

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