



173 Victoria Road
Marrickville, NSW,
2204 Australia

L116046_Precinct47_FPL.docx

8 June 2016

Attention: Ms S DANIAS

Dear Ms Danias,

Re: Precinct 47 FPL Mapping

INTRODUCTION

WMAwater Pty. Ltd. undertook the *Marrickville Valley Flood Study* for Marrickville Council, which contains the subject site within its study area. The Flood Study was adopted by Marrickville Council in May 2011.

This letter is written to supplement the WMAwater "Precinct 47 – Flood Liability Report" for the above referenced site, dated 13th September 2013.

SCOPE OF WORKS

This letter builds upon the 2013 letter, regarding the same sub-areas outlined in the letter. The scope of these works is the sub-areas 11 – 16 as per the client's request. Sub-areas 11 – 16 are shown in Figure 1.

PROPOSED DEVELOPMENT OF SITE

The precinct is bordered by Sydenham Road to the south, Illawarra Road to the west, Addison Road to the north and Fitzroy Street to the east. The site currently contains industrial complexes.

The development considers new development in the precinct, of which it has been assumed to comprise residential, non-residential, and underground garage developments.

FLOOD PLANNING LEVELS

The site was found to be subject to overland flooding. The overland flooding originates from the north north west and is conveyed south south east across the precinct; primarily originating from Perry Street and Addison Road. The overland flow enters the precinct along the western and northern boundaries.

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Flood planning levels were based upon the flood behaviour in the 1% AEP event, plus a freeboard of 500mm as stated in the Marrickville Development Control Plan [DCP] (Marrickville, 2011). Figure 2 shows the existing flood planning levels for new developments in the vicinity of subareas 11-14, and Figure 3 shows the existing flood planning levels for new developments in the vicinity of subareas 15 and 16.

A breakdown of the sub-areas is as follows:

Sub-Area	Minimum Flood Planning Level (mAHD)	Maximum Flood Planning Level (mAHD)	Maximum PMF Level (mAHD)
11	2.9	3.0	4.6
12	2.9	4.2	4.6
13	3.6	4.6	4.6
14	3.0	3.6	4.6
15	5.3	8.7	9.6
16	3.5	8.5	8.3

Note that all entrances to basement car parks as per council policy (Control C25, Section 2.22 of the DCP) should be at the Flood Planning Level as per Figures 2 & 3. However given the scaling of the PMF above the 1% AEP flood event, the PMF level is advised where it is greater than the FPL. Maps of the PMF event levels for the sub-areas 11-14 and 15-16 are contained in Figure 4 & 5 respectively.

Please do not hesitate to contact the undersigned for clarification of the above.

Yours Sincerely,

WMAwater



Steve Gray

Director

FIGURE 1
PRECINCT 47
SUB-AREA OUTLINE



FIGURE 2
PRECINCT 47: SUBAREAS 11 - 14
FLOOD PLANNING LEVELS



FIGURE 3
PRECINCT 47: SUBAREAS 15 - 16
FLOOD PLANNING LEVELS



FIGURE 4
PRECINCT 47: SUBAREAS 11 - 14
PMF LEVELS

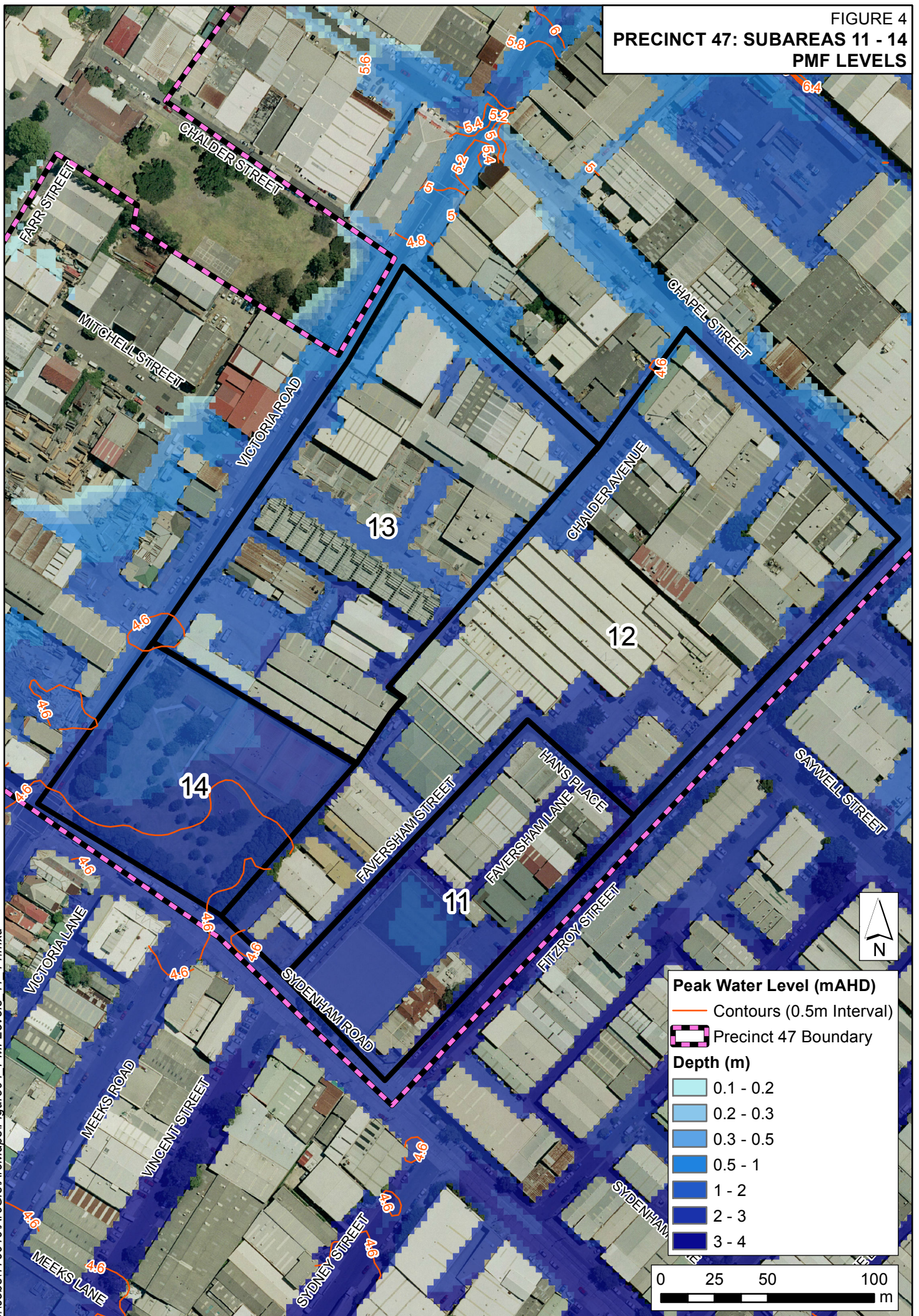


FIGURE 5
PRECINCT 47: SUBAREAS 15 - 16
PMF LEVELS

