

2 Nov 2016

Our reference: 16135

Your reference:

Mr Andre Perl  
Project Design Manager  
Scentre Design and Construction Pty Ltd  
85 Castlereagh Street  
SYDNEY NSW 2000

Dear Andre

Westfield Kotara – Development Application for Eastern Mall Expansion (Northcott Avenue / Cynthia Street)  
Flooding Considerations

We refer the above-mentioned development and offer comment in relation to an e-mail from Council to Scentre Group Design and Construction (Scentre Group) dated 11 October 2016. A copy of Council's e-mail provided to GCA is attached to this letter.

We understand that Drawing 01.5201 (Rev 4, attached) was lodged with Council for Development Application. This plan shows:

- Relocation of the K-Mart Tyre and Auto from the corner of Northcott Drive and Cynthia Street to the far south-west corner on Cynthia Street.
- Car parking only (i.e. no additional retail floor space) in the remainder of the Level 1 (Ground Level) proposed works.

Council's e-mail dated 11 October 2016 notes that the proposed K-Mart Tyre and Auto building will be located within a floodway identified by a flood study prepared by Patterson Britton & Partners (August 2016). Council requested a new flood study in order to further consider the proposal.

We understand that Scentre Group has considered Council's advice, and have elected not to pursue a K-Mart tyre and Auto building at the previously proposed Cynthia Street location. Subsequent sketch advice (attached) depicts a potential alternative location in the north-west of the site underneath an existing building structure. We note that the alternative location was not identified as being flood affected in the Flood Impact Assessment (Patterson Britton, June 2002) or Flood Emergency Response Plan (Patterson Britton, August 2006). Scentre Group may follow up with revised DA documents to NCC to formally enact a modification to the Development Application.

In respect to the remainder of the development, Drawing 01.5201 (Rev 4) provided with the Development Application shows only car parking arrangement being reconfigured at Level 1 (Ground Level) as part of the proposed works. All new retail areas are to be located at Level 2 (or above) with minimum finished floor level (FFL) of 29.89m AHD.

Figures 4 to 6 from the Flood Emergency Response Plan (Patterson Britton, 2006) are attached to this letter. They indicate flood levels of:

- 23.8m AHD for extended flood inundation / ponding during the 1% AEP event immediately below the proposed building extensions.
- 25.4m AHD maximum flood level during the 1% AEP event in the south-eastern corner of the site.
- 25.6m AHD for the Probable Maximum Flood (PMF) event, also in the south-eastern corner of the site.

We note that the above flood levels are essentially controlled by a weir formed at the base of the vehicular up ramp, which is located outside the proposed work area and therefore the works will not alter the current flood levels. Minor reconfiguration of the parking and circulation areas within the resultant (existing) formed pond are proposed to accommodate the support structure, however there is no proposed nett increase in car parking (in this area) and therefore no increase in flood risk results from the proposal. It is our assessment that a further flood study or flood risk management plan is not warranted.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Stuart Holle', enclosed within a circular stamp.

Stuart Holle  
*Principal Civil Engineer*  
GCA Engineering Solutions

## Nicky Watson

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**From:** Dean Wooding <dwooding@ncc.nsw.gov.au>  
**Sent:** Tuesday, 11 October 2016 12:08 PM  
**To:** Nicky Watson  
**Subject:** RE: Email - Westfields Kotara - Flood and RMS Comments  
**Attachments:** RMS Response CR2016.003646 dated 11.10.16.pdf

Hi Nicky

Thanks for your email.

I will look at your response to the UDCG and reply separately.

In the meantime I have received a response from Alastair Peddie, our Flood / Stormwater Engineer as follows;

*"As discussed a review of the proposed architectural drawings submitted and an earlier flood study prepared by Patterson Britton & Partners for Westfield P/L (dated August 2006) appears to show the proposed new K Mart building in the identified floodway. This could result in flooding to the proposed new building and possible flood impacts to existing buildings and the local road network.*

*A new flood study should be undertaken to identify potential flood impacts of the proposal. The study should include recent changes to the ground floor carpark and new building works to update the existing flood model. The previous study identified high risk areas in the carpark which was confirmed in the June 2007 flood when significant flooding occurred on the site. The study should cover the whole Westfield site and surrounding properties which could be affected.*

*If the current flood risk in the ground floor carpark is identified as unacceptably high it may be necessary to identify flood mitigation measures to reduce the flood risk.*

*It is understood that a Flood Emergency Response Plan (FERP) was prepared for the site and implemented after the June 2007 event. The current status of the FERP needs to be confirmed and following completion of the new flood study the FERP should be reviewed and updated as required. It is understood part of the FERP was to involve a site specific Flood Warning System utilising a local catchment gauging system.*

*More recent parts of the redevelopment of the shopping centre have been required to incorporate stormwater retention and reuse measures. The new buildings will also need to provide stormwater controls designed using Council's stormwater guidelines in the current DCP and associated stormwater Technical Manual."*

I look forward to receiving a Flood Study from you.

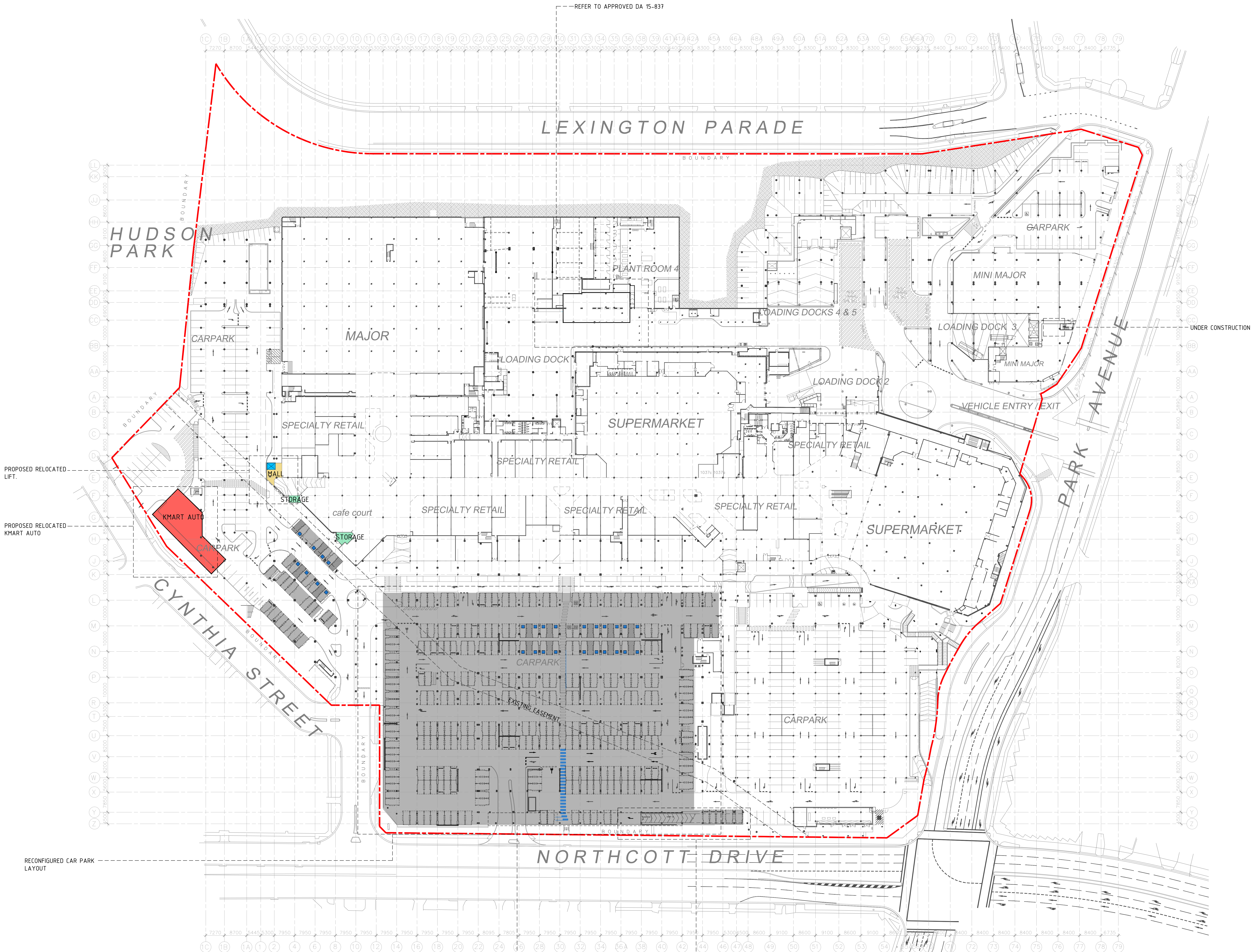
I have now also received RMS comments who apologised for the delay. The revised Traffic Assessment will need to address the points raised and be referred back to RMS for further comment.

We look forward to receiving both documents as soon as you are able.

Regards,

**Dean Wooding | Senior Development Officer (Planning)**  
**Development and Building Services | Planning and Regulatory**  
**Newcastle City Council**



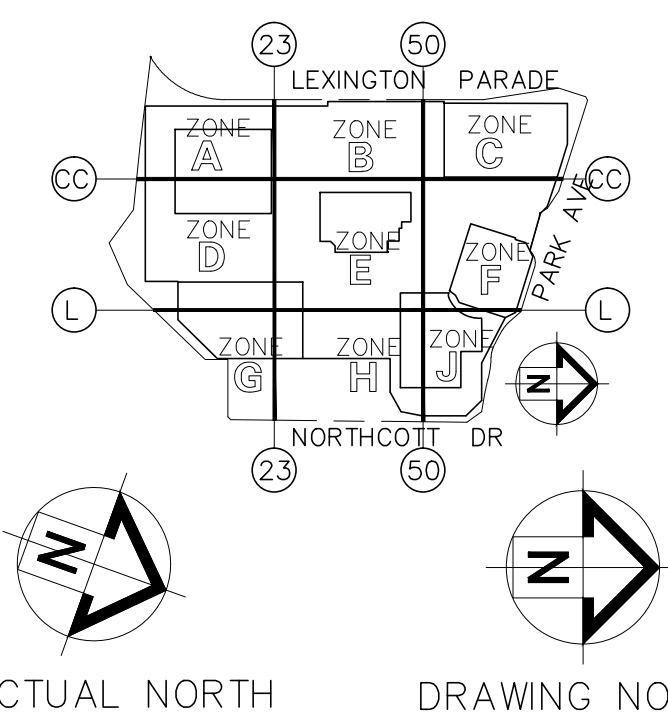


LEGEND

EXISTING:  
EXISTING RETAIL

PROPOSED:  
PROPOSED MAJOR  
PROPOSED MINI MAJOR  
PROPOSED SPECIALTY  
PROPOSED FOOD SPECIALTY  
PROPOSED VERTICAL TRANSPORT  
STORAGE  
PROPOSED COMMON MALL  
PROPOSED CAR PARK  
PROPOSED SERVICES

BOUNDARY LINE  
TENANT STORAGE  
DEMOLISHED AREA  
DEMOLISHED CAR PARK BAY  
PROPOSED AREA



NOTES:  
• This document describes a Design Intent only.  
• Written dimensions take precedence over scaling and are to be checked on site.  
• Refer to all project documentation before commencing work.  
• Refer any discrepancies to the Project Design Manager.  
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GPO Box 4004 Sydney NSW 2001  
ACN 100 001 285

LEVEL 1  
PROPOSED PLAN

KOTARA  
SCHEME 14E

DEVELOPMENT  
APPLICATION

Project No. 10708  
Drawing No. 1:500 @ A0  
Plot Date 2016/06/28  
Drawing No. 10708  
Plot Date 2016/06/28  
Revision 4



KOTARA PROJECT ORIGIN  
X=0, Y=0  
THE SITE SETOUT IS BASED ON THE PROJECT ORIGIN KNOWN AS '0.0' IN AUTOCAD. THIS POINT WILL BE THE REFERENCE POINT FOR ALL SITE CO-ORDINATES DOCUMENTED IN THE 'XY' CO-ORDINATE VALUE.  
ORIGIN 0.0 HAS MGA CO-ORDINATES  
E = 379 428.900  
N = 6 354 185.192  
NOTE: REFER CONNELL WAGNER SURVEYS FOR FURTHER SURVEY DATA ON PROJECT ORIGIN AND CONTROL POINTS AVAILABLE.

HUDSON PARK

LEXINGTON PARADE

DJs RESERVE

PLANT ROOM No.4

DAVID JONES

LOADING DOCK No1

COLES

PROPOSED KMART AUTO LOCATION

DA LOCATION OF KMART AUTO

SPECIALTY RETAIL

SPECIALTY RETAIL

ExFFL 24.545 RETAIL FLOOR LEVEL

SPECIALTY RETAIL

FOOD COURT No.1

SPECIALTY RETAIL

SPECIALTY RETAIL

WOOLWORTHS

VEHICLE ENTRY

PARK AVENUE

CYNTHIA STREET

FLOOD PONDING LEVEL  
23.8m AHD

EXIST KMART AUTO REMOVED AND TURNED INTO CAR PARKING AT APPROX RL 27.000

KMART AUTO

NORTH COTT DRIVE

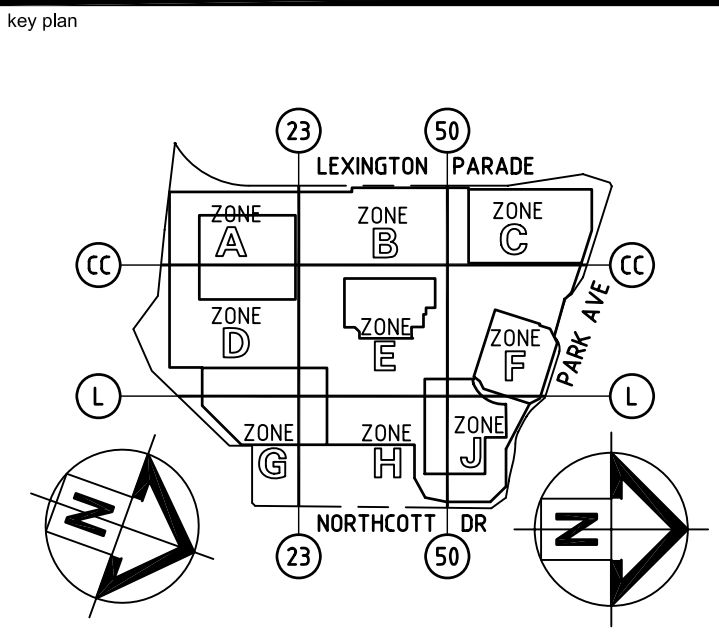
FLOOD RELATED LEVELS - NOTES

FOR THE PURPOSES OF ESTABLISHING A BENCHMARK AGAINST CLAUSE (1), APPENDIX B, N.C.C. LEP 2003, GUIDE TO EXEMPT DEVELOPMENT, PLEASE NOTE THE FOLLOWING:

- FLOOD PONDING LEVEL - 23.8m AHD (AS ESTABLISHED BY PATTERSON BRITTON & PARTNERS REPORT, ISSUE NO.3 DATED JUNE 2002).
- EXISTING KERB LEVEL - RL 24.450m AHD.
- EXISTING FLOOR LEVEL (RETAIL LEVEL 1) - RL 24.545m AHD.

RESULTING "FREEBOARD" = 745mm ABOVE 100 YEAR OCCURRENCE EVENT.

THE CLAUSE SATISFIES CLAUSE (1) STATED ABOVE, REQUIRING 0.5 METRE (500mm) ABOVE THE ANNUAL EXCEEDANCE FLOOD LEVEL.



ACTUAL NORTH DRAWING NORTH

Westfield KOTARA

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100 William Street Sydney NSW 2011  
Phone (02) 9358 7000 Fax (02) 9358 7373  
GPO Box 4004 Sydney NSW 2001  
www.westfield.com.au

REDUCED LEVEL PLAN  
LEVEL 1  
ALL ZONES

Drawing Scale: Scale Bar 1:1  
1:500  
Drawn By: CAD File  
DV J:\KO\CDI\01.series\01.3001  
Plot Date: 03.04.07

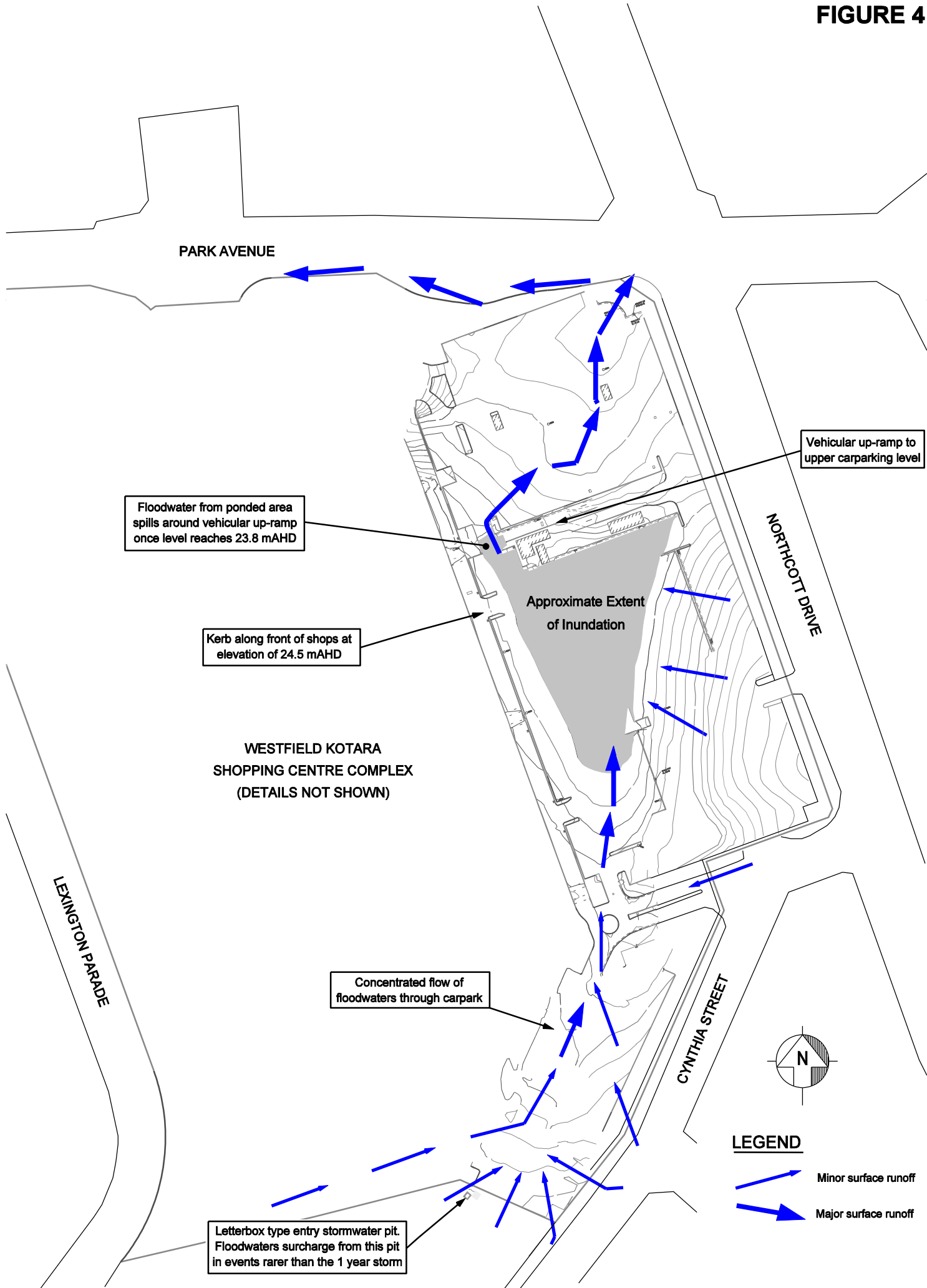
Project No: 10701  
Drawing No: 01.3001  
Revision: A

1 REDUCED LEVEL PLAN - LEVEL 1  
ALL ZONES  
CAD REF: J:\KO\NZ\NZL1  
1:500

01.3001 [A]



FIGURE 4



EXTENT OF CARPARK FLOODING AND CONTRIBUTING INFLOWS



FIGURE 5

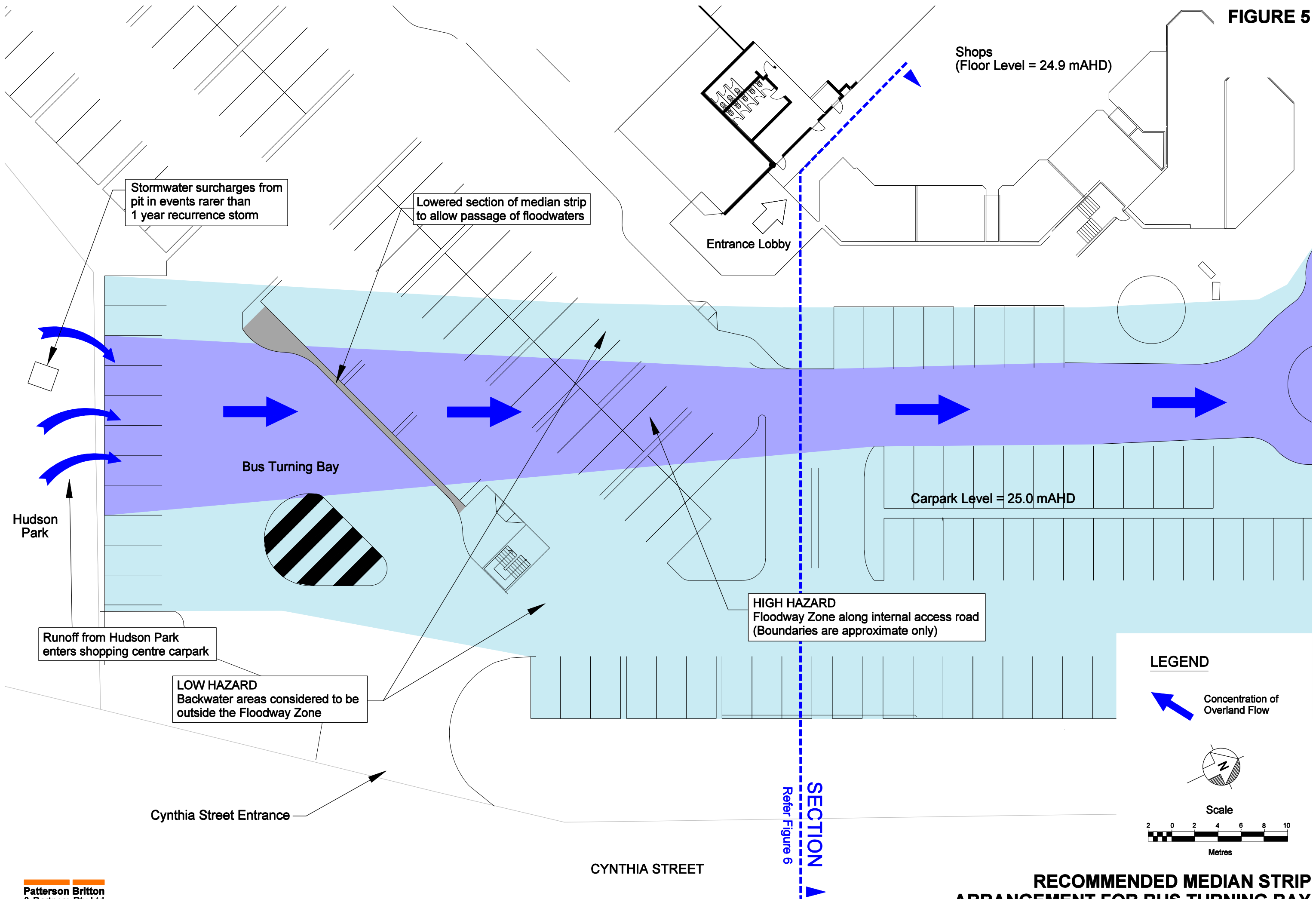


FIGURE 6

