

29 March 2017
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St George Community Housing Limited
PO Box 348
Hurstville BC, NSW, 1481

Attention: Steven Avramov
Project Coordinator

Dear Steven,

88-92 Elizabeth Drive, Liverpool
Preliminary Flood Advice

I refer to your request for preliminary flood advice in relation to the site at 88-92 Elizabeth Drive, Liverpool.

Location

The site is within the Cabramatta Creek catchment, and potentially affected by flooding from Brickmakers Creek, which is a tributary of Cabramatta Creek.

Available Flood Data

Flood data has been reviewed from a number of sources, including the Cabramatta Creek Floodplain Management Study and Plan (Bewsher, 2004); more recent modelling on Brickmakers Creek (GHD, 2007); and an assessment of the Amalfi Park detention basin which was recently constructed upstream of the subject site (Cardno, 2012).

Effect of the Amalfi Park Detention Basin

The detention basin has acted to reduce flood levels throughout Brickmakers Creek, which is reflected in the latest flood mapping. The 100 year flood level at the subject site has reduced from RL 13.5m AHD to RL 13.1m AHD, which is largely a result of the constructed detention basin.

Current Flood Conditions

Current Flood Risk Management Mapping is illustrated on Figure 1. The subject site is shown to be partially included within the Low Flood Risk Precinct. This means that it is above the 100 year flood level, but part of the site could still be inundated in more extreme events.

The 100 year flood level for the site is estimated at RL 13.1m AHD. The lowest ground level on the site is estimated at RL 13.63m AHD (2008 LiDAR survey).

The site is just above Council's Flood Planning Level (100 year flood plus 0.5m freeboard),

Flood Risk Management Controls

As the subject site is entirely above Council's Flood Planning Level (100 year flood plus 0.5m), it is not subject to the flood related planning controls that are specified in Liverpool Council's DCP 2008, Part 1 Controls on all Development, Chapter 9 Flooding Risk.

Other Comments

Whilst flood related development controls should not apply to this site, it is noted that ground levels generally slope from Elizabeth Drive towards the south-east corner of the site. This may result in some surface flow leaving the road reserve and flowing through the site. Consequently it is recommended that the ground floor level of future development is located at least 0.3m above finished ground levels, and that the entrance to basement car parking have a crest level at least 0.3m above the kerb level on Elizabeth Drive.

Please let me know if you have any questions on the above.

Yours sincerely,

A handwritten signature in grey ink, appearing to read 'J. Maddocks', with a stylized, flowing script.

Director
FloodMit Pty Ltd

Attachments:

Figure 1 – Flood Risk Management Precincts and Flood Planning Area

