

# Memorandum

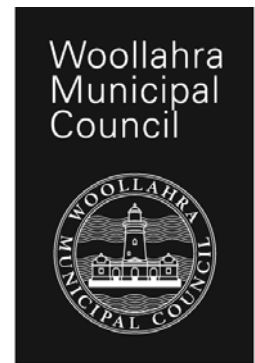
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To Sydney Eastern City Planning Panel

From Max Moratelli – Woollahra Council Senior Assessment Officer

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The purpose of this memo is to advise that an error has been identified in the assessment report in relation to the amendment of **Condition B.16**, which relates to flooding and stormwater.

This condition contained some references to the previous approved scheme, which are not relevant to the proposed modifications, which raises the lowest level of parking. The points contained within the condition have also been incorrectly numbered.

As such, it is recommended that **Condition B.16** is modified as outlined below. For clarity the deleted points of the condition have been struck through.

**B.16** Future development application(s) shall include the following flood protection measures:

- ~~A permanent flood risk management plan is to be installed in a frequented area of the basement carpark.~~
- a) A permanent flood risk management plan is to be installed in an area frequented by the facility staff.
  - b) A permanent flood risk management plan is to be installed in a frequented area of the ground level carpark.
  - c) A flood warning system is to be installed to monitor water levels in the adjacent stormwater channel. The system is to be designed to warn occupants when water in the channel is rising quickly so flood affected areas can be evacuated. The warning system is to be developed in consultation with Council, BOM, Sydney Water and the SES
  - d) A flood evacuation plan is to be developed in consultation with Council and the SES
  - e) Permanent brass plaques are to be fixed in a prominent outdoor area indicating the 1% AEP level (4m AHD) and the PMF level (6.5m AHD)
  - f) All fences traversing the overland flow paths are to be designed to be flow through.
  - g) All fences and walls are to be designed to be structurally stable during flood events

~~The proposed below ground car park is to be protected by a physical threshold set at or above the flood planning level of 4.3m AHD~~

- h) Emergency self-powered lighting, indicating the safe exits is to be installed in the car parking area  
~~The underground parking area is to be tanked.~~
- i) Installation of permanent signage in the above ground level parking area indicating the 1% flood level of AEP level (4m AHD) and the PMF level (6.5m AHD) stating “This is subject to flooding”
- j) All habitable floors have to be above or protected from flooding, to the flood planning level of 4.5m AHD
- k) Flood compatible materials are to be used for all flood exposed construction below the flood planning level of 4.5m AHD.
- l) All electrical wiring and fixed electrical equipment is to be located above or waterproofed to the flood planning level of 4.5 m AHD.