

Our Reference: GO170662\BAK:kcb

Your Reference:

27 June 2018

The General Manager
Penrith City Council
601 High Street
PENRITH NW 2751

Suite 2.01, Level 2
4 Ilya Avenue
ERINA NSW 2250

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Dear Sir/Madam,

**Re: Proposed Winter Sports World
Flooding and Evacuation Information
Property: Nos 2 – 4 Tench Avenue, Jamisontown**

ENGINEERS
MANAGERS
INFRASTRUCTURE
PLANNERS
DEVELOPMENT
CONSULTANTS

We refer to the requirements of the Penrith City Council Flooding and Evacuation Information Form which states:

Response to Flooding and Evacuation Information

Background: *This information form is for the purpose of assessing regional and local flood risk in the Hawkesbury-Nepean Valley – particularly regional and local evacuation capacity. No detailed studies are required to complete this form. The impact of the proposal on local flood evacuation capacity will be assessed by local council. Should local council support the proposal, its impact on regional flood evacuation capacity will be assessed after the planning proposal is submitted to the Department of Planning and Environment.*

Location: *Provide location information for the site and adjacent areas such as existing topography and existing land use, site accessibility and land suitability.*

Context: *Provide preliminary information on proposed development including:*

- *Proposed type of land use after rezoning;*
- *any proposed earthworks (cut/fill);*
- *proposed buildings footprint within the site;*
- *numbers of dwellings;*
- *number of storeys if applicable;*
- *potential number of occupiers (residents and employees);*
- *car parking types;*
- *proposed habitable and non-habitable floor levels;*
- *proposed car park and street level;*
- *proposed building and development controls.*

Primary constraints List the primary constraints in regard to flood risk in this area utilising existing available information including from councils' studies. This includes:

- Constraints due to regional and local flood characteristics and vulnerability of proposed land use to flood risk;
- Hazard and Hydraulic constraints;
- Emergency Management constraints as identified in the Hawkesbury-Nepean State Flood Plan i.e. isolation, evacuation, warning time.

Management Measures Outline any proposed management measures/strategy to manage identified constraints, including if applicable, flood barriers or other controls, evacuation plans, use of building Occupant Warning Systems for flood evacuation, etc.

In response to the matters raised by Council we offer the following comments adopting the same dot point sequence.


- There is no Application proposed for rezoning, the land is Zoned SP3.
- The Application does not include or propose significant earthworks. The Application has been prepared having due regard to the flood related issues. The site associated maintains the overland flow behaviour conveyance regime by retaining the existing surface profile.
- We refer to the Architectural plans prepared by Environa Studio Reference 781, Sheets 030, 101 – 114 and 120, dated 27 June 2018 (copies enclosed), which depict the features of the proposed building structure including the building footprint.
- The Application does not propose any residential dwellings. We refer Architectural plans prepared by Environa Studio Reference 781, Sheets 030, 101 – 114 and 120, dated 27 June 2018 which depict amongst other features, the internal uses of the building.
- We note the Application proposes 179 hotel rooms. Anticipated staff numbers at maximum capacity use would be 200 employees. This will be confirmed at detailed design stage.
- We refer to Architectural plans prepared by Environa Studio Reference 781, Sheets 030, 101 – 114 and 120, dated 27 June 2018 which depict the car parking facilities. In this regard the following will be provided - 450 visitor parking, 200 staff parking and 5 coach parking.
- The Flood Planning Level is RL 26.5m AHD. All floor levels are located at or above this level including vehicular parking.
- There is no parking at street level.
- We refer to the report prepared by Sutherland & Associates Planning for Building and Development Controls.

In response to the matters raised under Primary Constraints and Management Measures we refer to the Concept Flood Risk Management and Stormwater Management Report for the Winter Sports World prepared by ACOR Consultants (CC) Pty Ltd, Reference GO170662.

Should you have any further queries in relation to this matter, please do not hesitate to contact Bruce Kenny in our Central Coast office.

Yours faithfully,

ACOR Consultants (CC) Pty Ltd

Per: A handwritten signature in black ink, appearing to read 'Bruce Kenny'.