

Reference: 20220009-L02_Desktop Flood Study [A].docx

Date: June 28, 2022

ABA Estate Pty Ltd
C/- Tony Owen Partners

Dear Sir,

RE: DESKTOP FLOOD ASSESSMENT

**260 MEMORIAL AVENUE, 20 & 48 DAWES AVENUE AND 95-145 HOXTON PARK ROAD,
LIVERPOOL NSW 2170**

This report is a desktop flood assessment study in support of the proposed mixed-use development at 260 Memorial Avenue, 20 & 48 Dawes Avenue and 95-145 Hoxton Park Road, Liverpool. ABA Estate Pty Ltd are proposing mixed-use development as per the architectural plans by TONY OWEN PTNRS Architects.

The site is located on the northern side of Hoxton Park Road and is bound by Memorial Avenue, to the East, Maryvale Avenue, to the West and adjoining properties on Dale Avenue to the North.



Figure 1 Locality Plan

This desktop flood assessment report is based on the flood certificate received from Liverpool City Council on 3rd May 2022. This certificate is provided pursuant to section 10.7(2) & (5) of the Environmental Planning and Assessment Act (EP&A Act) 1979, as prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation (EP&A Regulation) 2000. We understand that the flood information is still current.

The site combines twenty-nine separate lots as per the architectural plan by Tony Owen Ptnrs in Appendix 3 below. The site is currently undeveloped. The two lots from Dale Ave. (20 & 48 Dale Ave)

are considered as the rear access to the proposed development. The total site is not flood affected and this is confirmed in the flood certificate.

The proposed mixed-use development is a residential building contain six residential blocks that offers retail service areas on ground floor, two levels of basement car parking and six residential levels on top. Reference is made to the architectural plans by Tony Owen Ptnrs Architects. A copy of the ground floor plan and sections are added in Appendix 3.

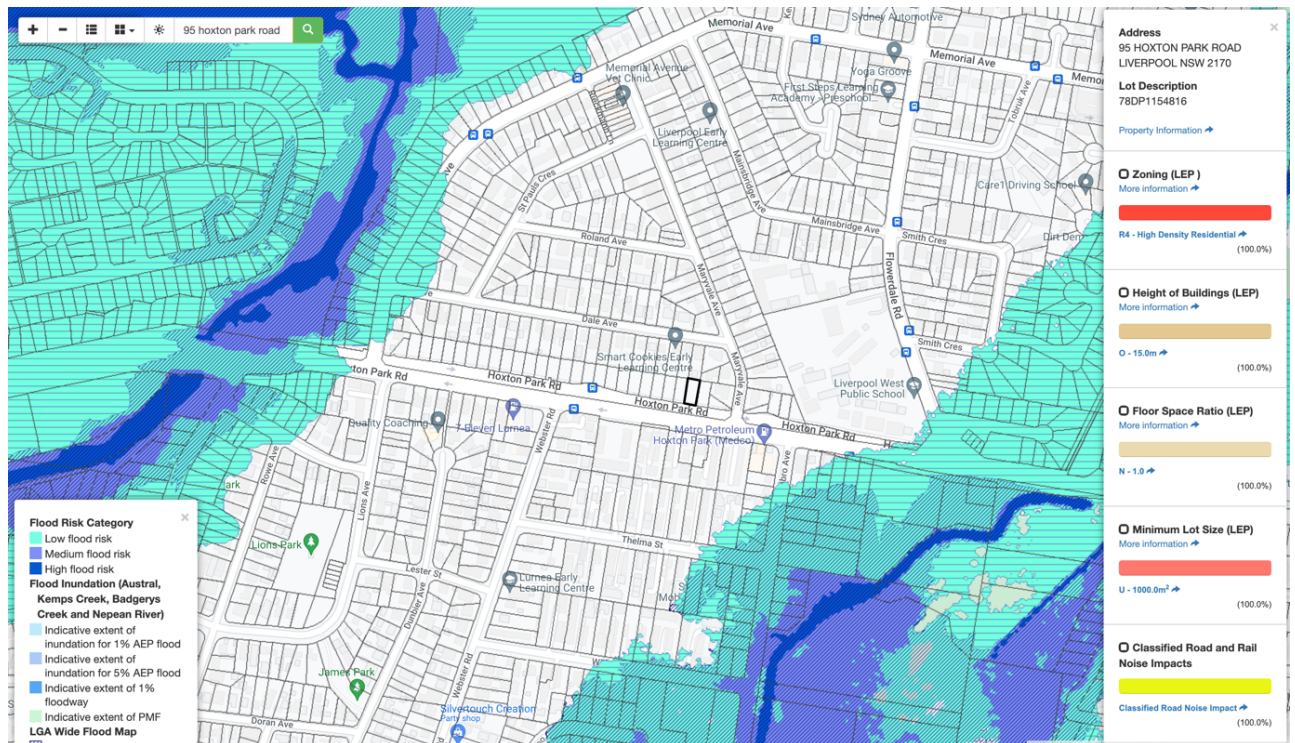


Figure 2 Flood Map from Liverpool Council Website

We have analysed the flood information in the flood certificate and as per the attached Flood Map and based on our review the majority of the site is not flood affected except for a small corner of the site at 260 Memorial Avenue, which is only partially affected by the PMF event. This flood affectation does not impact on the planning proposal and is considered minor.

The concept plans show the proposed development footprint clear of any flood prone land. Indicative site access points (Dale Avenue) are also clear of any flooding risk and the road network provides several flood free evacuation routes, should a major flooding event occur.

The planning proposal does not propose a change of use and will not result in any detrimental effect to flood behaviour or increase the flood risk for the property or adjoining residents. Future development, subject to more detailed design development for a development application, is capable of satisfying Clause 5.21 Flood Planning in Liverpool Local Environmental Plan 2008 and relevant DCP flood related development controls.

Based on the above, we are of the opinion that a flood study is not required, and the development is not required to meet the flood controls that apply to a flood prone site.



Should you have any further queries or questions, please do not hesitate to contact the undersigned.

Yours faithfully
S&G Consultants Pty Limited

A handwritten signature in blue ink, appearing to read 'S Haddad', is written over a faint, light blue rectangular stamp.

Sam Haddad
Director (Civil)
MIEAust CPEng NER

A1 Appendix 1

Flood Certificate



PLANNING CERTIFICATE UNDER SECTION 10.7 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Ref.: 20220009:123320
Ppty: 173300

Cert. No.: 6421

Applicant:
S&G CONSULTANTS
SUITE 503, 156 PACIFIC HWY
ST LEONARDS NSW 2065

Receipt No.: 5222104
Receipt Amt.: 133.00
Date: 03-May-2022

The information in this certificate is provided pursuant to Section 10.7(2)&(5) of the Environmental Planning and Assessment Act (EP&A Act) 1979, as prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation (EP&A Regulation) 2000. The information has been extracted from Council's records, as they existed at the date listed on the certificate. Please note that the accuracy of the information contained within the certificate may change after the date of this certificate due to changes in Legislation, planning controls or the environment of the land.

The information in this certificate is applicable to the land described below.

Legal Description: LOT 53 DP 1154816

Street Address: 145 HOXTON PARK ROAD, LIVERPOOL NSW 2170

Note: Items marked with an asterisk () may be reliant upon information transmitted to Council by a third party public authority. The accuracy of this information cannot be verified by Council and may be out-of-date. If such information is vital for the proposed land use or development, applicants should instead verify the information with the appropriate authority.*

Note: Commonly Used Abbreviations:

LEP: Local Environmental Plan
DCP: Development Control Plan
SEPP: State Environmental Planning Policy
EPI: Environmental Planning Instrument



Customer Service Centre Ground floor, 33 Moore Street, Liverpool NSW 2170
All correspondence to Locked Bag 7064 Liverpool BC NSW 1871
Call Centre 1300 36 2170 Email lcc@liverpool.nsw.gov.au
Web www.liverpool.nsw.gov.au NRS 13 36 77 ABN 84 181 182 471

Hazard/Risk	Adopted Policy	Is the land is subject to development controls under that policy?
	Western Sydney Aerotropolis DCP 2020	No
Potentially Saline Soils	Liverpool DCP 2008	Yes
	Liverpool Growth Centre Precincts DCP*	No
	Western Sydney Aerotropolis DCP 2020	No

Note: Land for which a policy applies does not confirm that the land is affected by that hazard/risk. For example, all land for which the Liverpool DCP applies is subject to controls relating to contaminated land, as this policy contains triggers and procedures for identifying potential contamination. Applicants are encouraged to review the relevant policy, and other sections of this certificate, to determine what effect, if any, the policy may have on the land.

7A. Flood related development controls information

(a) Is the land, or part of the land, within the flood planning area and subject to flood-related development controls?

No

For details of these controls, please refer to the flooding section of the relevant DCP(s) as specified in Section 1(c) of this certificate.

(b) Is the land, or part of the land, between the flood planning area and the probable maximum flood and subject to flood related development controls?

No

For details of these controls, please refer to the flooding section of the relevant DCP(s) as specified in Section 1(c) of this certificate.

Note:

Flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

Probable maximum flood has the same meaning as in the Floodplain Development Manual.



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Figure A 1.1 Flood Information Letter – 145 Hoxton Park Road



**PLANNING CERTIFICATE UNDER SECTION 10.7
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Ref.: 20220009:123320
Ppty: 173325

Cert. No.: 6420

Applicant:
S&G CONSULTANTS
SUITE 503, 156 PACIFIC HWY
ST LEONARDS NSW 2065

Receipt No.: 5222104
Receipt Amt.: 133.00
Date: 03-May-2022

The information in this certificate is provided pursuant to Section 10.7(2)&(5) of the Environmental Planning and Assessment Act (EP&A Act) 1979, as prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation (EP&A Regulation) 2000. The information has been extracted from Council's records, as they existed at the date listed on the certificate. Please note that the accuracy of the information contained within the certificate may change after the date of this certificate due to changes in Legislation, planning controls or the environment of the land.

The information in this certificate is applicable to the land described below.

Legal Description: LOT 78 DP 1154816

Street Address: 95 HOXTON PARK ROAD, LIVERPOOL NSW 2170

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	Western Sydney Aerotropolis DCP 2020	No

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Figure A 1.2 Flood Information Letter – 95 Hoxton Park Road



A3 Appendix 3

Architectural Plans

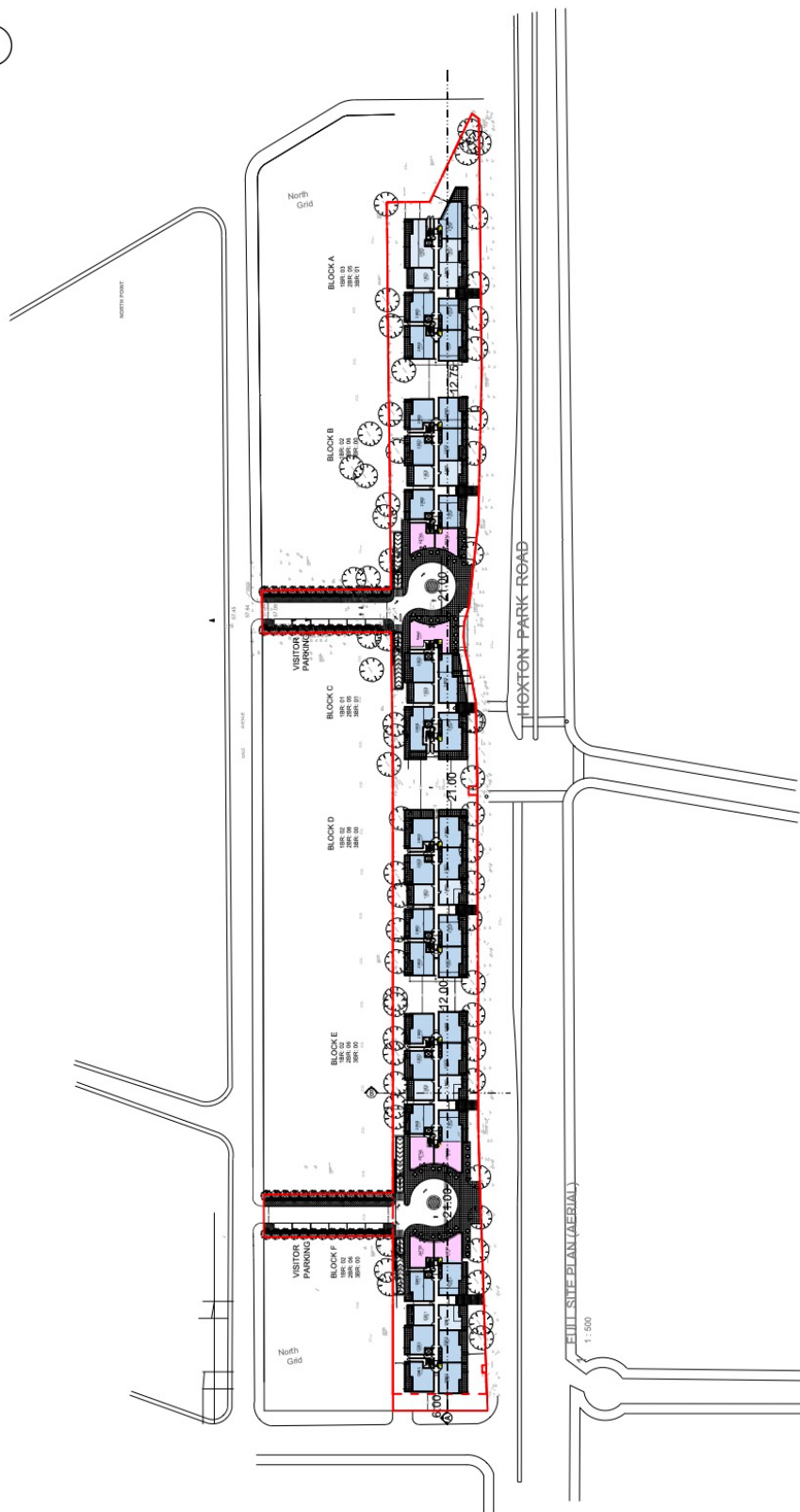


Figure A 3.1 Ground Floor Plan

7.1 BENCHMARK DESIGN

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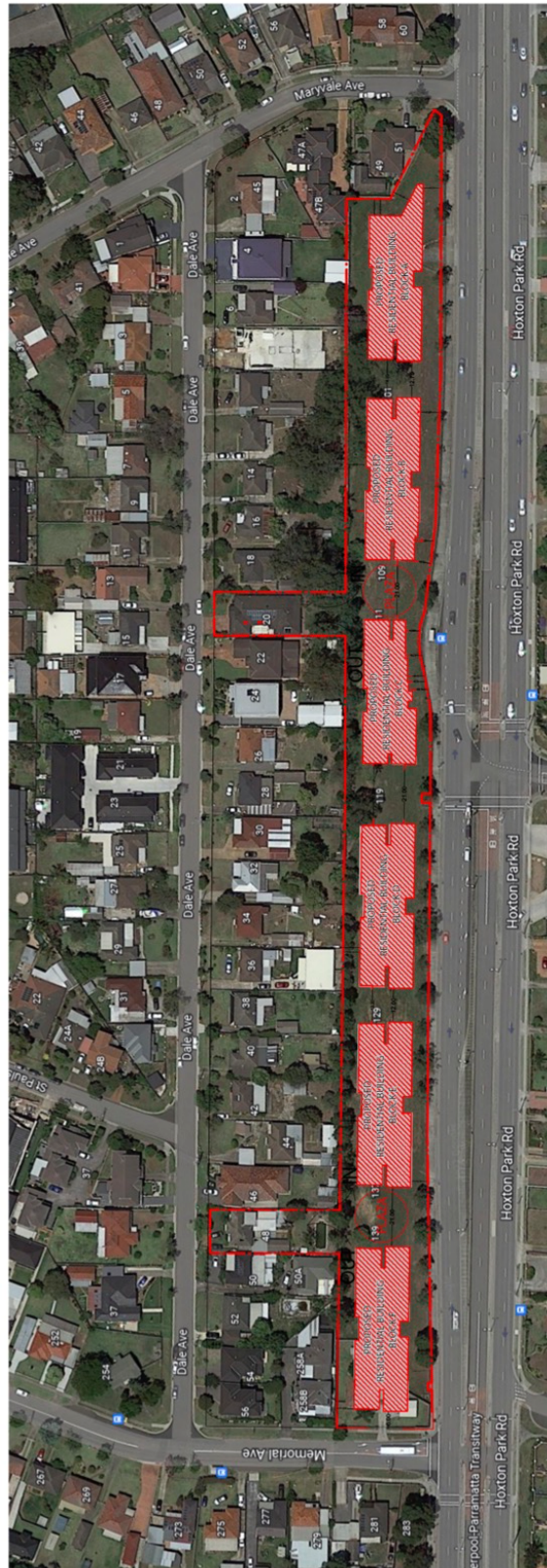
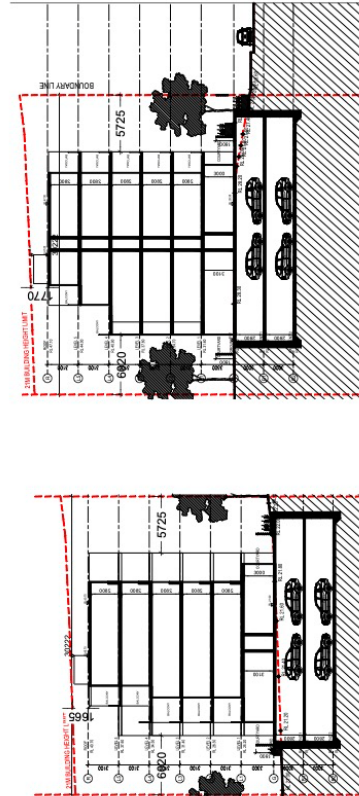
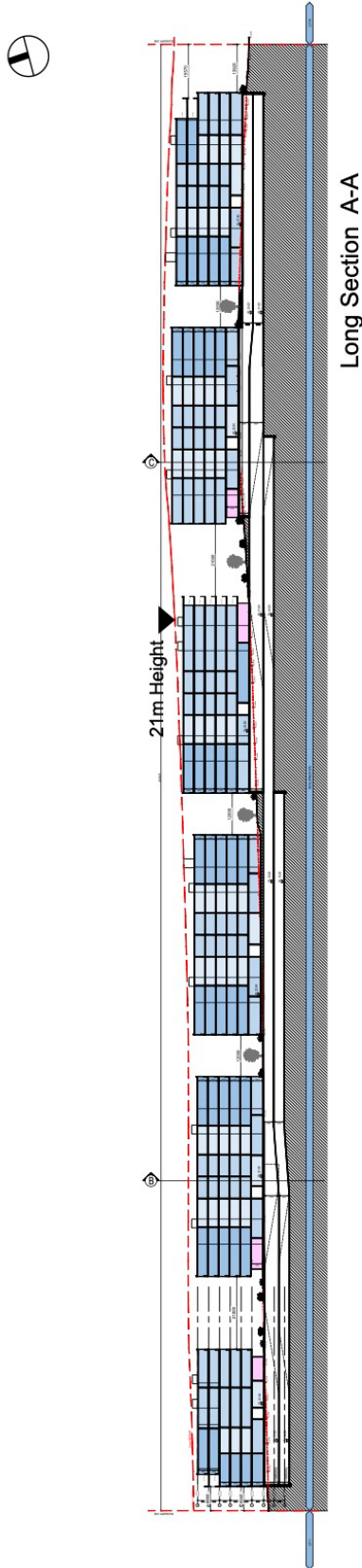


Figure A 3.2 Concept Plan

6.1 CONCEPT PLAN

[illegible]



7.2 SECTIONS BENCH MARK DESIGN									
SECTIONS				DRAWING LABEL		Client		Project	
<div>Rev. Description</div> <div>A. FOR INFORMATION</div> <div>B. FOR INFORMATION</div> <div>C. FOR INFORMATION</div> <div>D. FOR INFORMATION</div> <div>E. FOR INFORMATION</div>				<div>Notes</div> <div>1. This drawing is for information only and is not to be used for construction purposes.</div> <div>2. All dimensions are in millimeters unless otherwise stated.</div> <div>3. The drawing is to be read in conjunction with the project brief and specifications.</div> <div>4. The drawing is to be read in conjunction with the project brief and specifications.</div> <div>5. The drawing is to be read in conjunction with the project brief and specifications.</div>		NATONWIDE BUILDERS Pty. Ltd.		ABA LIVERPOOL	
						Project Name		Project Location	
						Drawing Number		Drawing Scale	
						Drawing Date		Drawing By	
						Drawing Check		Drawing Approved	
				Date: 10/01/2022		Project: ABA LIVERPOOL		Drawing: 7.2 SECTIONS BENCH MARK DESIGN	

Figure A 3.3 Site Long Sections