

Our Reference: SY190717

2 June 2020

Hardi Aged Care Nursing Home - Mountainview
C/- John W Flower Architect
14B, 1110 Middle Head Road
MOSMAN NSW 2088

Attn: Mr John Flower

Dear John,

**Re: Hardi Aged Care, Mountainview – 57 Mulgoa Road, Penrith
Overland Flow Flooding, Revision 1**



ENGINEERS
MANAGERS
INFRASTRUCTURE
PLANNERS
DEVELOPMENT
CONSULTANTS

Further to pre-lodgement advice received for the proposed alterations and additions to the existing residential aged care facility at 57 Mulgoa Road, Penrith (ref: PL19/0099 dated 5 February 2020), from Penrith City Council, the following was advised by Council in regard to overland flow flooding in the vicinity of the subject site:

“The eastern boundary of the site is affected by local overland flow flooding based on the Penrith CBD Catchment Overland Flow Flood Study, Cardno 2015. Information currently held by Council indicates that the 1% AEP overland flow flood levels affecting the property vary from 26.8m AHD at the south-eastern corner to 26.6m AHD at the north-eastern corner (please note that these levels are subject to change should further modelling be undertaken). The applicant should ensure that this information is reviewed by a suitably qualified engineer.”

ACOR has reviewed the referenced 2015 study by Cardno and consider that the supplied overland flow flood levels in the north-eastern corner of the site would be contained wholly within the road reserve of Mulgoa Road, as the existing boundary and internal site levels are all above 26.6m AHD, thus flood waters would not inundate the subject site in this area. (Surface levels for the site have been provided based on the site survey by Project Surveyors, dated 08.07.2019.)

Existing surface levels along the boundary in the south-eastern corner are generally below the flood level of 26.8m AHD. The lowest level is 110mm below the provided flood level, with a surface level at the boundary of 26.69m AHD (from site survey). Currently within this area is landscaping, which is to be retained. The existing building is also being retained as part of the development with an additional storey being constructed above the existing. Thus, the extent of new additions to the existing residential aged care facility will be located as a new “Level 1” storey to the building, which is above the nominated flood levels plus 0.5m freeboard. The post-development flood regime and flood conditions will be consistent with pre-development conditions.

We trust the above meet your requirements at present. Please contact the undersigned if you require any further clarification.

Yours faithfully,
ACOR Consultants Pty Ltd



Caitlin Russell
Civil Engineer

Reviewed By: Matthew Buttarelli

Signature:

