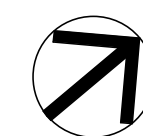


- Residential
- Residential Lobby
- Retail
- Supermarket
- Cafe/Restaurant
- RHPP
- Commercial
- Carpark / Plant
- Neighbourhood Park
- Existing Building

Discovery Point Masterplan  
Wolli Creek

Indicative Plan  
Basement 0



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1	24.03.10	Draft Issue	AW	MA
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Plot Date	01/04/2010 20:18:59	
Plot File	C:\TEMP\masterplan-discovery-100129_Central_Amy Watkins - 5114.rvt	
Drawing no.	DA2-B00	Revision 2

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





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- |   |  |
|---|--|
|  Residential       |  Commercial         |
|  Residential Lobby |  Carpark / Plant    |
|  Retail            |  Neighbourhood Park |
|  Supermarket       |  Existing Building  |
|  Cafe/Restaurant   |  |
|  RHPP              |  |

Discovery Point Masterplan  
Wolli Creek

Indicative Plan  
Basement 1

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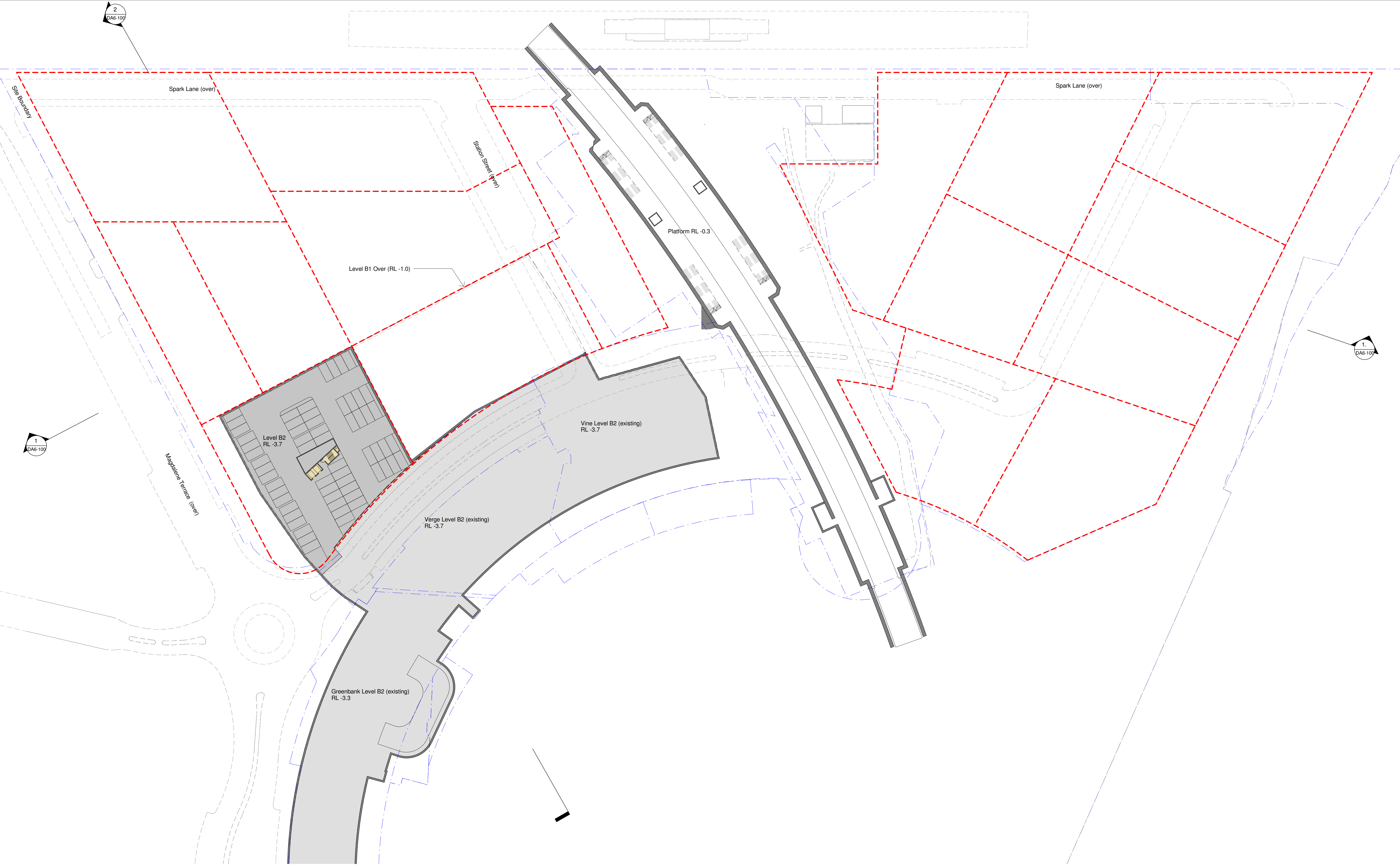
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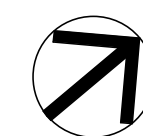




- Residential
- Residential Lobby
- Retail
- Supermarket
- Cafe/Restaurant
- RHPP
- Commercial
- Carpark / Plant
- Neighbourhood Park
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## Discovery Point Masterplan Wolli Creek

### Indicative Plan Basement 2



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Drawing no.	DA2-B02	Revision
		2

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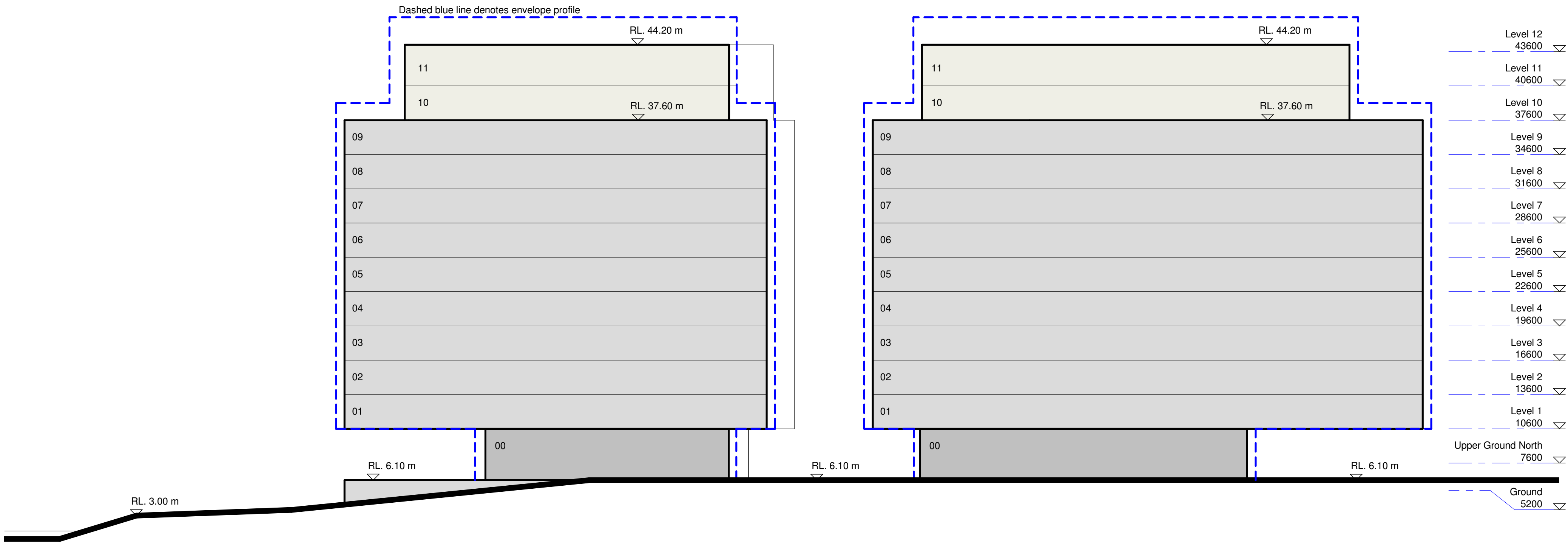
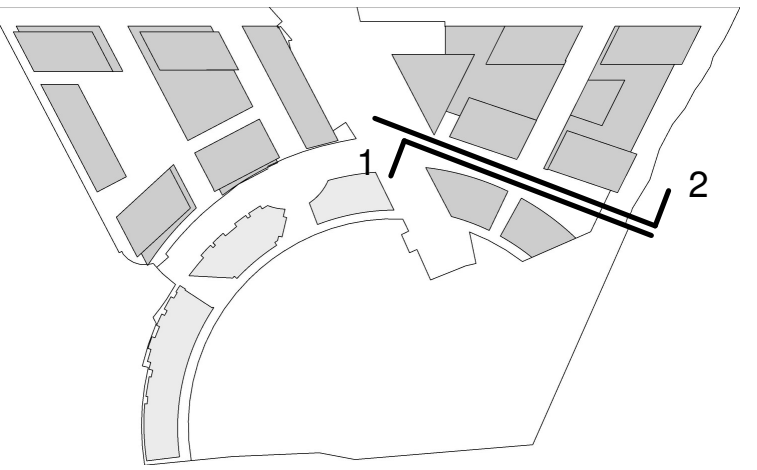
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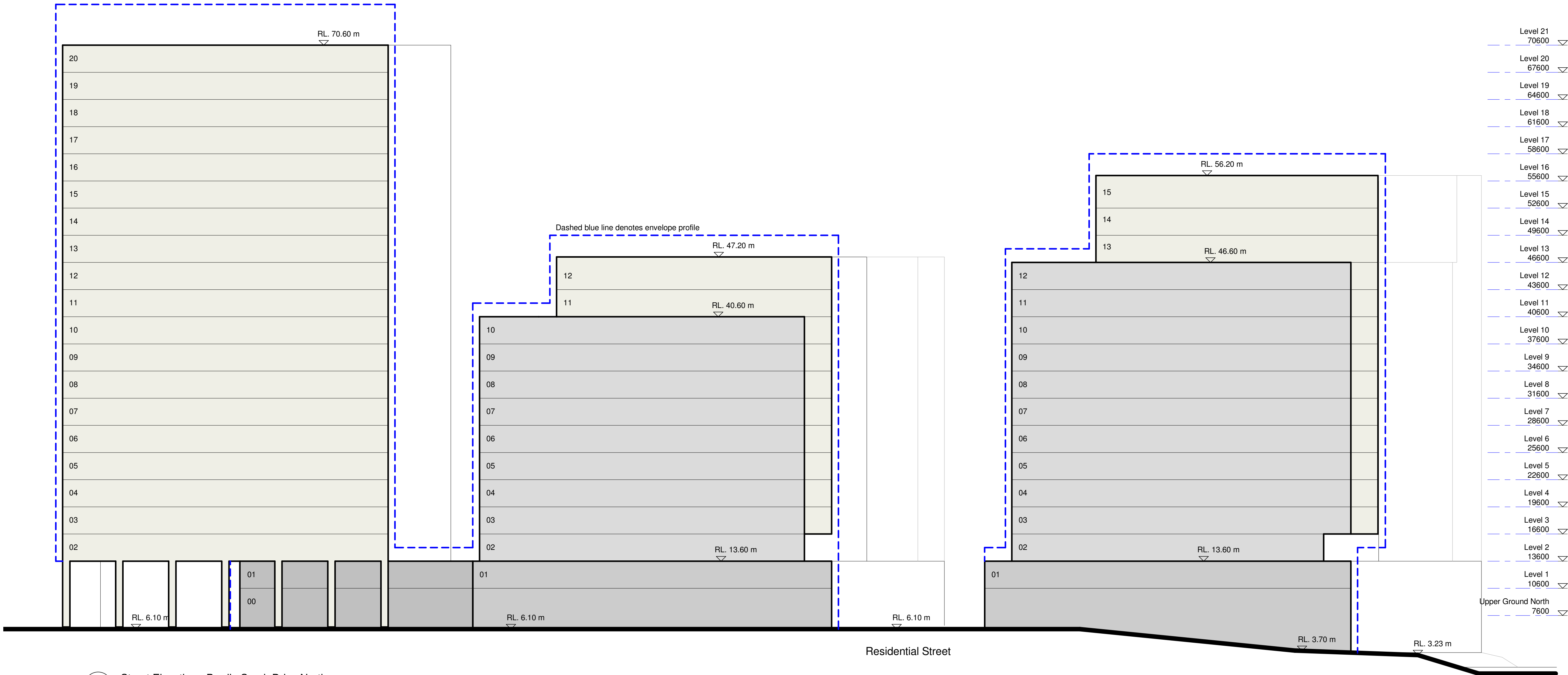
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1 Street Elevation - Brodie Spark Drive Buildings 6 and 7  
1 : 250



2 Street Elevation - Brodie Spark Drive North  
1 : 250

Revision	Date	Draft Issue	Description	AW Initial	MA Checked
1	01.04.10	Draft Issue			

## Discovery Point Masterplan Wolli Creek

### Indicative Street Elevations Brodie Spark Drive

Status	DRAFT				
Scale	1 : 250	@ A1			
Drawn	Author	Checked	Checker		
Project No.	S11191				
Plot Date	01/04/2010 20:19:21				
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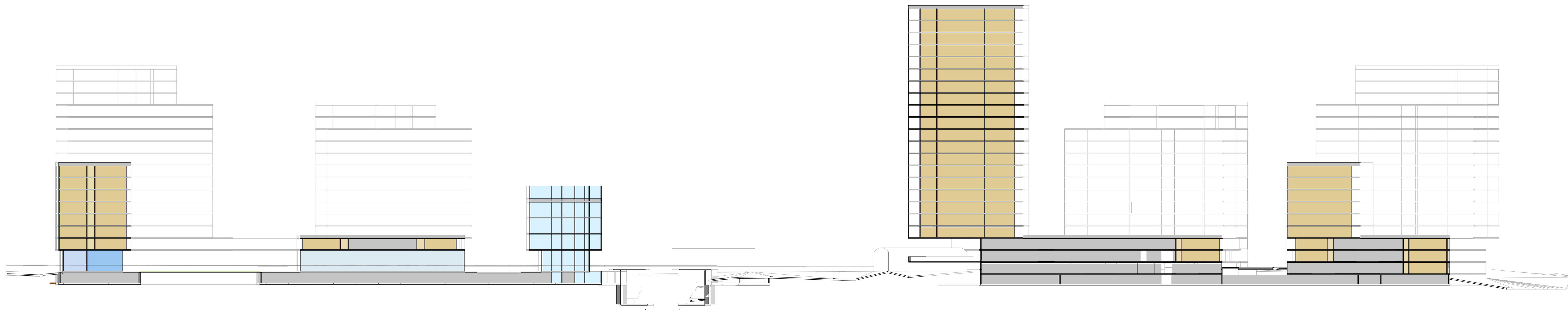
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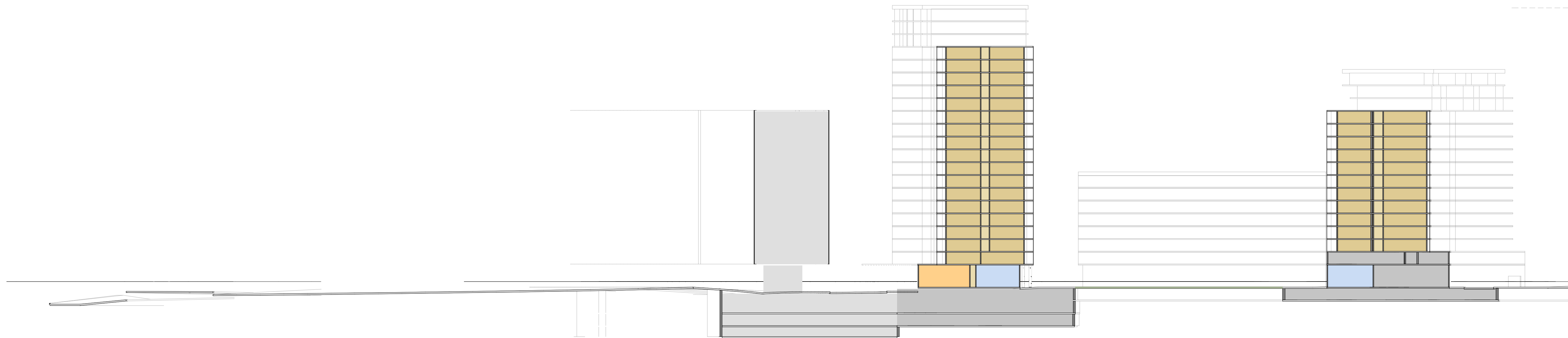
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1 Section 1  
DA6-100 1 : 500

# PRELIMINARY ISSUE FOR ILLUSTRATION ONLY



2 Section 2  
DA6-100 1 : 500

- Residential
- Residential Lobby
- Retail
- Supermarket
- Cafe/Restaurant
- RHPP
- Commercial
- Carpark
- Neighbourhood Park
- Existing Building



Revision	Date	Description	Initial	Checked
1	01.04.10	Draft Issue	AW	MA

Discovery Point Masterplan  
Wolli Creek

Indicative Site Sections

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Project no.	S11191	
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Plot Date	01/04/2010 20:19:27	
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Drawing no.	DA6-100	Revision 1

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**Discovery Point Masterplan**

Brodie Spark Drive  
Wolli Creek  
NSW Australia

**Internal Memorandum****PDR-INTM-000002**

**To:** Mr Christopher Pope - Australand  
**Cc (2):** Mr Matthew Allen - Bates Smart Pty Ltd (*1 more...*)  
**From:** Mr Con Vink - Paul Davis Rajalingam  
**Sent:** Thursday, 25 March 2010 2:44:35 PM EST (GMT +11:00)  
**Status:** N/A  
**Subject:** **Stormwater Drainage, Flooding and Groundwater Levels**

Gentlemen,

This summarises information provided recently and adds additional information requested at the Design Meeting on 8 March.

**Flood Levels**

These levels have been provided by Rockdale City Council for the Discovery Point Site:

100 year flood level	RL 2.55m
200 year flood level	RL 2.75m
500 year flood level	RL 2.95m
10,000 year flood level	RL 4.30m (from Wolli Creek Railway Station)
PMF flood level	RL 5.40m

All levels are to Australian Height Datum (AHD).

**Floor Levels and Thresholds**

Previous DAs which still hold for the balance of the site require the following flood protection levels:

Minimum habitable floor level	3.25m
Minimum garage level (free draining)	2.75m
Railway protection level	4.30m

Although Council had advised that car parks which are below surface must have threshold protection to the same level as habitable floors (ie RL 3.25), DA 600/01 for subpodium works, which covers the whole site requires protection of "underground carparking areas" to RL 4.3m AHD.

There are two doorways and three lifts in Site 1 (Greenbank) lobby which are below RL 4.30, and would therefore allow some floodwater to enter the basement. Calculations showed that even if both stairs are left wide open (which should never be the case for security reasons) the volume of flood waters would not get above basement 1 level. Accordingly all essential services (switch room etc) were located above that level.

All of the remainder of the site is above RL 4.3 with the exception of a section of frontage to Site 3 at the intersection of Brodie Spark Drive and Magdalene Terrace. This extent has been highlighted in yellow on the attached plan.

**Stormwater Drainage Catchments and Trunk Drainage**

The attached architectural drawing DA2-100 has been marked up to show the following:

1. Trunk drainage pipeline that serves stages 1 to 4, highlighted in orange, discharging to Cooks River. This pipeline was designed for 100-year Return Period.
2. Assumed catchment boundary is highlighted in blue. Land to the south of that line has been assumed to drain into the trunk drainage pipeline. The boundary may change with the new master plan, but the total area should not increase.

**Groundwater Level**

From examination of all available geotechnical reports, the water table level north of the railway station did not exceed RL 1.15m AHD. In the area of Site 3, the highest recorded groundwater level was RL 1.5m AHD. Near Cooks River, groundwater levels can be affected by river levels. I would expect groundwater levels on the site would tend to reduce as the site becomes fully developed, as there is less water entering the water table from surface runoff. However, NSW Government guidelines now recommend allowing for sea level rise of 0.4m by the year 2050 and 0.9m by 2100 in preparing flood risk assessments. I believe it would be prudent to allow for sea level rise in groundwater levels. Accordingly I would recommend design groundwater levels should not be below RL 1.55m AHD and if you want to be very careful RL 2.05m AHD. Current basement level is RL 2.0 but the architects would like to lower it to RL 1.8m. I would think this would be acceptable, subject to providing subfloor drainage and basement floor sumps to relieve hydrostatic pressures, but the risk would be small.

Regards,

Con Vink.

**File Attachments**



[Zip Download](#)



Stormwater Constraints 2010-03-25.pdf

**Refer To**

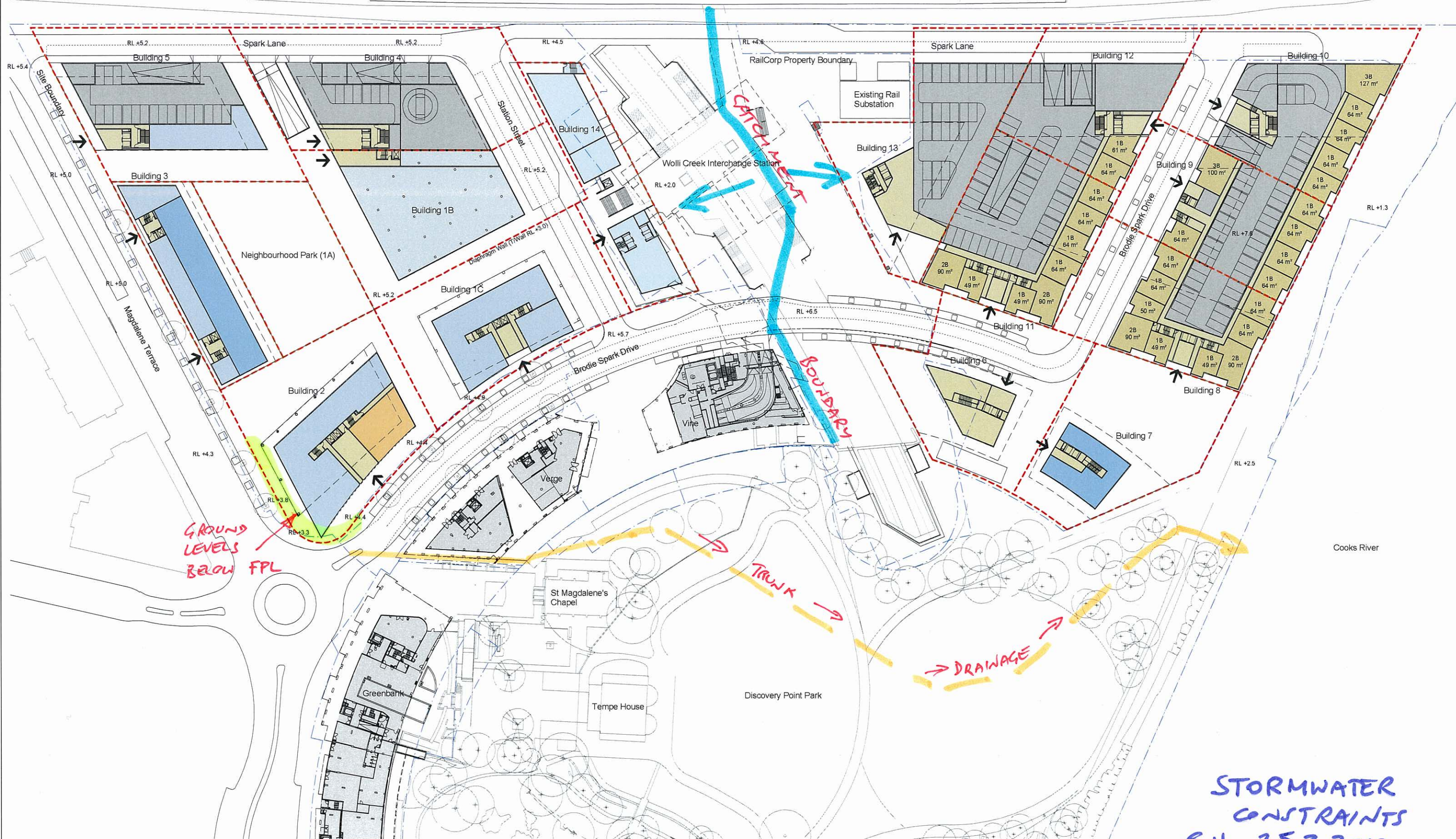
**Mail No.**

**From**

**From Company**

**Subject**





STORMWATER  
CONSTRAINTS  
C.V. 25.3.2010

Discovery Point Masterplan  
Wolli Creek

Ground Floor Plan

Scale	1 : 500	@ A1	Checked
Drawn	AW		MA
Project no.	S11191		
Status	PRELIMINARY		
Plot Date	24/03/2010 6:31:22 PM		
Plot File	C:\temp\masterplan-discovery-100129_Central_Matthew_S1118.mxd		
Drawing no.	DA2-100		Revision
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 Residential	 Commercial
 Residential Lobby	 Carpark / Plant
 Retail	 Neighbourhood Park
 Supermarket	 Existing Building
 Cafe/Restaurant	
 RHPP	

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