

28 September 2021

Attention: Sarah Curtis

By e-mail: s@sarahjcurtis.com

Re: Flood risk implications of lowering the FFL of the proposed living room area.

Job N° 201199

Site: 18 Olphert Avenue, Vacluse

At the request of Louise St John Kennedy Designer, Michael Wachjo of Northern Beaches Consulting Engineers Pty Ltd has analysed the impact of overland flow pertaining to the development at 18 Olphert Avenue, Vacluse regarding the suggestion by Woollahra Council to lower the proposed living room level.

During large storm events Olphert Avenue is subject to significant overland flows that fall towards the sag point located adjacent to 22 Olphert Avenue. This has the potential, during critical storm events, to encroach onto the property frontage of 18 Olphert Avenue. As a result, lowering the proposed living room level by 519mm, as suggested by Woollahra Council, may increase the potential flood risk of the property.

The proposal to retain the living room level at 61.00m AHD is envisaged to provide greater flood risk protection to habitable floor areas and therefore support the proposal to retain the proposed living room at this level.

Please contact the undersigned with any questions relating to the contents of this report.

Yours sincerely

NORTHERN BEACHES CONSULTING ENGINEERS P/L



Michael Wachjo

Senior Engineer | B.E. (Civil) MIEAust Director

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