

Date: 27 August 2024

The proposed Student Accommodation at 183 Macquarie Street, Parramatta has been checked against clause 7.9 of the Parramatta Local Environmental Plan.

Refer to **Table 1** below for the responses relative to clause 7.9 of Parramatta LEP.

Table 1 - Development Controls

Clause	Response
(3) Development consent must not be granted to the erection of a building on land to which this clause applies unless the consent authority is satisfied the building— (a) contains an area that is— (i) located above the probable maximum flood level, and	The PMF flood level relative to the subject site is RL 9.7m. The proposed development consists of 12 floors, with Level 1 and above set higher than the PMF level.
(ii) connected to an emergency electricity and water supply, and	Structural Engineer to response
(iii) of sufficient size to provide refuge for all occupants of the building, including residents, workers and visitors, and	The residents' units within the proposed development start at Level 2 which is at RL 13.95m. This level is above the PMF level so residents' space is adequate during a PMF storm event being their own home. Workers and visitors can seek refuge above the PMF level in the communal areas located on Levels 2 and 6.
(b) has an emergency access point to land above the 1% annual exceedance probability event, and	The access point into the lobby at the ground floor area at RL 6.45m ensures an emergency access point into an area above the 1% AEP level.
(c) is able to withstand the forces of floodwaters, debris and buoyancy resulting from a probable maximum flood event	Structural Engineer to response

The proposed development complies with clause 7.9 of the Parramatta Local Environmental Plan.

We are appropriately qualified and competent in this area of practice, and such can assure that the design of the development in terms of flooding adheres to the standards set by Council.

For and on behalf of
Telford Consulting Pty Ltd
Yours truly,
Per



Dr. Michel Chaaya

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