

General Manager
Parramatta City Council
30 Darcy Road,
PARRAMATTA NSW 2150

August 27, 2014

PROJECT: ***142-154 MACQUARIE STREET, PARRAMATTA***
RE: ***PLANNING PROPOSAL***

This letter is prepared in support of the Planning Proposal for 142-154 Macquarie Street, Parramatta. The letter has been prepared to respond to the relevant key issues contained within the Section 117 Direction in relating to flooding. The relevant provisions are outlined below with a response provided against each point. The Planning Proposal contains an address of all 117 Directions while this letter is confined to the key flooding issues that must be considered.

(4) A planning proposal must include provisions that give effect to and are consistent with the NSW Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005 (including the Guideline on Development Controls on Low Flood Risk Areas).

- The existing LEP contains flood related planning development controls that would apply to any development proposal on the subject site. These provisions are retained and the underlying zone of the land remains unchanged.
- The redevelopment of the allotment is able to occur in a manner consistent with the provisions of the Floodplain Development Manual 2005 and Councils own flooding controls that would apply to the development. It is expected that detailed assessment of flooding and analysis of consistent with Councils flood related development controls would occur at DA stage.

(6) A planning proposal must not contain provisions that apply to the flood planning areas which:

(a) permit development in floodway areas,

- The site is not in a designated floodway area

(b) permit development that will result in significant flood impacts to other properties,

- A very small area at the south western corner of the site is inundated in the 100 year flood event. An existing building is located close to the site boundary at this location and therefore any impacts on existing flood storage will be negligible.

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(c) permit a significant increase in the development of that land,

- The Planning Proposal will result in additional occupants on the site. As the site is in a highly urbanized catchment, the flood durations are relatively short and occupants are likely to shelter in place rather than evacuate the site. Any occupants wishing to evacuate can do so unassisted to flood free ground via George Street. Accordingly, the need for increased services is considered minimal.

(d) are likely to result in a substantially increased requirement for government spending on flood mitigation measures, infrastructure or services, or

- Development on the site will not, in all likelihood, result in a need for substantially increased requirements for government spending on flood mitigation measures, infrastructure, or services as the floodwater and flooding impacts can be addressed through design measures rather than broader measures that would require changes to the catchment. The proposal does not create a need for any spending for flood mitigation measures or infrastructure as the design at ground level does not create any detrimental effects on the flood regime at the site and throughout the associated catchment. This will be comprehensively detailed in the flood risk assessment which will be submitted at the DA stage.

I trust explains our position regarding this application, if you have any queries, please do not hesitate to contact me on (02) 9687-9222

Sincerely Yours,



Steve Arraj
Director – Civil Engineering