

16 May 2012

CPM ENGINEERING

Civil & Structural Consulting Engineers
ABN 56 210 806 383

Bruno R. Gallace, Director
Urbania Design Pty Limited
Suite 1201, Level 12, 109 Pitt Street
SYDNEY NSW 2000

Our Ref: 12060

Dear Bruno,

PRELIMINARY FLOODING ASSESSMENT

REZONING PROPOSAL **2 FACTORY STREET, GRANVILLE**

A Flood Enquiry Application was made to Parramatta City Council on 03 May 2012 for an internal review and then access to their records pertinent to this property. Following their review and our joint assessments with Mr Peter Sirianni, Senior Engineer Catchment Management – Council has issued flooding data and produced a flood map of the locality.

Reviewed documents are:

- a) Duck Creek Sub-catchment Management Plan, Final Report Dec 2003, Cardno Willing,
- b) Duck River Flood Study, Sept 2006, Cardno Willing,
- c) Lower Parramatta River Floodplain Risk Management Study – Flood Study Review, Mar 2005, SKM
- d) Site Plan (with levels) R4 00 A, Urbania Design, 15 May 2012
- e) Parramatta City Council Flood Map, extract printed 11 May 2012

It is determined that the site is not subject to 1 in 20 or 1 in 100 flooding, based on the above information.

Council stressed to me that the 2005 Lower Parramatta River Floodplain Risk Management Study is currently under review through the community consultation (not technical) process and is not final. However, at ground levels RL:7.60 to RL:8.00, the site is well above the RL:5.53 and RL:6.25 - 20 and 100 adjacent preliminary flood levels respectively. In the review, council mentioned that the preliminary Probable Maximum Flood (PMF) Level is around RL:8.40 AHD. Whilst this does not affect building or floor levels – any proposal will have to include an evacuation strategy for egress/evacuation during extreme events; this may include vertical evacuation within buildings.

Should you have any queries regarding this matter, please do not hesitate to contact the undersigned.

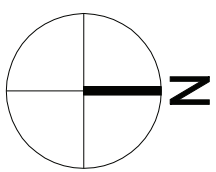
Yours Sincerely,
CPM Engineering



Chris Morris
BE(Hons) MIEAust CPEng NPER RPEQ
Accredited Certifier BPB No. 0278

Principal:
CHRIS MORRIS
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ADJACENT
TABCORP
PARKING

TABCORP

FACTORY STREET

EXISTING
YARD SPACE

CLYDE RAILWAY STATION
RAILWAY
RAILWAY
RAILWAY
RAILWAY
RAILWAY

ADJACENT
TABCORP
BUILDING

WILLIAM STREET

HIGH DENSITY
RESIDENTIAL
ZONE

FACTORY STREET

GENERAL
RESIDENTIAL
ZONE

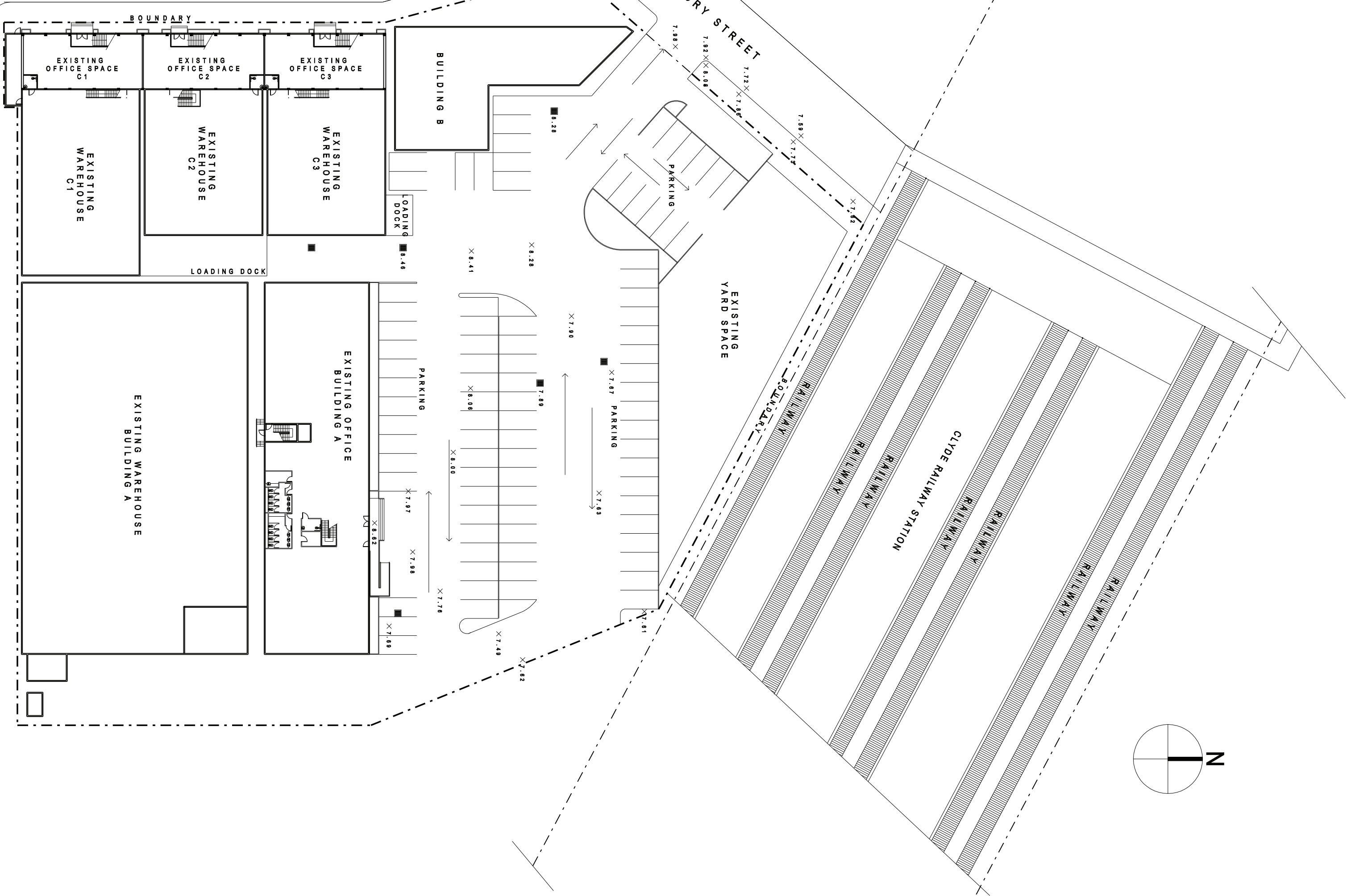
FIRST STREET

GENERAL
RESIDENTIAL
ZONE

ADJACENT DRIVEWAY TO AUSTRALIA POST

ADJACENT
AUSTRALIA POST
PARKING

AUSTRALIA POST



■ EXISTING STORM WATER PIT
× EXISTING PAVEMENT LEVEL

Urbania
design

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sydney/nsw 2000
australia

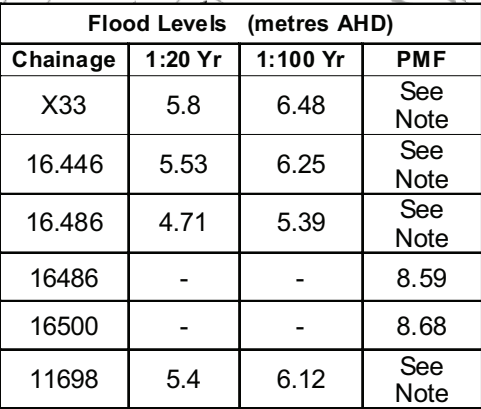
Tel: 61 . 2 . 9223 7797
Fax: 61 . 2 . 9222 2901

Date	Issue	Description
15.05.12	A	Issued for Flood Study

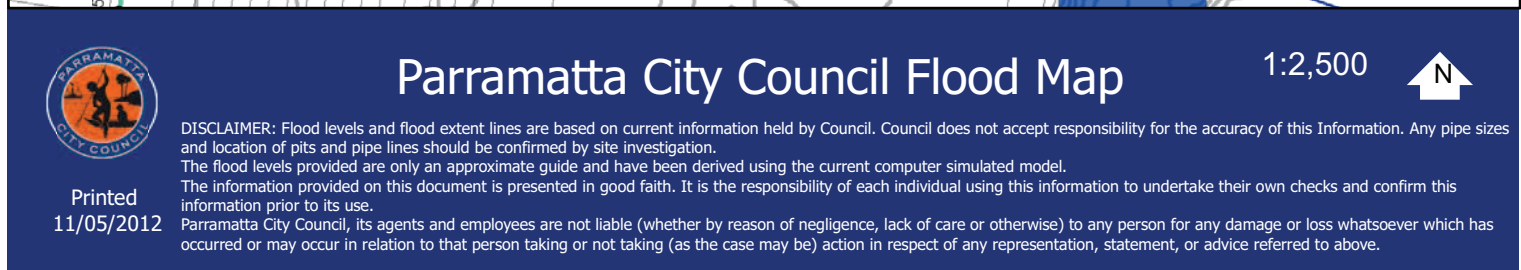
MDM Pty. Ltd.
2 FACTORY STREET GRANVILLE NSW 2142
SITE PLAN

SCALE	1 : 500 @ A2		
DATE	15.05.12	DRAWN	MM
CHECKED		ISSUE	A
PROJECT No.	11 / 171 / P	DRG. No.	R4 00

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NOTE: Council is currently in the process of updating the Duck River/Duck Creek flood studies. Preliminary information from these updated studies indicates that the subject property is affected by larger flood events up to PMF. Updated flood levels will include PMF.



Flood Enquiry Information Issued (To be completed by Council Officer)

Mainstream Flooding

Is this property affected by mainstream flooding?

☒ Yes
☐ No

Flood Levels Closest Cross Sections: (Please refer to Flood Study):

Flood Levels	Closest Cross Sections: (Please refer to Flood Study):	Comments:
☒ 1:20 year ARI	m AHD	REFER TO TABLE ON FLOOD MAP SEE NOTE ON FLOOD MAP
☒ 1:100 Year ARI	M AHD	
☒ PMF	m AHD	
☒ Refer to flood maps provided for detailed flood levels.		

The above flood level information is obtained from the following flood study report:

1. DUCK RIVER FLOOD STUDY
2. DUCK CREEK SUB-CATCHMENT FLOODPLAIN RISK MANAGEMENT STUDY - FLOOD STUDY REVIEW
3. LOWER PARRAMATTA RIVER FLOODPLAIN RISK MANAGEMENT STUDY - FLOOD STUDY REVIEW
SEPT 2006 (CARNO WILUNG) REPORT DEC 2003 (CARNO WILUNG)
MARCH 2005 (SKM)

Note: Flood inundation can be verified by detail survey to AHD undertaken by a Registered Surveyor.

Local Flooding (Please tick)

Is the property located within a Hatched Grey Area? Properties located within a Hatched Grey Area are subjected to flooding from the local catchment.	☐ Yes ☒ No
Is the property located within a Grey Area? Properties located within a Grey Area are subjected to additional site drainage controls to manage flooding in the local catchment.	☐ Yes ☒ No
Is the property affected by overland stormwater run-off from the local catchment?	☐ Yes ☒ No

Note: You are required to contact Council's Development Service Engineer for any details and requirements relating to development that is affected by local flooding.

Additional Recommended Actions (Please tick)

☒ The Applicant needs to discuss the proposal to re-develop this site with Council's Town Planner and Development Services Engineer.	
☒ The Applicant needs to contact Council's Town Planner and organise a pre-lodgement meeting to discuss any proposal to redevelop this property.	
☒ The Applicant needs to refer to Council's Local Floodplain Risk Management policy for details relating to developing a land affected by flooding.	

Definitions: (As per NSW Floodplain Development Manual dated April 2005)

- AHD – a common national surface level datum approximately corresponding to mean sea level.
- ARI – the long term average number of years between the occurrences of a flood as big as or larger than, the selected event.
- PMF – is the largest flood that could conceivably occur at a particular location, usually estimated from probable maximum precipitation.
- AEP – Annual Exceedance Probability is the change of a flood of a given or larger size occurring in any one year, usually expressed as a percentage.