16 May 2012



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

<u>REZONING PROPOSAL</u> <u>2 FACTORY STREET, GRANVILLE</u>

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 <u>not subject</u> 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 <u>extreme</u> 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**

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

Principal: CHRIS MORRIS BE (Hons) MIE Aust CPEng NPER Accredited Certifier D:\Projects\12060clyd\12060L01.doc PO Box 1050 SUTHERLAND NSW 1499 M: 0412 401 282 P/F: (02) 9542 2922 E: cpmeng@optusnet.com.au

	suite 1201, level 12, 109 pitt streetTel : 61 . 2 . 9223 7797	urbania design pty limited abn 99 131 103 958	design	Maria	2	GENERAL RESIDENTIAL ZONE	FIRST STREET			RESIDENTIAL				HIGH DENSITY RESIDENTIAL ZONE		WILLIAM STREET		
Amendments	Date Issue Description	5.12 A						ADJACENT AUSTRALIA POST PARKING	ADJACENT DRIVEWAY TO AI		FAC EXISTING FFICE SPACE C1 WAREHOUSE C1 Sm		EXISTING OFFICE SPAC C2 WEX REST C HOLU GG M		EXIS OFFICE C			BUILDING B
		SITE PLAN	NSW 2142	2 FACTORY STREET	MDM Pty. Ltd.			AUSTRALIA POST	AUSTRALIA POST IIII EXISTING			EXISTING WAREHOUSE BUILDING A				EXISTING OFFICE	PARKING *7.97 ×7.98 ×8.92	
○ urbania design ply infilied zotiz		PROJECT No. DRG, No.		DATE 15.05.12 DRAWN MM	SCALE 1 : 500 @ A2				EXISTING STORM WATER PIT EXISTING PAVEMENT LEVEL								× · · · · ·	• • • • •



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1	Floo	od Levels	(metres Al-	ID)	5
ľ	Chainage	1:20 Yr	1:100 Yr	PMF	~
$\langle \rangle$	X33	5.8	6.48	See Note	
C	16.446	5.53	6.25	See Note	
$\langle \rangle$	16.486	4.71	5.39	See Note	
X	16486	-	-	8.59	
/	16500	-	-	8.68	
20	11698	5.4	6.12	See Note	
3			2 V	h.	1

NOTE: Council is currently in the of updating the Duck process **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.

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20 Year Flood (Duck Creek) 20 Year Flood (Duck River) 100 Year Flood (Duck Creek)

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Lower Parramatta River Cross Section

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Duck Creek Cross Section Duck River Cross Section

Stormwater Pipe Network

100 Year Flood (Duck River)

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FACTORY

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WILLIAM ST

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1/11/9/9/5 FIRST ST

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Stormwater Pits

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DISCLAIMER: Flood levels and flood extent lines are based on current information held by Council. Council does not accept responsibility for the accuracy of this Information. Any pipe sizes and location of pits and pipe lines should be confirmed by site investigation. The flood levels provided are only an approximate guide and have been derived using the current computer simulated model.

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The information provided on this document is presented in good faith. It is the responsibility of each individual using this information to undertake their own checks and confirm this information prior to its use. Parramatta City Council, its agents and employees are not liable (whether by reason of negligence, lack of care or otherwise) to any person for any damage or loss whatsoever which has occurred or may occur in relation to that person taking or not taking (as the case may be) action in respect of any representation, statement, or advice referred to above. Printed 11/05/2012

FIOOD Enquiry Information Issued (To be completed Mainstream Flooding	(To be completed by Council Officer)
Is this property affected by mainstream flooding?	Yes No
Closest Cross Sections: (Please refer to Flood Study):	DAI Enn A
T:20 year ARI m AHD Comments:	THELE ON FLOOD MAP
RI M AHD	NOTE ON
m AHD	
Refer to flood maps provided for detailed flood levels.	THIN
K RIVER FLOOD STUDY 2. DUCK CREEK SUB-CA	AIN RISH
verified by de	dSurveyor, MHACH 2005 (SKM)
Local Flooding (Please lick) 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
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.	No Yes
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.	and requirements relating to
Additional Recommended Actions (Please tick)	
The Applicant needs to discuss the proposal to re-develop this site with Council's Town Planner and De Engineer.	wn Planner and Development Services
The Applicant needs to contact Council's Town Planner and organise a pre-lodgement meeting to discuss any proposal to redevelop this property.	nt meeting to discuss any proposal to
The Applicant needs to refer to Council's Local Floodplain Risk Management policy for details relating to developing a land affected by flooding.	or details relating to developing a land
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 	an sea level. is big as or larger than, the selected event. ally estimated from probable maximum
 AEP – Annual Exceedance Probability is the change of a flood of a given or larger size occurring in an expressed as a percentage. 	size occurring in any one year, usually
Catchment Manages Ground Floor, 14 Ci CITY COUNCIL 90 Box 32, Parramatta NSW 2150 Fax: 02 Fax: 02	Catchment Management Section: Email Ground Floor, 1A Civic Place, Parramatta council@carrecity.nsw.gov.au Phone: 02 9806 5050 www.parracity.nsw.gov.au Fax: 02 9806 5917 TRIM.Ref. D02342153

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