

Based on a discussion with Auburn council's flood engineers, the PMF level at the site is 13.2m. Existing floor levels and majority of the ground levels on site exceed this level (refer attachment 2), therefore maintaining existing site floor levels as a minimum should be adequate for the proposed development.

Planning Considerations

The site is located in an area defined as a low flood risk precinct, based on a discussion with Auburn Council's flood engineers. With a site classification of commercial and Industrial, according to the Auburn DCP 2010 this classification deems all the Planning considerations except, Evacuation, non-relevant. The planning consideration, evacuation, is classed as level 4, refer figure 1. This class of evacuation requires that the site be consistent with any relevant DISPLAN or flood evacuation strategy.

Haslams Creek Floodplain
(Also applies to Duck River and Cooks River Floodplain in interim - subject to review)

Planning Consideration	Flood Risk Precincts (FRP's)														
	Low Flood Risk					Medium Flood Risk					High Flood Risk				
	Essential Community Facilities	Critical Utilities	Subdivision	Residential	Commercial & Industrial	Recreation & Non-Urban	Concessional Development	Essential Community Facilities	Critical Utilities	Subdivision	Residential	Commercial & Industrial	Recreation & Non-Urban	Concessional Development	Essential Community Facilities
Floor Level		5								2,3,4	2,3	1	6		
Building Components	2									1	1	1	1		
Structural Soundness	3									2	2	2	2		
Flood Affection	2									1	2	2	2		
Evacuation	2,4	*	3,4	4						*	3,4	3,4	1	3	
Management & Design	1,2,3	1								1	2,3,5	2,3,5	2,3,5	2,3,5	

Not Relevant
 Unsuitable Land Use

* Refer to 'Management & Design' planning consideration for subdivision

Note: Filling of the site, where acceptable to Council, may change the FRP considered to determine the controls applied in the circumstances of individual applications.

Figure 1 - Table from Auburn council's storm water DCP

Conclusion

- The majority of the site is above the PMF level of 13.2m, hence reducing the likelihood of requiring raised site levels in order to comply with council guidelines.
- Classification of Low Flood Risk and Commercial and Industrial deem all Planning considerations except Evacuation non relevant.
- To comply with Council's Planning and Considerations the site is required to be consistent with the relevant DISPLAN or flood evacuation strategy.

Kind Regards,

Carl Schulz B.Eng (Civil) MIE Aust

On behalf of Northrop Consulting Engineers

1. Excerpts from study: Flood Planning Map – Sheet FLD_002
2. Existing Site Survey



Auburn Local Environmental Plan 2010

Flood Planning Map
Sheet FLD_002

Flood Planning Land

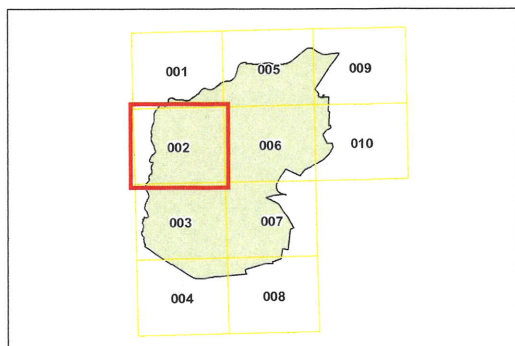
 Flood Planning Area

Cadastre

 Cadastre 25/05/10 © LPMA NSW

PARRAMATTA
COUNCIL

PROPOSED SITE



0 200 400
Metres

Scale: 1:10,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map identification number:
0200_COM_FLD_002_010_20100728



OWNERS NAME ON LAND TITLE IS "THE MASTER PLUMBERS AND MECHANICAL CONTRACTORS ASSOCIATION OF NSW" SEE AUTO CONSUL 5861-129

NO BOUNDARY SURVEY HAS BEEN UNDERTAKEN. BEARINGS AND DIMENSIONS ARE FROM TITLE ONLY AND ARE SUBJECT TO CONFIRMATION BY BOUNDARY SURVEY.

SERVICES SHOWN ARE INDICATIVE ONLY. POSITIONS ARE BASED ON SURFACE INDICATOR(S) LOCATED DURING FIELD SURVEY. CONFIRMATION OF THE EXACT POSITION SHOULD BE MADE TO THE RELEVANT AUTHORITIES PRIOR TO ANY EXCAVATION WORK. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN.

LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (AHD) USING SSM 95398 WITH RL OF 14.946m (ACC LB/L2)

ORIGIN OF CO-ORDINATES SSM 95398

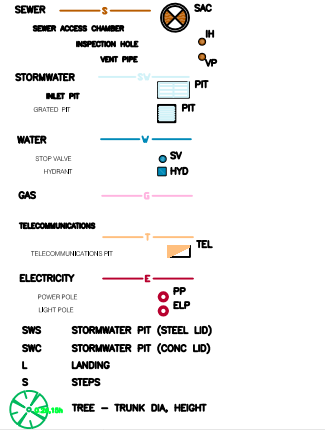
RIDGE, EAVE & GUTTER HEIGHTS HAVE BEEN OBTAINED BY AN INDIRECT METHOD AND ARE ACCURATE TO ± 0.05m.

ADJOINING DWELLING, BUILDING HAVE BEEN PLOTTED FOR DIAGRAMMATIC PURPOSES ONLY

NOTE:

DIAL BEFORE YOU DIG INFORMATION PROVIDED BY SYDNEY WATER IS LARGELY INCONSISTENT WITH INFORMATION GAINED BY SURVEY. ONLY SURFACE SERVICE PITS AND INDICATORS ARE SHOWN FOR SYDNEY WATER ASSETS. OTHER SERVICE INFORMATION IS A RESULT OF BOTH SURVEY AND SCALING OFF RELEVANT PLANS. LOCATION OF PIPES HAVE BEEN OBTAINED FROM DIAL BEFORE YOU DIG PLANS AND AS SUCH THESE PLANS SHOULD BE READ AS AN INTEGRAL PART OF THIS SURVEY PLAN. SERVICE PITS HAVE NOT BEEN OPENED TO CONFIRM DIRECTION OF PIPES TO AND FROM THOSE PITS. SERVICES INFORMATION PROVIDED BY DIAL BEFORE YOU DIG SEARCH WAS LIMITED TO SYDNEY WATER, JEMENA GAS NETWORKS (NSW), TELSTRA AND ENERGY AUSTRALIA ON 16-04-2010. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN. USERS OF THIS PLAN SHOULD ENSURE ITS SUITABILITY AND CURRENCY PRIOR TO ANY DESIGN WORKS, CONSTRUCTION OR EXCAVATION.

LEGEND



No.	DATE	REVISION DETAILS
B	28-6-10	TEXT ADJUSTMENTS
A	25-6-10	INVERT LEVELS ADDED

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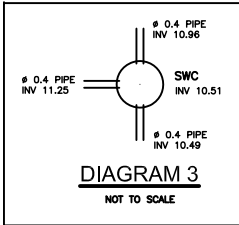
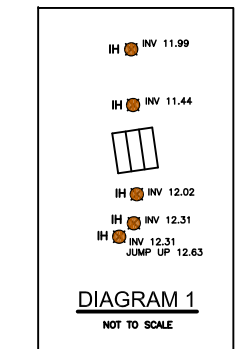
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PREPARED FOR:

GLENDENNING GROUP ARCHITECTS P/L

PLAN SHOWING LEVELS AND DETAIL
CNR PERCY ST & GELIBOLU PDE,
AUBURN
(LOTS 14-21 DP 2647, LOT 1 DP 721683
& LOT 1 DP 76735)

ORIGINAL SIZE:		A1	
SCALE	HOR: 1:250	VERT:	-
CO-ORDS:	MGA	DATUM:	AHD
DATE OF SURVEY	12-04-10	DATE OF PLAN:	20-04-10
SURVEY	RGM	DRAWN	NEC
CHECKED:	RGM	DATE	29-04-2010
APPROVED:	MDL	DATE	30-4-2010
JOB REF:	G532SC		
CAD REF:	G532-001b.dwg	SHEET	1 OF 1 SHEETS



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