

# Flood Impact Assessment

26-30 Parkes Street, Harris Park

59918169

Prepared for  
Parkes St NSW Pty Ltd

23 July 2018



## Contact Information

**Cardno (NSW/ACT) Pty Ltd**  
ABN 95 001 145 035

Level 9, The Forum  
203 Pacific Highway St Leonards NSW 2065

Telephone: 61 2 9496 7700  
Facsimile: 61 2 9439 5170  
International: 61 2 9496 7700

sydney@cardno.com.au  
www.cardno.com

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# Executive Summary

This report details the assessment of the stormwater flooding extent and behaviour for the planning proposal for 26-30 Parkes Street, Parramatta. The subject site is located on the Clay Cliff Creek floodplain just upstream of Harris Street.

It is proposed to redevelop the site as a multi-storey mixed use apartment complex comprising four levels of basement car parking, 2 levels of commercial retail outlets, 33 levels of residential apartments, one level of communal area and open space and a rooftop bar.

The flooding assessment methodology is outlined as follows:

- Impact of planned development on flooding
- Climate change impact on flooding
- Flood emergency response
- Flood warning and evacuation
- Outline of a draft emergency response plan
- Compliance with requirements of Parramatta DCP 2011

## Previous Flood Assessments

It is noted that flooding investigations have been previously completed for the Clay Cliff Creek floodplain in the vicinity of the subject property as follows:

- The Lower Parramatta River Floodplain Risk Management Study, Flood Study Review prepared by SKM in 2005;
- The Clay Cliff Creek Catchment Master Drainage Plan prepared by Cardno Willing in 2007;
- Flood Impact Assessment of Development of 14-16 Parkes St, Parramatta prepared by Cardno in 2011;
- Flood Impact Assessment, 111 Wigram St, Harris Park prepared by Cardno in 2011;
- Flood Impact Assessment, 122 Wigram St, Harris Park prepared by Cardno in 2011;
- Flood Impact Assessment, 40-72 Church Street, Parramatta prepared by Cardno in 2011;
- Flood Impact Assessment, 113-117 Wigram St and 23-29 Hassall St, Harris Park prepared by Cardno in 2014; and
- Flood Impact Assessment, 5-7 Parkes St, Parramatta prepared by Cardno in 2017.

## Flood Impact Assessment

The assessment of the impact or otherwise of development on 26-30 Parkes Street, Harris Park was undertaken using a version of the 2007 Clay Cliff Creek XP-SWMM 1D/2D floodplain model last updated for the 2017 assessment of flooding of 32 Tramway Avenue, Parramatta. The model extent covers the subject site.

Flood models were established for the existing site conditions and future developed scenarios. The layout of the proposed multi-storey mixed use apartment complex is shown in the selected architectural drawings prepared by Project Tourism International Architecture (attached in **Appendix C**).

Flood modelling was completed for the 100 year ARI, and Probable Maximum Flood events.

Council's Flood Map (**Figure 1** and **Appendix B**) indicate the following peak flood levels (at Chainage 2220) adopted by Council:

- 100 year ARI: 6.19 m AHD; and
- PMF: 9.44 m AHD

The flood modelling of existing and future site conditions completed as described in Sections 3.1 and 3.3 estimated the following peak flood levels (at a comparable location):

- 100 year ARI: 6.30 m AHD; and
- PMF: 9.50 m AHD.

It is noted that the floodplain model predicts shallow overland flows which discharge north down Harris Street towards Clay Cliff Creek. These shallow overland flows are not plotted in Council's Flood Map given in **Appendix B**.

For the purpose of assessing compliance with Council's DCP requirements and flood emergency management Council's and [in accordance with Council's stated policy](#) the flood levels reported in Council's Flood Map (at Chainage 2220) were adopted when considering the planning proposal.

The 100 year ARI flood level adopted for the review of the development floor levels is 6.19 m AHD.

The estimated 100 year ARI and PMF level differences under Future Conditions in comparison with Existing Conditions are plotted in **Figures 28** and **29** respectively. It is concluded that the planned development has a negligible impact on 100 year ARI and PMF levels.

Peak overland flow velocities in a 100 year ARI event in Harris Street south of Clay Cliff Creek are low (< 0.3 m/s) and in Parkes Street east of Wigram Street are generally low (up to 0.5 m/s) except along the Clay Cliff Creek channel. The impact of the planned development on flow velocities is negligible.

In a PMF event peak flow velocities in Harris Street south of Clay Cliff Creek are low (< 0.3 m/s) and in Parkes Street east of Wigram Street are generally low (up to 0.3 - 0.6 m/s). In a PMF the planned development locally increases the flow velocity in 114 Harris Street while lowering the peak velocity in Parkes Street in the vicinity of 18-24 Parkes Street.

In a 100 year event, the velocity-depth product is less than 0.4 m<sup>2</sup>/s in Harris Street south of Clay Cliff Creek and in Parkes Street east of Wigram Street. The impact of the planned development on flow velocity x depth is negligible.

In a PMF event velocity x depth in Harris Street south of Clay Cliff Creek varies depending on location and in Parkes Street east of Wigram Street also varies depending on location. In the case of 26-30 Parkes Street the velocity x depth in a PMF adjacent to the site in Harris Street and Parkes Street is < 0.4 m<sup>2</sup>/s. In a PMF the planned development locally increases the flow velocity x depth in 114 Harris Street and in the southeast corner of 24 Parkes Street.

In a 100 year event, the provisional hazard in Harris Street south of Clay Cliff Creek and in Parkes Street east of Wigram Street is Low. The impact of the planned development on provisional hazard is negligible.

In a PMF event provisional hazard in Harris Street adjacent to the site is High while in Parkes Street adjacent to the site it is Low. The impact of the planned development on provisional hazard is negligible.



### Flood Risk Precinct

The flood risk precincts in the vicinity of the site are plotted in **Figure 15**. While the site is mapped as Low Flood Risk with a very minor area of Medium Flood Risk based on the XP-SWMM 1D/2D results the site would be solely mapped as Low Flood Risk based on mapped extents of 100 yr ARI flooding and hazard as given in Council's Flood Map attached in **Appendix B**.

### Rate of Rise of Floodwaters

Features of the planned development include:

- Ground levels which vary from 8.78 m AHD in the southwest corner to 7.19 m AHD in the northeast corner of the property;
- Proposed ground floor level for the commercial and retail outlets of 9.1 m AHD which provides which provides 2.55 m freeboard to the indicative 100 yr ARI flood level under climate change;
- Proposed Level 1 floor level of the commercial uses of 13.3 m AHD which is higher than the PMF level;
- Proposed floor levels for all the apartments which are all significantly higher than the PMF level;
- A driveway crest level of around 7.05 m AHD which provides 0.96 m freeboard to the 100 yr ARI flood level in Clay Cliff Creek and 0.5 m freeboard to the indicative 100 yr ARI flood level under climate change in Clay Cliff Creek.

While the entry to the ground floor commercial and retail outlets has a freeboard of around 2.9 m above the current 100 year ARI flood level, this freeboard would be overwhelmed in a PMF event (within around 3 hours). The PMF is estimated to reach a level of around 9.44 m AHD.

The representative spill level to initiate flow down the driveway is 7.05 m AHD (assuming that the ingress of floodwaters via any vents or lift shafts is limited) and it is estimated that in a 4 hour PMF event that the onset of flows down the car park ramps would occur around 3 hours 45 minutes after start of the PMP storm.

Consequently, it is expected that there would be insufficient time to evacuate any residents and/or visitors from the site and that instead residents and/or visitors would need to shelter in place.

It was envisaged that the car park levels would be progressively filled by floodwaters in a similar timeframe due to the expected flooding of each car parking level (from Basement Level 1 to Basement Level 2 to Basement Level 3 to Basement Level 4) in order to drive flows down the access ramp ie. the Basement Level 1 car park would act like a retarding basin with the last "basin" (Basement Level 4) filling over a slightly shorter time than Basement Level 1.

The time it would take to fill each level of the car park to a depth of 0.9 m was also estimated using a simple hydraulic model of flows down the ramps. For the case of the PMF (which is the most rapidly rising flood that was assessed) the estimated times it would take to fill each level of the car park to a depth of 0.9 m and to completely full is around 16-20 minutes and around 21-26 minutes respectively.

### Emergency Planning

As indicated in the 2010 Parramatta DISPLAN, it is expected that Building Owners and Managers in accordance with existing OH&S requirements, the Building Code of Australia and relevant City of Parramatta regulations, are to have a building Emergency Management Plan which complies with the provisions of AS 3745.

A draft Emergency Response Plan is outlined.

## **Flood Emergency Response**

In the case of flood events approaching the PMF then workers or visitors on the Ground Floor could retreat to the Communal Area on Level 4.

In the case of the proposed development a conservative maximum density of 2 m<sup>2</sup> per person has been adopted in view of the length of time visitors and/or residents may be required to shelter in place. Based on the estimated peak number of persons that could be at risk in the car park and in Ground Floor the estimated maximum area of refuge required is 60 m<sup>2</sup>. It is expected that this refuge would be provided by the communal area on Level 4 which far exceeds the required area of refuge.

## **Assessment of Council Requirements**

Section 2 of the Parramatta DCP 2011 describes site planning considerations including design objectives, design principles and design controls. An assessment of the compliance of the proposed development with Council's requirements is given in Section 7 of this report.

The development is located almost wholly in a Low Flood Risk Precinct. Consequently the development has been assessed against the planning and development controls that apply to "Residential" in a Low Flood Risk Precinct.

It is concluded that the assessment and details in this Flood Impact Assessment satisfy the requirements of the Parramatta DCP 2011.

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# 1 Introduction

## 1.1 Background

This report details the assessment of the stormwater flooding extent and behaviour for the planning proposal for 26-30 Parkes Street, Parramatta. The subject site is located on the Clay Cliff Creek floodplain just upstream of Harris Street (refer **Figure 1** in **Appendix A**).

It is proposed to redevelop the site as a multi-storey mixed use apartment complex comprising four levels of basement car parking, 2 levels of commercial retail outlets, 33 levels of residential apartments, one level of communal area and open space and a rooftop bar.

## 1.2 Flooding Considerations

It is noted that flooding investigations have been previously completed for the Clay Cliff Creek floodplain in the vicinity of the subject property as follows:

- The Lower Parramatta River Floodplain Risk Management Study, Flood Study Review prepared by SKM in 2005;
- The Clay Cliff Creek Catchment Master Drainage Plan prepared by Cardno Willing in 2007;
- Flood Impact Assessment of Development of 14-16 Parkes St, Parramatta prepared by Cardno in 2011;
- Flood Impact Assessment, 111 Wigram St, Harris Park prepared by Cardno in 2011;
- Flood Impact Assessment, 122 Wigram St, Harris Park prepared by Cardno in 2011;
- Flood Impact Assessment, 40-72 Church Street, Parramatta prepared by Cardno in 2011;
- Flood Impact Assessment, 113-117 Wigram St and 23-29 Hassall St, Harris Park prepared by Cardno in 2014; and
- Flood Impact Assessment, 5-7 Parkes St, Parramatta prepared by Cardno in 2017.

The flooding context for the site is provided in the flood map prepared by Parramatta City Council and given in **Figure 1** (refer also **Appendix B**) and the 10 year ARI and 100 year ARI flood extents estimated in the 2007 Cardno Willing Study as given in **Figure 2**.

## 1.3 Objective

The objective of the study is to address the following considerations for planned development of the sites:

- Impact of planned development on flooding;
- Climate change impact on flooding;
- Flood emergency response;
- Flood warning and evacuation;
- Outline of a draft emergency response plan; and
- Compliance with requirements of Parramatta DCP 2011

## 1.4 Methodology

The flooding assessment methodology is outlined as follows:

- Review of previous flood studies and available data;
- Compilation of site specific data (including proposed development layout);
- If appropriate, modify the Clay Cliff Creek floodplain model to represent existing site scenario;
- Revision of flood model to represent future site development;
- Assessment of resultant flood behaviour and flood risks;
- Review of flood emergency planning;
- Outline a flood emergency response plan;
- Review of compliance with Parramatta City Council development requirements;

## 2 Previous Studies

The proposed development on 26-30 Parkes Street, Harris Park is potentially subject to flooding by floodwaters spilling from Clay Cliff Creek and/or the Parramatta River. Consequently previous studies of flooding in the lower Parramatta River and in Clay Cliff Creek are relevant to the subject site.

### 2.1 2005 Lower Parramatta River Floodplain Study

The Lower Parramatta River Floodplain Risk Management Study/Plan was completed in 2005 in accordance with the provisions of the Floodplain Development Manual applicable at that time. This study included a Flood Study Review which re-assessed flood levels in a number of watercourses and in the tidal section of Parramatta River, between the Charles Street weir and Ryde (road) Bridge. The Flood Study Review provided the base data for the subsequent Floodplain Risk Management Study.

The study was commissioned by Parramatta City Council to update the previous data on flood levels and extents. PCC was aware that the results predicted in the 1986 study would now be subject to change due to changes in the catchment such as urbanisation and the construction of flood mitigation projects in the upper catchment. It also recognised that the previous flood extent mapping was based on the best information available at the time, but it was of variable reliability and did not provide an assessment of flood hazard.

The LPRFS adopted the best current practice to review the flood data which included (SKM, 2005):

- up-to-date catchment hydrology for the Upper Parramatta River Catchment;
- existing/ updated hydrology for the tributaries within the Lower Parramatta River study area;
- Airborne Laser Survey;
- an additional 70 surveyed cross-sections;
- the widely used and accepted MIKE-11 hydraulic model;
- use of GIS to develop digital terrain models;
- multiple design storms to generate maximum flood levels; and
- appropriate methodology for estimating concurrent flows in tributaries.

Generally, results from the review compared well with previous studies. However, flood levels estimated in the 1986 Lower Parramatta Flood Study prepared by Willing and Partners in the Lower Parramatta River downstream of Subiaco Creek (including the Duck River confluence) were up to 1.2 m lower than those derived in the 2005 review. The reasons for this difference as described in the 2005 Flood Study report include:

- revision of the critical duration to 9 hours for the Upper Parramatta River catchment in the 2005 study, due to the inclusion of channel routing and the effect of the Darling Mills Retarding Basin and other flood mitigation works. This leads to an increase in the volume of floodwaters;
- more detailed and complete survey data; and
- the adoption of an integrated modelling approach and consistent design storms for the main river and tributaries.

It is our understanding that Parramatta City Council adopted the design flood levels from this study for planning purposes in 2005.



Council and Council's Peer Reviewer has relied upon the flood levels estimated by this flood study in the vicinity of Wigram St and Hassall St, Harris Park as contained in Council's Flood Map (refer **Figure 1**).

## **2.2 2007 Clay Cliff Creek Catchment Master Drainage Plan**

A Catchment Master Drainage Plan for the Clay Cliff Creek catchment at Parramatta was prepared in 2007. The aim of the study as set out by Parramatta City Council was to identify overland flow problem areas, locations of surcharge due to insufficient pipe capacity and pit inlet capacity, and localised flooding with areas of improvement. The study aimed also to prepare cost effective options based on cost benefit analysis.

The 2007 study assembled a hydrological model of the Clay Cliff Creek catchment and input local flow hydrographs into an XP-SWMM 1D/2D floodplain model. The estimated 10 year ARI and 100 year ARI flood extents are presented in **Figure 2**.

## **2.3 2011 Flood Impact Assessment, 111 Wigram St, Harris Park**

Cardno was commissioned by ING Consulting Engineers Pty Ltd to undertake an assessment of the site and the proposed development in relation to flooding. The purpose of the assessment was to ensure that the proposed development does not have an adverse effect on 100 year ARI flood levels upstream and downstream of site and that risk of flooding to the public is acceptable to Parramatta City Council.

Cardno assessed flood behaviour for the 100 year ARI for the existing and proposed conditions. This was undertaken through update of our 2007 XP-SWMM 1D/2D model of the Clay Cliff Creek catchment prepared for the Parramatta City Council.

The assessment concluded that the proposed development does not have an adverse effect on 100 year ARI flood levels upstream and downstream of site and that the flood risk to the public is acceptable to Council.

## **2.4 2011 Flood Impact Assessment, 122 Wigram St, Harris Park**

Cardno was commissioned by LJ Hooker Westmead to undertake the flood assessment of the proposed multi-storey mixed-use development at 122 Wigram Street, Harris Park. The purpose of the assessment was to ensure that the proposed development does not have an adverse effect on 100 year ARI flood levels upstream and downstream of site and that risk of flooding to the public is acceptable to Parramatta City Council.

Cardno assessed flood behaviour for the 100 year ARI for the existing and proposed conditions. This was undertaken through update of our 2007 XP-SWMM 1D/2D model of the Clay Cliff Creek catchment prepared for the Parramatta City Council.

The assessment concluded that the proposed development would maintain the floodplain of Clay Cliff Creek and would have little impact on flood behaviour being located between the hydraulic controls of Charles and Wigram Street crossings.

## **2.5 2014 Flood Impact Assessment, 113-117 Wigram St and 23-29 Hassall St, Harris Park**

In 2014 a mixed-use development of 113-117 Wigram St and 23-29 Hassall St was proposed comprising retail outlets, residential apartments and a multi-storey underground car park.

This site is located adjacent to and north of Clay Cliff Creek.

The objective of the study was to address the overall conclusions of Council's Peer Reviewer as documented in a memorandum dated 21 October 2013.

A 1D/2D assessment of flooding in the vicinity of the site was undertaken to define flood behaviour and to assess the impacts if any of the proposed development using a modified version of the XP-SWMM 1D/2D floodplain model. The 1D/2D floodplain model included the floodplain of Clay Cliff Creek up to the Railway Line and a reach of the Parramatta River.

## 3 Flooding Assessment

The assessment of the impact or otherwise of development on 26-30 Parkes Street, Harris Park was undertaken using a version of the 2007 Clay Cliff Creek XP-SWMM 1D/2D floodplain model last updated for the 2017 assessment of flooding of 32 Tramway Avenue, Parramatta. The model extent covers the subject site.

### 3.1 Existing Conditions

#### 3.1.1 Model Configuration

The floodplain model which was used for assessment purposes was an extended version of the 2007 Clay Cliff Creek model recently used to assess the impacts of planned development on 32 Tramway Avenue, Parramatta which includes development which was assessed previously on properties nearby to 26-30 Parkes St, Harris Park. The 1D/2D model of the Clay Cliff Creek floodplain which extends to its outfall into the Parramatta River was extended to include a reach of the lower Parramatta River and its floodplain. In order to reduce the size of the overall model to assess the impacts of planned development the Clay Cliff Creek model was truncated at the railway line which is a local hydraulic control (refer **Figure 2**).

The Parramatta River was represented in the 1D/2D floodplain model as 2D terrain which was created from the cross sections extracted from the lower Parramatta River floodplain model between and including PARRAMATTA\_R 3248 to PARRAMATTA\_R 4452. The overbank areas not already represented in the Clay Cliff Creek model were included in the 2D domain using ALS data which was previously supplied by Council for the Clay Cliff Creek study.

The adopted downstream boundary condition was a stage hydrograph extracted from the lower Parramatta River floodplain model at PARRAMATTA\_R 4452.

The upstream boundary conditions were a flow hydrograph in the Parramatta River extracted from the lower Parramatta River floodplain model at PARRAMATTA\_R 3248 and the flow hydrograph generated by the Clay Cliff Creek model at the Railway Line. Local inflow hydrographs were also input within the study area based on the subcatchment discretisation adopted in the 2007 Clay Cliff Creek catchment study.

#### 3.1.2 Terrain

The Digital Terrain Model (DTM) adopted for the flood model represents the ground surface elevations and blockages to flow caused by buildings. The DTM and blockages for Existing Conditions in the vicinity of the site is shown in **Figure 3**.

#### 3.1.3 Floodplain Roughness

The roughness zones in the vicinity of the site are plotted in **Figure 4**. The roughness values which were adopted were guided by the values previously adopted in the 2007 Clay Cliff Creek catchment study.

#### 3.1.4 Results

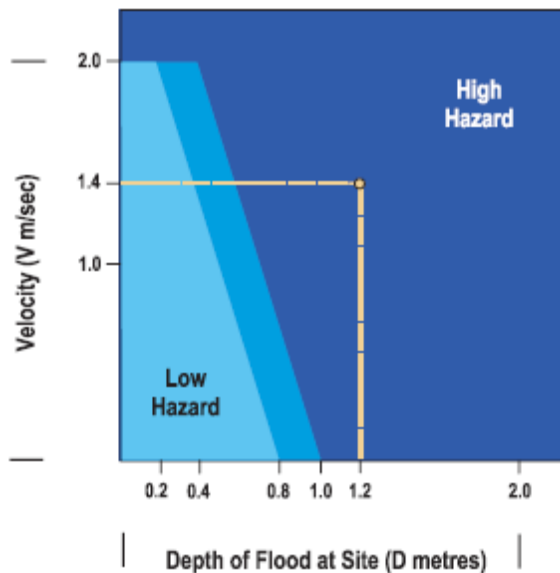
The estimated 100 year ARI flood levels and extent, depths and velocities under Existing Conditions are plotted in **Figures 5, 6 and 7** respectively.

When considering pedestrian and vehicular stability, three velocity x depth criteria were identified as follows:

Velocity x Depth	Comment
$\leq 0.4 \text{ m}^2/\text{s}$	This is typically adopted by Councils as a limit of stability for pedestrians
$0.4 - 0.6 \text{ m}^2/\text{s}$	Unsafe for pedestrians but safe for vehicles if overland flood depths do not exceed around 0.3 m
$> 0.6 \text{ m}^2/\text{s}$	This is typically adopted by Councils as a limit of stability for vehicles

The estimated 100 year ARI velocity x depth under Existing Conditions is plotted in **Figure 8**.

Experience from studies of floods throughout NSW and elsewhere has allowed authorities to develop methods of assessing the hazard to life and property on floodplains. This experience has been used in developing the NSW Floodplain Development Manual to provide guidelines for managing this hazard. These guidelines are shown schematically below.



*Provisional Hazard Categories (after Figure L2, NSW Government, 2005)*

To use the diagram, it is necessary to know the average depth and velocity of floodwaters at a given location. If the product of depth and velocity exceeds a critical value (as shown below), the flood flow will create a **high hazard** to life and property. There will probably be danger to persons caught in the floodwaters, and possible structural damage. Evacuation of persons would be difficult. By contrast, in **low hazard** areas people and their possessions can be evacuated safely by trucks. Between the two categories a transition zone is defined in which the degree of hazard is dependent on site conditions and the nature of the proposed development.

This calculation leads to a provisional hazard rating. The provisional hazard rating may be modified by consideration of effective flood warning times, the rate of rise of floodwaters, duration of flooding and ease or otherwise of evacuation in times of flood. The estimated 100 year ARI provisional flood hazard under updated Existing Conditions is plotted in **Figure 9**.

The estimated PMF levels and extent, depths, velocities, velocity x depth and hazards under updated Existing Conditions are plotted in **Figures 10, 11, 12, 13 and 14** respectively.

Based on the results of the assessments of 100 year ARI and PMF flooding the flood risk precincts are identified in **Figure 15**.

## 3.2 Future Conditions

### 3.2.1 Terrain

The layout of the proposed multi-storey mixed use apartment complex is shown in the selected architectural drawings prepared by Project Tourism International Architecture (attached in **Appendix C**). It comprises four levels of basement car parking, 2 levels of commercial / retail outlets, 33 levels of residential apartments, one level of communal area and open space and a rooftop bar.

The DTM for the Future Conditions model was generated based on the architectural drawings prepared by Project Tourism International Architecture. A summary of the areas blocked in the future DTM and additional features are shown in **Figure 16**.

### 3.2.2 Floodplain Roughness

The roughness zones under Future Conditions are plotted in **Figure 17**. The roughness values which were adopted were guided by the values previously adopted in the 2007 Clay Cliff Creek catchment study.

### 3.2.3 Results

The estimated 100 year ARI flood levels and extent, depths, velocities, velocity x depth and hazards under Future Conditions are plotted in **Figures 18, 19, 20, 21** and **22** respectively.

The estimated PMF flood levels and extent, depths, velocities, velocity x depth and hazards under Future Conditions are plotted in **Figures 23, 24, 25, 26** and **27** respectively.

## 3.3 Peak Flood Levels

Council's Flood Map (**Figure 1** and **Appendix B**) indicate the following peak flood levels (at Chainage 2220) adopted by Council:

- 100 year ARI: 6.19 m AHD; and
- PMF: 9.44 m AHD

The flood modelling of existing and future site conditions completed as described in Sections 3.1 and 3.3 estimated the following peak flood levels (at a comparable location):

- 100 year ARI: 6.30 m AHD; and
- PMF: 9.50 m AHD.

It is noted that the floodplain model predicts shallow overland flows which discharge north down Harris Street towards Clay Cliff Creek. These shallow overland flows are not plotted in Council's Flood Map given in **Appendix B**.

For the purpose of assessing compliance with Council's DCP requirements and flood emergency management Council's and [in accordance with Council's stated policy](#) the flood levels reported in Council's Flood Map (at Chainage 2220) were adopted when considering the planning proposal.

The 100 year ARI flood level adopted for the review of the development floor levels is 6.19 m AHD.

### 3.4 Flood Impact Assessment

The estimated 100 year ARI and PMF level differences under Future Conditions in comparison with Existing Conditions are plotted in **Figures 28** and **29** respectively. It is concluded that the planned development has a negligible impact on 100 year ARI and PMF levels.

Peak overland flow velocities in a 100 year ARI event in Harris Street south of Clay Cliff Creek are low (< 0.3 m/s) and in Parkes Street east of Wigram Street are generally low (up to 0.5 m/s) except along the Clay Cliff Creek channel. The impact of the planned development on flow velocities is negligible.

In a PMF event peak flow velocities in Harris Street south of Clay Cliff Creek are low (< 0.3 m/s) and in Parkes Street east of Wigram Street are generally low (up to 0.3 - 0.6 m/s). In a PMF the planned development locally increases the flow velocity in 114 Harris Street while lowering the peak velocity in Parkes Street in the vicinity of 18-24 Parkes Street.

In a 100 year event, the velocity-depth product is less than 0.4 m<sup>2</sup>/s in Harris Street south of Clay Cliff Creek and in Parkes Street east of Wigram Street. The impact of the planned development on flow velocity x depth is negligible.

In a PMF event velocity x depth in Harris Street south of Clay Cliff Creek varies depending on location and in Parkes Street east of Wigram Street also varies depending on location. In the case of 26-30 Parkes Street the velocity x depth in a PMF adjacent to the site in Harris Street and Parkes Street is < 0.4 m<sup>2</sup>/s. In a PMF the planned development locally increases the flow velocity x depth in 114 Harris Street and in the southeast corner of 24 Parkes Street.

In a 100 year event, the provisional hazard in Harris Street south of Clay Cliff Creek and in Parkes Street east of Wigram Street is Low. The impact of the planned development on provisional hazard is negligible.

In a PMF event provisional hazard in Harris Street adjacent to the site is High while in Parkes Street adjacent to the site it is Low. The impact of the planned development on provisional hazard is negligible.

### 3.5 Climate Change

Based on discussions with Parramatta City Council in 2012 an indicative assessment of the impact of climate change on the 100 year ARI flood levels in the year 2100 was undertaken in 2012 to inform a Discussion Paper on Flooding of the DHA Site in Ermington (Cardno, 2012). This assessment was based on an assumed 15% increase in design rainfall (yielding a 12% increase in 100 year ARI flood flows) and sea level rise of 0.9 m.

The indicative 100 year ARI flood levels in the Parramatta River under climate change are around 0.34 m – 0.45 m higher than the 100 year ARI flood levels adopted by Council. It is expected that the impact of climate change in the vicinity of the site which is adjacent to Clay Cliff Creek is around 0.35 m ie. around 6.55 m AHD. The proposed level of the ground floor is at 9.1 m AHD which provides 2.55 m freeboard to the indicative 100 yr ARI flood level under climate change while the driveway entry crest level of around 7.05 m AHD provides 0.5 m freeboard to the indicative 100 yr ARI flood level under climate change.

### 3.6 Cumulative Development

The cumulative impact of multiple potential developments in the vicinity has been previously represented in the floodplain model assembled during the 2005 Lower Parramatta River Floodplain Study and is already incorporated in the resulting flood levels adopted by Council. In the 2005 floodplain model overland flowpaths are primarily represented as road corridors and any existing or new development on lots or re-development lies outside the modelled flood extents. Council's plotted flood extents are based on extrapolating the calculated flood levels beyond the modelled flood extents. Consequently new development or re-development can't be represented by modification of current cross sections in Council's floodplain model and will not change the flood levels adopted by Council.

The cumulative impact of the proposed development of 24 Parkes Street, 26-30 Parkes Street and 114-118 Harris Street was also undertaken.

The estimated 100 year ARI and PMF level differences under cumulative Future Conditions in comparison with Existing Conditions are plotted in **Figures 30** and **31** respectively. In the case of the 100 yr ARI event there is a local increase on Harris Street opposite 118 Harris Street of around 0.05 m. This local impact does not extend to any adjoining property. There is also an associated small reduction in 100 yr ARI flood levels north of Clay Cliff Creek.

In the PMF there is a small local increase in the PMF level upstream of 24 Parkes Street of around 0.03 m. This impact decreases west of 20 Parkes Street.

It is concluded that the planned cumulative development has a local adverse impact on 100 year ARI in Harris Street which does not extend to any adjoining property and a small adverse impact on PMF levels upstream of 24 Parkes Street.

## 4 Flood Risks

The flood risks at and in the vicinity of 26-30 Parkes Street, Harris Park are discussed as follows.

### 4.1 Flood Levels, Velocities and Hazards

The estimated 100 year ARI flood levels and extent, depths, velocities, velocity x depth and hazards under Future Conditions are plotted in **Figures 18, 19, 20, 21** and **22** respectively.

The estimated PMF flood levels and extent, depths, velocities, velocity x depth and hazards under Future Conditions are plotted in **Figures 23, 24, 25, 26** and **27** respectively.

### 4.2 Flood Risk

The flood risk precincts in the vicinity of the site are plotted in **Figure 15**. While the site is mapped as Low Flood Risk with a very minor area of Medium Flood Risk based on the XP-SWMM 1D/2D results the site would be solely mapped as Low Flood Risk based on mapped extents of 100 yr ARI flooding and hazard as given in Council's Flood Map attached in **Appendix B**. Likewise the sections of Harris Street and Parkes Street adjoin the property would be also mapped by Council as Low Flood Risk.

### 4.3 Rate of Rise of Floodwaters

To understand the likely warning times and associated response times during extreme flood events it is necessary to estimate the expected rate of rise of floodwaters. At 26-30 Parkes Street, Harris Park the estimated rate of rise of flooding in a PMF event at the driveway is around 2.5 m/hr. The estimated rate of rise of flooding in a PMF event above the ground floor level of 9.1 m AHD is around 1.0 m/hr and decreases as the peak water level is approached.

Features of the planned development include:

- Ground levels which vary from 8.78 m AHD in the southwest corner to 7.19 m AHD in the northeast corner of the property;
- Proposed ground floor level for the commercial and retail outlets of 9.1 m AHD which provides which provides 2.55 m freeboard to the indicative 100 yr ARI flood level under climate change;
- Proposed Level 1 floor level for the commercial uses of 13.3 m AHD which is higher than the PMF level;
- Proposed floor levels for all the apartments which are all significantly higher than the PMF level;
- A driveway crest level of around 7.05 m AHD which provides 0.96 m freeboard to the 100 yr ARI flood level in Clay Cliff Creek and 0.5 m freeboard to the indicative 100 yr ARI flood level under climate change in Clay Cliff Creek.

While the entry to the ground floor commercial and retail outlets has a freeboard of around 2.9 m above the current 100 year ARI flood level, this freeboard would be overwhelmed in a PMF event (within around 3 hours). The PMF is estimated to reach a level of around 9.44 m AHD.

The representative spill level to initiate flow down the driveway is 7.05 m AHD (assuming that the ingress of floodwaters via any vents or lift shafts is limited) and it is estimated that in a 4 hour PMF event that the onset of flows down the car park ramps would occur around 3 hours 45 minutes after start of the PMP storm.



Consequently, it is expected that there would be insufficient time to evacuate any residents and/or visitors from the site and that instead residents and/or visitors would need to shelter in place.

It was envisaged that the car park levels would be progressively filled by floodwaters in a similar timeframe due to the expected flooding of each car parking level (from Basement Level 1 to Basement Level 2 to Basement Level 3 to Basement Level 4) in order to drive flows down the access ramp ie. the Basement Level 1 car park would act like a retarding basin with the last "basin" (Basement Level 4) filling over a slightly shorter time than Basement Level 1.

The time it would take to fill each level of the car park to a depth of 0.9 m was also estimated using a simple hydraulic model of flows down the ramps. For the case of the PMF (which is the most rapidly rising flood that was assessed) the estimated times it would take to fill each level of the car park to a depth of 0.9 m and to completely full is around 16-20 minutes and around 21-26 minutes respectively.

In events less extreme than the PMF but of sufficient severity to overtop the driveway crest level and where the inflow volume is less than the storage volume in the car parking levels then the same flooding behaviour would be expected with flooding initially occurring on both levels but at the time inflows cease floodwaters would then continue to flow down the access ramps until the flood level in the car park reaches its maximum level (ie. Basement Level 4 would fill like a bath tub).

#### **4.4 Duration of Inundation**

The estimated maximum times of isolation in a PMF are as follows:

- Ground Floor (at 9.1 m AHD) – Around 1 hours 10 mins
- Car Park Entry (at 7.05 m AHD) – Around 3 hours 35 mins

#### **4.5 Persons at Risk (PAR)**

The direct Persons at Risk (PAR) during the PMF was estimated for the Ground Floor and the car parking levels and the indirect PAR was estimated for residents living in apartments at levels higher than the PMF level (Levels 1-6).

In the case of the retail on the Ground Floor, the PAR was based on the approach adopted to estimate the PAR within Warringah Mall previously reported by Cardno, 2007. The PAR for Warringah Mall was based on:

- An estimated average 6,667 visitors to Warringah Mall each trading hour;
- 60% of all visitors are visiting ground floor retailers (estimate provided by Centre Management) giving 4,000 ground floor visitors per hour;
- The area of retail premises that experience overfloor flooding greater than 0.2 m in a 100 yr ARI flood as a proportion of the total ground floor retail area;
- On average 9.2 hours of trading each weekday; and
- On average 15 hours of trading each weekend.

In the case of 26-30 Parkes St the average number of visitors per hour to the Ground Floor was scaled based on the ratio of the floor level of the retail outlets to the area of ground floor retailers at Warringah Mall. This gave an estimate of around 22 visitors per hour to the Ground Floor at 26-30 Parkes St.

The estimated number of persons directly at risk on the Ground Floor under proposed conditions is 8.0 (because it accounts for periods when the retail outlets are not trading).

In the case of commercial offices a unit rate of one worker per 10 m<sup>2</sup> of office space was assumed guided by an allowance for a workstation and access corridor.

The estimated number of workers located on Level 1 is 138. The estimated number of persons indirectly at risk on Level 1 is 35.0 (because it accounts for periods when workers are not present).

The number of residents and/or visitors that would be indirectly at risk during a PMF was estimated based on the following assumed occupancies of apartments.

- 1 Bedroom                      1.5 persons
- 2 Bedroom                      2.5 persons
- 3 Bedroom                      3.5 persons

The following assumptions were also made when estimating the Population at Risk (PAR):

- During day-time hours on weekdays:
  - the average occupancy per apartment over the whole building would be reduced by one person per apartment to account for one resident in each apartment working (this is viewed as a conservative assumption);
  - the average duration of occupancy would be 9 hours per day (out of 10 hours)
  - the average occupancy of each shop was assumed to be 3 persons
  - the average duration of occupancy of the neighbourhood store would be 10 hours per day (out of 10 hours)
- During night-time on weekdays:
  - All residents would reside on site each night ie. the average occupancy per apartment applies over the whole building;
  - the average duration of occupancy would be 14 hours per night (out of 14 hours);
  - the average occupancy of the each shop was assumed to be 3 persons;
  - the average duration of occupancy of each shop would be 4hours per night (out of 14 hours)
- During weekends:
  - the average duration of occupancy of all residents would be 18 hours per day (out of 24 hours)
  - the average duration of occupancy of each shop would be 14 hours per day (out of 24 hours)

In relation to estimating the PAR in car parking levels during a flood the following assumptions were made

- During day-time hours on weekdays:
  - the average occupancy per apartment over the whole building applies;
  - the average duration of occupancy of the car park would be 0.25 hours per day;
- During night-time on weekdays:
  - the average occupancy per apartment over the whole building applies;
  - the average duration of occupancy of the car park would be 0.25 hours per day;
- During weekends:
  - the average occupancy per apartment over the whole building applies;
  - the average duration of occupancy of the car park would be 0.5 hours;

The estimated total number of residents/visitors/retail staff **directly** at risk during a PMF is summarised in **Table 1** while the total number of workers and of residents/visitors that would be **indirectly** at risk during a PMF (all other levels higher than the PMF) is summarised in **Table 2**.

**Table 1 Estimated Population at Risk (PAR) Directly during a PMF**

Residents/Visitors directly at Risk		
Ground Floor		Car Parking Levels
No.	PAR	PAR
22	8.0	7.6

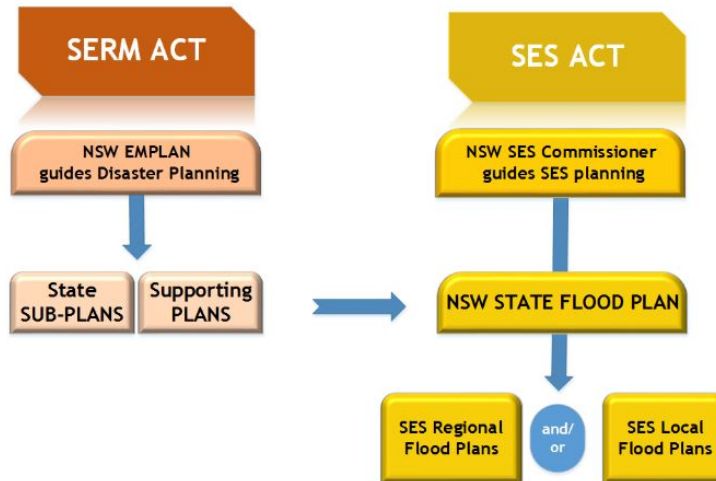
**Table 2 Estimated Population at Risk Indirectly during a PMF**

Workers/Residents/Visitors indirectly at Risk	
No.	PAR
Level 1	
128	35.0
Levels 2 - 35	
436	337.2

## 5 Emergency Planning

The hierarchy of plans which guide the planning for floods in NSW is as follows:

### NSW Hierarchy of Plans - Floods



#### 5.1 2017 NSW State Flood Plan

The NSW State Flood Plan is a sub plan of the State Emergency Management Plan (EMPLAN) (NSW Government, 2017). It has been prepared in accordance with the provisions of the State Emergency Service Act 1989 (NSW) and is authorised by the State Emergency Management Committee in accordance with the provisions of the State Emergency and Rescue Management Act 1989 (NSW).

The latest plan was provisionally endorsed by the State Emergency Management Committee at Meeting 107 held on 5 December 2017.

The purpose of this plan is to set out the arrangements for the emergency management of flooding in New South Wales

As described by the Plan:

*The Plan sets out the emergency management aspects of prevention; preparation; response and initial recovery arrangements for flooding and the responsibilities of individuals, agencies and organisations with regards to these functions.*

*The Plan recognises the existence of the problem of coastal inundation and erosion caused by severe weather. The management system for dealing with episodes of coastal erosion is described in the New South Wales State Storm Plan.*

*The Plan recognises the existence of the threat posed by tsunami to NSW coastal communities. The arrangements for the emergency management of tsunami are contained within the State Tsunami Emergency Sub Plan.*

*This Plan is intended to be read in conjunction with:*

- (a) The New South Wales State Emergency Management Plan (EMPLAN), of which the State Flood Sub Plan is a sub-plan;*
- (b) The New South Wales State Storm Plan, which covers arrangements relating to severe storm events; and*
- (c) NSW Floodplain Development Manual.*

## **5.2 North West Metropolitan District Disaster Plan**

On 27<sup>th</sup> June 2012 the Interim Version of the "North West Metropolitan District Disaster Plan (Displan)" was endorsed by Chairman, State Emergency Management Committee, The Displan was prepared by the North West Metropolitan District Emergency Management Committee in compliance with Section 23 (1) of the State Emergency and Rescue Management Act, 1989, (as amended). The Parramatta LGA is one of the LGAs covered by this plan.

The Plan details emergency preparedness, response and recovery arrangements for the North West Metropolitan Emergency Management District, Local Emergency Management Areas and local government. It recognises that many of the details contained in the plan are similar to those contained in Local Plans and therefore this Plan may be utilised and applied at a local level in conjunction with a Local Displan.

The Plan's aim is to ensure a controlled response to emergencies by all agencies having responsibilities and functions in emergencies, (Section 12 (2) of the SERM Act), and it reflects and applies in conjunction with arrangements agreed to at State level and detailed in the State Disaster Plan

## **5.3 Parramatta DISPLAN**

The Parramatta Disaster Plan (DISPLAN) released in 2010 details arrangements for preparing for, responding to and recovering from emergencies within the City of Parramatta.

As described in the plan, *it encompasses arrangements for:*

- a) Incidents controlled by combat agencies.*
- b) Emergencies controlled by combat agencies and supported by the Local Emergency Operations Controller.*
- c) Emergency operations for which there is no combat agency.*
- d) Circumstances where a combat agency has passed control to the Local Emergency Operations Controller*

*The area covered by the plan comprises the whole of the City of Parramatta.*

*The Plan is based upon operation during both normal business hours and outside of normal business hours and takes into consideration special events that may from time to time operate outside and during normal business hours.*

*Transportation of people will be by either government/private transport or by private vehicle, with numbers and method dependant on circumstances and location of emergency.*

*Each agency with a statutory role has in place arrangements which detail that agency's response.*

*Each Emergency Service Organisation and Functional Area has in place an appropriate supporting plan/operational procedures which detail that agency's response.*

*It is expected that in the Parramatta CBD that Building Owners, Managers and Tenants will be provided with education regarding their responsibilities in both evacuation and general building emergency management. It is accepted that all buildings where required will have in place a practised Emergency Management Plan in line with AS 3745 and as per NSW OH&S Regulation 2001*

Section 23 of the DISPLAN discusses evacuation as follows:

### **23. EVACUATION**

- a) *The LEOCon, in consultation with the Combat Agency, will determine the need for evacuation.*
- b) *Police will control and coordinate the evacuation of persons to the chosen Safe site or marshalling point and supervise disaster victim registration.*
- c) *Transport resources will be arranged through and coordinated by the transport functional area coordinator, if private vehicles are not available.*
- d) *The LEOCon will determine, in consultation with the Combat Agency, when return of evacuees is possible.*

### **Concept of Operations**

*The evacuation process is based on a 5 stage process*

- i) *Decision to Evacuate*
- ii) *Warning*
- iii) *Withdrawal*
- iv) *Shelter*
- v) *Return*

*The concept of operations for an emergency in the Parramatta CBD can be summarised as:*

*Emergency occurs or is imminent in the CBD:*

*Buildings may/may not begin self evacuation due to the emergency;  
Public transport systems are disrupted, resulting in Transport/Traffic plans being enacted to provide an emergency service;  
Emergency Service Agencies begin deployment in accordance with normal arrangements;  
An area requiring Evacuation is identified;  
When deemed safe to do so, "return" advised through Displan arrangements, and may include some caveats;  
Throughout, the Emergency Services and Functional Area agencies continue to deal with the particular emergency.*

### **Withdrawal**

*If there is a decision to evacuate, or a self-evacuation commences, there is a need to follow a process to move people to a place of safety while the status of the transport system is assessed and arrangements are made to move people out of the Parramatta CBD.*

*The withdrawal stage for the CBD is based on the following philosophy.*

*Building to Assembly Area (covered by individual building evacuation plans)*

*Assembly Area to Safe sites in accordance with the CBD evacuation plan or this plan (based on building location) OR*

*Safe sites in accordance with the CBD evacuation plan or this plan*

### **Control Measures**

*For the purpose of this plan, the Parramatta CBD has been divided into three (3) zones (refer to map on Annexure 2)*

- *Ollie Webb Reserve*
- *Macarthur Girls High School*
- *Parramatta Golf Course*

*In the event of an emergency which severely disrupts transport and requires an evacuation of an area of the CBD, the control arrangements will recommend business and residents to either:*

### **Stay at Work**

*This is used for all areas of the CBD (and surrounds) where the public are not directly threatened by the emergency. It may also imply that public transport may be affected and/or may not be available. This message is intended to stop or reduce the incidence of the public rushing to transport sites or exiting by private vehicles, thus allowing time for transport/traffic services to be re-established.*

*Stay at Work protocols assist in achieving a desired response for business and residents in the areas of the CBD unaffected by the emergency, such as:*

*To carry on normal business;*

*Advise staff and others on their site that an emergency has resulted in a disruption to public and private transport, and to allow for communication updates.*

### **Shelter in Place**

*This is used when it is assessed that for safety of the occupants of a building(s) or for control reasons, it is safer for occupants to remain in the building than to be on the streets. The time required to Shelter in Place will depend on the nature of the emergency.*

### **CBD Residents/Permanent and Temporary**

*People who live in the area to be evacuated and those from temporary accommodation (hotels etc), will be directed to an Evacuation Centre (Refer to Parramatta Displan Sections 6.8. 1) and if necessary to temporary accommodation under the control of the Department of Community Services as per DISPLAN arrangements.*

### **Commuters**

*People who are evacuated to their residence (as per a normal business day) will not receive further specialist management under this Annexure once their journey has concluded.*

### **Evacuate to Safe Sites or Evacuation Centres**

*This is used as a control measure to identify those areas that require evacuation for safety and/or control reason. It is the intent to minimize the area of the CBD that is evacuated, noting that some emergencies may require the evacuation of some sections or large sections, if not all of the CBD.*

*People evacuated to Parramatta safe site will be requested to:*

*Remain in position until further information is available, or  
Make their way to other parts of the city and delay their journey home, or Make their way to specific transport terminals for movement out of the city, or Identify themselves if they have specific needs or  
Move to an Evacuation Centre, or Combinations of the above.*

*Support will be provided to people in Safe Sites or Evacuation Centres in accordance with this plan.*

### **Return**

*LEOCON, in consultation with the combat agency and/or Functional Area, if applicable, will allow the area to be reoccupied when it is safe to do so in accordance with this plan*

### **Building Owners and Managers**

*It is accepted that Building Owners and Managers in accordance with existing OH&S requirements, the Building Code of Australia and relevant City of Parramatta regulations, are to have a building Emergency Management Plan which complies with the provisions of AS 3745.*

*It is expected that all building Emergency Management Plans are to contain details of the most relevant Parramatta Safety Site. All wardens trained under the building emergency plan are to be aware of the Parramatta Safety Sites, routes to the site and how to liaise with the building occupants at the site.*

*It is accepted that all building Emergency Management Plans are to contain detail of how the information regarding an evacuation will be disseminated from the Chief Warden to occupants of the building.*

It is noted that a copy of the Parramatta CBD Evacuation Plan was not located in the time available to prepare this advice.

It is noted also that the 2010 Parramatta DISPLAN, states in part that:

- i) the intent is to minimize the area of the CBD that is evacuated, noting that some emergencies may require the evacuation of some sections or large sections, if not all of the CBD; and
- ii) shelter in place is used when it is assessed that for safety of the occupants of a building(s) or for control reasons that it is safer for occupants to remain in the building than to be on the streets.

It is expected that this is also the intent for the all other areas within the LGA outside the CBD.

## **5.4 Local Plan**

The 2010 Parramatta DISPLAN states that there are no sub-plans or supporting plans.



## 5.5 Sizing Temporary Flood Refuge

Two primary sources of information were located when considering the size of a temporary flood refuge:

- Building Code of Australia (BCA, 2008)<sup>1</sup>
- US Flood Emergency Management Authority (FEMA, 2000)<sup>2</sup>.

As outlined above, the Building Code of Australia (2008) stipulates that an area of public assembly such as halls or theatres should have a maximum density of 1 m<sup>2</sup> per person (BCA, 2008). FEMA, 2000 recommends a minimum of 0.45 m<sup>2</sup> per person for tornado shelters.

In the case of the proposed development a conservative maximum density of 2 m<sup>2</sup> per person has been adopted in view of the length of time visitors and/or residents may be required to shelter in place.

Based on the estimated peak number of persons that could be at risk in the car park and on the Ground Floor retail outlets the estimated maximum area of refuge required is 60 m<sup>2</sup>.

It is expected that this refuge would be provided by the communal area on Level 4 which far exceeds the required area of refuge.

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<sup>1</sup> Building Codes of Australia (2008 Edition). *Part D Access and Egress. D1.13 Number of Persons Accommodated*

<sup>2</sup> FEMA (2000) *Design and Construction Guidance for Community Shelters*, Federal Emergency Management Agency, Mitigation Directorate, FEMA361, 1<sup>st</sup> Ed., July 2000

## 6 Flood Emergency Response

As indicated in the 2010 Parramatta DISPLAN, it is expected that Building Owners and Managers (in accordance with existing OH&S requirements, the Building Code of Australia and relevant City of Parramatta regulations) are to have a building Emergency Management Plan which complies with the provisions of AS 3745.

### 6.1 Flood Warning

Discussions with the NSW SES have previously identified the following status of flood warnings for the Parramatta CBD:

- The Bureau of Meteorology does not prepare flood predictions for the Parramatta River;
- Only a Draft Flood Warning Plan has been prepared to date by the NSW SES. This draft was prepared a number of years ago and while it is planned that it will be updated this does not have a high priority in view of the level of flood protection in the Parramatta CBD that has been achieved by various works undertaken in the upper catchment including the Loyalty Road basin.
- Trigger levels for flood warning have not been identified for the Parramatta CBD

Other sources of information regarding approaching severe weather conditions which could cause potential flooding at the site including:

- The Bureau of Meteorology through their website ([www.bom.gov.au](http://www.bom.gov.au));
- Observation of local rainfall;
- The local SES (<http://parramatta-ses.com>);
- Parramatta City Council Emergency Management Officer;
- Local television stations; and/or
- Local radio stations.

An important indication of likely imminent flood activity would be intense local rainfall and residents, retail workers and visitors should take notice of extreme rainfall warnings issued by the Bureau of Meteorology and disseminated by local media.

### 6.2 Draft Flood Emergency Detailed Response Plan

#### Flood Threat

The site is not inundated by floodwaters in a 100 yr ARI event and is only subject to inundation in extreme flood events approaching the PMF.

The proposed floor levels for the development are:

- Basement Level 4 Car Park: -2.1m AHD;
- Basement Level 3 Car Park: +0.7 m AHD
- Basement Level 2 Car Park: +3.5 m AHD;
- Basement Level 1 Car Park: +6.3 m AHD
- Basement Car Park driveway crest level: +7.05 m AHD

- The ground floor level for retail outlets: +9.1m AHD
- The floor levels for Levels 2-35 are all above the PMF level.

The indicative magnitudes of flood events in Clay Cliff Creek which would initiate over-floor inundation of the ground floor and the driveway are as follows:

- The ground floor level for retail outlets: +9.1m AHD (around 350,000 yr ARI)
- Basement Car Park driveway crest level: +7.05 m AHD (around 1,200 yr ARI)

## **Responsibilities**

In a flood emergency the NSW State Emergency Service (SES) has responsibilities including to:

- Direct the evacuation of persons and/or communities at risk of flood inundation.
- Issue evacuation warnings for individual communities that describe possible local effects, suggested actions and evacuation arrangements.

The building on-site manager shall liaise with the SES, monitor flood warnings and maintain regular communication with staff, workers and residents.

## **Preparedness**

Visitors, retailers, workers and residents shall be advised of the potential flood threat in their locality, and recommended management and evacuation procedures in case of a flood event. They will comply with all lawful directions.

It is recommended that a practice evacuation drill or meeting is organised by management for retail staff and residents every 2 years.

## **Response**

While in a flood event, the SES will prepare, authorise and distribute evacuation warnings it is expected that the short warning times mean that in the case of extreme floods that there would be insufficient time to evacuate any residents, workers and/or visitors from the site and that instead residents and/or visitors would need to shelter in place.

In the case of flood events approaching the PMF then workers or visitors on the Ground Floor could retreat to the Communal Area on Level 4.

## **Warning**

The SES will advise regarding potential evacuations of properties. While in a flood event, the SES will prepare, authorise and distribute evacuation warnings it is expected that the short warning times mean that in the case of extreme floods that there would be insufficient time to evacuate any residents and/or visitors from the site and that instead residents and/or visitors would need to shelter in place.

## **Recovery**

The SES will issue an 'all clear' message when the immediate danger to life and property has passed.

# 7 Assessment of Council Requirements

## 7.1 Parramatta DCP 2011

Section 2 of the Parramatta DCP 2011 describes site planning considerations including design objectives, design principles and design controls. The development is located almost wholly in a Low Flood Risk Precinct (refer **Figure 15**).

Consequently the development has been assessed against the planning and development controls that apply to “Residential” in a Low Flood Risk Precinct. These controls are identified in **Table 3** and are discussed as follows.

### Floor Levels

- 2. *Habitable floor levels to be equal to or greater than the 100 year ARI flood level plus freeboard*

The proposed floor level of the Ground Floor retail outlets is 9.1 m AHD which provides which provides 2.55 m freeboard to the indicative 100 yr ARI flood level under climate change.

- 5 *A restriction is to be placed on the title of the land, pursuant to S.886 of the Conveyancing Act, where the lowest habitable floor area is elevated more than 1.5 m above finished ground level, confirming that the subfloor space is not to be enclosed.*

This requirement is not applicable to the planning proposal.

**Table 3 PCC Floodplain Matrix**

Table 2.7: FLOODPLAIN MATRIX																							
Planning & Development Controls																							
Planning Consideration	Flood Risk Precincts (FRP's)																						
	Low Flood Risk						Medium Flood Risk						High Flood Risk										
	Sensitive Uses & Facilities	Critical Uses & Facilities	Subdivision	Filling	Residential*	Commercial & Industrial	Tourist Related Development	Open Space & Non-Urban	Concessional Development	Sensitive Uses & Facilities	Critical Uses & Facilities	Subdivision	Filling	Residential*	Commercial & Industrial	Tourist Related Development	Open Space & Non-Urban	Concessional Development					
Floor Level		3			2,5	2,5	2,5												1,5	4,5			
Building Components		2																		1	1		
Structural Soundness		2																		1	1		
Flood Affection		2	2	1	2	2	2				1			1	1	1	2	1			1	1	
Car Parking & Driveway Access		1,3, 5,6			1,3, 5,6	1,3, 5,6	1,3, 5,6	2,4, 6,7						1,3, 5,6,7	1,3, 5,6,7	1,3, 5,6,7	2,4, 6,7	1,5			2,4, 6,7	1,5	
Evacuation		2,4,6	5		3,4	4	4				5,3,4			3,4,6	3,4,6	3,4,6	1,4	3,6			1,4	3,4,6	
Management & Design		2,3,4	1								1			2,3,4	2,3,4	2,3,4	2,3,4	2,3,4				2,3,4	2,3,4

Not Relevant
  Unsuitable Land Use
 \* For redevelopment of an existing dwelling refer also to 'Concessional Development' provisions

- i. Freeboard equals an additional height of 500mm.
- ii. The Parramatta LEP 2011 identifies development permissible with consent in various zones. Notwithstanding, constraints specific to individual sites may preclude Council granting consent for certain forms of development on all or part of a site. The above matrix identifies where flood risks are likely to determine where certain development types will be considered "unsuitable" due to flood related risks.
- iii. Filling of the site, where acceptable to Council, may change the FRP considered to determine the controls applied in the circumstances of individual applications.
- iv. Any fencing that forms part of a proposed development is subject to the relevant Flood Effects and Structural Soundness planning considerations of the applicable land use category.
- v. Development within the floodplain may be subject to Clause 6.7 Foreshore Building Line in the Parramatta LEP 2011.

**Floor Level**

- 1 All floor levels to be equal to or greater than the 20 year Average Recurrence Interval (ARI) flood level plus freeboard
- 2 Habitable floor levels to be equal to or greater than the 100 year ARI flood level plus freeboard.
- 3 All floor levels to be equal to or greater than the Probable Maximum Flood (PMF) level plus freeboard
- 4 Floor levels to be equal to or greater than the 100 year ARI flood level plus freeboard. Where this is not practical due to compatibility with the height of adjacent buildings, or compatibility with the floor level of existing buildings, or the need for access for persons with disabilities, a lower floor level may be considered. In these circumstances, the floor level is to be as high as practical, and, when undertaking alternations or additions, no lower than the existing floor level.
- 5 A restriction is to be placed on the title of the land, pursuant to S.88B of the Conveyancing Act, where the lowest habitable floor area is elevated more than 1.5m above finished ground level, confirming that the subfloor space is not to be enclosed.

**Building Components & Method**

- 1 All structures to have flood compatible building components below the 100 year ARI flood level plus freeboard.
- 2 All structures to have flood compatible building components below the PMF.

**Structural Soundness**

- 1 An engineers report is required to certify that the structure can withstand the forces of floodwater, debris and buoyancy up to and including a 100 year ARI flood level plus freeboard.
- 2 An engineers report is required to certify that the structure can withstand the forces of floodwater, debris and buoyancy up to and including a PMF level.

**Flood Affection**

- 1 An engineers report is required to certify that the development will not increase flood affection elsewhere, having regard to: (i) loss of flood storage; (ii) changes in flood levels, flows and velocities caused by alterations to flood flows; and (iii) the cumulate impact of multiple potential developments in the vicinity.
- 2 The impact of the development on flooding elsewhere to be considered having regard to the three factors listed in consideration 1 above.

**Car Parking and Driveway Access**

- 1 The minimum surface level of open spaces or carports shall be as high as practical, but no lower than 0.1m below the 100 year ARI flood level. In the case of garages, the minimum surface level shall be as high as practical, but no lower than the 100 year ARI flood level.
- 2 The minimum surface level of open parking spaces or carports shall be as high as practical, but no lower than 0.3m above the 20 year ARI flood level.
- 3 Garages capable of accommodating more than 3 motor vehicles on land zones for urban purposes, or enclosed car parking, must be protected from inundation by floods equal to or greater than the 100 year ARI flood. Ramp levels to be no lower than 0.5m above the 100 year ARI flood level.
- 4 The driveway providing access between the road and parking spaces shall be as high as practical and generally rising in the egress direction.
- 5 The level of the driveway providing access between the road and parking spaces shall be no lower than 0.2m below the 100 year ARI flood level.
- 6 Enclosed car parking and car parking areas accommodating more than 3 vehicles, with a floor below the 100 year ARI flood level, shall have adequate warning systems, signage, exits and evacuation routes.
- 7 Restraints or vehicle barriers to be provided to prevent floating vehicles leaving a site during a 100 year ARI flood.

**Evacuation**

- 1 Reliable access for pedestrians required during a 20 year ARI peak flood.
- 2 Reliable access for pedestrians and vehicles required to a publicly accessible location during the PMF peak flood.
- 3 Reliable access for pedestrians and vehicles is required from the site to an area of refuge above the PMF level, either on site (eg. second storey) or off site.
- 4 Applicant is to demonstrate the development is consistent with any relevant flood evacuation strategy or similar plan.
- 5 Applicant is to demonstrate that evacuation in accordance with the requirements of this DCP is available for the potential development resulting from the subdivision.
- 6 Adequate flood warning is available to allow safe and orderly evacuation without increased reliance upon SES or other authorised emergency services personnel.

**Management and Design**

- 1 Applicant is to demonstrate that potential development as a consequence of a subdivision proposal can be undertaken in accordance with this the relevant FRMS and FRMP
- 2 Site Emergency Response Flood plan required where the site is affected by the 100 year ARI flood level, (except for single dwelling-houses).
- 3 Applicant is to demonstrate that area is available to store goods above the 100 year flood level plus freeboard.
- 4 No storage of materials below the 100 year ARI flood level.

## Flood Affectation

- 2 *The impact of the development on flooding elsewhere to be considered having regard to the three factors listed in consideration 1 above .*

This report satisfies this requirement. See following

- 1 *An engineer's report is required to certify that the development will not increase flood affectation elsewhere, having regard to: (i) loss of flood storage; (ii) changes in flood levels, flows and velocities caused by alterations to flood flows; and (iii) the cumulate impact of multiple potential developments in the vicinity.*

It is concluded that the planned development has a negligible impact on 100 year ARI and PMF levels.

It is further concluded from the negligible impact of the proposed development on design flood levels that additional compensatory flood storage is not necessary as part of this development.

Peak overland flow velocities in a 100 year ARI event in Harris Street south of Clay Cliff Creek are low (< 0.3 m/s) and in Parkes Street east of Wigram Street are generally low (up to 0.5 m/s) except along the Clay Cliff Creek channel. The impact of the planned development on flow velocities is negligible.

In a PMF event peak flow velocities in Harris Street south of Clay Cliff Creek are low (< 0.3 m/s) and in Parkes Street east of Wigram Street are generally low (up to 0.3 - 0.6 m/s). In a PMF the planned development locally increases the flow velocity in 114 Harris Street while lowering the peak velocity in Parkes Street in the vicinity of 18-24 Parkes Street.

In a 100 year event, the velocity-depth product is less than 0.4 m<sup>2</sup>/s in Harris Street south of Clay Cliff Creek and in Parkes Street east of Wigram Street. The impact of the planned development on flow velocity x depth is negligible.

In a PMF event velocity x depth in Harris Street south of Clay Cliff Creek varies depending on location and in Parkes Street east of Wigram Street also varies depending on location. In the case of 26-30 Parkes Street the velocity x depth in a PMF adjacent to the site in Harris Street and Parkes Street is < 0.4 m<sup>2</sup>/s. In a PMF the planned development locally increases the flow velocity x depth in 114 Harris Street and in the southeast corner of 24 Parkes Street.

In a 100 year event, the provisional hazard in Harris Street south of Clay Cliff Creek and in Parkes Street east of Wigram Street is Low. The impact of the planned development on provisional hazard is negligible.

In a PMF event provisional hazard in Harris Street adjacent to the site is High while in Parkes Street adjacent to the site it is Low. The impact of the planned development on provisional hazard is negligible.

The cumulate impact of multiple potential developments in the vicinity has been previously represented in the floodplain model assembled during the 2005 Lower Parramatta River Floodplain Study and is already incorporated in the resulting flood levels adopted by Council.

The cumulative impact of the proposed development of 24 Parkes Street, 26-30 Parkes Street and 114-118 Harris Street was also undertaken.

It is concluded that the planned cumulative development has a local adverse impact on 100 year ARI in Harris Street which does not extend to any adjoining property and a small adverse impact on PMF levels upstream of 24 Parkes Street.

### Car Parking and Driveway Access

1. *The minimum surface level of open spaces or carports shall be as high as practical, but no lower than 0.1m below the 100 year ARI flood level. In the case of garages, the minimum surface level shall be as high as practical, but no lower than the 100 year ARI flood level.*

This requirement is not applicable to the proposed development.

3. *Garages capable of accommodating more than 3 motor vehicles on land zones for urban purposes, or enclosed car parking, must be protected from inundation by floods equal to or greater than the 100 year ARI flood. Ramp levels to be no lower than 0.5 m above the 100 year ARI flood level.*

The proposed development complies with this requirement.

5. *The level of the driveway providing access between the road and parking spaces shall be no lower than 0.2 m below the 100 year ARI flood level.*

The proposed development complies with this requirement.

6. *Enclosed car parking and car parking areas accommodating more than 3 vehicles, with a floor below the 100 year ARI flood level, shall have adequate warning systems, signage, exits and evacuation routes.*

These systems and information are to be incorporated in the building emergency plan.

### Evacuation

- 3 *Reliable access for pedestrians and vehicles is required from the site to an area of refuge above the PMF level, either on site (eg. second storey) or off site.*

It is expected that the short warning times mean that in the case of extreme floods that there would be insufficient time to evacuate any workers, residents and/or visitors from the site and that instead residents and/or visitors would need to shelter in place. Under these circumstances the expected time that visitors and/or residents would need to shelter in place during a PMF would be around 1 hours 10 minutes (ground floor) while the car park entry at Harris Street (at 7.05 m AHD) would be inundated for up to 3 hours 35 mins.

- 4 *Applicant to demonstrate the development is consistent with any relevant flood evacuation strategy or similar plan.*

Discussed in Section 5 of this report.

It is concluded that the merit assessment detailed above and the recommendations given in Section 6 satisfy the requirements of the Parramatta DCP 2011.

## 8 Summary and Conclusions

This report details the assessment of the stormwater flooding extent and behaviour for the planning proposal for 26-30 Parkes Street, Parramatta. The subject site is located on the Clay Cliff Creek floodplain just upstream of Harris Street.

It is proposed to redevelop the site as a multi-storey mixed use apartment complex comprising four levels of basement car parking, 2 levels of commercial retail outlets, 33 levels of residential apartments, one level of communal area and open space and a rooftop bar.

The flooding assessment methodology is outlined as follows:

- Impact of planned development on flooding
- Climate change impact on flooding
- Flood emergency response
- Flood warning and evacuation
- A draft emergency response plan
- Compliance with requirements of Parramatta DCP 2011

### 8.1 Previous Flood Assessments

It is noted that flooding investigations have been previously completed for the Clay Cliff Creek floodplain in the vicinity of the subject property as follows:

- The Lower Parramatta River Floodplain Risk Management Study, Flood Study Review prepared by SKM in 2005;
- The Clay Cliff Creek Catchment Master Drainage Plan prepared by Cardno Willing in 2007;
- Flood Impact Assessment of Development of 14-16 Parkes St, Parramatta prepared by Cardno in 2011;
- Flood Impact Assessment, 111 Wigram St, Harris Park prepared by Cardno in 2011;
- Flood Impact Assessment, 122 Wigram St, Harris Park prepared by Cardno in 2011;
- Flood Impact Assessment, 40-72 Church Street, Parramatta prepared by Cardno in 2011;
- Flood Impact Assessment, 113-117 Wigram St and 23-29 Hassall St, Harris Park prepared by Cardno in 2014; and
- Flood Impact Assessment, 5-7 Parkes St, Parramatta prepared by Cardno in 2017.

### 8.2 Flood Impact Assessment

The assessment of the impact or otherwise of development on 26-30 Parkes Street, Harris Park was undertaken using a version of the 2007 Clay Cliff Creek XP-SWMM 1D/2D floodplain model last updated for the 2017 assessment of flooding of 32 Tramway Avenue, Parramatta. The model extent covers the subject site.

Flood models were established for the existing site conditions and future developed scenarios. The layout of the proposed multi-storey mixed use apartment complex is shown in the selected architectural drawings prepared by Project Tourism International Architecture (attached in **Appendix C**).

Flood modelling was completed for the 100 year ARI, and Probable Maximum Flood events.



Council's Flood Map (**Figure 1** and **Appendix B**) indicate the following peak flood levels (at Chainage 2220) adopted by Council:

- 100 year ARI: 6.19 m AHD; and
- PMF: 9.44 m AHD

The flood modelling of existing and future site conditions completed as described in Sections 3.1 and 3.3 estimated the following peak flood levels (at a comparable location):

- 100 year ARI: 6.30 m AHD; and
- PMF: 9.50 m AHD.

It is noted that the floodplain model predicts shallow overland flows which discharge north down Harris Street towards Clay Cliff Creek. These shallow overland flows are not plotted in Council's Flood Map given in **Appendix B**.

For the purpose of assessing compliance with Council's DCP requirements and flood emergency management Council's and [in accordance with Council's stated policy](#) the flood levels reported in Council's Flood Map (at Chainage 2220) were adopted when considering the planning proposal.

The 100 year ARI flood level adopted for the review of the development floor levels is 6.19 m AHD.

The estimated 100 year ARI and PMF level differences under Future Conditions in comparison with Existing Conditions are plotted in **Figures 28** and **29** respectively. It is concluded that the planned development has a negligible impact on 100 year ARI and PMF levels.

Peak overland flow velocities in a 100 year ARI event in Harris Street south of Clay Cliff Creek are low (< 0.3 m/s) and in Parkes Street east of Wigram Street are generally low (up to 0.5 m/s) except along the Clay Cliff Creek channel. The impact of the planned development on flow velocities is negligible.

In a PMF event peak flow velocities in Harris Street south of Clay Cliff Creek are low (< 0.3 m/s) and in Parkes Street east of Wigram Street are generally low (up to 0.3 - 0.6 m/s). In a PMF the planned development locally increases the flow velocity in 114 Harris Street while lowering the peak velocity in Parkes Street in the vicinity of 18-24 Parkes Street.

In a 100 year event, the velocity-depth product is less than 0.4 m<sup>2</sup>/s in Harris Street south of Clay Cliff Creek and in Parkes Street east of Wigram Street. The impact of the planned development on flow velocity x depth is negligible.

In a PMF event velocity x depth in Harris Street south of Clay Cliff Creek varies depending on location and in Parkes Street east of Wigram Street also varies depending on location. In the case of 26-30 Parkes Street the velocity x depth in a PMF adjacent to the site in Harris Street and Parkes Street is < 0.4 m<sup>2</sup>/s. In a PMF the planned development locally increases the flow velocity x depth in 114 Harris Street and in the southeast corner of 24 Parkes Street.

In a 100 year event, the provisional hazard in Harris Street south of Clay Cliff Creek and in Parkes Street east of Wigram Street is Low. The impact of the planned development on provisional hazard is negligible.

In a PMF event provisional hazard in Harris Street adjacent to the site is High while in Parkes Street adjacent to the site it is Low. The impact of the planned development on provisional hazard is negligible.

### 8.2.1 Flood Risk Precinct

The flood risk precincts in the vicinity of the site are plotted in **Figure 15**. While the site is mapped as Low Flood Risk with a very minor area of Medium Flood Risk based on the XP-SWMM 1D/2D results the site would be solely mapped as Low Flood Risk based on mapped extents of 100 yr ARI flooding and hazard as given in Council's Flood Map attached in **Appendix B**.

### 8.2.2 Rate of Rise of Floodwaters

Features of the planned development include:

- Ground levels which vary from 8.78 m AHD in the southwest corner to 7.19 m AHD in the northeast corner of the property;
- Proposed ground floor level for the commercial and retail outlets of 9.1 m AHD which provides which provides 2.55 m freeboard to the indicative 100 yr ARI flood level under climate change;
- Proposed Level 1 floor level of the commercial uses of 13.3 m AHD which is higher than the PMF level;
- Proposed floor levels for all the apartments which are all significantly higher than the PMF level;
- A driveway crest level of around 7.05 m AHD which provides 0.96 m freeboard to the 100 yr ARI flood level in Clay Cliff Creek and 0.5 m freeboard to the indicative 100 yr ARI flood level under climate change in Clay Cliff Creek.

While the entry to the ground floor commercial and retail outlets has a freeboard of around 2.9 m above the current 100 year ARI flood level, this freeboard would be overwhelmed in a PMF event (within around 3 hours). The PMF is estimated to reach a level of around 9.44 m AHD.

The representative spill level to initiate flow down the driveway is 7.05 m AHD (assuming that the ingress of floodwaters via any vents or lift shafts is limited) and it is estimated that in a 4 hour PMF event that the onset of flows down the car park ramps would occur around 3 hours 45 minutes after start of the PMP storm. Consequently, it is expected that there would be insufficient time to evacuate any residents and/or visitors from the site and that instead residents and/or visitors would need to shelter in place.

It was envisaged that the car park levels would be progressively filled by floodwaters in a similar timeframe due to the expected flooding of each car parking level (from Basement Level 1 to Basement Level 2 to Basement Level 3 to Basement Level 4) in order to drive flows down the access ramp ie. the Basement Level 1 car park would act like a retarding basin with the last "basin" (Basement Level 4) filling over a slightly shorter time than Basement Level 1.

The time it would take to fill each level of the car park to a depth of 0.9 m was also estimated using a simple hydraulic model of flows down the ramps. For the case of the PMF (which is the most rapidly rising flood that was assessed) the estimated times it would take to fill each level of the car park to a depth of 0.9 m and to completely full is around 16-20 minutes and around 21-26 minutes respectively.

## 8.3 Emergency Planning

As indicated in the 2010 Parramatta DISPLAN, it is expected that Building Owners and Managers in accordance with existing OH&S requirements, the Building Code of Australia and relevant City of Parramatta regulations, are to have a building Emergency Management Plan which complies with the provisions of AS 3745.

A draft Emergency Response Plan is outlined.

## **8.4 Flood Emergency Response**

In the case of flood events approaching the PMF then workers or visitors on the Ground Floor could retreat to the Communal Area on Level 4.

In the case of the proposed development a conservative maximum density of 2 m<sup>2</sup> per person has been adopted in view of the length of time visitors and/or residents may be required to shelter in place. Based on the estimated peak number of persons that could be at risk in the car park and in Ground Floor the estimated maximum area of refuge required is 60 m<sup>2</sup>. It is expected that this refuge would be provided by the communal area on Level 4 which far exceeds the required area of refuge.

## **8.5 Assessment of Council Requirements**

The development is located almost wholly in a Low Flood Risk Precinct. Consequently the development has been assessed against the planning and development controls that apply to "Residential" in a Low Flood Risk Precinct.

Section 2 of the Parramatta DCP 2011 describes site planning considerations including design objectives, design principles and design controls. An assessment of the compliance of the proposed development with Council's requirements is given in Section 7 of this report.

It is concluded that the assessment and details in this Flood Impact Assessment satisfy the requirements of the Parramatta DCP 2011.

## 9 References

- Cardno (2012) "Flooding of DHA Property, Ermington", *Discussion Paper*, prepared for Defence Housing Australia, 21 August 2012, 10 pp. + Apps.
- Cardno (2013) "Flood Impact Assessment, 2-8 River Road West, Parramatta", prepared for Toplace, October.
- Cardno (2014) "Flood Impact Assessment, 125 – 129 Arthur Street, Parramatta", prepared for JC Parra Pty Ltd, November.
- Cardno (2015) "Flood Impact Assessment for 32 Tramway Avenue, Parramatta", *Final Report*, prepared Mercury Resources Pty Ltd, 9 February 2015.
- Cardno (2015) "Flooding Impact Assessment Addendum for 32 Tramway Ave, Parramatta", Addendum Report, prepared Mercury Resources Pty Ltd, 22 October 2015 (including Attachments A, B1, B2, C1, C2, C3, C4, C5, D, E, G1, G2, H, I1, I2, L1, L2, M)
- Cardno Willing (2007) "Clay Cliff Creek Catchment Master Drainage Plan" *Final Report*, prepared for Parramatta City Council, July, pp39 + Apps.
- Cardno Willing (2007) "Managing Flooding of Warringah Mall", *Final Report*, prepared for AMP Capital Investors, February.
- FEMA (2000) *Design and Construction Guidance for Community Shelters*, Federal Emergency Management Agency, Mitigation Directorate, FEMA361, 1<sup>st</sup> Ed., July 2000.
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- Parramatta Local Emergency Management Committee (2010) "*Parramatta Local Disaster Plan*".
- SKM (2005) "Lower Parramatta River Floodplain Risk Management Study, Flood Study Review", *Final Report*, prepared for Parramatta City Council, March.
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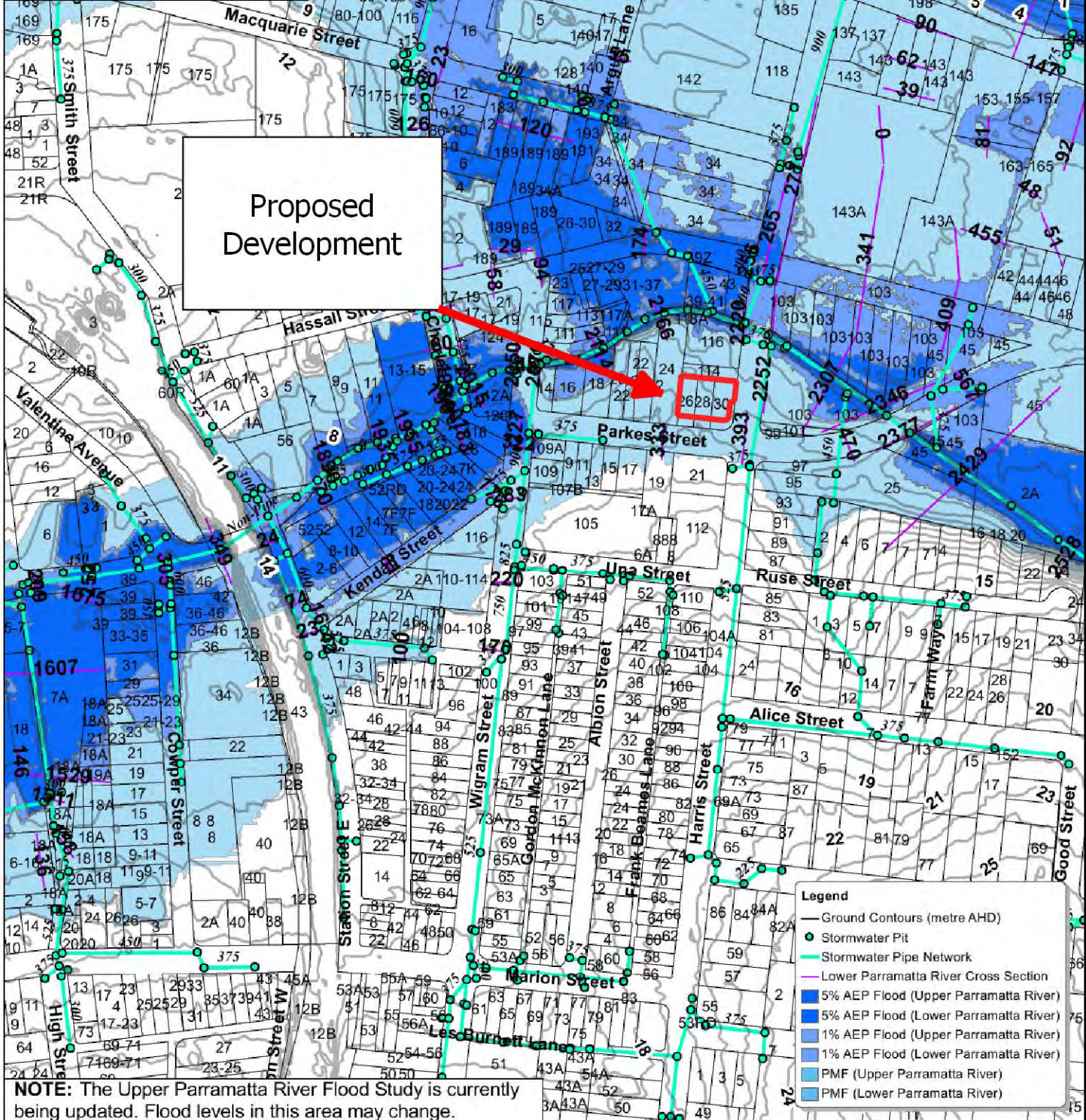
26-30 Parkes Street, Harris Park

# APPENDIX A

## FIGURES



Chainage	Flood Level (metre AHD)		
	5% AEP	1% AEP	PMF
227	8.02	8.30	9.61
333	8.02	8.30	9.57
393	5.73	5.77	9.31
2070	6.13	6.43	9.44
2114	5.88	6.29	9.44
2166	5.77	6.23	9.44
2220	5.60	6.19	9.44



# City of Parramatta Council Flood Map

1:4,000

**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.  
 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.  
 City of Parramatta 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.

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Figure 1 Locality Plan (Source: Parramatta City Council Flood Map)



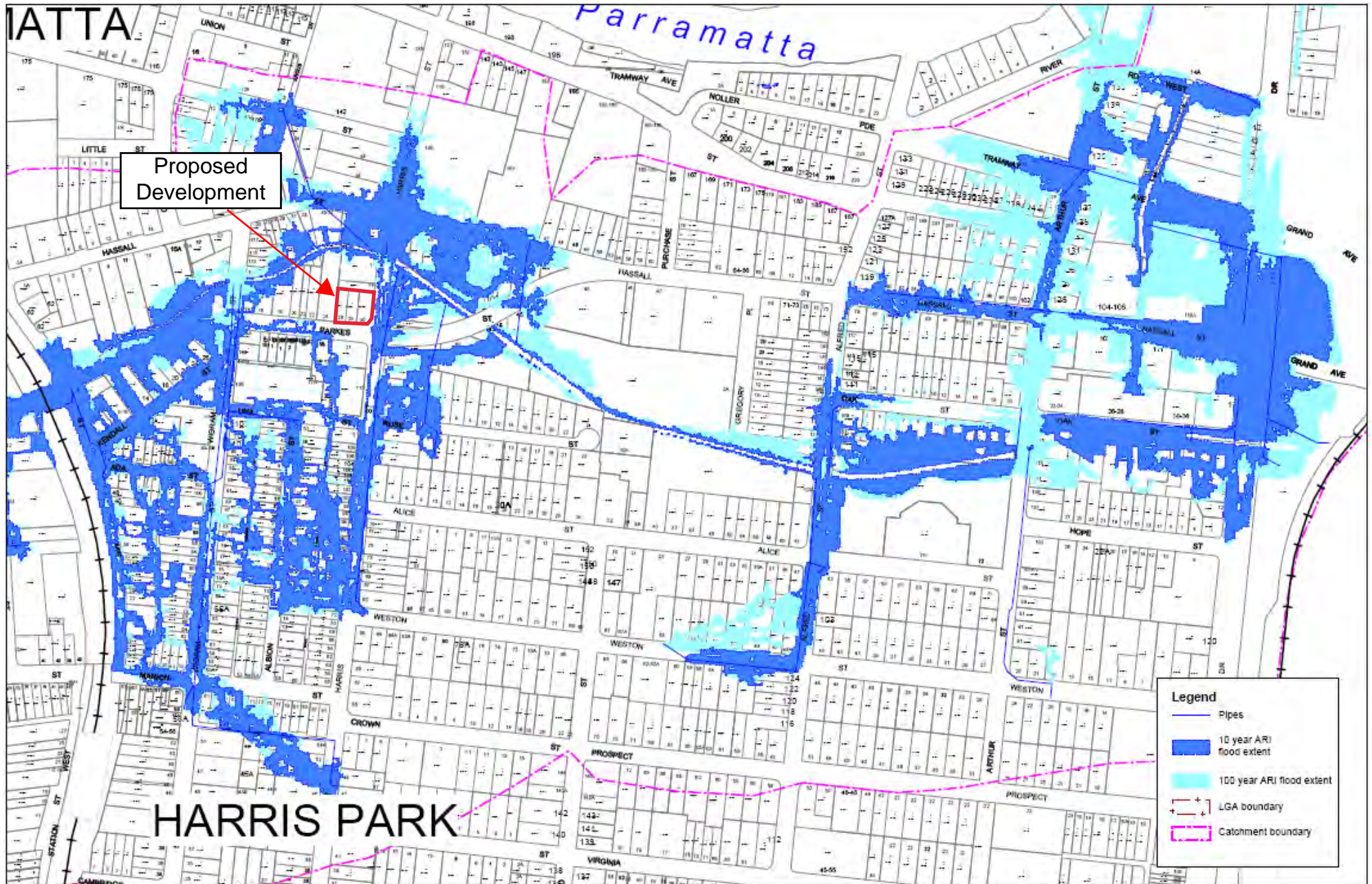
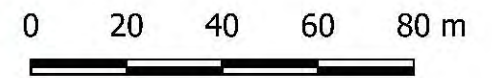


Figure 2 10 yr ARI and 100 yr ARI flood extents – Clay Cliff Creek (after Cardno Willing, 2007)





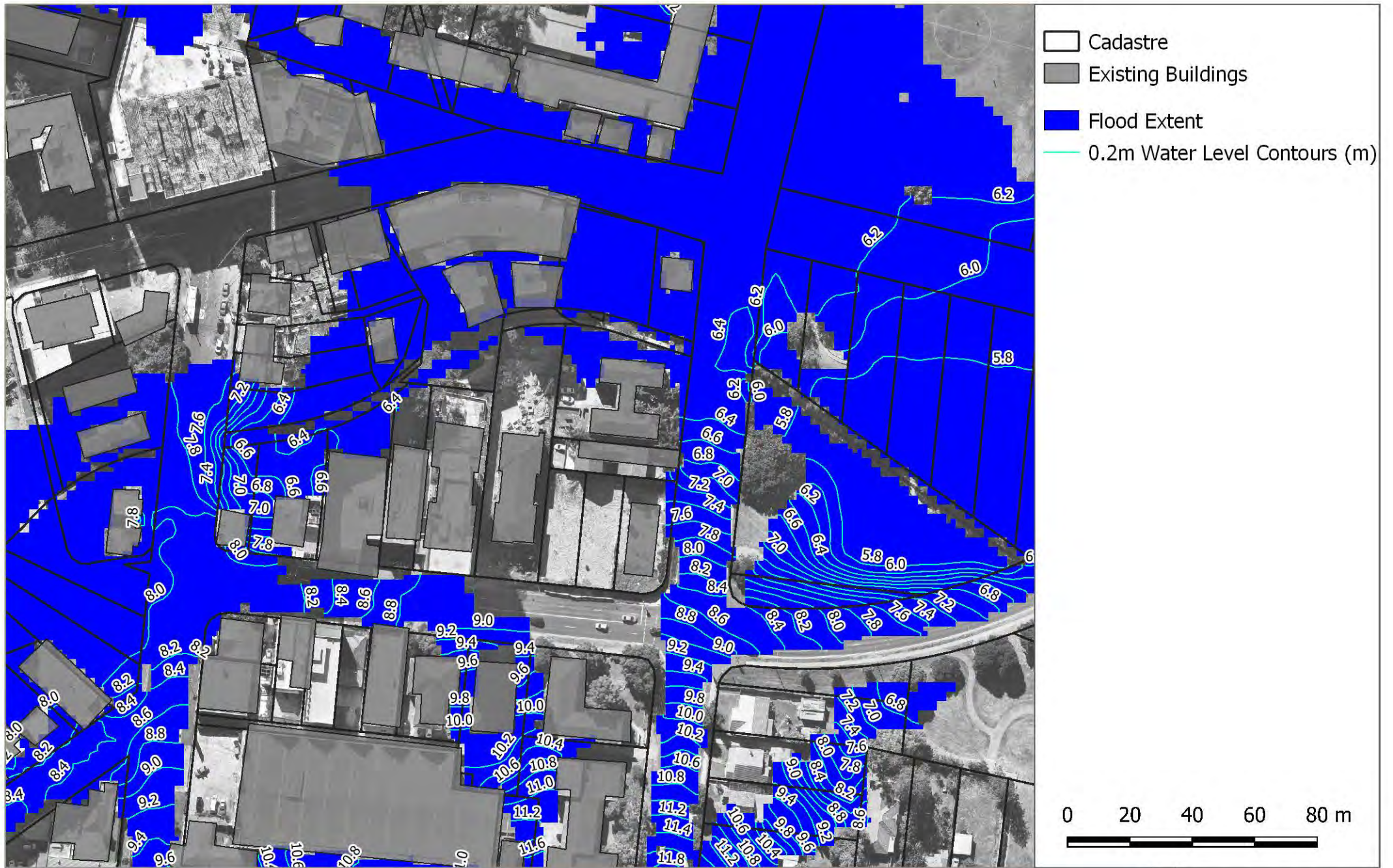
- Cadastre
- Existing Buildings
- 0.2m Terrain Contours (m)



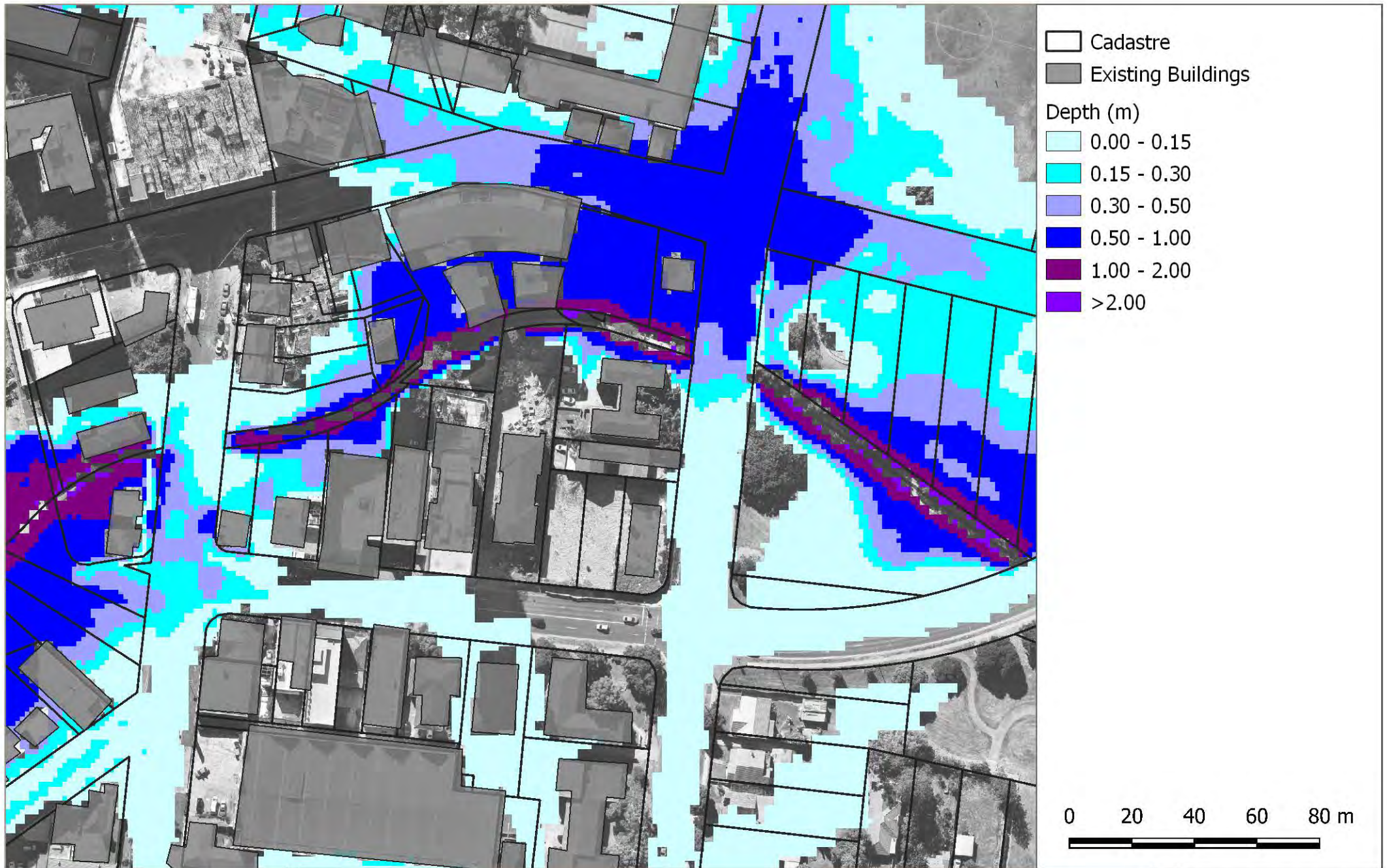




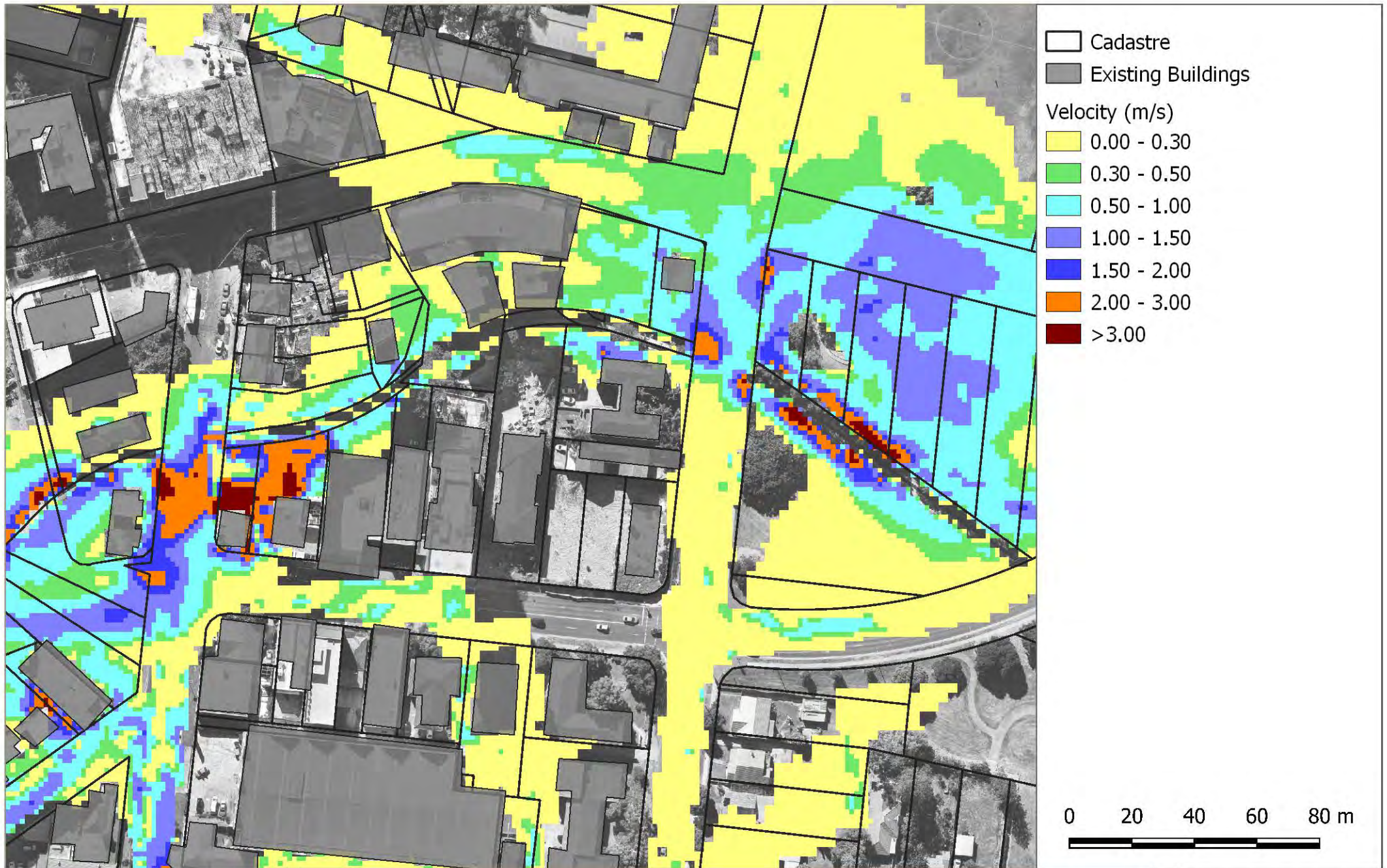




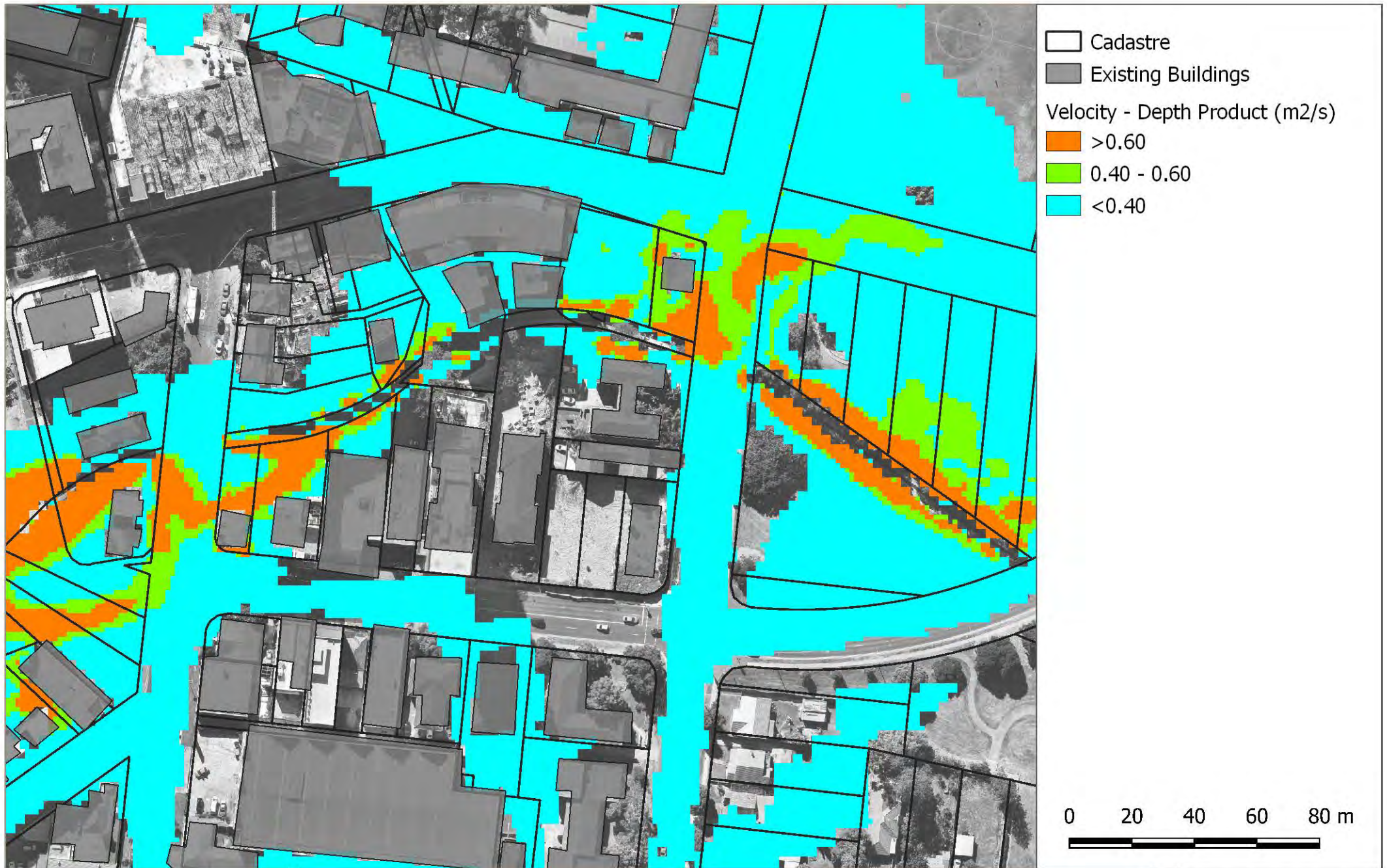




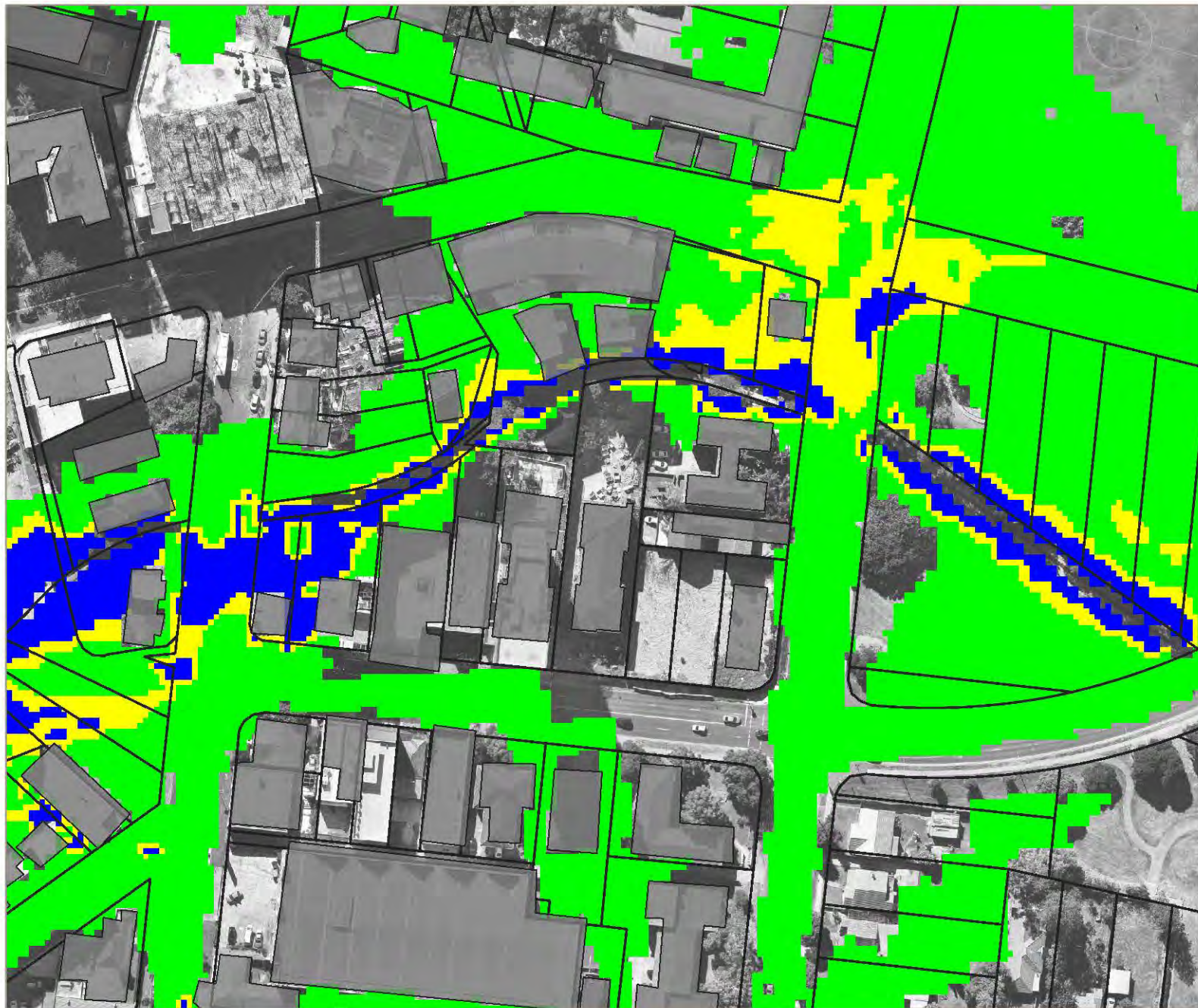









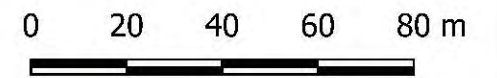




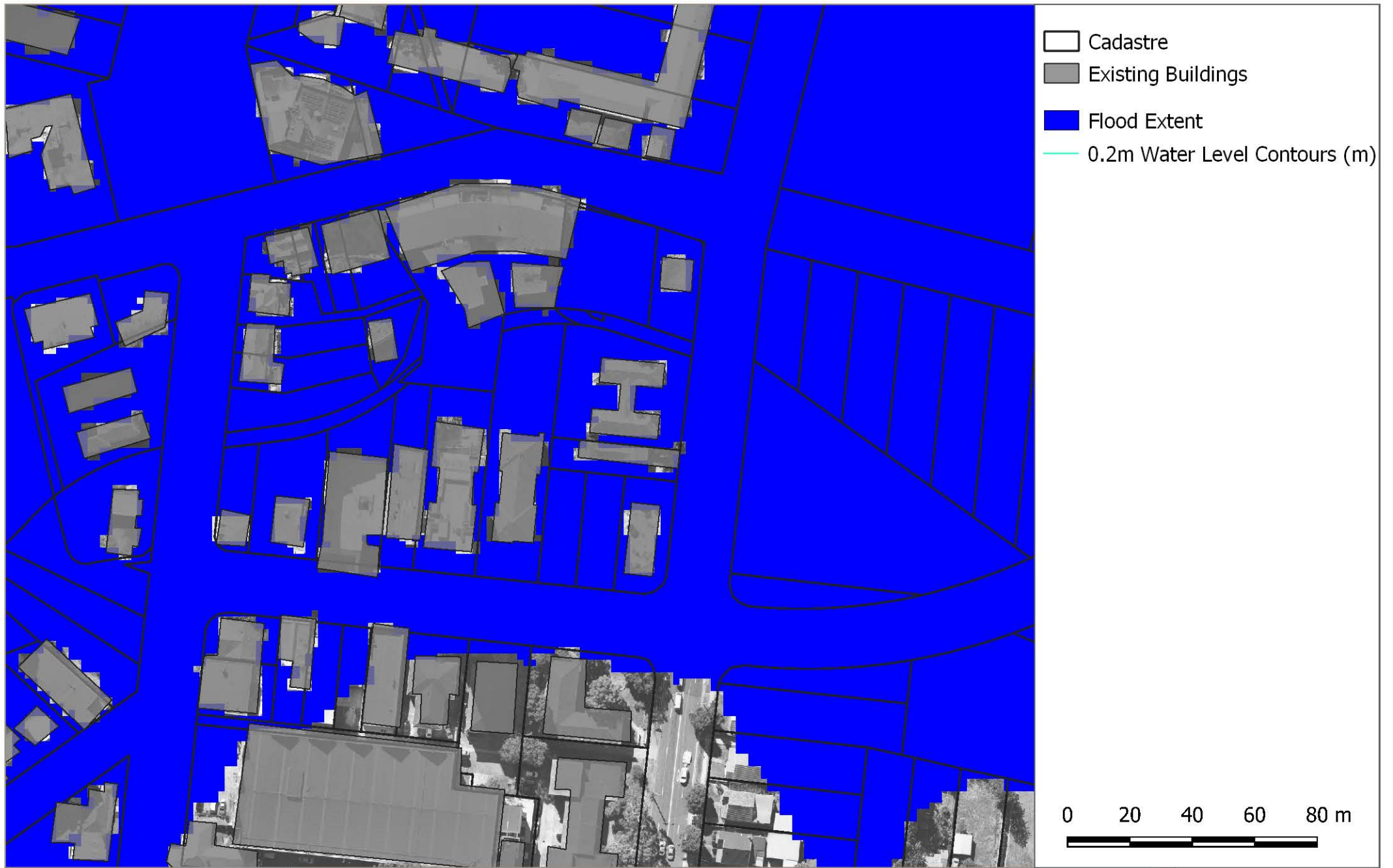


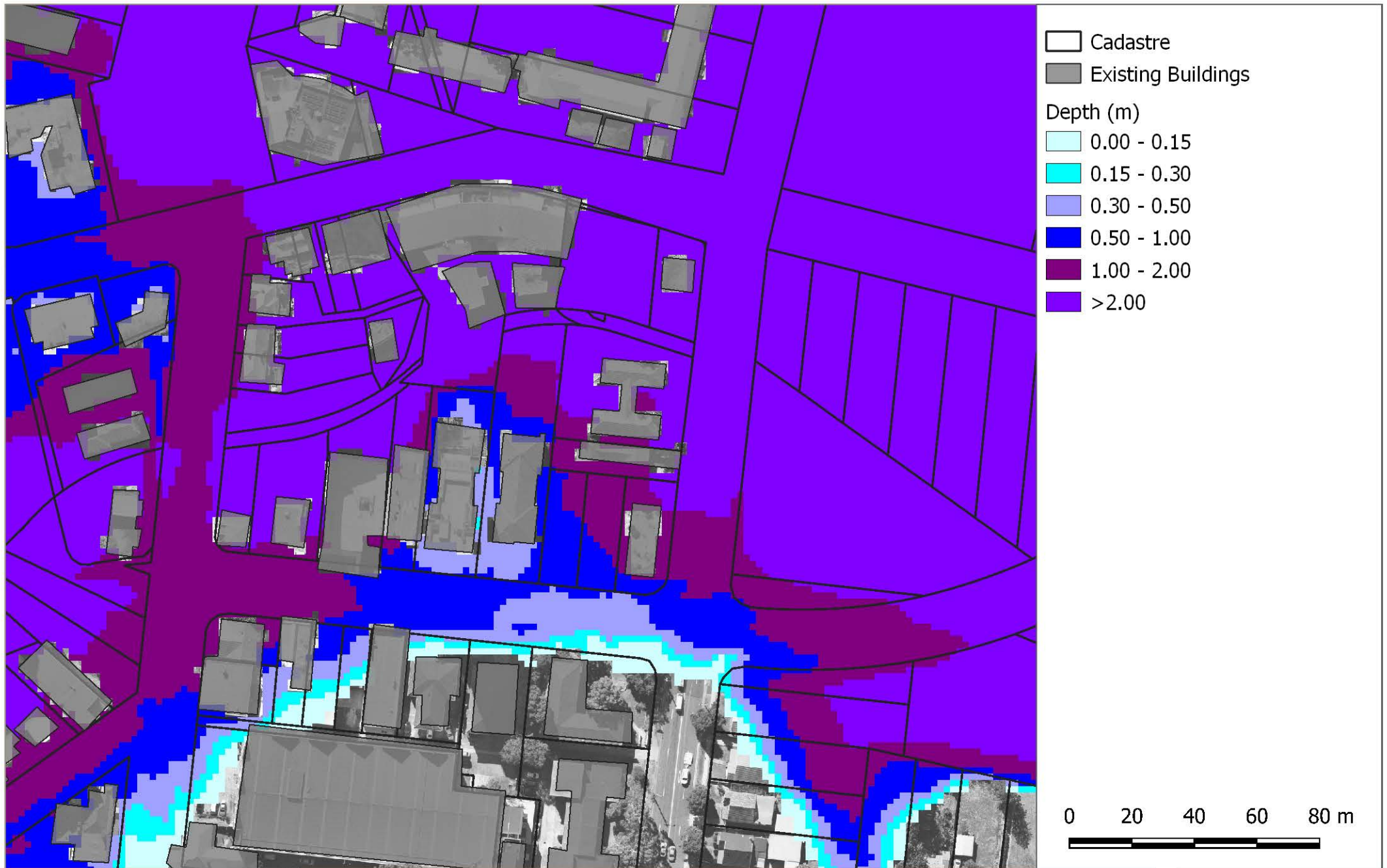


-  Cadastre
-  Existing Buildings
- Provisional Hazard
  -  Low
  -  Transitional
  -  High

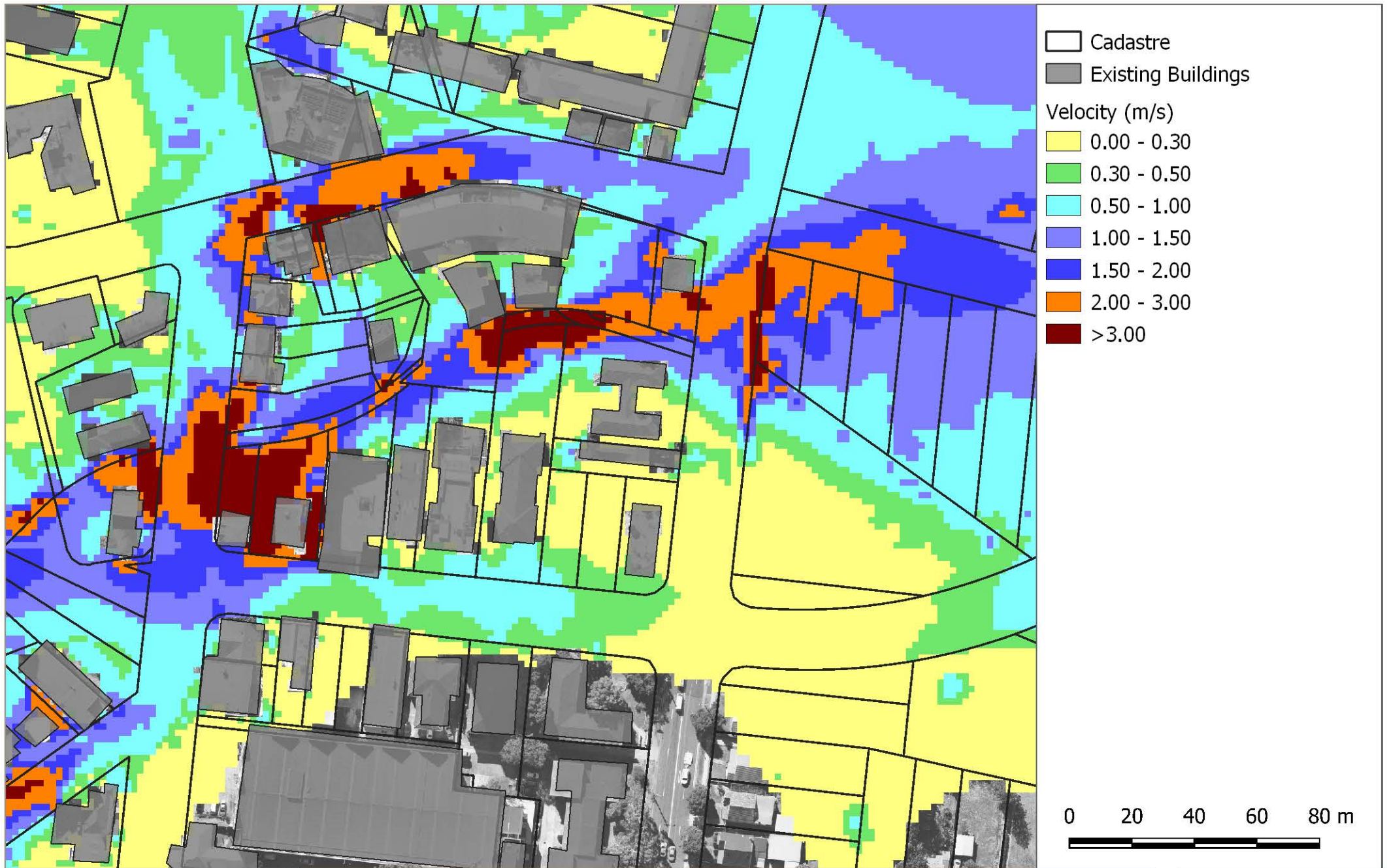




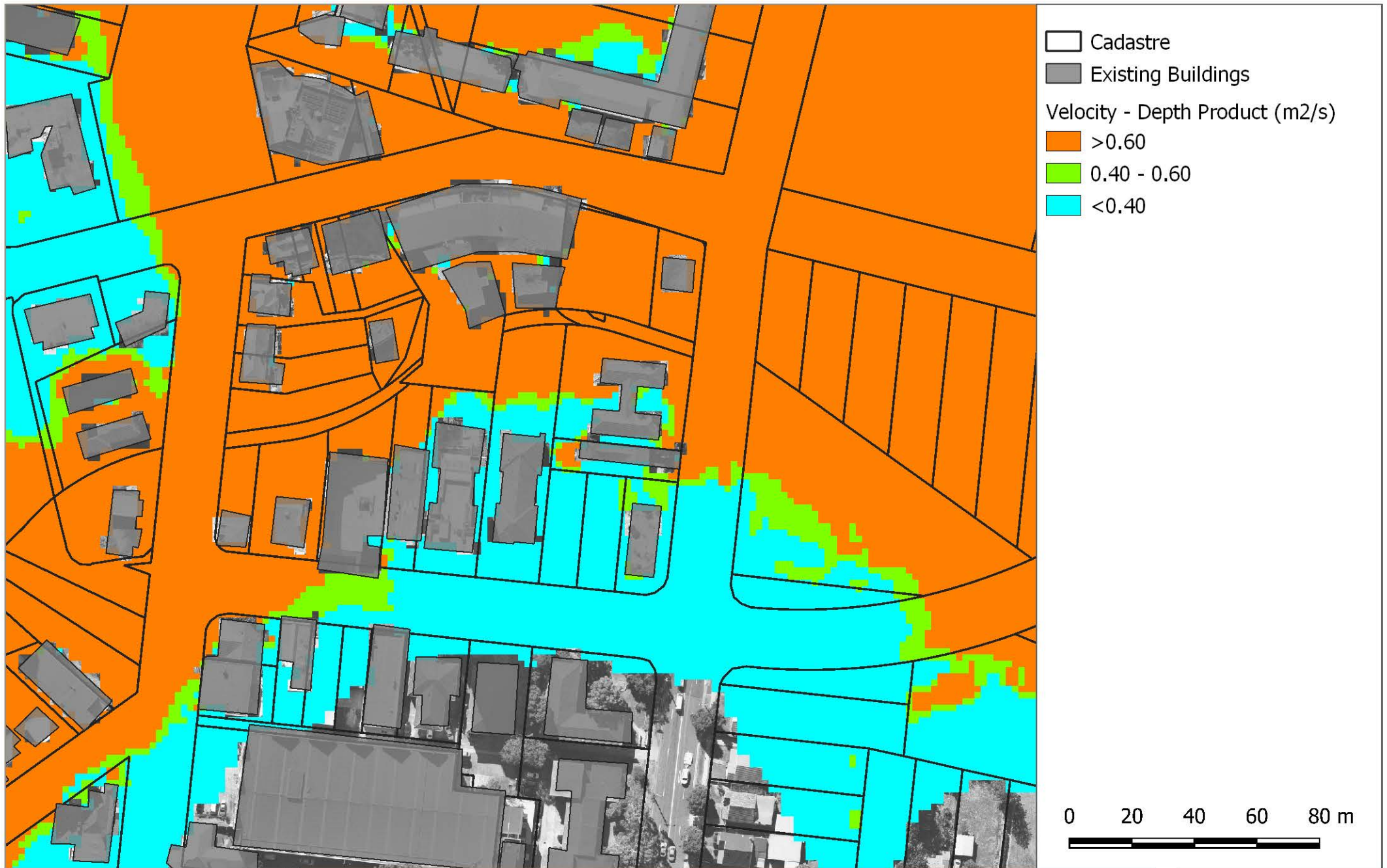


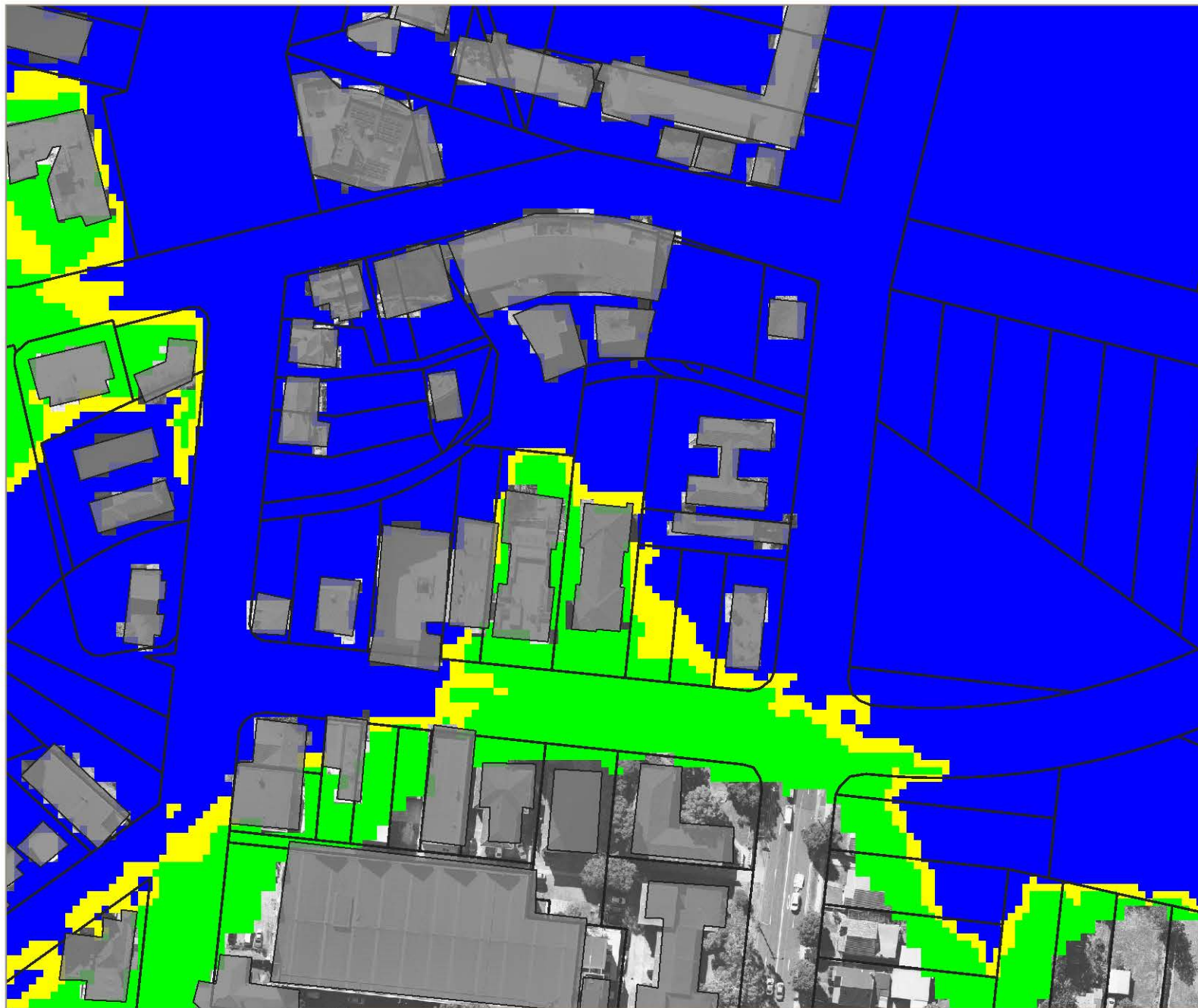















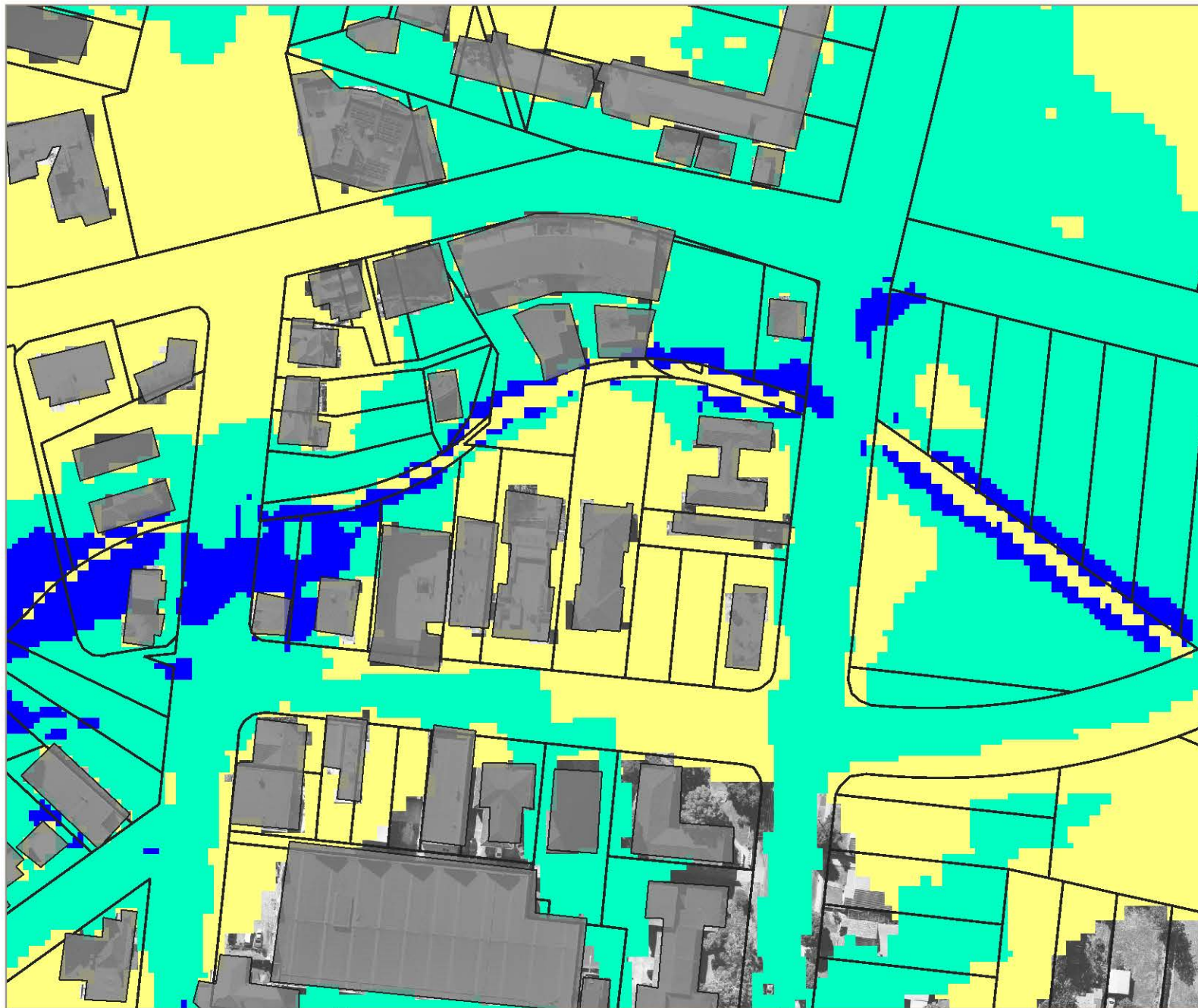






-  Cadastre
-  Existing Buildings
- Provisional Hazard
  -  Low
  -  Transitional
  -  High

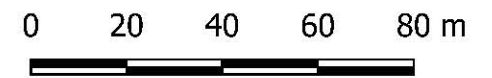
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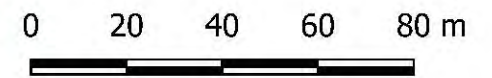
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-  Existing Buildings
- Risk Precincts**
-  Low
-  Medium
-  High



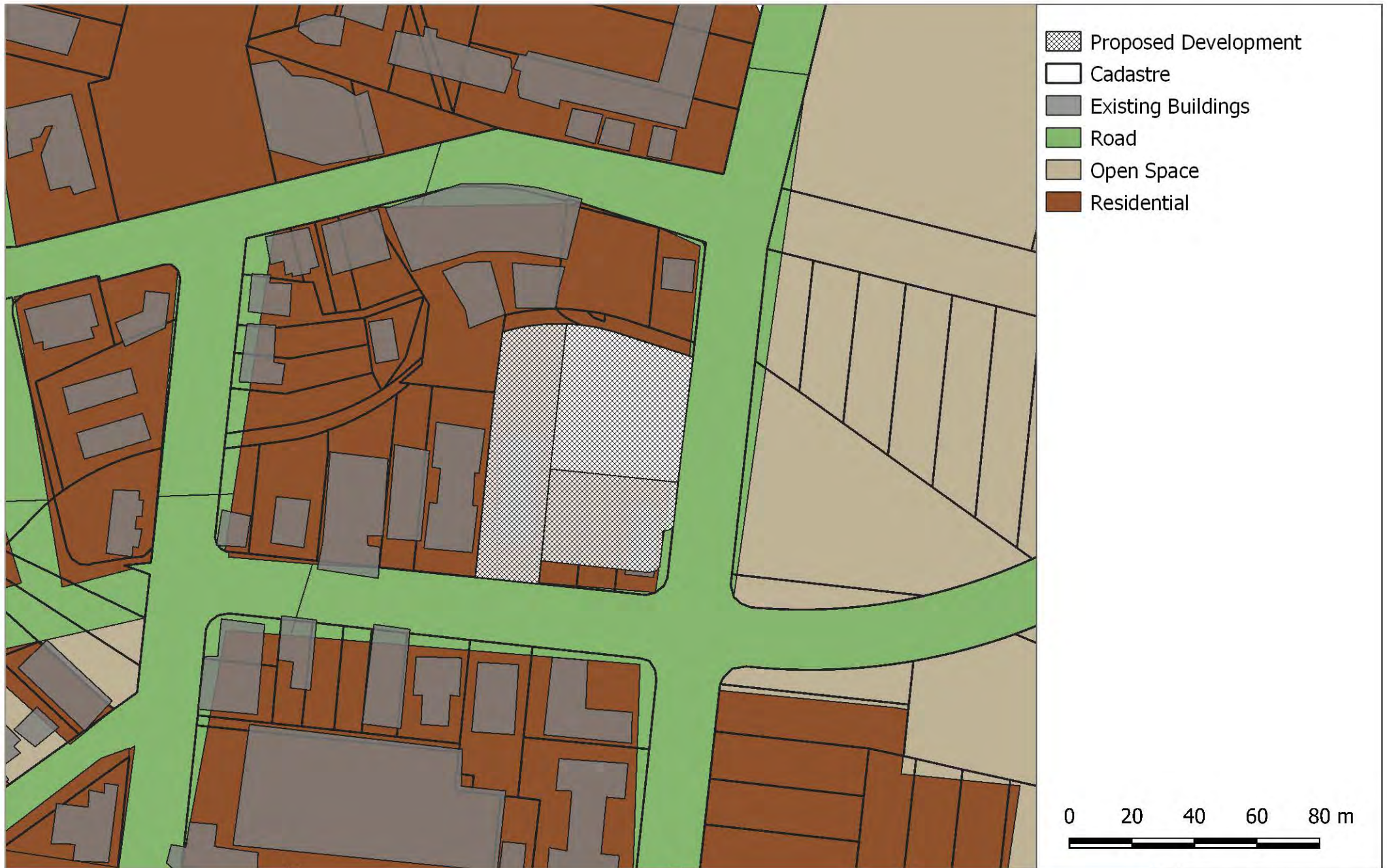




- Cadastre
- Existing Buildings
- 0.2m Terrain Contours (m)



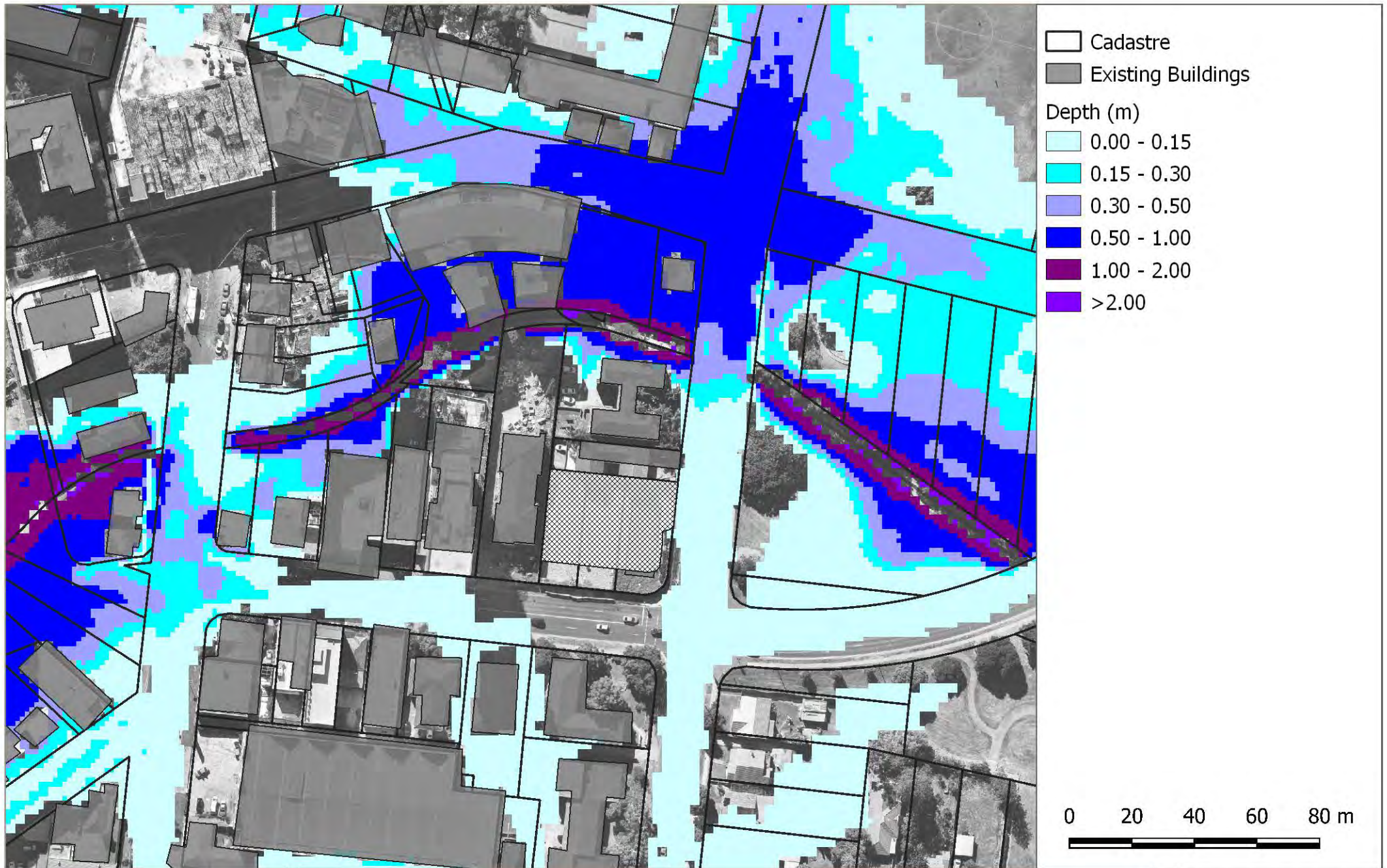




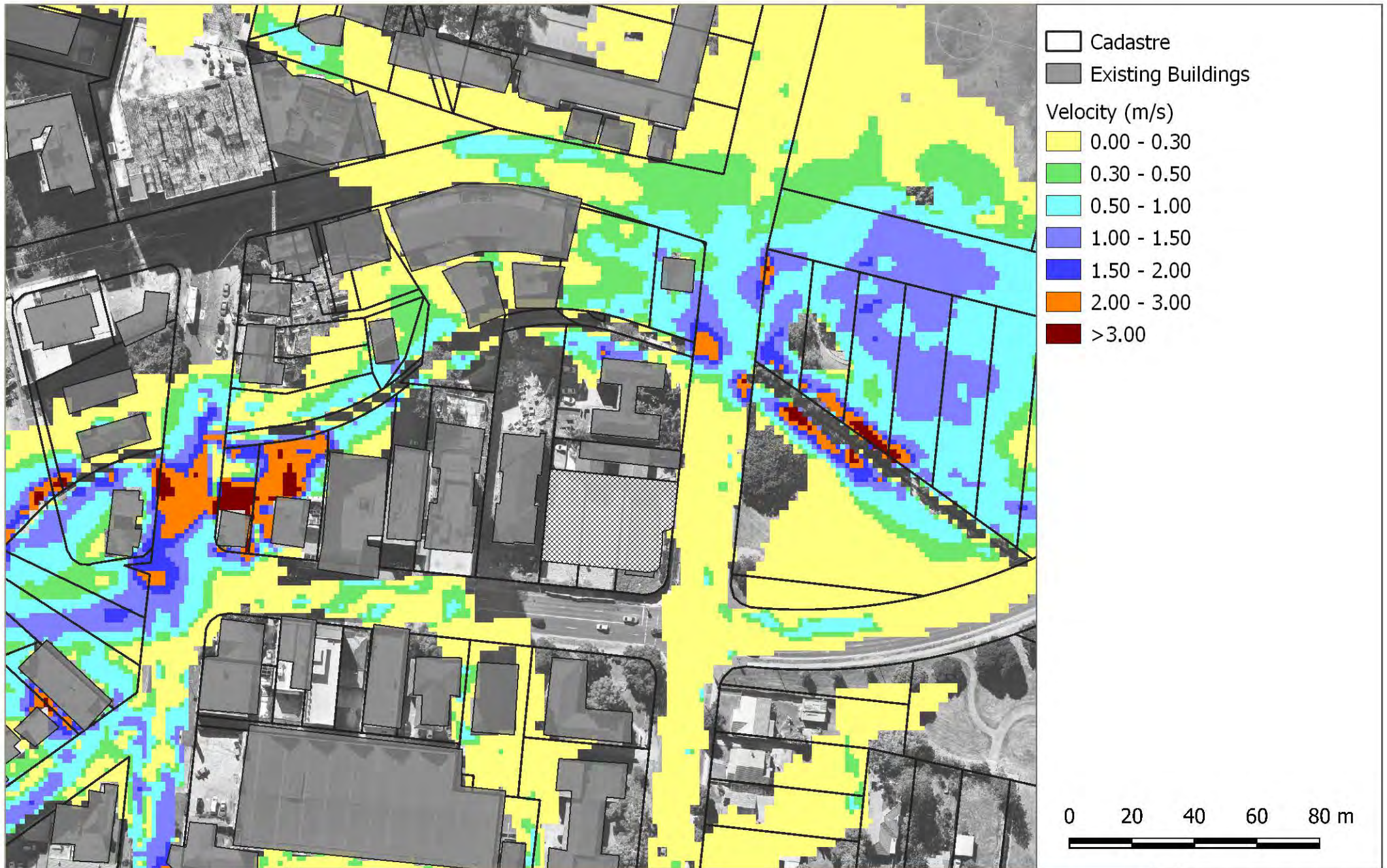




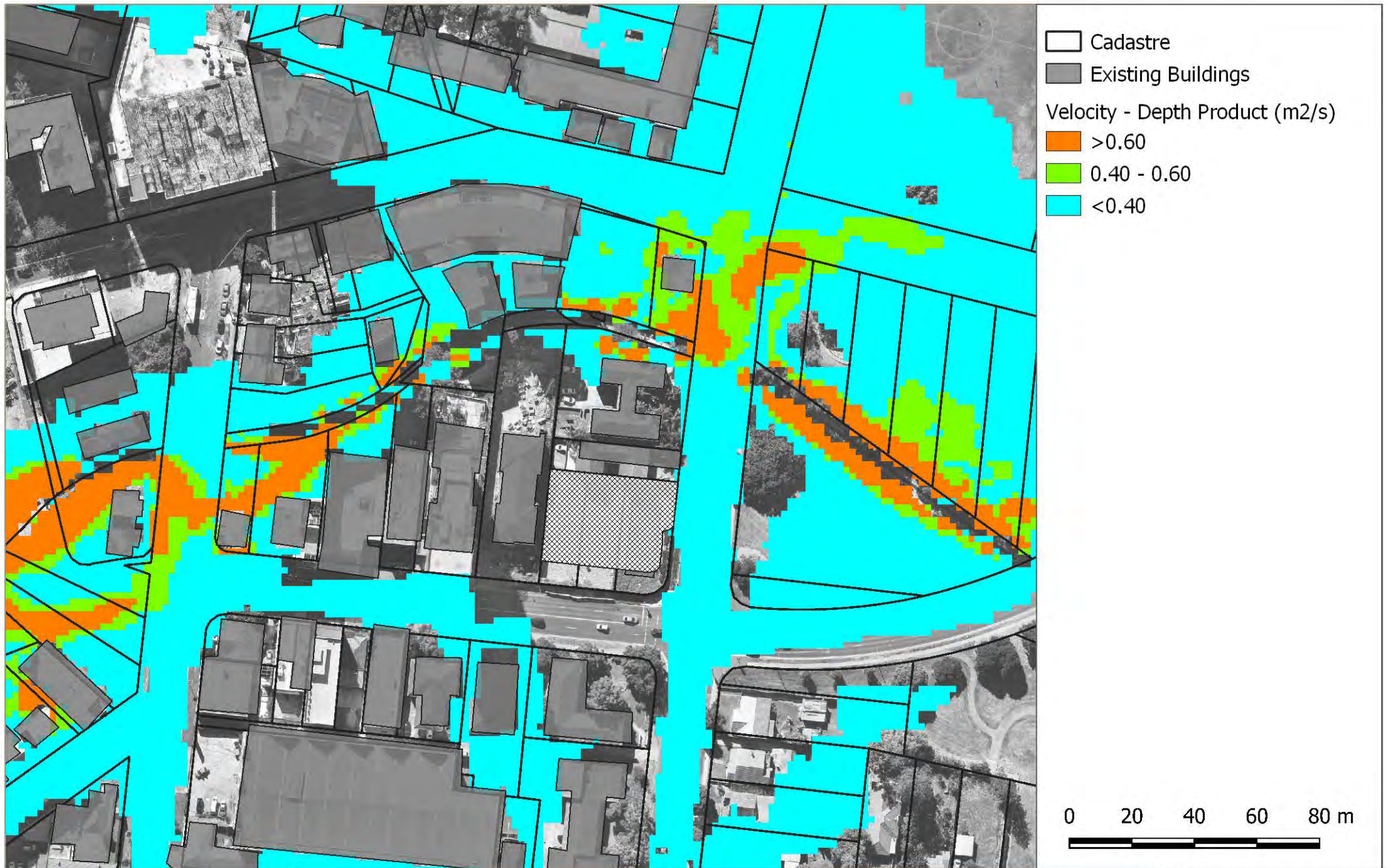




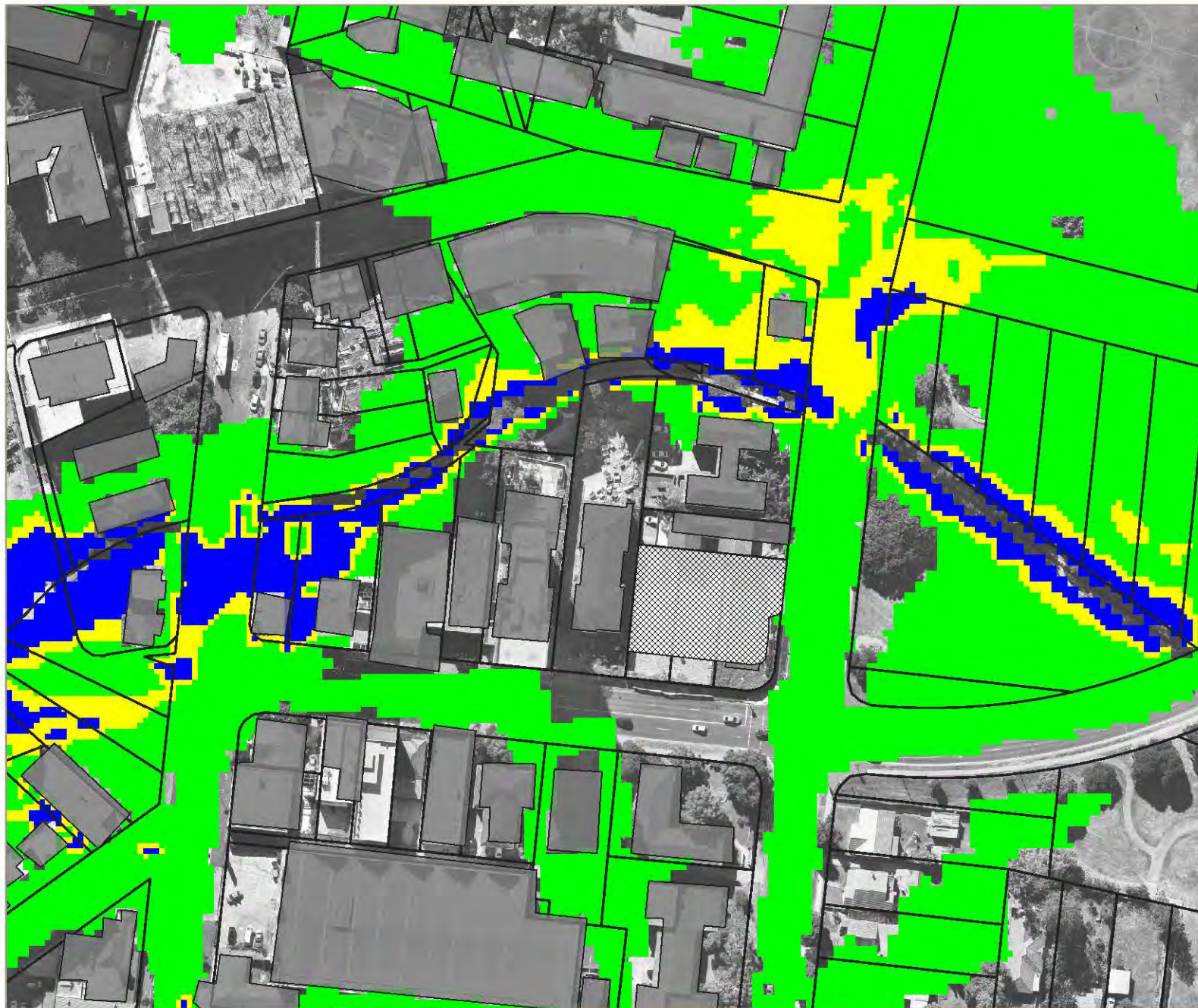









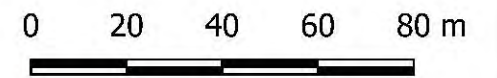




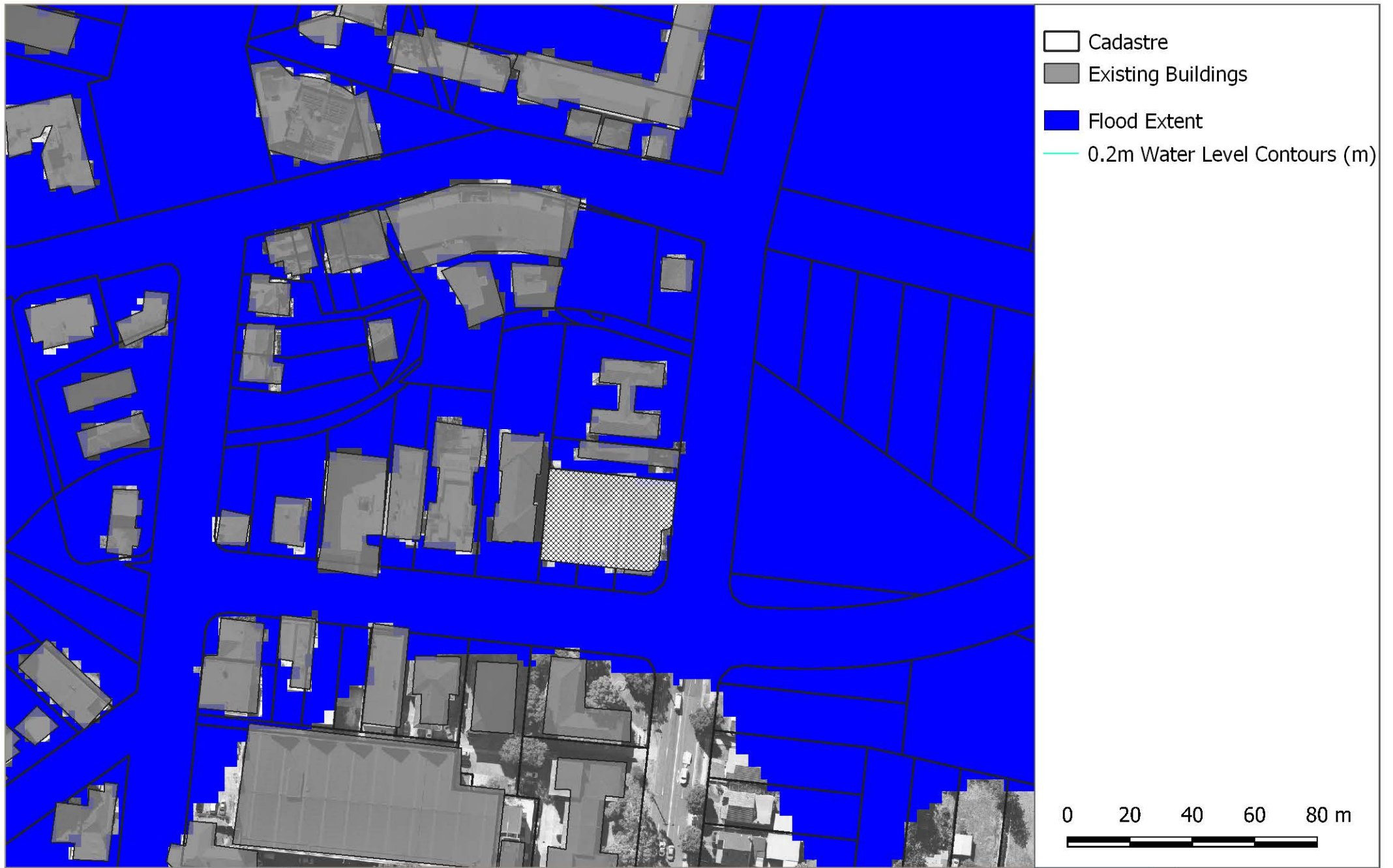


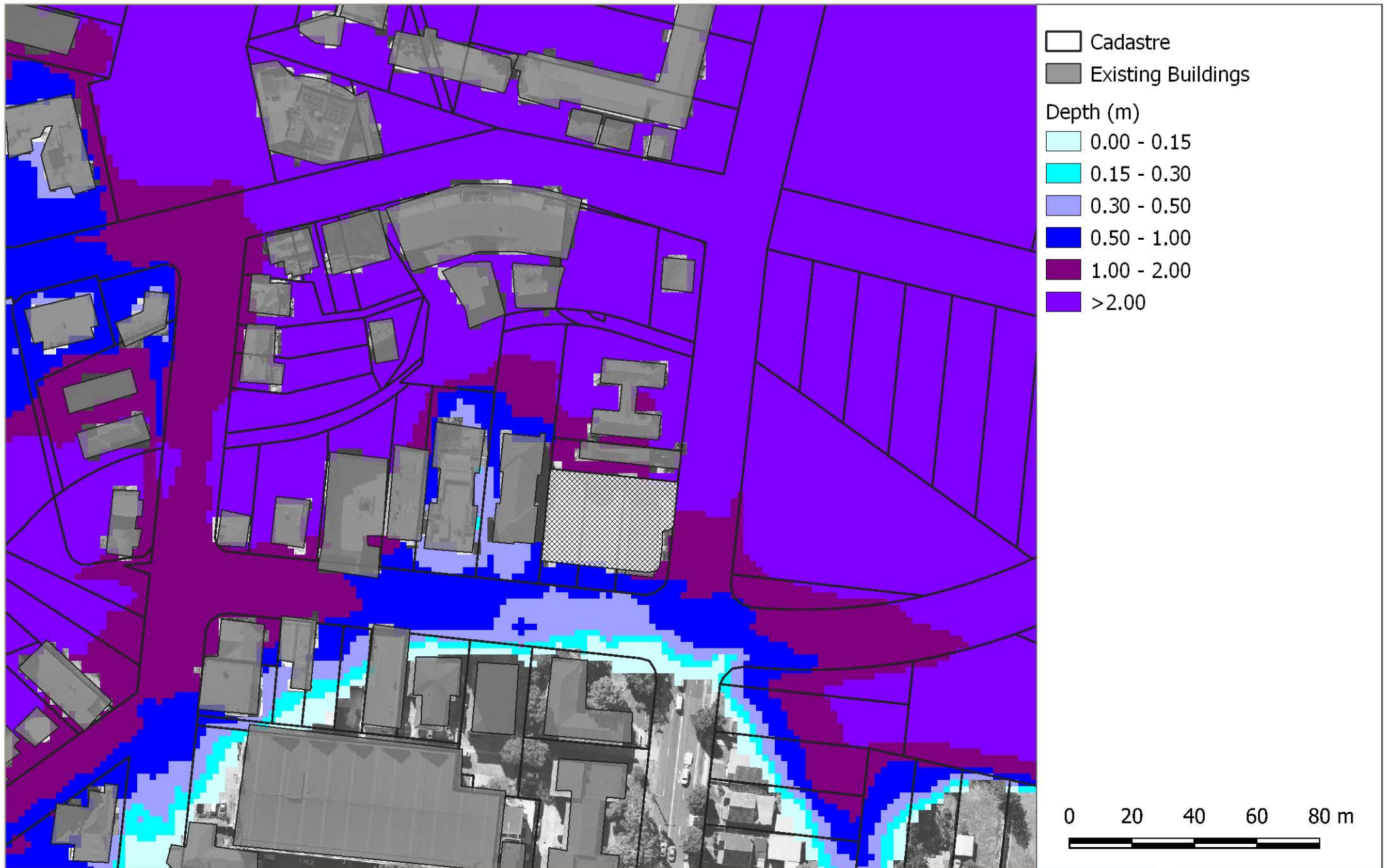


-  Cadastre
-  Existing Buildings
- Provisional Hazard
  -  Low
  -  Transitional
  -  High

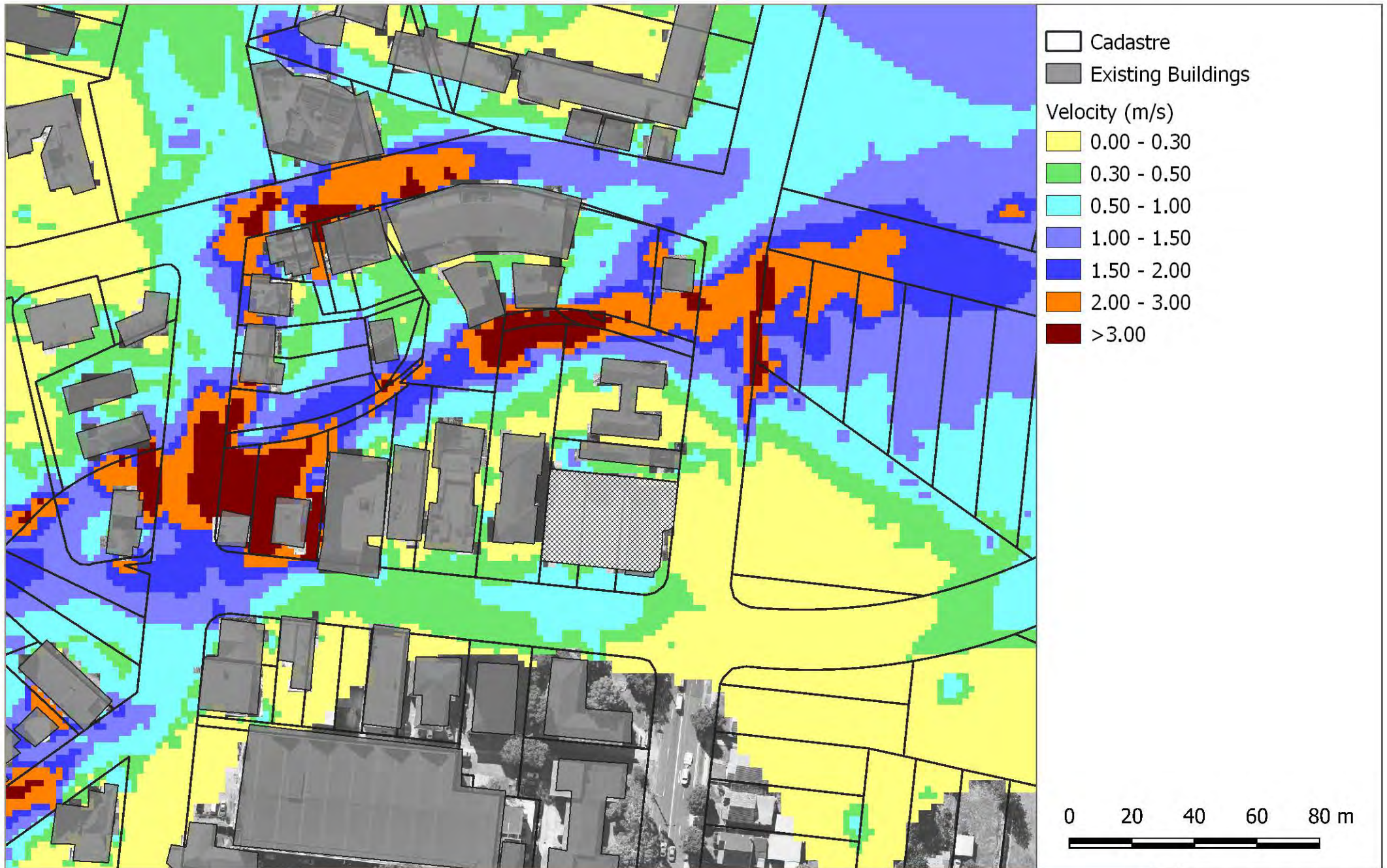




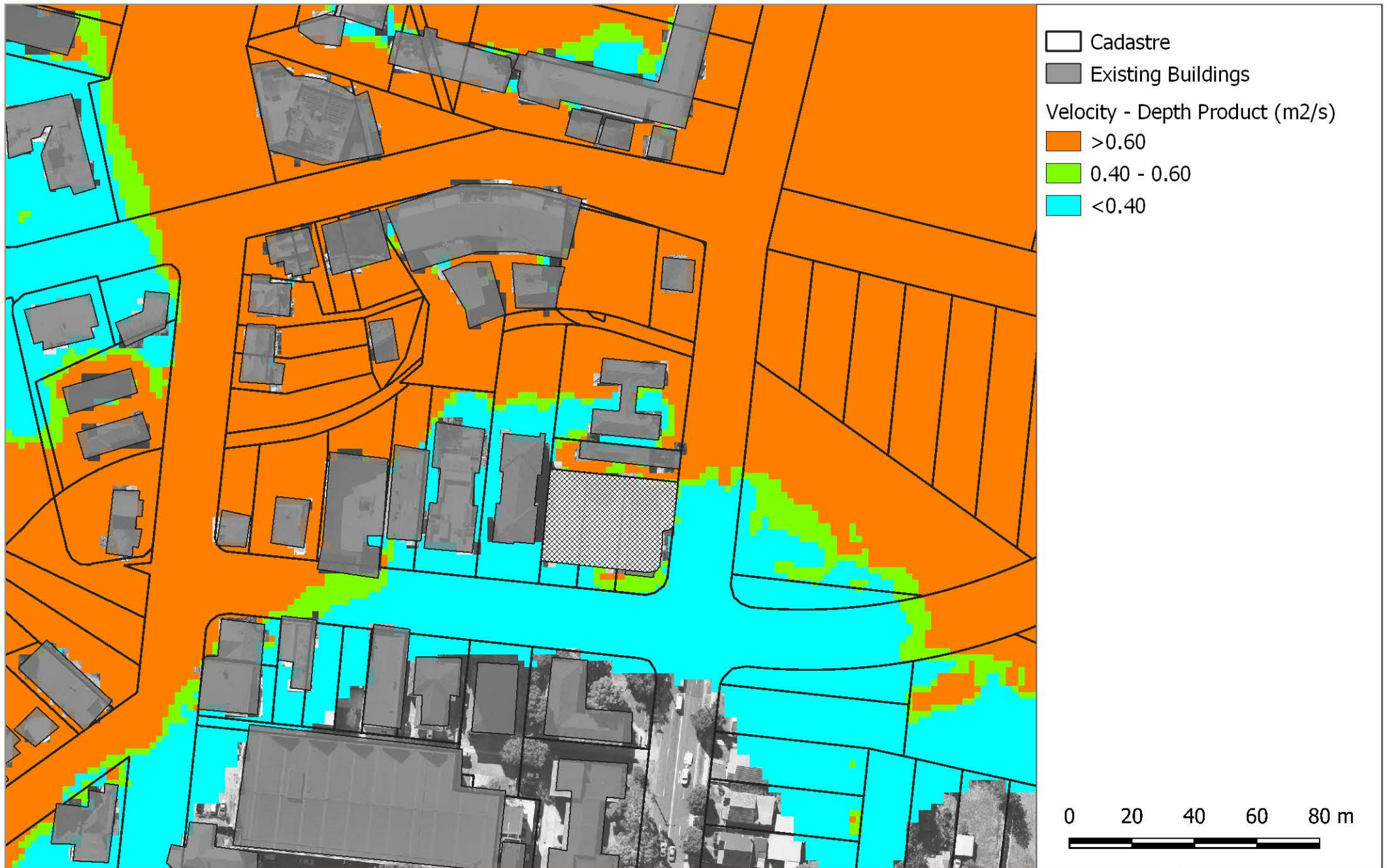


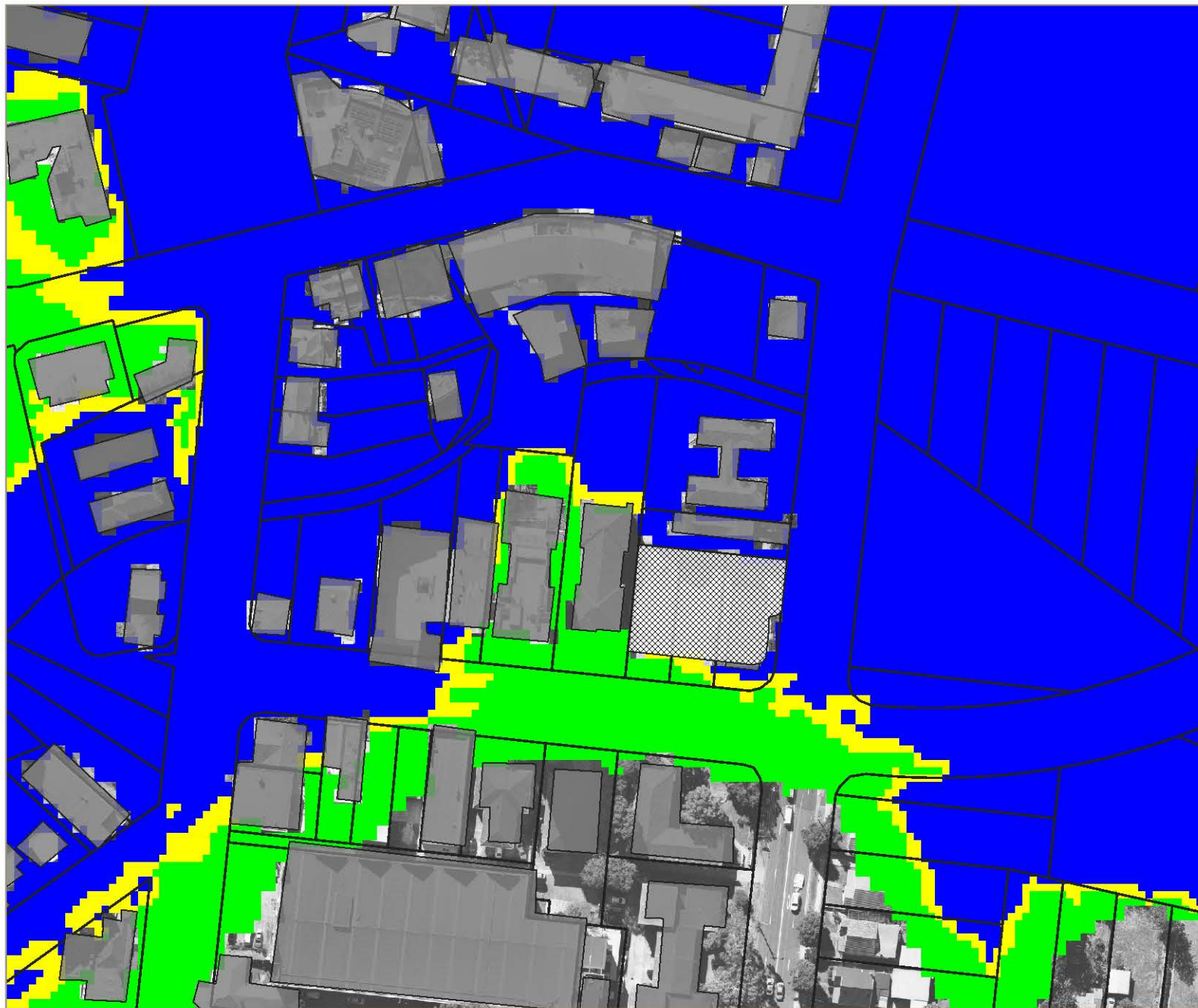















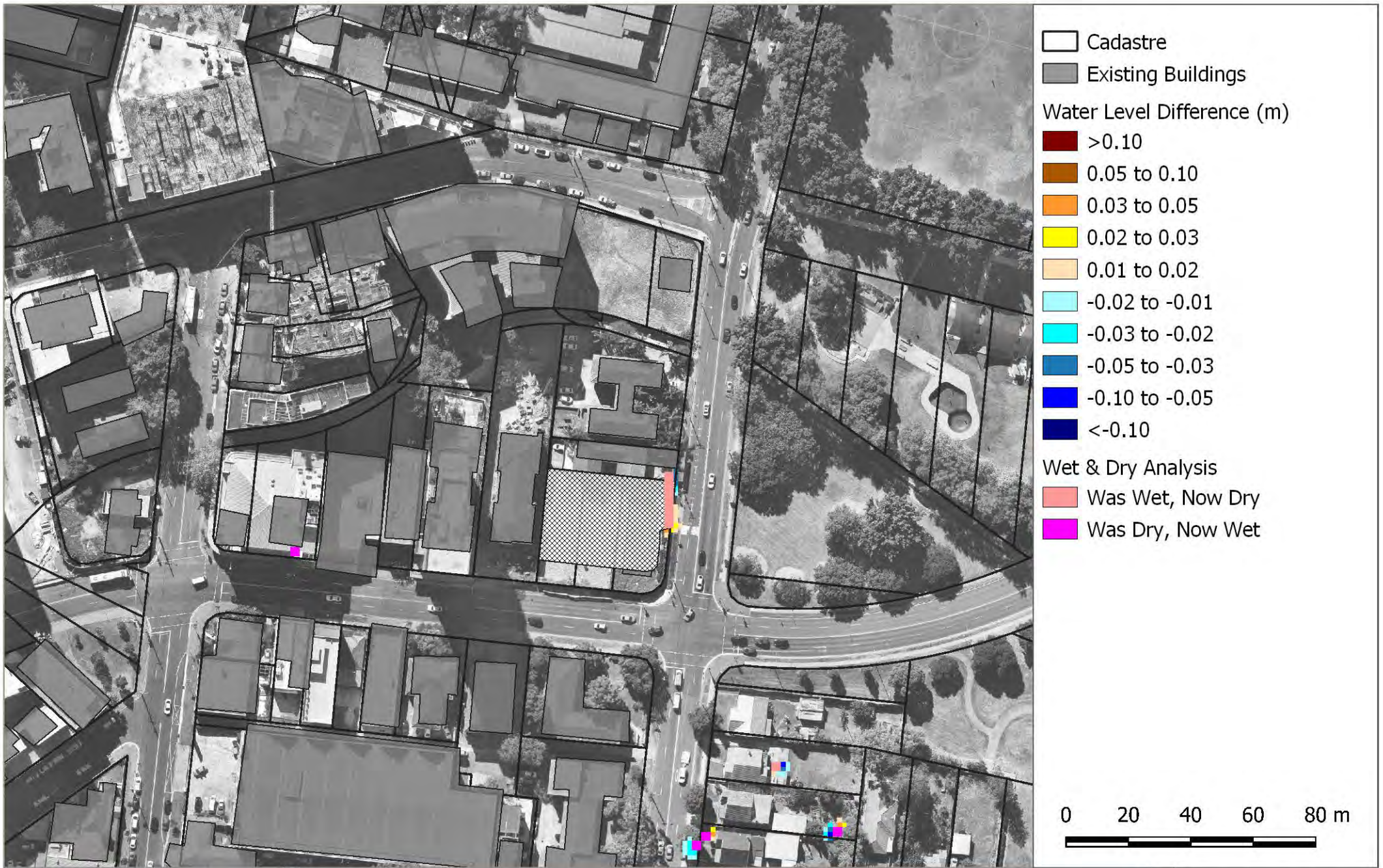


-  Cadastre
-  Existing Buildings
- Provisional Hazard
  -  Low
  -  Transitional
  -  High

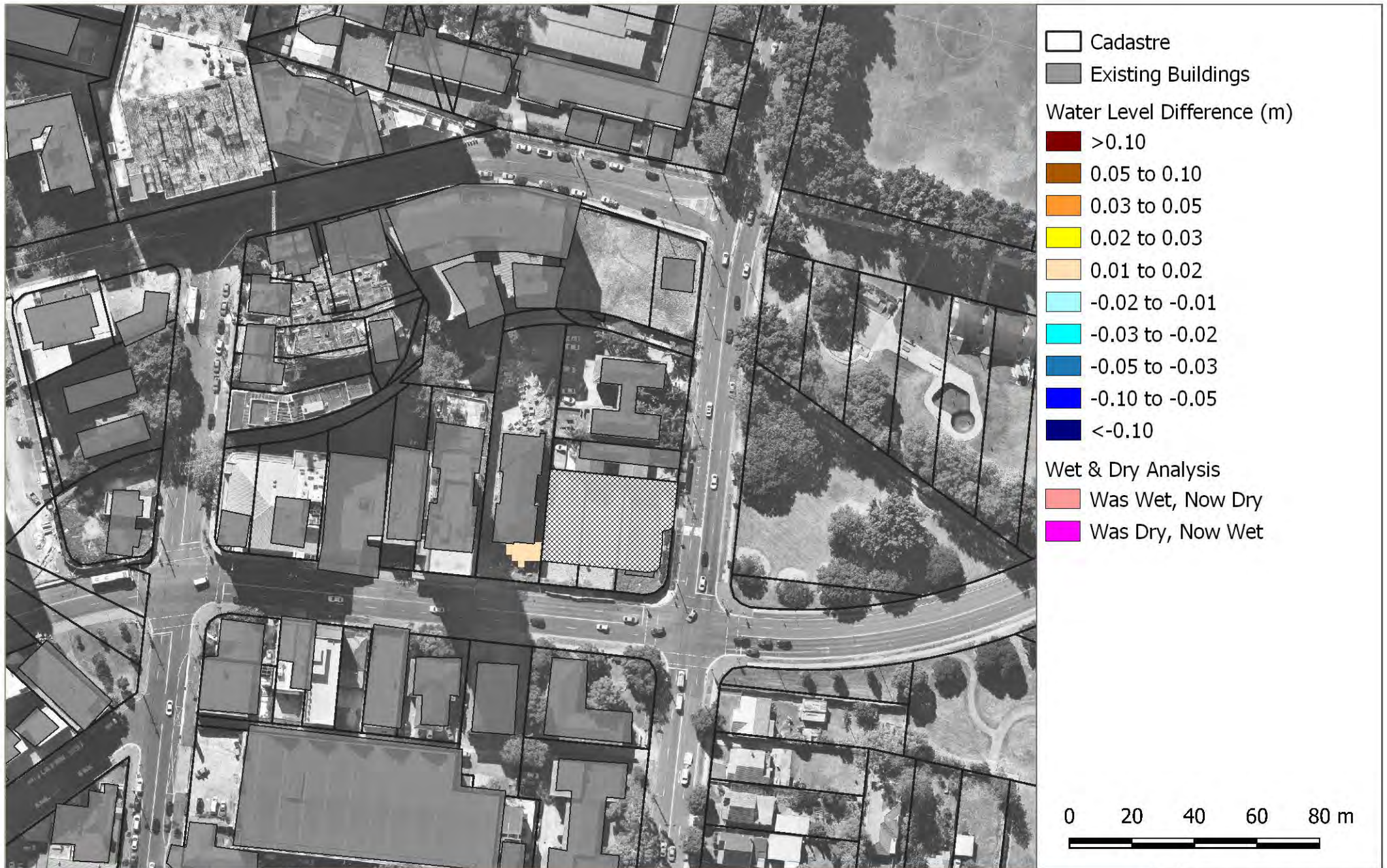
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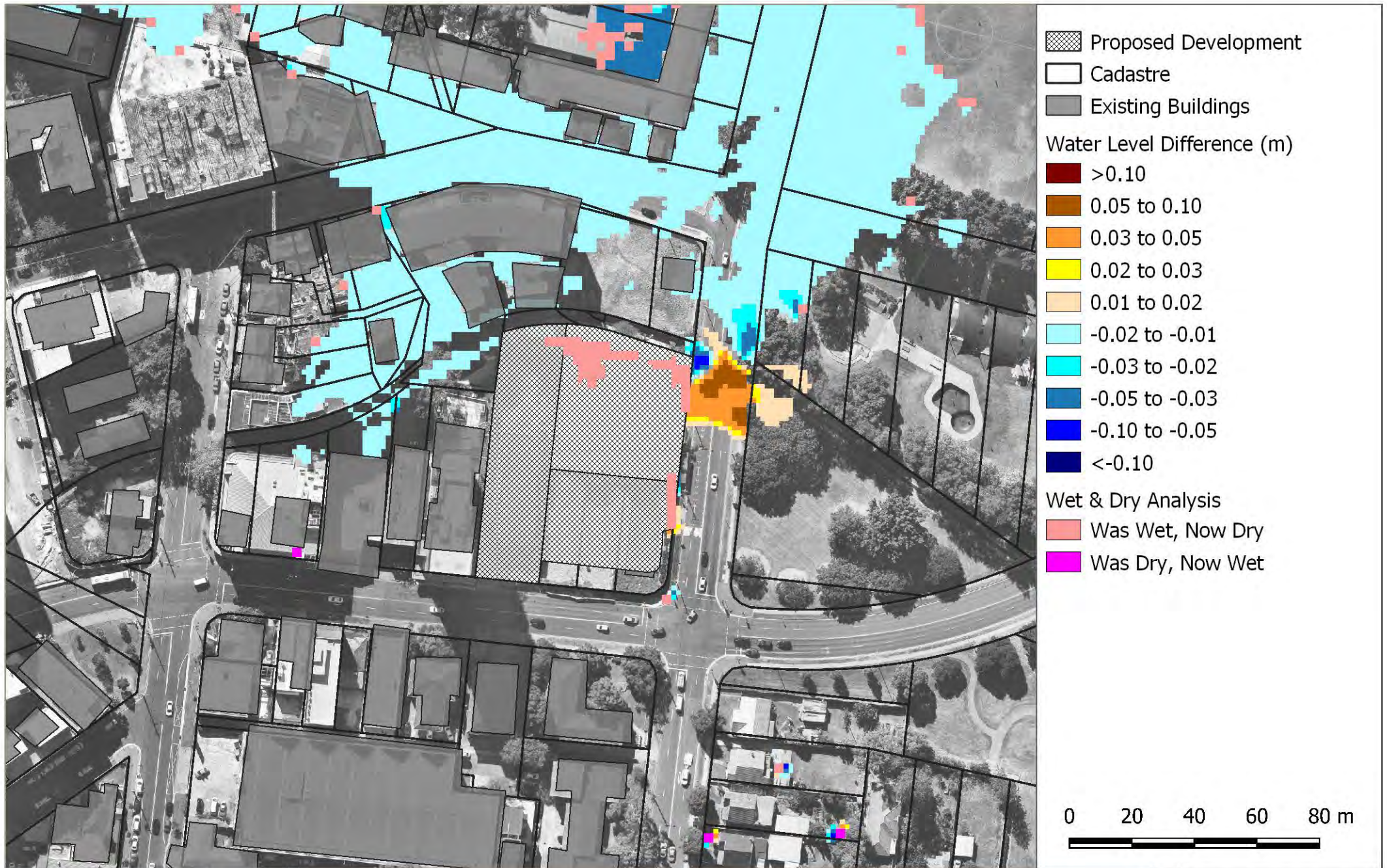
















26-30 Parkes Street, Harris Park

**APPENDIX B**  
PARRAMATTA CITY COUNCIL  
FLOOD CERTIFICATE





## Flood Enquiry Information Issued - 19 July 2018

### Mainstream Flooding

Is this property affected by mainstream flooding? <b>24 Parkes Street, 30 Parkes Street and 116 Harris Street, Harris Park</b>		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Flood Levels</b>	Closest Cross Sections: <i>(Please refer to Flood Study):</i> <b>Refer to Flood Map</b>	
<input checked="" type="checkbox"/> 5% AEP	Varies – RL 5.8 m AHD at Western Boundary of 24 Parkes Street to RL 5.6m AHD at street frontage (Eastern Boundary) of 116 Harris Street.	<u>Comments:</u>  <b>See Note on Flood/Hazard Map</b>
<input checked="" type="checkbox"/> 1% AEP	RL 6.2 m AHD	
<input checked="" type="checkbox"/> PMF	RL 9.5 m AHD	
<input checked="" type="checkbox"/> Refer to flood maps provided for detailed flood levels.		
Flood information is obtained from the following flood study report: <b>Lower Parramatta River Floodplain Risk Management Study – Flood Study Review, 2005 (SKM)</b>		

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

### Local Flooding

Is the property located within a Hatched Grey Area? <i>Properties located within a <b>Hatched Grey Area</b> are subjected to flooding from the local catchment.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the property located within a Grey Area? <i>Properties located within a <b>Grey Area</b> are subjected to additional site drainage controls to manage flooding in the local catchment.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the property likely to be affected by overland stormwater run-off from the local catchment? <i>Note: No site inspection conducted for this assessment. Based solely on the information supplied for this flood enquiry application.</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Subject to Detailed Investigation
<i>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.</i>	

### Additional Recommended Actions

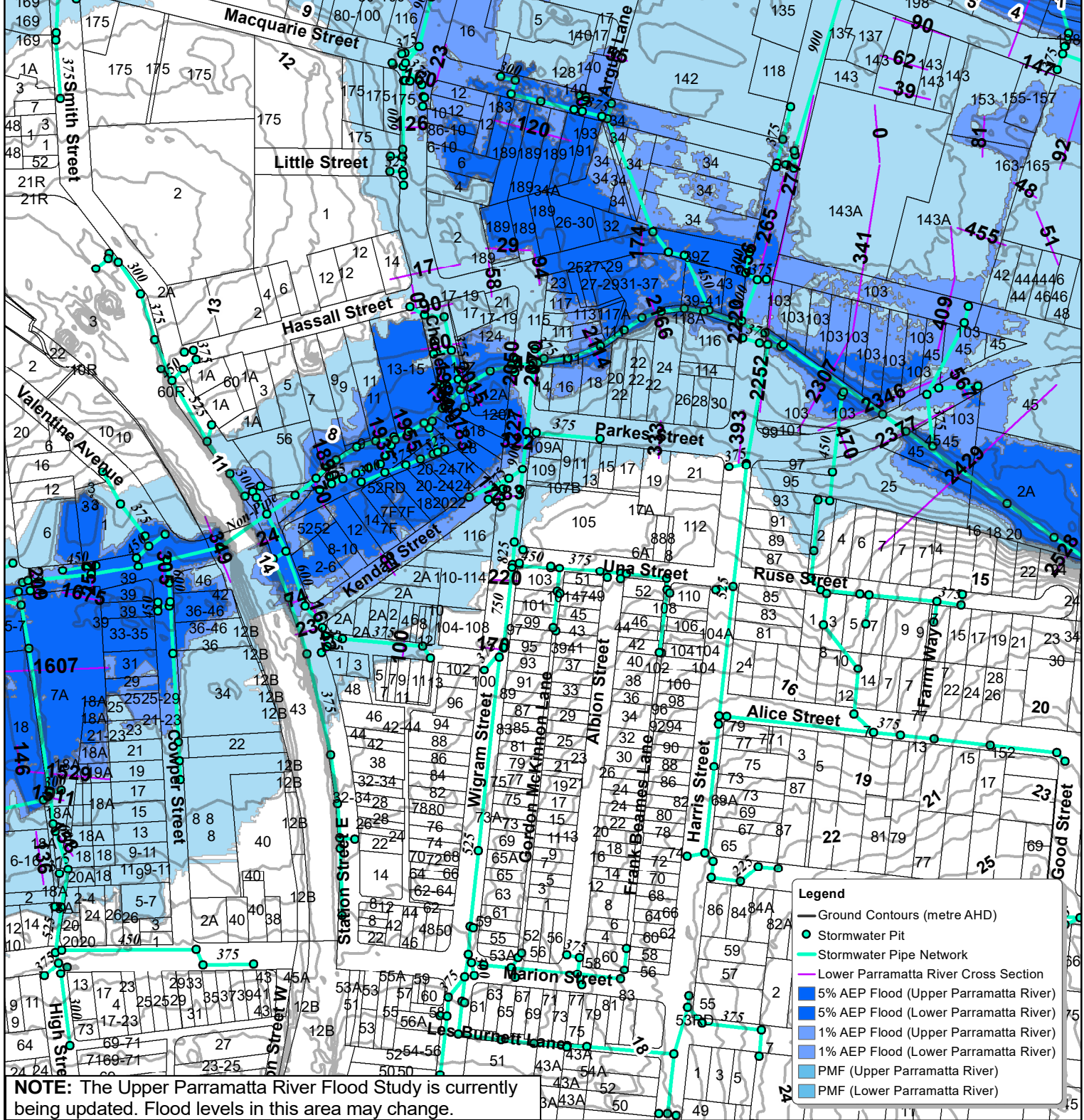
<input checked="" type="checkbox"/>	The Applicant needs to discuss the proposal to re-develop this site with Council's Town Planner and Development Services Engineer.
<input checked="" type="checkbox"/>	The Applicant needs to contact Council's Town Planner and organise a pre-lodgement meeting to discuss any proposal to redevelop this property.
<input checked="" type="checkbox"/>	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 chance of a flood of a given or larger size occurring in any one year, usually expressed as a percentage.



Chainage	Flood Level (metre AHD)		
	5% AEP	1% AEP	PMF
227	8.02	8.30	9.61
333	8.02	8.30	9.57
393	5.73	5.77	9.31
2070	6.13	6.43	9.44
2114	5.88	6.29	9.44
2166	5.77	6.23	9.44
2220	5.60	6.19	9.44



**NOTE:** The Upper Parramatta River Flood Study is currently being updated. Flood levels in this area may change.

**Legend**

- Ground Contours (metre AHD)
- Stormwater Pit
- Stormwater Pipe Network
- Lower Parramatta River Cross Section
- 5% AEP Flood (Upper Parramatta River)
- 5% AEP Flood (Lower Parramatta River)
- 1% AEP Flood (Upper Parramatta River)
- 1% AEP Flood (Lower Parramatta River)
- PMF (Upper Parramatta River)
- PMF (Lower Parramatta River)



# City of Parramatta Council Flood Map

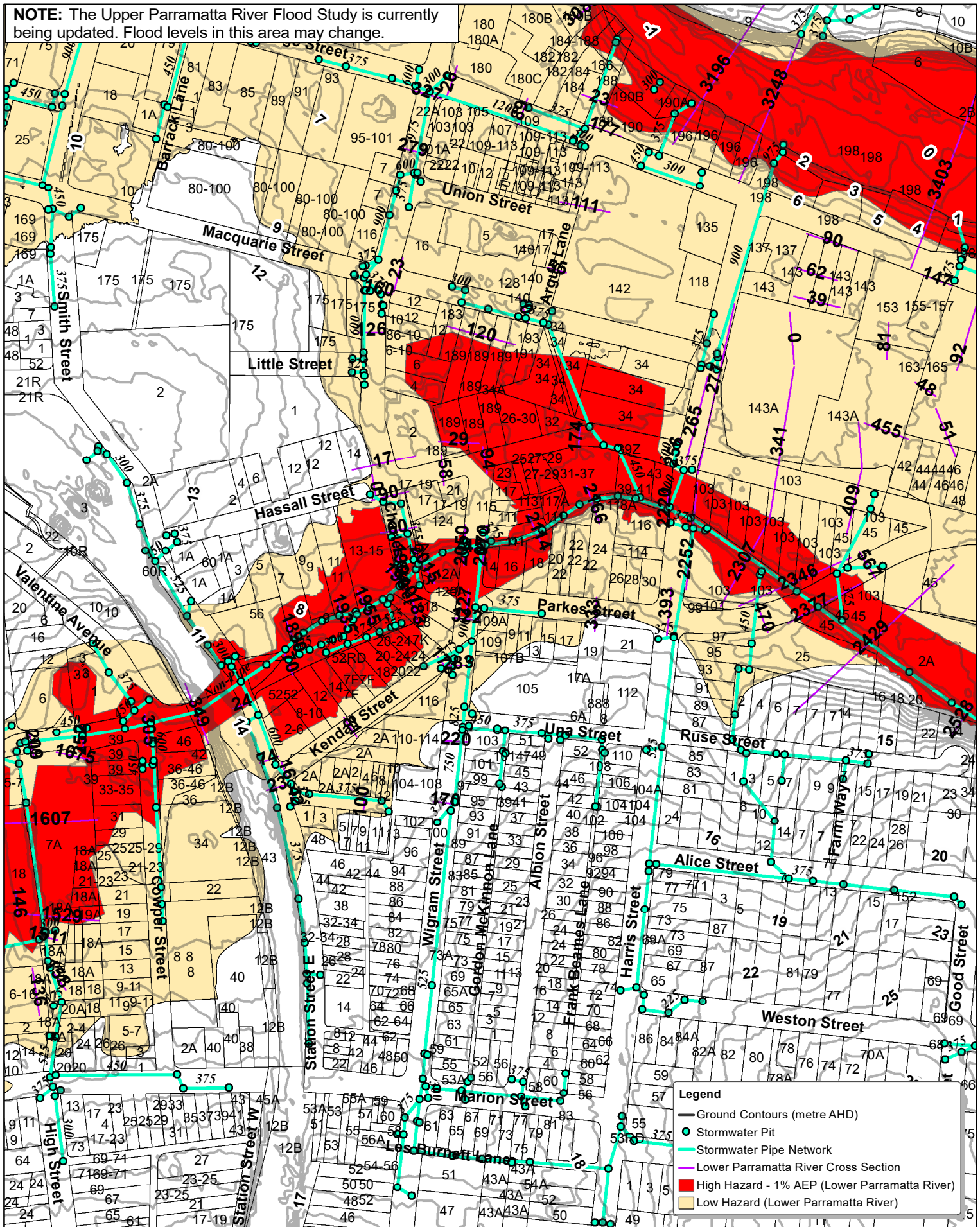
N  
1:4,000

**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. 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. City of Parramatta 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  
18/07/2018



**NOTE:** The Upper Parramatta River Flood Study is currently being updated. Flood levels in this area may change.



# City of Parramatta Council Hydraulic Hazard Map

N  
1:4,000

**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.

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.

City of Parramatta 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  
18/07/2018



26-30 Parkes Street, Harris Park

**APPENDIX C**  
SELECTED ARCHITECTURAL  
DRAWINGS

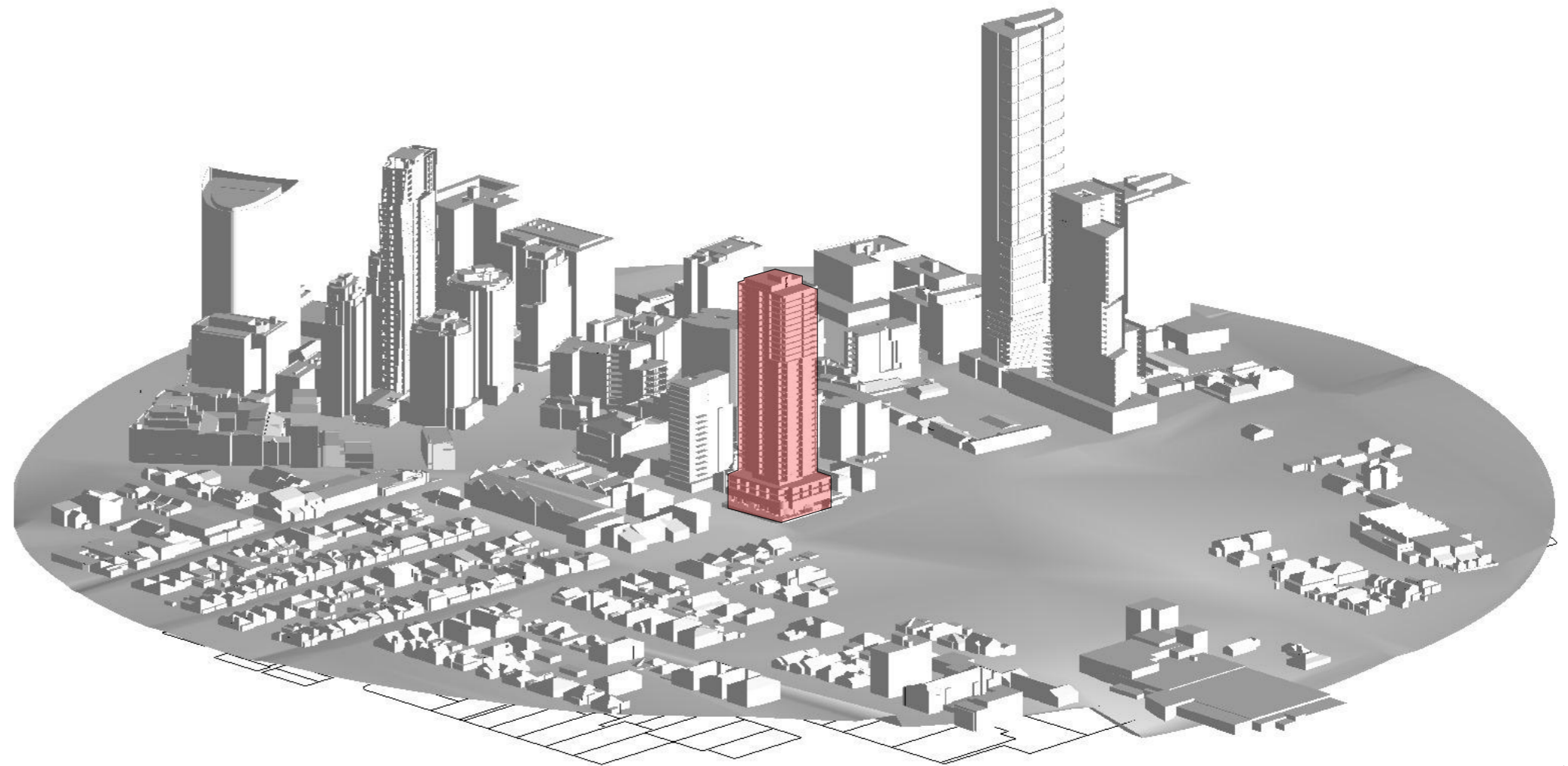
# 26-30 PARKES STREET, PARRAMATTA

## UPDATED PLANNING PROPOSAL

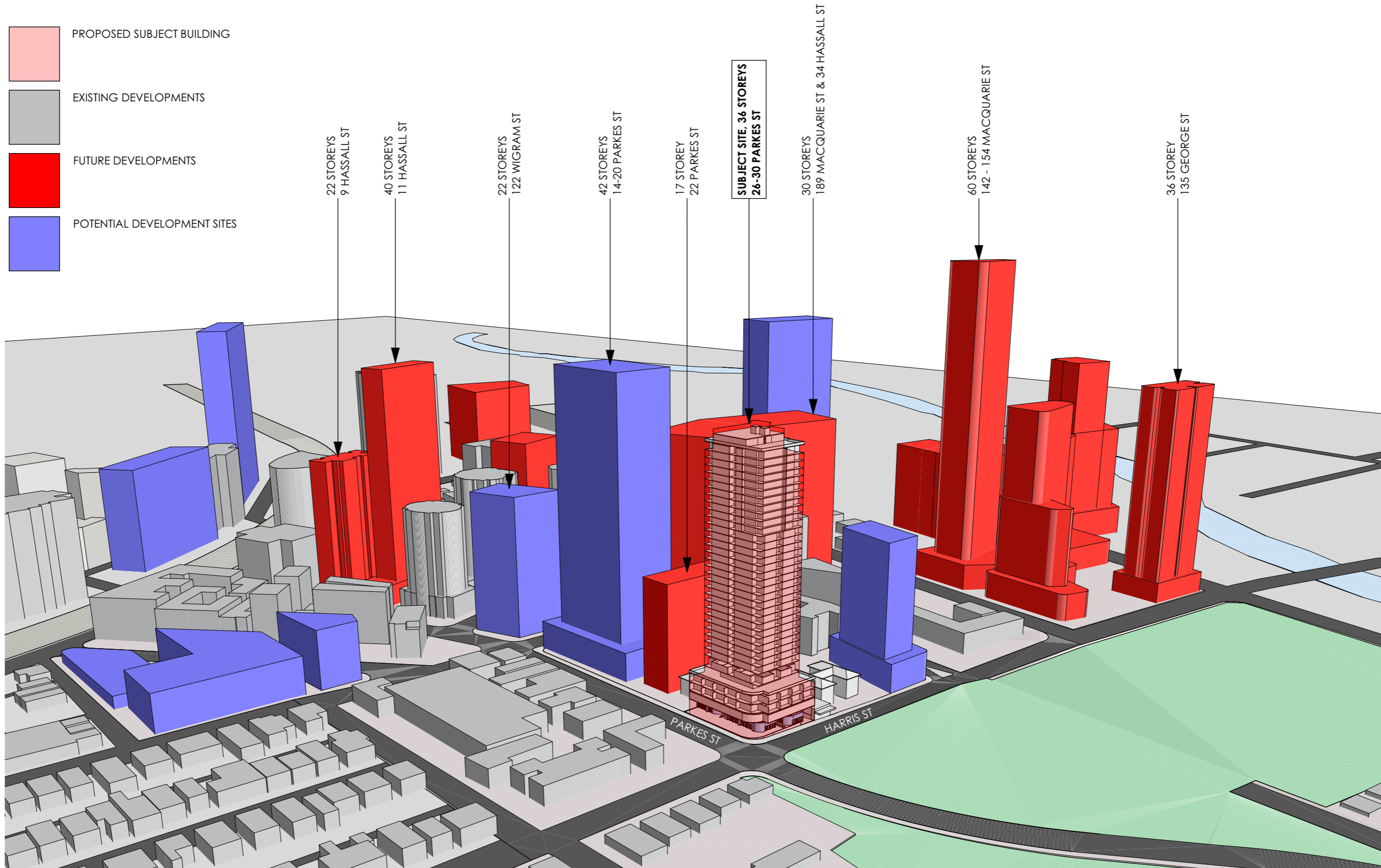
FEBRUARY/2018

PREPARED FOR

PARKES STREET NSW PTY LTD.







1 MASSING PERSPECTIVE FROM SOUTH EAST

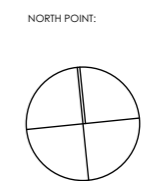


Project Tourism International Architecture Pty Ltd  
 Level 10, 263 Clarence Street Sydney NSW 2000  
 T +61 2 9283 0860 www.ptigroup.com.au ABN 90 050 071 022  
 Nominated Registered Architect: Peter Israel (reg no. 5064)

REV	DESCRIPTION	BY	DATE
P1	ISSUED FOR COUNCIL MEETING	AB	3/10/17
P2	ISSUED FOR REVIEW	AB	23/10/17
P3	ISSUED FOR REVIEW	AB	09/11/17
P4	ISSUED FOR REVIEW	AB	26/02/18

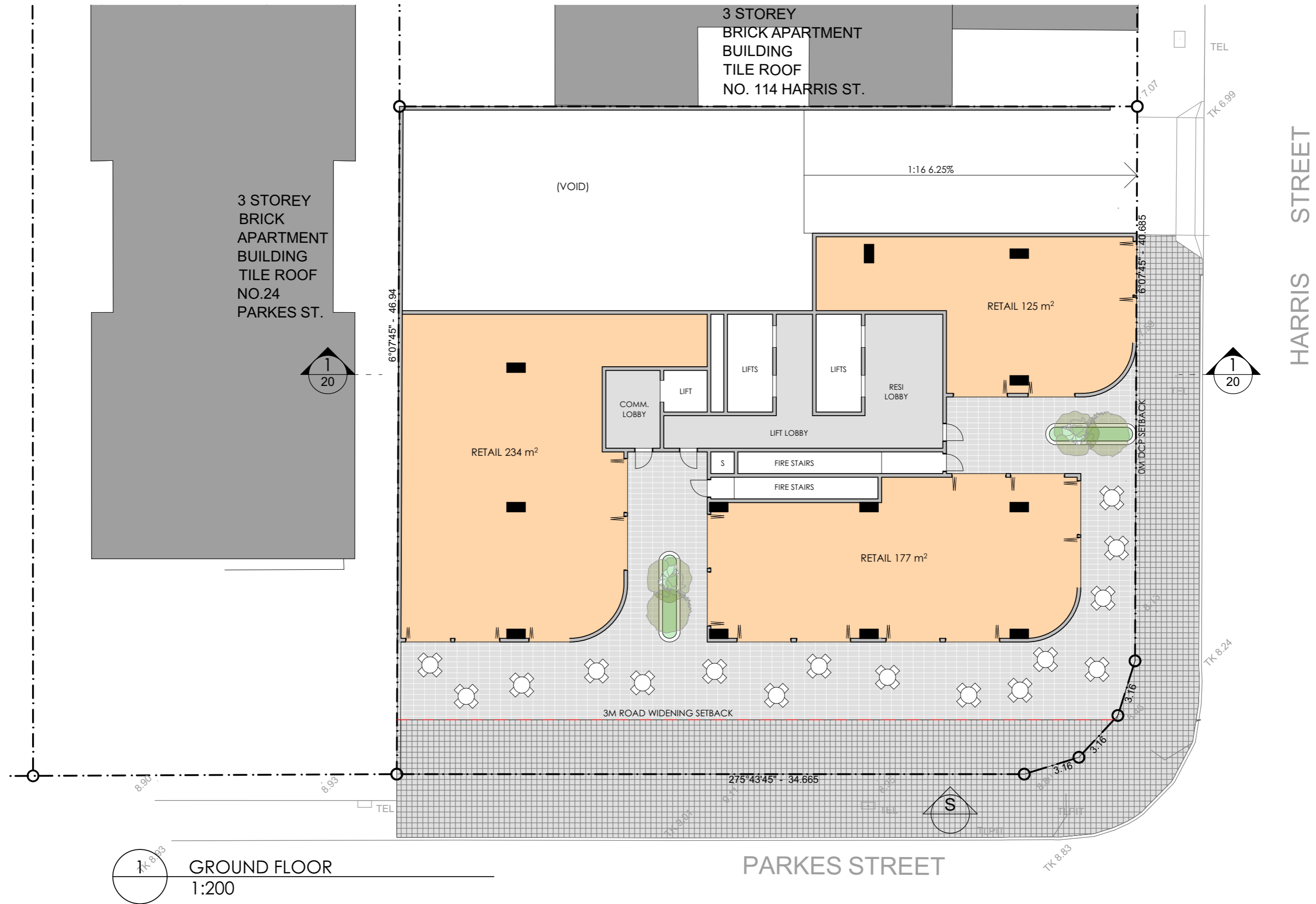
CLIENT:  
 PARKES STREET NSW PTY LTD.

PROJECT TITLE:  
 26-30 PARKES STREET,  
 PARRAMATTA  
 DRAWING TITLE:  
 MASSING PERSPECTIVE



DRAWN BY: AB  
 CHECKED BY: PI  
 SCALE: 1:100  
 PROJECT No: P368

SK 04 P4  
 stage. dwg no. revision



1/20  
GROUND FLOOR  
1:200



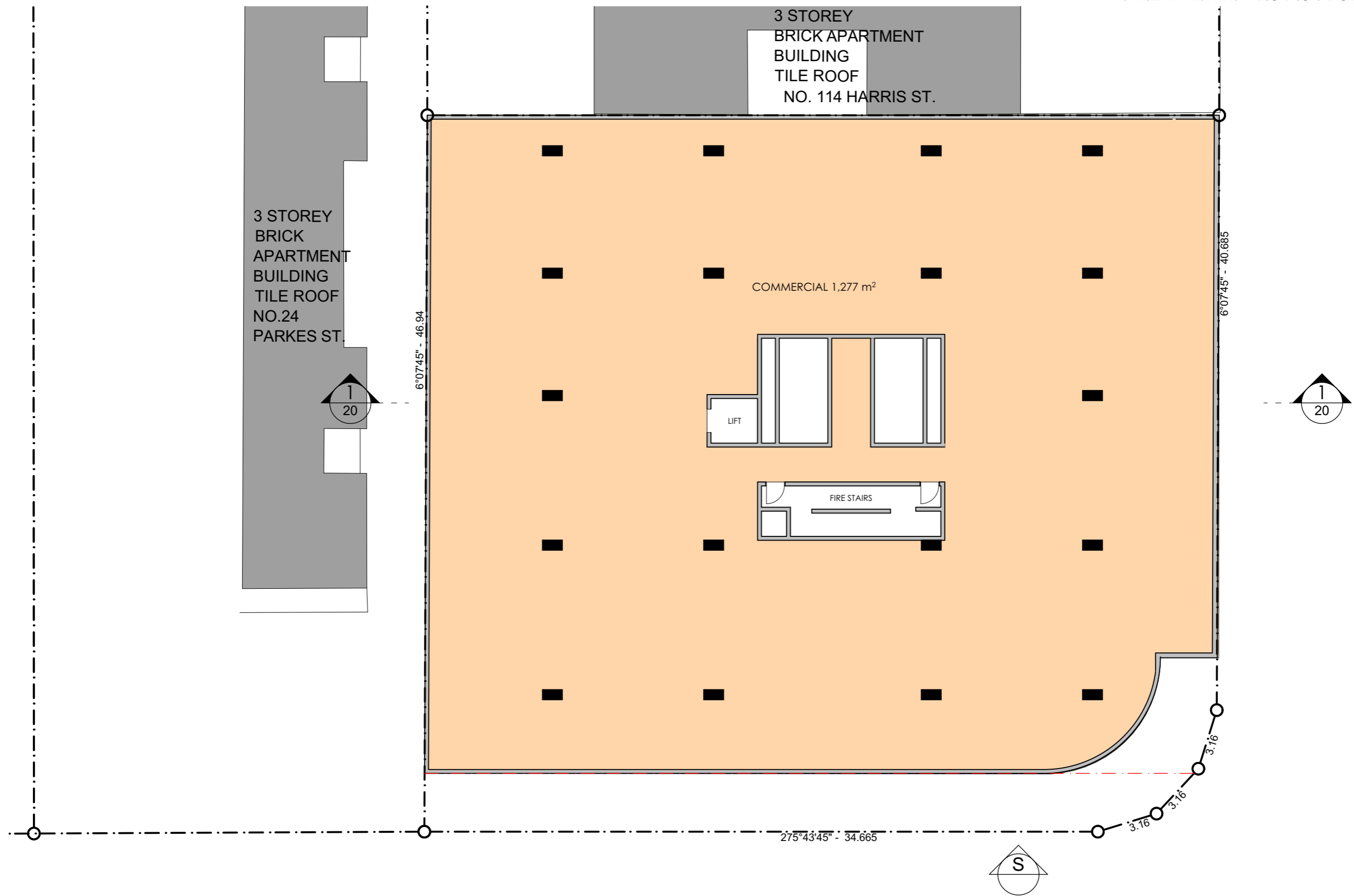
Project Tourism International Architecture Pty Ltd  
Level 10, 263 Clarence Street Sydney NSW 2000  
T +61 2 9283 0860 www.ptigroup.com.au ABN 90 050 071 022  
Nominated Registered Architect: Peter Israel (reg no. 5064)

REV	DESCRIPTION	BY	DATE
P1	ISSUED FOR COUNCIL MEETING	AB	3/10/17
P2	ISSUED FOR REVIEW	AB	23/10/17
P3	ISSUED FOR REVIEW	AB	09/11/17
P4	ISSUED FOR REVIEW	AB	26/02/18

CLIENT: PARKES STREET NSW PTY LTD.  
PROJECT TITLE: 26-30 PARKES STREET, PARRAMATTA  
DRAWING TITLE: GROUND FLOOR

NORTH POINT:  
DRAWN BY: AB  
CHECKED BY: PI  
SCALE: 1:200  
PROJECT No: P368  
stage: SK 11 P4  
dwg no. revision





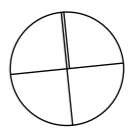
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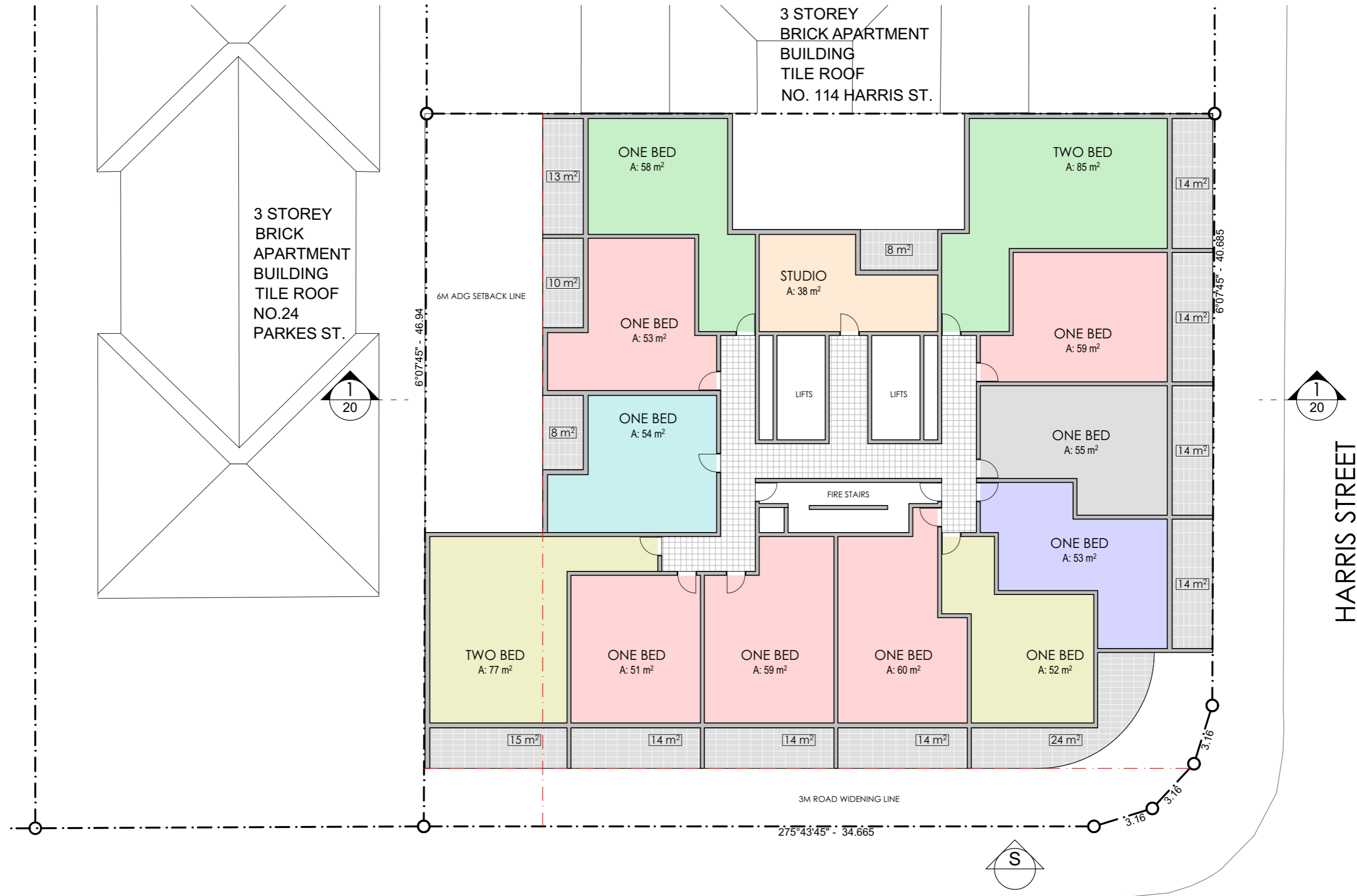


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P2	ISSUED FOR REVIEW	AB	23/10/17
P3	ISSUED FOR REVIEW	AB	09/11/17
P4	ISSUED FOR REVIEW	AB	26/02/18

CLIENT:  
PARKES STREET NSW PTY LTD.

PROJECT TITLE:  
26-30 PARKES STREET,  
PARRAMATTA  
  
DRAWING TITLE:  
LEVEL 1 (COMMERCIAL)

NORTH POINT:  
  
DRAWN BY: AB  
CHECKED BY: PI  
SCALE: 1:200  
PROJECT No: P368  
stage: SK 12 P4  
revision:



1 LEVEL 2-3 APARTMENT  
1:200

PARKES STREET



REV	DESCRIPTION	BY	DATE
P1	ISSUED FOR COUNCIL MEETING	AB	3/10/17
P2	ISSUED FOR REVIEW	AB	23/10/17
P3	ISSUED FOR REVIEW	AB	09/11/17
P4	ISSUED FOR REVIEW	AB	26/02/18

CLIENT:  
PARKES STREET NSW PTY LTD.

PROJECT TITLE:  
26-30 PARKES STREET,  
PARRAMATTA

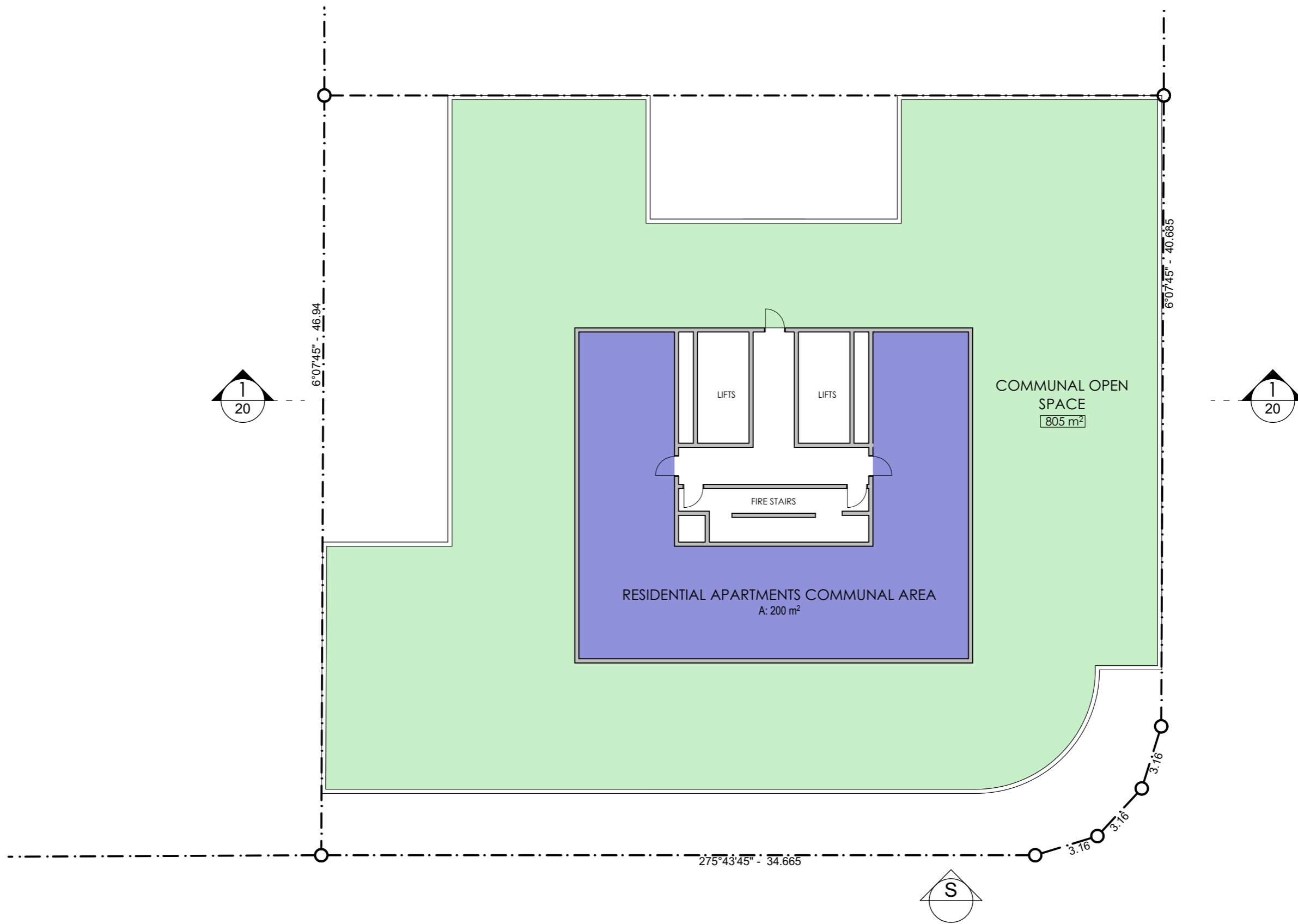
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NORTH POINT:

DRAWN BY: AB  
CHECKED BY: PI  
SCALE: 1:200  
PROJECT No: P368

SK 13 P4  
stage. dwg no. revision





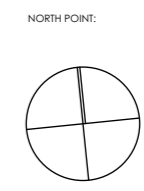
1 LEVEL 4 (PODIUM)  
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P2	ISSUED FOR REVIEW	AB	23/10/17
P3	ISSUED FOR REVIEW	AB	09/11/17
P4	ISSUED FOR REVIEW	AB	26/02/18

CLIENT:  
PARKES STREET NSW PTY LTD.

PROJECT TITLE:  
26-30 PARKES STREET,  
PARRAMATTA

DRAWING TITLE:  
LEVEL 4 (PODIUM)



DRAWN BY: AB  
CHECKED BY: PI  
SCALE: 1:200  
PROJECT No: P368

SK 14 P4  
stage. dwg no. revision



1 LEVEL 5-24 (TYPICAL APARTMENTS)  
1:200

PARKES STREET

HARRIS STREET



Project Tourism International Architecture Pty Ltd  
Level 10, 263 Clarence Street Sydney NSW 2000  
T +61 2 9283 0860 www.ptigroup.com.au ABN 90 050 071 022  
Nominated Registered Architect: Peter Israel (reg no. 5064)

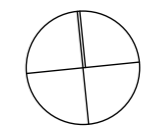
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P1	ISSUED FOR COUNCIL MEETING	AB	3/10/17
P2	ISSUED FOR REVIEW	AB	23/10/17
P3	ISSUED FOR REVIEW	AB	09/11/17
P4	ISSUED FOR REVIEW	AB	26/02/18

CLIENT:  
PARKES STREET NSW PTY LTD.

PROJECT TITLE:  
26-30 PARKES STREET,  
PARRAMATTA

DRAWING TITLE:  
LEVEL 5-24 TYPICAL RESIDENTIAL  
LEVELS

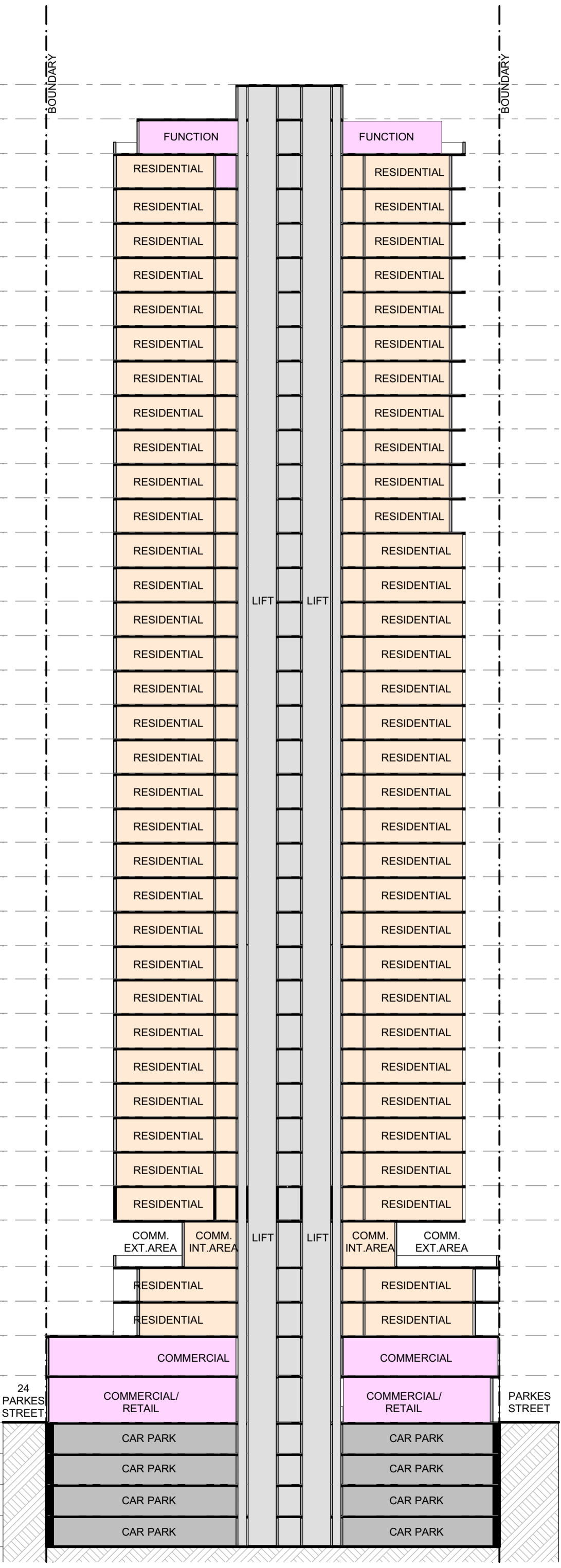
NORTH POINT:  
DRAWN BY: AB  
CHECKED BY: PI  
SCALE: 1:200  
PROJECT No: P368



SK 15 P4  
stage. dwg no. revision



Story	RL 129.500
LIFT OVERRUN	RL 126.400
LEVEL 36 ROOF TOP BAR	RL 123.300
LEVEL 35 BAR ENTRY AND UNITS	RL 120.200
LEVEL 34	RL 117.100
LEVEL 33	RL 114.000
LEVEL 32	RL 110.900
LEVEL 31	RL 107.800
LEVEL 30	RL 104.700
LEVEL 29	RL 101.600
LEVEL 28	RL 98.500
LEVEL 27	RL 95.400
LEVEL 26	RL 92.300
LEVEL 25	RL 89.200
LEVEL 24	RL 86.100
LEVEL 23	RL 83.000
LEVEL 22	RL 79.900
LEVEL 21	RL 76.800
LEVEL 20	RL 73.700
LEVEL 19	RL 70.600
LEVEL 18	RL 67.500
LEVEL 17	RL 64.400
LEVEL 16	RL 61.300
LEVEL 15	RL 58.200
LEVEL 14	RL 55.100
LEVEL 13	RL 52.000
LEVEL 12	RL 49.000
LEVEL 11	RL 45.900
LEVEL 10	RL 42.800
LEVEL 9	RL 39.700
LEVEL 8	RL 36.600
LEVEL 7	RL 33.500
LEVEL 6	RL 30.400
LEVEL 5	RL 27.300
LEVEL 4	RL 23.100
LEVEL 3	RL 20.000
LEVEL 2	RL 16.900
LEVEL 1	RL 13.300
GROUND FLOOR	RL 9.100
BASEMENT 1	RL 6.300
BASEMENT 2	RL 3.500
BASEMENT 3	RL 0.700
BASEMENT 4	-2.100



REV	DESCRIPTION	BY	DATE
P1	ISSUED FOR COUNCIL MEETING	AB	31/01/17
P2	ISSUED FOR REVIEW	AB	23/10/17
P3	ISSUED FOR REVIEW	AB	09/11/17
P4	ISSUED FOR REVIEW	AB	26/02/18

CLIENT: **PARKES STREET NSW PTY LTD.**  
 PROJECT TITLE: **26-30 PARKES STREET, PARRAMATTA**

**SECTIONS**

DRAWN BY:	AB
CHECKED BY:	PI
SCALE:	1:350
PROJECT NO.:	P368
DATE:	26/02/18
NO.:	20
REVISION:	P4