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01 April 2021

School Infrastructure  
Level 8, 259 George Street  
Sydney, NSW 2000

Attention: Mrs Gina Gou

Dear Gina,

**RE: REPURPOSED COMMUNITY SPORTS FACILITY  
22A WINBOURBE STREET, WEST RYDE  
FLOOD STATEMENT – PLANNING PROPOSAL - Revision 03**

## Introduction

Henry & Hymas has been commissioned by School Infrastructure NSW (SINSW) on behalf of the Department of Education (DOE) to prepare a flood statement to support a Planning Proposal to amend the 'land use zone' Development Standard in Ryde City Local Environmental Plan 2014 from SP2 Educational Establishment to part RE1 Public Recreation and part E2 Environmental Conservation.

The site is known as Marsden High School, 22 Winbourne Street, West Ryde.



Figure 1 – Locality Map



*henry&hymas***Site**

Marsden High School buildings and associated facilities currently occupy the site.

The site is located approximately 1.5km north west of Meadowbank and 5km south east of Macquarie Park. Vehicular and pedestrian access is currently via Winbourne Street and Brush Road. One (1) pedestrian refuge island is located on Winbourne Street adjacent to the school site.

There is high value biodiversity (vegetation) to the north east and scattered trees/ cleared land to the remainder of the site (refer to Figure 2 below). An open waterway exists to the north east of the site, within the vegetated area, whereafter it is piped to the south eastern corner of the site under Brush Road. Topography of the site falls from north/ north west to south east



Figure 2 – Aerial Map

**Site surrounds**

Ermington Public School (SP2 Educational Establishment) is located immediately south of the site. Low density residential properties surround the site to the north, east and west (R2 Low Density Residential). Maze Park (RE1 Public Recreation) is located south east of the site. There are two locally heritage listed items within vicinity of the site, being the former School residence/ 1988 Ermington School Building and Maze Park.

**Summary of Existing Flooding**





Council's Flood Study 'Parramatta River – Ryde Sub Catchments Flood Study and Floodplain Risk Management Plan' has been reviewed, in particular the flood maps shown in Appendix A of that report.

Refer to Figure 3 below, which is an excerpt from the Parramatta River Flood Study Appendix A, showing the flooding extent and depth during the 1% AEP storm event.

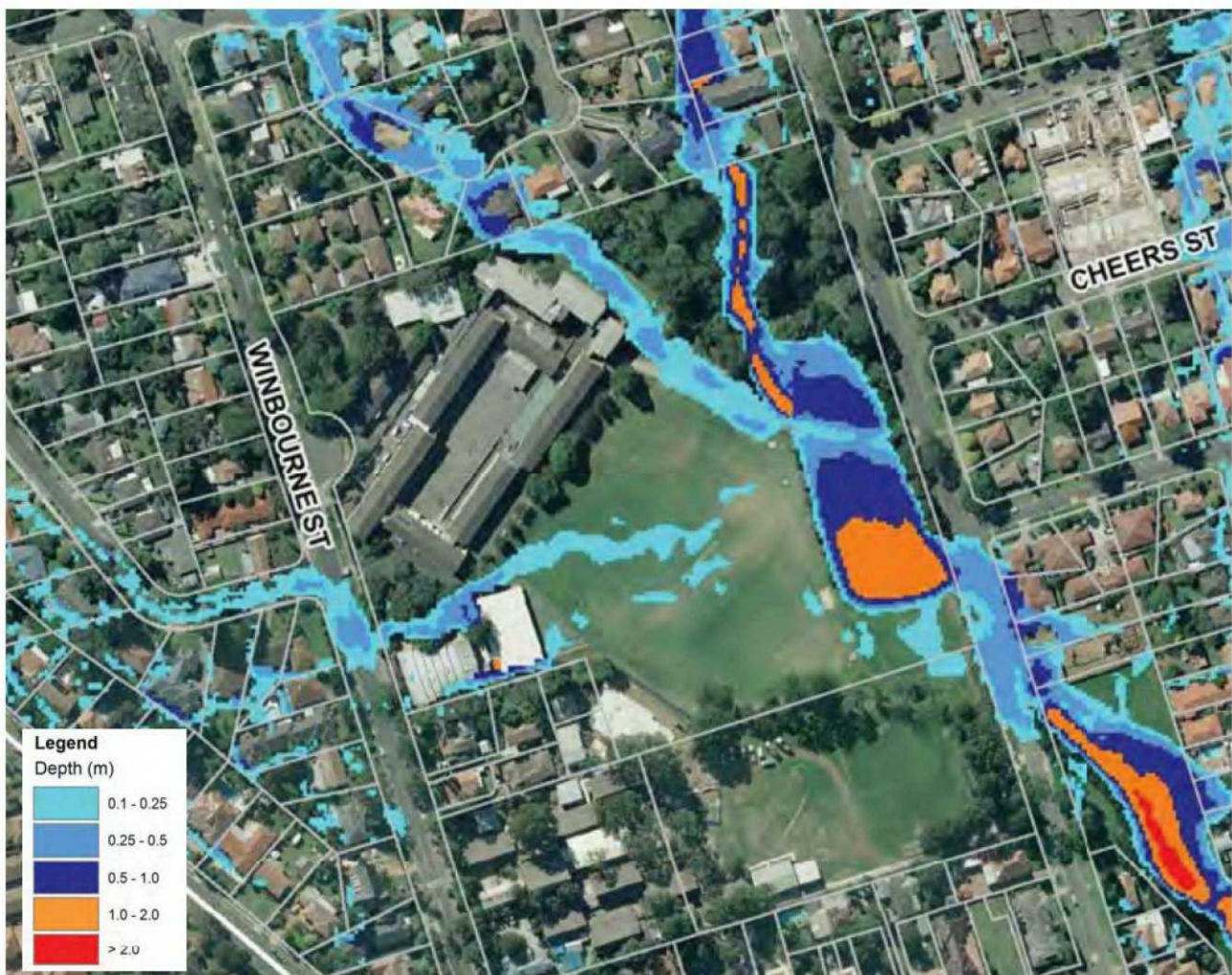


Figure 3 – Parramatta River Ryde Sub Catchments Flood Study 1% AEP Flood Depth

Figure 3 shows that the site is affected by 3 separate upstream catchments, which discharge stormwater flows through the site. These three overland flow routes converge into a flood storage basin within the eastern part of the site.

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The flooding is generally contained to the eastern part of the site which is dedicated as a sports field, with the exception of the western upstream catchment, which directs flows through a car park/play area which then discharges over the sports field into the flood storage basin.

### **Flooding and the Rezoning of Land**

As a part of this planning proposal, the subject site is proposed to be rezoned from SP2 Educational Establishment to part RE1 Public Recreation and part E2 Environmental Conservation.

Upon reviewing the aforementioned Flood Study and flood maps, it has been concluded that rezoning the site to RE1 Public recreation and E2 Environmental Conservation is not expected to have any adverse impacts on flood risk for the following reasons:

- RE1 zoned land is typically used for sporting activities that take place on the weekend. These activities are likely to be cancelled in wet-weather conditions. The flood risk is significantly reduced if the likelihood of the site being occupied during a flood is reduced.
- RE1 zoned land will typically have a decreased habitable floor area than the SP2 zoned land. The risk of flood damage to structures will likely be minimised if the proposed habitable floor area is to be decreased.
- E2 zoning of the land will protect and enhance the vegetated area and natural waterway. Ensuring that the natural waterway is free from debris will assist in the flow of water through the site in a storm event. Maintenance of the vegetated area will also allow for the water to infiltrate through the soil more easily.
- Due to the nature of the civil works associated with recreational facilities, all flood storage and stormwater flow requirements will be capable of being met such that there is nil or beneficial effect on flooding and stormwater drainage.

I trust this serves as an adequate summary and clarification of the flooding relating to the subject site and planning proposal.

Yours faithfully,

NICHOLAS HEAZLEWOOD

(Senior Civil Engineer)

For, and on behalf of,

H & H Consulting Engineers Pty Ltd