



Suite 2, Level 1,
33 Herbert Street,
St Leonards NSW 2065

PO Box 292
ST LEONARDS NSW 1590

T 02 9438 5098

Flood Management Report

94-98 Cosgrove Road, Strathfield South, NSW 2136

Prepared for: Centuria Capital Limited

Document no: NA241319

Revision no: 02

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Revisions

Revision	Description	Date	Prepared by	Approved by
01	Issue for client review	25/07/2024	Rory Silk	Gregory Lyell
02	Issue for client review	02/10/2024	Elyse Liang	Gregory Lyell

Review Panel

Division/ office	Name
Sydney	Gregory Lyell

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1 Introduction

This Flood Management Report has been prepared for Centuria Capital Limited ('Centuria' or 'the Applicant') to support a Planning Proposal to amend the height of buildings and floor space ratio development standards under the *Strathfield Local Environmental Plan 2012* (Strathfield LEP 2012) on land identified as 94-98 Cosgrove Road, Strathfield South (the site).

The Planning Proposal will enable the future development of a state-of-the-art three-level warehouse and distribution centre that responds to industrial and logistics market demands and trends. It will deliver modern and in-demand warehouse and distribution floorspace in a location highly accessible to Sydney's key trade gateways of Port Botany and Sydney Airport. It will also support the capacity and future growth of jobs and warehouse and distribution floorspace, as well as the retention of industrial zoned land within the existing employment precinct.

In the preparation of this report, ACOR has relied upon certain data and information contained within the following documents:

- Architectural drawings prepared by NettletonTribe (SEP 2024) – refer to Annexure A Proposed Architectural Plans
- Site Survey prepared by Land Partners (28 MAR 2024) - refer to Annexure B
- Cooks River and Cox Creek Flood Study prepared by WMA Water for Strathfield Municipal Council (26 OCT 2010) – refer to Annexure C
- NSW State Emergency Service (SES) Reducing Vulnerability of Buildings to Flood Damage Section 6.3 (N.D.) – refer to Annexure D
- RFI response from Strathfield Council (09 JULY 2024) – refer to Annexure E

The purpose of this report is to support an Indicative Reference Scheme that will be the basis of the Planning Proposal and provide Strathfield Municipal Council with sufficient information to determine potential impacts associated with the Indicative Reference Scheme located within the flood-affected land and assess the scheme in compliance with Council requirements.

2 Site

The site is identified as 94-98 Cosgrove Road, Strathfield South within the Strathfield local government area (LGA). It comprises a singular lot legally described as Lot 100 DP 862635 with a total area of 43,100m² and street frontages to Cosgrove Road to the west, Madeline Street to the east and Hope Street to the south.

The site is located within an established industrial precinct zoned E4 General Industrial, and sits adjacent to the Enfield Intermodal Logistics Centre to the west operated by NSW Ports. Its immediate surrounding context comprises industrial land uses with sports and recreation fields, and residential areas further to the south.



Figure 1: Site Aerial Map (Source: Nearmap, Ethos Urban)

The Indicative Reference Scheme is categorised as industrial development use. It will involve the demolition of the existing structures on the site and the construction of a three-storey warehouse.

This report will assess the flood impact of the Indicative Reference Scheme on the site.

3 The Proposal

The Planning Proposal seeks to enable the future development of a multi-level warehouse through the following amendments to the Strathfield LEP 2012 for the site:

- Amendment to the Height of Buildings Map from 12m to 35m; and
- Amendment to the Floor Space Ratio Map from 1:1 to 1.6:1.

The Planning Proposal also seeks to amend the Strathfield Consolidated Development Control Plan 2005 (Strathfield DCP) to include a new Site-Specific DCP for the site. It is noted that no physical works are proposed, with the Planning Proposal limited to the amendment of planning controls for the site only.

The Planning Proposal is accompanied by an Indicative Reference Scheme prepared by Nettletontribe Architects that demonstrates a suitable built form, urban design and landscape outcome can be achieved within the proposed amendments to the Strathfield LEP 2012 and Strathfield DCP. The Indicative Reference Scheme comprises a multi-level warehouse and distribution centre that includes:

- Three (3) levels with a centrally located hardstand area positioned between two warehouse forms;
- A total gross floor area (GFA) of approximately 69,000m² comprising warehouse or distribution centre and ancillary office floorspace;
- Heavy vehicle access from Cosgrove Road and ramps in the northern portion of the site;
- On-site car parking; and
- Landscaping along the street frontages to Cosgrove Road, Hope Street and Madeline Street.

4 Flood Characteristics

The site is located within the Cooks Rivers catchment area. The site is only partially inundated during the PMF event and isn't affected during the 1% AEP flood events.

The Cooks River and Cox Creek Flood Study (WMA Water, 2010) was obtained from Strathfield Council for the Indicative Reference Scheme, which provides flood data relating to the Cooks River at it's crossing with Punchbowl Road/Coronation Parade within the Strathfield LGA.

A summary of key data from the Council flood information report has been provided in Table 1.

Table 1: Council Flood Information Report Summary

Flood Information	The Site
1% AEP Flood Depth	<0.3 m
PMF Flood Depth	0.3 - 0.5 m
1% AEP Hydraulic Hazard	Low Hazard

Based on two previous flood studies and Council's flood information report, the site flood characteristics of the site have been identified as follows:

4.1 1% AEP Flood Level

The 1% AEP Cooks River catchment rainfall event produces a maximum water level of 13.00m AHD, causing inundation near the site of less than 0.30m and doesn't inundate the site itself. During the 1% event, all streets surrounding the site are categorised as low hydraulic hazard floodways. The site itself has no hazard and is defined as "flood fringe".



Figure 2: 1% AEP Flood Extent (Source: Cooks River and Cox Creek Flood Study)

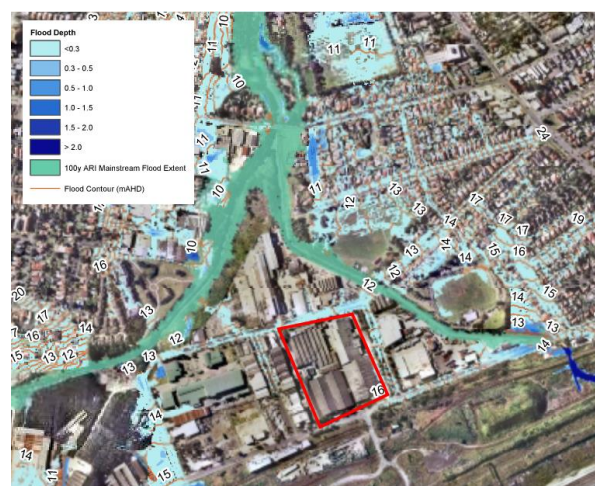


Figure 3: 1% AEP Flood Depths (Source: Cooks River and Cox Creek Flood Study)

4.2 PMF Level

The PMF Cooks River catchment rainfall event produces a maximum water level of 16.00m AHD in the South-Western corner and 13.00m AHD in the South-Eastern corner of the site, causing inundation of 0.30-0.50m on the site. During the PMF event, the hydraulic hazard level remains low, and the southern corners of the site become a part of the floodway with Cosgrove Street, Hope Street, and Madeline Street.



Figure 4: PMF Flood Extent (Source: Cooks River and Cox Creek Flood Study)

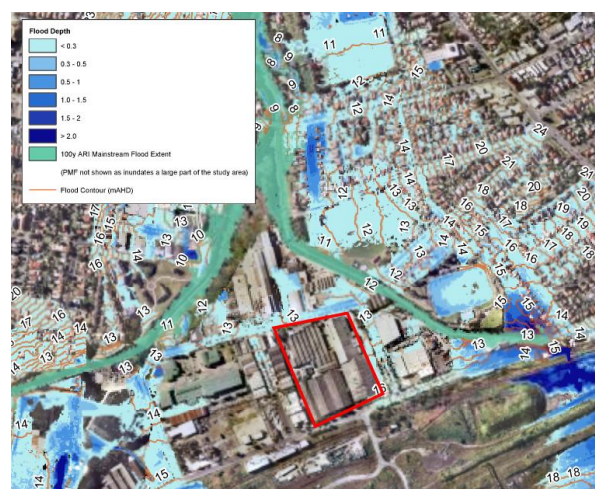


Figure 5: PMF Flood Depths (Source: Cooks River and Cox Creek Flood Study)

4.3 Flood Planning Level

Strathfield Council has an Interim Flood Prone Land Policy (The Policy), adopted by Council in 1999. The Policy mandates that all developments must be designed so that floor levels are above the external 1% AEP flood level.

While the site is not inundated during the 1% AEP flood event, setting the floor levels of the building to be above the 1% AEP should be undertaken. This results in a flood planning level (FPL) of the 1% AEP flood level equating to **13.00 m AHD**. This is lower than the existing levels on site which range from 14.00 to 14.60 m AHD.

4.4 Flood Risk Precinct

The site has been assessed as Low Risk during the 1% AEP flood event.



Figure 6: Flood Risk Precinct (Source: Cooks River and Cox Creek Flood Study)

4.5 Hydraulic Category

The site is categorised as flood fringe, while the surrounding roads are categorised as floodways. No area of the study was categorised as a flood storage area.

5 Flood Planning Requirements

The site is not subject to Strathfield Council's flooding requirements, which do not apply to industrial lots. Instead, ACOR Consultants has been referred by Council to use the controls outlined in *Reducing Vulnerability of Buildings to Flood Damage: Guidance on Building in Flood Prone Areas*. Further, Council has noted that freeboard is not necessary for non-habitable lots, however, electrical, data, and fuel equipment must be designed to prevent this equipment from becoming damaged or dislodged during a flood event to protect life and other properties.

5.1 Freeboard for Equipment

Section 6.3 – Electrical Services (SES NSW, N.D.) has been used to determine the flood planning requirements for any equipment that could become damaged or dislodged during flooding.

Equipment should be located above the maximum flood level plus 0.50 meters of freeboard in accordance with SES suggestions that the most effective solution is elevation of electrical components to the highest practical level. Flooding on site occurs at 13.10m AHD in the northeast corner during the PMF event. Electrical, data and fuel equipment should be located at 13.60m AHD to prevent damage and dislodgement to the equipment.

6 Conclusion

Based on available information, the Indicative Reference Scheme has been assessed against the NSW SES flood planning guidelines – *Reducing Vulnerability of Building to Flood Damage*.

The subject is assessed as low hazard during PMF flooding event.

It is anticipated that PMF floodwater impact the site at elevation 13.50m AHD, causing minimal inundation along the site's eastern boundary with Madeline Street. The site is not inundated during the 1% AEP flood event.

There is no FPL required for industrial lots in Strathfield Council, however ACOR recommend that the floor level of the building is set above the 1% AEP flood level of 13.00 mAHD.

ACOR is of the view that the flood affectation is to be considered negligible in terms of flood storage, changes of flood levels, and velocities.

We trust the above complies with Strathfield Council's flood requirements upon the Indicative Reference Scheme. If there are any queries or comments to discuss further, please do not hesitate to contact the undersigned.

Yours faithfully,

ACOR Consultants Pty Ltd



Gregory Lyell

Civil Team Leader

CPEng, NER, APEC Engineer, IntPE(AUS)

Appendix A Proposed Architectural Plans

02 DESIGN PROPOSAL
PLANS - SITE
SITE PLAN



CONTROL SUMMARY	
SITE AREA	43100 sqm
ZONE	E4 GENERAL IN
FSR	1:1
HEIGHT LIMIT	12m

GFA AREA SUMMARY	SQM
WAREHOUSE 1	7,900
OFFICE 1a	550
OFFICE 1b	550
WAREHOUSE 2	12,185
OFFICE 2a	550
OFFICE 2b	550
WAREHOUSE 3	7,900
OFFICE 3a	550
OFFICE 3b	550
WAREHOUSE 4	13,775
OFFICE 4a	550
OFFICE 4b	550
WAREHOUSE 5	7,900
OFFICE 5a	550
OFFICE 5b	550
WAREHOUSE 6	13,640
OFFICE 6a	550
OFFICE 6b	550
TOTAL WAREHOUSE GFA	63,300
TOTAL OFFICE GFA	6,600
TOTAL BUILDING GFA	69,900
SITE COVERAGE	1.6:1
CAR PARKING REQUIRED	343
CAR PARKING PROVIDED	357

NOTE

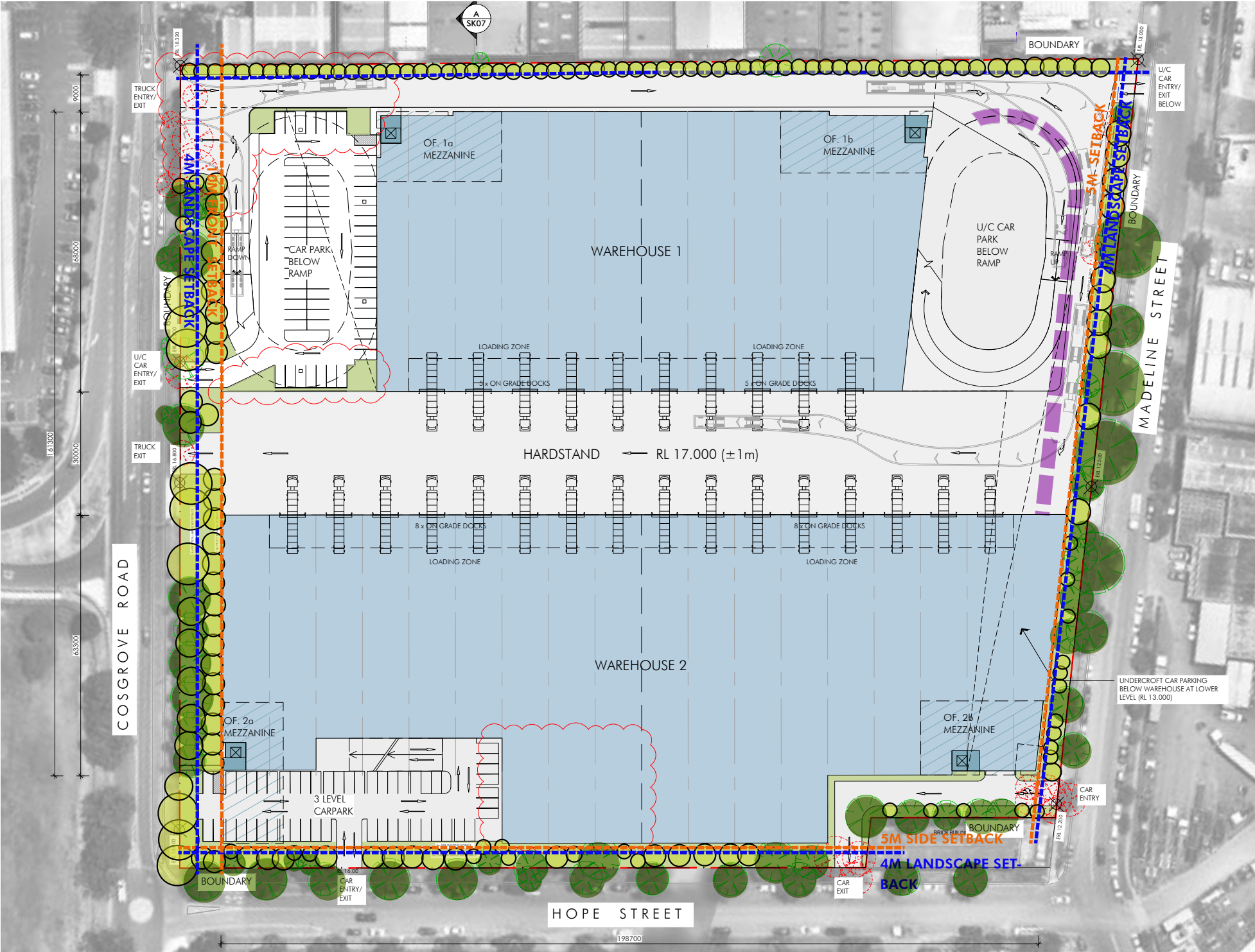
1. CAR PARKING REQUIREMENTS BASED ON STRATHFIELD
CONSOLIDATED DEVELOPMENT CONTROL PLAN

- WAREHOUSE: 1 PER 300m²
- OFFICE: 1 PER 50m²

2. GROSS FLOOR AREA (GFA) AS DEFINED BY STRATHFIELD LEP2012
(EXCLUDING LOADING ZONES)

02 DESIGN PROPOSAL

SITE CONTROLS & BUILDING ENVELOPE

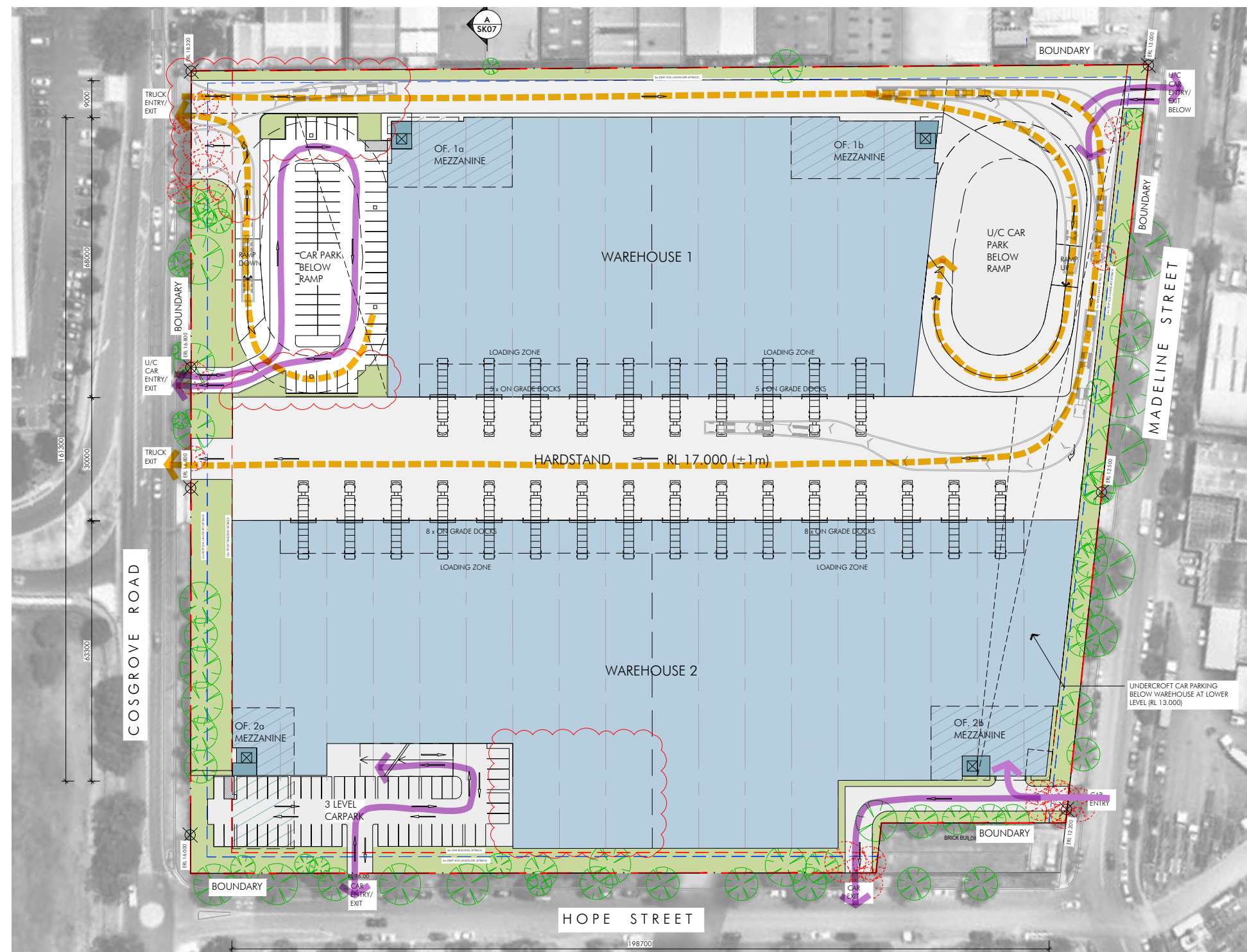


LEGEND

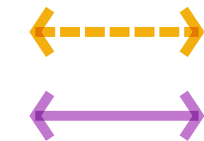
- BUILDING SETBACK
- LANDSCAPE SETBACK
- ACOUSTIC SCREEN
- PROPOSED NEW TREES
- EXISTING RETAINED TREES

02 DESIGN PROPOSAL

TRAFFIC MANAGEMENT



LEGEND

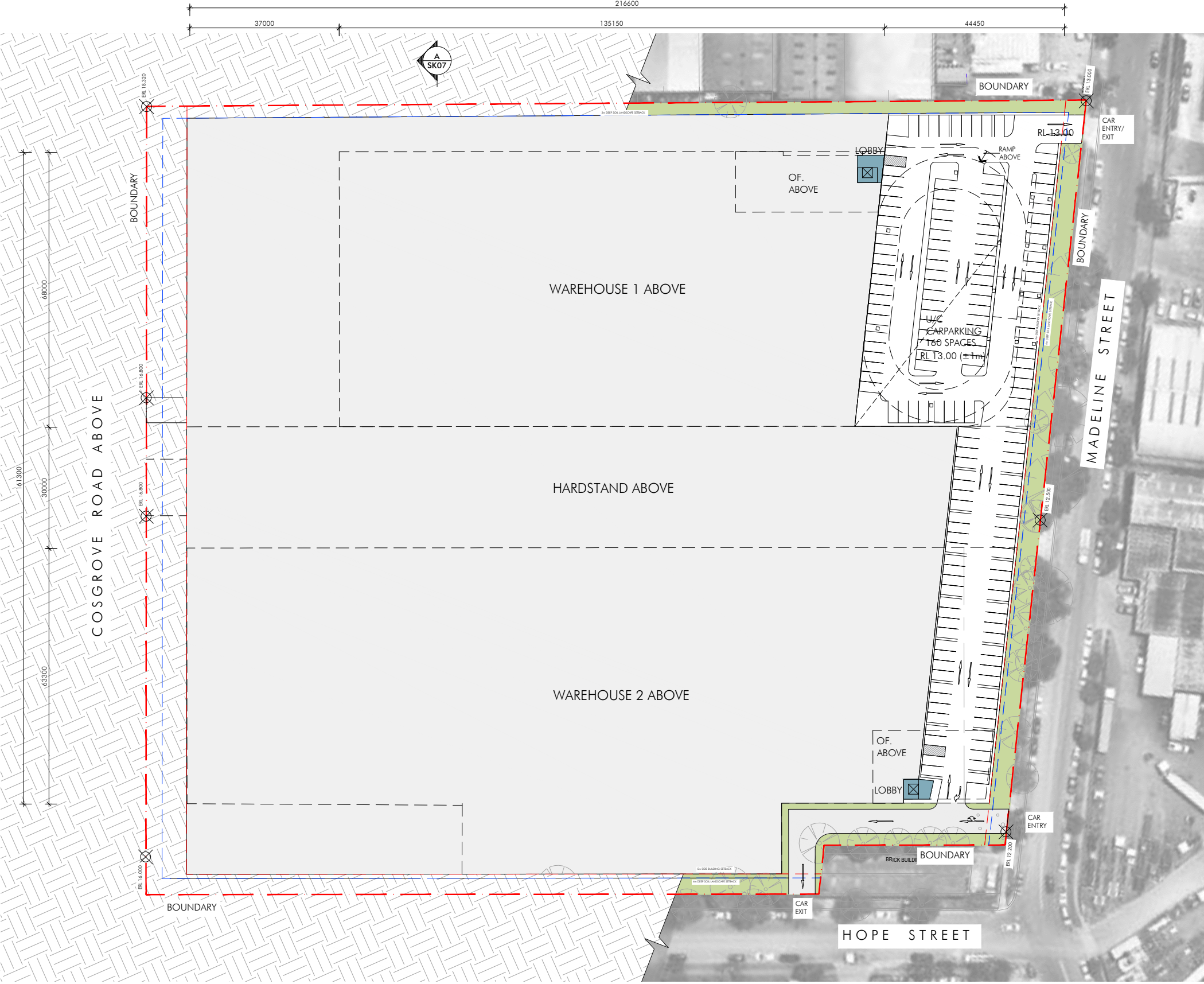


TRUCKS PATH

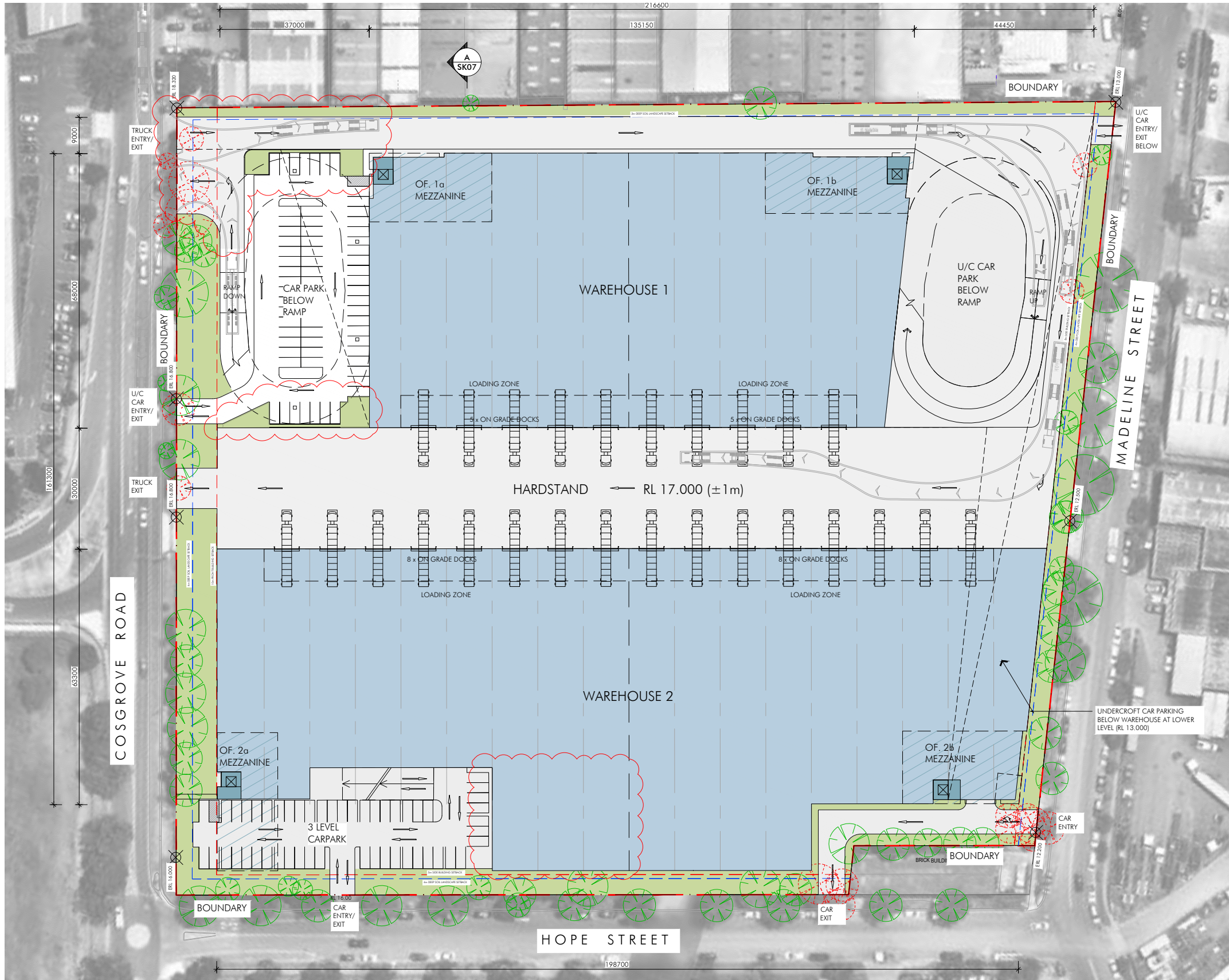
CARS PATH

02 DESIGN PROPOSAL

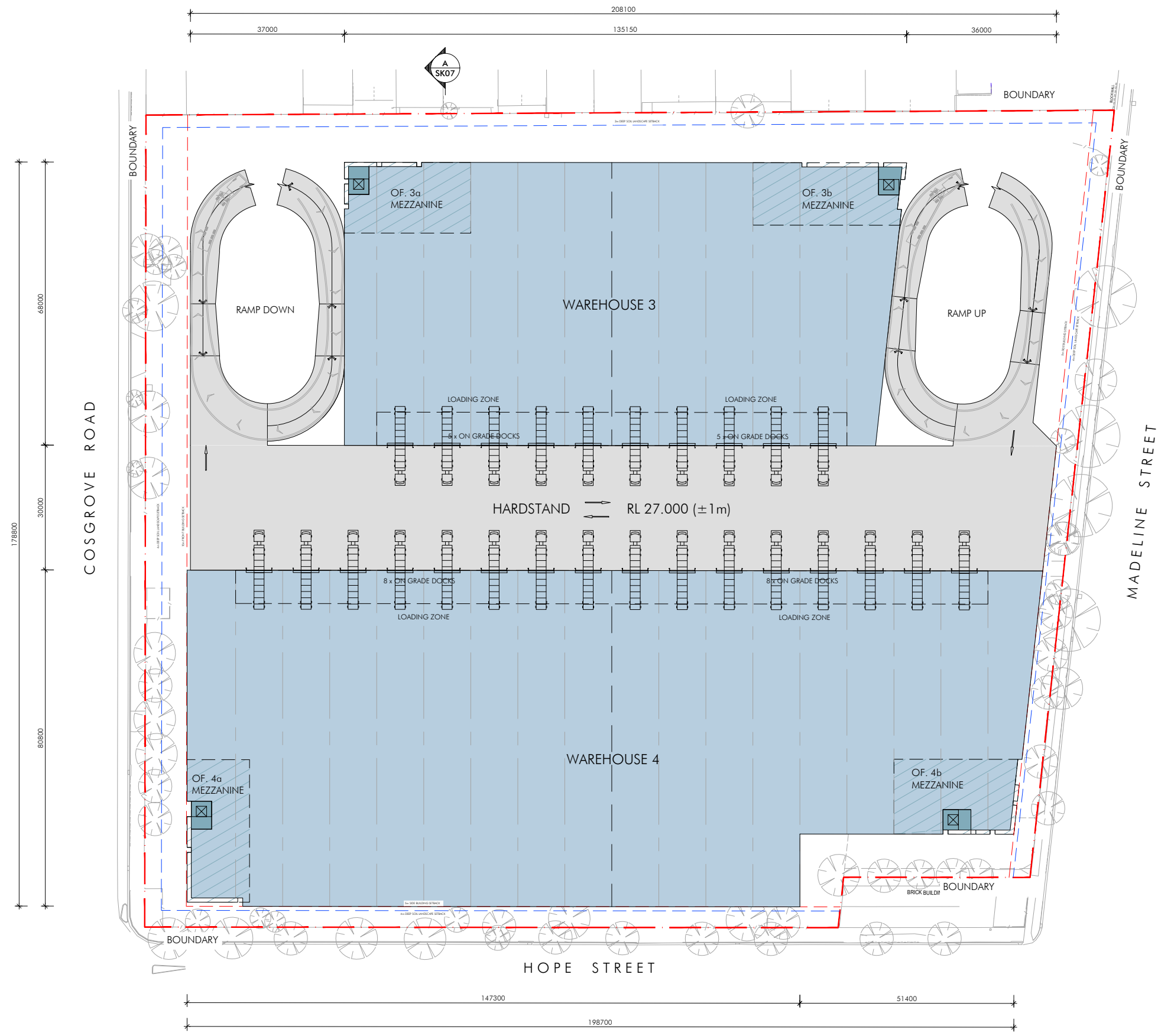
PLANS - LOWER GROUND



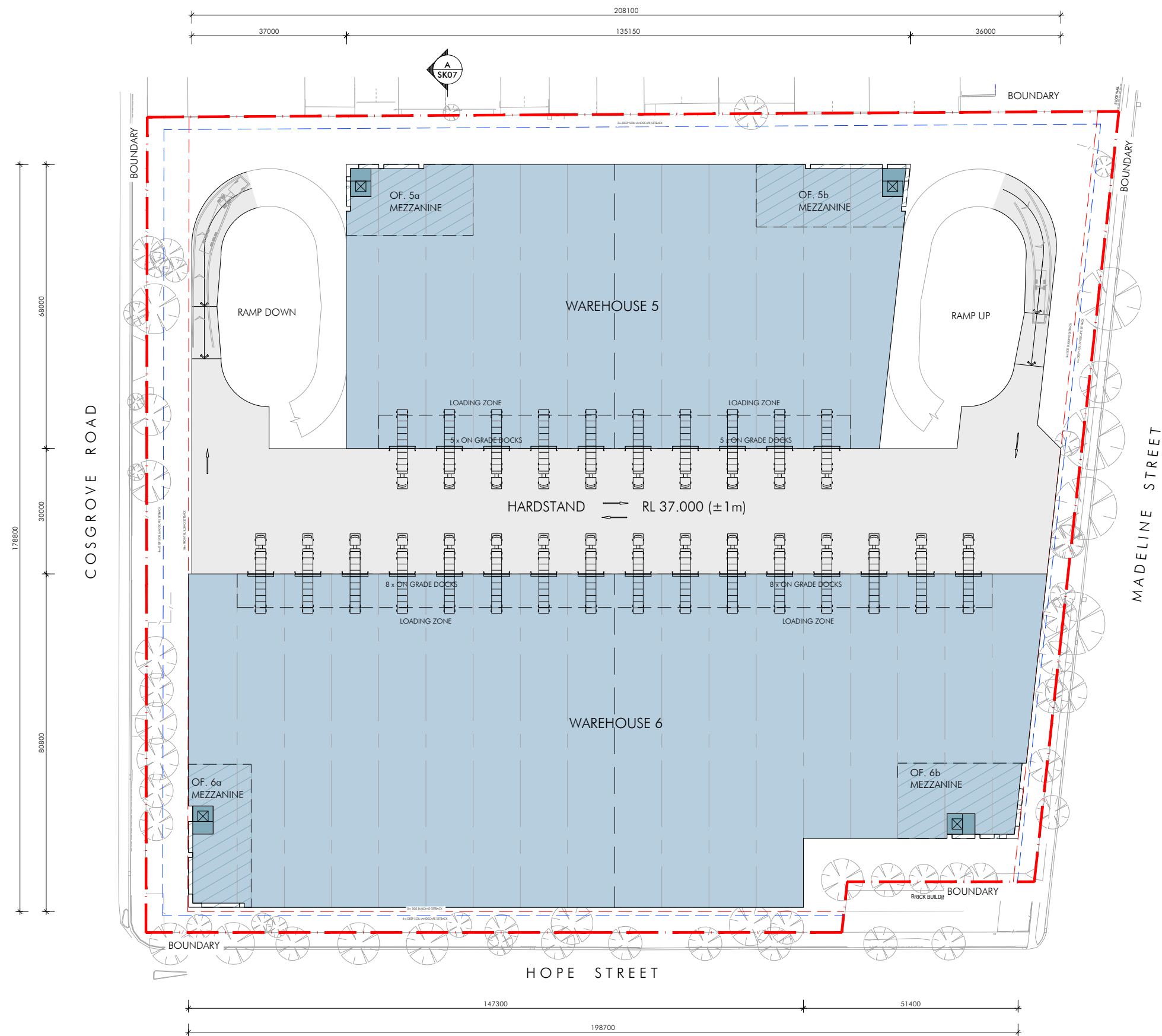
PLANS - GROUND FLOOR



02 DESIGN PROPOSAL
PLANS - LEVEL 1

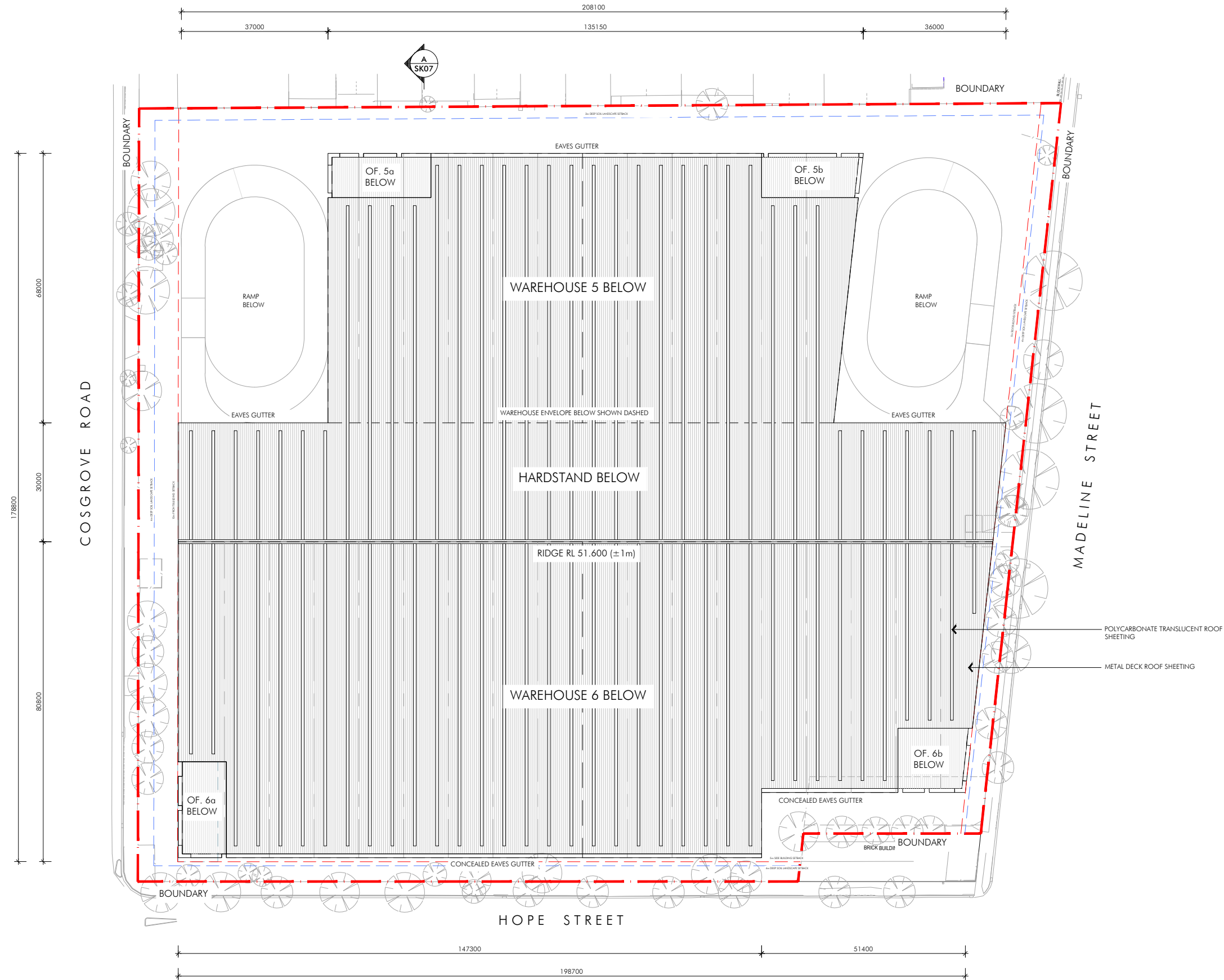


02 DESIGN PROPOSAL
PLANS - LEVEL 2

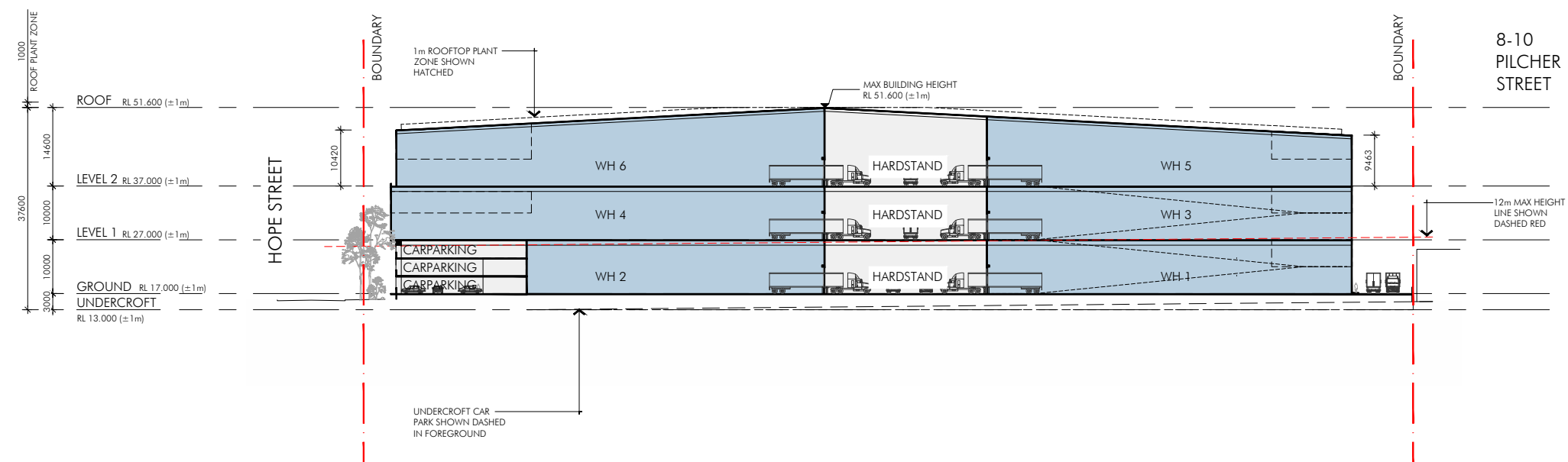


02 DESIGN PROPOSAL

PLANS - ROOF



02 DESIGN PROPOSAL
SECTION



Appendix B Site Survey



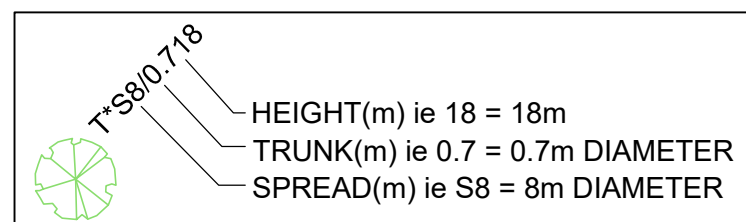
THIS PLAN HAS BEEN PREPARED IN CIVIL3D FORMAT AND IF RL INFO ETC IS NOT VISIBLE ON YOUR COMPUTER THEN EITHER INSTALL THE FREE CIVIL3D ENABLER AVAILABLE FROM AUTODESK OR REQUEST A DWG 2014 FILE FROM US



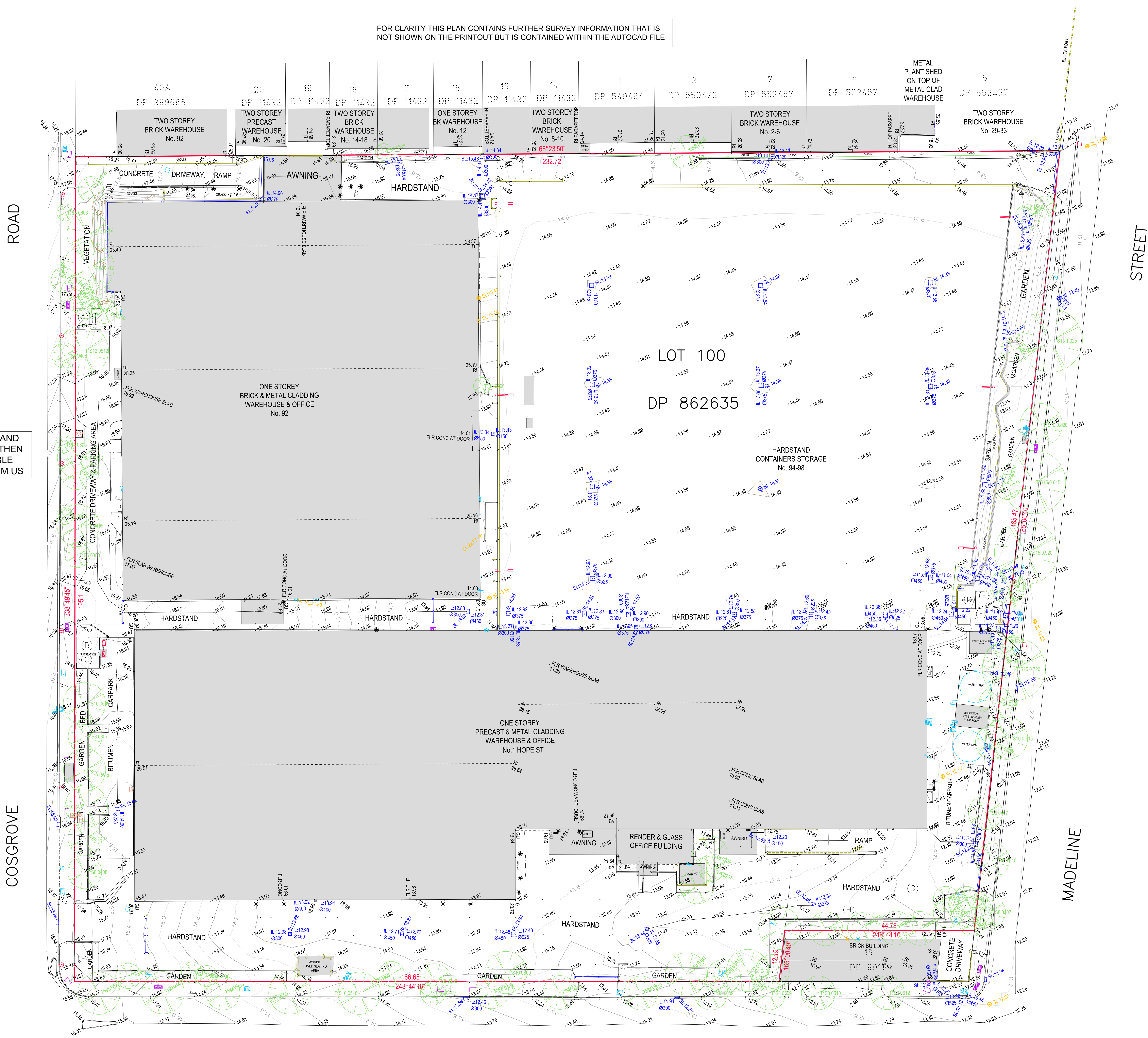
A Dial Before You Dig enquiry must be lodged at least two business days prior to starting any excavation or work site project.

- (A) RIGHT OF WAY & EASEMENT FOR ELECTRICITY PURPOSES R207938
(B) SUBSTATION No. 6543 LEASE
(C) RIGHT OF WAY & EASEMENT FOR ELECTRICITY PURPOSES X556056
(D) SUBSTATION No. 1363 PREMESIS LEASE
(E) RIGHT OF WAY 4.265 WIDE Z574271
(F) RIGHT OF WAY 3.66 WIDE Z574271
(G) RIGHT OF WAY 12.19 WIDE F130628
(H) RIGHT OF WAY 2.135 WIDE F130269

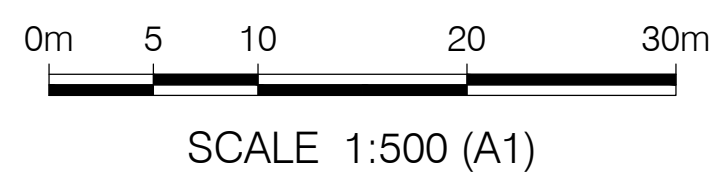
HOPE



FOR CLARITY THIS PLAN CONTAINS FURTHER SURVEY INFORMATION THAT IS NOT SHOWN ON THE PRINTOUT BUT IS CONTAINED WITHIN THE AUTOCAD FILE



STREET



CLIENT

CENTURIA CAPITAL LIMITED

PROJECT

DETAIL SURVEY
OF
LOT 100 IN DP862635
(BEING 94-98 COSGROVE RD,
STRATHFIELD SOUTH)

NOTES

- (i) This plan has been prepared for the exclusive use of CCL and their consultants for design purposes and is not to be used for any other purpose or by any other entity without the express permission of LandPartners Pty Ltd.
- (ii) The title boundaries as shown hereon have not been investigated by us and have been compiled from plans on public record.
- (iii) Services shown hereon have been located where visible by field survey. If not able to be so located, services have been plotted from the records of relevant authorities where available and have been noted or symbolised accordingly. Where such records do not exist or are inadequate a notation has been made hereon.
- (iv) Underground connections between services have been joined based on relevant authority records and have been symbolised accordingly.
- (v) Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.
- (vi) This data should not be reproduced in any way without the permission of LandPartners Pty Ltd. Any reproduction of this data must contain these notes.

1 OV 28/03/2024 INITIAL ISSUE

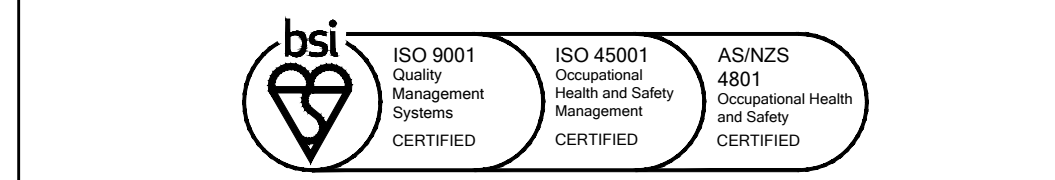
SYM DESCRIPTION	SYM DESCRIPTION
ALUPPOST BOX	GAS MAIN
BENCHMARK	GAS METER
BIN	GAS VALVE
BOLLARD	SEWER LAMP/HOLE
BOREHOLE	SEWER MAN-HOLE
BUS STOP SIGN	SEWER VENT PIPE
FLAG POLE	OPTICAL FIBRE MARKER
GATE	OPTICAL FIBRE PIT
MAIL BOX	TELECOM DIST PILLAR
SEAT	TELECOM POLE
UNKNOWN SERVICE	TELECOM SINGLE PIT
DRAINAGE GULLY PIT	TELECOM TWIN PIT
DRAINAGE MAN-HOLE	TRAFFIC JUNCTION BOX
ELEC FUSE BOX	TRAFFIC LIGHT
ELEC GARDEN LIGHT	TRAFFIC SIGN
ELEC GREEN PILLAR	TRAF SIGNAL CONTROLLER
ELEC LIGHT POLE	SHRUB
ELEC POLE & LIGHT	TREE
ELEC POLE & TRANSFORMER	WATER AIR VALVE
ELEC POWER POLE	WATER HYDRANT
ELEC SINGLE PIT	WATER METER
ELEC STAY POLE	WATER PUMP
ELEC TWIN PIT	WATER STOP VALVE
FUEL DIP	WATER TAP

Symbols shown are indicative only. The symbol size and orientation does not necessarily represent the real size or orientation of the feature.

DRAINAGE PIPE U/G	—
DRAIN	—
ELECT. CABLE A/G	—
ELEC. CABLE U/G	—
GAS PIPE	—
FENCE LINE	—
SEWERAGE PIPE	—
TELSTRA CABLE	—
WATER PIPE	—



Sydney Office
Level 2
23-29 South Street
Rydalmere NSW 2116
PO Box 1144
Dundas NSW 2117
p: (02) 9685 2000
e: info@landpartners.com.au
w: www.landpartners.com.au

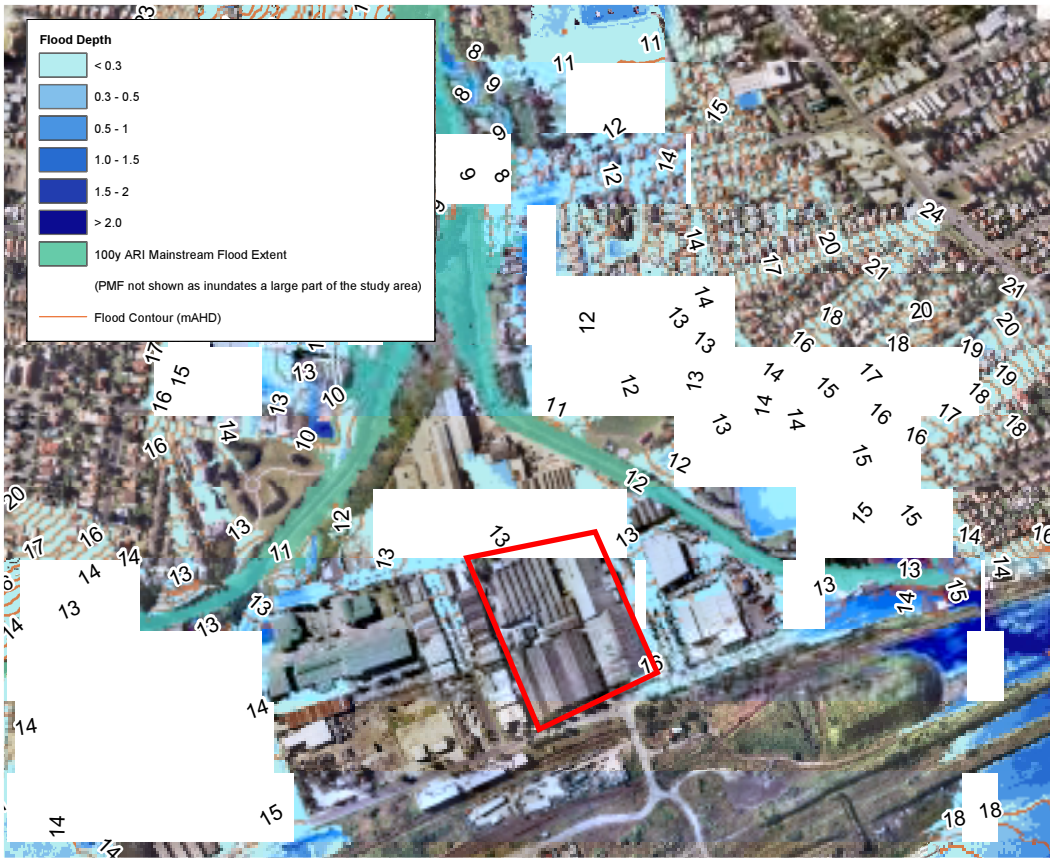
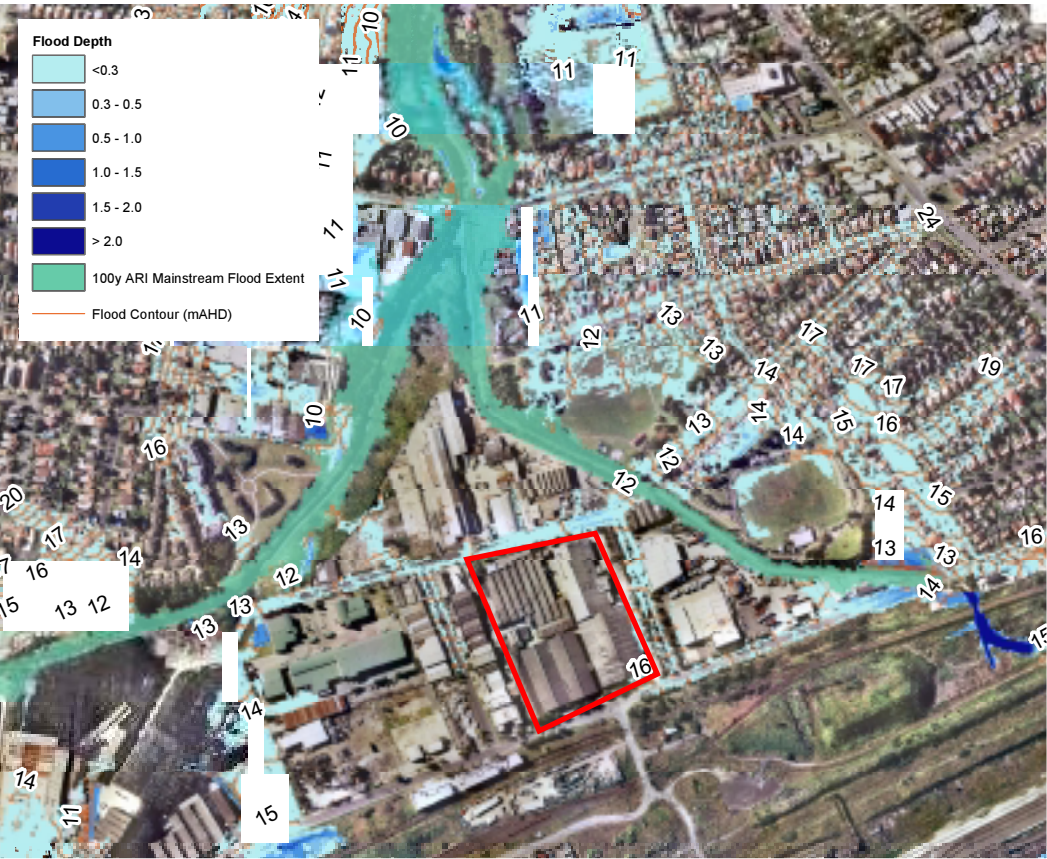


LEVEL DATUM AHD	LOCAL AUTHORITY STRATHFIELD COUNCIL
LEVEL ORIGIN SSM69335 RL.15.62	SCALE 1:500 (A1)
MERIDIAN 56	CONTOUR INTERVAL 0.2 Metre
CO-ORD SYSTEM GDA 2020	DRAWN OV
SURVEYOR RL	DATE 25/03/2024
FILE FIELD N/A	CHECKED GR
UDN	DATE 27/03/2024

SY076027.000.8.1

Appendix C Cooks River and Cox Creek Flood Study





Appendix D NSW SES Reducing Vulnerability of Buildings to Flood Damage Section 6.3

Some non-traditional floor coverings that perform well are:

- rubber flooring,
- epoxy, and
- cementitious self-levelling toppings when used over concrete.

Toppings over timber should be avoided as they slow the drying process.

Hardboard and ply underlays are not recommended over timber flooring for the same reasons.

Linoleum backed with hessian is most likely to shrink and cannot be reused while vinyl and rubber sheet can usually be lifted and reused.

6.2.4 Comparative Costs

The cost of floor finishes varies widely and needs to be added to the cost of the floor structure and sheeting to get meaningful comparisons.

The cost of a sanded and polished floor is approximately \$50/m².

The cost of wall to wall carpet ranges from \$35–\$60/m² laid.

Floor tiling costs in the range of \$80–\$90/m² laid depending on the cost of the tiles.

6.3 ELECTRICAL SERVICES

6.3.1 Problems

Inundation of electrical system components such as meters, fuses, circuit breakers, surge protectors, switches, power points and wiring can cause short-circuits, damage to components, corrosion, malfunction and the possibility of electric shocks.

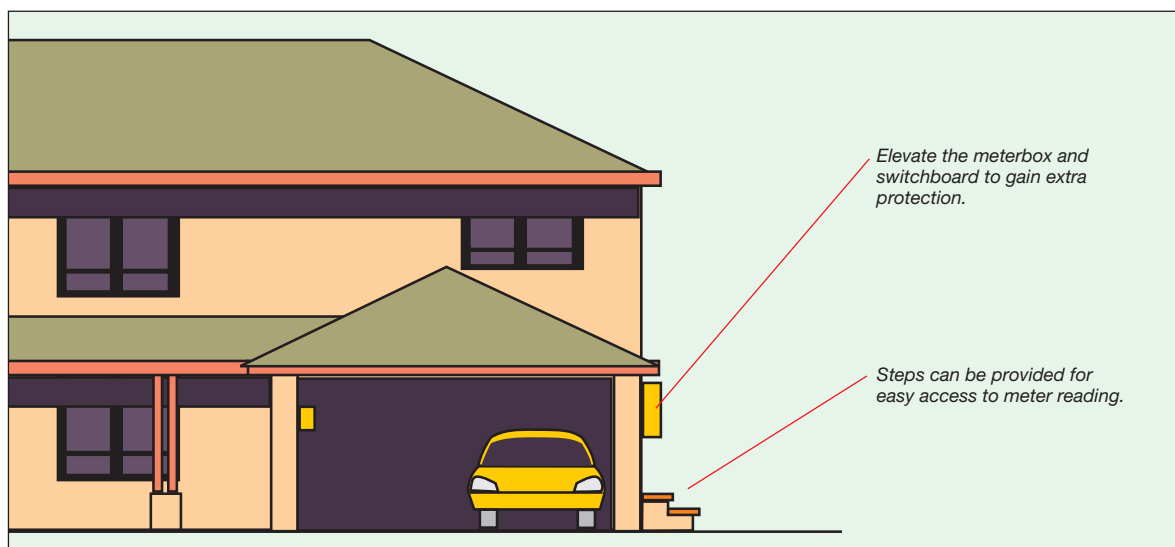
In items with mechanical operations such as circuit breakers and switches, inundation can affect the overall operation of the mechanism through the presence of silt, the loss of lubricants and subsequent corrosion.

6.3.2 Design Suggestions

The most effective flood-resistant option for electrical systems in new buildings in flood prone areas is elevation of electrical components to the highest practical or regulatory level.

In some cases major items such as switchboards and meter boxes, which contain easily damaged and expensive to repair or replace items, could be relocated to the upper floor or located higher under the eaves of single-storey houses to gain extra protection. However, it is normal for electricity suppliers to want the meter located close to the ground so it is readily accessible for their inspection and reading. Accordingly,

Figure 110 Elevated switchboards and meterboxes



it is desirable to provide appropriate access to the upper floor or, for single-storey houses, to provide a separate raised platform with stairs. The electricity supplier and local council should be consulted to check on any requirements they may have. In addition, individual components should be located as high as possible within the meter box or switchboard, perhaps by making the box wider rather than taller, (Figure 110).

Where possible, house wiring should be located in the roof space and extend down the wall rather than being located in the slab or under suspended floors. Although power points are relatively inexpensive to replace, consideration could be given to raising power points on the wall to reduce the chance of inundation.

It is normal that during severe flooding the mains electrical supply to the house will be cut either intentionally or due to tripping of the mains circuit breakers. In two-storey houses it is worth considering having the lighting and power on each level on separate circuits. During recovery this could allow the damaged lower level to remain disconnected whilst maintaining supply to the upper level if only the lower level is flooded. The advantage is that the upper floors could be reoccupied whilst repairs are undertaken on the ground floor.

Expensive fixed electrical equipment, such as air-conditioners and electric hot water systems, could be mounted high to reduce the chance of inundation.

Where possible, all cable runs should be of one length. If junction boxes are unavoidable, they should be located in easily accessible, yet elevated, locations.

Conduits should be installed in such a manner to ensure any water will drain freely as the floodwaters recede. Similarly, where the mains supply is located underground, it should be installed to ensure that water can drain from the conduit. Sag points in any conduits should be avoided.

6.3.3 Material Selection

For obvious reasons, electrical components such as wiring junction boxes, conduits etc. are made from materials which are stable and durable to ensure safe and reliable service over the long term.

While these materials are unaffected by immersion, the connections and switches can be affected and therefore compromise the insulation and safe operation.

Some electrical fittings may be reusable after cleaning and drying, but the majority would require replacement after flooding.

6.3.4 Comparative Costs

Correctly installed, electrical wiring should survive inundation. However switches, power points and lights are likely to need replacing. As these are relatively easy to replace and it is difficult to justify using more water resistant components which would be much more expensive. Power points should cost less than \$500 to replace.

Main switchboard components will require replacement if inundated. Typically it could cost around \$600 to replace the switchboard components and the best option is to raise the board as high as allowable by the supplier.

6.4 SEWERAGE SYSTEMS

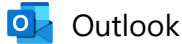
6.4.1 Problems

There are two main problems associated with sewerage systems during flooding.

- the back-up of sewage into houses, and
- damage to the system components such as floating or collapsed septic tanks, broken pipes, damaged pumps and electrical systems.

Although floodwaters which typically enter the house can contain sewage, it is normally very dilute. However, back-up of the sewerage system

Appendix E RFI Response from Strathfield Council



Outlook

RE: Flood Planning Requirements for Industrial Zoned Lots

From Heath Fayad <heath.fayad@strathfield.nsw.gov.au>**Date** Tue 9/07/2024 11:33 AM**To** Rory Silk <RSilk@acor.com.au>

Although Council documents do not cover industrial developments, it is Council's aim to protect life and properties from stormwater flooding. As the development is of non-habitable nature, there is no requirement for freeboard. However, there is a concern regarding electrical, data, and fuel equipment that may get damaged or may cause damage or danger to people or the environment if it was damaged or became dislodged by flood waters. Council looks at best practice methods to prevent accidents. You are referred to document "Reducing Vulnerability of buildings to flood damage", Guidance on building in Flood Prone areas,(section 6.3 for electrical equipment).

**Heath Fayad** | *Development Control and Flooding Engineer***P** +612 9748 9658

65 Homebush Rd, Strathfield NSW 2135

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From: Rory Silk <RSilk@acor.com.au>**Sent:** Wednesday, June 26, 2024 11:56 AM**To:** Strathfield Municipal Council <council@strathfield.nsw.gov.au>**Cc:** Gregory Lyell <GLyell@acor.com.au>**Subject:** Flood Planning Requirements for Industrial Zoned Lots

Hi,

We're preparing a Flood Risk Management Report for an industrial lot at 94-98 Cosgrove Road, Strathfield South and are unable to locate Council's flood planning requirements for industrial lots, noting that the Interim Flood Prone Land Policy only refers to residential developments.

We've read through Council's DCP and the Cooks River and Cox Creek Flood Study but couldn't find advice relating to Council's flood planning level for industrial lots.

For your information, based on the Cooks River flood study, the site is minimally affected during the 1% and PMF flooding event, with only low hazard flooding occurring on the southern boarder of the lot.

Kind Regards,

Rory Silk**Undergraduate Engineer - Civil****ACOR Consultants Pty Ltd**

Suite 2, Level 1, 33 Herbert St

St Leonards NSW 2065

T 02 9438 5098 | E RSilk@acor.com.au

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