



General Manager
City of Parramatta Council
P O Box 32
PARRAMATTA NSW 2150

January 23, 2024

Attn: Mr David Birds

PROJECT: **124 WIGRAM STREET, HARRIS PARK**
RE: **PLANNING PROPOSAL**

Dear Sir,

I refer to your email correspondence dated January 18, 2024 and the provision of a Flood Report in support of the Planning Proposal for the above site.

Council's Engineers refer to the draft study that Council exhibited in September-October 2023.

You have advised that *"We are currently considering releasing the quantitative data from Council's Draft Flood Study to you to assist with the preparation of a Flood Study."*

I have reviewed the flood maps from the draft study and conclude that there is a significant increase in the 1%AEP flood level from the previously issued flood information for the site. The PMF level appears to be unchanged.

In 2019, Mance Arraj submitted a Section 117 Report for the Planning Proposal at the time addressing flood related matters. The flood levels previously applicable were:

- R.L. 7.75m AHD as the 100-year flood level (1%AEP)
- R.L. 9.59m AHD as the PMF level.

Council at this point of time is not able to provide the updated flood levels for review.

From the flood mapping in the draft report, the PMF appears to be the same as the previous modelling (RL 9.59m AHD). The 1% AEP level appears to have increased due to the application of a climate change factor.

Rhiannon Garret from Water Technology Pty Ltd has advised as follows:

"An estimate of 1% AEP flood level: between 8 and 9 m AHD"

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The previous Section 117 Report addresses the key factors and recognises that all building elements are designed for protection to the PMF level. That is, the podium level the driveway crest protection and the access ramps and stairs to the building.

Accordingly, the podium and basement flood protection is set at RL 9.60m AHD, that places it more than 500mm above the worst case 1% AEP level (RL 9.0m AHD)

Therefore, as the flood protection to the basement and the podium level are proposed to protect the building from the PMF event, this also ensures the protection accommodates the Flood Planning Level of 1%AEP + 500mm.

With regard to the Hazard areas, the built form eradicates the hazard over the building footprint. The hazard is subsequently confined to the area of land directly adjacent to Caly Cliff Creek. This area will be designated as a passive landscape zone and will not be accessible to occupants of the property.

Flood modelling will be required as part of any Development Application submission. The affected zone is parallel to Clay Cliff Creek and the only part of the structure that adjoins this zone is the car park wall to the upper basement (below the podium level).

Any detrimental impacts of the flow through this area can be resolved by adjusting the alignment of this particular basement wall at the DA stage.

It should be noted that the expected flows at this location are not expected to significantly change as the culverts at Charles Street and Wigram Street are control structures and flows are diverted to Hassall Street and then through 122 Wigram Street and back into Clay Cliff Creek. Nevertheless, tis will be confirmed by Flood modelling with the Development Application submission.

Accordingly, the attached Section 117 Report is considered applicable to progress the Planning Proposal for the site given that the proposal provides flood protection to the PMF level as per *Council's Draft Flood Study 2023*.

I trust explains our position regarding this application, if you have any queries, please do not hesitate to contact me on (02) 8897-8800

Sincerely Yours,

A handwritten signature in blue ink, appearing to read 'Steve Arraj', is written over a horizontal line.

Steve Arraj
Director – Civil Engineering

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