

Mark Surtess
Development Manager
Wee Hur (Australia) Pty Ltd

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30 May 2022

Dear Mark,

Re: Review of Flood Related Development Controls for Building Floors
104-116 Regent Street, Redfern, Response to Council Submission

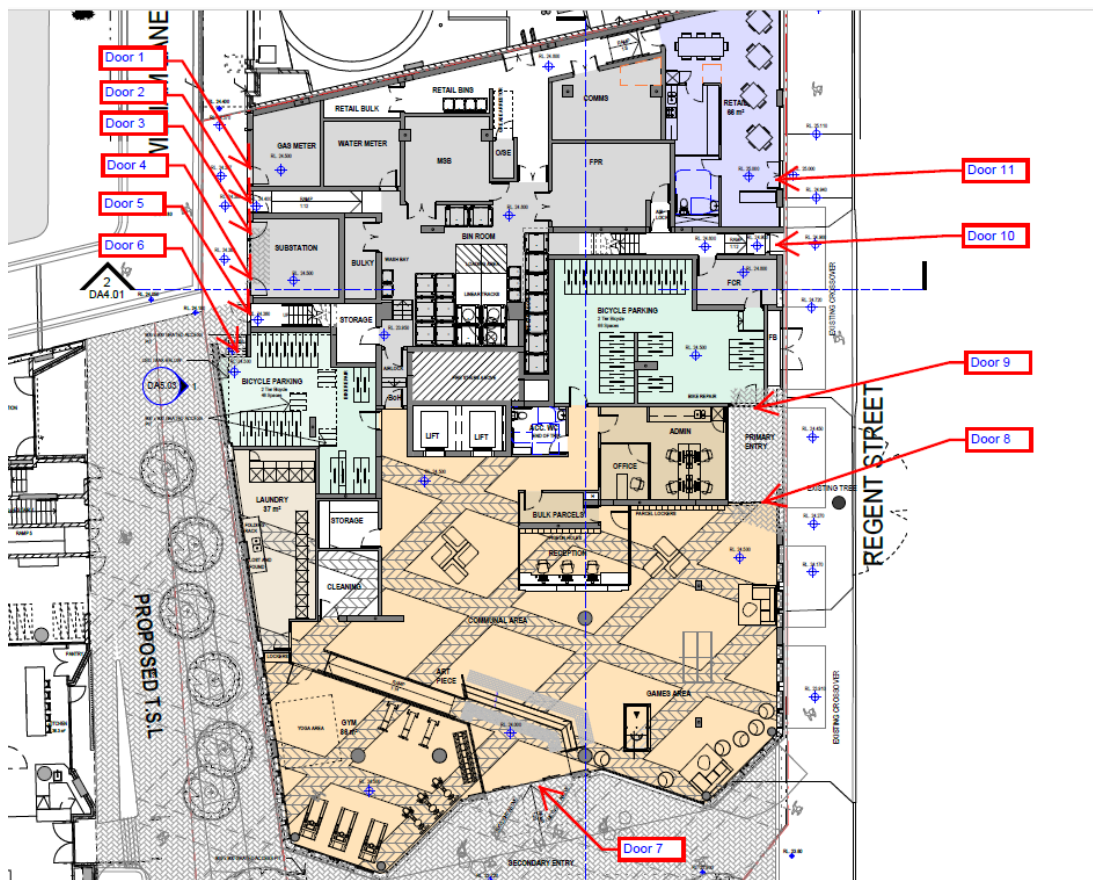
INTRODUCTION

This letter addresses the issues raised below in the Department of Planning and Environment's letter of 11 February 2022.

EES notes that the project site is surrounded by overland flows. The assessment should demonstrate that the relevant floor levels comply with *City of Sydney Development Control Plan 2012* by providing a table listing all relevant entry points or floor levels, the associated flood levels (1% AEP and PMF, possibly climate change) and any required freeboard.

OUTCOMES

The ground floor comprises a commercial enterprise with entry, storage, office, retail, study and service spaces. There is no residential space or car parking on the ground floor. Entry is by eleven doors as shown below.



WMAwater Pty Ltd

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The City of Sydney's Interim Floodplain Management Policy advises the required floor level flood planning levels.

5 Flood Planning Levels

A Flood Planning Level refers to the permissible minimum building floor levels. For below-ground parking or other forms of below-ground development, the Flood Planning Level refers to the minimum level at each access point. Where more than one flood planning level is applicable the higher of the applicable Flood Planning Levels shall prevail.

Development	Type of flooding	Flood Planning Level
Residential	Habitable rooms	Mainstream flooding 1% AEP flood level + 0.5 m Local drainage flooding (Refer to Note 2) 1% AEP flood level + 0.5 m or Two times the depth of flow with a minimum of 0.3 m above the surrounding surface if the depth of flow in the 1% AEP flood is less than 0.25 m
	Outside floodplain	0.3 m above surrounding ground
	Non-habitable rooms such as a laundry or garage (excluding below-ground car parks)	Mainstream or local drainage flooding 1% AEP flood level
Industrial or Commercial	Business	Mainstream or local drainage flooding Merits approach presented by the applicant with a minimum of the 1% AEP flood level
	Schools and child care facilities	Mainstream or local drainage flooding Merits approach presented by the applicant with a minimum of the 1% AEP flood level + 0.5m
	Residential floors within tourist establishments	Mainstream or local drainage flooding 1% AEP flood level + 0.5 m
	Housing for older people or people with disabilities	Mainstream or local drainage flooding 1% AEP flood level + 0.5 m or a the PMF, whichever is the higher
	On-site sewer management (sewer mining)	Mainstream or local drainage flooding 1% AEP flood level
	Retail Floor Levels	Mainstream or local drainage flooding Merits approach presented by the applicant with a minimum of the 1% AEP flood. The proposal must demonstrate a reasonable balance between flood protection and urban design outcomes for street level activation.
Below-ground garage/ car park	Single property owner with not more than 2 car spaces.	Mainstream or local drainage flooding 1% AEP flood level + 0.5 m

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Development	Type of flooding	Flood Planning Level
All other below-ground car parks	Mainstream or local drainage flooding	1% AEP flood level + 0.5 m or the PMF (whichever is the higher) See Note 1
	Outside floodplain	0.3 m above the surrounding surface
Above ground car park	Enclosed car parks	Mainstream or local drainage flooding 1% AEP flood level
	Open car parks	Mainstream or local drainage 5% AEP flood level
Critical Facilities	Floor level	Mainstream or local drainage flooding 1% AEP flood level + 0.5m or the PMF (whichever is higher)
	Access to and from critical facility within development site	Mainstream or local drainage flooding 1% AEP flood level

Notes

- 1) The below ground garage/car park level applies to all possible ingress points to the car park such as vehicle entrances and exits, ventilation ducts, windows, light wells, lift shaft openings, risers and stairwells.
- 2) Local drainage flooding occurs where:
 - The maximum cross sectional depth of flooding in the local overland flow path through and upstream of the site is less than 0.25m for the 1% AEP flood; and
 - The development is at least 0.5m above the 1% AEP flood level at the nearest downstream trapped low point; and
 - The development does not adjoin the nearest upstream trapped low point; and
 - Blockage of an upstream trapped low point is unlikely to increase the depth of flow past the property to greater than 0.25m in the 1% AEP flood.
- 3) Mainstream flooding occurs where the local drainage flooding criteria cannot be satisfied.
- 4) A property is considered to be outside the floodplain where it is above the mainstream and local drainage flood planning levels including freeboard.

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A listing of the internal space at each door, the finished floor level and the 1% AEP and PMF flood levels are listed below. It should be noted that whilst the proposed finished floor levels on the plans are quoted to 2 decimal places the peak flood levels at each door cannot be accurately quoted to 2 decimal places.

DOOR NO.	DESCRIPTION	INTERNAL RL @ BOUNDARY	INTERNAL RL @ FFL	1% AEP LEVEL	INTERNAL RL - 1% AEP	PMF LEVEL	INTERNAL RL - PMF
1	Gas Meter Room	24.5	24.5	24.4	0.1	24.5	0.0
2	Bin Room	24.4	24.5	24.4	0.1	24.5	0.0
3	Substation 1	24.5	24.5	24.4	0.1	24.5	0.0
4	Substation 2	24.4	24.5	24.4	0.1	24.5	0.0
5	Fire Egress William Lane	24.4	24.8	24.4	0.4	24.5	0.3
6	Bicycle Store (William Lane)	24.5	24.5	24.4	0.1	24.5	0.0
7	Margaret St Main Entry	24.0	24.5	23.9	0.6	23.9	0.6
8	Regent St Main Entry	24.5	24.5	24.3	0.2	24.4	0.1
9	Bicycle Store	24.5	24.5	24.5	0.0	24.6	-0.1
10	Fire Egress Regent St	24.9	24.8	24.8	0.1	24.9	-0.1
11	Retail Door	25.0	25.0	25.0	0.1	25.1	-0.1

We have reviewed the requirements of Council's Interim Floodplain Management Policy and the proposed finished floor and design flood levels. Our view is that the proposed floor levels comply with Council's policy. However, all critical facilities (electricity supply) or any use that is critical to the

operation or use of the space (computers, electricity outlets etc.) must be located above the PMF flood level. There is little difference between the 1% AEP and PMF flood levels as the floodplain (i.e., the streets) are relatively wide and thus an increase in flow produces only a small increase in peak level.

Should you have any questions or require further clarification regarding the above please do not hesitate to contact the undersigned by email (dewar@wmawater.com.au) or on 0493 031 451.

Yours Sincerely,

WMAwater

A handwritten signature in black ink, appearing to read "R W Dewar", on a light-colored rectangular background.

R W Dewar

Director