

Date: 12 November 2025

Re: State Significant Development Application for Mixed-use Development with In-fill Affordable Housing at 2-6 Pilgrim Avenue & 11-13 Albert Road, Strathfield.

We refer to correspondence received from the Department of Planning, Housing and Infrastructure (DPHI), the NSW State Emergency Service (SES), Strathfield Council, and the Conservation Programs Heritage and Regulation (CPHR) Group regarding the above-mentioned State Significant Development Application. These correspondences outlined several matters relating to flooding, evacuation, and engineering considerations requiring further clarification.

The following sections provide our responses and clarifications to each of the matters raised.

1. Flood model and Assessment Scope

The Powells Creek and Saleyards Creek Flood Study model (WMA Water, November 2016) has been requested from WMA Water; however, no response has been received to date. Multiple formal requests and follow-up emails have been sent to WMA Water between October 2025 and November 2025 seeking access to the model data, with no reply to date. Copies of the correspondence are provided in **Appendix A**.

Accordingly, the assessment continues to rely on the local hydraulic model previously reviewed and approved by Strathfield Council as part of Development Application DA2020/256 (September 2021). This model has been utilised for hydraulic simulations under both existing and proposed conditions. It remains suitable for assessing flood behaviour at the site as:

- There have been no significant changes to the catchment or site conditions; and
- The model represents flood behaviour that is sufficient to address all other flood-related comments raised by DPHI, SES, and Council.

While climate change and PMF runs have not been included in the current model, these can be incorporated in a future update. In the interim, PMF levels have been referenced from the adopted Powells Creek and Saleyards Creek Flood Study, which indicate a PMF level of RL 12.10m AHD at the subject site. This level is sufficient for assessing flood risk and evacuation safety, as it allows the proposed safe refuge level to be directly compared against the maximum PMF level.

2. Design Floor Levels

The proposed floor levels have been designed in accordance with Strathfield Council's Development Control Plan (DCP) requirements:

- Minimum habitable floor level: 1% AEP flood level + 0.5m freeboard
- Minimum non-habitable floor level: 1% AEP flood level + 0.3m freeboard
- Minimum driveway crest level: 1% AEP flood level + 0.5m freeboard

Based on these criteria, the minimum required habitable floor level is RL 10.40m AHD, and the proposed design is set at FFL 10.46m AHD, satisfying Council's requirements.

The driveway crest level has been set in accordance with Strathfield Council's requirement for a minimum RL 9.90m AHD to prevent potential basement inundation. The proposed design provides a crest level of RL 10.46m AHD, exceeding this requirement and ensuring a level of flood protection at the driveway entrance.

These design levels ensure that the proposed development maintains adequate flood protection, consistent with Council's flood planning and safety requirements.

3. Flood Emergency Response Plan (FERP)

Safe refuge is available on-site for both the 1% AEP and PMF flood events, consistent with the previously submitted Flood Impact Assessment (*TEL23196.FIA.DA - 11-13 Albert Rd & 2-6 Pilgrim Ave, Strathfield revA, 20 March 2025*). During a 1% AEP event, occupants can relocate to the Ground Floor level, which is situated above the adjacent 1% AEP flood level. In the PMF event, Level 1 (and higher) provides a safe refuge area located above the PMF flood level (RL 12.10m AHD), ensuring vertical evacuation is achievable entirely within the building.

While the development's design inherently provides self-contained refuge above PMF flood levels, the FERP will document operational procedures in accordance with SES guidance for completeness and clarity, covering the full range of flood events.

A detailed Flood Emergency Response Plan will be prepared at a later stage, aligned with SES guidelines and Council floodplain risk management policies. This is standard practice and will ensure the operational procedures reflect the final building layout, management arrangements and SES guidance current at the time of occupation. The FERP will:

- Confirm shelter-in-place arrangements at the designated refuge levels,
- Specify warning and communication procedures,
- Identify decision points for refuge and evacuation where relevant, and
- Clarify roles and responsibilities for building management and occupants.

4. Evacuation and Refuge Provisions

The proposed development incorporates a comprehensive flood risk management approach, minimizing exposure to high-hazard flooding and reducing reliance on emergency services. Key design measures include:

- **Shelter-in-place for residents:**
All habitable apartments within the development are located above both the 1% AEP and PMF levels, inherently providing safe refuge areas for occupants. This ensures vertical evacuation to above-PMF levels is achievable without the need to leave the development.
- **Shelter-in-place for non-residents:**
For non-residential uses on the ground floor, a fully enclosed and roofed shelter-in-place area will be provided on the first floor (above PMF level). The area will be sized in accordance with standard guidance (2 m² per person) and equipped to accommodate temporary refuge until conditions are deemed safe by emergency authorities.

The proposed development has been designed in accordance with Strathfield Council's DCP and NSW flood risk guidelines. Floor and driveway levels exceed minimum requirements, providing protection against the 1% AEP and PMF events.

All habitable areas are above the PMF level, allowing safe shelter-in-place, and a Flood Emergency Response Plan will be implemented at a later stage to ensure effective emergency management.

The previously approved model (DA2020/256) provides sufficient accuracy to address all flood-related matters raised by DPHI, SES, and Council. Overall, the development complies with flood planning controls and provides a safe design for future occupants.

Yours faithfully,

TELFORD CIVIL Pty Ltd
Yours truly,
PER



Mounir Mesbah

Senior Hydrologist/Engineer

BE(CIV)
DEP0002857
PRE0001820
M: 0420 974 707

APPENDIX A

From: [Mounir Mesbah](#)
To: [Katrina Salloum](#); [Erin Askew](#)
Cc: [Joe Bacha](#)
Subject: Re: Powells and Saleyards Creek Flood Study - Strathfield Project
Date: Monday, November 10, 2025 6:06:10 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image006.png](#)
[image007.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[Outlook-A blue and.png](#)
[Outlook-5ahpoz1n.png](#)

Good afternoon Erin, I hope you have been well!

I am just trying to follow up on this as the client is really putting pressure on us to finalise this project and to address the RFI.

Your urgent response would be greatly appreciated.

Kind regards,

Mounir Mesbah
Senior Hydrologist / Engineer

P: 02 7809 4931

M: 0420 974 707

E: MounirM@telfordcivil.com.au

A: Level 14, 32 Smith Street, Parramatta NSW 2150 **PO:** Box 3579, Parramatta NSW 2124

W: telfordcivil.com.au

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CONSULTING CIVIL & STORMWATER ENGINEERS



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From: Katrina Salloum <KatrinaS@telfordcivil.com.au>

Sent: Wednesday, October 29, 2025 22:14

To: Erin Askew <askew@wmawater.com.au>

Cc: Joe Bacha <JoeB@telfordcivil.com.au>; Mounir Mesbah <MounirM@telfordcivil.com.au>

Subject: RE: Powells and Saleyards Creek Flood Study - Strathfield Project

Hi Erin,

Just following up on my email below.

Thank you and I look forward to your response.

Kind Regards,

Katrina Salloum

Civil & Environmental Engineer

P: 02 7809 4931

E: KatrinaS@telfordcivil.com.au

A: Level 14, 32 Smith Street, Parramatta NSW 2150

W: www.telfordcivil.com.au



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From: Katrina Salloum

Sent: Friday, October 24, 2025 10:29 AM

To: 'Erin Askew' <askew@wmawater.com.au>

Cc: Joe Bacha <JoeB@telfordcivil.com.au>; Mounir Mesbah <MounirM@telfordcivil.com.au>

Subject: RE: Powells and Saleyards Creek Flood Study - Strathfield Project

Hi Erin,

Just following up on my email below regarding the model package. Can you please confirm when you have a moment?

Kind Regards,

Katrina Salloum

Civil & Environmental Engineer

P: 02 7809 4931

E: KatrinaS@telfordcivil.com.au

A: Level 14, 32 Smith Street, Parramatta NSW 2150

W: www.telfordcivil.com.au



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From: Katrina Salloum

Sent: Wednesday, October 22, 2025 10:16 AM

To: 'Erin Askew' <askew@wmawater.com.au>

Cc: Joe Bacha <JoeB@telfordcivil.com.au>; Mounir Mesbah <MounirM@telfordcivil.com.au>

Subject: RE: Powells and Saleyards Creek Flood Study - Strathfield Project

Hi Erin,

Thank you for the information.

We'd like to proceed with purchasing the TUFLOW model. Could you please confirm that the model package will include the necessary input and control files (e.g., TCF, TGC, GIS layers) and that the GIS layers will be viewable/modifiable if we need to refine the site data within the existing setup?

Once confirmed, we'll arrange payment.

Kind Regards,

Katrina Salloum

Civil & Environmental Engineer

P: 02 7809 4931

E: KatrinaS@telfordcivil.com.au

A: Level 14, 32 Smith Street, Parramatta NSW 2150

W: www.telfordcivil.com.au



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From: Erin Askew <askew@wmawater.com.au>
Sent: Tuesday, October 21, 2025 11:43 PM
To: Katrina Salloum <KatrinaS@telfordcivil.com.au>
Cc: Joe Bacha <JoeB@telfordcivil.com.au>; Mounir Mesbah <MounirM@telfordcivil.com.au>
Subject: RE: Powells and Saleyards Creek Flood Study - Strathfield Project

Hi Katrina,

The fee to extract and compile the model for handover would be \$1,200 ex GST, payable upfront.

To provide a quote for undertaking the assessment we would need more details of the requirements, for example, how large and complex is the development, how many events are needed to be assessed, what outputs are needed, report/mapping etc.

Kind Regards,
Erin

Erin Askew
Technical Director

E: askew@wmawater.com.au
T: (02) 9299 2855
P: Level 2, 160 Clarence St Sydney, NSW,
2000



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From: Katrina Salloum <KatrinaS@telfordcivil.com.au>
Sent: Wednesday, 22 October 2025 7:23 AM
To: Erin Askew <askew@wmawater.com.au>
Cc: Joe Bacha <JoeB@telfordcivil.com.au>; Mounir Mesbah <MounirM@telfordcivil.com.au>
Subject: RE: Powells and Saleyards Creek Flood Study - Strathfield Project

Hi Erin,

I just wanted to follow up on my email below to see if you could please advise on the process and associated fees for the two options.

Thank you.

Kind Regards,

Katrina Salloum
Civil & Environmental Engineer

P: 02 7809 4931

E: KatrinaS@telfordcivil.com.au

A: Level 14, 32 Smith Street, Parramatta NSW 2150

W: www.telfordcivil.com.au



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From: Katrina Salloum

Sent: Friday, October 17, 2025 9:53 AM

To: Erin Askew <askew@wmawater.com.au>

Cc: Joe Bacha <JoeB@telfordcivil.com.au>; Mounir Mesbah <MounirM@telfordcivil.com.au>

Subject: RE: Powells and Saleyards Creek Flood Study - Strathfield Project

Hi Erin,

Thank you for your response.

Could you please advise on the process and associated fees for both options?

Thanks.

Kind Regards,

Katrina Salloum

Civil & Environmental Engineer

P: 02 7809 4931

E: KatrinaS@telfordcivil.com.au

A: Level 14, 32 Smith Street, Parramatta NSW 2150

W: www.telfordcivil.com.au



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From: Erin Askew <askew@wmawater.com.au>
Sent: Friday, October 17, 2025 2:42 AM
To: Katrina Salloum <KatrinaS@telfordcivil.com.au>
Cc: Joe Bacha <JoeB@telfordcivil.com.au>; Mounir Mesbah <MounirM@telfordcivil.com.au>
Subject: RE: Powells and Saleyards Creek Flood Study - Strathfield Project

You don't often get email from askew@wmawater.com.au. [Learn why this is important](#)

Hi Katrina,

Are you requesting a copy of the flood model for Telfords to undertake the assessment or are you requesting a quote for WMAwater to undertake the assessment?

Kind Regards,

Erin

Erin Askew

Technical Director

E: askew@wmawater.com.au

T: (02) 9299 2855

P: Level 2, 160 Clarence St Sydney, NSW, 2000



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From: Katrina Salloum <KatrinaS@telfordcivil.com.au>
Sent: Friday, 17 October 2025 7:17 AM
To: WMA <wma@wmawater.com.au>
Cc: Joe Bacha <JoeB@telfordcivil.com.au>; Mounir Mesbah <MounirM@telfordcivil.com.au>
Subject: Powells and Saleyards Creek Flood Study - Strathfield Project

Dear WMAwater Team,

Please find attached the signed agreement for the project at 11–13 Albert Road & 2–6 Pilgrim Avenue, Strathfield.

In accordance with the Department of Planning, Housing and Infrastructure's correspondence dated 4 September 2025, the *Conservation Programs Heritage and Regulation (CPHR) Group* advised that the Flood Impact and Risk Assessment (FIRA), which was prepared by our team based on private flood modelling, should be updated to reference the Powells Creek and Saleyards Creek Flood Study (WMAwater, 17 November 2016).

Could you please advise on the process for obtaining or coordinating access to the relevant flood model data required to assess the impact of the proposed development, including any inputs or information you may require from our end to support this?

Thank you for your assistance. We look forward to your response.

Kind Regards,

Katrina Salloum

Civil & Environmental Engineer

P: 02 7809 4931

E: KatrinaS@telfordcivil.com.au

A: Level 14, 32 Smith Street, Parramatta NSW 2150

W: www.telfordcivil.com.au



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