Flooding **Solutions** ADVISORY GROUP

FLOOD RISK MANAGEMENT PROPOSAL

Darling Square
South East Plot
SSDA2

Prepared for: Lend Lease

12th January 2016

Report no: 2015/M70 Issue 8
Author: K. Jackson
Reviewer: J. Olive

Table of Contents Page

Introduction

This report supports a State Significant Development (SSD) Development Application (DA) submitted to the Minister for Planning pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The Application (referred to as SSDA9) follows the approval of a staged SSD DA (SSDA 2) in December 2013. SSDA 2 sets out a Concept Proposal for a new mixed use residential neighbourhood at Haymarket referred to as “Darling Square”, previously known as “The Haymarket”. Darling Square forms part of the Sydney International Convention, Exhibition and Entertainment precinct (SICEEP) Project, which will deliver Australia’s global city with new world class convention, exhibition and entertainment facilities and support the NSW Government’s goal to “make NSW number one again”.
More specifically this subsequent DA seeks approval for mixed use development within the South East development plot of Darling Square and associated public domain works. The DA has been prepared and structured to be consistent with the Concept Proposal DA.

Overview of Proposed Development

The proposal relates to a detailed (‘Stage 2’) DA for a mixed use residential development in the South East Plot of Darling Square together with associated public domain works. The Darling Square Site is to be developed for a mix of residential and non-residential uses, including but not limited to residential buildings, commercial, retail, community and open space. The South East Plot is one of six development plots identified within the approved Concept Proposal.

Under the Concept Proposal, the South East Plot is planned to accommodate a mixed use podium and three residential buildings (SE1, SE2, and SE3) above and within the podium structure. More specifically, this SSD DA seeks approval for the following components of the development:

- Demolition of existing site improvements, including the existing Sydney Entertainment Centre (SEC);
- Associated tree removal and planting;
- Construction and use of a predominantly 5 storey mixed use podium, including:
  - retail floor space, residential lobbies
  - above ground parking;
  - residential apartments; and
  - communal facilities.
- Construction and use of three residential buildings above podium;
- Public domain improvements adjacent to the site;
- Provision of vehicle access to the development from Harbour Street;
- Landscaping works to the podium roof level; and
- Extension and augmentation of physical infrastructure / utilities as required.

Background

The NSW Government considers that a precinct-wide renewal and expansion of the existing convention, exhibition and entertainment centre facilities at Darling Harbour is required, and is committed to Sydney reclaiming its position on centre stage for hosting world-class events with the creation of SICEEP.

Following an extensive and rigorous Expressions of Interest and Request for Proposals process, a consortium comprising AEG Ogden, Lend Lease, Capella Capital and Spotless was announced by the NSW Government in December 2012 as the preferred proponent to transform Darling Harbour and create SICEEP.

Key features of the Preferred Master Plan include:

- Delivering world-class convention, exhibition and entertainment facilities, including:
  - Up to 40,000m^2 exhibition space;
  - Over 8,000m^2 of meeting rooms space, across 40 rooms;
  - Overall convention space capacity for more than 12,000 people;
  - A ballroom capable of accommodating 2,000 people; and
  - A premium, red-carpet entertainment facility with a capacity of 8,000 persons.
- Providing a hotel complex at the northern end of the precinct.
- A vibrant and authentic new neighbourhood at the southern end of the precinct, now called 'Darling Square', including apartments, student accommodation, shops, cafes and restaurants.
- Renewed and upgraded public domain that has been increased by a hectare, including an outdoor event space for up to 27,000 people at an expanded Tumbalong Park; and
- Improved pedestrian connections linking to the proposed Ultimo Pedestrian Network drawing people between Central, Chinatown and Cockle Bay Wharf as well as east-west between Ultimo/Pyrmont and the City.

On 21 March 2013 a critical step in realising the NSW Government's vision for the SICEEP Project was made, with the lodgement of the first two SSD DAs with the (now) Department of Planning and Environment. The key components of these proposals are outlined below.

Public Private Partnership SSD DA (SSD 12_5752)

The Public-Private Partnership (PPP) SSD DA (SSDA 1) includes the core facilities of the SICEEP Project, comprising the new, integrated and world-class convention, exhibition and entertainment facilities along with ancillary commercial premises and public domain upgrades. SSDA1 was approved on 22 August 2013.

Concept Proposal (SSD 13_5878)

The Concept Proposal SSD DA (SSDA 2) establishes the vision and planning and development framework which will be the basis for the consent authority to assess detailed development proposals within the Darling Square Site. SSDA2 was approved on 5 December 2013. The Stage 1 Concept Proposal approved the following key components and development parameters:

- Indicative staging of demolition and development of future development plots;
- Land uses across the site including residential and non-residential uses;
- Street and laneway layouts and pedestrian routes;
- Open spaces and through-site links;
- Six separate development plots, development plot sizes and separation, building envelopes, building separation, building depths, building alignments, and benchmarks for natural ventilation and solar access provisions;
- A maximum total gross floor area (non-residential and residential GFA)
- Above ground car parking including public car parking;
- Residential car parking rates;
- Design Guidelines to guide future development and the public domain; and
- A remediation strategy.

The Concept Proposal was modified on 26 November 2015 to increase the amount of non-residential GFA. This minor increase in GFA was allocated to the approved North-West Plot building to meet tenant requirements. In addition to the approval of SSDA2, the following approvals have been granted for various stages of Darling Square site:

- Darling Drive (part) development plot (SSDA3) for the construction and use of a residential building (student accommodation) and the provision of associated public domain works approved on 7 May 2014;
- North-West development plot (SSDA4) for the construction and use of a mixed use commercial development and public car park building and associated public domain works approved on 7 May 2014; and
- South-West development plot (SSDA5) – construction and use of a mixed use residential development and associated public domain works approved on 21 May 2014.
- North-East development plot (SSDA7) – construction and use of a mixed use residential development and associated public domain works approved on 16 April 2014.

Approval was also granted on 15 June 2014 for SSDA6 which includes the construction and use of the International Convention Centre (ICC) Hotel and provision of public domain works. Approval was also granted for SSDA8 on 16 October 2015 which comprised the ICC Hotel fitout, external lighting and subdivision.

This report has been prepared to support a detailed Stage 2 SSD DA for mixed use development and associated public domain works within Darling Square (SSDA 9), consistent with the Concept Proposal (SSDA 2).

Site Description

The SICEEP Site is located within Darling Harbour. Darling Harbour is a 60 hectare waterfront precinct on the south-western edge of the Sydney Central Business District that provides a mix of functions including recreational, tourist, entertainment and business.
With an area of approximately 20 hectares, the SICEEP Site is generally bound by the light rail Line to the west, Harbourside shopping centre and Cockle Bay to the north, Darling Quarter, the Chinese Garden and Harbour Street to the east, and Hay Street to the south (refer to **Figure 1**).
The Darling Square Site is:

- located in the south of the SICEEP Site, within the northern portion of the suburb of Haymarket;
- bounded by the Powerhouse Museum to the west, the Pier Street overpass and Little Pier Street to the north, Harbour Street to the east, and Hay Street to the south; and
- irregular in shape and occupies an area of approximately 37,700m^2.

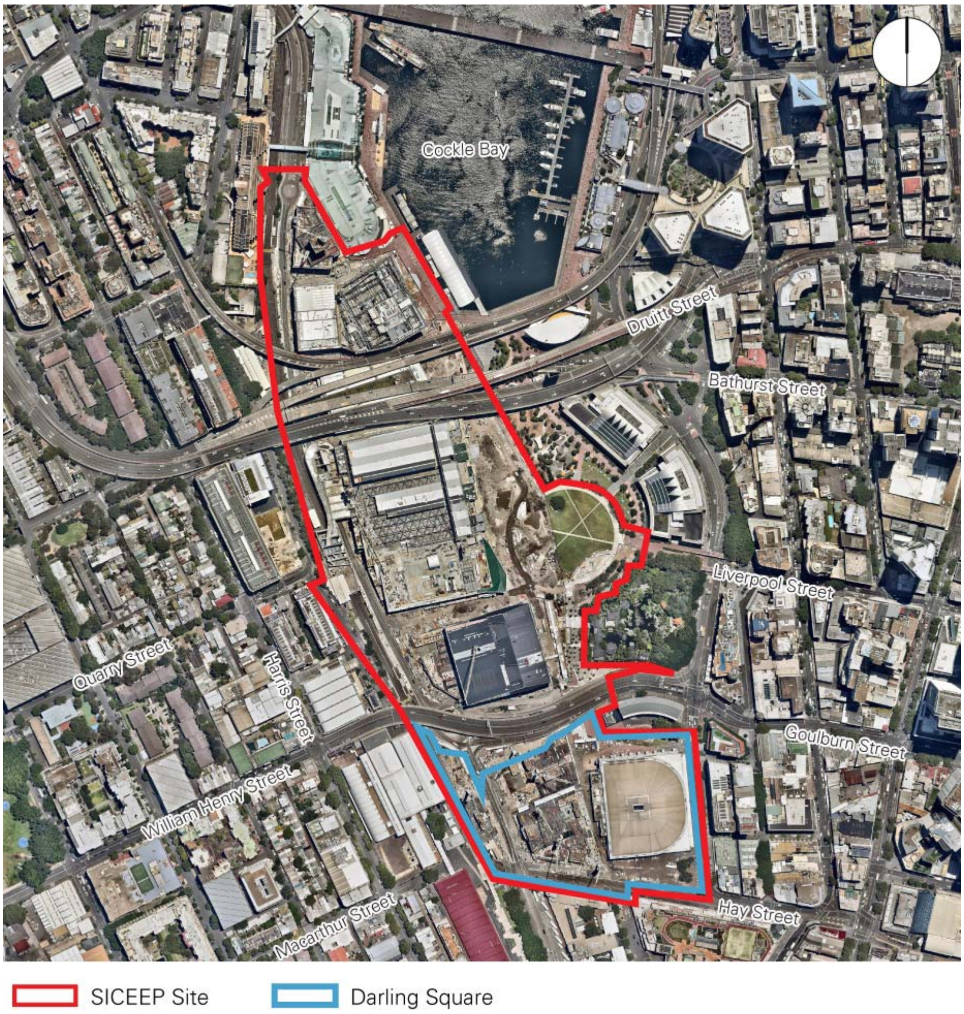


Figure 1 – Aerial Photograph of the SICEEP Site

The Concept Proposal DA provides for six (6) separate development plots across the Darling Square Site (refer to **Figure 2**):

1. North Plot;
2. North East Plot;
3. South East Plot;
4. South West Plot;
5. North West Plot; and
6. Western Plot (Darling Drive).

The Application Site area relates to the South East Plot and surrounds as detailed within the architectural and landscape plans submitted in support of the DA.

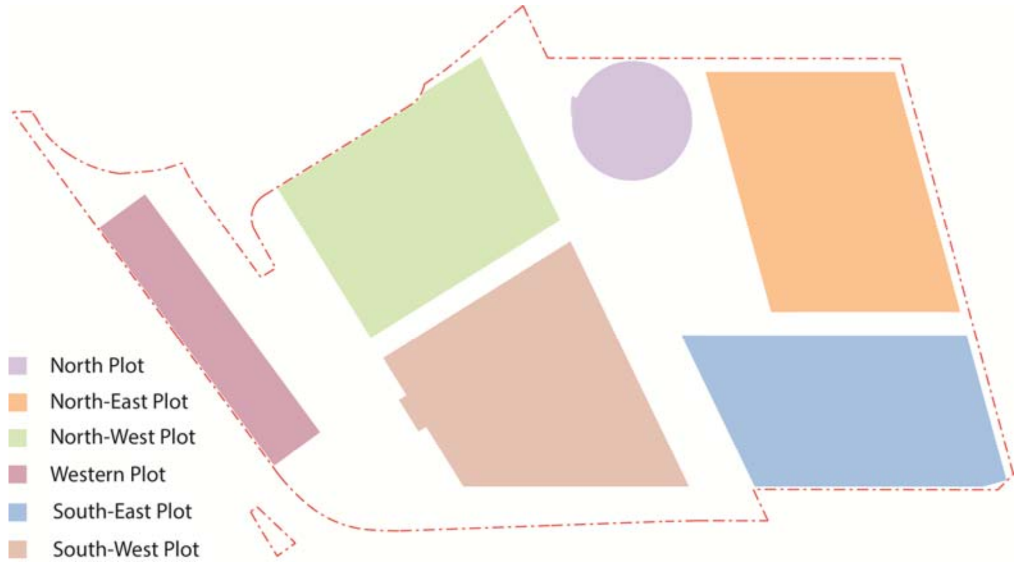


Figure 2 – Concept Proposal Development Plots

Planning Approvals Strategy

The SICEEP Project has resulted in the lodgement of numerous SSD DAs for the various components of the redevelopment project. Future applications will continue to be lodged in accordance with the Concept Proposal SSD DA for the remaining development plots of Darling Square Site.

Flood Response

Development of sites in areas subject to flooding introduces special difficulties in relation to safety and accessibility. We have referenced the Hyder Flooding and Stormwater report dated 14 March 2013 for flood behaviour characteristics and warning times. A key observation taken from this report is that in the event of an extreme flood, significant flows of water would flow across the precinct within a short period of time which will compromise the safe evacuation of the site.

This document provides Building Management with a procedure to provide timely warning of imminent precinct flooding to all residents, workers and members of the public, and ensure their orderly transition to safe levels *within* the property.

Darling Square overview

Darling Square is located within the Darling Harbour Precinct. The South East plot of Darling Square will be a mixed use podium and three residential buildings (SE1, SE2, and SE3) above and within the podium structure, with 5 levels of above ground car park accessed from Harbour Street.

Flood levels and warning time

The site is affected by catchment storm water run-off collecting into Harbour Street and Hay Street with a floodwater surge node 'W' at the intersection of Harbour Street and Hay Street.

A.H.D 1% flood levels of the proposed development site established by the Hyder flood report (drawing no. SKCPD025-AA004399-PROPOSED GRADING AND FLOOD LEVELS 06), confirms both current 1% flood level and the 1% flood level based on predicted effect of climate change. This drawing references node points adjacent the SE plot development area as follows:

Node Point Adjacent Site	Current 1% Flood Level	1% Flood Level with CC* Factor
T – North West	2.8m	3.2m
U – North East	3.3m	3.4m
V – South West	2.9m	3.3m
W – South East	3.6m	3.7m

**climate change*

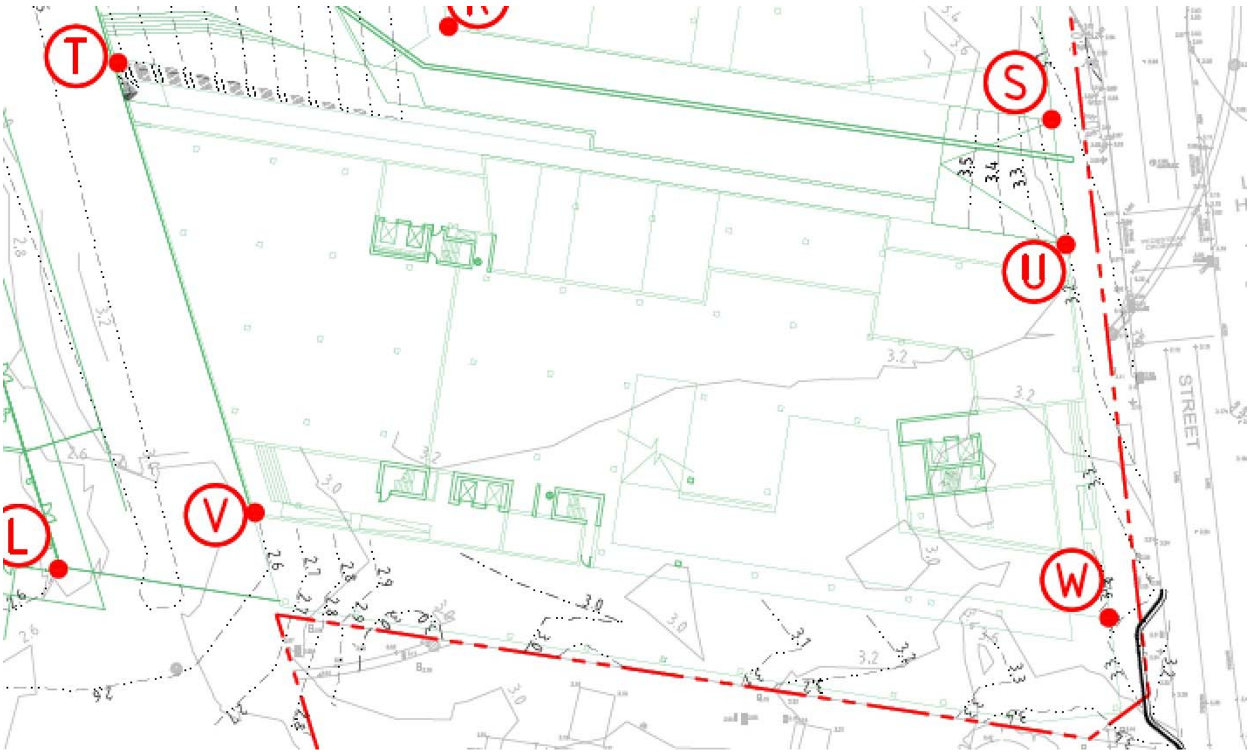


Figure 3 - View of SE plot showing node points extracted from Hyder Plan SKCP0025 Revision 6

Based on these node points the 1% level with climate change for nodes T,U,V & W are to be considered in adopting design flood levels.

Floor levels

- Floor levels of the Foyer entry off Hay Street are below the 1:100 year flood planning level plus climate change (CC) allowance. Extrapolation of the longitudinal floodwater line between nodes V (3.3) and W (3.7) shown on Hyder proposed grading and floor level (including climate change) plan determines a design floodwater level of 3.54 at the residential entry foyer. Floor level at this location as shown on area zone plan L00 Podium-LLGFA zone plan no. FJMT-DA-R1002, is FFL 3.14m for the residential entry lobby which is 400mm below the design flood level. The selected building fabric in this zone where at, or below the design flood level is to be floodwater compatible. Materials that are resistant to damage by water submersion are to be used. Similarly the lift, lift operating equipment and lift shaft pit are to be floodwater damage resistant including locating all lift switching equipment above the flood design level. The lift shaft pit is to be provided with automatic dewatering pumps. The lift would normally be returned to an upper floor level when a flood warning is received.

- Floor level of tenancy 11A is below the 1:100 year flood planning level plus CC allowance. Floor level of tenancy as shown on area zone plan L00 podium – LLGFA zone plan no. FJMT-DA-R1002 is FFL 3.3. This is 100mm below node U (3.4m) shown on Hyder proposed grading and floor level (including CC) plan that determines the 1:100 year flood level plus CC allowance.

- Floor level of tenancy 12A and 12B are below the 1:100 year flood planning level plus CC allowance. Floor level of tenancy as shown on area zone plan L00 podium-LLGFA zone plan no. FJMT-DA-R1002 is FFL 3.5. This is 200mm below node w (3.7m) shown on Hyder proposed grading and floor level (including CC) plan that determines the 1:100 year flood level plus CC allowance.

- Floor level of tenancies 13, 14, 15 are below the 1:100 year flood planning level plus climate change allowance. Floor level of tenancies as shown on area zone plan L00 podium-LLGFA zone plan no. FJMT-DA-R1002 is FFL 3.0. This is 300mm below node V (3.3m) shown on Hyder proposed grading and floor level (including CC) plan that determined the 1:100 year flood level CC allowance.

- Floor levels for the remaining retail tenancies are at or above the 1:100 year Flood Planning Level plus CC allowance. Floor levels at the Hay St and Boulevard walkway entries as well as the car park driveway are to be designed to ramp up above the flood level to assembly points for staff and patrons during flood event.

- The driveway will ramp up from boundary level of RL 3.30 AHD which is equal to the 1:100 year FPL plus CC allowance.

Catchment Storm Water Run-off Characteristics

Hyder Plan No. WP-FL-0433 describes the Harbour Street zone adjacent to the proposed development as a low to intermediate provisional hydraulic hazard.

Hyder Plan No. WP-FL-0133 (extract below) shows Hay Street zone "Overland Flow Label 1-3" adjacent to the proposed development. Figure 3 on the following page shows the maximum overland flood flow quantity (at Label 1) as 19.0m$^{3/S}$ and label 3 as 9.7m$^{3/s}$, however actual flow velocity in m/s is not available therefore the hazard rating stated on Hyder Plan NoWP-FL-0433 (low to intermediate is adopted).

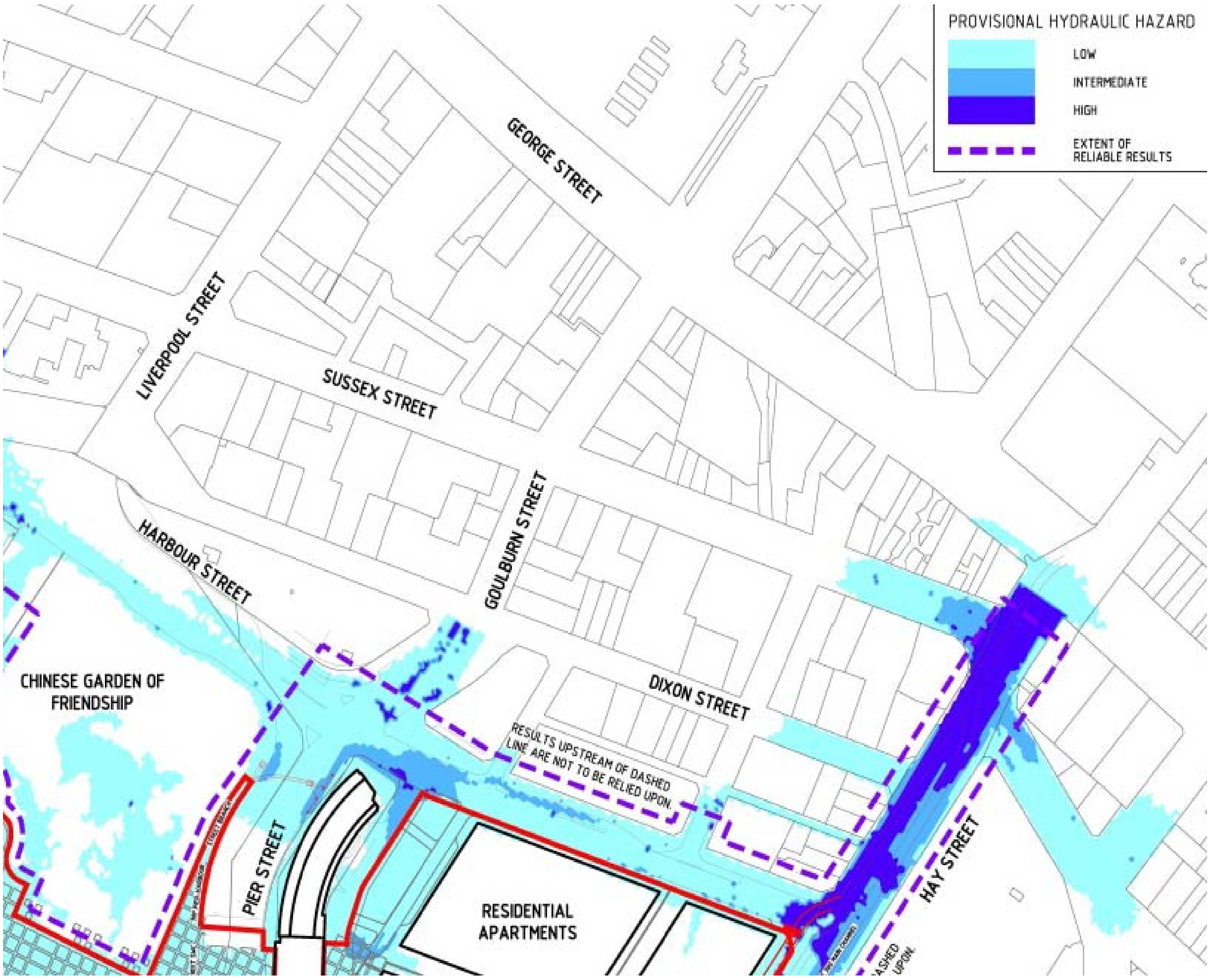


Figure 4 - Hyder Plan WP-FL-0433 Extract

CONDUIT LABEL	CONDUIT DIMENSION (m)	SYDNEY WATER CHANNEL	LOCATION	Q (m^3/s) [1]	V (m/s) [2]	STORM DURATION (MIN)
A	3.6 x 2.1	300	HAY STREET	33.8	4.5	60
B	3.1 x 2.0	30P	HAY STREET	14.6	2.4	60
C	Ø1.5	30P	PIER STREET	3.1	1.8	25
D	3.7 x 2.2	30P	PIER STREET	18.0	2.2	60
E	1.5 x 1.5	30P	TUMBALONG PARK	4.4	2.3	25
F	3.9 x 2.2	30P	IMAX THEATRE	13.2	1.6	60
G	3.1 x 2.2	30P	IMAX THEATRE	10.9	1.6	60
H	4.3 x 2.4	300	HAY STREET	21.4	2.1	60
I	3.0 x 2.4	300	DARLING DRIVE (CARPARK)	10.6	1.5	60
J	3.0 x 2.4	300	DARLING DRIVE (CARPARK)	10.6	1.5	60
K	3.0 x 2.4	300	PIER STREET	14.9	2.1	60
L	3.0 x 2.4	300	PIER STREET	15.1	2.1	60
M	3.0 x 2.4	300	COCKLE BAY OUTLET	15.0	2.1	60
N	3.0 x 2.4	300	COCKLE BAY OUTLET	14.9	2.1	60
O	3.1 x 1.6	30A2	DARLING DRIVE	9.3	1.9	25
P	2.1 x 1.8	30A2	DARLING DRIVE	8.5	2.2	25
Q	3.0 x 2.4	30A2	COCKLE BAY OUTLET	15.4	2.1	25
R	3.1 x 1.6	30A	DARLING DRIVE	3.2	0.7	25
S	Ø0.9	30A	DARLING DRIVE	2.1	3.4	25
T	Ø1.1	30A	DARLING DRIVE	3.3	3.8	25
U	3.5 x 1.6	30A	COCKLE BAY OUTLET	10.8	1.9	25
V	2.1 x 0.9	30B	DARLING DRIVE	4.2	2.2	25
W	Ø1.8	30B	DARLING DRIVE	4.4	1.7	25
X	2.1 x 0.9	30BA	DARLING DRIVE	5.3	2.8	25
Y	2.7 x 1.8	30B	HARBOURSIDE	10.7	2.2	25
AA	3.6 x 2.4	-	HAY STREET	8.3	1.0	60
AB	3.6 x 2.4	-	HAY STREET	10.6	1.2	60
AC	3.6 x 2.4	-	PIER STREET	3.0	0.3	25

OVERLAND FLOW LABEL	LOCATION	Q (m^3/s) [1]
1	HAY STREET	19.0
2	HARBOUR STREET	5.7
3	HAY STREET	9.7
4	QUAY STREET	1.3
5	DARLING DRIVE (SOUTH)	13.3
6	THE BOULEVARD	15.3
7	HARBOUR STREET	2.2
8	LITTLE PIER STREET	3.6
9	HARBOUR STREET	1.8
10	CHINESE GARDENS	8.5
11A	HAY STREET	5.3
12A	DARLING DRIVE	2.0
13A	PIER STREET	4.3
14A	PIER STREET	5.7
15	DARLING DRIVE	0.3
16	DARLING DRIVE (NORTH)	0.4
17	DARLING QUARTER	4.2

Figure 5 – Catchment Flows as detailed on Hyder Plan No. WP-FL-0433.

Impacts of development

The future Darling Square development has been included in flooding modeling, therefore the impacts of the development on flooding have already been identified and understood.

Minimising Risk to personal safety and risk of property damage

The most severe 1% Annual Exceedance Probability (AEP) – flood will generally result from very intense rainfall (approx. 300mm per hour) falling over a 1 to 3 hour period.

Flooding along Hay and Harbour Street could also occur during long period of less intense rainfall (less than 300mm per hour) or short periods of very intense rainfall (greater than 300mm per hour) In the event of the 1% flood, it must be noted that all pedestrian and vehicular access points, during inundation, have a provisional hydraulic hazard rating of “low”. Maximum depths at access points vary from 100mm as node U, 300mm at node W to 700mm at node V which means evacuation from the building should be avoided.

Evacuation from the building is not required, however a Flood Response Procedure has been defined and discussed on the following page as good practice. In the unlikely event that the procedure will be required, there is good access to Emergency Services and response times will be short due to the central location of the site.

Flood Warning Systems, Preparedness and Awareness

Rain is the most obvious warning sign that a flood may occur. Therefore if it is raining very heavily, patrons and staff should take notice of extreme rainfall warnings issued by the Bureau of Meteorology and disseminated by the radio and television stations. The most important indication of likely imminent flood activity will be intense local rainfall. When floodwater starts to pond in Harbour St and Hay St, flood emergency response procedures should commence.

Flood Response Procedure

As all access points will be affected by flood waters during the 1% AEP flood plus Climate Change allowance, it has been determined that the safest point for non-residents to assemble during the 1% event will be the Car Park on Podium L02 which can be accessed via internal staircases or the car park ramp – see Figure 6 below.

Residential occupants can remain in their units for the duration of the flood event, unless otherwise advised by State Emergency Services (SES) controllers.

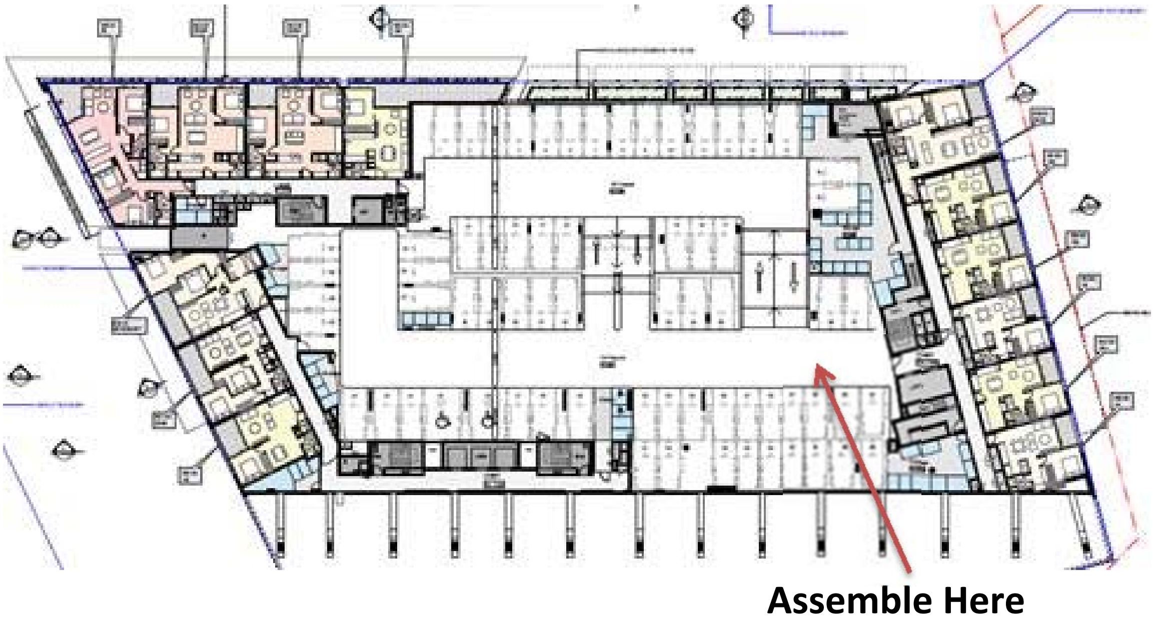


Figure 6 – Level 2 Floor Plan No. FJMT-DA-1004.

On-Site Flood Alarm System

It is proposed to place controls for flood alarms in a secure chamber or pit, near the lowest point on the site.

The switch/sensors will then be set at a predetermined level below the surface. The alarms will be triggered by rising floodwater well before surface flows reach building entrances. The alarms can be linked to internal and external PA systems.

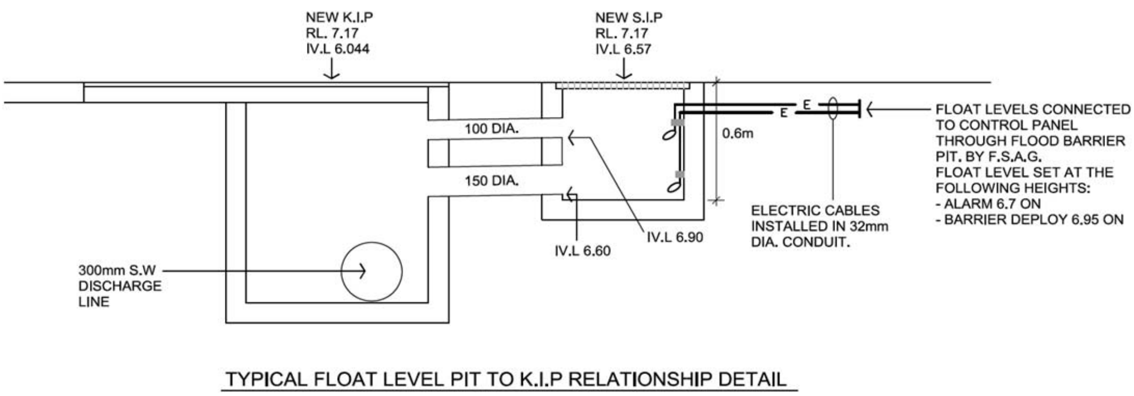


Figure 7 – Flooding Solutions Advisory Group - Typical Diagram

Tenancy Flood Protection

Based on advice from the Hyder flood study as stated under Flood Warning Timescale & Evacuation, the rate of rise of flood water is rapid and will restrict the warning time of a pending flood event that would effect access to buildings and evacuation time.

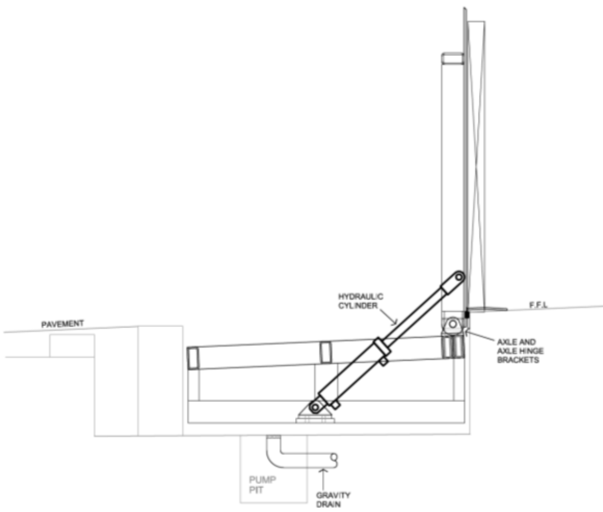
It follows that flood barrier options that require assembly of separate components (demountable barriers such as stackable panels) are not suitable as they require trained personnel as well as an extended deployment period to retrieve the system components from storerooms and then to construct a barrier before it floods.

The only way to achieve rapid closure is to permanently locate and integrate flood protection devices into the design of the building. It is also essential that these devices be hidden from view so as not to intrude upon the amenity or aesthetics. The other benefit of permanently installed flood protection devices is that inspection and maintenance of operational hardware and seals can be completed with limited disruption to building function. As all seals are integrated into the devices for ease of replacement, the design performance of the system is more readily maintained.

Flooding Solutions Advisory Group design and manufacture devices that seal building apertures formed by typical retail tenancy shopfronts. Options under consideration are:

1. Self-Closing Flood Doors.

Self-Closing Flood Doors rise from within pavements to create a vertical panel that seals with adjacent building walls. Floodwater is collected via control pits to deploy the system automatically before flows reach entrance thresholds. The system includes pre-deployment alarms to alert occupants to imminent barrier closure.



2. Flood windows.

These steel framed, full height, structurally anchored flood windows are designed to offer efficient flood protection without sacrificing visual amenity. They consist of impact resistant steel frames combined with high strength glass laminates fixed with watertight seals. Corrosion resistant stainless steel frames are optional.

Flood Management

Flood Response Officers (FRO) should be appointed from within the Building Management.

The primary role of each FRO is to minimize the risk to individuals who are in the building.

The secondary role of the FRO is to minimize damage to property whilst the tertiary role is to assist in the return of the area to safe use after the flood.

Each FRO shall familiarize themselves with the potential flooding mechanisms and shall ensure that during normal weather conditions, certain information is accessed on a daily basis and that information is logged in a central accessible location.

From a state wide perspective, flood response is the responsibility of the NSW SES. The SES controls flood preparedness measures, the conduct of flood emergency response operations and the co-ordination of immediate recovery measures for flooding. In general, SES Controllers are responsible for dealing with floods in the area.

The actions which must be taken in the event of an extreme flood by the FRO are as follows:

1. The FRO is to supervise and manage the response procedure.
2. Once flood alarms have been activated, the FRO is to make a general announcement for

all residents, customers and retailers that an extreme flood may occur and that they should either gather at the Car Park on Podium L02 or stay indoors on upper levels until the flood event has subsided.

Advise individual tenants to close shop and to advise their customers that an extreme flood may occur and that they should evacuate to the Car Park Podium L02.

Fortnightly Activities

1. Access NSW Seasonal Rainfall outlook
2. Access El Nino Wrap-Up

Daily Activities

3. Every morning and as required during the day.

- Bureau of Meteorology forecast for Parramatta (file the forecast)

4. If rain is occurring and/or forecast as above also review:

- Sydney radar
- Flood warnings

Note: Refer Appendix A - Relevant Contacts and Information Providers.

Education Awareness Program

It is recommended that the Flood Emergency Response Plan is included in the Induction Program for all personnel and security staff who are to work in the Management Centre.

Training

FRO's should coordinate annual flood evacuation drills, in the same way as fire evacuation drills.

The difference between fire evacuation and flood evacuation is that during a fire, occupants of the building must leave the building, whereas during a severe flood, occupants should remain in the building and move to higher levels within the building.

It will be his responsibility of the FRO to ensure that all occupants respond to flood alarms and evacuate to nominated areas. It will also be the FRO's responsibility to ensure that all tenancy staff are aware of the method of operation of the Self Closing Flood Doors and their pre-deployment alarms.

A record must be kept of all personnel who attend training and evacuation drills, to ensure that all staff are suitably trained.

All building occupants should be given a basic Flood Management Plan. See Appendix B.

Summary

In the process of preparing this report, the proposed Darling Square development has been assessed for the risk of flood to occupants.

The assessment is based on the Hyder Flooding and Stormwater Reports which include floodwater levels and flood characteristics.

The recommendations of this report are based on the inclusion of flood warning, self-activating flood protection and formal flood management procedures.

The implementation of the proposed flood response procedure is designed to gather residents, employees and visitors at higher levels within the building. This response process will be initiated by an automated flood warning alarm system and managed by nominated Flood Response Officers providing acceptable levels of safety in the event of a severe flood event.

APPENDIX A - Relevant Contacts & Information Providers

Weather/Flood Fax Products from Bureau of Meteorology:

Flood Watch	Contact Bureau of Meteorology on: 9296 1652
Flood Warning for City of Sydney	
Severe Weather Warning	
Severe Weather Advice	

Web Addresses:

Bureau of Meteorology home page	http://www.bom.gov.au/
Bureau of Meteorology – flood warnings	http://www.bom.gov.au/weathernsw/
Bureau of Meteorology – Sydney radar loop	
Bureau of Meteorology – NSW Seasonal Rainfall Outlook	http://www.bom.gov.au/climate/ahead/rain.nsw.shtml
Bureau of Meteorology – El Nino Wrap-Up	http://www.bom.gov.au/climate/enso/
Weather zone forecast (supplied by Bureau of Meteorology)	http://www.weatherzone.com.au/marine/nsw

Phone Numbers:

Bureau of Meteorology flood warning centre - Sydney	9296 1548
NSW SES Local Controller	132 500

Media:

Radio Stations	All Sydney AM stations
Television Stations	Seven, Nine, Ten, ABC, SBS

APPENDIX B – Example Flood Management Plan

FLOOD MANAGEMENT PLAN

Residents are advised that the ground floor level of this building is XXXmm above the estimated 100-year flood level, and that flood barriers to at least 0.5m above the 100-year flood level protect the ramp to the basement car park.

The external areas and surrounding streets are subject to flooding. When a flood event occurs, observe the following safety rules:

1. Take extreme care when walking or driving in flooded areas. Do not enter flood waters unless you know it is safe to proceed.

2. It is not necessary to evacuate this building in times of flood. It is safer to stay within the building than to risk fallen trees or hidden hazards or flood waters outside the site. If you do need to leave the building make the decision early before flood levels rise.

3. If flood waters should rise above ground floor level (an extremely remote possibility), do not leave the building but, if necessary, move to the level above. Do not go down to the basement and do not try to move your vehicle.

4. If there is a medical emergency during times of flooding, call 000 and ask for an ambulance. If the Ambulance Service requires assistance for evacuation, they will liaise directly with N.S.W. State Emergency Service.

5. In most cases flood waters should recede in a few hours. In the worst case (PMF) it may take considerably longer. After flood waters recede and it is safe to leave, proceed with caution as other streets may still be flooded.

7. For any questions in relation to this notice contact XXXX on XXXX XXXX