Report: Flood Impact and Risk Assessment

2-30 Tempus Street, Rouse Hill

Prepared for: Robert Bird Group (RBG)
9 April 2025

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List of Acronyms

Acronyms used in the current report are outlined below

Acronym	Definition	Description
AEP	Annual Exceedance Probability	The probability of a flood event occurring in any year, measured as a percentage
AHD	Australian Height Datum	The topographic datum used in Australian standard drawings, last updated on the 5th May 1971
ARF	Areal reduction factor	The ratio between the design values of areal average rainfall and point rainfall, computed for the same duration and AEP, is called the Areal Reduction Factor (ARF)
ARI	Average Recurrence Interval	the average, or expected period between exceedances of a given rainfall amount over a given duration and location
ARR	Australian Rainfall and Runoff	A national guideline document, data and software suite that can be used for the estimation of design flood characteristics in Australia. If ending in 19 (i.e. ARR19), this denotes the data has last been updated in 2019
CL	Continuing Loss	The average loss rate throughout the remainder of the rainfall event after the initial loss has been satisfied.
DEM	Digital Elevation Model	A digital dataset containing topographic elevations
FPL	Flood Planning Level	The levels are advised for planning purposes to meet flood requirements
FPL1	Flood Planning Level 1	Refers to 5% AEP flood level based The Hills Shire Council DCP for flood control lot.
FPL2	Flood Planning Level 2	Refers to 1% AEP flood level based The Hills Shire Council DCP for flood control lot.
FPL3	Flood Planning Level 3	Refers to 1% AEP flood level plus 0.5m based The Hills Shire Council DCP for flood control lot.
IL	Initial Loss	The global loss applied at the beginning of a storm, prior to the commencement of surface runoff.
LiDAR	Light Detection and Ranging	LiDAR is a surveying method that measures distance to a target by illuminating the target with laser light and measuring the reflected light with a sensor
PMF	Probable Maximum Flood	The largest flood that can be reasonably expected to occur at a given location, based on the most extreme rainfall and flood conditions possible.

Executive Summary

SMEC Consulting Engineers Pty Ltd have been engaged by Robert Bird Group (RBG) to prepare a Flood Impact and Risk Assessment (FIRA) to accompany a detailed State Significant Development Application (SSDA) for the mixed-use development at 2-30 Tempus Street, Rouse Hill. The site is made up of one lot, being Lot 19 in DP 280013.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-76190964).

The Site is located within the Hills Shire Local Government Area (LGA) and situated within the Rouse Hill Catchment. The flood condition of this catchment was most recently assessed as part of the Vineyard and Rouse Hill Flood Study, (Sydney Water, 2017). The Sydney Water Model included the development of an XPRAFTS hydrologic model and TUFLOW hydraulic model to define historic and existing flood conditions within the Site.

The XP-RAFTS hydrology model was updated based on ARR 2019 methodology. The supplied Sydney Water TUFLOW model was updated to include local catchment for the site to reflect existing conditions. The TUFLOW model developed for existing conditions was further modified to reflect post-development conditions.

TUFLOW model was run for 10%AEP, 5%AEP, 2%AEP, 1%AEP, 1%AEP plus climate change, and PMF storm events.

Results show that the site is marginally affected by overland flow, but not by mainstream flooding. The peak flood depth for the 1% AEP storm event under existing conditions ranges from 0.15m to 0.25m. Additionally, the peak velocity for the 1% AEP storm is generally around 1.5 m/s, reaching up to 1.8 m/s. Flood hazard on White Hart Drive reaches H5, which is unsafe for people and vehicles, during the 1% AEP design event, while the flood hazard category within the site is H1.

Similar results were obtained for post-development conditions. The increase in flood levels (afflux) for proposed conditions, compared to existing conditions, is approximately 10mm on adjacent private properties. Hence, the flood impacts due to the proposed development are considered negligible and within the accuracy of hydraulic model. Also, flood risk due to the proposed development hasn't changed compared to existing conditions.

Flood planning levels were advised based on flood model results. Since the proposed finished floor levels for habitable areas are above the PMF level and given the short-duration flooding for both the 1% AEP and PMF storm events, shelter-in-place is a feasible option in addition to flood evacuation via Tempus Street.

This report concludes that the proposed mixed-use development is suitable and should not require additional mitigation strategies.

1. Introduction

1.1 Proposed Development

The application seeks development consent for the development of an 11, 18 and 23 storey mixed use development at 2-30 Tempus Street, Rouse Hill. Specifically, the SSDA seeks development consent for:

- Site preparation works including removal of temporary planting, bulk excavation and earthworks
- Construction and operation of an 11, 18 and 23 storey mixed use development, comprising:
    - Consolidated podium comprising ground level lobby, retail and wellness tenancies, and two levels of commercial floor space above
    - 216 co-living units within the 11-storey tower
    - 332 build-to-rent units across the 18 and 23-storey towers, including 105 units in a dual key configuration
    - Rooftop internal and external amenity spaces on each tower to service the build-to-rent and co-living residents
- Landscaping and public domain works, including:
    - Retaining existing street trees
    - Provision of a deep soil landscaped buffer zone along the rear boundary
    - On-structure landscaping on each rooftop.
- Construction and use of two basement levels, accessed from White Hart Drive, to accommodate:
    - 111 car spaces
    - Motorcycle and bicycle parking
    - Loading dock facilities
- Extension and augmentation of services and infrastructure as required.

The purpose of the project is to facilitate the delivery of high-quality, diverse housing and commercial floor space at a strategically located site. The proposal seeks to deliver a built form outcome that responds appropriately to its location at the edge of Rouse Hill Town Centre and adjacent to Rouse Hill Metro Station and that is consistent with the desired future character of Rouse Hill.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 30th September 2024 and issued for SSD-76190964. Specifically, this report has been prepared to respond to the SEARs requirement outlined in Section 2.1.1.

1.2 Site Description

The site is located at 2-30 Tempus Street, Rouse Hill, within The Hills local government area (LGA). The site is legally described as Lot 19 in DP 280013. The site has a frontage of approximately 118m to Tempus Street and approximately 50m to White Hart Drive. The site has a total area of 4,387sqm.

A tributary of Caddies Creek runs parallel to White Hart Drive, from Windsor Road to Caddies Creek itself. The site topography peaks in the middle, with runoff flowing southwest towards Tempus Street. A portion of the site also slopes southeast towards White Hart Drive. Overland flow drains south along Tempus Street, after which the pit-and-pipe network appears to carry flows down White Hart Drive discharging to an Unnamed Creek as shown in **Figure 1-1** below:

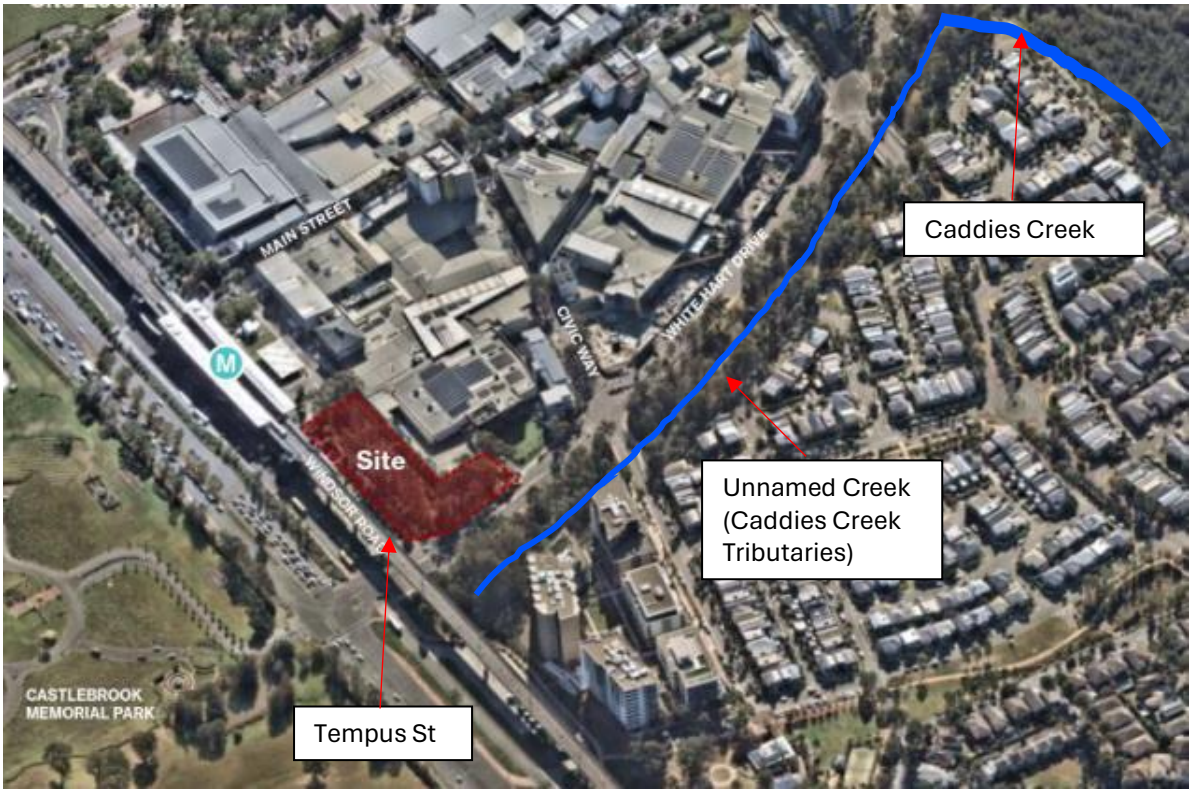

Figure 1-1: Site Location (Architectus,2024)

The site is located on the southern edge of Rouse Hill Town Centre and to the east of Rouse Hill Metro Station. To the east of the site across White Hart Drive is a large residential area comprising single dwellings and town houses.
To the south of the site across White Hart Drive is new residential flat development of approximately 6 to 12 storeys.
Open spaces are located in proximity to the site including Castlebrook Memorial Park to the south-west of the site across Windsor Road, Caddies Creek Park and Reserve to the south of the site and Iron Bark Ridge Reserve to the west of the site at Caddies Creek.

The site is identified as a 'sleeve' site in the Rouse Hill Town Centre Precinct Plan approval (DA 1581/2005/HB) where the intent is for future development to screen the existing big box retail and car parking structures behind. As the retail and car parking structures have already been constructed and are in operation, the site was temporarily treated with earth berms, landscaping and tree planting until the site is developed.

No other structures exist on the site.

Its position in a regional context can be seen in Figure 1-2 below:

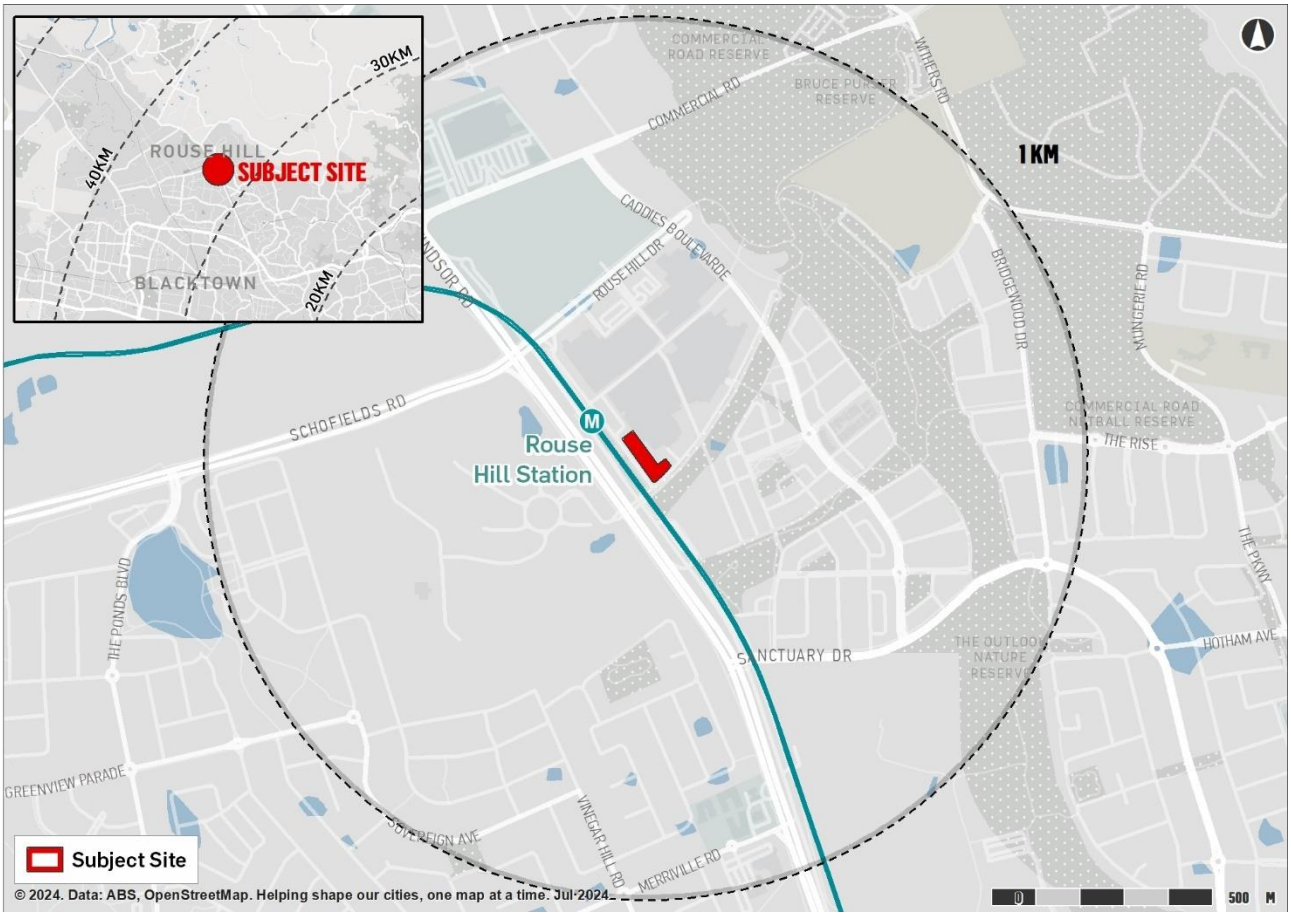

Figure 1-2: Subject Site - Regional Context (Urbis, 2024)

1.3 Report Objective

This report presents an assessment of flood behaviours, flood risk, and potential flood impacts associated with the proposed development, including the consideration of the following requirements:

- Identify flood behaviours in Existing and Developed Conditions.
- Evaluate potential flood impacts on surrounding buildings.
- Develop mitigation options to reduce flood impact (if required).
- Compliance with local flood planning and SSDA requirements.
- Develop Emergency Response and Evacuation Plan.

1.4 Available Information and Data

1.4.1 Previous Flood Studies

The Vineyard and Rouse Hill Flood Study Report (Sydney Water, 2017) was updated in 2017, covering areas from Rouse Hill in the north to Kellyville and Glenhaven in the south. The model adopted a 1987 methodology for their XPRAFTS hydrology model and a 1D/2D TUFLOW model was used for the hydraulics. Sydney Water has acquired this flood study and is its current owner.

1.4.2 Available Data and Information

The data presented in **Table 1-1,** has been utilised in this study.

Table 1-1 Data Availability and Usage

Data Description	Data Source and Date	Purpose in this study
Sydney Water Model	The Hills Shire Council (THSC) 2017	Most recent flood model and used as the base model for this FIRA assessment.
Existing topographic survey of the site	RBG (Robert Bird Group) November 2024	Modifications to be made to the Digital Elevation Models (DEMs) of the TUFLOW hydraulic model.
Architectural drawings of the proposed development	Architectus February 2025	Site plan and floor levels for proposed development to be incorporated in the flood model

All geographically referenced data for this project has been projected on Map Grid of Australia 94 Zone 56 and Australian Height Datum (AHD).

1.5 Known Flood Behaviour and History

Flood behaviour in this catchment has previously been established through the Vineyard and Rouse Hill Flood Study Report (Sydney Water, 2017). For the purposes of this study, Vineyard and Rouse Hill Flood Study Model, as the most recent investigation, has been adopted and will be referred to hereafter as Council's Model, as supplied by Council . This study generally shows that the Site is not affected by flooding for 1% AEP design event due to mainstream flooding.

2. Flooding Planning Requirements and Guidelines

Key flood planning requirements and guidelines which have been used to establish the scope of this FIRA include:

- Secretary's Environmental Assessment Requirements (SEARS) for the proposed development.
- Flood Impact & Risk Assessment LU01 Guideline (NSW DPE, 2023).
- The Hills Shire Council (THSC) Development Control Plan – Part C Section 6: Flood Controlled Land (THSC, 2012).
- The Hills Shire Council (THSC) Design Guidelines Subdivisions/Developments (THSC, 2023).
- Australian Rainfall & Runoff 2019 Chapter 4.2 Update (ARR, 2019).
- EP&A Act – Section 9.1 – Ministerial Direction 4.1 Flooding (NSW DPHI, 1979).

A summary of some of the main requirements / guidelines for the key documents is provided below.

2.1.1 Secretary's Environmental Assessment Requirements

The generic Secretary's Environmental Assessment Requirements (SEARs) for 'Build-to-Rent Housing' requires flood risk to be assessed in accordance with Clause 15 as shown in **Table 2-1** below:

Table 2-1 SEARS Requirements

Requirement	Report Reference
Identify any flood risk on-site having regard to adopted flood studies, the potential effects of climate change, and any relevant provisions of the NSW Floodplain Development Manual.	Refer section 4 of this report
Where the development could alter flood behaviour, affect flood risk to existing community or expose its users and occupants to flood risk, provide a detailed flood impact and risk assessment (FIRA) prepared in accordance with Flood Impact and Risk Assessment – Flood risk Management Guide (lu01) .	Refer entirety of this report.
Detail design solutions and operational procedure to mitigate flood risk where required.	Refer Sections 4 of this report for potential impacts. Refer to Section 5 for emergency response.

It is noted that no site-specific SEARS for this project (SSD-76190964) have been made available at the time of writing this report.

2.1.2 THSC Development Control Plan (DCP) – Part C Section 6 – Flood Controlled Land

The Council DCP required for flood-controlled land are listed below:

- Under Section 2.2 – General Development Controls, it is noted that the flood impact of new development should not have any effects elsewhere in regard to:
    - Loss of flood storage.
    - Change in flood levels and velocities.
    - Cumulative impact of multiple potential developments in the floodplain.
- Under Section 2.5 & 2.6 – Residential and commercial buildings:
    - No development is to occur in or over a floodway area, a flowpath or high hazard area up to Flood Planning Level FPL2 (1% AEP).
    - Habitable area Flood Floor Level (FFL): *"FPL3: 1% AEP flood level +0.5m"*.
    - Non-habitable area FFL: "*Non-habitable floor levels to be equal to or greater than FPL3 (1% AEP +0.5m) where possible, or otherwise no lower than FPL1 (5% AEP) unless justified by a site specific assessment"*.
    - Garages and basement carpark Flood Planning Level (FPL): "*Garages or enclosed car parking must be protected from inundation by flood waters up to FPL2 (1% AEP flood level). Where 20 or more vehicles are potentially at risk, protection shall be provided to FPL3* (% AEP flood level +0.5m)." There are more than 20 parking lots in the proposed development, so FPL is likely to be FLP3 (% AEP flood level +0.5m).
    - Open carpark FPL: *"The minimum surface level of open car parking spaces or carports shall be as high as practical, and not below FPL1 (5% AEP)"*
    - All structures to have flood compatible building components below FPL3 (*1% AEP flood level +0.5m)*
    - A Site Flood Emergency Response Plan (SFRP) is required when elements of the development (including vehicular and pedestrian access) are below FPL3 (1% AEP flood level +0.5m freeboard).
    - The SFRP should take into account the land use and the flood behaviour up to the FPL2 (1% AEP) level. It should also be consistent with the relevant NSW SES Floodsafe Guide

2.1.3 Australian Rainfall & Runoff 2019 Chapter 4.2 Update

As part of the new ARR2019 V4.2 Climate Change update, the Coupled Model Intercomparison Project (CMIP5) projection pathways (Representative Concentration Pathways or RCPs) are replaced by updated CMIP6 projection pathways (Shared Socioeconomic Pathways or SSPs). Though they have similarities, the SSP pathways have a different starting point, evolution through time and a different mix of gasses.

The scenarios have 4 domain themes (Natural, Economic, Built & Social) and range from SSP1 through to SSP5:

- SSP1 – Sustainability (low challenges to mitigation and adaption)
- SSP2 – Middle of the Road (medium challenges to mitigation and adaption)
- SSP3 – Regional Rivalry (high challenges to mitigation and adaption)
- SSP4 – Inequality (low challenges to mitigation, high challenges to adaption))
- SSP5 – Fossil Fuelled Development (high challenges to mitigation, low challenges to adaption)

These SSP pathways are shown in Figure 2-1.

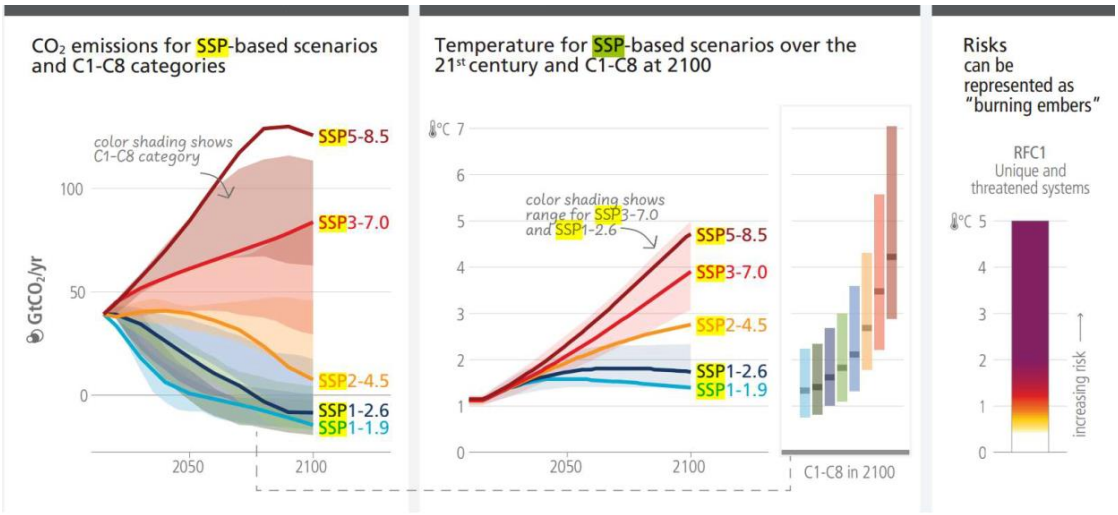

Figure 2-1 Climate Change Shared Socioeconomic Pathways (SSPs)

3. Flood Impact and Risk Assessment

3.1 Flood Modelling

To inform this FIRA, flood modelling was conducted using the Council's supplied models for both existing and proposed scenarios. The modelling is described in the sections below. The Council's Flood model included development of a XPRAFTS hydrologic model and a TUFLOW hydraulic model to assess historic and existing flood conditions within the study area. These models were designed to simulate the Vineyard and Rouse Hill catchments areas, located in Sydney's Hills district.

3.1.1 Council's Model Configuration

The Council's TUFLOW model is a 2D model with Cattai Creek, Caddies Creek, and their tributaries included as 1D domain. Other details of the model are described as follows:

- **TUFLOW Version:** TUFLOW.2018-03-AD with the implementation of the Classic solver and iSP approach.
- **Study area Topography:** 5m resolution LiDAR data was used to define the Site topography within the study area boundary.
- **Model Grid Resolution:** 5-meters grid resolution for 2D domain
- **Sub-catchment Inflows:** XP-RAFTS hydrology results were used as inflows input into the TUFLOW model at locations in the creeks and low points of the sub-catchments.
- **Downstream Boundary Conditions:** Tailwater levels of Cattai Creek were applied as an external downstream boundary using (2d_bc_1d2d).
- **Buildings and Obstructions:** Buildings and other obstructions were incorporated into the model network based on building footprints, identified using aerial photography and were modelled as inactive areas which allows the model to force flowing water to find a flow path around the buildings (2d_code).
- **Values for the Manning's 'n'**: The adopted roughness values for different land use types are presented in **Table 3-1.**
- **Stormwater Infrastructure:** There are no drainage network (1d_nwk layer) elements near the site (2 Tempus St) in the model.

Table 3-1 Adopted Manning's "n" Roughness Values

Element	Manning's n value
General	0.035
Roads, carparks	0.020
Residential within property	0.080
Commercial within property	0.080
Recreation/Parks	0.040
Light vegetation	0.040
Medium vegetation	0.080

Element	Manning's n value
Heavy vegetation	0.150
Lined channel	0.020
Grassed swale	0.030
Light channel vegetation	0.040
Medium channel vegetation	0.060
Dense channel vegetation	0.080

The hydraulic model extent of the Council's Model is shown in **Figure 3-1**.

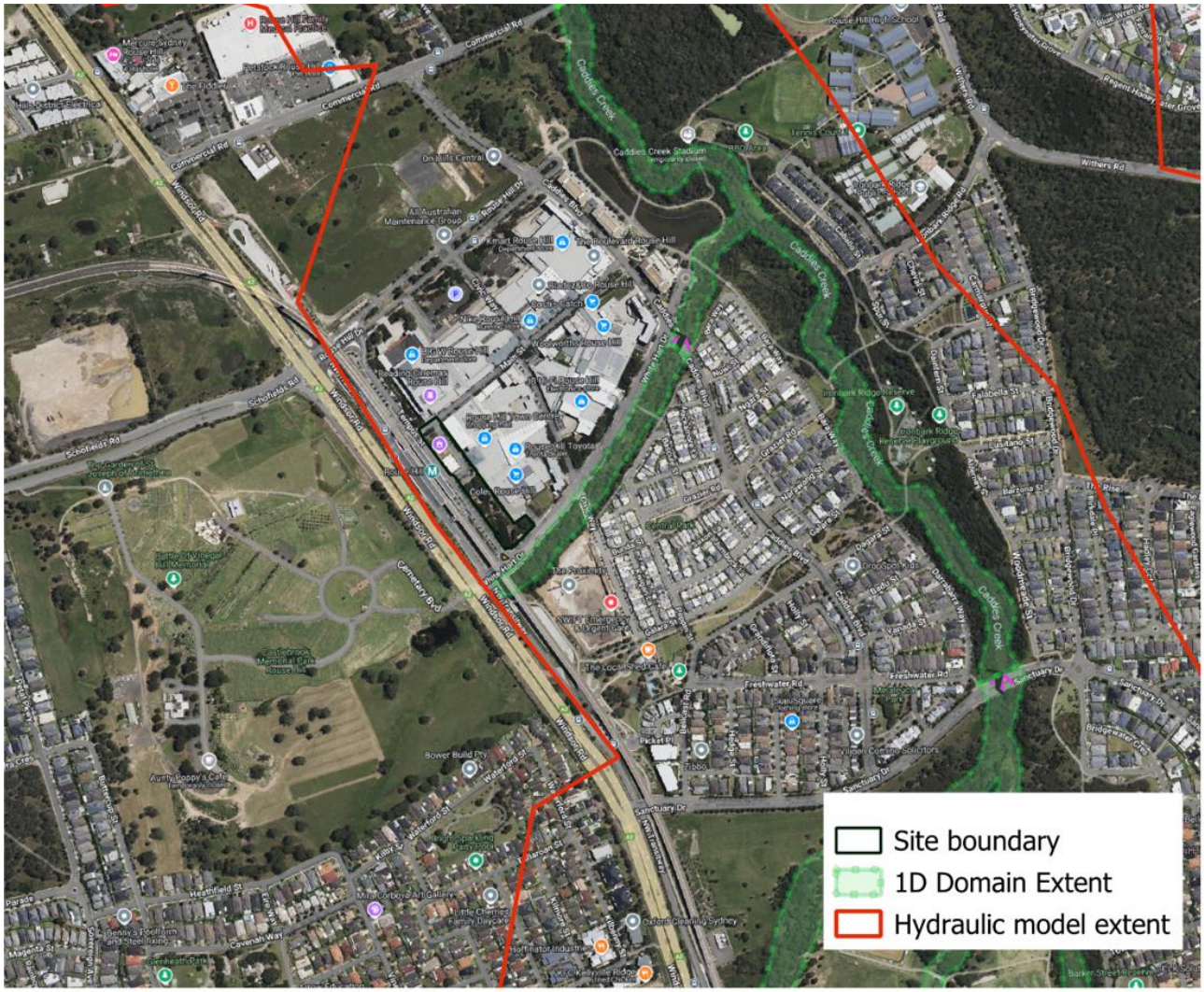

Figure 3-1 Hydraulic Model Extent of Council's TUFLOW Model

3.1.2 Modification to Council's Model

Results of the supplied model were not provided so that SMEC can verify the model is the most recent model developed for the area.

Details of the model development along with the Council's model behaviour are outlined in the following sections:

- **Existing scenario model:** The hydrology for the existing scenario was updated to the ARR2019 methodology with additional runs created for the climate change and PMF scenarios. The model configuration was slightly altered to reflect the presence of a contributing local catchment separate from the larger major upstream catchment. These updated hydrology inputs were subsequently incorporated into the TUFLOW hydraulic model, along with an updated existing DEM using 1m resolution topographic survey of the site.
- **Proposed scenario model:** The existing scenario model was updated to include the addition of the proposed works along with changes to the topography and building footprints.

3.1.2.1 Selection of Appropriate TUFLOW Model Scenario

The TUFLOW model log was first interrogated to determine the most appropriate model scenario to update. The 'Base Case' with no blockage and tailwater level 'TW01' was selected, given that all other scenarios were sensitivity runs which increased or decreased certain model parameters.

There are no drainage network files in the vicinity of the site, and therefore, adopting a blockage scenario for the model does not change the results.

3.1.2.2 Modification to the Supplied XPRAFTS Hydrology Model

Upon reviewing the XP-RAFTS model and conducting catchment delineation, it was confirmed that the Tempus Street site catchment is included in the hydrology node 33.0 in the model. The configuration is shown in **Figure 3-2** below:

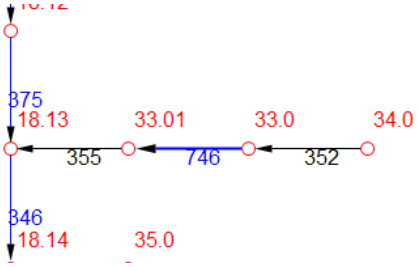

Figure 3-2 Configuration of the Supplied XP-RAFTS Model near the Site

The hydrology model results for 33.0 and 34.0 nodes were introduced as inflows within the creek, assuming that all runoff, even for major storm events are discharging into the creek directly. SMEC believe that this assumption without modelling the drainage network for White Hart Drive doesn't represent realistic flow behaviour near the site.

Catchment delineation upstream of the site has shown that there is a local catchment along Tempus Street, covering approximately 3.65 hectares, which contributes to flows on the site. This catchment is shown in **Figure 3-3**. This catchment is expected to have a quicker response time compared to the rest of the catchment node 33.0, which is considered to be mainstream flooding. Hence, this portion of the catchment has been separated from the 33.0 node (i.e. its area has been deducted from node 33.0) and has been added as an additional catchment node into the RAFTS hydrology model. This new hydrology model node will be used as overland flows on White Hart Drive while all drainage network considered blocked. The updated XP-RAFT model configuration is shown in **Figure 3-4** .

Figure 3-3 Site Local Catchment

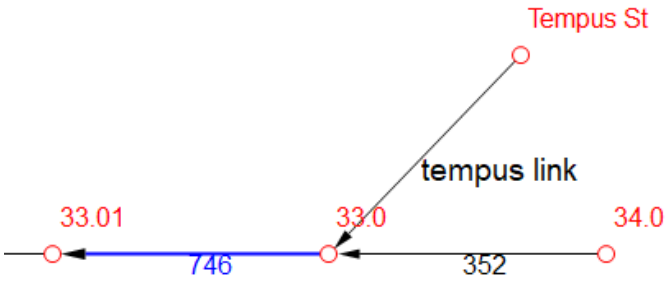

Figure 3-4 Configuration of the Updated XP-RAFTS Model near the Site

3.1.2.3 ARR2019 Hydrology Model Update

The existing scenario XPRAFTS model used the ARR1987 methodology. As the intention of this FIRA is to support an SSDA application, the Flood Risk Management Manual (June, 2023) requires that the latest ARR2019 methodology be implemented. As such, the Storm Injector software was utilised to update the model, as well as expand its coverage to the PMF and Climate Change scenarios.

The 1% AEP storm event was initially used as a trial case to calibrate the Storm Injector parameter settings. It should be noted that upon importing the XPRAFTS model into Storm Injector, the model latitude and longitude were not able to be transferred across. SMEC's assumption was to use the centroid coordinates of the model, and sensitivity testing was conducted wherein these coordinates were changed. As the effect on the peak flow at the site nodes of interest were minimal, the centroid (i.e. -33.701697,150.932429) was adopted.

The updated XP-RAFTS model, using the ARR 2019 methodology with Storm Injector to calculate burst losses from ARR 2019 global losses and pre-burst parameters, revealed that the losses are lower than those in the supplied XP-RAFTS hydrology model. The comparison between the loss parameters is shown in **Table 3-2** below.

Table 3-2: Supplied XPRAFTS Model (ARR 1987) vs Updated XP-RAFTS Model (ARR 2019) using Storm Injector

	Pervious		Impervious	
	IL (mm)	CL (mm/hr)	IL (mm)	CL (mm/hr)
Supplied XP-RAFTS Model (ARR 1987)	15	2.5	1.5	0
Updated XP-RAFTS Model (ARR 2019) using Storm Injector Defaults	6.6	1	1	0

In addition, an Areal Reduction Factor (ARF) was also applied to the model by default using Storm Injector, given its location within NSW. The resulting peak flows showed reduction in peak flows compared to the supplied model. In an effort to better calibrate the resulting peak flows, the (ARF) factor was disabled, and loss values overridden by those in supplied XP-RAFTS model assuming that the model was calibrated. A comparison of the resulting peak flows at the three nodes (i.e. 33.0, 34.0 and Tempus St) near the site are shown in **Table 3-3** below.

Table 3-3: Peak Flow Comparison between Supplied XP-RAFTS Model and Updated XP-RAFTS Model

	Node 33.0 Peak Flow	Node 34.0 Peak Flow	Tempus St Node Peak Flow
Supplied XP-RAFTS Model (ARR 1987)	14.48 (2 hours)	3.093 (2 hours)	N/A
Updated XP-RAFTS Model (ARR 2019) using Storm Injector Defaults	11.99 (20min)	2.61 (20min)	1.49 (20min)
Updated XP-RAFTS Model (ARR 2019) using Storm Injector (No ARF + Loss Factor Override)	15.14 (20min)	3.19 (20min)	1.62 (20min)

Since the updated XP-RAFTS model (ARR 2019) using Storm Injector with no ARF and overridden loss factors produced results slightly more conservative in comparison to the supplied XP-RAFTS model (ARR 1987), the updated XP-RAFTS model with these Storm Injector parameters was deemed acceptable to be used for this study.

3.1.2.3.1 Critical Duration Assessment

The following durations were assessed in the ARR2019 update.

- 20min
- 30min
- 45min
- 60min
- 90min
- 120min
- 180min
- 270min

- 360min
- 540min
- 720min

Durations smaller than 20 minutes were not considered, given the size of the upstream catchment being too large for this to occur:

It should be noted that, whereas the provided ARR1987 model had a critical storm duration of 2 hours, the critical storm duration after the ARR2019 hydrology model update favours smaller duration events in all the events. In all events, 20 minutes is the critical storm duration across the 1% AEP, 2% AEP, 5% AEP, 10% AEP, and climate change scenarios from hydrology model results. For PMF storm event, all storm events up to 3hr were modelled and 15min duration was found to be critical.

On that basis, for all events, 20min -120min durations were run in the TUFLOW hydraulic model for the completeness.

3.1.2.4 Modification to the Supplied TUFLOW Model

The updated XP-RAFTS hydrology model results (ARR 2019) were used as inflows into the TUFLOW hydraulic model. The Tempus Street catchment hydrology results were applied as inflow on the 2D domain of the hydraulic model at the intersection of Tempus Street and White Hart Drive. This is shown in **Figure 3-5**.

Figure 3-5 Inflow Boundary Conditions near the Site in the Updated TUFLOW Model

In addition, supplied topography survey (11/2014) for the site was incorporated into the TUFLOW model.

3.1.2.5 Modifications for Proposed Conditions

The proposed architectural plan used for updating the TUFLOW hydraulic model is provided in **Appendix A**. The model for existing conditions was modified to include the new footprint and building levels. The increase in impervious area due to the development was also incorporated into the XP-RAFTS hydrology model for the 'Tempus St' node, which showed a 20% increase in peak flow (from 1.62 m^3/s to 1.98 m^3/s) for the 1% AEP storm compared to existing conditions, with no change to the critical duration. Since this is the only node that was changed, this percentage increase was applied as a multiplier to the local hydrographs for other storm events in TUFLOW.

3.1.3 Climate Change Scenario Selection (ARR2019 V4.2 Update)

Guidance on providing an allowance for climate change impacts on hydrology has recently been released in August 2024 and is described in ARR 2019 (Ball et al., 2019).

SSP2 or the 'Middle of the Road' pathway was chosen. This scenario represents a situation where there are medium challenges to mitigation and adaption, and a future where social, economic and technological trends do not shift markedly from historical patterns. The climate change estimates have been computed for the timeframe from 2021 to 2090. The 1% AEP design storm for 2090 SSP2 (temperature increase of 2.4 degrees) was produced for the updated XP-RAFTS model using Storm Injector. The hydrograph results were then used as inflow input into TUFLOW to assess flood behaviour for the 2090 climate change projection.

3.1.4 Flood Function

Flood Function (also referred to as 'Hydraulic Categories') refers to the classification of floodwaters into three categories: floodway/flow conveyance, flood storage and flood fringe. These categories help to describe the nature of flooding across the floodplain and aid planning when assessing developable areas. The definitions from the Floodplain Risk Management manual 2023 are provided below, which haven't changed significantly since the 2005 definitions:

- **Floodway** – Areas of the floodplain which generally convey a significant discharge of water during floods and are sensitive to changes that impact flow conveyance. They often align with naturally defined channels or form elsewhere in the floodplain.
- **Flood storage** – Areas of the floodplain that are outside floodway's which generally provide for temporary storage of floodwaters during the passage of a flood and where flood behaviour is sensitive to changes that impact on temporary storage of water during a flood; and,
- **Flood fringe** – The part of the flood extents for the event remaining after the flood function areas of floodway and flood storage areas have been defined.

To maintain consistency with the established Council study, the methodology to define the hydraulic categories for the Site have used the definitions from Howells et al. (2003) below:

- Floodway:
  - Velocity x depth ≥ 0.25 m^2/s and velocity ≥ 0.25 m/s; or
  - Velocity ≥ 1 m/s and Depth≥ 0.1m; or
  - Velocity x depth ≥ 0.5 m^2/s; or
  - Flood Hazard = H6.
- Flood Storage: Land outside the floodway where depth ≥ 0.5 m.
- Flood Fringe: Those remaining areas of the floodplain not classified as floodway or flood storage

3.1.5 Flood Hazard

Floods can be hazardous, producing harm to people, damage to infrastructure and potentially loss of life. In examining the potential hazard of flooding at the Site, there are several factors to be considered, as outlined in ARR 2019 (Book 6 Chapter 7).
An assessment of flood hazard should consider:

- Velocity of floodwaters.
- Depth of floodwaters.
- Combination of velocity and depth of floodwaters.
- Isolation during a flood.
- Effective warning time.
- Rate of rise of floodwater.

The flood hazard of the Site was assessed in accordance with ARR2019, which defines six hazard categories. The combined flood hazard curves are presented in **Figure 3-6**, and vulnerability thresholds classifications are summarised in **Table 3-4.**

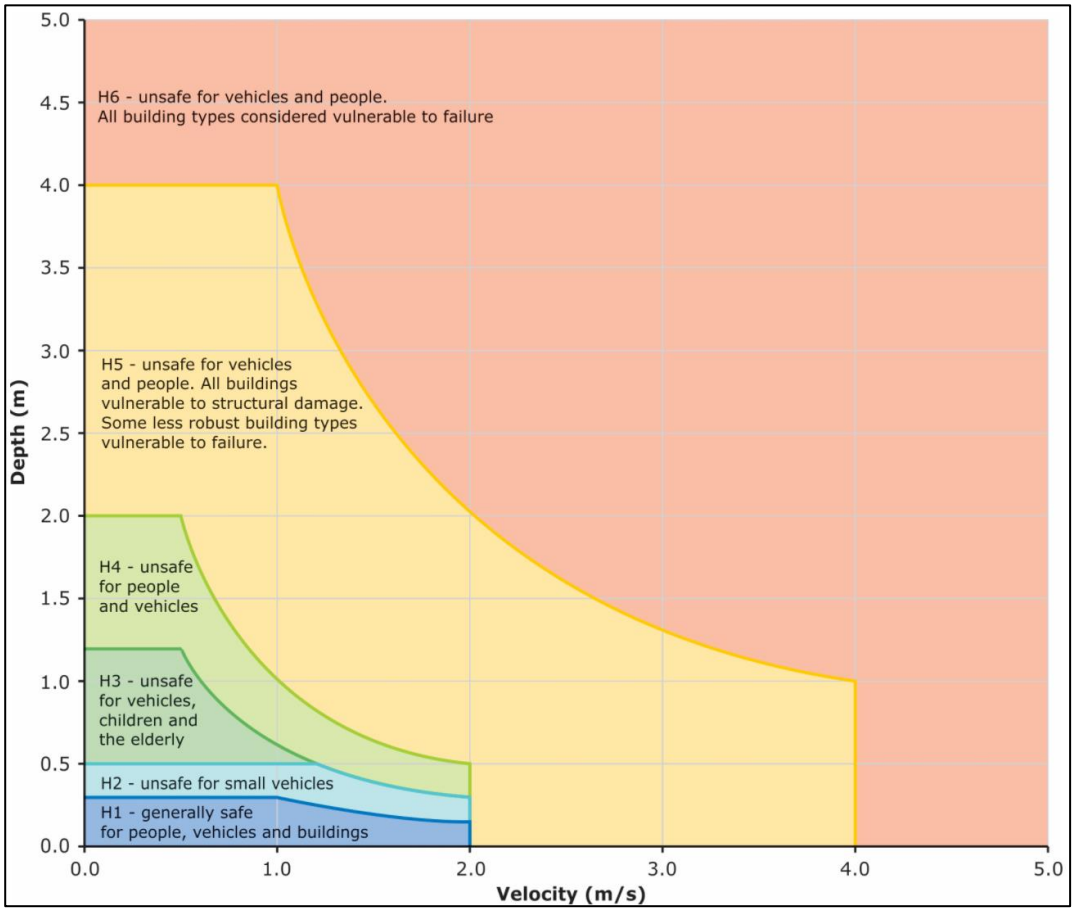

Figure 3-6 Flood Hazard Categories and Definitions (ARR, 2019)

Table 3-4 Flood Hazard Categories

Hazard Vulnerability Classification	Classification Limit (D and V	Limiting Still Water	Limiting Velocity (m/s)	Description

	in combination)	Depth (m)		
H1	D*V ≤ 0.3	0.3	2.0	Generally safe for vehicles, people, and buildings.
H2	D*V ≤ 0.6	0.5	2.0	Unsafe for small vehicles.
H3	D*V ≤ 0.6	1.2	2.0	Unsafe for vehicles. children and the elderly.
H4	D*V ≤ 1.0	2.0	2.0	Unsafe for vehicles and people.
H5	D*V ≤ 4.0	4.0	4.0	Unsafe for vehicles and people. All buildings vulnerable to structural damage. Some less robust buildings subject to failure
H6	D*V > 4.0	—	—	Unsafe for vehicles and people. All building types considered vulnerable to failure

4. Results

TUFLOW model results for all durations were enveloped to capture the maximum values spatially during a storm event. Results for existing and proposed conditions are discussed in this section. The enveloped TUFLOW results confirmed that the critical duration for all storm events near the site is 20 minutes for the 10% AEP to 1% AEP range. However, the critical duration for the 10% AEP within the creek was 45 minutes. For the 1% AEP with climate change scenario, the enveloped results showed that 20 minutes and 30 minutes were critical, while 15 minutes was critical for PMF storm events.
It is noted that all flood results for Tempus Street and White Hart Drive near the site are conservative for both existing and proposed scenarios, as no drainage network was included in the supplied model.

4.1 Existing Condition Results Summary

Enveloped results for existing conditions have been mapped for the 10% AEP, 5% AEP, 2% AEP, 1% AEP, and PMF events. These are provided in **Appendix B** which includes:

- Map No. 01: Existing Conditions, 10% AEP event, depths
- Map No. 02: Existing Conditions, 5% AEP event, depths
- Map No. 03: Existing Conditions, 2% AEP event, depths
- Map No. 04: Existing Conditions, 1% AEP event, depths
- Map No. 05: Existing Conditions, PMF event, depths
- Map No. 06: Existing Conditions, 10% AEP event, velocity
- Map No. 07: Existing Conditions, 5% AEP event, velocity
- Map No. 08: Existing Conditions, 2% AEP event, velocity
- Map No. 09: Existing Conditions, 1% AEP event, velocity
- Map No. 10: Existing Conditions, PMF event, velocity
- Map No. 11: Existing Conditions, 10% AEP event, flood hazard
- Map No. 12: Existing Conditions, 5% AEP event, flood hazard
- Map No. 13: Existing Conditions, 2% AEP event, flood hazard
- Map No. 14: Existing Conditions, 1% AEP event, flood hazard
- Map No. 15: Existing Conditions, PMF event, flood hazard
- Map No. 16: Existing Conditions, 1% AEP event, flood function
- Map No. 17: Existing Conditions, PMF event, flood function

Flood behaviour near the site is very similar for different storm event. Peak flood depth and levels within and adjoining the site for the 1% AEP flood event is shown in Map No. 04 in Appendix B and in **Figure 4-1**.

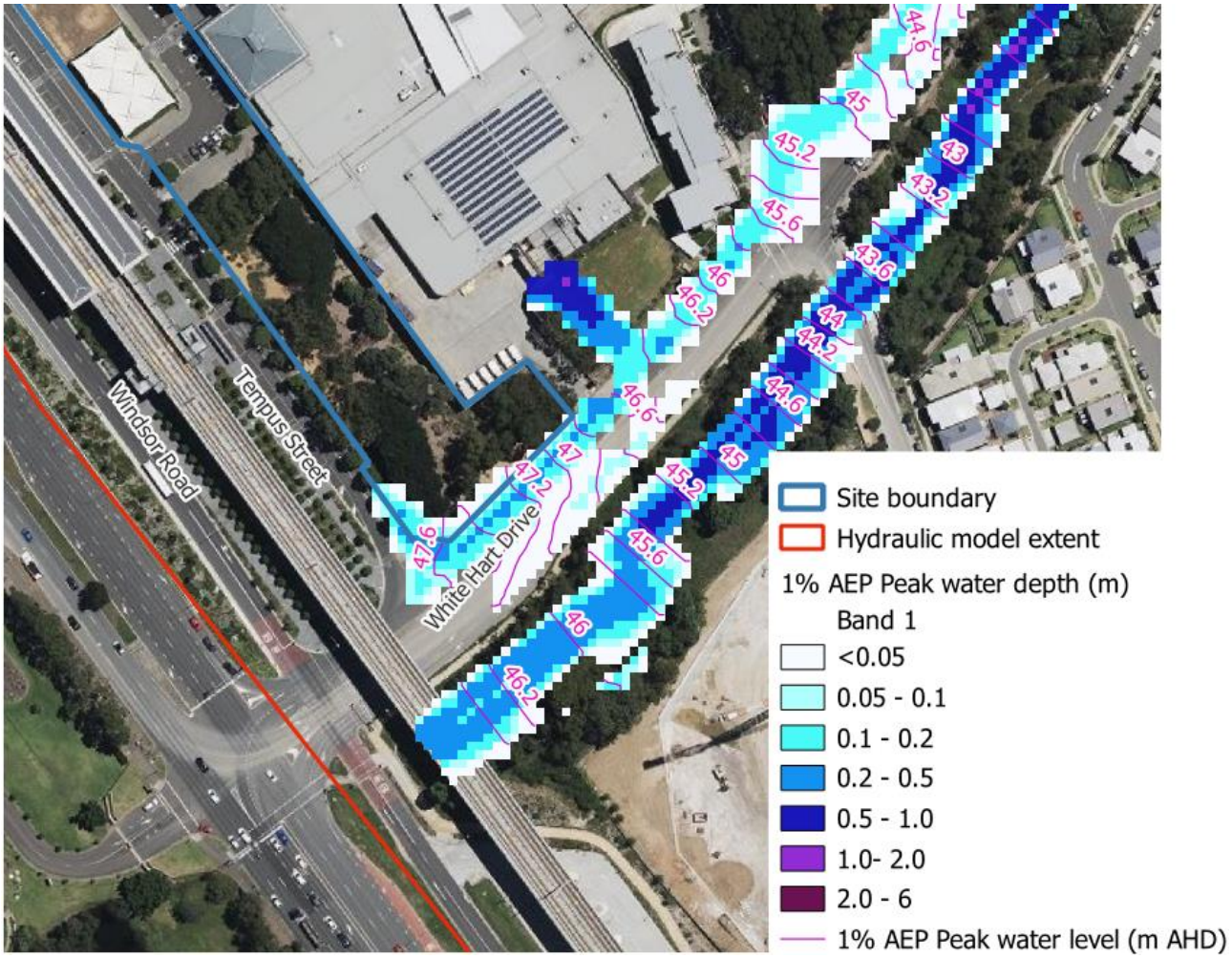

Figure 4-1 Peak Flood Depth and Level for the 1% AEP Event Under Existing Conditions

As shown in **Figure 4-1**, while White Hart Drive is impacted and both lanes are inundated, with the peak flood depth ranging from 0.15m to 0.25m, the site is only marginally affected during the 1% AEP storm event.

Flood levels reach 47.69m AHD on Tempus Street, 47.58m AHD at the corner of Tempus Street and White Hart Drive, and 46.74m AHD near the eastern lot boundary on White Hart Drive, respectively, for the 1% AEP event.

Additionally, as shown in **Appendix B** - Map No. 09, the peak velocity for the 1% AEP storm is generally around 1.5 m/s and can reach up to 1.8 m/s.

Also, as shown in **Appendix B** - Map No. 14, the flood hazard on White Hart Drive reaches H5, which is unsafe for people and vehicles, during the 1% AEP design event, while the flood hazard category within the site is H1.

In addition, the site is located on the flood fringe, while White Hart Drive near the site mainly acts as a floodway (Velocity x depth ≥ 0.25 m^2/s and velocity ≥ 0.25 m/s) for the 1% AEP design event, as shown in Map No. 16 in **Appendix B.** This, however, may be slightly exaggerated for the 1% AEP as there is no stormwater drainage network in the supplied model. **Figure 4-2** shows Velocity (V) x Depth (D) for the 1% AEP near the site.

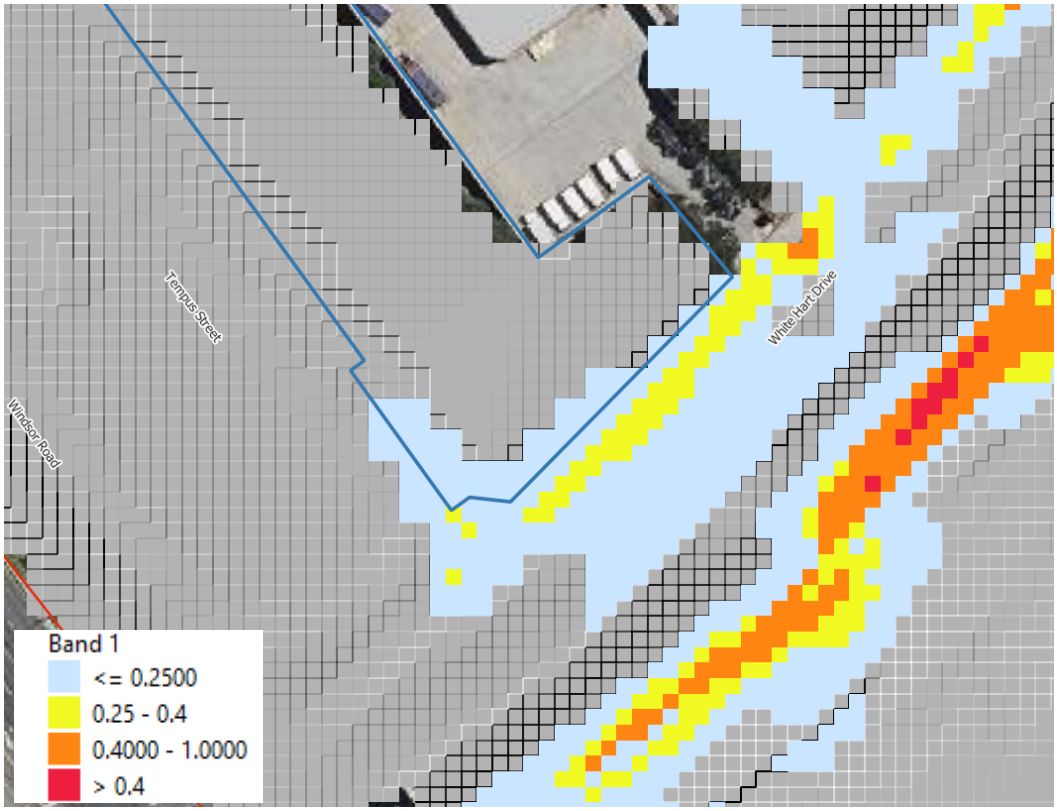

Figure 4-2 Velocity times depth (V x D) for the 1% AEP storm event under existing conditions

As shown in **Figure 4-2**, velocity times depth is greater than 0.25 m^2/s in the gutter.

4.2 Post-Developed Condition Results Summary

Enveloped results for the post-developed (without mitigation measure) conditions have been mapped for the 10% AEP, 5% AEP, 2% AEP, 1% AEP, PMF, and 1% AEP plus Climate Change events. These are provided in **Appendix B** which includes:

- Map No. 18: Proposed Conditions, 10% AEP event, depth
- Map No. 19: Proposed Conditions, 5% AEP event, depth
- Map No. 20: Proposed Conditions, 2% AEP event, depth
- Map No. 21: Proposed Conditions, 1% AEP event, depth
- Map No. 22: Proposed Conditions, PMF event, depth
- Map No. 23: Proposed Conditions, 10% AEP event, velocity
- Map No. 24: Proposed Conditions, 5% AEP event, velocity
- Map No. 25: Proposed Conditions, 2% AEP event, velocity
- Map No. 26: Proposed Conditions, 1% AEP event, velocity
- Map No. 27: Proposed Conditions, PMF event, velocity
- Map No. 28: Proposed Conditions, 10% AEP event, flood hazard
- Map No. 29: Proposed Conditions, 5% AEP event, flood hazard
- Map No. 30: Proposed Conditions, 2% AEP event, flood hazard
- Map No. 31: Proposed Conditions, 1% AEP event, flood hazard

- Map No. 32: Proposed Conditions, PMF event, flood hazard
- Map No. 33: Proposed Conditions, 1% AEP event, flood function
- Map No. 34: Proposed Conditions, PMF event, flood function
- Map No. 35: Proposed Conditions, 1% AEP event, Afflux
- Map No. 36: Proposed Conditions, 1% AEP event Climate Change, depth
- Map No. 37: Proposed Conditions, 1% AEP event Climate Change, velocity
- Map No. 38: Proposed Conditions, 1% AEP event Climate Change, flood hazard
- Map No. 39: Proposed Conditions, 1% AEP event Climate Change, flood function

Flood behaviour near the site is very similar for all storm events compared to existing conditions. Peak flood depth and levels within and adjoining the site for the 1% AEP flood event is shown in Map No. 21 in **Appendix B** and in **Figure 4-3**.

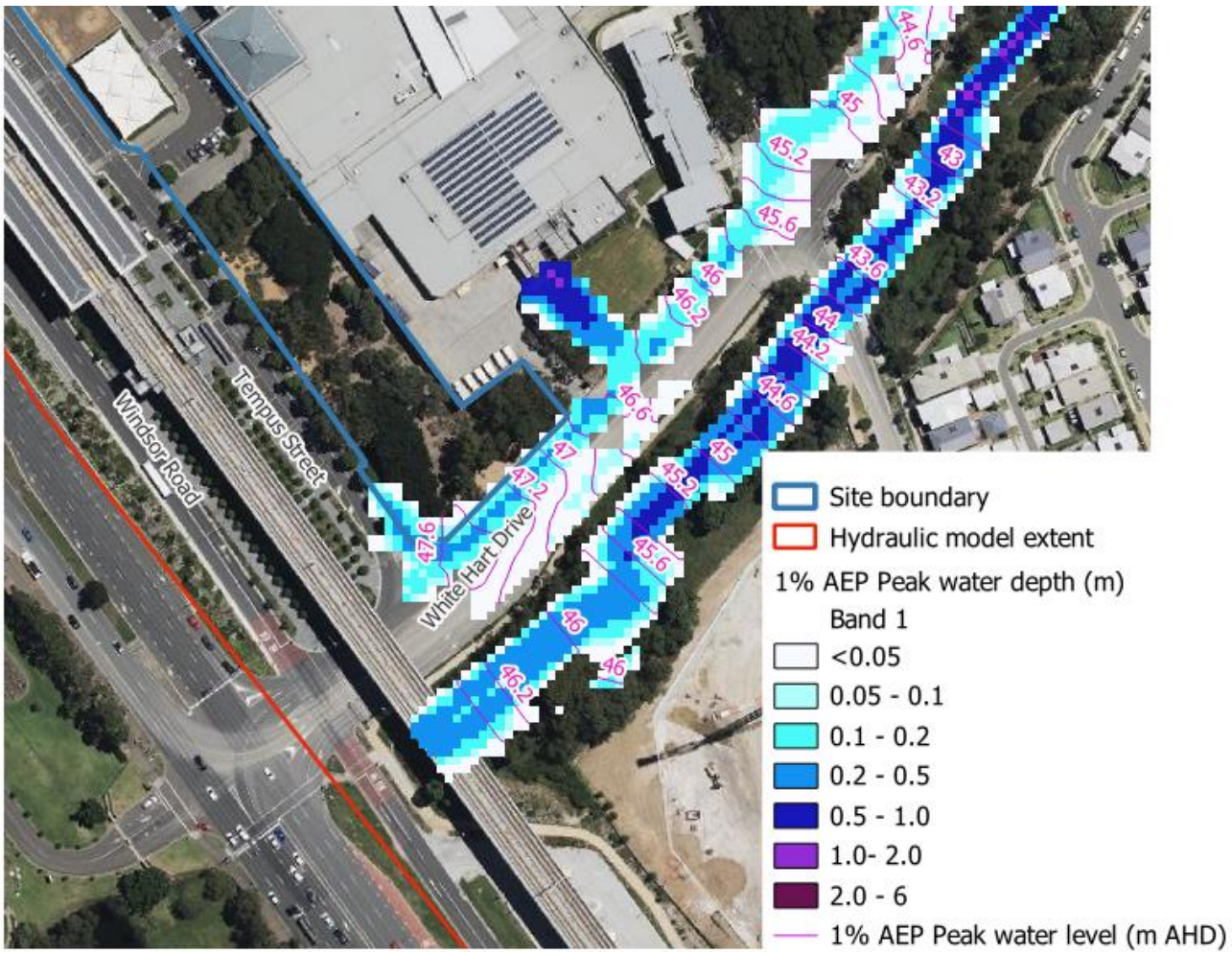

Figure 4-3 Peak Flood Depth and Level for the 1% AEP under Post-Developed Conditions

As shown in **Figure 4-3**, while White Hart Drive is impacted and both lanes are inundated, with the peak flood depth ranging from 0.15m to 0.27m, the site is only marginally affected during the 1% AEP storm event.

Flood levels reach 47.70m AHD on Tempus Street, 47.60m AHD at the corner of Tempus Street and White Hart Drive, and 46.80m AHD near the eastern lot boundary on White Hart Drive, respectively, for the 1% AEP event.

Additionally, as shown in **Appendix B** - Map No. 26, the peak velocity for the 1% AEP storm is generally around 1.5 m/s and can reach up to 2.0 m/s.

Also, as shown in **Appendix B** - Map No. 31, the flood hazard on White Hart Drive reaches H5, which is unsafe for people and vehicles, during the 1% AEP design event, while the flood hazard category within the site is H1. Flood hazard near the site hasn't changed compared to existing conditions.

In addition, from a comparison between Map No. 16 and Map No. 33 in **Appendix B,** we can observe that flood function (hydraulic category) near the site does not change compared to existing conditions.

4.2.1 Climate change

Flood maps for the 1% AEP with climate change considerations for the post-development conditions are shown in Map No. 36 - Map No. 39 in **Appendix B**. The flood level for the 1% AEP storm event with climate change has increased compared to the 1% AEP storm event without climate change. This change is shown in **Figure 4-4**.

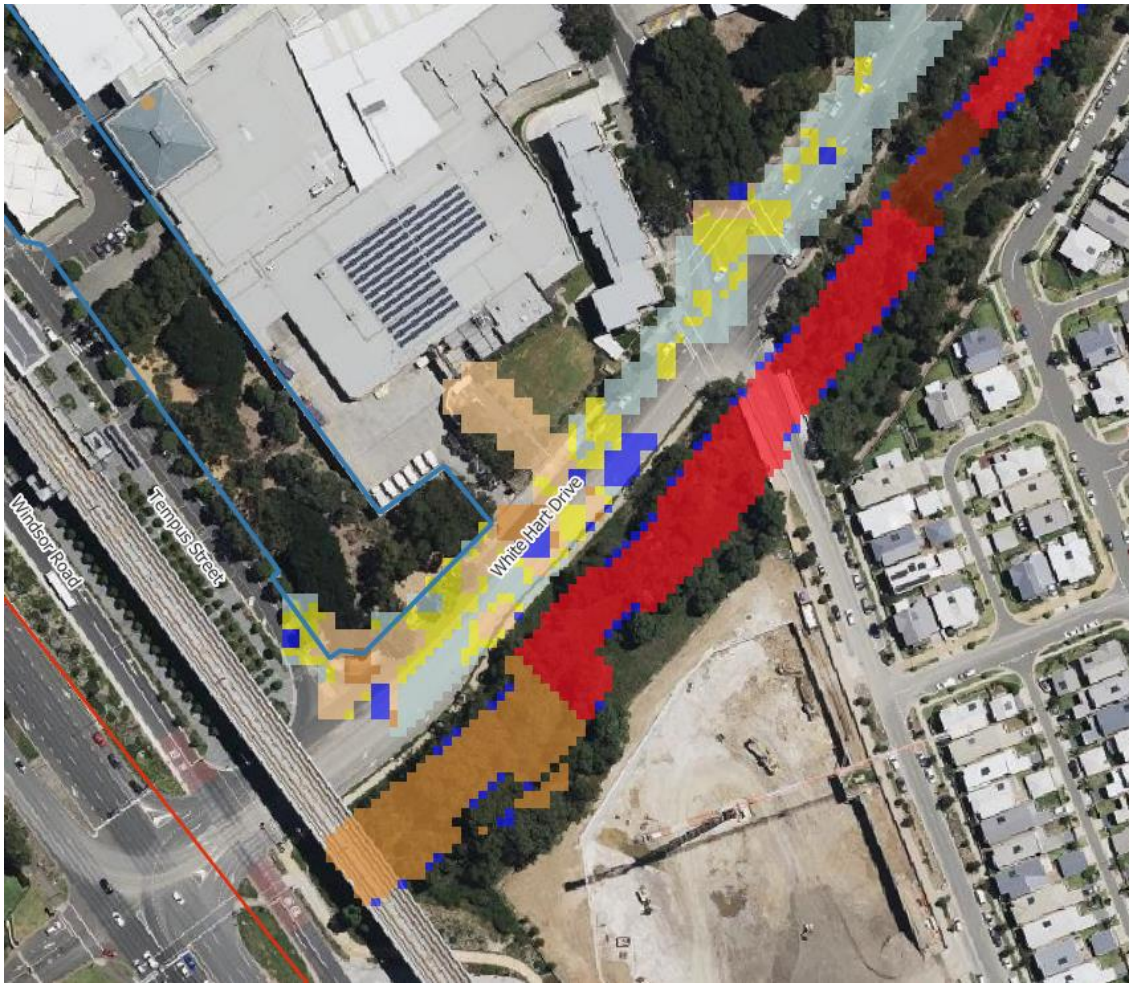

Figure 4-4 Increase in flood level for the 1% AEP CC compared to 1% AEP storm event

As shown in **Figure 4-4**, the peak flood level for the climate change scenario increases by up to 40mm within the site, up to 90mm on White Hart Drive, and up to 180mm within the creek near the site, compared to the 1% AEP under proposed conditions. Additionally, as shown in Figure 4-4, the increase in flood extent is generally minimal compared to the 1% AEP storm under proposed conditions.

Peak flood velocity for the 1% AEP with climate change on White Hart Drive increases by 0.2 m/s (from 2.0 m/s to 2.2 m/s) compared to the 1% AEP under proposed conditions.

The flood hazard for the 1% AEP climate change scenario within the site is H1, and on White Hart Drive, it reaches up to H5. These haven't changed compared to the 1% AEP storm under both existing and proposed conditions.

Changes in the hydraulic category (flood function) near the site are marginal for the 1% AEP climate change scenario compared to the 1% AEP under post-development conditions. The area near the site boundary transitions from floodway to flood storage, and the extent of the flood margin on White Hart Drive slightly increases.

4.3 Flood Impact Assessment

Increase in flood levels (afflux) was examined between post-development and existing conditions. Afflux map for the 1% AEP is shown in **Appendix B** - Map No.35 and **Figure 4-5**.

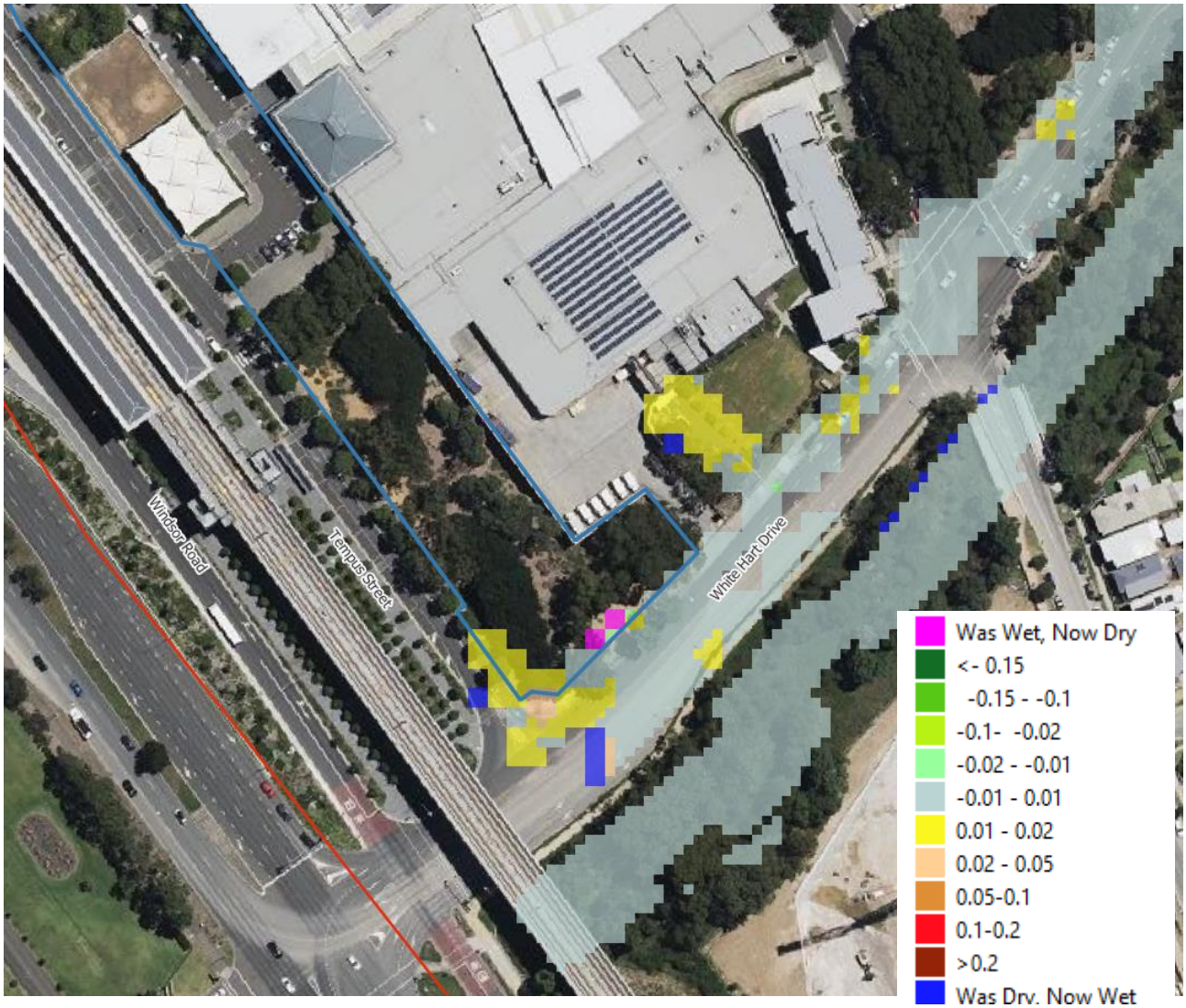

Figure 4-5 Afflux for the 1% AEP Storm Event

As shown in **Figure 4-5**, afflux on the adjacent property (driveway) to the east of the site is up to 11mm, while it is up to 22mm(localised) on White Hart Drive.

The peak velocity for the 1% AEP generally remains unchanged compared to existing conditions, although at some localized points, the peak velocity increases by 0.2 m/s (from 1.8 m/s to 2 m/s).

The flood hazard category near the site (up to H5 on White Hart Drive) and the trafficability of Tempus Street and White Hart Drive have not changed for the 1% AEP and PMF storm events compared to existing conditions.

Based on the general accuracy of the supplied 2D hydraulic model (with a 10mm tolerance), the fact that there is no impact greater than the model's tolerance on private properties, the absence of a drainage model, and the high hazard level (up to H5) near the site for the 1% AEP storm under existing conditions, the afflux is deemed acceptable. Additionally, the flood risk has not changed compared to existing conditions due to the proposed development. Hence, no flood mitigation strategy is required.

4.4 Flood Planning Levels

The proposed building is a complex of commercial and residential building and it must meet Council's flood planning requirements, based on DCP guideline on Part C Section 6 "Flood Controlled Land", below:

- No development is to occur in or over a floodway area, a flowpath or high hazard area up to Flood Planning Level FPL2 (1% AEP).
- Habitable area Flood Floor Level (FFL): *"FPL3: 1% AEP flood level +0.5m"*
- Non-habitable area FFL: "*Non-habitable floor levels to be equal to or greater than FPL3 (1% AEP +0.5m) where possible, or otherwise no lower than FPL1 (5% AEP) unless justified by a site specific assessment"*
- Garages and basement carpark Flood Planning Level (FPL): "*Garages or enclosed car parking must be protected from inundation by flood waters up to FPL2 (1% AEP flood level). Where 20 or more vehicles are potentially at risk, protection shall be provided to FPL3* (% AEP flood level +0.5m)." There are more than 20 parking lots in the proposed development, so FPL is likely to be FLP3 (% AEP flood level +0.5m).
- All structures to have flood compatible building components below FPL3 (*1% AEP flood level +0.5m)*

Flood planning advise is provided in **Appendix C** and in **Figure 4-6**.

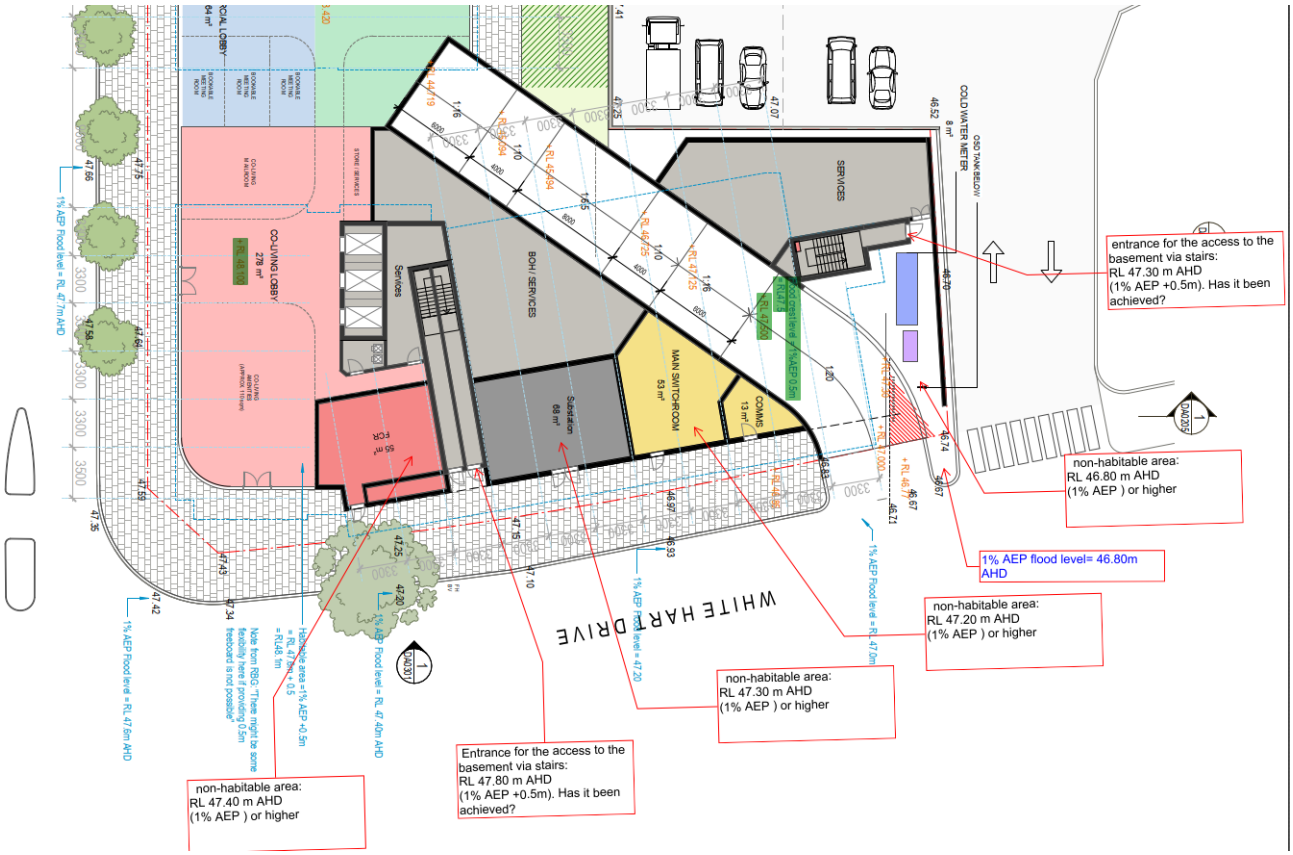

Figure 4-6 Flood Planning Levels for the Proposed Development

As shown in **Figure 4-6** and **Appendix C**, following levels are advised:

- The habitable areas, such as the co-living lobby near the corner of Tempus Street and White Hart Drive, should be at 48.10 m AHD (1% AEP plus 0.5 freeboard).
- The entrance for the basement stairway on White Hart Drive should be at 47.80 m AHD (1% AEP plus 0.5 freeboard).
- Non-habitable areas, such as the substation and main switchboard on White Hart Drive, should be at 47.30 m AHD and 47.20 m AHD (1% AEP flood level), respectively.
- The crest level for the underground car park should be at 47.5 m AHD (1% AEP plus 0.5 freeboard).
- The entrance for the basement stairway on the eastern lane should be at 47.30 m AHD (1% AEP plus 0.5 freeboard).

Based on flood planning advice, the architectural plans were updated to adopt the proposed levels. Hence, the levels proposed in the architectural plans in **Appendix A** are appropriate.

It is noted that flood level cannot be above 47.80 m AHD on White Hart Drive as the flow will discharge into the tributary of Caddies Creek. Hence, Tempus Street near the Commercial Lobby remains dry as existing road level in that area is 48.0 m AHD.

5. Flood Emergency Response Plan

5.1 Flood Behaviour

Based on **Appendix B** - Map No. 21 and Map No. 22, peak flood depth on corner of Tempus Street and White Hart Drive reach 270mm and 440mm during the 1% AEP and PMF storm events, respectively. Peak flood depth for the PMF storm event is shown in Map No. 22 and **Figure 5-1**.

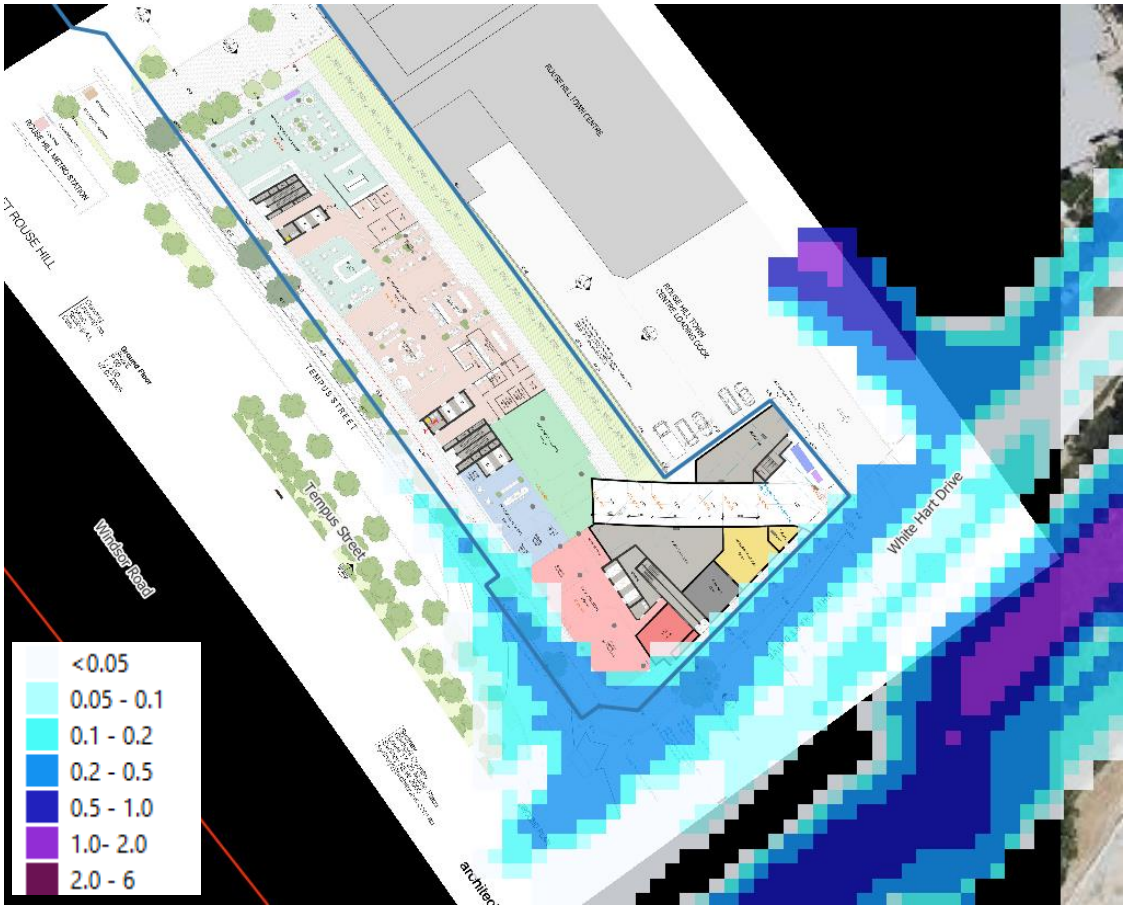

Figure 5-1 Peak Flood Depth for PMF Storm Event Overlaid on the Proposed Development Plan

The flood hazard category for the PMF storm event is shown in **Figure 5-2** and **Appendix B** - Map No. 32. The flood hazard on Tempus Street reaches H2, which is unsafe for small vehicles, while it reaches H5, which is unsafe for both people and vehicles, at the corner of Tempus Street and White Hart Drive.

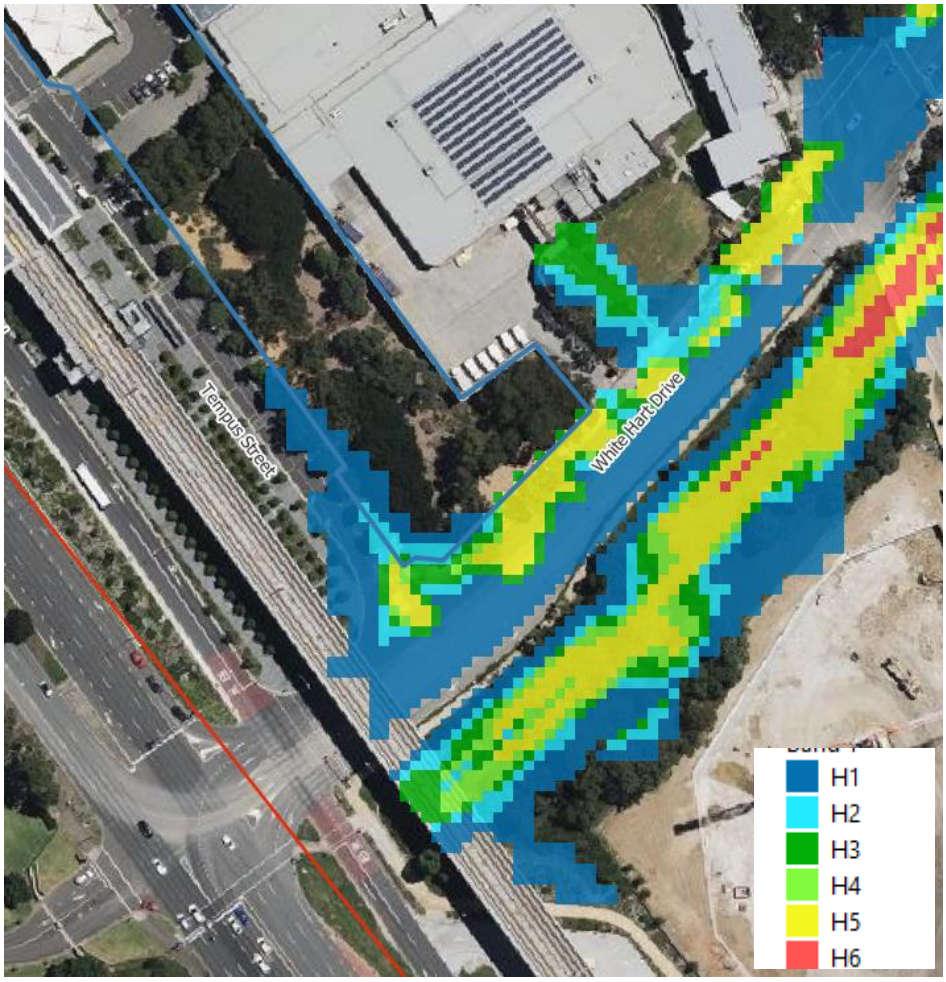

Figure 5-2 Peak Flood Hazard Category for PMF Storm Event

As can be seen in **Appendix B** - Map No. 33 and Map No. 34, White Hart Drive acts as floodway for the 1% AEP and PMF storm event. The flood function (hydraulic category) is also shown in **Figure 5-3**, confirming that it is generally not safe to use White Hart Drive for evacuation.

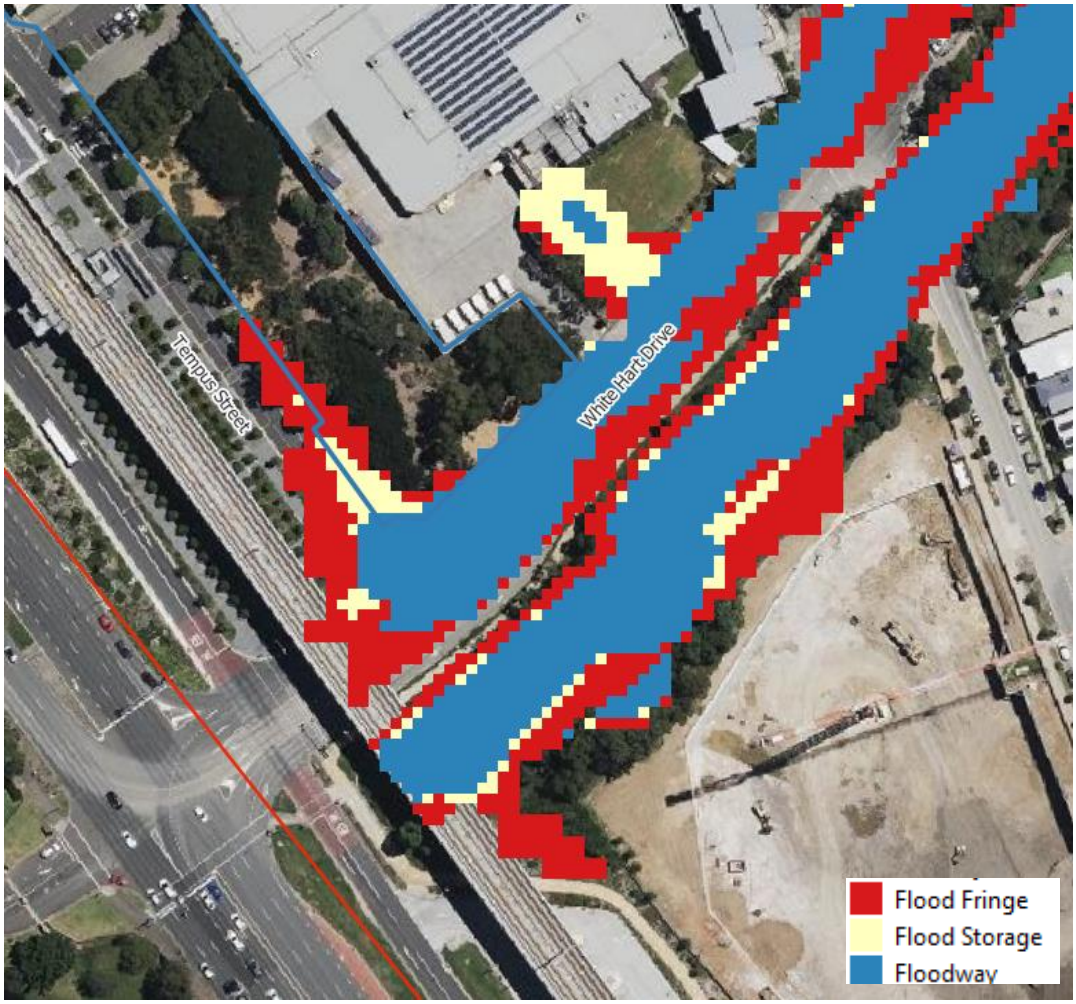

Figure 5-3 Flood Function for PMF Storm Event

5.2 Flood Evacuation Requirement and Preparation

Physical protection of a building or site to exclude floodwaters for all events up to the PMF is generally not practical and/or cost effective. For floods larger than the level of protection that is achieved by design, an emergency response plan may be used to assist in mitigation of the residual flood risk to people during extreme flood events. A key objective of such a plan is to facilitate evacuation of building occupants to safe locations if there is a risk of floodwater inundation. Enclosed ground floor spaces are prone to higher risk as once the flood protection level is breached the space may fill rapidly, reducing the available evacuation time.

While it is preferable to evacuate off-site, if possible, available warning and evacuation time as well as other factors may preclude this option. Due to the short duration (20minute-30minute) overland flow flooding, flood levels on-site may increase too rapidly for safe evacuation to occur to a safe off-site location, especially using a vehicle, within a nominated timeframe.

5.3 Flood Emergency Response Strategy

Based on flood behaviour results for the 1% AEP and PMF storm events, the peak water level for the PMF storm event near the site is 47.90 m AHD. Considering that the water level within the creek is much lower (46.60 m AHD) and that flooding is of short duration for both the 1% AEP and PMF storm events, the flood risk due to mainstream

flooding is unlikely. Therefore, shelter-in-place is a feasible option if flood evacuation for visitors and residents is not possible. The overland flooding is of short duration and is expected to subside within a couple of hours.

The crest level for the access ramp to the carpark is at 47.5 m AHD (1% AEP plus 0.5m), which is above the PMF level (47.0 m AHD). Hence, the carpark is protected against the PMF storm event. However, the road experiences an H4 flood hazard near the carpark access ramp during the 1% AEP storm event. This means that evacuation using vehicles from the carpark is not possible based on the currently proposed location of the carpark ramp.

Based on the Australian Disaster Resilience Handbook Collection – Flood Emergency Response Classification of the Floodplain (AIDR, 2017), the site is considered to be Flooded, Exit Route, Overland Escape (FEO) because it is partially inundated during a PMF event, not isolated in the PMF, and has an exit route to community evacuation facilities. Evacuation from the area relies on overland escape routes that rise out of the floodplain.

Based on Flood Emergency Response Planning Classification of Communities (OEH 2017), the site is considered a High Flood Island (HIF) (During a flood event the area is surrounded and isolated by floodwater, but there is a habitable area above PMF large enough for refuge for the number of people in the area) for all events up to PMF.

Based on flood extent maps, evacuation can be carried out to Tempus Street, where existing ground levels are at 48 m AHD or higher, as they remain dry during the PMF storm event. Tempus Street levels rise towards the north and are up to 3m above the level at the corner of Tempus Street and White Hart Drive, reaching 51.2m AHD. Flood evacuation from the building to the local assembly area (about 50m long) is shown in **Figure 5-4**. Evacuated individuals can also use the Sydney Metro to travel to different locations.

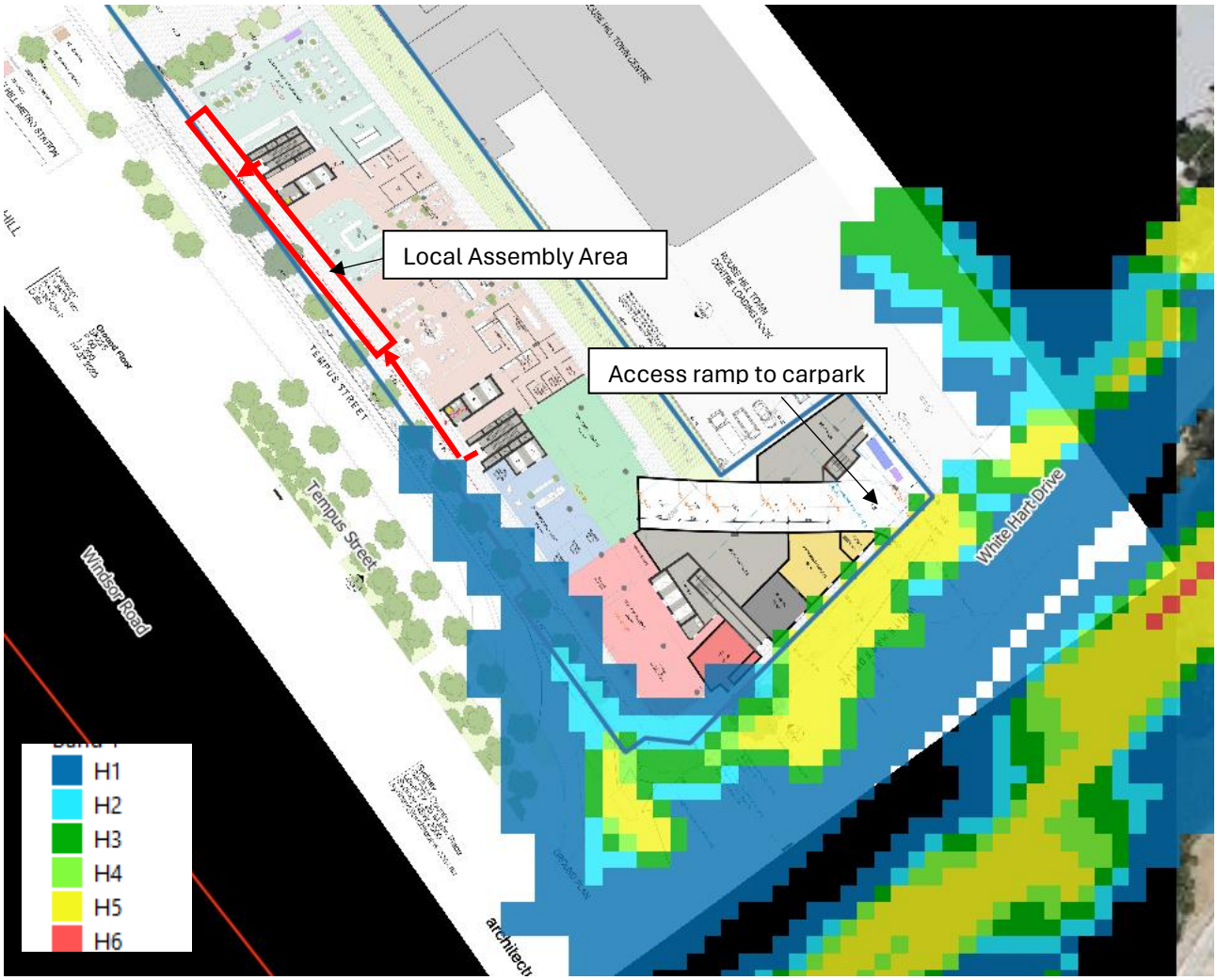

Figure 5-4 Flood Evacuation during PMF Storm Event

More information regarding flood emergency response plan is provided in **Appendix D**.

6. Conclusion

This report summarises the outcomes of a Flood Impact and Risk Assessment (FIRA) conducted for the proposed mixed commercial and residential development at 2 Tempus Street, Rouse Hill. The FIRA were based on an updated version of the Sydney Water (2017) flood models for Rouse Hill precinct and involved evaluating flood behaviour for existing and proposed flood conditions, for the10% AEP, 5% AEP, 2% AEP, 1% AEP, 1% AEP plus climate change, and PMF storm events based on ARR 2019 methodology.

The modelling results indicate that the site is marginally affected by overland flow flooding, and not by mainstream flooding, in all events up to and including the PMF under existing conditions. There is no drainage network modelled in the supplied TUFLOW model. Therefore, there is no difference in flood behaviour between blocked and unblocked scenarios.

Flood behaviour for proposed conditions is very similar to existing conditions and no increase in flood risk is evident due to the proposed development for the simulated storm events. It is expected that flood impacts on adjacent properties will be around 10mm, which is considered negligible.

The proposed development's finished flood levels for habitable areas will be above the 1% AEP flood level plus 0.5m freeboard, which is higher than the PMF flood level. Therefore, if flood evacuation from the dry area of Tempus Street is not possible for some individuals, shelter-in-place can be used in the co-living lobby, which has a finished floor level above the PMF level.

7. Reference

Australian Rainfall and Runoff – A Guide to Flood Estimation, Commonwealth of Australia, Geoscience Australia, 2019.

NSW Government's Floodplain Development Manual, NSW Department of Infrastructure Planning and Natural Resources, 2005.

Flood impact and risk assessment, Flood risk management guideline LU01, Department of Planning and Environment, 2023

Flood Emergency Response Classification of the Floodplain, Guideline 7-2, National Flood Risk Advisory Group (NFRAG), 2017

NSW Floodplain Risk Management Guidelines and Manual, NSW DPE, 2022

Design Guidelines Subdivisions/Developments, THSC, 2023.

Development Control Plan (DCP) – Part C Section 6: Flood Controlled Land,THSC, 2012.

Howells L, McLuckie D, Collings G and Lawson N, 'Defining the Floodway – Can One Size Fit All?' Floodplain Management Authorities of NSW 43rd Annual Conference, Forbes, 2003.

Appendix A Proposed Development Plans

Rouse Hill Apartments

SSDA

Artist Impression - View from corner Tempus Street and White Hart Drive

DA0000_DRAWING LIST

SHEET NO.	SHEET NAME	REVISION
DA0000	DWG Register - Title Page	P.04
DA0001	Basix Design Specification	P.04
DA0002	Site Plan	P.04
DA0003	Site Analysis	P.04
DA0004	Demolition Plan	P.04
DA0091	Basement 2 Plan	P.05
DA0092	Basement 1 Plan	P.05
DA0093	Basement 1 Mezzanine Plan	P.03
DA0100	Ground Plan	P.04
DA0101	Level 1-2 Plan	P.04
DA0103	Level 3-4 Plan	P.04
DA0105	Level 5-8 Plan	P.04
DA0109	Level 9 Plan	P.04
DA0110	Level 10 Plan - Co-living Rooftop Amenities	P.04
DA0111	Level 11-16 Plan	P.04
DA0117	Level 17 Plan - BTR Rooftop Amenities	P.04
DA0118	Level 18-21 Plan	P.04
DA0122	Level 22 Plan - BTR Rooftop Amenities	P.04
DA0123	Roof Plan	P.04
DA0200	Section A	P.05
DA0201	Section B	P.04
DA0202	Section C	P.05
DA0203	Section D	P.04
DA0300	North Elevation	P.04
DA0301	East Elevation	P.04
DA0302	South Elevation	P.04
DA0303	West Elevation	P.04
DA0551	GFA Plans	P.04
DA0552	GBA Plans	P.04
DA0553	NRA - GLAR - NSA Plans	P.04
DA0600	Shadow Analysis - Winter	P.04
DA0601	Shadow Analysis - Summer	P.04
DA0602	Sun Eye Views	P.04
DA0610	ADG - Solar Access Diagram	P.04
DA0611	ADG - Cross Ventilation Apartments Diagram	P.04
DA0650	ADG - Storage Diagram	P.04
DA0900	Accessible SOU - Unit 1	P.04
DA0901	Accessible SOU - Unit 2	P.04
DA0902	Accessible SOU - Unit 3	P.04
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DA0951	Facade Detail B	P.03
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DA0961	Perspective Views	P.04
DA0962	Perspective Views	P.04
DA0963	Perspective Views	P.04
DA0964	Perspective Views	P.04

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P.00	DRAFT SSDA		15.11.24
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P.03	SDRP 2 COMMENTS		16.05.25
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ABN 90 131 245 684

approved: MD
scale: 1:200 @A1
prepared: KL, MK, SD, VJ
project no: 240130

project: TEMPUS STREET ROUSE HILL
Tempus Street, Rouse Hill, NSW

drawing: DWG Register - Title Page

drawing no.: **DA0000**
revision: **P.04**

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REFER TO ESD REPORT

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approved	scale
MD	1:200 @A1
prepared	project no
KL, MK, SD, VJ	240130

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TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing

Basix Design Specification

drawing no.	revision
DA0001	**P.04**

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approved	scale
MD	1:2000 @A1
prepared	project no
KL, MK, SD, VJ	240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing

Site Plan

drawing no.	revision
DA0002	P.04

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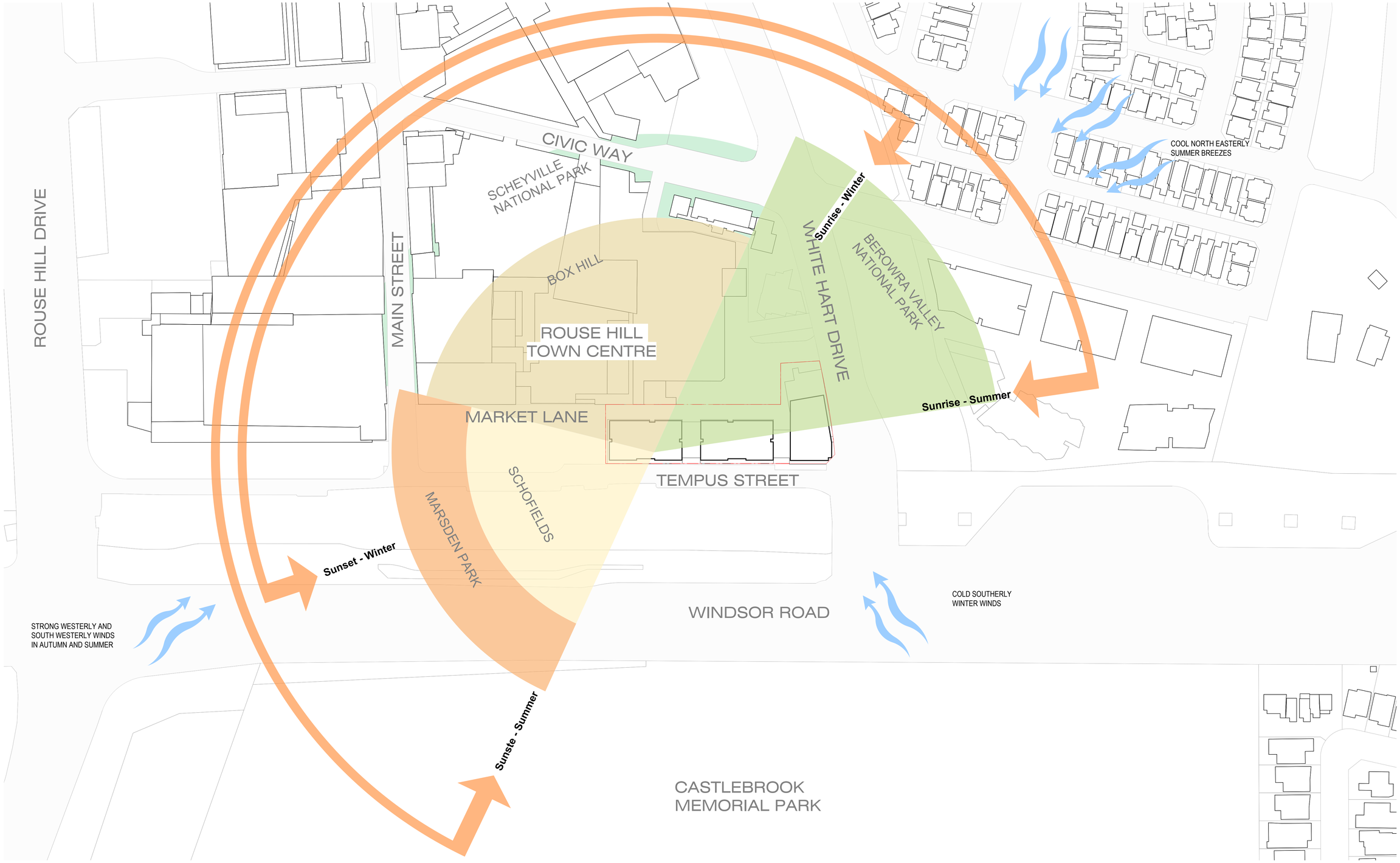

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approved: MD
scale: 1:1000 @A1
prepared: KL, MK, SD, VJ
project no: 240130

project: TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing: Site Analysis

drawing no.: **DA0003**
revision: **P.04**

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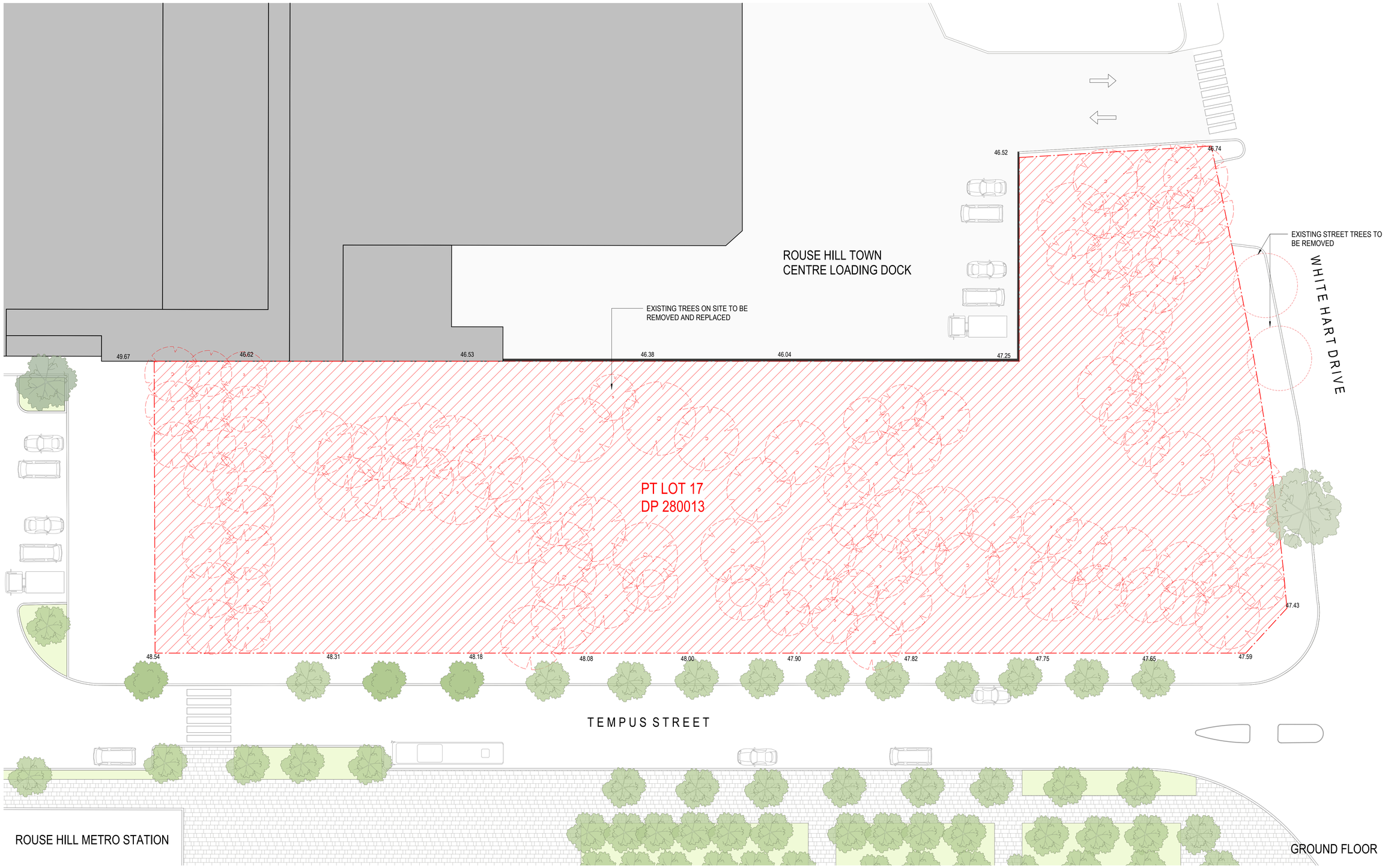

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approved	scale
MD	1:200 @A1
prepared	project no
KL, MK, SD, VJ	240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing

Demolition Plan

drawing no.	revision
DA0004	**P.04**

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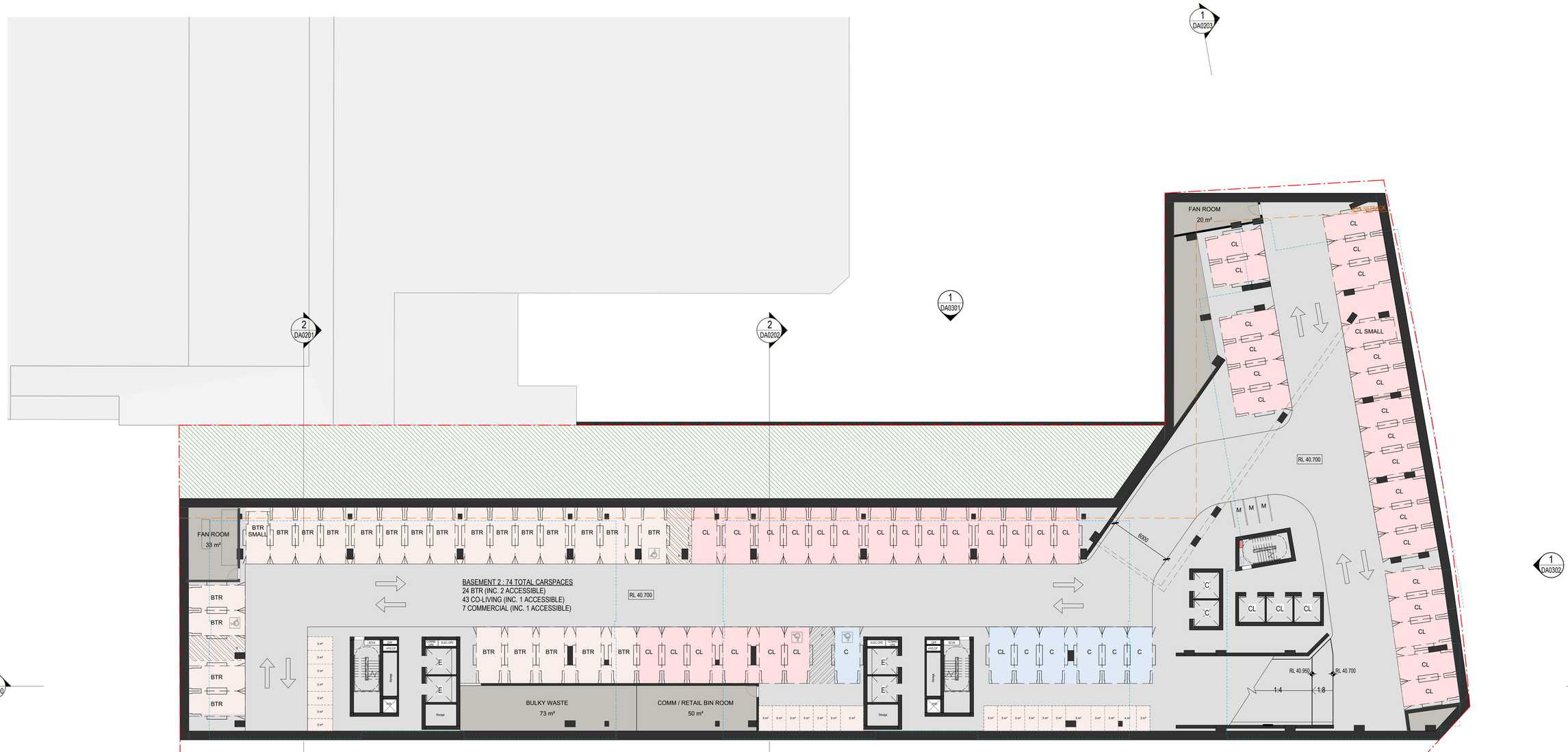

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P.05	SDRP 2 + BASIX COMMENTS		05.06.25

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approved: MD
scale: 1:200 @A1
prepared: KL, MK, SD, VJ
project no: 240130

project
TEMPUS STREET ROUSE HILL
Tempus Street, Rouse Hill, NSW

drawing
Basement 2 Plan

drawing no. **DA0091**
revision **P.05**

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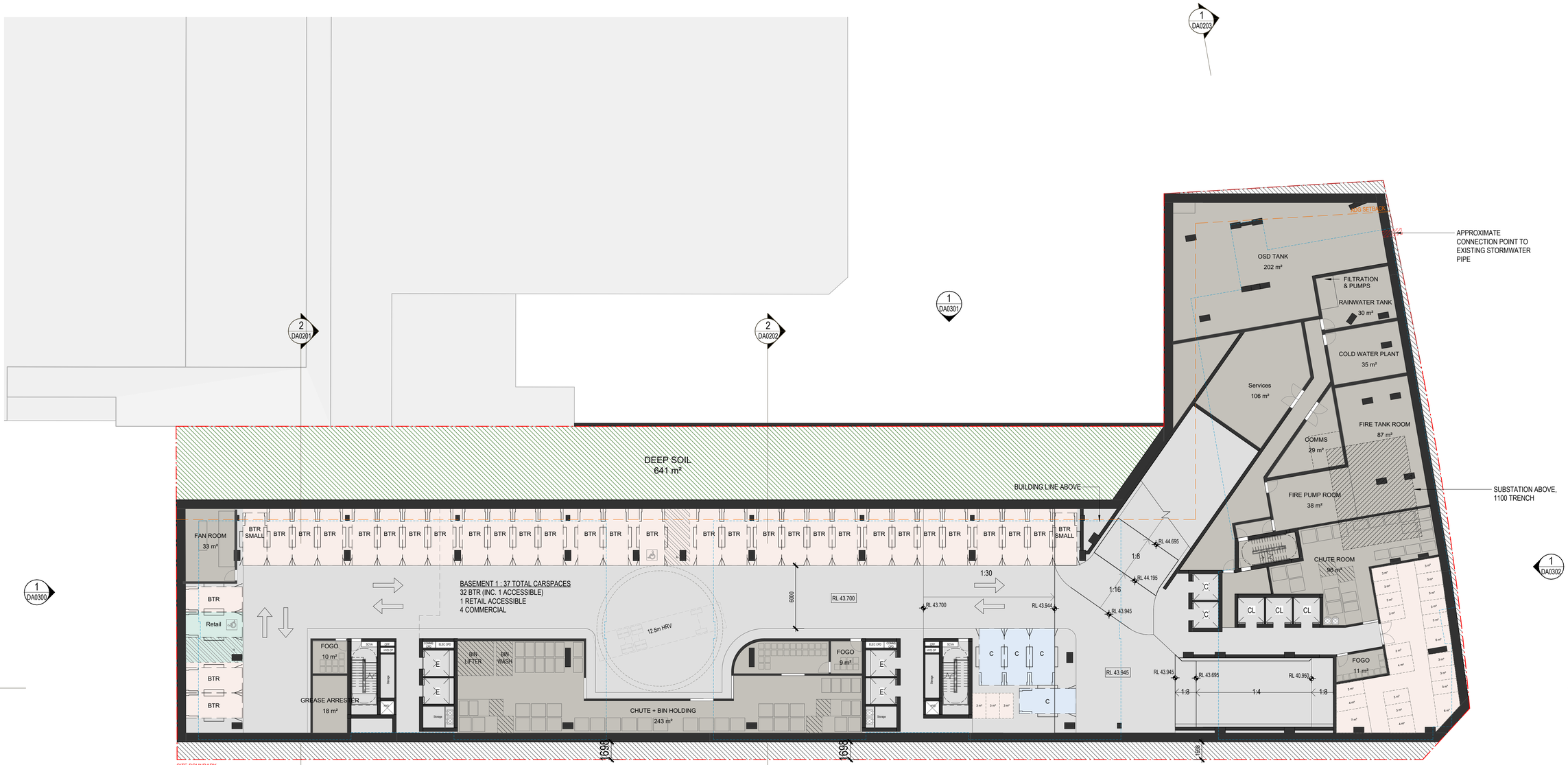

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MD	1:200 @A1
prepared	project no
KL, MK, SD, VJ	240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing

Basement 1 Plan

drawing no.	revision
DA0092	**P.05**

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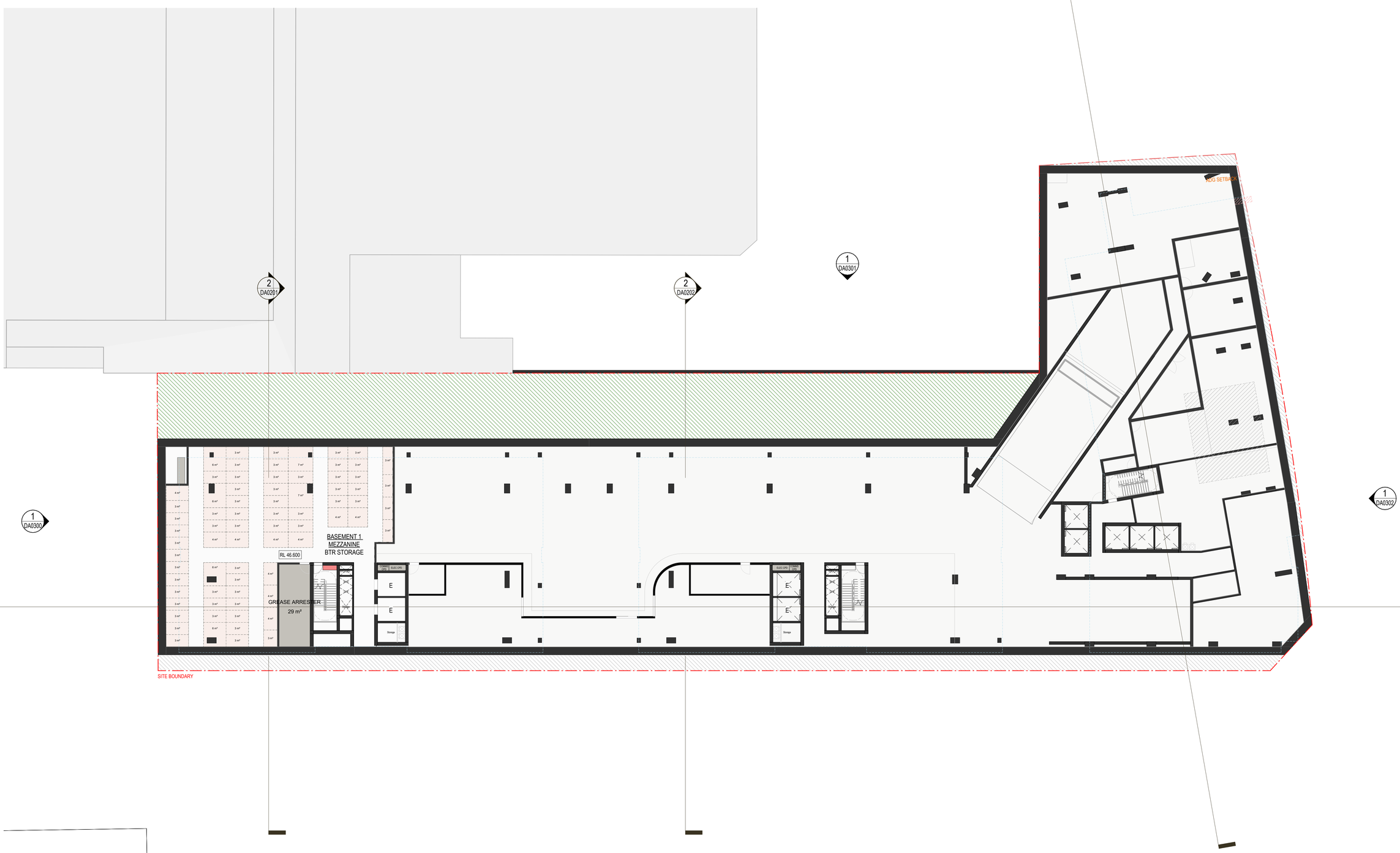

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approved MD
scale 1:50 @A1
prepared KL, MK, SD, VJ
project no 240130

project
TEMPUS STREET ROUSE HILL
Tempus Street, Rouse Hill, NSW

drawing
Basement 1 Mezzanine Plan

drawing no. **DA0093**
revision **P.03**

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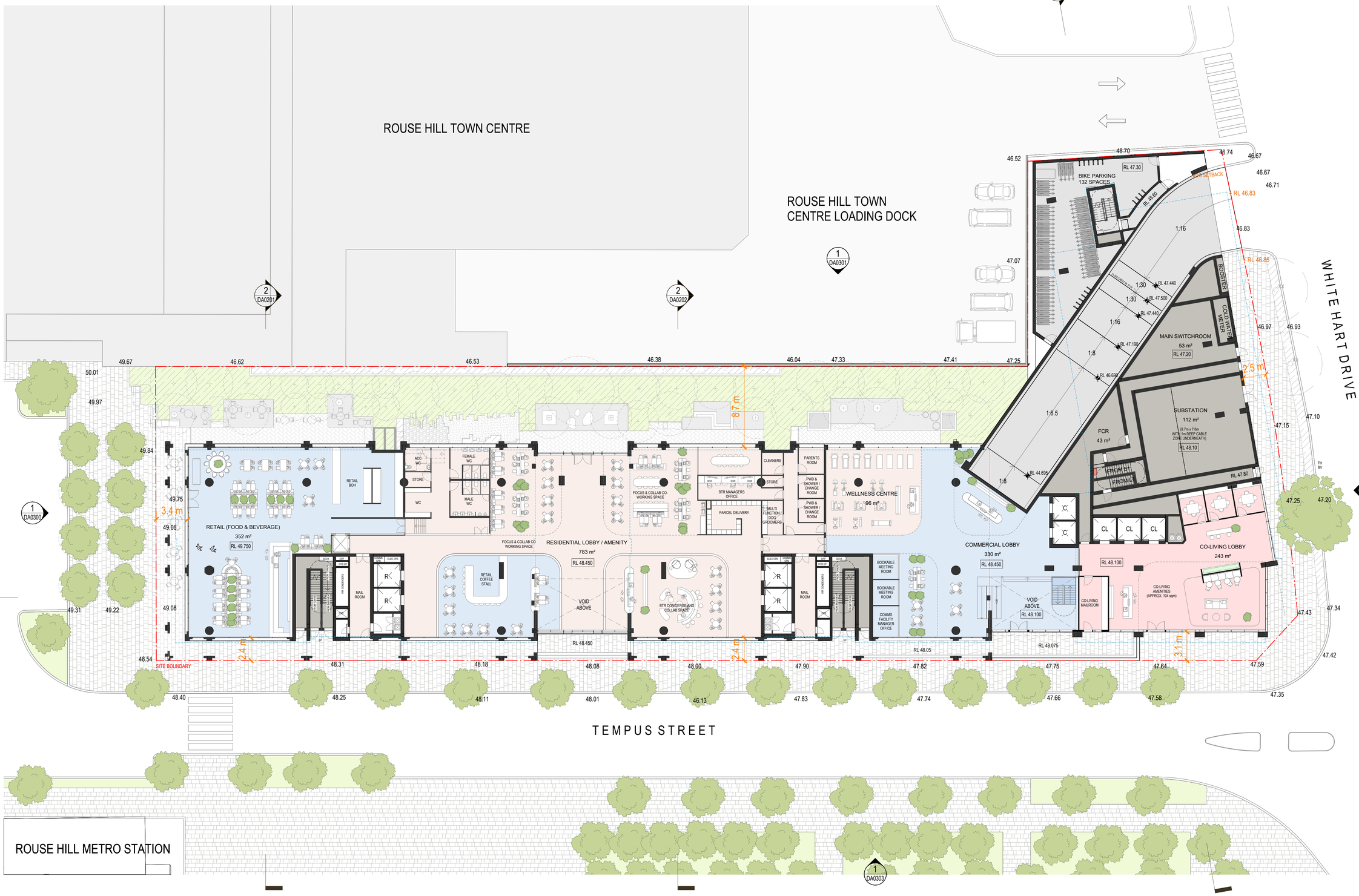

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approved	scale
MD	1:200 @A1
prepared	project no
KL, MK, SD, VJ	240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing

Ground Plan

drawing no.	revision
DA0100	**P.04**

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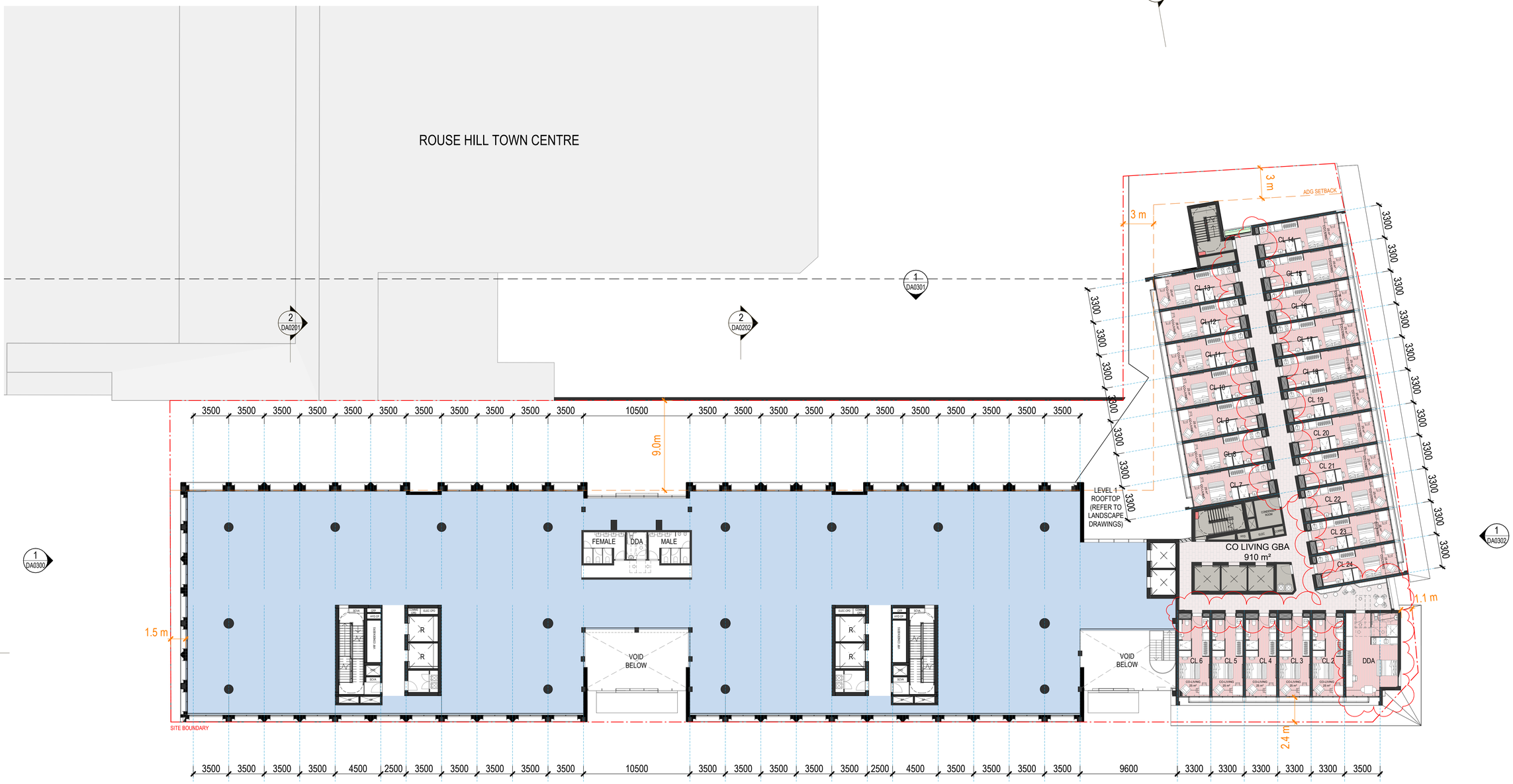

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UNIT TYPES

- CO-LIVING
- STUDIO
- 1 BED
- 2 BED
- 2 BED DK
- 3 BED
- 3 BED DK
- 2 BED DK-STUDIO
- 3 BED DK-STUDIO

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approved	scale
MD	1:200 @A1
prepared	project no
KL, MK, SD, VJ	240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing

Level 1-2 Plan

drawing no.	revision
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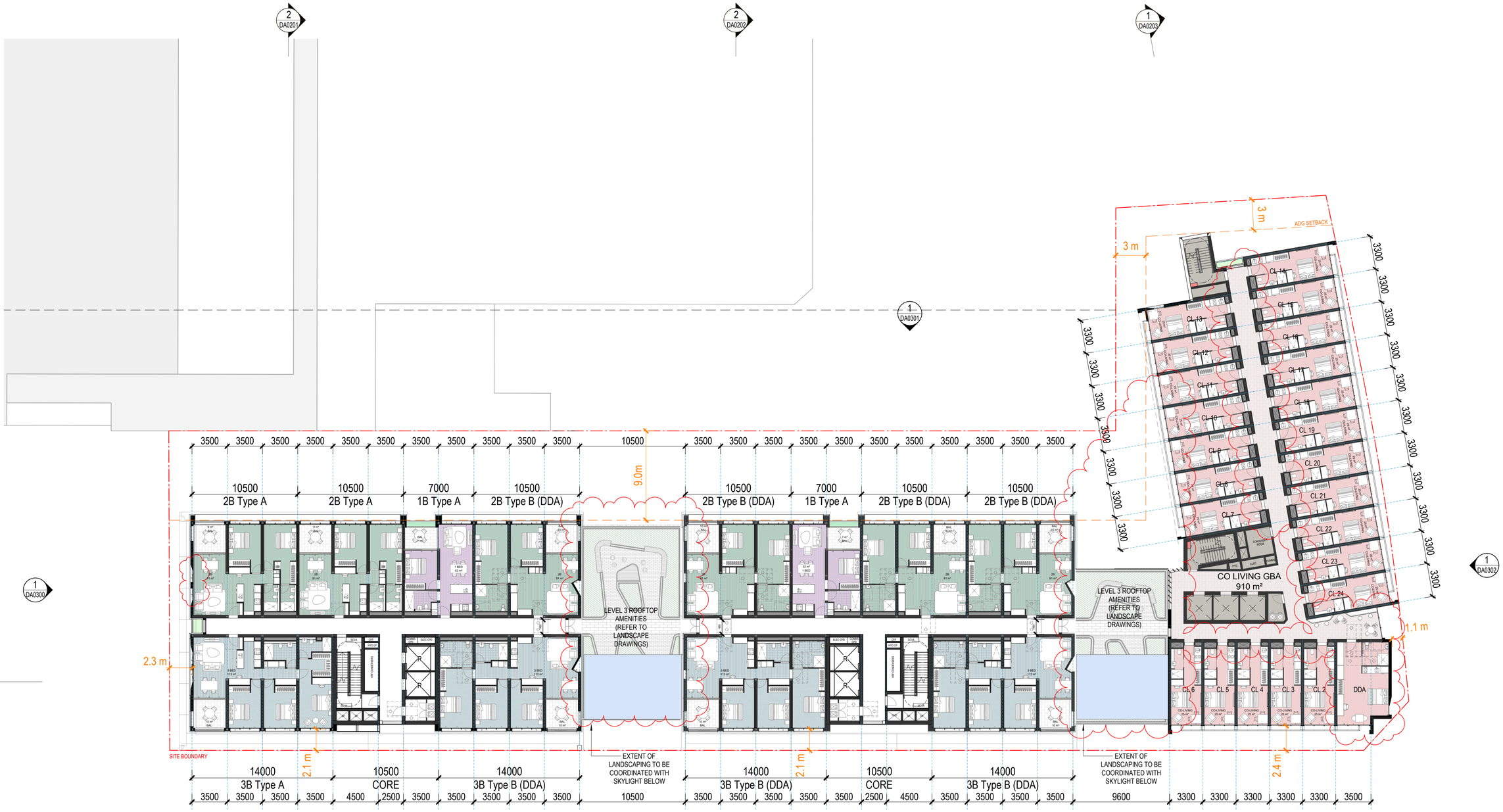

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UNIT TYPES

- CO-LIVING
- STUDIO
- 1 BED
- 2 BED
- 2 BED DK
- 3 BED
- 3 BED DK
- 2 BED DK-STUDIO
- 3 BED DK-STUDIO

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approved	scale
	MD 1:200 @A1
prepared	project no
KL, MK, SD, VJ	240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing

Level 3-4 Plan

drawing no.	revision
DA0103	**P.04**

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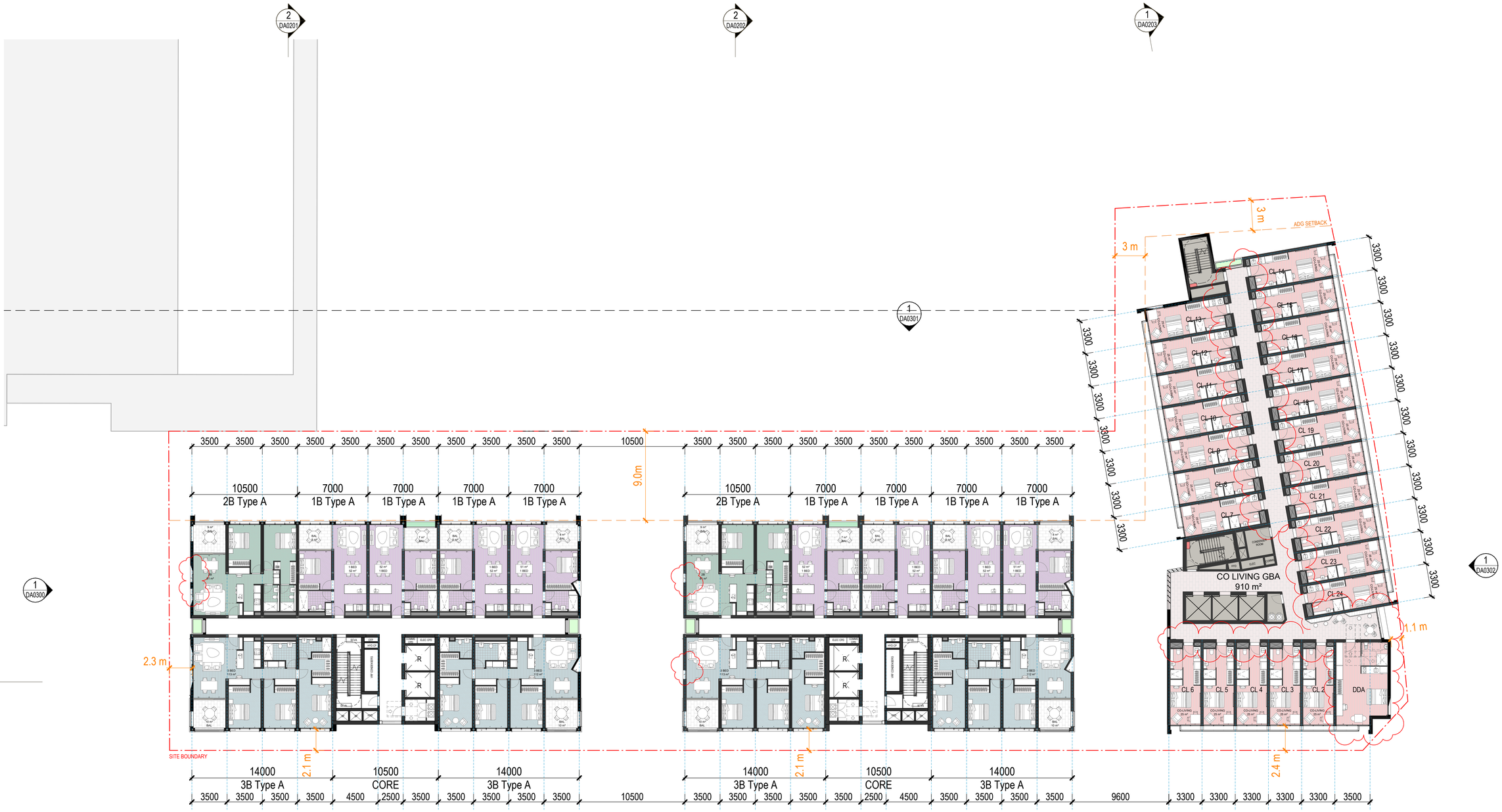

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P.04	SDRP 2 + BASIX COMMENTS		05.06.25

UNIT TYPES

- CO-LIVING
- STUDIO
- 1 BED
- 2 BED
- 2 BED DK
- 3 BED
- 3 BED DK
- 2 BED DK-STUDIO
- 3 BED DK-STUDIO

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	MD 1:200 @A1
prepared	project no
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project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing

Level 5-8 Plan

drawing no.	revision
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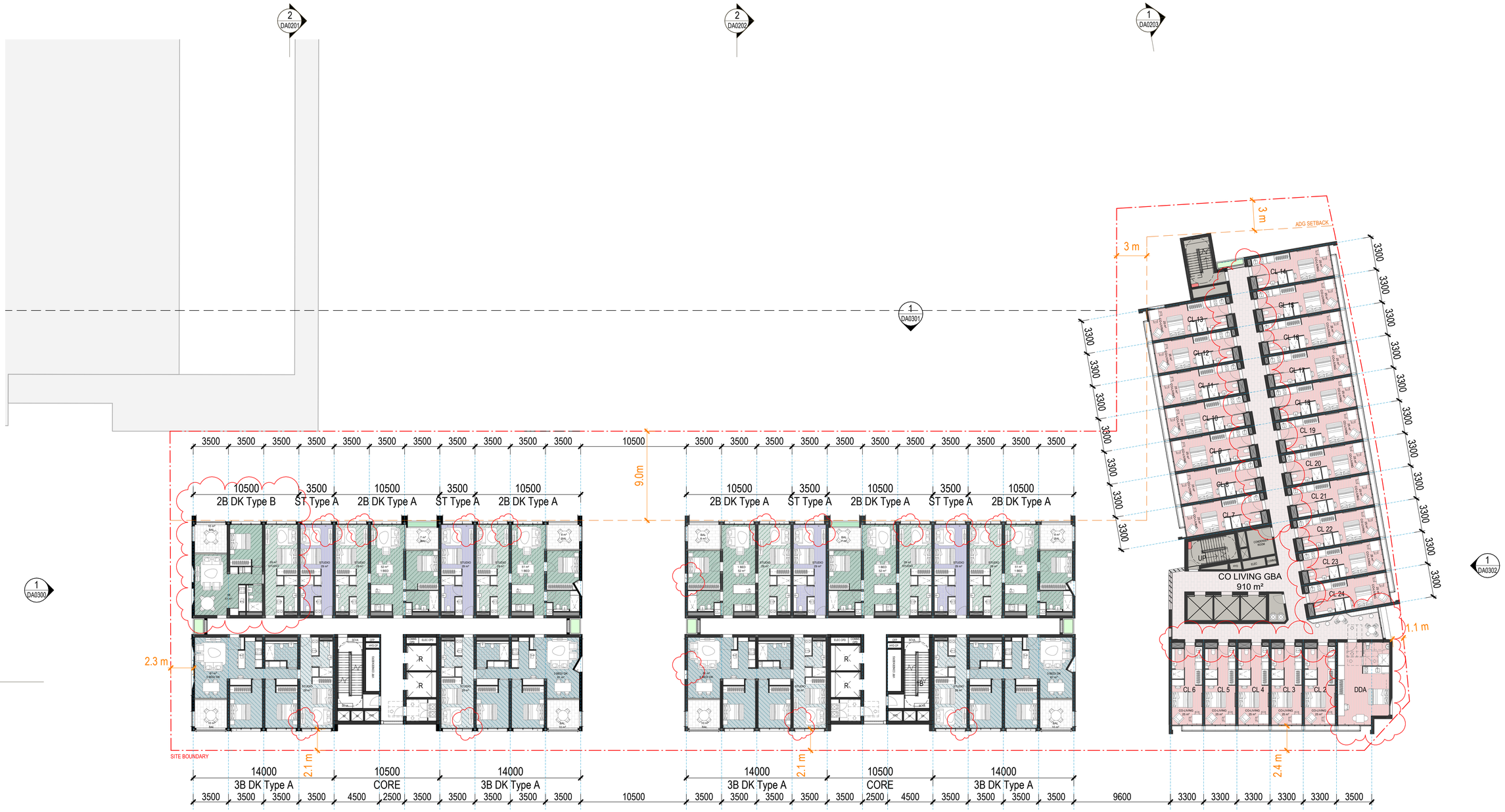

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UNIT TYPES

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- STUDIO
- 1 BED
- 2 BED
- 2 BED DK
- 3 BED
- 3 BED DK
- 2 BED DK-STUDIO
- 3 BED DK-STUDIO

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MD	1:200 @A1
prepared	project no
KL, MK, SD, VJ	240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing

Level 9 Plan

drawing no.	revision
DA0109	**P.04**

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UNIT TYPES

- CO-LIVING
- STUDIO
- 1 BED
- 2 BED
- 2 BED DK
- 2 BED DK-STUDIO
- 3 BED
- 3 BED DK
- 3 BED DK-STUDIO

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MD	1:200 @A1
prepared	project no
KL, MK, SD, VJ	240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing

Level 10 Plan - Co-living Rooftop Amenities

drawing no.	revision
DA0110	**P.04**

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- 2 BED
- 2 BED DK
- 3 BED
- 3 BED DK
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- 3 BED DK-STUDIO

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approved MD scale 1:200 @A1

prepared KL, MK, SD, VJ project no 240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing

Level 11-16 Plan

drawing no. **DA0111**

revision **P.04**

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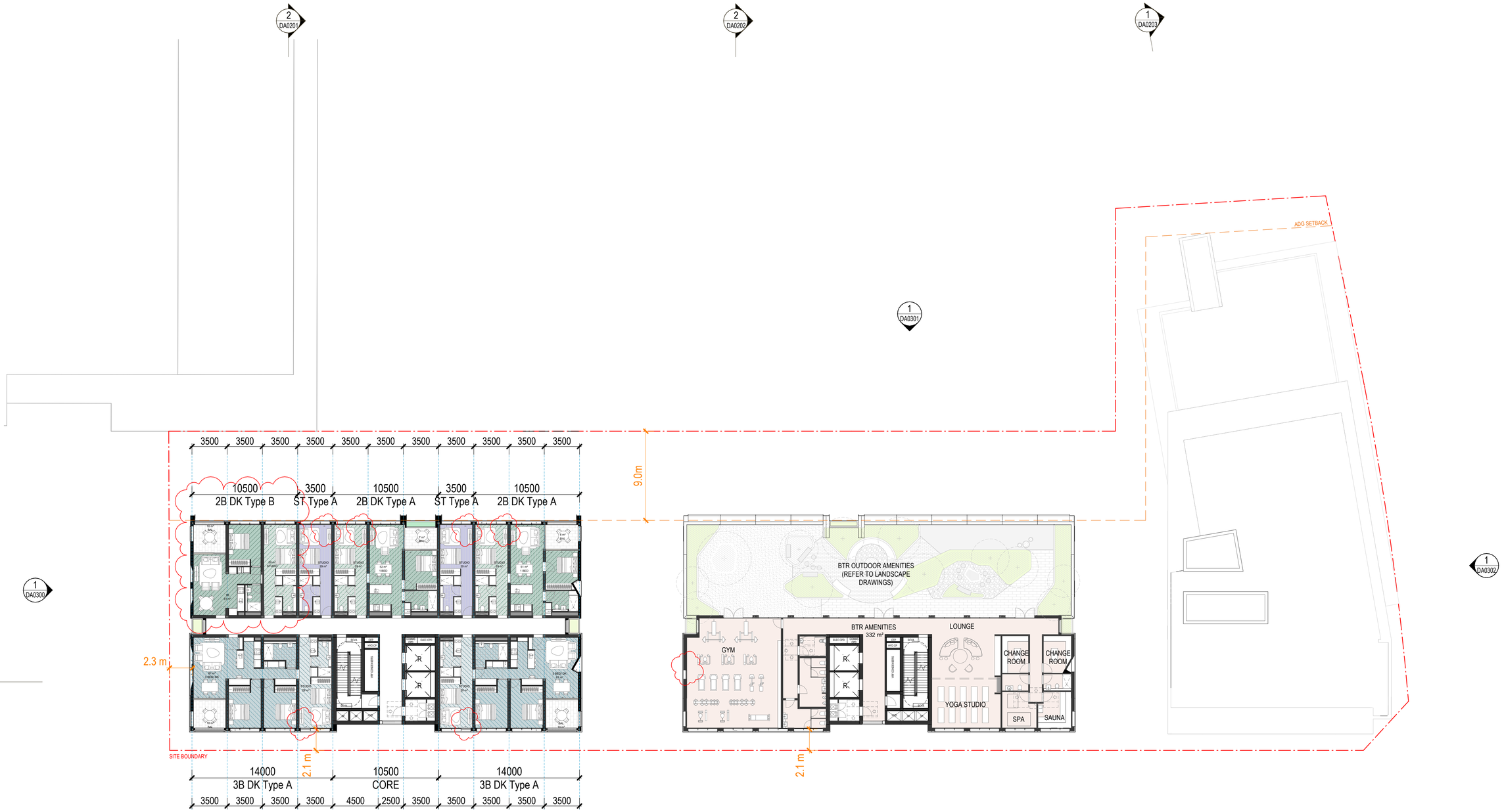

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UNIT TYPES

- CO-LIVING
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- 2 BED
- 2 BED DK
- 3 BED
- 3 BED DK
- 2 BED DK-STUDIO
- 3 BED DK-STUDIO

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approved MD
scale 1:200 @A1
prepared KL, MK, SD, VJ
project no 240130

project
TEMPUS STREET ROUSE HILL
Tempus Street, Rouse Hill, NSW

drawing
Level 17 Plan - BTR Rooftop Amenities

drawing no. **DA0117**
revision **P.04**

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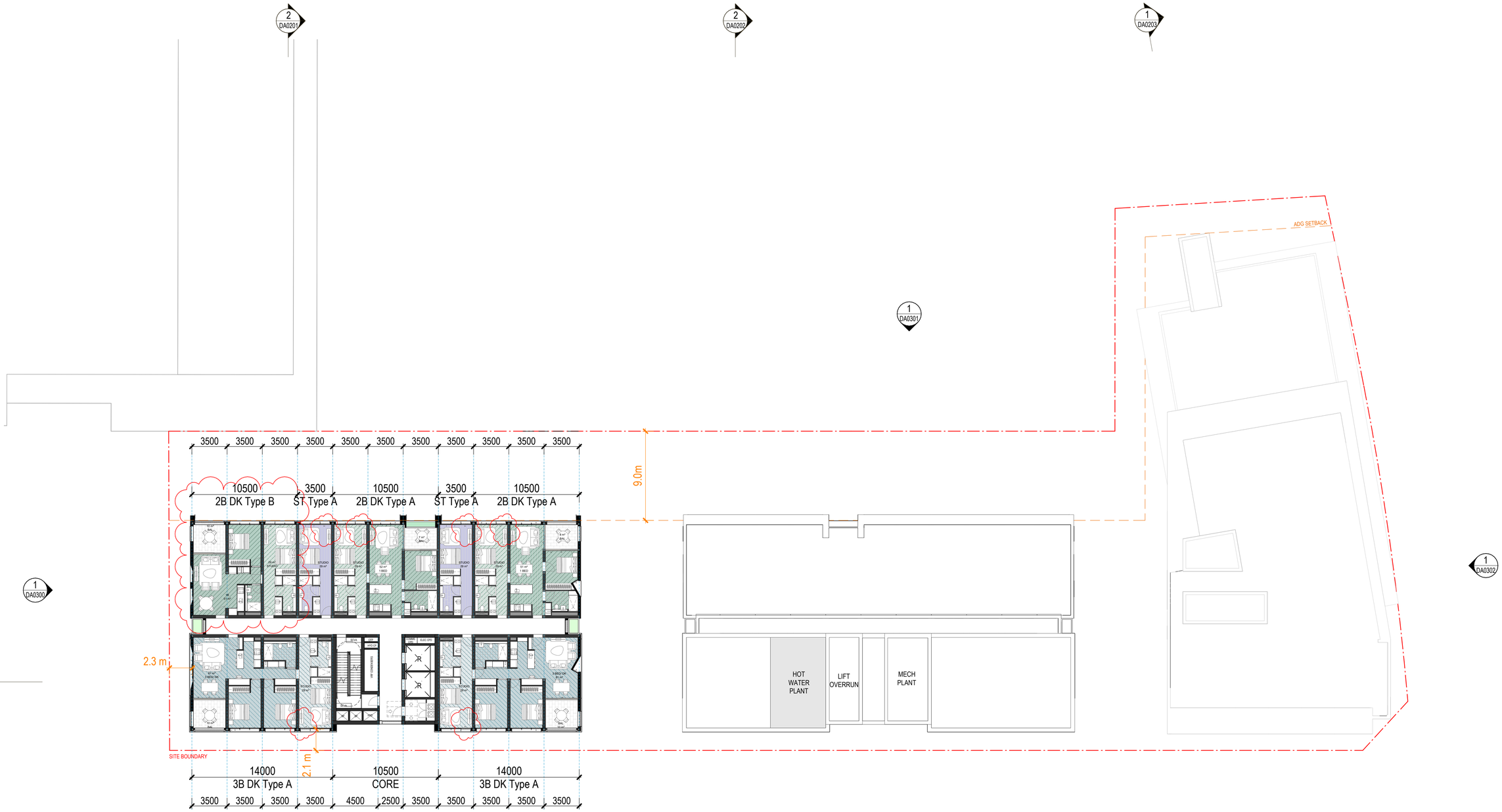

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- 3 BED DK
- 2 BED DK-STUDIO
- 3 BED DK-STUDIO

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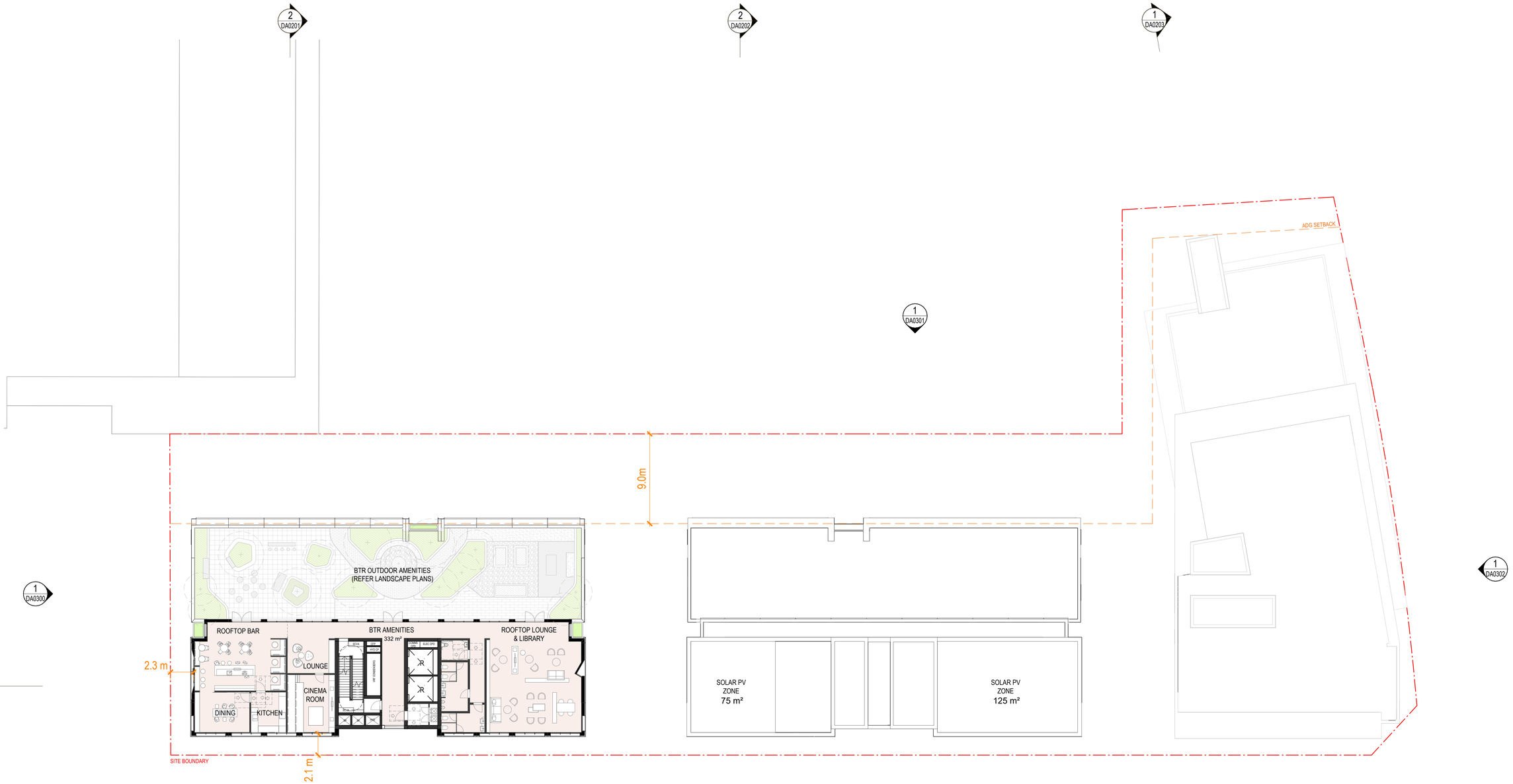
approved MD
scale 1:200 @A1
prepared KL, MK, SD, VJ
project no 240130

project
TEMPUS STREET ROUSE HILL
Tempus Street, Rouse Hill, NSW

drawing
Level 18-21 Plan

drawing no. DA0118
revision P.04

5/06/2025 4:27:04 PM



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Do not scale drawings. Verify all dimensions on site

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P.00	DRAFT SSDA		15.11.24
P.01	DRAFT ISSUE		12.03.25
P.02	SSDA ISSUE		07.04.25
P.03	SDRP 2 COMMENTS		16.05.25
P.04	SDRP 2 + BASIX COMMENTS		05.06.25

UNIT TYPES

- CO-LIVING
- STUDIO
- 1 BED
- 2 BED
- 2 BED DK
- 3 BED
- 3 BED DK
- 2 BED DK-STUDIO
- 3 BED DK-STUDIO

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approved MD
scale 1:200 @A1
prepared KL, MK, SD, VJ
project no 240130

project
TEMPUS STREET ROUSE HILL
Tempus Street, Rouse Hill, NSW

drawing
Level 22 Plan - BTR Rooftop Amenities

drawing no. **DA0122**
revision **P.04**

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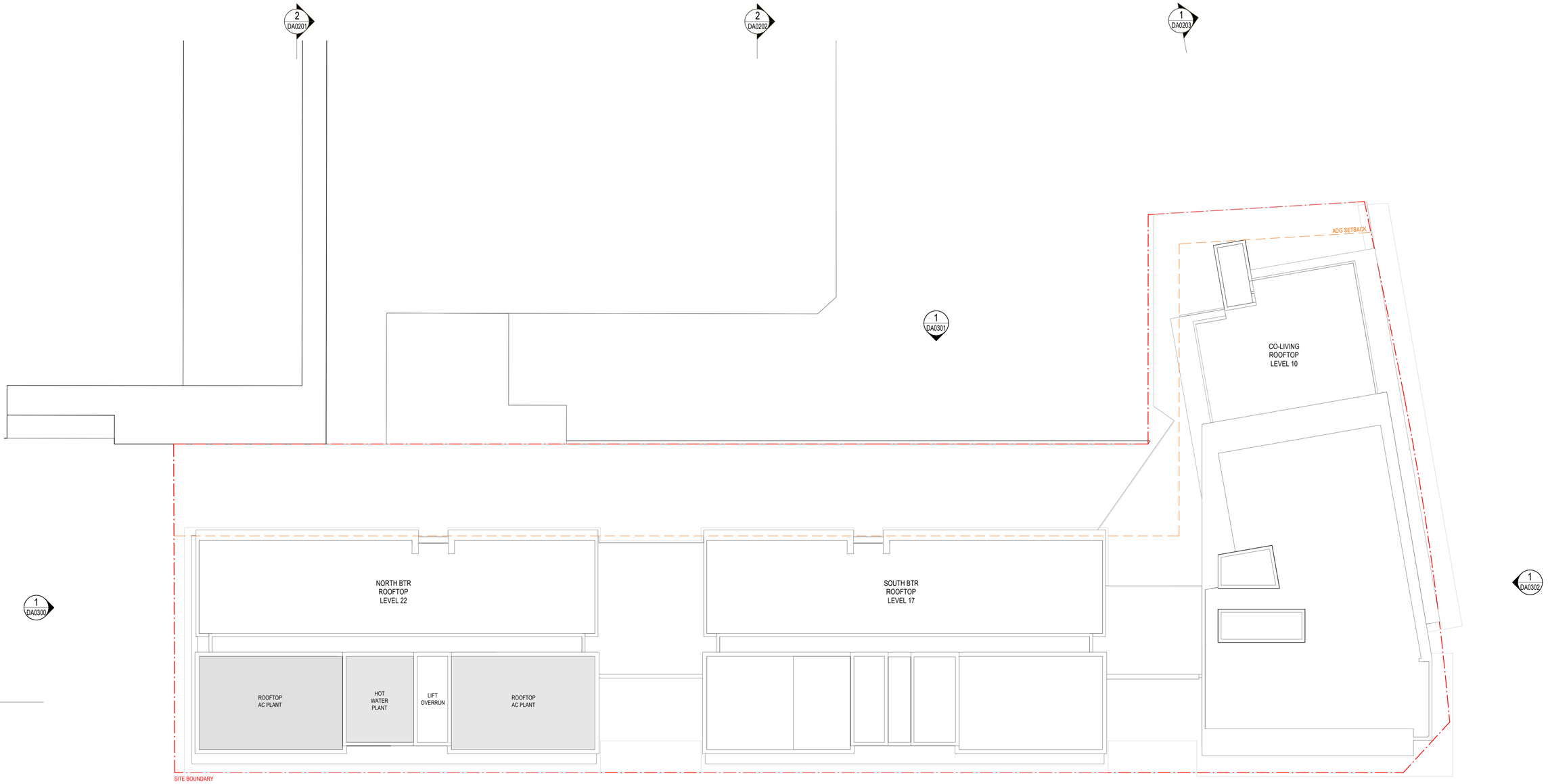

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P.01	DRAFT ISSUE		12.03.25
P.02	SSDA ISSUE		07.04.25
P.03	SDRP 2 COMMENTS		16.05.25
P.04	SDRP 2 + BASIX COMMENTS		05.06.25

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project no 240130

project
TEMPUS STREET ROUSE HILL
Tempus Street, Rouse Hill, NSW

drawing
Roof Plan

drawing no. **DA0123**
revision **P.04**

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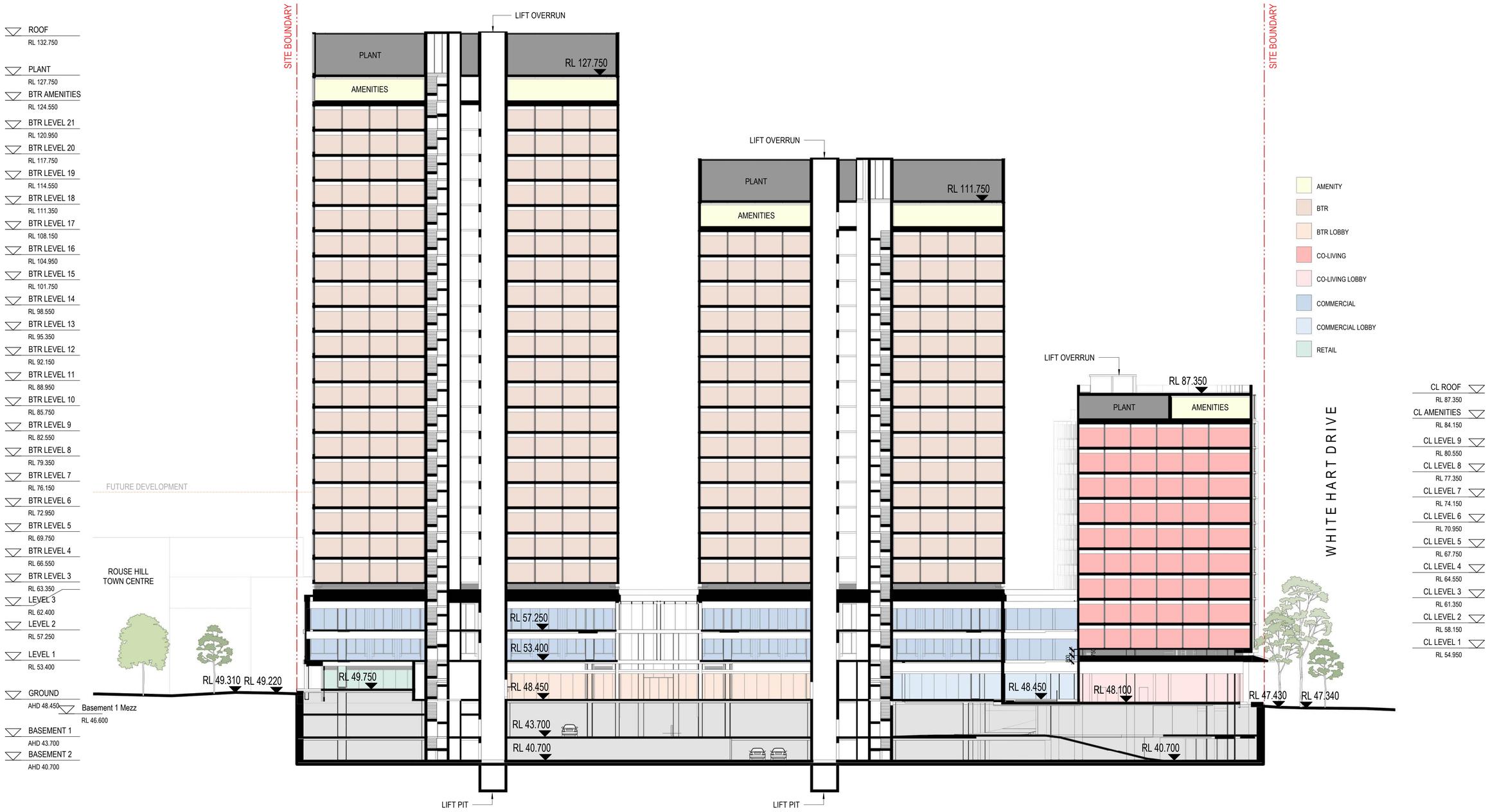

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P.01	DRAFT ISSUE		07.03.25
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prepared KL, MK, SD, VJ
project no 240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing

Section A

drawing no. **DA0200**

revision **P.05**

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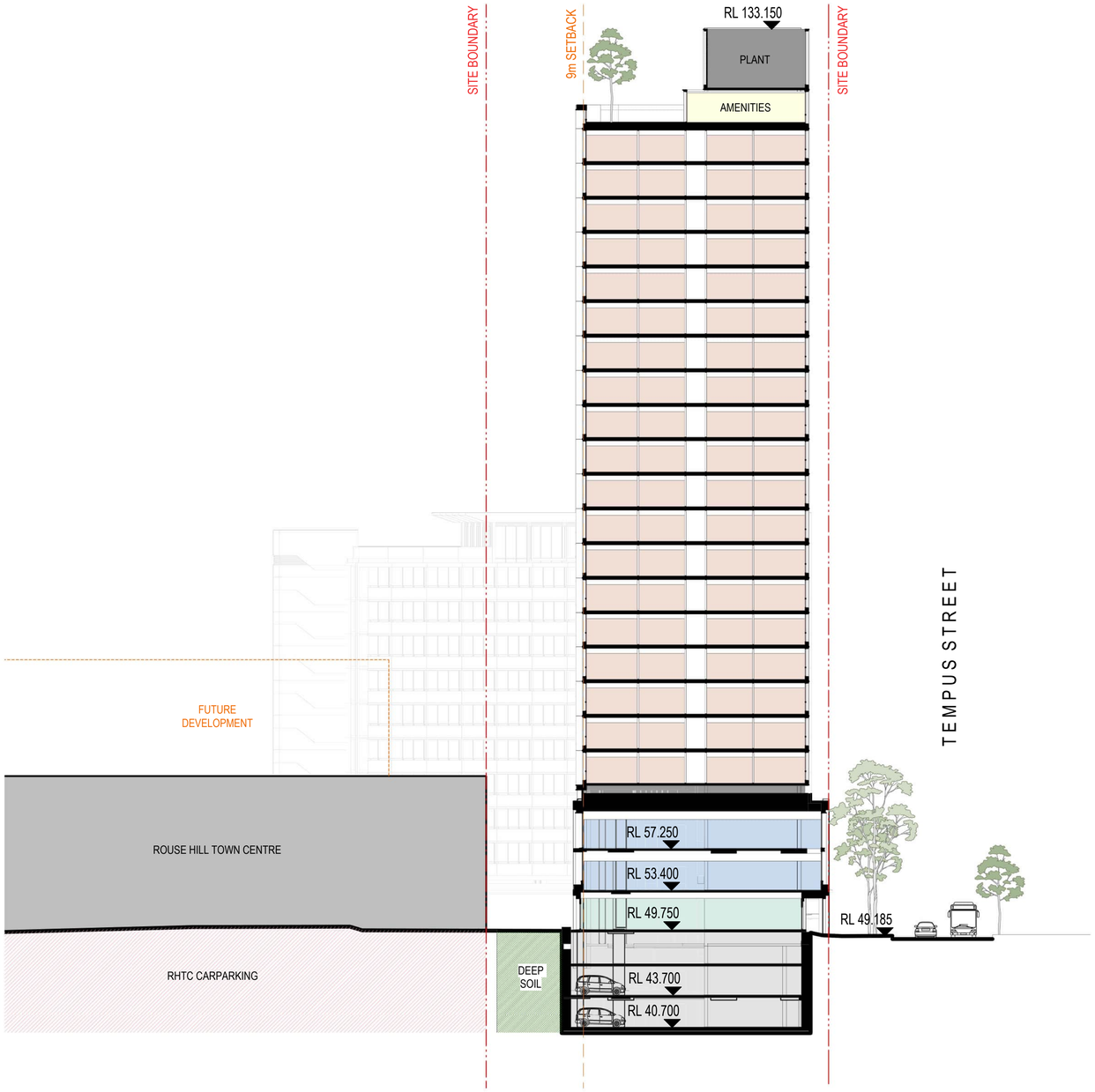

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Do not scale drawings. Verify all dimensions on site

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P.01	DRAFT ISSUE		12.03.25
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approved: MD
scale: 1:250 @A1
prepared: KL, MK, SD, VJ
project no: 240130

project
TEMPUS STREET ROUSE HILL
Tempus Street, Rouse Hill, NSW

drawing
Section B

drawing no. **DA0201**
revision **P.04**

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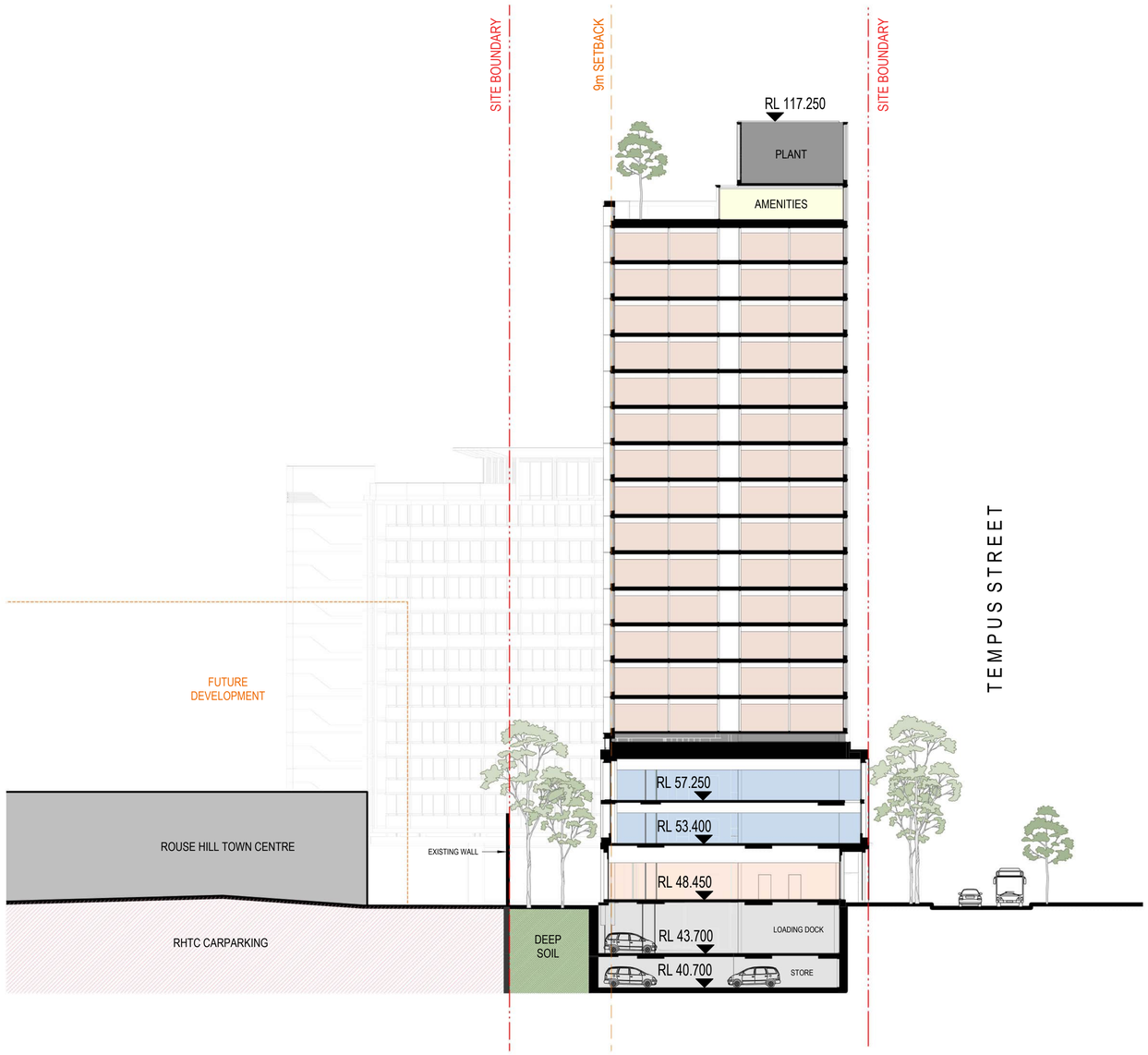

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P.02	DRAFT ISSUE		12.03.25
P.03	SSDA ISSUE		07.04.25
P.04	SDRP 2 COMMENTS		16.05.25
P.05	SDRP 2 + BASIX COMMENTS		05.06.25

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approved	scale
MD	1:250 @A1
prepared	project no
KL, MK, SD, VJ	240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

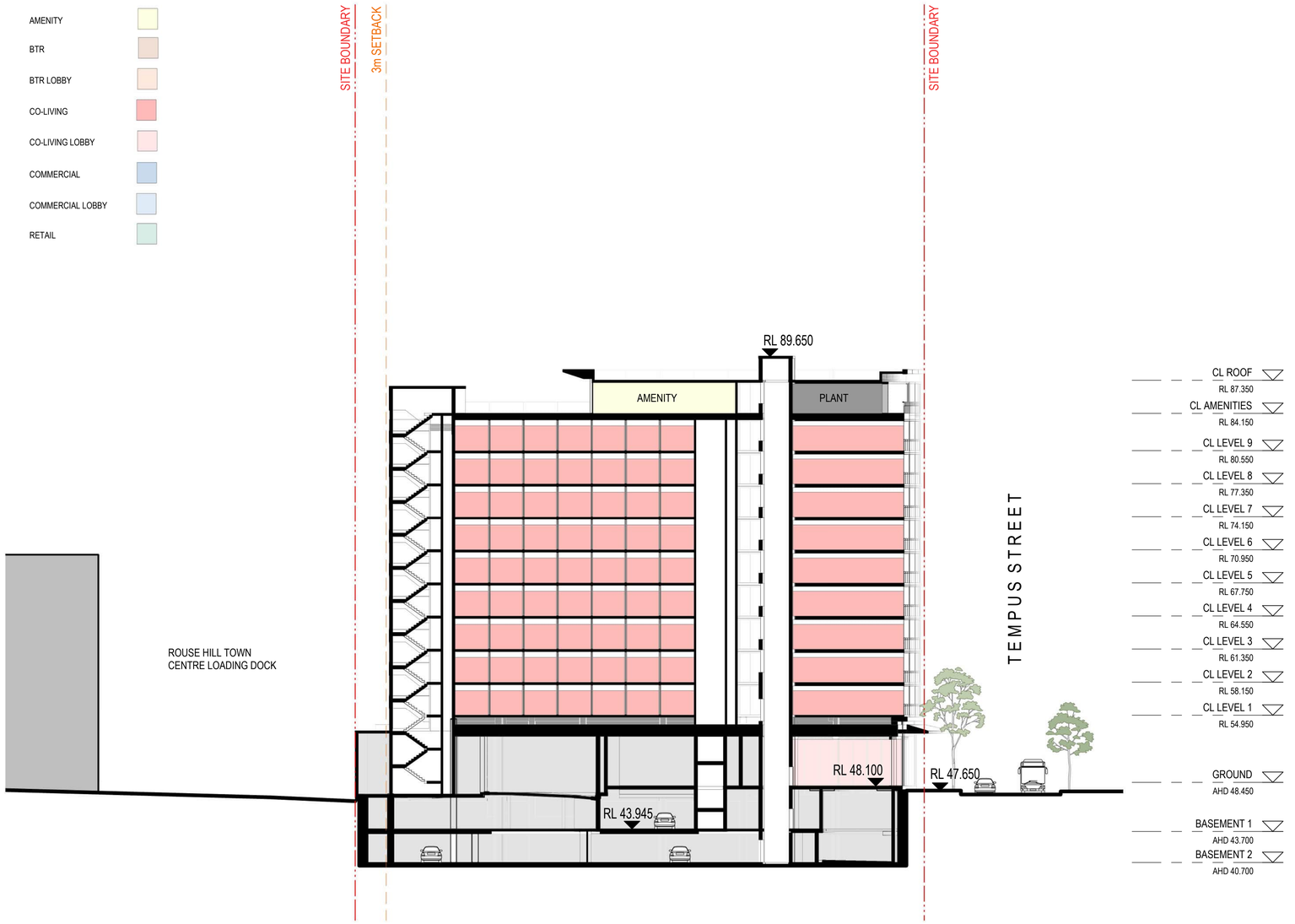
drawing

Section C

drawing no.	revision
DA0202	**P.05**

5/06/2025 4:29:50 PM

AMENITY
BTR
BTR LOBBY
CO-LIVING
CO-LIVING LOBBY
COMMERCIAL
COMMERCIAL LOBBY
RETAIL



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ABN 90 131 245 684

approved	scale
MD	1:250 @A1
prepared	project no
KL, MK, SD, VJ	240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing

Section D

drawing no.	revision
DA0203	**P.04**

5/06/2025 4:30:03 PM

Facade Finishes - Brick

BR01 - Face brick - Reddish / Brown

BR02 - Face Tiles - Coral / Red

BR03 - Face Tiles - Dark Green

Facade Finishes - Cladding System

CL01 - Aluminium Cladding w/ Vertical Joints or similar - Pale Green

CL02 - Aluminium Cladding w/ Vertical Joints or similar - Coral

CL03 - Aluminium Cladding w/ Vertical Joints or similar - Light Maroon

CL04 - Aluminium Cladding w/ Vertical Joints or similar - Warm Grey

CL05 - Aluminium Cladding w/ Vertical Joints or similar - Stone Grey

Facade Elements

BAL01 - Pale Green Steel post balustrade

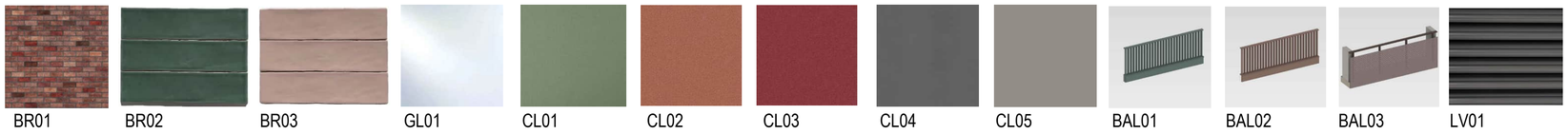
BAL02 - Coral Steel post balustrade

BAL03 - Light Maroon Perforated balustrade

LV01 - Louvres - Dark Grey

Facade Finishes - Window System

GL01 - Glass - Clear



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0 2.5 5 7.5 12.5 m

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revision	purpose of issue	checked	date
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P.01	DRAFT ISSUE		12.03.25
P.02	SSDA ISSUE		07.04.25
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P.04	SDRP 2 + BASIX COMMENTS		05.06.25

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approved MD

scale 1:250 @A1

prepared KL, MK, SD, VJ

project no 240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing

North Elevation

drawing no. **DA0300**

revision **P.04**

5/06/2025 4:30:17 PM

Facade Finishes - Brick

BR01 - Face brick - Reddish / Brown

BR02 - Face Tiles - Coral / Red

BR03 - Face Tiles - Dark Green

Facade Finishes - Cladding System

CL01 - Aluminium Cladding w/ Vertical Joints or similar - Pale Green

CL02 - Aluminium Cladding w/ Vertical Joints or similar - Coral

CL03 - Aluminium Cladding w/ Vertical Joints or similar - Light Maroon

CL04 - Aluminium Cladding w/ Vertical Joints or similar - Warm Grey

CL05 - Aluminium Cladding w/ Vertical Joints or similar - Stone Grey

Facade Elements

BAL01 - Pale Green Steel post balustrade

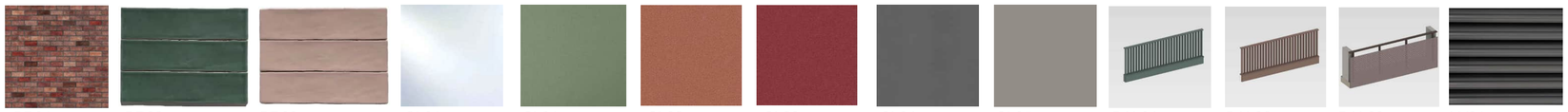
BAL02 - Coral Steel post balustrade

BAL03 - Light Maroon Perforated balustrade

LV01 - Louvres - Dark Grey

Facade Finishes - Window System

GL01 - Glass - Clear



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P.04	SDRP 2 + BASIX COMMENTS		05.06.25

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approved: MD | scale: 1:250 @A1

prepared: KL, MK, SD, VJ | project no: 240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing

East Elevation

drawing no.: **DA0301** | revision: **P.04**

5/06/2025 4:30:27 PM

Facade Finishes - Brick

BR01 - Face brick - Reddish / Brown

BR02 - Face Tiles - Coral / Red

BR03 - Face Tiles - Dark Green

Facade Finishes - Cladding System

CL01 - Aluminium Cladding w/ Vertical Joints or similar - Pale Green

CL02 - Aluminium Cladding w/ Vertical Joints or similar - Coral

CL03 - Aluminium Cladding w/ Vertical Joints or similar - Light Maroon

CL04 - Aluminium Cladding w/ Vertical Joints or similar - Warm Grey

CL05 - Aluminium Cladding w/ Vertical Joints or similar - Stone Grey

Facade Elements

BAL01 - Pale Green Steel post balustrade

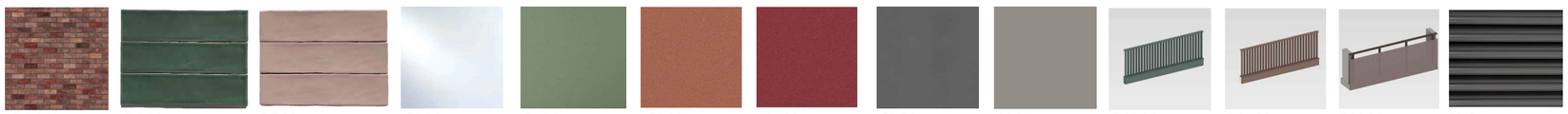
BAL02 - Coral Steel post balustrade

BAL03 - Light Maroon Perforated balustrade

LV01 - Louvres - Dark Grey

Facade Finishes - Window System

GL01 - Glass - Clear



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P.03	SDRP 2 COMMENTS		16.05.25
P.04	SDRP 2 + BASIX COMMENTS		05.06.25

0 2.5 5 7.5 12.5 m

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approved

scale MD 1:250 @A1

prepared KL, MK, SD, VJ

project no 240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing

South Elevation

drawing no. **DA0302**

revision **P.04**

5/06/2025 4:30:46 PM

Facade Finishes - Brick

BR01 - Face brick - Reddish / Brown

BR02 - Face Tiles - Coral / Red

BR03 - Face Tiles - Dark Green

Facade Finishes - Cladding System

CL01 - Aluminium Cladding w/ Vertical Joints or similar - Pale Green

CL02 - Aluminium Cladding w/ Vertical Joints or similar - Coral

CL03 - Aluminium Cladding w/ Vertical Joints or similar - Light Maroon

CL04 - Aluminium Cladding w/ Vertical Joints or similar - Warm Grey

CL05 - Aluminium Cladding w/ Vertical Joints or similar - Stone Grey

Facade Elements

BAL01 - Pale Green Steel post balustrade

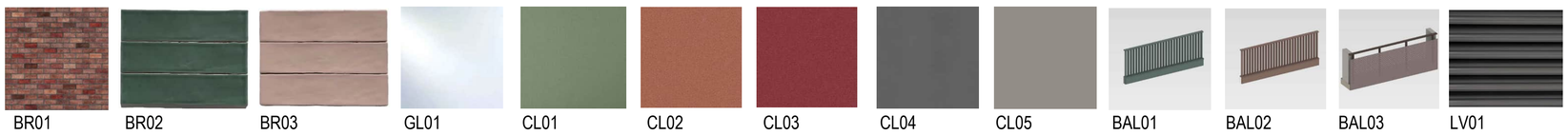
BAL02 - Coral Steel post balustrade

BAL03 - Light Maroon Perforated balustrade

LV01 - Louvres - Dark Grey

Facade Finishes - Window System

GL01 - Glass - Clear



BR01 BR02 BR03 GL01 CL01 CL02 CL03 CL04 CL05 BAL01 BAL02 BAL03 LV01

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0 2.5 5 7.5 12.5 m

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approved MD

scale 1:250 @A1

prepared KL, MK, SD, VJ

project no 240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

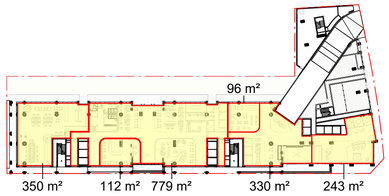
drawing

West Elevation

drawing no. **DA0303**

revision **P.04**

5/06/2025 4:31:09 PM



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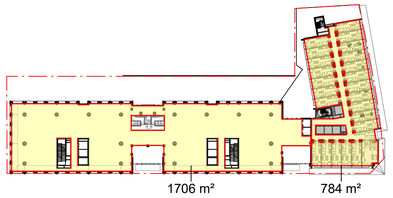

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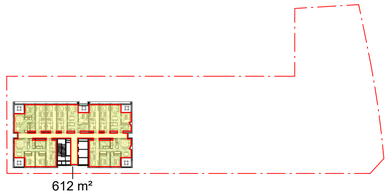

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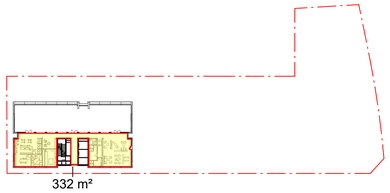

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approved
scale
MD
1:200 @A1

prepared
project no
KL, MK, SD, VJ
240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing

GFA Plans

drawing no.
revision

DA0551
P.04

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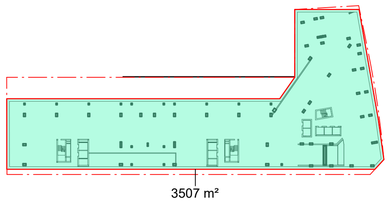

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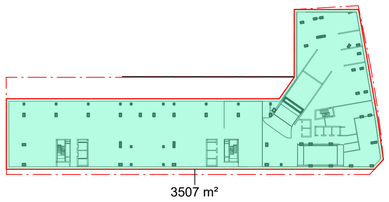

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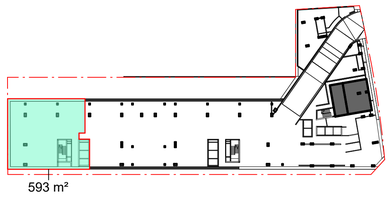

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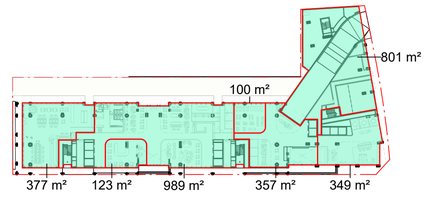

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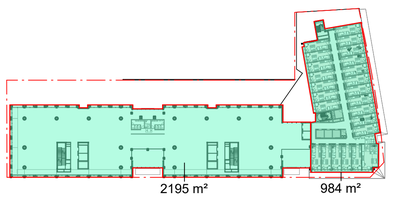

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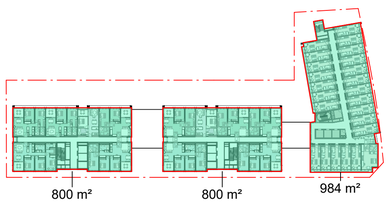

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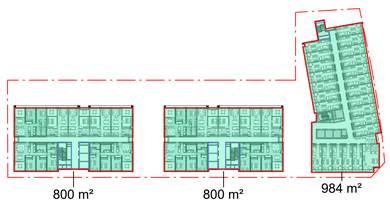

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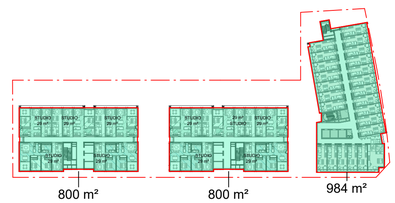

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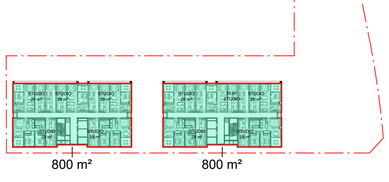

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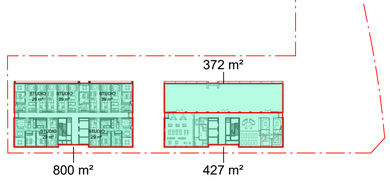

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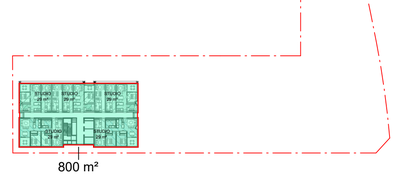

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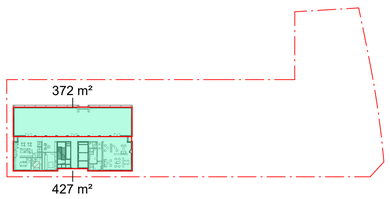

25 *GBA_L22
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0 2 4 6 10 m

Do not scale drawings. Verify all dimensions on site

revision	purpose of issue	checked	date
P.00	DRAFT SSDA		15.11.24
P.01	DRAFT ISSUE		12.03.25
P.02	SSDA ISSUE		07.04.25
P.03	SDRP 2 COMMENTS		16.05.25
P.04	SDRP 2 + BASIX COMMENTS		05.06.25

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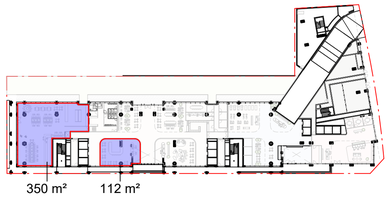
approved
scale
MD
1:200 @A1
prepared
project no
KL, MK, SD, VJ
240130

project
TEMPUS STREET ROUSE HILL
Tempus Street, Rouse Hill, NSW

drawing
GBA Plans

drawing no.
DA0552
revision
P.04

5/06/2025 4:32:05 PM



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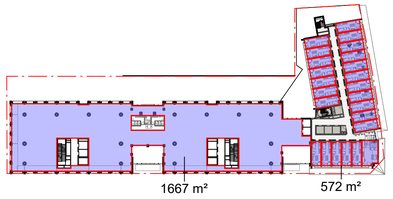

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12 *NRA_L3-4
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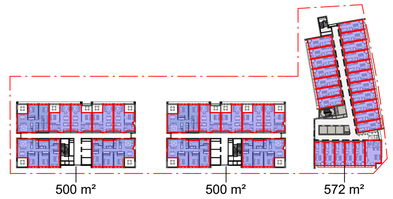

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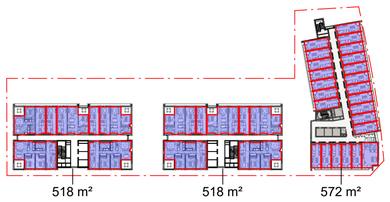

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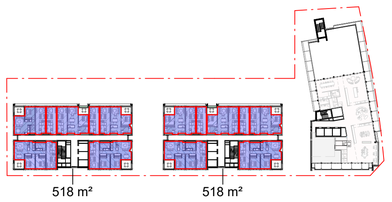

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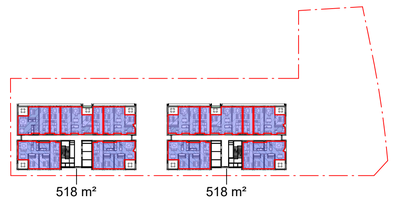

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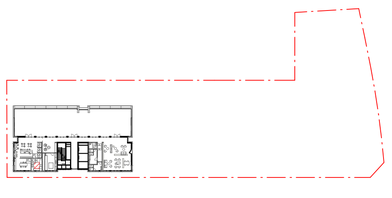
18 *NRA_L17
1 : 1000

19 *NRA_L18-21
1 : 1000



20 *NRA_L22
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0 2 4 6 10 m

Do not scale drawings. Verify all dimensions on site

revision	purpose of issue	checked	date
P.00	DRAFT SSDA		15.11.24
P.01	DRAFT ISSUE		12.03.25
P.02	SSDA ISSUE		07.04.25
P.03	SDRP 2 COMMENTS		16.05.25
P.04	SDRP 2 + BASIX COMMENTS		05.06.25

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approved
scale MD 1:200 @A1
prepared KL, MK, SD, VJ
project no 240130

project
TEMPUS STREET ROUSE HILL
Tempus Street, Rouse Hill, NSW

drawing
NRA - GLAR - NSA Plans

drawing no. **DA0553**
revision **P.04**

5/06/2025 4:32:46 PM

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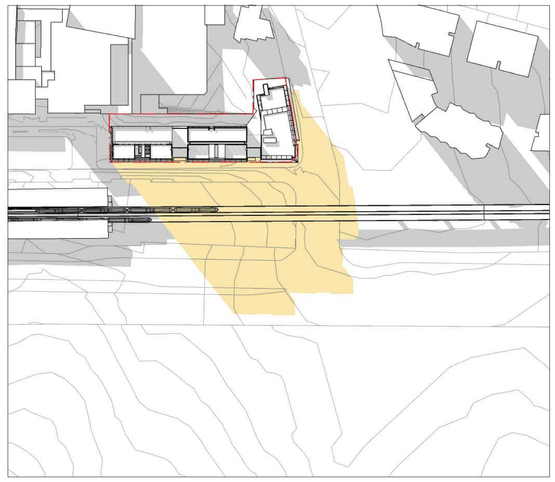
1 : 2000

2 21.06.24 - 10 AM WINTER
1 : 2000



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4 21.06.24 - 12 PM WINTER
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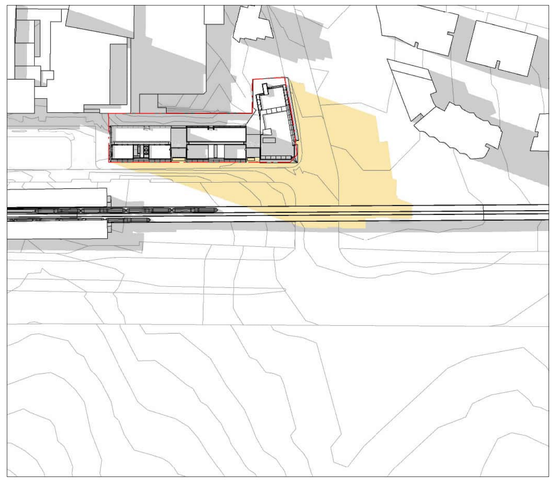

5 21.06.24 - 1 PM WINTER
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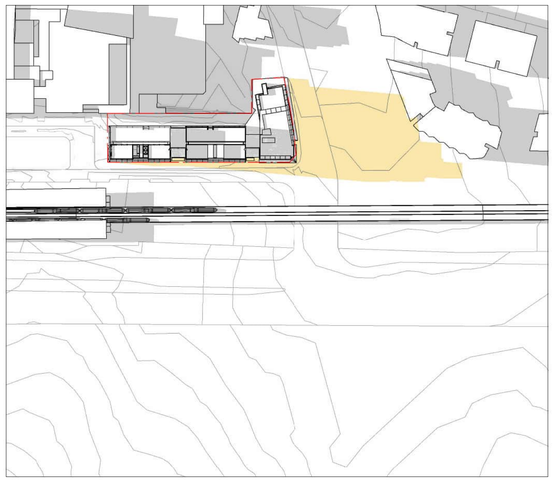

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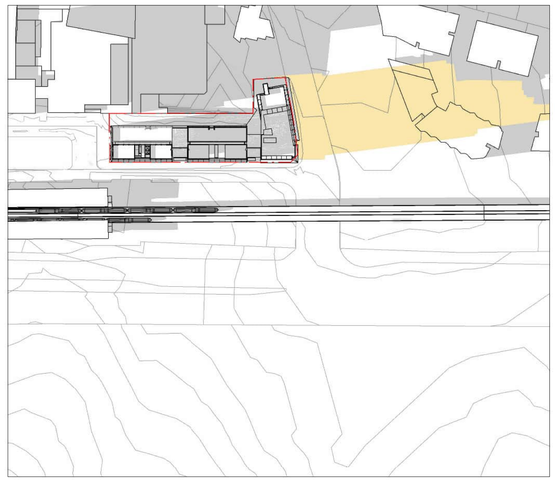

7 21.06.24 - 3 PM WINTER
1 : 2000

0 20 40 60 100
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Do not scale drawings. Verify all dimensions on site

revision	purpose of issue	checked	date
P.00	DRAFT SSDA		15.11.24
P.01	DRAFT ISSUE		12.03.25
P.02	SSDA ISSUE		07.04.25
P.03	SDRP 2 COMMENTS		16.05.25
P.04	SDRP 2 + BASIX COMMENTS		05.06.25

LEGEND

SHADOW CAST BY PROPOSAL

client

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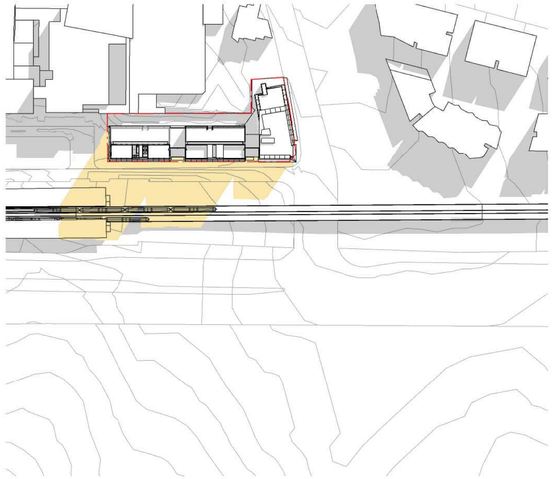
approved
scale
MD
1:2000 @A1
prepared
project no
KL, MK, SD, VJ
240130

project
TEMPUS STREET ROUSE HILL
Tempus Street, Rouse Hill, NSW

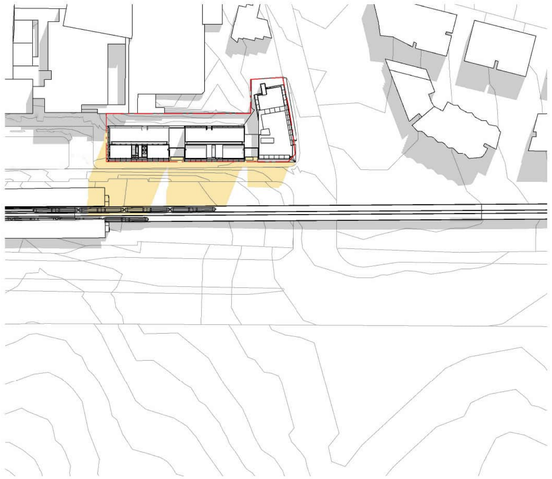
drawing
Shadow Analysis - Winter

drawing no.
DA0600
revision
P.04

5/06/2025 11:52:07 AM



1 21.12.24 - 9 AM SUMMER
1 : 2000



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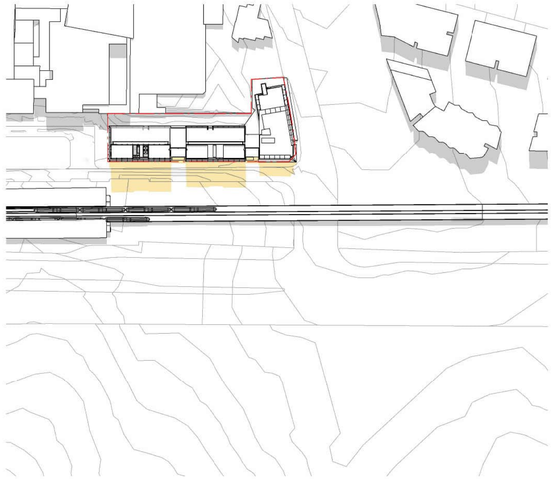

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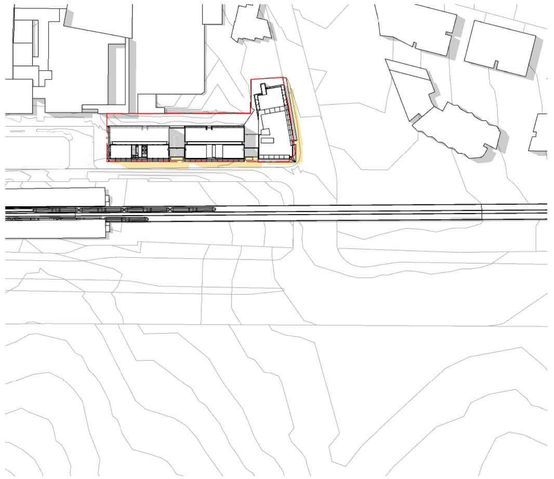

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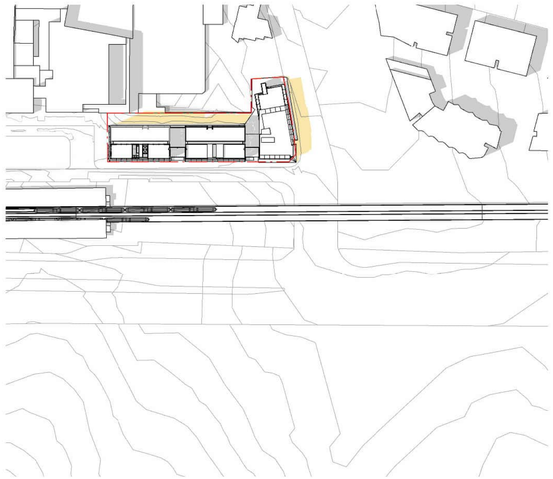

5 21.12.24 - 1 PM SUMMER
1 : 2000

6 21.12.24 - 2 PM SUMMER
1 : 2000

7 21.12.24 - 3 PM SUMMER
1 : 2000

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Do not scale drawings. Verify all dimensions on site

revision	purpose of issue	checked	date
P.00	DRAFT SSDA		15.11.24
P.01	DRAFT ISSUE		12.03.25
P.02	SSDA ISSUE		07.04.25
P.03	SDRP 2 COMMENTS		16.05.25
P.04	SDRP 2 + BASIX COMMENTS		05.06.25

LEGEND

SHADOW CAST BY PROPOSAL

client

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approved
scale
MD
1:2000 @A1

prepared
KL, MK, SD, VJ

project no
240130

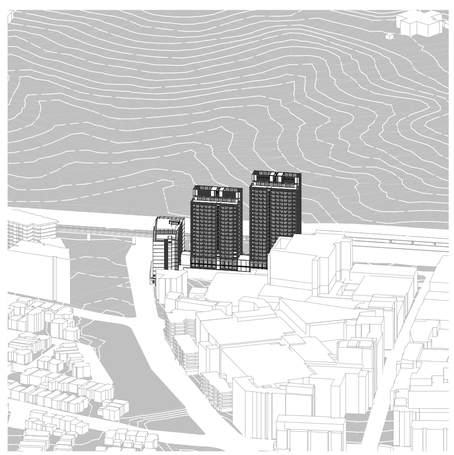
project
TEMPUS STREET ROUSE HILL
Tempus Street, Rouse Hill, NSW

drawing
Shadow Analysis - Summer

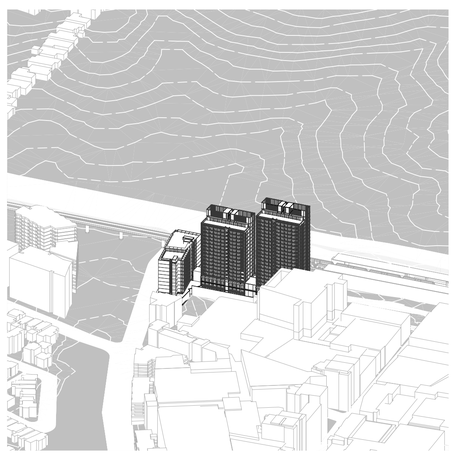
drawing no.
DA0601

revision
P.04

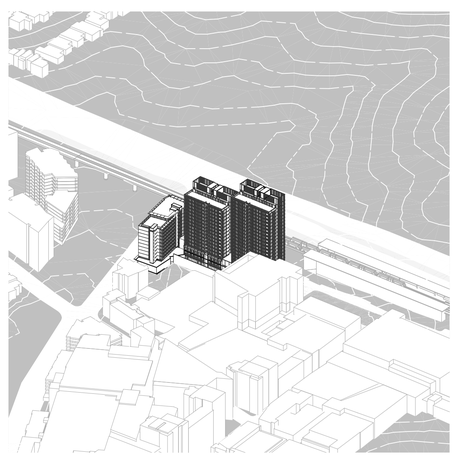
5/06/2025 11:54:22 AM



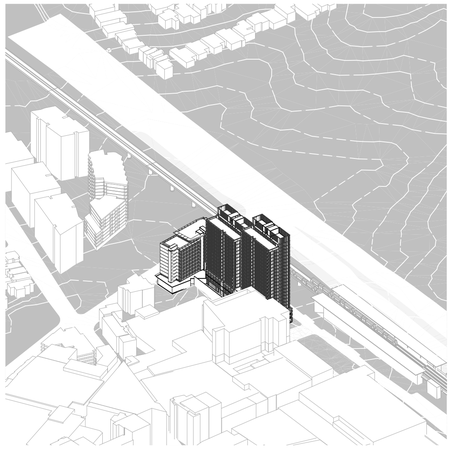
1 Sun eye view - 2024 Jun-21, 09-00



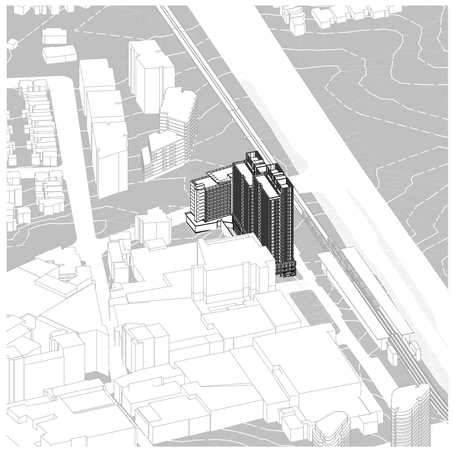
2 Sun eye view - 2024 Jun-21, 10-00



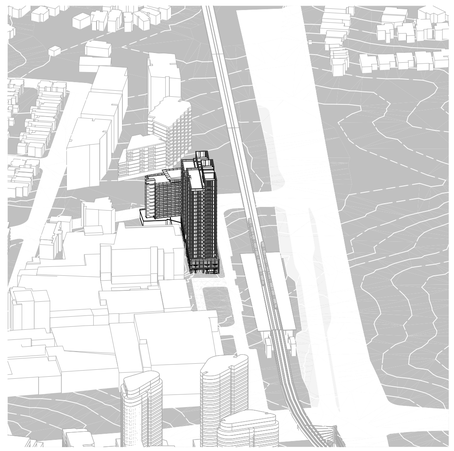
3 Sun eye view - 2024 Jun-21, 11-00



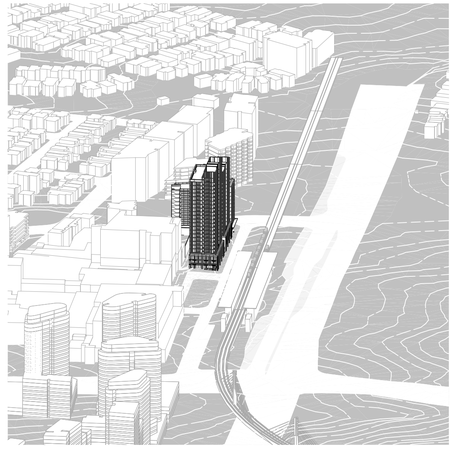
4 Sun eye view - 2024 Jun-21, 12-00



5 Sun eye view - 2024 Jun-21, 13-00



6 Sun eye view - 2024 Jun-21, 14-00



7 Sun eye view - 2024 Jun-21, 15-00

0 2 4 6 10 m

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revision	purpose of issue	checked	date
P.00	DRAFT SSDA		15.11.24
P.01	DRAFT ISSUE		12.03.25
P.02	SSDA ISSUE		07.04.25
P.03	SDRP 2 COMMENTS		16.05.25
P.04	SDRP 2 + BASIX COMMENTS		05.06.25

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ABN 90 131 245 684

approved MD

scale 1:200 @A1

prepared KL, MK, SD, VJ

project no 240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing

Sun Eye Views

drawing no. **DA0602**

revision **P.04**

5/06/2025 11:55:10 AM

1 LEVEL 3-4 - SOLAR ACCESS DIAGRAM
1 : 1000

2 Level 5-8 - SOLAR ACCESS DIAGRAM
1 : 1000

3 Level 9 - SOLAR ACCESS DIAGRAM
1 : 1000

4 LEVEL 10 - SOLAR ACCESS DIAGRAM
1 : 1000

5 LEVEL 11-16 - SOLAR ACCESS DIAGRAM
1 : 1000

6 LEVEL 17 - SOLAR ACCESS DIAGRAM
1 : 1000

7 LEVEL 18-21 - SOLAR ACCESS DIAGRAM
1 : 1000

Total		DUAL KEY UNITS built to rent						total	SPLIT UNITS built to rent				total	ADG COMPLIANCE (FOR SPLIT UNITS) built to rent		
		studio	1 bed	2 bed	2 bed dual key	3 bed	3 bed dual key	units	studio	1 bed	2 bed	3 bed	units	solar access	cross ventilation	no sun
		42	36	20	63	24	42	227	147	99	62	24	332	247	48	0
		19%	16%	9%	28%	11%	19%	100%	44%	30%	19%	7%	100%	74%	60%	0%

		residential unit count						total	residential unit count				total			
		studio	1 bed	2 bed	2 bed dual key	3 bed	3 bed dual key	units per level	studio	1 bed	2 bed	3 bed	units per level	solar access	cross ventilation	no sun
Roof	ROOF															
L23 - Plant	PLANT															
L22																
L21	TYP L17-21	2	0	0	3	0	2	7	7	3	2	0	12	9		
L20		2	0	0	3	0	2	7	7	3	2	0	12	9		
L19		2	0	0	3	0	2	7	7	3	2	0	12	9		
L18		2	0	0	3	0	2	7	7	3	2	0	12	9		
L17		2	0	0	3	0	2	7	7	3	2	0	12	9		
L16	TYP L9-16	4	0	0	6	0	4	14	14	6	4	0	24	17		
L15		4	0	0	6	0	4	14	14	6	4	0	24	17		
L14		4	0	0	6	0	4	14	14	6	4	0	24	17		
L13		4	0	0	6	0	4	14	14	6	4	0	24	17		
L12		4	0	0	6	0	4	14	14	6	4	0	24	17		
L11		4	0	0	6	0	4	14	14	6	4	0	24	17		
L10		4	0	0	6	0	4	14	14	6	4	0	24	17		
L9		4	0	0	6	0	4	14	14	6	4	0	24	17		
L8	TYP L3-8	0	8	2	0	4	0	14	0	8	2	4	14	11	8	
L7		0	8	2	0	4	0	14	0	8	2	4	14	11	8	
L6		0	8	2	0	4	0	14	0	8	2	4	14	11	8	
L5		0	8	2	0	4	0	14	0	8	2	4	14	11	8	
L4		0	2	6	0	4	0	12	0	2	6	4	12	11	8	
L3		0	2	6	0	4	0	12	0	2	6	4	12	11	8	
L2	COMMERCIAL															
L1																
GF																
B1																
B2																
Total		42	36	20	63	24	42	227	147	99	62	24	332	247	48	0

RESIDENTIAL

0 2 4 6 10 lm

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revision	purpose of issue	checked	date
P.00	DRAFT SSDA		15.11.24
P.01	DRAFT ISSUE		12.03.25
P.02	SSDA ISSUE		07.04.25
P.03	SDRP 2 COMMENTS		16.05.25
P.04	SDRP 2 + BASIX COMMENTS		05.06.25

LEGEND

- 2 HOURS SOLAR ACCESS (21ST JUNE, 9AM - 3PM)
- UNDER 2 HOURS SOLAR ACCESS (21ST JUNE, 9AM - 3PM)
- NO SOLAR ACCESS

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ABN 90 131 245 684

approved
scale MD 1:200 @A1
prepared KL, MK, SD, VJ
project no 240130

project
TEMPUS STREET ROUSE HILL
Tempus Street, Rouse Hill, NSW

drawing
ADG - Solar Access Diagram

drawing no. DA0610
revision P.04

5/06/2025 4:33:15 PM

1 LEVEL 3-4 - CROSS VENTILATION DIAGRAM
1 : 1000

2 LEVEL 5-8 - CROSS VENTILATION DIAGRAM
1 : 1000

Total		DUAL KEY UNITS							SPLIT UNITS					ADG COMPLIANCE (FOR SPLIT UNITS)		
		built to rent						total	built to rent				total	built to rent		
		studio	1 bed	2 bed	2 bed dual key	3 bed	3 bed dual key	units	studio	1 bed	2 bed	3 bed	units	solar access	cross ventilation	no sun
		42	36	20	63	24	42	227	147	99	62	24	332	247	48	0
		19%	16%	9%	28%	11%	19%	100%	44%	30%	19%	7%	100%	74%	60%	0%

		residential unit count						total	residential unit count				total			
		studio	1 bed	2 bed	2 bed dual key	3 bed	3 bed dual key	units per level	studio	1 bed	2 bed	3 bed	units per level	solar access	cross ventilation	no sun
Roof	ROOF															
L23 - Plant	PLANT															
L22																
L21	TYP L17-21	2	0	0	3	0	2	7	7	3	2	0	12	9		
L20		2	0	0	3	0	2	7	7	3	2	0	12	9		
L19		2	0	0	3	0	2	7	7	3	2	0	12	9		
L18		2	0	0	3	0	2	7	7	3	2	0	12	9		
L17		2	0	0	3	0	2	7	7	3	2	0	12	9		
L16	TYP L9-16	4	0	0	6	0	4	14	14	6	4	0	24	17		
L15		4	0	0	6	0	4	14	14	6	4	0	24	17		
L14		4	0	0	6	0	4	14	14	6	4	0	24	17		
L13		4	0	0	6	0	4	14	14	6	4	0	24	17		
L12		4	0	0	6	0	4	14	14	6	4	0	24	17		
L11		4	0	0	6	0	4	14	14	6	4	0	24	17		
L10		4	0	0	6	0	4	14	14	6	4	0	24	17		
L9		4	0	0	6	0	4	14	14	6	4	0	24	17		
L8	TYP L3-8	0	8	2	0	4	0	14	0	8	2	4	14	11	8	
L7		0	8	2	0	4	0	14	0	8	2	4	14	11	8	
L6		0	8	2	0	4	0	14	0	8	2	4	14	11	8	
L5		0	8	2	0	4	0	14	0	8	2	4	14	11	8	
L4		0	2	6	0	4	0	12	0	2	6	4	12	11	8	
L3		0	2	6	0	4	0	12	0	2	6	4	12	11	8	
L2	COMMERCIAL															
L1																
GF																
B1																
B2																
Total		42	36	20	63	24	42	227	147	99	62	24	332	247	48	0

RESIDENTIAL

0 2 4 6 10 m

Do not scale drawings. Verify all dimensions on site

revision	purpose of issue	checked	date
P.00	DRAFT SSDA		15.11.24
P.01	DRAFT ISSUE		12.03.25
P.02	SSDA ISSUE		07.04.25
P.03	SDRP 2 COMMENTS		16.05.25
P.04	SDRP 2 + BASIX COMMENTS		05.06.25

LEGEND

- CROSS VENTILATED
- NOT CROSS VENTILATED
- OPERABLE WINDOW / SLIDING DOOR

client

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approved
scale MD 1:200 @A1
prepared
project no KL, MK, SD, VJ 240130

project
TEMPUS STREET ROUSE HILL
Tempus Street, Rouse Hill, NSW

drawing
ADG - Cross Ventilation Apartments Diagram

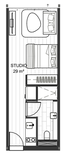
drawing no. **DA0611**
revision **P.04**

5/06/2025 4:33:30 PM

Note: ADG states at least 50% of required storage is to be located within the apartment. However, the project is seeking flexibility for the breakup of storage provided within and outside of apartment, noting dispensations allowed by SEPP Housing for BTR storage.

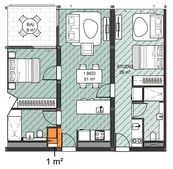
Internal = storage provided within unit
External = additional storage required, and to be provided outside of unit.

Cubic metre calculations below are based on 2.4m ceiling height.

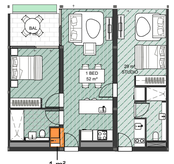


STUDIO

Required: 4m3
Internal: 0m3 (can explore full joinery option)
External: 4m3



1 m²

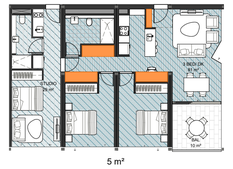


1 m²

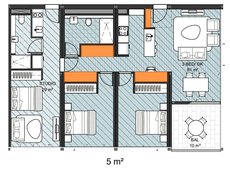
2 BED DK TYPE A
(1B + STUDIO)

1B
Required: 6m3
Internal: 2.4m3
External: 3.6m3

STUDIO
Required: 4m3
Internal: 0m3 (can explore full joinery option)
External: 4m3



5 m²

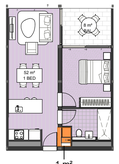


5 m²

3 BED DK TYPE A
(2B + STUDIO)

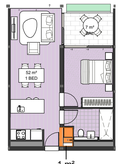
2B
Required: 8m3
Internal: 12m3
External: 0m3

STUDIO
Required: 4m3
Internal: 0m3
External: 4m3



1 m²

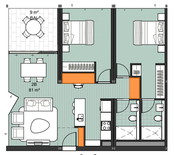
1 m²



1 m²

1 BED TYPE A

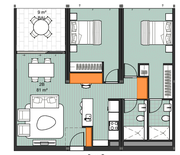
Required: 6m3
Internal: 2.4m3 (can explore full joinery option)
External: 3.6m3



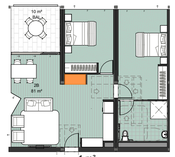
3 m²

2 BED TYPE A

Required: 8m3
Internal: 7.2m3
External: 0.8m3



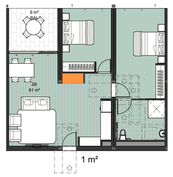
3 m²



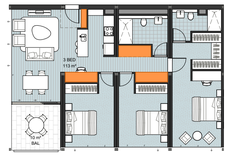
1 m²

2 BED TYPE B (DDA)

Required: 8m3
Internal: 2.4m3
External: 5.6m3



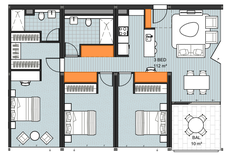
1 m²



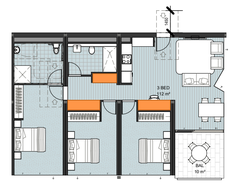
5 m²

3 BED TYPE A

3B
Required: 10m3
Internal: 12m3
External: 0m3



5 m²



4 m²

3 BED TYPE B (DDA)

3B
Required: 10m3
Internal: 9.6m3
External: 0.4m3

revision	purpose of issue	checked	date
P.00	DRAFT SSDA		15.11.24
P.01	DRAFT ISSUE		12.03.25
P.02	SSDA ISSUE		07.04.25
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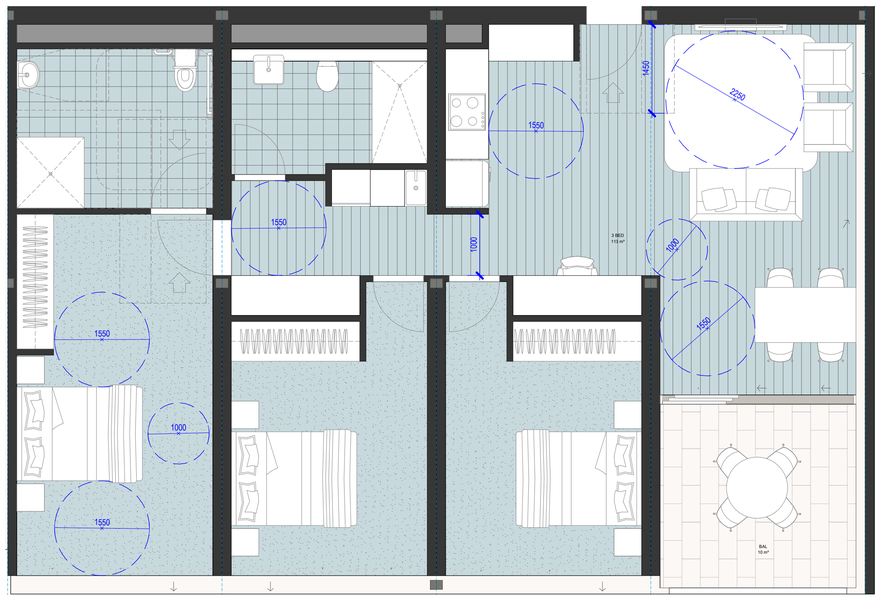
scale
MD
1:200 @A1
prepared
project no
KL, MK, SD, VJ
240130

project
TEMPUS STREET ROUSE HILL
Tempus Street, Rouse Hill, NSW

drawing
ADG - Storage Diagram

drawing no.
revision
DA0650
P.04

5/06/2025 4:33:39 PM



0 500 1000 1500 2500 mm

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P.00	DRAFT SSDA		15.11.24
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approved: MD
scale: 1:50 @A1
prepared: KL, MK, SD, VJ
project no: 240130

project

TEMPUS STREET ROUSE HILL

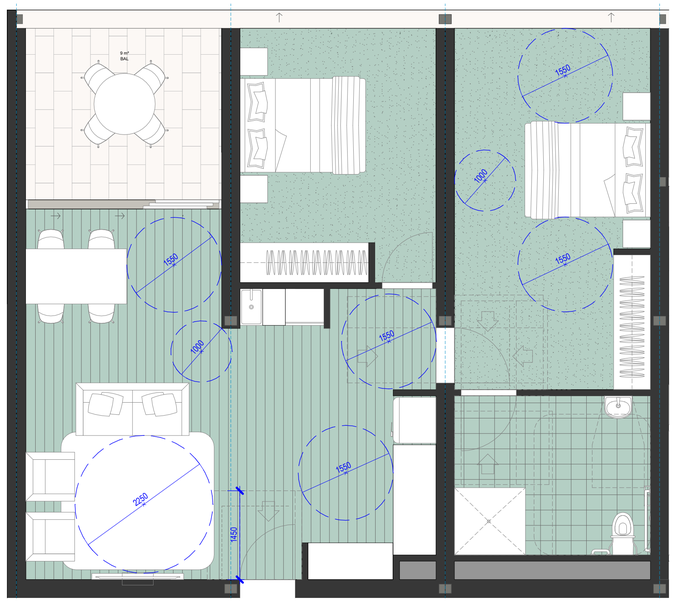
Tempus Street, Rouse Hill, NSW

drawing

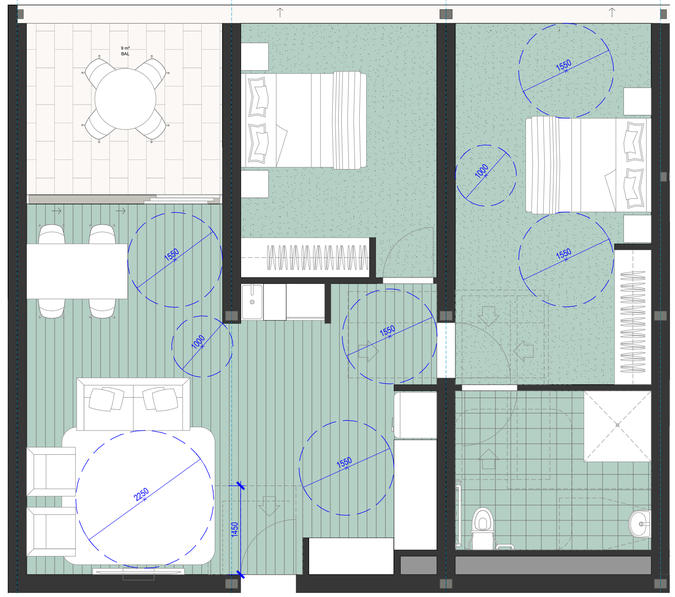
Accessible SOU - Unit 1

drawing no.: **DA0900**
revision: **P.04**

5/06/2025 4:33:44 PM



1 2 BED - Accessible SOU - RH
SCALE: 1 : 50



2 2 BED - Accessible SOU - LH
SCALE: 1 : 50

0 500 1000 1500 2500
mm

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revision	purpose of issue	checked	date
P.00	DRAFT SSDA		15.11.24
P.01	DRAFT ISSUE		12.03.25
P.02	SSDA ISSUE		07.04.25
P.03	SDRP 2 COMMENTS		16.05.25
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approved	scale
MD	1:50 @A1
prepared	project no
KL, MK, SD, VJ	240130

project

TEMPUS STREET ROUSE HILL

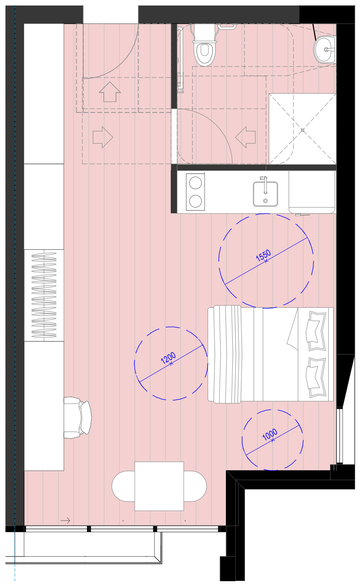
Tempus Street, Rouse Hill, NSW

drawing

Accessible SOU - Unit 2

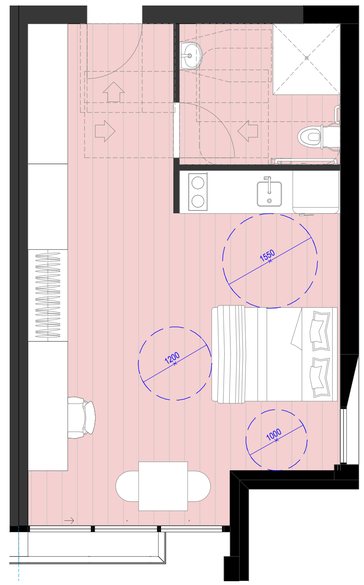
drawing no.	revision
DA0901	**P.04**

5/06/2025 4:33:50 PM



1 CO-LIVING DDA UNIT - LH

SCALE: 1 : 50



2 CO-LIVING DDA UNIT - RH

SCALE: 1 : 50

0 500 1000 1500 2500 mm

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revision	purpose of issue	checked	date
P.00	DRAFT SSDA		15.11.24
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approved MD

scale 1:50 @A1

prepared KL, MK, SD, VJ

project no 240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing

Accessible SOU - Unit 3

drawing no. **DA0902**

revision **P.04**

5/06/2025 4:33:57 PM

Facade Finishes - Brick

BR01 - Face brick - Reddish / Brown

BR02 - Face Tiles - Coral / Red

BR03 - Face Tiles - Dark Green

Facade Finishes - Cladding System

CL01 - Aluminium Cladding w/ Vertical Joints or similar - Pale Green

CL02 - Aluminium Cladding w/ Vertical Joints or similar - Coral

CL03 - Aluminium Cladding w/ Vertical Joints or similar - Light Maroon

CL04 - Aluminium Cladding w/ Vertical Joints or similar - Warm Grey

CL05 - Aluminium Cladding w/ Vertical Joints or similar - Stone Grey

Facade Elements

BAL01 - Pale Green Steel post balustrade

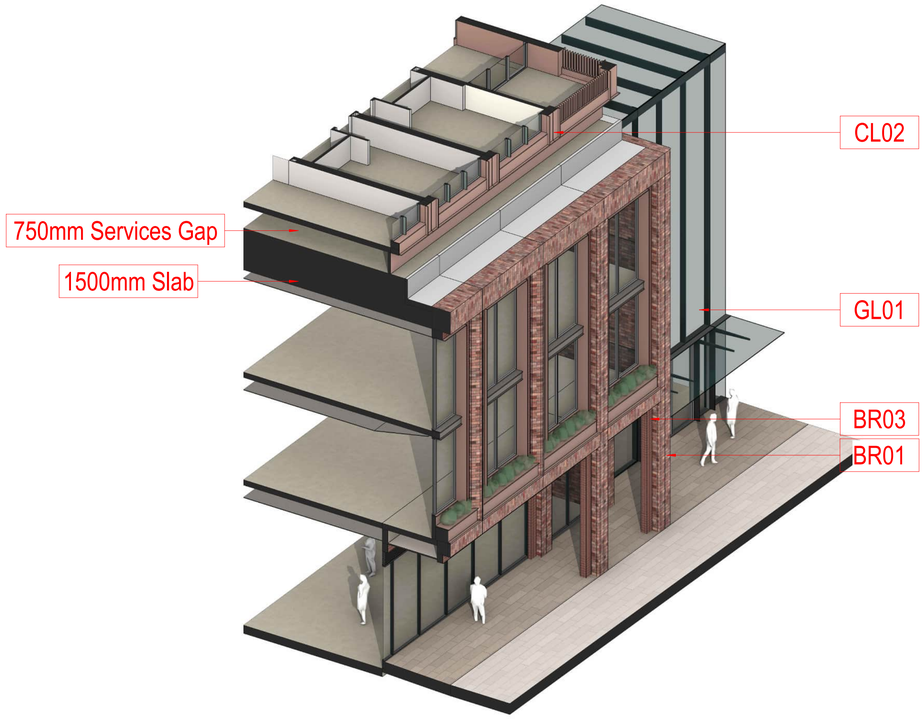
BAL02 - Coral Steel post balustrade

BAL03 - Light Maroon Perforated balustrade

LV01 - Louvres - Dark Grey

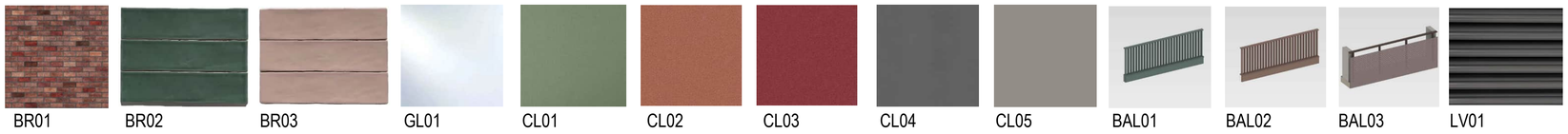
Facade Finishes - Window System

GL01 - Glass - Clear



BTR Entrance

North BTR Tower Podium



Precedent images are indicative only and do not represent the exact systems or material to be used.

0 500 1000 1500 2500 mm

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revision	purpose of issue	checked	date
P.00	DRAFT SSDA		15.11.24
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approved: MD

scale: 1:50 @A1

prepared: KL, MK, SD, VJ

project no: 240130

project: TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing: Facade Detail A

drawing no.: **DA0950**

revision: **P.03**

5/06/2025 4:34:04 PM

Facade Finishes - Brick

BR01 - Face brick - Reddish / Brown

BR02 - Face Tiles - Coral / Red

BR03 - Face Tiles - Dark Green

Facade Finishes - Cladding System

CL01 - Aluminium Cladding w/ Vertical Joints or similar - Pale Green

CL02 - Aluminium Cladding w/ Vertical Joints or similar - Coral

CL03 - Aluminium Cladding w/ Vertical Joints or similar - Light Maroon

CL04 - Aluminium Cladding w/ Vertical Joints or similar - Warm Grey

CL05 - Aluminium Cladding w/ Vertical Joints or similar - Stone Grey

Facade Elements

BAL01 - Pale Green Steel post balustrade

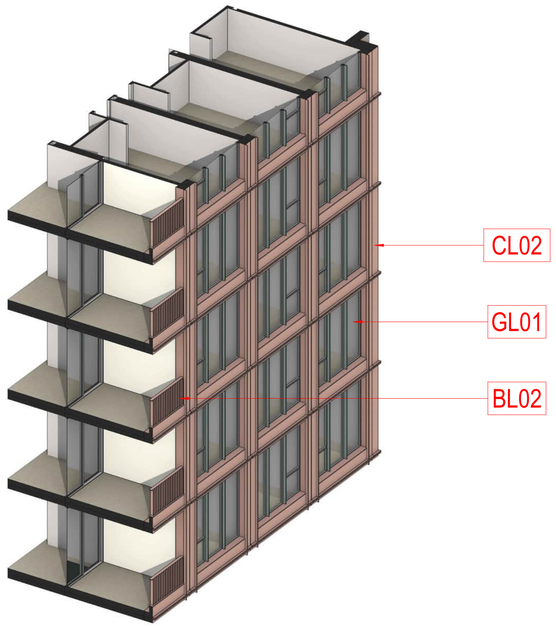
BAL02 - Coral Steel post balustrade

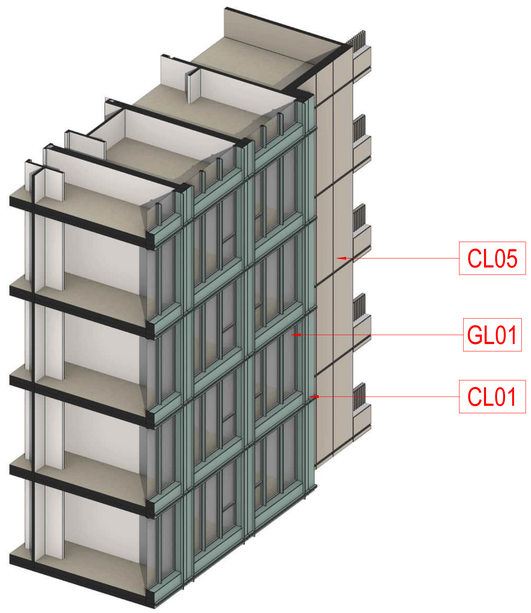
BAL03 - Light Maroon Perforated balustrade

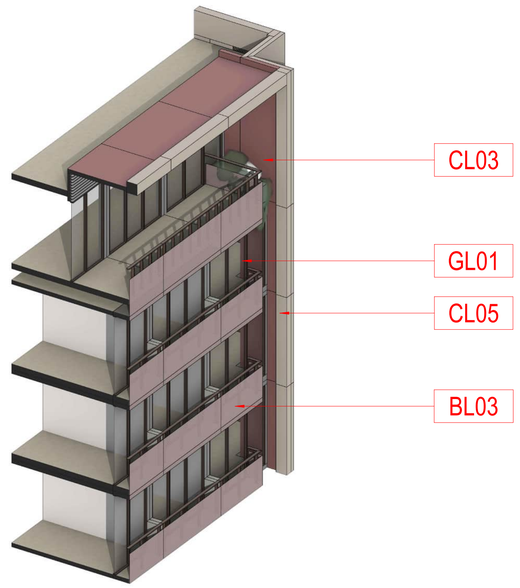
LV01 - Louvres - Dark Grey

Facade Finishes - Window System

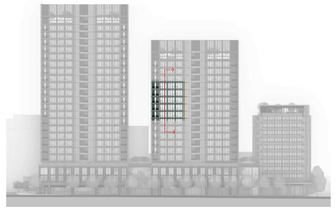
GL01 - Glass - Clear



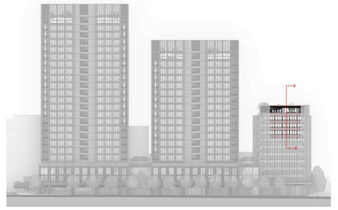




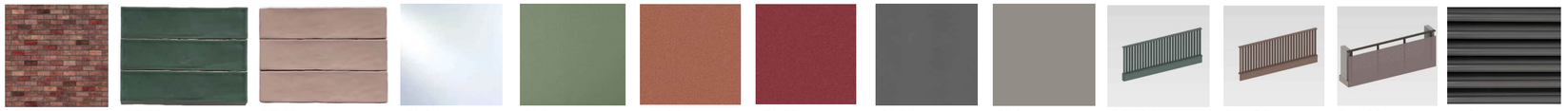
North Tower - BTR



South Tower - BTR



Co-Living



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0 500 1000 1500 2500 mm

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approved: MD | scale: 1:50 @A1

prepared: KL, MK, SD, VJ | project no: 240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing

Facade Detail B

drawing no. **DA0951** | revision **P.03**

5/06/2025 4:34:10 PM

Western Elevation (Tempus Street)

0 500 1000 1500 2500 mm

Do not scale drawings. Verify all dimensions on site

revision	purpose of issue	checked	date
P.00	DRAFT SSDA		15.11.24
P.01	DRAFT ISSUE		12.03.25
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approved MD

scale 1:50 @A1

prepared KL, MK, SD, VJ

project no 240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing

Perspective Views

drawing no. **DA0960**

revision **P.04**

5/06/2025 4:34:11 PM

View from Tempus Street

0 500 1000 1500 2500 mm

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revision	purpose of issue	checked	date
P.00	DRAFT SSDA		15.11.24
P.01	DRAFT ISSUE		12.03.25
P.02	SSDA ISSUE		07.04.25
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P.04	SDRP 2 + BASIX COMMENTS		05.06.25

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prepared KL, MK, SD, VJ project no 240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing

Perspective Views

drawing no. **DA0961**

revision **P.04**

5/06/2025 4:34:12 PM

View from corner Tempus Street and Market Lane

0 500 1000 1500 2500 mm

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revision	purpose of issue	checked	date
P.00	DRAFT SSDA		15.11.24
P.01	DRAFT ISSUE		12.03.25
P.02	SSDA ISSUE		07.04.25
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Nominated Architect Ray Brown 6539
ABN 90 131 245 684

approved	scale
MD	1:50 @A1
prepared	project no
KL, MK, SD, VJ	240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing

Perspective Views

drawing no.	revision
DA0962	**P.04**

5/06/2025 4:34:13 PM

View from Market Lane

0 500 1000 1500 2500 mm

Do not scale drawings. Verify all dimensions on site

revision	purpose of issue	checked	date
P.00	DRAFT SSDA		15.11.24
P.01	DRAFT ISSUE		12.03.25
P.02	SSDA ISSUE		07.04.25
P.03	SDRP 2 COMMENTS		16.05.25
P.04	SDRP 2 + BASIX COMMENTS		05.06.25

client

FREECITY

architectus™

Australian Capital Territory
New South Wales
Queensland
South Australia
Victoria
Western Australia

Gadigal Country
Level 17, 25 Martin Place
Sydney NSW 2000
T (61 2) 8252 8400
sydney@architectus.com.au
Nominated Architect Ray Brown 6539
ABN 90 131 245 684

approved	scale
MD	1:50 @A1
prepared	project no
KL, MK, SD, VJ	240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing

Perspective Views

drawing no.	revision
DA0963	**P.04**

5/06/2025 4:34:16 PM

View from corner Tempus Street and White Hart Drive

0 500 1000 1500 2500 mm

Do not scale drawings. Verify all dimensions on site

revision	purpose of issue	checked	date
P.00	DRAFT SSDA		15.11.24
P.01	DRAFT ISSUE		12.03.25
P.02	SSDA ISSUE		07.04.25
P.03	SDRP 2 COMMENTS		16.05.25
P.04	SDRP 2 + BASIX COMMENTS		05.06.25

client

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Nominated Architect Ray Brown 6539
ABN 90 131 245 684

approved: MD
scale: 1:50 @A1
prepared: KL, MK, SD, VJ
project no: 240130

project

TEMPUS STREET ROUSE HILL

Tempus Street, Rouse Hill, NSW

drawing

Perspective Views

drawing no. **DA0964**
revision **P.04**

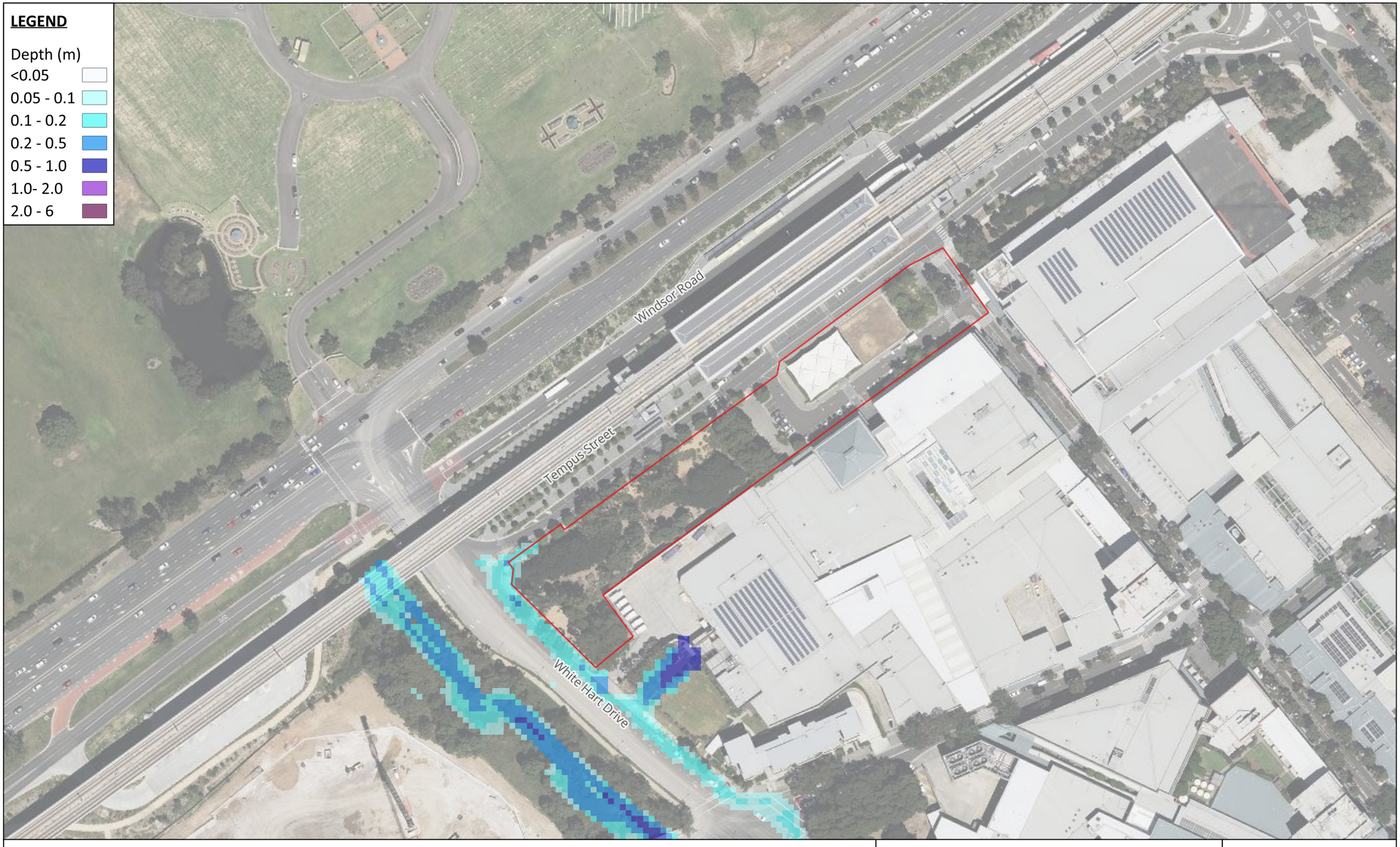
5/06/2025 4:34:20 PM

Appendix B Flood Maps

LEGEND

Depth (m)

- <0.05
- 0.05 - 0.1
- 0.1 - 0.2
- 0.2 - 0.5
- 0.5 - 1.0
- 1.0- 2.0
- 2.0 - 6



PROJECT TITLE: 2 Tempus Street, Rouse Hill

PROJECT NO: 30013907

MAP TITLE: EXISTING CONDITION FLOOD DEPTH: 10% AEP

MAP NO: 1

REVISION: 1

STATUS: FINAL

AUTHOR: C.D.

CHECKED: G.N.

DATE: 14-03-2025

SIZE: A3

SOURCES: NSW Six Map

CRS: GDA94 / MGA Zone 56

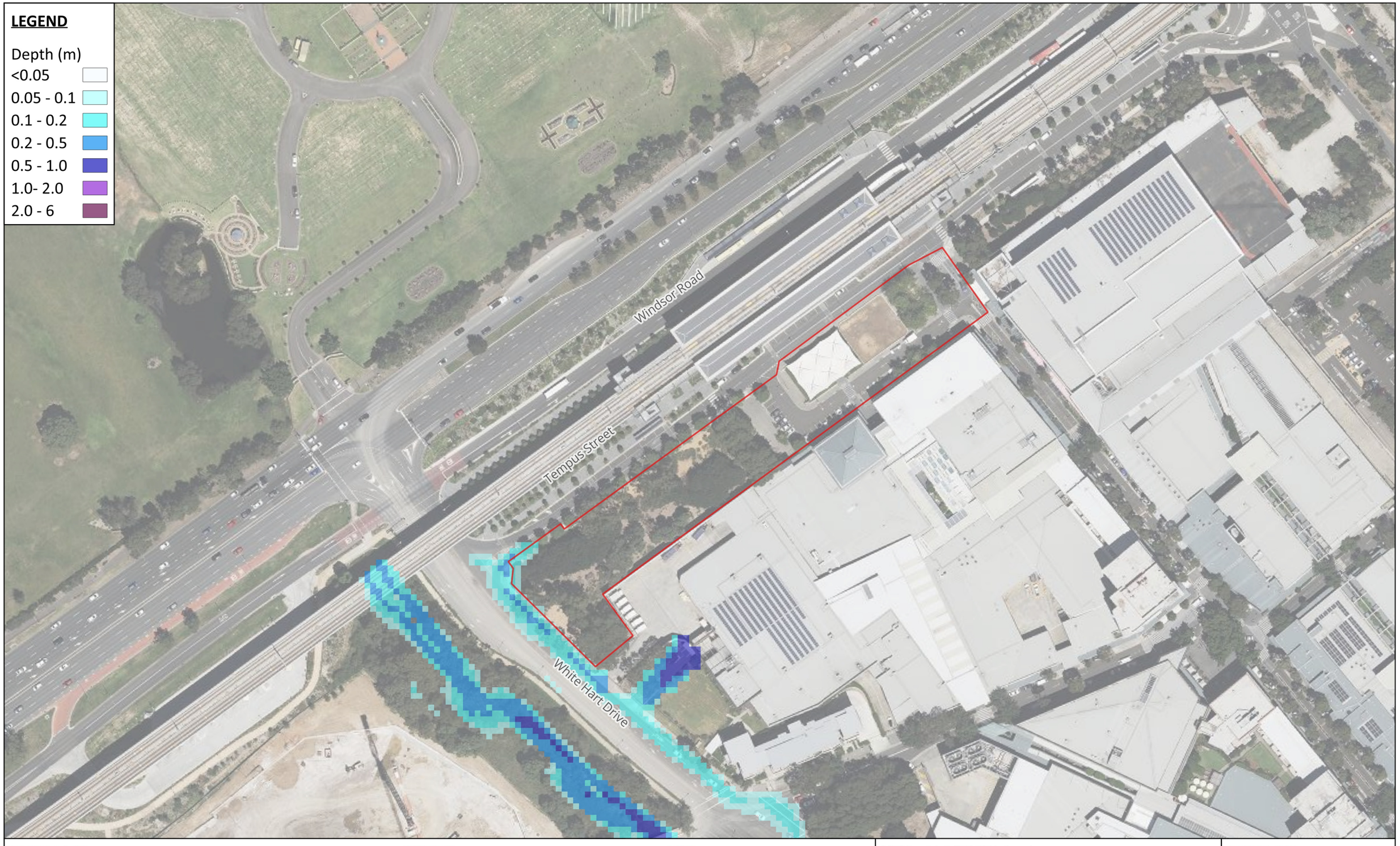
0 50 100 m

SCALE: 1:1,500

CONSULTANT:

smec an SJ company

www.smec.com



PROJECT TITLE:	2 Tempus Street, Rouse Hill	**REVISION:**	1	**DATE:**	14-03-2025
PROJECT NO:	30013907	**STATUS:**	FINAL	**SIZE:**	A3
MAP TITLE:	EXISTING CONDITION FLOOD DEPTH: 5% AEP	**AUTHOR:**	C.D.	**SOURCES:**	NSW Six Map
MAP NO:	2	**CHECKED:**	G.N.	**CRS:**	GDA94 / MGA Zone 56

0 50 100 m

SCALE: 1:1,500

CONSULTANT:

smec an SJ company

www.smec.com

PROJECT TITLE:	2 Tempus Street, Rouse Hill	**REVISION:**	1	**DATE:**	14-03-2025
PROJECT NO:	30013907	**STATUS:**	FINAL	**SIZE:**	A3
MAP TITLE:	EXISTING CONDITION FLOOD DEPTH: 2% AEP	**AUTHOR:**	C.D.	**SOURCES:**	NSW Six Map
MAP NO:	3	**CHECKED:**	G.N.	**CRS:**	GDA94 / MGA Zone 56

0 50 100 m

SCALE: 1:1,500

CONSULTANT:

smec an SJ company

LEGEND

Depth (m)

- <0.05
- 0.05 - 0.1
- 0.1 - 0.2
- 0.2 - 0.5
- 0.5 - 1.0
- 1.0- 2.0
- 2.0 - 6

PROJECT TITLE: 2 Tempus Street, Rouse Hill

PROJECT NO: 30013907

MAP TITLE: EXISTING CONDITION FLOOD DEPTH: 1% AEP

MAP NO: 4

REVISION: 1

STATUS: FINAL

AUTHOR: C.D.

CHECKED: G.N.

DATE: 14-03-2025

SIZE: A3

SOURCES: NSW Six Map

CRS: GDA94 / MGA Zone 56

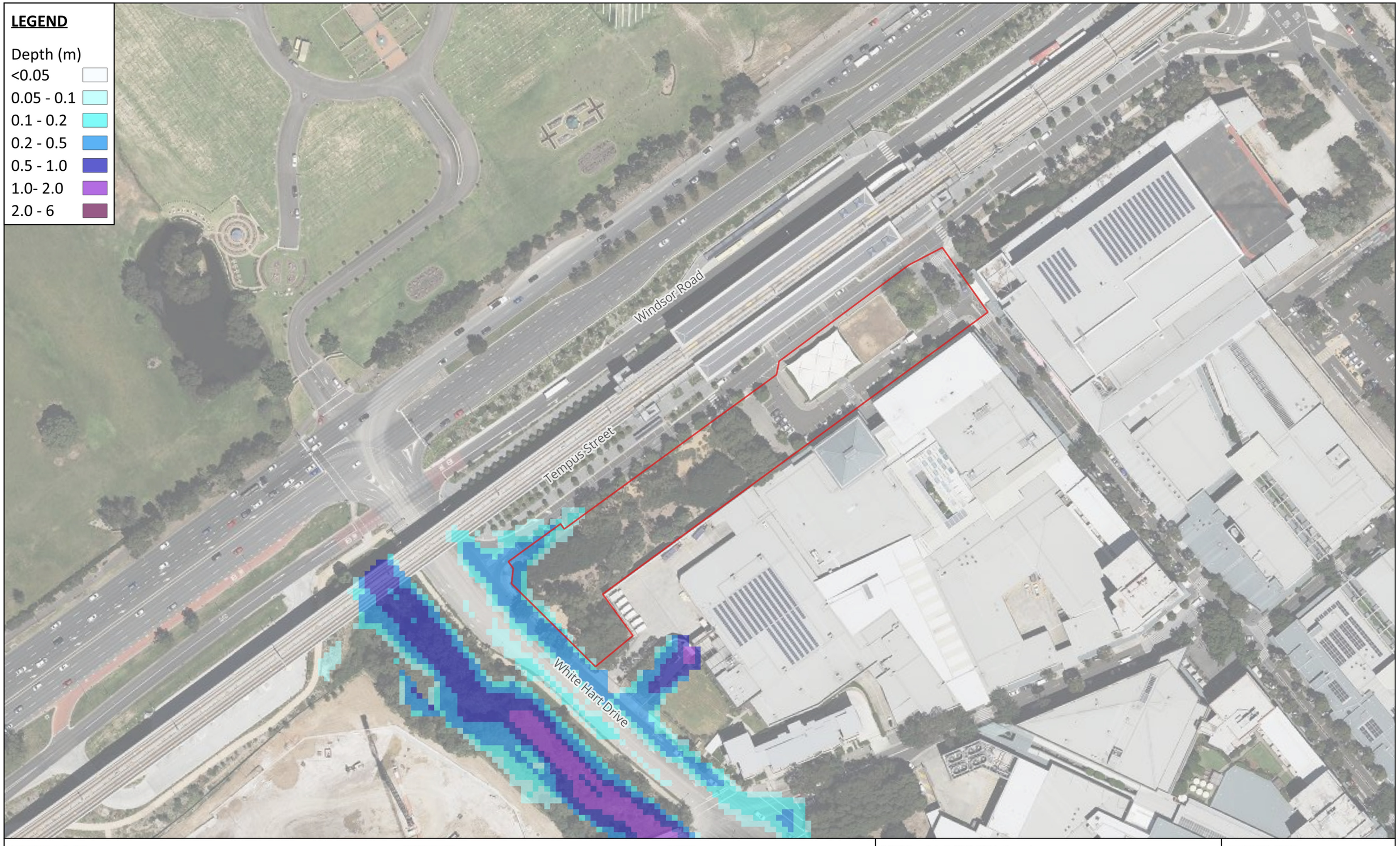
0 50 100 m

SCALE: 1:1,500

CONSULTANT:

smec an SJ company

www.smec.com



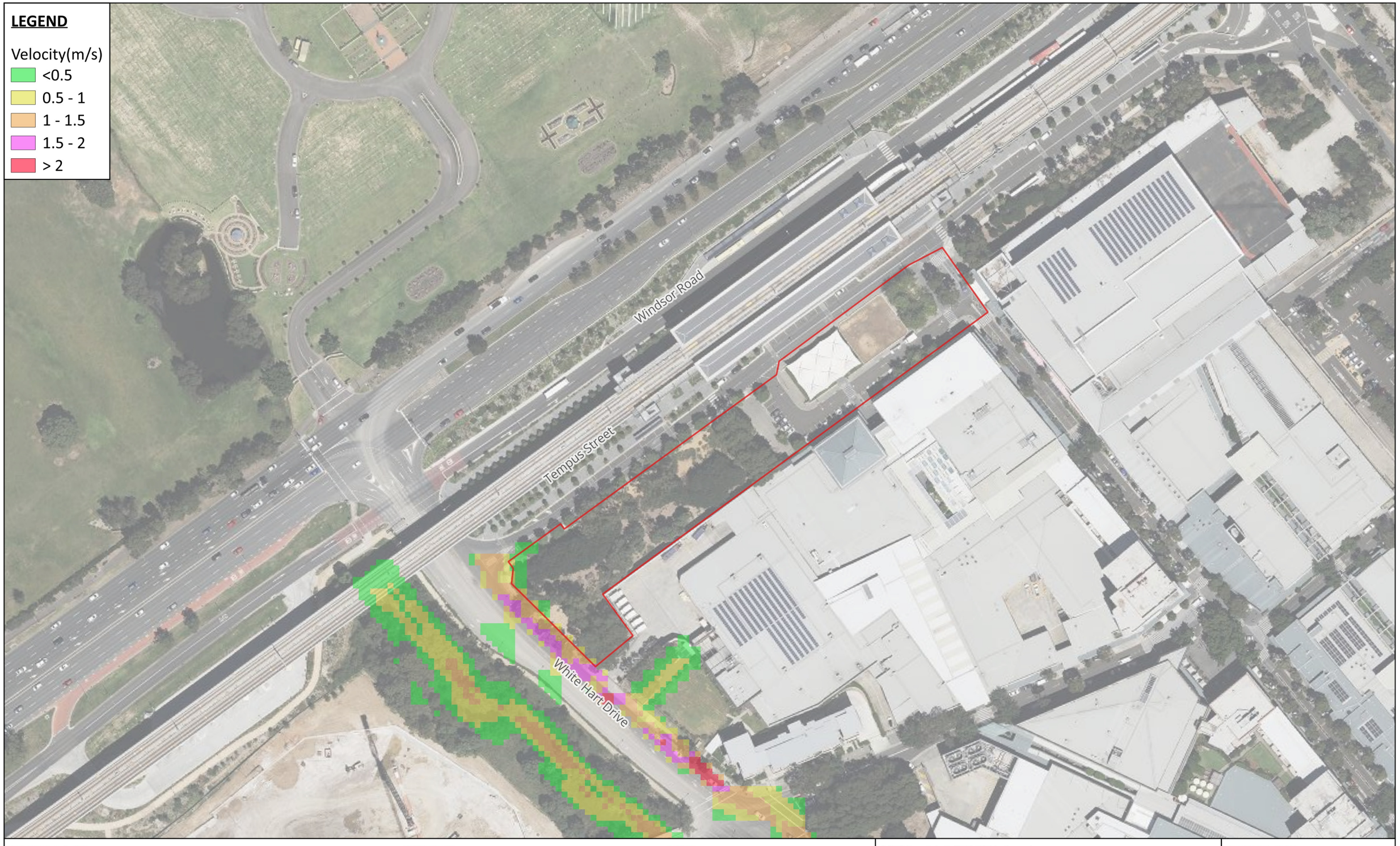
PROJECT TITLE:	2 Tempus Street, Rouse Hill	**REVISION:**	1	**DATE:**	14-03-2025
PROJECT NO:	30013907	**STATUS:**	FINAL	**SIZE:**	A3
MAP TITLE:	EXISTING CONDITION FLOOD DEPTH: PMF	**AUTHOR:**	C.D.	**SOURCES:**	NSW Six Map
MAP NO:	5	**CHECKED:**	G.N.	**CRS:**	GDA94 / MGA Zone 56

0 50 100 m

SCALE: 1:1,500

CONSULTANT:

smec an SJ company



PROJECT TITLE:	2 Tempus Street, Rouse Hill	**REVISION:**	1	**DATE:**	14-03-2025
PROJECT NO:	30013907	**STATUS:**	FINAL	**SIZE:**	A3
MAP TITLE:	EXISTING CONDITION FLOOD VELOCITY: 10% AEP	**AUTHOR:**	C.D.	**SOURCES:**	NSW Six Map
MAP NO:	6	**CHECKED:**	G.N.	**CRS:**	GDA94 / MGA Zone 56

0 50 100 m

SCALE: 1:1,500

CONSULTANT:

smec an SJ company

LEGEND

Velocity(m/s)

- <0.5
- 0.5 - 1
- 1 - 1.5
- 1.5 - 2
- > 2

Windsor Road

Tempus Street

White Hart Drive

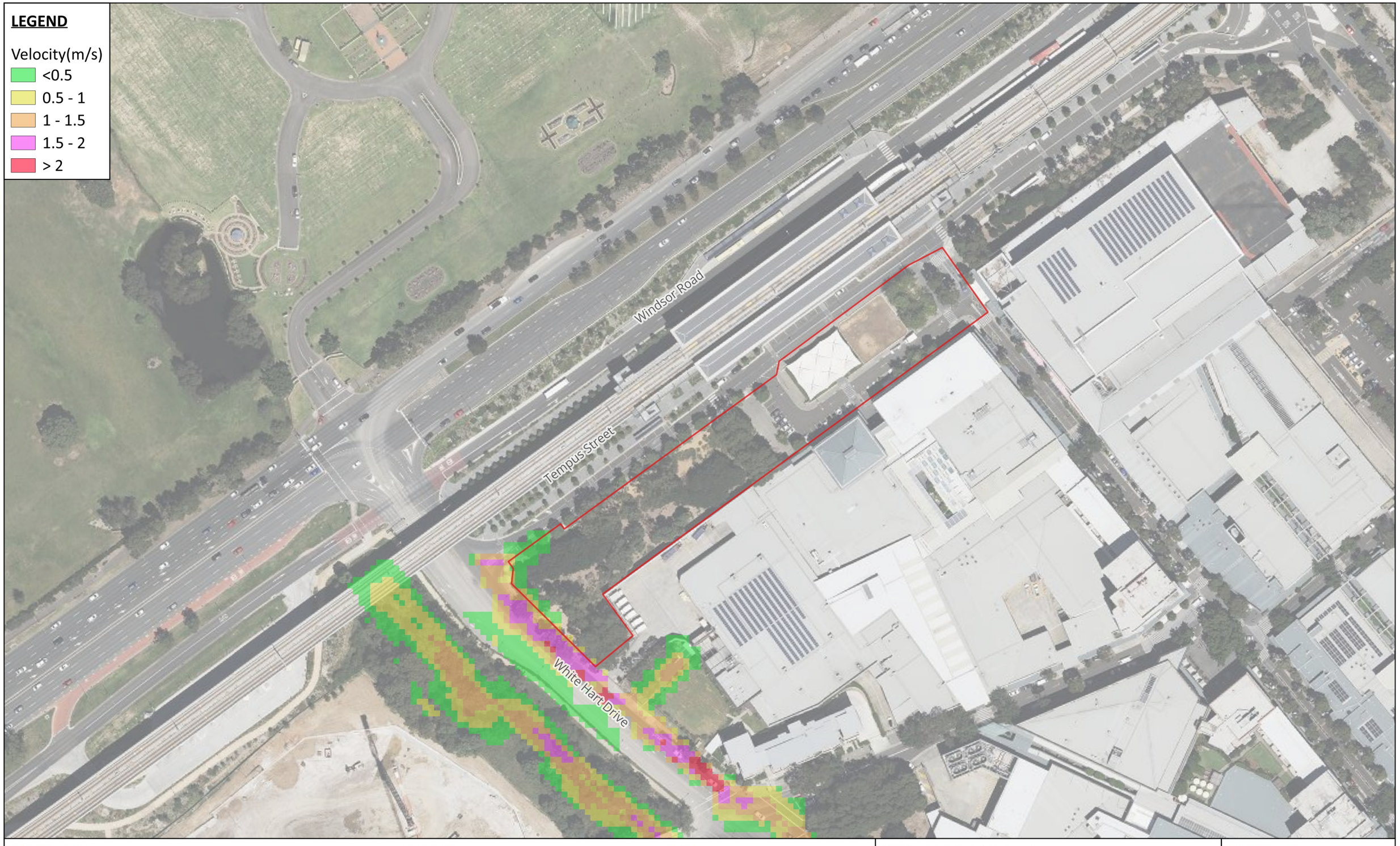
PROJECT TITLE:	2 Tempus Street, Rouse Hill	**REVISION:**	1	**DATE:**	14-03-2025
PROJECT NO:	30013907	**STATUS:**	FINAL	**SIZE:**	A3
MAP TITLE:	EXISTING CONDITION FLOOD VELOCITY: 5% AEP	**AUTHOR:**	C.D.	**SOURCES:**	NSW Six Map
MAP NO:	7	**CHECKED:**	G.N.	**CRS:**	GDA94 / MGA Zone 56

0 50 100 m

SCALE: 1:1,500

CONSULTANT:

smec an SJ company



PROJECT TITLE:	2 Tempus Street, Rouse Hill	**REVISION:**	1	**DATE:**	14-03-2025
PROJECT NO:	30013907	**STATUS:**	FINAL	**SIZE:**	A3
MAP TITLE:	EXISTING CONDITION FLOOD VELOCITY: 2% AEP	**AUTHOR:**	C.D.	**SOURCES:**	NSW Six Map
MAP NO:	8	**CHECKED:**	G.N.	**CRS:**	GDA94 / MGA Zone 56

0 50 100 m

SCALE: 1:1,500

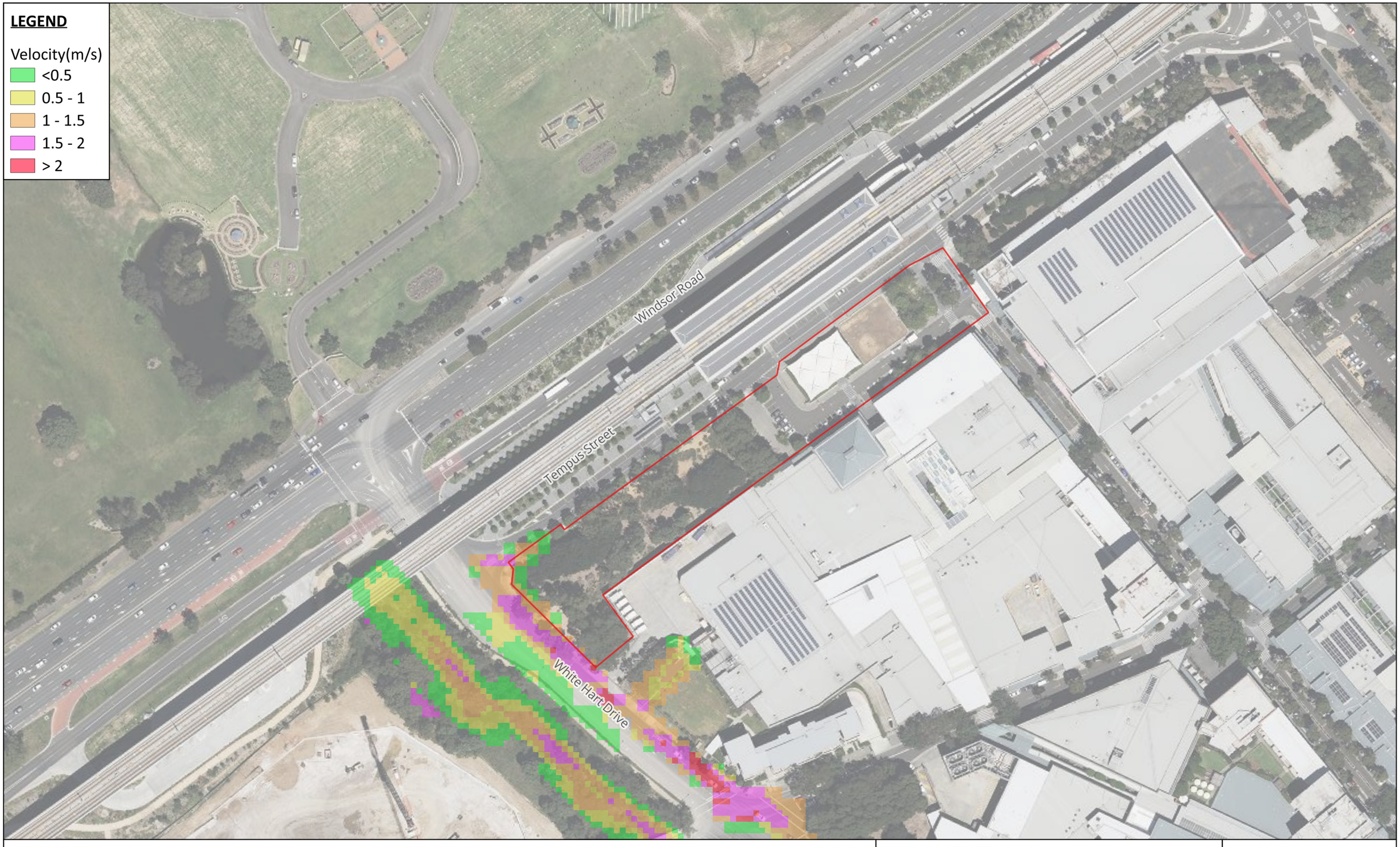
CONSULTANT:

smec
an SJ company

LEGEND

Velocity(m/s)

- <0.5
- 0.5 - 1
- 1 - 1.5
- 1.5 - 2
- > 2



PROJECT TITLE:	2 Tempus Street, Rouse Hill	**REVISION:**	1	**DATE:**	14-03-2025
PROJECT NO:	30013907	**STATUS:**	FINAL	**SIZE:**	A3
MAP TITLE:	EXISTING CONDITION FLOOD VELOCITY: 1% AEP	**AUTHOR:**	C.D.	**SOURCES:**	NSW Six Map
MAP NO:	9	**CHECKED:**	G.N.	**CRS:**	GDA94 / MGA Zone 56

0 50 100 m

SCALE: 1:1,500

CONSULTANT:

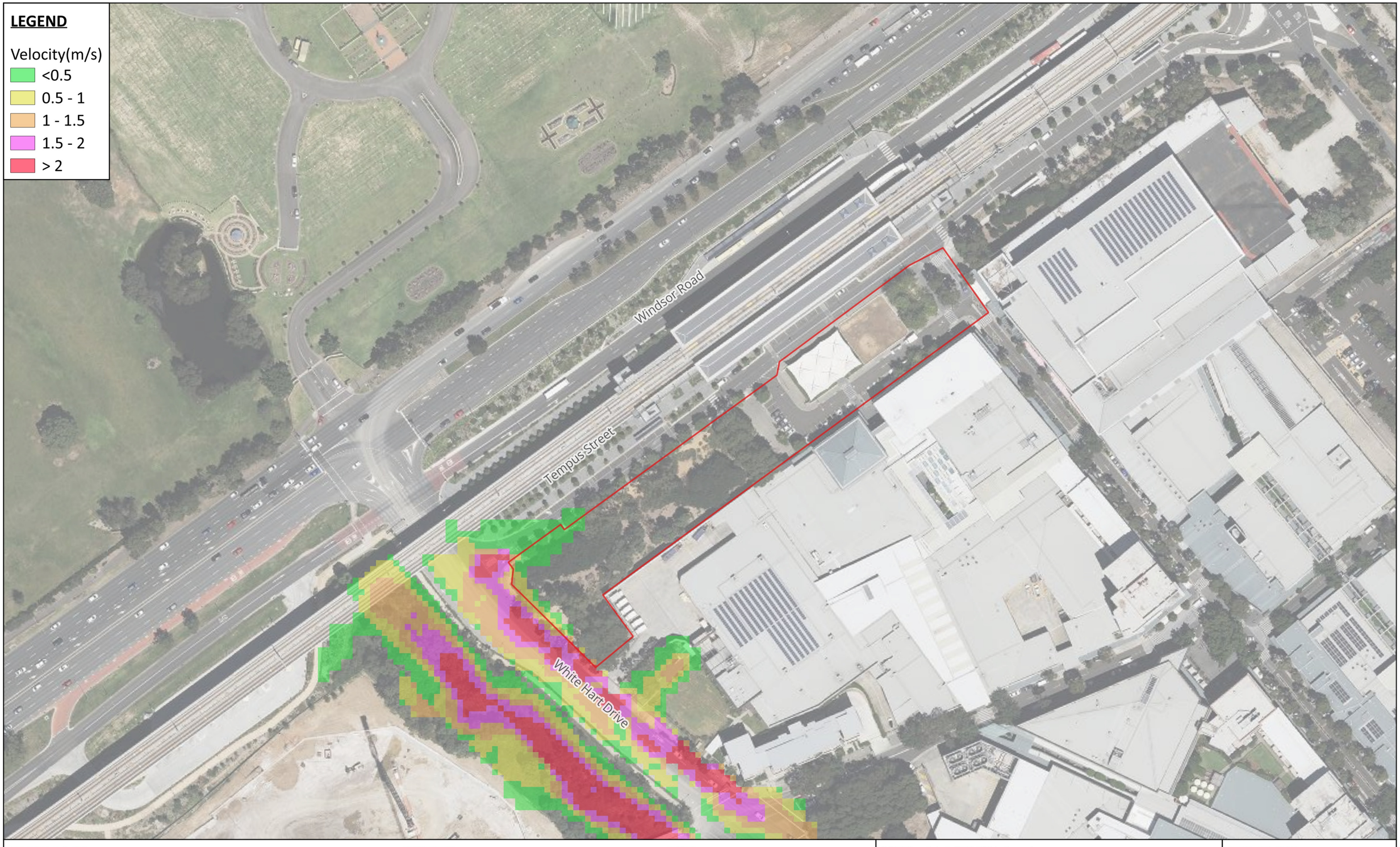
smec an SJ company

www.smec.com

LEGEND

Velocity(m/s)

- <0.5
- 0.5 - 1
- 1 - 1.5
- 1.5 - 2
- > 2



PROJECT TITLE:	2 Tempus Street, Rouse Hill	**REVISION:**	1	**DATE:**	14-03-2025
PROJECT NO:	30013907	**STATUS:**	FINAL	**SIZE:**	A3
MAP TITLE:	EXISTING CONDITION FLOOD VELOCITY: PMF	**AUTHOR:**	C.D.	**SOURCES:**	NSW Six Map
MAP NO:	10	**CHECKED:**	G.N.	**CRS:**	GDA94 / MGA Zone 56

0 50 100 m

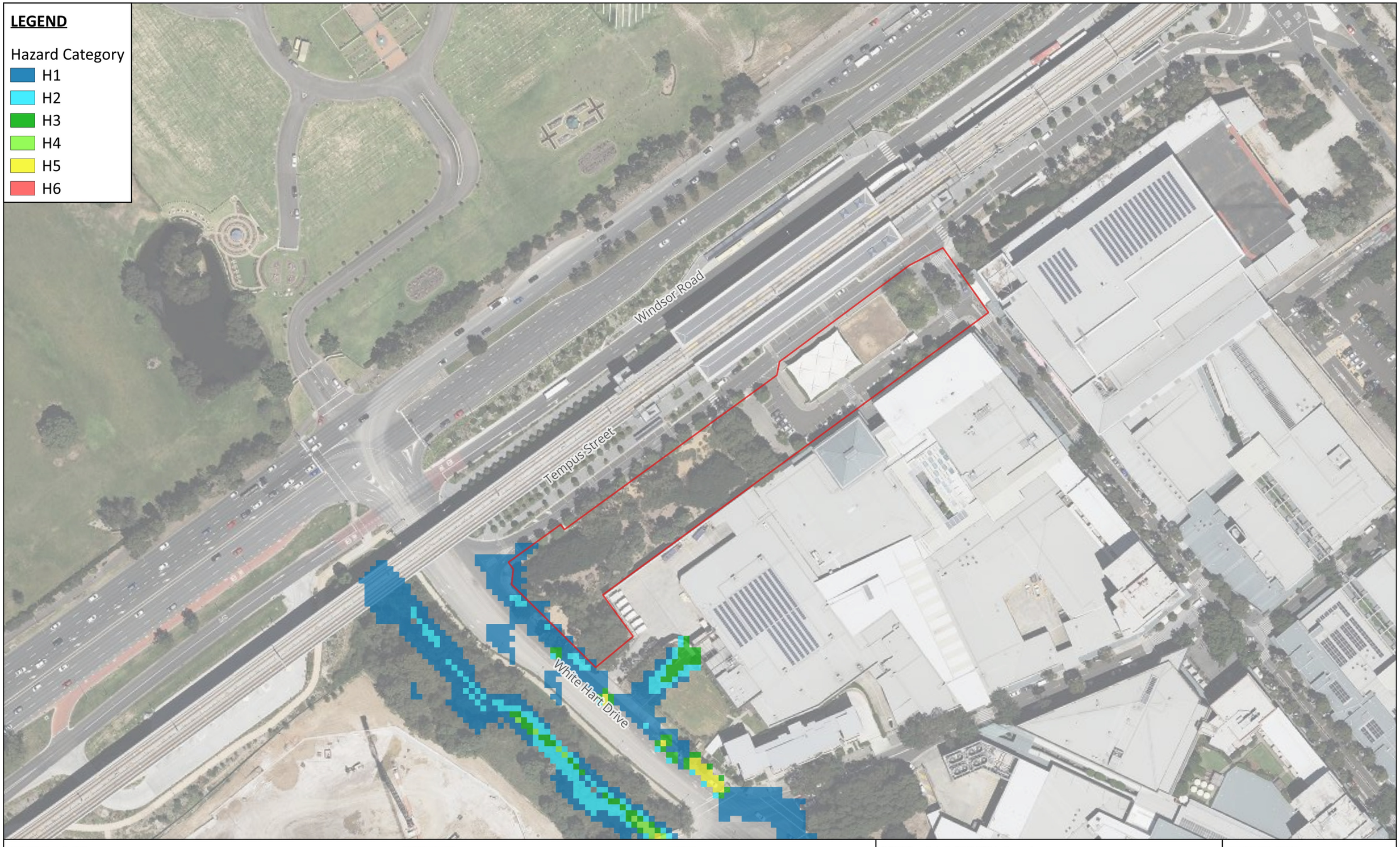
SCALE: 1:1,500

CONSULTANT:

smec an SJ company

LEGEND

Hazard Category
- H1
- H2
- H3
- H4
- H5
- H6



PROJECT TITLE:	2 Tempus Street, Rouse Hill	**REVISION:**	1	**DATE:**	14-03-2025
PROJECT NO:	30013907	**STATUS:**	FINAL	**SIZE:**	A3
MAP TITLE:	EXISTING CONDITION FLOOD HAZARD: 10% AEP	**AUTHOR:**	C.D.	**SOURCES:**	NSW Six Map
MAP NO:	11	**CHECKED:**	G.N.	**CRS:**	GDA94 / MGA Zone 56

0 50 100 m

SCALE: 1:1,500

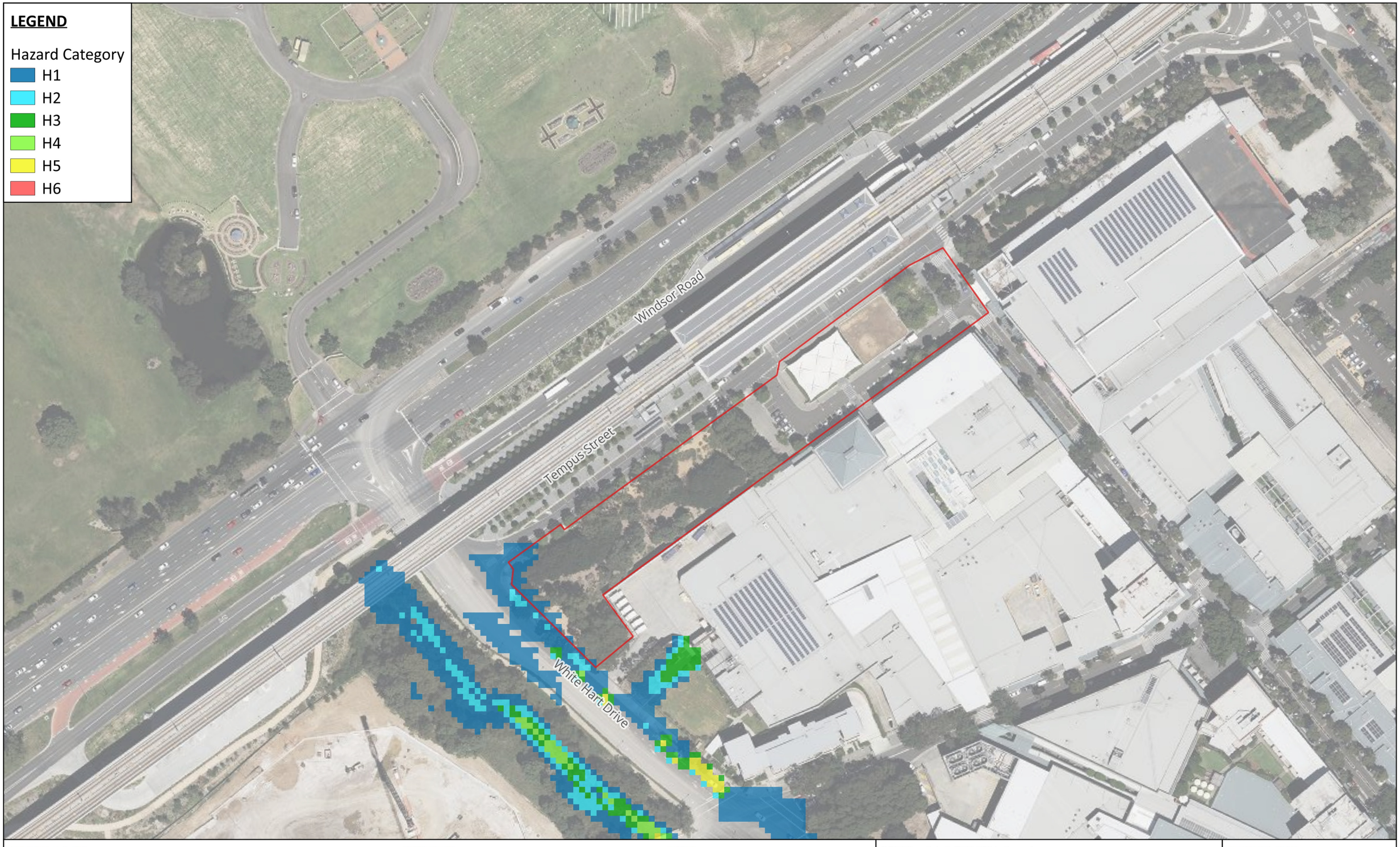
CONSULTANT:

smec
an Su company

www.smec.com

LEGEND

Hazard Category
- H1
- H2
- H3
- H4
- H5
- H6



PROJECT TITLE:	2 Tempus Street, Rouse Hill	**REVISION:**	1	**DATE:**	14-03-2025
PROJECT NO:	30013907	**STATUS:**	FINAL	**SIZE:**	A3
MAP TITLE:	EXISTING CONDITION FLOOD HAZARD: 5% AEP	**AUTHOR:**	C.D.	**SOURCES:**	NSW Six Map
MAP NO:	12	**CHECKED:**	G.N.	**CRS:**	GDA94 / MGA Zone 56

0 50 100 m

SCALE: 1:1,500

CONSULTANT:

smec
an SJ company

www.smec.com

LEGEND

Hazard Category
- H1
- H2
- H3
- H4
- H5
- H6

Windsor Road

Tempus Street

White Hart Drive

PROJECT TITLE:	2 Tempus Street, Rouse Hill	**REVISION:**	1	**DATE:**	14-03-2025
PROJECT NO:	30013907	**STATUS:**	FINAL	**SIZE:**	A3
MAP TITLE:	EXISTING CONDITION FLOOD HAZARD: 2% AEP	**AUTHOR:**	C.D.	**SOURCES:**	NSW Six Map
MAP NO:	13	**CHECKED:**	G.N.	**CRS:**	GDA94 / MGA Zone 56

0 50 100 m

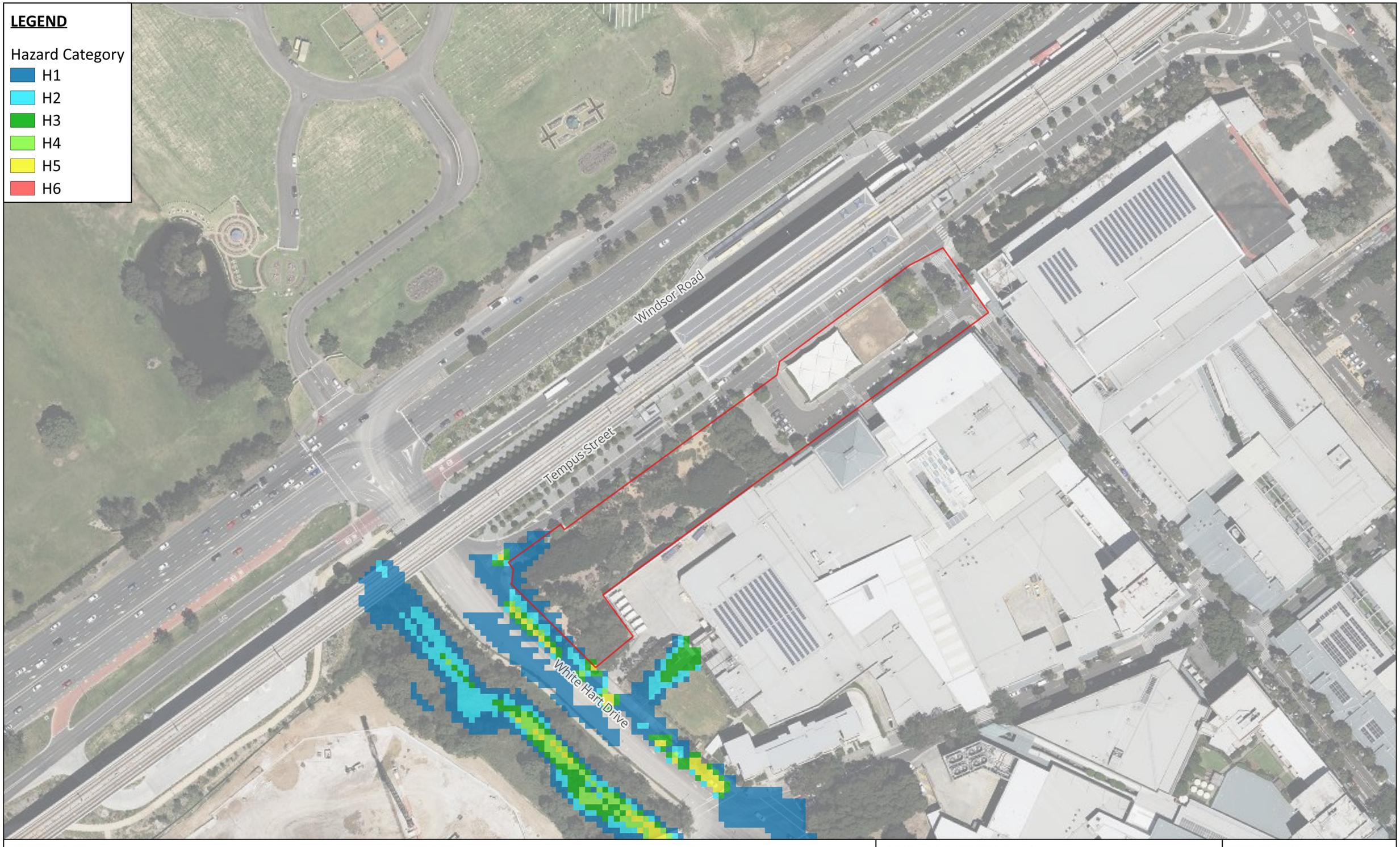
SCALE: 1:1,500

CONSULTANT:

smec an SJ company

LEGEND

Hazard Category
- H1
- H2
- H3
- H4
- H5
- H6



PROJECT TITLE:	2 Tempus Street, Rouse Hill	**REVISION:**	1	**DATE:**	14-03-2025
PROJECT NO:	30013907	**STATUS:**	FINAL	**SIZE:**	A3
MAP TITLE:	EXISTING CONDITION FLOOD HAZARD: 1% AEP	**AUTHOR:**	C.D.	**SOURCES:**	NSW Six Map
MAP NO:	14	**CHECKED:**	G.N.	**CRS:**	GDA94 / MGA Zone 56

0 50 100 m

SCALE: 1:1,500

CONSULTANT:

smec
an SJ company

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LEGEND

Hazard Category
- H1
- H2
- H3
- H4
- H5
- H6

Windsor Road

Tempus Street

White Hart Drive

PROJECT TITLE:	2 Tempus Street, Rouse Hill	**REVISION:**	1	**DATE:**	14-03-2025
PROJECT NO:	30013907	**STATUS:**	FINAL	**SIZE:**	A3
MAP TITLE:	EXISTING CONDITION FLOOD HAZARD: PMF	**AUTHOR:**	C.D.	**SOURCES:**	NSW Six Map
MAP NO:	15	**CHECKED:**	G.N.	**CRS:**	GDA94 / MGA Zone 56

0 50 100 m

SCALE: 1:1,500

CONSULTANT:

smec an SJ company

LEGEND

Flood Function
- Flood Fringe
- Flood Storage
- Floodway

PROJECT TITLE:	2 Tempus Street, Rouse Hill	**REVISION:**	1	**DATE:**	14-03-2025
PROJECT NO:	30013907	**STATUS:**	FINAL	**SIZE:**	A3
MAP TITLE:	EXISTING CONDITION FLOOD FUNCTION: 1% AEP	**AUTHOR:**	C.D.	**SOURCES:**	NSW Six Map
MAP NO:	16	**CHECKED:**	G.N.	**CRS:**	GDA94 / MGA Zone 56

0 50 100 m

SCALE: 1:1,500

CONSULTANT:

smec an SJ company

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LEGEND

Flood Function
- Flood Fringe
- Flood Storage
- Floodway

Windsor Road

Tempus Street

White Hart Drive

PROJECT TITLE:	2 Tempus Street, Rouse Hill	**REVISION:**	1	**DATE:**	14-03-2025
PROJECT NO:	30013907	**STATUS:**	FINAL	**SIZE:**	A3
MAP TITLE:	EXISTING CONDITION FLOOD FUNCTION: PMF	**AUTHOR:**	C.D.	**SOURCES:**	NSW Six Map
MAP NO:	17	**CHECKED:**	G.N.	**CRS:**	GDA94 / MGA Zone 56

0 50 100 m

SCALE: 1:1,500

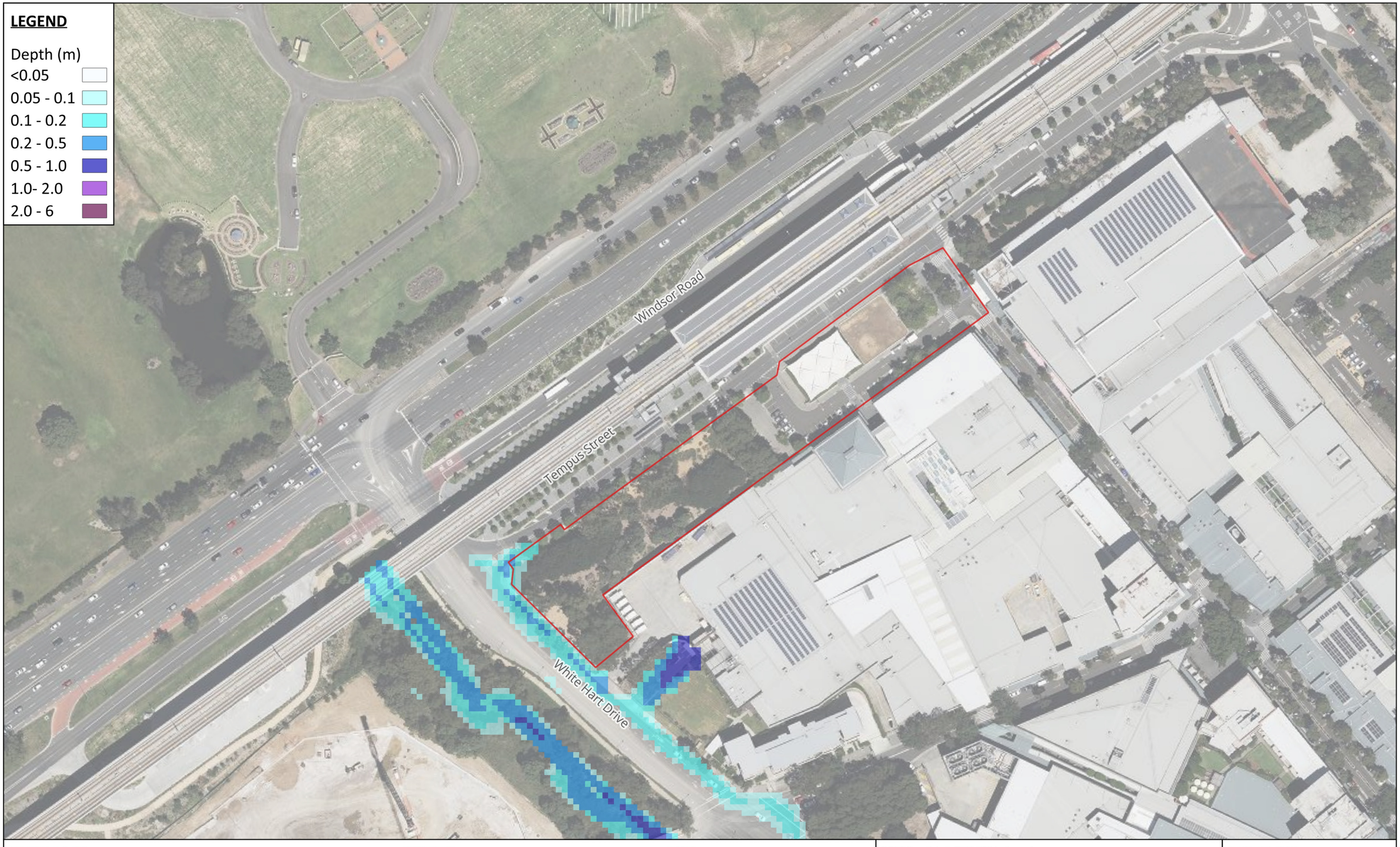
CONSULTANT:

smec an SJ company

LEGEND

Depth (m)

- <0.05
- 0.05 - 0.1
- 0.1 - 0.2
- 0.2 - 0.5
- 0.5 - 1.0
- 1.0- 2.0
- 2.0 - 6



PROJECT TITLE: 2 Tempus Street, Rouse Hill

PROJECT NO: 30013907

MAP TITLE: PROPOSED CONDITION FLOOD DEPTH: 10% AEP

MAP NO: 18

REVISION: 1

STATUS: FINAL

AUTHOR: C.D.

CHECKED: G.N.

DATE: 14-03-2025

SIZE: A3

SOURCES: NSW Six Map

CRS: GDA94 / MGA Zone 56

0 50 100 m

SCALE: 1:1,500

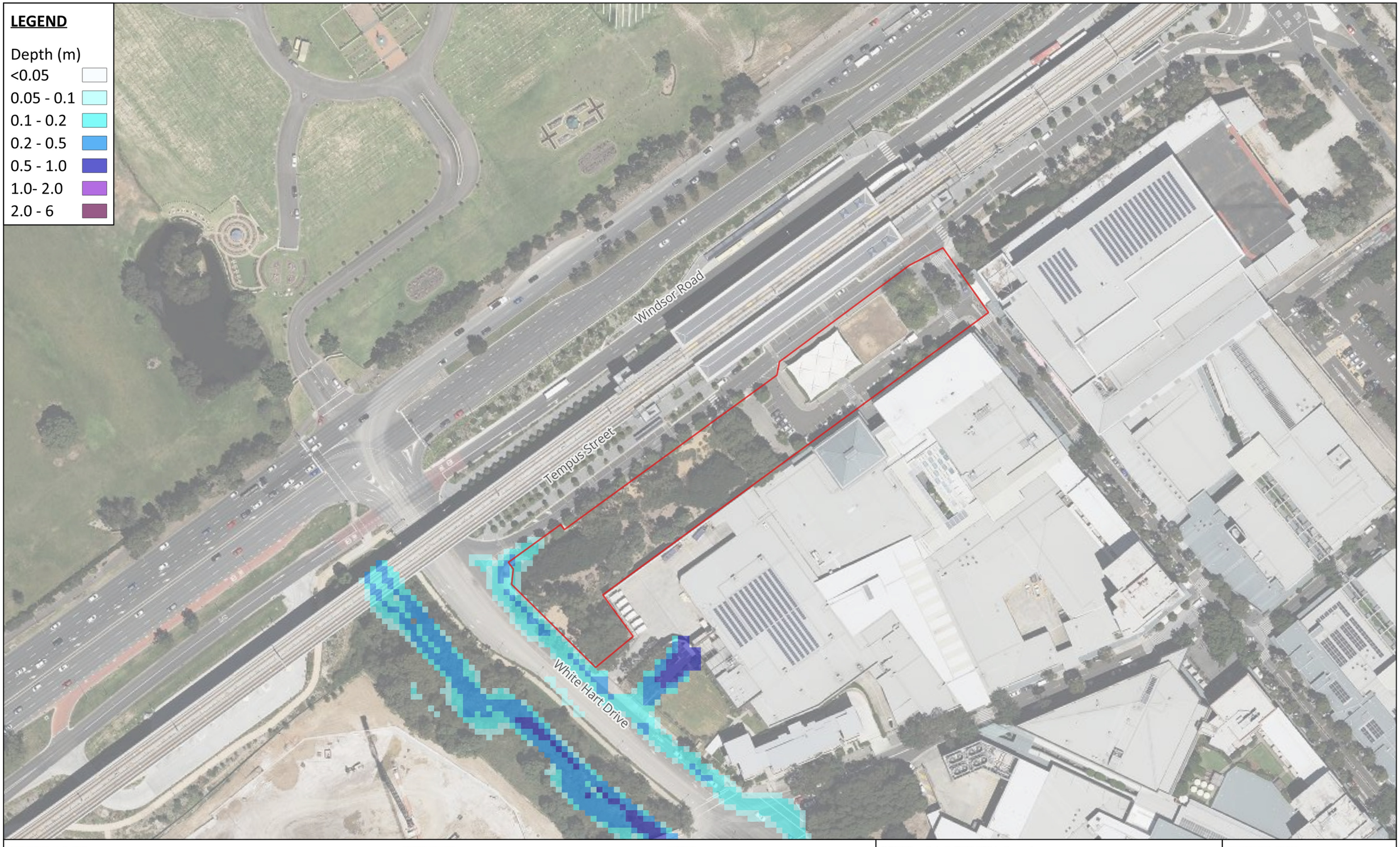
CONSULTANT:

smec an SJ company

LEGEND

Depth (m)

- <0.05
- 0.05 - 0.1
- 0.1 - 0.2
- 0.2 - 0.5
- 0.5 - 1.0
- 1.0- 2.0
- 2.0 - 6



PROJECT TITLE: 2 Tempus Street, Rouse Hill

PROJECT NO: 30013907

MAP TITLE: PROPOSED CONDITION FLOOD DEPTH: 5% AEP

MAP NO: 19

REVISION: 1

STATUS: FINAL

AUTHOR: C.D.

CHECKED: G.N.

DATE: 14-03-2025

SIZE: A3

SOURCES: NSW Six Map

CRS: GDA94 / MGA Zone 56

0 50 100 m

SCALE: 1:1,500

CONSULTANT:

smec an SJ company

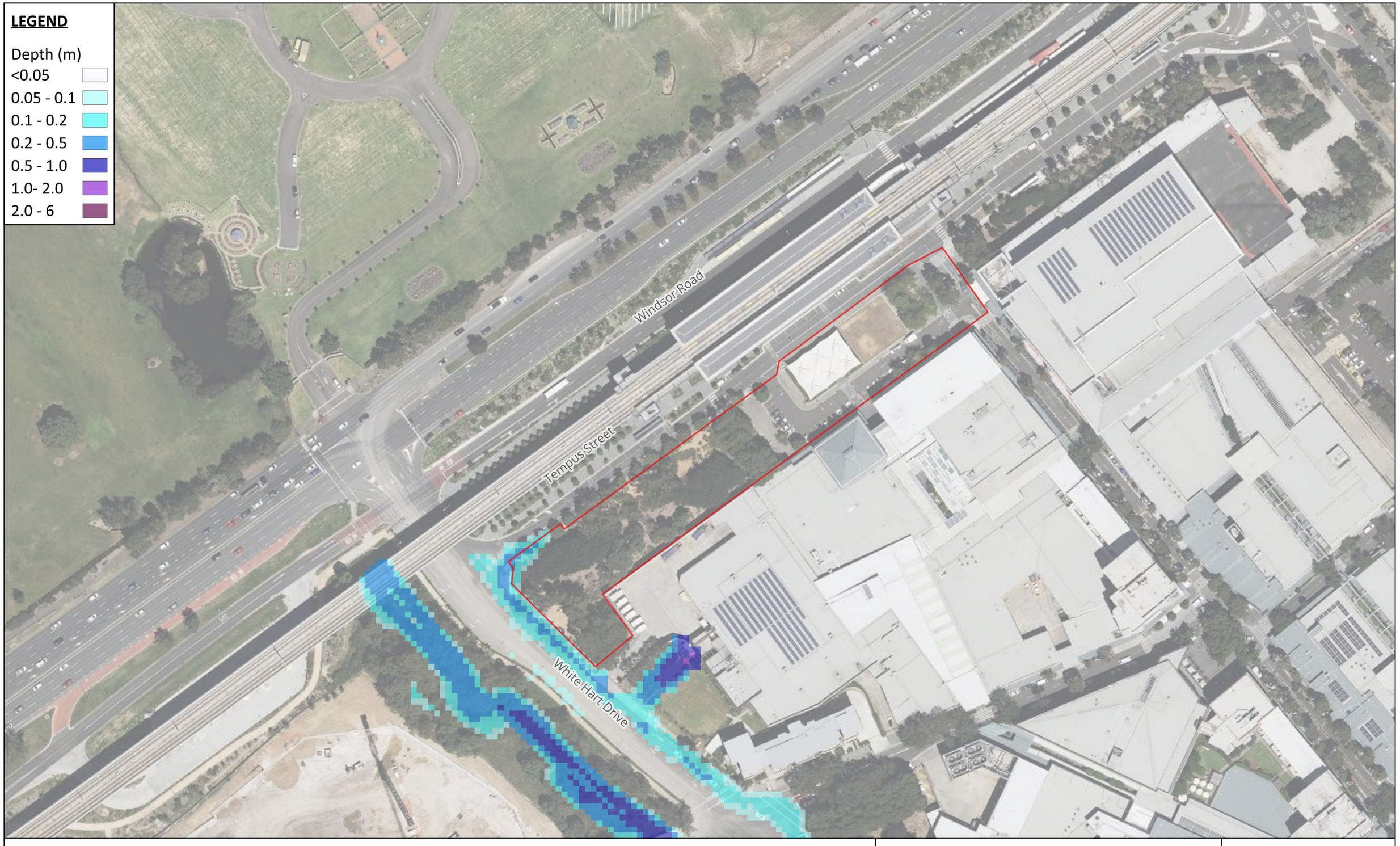
PROJECT TITLE:	2 Tempus Street, Rouse Hill	**REVISION:**	1	**DATE:**	14-03-2025
PROJECT NO:	30013907	**STATUS:**	FINAL	**SIZE:**	A3
MAP TITLE:	PROPOSED CONDITION FLOOD DEPTH: 2% AEP	**AUTHOR:**	C.D.	**SOURCES:**	NSW Six Map
MAP NO:	20	**CHECKED:**	G.N.	**CRS:**	GDA94 / MGA Zone 56

0 50 100 m

SCALE: 1:1,500

CONSULTANT:

smec an SJ company



PROJECT TITLE:	2 Tempus Street, Rouse Hill	**REVISION:**	1	**DATE:**	14-03-2025
PROJECT NO:	30013907	**STATUS:**	FINAL	**SIZE:**	A3
MAP TITLE:	PROPOSED CONDITION FLOOD DEPTH: 1% AEP	**AUTHOR:**	C.D.	**SOURCES:**	NSW Six Map
MAP NO:	21	**CHECKED:**	G.N.	**CRS:**	GDA94 / MGA Zone 56

0 50 100 m

SCALE: 1:1,500

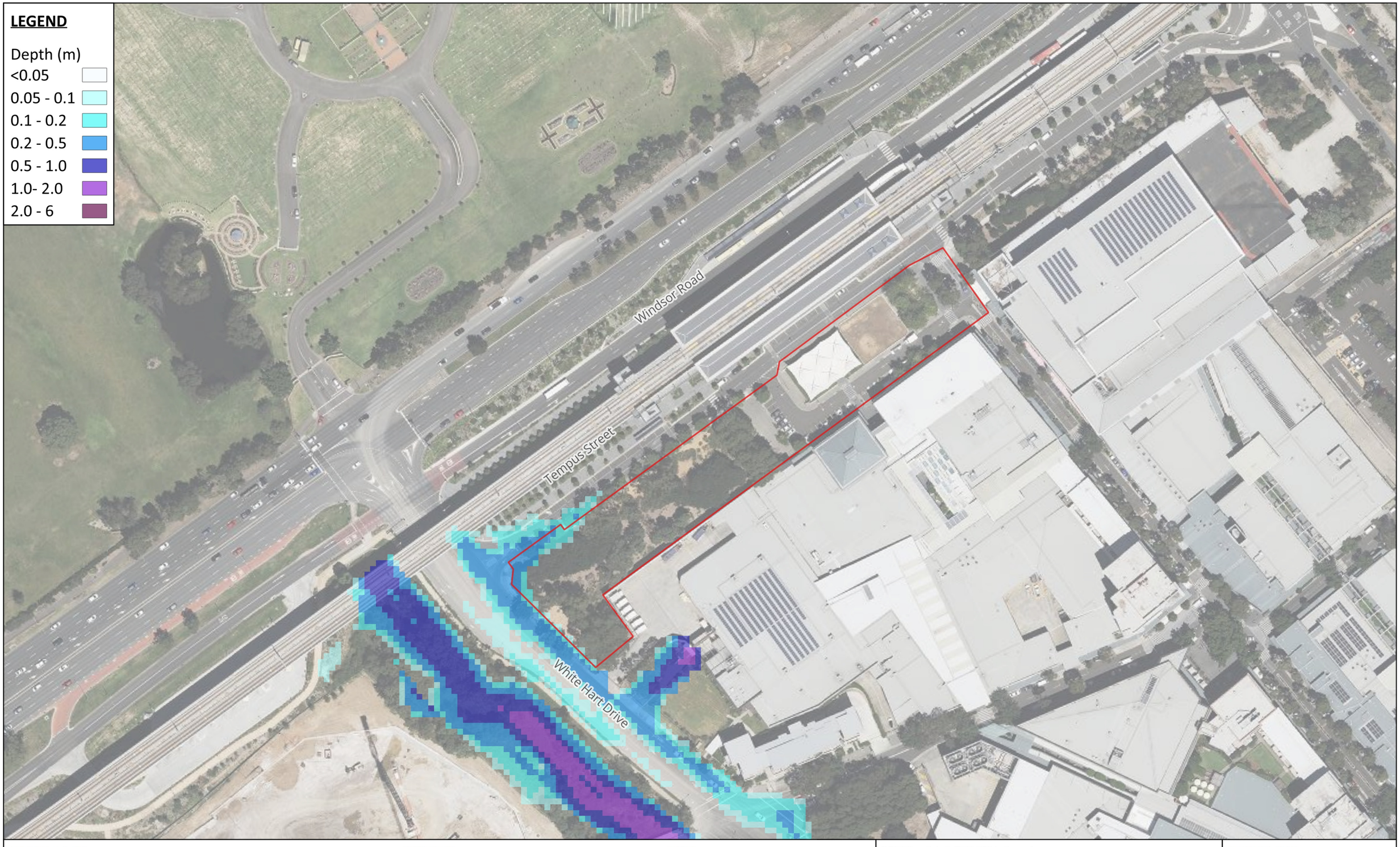
CONSULTANT:

smec an SJ company

LEGEND

Depth (m)

- <0.05
- 0.05 - 0.1
- 0.1 - 0.2
- 0.2 - 0.5
- 0.5 - 1.0
- 1.0- 2.0
- 2.0 - 6



PROJECT TITLE:	2 Tempus Street, Rouse Hill	**REVISION:**	1	**DATE:**	14-03-2025
PROJECT NO:	30013907	**STATUS:**	FINAL	**SIZE:**	A3
MAP TITLE:	PROPOSED CONDITION FLOOD DEPTH: PMF	**AUTHOR:**	C.D.	**SOURCES:**	NSW Six Map
MAP NO:	22	**CHECKED:**	G.N.	**CRS:**	GDA94 / MGA Zone 56

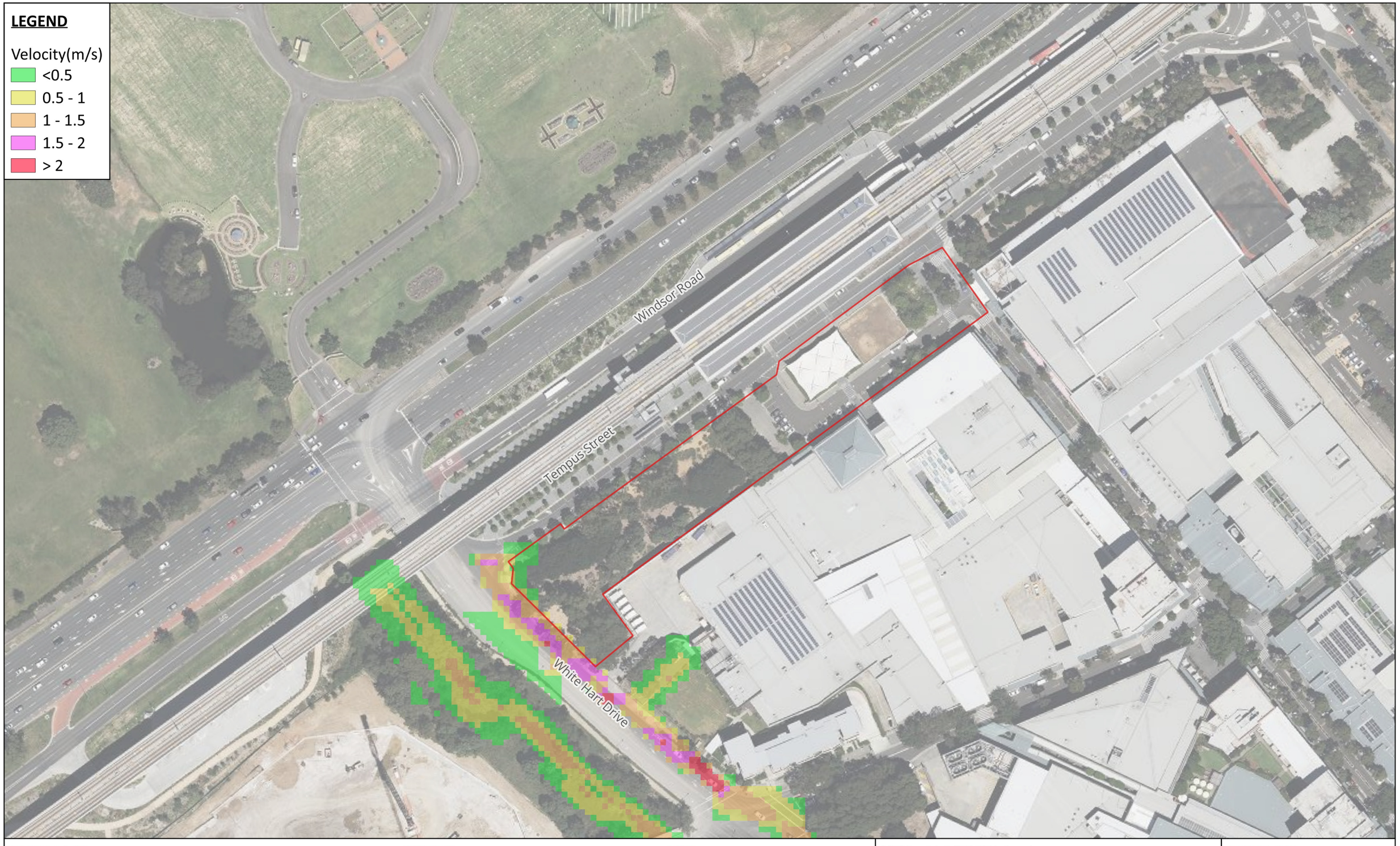
0 50 100 m

SCALE: 1:1,500

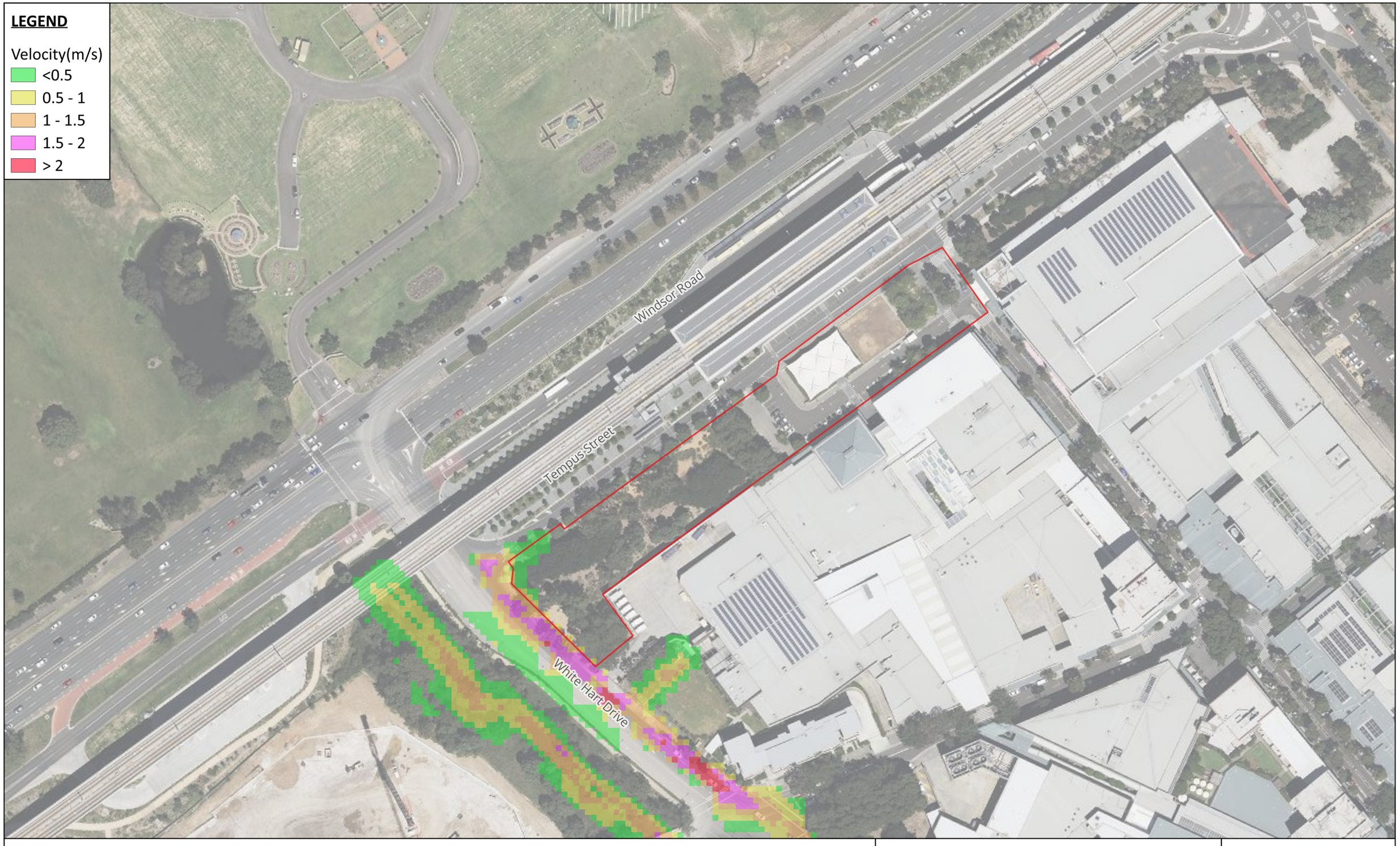
CONSULTANT:

smec an SJ company

www.smec.com



PROJECT TITLE:	2 Tempus Street, Rouse Hill	**REVISION:**	1	**DATE:**	14-03-2025		**CONSULTANT:**
PROJECT NO:	30013907	**STATUS:**	FINAL	**SIZE:**	A3	Disclaimer: While all reasonable care has been taken to ensure the information contained on this map is up to date and accurate, this map contains data from a number of sources - no warranty is given that the information contained on this is free from error or omission. Any reliance placed on such information shall be at the sole risk of the user. Please verify the accuracy of all information prior to using it. This map is not a design document.	
MAP TITLE:	PROPOSED CONDITION FLOOD VELOCITY: 10% AEP	**AUTHOR:**	C.D.	**SOURCES:**	NSW Six Map	0 50 100 m	
MAP NO:	23	**CHECKED:**	G.N.	**CRS:**	GDA94 / MGA Zone 56	**SCALE:** 1:1,500	



PROJECT TITLE:	2 Tempus Street, Rouse Hill	**REVISION:**	1	**DATE:**	14-03-2025
PROJECT NO:	30013907	**STATUS:**	FINAL	**SIZE:**	A3
MAP TITLE:	PROPOSED CONDITION FLOOD VELOCITY: 5% AEP	**AUTHOR:**	C.D.	**SOURCES:**	NSW Six Map
MAP NO:	24	**CHECKED:**	G.N.	**CRS:**	GDA94 / MGA Zone 56

0 50 100 m

SCALE: 1:1,500

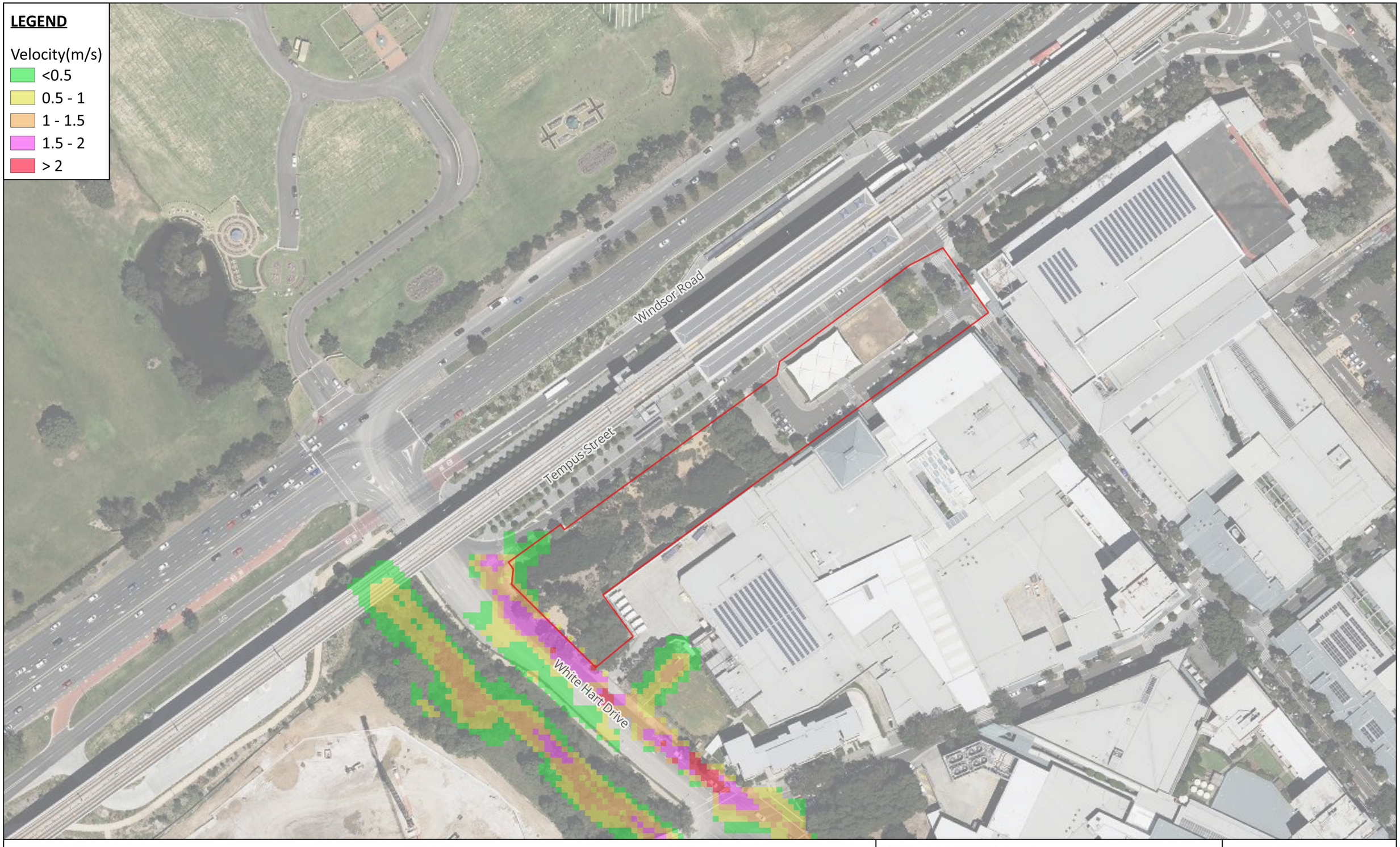
CONSULTANT:

smec an SJ company

LEGEND

Velocity(m/s)

- <0.5
- 0.5 - 1
- 1 - 1.5
- 1.5 - 2
- > 2



PROJECT TITLE:	2 Tempus Street, Rouse Hill	**REVISION:**	1	**DATE:**	14-03-2025
PROJECT NO:	30013907	**STATUS:**	FINAL	**SIZE:**	A3
MAP TITLE:	PROPOSED CONDITION FLOOD VELOCITY: 2% AEP	**AUTHOR:**	C.D.	**SOURCES:**	NSW Six Map
MAP NO:	25	**CHECKED:**	G.N.	**CRS:**	GDA94 / MGA Zone 56

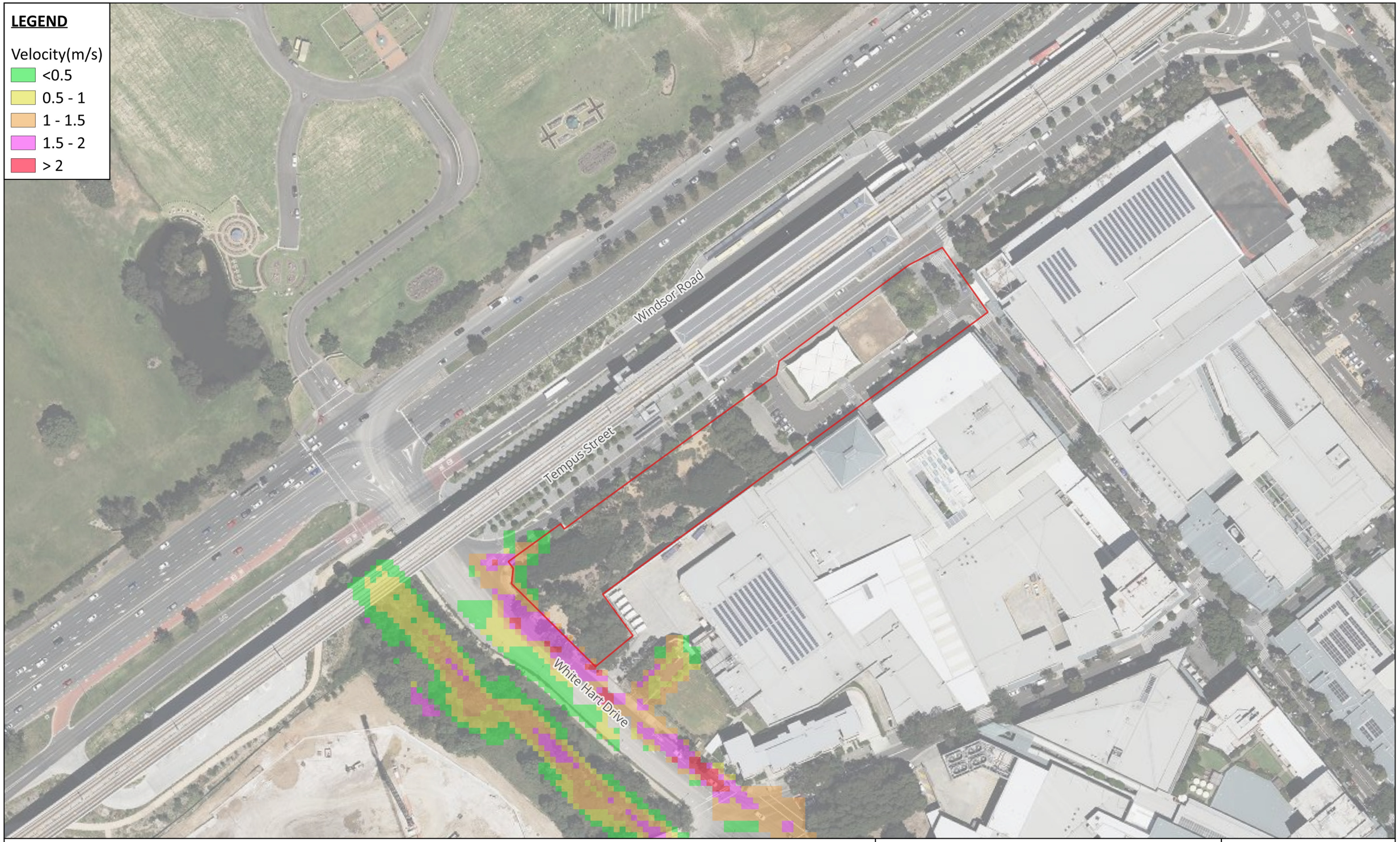
0 50 100 m

SCALE: 1:1,500

CONSULTANT:

smec an SJ company

www.smec.com



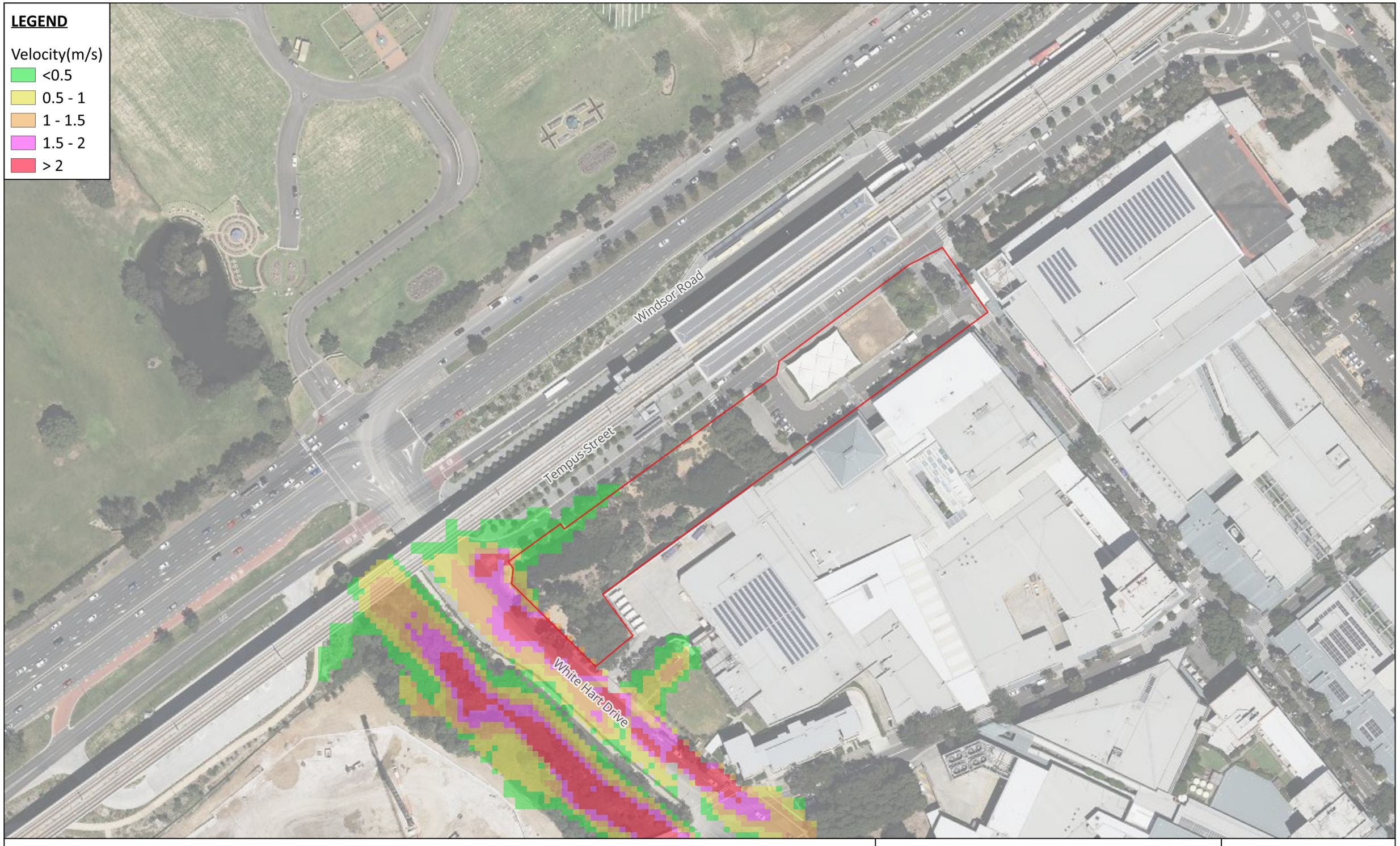
PROJECT TITLE:	2 Tempus Street, Rouse Hill	**REVISION:**	1	**DATE:**	14-03-2025
PROJECT NO:	30013907	**STATUS:**	FINAL	**SIZE:**	A3
MAP TITLE:	PROPOSED CONDITION FLOOD VELOCITY: 1% AEP	**AUTHOR:**	C.D.	**SOURCES:**	NSW Six Map
MAP NO:	26	**CHECKED:**	G.N.	**CRS:**	GDA94 / MGA Zone 56

0 50 100 m

SCALE: 1:1,500

CONSULTANT:

smec an SJ company



PROJECT TITLE:	2 Tempus Street, Rouse Hill	**REVISION:**	1	**DATE:**	14-03-2025
PROJECT NO:	30013907	**STATUS:**	FINAL	**SIZE:**	A3
MAP TITLE:	PROPOSED CONDITION FLOOD VELOCITY: PMF	**AUTHOR:**	C.D.	**SOURCES:**	NSW Six Map
MAP NO:	27	**CHECKED:**	G.N.	**CRS:**	GDA94 / MGA Zone 56

0 50 100 m

SCALE: 1:1,500

CONSULTANT:

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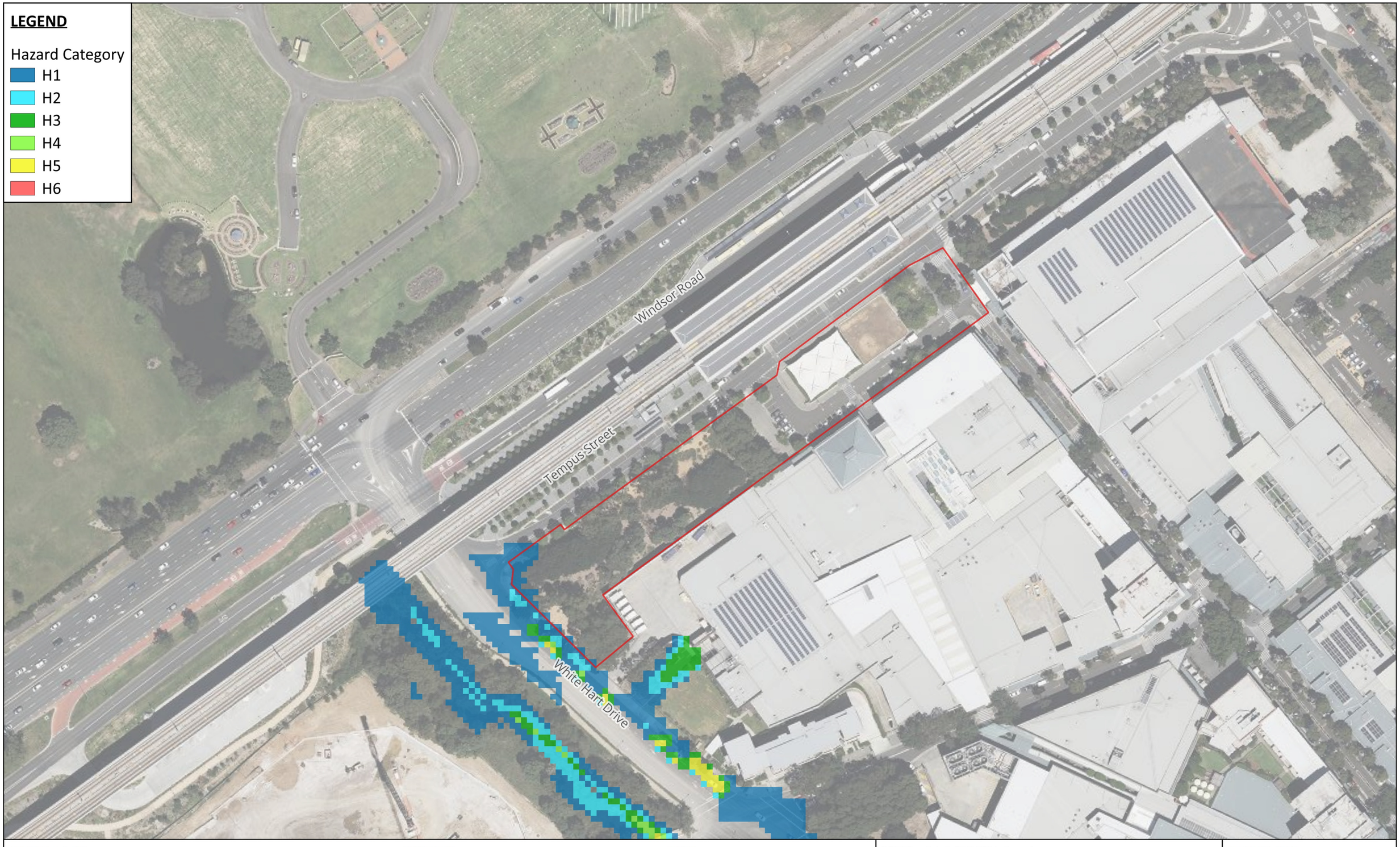
LEGEND

Hazard Category

- H1
- H2
- H3
- H4
- H5
- H6



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PROJECT NO:	30013907	**STATUS:**	FINAL	**SIZE:**	A3
MAP TITLE:	PROPOSED CONDITION FLOOD HAZARD: 10% AEP	**AUTHOR:**	C.D.	**SOURCES:**	NSW Six Map
MAP NO:	28	**CHECKED:**	G.N.	**CRS:**	GDA94 / MGA Zone 56

0 50 100 m

SCALE: 1:1,500

CONSULTANT:

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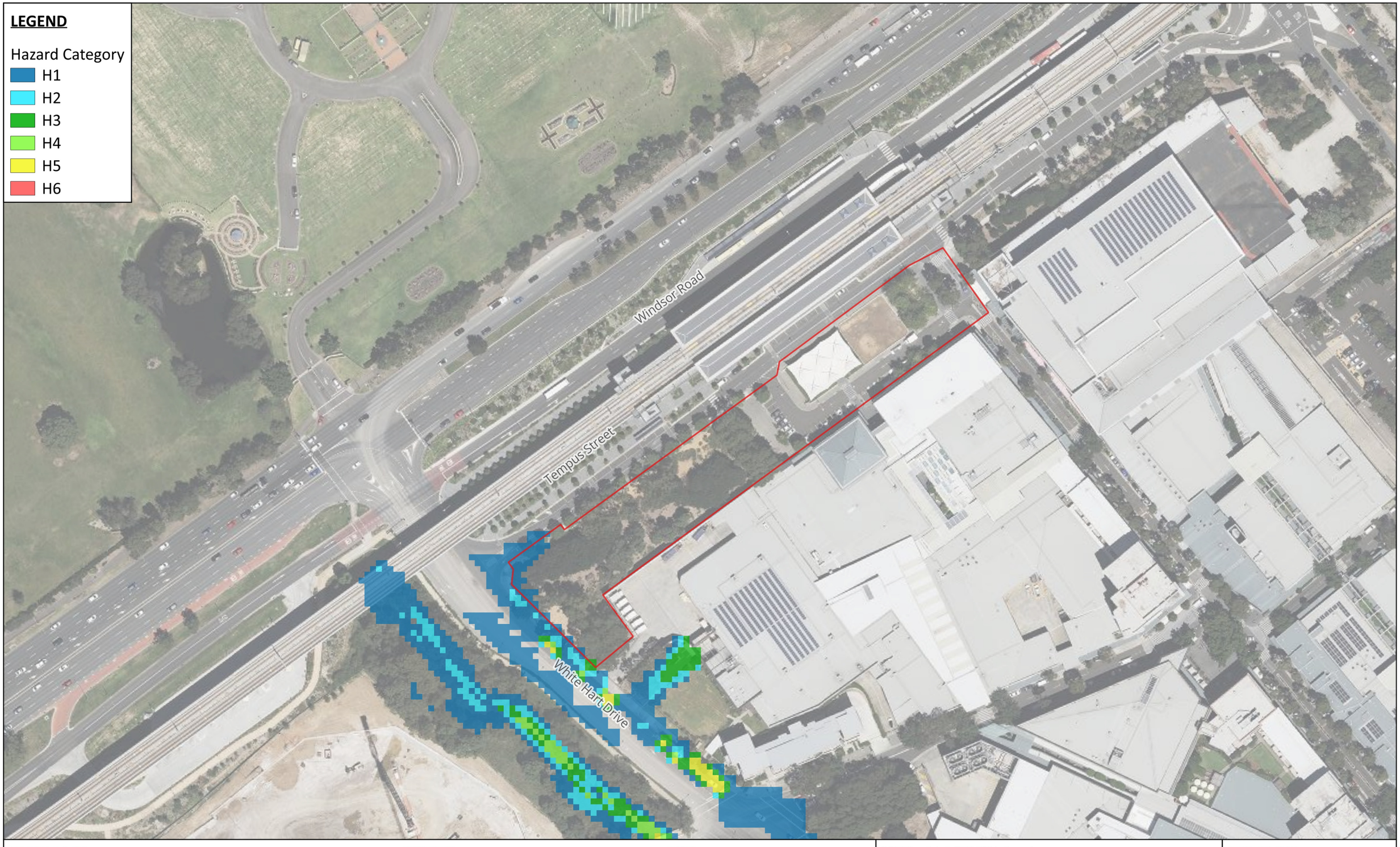
LEGEND

Hazard Category
- H1
- H2
- H3
- H4
- H5
- H6



PROJECT TITLE:	2 Tempus Street, Rouse Hill	**REVISION:**	1	**DATE:**	14-03-2025
PROJECT NO:	30013907	**STATUS:**	FINAL	**SIZE:**	A3
MAP TITLE:	PROPOSED CONDITION FLOOD HAZARD: 5% AEP	**AUTHOR:**	C.D.	**SOURCES:**	NSW Six Map
MAP NO:	29	**CHECKED:**	G.N.	**CRS:**	GDA94 / MGA Zone 56

0 50 100 m

SCALE: 1:1,500

CONSULTANT:

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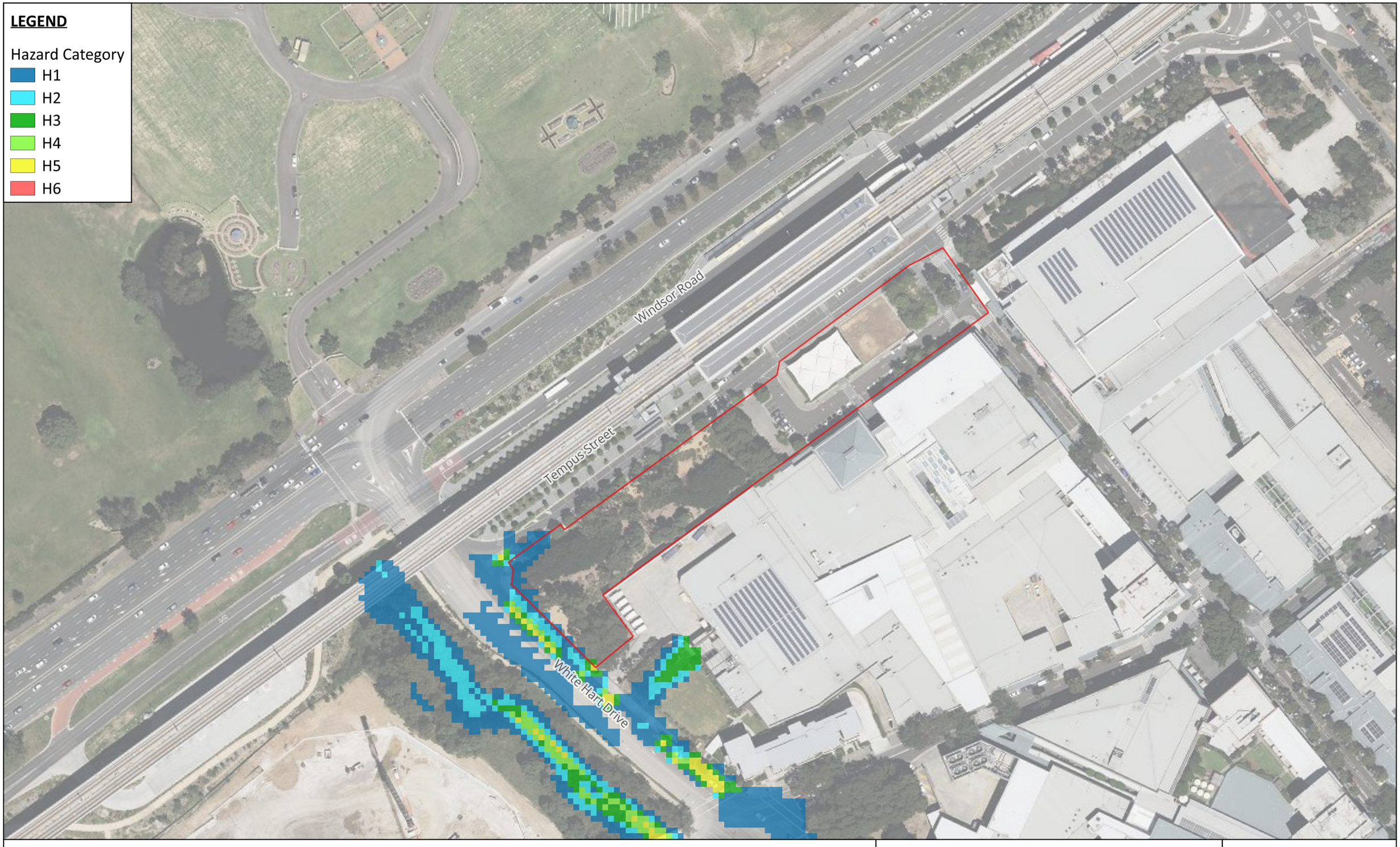
LEGEND

Hazard Category
- H1
- H2
- H3
- H4
- H5
- H6



PROJECT TITLE:	2 Tempus Street, Rouse Hill	**REVISION:**	1	**DATE:**	14-03-2025
PROJECT NO:	30013907	**STATUS:**	FINAL	**SIZE:**	A3
MAP TITLE:	PROPOSED CONDITION FLOOD HAZARD: 2% AEP	**AUTHOR:**	C.D.	**SOURCES:**	NSW Six Map
MAP NO:	30	**CHECKED:**	G.N.	**CRS:**	GDA94 / MGA Zone 56

0 50 100 m

SCALE: 1:1,500

CONSULTANT:

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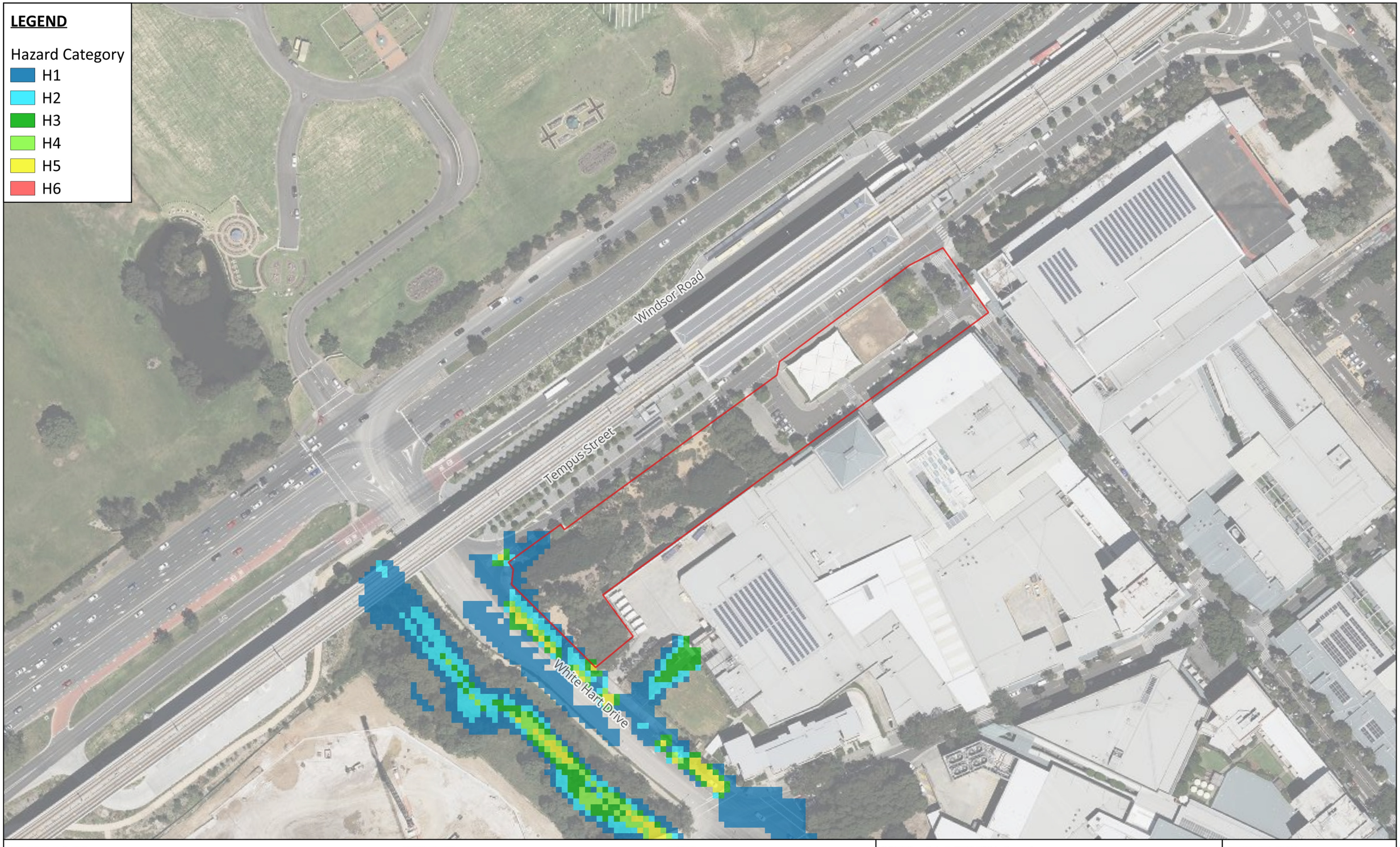
LEGEND

Hazard Category
- H1
- H2
- H3
- H4
- H5
- H6



PROJECT TITLE:	2 Tempus Street, Rouse Hill	**REVISION:**	1	**DATE:**	14-03-2025
PROJECT NO:	30013907	**STATUS:**	FINAL	**SIZE:**	A3
MAP TITLE:	PROPOSED CONDITION FLOOD HAZARD: 1% AEP	**AUTHOR:**	C.D.	**SOURCES:**	NSW Six Map
MAP NO:	31	**CHECKED:**	G.N.	**CRS:**	GDA94 / MGA Zone 56

0 50 100 m

SCALE: 1:1,500

CONSULTANT:

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LEGEND

Hazard Category
- H1
- H2
- H3
- H4
- H5
- H6

Windsor Road

Tempus Street

White Hart Drive

PROJECT TITLE:	2 Tempus Street, Rouse Hill	**REVISION:**	1	**DATE:**	14-03-2025
PROJECT NO:	30013907	**STATUS:**	FINAL	**SIZE:**	A3
MAP TITLE:	PROPOSED CONDITION FLOOD HAZARD: PMF	**AUTHOR:**	C.D.	**SOURCES:**	NSW Six Map
MAP NO:	32	**CHECKED:**	G.N.	**CRS:**	GDA94 / MGA Zone 56

0 50 100 m

SCALE: 1:1,500

CONSULTANT:

smec an SJ company

LEGEND

Flood Function
- Flood Fringe
- Flood Storage
- Floodway

PROJECT TITLE:	2 Tempus Street, Rouse Hill	**REVISION:**	1	**DATE:**	14-03-2025
PROJECT NO:	30013907	**STATUS:**	FINAL	**SIZE:**	A3
MAP TITLE:	PROPOSED CONDITION FLOOD FUNCTION: 1% AEP	**AUTHOR:**	C.D.	**SOURCES:**	NSW Six Map
MAP NO:	33	**CHECKED:**	G.N.	**CRS:**	GDA94 / MGA Zone 56

0 50 100 m

SCALE: 1:1,500

CONSULTANT:

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LEGEND

Flood Function
- Flood Fringe
- Flood Storage
- Floodway

PROJECT TITLE:	2 Tempus Street, Rouse Hill	**REVISION:**	1	**DATE:**	14-03-2025
PROJECT NO:	30013907	**STATUS:**	FINAL	**SIZE:**	A3
MAP TITLE:	PROPOSED CONDITION FLOOD FUNCTION: PMF	**AUTHOR:**	C.D.	**SOURCES:**	NSW Six Map
MAP NO:	34	**CHECKED:**	G.N.	**CRS:**	GDA94 / MGA Zone 56

0 50 100 m

SCALE: 1:1,500

CONSULTANT:

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PROJECT TITLE:	2 Tempus Street, Rouse Hill	**REVISION:**	1	**DATE:**	14-03-2025
PROJECT NO:	30013907	**STATUS:**	FINAL	**SIZE:**	A3
MAP TITLE:	PROPOSED CONDITION FLOOD AFFLUX: 1% AEP	**AUTHOR:**	C.D.	**SOURCES:**	NSW Six Map
MAP NO:	35	**CHECKED:**	G.N.	**CRS:**	GDA94 / MGA Zone 56

0 50 100 m

SCALE: 1:1,500

CONSULTANT:

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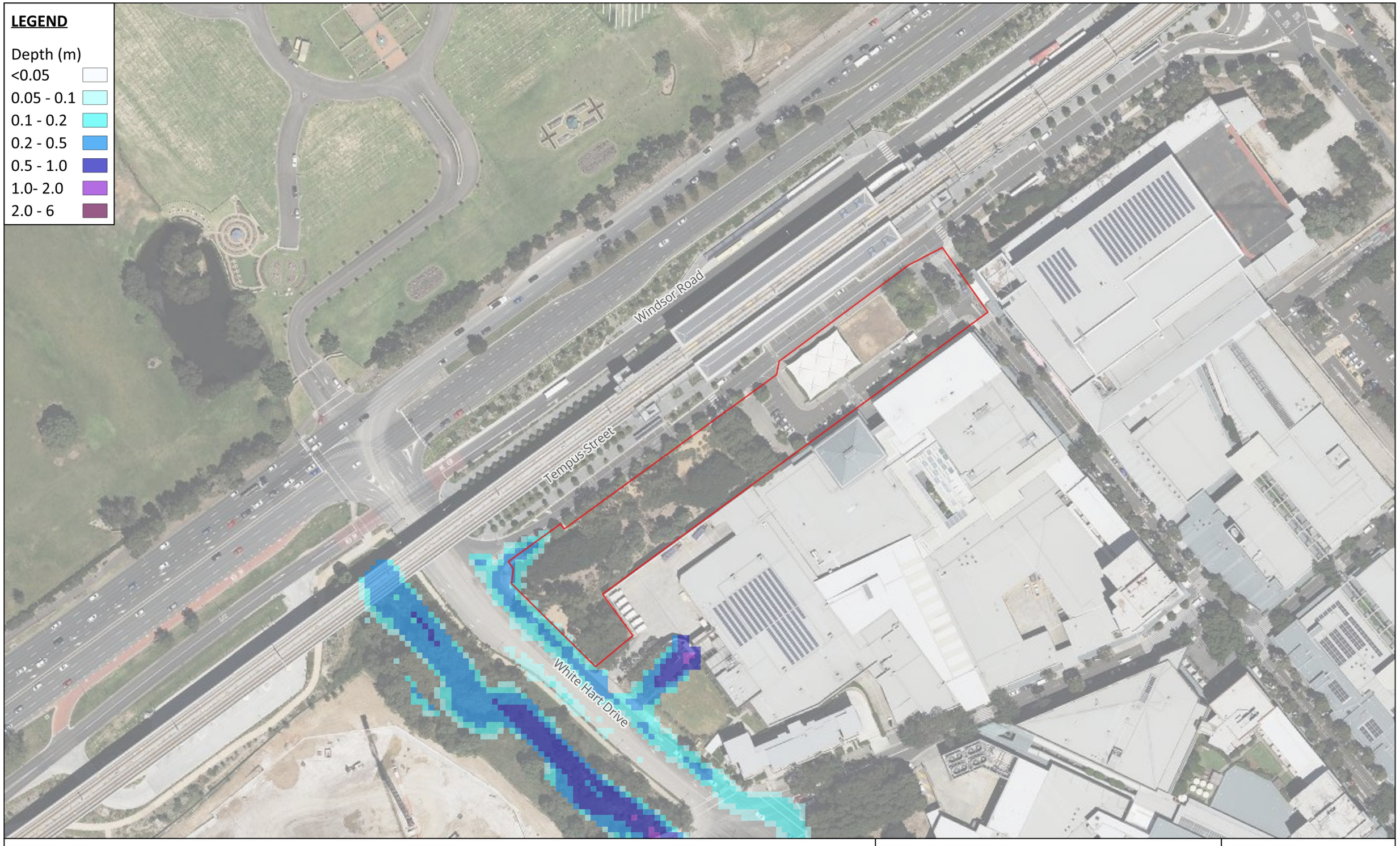

PROJECT TITLE:	2 Tempus Street, Rouse Hill	**REVISION:**	1	**DATE:**	14-03-2025
PROJECT NO:	30013907	**STATUS:**	FINAL	**SIZE:**	A3
MAP TITLE:	PROPOSED CONDITION FLOOD DEPTH: 1% AEP CC	**AUTHOR:**	C.D.	**SOURCES:**	NSW Six Map
MAP NO:	36	**CHECKED:**	G.N.	**CRS:**	GDA94 / MGA Zone 56

0 50 100 m

SCALE: 1:1,500

CONSULTANT:

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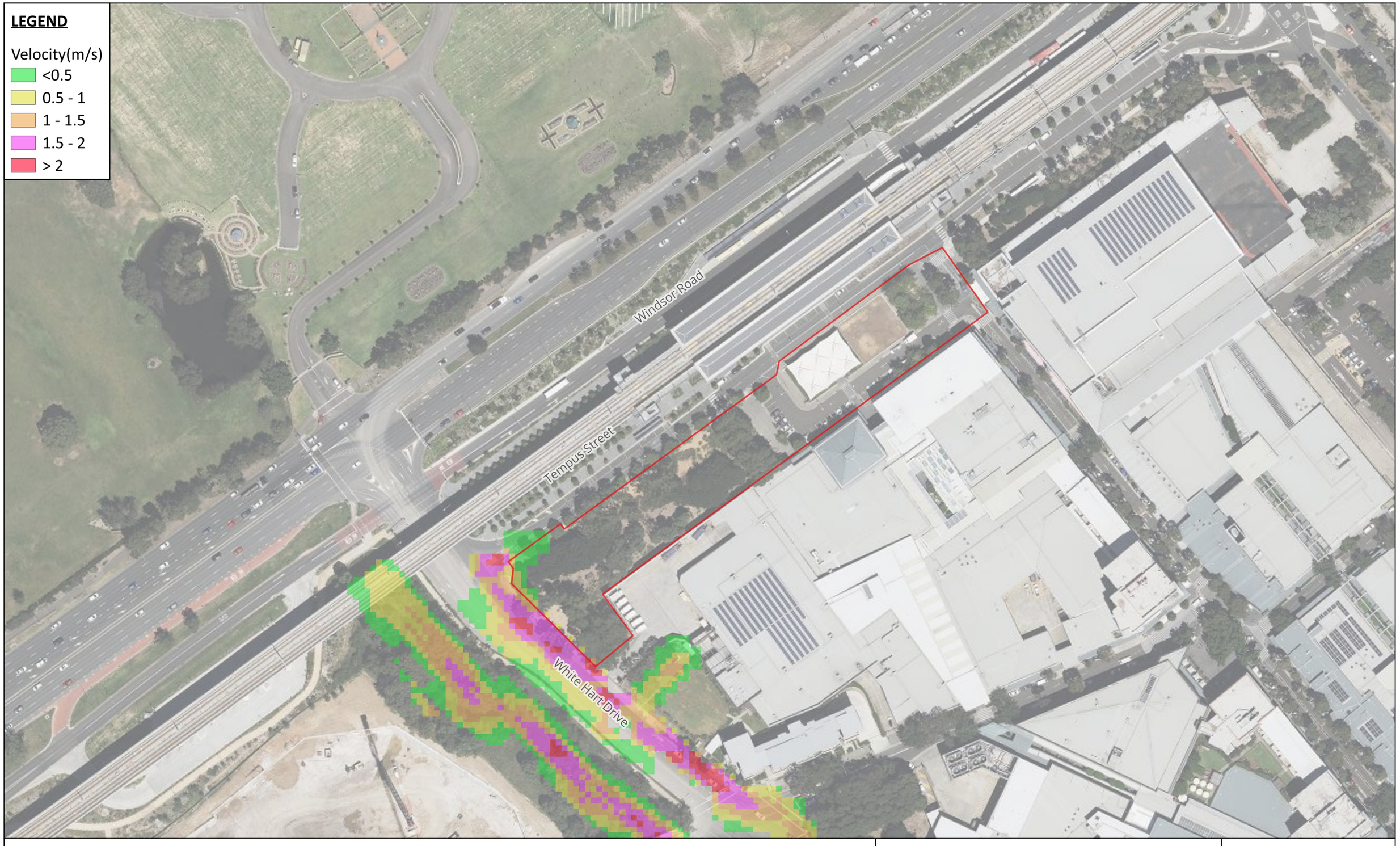

PROJECT TITLE:	2 Tempus Street, Rouse Hill	**REVISION:**	1	**DATE:**	14-03-2025		**CONSULTANT:**
PROJECT NO:	30013907	**STATUS:**	FINAL	**SIZE:**	A3		
MAP TITLE:	PROPOSED CONDITION FLOOD VELOCITY: 1% AEP CC	**AUTHOR:**	C.D.	**SOURCES:**	NSW Six Map	0 50 100 m	
MAP NO:	37	**CHECKED:**	G.N.	**CRS:**	GDA94 / MGA Zone 56	**SCALE:** 1:1,500	

LEGEND

Hazard Category
- H1
- H2
- H3
- H4
- H5
- H6

Windsor Road

Tempus Street

White Hart Drive

PROJECT TITLE:	2 Tempus Street, Rouse Hill	**REVISION:**	1	**DATE:**	14-03-2025
PROJECT NO:	30013907	**STATUS:**	FINAL	**SIZE:**	A3
MAP TITLE:	PROPOSED CONDITION FLOOD HAZARD: 1% AEP CC	**AUTHOR:**	C.D.	**SOURCES:**	NSW Six Map
MAP NO:	38	**CHECKED:**	G.N.	**CRS:**	GDA94 / MGA Zone 56

0 50 100 m

SCALE: 1:1,500

CONSULTANT:

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LEGEND

Flood Function
- Flood Fringe
- Flood Storage
- Floodway

PROJECT TITLE:	2 Tempus Street, Rouse Hill	**REVISION:**	1	**DATE:**	14-03-2025
PROJECT NO:	30013907	**STATUS:**	FINAL	**SIZE:**	A3
MAP TITLE:	PROPOSED CONDITION FLOOD FUNCTION: 1% AEP CC	**AUTHOR:**	C.D.	**SOURCES:**	NSW Six Map
MAP NO:	39	**CHECKED:**	G.N.	**CRS:**	GDA94 / MGA Zone 56

0 50 100 m

SCALE: 1:1,500

CONSULTANT:

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Appendix C Flood Planning Level Advice

ROUSE HILL TOWN CENTRE

ROUSE HILL TOWN CENTRE LOADING DOCK

Residential Bin Holding Room:
General waste (compacted): 29 x 660L (850Dx1370W)
Recycling: 35 x 1100L (1245Dx1370W)
FOGO: 55 x 140L (540Dx500W)

entrance for the access to the basement via stairs:
RL 47.30 m AHD
(1% AEP +0.5m).

non-habitable area:
RL 46.80 m AHD
(1% AEP) or higher

1% AEP flood level= 46.80m AHD

non-habitable area:
RL 47.20 m AHD
(1% AEP) or higher

non-habitable area:
RL 47.30 m AHD
(1% AEP) or higher

Entrance for the access to the basement via stairs:
RL 47.80 m AHD
(1% AEP +0.5m).

OSD TANK BELOW
COLD WATER METER
8 m³

SERVICES

COMMS
13 m²

MAIN SWITCHROOM
53 m²

BOH / SERVICES

Substation
68 m²

Services

55 m²
FCR

WHITE HART DRIVE

1% AEP Flood level = RL 47.0m

1% AEP Flood level = 47.20

1% AEP Flood level = 47.40m AHD

Habitable area =1% AEP +0.5m
= RL 47.0m + 0.5
= RL48.1m

Note from RBG: "There might be some flexibility here if providing 0.5m freeboard is not possible"

1% AEP Flood level = RL 47.6m AHD

1% AEP Flood level = RL 47.7m AHD

RETAIL (FOOD & BEVERAGE)
375 m²
+ RL 49.750

RETAIL BOH

ACC WC
STORE
WC
FEMALE WC
MALE WC

FOCUS & COLLAB CO WORKING SPACE

BTR MANAGERS OFFICE

PARCEL DELIVERY

CLEANERS

MULTI FUNCTION / DOG GROOMERS

PARENTS ROOM

PWD & SHOWER / CHANGE ROOM

WELLNESS CENTRE
218 m²
+ RL 48.420

RESIDENTIAL LOBBY / AMENITY
793 m²
+ RL 48.420

RETAIL COFFEE STALL

BTR CONCIERGE AND COLLAB SPACE

COMMS FACILITY MANAGER OFFICE

COMMERCIAL LOBBY
164 m²

BOOKABLE MEETING ROOM

CO-LIVING M.ALROOM

CO-LIVING LOBBY
278 m²
+ RL 48.100

CO-LIVING AMENITIES (APPROX. 110 sqm)

STORE / SERVICES

SITE BOUNDARY

TEMPUS STREET

RESIDENTIAL
RESIDENTIAL AMENITY
RETAIL
COMMERCIAL/MEDICAL
CO-LIVING

ROUSE HILL METRO STATION

GROUND PLAN

TEMPUS STREET ROUSE HILL

Drawing:	**Ground Floor**
Drawing no:	SK225
Issue:	P.00
Scale @A1:	1 : 200
Date:	07.07.2025

Sydney
Gadigal Country
Level 17, 25 Martin Place
Sydney NSW 2000
sydney@architectus.com.au

architectus™

Appendix D Flood Emergency Response Plan

FLOOD EMERGENCY RESPONSE PLAN

OBJECTIVE

This plan has been formulated to ensure personal safety is maximised and minimising the damage to property during the event of a flood. This plan provides the measures to be taken in the lead up to, during, and following the event of a flood for the emergency response of the mixed use development at 2-30 Tempus Street, Rouse Hill (herein referred to as the site).

The measures listed in this plan outline protocols that are to be used by the management of the proposed building, its staff and its residents in the response to a potential flood event.

FLOOD EMERGENCY RESPONSES

T Here are two flood emergency response strategies for this building: 1) Evacuation to Tempus Street to the nominated assembly area shown in Figure D1; 2) Shelter in place, using the co-living lobby or any other area in the building where the finished floor level is above 47.9 m AHD and meets the minimum flood protection levels during a PMF storm event. The nominated shelter-in-place area is also shown in Figure D1.

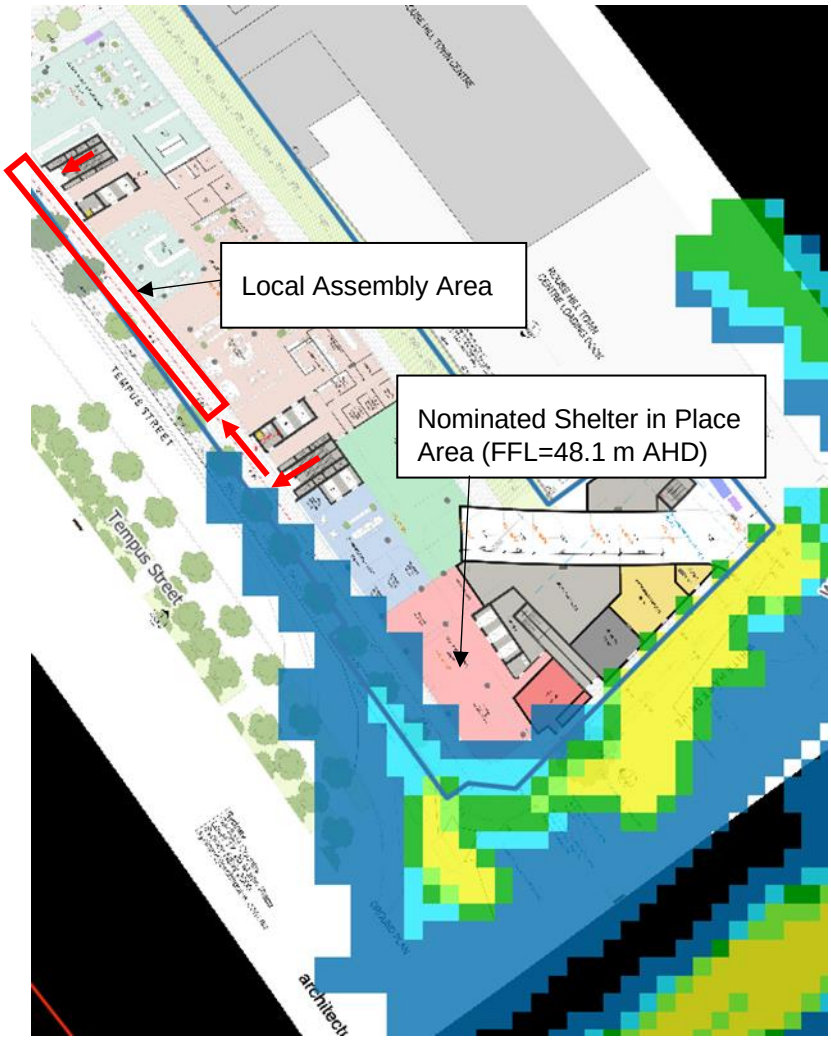

Figure D1 Location of Buildings

BEFORE THE FLOOD

FLOOD PERSONNEL AND RESPONSIBILITIES:

Chief flood warden and deputy chief flood warden (responsible in absence of chief warden) are appointed to:

- Oversee flood emergency response for the site.
- Oversee and coordinate flood induction training for all employees and residents in the site. The flood induction training should include, but not limited to, this flood emergency response plan that discusses flood behaviour at the site and near the site, rate of water level rise, flood monitoring procedure, flood warning time, activation of flood response plan, flood response strategy, and protocols before, during, and after floods.
- Monitor weather forecast on daily basis especially in wet seasons.
- Receive flood warning notifications from flood alert systems and other sources.
- Coordinate with site manager for the implementation of emergency response procedure.
- Notify emergency services as required.

Outlined below are several flood safety actions to be followed by key flood personnel (Chief flood warden and deputy Chief flood warden/building warden), staff, residents and business operators in the building in anticipation of a potential flooding event:

- Review and be familiar with the applicable SES Emergency Business Continuity Plan.
- Ensure that the plan is up to date.
- Check (or prepare) the contents of the Emergency Flood Kit and ensure that it is the correct location.
- Identify the needs of vulnerable persons likely to be on-site during the flood emergency (i.e. elderly, disabled, young children).
- Inspect the property for hazardous substances, biohazards, sensitive equipment and belongings, and relocate to another flood free area.
- Check communication devices such as internet connections, mobile phone, landline phone or radio. If a device has become inoperable, identify a suitable alternative (such as a back-up device or using the device of someone else in the building).
- Communicate to all staff and occupants of the premises the requirements of the applicable SES Emergency Business Continuity Plan, location of the Emergency Flood Kit, and discuss the risk of flooding to the site, contact/communication methods, and actions to take before, during and after a flood event.
- Ensure that any electrical equipment located below the PMF level is disconnected or isolated from the electricity and gas supplies.

FLOOD EMERGENCY KIT:

The flood warden should prepare and maintain an emergency kit for the proposed refuge. The kit should include the following:

- A copy of this plan.
- A torch with spare batteries.
- An air horn and portable loudspeaker (e.g. megaphone) with spare batteries.
- A portable AM/FM radio with spare batteries.
- A portable handheld transceiver radio with spare batteries.
- Emergency contact list for the nominated persons above that also include NSW Police, SES and Council. A copy of all contact information of staff and management should also be kept with this list.

- First aid kit with a copy of CPR procedures.
- A waterproof bag to house and carry any valuable essential items.
- Candles and waterproof matches.

DURING A FLOOD

Upon receipt or knowledge of any warning issued by various sources as listed in below,- but not limited to, this plan should be activated by the Chief Warden.

- A BoM Severe Storm Warning, Flood Warning, Flood Watch has been issued for the Hills region as seen on website or be conveyed on local radio, television or through other media.
- Warnings issued by NSW SES, NSW Police or The Hills Shire Council (THSC).
- A warning has been issued by the Early Warning Network.

Outlined below are key flood safety measures to be followed by the key flood personnel, residents, staff, visitors and business operators in the buildings during a flood or a severe weather event that may lead to flooding.

- Follow the procedures outlined in the applicable SES Emergency Business Continuity Plan.
- Locate the Emergency Flood Kit.
- Listen and respond to directions from emergency services, building wardens or others with a special responsibility.
- Monitor the BoM website, ABC radio broadcasts (AM Channels 576, 630 and 702), local emergency services social media pages, FM radio broadcasts (96.5FM and WSFM 101.7) and local news outlets for warnings.
- Follow all advice and instructions given by emergency services. Flood emergency kit to be accessed.
- Ensure all occupants on-site are informed and in agreeance on the shelter in place approach.
- Only if safe to do so, turn off all utilities possible and relocate belongings to higher ground above the predicted flood level if possible.
- As floodwaters approach building entryways, immediately commence shelter-in-place procedures. This should commence prior to the warning from the flood warning system if possible.
- Direct occupants to any nominated refuge areas.
- Shelter in place until floodwaters have subsided to below the sensor level or until advised safe to do so by the SES

AFTER A FLOOD

Outlined below are a few key flood safety measures to be followed by all occupants after a flood event has occurred:

- Check that electrical power and gas has been isolated to all flood affected areas of the building. If electrical systems or appliances (including items such as hot water systems) have become inundated, these should be inspected by a qualified electrician. Gas appliances and any gas bottles should also be inspected for safety before use.
- Check any flooded areas for safety hazards and structural stability. For example, items may have moved as a result of flood water. Have flood marker and alarm system (if any) professionally assessed to ensure they are still in working order following event.
- Review response performance during the flood. Identify any areas for improvement and update flood emergency response plan if required.

For further information please refer to the SES “After a flood” fact sheet provided.

SES
STATE EMERGENCY SERVICE

FloodSafe

FloodSafe Fact Sheet

After a Flood

Recovering from a severe flood

Disaster Recovery Centres may be established following some disasters.

Recovery centres may provide a range of welfare services including financial assistance, personal support, organising temporary accommodation and providing information and referrals.

If you have been affected by floods and require assistance, contact Disaster Welfare Services on

1800 018 444 .

When returning to your property

- Ensure the structural stability of your property before entering. Check for damage to windows, walls and the roof and be especially cautious of potential contaminants including asbestos
- Make sure the electricity and gas is turned off before going inside. Use a torch to carry out inspections inside buildings
- If power points, electrical equipment, appliances or electrical hot water systems have been exposed to floodwater or are water damaged in any way, they must be inspected by a qualified electrician before use
- Gas appliances and gas bottles that have been exposed to floodwater should be inspected for safety before use
- Wear suitable protective clothing, including boots and gloves, when cleaning up
- Be aware of any slip, trip or fall hazards
- Never eat food which has been in contact with floodwater
- Only use clean utensils and personal items
- Have a supply of fresh drinking water

FOR EMERGENCY HELP IN FLOODS AND STORMS CALL

132 500

For more info: www.ses.nsw.gov.au

Find us on: Follow us on: See us on:

Principal Partner

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SMEC Australia

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Email: sydney@smec.com

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