

122-130 Pyrmont Bridge Road, Annandale

Prepared for PWD Camperdown Pty Ltd ATF PWD CD Health Trust

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1. Introduction

Northrop Consulting Engineers have been engaged by PWD Camperdown Pty Ltd ATF PWD CD Health Trust to prepare a Flood Impact and Risk Assessment for the proposed development at 122-130 Pyrmont Bridge Road and 206 Parramatta Road, Annandale, herein referred to as the subject site or the site.

This Flood Impact and Risk Assessment (FIRA) aims to recognize the existing flood behaviour at the subject site, outline proposed flood mitigation measures for the development and review any additional management measures required to further mitigate residual flood for the proposed development.

This report has been prepared to accompany a State Significant Development Application (SSDA) submission for the proposed 22-storey shop top housing building.

1.1. Related Reports and Documents

This report has been prepared with the consideration of the following guidelines, plans documents:

- Johnstons Creek and Whites Creek Flood Study (WMA, 2017)
- Industry Specific SEARs (SSD-84024470)
- Australian Rainfall and Runoff 2019 (ARR 2019)
- Flood Risk Management Manual (NSW Government, 2023), referred to as “the Manual”
- The Leichhardt Development Control Plan (DCP) 2013
- Architectural Drawings prepared by SJB and dated the 24th of October 2025.
- Integrated Water Management Plan prepared by Northrop and dated November 2025
- Civil Engineering Drawings prepared by Northrop and dated November 2025
- Detailed Site Survey prepared by Beveridge Williams dated the 3rd of February 2017

1.2. SEARs Requirements

The project is seeking approval for a State Significant Development Approval (SSDA) (SSD-84024470). Project-specific Planning Secretary’s Environmental Assessment Requirements (SEARs) have been issued by the Department of Planning and Environment. A summary of compliance with the SEARs and report references are summarized below in Table 1.

Table 1 - SEARs Summary

ITEM	REQUIREMENT	RESPONSE	REPORT REFERENCE
19 – Flood Risk	Identify the flood planning area and level as set out in the relevant EPI and other supporting documents to determine; • The flood extent and velocity up to the Probable Maximum Flood and risk on-site having regard to adopted flood studies and, floodplain risk management studies and plans. • The site access and egress routes.	Consideration has been given to Council’s adopted flood study, Johnstons Creek and Whites Creek Flood Study (WMA, 2017). This quantifies the flood hazard for flood events up to and including the PMF. Flood risks have been identified as part of this report.	Please refer to the Flood Behaviour and Flood Risk Assessment sections of this report for details.

ITEM	REQUIREMENT	RESPONSE	REPORT REFERENCE
	The potential effects of climate change. Any relevant provisions of the NSW Flood Risk Management Manual, and any other relevant guidelines.		
	Where the development is occurring on flood prone land a flood impact and risk assessment (FIRA) must be prepared having regard to the Flood Impact and Risk Assessment – Flood Risk Management Guide LU01. When determining the scope and category of the FIRA the requirements outlined in the FIRA guide must be considered.	This Flood Risk and Impact Assessment (FIRA) has been prepared in response to this item. This FIRA has been prepared with consideration to the NSW Flood Risk Management Manual (NSW Government, 2023) including the LU01 - Flood Risk Management guideline.	The FIRA has been prepared to respond to this item. Additional information with respect to development subject site flood behaviour is presented in the Flood Behaviour Section of this report. Developed case flood mitigation measures are also presented in the Flood Risk Assessment and Emergency Response Measures section of the report.
	Detail any flood risk management measures that are to be incorporated as part of the development having regard to relevant guidelines (including any design solutions, flood modification measures, property modification measures, operational procedures or Flood Emergency Response Plan).	Flood Risk Management measures have been outlined in this report and include how the proposed development aims to minimize the existing flood risk. Flood mitigation measures are outlined in the report indicating minimum finished floor levels and the recommended actions to take place in case of a flood event. Additionally, a Flood Emergency Response Plan is recommended to be produced prior to Construction Certificate to ensure flood preparedness and reduce risk to life.	Please refer to the Flood Risk Assessment and Compliance Sections of this report for details.

2. Methodology

This Flood Impact and Risk Assessment (FIRA) has been prepared generally using the below procedure:

- Obtain a copy of the Johnstons Creek and Whites Creek Flood Study (prepared by WMA Water and dated May 2017) model data from Inner West Council – received 31 July 2023.
- Desktop review of all available information including flood model results, design plans and latest survey data.
- Assessment of existing and developed flood risk based on the flood behaviour observed in the Johnstons Creek and Whites Creek Flood Study (WMAwater, 2017).
- Review Development Compliance with necessary local development controls.

3. Subject Site and Proposed Development

3.1. Subject Site

The subject site is located at Annadale and occupies the parcels of land at 122-128, 130 Pyrmont Bridge Road, and 206 Parramatta Road. These are otherwise known as Lot 4, 5, 6, 12, 3 Section 1 DP976387, Lot 1 DP539271, and Lot 100 DP1101482. The site area is approximately 2,570sqm in area with elevations ranging from approximately 12.6 to 15.4m AHD.

The site has three frontages, along Cahill Street to the north, Mathieson Street to the west and Great Western Highway / Parramatta Road and Pyrmont Bridge Road to the south. The site currently contains several single and two-storey retail and commercial buildings, and associated hardstand.

The existing site frontages are presented in Photo 1, Photo 2 and Photo 3 below:



Photo 1 - Mathieson Street looking east along Cahill Street (Google Maps 2020)



Photo 2 - Mathieson Street looking south (Google Maps 2020)

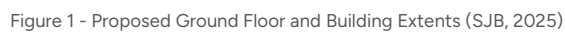


Photo 3 - Pyrmont Bridge Road looking south towards Parramatta Road / Great Western Highway (Google Maps 2023)

3.2. Proposed Development

The proposed development includes the construction of 22-storey shop top housing building with vehicle access from Cahill Street. The proposed ground floor and building extents are presented in Figure 1 overleaf.

Architectural plans describing the development are provided in Appendix B – Architectural Drawings.



4. Flood Behaviour

Flood behaviour presented herein is based on the information contained in the Johnstons Creek and Whites Creek Flood Study (WMAwater, 2017).

Flood figures for all storms, including the 39% AEP, 18% AEP, 5% AEP, 1% AEP and PMF, are provided in Appendix A.

Flood behaviour during the 39%, 18% and 5% AEP events demonstrate the inundation calculated in the model is akin to stormwater flow in the gutter as opposed to flooding. In particular, for the 39% AEP, the flow adjacent to the development is generally less than 150mm deep – or less than kerb height. At the peak of the 18% AEP and 5% AEP, the depth is generally less than 300mm.

4.1. Critical Duration

A critical duration of 60-minutes has been determined by the Johnstons Creek and Whites Creek Flood Study (WMA Water, May 2017). This implies the time to peak from commencement of rainfall will be in the order of minutes. A 60-minute critical duration implies that the duration of inundation is likely to be less than a few hours.

A timeseries for the PMF at the Parramatta Road crossing of Johnstons Creek is also presented in Figure 2. This information has been obtained from the Johnstons Creek and Whites Creek Flood Study (prepared by WMA Water and dated May 2017).

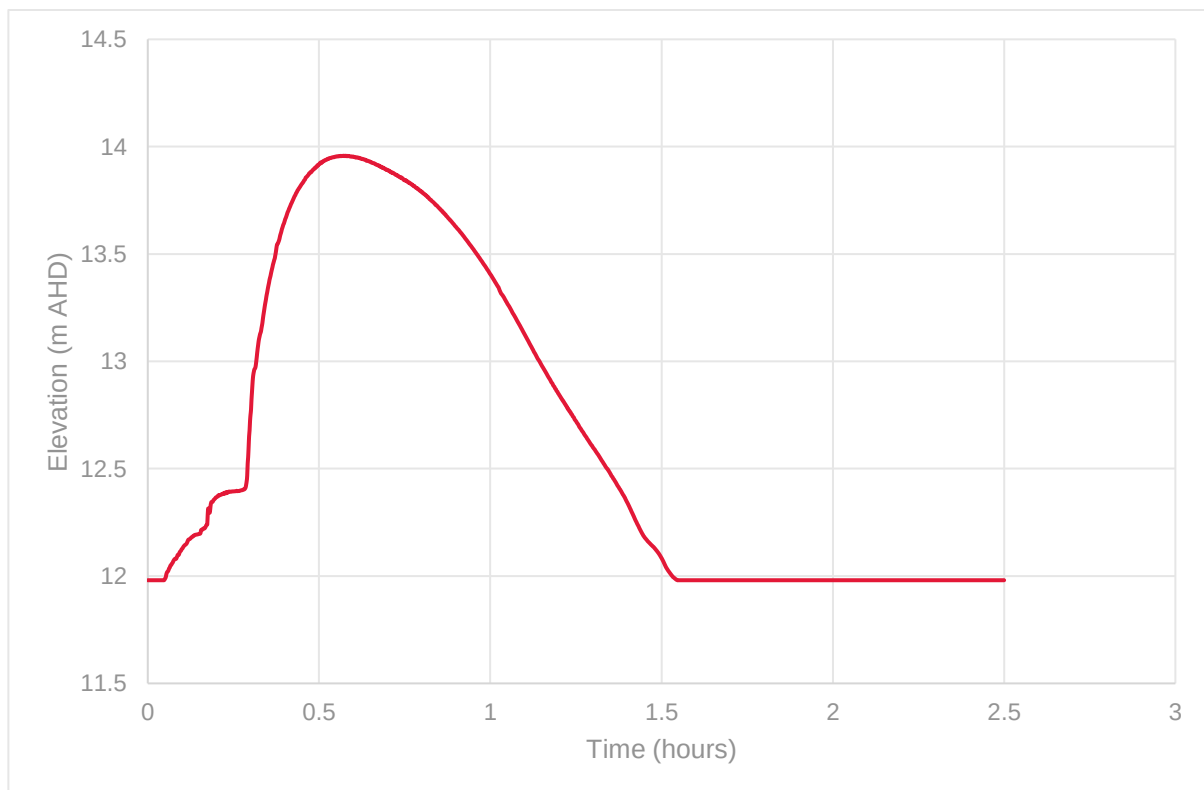


Figure 2 – PMF elevation at the Parramatta Road crossing of Johnstons Creek.

This indicates the entirety of the PMF storm event occurs within a duration of approximately 1.5 hours.

4.2. Flood Velocity

Flood velocity is provided for the 39% AEP, 18% AEP, 5% AEP, 1% AEP and PMF in Appendix A, Figures A1-2 to A5-2.

This shows generally low velocities in Pyrmont Bridge Road, and Mathieson Street in all events up to and including the 1% AEP. In Parramatta Road, and Pyrmont Bridge Road in the PMF, velocities are generally less than 3m/s.

4.3. Flood Levels

Flood depth and levels for the 39%, 18%, 5% and 1% AEP and PMF are presented in Appendix A. The maximum flood elevations at key locations of the subject site are summarized in Table 2 to Table 4.

Table 2 - Flood levels adjacent to subject site at approx. the Parramatta Road / Pyrmont Bridge Road intersection.

	FLOOD ELEVATION (m AHD)
39% AEP	14.2
18% AEP	14.4
5% AEP	14.4
1% AEP	14.4
PMF	14.7

Table 3 - Flood levels adjacent to subject site at the easternmost corner adjacent Pyrmont Bridge Road.

	FLOOD ELEVATION (m AHD)
39% AEP	-
18% AEP	-
5% AEP	-
1% AEP	-
PMF	15.3

Table 4 - Flood levels adjacent to subject site within the Mathieson Street / Cahill Street intersection.

	FLOOD ELEVATION (m AHD)
39% AEP	-
18% AEP	-
5% AEP	-
1% AEP	-
PMF	12.3

5. Flood Risk Assessment

5.1. Floor Level Analysis

The Flood Planning Level (FPL) as defined in Appendix A of the Leichhardt Development Control Plan (DCP) 2013 is the 1 in 100 yr ARI (1% AEP) flood event plus 0.5m freeboard.

A floor level and flood protection analysis with respect to the 1% AEP and PMF flood levels are presented in Table 5 and overleaf in Figure 3 and Figure 4.

Table 5 - Floor level assessment

ITEM	1% AEP LEVEL (M AHD)	PMF LEVEL (M AHD)	FLOOR LEVEL (M AHD)	COMMENTS
Southern frontage	14.8	15.3	15.3	Above the 1% AEP plus 500mm, and PMF. Compliant.
Northern Corner	-	12.3	13.55	Above the 1% AEP plus 500mm, and PMF. Cahill Street falls away from building. Compliant.
Cahill Street Basement Crest	-	12.3	13.887	Above the 1% AEP plus 500mm, and PMF. Levels taken from nearest modelled location. Compliant.

As presented in Figure 3 and Figure 4 the proposal includes habitable spaces and basement carpark entrances which are designed to be protected above the 1% AEP + 500mm or the PMF (whichever is higher) to minimise the risk to property and life.

5.2. Climate Change

The proposed development is protected to a level above the worst case PMF event, or the 1% AEP + 500mm (whichever is higher). As such, potential increase in flood depths due to climate change is not expected to significantly impact the proposed Flood Planning Levels and flood protection to the facility.

5.3. Flood Hazard

Flood hazard is provided for the 39% AEP, 18% AEP, 5% AEP, 1% AEP and PMF in Appendix A, Figures A1-3 to A5-3.

The flood hazard is generally low in Pyrmont Bridge Road, and Mathieson Street in all events up to and including the PMF. In Parramatta Road H5 is observed in the gutter in the 1% AEP. This is likely due to high velocities as depths are generally less than 300mm. Even in the PMF, there is low hazard access to Pyrmont Bridge Road and Mathieson Street as shown in Figure A5-3 of Appendix A.

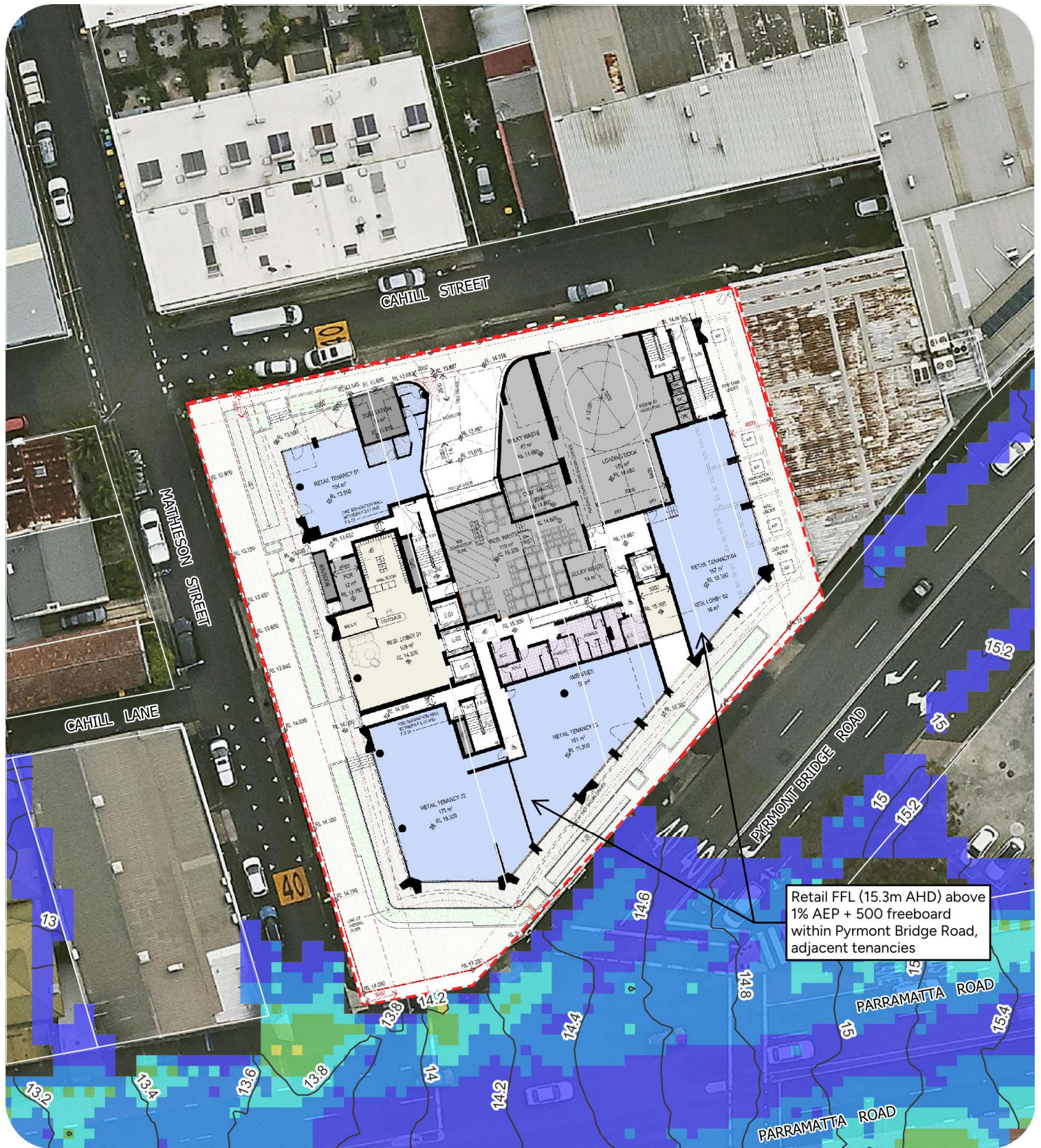


Figure 3

1% AEP
Flood Depth and Elevation

Legend

- Subject Site
- Contours (m AHD)
- Flood Depth (m)
- Less than 0.1
- 0.1 - 0.2
- 0.2 - 0.3
- 0.3 - 0.5
- 0.5 - 1.0
- 1.0 - 2.0
- Greater than 2.0

0 8 16 m

EPSG:28356
Scale 1:500



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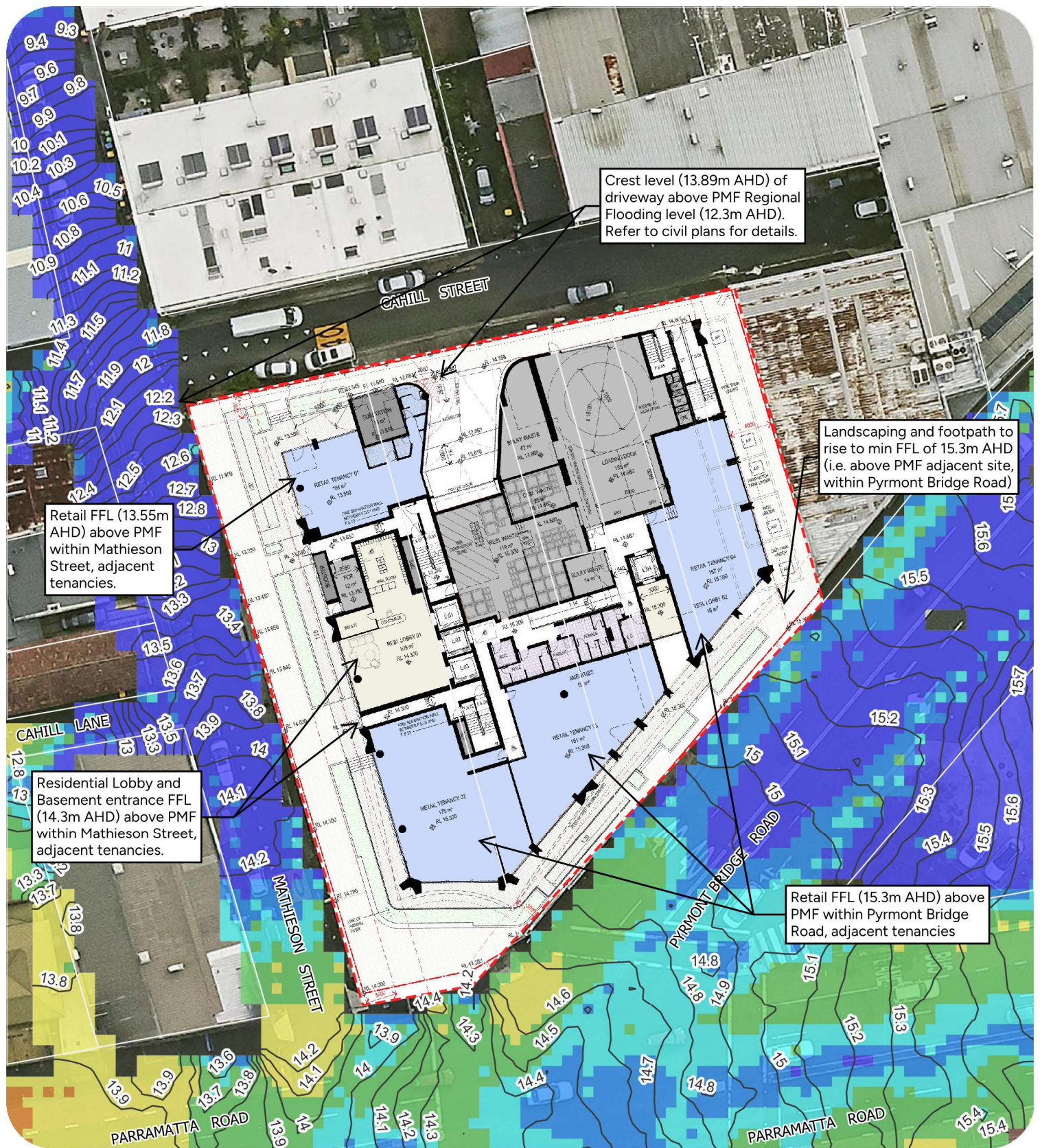


Figure 4

**PMF
Flood Depth and Elevation**

Legend

 	Subject Site	Flood Depth (m)
—	Contours (m AHD)	 Less than 0.1
		 0.1 - 0.2
		 0.2 - 0.3
		 0.3 - 0.5
		 0.5 - 1.0
		 1.0 - 2.0
		 Greater than 2.0

0 8 16 m

EPSG:28356
Scale 1:500



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5.4. Existing Risk

The following potential risks from the flood hazard were identified in the existing condition - presented below in Table 6.

Table 6 - Existing Flood Risk Analysis

ITEM	LIKELIHOOD	CONSEQUENCE	RISK RATING
Structural damage causing economic loss	Rare to very rare	Major	High
Loss of life	Extremely rare	Major	Low

5.5. Developed and Residual Risk

Mitigation measures proposed in the design, and potential mitigation measures that could be implemented during operation of the facility are presented below in Table 7.

Table 7 - Mitigation Measures

ITEM	MITIGATION MEASURES
Flood Inundation	Consideration to the placement of minimum Finished Floor Levels as noted above reduces the potential for flood ingress into the building during a flood event.
Structural damage causing economic loss	The structural design of the facility is to consider the forces due to floodwater and debris impact for events up to the PMF. This is to enable a shelter in place flood emergency response strategy, if it is required. The proposed development is of robust construction typology which will reduce the likelihood and consequence of structural damage during a flood event. Structural design is expected to occur during future project phases (i.e. Construction Certificate / Detailed Design) and consideration to the PMF can be enforced through the preparation of a condition of consent for the development.
Loss of life	The likelihood of loss of life has the potential to be reduced through implementation of a Flood Emergency Response Plan. Opportunities for on-site refuge and access for emergency services (if required) are discussed in Section 6.4 of this report.

Following implementation of the proposed mitigation measures, the residual developed risk analysis is presented below in Table 8. A risk matrix showing the existing and residual risk comparison is presented in Table 9.

Table 8 - Developed Residual Risk Analysis

ITEM	LIKELIHOOD	CONSEQUENCE	RISK RATING
Flood Inundation	Extremely rare	Moderate	Low
Structural damage causing economic loss	Extremely rare	Moderate	Low
Loss of life	Extremely rare	Major	Low

Table 9 - Risk Matrix

Likelihood	AEP Range	Consequence				
		Insignificant	Minor	Moderate	Major	Catastrophic
Likely	>10					
Unlikely	1 to 10					
Rare to very rare	0.01 to 1				Structural damage (E)	
Extremely rare	<0.01			Structural damage (D)	Loss of life (E + D)	

Risk: Very low  Low  Medium  High  Extreme 

6. Discussion and Compliance with Council LEP

6.1. Consideration of a Range of Flood Events

As part of this assessment consideration has been given to flood events ranging from the 39% AEP up to and including the PMF. This is consistent with the requirements of the NSW Flood Risk Management Manual (NSW Government, 2023).

6.2. Potential Flood Impacts

The flood behaviour presented in the Johnstons Creek and Whites Creek Flood Study (WMAwater, 2017) (refer to the figures presented in Appendix A), shows flooding around the subject site to be largely contained within the road reserves. As the subject site has been modelled as “flood free” the proposed development is not expected to significantly, adversely impact the existing modelled flood behaviour.

Similarly, the proposed development generally matches the existing building footprint (if not reduces the footprint) and maintains a similar site impervious fraction. As a result, there is not expected to be additional displacement of water, or resultant impacts on other properties due to the proposed development.

As such, we do not believe the proposed development will result in significant adverse impacts on adjoining properties when compared to the modelled flood behaviour.

6.3. Basement Carpark Entry Protection

C8 and C9 of Part E (Water) in the Leichhardt DCP (2013) requires that for basement car parks in high flood hazard areas, all access and potential water entry points must be above the higher of the PMF or FPL, and a clearly signposted flood free pedestrian evacuation route is to be provided from the basement area separate to vehicle access ramps.

As presented in Figures 35 and 36 of the Johnstons Creek and Whites Creek Flood Study (2017) (refer to Figures A4-3 and A5-3 of Appendix A), high hazard flooding is present to the south of the site, within Parramatta Road, in the PMF and to a smaller extent in the 1% AEP event. The proposed basement entry is located on Cahill Street, which is presented as flood free in Council’s flood model. This street falls away from the development to the north, and flows generated by this local catchment, which are not reflected in Council’s flood model, are expected to pass by the documented basement crest.

Hand calculations indicate Cahill Street Road reserve has sufficient capacity to pass the local catchment PMF. Should levels change, consideration should be given to protecting the basement from water ingress from either of the following constraints.

1. The higher of Council’s study 1% AEP plus 500mm or the PMF.
2. The local stormwater catchment PMF.

6.4. Emergency Response Measures

The subject site is located within a small catchment which has a quick response time to flood peak and short duration of inundation. We recommend eliminating people from the hazard as the preferred emergency response. This may include cancelling services prior to the hazard arriving, evacuating early, or providing shelter in place.

Given the flash flood nature of the flooding at the site we do not believe a coordinated evacuation would be feasible from the site without evacuating several times unnecessarily. Additionally, evacuation as a response measure has the potential to encourage occupants to enter hazardous flood water in the road network at the peak of the event. In the event of an emergency, low hazard flood behaviour is observed in the south-eastern corner of the site, in Pyrmont Bridge Road for events up to and including the 1% AEP would allow emergency vehicle access to and from the site. Similarly, access for emergency services may be possible from Cahill Street and via the north-western corner of the site, as H1 hazard conditions are observed in Mathieson Street during the worst case PMF event (refer to Figure A5-3 of Appendix A).

In the Flood Behaviour section, it was demonstrated that the PMF at the Parramatta Road crossing of Johnstons Creek rises, peaks, and falls within a two-hour window. This is less than the recommended maximum isolation time of six hours suggested in the “Shelter in Place Guideline” published by the NSW Government and dated 2025. Additionally, the street frontages adjacent Pyrmont Bridge Road, Cahill Street and Mathieson Street are subject to low (H1) hazard levels.

Therefore, we believe a combination of cancelling services (in commercial uses) and shelter in place is most appropriate for the proposed development. We expect a Flood Emergency Response Plan can be prepared prior to Construction Certificate to outline the following.

- Flood awareness and education.
- Available flood warning products from the BoM and SES.
- Flood preparedness measures including knowing your flood risk and having essential items on-hand for on-site refuge.
- Flood response measures including potentially delaying appointments / closing the centre in the event of imminent forecast extreme weather and seeking refuge on-site once rainfall has begun.
- Undertaking appropriate inspections and checks once the event has passed.

6.5. LEP Compliance

Commentary with respect to Council’s LEP is presented below in Table 10.

Table 10 – LEP Compliance

ITEM	LIKELIHOOD
5.21 Flood Planning	
(1) The objectives of this clause are as follows	
(a) to minimise the flood risk to life and property associated with the use of land,	The site is in an area of generally low magnitude overland flow. The development incorporates measures to minimise risk to property and life.
(b) to allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change,	We believe the development is compatible with the flood function of the land.
(c) to avoid adverse or cumulative impacts on flood behaviour and the environment,	The development does not significantly alter the flood behaviour of the site or reduce flood storage. On this basis we do not believe it will contribute to cumulative impacts.
(d) to enable the safe occupation and efficient evacuation of people in the event of a flood.	The site is subject to quick peaking and receding flash flooding. On-site refuge is provided to wait out these events.
(2) Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development	
(a) is compatible with the flood function and behaviour on the land, and	The site is subject to low hazard overland flow, and we believe the development is compatible with the flood function of the site.
(b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood	The development does not significantly alter the modelled flood behaviour of the site or reduce flood storage. On this basis we do not believe it will contribute to cumulative impacts.

ITEM	LIKELIHOOD
affectation of other development or properties, and	
(c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and	The site is subject to quick peaking and receding flash flooding. On-site refuge is provided to wait out these events.
(d) incorporates appropriate measures to manage risk to life in the event of a flood, and	On-site refuge is provided. We recommend preparing a Flood Emergency Response Plan to further minimise the risk to life, prior to occupation.
(e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of riverbanks or watercourses.	The site is currently developed, and water quality and quantity management devices have been provided. We do not believe this development will contribute to erosion, siltation or destabilising of riparian vegetation and riverbanks.

(3) In deciding whether to grant development consent on land to which this clause applies, the consent authority must consider the following matters

(a) the impact of the development on projected changes to flood behaviour as a result of climate change,	We do not believe the development will have a significant impact on flood behaviour changes due to climate change. The proposed development is protected above the worst case PMF event and as such, climate change is not expected to significantly impact proposed flood planning levels.
(b) the intended design and scale of buildings resulting from the development,	By others.
(c) whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood,	On-site refuge is provided. We recommend preparing a Flood Emergency Response Plan to further minimise the risk to life, prior to occupation.
(d) the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion.	This is not applicable to this case.

5.22 Special flood considerations

1) The objectives of this clause are as follows –

a) to enable the safe occupation and evacuation of people subject to flooding,	As above, the site is subject to quick peaking and receding flash flooding. On-site refuge is provided to wait out these events with access for emergency services (if require) via the north-west and south-eastern corners of the site.
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ITEM	LIKELIHOOD
b) to ensure development on land is compatible with the land's flood behaviour in the event of a flood,	The subject site is not located in Floodway flow behaviour and as such, is considered compatible with the lands flood behaviour.
c) to avoid adverse or cumulative impacts on flood behaviour,	As above, the development is not expected to significantly alter the modelled flood behaviour or reduce flood storage. On this basis we do not believe it will contribute to cumulative impacts.
d) to protect the operational capacity of emergency response facilities and critical infrastructure during flood events,	On site refuge is available for all storms up to and including the PMF, and shelter in place is recommended during flood events for this site. As such, the proposed development is not expected to create additional load on emergency response facilities and critical infrastructure during flood events.
e) to avoid adverse effects of hazardous development on the environment during flood events.	The proposed development is not classed as hazardous and is protected to a minimum level of the 1% AEP + 500mm or the PMF (whichever is higher).
2) This clause applies to –	
a) for sensitive and hazardous development—land between the flood planning area and the probable maximum flood, and	The proposal does not include sensitive or hazardous development.
b) for development that is not sensitive and hazardous development—land the consent authority considers to be land that, in the event of a flood, may— i) cause a particular risk to life, and ii) require the evacuation of people or other safety considerations.	The proposed development is not expected to create a significant increase in the risk to life on the subject site. The proposed development provides opportunity for refuge on-site for all storm events up to and including the PMF and, as discussed above, refuge on site is recommended for this development, meaning evacuation is unlikely.
3) Development consent must not be granted to development on land to which this clause applies unless the consent authority has considered whether the development –	
a) will affect the safe occupation and efficient evacuation of people in the event of a flood, and	All finished floor levels and openings to the basement level carpark are proposed above the 1% AEP plus 500 freeboard or the PMF level (whichever is higher). As such, on site refuge is available for residents, staff and visitors on the ground floor levels and above. As above, due to the expected short duration of the flood events, shelter in place is recommended for the development. In the event of an emergency, access to the site via the north-western and south-eastern corners of the site is available for emergency services.
b) incorporates appropriate measures to manage risk to life in the event of a flood, and	All finished floor levels and openings to the basement level carpark are proposed above the 1% AEP plus 500 freeboard and the PMF level. As such, on site refuge is available for residents, staff and visitors in the ground floor levels and above.

ITEM	LIKELIHOOD
	As above, due to the expected short critical duration of the flood events, shelter in place is recommended for the development. In the event of an emergency, access to the site via Pymont Bridge Road is available for emergency services. As such, appropriate measures to manage risk to life on the subject site have been adopted by the proposed development.
c) will adversely affect the environment in the event of a flood.	The development does not significantly alter the modelled flood behaviour of the site or reduce flood storage. On this basis we do not believe it will contribute to off-site flood impacts. Similarly, the proposed FFL's are raised above the 1% AEP + 500mm or the PMF (whichever is higher). As such, debris or hazardous materials within the building is not expected to have the potential wash into downstream waterways or ecosystems.

7. Conclusion

A Flood Impact and Risk Assessment Report has been prepared for the proposed development at 122-130 Pyrmont Bridge Road and 206 Parramatta Road, Annandale NSW.

It was concluded that the proposed development will not create any significant adverse impacts to the modelled flood behaviour on the subject site and on the properties surrounding the subject site.

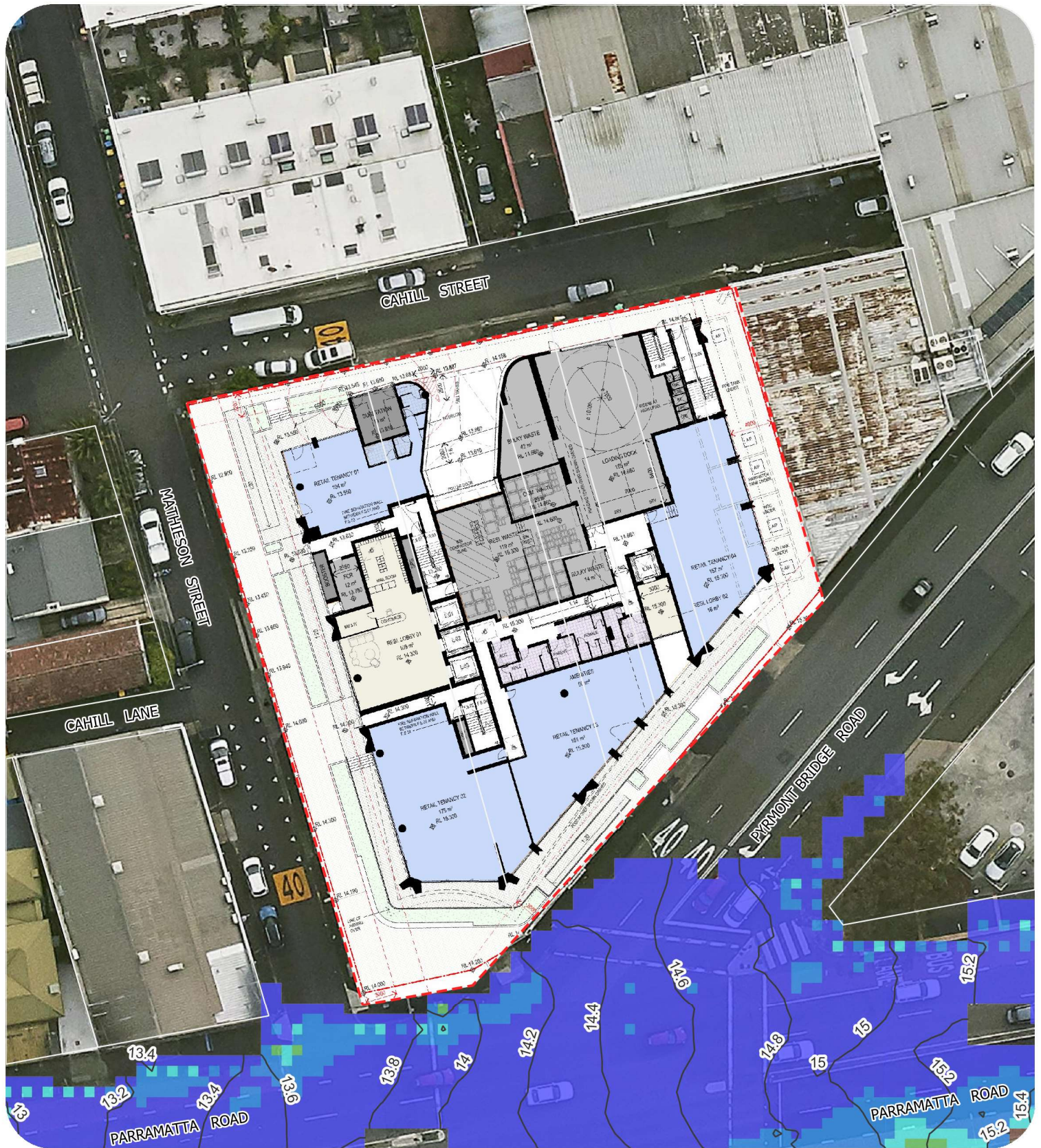
Furthermore, flood risk in the developed case has been adequately managed through the selection of appropriately placed floor levels and the provision for onsite refuge.

We commend our findings for submission and consideration.

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Appendix A – Flood Figures



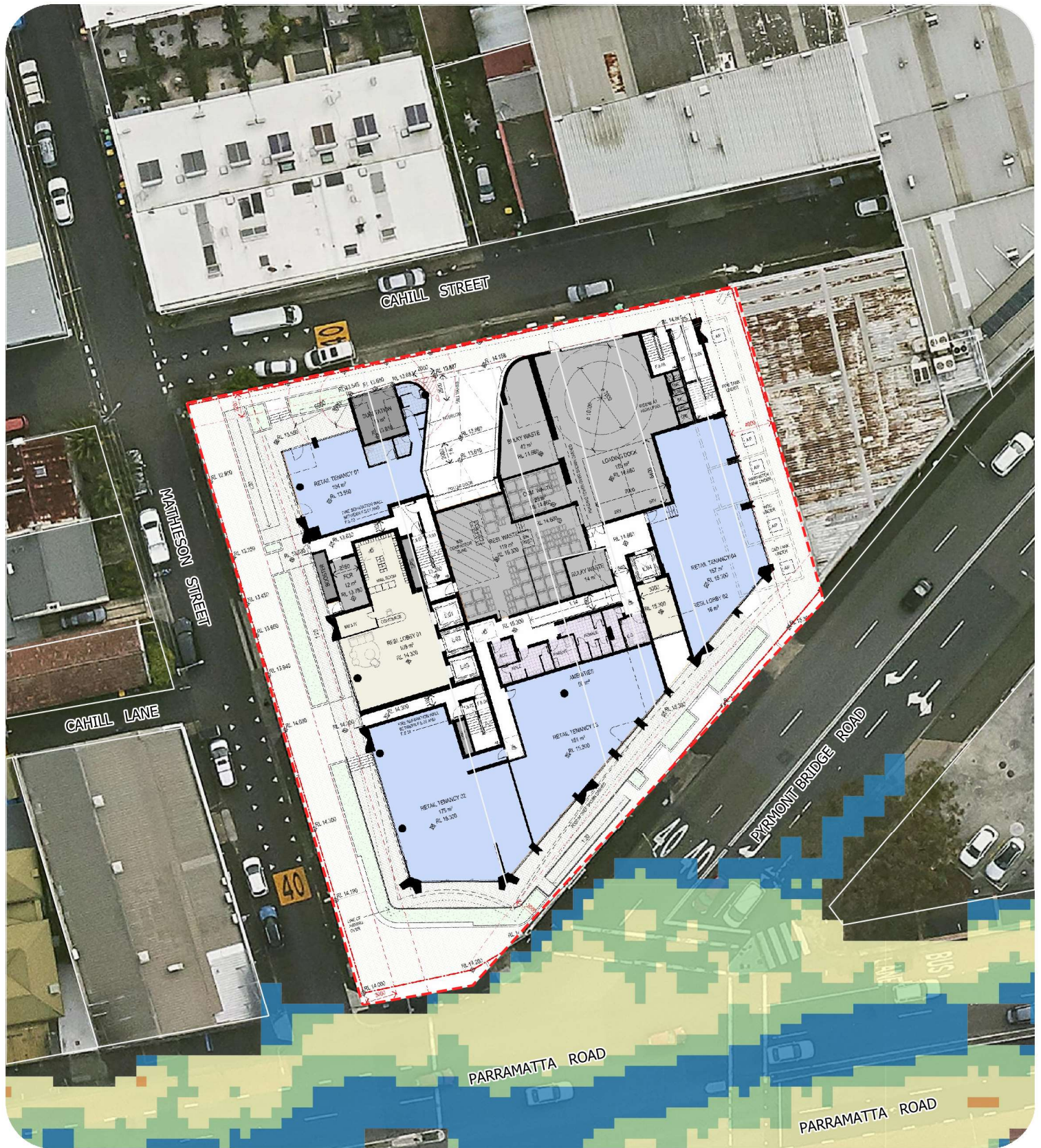


Figure A1-2

39% AEP
Flood Velocity

Legend

 Subject Site

Flood Velocity (m/s)

< 0.5

0.5 - 1.0

1.0 - 2.0

2.0 - 4.0

4.0 - 6.0

> 6.0

0 8 16 m

EPSG:28356
Scale 1:500



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PWD Camperdown Pty Ltd ATF PWD CD Health Trust
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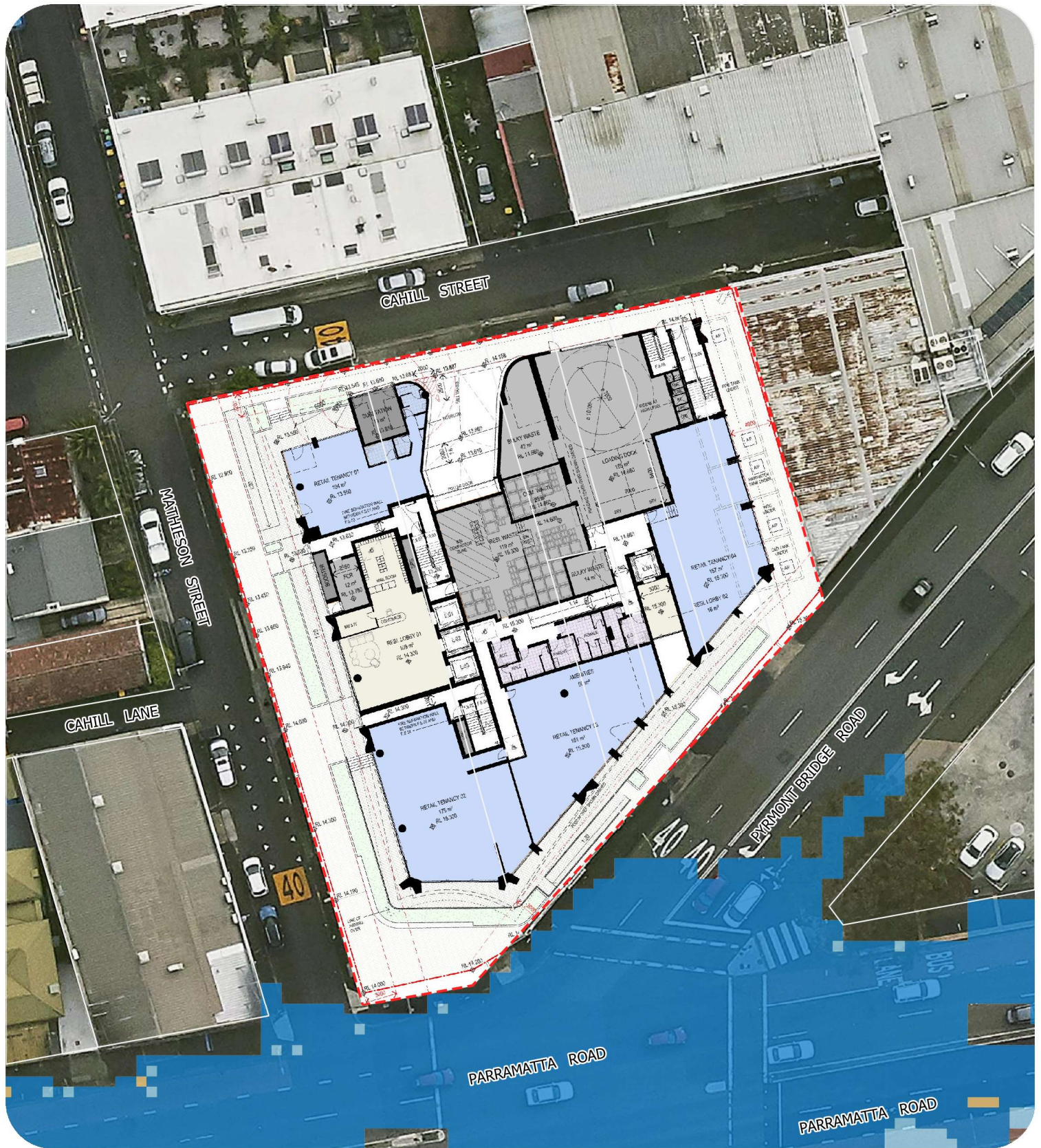


Figure A1-3

39% AEP
Flood Hazard

Legend

- Subject Site
- H1
- H2
- H3
- H4
- H5
- H6

0 8 16 m

EPSG:28356
Scale 1:500



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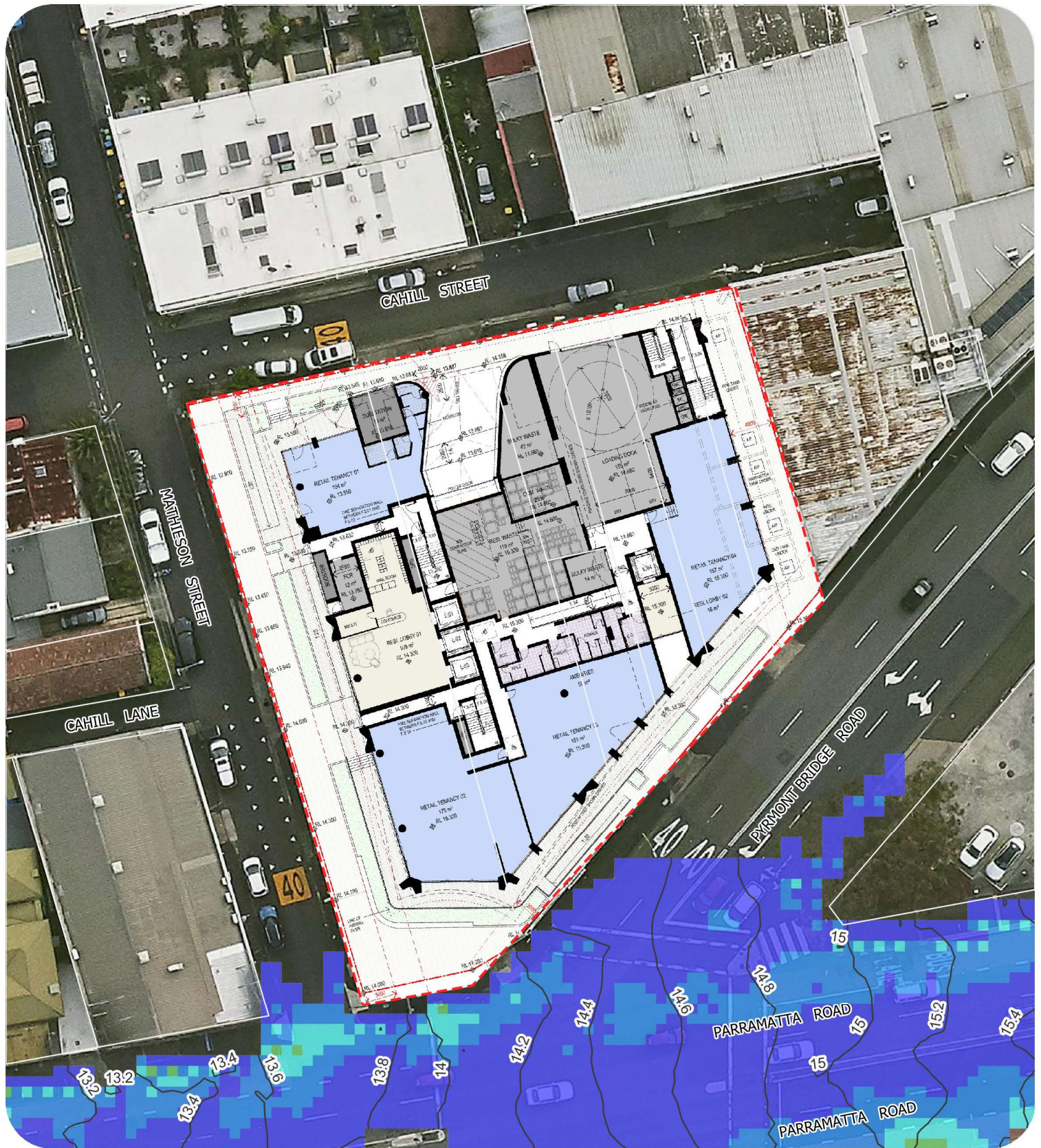


Figure A2-1

18% AEP
Flood Depth and Elevation

Legend

 	Subject Site	Flood Depth (m)
	Contours (m AHD)	 Less than 0.1
		 0.1 - 0.2
		 0.2 - 0.3
		 0.3 - 0.5
		 0.5 - 1.0
		 1.0 - 2.0
		 Greater than 2.0

0 8 16 m

EPSG:28356
Scale 1:500



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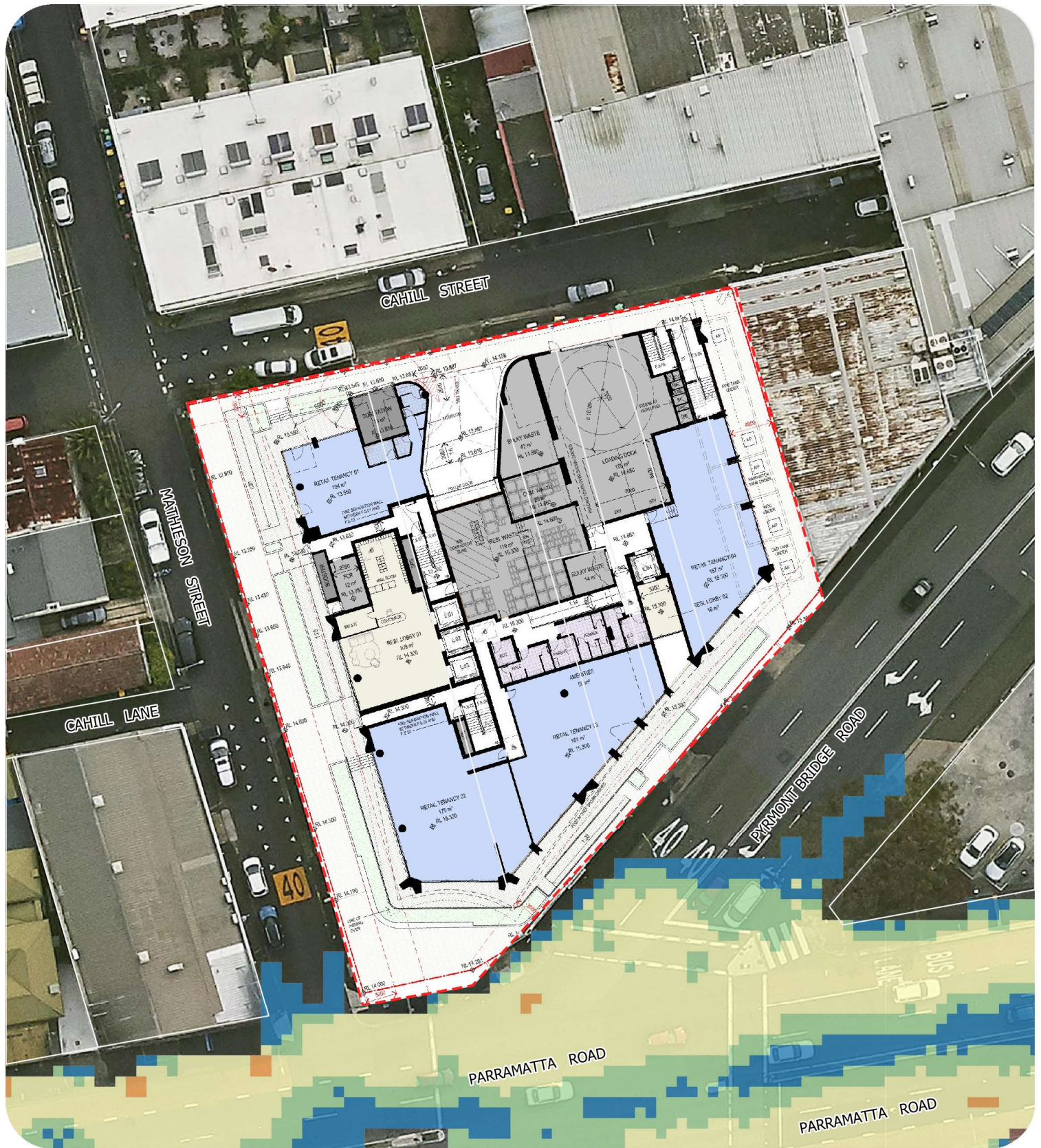


Figure A2-2

18% AEP
Flood Velocity

Legend

 Subject Site

Flood Velocity (m/s)

< 0.5

0.5 - 1.0

1.0 - 2.0

2.0 - 4.0

4.0 - 6.0

> 6.0

0 8 16 m

EPSG:28356
Scale 1:500



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PWD Camperdown Pty Ltd ATF PWD CD Health Trust
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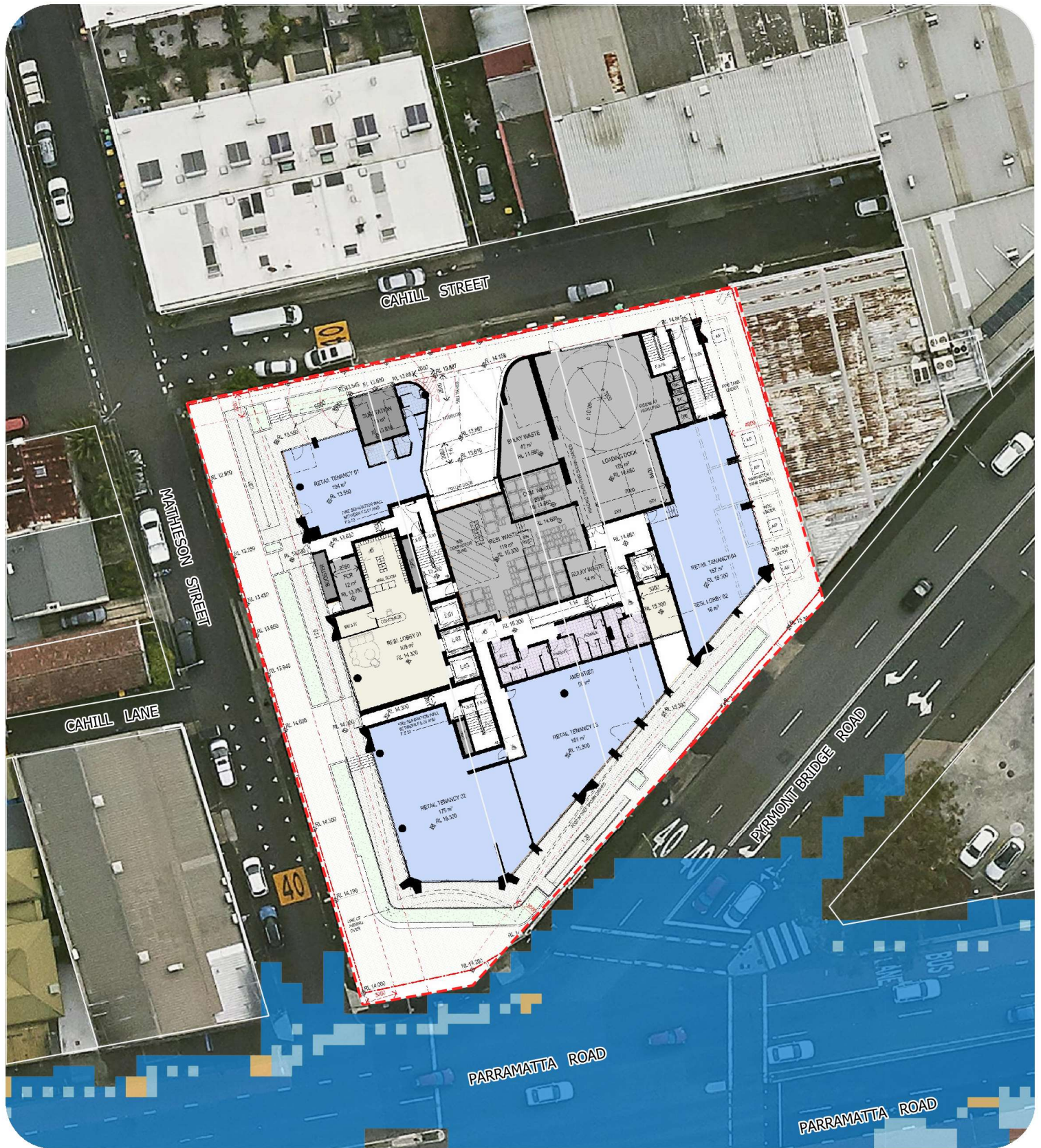


Figure A2-3

18% AEP
Flood Hazard

Legend

 Subject Site	Flood Hazard
	H1
	H2
	H3
	H4
	H5
	H6

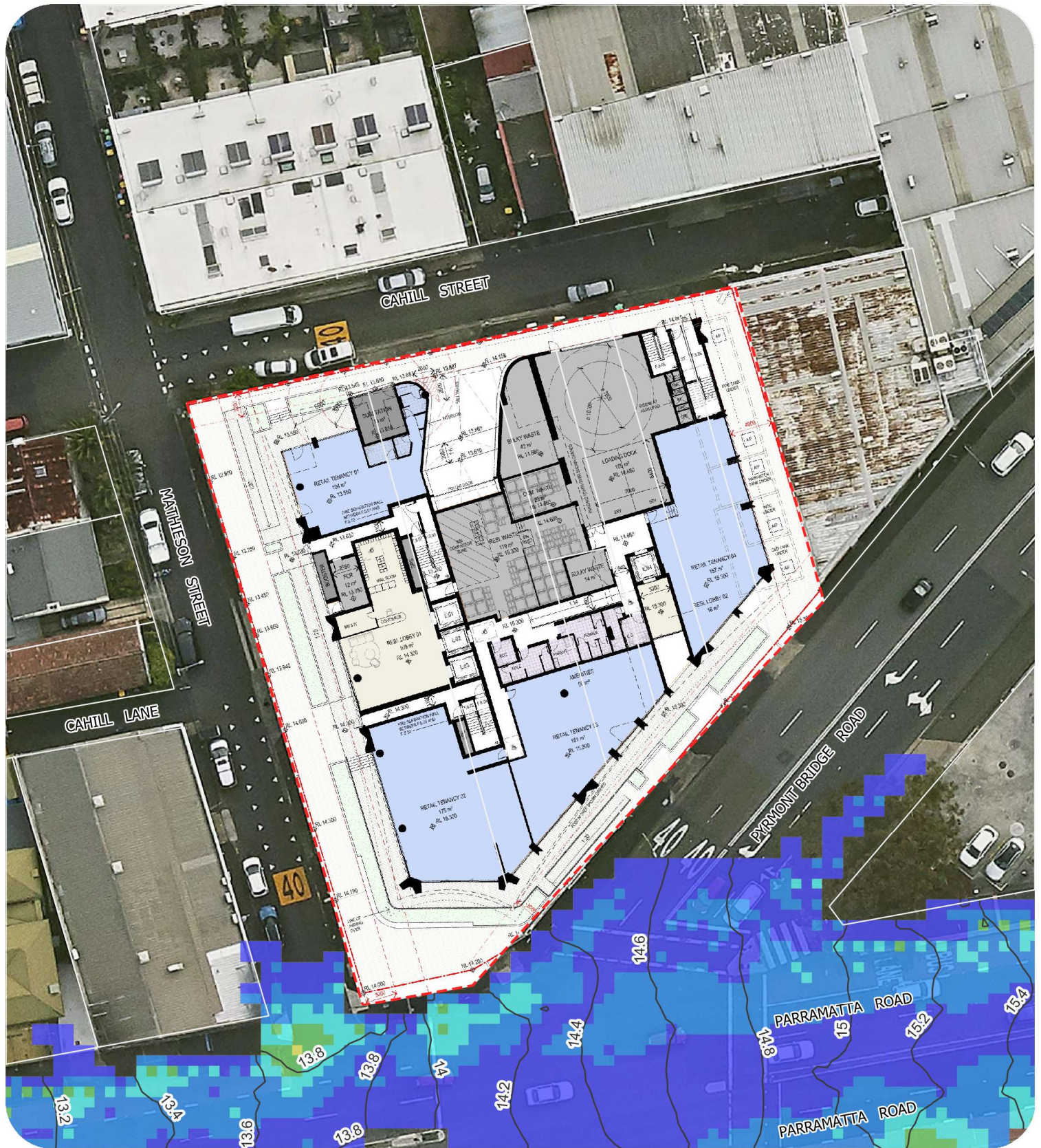
0 8 16 m

EPSG:28356
Scale 1:500



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(SY251279)



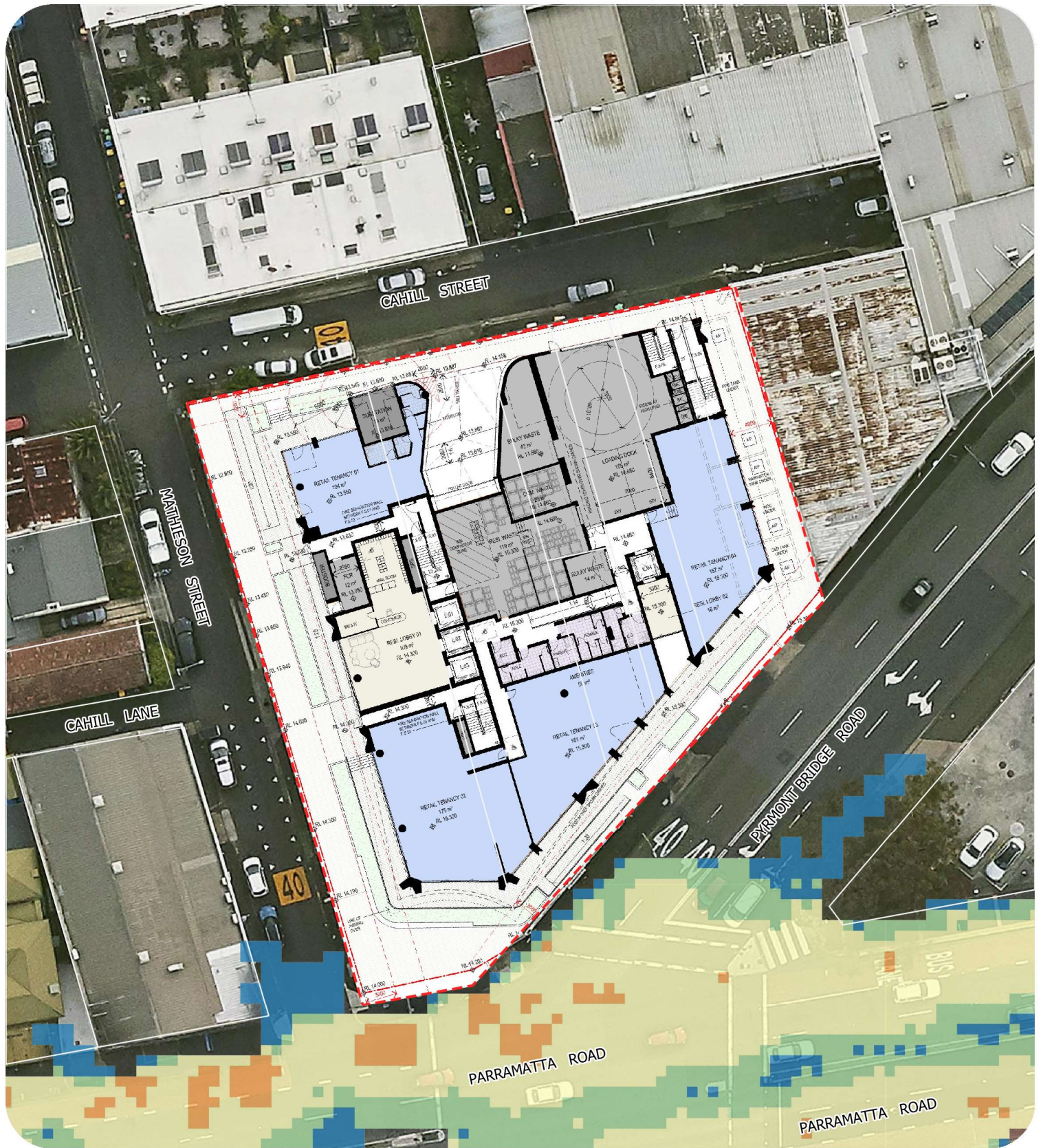


Figure A3-2

5% AEP
Flood Velocity

Legend

 Subject Site

Flood Velocity (m/s)

< 0.5

0.5 - 1.0

1.0 - 2.0

2.0 - 4.0

4.0 - 6.0

> 6.0

0 8 16 m

EPSG:28356
Scale 1:500



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PWD Camperdown Pty Ltd ATF PWD CD Health Trust
(SY251279)

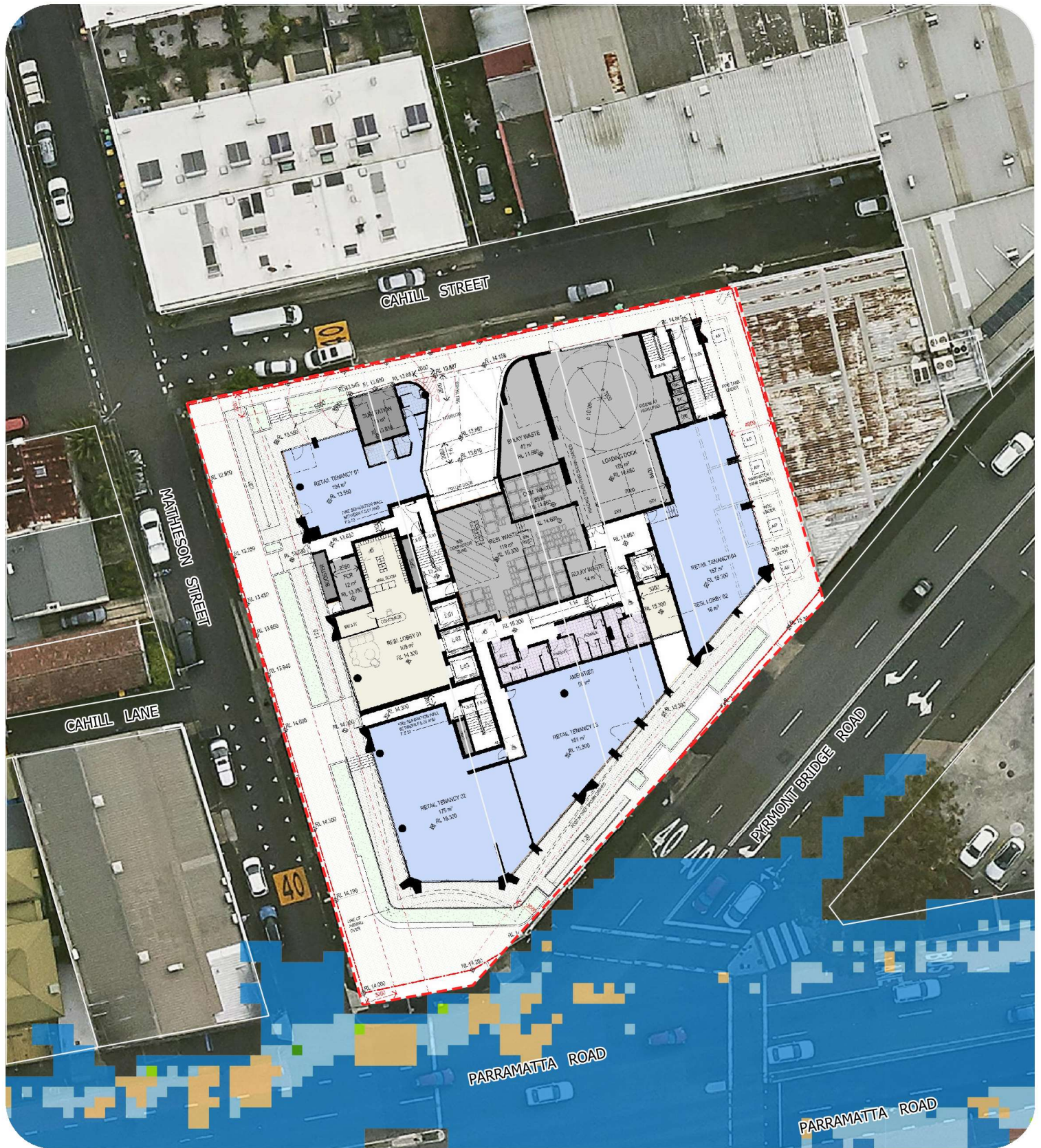


Figure A3-3

5% AEP
Flood Hazard

Legend

 Subject Site	Flood Hazard
	H1
	H2
	H3
	H4
	H5
	H6

0 8 16 m

EPSG:28356
Scale 1:500



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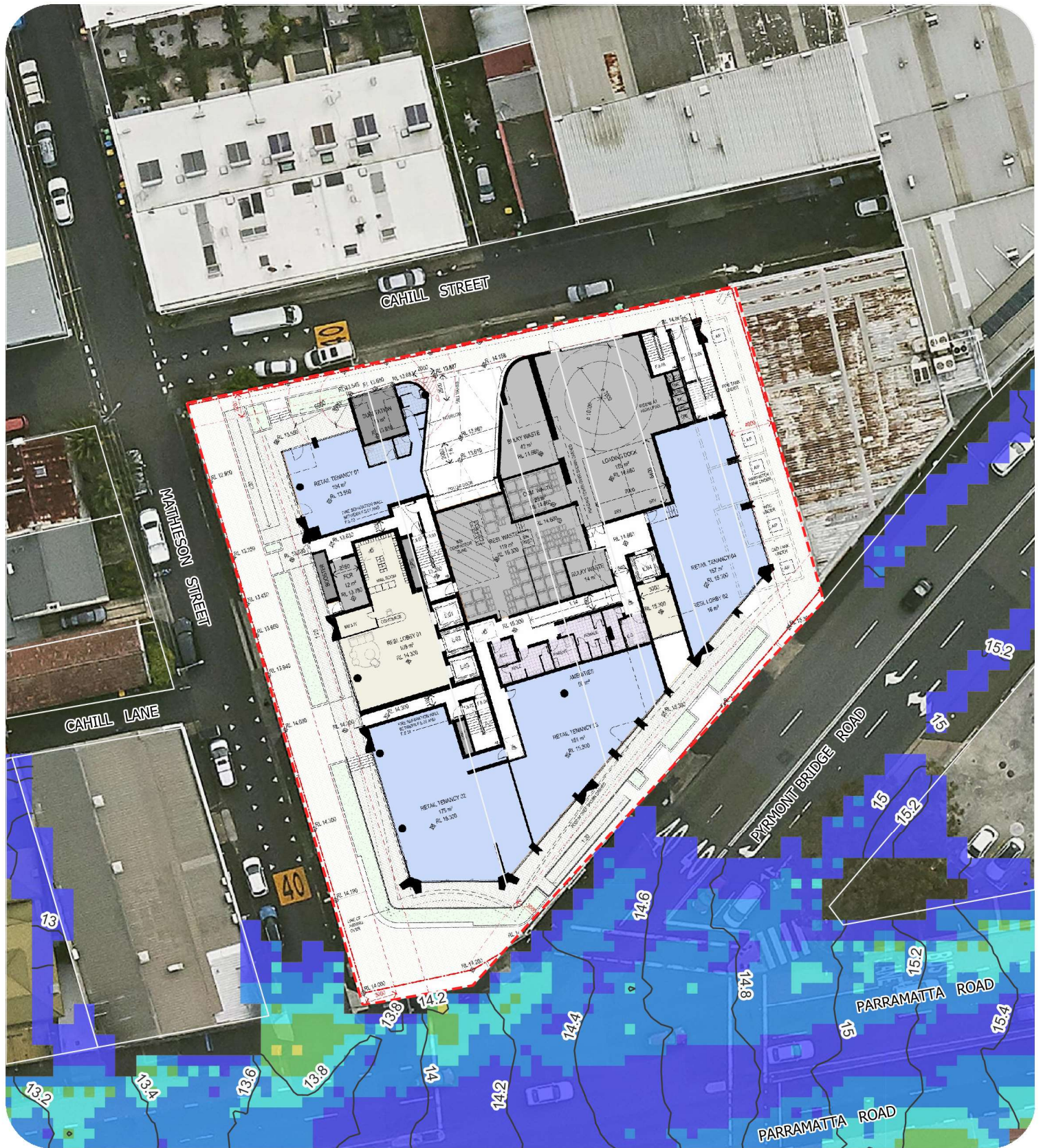


Figure A4-1

1% AEP
Flood Depth and Elevation

Legend

- Subject Site
- Contours (m AHD)
- Flood Depth (m)
- Less than 0.1
- 0.1 - 0.2
- 0.2 - 0.3
- 0.3 - 0.5
- 0.5 - 1.0
- 1.0 - 2.0
- Greater than 2.0

0 8 16 m

EPSG:28356
Scale 1:500



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PWD Camperdown Pty Ltd ATF PWD CD Health Trust
(SY251279)

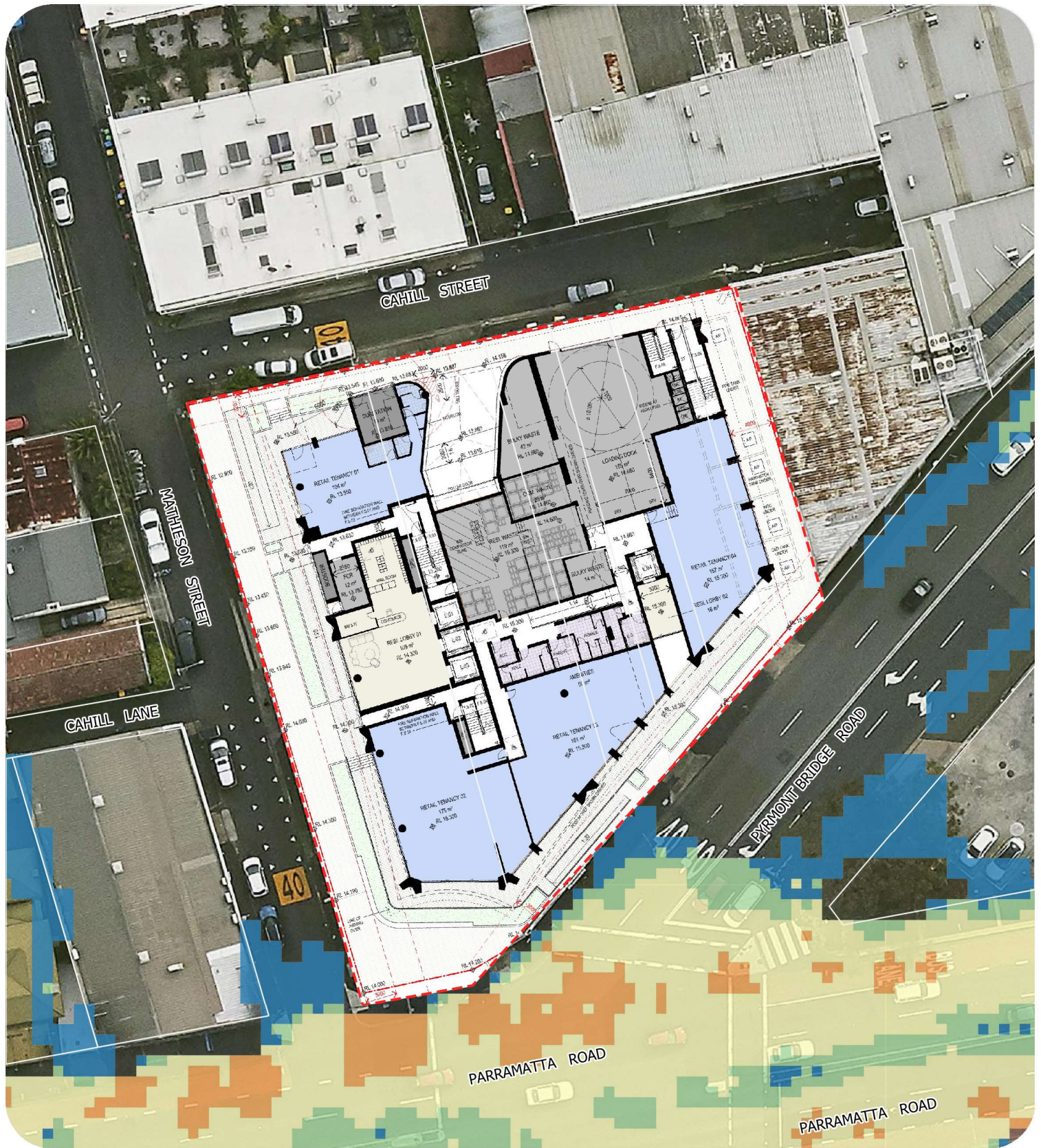


Figure A4-2

1% AEP
Flood Velocity

Legend

 Subject Site

Flood Velocity (m/s)

< 0.5

0.5 - 1.0

1.0 - 2.0

2.0 - 4.0

4.0 - 6.0

> 6.0

0 8 16 m

EPSG:28356
Scale 1:500



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PWD Camperdown Pty Ltd ATF PWD CD Health Trust
(SY251279)

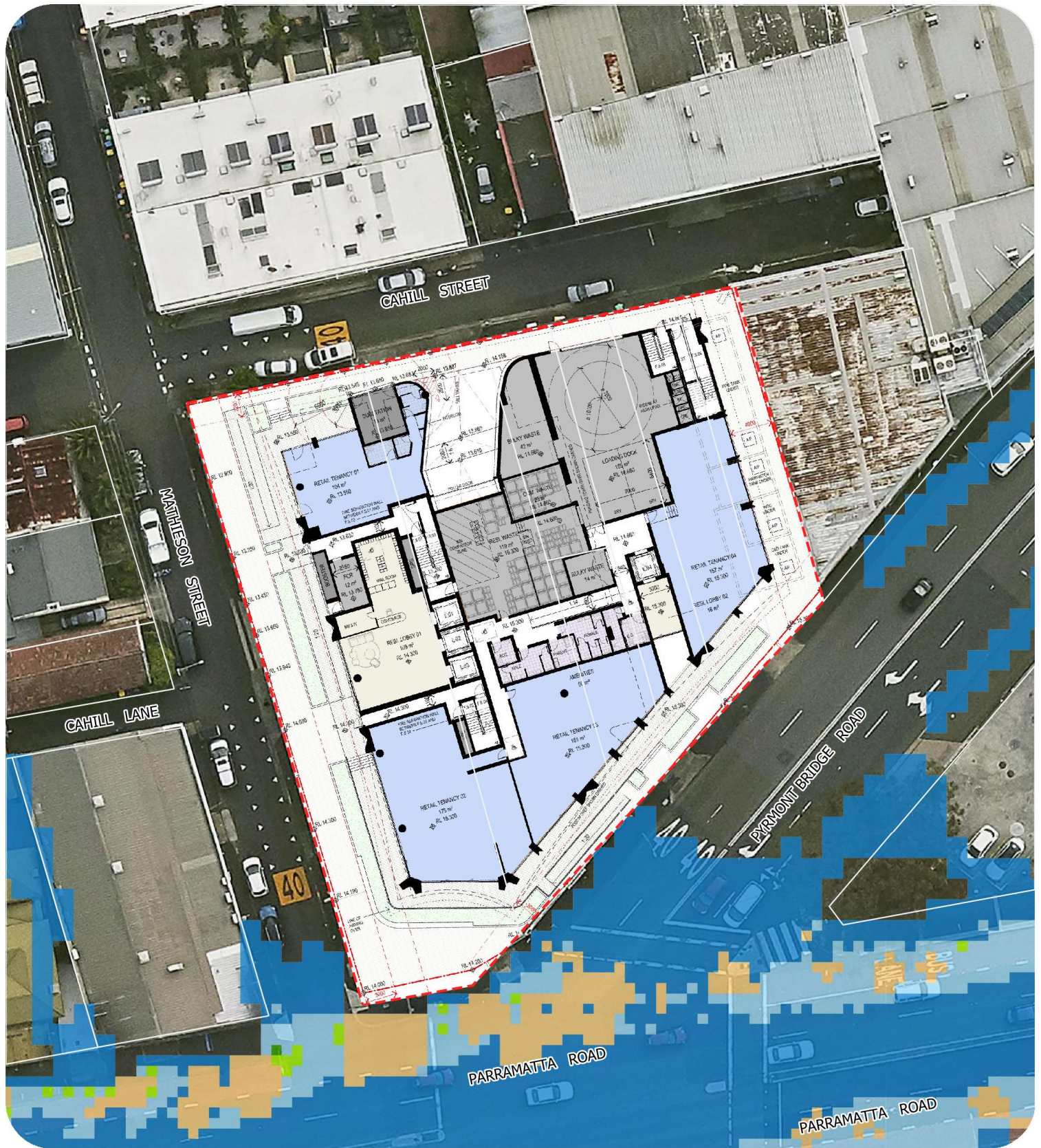


Figure A4-3

1% AEP
Flood Hazard

Legend

	Subject Site	Flood Hazard
		H1
		H2
		H3
		H4
		H5
		H6

0 8 16 m

EPSG:28356
Scale 1:500



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PWD Camperdown Pty Ltd ATF PWD CD Health Trust
(SY251279)

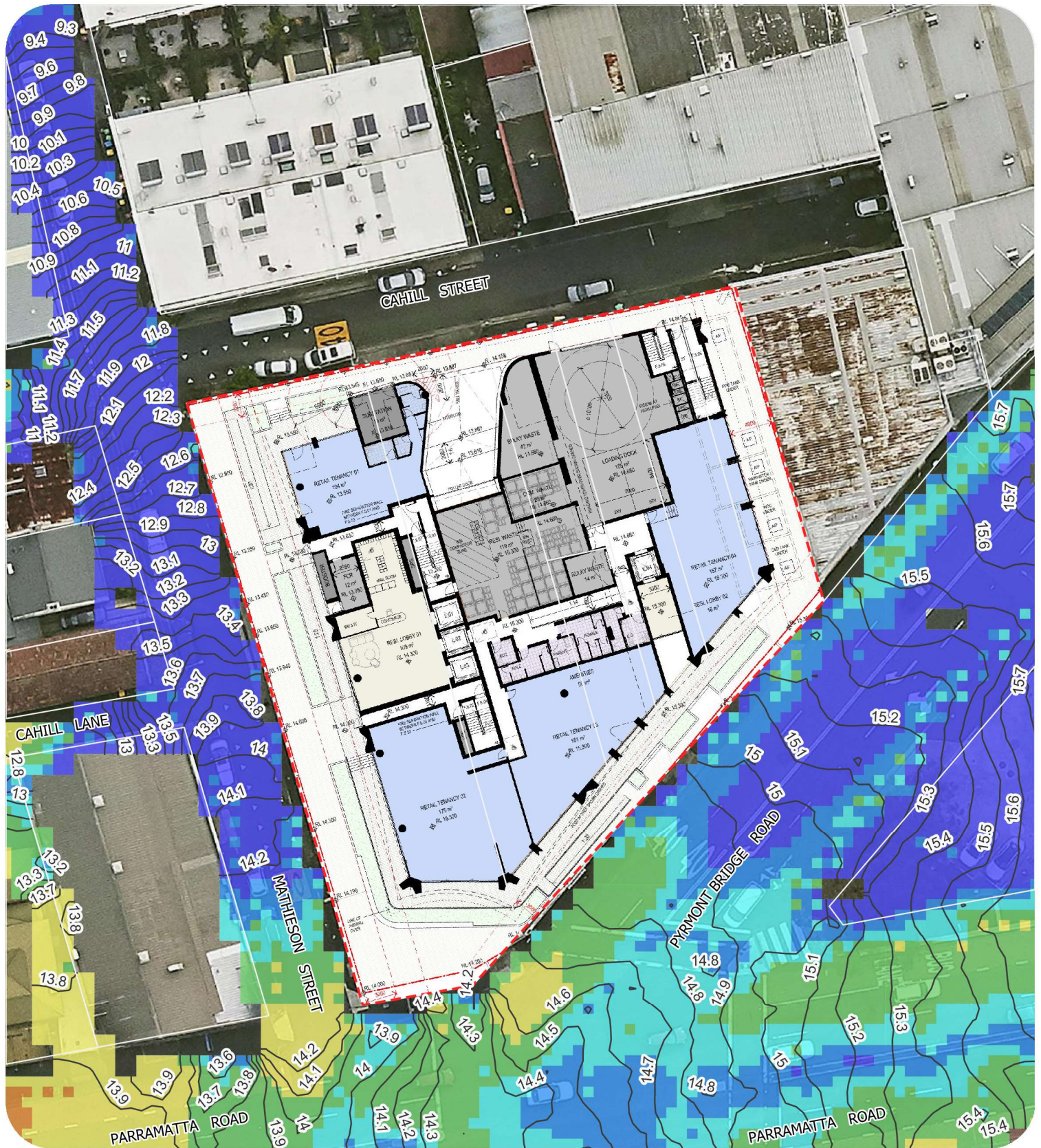


Figure A5-1

PMF
Flood Depth and Elevation

Legend

 	Subject Site	Flood Depth (m)
—	Contours (m AHD)	 Less than 0.1
		 0.1 - 0.2
		 0.2 - 0.3
		 0.3 - 0.5
		 0.5 - 1.0
		 1.0 - 2.0
		 Greater than 2.0

0 8 16 m

EPSG:28356
Scale 1:500



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PWD Camperdown Pty Ltd ATF PWD CD Health Trust
(SY251279)

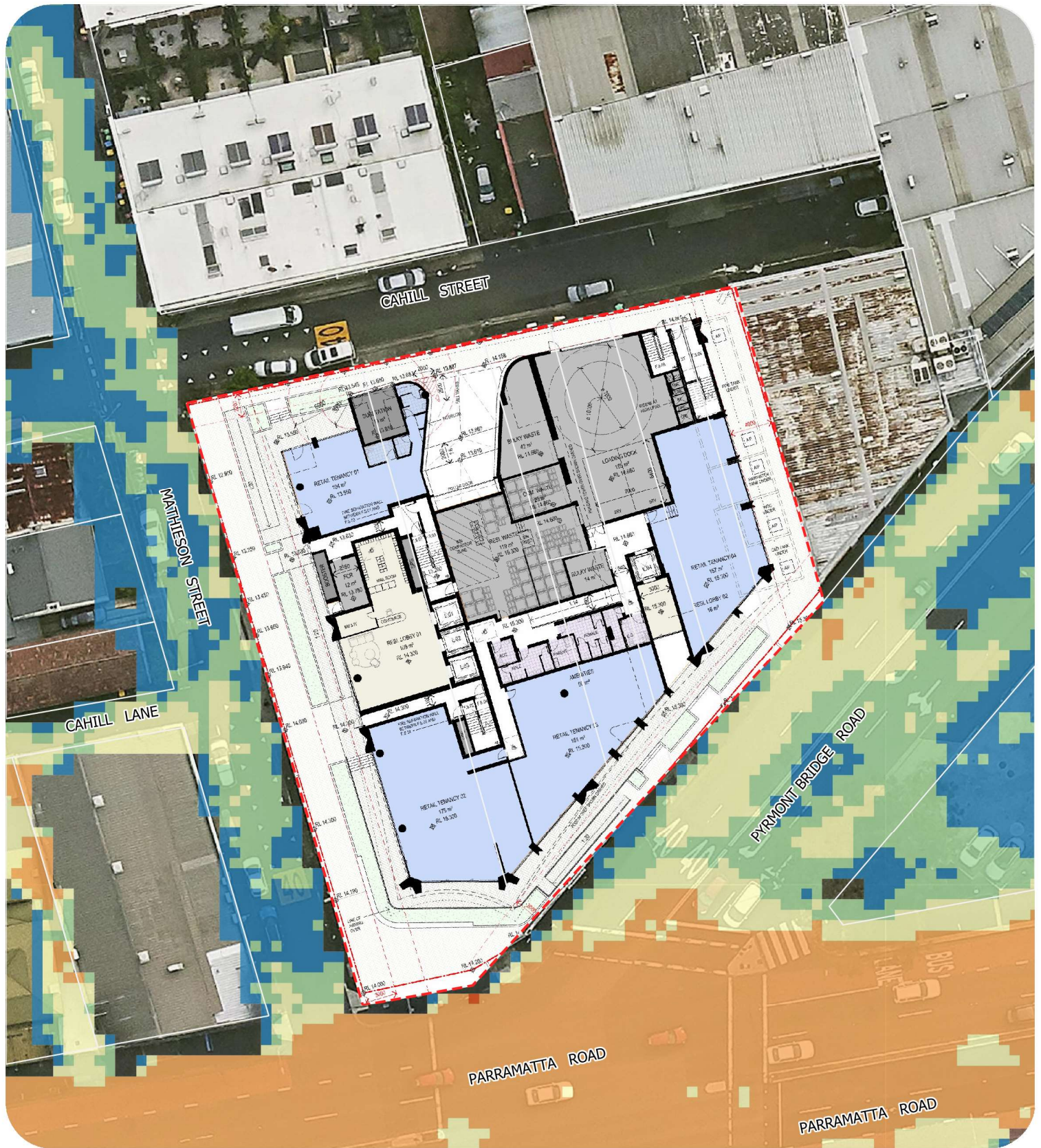


Figure A5-2

PMF
Flood Velocity

Legend

 Subject Site

Flood Velocity (m/s)

< 0.5

0.5 - 1.0

1.0 - 2.0

2.0 - 4.0

4.0 - 6.0

> 6.0

0 8 16 m

EPSG:28356
Scale 1:500



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PWD Camperdown Pty Ltd ATF PWD CD Health Trust
(SY251279)

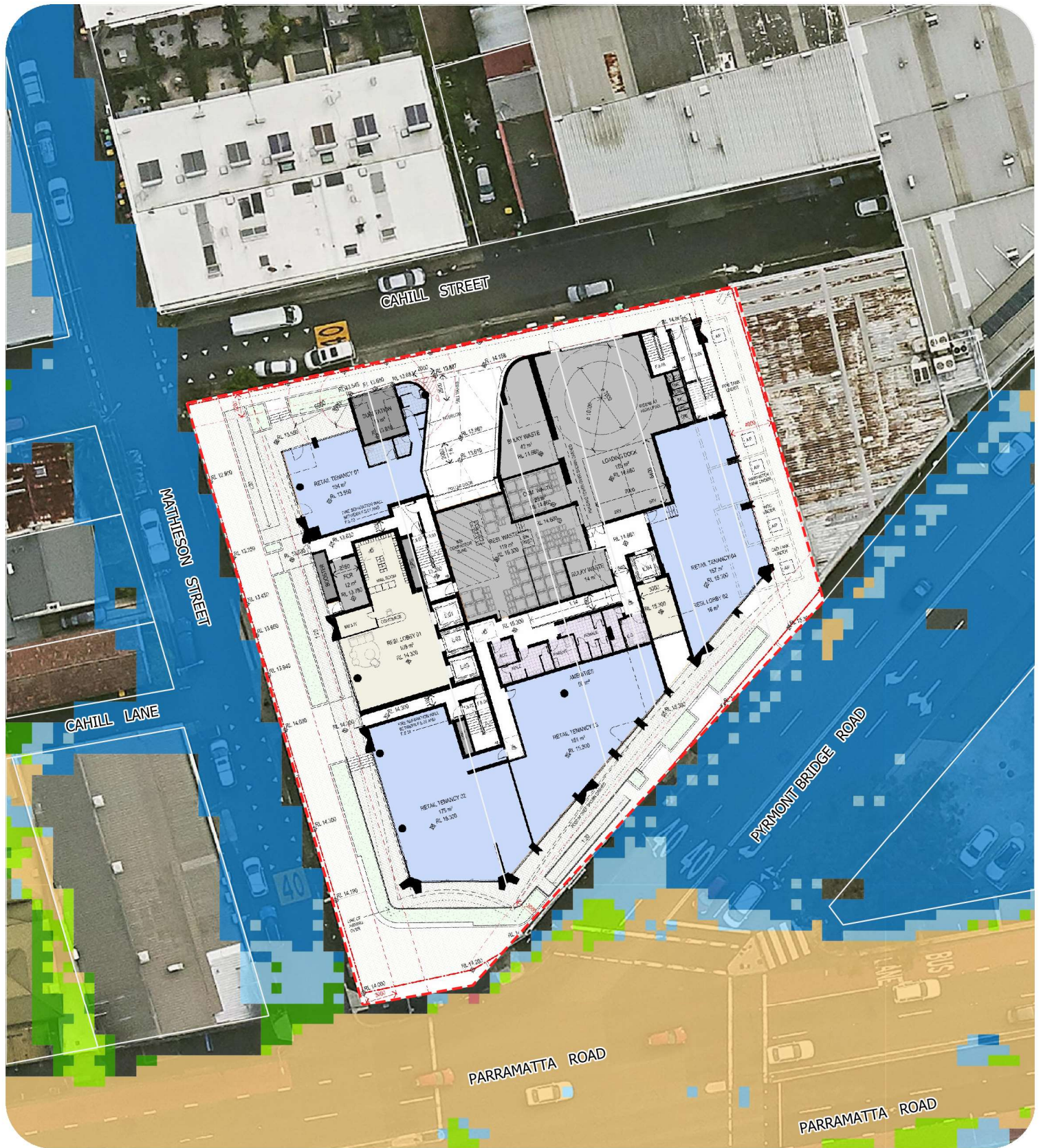


Figure A5-3

PMF
Flood Hazard

Legend

 Subject Site	Flood Hazard
	H1
	H2
	H3
	H4
	H5
	H6

0 8 16 m

EPSG:28356
Scale 1:500



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(SY251279)