

new Sydney Fish Market Stage 2

SSD-8925

Bridge Road, Glebe

Flood Management Plan

Multiplex (c/- Infrastructure NSW)

24/09/2025

20-819

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1. Site Description

1.1. Location

The site is located at the head of Blackwattle Bay between Pyrmont Peninsula and Glebe Peninsula. It is situated less than 2km west of Sydney's CBD (refer Figure 1) and is partially within the City of Sydney Local Government Area and partially over Sydney Harbour.



Figure 1 Site Location

1.2. Address

The site address is:

**1 Pyrmont Bridge Road
Glebe NSW 2037**

1.3. Site Usage

The new Sydney Fish Market will include wholesale facilities and auction rooms, offices and commercial space, Sydney Seafood School, retail premises including food and beverage premises (with the potential for liquor licenses), back-of-house facilities and car and delivery vehicle parking. It also includes a new bay-side promenade and wharves.

1.3.1. Tenancies

The site includes a number of tenancies that will be occupied by separate business entities. These are functionally separate business that operate within the Fish Markets.

1.3.2. Hazardous Materials

All hazardous material are to be identified in a register and stored in identified and suitable locations.

2. Conditions of Approval

The new Sydney Fish Market has received a consolidated approval (SSD 8925) dated 31 October 2023. The key provisions with respect to flooding are:

D15. Prior to occupation or commencement of the use, a certification report prepared by a Civil Engineer shall be submitted to the Certifier stating that the development has been constructed in accordance with the recommendations of the Flooding and Water Quality Assessment Report, prepared by Cardno dated 1 October 2019 as amended by the Flood Advice Letter prepared by Stantec dated 1 September 2023.

D16. Prior to the occupation or commencement of the use, a Flood Management Plan must be prepared and submitted to the Certifier and Planning Secretary that:

- a) has been prepared by a suitably qualified and experienced person(s)*
- b) addresses the provisions of the Floodplain Risk Management Guidelines;*
- c) includes details of:*
 - i. the flood emergency responses for operational phase of the development;*
 - ii. predicted flood levels;*
 - iii. flood warning time and flood notification;*
 - iv. assembly points and evacuation routes for:*
 - all staff and visitors to the site*
 - occupants of the on-site accommodation to travel from accommodation areas to designated refuge areas within the building, all of which should be above the PMF level;*
 - v. evacuation and refuge protocols; and*
 - vi. awareness training for employees and any relevant persons associated with the development*

The flood risk has been assessed as part of the project Environmental Impact Assessment (Stantec, 2023). This assessment recommended a shelter-in-place emergency response strategy.

3. Local Flood Conditions

3.1. Flood Maps

Flood maps for the Fish Markets are attached in Appendix A.

3.2. Flood Levels

Flood Levels at key locations are identified in Table 1. These locations are identified in Appendix B

Table 1: Flood Levels at Key Locations

Location	Proposed Development Flood Levels (mAHD) ^[1]		Flood Planning Level (FPL) Requirement		Proposed Levels (mAHD)
	1% AEP	PMF	CoS Requirement ^[2]	mAHD	
A – Carpark Entrance	N/A	3.10	1% AEP Flood Level + 0.5m or the PMF (whichever is higher)	3.10	3.10
B – Lobby / Lift Access	N/A	3.47	1% AEP Flood Level + 0.5m or the PMF (whichever is higher)	3.47	3.25 / 4.305 ^[3]
C – Fire Egress	N/A	3.48	1% AEP Flood Level + 0.5m or the PMF (whichever is higher)	3.48	3.25 / 3.53 ^[3]
D – Lift Access	N/A	N/A	0.3m above the surrounding surface	N/A	3.10
E – Basement Access	N/A	3.10	1% AEP Flood Level + 0.5m or the PMF (whichever is higher)	3.10	3.10
F – Basement Access	N/A	3.27	1% AEP Flood Level + 0.5m or the PMF (whichever is higher)	3.27	3.10 / 3.27 ^[3]
G – Exhibition Area	N/A	3.48	Merits approach presented by the applicant with a minimum of the 1% AEP flood. The proposal must demonstrate a reasonable balance between flood protection and urban design outcomes for street level activation.	N/A	3.125
H – Exhibition Area	N/A	3.45		N/A	3.125
J – Exhibition Area	N/A	N/A		N/A	3.100
K – Exhibition Area	N/A	N/A		N/A	3.125

Note:

[1] Shaded cells indicate relevant flood planning level. N/A denotes extent of flood does not encroach on the proposed building.

[2] City of Sydney, *Interim Floodplain Management Policy*, May 2014 (accessed August 2023)

[3] The proposed level at the building line is below the FPL requirement, however the minimum FPL requirement will be achieved at these locations by incorporating steps within the egress, refer to Appendix C.

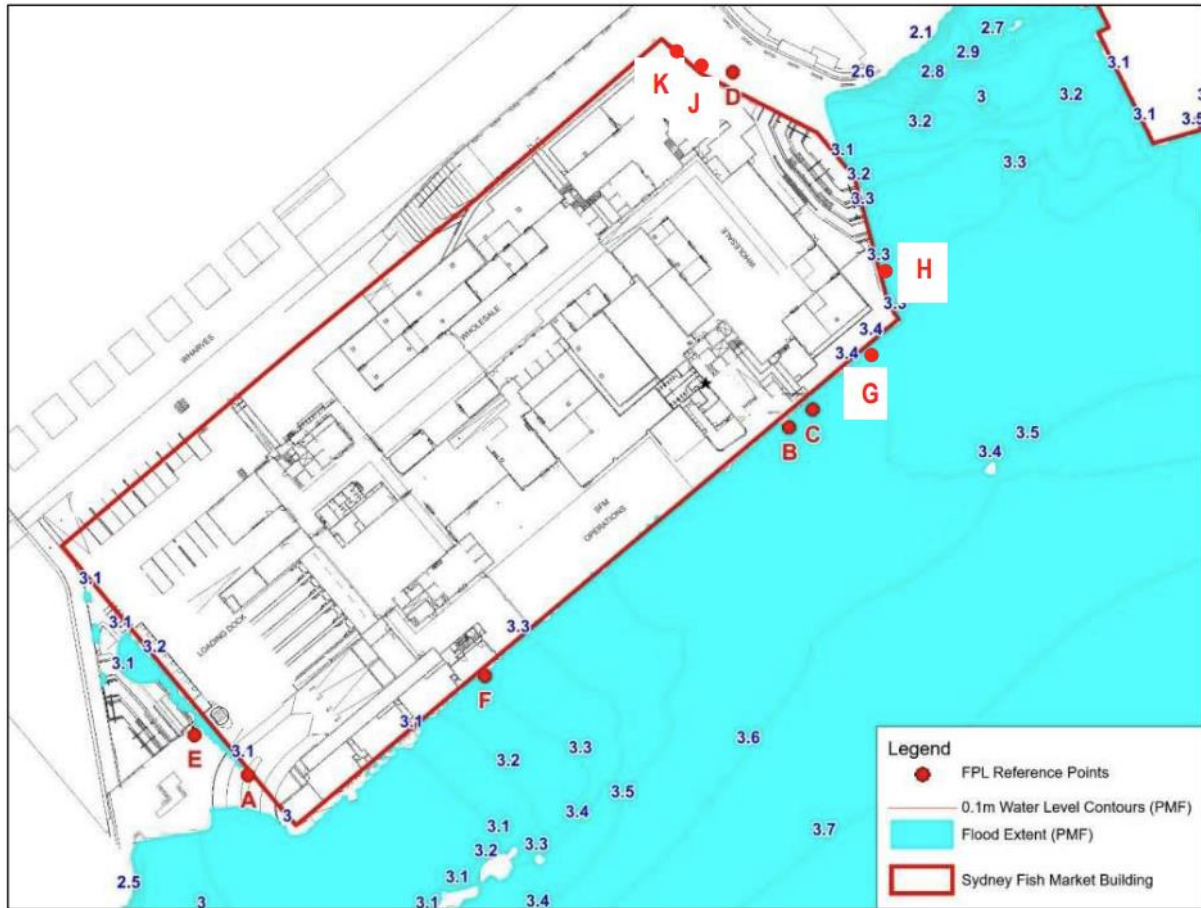


Figure 2 Reporting locations (refer Table 1)

3.3. Rate of Rise

Representative flood level hydrographs are shown in Figure 3 (10% AEP), Figure 4 (1% AEP) and Figure 5 (PMF). These figures indicate that flood level may rise rapidly.

During extreme events such as the PMF, flood hazard (depths greater than 150 mm) may appear in Pyrmont Bridge Road in less than 10 minutes following the commencement of ponding. Flood levels may rise to the Entry thresholds in approximately 30 minutes.

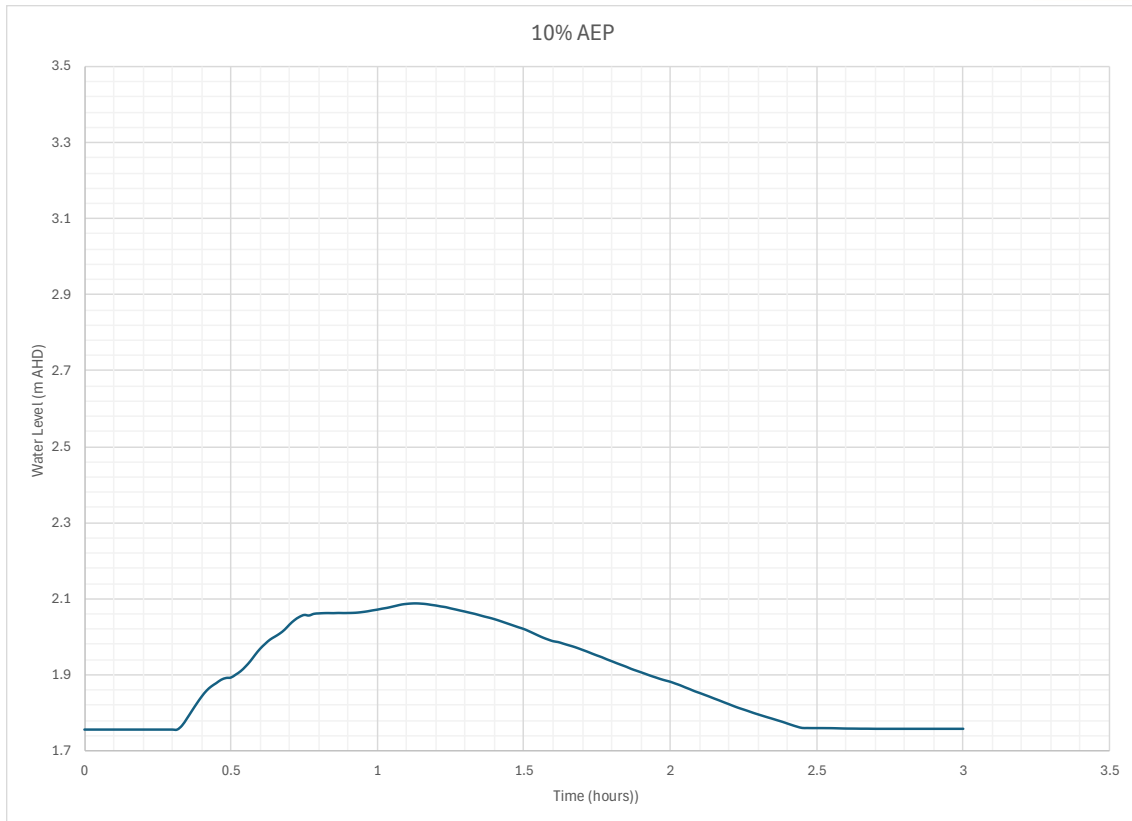


Figure 3 Flood level hydrograph taken at the intersection of Pyrmont Bridge Road and Wentworth Park Road in the 10% AEP Event

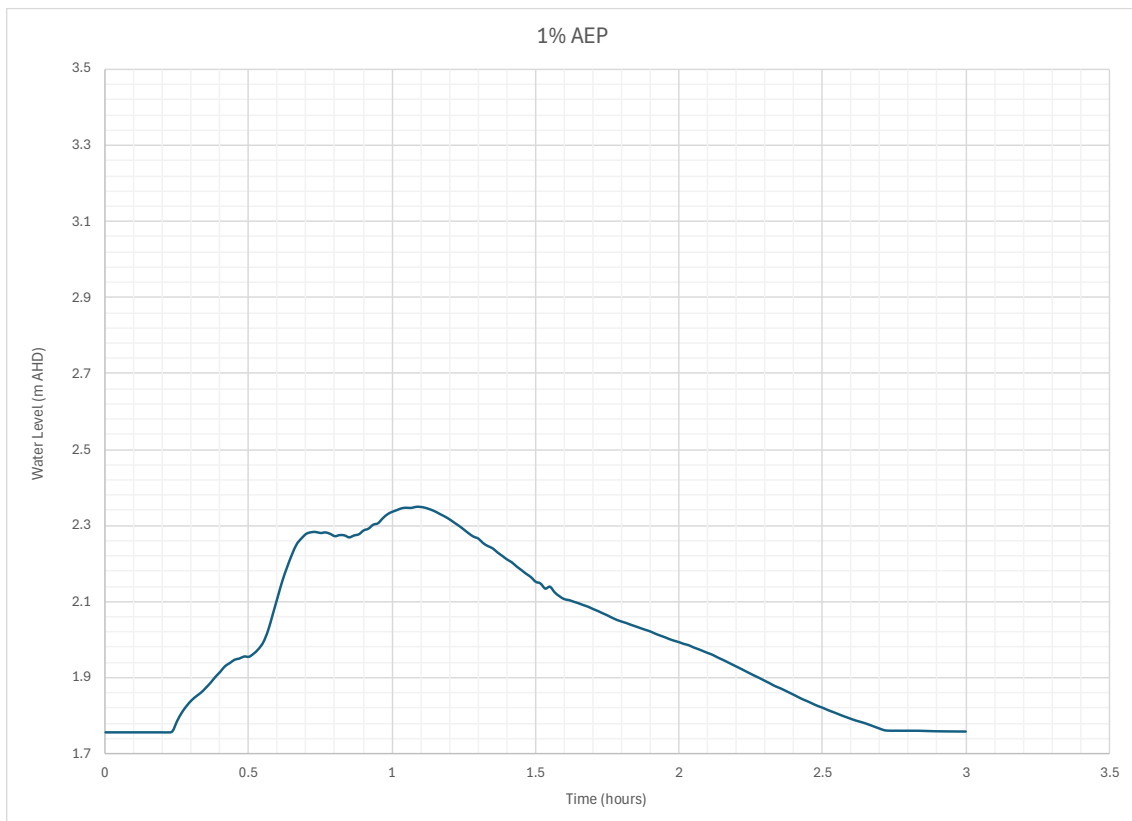


Figure 4 Flood level hydrograph taken at the intersection of Pyrmont Bridge Road and Wentworth Park Road in the 1% AEP Event

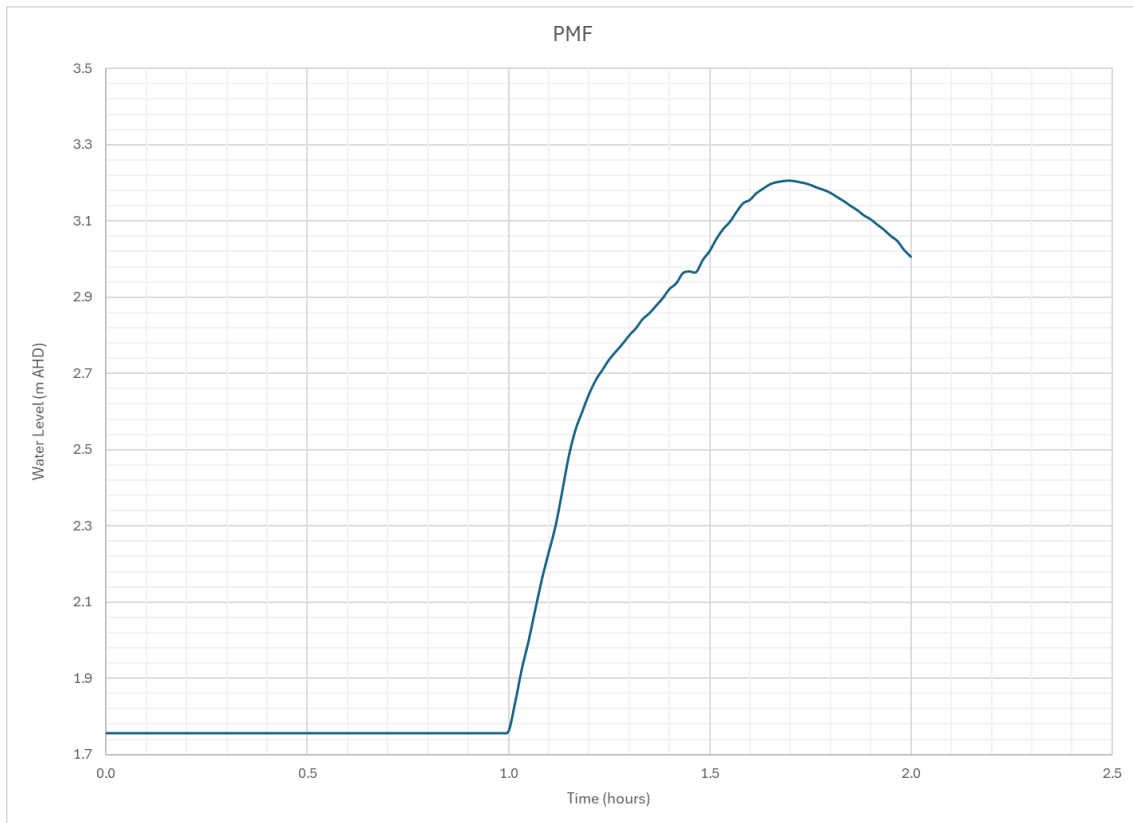


Figure 5 Flood level hydrograph taken at the intersection of Pyrmont Bridge Road and Wentworth Park Road in the 10% AEP Event

3.4. Duration of inundation

Due to the relatively small catchment size, the duration of inundation is expected to be limited. In an extreme event such as the PMF, the hydrograph may commence declining approximately 2 hours after storm commencement. The duration of hazard is therefore expected to be on the order of several hours.

4. Roles and Responsibilities

4.1. Flood Preparation and Response Team

The roles and responsibilities for those primarily responsible for flood emergency preparedness and response are listed in **Table 2**.

Table 2: Flood preparedness and response team responsibilities

Role	Responsibility
Building Owner	<ul style="list-style-type: none"> ■ Appoint a Site Controller (typically the Site Manager) as the Chief Flood Warden and appoint a Deputy Flood Warden ■ Ensure that the Chief Flood Warden is enacting the Flood Emergency Response Plan ■ Ensure all tenants are made aware of the flood risk adjacent to the building
Site Controller (Chief Flood Warden)	<ul style="list-style-type: none"> ■ Brief all flood wardens on the Flood Management Plan and any changes ■ Monitor weather daily on Bureau of meteorology website ■ Activate commencement of Flood Management Plan in event of flooding ■ Liaise with emergency services if required ■ Conduct Flood Emergency Response drills annually ■ Ensure the Flood Preparation and Response team is adequately trained ■ Periodically review and update Flood Management Plan
Flood Wardens	<ul style="list-style-type: none"> ■ Ensure Chief Flood Warden is notified in the event of a flood emergency ■ Receive text messages or emails from the Early Warning Network ■ Assist in directing all building personnel to the nominated shelter in place locations and ensuring they remain clam ■ Undertake the required training as instructed

4.2. Site controller

Prior to a likely flooding incident, a member of the building management team will be nominated as the site controller for the incident. The Site Controller may be the Site Manager, or another delegate who is on-site during the incident.

The Site Controller must be located on-site during an incident.

The site controller is responsible for:

- Monitoring potential or actual flood conditions
- Communicating the flood conditions to the flood wardens
- Co-ordinating the activities of the flood wardens
- Communicating with external emergency stakeholders, including the SES.
- Overseeing the emergency response, including evacuation (if required)
- Confirming the return to site in a safe manner.

The site controller has the authority to modify the flood emergency response as required based on the conditions at the site during the incident.

The functions of the site controller may be delegated to others as required.

4.3. Flood Wardens

To assist the implementation of the flood emergency response plan, flood wardens are to be nominated. These will be the same as the building emergency response of fire wardens. These wardens will:

- Communicate the emergency response directions to the other building occupants (including tenancy staff and members of the public).
- Assist with monitoring flood conditions around the site and communicate this to the site controller.

4.4. Tenancies and Business Emergency Response Plans

The tenancies within the building are to develop their own emergency response plans that cover their business operations. These plans are to be consistent with this plan. Specifically, these plans should address:

- Nominates a point of contact to communicate with the Fish Markets Site Controller, and who is responsible for communicating the required actions to other staff associated with the tenancy
- Identifies the staff present on site, including their contact details.
- Identifies any actions required to secure the site in the event of a flood, including securing any hazardous materials that may be on site, and otherwise securing the premise.
- Incorporates an actions or requirements of this plan which may require actions be undertaken by the tenant business.

These plans are to be developed and maintained by the tenant business.

4.5. NSW State Emergency Service

The NSW State Emergency Service (the SES) is identified in the NSW State Emergency Management Plan (EMPLAN) and the State Emergency Service Act 1989 (NSW) ('SES Act') as the Combat Agency for dealing with floods and to coordinate the evacuation and welfare of affected communities. NSW SES is required to protect persons from dangers to their safety and health, and to protect property from destruction or damage, arising from floods.

Implementation of this plan must consider the City of Sydney Council Flood Emergency Sub Plan, as well as the directives or instructions that may be issued by the SES during a flooding incident.

However, the SES does not have any responsibility to manage private flood emergency response plans, including this plan. No reliance can be placed on the SES for the successful implementation of this plan.

5. Flood Monitoring

5.1. Flood Warnings

5.1.1. Bureau of Meteorology (BoM)

BoM have several services available to warn of flooding or hazardous storm conditions. These include:

- a) Severe Thunderstorm Warning Services to alert communities of more dangerous thunderstorms
- b) Severe Weather Warning Services provide notification when severe weather is occurring in an area or expected to move into an area. Severe Weather Warnings include notification of very heavy rain that may lead to flash flooding.
- c) Flood Watch – BoM issues a Flood Watch to provide early advice of a developing situation that may lead to flooding.
- d) Flood Warnings are provided by BoM to advise that flooding is occurring or expected to occur in an area based on defined criteria.

5.1.2. State Emergency Services (SES)

The SES operates several tools for monitoring and notifying flood risks. These include:

- a) SES website – Warnings available through the SES website
- b) NSW SES social media channels
- c) Hazard Watch – an online platform for accessing weather warnings
- d) ABC radio reporting of weather warnings.
- e) The Hazards near my app.

5.2. Local Gauges

The site does not currently include any local flood level gauges. Given the estimated peak flood depths in the vicinity of the Fish Market site (up to around 70cm at the peak of the 1% AEP event) and the relatively short duration of inundation of Bridge Road and the surrounds of the Fish Market site, it is considered unwarranted to provide local flood level gauges or markers around the site.

6. Communications

6.1. Incident Notification

The site manager is to monitor conditions using the sources identified in Section 5.1.

Incidents may also be notified by the SES.

The Site Controller is responsible for notifying the Flood Wardens via portable radio, phone or using the building Public Address system.

6.2. Communications with Wardens

All Flood wardens are to communicate using hand-held portable radios.

Communication via mobile phone may also be used but may be unavailable during or after a significant storm and as such should not be relied on.

6.3. Public Address

Communication with the public will be undertaken via the building public address (PA) system. Messages should include directions on how to proceed or evacuate.

7. Equipment and Facilities

To support a Flood emergency response, the Fish Markets are to maintain adequate equipment and facilities. These equipment and facilities are to include:

- Guage posts or other measuring devices to assess the flood hazard at key locations (refer section 5.2).
- Signage alerting the public of the potential hazards, and the actions that they should undertake in the event of a flood.
- Cameras or other security facilities to maintain an awareness of the conditions inside and surrounding the site.
- Portable radios capable of operating independently of any network.
 - ▶ Radios should be battery powered.
 - ▶ Sufficient battery capacity should be maintained to sustain at least 8 hours of operation. If necessary, spare batteries should be available to meet this requirement.
- First aid facilities for staff and members of the public (including staff and members of the public inside the site tenancies).
- An Automated External Defibrillator (AED).
- Sufficient supply of potable water
- Emergency lighting.

This equipment does not need to be specific to the operation of this plan. For example, it is appropriate to use equipment used for normal duties under this plan provided that this equipment meets the minimum requirements of this plan.

7.1. Operating manuals

All equipment, where it is appropriate to do so, should have a suitable operating manual. These manuals should be prepared by the manufacturer or other appropriately qualified organisation and should detail both normal and abnormal operation of the equipment, including appropriate instructions for troubleshooting.

All manuals should be available on-site and available to staff with responsibilities under this plan.

Training is to be provided to all staff on the operation of this equipment.

7.2. Equipment Register

The Fish Markets are to maintain a register of all equipment required under this plan, including records of service and replacement.

8. Actions

8.1. Normal Operating Conditions

During normal operation of the Fish Markets, centre management is required to review:

- Monitor the weather conditions and forecasts to be aware of the potential flood risk at any given time.
- Review the emergency management facilities and equipment to ensure that these are functional for their intended purpose.
- Provide training and briefing to staff so that all staff members are aware of their individual responsibilities

8.2. Before a Flood

In the event that a flooding or storm risk has been identified, or in the event that a storm or flood warning is received, this will require an adjustment to the operating procedure to reflect the potential for inundation and flood hazard in the surrounding area.

- Actively monitor the BoM, SES and other sources for forecasts of potentially hazardous storm cells or escalation of storm conditions.
- Monitor the conditions surrounding the site to identify flooding or other hazards. Key areas to monitor include:
 - ▶ The Intersection of Pymont Bridge Road and Wattle Street (overland flow path)
 - ▶ The intersection of Pymont Bridge Road and Wentworth Park Road.
- If a storm or flood warning is received, or local conditions are noted to deteriorate review scheduled deliveries, staffing and other activities.
 - ▶ If there is a specific flood risk, if possible, reschedule delivery or other events.
- Review emergency response systems to ensure that they are functional.
- Remind key staff of their roles and responsibilities.
- Provide a briefing to all staff making them aware of the potential hazard.
- Review any scheduled events and assess whether they are safe to proceed.

8.3. During a Flood

During a flood event, water levels may rise rapidly in the landside areas including Pymont Bridge Road. Particular hazards may be present at the intersection between Pymont Bridge Road and Wattle Street, and Pymont Bridge Road and Wentworth Park Road. To manage these hazards, the following actions are advised:

- Continue to actively monitor the BoM, SES and other sources.
- Actively monitor the conditions surrounding the site to identify flooding or other hazards. If it is safe to do so, a flood warden should be tasked with monitoring these areas and reporting back to the site Controller via radio on a regular basis. Key areas to monitor include:
 - ▶ The Intersection of Pymont Bridge Road and Wattle Street (overland flow path)
 - ▶ The intersection of Pymont Bridge Road and Wentworth Park Road.
- If water levels are noted to rise in Pymont Bridge Road, staff and members of the public should be directed to remain in the Fish Markets building.
 - ▶ Communication should be via the public address system, supplemented with variable message signs (if available), and direct communication by the flood wardens.
 - ▶ Members of the public in the outside areas should be directed to move inside the Fish Markets building. Sufficient facilities are available for short duration shelter inside the building.
- Review any events of functions and assess whether they are safe to proceed
- Consider delaying or diverting deliveries to the loading dock.

8.3.1. Internal Evacuation

Due to the rapid rise in water level associated with the floodwaters moving down Wattle Street and Wentworth Point Road, it is recommended that a shelter-in-place strategy be adopted. Most areas around the facility are above the PMF and so will not require evacuation. For the external areas, or the areas with access via the external promenade, are to evacuate inside the building using the route identified in Appendix C

8.3.2. External Evacuation

In normal circumstances, as the finished flood level of the facility is above the PMF and most areas within the Fish Markets will not require evacuation. However, evacuation may be required:

- If the building has become unsafe to remain in (e.g. due to damage, lost power or services, or other factors such as contamination and spillage)
- If directed by the SES.

Evacuation is advised west along Bridge Road and north along Taylor Street towards Sydney Secondary College Blackwattle Bay. This route avoids other low points which may also be subject to flooding.

Prior to advising any off-site evacuation, the *Site Controller* must confirm that flooding has receded from Bridge Road, and that it is safe to proceed.



Figure 6 Recommended External Evacuation Route

8.4. After a Flood

Following a storm event, a number of actions will be required to ensure that the site (in its entirety) is safe and can resume operations:

- Check power is safe.
- Check all levels and spaces for damage
- Commence cleaning and recovery if necessary.

Flood Wardens are to undertake an inspection of the building once floodwater has receded and report any damage to the site Controller.

Hazards, such as spills are only to be rectified if it is safe to do so. If it is unsafe to resolve a hazard, the space is to be closed, and the Site Controller notified.

9. Emergency Response

The response under this plan is to be implemented in a staged response, with progressive escalation in response to the emergency conditions.

Table 3 Flood Emergency Response Plan Escalation

Conditions	Triggers	Actions
White	<p>Potential for storms received by routine monitoring.</p> <p>Advice warning received from the SES.</p>	<ul style="list-style-type: none"> Actively monitor the BoM, SES and other sources for forecasts of potentially hazardous storm cells or escalation of storm conditions. Monitor the conditions surrounding the site to identify flooding or other hazards. Review emergency response systems to ensure that they are functional. Remind key staff of their roles and responsibilities. Provide a briefing to all staff making them aware of the potential hazard. Review any scheduled events and assess whether they are safe to proceed.
Orange	<p>Ponding greater than 150 mm deep is noted to have occurred in Pymont Bridge Road</p> <p>Watch and Act warning received from the SES.</p>	<ul style="list-style-type: none"> Direct members of the public to move inside the building. Review any scheduled events and assess whether they are safe to proceed. Delay delivery to and from the site. Advise drivers not to leave the carpark. Continue to actively monitor the BoM, SES and other sources.
Red	<p>Ponding is seen to approach Fish Markets building</p> <p>Emergency Warning Received from the SES</p>	<ul style="list-style-type: none"> Direct members of the public to move inside the building. Advise member of the public and staff that leaving the building may be unsafe. Delay delivery to and from the site. Advise drivers not to leave the carpark. Continue to actively monitor the BoM, SES and other sources.

Conditions	Triggers	Actions
Stand-down	<p>Storm activity has subsided</p> <p>No further significant rainfall is forecast</p> <p>Ponding in Pymont Bridge Road has subsided</p> <p>SES warnings are cancelled</p>	<ul style="list-style-type: none"> • Check power is safe. • Check all levels and spaces for damage • Commence cleaning and recovery if necessary.

10. Training

To ensure the successful implementation of the Flood Emergency Response Plan, regular training is required to ensure that all staff are aware of their obligations and responsibilities.

10.1. During Commissioning

During the commissioning of the Fish Markets, specific training should be undertaken. This will include:

- Distribution of this plan to key staff, including the Site Manager, Site Controllers and nominated Flood Wardens.
- Provide a briefing on the contents of this plan, including specific awareness of the potential site hazards, flood risks actions and facilities.
- Undertake a desktop simulation exercise of a flood emergency.

In addition, briefing and training should be offered to all tenants.

- Distribution of this plan to the nominated tenant representatives.
- Provide a briefing on the contents of this plan, including specific awareness of the potential site hazards, flood risks actions and facilities.
- Provide a briefing on the obligations regarding business specific emergency response plans, including key measures in this plan to be reflected in the business specific response plans.

10.2. Monthly Review

Staff should at least monthly undertake a review of their requirements under this plan. This monthly review should include:

- Briefing on the provisions of this plan.
- Review of the potential site hazards, flood risks actions and facilities.
- Briefing on any changes to the operations and facilities of the Fish Markets.
- Familiarisation with the equipment required support this plan (e.g. radios).
- Familiarisation with the flood management facilities and evacuations routes.
- Briefing on an incident that may affect the implementation of this plan.
- Briefing on the outcome of any review of this plan or other related plans that may affect this plan.

10.3. Annual Training

At least once a year, a more comprehensive training exercise should be undertaken. This should cover the same content as the Monthly review. In addition, this training should include:

- In person training on the equipment and facilities.
- Undertake a desktop simulation of a flood response under this plan.

10.4. Staff on-boarding

Training should be provided for all new employees with a responsibility under this plan during the on-boarding process. This training should include:

- Briefing on the provisions of this plan.
- Review of the potential site hazards, flood risks actions and facilities.
- Briefing on any changes to the operations and facilities of the Fish Markets.
- Familiarisation with the equipment required support this plan (e.g. radios).
- Familiarisation with the flood management facilities and evacuations routes.

10.5. Training Records

The Fish Markets should maintain records of all training undertaken by employees under this plan.

11. Review and Maintenance

This plan is to be reviewed on a regular basis and may be reviewed and updated as required by the Site Manager or nominated Site Controller (or someone acting under their delegation) at any time to reflect operational changes.

In addition, a series of structured reviews must also be undertaken.

11.1. Incident Review

Following any flood incident or activation of this plan, an Incident Review is to be undertaken following resumption of normal operations. This review is to consider:

- Limitations or deficiencies in the plan.
- Available resourcing.
- Communications effectiveness.
- Available equipment and facilities.
- Flooding behaviour.
- Building condition (including areas of water ingress or damage).
- Storage of hazardous materials and waste.
- Feedback from tenants

11.2. Annual Review

This plan should be reviewed on an annual basis. This review is to be undertaken by the Fish Markets management, including the Site Manager and Site Controller. This review is to address:

- Confirming that any Incident Reviews have been completed, with issues addressed.
- Review any false alarms.
- Check for flood study updates, updates to the applicable Floodplain Risk Management Plan, or other flooding information.
- Review the available equipment and equipment changes.
 - ▶ If necessary, identify any recommended changes to the equipment and facilities required to support the flood response.
- Review any changes to the Fish Markets Operation and Facilities.

11.3. Major review

This plan is to be reviewed by a suitably qualified and experienced practitioner, acting in collaboration with the building staff, every 5 years. This review is to consider all aspects of the plan, including:

- All items from the Annual Review process.
- Updates to the local flood studies or changes to the available flood information
- Changes to the applicable EMPLAN and local Flooding Sub-Plan.
- Changes in the organisational structure of the Fish Markets
- Revisions to the operation of the Fish Markets.

12. Author Qualifications

Josh Atkinson

Josh Atkinson is a Chartered Professional Engineer with over 17 years' experience. He holds a Bachelor of Environmental Engineering and Bachelor of Sociology from UNSW. He has undertaken and overseen a number of flood studies, flood risk management plans and flood emergency response plans. Recent Emergency response plans include:

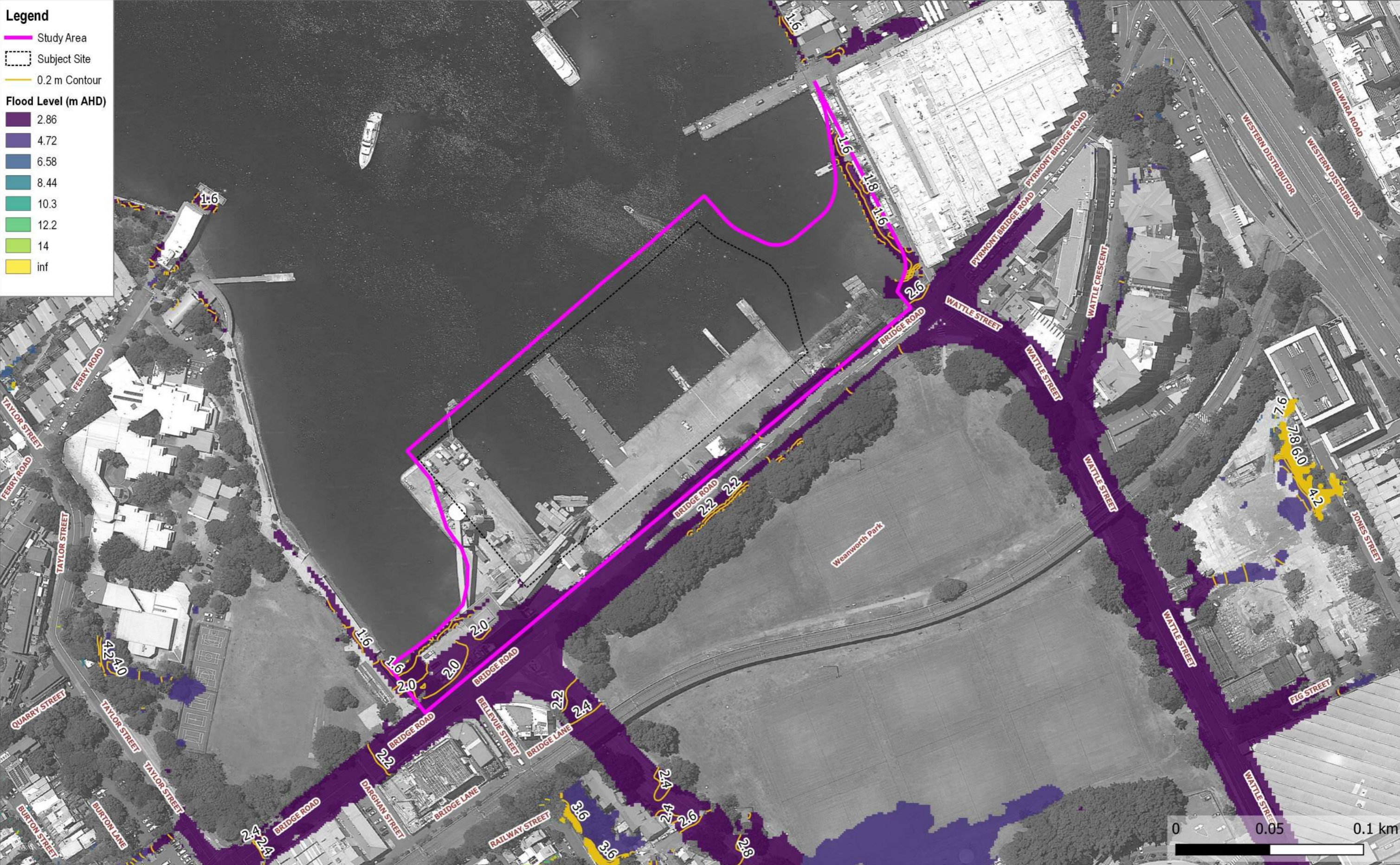
- The Harbourside Flood Emergency Response Plan (Darling Harbour)
- The Integrated Mental Health Centre (Westmead)
- Blayney MPS centre (Blayney)
- UWS (Fairfield campus collage)
- Wagga Wagga Flood Emergency Response Review
- Bingara Gorge – Dam Failure Emergency Response Plan (Bingara NSW)
- Moody Creek Detention Basin (Cairns Qld)

References

- Australian Institute for Disaster Resilience, 2020, [*Flood Emergency Planning for Disaster Resilience Handbook*](#)
- Department of Planning and Environment, 2023, [*Support for emergency management planning Flood risk management guideline EM01*](#)
- Department of Planning, Housing and Infrastructure, 2024, [*Shelter in place guideline for flash flooding*](#)
- NSW State Emergency Service, 2023, [*City of Sydney Council Flood Emergency Sub Plan*](#), A Sub Plan of the Local Emergency Management Plan (EMPLAN)
- Stantec, 2023, New Sydney Fish Market - Modification Application - Bridge Street Alterations - Flood Advice Letter. Issued 01/09/2023

Appendix A: Flood Mapping







Legend

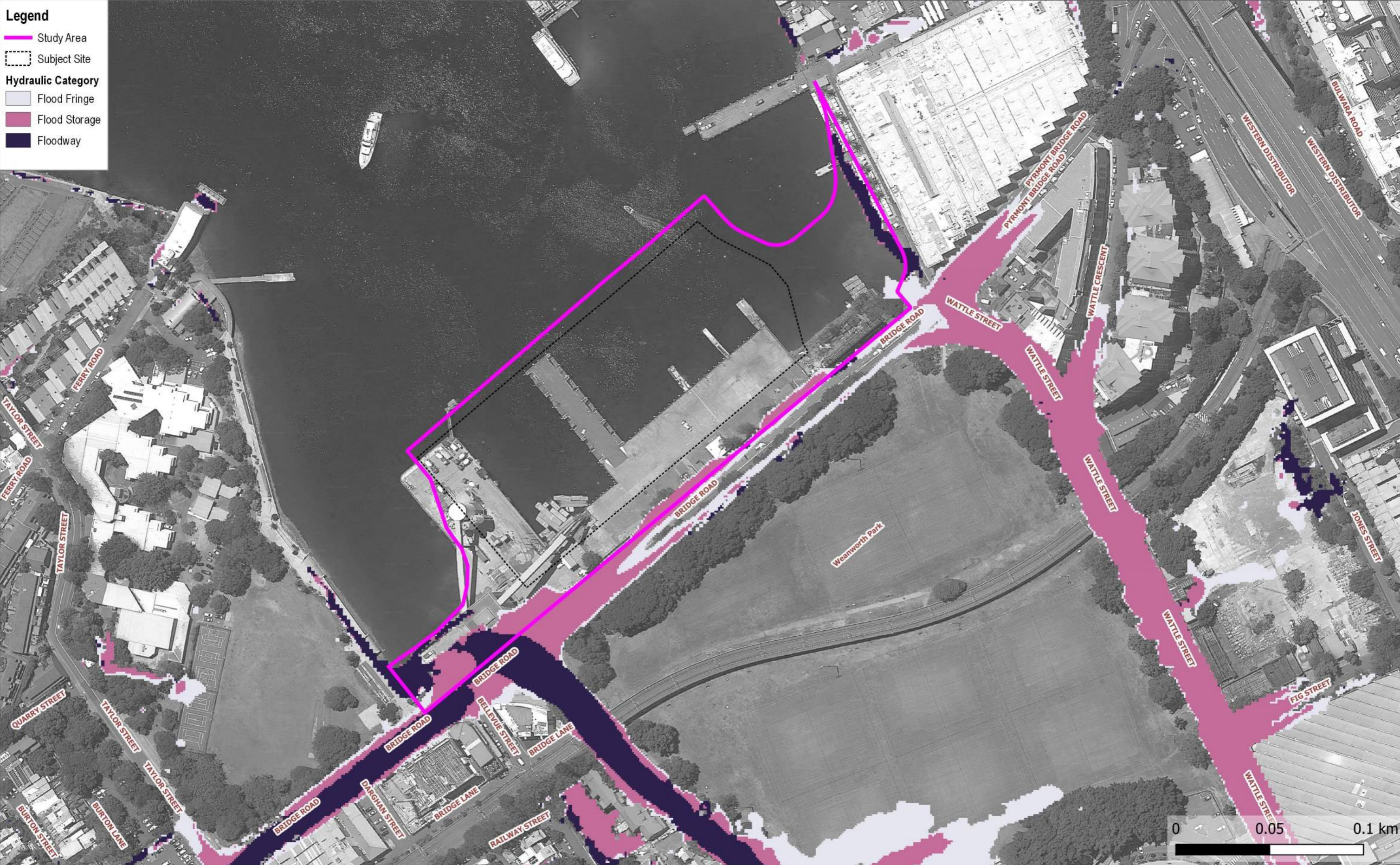
- Study Area
- Subject Site
- Provisional Hazard**
- Low
- Transitional
- High



Sydney Fish Market
Proposed Scenario

Figure P3
10% AEP Provisional Hazard

Stantec
 Map Produced by Stantec Water & Environment
 Date: 15/06/2023
 Project: 59918015
 Coordinate System: MGA Zone 56



Legend

- Study Area
- Subject Site

Hydraulic Category

- Flood Fringe
- Flood Storage
- Floodway



Sydney Fish Market
Proposed Scenario

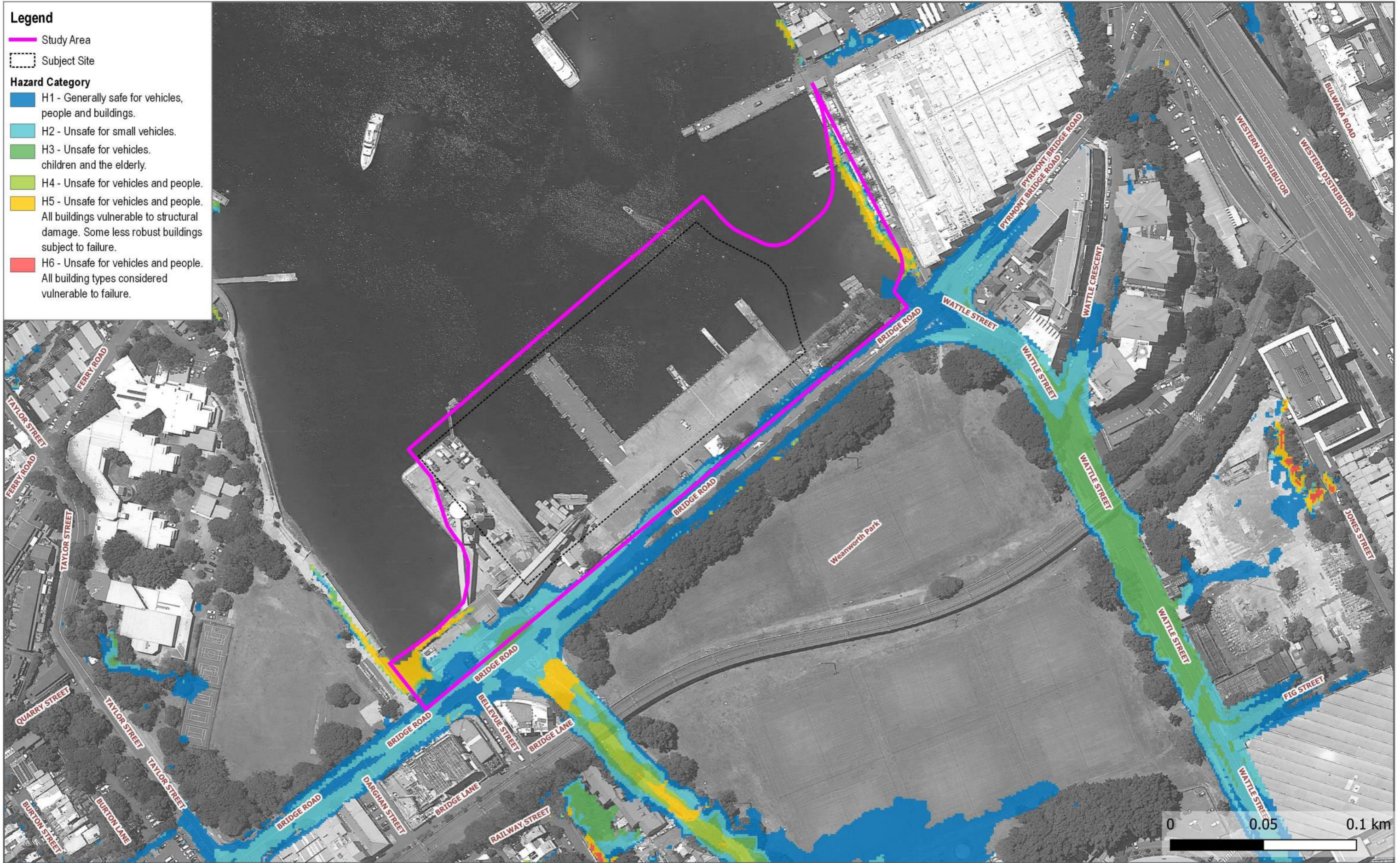
Figure P4
10% AEP Hydraulic Category



Stantec
 Map Produced by Stantec Water & Environment
 Date: 15/06/2023
 Project: 59918015
 Coordinate System: MGA Zone 56

Legend

- Study Area
- Subject Site
- Hazard Category**
- H1 - Generally safe for vehicles, people and buildings.
- H2 - Unsafe for small vehicles.
- H3 - Unsafe for vehicles, children and the elderly.
- H4 - Unsafe for vehicles and people.
- H5 - Unsafe for vehicles and people. All buildings vulnerable to structural damage. Some less robust buildings subject to failure.
- H6 - Unsafe for vehicles and people. All building types considered vulnerable to failure.



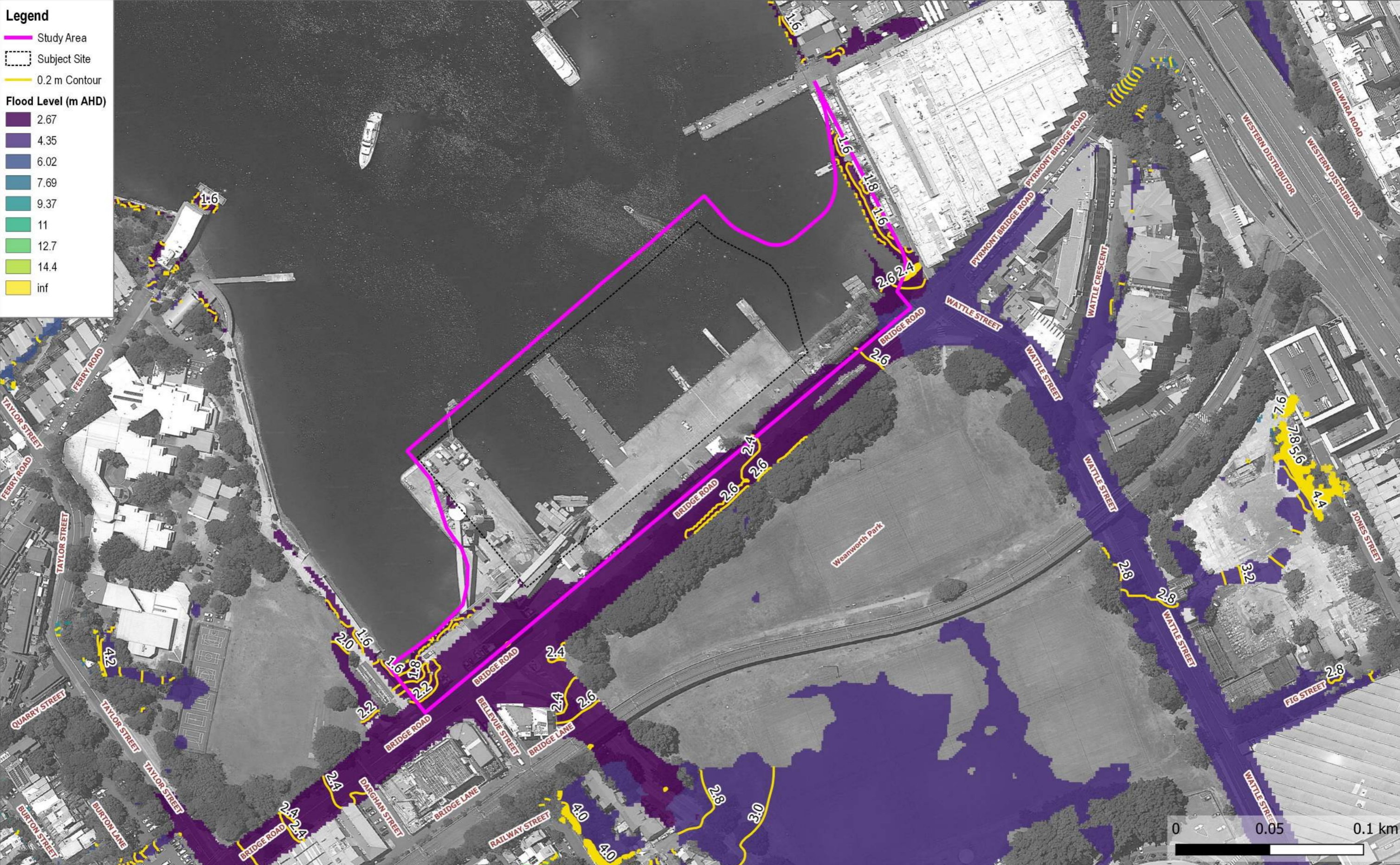
Sydney Fish Market
Proposed Scenario

Figure P5
10% AEP Hazard Category



Stantec
Map Produced by Stantec Water & Environment
Date: 15/06/2023
Project: 59918015
Coordinate System: MGA Zone 56





Legend

- Study Area
- Subject Site
- 0.2 m Contour

Flood Level (m AHD)

- 2.67
- 4.35
- 6.02
- 7.69
- 9.37
- 11
- 12.7
- 14.4
- inf

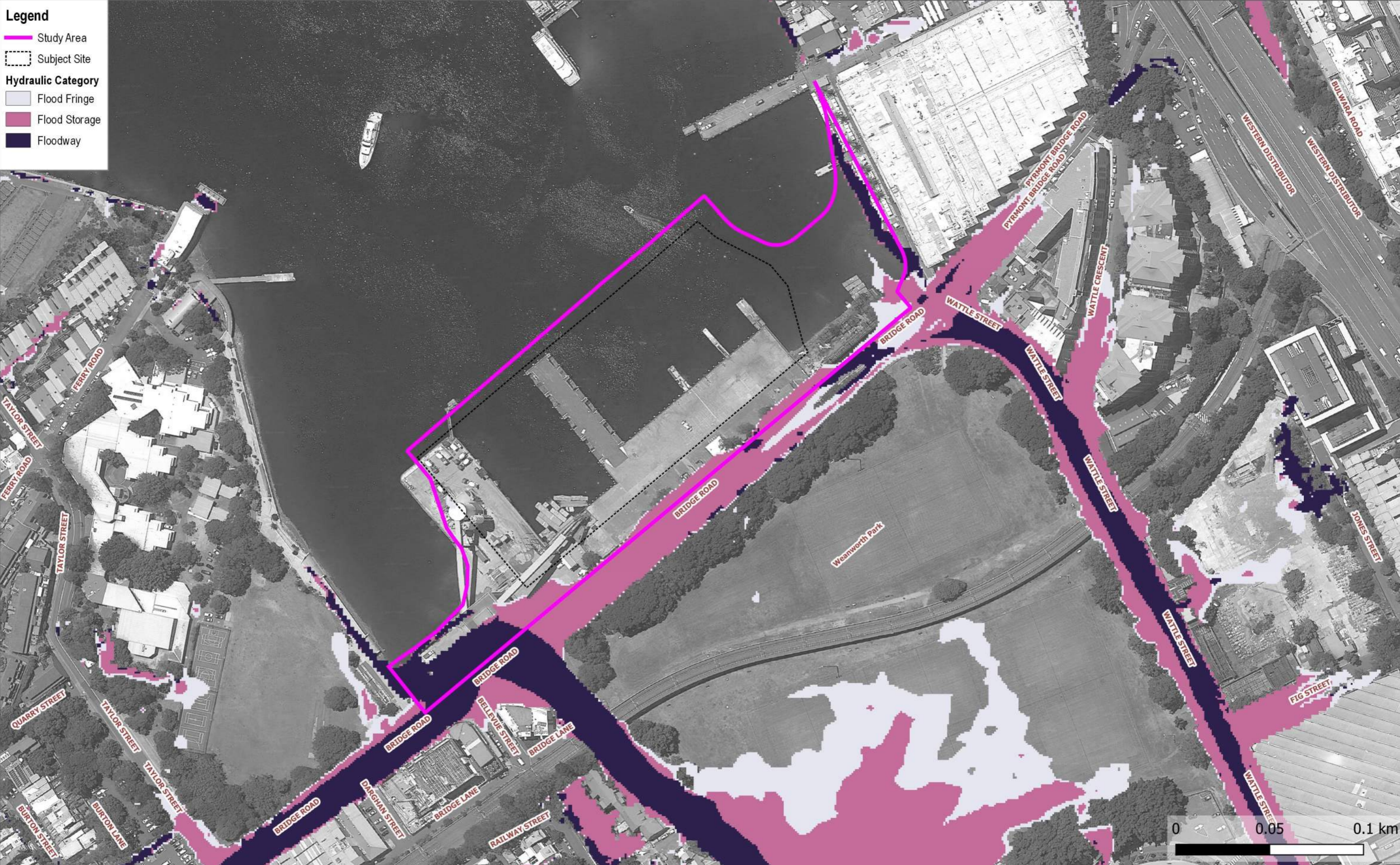
Sydney Fish Market
Proposed Scenario

Figure P7
1% AEP Peak Flood Level



Stantec
Map Produced by Stantec Water & Environment
Date: 15/06/2023
Project: 59918015
Coordinate System: MGA Zone 56





Legend

- Study Area
- Subject Site

Hydraulic Category

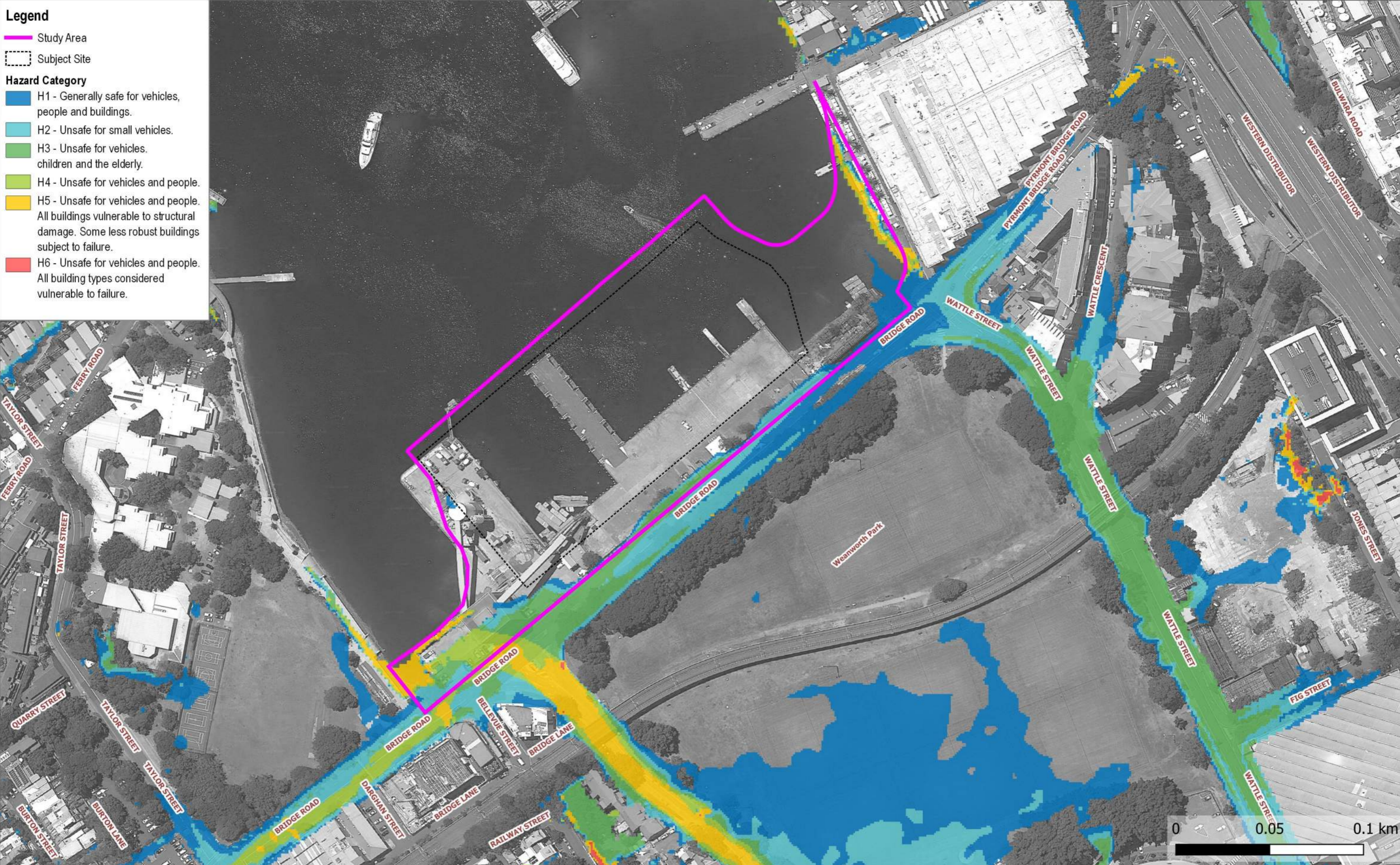
- Flood Fringe
- Flood Storage
- Floodway



Sydney Fish Market
Proposed Scenario

Figure P9
1% AEP Hydraulic Category

Stantec
 Map Produced by Stantec Water & Environment
 Date: 15/06/2023
 Project: 59918015
 Coordinate System: MGA Zone 56



Legend

- Study Area
- Subject Site

Hazard Category

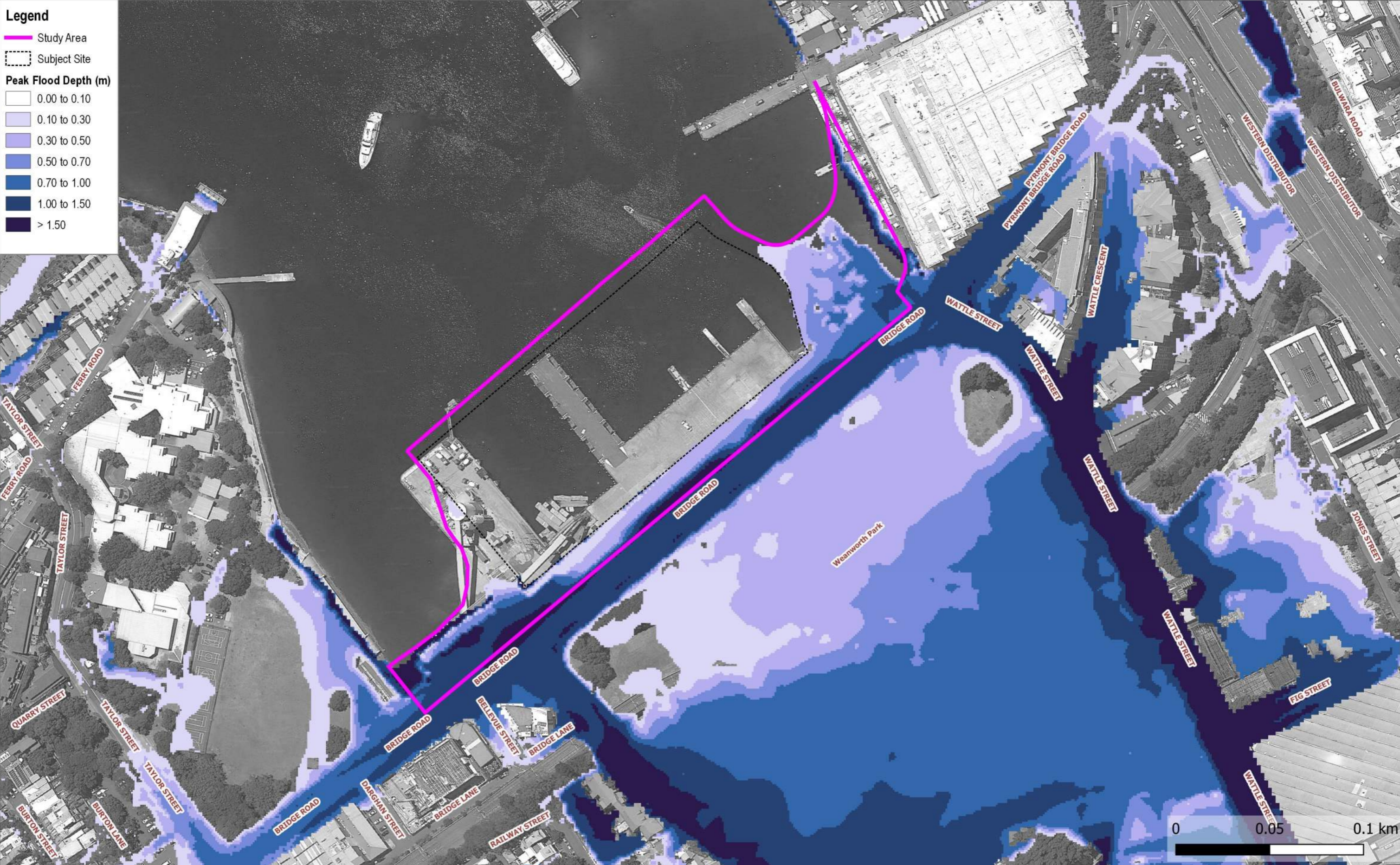
- H1 - Generally safe for vehicles, people and buildings.
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- H3 - Unsafe for vehicles, children and the elderly.
- H4 - Unsafe for vehicles and people.
- H5 - Unsafe for vehicles and people. All buildings vulnerable to structural damage. Some less robust buildings subject to failure.
- H6 - Unsafe for vehicles and people. All building types considered vulnerable to failure.

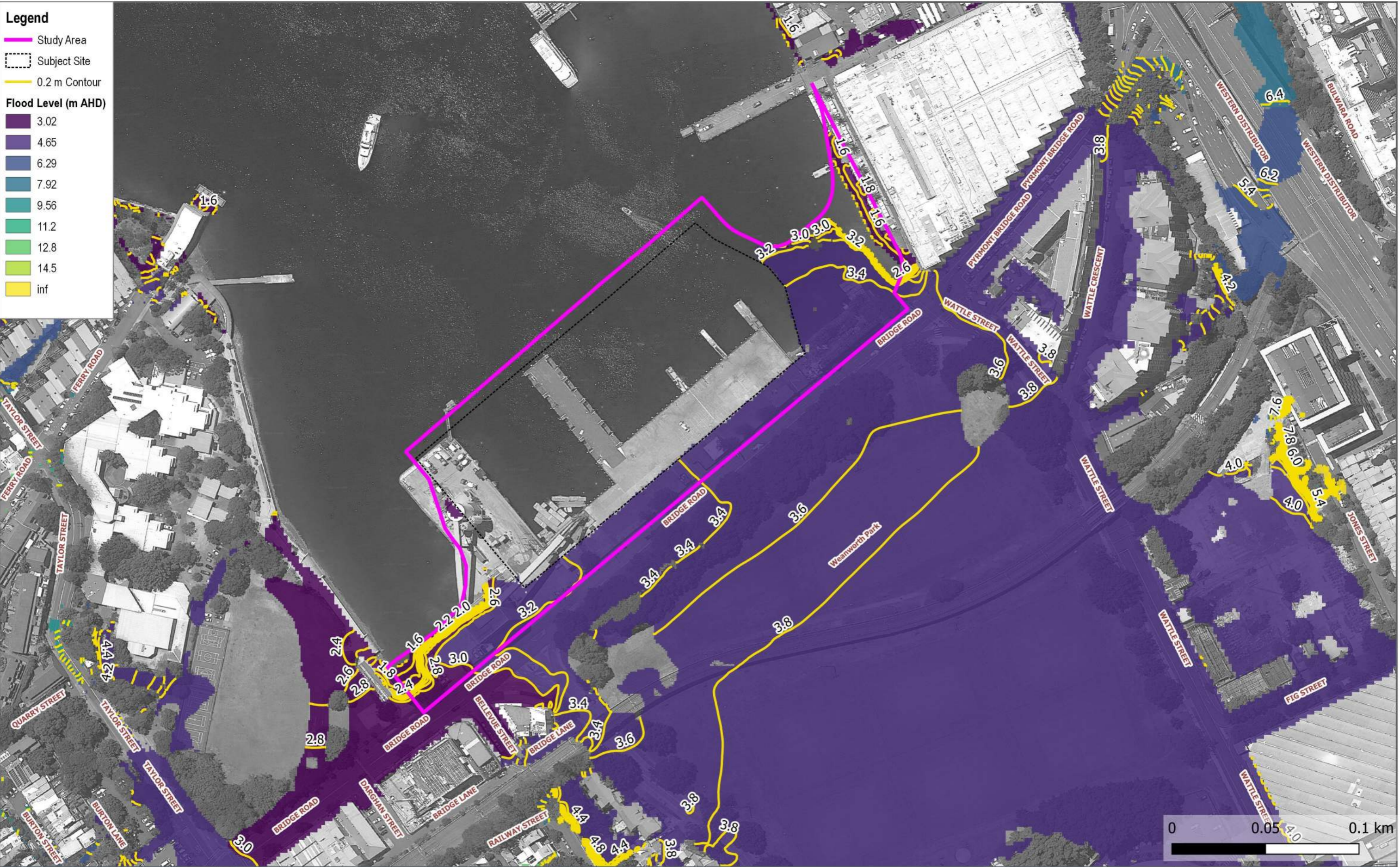


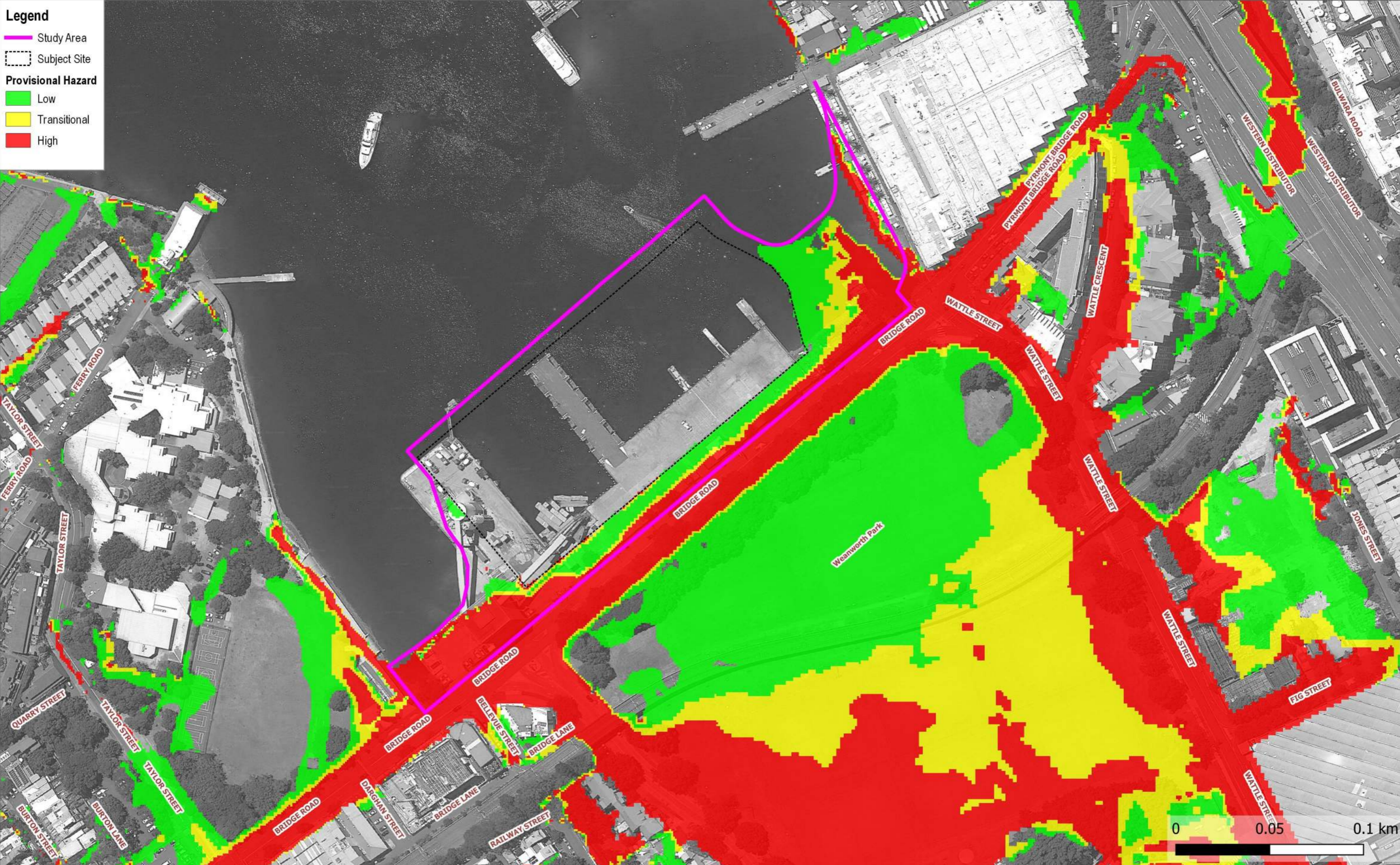
Sydney Fish Market
Proposed Scenario

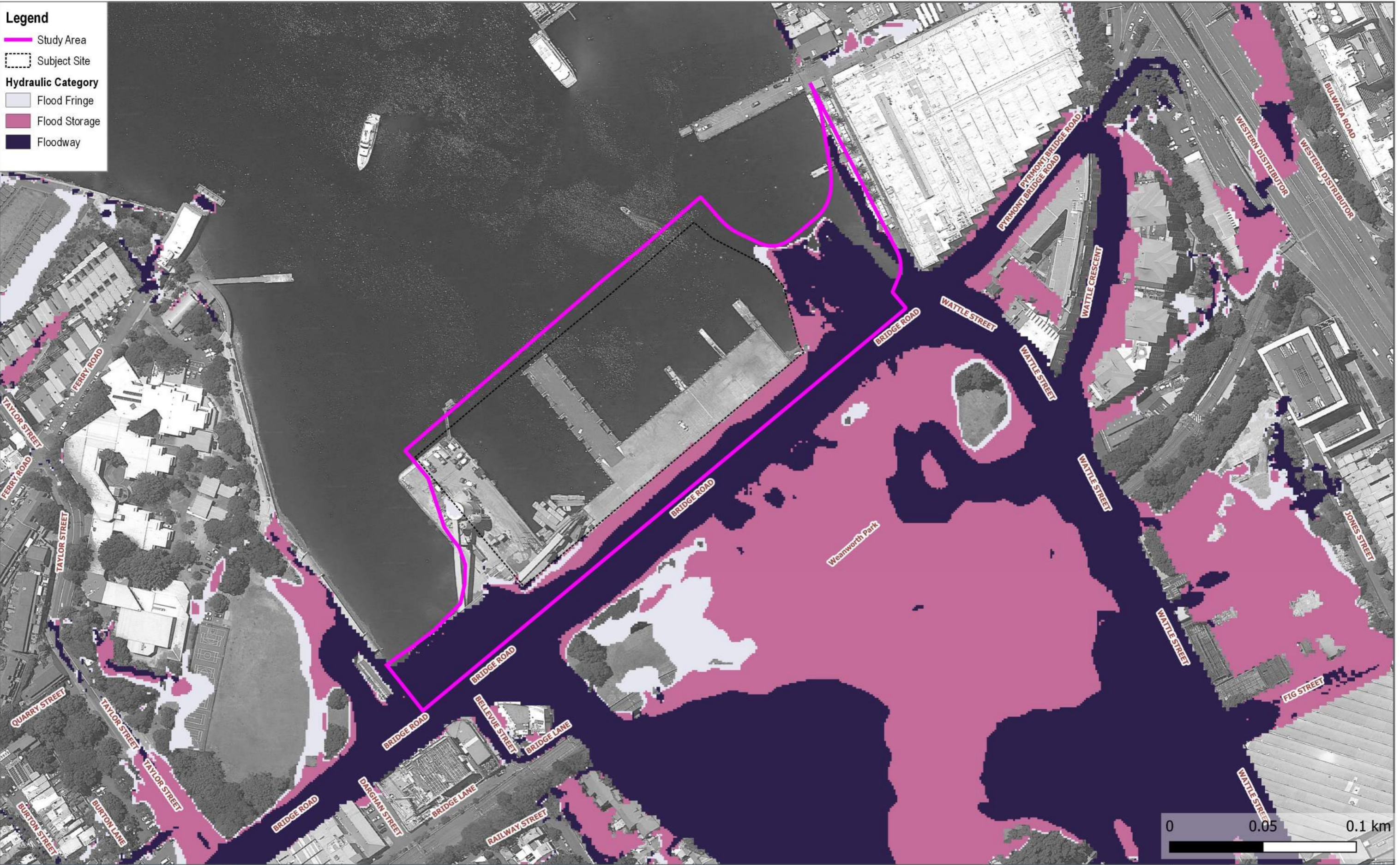
Figure P10
1% AEP Hazard Category

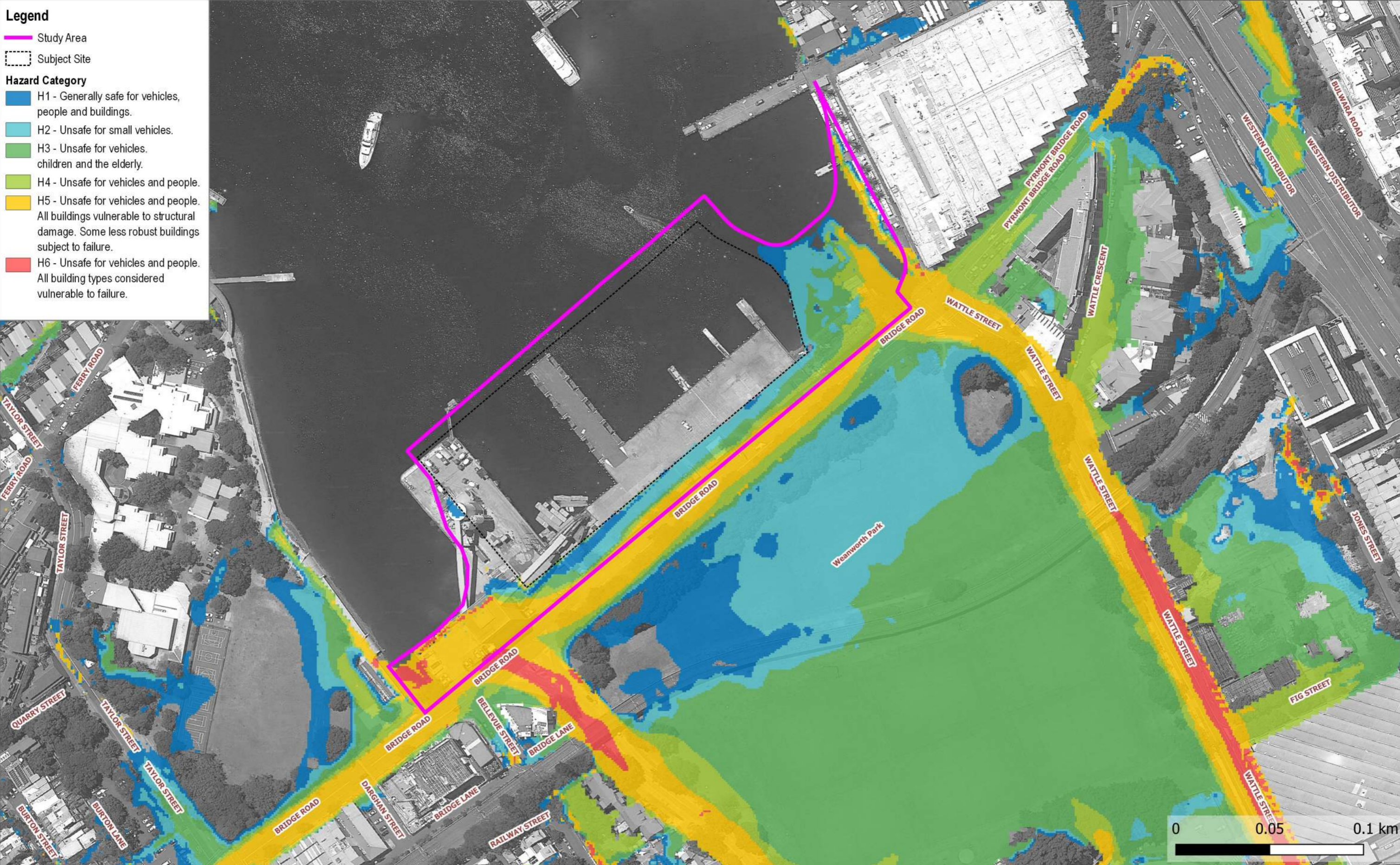
Stantec
Map Produced by Stantec Water & Environment
Date: 15/06/2023
Project: 59918015
Coordinate System: MGA Zone 56











- Legend**
- Study Area
 - Subject Site
- Hazard Category**
- H1 - Generally safe for vehicles, people and buildings.
 - H2 - Unsafe for small vehicles.
 - H3 - Unsafe for vehicles, children and the elderly.
 - H4 - Unsafe for vehicles and people.
 - H5 - Unsafe for vehicles and people. All buildings vulnerable to structural damage. Some less robust buildings subject to failure.
 - H6 - Unsafe for vehicles and people. All building types considered vulnerable to failure.



Sydney Fish Market
Proposed Scenario

Figure P15
PMF Hazard Category

Stantec
Map Produced by Stantec Water & Environment
Date: 15/06/2023
Project: 59918015
Coordinate System: MGA Zone 56



Legend

- Study Area
- Subject Site
- Water Level Difference (m)**
- <math>< -0.50</math>
- 0.50 to -0.10
- 0.10 to -0.05
- 0.05 to -0.02
- 0.02 to -0.01
- 0.01 to 0.01
- 0.01 to 0.02
- 0.02 to 0.05
- 0.05 to 0.10
- 0.10 to 0.50
- > 0.50
- Was Wet, Now Dry
- Was Dry, Now Wet



Sydney Fish Market
Proposed Less Existing

Figure P16
10% AEP Peak Flood Level Difference



Stantec
Map Produced by Stantec Water & Environment
Date: 15/06/2023
Project: 59918015
Coordinate System: MGA Zone 56



Appendix B: Key Flood Levels



Table 1-1 Flood Planning Level Assessment for Modification Revised Developed Model Conditions

Location	Proposed Development Flood Levels (mAHD) [1]		Flood Planning Level (FPL) Requirement		Proposed Levels (mAHD)
	1% AEP	PMF	CoS Requirement [2]	mAHD	
A - Carpark Entrance	N/A	3.10	1% AEP Flood Level + 0.5m or the PMF (whichever is higher)	3.10	3.10
B - Lobby / Lift Access	N/A	3.47	1% AEP Flood Level + 0.5m or the PMF (whichever is higher)	3.47	3.25 / 4.305 [3]
C - Fire Egress	N/A	3.48	1% AEP Flood Level + 0.5m or the PMF (whichever is higher)	3.48	3.25 / 3.53 [3]
D - Lift Access	N/A	N/A	0.3m above the surrounding surface	N/A	3.10
E - Basement Access	N/A	3.10	1% AEP Flood Level + 0.5m or the PMF (whichever is higher)	3.10	3.10
F - Basement Access	N/A	3.27	1% AEP Flood Level + 0.5m or the PMF (whichever is higher)	3.27	3.10 / 3.27 [3]
G - Exhibition Area	N/A	3.48	Merits approach presented by the applicant with a minimum of the 1% AEP flood. The proposal must demonstrate a reasonable balance between flood protection and urban design outcomes for street level activation.	N/A	3.125
H - Exhibition Area	N/A	3.45		N/A	3.125
J - Exhibition Area	N/A </tr				

Note:
 [1] Shaded cells indicate relevant flood planning level. N/A denotes extent of flood does not encroach on the proposed building.
 [2] City of Sydney, *Interim Floodplain Management Policy*, May 2014 (accessed August 2023)
 [3] The proposed level at the building line is below the FPL requirement, however the minimum FPL requirement will be achieved at these locations by incorporating steps within the egress, refer to Appendix C.

PARKING SCHEDULE_DA

DESCRIPTION	COUNT
FPL BASEMENT LEVEL	
Operational	
SRV (combined w/ Standard Car bays)	145
Public	
Accessible	8
Motorbike	35
Small Car	12
Standard Car	380
GROUND LEVEL A	
Operational	
AV	5
MRV	13
SRV	3

J SCHEDULE UPDATED



3XN
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 WWW.3XN.COM
 ADD 19A BOUNDARY STREET SUITE 509,
 DARLINGHURST, NSW 2010

BVN
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 WWW.BVN.COM.AU
 ADD LEVEL 11, 255 PITT STREET,
 SYDNEY, NSW 2000

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 TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS.
 DO NOT SCALE THIS DRAWING.

ISSUE	DATE	FOR
A	12/09/18	ISSUE FOR SSD-DA
B	12/11/19	ISSUE FOR SSD-DA
C	22/03/19	ISSUE FOR SSD-DA
D	15/04/19	ISSUE FOR SSD-DA
E	15/04/19	ISSUE FOR 50% DD
F	19/04/19	ISSUE FOR 50% DD
G	27/08/19	ISSUE FOR REVIEW
H	18/09/19	ISSUE FOR SSDA
I	14/08/20	REVISED S2 SSDA
J	18/03/21	REVISED S2 SSDA

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INFRASTRUCTURE NSW
 CLIENT NUMBER
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 PROJECT

NEW SYDNEY FISH MARKET
 18 BRIDGE RD, GLEBE NSW
 BVN PROJECT NUMBER
 1611013

TRUE NORTH PROJECT NORTH

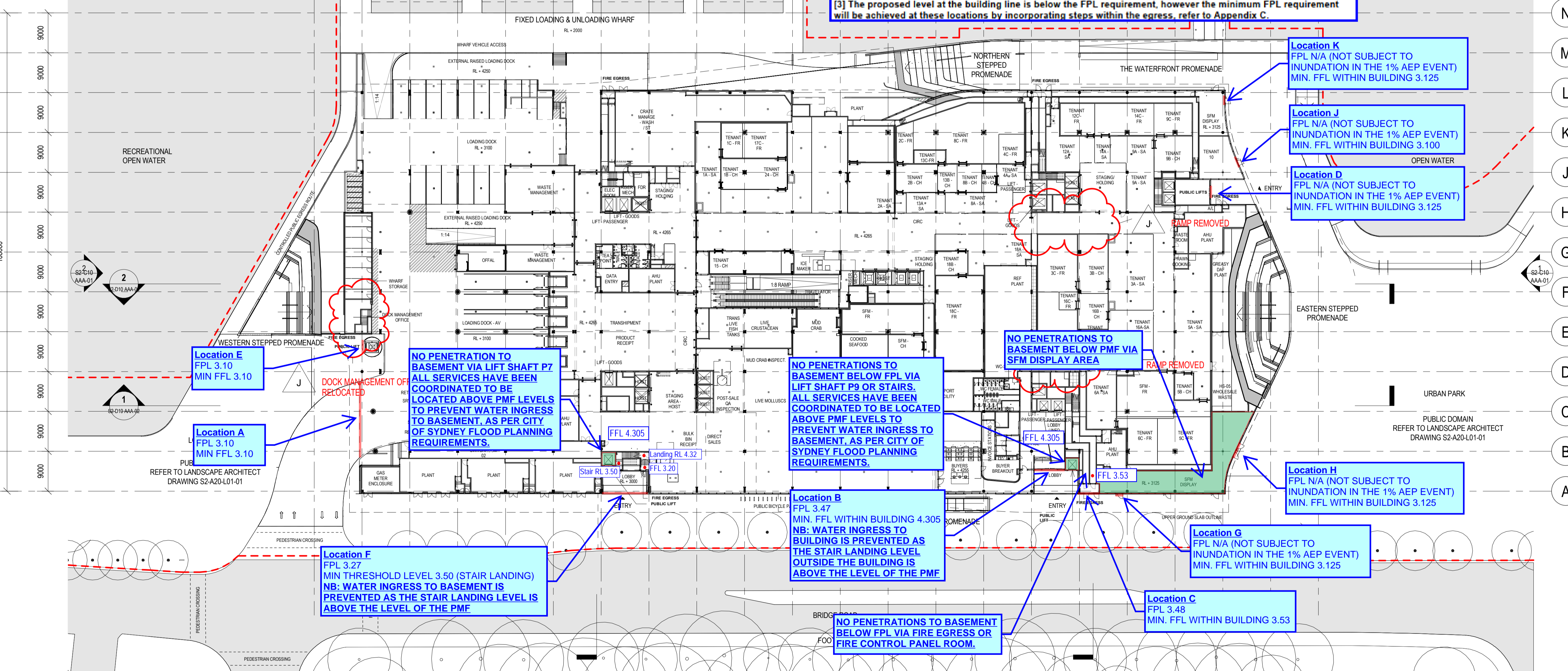
GRAPHIC SCALE
 0 10000 25000
 SCALE

As indicated@A1
 STATUS

DRAWING

FLOOR PLAN GROUND

AR- S2-B10 L00-01 J



MARKUP OF FLOOD PLANNING LEVELS (FPLs)
 (refer to Table 1-1 of MOD11 Flood Advice Letter for further details)

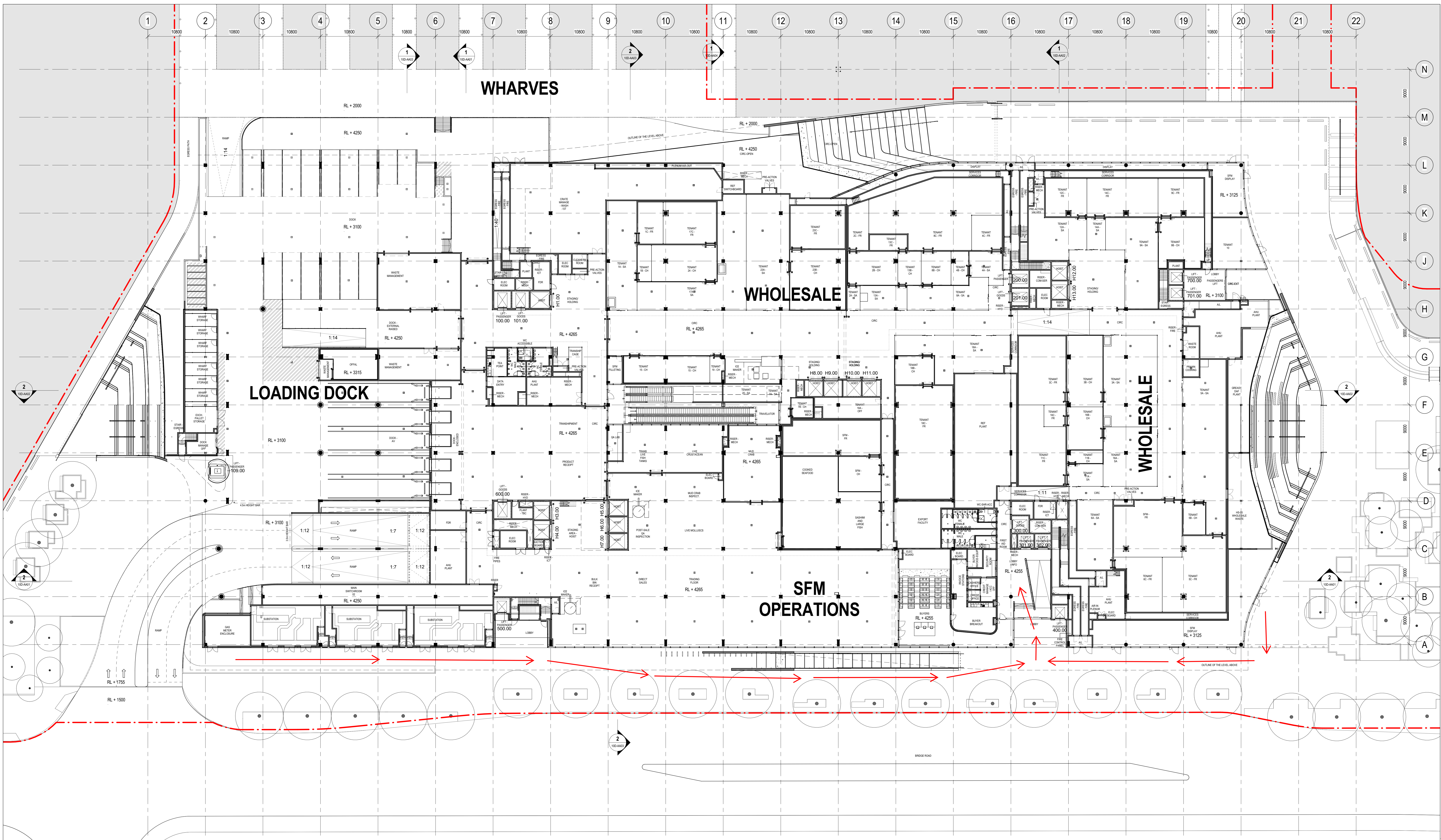
REV. C - 12/09/2023

FPLs at all locations are in accordance with City of Sydney *Interim Floodplain Management Policy* (May 2014).
 Proposed amendments to the design of Bridge Road and adjacent public domain that are the subject of the MOD11 application do not require any update or adjustment to the Architectural design (approved under SSD 8925 MOD3) to address flood planning requirements.

LEGEND:

- - - - - DEVELOPMENT FOOTPRINT
- - - - - CADASTRAL BOUNDARY
- - - - - EXTENT OF BRIDGE ROAD WORK

Appendix C: Internal Flood Evacuation



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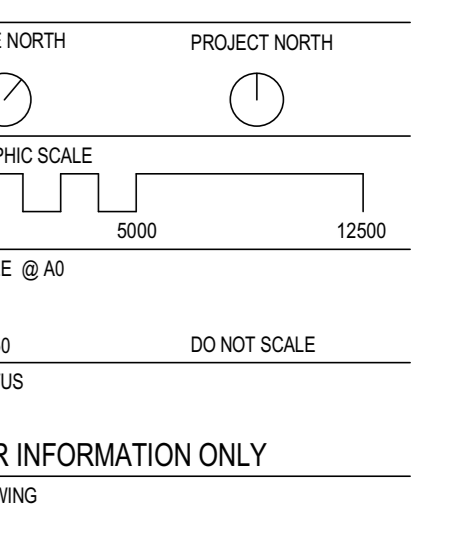
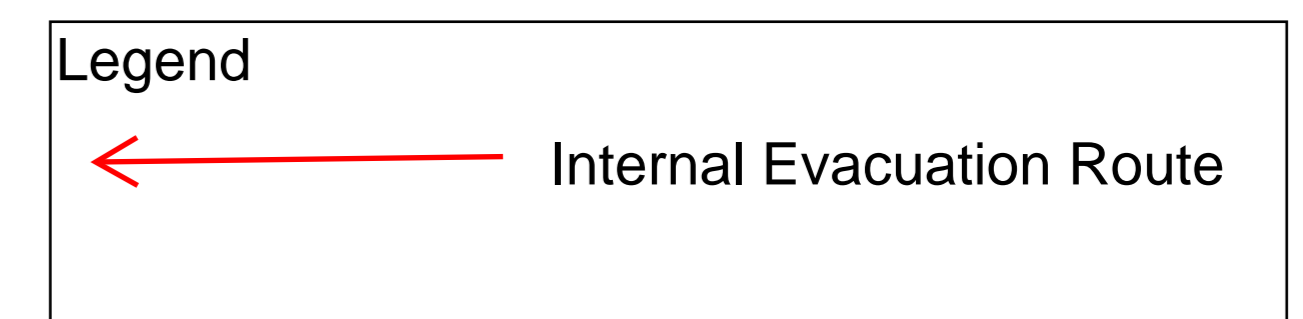
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ISSUE	DATE	FOR
A	07/20/19	FOR CLIENT REVIEW
B	2/10/20	FOR CLIENT REVIEW
C	10/09/19	TENDER ISSUE
D	10/11/19	PHASE 1A1 - BASIS OF DESIGN
E	01/05/20	TENDER ISSUE
F	06/05/20	TENDER ISSUE
G	31/07/20	LANDLORD'S WORK TO 80%

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 PROJECT

NEW SYDNEY FISH MARKET
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 BVN PROJECT NUMBER
 1611013
 DRAWING KEY





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