

Our ref: L.12533.02.03_WRCPP_FIA_Addendum

7 February 2025

Cumberland City Council
16 Memorial Avenue,
Merrylands NSW 2160
Attention: Janine Saab

Dear Janine

RE: WOODVILLE ROAD CORRIDOR PLANNING PROPOSAL FLOOD ASSESSMENT ADDENDUM

The following letter responds to Cumberland City Council's request for an addendum to the Woodville Road Corridor Planning Proposal Flood Assessment (BMT, 2023) (herein the '2023 Flood Assessment'). On the basis of your email dated 6 November 2024, it is understood that the Woodville Road Corridor Planning Proposal (herein the 'Planning Proposal') has received formal gateway approval from the Department of Planning, Housing and Infrastructure (DPHI) subject to compliance with specific gateway conditions. It is also understood that the Planning Proposal has been expanded from the 29 Sites assessed as part of the 2023 Flood Assessment to now include 31 Sites. As such, an addendum to the 2023 Flood Assessment to include reference to the additional 2 Sites is required to ensure that the Flood Assessment is consistent with the final gateway conditions.

This addendum includes a review of the newly added Sites –

- 327-339 Woodville Road, Guildford (herein referred to as Site 30), and
- 301-325 Woodville Road, Guildford (herein referred to as Site 31)

– in the context of the flood modelling and mapping developed for the 2023 Flood Assessment. The addendum provides a summary and commentary on flood behaviour at the new sites and commentary on compliance with development controls outlined in the 2023 Flood Assessment.

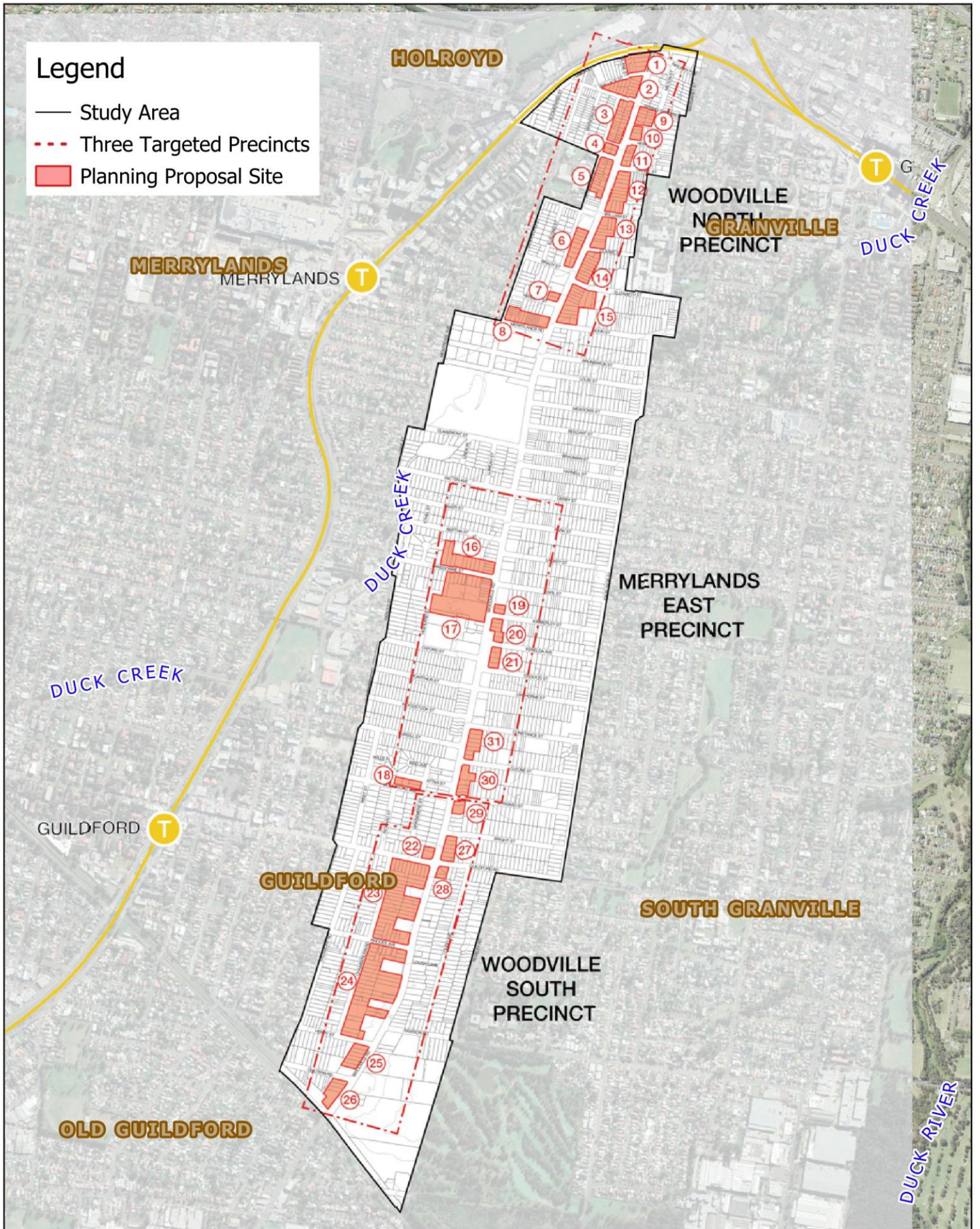
New Masterplan

The extent of the Planning Proposal is shown in Figure 1 (refer black boundary). The Planning Proposal facilitates urban renewal along the Woodville Road Corridor across three targeted precincts, including Woodville North precinct, Merrylands East precinct and Woodville South precinct. Figure 1 shows that the newly added sites (Site 30 and Site 31) are situated in the southern part of the Merrylands East precinct.

It is understood that the expanded Planning Proposal includes an update to the proposed yield. A comparison of the Planning Proposal yield assessed as part of the 2023 Flood Assessment (CM+, 2023) and the expanded Planning Proposal (CM+, 2024) is included in Table 1 The Study Area Proposed Yield (PP Sites Only).

Legend

- Study Area
- - - Three Targeted Precincts
- Planning Proposal Site



Title:
Proposed Woodville Road Corridor Masterplan

Figure:
1

Rev:

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Table 1 The Study Area Proposed Yield (PP Sites Only)

Parameter	Woodville Road Corridor Planning Framework Urban Design Report – Stages 1+2 Report (CM+, 2023)	Woodville Road Corridor Planning Framework – Amended Urban Design Report (CM+, 2024)
Site Area (m2)	219,474	229,094
Residential GFA (m2)	370,364	362,035
Non-Residential GFA (m2)	20,788	20,102
Total GFA (m2)	391,152	382,136
Proposed Dwellings	3,696	3,617
Population Projection (Proposed)	10,349	10,187

Existing Flood Behaviour

Figure 2 illustrates existing 1% AEP flood depths within the Merrylands East precinct adjacent to Sites 30 and 31. The figure demonstrates that Site 31 does not intersect with floodwater in the 1% AEP flood event under existing conditions. Site 31 also does not intersect with floodwater in the PMF under existing conditions.

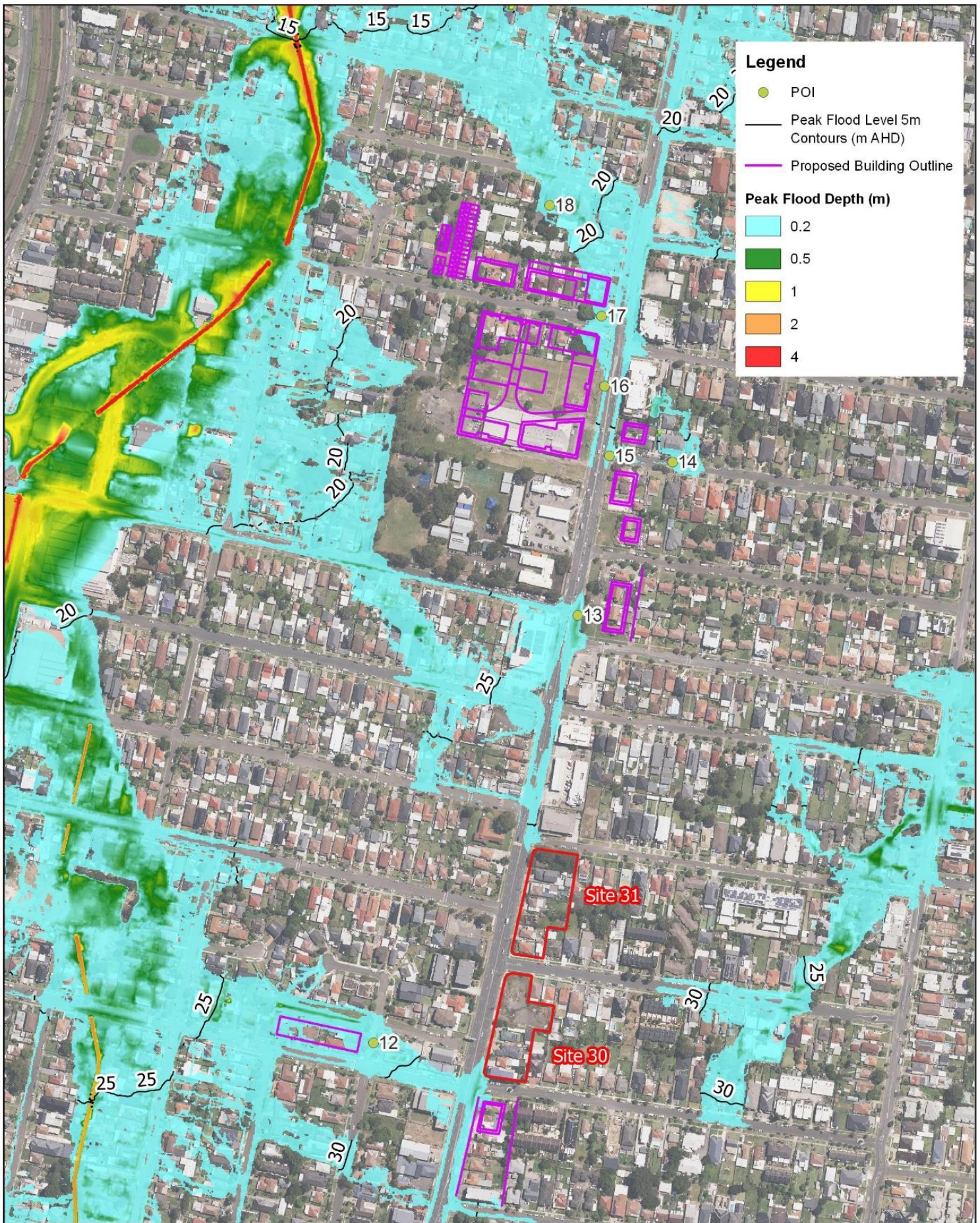
Figure 2 demonstrates that there is a minor intersection of the existing 1% AEP flood extent with the southern lot boundary of Site 30 (specifically along the boundary of 339 Woodville Road at the corner of Woodville Street and Wynyard Street, Guilford). The maximum peak 1% AEP flood depth within the affected area of Site 30 is 0.07 m and the extent of flooding encroaches 1 m inside the lot boundary. Under existing PMF conditions, peak depths on Site would increase to a maximum of 0.15 m and the extent of flooding encroaches 2 m inside the lot boundary.

Post-Development Flood Behaviour

Cumberland City Council has confirmed by email on 26 November 2024 that Sites 30 and 31 are not flood control lots. It is also understood that the proposed form (i.e. development) will include a 10 m setback from Woodville Road and a 6 m setback from Wynyard Street. Given the maximum encroachment of the PMF extent is 2 m inside the lot boundary, based on this information it is concluded that the development within Site 30 will be situated outside the flood extent and will not impact upon existing flood conditions. As development at both Site 30 and Site 31 is not expected to intersect with the existing flood extent, the post-development modelling results for the 2023 Flood Assessment (BMT, 2023) are considered suitable to assess potential flood impacts associated with the new Sites.

Potential Flood Impacts

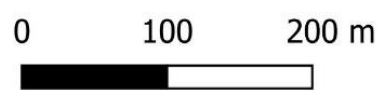
Peak flood level impact mapping (Figure C-02.E (Peak Flood Level Impact - 1% AEP Event - View E and Figure C-05.E (Peak Flood Level Impact - PMF Event - View E)) and flood velocity impact mapping (Figure C-07.E (Peak Flood Velocity Impact - 1% AEP Event - View E) and Figure C-10.E (Peak Flood Velocity Impact - PMF Event - View E)) have been extracted from the 2023 Flood Assessment and are appended to this letter. The figures show that the Planning Proposal will not result in peak flood level increases across either Site 30 or Site 31. It is established above that due to proposed setbacks along Woodville Road and Wynyard Street, proposed works within Site 30 and Site 31 will not intersect with floodwaters under either existing or post-development scenarios. Therefore, there are no flood impacts associated with the proposed works at either Site 30 or Site 31.



Title: **Merrylands East Precinct POI and Existing 1% AEP Flood Depths**

Figure: **2** Rev:

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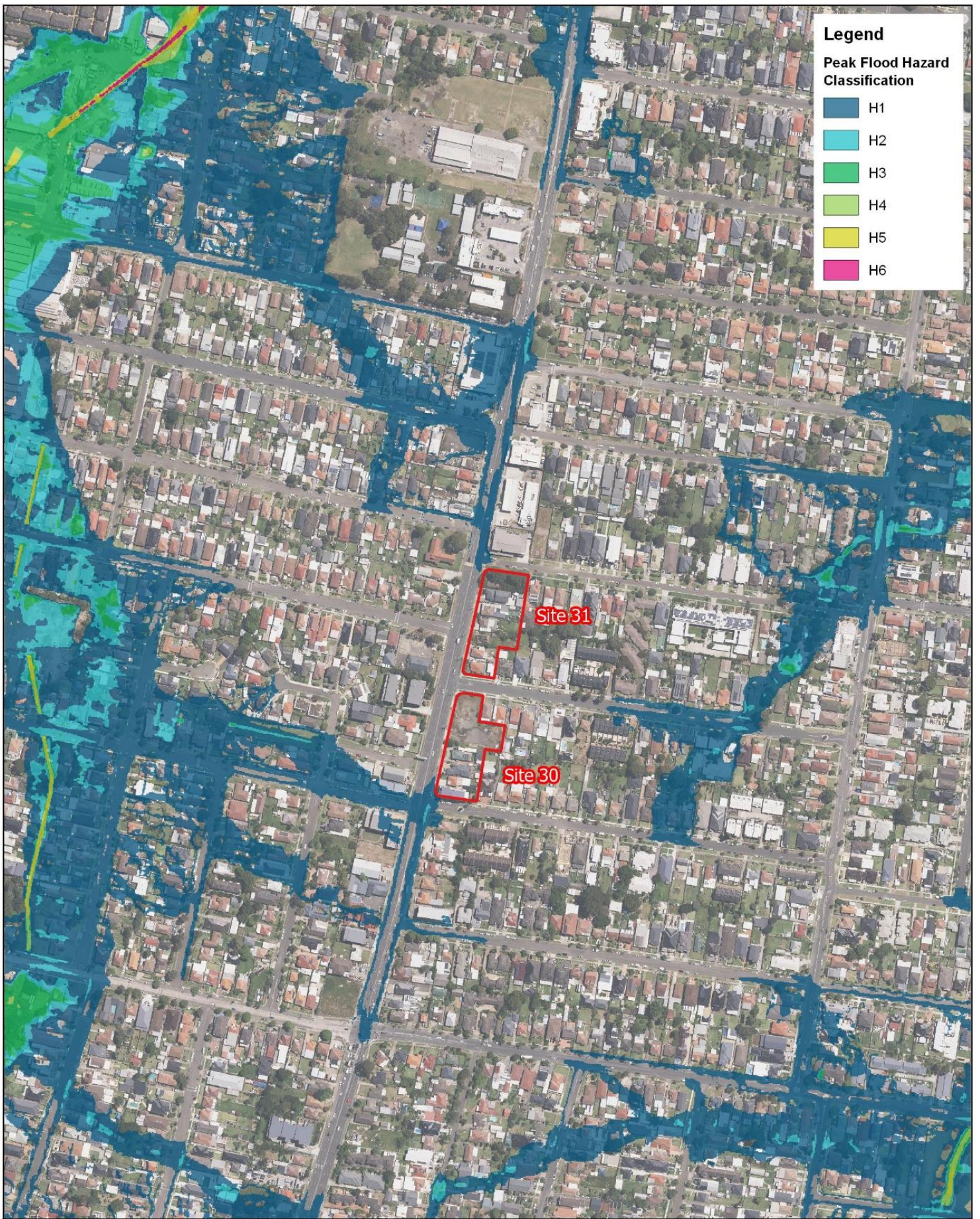
Flood Hazard

1% AEP Flood Hazard

As shown in Figure 3, the modelling results indicates a 1% AEP flood hazard classification of H1 only within the flood affected area of lot 339 Woodville Road under the existing conditions. The remainder of Site 30 and Site 31 are flood-free in the 1% AEP event. A flood hazard classification of H1 indicates conditions that are generally safe for people, buildings and vehicles (see Section 4.3 of 2023 Flood Assessment). Figure B-12.E of the 2023 Flood Assessment, which demonstrates post-development 1% AEP flood hazard classifications at the Site also fall below an H1 classification, is appended to this letter addendum.

PMF Hazard

During a PMF event (refer Figure 4), a peak hazard classification of H1 is predicted within the minor flood affectation of 339 Woodville Road. Figure B-15.E of the 2023 Flood Assessment, which demonstrates that post-development PMF hazard classifications at the Site also fall below an H1 classification, is appended to this letter addendum.



Legend

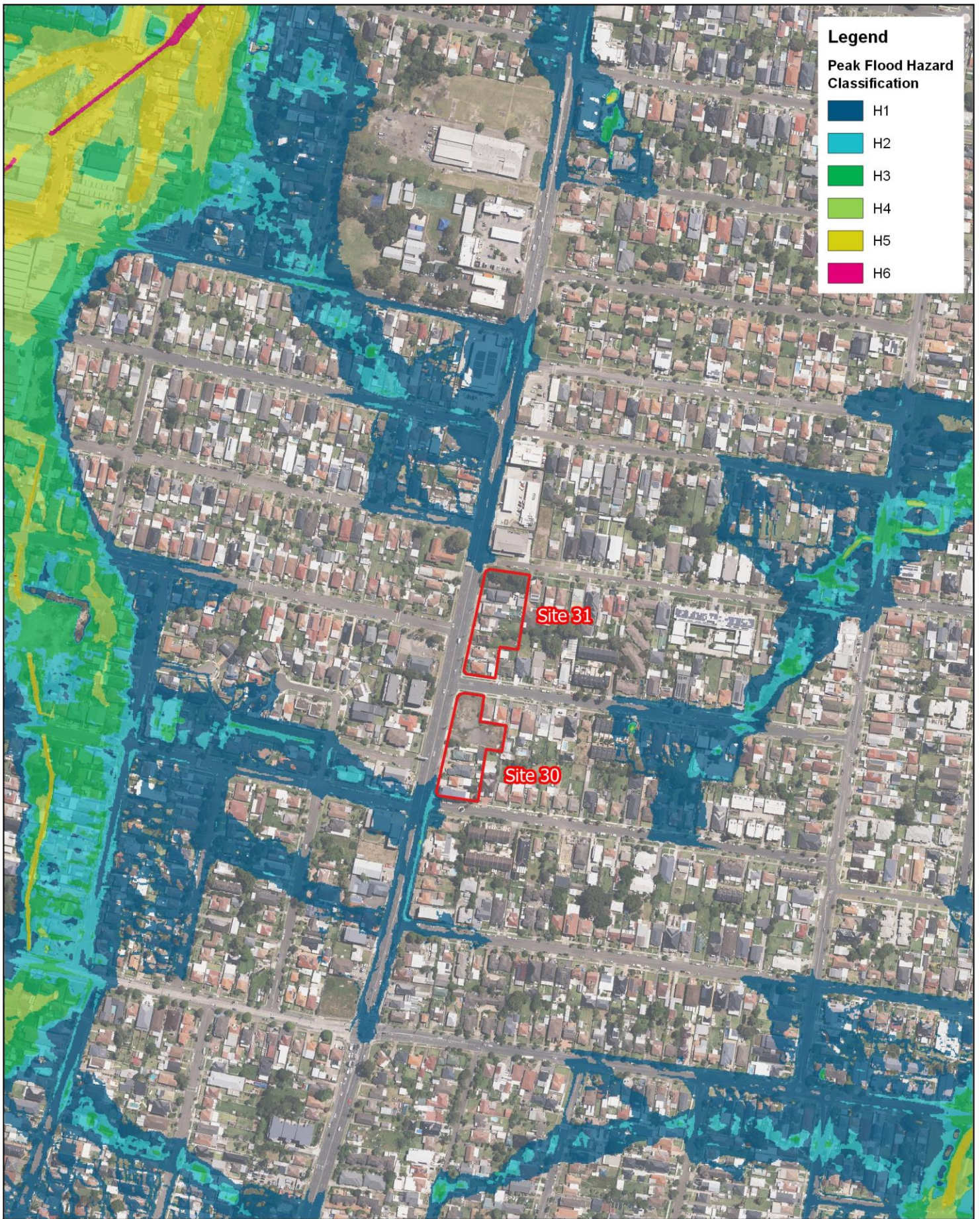
Peak Flood Hazard Classification

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

Title: Post-Development 1% AEP Peak Flood Hazard	Figure: 3	Rev:
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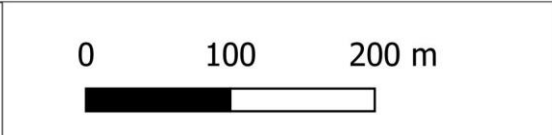


Legend
Peak Flood Hazard Classification

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

Title: Post-Development PMF Peak Flood Hazard	Figure: 4	Rev:
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Flood Impact Mitigation

As outlined in this letter addendum,

- Site 31 is not flood affected in any event up to and including PMF.
- Site 30 is very marginally affected in both the 1% AEP and PMF flood events within an area adjacent to the south-west boundary of the southernmost lot (339 Woodville Road). However, the flood affected area falls within the 10m setback from Woodville Road and a 6m setback from Wynyard Street proposed as part of any future works. Therefore, the flood affected area will not form part of any future development works.
- The 2023 Flood Assessment (BMT, 2023) determined that there are no flood level or velocity impacts associated with the Planning Proposal across either Site 30 or Site 31,

As such, it is not anticipated that development of Site 30 and Site 31 would cause change to existing flood behaviour or result in off-site flood impacts and there are no specific flood mitigation options required at either Site.

Compliance with Development Controls

Cumberland City Council Flood Planning Requirements

Flood planning requirements for development within the Cumberland City Council LGA are set out in the following documents:

- Cumberland Development Control Plan (DCP) (2021), Part G – Miscellaneous Development Controls, Part G4 – Stormwater and Drainage
 - Section 2.5 Technical details of stormwater and drainage systems, Overland flow paths
 - Section 2.6 Flood Risk Management
- Cumberland Local Environmental Plan (LEP) (2021), Section 5.21 Flood Planning
- Cumberland Flood Risk Management Policy (2021)

Flood related development consent conditions relevant to the Planning Proposal are assessed in Table 5.1 to Table 5.5 of the 2023 Flood Assessment, the findings of which are relevant to the proposed Sites 30 and 31.

State Government Flood Related Development Controls

Compliance of the 2023 Planning Proposal with Ministerial Direction 4.1 Flooding, the NSW Flood Prone Land Policy and the NSW Flood Risk Management Manual are assessed in Sections 5.3 to 5.5 of the 2023 Flood Assessment. The findings of the assessment are relevant to the proposed Sites 30 and 31.

Flood Planning Levels

Cumberland City Council sets flood related development controls in the Cumberland Flood Risk Management Policy. The policy identifies that habitable floor levels for residential, commercial and industrial development must be set at or above the 1% AEP flood level plus freeboard.

Final finished floor levels for Sites 30 and 31 (and the wider Planning Proposal) will need to be confirmed at the concept design stage. However, it is noted that the setting of floor levels at the

southern portion of Site 30 at or above the 1% AEP flood level plus a freeboard of at least 0.1m would place finished floor levels in the area above the Probable Maximum Flood Level.

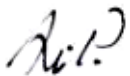
Conclusions and Recommendations

A Flood Impact and Risk Assessment was completed for the Woodville Road Corridor Planning Proposal in 2023. The Planning Proposal has now received gateway approval from DPHI subject to compliance with specific gateway conditions. The Planning Proposal has been expanded from the 29 Sites assessed as part of the 2023 Flood Assessment to now include 31 Sites.

This addendum shows that development of Site 30 and Site 31 would not constrain or impact on existing or post-development flood extents for all events up and to and including the Probable Maximum Flood. Development of the Sites would therefore not impact upon the flood behaviour determined in the 2023 Flood Assessment, and the conclusions and recommendations outlined in Section 6 of that report would remain applicable to both Site 30 and Site 31.

Yours Sincerely,

BMT



Alireza Pouya
Senior Engineer – Flood Risk Management

References




BMT. (2023). *Woodville Road Corridor Planning Proposal Flood Assessment*.

CM+. (2023). *Woodville Road Corridor Planning Framework Urban Design Report - Stages 1+2 Report*.






CM+. (2024). *Woodville Road Corridor Planning Framework – Amended Urban Design Report*.

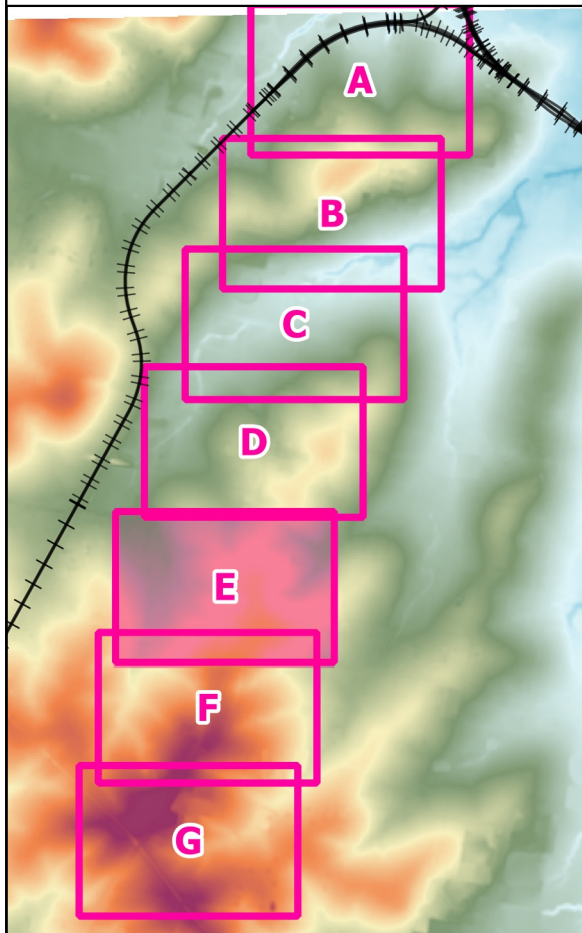
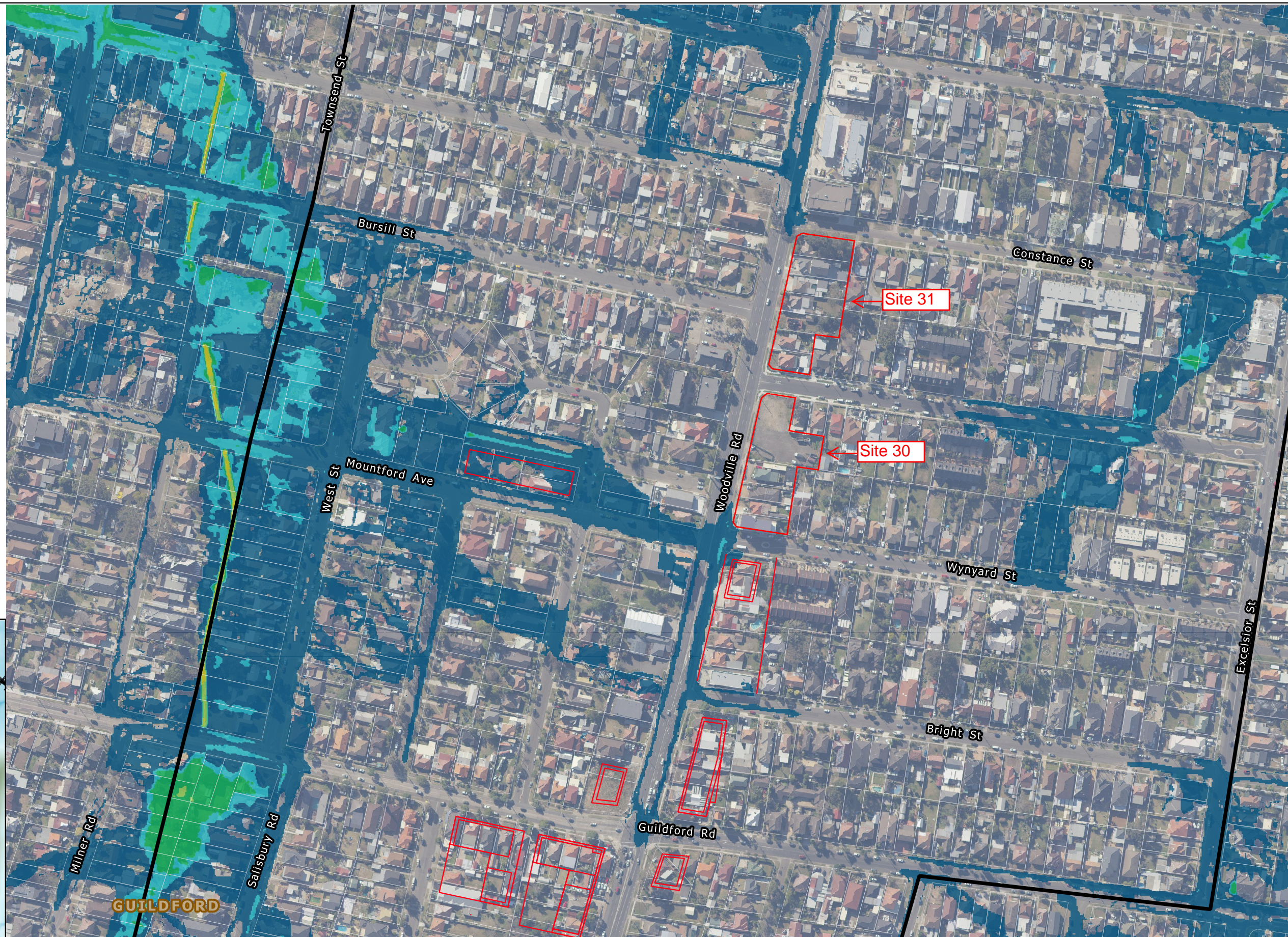
Annex A Extracts from the 2023 Flood Assessment (BMT, 2023)

LEGEND

-  Study Area
-  Proposed Building Outline
-  Lot

Peak Flood Hazard

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

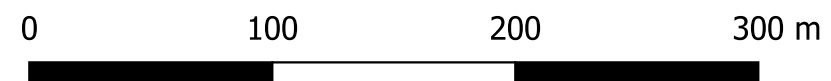


Title: **Peak Flood Hazard - Post-Development Conditions - 1% AEP Event - View E**




Figure: **B-12.E**

Rev: **-**



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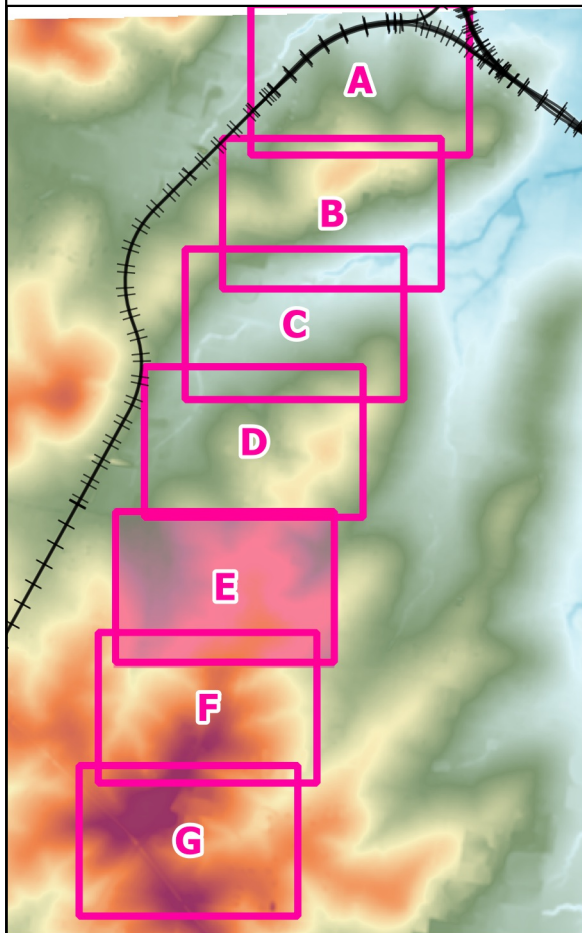
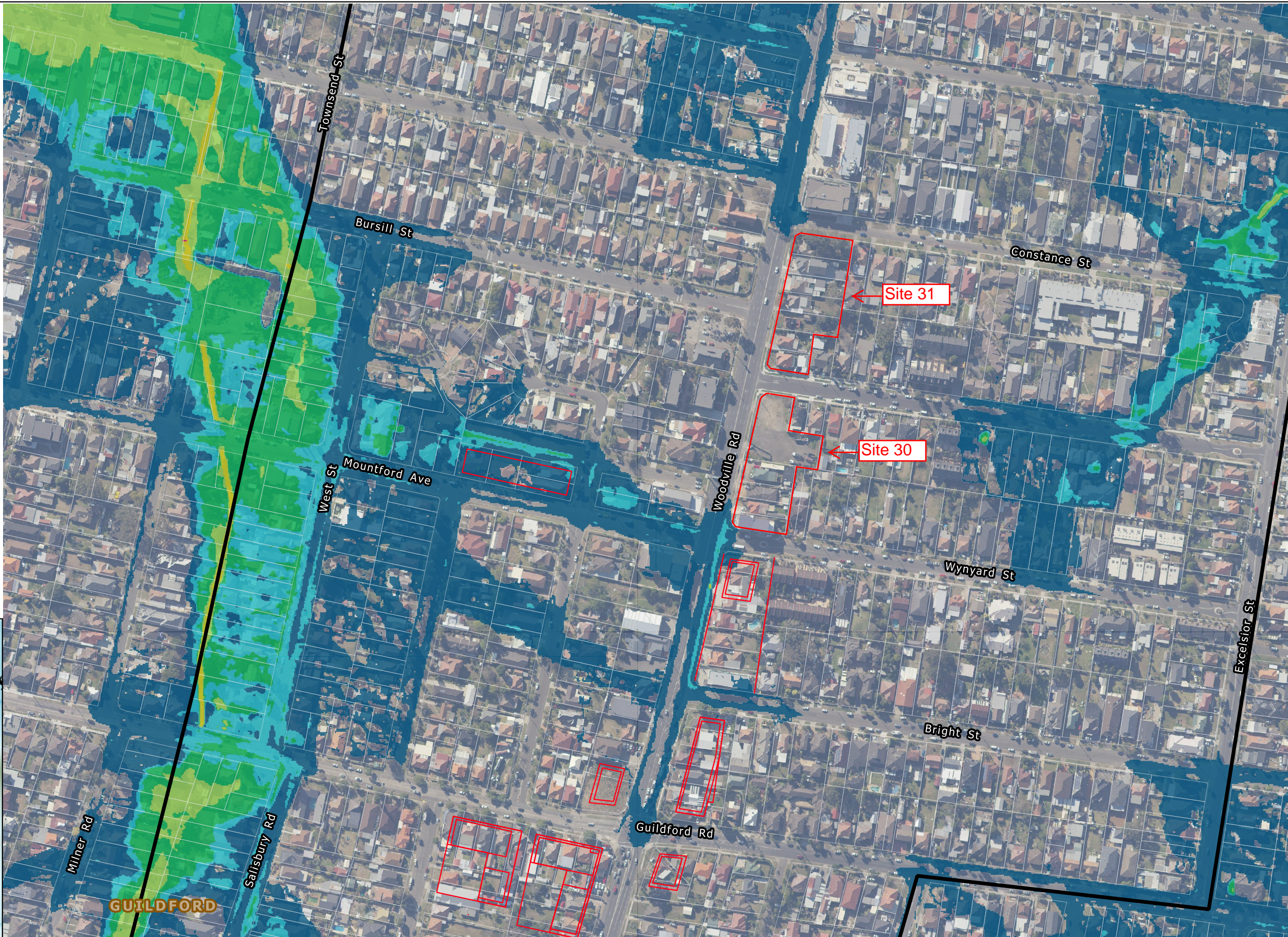


LEGEND

-  Study Area
-  Proposed Building Outline
-  Lot

Peak Flood Hazard

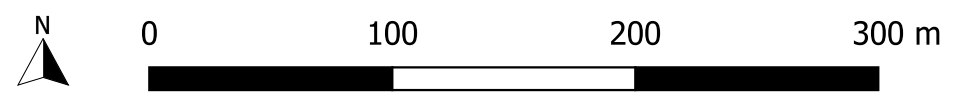
-  H1
-  H2
-  H3
-  H4
-  H5
-  H6






Title: **Peak Flood Hazard - Post-Development Conditions - PMF Event - View E**

Figure: **B-15.E** Rev: **-**










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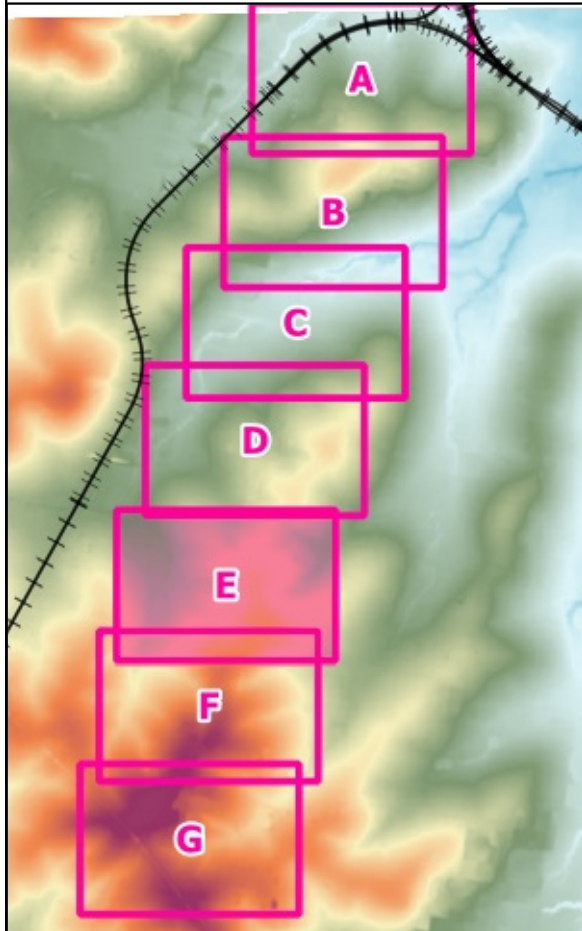
-  Study Area
-  Proposed Building Outline
-  Lot

Change in Level (m)

-  ≤ -0.20
-  -0.20 - -0.10
-  -0.10 - -0.05
-  -0.05 - -0.02
-  No significant Impact
-  0.02 - 0.05
-  0.05 - 0.10
-  0.10 - 0.20
-  ≥ 0.20

Change in Extent

-  Decrease
-  Increase






Title: **Peak Flood Level Impact - 1% AEP Event - View E**

Figure: **C-02.E** Rev: **-**










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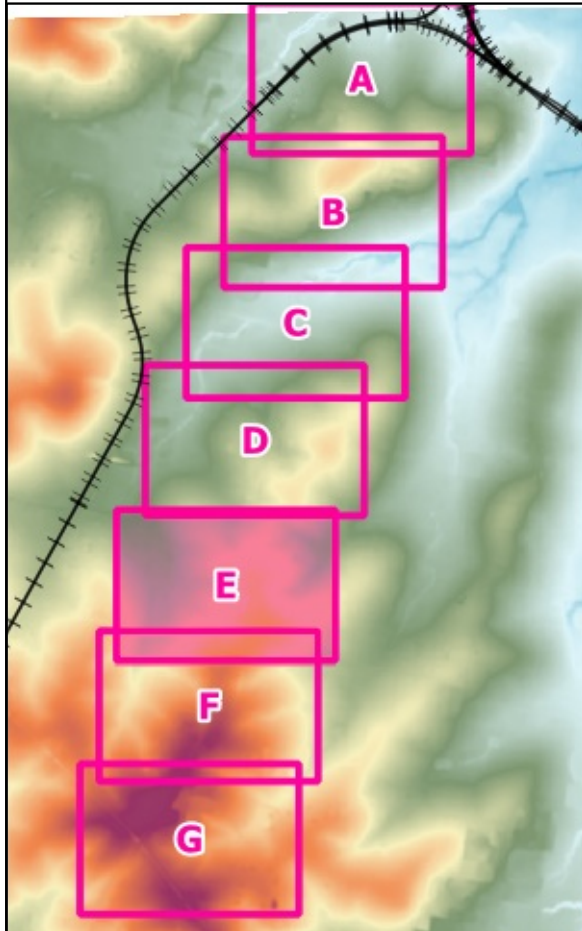
-  Study Area
-  Proposed Building Outline
-  Lot

Change in Level (m)

-  ≤ -0.20
-  -0.20 - -0.10
-  -0.10 - -0.05
-  -0.05 - -0.02
-  No significant Impact
-  0.02 - 0.05
-  0.05 - 0.10
-  0.10 - 0.20
-  ≥ 0.20

Change in Extent

-  Decrease
-  Increase

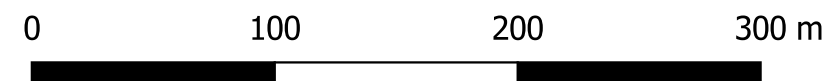


Title: **Peak Flood Level Impact - PMF Event - View E**




Figure: **C-05.E**

Rev: **-**










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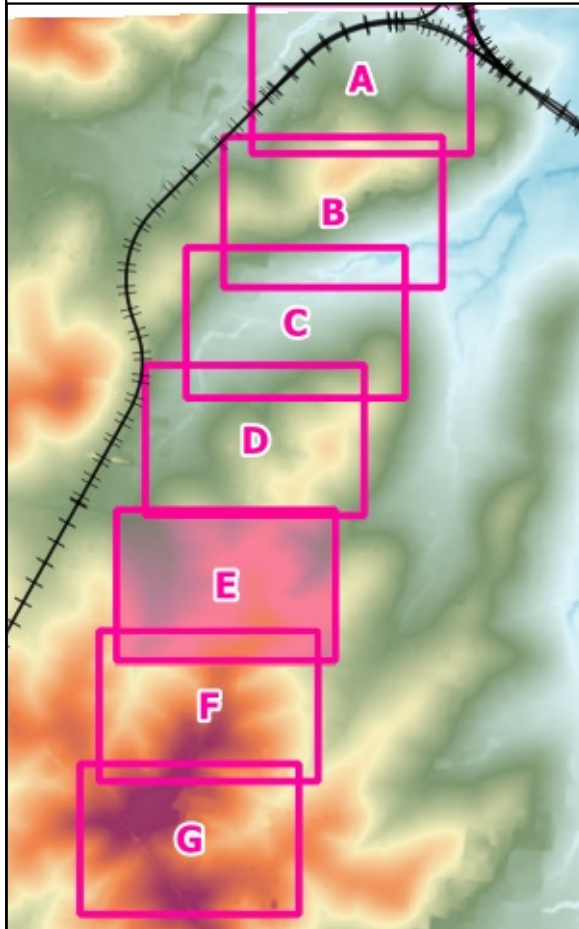


LEGEND

-  Study Area
-  Proposed Building Outline
-  Lot

Change in Velocity (m/s)

-  ≤ -1.0
-  -1.0 - -0.5
-  -0.5 - -0.25
-  -0.25 - -0.1
-  No significant Impact
-  0.1 - 0.25
-  0.25 - 0.5
-  0.5 - 1.0
-  ≥ 1.0






Title: **Peak Flood Velocity Impact - 1% AEP Event - View E**

Figure: **C-07.E** Rev: **-**










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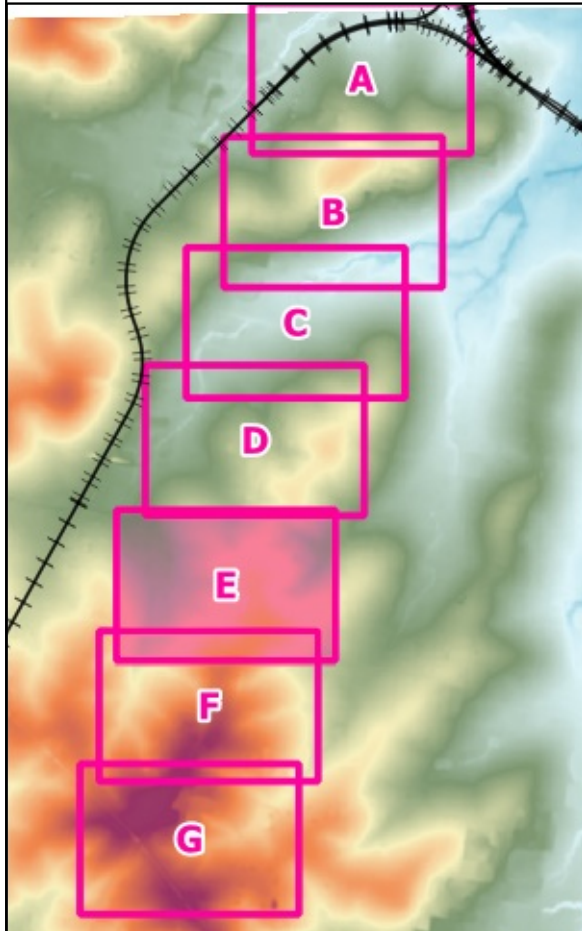


LEGEND

-  Study Area
-  Proposed Building Outline
-  Lot

Change in Velocity (m/s)

-  ≤ -1.0
-  -1.0 - -0.5
-  -0.5 - -0.25
-  -0.25 - -0.1
-  No significant Impact
-  0.1 - 0.25
-  0.25 - 0.5
-  0.5 - 1.0
-  ≥ 1.0



Title: **Peak Flood Velocity Impact - PMF Event - View E**

Figure: **C-10.E** Rev: **-**

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