



6 February 2024

Independent Flood Review – Novus Build to Rent, Parramatta

The Independent Planning Commission of NSW is seeking independent advice on the flood risk of the Site at 39-43 Hassall Street, Parramatta and the proposed development on the Site for a Build-to-Rent development ([SSD-34919690](#)).

Scope of Work

The Commission is seeking an independent peer review of multiple flood studies and related documents that have presented different conclusions about the flood risk of the development. These include the Applicant's flood model, the local council's submissions, NSW Government agency advice and GRC Hydro's independent review undertaken for the NSW Department of Planning, Housing and Infrastructure.

The peer review should specifically identify:

- the likely flood levels in a 1% AEP and PMF event at the Site;
- the likely flow velocity of the creek at the Site;
- whether the blockage factor has been appropriately calculated;
- whether a land connection can be maintained during a 1% AEP; and
- the risk rating for the Site in 1% AEP and PMF events.

The Commission requests the above advice be provided as a brief report (in letter format) that can be made public on its website and that provides clear guidance as to whether the development as proposed adequately responds to flooding risk and/or whether specific changes to the physical design of the development should be required.

Background

The Site adjoins Clay Cliff Creek, a tributary (concrete lined canal) of the Parramatta River. The Site is currently an overland flow path. The relevant applicable flood study to the Site is the [Lower Parramatta River Floodplain Risk Management Study – Flood Study Review, 2005 \(SKM\)](#).

The Applicant engaged Lyall and Associates and Molino Stewart to prepare a site-specific flood model for the proposed development.

The Department of Planning, Housing and Infrastructure engaged independent expert GRC Hydro to peer review the Applicant's site-specific study. The GRC Hydro review concluded that the site-specific model "has been carried out according to best practice" and "the results derived can be confidently relied upon".

In separate stakeholder meetings with the Commission held on 31 January 2024, Council and the Applicant presented differing views in relation to flood risk on the Site. Council has also noted that a draft revised study has been prepared by Council, but has not yet been finalised.



List of documents

The Commission will provide the following materials for consideration as part of this review:

Department of Planning, Housing and Infrastructure documents

1. GRC Hydro Independent Flooding Advice – 2 Nov 2023

Applicant documents

1. Molino Stewart Flood Emergency Response Plan – June 2023
2. Molino Stewart Flood Risk Assessment – 20 June 2023
 - Attachment 1 – Council Flood Certificate – 13 December 2021
 - Attachment 2 – Lyall and Associates 39-43 Hassall Street Flooding Investigation – 21 December 2022
3. Molino Stewart Letter in Response to Submissions Number 1 – 20 June 2023
4. Molino Stewart Letter in Response to Submissions Number 2 – 11 August 2023
 - Pages 51 – 54 - Lyall and Associates Letter in Response to Department Request for Info – 18 August 2023
5. Applicant Response to EHG – 14 September 2023

Agency Advice

1. SES Advice – 3 April 2023
2. SES Advice on RtS – 21 July 2023
3. EHG Advice – 31 March 2023
4. EHG Advice on RtS – 18 July 2023
5. Council Advice – Pages 19-25 – 29 March 2023
6. Council Advice on RtS Attachment A Engineering Advice – 12 July 2023

KEY

Blue – Key Documents

Grey – Key Additional Information