

Draft DCP controls for 12A Parkes Street, Parramatta to address flood management

Land and Development covered by this plan

This part of the DCP applies to 12A Parkes Street, Parramatta (also known as 122 Wigram Street, Parramatta), as labelled 'the site' in Figure XXXX

[Insert map showing the site]

Figure XXXX *The site – 12A Parkes Street, Parramatta*

Relationship to other Planning Documents

This part of the DCP is to be read in conjunction with other parts of this DCP and the Parramatta City Centre Local Environment Plan (LEP) 2011.

If there is any inconsistency between this part of the DCP and other parts of the Parramatta DCP 2011, this part of the DCP will prevail. This DCP establishes objectives and controls to be interpreted during preparation and assessment of development applications and supports the objectives of the LEP.

Desired Future Character

Future development at 12A Parkes Street, Parramatta shall be designed to respond to the flood conditions of the site and the recommendations in the report, *Independent Flood Assessment for 12A Parkes Street, Parramatta (2018)*, prepared by Molino Stewart.

Site Objectives

- O.1 To facilitate redevelopment of the site as a high quality mixed use development.
- O.2 To ensure the building interfaces positively with the public areas and contributes to an attractive public domain and desirable setting for its intended uses.
- O.3 To ensure the design of the building addresses the local flood conditions and does not impede local overland flow paths.
- O.4 To minimise the risk to life by ensuring appropriate safe areas within the building to shelter during a flood, and safe access from the building during a medical or fire emergency.
- O.5 To allow uses and development on the site that are appropriate to the flood hazard.

Controls

Building Footprint and Uses

- C.1 To maintain local flood conveyance between Parkes Street and the Clay Cliff Creek stormwater channel, development on the site must have a building footprint that is setback

9 metres from the Charles Street frontage and 1 metre from the Clay Cliff Creek stormwater channel.

- C.2 Any cantilever tower element (excluding any structural support columns or similar) must have a minimum 4 metre clearance above the ground surface level of the overland flow path throughout the site to enable a landscaped open space or 'urban room' to be created.
- C.3 The landscaped open space or urban room must:
- create a positive and safe experience for pedestrians;
 - promote activity, connectivity and variety in the public domain;
 - be designed having regard to aspect, height and proportions; and
 - be designed at the same level as the street to facilitate step-less access and be flush with the public domain.
- C.4 Development Application submission requirements must include architectural design details for the landscaped open space or urban room that:
- demonstrate consideration of the above requirements in C.2 and C.3;
 - have regard for *Parramatta Public Domain Framework Plan 2012*; and
 - are to the satisfaction of the Design Excellence Jury.
- C.5 Permanent and temporary commercial or retail floor space or uses are not permitted below the 1% AEP flood level plus freeboard (500mm) on any part of the site.
- C.6 The habitable floors of all residential uses within the building must be above the PMF.
- C.7 'Sensitive Uses and Facilities' and 'Critical Uses and Facilities' as defined in Table 2.4.2.1.1 of the Parramatta DCP 2011 Section 2.4.2. Water Management are not permitted within the building.

Building and Basement Design

- C.8 To minimise the chance of a fire during a flood situation, the building must have a fire management system which meets the Australian Building Code Board (ABCB).
- C.9 External fire doors must be located above the 1% annual exceedance probability (AEP) flood level plus freeboard (500mm).
- C.10 To prevent flood waters from entering the basement car park, a driveway crest at or above the flood planning level (1% AEP flood level plus 500mm freeboard) including associated bund walls must be provided. Above this, at or near the crest of the driveway, a passive automatic flood barrier up to the probable maximum flood (PMF) must be installed. Flood doors and other measures must also be provided to ensure flood waters up to the PMF cannot enter the basements.
- C.11 Wherever possible, critical services infrastructure that could be damaged by flooding such as electrical, lift, sewer and water are to be placed above the PMF level, or, where that cannot reasonably be achieved, effectively floodproofed.
- C.12 Development Application submission requirements must:

- demonstrate that the building and basement will be protected from floodwaters up to the PMF;
- include evidence demonstrating why all or some of the critical infrastructure services cannot be located above the PMF and the floodproofing measures to be taken instead.

Areas of Refuge and Evacuation Routes

- C.13 All building occupants (residents, workers and visitors) must have access to a safe area of refuge above the PMF where they can remain until the flood event has passed and any subsequent disruption after the flood has been rendered safe and serviceable. A safe area of refuge can be within a resident's own apartment, and or a communal area for workers, residents and visitors.
- C.14 A communal safe area of refuge must have:
- emergency electricity, clean water, food, ablutions and medical equipment including a first aid kit.
- C.15 All safe areas of refuge (residents own apartment or a communal area) must have:
- fail safe access from anywhere in the building (elevator access is not allowed) that is protected from floodwaters up to the PMF by suitable flood doors, flood gates and the like; and
 - fail safe access to an exit/entry point located above the 1% AEP flood level plus 0.5m freeboard that enables people to exit the building during a fire and/or flood, and allows emergency service personnel to enter a building to attend to a medical emergency.
- C.16 The buildings exit/entry points located above the 1% AEP flood level plus 0.5m freeboard, must enable a safe route above the 1% AEP from the site to a flood free location above the PMF.
- C.17 Development Application submission requirements must include a Flood Emergency Response Plan (FERP) consistent with the FERP for the CBD. The FERP must outline:
- both warning and evacuation measures for occupants in the building including the most appropriate 'safe areas' and 'safe evacuation routes';
 - measures to prevent evacuation from the site by private vehicle;
 - the most appropriate emergency response for flood and fire events that occur together;
 - a building flood emergency response plan, similar to a building fire evacuation drill, and measures to ensure this is tested at least annually; and
 - consultation undertaken with relevant state and local agencies in the preparation of the FERP.