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3rd August 2015

Our Ref: 15- U190DUNMORE
Direct phone: 1300 792 652

JST Pty Ltd., Level 2
72 Macquarie Street
Parramatta NSW 2150

Attention Tom Copping

Dear Tom,

Re. – Letter of Advice – Flood Statement

This flood impact statement has been prepared by Uber Engineering for the proposed Master Plan at 190-192 Dunmore Street, Pendle Hill, legally described as LOT 1 D.P. 735207 with a total area of approximately 7.99ha.

The site is occupied by several large warehouse buildings for the Bonds manufacturing operations. The existing buildings cover 62% (approx. 50,000sqm) of the site, with a further estimated 20% of the site covered by impervious surfaces such as car parking areas, storage, awnings, loading and internal roadways bringing the total site coverage to 80%. Landscaping on the site is generally limited to the setback areas and embankments.

The site slopes down from west to east, however has been largely levelled for the construction of large format buildings, resulting in significant cutting into the slope on the western side and steep elevated embankments along the southern and eastern boundaries. The greatest level change occurs in the southern area of the site which ranges from RL 67.4m at the western edge to RL 45.5m at the eastern edge on Jones Street, whereas the northern area fronting Dunmore Street is flat at approximately RL 53m.

The existing eastern and southern boundaries are covered with landscape which are steeply sloping and comprises approximately 20% of the site.

The site is shown to be flood effected by the 1% Annual Exceedance Probability (AEP) flood according to the flood information provided by Council from "Pendle Creek Overland Flood Study" by SMEC and the "Preliminary Coopers Creek Overland Flood Study" prepared by Lyall and Associates.

The Subject site has been identified as partly Flood Control lot. The flood affected areas are within the Dunmore Street frontage and partly along boundary of the site facing Jones Street. The extent of flood within the subject site is very minimum. The associated Flood Levels are sections A and C 53.5m and 52.5m AHD respectively fronting Dunmore Street and section D 48.5m AHD along Jones Street. (Refer to the attached Flood Level information in appendix).

It is our understanding that Dunmore Street is subjected to overland flows from residential catchment from the west. This is not mainstream flooding but rather an overland runoff. The impact of this runoff on the proposed development is considered insignificant as the flood waters for 1% AEP is mainly contained within the road reserve and minor encroachment is limited to the landscaped areas of the proposed site.

The proposed development is believed to likely improve the flood impact and flood characteristics of the site as the impervious areas are reduced by proposal of extensive landscaping areas including open and common areas as well as recreational parkland.

Given a practical and feasible proposal and to minimize flood storage losses for 1%AEP by maintaining the existing ground levels in particular along Dunmore Street frontage and proposing significant landscaping and open recreational parkland. This statement demonstrates that the proposed Master Plan will not only have any adverse flooding impact but rather enhances the flood characteristics of the site and surroundings. It is unlikely that the proposed concept Master plan will have an adverse impact on flooding, suitable mitigation strategies can be utilised during detail DA design process.

Should you have any queries please do not hesitate to contact the undersigned.

Zia Khorram – B.E. Civil (UTS) MeM.Eng. (dip)(UTS)

Principal Engineer



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Appendix

Figure 1: 1% AEP Flood Information
(Holroyd City Council)



Figure 2: 1% AEP Flood Map
(Holroyod City Council)

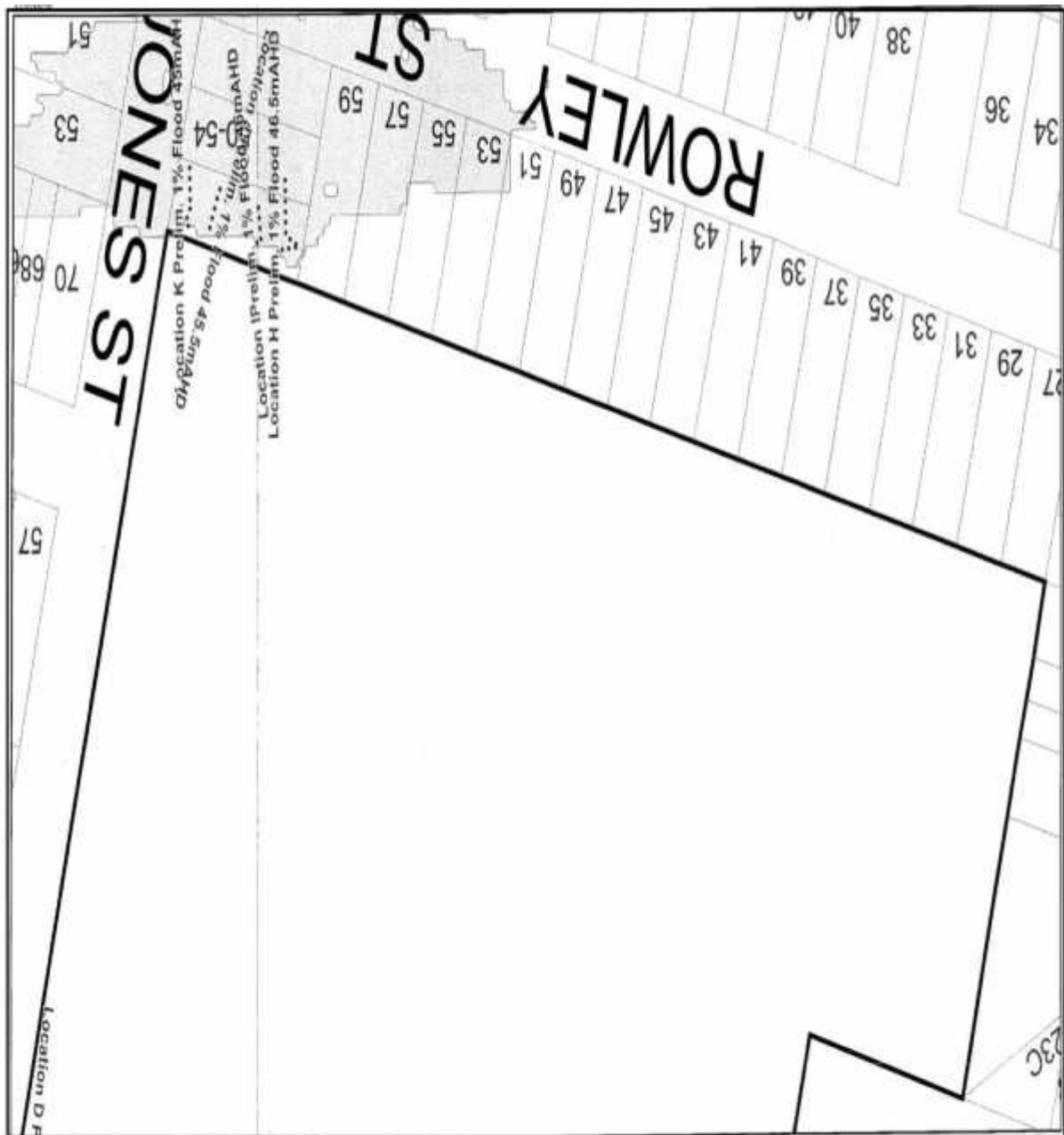


Figure 3: 1% AEP Flood Map
(Holroyd City Council)

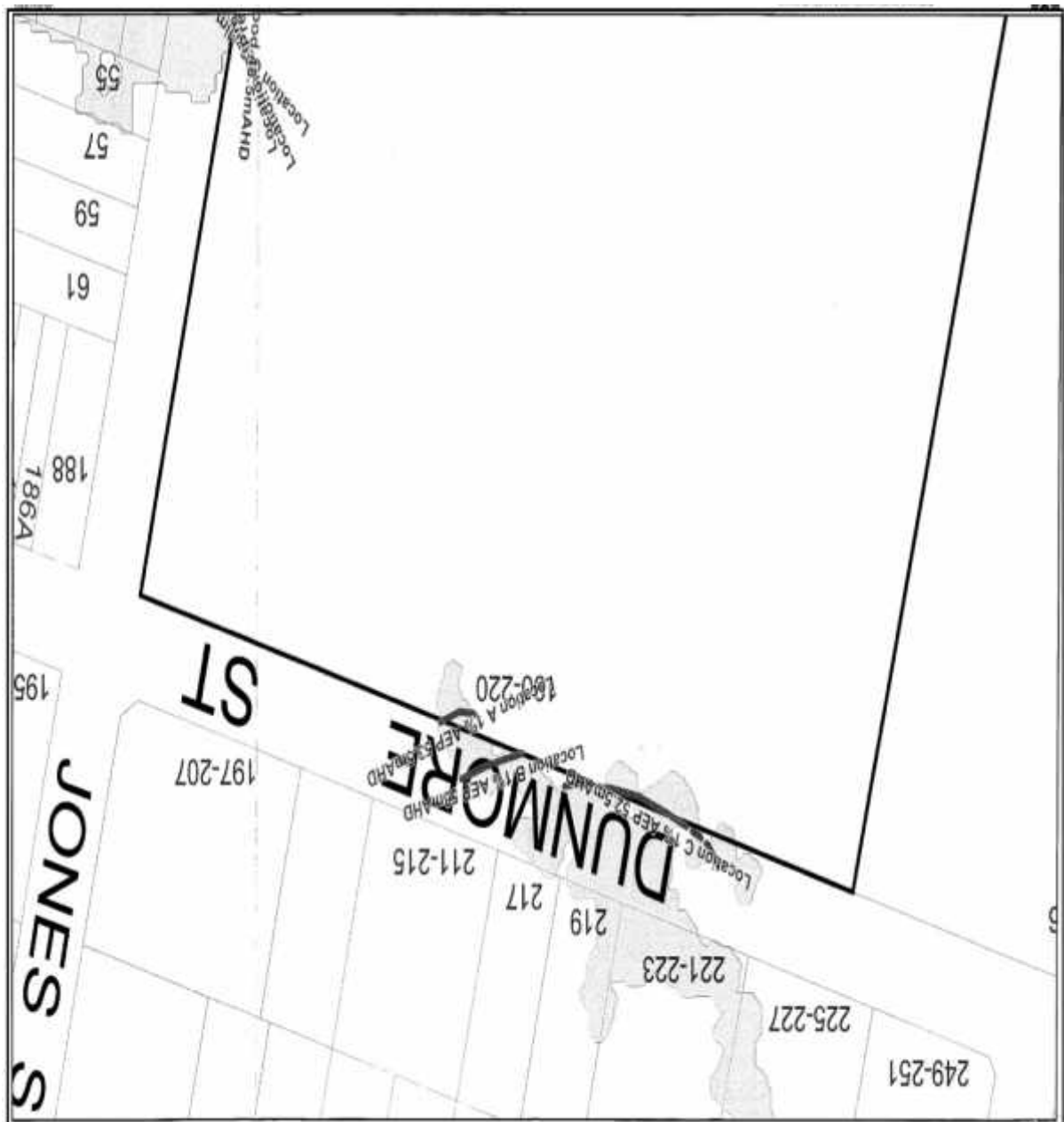


Figure 4: 1% AEP Flood Map
(Holroyod City Council)

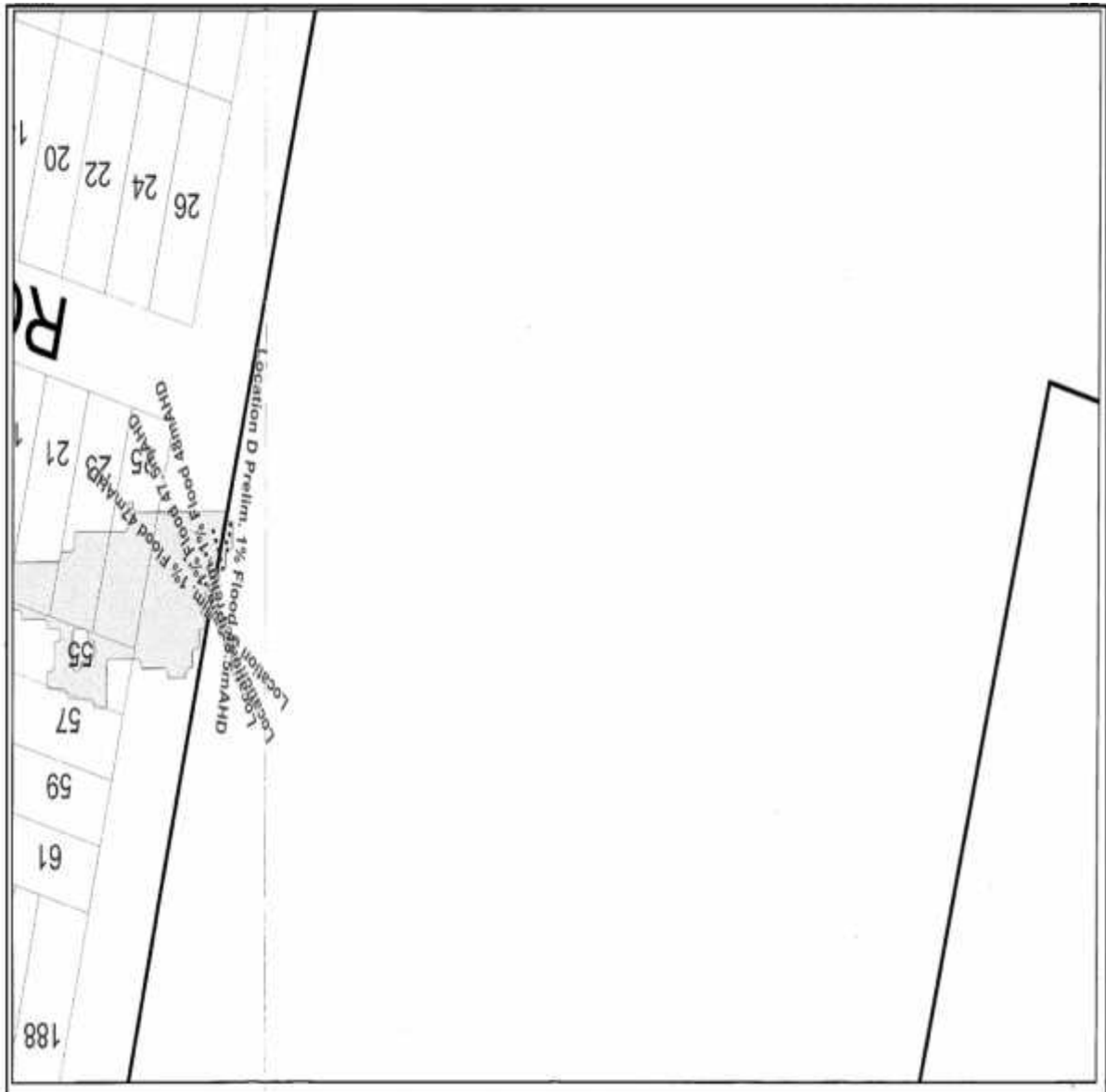


Figure 5: Existing Site Plan

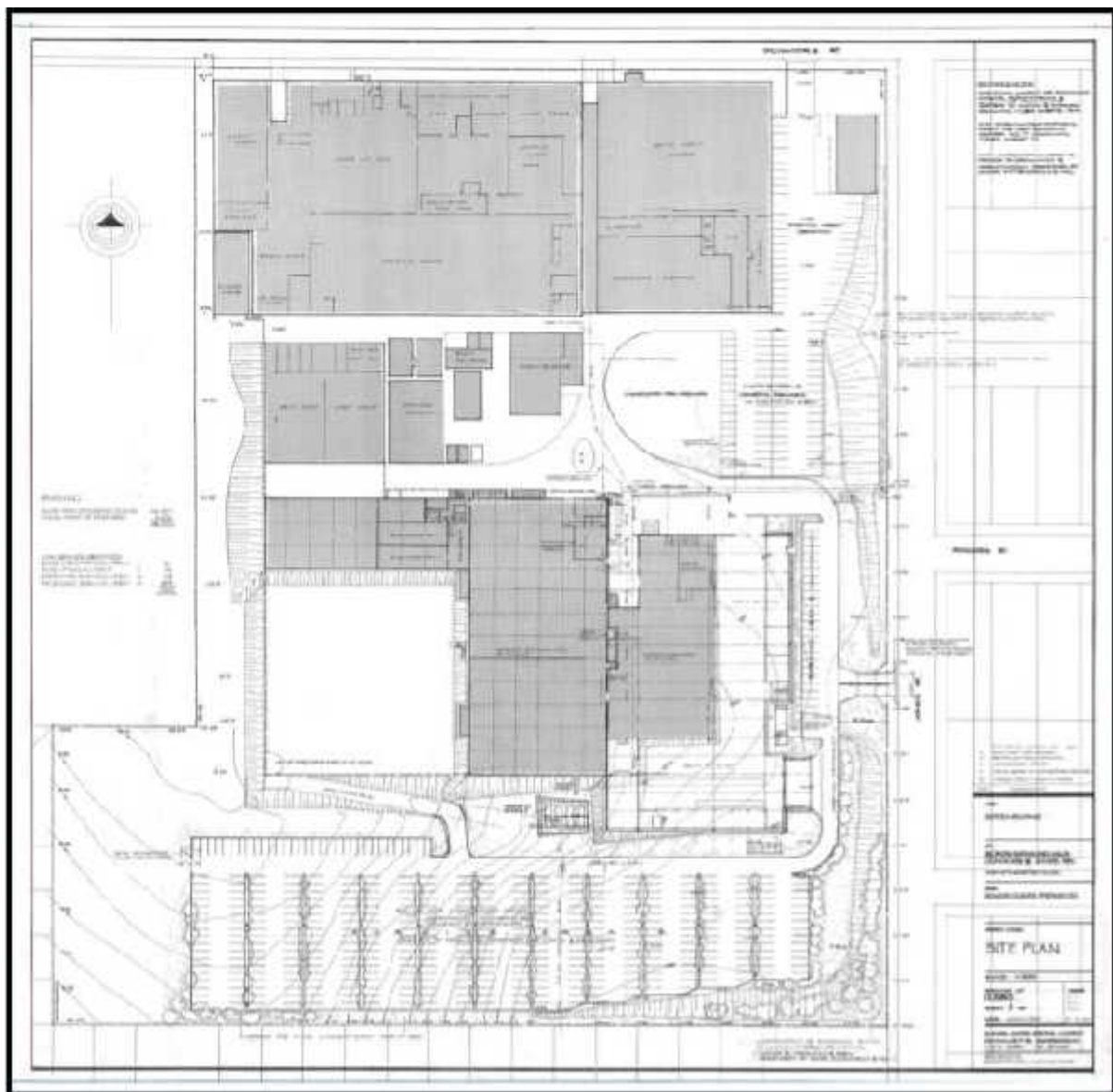


Figure 6: Concept Master Plan

