

Managing Director

A J Barthelmess

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**The Esplanade Group
Level 1 Suite 13/74 Kembla St,
WOLLONGONG NSW 2500**

Your Ref: N/A

Our Ref: 20065 Letter 001

Date: 21st April 2022

Attn: Peter Taranto

**RE: PROPOSED REZONING AT 418 PRINCES HIGHWAY AND 10 COLDEN DRIVE,
ALBION PARK RAIL**

Further to our recent discussion, we understand you are seeking to rezone the RE1 portion of your land to the adjoining IN2 zone. This 'slither' of RE1 land is an approximate 7 metres in width on the sites at 418 Princes Highway, and 10 Colden Drive, Albion Park Rail.

We attach a copy of a previous flood study for these sites, prepared by Rienco titled *Flood Study for Proposed Bulky Goods Development 418 Princes Highway and 10 Colden Drive, Albion Park*. Whilst this Study was prepared for a proposed development, the pre-development model results and associated report findings are current and relevant to the proposed rezoning.

Summarily, the flood affectation on the currently zoned RE1 land is minor, with only two isolated occurrences of shallow inundation in all events up to and including the PMF. In our opinion, and based on the findings of our previous investigation:

1. If the land was currently zoned to IN2, development that was consistent with the objectives of the zone could readily comply with the SLEP and SDCP requirements.
2. The rezoning complies with the Section 9.1 directions in relation to flood affected land.

Should you require anything further, please don't hesitate to contact us.

Yours faithfully

For and on behalf of
Rienco Pty Ltd



Anthony Barthelmess
Managing Director
0416 274447

Encl: *Flood Study for Proposed Bulky Goods Development 418 Princes Highway and 10 Colden Drive, Albion Park*.