



Reference: 20230191-L05_flood review [A].docx

Date: April 16, 2025

DPG Project 37 Pty Ltd
Attention: Alex Lekovski
By email: alex@develotek.com.au

Dear Sir,

**RE: 79-85 QUEENS ROAD & 2-8 SPENCER STREET FIVE DOCK NSW 2046
FLOOD REVIEW LETTER**

The letter provides a review of the flooding in support of a Planning Proposal at 79-81 Queens Road and 2-8 Spencer Street, Five Dock (the 'subject site') to facilitate a future mixed-use development.

The objective of the Planning Proposal is understood to exclude 10-12 Spencer Street from Area 17 of the Kings Bay Precinct and propose new planning controls for both sites to ensure they align with the desired built form and public domain outcome as identified within Canada Bay DCP.

It is understood that the objective of this flood review is to demonstrate that flooding is able to be managed within the subject site and will not adversely impact any other properties.

The site is bounded by Queens Road to the North, Spencer Street to the South with William Street to the East and is bound by adjoining properties to the West.

The site is affected by flooding as depicted in the "Parramatta Road Corridor Flood Risk Assessment" prepared by WMA Water in December 2020.

This flooding advice is based on the flood information received from Canada Bay Council via email in November 2023. We understand that the flood information is still current.

The site combines multiple lots and is currently fully developed with existing industrial buildings and is located within the Kings Bay precinct. The building structures block the overland water flows which are confined to the open hardstand areas within the site. This is shown in the flood maps included in Appendix 1.



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Figure 1 Locality Plan (source DCB Beam)

The project comprises a mixed-use development comprising ground level retail and residential land uses, including infill affordable housing. More specifically, the project will contain the following key features:

- Consolidated 3-storey basement with vehicular access from Spencer Street;
- Shared 1-storey podium comprising ground level retail, loading facilities and communal open space above;
- 2 residential buildings above, comprising a 5-storey building fronting Queens Road and a 20-storey building fronting Williams Street;
- Ground level landscaping and public domain improvements, including:
 - 3m public domain setback along Queens Road and Spencer Street.
 - 8m public domain setback along Williams Street.
 - 6m north-south through site link along the western boundary which will connect Queens Road and Spencer Street in the future once 10-12 Spencer Street is redeveloped.
- Associated infrastructure upgrades and diversions.

The following documents have been referenced in this report:

- Flood advice email received from Canada Bay Council which includes the 1% AEP and the PMF flood extents and levels;
- “Parramatta Road Corridor – Flood Risk Assessment for City of Canada Bay Council” dated September 2020 by WMA Water;
- Part B Section B8.0 of Canada Bay Council’s DCP; and
- Clause SW25 in Appendix 2 of the DCP.

We have reviewed the flood information and advise the following:

1. The site is marked as flood planning area because the surrounding streets are within the 1% AEP flooding extent;
2. The flood levels are marked in the flood certificate and are summarised in the table below;
3. The 1%AEP high hazard (>H2 category) is confined to the surrounding streets with the hazard reaching H4 in William Street. The site is outside the High Hazard area;
4. The floor levels will be set at minimum 500mm above the 1% AEP flood level as shown in the table below;
5. The basement car parking levels must be protected from the PMF flooding by having a crest level at the 1% AEP flood level plus 500mm freeboard and a flood gate to reach the PMF flood level. Refer table below:

Table 1 Flood Levels Summary

Location & Description	1% AEP Flood Level	PMF Flood Level	FPL	Proposed Level	Comply (Y/N)
A – North West Cnr (Queens Rd)	2.278	2.711	2.778		
B – Cnr of Queens Rd & William St	2.276	2.707	2.776		
C – Cnr of William St & Spencer St	2.604	4.479	3.104		
D – South West Cnr (Spencer St)	2.604	4.480	3.104		

Flood Risk Assessment

A preliminary flood risk assessment has been undertaken to demonstrate how the flooding will be managed on site without adversely impacting on other properties.

The review of the flood maps indicates that the extent of the flooding that encroaches on the site is mainly flood fringe with a small area along Spencer Street that is a flood storage. This area is marked in the image below.

The design of the building will be such that the flood storage is replaced with a similar flood storage area and volume such that the flooding is not displaced elsewhere. This is typically done using a flood storage tank or a flood storage void that allows the water to store temporarily on site prior to draining out completely back into the drainage system once the flooding has receded.

This method is widely used on flood affected sites and is found to be very effective in controlling the flooding and ensuring that the flood extents, velocities and hazards are not altered between pre and post development scenarios.

A detailed modelling will be undertaken at DA stage once more development details are available. The modelling will cover the frequent and major storm events up to the 1% AEP, the climate change scenarios and the PMF event. The modelling will address council's requirements, the Department of Climate Change, Energy, the Environment and Water (DCCEEW) and SES as applicable.

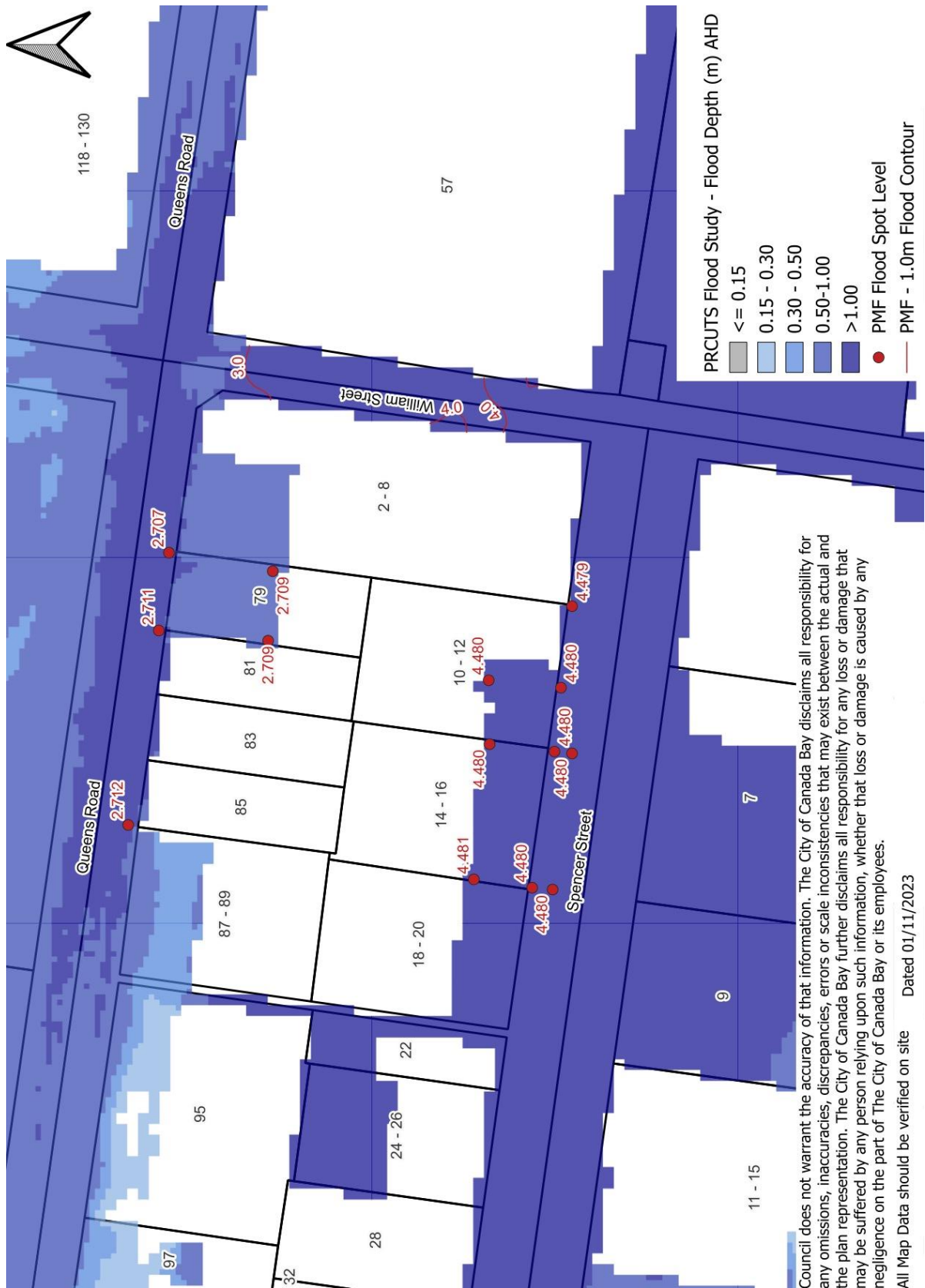
Yours faithfully,
For & on behalf of S&G Consultants Pty Ltd

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APPENDIX 1

Flood Information



Council does not warrant the accuracy of that information. The City of Canada Bay disclaims all responsibility for any omissions, inaccuracies, discrepancies, errors or scale inconsistencies that may exist between the actual and the plan representation. The City of Canada Bay further disclaims all responsibility for any loss or damage that may be suffered by any person relying upon such information, whether that loss or damage is caused by any negligence on the part of The City of Canada Bay or its employees.

All Map Data should be verified on site Dated 01/11/2023

