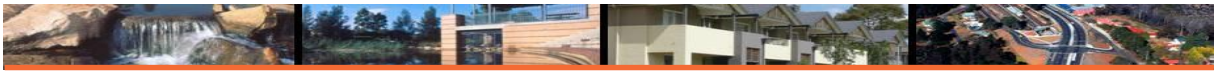


ABN 67 002 318 621

Our Ref: 110223 Bulk Earthworks - WCM 1605130
SP:ts

30 May 2016

Frasers Property Australia Pty Ltd
1 Homebush Bay Drive
Building C, Level 3
Rhodes NSW 2138

Attn: **Mr. Simon Twiggs**

Subject: **Edmondson Park Frasers Town Centre – Bulk Earthworks DA Water Cycle Management**

Dear Simon,

We refer to the proposed bulk earthworks development application, seeking to modify ground levels to the west of Soldiers Parade in preparation for Town Centre retail/residential construction, formation of new Greenway road reserve, formation of new Bernera and also broad bulk earthworks across the Residential Precinct 1 area.

We refer to the Concept Plan approval "Edmondson Park (MP10-0118)" and the associated Statement of Commitments, in particular the following commitments :

- CoA C (1.20) Compliance with Concept Plan Flood Management Measures
- CoA C (1.21) Water Sensitive Urban Design Infrastructure
- SOC 62-64 commitments
- SOC 43 Consistency with Concept Plan Water Cycle Management Strategy – where relevant
- SOC 44 Soil and Wastewater Management Plan

We refer also to the bulk earthworks plans, attached to this correspondence, being drawings 11022304/DA01-DA18 Revision B.

1 CONDITIONS C1.20 & C1.24(D) – LOCAL FLOOD MANAGEMENT

The proposed bulk earthworks works will manage any overland flow paths in such a manner as to not concentrate flows or redirect flows such that there is impact on other properties or other parts of the Edmondson Park Frasers Town Centre project.

There are no external catchment areas that flow into the area of proposed bulk earthworks.

The bulk earthworks profiling will direct any surface flows towards its own required water quality management devices.

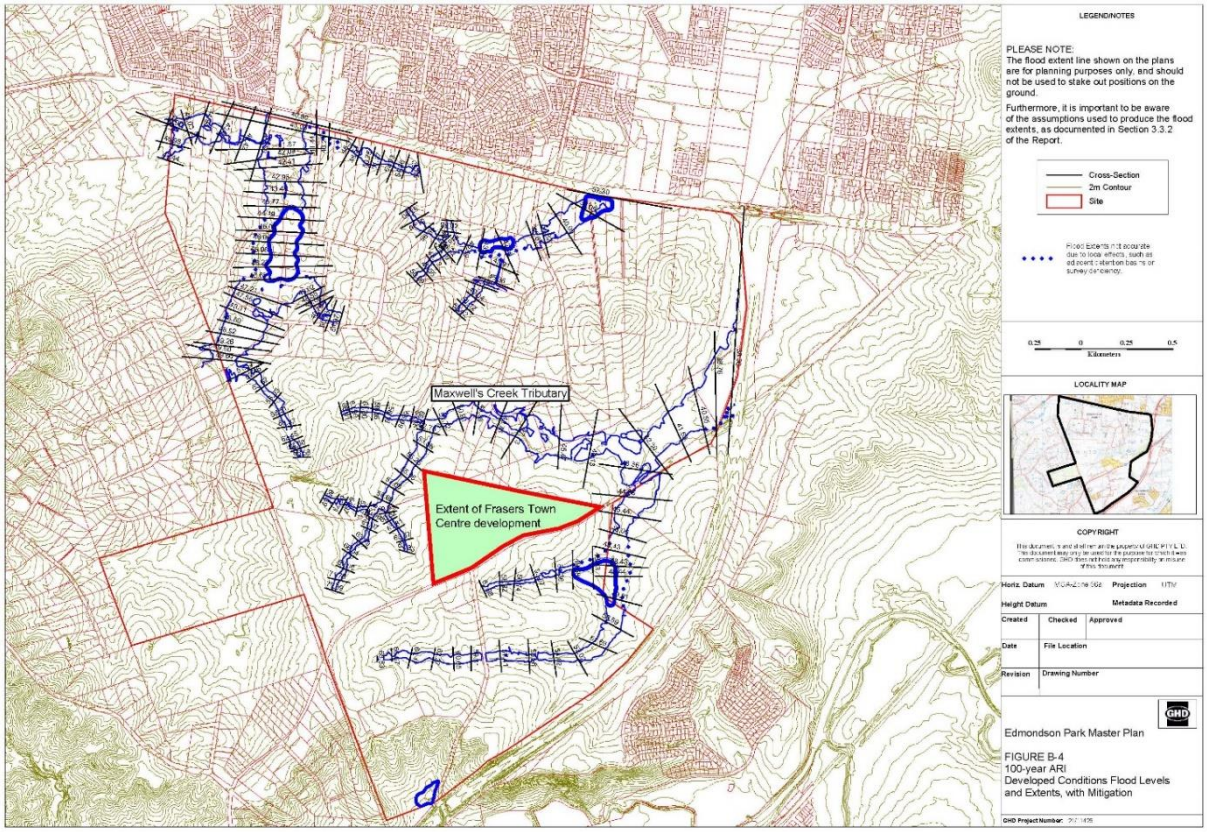
The proposed bulk earthworks will not be impacting upon any streams, watercourses or downstream infrastructure, thus there are no local flood management issues which this development application needs to address.

2 CONDITION C1.20 – REGIONAL FLOOD MANAGEMENT

The bulk earthworks is modifying ground profiles for future development construction purposes, and is not creating or increasing any impervious areas, which would normally contribute to increased catchment discharge flows.

The GHD (2003) report provided flood analysis and mapping of Cabramatta Creek, a tributary of Maxwell's Creek, and Maxwell's Creek, within the extent of the Edmondson Park release area. In terms of the 100 year ARI flood event, with a developed catchment condition and with the GHD identified flood mitigation measures, their flood extent map is presented in their Appendix B "Flood Extent Mapping" Figure B-4. A copy of that mapping is provided in Plate 1 for reference, onto which we have marked the extent of the proposed Frasers Town Centre development.

Plate 1 – Extract of GHD Flood Extent Mapping 100yr ARI, with Town Centre Overlaid



As can be seen from the above, the regional post development flood mapping does not impact upon the proposed Edmondson Park Frasers Town Centre development. The proposed bulk earthworks project is within the Frasers Town Centre, outlined extent shown on Plate 1.

It is therefore concluded that a more detailed flood impact assessment is not required for the bulk earthworks project.

3 CONDITIONS C1.21, C1.24(B) – WATER SENSITIVE URBAN DESIGN

The bulk earthworks project will provide its own interim water quality management via a local sediment basin with detention capacity to management stormwater flows. Typical details of this interim measures are show on drawings 11022304/DA02, DA06, DA17 & DA18. These have been sized in accordance with Council standards. A MUSIC model is not required for bulk earthworks.

This interim measure will suffice until the overall Edmondson Park Frasers Town Centre development has progressed further such that it has the opportunity to provide the required and appropriate permanent WSUD management structures, anticipated in the Concept Plan approval. The latter being via future development applications, which will permanently satisfy the objectives of the Concept Plan approval.

4 COMMITMENT 43 – REGIONAL DETENTION BASIN, RAINGARDENS & GPT'S

The bulk earthworks project is not generating an increase in catchment flows, the quantum of which would otherwise trigger the need for the broader regional detention basins. Plus, the bulk earthworks project is in a catchment area that does not drain into the creek systems on which the regional basins are to be located; hence, the need for the regional basin is not triggered by this project. The overall provision of raingardens will be a part of the future project needs and be the subject of future development applications.

5 COMMITMENT 44 – SOIL & WATER MANAGEMENT PLAN

A Soil and Water Management Plan is included as a part of this application, refer to drawing 11022304/DA17 & DA18. An appropriately sized sediment basin will be located on the eastern side of existing Soldiers Parade. Full details of the sizing and operation of this sediment basin will be provided as a part of the detailed design and construction certificate approval process.

6 COMMITMENT 64 – CUT & FILL PLAN

A cut and fill plan is included as a part of this application, refer to drawing 11022304/DA02. This plan shows the intended bulk earthworks required to create the excavated platform for the future Town centre residential and retail centre, and the broader regraded extent across the Residential Precinct 1 for future residential development.

It is intended to stage the formation of the excavated platform for the future Town centre residential and retail centre, the timing of the staged excavation will be determined on construction timetables and sales rates. The placement of surplus material from the excavation into the future Residential Precinct 1 development area will be such that it allows the timely formation of the Residential Precinct 1 development area to then initiate the staged residential dwelling construction, the latter being subject to future development applications.

Other surplus material from the staged excavated platform will be placed into controlled stockpile formation on the eastern side of Soldiers Parade. These stockpiles will be controlled by geotechnical testing and environmental hygienist testing, with associated record and reporting, to ensure that the stockpile material remains in a known volume and free from unwanted bumping and contamination. Permanent perimeter fencing can be provided to reduce the opportunity for unwanted dumping on the stockpiles.

Subject to future development applications this stockpiled material will be reused in a controlled manner to create the future land form across the Residential precincts to the east of Soldiers Parade.

None of the proposed bulk earthwork are within 25m of the adjacent rail corridor.

Should you have any queries regarding this matter, please do not hesitate to contact me.

Yours faithfully,

J. WYNDHAM PRINCE

STEPHEN PETERS

Executive Manager – Projects & Construction