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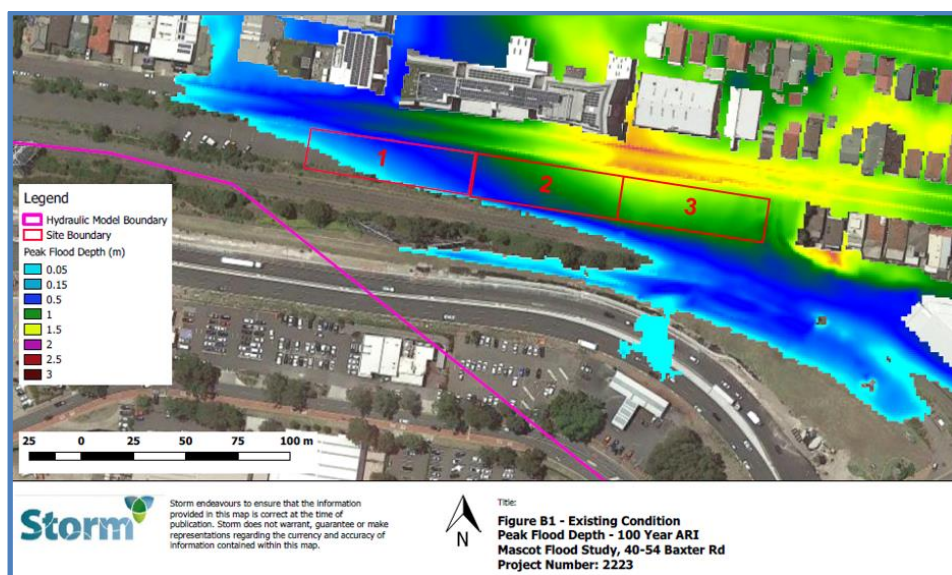
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 21 August 2020

**Attention: Mr Stanley Lu**  
 Project Manager, Craig & Rhodes

Dear Stanley,

**Re: Peer Review of Flood Impact Assessment Report  
 Titled 2223 Mascot Flood Study Lot 1 RevB2 provided on 17 August 2020  
 Proposed Lot 1 DA, 40-45 Baxter Road, Mascot**

Further to your email of 15<sup>th</sup> July 2020 we have prepared a Peer Review of the above. 40-45 Baxter Road has an approved DA for subdivision into 3 Lots (Figure 1 below) and Figure B1 below indicates that over 90% of Lot 1 is inundated in the 1% AEP event and 100% of Lots 2 and 3.



The subject report of this Peer Review is for construction of a Hotel on Lot 1 and to fill 100% of Lot 1. The hydraulic modelling of filling of Lot 1 has been undertaken in the report using an appropriate TUFLOW model and the resulting increases in peak flood level of less than 10mm in the 1% AEP are valid. A preliminary cumulative flood impact assessment for future development in the area indicates that there would be no resulting significant increase in flood level.

The reasons why the impacts of filling of Lot 1 are relatively minor is due to the nature of the flooding. The Baxter Road and upstream area is a flood storage area with the outlet defined by the raised railway line. This situation means that:

- filling of Lot 1 has minimal impact on the flood conveyance through the area;
- as the area of Lot 1 is a small percentage of the total storage area there is minimal impact from the loss of temporary floodplain storage;
- as floodwaters cross the railway line any increase in peak flow resulting from the proposed development results in only a minor increase in the upstream peak flood level. This is because the railway line is a flat structure over a long length, thus a small increase in peak level can accommodate a large increase in peak flow over the railway.

The above situation is not typical and for this reason further consideration is required. There are two major concerns with approval of the development on Lot 1, as described below.

1. The current DA is for construction of a Hotel on Lot 1 and as part of the submission indicative modelling / concept building forms for Lot 2 and 3 have been provided in Appendix C. Approval for the 3 Lot subdivision was only approved in early 2020 and it is unclear whether flooding was given due consideration in approval of the subdivision – see below and particularly the **Note**.

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Part 3E - Subdivision and Amalgamation

Botany Bay Development Control Plan 2013 (Amendment 8)  
Enforced 05/09/2017

**C6** Subdivision must not result in the creation of a new lot that contains significant site features that would render the land unable to be developed (e.g. creation of allotments that are solely burdened by easements, flooding, highly contaminated land, land that contains significant trees or land of a size which could not facilitate development as per the zoning and controls applicable to the land).

**Note:** Development Applications for subdivision where in the Council's opinion will create a new lot that contains significant features, the DA is to include the construction of any buildings on the new allotment and the residue allotment.

Given the depths of inundation on Lots 2 and 3 it is difficult to see how a flood compliant development can be undertaken on these lots. Approval for development on Lot 1 should therefore include whether a flood compliant development can occur on Lot 2 and Lot 3. Otherwise potentially purchasers of Lot 2 and Lot 3 will experience significant flood related issues in trying to obtain development approval.

2. Clause (vii) of

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Part 10 - Stormwater Management Technical Guidelines

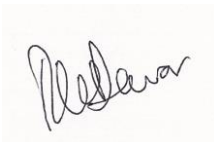
Botany Bay Development Control Plan 2013 (Amendment 8)  
Enforced 05/09/2017

states (vii) Flood storage within the site shall be maintained before and after the development. If the site is filled, the above clause is not complied with. An absolute compliance with Clause (vii) would mean that effectively the entire development would have to be on piers to maintain the temporary floodplain storage. Some filling on Lot 1 could be approved by Council, however a precedent would be set if the entire area of land within the 1% AEP extent was approved, even if the increases in peak flood level are less than 10mm.

In conclusion, whilst the impact of the proposed filling of Lot 1 results in less than 10mm increase in the 1% AEP flood level, further discussion is required with Council to resolve the above issues before approval can be provided.

Should you have any questions or require further clarification regarding the above please do not hesitate to contact the undersigned.

Yours Sincerely,  
**WMAwater**



R W Dewar  
**Director**