

Flood Impact Assessment

614 - 632 High St, Penrith

AWE200065



Prepared for
Urban Apartments Pty Ltd

19 November 2019

Contact Information

Cardno (NSW/ACT) Pty Ltd

ABN 95 001 145 035

Level 9 - The Forum
203 Pacific Highway
St Leonards NSW 2065
Australia

www.cardno.com

Phone +61 2 9496 7700

Fax +61 2 9439 5170

Document Information

Prepared for	Urban Apartments Pty Ltd
Project Name	614 - 632 High St, Penrith
File Reference	AWE200065_L001_RevA_614-632_HighSt_Penrith_FIA.docx
Job Reference	AWE200065
Date	19 November 2019
Version Number	RevA

Author(s):



Sharni Lemaire
Water Engineer

Effective Date 19/11/2019

Approved By:



Andrew Reid
Senior Engineer

Date Approved 19/11/2019

Document History

Version	Effective Date	Description of Revision	Prepared by	Reviewed by
Rev A	19/11/2019	Issue	Sharni Lemaire	Andrew Reid

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Our report is based on information made available by the client. The validity and comprehensiveness of supplied information has not been independently verified and, for the purposes of this report, it is assumed that the information provided to Cardno is both complete and accurate. Whilst, to the best of our knowledge, the information contained in this report is accurate at the date of issue, changes may occur to the site conditions, the site context or the applicable planning framework. This report should not be used after any such changes without consulting the provider of the report or a suitably qualified person.

Table of Contents

1	Background	1
1.1	Subject Site	1
1.2	Proposed Development	1
2	Flood Affection	2
2.1	Local Overland Flow Affection	2
2.2	Hawkesbury-Nepean Flood Affection	5
3	DCP/LEP Requirements	6
4	Development Review	8
4.1	Flood Impact	8
4.2	Floor Levels	8
4.3	Materials and Services	8
4.4	Flood Safe Access	9

Appendices

Appendix A Development Plans by DKO

Appendix B Site Survey by SDG

Tables

Table 3-1	Flooding Development Control Summary from Penrith DCP (2014)	6
Table 4-1	Proposed Floor Levels	8

Figures

Figure 1-1	Locality Plan (Image source – Nearmap)	1
Figure 2-1	Extract of 1% AEP Flood Extent	2
Figure 2-2	Extract of 1% AEP Provisional Hazard	3
Figure 2-3	Extract of PMF Flood Extent	4
Figure 2-4	Extract of PMF Provisional Hazard	5

1 Background

1.1 Subject Site

The site, 614-632 High Street, Penrith (shown in Figure 1-1), is proposed for future redevelopment with a multi-storey building on the current vacant site (comprising grassed areas and concrete hardstand/pavement). This report is an assessment of flooding at the subject site and review of the compliance of the proposed development with Council's policies and development controls.

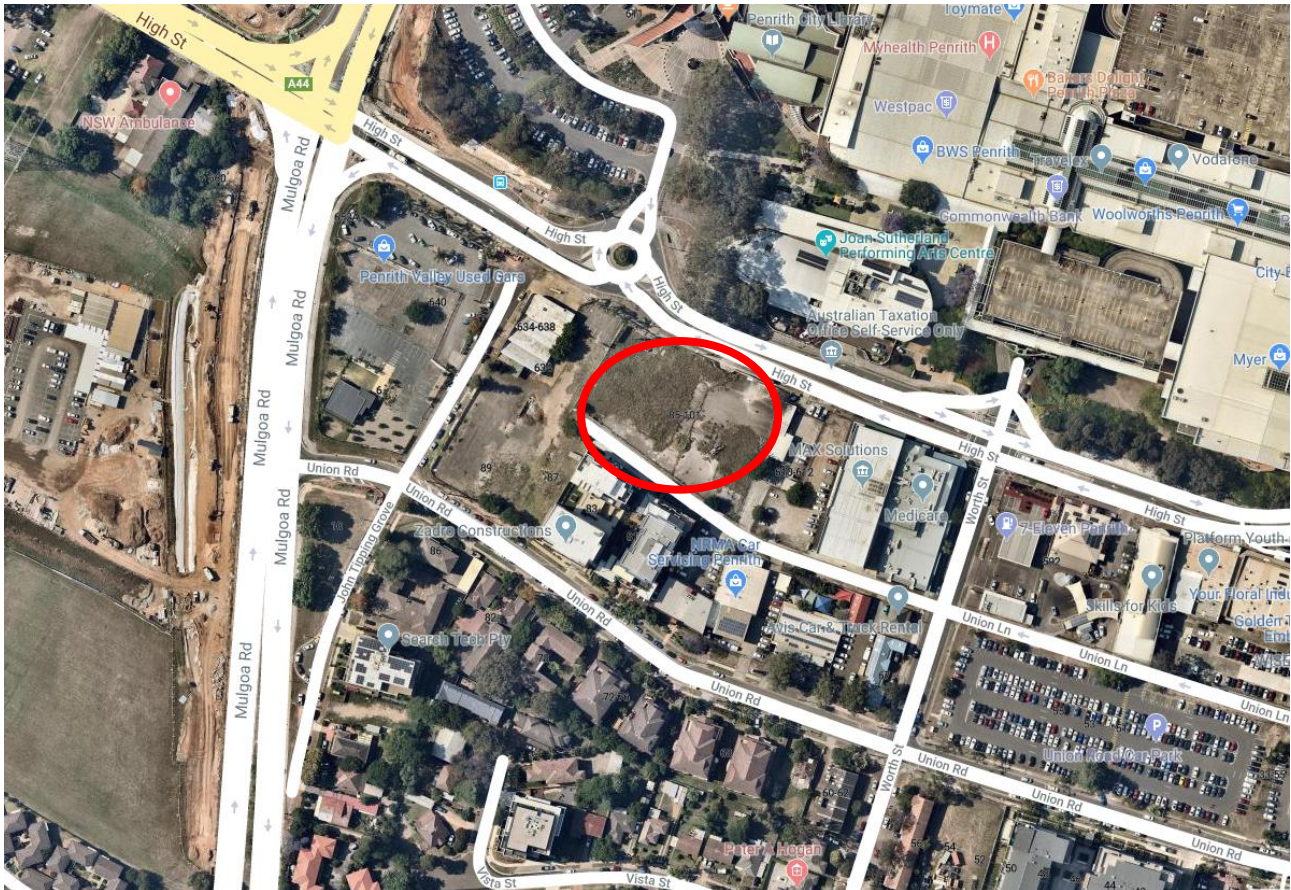


Figure 1-1 Locality Plan (Image source – Nearmap)

1.2 Proposed Development

A multi-storey building with retail, commercial, residential units, multiple carparking levels, and communal open space areas is proposed for the site. Design plans by DKO Architecture dated 08/11/2019 are included as Appendix A. A ground survey of the existing site by SDG dated 10/10/2019 is attached as Appendix B

2 Flood Affection

Two recent studies estimate flood behaviour at the site for the two potential flooding mechanisms of local catchment overland flow and mainstream inundation as detailed in the:

- Penrith CBD Detailed Overland Flow Flood Study (July 2015)
- Hawkesbury-Nepean Valley Regional Flood Study for Infrastructure NSW (July 2019)

2.1 Local Overland Flow Affection

Cardno prepared the Penrith CBD Detailed Overland Flow Flood Study in 2015 for Penrith City Council. The 2015 Study defined the behaviour of local overland flows and flooding within the catchment which includes the subject site. The 2015 overland study shows the site is not inundated by flooding in a 1% Annual Exceedance Probability (AEP) event as shown on the extract map of Figure 2-1 (which has a filter showing depths greater than 0.15m). A peak 1% AEP flood depth of 27.05 mAHD is estimated on the adjacent property (to the east). Figure 2-2 is an extract of the provisional hazard map for the 1% AEP event which shows only low provisional hazard adjacent to the site.

In a Probable Maximum Flood (PMF) event, the site is estimated as being inundated as shown in Figure 2-3 (extracted from the 2015 overland study, which has a filter showing depths greater than 0.15m). In general, overland flow is conveyed from east of the site to the western side. The model results estimate a peak PMF flood level of 27.95 mAHD on the western side and 28.10m AHD on the eastern side. Low provisional hazard conditions are estimated on the site (refer to Figure 2-4).



Figure 2-1 Extract of 1% AEP Flood Extent

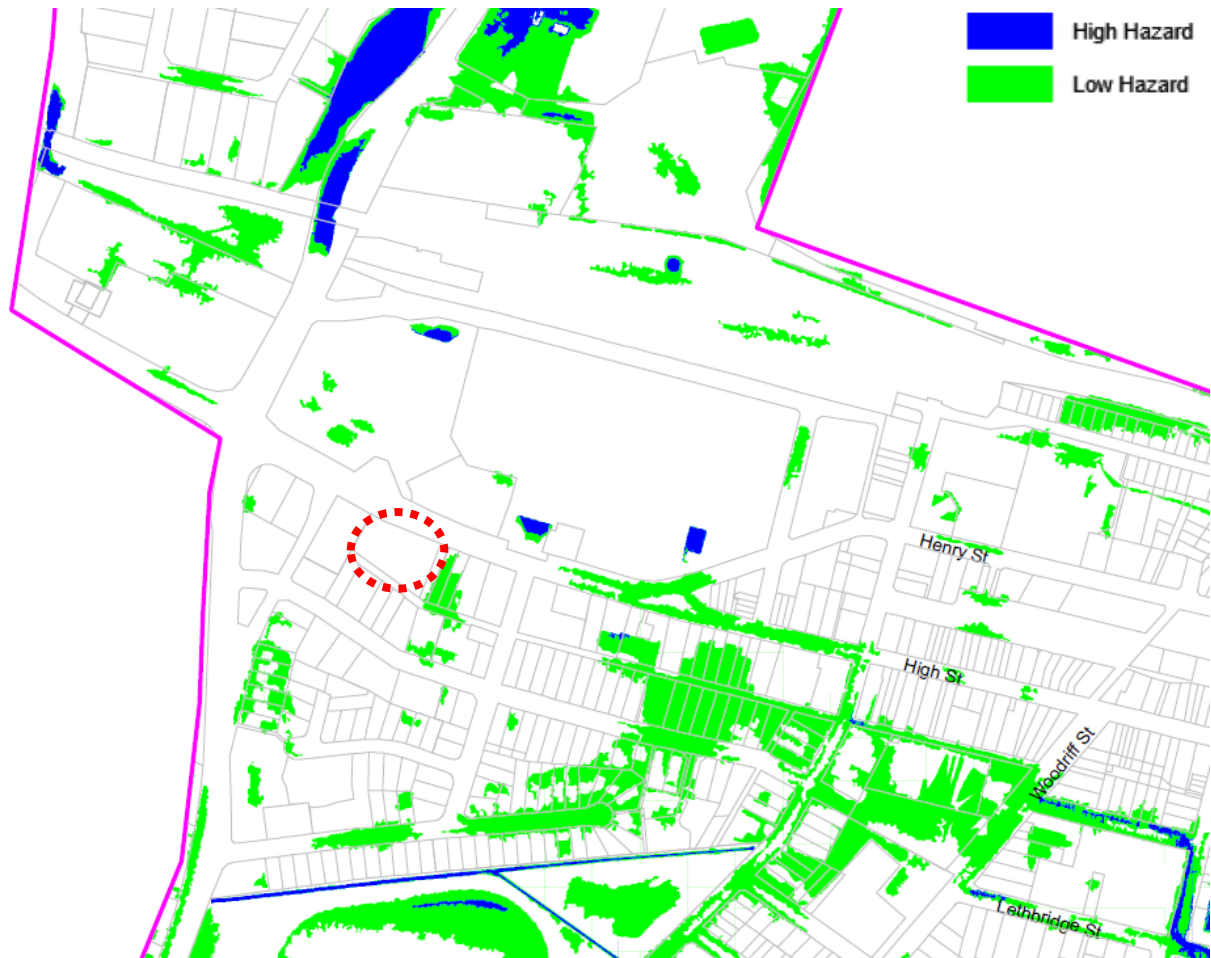


Figure 2-2 Extract of 1% AEP Provisional Hazard

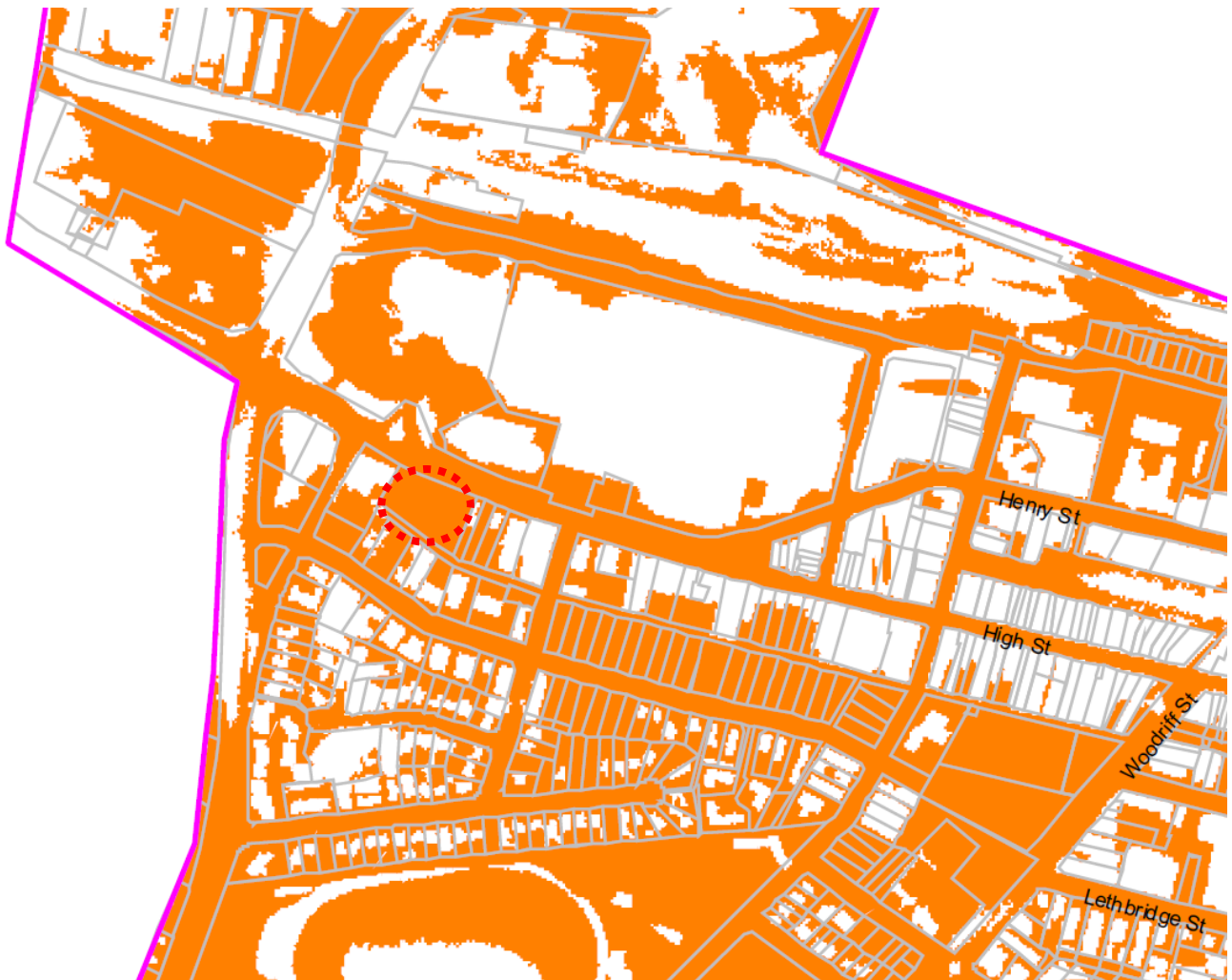


Figure 2-3 Extract of PMF Flood Extent

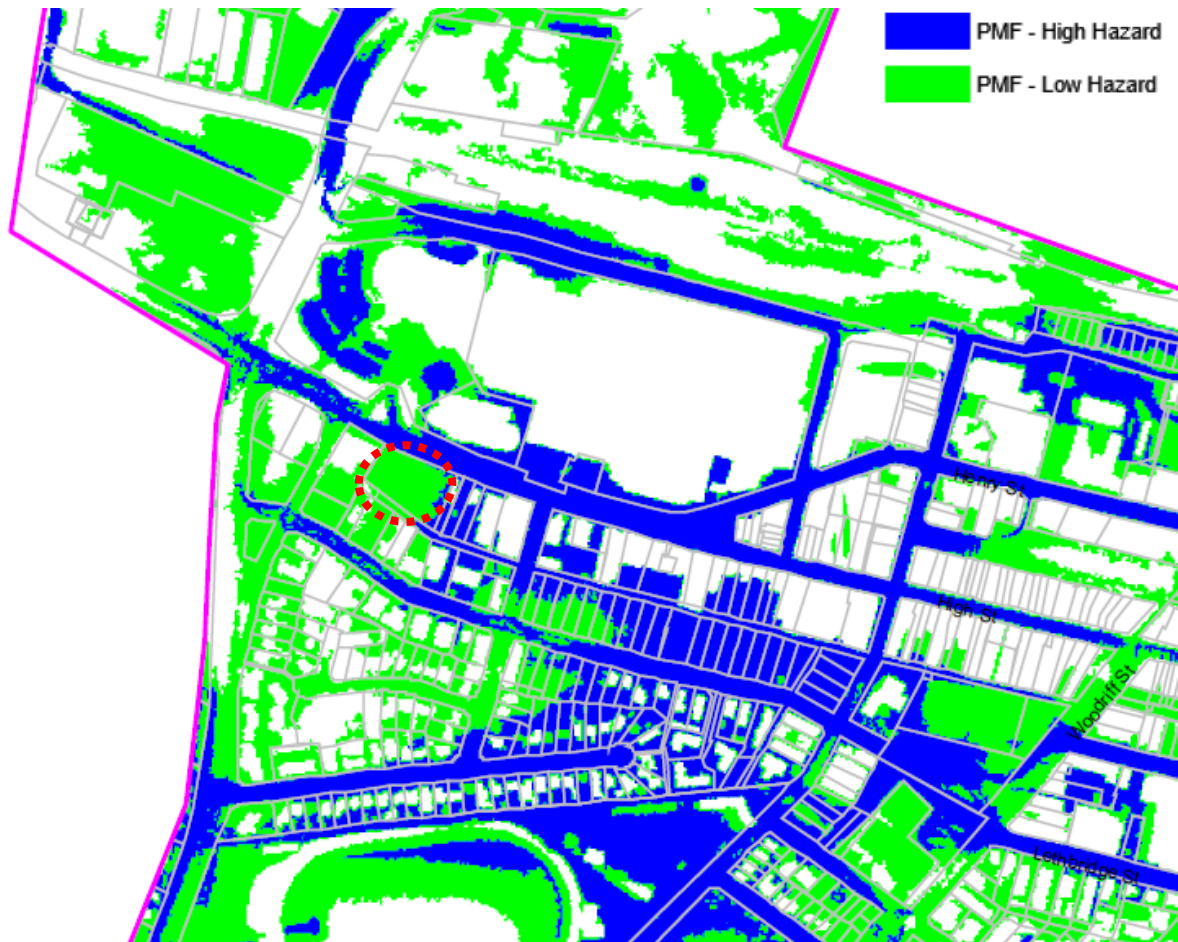


Figure 2-4 Extract of PMF Provisional Hazard

2.2 Hawkesbury-Nepean Flood Affection

The Hawkesbury-Nepean Valley Regional Flood Study for Infrastructure NSW (dated July 2019) estimated flood extents of the river including within the Penrith CBD area. A 1% AEP river flood event does not inundate the site (noting an estimated peak flood level of about 26.0 mAHD). In a PMF event, a peak level of about 32.9 mAHD is estimated indicating a peak depth at the site of greater than 4 m.

3 DCP/LEP Requirements

Penrith City Council DCP 2014 Section C3 – Water Management provides the relevant controls for flood impact assessments. The LEP contains provisions for development on land at or below the flood planning level, defined in the LEP as the level of a 1:100 Average Recurrence Interval (ARI) (equivalent to 1% AEP) flood event plus 0.5 m freeboard.

A summary of some Penrith City Council development controls for a number of development types is presented in Table 3-1 below.

Table 3-1 Flooding Development Control Summary from Penrith DCP (2014)

Development Type	Floor Level
Residential - New Developments - Single Dwellings	Floor levels of habitable rooms shall be at least 0.5 m above the 1% AEP (100 year ARI) flood; i.e. the flood planning level. The lowest floor level of habitable rooms shall be not more than 3.0 m above ground level. A certificate, prepared by a registered surveyor to verify the lowest floor level of a habitable room of a residential building to the required Australian Height Datum (AHD) level, shall be submitted to the Council upon completion of the building to that level. The building shall not be further constructed until approval is given by Council to proceed with construction works.
Industrial/ Commercial - New Development	Floor levels shall be at least 0.5m above the 1% AEP (100 year ARI) flood or the buildings shall be flood-proofed to a least 0.5m above the 1% AEP (100 year ARI) flood. If floor levels are below the 1% AEP (100 year ARI) flood level, the text in the below cell applies.
Industrial/ Commercial - Extensions and Infill Development	Council may approve of the development with floor levels below the 1% AEP (100 year ARI) flood if it can be demonstrated by the applicant that all practical measures will be taken to prevent or minimise the impact of flooding. Council will consider matters including: • The nature of the business to be carried out; • The frequency and depth of flooding; • The potential for personal and property loss; • The utility of the building for its proposed use; • Whether the filling of the site or raising of the floor levels would render the development of the property unworkable or uneconomical; • Whether the raising of the floor levels would be out of character with adjacent buildings; and • Any risk of pollution of water from storage or use of chemicals within the building.

Regarding flood impact, the DCP (Section 3.5) requires that any development must not increase the flood hazard or risk to other properties. This includes the impact on any overland flow path. Development should not obstruct overland flow paths and must demonstrate that any overland flow is maintained for the 1% AEP event. However, Council will take a merit based approach when assessing development applications that affect the overland flow.

Filling of floodways or high hazard areas is not permitted and filling of other land at or below the flood planning level is generally not supported. However, Council will also adopt a merits based approach, including consideration of the following criteria:

- Flood levels are not increased by more than 0.1m by the proposed filling;

- Downstream velocities are not increased by more than 10% by the proposed filling;
- Proposed filling does not redistribute flows by more than 15%;
- The potential for cumulative effects of possible filling proposals in that area is minimal;
- There are alternative opportunities for flood storage;
- The development potential of surrounding properties is not adversely affected by the filling proposal;
- The flood liability of buildings on surrounding properties is not increased;
- No local drainage flow/runoff problems are created by the filling; and
- The filling does not occur within the drip line of existing trees.

The DCP has the following further requirements regarding Overland Flow Flooding (Section 2.4):

The following key principles shall also be considered in the overland flow flood study:

- All levels shown shall be to the Australian Height Datum (AHD)
- The development shall not adversely impact on surrounding properties through the diversion, concentration or ponding of overland flows (i.e. the extent, velocity and the depth of overland flow shall remain unchanged);
- The development shall not impede the passage of overland flow to cause a rise (afflux) in the water levels and / or increase velocities of flow on adjoining lands;
- The development shall accommodate the passage of overland flow over the site and, where applicable, shall be designed to withstand damage due to scour, debris and buoyancy forces;
- The development must not be sited where overland flows may result in a hazardous situation for future occupants in terms of depth and velocity of overland flows through the property (i.e. velocity-depth product greater than 0.4 is not acceptable);
- Overland flows shall be directed through common areas and not through private courtyards or on-site detention systems;
- No structures and / or filling are permitted within the overland flow path unless suitable flood mitigation measures approved by Council are to be implemented;
- Any fencing (including boundary fencing) over the extent of the overland flow path must be replaced with open style fencing or similar to allow the free passage of overland flows;
- Design elements such as concrete or paving shall be used to fix critical levels in overland flow paths to minimise interference by future occupiers; and
- Provision of adequate freeboard to finished floor levels.

4 Development Review

4.1 Flood Impact

The model results indicate the site is not inundated by flooding in a 1% AEP event with a peak flood level adjacent to the site of 27.05 mAHD. Therefore, the proposed development is not likely to have a significant impact on the 1% AEP flood behaviour. In extreme flood events, overland flow from Union Lane can flow to High Street by the new road adjacent to the site and the pedestrian laneway.

4.2 Floor Levels

The proposed development has retail and commercial units on the ground floor at a finished level of 27.55 mAHD which is the required 1% AEP peak level plus 0.5m freeboard. Other floor levels and proposed uses are summarised in Table 4-1.

Table 4-1 Proposed Floor Levels

Proposed Floor	Proposed Finished Level (m AHD)	Proposed Use / Application of Level
Ground Floor	27.55	Carparking, bike parking, retail units, residential lobby, commercial lobby, bin room, substation
Mezzanine	32.35	Carparking
Level 1	35.45	Carparking, storage cages
Level 2	38.55	Carparking, storage cages
Level 3	41.65	Carparking, bicycle storage, pool equipment room
Level 4	44.75	Commercial units, residential units, communal open space, swimming pool
Level 5	48.45	Commercial units, residential units, communal open space
Level 6	52.15	Commercial units, residential units, communal open space
Level 7	55.85	Residential units
Level 8 to Level 44	58.95 and above	Residential units

4.3 Materials and Services

Any portion of buildings subject to inundation shall be built from flood-compatible materials. All services associated with the development shall be adequately flood-proofed.

4.4 Flood Safe Access

Flood safe access and emergency egress shall be provided to all new developments. This means access that is generally considered satisfactory when the depth of flooding over vehicular driveways and roads is limited to approximately 0.25 m with low velocities.

In a PMF event, the peak flood level at the site is estimated as 28.10 mAHD for a local overland flood event and 32.9 mAHD in a Hawkesbury-Nepean riverine flood event. As the proposed ground floor level is 27.55 mAHD evacuation to higher floors within the building are recommended. Moving up one level to the mezzanine level is sufficient for a local overland event and then up another level to Level 1 which is above the riverine PMF event as well.

Access to the three stairwells are located external to the building on the western, north-eastern, and south-eastern sides. The internal driveway ramp may also be used for access to higher levels (noting it has a 4:1 grade). Elevators are not recommended to be used in a flood event as the power supply may be interrupted. The communal open space on Level 4 may be a suitable refuge for longer duration flood events (such as a riverine event). It is recommended that persons already in the commercial and residential units would remain (shelter-in-place) for the duration of the flood event.

Advisory signage (of the potential risk and directional information to stairwells) is recommended as well as information for residents and owners/operators of the commercial/retail units.

APPENDIX

A

DEVELOPMENT PLANS BY DKO



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Rev.	Date	By	Ckd	Description
P3	30/10/19			Issue for Coordination
P5	30/10/19			Issue for Coordination
P6	01/11/19			Draft DA
P7	05/11/19	OS	SZ	Draft DA
A	08/11/19			DA



URBAN

DKO Architecture (NSW) Pty Ltd
42 Davies Street
Surry Hills, NSW 2010
T +61 2 8346 4500
info@dko.com.au
www.dko.com.au
ABN: 81956704590
NSW: Nominated Architects
Kees de Keijzer 5767
David Randerson 8542

DKO

Project Name
Project Address

High Street Penrith
614-632 High Street,
Penrith, NSW 2750

Project Number
Drawing Name
Scale
Date Commenced

00012012
Ground Floor Plan
1:200@A1
March 2019

Client

Urban Apartments

Drawing Number
Revision

DA200
A

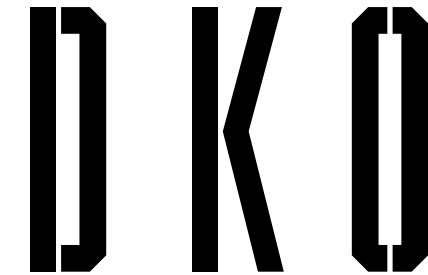


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DKO Architecture (NSW) Pty Ltd
42 Davies Street
Surry Hills, NSW 2010
T +61 2 8346 4500
info@dko.com.au
www.dko.com.au
ABN: 81956704690
NSW: Nominated Architects
Kees de Keijzer 5767
David Randerson 8542



Project Name
Project Address
Client
Urban Apartments

Project Number
Drawing Name
Scale
Date Commenced

Drawing Number
Revision

00012012
Mezzanine Floor Plan
1:200@A1
March 2019

DA201
A



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DKO Architecture (NSW) Pty Ltd
42 Davies Street
Surry Hills, NSW 2010
T +61 2 8346 4500
info@dko.com.au
www.dko.com.au
ABN: 81956704690
NSW: Nominated Architects
Kees de Keijzer 5767
David Randerson 8542



Project Name
Project Address
Client
Urban Apartments

High Street Penrith
614-632 High Street,
Penrith, NSW 2750

Project Number
Drawing Name
Scale
Date Commenced

00012012
Level 1 Carpark
1:200@A1
March 2019

Drawing Number
Revision

DA202
A

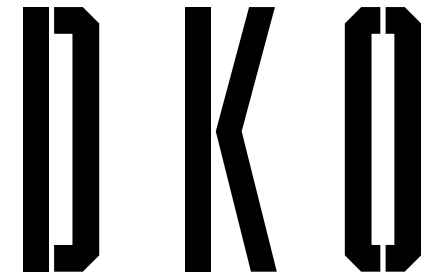


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A	08/11/19			DA



DKO Architecture (NSW) Pty Ltd
42 Davies Street
Surry Hills, NSW 2010
T +61 2 8346 4500
info@dko.com.au
www.dko.com.au
ABN: 81956704690
NSW: Nominated Architects
Kees de Keijzer 5767
David Randerson 8542

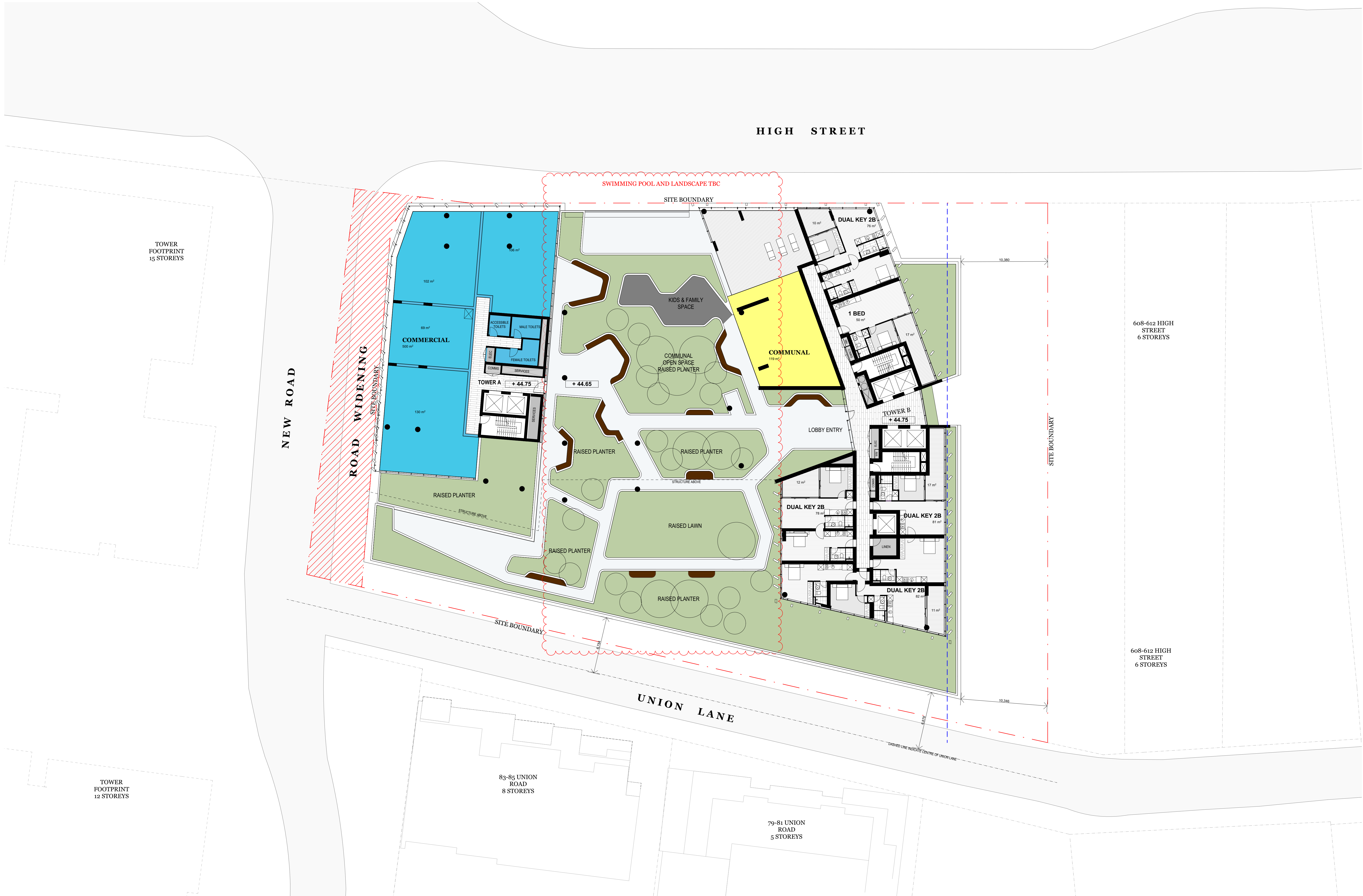


Project Name
Project Address
Client
Urban Apartments

High Street Penrith
614-632 High Street,
Penrith, NSW 2750
Drawing Name
Scale
Date Commenced

Project Number
Drawing Number
Revision
DA203
A

00012012
Level 2 Carpark
1:200@A1
March 2019



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info@dko.com.au
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David Randerson 8542



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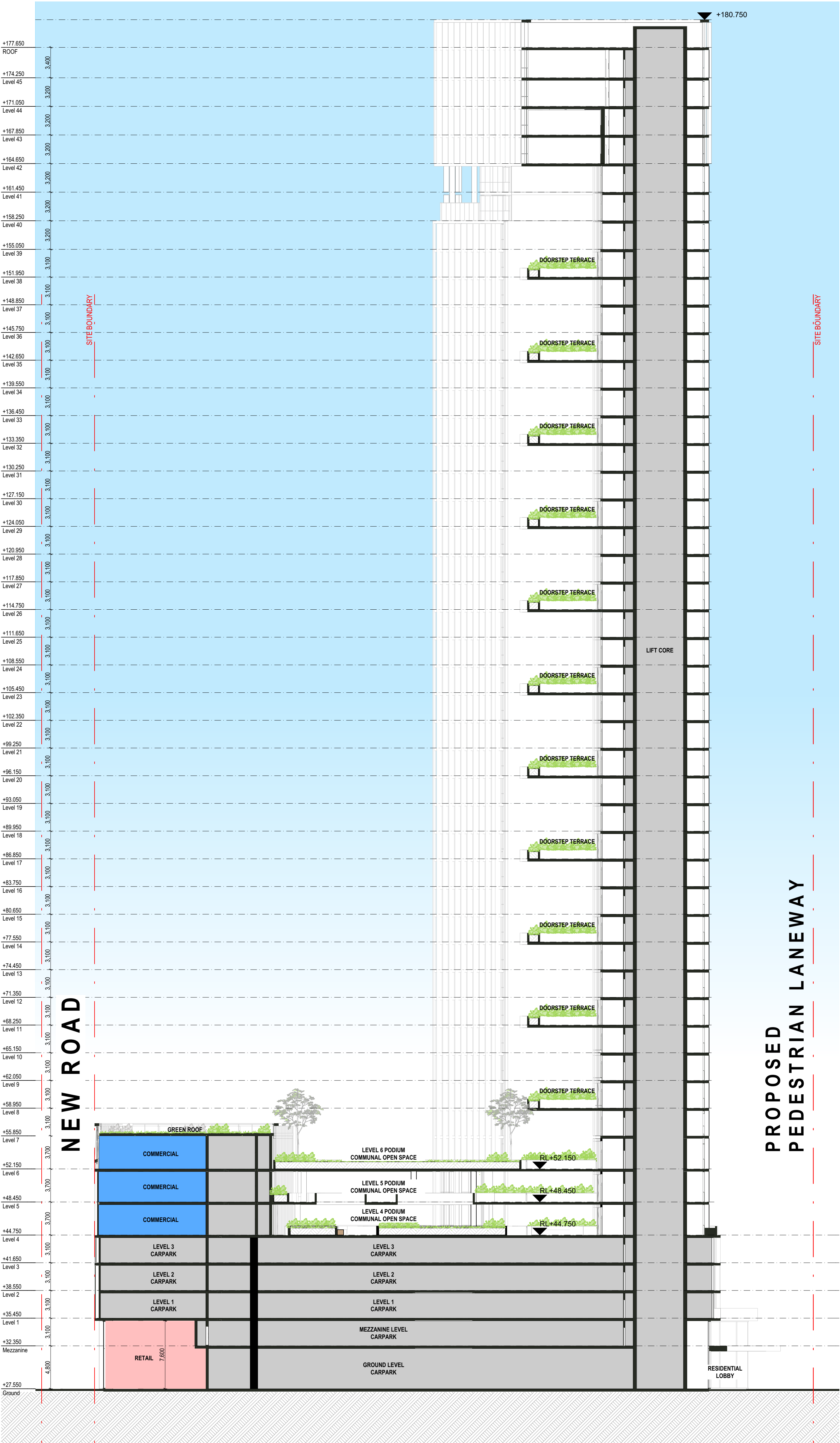
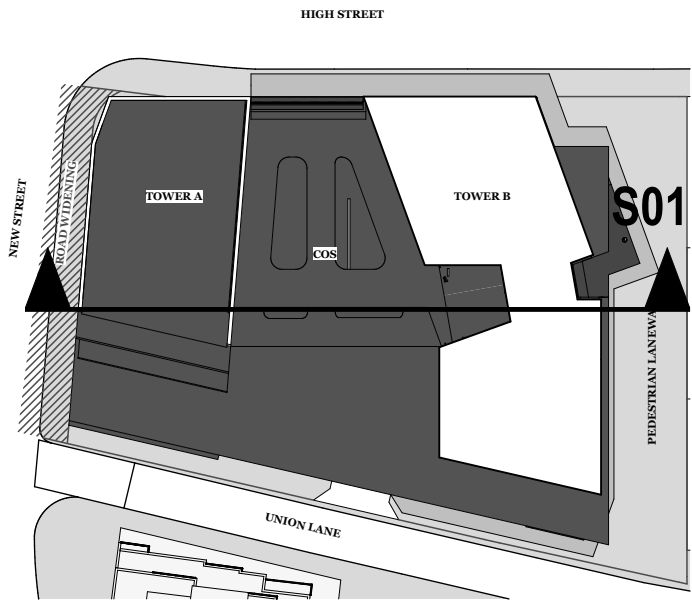
High Street Penrith
614-632 High Street,
Penrith, NSW 2750

Project Number
Drawing Name
Scale
Date Commenced

00012012
Level 4 Podium Communal
Plan
March 2019

Drawing Number
Revision
DA205
A

KEY MAP



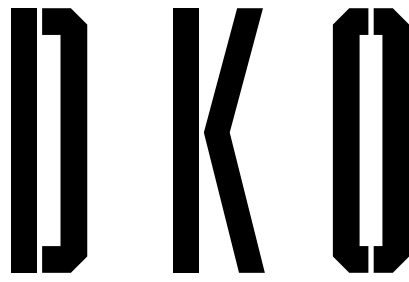
Rev.	Date	By	Ckd	Description
01	30/10/19			Issue for Coordination
P6	01/11/19			Draft DA
P7	05/11/19	OS	SZ	Draft DA
A	08/11/19			DA

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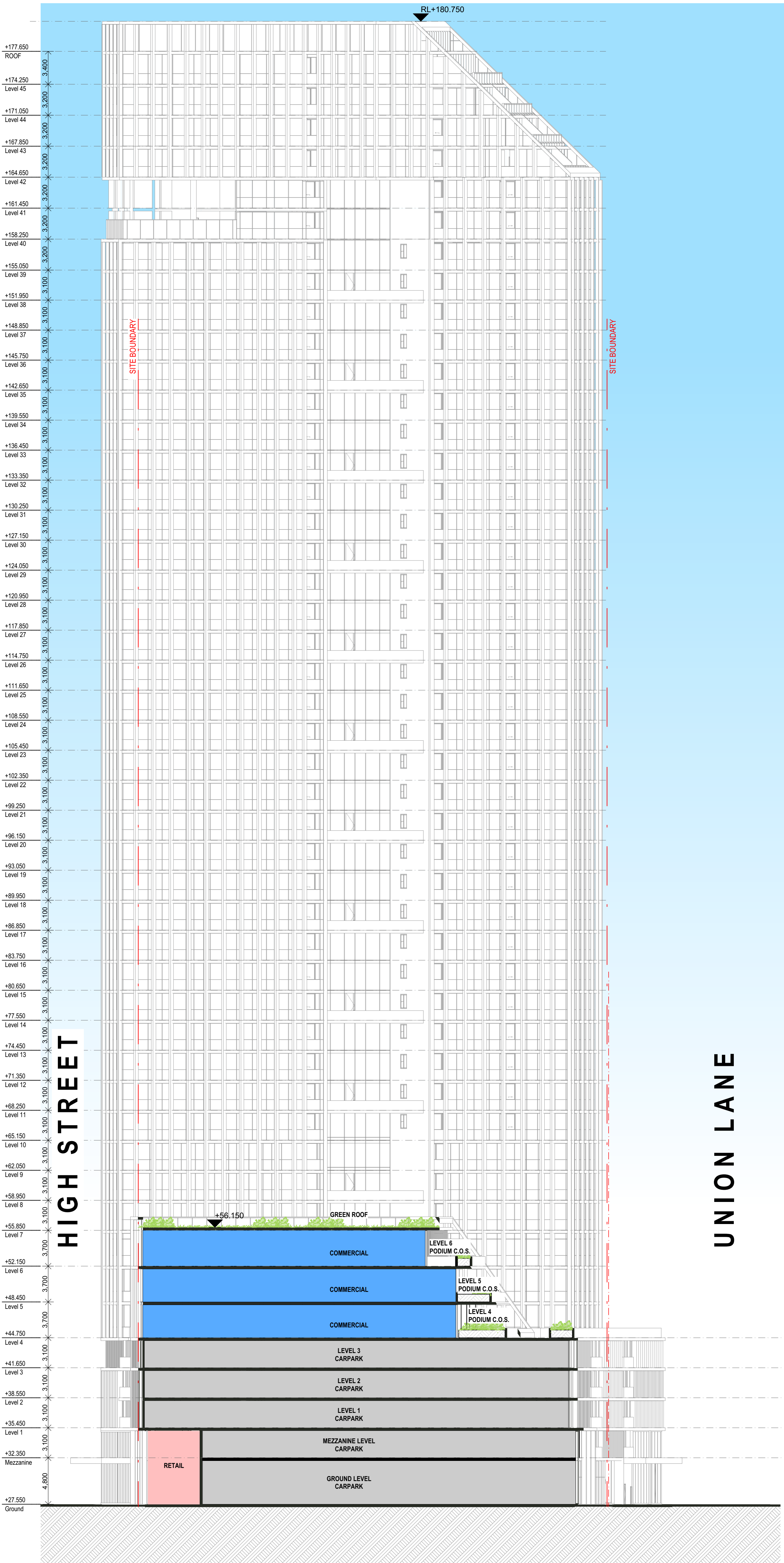
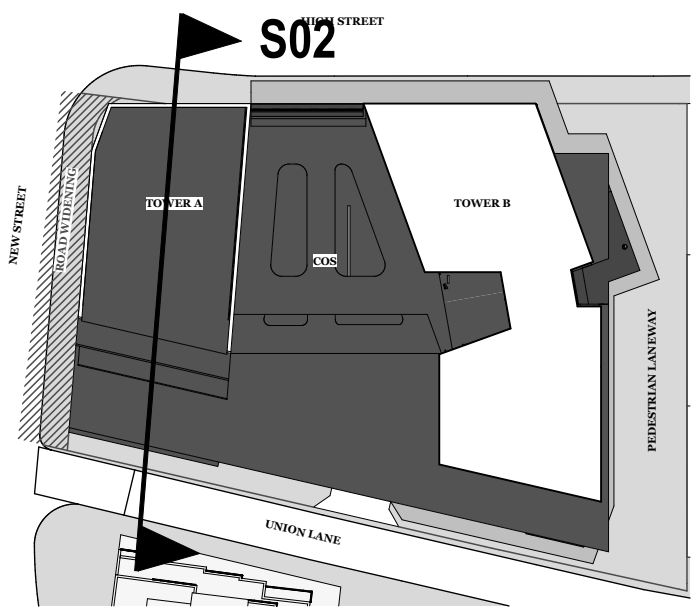
DKO Architecture (NSW) Pty Ltd
42 Davies Street
Surry Hills, NSW 2010
T +61 2 8246 4500
info@dko.com.au
www.dko.com.au
ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767
David Randerson 8542



Project Name High Street Penrith
Project Number 00012012
Project Address 614-632 High Street Penrith NSW 2750 Australia
Drawn By
Checked By
Date
Scale March 2019

Drawing Series	Elevations & Sections
Drawing Name	Sections - Sheet 1
Drawing Number	DA304
Revision	A

KEY MAP



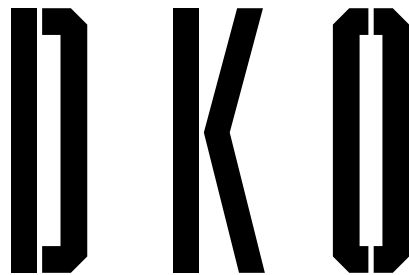
Builder/Contractor shall verify job dimensions before any job commences.
Figured dimensions take precedence over drawings and job dimensions.
All shop drawings shall be submitted to the Architect/Consultant, and manufacture shall not commence prior to return of inspected shop drawings by the Architect/Consultant.

Rev.	Date	By	Ckd	Description
P6	01/11/19			Draft DA
P7	05/11/19	OS	SZ	Draft DA
A	08/11/19			DA

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DKO Architecture (NSW) Pty Ltd
42 Davies Street
Surry Hills, NSW 2010
T +61 2 8246 4500
info@DKO.com.au
www.DKO.com.au
ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767
David Randerson 8542



Project Name High Street Penrith
Project Number 00012012
Project Address 614-632 High Street Penrith NSW 2750 Australia
Drawn By
Checked By
Date
Scale March 2019

Drawing Series Elevations & Sections
Drawing Name Sections - Sheet 2

Drawing Number DA305
Revision A



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DKO Architecture (NSW) Pty Ltd
42 Davies Street
Surry Hills, NSW 2010
T +61 2 8346 4500
info@DKO.com.au
www.DKO.com.au
ABN: 81956706590
NSW: Nominated Architects
Koos de Keijzer 5767
David Randerson 8542

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Project Name High Street Penrith
Project Number 00012012
Project Address 614-632 High Street Penrith NSW 2750
Australia
Drawn By
Checked By
Date March 2019
Scale

Drawing Series	Elevations & Sections
Drawing Name	Sections - Sheet 3
Drawing Number	DA306
Revision	A

APPENDIX

B

SITE SURVEY BY SDG



LEGEND:-

VC denotes VEHICLE CROSSING
PC denotes PRAM CROSSING
TK denotes TOP OF KERB
D:SH: denotes DIAMETER, SPREAD AND HEIGHT OF TREE
SV denotes STOP VALVE
HYD denotes HYDRANT PIT
TEL denotes TESLTRA PIT
SMH denotes MAN HOLE
TL denotes TRAFFIC LIGHT
SB denotes SIGNAL BOX

GENERAL NOTES:-

- THE BOUNDARIES OF THE LAND HAVE NOT BEEN SURVEYED. FEATURES SHOWN ON THE PLAN HAVE BEEN PLOTTED IN RELATION TO THE OCCUPATIONS
- ONLY VISIBLE SERVICES HAVE BEEN LOCATED AND THE RELEVANT AUTHORITIES SHOULD BE CONTACTED TO DETERMINE THE FULL EXTENT OF SERVICES.
- UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM DIAL BEFORE YOU DIG PLANS. THE RELEVANT AUTHORITIES MUST BE CONTACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY WORKS ON OR NEAR THE SITE.
- ONLY TREES GREATER THAN 3.5 METRES IN HEIGHT ARE SHOWN ON THIS PLAN AND THEIR POSITION IS DIAGRAMMATIC ONLY AND MAY REQUIRE ADDITIONAL SURVEY WHERE CRITICAL TO DESIGN.
- CONTOURS ARE INDICATIVE AT GROUND FORM ONLY. SPOTS LEVELS ONLY SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
- CONTOUR INTERVAL 0.5 m.
- ALL SETOUT LEVELS MUST BE REFERRED TO THE BENCH MARK.
- THE ORIENTATION OF THIS PLAN IS MGA NORTH BASED ON DP1162271. THE DIFFERENCE BETWEEN MGA NORTH & TRUE NORTH IS APPROXIMATELY 1°06'50".
- AFFECTING LOT 12 DP 717916 IS
 - RESTRICTIONS ON THE USE OF LAND AS SETOUT IN TRANSFER No X436593AFFECTING LOT 13 IN DP 717196 IS
 - COVENANT AS SETOUT IN TRANSFER No W941858AFFECTING LOT 10 IN DP 1162271 IS
 - RESTRICTIONS ON THE USE OF LAND AS SETOUT IN DP1162271

UNDERGROUND SERVICES LEGEND

1 1 UNDERGROUND SEWERMAIN
1 1 UNDERGROUND WATERMAIN
1 1 UNDERGROUND GASMAIN
1 1 UNDERGROUND TELSTRA COMMUNICATIONS CABLES
1 1 UNDERGROUND ELECTRICITY CABLES
1 1 UNDERGROUND OPTUS CABLES
1 1 UNDERGROUND STORMWATER PIPE

CAUTION: FIBRE OPTIC CABLES ARE PRESENT IN THIS AREA

APPROXIMATE POSITION ONLY DIAL BEFORE YOU DIG PLANS
JOB No. 8809350 WHERE CRITICAL TO DESIGN UNDERGROUND
SERVICES SHOULD BE LOCATED BY GROUND PENETRATING RADAR
PRIOR TO DESIGN OR EXCAVATION.



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ISSUE	DATE	AMENDMENT
A	16/02/15	ORIGINAL SURVEY
B	19/03/18	ADDITIONAL INFORMATION LOT 11 DP 1162271
C	10/10/19	TRANSFERRED TO MGA CO-ORDS - PM12652 ADOPTED

CLIENT:

HIGH 618 PTY LTD

SCALE 1:500

ORIGIN OF LEVELS:
PM 12651
RL 27.165

DATUM:

A.H.D.

REF.: 6578

DATE: 19/03/2018
SURV/CHK: SW/MD/VT

PLAN

A1

ISSUE

B

DETAIL AND LEVEL SURVEY OF

LOT 36 IN DP731213, LOTS 12 & 13 IN DP717196, LOT 3 IN DP242506
LOTS 1 & 2 IN DP1202310, LOT 1 IN DP5544302, LOTS 10 & 11 IN DP1162271
HIGH ST PENRITH, NSW



Unit 7 1B Kleins Road
NORTHMEAD 2152
P.O. Box 2572
NORTH PARLAMATTA 1750
t: (02) 9630 7950
e: office@sdg.net.au
w: www.sdg.net.au