

Our Ref:20630.001

8 February 2016

GJW Consultant  
1/430 Darling St  
Balmain NSW 2041

Dear Sir,

**RE: PROPOSED DEVELOPMENT - DEE WHY BOWLING CLUB  
REDEVELOPMENT AND INDEPENDENT LIVING UNITS**

Further to your request we confirm that we have carried out a detailed site inspection of the site to review the extent of the proposed development and in particular, the impact of the upstream overland flow on the site.

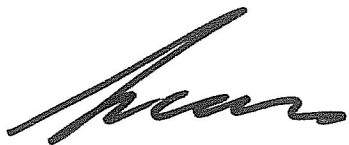
The property is located upstream of Dee Why lagoon and straddles the main watercourse feeding the lagoon. Council has carried out a flood investigation of the catchment however Council's flood data stops at the site. As a result a flood impact assessment will have to be carried out for the development to determine the impact of overland flow on the proposed buildings.

Our assessment, which will be carried out as part of the Development Application documentation, will determine the extent and depth of the overland flow through the site. The information will identify the 1 in 100 year ARI flood levels and any impact the proposed buildings will have on overland flows. The information will be used to determine the appropriate floor levels and post development overland flow paths through the site.

The Flood Impact Assessment will address the safety of future residents and patrons of the club by developing a Flood Evacuation Plan for the development.

Based on our initial assessment we believe that we can mitigate the impact of the overland flow by completing the above and setting ground floor levels that are able to be used by the architect for the ILU's and club development. It may be necessary to provide additional overland flow capacity by lowering ground levels adjacent to the bowling greens' and/or amplifying the capacity of the existing stormwater culvert passing through the site by using the carpark/driveways as supplementary overland flow paths.

Yours faithfully  
EWFw PTY LIMITED



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