HYDRACOR
CONSULTING ENGINEERS

Our Reference: CC220052/BAK:pm
Your Reference:

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CIVIL ENGINEERING
FLOOD STUDIES
STORMWATER
HYDRAULIC
DEVELOPMENT
CONSULTANTS

2 June 2026

The Abel Tasman Village Association Limited
c/- CPM
Level 25, 88 Phillip Street
Sydney, NSW, 2000

Dear Manager,

Re: State Significant Development Application
Seniors Housing SSD - 49937206
Response to SES Correspondence, Reference ID 3531
Property: No. 222 Waldron Road & No. 138 Campbell Hill Road

We refer to NSW State Emergency Services (**SES**) correspondence, reference ID 3531, dated 10 December 2025 which amongst other matters states the following:

"1. Recommend site-specific modelling as part of a Flood Risk and Impact Assessment (FIRA) is undertaken to understand the full extent of flood risks at the site, including flooding from any source, depth, velocity, hydraulic hazard and duration of any flooding, along with climate change impacts and any risk of isolation for the site, noting the site is intended for sensitive uses. A fit for purpose FIRA, consistent with the NSW Government Guidelines, should adequately address the flooding constraints at the site and inform appropriate flood risk mitigation measures.

2. Recommend ensuring that all openings to the basement (ramp, vents lift opening, etc.) are situated above the PMF or 1% Annual Exceedance Probability (AEP) plus freeboard, whichever is higher.

3. *Recommend pursuing site design and stormwater management that improves resilience to flooding and minimises any risk to the people using the site, particularly noting the sensitive use of the site. Any improvements that can be made to reduce flood risk will benefit the community."*

In response to the matters raised by the SES, we have undertaken a site-specific PMF overland flow assessment. The assessment was undertaken using TUFLOW software and the hydrology adopts rainfall on grid. Based on the foregoing our methodology is described following.

The overland flow extents are depicted on TUFLOW Model Plan, reference CC220052, Sheet F1, Revision A (copy enclosed). The catchment comprises a northern and eastern sub catchment. The northern catchment is bound by the properties fronting Banool Street and Campbell Hill Road and comprising an area of approximately 0.8 hectares.

The eastern catchment converges at the south-eastern boundary near the Waldron Road and Campbell Hill Road roundabout and includes an area of approximately 5 hectares.

Based on the outcome of our mapping we note PMF overland flow rates contained within Waldron Road and Campbell Hill Road are 2.33 cumecs and 3.98 cumecs respectively. The PMF water surface profile level, depths, velocities and hazards are presented in the following maps (copies enclosed):

- Pre-development 1% AEP flood depth and level plan (refer CC220052/F2/A)
- Pre-development 1% AEP flood velocity plan (refer CC220052/F3/A)
- Pre-development 1% AEP flood hazard vulnerability classification plan (refer CC220052/F4/A)
- Post-development 1% AEP flood depth and level plan (refer CC220052/F5/A)
- Post-development 1% AEP flood velocity plan (refer CC220052/F6/A)
- Post-development 1% AEP flood hazard vulnerability classification plan (refer CC220052/F7/A).

We have reviewed the architectural plans prepared by Boffa Robertson Group, reference No. 2108, dated March 2022, in relation to the PMF inundation extents and we make the following recommendations which are outlined in Table 1 overleaf.

Table 1 overleaf provides a summary of the ingress points of the driveways and the required crest levels.

Driveway	PMF Level (m AHD)	Required Crest/Landing Level (m AHD)
Entry to Building C carpark	30.8	30.8
Pedestrian entry to Building C	31.2	31.2
Pedestrian entry via Waldron Road	32.0	32.0
Entry connecting to Building B and Building A	32.4	32.4

We note PMF floodwaters traversing the site lie within hazard vulnerability classification H1–H2. PMF floodwaters occurring at the Waldron Road and Campbell Hill Road roundabout present a higher hazard, ranging from H1 to H5.

We have determined reliable pedestrian access will be available along Campbell Hill Road for all flood events up to and including the PMF event. During such events, residents will be able to evacuate along Campbell Hill Road through Building A Lobby and proceed to Chester Square Shopping Centre along Frost Lane.

Based on our modelling and recommendations all proposed openings to the basement (ramps/vent openings/driveway crest/landings) will be at or above the corresponding PMF level.

Should you have any further queries in relation to this matter please do not hesitate to contact Bruce Kenny in our office.

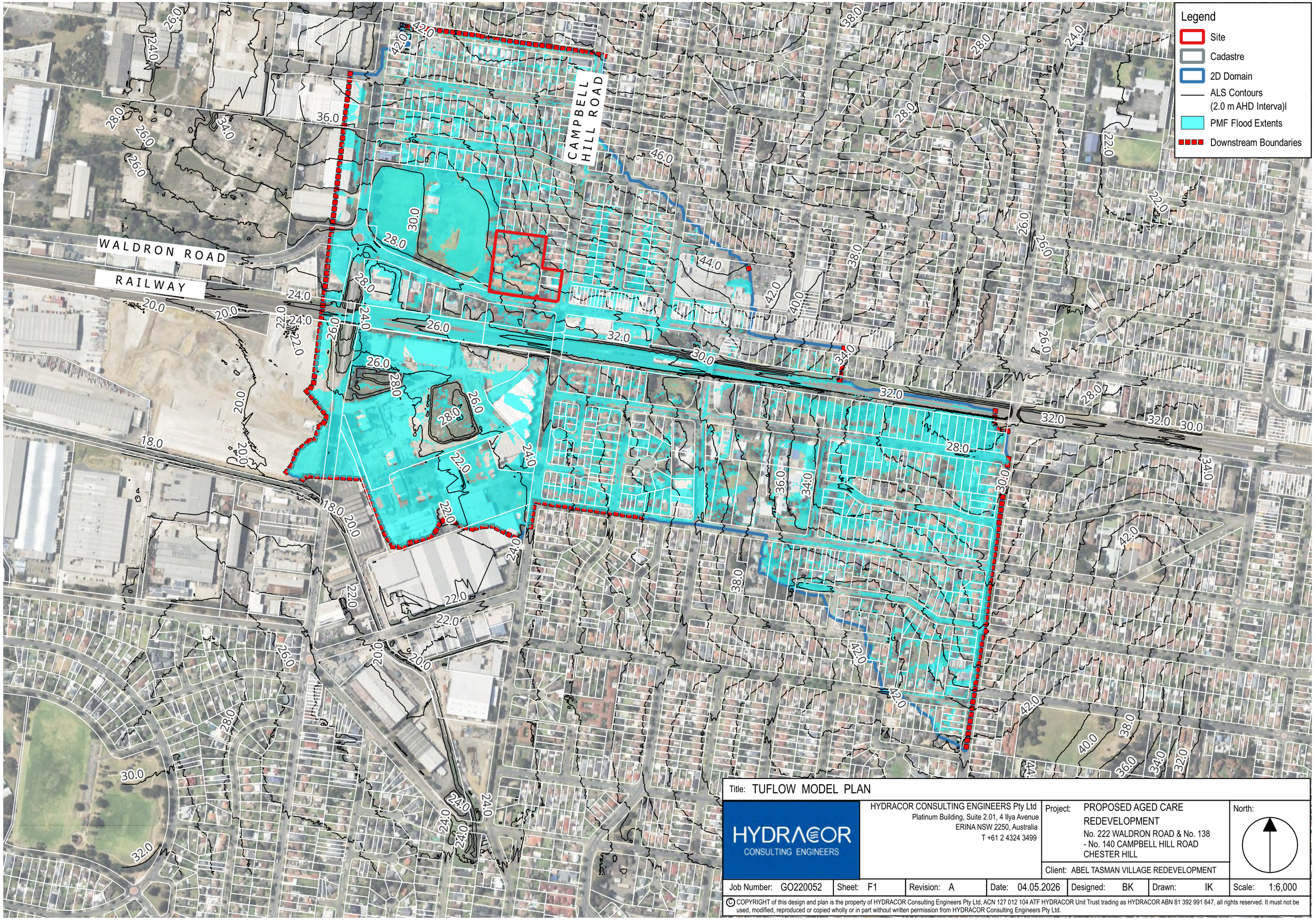
Yours faithfully,

HYDRACOR Consulting Engineers Pty Ltd

Bruce Kenny

Director

Encl.: 1. Flood Maps, reference CC220052, Sheets F1 – F7, Revision A



Title: TUFLOW MODEL PLAN

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No. 222 WALDRON ROAD & No. 138 - No. 140 CAMPBELL HILL ROAD
CHESTER HILL

Client: ABEL TASMAN VILLAGE REDEVELOPMENT

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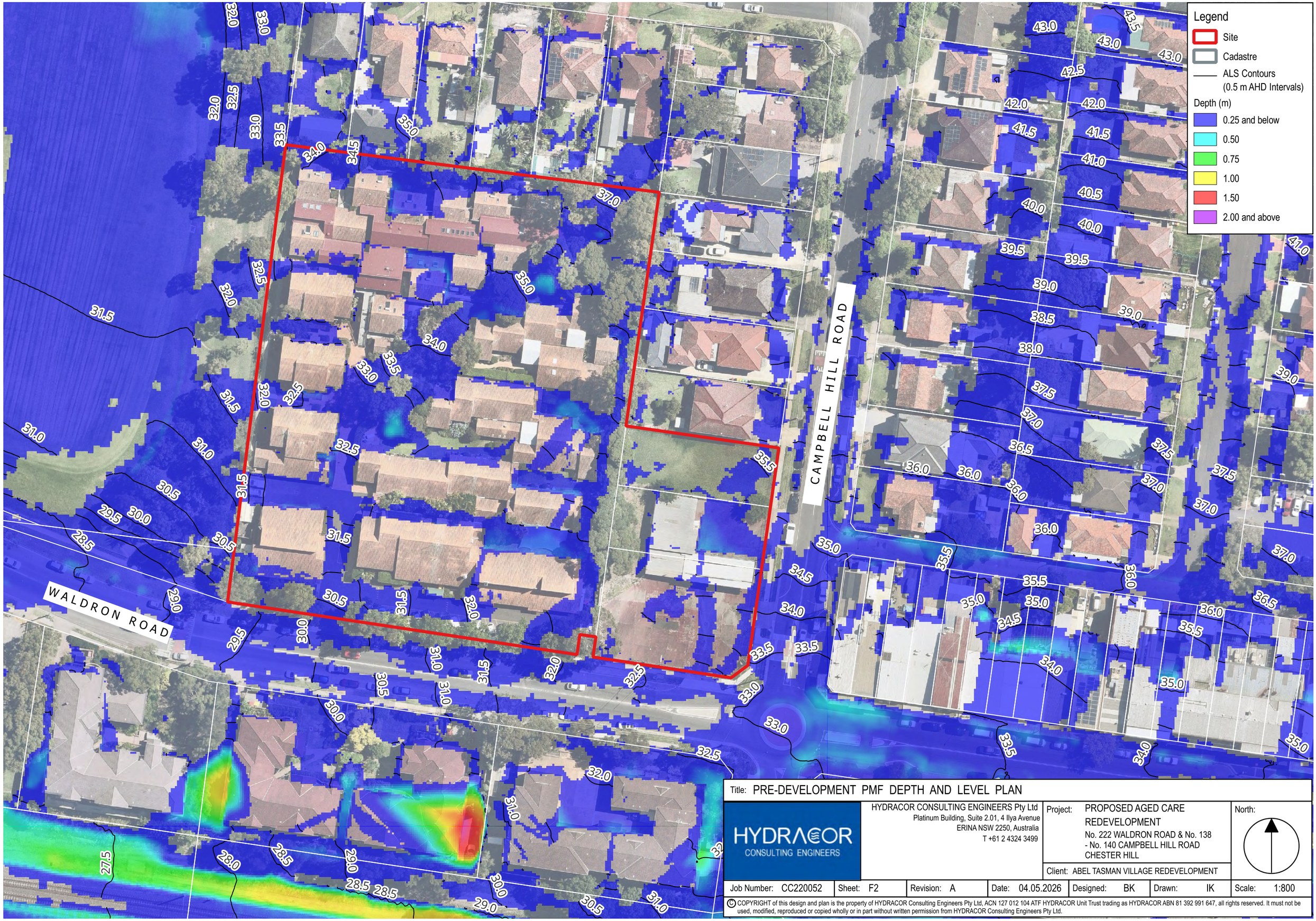

Title: PRE-DEVELOPMENT PMF DEPTH AND LEVEL PLAN

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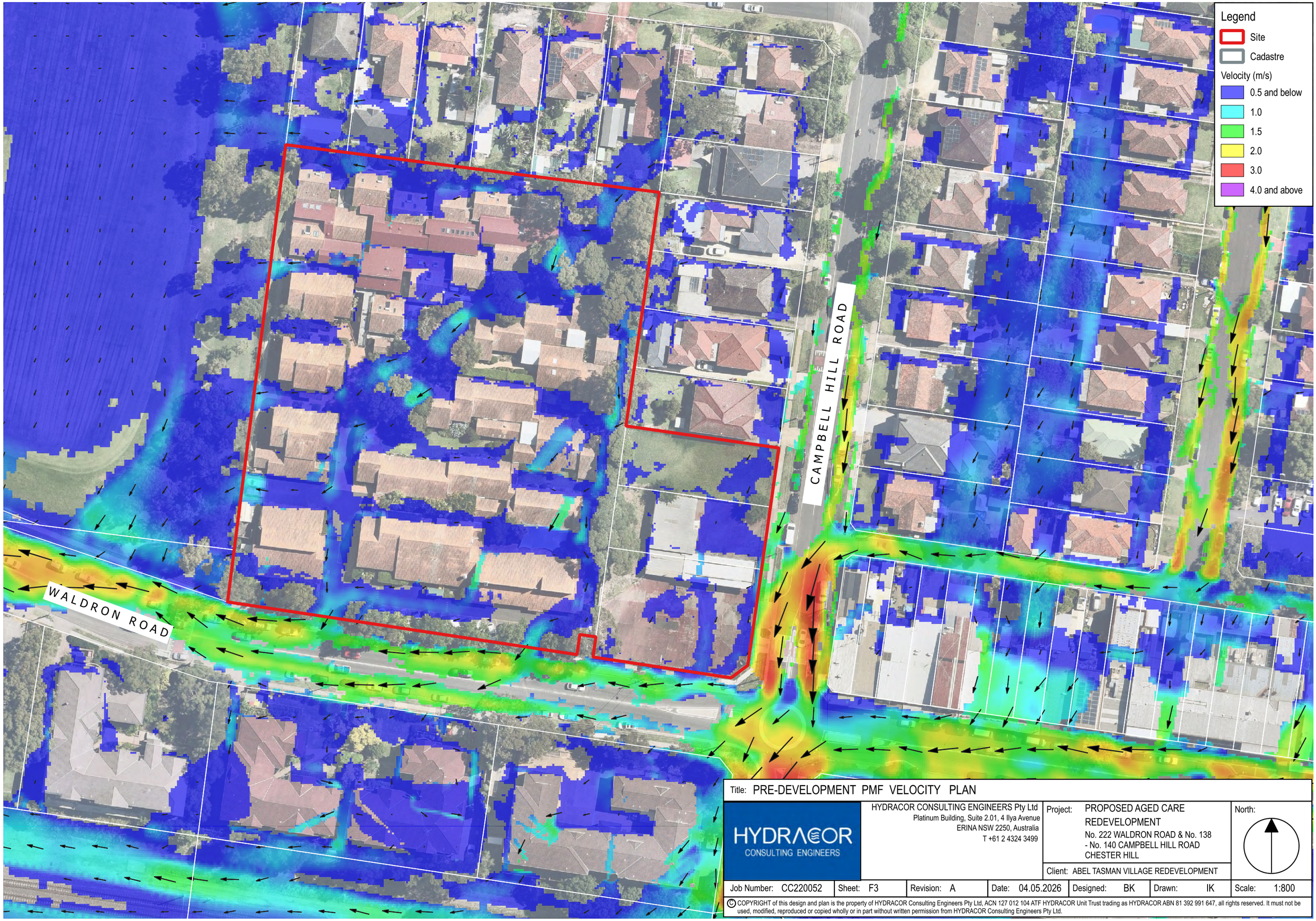

Title: PRE-DEVELOPMENT PMF VELOCITY PLAN

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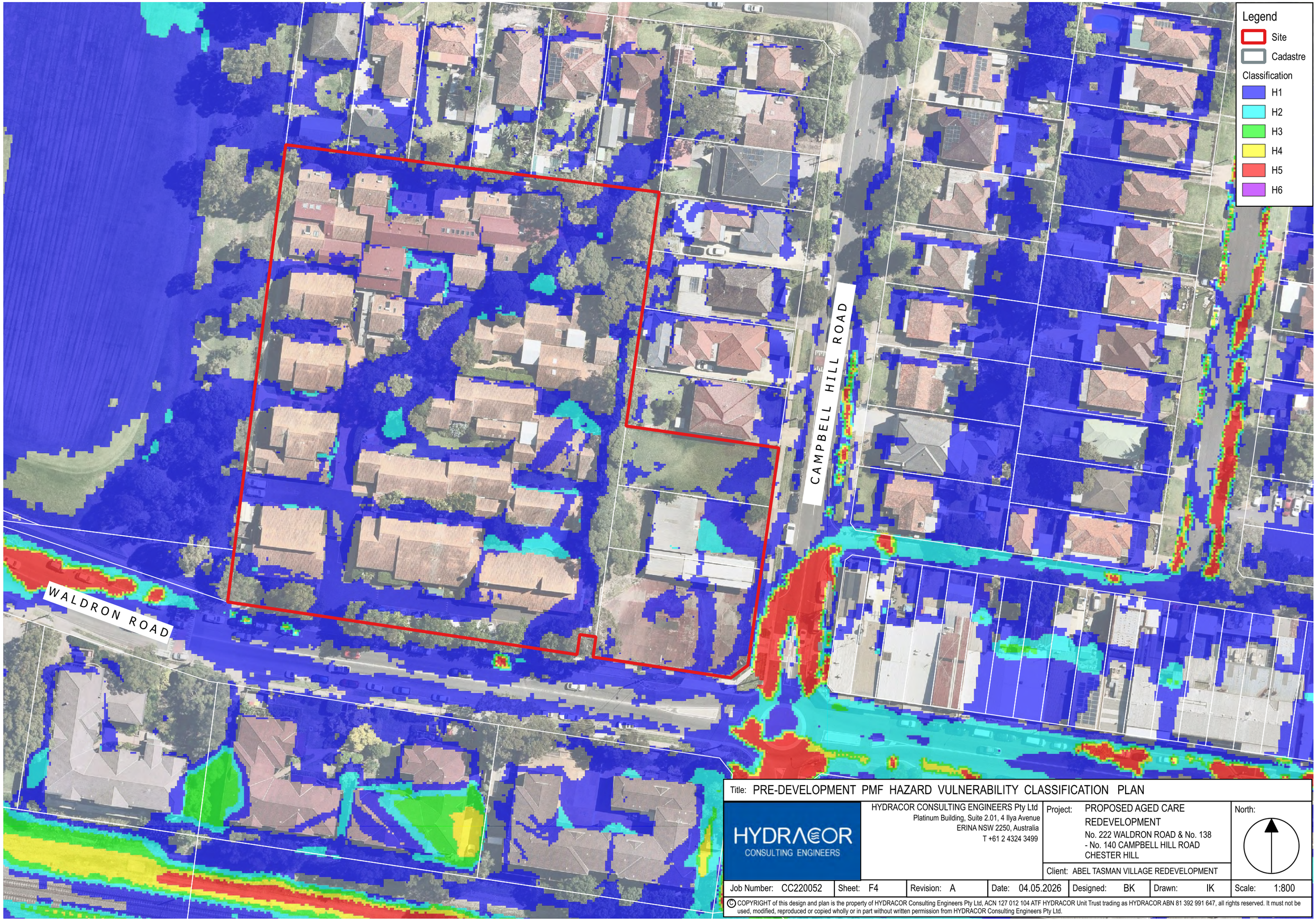

Title: PRE-DEVELOPMENT PMF HAZARD VULNERABILITY CLASSIFICATION PLAN

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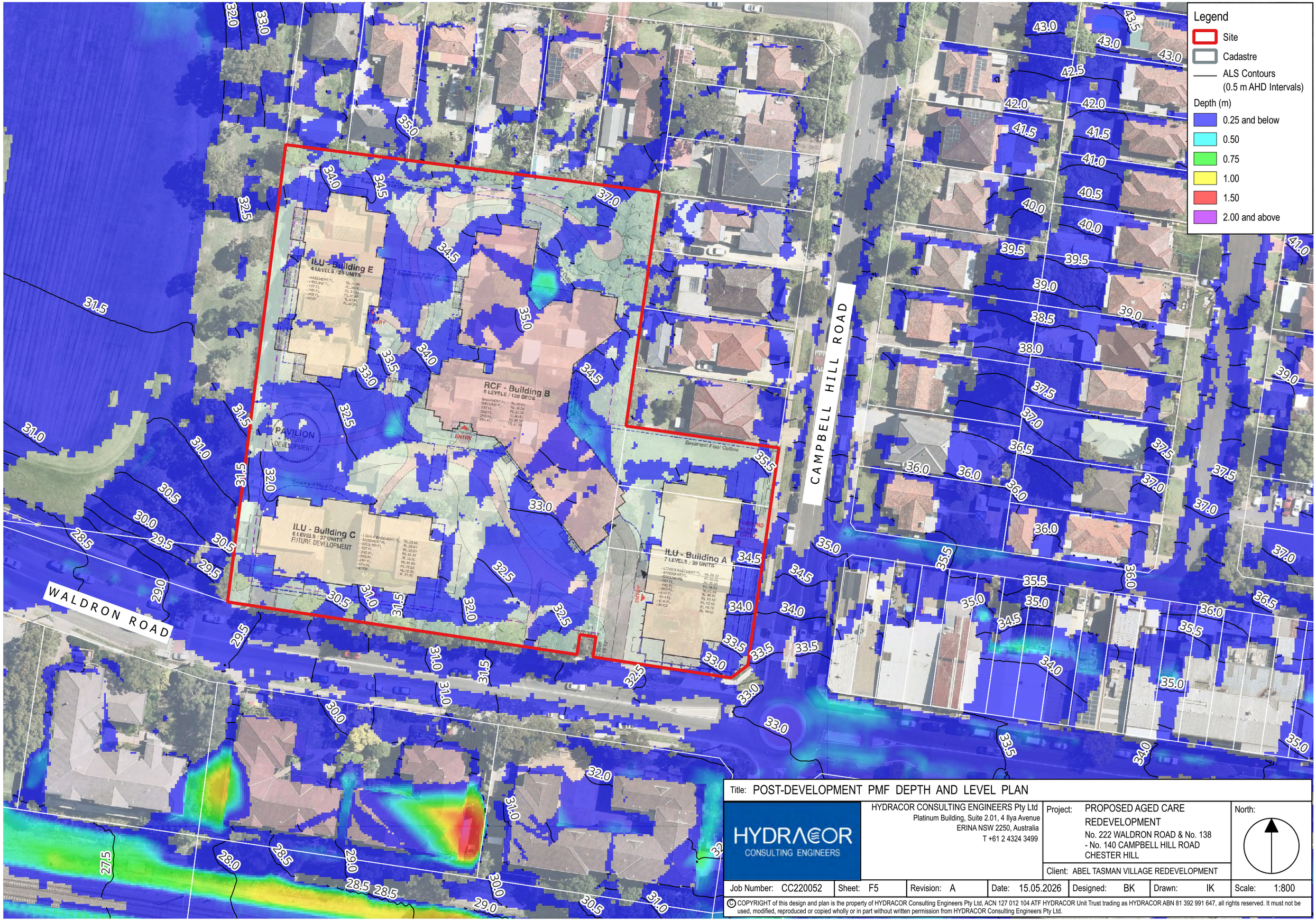

Title: POST-DEVELOPMENT PMF DEPTH AND LEVEL PLAN

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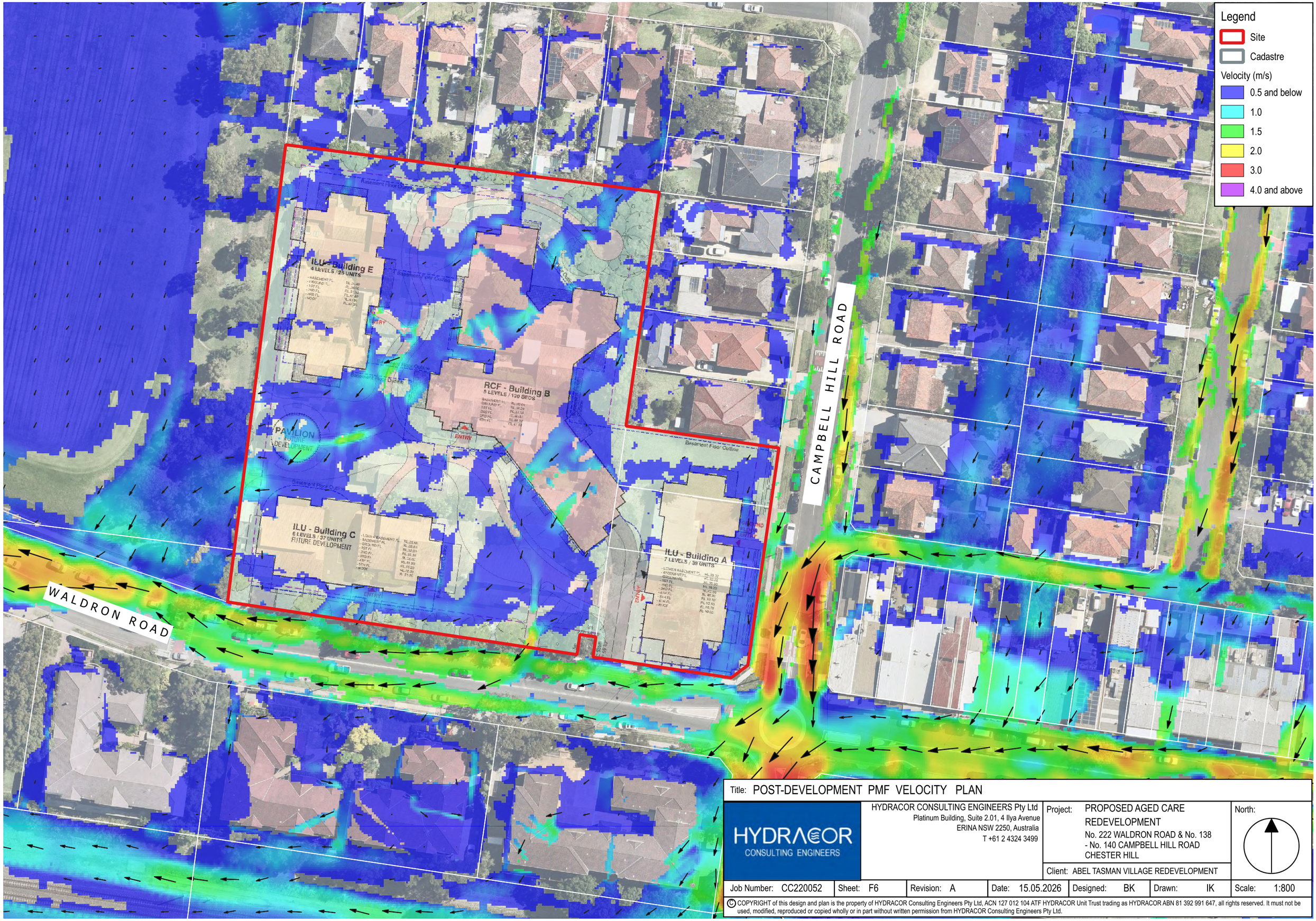

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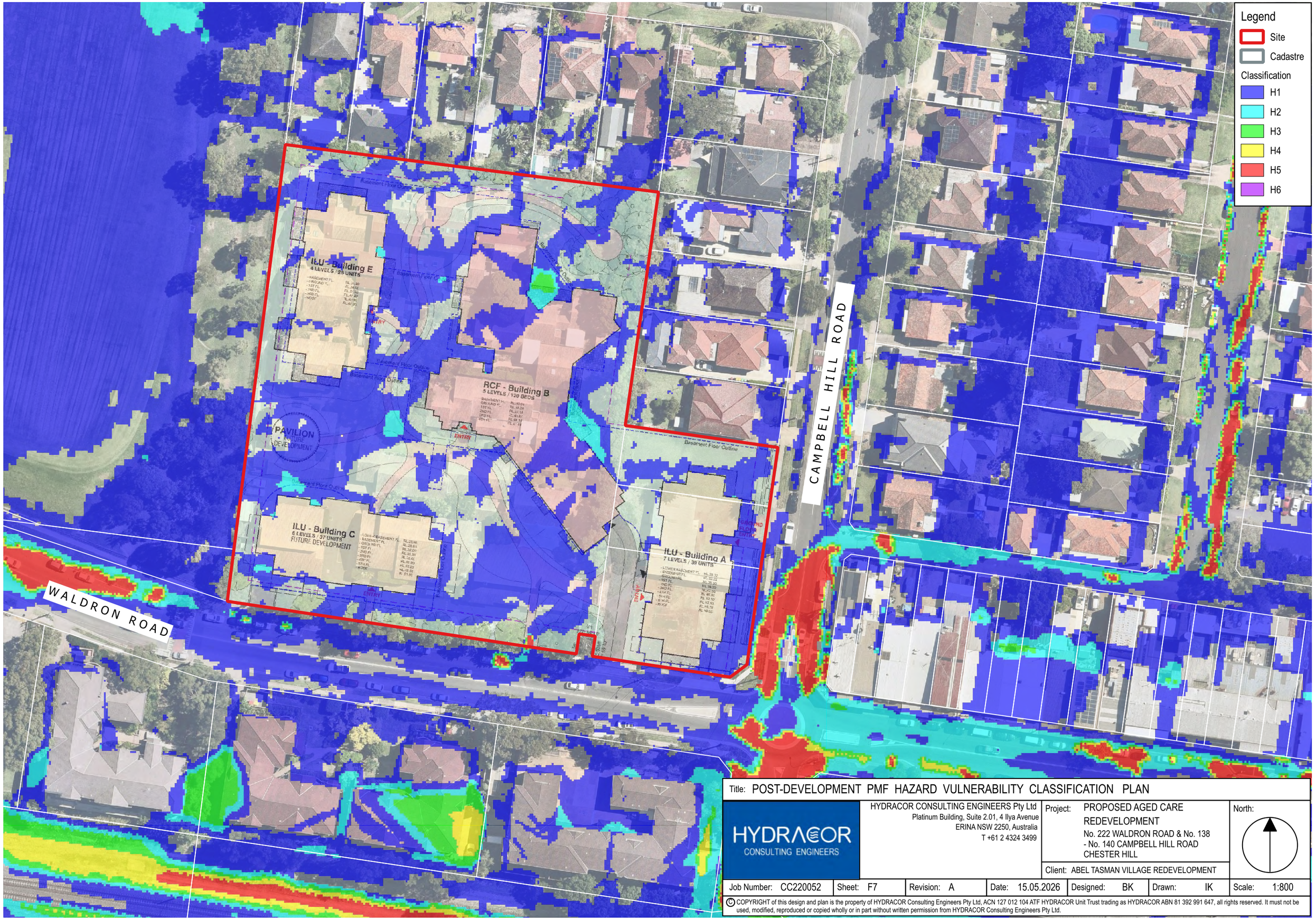

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