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18th May 2026

Enquiries: Jackson Bramley

Project No: 301351072

3-5 Help Street, Chatswood

**RE: 3-5 Help Street Chatswood
S4.55 Updates – Flood Impact and Risk Memo**

Stantec have prepared this letter on behalf of Impact Group, to cover a review of flood impact and risk adjustments, relative to previously submitted SSDA documentation (Ref: SSD-76555711). Stantec have reviewed the civil, architectural and geotechnical design elements of the basement and ground level construction for the 3-5 Help Street, Chatswood development.

As public domain, ground floor building extents and driveway levels are the same as the previously submitted design, there will be no flood impact generated from updated building architectural design. Findings from the most recent catchment analysis (Detailed Catchment Analysis prepared by Stantec, Revision 04, Dated: 20/12/2024) remain up to date.

During the S4.55 process, Stantec has reviewed building internal layouts relative to Willoughby City Council flood planning requirements. The design of architecture within the S4.55 submission (Prepared by EMBECE, Project File No: 26001, Dated 15/5/2026) aligns with required flood planning levels. It is noted that dismountable flood gates have been integrated into the basement driveway design to satisfy flood planning requirements. These have been introduced due to the planning level difference relative to the existing street levels. These flood gates will be integrated into the building operation and management plan.

Please contact the undersigned for any questions, concerns or further information required.

Yours sincerely,

Jackson Bramley BE, MEIAust, NER, NSW DBP

Associate Director, Civil Team Lead

For and on behalf of

Stantec Australia Pty Ltd