



henry&hymas

18 February 2026

Our Ref: 241745-C1

HB&B Property
Level 2, 143 Macquarie Street
Sydney NSW 2000

Attention: Mike Lloyd

Dear Mike,

**RE: ALSPEC STORAGE AND DISTRIBUTION WAREHOUSE – Lot 11
221-227 & 289-317 LUDDENHAM ROAD, ORCHARD HILLS, NSW
CIVIL ENGINEERING - RESPONSE TO SSDA RFI [01]**

Refer to the below request for information which has been received from the Department of Climate Change, Energy, the Environment and Water in relation to the aforementioned project.

We have reviewed the email response from the applicant and consultant, and what they have prepared is not sufficient for us to review and confirm that the waterway health targets will be met.

The applicant should provide a MUSIC model for this specific SSD application that includes both the interim and ultimate stormwater strategy for the construction of this warehouse. The applicant must demonstrate how the Alspec Warehouse fits into the business park stormwater strategy, and that waterway health targets will be met.

Detailed design and civil drawings for this SSD, that align with the MUSIC model and a Water and Stormwater management plan for this SSD are also required. The elements modelled in the MUSIC Model should also be included in the water and stormwater management plan. All pertinent information required are found in the Tech Guide.

A MUSIC model for the AIBP estate has been prepared, which incorporates the design for the Alspec Storage and Distribution Warehouse on Lot 11. The results of the MUSIC model have been summarised below. The model is consistent with the approved MUSIC model that was prepared at the DA stage for the AIBP subdivision works.

MUSIC Model Setup

The MUSC model has been setup as per Figure 1 below. The pit schedule on drawing 241745_DA_C200 Revision 3 has been updated to clarify that pit baskets are required in each inlet pit within the subject site.



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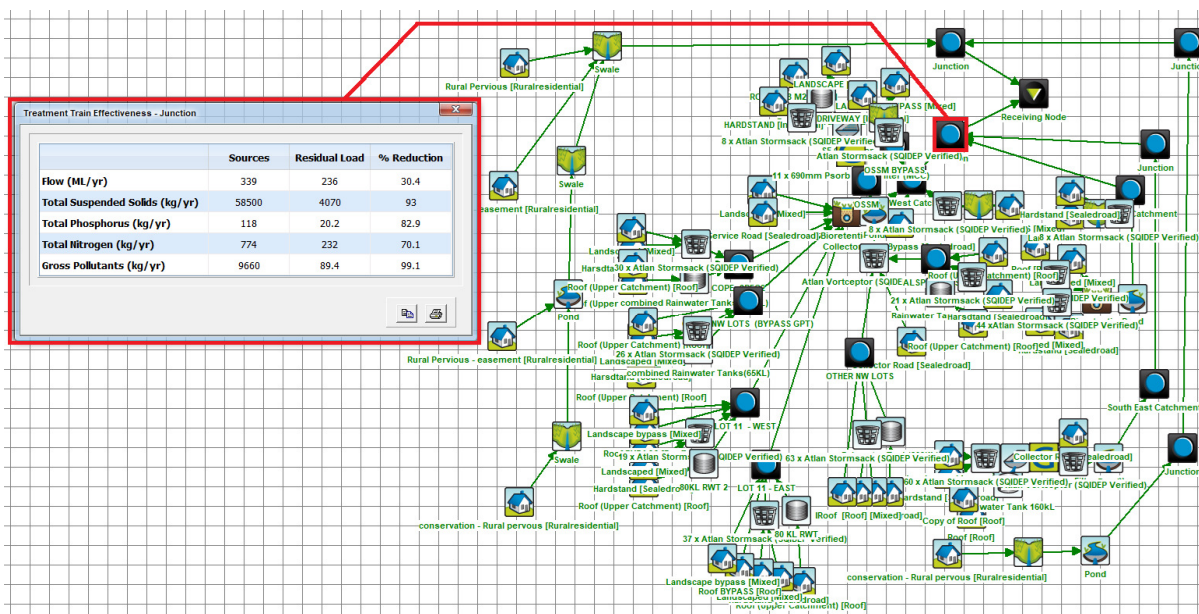


Figure 2 – MUSIC Results

Stormwater Quantity (flow) Targets Option 1 - MARV				
Indices	Result	Comply	Target	
MARV (ML/ha/yr)	2.00	Yes	≤ 2	
90%ile	1,494	Yes	1000 to 5000 L/ha/day	
50%ile	18	Yes	5 to 100 L/ha/day	
10%ile	0	No	0 L/ha/day	

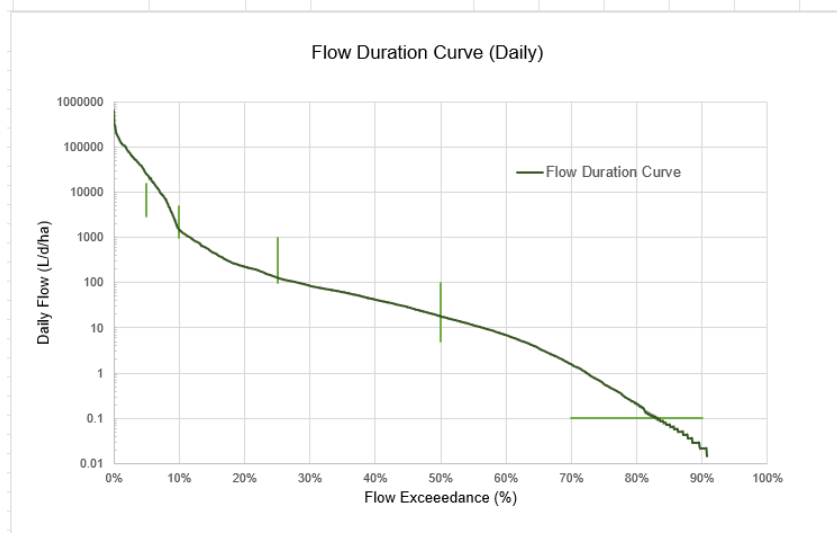


Figure 3 – MARV Results



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It should be noted that the table in the Flow Duration Curve Spreadsheet which is used to compare the MUSIC results with the MARV requirements has an error in the 10% percentile result. The cell at M10 should read 'Yes', given that the flows have been reduced to 0 L/ha/day in the 10% percentile storm.

This letter should be read in conjunction with the following updated documents, which have been included as part of this SSDA RFI response:

Lot 11 Storage and Distribution Warehouse Civil Engineering Drawings:

- 241745_DA_BE01[02]
- 241745_DA_C000[02]
- 241745_DA_C100[02]
- 241745_DA_C101[03]
- 241745_DA_C102[03]
- 241745_DA_C110[01]
- 241745_DA_C111[01]
- 241745_DA_C200[03]
- 241745_DA_C201[01]
- 241745_DA_C202[01]
- 241745_DA_C210[02]
- 241745_DA_C211[02]
- 241745_DA_C250[02]
- 241745_DA_SE01[02]
- 241745_DA_SE02[02]

Lot 11 Storage and Distribution Warehouse Supplementary Documents:

- Music Model '241745_MARV [02].sqz
- Flow Duration Curve Spreadsheet 'Flow Duration Curve Development Scale - 241745 Lot11.xlsx
- 241745_R2.sqz
- 241745 SSDA[05].drn
- 241745 Integrated Water Cycle Management Report [05] combined.pdf

AIBP Subdivision Documents:

- 19221 AIBP – Integrated Water Cycle Management and Civil Engineering Report[06] combined.pdf
- 19221_D2 Luddenham final RFI response model[03].sqz

As demonstrated by the results summarised in this letter and the attached documents, the proposed civil design does comply with the Wianamatta-South Creek stormwater management targets.

It is expected that the above responses should adequately close out the request for information from the Department of Climate Change, Energy, the Environment and Water. Do not hesitate to contact the undersigned if further clarifications are required.



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Yours faithfully,

NICK HEAZLEWOOD

For, and on behalf of,
H & H Consulting Engineers Pty Ltd