



Consulting Engineers
ABN 91 621 842 466

REF:250244-SWL3

Date: 14/07/2025

Project: 19-25 Balfour St, Lindfield NSW

Client: Balfour Group Pty Ltd

RE: Flood Risk Commentary – Proposed Residential Development Site

As requested by our client, we are writing to provide our commentary on the proposed residential development site and the associated flood risk.

Our assessment is based on the following information:

- The site's overall and surrounding natural topography (refer to Figure 2);
- The site's survey plan; and
- Flood information available from Ku-ring-gai Council (refer to Figure 1).
- Middle Harbour Southern Catchment Flood Study (refer to figure 3 and 4)

Based on the above information, the subject site is not identified as being affected by flooding during a 1% AEP and PMF storm event. Accordingly, no flood planning controls are applicable to this development.

The Flood Emergency Response Classification (FERC) plan, sourced from the Middle Harbour Southern Catchment Flood Study, illustrates how various precincts within the catchment are likely to be impacted during a Probable Maximum Flood (PMF) event. The classification supports emergency response planning by identifying areas based on flood exposure and evacuation accessibility, with categories including Flooded Isolated Elevated (FIE), Flooded Isolated Submerged (FIS), Flooded with Overland Escape Route (FEO), Flooded with Rising Road access (FER), and No Indirect Consequence (NIC). The subject site is located within an area classified as NIC, indicating that it is not expected to experience flooding or isolation during a PMF event.

Should you require any further clarification, please do not hesitate to contact us.

Yours truly,

Smart Structures Australia

Per:

A handwritten signature in black ink, appearing to read "Kamyar Eivazzadeh", written over a horizontal line.

Kamyar Eivazzadeh

B.E. (Civil) | M.E(Civil)| M.I.E (AUST) | CPEng | NER
Director

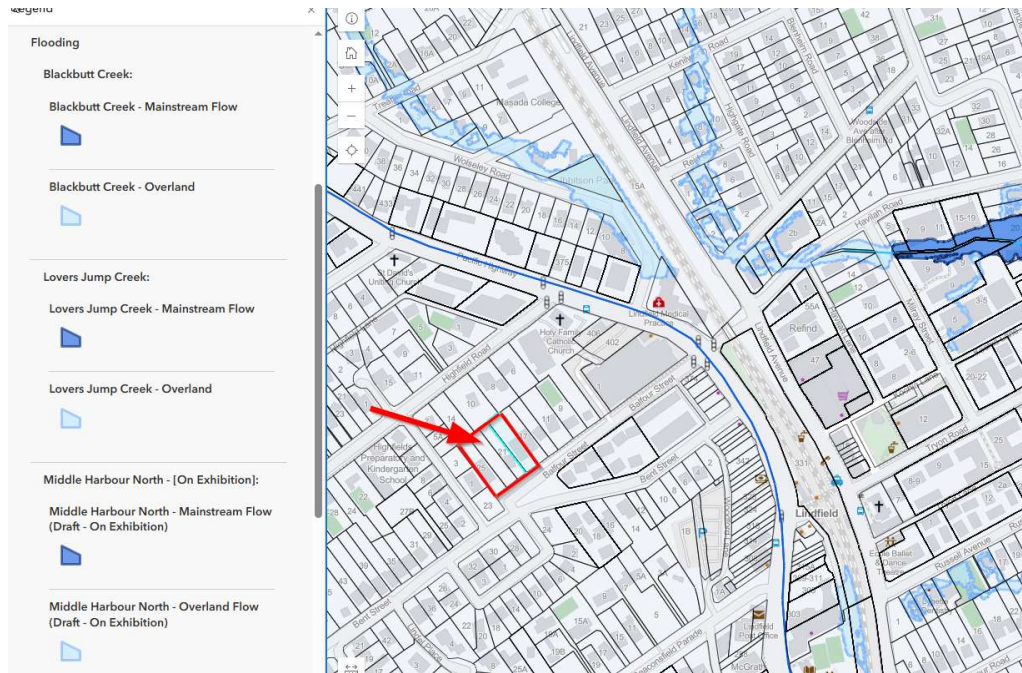


Figure 1: Flood map extracted from Council's online Maps - Extract dated June 2026

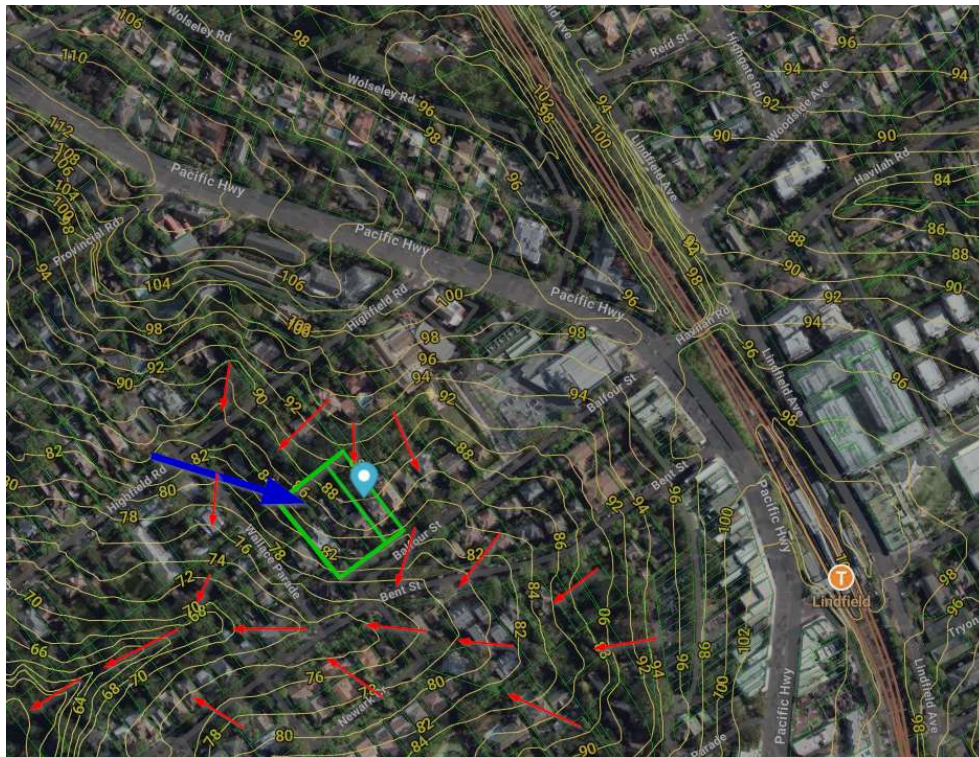


Figure 2: Topography map of subject site and surrounding areas

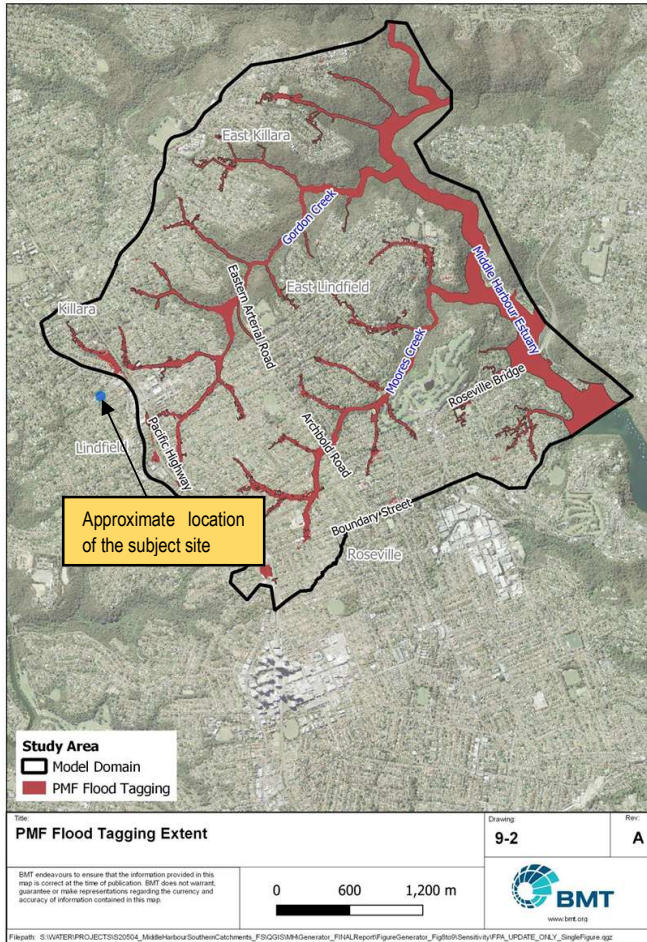


Figure 3: PMF Flood Tagging Extent- Extracted from Middle Harbour Southern Catchment Flood Study

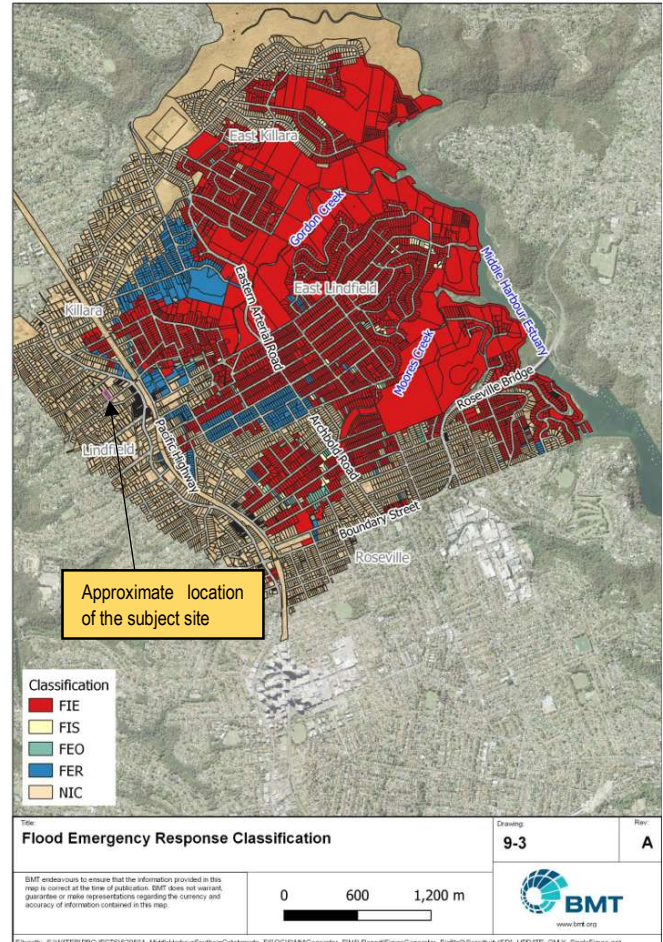


Figure 4: Flood Emergency Response Classification- Extracted from Middle Harbour Southern Catchment Flood Study