

Our Reference: CC250085/BAK:pm
Your Reference:



4 June 2026

Suite 2.01, Level 2
4 Ilya Avenue
ERINA NSW 2250

Werona Ave Residence Holdings Pty Ltd
c/- CPDM
Suite G.02, 22 Atchinson Street
ST LEONARDS NSW 2065

PO Box 3772
Fountain Plaza
ERINA NSW 2250

T 02 4324 3499

Dear Mr Gee,

CIVIL ENGINEERING
FLOOD STUDIES
STORMWATER
HYDRAULIC
DEVELOPMENT
CONSULTANTS

Re: [Proposed Residential Development](#)
[Overland Flow Assessment](#)
[Property: No.'s 21 – 25 McIntosh Street & No. 55 Werona Avenue, Gordon](#)

We refer to the Department of Planning, Housing and Infrastructure (DPHI) comments in relation to this Application which states:

“Update Appendix BB – Overland flow letter: Drawings depict the original building footprint (without the link between building A and B). Please also date it accordingly.”

In response to the matters raised by the DPHI, we have undertaken a further overland flow assessment which considers the revised building footprints depicted on the architectural plans prepared by PMDL, Reference Project No. 3303, Various Revisions and dated 1 April 2026.

The revised overland flow path assessment adopted rainfall on grid methodology using TUFLOW software. The purpose of this assessment is to determine if the proposed development will have an adverse impact on the existing local drainage surface stormwater patterns currently occurring on the property known as Eryldene Historic House and Garden at 17 McIntosh Street, Gordon.

Based on the foregoing we offer the following comments.

The existing stormwater overland flow extents are depicted on the TUFLOW Model Plan, reference CC250085, Sheet F1, Revision C, dated 3 June 2026 (**TUFLOW Plan**) (copy enclosed). Referring to the TUFLOW Plan, we note the subject site lies downstream of a catchment comprising an area of approximately 1.6 hectares. We have determined the main area of interest for our stormwater flow assessment lies along the existing axe handle connecting the site with Werona Avenue.

We have determined the 1% AEP overland flow traversing the axe handle is 170 L/s. The 1% AEP overland flow surface profile level, depths, velocities and hazards along the axe handle and in the vicinity of the site were determined through flood modelling under existing and developed conditions.

The results obtained from the TUFLOW model depicting the overland flow behaviour for the existing and developed conditions are presented in the following maps, all dated 3 June 2026 (copies enclosed).

- Pre-development 1% AEP flood depth and level plan (refer CC250085/F2/C)
- Pre-development 1% AEP flood velocity plan (refer CC250085/F3/C)
- Pre-development 1% AEP provisional flood hazard plan (refer CC250085/F4/C)
- Pre-development 1% AEP flood hazard vulnerability classification plan (refer CC250085/F5/C)
- Post-development 1% AEP flood depth and level plan (refer CC250085/F6/C)
- Post-development 1% AEP flood velocity plan (refer CC250085/F7/C)
- Post-development 1% AEP provisional flood hazard plan (refer CC250085/F8/C)
- Post-development 1% AEP flood hazard vulnerability classification plan (refer CC250085/F9/C).
- Post-development 1% AEP flood level impact plan (refer CC250085/F10/C)

We refer specifically to the Post development 1% AEP Flood Level Impact Plan, reference CC250085, sheet F10, Revision C, which depicts the water surface profile level differences between the existing and developed conditions. Referring to this plan, we have determined the proposed development on 21 – 25 McIntosh Street and 55 Werona Avenue, Gordon will not adversely impact on stormwater surface flows over the property known as Eryldene Historic House and Garden.

To maintain the existing stormwater flow regime along the axe handle we recommend the existing surface levels be retained.

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

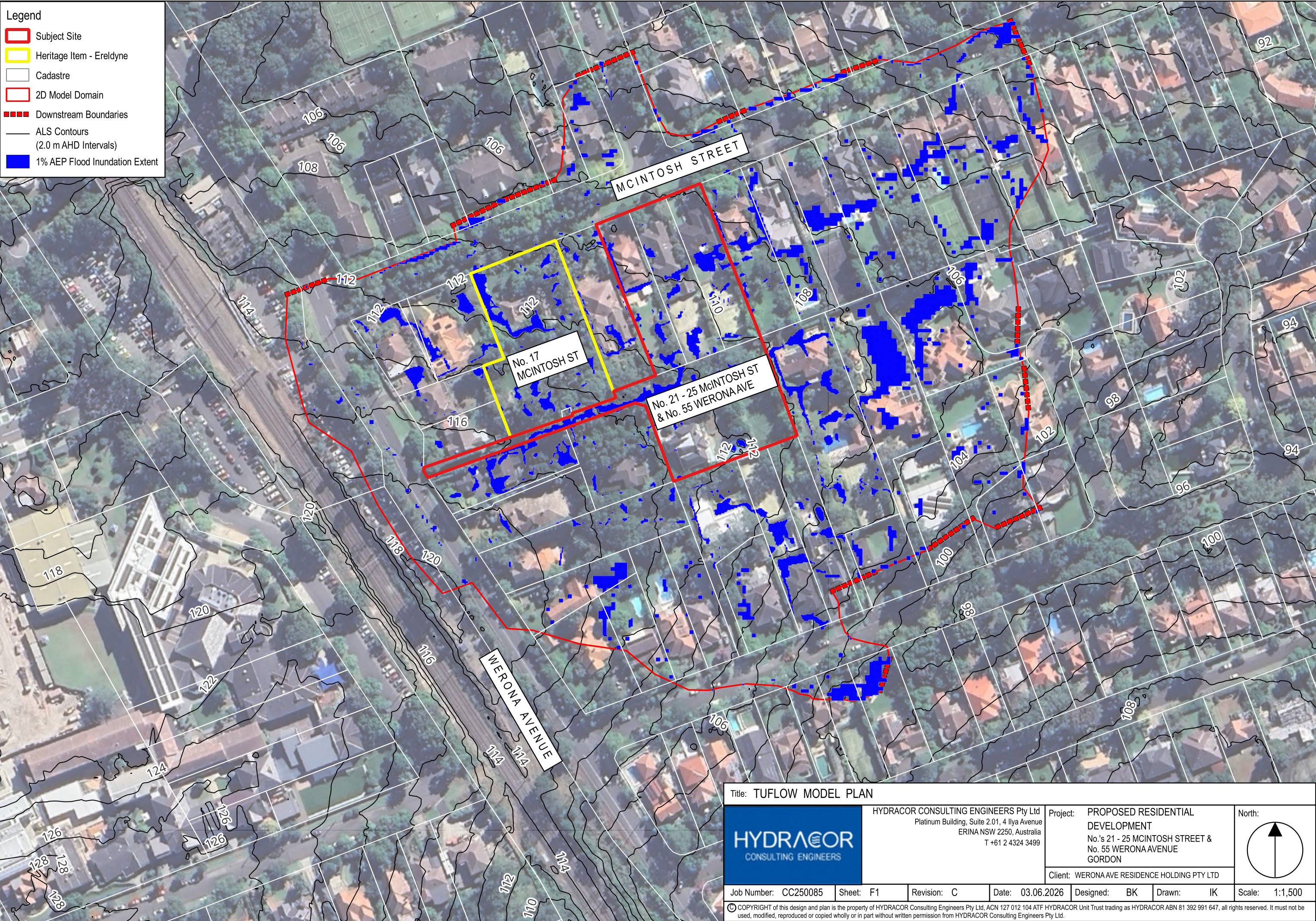
A handwritten signature in black ink, appearing to read 'Bruce Kenny', is written over a light blue horizontal line.

Bruce Kenny
Director

Encl.: 1. TUFLOW Model Plan, reference CC250085, Sheet F1, Revision C
2. Flood Maps, reference CC250085, Sheets F1 – F10, Revision C

Legend

- Subject Site
- Heritage Item - Erelayne
- Cadastre
- 2D Model Domain
- Downstream Boundaries
- ALS Contours
(2.0 m AHD Intervals)
- 1% AEP Flood Inundation Extent



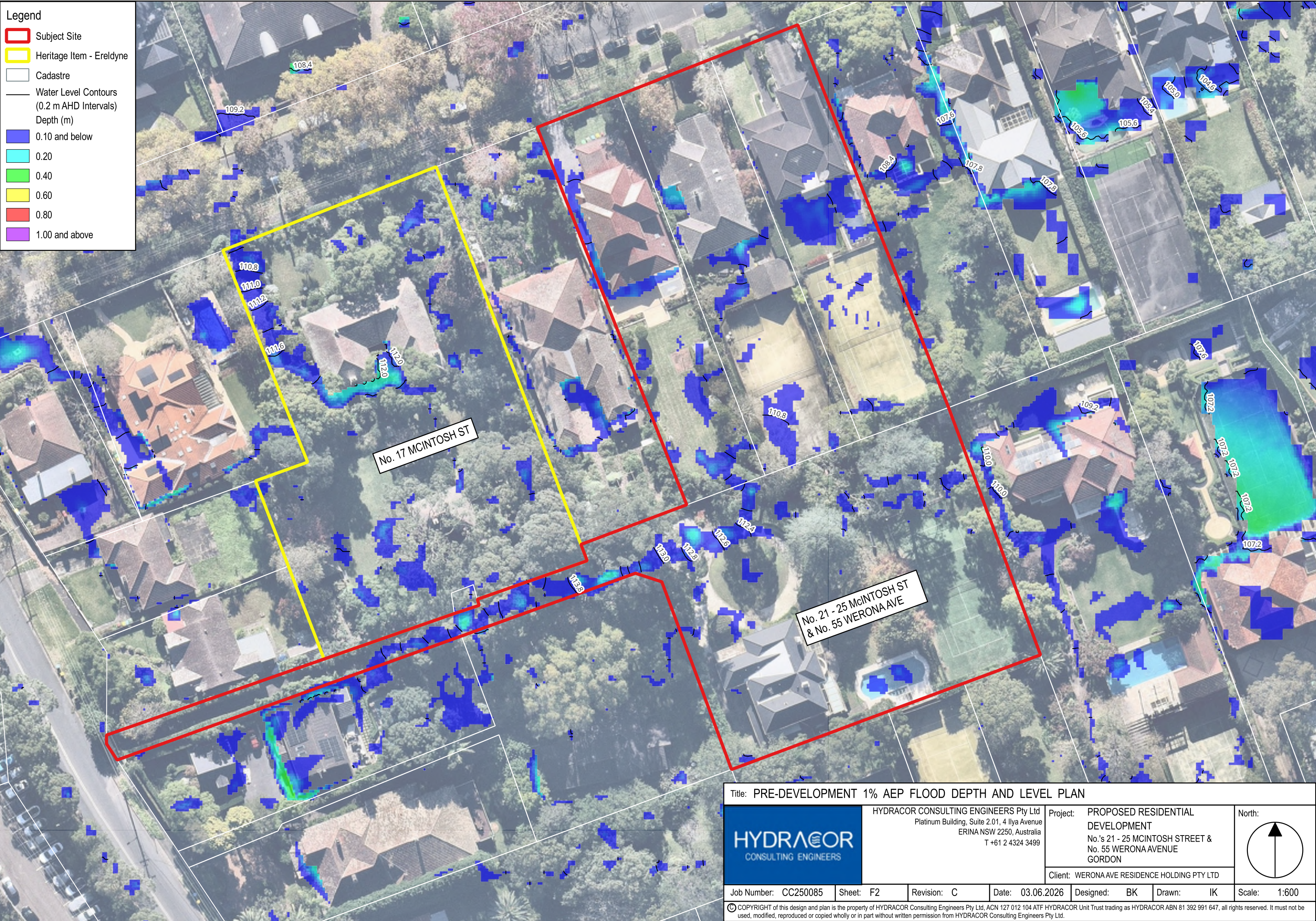
Title: TUFLOW MODEL PLAN

	HYDRACOR CONSULTING ENGINEERS Pty Ltd Platinum Building, Suite 2.01, 4 Ilya Avenue ERINA NSW 2250, Australia T +61 2 4324 3499		Project: PROPOSED RESIDENTIAL DEVELOPMENT No.'s 21 - 25 MCINTOSH STREET & No. 55 WERONA AVENUE GORDON		 North:	
	Client: WERONA AVE RESIDENCE HOLDING PTY LTD					
	Job Number: CC250085	Sheet: F1	Revision: C	Date: 03.06.2026		Designed: BK

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Legend

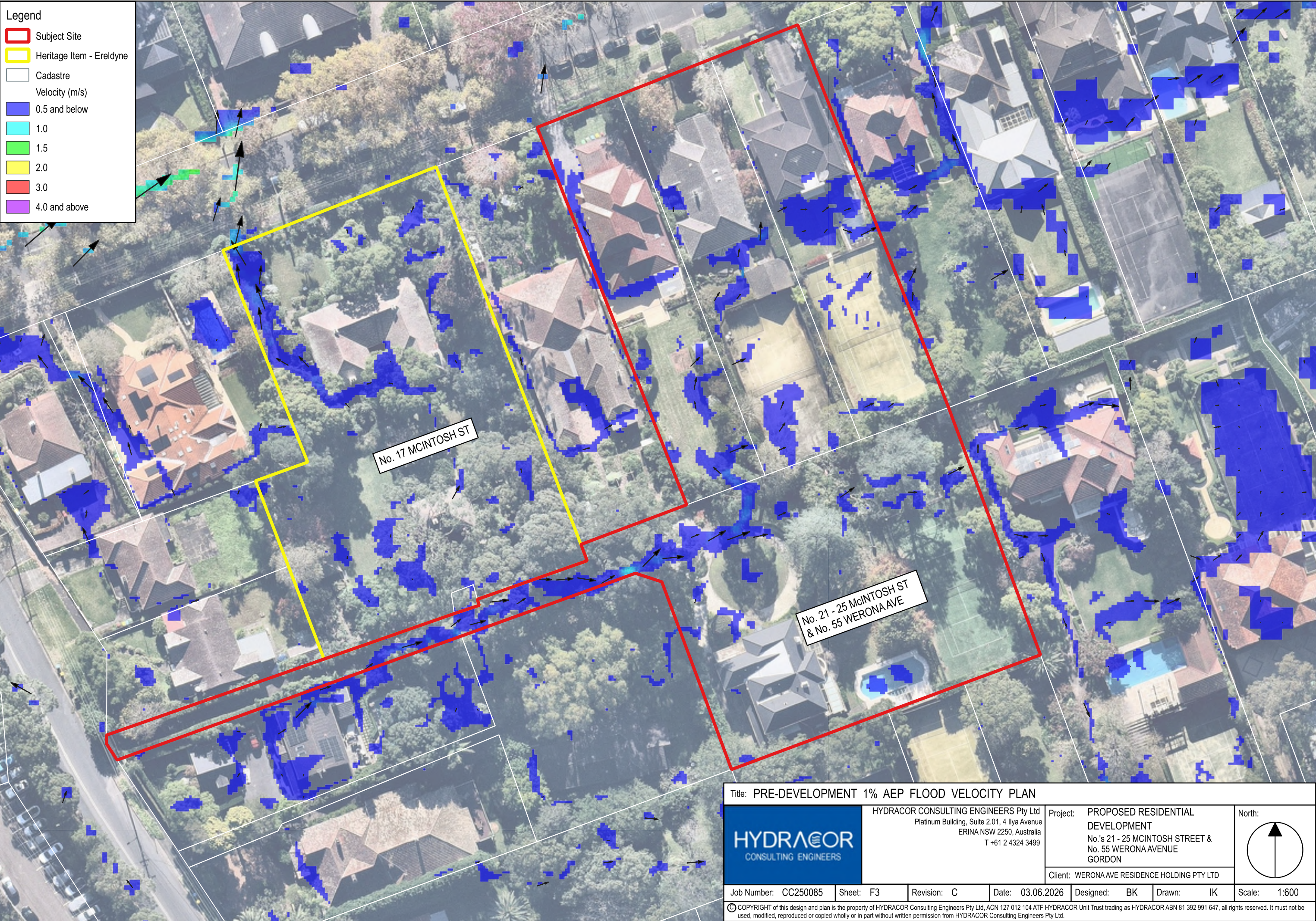
- Subject Site
- Heritage Item - Erelayne
- Cadastre
- Water Level Contours
(0.2 m AHD Intervals)
Depth (m)
- 0.10 and below
- 0.20
- 0.40
- 0.60
- 0.80
- 1.00 and above



Title: PRE-DEVELOPMENT 1% AEP FLOOD DEPTH AND LEVEL PLAN									
	HYDRACOR CONSULTING ENGINEERS Pty Ltd Platinum Building, Suite 2.01, 4 Ilya Avenue ERINA NSW 2250, Australia T +61 2 4324 3499				Project: PROPOSED RESIDENTIAL DEVELOPMENT No.'s 21 - 25 MCINTOSH STREET & No. 55 WERONA AVENUE GORDON			North: 	
					Client: WERONA AVE RESIDENCE HOLDING PTY LTD				
	Job Number: CC250085	Sheet: F2	Revision: C	Date: 03.06.2026	Designed: BK	Drawn: IK	Scale: 1:600		
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Legend

- Subject Site
- Heritage Item - Erelayne
- Cadastre
- Velocity (m/s)
 - 0.5 and below
 - 1.0
 - 1.5
 - 2.0
 - 3.0
 - 4.0 and above



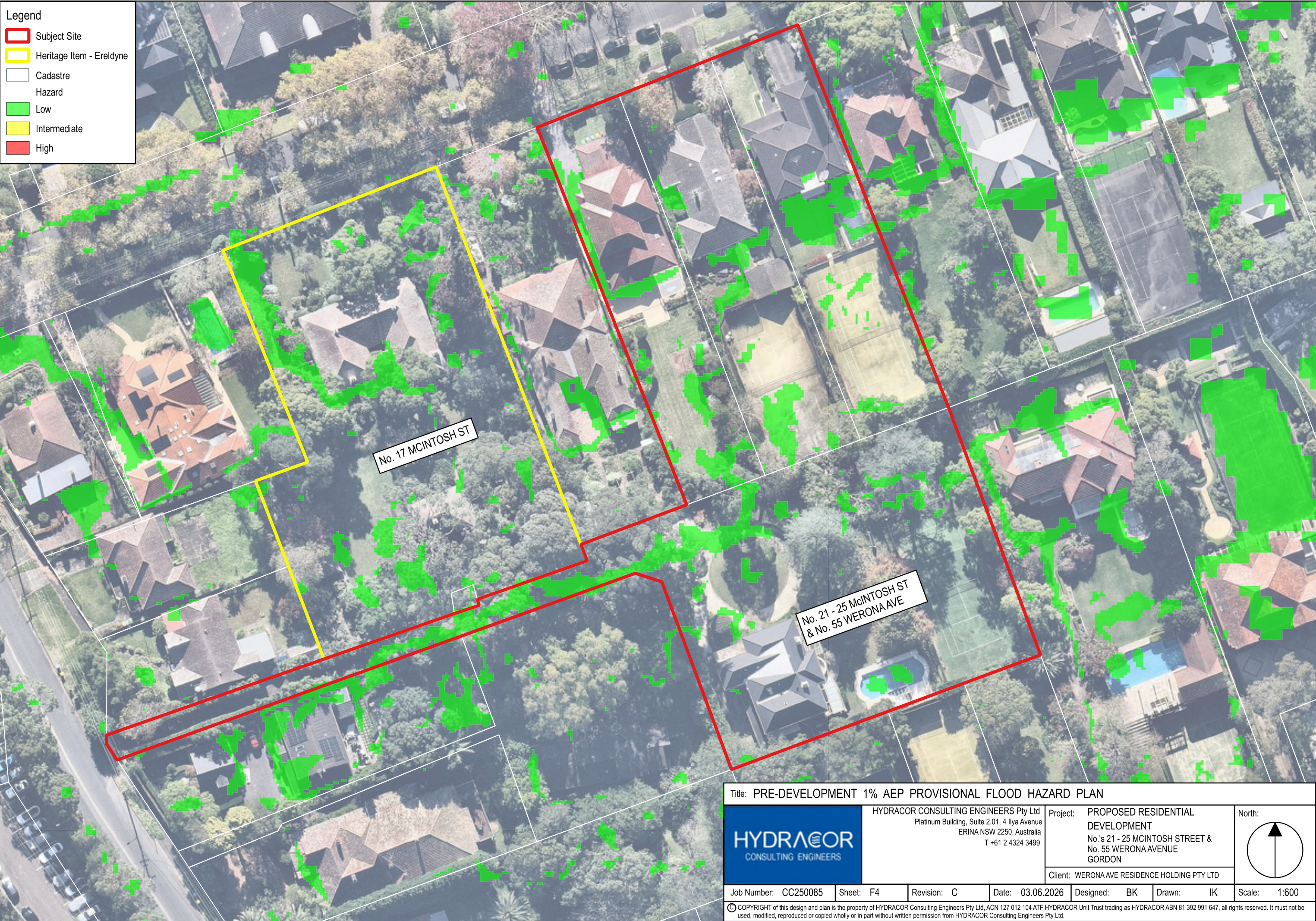
Title: PRE-DEVELOPMENT 1% AEP FLOOD VELOCITY PLAN

		HYDRACOR CONSULTING ENGINEERS Pty Ltd Platinum Building, Suite 2.01, 4 Ilya Avenue ERINA NSW 2250, Australia T +61 2 4324 3499			Project: PROPOSED RESIDENTIAL DEVELOPMENT No.'s 21 - 25 MCINTOSH STREET & No. 55 WERONA AVENUE GORDON			North: 
					Client: WERONA AVE RESIDENCE HOLDING PTY LTD			
Job Number: CC250085	Sheet: F3	Revision: C	Date: 03.06.2026	Designed: BK	Drawn: IK	Scale: 1:600		

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Legend

- Subject Site
- Heritage Item - Erelayne
- Cadastre
- Hazard
- Low
- Intermediate
- High



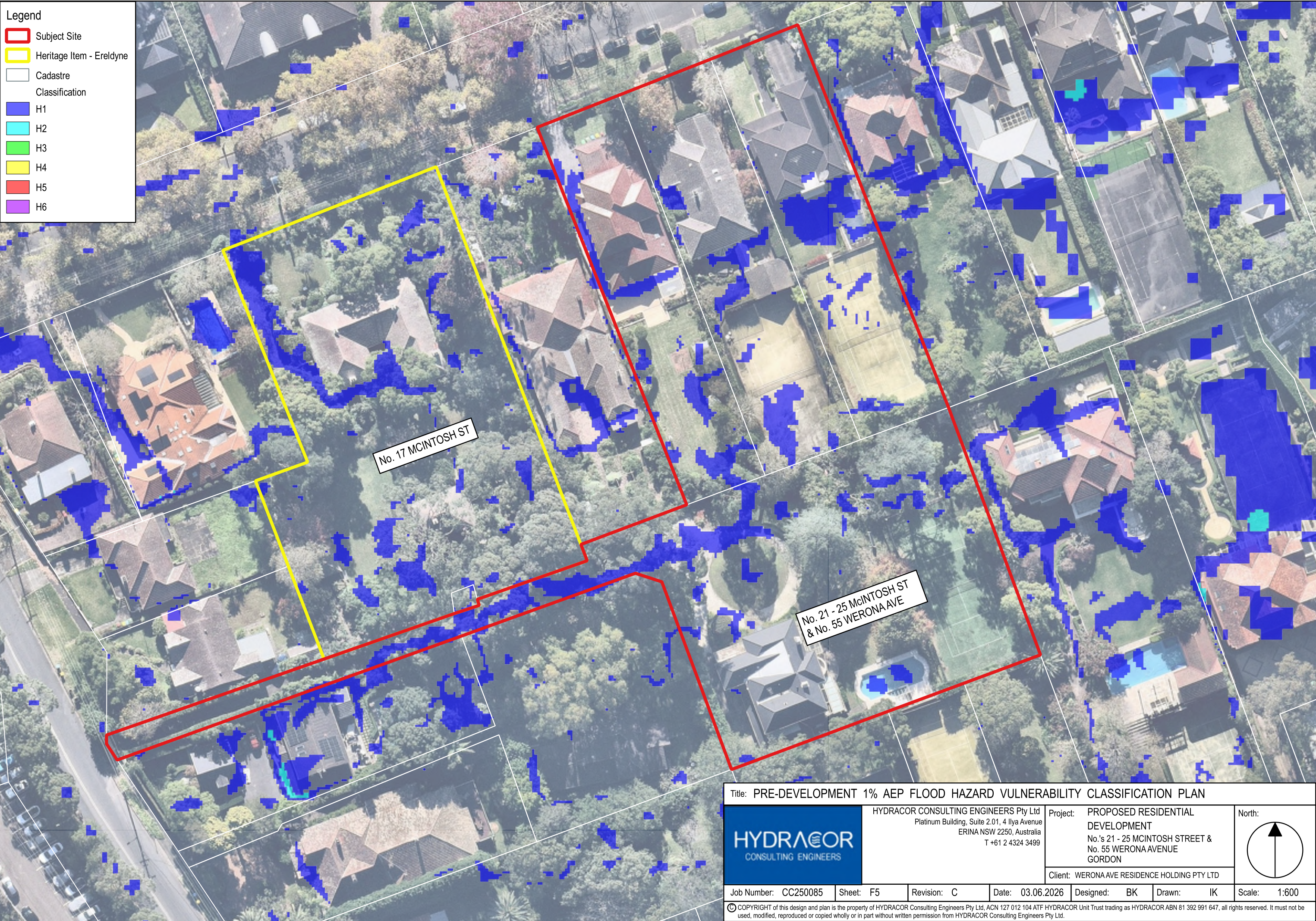
Title: PRE-DEVELOPMENT 1% AEP PROVISIONAL FLOOD HAZARD PLAN

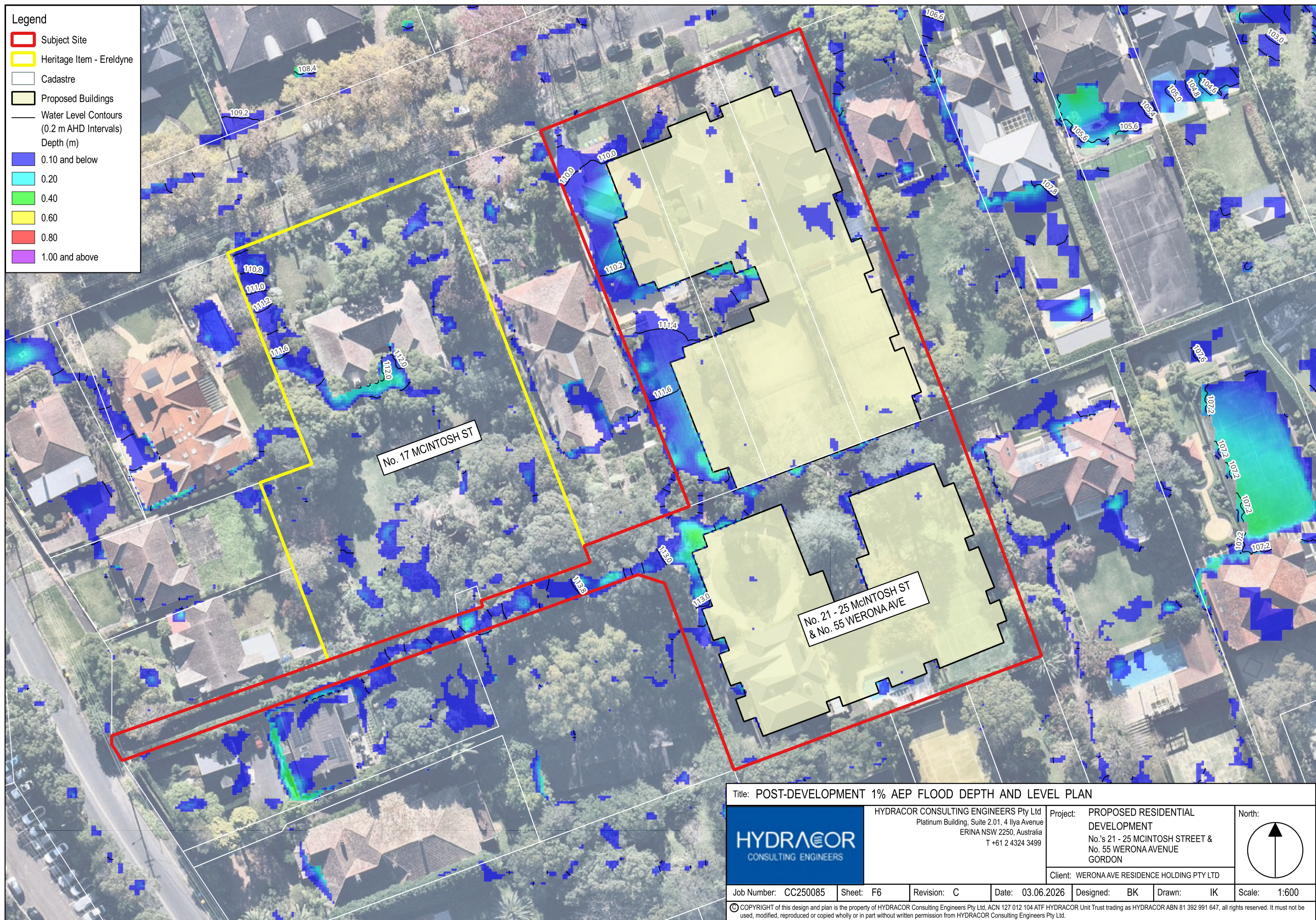
	HYDRACOR CONSULTING ENGINEERS Pty Ltd Platinum Building, Suite 2.01, 4 Ilya Avenue ERINA NSW 2250, Australia T +61 2 4324 3499	Project: PROPOSED RESIDENTIAL DEVELOPMENT No.'s 21 - 25 MCINTOSH STREET & No. 55 WERONA AVENUE GORDON				
	Client: WERONA AVE RESIDENCE HOLDING PTY LTD					
Job Number: CC250085	Sheet: F4	Revision: C	Date: 03.06.2026	Designed: BK	Drawn: IK	Scale: 1:600

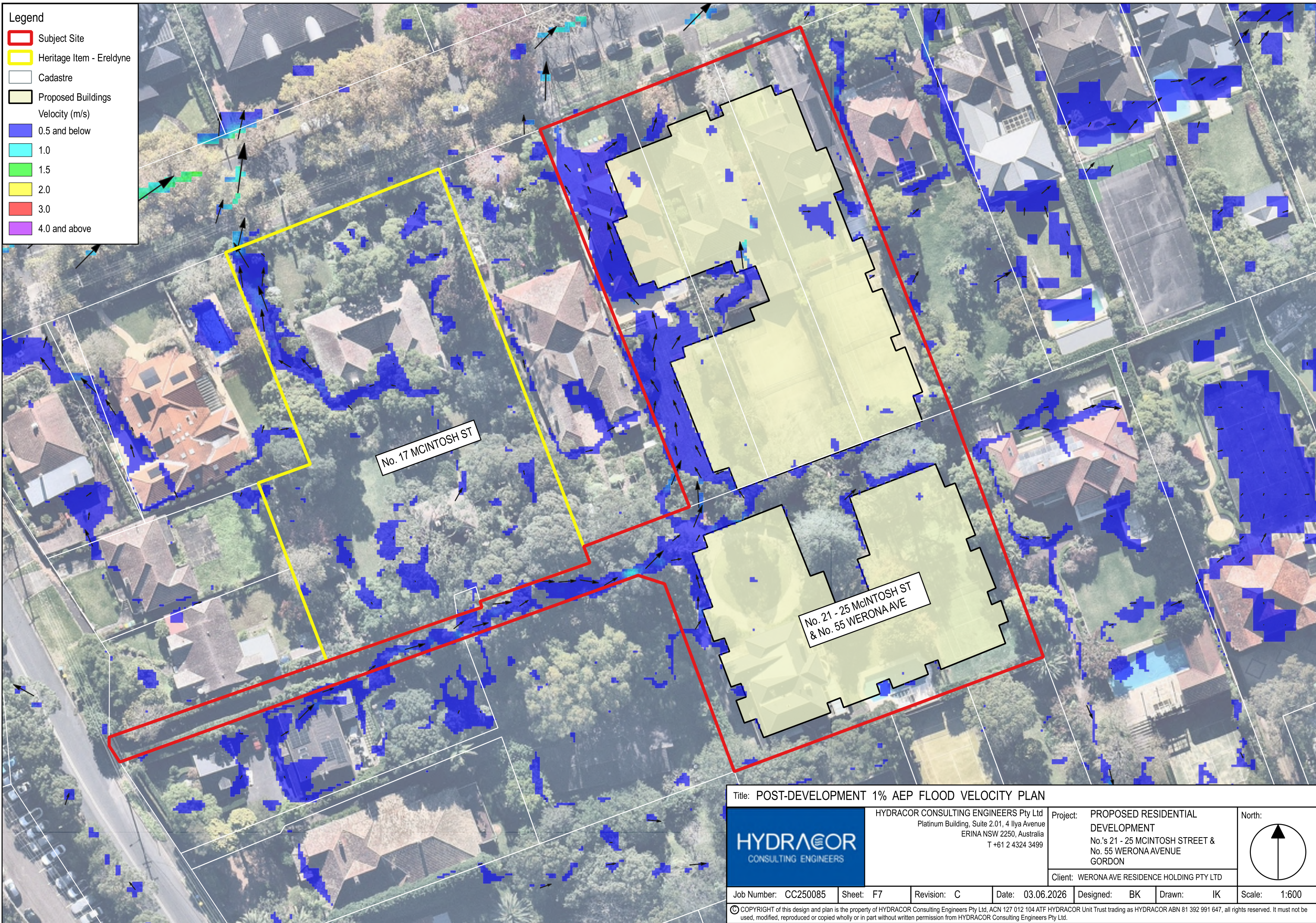
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Legend

- Subject Site
- Heritage Item - Erelayne
- Cadastre
- Classification
- H1
- H2
- H3
- H4
- H5
- H6

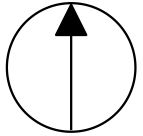






Legend

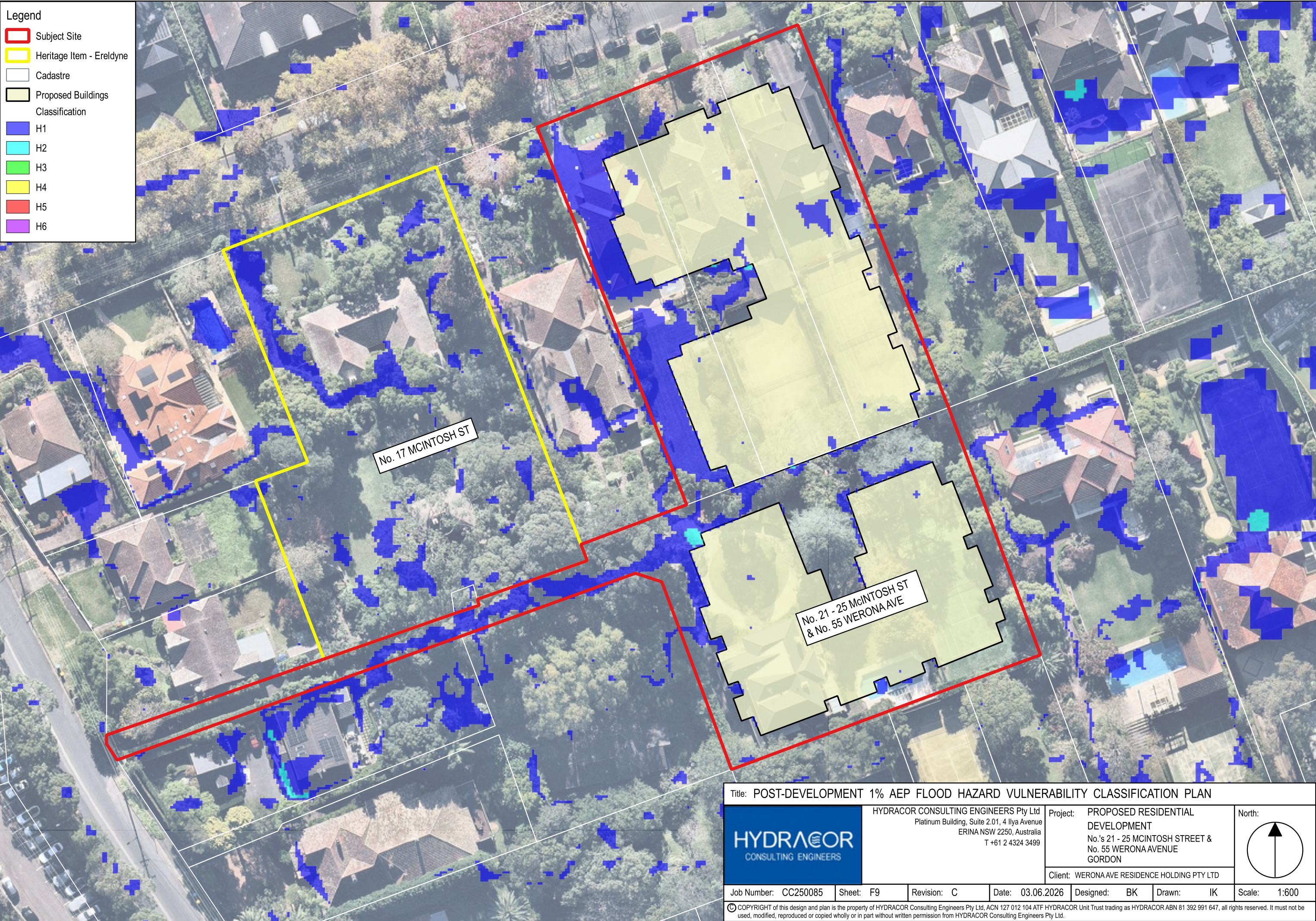
- Subject Site
- Heritage Item - Ereldyne
- Cadastre
- Proposed Buildings
- Velocity (m/s)
- 0.5 and below
- 1.0
- 1.5
- 2.0
- 3.0
- 4.0 and above

Title: POST-DEVELOPMENT 1% AEP FLOOD VELOCITY PLAN									
 HYDRACOR CONSULTING ENGINEERS		HYDRACOR CONSULTING ENGINEERS Pty Ltd Platinum Building, Suite 2.01, 4 Ilya Avenue ERINA NSW 2250, Australia T +61 2 4324 3499			Project: PROPOSED RESIDENTIAL DEVELOPMENT No.'s 21 - 25 MCINTOSH STREET & No. 55 WERONA AVENUE GORDON			North: 	
					Client: WERONA AVE RESIDENCE HOLDING PTY LTD				
Job Number: CC250085	Sheet: F7	Revision: C	Date: 03.06.2026	Designed: BK	Drawn: IK	Scale: 1:600			
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Legend

- Subject Site
- Heritage Item - Erelayne
- Cadastre
- Proposed Buildings
- Classification
 - H1
 - H2
 - H3
 - H4
 - H5
 - H6



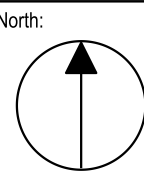
Title: POST-DEVELOPMENT 1% AEP FLOOD HAZARD VULNERABILITY CLASSIFICATION PLAN



HYDRACOR CONSULTING ENGINEERS Pty Ltd
Platinum Building, Suite 2.01, 4 Ilya Avenue
ERINA NSW 2250, Australia
T +61 2 4324 3499

Project: PROPOSED RESIDENTIAL DEVELOPMENT
No.'s 21 - 25 MCINTOSH STREET &
No. 55 WERONA AVENUE
GORDON

Client: WERONA AVE RESIDENCE HOLDING PTY LTD



Job Number: CC250085	Sheet: F9	Revision: C	Date: 03.06.2026	Designed: BK	Drawn: IK	Scale: 1:600
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