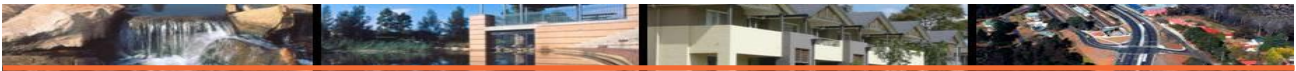


APPENDIX 16

**Flood Assessment Report cover letter (JWP,
September 2016)**



Our Ref: 109395_Panther_PC_flood Assesment 160909.docx

DC dc

13 September 2016

CABE
PO Box 6924
Baulkham Hills BC NSW 2153

Attn. Joe Bevacqua

Subject: Panthers Precinct Master Plan Flood Assessment Report Update

Dear Joe,

As requested we have updated the Panthers Precinct Master Plan Flood Assessment Report to consider all recent development proposals within the Precinct together with a series of modelling refinement and amendment requested by Penrith City Council.

The major changes that have been included in this report/modelling are:

- The removal of the Electrical Sub Station in the northern portion of the site on advice from Endeavour Energy that it is unlikely to be delivered in the Panthers Precinct. The removal of the Sub Station significantly improves flow conveyance in Peachtree Creek in comparison to the previous assessments.
- The removal of the Direct Factory Outlet (DFO) development in the northern portion of the Precinct from the flood assessment. This development have been replaced by the proposed ESQ 1818 development which due to it design improves flood conveyance in comparison to the DFO which impeded major flood flows
- The inclusion of local pipe drainage within the Precinct in order to better mapped the local flood impacts.
- A series of both design and work as executed surface information have now been included in the flood model. They include the recently approved NRL Academy, Senior Living development and Serviced Apartments
- All modelling scenarios with the assessment have been updated to ensure consistency with the results presented.

The flood assessment completed for the Precinct has demonstrated that the ultimate Master Plan development will result in minor increases in flood levels within the Precinct, which can be managed by appropriate design. However and importantly, the modelling shows that the eastern precinct of Panthers including ESQ 1818 development as proposed, will effectively manage the flood impacts in a 1% AEP event and there will be no dwellings affected by flooding. Furthermore, there are no increases in flood levels outside the Precinct in the 1% AEP regional and local flood events within the agreed ± 20 mm accuracy of the modelling.

Should there be any queries regarding this matter please do not hesitate to contact David Crompton 4720 3340 or dcrompton@jwprince.com.au

Yours faithfully

J. WYNTHAM PRINCE

David Crompton

Manager – Stormwater and Environment Group

