



Date: 17/12/2024

Landcom  
Level 14, 60 Station Street  
Parramatta NSW 2150

**Attention: Danyil Skora**  
**Subject: Macarthur Garden North Flood Compliance Letter**

Hi Danyil,

J. Wyndham Prince understands that Landcom is planning to submit a Development Application (DA) to amend the Current Concept approval (3944/2021/DA-SW/A) for the Macarthur Garden North (MGN). The amendment is only seeking to increase the approved maximum Height of the Building (HOB) to provide an additional 375 dwellings, as shown in the red box in Plate 1.

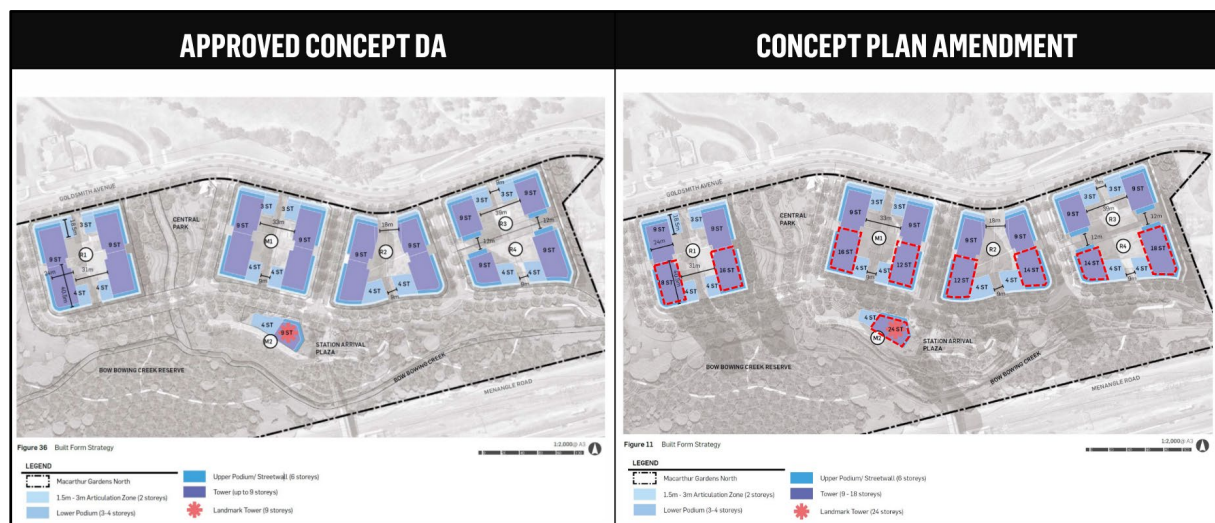


Plate 1 – Location of Height of the Building Amendment (Source: URBIS 12 September 2024)

Aside from the amendment to maximum HOB, it is understood that the proposal will remain consistent with the Approved Concept Plan as follows:

- No change to the approved zoning / land use,
- Solar amenities and overshadowing impacts,
- Retain all the amenities provided in the approved Concept DA.



J. Wyndham has undertaken the Dam Break Assessment (DBA) in 2022 and Flood Impact Assessment (FIA) in 2023 to support the DA for MGN in March 2023 to support DA. The DBA determined the Flood Consequence category for the upstream basin (Basin 3) of the MGN concluding that the assessment of the Population at Risk (PAR), estimation of the severity of damage and environment impact of Basin 3 would be categorised as a 'Very Low' consequence category. Additionally, the FIA 2023 concluded that the MGN development, would not have an adverse impact upstream and downstream from the site in the 1% AEP storm event.

Since the amendment of the Current Concept approval (3944/2021/DA-SW/A) does not propose alterations to the proposed design surface or MGN masterplan including proposed building footprint and road layout, the DBA 2022 and FIA 2023 remain valid to support the DA amendment of MGN and updated TUFLOW modelling is not deemed necessary.

Furthermore, the proposed development within MGN will adhere to Council imposed Condition 14 to ensure that the minimum floor level for the proposed buildings within MGN is to be at or above the flood level of the Critical Dam Crest Failure (DCF) scenario basins/ dams located western side of the subject site.

If you have any question regarding this matter, please do not hesitate to contact me on 02 4720 3342 or [slohani@jwprince.com.au](mailto:slohani@jwprince.com.au)

Yours faithfully

**Sabina Lohani**

Technical Lead – Stormwater and Flooding