

1 December 2025

PJE Management Pty Ltd
C/- Perception Planning Pty Ltd
By email: matt@perceptionplanning.com.au

Attention: Matt Brown, Director Perception Planning

Dear Matt

RE: Flood Evacuation Plan – 256 Lennoxton Road, Dungog

Engeny Australia Pty Ltd (Engeny) has been engaged by PJE Management Pty Ltd to prepare a Flood Evacuation Plan (FEP) for the proposed subdivision at 256 Lennoxton Road, Dungog.

INTRODUCTION

Purpose and Scope of Report

This FEP addresses the requirements of Dungog Shire Council to prepare a flood evacuation plan for the proposed development. The FEP includes details of:

- (1) Flood warning systems.
- (2) Predicted flood levels.
- (3) Assembly points and evacuation routes.
- (4) Evacuation and refuge protocols.

Project Description

The Project Area is located approximately 7 km northwest of the town of Paterson, within the Dungog Shire Council Local Government Area.

The land area covers approximately 67.7 ha and lies within the existing Lot 8 DP739338 and Lot 94 DP788016.

The proponent is seeking a 2-into-24 subdivision, that would ultimately allow for up to 24 dwellings, comprising one existing and 23 new dwellings.

The proposed development is expected to include:

- An internal road network, connected to Lennoxton Road at two locations.
- Nominated building sites within each newly created lot.

Figure 1.1 provides an overview of the Project Area, including the indicative building envelopes for proposed each lot.

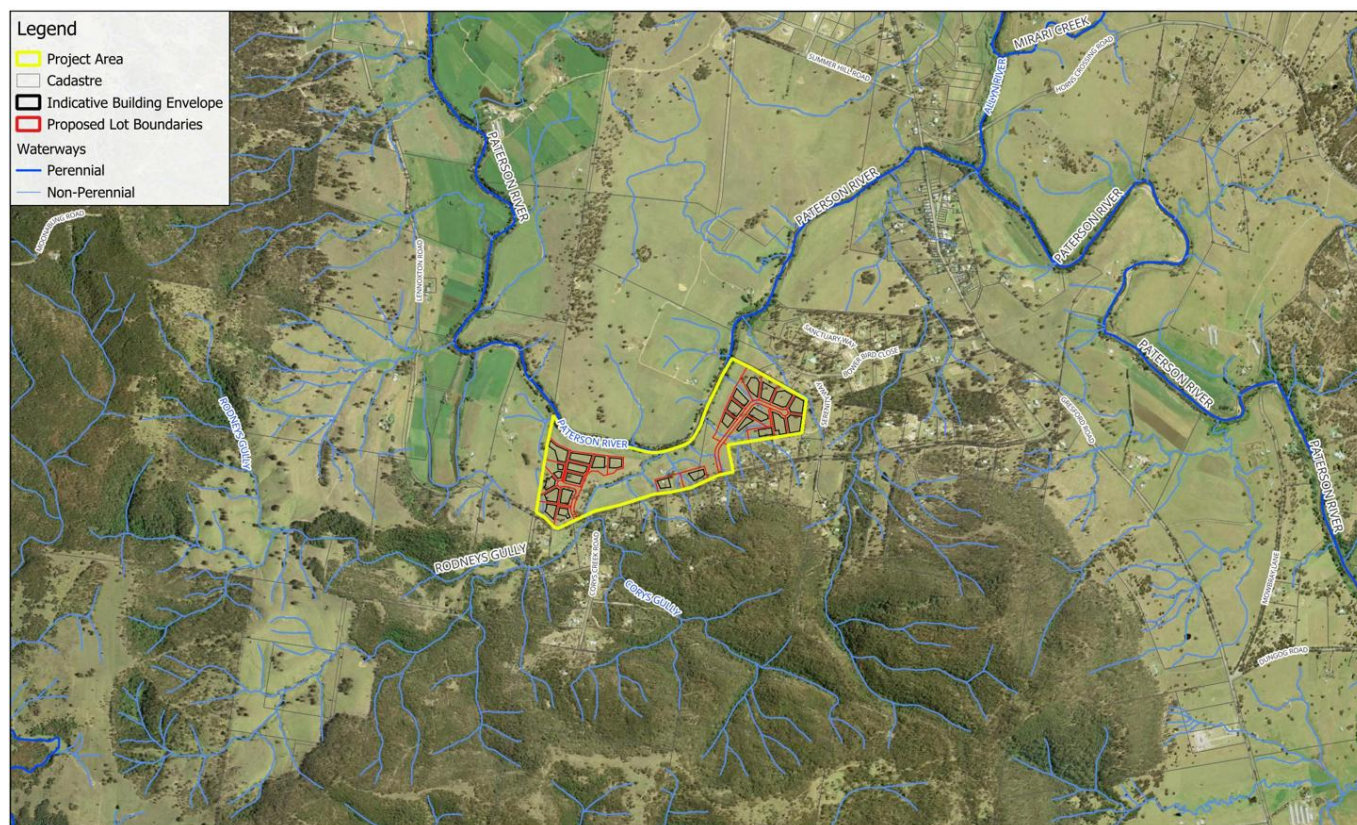


Figure 1: Site Location and Extent (Source: Engeny 2025)

Preparation and approval

Prepared by: Dr Adam Wyatt, PhD Beng(Env)(Hons) – General Manager NSW (Engeny)

Approving / Review Authority: Dungog Shire Council (Council).

Available Data

The following available information was utilised in the preparation of this report:

- Engeny, 2025, *Lennoxton Road Flood Impact Assessment*, prepared on behalf of Perception Planning

FLOOD BEHAVIOUR

The Site is located adjacent to the Paterson River and includes several tributaries, including Rodney's Gully. Both the Paterson River and Rodney's Gully have been categorised as "Floodway", however the building envelopes are generally located within "outer floodplain" areas (Figure 2). These outer floodplain areas are outside of the areas affected by the 1% annual exceedance probability (AEP) flood event, but within the probable maximum flood (PMF) event.

Under the existing conditions, the maximum modelled flood depths within each proposed lot are between 0.01 m to 0.09 m for the 1% AEP flood, with all proposed building envelopes located outside the 1% AEP flood affectation area (Figure 3). However, the intersection of the proposed road (that services lots 101 to 112) with Lennoxton Road is inundated to a depth that does not allow for safe evacuation.

For the PMF, the maximum inundation depths range between 0.05 m to 4.92 m (Figure 4), with both proposed roads inundated to depths that do not allow for safe evacuation.



Figure 2: Floodplain management zones (Source: Engeny 2025)

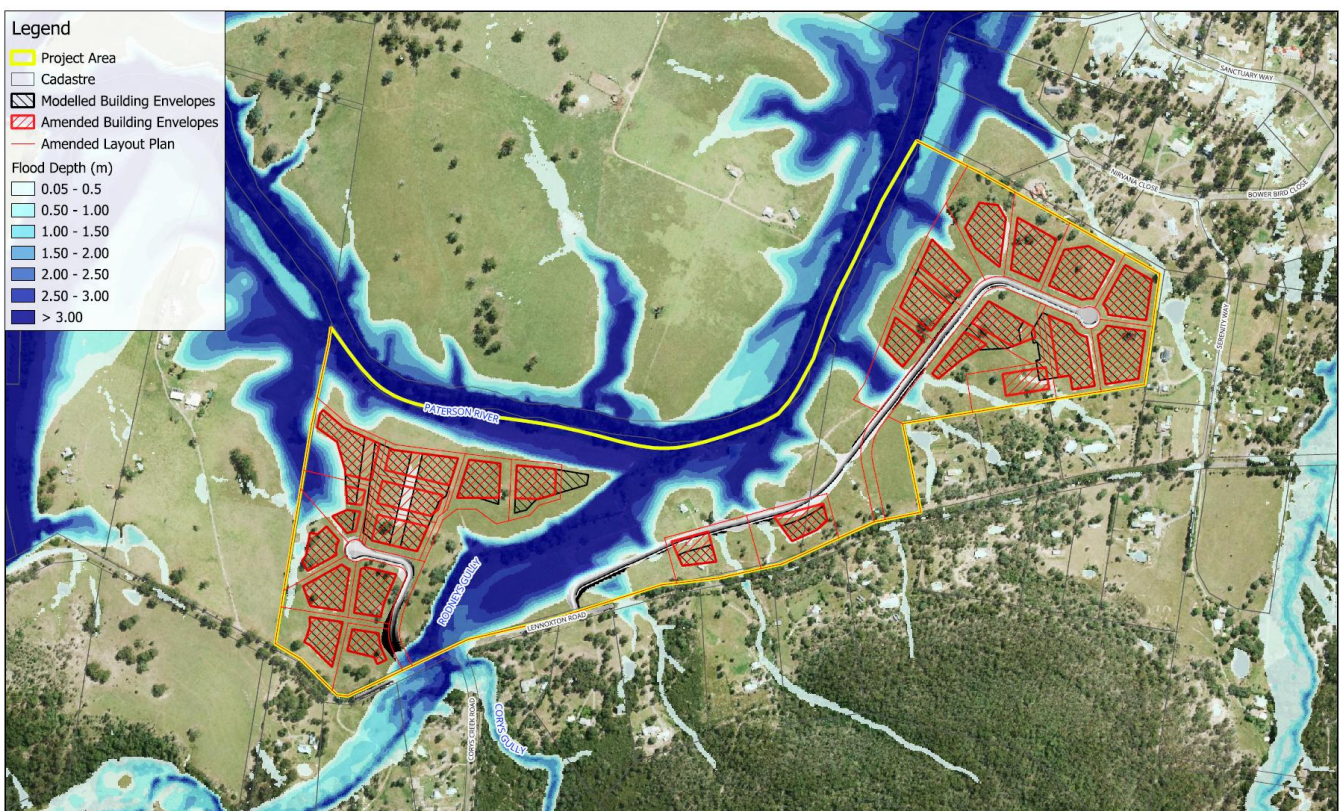


Figure 3: Maximum modelled flood depths – 1% AEP flood event (Source: Engeny 2025)

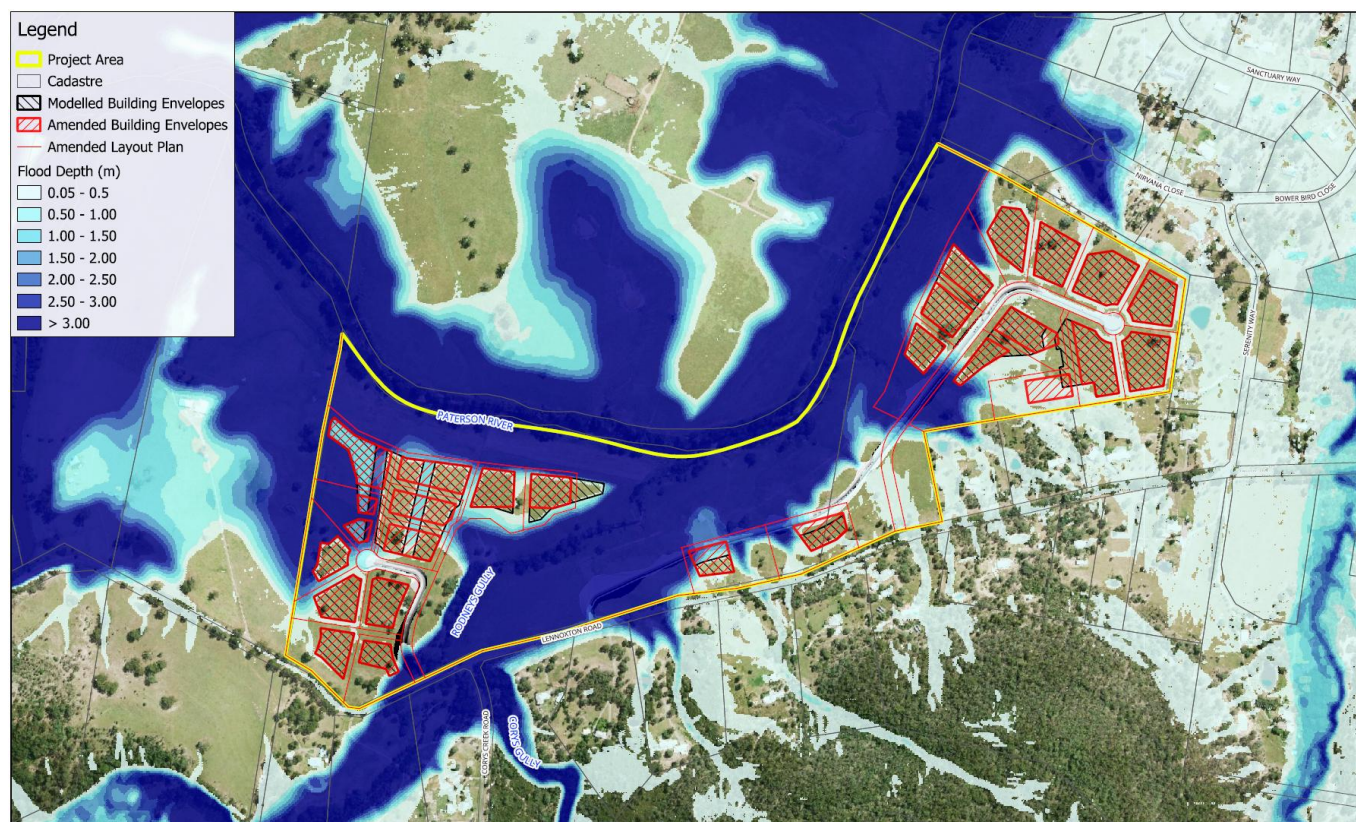


Figure 4: Maximum modelled flood depths – PMF event (Source: Engeny 2025)

EMERGENCY RESPONSE PLAN

The general response to flooding is as follows:

- (1) Residents should shelter in place - building envelopes all outside of 1% AEP flood affectation area
- (2) Evacuation should only occur when:
 - (a) Forecast flood levels are more than the 1% AEP flood
 - (b) Health and safety emergency (e.g., injury or illness) requiring external assistance
- (3) Emergency access and egress as indicated in Figure 5.

Flood Warning

Monitor flood warnings via:

- local radio (2DCR 107.9 FM)
- ABC radio (ABC Newcastle 1233 AM)
- the NSW State Emergency Service website (www.ses.nsw.gov.au)
- Bureau of Meteorology website (www.bom.gov.au)

Evacuation Routes

During a flood event, emergency access to:

- Lot 101: emergency access direct to Lennoxton Road.
- Lots 102 to 112: emergency access road through lots 104 and 102.
- Lots 201 to 203: emergency access direct to Lennoxton Road or via the proposed road.
- Lots 204 to 215: emergency access via proposed road.

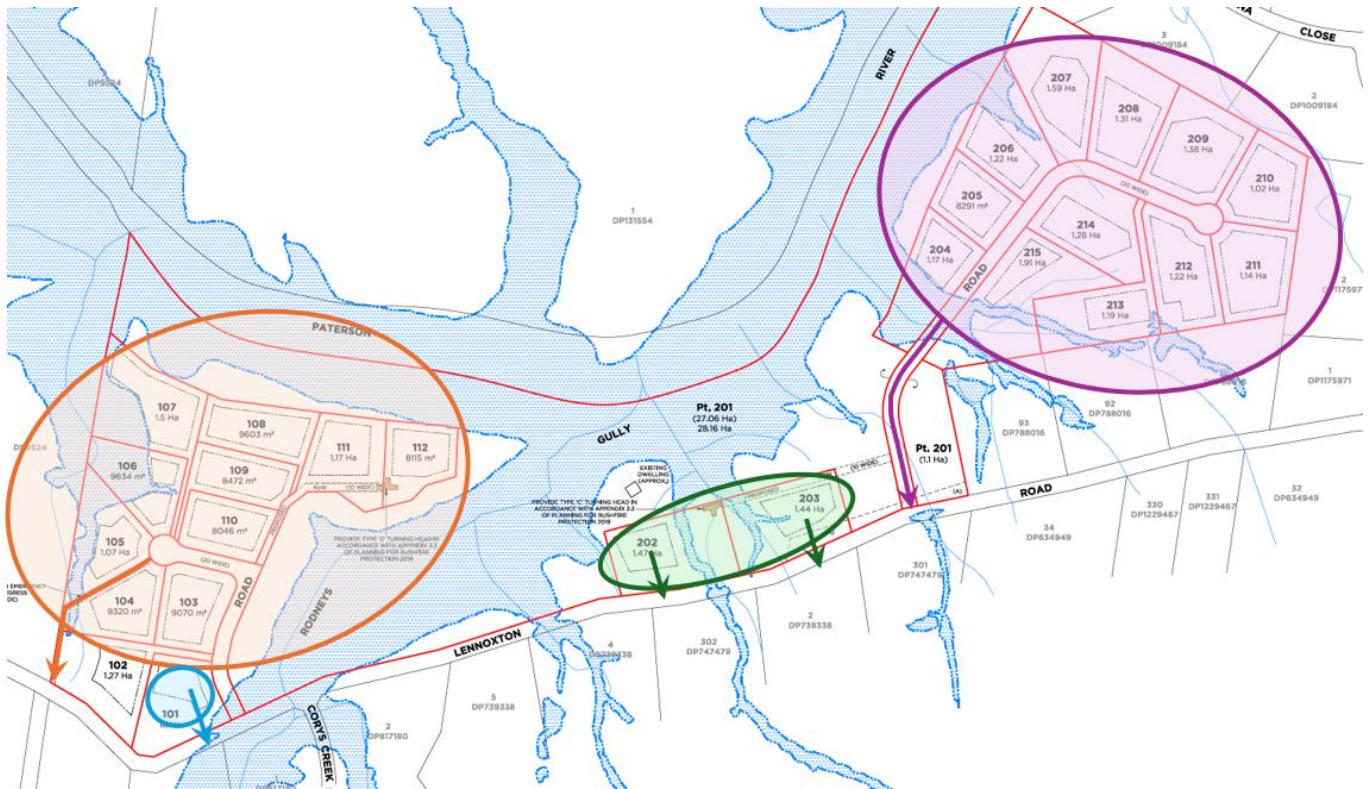


Figure 5: Evacuation Routes

Regards,



Adam Wyatt

Principal Engineer & General Manager – Newcastle

DISCLAIMER

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