

27 February 2023

Marija Popovic

Our Ref: N0221035-CLTR.02A

Dear Marija,

44 Cadaga Road Lot 499 in DP 224374 Gateshead NSW 2290 Australia

JN has been engaged to provide flood advice for the proposed development at 44 Cadaga Road, Gateshead, NSW.

The subject site is located on Cadaga Road in Gateshead, directly behind it is Carbeen Street Council Reserve. The site comprises Lot 499 DP 224374, with an area of 543.8m<sup>2</sup>. The site falls towards the South and the general area directs water through Corbeen Street Council Reserve to the rear of the site and continuing South. Local topography is shown in **Figure 1.2** at the end of this report.



Figure 1.1: Site Location

## Proposed Development

The proposed consists of a new dual occupancy development.

## Council Flood Information

A desktop study was conducted on the subject lot as requested in the project brief. In summary where the site is affected by overland flow the service provider (JN) shall carry out an upstream catchments study and any necessary analysis to determine overland flow depth.

As reported in Summary of Critical Issues letter, Ref: AF22/3467, Land & Housing Corporation, Job BGYQW, the land is not affected by flood controls.

Confirming this, the site does not appear on Lake Macquarie City Council's 'Flood Control Lots' map dated 15/10/2014 and in conjunction with 'Lake Macquarie DCP 2014'. Please see **Appendix A** to view the site on this map.

Additionally, 'Jewells Wetland Flood Study' is the corresponding flood study for Gateshead, conducted by BMT WBM for Lake Macquarie Council, reference R.N2242.001.03, dated Aug 2013. An excerpt from this flood study can be found in **Appendix B** Figure 1%\_AEP\_d revision A and can be seen showing the site is not affected OR near any significant flood depths in the 1% AEP storm event. Further to this, the flood study conducted analysis of the PMF, Probable Maximum Flood event and this case also does not show significant flood depths on the subject site. It is noted in the legend of both the above mentioned flood depth graphs that depths under 250mm are not shown.

## Assessment Against DCP 2014 Flood Controls

Lake Macquarie Council Development Control Plan 2014 (DCP) Part 13 Section 2.8 Catchment Flood Management, applies "land in various creek catchments in Lake Macquarie that are shown as 'Lots Affected by Catchment Flooding Controls' on Council's 'Flood Control Lots' map. Therefore, JN determines that Section 2.8 does not apply to the subject lot based the information in the above section 'Council Flood Information'.

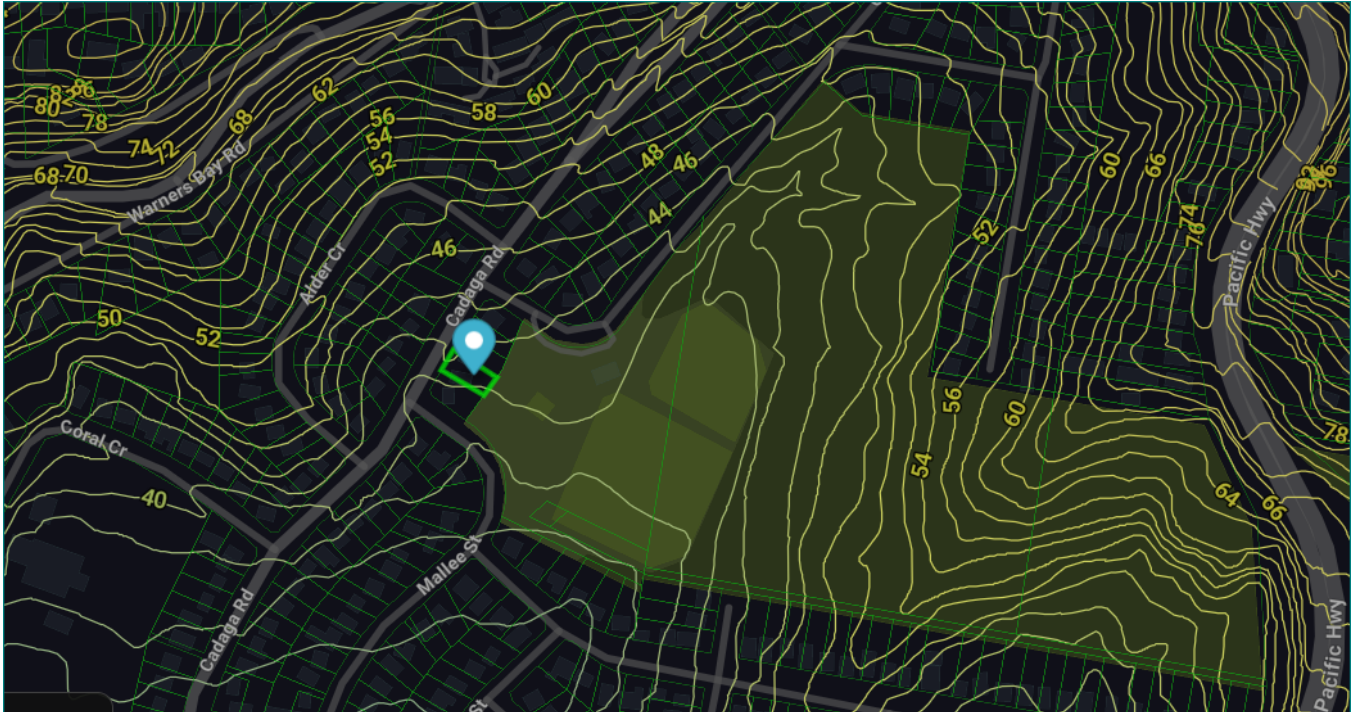
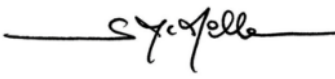


Figure 1.2: Local Topography

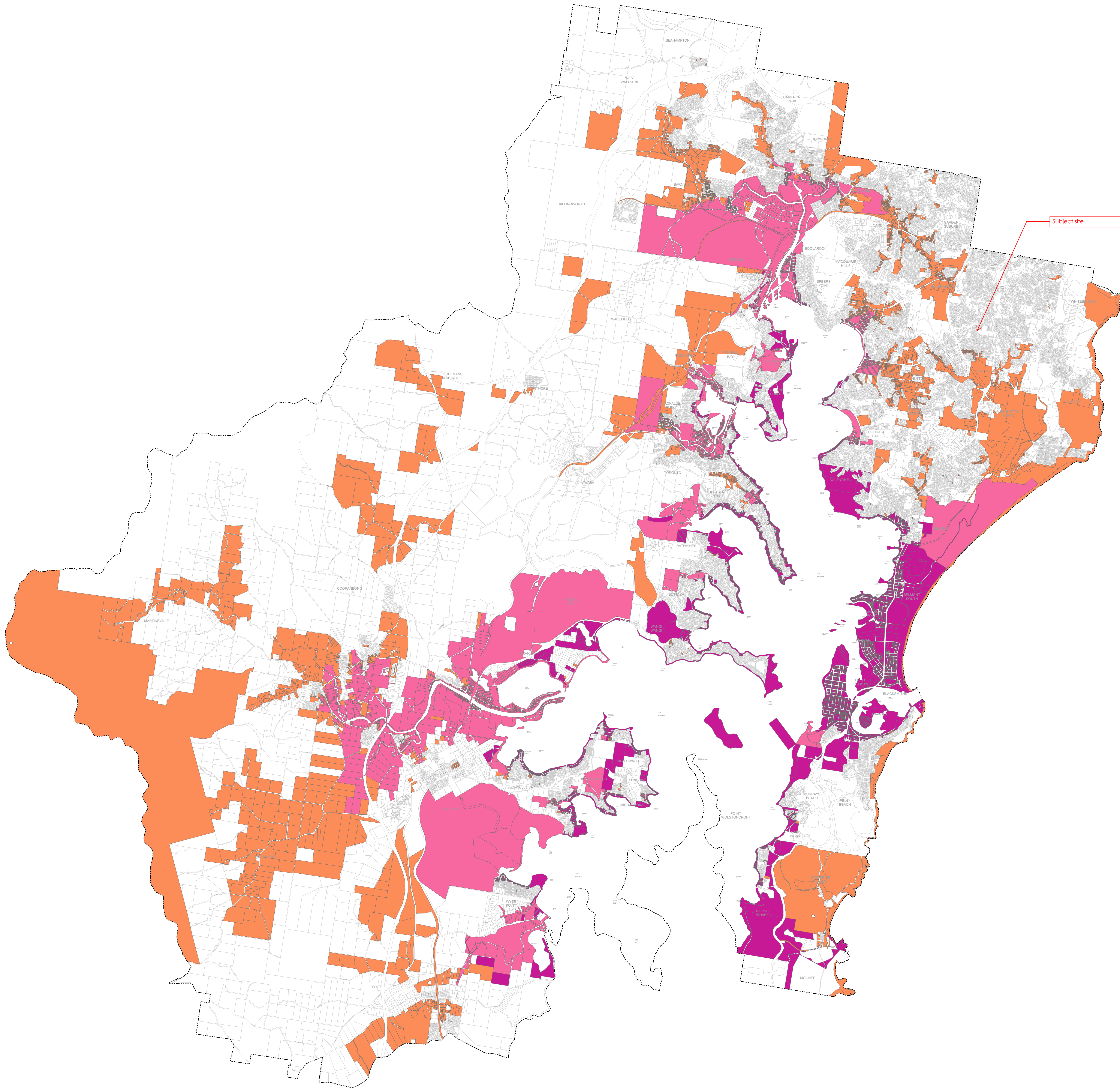
Please contact the undersigned for any further questions and clarification.

Yours Sincerely,

 <p><b>Jordan Stock</b> <b>Civil Design Engineer</b> BE (Civil) MIEAust</p>	 <p><b>Scott McMillan</b> <b>Civil Manager</b> BE (Hons) DipEngPrac MIEAust CPEng NER</p>
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# APPENDIX A





Lake Macquarie City Council

Flood Control Lots

- Lots Affected by Catchment Flooding Controls
- Lots Affected by Lake Flooding Controls
- Lots Affected by both Catchment Flooding Controls and Lake Flooding Controls

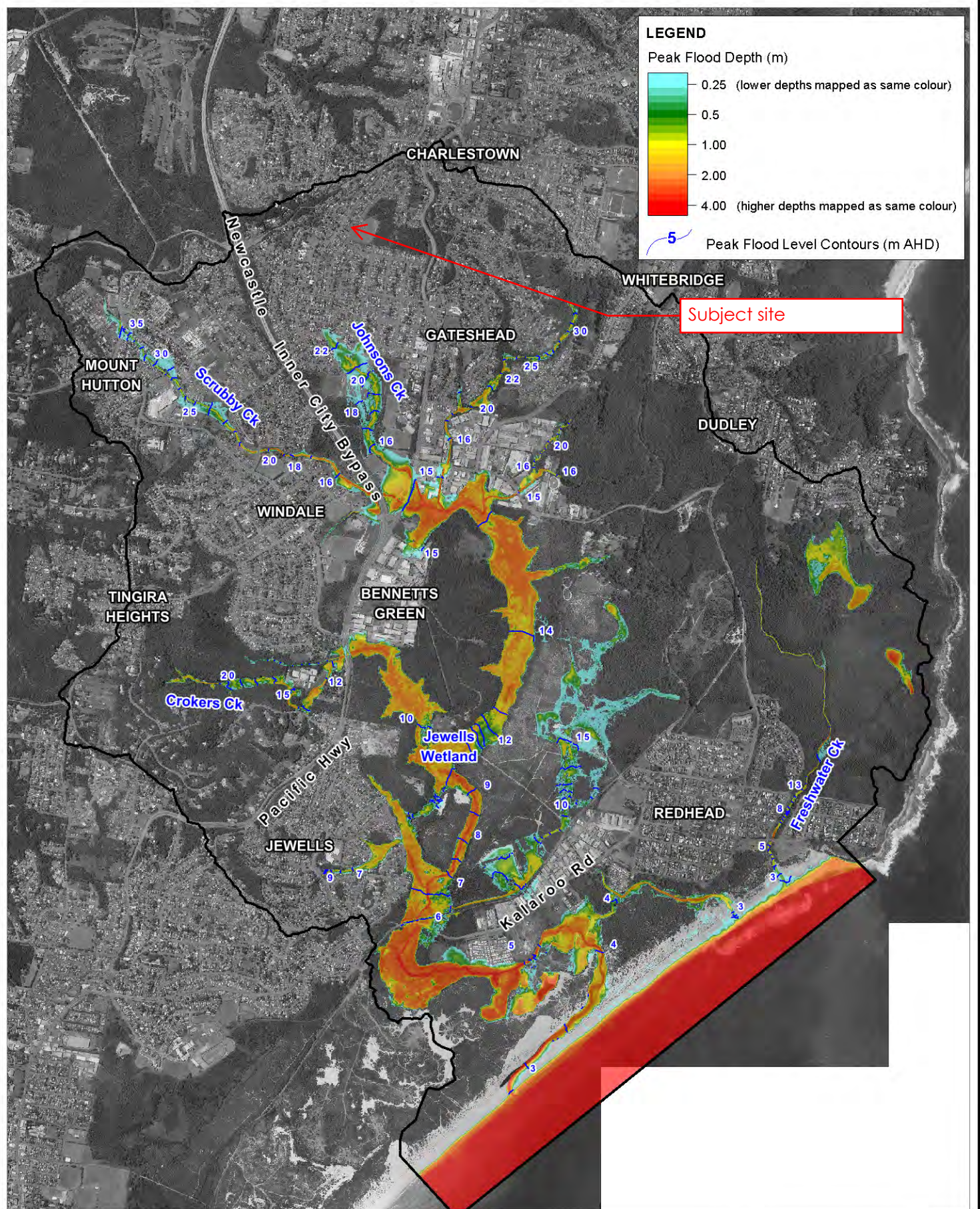
This map is for use in conjunction with 'Lake Macquarie Development Control Plan 2014', sections 'Catchment Flood Management' & 'Lake Flooding and Tidal Inundation (incorporating Sea Level Rise)'.  
This map does not indicate flooding extent. This map highlights lots that development controls may be applicable depending on the type of proposed development, it is indicative only and property information should be checked by contacting council to confirm if a lot is a flood control lot.

DISCLAIMER:  
Although every care has been taken in the preparation of these maps, Lake Macquarie City Council accepts no responsibility for any errors, omissions, inaccuracies in these maps or damages resulting from the use of this information.  
This map will be periodically updated. Before using this map you are advised to confirm with council that this is the most recent version.



# APPENDIX B





Title:  
**Peak Flood Depth - 1% AEP Event**

Figure:  
**1%\_AEP\_d**

Rev:  
**A**

BMT WBM endeavours to ensure that the information provided in this map is correct at the time of publication. BMT WBM does not warrant, guarantee or make representations regarding the currency and accuracy of information contained in this map.



0 0.75 1.5km  
Approx. Scale



Filepath : K:\N2242\_Jewells\_Wetland\_Flood\_Study\MI\Workspaces\Mapping\_1%AEP\_d\WOR