



Peter Morson <peter@morsongroup.com.au>

Proposed Easement at the SIRC - To drain water through the lots at 39-65 Old Castlereagh Road, Castlereagh

Gary Hodge <gary.hodge@dpie.nsw.gov.au>

8 May 2025 at 09:35

To: Peter Morson <peter@morsongroup.com.au>

Cc: Michael Manders <michael.manders@dpie.nsw.gov.au>, Luke Edinburgh <luke@morsongroup.com.au>, Ruben Hernandez <ruben@morsongroup.com.au>, Kamyar Eivazzadeh <kamyar@smartstructs.com.au>, Andrew Thompson <andrew.thompson@watertech.com.au>

Hi Peter

Yes correct, however you should replace the SIRC with OSL as it is OSL who owns the land and who will assess the DA impact.

Kind Regards

Gary Hodge

Portfolio Manager Portfolio Management | **Office of Strategic Lands**

Department of Planning, Housing and Infrastructure

T 02 8275 1568 | M 0476 508590 E: gary.hodge@dpie.nsw.gov.au

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4 Parramatta Square

[12 Darcy St Parramatta NSW 2150](#)

Working days Monday to Friday



I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

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From: Peter Morson <peter@morsongroup.com.au>

Sent: Wednesday, May 7, 2025 4:13 PM

To: Gary Hodge <gary.hodge@dpie.nsw.gov.au>

Cc: Michael Manders <michael.manders@dpie.nsw.gov.au>; Luke Edinburgh <luke@morsongroup.com.au>;

Ruben Hernandez <ruben@morsongroup.com.au>; Kamyar Eivazzadeh <kamyar@smartstructs.com.au>;

Andrew Thompson <andrew.thompson@watertech.com.au>

Subject: Re: Proposed Easement at the SIRC - To drain water through the lots at [39-65 Old Castlereagh Road, Castlereagh](#)

Hello Gary,

Thank you for meeting with us again on Friday, 2/5/2025.

I want to follow up with a written email summary of our discussions, since we are looking to lodge a Concept DA soon. We propose attaching this correspondence to our development application to demonstrate that we have progressed in discussing easements on the SIRC land with you.

1. The SIRC will assess any proposed requests for easements for access to drain water, access for recreational use(similar to the use of other tenants on this land) and the mitigation of flood issues on the proposed development site through the process of a development application where the SIRC will have the opportunity to provide detailed comments on the proposal.

2. The SIRC clarified that water quality and OSD requirements are necessary, given that the Final Basin is not considered a regional detention facility and that the water in the Final Basin is used to top up the Regatta rowing lake.

Maintaining the water quality of the final basin is essential, given its recreational requirements and those of the Regatta rowing lake it serves.

If you have any follow-up comments or clarifications in reply to the above or would like to make any further comments, please do so by 14/5/2025. Many Thanks.

Regards,

Peter Morson | Director

Architect

(NSW Rego no. 8100), (QLD Rego no. 5340)

(DP Rego. DEP0001442)

mobile // 0439 477 181

office // 02 9380 4946

email // peter@morsongroup.com.au

address // Level 1, [263 George Street, Sydney, NSW 2000](#)

postal // Po Box 170, Potts Point, NSW 1335



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NOMINATED ARCHITECT: P F Morson (8100)

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On Thu, 1 May 2025 at 17:59, Peter Morson <peter@morsongroup.com.au> wrote:

Hello Gary,

We attach the proposed stormwater design layout, which shows new pipework connections to the existing pits in the CIRC land for your comment.

Also, one of the questions that we will ask tomorrow, which was raised by the stormwater engineer, is whether this final basin is considered a regional detention facility for this development. Would you happen to know the answer to this question?

Otherwise if it is not considered a regional detention facility basin, based on Section 3.2 (Control 5) of the Penrith Lakes DCP, on-site detention (OSD) and filtration systems are generally required unless the site discharges by gravity to a regional detention facility.

We note for reference that the final basin is referred to as a detention basin in the "Water Management Plan Stage 2" document:

2.2 LAKE STRUCTURE

The lakes have been designed to provide optimal operational flexibility in achieving the desired end water uses and maximise public amenity. The ultimate design included wetlands to assist with improving the overall ecosystem performance and water quality and the capacity for significant water storage buffer above the prescribed operating levels approved in the Stage 1 Water Management Plan. Operational flexibility is also optimised through adopting the hierarchy of lakes as set out above. Physical attributes including the size, capacity and recommended water level tolerances of the lakes are provided below in Table 1 and details on the wetlands in Table 2.

Table 1: Surface areas, operating water levels, volumes and recommended water level tolerances in the various Scheme water bodies

LAKE	SIZE (HA)	AVERAGE DEPTH (M)	OPERATING LEVEL (M AHD)	VOLUME AT OPERATING LEVEL (GL)	RECOMENDED WATER LEVEL TOLERANCES
Primary Lakes					
Wildlife Lake	110	4-5	10	3.9	-1.00m / +1.00m
Main Lake B	121	6-7	13.5	7.3	-1.00m / +1.00m
Main Lake A	318	5-6	14	17.8	-1.00m / +0.50m
Quarantine Lake	42	6-7	15	2.4	-0.25m / +0.40m
Regatta Lake	80	5-6	15	4.2	-0.25m / +0.40m
Treatment Lakes					
Duralia Lake	13	10-11	18	0.9	-1.50m / +0.90m
Cranebrook Lake	3	10-11	18	0.13	-1.50m / +0.90m
Detention Basins					
Lewis Lagoon	3	5	14	0.08	-1.50m / +1.00m
North Pond	7	4	16.5	0.17	-1.50m / +1.55m
Stilling Basin	0.6	2.5	17.7	0.01	-1.50m / +0.35m
Middle Basin Wetland	5	1-2	17	0.04	-1.50m / +1.05m
Middle Basin	13	4-5	16.0	0.5	-1.50m / +2.05m
Final Basin	7	3-4	15.5	0.07	-1.50m / +2.55m
Lake Totals	723			37.5	

Table 2: Surface areas and recommended water level tolerances of the Scheme wetland systems

WETLANDS	SIZE (HA)	RECOMENDED WATER LEVEL TOLERANCES (M AHD)
Southern Wetlands	23	24.4 – 18
Duralia Wetlands	3.7	19 – 18
Cranebrook Wetlands	2.2	24.5 – 18
Eastern Chain of Ponds	3.6	24 – 17

Regards,

Peter Morson | Director

Architect

(NSW Rego no. 8100), (QLD Rego no. 5340)

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On Thu, 1 May 2025 at 09:26, Peter Morson <peter@morsongroup.com.au> wrote:

Hello Gary,

No problem at all, we appreciate your early feedback on our approach.

Our proposed requests have minimal impact.

Regards,

Peter Morson | Director

Architect

(NSW Rego no. 8100), (QLD Rego no. 5340)

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On Thu, 1 May 2025 at 09:24, Gary Hodge <gary.hodge@dpie.nsw.gov.au> wrote:

Accepted Peter,

Just to be clear we (OSL) will not be formally agreeing to anything at this point. Our formal response will be during the DA process.

However, we are happy to meet with you and discuss your proposal and share our views on what we think are acceptable/not acceptable impacts on our land and water.

Kind Regards

Gary Hodge

Portfolio Manager Portfolio Management | **Office of Strategic Lands**

Department of Planning, Housing and Infrastructure

T 02 8275 1568 | M 0476 508590 E: gary.hodge@dpie.nsw.gov.au

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From: Peter Morson <peter@morsongroup.com.au>
Sent: Thursday, May 1, 2025 8:58 AM
To: Gary Hodge <gary.hodge@dpie.nsw.gov.au>
Cc: Michael Manders <michael.manders@dpie.nsw.gov.au>; Luke Edinburgh <luke@morsongroup.com.au>; Ruben Hernandez <ruben@morsongroup.com.au>; Kamyar Eivazzadeh <kamyar@smartstructs.com.au>; Andrew Thompson <andrew.thompson@watertech.com.au>
Subject: Re: Proposed Easement at the SIRC - To drain water through the lots at [39-65 Old Castlereagh Road, Castlereagh](#)

Hi Gary,

Lets do 11am if that suits you?

Ill also have the flood and stormwater engineer attend.

Regards,

Peter Morson | Director

Architect

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On Thu, 1 May 2025 at 08:51, Gary Hodge <gary.hodge@dpie.nsw.gov.au> wrote:

Hi Peter

I can do a 30 minute Teams meeting tomorrow at 11 am or the afternoon after 2pm?

Kind Regards

Gary Hodge

Portfolio Manager Portfolio Management | **Office of Strategic Lands**

Department of Planning, Housing and Infrastructure

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From: Peter Morson <peter@morsongroup.com.au>

Sent: Wednesday, April 30, 2025 3:51 PM

To: Gary Hodge <gary.hodge@dpie.nsw.gov.au>; Michael Manders <michael.manders@dpie.nsw.gov.au>

Cc: Luke Edinburgh <luke@morsongroup.com.au>; Ruben Hernandez <ruben@morsongroup.com.au>

Subject: Fwd: Proposed Easement at the SIRC - To drain water through the lots at [39-65 Old Castlereagh Road, Castlereagh](#)

Hi Gary and Michael,

Just following up on this email,

Would there be a convenient time for you to meet about our inquiry? We are looking to lodge a DA shortly and we will be relying on this report and proposed drainage connection in our application and as such, coordination with you on this matter is important.

Regards,

Peter Morson | Director

Architect

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----- Forwarded message -----

From: **Peter Morson** <peter@morsongroup.com.au>

Date: Tue, 22 Apr 2025 at 22:33

Subject: Proposed Easement at the SIRC - To drain water through the lots at [39-65 Old Castlereagh Road, Castlereagh](#)

To: Gary Hodge <gary.hodge@dpie.nsw.gov.au>

Cc: Michael Manders <michael.manders@dpie.nsw.gov.au>, Ruben Hernandez <ruben@morsongroup.com.au>, Luke Edinburgh <luke@morsongroup.com.au>

Hello Gary and Michael,

Hope you have been well and have had a good easter.

Further to our recent meeting and communications about the proposed tourism development, we attach a memo from the project flood engineer, which details the methodologies to deal with the flood impacts in relation to the proposed development at 39-65 Old Castlereagh Road. In summary, the proposed works on the SIRC land are to provide a new, additional 300mm pipe through the embankment, which will resolve the project's flood concerns.

In addition, we request that each lot formalise the legal point of discharge into the existing drainage pits and 300mm diameter pipes, which already pass through the embankment. Historically, these pipes have allowed water runoff from these sites to drain through the embankment; it appears as though this was never formalised when the land was subdivided previously.

Could you please review the attached document and advise if the OOSL supports this approach? We are more than happy to meet with you to discuss the details of the proposal.

Regards,

Peter Morson | Director

Architect

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On Wed, 29 Jan 2025 at 17:01, Peter Morson <peter@morsongroup.com.au> wrote:

Hi Gary,

Please see the attached survey showing the lots and proposed easements.

For context, we also provide a link below to download the architectural drawings so that you can see the intent of the easement:

https://www.dropbox.com/scl/fi/st6mcq47mrk3clx6ujtrw/17011-Castlereagh_DA-MASTERFILE_RH20250128.pdf?rlkey=qxvlhex98xgedigg7vqkkdsgm&dl=0

Regards,

Peter Morson | Director

Architect

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On Wed, 29 Jan 2025 at 16:37, Gary Hodge <gary.hodge@dpie.nsw.gov.au> wrote:

Thanks Peter

Can you please send through the lot/dp details of the subject property and the site plan tomorrow so that we can familiarise prior to the meeting?

Kind Regards

Gary Hodge

Portfolio Manager Portfolio Management | **Office of Strategic Lands**

Department of Planning, Housing and Infrastructure

T 02 8275 1568 | **M** 0476 508590 **E:** gary.hodge@dpie.nsw.gov.au

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From: Peter Morson <peter@morsongroup.com.au>
Sent: Wednesday, January 29, 2025 4:00 PM
To: Gary Hodge <gary.hodge@dpie.nsw.gov.au>
Cc: Joshua West <joshua@morsongroup.com.au>; Michael Manders <michael.manders@dpie.nsw.gov.au>; Brendan Jacob <brendan@baygallery.com.au>
Subject: Re: Proposed Easement at the SIRC

Hi Gary,

Thankyou, yes agreed that works well for us.

Please book it in. Can you please also add Bredan to the invitation(cc'd into this email).

Brendan Jacob

brendan@baygallery.com.au

Regards,

Peter Morson | Director

Architect

(NSW Rego no. 8100), (QLD Rego no. 5340)

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On Wed, 29 Jan 2025 at 15:26, Gary Hodge <gary.hodge@dpie.nsw.gov.au> wrote:

Hi Peter

Yes myself and my Manager Michael Manders, can meet with you for an initial 30 minute Teams meeting next week.

Does 9.30am next Monday (3/2/25) work for you?

Kind Regards

Gary Hodge

Portfolio Manager Portfolio Management | **Office of Strategic Lands**

Department of Planning, Housing and Infrastructure

T 02 8275 1568 | **M** 0476 508590 **E:** gary.hodge@dpie.nsw.gov.au

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From: Peter Morson <peter@morsongroup.com.au>
Sent: Tuesday, January 28, 2025 2:57 PM
To: Gary Hodge <gary.hodge@dpie.nsw.gov.au>
Cc: Joshua West <joshua@morsongroup.com.au>
Subject: Re: Proposed Easement at the SIRC

Hello Gary,

I called today and left a voicemail.

We would like to progress with the proposed easements as we are currently developing design plans for the project and will be submitting a development application in the coming months.

We would like to know the process from your side as to how we can commence this process and the action steps required to achieve the easement.

Would you be able to arrange a meeting with the relevant stakeholders so we can get this moving?
thanks.

Regards,

Peter Morson | Director

Architect

(NSW Rego no. 8100), (QLD Rego no. 5340)

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On Mon, 19 Aug 2024 at 10:31, Gary Hodge <gary.hodge@dpie.nsw.gov.au> wrote:

Hi Joshua

As a landowner we look forward to reviewing the documentation for the proposed easements across our land.

Only after review, can the applicable delegate in OSL provide approval or otherwise to the proposal.

Kind Regards

Gary Hodge

Portfolio Manager Portfolio Management | **Office of Strategic Lands**

Department of Planning, Housing and Infrastructure

T 02 8275 1568 | **M** 0476 508590 **E:** gary.hodge@dpie.nsw.gov.au

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From: Joshua West <joshua@morsongroup.com.au>

Sent: Friday, August 16, 2024 12:22 PM

To: Gary Hodge <gary.hodge@dpie.nsw.gov.au>

Cc: Peter Morson <peter@morsongroup.com.au>

Subject: Re: Proposed Easement at the SIRC

Hi Gary

Thank you for the call last Thursday to discuss our easement proposal. I record your preliminary endorsement of our proposal and as we progress our development forward.

Could you please write back to me confirming you approve of our preliminary easement intentions to develop our site designs assuming we will have support from the department/ yourself for both the stormwater easement access and potential for pedestrian access to lot 21 dp1092147. We will continue to correspond with you regularly as we develop our proposal in relation to storm water connection and pedestrian access.

Thank you kindly

Regards,

Joshua West

Graduate Architect

mobile // 0425367234

office // 02 9380 4946

email // joshua@morsongroup.com.au

address // Level 1, [263 George Street, Sydney, NSW 2000](#)

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On Mon, 15 Jul 2024 at 16:44, Joshua West <joshua@morsongroup.com.au> wrote:

Hi Gary

Please see attached PDF markup of proposed easements, as per preliminary advice.

Regarding Easement (A). We are requesting an easement to drain water - most likely need to run a pipe from our lots into the storm water culvert, as per our preliminary stormwater advice.

Regarding Easement (B). Referring to attached PLDCP, clauses 2.4(6) and all of part 4.8, in particular 4.8 part C,D & H; We aim to promote connection into this land for pedestrians only.

Thank you

Regards,

Joshua West

Graduate Architect

mobile // 0425367234

office // 02 9380 4946

email // joshua@morsongroup.com.au

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On Mon, 15 Jul 2024 at 14:01, Gary Hodge <gary.hodge@dpie.nsw.gov.au> wrote:

Perhaps it would be useful if you gave me an idea of what you are going to request Joshua before you go to far down the road?

Kind Regards

Gary Hodge

Portfolio Manager Portfolio Management | **Office of Strategic Lands**

Department of Planning, Housing and Infrastructure

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From: Joshua West <joshua@morsongroup.com.au>
Sent: Monday, 15 July 2024 8:54 AM
To: Gary Hodge <gary.hodge@dpie.nsw.gov.au>
Cc: Samantha Johnson <Samantha.Johnson@sport.nsw.gov.au>; Peter Morson <peter@morsongroup.com.au>
Subject: Re: Proposed Easement at the SIRC

Hi Gary

Thank you very much for making contact. Our development proposal is still in progress, I will forward documentation to you in due course.

Regards,

Joshua West

Graduate Architect

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On Mon, 15 Jul 2024 at 08:31, Gary Hodge <gary.hodge@dpie.nsw.gov.au> wrote:

Hi Joshua

I understand your desire for an easement at the SIRC.

The Office of strategic Lands is the landowner and the Office of Sport is the tenant.

Can I suggest you forward your proposal to myself for consideration.

Kind Regards

Gary Hodge

Portfolio Manager Portfolio Management | **Office of Strategic Lands**

Department of Planning, Housing and Infrastructure

T 02 8275 1568 | M 0476 508590 E: gary.hodge@dpie.nsw.gov.au

dphi.nsw.gov.au

4 Parramatta Square

12 Darcy St Parramatta NSW 2150

Working days Monday to Friday



I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

5/13/25, 9:50 AM

Morson Group Pty Ltd Mail - Proposed Easement at the SIRC - To drain water through the lots at 39-65 Old Castlereagh Road, Cas...

Office of Strategic Lands believes in "all roles flex" - I'm sending this message now because it's a good time for me, but I don't expect that you will read, respond or action it outside of your own regular hours

Please consider the environment before printing this email

MEMORANDUM

To Peter Morson / Morson Group
From Andrew Thompson / Water Technology
Date 17 April 2025
Subject Flooding Assessment - 39-65 Old Castlereagh Road, Castlereagh
Our ref 24050074_M01V01_Flood_Assessment.docx

1 OVERVIEW

Water Technology (WT) have been commissioned by Morson Group to undertake a detailed assessment of flooding behaviour at the proposed development site located at 39-65 Old Castlereagh Road. The proposed development is located within the Penrith Lakes Scheme and is therefore subject to the State Environmental Planning Policy (Precincts—Western Parkland City) 2021 and the Penrith Lakes Development Control Plan – Stage 1 (DCP).

The site is comprised of three lots, as shown in Figure 1-1 with a regional perspective provided in Figure 1-2:

- Lot 12/DP793163;
- Lot 14/DP793163; and
- Lot 16/DP793163.



Figure 1-1 39-65 Old Castlereagh Road Lot Layout

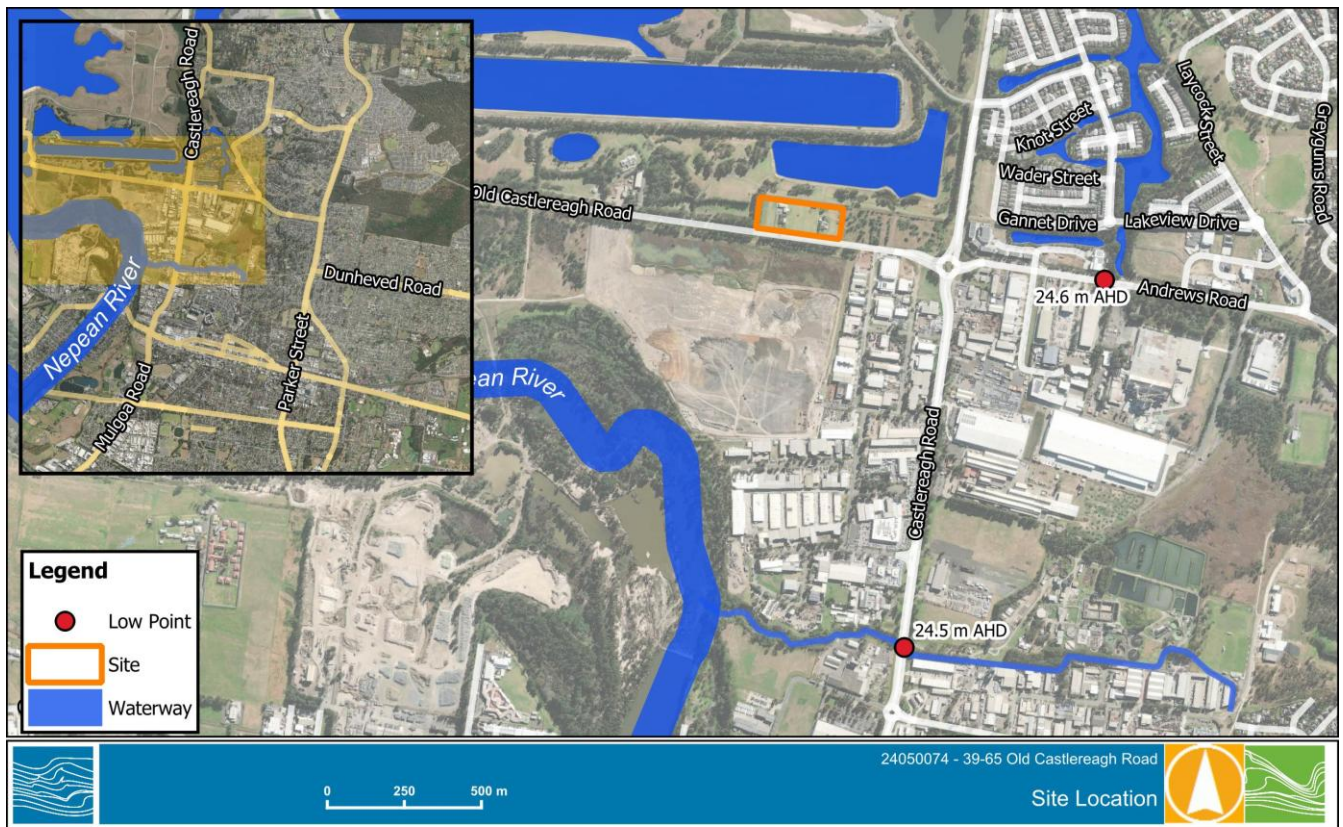


Figure 1-2 Site Location

2 ASSESSMENT METHODOLOGY

2.1 Overview

In terms of flooding constraints, the proposed development site is impacted by both local (overland) and regional (riverine) flooding sources. The following model datasets have been utilised for this assessment:

1. Cranebrook Overland Flow Flood Study (2023) – Sourced from Penrith City Council (PCC); and
2. Hawkesbury – Nepean River Flood Study (2024) – Sourced from NSW Reconstruction Authority (NSWRA).

For the purposes of this assessment, a flood impact assessment for the site has been undertaken using the Cranebrook Overland Flow Flood Study with the Hawkesbury – Nepean River Flood Study used for evacuation and emergency management purposes.

2.2 Site Conditions

The general topography of the site is presented in Figure 2-1. Ground elevations on all three (3) lots range from 23.0 mAHD to 24.9 mAHD with a slight slope from west to east. An elevated bund, approximately 1.5 m to 2.5 m has been constructed on the land to the immediate north of the site to assist in detaining flows in the adjacent lake system. An ill-defined flow path is located adjacent to the eastern boundary of Lot 12 on DP793163. This flow path conveys local catchment flows from the south of Castlereagh Road to the lake system with a small pipe (circa 0.3 m diameter) constructed through the raised embankment.

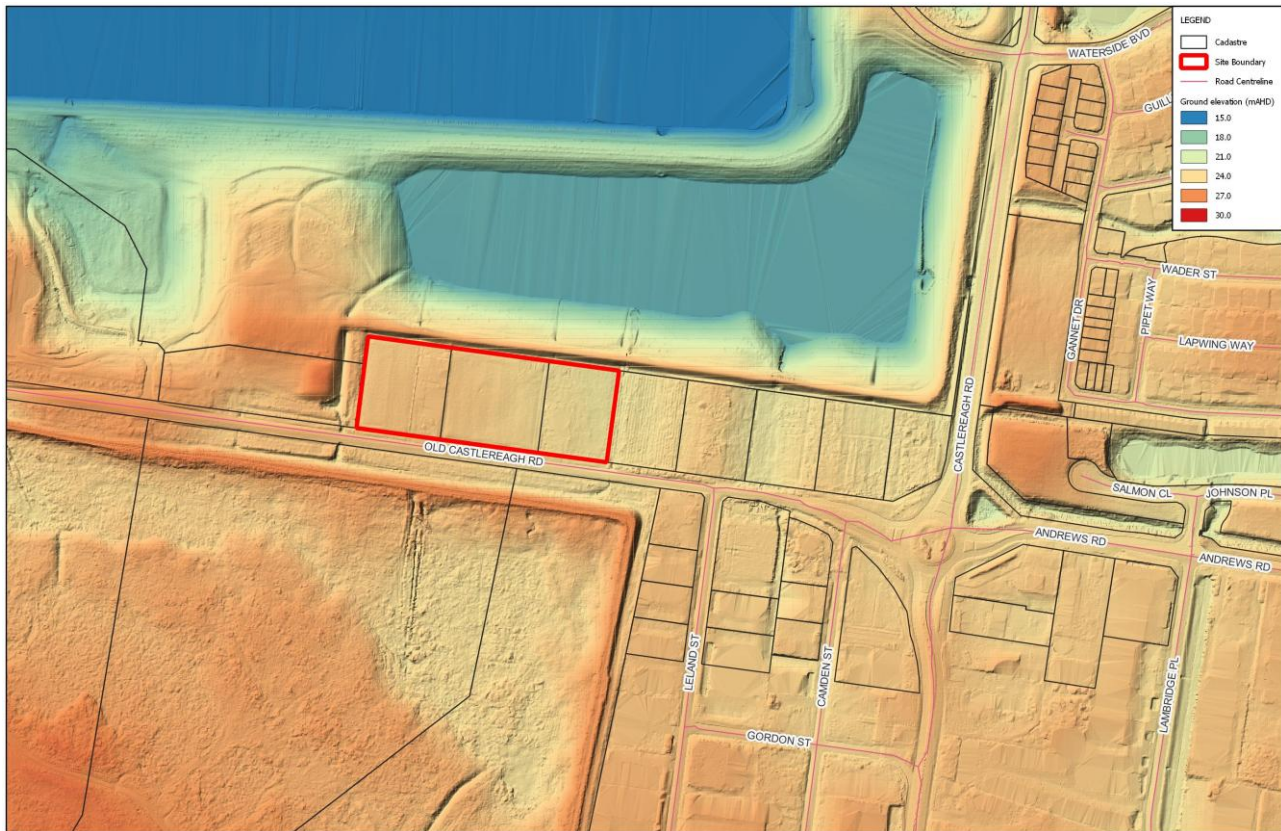


Figure 2-1 Site Topography

2.3 Existing Flooding Behaviour

The TUFLOW model associated with the Cranebrook Overland Flow Flood Study was obtained under licence and used for this assessment. A review of the supplied model results indicates that the outputs were clipped by Council to remove shallow ponding. This is an appropriate methodology but it underestimates the flooding constraints on the site. As such, the supplied model was re-run without the clipping filter for the full range of design flood events. The following is of note:

- Castlereagh Road is immune from inundation in all design flood events up to and including the 5% Annual Exceedance Probability (AEP) with only partial inundation occurring in the 2% AEP design flood event.
- Flood depths in the 1% AEP range up to 0.6 m in the north western corner of Lot 12 with shallow inundation (less than 50 mm) occurring across this lot.
- Inundation in smaller magnitude events is typically less widespread.
- Flood velocities are not significant and are typically less than 0.4 m/s in all modelled design flood events.

The peak flood depth is shown in Figure 2-2, below. Plans showing the peak flood depth and velocity under existing conditions are presented in Appendix A



Figure 2-2 1% AEP Peak Flood Depth - Existing Conditions

The model results indicate that although flooding is widespread across the site, the capacity of the pipe at the northern end of the overland flowpath significantly throttles the discharge rate resulting in the excessive ponding on the site in all modelled design flood events.

2.4 Post-Developed Conditions

An assessment of the proposed development was undertaken whereby the proposed layout, shown in Figure 2-3, was inserted into the hydraulic model. Initial testing indicated that the presence of the proposed earthworks resulted in impacts of up to an 80mm increase in peak water level on the property adjacent to Lot 12. This is essentially due to the presence of shallow ponding water on the site. As such, two mitigation measure were assessed to both reduce impacts and also flooding on the site with one preferred option found to be beneficial with regards to reducing impacts and water levels on the site.

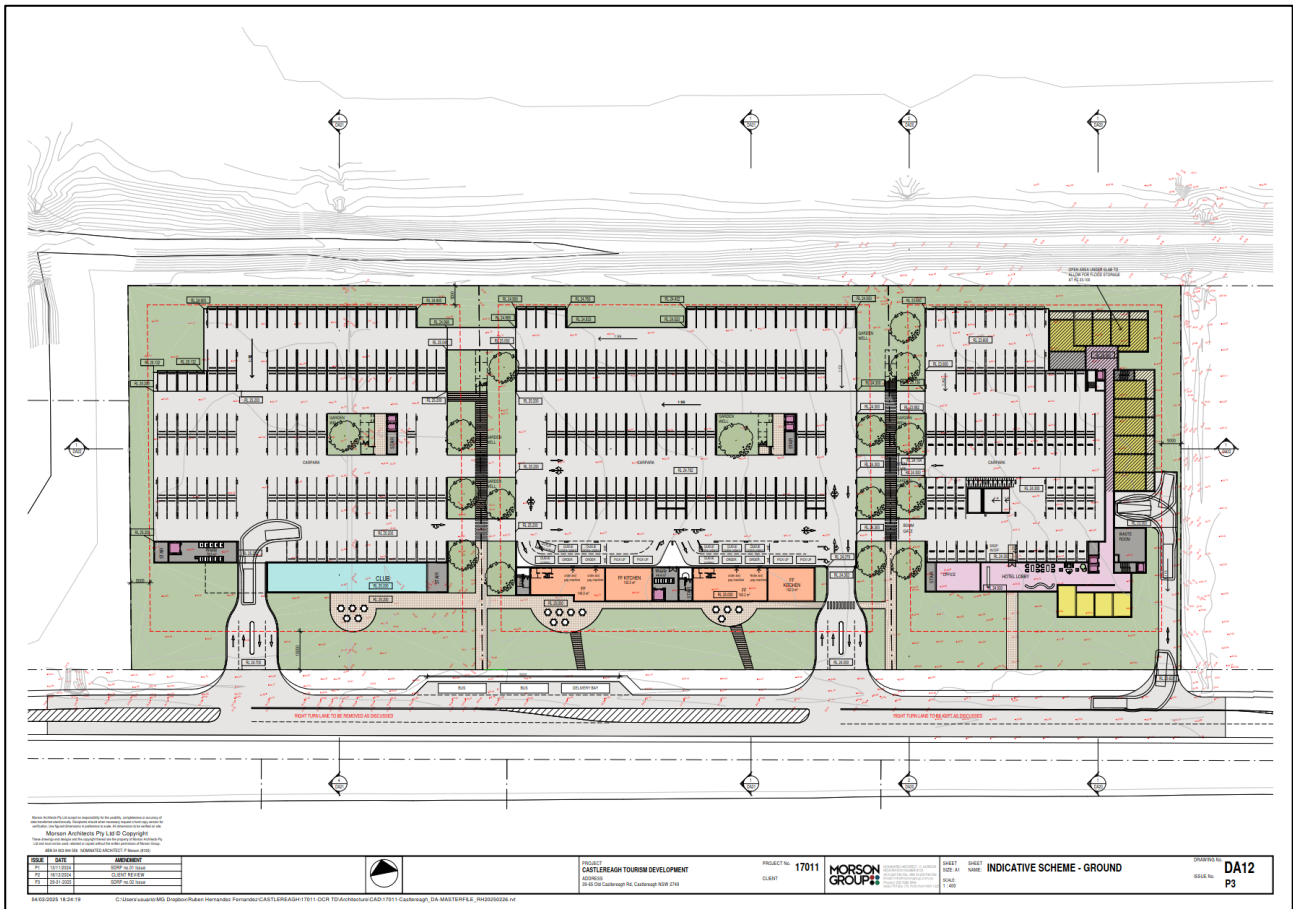


Figure 2-3 Proposed Ground Level Layout

Rather than altering the proposed layout, an additional pipe barrel through the embankment was added to the model, located adjacent to the existing pipe. The inclusion of this additional pipe barrel results in the following:

- A significant lowering of water levels upstream of the elevated bund with a reduction in peak water level of approximately 53 mm occurring on the lot to the east of Lot 12.
- An increase in water level of 55 mm occurs on the downstream side of the embankment between the pipe outlet and lake.
- The 1% AEP critical duration within the site reduces from 6 hours to 1 hr which indicates that water is able to discharge freely from the site.
- No fundamental changes in flooding behaviour occurs in the downstream lake system.

A plan showing the change in 1% AEP design flood water level under post-developed/mitigated conditions is presented in Figure 2-4. As noted above, the inclusion of an additional pipe reduces water levels on the site with a slight increase downstream. As such, it would be anticipated that works on the downstream site will be required to ensure that this increase does not result in concurrent adverse impacts such as an increase in erosion potential. This could include but is not limited to scour protection or the formalisation of a headwall structure.

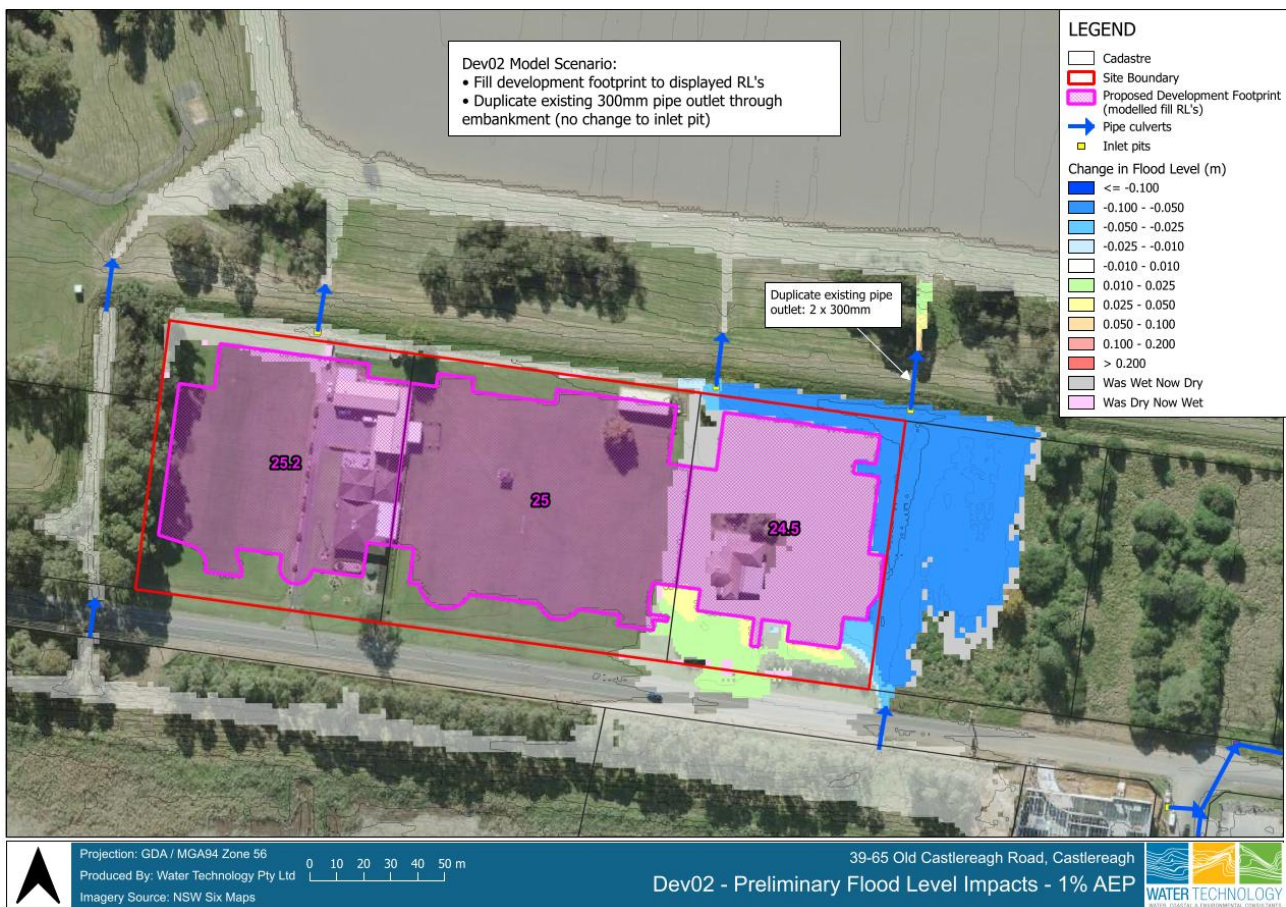


Figure 2-4 Change in Peak Water Level – 1% AEP Design Flood Event

3 SUMMARY

Water Technology have undertaken an assessment of flooding on the sites located at 39 – 65 Castlereagh Road. The modelling, which utilised Penrith City Council's adopted Cranebrook Overland Flow hydraulic model, determined that large portions of the site are inundated to a shallow depth under existing conditions. This ponding of water on the site can be attributed to the presence of the elevated embankment located across the downstream boundary of the site and the insufficient drainage capacity of the pipe traversing through this embankment.

An assessment of the post-development conditions with the mitigation measure to double the capacity of the outlet was undertaken and has found that adding an additional pipe results in a lowering of peak water levels upstream of the embankment with minimal changes to flooding behaviour occurring downstream.



APPENDIX A EXISTING FLOOD MAPPING







LEGEND

- Cadastre
- Site Boundary
- Inlet pits
- Pipe Culverts

Depth (m)

- ≤ 0.15 (excluded from Council mapping)
- 0.15 - 0.20
- 0.20 - 0.40
- 0.40 - 0.60
- 0.60 - 0.80
- 0.80 - 1.00
- 1.00 - 1.50
- > 1.50



Projection: GDA / MGA94 Zone 56

Produced By: Water Technology Pty Ltd

Imagery Source: NSW Six Maps

0 10 20 30 40 50 m

39-65 Old Castlereagh Road, Castlereagh
Overland Flow Flooding
Existing Flood Depth - 20% AEP





LEGEND

- Cadastre
- Site Boundary
- Inlet pits
- Pipe Culverts

Depth (m)

- ≤ 0.15 (excluded from Council mapping)
- 0.15 - 0.20
- 0.20 - 0.40
- 0.40 - 0.60
- 0.60 - 0.80
- 0.80 - 1.00
- 1.00 - 1.50
- > 1.50



Projection: GDA / MGA94 Zone 56

Produced By: Water Technology Pty Ltd

Imagery Source: NSW Six Maps

0 10 20 30 40 50 m

39-65 Old Castlereagh Road, Castlereagh
Overland Flow Flooding
Existing Flood Depth - 10% AEP





LEGEND

- Cadastre
- Site Boundary
- Inlet pits
- Pipe Culverts

Depth (m)

- ≤ 0.15 (excluded from Council mapping)
- 0.15 - 0.20
- 0.20 - 0.40
- 0.40 - 0.60
- 0.60 - 0.80
- 0.80 - 1.00
- 1.00 - 1.50
- > 1.50



Projection: GDA / MGA94 Zone 56

Produced By: Water Technology Pty Ltd

Imagery Source: NSW Six Maps

0 10 20 30 40 50 m

39-65 Old Castlereagh Road, Castlereagh
Overland Flow Flooding
Existing Flood Depth - 5% AEP





LEGEND

- Cadastre
- Site Boundary
- Inlet pits
- Pipe Culverts

Depth (m)

- ≤ 0.15 (excluded from Council mapping)
- 0.15 - 0.20
- 0.20 - 0.40
- 0.40 - 0.60
- 0.60 - 0.80
- 0.80 - 1.00
- 1.00 - 1.50
- > 1.50



Projection: GDA / MGA94 Zone 56

Produced By: Water Technology Pty Ltd

Imagery Source: NSW Six Maps

0 10 20 30 40 50 m

39-65 Old Castlereagh Road, Castlereagh
Overland Flow Flooding
Existing Flood Depth - 2% AEP





LEGEND

- Cadastre
- Site Boundary
- Inlet pits
- Pipe Culverts

Depth (m)

- ≤ 0.15 (excluded from Council mapping)
- 0.15 - 0.20
- 0.20 - 0.40
- 0.40 - 0.60
- 0.60 - 0.80
- 0.80 - 1.00
- 1.00 - 1.50
- > 1.50



Projection: GDA / MGA94 Zone 56

Produced By: Water Technology Pty Ltd

Imagery Source: NSW Six Maps

0 10 20 30 40 50 m

39-65 Old Castlereagh Road, Castlereagh
Overland Flow Flooding
Existing Flood Depth - 1% AEP





LEGEND

- Cadastre
- Site Boundary
- Inlet pits
- Pipe Culverts

Depth (m)

- ≤ 0.15 (excluded from Council mapping)
- 0.15 - 0.20
- 0.20 - 0.40
- 0.40 - 0.60
- 0.60 - 0.80
- 0.80 - 1.00
- 1.00 - 1.50
- > 1.50



Projection: GDA / MGA94 Zone 56

Produced By: Water Technology Pty Ltd

Imagery Source: NSW Six Maps

0 10 20 30 40 50 m

39-65 Old Castlereagh Road, Castlereagh
Overland Flow Flooding
Existing Flood Depth - 0.5% AEP





LEGEND

- Cadastre
- Site Boundary
- Inlet pits
- Pipe Culverts

Depth (m)

- ≤ 0.15 (excluded from Council mapping)
- 0.15 - 0.20
- 0.20 - 0.40
- 0.40 - 0.60
- 0.60 - 0.80
- 0.80 - 1.00
- 1.00 - 1.50
- > 1.50



Projection: GDA / MGA94 Zone 56

Produced By: Water Technology Pty Ltd

Imagery Source: NSW Six Maps

0 10 20 30 40 50 m

39-65 Old Castlereagh Road, Castlereagh
Overland Flow Flooding
Existing Flood Depth - 0.2% AEP





LEGEND

- Cadastre
- Site Boundary
- Inlet pits
- Pipe Culverts

Depth (m)

- ≤ 0.15 (excluded from Council mapping)
- 0.15 - 0.20
- 0.20 - 0.40
- 0.40 - 0.60
- 0.60 - 0.80
- 0.80 - 1.00
- 1.00 - 1.50
- > 1.50



Projection: GDA / MGA94 Zone 56

Produced By: Water Technology Pty Ltd

Imagery Source: NSW Six Maps

0 10 20 30 40 50 m

39-65 Old Castlereagh Road, Castlereagh

Overland Flow Flooding

Existing Flood Depth - PMF





LEGEND

- Cadastre
 - Site Boundary
 - Inlet pits
 - Pipe Culverts
- Velocity (m/s)
- | |
|-----------|
| <= 0.1 |
| 0.1 - 0.2 |
| 0.2 - 0.3 |
| 0.3 - 0.4 |
| 0.4 - 0.5 |
| 0.5 - 0.6 |
| 0.6 - 0.7 |
| 0.7 - 0.8 |
| 0.8 - 0.9 |
| 0.9 - 1.0 |
| > 1.0 |



Projection: GDA / MGA94 Zone 56

Produced By: Water Technology Pty Ltd

Imagery Source: NSW Six Maps

0 10 20 30 40 50 m

39-65 Old Castlereagh Road, Castlereagh

Overland Flow Flooding

Existing Velocity - 50% AEP





LEGEND

- Cadastre
- Site Boundary
- Inlet pits
- Pipe Culverts

Velocity (m/s)

- ≤ 0.1
- 0.1 - 0.2
- 0.2 - 0.3
- 0.3 - 0.4
- 0.4 - 0.5
- 0.5 - 0.6
- 0.6 - 0.7
- 0.7 - 0.8
- 0.8 - 0.9
- 0.9 - 1.0
- > 1.0



Projection: GDA / MGA94 Zone 56

Produced By: Water Technology Pty Ltd

Imagery Source: NSW Six Maps

0 10 20 30 40 50 m

39-65 Old Castlereagh Road, Castlereagh

Overland Flow Flooding

Existing Velocity - 20% AEP





LEGEND

Cadastre

Site Boundary

Inlet pits

Pipe Culverts

Velocity (m/s)

<= 0.1

0.1 - 0.2

0.2 - 0.3

0.3 - 0.4

0.4 - 0.5

0.5 - 0.6

0.6 - 0.7

0.7 - 0.8

0.8 - 0.9

0.9 - 1.0

> 1.0



LEGEND

- Cadastre
- Site Boundary
- Inlet pits
- Pipe Culverts

Velocity (m/s)

- ≤ 0.1
- 0.1 - 0.2
- 0.2 - 0.3
- 0.3 - 0.4
- 0.4 - 0.5
- 0.5 - 0.6
- 0.6 - 0.7
- 0.7 - 0.8
- 0.8 - 0.9
- 0.9 - 1.0
- > 1.0



Projection: GDA / MGA94 Zone 56

Produced By: Water Technology Pty Ltd

Imagery Source: NSW Six Maps

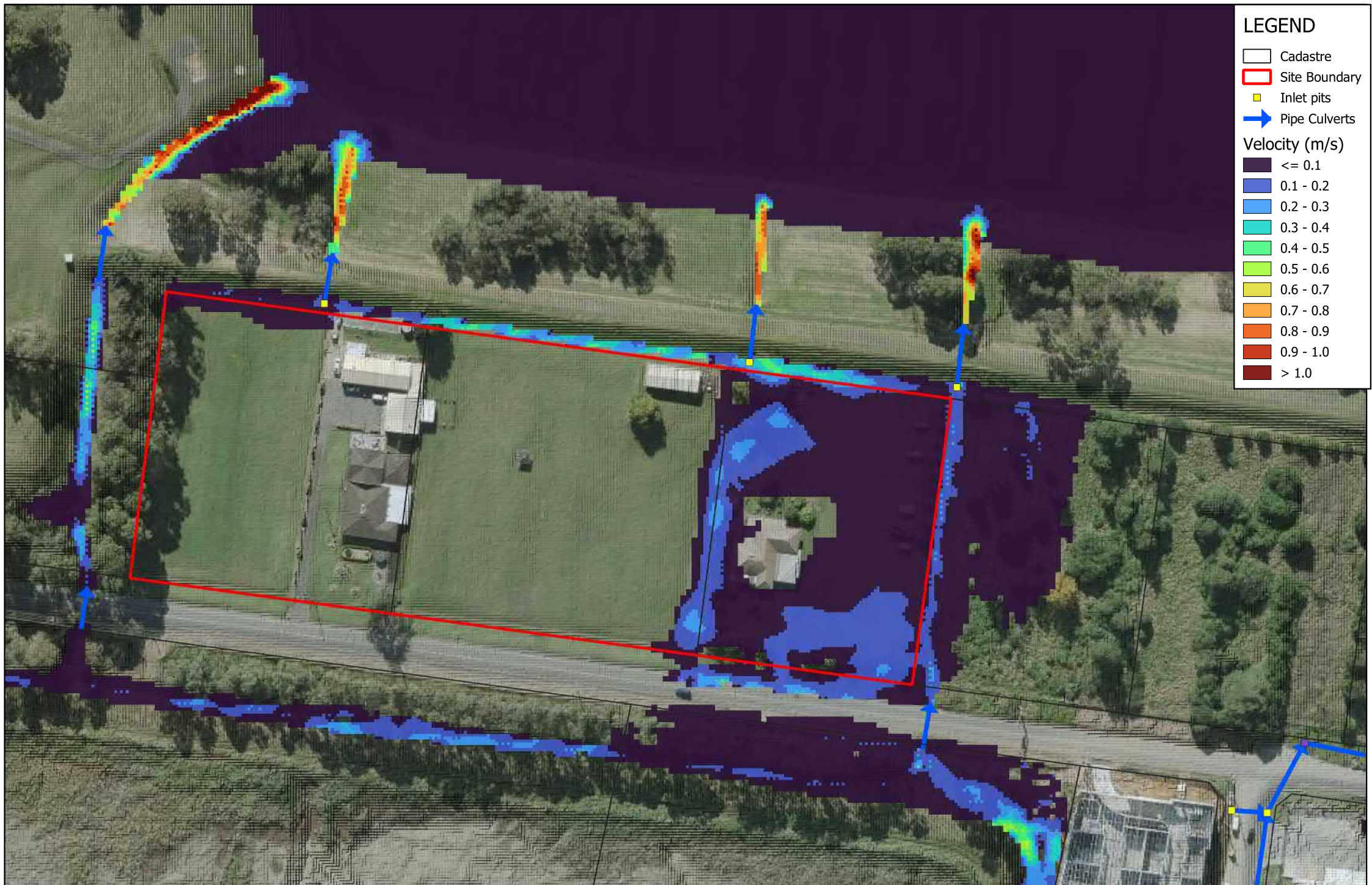
0 10 20 30 40 50 m

39-65 Old Castlereagh Road, Castlereagh

Overland Flow Flooding

Existing Velocity - 5% AEP





LEGEND

- Cadastre
- Site Boundary
- Inlet pits
- Pipe Culverts

Velocity (m/s)

- ≤ 0.1
- 0.1 - 0.2
- 0.2 - 0.3
- 0.3 - 0.4
- 0.4 - 0.5
- 0.5 - 0.6
- 0.6 - 0.7
- 0.7 - 0.8
- 0.8 - 0.9
- 0.9 - 1.0
- > 1.0



Projection: GDA / MGA94 Zone 56

Produced By: Water Technology Pty Ltd

Imagery Source: NSW Six Maps

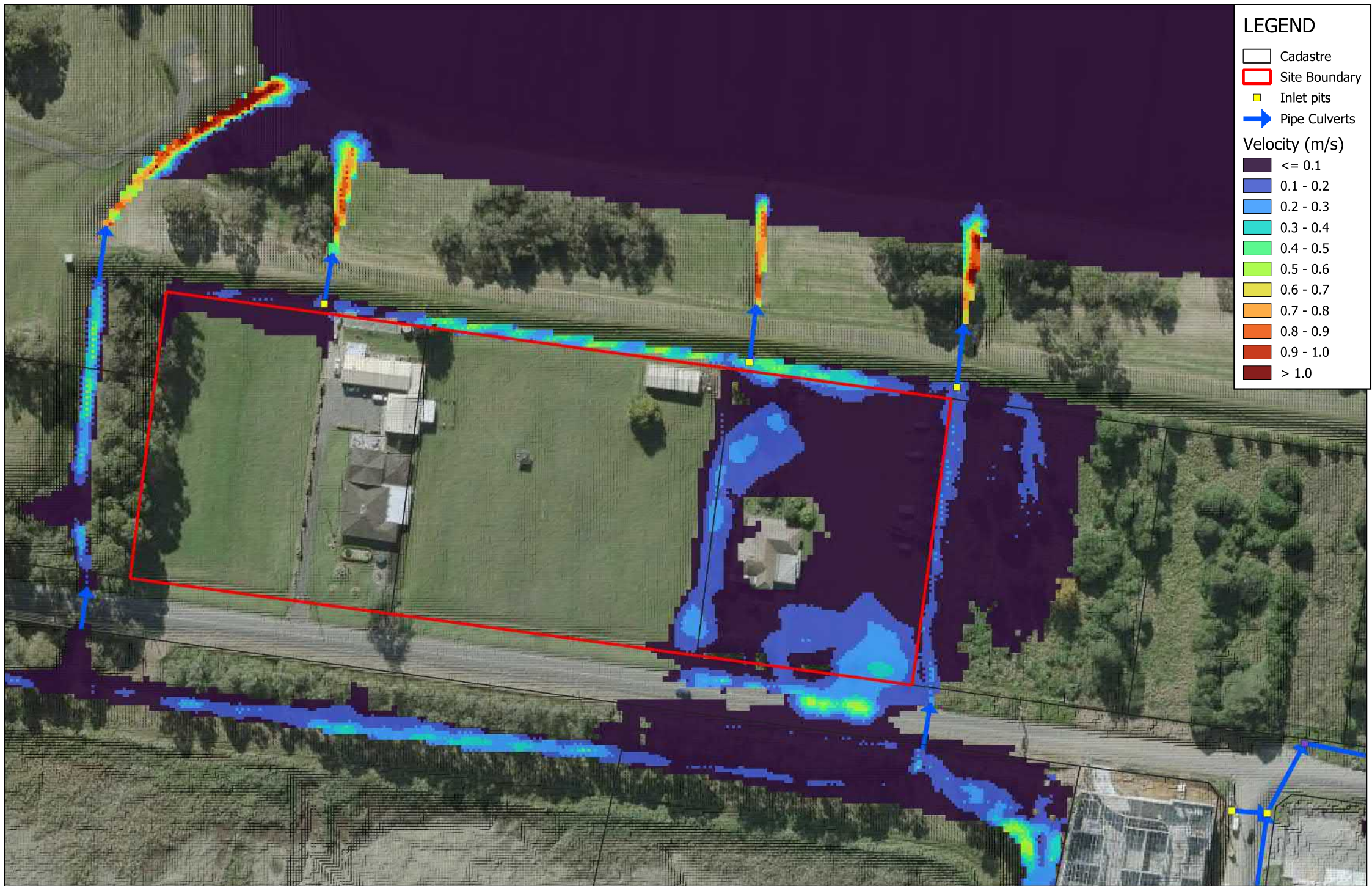
0 10 20 30 40 50 m

39-65 Old Castlereagh Road, Castlereagh

Overland Flow Flooding

Existing Velocity - 2% AEP





LEGEND

- Cadastre
- Site Boundary
- Inlet pits
- Pipe Culverts

Velocity (m/s)

- ≤ 0.1
- 0.1 - 0.2
- 0.2 - 0.3
- 0.3 - 0.4
- 0.4 - 0.5
- 0.5 - 0.6
- 0.6 - 0.7
- 0.7 - 0.8
- 0.8 - 0.9
- 0.9 - 1.0
- > 1.0



Projection: GDA / MGA94 Zone 56

Produced By: Water Technology Pty Ltd

Imagery Source: NSW Six Maps

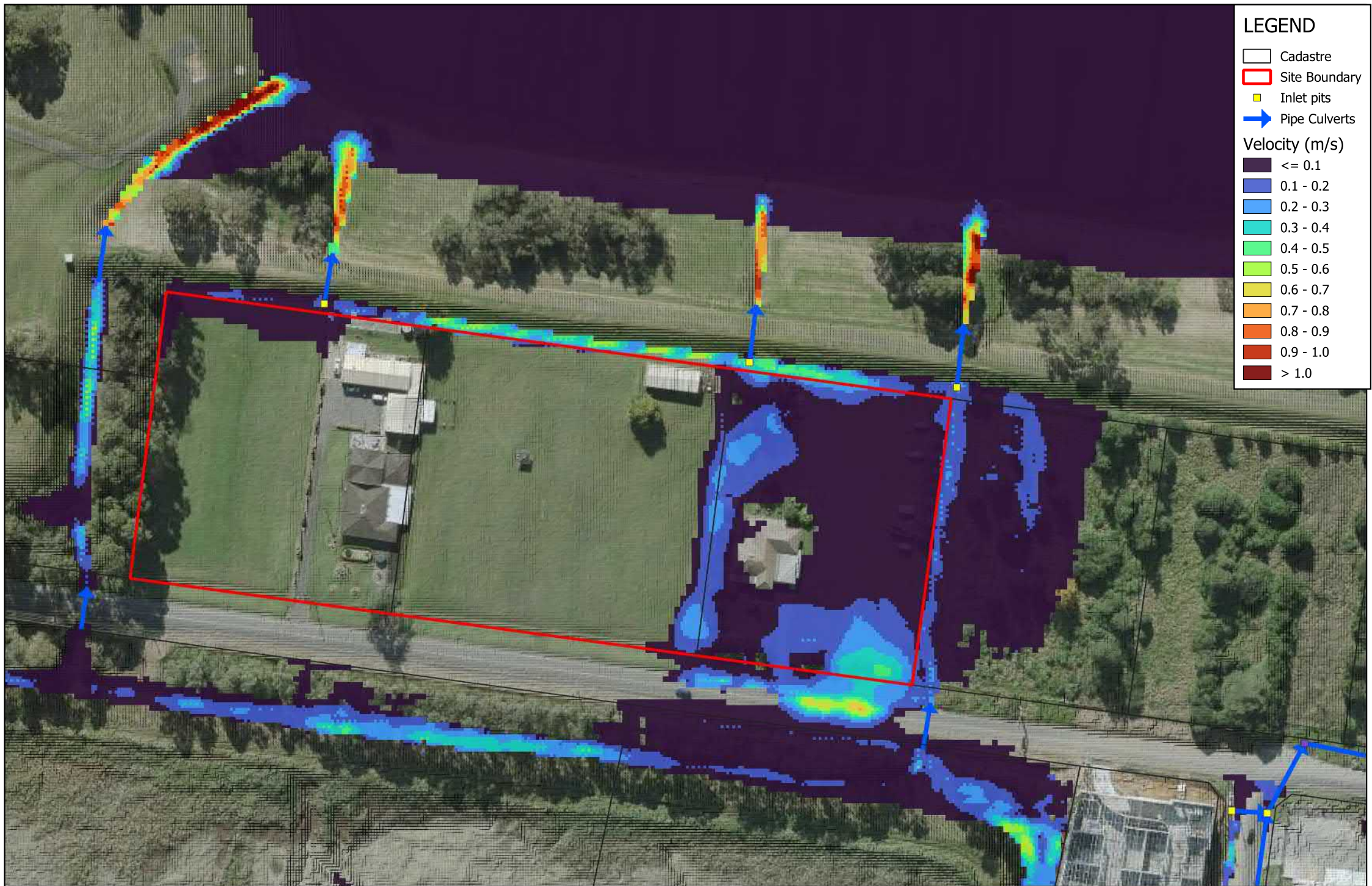
0 10 20 30 40 50 m

39-65 Old Castlereagh Road, Castlereagh

Overland Flow Flooding

Existing Velocity - 1% AEP





LEGEND

- Cadastre
- Site Boundary
- Inlet pits
- Pipe Culverts

Velocity (m/s)

- ≤ 0.1
- 0.1 - 0.2
- 0.2 - 0.3
- 0.3 - 0.4
- 0.4 - 0.5
- 0.5 - 0.6
- 0.6 - 0.7
- 0.7 - 0.8
- 0.8 - 0.9
- 0.9 - 1.0
- > 1.0



Projection: GDA / MGA94 Zone 56

Produced By: Water Technology Pty Ltd

Imagery Source: NSW Six Maps

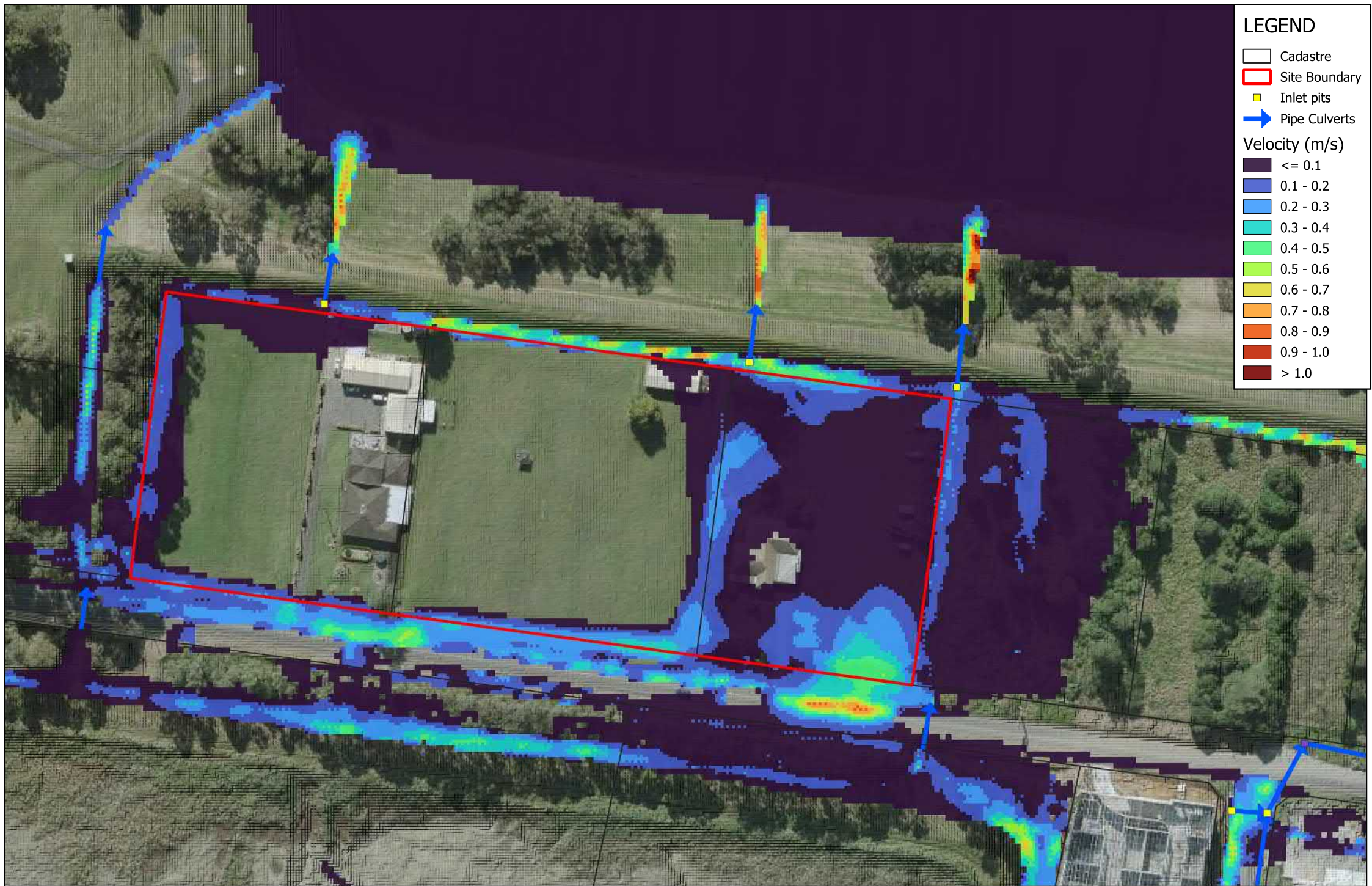
0 10 20 30 40 50 m

39-65 Old Castlereagh Road, Castlereagh

Overland Flow Flooding

Existing Velocity - 0.5% AEP





LEGEND

- Cadastre
- Site Boundary
- Inlet pits
- Pipe Culverts

Velocity (m/s)

- ≤ 0.1
- 0.1 - 0.2
- 0.2 - 0.3
- 0.3 - 0.4
- 0.4 - 0.5
- 0.5 - 0.6
- 0.6 - 0.7
- 0.7 - 0.8
- 0.8 - 0.9
- 0.9 - 1.0
- > 1.0



Projection: GDA / MGA94 Zone 56

Produced By: Water Technology Pty Ltd

Imagery Source: NSW Six Maps

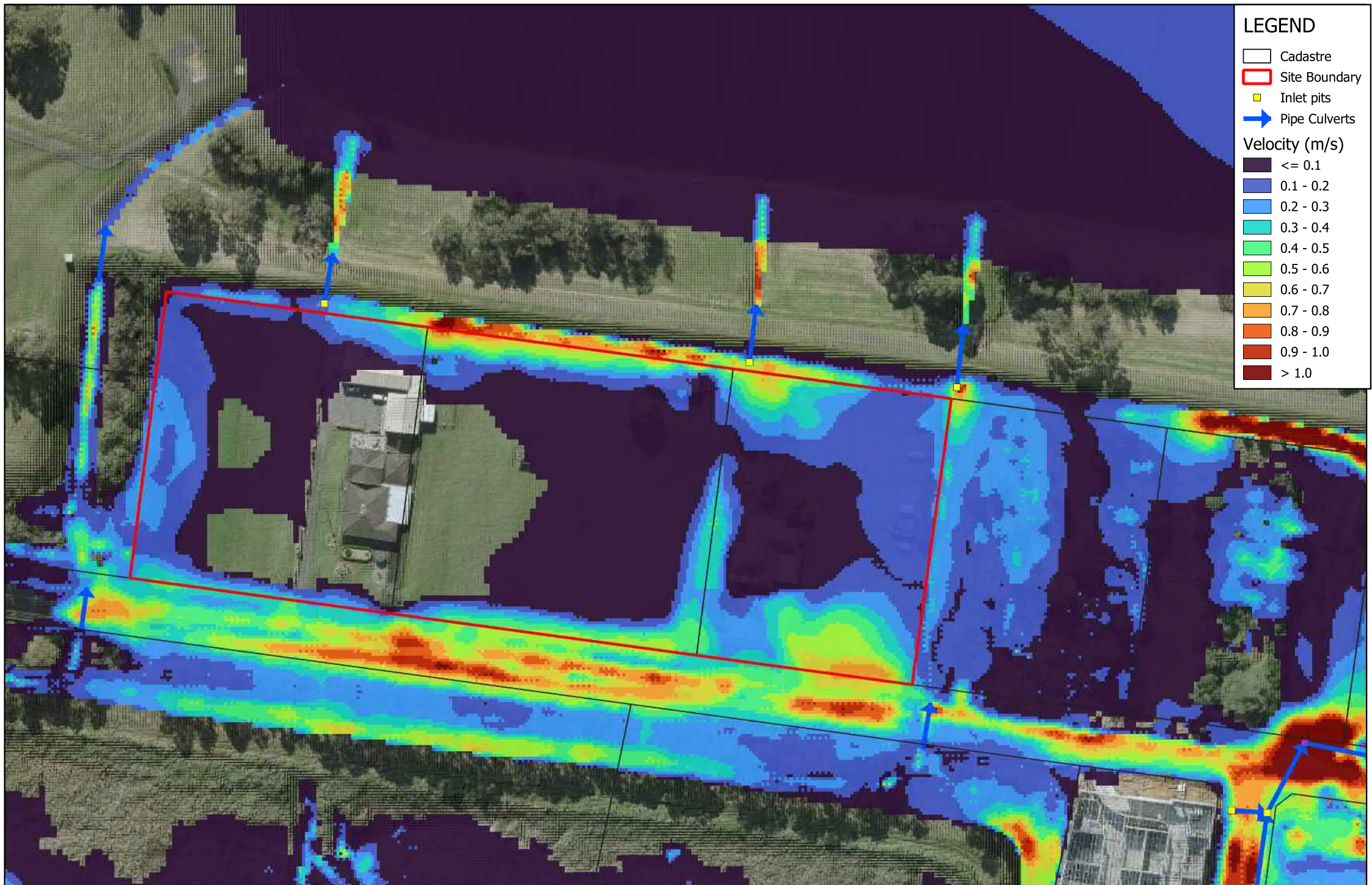
0 10 20 30 40 50 m

39-65 Old Castlereagh Road, Castlereagh

Overland Flow Flooding

Existing Velocity - 0.2% AEP





LEGEND

- Cadastre
- Site Boundary
- Inlet pits
- Pipe Culverts

Velocity (m/s)

- ≤ 0.1
- 0.1 - 0.2
- 0.2 - 0.3
- 0.3 - 0.4
- 0.4 - 0.5
- 0.5 - 0.6
- 0.6 - 0.7
- 0.7 - 0.8
- 0.8 - 0.9
- 0.9 - 1.0
- > 1.0



Projection: GDA / MGA94 Zone 56

Produced By: Water Technology Pty Ltd

Imagery Source: NSW Six Maps

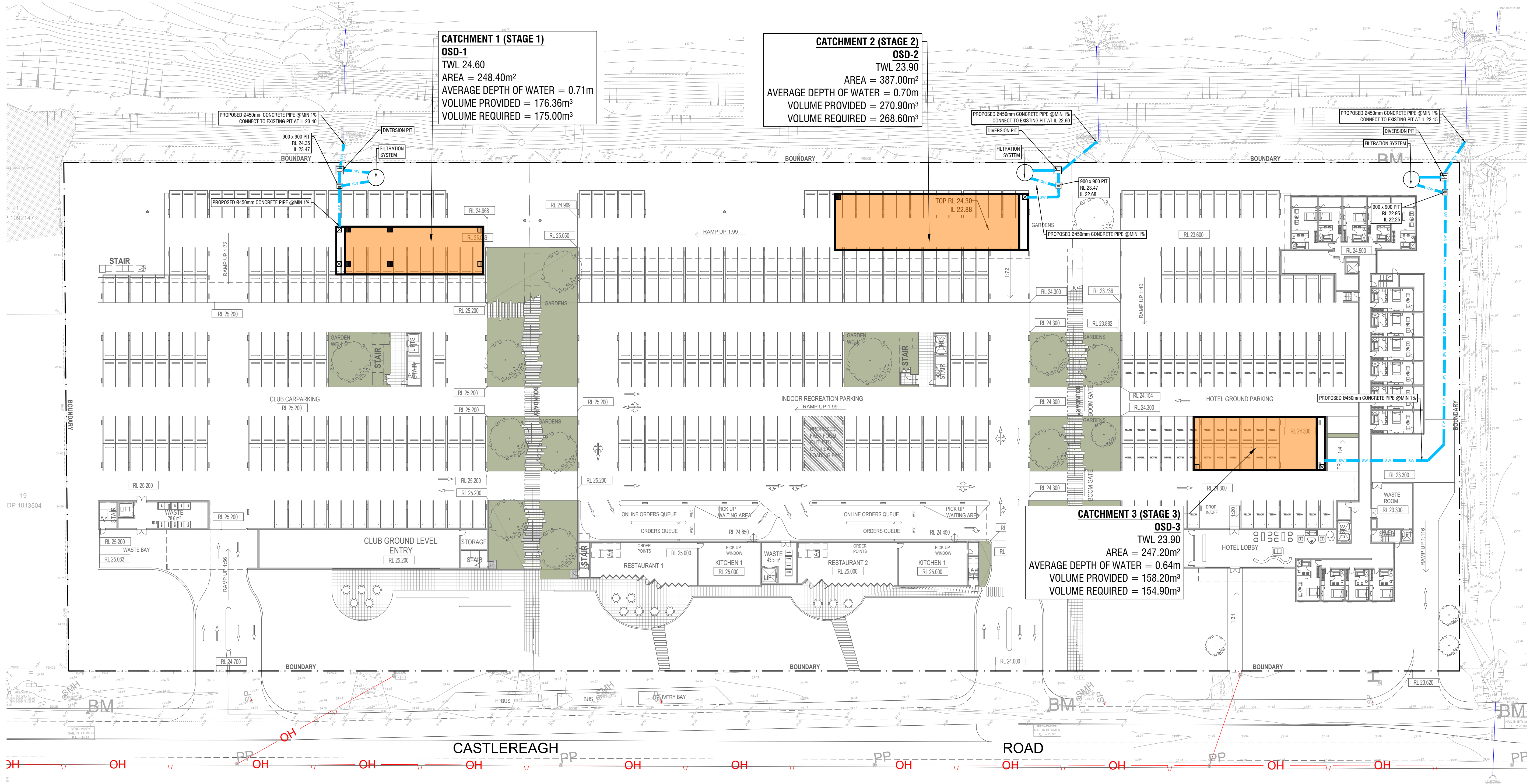
0 10 20 30 40 50 m

39-65 Old Castlereagh Road, Castlereagh

Overland Flow Flooding

Existing Velocity - PMF





GROUND FLOOR STORMWATER DRAINAGE PLAN

SCALE 1: 400

PROJECT:

NEW TOURISM DEVELOPMENT

39-65 OLD CASTLEREAGH ROAD CASTLEREAGH
NSW 2749

PROJECT NUMBER: 240150



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01MAY2025