

12 March 2024
Ref No: 3204-1150

The General Manager
Clarence Valley Council
council@clarence.nsw.gov.au

Dear Ms Black,


Gardiners Road Upgrades – Lot 104 DP 751388, James Creek Road

James Creek, including the proposed subdivision development site, relies on arterial and collector roads to provide connection with the nearby population centres of Maclean and Yamba, and the wider regional transport networks services by the Pacific Motorway.

Gardiners Road provides an important link for rural residents between the James Creek and Palmers Channel localities, and the larger townships of Townsend, Gulmarrad and Maclean. However, portions of Gardiners Road are known to be inundated during times of flood. At present, there is a section of Gardiners Road approximately 900 m in length close to Townsend that is typically overtopped during storm events of Q20 (5% average exceedance probability) and above. This prevents the safe passage of vehicles, isolating a number of existing lots from external services.

The *James Creek Urban Growth Area Road Infrastructure Developer Contribution Plan* (25 February 2020) prepared by GHD on behalf of Clarence Valley Council is the adopted contributions plan for this area. It identifies that traffic generated by development in James Creek will require upgrades to the existing road infrastructure, in part to ensure that residents have flood free access to the services offered in Townsend and Gulmarrad. Specifically, the plan discusses the need for Gardiners Road to be upgraded to provide a flood immunity up to and including the modelled Q20 level. The plan estimated this cost would be \$702,000 and stipulates that 50% of the cost for these upgrade works be borne by the developer, provided by contributions made as part of the development approvals process.

The developer proposes to provide contributions to allow for the low section of Gardiners Road, being approximately 900 m in length, to be raised to offer flood immunity up to and including the Q100 flood level, including provision for climate change related sea level rise. This will provide an uninterrupted vehicular route between the proposed subdivision site on James Creek Road and Townsend with immunity to the Q100 flood level.



Survey completed along the proposed sewer rising main alignment from the site to Townsend has been used to demonstrate how the section of low road will be raised – refer to attached plan, SK101-1. The scope of extra-over civil works will comprise earthworks and drainage works required to raise the formation to a sufficient level to receive pavement such that the finished surface will be at or above the Q100 (climate change) flood level.

We understand that the developer has offered to contribute the extra-over costs associated with raising the road as described above.

Please refer to the attached plan providing some details of the proposed upgrades to Gardiners Road.

Yours sincerely

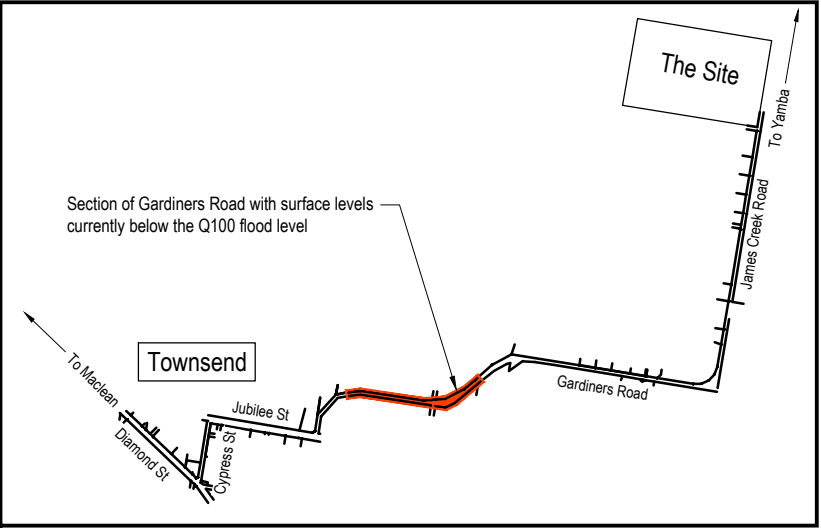
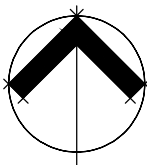
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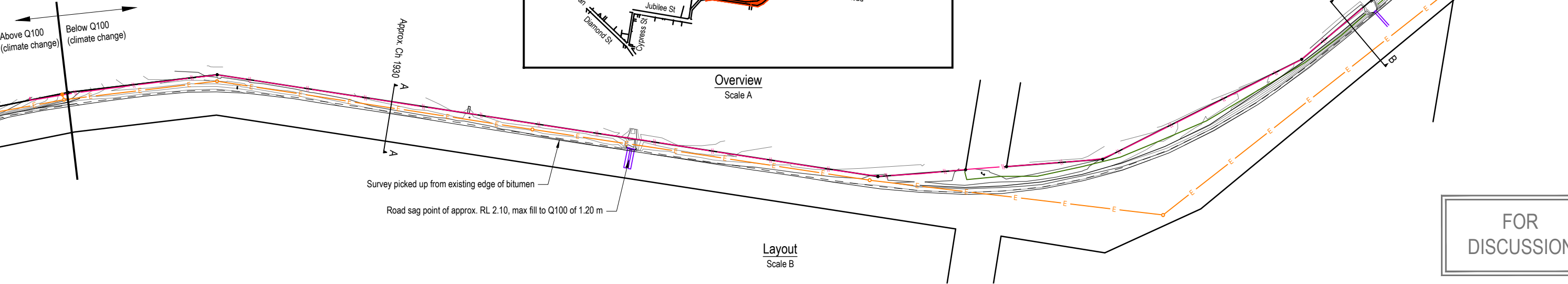
Michelle Erwin
Senior Civil Engineer

Copy to: Peter Bell, Place Design Group

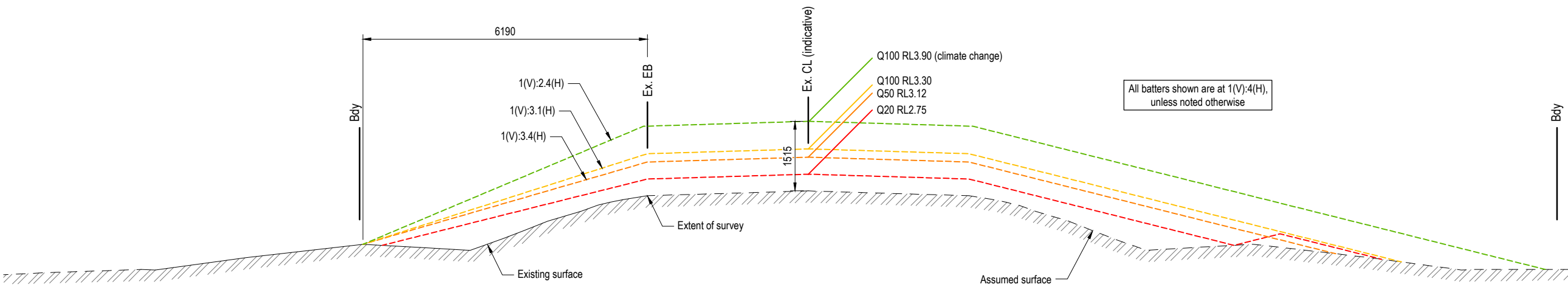
Attach: Gardiners Road Flood Concept Upgrade for Flood Immunity SK101-1, Nov 2023



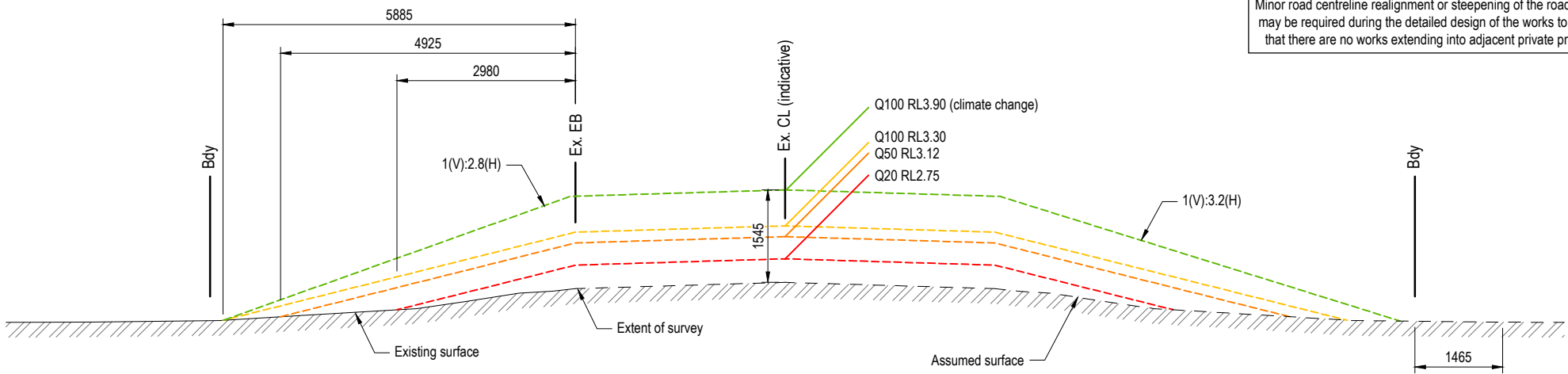
Overview
Scale A



Layout
Scale B



Section A-A
Scale C



Section B-B
Scale C

FOR
DISCUSSION

Rev.	Description	Date	Des.	Dwn.	App.

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environment | engineering | planning | design
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Lennox Head Office
PO Box 119
Lennox Head NSW 2478
Tel: 02 6687 7666

Coffs Harbour Office
PO Box 1446
Coffs Harbour NSW 2450
Tel: 02 6651 7666

Armidale Office
PO Box 1267
Armidale NSW 2350
Tel: 02 6772 0454

Email:
info@geolink.net.au

quality solutions sustainable future

James Creek Road Subdivision

Client			
MPD Investments Pty Ltd			
Designed	JLC	Drawn	JLC
Approved	MVE	Date	21/11/2023

Scale			
A	metres	0	200
B		0	10
C		0	0.5

Gardiners Road / Concept Upgrade
for Flood Immunity

3204/SK101-1