

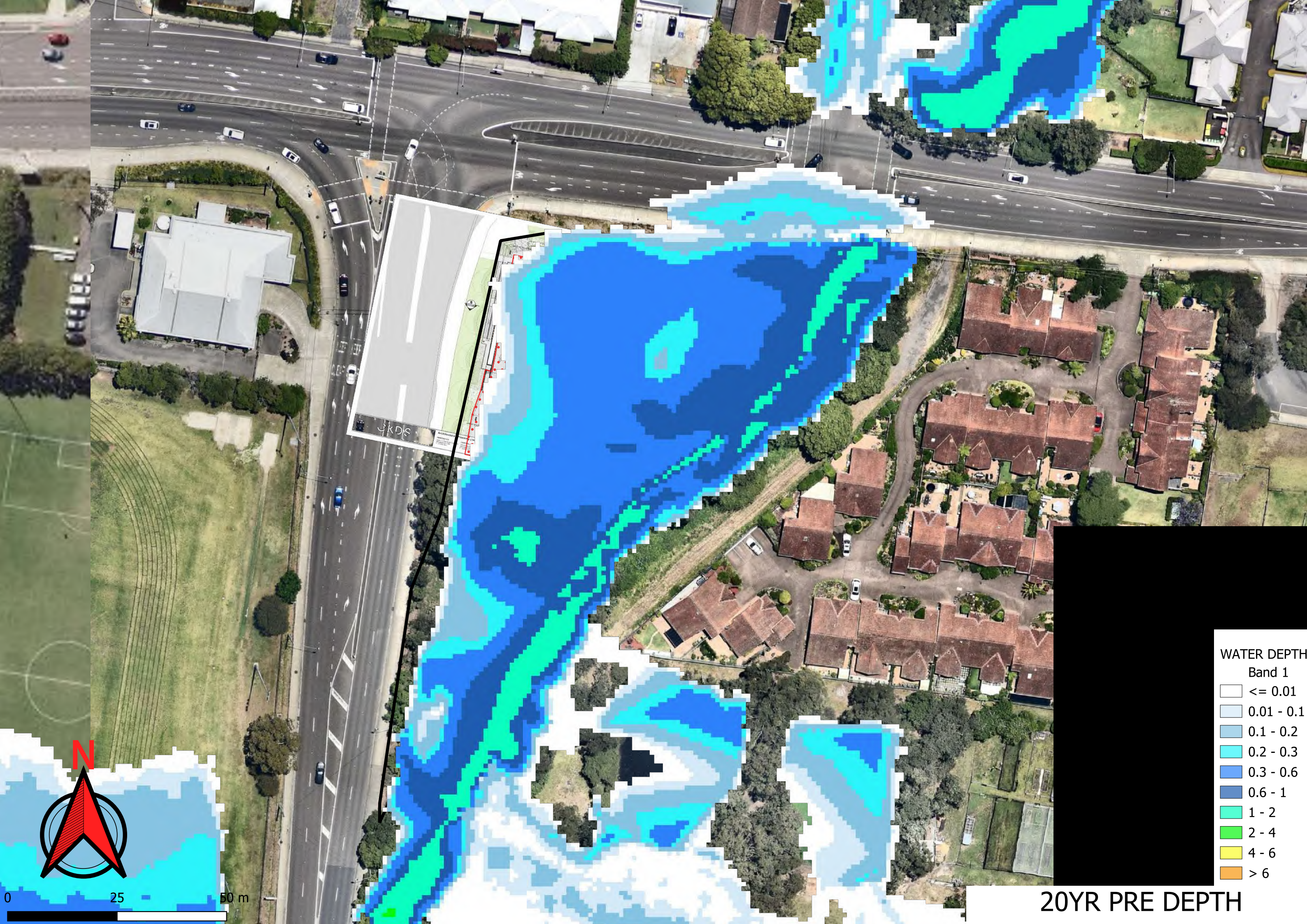
Appendix A – TUFLOW Flood Maps

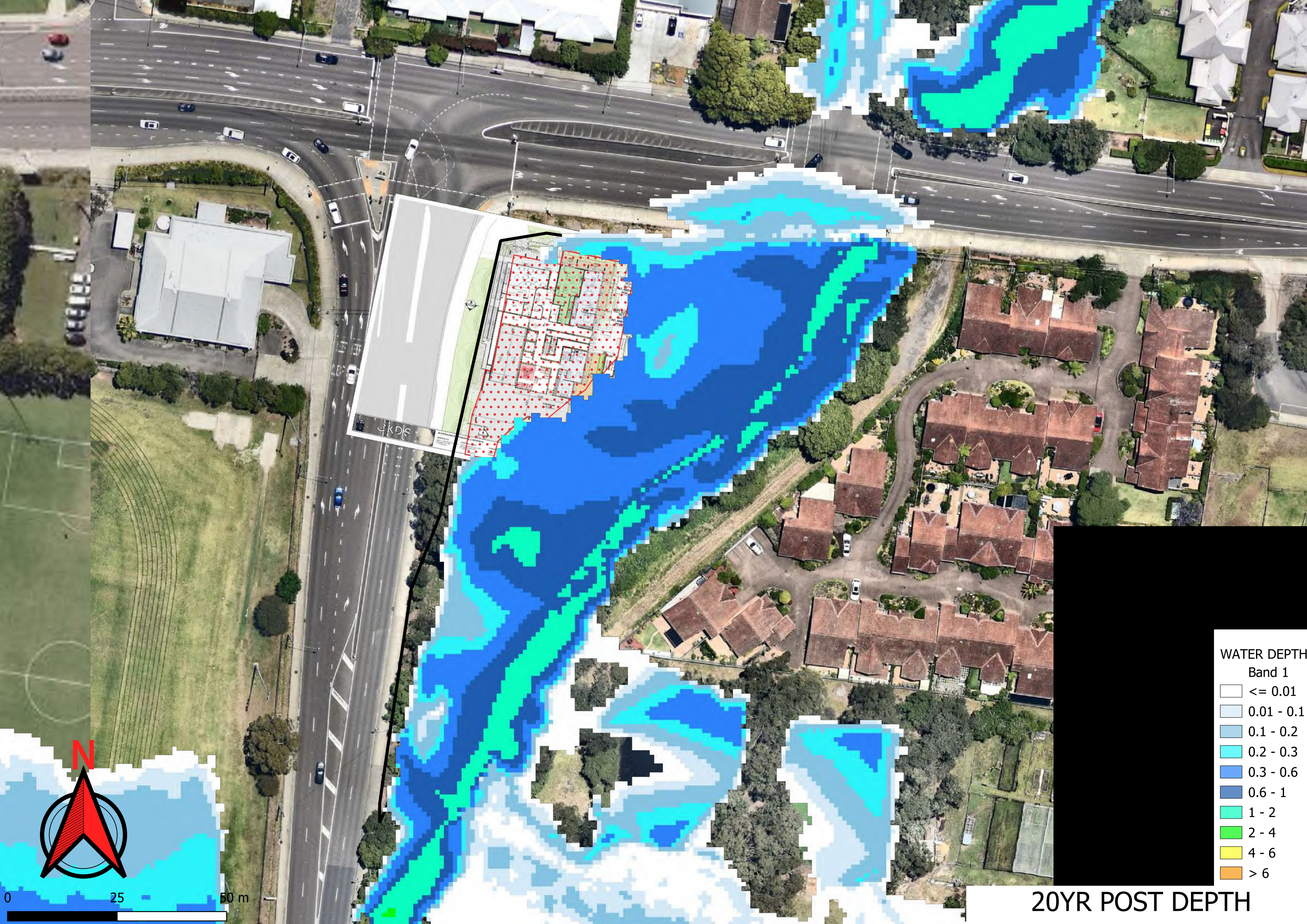
ABN 95 640 561 584
ACN 640 561 584

Level 2, Suite 2, 10 Mallet Street
Camperdown, NSW, 2050

0491 719 774
www.csegggroup.com.au

Civil Stormwater Engineering
Group Pty Ltd



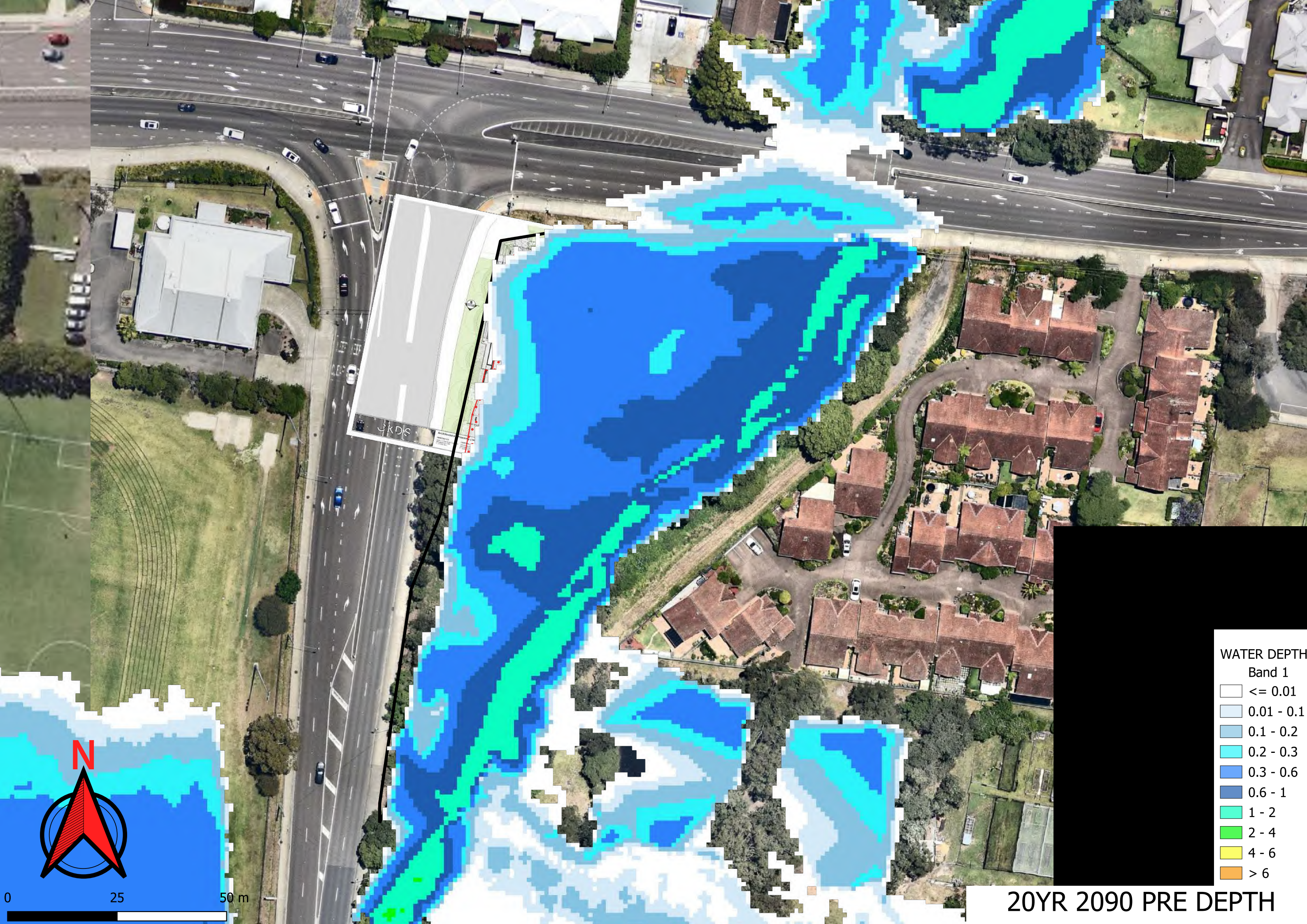


WATER DEPTH

Band 1

-  ≤ 0.01
-  0.01 - 0.1
-  0.1 - 0.2
-  0.2 - 0.3
-  0.3 - 0.6
-  0.6 - 1
-  1 - 2
-  2 - 4
-  4 - 6
-  > 6

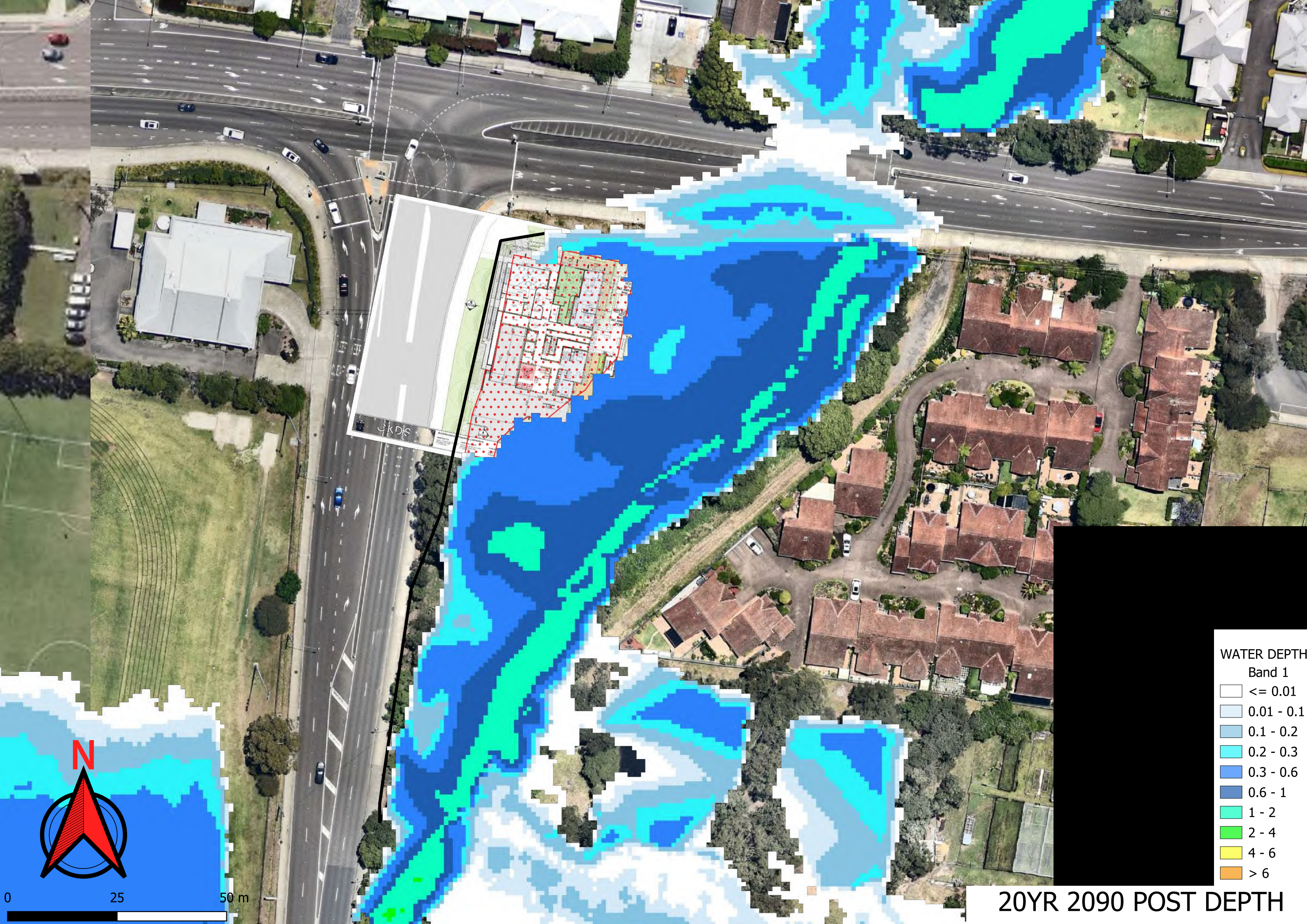
20YR POST DEPTH



WATER DEPTH
Band 1

-  ≤ 0.01
-  0.01 - 0.1
-  0.1 - 0.2
-  0.2 - 0.3
-  0.3 - 0.6
-  0.6 - 1
-  1 - 2
-  2 - 4
-  4 - 6
-  > 6

20YR 2090 PRE DEPTH

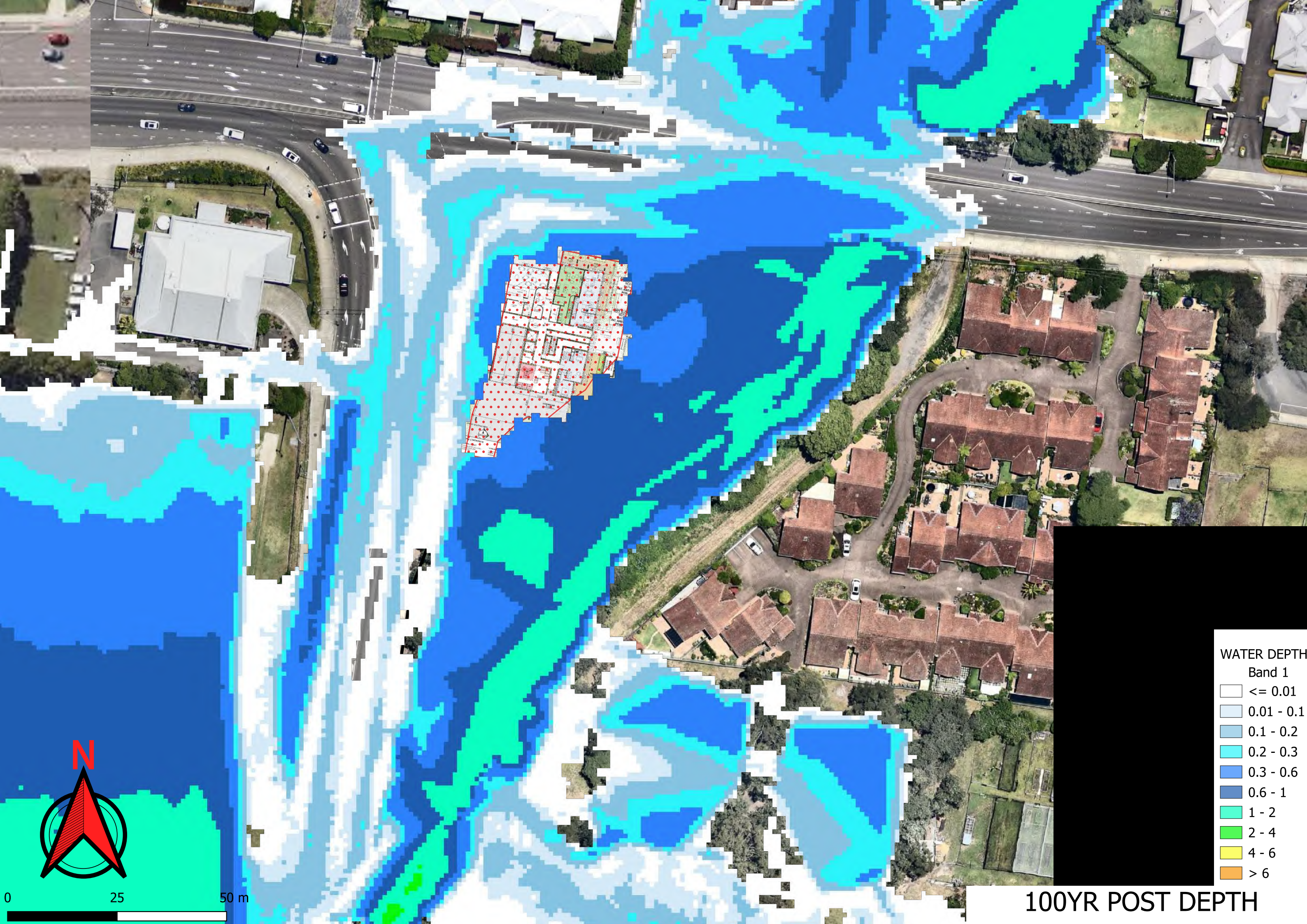


WATER DEPTH

Band 1

	≤ 0.01
	0.01 - 0.1
	0.1 - 0.2
	0.2 - 0.3
	0.3 - 0.6
	0.6 - 1
	1 - 2
	2 - 4
	4 - 6
	> 6

20YR 2090 POST DEPTH

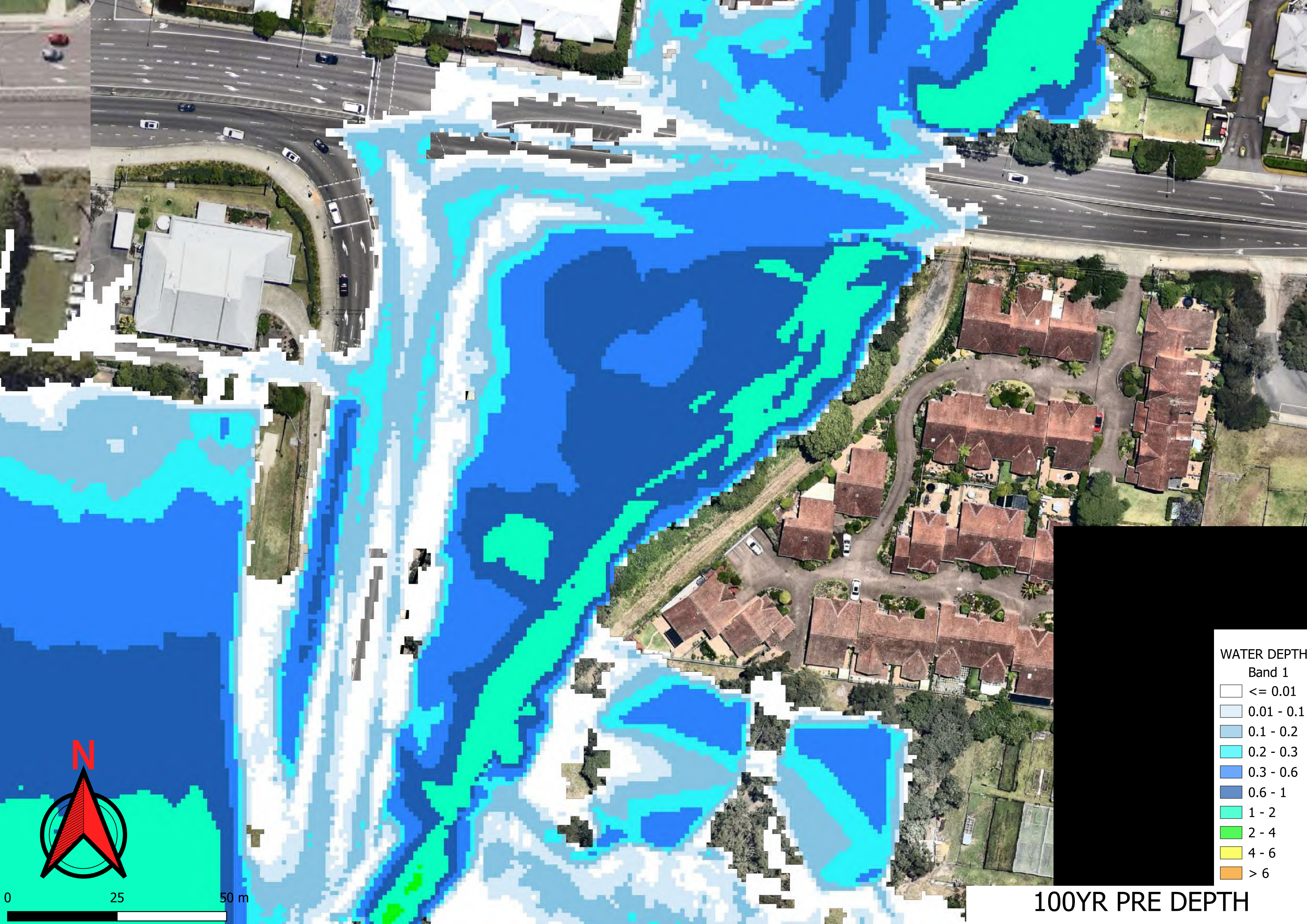


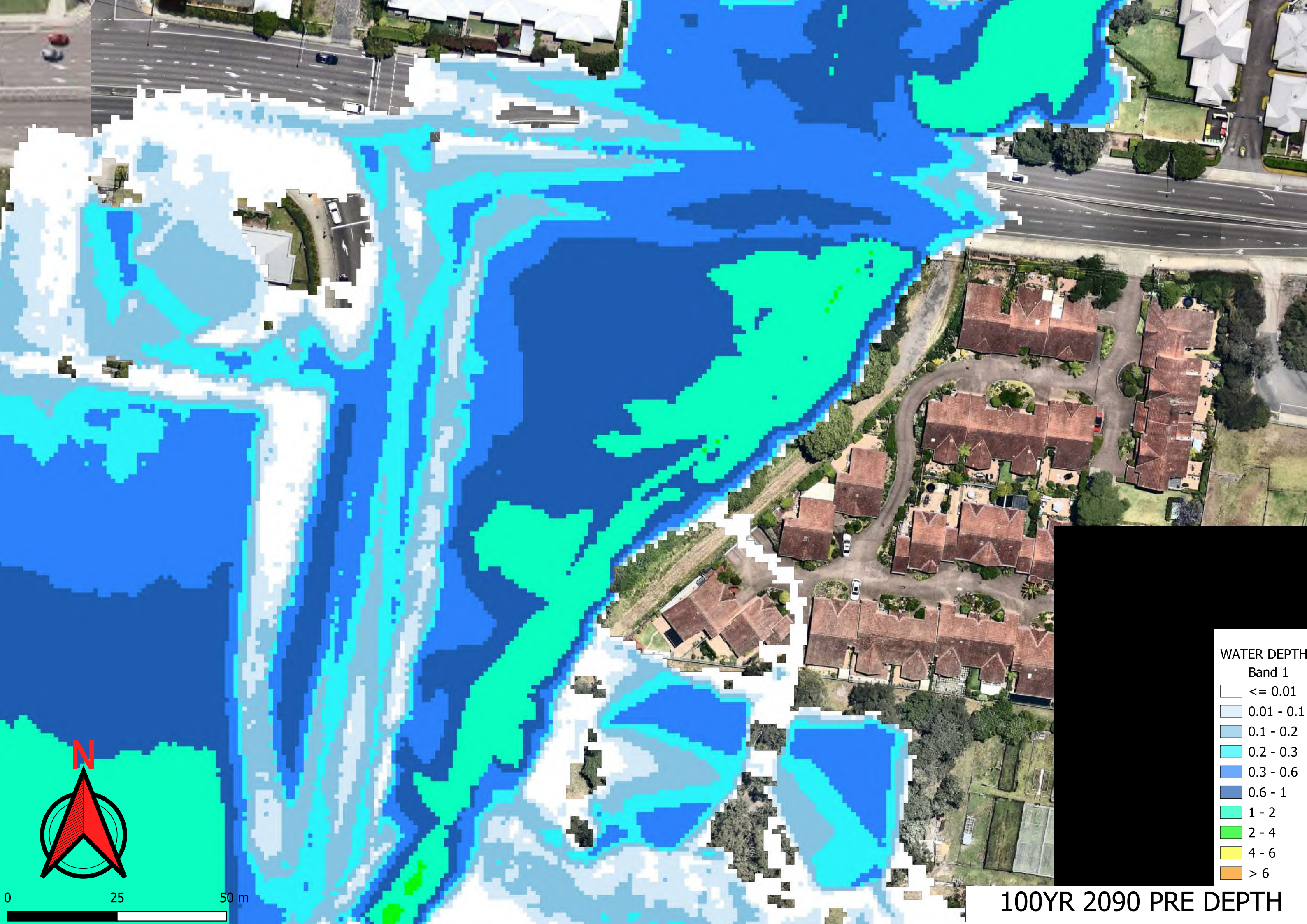
WATER DEPTH

Band 1

-  ≤ 0.01
-  0.01 - 0.1
-  0.1 - 0.2
-  0.2 - 0.3
-  0.3 - 0.6
-  0.6 - 1
-  1 - 2
-  2 - 4
-  4 - 6
-  > 6

100YR POST DEPTH



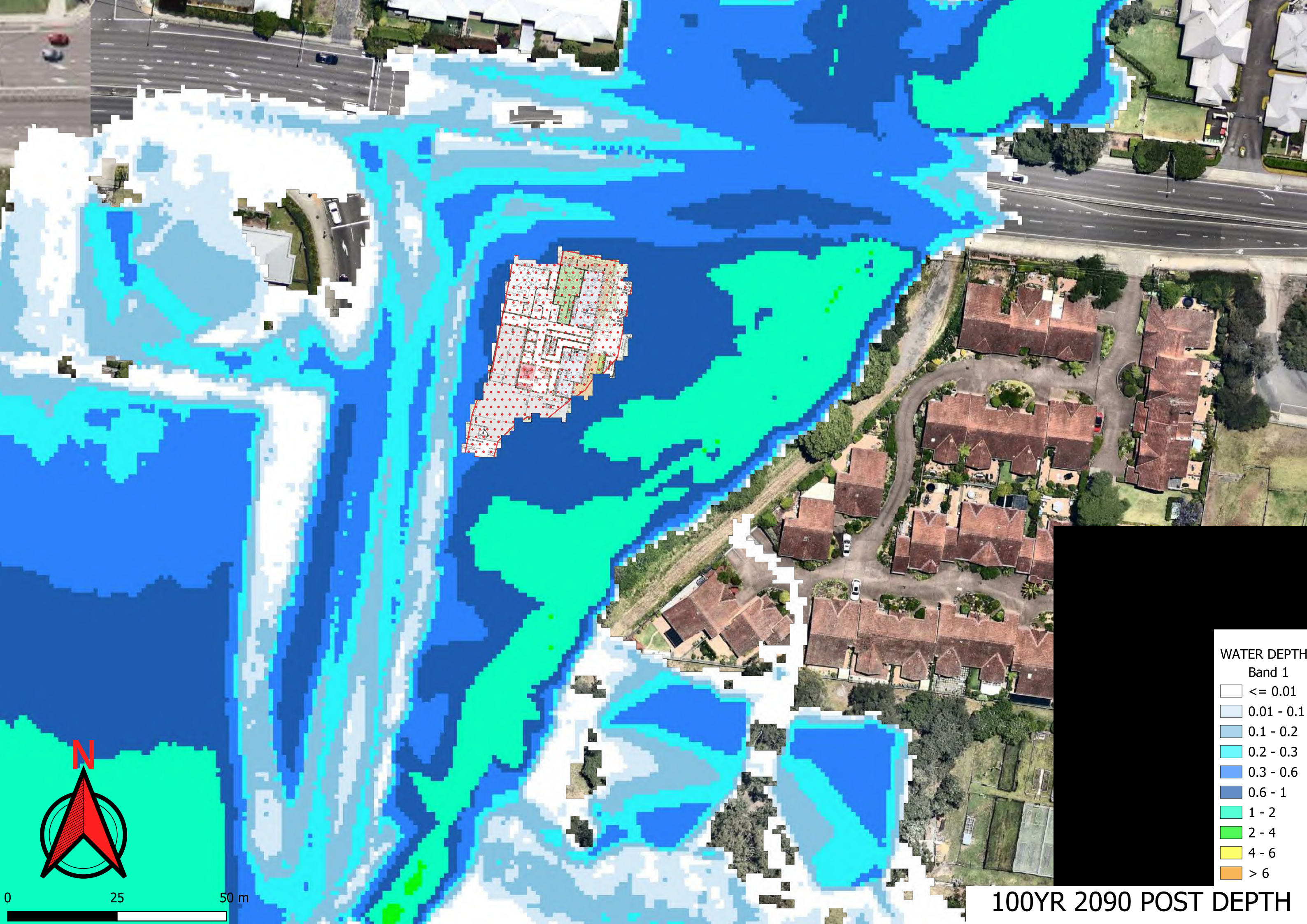


WATER DEPTH

Band 1

	≤ 0.01
	0.01 - 0.1
	0.1 - 0.2
	0.2 - 0.3
	0.3 - 0.6
	0.6 - 1
	1 - 2
	2 - 4
	4 - 6
	> 6

100YR 2090 PRE DEPTH

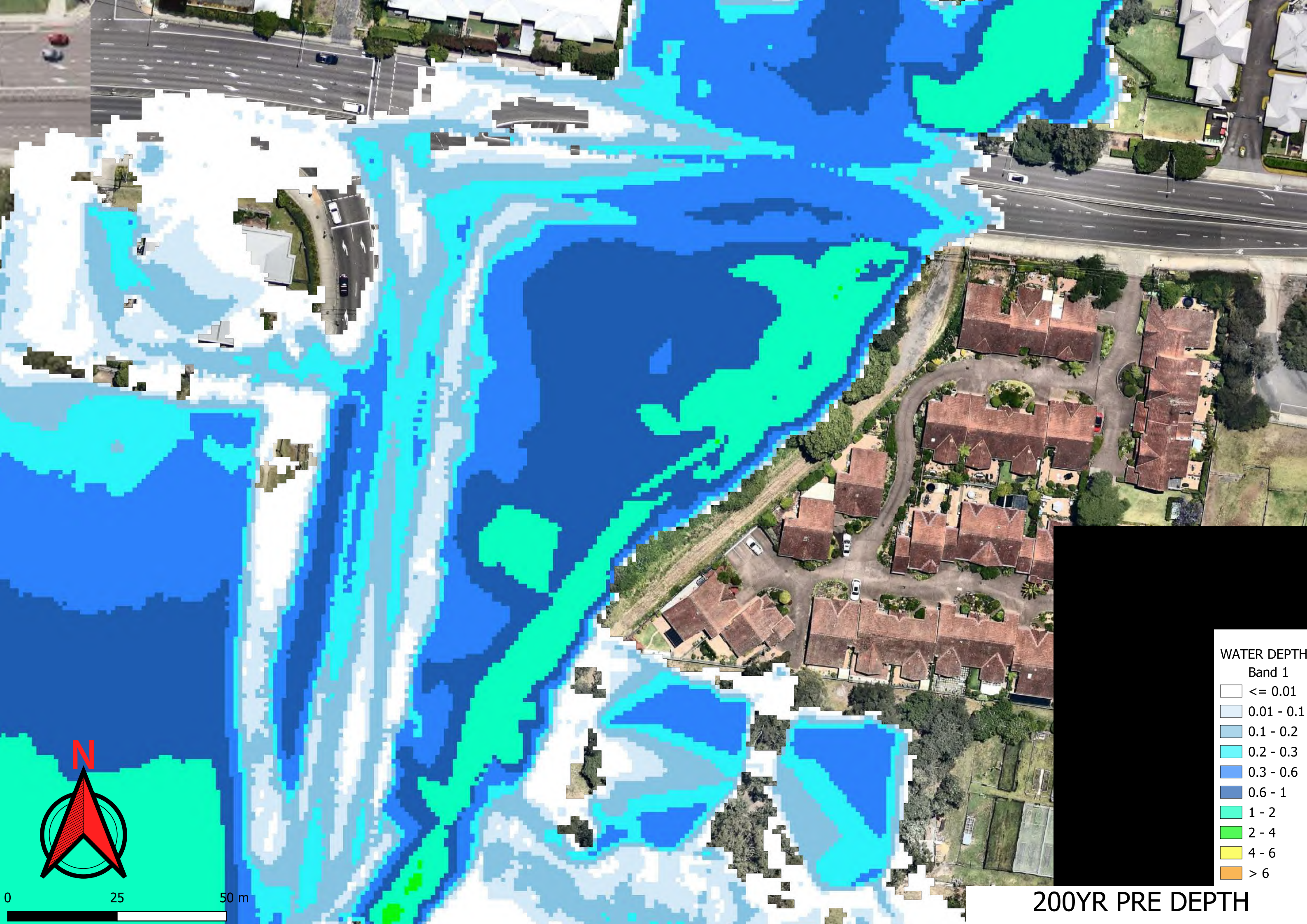


WATER DEPTH

Band 1

-  ≤ 0.01
-  0.01 - 0.1
-  0.1 - 0.2
-  0.2 - 0.3
-  0.3 - 0.6
-  0.6 - 1
-  1 - 2
-  2 - 4
-  4 - 6
-  > 6

100YR 2090 POST DEPTH

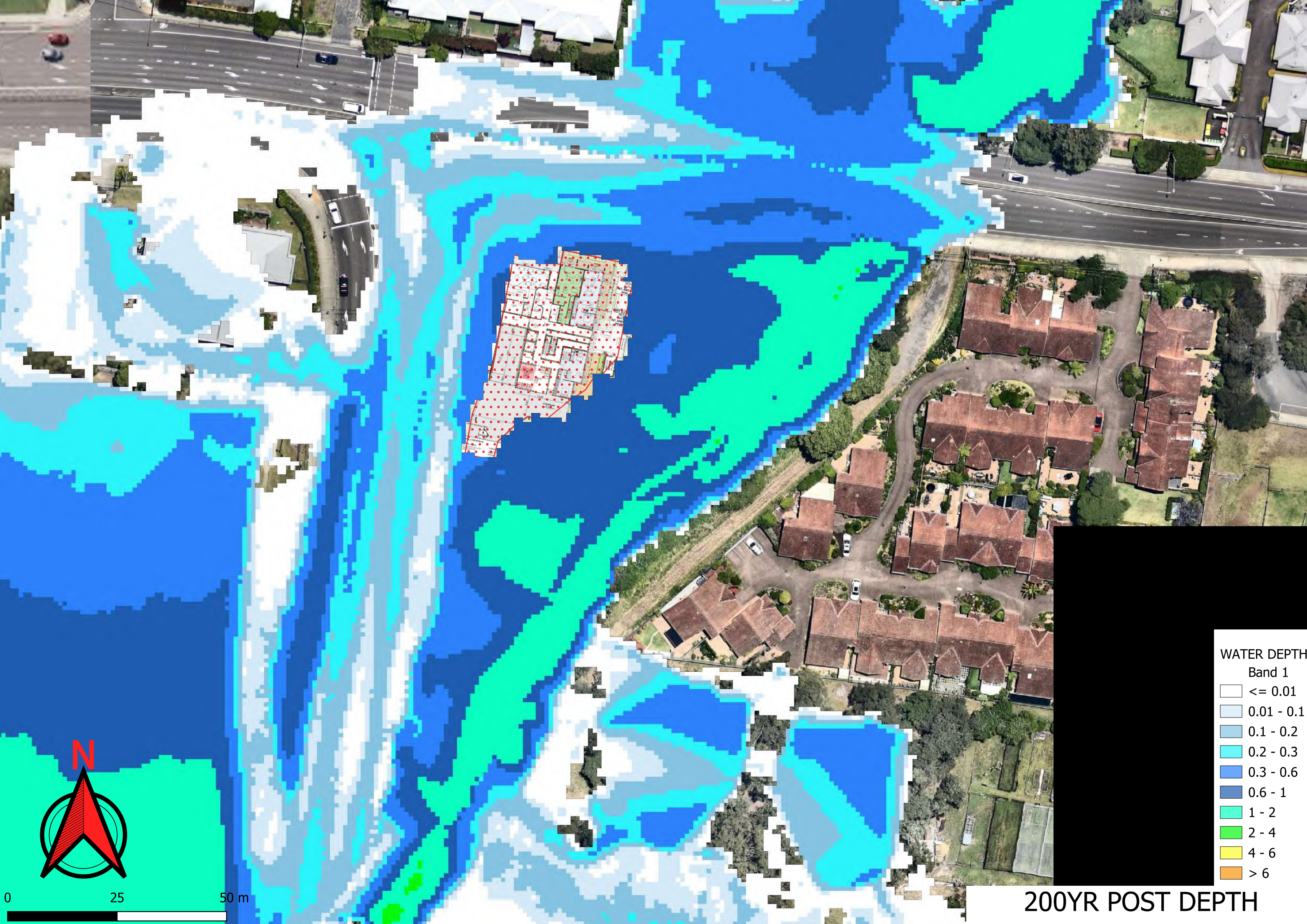


WATER DEPTH

Band 1

	≤ 0.01
	0.01 - 0.1
	0.1 - 0.2
	0.2 - 0.3
	0.3 - 0.6
	0.6 - 1
	1 - 2
	2 - 4
	4 - 6
	> 6

200YR PRE DEPTH

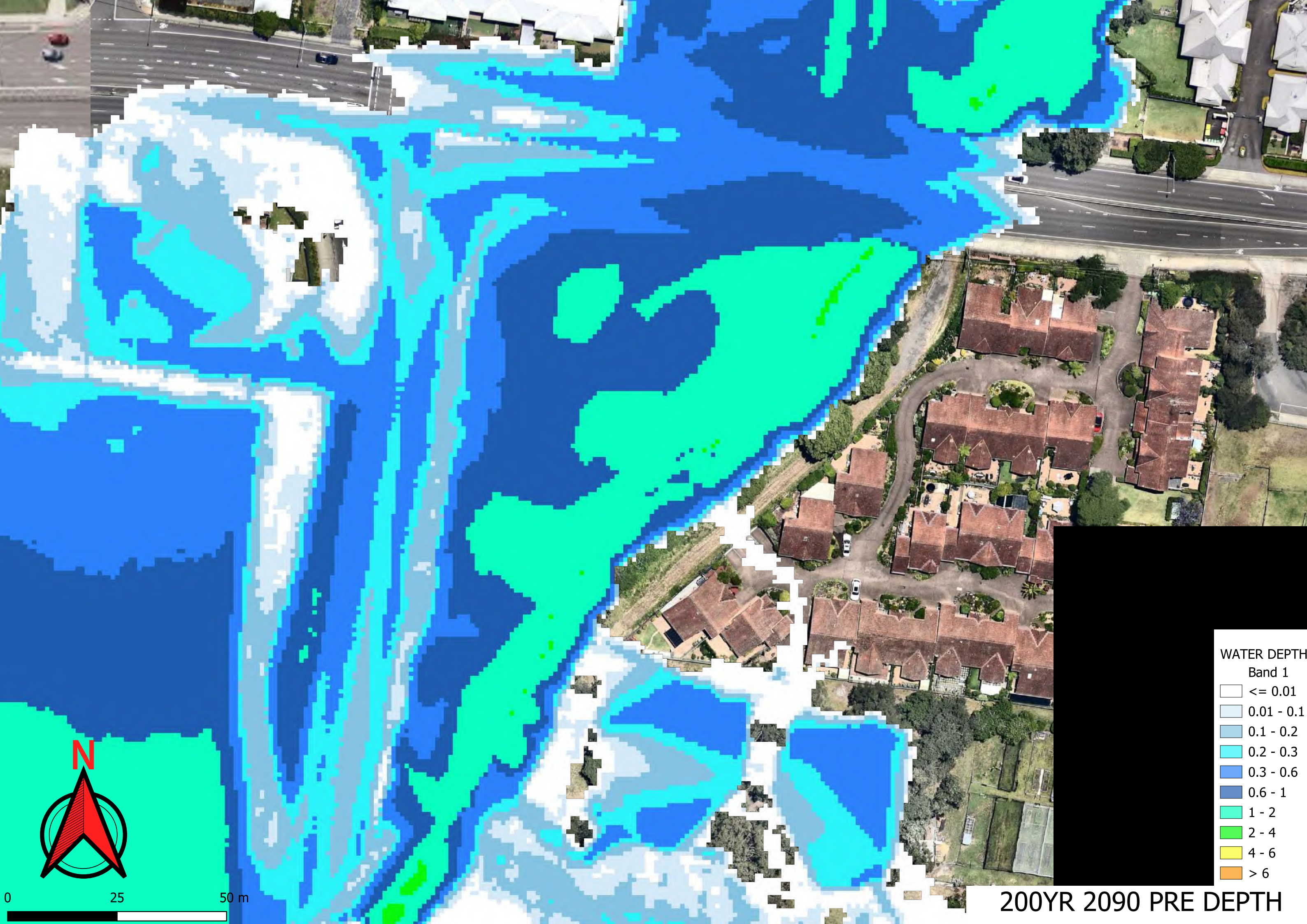


WATER DEPTH

Band 1

-  ≤ 0.01
-  0.01 - 0.1
-  0.1 - 0.2
-  0.2 - 0.3
-  0.3 - 0.6
-  0.6 - 1
-  1 - 2
-  2 - 4
-  4 - 6
-  > 6

200YR POST DEPTH

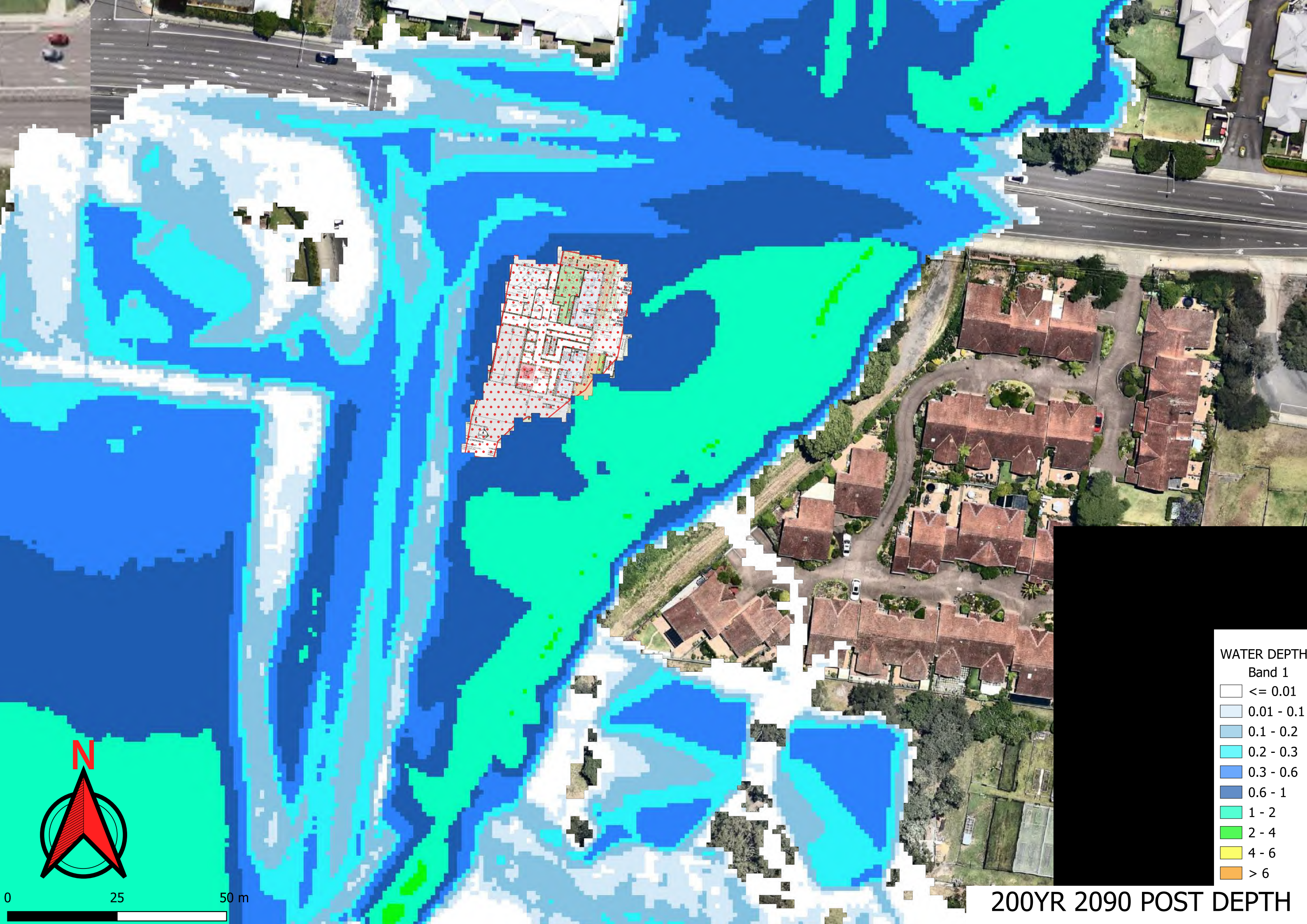


WATER DEPTH

Band 1

	≤ 0.01
	0.01 - 0.1
	0.1 - 0.2
	0.2 - 0.3
	0.3 - 0.6
	0.6 - 1
	1 - 2
	2 - 4
	4 - 6
	> 6

200YR 2090 PRE DEPTH

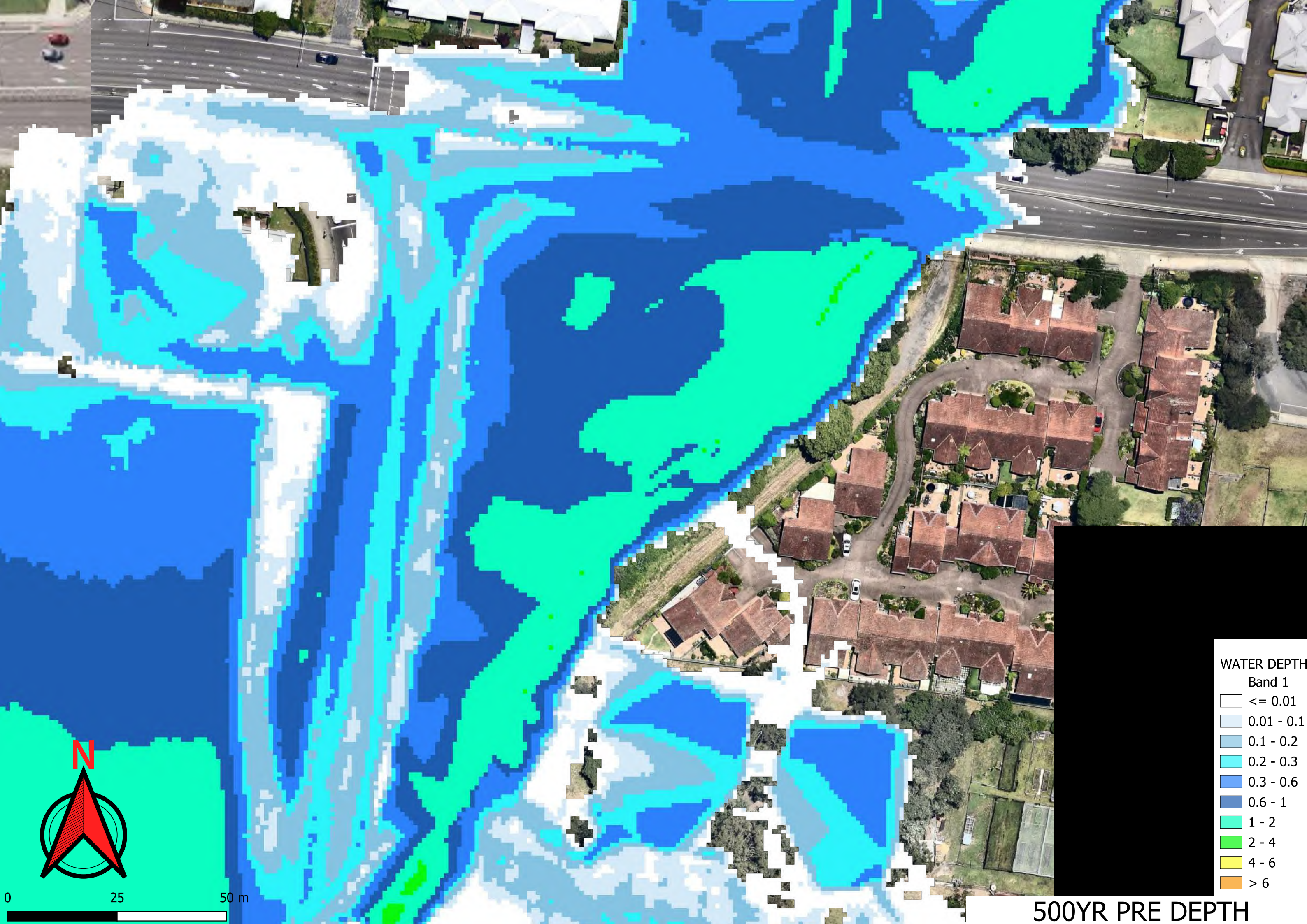


WATER DEPTH

Band 1

	≤ 0.01
	0.01 - 0.1
	0.1 - 0.2
	0.2 - 0.3
	0.3 - 0.6
	0.6 - 1
	1 - 2
	2 - 4
	4 - 6
	> 6

200YR 2090 POST DEPTH

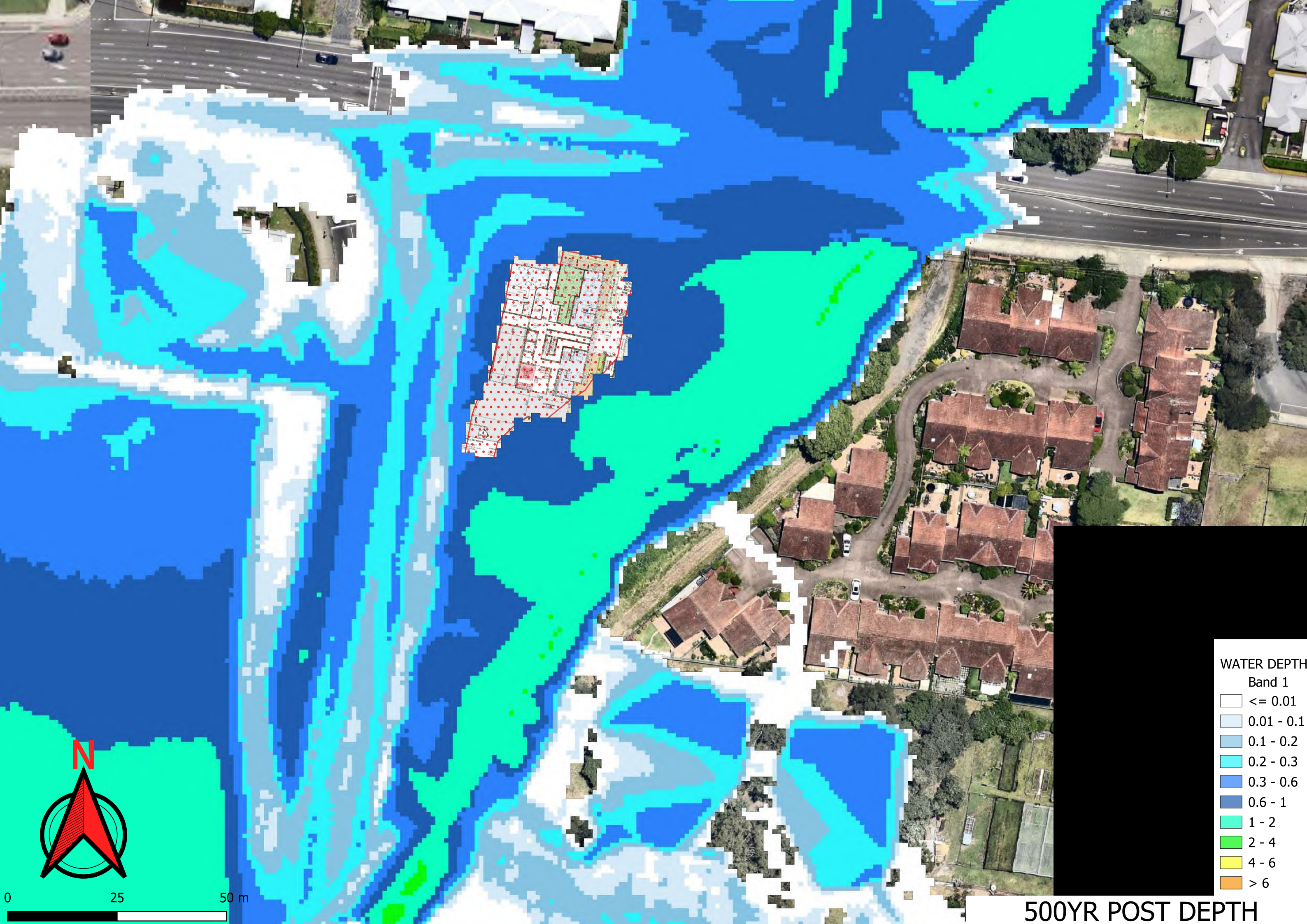


WATER DEPTH

Band 1

	≤ 0.01
	0.01 - 0.1
	0.1 - 0.2
	0.2 - 0.3
	0.3 - 0.6
	0.6 - 1
	1 - 2
	2 - 4
	4 - 6
	> 6

500YR PRE DEPTH

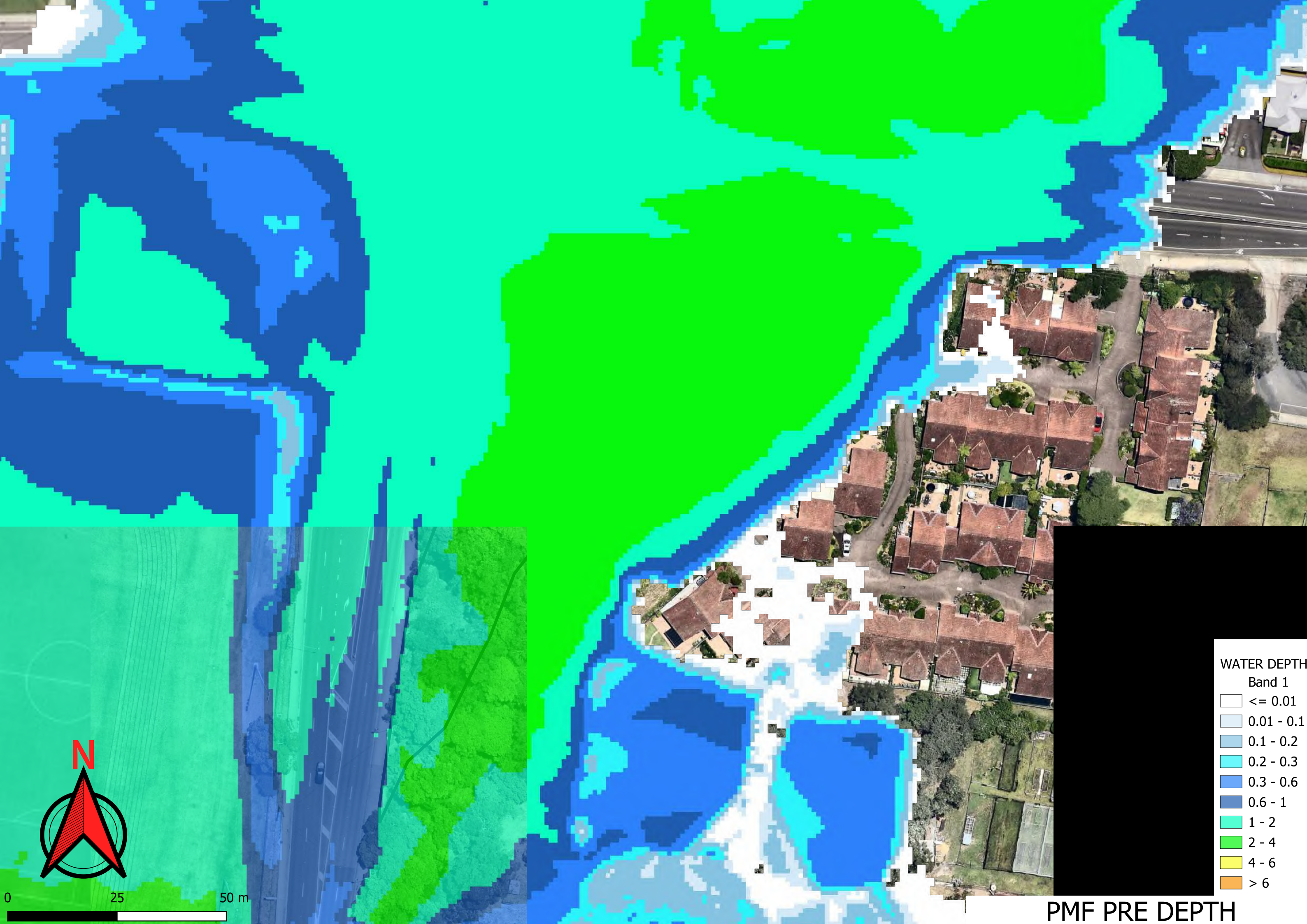


WATER DEPTH

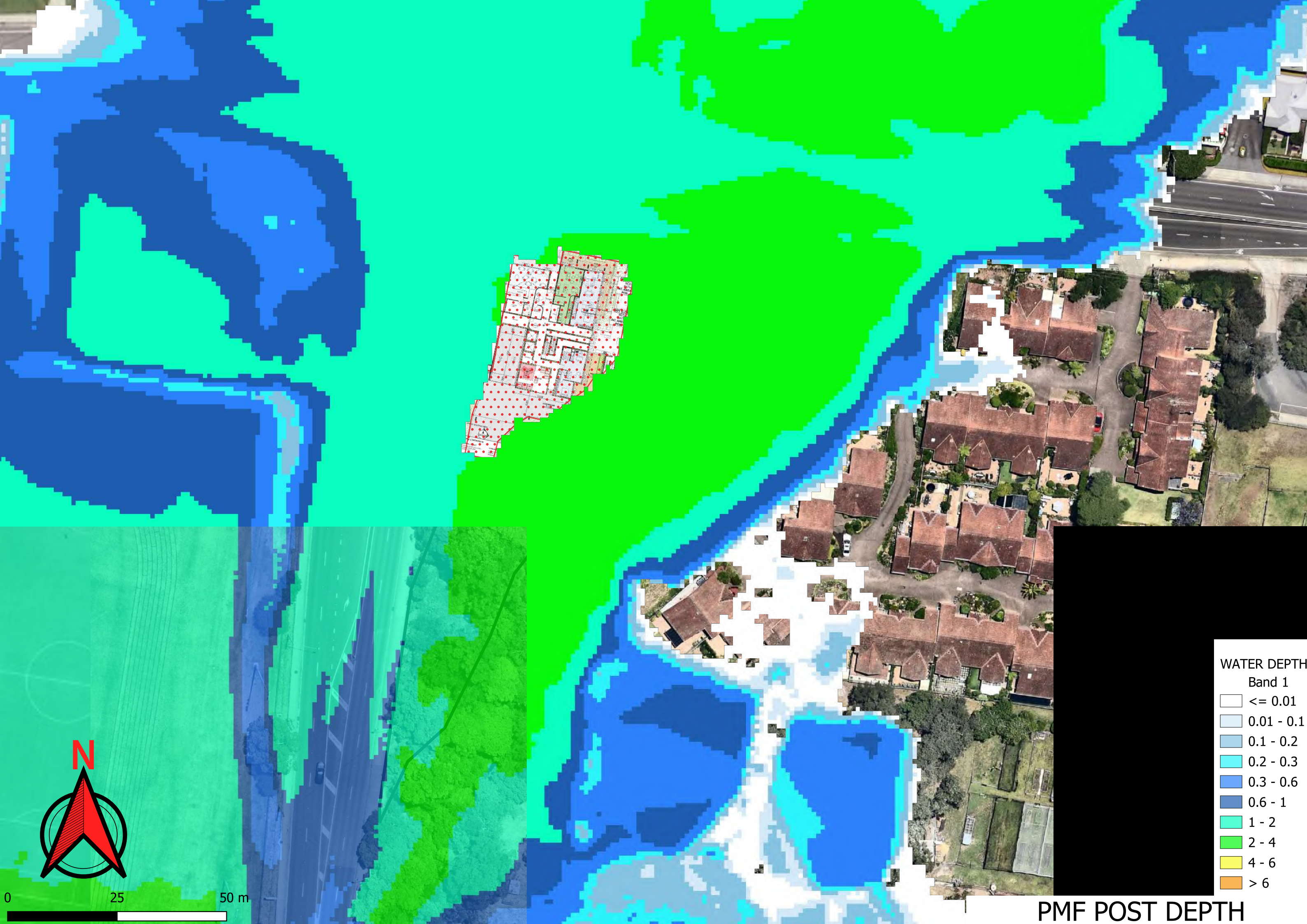
Band 1

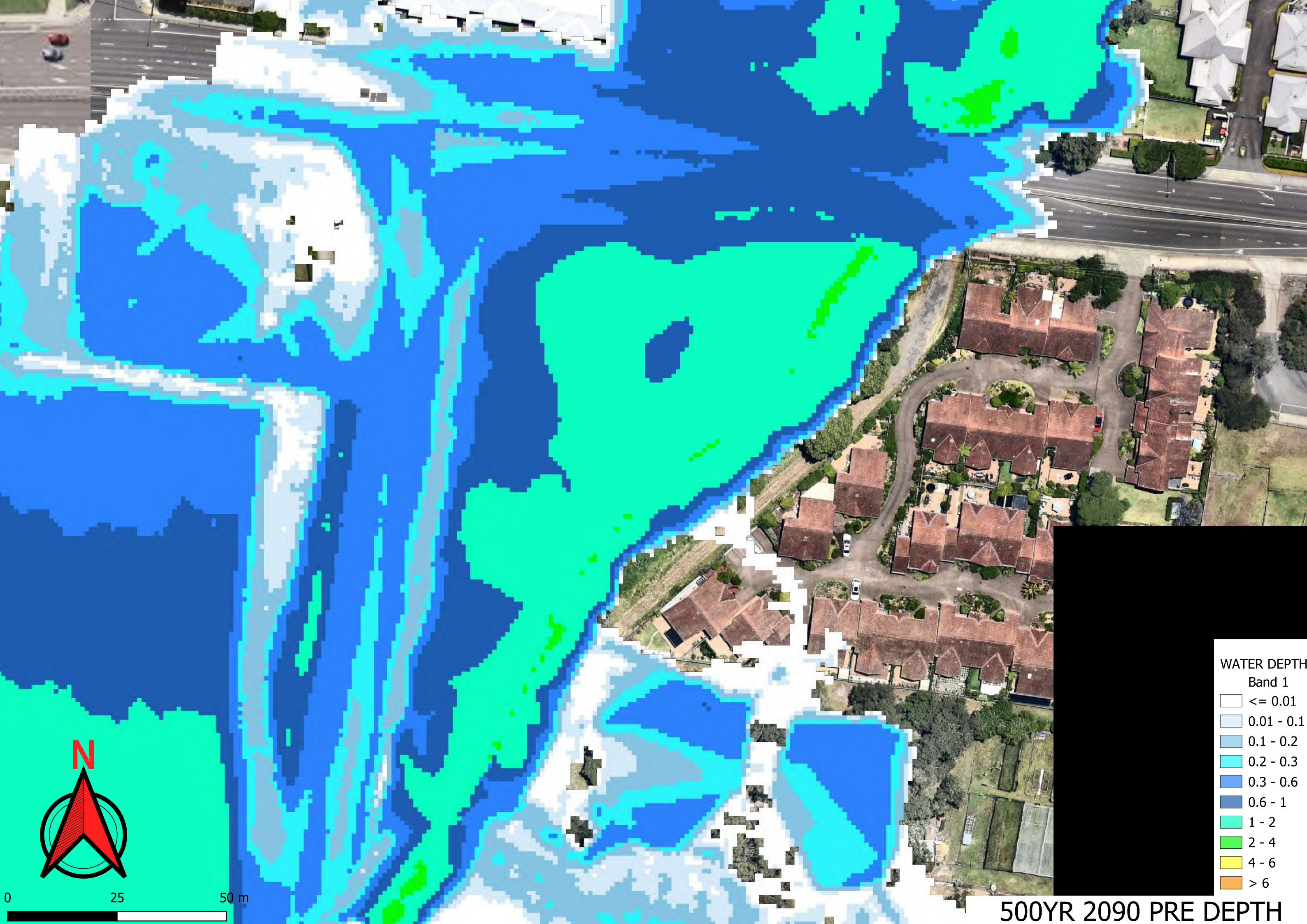
-  ≤ 0.01
-  0.01 - 0.1
-  0.1 - 0.2
-  0.2 - 0.3
-  0.3 - 0.6
-  0.6 - 1
-  1 - 2
-  2 - 4
-  4 - 6
-  > 6

500YR POST DEPTH

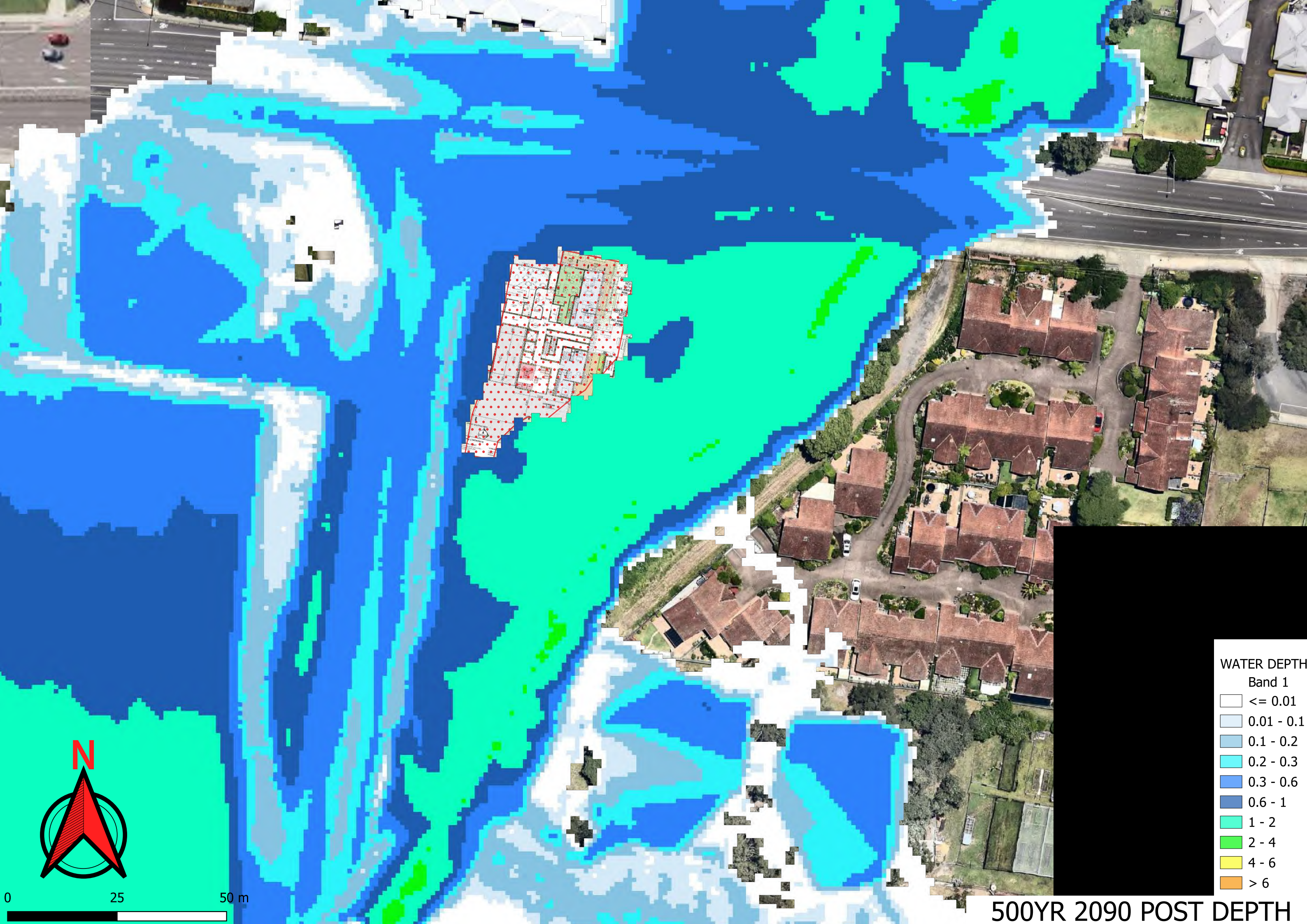


PMF PRE DEPTH

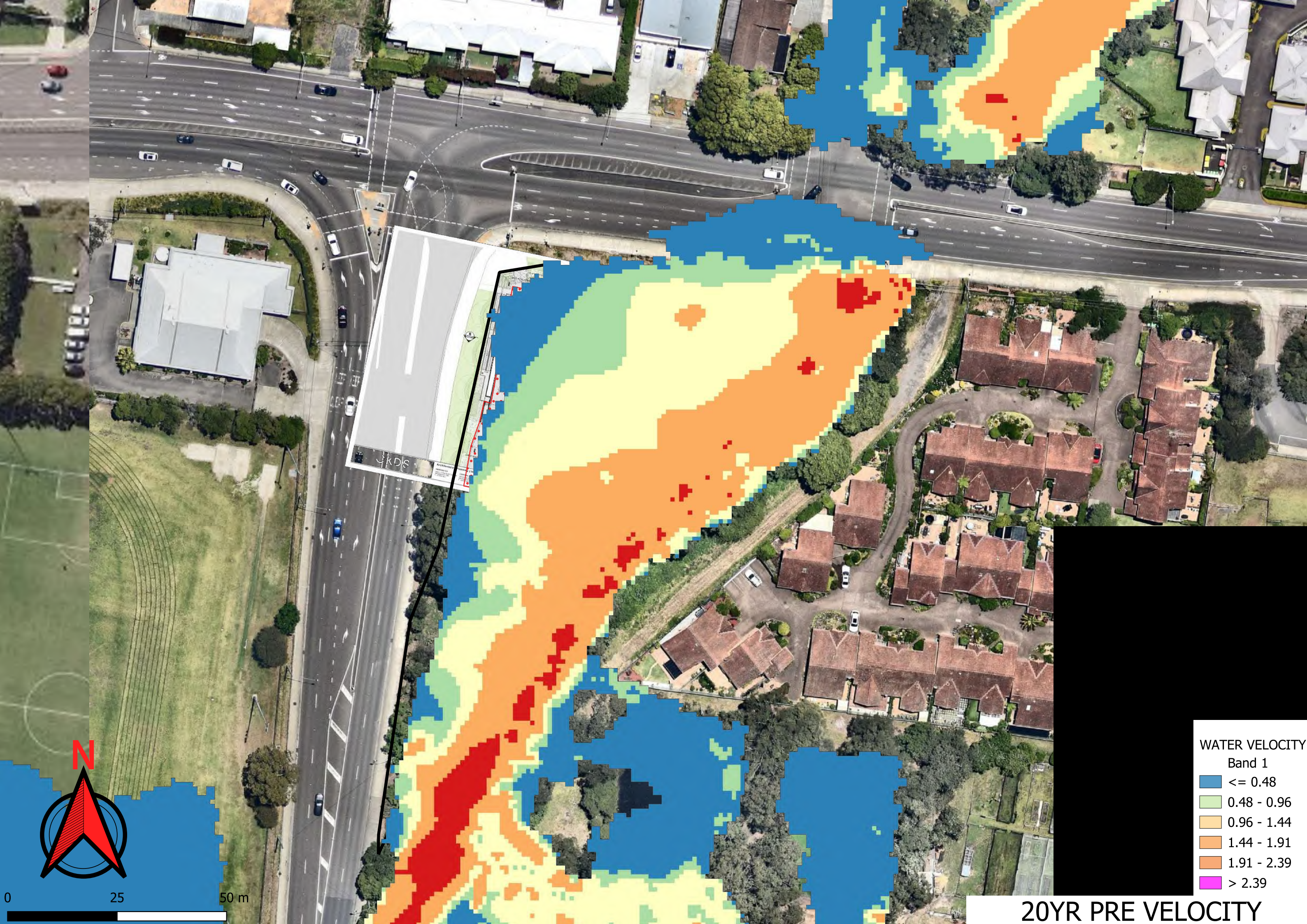


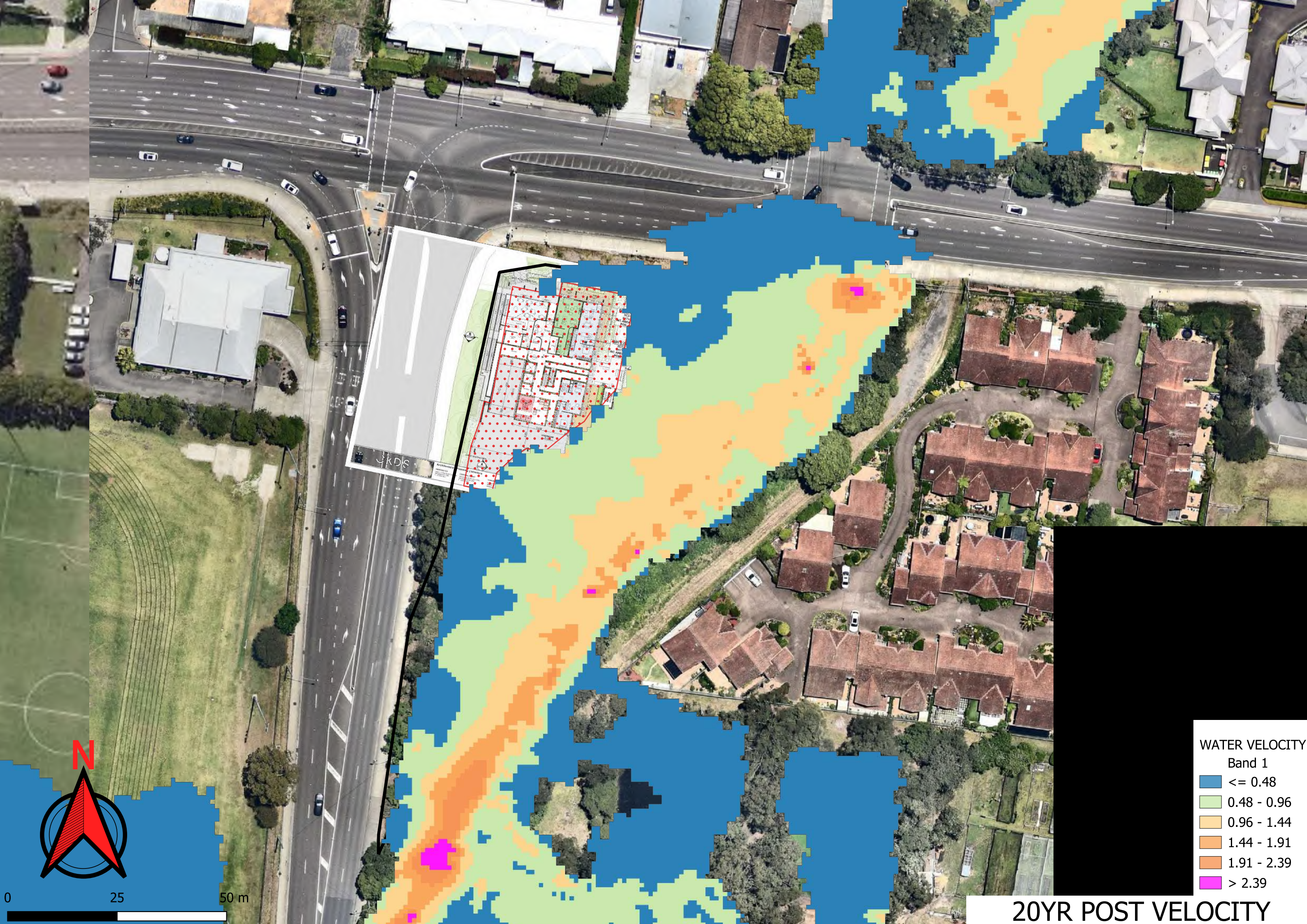


500YR 2090 PRE DEPTH



500YR 2090 POST DEPTH



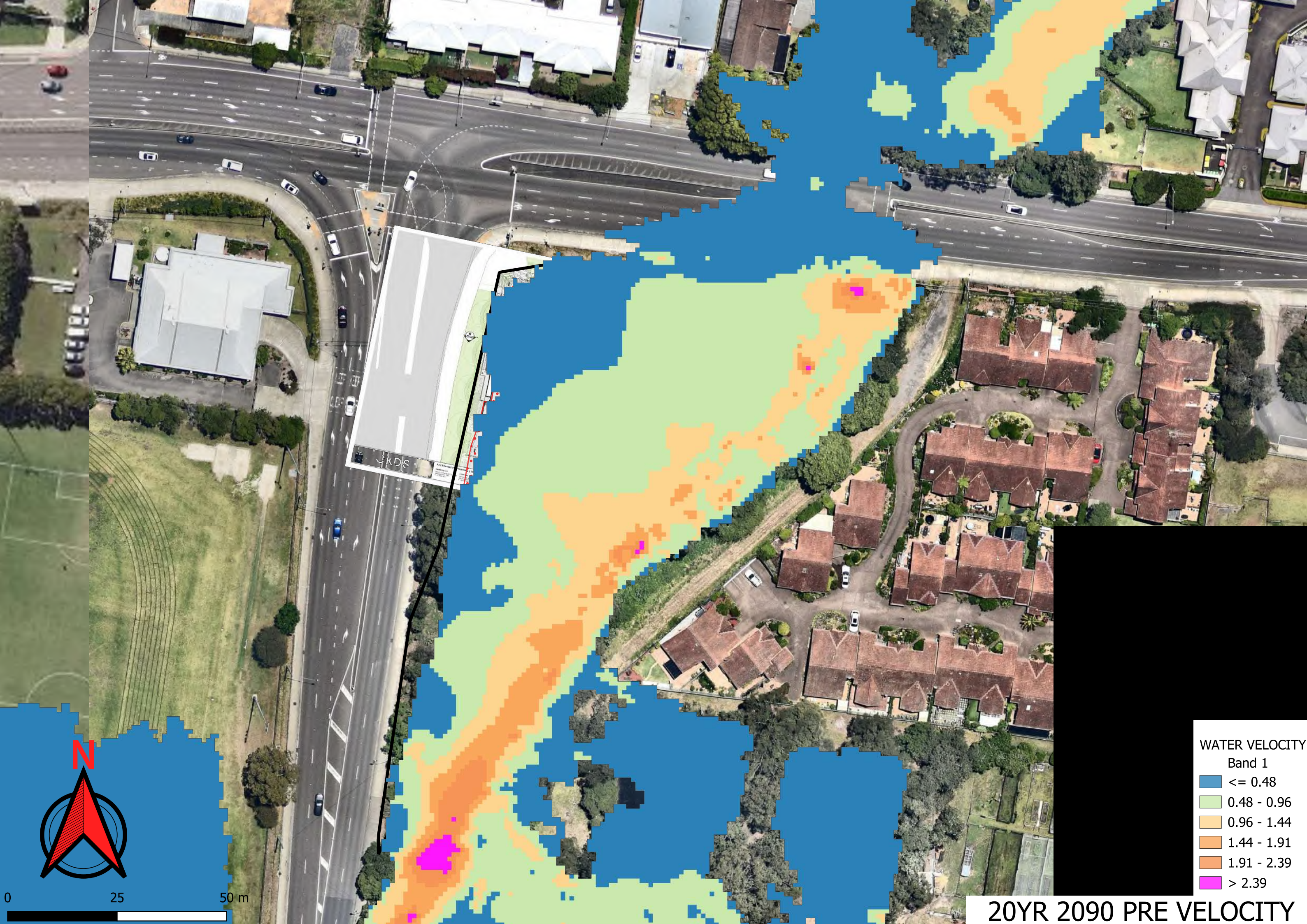


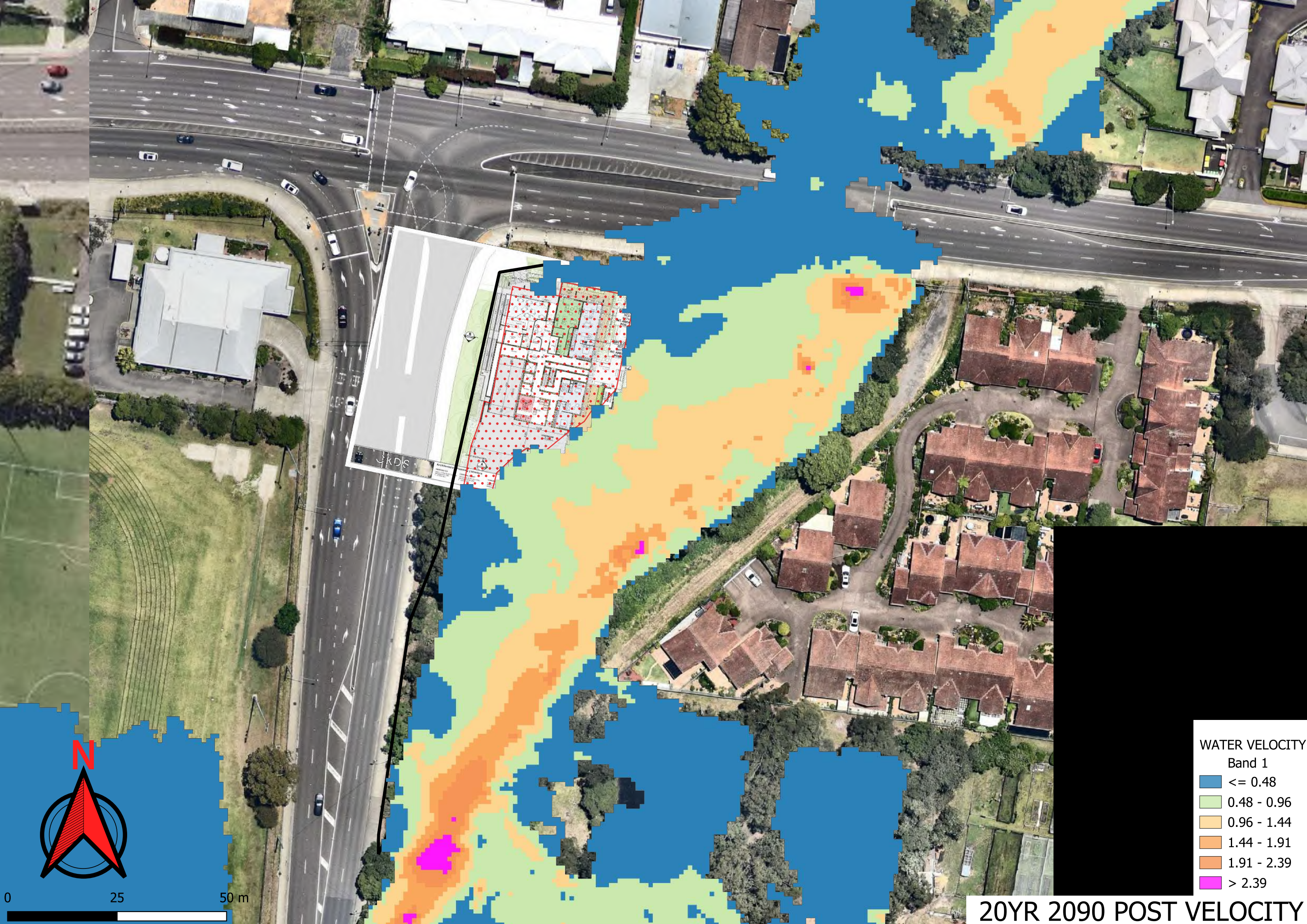
WATER VELOCITY

Band 1

- ≤ 0.48
- $0.48 - 0.96$
- $0.96 - 1.44$
- $1.44 - 1.91$
- $1.91 - 2.39$
- > 2.39

20YR POST VELOCITY



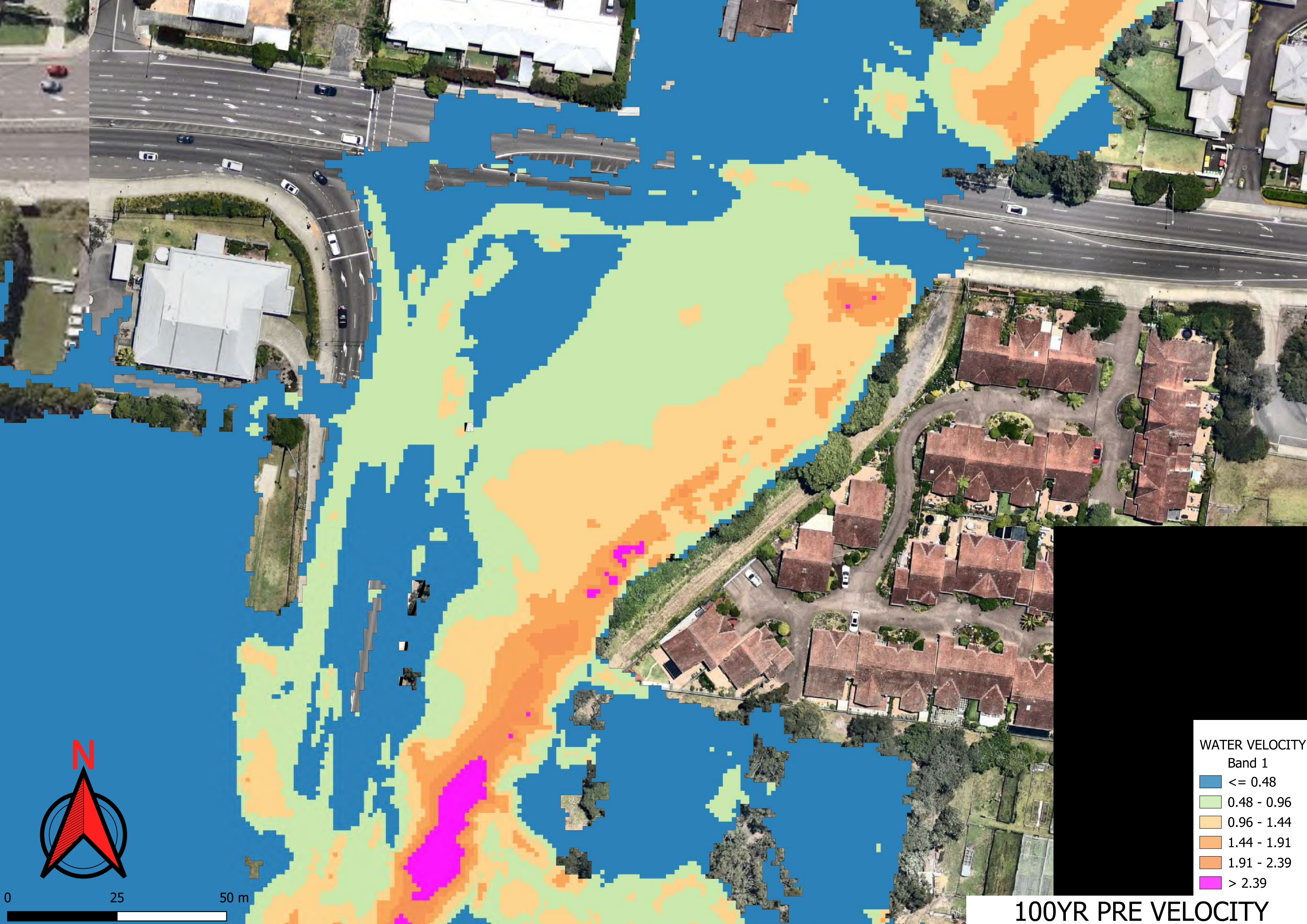


WATER VELOCITY

Band 1

- ≤ 0.48
- $0.48 - 0.96$
- $0.96 - 1.44$
- $1.44 - 1.91$
- $1.91 - 2.39$
- > 2.39

20YR 2090 POST VELOCITY

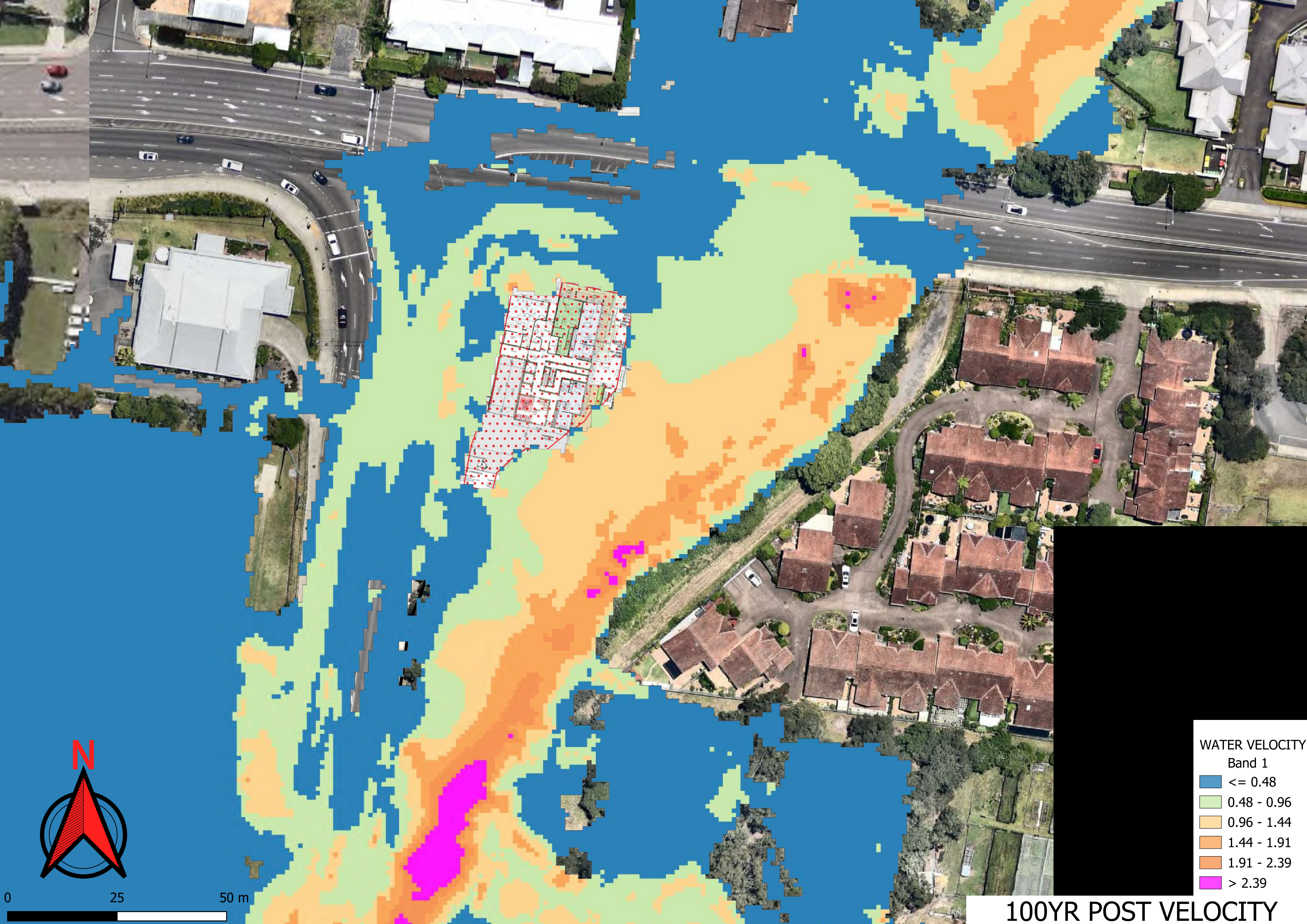


WATER VELOCITY

Band 1

- ≤ 0.48
- $0.48 - 0.96$
- $0.96 - 1.44$
- $1.44 - 1.91$
- $1.91 - 2.39$
- > 2.39

100YR PRE VELOCITY

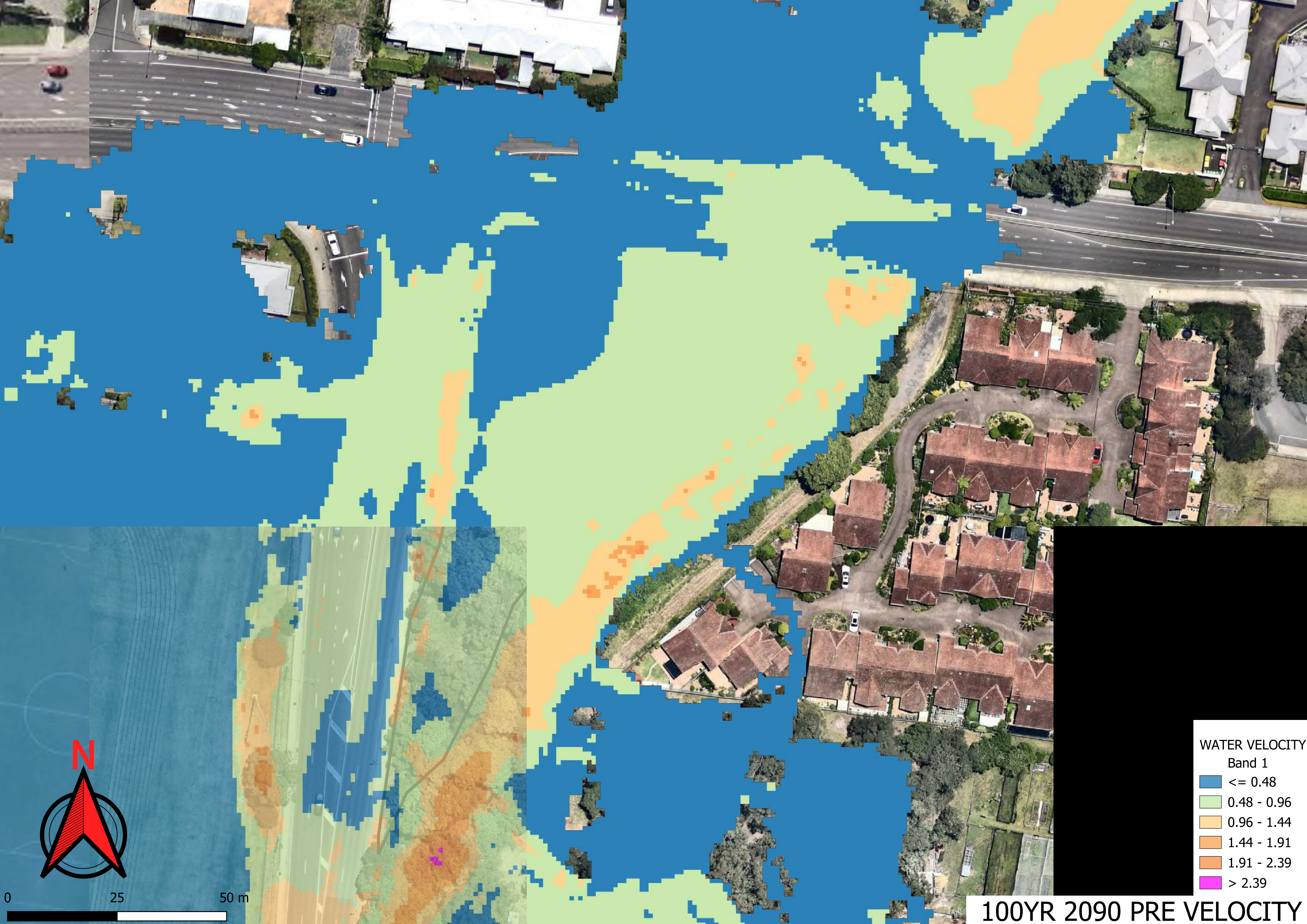


WATER VELOCITY

Band 1

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-  $1.44 - 1.91$
-  $1.91 - 2.39$
-  > 2.39

100YR POST VELOCITY



WATER VELOCITY

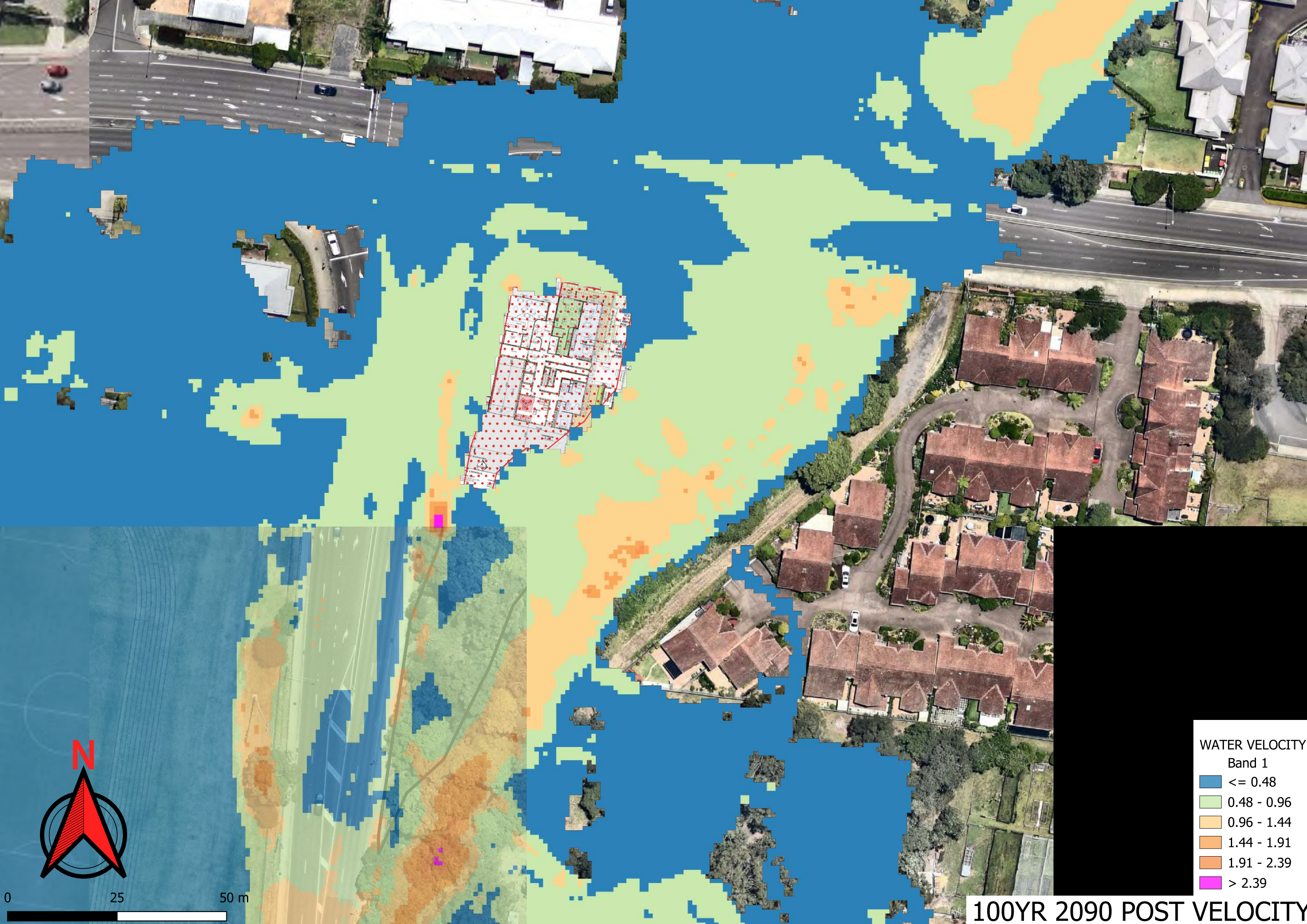
Band 1

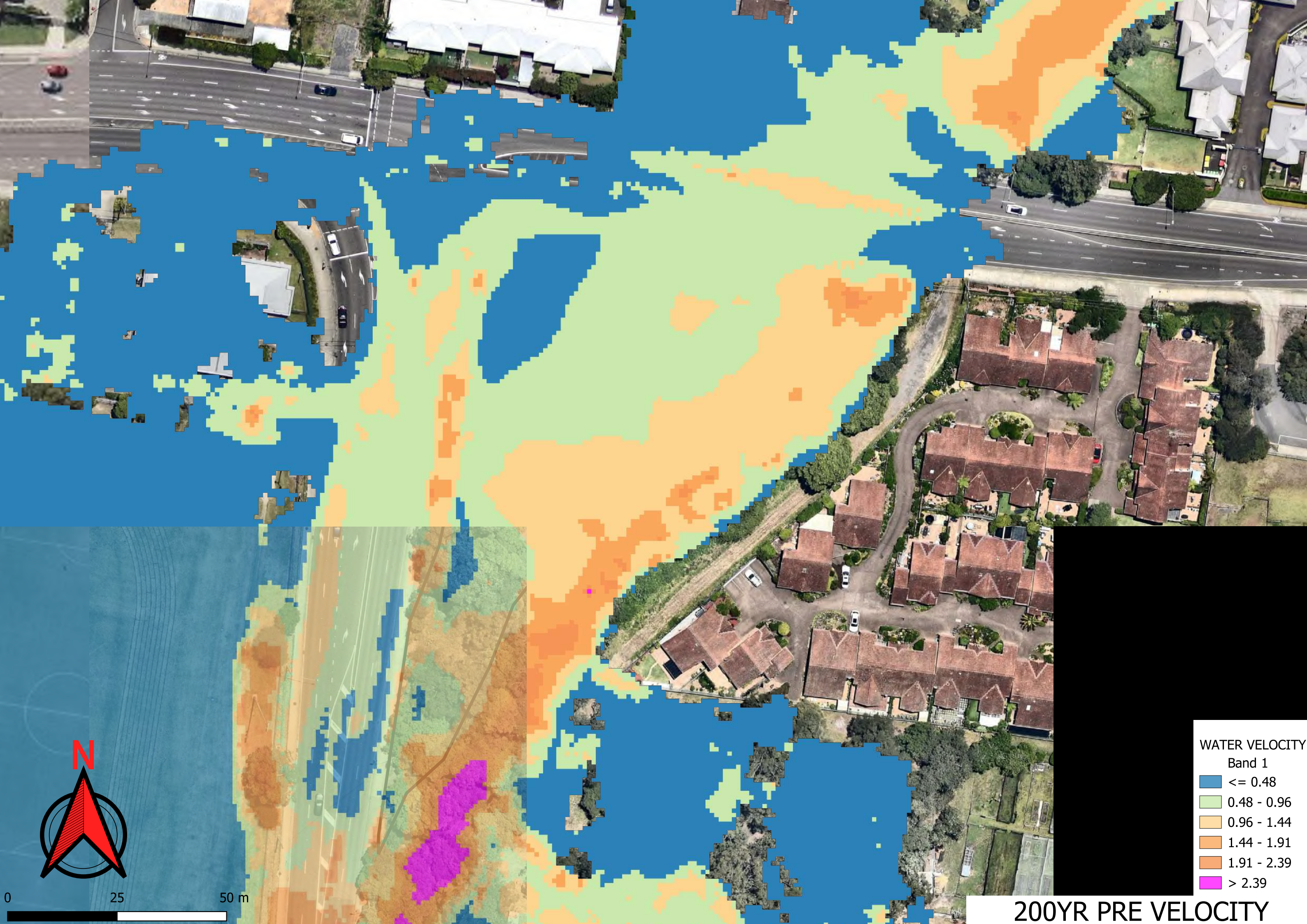
- ≤ 0.48
- $0.48 - 0.96$
- $0.96 - 1.44$
- $1.44 - 1.91$
- $1.91 - 2.39$
- > 2.39

100YR 2090 PRE VELOCITY



0 25 50 m

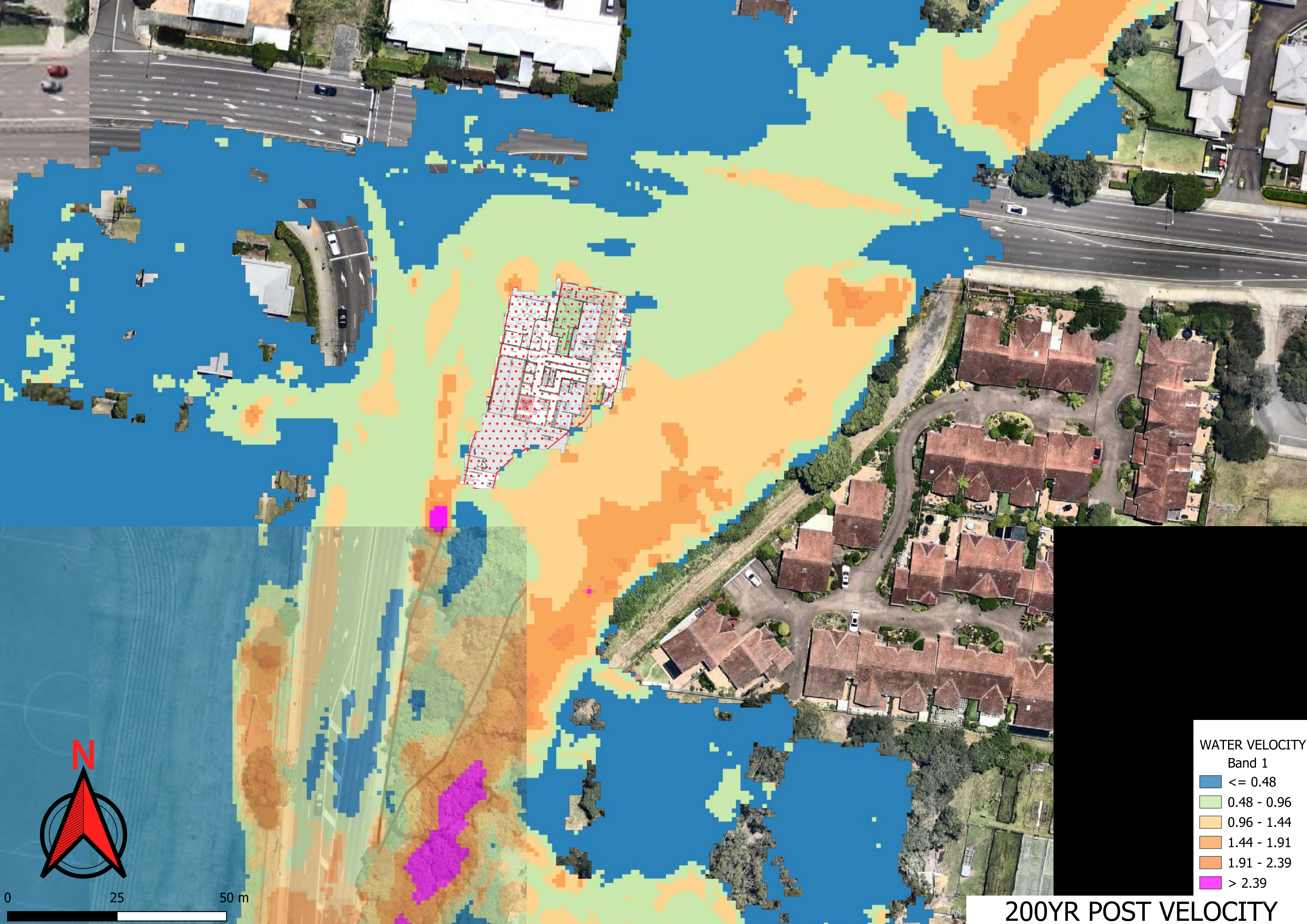




WATER VELOCITY

Band 1

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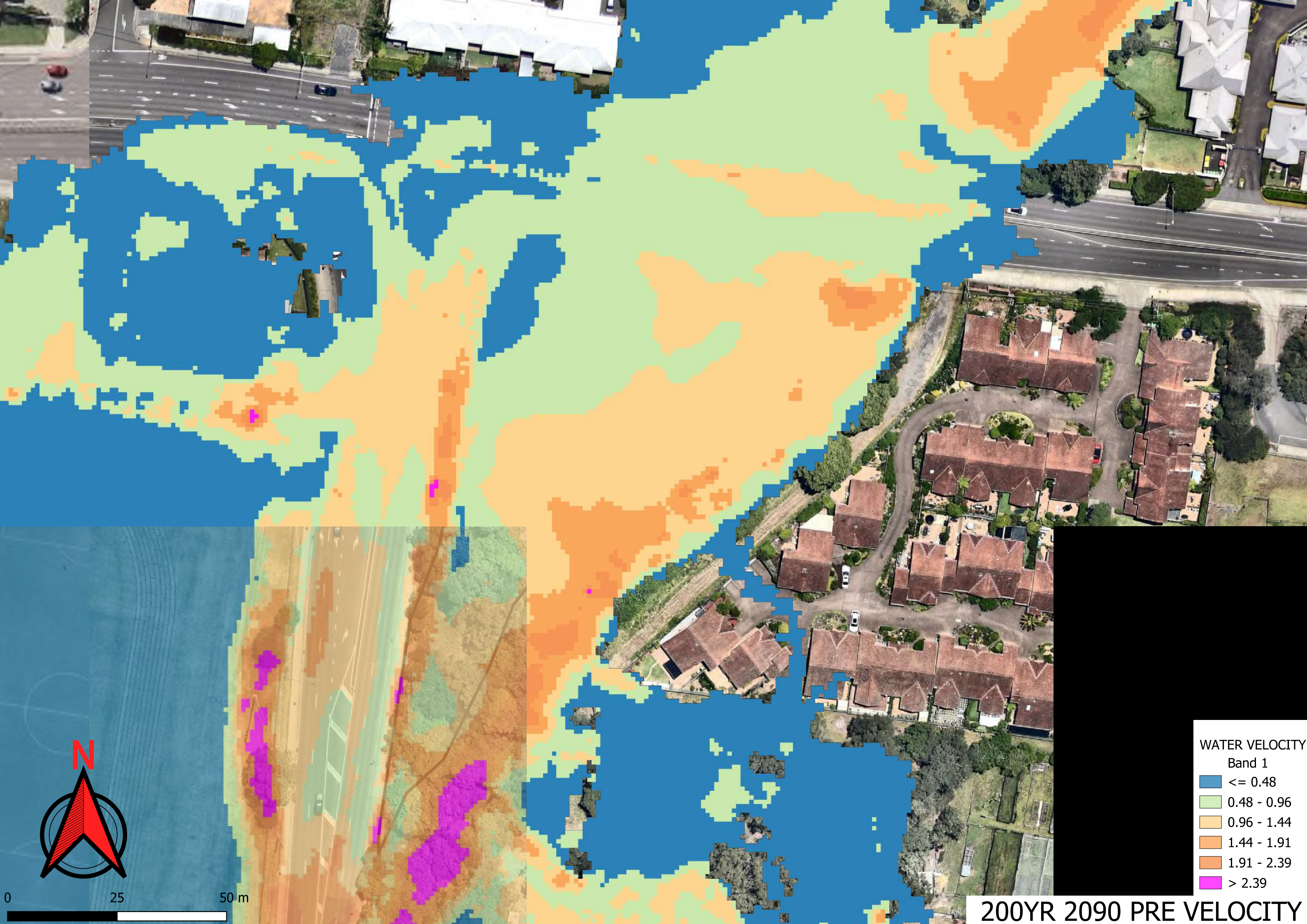


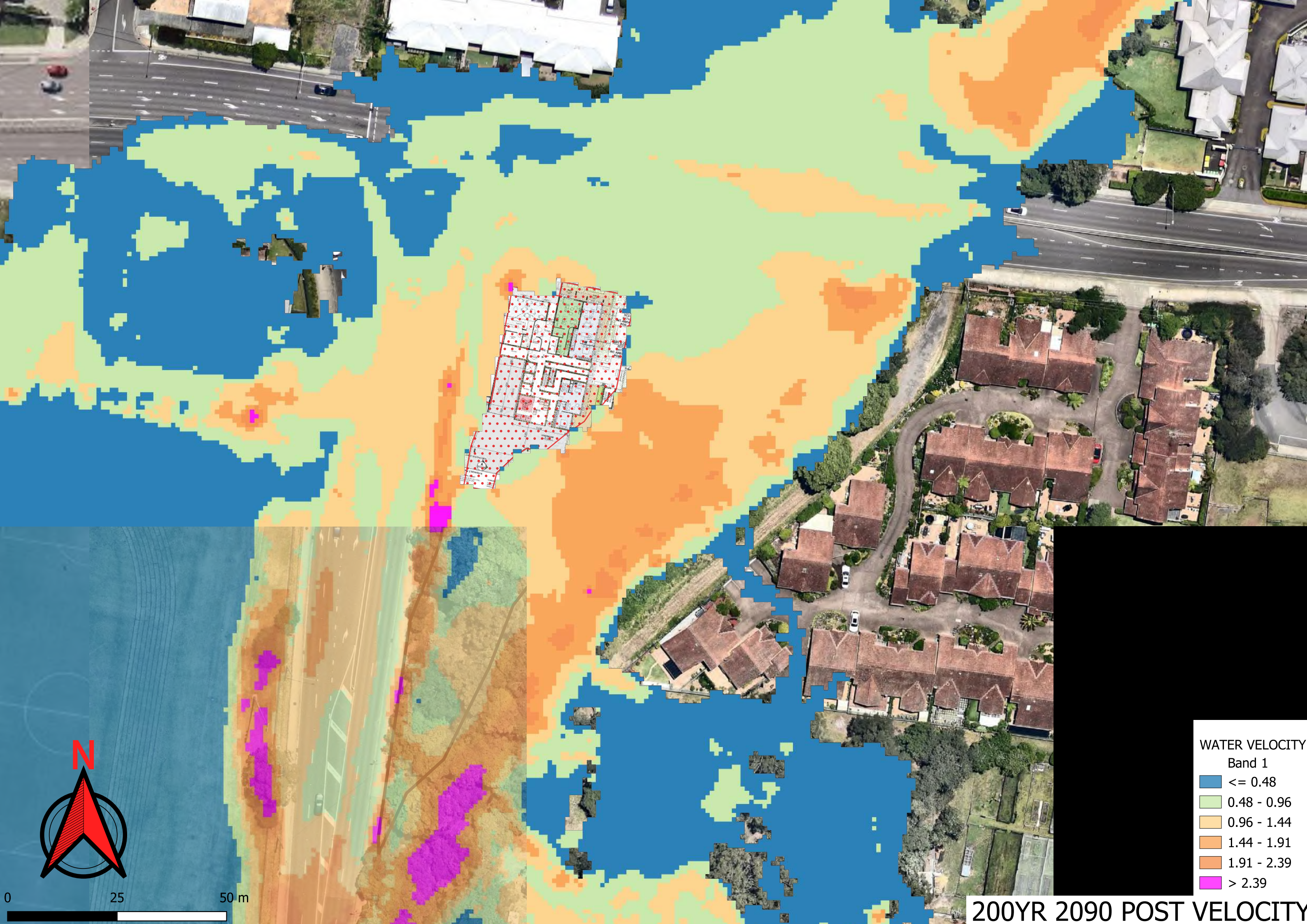
WATER VELOCITY

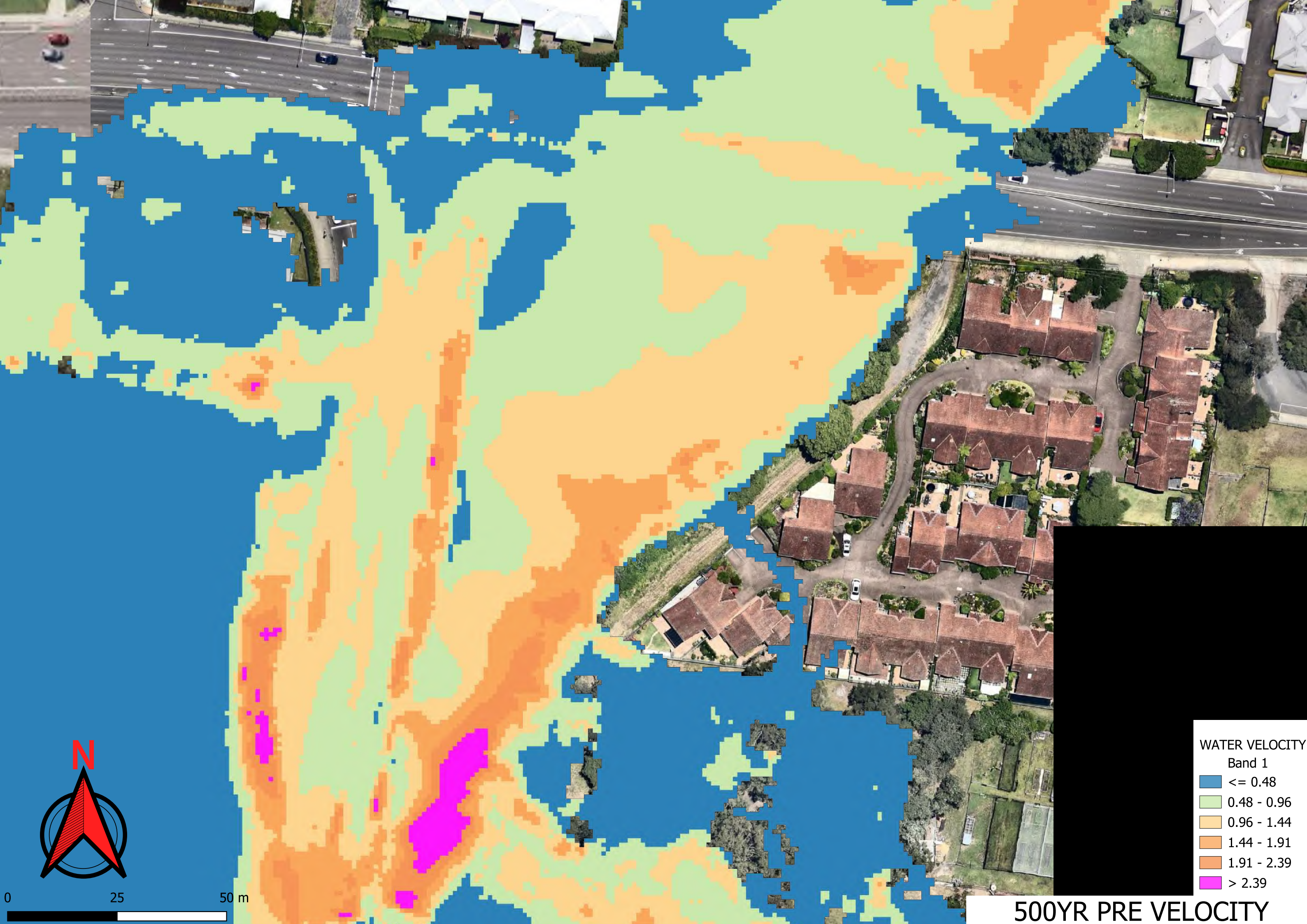
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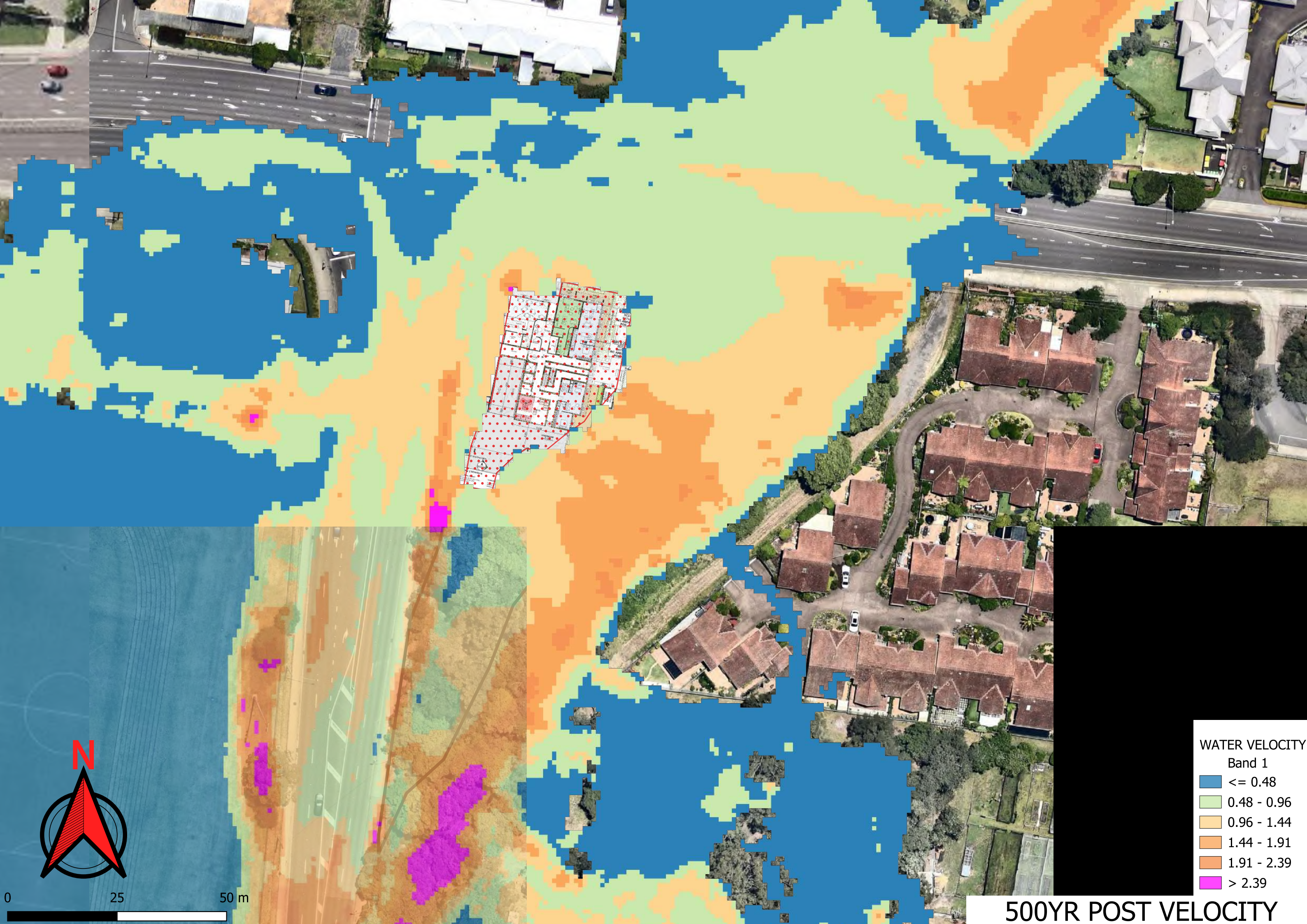
200YR POST VELOCITY







500YR PRE VELOCITY

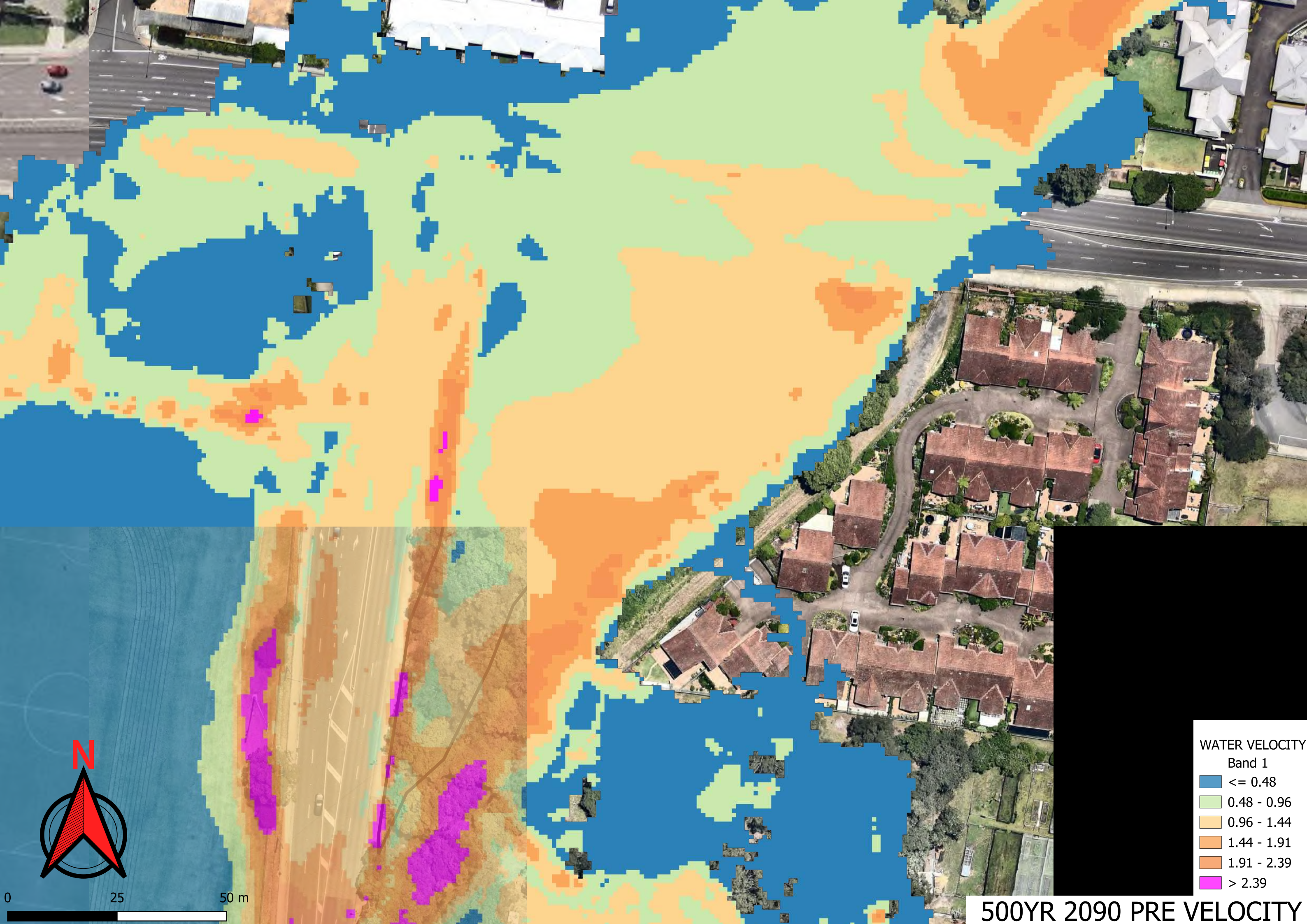


WATER VELOCITY

Band 1

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500YR POST VELOCITY



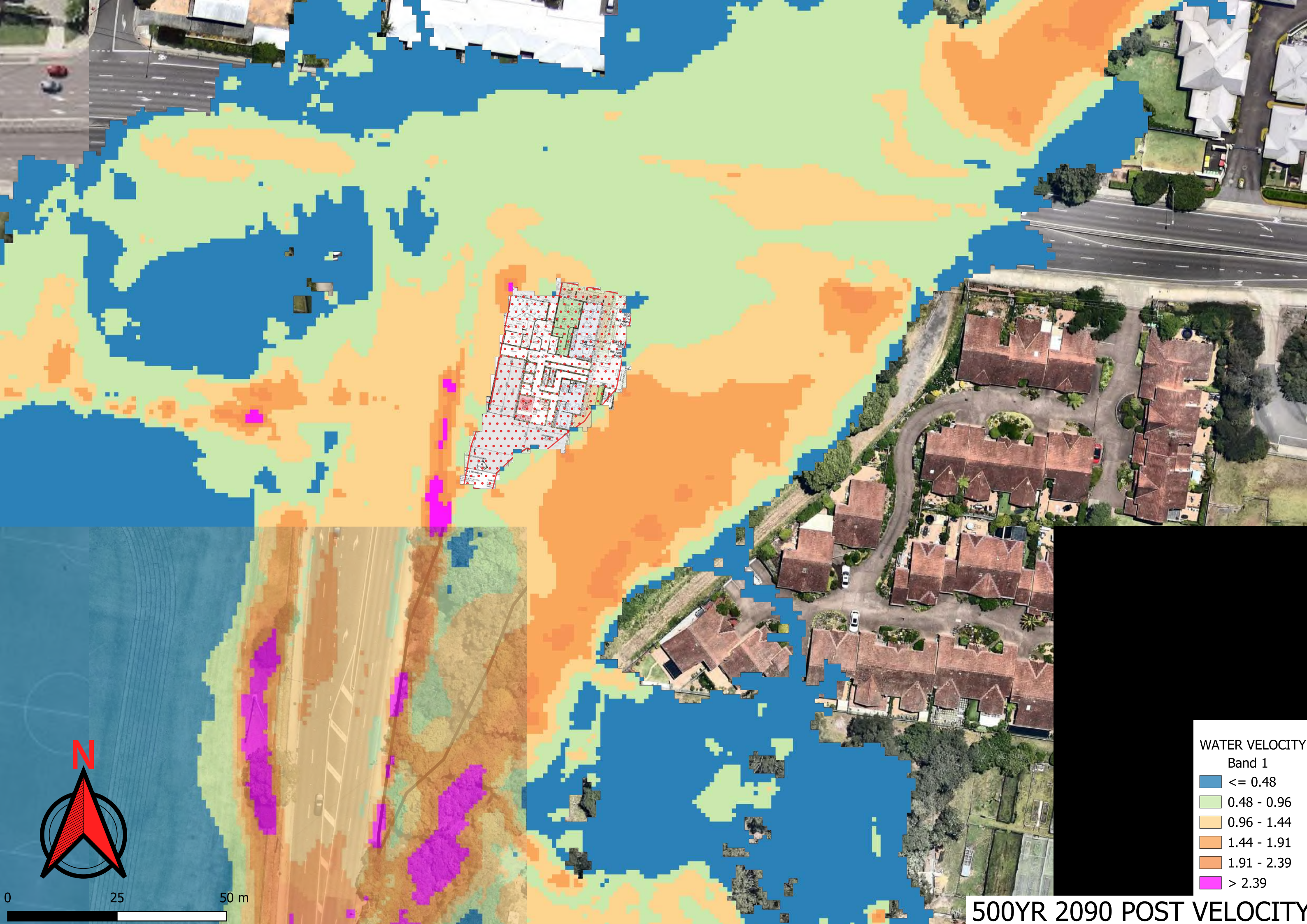
WATER VELOCITY

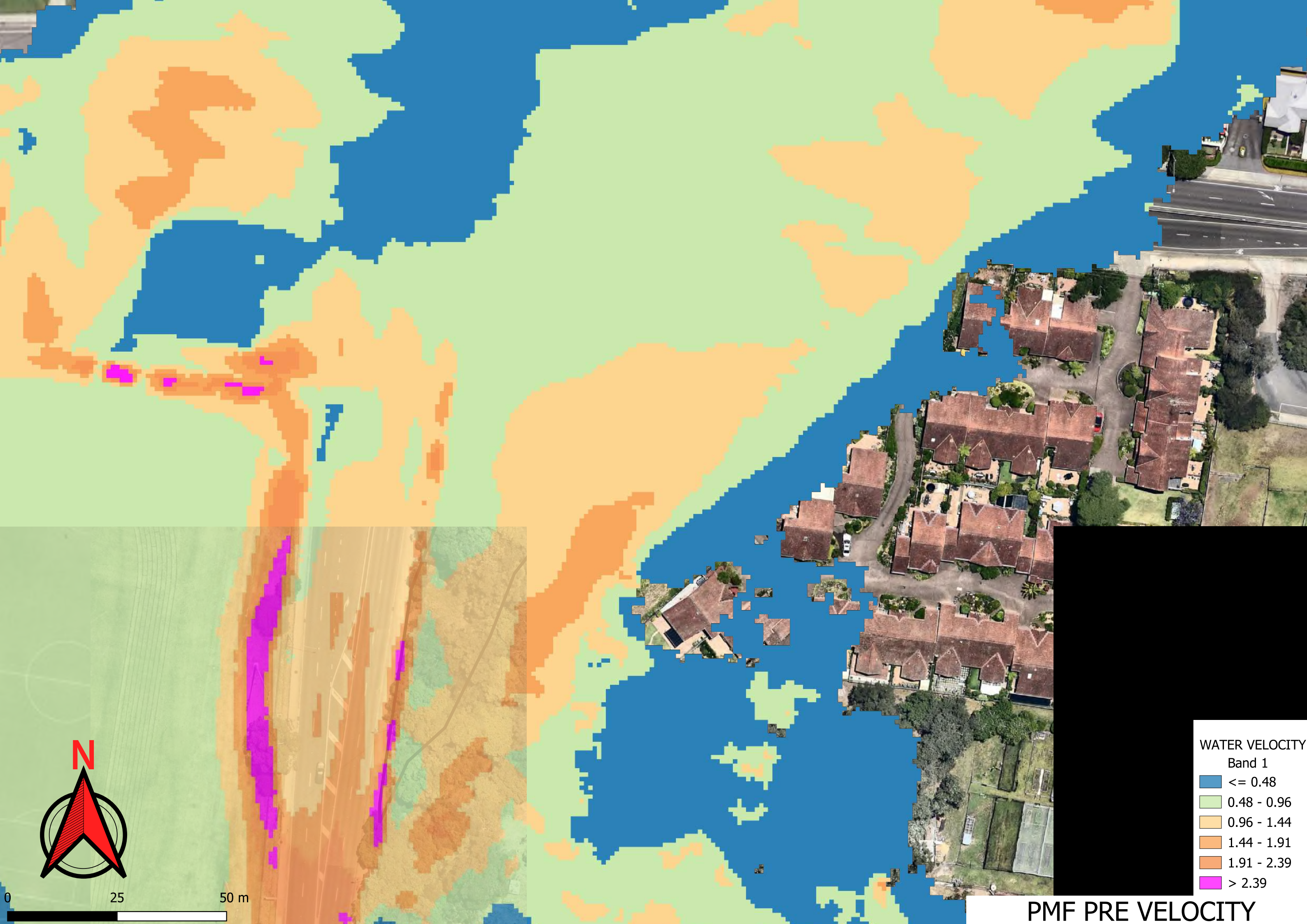
Band 1

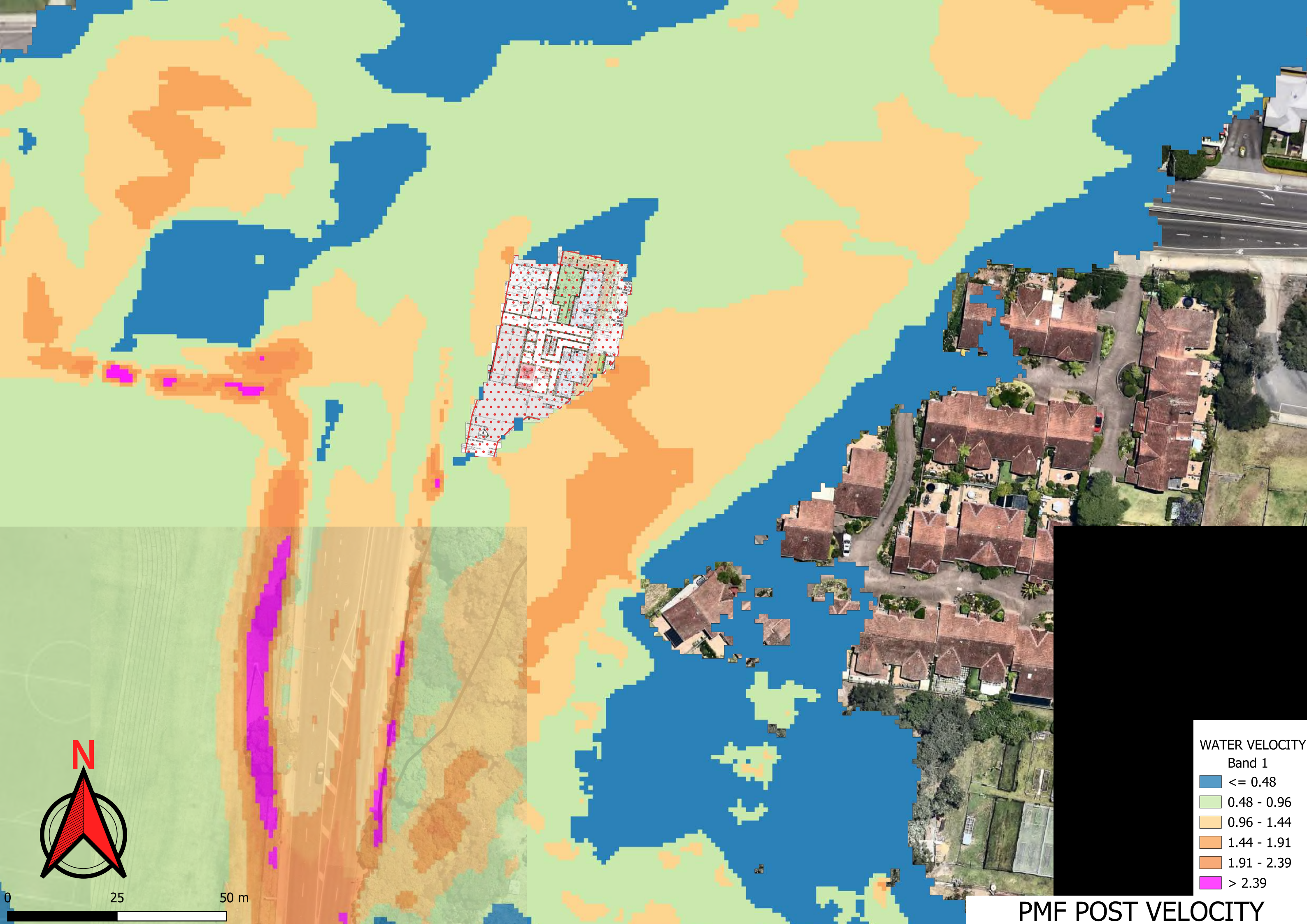
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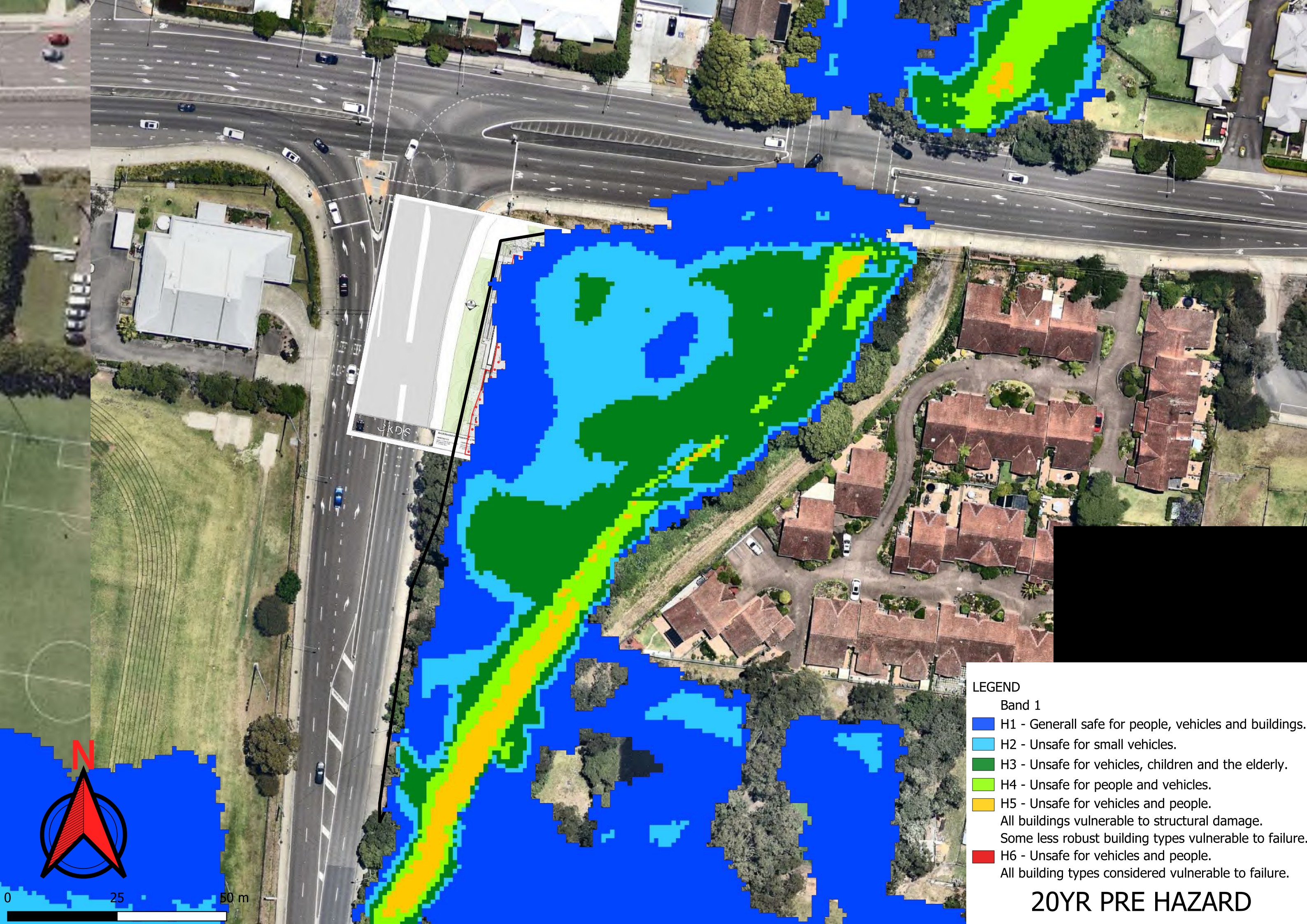


0 25 50 m







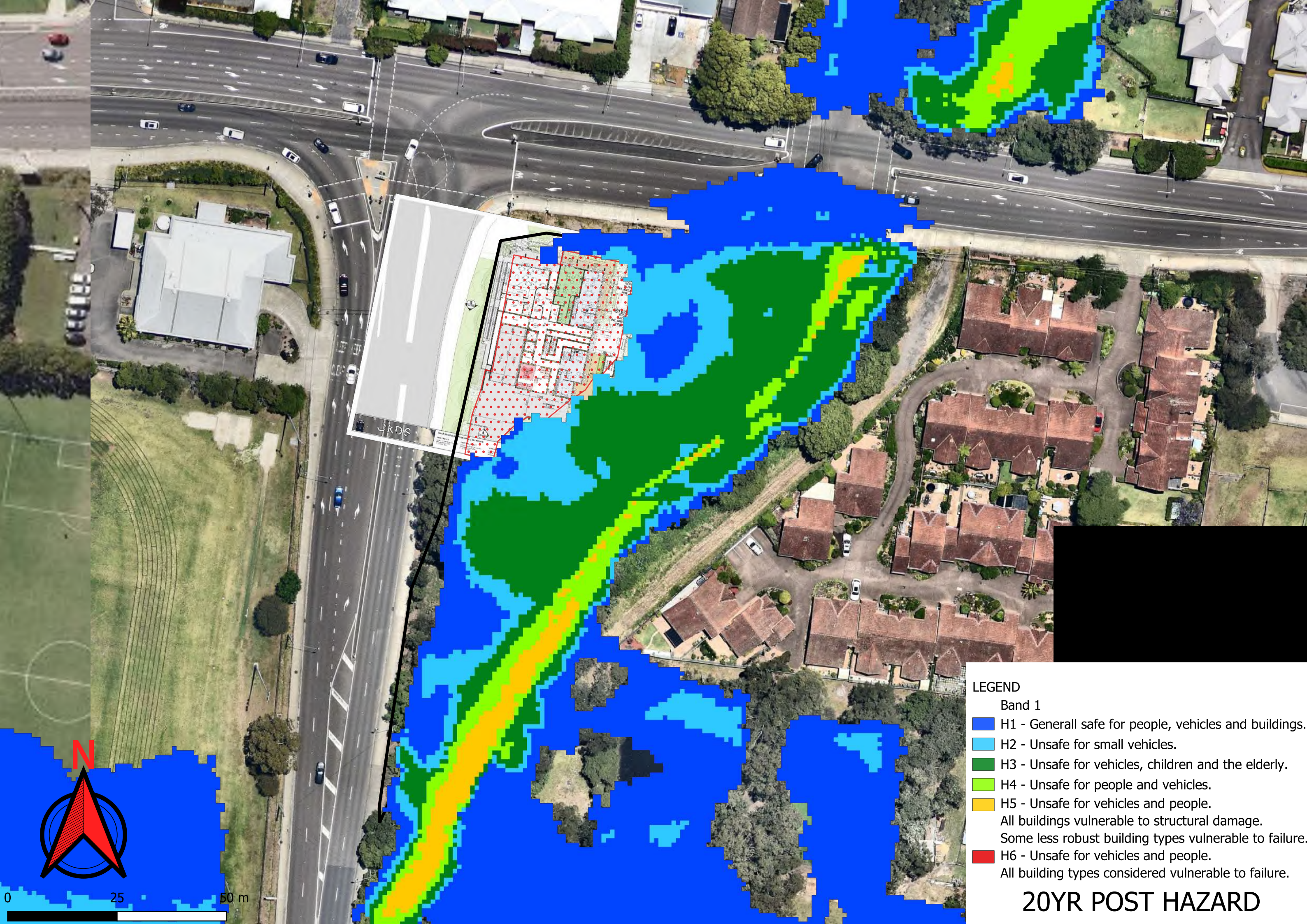


LEGEND

Band 1

- H1 - General safe for people, vehicles and buildings.
- H2 - Unsafe for small vehicles.
- H3 - Unsafe for vehicles, children and the elderly.
- H4 - Unsafe for people and vehicles.
- H5 - Unsafe for vehicles and people.
- All buildings vulnerable to structural damage.
- Some less robust building types vulnerable to failure.
- H6 - Unsafe for vehicles and people.
- All building types considered vulnerable to failure.

20YR PRE HAZARD

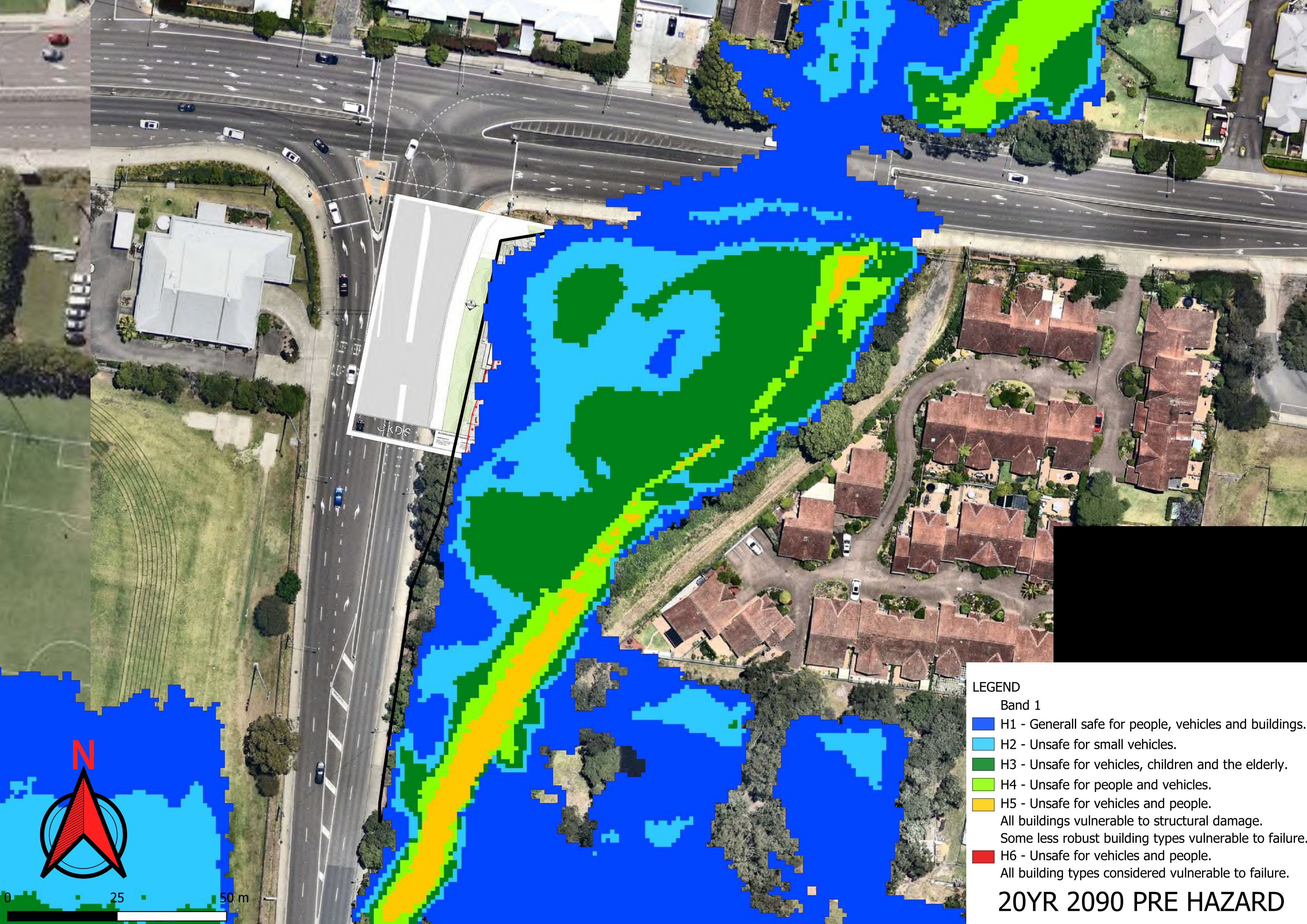


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20YR POST HAZARD

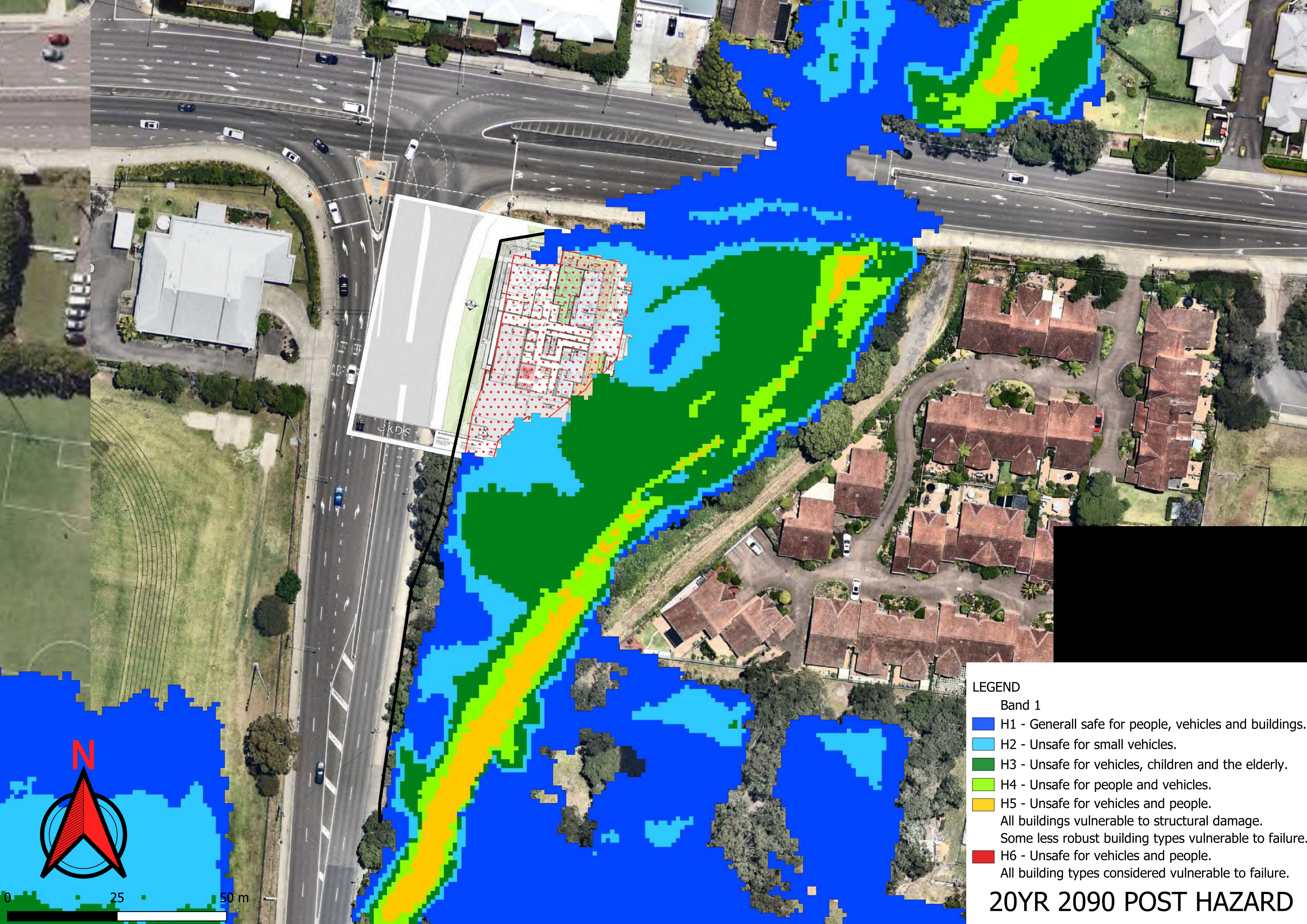


LEGEND

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20YR 2090 PRE HAZARD

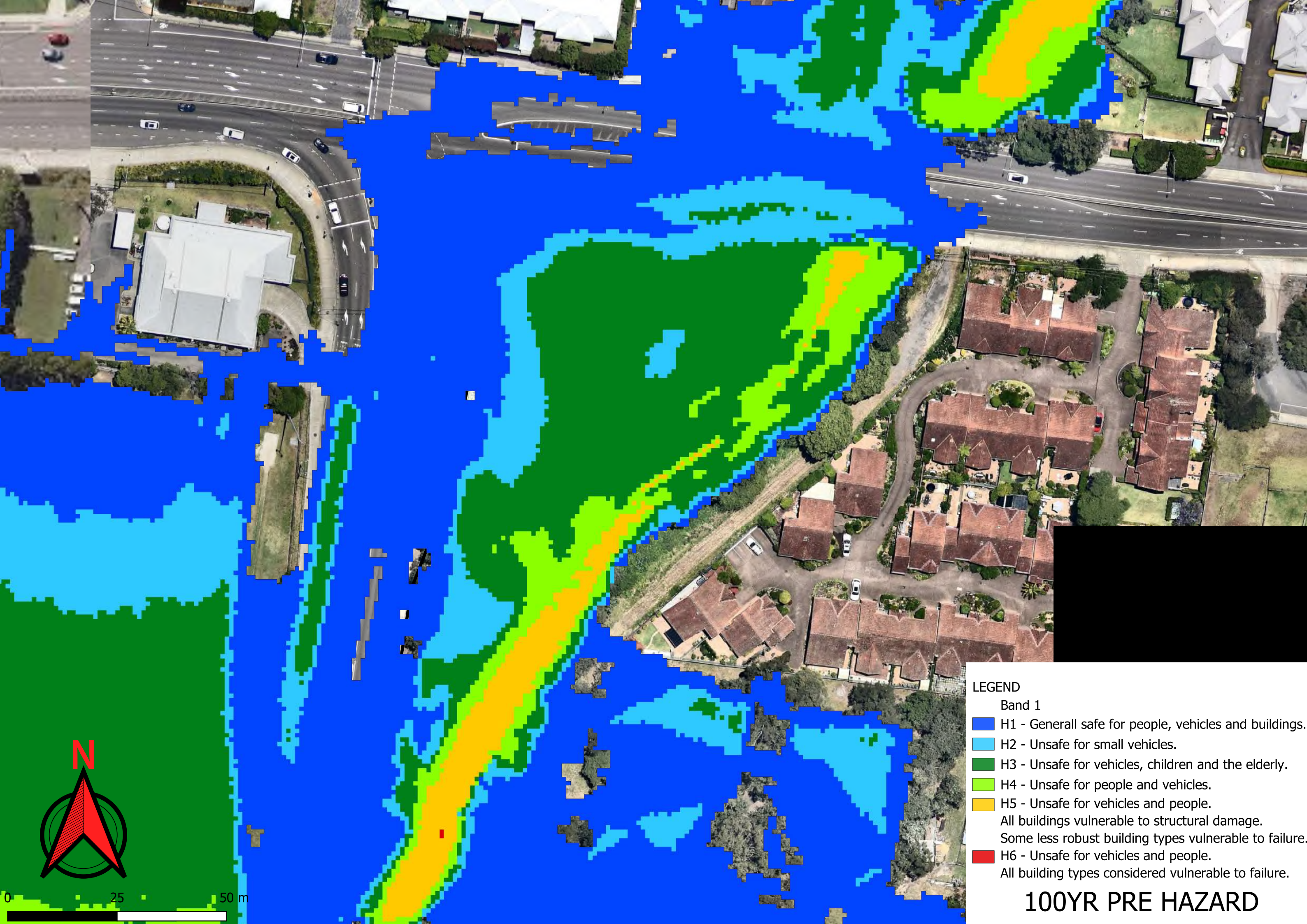


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20YR 2090 POST HAZARD

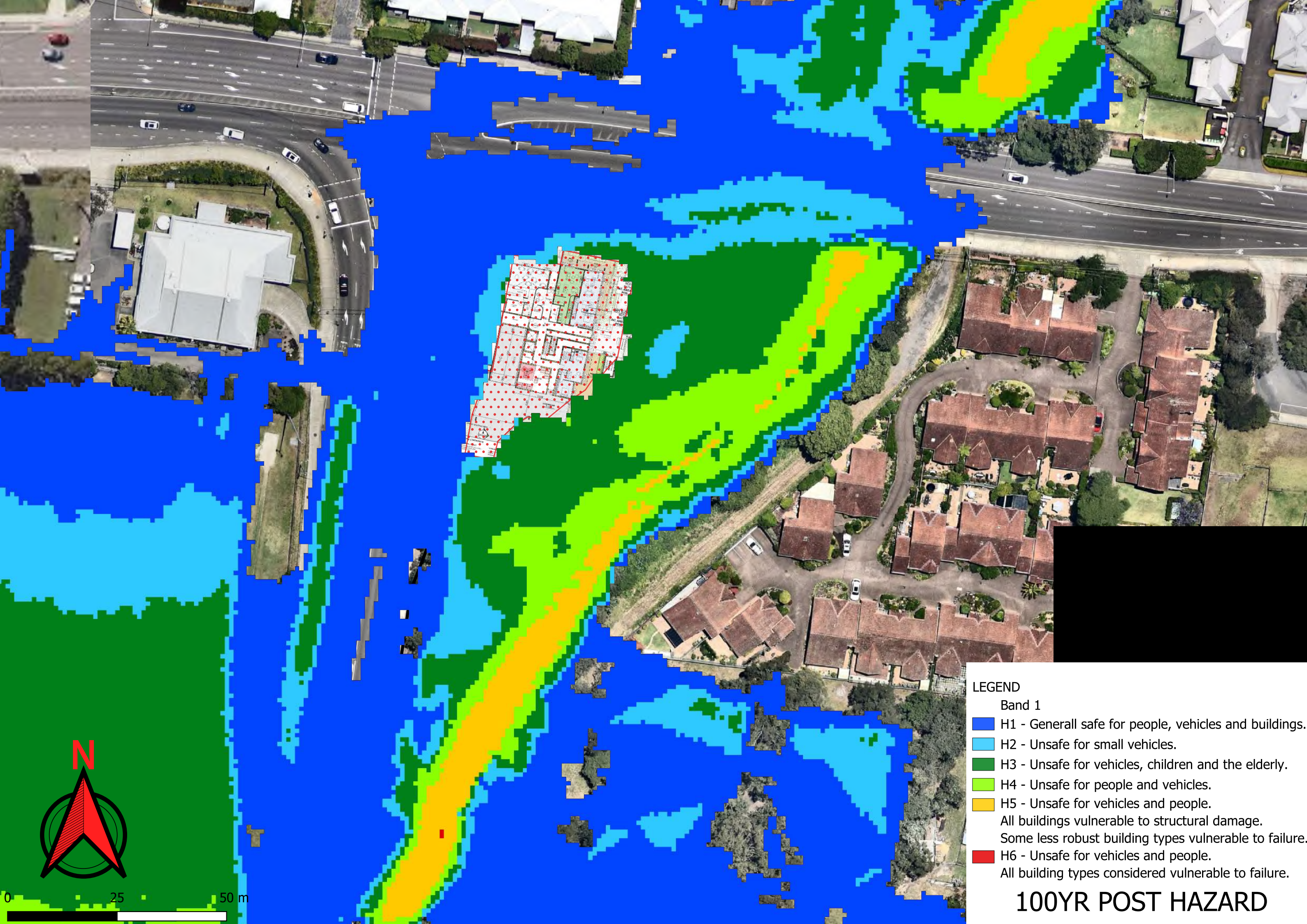


LEGEND

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100YR PRE HAZARD

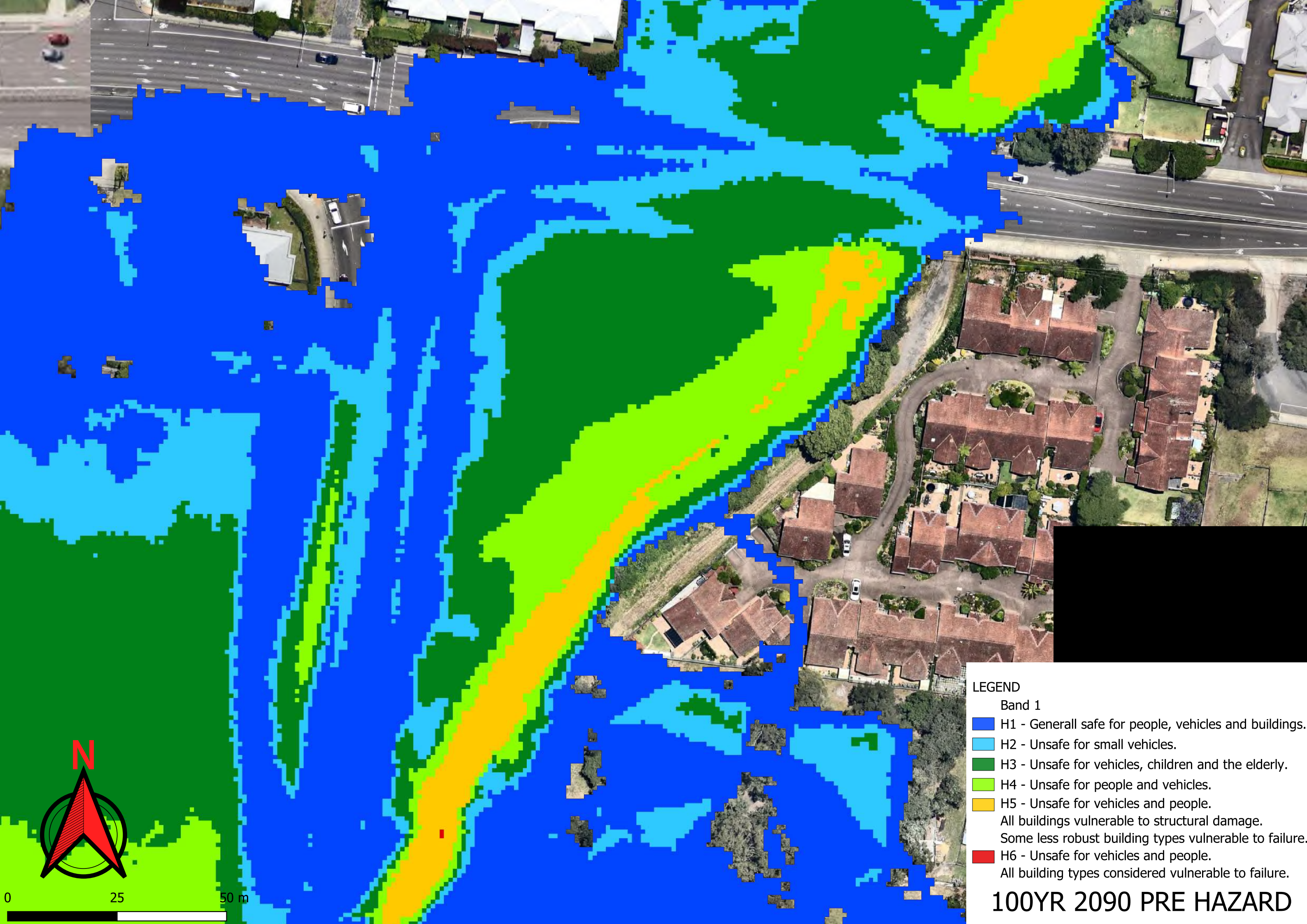


LEGEND

Band 1

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100YR POST HAZARD

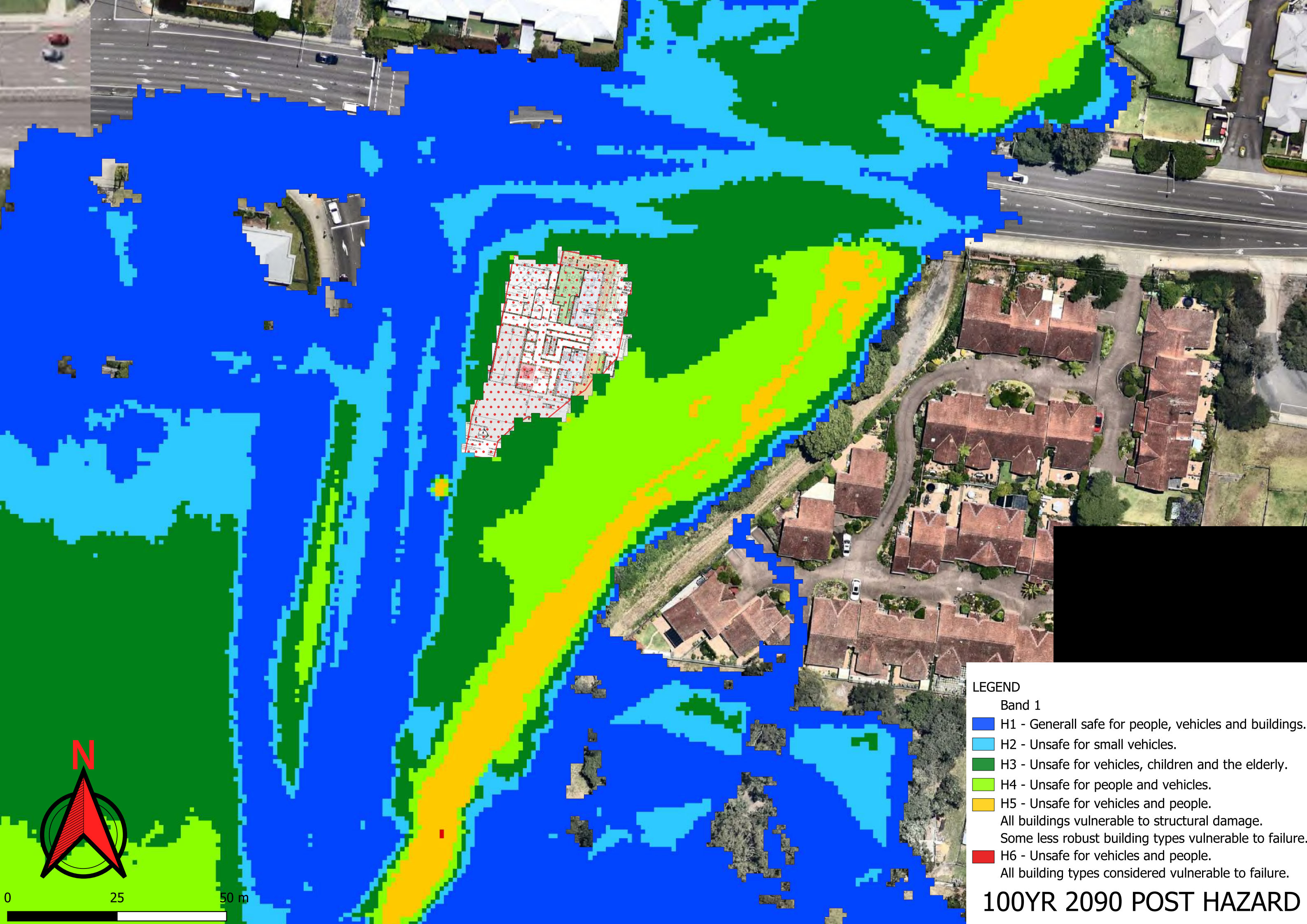


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100YR 2090 PRE HAZARD

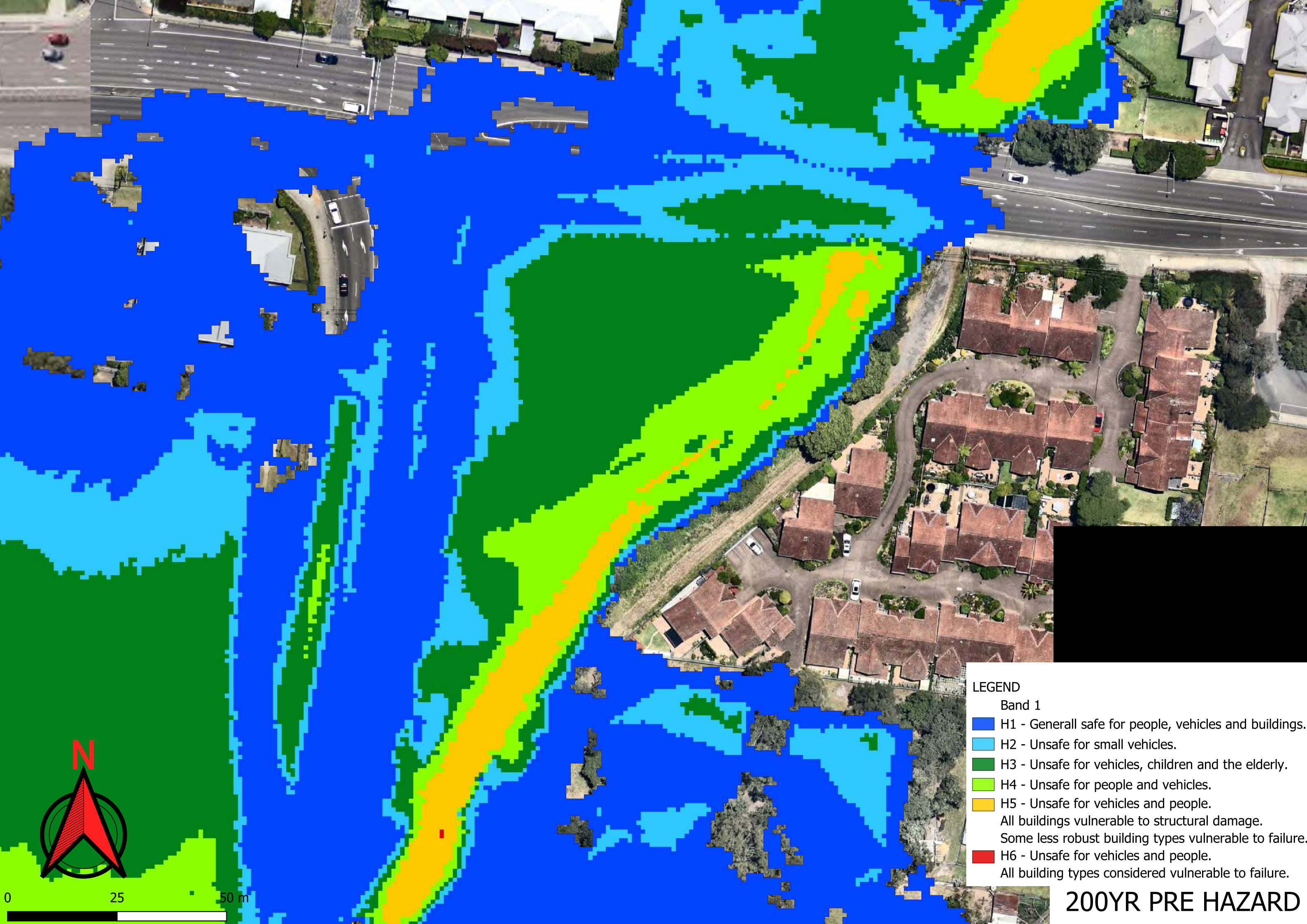


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100YR 2090 POST HAZARD

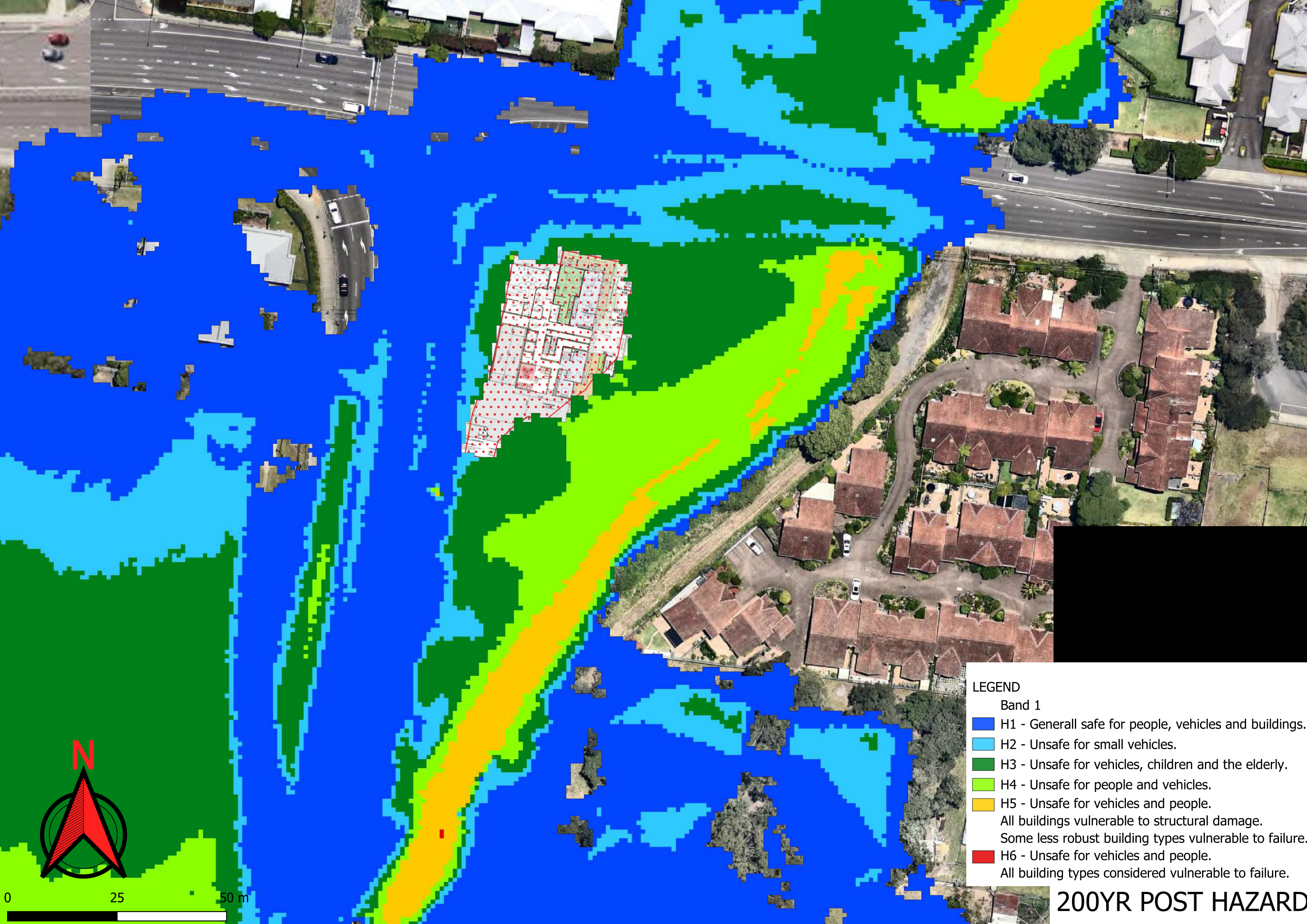


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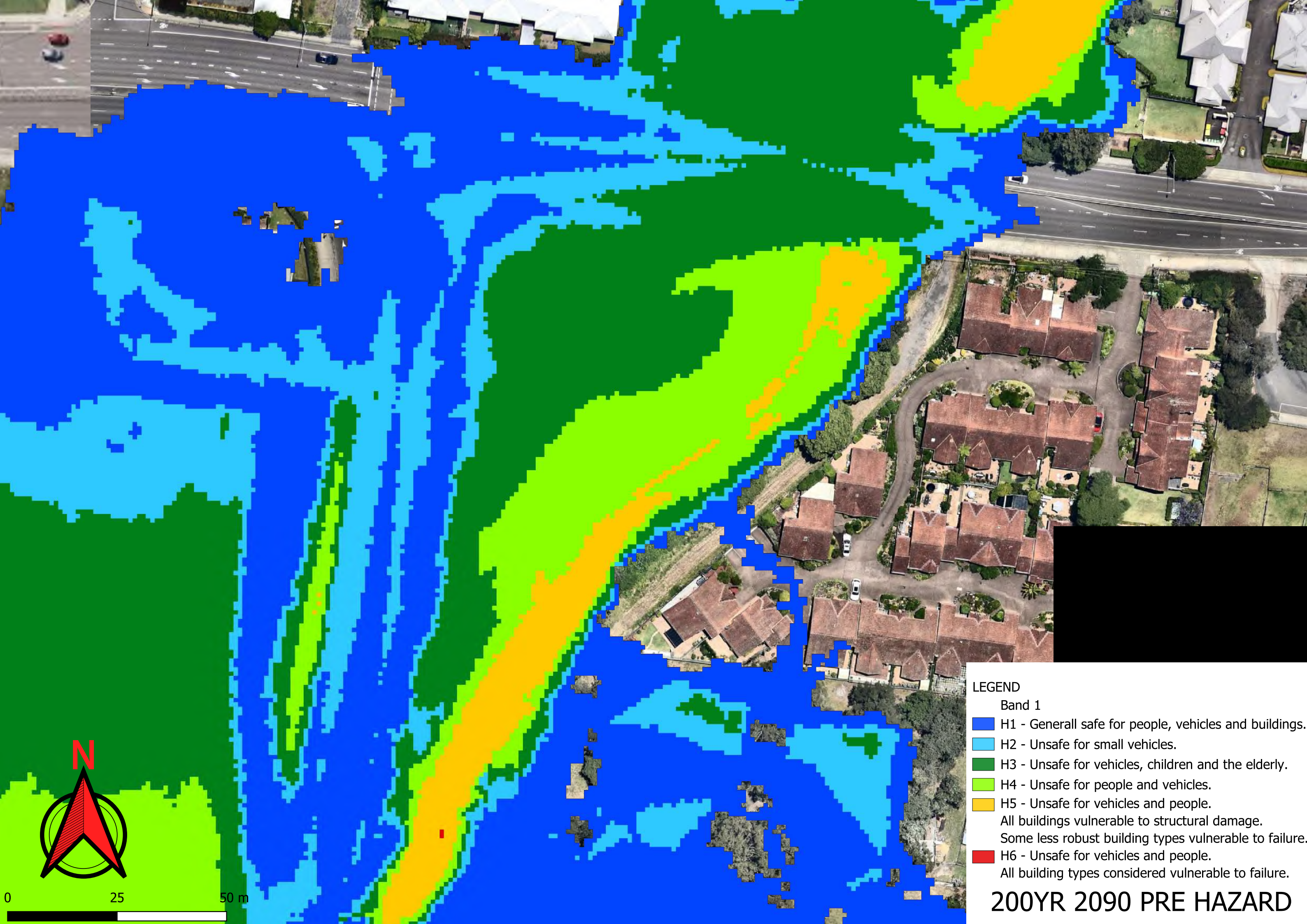
200YR PRE HAZARD



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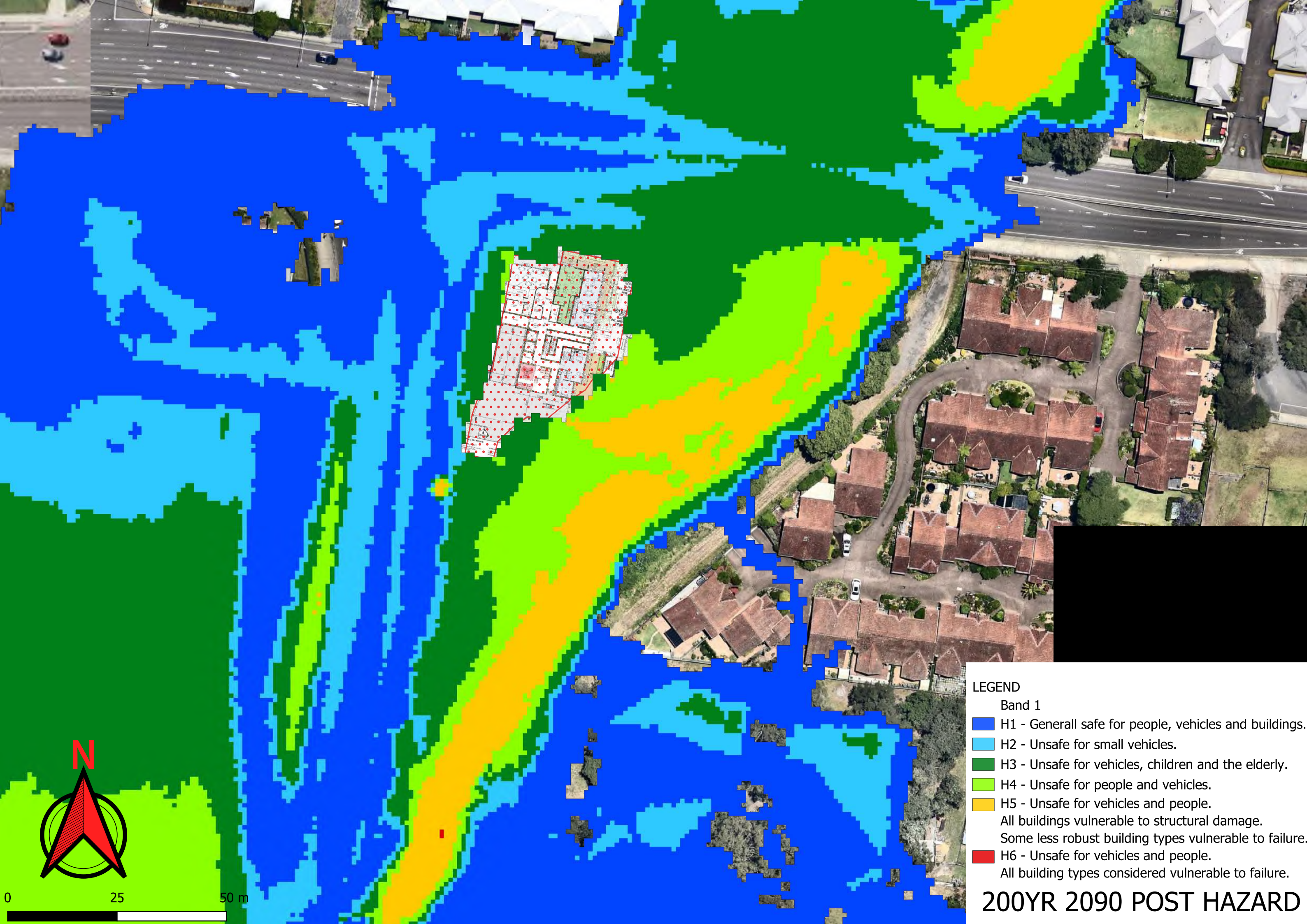


LEGEND

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200YR 2090 PRE HAZARD

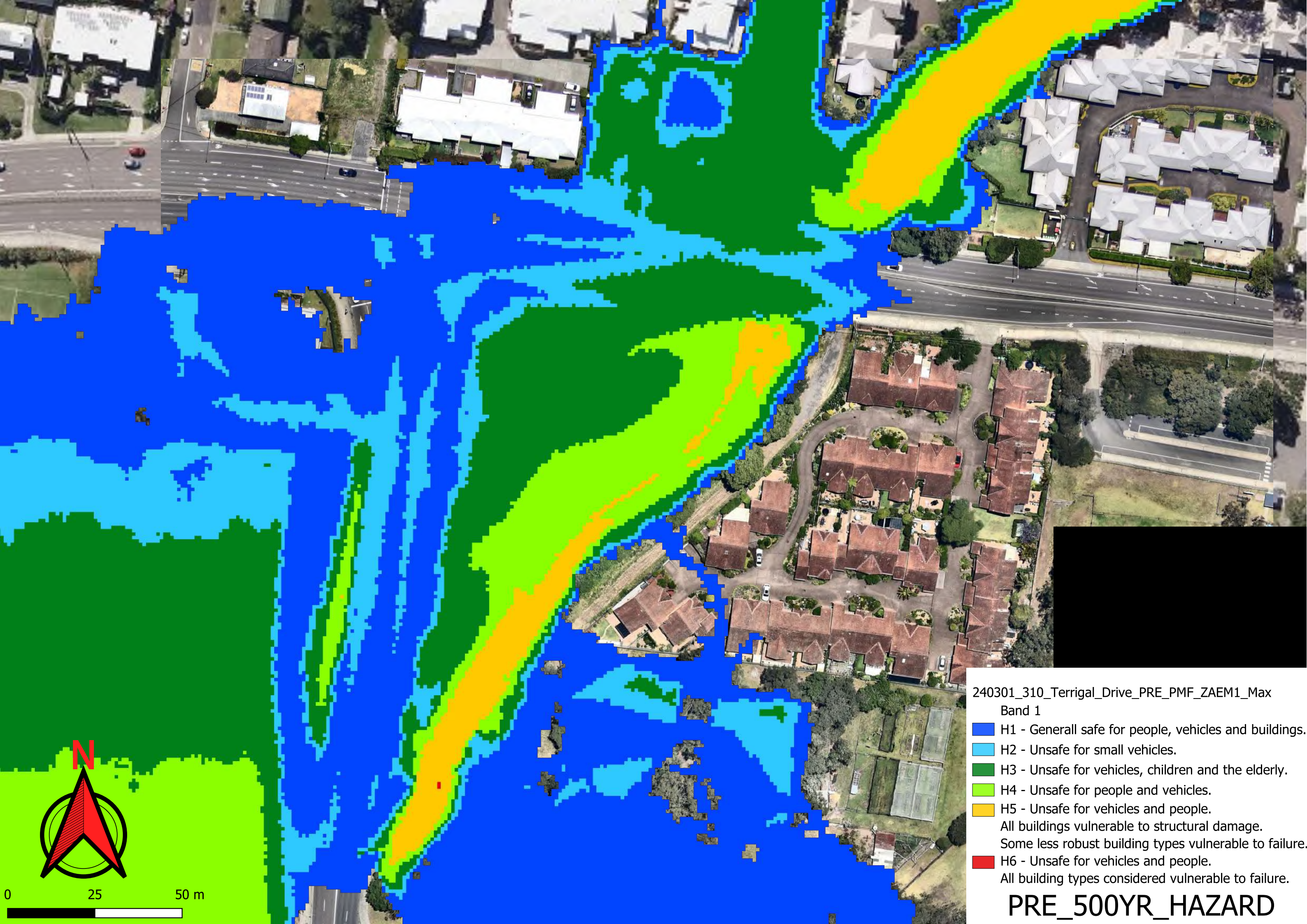


LEGEND

Band 1

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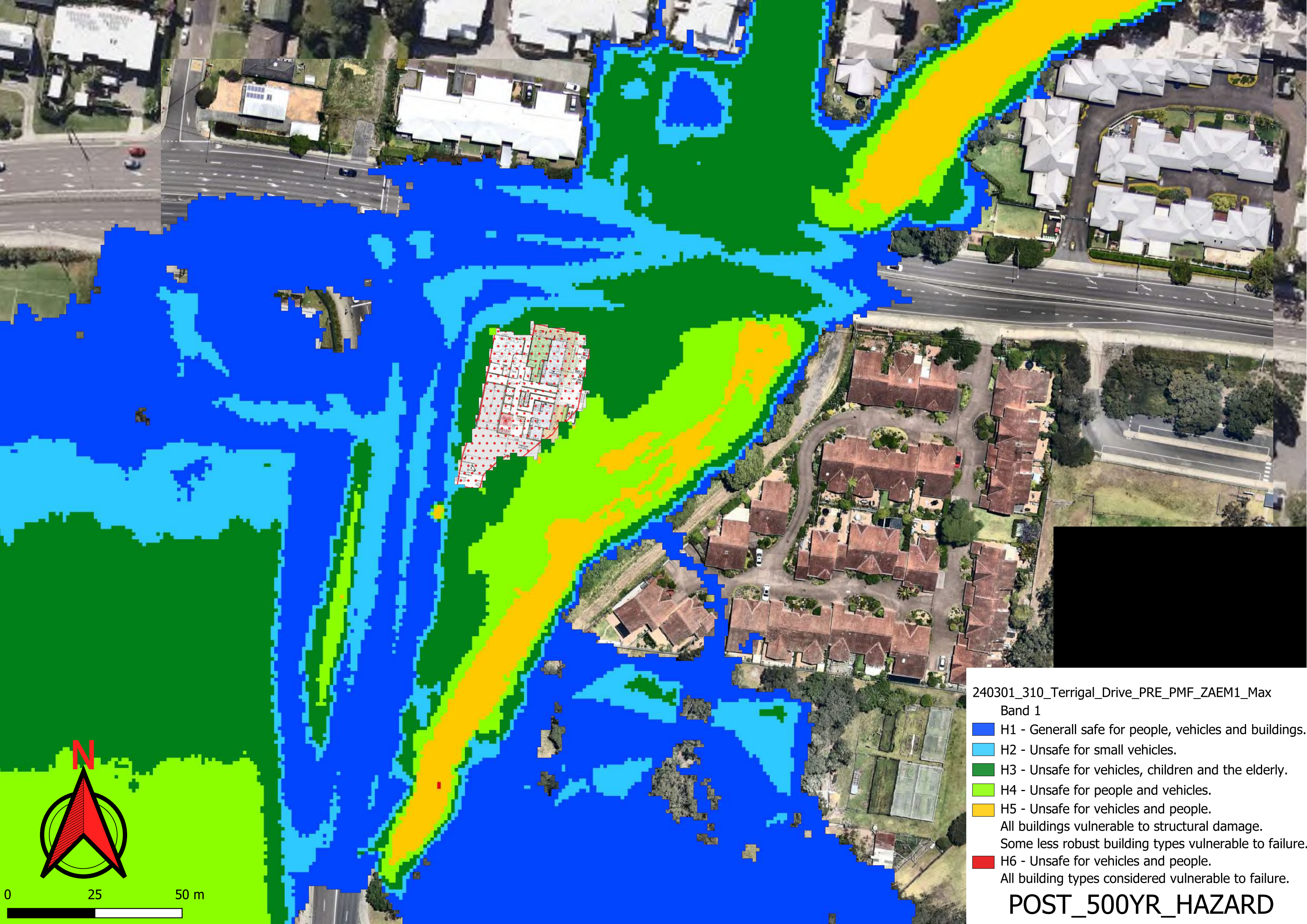
200YR 2090 POST HAZARD



240301_310_Terrigal_Drive_PRE_PMF_ZAEM1_Max
Band 1

- H1 - General safe for people, vehicles and buildings.
- H2 - Unsafe for small vehicles.
- H3 - Unsafe for vehicles, children and the elderly.
- H4 - Unsafe for people and vehicles.
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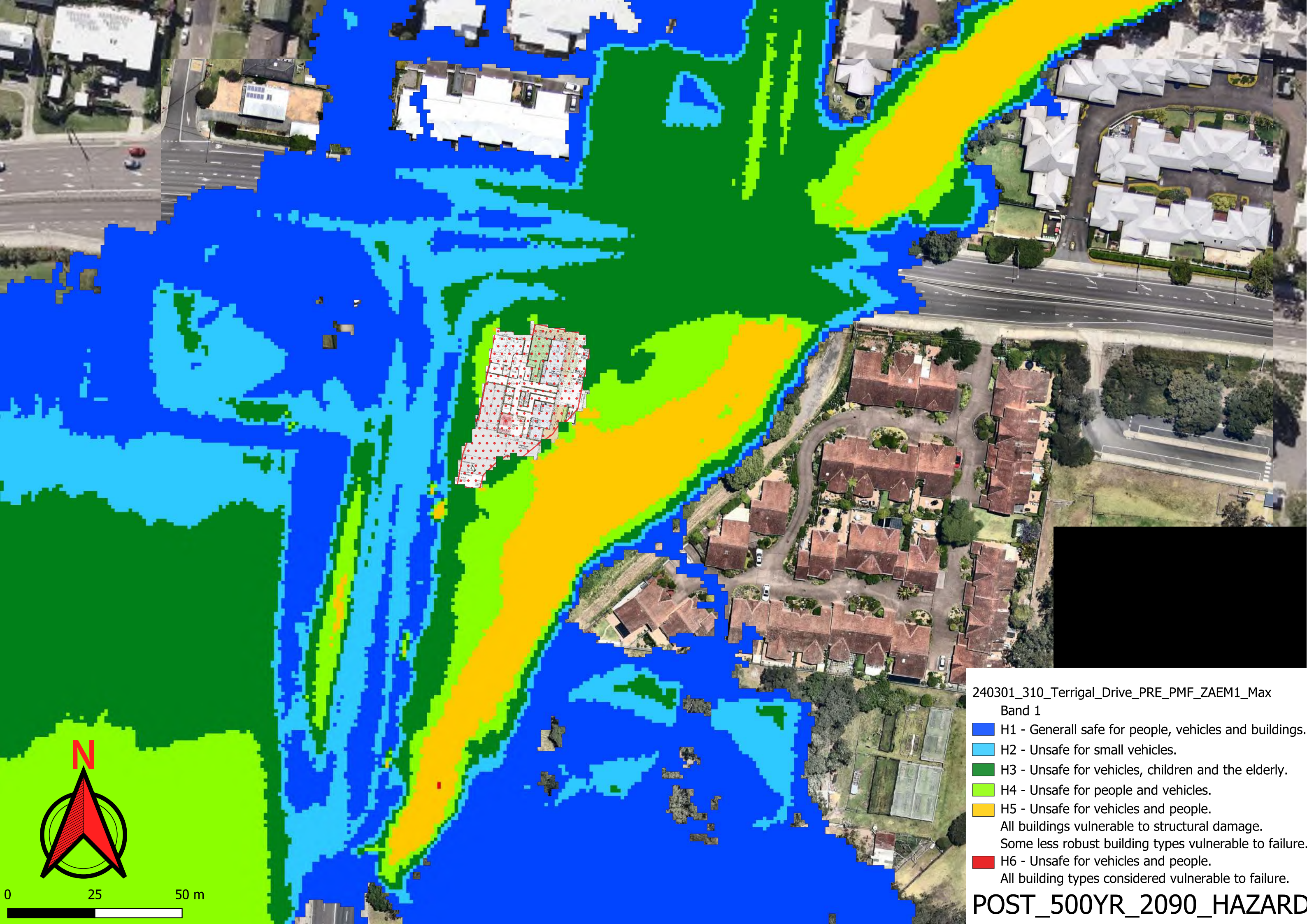
PRE_500YR_HAZARD



240301_310_Terrigal_Drive_PRE_PMF_ZAEM1_Max
Band 1

- H1 - General safe for people, vehicles and buildings.
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Some less robust building types vulnerable to failure.
- H6 - Unsafe for vehicles and people.
All building types considered vulnerable to failure.

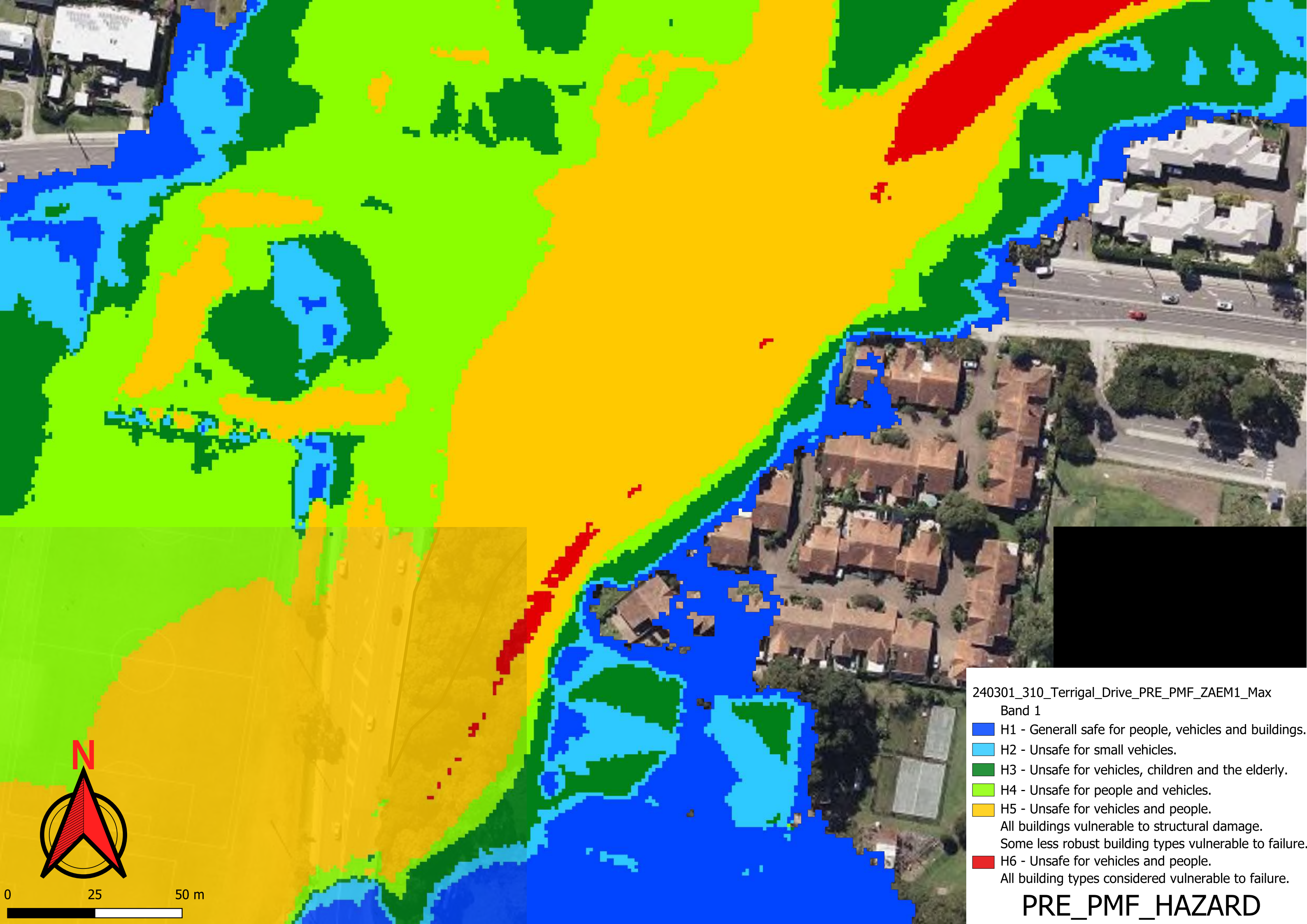
POST_500YR_HAZARD



240301_310_Terrigal_Drive_PRE_PMF_ZAEM1_Max
Band 1

- H1 - General safe for people, vehicles and buildings.
- H2 - Unsafe for small vehicles.
- H3 - Unsafe for vehicles, children and the elderly.
- H4 - Unsafe for people and vehicles.
- H5 - Unsafe for vehicles and people.
All buildings vulnerable to structural damage.
Some less robust building types vulnerable to failure.
- H6 - Unsafe for vehicles and people.
All building types considered vulnerable to failure.

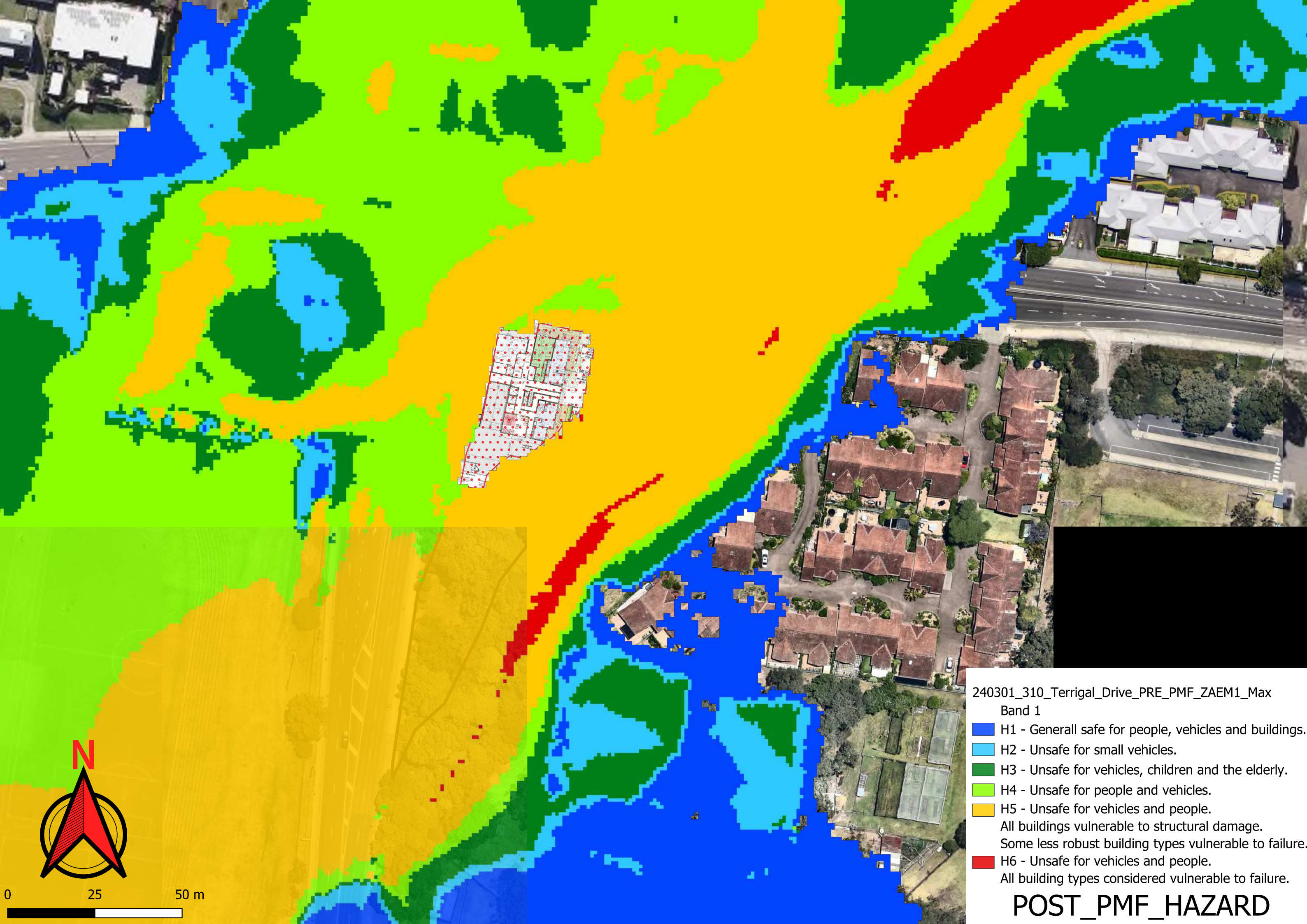
POST_500YR_2090_HAZARD



240301_310_Terrigal_Drive_PRE_PMF_ZAEM1_Max
Band 1

- H1 - General safe for people, vehicles and buildings.
- H2 - Unsafe for small vehicles.
- H3 - Unsafe for vehicles, children and the elderly.
- H4 - Unsafe for people and vehicles.
- H5 - Unsafe for vehicles and people.
All buildings vulnerable to structural damage.
Some less robust building types vulnerable to failure.
- H6 - Unsafe for vehicles and people.
All building types considered vulnerable to failure.

PRE_PMF_HAZARD

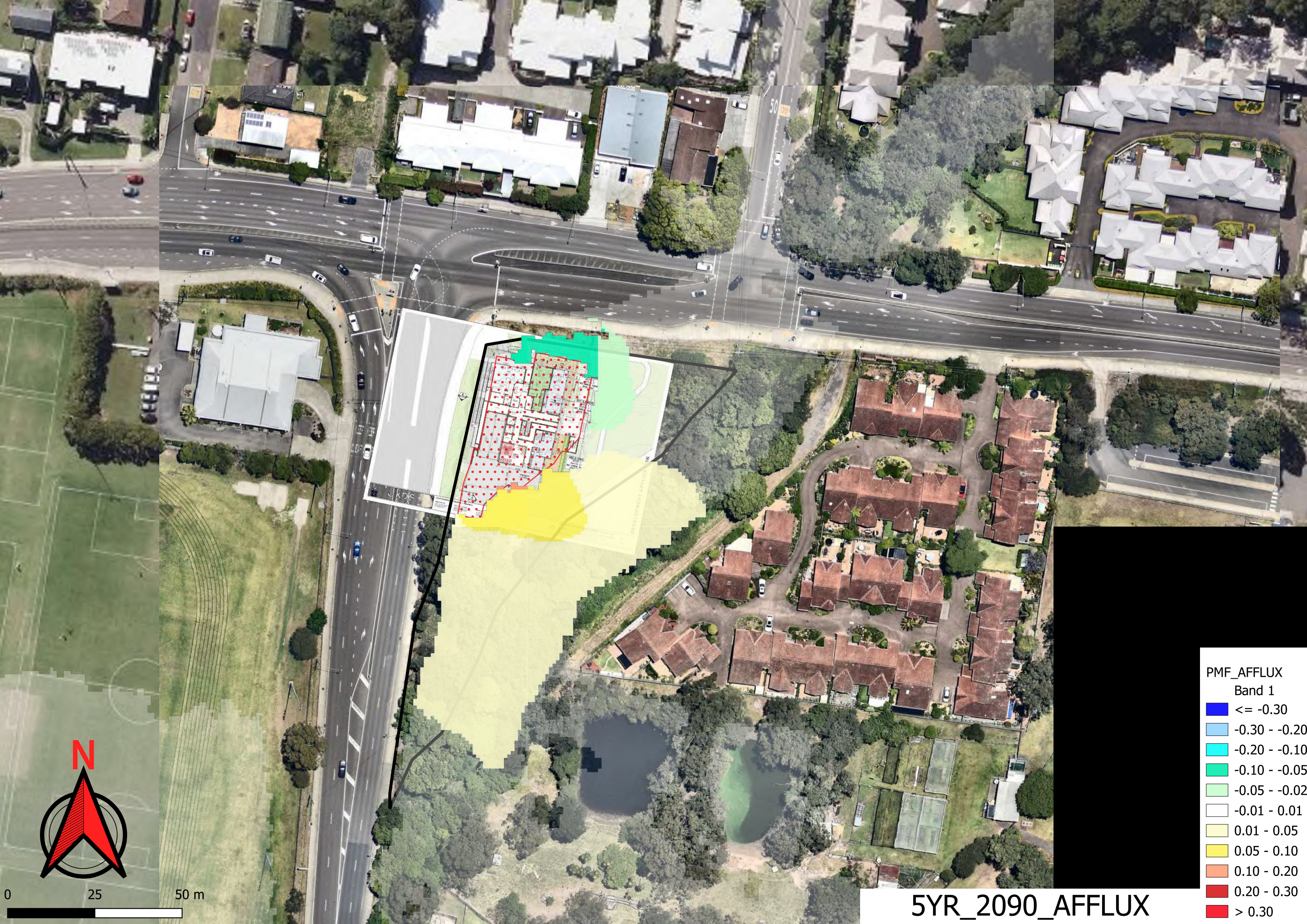


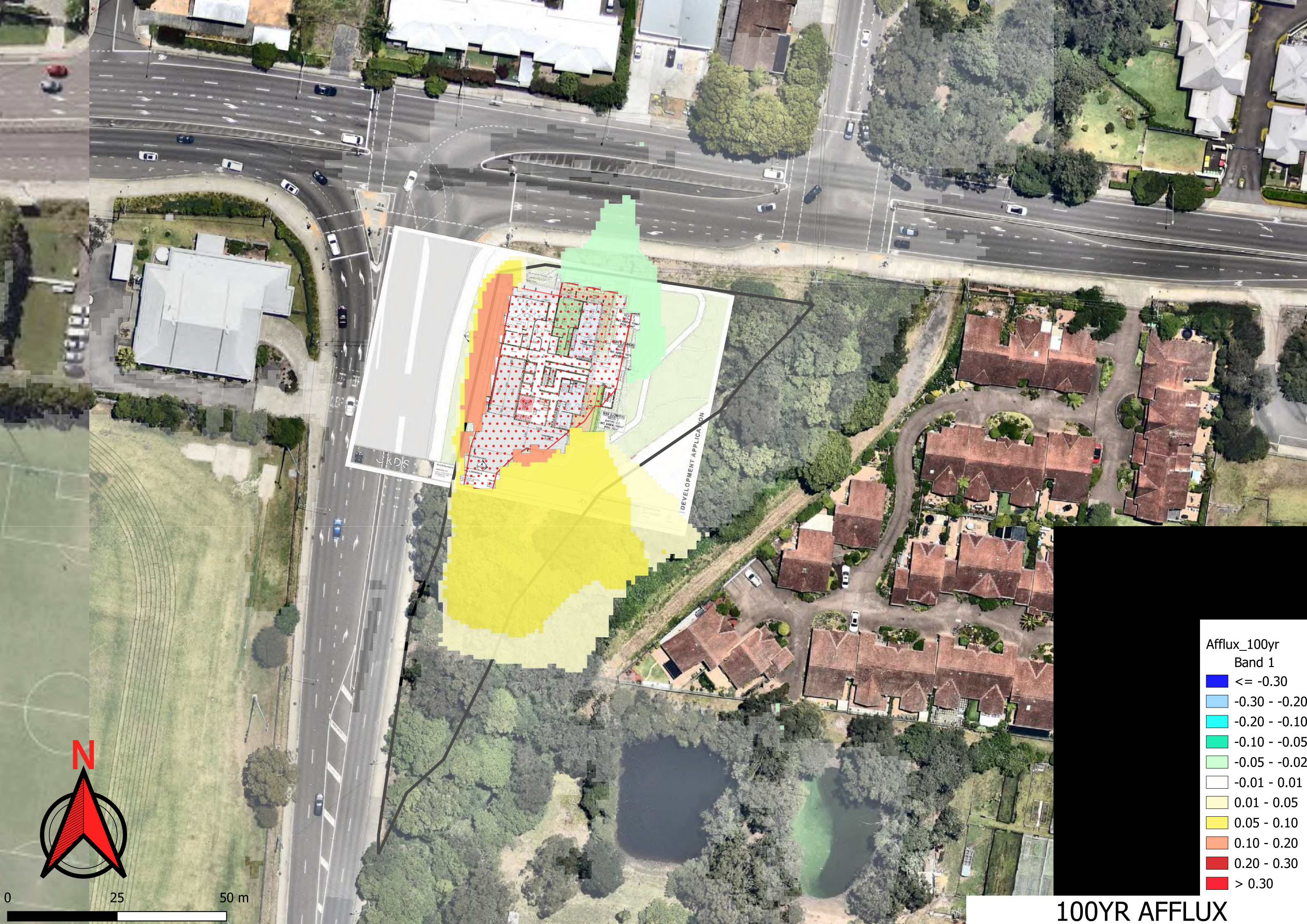
240301_310_Terrigal_Drive_PRE_PMF_ZAEM1_Max
Band 1

- H1 - General safe for people, vehicles and buildings.
- H2 - Unsafe for small vehicles.
- H3 - Unsafe for vehicles, children and the elderly.
- H4 - Unsafe for people and vehicles.
- H5 - Unsafe for vehicles and people.
All buildings vulnerable to structural damage.
Some less robust building types vulnerable to failure.
- H6 - Unsafe for vehicles and people.
All building types considered vulnerable to failure.

POST_PMF_HAZARD







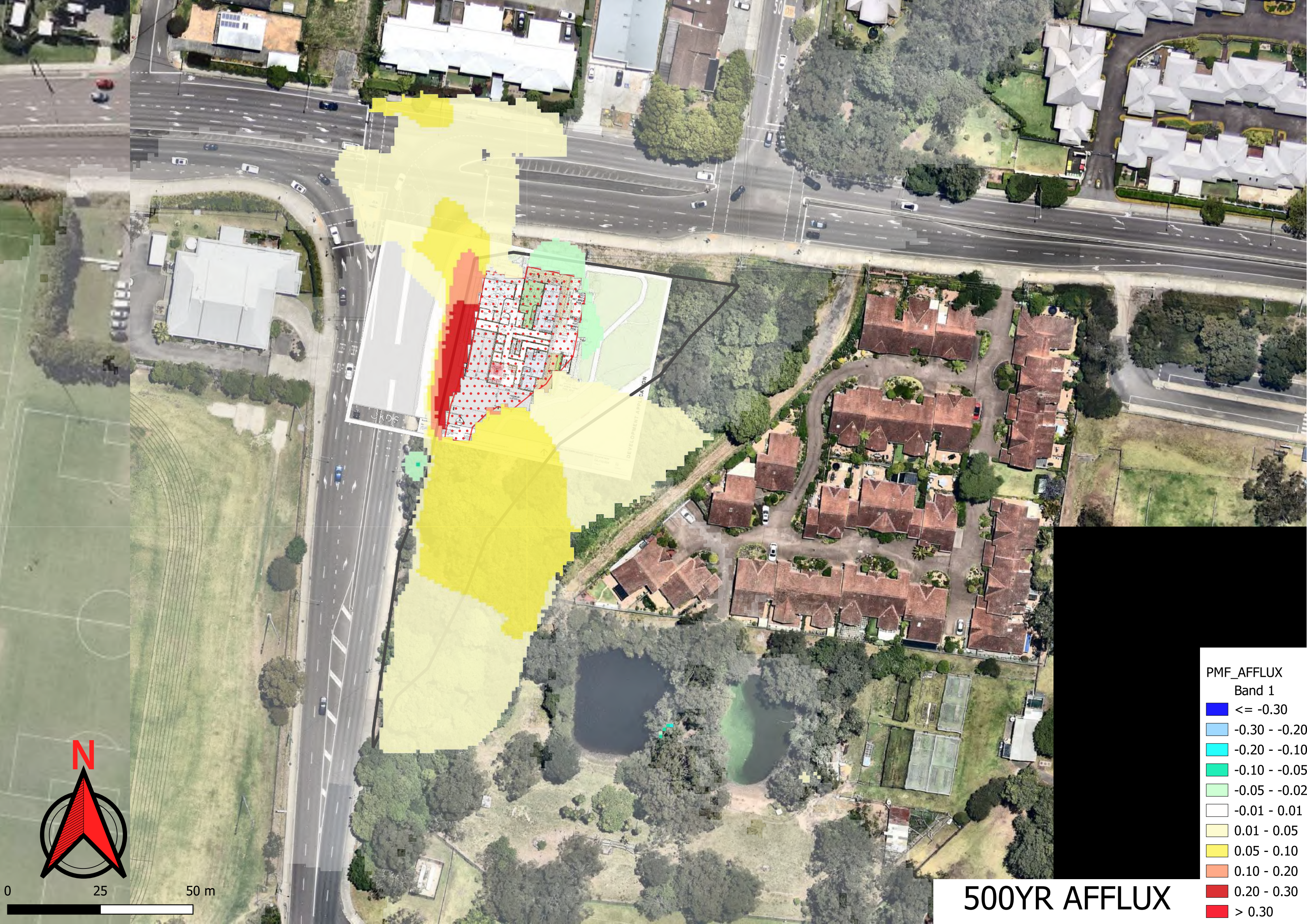
100YR AFFLUX

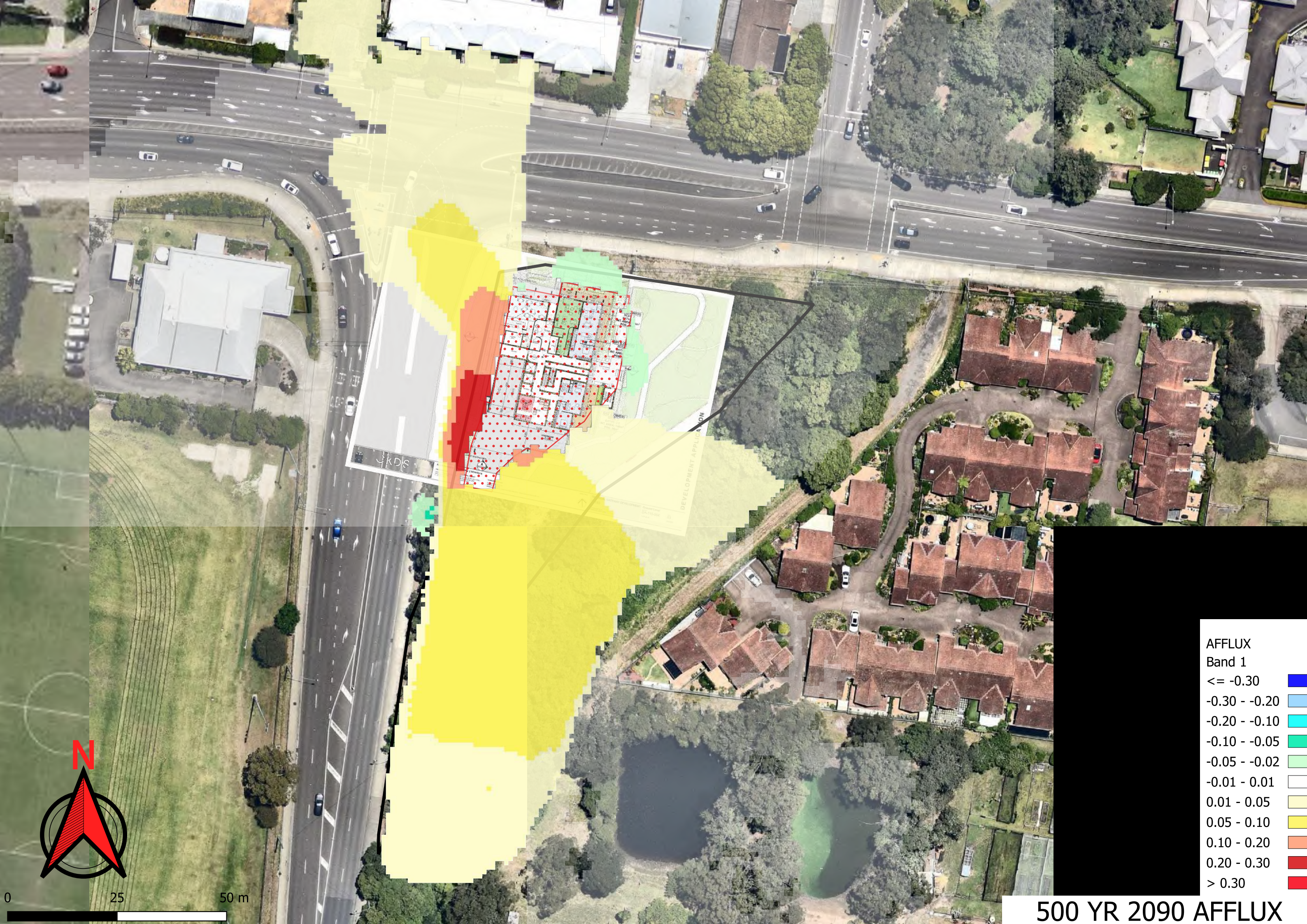


100YR_2090_AFFLUX









AFFLUX

Band 1

≤ -0.30

$-0.30 - -0.20$

$-0.20 - -0.10$

$-0.10 - -0.05$

$-0.05 - -0.02$

$-0.01 - 0.01$

$0.01 - 0.05$

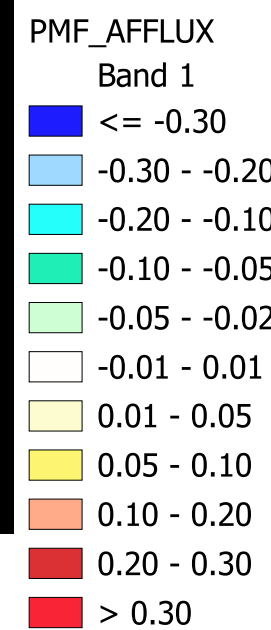
$0.05 - 0.10$

$0.10 - 0.20$

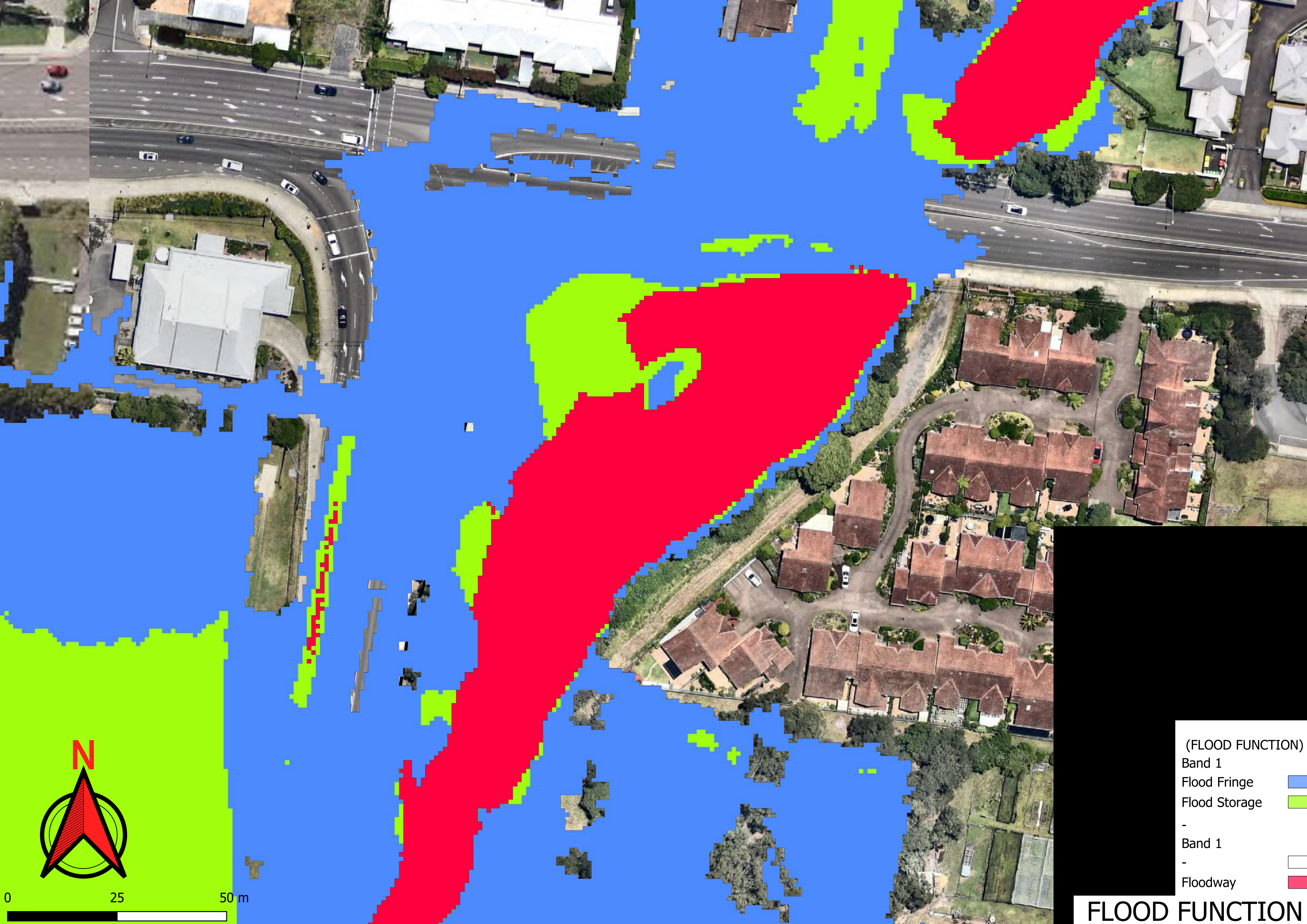
$0.20 - 0.30$

> 0.30

500 YR 2090 AFFLUX



PMF AFFLUX



(FLOOD FUNCTION)

Band 1

Flood Fringe

Flood Storage

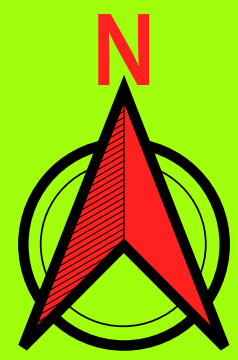
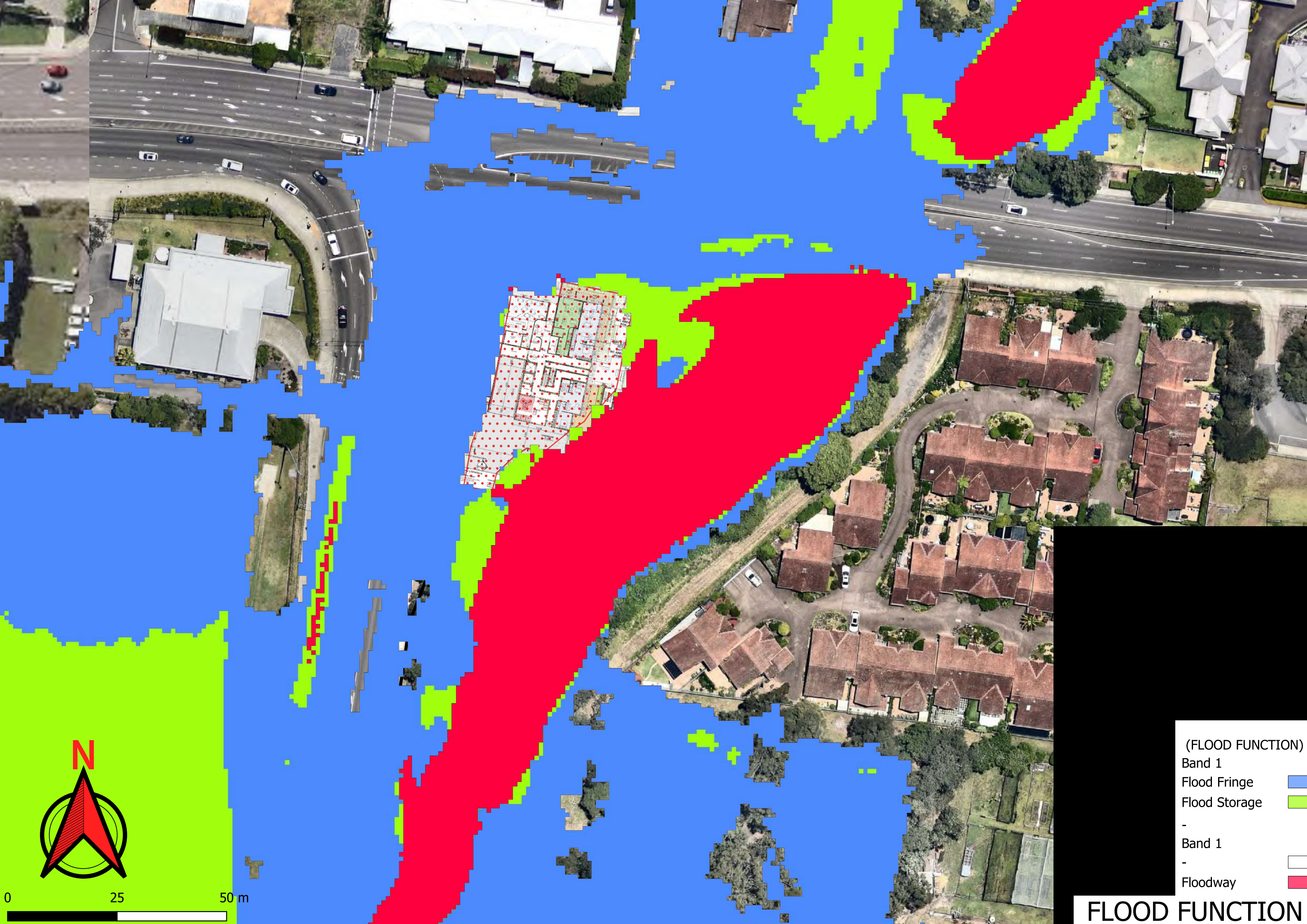
-

Band 1

-

Floodway

FLOOD FUNCTION



(FLOOD FUNCTION)	
Band 1	
Flood Fringe	
Flood Storage	
-	
Band 1	
-	
Floodway	

FLOOD FUNCTION

Appendix B – Flood Mitigation

ABN 95 640 561 584
ACN 640 561 584

Level 2, Suite 2, 10 Mallet Street
Camperdown, NSW, 2050

0491 719 774
www.csegggroup.com.au

Civil Stormwater Engineering
Group Pty Ltd



OPEN SWALE BELOW
SUSPENDED RAMP

HATCHING DENOTES
BLOCKED AREA

HATCHING DENOTES
SUSPENDED
STRUCTURE OVER
FLOODWAY

FLOOD MITIGATION

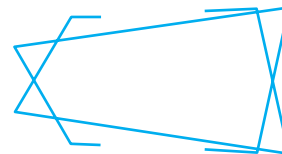
Appendix C – Structural Letter

ABN 95 640 561 584
ACN 640 561 584

Level 2, Suite 2, 10 Mallet Street
Camperdown, NSW, 2050

0491 719 774
www.csegggroup.com.au

Civil Stormwater Engineering
Group Pty Ltd



To	Civil Stormwater Engineering Group	Page	1 of 1
Project Name/Number	310 Terrigal Drive Terrigal		
From	JSBC Consulting		
File/Ref No.	SL-01	Date	04/09/2024

STRUCTURAL LETTER

JSBC Consulting confirms that the structure for the proposed development at 310 Terrigal Drive Terrigal is feasible to be designed to withstand a maximum PMF flood level of RL 5.7m AHD as shown on the flood impact assessment report CSW2024.27.REV.03 prepared by Civil Stormwater Engineering Group.

We note that the lowest basement level as shown on the architectural drawings is at RL -3.2m AHD. The maximum hydrostatic pressure on the lowest basement slab based on the RLs provided is 89kPa. In our professional opinion and based on experience with previous projects with similar conditions, it is feasible to design the structure to withstand the uplift pressures of 89kPa.

For a tanked basement, this could be achieved by using secant piles for the shoring wall with a hydrostatic basement slab with tension piles and/or permanent ground anchors. Details of this construction methodology can be developed at detailed design stages subject to further investigations at Construction Certificate stages.

Alternatively, a cut off shoring wall with a slab on ground with a sump and pump system and underlaying drainage may be feasible subject to further investigation at Construction Certificate Stages. For this option the slab on ground would not be subject to hydrostatic pressures.

Other structural options may also be feasible upon detailed design stages of the project.

This letter does not form a design letter and shall not be construed as relieving any party of their contractual obligations and responsibilities.

Details-

Name: Joe Salhani

Qualifications: BE (Civil) (Hons); DipSe; CPEng, NER, MIEAust

Joe Salhani
Director
For and on behalf of JSBC Consulting

Appendix D – Survey Plan

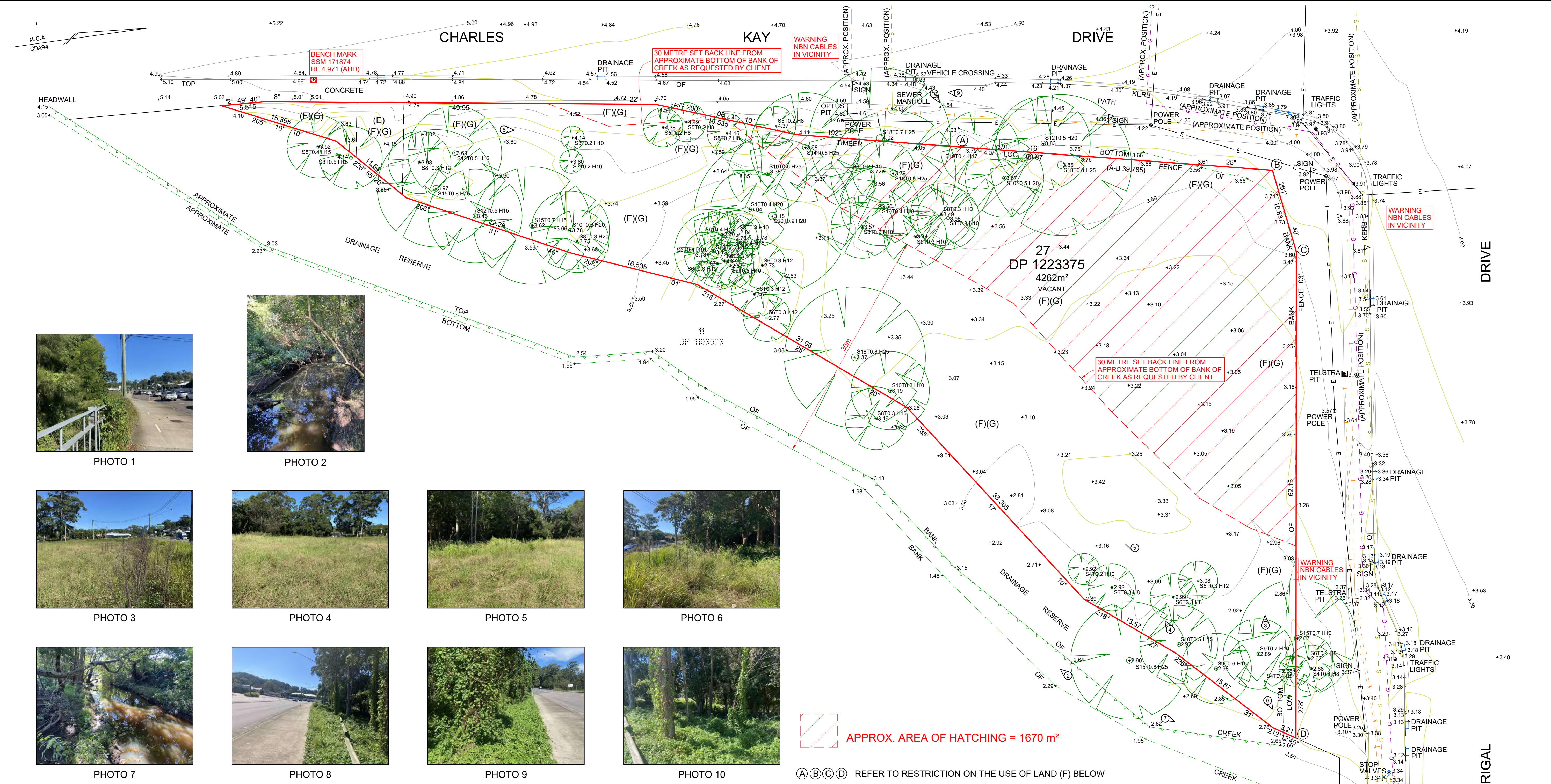


PHOTO 1

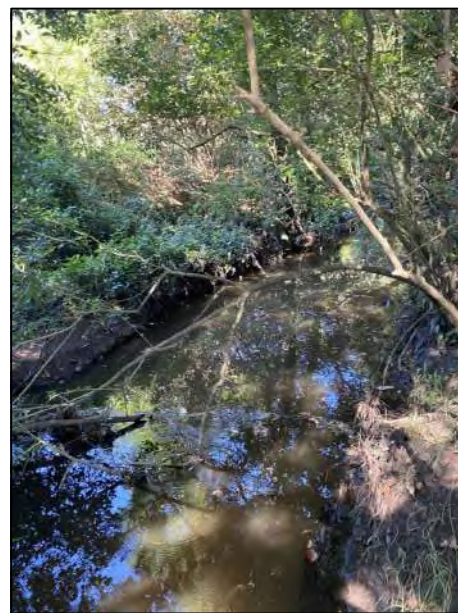


PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8



PHOTO 9



PHOTO 10

PLEASE NOTE:

- The title boundaries shown hereon were not verified or marked at the time of survey but were determined by a combination of existing title dimensions, occupation (where available) and other evidence. Consequently, these measurements may be out of date due to more recent surrounding surveys or inaccurate by modern surveying standards. This plan should not be used for building in relation to a boundary without further boundary survey.
- Therefore the boundary lines shown on this plan do not necessarily reflect the true position of the boundaries and further definition of the boundaries should be carried out for design of buildings and structures close to boundaries.
- This plan has been prepared for LOFTUSLANE CAPITAL PARTNERS from a combination of field survey and existing records for the purpose of showing the physical features of the land to assist in designing future development, and should not be used for any other purpose.
- Services shown hereon were located where possible by field survey completed on 4-04-2022. Where services are not visible on-site, service alignments have been shown from the relevant asset owners records (Dial-Before-You-Dig) and are therefore approximate only. The location of all services shown hereon must be confirmed with the asset owner prior to commencement of any works on-site.
- Bannister and Hunter Pty Ltd therefore accepts no liability whatsoever, except to the extent required by consumer protection legislation, for any damage caused to any underground service or any loss or injury suffered if enquiry and verification have not been completed in accordance with this note.
- This note is an integral part of this plan or data as transmitted. Reproduction of this plan or any part of it without this note being included in full will render the information shown on such reproduction invalid and not suitable for use.
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Legend:
OVERHEAD ELECTRICITY, POWER POLE — E —
GAS — G —
TELECOM, PIT — T —
SEWER, LAMPPOLE — S —
TOP OF BANK — S —
EXISTING SURFACE CONTOUR — 2.00 —
PHOTO NUMBER & DIRECTION (SEE SHEET 2 FOR PHOTOS) —>

TREE SHAPES ARE DIAGRAMMATIC ONLY AND MAY BE IRREGULAR AND LEANING. TREE POSITIONS ADJACENT TO ANY PROPOSED WORKS MUST BE VERIFIED.

S8T0.4 H15
S DENOTES CANOPY SPREAD
T DENOTES TRUNK DIAMETER
H DENOTES TREE HEIGHT

5 2.5 0 5 10 15 20 25
SCALE IN METRES ON ORIGINAL DRAWING AT REDUCTION RATIO 1:250



CAUTION

UNDERGROUND SERVICES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND 'DIAL BEFORE YOU DIG' MUST BE CONTACTED PRIOR TO ANY WORKS BEING CONDUCTED ON THIS SITE



APPROX. AREA OF HATCHING = 1670 m²

(A)(B)(C)(D) REFER TO RESTRICTION ON THE USE OF LAND (F) BELOW

- (E) EASEMENT TO DRAIN WATER 6m WIDE (VIDE DP 1264687)
(F) RESTRICTIONS ON USE OF LAND (VIDE DP 1264687)
(G) EASEMENT FOR NOISE, DUST & VIBRATION AFFECTING THE WHOLE OF THE LAND (VIDE DEALING AQ641042)

WARNING

THE COORDINATES WITHIN THIS DRAWING RELATE TO MAP GRID OF AUSTRALIA (MGA) GDA94, REFER TO A REGISTERED LAND SURVEYOR FOR FURTHER CLARIFICATION. TAKE CAUTION WHEN IMPORTING INFORMATION OBTAINED FROM OTHER SUB-CONSULTANTS OR SOURCES TO ENSURE THAT THE DATA IS ON A MATCHING COORDINATE SYSTEM.

Notes:

- CONTOUR INTERVAL 0.25m
- ORIGIN OF COORDINATES & LEVELS SSM 171874 RL 4.971 (AHD) MGA GDA 94 E 353 861.891 N 6 298 768.910 (SCIMS)
- LOCATION OF UNDERGROUND SERVICES NOT SURVEYED, SURFACE FEATURE ONLY

DATE	NO.	REVISION DESCRIPTION	SCALE 1:250 BASE DRAWING SIZE A1	Client: LOFTUSLANE CAPITAL PARTNERS	Plan of: DETAIL SURVEY OVER LOT 27 DP 1223375 No. 310 TERRIGAL DRIVE TERRIGAL
			SURVEYED BY: RD DATE OF SURVEY: 4/04/2022		Ref. No: 58961 Ccad Ref: 58961 Acad Ref: 58961-01c SHEET No: 1 of 1
			DRAWN BY: CA DATE: 8/04/2022	BANNISTER & HUNTER	Date: 11th April 2022 Datum: AHD REVISION -
			CHECKED BY: RKB DATE: 11/04/2022		

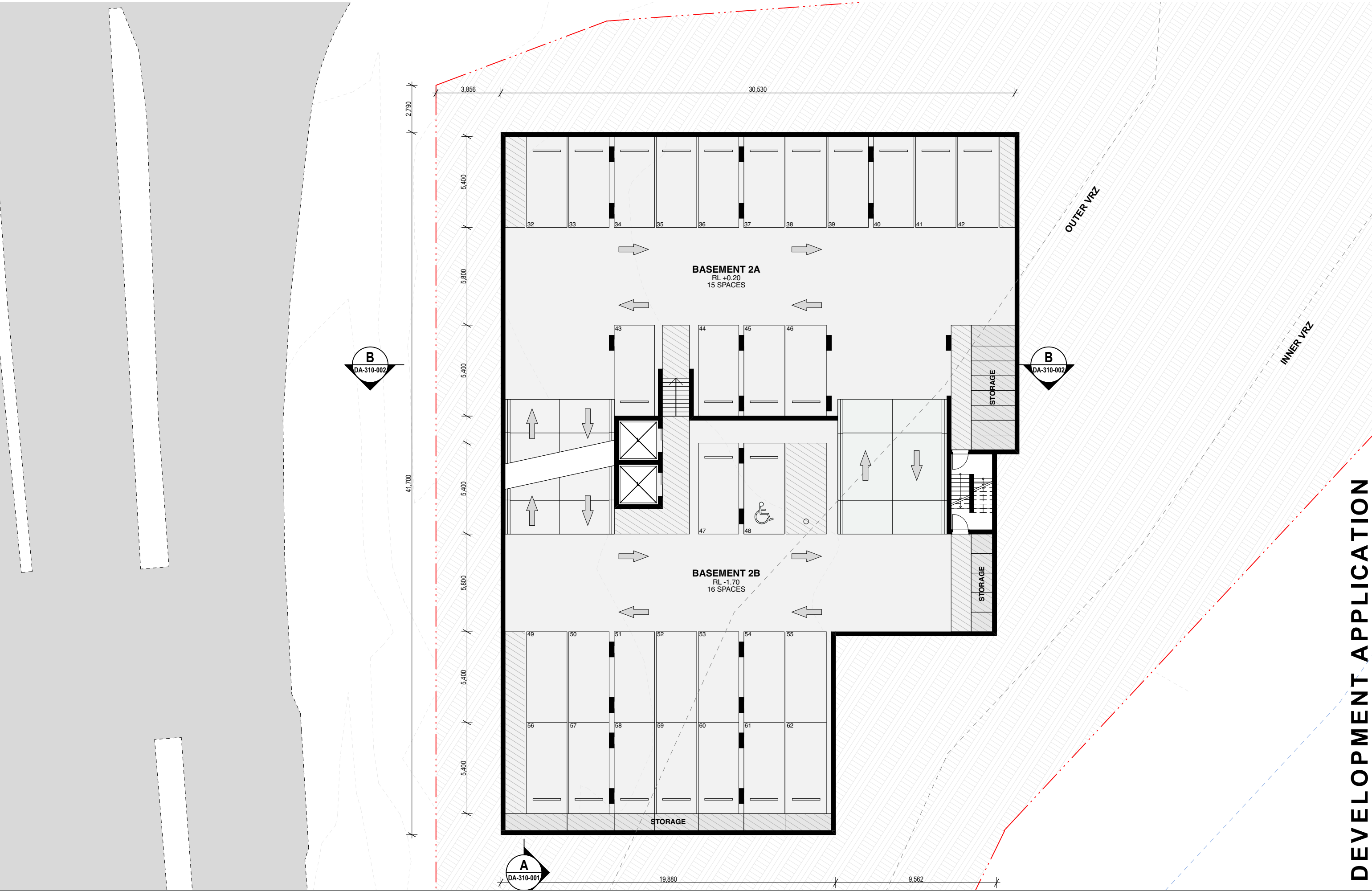
Appendix E – Architectural Plans

ABN 95 640 561 584
ACN 640 561 584

Level 2, Suite 2, 10 Mallet Street
Camperdown, NSW, 2050

0491 719 774
www.csegggroup.com.au

Civil Stormwater Engineering
Group Pty Ltd



DEVELOPMENT APPLICATION



DEVELOPMENT APPLICATION



Architecture | Planning | Interiors

NEWCASTLE Level 3, 23 Watt St (P.O. Box 958) Newcastle NSW 2300 P 02 4929 1843	CENTRAL COAST 1/28 Adelaide St (P.O. Box 4400) East Gosford NSW 2250 P 02 4321 0503	www.ckds.com.au E admin@ckds.com.au ABN 12 129 231 269 Nominated Architects: Caine King NSW ARB 7974 / Stuart Campbell NSW ARB 7545
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TERRIGAL GATEWAY DEVELOPMENT
project #
21150
310 Terrigal Drive,
TERRIGAL, NSW 2260

Ground Level drawing # DA-110-004 1:200 @ A3	03 issue 22/9/2023
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CIVIL STORMWATER ENGINEERING GROUP

. I N N O V A T E . E N G I N E E R . T R A N S F O R M .

admin@csegroup.com.au – www.csegroup.com.au – 0491 179 774 – LVL 2, Suite 2, 10 Mallet Street, Camperdown, NSW, 2050