

# **WATERFRONT AND COTTAGE CREEK FLOOD MANAGEMENT PLAN**

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for Newcastle City Council







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SITE PLAN.....	C1
HAZARD PLAN AT 1% AEP EVENTS.....	C2
HAZARD PLAN AND POSSIBLE REFUGES AT PMF EVENT.....	C3

	TABLE	PLAN	
ROADS	R-1; R-2 HONEYSUCKLE DR. & OTHER ROADS.	HONEYSUCKLE DR. & OTHER ROADS	C4,C5,C6
OPEN SPACES	P-1; HONEYSUCKLE GARDENS	HONEYSUCKLE GARDENS	C7,C8
	P-2; WORTH PLACE PARK	WORTH PLACE PARK	C9,C10
	P-3; COTTAGE CK PARK	COTTAGE CK PARK	C11,C12
FLOODWAYS	F-1; COTTAGE CREEK	COTTAGE CREEK	C13,C14,C15
	F-2; STEEL ST.	STEEL ST.	C16,C17,C18
	F-3; HWC	HWC	C19,C20,C21
	F-4; WORTH PLACE	WORTH PLACE	C22,C23,C24
	F-5; MEREWETHER ST.	MEREWETHER ST.	C25,C26,C27

## CONTENTS (Appendices D, E & F)

### APPENDIX D; WATERFRONT AND COTTAGE CK. FLOOD PLANS AND TABLES - LOT PLANS AND TABLES

TABLE	PLAN	
<b>LOTS IN WATERFRONT PRECINCT</b>		
L-1; MEREWETHER WHARF	M/WETHER WHARF	D1,D2
L-2; PERWAY STORE	PERWAY STORE	D3,D4
L-3; UEC	UEC	D5,D6
L-4; WORKSHOPS B, C & D	W/SHOPS B, C & D	D7,D8
L-5; WORKSHOPS E & F	W/SHOPS E & F	D9,D10
L-6; LOT HB5A	LOT HB5A	D11,D12
L-7; LOT HB5B	LOT HB5B	D13,D14
L-8; LOT HB5D	LOT HB5D	D15,D16
L-9; LOT HB6	LOT HB6	D17,D18
L-10; LOT HB7	LOT HB7	D19,D20
L-11; LOT HB9	LOT HB9	D21,D22
NOT USED		D23-D30
<b>LOTS IN COTTAGE CREEK PRECINCT</b>		
L-15; LOT C2	LOT C2	D31,D32
L-16; LOT C3	LOT C3	D33,D34
L-17; LOT C4	LOT C4	D35,D36
L-18; LOT C5	LOT C5	D37,D38
L-19; LOT C6	LOT C6	D39,D40
L-20; LOT C7	LOT C7	D41,D42
L-21; LOT C8	LOT C8	D43,D44
L-22; LOT C9	LOT C9	D45,D46
L-23; LOT C10	LOT C10	D47,D48
L-24; LOT C11	LOT C11	D49,D50
L-25; LOT CCE1	LOT CCE1	D51,D52
L-26; LOT CCB9	LOT CCB9	D53,D54
L-27; LOT CCB10	LOT CCB10	D55,D56
L-28; LOT CCB11	LOT CCB11	D57,D58
L-29; LOT CCB12	LOT CCB12	D59,D60

### APPENDIX E; WATERFRONT AND COTTAGE CK. FLOOD EMERGENCY RESPONSE INFORMATION PACK (including A3 copy of site plan)

### APPENDIX F; USE OF FMP TO DETERMINE FLOOD RELATED DEVELOPMENT LEVELS AND CONSTRAINTS (example development)

## 1. INTRODUCTION

The Honeysuckle Project is a significant re-development of the foreshore area of Newcastle extending from the Hannell Street Bridge over Throsby Creek to the Merewether Street Wharf on Wharf Rd. The Honeysuckle Project is managed by the Honeysuckle Development Corporation (HDC). For the purpose of flood management, the Honeysuckle Redevelopment area is divided into three principal sites, these being:

- Waterfront and Cottage Creek Precincts
- Linwood Village (Linwood Precinct)
- Marina Precinct

Each of these sites has the potential to experience flooding from local catchment runoff and from flows in Cottage and Throsby Creeks overtopping their banks. Accordingly Flood Management Plans are required to manage the effect of flooding on the affected lands within these sites. This Flood Management Plan has been prepared for use in the Waterfront and Cottage Ck. Precinct. It includes general flood management for the Honeysuckle Development Area with guidelines and conditions applicable to Waterfront and Cottage Ck. Precincts.

### 1.1. FLOOD MANAGEMENT POLICY

The NSW Government Policy for land such as the Honeysuckle area *'seeks to not unnecessarily restrict development in areas at risk of flooding, while at the same time responsibly managing the risk to property and life'*. The objective of the Government's Flood Policy is to reduce the impact of flooding and flood liability and reduce losses resulting from flooding. Relevant features of the Policy are;

- The application of effective (but not unreasonable) planning and development controls to contain the potential for flood losses in newly developed areas.
- A merit based approach to be followed when dealing with flood liable land planning, development and building matters.

The Government Flood Policy was taken into account by Newcastle City Council (NCC) in the preparation of the Honeysuckle Flood Management Platform (ref 4). The aim of this Platform was to assess implications of the proposed redevelopment within Honeysuckle on flood hazard and outline a basic strategy to manage and mitigate potential adverse effects. The Platform is one of the main guideline documents for the preparation of the Flood Management Plans. The Platform is supplemented by NCC subdivision development consent conditions developed by NCC and HDC. A summary of the main points of the Platform is included as Appendix B. A glossary of relevant terms is included as Appendix A.



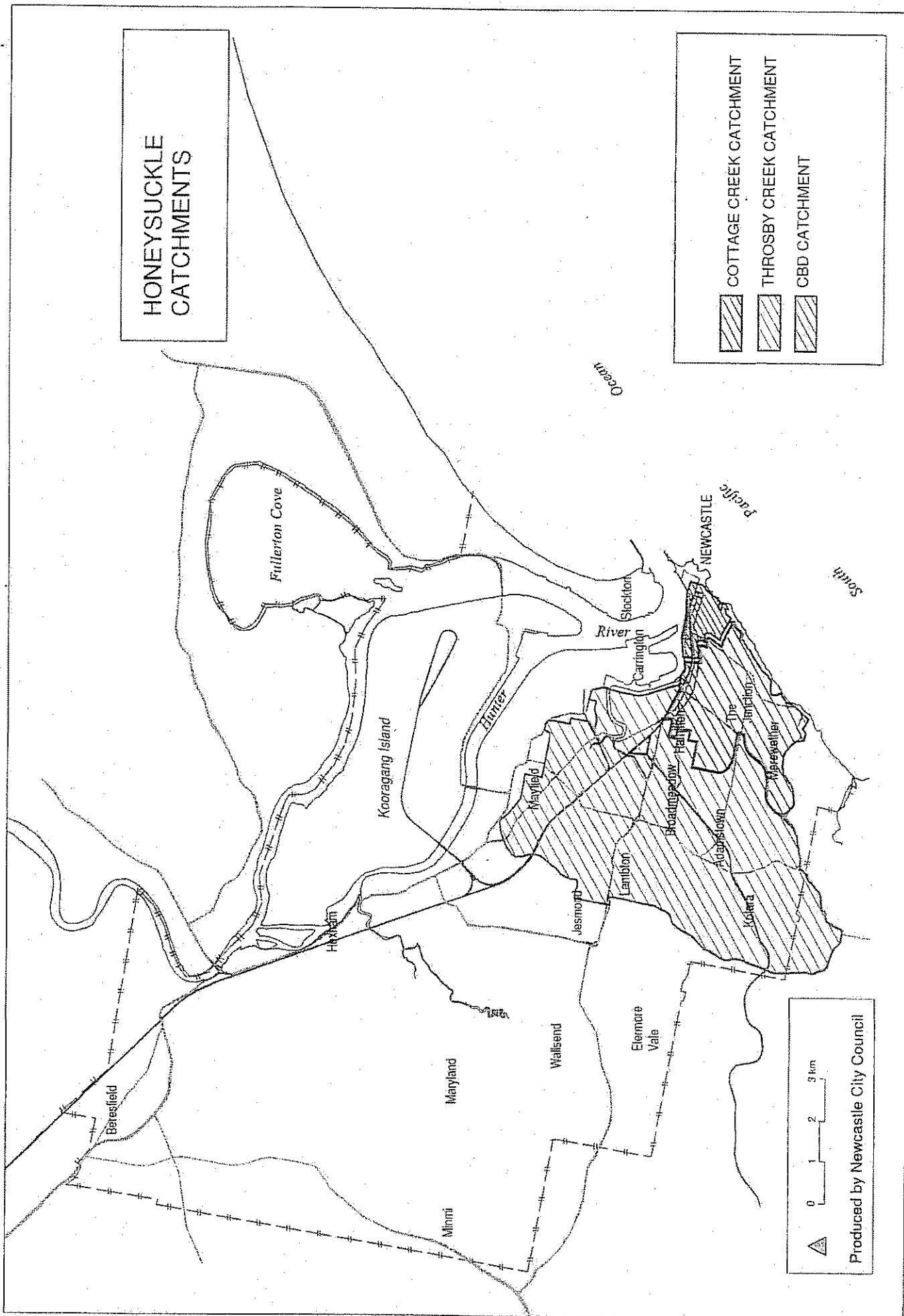


Figure 1

## 1.2 PURPOSE OF THE FLOOD MANAGEMENT PLANS

The Flood Management Plans manage flood effect; ie the potential for damage to property and risk to life. This is done by;

- The identification of flood effects for appropriate flood scenarios,
- The application of development, building, infrastructure and landscaping controls,
- The preparation of guidelines for building and development;
- The establishment of appropriate community education programs; ie Flood Emergency Response Plans

The Flood Management Plans are intended to be used by developers to assist planning and design, to facilitate development enquiries and will be used by Newcastle City Council (NCC) in determining and facilitating development enquiries, applications and designs of public lands and roads. The Flood Management Plans incorporate development guidelines for;

### Property Development

- Pre and post development flood levels
- Minimum property levels
- Minimum floor levels
- Minimum upper floor levels
- Basement parking access and barrier requirements
- Garaging access and level restrictions
- Emergency response planning requirements.

### Infrastructure Development

- Floodway design levels
- Location of floodways
- Permissible obstructions within floodways
- Flood and inundation levels

### Hazard Management

- Flood Levels
- Hazard zones ranging from low to extreme
- Refuge areas
- Signage and evacuation routes
- Basement evacuation and warning signage
- Emergency response planning and procedures