

**Subject:** Flood Risk Consideration – 68–80 O’Connell Street, Caddens

**Prepared for:** Penrith City Council

**Prepared by:** Telford Consulting Pty Ltd

**Our Reference:** TEL25037

**Date:** 01<sup>st</sup> October 2025

As part of the SEARS requirements, we have reviewed the potential flood risk affecting the proposed subdivision at 68–80 O’Connell Street, Caddens.

We confirm that the flood levels and flood mapping obtained from Penrith City Council indicate that the site is subject to minor inundation during the 1% Annual Exceedance Probability (AEP) flood event.

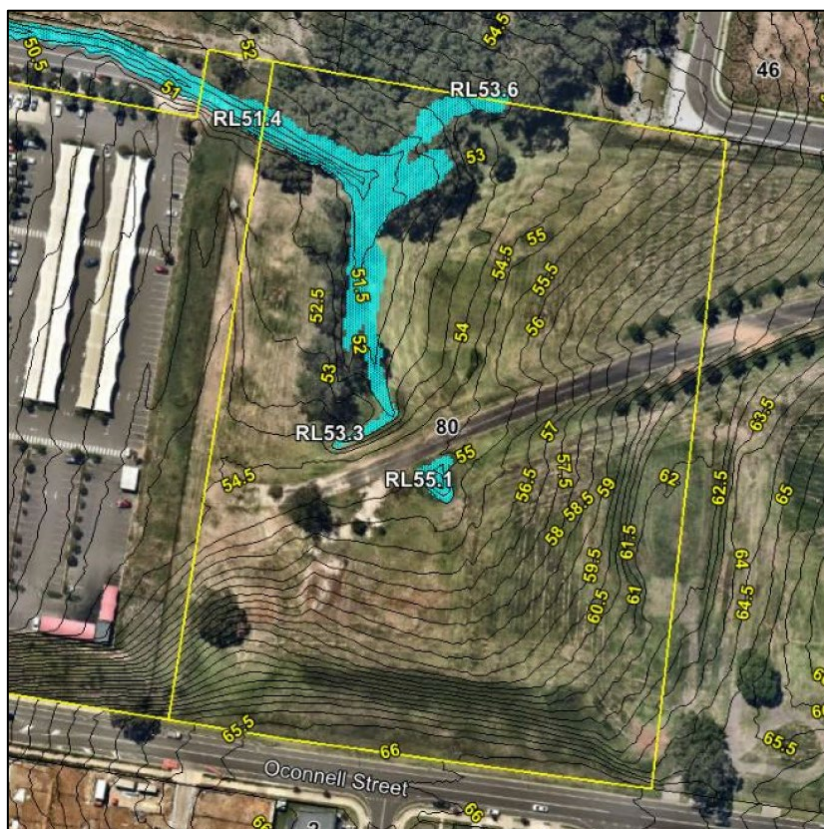
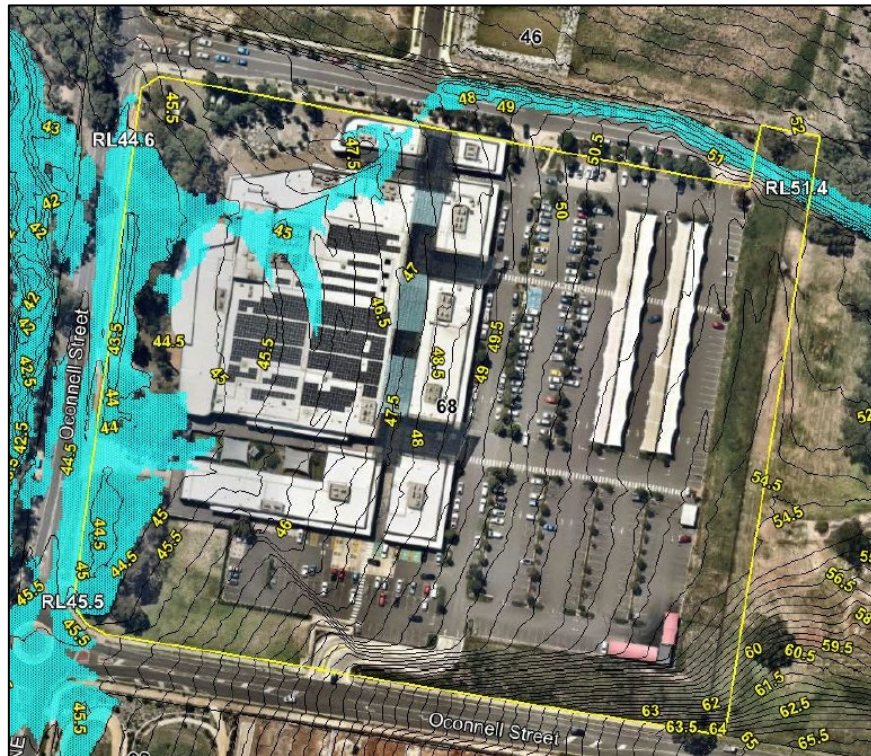


Figure 1 - 1% AEP Flood Extent at 80 O’Connell Street

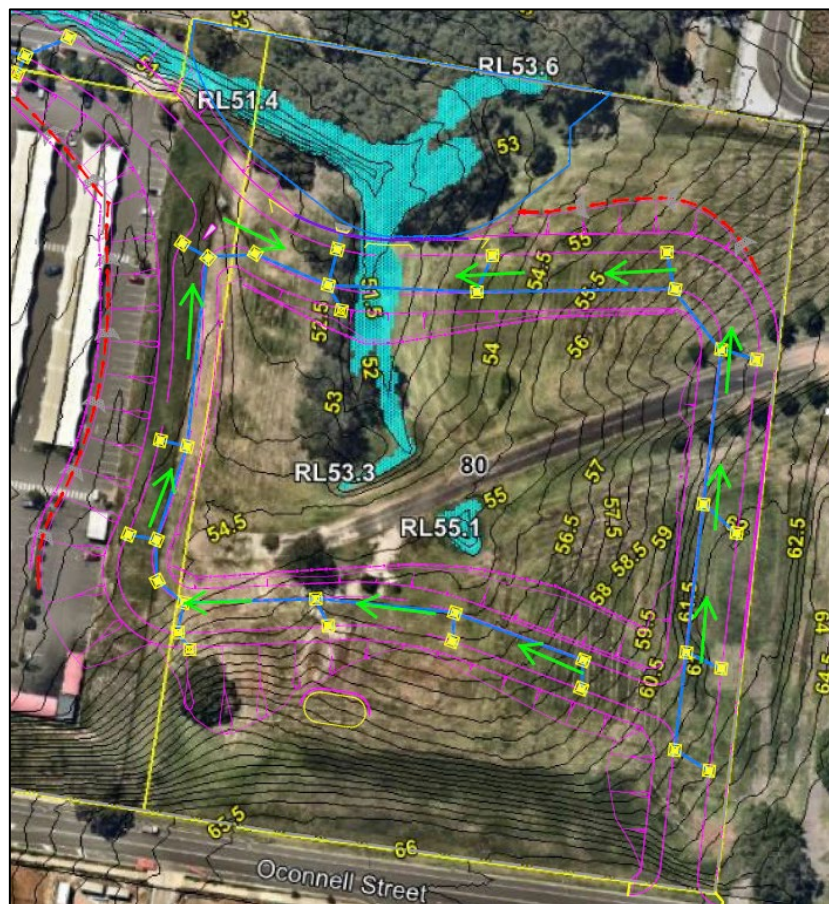


*Figure 2 - 1% AEP Flood Extent at 68 O'Connell Street*

Accordingly, flooding has been carefully incorporated into the civil design. The subdivision layout has been aligned with natural overland flow paths, ensuring that flows are intercepted and safely conveyed through the proposed road network and directed through the road reserve. Water will then be collected and discharged into the existing channel via a new headwall, while the channel itself will remain unaltered. From there, flows will be conveyed west toward the adjoining road through the existing headwall, which is understood to connect to the Corr Road drainage system. As detailed information on this system is currently unavailable, further investigation or a hydraulic assessment will be required to confirm its capacity.

The figure illustrates the proposed road and stormwater layout overlaid on the flood map, with water direction within the roads indicated by green arrows.





*Figure 3 – Proposed Road and SW Network Over Flood Map*

Further detailed design, including capture and conveyance of overland flow through the road system, will be confirmed and documented at the Construction Certificate (CC) stage. This will ensure the development appropriately manages local flood risk and complies with relevant guidelines.

Based on the above, we are satisfied that flooding has been appropriately addressed in the subdivision design, and no further flood impact or risk assessment is required.

Please do not hesitate to contact our office if further clarification is required.

**Engineer's Name:** Dr. Michel Chaaya

**Company:** Telford Consulting Pty Ltd

**EA ID:** 612963

**NSW Fair Trading Registration No.:** 29996C

**Signature:**

Dr. Michel Chaaya

B.E., M.E. (Res), Ph.D., F.I.E. Aust., CPEng., NER,  
Civil & Structural Engineer