

Our Ref: 110512-04-Submission Response Letter.docx

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**Frasers Property Australia**

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**Attn: Angela Wang**

**Subject:** Eastern Creek Retail Outlet Centre (ECQ Stage 3); SSD 10457 response to submissions

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Dear Angela,

We have reviewed submissions related to the State Significant Development (SSD) application 10457 for the Eastern Creek Quarter (ECQ) Stage 3 development at Eastern Creek Business Hub with a focus on any flood related comments.

The Department of Planning, Industry and Environment submission dated 24 February 2021 included Environment, Energy and Science Group (EES) comments on the ECQ Stage 3 Flood Assessment prepared by J. Wyndham Prince in December 2020. The EES submission indicates that the flood assessment is satisfactory, however there were some points raised with regard to flood evacuation which required some further consideration. We respond to each point of the EES submission as follows:

*"EES acknowledges that the report addresses existing and developed flood behaviour for 5% AEP, 1% AEP and the probable maximum flood. Section 7 of the Report outlines the emergency response recommendations for the whole Eastern Creek Quarter including Stage 1, Stage 2 and this current Stage 3."*

J. Wyndham Prince response - Noted.

*"The third recommendation states 'Occupants of Stage 1 and (together with the traversing Stage 3 occupants) are directed to evacuate on foot south along the internal access road and over the internal bridge and through Stage 2 toward the Rooty Hill Road South/Great western Highway intersection'."*

*EES referred to the Eastern Creek Flood Study (CSS, 2014) which shows the Rooty Hill Road South/Great western Highway intersection is cut off by flood water in the PMF event. This hasn't been shown in Stage 3 Flood Assessment (JWP, December 2020) as the limit of mapping excludes the areas inundated by Eastern Creek south of the Great Western Highway."*

J. Wyndham Prince response – The ECQ Stage 3 Flood Assessment considered regional 1% AEP tailwater levels in Eastern Creek for the local PMF flood event and associated flood hazard mapping. It should be noted that the likelihood of a regional PMF event occurring at the same time as a rare local PMF event is extremely low. The Eastern Creek Flood study (CSS, 2014) indicated that the regional PMF flood hazard at the GWH/RHRS south intersection would be low hazard (see Plate 1 below), and therefore an appropriate pedestrian evacuation could be implemented. Furthermore, we have reviewed Blacktown City Council's current online flood mapping of the area and it does not indicate PMF flood affectation of the GWH/RHRS intersection. Please see Plate 2 below.

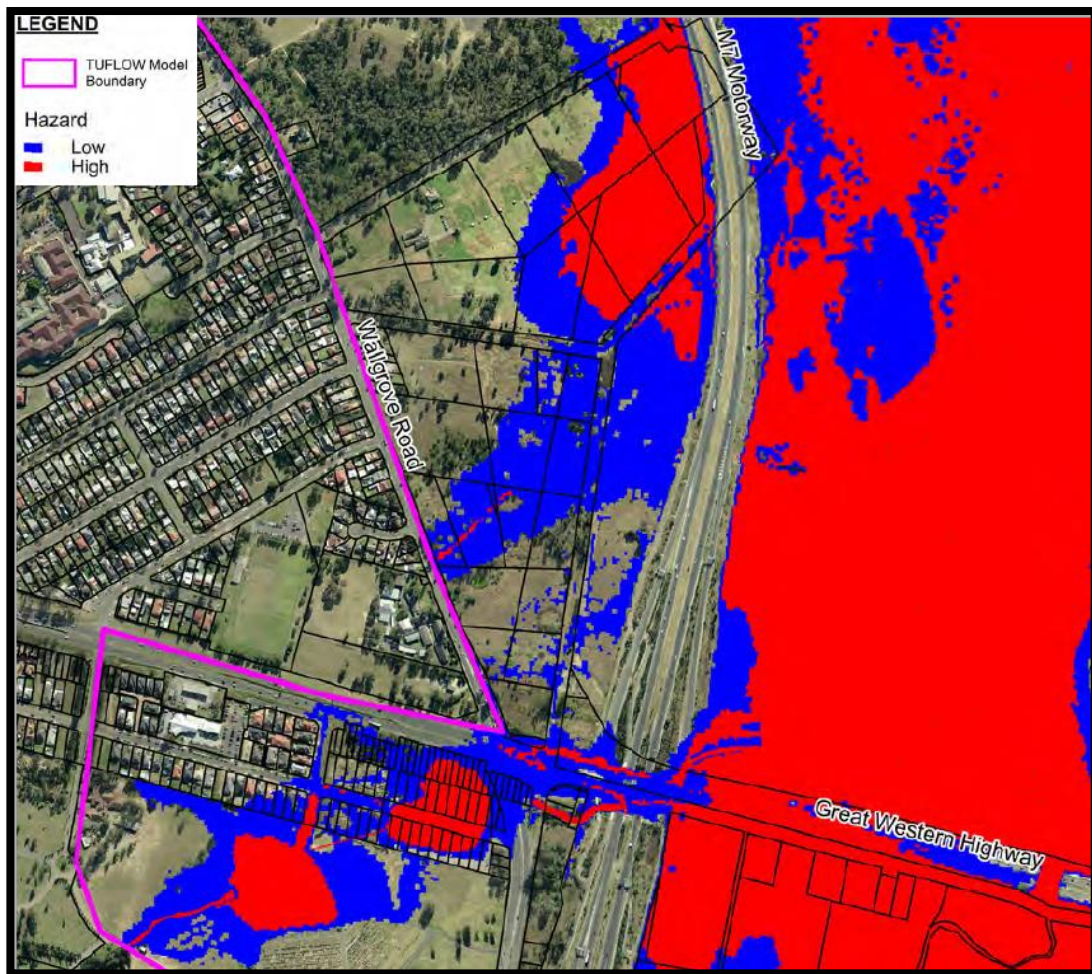


Plate 1 – PMF Hazard (CSS, 2014)

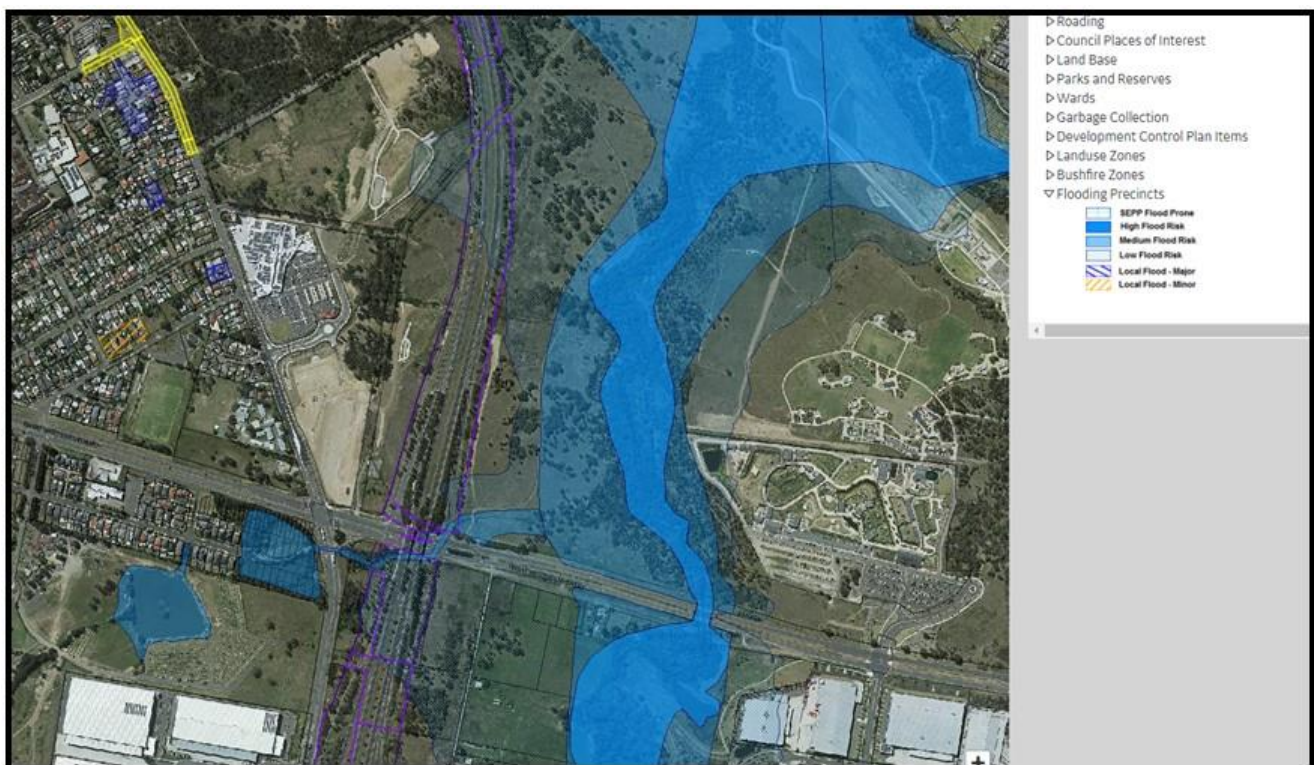


Plate 2 – Blacktown City Council Online Flood Mapping <<<https://maps.blacktown.nsw.gov.au/>>>

*“EES recommends that, the proponents review the flood emergency response recommendations in consultation with the State Emergency Service and Blacktown City Council to ensure the safety of the personnel, visitors and users of the Eastern Creek Quarter during rarer flood events for the full range of flooding.”*

J. Wyndham Prince response – Noted. We have reviewed Blacktown City Council’s submission dated 3 March 2021 and no concerns regarding flooding or flood evacuation were raised. We also understand that the NSW State Emergency Service (SES) has not provided a submission on the Eastern Creek Retail Outlet Centre SSD 10457 development and therefore we are unable to comment on the SES views of the flood evacuation strategy currently presented.

Should you have any queries regarding this matter please do not hesitate to contact us.

Yours faithfully



**FRANCIS LANE**

Senior Water Resources Engineer