



16 September 2020

Emma Butcher
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Contact: Iain Rush
Our Ref: DOC2020/149180
Your Ref: MP10_0137 MOD. 14

Dear Emma

**Response to Request for Comment
Section 75W Modification Request – Huntlee Stage 1 (MP 10_0137 MOD 14)**

I refer to your email of 1 September 2020 in which you have requested comments regarding Modification 14 to the Huntlee Stage 1 Major Project Approval (MP10_0137). We note that the proposal seeks to remove 10 lots from within residential Stage 5, amend the subdivision layout and remove 27.57 hectares of open space.

We are generally supportive of the proposed amendments contained within the modification 14. The amendments in relation to open space will decrease the ongoing maintenance burden to Council.

Notwithstanding this, the following issue has been identified for your review and further consideration.

Proponent Stormwater Strategy

The proponent's flood modelling for Black Creek (1% AEP and PMF) is significantly different to Council's data, i.e. Council's Black Creek Stage 2 Flood Study, WMA Water 2015. Relevant extracts are enclosed in this correspondence. The Northrop modelling appears to indicate substantially lower flood impacts within Stage 5 of the development. According to Council's information, the impact of flooding in this location is high with flood depths exceeding 3m and flood hazard up to H6 based on the PMF.

In light of the potential flood impacts relating to Stage 5 of the development, consideration of flood evacuation should be provided in the proponent's Stormwater Strategy.

There is also an opportunity for the proponent to consider flood free dwelling envelopes for each of the flood affected allotments in Stage 5 to further minimise the potential risk to life and property.

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If you require any further information, please do not hesitate to contact me on telephone 02 4993 4229.

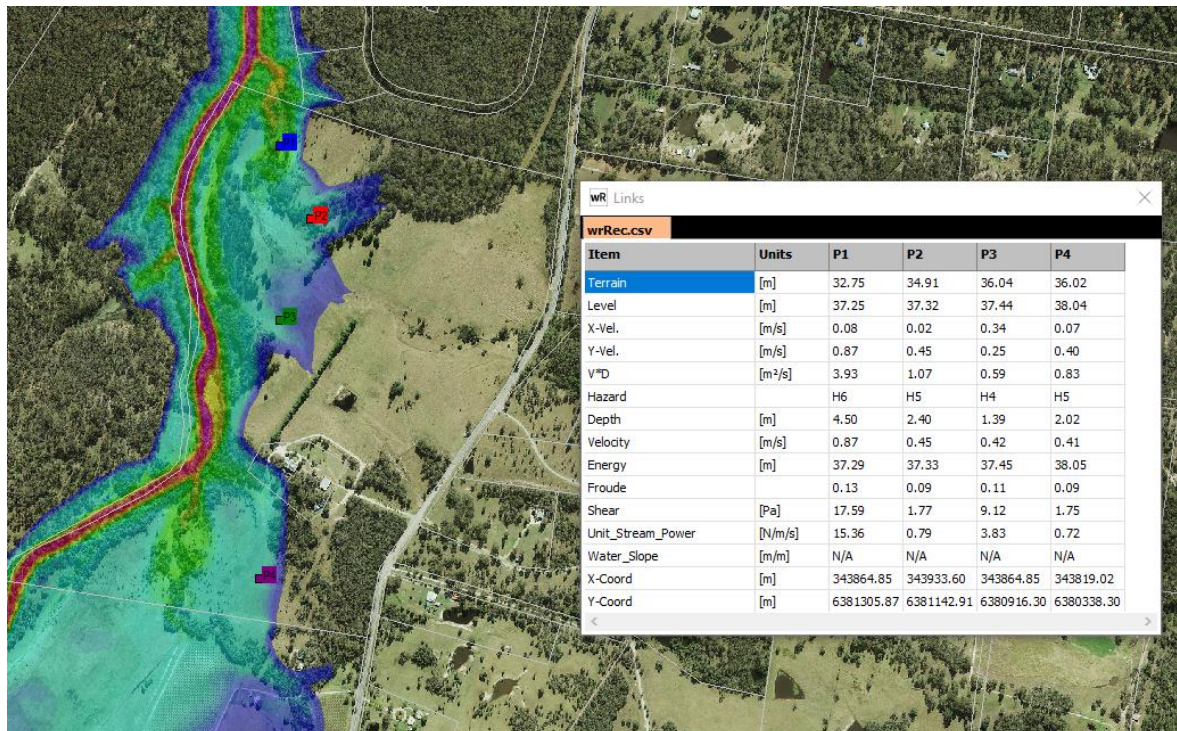
Yours faithfully

A handwritten signature in dark ink, appearing to be 'Iain Rush', written in a cursive style.

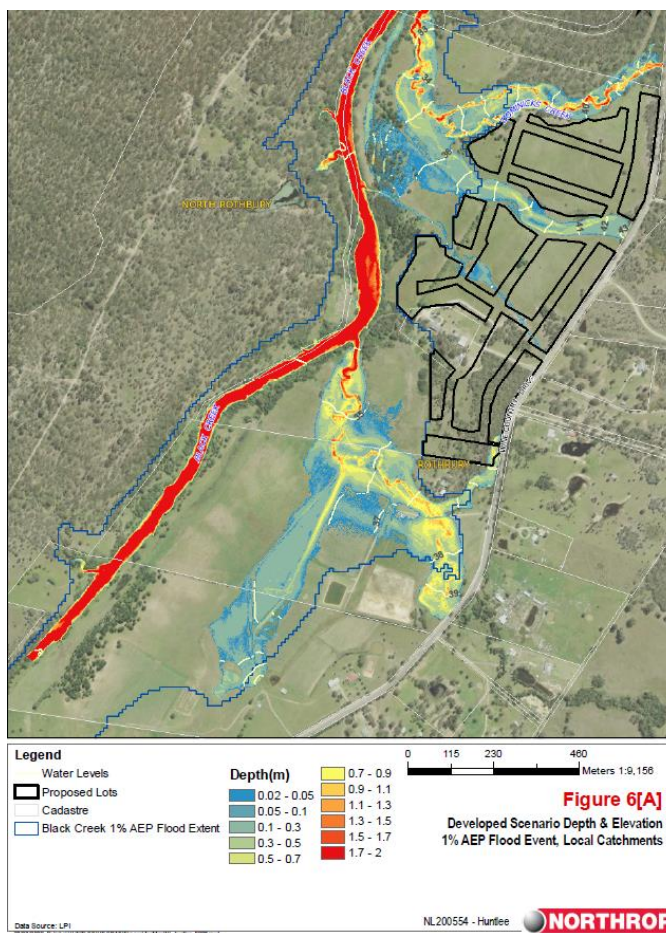
Iain Rush
Principal Strategic Planner

Encl.

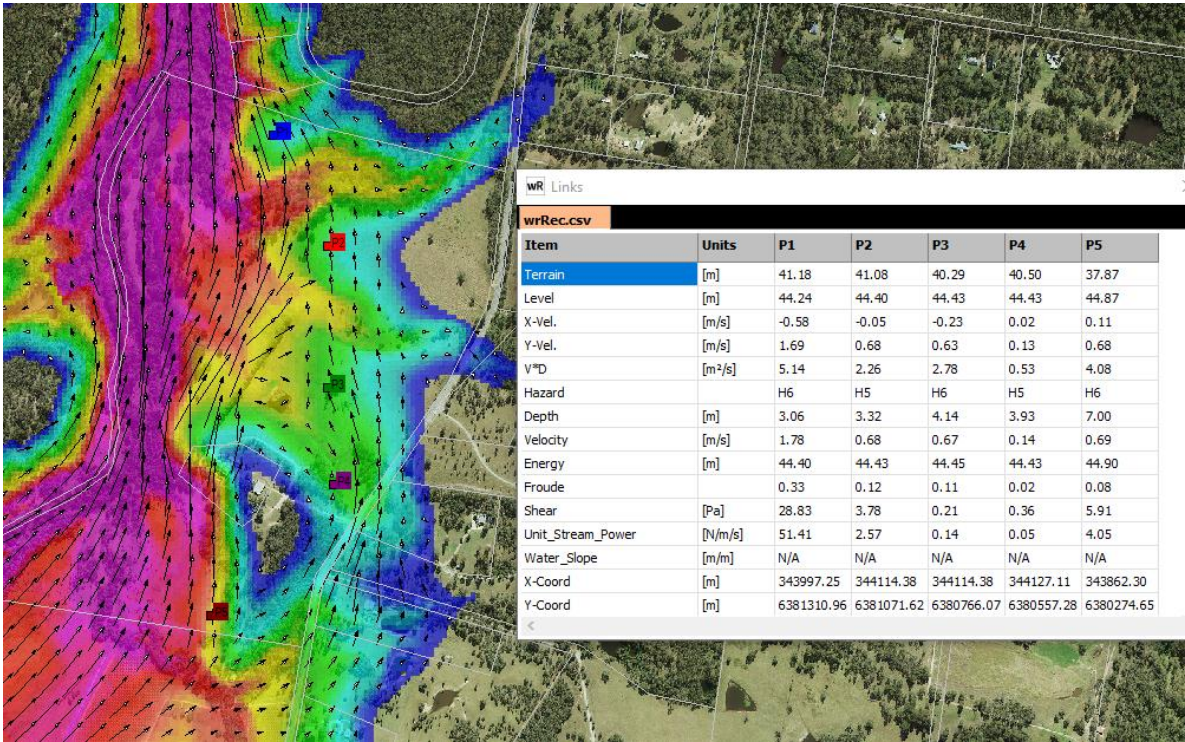
Council 1% AEP Flood Depth and Extent



Northrop 1% AEP Flood Depth and Extent



Council PMF Flood Depth and Extent



Northrop PMF Flood Depth and Extent

