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Industry Assessments  
Planning and Assessment Group  
NSW Department of Planning, Industry and Environment  
4 Parramatta Square, 12 Darcy Street  
PARRAMATTA NSW 2150

Dear Mr Copas,

**Subject: Notice of Exhibition – Warehouse and Customer Fulfilment Centre, 74 Edinburgh Road, Marrickville (SSD 10468)**

Thank you for your e-mail dated 23 October 2020, inviting Environment, Energy and Science Group (EES) in the Department of Planning, Industry and Environment (DPIE) to comment on the Notice of Exhibition for Warehouse and Customer Fulfilment Centre, 74 Edinburgh Road, Marrickville.

EES has reviewed the relevant documentation and make the following comments.

#### Biodiversity

A Biodiversity Development Assessment Report Waiver Request was approved on 22 June 2020.

#### Flooding

The assessment has been made based on the following considerations:

- baseline flooding condition assessment
- flooding condition assessment with the proposed development at site
- impacts of flooding with proposed development both within the site and its adjoining areas
- scope and adequacy of flood mitigation measures (hazards reduction and compatibility of building materials)
- emergency response management and evacuation planning and shelter-in-place strategy under the PMF Event.

The development site is located within the Eastern Channel West Catchment of Marrickville Valley. The segment of Eastern Channel within the development is covered and is open at both upstream and downstream ends. The development site has flood affectation under baseline conditions under a 50% AEP Event.

The modelling results from the flood management plan report (Appendix W of the Environment Impact Statement (EIS)) have been compared with the Council's flood study and floodplain risk management study and plan. The assessment is found to be satisfactory since the models of the previous studies have been adopted as the base models for the flood management plan report.

Appendix W of the EIS indicates that the proposed flood mitigation works would be based on two underground storage culverts suitable to capture the above ground flood storage under an 1% AEP Event.

The floodwater depth under the post-development condition of an 1% AEP Event would vary from 0.1m-0.2m and the flood hazards are low. The adopted freeboard would be 0.3m above the 1% AEP flood level as per Council's requirements for low flood hazard areas. The flood management report indicates that the development would be flood-proofed since the buildings along the flood front would have precast panels.

The floodwater depth at the development site under the PMF Event would vary from 1m to 2m, especially along the covered section of Eastern Channel. The development site is located at the northern end of Marrickville Industrial Area and expected to have less evacuation difficulties during major and rarer flood events including the PMF Event compared to the remaining Industrial Area. The evacuation plan proposed in the Marrickville Valley Floodplain Risk Management Study and Plan would be suitable for the development site as indicated in the flood management plan report (Appendix W of the EIS). Evacuation from the site can be facilitated by using the north-western corner of the site which is expected to be flood free based on modelling results. The flood management plan report indicates the activation plan for evacuation from the development site would be based on some criteria such as warnings from the NSW SES and Council. The report also indicates that on-site sheltering options may be suitable to mitigate flood risks given the short duration of inundation under the PMF Event which would be in the order of 2-3 hours.

The proponent will need to prepare a comprehensive emergency response management plan for the development site in consultation with the NSW SES and Council to protect workers and visitors at the site from being exposed to flooding hazards during major and rarer flood events.

Please note from 1 July 2020 Aboriginal cultural heritage regulation, including advice regarding SSIs and SSDs, is now managed Heritage NSW. The new contact for the ACH regulation team is [heritagemailbox@environment.nsw.gov.au](mailto:heritagemailbox@environment.nsw.gov.au).

Should you have any queries regarding this matter, please contact Bronwyn Smith Senior Conservation Planning Officer on 9873 8604 or [Bronwyn.smith@environment.nsw.gov.au](mailto:Bronwyn.smith@environment.nsw.gov.au).

Yours sincerely



12/11/20

**SUSAN HARRISON**  
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