

30 October 2025

LK Property Group
Attn: Nick Sier
By Email

Dear Nick,

FLOOD ASSESSMENT – PROPOSED RESIDENTIAL DEVELOPMENT AT 84 TALLAWONG ROAD, ROUSE HILL, NSW

1 Introduction

Martens & Associates Pty Ltd (**MA**) have prepared this flood assessment on behalf of LK Property Group in support of a State Significant Development Application (**SSDA**) for residential development with in-fill affordable housing at 84 Tallawong Road, Rouse Hill (the **site**). This SSDA seeks consent to amend three existing consents (SPP-17-00031, SPP-17-00032, and SPP-17-00033) for residential development comprising 1 shop-top housing building and 5 residential flat buildings with a combined total of 411 units (including 70 affordable housing units). Refer to Attachment B for proposed site layout.

The legal description of the site is Lot 63 in Deposited Plan 30186.

This letter has been prepared to address the Secretary's Environmental Assessment Requirements (**SEARs**) issued for the project (SSD-80287510) and addresses the flood-related requirements outlined in the SEARs for in-fill affordable housing.

1.1 Site and Approved Development Description

The site is located within the Blacktown City Council (**Council**) local government area (**LGA**) and is legally described as Lot 63 in DP30186. It comprises a single allotment with an area of approximately 2.02 ha and is located within the Riverstone East Precinct of the Sydney North West Growth Area and is zoned R3 Medium Density Residential under the State Environmental Planning Policy (Precincts—Central River City) 2021 (**CRC SEPP**).

Under the existing approvals (SPP-17-00031, SPP-17-00032, and SPP-17-00033), site development comprises three lots delivering a total of 333 apartments across one mixed-use and five residential flat buildings including 511 car parking spaces. The approved development also includes 120 m² of retail space (on Lot 1).

1.2 Proposed Development

The proposed site layout is provided in Attachment B. This SSDA seeks modification of existing consents related to the site (SPP-17-00031, SPP-17-00032, and SPP-17-00033) in accordance with

the consent authority's powers under s4.17(1)(b) and (5) of the Environmental Planning and Assessment Act 1979. Those powers enable a consent authority to amend conditions in existing consents as part of the approval of a fresh development application including allowing substitution of plan references in conditions.

More particularly this SSDA seeks consent for an additional 78 dwellings (including 70 affordable housing units) and 21 car spaces to deliver a total of 411 apartments and 526 car spaces within the development of 1 shop-top housing building and 5 residential flat buildings consistent with the infill affordable housing provisions of Chapter 2, Part 2, Div. 1 of State Environmental Planning Policy (Housing) 2021.

2 Site Flood Characteristics

The site is located within the upstream portion of the First Ponds Creek catchment which flows to Killarney Chain of Ponds to the north of the site. Second Ponds Creek is located to the east of the site with the site sitting near the top of a ridge line located between the two creeks. A review of previous flood investigations to assess local flood behaviour and characteristics for the site identified the following flood studies and flood mapping as relevant to this assessment (refer to Figures 1-3 in Attachment A):

1. GHD (2008) *NSW Growth Centres Commission Alex Avenue and Riverstone Precincts - Integrated Natural Environment Management Part 3 of 3: Water Sensitive Urban Design and Flooding*.
2. NSW Department of Planning, Industry and Environment (**DPIE**, 2021) *Schedule 8 Riverstone East Precinct: Blacktown City Council Growth Centre Precincts Development Control Plan 2010, Figure 3-3 Flood Prone Land*.
3. Council online flood mapping (2025) including:
 - o Council's flood risk precincts.
 - o CRC SEPP *Flood Prone and Major Creeks Land*.

We note the following regarding site flood characteristics based on the above information as well as available survey and LiDAR data:

1. The site is likely not subject to mainstream riverine flooding based on the following:
 - a. The site lies well outside of the extents of both First Ponds Creek and Second Ponds Creek (Approximately 620 m and 900 m distance from each creek respectively).
 - b. Council's online mapping (Figure 1) and shows that the site is not located within the CRC SEPP *Flood Prone and Major Creeks Land* or Council's riverine or overland flow flood risk precincts. DPIE mapping (Figure 2) indicates the CRC SEPP flood prone land mapping is equivalent to the 1%AEP flood extents.
 - c. The site is located outside of the First Pond Creek probable maximum flood (**PMF**) extents as mapped in Appendix F of the 2008 GHD report (refer to Figure 3).
 - d. Based on 2019 LiDAR data from the NSW Department of Customer Service (**DCS**) Spatial Services the site is located approximately 10 m above the mapped CRC SEPP flood prone land extents.

2. Site survey (TSS, 2017) and 2019 LiDAR data indicate that the site is unlikely to be subject to local overland flooding and is likely affected by very minor overland flows only due to the small size of the upstream catchment (approximately 2.83 ha) and the site's proximity to the adjacent catchment ridgeline (approximately 110 m away).
3. Based on Council's flood risk precinct definitions the site is not located within the Blacktown Local Environmental Plan 2015 (**LEP**) flood planning area (**FPA**, the 1% AEP flood level plus 500 mm) which is equivalent to Council's *Riverine Medium Risk Flood Precinct* (Refer to Figure 1).
4. Council's online mapping does not show the *Riverine Low Risk Flood Precinct* for First Ponds Creek or Second Ponds Creek which is equivalent to the PMF level.
5. The site is not expected to become isolated in any riverine flood events up to and including the PMF. As shown in the indicative layout in Figure 3-1 of DPIE (2021) *Schedule 8 Riverstone East Precinct* (Figure 4), a new road network will be constructed as part of the precinct, including a local road running from Macquarie Road to Schofields Road accessible via the site's northeast boundary. Egress and access will be available via the precinct road network, forming a continuous route that generally follows the ridgeline between First Ponds Creek and Second Ponds Creek and remains well above the mapped flood-prone areas. As egress from the site is available in all flood events, the proposed amendments do not increase the site's flood risk.
6. The site is affected by minor overland flows only and is not prone to mainstream flooding. The proposed amendments do not alter the approved building footprints with the additional residential units located well above any potential overland flow paths. Accordingly, the proposed amendments are not expected to cause any offsite flood impacts.
7. Given the small size of the local upstream catchment, and the significant elevation of both the site and offsite egress route above the mapped flood-affected areas, climate change impacts are not expected to materially affect site flood risks. The proposed amendments will be located well above any local overland flooding thus no additional measures are considered necessary beyond standard urban drainage design considered under the existing consents.

3 Consideration of DPHI SEARs for In-fill Affordable Housing

Based on our review of the site's flood characteristics and the proposed development, we note the following in consideration of the DPHI SEARs for in-fill affordable housing Issue 15 *flood risk*:

1. Available flood mapping and topographic data indicate that the site is not located on flood prone land and is not affected by mainstream or overland flooding.
2. The site is not located within any identified flood planning area under the Blacktown LEP 2015 as indicated by Council's flood risk precinct mapping.
3. The site is situated near the crest of a local ridgeline and benefits from flood-free access and egress during all major riverine flood events up to and including the PMF. The proposed additional site population will therefore not be exposed to hazardous flooding and will not increase site flood risks.

4. Overland flows across the site are expected to be minor and can be effectively managed through standard stormwater drainage measures. The proposed additional units will be located well above any local overland flows and will not result in offsite impacts.
5. There is no anticipated hazard or risk to life or property due to the proposed amendments with respect to flooding.
6. Given that the site is not located on flood-prone land and is not subject to mainstream or overland flooding, a Flood Impact and Risk Assessment (**FIRA**) report is not considered necessary to for the proposal to satisfy the SEARs.
7. The flood related issues in the SEARs for in-fill affordable housing are considered to have been effectively addressed by this advice.

For and on behalf of

Martens & Associates Pty Ltd

A handwritten signature in black ink, appearing to read 'Ryan Doyle'.

Ryan Doyle

BEng (Hon1), DipProfEngProc

Civil Engineer

4 Attachment A - Figures

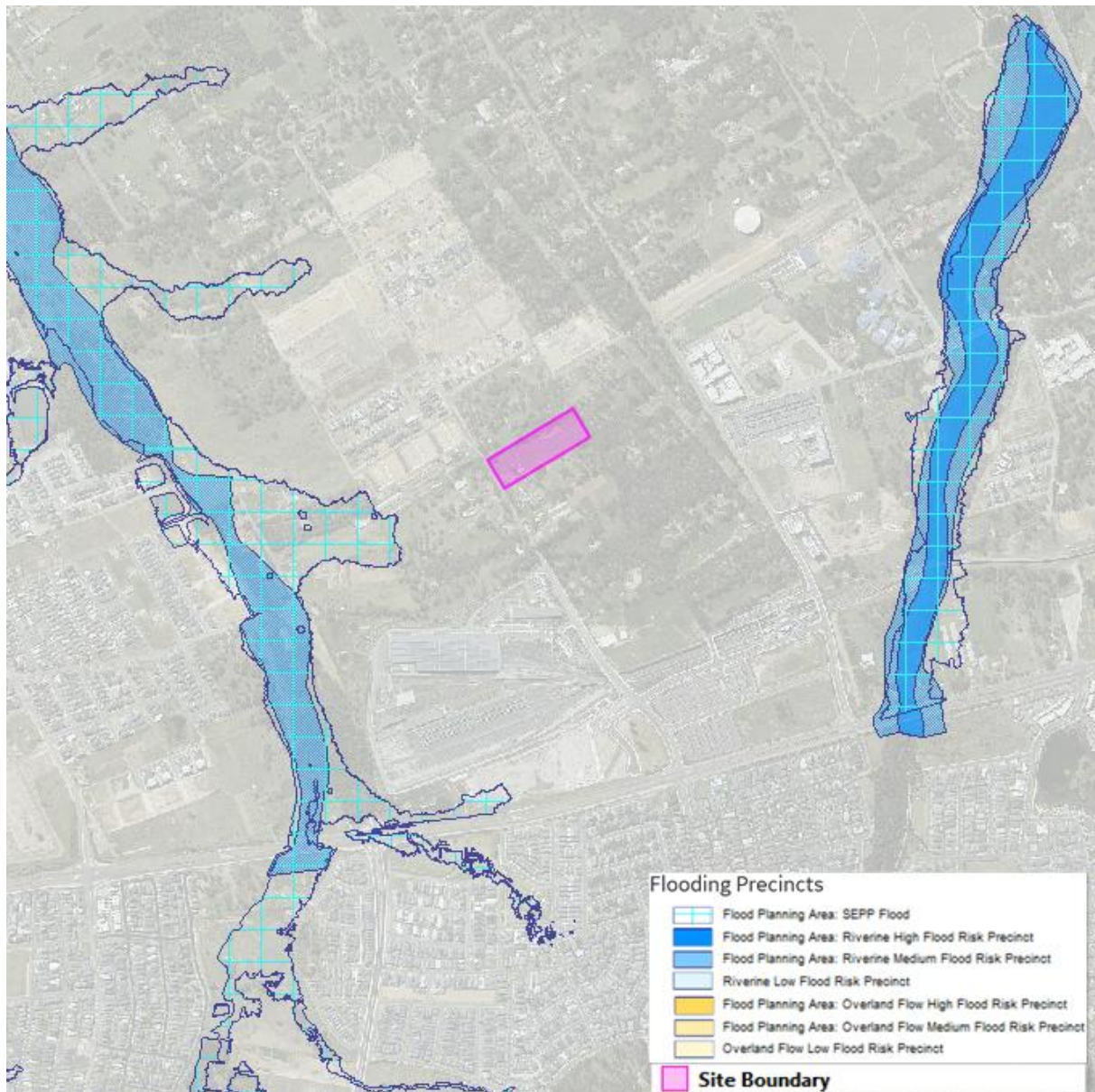


Figure 1: Blacktown City Council online maps (2025) - Site is located well outside of Council's mapped flood risk precincts and SEPP (Precincts - Central River City) 2021 *Flood Prone and Major Creek Land* mapping.

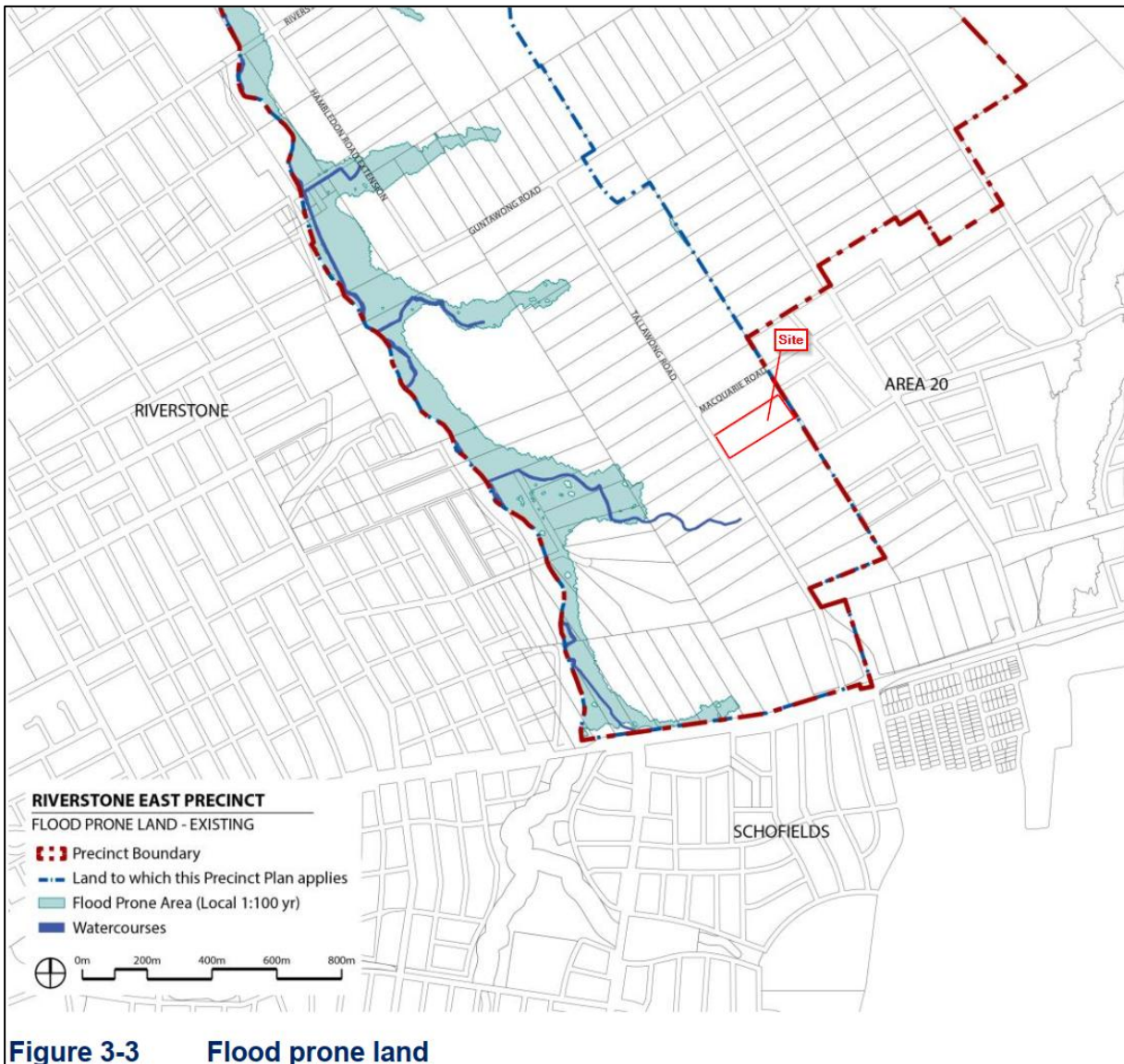


Figure 3-3 Flood prone land

Figure 2: DPIE (2021) Schedule 8 Riverstone East Precinct: Blacktown City Council Growth Centre Precincts Development Control Plan 2010, Figure 3-3 Flood Prone Land.

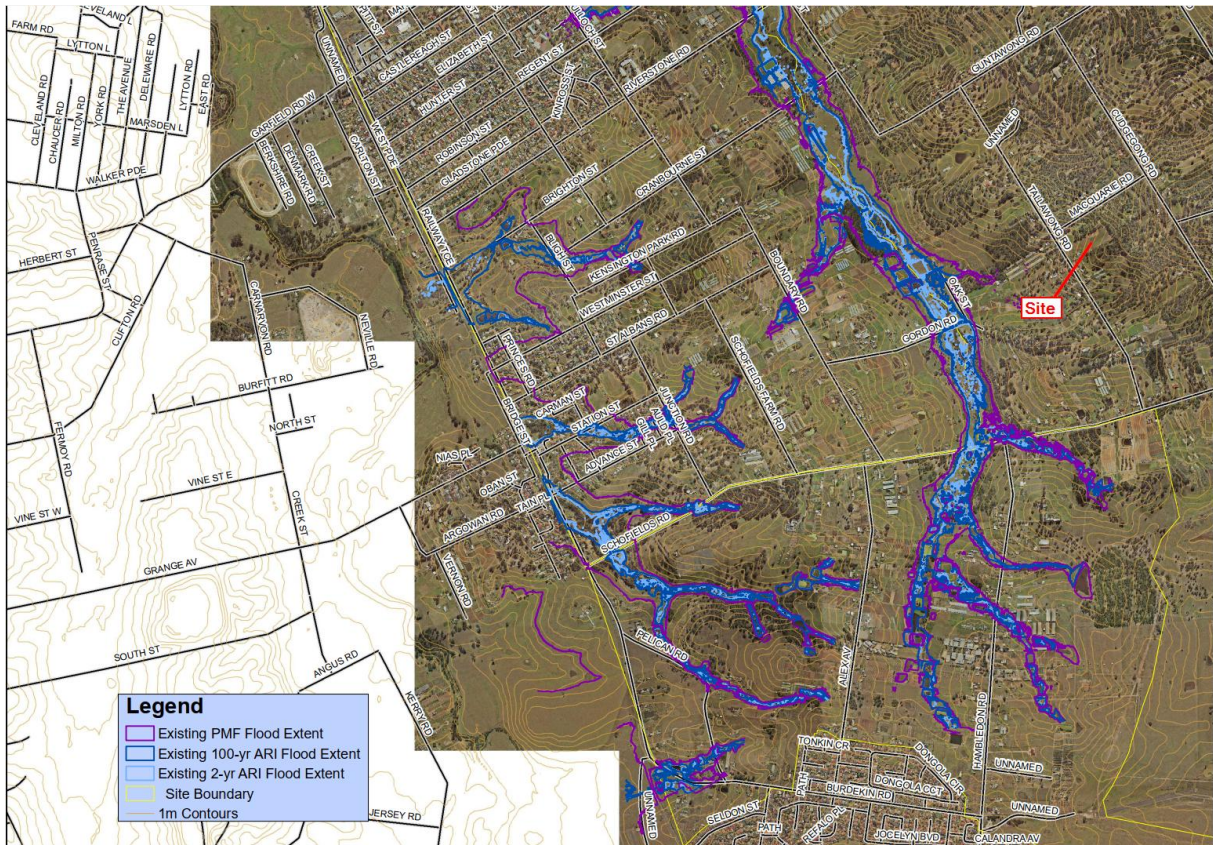


Figure 3: GHD (2008) NSW Growth Centres Commission Alex Avenue and Riverstone Precincts - Integrated Natural Environment Management Part 3 of 3: Water Sensitive Urban Design and Flooding.

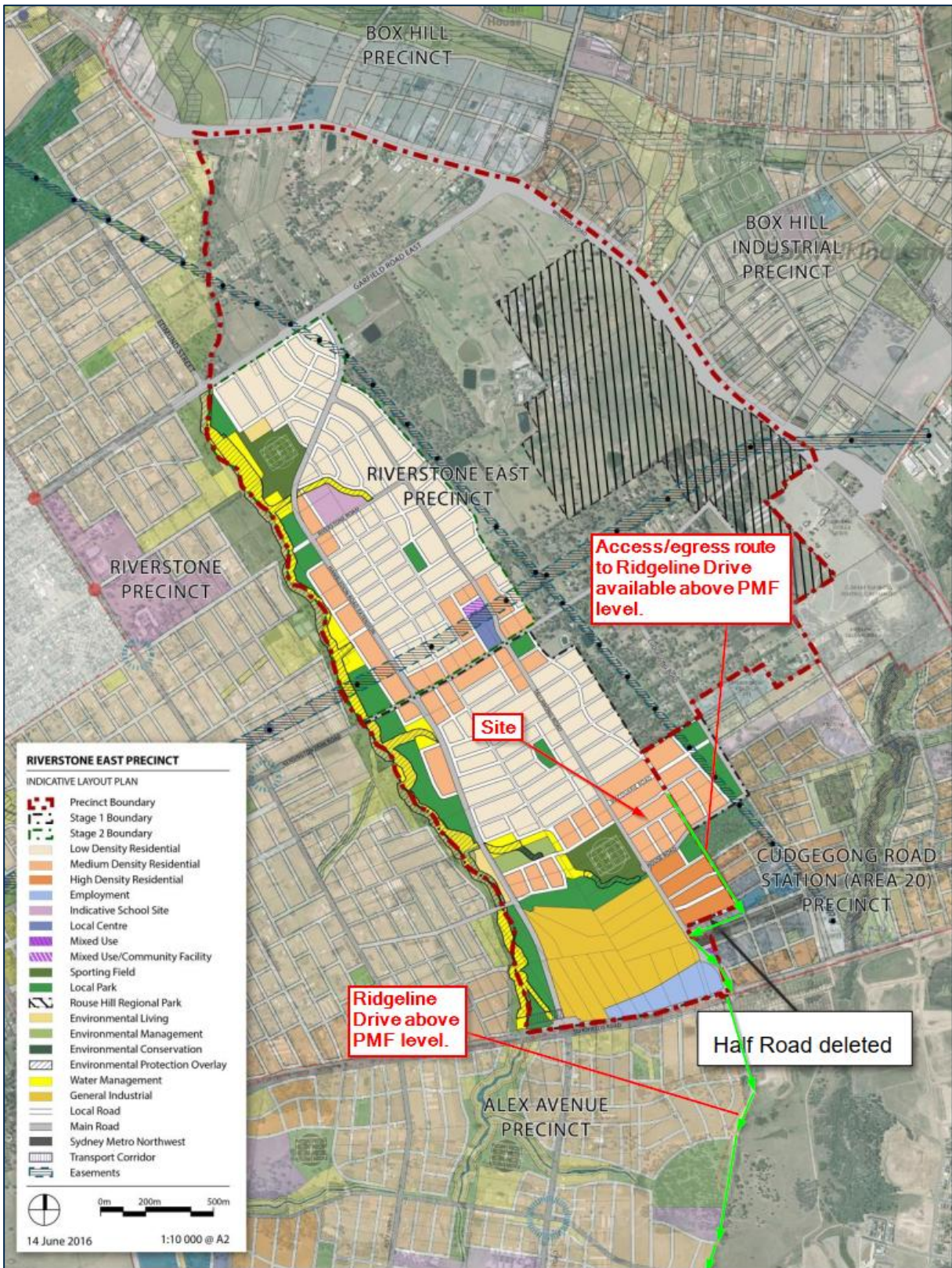


Figure 3-1 Indicative layout plan

Figure 4: DPIE (2021) Schedule 8 Riverstone East Precinct: Blacktown City Council Growth Centre Precincts Development Control Plan 2010, Figure 1-3 Indicative Layout Plan with MA markup of site egress route.



5 Attachment B – Proposed Site Layout

Figure 1 Proposed Site Plan



Source: Place Studio, August 2025