



Office of
Environment
& Heritage

DOC15/431291
SSD6047

Brendon Roberts
Metropolitan Projects
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Mr Roberts

State Significant Development, Staged Commercial Precinct, 185-195 Fifteenth Avenue, West Hoxton (SSD 6407)

I refer to your letter of 27 October 2015 inviting comments from the Office of Environment and Heritage (OEH) on the above development proposal.

OEH has reviewed the Environmental Impact Statement and associated supporting studies and is concerned overland flooding has not been adequately addressed.

The primary objective of the Government's Flood Prone Land Policy is to reduce the impact of flooding and flood liability on the owners and occupiers of flood prone land and reduce private and public losses resulting from floods. The most appropriate method to assess the development of flood prone land is through the floodplain risk management process detailed in the *NSW Floodplain Development Manual (2005)* which defines flood prone land as all land below the Probable Maximum Flood (PMF) level. Any proposed development should therefore be assessed with comprehensive understanding of the flood hazard and risk to people and properties for the full range of flooding up to the PMF event. Any assessment must also consider the requirements of clause 4.3 (Flood Prone Land) section 117 Ministerial direction and consider the potential for floodway conditions under the full range of floods.

While accepting mainstream flooding is not an issue for this proposal, OEH strongly recommends overland flooding for the full range of floods for existing and post development conditions be considered.

OEH notes the civil engineering report prepared by Costin Roe Consulting (CE Report) does not acknowledge and/or adequately consider the:

- Government's Flood Prone Land Policy, the NSW Floodplain Development Manual (2005) or the Ministerial Direction s.117 Direction 4.3 (Flood Prone Land);
- flooding provisions in Liverpool City Council's LEP 2008 (Rev 2015) and DCP 2008 part 1;
- predicted changes in rainfall patterns due to climate change and the implications for the management of flood risk;
- cumulative impacts of future development;
- impacts of any potential land filling or cutting operations on the site and adjacent areas; and
- need for a flood emergency response plan to ensure safe refuge or evacuation of occupiers in times of minor or extreme flooding.

OEH recommends these matters be addressed in the assessment of this proposal.

OEH also notes the precinct may include a childcare centre. In considering any approval for this proposal, it is recommended childcare centres (or other similar 'flood vulnerable' activities) be located in a flood free area zone or where evacuation is readily available for the full range of floods. Any discussion on freeboards and flood planning levels should be done in consultation with Liverpool City Council (contact Maruf Hossain).

Please contact Mr Harry Panagopoulos, Senior Natural Resource Office (Urban Flood) on 9895 6487 should you have any queries regarding this advice.

Yours sincerely

S. Harrison 04/12/15

SUSAN HARRISON
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Greater Sydney Region