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Senders ref: SSD 10385 (Woollahra Municipality)

Rita Hatem  
Student Para Planner  
Social Other Infrastructure Assessments  
Planning and Assessment Group  
NSW Department of Planning, Industry and Environment  
4 Parramatta Square  
12 Darcy Street  
PARRAMATTA NSW 2150

Dear Ms Hatem,

**Subject: Notice of Exhibition Kambala Sport, Wellbeing and Senior Learning Precinct, 794-796 New South Head Road, Rose Bay (SSD 10385)**

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 Kambala Sport, Wellbeing and Senior Learning Precinct, 794-796 New South Head Road, Rose Bay.

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

Biodiversity

EES provides no further comment in relation to biodiversity.

Flooding

The Stormwater Management Plan states that the any overland flow on New South Head Road is assumed to remain on the road and bypass the subject site. Furthermore, the 2013 Rose Bay FRMS/P states in Section 4.4.1 – “It should be noted that design flood levels, extents and velocities were not determined in the upper catchment”.

Considering these assumptions, it is recommended that a more detailed flood assessment is undertaken of the upper Rose Bay sub catchment relevant to the subject site, to determine the level of flood risk from overland flooding into the subject precinct from the surrounding roads. The flood assessment should consider and assess the impact from the full range of floods (up to the probable maximum flood).

The flood assessment should map the hydraulic categorisation (flood ways and flood storage areas) and flood hazard relevant to flooding as described in the Floodplain Development Manual 2005.

Climate change implications from increased rainfall intensity should be considered in the flood assessment using the 0.5% and 0.2% AEP events as a proxy. The proposed development should be designed to include any climate change increase. The 0.5m freeboard should not be eroded to account for climate change impacts.

The increase in development in the floodplain can become troublesome during infrequent flooding considering that it can occur from intense short duration storms with minimal warning times. The 2013 Rose Bay FRMS/P recommends that Council and NSW SES provide measures to improve awareness possibly on an LGA wide basis.

Ongoing education and awareness are relevant to the subject precinct area as there are high hazard floodways to the south of the site about 200m away. It is advisable that in addition to Woollahra Council the NSW SES Zone Commander is consulted on the preparation of a Flood Emergency Plan. The Plan should consider the impacts on managing risk to life, emergency management arrangements, evacuation, access and contingency measures for the development considering the full range of flood risk. This Plan should include education and awareness of owners and occupiers of the proposed precinct site. Reference should be made to the Local Flood Plan, if available.

The subject site is identified as a 'Flood Planning Area' within the LEP Flood Planning Map. The flood planning levels which are applicable to the land should be incorporated into the design.

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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