

plan should include consideration of a flood free access to or from the development site in extreme flood events.

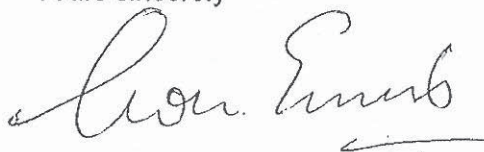
The detailed hydrological and hydraulic assessment should be consistent with the Rural Area Flood Study currently being prepared by Fairfield City Council. This Rural Area Flood Study is likely to cover the proposed site.

**Relevant Policies and Guidelines**

- NSW Government Flood Prone Land Policy (1984) as set out in the Floodplain Development Manual (2005)
- "Practical Consideration of Climate Change" (DECCW, 2007)
- "NSW Sea Level Rise Policy Statement" (DECCW, 2009)
- NSW Coastal Planning Guideline: "Adapting to Sea Level Rise" (August 2010) and related guidelines entitled: "Flood Risk Management Guide" and "Coastal Risk Management Guide"
- Section 117(2) Local Planning Direction 4.3 "Flood Prone Land"
- Planning circular PS 07-003 "New guideline and changes to section 117 direction and EP&A Regulation on flood prone land"
- Fairfield Local Environmental Plan (1994), Part 3 Clause 11 - Development of flood-labile land
- Fairfield Draft Local Environmental Plan 2011
- Fairfield City Wide Development Control Plan (2006), Chapter 11 – Flood Risk Management

If you have any queries regarding this matter please contact Marnie Stewart, Conservation Planning Officer, on 9995 6861.

Yours sincerely

 24/4/12

**LOU EWINS**  
Manager Planning and Aboriginal Heritage  
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