



Office of Environment & Heritage

Your reference: SSD5346; SSD5347; SSD5349
Our reference: DOC12/48850
Contact: Thomas Williams (02) 9995 6861

Heather Warton
Director, Metropolitan and Regional Projects North
NSW Department of Planning and Infrastructure
GPO Box 39
Sydney NSW 2001

Attention: Denise Robertson

Re: Stages 2B & 2C, 2D and 3B – North Penrith Mixed Use Development
(SSD5346; SSD5347; SSD5349)

Dear Ms Warton,

I refer to your correspondence of 19 November 2012 inviting comment from the Office of Environment and Heritage (OEH) on the submission from Landcom for three applications for the North Penrith Development Site south of Coreen Avenue in the Penrith Local Government Area. The following comments are supplied in response to your invitation.

Aboriginal Cultural Heritage

OEH notes, based on the information provided, that the land has been disturbed through farming and construction with one Aboriginal site (45-5-2491) recorded and assessed as being of low significance. The assessment notes that Thornton Hall is located on a raised area above the floodplain of the Nepean River (see Section 4.3). While no Aboriginal objects have been observed in this location to date, such a landscape location has the potential to provide evidence of Aboriginal occupation. It is recommended that protocols are developed in the event that evidence of Aboriginal occupation is encountered during works.

Floodplain Risk Management

OEH provides the following comments on floodplain risk management issues for this proposal.

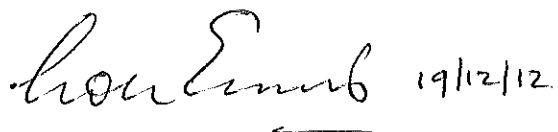
In December 2010 OEH provided comments on the flood risk above the 100yr ARI planning level. OEH reiterates the advice provided previously (DOC10/56619; MP10_0075 & MP10_0078) as the advice remains applicable with the main points summarised here:

- Development controls are needed for all development below the flood of record (i.e. 1867 flood) or the 200 year flood level in order to limit or avoid structural and contents damage in residential development to an amount which can be endured by individual households, without reliance on flood insurance.
- In order to minimise the risk to effective flood evacuation, the site grading and road layout and road grading (i.e. continuously rising grade egress is desirable for flood evacuation purposes) needs to provide for staged orderly retreat to high ground away from rising floodwaters.

- The SES should be consulted to help determine the acceptability of any car based flood evacuation strategy in terms of the impacts on the existing communities and the needs of future residents.

If you have any queries regarding this matter please contact Thomas Williams on 9995 6861.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Lou Ewins', followed by the date '19/12/12'.

LOU EWINS
Manager, Planning and Aboriginal Heritage
Regional Operations, Metropolitan
Office of Environment and Heritage