



Office of
Environment
& Heritage

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Mr Edward Saulig
Land Use Planner
Fairfield City Council
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Dear Mr Saulig

Planning Proposal - Residential Upzoning in Fairfield, Fairfield Heights, Fairfield East and Villawood

I refer to your letter received 2 March 2016 by the Office of Environment and Heritage (OEH) seeking comments pursuant to Section 56(2)(d) of the *Environmental Planning and Assessment Act 1979* in relation to the Planning Proposal (PP) for residential upzoning in Fairfield, Fairfield Heights, Fairfield East and Villawood.

OEH has reviewed relevant documentation and the proposed LEP maps and provides comments at Attachment 1.

If you have any queries regarding this advice please contact Marnie Stewart, Senior Operations Officer on 9995 6868.

Yours sincerely

S. Harrison 23/03/16

SUSAN HARRISON
Senior Team Leader Planning
Greater Sydney Region

Contact officer: MARNIE STEWART
9995 6868

ATTACHMENT 1

Office of Environment and Heritage comments on Planning Proposal for Residential Upzoning in Fairfield, Fairfield Heights, Fairfield East and Villawood

1. Background

OEH understands that the planning proposal (PP) proposes to amend Fairfield Local Environmental Plan (LEP) 2013 to rezone various precincts as follows:

- Fairfield – from Zone R3 Medium Density Residential to Zone R4 High Density Residential;
- Fairfield Heights – from Zone R2 Low Density Residential to Zone R3 Medium Density Residential;
- Fairfield East - from Zone R2 Low Density Residential to Zone R3 Medium Density Residential and from Zone R3 Medium Density Residential to Zone R4 High Density Residential; and
- Villawood – from Zone R3 Medium Density Residential to Zone R4 High Density Residential.

The PP also rezones Council owned land at 2-10 Jacaranda Court, Fairfield East from Zone R2 Low Density Residential to Zone RE1 Public Recreation.

2. Flooding

OEH notes that the existing urban areas of Fairfield City are located within a floodplain which is part of the Georges River Catchment. OEH further notes that future development of the land to be rezoned will be required to meet the provisions of Chapter 11 Flood Risk Management of Council's City Wide DCP. However, Council must ensure that decision makers are aware of and consider the valuable information contained in various mainstream and overland flood studies and floodplain risk management studies and plans undertaken by Council in recent years.

OEH therefore recommends that Fairfield Council undertake a preliminary flood assessment using available information as part of the rezoning process so as to identify if there are any significant flood related issues. To address floodplain risk management issues, it is important to refer to up-to-date hydrological and hydraulic assessments for the catchment in which the proposal is located including overland flow paths associated with major drainage.

In the event that the flood assessments indicate that the proposal is on flood prone land (i.e. below the PMF level), a detailed assessment should be undertaken for both existing and developed conditions and comprise:

- A comprehensive understanding of the flood risk to people and properties for the full range of the floods up to the probable maximum flood (PMF) event for existing and future conditions.
- An assessment of the impact of the proposal on the existing flood behaviour including any potential reduction of floodway and flood storage areas or redistribution of flow which may result in increasing of flood levels on adjacent, downstream and upstream areas.
- Identification of appropriate mitigation measures, if necessary, to offset potential flood risk arising from the project. Any proposed mitigation work should be modelled and assessed on an overall catchment basis in order to ensure it fits its purpose and meets the criteria of the council where it is located. This will also help ensure that the proposal has no adverse impact on surrounding areas.
- An assessment of the impacts of earthworks and filling within the flood prone land up to the PMF level. The assessment should be based on understanding of cumulative flood impacts of various development within the catchment. The proposal should ensure that any filling is limited to flood fringe areas identified in accordance with the Floodplain Development Manual (2005).
- A sensitivity analyses to determine the potential impacts from climate change on flooding behaviour.
- An emergency response plan should be prepared in consultation with the State Emergency Services (SES) Regional Controller in order to manage floods and overland flow above the

flood planning level. This plan should include an assessment of the flood evacuation needs to ensure that risk to people is minimised.

- As the proposal involves a significant increase in the number of people located in the floodplain, Council has a duty of care to ensure occupiers and owners are aware of any potential risks to their lives and to property. Council should be mindful that people may develop a false sense of security. An appropriate education and awareness program should be considered in consultation with the SES.

(END OF SUBMISSION)