



Your Reference:
Our Reference: N/A
Contact: Diane Galea
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Tim Archer
Department of Planning & Infrastructure
Locked Bag 5020
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28 May 2012

Dear Tim

Planning Proposal: 2-12 River Road West, Parramatta

I refer to your email of 11 May 2012 with respect to the issue of flooding as it relates to the planning proposal for 2-12 River Road West, Parramatta. In particular you raise concern that the planning proposal does not meet part 9(a) of the Section 117 Direction - 4.3 Flood Prone Land which states that: *the planning proposal is in accordance with a floodplain risk management plan prepared in accordance with the principles and guidelines of the Floodplain Development Manual 2005.*

Please be advised that the planning proposal has been assessed in accordance with the Lower Parramatta River Floodplain Risk Management Study and Plan 2005 that was prepared in accordance with the Floodplain Development Manual 2005. Page 10 of the study states that: *this study has been managed by Parramatta City Council and a Floodplain Management Committee consisting of representatives of the public, government agencies and special interest groups.*

The Lower Parramatta River Floodplain Risk Management Plan includes a matrix to determine a proposal's compliance with the Plan. Please find attached an assessment of the planning proposal against the matrix which indicates that the planning proposal is consistent with the requirements of the matrix and that certain components of the matrix can be addressed subject to the provision of site specific development control plan controls that will need to be met at development application stage.

Please note that Council is currently awaiting the completion of a revised flood study that will consider the impacts of climate change and sea level rise on the Lower Parramatta River. It is anticipated that this study will be completed later this year. Upon completion of the study Council will review its current Floodplain Risk Management Plan in accordance with the Floodplain Development Manual 2005. Any future redevelopment of the site would be required to address the requirements of the Floodplain Risk Management Plan in place at the time of development application lodgement.

As the revised flood study has not yet been finalised, the planning proposal has been assessed with regard to the Council adopted Lower Parramatta River Floodplain Risk Management Study and Plan 2005 that was prepared *in accordance with the principles and guidelines of the Floodplain Development Manual 2005* as required by the Section 117 Direction – 4.3 Flood Prone Land. Accordingly, the planning proposal is considered to meet the requirements of part 9(a) of the S117 Direction in this respect.

Should you require any further information, or wish to discuss this matter further, please contact Diane Galea, Project Officer Land Use Planning on 9806 5751.

Yours sincerely



Sue Weatherley
Group Manager
Outcomes & Development