

Our ref: DOC20/749377

Your ref:

Carmel O'Connor
Growth Planning Projects Leader – Digital
Futures
Dubbo Regional Council
Carmel.O'Connor@dubbo.nsw.gov.au

Dear Ms O'Connor

Planning proposal – 63 Fitzroy Street and 2R Gilgandra Road (Taylor Made Buildings)

Thank you for your email dated 31 August 2020 to the Biodiversity and Conservation Division (BCD) requesting advice on the pre-gateway planning proposal to:

- Rezone parts of three lots from E3 Environmental Management to IN2 Light Industrial.
- Provide an additional use of 'Light Industry (Movable Building Manufacturing)' on the three lots.

BCD considers that the planning proposal is consistent with the *NSW Flood Prone Land Policy* and the principles of the *Floodplain Development Manual 2005* as well as the *Guideline on Development Controls on Low Flood Risk Areas*.

The project site has been mapped under the Dubbo local environmental plan within the flood planning area and is subject to development controls. The planning proposal is seeking to extend the IN2 zone and will require additional filling pads to provide a finished floor level above the 1% annual exceedance probability (AEP) flood planning level. It is noted that future building development expansion would occur to the south away from the flood risk area.

The Troy Gully flood runner crosses the site; however, from the master plan it is understood that proposed buildings and earth pads will be located out of the floodway to ensure a safe passage of flood waters.

As part of the planning proposal, Cardno undertook a specific flooding assessment to consider the required earth fill works on the subject site based on an existing 2D TUFLOW Macquarie River floodplain model (2012). Such modelling exercise considered the 1% AEP flood event for both the mainstream (Macquarie River) and local overland flow (Troy Gully).

Regarding the impact of the proposed earthworks, the local effect on velocity x depth and provisional flood hazard was found negligible on the southern site boundary. The local changes in peak velocity do not pose a concern in relation to erosion or scour. Therefore, the works to facilitate future development would not result in significant flood impacts.

If you require any further information regarding this matter, please contact Liz Mazzer,
Conservation Planning Officer, via lilz.mazzer@environment.nsw.gov.au or (02) 6883 5325.

Yours sincerely

A handwritten signature in black ink that reads "Samantha Wynn". The signature is written in a cursive, flowing style.

Samantha Wynn
Senior Team Leader North West
Biodiversity and Conservation Division

11 September 2020