

5 December 2016

Mr Stephen Gardiner
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Dear Mr Gardiner

Re: Planning Proposal – 92, 94 and 96 Victoria St Werrington

I refer to your letter dated 7 November 2016 consulting with Infrastructure NSW on the proposal to amend planning controls on the proposed rezoning of 92, 94 and 96 Victoria Street, Werrington. Infrastructure NSW has referred this response to NSW State Emergency Service, the Office of Environment and Heritage and Roads and Maritime Services.

The Hawkesbury-Nepean Flood Risk Management Taskforce (the Taskforce), coordinated by Infrastructure NSW, progressed the recommendations of the 2013 Hawkesbury-Nepean Valley Flood Management Review and has developed a Strategy for the reduction of flood risk in the Valley. This Strategy has been accepted by Government and its implementation will be coordinated by the Directorate.

The Taskforce found that any proposed increase in development in the Hawkesbury-Nepean Valley (the Valley) needs to be considered in a regional context to adequately assess cumulative and interdependent impacts on flood risk. The Taskforce work also highlighted the role of strategic land use planning decisions as those with the greatest potential to reduce existing and future flood risk in the Valley.

In relation to Hawkesbury Nepean regional flooding:

- According to the Taskforce regional flood modelling the proposed Victoria Street site is located between the 1 in 2,000 and 1 in 5,000 chance per year flood extents,
- The area is not a flood island, and
- There is land above PMF some 500 metres west along the rising Victoria Street.

As such the site is not considered to be subject to a high regional flood risk, and would have limited impact on the emergency flood evacuation from higher flood risk areas in the Valley.

In relation to local flooding on South Creek, the NSW State Emergency Service and the NSW Office of Environment and Heritage advises that:

- The sites are within the 1 in 500 chance per year flood extent
- The area is not a flood island, and
- There is land above probable maximum flood some 500 metres west along the rising Victoria Street.

In both types of flooding:

- The two local evacuation routes would be via John Oxley Avenue and Victoria Street towards Cambridge Park.
- The last local evacuation route, on the generally rising Victoria Street towards Cambridge Park, can be affected by more local flooding on Werrington Creek near Park Avenue.

The Directorate advises that:

- Advice on the local flood risk including how the local flood and regional flood risk interact should be sought from the Council.
- Any development at the site must be designed to be able to evacuate under any regional and/or local flood evacuation scenario. This must include the potential flooding of any underground car parks, the flood evacuation route(s) and destination, and consideration of the applicable regional and local flood emergency evacuation plans in consultation with the NSW State Emergency Service.

It is recommended that this proposal should be supported by a detailed assessment addressing the above issues and including evacuation plans approved by the NSW State Emergency Service in consultation with Roads & Maritime Services and the NSW Office of Environment and Heritage.

If you have any questions please do not hesitate to contact the Directorate at maree.abood@insw.com (phone: 02 8016 0167).

Yours sincerely



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Hawkesbury-Nepean Valley Flood Management Directorate

Cc

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