

Mr Ken Liddell
General Manager
Cessnock City Council
PO Box 152
CESSNOCK NSW 2325

Attention: Martin Johnson

Dear Mr Liddell

Cessnock Local Environmental Plan 2011 (PP-2021-477) Hydro Kurri Kurri

I refer to the Department's notification letter dated 13 December 2022, advising the planning proposal and Gateway determination is still active and only the residential and employment lands above the Probable Maximum Flood (PMF) event level have been included in this amendment.

The advice provided to the delegate of the Minister for Planning in making the above decision is formally provided to Council. Please find enclosed the independent advice enclosed.

A subsequent amendment can be progressed for the remaining development footprint in the existing planning proposal and Gateway determination, when it is demonstrated that the land subject to the PMF event level is suitable for development.

To be clear, the delegate of the Minister for Planning has not made a decision on the remaining elements of the planning proposal. This was deferred until further information is provided.

Council is requested to provide the following additional information to be assessed by the Department and a recommendation made to the Minister's delegate:

1. Mapping of the PMF event peak flood depths and level contours as well as peak flood velocities, considering both Hunter River and local catchment flooding.
2. Mapping of hazard risk categorisation of floodways (Ref Department of Planning and Environment *Flood Hazard Flood Risk Management Guide FB03*, 7 February 2022).
3. Indication of the transition area where both types of flooding interact versus where one type of flooding dominates.
4. Where fill is proposed to raise the land above the 1% flood level, a volumetric check analysis of flood storage loss to aid in evaluating the potential impact of the proposal on other lands for the PMF event.

The Department appreciates Council's ongoing commitment to deliver significant housing and employment opportunities within this growth corridor and looks forward to finalising this planning proposal. As such, the Department can facilitate a meeting of relevant parties to seek the above information.

Should you have any enquiries about this matter, I have arranged for Ms Kylie Dorsett, Senior Planning Officer, Central Coast and Hunter to assist you. Ms Dorsett can be contacted on 9995 6666.

Yours sincerely

A handwritten signature in black ink, appearing to read 'DS', followed by a long horizontal line.

20/12/22

Daniel Simpkins
Director, Central Coast and Hunter
Local and Regional Planning

Enclosed: Rehm technical advice