

Our Ref: ID 1539
Your Ref: PP-2021-6614

31st January 2022

Mr Trevor Taylor
Blacktown City Council
PO Box 63
Blacktown NSW 2148

via email: council@blacktown.nsw.gov.au

Dear Mr Taylor,

Planning Proposal to amend the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 for amending development controls relating to Clydesdale Estate, Marsden Park

Thank you for the opportunity to provide comment on the Planning Proposal to amend the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 for amending development controls relating to Clydesdale Estate, Marsden Park.

This planning proposal realigns zone boundaries, rezones SP2 to R2 Low Density and R3 Medium Density Residential and revises the 'Clydesdale Estate' heritage affectation to only part of the site. The proposal will allow for the construction of an additional 5-10 dwellings in Precinct 1 and 2 where there are proposed zoning amendments.

The NSW State Emergency Service (NSW SES) is the agency responsible for dealing with floods, storms, and tsunami in NSW. This role includes, planning for, responding to, and coordinating the initial recovery from floods. As such, the NSW SES has an interest in the public safety aspects of the development of flood prone land, particularly the potential for changes to land use to either exacerbate existing flood risk or create new flood risk for communities in NSW.

The consent authority will need to ensure that the planning proposal is considered against the relevant Ministerial Section 9.1 Directions, including 4.3 – Flood Prone Land and is consistent with the NSW Flood Prone Land Policy as set out in the NSW Floodplain Development Manual, 2005 (the Manual). Attention is drawn to the following principles outlined in the Manual which are of importance to the NSW SES role as described above:

- Zoning should not enable development that will result in an intolerable increase in risk to life, health or property of people living on the floodplain. The proposal indicates an increase of 5-10 dwellings in the rezoned areas in Precinct 1 and 2. NSW SES has assessed this increase of development against the Flood Evacuation Model developed by Transport for NSW, NSW SES and INSW, considering a range of possible further development to 2041 in evacuation areas using Richmond Road Regional Evacuation

Route. The results of the analysis indicates that development along Richmond Road is approaching the limits of the evacuation capacity. However, in this case NSW SES notes the proposed Precinct 2 reduction in dwellings from 1421 to 307 will offset the increase due to the proposed rezoning.

- Section 1.5.2 of the Planning Proposal identifies that part of the local drainage land is proposed to be rezoned to residential. NSW SES supports the comment from the Department of Planning that there is a need to “demonstrate that the proposed reduction in land used for drainage purposes will not result in flood or stormwater impacts on the residential areas or adjoining sites”.
- Risk assessment should consider the full range of flooding, including events up to the Probable Maximum Flood (PMF) and not focus only on the 1% AEP flood. Attachment 10, page 3 indicates that the area is above the mapped flood plain due to approved bulk earthworks. However, the entire site is flood prone land, flooded in a PMF. Appendix I, the TUFLOW model should consider impact of events beyond the 1% AEP event on adjacent sites.
- Consideration should also be given to the impacts of localised flooding on evacuation routes, including the roads within the estate.
- The proposed R3 use across the precincts permit sensitive development such as childcare facilities, schools, medical centres, day hospital where the occupants of the development cannot effectively evacuate. To ensure safety these should be located with floor levels above the PMF level.
- In the context of future development, self-evacuation of the community should be achievable in a manner which is consistent with the NSW SES’s principles for evacuation.
- Future development must not conflict with the NSW SES’s flood response and evacuation strategy for the existing community.
- Evacuation must not require people to drive or walk-through flood water.
- Development strategies relying on deliberate isolation or sheltering in buildings surrounded by flood water are not equivalent, in risk management terms, to evacuation.
- Development strategies relying on an assumption that mass rescue may be possible where evacuation either fails or is not implemented are not acceptable to the NSW SES.

- The NSW SES is opposed to the imposition of development consent conditions requiring private flood evacuation plans rather than the application of sound land use planning and flood risk management.

Please feel free to contact Peter Cinque (peter.cinque@ses.nsw.gov.au) or Elspeth O'Shannessy (Elspeth.oshannessy@ses.nsw.gov.au) should you wish to discuss any of the matters raised in this correspondence. All general land use planning correspondence should be sent to rra@ses.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Nicole Hogan'.

Nicole Hogan
Assistant Commissioner - Director Metro Operations
NSW State Emergency Service