

6 March 2024

Elizabeth Kimbell  
Department of Planning, Housing and Infrastructure  
4 Parramatta Square, 12 Darcy Street  
Parramatta NSW 2150

Dear Elizabeth,

## PLANNING PROPOSAL – 146 NEWBRIDGE ROAD MOOREBANK

We understand that after undertaking the initial consultation prior to gateway referral that the Department of Planning, Housing and Infrastructure (**DPHI**) have received comments from the Department of Climate Change, Energy, the Environment and Water (**DCEEW**) and NSW State and Emergency Service (**SES**).

As you could appreciate, we are very keen to progress this planning proposal after being stalled for several years as a result of the completion of the Georges River Regional Flood Evacuation Study. Our Planning Proposal has considered and implemented numerous responses to flooding concerns and has been purposefully designed in response to the sites' constraints.

The correspondence received from DCEEW and SES appear to not take into account the significant amount of work completed, and the measures and responses incorporated into the proposal. As a specific response to the Flood Impact Assessment completed by Tooker and Associates, we have incorporated numerous measures into the proposal, including:

- The residential apartments are located above the 1 in 1,600,000-year flood event, as well as the building platform and all retail and community uses being above the 1 in 5000-year flood event.
- A cap on car parking spaces to limit the number of cars required to be evacuated, which in turn, reduces the total amount of cars on-site compared to that which is currently approved under the marina development consent (DA-611/2018).
- A multi-faceted evacuation strategy: vehicular evacuation, pedestrian evacuation and shelter in place which is the same as the approved and delivered Mirvac Georges Cove Residences development which adjoins the current proposal. The Flood Impact Assessment as completed by Tooker and Associates shows that up until the 1 in 2000 year flood there is the required time to evacuate all proposed residents (notwithstanding there are many conservative assumptions factored into this).

Flood Event	Flood Level		Warning Time Available
1 in 20-year flood event	4.60m AHD		
1 in 100-year flood event	5.60m AHD	<b>Flood Planning Level</b>	13.6 hours

Brickmakers Drive for evacuation by car			
1 in 100-year flood event + 500mm freeboard	6.10m AHD	<b>Flood Planning Level plus climate change</b>	
1 in 2000-year flood event	7.20m AHD		14.6 hours
Pedestrian evacuation via pedestrian bridge	7.20m AHD		
1 in 5000-year flood event	7.60m AHD		Shelter in place
<b>Building platform and entry to carpark (using a tanked construction) including only retail and community spaces</b>	<b>7.60m AHD</b>		
1 in 1,600,000-year flood event	10.20 AHD	<b>PMF</b>	
<b>Residential apartments</b>	<b>11.60 AHD</b>		

- A strata manager to support any SES evacuation and provide a targeted and individualised approach specific to the proposed development.

We annex a letter written by Tooker and Associates which provides further detail and specific responses to the issues raised in the correspondence from DCCEW and the SES. The responses show that the project has clearly progressed to having strategic and site-specific merit and should proceed to gateway determination and then public exhibition. Mirvac will continue to work together with the DPHI to address any further detailed concerns throughout the gateway process.

Yours sincerely



Daniel Seraglio  
Development Director