

## RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

### BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 17 August 2022, 9am and 11.00am
LOCATION	MS Teams videoconference

### BRIEFING MATTER

PPSHCC-96 – Central Coast – DA/1276/2021 - 35 McPherson Road, Mardi - Community Facility

### PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Juliet Grant, Angus Gordon and Greg Flynn
APOLOGIES	Tony Tuxworth
DECLARATIONS OF INTEREST	Sandra Hutton

### OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Nathan Burr, Andrew Dewar and Emily Goodworth
DEPARTMENT STAFF	Leanne Harris, Carolyn Hunt, Lisa Foley and Mary Francis
APPLICANT REPRESENTATIVES (until 10:15am)	Steven Molino, Brooke Sauer, Paul Hussein and Belinda Field

### KEY ISSUES DISCUSSED

- Overview of key flooding issues from March 2022 briefing.
- The Panel's responsibility to consider site suitability for the proposed use and whether the proposed development deals appropriately with the flood risk.

#### Applicant's Flood Consultant and representatives:

- **Risk to property:** existing building already exposed to flood risk, renovations should use flood compatible building materials to minimise future risk (parts of building subject to 1 in 20 inundation and other parts subject to 1 in 100). Higher levels for power points, wifi connections etc, flood compatible wall linings which don't add significantly to cost and can be conditioned.
- **Risk to People:** Flood Emergency Response Plan prepared. Limited warning time given the catchment therefore it is proposed to have a river gauge and alarm on site with agreed maintenance and testing arrangements. Alarm triggered at 0.6M river rise or if the Bureau of Meteorology issue a Flood Watch for the Wyong River and the evacuation analysis prepared on the basis that water is rising fast and the site is fully occupied. Effectiveness is dependent on operators of the site and having flood wardens on site at all times, and appropriately trained.

### Planning Panels Secretariat

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- Example of this approach used for a caravan park in the Hawksbury where a flood emergency response plan has been prepared and implemented and has now been triggered 4 times.
- Two events have inundated the site since applicant has owned the site since September 2021:
  - March event – slow river rise.
  - July event – much quicker and caused by local flash flooding / overland flows.
- Flood evacuation plan in place and activated, surveillance cameras installed to monitor impacts remotely, scaled back occupancy to previous uses and good communication with neighbouring properties.
- Operators familiar with risk management.
- Previous issue with Crown Lands and Owner's Consent is in the process of being resolved.

**Panel:**

- No weight can be given to previous uses on the site – the Panel must consider what is proposed and site suitability.
- Acknowledgement of operator managing risk as part of their day to day business however very specific consideration must be given to the flood risk and whether this can be managed.
- The Panel must have a properly documented package of information and framework that addresses a response to the flooding risk that it can consider as part of the assessment of the application and this may include detailed conditions, covenants on title, publication and transparency around meeting the obligations of a Flood Emergency Response Plan etc.
- The Panel notes that the two events experienced by the operator to date represent very minor flooding and do not reflect how fast impacts can occur (1 in 20 and 1 in 100) flood events for the site. The fact that such events may have not occurred for some time makes it critically important to understand potential impacts.
- McPherson Road is estimated to be inundated in very frequent events (1 in 5) and the internal site access road is lower and potentially inundated more frequently.
- The basis of the submitted Flood Emergency Response Plan is evacuation with a 0.6 m river rise – the Panel seeks confidence that the operators understand the likely frequency of this and how often they will need to leave the site. This should be clarified and translated into clear and easily understood terminology by the assessment process for the Panel.
- The Panel will need to be very specific about the flood compatible building works required and Council should have a prescriptive report detailing exactly what works are proposed.
- The quoted Hawksbury caravan park may provide guidance and benchmarking for the assessment.
- Crown Lands need to confirm status and any arrangements such as easements / licencing to manage the encroachment issue.

**TENTATIVE DETERMINATION DATE: TBA**

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