

**Attn: Laura O'Donohue**  
**Policy Officer – Resilience and Urban Sustainability**  
**Department of Planning and Environment**  
**4 Parramatta Square**  
**PARRAMATTA NSW 2124**

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**ESQ 1818 Stage 4 & 5 (PAN-233993)– Request for Advice**

Dear Laura,

I refer to your email dated 29 August 2023 and subsequent emails and documents seeking comments on a Planning Proposal for stages 4 and 5 of ESQ 1818 development at 18-22 Ransley Street & 123 Mulgoa Road, Penrith (PAN-233993) within the Penrith Panthers site. Your email sought advice from the NSW Reconstruction Authority on the flood risk and evacuation of the site.

The proposal is for a mixed use residential and retail development including four (4) buildings (5 to 14 Storeys), 335 residential apartments, 19 retail premises, two (2) levels of basement car parking, ground level car parking and associated site works. There are 450 residential car spaces, 71 visitor spaces, and 232 retail spaces. Recent amendments have increased the number of residential apartments to 349.

A Flood Impact Assessment and Water Quality Management Report (flood report) was attached to the application. This flood report was prepared by J Wyndham Prince for the entire ESQ development and is dated 5 April 2016. The flood levels in this study are based on the RMA-2 Nepean River regional flood model by Worley Parsons had undertaken on behalf of Penrith City Council in 2008. On the basis of this study and advice from Council for Penrith Panthers the 1 in 100 chance per year level for the site was determined to be 26.1 m, and a minimum floor level of 26.6 m was adopted to provide the required 0.5 m freeboard.

The Directorate role has transferred to the NSW Reconstruction Authority on 1 July 2023, and the Authority is currently completing the updated flood study for the Hawkesbury-Nepean floodplain. This 2D study, which incorporates observations from recent flood events in the valley and is to go out for consultation late this year, has identified a 0.3m increase in the current 1 in 100 year flood level at Penrith, with the 1 in 100 chance per year level determined to be 26.4m (Figure 1). The 1 in 100 level is also forecast to increase with climate change to 27.3m (Figure 2). This flood mapping indicates that although the site are currently above 1 in 100 year flood level, the site is on a flood island and there could be 0.3m of water on the Ransley Street and Retreat Drive roundabout, and

under climate change the whole site could be inundated and there could be over 1.0m of water at the roundabout.

These flood levels, and the underground car park at the site, means that residents will need to be prepared to evacuate early ahead of a forecast flood event to avoid a risky pedestrian evacuation.

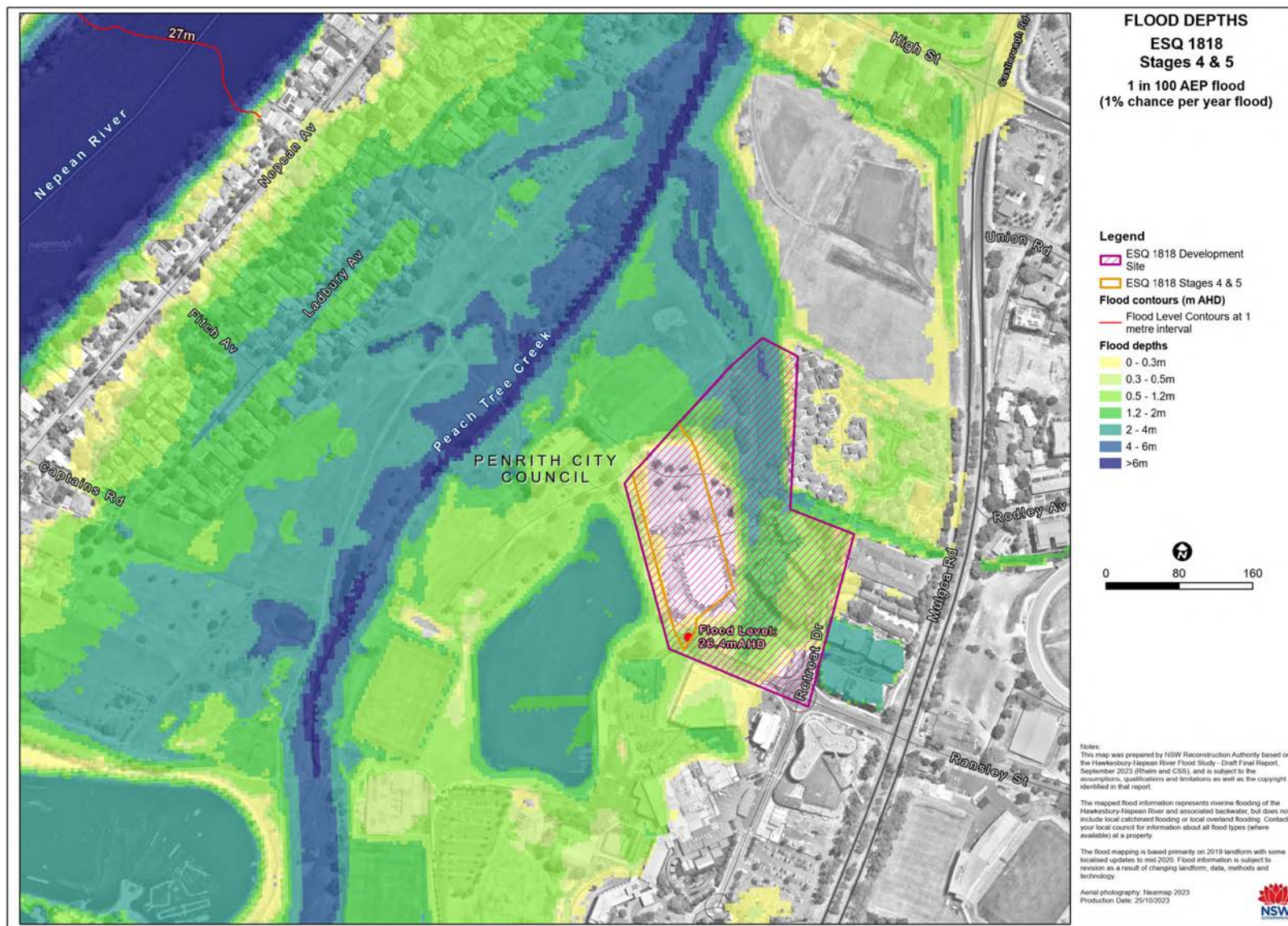


Figure 1: Current 1 in 100 year flood risk, NSWRA 2D flood study (2023)



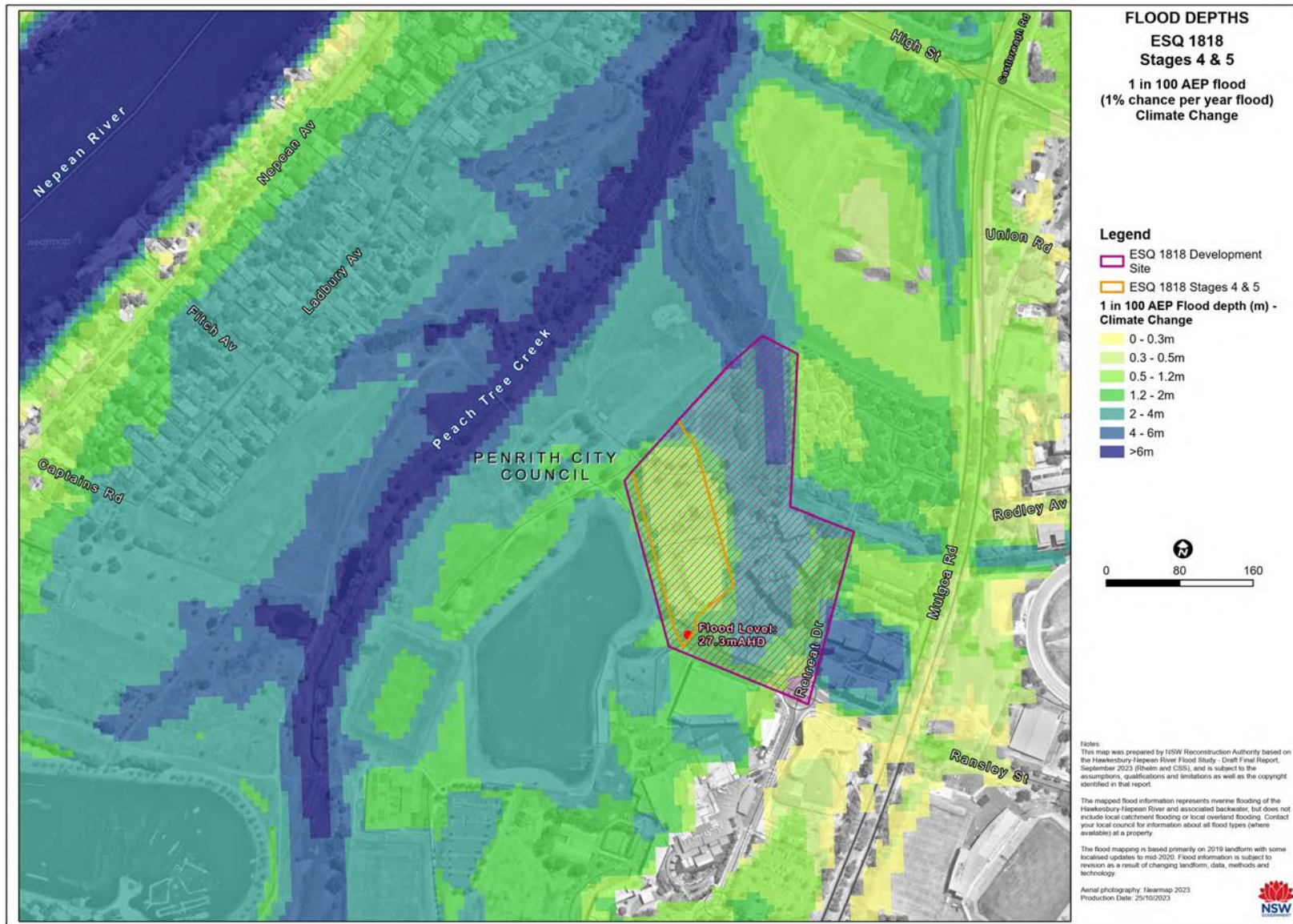


Figure 2: 1 in 100 year flood risk under projected mid-century (~2060) Climate Change, NSWRA 2D flood study (2023)

The flood report also considers the local Peach Tree Creek flood risk, which could occur separately or together with a Nepean River flood event. Council completed the Peach Tree and Lower Surveyors Creeks Flood Study in 2019, but the Penrith Panthers area was excluded on the basis that the topography was “subject to further confirmation once the development is finalised”. Council is still finalising the flood risk study and plan for this catchment.

The NSWRA advocates that the proposed development should consider the flood levels and evacuation risk from both the new regional Nepean River flood levels and the Council Peach Tree and Lower Surveyors Creeks Flood Study, and the combined local and regional flood risk, and not rely on approvals and reports containing outdated flood information. Consideration should also be given to the potential increase in flood levels with projected climate change, as the large flood depths in the Hawkesbury Nepean Valley make it more sensitive to climate change.

It should also be recognised that the NSW State Emergency Service (SES) is the combat agency for flood events, and is responsible for managing flood events including flood emergency evacuations. Feedback should be sought from the SES, and any issues raised by the SES should be considered. During flood emergencies the directions from the SES and other emergency response agencies must prevail over the measures outlined in the proponents flood plan.

If you have any questions, please do not hesitate to contact the Directorate at [emma.whale@reconstruction.nsw.gov.au](mailto:emma.whale@reconstruction.nsw.gov.au) or phone – 0424766061.

Yours sincerely



Emma Whale

A/Head of Hawkesbury-Nepean Valley Flood Risk Management

Reconstruction NSW