

Infrastructure NSW

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Ryan Klingberg
Department of Planning and Environment
Locked Bag 5022
Parramatta NSW 2124

21/12/2022

Dear Mr Klingsberg

Re: Development Proposal – 160-172 Lord Sheffield Circuit, Penrith (CNR-48934)

I refer to your email dated 12 December 2022 consulting with Infrastructure NSW on the proposal to develop 160-172 Lord Sheffield Circuit as a combined retail and apartment complex.

The Directorate has assessed the development and notes that the site is subject to both regional Nepean River and local Werrington Creek flooding. The Directorate advice is focussed on the management and mitigation of the regional flood risk. Penrith City Council and the NSW State Emergency Service (SES) should provide advice on the local catchment flood risk.

The Directorate's assessment of the regional flood risk is based on the Penrith City Council Nepean River flood study. The Directorate is finalising a draft Hawkesbury-Nepean River Flood Study for consultation and exhibition planned for the second quarter of 2023. This study, which includes assessment of recent flood events, indicates that flood levels have increased in the Penrith floodplain, and are projected to further increase with climate change. Penrith City Council is a member of the technical working group providing input in the development of the flood study. They are aware of the likely increases particularly to the current flood planning level in the Penrith floodplain. The draft results have been provided to your Department Planning and Environment.

In terms of regional flood evacuation risk, the development adds to the considerable evacuation traffic generated from the Thornton area of Penrith. However, the development would only need evacuation for events greater than 1 in 500 chance per year, and vehicles would have a relatively short rising road evacuation to above PMF. This means the evacuation risk to life is relatively low for events smaller than the 1 in 500 chance per year flood. Notwithstanding this increased traffic generation will affect local traffic, and likely exacerbate traffic congestion problems with traffic entering The Northern Road evacuation route.

Self-evacuation by private vehicle ahead of evacuation routes being cut is the preferred method of reducing risk to life for regional (Nepean River) flood events. Shelter in place is not supported for regional (Nepean River) flood events as essential services (such as water, power and telecommunications) could be lost or impacted due to flooding for significant periods of time.

It is also noted that although the proactive closure of the ground level retail tenancies at the development based on forecast Nepean River flood levels at Penrith is appropriate, the evacuation of residential apartments for regional flood events needs to be triggered by the SES as they need to ensure that the appropriate emergency traffic management and evacuation centres have been established.

It is recommended that developer consider the likely changes to flood risk associated with new information on the regional flood levels from the new Directorate flood study.

If you have any questions, please do not hesitate to contact the Directorate at paul.fuller@infrastructure.nsw.gov.au or phone – 02 8016 0167.

Yours sincerely



Maree Abood

Head, Hawkesbury-Nepean Valley Flood Risk Management Directorate

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