



Your ref: PP-2022-3016
Our ref: DOC23/825539

Mashal Moughal
Lake Macquarie City Council
126-138 MAIN ROAD SPEERS POINT 2284

By email: mmoughal@lakemac.nsw.gov.au
cc: glenn.hornal@planning.nsw.gov.au

Dear Mr Moughal

RE: Planning Proposal for 1377 Hue Hue Road Wyee (PP-2022-3016)

I refer to your referral request received on the 5 September 2023 via the NSW Planning Portal for the Planning Proposal for 1377 Hue Hue Road Wyee (PP-2022-3016).

The provided documents have demonstrated that partial rezoning to residential use is feasible. Refined modelling will be required to determine appropriate zone boundaries.

Biodiversity and Conservation Division's (BCD) detailed comments are provided in **Attachment A**. BCD has no comments in regards to biodiversity. If you have any further questions about this issue, please contact Neil Kelleher, Senior Team Leader Water Floodplains Coast, on 02 4320 4206 or at huntercentralcoast@environment.nsw.gov.au

Yours sincerely

Joe Thompson
Director Hunter Central Coast Branch
Biodiversity and Conservation Division

19 September 2023

Enclosure: Attachment A

BCD's comments

Planning Proposal for 1377 Hue Hue Road Wyee (PP-2022-3016)

1. Two flood assessments have been provided in support of the proposal. Appendix J, Integrated Water Cycle Management Report and Appendix F PMF Technical Advice. These documents have been reviewed and compared to the Lake Macquarie study for the Eight Residual Waterway Catchments prepared by WMA Water.

It is noted that the study provided by the proponent has used significantly higher hydraulic roughness for modelling purposes than those suggested as industry standard in the WMA water report. This will have an impact on flow timing and flood progression. The use of different values would need to be justified.

The NSW Flood Risk Management Manual 2023 requires future risk to be identified and if necessary incorporated in flood planning decisions. The provided flood information has considered the existing 1% flood event and the probable maximum flood events (PMF). Planning for greenfield development would require consideration of climate change induced rainfall increases and sea level rise. In this location the increase in rainfall is likely to be the more important criteria. Flood Modelling should be carried out in accordance with DPE Flood Impact and Risk Assessment, Flood risk management Guideline LU01, 2023 with resultant mapping provided to Central Coast Council for flood planning purposes.

The provided studies have demonstrated that rezoning to residential is feasible in this location however further modelling will be required to determine the appropriate zone boundary. Future climate change impacts should be considered in the determination of an appropriate zone boundary.

Recommendation 1

BCD recommends that flood mapping is revised so it considers future climate change impacts in determining the appropriate rezoning boundary. Model results and a justification of hydraulic roughness values used in this revision should be provided to council for their use for flood planning purposes. The rezoning boundary should not be determined until such time as flood mapping is revised.