

6 December 2013

Mr Chris Ritchie  
A/Director  
Industry, Social Projects & Key Sites  
Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2000

Attn: Ms Jane Flanagan  
Your Reference: MPA 07\_0140\_MOD3

Dear Ms Flanagan,

**EXHIBITION OF MODIFICATION REQUEST – PITT TOWN CONCEPT PLAN  
MPA07\_0140 MOD3**

Thank you for the opportunity to make a submission on the above modification request.

The NSW State Emergency Service is the agency responsible for dealing with flood, storm and tsunami in NSW. In the interest of efficiency and strategic effectiveness, the NSW SES aims to work in partnership with State Government and local government councils at the strategic planning level to ensure that flood emergency management issues and principles are considered in land use planning decisions. Specifically, the Service is concerned with the potential for new development to either create new risk, or exacerbate existing risk.

The current matter before the Department of Planning and Infrastructure is at a level of detail that could not usually be reviewed by the NSW SES due to this strategic focus. However, the Service did provide detailed commentary on flood risk and emergency management issues at the strategic level relating to the proposed Pitt Town Precinct during the period 2002 to 2007.

As it is some time since the NSW SES has had the opportunity to make formal comment on the Pitt Town Precinct, and in view of the current Cabinet Review of Hawkesbury Nepean Flood Management, past correspondence relating to the Pitt

Town Precinct and the Hawkesbury Nepean Valley has been enclosed here for your information. These issues are still relevant to the Precinct, and more broadly to the entire Hawkesbury Nepean Valley today. It should be noted that the enclosed advice was based on the information and evacuation capacity assessment modelling available at the time. In order to acquire an accurate assessment of the evacuation capacity for Pitt Town and the Hawkesbury Nepean Valley, updated data on, for example, roads, populations and evacuation routes and the latest methodology for assessing evacuation capacity at both the local and regional scales should be utilised.

Some background on the flood issues as discussed in the *2003 Pitt Town Flooding Review* prepared by Molino Stewart is also included below:

*'[In brief], the flood threat to the communities of the Hawkesbury Nepean Valley is characterised by the extraordinary heights to which floodwaters could rise and the logistical problems of all of those in the valley safely evacuating. One particular problem for many communities, including Pitt Town, is that evacuation routes are closed by flood waters well before flooding directly impacts on properties, because these communities have been built on high ground within the wider flood plain.'*

*'There remains a real risk that in some floods, it will not be possible for all people to evacuate safely. In this context, any decision to place more people in the floodplain should not be taken lightly and as full an appreciation as possible of the risks to lives and property should be gained before making such a decision.'*

If you require any further information please do not hesitate to contact me on (02) 4251 6665 or view the State Flood Plan on the SES website: [www.ses.nsw.gov.au](http://www.ses.nsw.gov.au).

Yours sincerely

**Melanie Howard**

Landuse Risk Management Officer  
NSW State Emergency Service

Enc: DGs EA Requirements for Pitt Town Residential Development – 07/11/2007  
Annexure A – Background to Hawkesbury-Nepean Valley-wide Flood Risk  
Assessment – 25/07/2008

CC: Region Controller, Sydney Western SES Region  
A/Deputy Region Controller, Sydney Western SES Region  
Manager, Emergency Risk Management