

08404
22 July 2010

Jane Flanagan
Senior Planner
NSW Department of Planning
23 - 33 Bridge Street
SYDNEY, NSW 2000

Dear Jane,

**FIGTREES ON THE MANNING PART 3A CONCEPT PLAN APPLICATION (MP08_0039)
PITT STREET, TAREE**

We refer to the above Concept Plan for a mixed use residential, commercial, tourist, open space and marina development on the Manning River foreshore in Taree. We write on behalf of the Proponent (namely Chase Taree Developments Pty Ltd, Hocana Property Pty Ltd and Spychalla Property Pty Ltd acting collectively).

This letter provides our response to the matters raised in correspondence to the Department of Planning (DoP) from the State Emergency Service (SES) dated 29 June 2010. The correspondence requires consideration of potential flooding impacts that may result from the proposed development.

Prior Consideration of Flood Issues

Overall, potential flooding impacts that may result from the Concept Plan development have been assessed by Greater Taree Council (Council) in its consideration of the rezoning of the site in order to allow development of the type proposed by the Concept Plan. Such impacts have also been subject to consultation, public exhibition and consideration by the Department of Planning (DoP).

The rezoning of the site is the subject of a draft amendment to Greater Taree Local Environmental Plan 2010, which has been adopted by Council and is pending submission to the DoP for gazettal. The rezoning, as adopted, has been predicated on consideration of a Local Area Plan (LAP) for the site. The preparation of the LAP was subject to review by a Rezoning Control Group (RCG) that was charged with progressing the rezoning in a transparent manner.

The LAP / Concept Plan have been subject to extensive consultation and exhibition throughout both the rezoning and Concept Plan assessment processes. The LAP is proposed as the Concept Plan. Therefore, the proposal, including the manner in which it affects flood behaviour and mitigates resultant impacts, represents the considered planning objectives of Council and the RCG.

We are not aware of any previous submissions made by the SES in relation to flooding issues as a result of the exhibition of the LAP/draft LEP.

The headings below set out the individual points for consideration of the SES, as they are raised in its correspondence of 29 June 2010. Responses to these issues are provided beneath each heading.

The Concept Plan is to consider the requirements of *the Floodplain Development Manual, 2005*

The Flood Impact Assessment by Worley Parsons that accompanies the Concept Plan and Environmental Assessment Report (EAR) for the project has been prepared with reference to the *Floodplain Development Manual 2005*.

Risk assessment should consider flood events up to the Probable Maximum Flood (PMF) event and not focus on the 1 in 100 year event

The probable recurrent rainfall/flood events considered by the Flood Impact Assessment have been deemed appropriate by Council and the RCG throughout the process of assessing the proposed rezoning / LAP. Flood impacts both within and surrounding the site in the post development scenario have been assessed with reference to the appropriate recurrent flood events, along with implications for the evacuation of the site if necessary. The Flood Impact Assessment finds that the evacuation of residential apartments and commercial buildings will not be required in either the 1 in 100 year or 1 in 200 year recurrent rainfall events.

Events greater than the 1 in 200 year event will require occupants to evacuate lower floors. The Assessment identifies two evacuation routes (one along Pitt, Lyndhurst and Oxley Streets to Chatham High School, the other via Bligh Street, Manning River Drive and Cowper Street to the High School). Both of these evacuation routes will remain open during floods that exceed the 1 in 200 year rainfall event. The Worley Parsons flood report anticipates that residents will have at least 3 to 4 hours warning time to leave the site in flood events that exceed the 1 in 200 year event. This is generally in accordance with the approximate 4 hour period that has been indicated by the SES as being sufficient for residents to evacuate buildings and for SES personnel to mobilise.

Consideration should be given to the impacts of localised flooding on evacuation routes

As stated above, Worley Parsons has assessed the serviceability of evacuation routes in floods up to and exceeding the 1 in 200 year recurrent event. This includes consideration of the effects of flooding on surrounding roads that pass through flood risk areas and may be closed in flood events.

Development should not unreasonably increase the demand on SES and other emergency services

It is considered that, given the location of habitable floor area above the flood level of the 1 in 200 year event and the availability of evacuation routes in events that exceed the 1 in 200 year event, the proposed development will not result in unreasonable demands on the SES or emergency services.

Evacuation should be achievable in a manner consistent with SES principles

Proposed evacuation has been assessed as being appropriate in Council's consideration of the adopted rezoning of the site and the LAP / Concept Plan.

Development must not conflict with the SES's flood response and evacuation strategy

In the absence of any specific comment from the SES regarding the particulars of proposed evacuation measures and their consistency or otherwise with existing SES strategies, it is assumed that there is no conflict between the proposal and SES strategies.

Evacuation must not require people to drive through flood water

The Flood Impact Assessment finds that evacuation of vehicles from basement car parks may be required in the 10, 20 or 50 year recurrent events, subject to the design of the car park walls.

The evacuation route along Pitt, Lyndhurst and Oxley Streets will remain open in events greater than the 1 in 200 year event. Accordingly, the ability of drivers and vehicles to exit the site without being adversely affected by flood water is considered adequate.

Development strategies relying on sheltering in buildings surrounded by flood water are not equivalent to evacuation

While the Flood Impact Assessment notes that residents may choose to move to upper floors of buildings in floods greater than the 1 in 200 year recurrent event, this is not proposed as an alternative to the provision of evacuation routes.

Strategies relying on an assumption that mass rescue may be possible where evacuation fails are not acceptable

The Flood Impact Assessment provides a viable evacuation solution and does not rely on an assumption that mass evacuation can be relied upon.

The SES is opposed to private flood evacuation plans rather than the application of sound land use planning and flood risk management

While evacuation strategies including education, flood warnings, signage and evacuation routes will be implemented, they are proposed as part of a responsible and appropriate response to flooding conditions and the need to ensure the safety of individuals and property. These strategies are not proposed in order to circumvent an appropriate design response to site conditions. The appropriateness of the Concept Plan design is demonstrated through the location of habitable floor space at levels that will only require the evacuation of buildings in events that exceed the 1 in 200 year recurrent event and through the availability of adequate evacuation routes.

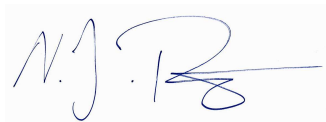
We trust this response to the comments made by the SES after the exhibition period for the Figtrees on the Manning Concept Plan and EA will assist in your assessment of the proposal.

Should you have any queries about this matter, please do not hesitate to contact me on 02 9409 4920 or cswan@jbaplanning.com.au.

Yours faithfully



Clare Swan
Principal Planner



Nick Roberts
Urban Planner