

Community Webinar Marsden Park North

Department of Planning and Environment
NSW Reconstruction Authority

9 November 2023



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Welcome and Introductions

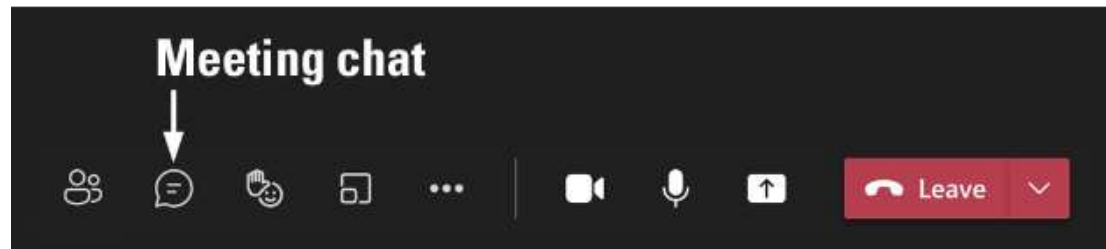
Casey Joshua – Director Central Western
Department of Planning and Environment

Presentation overview



1. Welcome and introductions – Casey Joshua (Department of Planning and Environment)
2. Overview of the Flood Evacuation Model – Maree Abood (Reconstruction Authority)
3. Overview of the Marsden Park North planning decision – Jane Grose (Department of Planning and Environment)
4. Stakeholder Engagement and Services available
5. Questions and Answers

Asking questions



- As we move through the presentation, please include your questions in the Chat
- If you are having difficulty with the chat function, you can text your question to Kate Robinson and Kate will type it in for you:

0408 115 467

Roberta Ryan Independent Community Liaison



- Roberta Ryan has been appointed as the Independent Community Liaison to help landowners understand the decision.
- You can contact Roberta by: E: northwestgrowtharea@dpi.nsw.gov.au

P: 0408 115 467

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Overview of the Flood Evacuation Model

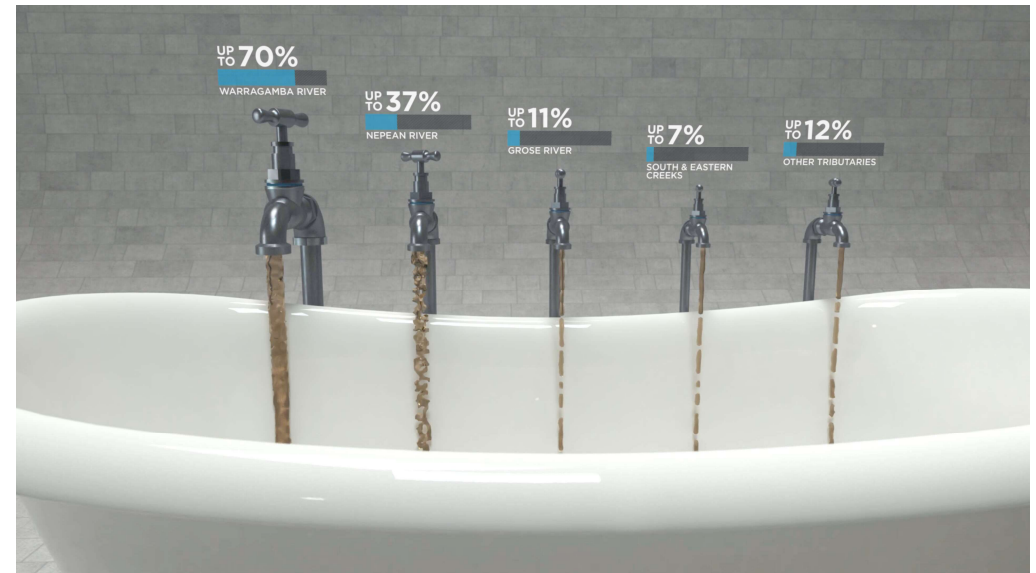
Maree Abood, Executive Director Risk Reduction and Adaptation
NSW Reconstruction Authority

Hawkesbury Nepean Valley - highest unmitigated flood risk exposure in Australia



McGraths Hill, 2022

The valley is often compared to a bathtub – one with five ‘taps’ flowing in and only one drain.



Floods rise more quickly, and are deeper and more extensive than in other floodplains

Risk of future floods in the Hawkesbury Nepean Valley (HNV)

The HNV has a high flood risk exposure. Floods have been and will be much larger than the recent floods in 2021 and 2022.

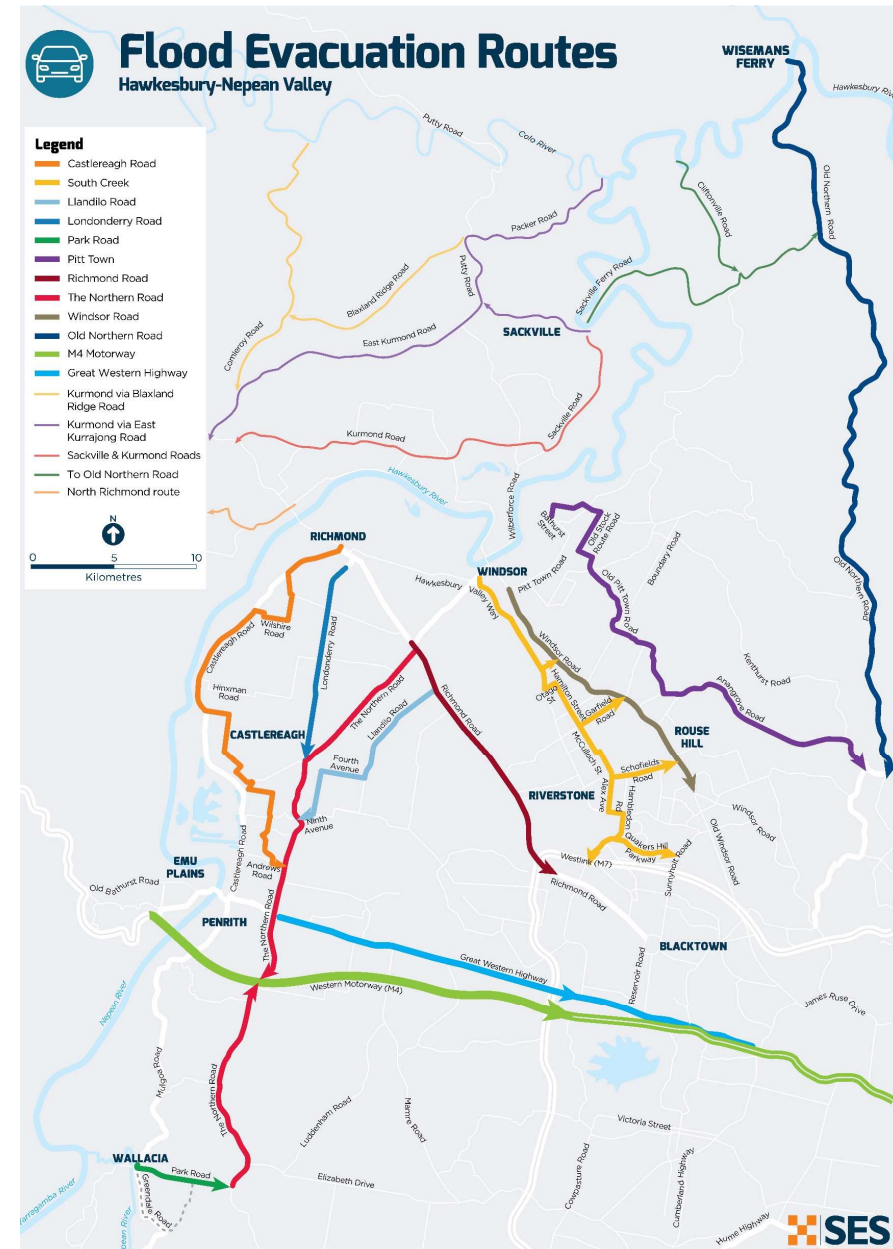
While the chance in any individual year may be low, the chance over a lifetime (or life of a home) of 80 years is significant.

- The chance of experiencing a 1 in 100 chance per year flood over an 80 year life is **55%**
- The chance of experiencing a 1 in 500 chance per year flood over an 80 year life is **15%** - similar to the 1867 flood was around 6m higher than 2021 and 2022 floods .



Evacuation constraints

- The “bathtub effect” means that large numbers of people need to evacuate before roads are cut and flood islands form
- **Staying at home is not considered a safe option during floods in the Valley**
- The HNV floodplains and evacuation routes are highly interconnected with the network shared by urban areas (Penrith City Centre and Marsden Park) and agricultural areas.
- In an evacuation large numbers of vehicles will need to use roads and intersections (some in rural areas) that are not designed for large amounts of traffic.
- Development in one part of the HNV can have significant impact on risk to life in other areas
- Evacuation can occur over an extended period of time (sometimes over 24 hours) under East Coast Low weather conditions.



Flood Evacuation Model (FEM)



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- Developed by INSW, TfNSW and NSW SES, the FEM simulates evacuation scenarios under NSW SES plans.
 - Many scenarios have been modelled and analysed to describe the risk to life that people face when evacuating during different types of floods. These were modelled over 3 points in time – December 2018, 2026 and 2041.
 - The model does not make any changes to current flood planning levels.
 - Scenarios include the impact future development could have, based on advice from DPE using:
 - **development that has been zoned** under existing planning instruments
 - **potential development** that still requires a rezoning of land to proceed

Risk to life is defined as people unable to evacuate because they are trapped by floodwaters or stuck on roads for more than 12 hours.

Results and FEM Report



- There is an existing risk and it increases significantly with climate change and development making it harder for people to evacuate safely.
- Without any further rezonings in the valley there would still be increased in the risk to life from committed development in existing areas.
- People would start to have difficulty evacuating from a 1 in 50 chance per year flood. In a 1 in 100 chance per year flood, around 5,000 people would not be able to evacuate safely if development was allowed to proceed.
- The FEM Report is a technical document to help inform land use, road infrastructure and emergency response planning
- The FEM will be a key input into the Disaster Adaptation Plan

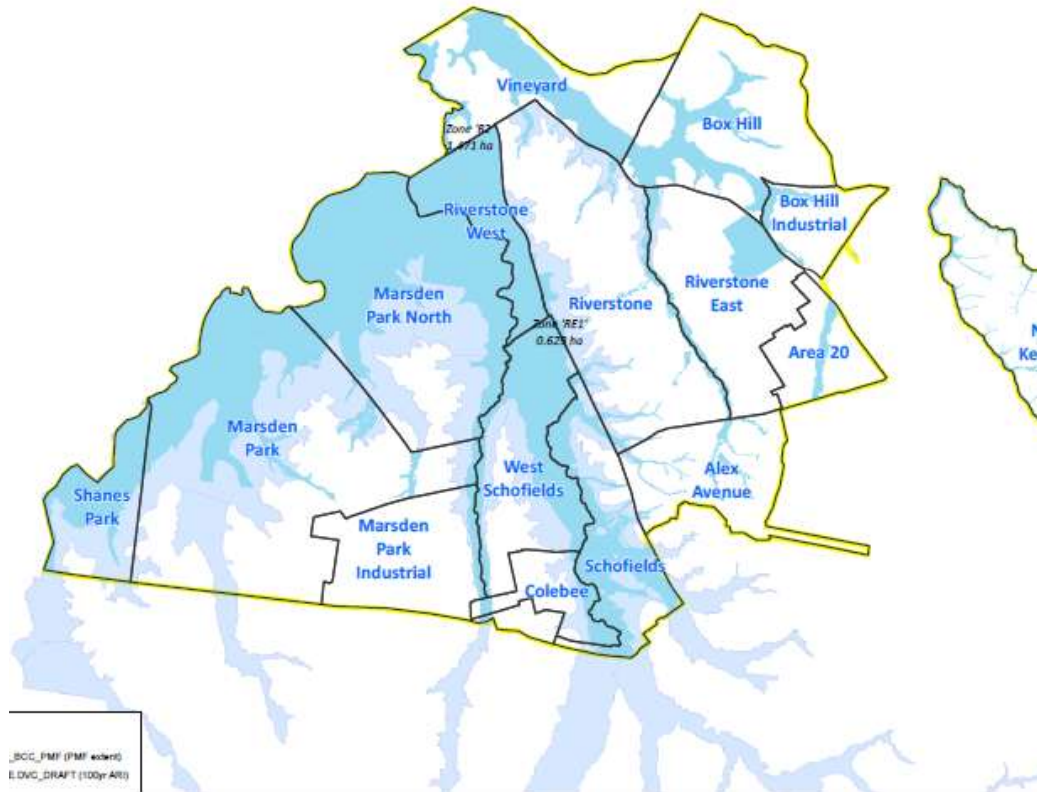
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The Marsden Park North planning decision

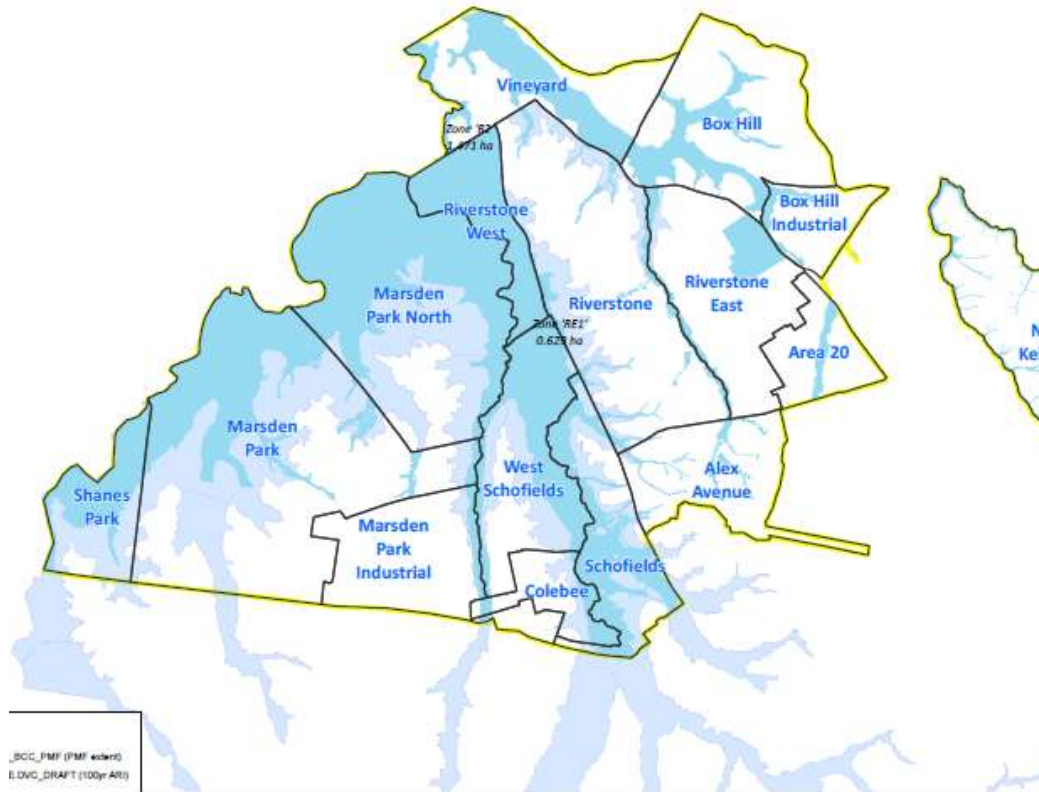
Jane Grose – Executive Director Metro West
Department of Planning and Environment

The planning decision for West Schofields



- Marsden Park North is one of the last precincts in the North West Growth Area to be rezoned.
- The current PMF is indicated in light blue and the 1 in 100 chance per year flood extents is indicated in the darker blue .

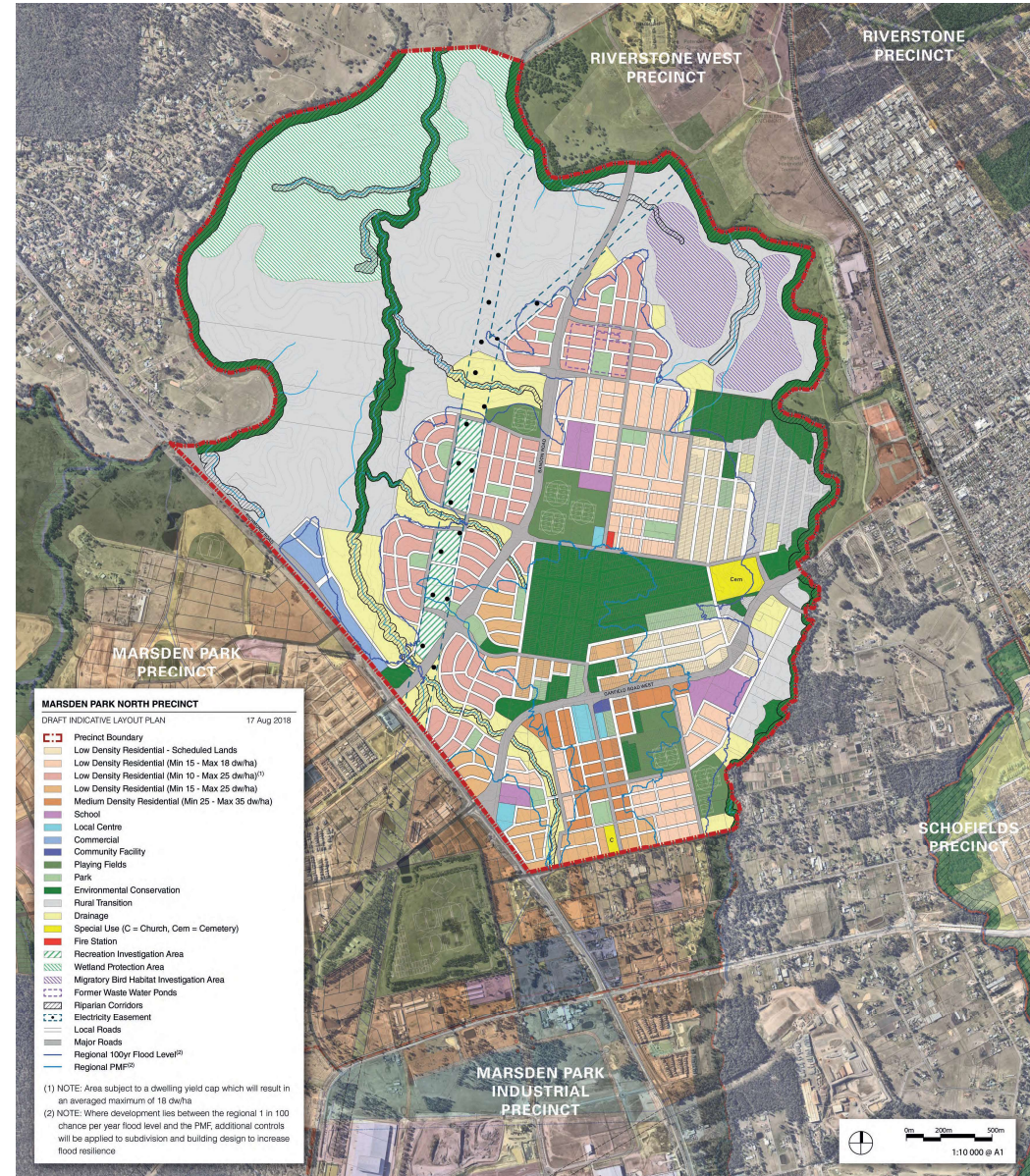
The North West Growth Area



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Marsden Park North – Exhibited Draft Plan (2018)

PROPOSED DWELLINGS	Large landholdings	Small landholdings	TOTAL
1 in 100 to Probable maximum flood (PMF)	2033	2000	4033
Above PMF	372	1819	2191
TOTAL	2405	3819	6224



How Department assesses high-risk rezonings



- July 2022 -The NSW Flood Inquiry
- December 2022 -The Department set up the Flood Advisory Panel, as an interim measure
- The Marsden Park North State-led rezoning was referred to the Panel
- The Panel considered the Flood Evacuation Modelling report and technical advice from an independent Technical Advisory Group

FEM and Flood Advisory Panel Advice



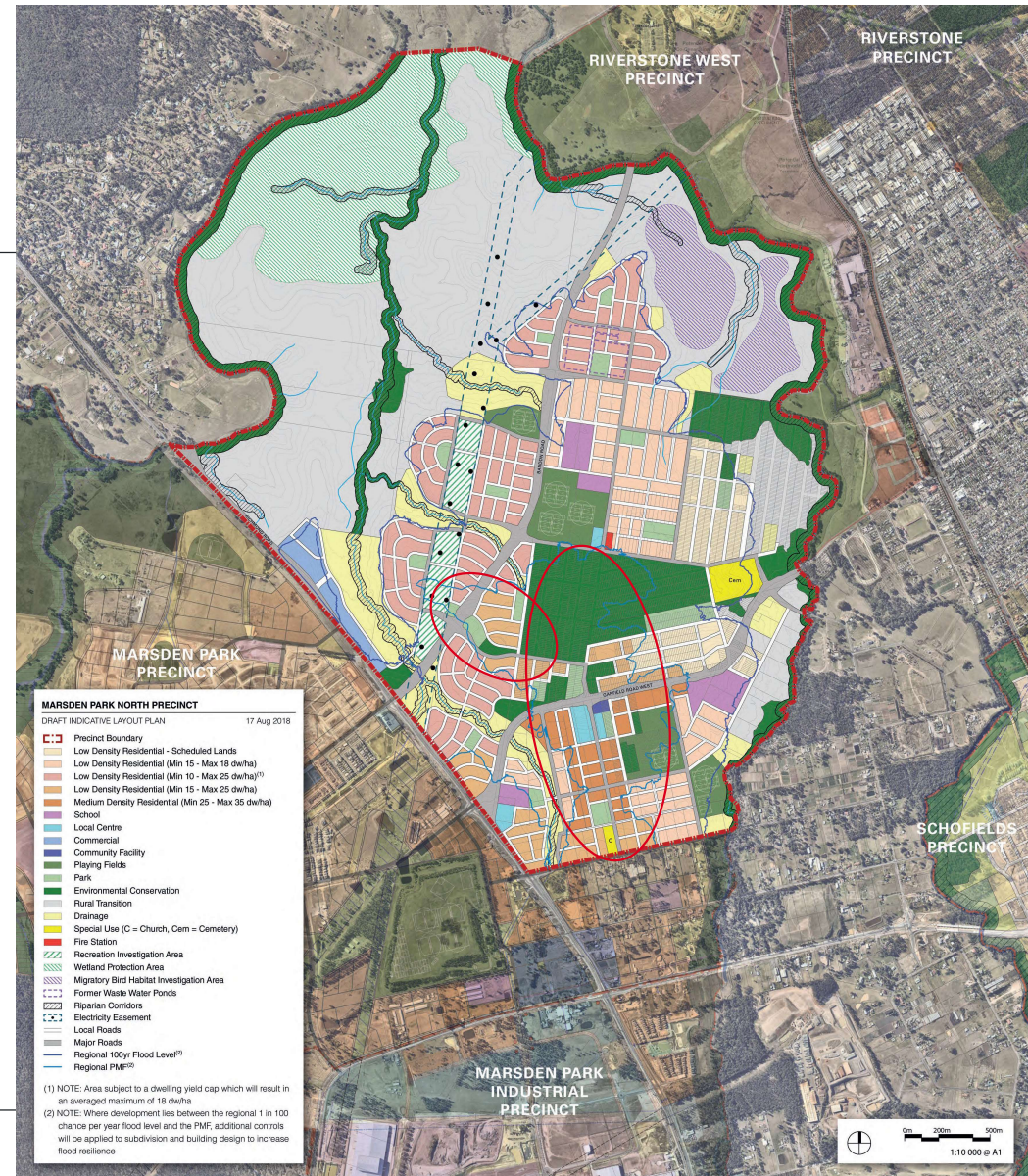
FEM – The development of the whole Marsden Park precinct, as exhibited would more than double the risk to life.



Flood Advisory Panel – 1700 dwellings above the current Probable Maximum Flood (PMF).

Marsden Park North – Planning decision

- Only 9.2% of the site is above the current Probable Maximum Flood.
- The land above the Probable Maximum Flood is in small landholdings.
- Significant lead-in infrastructure is required to support the development of the precinct, including water and sewer services and new local streets.
- The Scheduled Lands are almost entirely below the current PMF, and therefore any rezoning would not resolve long standing issues for the owners of these properties.
- **Decision: the rezoning should not proceed.**



What does this mean for residents and landowners?



No changes to planning controls



No changes to the flood planning levels/ planning certificates



The decision not to proceed removes uncertainty for landowners



Landowners can explore alternative land uses for their sites through a development application or planning proposal

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Stakeholder engagement and services available

Communications & Engagement

Meetings and face to face engagement



FEM and Planning
Decisions
announced
29 October



Letters mailed to
affected
landowners
1 November



Emails sent to
submitters and
subscribers
31 October



Independent
Community Liaison
engaged



Independent
counselling service
established



Community-facing
webinars with DPE
and RA combined to
discuss FEM and
planning decisions
– 8,9 and 15
November

Services available



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- **Department of Planning and Environment:** northwestgrowtharea@dpi.nsw.gov.au
 - **Reconstruction Authority:** HNv@reconstruction.nsw.gov.au
 - **Independent Community Liaison (Roberta Ryan):** 0408 115 467
northwestgrowtharea@dpi.nsw.gov.au
 - **AccessEAP:** 1800 818 728

Questions?