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Submitted on Fri, 13/03/2020 - 14:16
Submitted by: Anonymous
Submitted values are:
Submission Type:I am making a personal submission
First Name: Andrew
Last Name: Gayed
Name Withheld: No
[redacted]
Suburb/Town & Postcode: Rossmore
Submission file:
p1806832jc01v03-181102_0.pdf

Submission: It is my understanding that the intent of the Government is to rezone your land for environmental and recreation purposes. The SEPP Discussion Paper states that: The Environment and Recreation Zone will apply to all land affected by the 1:100 chance per year flood planning level. The zone will include vegetation protected under the existing Biodiversity Certification program and the Strategic Assessment program and all Cumberland Plain Conservation Plan vegetation. The zone will also apply to certain lands along Thompsons Creek, within the Aerotropolis Core Precinct, to create opportunities for amenity and recreation. Land along Thompsons Creek is proposed to be publicly acquired to establish a regional park, as mapped on the draft Land Reservation Acquisition Map. Riparian corridors will be required to be retained and rehabilitated to support the 'Blue-Green Grid'. Precinct planning will assess the status of riparian corridors in line with Water NSW's 'Guidelines for riparian corridors on waterfront land' and make recommendations for their future rehabilitation, ownership and management. As noted in previous sections of this Discussion Paper, parts of the Environment and Recreation Zone to be zoned for environmental conservation will include additional planning controls preventing the clearing of high quality native vegetation or land uses and other activities not considered consistent with aims of the zone. It is not clear from the material released whether the government will acquire our property for a public purpose to achieve the intended outcome (recreational land, open space and/or vegetation corridor). It is also not clear what the mechanism will be to acquire the site to achieve this public purpose outcome, if that is what the Government intends to do. We are willing to work with the Department to find mutually acceptable outcomes that avoids costly land acquisitions

allowing for some appropriate development to occur as an interface with the environmental and recreation corridor. The 40m setback from watercourses is the typical distance for rehabilitation of the riparian corridor, there is a new approach for South Creek as the Department are looking to achieve both environmental and recreation outcomes. There is no justification as to why this approach is been taken on our property when previous re-zoning efforts work well with the 40m set back. I have attached our previous submission from our consultants Urbis and Martens. These discussion papers outline a reasonable method to deal with the creek behind my property.

URL: https://pp.planningportal.nsw.gov.au/draftplans/exhibition/western-sydney-aerotropolis-planning-package

[redacted]

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Posted		
Faxed		
Emailed	X	mdonaldson@urbis.com.au
Courier		
By Hand		
Contact:		Mo Shahrokhian
Our Ref:		P1806832JC01V03
Pages:		6
cc.		Ray Gayed / Andrew Gayed

2 November 2018

URBIS
Attn: Murray Donaldson
By email

Dear Murray,

RE: CONCEPTUAL REGIONAL FLOOD MITIGATION STRATEGY, LAND AT [redacted] BRINGELLY – SOUTH CREEK PRECINCT, ROSSMORE NSW

Background

It is understood that Urbis is preparing a submission to the Western Sydney Aerotropolis Land Use and Infrastructure Implementation Plan – Stage 1: Initial Precincts (**LUIIP**) on behalf of the owners of a property at [redacted], Rossmore. You have requested advice on flood management and mitigation strategies required for an alternative land use structure plan for the South Creek Precinct in the vicinity of the site. We have therefore prepared this conceptual regional flood mitigation strategy (the **conceptual FMS**) for land located generally in the vicinity of Kevin Park Drive, Bringelly, and May Avenue, Rossmore. The conceptual FMS has considered flood affected land to the probable maximum flood (**PMF**) level adjoining South Creek, for an approximately 700 m long reach north of the Bringelly Road bridge over South Creek (the **study area**).

In preparing this preliminary advice, we have considered the following:

1. Liverpool Council's published flood mapping.
2. 100 year ARI and PMF flood levels in the study area.
3. Local topographic conditions.

South Creek Precinct

The '*Western Sydney Aerotropolis – Land Use and Infrastructure Implementation Plan*' (the **WSA Plan**) identifies the study area as being located within the 'South Creek Precinct' (the **precinct**). Refer to Figure 1 for the study area location as provided in the WSA Plan. We understand that the core precinct objectives are as follows:

1. *To interface to surrounding development, providing open space, amenity, biodiversity and wellbeing values;*
2. *To embrace natural systems as valuable assets, rather than constraints;*
3. *Provide canopy cover as well as the creation of permanent water bodies with the potential to provide a network within the South Creek corridor;*

4. *To contribute to urban cooling and encourage the residents to use and enjoy riparian lands;*

5. *Regular pedestrian and cycle connections across waterways will support active transport use.*

The current proposed general zoning category of 'urban' and 'non-urban' land are provided at Figure 1. We observe the following in respect of these boundaries:

1. The non-urban land encompasses flood liable land to the PMF and in many areas, even land that is above the PMF.

2. The non-urban land is centred on South Creek and presents as a corridor which varies between say 700-800 m in width. The width is far more that is necessary to carry upstream stormwater flows. It is likely that if such a width were ultimately adopted, that it may be difficult to achieve a number of the precinct objectives such as a useable interface between urban and non-urban land and provision of efficient connections across water ways.

3. It is our view that a narrow 'environmental corridor' which would range say between 250-450 m in width, would be more than adequate to carry upstream stormwater flows, as well as being capable of satisfying the precinct objectives. A narrower corridor would also mean that fewer properties would ultimately be integrated into the non-urban category, this translates into better efficiencies in achieving environmental outcomes within the corridor.

The Conceptual FMS

In preparing the flood mitigation strategy, we have assumed the following as key design principles:

1. *Creek Position*
   The position of the existing South Creek and its banks would be retained in their present location. We do note that the Creek is highly degraded and flows are often irregular, with the creek being dry for extended periods between rainfall. Relocating portions of the creek should in our opinion therefore not be disregarded in any future zoning proposal.

2. *Earthworks Below 100 year Flood Level*
   For the purposes of ensuring that the conceptual FMS does not impact on upstream or downstream properties outside of the FMS study area, we have assumed that cut and fill earthworks below the 100 year flood level would be balanced so as to preserve floodplain storage, and would be interfaced with upstream and downstream flows to ensure no adverse impacts.

3. *Earthworks Between 100 year Flood to PMF Level*
   We have conservatively assumed that all residential land would be raised to the PMF level. We note that ordinarily the design level for residential land is the 100 year ARI flood level + 0.5 m freeboard.

The concept FMS is provided at Figure 2 and Figure 3. Figure 2 provides a plan of the alternate broad 'urban' and 'non-urban' zoning categories, also indicating the areas where earthworks would be required to achieve ground levels at the PMF. Figure 3 provides a typical schematic section through the ultimate environmental corridor. The following comments are made in respect of the alternative scheme:

1. The alternate scheme will deliver a better opportunity to meet the precinct objectives.

2. The alternate scheme would ensure adequate conservation and rehabilitation of riparian land.

3. The alternate scheme would enable efficient connectivity between urban and non-urban land.

If you have any further queries regarding this matter, please do not hesitate to contact Mo Shahrokhian at our offices on (02) 9476 9999.

For and on behalf of

MARTENS & ASSOCIATES PTY LTD

DR DANIEL MARTENS

LLB(Hons1), BSc(Hons1), MEngSc, PhD, FIEAust, CPEng, NER, RPEQ, APEC Eng, IntPE(Aus)

Managing Director and Principal Engineer

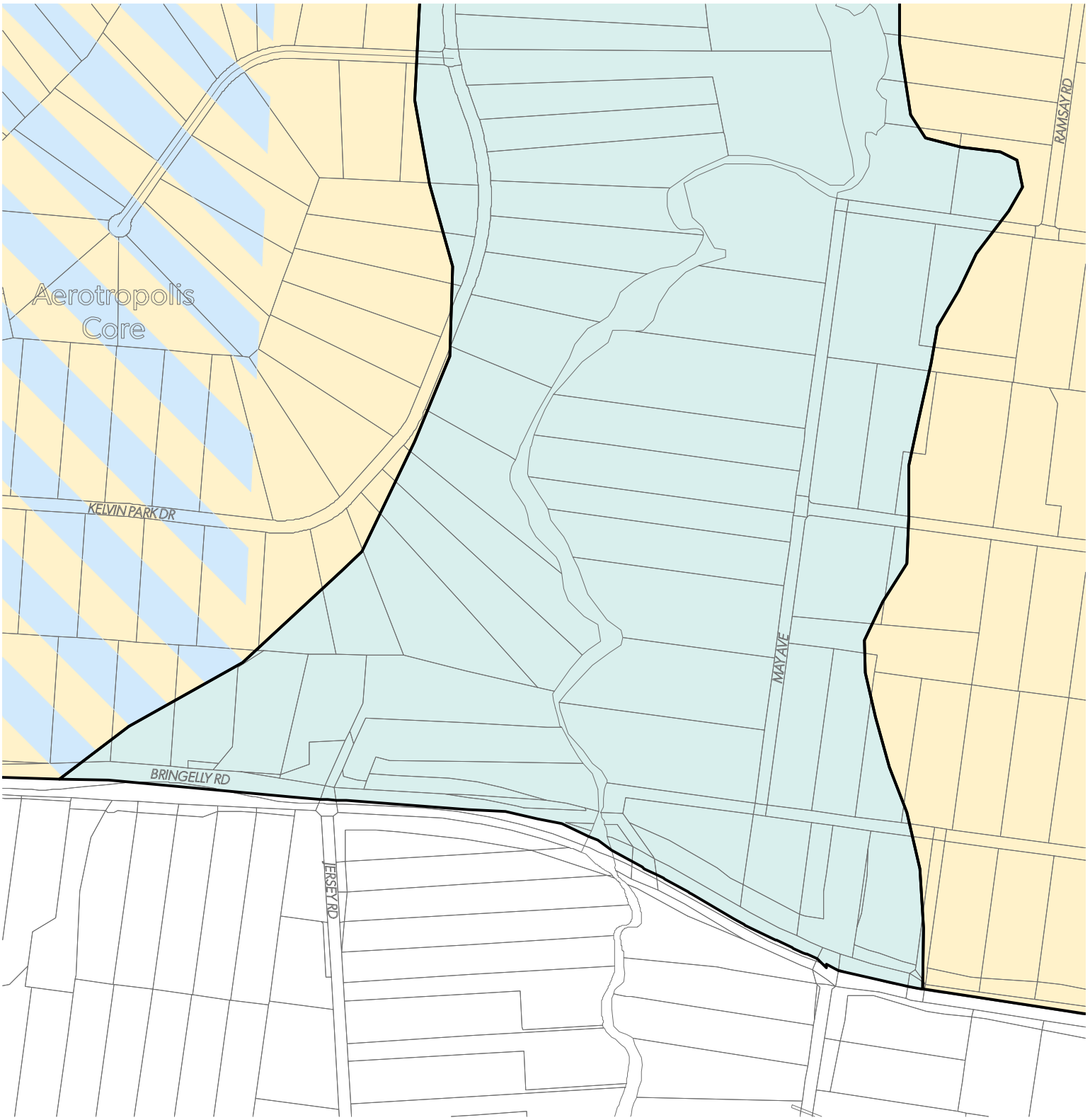

FIGURE 1: CURRENT ZONING PROPOSAL

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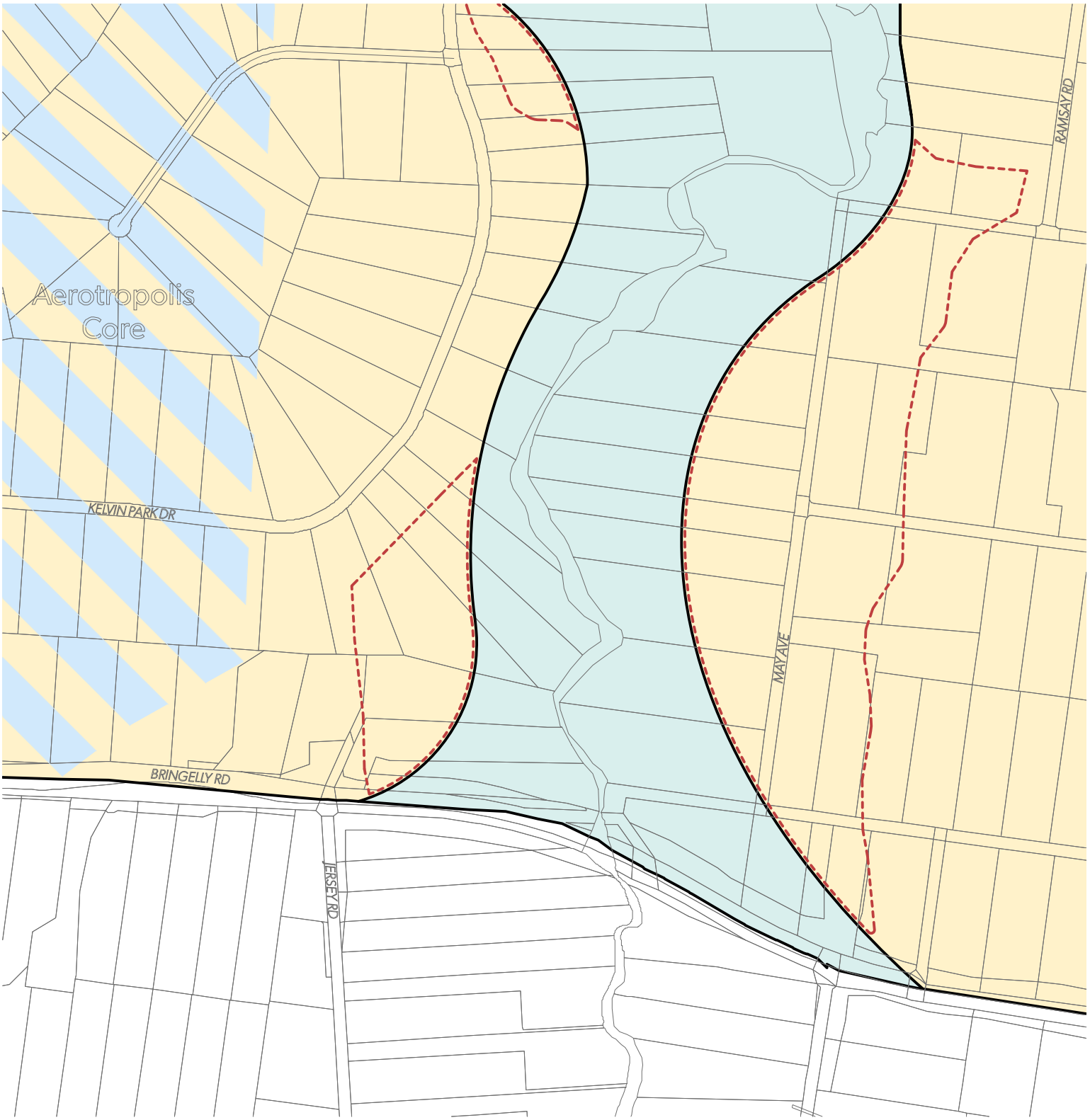

URBAN LAND
NON URBAN LAND
MIXED FLEXIBLE EMPLOYMENT AND URBAN LAND
APPROXIMATE EXTENT OF PMF AFFECTED LAND TO BE SUBJECT TO FILLING AND REGRADING

FIGURE 2: PROPOSED CONCEPT FLOOD MITIGATION STRATEGY AND ALTERNATIVE ZONING FOR PRECINCT

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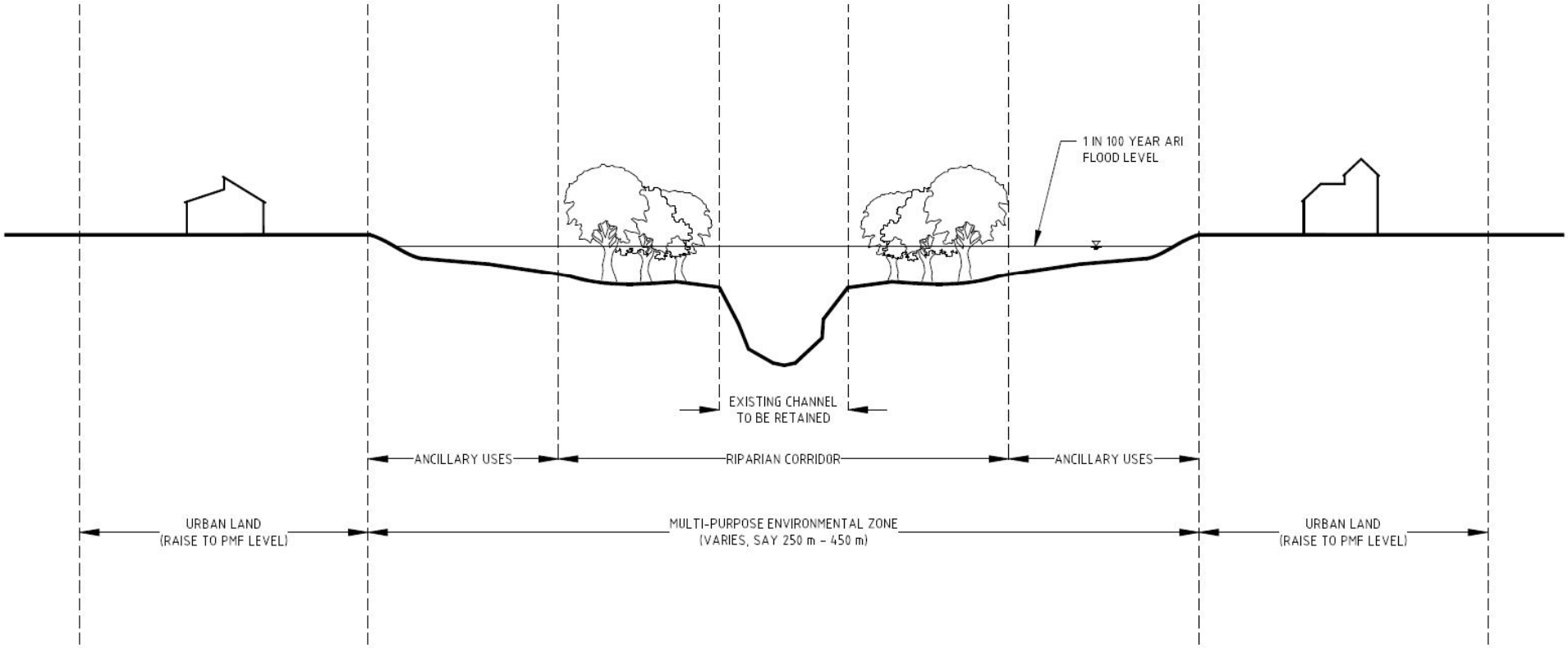

FIGURE 3: CONCEPTUAL SECTION OF THE MULTI-PURPOSE ENVIRONMENTAL ZONE

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