

Planning Process for Sydney's Growth Centres

- State Environmental Planning Policy (Sydney Region Growth Centres) 2006:
 - known as *Growth Centres SEPP*
 - legislation that establishes planning rules and objectives of North West and South West Growth Centres
 - Councils consent authority for most land-use planning decisions:
 - must apply Growth Centres SEPP when making those decisions

Growth Centres SEPP

Planning Process for Sydney's Growth Centres

- Precinct Plans:
 - Growth Centres divided into Precincts:
 - to facilitate and accelerate development
 - analyse development potential each Precinct
 - investigate:
 - land-use options:
 - town centre, housing mix, conservation
 - infrastructure and transport requirements
 - environmental constraints:
 - topography, bushfire hazard, flood risk
 - prepared by NSW Govt (Dept Planning & Infrastructure) with input from local Council
 - once exhibited and approved by Minister, becomes part of Growth Centres SEPP

Growth Centres SEPP

Precinct Plans

Planning Process for Sydney's Growth Centres

- Development Control Plan:
 - developed as part of Precinct Plan
 - detailed development controls for Precinct
 - once exhibited and approved by Minister, also becomes part of Growth Centres SEPP
- Once Precinct Plan & Development Control Plan adopted and included in Growth Centres SEPP:
 - Council's Local Environmental Plan (LEP) and any DCPs no longer apply to land in that Precinct

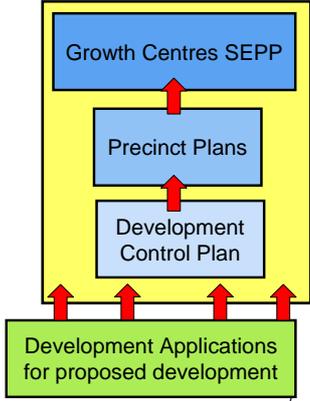
Growth Centres SEPP

Precinct Plans

Development Control Plan

Planning Process for Sydney's Growth Centres

- Development Applications (DAs) for proposed development:
 - once Precinct Plan and DCP adopted:
 - DAs may be lodged with local Council
 - local Council becomes consent authority for all future development in Precinct
 - must be assessed using Growth Centres SEPP, Precinct Plan and DCP

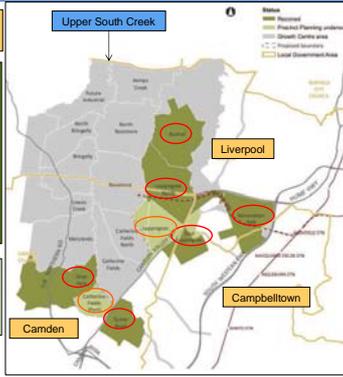


South West Growth Centre

18 Precincts across 3 Local Govt

- Areas:
- Precinct Plan completed and land rezoned:
 - Austral
 - Leppington Nth
 - Edmondson Pk
 - East Leppington
 - Oran Park
 - Turner Road

- Precinct Plan in preparation:
- Leppington
 - Catherine Fields



- Future Precincts:
- Kemps Creek
 - North Rossmore
 - Rossmore
 - North Bringelly
 - Bringelly
 - Lowes Creek
 - Marylands
 - Catherine Fields
 - Catherine Fields North
 - Future Industrial

South West Growth Centre Precincts and Status of Precinct Planning as at March 2013
Source: NSW Department of Planning and Infrastructure

Flood Risk in NSW

- Most costly natural disaster in Australia:
 - \$200-\$250 m flood damage on average every year in NSW
 - 100,000 buildings at risk from flooding in NSW
- Most manageable of all natural disasters:
 - we can work out where
 - we just don't know when.



Flooding in Western Sydney, late 1980s

What's problem with floods?

- communities often aware that "it floods":
 - often as far as understanding goes
- communities often have short memories and are in denial:
 - "we had a big flood here in 1955 ... but it was a freak ... it hasn't flooded since ... it doesn't flood here anymore"
 - "If Council cleaned out the drains ... that would fix the flood problem"



Maitland, 1955
1-in-200 year flood
\$700 million damage in today's terms

What's problem with floods?

- communities often heard of "1-in-100 year flood":
 - confused what it means
 - has lead to false sense of security:
 - "We had 100 year flood 20 years ago .. there won't be another for 80 years"
 - "I don't care about the 100 year flood ... I'm not going to be here in 100 years"
 - "If we have 100 year flood, we'll all be dead anyway ... I'm not even going to think about flood bigger than 100 year flood".



Coffs Harbour CBD 1996
nearly twice 100 year rainfall



Coffs Harbour March 2009
and another two big floods in 2009

How Likely is that Flood?

- the facts are:
 - 1% chance EVERY year that 100 year flood or larger will happen that year
 - floods larger than a 100 year flood CAN and HAVE occurred.



Nyngan, 1990
flows 4½ times previous 100 years of record
levees overtopped
most of town evacuated

What about Biggest Flood?

- largest flood can possibly occur:
 - probable maximum flood (PMF)
 - typ. 1m–3m above 1%AEP
 - >10m above 1%AEP in Hawkesbury–Nepean
 - flood used for emergency management purposes.



Newcastle June 2007
Wallsend Business District
People were rescued by rope



Great Mackerel Beach 1987.
House washed off foundations.
House had to be demolished

But neither flood was even close to being a probable maximum flood

What can we do about floods?

- NSW Government Flood Prone Land Policy (1984):
 - management of flood prone land is primarily responsibility of local councils
 - primary objectives:
 - reduce impact of flooding on owners and occupiers of flood prone land
 - reduce existing and future private and public losses resulting from floods.



Newcastle, 2007

What can we do about floods?

- Floodplain Development Manual — Management of Flood Liable Land:
 - practical guidance to assist local Councils fulfill obligations of Flood Prone Land Policy
 - first released in 1986
 - current gazetted NSW Govt in 2005
 - outlines risk management process to be followed:
 - floodplain risk management process.



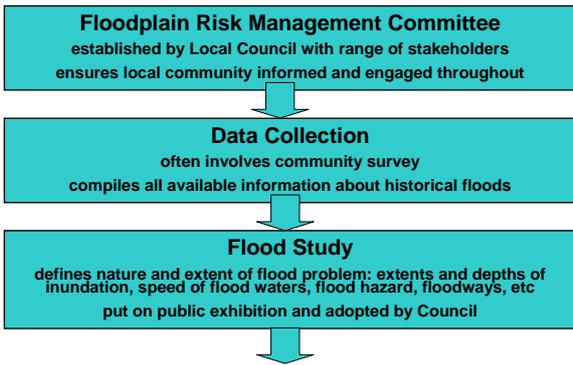
What can we do about floods?

- Office of Environment and Heritage (OEH):
 - administers Flood Prone Land Policy
 - technical assistance to Councils
 - financial support to Councils through grant funding
 - through all stages of floodplain risk management process.



Toowoomba, January 2011

Floodplain Risk Management Process



Floodplain Risk Management Process



What can we do about floods?

- Section 733 of NSW Local Government Act, 1993:
 - *“provides Councils, statutory authorities and their staff with indemnity for decisions made and information provided in good faith from the outcome of the floodplain management process (as outlined in Floodplain Development Manual)”.*



Recent subdivision in Emerald QLD, January 2011

Types of Flooding

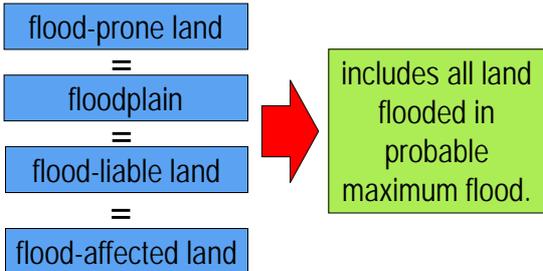
- Floodplain Development Manual covers wide range of flooding:
 - natural and man-made:
 - watercourses, streams, rivers
 - lakes and dams
 - tidal and wave inundation of estuaries and coastal areas:
 - including sea level rise
 - overland flow:
 - often old natural watercourse covered over with small pipe underneath and houses built over top
 - may be nowhere near visible creek.



Heartbreaking impacts

What is Flood-prone Land?

- In accordance with Floodplain Development Manual:



Floodplain Management Program

- Grant funding program to provide financial assistance to undertake all steps in floodplain risk management process:
 - Local councils
 - County councils
 - Others with FRM responsibilities
- Funding ratio of 2:1 for most projects:
 - \$2 State Govt : \$1 Council
- Admin. NSW Office of Env. & Heritage
- 2012–2013:
 - \$17 million in grants
 - more than 200 projects
 - more than 100 local government areas across NSW
 - Combined State (FMP) & Federal (Natural Disaster Resilience Program).



Grantham QLD, January 2011
... appears to be a high hazard area

How do Grants Work?

- 2012–2013:
 - moved from annual allocation to project based framework
 - able to apply to fund entire stage:
 - each stage limited to 3 years
 - greater certainty entire stage will be funded
 - less paperwork ☺
- timetable for 2013–2014:
 - applications opened early Feb
 - applications closed late March
 - announced Sept to November.



Mona Vale, 1989
About 1m depth of water through several houses

How can OEH assist Councils?

- technical brief (standard template)
 - review of brief
- independent evaluation of tenders
- technical issues as they arise through project
- review of working papers and draft reports
- community engagement activities:
 - early and during project
 - public exhibition phase
- flood-related development controls in DCP/LEP.



Eastwood, April 2012
Source: Sydney Morning Herald (Tyronne L)

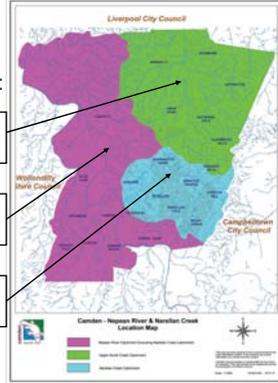
Current Projects at Camden

- Three projects currently funded by Floodplain Program
- Projects cover all Camden LGA:

Upper South Creek Floodplain Risk Management Study and Plan

Nepean River Flood Study and Climate Change Impact Analysis

Narellan Creek Flood Study and Climate Change Impact Analysis



Thank you

from 2011 floods.

Mitchell QLD (between Roma and Charleville) February 2012



Source: www.nrcs.com.au

Roma QLD, February 2012



Source: Derek Barry Blogspot <http://netbush32nzraiaoolyid.blogspot.com.au>



Let's try to avoid these heartbreaking impacts
