



MOLINO STEWART
ENVIRONMENT & NATURAL HAZARDS



**Hawkesbury-Nepean Flood
Damages Assessment**

*Addendum Report: Answers to
Recent Questions*

1 ANSWERS TO RECENT QUESTIONS

1.1 HAS FLOODING CONSTRAINED DEVELOPMENTS IN RECENT YEARS?

Answer: Yes

It is estimated that approximately 8,000 residential lots and 60ha of commercial and industrial land have not been developed above the 1 in 100 planning level within the floodplain due to flooding constraints.

In the past 20 years, flooding has been a significant planning issue in the Hawkesbury Nepean Valley. In some cases it has acted as a constraint to development and resulted in developers downsizing their proposals and other developments being unable to proceed as flooding issues have not been resolved.

This has been the case primarily with greenfield (new) developments, however, within the Valley there have been a considerable number of infill developments that have occurred. This is where larger single dwelling blocks are subdivided and the existing residence demolished for multiple town house style dwellings.

Previous studies, undertaken by Molino Stewart, show that this infilling has had a considerable impact on the populations within flood prone areas, increasing the population at risk of flooding and potentially creating evacuation traffic that is beyond the capacity of the designated evacuation routes.

- Molino Stewart is aware of the following developments that have been affected by flooding constraints:
Vermont Living at Pitt Town was initially proposed as 1,235 residential lots in 2003 but the final approval in 2008 was for 943 lots.
- The North Bligh Park development has not been able to get rezoning. It was originally proposed to be 1,000 residential lots in 2006 but was then downsized to 700 lots in 2010.

- Landowners with land in the Penrith Riverside Precinct between the M4 and Jamison Road want their land redeveloped. If it weren't for flooding constraints it may yield in excess of 700 lots.
- The Richmond Riverview Estate has not proceeded, it is proposed to be 1,000 lots
- The Penrith Lakes Urban Release has not proceeded. In 2005 it proposed up to 4,900 residential lots plus 60ha of commercial and industrial land.
- The Phoenix Developments medium density development at Emu Plains has not proceeded. It is proposed to be 66 lots.

This represents a total of approximately 8,000 residential lots and 60ha of commercial and industrial land that have not been developed above the 1 in 100 planning level within the floodplain due to flooding constraints.

- There are a number of other developments that are currently in the planning phase where it is likely that flooding constraints will be a significant factor in their design, these are:
The Penrith Panthers Redevelopment, with a proposed 891 residential properties as well as approximately 50ha of commercial development, with an estimated parking space for 5,000 vehicles to service entertainment and commercial development.
- The Riverstone West Industrial Development, which has 10,800 proposed parking spaces associated with the commercial and industrial developments proposed across more than 100ha.
- The Schofields Precinct Development, which has proposed approximately 1,680 residential lots that can be affected by flooding, and parking space for approximately 2,500 vehicles in the expanded Nirimba Education Precinct.
- The Marsden Park Development, which has proposed approximately 6,000 potentially flood affected lots.

This represents more than 8,500 residential lots and over 150ha of commercial and industrial land above the 1 in 100 planning level.