

Community Webinar West Schofields

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 West Schofields planning decision – Jane Grose (Department of Planning and Environment
3. Overview of the Flood Evacuation Model – Emma Whale (Reconstruction Authority)
4. Community communication
5. Questions and responses

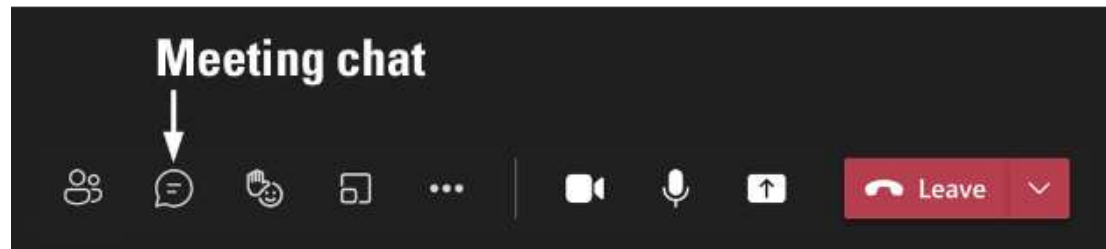
Roberta Ryan Independent Community Liaison



- 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

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

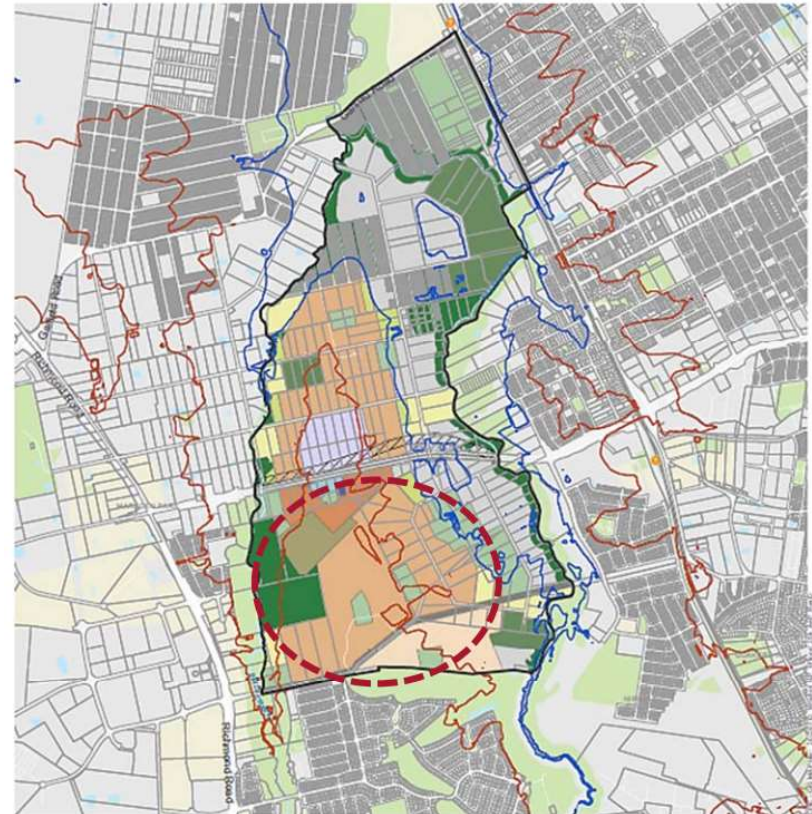
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The planning decision for West Schofields

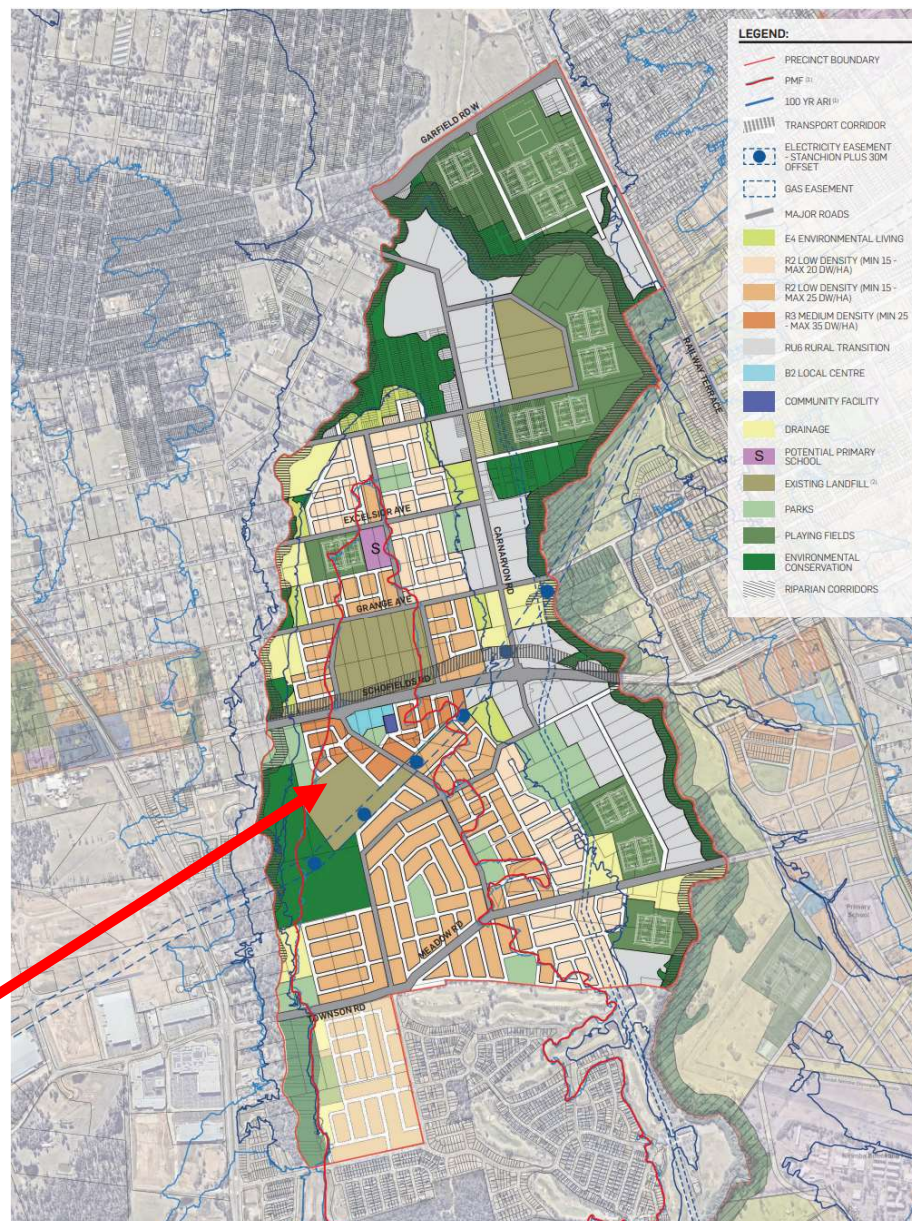
Jane Grose – Executive Director Metro West
Department of Planning and Environment

The planning decision for West Schofields

- The full rezoning of the West Schofields precinct will not proceed
- New information – land use decisions here impact the risk to life in other parts of the catchment
- The Department will investigate a partial rezoning of the precinct for up to 2,300 dwellings



West Schofields – Exhibited Draft Plan (2018)



area that does not
require evacuation

New information that was considered in making this planning decision



- July 2022 -The NSW Flood Inquiry
- July 2022 –Flood Evacuation Model Report
- December 2022 -The Department set up the Flood Advisory Panel
- The West Schofields State-led rezoning was referred to the Panel and provided advice to the Department of Planning and Environment

What does this mean for you right now?



No changes to planning controls



No changes to current activities on the land



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



Landowners can explore alternative land uses for their sites through a 'planning proposal'

Next steps for finalising the rezoning for the southern parts of the West Schofields precinct



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Overview of the Flood Evacuation Model

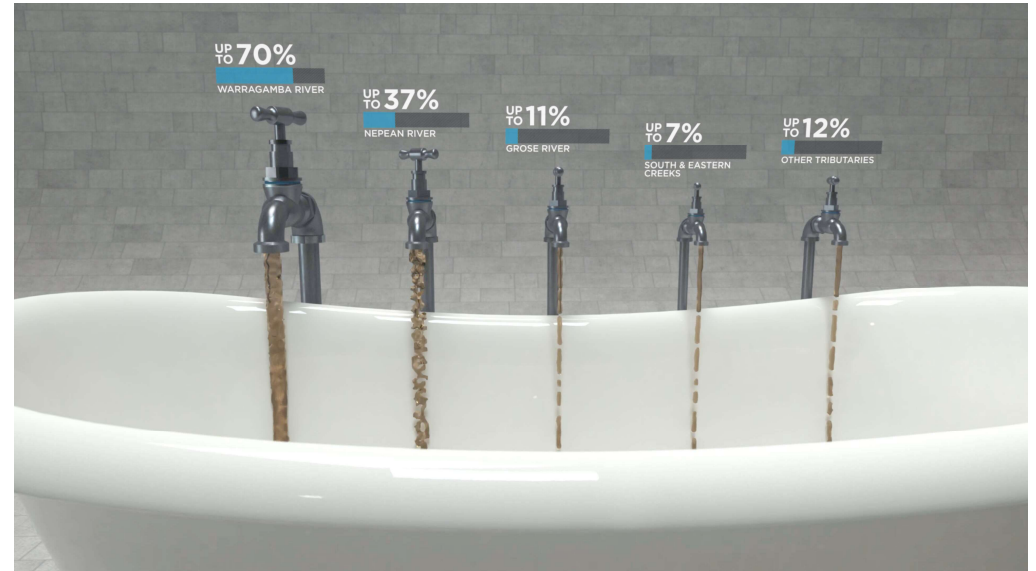
Emma Whale, A/Executive Director Hawkesbury-Nepean Valley Flood Risk Management
NSW Reconstruction Authority

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)

Floods have been and will be much larger than the recent floods in 2021 and 2022.

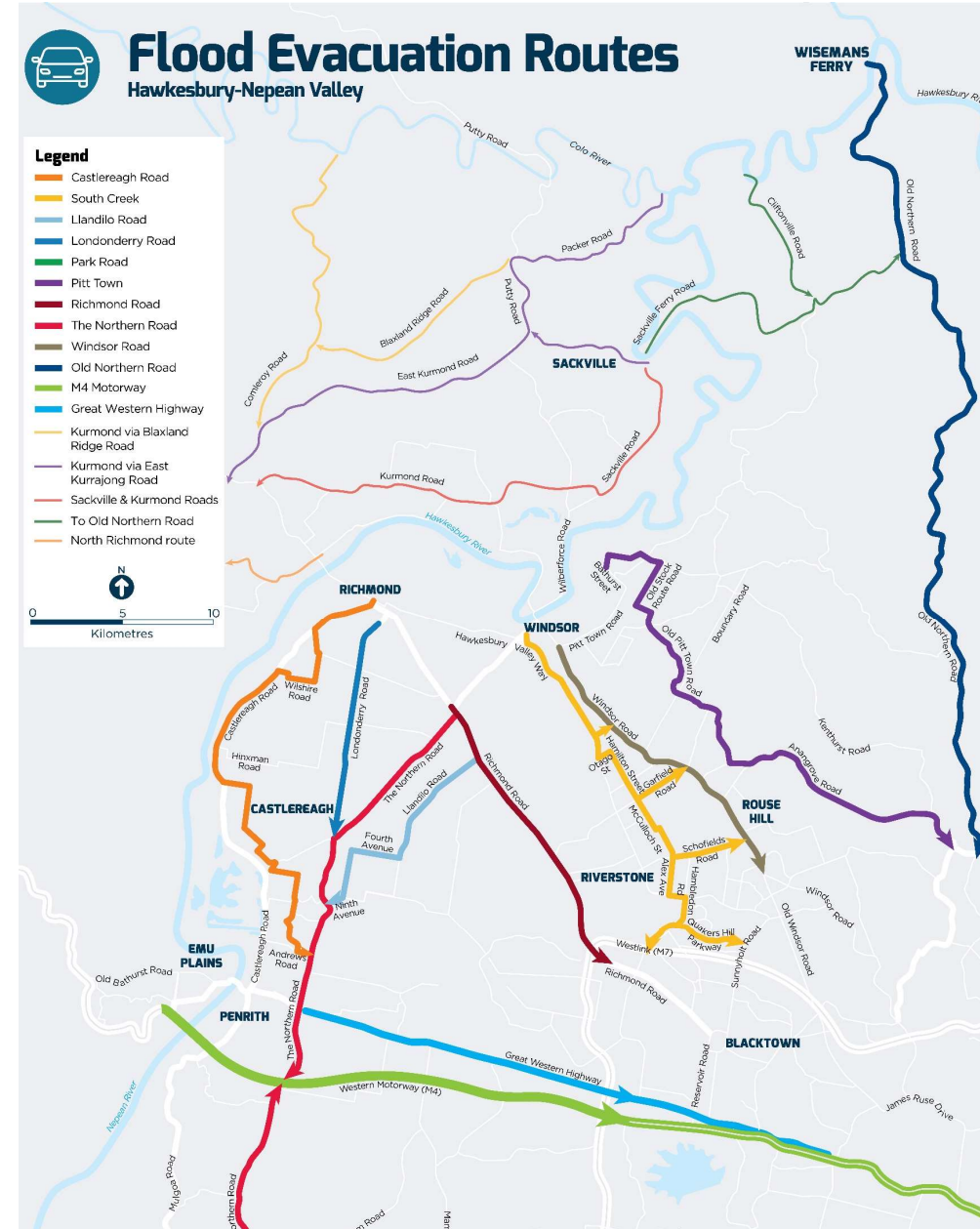
While the chance in any individual year may be low, the chance over a lifetime (or life of a home) of 80 years is significant.

- 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%**



Evacuation constraints

- 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**
- Evacuation routes are highly interconnected with the network shared by urban areas and agricultural areas.
- Large numbers of vehicles will need to evacuate using 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



Flood Evacuation Model (FEM)



-
- The FEM simulates evacuation scenarios under NSW SES plans.
 - It helps us understand how roads in the HNV will accommodate evacuations during floods – from small floods through to large floods – and shows changes in risk to life
 - Many scenarios were modelled over 3 points in time – December 2018, 2026 and 2041.
 - Modelling included planned road upgrades and new roads
 - 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 has still requires a rezoning of land to proceed

The model does not make any changes to current flood planning levels.

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 that increases significantly with climate change and development.
- 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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Stakeholder engagement and services available

Here's how we will continue to engage with you



FEM and Planning
Decisions
announced
29 October



Emails sent to
submitters and
subscribers
31 October



Letters mailed to
affected
landowners
1 November



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

Contact details for enquiries and available services



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

Questions?