



11 April 2025

Ms Chantelle Chow  
A/Director, Southern, Western & Macarthur Region  
Department of Planning, Housing and Infrastructure

via email: [REDACTED]

Dear Ms Chow,

**'Allfarthing' 2 Brisbane Grove Road Planning Proposal (PP-2024-295) and  
137 Brisbane Grove Road Planning Proposal (PP-2024-291) Gateway Determination Reviews  
Request for further information**

I refer to the above Gateway Determination Review Requests which are concurrently before the NSW Independent Planning Commission (**Commission**) for advice.

Following the written response from the Department of Planning, Housing and Infrastructure (**Department**) on 1 April 2025 and the [Proponent's written response](#) to the Commission on 31 March 2024, the Commission would be assisted by a response on the following matters in order to provide a clear and concise recommendation to the Department:

1. why has the Department chosen to rely upon the recommended 12-hour maximum period of isolation within the *Shelter in place guideline for flash flooding* as a guide for the acceptable maximum site isolation period given the Commission's understanding that the Guideline is not formally engaged for this Planning Proposal? (e.g. are there any technical assessments, or agency policy positions that support the 12-hour maximum period of isolation);
2. provide the Department's reasons, including any technical source upon which it relies, for defining site isolation as being the period of time where small vehicle egress from the Site is not possible (being H2 or greater flood hazard classification), in response to the Proponent's further information regarding emergency vehicle access to the Site being potentially possible through floodwaters classified as H2; and
3. clarify the specific circumstances and duration in which floodwaters crossing Braidwood Road change flood hazard classification (i.e., from H1 to H2, H2 to H3), including the period of inundation of flood hazard classification H2 or above in a 1% AEP flood event and rarer. Please include clarification of the total duration that the Department considers:
  - a. small vehicle egress would be impeded during a 1% AEP flood event and rarer; and
  - b. emergency services access would be impeded during a 1% AEP flood event and rarer.

In order to respond to the queries above, the Department may wish to consult with the Proponent to the extent necessary. The Commission requests that the Department provide a response by **5pm on Tuesday 22 April 2025**.

Should you require any clarification in relation to the above, or wish to discuss further, please contact Jane Anderson at [REDACTED] or [REDACTED].

**Office of the Independent Planning Commission**

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Yours sincerely,



James Innes  
Legal Director