

Department of Planning, Housing and Infrastructure

Our ref: SSD-47105958

Mr Stephen Barry
Planning Director
Independent Planning Commission
Suite 15.02, Level 15, 135 King Street
Sydney NSW 2000

Via email: [REDACTED]

29 October 2025

Subject: Uniting Kingscliff Redevelopment (SSD-47105958) – Request for Further Information

Dear Mr Barry

I refer to your letter, dated 23 October 2025, seeking the Department of Planning Housing and Infrastructure's (the Department) response to the NSW Independent Planning Commission's (Commission) request for further information to assist in its consideration of the Uniting Kingscliff Redevelopment State significant development (SSD) application.

In response to the Commission's request, the Department provides the following advice:

1. Could the Department comment on the adequacy of both the volume of the five proposed detention tanks and the operation of the stormwater management system in mitigating off-site flooding impacts?

The stormwater requirements for the site are identified in the Tweed Shire Council (Council) *Development Design Specifications D5 – Stormwater Design and D7 – Stormwater Quality*. Council's design specifications require developments to limit the maximum discharge rate to 200 L/s/ha for all storm events up to and including the average recurrence interval (ARI) 100-year flood event. The site has an area of 28,862m², resulting in a recommended maximum discharge rate of 577 L/s.

Five detention tanks with a total volume of 2,200m³ have been designed and tested using DRAINS modelling, which predicts a discharge rate of 230 L/s during the ARI 10-year flood event and 266 L/s during the ARI 100-year flood event. These rates are significantly below the recommended discharge rate for the site and confirm that the volume of the stormwater management system is adequate.

Conditions of consent are recommended to make sure the stormwater system is implemented appropriately:

- Condition B17 - before a construction certificate is issued, the Applicant is required to submit detailed stormwater design plans, including an operational manual, demonstrating compliance with the *Tweed Urban Stormwater Quality Management Plan and Council's Development Design Specification D7 – Stormwater Quality*.
- Condition B23 requires the Applicant to obtain Section 68 approval from Council confirming peak flows will not exceed 200 L/s/ha during a 1% AEP design storm.

- Condition E37 – before an occupation certificate is issued, the Applicant is required to submit a stormwater operational plan, including maintenance schedules, to support the long-term performance of the system.

An independent flood review dated 29 August 2025, conducted by GRC Hydro, confirms that the stormwater management system has been sized to reduce discharge flows, ensuring that the 600 mm diameter pipe connecting to Blue Jay Circuit has sufficient capacity. GRC Hydro also noted that the DRAINS modelling predicts no adverse impact on properties in Blue Jay Circuit from post-development discharge into the drainage system.

Given these findings, the Department considers the volume of the proposed detention tanks and the operation of the stormwater management system to be sufficient to mitigate off-site flood impacts.

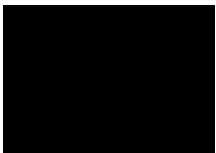
2. Is the Department satisfied that the proposed development will not exacerbate existing flood conditions?

The Department is satisfied that the proposed development would not exacerbate existing downstream flood conditions. The application demonstrates that the proposed stormwater system has been designed and modelled to reduce flooding impacts both on-site and to neighbouring properties across a range of rainfall events. The system includes a combination of swales, in-ground drainage infrastructure, and underground detention tanks to capture, detain, and discharge runoff in a controlled manner. It also incorporates mechanisms to control and direct flows, such as internal drainage paths that ensure overland flow during extreme weather events is directed toward the internal access road and away from neighbouring properties.

Given these design measures and the stormwater modelling outcomes provided with application, the Department considers the proposed stormwater system sufficiently manages flood risk and is satisfied that the development would not exacerbate existing flood conditions.

We trust the additional information assists the Commission in reaching a determination on the SSD application. Please do not hesitate to contact Stephen Dobbs, Team Leader on [REDACTED] if you require any further information or clarification on these matters.

Yours sincerely,



Paulina Wythes

Director

Social and Diverse Housing Assessments

