



Georges Cove Marina



Gateway Determination review by IPC

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Local Planning and Council Support
Department of Planning, Housing and Infrastructure

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Acknowledgement of Country

I acknowledge the Traditional Custodians of the lands that we are meeting here today. I pay my respects to Elders past, present and emerging and celebrate the diversity of Aboriginal peoples and their ongoing cultures and connections to the lands and waters of NSW.

I also acknowledge and pay my respects to our Aboriginal and Torres Strait Islander people/colleagues joining us today.



Background



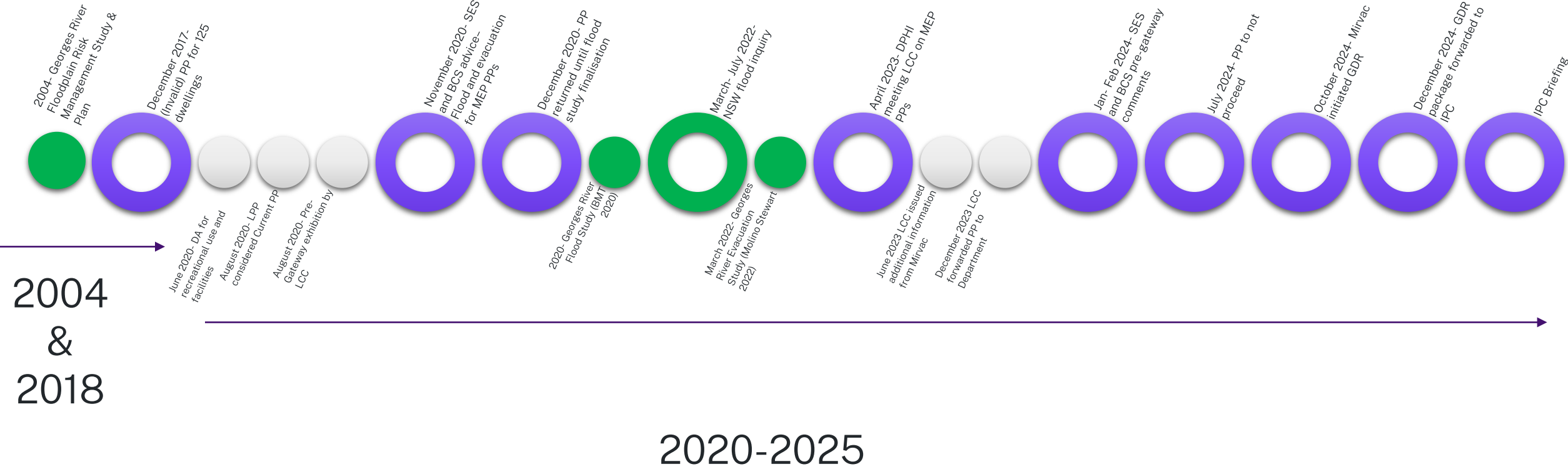
Department






Council

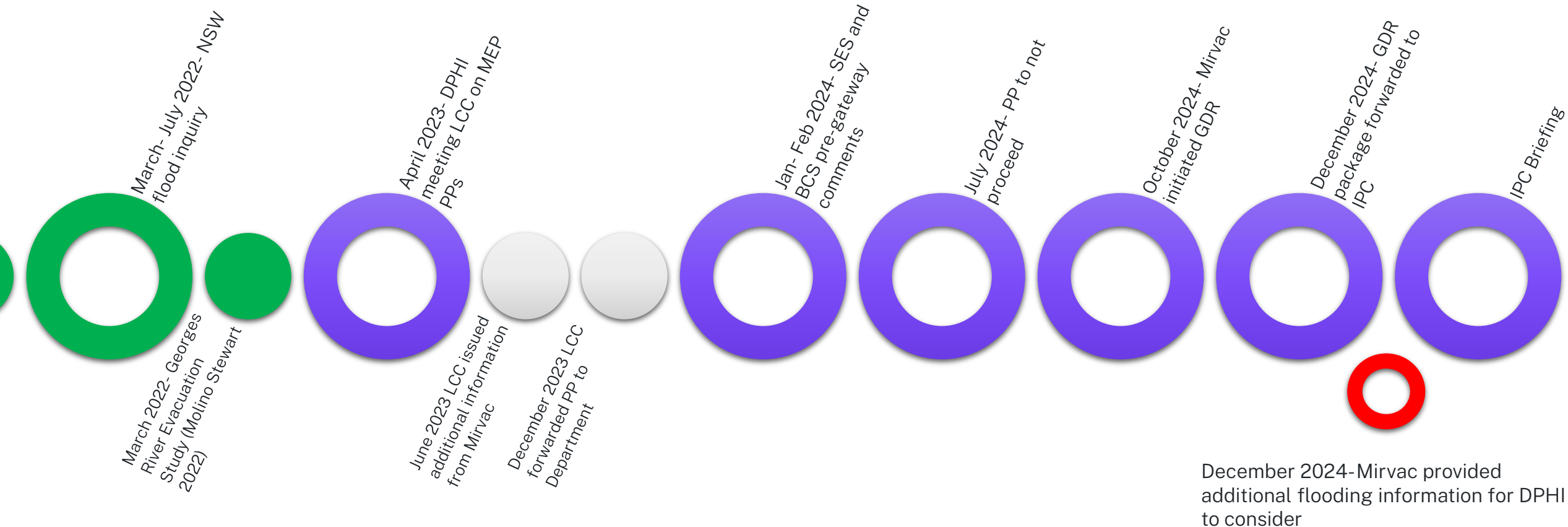


Flooding



Background

 Department
 Council
 Flooding



December 2024- Mirvac provided additional flooding information for DPHI to consider

Planning Proposal assessed at Gateway

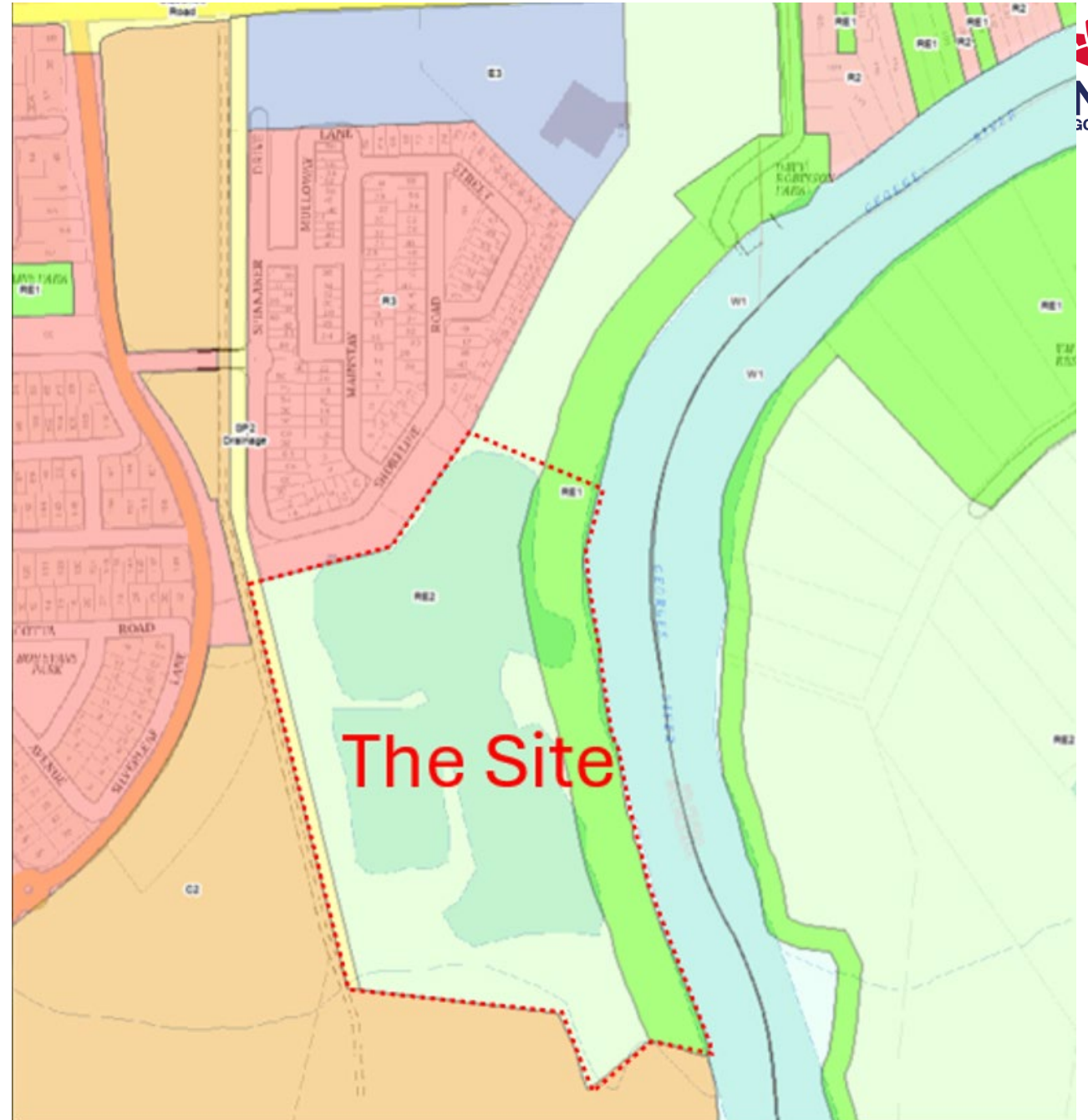
- 21 terrace dwellings and 319 units
- 1500m² of restaurants and cafes on the ground floor



Proposed LEP amendments

Proposal-

- RE2 Private recreation zone to be retained
- Development site to be identified as a Key site
- Additional permitted use for residential and commercial use sought



The Gateway determination was for the planning proposal to not proceed

- Department's assessment concluded that the proposal is inconsistent with the
 - Regional Plan
 - District Plan
 - Ministerial Directions 1.1 Implementation of Regional Plans and 4.1 Flooding
- limited consistency with Council's Local Strategic Planning Statement and Local Housing Strategy
- does not adequately demonstrate site-specific merit in relation to flooding risk.
- may absorb evacuation capacity for future development within Moorebank East and Chipping Norton residents.

Strategic merit - Assessment against the Regional Plan and the District Plan

Greater Sydney Region Plan – a Metropolis of Three Cities :

- located in a high flood risk area and exposed to existing and potential natural hazards (objective 37).

Western City District Plan

- proposed residential and commercial uses would be located in a high hazard area with limited evacuation options(Planning priority W20).

Strategic merit - Assessment against the section 9.1 Ministerial Direction for Flooding

When considered against the Ministerial Direction 4.1 Flooding, the planning proposal is inconsistent with

- Floodplain Development Manual:
 - reduces evacuation capacity
 - locates permanent population in a high hazard flood event site
- GRFR 2004 by locating residential and commercial development within a high flood risk area.
- BMT 2020, current draft flood study for Liverpool City Council.

The proposal will:

- Intensify development in a floodway area
- Be located between flood planning area and PMF
- Introduce high density residential accommodation in high flood hazard areas
- Likely result in increased NSW Government spending on
 - emergency management services,
 - flood mitigation and
 - emergency response measures, such as provision of road infrastructure, flood mitigation infrastructure and utilities etc.

Strategic merit - Assessment against Council's LSPS and Local Housing Strategy



Connected Liverpool 2040: Local Strategic Planning Statement (LSPS):

- Not close to any existing centre
- Does not have good public transport accessibility

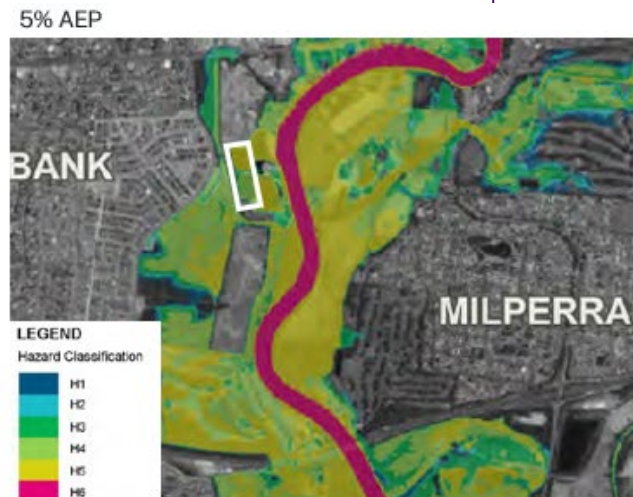
Liverpool Local Housing:

- Does not increase housing stock in dense area
- Does not include any affordable housing component

Site Specific-Flooding and Evacuation

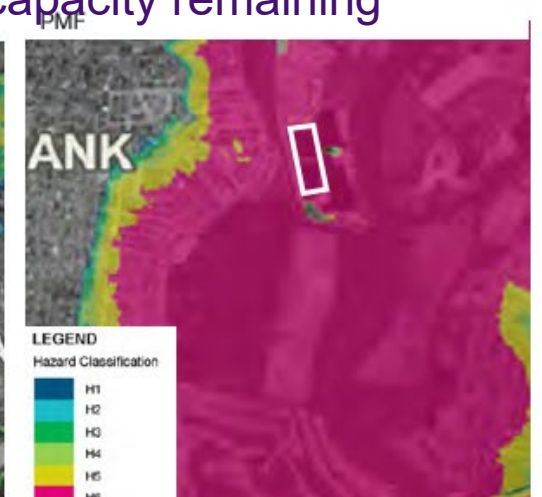
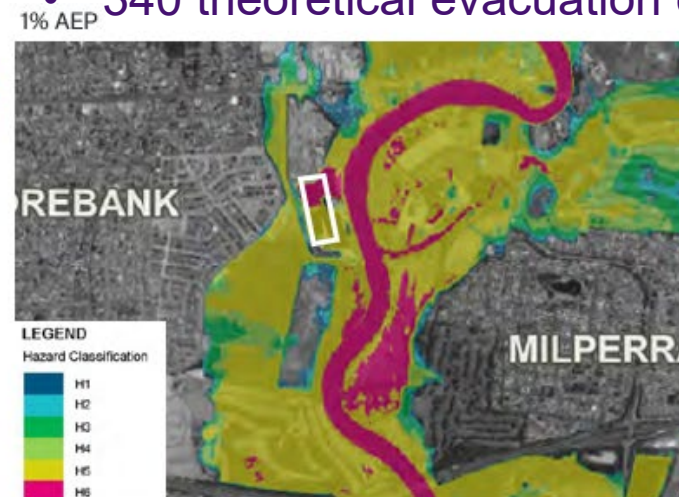
Mirvac

- FIA based on Georges River Floodplain Risk Management Study & Plan (GRFR 2004)
- Low flood hazard category
- Habitable floors are flood free
- Slow rising flood
- final stage evacuation is to “shelter-in-place”



DCCEEW-BCS

- Requires FIA to consider current flooding data, commissioned by Council but not adopted
 - Georges River Flood Study (BMT 2020) - ‘high flood risk’
 - 5% AEP - flood depths between 2-5m, H4-H5 flood.
 - 1% AEP - flood depths between 2-5m H5-H6
 - PMF - flood depths 10m+, H6, and parts of the site becomes a floodway.
 - Georges River Evacuation Study (Molino Stewart 2022) –
 - 340 theoretical evacuation capacity remaining



Site Specific-Biodiversity, Social and Economic

- Biodiversity-Pending
 - Biodiversity assessment was required to be updated
- Social – unchanged
 - No affordable housing is proposed
 - Potential public access to the Marina
- Economic -
 - Some employment increase in the area
 - Increase Government Spending

Assessment Summary

The proposal remains inconsistent with

- the Regional and the District Plan
- Council's LSPS and Local Housing Strategy
- S9.1 Directions
 - 1.1 Implementation of Regional Plans
 - 4.1 Flooding

The planning proposal:

- Is located in a **high flood risk area (flood way and flood storage)**
- Will **reduce evacuation capacity** for Moorebank East Precinct and Chipping Norton residents
- Does not demonstrate **strategic and site specific merit** for flooding
- Is **incompatible** with the current objectives of RE2 Private Recreation zone which is proposed to be retained. Residential development is prohibited in this zone.

Assessment of additional information and next steps

Assessment of additional information from Mirvac:

- Submitted 17th December 2024
- Still using GRFR 2004 – FIA and modelling
- Referred to
 - DCCEEW BCS-
 - position unchanged
 - Building stability assessment is inadequate
 - Pending flooding assessment
 - DPHI Risk and Resilience
 - Aligns with agency comments

The planning proposal:

- Needs to seek rezoning the development site
- FIA needs to consider current flood data- BMT 2020 and Molino Stewart 2022
- Needs to address BCS and SES comments
- Consider DPHI's Shelter-in-Place guideline for flash flooding adequately.