



27 March 2025

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

via email: [REDACTED]

Dear Chantelle,

**'Allfarthing' 2 Brisbane Grove Road Planning Proposal (PP-2024-295) and  
137 Brisbane Grove Road Planning Proposal (PP-2024-291) Gateway Determination Reviews  
Questions on Notice and Clarification**

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

Following the Commission's meetings with the Department of Planning, Housing and Infrastructure (**Department**) on 24 March 2025, the Commission is seeking a response on the following matters:

1. Please confirm the commencement date of each section 9.1 Ministerial Direction considered by the Department in its assessment of the Gateway Determinations;
2. On page 4 of the Department's Justification Assessment Report, dot point 2 of the Department's 'reason for Gateway determination' refers to the 'draft State flood policy'. Please:
  - a. clarify if this 'draft State flood policy' is a reference to the 'draft Shelter in Place Guideline'; and
  - b. if so, given the Department's agreement in its meeting with the Commission that shelter in place requirements are not formally engaged by the two proposals because neither requires 'shelter in place' actions by residents as defined in the guideline (all proposed building will be located outside the PMF extent), confirm if the Department's assessment of the risk associated with the period of isolation changes. If it does not change, please clarify on which guidance or policy documents the Department relies in reaching that conclusion; and
  - c. if not, which 'draft State flood policy' is relied upon by the Department in reaching its conclusions; and
3. In relation to the matter of site isolation during flood events, the Commission notes that for both proposals the Department has:
  - a. in its assessment of the risk of site isolation, defined the period of site isolation as the total period of inundation of any depth across Braidwood Road (approximately 23 hours during the 1% AEP event and 38 hours up to the PMF event); and
  - b. noted that the duration of inundation across Braidwood Road to a depth >0.5m to be 8.5 hours for the 1% AEP event and 35.7 hours up to the PMF event.



Please provide comment on the Department's basis for its assessment of risk of site isolation relying on the total inundation duration period of any depth rather than the duration of inundation with depths >0.5m across Braidwood Road.

The Commission requests that the Department provide a response by **5pm on Tuesday 1 April 2025**.

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

Yours sincerely,

[REDACTED]

Jane Anderson  
Principal Case Manager