



Our Ref: ID 1283  
Your Ref: 02485-15000000

8th February 2021

Mr Ralph Tambasco  
Snowy Valleys Council  
PO Box 61  
Tumbarumba NSW 2653

via email: [rtambasco@svc.nsw.gov.au](mailto:rtambasco@svc.nsw.gov.au)

Dear Mr Tambasco,

**REQUEST BY SNOWY VALLEYS COUNCIL FOR NSW SES ASSESSMENT OF/INPUT INTO  
INDIVIDUAL DA 2020/0228**

I refer to Councils correspondence dated 4th January 2021 seeking comment on Development Application 2020/0228.

The NSW State Emergency Service (NSW SES) is the agency responsible for dealing with floods, storms and tsunami in NSW. This role includes, planning for, responding to, and coordinating the initial recovery from floods. As such, the NSW SES has an interest in the public safety aspects of the development of flood prone land, particularly the potential for changes to land use to either exacerbate existing flood risk or create new flood risk for communities in NSW.

For strategic effectiveness the NSW SES aims to work in partnership with local councils in the preparation of floodplain or coastal risk management plans, Local Environmental Plans (LEPs) and Development Control Plans (DCPs).

Unless there is some critical factor indicating otherwise, the NSW SES does not generally involve itself in individual development applications. This is because the NSW SES is not resourced to do so.

The NSW SES recommends that consideration of flooding issues is undertaken in accordance with the requirements of NSW Government's Flood Prone Land Policy as set out in the Floodplain Development Manual, 2005 (FDM) and relevant planning directions under the Environmental Planning and Assessment Act, 1979. The floodplain risk management issues which are of concern to the NSW SES are addressed in the FDM.

Attention is drawn to the following principals outlined in the Manual which are of importance to the NSW SES role as described above:



**STATE HEADQUARTERS**

6-8 Regent Street, Wollongong NSW 2500  
PO Box 6126, Wollongong DC NSW 2500  
P (02) 4251 6111  
F (02) 4251 6190  
[www.ses.nsw.gov.au](http://www.ses.nsw.gov.au)  
ABN: 88 712 649 015



- Development should not result in an intolerable increase in risk to life, health or property of people living on the floodplain.
- Risk assessment should consider the full range of flooding, including events up to the Probable Maximum Flood (PMF) and not focus only on the 1% AEP flood.
- Risk assessment should have regard to flood warning and evacuation demand on existing and future access/egress routes. Consideration should also be given to the impacts of localised flooding on evacuation routes.
- In the context of future development, self-evacuation of the community should be achievable in a manner which is consistent with the NSW SES's principles for evacuation.
- Development must not conflict with the NSW SES's flood response and evacuation strategy for the existing community.
- Evacuation must not require people to drive or walk through flood water.
- Development strategies relying on deliberate isolation or sheltering in buildings surrounded by flood water are not equivalent, in risk management terms, to evacuation.
- Development strategies relying on an assumption that mass rescue may be possible where evacuation either fails or is not implemented are not acceptable to the NSW SES.
- The NSW SES is opposed to the imposition of development consent conditions requiring private flood evacuation plans rather than the application of sound land use planning and flood risk management.
- NSW SES is opposed to development strategies that transfer residual risk, in terms of emergency response activities, to NSW SES and/or increase capability requirements of the NSW SES.

Additional information is included in the enclosed Developer's Guide which includes some flood planning questions and considerations used by the NSW SES. As the consent authority, Council will need to be satisfied that these considerations are adequately addressed as part of the assessment process. You may also find the following Guidelines, originally developed for the Hawkesbury Nepean Valley and available on the NSW SES website useful:

1. [Reducing Vulnerability of Buildings to Flood Damage](#)



Due entirely to the need to meet priorities dictated by legislated responsibilities, the NSW SES is unable to provide comment on your development application, however it will incorporate any relevant data in the development of local flood plans and associated emergency management strategies for the area.

Thank you for your referral and please do not hesitate to contact me on 0458 737 188 or via email at [nswses.riskreduction@ses.nsw.gov.au](mailto:nswses.riskreduction@ses.nsw.gov.au) should you wish to discuss any of the matters raised in this correspondence.

Yours sincerely,

A handwritten signature in black ink that reads 'm k Frazer'.

Maria Frazer  
Co-Ordinator Planning  
**NSW State Emergency Service**

Cc: Barry Brunsdon - Unit Commander, Tumut SES Unit  
Leanne Gregory – Deputy Unit Commander, Tumut SES Unit