

Appendix 5 –

Flood Management

March 2022



Floodplain Risk Management Plan and Studies

There are several existing Inner West (formerly Leichhardt, Marrickville and Ashfield) floodplain risk management plans and background studies that affect the LEP 2A Planning Proposal.

The flood prone area maps are informed by the Leichhardt Development Control Plan 2013, Marrickville Development Control Plan 2011, and Inner West Comprehensive Development Control Plan (DCP) 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill and the following studies:

- **Kings Bay** - Dobroyd Canal and Hawthorne Canal Floodplain Risk Management Study and Plan
- **Taverners Hill** - Dobroyd Canal and Hawthorne Canal Floodplain Risk Management Study and Plan and Leichhardt Floodplain Risk Management Plan
- **Leichhardt** - Leichhardt Floodplain Risk Management Plan plus Johnsons Creek and Whites Creek Flood Study (the latter covers south side of Paramatta Road from just east of Palace Street, Petersham to eastern boundary of LEP 2A area).

The following provides a link to existing Floodplain Risk Management Plans and Studies:

<https://www.innerwest.nsw.gov.au/live/environment-and-sustainability/in-your-neighbourhood/rivers-and-waterways/flooding>

Detailed below for each Precinct are:

- Flood maps
- A schedule of properties; and
- Data sources.

Leichhardt Precinct

Flood map



Schedule of properties

Street No.	Street	Suburb	Lot No.	Plan No.	Flood Category	Current Zone	Proposed Zone
8A	McDonald Street	Leichhardt		SP52876	Flood Control Lot	R1	R3
58	Balmain Road	Leichhardt	1	DP1686	Flood Control Lot	R1	R3
56	Balmain Road	Leichhardt	A	DP83332	Flood Control Lot	R1	R3
6	McDonald Street	Leichhardt	Y	DP440167	Flood Control Lot	R1	R3
6A	McDonald Street	Leichhardt	B	DP342642	Flood Control Lot	R1	R3
50	Balmain Road	Leichhardt	2	DP203246	Flood Control Lot	B2	B2
4	McDonald Street	Leichhardt	2	DP172395	Flood Control Lot	R1	R3
2	McDonald Street	Leichhardt	1	DP172395	Flood Control Lot	R1	R3
2	McDonald Street	Leichhardt	18	DP1686	Flood Control Lot	R1	R3
8	McDonald Street	Leichhardt	X	DP440167	Flood Control Lot	R1	R3
93	Norton Street	Leichhardt	B	DP312436	Flood Control Lot	B2	B2
67	Norton Street	Leichhardt	A	DP312436	Flood Control Lot	B2	B2
67	Norton Street	Leichhardt	5	DP303292	Flood Control Lot	B2	B2
64	Balmain Road	Leichhardt	5	DP1686	Flood Control Lot	R1	R3
67	Norton Street	Leichhardt	6	DP303292	Flood Control Lot	B2	B2
64	Balmain Road	Leichhardt	4	DP1686	Flood Control Lot	R1	R3
55	Norton Street	Leichhardt	1122	DP878812	Flood Control Lot	B2	B2
63-65	Norton Street	Leichhardt	1	DP172094	Flood Control Lot	B2	B2
62	Balmain Road	Leichhardt	3	DP1686	Flood Control Lot	R1	R3
60	Balmain Road	Leichhardt	2	DP1686	Flood Control Lot	R1	R3
48	Balmain Road	Leichhardt	1	DP203246	Flood Control Lot	B2	B2
46	Balmain Road	Leichhardt	1	DP977460	Flood Control Lot	B2	B2
44	Balmain Road	Leichhardt	C	DP301357	Flood Control Lot	B2	B2
42	Balmain Road	Leichhardt	B	DP301357	Flood Control Lot	B2	B2
40	Balmain Road	Leichhardt	A	DP171108	Flood Control Lot	B2	B2
347-349	Parramatta Road	Leichhardt	1	DP1036081	Flood Control Lot	B2	B2
351-353	Parramatta Road	Leichhardt	1	DP89212	Flood Control Lot	B2	B2
351-353	Parramatta Road	Leichhardt	1	DP76228	Flood Control Lot	B2	B2
355	Parramatta Road	Leichhardt	1	DP784499	Flood Control Lot	B2	B2
357	Parramatta Road	Leichhardt	1	DP794587	Flood Control Lot	B2	B2
359	Parramatta Road	Leichhardt	14	DP1081175	Flood Control Lot	B1	B2
361	Parramatta Road	Leichhardt	1	DP89488	Flood Control Lot	B2	B2
363	Parramatta Road	Leichhardt	1	DP90126	Flood Control Lot	B2	B2
365	Parramatta Road	Leichhardt	1	DP200472	Flood Control Lot	B2	B2
367	Parramatta Road	Leichhardt	1	DP83705	Flood Control Lot	B2	B2
369	Parramatta Road	Leichhardt	1	DP1074028	Flood Control Lot	B2	B2
371	Parramatta Road	Leichhardt	1	DP554320	Flood Control Lot	B2	B2
373-375	Parramatta Road	Leichhardt	14	DP1012098	Flood Control Lot	B2	B2
9	Norton Street	Leichhardt	2	DP718094	Flood Control Lot	B2	B2
379	Parramatta Road	Leichhardt	1	DP534872	Flood Control Lot	B2	B2
381	Parramatta Road	Leichhardt	7	DP3582	Flood Control Lot	B2	B2
383	Parramatta Road	Leichhardt	6	DP3582	Flood Control Lot	B2	B2
385	Parramatta Road	Leichhardt	5	DP3582	Flood Control Lot	B2	B2



387	Parramatta Road	Leichhardt	4	DP3582	Flood Control Lot	B2	B2
391-393	Parramatta Road	Leichhardt	2	DP3582	Flood Control Lot	B2	B2
389	Parramatta Road	Leichhardt	3	DP3582	Flood Control Lot	B2	B2
391-393	Parramatta Road	Leichhardt	1	DP455745	Flood Control Lot	B2	B2
7A	Norton Street	Leichhardt	19	DP650684	Flood Control Lot	B2	B2
7-Sep	Norton Street	Leichhardt	3	DP193368	Flood Control Lot	B2	B2
7-Sep	Norton Street	Leichhardt	1	DP110596	Flood Control Lot	B2	B2
377	Parramatta Road	Leichhardt	5	DP188144	Flood Control Lot	B2	B2
377	Parramatta Road	Leichhardt	2	DP534872	Flood Control Lot	B2	B2
23	Norton Street	Leichhardt	2	DP1075826	Flood Control Lot	B2	B2
20	Norton Street	Leichhardt	14	DP1005187	Flood Control Lot	B2	B2
478	Parramatta Road	Petersham	1	DP536440	Overland Flood Affected	B2	B2
482	Parramatta Road	Petersham	1	DP198552	Overland Flood Affected	B2	B2
484	Parramatta Road	Petersham	1	DP83706	Overland Flood Affected	B2	B2

Data sources

South of Parramatta Road and East of Palace Street, Petersham: Johnstons Creek and Whites Creek Flood Study Fig 43 p154 <https://www.innerwest.nsw.gov.au/live/environment-and-sustainability/in-your-neighbourhood/rivers-and-waterways/flooding>

North of Parramatta Road: Leichhardt Development Control Plan 2013, Appendix E – Water Guidelines - Flood Control Lot Map – Southern View.

<https://www.innerwest.nsw.gov.au/develop/plans-policies-and-controls/development-controls-lep-and-dcp/development-control-plans-dcp/leichhardt-dcp>

South of Parramatta Road and West of Palace Street, Petersham: Marrickville Development Control Plan 2011 – Part 2 – Generic Provisions – 2.22 - Flood Planning Area Map.

<https://www.innerwest.nsw.gov.au/develop/plans-policies-and-controls/development-controls-lep-and-dcp/development-control-plans-dcp/marrickville-dcp>

Taverners Hill Precinct

Flood map



Taverners Hill Precinct - Flood Affected Properties - Stage 1 LEP Phase 2A



Schedule of properties

Street No.	Street	Suburb	Lot No.	Sec. No.	Plan No.	Flood Category	Current zone	Proposed Zone
36	Kegworth Street	Leichhardt	1		DP13227	Flood Control Lot	R1	R3
34	Kegworth Street	Leichhardt	2		DP13227	Flood Control Lot	R1	R3
32	Kegworth Street	Leichhardt	3		DP13227	Flood Control Lot	R1	R3
30	Kegworth Street	Leichhardt	4		DP13227	Flood Control Lot	R1	R3
28	Kegworth Street	Leichhardt	5		DP13227	Flood Control Lot	R1	R3
26	Kegworth Street	Leichhardt	6		DP13227	Flood Control Lot	R1	R3
15	Beeson Street	Leichhardt	B		DP314411	Flood Control Lot	R1	R3
13	Beeson Street	Leichhardt	C		DP314411	Flood Control Lot	R1	R3
11	Beeson Street	Leichhardt	D		DP314411	Flood Control Lot	R1	R3
5-7	Beeson Street	Leichhardt	100		DP1012176	Flood Control Lot	R1	R3
40	Tebbutt Street	Leichhardt	1		DP933524	Flood Control Lot	R1	R3
1	Beeson Street	Leichhardt	1		DP958373	Flood Control Lot	R1	R3
38	Tebbutt Street	Leichhardt	2		DP958373	Flood Control Lot	R1	R3
1	Beeson Street	Leichhardt	3		DP958139	Flood Control Lot	R1	R3
36	Tebbutt Street	Leichhardt	2		DP958139	Flood Control Lot	R1	R3
34	Tebbutt Street	Leichhardt	1		DP958139	Flood Control Lot	R1	R3
53	Tebbutt Street	Leichhardt	12		DP2626	Flood Control Lot	R2	R3
20	Beeson Street	Leichhardt	A		DP320905	Flood Control Lot	R1	R3
51	Tebbutt Street	Leichhardt	11		DP2626	Flood Control Lot	R1	R3
18	Beeson Street	Leichhardt	B		DP320905	Flood Control Lot	R1	R3
18	Beeson Street	Leichhardt	32		DP650387	Flood Control Lot	R1	R3
16	Beeson Street	Leichhardt	33	3	DP2626	Flood Control Lot	R1	R3
14	Beeson Street	Leichhardt	34	3	DP2626	Flood Control Lot	R1	R3
24	Kegworth Street	Leichhardt	7		DP13227	Flood Control Lot	R1	R3
22	Kegworth Street	Leichhardt	8		DP13227	Flood Control Lot	R1	R3
20	Kegworth Street	Leichhardt	9		DP13227	Flood Control Lot	R1	R3
18	Kegworth Street	Leichhardt	74	4	DP2626	Flood Control Lot	R1	R3
16	Kegworth Street	Leichhardt	75	4	DP2626	Flood Control Lot	R1	R3
14	Kegworth Street	Leichhardt	76	4	DP2626	Flood Control Lot	R1	R3
12	Beeson Street	Leichhardt	301		DP1032481	Flood Control Lot	R1	R3
10A	Beeson Street	Leichhardt			SP66159	Flood Control Lot	R1	R3
10	Beeson Street	Leichhardt	303		DP1032481	Flood Control Lot	R1	R3
49	Tebbutt Street	Leichhardt	10	1	DP2626	Flood Control Lot	R1	R3
8	Beeson Street	Leichhardt	38	3	DP2626	Flood Control Lot	R1	R3
6	Beeson Street	Leichhardt	39	3	DP2626	Flood Control Lot	R1	R3
6	Beeson Street	Leichhardt	1		DP918305	Flood Control Lot	R1	R3
4	Beeson Street	Leichhardt	PT40	3	DP455595	Flood Control Lot	R1	R3
4	Beeson Street	Leichhardt	41	3	DP2626	Flood Control Lot	R1	R3
2	Beeson Street	Leichhardt	42	3	DP2626	Flood Control Lot	R1	R3
47	Tebbutt Street	Leichhardt	9	1	DP2626	Flood Control Lot	R1	R3
30	Tebbutt Street	Leichhardt	2		DP311229	Flood Control Lot	R1	R3
32	Tebbutt Street	Leichhardt	1		DP311229	Flood Control Lot	R1	R3
45	Tebbutt Street	Leichhardt	8	1	DP2626	Flood Control Lot	R1	R3
43	Tebbutt Street	Leichhardt	1		DP227474	Flood Control Lot	R1	R3
28	Tebbutt Street	Leichhardt	46	3	DP2626	Flood Control Lot	R1	R3



40	Upward Street	Leichhardt	2		DP227474	Flood Control Lot	R1	R3
26	Tebbutt Street	Leichhardt	45	3	DP2626	Flood Control Lot	R1	R3
41	Tebbutt Street	Leichhardt	6	1	DP2626	Flood Control Lot	R1	R3
39	Tebbutt Street	Leichhardt	5	1	DP2626	Flood Control Lot	IN2	R3
24	Tebbutt Street	Leichhardt	44	3	DP2626	Flood Control Lot	R1	R3
19	Hathern Street	Leichhardt	C		DP320905	Flood Control Lot	R1	R3
17A	Hathern Street	Leichhardt	2		DP1091814	Flood Control Lot	R1	R3
22	Tebbutt Street	Leichhardt	43	3	DP2626	Flood Control Lot	R1	R3
20	Tebbutt Street	Leichhardt	1		DP62463	Flood Control Lot	R1	R3
18	Tebbutt Street	Leichhardt	Y		DP393985	Flood Control Lot	R1	R3
9	Beeson Street	Leichhardt	171		DP1147781	Flood Control Lot	R1	R3
9	Beeson Street	Leichhardt	172		DP1147781	Flood Control Lot	R1	R3
19	Beeson Street	Leichhardt			SP84909	Flood Control Lot	R1	R3

Data sources

West of Hawthorne Canal: Dobroyd Canal Flood Study (2014) and Hawthorne Canal Floodplain Risk Management Study and Plan.

East of Hawthorne Canal / North of Parramatta Road: Leichhardt Development Control Plan 2013 - Flood Control Lot Map – Southern View.

<https://www.innerwest.nsw.gov.au/develop/plans-policies-and-controls/development-controls-lep-and-dcp/development-control-plans-dcp/leichhardt-dcp>

East of Hawthorne Canal / South of Parramatta Road: Marrickville Development Control Plan 2011 - Flood Planning Area Map.

King Bay Precinct

Flood map



Schedule of properties

Street No.	Street	Suburb	Lot No.	Plan No.	Flood Category	Current zone	Proposed Zone
225	Croydon Road	Croydon	1	DP167190	Overland Flood Affected	R2	R3
10	West Street	Croydon	2	DP592800	Overland Flood Affected	R3	B6
2	West Street	Croydon	1	DP169746	Overland Flood Affected	R2	R3
4	West Street	Croydon	2	DP169746	Overland Flood Affected	R2	R3
223	Croydon Road	Croydon	6	DP166205	Overland Flood Affected	R2	R3

Data sources

Dobroyd Canal Flood Study (2014)

<https://yoursay.innerwest.nsw.gov.au/24123/widgets/150546/documents/110310>