



Janice Wheeler
D14465790

4 February 2020

Louise Starkey
Major Projects
Department of Planning, Industry and Environment
NSW Planning Portal

Dear Louise,

**Comment SSD – 10159 Northside Private Hospital
Corner of Faunce Street West and Racecourse Road, West Gosford**

In response to your request for advice on flooding in relation to the State Significant Development for the proposed Northside Private Hospital on the corner of Faunce Street West and Racecourse Road, West Gosford, the Development Flooding Engineer from Council's Floodplain Management section has reviewed the particular documents attached to your request, and provides the following **comment** in relation to the proposal:

Developer Documents Reviewed: Civil and Stormwater Design- Warren Smith and Partners; Civil and Stormwater Plans – Warren Smith and Partners; Letter Flood Impacts- GRC Hydro March 2019 and August 2020

Council Documents Reviewed: Gosford CBD Overland Flow Study 2013; Gosford DCP 2013

The development is considered to be an emergency facility and as per Section 6.7.7.6.4 of Gosford DCP 2013, it will need to comply with all relevant controls outlined in Table 4 Flood Control Target Matrix. The relevant controls pertain to minimum floor level, flood impacts, access, parking and fencing.

The existing site is tagged as flood liable as per the adopted Gosford CBD Overland Flow Study 2013. This study shows isolated ponding of water throughout the site. The depth of ponding ranges from approximately 0.1m to 0.3m. It appears that the existing site access might be affected by more significant inundation than isolated ponding.

The applicant has provided a stormwater design and a desktop review of existing catchment flood results, namely from the Gosford CBD Overland Flow Study 2013. Within the stormwater design, the applicant has provided a water balance study which details the flows resulting from the proposed drainage and On Site Detention (OSD) infrastructure.

However, the applicant has not provided any study which models post development flood behaviour compared to existing flood behaviour. Given the critical nature of this proposed development, it is recommended the applicant provides details of the technical basis for the claim that no flooding will occur at the site post-development.

It is recommended that a site specific 2D Flood Study be undertaken by the applicant in order to demonstrate (and allow assessment of) the viability of the development. The modelling and subsequent recommendations of the flood study would be required to demonstrate that the development complies with the controls detailed in Table 4 Flood Control Target Matrix. The flood study should be undertaken by a suitably qualified engineer.

The model from Council's existing Overland Flow Study 2013 can be obtained from council and adapted to assist in this process. Please find attached a list of Council's requirements for Development Related Flood Studies.

The issues raised above are brought to the attention of the Department for consideration in the detailed assessment of the proposal. In doing so it is acknowledged that these issues, and any other issues raised by state government agencies or via public submissions, will be duly assessed by the Department in their overall consideration of the application under a merit assessment. It is also requested that Council is renotified in the event that any amendments to the application are publicly renotified.

Your attention is also drawn to the resolution of Council on 10 December 2019, a copy of which has previously been provided to the Minister for Planning and Public Spaces, Executive Director Compliance, Industry and Key Sites and Regional Assessments- Department of Planning, Industry and Environment.

If you have any further enquiries, please contact Janice Wheeler on 4350 5782.

Yours faithfully



Andrew Roach
Unit Manager
DEVELOPMENT ASSESSMENT

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