



Our ref: DOC21/1125859-16

Your ref: SSD-23588910

Kendal Clydsdale
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Department of Planning and Environment
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Dear Kendall

Central Coast Quarter – Stage 1, Northern Tower (SSD-23588910) – Response to Submissions

I refer to your email of 17 December 2021 in which the Planning and Assessment Group invited the Biodiversity and Conservation Division (BCD) of the Department of Planning and Environment (the Department) to comment on the response to submissions for the abovementioned project.

BCD's recommendations are provided in **Attachment A** and detailed comments are provided in **Attachment B**. If you require any further information regarding this matter, please contact Neil Kelleher, on 02 4320 4206 or via email at rog.hcc@environment.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'S. Crick'.

STEVEN CRICK
Senior Team Leader Planning
Hunter Central Coast Branch
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11 February 2022

Enclosure: Attachments A and B

BCD's recommendations

Central Coast Quarter – Stage 1, Northern Tower (SSD-23588910) – Response to Submissions

1. BCD recommends that during the detailed design, the proponent is required to demonstrate that there is failsafe egress to flood free refuge for any occupants of the basement carpark during a large flood event. The route to the refuge should be fail safe, plainly evident and self-directing.

BCD's detailed comments

Central Coast Quarter – Stage 1, Northern Tower (SSD-23588910) – Response to Submissions

1. BCD recommends that during the detailed design, the proponent should demonstrate that the flood protection barrier is fully automatic and does not depend on people, power, or pumps

The Response to Submissions states that a manual flood protection barrier would be acceptable as the entrance to the driveway provides a 1% Annual Exceedance Probability (AEP) level of flood protection.

During flood events with an AEP in excess of 1%, the basement carpark will flood if the manual gate is not closed in time and any occupants in the basement carpark will be exposed to high hazard floodwaters.

If a manual flood protection barrier is used, then the proponent must manage this risk to life by providing failsafe egress to on-site refuge.

Recommendation 1

BCD recommends that during the detailed design, the proponent is required to demonstrate that there is failsafe egress to flood free refuge for any occupants of the basement carpark during a large flood event. The route to the refuge should be fail safe, plainly evident and self-directing.