

Our Reference: NS201629
Your Reference:

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9 November 2022

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Attention: Mr Mike Ryan

Dear Mike

Re: Northside West Clinic Extension, 23-27 Lytton Street, Wentworthville – Response to Department of Planning and Environment letter (SSD-17899480)

This letter is in response to the Department of Planning and Environment's letter dated 2 November 2022 requesting additional information regarding flooding and the Northside West Clinic Extension.

The Probable Maximum Flood (PMF) analysis estimates that parts of the site will be inundated during the PMF overland flood event for a duration of up to 2 hours. Roads in the immediate vicinity of the site will become inundated quickly (approximately 10 minutes after the onset of the PMF storm) due to the fast flood response time of the local catchment. Our flood assessment shows there is no increase in flooding duration due to the proposed development.

During the PMF event, access to and from the site may be limited for a short period of time (up to approximately 2 hours) due to flooded local roads. The flood impact on access to/from the site is not possible to mitigate by the subject development proposal. It is anticipated that staff onsite during a PMF flood event would remain at the clinic on the upper levels of the building in a 'shelter in place' strategy until flood waters have receded. Staff commuting to the clinic may experience delays in accessing the site due to flooded local roads. During a flood event affecting the site, onsite staff should contact incoming patients to delay their appointment.

It is noted that in-patient beds will be relocated up from the lower ground floor to Level 1 (floor level 27.5 m AHD) and above as part of the development proposal, thereby reducing the risk to staff and patients in the event of flood water affecting the lower ground floor and allowing continuity of patient care.

It is noted that Recommendation 28 of the NSW Independent Flood Inquiry is supported in principle by the NSW Government, and that it relates to 'future essential services infrastructure development'. It is considered the development proposal relates to existing infrastructure and that relocating or raising existing plant on the lower ground floor is considered by the applicant to be unfeasible due to capital cost, age of plant and site constraints. There may be impacts to sewerage functions for a short duration, however the applicant considers this to be a minor impact on operations and can be managed in site procedures. Overland flow at external areas to the building is not expected to cause operational impacts to public electricity infrastructure as the new (relocated) substation near the south-eastern most driveway at Lytton Street will have its pad level (top of substation slab) set at least 150mm above the ground surface to be above any shallow depths from overland flow.

To mitigate the potential for flood water ingress to the lower ground, a 150 mm high bund around existing doorways to external areas will be provided. The doorways will also incorporate suitably designed structural elements with rubber seals to the thresholds and full length of door jambs. Proprietary personal access flood doors are available.

Yours faithfully,
ACOR Consultants Pty Ltd

A handwritten signature in blue ink, appearing to read 'K. Umlauff'.

Karl Umlauff
Senior Water Resources Engineer
CPEng NER