



Our ref: DOC21/823224-37

Your ref: SSD 23588910

Kendall Clydsdale

Senior Planning Officer  
Regional Assessments  
Department of Planning Industry and Environment  
[Kendall.Clydsdale@dpie.nsw.gov.au](mailto:Kendall.Clydsdale@dpie.nsw.gov.au)

Dear Kendall

**Request for advice – Environmental Impact Statement – Stage 1, North Tower, Central Coast Quarter, Gosford (SSD 23588910)**

I refer to the request for advice on the Environmental Impact Statement (EIS) prepared by Urbis on behalf of SH Gosford. This EIS is for the proposed State Significant Development (SSD–23588910) application for Stage 1, North Tower of the Central Coast Quarter, located at 26-39 Mann Street (Lot 111, DP 1265226, Lot 469, DP 821073 and Lot 7, DP 14761) Gosford NSW.

Biodiversity and Conservation Division (BCD) has reviewed the EIS and is satisfied that the development is consistent with the information provided to support the BDAR waiver application. As such no further assessment is required by BCD on biodiversity.

BCD's recommendations with regard to flooding are provided in **Attachment A** and detailed comments are provided in **Attachment B**. If you require any further information regarding this matter, please contact Jayme Lennon, Senior Conservation Planning Officer, on 02 9585 6935 or via email at [huntercentralcoast@environment.nsw.gov.au](mailto:huntercentralcoast@environment.nsw.gov.au)

Yours sincerely

**STEVE LEWER**  
**Acting Senior Team Leader Planning**  
**Hunter Central Coast Branch**  
**Biodiversity and Conservation Division**  
**Date:** 29 September 2021

Enclosure: Attachments A and B

## BCD's recommendations

### Stage 1, North Tower, Central Coast Quarter, Gosford

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1. BCD recommends that the proprietary stormwater treatment devices are certified by an independent suitably qualified person during the detailed design.
2. 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.
3. BCD recommends that the flood emergency response plan should address how a medical emergency will be managed during a flood event.

## BCD's detailed comments

### Stage 1, North Tower, Central Coast Quarter, Gosford

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#### Flooding and flood risk

1. The performance of the proposed proprietary stormwater treatment devices has not been demonstrated.

It is proposed to use proprietary storm water treatment devices; SPEL Stormsack, SPEL Hydrosystem and Ecosol Storm Pit. However, the performance of these devices has not been documented. During the detailed design, the proprietary stormwater treatment devices will require independent testing to verify that they perform as claimed by the vendor.

##### Recommendation 1

BCD recommends that the proprietary stormwater treatment devices are certified by an independent suitably qualified person during the detailed design.

2. Floodgates will need to operate without power.

It is proposed to use a concealed flood barrier on the Baker Street driveway to achieve the required flood immunity of 3.0m AHD. The Water Cycle Management Plan has not documented how the flood barrier will work during in a flood event.

##### Recommendation 2

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.

3. The proposed flood protection barrier may prevent access to emergency service vehicles

During a flood event the Baker Street driveway flood protection barrier will activate. The flood barrier has the potential to block access to emergency service vehicles if there is a medical emergency during a flood event.

##### Recommendation 3

BCD recommends that the flood emergency response plan should address how a medical emergency will be managed during a flood event.