

From: [Suzannah Byers](#)
To: [Phoebe Jarvis](#)
Cc: [Steve Barry](#); [Geoff Kwok](#); [Nima Salek](#); [Erica van den Honert](#); [Alan Bright](#); [Gabriel Wardenburg](#)
Subject: RE: President Private Hospital - Request for Information
Date: Wednesday, 14 December 2022 2:08:57 PM
Attachments: [image010.png](#)
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[image004.png](#)
[image005.png](#)

Hi Phoebe,

Please see below the response to the applicant in relation to question 3 and question 5.

Please let me know if you have any further questions.

Thanks,
Suzannah

Please find our clarification to the Commission's questions received yesterday afternoon.

Item 3:

Question 3: Noting that the flood modelling submitted by the Applicant indicates that there will be some localised increases in water levels on President Avenue, is there any reason why the Applicant cannot be amended in order for the swale to accommodate the additional flow, including the 5% AEP?

The following email response was received from Martens on Friday 9th Dec. 2022 at 12.10pm

Flood modelling indicates that in the 5% AEP flood event, there are no offsite impacts arising from the proposed development. In the 1% AEP flood event, post development afflux is negligible (< 10 mm) for all neighbouring residential properties, and is limited to 0.1-0.2 m in a small area completely within the President Ave road reserve. The flood level increases in the road reserve are limited to

areas which are affected by high flood hazards in the existing condition, which would be unsafe for vehicles and people, and the road is inaccessible during the existing condition flood. Further, the flood level increases in the President Ave road reserve are outweighed by the flood level decreases, which cover a much larger area. The minor flood level changes in the 1% AEP have a net benefit on the local floodplain environment with respect to flood levels, and will not affect the evacuation capability or trafficability of the road, and are therefore considered acceptable.

The proposed swale has been sized to collect and convey the local upstream flood waters up to and including the PMF event. An iterative approach was used in flood modelling to design the proposed swale in order to distribute flows onto President Avenue as per existing condition. Based on the modelling results, we consider that the current proposal would produce the most acceptable impacts in the context of flooding in this locality, and that further modification to the design is unnecessary.

Question 5: Are the Applicants climate change allowances for the 1% and 5% AEP and the PMF adequate and why? How has the Department tested the Applicant's assumptions regarding the climate change allowances?

The following email response was received from Martens on Friday 9th Dec. 2022 at 12.10pm

Analysis for an 'increase in rainfall intensity' associated with climate change has been completed as part of the MA flood assessment as per the SEAR requirements. The 1% AEP flood event has been modelled with an allowance for ARR2019 RCP8.5 rainfall increases as advised by GRC Hydro who was engaged by the DoPIE to undertake an independent review of the MA flood assessment. In addition, the highest rainfall intensity increase of 19.7% (projected for the year 2090) has been adopted in the flood model to allow for a conservative flooding modelling and design approach. This climate change allowance has been determined in accordance with best industry practice (Australian Rainfall & Runoff 2019) and is specific to the site, and is therefore considered adequate for the purposes of the flood impact assessment.

Kind Regards
Chris Kelly

Suzannah Byers

Principal Planning Officer, Housing Supply Team
State Significant Acceleration | Planning and Assessment
Department of Planning and Environment

T [REDACTED] | E [REDACTED]

- www.dpie.nsw.gov.au

- 4 Parramatta Square | 12 Darcy Street | Parramatta NSW 2150



I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

Please consider the environment before printing this email.

From: Phoebe Jarvis <[REDACTED]>
Sent: Tuesday, 13 December 2022 12:00 PM
To: Suzannah Byers <[REDACTED]>
Cc: Steve Barry <[REDACTED]>; Geoff Kwok <[REDACTED]>; Nima Salek <[REDACTED]>; Erica van den Honert <[REDACTED]>; Alan Bright <[REDACTED]>; Gabriel Wardenburg <[REDACTED]>
Subject: RE: President Private Hospital - Request for Information

Hi Suzannah,

I would like to clarify a section of “Attachment B – Response Received from Applicant (9/12/2022)” of the letter.

In response to both Question 3 and Question 5 the Applicant states “Awaiting response from Martens and Assoc.” (see page 15 and 16 of the letter). At pages 26 and 27 of the letter the Applicant includes an email from Stanley Leung of Martens & Associates Pty Ltd. Can the Department confirm if the information contained in this email is the Applicant’s response to Question 3 and Question 5 or is there outstanding information from the Applicant that the Commission can expect to receive?

Phoebe Jarvis | A/Principal Case Manager

Office of the Independent Planning Commission NSW
Suite 15.02, Level 15, 135 King Street, SYDNEY NSW 2000

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From: Gabriel Wardenburg <[REDACTED]>
Sent: Friday, 9 December 2022 3:42 PM
To: Phoebe Jarvis <[REDACTED]>; Suzannah Byers <[REDACTED]>
Cc: Steve Barry <[REDACTED]>; Geoff Kwok <[REDACTED]>; Nima Salek <[REDACTED]>; Erica van den Honert <[REDACTED]>; Alan Bright <[REDACTED]>
Subject: RE: President Private Hospital - Request for Information

Phoebe, please find attached the Department’s response to the Commission’s request for information.

Please don’t hesitate to reach out to Suzannah if any further clarification is necessary. I am now on leave until Wednesday 14 December 2022.

Cheers,

Gabriel Wardenburg

Team Leader
State Significant Acceleration

Planning and Assessment | Department of Planning and Environment

4 Parramatta Square, 12 Darcy Street Parramatta NSW 2150

T [REDACTED] E [REDACTED]



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The Department of Planning and Environment acknowledges that it stands on Country which always was and always will be Aboriginal land. We acknowledge the Traditional Custodians of the land and waters, and we show our respect for elders past, present and emerging.

We are committed to providing places in which Aboriginal people are included socially, culturally and economically through thoughtful and collaborative approaches to our work.

From: Phoebe Jarvis <[REDACTED]>
Sent: Tuesday, 6 December 2022 9:49 AM
To: Alan Bright <[REDACTED]>; Gabriel Wardenburg <gabriel.wardenburg@dpie.nsw.gov.au>; Suzannah Byers <[REDACTED]>; Erica van den Honert <[REDACTED]>
Cc: Steve Barry <[REDACTED]> Geoff Kwok <[REDACTED]>; Nima Salek <[REDACTED]>
Subject: President Private Hospital - Request for Information

Dear Alan, Gabriel and Suzannah,

Please see the attached letter setting out the Commission's request for information from the Department and the Applicant on matters identified by the Panel.

Could you please confirm receipt of this email.

If you have any questions, please let me know.

Phoebe Jarvis | A/Principal Case Manager

Office of the Independent Planning Commission NSW
Suite 15.02, Level 15, 135 King Street, SYDNEY NSW 2000

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