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**Sent:** Thursday, October 3, 2024 12:32 PM  
**To:** Ryan Lennox <ryan.lennox@dpie.nsw.gov.au>; Jonathan Jong Wah <Jonathan.JongWah@planning.nsw.gov.au>  
**Cc:** Michael Doyle <michael.doyle@dpie.nsw.gov.au>  
**Subject:** RE: Stormwater & parking etc referral - Modification application DA 22/11444 MOD 1 - 5S (and 3 basement levels) building at 60-64 Showground Rd Gosford

#### Mod Assessment

##### Parking

The proponent has provided explanation of the proposed reduction in parking space numbers. The proponent has also provided explanation of the consequences of less parking and has cited the fact that the site is well served by rail & bus transport, which intuitively would indicate that having less parking than that strictly required maybe acceptable. The proponent has also included a site specific Green travel Plan, for which they are commended.

The proponent contends that while not strictly adhering to “codified” parking requirements the site is expected to be self sufficient in terms of parking. The explanation of the parking requirements are all plausible and I have not identified any glaring flaws in the explanations provided.

##### Basement 3 Modification

It is proposed to have a radiology treatment bunker in Basement 3. This has changed the basement carpark function into a patient treatment area. The basement entry level is below the PMF level. The proponent has

previously cited that the fact that commercial areas are above the 1 in 100 yr level that this is an acceptable situation. The Modification now has a patient treatment level well below the design flood level.

**The consequences of having a patient treatment level in the basement needs to be further considered. I cannot support the modification until the consequences of having a radiology treatment level in a potentially flooding basement is further investigated.**

**Rex Wightley**  
**Chief Engineer**

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