

CHAPTER 5.15 WEST GOSFORD, TEMPORARY USE OF RACECOURSE

5.15.1 WHERE THIS CHAPTER APPLIES

This chapter applies to Lot 4 DP 775631 Racecourse Road, West Gosford as indicated on the map below.



Figure 1 – Land to which this chapter applies

5.15.2 PURPOSE OF THIS CHAPTER

The purpose of this chapter is to provide more detailed guidelines for the development of the land having regard to the development of the land for temporary uses and the flood prone nature of the land and traffic and transport matters.

5.15.3 OBJECTIVES

The objectives of this chapter are as follows:

- Ensure the flood flows in Narara Creek floodplain are not compromised;
- To minimise risk to human life and damage to property by controlling development on flood prone land;
- To ensure that developers and the community are aware of the potential flood hazard and consequent risks associated with the use of the site;

- To ensure that all land uses and development are appropriately sited and designed in recognition of all potential floods;
- Ensure cumulative flooding effects do not occur as a result of development on the site;
- Ensure traffic generated as a result of development on the site does not adversely impact on the surrounding road network.

5.15.4 BACKGROUND - FLOODING

The Gosford Race Club Track precinct is defined in the 1991 Lower Narara Creek Floodplain Management Plan (LNCFMP) as a "Flood Storage Area" of the Narara Creek Floodplain and it recommends that careful consideration should be given to any development in the area. Conveyance of floodwaters (mainstream) from Narara Creek to the Gosford Race Club Track commences during events greater than a 5% Annual Exceedance Probability (AEP) flood event, hence the reference as a "flood storage area". It should also be noted that the 1991 flood study identified that the tail water conditions in this vicinity are dominated by Brisbane Water.

Whilst the majority of the site is not a "floodway" (defined in 1991 LNCFMP), the site would be considered by current best practice as between a low to high flood hazard area due to the depth of flood water and velocities as defined under the 2005 State Government Floodplain Development Manual. This information should be taken as preliminary only and is subject to verification by computer modelling being undertaken within the current project and which does not include sensitivity analysis under climate change.

Overland flooding can also occur from the surrounding catchment but would not have the same effect as main stream flooding from Narara Creek due to the shorter duration, smaller catchment and therefore lesser flood flows. There may be potential during extreme events (1% and above) for vehicles to float due to the depth of water in the southern section of the site and the inability for practical access to and from the site

To retain efficient dispersal of floodwaters flood flows must not be compromised through the site.

5.15.5 SPECIFIC REQUIREMENTS - FLOODING

These requirements are in addition to the requirements of the Floodplain Management chapter of this DCP and apply specifically to Lot 4 DP 775631 Racecourse Road, West Gosford.

- a Any development is to be in accordance with the current Floodplain Management Map held by Council for this area.
- b No development is to be constructed in the floodway or medium – high hazard areas of the floodplain.
- c The proposed development should not create cumulative impacts upstream or downstream or within the flood storage area of Narara Creek.
- d Development must not result in significant impact of the conveyance of floodwaters.
- e No filling of the land is permitted that would reduce flood storage capacity.
- f All "temporary use" development must:
 - Be able to be removed prior to the onset of a flood; or

- Must be able to be shown to withstand a 1% flood event and not create blockage, become debris or create damage either on site or downstream of the flood event.
- g Interchange of floodwaters is not to be impeded.
- h A Site Specific Evacuation Plan must be provided addressing the following matters:
- Site Access and Emergency Exit Locations
 - All weather car parking, access and egress
 - Proposed hours of operation for event
 - Lighting
 - Flood Warning System
 - Vehicle and people evacuation plan, considering appropriate warning times, the nature of the event, vehicle instability due to buoyancy
 - Proposed plan for removal of structures/vehicles/people etc. if site unattended (for example out of event hours)
 - Stability of structures unable to be removed in the event of a flood
 - Environmental management matters relating to temporary toilet and shower facilities, display items (including gas bottles), garbage etc. in the event of a flood
 - Any other matter required by Council

5.15.6 BACKGROUND - TRAFFIC AND TRANSPORT

The subject site is located at the intersections of the Central Coast Highway, a major distributor road and Racecourse Road. Roads and Maritime Services are concerned with any potential traffic generating impacts future developments may have on this intersection.

5.15.7 SPECIFIC REQUIREMENTS - TRAFFIC AND TRANSPORT

- a The subject site has a common boundary with the Central Coast Highway (HW30) that is declared as a Controlled Access Road. Direct access across this common boundary is restricted.
- b Any development application must be accompanied by a Traffic Management Plan (TMP). The TMP should fully assess the implications of any event including the impact on the adjacent arterial road network.
- c Any development application must be referred to Roads and Maritime Services for comment and advice.

5.15.8 OTHER CONTROLS APPLYING TO THIS SITE

In addition to the provisions of this DCP Chapter the provisions of other chapters also apply to the site to the extent that the land use is for the purpose specified, or the development of the land involves the matter specified.

Where the provisions of other chapters conflict with those in this chapter, the provisions of this chapter shall prevail.