

To: [City of Sydney](#)
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Subject: **Waterloo Metro Quarter OSD**
SD-10439 Central Precinct – Response to submission comments
Date: 3 March 2021

Introduction

This note has been prepared to respond to the comments dated 3 December 2020 raised by the City of Sydney to the Department of Planning, Industry and Environment (DPIE) during the public exhibition period for Waterloo Metro Quarter Over Station Development (OSD).

Specifically, this note responds to the comments for the [Central Precinct SSD DA \(SSD-10439\)](#). Figure 1 below represents a schematisation of Waterloo Metro Quarter OSD - area in green identifies the proposed Central Precinct.

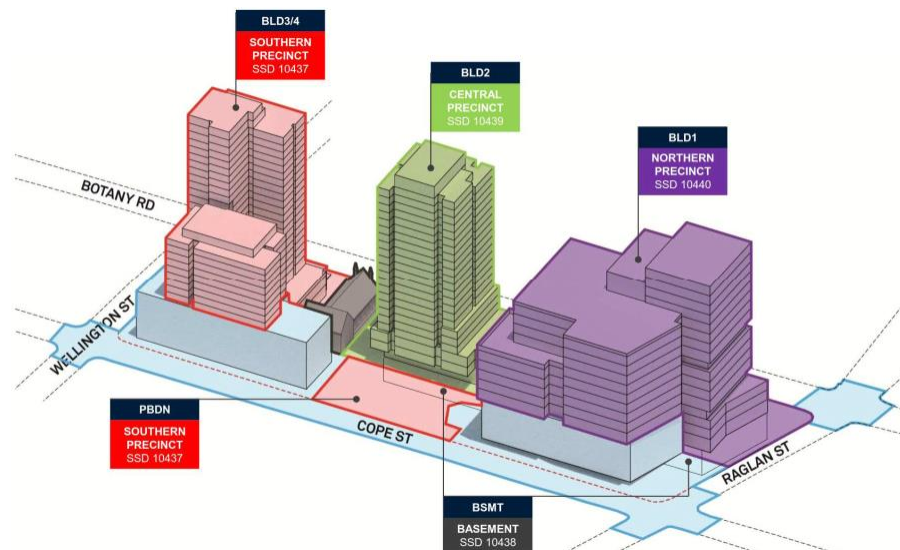


Figure 1: Waterloo Metro Quarter site, with sub-precincts identified

Comment	Response
Public domain	
<p>79 Flood planning - Each application has its own site-specific flood assessment which is based on the proposed building layout to produce flood planning levels for the individual precincts. The flood planning levels specified in the assessment are in accordance with Councils Interim flood plain management policy with the exception of a retail strip fronting Botany Road identified as retail area 11 in the Central precinct. In this case the proposed floor levels of 15.2m AHD are below the flood planning level of 15.7m AHD. The flood planning level being the 1% AEP flood level for retail floor space.</p>	<p>The finished floor level for area 11 has been raised to 15.7 m AHD which corresponds to the 1%AEP flood level.</p>
<p>80 The reason given for the non - compliance is the relatively small areas of retail floor space available does not allow for adequate DDA compliant ramping form the surrounding Botany road public domain level. This reasoning is not supported and given this is a new development with no site constraints, compliance with the required flood planning levels should be achieved. The depth of flooding in the proposed retail space of up to 500mm during the 1% AEP storm is not acceptable.</p>	<p>As indicated in response 79 above, the finished floor level for Area 11 has been raised above the 1%AEP flood event.</p>

The revised finished floor level for Area 11 reflects the requirements indicated in the Council Interim Floodplain Management Policy.

We trust that the responses provided above satisfy City of Sydney comments.