



Department of Planning and Environment

Our ref: DOC22/47042
Senders ref: SSD-12618001

Minoshi Weerasinghe
Senior Planning Officer
Industry and Key Sites Assessments
Planning Group
Department of Planning and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Dear Ms Weerasinghe

Subject: Exhibition – 104-116 Regent Street, Redfern - Student Accommodation (SSD-12618001)

Thank you for your email received 21 January 2022 requesting comments on the above proposal. Environment, Energy and Science Group (EES) notes that a waiver for the requirement to prepare a biodiversity development assessment report was granted on 12 April 2021. EES has no further comments in relation to biodiversity.

EES has reviewed the flood assessment, Stormwater and Flooding Assessments for the project, provided as part of the EIS.

EES notes that the project site is surrounded by overland flows. The assessment should demonstrate that the relevant floor levels comply with *City of Sydney Development Control Plan 2012* by providing a table listing all relevant entry points or floor levels, the associated flood levels (1% AEP and PMF, possibly climate change) and any required freeboard.

Flood risk management for the project relies on the construction of a new flow path in the adjacent lot (13-23 Gibbons Street). The conditions of approval should include provisions to ensure the flow path is completed and operational before occupation of the proposed development.

If you have any queries please contact David Way, Senior Conservation Officer via David.Way@planning.nsw.gov.au or 02 8275 1324.

Yours sincerely

11/02/22

Susan Harrison

Senior Team Leader Planning
Greater Sydney Branch
Biodiversity and Conservation



Department of Planning and Environment