

Our ref: DOC22/878399

Your Ref: SSD-32927319

Renah Givney
Industry and Key Sites Assessment
Department of Planning and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

10 October 2022

Subject: Request for Advice: Response to Submissions for Powerhouse Ultimo Renewal (SSD-32927319)

Dear Ms Givney

Thank you for your email received 29 September 2022 seeking comments on the response to submissions (RtS) for the above project.

A flood impact assessment has been provided as requested. However, EHG does not consider that the information provided enables a proper assessment. The flood impact assessment only shows impacts greater than '0.05', which is assumed to be in metres. The flood impact assessment must be updated to show impacts greater than 0.01m or 10mm, the generally accepted limitation of accurate modelling.

EHG considers that displaying only impacts of 0.05m or above may hide true impacts. The loss of floodplain storage and conveyance across the southeast portion of the project site may lead to impacts. Considering the serious flood affectation of downstream properties, this should be addressed.

The development of Zone 3 (the northeast corner) is predicted to cause unacceptable flood impacts. Consideration should be given to retaining this area at existing ground levels or reducing the planned extent of the building to avoid impacts. It is not considered reasonable to proceed based on the predicted impacts. The feasibility of any proposed mitigation measure must be shown, noting that stormwater upgrades in this environment even if feasible, would likely be costly.

The flood model does not appear to adequately represent the wall along the eastern boundary of the project site. This type of detail is typically not included in flood studies completed at a regional scale, such as City of Sydney Council's Darling Harbour study. This level of detail should be included in the site-specific assessment for the project.

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,



Susan Harrison
Senior Teams Leader
Greater Sydney Branch
Biodiversity and Conservation