

15 July 2020

Your Ref: SSD-8636-Mod-2
Our Ref: R/2018/7/C
File No: 2020/309337

Ingrid Berzins
Planning Officer
Department of Planning, Industry and Environment

via Planning Portal

Dear Ingrid

New Request for Advice – University of Sydney – Engineering & Technology Precinct – SSD 8636 Modification 2

Thank you for your correspondence dated 29 June 2020 which invites the City of Sydney Council (the City) to provide comments on the proposed modifications to the tree pot sizes and changes to flooding conditions. The City has reviewed the submitted material and provides the following comments for your consideration:

1 Variations to tree pot sizes

The procurement of advanced trees with a pot size of 400L trees requires efficient organising skills and project planning. The proposed modification application seeks to amend the minimum pot size of 400L to 200L for the tree species *Archontophoenix cunninghamiana*, *Backhousia citriodora* and *Syzygium luehmannii*, due to not being able to source the above tree species in 400L. According to the submitted documentation 400L trees can be sourced for the following tree species: *Cupaniopsis anacardioides*, *Elaeocarpus reticulatus* and *Jacaranda mimosifolia*.

As some species can be sourced in larger pot sizes, the City recommends to only reduce the pot sizes for those species that are not available in larger sizes to ensure the development still makes a positive contribution to the tree canopy in the locality. It is recommended that Condition B4(a) is amended as follows;

“...to require a minimum pot size of 200L for the following tree species: Archontophoenix cunninghamiana, Backhousia citriodora and Syzygium luehmannii at installation. All other tree species must be a minimum pot size of 400L at installation.”

2 Flooding conditions

With regards to the proposed modifications to conditions B31, B33, B35, B36, B37 and B38, the City partially supports the modifications and is discussed in further detail below.

- **Condition B31** – It is agreed that it is not reasonable to insist on changes to floor levels if the building is not being rebuilt. It is understood that the building is only

being refurbished and that no structural changes are being made to floor levels, roof levels etc. The proposed removal of this condition is supported

- **Condition B33** – The City recommends that all new works are to comply with requirements for flood compatible materials. The choice of materials has little impact on constructability or cost. The site remains subject to flood inundation and therefore, materials used should be able to withstand such conditions. The removal of this condition is not supported.
- **Condition B34** – the City partially supports the amendments to condition B34 is part. The amended wording of the condition is recommended as follows: *A design certification report is to be prepared by a suitably qualified practicing engineer (NPER), certifying that all accesses and entry points to the building and structures comply with the above requirements under **Conditions B32 and B33**. ~~parts (a) to (e)~~. The report shall be submitted to and approved by the Certifying Authority and submitted to the Planning Secretary for information prior to commencement of the relevant works.*
- **Condition B35** – Similar to above, the City recommend that all new works still comply with the requirement for electrical features and mechanical equipment to be protected from flood water. The site remains subject to flood inundation. Power outlets, other electrical features and mechanical equipment pose a significant threat to people when flooded. This requirement is also not dependant on changing floor levels and therefore should still be applied.
- **Condition B36** – While it is agreed that existing structures need not comply with the requirements of this condition, it is still recommended that new works that are likely to be immersed during a 100-year rainfall event comply. Any new structures built as part of the development are recommended to comply with the requirements of this condition whilst existing structures that remain need not comply.
- **Condition B37** – Section 4.1 of the submitted SJB Planning Report states the request for deletion of Clause 37 is supported by additional flood modelling “which indicates that the development does not result in an increase in flood affectation for the existing Electrical Engineering Building”. However, Figure 5 (shown below) of the of the Flood Investigation – Basin D Removal report, shows a significant increase in flood depth (shown red) just outside the building. The City seeks clarification on this.

There is insufficient information provided at this stage to determine if the City can support the removal of this condition. Section 3.1, paragraph 2 of the Flood Investigation – Basin D Removal report, notes that this basin was for the purpose of both flood mitigation and water quality treatment. It is noted that the On Site Detention (OSD) being proposed as an alternative is to include bio-retention for water quality treatment. It is therefore possible that this alternative is acceptable but there is insufficient information given to conclude if it is capable of the same performance of the previously proposed basin.

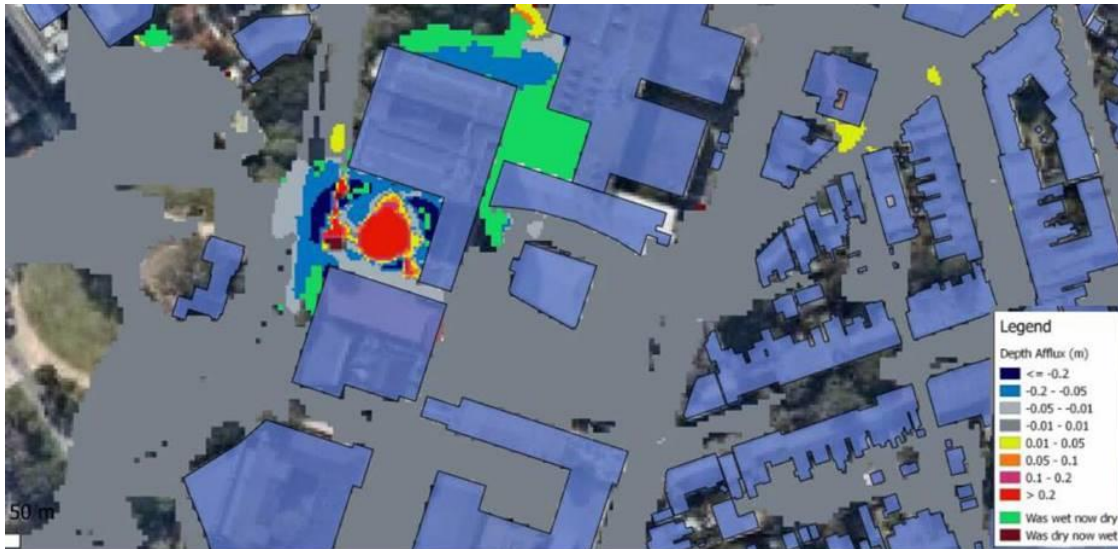


Figure 5 1% AEP Flood Depth Afflux (Proposed - Existing)

- **Condition B38** – The removal of this clause is subject to the removal of Condition 37. Further clarification is requested.

Additionally, if the flood risk is removed by retention and renovation of the existing engineering building, it is not clear what changes have been made to the landscape design, levels and edge treatments for the Southern Plaza bio-retention basin. The Southern Plaza plans do not provide sufficient levels and gradients for the pavements, sections and details to confirm DDA compliant equitable access on the surrounding paths, and that the risk of people tripping or falling into the basin has been "designed out" of the scheme.

The City requests that detailed plans with sections, levels and proposed edges are submitted to resolve this issue and demonstrate the amended design is DDA compliant and fit for use.

Should you wish to speak with a Council officer about the above, please contact Marie Burge, Planner, on 9265 9333 or at mburge@cityofsydney.nsw.gov.au

Yours sincerely,

Andrew Rees
Area Planning Manager