



DOC20/1028338

Senders ref: SSD 10405 (City of Sydney)

David Glasgow
Principal Planning Officer
Key Sites Assessments
Planning and Assessment Group
NSW Department of Planning, Industry and Environment
4 Parramatta Square
12 Darcy Street
PARRAMATTA NSW 2150

Dear Mr Glasgow,

Subject: Notice of Exhibition – Atlassian – Office and Hotel Development, 8-10 Lee Street, Haymarket (SSD10405)

Thank you for your e-mail dated 25 November 2020, inviting Environment, Energy and Science Group (EES) in the Department of Planning, Industry and Environment (DPIE) to comment on the Notice of Exhibition for Atlassian – Office and Hotel Development.

EES has reviewed the relevant documentation and make the following comments;

Biodiversity

A Biodiversity Development Assessment Report (BDAR) Waiver was approved on 14 September 2020.

Flooding

SEARs Item 15 requires an assessment of the stormwater, drainage and flooding issues associated with the site to be undertaken. Eckersley O'Callaghan and TTW have prepared a Civil, Stormwater and Flood Report. The report identifies specific mitigation measures to manage flooding and stormwater and includes a risk assessment of the likelihood and consequence of identified risks.

The City of Sydney Council's Darling Harbour Catchment Flood Study (October 2014) and Darling Harbour Floodplain Risk Management Plan (September 2016) identify localised areas around the site that have the potential for significant flood depth in the 1% AEP flood event. The Civil, Stormwater and Flood Report provides flood mitigation measures to manage flood impacts and will allow for future integration with stormwater and flood mitigation for the Central Precinct Redevelopment. The Report concludes that the proposed development and flood mitigation complies with the flood planning level requirements of the City of Sydney.

An assessment of the flood risk for the development has been undertaken and identified two sources of flooding that have the potential to impact the proposed development. These are:

- overland flow along Lee Street entering the service and vehicle access ramp to the basement levels
- flood water ponding in Ambulance Avenue and flooding the proposed lower ground floor level and basement penetrations.

A combined mitigation strategy of stormwater drainage amplification and a flood gate at the top of the basement ramp is proposed to reduce the risk of flooding to the development and future development within the precinct. Furthermore, significant works are proposed to raise the basement ramp entry levels to reduce flooding of the basement during rare floods.

The proposed development and flood mitigation measures comply with the flood planning level requirements of Council's Interim Floodplain Management Policy. The flood hazard is generally low around the site, with a positive flood impact (reduced flood levels) in Ambulance Avenue, and no negative impact elsewhere within the catchment.

EES recommends that the proponent prepare a Flood Emergency Response Plan in consultation with Council and the NSW State Emergency Service (SES) to address the full range of floods up to and including the Probable Maximum Flood to ensure the safety of personnel and users of the development. The Flood Emergency Response Plan should give attention to the potential for rare flooding of the lower ground floor level and the basement levels.

Should you have any queries regarding this matter, please contact Bronwyn Smith Senior Conservation Planning Officer on 9873 8604 or Bronwyn.smith@environment.nsw.gov.au.

Yours sincerely



15/01/21

SUSAN HARRISON
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