

Our ref: DOC21/159088

Senders ref: SSD 10382 (City of Sydney)

Rodger Roppolo
Senior Planning Officer
Industry Key Sites Assessment
Planning and Assessment Group
Department of Planning, Industry and Environment
4 Parramatta Square
12 Darcy Street
PARRAMATTA NSW 2150

Dear Mr Roppolo,

Response to Submissions – Student Accommodation 90-102 Regent Street, Redfern (SSD 10382)

Thank you for your email of 4 March 2021, requesting input from Environment, Energy and Science Group (EES) in the Department of Planning, Industry and Environment (DPIE) on the Response to Submission (RtS) for Student Accommodation, at 90-102 Regent Street, Redfern.

EES has reviewed the RtS table prepared by Urbis dated 1 March 2020 makes the following comments in regard to flooding.

Flooding

The proposed minimum floor levels have been provided alongside relevant flood levels in a table at Appendix Z01. EES's review has determined that the following levels are insufficient.

1. Entries to basement - all entry points to the basement, including any vents, must be above both the PMF level and the 1% AEP flood level plus 500 mm freeboard. The staircase and loading dock entrances to the basement have levels above the PMF level but must also be above the 1% AEP flood level plus 500 mm freeboard.
2. Comms, Gas and Water meter room - this level is above the 1% AEP flood level, but also needs 500 mm freeboard thereto.

If you have any queries or would like additional information regarding this matter, please do not hesitate to contact Bronwyn Smith Senior Conservation Planning Officer on 02 8973 8604 or at Bronwyn.smith@environment.nsw.gov.au

Yours sincerely



12/3/2021

Marnie Stewart
A/Senior Team Leader Planning
Greater Sydney Branch
Biodiversity & Conservation