

Ferdinando Macri
Planning Officer
Infrastructure Assessments
Planning Group
Department of Planning and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Dear Mr Macri

Subject: Modification 7 Precinct Village and Carpark (SSD-9835-Mod-7)

Thank you for your email received 24 January 2022 requesting comments on the Response to Submission (RtS), dated 17 December 2021, for the above proposal. Environment, Energy and Science Group (EES) has reviewed the proponent's response to EES's submission.

Biodiversity considerations

EES notes that while this proposal will remove 45 trees, 29 of these trees are in planter boxes and the remaining 16 are mostly of low retention value and are relatively small and less mature than other trees on site. In addition, the 16 trees not in planter boxes are located within a mass planting of trees. As most trees in this planting are to be retained, the loss of 16 relatively small and immature trees should have a relatively minor impact. EES considers a conclusion that the proposal will not lead to an increase in biodiversity impacts is reasonable.

Flooding considerations

EES has reviewed the revised information regarding flooding assessment and considers that RtS has not adequately addressed all of the flooding considerations raised in EES' submission, dated 18 November 2021 (ref: DOC21/992934). EES notes that:

- the figures in Appendix G of the RtS need titles and it is not clear what they represent
- there are only three figures presented in Appendix G, presumably showing hazard. The RtS states afflux figures were provided, but they are not available at Appendix G. Figures as per the original report should be updated, including depth/level and afflux
- the RtS does not demonstrate that "no worsening of hazard on the central driveway" has been achieved, but in fact indicates the opposite. EES therefore strongly recommends that clear documentation is provided to justify this conclusion.

EES does not agree that the required design solutions to manage and mitigate the impacts of flooding should be delayed until the detailed design of the proposal is finalised.

It is standard practice to provide evidence that the design solution achieves the required objectives. EES considers that an updated report should be produced, documenting the new design solution, and including updated figures, is required to appropriately assess the potential for and severity of flood impacts.

EES does support the deletion of flood gates from the proposal and notes this will provide a significantly improved outcome.

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

A handwritten signature in black ink that reads "S. Harrison". The signature is written in a cursive, flowing style.

04/02/21

Susan Harrison

Senior Team Leader Planning
Greater Sydney Branch
Biodiversity and Conservation

