

21 May 2013

Karen Jones
Acting Director, Metropolitan & Regional Projects South
Department of Planning & Infrastructure
GPO Box 39
Sydney NSW 2001

Reference: Stormwater impact from proposed Sydney International Convention, Exhibition and Entertainment Precinct - Case Numbers 131522, 131523 and 131525

Dear Ms Jones,

Thank you for the Flooding and Stormwater report prepared for the Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP), which includes Bayside, Darling Central and The Haymarket.

The SICEEP is proposed over and adjacent to a number of Sydney Water stormwater underground culverts, located downstream of the Darling Harbour catchment. Sydney Water is concerned the proposed structures will interfere with the integrity of these culverts and accessibility for Sydney Water to operate, maintain and reconstruct these assets.

The following is Sydney Water's response to the Flooding and Stormwater report, prepared by Hyder Consulting Pty Ltd, for each of the three precincts. This information may change or further refined during the design process for this development.

Bayside

The ICC Hotel (PDA North 1 and PDA North 2) is proposed over an existing underground stormwater culvert. This does not meet Sydney Water's policy or guidelines for "Building over or adjacent to Sydney Water stormwater assets".

Sydney Water may consider alternative building designs or proposals to deviate the stormwater culvert, where it is possible to do so. These options are based on Sydney Water approving a Services Protection Report, Stormwater Deviation Report and Flood Impact Assessment Report.

Darling Central

The Theatre (PPP North 9) is proposed over three major Sydney Water underground stormwater culverts. Sydney Water will accept this proposal because the existing Exhibition Centre is built over these culverts. However, Sydney Water must approve building plans to ensure these culverts are protected and structurally independent from the building during and post construction.

The Haymarket

The offices, public parking and residential apartments (PDA South 11 and PDA South 12) are proposed over and adjacent to Sydney Water major stormwater culverts. These proposed structures do not meet Sydney Water's policy and guidelines for "Building over or adjacent to Sydney Water stormwater assets".

The structure containing offices and public parking (PDA South 11) will be over a proposed stormwater culvert. This is not satisfactory. Sydney Water will work with you to consider alternative designs or proposals to deviate these stormwater culverts around these structures. These options are based on Sydney Water approving a Services Protection Report, Stormwater Deviation Report and Flood Impact Assessment Report.

Stormwater and Flooding report indicates that the proposed provisional hydraulic hazards are high. However it concludes that the impact of the proposed development with the culvert amplification would result in negligible flood impact. To support this statement the flood mitigation measures and associated risks identified need to be addressed including confirming design levels to undertake further modelling and developing a Floodplain Risk Management Plan.


The Water Quality Analysis and Water Sensitive Urban Design are acceptable for the concept design of the SICEEP - PPP site, which includes Bayside, North Exhibition, South Exhibition, The Theatre and Tumbalong Park. However, separate Water Quality Analysis and Water Sensitive Urban Designs will need to be submitted for approval for The Haymarket and ICC Hotel sites.

Sydney Water seeks a response to the above matters and will be happy to discuss in detail. We need to ensure that the existing and proposed stormwater systems:

- are protected, accessible to operate and maintain
- protect people and properties from flooding
- protect the natural environment
- improve waterway health
- incorporate WSUD

I will be happy to further discuss the above findings. Please do not hesitate to contact me on 8849 5207 if you any questions regarding the above.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Fernando Ortega", is written over the "Yours sincerely" text.

Fernando Ortega
Senior Asset Planner, Stormwater
Liveable City Solutions
Sydney Water