



Office of
Environment
& Heritage



Our reference: DOC12/4712

Mr Alan Bright
A/Director
Metropolitan and Regional Projects South
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Department of Planning
Received
02 MAR 2012
Scanning Room

Dear Mr Bright

I refer to your letter received by the Office of Environment and Heritage (OEH) on 7 February 2012 inviting OEH to make comments on the Preferred Project Report for the Concept Plan and Stage 1 Project Application for a mixed use development and associated infrastructure at the Shepherds Bay Foreshore within the Meadowbank Employment Area, Meadowbank and Ryde (MP09_0216 and MP09_0219).

OEH has reviewed the relevant documents and provides comments on the biodiversity and flooding aspects of the proposal in Attachment 1.

If you have any queries regarding this matter please contact Marnie Stewart, Conservation Planning Officer, on 9995 6861.

Yours sincerely

28 FEB 2012

GISELLE HOWARD
Director Metropolitan
Environment Protection Authority

Attachment 1 - OEH comments on the Preferred Project Report

Biodiversity

In previous correspondence dated 25 February 2011, OEH recommended that an assessment be undertaken for *Eucalyptus nicholii* in accordance with the *Threatened Species Assessment Guidelines 2007*. OEH also recommended that further surveys and assessment be undertaken for microchiropteran bats to assess the presence and significance of the site for this group of threatened species.

OEH notes that the proponent has undertaken the recommended further survey and assessment and considers that the concerns raised have been adequately addressed.

Flood Risk Management

OEH has reviewed the relevant information regarding stormwater and flooding assessment in relation to flooding hazards. It is advised that while the consultant's proposed drainage works, additional inlets, walls and fencing appear to address overland flow up to the 100 yr ARI, OEH's previous comments in correspondence dated 25 February 2011 are still considered applicable including:

- public safety in the lower level basement car park during flood events. As stated in the Cardno letter (13 December 2011), "*vehicular and pedestrian entries to the site will be set to a level equal to the 100 year ARI flood level plus 300mm*". It is important that all vehicular access to basement car parking is included in this condition and set at a minimum level of 300mm above the level of the 100 year ARI flood. Additional public safety measures for basement car parking should include the following:
 - a clearly signposted pedestrian 'Escape Route' (separate to the vehicular access ramps and not reliant on electricity) shall be provided to access suitable refuge area above the level of the probable maximum flood. The Escape Route should be able to be accessed by pedestrians who do not have to enter deeper water to access the Refuge from the Escape Route. Note: if the car parking area includes disabled car spaces, the Escape Route should be able to be accessed via a disabled access,
- public access and dwellings should be designed and constructed to accommodate flooding above flood planning level up to the PMF level, and
- any approval for the development should ensure that the proposed drainage augmentation works are undertaken so as to limit the existing and future risks to people and property from a full range of flooding up to the PMF level.