



Andrew Watson
Key Sites and Regional Assessments
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

7 February 2024

Subject: Request for Advice – Review of Amended Modification Application – Barangaroo Concept Plan Approval (MP 06_0162 MOD 9)

Dear Mr Watson,

Thank you for your email received 11 January 2024 seeking comments on the Response to Submissions and amended application to modify the above project.

Biodiversity, Conservation and Science (BCS) group of the NSW Department of Climate Change, Energy, the Environment and Water (NSW DCCEEW) has reviewed the proposed amendments to the concept plan.

BCS does not consider that the proposed modification to the concept plan is likely to result in additional impacts to biodiversity values.

BCS request updated flood impact mapping is provided for the current modification, as the substantial increase in residential gross floor area (GFA) has the potential to increase the number of residents to evacuation difficulties and increase the burden on emergency services. BCS provides detailed flood comments at Attachment A.

Should you have any queries regarding this matter, please contact Theo Wilkinson, Senior Conservation Planning Officer via theo.wilkinson@environment.nsw.gov.au.

Yours sincerely

Susan Harrison
Senior Team Leader Planning
Greater Sydney Branch
Biodiversity Conservation and Science

Attachment A – BCS Flood Comments (MP 06_0162 MOD 9)

As no further flood report has been provided for the proposed modification, BCS has relied on the previously submitted flood analysis prepared by GRC Hydro titled Barangaroo Station Civil Works Hickson Road Stage 3 Design and dated June 2021. BCS notes the development involves considerable changes to road drainage infrastructure and integration with the Sydney Metro network.

The GFA and building height of the overall development is proposed to be reduced significantly. However, a significant increase in residential GFA is proposed. The currently approved project had 28,000 square metres of residential uses, whereas the current amended project proposes 75,000 square metres. This significant increase in residential GFA has the potential to expose an increased number of residents to evacuation difficulties and increase the burden on emergency services.

BCS recommend that the impact mapping be reviewed for the current modification and that further detail is provided to support the increased residential use in this location. BCS also request that the provided mapping be larger format with clear colour distinction for ease of interpretation.

Roads serving the development are shown to experience H2 hazard in some areas in the 1% Annual Exceedance Probability event, which is considered unsafe for small vehicles. The post development scenario indicates that hazards in the road increase to H3 and H4 in the Probable Maximum Flood, which may impact emergency service access. It is critical that flood risk can be managed at each stage of the development and emergency management facilitated without increased reliance on emergency services. BCS recommend that any emergency management strategy should be referred to NSW State Emergency Service (SES) for review.

End of Submission