

NSW Land and Housing Corporation
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Your Reference
 LAHC 2020/642
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Response to Submissions: Climate Change Adaption Addendum

26th September 2023

For the attention of: Susan Oktay

Dear Susan,

The Riverwood Estate Planning Proposal was placed on public exhibition between 12 August and 25 September 2022.

The project has been affected by recent market changes primarily because of significant increases in construction costs impacting on the overall viability of the project.

LAHC has implemented a revised strategy that will now focus on the delivery of an exemplar first stage of the project which will deliver approximately 420 new dwellings with less impact on existing local infrastructure. This will enable the wider masterplan to be considered in the future to ensure it meets the aspirations of the local community and allow identified local infrastructure to be delivered in tandem.

Rezoning of an exemplar first stage will build on the previous renewal work at Washington Park noting that the land and proposed redevelopment in this stage mirrors the 2022 exhibited planning proposal. As the proposed first stage sits within the exhibited proposal, this means the land needed for future infrastructure such as road widening will be unaffected. The subject site is shown below in Figure 1 below:



Figure 1 Riverwood LAHC Rezoning

To suit the revised scope of the precinct, an addendum letter has been prepared that summaries the specific items relevant to the revised scope. Specifically this letter is an addendum to the following:

- Riverwood Estate State Significant Precinct Climate Change Adaptation (CCA) Report (Mott MacDonald, 2022)
- Response to Submissions: Engineering Items (Mott MacDonald, 2022)

1. Study Requirements

The purpose of the Climate Change Adaptation Study is to:

- Include measures to address the impact of climate change including urban heat and extreme weather events;
- Inform and supports the preparation of the proposed planning framework including any recommended planning controls or DCP/Design Guideline provisions that would deliver an appropriate sustainability outcome;
- Detail how the development will address temperature increases from climate change, including integration of vegetation (existing and future), permeable and reflective surfaces and Water Sensitive Urban Design (as a separate report) features into the design of the development; and
- Demonstrate consideration of the Urban Green Cover in NSW Technical Guidelines (OEH, 2015).

2. Climate Change Adaption

Mott MacDonald undertook analysis to understand how climate change impacts could affect the Riverwood Renewal project and explored potential adaptation measures to mitigate these risks through multi-disciplinary climate risk workshops.

A climate risk register was developed collaboratively with key project team members exploring both risk exposure and opportunities for risk mitigation and adaptation in response to the relevant State Significant Precinct requirements issued by Department of Planning, Industry and Environment (DPIE) in December 2020.

A summary of climate change projections for the site area have been provided in Table 1.

Table 1: Climate Change Projections

Variable	Current (1968-2019)	Units	Near Future (2030)	Far Future (2070 or 2090)	References
Temperature – average annual maximum	23.3	°C	+ 0.5 to 1	+ 1.5 to 2	(NSW OEH, 2014)
Temperature – Hot days	9.4	Average days over 35°C per year	+ 1 to 5	+ 5 to 10	(NSW OEH, 2014)
Rainfall – Annual mean	868	mm	-13 to +18 %	-9 to +24 %	(NSW OEH, 2014)
Bushfire and Fire Weather	-	Forest Fire Danger Index (FFDI)	+ 0 to 1	+ 0 to 1	(NSW OEH, 2014)
Sea level Rise	-	m	+ 0.08 to 0.18	+ 0.44 to 0.88	(CSIRO, 2015)

Baseline Planning/Layout Options

At a more 'scaled out' level of planning, there are certain design options that are difficult to capture as purely 'resilience' based actions in terms of the future Riverwood Renewal project, but which will aid in a more efficient and liveable area, and one which is also inherently more adaptable to change. A key planning option for the reduced scope:

- Increasing development densities to allow for the presence of more open space (thus cooling the immediate environment) and less hardened surface area coverage/sprawl (thus reducing runoff)

The same climate change mitigation items outlined in the main Riverwood Estate State Significant Precinct Climate Change Adaptation (CCA) Report remain valid for the revised precinct scope and adequately address the SEARS requirements.

The preferred master plan and accompanying development controls propose to incorporate a significant number of the initiatives identified in Section 8 of the Climate Change Adaptation Report. The extent to which initiatives have been included exemplifies government leadership in an otherwise largely unregulated environment.

Yours sincerely,

For and on behalf of

Mott MacDonald Australia Pty Ltd



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