

Lend Lease (Millers Point) Pty
Limited

**Barangaroo South - C3
Commercial Building**

**Climate Change & Sea Level Rise
Report - Project Application**

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1 Introduction

This report supports a Project Application submitted to the Minister for Planning pursuant to Part 3A of the Environmental Planning and Assessment Act 1979 (EP&A Act). The Application seeks approval for construction of a commercial building (known as Building C3) and associated works at Barangaroo South as described in the Project Summary Description section of this report.

1.1 Background

The 22 hectare Barangaroo site has been divided into three distinct redevelopment areas (from north to south) – the Headland Park, Barangaroo Stage 2 and Barangaroo Stage 1 (herein after referred to as Barangaroo South).

Lend Lease was successfully appointed as the preferred proponent to develop Barangaroo Stage 1 (otherwise known as Barangaroo South) on 20 December 2009.

1.2 Planning History & Framework

On 9 February 2007 the Minister approved a Concept Plan for the site and on 12 October 2007 the land was rezoned to facilitate its redevelopment. The Approved Concept Plan allowed for a mixed use development involving a maximum of 388,300m² of gross floor area (GFA) contained within 8 blocks on a total site area of 22 hectares.

Modification No. 1 was approved in September 2007 which corrected a number of minor typographical errors.

On 25 February 2009 the Minister approved Modification No. 2 to the Concept Plan. The Approved Concept Plan as modified allowed for a mixed use development involving a maximum of 508,300m² of gross floor area (GFA) contained within 8 blocks on a total site area of 22 hectares.

On 11 November 2009 the Minister approved Modification No. 3 to the Concept Plan to allow for a modified design for the Headland Park and Northern Cove. The Approved Concept Plan as modified allows for a mixed use development involving a maximum of 489,500m² of gross floor area (GFA) across Barangaroo as a whole.

On 16 December 2010 the Minister approved Modification No. 4 to the Barangaroo Concept Plan. The Approved Concept Plan as modified allows for approximately 563,965m² Gross Floor Area of mixed use development across the entire Barangaroo site.

This Project Application forms one of a series of individual Applications that Lend Lease will be submitting to deliver Barangaroo South. This Project Application is consistent with the established planning framework for the site, including the approved Concept Plan (as modified).

A Project Application (MP10_0023) has been approved for the bulk excavation and construction of a basement car park to accommodate up to 880 car parking spaces and associated services and infrastructure to support the initial phases of

the future development of Barangaroo South. A Section 75W Modification Application was subsequently submitted seeking to modify MP10_0023 to extend the area of the approved basement to the south. This modification was approved by the Minister for Planning on 3 March 2011.

A further Section 75W application has been submitted to the Department of Planning and Infrastructure (the Department) and is currently being assessed, which seeks the Minister's approval to modify the depth of the excavation and change the reduced levels of the basement structure, using the same construction methodology as detailed and approved as part of the original project application. This includes:

- reduced excavation and bulk earthworks;
- reduced structural works – foundations, basement levels, perimeter retention system etc; and
- installation of associated services and infrastructure to support the initial phases of the future development of Barangaroo South.

A project application for the first commercial building, known as C4, was submitted to the Department of Planning on 29 October 2010. This application sought consent for construction and use of a new commercial Building C4 with a maximum 98,514m² GFA accommodating commercial and retail uses, a child care centre, bicycle parking and associated use and operation of car parking and loading facilities in the basement. Consent was issued by the Minister on 3 March 2011.

A Section 75W application has been submitted to the Department and is currently being assessed which seeks the Minister's approval to modify certain elements of the approved C4 building, including:

- mix of the uses within the building;
- total GFA;
- shape of floor plates of the podium and the tower elements of the building;
- facade details;
- roof treatment; and
- basement layout.

1.3 Site Location

Barangaroo is located on the north western edge of the Sydney Central Business District, bounded by Sydney Harbour to the west and north, the historic precinct of Millers Point (for the northern half), The Rocks and the Sydney Harbour Bridge approach to the east; and bounded to the south by a range of new development dominated by large CBD commercial tenants.

The Barangaroo site has been divided into three distinct redevelopment areas (from north to south) – the Headland Park, Barangaroo Stage 2 (also known as Barangaroo Central) and Barangaroo South.

The area of land within which development is proposed under this Project Application extends over land generally known and identified in the approved Concept Plan as Block 3 which comprises Lot 5 in DP 876514.

1.4 Project Summary Description

This Project Application seeks approval for the construction of a 49 storey building, comprising ground floor retail, a commercial lobby, childcare, podium and office tower, provision for associated cars and bicycle parking and the construction of the surrounding ancillary temporary public domain which includes access streets and landscaping.

1.5 Purpose of this Report

This report has been prepared to accompany the Project Application for the C3 Commercial Building and associated works at Barangaroo South. It addresses the relevant Director-General Requirements for the project. These Director-General Requirements are discussed in the Environmental Assessment Report (EAR) that has been prepared to support the application.

An assessment of the risks associated with sea level rise on the proposal has been conducted as set out in the NSW Coastal Planning Guideline: Adapting to Sea Level Rise.

The following provides a high level review of the risks of climate change in increasing sea levels in Sydney Harbour and the potential inundation impact on the Barangaroo South development site and potential impacts to the C3 Commercial Building.

Accordingly this assessment addresses sea level rise as a result of climate change. Other projected climate change impacts have not been specifically considered.

1.6 Scope of Work

The scope of work includes:

- review of existing occurrence of coastal inundation;
- review of climate change projections (for mean sea level rise, storm surge) and provide qualitative assessment of likelihood of inundation;
- identify and provide qualitative assessment of consequences of inundation on the development;
- identify potential adaptation measures; and
- assess risk of each impact with and without adaptation measures using a risk matrix.

1.7 Background to Climate Change and Sea Level Rise

Extreme sea levels currently occur in Sydney Harbour as a result of the compounding effects of tides, storm surge, wave setup and wave run-up, all of which increase the extent of inundation above mean sea level.

Over the life of the Barangaroo development, global mean sea level rise is projected to occur as a result of global warming inducing:

- thermal expansion of the oceans; and
- the melting of the Greenland and Antarctic ice sheets.

In addition, storm modelling of weather patterns along the NSW coast indicates the potential for increases in the frequency of extreme weather events that contribute to extreme winds and, subsequently, storm surge¹.

As a result of increased mean sea level and increased storm surge, the frequency of inundation on the NSW coast is likely to increase. Compounding this, extreme rainfall events are also projected to increase in frequency in Sydney. Where such events coincide with storm surge, inundation impacts are likely to be increased.

¹ Hennessy, K., Page, C., McInnes, K., Jones, R., Bathols, J., Collins, D., and Jones, D. 2004. Climate Change in New South Wales. Past Climate Variability and Projected Changes in Average Climate, Part 2 Projected Changes in Climate Extremes, CSIRO and the Australian Bureau of Meteorology

2 Guidelines and Standards for Sea Level Rise

2.1 Planning Guidelines

2.1.1 NSW Sea Level Rise Policy Statement

The NSW State Government released its Sea Level Rise Policy Statement² in November 2009 to prepare for predicted sea level rises caused by climate change and inform both local and state plans for coastal development. The policy specifies that a NSW sea level rise planning benchmark is an increase above 1990 mean sea levels of 0.4m by 2050 and 0.9m by 2100. This can be compared with the recently adopted Victorian benchmark of 0.8m by 2100 and the benchmarks which have been adopted by South Australia since 1991 of 0.3m by 2050 and 1m by 2100. The NSW benchmark is consistent with the upper limit of the Intergovernmental Panel on Climate Change (IPCC) AR4 projections of 0.79 m global average sea level rise by the decade of 2090 to 2099.

2.1.2 NSW Coastal Planning Guideline: Adapting to Sea Level Rise

The NSW Sea Level Rise policy statement is supported by the NSW Coastal Planning Guideline: Adapting to Sea Level Rise³ released in August 2010. The guideline details the application of sea level rise benchmarks to coastal and flood hazard assessments and in land-use planning.

The Planning Guideline requires that development applications in coastal risk areas provide the following information:

- Information outlining the type of proposed development including:
 - nature, bulk, scale and location of proposed development; and
 - proposed use and occupation of buildings, and those on adjoining land.
- Plans illustrating the position and configuration of the proposed development in relation to coastal risks including (where relevant):
 - position of the existing and proposed buildings;
 - existing ground levels to AHD around the perimeter of the building;
 - existing or proposed floor levels in AHD;
 - foundation type; and
 - topographic levels to an accuracy of 0.1m, and structures to an accuracy of 0.01m, showing relative levels to AHD.
- A report addressing the following issues relating to sea level rise as they relate to the development site, where relevant:

² NSW Government, Sea Level Rise Policy Statement, November 2009

<<http://www.environment.nsw.gov.au/climateChange/sealevel.htm>>

³ <http://www.planning.nsw.gov.au/LinkClick.aspx?fileticket=1Mz7Sun64mw%3d&tabid=177>

- increase in sea level and increased tidal range;
- coastal flooding;
- cliff and slope stability; and
- groundwater elevation and/or salinisation.
- Information that demonstrates whether the development proposal:
 - is consistent with the relevant coastline or flood risk management plan;
 - is consistent with any relevant DCP that relates to coastal or flood issues;
 - meets the coastal protection and flood risk management requirements of the LEP; and
 - incorporates appropriate management responses and adaptation strategies.

2.1.3 Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005

The Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005 applies to the Foreshores and Waterways Area as identified in the Sydney Harbour Regional Environment Plan which includes the Barangaroo site. The DCP provides 'Design Guidelines for Water-Based and Land/Water Interface Developments' including design requirements for seawalls. The DCP specifies a requirement for top of sea wall height of 1.675m AHD. The maximum height for reclamations is also 1.675m AHD. The DCP has not been updated to reflect the NSW Sea Level Rise Planning Benchmarks. Any update of the DCP would be required to be consistent with the final guideline.

2.1.4 AS4997:2005 Guidelines for the Design of Maritime Structures

The Australian Standard for the Design of Maritime Structures includes a provision for sea level rise based on the medium range estimate for 25, 50 and 100 years as put forward in the IPCC third assessment report (2001) as below.

Table 1: AS4997:2005 Allowance for Sea Level Rise

Design life	Sea level rise (m)
25 years	0.1
50 years	0.2
100 years	0.4

NOTE: Based on the mid-scenario from the International Panel on Climate Change (2001)

These values are now considered outdated given the more recent projections and the specific planning controls now introduced by various state governments. However the standard gives guidance into how the impact of storm surges should be taken into account by specifying the minimum height of a deck of a wharf or jetty in tidal conditions. The standard indicates that this should be determined as the '1/100 annual accident of probability elevated water level, plus a suitable freeboard depending on exposure to waves, wave heights, wind set-up, formation of bars at river entrances and seiche'.

3 Existing Coastal Inundation

Sydney Harbour is subject to a range of physical processes including wind, waves, tidal fluctuations and associated currents. Each of these processes contributes to water levels and the extent to which inundation is experienced on rare occasions where wave run up overtops foreshore structures. The various contribution of each of these processes is shown in Figure 1 below.

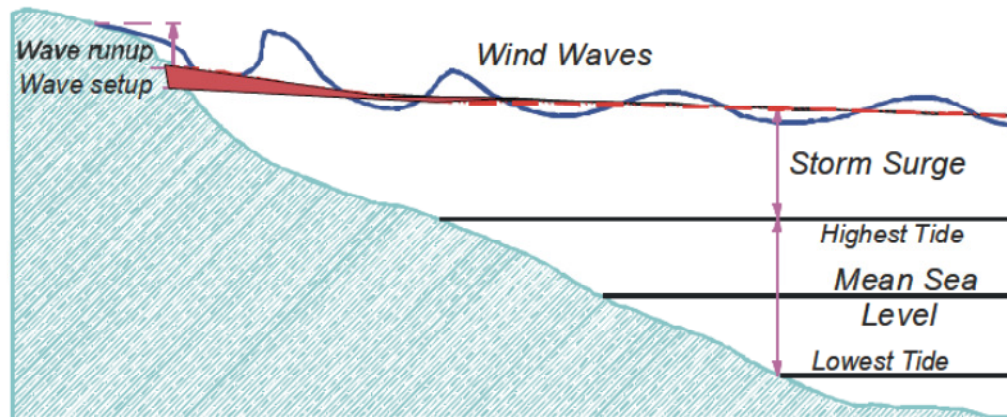


Figure 1: Contribution of Physical Processes to Water Levels ⁴

This section summarises the extent of the contributions of each of these components on the current water levels in Sydney Harbour.

3.1 Existing Levels

The existing sea wall at Barangaroo varies from 2.1m to 2.2m AHD with the site generally rising to 3.5m AHD at the high points of Hickson Road approximately 200m landwards of the seawall. The low points of Hickson Road are at approximately the same height of the existing sea wall.

3.2 Astronomical Tide

The astronomical tide component of a given ocean water level, is based upon the combined influences of the Sun and the Moon and their position relative to the Earth at any given point in time. The tide is in effect a very long period wave set in motion by the centrifugal force of the rotating earth on the ocean and is governed by the gravitation forces applied by the Moon, Sun and other planets.

The NSW coastal zone experiences semi-diurnal tides, which consist of two high and two low tides daily. The larger or 'spring' tidal range (around 2m) occurs during full or new moon when the gravitational pull of the moon and sun are combined. The 2009 tidal levels for Sydney Harbour are presented in Table 2 below.

⁴ Kathleen L. McInnes, Julian O'Grady and Ian Macadam, The Effect of Climate Change on Extreme Sea Levels in Port Phillip Bay: A Project Undertaken for the Department of Sustainability and Environment, Victoria, CSIRO Marine and Atmospheric Research November 2009

Table 2: 2009 Sydney Harbour Tidal Levels⁵

Tidal Levels	m AHD
Highest astronomical Tide	1.075
Mean high water Springs	0.675
Mean low water Springs	-0.675
Lowest astronomical Tide	-0.935

3.3 Storm Surge

Storm surges occur as a result of the elevation of the ocean water surface above normal tidal ranges due to the combined effects of 'barometric setup' and 'wind setup'.

Barometric setup occurs where 'low' pressure weather causes a local rise in the ocean water surface (known as the 'inverse barometer effect') and has been measured in the order of 0.2 to 0.4m in NSW coastal waters⁶. Extreme wind speeds not only generate local seas but, also tend to pile water up against a shoreline in the direction of the wind. The component of increasing water level attributable to wind action is termed 'wind setup' and is of the order of 0.1 to 0.2m⁶. In total storm surge swells in NSW coastal waters are therefore estimated to be in the order of 0.3 to 0.6m.

Barangaroo is situated approximately 6km from the ocean entrance at South Head. The majority of wave energy directed into the Harbour from the ocean is dissipated on the shorelines around Middle Head. While storm surge swells have been observed to penetrate into the Harbour, they tend to only reach as far as Nielsen Park and Rose Bay some 2km seawards of Barangaroo.

3.4 Wind and Current Related Waves

Waves occurring within the Harbour are generally as a result of local wind driven seas or from recreational and commercial vessels.

Very small, extremely long period waves (including tsunamis) associated with strong currents have also been known to impact upon Sydney Harbour in the past.

3.5 Wave Run up and Wave Set up

Wave setup and wave run up influence the height that waves reach as wave energy is dissipated at the shoreline. On beaches it can elevate the water level by as much as 7m. However, the wind and boat wave climate on Sydney Harbour is comparatively less than that experienced on the open coast from swell.

⁵ Arup, Barangaroo –Stage 1 Competition: Canal Hydraulic Study, 2009

⁶ NSW Government (1990). Coastline Management Manual, September. 1990 as cited in Watson P.J and D.B Lord (2008). *Fort Denison Sea Level Rise Vulnerability Study*, Coastal Unit, NSW Department of Environment and Climate Change, October 2008

However, run up from wave energy dissipation against seawalls is still significant⁷. The height of run up from waves dissipating energy against a seawall depends on several factors including:

- wave height and period;
- profile of the near shore area; and
- depth of water and wave regularity.

Run-up is usually expressed as a height measured vertically above the still water level, exceeded by a small percentage of waves.

3.6 Existing Sea Level Data

Water levels have been measured continuously at Fort Denison within Sydney Harbour for over 100 years. The data reflects the astronomical tide levels as well as anomalies or variations from the predicted tide resulting from the range of sources discussed above. Similarly, the data inherently incorporates climate change induced sea level over this timeframe.

Extreme value analysis of tide data is commonly undertaken to estimate design still water levels. Design still water levels represent the maximum level that can be expected excluding the contribution from wave run-up. Design still water levels produced from Fort Denison data using the Gumbel probability distribution function are shown in Table 3 below.

Table 3: Design Still Water Levels for Sydney Harbour ⁸

ARI (years)	Maximum Level (m AHD)
0.02	0.965
0.05	1.045
0.10	1.095
1	1.235
2	1.275
5	1.315
10	1.345
20	1.375
50	1.415
100	1.435
200	1.455

ARI - Annual Recurrence Interval

AHD - Australian Height Datum

⁷ EurOtop (2007). "Wave Overtopping of Sea Defences and Related Structures: Assessment Manual", Produced by Environmental Agency (UK), Coastal Engineering Research Council (Germany) and Rijkswaterstaat (Netherlands), August, 2007, as cited in Watson P.J and D.B Lord (2008). *Fort Denison Sea Level Rise Vulnerability Study*, Coastal Unit, NSW Department of Environment and Climate Change, October 2008

⁸ Watson P.J and D.B Lord (2008). *Fort Denison Sea Level Rise Vulnerability Study*, Coastal Unit, NSW Department of Environment and Climate Change, October 2008

In accordance with AS4997:2005 Guidelines for the Design of Maritime Structures, the relevant design still water level is the 1/100 ARI (highlighted above), noting that an additional allowance for wave run up and harbour seiching is to be made.

4 Climate Change Projections

4.1 Increase in Mean Sea Level

4.1.1 IPCC Global Projections

In 1988 the World Meteorological Organization (WMO) and the United Nations Environment Programme (UNEP) established the Intergovernmental Panel on Climate Change (IPCC) to assess on a comprehensive, objective, open and transparent basis the scientific, technical and socio-economic information relevant to understanding the scientific basis of risk of anthropogenic climate change. A main activity of the IPCC is to provide in regular intervals an assessment of the state of knowledge on climate change. To date the IPCC has completed four assessment reports (1990, 1995, 2001 and 2007). The fifth assessment report is expected to be finalised in 2014.

The global climate change projections contained in the IPCC assessment reports are based on a combination of six 'storylines' of future global greenhouse gas emissions and 23 General Circulation Model (GCM) patterns to simulate climate influences at the global level.

The most recent IPCC Fourth Assessment Report (AR4) provided global climate change projections for mean global sea level rise to the end of the century. These are presented in Table 4 for each of the scenarios.

Table 4: AR4 Global Climate Change Projections¹

Scenario ¹	2090-2099 relative to 1980-1999	
	Temperature Change ² (°C)	Corresponding Sea Level Rise ³ (m)
A1FI	2.4 – 6.4	0.26 – 0.59
A1T	1.4 – 3.8	0.20 – 0.45
A1B	1.1 – 2.9	0.21 – 0.48
A2	1.7 – 4.4	0.23 – 0.51
B1	1.1 – 2.9	0.18 – 0.38
B2	1.4 – 3.8	0.20 – 0.43

¹ Scenarios relate to the set of IPCC storylines drawn from four families:

- A1 - very rapid economic growth, global population that peaks in mid-century and declines thereafter, and the rapid introduction of new and more efficient technologies;
- A2 - economic development is primarily regionally oriented and per capita economic growth and technological changes are more fragmented and slower than in other storylines);
- B1 - rapid changes in economic structures toward a service and information economy, with reductions in material intensity, and the introduction of clean and resource-efficient technologies;
- B2 - emphasis is on local solutions to economic, social, and environmental sustainability with intermediate levels of economic development, and less rapid and more diverse technological change.

A further 3 groups within the A1 family are defined, characterizing alternative developments of energy technologies: A1FI (fossil fuel intensive), A1B (balanced), and A1T (predominantly non-fossil fuel).⁹

- 2 The ranges in projections for each of the scenarios represent the range of outputs from each of the GCM patterns used in the modelling.
- 3 A further 10 to 20cm allowance is to be made for the potential dynamic response of the Greenland and Antarctic ice sheets.

In addition to the values presented in Table 4 above, AR4 also includes an allowance of an additional 10 to 20cm by 2100 for the potential dynamic response of the Greenland and Antarctic ice sheets. Therefore a 0.79 m rise represents the upper limit of the projections. However it should be noted that AR4 further states: 'Larger values cannot be excluded, but understanding of these effects is too limited to assess their likelihood to provide a best estimator of an upper bound for sea-level rise.'

It should also be noted that there is likely to be regional variation in global mean sea level rises.

Unlike the IPCC Third Assessment Report (2001) (TAR), AR4 (2007) does not provide a time series of sea-level projections through the 21st century, only maximum and minimum projections. For 2090-2099, the TAR and AR4 projections agree well at the upper limit. An estimate of a time series of the maximum IPCC AR4 projections (including the potential dynamic response of the Greenland and Antarctic ice sheets) based on the TAR time series is shown in Table 5 below.

Table 5: Adjusted projections of sea-level (m) for 95-percentile maxima, derived by adjusting the TAR projections to correspond to the AR4 projections at 2095¹⁰.

Year	Scenario					
	A1FI	A1B	A1T	A2	B1	B2
2010	0.060	0.059	0.059	0.060	0.056	0.058
2020	0.099	0.096	0.100	0.097	0.092	0.097
2030	0.146	0.143	0.149	0.139	0.132	0.142
2040	0.204	0.200	0.208	0.190	0.178	0.192
2050	0.278	0.266	0.272	0.251	0.227	0.247
2060	0.368	0.337	0.342	0.320	0.279	0.307
2070	0.471	0.413	0.413	0.401	0.333	0.369
2080	0.584	0.493	0.482	0.490	0.388	0.435
2090	0.701	0.571	0.548	0.588	0.444	0.504
2100	0.819	0.649	0.611	0.692	0.496	0.576

⁹ Intergovernmental Panel on Climate Change, Special Report on Emissions Scenarios: Summary for Policy Makers, 2000.

¹⁰ Hunter, J.R. (2008), Estimating Sea-Level Extremes Under Conditions of Uncertain Sea-Level Rise.

Submitted to Climatic Change as cited by CSIRO Wealth from Oceans National Research Flagship and the Antarctic Climate and Ecosystems Cooperative Research Centre (ACE CRC)

<http://www.cmar.csiro.au/sealevel/sl_proj_21st.html>

4.1.2 Developments since AR4

There have been some significant developments since AR4 including evidence that global greenhouse-gas emissions are now tracking well above the (high-impact) A1FI scenario, and that the world has not yet adopted any reasonable mitigation pathway. Furthermore, since 1990, both global temperature and global sea level have been tracking the upper limit of the projections, suggesting that the AR4 projections may be underestimates. Recognising the inadequacies of the current understanding of sea-level rise, simple statistical models relating to observed sea levels to observed temperatures have been developed and applied with projected temperature increases to project future sea levels. These have generally resulted in higher sea level projections for 2100, of up to 1.4 m

In particular, the AR4 projections for sea level rise are subject to increasing concern about a more rapid rate of sea-level rise as a result of the instability of the Greenland and the West Antarctic Ice Sheets. In particular, one Australian study reports that:

‘While our understanding of the relevant processes is limited, it is important to recognise that the uncertainties are essentially one-sided: the processes can only lead to a higher rate of sea-level rise than current model projections¹¹.’

A recent study into the constraints of glaciological conditions for sea-level rise suggests that increases in excess of 2 m by 2100 are ‘physically untenable’. This suggests that a global 2m mean sea level rise represents an upper bound only if ‘all variables are quickly accelerated to extremely high limits’¹².

4.2 Increase in Storm Surge Events

Climate change modelling has suggested that storm winds may become more intense and more frequent on the NSW coastline resulting in higher storm surge during storm events¹³. However, it is unlikely that the full impact of any increased frequency and severity of storm surges will be seen at Barangaroo with the majority of the ocean wave energy dissipated at Middle Head. There is however some chance that local sea winds will increase in frequency as a result of local wind events. This has not been quantified and in any case is likely to represent a relatively small contribution to increased sea levels when compared to mean sea level rise.

4.3 Compounding Impacts of Extreme Rainfall Events

While extreme rainfall events have not been considered in any detail in this assessment, it should be noted that the frequency and intensity of extreme rainfall

¹¹ Church, J.A. White, N.J., Hunter, J.R., Lambeck, K., A post-ICC AR4 update on sea-level rise, 2008, p 3

¹² Pfeffer, W.T., Harper, J.T., O’Neel, S., Kinematic Constraints on Glacier Contributions to 21st-Century Sea-Level Rise
Science Vol. 321. no. 5894, pp. 1340 – 1343, 5 September 2008

¹³ McInnes, K., Abbs, D., O’Farrell, S., Macadam, I., O’Grady, J., Ranasinghe, R., Projected Changes in Climatological Forcing for Coastal Erosion in NSW, CSIRO Marine and Atmospheric Research and NSW Department of Environment and Climate Change, August 2007.

events is anticipated to increase in NSW under climate change projections¹⁴. Extreme rainfall has the potential to compound the impacts (but not necessarily likelihood) of coastal inundation if combined.

4.4 Projections considered in this assessment

For the purposes of this assessment, values for mean sea level rise as a result of climate change to be considered are presented in Table 6 below.

Table 6: Projections of Mean Sea Level Rise

Projection		2050	2100
A	NSW Planning Benchmark	0.4m	0.9m
B	IPCC AR4 Upper Limit A1FI Projections (adjusted time series)	0.28m	0.82m
C	Upper bound of Sea Level Rise projected by statistical methods	-	1.4m
D	Suggested upper bound of global mean sea level rise only if all variables are quickly accelerated to extremely high limits	-	2m

The resulting impact on current sea levels at Barangaroo (for A, C and D projection scenarios in Table 6 by 2100 is presented in Table 7.

Table 7: Projections of Mean Sea Level Rise to 2100

Extreme Water Level	m AHD			
	Current Level (No Sea Level Rise)	+0.9m SLR	+1.4m SLR	+2m SLR
Highest Astronomical Tide	1.075	1.975	2.475	3.075
Highest Astronomical Tide +0.3m Surge	1.375	2.275	2.775	3.375
Highest Astronomical Tide +0.6m Surge	1.675	2.575	3.075	3.675
1 in 100 year Extreme Sea Level Event ¹	1.435	2.335	2.835	3.435
Sydney Harbour Foreshores and Waterways DCP ²	1.675	2.575	3.075	3.675

- Estimated on basis that increased frequency of storm surge events will not affect the 1 in 100 year event magnitude
- Assuming that the DCP adopts the 0.9m increase as per the NSW Sea Level Rise Policy

¹⁴ <http://www.climatechange.gov.au/climate-change/impacts/national-impacts/nsw-impacts.aspx>

5 Potential Impacts of Inundation

The potential impacts of inundation can be categorised as either:

- extreme event impacts; or
- long term impacts.

Extreme event inundation impacts occur where there is a one-off storm surge or tidal anomaly event whereas long term impacts refer to the gradual increase in sea level rise and repeat (less extreme) inundation events.

The potential associated impacts below are related to the C3 Commercial Building and the supporting different types of infrastructure.

5.1 Building C3

5.1.1 Extreme Events

Extreme storm surge events in conjunction with mean sea level rise may cause inundation leading to extensive damage and possible structural failure during extreme events. Sudden inundation could also pose a serious hazard to human safety.

5.1.2 Long Term Impacts

Increased frequency of inundation may over time cause the degradation of materials, structure and foundations of the Building C3. This accelerated degradation of materials has the potential to reduce the life expectancy of the building, whilst also increasing maintenance costs and leading to potential structural failure during further extreme events.

5.2 Water and Sewerage Infrastructure Impacts

5.2.1 Extreme Events

There is the potential for significant damage, environmental spills and disruption in service from the inability of water distribution, stormwater and sewerage systems for Building C3 to cope with extreme events or multiple events in a season.

5.2.2 Long Term Impacts

The degradation of materials used in the construction of water supply, sewer and stormwater pipelines may accelerate through impacts caused by increased frequency of inundation events. This accelerated degradation has the potential to reduce the life expectancy of infrastructure, increase maintenance costs and possibly lead to structural failure.

In addition, some stormwater from the C3 site will discharge to the Harbour via a pipeline located below the top of seawall height. There is therefore potential for

the pipeline to be backfilled during a storm surge event. In the worst case scenario, where an extreme rainfall event and extreme storm surge event occur concurrently towards 2100 when mean sea level rise reaches the maximum projected limits, the discharge point may become obstructed such that the stormwater system would fail and stormwater would have to discharge to the Harbour via overland flow paths.

5.3 Energy Infrastructure Impacts

5.3.1 Extreme Events

Extreme events may cause the flooding of the power substations, some of which are proposed to be located in the basement of C3, which may lead to an increase in the cost of infrastructure maintenance and an increased frequency and duration of blackouts and service disruption.

5.4 Access Point Impacts

5.4.1 Extreme Events

Extreme storm surge events have the potential to flood access points to Building C3 and the infrastructure in the basement, restricting access or egress.

6 Adaptation Measures

It is proposed that the C3 building development will adopt necessary measures to protect against coastal inundation under projections of sea level rise during the lifetime of the development.

The flood protection measures would be designed to incorporate projections of global mean sea level rise such that the development will be protected from inundation under the climate change altered storm surge event.

The minimum crest level that will be adopted for C3 is 2.575m AHD, representing the current DCP requirement with an additional 0.9m to meet the NSW Coastal Planning Guideline.

The Building C3 ground plane is proposed to be at 3.50m AHD, which puts it above the adopted minimum. The surrounding areas within the C3 site will be designed to adopt levels as high as reasonably practical with consideration for the greater public domain. Consequently the C3 development is inherently protected against the anticipated sea level rise and the height of the existing sea wall does not need to be increased as part of this Project Application.

Stormwater discharge points are likely to be located below the seawall crest level and are to be at the highest point possible to allow gravity flow of the site run-off to the harbour. Partial backfilling from inundation during storm surge events which may occur towards 2100 will be taken into consideration in the design development of the stormwater system. Overland flow paths will also be identified to manage the stormwater flows should the discharge point become obstructed which may occur towards 2100 during an extreme storm surge event. Refer to the Stormwater Management Report for further details.

As part of future sea wall design, consideration will also be given to mitigating against extreme wave impact events in combination with extreme water levels, which may include additional crest raising, or incorporating wave dissipation modifications (e.g. recurves and berms within the wall).

The design landscaped levels across the Barangaroo South site are to be chosen such that any inundation is restricted from entering the basement. The onsite stormwater infrastructure will be appropriately designed to be able to alleviate flood water after an event commences.

However, there is some risk that mean sea level rise will exceed the NSW Planning Guideline by 2100. Statistical analysis of sea level rise which has already occurred suggests 1.4m is possible but that 2m is unlikely to be exceeded.

To address the potential risk, principles of adaptive management would be adopted. That is, the seawall would be designed to allow it to be incrementally increased in height should future research, change in Government policy or actual events suggest that sea level rise will be greater than current projections.

In addition to the seawall, there are also additional adaptation measures available to protect Building C3 and associated infrastructure including:

- selection of materials including marine grade materials to prevent accelerated degradation;

- use of tidal flaps on stormwater discharge points;
- locating key infrastructure at elevated locations closer to Hickson Road (such as substations); and
- providing for safe exit routes above storm flood height levels.

7 Risk Assessment

A risk assessment has been carried out to assess the residual risks to the C3 Commercial Building and supporting infrastructure as a result of the sea level rise predicted for 2100.

7.1 Methodology

The methodology adopted a qualitative risk assessment procedure to evaluate the risks associated with impacts as a result of climate change induced sea level rise on the C3 Commercial Building and supporting infrastructure.

Risk is defined as the combination of consequences and likelihood. For each worst-case scenario, the consequences and likelihood of occurrence were determined in accordance with Table 8 and Table 9. The consequences and likelihoods have been considered against the proposed adaptation measures in Section 6. The risk rating was then determined in accordance with Table 10 below.

Table 8: Qualitative Description of Consequence

Level	Descriptor	Consequence	Social	Financial
1	Insignificant	No change	No adverse human health effects or complaints.	Insignificant financial loss
2	Minor	Localised service disruption. No permanent damage. Some minor restoration work required. Lifespan reduced by 10-20%	Short-term disruption to employees, residents or businesses. Slight adverse human health effects or general amenity issues. Negative reports in local media.	Additional operational costs. Minor financial loss
3	Moderate	Widespread damage and loss of service. Damage recoverable by maintenance and minor repair. Partial loss of local infrastructure. Lifespan reduced by 20-50%	Frequent disruptions to employees, residents or businesses. Adverse human health effects. Negative reports in state media.	Moderate financial loss
4	Major	Extensive damage requiring extensive repair. Lifespan reduced by >50%.	Permanent physical injuries and fatalities may occur from an individual event. Negative reports in national media. Public debate about performance.	Major financial loss

Level	Descriptor	Consequence	Social	Financial
5	Catastrophic	Permanent damage and/or loss of service Retreat and translocation of development.	Severe adverse human health effects – leading to multiple events of total disability or fatalities. Emergency response. Negative reports in international media.	Significantly high financial loss

Table 9: Qualitative Description of Likelihood

Level	Descriptor	Description
A	Almost Certain	The event is expected to occur in most circumstances
B	Likely	The event will probably occur in most circumstances
C	Moderate	The event should occur at some time
D	Unlikely	The event could occur at some time
E	Very Unlikely	The event may occur only in exceptional circumstances

Table 10: Risk Rating Matrix

Likelihood		Consequence				
		1	2	3	4	5
		Insignificant	Minor	Moderate	Major	Catastrophic
A	Almost Certain	L	M	H	E	E
B	Likely	L	M	M	H	E
C	Moderate	L	L	M	H	H
D	Unlikely	L	L	M	M	H
E	Very Unlikely	L	L	L	M	M

E - Extreme risk, requiring immediate action.

H - High risk issue requiring detailed research and planning at senior management level.

M - Moderate risk issue requiring change to design standards and maintenance of assets.

L - Low risk issue requiring action through routine maintenance of assets.

A summary of the potential risks are identified in Table 11 below.

Table 11: Potential Risks Summary

Element	Potential Impact	Likelihood	Consequence	Risk Rating
Building C3	Inundation of basement and ground level during storm surge events	E	4	M
	Accelerated degradation of materials and structures from repeat inundation events	E	3	L
Water and sewerage infrastructure	Failure of water infrastructure as a result of overland inundation during storm surge events	C	3	M
	Failure of water infrastructure as a result of overland inundation during storm surge events compounded with extreme rainfall event	D	3	M
	Accelerated degradation of materials from repeat overland inundation events	E	2	L
	Failure of stormwater discharge system as a result of submersion of discharge point resulting in flooding	C	4	H
	Accelerated degradation of stormwater infrastructure as a result of partial inundation of stormwater discharge point	C	2	L
Energy Infrastructure	Inundation of substation during storm surge events	E	3	L
	Accelerated degradation of materials from repeat inundation events	E	2	L
Access Point Impacts	Restricted access and/or exit from Basement or Building C3	E	2	L

8 Discussion and Recommendations

It is projected that climate change induced sea level rise will result in an increase in global mean sea level of between 0.26m and 2m by 2100. The wide range of projections represents the current uncertainty in projecting the trend in global emissions and the climatic response over such a long time frame.

Notwithstanding the above, the NSW Government has adopted a planning benchmark of 0.9m mean sea level rise by 2100.

There is a risk that such a sea level rise would result in inundation of parts of the Barangaroo South site by either direct coastal inundation or by a failure of the stormwater system where the discharge point to the Harbour becomes submerged.

The risk of coastal inundation of the C3 site has been largely mitigated by adopting a ground plane height of +3.50 AHD for the building. Levels for the surrounding areas within the C3 site will be adopted to be above the minimum height where possible, in consideration for the greater public domain.

This height of 3.50m AHD is:

- greater than the current 1 in 100 year event (1.435m AHD) for Sydney Harbour plus an additional 0.9m to accommodate mean sea level rise (2.335m AHD); and
- greater than the current Sydney Harbour Foreshore's DCP (1.675 m AHD) plus an additional 0.9m (2.575 m AHD); and
- able to be incrementally increased in the future by extending the sea wall vertically, to respond to actual demonstrated sea level changes.

The sea wall (or alternate) could be designed to protect against long term impacts of coastal inundation as well as to mitigate against extreme wave overtopping events. Stormwater discharge points are likely to be located within the existing caisson seawall structure, and are to be at the highest point possible to allow gravity flow of the site run-off to the harbour (refer to Stormwater Management Report). Partial backfilling from inundation during storm surge events which may occur towards 2100 will be taken into consideration in the design development of the stormwater system. Any change in the sea wall height in the future would need to be carefully considered in the context of the surrounding domain. The public domain beyond the boundary of this project Application is subject to further design development and will be addressed as part of a separate project application.

The residual risk of coastal inundation on the development as a result of climate change induced sea level rise is considered very low given the levels adopted for the C3 Building development. A greater risk remains due to the potential failure of the stormwater infrastructure if the discharge point is submerged due to the effects of climate change induced sea level rise. Overland flow paths will be identified to manage the stormwater flows should the discharge point become obstructed. This is addressed in further detail in the Stormwater Management Report.

To mitigate against these residual and coincidental risks, the following measures can be considered, where appropriate:

- selection of materials to prevent accelerated degradation of infrastructure and buildings;
- locating key infrastructure at elevated locations closer to Hickson Road (such as substations);
- providing for safe exit routes above storm flood height levels; and
- adoption of principles of adaptive management such that the seawall's height may be incrementally increased should future research, change in Government policy or actual events suggest that sea level rise will be greater than current projections.

9 Conclusion

This Climate Change and Sea Level Rise assessment report has been prepared by Arup to provide a high level review of the risks of climate change in increasing sea levels in Sydney Harbour and the potential inundation impact on the Barangaroo C3 Commercial Building and supporting infrastructure.

The purpose of the assessment is to inform and accompany the project application for the Barangaroo C3 Commercial Building.

The assessment concludes that risks associated with projected sea level rise can be managed by utilising standard and proven design and construction techniques, principally through the adoption of design criteria which include:

- an elevated ground plane level, and
- an option to incrementally raise the height of the sea wall in response to actual sea level rises in the future.

Any change in the sea wall height in the future would need to be carefully considered in the context of the surrounding public domain. The public domain beyond the boundary of this Project Application is subject to further design development and will be addressed as part of a future project application.