

Department of Planning and Environment

Our ref: DOC22/761565

Your Ref: SSD-33258337

Thomas Piovesan
Senior Planning Officer
Key Sites Assessment
Department of Planning and Environment
Locked Bag 5022
PARRAMATTA NSW 2124
23 September 2022

Subject: Request for Advice: TOGA Central (SSD-33258337)

Dear Mr Piovesan

Thank you for your email received 25 August 2022 seeking comments on the environmental impact statement (EIS). Environment and Heritage Group (EHG) has reviewed the EIS for this project and provides the following comments.

EHG notes that a waiver for the requirement to prepare a biodiversity development assessment report was granted on 20 April 2022. EHG has no further comments in relation to biodiversity.

EHG has reviewed the flood assessment and recognises that the proposed development appears to remove floodplain storage from Henry Deane Plaza. The proposed development would also include connecting local stormwater into the Sydney Water pipe. These changes may worsen flooding downstream, and the assessment should be updated to include flood impact maps to demonstrate the potential downstream impact.

The proposed development includes a recommendation for a flood emergency response plan to be developed. EHG recommends that the NSW States Emergency Service and Sydney City Council are consulted regarding any emergency management issues and plans. The flood emergency response plan should give specific attention to the potential for rare flooding events, including the flooding of the lower ground floor level and the basement levels, such as via the connected Atlassian building.

Due to the reliance on flood protection measures employed by the neighbouring Atlassian building, the implementation of these should form a consideration in granting any occupancy certificate for the subject site.

If you have any queries please contact David Way, Senior Conservation Officer via David.Way@planning.nsw.gov.au or 02 8275 1324.

Yours sincerely,



Susan Harrison
Senior Teams Leader Planning
Greater Sydney Branch
Biodiversity and Conservation