

Department of Planning and Environment

Our ref: DOC22/1006051
Your Ref: SSD-35538829

James Groundwater
Planning Group
Department of Planning and Environment
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

12 December 2022

Subject: Exhibition – Parramatta Metro - Over Station Development (SSD-35538829)

Dear Mr Groundwater

Thank you for your email received 11 November 2022 requesting comments from the Environment and Heritage Group (EHG) regarding the Parramatta Metro - Over Station Development (SSD-35538829) located within the city block bound by George Street, Church Street, Smith Street, and Macquarie Street, Paramatta.

EHG has reviewed the Environmental Impact Statement (EIS) and provides comments in Attachment 1.

If you have any queries please contact Marnie Stewart, Senior Project Officer Planning via Marnie.stewart@environment.nsw.gov.au.

Yours sincerely



Susan Harrison

Senior Team Leader Planning
Greater Sydney Branch
Biodiversity and Conservation

Attachment 1 – EHG comments - Parramatta Metro - Over Station Development (SSD-35538829)

Flood risk management

EHG has reviewed Appendix T *Parramatta Over and Adjacent Station Development Flooding Report* of the EIS and provides the following response.

The site is on the Parramatta River floodplain. According to the flood modelling, the buildings are not impacted by flooding up to and including the 1% AEP flood event including consideration of climate change to 2100 (RCP 8.5). There may be isolated areas of overland flow in the surrounding streets. All buildings are exposed to high hazard flooding in the Probable Maximum Flood (PMF) event.

Flood barriers are proposed to protect the Building A basement from flooding up to the PMF. Potential barriers for entries that form part of the Sydney Metro West Stage 3 Critical State Significant Infrastructure (SSI-22765520) are not discussed here. Basements should be afforded passive protection to the PMF level. It is likely that the risk of failure of barriers is even higher for commercial or residential buildings than for metro stations.

For the concept stage, proper consideration of flood emergency management is required for ground floor retail/commercial areas that do not have internal access to refuge areas, nor protection to the PMF. While the report recommends shelter in place, no detail has been provided for these areas. Noting the lack of warning time, internal access to refuge areas would be required. EHG strongly recommends that the proponent demonstrate the development does not create an unacceptable risk to life. As a minimum, a set of principles should be provided and it should be checked that each of the tenancies or areas can comply with these principles.

The development introduces a large number of people onto the floodplain. EHG strongly recommends the SES be consulted regarding emergency management issues.

Biodiversity

EHG notes that it issued its determination to DPE Planning on 19 April 2022 for the applicant's request to waive the requirement for a biodiversity development assessment report to be submitted.