

Department of Planning and Environment

Judith Elijah
Senior Planning Officer
Department of Planning and Environment
Locked Bag 5022
Parramatta NSW 2124

Our ref: DOC23/866549
Your ref: SSD-52947710

25 October 2023

Subject: EIS Exhibition - 35 Waterloo Road, Macquarie Park - BTR (SSD- SSD-52947710) (City of Ryde)

Dear Judith,

Thank you for your email dated 29 September 2023 seeking comments from the Environment and Heritage Group (EHG) on the Environmental Impact Statement (EIS) for the Build to Rent at 35 Waterloo Road, Macquarie Park. EHG has reviewed the Environmental Impact Statement (EIS) (prepared by Ethos Urban, 26 September 2023) and provides the following comments.

Flooding

EHG has reviewed Appendix BB of the EIS, *35 Waterloo Road, Macquarie Park – BTR, SSD 52947710, Stormwater Management Report* (prepared by AT&L, September 2023).

The *Macquarie Park Floodplain Risk Management Study* (Bewsher Consulting, 2011) shows that the proposed development site is outside the food inundation extent up to the PMF event, with flows restricted to the existing road reserve within Lane Cove Road. As such we have do not require a detailed Flood Impact Risk Assessment for the site.

However, it is important to note that, Waterloo Road to the northeast of the property will operate as an overland flow path when flooded. This could present hazardous conditions for vehicular and pedestrian access to the site. EHG recommends appropriate flood signage be installed near the access points to the site to effectively warn users of the potential flood risks of trying to cross flood waters during rare flood events.

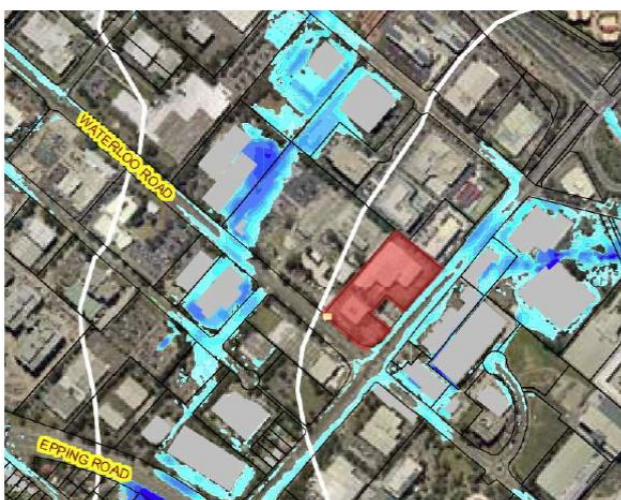


Figure 3 PMF Flood Event (Bewsher Consulting)

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Biodiversity

EHG issued a Biodiversity Development Assessment Report (BDAR) waiver for this SSD on 20 September 2023 and the Department of Planning and Environment granted subsequent BDAR waiver approval. The EIS is consistent with the description listed in Schedule 1 of the determination of works in the BDAR waiver and therefore EHG has no further comment to make. EHG reiterates that if the proposed development is changed so that it is no longer as described in Schedule 1 of the determination, the applicant will need to lodge a new waiver request or prepare a BDAR.

If you have any queries please contact Liz Peterson, Senior Conservation Planning Officer via elizabeth.peterson@environment.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink that reads "S. Harrison".

Susan Harrison
Senior Team Leader
Greater Sydney Branch
Biodiversity and Conservation