



Jasmine Tranquille
Senior Policy Officer
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

5 February 2026

Subject: Response to Submissions - Residential development with in-fill affordable housing located at 16-24 Lord Street and 21-27 Roseville Avenue, Roseville (SSD-78996460)

Dear Jasmine,

Thank you for your referral received 14 January 2026 requesting advice from the Conservation Programs Heritage and Regulation (CPHR) Group on the Response to Submissions for this State significant development (SSD-78996460). CPHR has reviewed the *Response to Submissions 16-24 Lord Street & 21-27 Roseville Avenue, Roseville* (Urbis, 10 December 2025) and provides comments below:

- Flooding – CPHR has reviewed the *Updated Flood Information and Risk Assessment Report* (ptc, 21 November 2025) (Updated FIRA). The Updated FIRA now includes model outputs for the required flood events. The development has been modified to remove the proposed flood wall, improve overland flow down the eastern side of the property and reduce offsite impacts to no greater than 50mm. Minimum habitable floor levels now comply with Council requirements, and it has been demonstrated that evacuation from the basement is above the Probable Maximum Flood. The Updated FIRA now satisfies the Secretary's environmental assessment requirements, and no further information is required by CPHR. Any proposed emergency management should be reviewed by the NSW State Emergency Service. No further consultation is required by CPHR regarding emergency management.
- Biodiversity – the development is consistent with the biodiversity development assessment report (BDAR) waiver granted by CPHR on 27 November 2025. If the proposed development is changed prior to determination so that it is no longer as described in Schedule 1 of the BDAR waiver determination, the applicant will need to lodge a new BDAR waiver request or prepare a BDAR.

Should you have any queries regarding this matter, please contact Peter Braga, Senior Conservation Planning Officer at peter.braga@environment.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Kerry Richardson'.

Kerry Richardson
Director, Conservation Planning and Assessment
Conservation Planning and Offsets
Conservation Programs, Heritage and Regulation Group