



Akshay Bishnoi
Affordable Housing Assessments
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street
PARRAMATTA NSW 2150

10 April 2026

Subject: SEARs – Mixed-use Development with Infill Affordable Housing (Blocks A-B) at 37-39 Hill Road, Wentworth Point (SSD-109593990)

Dear Akshay,

Thank you for your referral received on 20 March 2026, requesting input from the Conservation Programs, Heritage and Regulation (CPHR) Group of the NSW Department of Climate Change, Energy, the Environment and Water on the Planning Secretary's environmental assessment requirements (SEARs) for the above project.

CPHR has reviewed the *Scoping Report* (Beam Planning Pty Ltd, 18 March 2026) and recommends the applicant address the requirements below and at Attachment A.

Biodiversity

In relation to point 4 of the recommended biodiversity environmental assessment requirements, please note the minimum information and spatial data requirements are in Tables 24 and 25 of the Biodiversity Assessment Method 2020.

Should you have any queries regarding this matter, please contact the Central Metropolitan Team at rog.gsrplanning@environment.nsw.gov.au.

Yours sincerely,

Marnie Stewart
**A/Senior Team Leader, Central Metropolitan
Conservation Planning and Assessment
Conservation Programs, Heritage and Regulation Group**

CPHR SEARs - Mixed-use Development with Infill Affordable Housing - Blocks A and B - 37-39 Hill Rd, Wentworth Point (SSD-109593990)

Biodiversity
<ol style="list-style-type: none"> 1. Biodiversity impacts related to the proposed development are to be assessed in accordance with Section 7.9 of the <i>Biodiversity Conservation Act 2016</i> (BC Act), the Biodiversity Assessment Method 2020 (BAM) and documented in a Biodiversity Development Assessment Report (BDAR). The BDAR must include information in the form detailed in the BC Act (s 6.12), <i>Biodiversity Conservation Regulation 2017</i> (s 6.8) and BAM, including an assessment of the impacts of the proposal (including an assessment of impacts prescribed by the regulations). 2. The BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the BAM. 3. The BDAR must include details of the measures proposed to address the offset obligation as follows: <ul style="list-style-type: none"> • The total number and classes of biodiversity credits required to be retired for the development/project. • Any proposal to make a payment to the Biodiversity Conservation Fund. 4. The BDAR must be submitted with all spatial data associated with the survey and assessment as per the BAM. 5. The BDAR must be prepared by a person accredited in accordance with the <i>Accreditation Scheme for the Application of the Biodiversity Assessment Method Order 2017</i> under s 6.10 of the BC Act.
Water and Soils
<ol style="list-style-type: none"> 6. The EIS must map the following features relevant to water and soils including: <ul style="list-style-type: none"> • Acid sulfate soils (Class 1, 2, 3 or 4 on the Acid Sulfate Soil Planning Map) • Rivers, streams, wetlands, estuaries • Wetlands • Groundwater • Groundwater dependent ecosystems • Proposed intake and discharge locations. 7. The EIS must describe background conditions for any water resource likely to be affected by the development, including: <ul style="list-style-type: none"> • Existing surface and groundwater. • Hydrology, including volume, frequency and quality of discharges at proposed intake and discharge locations. 8. The EIS must assess the impact of the development on hydrology, including: <ul style="list-style-type: none"> • Effects to downstream rivers, wetlands, estuaries, marine waters and floodplain areas. • Effects to downstream water-dependent fauna and flora including groundwater dependent ecosystems. • Impacts to natural processes and functions within rivers, wetlands, estuaries and floodplains that affect river system and landscape health such as nutrient flow, aquatic connectivity and access to habitat for spawning and refuge (e.g. river benches).

Flood Risk Management

9. Prepare a flood impact and risk assessment (FIRA) in accordance with the [Flood Risk Management Guideline LU01 Flood and risk assessment](#). The scope of the FIRA must:

- Describe existing and post-development flood depths, velocities and provisional hazards for the 20%, 5%, 2% ,1%, 0.5% and 0.2% AEP flood events and the probable maximum flood.
- The base case scenario should be adjusted to the near future term 2030 in accordance with the Australian Rainfall and Runoff 2019 Version 4.2.
- Buildings should be represented in the model by assigning high Manning 'n' to allow flow to enter the buildings.
- Identify flood-related constraints on the land, including flood ways, flood storage areas, flood hazard zones, and emergency response limitations.
- Include consultation with Parramatta City Council to verify hydrological and hydraulic models against Council's currently undertaken Hill Road Upgrade – Haslams Creek and Wentworth Point Flood Investigations, Drainage and Civil Design (Part A Flood Study).
- Ensure the basement flood immunity is for the full range of flooding, this includes the level of the basement crest and all openings such as vents.
- Describe the site access and egress routes.
- Assess the potential effects of climate change for medium and long term in accordance with the Australian Rainfall and Runoff 2019 Version 4.2.
- Detail potential flood mitigation measures to:
 - effectively address flood constraints to ensure the flood risks to the proposed development and its users are acceptable, and
 - manage flood and associated emergency management impacts to the existing community due to the development.

10. The EIS must demonstrate the proposal is compatible with:

- Clause 5.21 of the Parramatta Local Environmental Plan 2023
- Parramatta Development Control Plan 2023
- City of Parramatta Floodplain Risk Management Policy (2014)
- Ministerial Direction 4.1 - Flooding
- Flood Risk Management Manual 2023 and associated guides
- Planning circular PS 24-001: Update on addressing flood risk in planning decisions.

End of Submission