



Your ref: SSD-88953706
Our ref: DOC26/190917

Sian Holmes
Senior Planning Officer Assessments
Department of Planning, Housing and Infrastructure
6 Stewart Avenue
NEWCASTLE NSW 2300

4 May 2026

Subject: EIS Advice - Mixed Use Development and Rezoning at Edmondson Park (SSD-88953706) (Liverpool City)

Dear Sian,

Thank you for your email dated 1 April 2026 seeking advice from the Conservation Programs, Heritage and Regulation (CPHR) group of the NSW Department of Climate Change, Energy, the Environment and Water on the State significant development application (SSD-88953706) at Lots 4-5, 6-7, and 8 Buchan Avenue, Edmondson Park.

CPHR has reviewed the documentation and provides comments below:

Flood Risk Assessment

CPHR has reviewed the *Environmental Impact Statement* and Rezoning Report (Beam Planning, 17 March 2026) (EIS) and is satisfied that no additional information is required regarding flood risk management.

Biodiversity

The development is considered consistent with the Biodiversity Development Assessment Report (BDAR) waiver granted by CPHR on 13 February 2026. Please note, if the proposed development is changed 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.

If you have any questions about this advice, please do not hesitate to contact Khatera Tokhi Senior Conservation Planning Officer, via khatera.tokhi@dcceew.nsw.gov.au.

Yours sincerely,

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