



Your ref: SSD-65924461
Our ref: DOC25/195256

Mr Tom Bertwistle
Senior Environmental Assessment Officer
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street
PARRAMATTA NSW 2124

11 April 2025

Subject: Environmental Impact Statement – Stephen Road Multi-level Warehouse, Banksmeadow (SSD-65924461)

Dear Mr Bertwistle

Thank you for your referral received 6 March 2025 seeking comments from the Conservation Programs, Heritage and Regulation (CPHR) Group in the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) regarding the Environmental Impact Statement (EIS) for State Significant Development (SSD) Stephen Road Multi-level Warehouse, Banksmeadow.

CPHR has reviewed the EIS and relevant supporting technical reports and provides its comments and recommendations at Attachment A. In summary:

- CPHR recommends the proponent confirms the proposed finished floor levels will comply with the Bayside Development Control Plan 2022
- following confirmation that these minimum floor level requirements are met, CPHR has no further flooding comments
- the project description provided in the EIS is consistent with the Biodiversity Development Assessment Report waiver for this SSD that was granted on 22 November 2024.

Please note that CPHR should not be given a role in any conditions of consent without our prior agreement.

Should you have any queries regarding this matter, please contact Angela Stewart, Senior Conservation Planning Officer, at angela.stewart@environment.nsw.gov.au.

Yours sincerely

Louisa Clark
Director
Regional Delivery - Greater Sydney Branch
Conservation Programs, Heritage and Regulation Group

CPHR advice on EIS – Stephen Road Multi-level Warehouse, Banksmeadow (SSD-65924461)Documents Reviewed

CPHR has reviewed the following reports:

- *EIS* (Urbis, 13 February 2025)
- *Appendix F – Architectural Plans* (SBA, 18 October 2024)
- *Appendix I – Design Report* (SBA, 18 November 2024)
- *Appendix O – Landscape Plans* (Geoscapes, 25 November 2024)
- *Appendix P – Arboricultural Impact Assessment* (ArborScan, 13 December 2024)
- *Appendix V – Civil Plans* (Costin Roe Consulting, 31 January 2025)
- *Appendix V – Civil Report* (Costin Roe Consulting, 31 January 2025).

Key Assessment Issues**Flooding**

CPHR has reviewed Section 7 of the Civil Engineering Report that refers to flood impacts on the proposed development.

CPHR notes the subject site is located within a designated Flood Planning Area. It is not identified as a floodway and is only affected by a minor, shallow overland flow path coming from a small upstream catchment near Stephen Road. During a 1% Annual Exceedance Probability (AEP) event, the subject site experiences shallow overland flooding predicted only during the Probable Maximum Flood (PMF) event.

CPHR notes that flood hazard mapping indicates the area surrounding the subject site is generally classified as H1, consistent with low hazard conditions. The source and extent of flooding are primarily from the minor upstream catchment, that experiences low hazard conditions. The flood afflux for the 1% AEP event with 30% increase in rainfall intensity and +0.9 m sea level rise is -0.02 m to +0.05 m.

1.	<i>Finished floor levels</i>	The Bayside Development Control Plan 2022 (DCP), requires: • habitable floor levels must be set at least 500 mm above the 1% AEP flood level • non-habitable floor levels, such as for garages or storage areas, must be at least 300 mm above the 1% AEP flood level. Recommended action: 1. CPHR recommends the proponent confirms the proposed finished floor levels will comply with the DCP.
	<i>Extent and Timing</i>	Pre-determination at Response to Submissions

Following confirmation that these DCP floor level requirements are met, CPHR has no further flooding comments.

Biodiversity

CPHR notes the project description provided in the EIS is consistent with the Biodiversity Development Assessment Report (BDAR) waiver for this SSD that was granted on 22 November 2024. If the proposed development is changed so that it is no longer as described in Schedule 1 of the determination, the proponent will need to lodge a new BDAR waiver request or prepare a BDAR.

End of Submission