



Paul Sartor
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Parramatta NSW 2150

21 August 2025

**Subject: CPHR advice on EIS - Residential Flat Buildings at 85-91 Thomas Street,
Parramatta – SSD-81300458**

Dear Paul,

Thank you for your referral received 29 July 2025 requesting advice from the Conservation Programs, Heritage and Regulation (CPHR) Group on the Environmental Impact Statement (EIS) for this State Significant Development (SSD-81300458).

CPHR has reviewed the EIS prepared by Principle Planning (dated 17 July 2025) and accompanying technical reports and provides its comments and recommendations at Attachment A.

Should you have any queries regarding this matter, please contact the Greater Sydney Planning team at rog.gsrplanning@environment.nsw.gov.au.

Yours sincerely,

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

CPHR advice on EIS – Residential Flat Buildings at 85-91 Thomas Street, Parramatta – SSD- 81300458

In preparing this advice, CPHR has reviewed the following documents:

- EIS – Principle Planning – 17 July 2025
- Architectural Plans – PTI Architecture – 20 June 2025
- Flood Risk Management Plan – Civil & Stormwater Engineering Services – 20 June 2025.

Biodiversity

A BDAR Waiver Determination was granted for this SSD on 29 May 2025. CPHR consider that the proposed development detailed in the EIS remains consistent with the description provided in the BDAR Waiver Determination. CPHR has no further comments on biodiversity.

Flood risk management

Key Assessment Issues

1	Protection of the basement against flooding in the probable maximum flood (PMF)	<p>While the proposed building lies outside the floodplain, it does contain a basement carpark adjacent to the flood extent of the PMF.</p> <p>The PMF level is quoted as 9.7 m Australian Height Datum (AHD) and the nearest ground level in the area is shown as 9.748 m AHD on architectural drawing No. 16. This protection of the basement against flooding in the PMF should be maintained.</p> <p>Recommended action: Include a condition of consent “All points of entry to the basement such as vents, doorways and windows must be above the probable maximum flood (PMF) level”.</p>
	Extent and Timing	Condition of consent

End of Submission