



Your ref: SSD-76555711
Our ref: DOC25/501541

Edwina Ross
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Department of Planning, Housing and Infrastructure
4 Parramatta square, 12 Darcy Street
PARRAMATTA NSW 2150

By email: edwina.ross@dpie.nsw.gov.au

7/10/2025

Subject: Major Projects - Response to Submissions (RTS) - Mixed use with infill affordable housing (SSD-76555711) (Willoughby City)

Dear Edwina,

Thank you for your email dated 23 September 2025 seeking advice from the Conservation Programs, Heritage and Regulation (CPHR) group of the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) on the State significant development application (SSD-76555711) located at 3-5 Help Street, Chatswood.

Flood Risk Assessment

CPHR has reviewed the *Submission Report* (Mecone, 11 September 2025) and the *Civil Drawings* (Stantec, Issue D, 18 February 2025). The RTS makes the assertion that the site is not flood impacted however this is because the Scotts Creek Overland Flood Study is still being carried out and detailed flood information is not yet available. However, draft mapping indicates that deep ponding occurs in the Help Street frontage and that flooding extends onto the site.

CPHR reiterates the advice previously given on this proposal and does not believe that the response provided by the Flood Engineer resolves the issues raised. The flood consultant asserts that water will crest over the corner of Help Street at Anderson Street, limiting flood depths to 91.60m AHD, which would prevent entry of water into the basement.

The flood report previously provided by Stantec estimated a PMF level of 93.54m AHD in the sag point in Help Street. If the water was able to escape via the Anderson Street corner, then the flood report should have been able to confirm this by modelling. The survey in the civil drawing set does not show levels for the full extent of Help Street however levels of at least 91.8m are shown in the truncated survey and this is higher than the 91.6m reported by the flood consultant. CPHR does not agree with these assurances made in the RTS.

Biodiversity

The development is consistent with the biodiversity development assessment report (BDAR) waiver granted by CPHR on 19 December 2024. Please note, if the proposed development is changed so that it is no longer as described in Schedule 1 of the 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,



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