



Your ref: SSD-79146716
Our ref: DOC26/10946

Traki Gotsis
Social Infrastructure Assessments
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street
PARRAMATTA NSW 2150

By email: Traki.Gotsis@planning.nsw.gov.au

9 February 2026

**Subject: Request for advice - Pymble Ladies' College Secondary Innovation Precinct
(SSD- 79146716) (Ku-ring-gai)**

Dear Traki,

Thank you for your email dated 13 January 2026 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 located at 20 Avon Road, Pymble.

CPHR has reviewed the *Response to Submission* (Urbis, 18 December 2025) (RTS) and accompanying documentations and provides its comments and recommendations in Attachment A. In summary:

- CPHR could not access to the BDAR case in *Biodiversity Offsets and Agreement Management System* (BOAMS) for review. Despite the RTS stating it was submitted, the case remains unavailable.
- The updated *PLC Secondary Innovation Precinct Flooding SSDA- Preliminary Report* (ARUP, 10 November 2025) has addressed all comments raised. Accordingly, no further flood risk management input is required.

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,

Kerry Richardson
Director, Conservation Planning and Assessment
Conservation Planning and Offsets
Conservation Programs, Heritage and Regulation Group

**CPHR advice on RTS - Pymble Ladies' College Secondary Innovation Precinct
(SSD- 79146716) (Ku-ring-gai)**

Biodiversity

In preparing this advice CPHR has reviewed the following documents:

- *Response to Submissions* prepared by (Urbis, 18 December 2025) (RTS) and
- *PLC Secondary Innovation Precinct Flooding SSDA- Preliminary Report*, prepared by (ARUP, 10 November 2025).

Key Assessment Issues

1.	<i>BDAR – BOAMS access</i>	At EIS stage, CPHR advised that it did not have access to the BDAR case in BOAMS. Although the RTS indicates that the ecological consultant has submitted the case to CPHR, access to the case in BOAMS is still not available. Recommended action: The consultant to contact the BOS helpdesk BOS.helpdesk@environment.nsw.gov.au and request that necessary amendments be made to the case to enable CPHR to access it in BOAMS.
	<i>Extent and timing</i>	Prior to determination

Flood Risk Assessment

CPHR's previous comments dated 31 July 2025 requested amendments to Table 3 of the *PLC Secondary Innovation Precinct Flooding SSDA – Preliminary Report* (ARUP, 24 March 2025). The updated *PLC Secondary Innovation Precinct Flooding SSDA – Preliminary Report* prepared by (ARUP, 10 November 2025) has addressed CPHR comments. Accordingly, no further input by CPHR on flood risk management is required.

End of Submission