



Department of Planning and Environment

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Department of Planning and Environment
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Our ref: DOC21/1116395
Senders ref: SSD- 17161650

Dear David

Subject: Response to Environmental Impact Statement for Horsley Drive Business Park Stage 2, Buildings 2 and 3 (SSD- 17161650)

Thank you for your email received 17 November 2021 requesting comments on the Environmental Impact Statement (EIS) for the proposal. The Environment, Energy and Science Group (EES) within the Department of Environment and Planning has undertaken a review of the EIS and supporting information and provides the following comments.

Biodiversity

A request to waive the requirement for a Biodiversity Development Assessment Report (BDAR) for the proposed development was approved by EES on 17 December 2021. EES is satisfied that the proposed development remains consistent with the waiver request and that no further assessment of biodiversity impacts is required.

Landscaping

The proposed landscape plan only includes two species of medium to large trees (*Corymbia maculata* and *Brachychiton acerifolius*) or 9 trees total. A further 40 small to medium trees are proposed with 23 of these being *Tristaniopsis laurina*. Consideration should be given to increasing the number of medium - large trees in the proposed landscaping of the site. Increasing the setback of the driveway from the northern boundary and increasing the planting space would allow for additional planting along the boundary. Incorporating a planting bed along the western boundary would also provide an opportunity for further planting.

All trees proposed are specified with a 45L pot size. Minimum pot sizes for trees should be increased to 100L where possible, particularly for slow growing species such as *Tristaniopsis laurina*.

Flooding

The proposed development is in the upper reaches of the Wetherill Park Catchment. The site is intersected by four overland flow paths with contributing catchment areas from the north and west of the site, which discharge into Fairfield Council's drainage network located at the corner of Victoria Street and Cowpasture Road, Wetherill Park.

The flood modelling report prepared for SSD 7664, Horsley Drive Business Park – Stage 2 (Costin Roe, December 2016) indicates that flooding impacts under the post-development scenario will be addressed by local drainage networks along with on-site detention facilities. The development is

expected to be impacted under the PMF event with a floodwater depth of 0.3m with exit routes from the site likely to be interrupted due to a floodwater depth of 1m and higher.

The flooding risks under the PMF event can be addressed and mitigated for the proposed development through site specific provisions including emergency management procedures and facilities along with shelter-in-place options since the duration of the PMF event would be around two hours. The submitted Civil Engineering Report (Costin Roe, September 2021) has outlined these risks briefly, which need to be elaborated and integrated in the design, construction and operational stages of the development.

EES does not have any specific concerns subject to the development and implementation of risk management plans, as outlined above, for addressing and mitigating flooding risks under the PMF event at the site.

If you have any queries please contact Shaun Hunt, Senior Conservation Planning Officer at shaun.hunt@environment.nsw.gov.au or 02 8275 1617.

Yours sincerely



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ENVIRONMENT, ENERGY AND SCIENCE