



Office of
Environment
& Heritage

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SSD 5175 MOD 6

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NSW Planning and Environment
GPO Box 39
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Exhibition of Eastern Creek Business Hub, Rooty Hill Road South, Eastern Creek - SSD 5175 MOD 6 (Concept Plan)

Attention: Emily Dickson

Dear Mr Roberts

I refer to your notification letter emailed 22 January 2019 to the Office of Environment and Heritage (OEH) seeking OEH input into the modification of the abovementioned State significant development application.

Modification 6 to SSD 5175 involves modification to the concept approval (SSD 5175) to transfer 500m² of gross floor area (GFA) from large format retail to the child care centre, resulting in a child care centre with a total GFA of 1,200m² and re-location of the child care centre to the south western corner of Lot 2.

OEH requires the following matters outlined in Attachment 1 to be addressed.

Please contact Svetlana Kotevska on 8837 6040 or at Svetlana.kotevska@environment.nsw.gov.au should you have any further queries regarding this matter.

Yours sincerely

S. Harrison 12/02/19

SUSAN HARRISON
Senior Team Leader - Planning
Greater Sydney
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Attachment 1 – Office of Environment and Heritage (OEH) comments Exhibition of Eastern Creek Business Hub, Rooty Hill Road South, Eastern Creek - SSD 5175 MOD 6 (Concept Plan)

Flooding

The Eastern Creek Business Hub Local PMF Assessment (JWP, June 2014) includes Figure 4.2 that shows the area relevant to proposed modification is fully inundated in the PMF flood. The area inundated affects both the existing approval and the proposed modification. The map shows no significant differences in flood depth between the child care location under the existing approval (location 2) and the proposed new location (location 8).

Child care development is classified as a vulnerable land use where users/occupiers would have difficulty or would be unable to self-evacuate in a flood event. Therefore, OEH recommends that an emergency response plan be prepared as part of the detailed design to ensure the safety of users in rarer flood events up to the PMF.

The Planning Circular PS 07–003 Guideline acknowledges that controls may need to apply to critical infrastructure (such as hospitals) and consideration given to evacuation routes and vulnerable developments (like nursing homes, child care) in areas above the 100-year flood. It also states that “.....As such, they are areas where no development controls should apply for residential development but the safety of people and associated emergency response management needs to be considered and may result in:

- *Restrictions on types of development which are particularly vulnerable to emergency response, for example developments for aged care”.*

The Department of Planning and Environment is required to consider controls to apply to such types of vulnerable developments. These controls may include habitable floor levels to be above the PMF and structural soundness of buildings to ensure safe refuge of occupants within the facility.

Biodiversity

It is also stated in the proponent’s statement of environment effects that this current MOD 6 does not affect land outside of Lot 2 and therefore will not result in any additional biodiversity impacts. Further it states, that the Department’s assessment of MODs 2 and 3 did not raise any additional issues in relation to biodiversity. OEH agrees that the relocation of the child care centre as proposed in this MOD 6 to SSD 5175 does not have any biodiversity impacts.

(End of Submission)