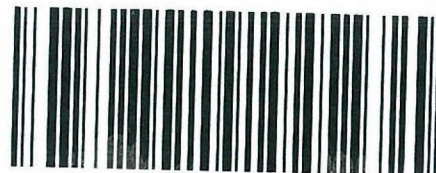


THE HILLS SHIRE COUNCIL

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PCU028557

#10

28 November 2011

Kane Winwood
Acting Manager Water Projects
Department of Planning and Infrastructure
GPO Box 39
Sydney NSW 2001

Department of Planning
Received
1 DEC 2011
Scanning Room

Your Ref: 10_0211
Our Ref: FP183

Dear Mr Winwood

Re: Exhibition of Environmental Assessment for Water Related Services for the North West Growth Centre - Second Release Precincts (10_0211)

I refer to the above exhibition in relation to The Box Hill Residential and Industrial Precincts located within the Hills Shire Local Government Area.

After reviewing the exhibition material the following comments are provided:

Wastewater

The name Killarney Chain of Ponds describes a specific stream morphology, or channel forming process. A key feature of the chain of ponds morphology is the connectivity between a waterway corridor and its riparian floodplain, where overland flooding is an important process in sediment transportation and floodplain storage.

Two routes are proposed for the new wastewater pipelines in the Box Hill Precinct along the Killarney Chain of Ponds, one following the alignment parallel to Windsor Road and one along the northern tributary. The carriers run in a south to south west direction, and at the junction of First Ponds Creek, the carrier travels in a west direction under Windsor Road to enable a connection to the existing Riverstone Wastewater Treatment Plant (RWTP).

The landform of the proposed alignment along the Killarney Chain of Ponds Carrier consists of undulating to steep lands in the upper catchment. Access to these areas, during both the construction and operational phases, should be taken into account during further design phases.

Careful consideration is required when finalising the locations of the creek crossings under the Killarney Chain of Ponds. Issue Number 2 of the Draft Statement of Commitments indicate that creek crossings will be either under-bored except where under-boring would cause more damage than trenching. The maintenance requirements of these pipelines should also be considered.

English:

This letter contains important information. If you do not speak English and require a translation/interpreter you can either:

- *Come to Council's Administration Centre where we will be happy to assist*
- *Contact the Telephone Interpreter Service on 13 14 50 and ask them to call Council on 9843-0555 and enquire on your behalf.*

Korean

이 편지는 중요한 정보를 포함하고 있습니다. 만일 영어를 몰라서 번역이나 통역이 필요하시면 다음 중 한 가지를 하십시오:

- 카운슬의 행정 센터로 오시면 저희가 기꺼히 도와드립니다.
- 전화 13 14 50 로 전화 통역 서비스에 연락해서 통역에게 9843-0555로 카운슬에 전화하여 당신 대신에 문의해 달라고 부탁하십시오.

Chinese

這封信包含有重要的訊息，如果您不會說英語和要求一個翻譯員／傳譯員，您可以：

- 來市議會的行政中心，我們很樂意幫助您。
- 打電話 13 14 50 到電話傳譯服務處，請他們打電話9843-0555到市議會幫您諮詢有關詳情。

Arabic

هذه الرسالة تحتوي على معلومات هامة. إذا كنت لا تتكلم الإنجليزية وتحتاج الى ترجمة/ مترجم فيمكنك أن:

- تأتي إلى مركز إدارة المجلس حيث يساعدنا أن نساعدك
- تتصل بخدمة الترجمة الهاتفية على ١٣١-٤٥٠ واطلب منهم الاتصال بالمجلس على ٩٨٤٣-٠٥٥٥ ويقوموا بالاستفسار بالنيابة عنك.

Italian

Questa lettera contiene informazioni importanti. Se non parli inglese e hai bisogno di una traduzione o di un interprete puoi:

- o venire all'ufficio amministrativo centrale del municipio (*Council's Administration Centre*) dove saremo ben lieti di aiutarti.
- o contattare il servizio telefonico d'interpretariato (*Telephone Interpreter Service*) al numero 13 14 50 e chiedere loro di chiamare il municipio al numero 9843-0555 e chiedere ragguagli per te.

Greek

Το γράμμα αυτό περιλαμβάνει σημαντικές πληροφορίες. Αν δεν μιλάς Αγγλικά και χρειάζεσε μετάφραση/διερμηνέα μπορείς να:

- Έλθεις στο Διοικητικό Κέντρο της Δημαρχείας όπου ευχαρίστως θα σε βοηθήσουμε, η
- Τηλεφωνήσε στη Τηλεφωνική Υπηρεσία Διερμηνέων στο 13 14 50 και πες τους να τηλεφωνήσουν στη Δημαρχεία στο 9843-0555 και να ζητήσουν πληροφορίες εκ μέρους σου.

Commentary provided by the consultants preparing the Land Capability and Salinity reports in support of the Box Hill Precinct Plan indicate that excavations in these areas would encounter a shallow water table, together with soft and saline soils.

Construction Impacts

Erosion and sedimentation practices during the construction phases should be stringently followed so that the water quality, aquatic ecology and terrestrial flora and fauna of waterway corridors both within and downstream of the Box Hill Precinct, are not compromised.

Future Water Management

Consideration should be given to proposed on-line water quality and quantity basins and raingardens proposed by the Department of Planning and Infrastructure as part of the Exhibition of the Box Hill Precinct Plan. It would appear that the pipeline locations will intersect with four (4) areas reserved for acquisition by Council for the construction of dual use open space and water management facilities.

Particular attention to the invert levels of the finished basins is required to avoid the need for asset relocation. Slotted weirs are also proposed where the reconstruction of existing roads is required to accommodate the extent of batters associated with the basin structures. Where surface area of the basin includes playing fields, Council requests that the pipelines be located on the perimeter of the reserve to avoid expensive restoration or disruption of organised sport in the event that maintenance access is required.

Proposed Staging

The exhibited environmental assessment does not include a social impact assessment on existing and future residents who will not be serviced by the package 2 works. Exhibition of the Box Hill Precinct Plan concluded on 14 November 2011 and proposes the urban release of the entire precinct notwithstanding that water related services will not be available to approximately 70% of the release area until 2020 and 2025.

The rezoning of land should be supported by an appropriate serving strategy that provides for an equitable staging of services. The exhibited proposal is likely to cause hardship for property owners who are not serviced yet are rated by the Valuer General at an urban rather than rural rate.

If you have any further queries, please contact me on 9843 0258.

Yours Faithfully



Fletcher Rayner
PRINCIPAL FORWARD PLANNER