



## Office of Environment & Heritage

Our reference: DOC15/297350  
Contact: Richard Bonner, 9995 6917

Chris Ritchie  
Director, Industry Assessments  
Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

Attention: Thomas Piovesan

Dear Mr Ritchie

I refer to your letter of 30 July 2015 inviting comments from the Office of Environment and Heritage (OEH) on a proposed warehouse and distribution centre development in the Sydney Business Park within the Marsden Park Industrial Precinct of the North West Growth Centre (the site).

OEH has reviewed the Environmental Impact Statement (EIS) for the proposal and notes a separate development application which incorporates clearing and bulk earthworks on the site is currently being considered by Blacktown City Council (DA15/1088). According to the EIS, the assessment of DA15/1088 has entailed a consideration of impacts associated with flora, fauna and Aboriginal archaeology. Please find attached a copy of OEH's advice in relation to Aboriginal cultural heritage assessment requirements for DA15/1088.

While OEH has not considered the biodiversity issues associated with DA15/1088, it is noted the site is biodiversity certified under Part 7AA of the *Threatened Species Conservation Act, 1995* which negates the requirement for threatened species impact assessment under s.5A of the *Environmental Planning and Assessment Act, 1979*. OEH also notes, however, that the site drains west into high biodiversity value non-certified lands zoned Environmental Conservation and Public Recreation-Regional which will be incorporated into future OEH parks estate.

To assist in ensuring stormwater runoff from the development does not impact the high biodiversity values of these areas, 'ideal' stormwater outcome water quality and environmental flow targets, in accordance with the Blacktown City Council Growth Centre Precincts Development Control Plan (DCP), were recommended by Council and included in the Secretary's Environmental Assessment Requirements. OEH notes the EIS has applied lower stormwater targets deeming the 'ideal' targets 'excessively onerous'. OEH is of the view that the development should have no indirect impacts on the high biodiversity values of the adjoining and downstream lands and therefore strongly supports the application of the DCP 'ideal' stormwater targets. It is recommended the development not be approved unless it can be demonstrated these targets can be achieved.

Please contact Richard Bonner, Conservation Planning Officer, on 9995 6917 should you wish to discuss this advice.

Yours sincerely

 18/9/15

**RACHEL LONIE**  
**Acting Senior Team Leader, Planning**  
**Greater Sydney Region**  
**Regional Operations**