NSW GOVERNMENT | Office of Environment & Heritage

DOC18/635716
SSD 8926

Mr Andrew Beattie
School Infrastructure Assessments
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Iona Cameron

Dear Mr Beattie Andrew

Staged development of International Maarif School Australia Gallipoli Campus - 2 Percy Street Auburn (SSD 8926) – notice of exhibition

Thank you for your letter of 20 August 2018 requesting comments from the Office of Environment and Heritage (OEH) on the Environmental Impact Statement (EIS) for the above State Significant Development.

OEH has reviewed the relevant documents and provides recommendations and comments in Attachment A.

Should you have any queries in relation to this matter, please contact Janne Grose on **t** :8837 6017 or by email at janne.grose@environment.nsw.gov.au

Yours sincerely

S. Harrison 13/09/18

SUSAN HARRISON
Senior Team Leader Planning
Greater Sydney
Communities and Greater Sydney Division

PO Box 644 Parramatta NSW 2124
Level 6, 10 Valentine Ave Parramatta NSW 2150
Tel: (02) 9995 5000 Fax: (02) 9995 6900
ABN 30 841 387 271
www.environment.nsw.gov.au

Attachment A

Staged development of International Maarif School Australia Gallipoli Campus - 2 Percy Street Auburn (SSD 8926) – notice of exhibition

Office of Environment and Heritage (OEH) has reviewed the following documents:

- Environmental Impact Statement (EIS) – August 2018
- SEARs for SSD 8926 – 13 February 2018
- Landscape Drawings – 8 June 2018
- Landscape Design Statement – 12 June 2018
- Arboricultural Impact Appraisal and Method Statement – 20 April 2018
- Civil Engineering and Stormwater Management Report - 29 Jun 2018

and provides the following comments.

Landscaping

The EIS notes the project will require the removal of existing trees and the planting of new trees. The proponent needs to clarify the number of trees proposed to be removed as the EIS includes differing information on this:

- the Executive Summary indicates 36 trees are to be removed
- Section 4 notes a total of 35 trees will be removed (page 30)
- The Arboricultural report indicates up to 49 trees may be affected (36 trees will be lost because of the proposal and a further 13 trees may adversely be affected) (page 8).

The proponent also needs to clarify the number of trees that are proposed to be planted at the site as the EIS includes differing information on this:

- Section 4.1 notes 148 new trees are to be planted (page 26)
- Section 4.11.4 notes an additional 182 trees are to be planted (page 40).

The Landscape Drawings indicate that the new tree planting will include 82 Golden Cane Palms (*Dypsis lutescens*), 20 Fine-leafed Cordyline (*Cordyline stricta*), 20 Blueberry Ash (*Elaeocarpus reticulatus*), 8 Little Gem Magnolia trees and a jacaranda tree. OEH recommends rather than plant exotic species, such as Golden Cane Palm (which is native to Madagascar and South India) and Little Gem Magnolia (which is native to the US) that the site landscaping is amended to use a diversity of local provenance native trees, shrubs and ground covers from the relevant local native vegetation community. While Fine-leafed Cordyline and Blueberry Ash are Australian natives they are not local native species. Fine-leafed Cordyline grows in rainforests and wet sclerophyll forests - dark, moist gullies is the preferred habitat and Blueberry Ash is a rainforest shrub or small tree found in rainforest, tall eucalypt forest and coastal bushland in eastern NSW, south-east Queensland and Victoria.

There is educational value and numerous benefits in using a combination of local native plants (trees, shrubs and groundcovers) at the school site including:

- preservation of the biodiversity values of the local area
- provision of the most suitable food and habitat for local native fauna including nectar for pollinators (moths, butterflies, bees etc.) which provide a food source for local native birds
- a stepping stone for more mobile native fauna to move across the landscape
- local native plants are adapted to the local environmental conditions and once established require less maintenance/watering than exotic plants. The use of local native vegetation also has added benefits in reducing the need for fertiliser application which reduces fertiliser laden runoff entering the local waterways which will assist to improve instream health, water quality, reduce algal blooms etc.

Flood

The site is within the Haslam's Creek catchment and from the Auburn Flood Risk Precinct Map is subject to some inundation within the PMF in the north east corner only. All floor levels are more than 1m above the PMF level.

Evacuation of the site in a large event would not be an issue as it has rising road access and as only part of the site is inundated there is pedestrian access to flood free land. As stated in Appendix B Flood Response to Council Letter "*Safe and reliable evacuation from the site can be achieved via North Parade or St Hillers*".

Flooding considerations are suitable for the development.

(END OF SUBMISSION)