



Office of  
Environment  
& Heritage

DOC18/894242  
SSD 5175 MOD 4 & SSD 8588 MOD 2

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**Exhibition of Modification Requests for the Eastern Creek Business Hub, Rooty Hill Road South, Eastern Creek - SSD 5175 MOD 4 (Concept Plan) and SSD 8588 MOD 2 – (Lot 2 Stage 1)**

Attention: Emily Dickson

Dear Mr Roberts,

I refer to your notification letter dated 19 November 2018 to the Office of Environment and Heritage (OEH) seeking OEH input into the following State significant development application modifications.

**SSD 5175 MOD 4:** Modification to the concept approval to amend the stormwater drainage system, construct a new roundabout on the internal access road between Lots 1 and 2, with associated realignment of the lot boundaries.

**SSD 8588 MOD 2:** Modify the development consent to amend the layout of the Lot 2 car park and building envelope, to reflect the above concept plan modification.

OEH has undertaken a preliminary review of the information submitted and requires the following matters outlined in Attachment 1 to be addressed in order to be able to adequately assess the proposal. Please note a flood risk assessment has yet to be completed by OEH and further correspondence may be forthcoming in this regard.

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

Yours sincerely

*S. Harrison 29/11/18*

**SUSAN HARRISON**  
Senior Team leader, Planning - Greater Sydney  
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**Attachment 1 – Office of Environment and Heritage (OEH) comments Exhibition of Modification Requests for the Eastern Creek Business Hub, Rooty Hill Road South, Eastern Creek - SSD 5175 MOD 4 (Concept Plan) and SSD 8588 MOD 2 – (Lot 2 Stage 1)**

The modification seeks the following:

- Relocation of the main overland stormwater flow channel further south to accommodate a proposed roundabout for access to Lots 1 and 2
- Realignment of lot boundaries between lots 1 and 2 due to the new roundabout
- The upstream urban catchment will be directed to the existing creek downstream of the proposed main overland flow channel rather than be routed through the OSD/Bio basin
- Delete 'Bio retention Basin 1' and incorporating this into the design of OSD Basin 1 so that stormwater flows to a single basin east of the gas easement.

**Biodiversity**

1. The modification proposes to relocate the main 4m wide overland stormwater flow channel. It appears that this may impact on the site's proposed offset area. In the BDAR waiver for SSD 8588 (OEH reference DOC18/148984) Ecological Australia's submission stated that the Derived Native Grassland area (DNG) is part of the proposed offset area in the subject land and forms this open drainage channel. OEH requires a clear plan showing the proposed offset area on site, that also clearly shows the proposed modifications and the vegetation area impacted at a scale that is clearly visible. The plan provided in Ecological Australia's document dated 26 September 2018 extracted below is unclear.





2. The comparison of the 'approved' and 'proposed' plans for the design of the Stage 1 lot as shown in Figure 2 extracted below, indicates that the overland flow channel marked in green around the proposed Building 1 envelope is smaller compared with the approved diagram. If this overland flow channel forms part of the on-site offset, it appears that the offset has been reduced in size. OEH requires clarification on this aspect of the proposal.



**Figure 2 Comparison of approved and proposed stormwater concept**

Source: i2c

3. The original concept plans showed:
- 0.75ha of Shale Plains Woodland (SPW) to be retained on the preferred indicative plan – approved as part of the concept plan for SSD 5175
  - 0.72ha SPW to be retained on the alternative indicative plan.

The amended subdivision plan submitted with SSD 5175 MOD 4 shows the CPW area to be protected as 6950m<sup>2</sup> which is less than the original concept plans. OEH requires this matter to be clarified and consistent with the original concept plans. The Development Consent determination for SSD 5175 Concept plan included the rehabilitation of the existing woodlands area on site identified for conservation area/open space.

The Ecological Australia letter dated 26 September 2018, states there will be a net reduced impact on native vegetation of 0.017 ha as a result of the modifications. However, the amended subdivision plan shows CPW at 6950m<sup>2</sup> which is less than the original concept plan area of SPW and OEH needs clarification to ensure it is equal to the required offset on site.

Further, SSD 5175 original B2 consent condition required a Biodiversity Offset Strategy as follows and details as to progress in this regard should be given.

*"B2 The applicant shall retire 46.3 ecosystem credits of Grey Box-Forest Red Gum woodland at the Chandos Street West Biobank Site (Biobank Site 70) in accordance with the offset strategy in the ecological assessment prepared by Ecological Australia dated August 2012 to offset the loss of 1.93 hectares of Cumberland Plain Woodland (sub community) on the subject site prior to any clearing."*

***Aboriginal Cultural Heritage***

4. An Aboriginal Cultural Heritage Assessment Report (ACHAR) was submitted with the original concept plan application for the Eastern Creek Business Hub SSD 5175 and an assessment of Aboriginal cultural heritage undertaken at this stage. The report prepared by Kayandel Archaeological Services dated August 2012 recommended that for portions of potential archaeological deposits further sub-surface archaeological investigation occur prior to commencement of ground disturbing works in the vicinity. Given this, no further assessment is considered necessary. However, the relevant consent conditions for the proposed modification must be consistent with the recommendations of this report and the Concept Plan SSD 5175 consent Condition 13, that required all works to stop in the event that surface disturbance identifies a new Aboriginal object and a suitably qualified archaeologist and a registered Aboriginal representative contacted to determine the significance of the objects.

***Flooding***

5. Comments will be provided separately.

***Water Sensitive Urban Design***

6. OEH is concerned about the proposal to delete a bioretention basin. OEH recommends that a condition of consent requires the applicant to demonstrate to the satisfaction of DPE that the proposed stormwater treatment system will result in the quality of stormwater runoff leaving the site being able to meet the environmental targets of Part J of the Blacktown City Council DCP 2015.

(End of Submission)