



Our ref: DOC19/1000939

Senders ref: SSD 10366

Ania Dorocinska
Senior Environmental Assessment Officer
Industry Assessments
NSW Department of Planning and Environment
GPO BOX 39
SYDNEY NSW 2001

Dear Ms Dorocinska,

Subject: Exhibition of EIS – Bunnings Warehouse Leppington located at Lot 3 Bringelly Road Business Hub, Bringelly Road, Leppington (SSD-10366) (Liverpool City)

I refer to your e-mail dated 14 November 2019 requesting comments from the Environment, Energy and Science Group (EES) in the Department of Planning, Industry and Environment on the exhibition of the EIS for the Bunnings Warehouse Leppington located at Lot 3 Bringelly Road Business Hub, Bringelly Road, Leppington (SSD-10366) (Liverpool City).

EES have reviewed the relevant documentation and provides the following comments.

Aboriginal Cultural Heritage

If the Department determines to grant approval, EES recommends that any conditions recommended by the Aboriginal Archaeological Assessment prepared by AHM dated 20 October 2015 be included as conditions of consent.

Biodiversity

The exhibited documents did not include a biodiversity development assessment report (BDAR) as required by section 7.9 of the Biodiversity Conservation Act 2016. While the EIS states that the complete clearing of the subject site of all vegetation was approved for as part of the stage 1 works for the Business Hub, EES understands that regardless an SSD must be accompanied by a BDAR unless a waiver has been granted as per section 7.9.

Flooding

EES have reviewed the following documents:

- Civil Engineering Report for the Development Application (SSD10366) prepared by Costin Roe Consulting Rev C dated 4 November 2019
- Appendix E of EIS (prepared by Costin Roe Consulting, dated November 2019)
- Assessment made for SSD9511 on 22 August 2018.

The analysis and design undertaken for the proposed development site, which are documented in the Civil Engineering Report, are considered adequate to address and manage the flooding and drainage issues in accordance with the requirements from the Floodplain Development Manual (2005) and Liverpool City Council.

Landscaping

The Landscape Plan proposes to use species that are not native to the area. This is despite the Notice of Determination for the Concept plan requiring (Conditions B4 and B5) that native plants and species indigenous to the area be used. EES recommends that the landscape plan be amended to use native plants indigenous to the area.

Should you have any queries regarding this matter, please contact Bronwyn Smith, Senior Conservation Planning Officer on 9873 8604 or Bronwyn.smith@environment.nsw.gov.au.

Yours sincerely

S. Harrison 3/12/19

Susan Harrison
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Greater Sydney Branch
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