



Office of
Environment
& Heritage

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SSD-9511

Kane Winwood
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Chloe Dunlop

Dear Mr Winwood

CFC Large format retail, Bringelly Road, Horningsea Park (SSD 9511) - Environmental Impact Statement

Thank you for your letter of 12 October 2018 received by the Office of Environment and Heritage (OEH) requesting comments on Environmental Impact Statement (EIS) for the above development.

OEH appreciates the Department providing an extension in which to provide its comments.

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

If you have any queries regarding this matter, please contact Janne Grose on 8837 6017 or janne.grose@environment.nsw.gov.au

Yours sincerely

S. Harrison 23/11/18

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

Attachment A

CFC Large format retail, Bringelly Road, Horningsea Park (SSD 9511) - Environmental Impact Statement

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

- Environmental Impact Statement – 24 September 2018
- Secretary's Environmental Assessment Requirements (SEARs) – September 2018
- Biodiversity development assessment report (BDAR) waiver request – 12 September 2018
- Bushfire Protection Assessment – September 2018
- Environmental Management Plan – June 2018
- Landscape Plan – Revision C – 8 September 2018
- Civil Drawings – Appendix H
- Civil Engineering Report – Revision D – 24 September 2018 (Appendix R)

and provides the following comments.

Biodiversity

The EIS includes a BDAR waiver request prepared by Sclerophyll (dated 12 September 2018) on behalf of the proponent to not require a BDAR to be submitted with SSD 9511. OEH has reviewed the waiver request and will provide a separate submission to the Department in relation to this.

Landscaping

The Flora Fauna Assessment (FFA) for SSD 6324 indicates Grey Box-Forest Red Gum Woodland *Grey Box – Forest Red Gum (GB-FRG) grassy woodland on flats of the Cumberland Plain, Sydney Basin* was identified at the Bringelly Road Business Hub site. The FFA indicates this vegetation type is generally dominated by *Eucalyptus moluccana* (Grey Box) and *E. tereticornis* (Forest Red Gum), with *E. crebra* (Small-leaved Ironbark), *E. eugenioides* (Thin-leaved Stringybark) and *Corymbia maculata* (Spotted Gum) occurring less frequently.

OEH notes the Landscape Plan proposes to plant the following native trees *Eucalyptus moluccana*, *E. tereticornis* and *Corymbia maculata*. OEH supports the proposed use of these local native species at the site and recommends the landscaping uses a diversity of native plant species from the relevant local native vegetation community (or communities) that once occurred on the site to improve local biodiversity. The use of local genetic plant material has numerous environmental benefits.

If the development is approved OEH recommends the following is included as a condition of consent:

- 1) A diversity of native trees, shrubs and groundcover species from the relevant local native vegetation community (or communities) that once occurred on the site shall be used to landscape the site including street planting.
- 2) The street planting shall use advanced and established local native trees preferably with a minimum tree height of 2-2.5 metres and /or plant container pot size of 50-75 litres.

Existing dam on site

OEH in its SEARs submission for SSD 9511 sought clarification as to whether the existing dam on the subject site is to be dewatered/removed by earthworks approved under the Concept Approval (SSD 6324) or if SSD 9511 proposes to dewater/remove it. OEH advised that if the applicant is seeking to dewater/remove the dam under the consent for SSD 9511, the EIS should assess the impact on native fauna. The EIS for SSD 9511 notes approvals were granted for the Concept Approval prior to the commencement of the Biodiversity Conservation Act 2016 (Section 5.13) but it does not address if the existing dam is to be dewatered/removed by earthworks approved under the Concept Approval (SSD 6324) or SSD 9511.

The BDAR waiver request refers to the ELA (2014) Flora Fauna Assessment (FFA) for SSD 6324 and notes the farm dams contained little or no water or were infested by Plague Minnow (at the time of the survey) and therefore the dams are unlikely to support or sustain Green and Golden Bell frogs (page 6). As the FFA also indicates the dams are likely to be occupied by aquatic and amphibious native fauna (such as eels, turtles), OEH repeats if the applicant is seeking to dewater/remove the dam under SSD 9511, the EIS assess the impact on native fauna and include mitigation measures to mitigate impacts. The FFA recommended:

- onsite supervision by suitably qualified ecologist should be undertaken at the time of dam dewatering (page 24)
- appropriate measures be implemented to avoid any individuals of Plague Minnow or other exotic species from entering natural waterways.

These should be included as mitigation measures if the dam is to be removed/dewatered as part of SSD 9511.

Flood

The development site will have an onsite detention basin with a storage capacity of 480m³, which would be suitable to reduce peak flow from the site to pre-development level. The flooding impacts at existing site and in the downstream areas with the proposed development would be marginal and insignificant.

(END OF SUBMISSION)

