



Office of
Environment
& Heritage

DOC15/499986

Housing Land Release
The Department of Planning and Environment
GPO Box 39
Sydney NSW 2001
Online submission at www.planning.nsw.gov.au/proposals

Attention: Ms Paula Tomkins

Dear Housing Land Release Team

Proposed Amendment to the Box Hill and Box Hill Industrial Precinct Plan, Relocation of Mount Carmel Road

Reference is made to your correspondence to the Office of Environment and Heritage (OEH) dated 3 December 2015 seeking feedback on the proposed amendment to the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 – the Hills Growth Centre Precincts Plan.

Comments are provided in Attachment 1.

If you require further information or clarification on these matters please contact Rachel Lonie by email at rachel.lonie@environment.nsw.gov.au or by phone on 9995 6837.

Yours sincerely

S. Harrison 25/01/16

SUSAN HARRISON
Senior Team Leader, Planning
Greater Sydney

ATTACHMENT 1. Office of Environment and Heritage (OEH) comment on the proposed amendment to the Box Hill and Box Hill Industrial Precinct Plan.

The proposed amendment will relocate the Mount Carmel Road with a bridge crossing the Killarney Chain of Ponds. The Hayes Environmental Assessment Report states that this will substantially reduce the extent of native vegetation required to be removed. The previous location would have bisected a large remnant patch of Swamp Oak Forest that is Existing Native Vegetation (ENV).

The Box Hill Precinct Planning Study – Riparian Assessment by Eco Logical Australia (2010) described this area as a large stand of casuarinas that coincides with a stretch of the creek that has maintained its chain of ponds morphology. The ecological consultants strongly recommended that this area be retained and enhanced to protect the geomorphology and ecology of this section of the Killarney Chain of Ponds.

The revised road location will enable the greater protection and enhancement of this area, as well as retaining and protecting a section of ENV that was formerly proposed to be removed as described in the revision to the Native Vegetation Protection Map. This proposal is supported by OEH.

OEH notes that the map that describes the areas of land subject to biodiversity certification under the *Threatened Species Conservation Act 1995* for the Box Hill and Box Hill Industrial Precincts requires amending. This 'subject lands' mapping must be amended to cover the riparian corridors and the areas of ENV intended to be protected.

OEH considers this mapping should be revised as a high priority. OEH requests the Department of Planning and Environment provide updated map data with an explanation of why the update is required to OEH in order that OEH can arrange for this map amendment to be made as soon as possible.

OEH also notes the statements in the Environmental Assessment report that the following mitigation measures will be applied:

- proposed bulk earthworks will not extend into the E2 zoned areas;
- where mature eucalypt trees are located on the fringe of the bulk earthworks the boundary of the fill will be modified to retain the tree with no filling beneath the tree canopy;
- all eucalypt trees along the creeklines will be retained and supportive works as shown on the Cardno drawing 'Typical Details' Ref:NA50613038-CRD-030 will be implemented where appropriate; and
- the majority of casuarina trees along the creeklines will be retained.

OEH supports these mitigation measures and recommends that they be fully implemented.

(END OF SUBMISSION)