



Department of Planning and Environment

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cc: Matt Jordan  
Senior Development Manager  
The GPT Group  
[Matt.Jordan@gpt.com.au](mailto:Matt.Jordan@gpt.com.au)

Dear Ms Thornton

**Yiribana Logistics Estate (SSD-10272349) –  
Updated Plans and Riparian Lands Assessment**

I refer to GPT's email of 21 February 2022 to the Natural Resources Access Regulator (NRAR) about the above matter, following a meeting on the 18 February 2022 with respect to NRAR's EIS advice on the minimum riparian corridor width of 40 metres.

NRAR maintains its recommendation of a 40 metre wide total width structured vegetated riparian corridor which respects the E2 zoning of the area and matches adjacent riparian corridor outcomes. More detailed advice is provided in Attachment A.

Any further referrals to DPE Water and NRAR can be sent by email to [water.assessments@dpie.nsw.gov.au](mailto:water.assessments@dpie.nsw.gov.au) or to the following coordinating officer within DPE Water:

Simon Francis – Senior Project Officer  
E: [simon.francis@dpie.nsw.gov.au](mailto:simon.francis@dpie.nsw.gov.au)  
M: 0428 926 117

Yours sincerely

A handwritten signature in blue ink that reads 'Liz Rogers'.

Liz Rogers  
Manager, Assessments  
**Department of Planning and Environment: Water**  
8 March 2022

## Attachment A

### Detailed advice to DPE Planning & Assessment regarding the Yiribana Logistics Estate (SSD-10272349) – Updated Plans and Riparian Lands Assessment

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#### 1. Proposed Reduction in the 40m minimum width of the Riparian / E2 Corridor

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NRAR does not support a reduction in the 40m minimum width E2 corridor. The averaging rule would not apply to the site the way that is proposed, due to the following reasons:

- The proposal to have a 30m corridor for the majority of the site and one large offset area of 75m is not considered appropriate.

##### [Explanation](#)

While offsetting can be a valuable tool to allow more flexibility with riparian designs the intention is not to reduce the corridor width in the majority of its extent and provide one large area.

NRAR notes that the averaging rule proposed to be used in this development includes the area within the water detention basins (as described in the Riparian Lands Assessment), and these areas should not be included as part of the Riparian Corridor widths.

- The E2 zoning (as per Mamre Road Precinct Development Control Plan 2020 and the Penrith Local Environmental Plan 2010) generally indicates protection of a current watercourse and riparian area or can be for rehabilitation potential around a flow path. In this case it was likely rehabilitation potential.

A 40m total width riparian area has been provided by both up and downstream sites, and maintaining this approach to this project will ensure consistent outcomes for the riparian corridor.

##### [Explanation](#)

As previously advised in the EIS response, a 40m wide total width structured vegetated riparian corridor would be accepted as to respect the E2 zoning of the area and match adjacent riparian corridor outcomes. It is recognised that this width is less than the NRAR Guidelines for Controlled Activities which requests 20m each side from top of bank of the watercourse.

A 40m total width riparian area has been provided by both the upstream development site (113-153 Aldington Road - SSD-32722834) and the downstream development (Aspect Industrial Estate - SSD-10448).

**End Attachment A**