



From: [Arcangelo Antoniazzi](#)
To: [Arcangelo Antoniazzi](#)
Subject: RE: 200 AldiGordon Kirkby <GKirkby@ethosurban.com>ngton - consultation with NRAR
Date: Wednesday, 11 November 2020 4:11:08 PM

From: Jane Curran <jane.curran@nrar.nsw.gov.au>
Sent: Monday, October 19, 2020 3:34 PM
To: Bonjer, David <DavidB@ecoaus.com.au>
Cc: Jeremy Morice <jeremy.morice@dpie.nsw.gov.au>
Subject: RE: 200 Aldington - consultation with NRAR

 **CAUTION:** This email originated from an external sender. Verify the source before opening links or attachments. 

Hi David,

Thanks for contacting NRAR. NRAR will be reviewing this matter in detail at EIS stage therefore we can only provide preliminary advice now.

For this site I can provide the following advice:

- The mapped watercourse within the subject site was previously assessed by NRAR and it was determined that it was considered to be waterfront land as defined by the Water Management Act 2000. The watercourse present is a 1st order watercourse that enters Ropes Creek downstream which is a 3rd order watercourse.
- The watercourse within the subject site has undergone past modification and will therefore likely need the construction of a post-development channel and establishment of a riparian corridor. The watercourse reconstruction should tie into upstream and downstream sections of the watercourse and not limit any connectivity in the area.
- A Vegetated Riparian Zone (VRZ) must be established in all areas identified in the Mamre Road Precinct Structure Plan – June 2020. The VRZ should be established into a riparian corridor and subject to a Vegetation Management Plan (VMP). See VRZ information here, in particular restrictions on the use of the area, in NRARs Guideline for Riparian Corridors on Waterfront Land - https://www.industry.nsw.gov.au/_data/assets/pdf_file/0003/160464/licensing_approvals_controlled_activities_riparian_corridors.pdf
- The information below shows the planned realignment of the watercourse towards the east through an identified wetland area and then into Ropes Creek. Based on the information provided to NRAR, we would not support the realignment of the watercourse as it does not comply with the Mamre Road Precinct Structure Plan – June 2020. The project must also assess post-development impacts on the watercourse and the adjacent wetland area.
- NRAR would prefer the watercourse and its associated VRZ to be in public ownership to allow for the continued management and protection of the riparian corridor.
- NRAR recommends that flood detention requirements be considered and suitable locations for basins be allocated early in the planning process. Planning should be contacted in regards to flood detention at this site and how it will be incorporated into the overall Precinct area given the below plans indicate the dam may be filled in.

I'll wait to see this project come through at EIS stage.

Kind regards,

Jane Curran | Water Regulation Officer
Natural Resources Access Regulator | Water Regulation (East)
Level 0 | 84 Crown Street | Wollongong NSW 2500
PO Box 53 Wollongong NSW 2520
T: +61 2 4275 9327 | F: +61 2 4224 9740
E: jane.curran@nrar.nsw.gov.au
W: www.industry.nsw.gov.au



From: Bonjer, David <DavidB@ecoaus.com.au>
Sent: Wednesday, 7 October 2020 8:26 AM
To: Jane Curran <jane.curran@nrar.nsw.gov.au>
Cc: Jeremy Morice <jeremy.morice@nrar.nsw.gov.au>
Subject: FW: 200 Aldington - consultation with NRAR

Hi Jane

I believe Jeremy is on leave. Are you able to advise on the matter below ?

Thanks

David Bonjer

Planning and Approvals Lead &
Sydney Office Manager

level 3, 101 Sussex Street
Sydney, NSW, 2000
M: 0405 910 839 T 02 9259 3714



From: Bonjer, David
Sent: Friday, October 2, 2020 2:23 PM
To: Jeremy Morice <jeremy.morice@nrar.nsw.gov.au>
Subject: 200 Aldington - consultation with NRAR

Hi Jeremy

We have been assisting the Trustee for Fife Kamps Creek Trust with their project at 200 Aldington Road, Kamps Creek. This is a State Significant Development (SSD 10479) for a concept plan comprising 13 development lots, internal roads, bulk earthworks and utilities. The SEARs require consultation with DPIE Water Group including NRAR. Whilst a full riparian assessment will be lodged with the SSD application, this email contains a basic description of the site and the proposed project for the purposes of initial consultation.

The SSD application will also be accompanied by a flood assessment that has been undertaken by Cardno.

This first figure shows the results of our validation of waterfront land. Note that the north east corner of the site is highly modified. Dams and access tracks act as controls on the flow of water and therefore the flow does not follow the hydroline. The main flow of this 1st order creek is actually towards the east and into the main channel of Ropes Creek as shown in Figure 2. This was .

Figure 3 shows the proposed development, including a stormwater detention basin in the north east corner.

The basin is proposed to be located in an area currently occupied by an on-line farm dam. We have shown an area of 'vegetation management' which will protect the existing EEC and re-establish native vegetation in the north east corner of the site. A VMP will determine appropriate densities and species. The post development flow would be expected to follow the same flow patterns that currently exist (ie Figure 2).

We are interested in your initial thoughts and accept that detailed analysis would be undertaken when you have available all reports and drawings submitted with the SSD.

Figure 1 Waterfront land

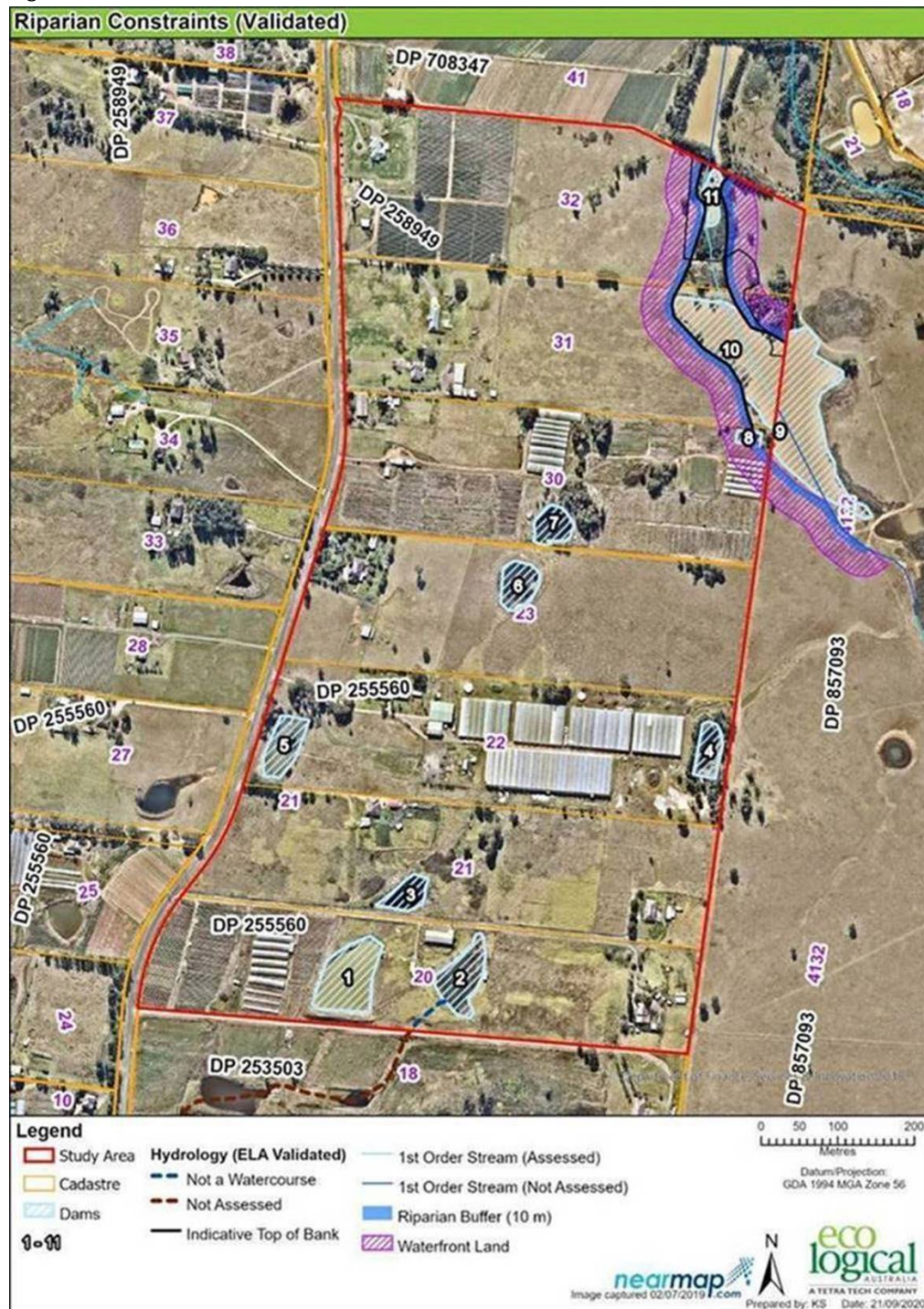


Figure 2 Flow direction

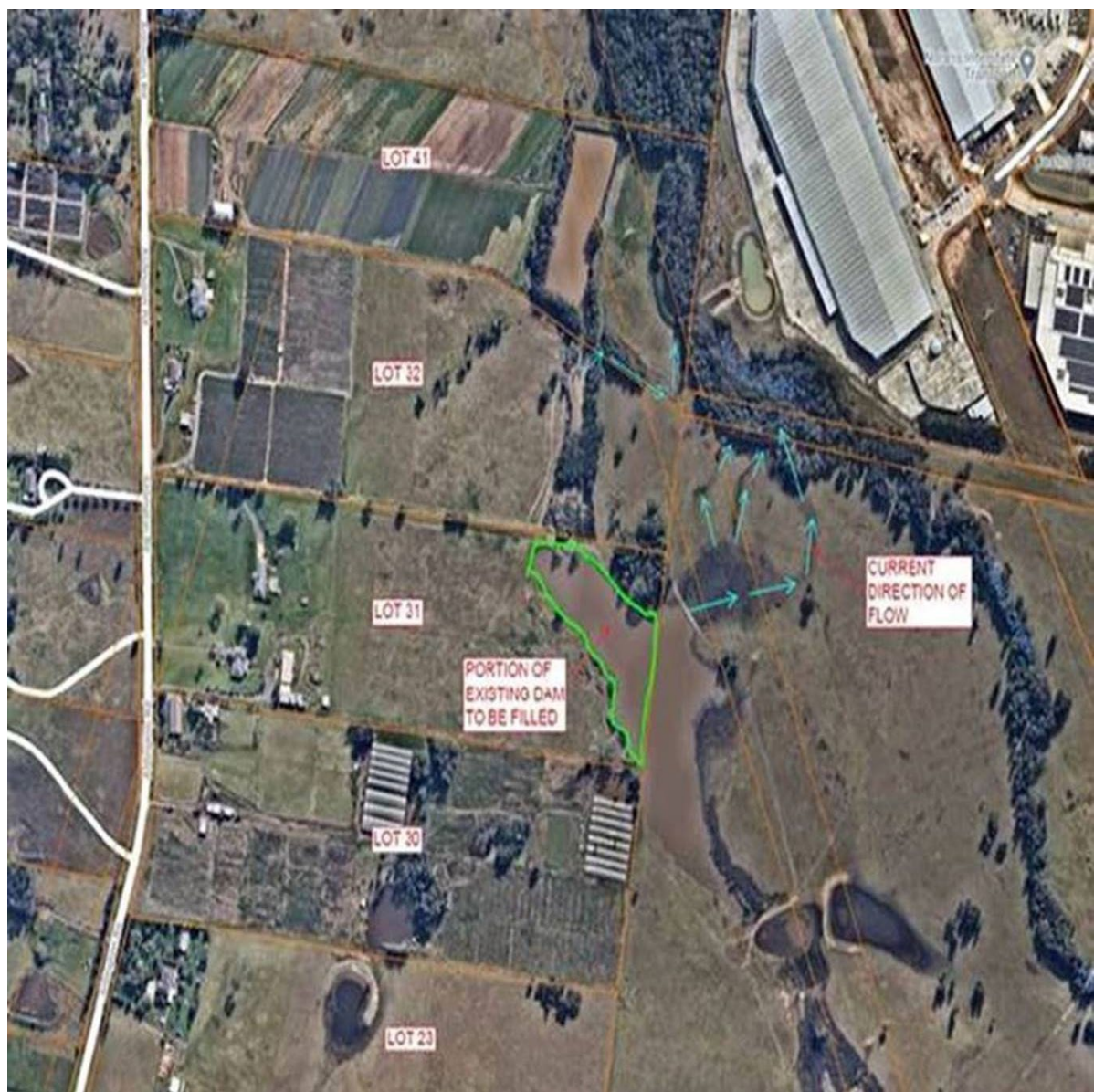


Figure 3 Proposed development



David Bonjer

Planning and Approvals Lead &
Sydney Office Manager

level 3, 101 Sussex Street
Sydney, NSW, 2000
M: 0405 910 839 T 02 9259 3714



This message is intended for the addressee named and may contain confidential information. If you are not the intended recipient, please delete it and notify the sender. Views expressed in this message are those of the individual sender, and are not necessarily the views of their organisation.