

Robert A Byrne

From: landuse.enquiries@dpi.nsw.gov.au
Sent: Monday, 29 June 2015 11:10 AM
To: Robert A Byrne
Subject: Gazcorp industrial Estate, 813-819 Wallgrove Road, Horsley Park (SSD 5248) - Response to Submissions Report

Please find attached DPI **draft** response to the above, formal response will be emailed asap.

OUT15/16048

Ms Kate MacDonald
Team Leader
Industry Assessments
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

c/- Robert.byrne@planning.nsw.gov.au

Dear Ms Kate MacDonald

**Gazcorp industrial Estate, 813-819 Wallgrove Road, Horsley Park (SSD 5248)
Response to Submissions Report**

I refer to your letter dated 3 June 2015 to the Department of Primary Industries in respect to the above matter.

Comment by NSW Office of Water

The NSW Office of Water (Office of Water) has reviewed the Response to Submissions (RTS) for the Gazcorp Industrial Estate and provides the following comments below.

The Office of Water's response is formatted in response to Appendix A: Summary of and Responses to Agency Submissions.

Watercourse/ Riparian Land: The Office of Water requested further information about the watercourse located in the south eastern corner of the site. The proponent has responded outlining the watercourse may be a first order watercourse however since it does not exhibit a defined channel with bed and banks it may not constitute waterfront land for the purposes of the *Water Management Act 2000*. Photographs of the site show a connected vegetated corridor along the watercourse in the south eastern corner of the site continuing across the land to the south of the development site. The watercourse on site appears to meet the definition of a river under the *Water Management Act 2000*.

The RTS outlines it is proposed to create a swale in the south eastern corner of the site to convey upstream flood waters through the site to the existing culvert under Wallgrove Road. At this stage no details on the proposed swale have been provided but will be provided during future stages of the development application. It is difficult for the Office of Water to comment on this proposal, but any works proposed should be consistent with the Department of Primary Industries - Office of Water's 'Guidelines for Controlled Activities' (2012). Depending on the legislation future stages of the development application are assessed under, there may be a requirement for the proponent to obtain a Controlled Activity Approval

under the *Water Management Act 2000*. The Office of Water would like the opportunity to comment on any future development applications for the site, particularly in relation to the management of this watercourse.

Watercourse in the South East Corner of the Site: The Office of Water notes the stormwater management proposal has been amended and that no detention basins are proposed for the south east corner of the site.

Asset Protection Zones: The Office of Water has no further comments.

Stream Bank Erosion: The proponent notes our comments. The Office of Water has no further comments.

Riparian Management Plan: As part of Section 5.0 Mitigation Measures in the RTS, the proponent outlines a Riparian Management Plan (RMP) will be prepared and implemented for the biodiversity improvement of the Reedy Creek riparian corridor through restoration and ongoing management. It is considered the preparation of the RMP should be included as a condition of the project approval, if approved. It is recommended the RMP is prepared using the Department of Primary Industries - Office of Water Guidelines for Vegetation Management Plans on Waterfront Land (2012). The Office of Water should be consulted during the preparation of the RMP.

Surface Water: The proponent notes our comments. The Office of Water has no further comments.

Groundwater: The proponent states dewatering of groundwater is not expected to be required. If groundwater is intercepted at any time during the works, the NSW Office of Water must be contacted immediately for licencing requirements through our advisory services team on 1800 353 104 or by email water.enquiries@dpi.nsw.gov.au. It is recommended that these notification procedures are included in a construction management plan or similar.

For further information please contact Christie Jackson, Water Regulation Officer (Tamworth) on (02) 6701 9652 or at christie.jackson@dpi.nsw.gov.au.

Yours sincerely

Kristian Holz
Director Policy, Legislation and Innovation

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