

10 May 2017

Mitchell Isaacs
Director, Planning Policy & Assessment Advice
Department of Primary Industries

To Mr Isaacs,

Re: Western Sydney Stadium - Response to Stage 2 DA Comments

Your feedback provided on the 7th April noted the following,

The development should be carried out in accordance with the DPI Water Guidelines for Controlled Activities on Waterfront Land, including:

- ***Where reasonable and feasible, the siting of the development should be located outside the riparian corridor within the subject site. Should nonriparian uses encroach into the outer 20m wide riparian area, an equivalent riparian offset area should be provided within the site which is connected to the riparian corridor;***

In response:

The 20m wide riparian buffer and its location in relation to the site works is shown in the diagram below.

The encroachment and equivalent offset areas are located and calculated as follows, and is also shown in the diagram below.

-  - Riparian zone conflict with site works area – 13.7m²
-  - Riparian zone conflict with works outside of site area – 198m²
-  - Riparian offset area – 215m²

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However, the City of Parramatta Council has indicated that a wider 40m riparian buffer is required,

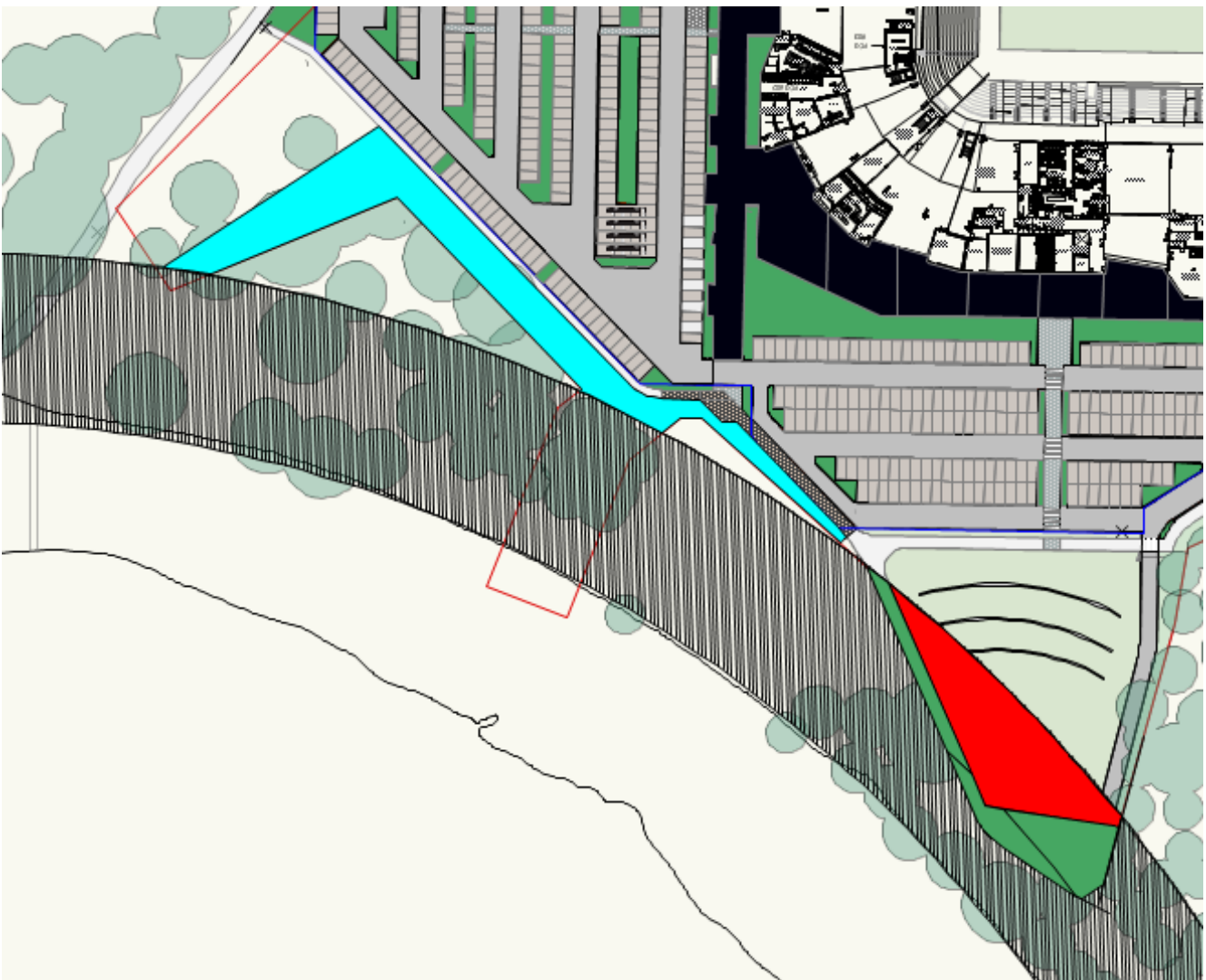
“The Parramatta River forms the western boundary of the site and is a 4th Order Watercourse (Strahler stream ordering system) requiring a minimum 40m vegetated riparian zone (VRZ) from the ‘top of bank’ in accordance with the NSW Office of Water ‘Guidelines for riparian corridors’.”

Clarity is sought on whether a 20m or 40m riparian buffer is appropriate in this situation.

A 40m wide riparian buffer has been identified, and the associated encroachments and offsets calculated. A vegetation offset area has been identified which is,

- located within the Western Sydney Stadium site boundary,
- set away from activity areas,
- adjacent to, and part of a steep embankment with existing native forest,
- connected to the riparian corridor.

- Riparian zone conflict with site works area – 960 m²
- Riparian zone conflict with works outside of site area – 605m²
- Riparian offset area – 1575m²



Refer to Landscape Plan WSS_L_MP_1.11.100_E to view the full site plan.

We look forward to your confirmation on the appropriate riparian buffer width.

Yours sincerely



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