

Sandra Hinchey

From: Candice Andrews [candice@webberarchitects.com]
Sent: Thursday, 14 September 2017 8:43 AM
To: Tim Hayes; Sandra Hinchey; Luke Keating; Fernanda Espinoza
Subject: Fwd: lot number: 412 plan number: DP1063902

Hi All,

Please see the below response from DPI. Looks like 10m set back for the creek.

Regards

Candice Andrews

Graduate of Architecture (B.Arts in Arch, M.Arch)

candice@webberarchitects.com

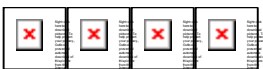


Suite 3, L1, 426 Hunter St Newcastle NSW ph +61 2 4926 1078 newcastle@webberarchitects.com

Suite 206, 8 Clarke St Crows Nest NSW ph +61 2 8971 9745 sydney@webberarchitects.com

PO Box 807 The Junction NSW 2291 ACN 140 652 188 ABN 83 140 652 188 www.webberarchitects.com

Nominated Architect Jon Webber AIA NSW ARB No 6830



The information contained in this message and/or attachments is intended only for the person or business entity to which it is addressed and may contain confidential and/or privileged material.

Any action in reliance upon this information by persons or entities other than the intended recipient is prohibited.

If this email has been received in error, please contact the sender and delete the material from any system and destroy any copies. Webber Architects takes no responsibility for the loss of information or other material caused by this email.

----- Forwarded message -----

From: Ryan Shepherd <ryan.shepherd@dpi.nsw.gov.au>
Date: Wed, Sep 13, 2017 at 2:07 PM
Subject: Re: lot number: 412 plan number: DP1063902
To: Candice Andrews <candice@webberarchitects.com>

Hi Candice,

Apologies for the delay in responding.

As mentioned previously, it is difficult to determine minimum setbacks as the identified waterway is not linked to the Strahler stream order, as it is downstream of the waterways on the golf course in Medowie. In saying that, if I were to be assessing an application in this location, I would interpret it as a 1st order stream and therefore a 10m vegetated riparian zone (from top of bank) would be required.

Let me know if you have any further questions.

Cheers,

Ryan

Regards,

Ryan Shepherd | Water Regulation Officer - Metro
Water Regulatory Operations
NSW Department of Primary Industries | Water
Level 3 | 26 Honeysuckle Drive | Newcastle NSW 2300 | PO Box 2213, Dangar NSW 2309
T: 02 4904 2650 | F: 02 4904 2501 | E: ryan.shepherd@dpi.nsw.gov.au
W: www.dpi.nsw.gov.au | www.industry.nsw.gov.au



On Tue, Sep 12, 2017 at 2:43 PM, Candice Andrews <candice@webberarchitects.com> wrote:
Hi Ryan,

Please see the below email. We are just seeing confirmation of the 10m set back. Hannah had verbally confirmed it was 10m before going on leave.

Thank you.

Regards

Candice Andrews

Graduate of Architecture (B.Arts in Arch, M.Arch)

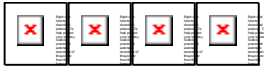
candice@webberarchitects.com



Suite 3, [L1, 426 Hunter St Newcastle NSW](#) ph [+61 2 4926 1078](tel:+61249261078) newcastle@webberarchitects.com

Suite 206, [8 Clarke St Crows Nest NSW](#) ph [+61 2 8971 9745](tel:+61289719745) sydney@webberarchitects.com

PO Box 807 The Junction NSW 2291 ACN 140 652 188 ABN 83 140 652 188 www.webberarchitects.com



The information contained in this message and/or attachments is intended only for the person or business entity to which it is addressed and may contain confidential and/or privileged material.

Any action in reliance upon this information by persons or entities other than the intended recipient is prohibited.

If this email has been received in error, please contact the sender and delete the material from any system and destroy any copies. Webber Architects takes no responsibility for the loss of information or other material caused by this email.

----- Forwarded message -----

From: **Metro WRO** <metro.wro@dpi.nsw.gov.au>

Date: Wed, Aug 30, 2017 at 5:33 PM

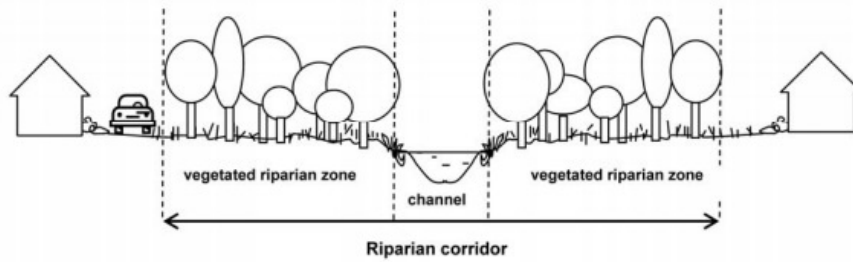
Subject: Re: lot number: 412 plan number: DP1063902

To: candice@webberarchitects.com

Hi Candice,

It is difficult to determine minimum setbacks in line with our guideline as the identified waterway is not linked to the Strahler stream order. Perhaps have a read of the guideline and we can discuss on the phone tomorrow?

http://www.water.nsw.gov.au/_data/assets/pdf_file/0004/547222/licensing_approvals_controlled_activities_riparian_corridors.pdf



Riparian corridor widths

The Officer of Water recommends a VRZ width based on watercourse order as classified under the Strahler System of ordering watercourses and using current 1:25 000 topographic maps (see Figure 2 and Table 1). The width of the VRZ should be measured from the top of the highest bank on both sides of the watercourse.

Figure 2. The Strahler System

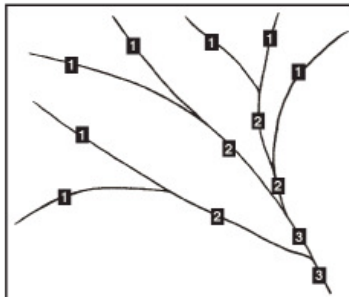


Table 1. Recommended riparian corridor (RC) widths

| Watercourse type | VRZ width (each side of watercourse) | Total RC width |
|--|--|----------------------|
| 1 st order | 10 metres | 20 m + channel width |
| 2 nd order | 20 metres | 40 m + channel width |
| 3 rd order | 30 metres | 60 m + channel width |
| 4 th order and greater (includes estuaries, wetlands and any parts of rivers influenced by tidal waters) | 40 metres | 80 m + channel width |

Note: where a watercourse does not exhibit the features of a defined channel with bed and banks, the Office of Water may determine that the watercourse is not waterfront land for the purposes of the WM Act

Ryan Shepherd | Water Regulation Officer - Metro
 Water Regulatory Operations
 NSW Department of Primary Industries | Water
 Level 3 | 26 Honeysuckle Drive | Newcastle NSW 2300 | PO Box 2213, Dangar NSW 2309
 T: 02 4904 2650 | F: 02 4904 2501 | E: ryan.shepherd@dpi.nsw.gov.au
 W: www.dpi.nsw.gov.au | www.industry.nsw.gov.au

On 29 August 2017 at 16:17, Water Referrals <water.referrals@dpi.nsw.gov.au> wrote:
 Hi there

Can you please respond to the customer

Thanks
 Kerry

----- Forwarded message -----

From: **Candice Andrews** <candice@webberarchitects.com>
 Date: 28 August 2017 at 09:23
 Subject: RE: lot number: 412 plan number: DP1063902
 To: water.referrals@dpi.nsw.gov.au
 Cc: Hannah Grogan <hannah.grogan@dpi.nsw.gov.au>

Hi Hannah,

Following our discussion last week regarding the creek set back I am just confirming the set back of a minimum 10m.

Kind Regards,

Candice.

Candice Andrews

w e b b e rarchitects

c o m m e r c i a l a n d r e s i d e n t i a l

candice@webberarchitects.com
newcastle@webberarchitects.com • www.webberarchitects.com
• ABN 83 140 652 188

Newcastle Office:

- Suite 3, [L1, 426 Hunter St Newcastle](#) • P.O. Box 807 The Junction 2291
- tel: [+612 4926 1078](tel:+61249261078)

Sydney Office:

- Suite 206, [8 Clarke St. Crows Nest 2065](#)
- tel: [+612 8971 9745](tel:+61289719745)

From: Hannah Grogan [<mailto:hannah.grogan@dpi.nsw.gov.au>]

Sent: Thursday, 29 June 2017 5:25 PM

To: Candice Andrews <candice@webberarchitects.com>

Subject: Re: lot number: 412 plan number: DP1063902

Afternoon Candice,

Thank you for your email and time on the phone today. Based on the information provided and review of imagery it would appear that this may meet the definition of a river under the WMA 2000. It is also noted that there is a SEPP 14 wetland mapped on the property would also be considered waterfront land and require consideration as part of the SEE.

Please do not hesitate to contact me on 4904 2516 should you wish to further discuss.

Kind regards,

Hannah Grogan | Water Regulation Officer

NSW Department of Primary Industries | Water

[Level 3 | 26 Honeysuckle Drive | Newcastle NSW 2300](#) | PO Box 2213, Dangar NSW 2309

T: 02 4904 2516 | F: 02 4904 2503 | E: hannah.grogan@dpi.nsw.gov.au

W: www.water.nsw.gov.au | www.dpi.nsw.gov.au

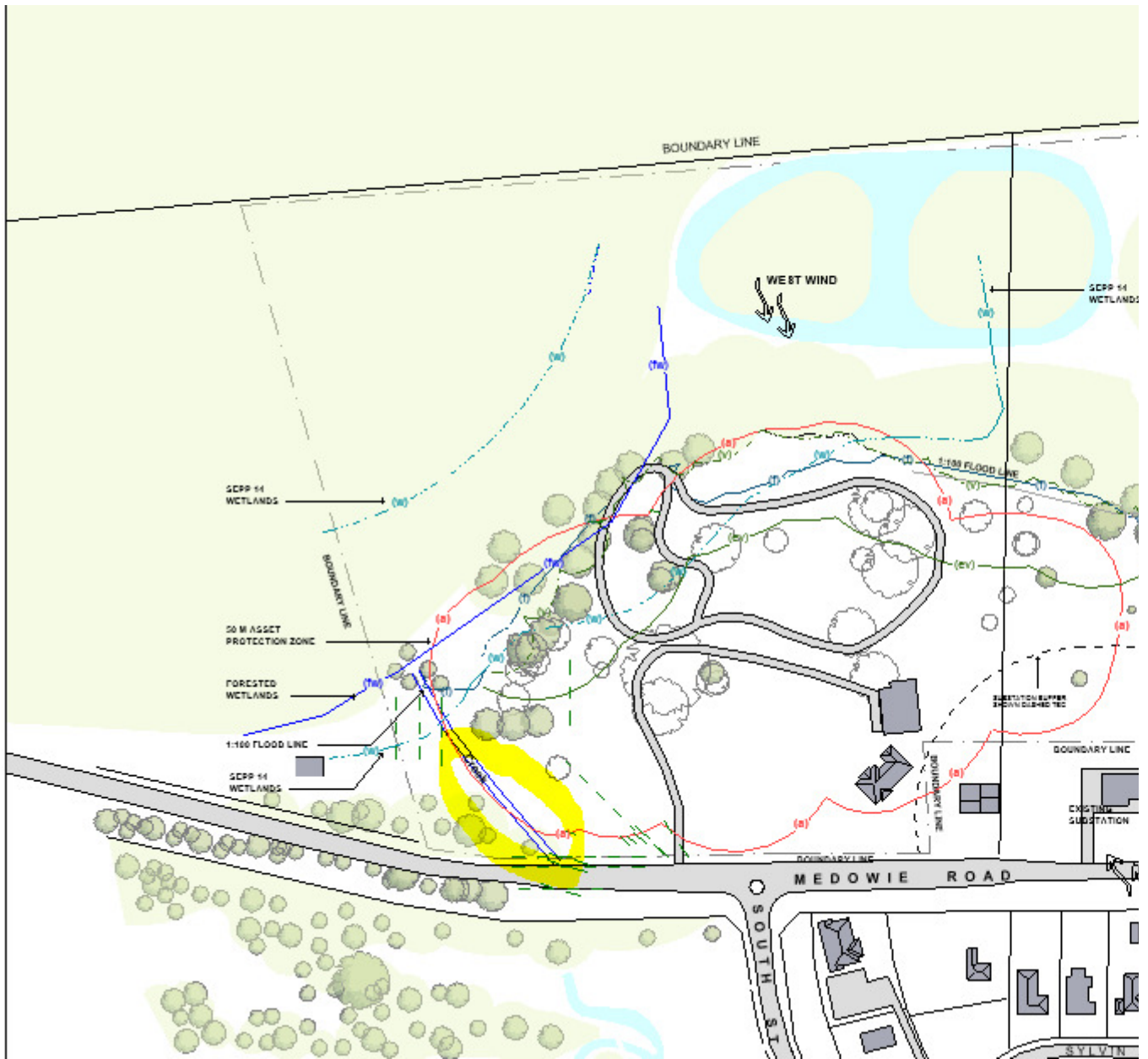


On 29 June 2017 at 17:04, Candice Andrews <candice@webberarchitects.com> wrote:

Hi Hannah,

As discussed earlier please see the below image taken from google maps. My inkling is that it is an easement.





Kind Regard's,

Candice.

Regards,

Candice Andrews

webberarchitects

commercial and residential

candice@webberarchitects.com
newcastle@webberarchitects.com • www.webberarchitects.com
• ABN 83 140 652 188

Newcastle Office:

• Suite 3, [L1, 426 Hunter St Newcastle](#) • P.O. Box 807 The Junction 2291

• tel: [+612 4926 1078](tel:+61249261078)

Sydney Office:

• Suite 206, [8 Clarke St, Crows Nest 2065](#)

• tel: [+612 8971 9745](tel:+61289719745)

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.

--

Water Referrals

NSW Department of Primary Industries | Water
[10 Valentine Avenue | Parramatta NSW 2150](#) | PO Box 3720 | Parramatta NSW 2124
T: 1800 353 104 | F: 02 8838 7557 | E: water.referrals@dpi.nsw.gov.au

W: www.water.nsw.gov.au | www.dpi.nsw.gov.au

Please note change to @dpi in email address

Requests for review or comment on reports or specific projects can be sent directly to water.referrals@dpi.nsw.gov.au for action

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.

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.

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.