



## Department of Primary Industries

OUT17/3874

Ms Necola Chisholm  
Industry Assessments  
NSW Department of Planning and Environment  
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SYDNEY NSW 2001

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Dear Ms Chisholm

### **Horsley Drive Business Park Stage 2 (SSD 7664) Comment on the Environmental Impact Statement**

I refer to the email of 12 December 2016 to the Department of Primary Industries (DPI) in respect to the above matter. Comment has been sought from relevant divisions of DPI. Views were also sought from NSW Department of Industry – Lands that are now a division of the broader Department and no longer within NSW DPI. Any further referrals to DPI can be sent by email to [landuse.enquiries@dpi.nsw.gov.au](mailto:landuse.enquiries@dpi.nsw.gov.au).

DPI has reviewed the Environmental Impact Statement and provides the following comments:

- The proponent should undertake an assessment of the potential to intercept perched groundwater prior to any excavation occurring at the site. Should a dewatering license be required, the proponent should include a bore and spring census for the site and immediate surrounds in their investigation.
- The proponent should clarify whether watercourses are present on the site. The Biodiversity Assessment refers only to minor drainage depressions, however the geotechnical report refers to the presence of natural watercourses.
- The Landscape Masterplan and Landscape Plan Lot 3 shows that a vegetated riparian corridor is proposed to be located to the south of Warehouse 1 along the southern side of the site and the Landscape Section (sections B and C) shows a weir and wetland with native buffer planting are proposed at this location. These works should be undertaken in accordance with [DPI Water Guidelines for Controlled Activities \(2012\)](#).
- The proponent should provide further detail regarding:
  - the riparian corridor that is proposed to be established around the detention basin, including the width of the buffer;

- the plant species proposed to be planted in this riparian corridor; and
- the location of the creek into which the outlet is to discharge.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'M. Isaacs', with a stylized, cursive script.

Mitchell Isaacs

**Director, Planning Policy & Assessment Advice**

31 January 2017

*DPI appreciates your help to improve our advice to you. Please complete this three minute survey about the advice we have provided to you, here:*

<https://goo.gl/o8TXWz>