

NSW Department of Planning, Industry & Environment
GPO BOX 39
SYDNEY NSW 2001

Sent by email: heather.nelson@planning.nsw.gov.au

Re: Exhibition of Modification Request for the Moorebank Precinct East Concept Plan (MP 10_0193 MOD 3) and Moorebank Precinct East Stage 2 (SSD 7628 MOD 2)

Dear Heather,

Council has reviewed both modification applications as follows.

Moorebank Precinct East Concept Plan (MP 10_0193 MOD 3)

- Adjustment to the southern boundary of the site to facilitate a revised drainage system layout and design.

Moorebank Precinct East (MPE): Stage 2 MOD 2

- Adjustment to the southern boundary of the site to facilitate a revised drainage system layout and design; and
- Remove the requirement of maximum batter slopes of 1V:4H for Stormwater Detention Basin 9.

It is acknowledged that we previously wrote to the department regarding these two applications. Following the provisions of additional time to further assess these applications, Council has the following additional comments.

The proposed extension to the southern boundary results in an encroachment into the riparian zone of Anzac Creek. Council is concerned about the impacts of this to Anzac Creek. The applicant should review the boundary of the proposed works and confirm no works are undertaken within the riparian corridor of Anzac Creek.

The proposed modification to stormwater detention basin 9 has been justified in a manner of ways. This includes providing safety precautions such as fencing, signage, access ramps, flood indicators, ladders and refuge areas. Council is satisfied with the proposed change to OSD 9 on the proviso that these safety measures are employed and maintained. In terms of visual impact, Council acknowledges that dark coloured mesh fencing with landscaping is proposed to soften the visage of the OSD. Council stresses the need to have high quality landscaping that provides a variety of amenity benefits along the boundary of the OSD. This landscaping should be selected carefully to ensure it is well suited to the climate of the locality, and is maintained to assure its ongoing health and function. Finally, it is Council's concern that if the water within OSD 9 is still for extended periods of time, stagnation may occur and attract mosquitos that could spread vector-borne diseases. This potential health issue should be addressed by the applicant, and effective mitigation strategies implemented accordingly.

Should you require any further information on this matter, please contact Luke Oste, Strategic Planner on 87117886.

Yours sincerely

A handwritten signature in black ink, appearing to read "Michael J. Midson". The signature is fluid and cursive, with a prominent loop at the end.

Michael Midson
Executive Planner