



Department of Primary Industries

OUT15/3794

Ms Necola Chisholm
Environmental Planning Officer
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Necola.chisholm@planning.nsw.gov.au

Cc: kate.masters@planning.nsw.gov.au

Dear Ms Chisholm

**Bringelly Road Business Hub, Bringelly Road, Leppington (SSD-6324)
Adequacy of the draft Environmental Impact Statement**

I refer to your email dated 17 February 2015 to the Department of Primary Industries in respect of the above matter.

Comment by Agriculture NSW

Boundaries that abut agriculture operations will need to have appropriate buffer / fencing to avoid land use conflicts such as dogs chasing cattle or cattle roaming into the industrial site.

Weed management during construction and operation accord with existing State, regional or local weed management plans or strategies. Destruction or removal of Noxious Weeds may require a permit from Department of Primary Industries
http://www.dpi.nsw.gov.au/data/assets/pdf_file/0015/170232/Application-for-noxious-weed-permit.pdf

For further information please contact Andrew Docking, Resource Management Officer, Agriculture NSW on (02) 9842 8607 or at andrew.docking@dpi.nsw.gov.au.

Comments by NSW Office of Water

I refer the email of 22 January 2015 requesting comments on the Environmental Impact Statement (EIS) for the above project. The NSW Office of Water has reviewed the EIS and provides detailed comments at **Attachment A** and the following comments:

- Further details are required on the proposed treatment of the northern boundary adjacent to the riparian corridor

- The project should quantify the volume of groundwater proposed to be extracted to enable the Office of Water to advise on any licensing requirements
- Clarification is required as to whether the EIS has considered the presence of local GDEs at the site, or in the vicinity of the site

For further information please contact Janne Grose, Water Regulation Officer on (02) 8838 7505 or at Janne.Grose@dpi.nsw.gov.au.

Yours sincerely



Kristian Holz
Director Policy, Legislation and Innovation

Attachment A

Bringelly Road Business Hub (SSD 6324) Request for comment on adequacy of EIS Comment by NSW Office of Water

Riparian Corridor

Section 5.1.3 of Appendix F indicates that any works within waterfront land would require a Controlled Activity approval (page 18). As the proposal is a State Significant Development, a controlled activity approval is not required in accordance with Part 4, Division 4.1 89J1(g) of the *Environmental Planning and Assessment Act 1979*.

There are inconsistencies between documents about the northern part of the site which is adjacent to the riparian corridor, where the EIS indicates native plantings are to be used (see Section 3.7, page 30), the Indicative Master Plan (Appendix A) appears to show a hardstand area/site access road is proposed in this location while Appendix E (Landscape Plans) shows a swale is proposed to be located along the northern boundary. Further details are required on the proposed treatment along the northern boundary, particularly as this area is adjacent to the riparian corridor. If a swale is proposed to be constructed it is unclear what plant species are proposed to be planted in the swale, or the width of the swale.

As the northern part of the site adjoins the riparian corridor in Bedwell Park, it is recommended any landscaping, particularly adjacent to the corridor consists of native trees, shrubs and groundcover species from the relevant local vegetation community to reduce watering requirements at the site and enhance the riparian corridor and the biodiversity value it provides. It is recommended the planting of local native species adjacent to the riparian corridor is included as a mitigation measure.

The Concept Earthworks Analysis Plan (see Drawing No. DA5.01, Rev 7) shows a batter is to be provided outside the northern boundary of the site as part of the bulk earthworks. The Plan notes the batter site boundary is to match existing natural levels. As the batter is located in close proximity to the vegetated riparian corridor the batter should not disturb or degrade the riparian corridor.

Groundwater

Further details are required to assess the potential impacts of the development on groundwater, groundwater dependent ecosystems and the adjacent structures.

Section 5.4 of Appendix F notes groundwater flows from cuttings should be controlled using conventional surface water drainage and drains from behind retaining walls (page 27). The construction of barrier walls and the diversion of groundwater could potentially impact local creeks, groundwater dependent ecosystems and adjacent structures.

Section 5.4 states there are "no suspected groundwater dependent ecosystems on, or near the site" (page 28) but it is unclear if this report has considered the presence of local GDEs at the site or in the vicinity of the site. Further details are required on this.

Section 7.3.1 of Appendix P indicates seepage into excavation should be controllable by gravity drainage or pumping from sumps (page 8). As part of the assessment, a reasonable estimate of the total volume of groundwater that is proposed to be extracted should be calculated to enable the Office of Water to advise on any licensing requirements.

End Attachment A