



## Department of Primary Industries

OUT15/20530

Ms Kate Masters  
Industry and Infrastructure Projects  
NSW Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

9 SEP 2015

Kate.Masters@planning.nsw.gov.au

Dear Ms Masters,

### **Bringelly Business Hub (SSD-6324) Comment on the Response to Submissions Report**

I refer to your email dated 16 July 2015 to the Department of Primary Industries in respect to the above matter.

#### Comment by DPI Water

DPI Water has reviewed the Response to Submissions (RTS) and provides the following comments.

#### Riparian Corridor

Section 2.1 of the Site Design Guidelines (dated June 2015) includes controls which relate to setbacks within the site (page 3). Control (5) requires a 15m setback from the northern boundary where it adjoins the riparian corridor. Control 1(b) requires at least a third of the building setbacks along the listed roads to be landscaped but it is unclear if this control applies to the northern boundary setback. Clarification is required as to whether Control 1(b) applies to the northern boundary setback. If not, it is suggested a control is provided which clarifies the treatment that is to be provided along the northern boundary setback. If Control 1(b) applies to the northern boundary setback this indicates at least a 5m wide vegetated landscape area should be provided along the entire northern boundary and Drawings No. 5, 6 and 7, 8 in the Revised Urban Design Masterplan need to be amended.

DPI Water notes the RTS response on the requirement of native plantings. It is recommended the Site Design Guidelines (Section 2.9) Control 3 is amended to specify that planting of the northern boundary setback within the site is to consist of native trees, shrubs and groundcover species from the relevant local vegetation community and this is included as a mitigation measure, or this be otherwise included in the final consent.

### Groundwater

The proponent must be aware that all water extraction, whether incidental or otherwise, is considered take of water and is regulated in accordance with the *Water Act 1912* and *Water Management Act 2000*. Taking water without the appropriate water licence, unless exempt, is an offence.

The RTS indicates the groundwater flows are very low with bores yielding less than 0.5L/s and that this should not be construed as a licensing matter (pages 5 and 9). A groundwater flow of 0.5L/s equates to 15 ML/year. Should the development take an equivalent amount of groundwater, the take of 15 ML/year is not exempt from the need for a water licence from DPI Water under the *Water Act 1912*.

The proponent needs to clarify whether short term or long term groundwater dewatering is proposed, the period of time it is proposed to dewater and the total volume that is anticipated to be dewatered

Should you require further information please contact Janne Grose, Water Regulation Officer at the Parramatta office on 8838 7505.

Yours sincerely



Kristian Holz  
**Director Policy, Legislation and Innovation**