



OUT20/14269

David Schwebel
Planning & Assessment
NSW Department of Planning, Industry and Environment

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Dear Mr Schwebel

200 Aldington Road Industrial Estate (SSD-10479) - EIS

I refer to your email of 16 November 2020 to the Department of Planning, Industry and Environment (DPIE) Water and the Natural Resources Access Regulator (NRAR) about the above matter. The recommendations below are provided by NRAR.

Pre-Approval Recommendations

Prior to approval, the proponent should:

1. Provide detail of the proposed water source during construction and operation and any existing water access licences to be used or obtained under the *Water Management Act 2000*.

Comment - NRAR notes that a site water balance has not been provided.

2. Demonstrate due consideration of the NRAR Guidelines.

Comment - NRAR notes that the site area contains a 1st order watercourse with an online dam that is proposed to be reconstructed into a riparian corridor and watercourse channel.

Due consideration of the NRAR Guidelines should include the provision of a riparian corridor re-establishment plan for review prior to approval to assess its suitability against the NRAR Guidelines. NRAR notes that the established corridor must not contain non-riparian features.

The NRAR Guidelines can be accessed at:

<https://www.industry.nsw.gov.au/water/licensing-trade/approvals/controlled-activities/guide>

3. Design the watercourse reconstruction to connect into upstream and downstream sections of the existing watercourse, and not limit any connectivity in the area. The reconstruction should also align with the Mamre Road Precinct Structure Plan (June 2020).
4. Establish a Vegetated Riparian Zone (VRZ) in all areas identified in the Mamre Road Precinct Structure Plan – June 2020. The VRZ should be established into a 10 metre riparian corridor, measured from top of bank either side of the channel, and subject to a Vegetation Management Plan (VMP).

Comment - Please refer to VRZ information in NRARs Guideline for Riparian Corridors on Waterfront Land at the following:

https://www.industry.nsw.gov.au/data/assets/pdf_file/0003/160464/licensing_approvals_controlled_activities_riparian_corridors.pdf

5. Assess post-development impacts on the watercourse and the adjacent wetland area.

Yours sincerely

Simon Francis
Senior Project Officer, Assessments
Water – Knowledge Office
5 February 2020