



Contact: Janne Grose
Phone: 02 8838 7505
Email: janne.grose@dpi.nsw.gov.au

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Bruce Colman
Land Release
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

23 March 2016

Dear Mr Colman

Re: Draft Mamre West Rezoning proposal, Orchid Hills – Stage 1

Thank you for your email of 4 March 2016 seeking comments from DPI Water on the draft rezoning proposal. DPI Water has reviewed the rezoning proposal including the draft Development Control Plan (DCP), the Ecological and Riparian Assessment and the Land Use and Infrastructure Delivery Plan and provides the following key recommendations with recommended amendments in Attachment A.

- DPI Water recommends the riparian corridors along South Creek and the northern tributary are zoned as E2 within the Mamre West Land Investigation Area.
- The width of the E2 zone/riparian corridor along the waterways should consider DPI Water's *Guidelines for Controlled Activities on Waterfront Land* and the requirements of any other authorities
- The DCP should include specific provisions to protect riparian vegetation and rehabilitate degraded riparian land in accordance with the *Guidelines for Controlled Activities on Waterfront Land*.
- The DCP should include provisions to assess potential impacts of development on groundwater and groundwater dependent ecosystems

Should you require further information please do not hesitate to contact Janne Grose on (02) 8838 7505 or at janne.grose@dpi.nsw.gov.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'M Isaacs'.

Mitchell Isaacs
Director Planning Policy and Assessment Advice
01/04/2016

Draft Mamre West Rezoning proposal, Orchid Hills – Stage 1

Recommended amendments to draft DCP

Figure 2 – Site Opportunities and Constraints Map

Figure 2 should be amended to show the following:

- the riparian corridors proposed to be established along the watercourses
- remnant native vegetation along the watercourses

The figure should also label Cosgroves Creek and the key should identify what the dotted red line is (ie potential Stage 2 area)

3.1 Subdivision

Control (b) should be amended as follows:

- (b) Lots adjoining or containing watercourses shall be designed to achieve the recommended riparian corridor and buffer zones *in accordance with Table 4 and Figure 6.*

5.3 Stormwater Quantity Management

It is suggested the Objectives are amended to add:

- (a) *To protect the floodplain and avoid exacerbating geomorphic instability.*

It is suggested the Controls are amended to add:

- (h) *development shall not cause (or exacerbate) bed and bank instability*
 (i)

6.1 Biodiversity

Section 6.1 of the DCP refers to 'drainage line/s' in the Objectives, Controls and Table 4 (see page 18). It is suggested the DCP deletes this reference and replaces it with 'waterway/s' which is defined in the LEP to mean the whole or any part of a watercourse, wetland, waterbody (artificial) or waterbody (natural).

While the Ecological and Riparian Assessment indicates remnant riparian vegetation is degraded at the site (see Section 4.1.1, page 42 of the ERA), DPI Water guidelines require riparian corridors to be rehabilitated with fully structured native vegetation which emulate the local native vegetation communities. The DCP should include Objectives and Controls to assist achieve this.

It is suggested Objective (b) in Section 6.1 is amended as follows:

- (b) *To provide protect and rehabilitate vegetated riparian corridors that are appropriate for along each of the identified drainage lines waterways within the Mamre West Land Investigation Area.*

It is suggested the Controls in Section 6.1 are amended as follows:

- (b) *Riparian vegetation is to be protected and degraded riparian land should be rehabilitated with fully structured vegetation. Riparian corridors are to be provided protected and rehabilitated in accordance with the Guidelines for Riparian Corridors on Waterfront Land*

(2012) for each of the ~~drainage lines~~ waterways listed in the following table 4 and figure 6. Buffers are to be applied from the top of the bank in accordance with the guidelines.

- (e) *A Vegetation Management Plan is to be prepared to rehabilitate the riparian corridors in accordance with the Guidelines for Vegetation Management Plans on Waterfront Land (2012)*

Control (c) states a riparian buffer zone of 100 m (from top of bank) is to be provided to South Creek but Figure 6 does not show this. This appears to be an oversight and it is recommended Figure 6 is amended to show the 100 m wide riparian setback.

6.8 Site Contamination

Control (c) in Section 6.8 notes an assessment of groundwater quality in the vicinity of an underground storage tank may be required (page 25). It is recommended this statement is amended as follows:

~~An assessment of groundwater quality in the vicinity of an underground storage tank may also be required.~~ *If the tank held hydrocarbon based fluids that could contaminate groundwater then an investigation of the local groundwater system should be required.*

Groundwater

It is suggested the DCP includes the following Controls in relation to groundwater and groundwater dependent ecosystems:

- (a) *Future development must assess the potential impacts on groundwater (levels, flow or quality) and groundwater dependent ecosystems.*
- (b) *excavation beneath the established groundwater table should not be permitted without a hydrological assessment.*

End Attachment A