



Our ref V17/176#99 OUT18 1416

Ms Carolyn Whitten
Wollondilly Shire Council
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Carolyn.whitten@wollondilly.nsw.gov.au

Dear Ms Whitten

Re: Macquariedale Road, Appin Planning Proposal

Thank you for inviting DoI Water (formerly DPI Water) to provide comment on the Macquariedale Road, Appin Planning Proposal in your letter dated 11 December 2017.

Department of Industry (DoI) - Water has reviewed the supporting documentation accompanying the letter and provides the following comments.

Watercourses and Riparian Land

DoI Water supports the application of the E2 zone to protect the riparian corridor along Ousedale Creek.

The Planning Proposal Report notes the site is traversed by three east-west tributaries of Ousedale Creek.

- The creek/riparian corridor located in the south west corner of the site will be protected within the E2 zoned land.
- The tributary located on the northern boundary of the site will be protected within the E2 zone from the point downstream of the future Appin Bypass but upstream of the bypass the creek/riparian corridor is proposed to be zoned R2.
- The middle tributary located downstream of Gordon Lewis sportsground will also be protected within the E2 zone corridor downstream of the future Appin Bypass but upstream of the bypass the creek/riparian corridor is proposed to be zoned R2.

DoI Water recommends that consideration is given to the riparian corridors along the northern and middle tributaries which are located to the east of the proposed bypass to also be zoned E2 rather than R2.

The Planning Proposal report notes 30 m wide riparian corridor is proposed either side from the centre line of the tributaries. DoI Water recommends that the corridor is at least consistent with the Guidelines for Controlled Activities on Waterfront Land (2012), and as the EEC vegetation extends beyond the proposed riparian corridor widths it is recommended the requirements of other regulatory agencies are considered.

Ownership and management

The rezoning proposal would result in the riparian corridors along the northern tributary and the middle tributaries (east of the proposed bypass) being zoned R2. DoI Water prefers riparian land to be under council ownership and management rather than private ownership to ensure riparian land is protected, managed and maintained in a consistent manner. It is recommended merit based consideration is given to assess whether the riparian land needs to be protected in public ownership.

Subdivision Design

If the rezoning proposal is approved, it is recommended the layout of the future residential subdivision is designed with perimeter roads along the middle and northern tributaries so that the residential lots front onto the riparian corridors and thereby provide better environmental outcomes and reduced maintenance costs to council

Groundwater

With any rezoning proposal, Council should consider the impacts of future developments on the site on groundwater. Council should consider locating future settlement intensification, in particular new subdivisions, away from vulnerable groundwater resources and existing groundwater users. This minimises land use conflict, maintains existing industries reliant on water supply and achieves important environmental outcomes for the systems connected to these sources.

Stormwater Management

The impacts of the proposed future development on water quality should be considered. Appropriate stormwater management will need to be implemented to minimise impacts on downstream environments such as riparian areas, groundwater and adjoining land. DoI Water considers all stormwater treatment measures should be consistent with Water Sensitive Urban Design objectives and to aid in the protection of the receiving water source quality, all stormwater runoff must be appropriately treated at its source and/or diverted through the stormwater treatment process designed for the site, prior to discharge from the site.



**Department
of Industry**

For further information please contact Ian Forbes, Water Regulation Officer at DoI -
Water (Newcastle office) on **t:** (02) 4904 2559; **e:** ian.forbes@dpi.nsw.gov.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Irene Zinger'.

Irene Zinger
Manager Regulatory Operations - Metro
Lands and Water
Department of Industry

24 January 2018