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The General Manager
Wollondilly Shire Council
PO Box 21
Picton NSW 2571

Our ref: ER23430
File No: 9057934-2
Your Ref: TRIM7325 MR:MR

Attention: Mark Ruddiman

Dear Sir

Re: Planning Proposal – Lot 95 DP 13116 and Lot 22 DP 61915045, Noongah and 25 Gwynne Hughes Streets, Bargo

I refer to your email on the 6 March 2015 requesting the NSW Office of Water comment on the planning proposal (identified above) post Gateway determination. The Office of Water has reviewed the document and provides comments below.

Riparian Corridors

There are a number of mapped drainage lines within the site. Riparian corridors along these drainage lines are to be managed in accordance with the Controlled Activity Guidelines for riparian corridors on waterfront land.

It is recommended that the applicant engages the Office of Water directly in the preparation of future detailed planning and design for the site including:

- Field verification and merit assessment of mapped watercourses
- Rehabilitation and management of vegetated riparian zones
- Assessment of riparian corridor encroachments and offsets
- Location of watercourse crossings
- Orientation of lot layouts and roads
- Management of bushfire asset protection zones

Riparian Corridor Ownership

The ownership of riparian corridors is an important factor in the function and health of riparian corridors within new land release areas. Public ownership of riparian corridors is considered to be the most effective mechanism for ensuring the appropriate long term management of these areas.

Private land owners may have lower levels of expertise and understanding regarding the management of natural areas. Inappropriate and unlawful activities within privately owned riparian corridors are generally more frequent with compliance issues exacerbated by multiple ownership.

Inappropriate or unauthorised works within natural areas can result in the degradation and loss of function within riparian corridors, along with exacerbation of problems associated with flooding and scouring. Boundary issues between neighbours also become prevalent due to the difficulty in defining and maintaining boundaries with the corridors.

The financial burden of maintenance costs and lack of expertise by private land holders has been found to result in poor maintenance practices and degradation of corridors.

The NSW Office of Water recommends that riparian corridors within the subject site be managed via public ownership.

Wastewater Management

The rezoning proposes onsite wastewater management for newly created lots. The Office of Water is supportive of Option 2 as specified by the Preliminary Wastewater Assessment involving the management of wastewater via a communal wastewater treatment system.

A communal system provides the best option to minimise potential detrimental impacts to both surface and groundwater quality that would otherwise result from locating multiple individual effluent disposal areas.

Should a communal wastewater system be implemented, the operator may require a licence under the *Water Industry Competition Act 2006*. Licences under this act are administered by the Independent Pricing and Regulatory Tribunal.

If you require any further information please contact Jeremy Morice, Water Regulation Officer on (02) 4224 9736 at our Wollongong office.

Yours sincerely



Mitchell Isaacs
Manager, Strategic Stakeholder Liaison
24 March 2015