

Mark Brown - Wooloware Bay Town Centre

From: <greg.paine@industry.nsw.gov.au>
To: Mark Brown <Mark.Brown@planning.nsw.gov.au>
Date: 7/06/2013 3:54 PM
Subject: Wooloware Bay Town Centre
CC: <wayne.jones@dpi.nsw.gov.au>

Mark,

Further to our phone conversation about this, please see advices of NSW Office of Water below.

Fisheries NSW advise no further issues.

Will follow under formal DPI letterhead shortly (next week).

Thanks,

Greg Paine
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 Department of Primary Industries

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NSW Office of Water Response to Submissions Wooloware Bay Town Centre – Club Retail Precinct

The Office of Water previously raised concern in the DPI submission of 24 April 2013 that a number of uses are proposed to be located in the 40 m vegetated riparian setback including a raised spill out deck; a native turf area; timber deck terraces; landscape seating terraces; a 3 m wide foreshore path and a bioswale. The PPR indicates the amended Landscape Drawings have removed the terraced seating and steps from the foreshore riparian setback (pages 3 and 12) but the Retail Landscape Plan (dated May 2013) still proposes to locate native turf planting areas, a bioswale, pathways etc in the riparian corridor.

The Landscape Report for Retail Component accompanying the RTS indicates the “*two large native turf areas*” will “*provide a usable space within the 40m vegetated riparian buffer*” (page 7). The Office of Water notes that the inclusion of such uses in the riparian corridor reduces the function of the vegetated corridor and recommends these uses are reduced from within the riparian corridor where possible.

The Landscape Plan and the cross section plans (dated May 2013) accompanying the RTS still appear to show that only a small part of the total riparian footprint is proposed to be fully planted with Swamp Oak Floodplain Forest (for example, please refer to Drawings No: 11017 RDA-03; 11017 RDA-04; 11017 RDA-05, 11017 RDA-06).

The Office of Water repeats its recommendation that details are provided on the total area (in *m*²) of the riparian corridor and the total area of the riparian buffer proposed to be fully vegetated to emulate the Swamp Oak Floodplain Forest.

The Retail Landscape Plan (Dwg 11017 RDA-04) only shows that Swamp Oak Floodplain Forest is proposed to be planted on the embankment to the loading dock. While it is acknowledged that the presence of the existing overhead transmission lines limit the planting

within the riparian corridor, the cross section plans Drawing No 11017 RDA-05 and 11017 RDA-06) still appear to show that riparian areas located outside the footprint of the transmission lines are not proposed to be fully vegetated with Swamp Oak Floodplain forest. It is recommended riparian areas located outside the footprint of the transmission lines are fully vegetated with Swamp Oak Floodplain forest at a density that would occur naturally. The Retail Landscape Plans need to be amended to show this.

Bioswale

The Office of Water previously raised concern that the maintenance program associated with the bioswales would disturb the rehabilitation of riparian vegetation and requested details as to how maintenance would be undertaken to maintain the Swamp Oak Floodplain Forest that is to be planted in the bioswale.

According to the EA for the Concept Plan (Appendix K) the maintenance program for the water quality control measures would include *“periodic (6 monthly) inspection and removal of any gross pollutants and coarse sediment that is deposited in the bio-retention swales.* The RTS notes *“the WSUD will be maintained in accordance with the Landcom Water Sensitive Urban Design Draft Maintenance Guidelines”* (page 7) but the RTS provides no details as to how maintenance would maintain the Swamp Oak Floodplain Forest.

As the bioswale is proposed to located in the riparian corridor, it is important the bioswale remains vegetated with Swamp Oak Floodplain Forest. It is unclear how maintenance to remove coarse sediment etc from the bioswale will be undertaken so as to maintain the planted Swamp Oak Floodplain Forest vegetation.

Transmission lines

The Office of Water previously requested details on the potential adverse/beneficial impact of relocating the existing overhead transmission lines to underground cables on the vegetated riparian corridor. The RTS notes *“the relocation of the overhead transmission lines does not form part of the Project Application”* (page 8).

As the presence of the overhead transmission lines affects the planting within the riparian corridor (see RTS, page 7), it is recommended the following condition of approval is included:

- At such time that the existing overhead transmission lines are relocated to underground cables, the riparian area affected by the transmission lines shall be rehabilitated with fully vegetated Swamp Oak Floodplain Forest.

Vegetation Management Plan

The Office of Water previously sought clarification as whether monitoring and maintenance of the riparian corridor is proposed in perpetuity. The RTS confirms that maintenance of the riparian area will be the responsibility of the owner of the future retail centre in perpetuity (page 8) but this is not clear in the VMP.

It is important the future owners of the retail centre maintain the riparian area in perpetuity and the owners do not clear, remove or replace the rehabilitated riparian vegetation with mown grass. It is recommended the VMP is amended and it clearly states that the future owner of the retail centre shall maintain the vegetated riparian corridor in perpetuity.

The Office of Water submission previously recommended the VMP include details on the costings for the implementation of all components and stages of the work including materials, labour, watering, maintenance, monitoring and reporting. The RTS notes *“the works will be undertaken at the expense of the proponent”* (page 8). The Office of Water repeats the recommendation that the VMP provides this detail and recommends the VMP is amended to incorporate this detail.

Flooding

The PPR states no concerns with the proposal's flood impact were raised by the NSW Office of Water (page 8). The Office of Water generally does not provide comment on flood related issues.

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