

OUT18/17861

Emma Butcher
Planning Officer
Regional Assessments
NSW Department of Planning and Environment

Emma.Butcher@planning.nsw.gov.au

Dear Ms Butcher

**Sandon Point Residential Development, Retirement Village (MP 06_0094 MOD 5)
Notification of Modification Request**

I refer to your email of 14 November 2018 to the Department of Industry (DoI) in respect to the above matter. Comment has been sought from relevant branches of Lands & Water and Department of Primary Industries.

The department provides the following comments and recommendations for consideration in assessment of the proposal.

DoI – Water and Natural Resources Access Regulator

Prior to Approval

- The proposed works and rehabilitation occurring on waterfront land should be constructed in accordance with the guidelines for working on waterfront land: <https://www.industry.nsw.gov.au/water/licensing-trade/approvals/controlled-activities>
- A commitment to conduct appropriate remediation and rehabilitation of the watercourses on site should be provided in the revised Statement of Commitments. The commitment to form a remediation plan for Tramway Creek, Slackys Creek and Woodfords Creek should include a commitment to follow the procedure set out in *A Rehabilitation Manual for Australian Streams* (Co Operative Research Centre for Catchment Hydrology – Land and Water Resources Research and Development Corporation Canberra 2000).

Post Approval

- Remediation and rehabilitation of Tramway Creek, Slackys Creek and Woodfords Creek should be planned and implemented in accordance with *A Rehabilitation Manual for Australian Streams* (Co Operative Research Centre for Catchment Hydrology – Land and Water Resources Research and Development Corporation Canberra 2000), and relevant urban stream management and rehabilitation guidelines.
- Ongoing monitoring of stream condition, incipient bed incision, bank attack or risk of bank failure should occur following any flow event that induces flow velocities in excess of 1 m/s OR a nominated 1:5 Yr ARI flow event. This should be conducted by an accredited fluvial geomorphologist.

Any further referrals to Department of Industry can be sent by email to landuse.enquiries@dpi.nsw.gov.au.

Yours sincerely

A handwritten signature in blue ink that reads "Liz Rogers". The signature is written in a cursive, flowing style.

Liz Rogers
Manager, Assessments
Lands and Water - Strategy and Policy
20 March 2019