

Appendix 9

Department of Primary Industries - Response to Agency



Warner Industrial Park

Preferred Project Report

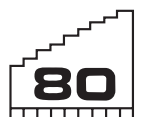
Concept Plan and Project Application

Precinct 14 WEZ

Sparks Rd and Hue Hue Rd

Warnervale

May 2009



TERRACE
TOWER
GROUP

Warner Business Park Pty Ltd
Part of the Terrace Tower Group

The following provides the issues raised by the Department of Primary Industries and the Proponent's response to those issues.

ISSUE	AGENCY RESPONSE	PROPONENT'S RESPONSE
Aquatic ecosystems	The Department has concerns in relation to stormwater management plan discussed in the document, in particular, is the concept of delivering the excess stormwater from the site to the Wyong River. The Department has no objection to the concept, however has concerns about delivering water to the river downstream of the weir. These attraction flows for migratory fish that will be delivered over the weir. These attraction flows are important queues for the successful migration of fish upstream into the Wyong River. Delivering water into the weir pools appears to be more beneficial as the water authority will have access to the water and excess will flow over the weir, increasing attraction flows and volumes for the migrating fish.	The Environmental Assessment proposed an alternative water pipeline route due to the delays and costs of the proposed system by Wyong Shire Council. Discussions have occurred with Council and Council now proposes a revised water pipeline scheme, which will service Warner Industrial Park. Council has also advised that the implementation of this scheme will not delay the subdivision of Warner Industrial Park. As the Proponent's alternative water pipeline route is not to be constructed, this issue is no longer applicable.
	The modification of the floodplain of Buttonderry Creek should be kept to a minimum, with revegetation and stormwater management a priority before large scale land clearing in the catchment occur.	The management of the Buttonderry Creek Corridor is detailed in the Wyong Employment Zone Ecological Plan of Management prepared by Wyong Shire Council. Council has also prepared a plan of management for the Buttonderry Creek and works will be in accordance with this plan of management. As part of the CC documentation, a detailed environmental management plan will be prepared for zoned conservation lands. A Vegetation Management Plan (VMP) has been prepared for the land clearing of Warner Industrial Park (Appendix 4 of the Environmental Assessment). The land clearing is proposed in stages in accordance with the VMP. Erosion and sediment control measures have also been incorporated into the VMP.
	To reduce the amount of stormwater discharged from site there should be a major effort in on site re-use of water.	The DDCP (5.0 Environmental Management) includes controls in relation to the onsite reuse of surplus stormwater. Refer Appendix 14 of the Preferred Project Report.
Agriculture	Provide communication with affected agricultural producers, particularly details of staging and/or compensation for any land acquisitions.	Warner Industrial Park is owned by three landowners who have agreed to the concept plan. This issue is not applicable to the site.
	Include weeds management assessment and planning particularly regarding any identified noxious weeds that will be disturbed. A NSW DPI permit is required to move a noxious weed for the purpose of destruction.	The VMP for Warner Industrial Park identifies the issues, actions and methods in relation to weed management. Refer to Appendix 4 of the Environmental Assessment. As part of the CC documentation, a detailed environmental management plan will be prepared for zoned conservation lands.