



Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Attention: Amy Watson

Contact Janne Grose
Phone 02 4729 8262
Fax 02 4729 8141
Email janne.grose@water.nsw.gov.au
Our ref ER21003
Your ref MP09_0216 & MP09_0219

Dear Amy

**Concept Plan (09_0216) and Stage 1 Project Application (09_0219)
Meadowbank Employment Area - Preferred Project Report**

I refer to the letter of 6 February 2012 requesting comments regarding the Preferred Project Report (PPR) for the Concept Plan and Project Application for the proposal. The following comments are provided:

In the Environmental Assessment (EA) submission the NSW Office of Water (Office of Water) raised concern with the encroachment into the riparian environment by a foreshore boardwalk. Sections 2.3, 3.3 and 8.13 of the PPR indicate that no works are now proposed within Council's foreshore reserve (except for an extension of the foreshore link road). It is understood the foreshore link road was included at Council's request but it is not clear why the extension of Rothesay Avenue across to Bowden Street needs to be located within the foreshore reserve rather than through the development site.

Section 3.3 states the proposed development includes wider riparian setbacks in key locations. The Office of Water encourages the enhancement of foreshore connectivity with the establishment of native riparian plant species but it is not clear where, or to what extent this is being achieved along the Parramatta River section.

The revised draft Statement of Commitments (SoCs) for the new lower riparian foreshore link parkland indicates the landscape design principles will include "natural creek like water features and plantings" but the PPR Landscape Plan (Figure 28) does not appear to show a natural creek like water feature (page 43). This issue was raised in the EA submission.

The Office of Water EA submission included recommended conditions of approval in respect to temporary groundwater dewatering if the proposal is likely to intercept or use groundwater. The Office of Water supports the inclusion of the conditions included in the revised draft SoCs for groundwater on Annexure 19.

Should you require further information please contact Janne Grose, Planning and Assessment Coordinator on (02) 4729 8262 at the Penrith office.

Yours sincerely

Mark Mignanelli
Manager Major Projects, Mines and Assessment
27 March 2012