

SUBMISSION : DRAFT CUMBERLAND PLAINS PLAN

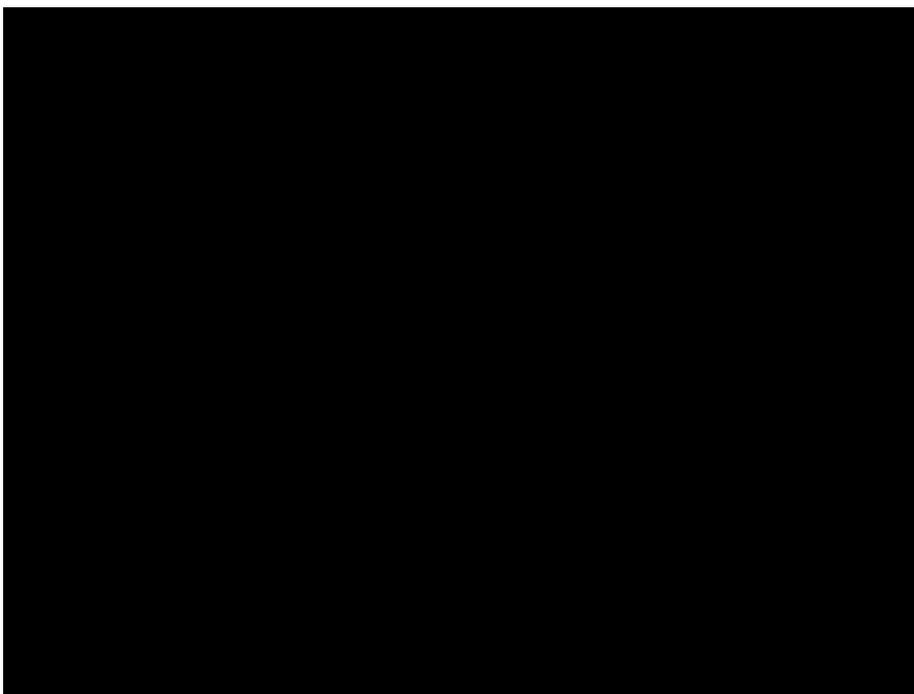
PROPOSED E2 BOUNDARY /ZONING – [REDACTED]

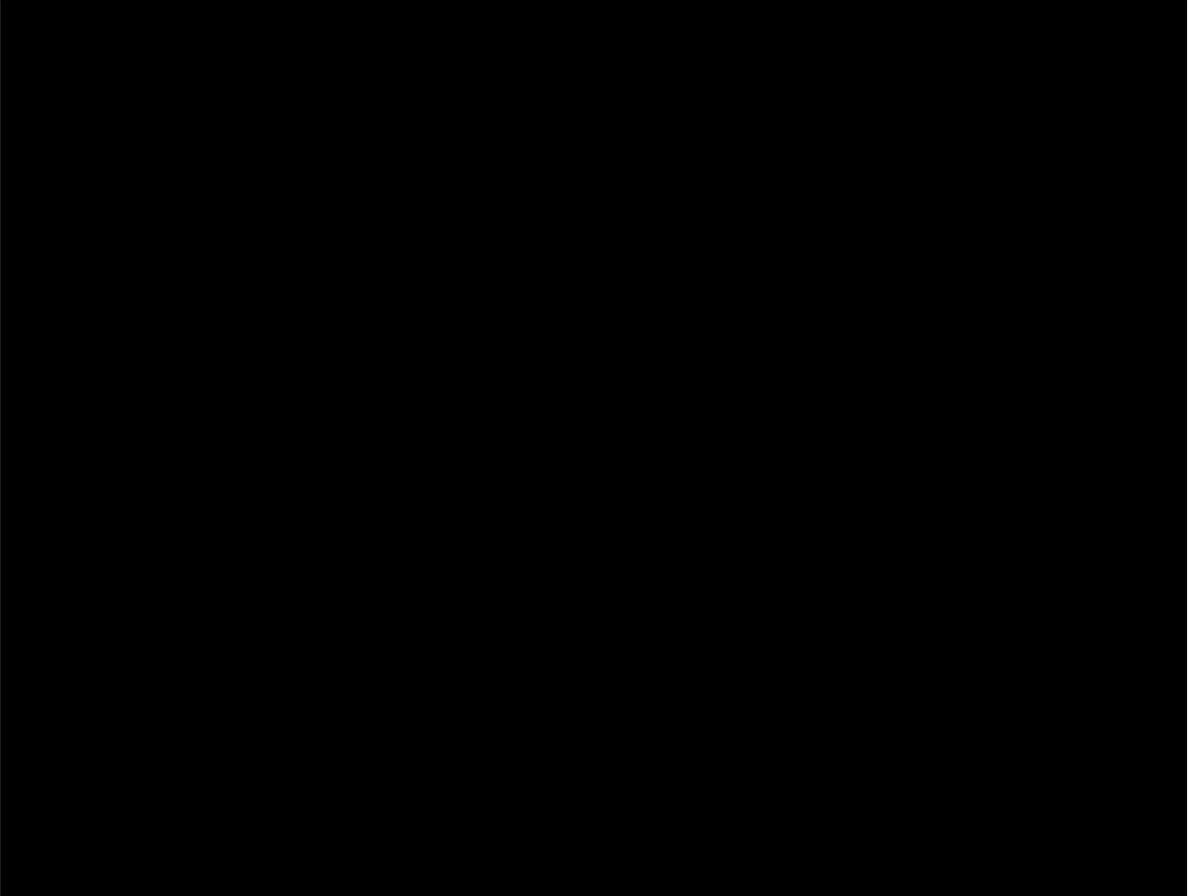
BASES OF SUBMISSION : - REVIEW OF PROPOSED E2 BOUNDARY –

Context/Background

- I am the current landowner of [REDACTED]
- The property was purchased in 1989.
- At time of purchase our property was not environmentally affected by “tidal inundation nor flooding”.
- Recent (September 2020) purchase of a current planning certificate under section 10.7 of the Environment Planning and Assessment Act 1979 confirms that the property is NOT environmentally affected by tidal inundation nor flooding.
- As a landowner there has been no indication prior to the receipt of the letter from the Department, that our land was affected by riparian corridors as there are no signs of river, stream banks or saturated soils. All of which are indicative traits of riparian corridors.
- The location for the proposed E2 zoning corresponds to a section of our dam that we created upon purchasing the property in 1989 for the purposes of water collection for horses which we have on our property. The dam's sole source of water is from water run off from the dam on the neighbouring property No [REDACTED] which we channel across into our dam. When our dam overflows, it is channeled across into our neighbours dam, No [REDACTED] which then flows into a dam at No [REDACTED] and then finally flows into dam at No [REDACTED]
- The pictures below explain the topography and dam run off flows relating to No [REDACTED]

PICTURES SHOWING TOPOGRAPHY at NO [REDACTED] – SECTION PROPOSED FOR E2 ZONING.





- The pattern of waterflow between dams is no different to how many other properties in this road use their topography to manage and conserve water which is very important for livestock, gardening and bushfire fighting purposes given we do not have town water.
- The [REDACTED] water corridor is NOT on our property. It is located approximately [REDACTED] past the back boundary of our property. The Creek does not flow into our property and at times of heavy rainfall we do not get waterflow from the Creek into our dam.
- No Department officers accessed our property to assess the land for riparian corridors. We can only deduce that the proposed E2 zonings based on boundaries to protect the stated Level 2 Strahler waterways, has been determined from aerial maps only. Given the effects of these boundaries on the future development and utilization of the land, a more thorough analysis is warranted.
- To support our observations, we employed the services of Mal Brown, an independent consultant with riparian management expertise, from Northrop Consulting Engineers.

Report from Northrop Consulting

- Attached (Appendix A) is the report from Northrop Consulting that was prepared and deduced from their aerial analysis and a thorough field inspection.
- The field inspection occurred on the 19th September 2020. It confirmed that there was no evidence of stream processes occurring on the 2nd order Strahler waterway
- We wish to have this report to be included as a part of our official submission to the Draft Cumberland Plain Planning Partnership.

Outcome being sought

1. We request due consideration of the above information and attached report along with an on the ground analysis of the property.
2. We seek to have the mapped waterway removed from the proposed zoning of our property [REDACTED] Bringelly with a reconsideration of the redirection of the Level 1 Straher water flows in the future as part of Precinct Planning([REDACTED] Precinct - Aerotropolis)

I look forward to hearing a response from the Department in regards to this matter.

Kind regards,

[REDACTED]

Landowner – [REDACTED] Bringelly

Mobile : [REDACTED]

APPENDIX A – REPORT FROM NORTHROP

Level 11, 345 George Street
Sydney NSW 2000
02 9241 4188
ABN 81 094 433 100

sydney@northrop.com.au

30 September 2020

██████████
██████████
Bringelly NSW 2556

Dear ██████████

Re: Draft Cumberland Plain Conservation Plan Riparian
Assessment at ██████████ Bringelly

It is my understanding that on behalf of you and your neighbours, you wish to make a submission to the NSW DPIE in relation to the draft Plan which is currently on exhibition.

Background and context

I am an independent consultant with expertise in riparian management matters. This formed part of my experience when working for NSW Dept of Land & Water Conservation (Ecological Services Unit) in the 1990s, and subsequently as an engineering, water and environment consultant.

You are the Chair of a Committee of landowners in the ██████████ precinct and referred to as the Southern Gateway Precinct in the suburb of Badgerys Creek. The Committee represents 250 landowners in the boundary of the Southern Gateway Precinct – Aerotropolis. This Committee facilitates communications with Government and potential investors.

You advised me that the *Draft Cumberland Plain Conservation Plan* had been released for public exhibition, identifying proposed E2 zoning in the current R5 (large residential lot) section of the precinct. You advised that ████████ properties are affected by the proposed E2 zoning, with 45 linked to 2nd Order Strahler mapped waterways. You also stated that Environmentally Significant lands had been mapped.

You asked if I would consider the implications of the 2nd Order Strahler riparian zones to determine if I would prepare a submission on behalf of the Committee.

In response, I conducted a high-level desktop assessment to assess the mapped 2nd Order Strahler waterways. I concluded that in relation to the precise definition of 2nd Order Strahler waterways, that the mapping was accurate, with 20m riparian zones designated either side of the waterways, as per the NSW Guidelines. I then conducted a desk-top assessment of each of the mapped 2nd Order waterways using aerial photography. I was able to identify several of the mapped waterways that warranted further exploration. Specifically, I identified that several of the mapped waterways demonstrated no evidence of stream processes or values. I also determined that in two cases there were two parallel waterways in close proximity. The mark-up I provided to you is as shown in Figure 1. I advised you that there may be a case for a submission on the affected properties, and that I would need to conduct field investigations to confirm my findings.

After informing you of my findings, individual affected landowners in the precinct were advised to make contact with me. Any submissions would be on behalf of affected landowners, as opposed to the entire Committee.

I conducted field investigations on Saturday 19th September 2020. This was a fine day with no preceding rainfall.

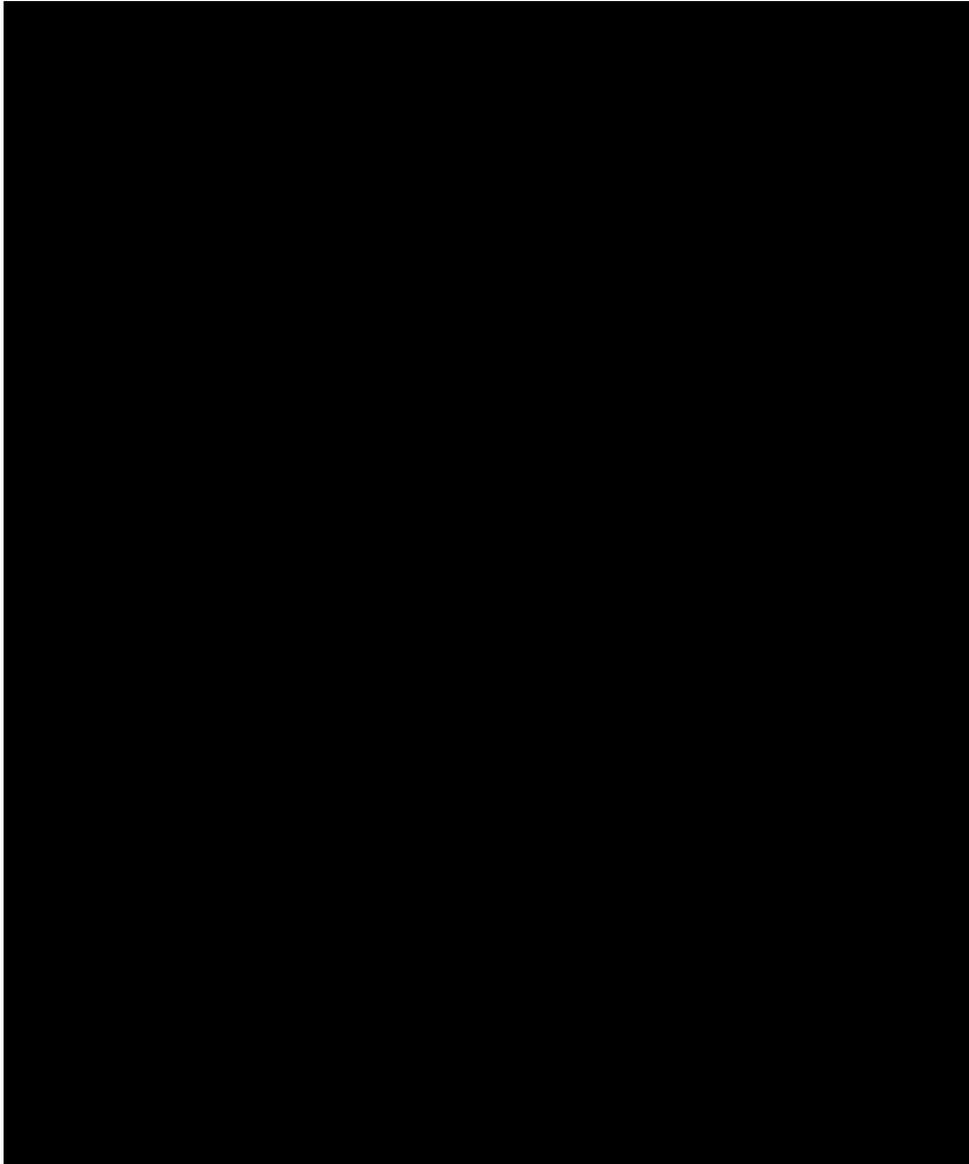


Figure 1: Marked up 2nd Order Strahler waterways map showing areas for potential ground truthing

Findings at [REDACTED]

On behalf of you and your neighbours in [REDACTED] you have instructed me to provide advice in relation to your situation, shown in Figure 2.

Figure 2: [REDACTED]

The 2nd Order Strahler waterway is shown as a blue line in Figure 3. The red line is [REDACTED], a 3rd Order Strahler waterway.

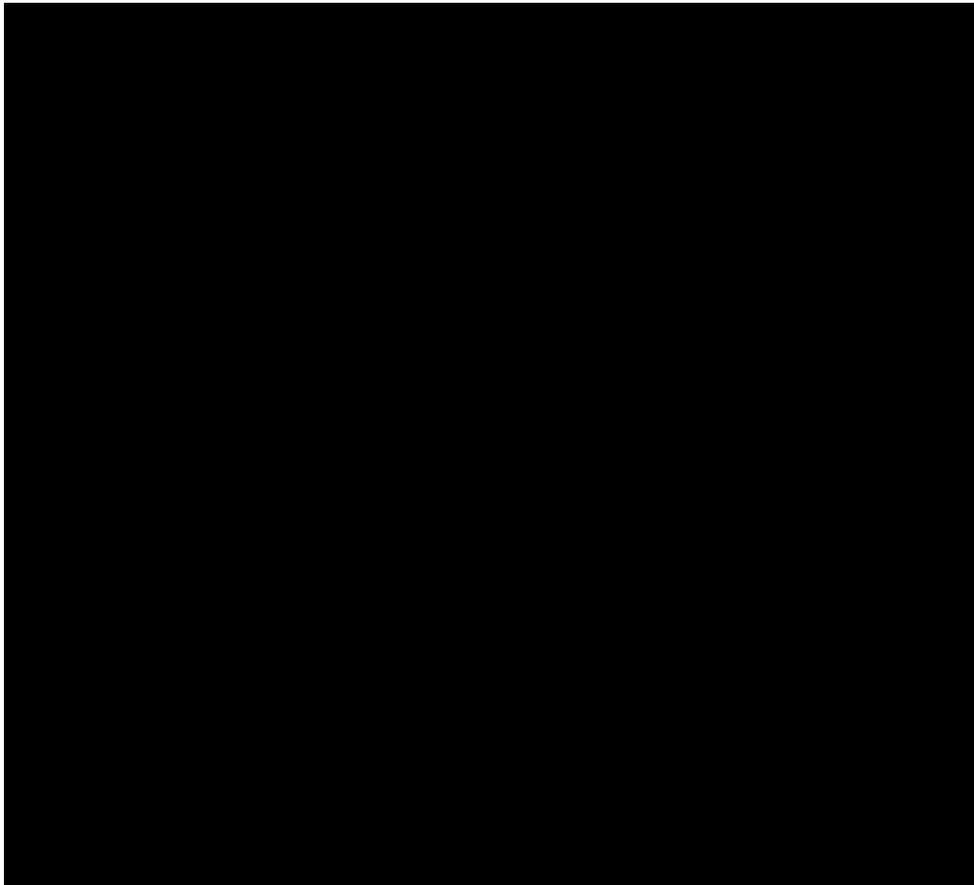
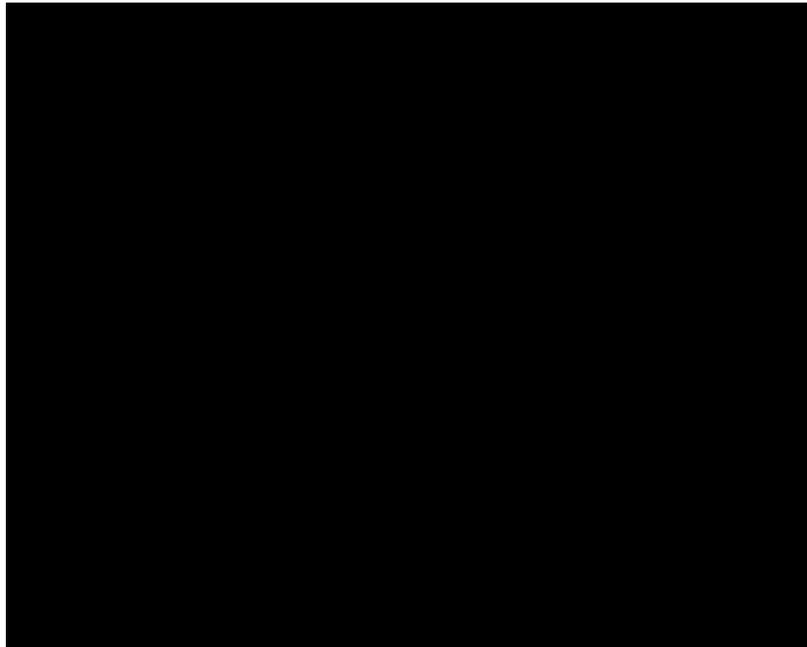


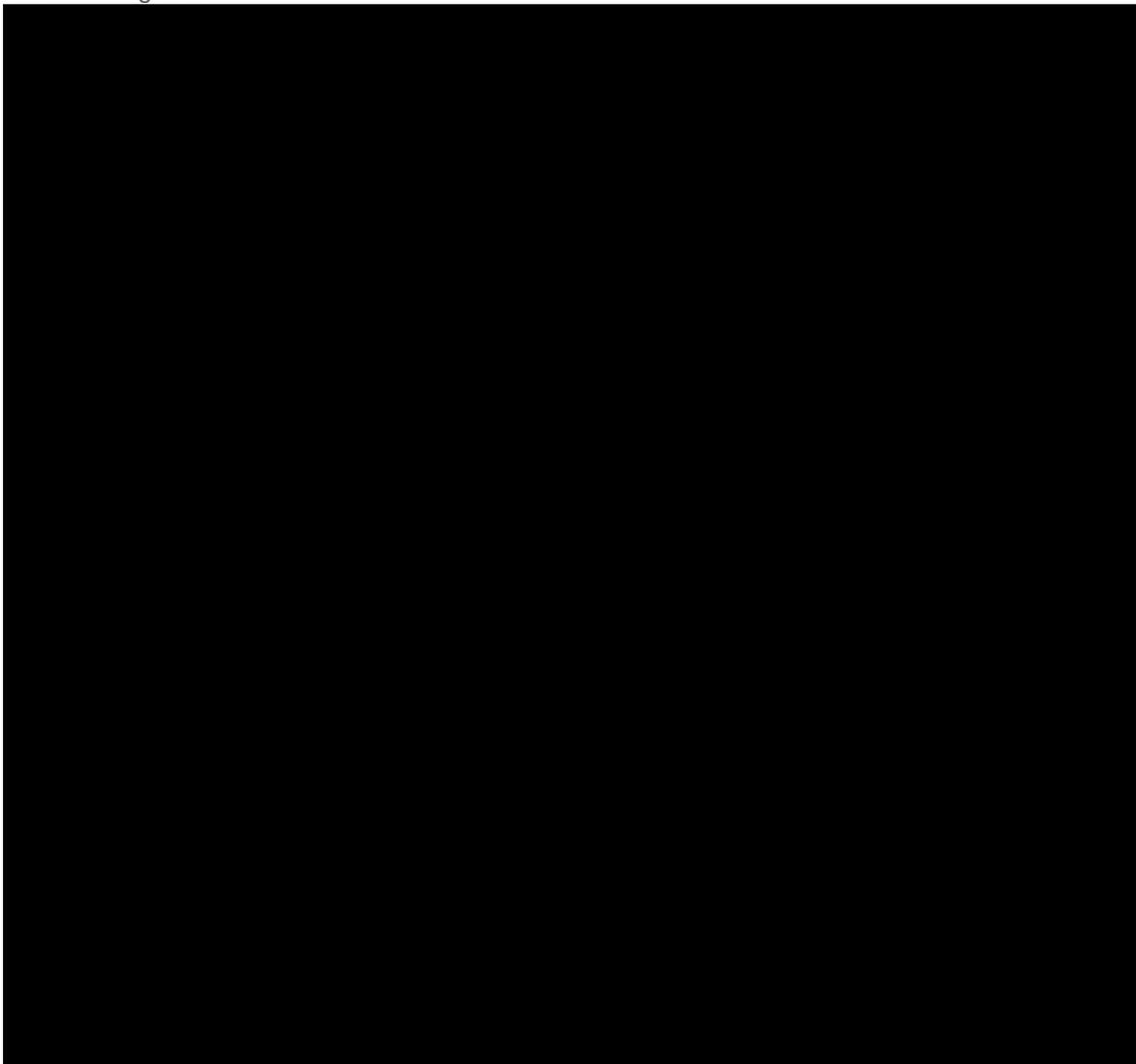
Figure 3: Strahler waterways in the vicinity of [REDACTED]

The 2nd Order Strahler waterway flows parallel to Badgerys Creek, coming within 20m of its channel at its closest point. I inspected these waterways with you (at No. [REDACTED] and Stuart and Tracey (at No [REDACTED]). The 2nd Order Strahler waterway has been heavily modified where I inspected it (Figures 4 and 5).



There is no evidence of stream processes occurring on the 2nd Order Strahler waterway. However, it is not possible to recommend extinguishing this waterway from the zoning due to the fact that it conveys the flow of four 1st Order waterways. Flow from the 1st Order waterways would need to be provided with a flow path to Badgerys Creek

Given the impact on your properties arising from the proposed zoning, there is merit in consolidating the flow from these 1st Order Strahler waterways into the riparian corridor of Badgerys Creek. This would require earthworks and possibly natural channel stabilisation works to connect the waterways, as shown in Figure 6.



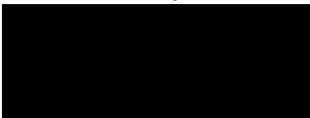
Crosses indicate where
2nd Order waterway
can be extinguished

Figure 6: Consolidation of waterways at [REDACTED]

The result of this would be to enable the 2nd Order Strahler waterway on your properties to be extinguished from the proposed zoning. This would optimise the developable land in the precinct while still preserving drainage processes in the landscape and waterway values on Badgerys Creek.

I authorise you and your neighbours to use this information as the basis of submissions to NSW DPIE.

Yours faithfully,



Mal Brown
Principal | Senior Engineer
Master of Natural Resources; Bachelor of Env'tl Sci (Hons)

On behalf of Northrop Consulting Engineers Pty Ltd