



Department of Primary Industries

OUT14/31248

Ms Megan Fu
Industry, Key Sites and Social Projects
NSW Department of Planning and Environment
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SYDNEY NSW 2001

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Dear Ms Fu,

Byron Shire Central Hospital (SSD_6573) Response to exhibition of Environmental Assessment

I refer to your email dated 19 August 2014 requesting advice from the Department of Primary Industries (DPI) in respect to the above matter.

Comment by NSW Office of Water

The NSW Office of Water (Office of Water) has reviewed the Environmental Impact Statement for the Byron Shire Central Hospital and provides the following comments.

Groundwater Management

The EIS does not identify any potential groundwater issues as a result of the development. The EIS outlines groundwater seepage on the site was observed at depths between 5.8 and 6.1 metres. It is unclear from the information provided in the EIS if there is a potential to intercept groundwater as a result of the development, particularly during construction and whether dewatering of groundwater will be undertaken. This should be clarified as further assessment may be required by the Office of Water on groundwater impacts.

Riparian Management

The EIS outlines a small unnamed creek traverses along the eastern portion of the proposed site in a northerly direction. Infrastructure works associated with the construction of the hospital will be completed within 40 metres of a watercourse located west of the site. As the proposed development is State Significant Development, a Controlled Activity Approval under the *Water Management Act 2000* is not required, however all works within 40 metres of a watercourse should be constructed in accordance with the Office of Water's Guidelines for Controlled Activities.

Stormwater Management

The EIS outlines a number of proposed management measures for stormwater on the site including pipes, swales and an on-site detention basin. It is important

appropriate stormwater management measures are in place to limit any potential impacts on surface water and groundwater sources in the locality.

Erosion and Sediment Control

The EIS outlines erosion and sediment control measures for the site will be undertaken in accordance with 'The Blue Book' during the works. It is important appropriate measures, including an Erosion and Sedimentation Control Plan are implemented on the site to limit any potential impacts on surface water and groundwater sources.

The Office of Water requires clarification on potential groundwater impacts as a result of the proposed development, prior to issuing Recommended Conditions of Approval.

For further information please contact Christie Jackson, Water Regulation Officer, (Tamworth office) on (02) 6701 9652 or at christie.jackson@water.nsw.gov.au.

Comment by Agriculture NSW

Agriculture NSW has reviewed the EIS and advise that Agricultural land of regional significance is mapped to the north of the proposed hospital site and on Lot 101 DP1140936, immediately adjacent. Lot 101 DP1140936 is the subject of a planning proposal to amend the Byron LEP to permit seniors housing, business premises, restaurants and cafes, shops and medical facilities. The exhibition period for this proposal has only recently closed and the outcome is still unknown.

It is recommended that a Land Use Conflict Risk Assessment (LUCRA) be undertaken with relevance to the agricultural land to the north of the hospital site and the adjacent rural land. Further information on LUCRA is available at the following link:

http://www.dpi.nsw.gov.au/data/assets/pdf_file/0018/412551/Land-use-conflict-risk-assessment-LUCRA-guide.pdf.

For further information contact Melissa Kahler, Resource Management Officer (Coffs Harbour office) on 6650 3125 or at melissa.kahler@dpi.nsw.gov.au.

Yours sincerely



Kristian Holz
Policy, Legislation and Innovation