



Office
of Water

Department of Planning
Alan Bright
GPO Box 39
Sydney NSW 2001

29 September 2009

Contact: Christie Jackson
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Your ref: 05_0198

Dear Mr Bright,

Subject: Major Project 05_0198 Proposed Residential Subdivision, Lot 1 DP 134787, Lot 1 DP 167380, Lot 2 DP 961928 and Part Lot 4 DP 1054848, Walmsley Road and Stott Street, Bilambil Heights

I refer to your letter dated the 19 August 2009 seeking the NSW Office of Water's (NOW) comments on the environmental assessment (EA) for the proposed residential subdivision at Walmsley Road and Stott Street, Bilambil Heights. NOW understands the development is an 83 lot residential subdivision with two lots set aside for a public reserve and for a pump station to be released in 7 stages. The EA outlines the development will be serviced by reticulated water and wastewater will be serviced by the Piggabeen Road pump station.

NOW has reviewed the EA and our comments are outlined as follows.

Water Supply:

A search of the Departmental water licencing database, indicates there are no groundwater or surface water licences on the property. The Department supports the use of reticulated water supply for the development.

Riparian Management:

It is important all natural drainage paths are maintained through the development site. NOW also recommends appropriate buffers are conserved/ established around all drainage lines, watercourses and wetlands within the development site. The former DWE Guidelines for Controlled Activities – Riparian Corridors outlines the required core riparian zone and vegetated buffer widths based on watercourse order. As per this guideline an asset protection zone (APZ) is a requirement of the NSW Rural Fire Service. Any requirements for APZs are not to compromise in any way the extent, form or function of the riparian zones. The NOW requires that all APZs must be located outside the riparian zones. The APZ is to be measured horizontally landward from the outer edge of the riparian zone setback.

The EA mentions a minimum buffer of 50 metres will be retained around the SEPP14 Wetland as outlined in the Tweed Development Control Plan Section A5 Subdivision Manual. NOW

Department of
Environment, Climate Change and Water NSW



supports the width of this buffer to protect the wetland from any adverse impacts from the development.

If any future riparian works on the site are subject to separate Development Applications (DA) assessed by Tweed Shire Council. It is important these DAs are classed as Integrated Development under the *Water Management Act 2000* to allow NOW to provide appropriate technical advice to Council.

Earthworks and Landforming:

The EA outlines earthworks and landforming will occur on the site. These earthworks must not impact on groundwater, riparian areas or alter the drainage patterns across the site. If any impacts will occur, further assessment should be undertaken by the proponent.

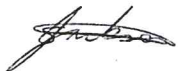
Groundwater Management:

NOW's preference is that any stormwater basins associated with the development are constructed above the watertable and lined with impermeable material. NOW does not endorse the direct discharge of stormwater into an excavation if it intersects the water table. All works that intersect the water table require a licence under the *Water Act (1912)*. The proponent may need to drill monitoring bores within the area to ascertain the depth of the watertable, if unknown. All monitoring bores, if any, associated with the development must also be licenced with the NOW.

Whilst NOW is satisfied the development can proceed, our requirements and Government policy have been outlined above to ensure, the proponent understands their responsibilities for the management of water on the site.

I would also like to inform you that I am the contact person for the Central North area for Major Projects now, as Rod Browne will be undertaking a different role. If you require clarification on any of the above please don't hesitate to contact me on (02) 6701 9652.

Yours sincerely,



Christie Jackson

Planning and Assessment Coordinator