

Deana Burn
Specialist Planner
Department of Planning, Housing and Industry

via Major Projects Portal

SSD-3846-Mod-1 – West Culburra Mixed Use Subdivision – Modification 1 – DPIRD Agriculture and Biosecurity Advice

Dear Ms Burn

Thank you for the opportunity to comment on the proposed modification to the approval for the West Culburra Mixed Use Subdivision.

The NSW Department of Primary Industries and Regional Development, Agriculture and Biosecurity (the Department) collaborates and partners with our stakeholders to protect and enhance the productive and sustainable use and resilience of agricultural resources and the environment.

We have reviewed the proposal documents and note that changes primarily relate to survey and redefinition of the mean high water mark (MHWM), requiring adjustments to the approved development to meet the condition from the existing approval for a 100m setback from this point.

While we have not undertaken detailed assessment of storm and waste water infrastructure as proposed to be modified, we understand that previous targets and requirements such as those established in State Environmental Planning Policy (Primary Production) 2021 (formerly under SEPP 62) are to be retained. The Department has no further comments.

Should you require clarification on any information contained in this response, please contact us by email at landuse.ag@dpird.nsw.gov.au.

Sincerely

A handwritten signature in black ink, appearing to read "Milo Kelly".

Milo Kelly
Agricultural Land Use Planning Officer
Soils and Water | Agricultural Land Use Planning
South East and Tablelands Region

4 September 2025