



Department of Primary Industries

OUT16/14058

Necola Chisholm
Industry Assessments
NSW Department of Planning and Environment
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Dear Necola,

**Casuarina Town Centre Concept Plan and Project Approval
(MP 06_0258 MOD 10)
Request for Secretary's Environmental Assessment Requirements**

I refer to your email dated 4 March 2016 to the Department of Primary Industries in respect to the above matter. Comment has been sought from DPI Water, Fisheries, and Agriculture. DPI Fisheries and Agriculture have no issues. DPI Water comments are as follows. Any further referrals to DPI can be sent by email to landuse.enquiries@dpi.nsw.gov.au.

Comment by DPI Water

The Department of Primary Industries – Water (DPI Water) has reviewed the modification request for the Casuarina Town Centre. DPI Water understands the modification seeks to stage some of the works. Stage 1D will consist of the development of roads, water, sewer, drainage, electricity and telecommunication infrastructure and also piping the existing swale. Stage 1E will comprise the release of the balance of the subdivision for future residential housing, mixed use, commercial and retail development.

DPI Water has reviewed the information provided and our comments are outlined as follows.

- The modification seeks to replace the existing deep swale that traverses the site with a major stormwater pipe network. Modelling has been undertaken to determine the appropriate size of the proposed drainage system in accordance with Council requirements. Whilst DPI Water is not opposed to the piping of the swale, the report does not outline if groundwater will be intercepted as a result of these works. If there is the potential to intercept groundwater the proponent should contact DPI Water immediately. The proponent may be required to obtain a licence to account for any dewatering of groundwater associated with the works.

- The document outlines that the subject site is mapped as containing Class 4 Acid Sulfate Soils. Pursuant to Clause 7.1 of the Tweed Local Environmental Plan an Acid Sulfate Soils Management Plan should be developed if works will disturb 2 metres below the natural ground surface or if works occur where the watertable is likely to be lowered more than 2 metres below the natural ground surface. The site is proposed to be filled and minor works carried out as part of the development are not expected to exceed below 2 metres of the existing ground level.

The report outlines the watertable is located at or below 1.0m AHD and outlines no planned works are proposed which could affect groundwater conditions. It is unclear in the information provided if there is the potential for groundwater contamination, if Acid Sulfate Soils are disturbed. This should be clarified.

For further information please contact Christie Jackson, Water Regulation Officer, Tamworth, 02 6763 1426, christie.jackson@dpi.nsw.gov.au.

Yours sincerely



Mitchell Isaacs
Director, Planning Policy & Assessment Advice
30/03/2016