



Office of Water

Jonathon Goodwill
Senior Development Assessment Officer
Parramatta City Council
PO Box 32
Parramatta NSW 2124

Contact: Greg Russell
Phone: 02 9895 6273
Fax: 02 9895 5990
Email: greg.russell@water.nsw.gov.au

Our ref:
Your ref: NCA/3/2010

1 September 2010

Dear Jonathon

Proposed Development Activity - 89 George Street, Parramatta, Application NCA/3/2010

Thank you for your correspondence dated 22 June 2010, concerning 89 George Street, Parramatta (Application NCA/3/2010) that requests comment from the NSW Office of Water with respect to potential groundwater impact from a proposed development.

It is understood that a Part 3A Major Project Application for the proposed development was lodged with the NSW Department of Planning (reference MP09-128) on 15 April 2010. It is further understood that the agency has delegated the assessment of the application to Parramatta City Council.

Having regard to the information provided with the application, the NSW Office of Water has determined that:-

- A Licence under Part 5 (section 112) of the *Water Act 1912* (for temporary construction dewatering) is not required in relation to this development as it is currently proposed.
- An Approval under Part 3 (section 91) of the *Water Management Act 2000* (for a controlled activity) is not required in relation to this development as it is currently proposed.

The likely magnitude of temporary construction dewatering is not considered significant given the probable scale and duration of pumping at the identified locality, and the nature of the groundwater system beneath the site.

However it is noted from the information provided with the Part 3A Application that:

- The site sketch by Douglas Partners indicates the presence of shallow groundwater.
- The design sketch of below-ground voids by Enstruct includes provision for tanked basement construction.
- The contamination and acid sulphate soils assessments reported by SMEC Testing Services indicate the potential for adverse impacts from the development.

Given these considerations, it is recommended that the basement areas be built as 'tanked' (i.e. waterproof) constructions to prevent future adverse impacts on occupants and the surrounding environment as a result of (potentially aggressive or contaminated) groundwater reporting to the below-ground voids. Council may also wish to apply a requirement for the

subject development to incorporate 'tanked' basement construction for other reasons not considered by the NSW Office of Water (such as the prevention of potential ground surface settlement or to address geotechnical engineering issues).

Care should be applied in disposing of any tailwater that might be generated from the dewatering pumping (approvals from other agencies or the consent authority may be required) and the potential impacts of potentially aggressive groundwater on the building and at discharge locations should be carefully considered by Council before excavation commences.

Should the proposed development be varied in any way that results in more extensive works on waterfront land (i.e. land in or within 40 metres of the highest bank of a watercourse) or more substantial excavation, the NSW Office of Water is to be notified. The NSW Office of Water will then ascertain if the amended development proposal requires General Terms of Approval.

Yours sincerely



Greg Russell

Regional Hydrogeologist Parramatta