



## Office of Water

16 August 2011

Metropolitan and Regional Projects South  
Department of Planning and Infrastructure  
GPO Box 39  
Sydney NSW 2001

c: Janne Grose  
t: 02 4729 8262  
f: 02 4729 8141  
e: Janne.Grose@water.nsw.gov.au

Attention: Amy Watson

Our ref : ER20900  
Your ref: MP10\_0177 Mod 2

Dear Ms Watson

**MP 10\_0177 MOD 2 – Modification of approval – Stage 1 project application  
Residential and child care development – Pump Out Water Management Plan - 14-  
18 Boondah Road, Warriewood**

I refer to your letter which was received by the NSW Office of Water (NOW) on 3 August, 2011 regarding the proposed modification application to modify Condition of Approval C19a and the *Pump Out Water Management Plan*.

The NOW has reviewed the additional information provided in the *Pump Out Water Management Plan* and comments are provided in Attachment A.

### Contact Details

Should you have any queries in relation to this matter please contact Janne Grose on telephone (02) 4729 8262.

Yours sincerely

**Mark Mignanelli**  
Manager Major Projects and Assessment

**NSW Office of Water Comments****Modification of Approval (MOD2) – Stage 1 project application****Residential and child care development – 14-18 Boondah****Road, Warriewood - Pump Out Water Management Plan**

---

In a letter dated 7 July 2011, the NSW Office of Water (NOW) previously raised concerns with the proposed application to modify the existing Condition of Approval (C19a). NOW did not consider adequate information had been provided to support the proposed amendment to the condition to ensure discharges derived from the basement area did not cause adverse impacts on the Warriewood wetlands.

The existing Condition of Approval C19a does not currently allow permanent dewatering from the Stage 1 basement area and requires "*the design and construction of the structure must preclude the need for permanent dewatering*". The proponent seeks to amend Condition C19a to permit intermittent dewatering of the basement for the removal of stormwater during heavy rainfall events and proposes the following amendment:

*"The design and construction of the structure permits a permanent pumping system which would operate intermittently to be installed and maintained in order to ensure that the basement is free of excess stormwater"*.

The Pump Out Water Management Plan (the Plan) indicates that sources of water that accumulate within the Stage 1 basement will include both groundwater and surface water runoff. The Plan notes that inflow of groundwater into the basement is determined to be 0.136m<sup>3</sup>/day and the total volume of water that will be pumped from the basement on a daily basis is expected to be </ 0.2m<sup>3</sup>. While the volume of groundwater flow into the basement will be relatively low, should DP&I approve the proposed modification to Condition C19a it is recommended the amended condition reflects that a permanent pumping system is required to ensure that the basement is free of both excess stormwater and groundwater.

The Plan intends to provide "*a plan for the ongoing management of the proposed basement (pump out) system*". It is noted that visual inspections of the pump out pits and associated GPT are to be integrated into the existing sampling (monitoring) program and repairs to be performed as required. This section does not identify who will be responsible for the visual inspections and repairs although the contingency measures in the Plan refer to using a contracted environmental consultant. It is recommended the DP&I identify who will be responsible for undertaking the monitoring/repairs, particularly in the long term.

The contingency measures in the Plan indicate that during operation of the system water discharge will be monitored as part of the water sampling and stormwater quality improvement devices maintenance program and that the contracted environmental consultant shall be responsible for monitoring and record keeping. The Plan indicates monthly inspections and water sampling are to be undertaken but it does not identify the period of time over which the monitoring program and maintenance is meant to continue.

It is not clear who will be responsible for this in the long term and if the monitoring/sampling is proposed to occur in perpetuity. It is recommended DP&I clarifies the period of time that ongoing management / maintenance and monitoring is to occur. DP&I need to ensure a process is in place to review the monitoring program.

The contingency measures also note that each pump out pit and oil-water separator should be emptied and cleaned at least once per month whilst in use. Section 4.4 of the Plan indicates it is critical that the performance of the dewatering system is routinely monitored and Section 4.7 notes the integrity of the dewatering system will be maintained and improved by the continuation of monthly system checks. DP&I need to identify who will be responsible for cleaning the pump out pit and oil-water separator, checking the performance of the dewatering system and ensure that a process is in place for the continuation of monthly system checks in the long term and need to determine if this is meant to occur in perpetuity.

Section 4.6 of the Plan notes only non-acidic/non alkaline (i.e. pH 6.5-8.5) non turbid water (< 50mg/L TSS) will be discharged into the local drainage system. The Plan indicates should there be non compliance with a requirement of this Plan corrective actions shall be immediately undertaken, including notifying Pittwater Council and NSW Office of Water within 24 hours of the incident occurring. It is recommended DP&I are notified of any non compliance rather than the NOW being notified as the NOW will not be regulating the discharge.

If at any time the volume of groundwater being discharged exceeds the volume or flow rate thresholds identified in the Aquifer Interference Regulation, then the proponent will need to seek an Aquifer Interference Approval from the NOW.

**End Attachment A  
16 August 2011**