



OUT20/15576

David Glasgow
Planning & Assessment
NSW Department of Planning, Industry and Environment

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Dear Mr Glasgow

**Atlassian - Office and Hotel Development (SSD 10405)
EIS**

I refer to your email of 10 December 2020 to the Department of Planning, Industry and Environment (DPIE) Water and the Natural Resources Access Regulator (NRAR) about the above matter.

It is important that the proponent provide details as soon as possible on estimating quantitative take during dewatering activities to NRAR to enable confirmation of licensing arrangements.

Please note our detailed advice including recommendations in Attachment A.

The following recommendations are provided by DPIE Water and NRAR.

Any further referrals to DPIE Water and NRAR can be sent by email to:

landuse.enquiries@dpie.nsw.gov.au.

Yours sincerely

Liz Rogers
Manager, Assessments
Water – Knowledge Office
10 February 2021

Attachment A

Detailed comments regarding the Atlassian - Office and Hotel Development (SSD 10405) EIS

1.0 Water take and entitlement

Explanation

The proponent needs to provide NRAR with estimates of their quantitative water take during dewatering activities so that their licensing requirements are better understood and addressed. This includes consideration of exemptions to require an access licence that apply under the Water Management (General) Regulation 2018.

For example, if the project dewatering volume is below the 3 ML/year the proponent is exempt from requiring a Water Access Licence (WAL) (Clause 7, Schedule 4, Water Management (General) Regulation 2018).

Alternatively, the proponent may qualify for an exemption to take groundwater for excavation from the Botany Sands Groundwater Source in relation to taking more than 3 ML/year of groundwater for extraction (Clause 17A of Schedule 4 in the Water Management (General) Regulation 2018). Please note that the exemption under Clause 17A ceases to have effect on 1 July 2021.

The EIS states that any proposed dewatering activities during the construction period will require preparation of a dewatering management plan to be assessed during the design development/pre-construction phase and any disposal of contaminated groundwater will need to comply with Australian and New Zealand Environment and Conservation Council (ANZECC) guidelines.

The dewatering management plan will need to be submitted to NRAR as part of a Water Access Licence (WAL) unless the project dewatering volume is exempt as described above.

SSDs are exempt from requiring water supply work approvals (dewatering approvals) if impacts are adequately assessed in the EIS noting however that Clause 17A may also apply in this instance. Further investigation will be needed for this project to determine dewatering impacts and approval requirements from DPIE Water.

Pre-approval Recommendation

- The proponent should confirm with NRAR the licencing arrangements for potential take from the drained basement during construction and during occupation.

2.0 General Post Approval Recommendations

The proponent should:

- Develop a Ground Water Management Plan for the construction phase that includes the following:
 - i. trigger levels (levels, quality, flow, volume and ground surface settlement) to manage any potential impacts;
 - ii. details of monitoring (groundwater levels, quality as required, rate of inflows, metered pumping);
 - iii. where a risk of ground settlement is identified due to the proposed dewatering, the proponent is to provide a program of monitoring, trigger and responses to relevant consent authority as well as the relevant transport (rail) authority; and
 - iv. details on the installation of metering of ongoing groundwater where metering instruments should meet the NSW Government's requirements for water meters and

relevant Australian standards, or the prescribed process to be applied for measuring take.

- Develop a dewatering reporting schedule covering duration of construction that includes:
 - i. collation of monitoring records;
 - ii. analysis of actual impacts compared to predicted impacts, noting that some impacts may be delayed;
 - iii. magnitude and extent of potential long-term effects from the completed structure; and
 - iv. arrangements for reporting (measurements, technical analysis and future predictions) to the relevant authority.
- Develop a proposed occupational phase (after building completion) reporting schedule including, at a minimum:
 - i. a description of and schedule for the installation of meters for ongoing monitoring of groundwater take using instruments that meet the NSW Government's requirements for water meters and relevant Australian standards;
 - ii. monthly monitoring to demonstrate the magnitude of groundwater pumping after construction, either through satisfactory photographic and documented evidence of no visible seepage into the building or, if inflows cannot be prevented, measured flow rates into all pump-out sumps; and
 - iii. a plan for the ongoing measurement, recording and annual reporting of groundwater take, water level and water quality monitoring, and licencing compliance, within the documented building management system for the development. This should include arrangements for the reporting to be provided to the relevant authority.
- iv. To qualify for the less than 3 ML of take exemption, as per clause 21(6), the proponent will need to:
 - a. record the water take within 24 hours in the approved form and manner;
 - b. provide the water take records to the Minister by no later than 28 July for the year ending 1 July during which the water was taken;
 - c. keep the water take records for a period of five years.

End Attachment A