



OUT21/4538

Lauren Saunders
Planning and Assessment Group
NSW Department of Planning, Industry and Environment

Lauren.Saunders@planning.nsw.gov.au

Dear Ms Saunders

**Residential Development at 89 John Whiteway Drive, Gosford (SSD-10321) –
EIS**

I refer to your email of 12 April 2021 to the Department of Planning, Industry and Environment (DPIE) Water and the Natural Resources Access Regulator (NRAR) about the above matter.

The proposal is for the development of 89 John Whiteway Drive, Gosford Residential Flat Buildings, comprising of five towers and 260 units.

DPIE Water's post approval recommendations regarding groundwater take are in **Attachment A**.

Any further referrals to DPIE Water and NRAR can be sent by email to landuse.enquiries@dpie.nsw.gov.au, or to the following coordinating officer within DPIE Water:

Simon Francis – Senior Project Officer
E: simon.francis@dpie.nsw.gov.au
M: 0428 926 117

Yours sincerely

Liz Rogers
Manager, Assessments, Knowledge Division
Department of Planning, Industry and Environment: Water
2 June 2021

Attachment A

Detailed advice to DPIE Planning & Assessment regarding the Residential Development at 89 John Whiteway Drive, Gosford (SSD-10321) – EIS

Post Approval Recommendations

1. If monitoring indicates that ingress of groundwater (to the development site, at any stage of the development) exceeds 3ML/year in total volume the proponent will be required to:
 - a. Complete a full investigation of the potential groundwater take (prior to further site development), and provide the take details for the whole of the development site.
 - b. Prepare a Dewatering Management Plan and submit to NRAR. This will include full details of: the method used to estimate groundwater volumes; groundwater ingress monitoring; any proposed water treatment; related water quality criteria and controls; and details of the method of water disposal.
 - c. Obtain the appropriate licences and approvals from NRAR.

If groundwater take is estimated to be less than 3ML/year in total volume, the proponent can seek a WAL exemption from NRAR. However, the proponent must still comply with the measurement, monitoring and reporting obligations of the regulated aquifer interference activity exemption, which can be found at:

<https://www.industry.nsw.gov.au/natural-resources-access-regulator/licensing-and-approvals/groundwater-wal/up-to-3-ml>

Explanation

Based on supplied data from groundwater monitoring wells, standing water levels ranged between 4.81m and 6.45m below the existing ground surface. Based on provided well logs and recorded site observations of no recovery after purging of bore holes, the groundwater encountered during site investigations is considered to relate to either; (i) perched groundwater in the soils and anthropogenic fill after rainfall periods, and (ii) groundwater migrating through limited fractures within sandstone bedrock.

The proponent has not supplied the required Site Water Balance assessment, or any estimation of potential groundwater take during excavation. The proponent does make the claim that the site will not make groundwater and that they do not anticipate the excavation for the basement to cause take to rise above the 3ML/yr exemption limit.

DPIE-Water have assessed the supplied RtS, the Detailed Site Investigation reports and data for the proposed development and conclude the evidence does support the proponent's statements. However, if at any stage of the development, there is any notable ingress of groundwater, the proponent will be required to complete a full investigation of the potential groundwater take prior to further site development. The investigation is to demonstrate the take of groundwater for the whole of the development.

Should the investigation indicate groundwater take is likely to exceed 3 ML/yr, then the appropriate licences and approvals should be sought through NRAR and a Dewatering Management Plan prepared.

Should the investigation indicate groundwater take is likely to be less than 3 ML/yr then an exemption can be sought from NRAR. To comply with the exemption, measurement, monitoring and reporting obligations must be met.

End Attachment A