



OUT21/4823

Paula Bizimis
Planning and Assessment Group
NSW Department of Planning, Industry and Environment

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Dear Ms Bizimis

**Tallawong Precinct Station South Stage 2 (SSD 10425)
Supplementary Response to Submissions**

I refer to your email of 15 April 2021 to the Department of Planning, Industry and Environment (DPIE) Water and the Natural Resources Access Regulator (NRAR) about the above matter.

This project seeks consent for the construction of a staged mixed use development of the site consistent with the approved site layout, massing and building envelopes approved under Concept Plan SSD 9063.

NRAR's opinion is that a Water Access Licence (WAL) is required for the project. Please see Attachment A for detailed explanation.

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:

Alistair Drew – Project Officer
E: Alistair.Drew@dpie.nsw.gov.au
M: 0417 626 567

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 Tallawong Precinct Station South Stage 2 (SSD 10425) Supplementary Response to Submissions

Water Licencing

Prior to approval recommendation

Demonstrate adequate groundwater entitlements can be obtained for the project's expected operational water take.

Post approval recommendation

The proponent must ensure sufficient water entitlement is held in a water access licence/s (WAL) to account for the maximum predicted take for each water source prior to take occurring.

Explanation

DPIE Water/NRAR requested in our advice regarding the Response to Submissions (OUT20/408) that the proponent prior to approval demonstrate adequate groundwater entitlements can be obtained for the projects expected water take.

The proponent advised that:

Groundwater entitlements are not required for the expected groundwater take (i.e. $\leq 3\text{ML}$) during construction (i.e. 150 days).

Groundwater take estimates for each site (i.e. Site 1 and Site 2) are provided in the corresponding dewatering management plans:

- E24445.E16.1_Rev0 for Site 1
- E24445.E16.2_Rev0 for Site 2

As such, no water access licence is required for dewatering during construction.

DPIE Water/NRAR agree that groundwater entitlements are not required for the expected groundwater take during construction. However the provided dewatering management plan (DMP) for Site 1 and Site 2 detail operational water take is above 3 ML/year. The exemption will therefore not apply to this operational water take.

The following extract is from the Site 1 and 2 DMP (pg 40 of Site 1 and page 39 of Site 2):

4. CONCLUSIONS AND COMMENTS

Based on the findings of this report and within the limitations of available data, EI concludes that:

- Construction and operational phase groundwater take will be approximately:
 - ▶ Stage 1: 1.23ML / 150 days during construction and 3.01ML / year during operation
 - ▶ Stage 2: 2.48ML / 150 days during construction and 6.03ML / year during operation

The WAL exemption under the *Water Management Regulation (2018)* proposed to be used by the development states the exemption only applies for water take up to 3 ML per water year. The proponent needs to obtain water entitlement for any groundwater take above 3 ML/yr, specifically for the proposed operational water take or detail how they comply with another WAL exemption. NRARs recommendations therefore remain the same.

End Attachment A