



OUT21/8893

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

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Dear Mr Glasgow

**Atlassian - Office and Hotel Development (SSD-10405)  
Response to Submissions (RTS)**

I refer to your email of 1 July 2021 to the Department of Planning, Industry and Environment (DPIE) Water and the Natural Resources Access Regulator (NRAR) about the above matter.

The proposed project includes the development of a new mixed-use development comprising 'tourist and visitor accommodation' (in the form of a 'backpackers') and commercial office space within a tower.

NRAR has reviewed the RTS and the Groundwater Modelling Report (86767.04.R.003.Rev1) referred to by the proponent. The following recommendations are provided by NRAR.

Prior to approval:

- The proponent should demonstrate adequate groundwater entitlements can be obtained for the projects expected water take. The NSW Water Register shows 3929ML are held across 183 Water Access Licences (WAL) in the Sydney Basin Central Groundwater Source, which is higher than the licensable share component. Therefore the proponent must trade from existing licences, or through a controlled allocation to account for the predicted groundwater take of approximately 5ML per year.

Post approval:

- A WAL must be obtained prior to water take unless an exemption under the *Water Management (General) Regulation 2018* applies.

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

Alistair Drew, Project Officer  
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Yours sincerely

Liz Rogers,  
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**Department of Planning, Industry and Environment: Water**  
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