

OUT21/18596

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

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Dear Mr Glasgow

**Cockle Bay Wharf mixed use development (SSD-9978934)
EIS**

I refer to your email of 4 November 2021 to the Department of Planning and Environment (DPE) Water and the Natural Resources Access Regulator (NRAR) about the above matter.

DPT & DPPT Operator Pty Ltd (the proponent) is seeking SSD approval for the development of Stage 2 of the Cockle Bay Wharf mixed use development - Detailed Proposal, in Cockle Bay, Sydney. A key feature includes the construction and use of a new 43 storey commercial tower.

As there is a high likelihood of interception of groundwater, the proponent is required to provide additional information on estimated groundwater take, need for entitlement and groundwater impacts. More detailed information is provided in Attachment A.

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

Alistair Drew at Alistair.drew@dpie.nsw.gov.au.

Yours sincerely



Liz Rogers
Manager Assessments, Knowledge Division
Department of Planning and Environment: Water
24 December 2021

Attachment A

Detailed advice to DPE Planning & Assessment regarding the Cockle Bay Wharf Mixed Use Development (SSD-9978934) EIS

1.0 Water take and entitlement

1.1 Recommendation – Prior to Determination

That the proponent:

- provide additional information to quantify the maximum annual water take to be intercepted during both construction and operational phases in accordance with the requirements of the NSW Aquifer Interference Policy (2012)
- provide a statement of impact against the ‘minimal impact considerations’ as defined in the NSW Aquifer Interference Policy (2012)
- report on whether the groundwater take is less than or equal to the 3ML licensing exemption offered under the Water Management (General) Regulation 2018 or a licence is required.
- demonstrate adequate groundwater entitlements can be obtained for the projects expected water take.

1.2 Recommendation – Post approval

That the proponent:

- incorporate tanked-basement designs where basements are likely to intersect groundwater.
- prepare a Dewatering Management Plan consistent with the requirements set out in the NSW Government guideline ‘Minimum requirements for building site groundwater investigations and reporting’ (DPIE 2021), in consultation with DPIE Water.
- obtain Water Access Licences in the relevant groundwater source and ensure the proponent has sufficient water available in their account before take commences (unless an exemption applies). The proponent should confirm with NRAR the licencing arrangements for potential groundwater take during construction and operational phases of project.
- prepare and implement an Acid Sulfate Soils Management Plan.

1.3 Explanation

The Stage 2 EIS identifies a high-likelihood of interception of groundwater during construction, including the need to prepare a Dewatering Plan and an Acid Sulfate Soils Management Plan. Page 18 of the Geotechnical Investigation states groundwater is expected to be intercepted during the construction of the fire water tank and basement due to the high groundwater table.

Estimated groundwater take and assessment against the minimal impact considerations of the NSW Aquifer Interference Policy (AIP) were not provided

Basements with inverts below groundwater level are proposed. The department asserts that basements which intersect, or are likely to intersect, the groundwater table should be watertight (fully tanked).

DPIE Water notes that dewatering is defined as an aquifer interference activity. Therefore, an assessment undertaken in accordance with the AIP should be undertaken. Should the development require dewatering during construction and/or operational phases, the proponent needs to determine the volume of groundwater take to be intercepted and, unless an exemption applies, a water access licence should be obtained for the determined take.

In the Sydney Basin Central Groundwater Source 2,592 unit shares were made available with 4,029.5 shares allocated. As this source is over allocated a trade is likely to be required to obtain the required entitlements.

End Attachment A