OUT21/16591

Erin White
Planning and Assessment Group
NSW Department of Planning, Industry and Environment

erin.white@planning.nsw.gov.au

Dear Ms White

New Wee Waa High School (SSD-21854025)
EIS

I refer to your email of 9 November 2021 to the Department of Planning, Industry and Environment (DPIE) Water and the Natural Resources Access Regulator (NRAR) about the above matter. The project includes the following key elements:

- Construction of a new 2 storey school building, gym hall and other buildings
- Augmentations to the adjacent road network and new roads within the site
- Installation of infrastructure services to and within the site
- Drainage and landscaping works

Pre-Determination and Post Approval comments are provided by NRAR 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 DPIE Water:

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

Yours sincerely

Simon Francis
Senior Project Officer, Assessments, Knowledge Division
Department of Planning, Industry and Environment: Water
15 December 2021

Attachment A

Detailed advice to DPIE Planning & Assessment regarding the New Wee Waa High School (SSD-21854025) EIS

1.0 Bore Impacts on Water Source and Users

1.1 Recommendation – Prior to Determination

The proponent should provide confirmation of the requirement for a bore for the project.

If the bore is required, it is recommended an impact assessment be completed to confirm the necessary yields and quality, and to address impacts on the water source and water users.

As such, it is recommended the bore impact assessment be completed with consideration of the DPIE Water assessing groundwater applications factsheet, available at: https://www.industry.nsw.gov.au/__data/assets/pdf_file/0008/175931/Assessing-groundwater-applications-fact-sheet.pdf

1.2 Explanation

Section 3.14 of the EIS refers to obtaining primary potable water from the town water supply via an existing main on an adjacent street. A proposal is also put forward to transfer the existing school bore license to the site and reinstate a former bore at the north western corner of the site to use for irrigating the playing fields. If a bore is proposed it would be recommended to: 1) confirm the volume required; 2) an assessment be completed of the viability to provide sufficient yields and quality for the school; and 3) to address impacts on existing users and the environment.

Additionally, uncertainty exists in the water sources for the project and the security of supply. The EIS references the 'option' of a new bore at the project site to supply approximately 18ML of annual irrigation demands, however this is not confirmed.

NRAR notes that the ability to obtain this volume of water with suitable quality from a bore and within acceptable impact limits has not been provided. This represents a risk to the project. NRAR also notes that the requirement for a Water Supply Work Approval under the *Water Management Act 2000* is excluded where the bore is included and assessed as part of the State Significant Development project proposal.

2.0 Stormwater Management and sediment and erosion control

2.1 Recommendation – Post Approval

Should the proposal be approved, the proponent should prepare a Soil and Water Management Plan to address stormwater management and sediment and erosion control during construction and operation. The plan is to address the requirements of the guideline *Managing Urban Stormwater: Soils and Construction* (Landcom 2004) and to ensure peak discharge from the project site is not increased.

2.2 Explanation

Significant stormwater works are proposed on the site to manage local runoff. There are no natural or mapped waterways within or nearby to the site so the risk to waterfront land is limited to downstream impacts. Conveyance of runoff within and downstream of the site needs to ensure channel stability and to mitigate downstream impacts such as erosion and sedimentation.

End Attachment A