

Department of Planning and Environment

Our ref: OUT22/5213

James Groundwater
Planning and Assessment Group
NSW Department of Planning and Environment
Email: james.groundwater@planning.nsw.gov.au

23 May 2022

Subject: **Doran Drive Plaza (SSD 15882721) - Response to Submissions**

Dear Mr Groundwater

I refer to your email of 28 April 2022 to the Department of Planning and Environment (DPE) Water and the Natural Resources Access Regulator (NRAR) about the above matter.

The proposed development application is seeking consent for the construction of a new mixed-use development as the first stage of the Hills Showground Station Precinct. The proposed development includes:

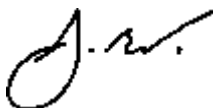
- Six levels of basement car parking;
- Four residential towers above a 2-4-storey retail/ commercial podium, comprising: a supermarket; liquor store; retail and commercial tenancies; community spaces; bathroom facilities; communal open space and associated landscaping; and 431 residential units;
- Loading area and turntable for the supermarket and retail tenancies; associated plant and mechanical equipment; infrastructure upgrades; and stormwater drainage works.

DPE Water notes that the RTS has not included an assessment undertaken in accordance with the NSW Aquifer Interference Policy (AIP), nor has there been an assessment of groundwater take during the operation phase of the development. Attachment A provides recommendations regarding the AIP and Water Access Licence(s).

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

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

Yours sincerely



Luke McIver
A/Manager, Assessments, Knowledge Division, Water Group

Attachment A

Detailed advice to DPE Planning & Assessment regarding the Doran Drive Plaza (SSD 15882721) - Response to Submissions

1.0 Groundwater Impact Assessment and Take

1.1 Recommendation – Prior to Determination

The proponent should undertake a groundwater impact assessment in accordance with the NSW Aquifer Interference Policy (AIP).

Explanation

An assessment undertaken in accordance with the AIP has not been provided for review.

The impact assessment must nominate take volumes and address the impact of dewatering during construction and the ongoing impact of permanent dewatering during operation. As such, the proponent should provide evidence that the impact of operational, permanent dewatering is acceptable and manageable.

The Proponent should consult the minimum requirements for building site groundwater investigations and reporting (https://www.industry.nsw.gov.au/data/assets/pdf_file/0004/343291/minimum-requirements.pdf) to ensure completeness of their assessment.

It is also advisable to demonstrate the ability to obtain any necessary Water Access Licence(s).

DPE Water notes that the nearest domestic bore is 550 metres and the nearest surface water system is 130 metres from the proposed dewatering.

2.0 Water Licencing

2.1 Recommendation – Post Approval

The proponent must ensure that sufficient Water Access Licence(s) are held before the commencement of works for all water take both during construction and ongoing, unless eligible under an exemption.

Explanation

The take of 4.32ML per year during construction is noted. Water Access Licence(s) must be held for this water take, prior to any take.

Additionally, the proposed drained basement will require ongoing water take so sufficient permanent entitlements must be held prior to commencement of construction (unless an exemption applies under the Water Management (General) Regulation 2018).

End Attachment A
