

Our ref: OUT22/18536

Nathan Stringer
Planning and Assessment Group
NSW Department of Planning and Environment
Email: Nathan.Stringer@planning.nsw.gov.au

25 October 2022

Subject: **Shoalhaven Hospital Redevelopment (SSD 35999468) – Environmental Impact Statement (EIS)**

Dear Mr Stringer

I refer to your request for advice sent on 28 September 2022 to the Department of Planning and Environment (DPE) Water about the above matter.

The proposal includes the development of a new hospital building (Acute Services) and its ancillary works. The scope includes a new 7-level building of approximately 28,500 m², with rooftop plant and helipad.

DPE Water has reviewed the Environmental Impact Statement and provides the following recommendations. The proponent should:

- provide estimates of groundwater take during construction and operation of the proposed development.
- ensure sufficient water entitlement is held in a Water Access Licence/s to account for the maximum predicted take for each water source before any take commences (unless an exemption applies).
- develop and implement a Construction Soil and Water Management Plan for the project prior to commencement of development activities, which includes management measures to measure, record and report any groundwater inflow volumes to the construction site (should this exceed 3 ML/yr) as part of the groundwater monitoring programme.

Please see Attachment A for more detail.

Should you have any further queries in relation to this submission please do not hesitate to contact DPE Water Assessments 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



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

Attachment A

Detailed advice to DPE Planning & Assessment regarding the Shoalhaven Hospital Redevelopment (SSD 35999468) – Environmental Impact Statement

1.0 Water Take and Licencing

1.1 Recommendation – Prior to Determination

The proponent should provide estimates of groundwater inflows/take during construction and operation of the proposed development, and demonstrate sufficient entitlements can be obtained unless an exemption applies.

Explanation

Insufficient information has been provided to confirm the potential for groundwater take due to aquifer interference associated with construction and operation. Estimated volumes and the ability to account for this water take needs to be clearly understood.

1.2 Recommendation – Post Approval

The proponent must ensure sufficient water entitlement is held in a Water Access Licence/s (WAL) to account for the maximum predicted take before any take commences (unless an exemption applies).

Explanation

An exemption from requiring a WAL may apply, and is dependent on the volumes specified in Schedule 4 Clause 7 of the Water Management (General) Regulation 2018. This is for the take of less than or equal to 3ML/year for aquifer interference activities such as dewatering. More information can be found at <https://water.dpie.nsw.gov.au/licensing-and-trade/licensing/groundwater-wal-exemptions>

The proponent must ensure the relevant WAL(s) are held to account for the maximum predicted take for each water source, prior to take occurring.

2.0 Water Management Plans

2.1 Recommendation – Post Approval

The proponent should develop and implement a Construction Soil and Water Management Plan for the project prior to commencement of development activities.

Explanation

DPE Water supports the proponent's stated intent in the EIS to develop and implement a Construction Soil and Water Management Plan for the project.

2.2 Recommendation – Post Approval

The Water Management Plan (WMP) should include management measures to measure, record and report any groundwater inflow volumes to the construction site (should this exceed 3 ML/yr) as part of the groundwater monitoring programme.

Explanation

Consistent with *Water Management Act (2002)* and the AIP (2012), the WMP must include a groundwater monitoring programme which includes description of activities to measure, record and report (should inflow volume exceed 3ML/yr) any groundwater inflow volumes to the construction site.

End Attachment A
