

Our ref: OUT22/19010

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NSW Department of Planning and Environment
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14 November 2022

Subject: **Aspect Industrial Estate Mod 3 and Stage 2 (SSD-10448-Mod3 and SSD-46516461) – Environmental Impact Statement (EIS)**

Dear Ms Cheng

I refer to your request for advice sent on 14 October 2022 to the Department of Planning and Environment (DPE) Water about the above matter.

MOD 3 proposes the lowering in AHD elevation of some of the building footprint pads. The Stage 2 proposal includes cut and fill works for the construction of a large warehouse.

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

- provide an assessment of the activities against the ‘minimal impact considerations’ of the NSW Aquifer Interference Policy (AIP).
- quantify the maximum annual volume of water take due to aquifer interference activities required for the project and demonstrate sufficient entitlement can be acquired in the relevant water source unless an exemption applies.
- ensure a Water Access Licence under the *Water Management Act 2000* is obtained if groundwater will be intercepted, unless an exemption applies.

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:

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Yours sincerely



Tim Baker
Senior Project Officer, Assessments, Knowledge Division
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Attachment A

Detailed advice to DPE Planning & Assessment regarding the Aspect Industrial Estate Mod 3 and Stage 2 (SSD-10448-Mod3 and SSD-46516461) – Environmental Impact Statement (EIS)

1.0 Groundwater impact assessment, take and licencing

1.1 Recommendations – Prior to Determination

The proponent should:

- Provide an assessment of the activities against the ‘minimal impact considerations’ of the NSW Aquifer Interference Policy (AIP).
- Quantify the maximum annual volume of water take due to aquifer interference activities required for the project and demonstrate sufficient entitlement can be acquired in the relevant water source unless an exemption applies.

1.2 Recommendation – Post Approval

Should groundwater be intercepted a Water Access Licence under the *Water Management Act 2000* must be obtained, unless an exemption applies.

Explanation

Aquifer Interference Policy

Interception of the water table constitutes an aquifer interference activity and requires assessment against the ‘minimal impact considerations’ of the NSW Aquifer Interference Policy (AIP). It is the responsibility of the proponent to present on the potential impacts of the project submitted for approval under the *Environmental Planning and Assessment Act (1979)*.

(https://www.industry.nsw.gov.au/data/assets/pdf_file/0005/151772/NSW-Aquifer-Interference-Policy.pdf).

Groundwater take and licencing

Inadequate assessment has been provided to quantify the water take due to aquifer interference associated with the project. Section 6.14 of the EIS indicates groundwater interception is likely to occur, particularly at Warehouse 9, however no predictions are provided of water take. In accordance with the NSW Aquifer Interference Policy groundwater take needs to be quantified and accounted for. This should include construction and any ongoing take.

Should the take be less than 3ML, Schedule 4 Clause 7 of the Water Management (General) Regulation 2018 may apply. It is noted there are reporting requirements to meet this exemption. More information can be found here:

<https://water.dpie.nsw.gov.au/licensing-and-trade/licensing/groundwater-wal-exemptions>

End Attachment A
