



OUT20/408

Paula Bizimis
Planning & Assessment
NSW Department of Planning, Industry and Environment

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Dear Ms Bizimis

Tallawong Precinct Station South Stage 2 Response to Submissions

I refer to your email of 15 January 2021 to the Department of Planning, Industry and Environment (DPIE) Water and the Natural Resources Access Regulator (NRAR) about the above matter.

The following recommendations are provided by DPIE Water and NRAR.

Pre-Approval Recommendation

- The proponent should demonstrate adequate groundwater entitlements can be obtained for the project's expected water take.

Post Approval Recommendations

Licensing Requirements

- The proponent must obtain a Water Access Licence in the relevant groundwater source and ensure they have sufficient water available in their account before water take / dewatering commences, unless an exemption under the Water Management (General) Regulation 2018 applies.

To qualify for the less than 3ML of take exemption, as per clause 21(6) of the Water Management (General) Regulation 2018, the proponent should:

- record the water take within 24 hours in the approved form and manner;
- provide the water take records to the Minister by no later than 28 July for the year ending 1 July during which the water was taken; and
- keep the water take records for a period of five years.

Ground Water Management

The proponent should:

- Develop a Ground Water Management Plan for the construction phase that includes:
 - trigger levels (levels, quality, flow, volume and ground surface settlement) to manage any potential impacts;
 - details of monitoring (groundwater levels, quality as required, rate of inflows, metered pumping);
 - where a risk of ground settlement is identified due to the proposed dewatering, the proponent is to provide a program of monitoring, trigger and responses to relevant consent authority as well as the relevant transport (rail) authority; and



- details on the installation of metering of ongoing groundwater where metering instruments should meet the NSW Government's requirements for water meters and relevant Australian standards, or the prescribed process to be applied for measuring take.

Dewatering Reporting

- Develop a dewatering reporting schedule covering duration of construction that includes:
 - collation of monitoring records;
 - analysis of actual impacts compared to predicted impacts, noting that some impacts may be delayed;
 - magnitude and extent of potential long-term effects from the completed structure; and
 - arrangements for reporting (measurements, technical analysis and future predictions) to the relevant authority.

Operational Monitoring and Reporting

- Develop a proposed operational phase (after building completion) monitoring and reporting schedule including, at a minimum:
 - a description of and schedule for the installation of meters for ongoing monitoring of groundwater take using instruments that meet the NSW Government's requirements for water meters and relevant Australian standards;
 - monthly monitoring to demonstrate the magnitude of groundwater pumping after construction, either through satisfactory photographic and documented evidence of no visible seepage into the building or, if inflows cannot be prevented, measured flow rates into all pump-out sumps; and
 - a plan for the ongoing measurement, recording and annual reporting of groundwater take, water level and water quality monitoring, and licencing compliance, within the documented building management system for the development. This should include arrangements for the reporting to be provided to the relevant authority.

Any further referrals to DPIE Water and NRAR can be sent by email to:
landuse.enquiries@dpi.e.nsw.gov.au.

Yours sincerely

Simon Francis
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5 March 2021