

11 February 2026
Ref. P22526_Ltr #1

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Re: 93-107 Cecil Ave. Castle Hill – Mixed Use Development with in-fill affordable housing – Ref SSD-78156221

Dear Karen

I refer to your email communication (February 3rd – 12:43 pm) requesting advice in relation to a communication from NSW Department of Climate Change, Energy, the Environment and Water (DECCEW) dated 15 April 2025 regarding the above noted project.

The communication noted two requirements

1. *Recommendation – Pre-determination.* DCCEW requests to proponent to quantify the maximum annual volume of water take due to aquifer interference activities and demonstrate the ability to acquire sufficient water entitlement unless an exemption applies
2. *Recommendation – Pre-determination.* DCCEW requests to proponent to assess the impacts due to aquifer interference activities in accordance with the NSW Aquifer Interference Policy and framework (2012) if the take of groundwater to be greater than 3ML per year

In relation to this matter, please be advised of the following.

- EI Australia has completed a Geotechnical Investigation
- Groundwater Monitoring Wells were installed as part of a Geotechnical Investigation completed by our team
- Long term data monitors will be installed in groundwater monitoring wells
- Barometric compensation of groundwater pressure readings shall be completed using published data obtained from nearby sites or via a barometric pressure sensor installed onsite to allow for compensation of groundwater pressure readings
- Continual monitoring will continue for a period of three months (from the date of installation of data monitors). An estimated completion date cannot be determined until Long Term Monitoring Commences

Based on the information provided, bulk excavation levels for the construction of the basements are assumed to range from RL 110.3 m AHD to RL 113.5 m AHD. This corresponds to excavation depths of approximately 4 m to 19 m below existing ground level (BEGl). From the Geotechnical Investigation completed by EI Australia, the subsurface conditions at the site generally comprise fill and residual soils, underlain by extremely weathered to fresh siltstone/laminated bedrock. Groundwater levels were observed to be ranging between 1.3 m BEGL and 5.8 m BEGL approximately (RL 125.0 m AHD and RL 116.7 m AHD). The permeability of the bedrock is calculated to be ranging between 1.0×10^{-7} m/s and 9.4×10^{-8} m/s.

Considering the proposed excavation depths, the observed subsurface conditions, the measured groundwater levels and the calculated bedrock permeability, EI Australia is of the opinion that the volume of groundwater that requires dewatering during the construction and operational stages of the development is likely to exceed 3 ML per year..

The end result of this long term monitoring will provide the information needed to estimate of the total volume and flow rate of groundwater removed during a 365 day period, and provide comments and recommendations on the impact of the dewatering on the regional groundwater and adjoining properties.

Based on all of this information, a determination will be made and a report prepared on the viability or otherwise of a Drained basement over a Tanked basement.

For and on behalf of

EI AUSTRALIA

NAME

Position

Encl: Attachments ADD
Attachments ADD