



OUT21/16369

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Dear Ms Symington

**155-217 Aldington Road Estate (SSD-17552047)  
EIS**

I refer to your email of 9 November 2021 to the Department of Planning, Industry and Environment (DPIE) Water and the Natural Resources Access Regulator (NRAR) about the above matter.

The proposed development is a warehouse and logistics hub including construction and operation of two warehouses connected by a breezeway and comprising 64,260 m<sup>2</sup> of floor space as well as a 9-lot Torrens Title Subdivision.

**Recommendations – Prior to determination**

The Proponent should:

1. Confirm whether groundwater will be intercepted due to the depth of earthworks particularly along the northern boundary which shows a cut depth of up to 16m.

Explanation- The EIS states that from the test pits and auger holes there were no groundwater inflows (page 124 of the EIS). This is the only information provided on groundwater. Appendix 28 – Geotechnical Report shows in table 4 (page 6, pdf 6) that the depths of test pits were at a maximum of 5m below surface level but generally were closer to 1-3m in depth. As there are cut levels to 16m as shown in Appendix 20 – Civil Plans, plan 20-776-C1030 Issue C, we require clarification whether groundwater will be intercepted at that depth.

2. Quantify the maximum annual water take in accordance with the requirements of the NSW Aquifer Interference Policy if groundwater is to be intercepted. The proponent should demonstrate that any required groundwater entitlements can be obtained from the water source for the predicted groundwater dewatering.

Explanation- The works would be in the Greater Metropolitan Region Groundwater Sources 2011, Sydney basin Central Groundwater Source. This source is currently over allocated with 2,592 unit shares made available and 4,029.5 shares assigned.



### Recommendation – Post approval

The proponent must ensure sufficient water entitlement is held in a water access licence to account for the maximum predicted take for each water source prior to take occurring, unless an exemption applies under the Water Management (General) Regulation 2018.

Any further referrals to DPIE Water and NRAR can be sent by email to [water.assessments@dpie.nsw.gov.au](mailto:water.assessments@dpie.nsw.gov.au) or to the following coordinating officer within DPIE Water:

Simon Francis – Senior Project Officer  
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Yours sincerely

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