



Department of Primary Industries

OUT17/26949

Ms Diane Sarkies
Key Sites Assessments
NSW Department of Planning and Environment
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SYDNEY NSW 2001

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Dear Diane

Mixed Use Development, 50 Honeysuckle Drive, Newcastle (SSD 8019) Comment on the Environmental Impact Statement

I refer to your email of 30 June 2017 to the Department of Primary Industries (DPI) in respect to the above matter. Comment has been sought from relevant branches of DPI. Views were also sought from NSW Department of Industry - Lands that are now a division of the broader Department and no longer within NSW DPI. Any further referrals to DPI can be sent by email to landuse.enquiries@dpi.nsw.gov.au.

DPI has reviewed the Environmental Impact Statement (EIS) and provides the following comments and recommendations for consideration in assessment of the proposal.

Recommendations

- The proponent should quantify water take requirements under the Water Sharing Plan for the North Coast Coastal Sands Groundwater Sources 2016, both during and post-construction.
- The proponent should assess the potential impacts of the proposal against the provisions of the NSW Aquifer Interference Policy (2012).

Comments

The exhibited EIS is for a mixed use development at 50 Honeysuckle Drive Newcastle and includes a proposal for basement level or sub-surface car parking.

The SEARs for the proposal include the requirement to quantify water take requirements under the Water Sharing Plan for the North Coast Coastal Sands Groundwater Sources 2016, and to provide details of any groundwater dewatering (including assessment in line with the NSW Aquifer Interference Policy).

DPI does not consider that the SEARs have been adequately addressed as the extraction requirements of the construction dewatering have not been defined and there has been no assessment of the 'minimal impact considerations' of the NSW Aquifer Interference Policy (2012) (*the AIP*).

It is recommended that the proponent undertakes the above work and also provides the calculations used in estimating construction dewatering requirements. This is also important to ensure the waste water management plan is designed to ensure appropriate storage is available for extracted groundwater for retention times to facilitate optimal treatment of water quality prior

to discharge. Detail on handling of the water chemistry must be provided to demonstrate discharged water will be consistent with ANZECC 2000 guidelines. Should aquifer injection be the proposed discharge method impacts of potential groundwater mounding must be assessed. A licence under Part 5 of the *Water Act 1912* may be required to authorise the temporary construction dewatering.

To facilitate further assessment detail of the proposed groundwater monitoring program should be provided. This must be designed with consideration to all sensitive receptors identified as part of the AIP assessment.

Further clarification is required regarding the proposed design of the basement carpark. DPI recommends the basement carpark be tanked (sealed) to prevent groundwater ingress. Any ongoing dewatering of the basement carpark will likely require a Water Access Licence from the Hawkesbury to Hunter Coastal Sands Groundwater Source.

Yours sincerely



Mitchell Isaacs
Director, Planning Policy & Assessment Advice

DPI appreciates your help to improve our advice to you. Please complete this three minute survey about the advice we have provided to you, here:

<https://goo.gl/o8TXWz>