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Our ref OUT17/9516

General Manager
City of Sydney
GPO Box 1591
SYDNEY NSW 2011

Attn: Chris Ashworth, Senior Planner
via email CAshworth@cityofsydney.nsw.gov.au

Dear Madam/Sir

D/2016/1529 – State Significant Development Application seeking Stage 2 development consent for a mixed use hotel at 1 Alfred Street, Sydney (SSD16_8111) and D/2016/1527 - Demolition of Goldfields House, Fairfax House and The Rugby Club, Sydney 1 Alfred Street Sydney (SSD16_8100)

I refer to your referral letter of 30 November 2016 inviting the Department of Primary Industries Water (DPI Water) to comment on D/2016/1529 and D/2016/1527. I apologise for the delay in providing responses.

DPI Water has no comments to make on D/2016/1527, as the activities outlined in this development application are not within DPI Water's scope.

DPI Water has reviewed the documents provided with D2016/1529 and has found that parts of the EIS documents lack sufficient information so that a properly considered assessment of potential aquifer system impacts cannot be made. DPI Water recommends that:

Prior to approval:

1. Full details of the analytical groundwater modelling should be presented. This includes details of the methodology and calculations, details of all input data, and full presentation of outcomes in terms of drawdown prediction maps. This information, in so far as it forms the basis for other evaluations and comments, needs to be linked cohesively to other issues addressed.
2. Details of a suitable water quality monitoring program and Groundwater Monitoring Plan (including groundwater level, quality, quantity and flow) should be developed.

Not required prior to approval:

3. Details of a comprehensive bore census should be presented.
4. A review of licensing requirements under the Water Act 1912 and the Water Management Act 2000 is required. Suitable applications are to be submitted to DPI Water and need to be accompanied by updated and more extensive groundwater information.
5. The SEARs stress that DPI Water is to be consulted with respect to groundwater issues for this development. The Proponent needs to make arrangements with DPI Water for discussion or review of the detail of the groundwater assessment and findings.

For further information please contact John Galea, Water Regulation Officer, Parramatta Officer, telephone (02) 8838 7520 or email john.galea@dpi.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to be 'F. Garofalow', with a long horizontal stroke extending to the right.

Frank Garofalow
Group Director Water Regulation
2 March 2017