

OUT21/16593

Pamela Morales
Planning and Assessment Group
NSW Department of Planning and Environment

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Dear Ms Morales

**Borg Panels MOD 4 - Improved Layout (SSD-7016-Mod4)
Modification Report**

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

The project includes additions and alterations to the existing Borg Panels Timber Processing Facility including reclamation of the remaining spring fed dam, relocation and expansion of the existing mechanic's workshop and improvements to the site's water treatment plant.

The proponent should provide additional information to confirm how groundwater will be managed from the spring fed dam and whether the proposed effluent basin could be an aquifer interference activity and require additional assessments. Please find our more detailed advice in Attachment A.

Any further referrals to DPIE Water and NRAR can be sent by email to water.assessments@dpie.nsw.gov.au. or to the following coordinating officer within DPE Water: Alistair Drew - alistair.drew@dpie.nsw.gov.au

Yours sincerely



Liz Rogers
Manager Assessments, Knowledge Division
Department of Planning and Environment: Water
17 January 2022

Attachment A

Detailed advice to DPE Planning & Assessment regarding Borg Panels MOD 4 – Improved Layout (SSD-7016-Mod4)

1.0 Proposed works

1.1 Recommendation – Prior to Determination

- Confirm the additional activities and works that are to take water due to the project and complete an impact assessment on the environment and water users. Where the works are an aquifer interference activity the impact assessment will need to meet the requirements of the NSW Aquifer Interference Policy.

1.2 Recommendation – Post approval

- Works within waterfront land be designed, constructed and rehabilitated in accordance with the “*Guidelines for Controlled Activities on Waterfront Land* (NRAR 2018)”.
- Construction works for the project need to manage erosion and sediment control in accordance with the guideline, “*Managing Urban Stormwater: Soils and Construction* (Landcom 2004)”.
- The Stormwater Management Plan and the spring fed dam Reclamation Management Plan be updated prior to project commencement.
- The proponent must ensure sufficient water entitlement is held in a Water Access Licence/s (WAL) to account for the maximum predicted take for each water source prior to take occurring unless an exemption under the Water Management (General) Regulation 2018 applies.

1.3 Explanation

The specifics of how the proponent will retain access to groundwater from the spring fed dam have not been provided including how this relates to a water supply work and how groundwater flows are to be extracted or maintained through the site. Further detail is requested on the works proposed to extract and maintain pathways for groundwater at the spring fed dam and any new bores proposed at the site.

An impact assessment on the environment and water users will be required, or justification as to why it's not necessary for additional works or activities. This is to understand how the works relate to a water supply work and to enable relevant exemptions under the *Water Management Act 2000* to apply.

The proposed reconstruction of stormwater channels raises no concerns in terms of impacts to sensitive riparian areas. This is due to the high levels of existing disturbance at the site. The works however would need to be constructed to ensure stability and would need to be in accordance with the “*Guidelines for Controlled Activities on Waterfront Land* (NRAR 2018)”.

2.0 Groundwater impacts

2.1 Recommendation – Prior to determination

- Confirm whether the base of the proposed effluent basin will be above the high groundwater level. If not, demonstrate consideration of the activity as a potential aquifer interference activity.

2.2 Recommendation – Post Approval

- Update the Spring Fed Dam Reclamation Management Plan for the Project to incorporate any approved MOD 4 modifications and all recommendations outlined in Appendix C of

Borg Panels Pty Ltd's Modification 4 Statement of Environmental Effects – dated 21 October 2021.

2.3 Explanation

The dimensions of the proposed effluent basin are indicated on drawings provided by the proponent. However, it is not clear whether the basin will intercept groundwater during construction or operation potentially constituting an aquifer interference activity and requiring additional assessment.

End Attachment A