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26 August 2019

Mr Chris Ritchie  
Director - Industry Assessments  
Department of Planning, Industry and Environment  
**ATTN: William Hodgkinson**

Dear Chris,

## ADDENDUM RESPONSE TO SUBMISSIONS INFORMATION SSD\_10154

### 1. INTRODUCTION

#### 1.1. OVERVIEW

This Response to Submissions (**RtS**) and Amended Project Report (**APR**) has been prepared by Urbis Pty Ltd (**Urbis**) on behalf of Qantas Airways Limited (**Qantas**) (**the Proponent**) in response to public submissions relating to a State Significant Development Application 10154 (**SSDA**) for the development of a new flight training centre, multi-deck car park, and associated supportive and ancillary works (**the Project**) at 297 King Street, Mascot (**the Site**).

The SSDA was formally lodged with the Department of Planning and Environment (now Department of Planning, Industry and Environment (**DPIE**)) on 31 May 2019. The SSDA was placed on public exhibition for 30 days between 4 June 2019 – 4 July 2019, before being extended to 12 July 2019 to allow for Bayside Council (**Council**) staff to present their proposed submission to Councillors at a General Council Meeting.

This RtS and APR has been prepared with reference to clause 85A of Division 6 of the *Environmental Planning and Assessment Regulations 2000* (**EP&A Regulations**) which states as follows:

- (1) *The Planning Secretary is to provide to an applicant for State significant development the submissions, or a summary of the submissions, received in relation to the application during the submission period.*
- (2) *The Planning Secretary may, by notice in writing, require the applicant to provide a written response to such issues raised in those submissions as the Planning Secretary considers necessary.*

In response to the above, this RtS and APR identifies, discusses and addresses the submissions received by the DPIE from the exhibition of the SSDA, setting out the final proposal to be assessed by the DPIE for determination by the Independent Planning Commission as a delegate of the Minister of Planning. The report encompasses the following:

- Identification of preferred project which outlines an overview of the proposed development and the proposed changes to the project in response to issues raised or arising from design development;
- A response to the submissions received in relation to the exhibition of the application and how these matters have been resolved in the final preferred project; and
- Additional assessment where required of the amended proposal in response to strategic and statutory considerations.

## 1.2. PURPOSE AND STRUCTURE OF THE LETTER

This RtS has been prepared in accordance with clause 85A of the EP&A Regulations. This report documents and considers issues raised in the submissions made to the DPIE following the public exhibition of the EIS and is structured as follows:

**Section 2 – Amended Project Description:** Details that no further changes are proposed to be made to the project in response to the submissions received.

**Section 3 – Agency Submissions:** Provides an overview of the key issues raised in the Agency submissions, and provides a detailed response to the matters raised, identifying additional or amended technical information as appropriate.

**Section 4 – Assessment of Preferred Project:** Provides a brief assessment of the amended elements of the amended project. References are made to the Environmental Impact Statement if the conclusions remain the same.

**Section 5 – Conclusion.**

## 1.3. SUPPORTING DOCUMENTATION

Technical Reports and Plans have been prepared to support the proposed modifications. The documentation prepared is outlined in **Table 1**.

Table 1 – Supporting Documentation

Document Title	Consultant	Appendix Reference
Water Balance Report	Reditus Consulting	<b>Appendix A</b>
Dewatering Management Plan	Reditus Consulting	<b>Appendix B</b>
Flood Impact Letter and Correspondence	Enstruct	<b>Appendix C</b>

## 2. AMENDED PROJECT DESCRIPTION

The project remains unchanged from what was submitted as part of the APR in support of the previously submitted RtS.

## 3. AGENCY SUBMISSIONS

### 3.1. DPIE LANDS, WATER AND DPI SUBMISSION

Post the Department's formal issuance of correspondence relating to Response to Submissions, information was received from Department of Planning, Industry and Environment – Lands, Water (**DPIE Water**) and Department of Primary Industries (**DPI**). A review of the matters raised in these submissions has been undertaken and a detailed response to the issues is provided below. For ease of reference the matters raised by the authorities in their joint submission are presented in ***bold italics*** and the response follows.

***The following advice for you to consider is from relevant branches of Lands & Water and DPI.***

**DPIE – Water and the NSW Natural Resources Access Regulator**

- ***The EIS should provide a detailed site water balance identifying the volume of water predicted to be used during construction and for the life of the project.***

A Water Balance Report has been prepared by Reditus Consulting to address this request and is enclosed at **Appendix A**. The report has been prepared in accordance with the requirements of the DPIE Water and the National Resource Access Regulator. The intention of the report is to predict the volume of water used during construction phase and the ongoing annual water consumption of the facility once built through completion of a water balance.

The report concludes that during the construction phase of the project approximately 18.737 ML of water will be used/taken over the 12-month construction period. The majority of this water (17.483 ML) will be sourced from the reticulated Sydney Water supply.

It is estimated that approximately 11.879 ML of water will be required each year for the life of the project. A yearly average of 0.959 ML will be obtained from rainwater capture, with the remaining 10.92 ML water required for this project sourced from the Sydney Water reticulated water supply.

For further detail please refer to **Appendix A**.

- ***If excavations are required below the water table, a dewatering management plan is required. The Plan must identify the predicted volume of water take against the licences held or to be acquired. Appropriate Water Access Licence(s) (WALs) must be obtained prior to take of water occurring. The WAL is to align with the requirements of the site water balance.***

The Water Balance Report prepared by Reditus Consulting (refer to **Appendix A**) determined that in isolated locations excavation will be required below the water table, and as such require the preparation of a Dewatering Management Plan (**DMP**) and is enclosed at **Appendix B**. Of the four (4) main excavations proposed to facilitate construction, the Eastern and the Western Carpark Lift Shafts were determined to extend below the groundwater table. These two (2) excavations will require dewatering during the construction period. The Pool and Training Building Lift Shafts were determined not to extend below the groundwater table, therefore do not require dewatering for construction.

A DMP has been prepared for the site, which identifies that the Eastern and the Western Carpark Lift Shafts will extend below the groundwater table, requiring dewatering during the construction period. The DMP includes a steady-state analytical groundwater model to predict the groundwater inflow and matrix volume removed during construction of these two lift shafts.

The total groundwater take volume over the excavation and construction period was predicted to be 1.254 ML.

The DMP concludes that “given that groundwater will be intercepted and require dewatering during construction of the two (2) car park lift shafts, the proposed development is considered to be an aquifer inference activity requiring assessment and authorisation (if required) from the WaterNSW under the Water Management Act 2000. As such, WaterNSW requires an application to be submitted for “Approval for Water Supply Works and/or Water Use” (previously known as a Temporary Dewatering Licence).

A condition of consent requiring the proponent to lodge an application for “Approval for Water Supply Works and/or Water Use” prior to obtaining any construction certificate for the car park would be an appropriate mechanism to manage temporary dewatering.

- ***If extending below the water table, underground service tanks (UST) must be completely sealed against the aquifer to prevent water exchange between them and the aquifer.***

No underground service tanks are included as part of the project.

### 3.2. BAYSIDE COUNCIL

Ongoing discussions between the project team and Council have concluded that where additional overland flow paths were identified as being capable of impacting properties to the north of Lot 133 DP 659434, a condition of consent is proposed to ensure that any additional impact in this location is mitigated prior to issuance of any construction certificate for the car park (refer to **Appendix C**). This will be reflected in Council's response to the previously submitted RtS Report. The proposed condition has been discussed with Council and proposed:

*"Plans demonstrating no additional impact on adjacent properties as a result of overland flow paths are to be provided to the Certifier prior to issuance of any Construction Certificate for the car park."*

## 4. ASSESSMENT OF AMENDED PROPOSAL

The exhibited EIS addressed the potential impacts of the proposal against a range of matters relevant to the development. Except where addressed in the previously submitted RtS Report, the conclusions of the original assessment remain unchanged.

## 5. CONCLUSION

As discussed in the EIS and as amended by the RtS and APR Report, the project is considered to have significant planning merits and should be recommended for approval. If you have any questions please don't hesitate to contact me on 8233 7667.

Yours sincerely,

A handwritten signature in black ink, appearing to read "E Fitzgerald".

Emma Fitzgerald  
Senior Consultant