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Our ref: 10ERM2015/1253
Your ref: DA-15/1475

Via email: council@penrith.city.nsw.gov.au

mathew.rawson@penrith.city

Central Registration Unit
For the Development and Environmental Manager
Penrith City Council
PO Box 60
Penrith NSW 2751

8 February 2016

Dear Mathew,

Re: Integrated Development referral under s.91A of the *Environmental Planning and Assessment Act 1979* for 2 Hargrave Street, 34-38 Somerset Street and 29-33 Derby Street Kingswood

Reference is made to your request for a response in relation to the proposed development described as 2 Hargrave Street, 34-38 Somerset Street and 29-33 Derby Street Kingswood and also identified as DA-15/1475.

Based on the information provided, DPI Water understands that the project proposal includes dewatering at the rate of up to 2.8 ML/yr during construction of a 6 to 7 storey mixed use building over an underground 3-level basement car-park. Construction of the development will involve excavations to depths up to 9.5 m. Preliminary assessment indicates that the groundwater table is likely to be intercepted as a result of the excavation works, and that perched water, possibly within sandstone lenses, may also be intercepted.

On the basis of the review of site investigation and design documents provided, DPI Water considers that the volume of groundwater to be extracted for excavation purposes or for any remediation of perched groundwater or deeper groundwater flows, and the duration of dewatering, are not likely to be significant in terms of resource management within the Sydney Basin Central Groundwater Source.

Therefore, an authorisation for the extraction of groundwater for the proposed activities is not considered to be warranted at this time. However, we do require that certain Conditions of Approval, which are attached, be issued to the Applicant so that the minor amount of dewatering to be undertaken is done so generally in accordance with the NSW Aquifer Interference Policy.

Should the proposed excavation into the groundwater table result in the requirement for a significantly greater predicted inflow and subsequent dewatering volume, then DPI Water should be consulted as soon as possible, and an authorisation may need to be obtained for the activity.

Please direct all related correspondence to the following address:

Water Regulation Group – Hunter/Sydney/South Coast
DPI Water
LOCKED Bag 5123
PARRAMATTA NSW 2124

Yours Sincerely

Wayne Conners

Wayne Conners
Senior Water Regulation Officer
Hunter, Sydney & South Coast Water Regulation Group
NSW Department of Primary Industries – Water

Prior to Construction

1. The Applicant shall assess the likely impacts of the dewatering activities on other groundwater users or structures or public infrastructure; this assessment will include an appropriate bore, spring or groundwater seep census and considerations relevant to potential subsidence or excessive settlement induced in nearby buildings and property, and be documented together with all calculations and information to support the basis of these in a report provided to the Consent Authority prior to the commencement of construction.

Requirements for dealing with groundwater during excavation

2. During the construction phase the Applicant shall arrange for the daily inspection and monitoring of all groundwater dewatering facilities to ensure that:
 - (a) pumped groundwater shall not be allowed to discharge off-site (e.g. adjoining roads, stormwater system, sewerage system, etc) without the controlling authority's approval and/or owner's consent/s. The pH of discharge water shall be managed to be between 6.5 and 8.5. The requirements of any other approval for the discharge of pumped groundwater shall be complied with.
 - (b) Dewatering shall be undertaken in accordance with groundwater-related management plans applicable to the excavation site. The requirements of any management plan (such as acid sulfate soils management plan or remediation action plan) shall not be compromised by the dewatering activity.
3. The location and construction of groundwater extraction works that remain on site and are permanently decommissioned, are to be recorded in a completion report provided to the Consent Authority. The method of decommissioning is to be identified in the documentation.
4. If for any reason the take of groundwater during construction is expected to exceed 3 ML in a 12 month period, then an authorisation shall be obtained for the take of groundwater as part of the activity.
5. Groundwater shall not be pumped or extracted for any purpose other than temporary construction dewatering at the site identified in the development application.

Requirements for dealing with the on-going take of groundwater post-construction

6. Monitoring (measurement and recording) of discharge volumes arising from groundwater extraction must be undertaken on a monthly basis for the life of the building using a method compliant with the NSW Water Extraction Monitoring Policy; (e.g. pumping diary, pump revolution meter, operating hour meter, electricity meter or flow meter). The design of the drainage system to isolate groundwater inflows from other sources is the responsibility of the proponent of the development (i.e. the developer).
7. Where the building is located within the boundaries of a fully committed groundwater source, the monitoring method must include one, or a combination of; (1) a flow meter, (2) an electricity meter, (3) an operating hour meter or (4) a pump revolution meter—the use of a pumping diary alone is not permitted.
8. Such records are to be maintained by the building management for the life of the development to demonstrate the negligible take of groundwater. Where sump pumps have not been operated during the calendar month this must nevertheless be identified in the monitoring record (e.g. as a 'nil' entry).