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Alex McDougall  
Executive Planner  
City of Parramatta  
PO Box 32  
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Our ref **F2017/4683**  
Your ref **DA/237/2017**

Date 22 August 2017

Via email: [council@cityofparramatta.nsw.gov.au](mailto:council@cityofparramatta.nsw.gov.au)

Dear Alex,

**Integrated Development referral under s.91A of the *Environmental Planning and Assessment Act 1979* for 24-36 Langston Place Epping NSW 2121**

Reference is made to your request for a response in relation to the proposed development described as Lot 3 DP9836, Lot B DP 343754, Lot 1 DP707822, Lot B DP342194, Lot A DP342194, 24-36 Langston Place Epping NSW 2121 and identified as DA/237/2017.

WaterNSW has determined that the proposed development will encounter groundwater during the excavation process, and is subject to a Water Supply Work Approval under the *Water Management Act 2000* for dewatering during the construction phase. This determination is subject to appropriate construction methods to be employed to minimise volume of groundwater take during the construction phase. WaterNSW provides General Terms of Approval attached.

Please note: From 1 July 2016, many functions previously undertaken by DPI Water have transferred to WaterNSW. This includes Integrated Development referral under Section 91A of the *Environmental Planning and Assessment Act 1979* that has groundwater implications. Please ensure that any future groundwater matters are referred to Water Regulation (Coastal), Customer and Community, WaterNSW, PO Box 398, Parramatta NSW 2124.

For further information in regards to making an application, and information required for the Approval information licensing requirements, including the preparation of a dewatering management plan, please contact Richard Meares, Water Regulation Officer on (02) 9865 2324, or by email to [richard.meares@watarnsw.com.au](mailto:richard.meares@watarnsw.com.au).

Yours Sincerely,

Per: Keri Izzard

Richard Meares  
Water Regulation Officer  
**Coastal (Parramatta)**  
**Water NSW**

<b>DA reference</b>	D/237/2017
<b>Proponent</b>	JBA Urban Planning Consultants Pty Ltd
<b>Specified location</b>	Lot 3 DP9836, Lot B DP343754, Lot1 DP707822, Lot B DP342194 & Lot A DP342194
<b>Proposed development</b>	22 Storey housing development, 5 storeys of basement car parking
<b>Water sharing plan</b>	Greater Metropolitan Region Groundwater Sources WSP 2011
<b>Water source</b>	Sydney Basin Central
<b>Water management zone</b>	

## General Terms of Approval

1. A Water Supply Work Approval from WaterNSW must be obtained prior to commencing dewatering activity on the proposed site. Please complete an [Application for approval for water supply works, and/or water use](#).
2. An application for a Water Supply Works Approval will only be accepted upon receipt of supporting documentation, and payment of the applicable fee (see Application fees for [New or amended Works and/or Use Approvals](#)). The information required for the processing of the water supply work application may include preparation of a dewatering management plan. Please refer to checklist attached.
3. If approved, the Approval will be issued for a period of up to 24 months to cover the dewatering requirements during the construction phase. It will include conditions to ensure that impacts are acceptable and that adequate monitoring and reporting procedures are carried out. The Approval will be issued subject to the proponent meeting requirements of other agencies and consent authorities. For example, an authorisation by either Sydney Water or the local Council, depending where the water will be discharged. If contaminants are likely, or are found to be present in groundwater, and are being discharged to stormwater, including high salinities, a discharge licence under the *Protection of the Environment Operations Act 1997 (NSW)* may also be required.
4. WaterNSW prefers "tanking" (ie. total water proofing below the seasonal high water table) of basement excavations, and avoids the ongoing extraction of groundwater after the initial construction phase. It is also advised to adopt measures to facilitate movement of groundwater post construction (eg. a drainage blanket behind the water-proof membrane).
5. If the basement is not "tanked", the proponent will require a Water Access Licence (WAL) and need to acquire groundwater entitlements equivalent to the yearly ongoing take of groundwater. Please note: Acquiring groundwater entitlements could be difficult, and may cause delay in project completion. If a WAL is required, please complete an [Application for a new water access licence with a zero share component](#).



<b>DA reference</b>	
<b>Proponent</b>	
<b>Specified location</b>	
<b>Proposed development</b>	

**Please note:** The following information is considered essential to allow Water NSW to assess approval applications where temporary dewatering is expected to, or unexpectedly already has, exceeded 3 ML/year. The information must be provided along with the approval application prior to commencement (or recommencement if the 3 ML/year threshold has already been exceeded) of works. Your application will not be accepted until the following requirements have been satisfactorily addressed and received by this office.

- ☐ 1. Application for an Approval under the Water Management Act 2000.
- ☐ 2. Application fee | \$1,076.03 (low risk approvals); or \$1,990.63 (where details assessment required). Refer to [Application fees for water access licences, water supply work and use approvals and dealings](#) for definitions.
- ☐ 3. Written authorisation for the disposal of the extracted groundwater (obtained from Council or Sydney Water)
- ☐ 4. Copy of a valid planning consent for the project and architectural or survey drawings that show the plan and section of the subsurface excavation including relative levels (AHD) and the groundwater table
- 5. A Dewatering Management Plan which clearly and concisely sets out the following:**
  - ☐ 5.1. Current groundwater levels, preferably based on at least three repeat measurements from at least three monitoring bores and should be used to develop a water table map for the site and its near environs, be accompanied by an interpretation of the groundwater flow direction from these data, and an assessment of the likely level to which groundwater might naturally rise during the life of the building.  
**Relevant report & Page No:** \_\_\_\_\_
  - ☐ 5.2. Predictions of total volume of groundwater to be extracted at the property – the method of calculation and the basis for parameter estimates and any assumptions used to derive the volume are to be clearly documented  
**Relevant report & Page No:** \_\_\_\_\_
  - ☐ 5.3. Predicted duration of dewatering at the property, noting that temporary dewatering approvals are generally issued for no more than 12 months  
**Relevant report & Page No:** \_\_\_\_\_
  - ☐ 5.4. Details of how dewatering volumes are to be measured, eg. by calibrated flow meter or other suitable method, and of the maximum depth of the proposed dewatering system  
**Relevant report & Page No:** \_\_\_\_\_
  - ☐ 5.5. Details of any predicted impacts or particular issues, eg. proximity of groundwater dependent ecosystems springs; or water supply losses by neighbouring groundwater users potential subsidence impacts on nearby structures or infrastructure  
**Relevant report & Page No:** \_\_\_\_\_
  - ☐ 5.6. Details of monitoring proposed during the dewatering program. These should be designed to inform and facilitate the protection of any identified potential impacts  
**Relevant report & Page No:** \_\_\_\_\_
  - ☐ 5.7. Details of ambient groundwater quality conditions beneath the property and of any proposed treatment to be applied to pumped water prior to disposal – at a minimum, treatment must be undertaken to remove contaminants, manage pH, reduce suspended solids and turbidity to acceptable levels and ensure that dissolved oxygen levels are compatible with ambient quality requirements in receiving waters. Groundwater cannot be re-injected into an aquifer without the specific approval of, and licensing by, DPI Water  
**Relevant report & Page No:** \_\_\_\_\_
  - ☐ 5.8. Details of how reporting will occur during and following the dewatering program, to confirm that predicted quantities and quality objectives were met  
**Relevant report & Page No:** \_\_\_\_\_
  - ☐ 5.9. Description of the method of dewatering and related construction including any proposal to use temporary piling or support walls and the relative depths thereof  
**Relevant report & Page No:** \_\_\_\_\_