

Our ref: OUT22/12590

David Glasgow

Planning and Assessment Group
NSW Department of Planning and Environment

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10 August 2022

Subject: **Barangaroo Concept Plan Modification 9 (MP06_0162-Mod 9) – Modification Report**

Dear David

I refer to your request for advice sent on 12 July 2022 to the Department of Planning and Environment (DPE) Water about the above matter.

The proposed modification is to seek amendments within the Central Barangaroo and Barangaroo Reserve precincts to increase the total permissible gross floor area and to modify building envelopes 5, 6 and 7.

DPE Water has reviewed the Modification Report and requires further details to understand how the requirements of the NSW Aquifer Interference Policy have been met. These include:

- To clarify the proposed basement design to manage groundwater interactions.
- To calculate the volumes of groundwater take during construction and operation, and to demonstrate the requirements of the water regulatory framework can be met.
- To clarify triggers and mitigating measures to determine the need for additional waterproofing.

Please see attachment A for more detail.

Should you have any further queries in relation to this submission please do not hesitate to contact DPE Water Assessments water.assessments@dpie.nsw.gov.au, or to the following coordinating officer within DPE Water:

Tim Baker – Senior Project Officer

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Yours sincerely



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

Attachment A

Detailed advice to DPE Planning & Assessment regarding the Barangaroo Concept Plan Modification 9 (MP06-0162 - Mod 9) – Modification Report

1.0 Groundwater Take and Management

1.1 Recommendation – Prior to Determination

The proponent should:

- Clarify how the modified project complies with the requirements and intent of the NSW Aquifer Interference Policy.
- Calculate the volumes of groundwater take/seepage from each contributing source of water and the component that is contaminated (i.e. groundwater, harbour water, surface run-on, etc.) that is likely to occur during the construction phase (i.e. excavation) and the occupation phase.
- Demonstrate the ability to authorise water take via a Water Access Licence or relevant exemption.
- Clarify the triggers and corrective measures to be used to address any requirements for additional waterproofing of the basement levels during construction.

1.2 Explanation

- The report does not refer to the NSW Aquifer Interference Policy, nor provide relevant project details and supporting impact assessments.
- The report does not identify the amount of groundwater seepage to the common basement levels that is likely to be encountered during the construction phase and the occupation phase. Further to this, the common basement levels are not confirmed as fully watertight or drained. The close proximity of the harbour to this site represents a substantial recharge source which raises a risk of significant volumes of groundwater seepage should a drained basement be used. This information is necessary to inform the requirements of the NSW Aquifer Interference Policy.
- No information has been provided to demonstrate an understanding of how the proposed groundwater take is to meet the requirements of the water regulatory framework.
- No detail has been provided to understand how the need for additional waterproofing may need to be considered and how it may be monitored, managed and mitigated.

End Attachment A
