



OUT21/8223

David Schwebel
Planning and Assessment Group
NSW Department of Planning, Industry and Environment

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Dear Mr Schwebel

**Westlink Industrial Estate (SSD-8194) –
Environmental Impact Statement (EIS)**

I refer to your email of 18 June 2021 to the Department of Planning, Industry and Environment (DPIE) Water and the Natural Resources Access Regulator (NRAR) about the above matter.

The above project application seeks approval the construction of a new industrial estate comprising 7 allotments and a total gross leasable area of 158,185m².

Please note our recommendations in **Attachment A** provided by DPIE - Water and NRAR.

Of particular note are the recommendations regarding Water Balance, Use and Licencing and Groundwater Impacts and Take.

Any further referrals to DPIE Water and NRAR can be sent by email to landuse.enquiries@dpie.nsw.gov.au or to the following coordinating officer within DPIE Water:

Simon Francis – Senior Project Officer
E: simon.francis@dpie.nsw.gov.au
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Yours sincerely

A handwritten signature in black ink, appearing to read 'S Francis'.

Simon Francis
Senior Project Officer, Assessments, Knowledge Division
Department of Planning, Industry and Environment: Water
26 July 2021

Attachment A

Detailed advice to DPIE Planning & Assessment regarding the Westlink Industrial Estate (SSD-8194) – Environmental Impact Statement (EIS)

DPIE – Water and NRAR provide the following recommendations.

1.0 Water Balance, Use and Licencing

1. Pre-approval Recommendations:

The proponent should provide:

- a. A site water balance has not been included for the construction phase. Provide a water balance for the construction including but not limited to de-watering and ponds.
- b. Scheduling of construction and use of ponds on the proposed lot 5 and lot 6.
- c. Details of farm dam de-watering including volume and if water will be re-used, stored or released.

Explanation

- There is no mention of water use during construction of the development. There is to be dam dewatering and possibly 2 large ponds during construction phase for stormwater collection. The geotechnical reports provided do not say there will be no groundwater interference, should groundwater be encountered during earthworks a Water Access Licence (WAL) will be required (also see [Recommendations 2b and 2c](#) below).
- The proposed on-site ponds are of a large scale, and no details of when they will be used or constructed are provided. Also, the final layout plans show the basins to not be present suggesting they are temporary during construction of the other warehouses and will be removed for the construction on the final two warehouses. They are proposed on what will be lot 5 & lot 6 adjacent to the lot 7 basin.
- De-watering of dams is proposed to allow for earthworks to be conducted. Use and volume have been requested to clarify if a WAL will be required.

2.0 Groundwater Impacts and Take

2. Pre-approval Recommendations:

The proponent should:

- a. Provide a statement of impact against the ‘minimal impact considerations’ as defined in the NSW Aquifer Interference Policy (2012).
- b. Identify the predicted groundwater inflow volume generated by the cut and fill activities.
- c. Report on whether the groundwater take is predicted to be less than the 3ML licensing exemption offered under the Water Management (General) Regulation 2018, or if it is above this, and a licence is required.

Explanation

- The assessment requirements specify consideration of NSW Aquifer Interference Policy (2012) (AIP). The EIS and supporting documentation does not directly consider the AIP ‘minimal impact considerations’.
- The contamination geotechnical investigation reported groundwater seepage at approximately 2.5 m below ground level. A common groundwater level is stated to be 4.5m below ground level based on nearest private bores. As the maximum excavation cut depth is reported to be 9m, water take, hence a licensing requirement may be triggered, however estimated volumes of inflow/take have not been reported.

- In the event groundwater is intercepted during construction or should ongoing dewatering be required (for example, due to retaining walls), the proponent must ensure that any take is appropriately licenced unless eligible under an exemption.

End Attachment A