

OUT21/17740

Emma Butcher
Planning and Assessment Group
NSW Department of Planning, Industry and Environment

emma.butcher@planning.nsw.gov.au

Dear Ms Butcher

**Mixed Use Residential/Tourist Dev – 147 Soldiers Point Road, Soldiers Point Mod 2
(MP06_0183)
Modification Report**

I refer to your email of 3 December 2021 to the Department of Planning, Industry and Environment (DPIE) Water and the Natural Resources Access Regulator (NRAR) about the above matter.

Milestone (AUST) Pty Ltd is seeking approval to modify Concept Approval No. MP06_0183. The Modified Concept Plans provide the following future development scenario resulting from the modified concept:

- 90 hotel rooms.
- 98 residential apartments.
- Removal of serviced apartments.
- 310 car parking spaces.
- Maintain FSR of 1.6:1.
- Maintain gross floor area (GFA) of 19,600m².

The modification includes a change in location of the car park basement facility which requires excavation work.

DPE and NRAR require the proponent to provide more information on water take, licences, and address the aquifer interference policy requirements.

Please find our pre-determination and post approval recommendations in Attachment A.

Any further referrals to DPE Water and NRAR can be sent by email to water.assessments@dpie.nsw.gov.au, or to the following coordinating officer within DPE Water:

Donna Priestley – Senior Project Officer
E: donna.priestley@dpie.nsw.gov.au
M: 0456 738 727

Yours sincerely



Liz Rogers
Manager, Assessments, Knowledge Division
Department of Planning and Environment: Water
24 December 2021

Attachment A

Detailed advice to DPE Planning & Assessment regarding the Mixed Use Residential/Tourist Dev – 147 Soldiers Point Road, Soldiers Point Mod 2 (MP06_0183)

1.0 Water Take and licensing

1.1 Explanation

The modification report indicates groundwater interception is likely to occur however, inadequate assessment has been provided to quantify the water take due to aquifer interference associated with construction of the basement. The modification report has not referenced the NSW Aquifer Interference Policy (AIP) or identified the licensing implications for the take of groundwater. In accordance with the AIP, groundwater take needs to be quantified and accounted for.

The proponent will need to complete an assessment against the 'minimal impact considerations' of the AIP, develop a Dewatering Management Plan, and re-evaluate the need for an Acid Sulfate Soils Management Plan.

1.2 Recommendation – Prior to Determination

That the proponent:

- quantify the maximum annual volume of water take due to aquifer interference activities required for the project and demonstrate sufficient entitlement can be acquired in the relevant water source unless an exemption applies

1.3 Recommendation – Post Determination

That the proponent:

- provide a statement of impact against the 'minimal impact considerations' as defined in the NSW Aquifer Interference Policy (2012).
- prepare a Water Management Plan and include monitoring, metering and management measures to address groundwater take due to the project.
- prepare a Dewatering Management Plan consistent with the requirements set out in the NSW Government guideline 'Minimum requirements for building site groundwater investigations and reporting' (DPIE 2021), in consultation with DPIE Water.
- re-evaluate the need for an Acid Sulfate Soils Management Plan.

2.0 Groundwater table impacts

2.1 Explanation

The proposal includes basements with inverts below groundwater level. The department asserts that basements which intersect, or are likely to intersect, the groundwater table should be watertight (fully tanked).

2.2 Recommendation – Post Determination

That the proponent:

- incorporate tanked-basement designs where basements are likely to intersect groundwater.

End Attachment A