



Office of Water

Mr Michael Woodland
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13 August 2010

Our ref: ER20954
File: 9053180
Your ref: MP09_0214

Attention: Luke Murtas

Dear Mr Woodland

Subject: MP09_0214 – North Sydney Commerce Centre – 177-199 Pacific Highway, North Sydney - Environmental Assessment – North Sydney local government area

I refer to your letter of 25 June 2010 seeking comment from the NSW Office of Water (NOW) on the Environmental Assessment (EA) for the above major project.

NOW's key issues with the EA are in relation to groundwater and are outlined in Attachment A. NOW's recommended conditions of approval are provided at Attachment B.

Contact Details:

If you require further information please contact Janne Grose on (02) 4729 8262 at the Penrith office.

Yours sincerely

Mark Mignanelli
Manager Major Projects and Assessment

NSW Office of Water Comments

**North Sydney Commerce Centre – 177-199 Pacific Highway, North
Sydney - Environmental Assessment**

Groundwater

Section 5.7 of the Environmental Assessment (EA)) indicates that the risk of significant groundwater contamination on the site is minimal. The Office of Water (NOW) notes the groundwater water table is anticipated to be at or below the existing basement level and as there are deep basements from the adjoining towers the groundwater table at the site may have already been drawn down by the deep basement at these sites (Section 5.8 of the EA). It is also noted a comprehensive geotechnical site investigation is proposed to be undertaken at the project application stage (Section 6.5 of the EA) and that groundwater inflow is likely to be encountered during basement excavation and the volume and quality of groundwater will depend upon characteristics of the defects within the rock mass and the water recharge source (Section 6 of Appendix I, page 6).

If the basement excavation intercepts or uses groundwater a licence under Part 5 of the *Water Act 1912* may be required from the NSW Office of Water (NOW), pending further information on the magnitude of groundwater inflows and the degree of contamination of the groundwater. Note that licences under Part 5 of the *Water Act 1912* issued for such purposes (ie temporary construction dewatering) have a specified currency period and do not authorise permanent or semi permanent dewatering of below ground levels.

NOW's recommended conditions of approval are attached (please note this is not the actual licence).

**End Attachment A
3 August 2010**

NSW Office of Water Recommended Conditions of Approval
North Sydney Commerce Centre – 177-199 Pacific Highway, North
Sydney

Groundwater:

1. If during the course of detailed investigations it is identified that either:
 - (a) contaminated groundwater exists in the vicinity of the site; or
 - (b) significant groundwater inflows are expected to report to the excavation,the design and construction of the structure must preclude the need for permanent dewatering.
2. In the event that condition 1 is activated by the findings of the detailed investigations, the application must be completed on the prescribed form for the specific purpose of temporary construction dewatering and a licence obtained from the NSW Office of Water prior to the commencement of excavation.

End Attachment B
3 August 2010