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**Sent:** 8/07/2015 2:43:03 PM  
**Subject:** Attention: Tony Collier - DA2012/1235 Mod 2015/0120 - 22-26 Albert Street, Freshwater  
**Attachments:** General Terms of Approval - Exempt Construction Dewatering\_ver 2015eC\_very small\_non-Botany.docx;

Attention: Tony Collier

Senior Development Assessment Officer

[council@warringah.nsw.gov.au](mailto:council@warringah.nsw.gov.au)

### **Proposed development at 22-26 Albert Street, Freshwater**

Reference is made to recent correspondence regarding the above development. The Department of Primary Industries, Water (DPI Water) has reviewed additional information provided by the project manager for the development which suggests that, provided appropriate engineering measures are utilised, the groundwater inflow to the proposed basement can be constrained to be less than 2.5 megalitres per year in total.

Subject to the implementation of engineering measures during construction to achieve the predicted inflow or less, DPI Water considers that the requirement for the basement to be made entirely watertight can be relaxed from a groundwater management perspective. In accordance with our current policy relating to on-going groundwater take in small amounts, certain conditions of approval are still required in such circumstances and impose an on-going responsibility on the building's owner/s for the life of the building. These Conditions are attached.

However, Council may wish to retain the basement tanking requirement as provided for in the existing consent for other reasons. For example; to prevent human exposure to potentially contaminated groundwater where remediation activities have not completely removed all pollution beneath a site. DPI Water has no objection to Council reiterating such a requirement for its own purposes.

Please direct any enquiries regarding this correspondence to the below undersigned.

kind regards,

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NSW Department of Primary Industries | Water  
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## GENERAL TERMS OF APPROVAL FOR SITES LIKELY TO BE EXEMPT FROM CONSTRUCTION DEWATERING LICENSING

**These terms do not represent any form of authorisation for the extraction of groundwater. As necessary, the site concerned may or may not establish a groundwater dewatering system.**

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### Prior to Construction

1. The Applicant shall assess the likely impacts of the dewatering activities on other groundwater users or structures or public infrastructure; this assessment will include an appropriate bore, spring or groundwater seep census and considerations relevant to potential subsidence or excessive settlement induced in nearby buildings and property, and be documented together with all calculations and information to support the basis of these in a report provided to the Consent Authority prior to the commencement of construction.

### Requirements for dealing with groundwater during excavation

2. If for any reason the take of groundwater during construction is expected to exceed 3ML in a 12 month period, then an authorisation shall be obtained for the take of groundwater as part of the activity.
3. Groundwater shall not be pumped or extracted for any purpose other than temporary construction dewatering at the site identified in the development application.

### Requirements for dealing with the on-going take of groundwater post-construction

4. Monitoring (measurement and recording) of discharge volumes arising from groundwater extraction must be undertaken on a monthly basis for the life of the building using a method compliant with the NSW Water Extraction Monitoring Policy; (e.g. pumping diary, pump revolution meter, operating hour meter, electricity meter or flow meter). The design of the drainage system to isolate groundwater inflows from other sources is the responsibility of the proponent of the development (i.e. the developer).
5. Such records are to be maintained by the building management for the life of the development to demonstrate the negligible take of groundwater. Where sump pumps have not been operated during the calendar month this must nevertheless be identified in the monitoring record (e.g. as a 'nil' entry). Should the annual take of groundwater exceed 2.5 ML the NSW Office of Water should be contacted for advice.

END OF GENERAL TERMS OF APPROVAL FOR SITES EXEMPT FROM CONSTRUCTION  
DEWATERING LICENSING

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