

Our ref: OUT26/1575

Rodger Roppolo
Planning Group
NSW Department of Planning, Housing and Infrastructure

Email: rodger.roppolo@planning.nsw.gov.au

16/02/2026

Subject: Ivanhoe Estate Redevelopment Stage 2 Mod 5 (SSD-15822622) – Modification Report

Dear Rodger Roppolo,

I refer to your request for advice sent on 29 January 2026 to the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) Water Group about the above matter.

NSW DCCEEW Water Group has reviewed the EIS and has recommendations regarding:

- Clarifying the maximum annual volume of water take due to aquifer interference activities for construction and operation and the ability to acquire sufficient water entitlement.
- Providing detail and an impact assessment of all water supply works proposed in relation to the project.
- Assessing the impacts due to aquifer interference activities.

Please see **Attachment A** for details.

Should you have any further queries in relation to this submission please do not hesitate to contact the Water Assessments team at water.assessments@dcceew.nsw.gov.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Z. Baker".

Tim Baker,
A/Manager, Water Assessments, Planning & Knowledge Division
NSW Department of Climate Change, Energy, the Environment and Water

Attachment A

Detailed advice to DPHI Planning & Assessment regarding the Ivanhoe Estate Redevelopment Stage 2 Mod 5 - SSD-15822622 – Modification Report

1.0 Water supply, take and licensing

1.1 Recommendation – pre-determination

The Department of Planning, Housing and Infrastructure (DPHI) should request the proponent to revise the maximum annual volume of water take due to aquifer interference activities during construction and operation and demonstrate the ability to acquire sufficient water entitlement unless an exemption applies.

Explanation

Insufficient information has been provided to confirm the potential groundwater inflow volumes for the project's construction and operation. The modification is requesting to not require a tanked basement for building C4, but to expand building C4's footprint and to maintain a tanked basement for building C3. An estimated groundwater inflow volume of 17ML/yr was provided for the previous project however has not been revised to confirm the water take for the construction and operation period of the modified project. Further clarification is required. The assessment of inflow volumes needs to take into account the potential interaction with Shrimpton's Creek with consideration of Figure 7 of the Guidelines for Groundwater Documentation for SSD/SSI Projects (DCCEEW 2022).

Please see the following links for guidance: [Groundwater assessment toolbox for SSD/SSI](#) and [Minimum requirements for building site groundwater investigations and reporting](#).

1.2 Recommendation – pre-determination

DPHI should request the proponent to identify and provide an impact assessment of all water supply works proposed in relation to the project.

Explanation

The proponent should outline any water supply works (e.g. pumps) proposed to be used to dewater the basement both during construction and ongoing and provide an impact assessment of taking this water. This is required to enable exemptions to water legislation approval requirements under section 4.41 of the *Environmental Planning and Assessment Act 1979* to apply.

1.3 Recommendation – post approval

DPHI should request the proponent to obtain a water access licence (WAL) to account for the maximum predicted water take for construction and operation activities unless an exemption applies under the *Water Management (General) Regulation 2025*.

Explanation

Water take from groundwater interception is to occur for this project, however the volumes are yet to be confirmed. Under the *Water Management Act 2000*, if groundwater is intercepted a WAL must be obtained prior to any water take occurring unless an exemption under the *Water Management (General) Regulation 2025* applies. An exemption may be available for water take during construction activities in coastal water sources under Clause 6 of Schedule 4 of the WM Reg. This exemption does not extend to ongoing groundwater take, including any loss of baseflow to Shrimpton's Creek. To claim the exemption certain requirements must be met, such as

- the person claiming the exemption keeps a record of the water taken under the exemption and provides this to the Minister within 28 days of the end of the water year; and
- the records are kept for 5 years.

Prior to finishing construction, the proponent must apply for a miscellaneous work with DCCEEW Water and obtain a Water Access License with sufficient entitlement to account for maximum ongoing take which must be held until groundwater take concludes. Further information on these requirements and other information on licensing and approvals and exemptions, including a form to report and record water taken can be found at:

<https://water.dpie.nsw.gov.au/licensing-and-trade-and-groundwater-access-licence-exemptions> | NSW Government Water.

2.0 Groundwater impacts and dewatering requirements

2.1 Recommendation – pre-determination

If the take of groundwater is found to be greater than 3 ML per year, DPHI should request the proponent to re-assess impacts due to aquifer interference activities in accordance with the NSW Aquifer Interference Policy and framework (2012). Please refer to the following documents:

- https://water.dpie.nsw.gov.au/_data/assets/pdf_file/0005/151772/NSW-Aquifer-Interference-Policy.pdf
- https://water.dpie.nsw.gov.au/_data/assets/pdf_file/0007/171097/Aquifer-Interference-Assessment-Framework.pdf

Explanation

As per Recommendation 1.1 above, further information is required to confirm the volumes of groundwater take. Additionally, the modification report has not provided an updated assessment of impacts to groundwater or surface water due to construction or operation of the modified project. NSW DCCEEW Water Group notes that without confirmed groundwater take estimations and an impact assessment it is difficult to assess the level of risk. Therefore, the proponent should determine the estimated take volume and assess the impacts on the water source and water users.