

Our ref: OUT26/2351

Ritu Shankar
Planning Group
NSW Department of Planning, Housing and Infrastructure

Email: ritu.shankar@dpie.nsw.gov.au

19 March 2026

Subject: Shop top housing with affordable housing – 810 Pacific Highway, Gordon (SSD-101444458) – Environmental Impact Statement

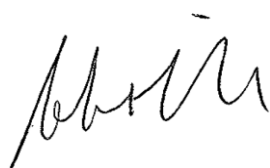
Dear Ritu Shankar,

I refer to your request for advice sent on 2 March 2026 to the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) Water Group about the above matter.

The NSW DCCEEW Water Group has reviewed the Environmental Impact Statement and is satisfied with the assessment provided. Post approval recommendations are made in regard to water licensing requirements. Please see Attachment A for further detail.

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

Yours sincerely

A handwritten signature in black ink, appearing to read "Rob Brownbill".

Rob Brownbill,
Manager, Water Assessments, Planning and Knowledge Division
NSW Department of Climate Change, Energy, the Environment and Water

Attachment A

Detailed advice to DPHI Planning & Assessment regarding the Shop to housing with affordable housing – 810 Pacific Highway, Gordon (SSD-101444458) – EIS

1.0 Water supply, take and licensing

1.1 Recommendation – pre-determination

The Department of Planning, Housing and Infrastructure requests 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 (WM Reg).

Explanation

Groundwater take from aquifer interference activities for the construction and operation of the project are predicted to range from a median of 3.7 ML/yr to a worst case scenario of 13.2 ML/yr. Under the *Water Management Act 2000*, the proponent must hold sufficient entitlement to account for maximum potential water take unless an exemption applies. An exemption may be available for groundwater take for construction activities in coastal water sources under Clause 6 of Schedule 4 of the WM Reg or where the groundwater take during construction or operation is less than or equal to 3 ML per water year (cl 19, sch 4 of WM Reg). To claim either of these exemptions 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.

Please note the exemption referred to above in coastal water sources only applies to the construction period and a WAL would be required where ongoing take exceeds 3ML/yr. 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://www.water.dcceew.nsw.gov.au/our-work/licensing-and-approvals> and [Groundwater access licence exemptions | NSW Government Water](#).

End Attachment A
