

Our ref: OUT26/3426

Andrew Newman
Planning Group
NSW Department of Planning, Housing and Infrastructure

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23/03/2026

Subject: Central Coast Quarter – HDA Scheme (SSD-90960208) – Environmental Impact Statement

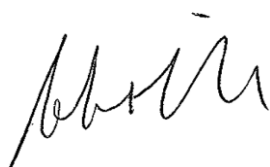
Dear Andrew Newman,

I refer to your request for advice sent on 5 March 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 Environmental Impact Statement and is satisfied with the information provided. DCCEEW Water makes post approval recommendations in regard to the preparation of a Dewatering Management Plan and water licensing requirements, Further detail is provided in Attachment A.

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



Rob Brownbill,
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 Central Coast Quarter – HDA Scheme (SSD90960208) EIS

1.0 Water take and licensing

1.1 Recommendation – post approval

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*.

Explanation

The Groundwater Impact Assessment (Appendix OO) stated maximum groundwater take during construction of 8.95ML/yr, and 3.98ML/yr during the operation period. 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, or where the groundwater take during construction or operation is less than or equal to 3ML 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 that ongoing water take which exceeds 3ML/yr will require a water access licence with sufficient entitlement for the total water take. The proponent will be required to obtain both the WAL with sufficient entitlement and a miscellaneous work prior to conclusion of construction unless other exemptions can be identified.

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.dccceew.nsw.gov.au/our-work/licensing-and-approvals> and <https://www.water.dccceew.nsw.gov.au/our-work/licensing-and-approvals/water-licence-and-approval-exemptions/dewatering-exemptions>

2.0 Dewatering Management

2.1 Recommendation - post approval

DPHI requests the proponent to prepare a Dewatering Management Plan prior to commencement of construction.

Explanation

The Groundwater Impact Assessment provided an assessment of impacts to groundwater due to construction of the project and found no Category 2 impacts under the NSW Aquifer Interference Policy. NSW DCCEEW Water Group notes that groundwater inflow volumes are likely to exceed 3 ML per year. Therefore, a Dewatering Management Plan (DMP) must be prepared.

The DMP should consider the Guidelines for Groundwater Documentation for SSD/SSI Projects (2022) and the Minimum Requirements for Building Site Groundwater Investigations and Reporting (2022) to ensure the documentation required is fit for purpose. These documents are available at:

- https://publications.water.nsw.gov.au/watergroupjspui/bitstream/100/792/1/Minimum_requirements_for_building_site_groundwater_investigations_and_reporting.pdf
- https://water.nsw.gov.au/___data/assets/pdf_file/0020/507611/Guidelines-for-Groundwater-Documentation-for-SSD-SSI-Projects.pdf

End Attachment A
