

Our ref: OUT26/3124

Nathan Stringer
Planning Group
NSW Department of Planning, Housing and Infrastructure
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27 March 2026

Subject: Mixed-Use Precinct with In-Fill Affordable Housing, Hughes Avenue, Melrose Park South-West (SSD-71558711) – Response to Submissions

Dear Nathan Stringer,

I refer to your request for advice sent on 17 March 2026 to the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) Water Group about the above matter.

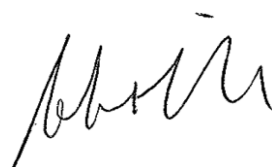
NSW DCCEEW Water Group has reviewed the Response to Submissions and is satisfied with the information provided. The assessment against the NSW Aquifer Interference Policy has identified no Level 2 impacts which is acceptable. DCCEEW Water makes post approval recommendations in regard to:

- Preparation of a Dewatering Management Plan.
- Ensuring water licensing requirements are met.
- Works on waterfront land are completed in accordance with relevant guidelines.

Please see Attachment A for more 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@dpie.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 Mixed-use and In-Fill Affordable Housing, Hughes Avenue, Melrose Park South-West (SSD-71558711) – RTS

1.0 Groundwater impact monitoring and management

1.1 Recommendation – post approval

The Department of Planning, Housing and Infrastructure (DPHI) requests the proponent to prepare a Dewatering Management Plan in consultation with NSW DCCEEW Water Group.

Explanation

DCCEEW Water group notes that groundwater inflow volumes are predicted at approximately 11 ML/yr for both the construction phase and the operational drained basement phase. Therefore, a Dewatering Management Plan (DMP) must be prepared and provided to NSW DCCEEW Water Group. 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://publications.water.nsw.gov.au/watergroupjspui/bitstream/100/889/1/Guidelines_for_Groundwater_Documentation_for_SSD-SSI_Projects_Technical_guideline.pdf

2.0 Water take and licensing

2.1 Recommendation – post-approval

DPHI requests the proponent to ensure a water access licence (WAL) is obtained to account for the maximum predicted water take for construction and operation activities unless an exemption applies under the Water Management (General) Regulation 2018 (WM Reg).

Explanation

The predicted water take from groundwater inflows is 11 ML/yr for both the construction and operation phases. 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 2018 applies. An exemption may be available for water take during construction activities in coastal water sources under Clause 2 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 7, 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.

Ongoing water take of 11 ML/yr for the drained basement will require a WAL with sufficient entitlement. The proponent will be required to obtain the WAL, a miscellaneous work and complete a dealing application with WaterNSW 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.dcceew.nsw.gov.au/our-work/licensing-and-approvals> and [Groundwater access licence exemptions | NSW Government Water](#).

3.0 Works on waterfront land

3.1 Recommendation – post-approval

DPHI requests the proponent to ensure works within waterfront land are in accordance with the Guidelines for Controlled Activities on Waterfront Land (DCCEEW 2025).

Explanation

The proponent has described the project will include riparian planting and regeneration. DCCEEW Water recommends this planting address the Guidelines for Controlled Activities – Vegetation Management Plans which is accessible at the following link: [Controlled activity approvals | Water](#)

End Attachment A