

Our ref: OUT26/4255

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Planning Group
NSW Department of Planning, Housing and Infrastructure
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14 April 2026

Subject: Residential development with infill affordable housing, 59-63 Trafalgar Ave 1A&1B Valley Rd Lindfield (SSD-79276958) – Response to Submissions and Amended Report

Dear Joe Somerville,

I refer to your request for advice sent on 31 March 2026 to the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) Water Group about the above matter.

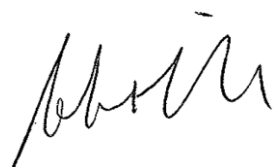
NSW DCCEEW Water Group has reviewed the Response to Submissions and Amendment Report and makes recommendations to:

- Clarify the updated groundwater inflow and impact assessment has considered the revised project design for 3 basement levels.

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@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 Residential development and infill affordable housing, 59-63 Trafalgar Ave 1A&1B Valley Rd Lindfield (SSD-79276958) – RTS and Amendment Report

1.0 Water take and licensing

1.1 Recommendation – pre approval

The Department of Planning, Housing and Infrastructure requests the proponent to:

- Clarify whether the groundwater inflow and impact assessment has addressed the revised project design of a 3 level basement.
- Revise the groundwater inflow and impact assessment if the 3 level basement has not been assessed.

Explanation

The Amendment report indicates an additional basement level (basement level 3) is to be constructed however it is unclear in the documentation whether this revised design has been included in the groundwater inflow and impact assessment. The Revised Dewatering Management Plan (dated June 2025) includes updated inflow predictions, however section 1.2 (Proposed Development) refers to a 2 level basement and the same basement dimensions as was referred to in the original Dewatering Management Plan (dated April 2025).

Clarification is therefore requested that the 3 level basement design has been assessed and if this is not the case, a revised inflow and impact assessment is required.

2.0 Water take and licensing

2.1 Recommendation – post approval

DPHI 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 2018.

Explanation

The revised Dewatering Management Plan and Hydrogeology Letter indicates groundwater inflows during construction of 5.39 ML/yr and ongoing inflows of 1.67 ML/yr. These volumes may change based on the clarification requested in Recommendation 1.1 above. 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 water is not taken for consumption or supply;
- 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.

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

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

2.0 Groundwater impacts and dewatering

2.1 Recommendation – post approval

DPHI requests the proponent to prepare a Dewatering Management Plan (DMP) that addresses the Guidelines for Groundwater Documentation for SSD/SSI Projects (2022) and the Minimum Requirements for Building Site Groundwater Investigations and Reporting (2022).

Explanation

A Dewatering Management Plan is requested as the groundwater take volumes are likely to exceed 3ML/yr. It is recognised a DMP has been submitted with the EIS documentation, however it is understood this will need to be updated and reviewed due to the proposal to replace all monitoring bores and the need to ensure consistency with relevant guidelines. The guidelines are accessible at the following links:

- https://publications.water.nsw.gov.au/watergroupjspui/bitstream/100/889/1/Guidelines_for_Groundwater_Documentation_for_SSD-SSI_Projects_Technical_guideline.pdf
- https://publications.water.nsw.gov.au/watergroupjspui/bitstream/100/792/1/Minimum_requirements_for_building_site_groundwater_investigations_and_reporting.pdf

End Attachment A
