



NSW Department of Climate Change, Energy, the Environment and Water

Our ref: OUT26/3981

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29/04/2026

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Subject: Mixed Use Development and Rezoning at Buchan Avenue, Edmondson Park - SSD-88953706 – Environmental Impact Statement (EIS)

Dear Sian Holmes,

I refer to your request for advice sent on 1 April 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:

- acquiring a water access licence (WAL) to account for the maximum predicted water take
- preparing a Dewatering Management Plan in consultation with NSW DCCEEW Water Group.

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](mailto:water.assessments@dcceew.nsw.gov.au).

Yours sincerely

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

## Attachment A

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# Detailed advice to DPHI Planning & Assessment regarding the Mixed Use Development and Rezoning at Buchan Avenue, Edmondson Park - SSD-88953706 – EIS.

## 1.0 Water supply, take and licensing

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### 1.1 Recommendation – post approval

The Department of Planning, Housing and Infrastructure (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

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.

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

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### 2.1 Recommendation - post approval

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

#### Explanation

The EIS provided an assessment of impacts to groundwater due to construction or operation 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

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ML per year. Therefore, a Dewatering Management Plan (DMP) must be prepared and provided to NSW DCCEE 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/100/792/1/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](https://water.nsw.gov.au/_data/assets/pdf_file/0020/507611/Guidelines-for-Groundwater-Documentation-for-SSD-SSI-Projects.pdf)

End Attachment A

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