



Our ref: OUT26/8340

Your ref: SSD-89050708

Rosie Turner

Planning Group

NSW Department of Planning, Housing and Infrastructure

8 July 2026

Subject: Mixed Use Development, Corner of Union and Kenrick Streets, The Junction (SSD-89050708) (Newcastle City) – Environmental Impact Statement (EIS)

Dear Rosie Turner,

I refer to your request for advice sent on 19 June 2026 to the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) Water Group about the above matter. The assessment has been carried forward to the Water Advisory team of the Development Coordination Authority which was established on 1 July 2026.

DCA Water Advisory has reviewed the EIS and has recommendations regarding:

- quantifying the maximum annual volume of water take due to aquifer interference activities
- obtaining a water access licence (WAL) to account for the maximum predicted water take
- assessing impacts due to aquifer interference activities in accordance with the NSW Aquifer Interference Policy and framework (2012)

Please see **Attachment A** for details.

Should you have any further queries in relation to this submission please do not hesitate to contact the DCA Technical Advisory at technical.advisory@dphi.nsw.gov.au.

Rob Brownbill,

Principal Water Advisor

Development Coordination Authority



NSW Department of Planning, Housing and Infrastructure



Appendix A - Detailed advice to DPHI Planning & Assessment regarding the Mixed Use Development, Corner of Union and Kenrick Streets, The Junction (SSD-89050708) (Newcastle City) – Environmental Impact Statement (EIS)

1.0 Water supply, take and licensing

1.1 Recommendation – pre-determination

The Department of Planning, Housing and Infrastructure (DPHI) should request the proponent to clarify the basement design and quantify the maximum annual volume of water take due to aquifer interference activities during construction and operation. If the basement design is not confirmed, the volumes for multiple cases should be presented.

Explanation

Insufficient information has been provided to confirm the potential groundwater inflow volumes. DCCEE Water notes that the groundwater table will be intercepted. Maximum excavation depths for this project will be up to 8m and groundwater was observed at 2.27m and 2.42m. Due to these estimates, groundwater seepage into the excavation is expected. The basement design is yet to be confirmed which creates uncertainty in the modelling inputs and the resulting inflow estimations.

Uncertainty is further identified from the use of only one monitoring well and observations limited to 2 samples within a week which is less than the minimum requirements. The preliminary inflow modelling has been based on no inflow from the shoring walls which represents a low inflow case and has provided inflow rates over time step periods rather than quantifying maximum annual inflow volumes. proponent has not presented sufficient information and analysis on inflows during the construction and ongoing operation of the site. Quantification of maximum potential inflow volumes is required.

Please see the following links for guidance:

[Groundwater assessment toolbox for SSD/SSI](#) and [Minimum requirements for building dewatering](#).



1.2 Recommendation – post approval

DPHI should request the proponent to conduct additional groundwater monitoring and testing.

Explanation

Due to limitations on the existing groundwater data the recommendations for additional groundwater monitoring and testing proposed in Section 8 of Appendix S (Preliminary Geotechnical and Groundwater Investigation) should be completed and the inflow estimations and any impact assessment and monitoring/management requirements revised.

1.3 Recommendation – post approval

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://www.water.dcceew.nsw.gov.au/our-work/licensing-and-approvals> and

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



2.0 Groundwater impacts and dewatering requirements

2.1 Recommendation – pre-determination

If the take of groundwater is found to be greater than 3 ML per year, DPHI should request the proponent to assess impacts due to aquifer interference activities in accordance with the NSW Aquifer Interference Policy and framework (2012). Please refer to the following documents:

- <https://publications.water.nsw.gov.au/watergroupjspui/bitstream/100/2618/1/NSW%20Aquifer%20Interference%20Policy.pdf>
- <https://www.water.nsw.gov.au/sites/default/files/2025-07/Aquifer-Interference-Assessment-Framework.pdf>

Explanation

As per Recommendation 1.1 above, the EIS has not provided a volumetric quantification of groundwater take. Additionally, the EIS has not provided an assessment of impacts to groundwater due to construction or operation of the project. NSW DCCEEW Water Group notes that without groundwater take estimations it is difficult to assess the level of risk. Therefore, the proponent should determine the estimated take volume.

End Appendix A