

Our ref: OUT26/7503

Your ref: SSD-97528708

Victor Casasanta
Planning Group
NSW Department of Planning, Housing and Infrastructure

Email: Victor.casasanta@dphi.nsw.gov.au

6 July 2026

Subject: Mixed use development with infill affordable housing - 160 Oxford Street, Paddington - SSD-97528708 – Response to Submissions (RTS)

Dear Victor Casasanta,

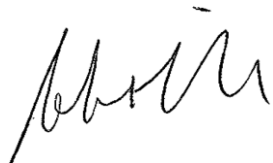
I refer to your request for advice sent on 22 June 2026 to the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) Water Group about the above matter. The assessment has been carried forward to the Water Advisory team of the Development Coordination Authority (DCA) which was established on 1 July 2026.

DCA Water Advisory has reviewed the RTS and makes recommendations regarding:

- obtaining a water access licence (WAL) to account for the maximum predicted water take
- updating the Dewatering Management Plan (DMP) in consultation with the Water Advisory team of the DCA.

Please see **Appendix A** for details.

Should you have any further queries in relation to this submission please do not hesitate to contact the DCA Water Advisory at dca.water@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 with infill affordable housing - 160 Oxford Street, Paddington - SSD-97528708 – Response to Submissions (RTS)

1.0 Water take and licensing

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

Groundwater take is estimated at 5.95ML/yr for construction and 2.64ML/yr for the ongoing drained basement. 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 - post approval

DPHI should request the proponent to update the Dewatering Management Plan (DMP) in consultation with the Water Advisory team of the DCA.

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. Water Advisory team notes that groundwater inflow volumes are likely to exceed 3 ML per year. A DMP

has been prepared which includes installation of 3 new monitoring wells due to likely damage of existing wells during construction. Monitoring and reporting are also included for water quality, groundwater level and pump out volumes with trigger levels for groundwater levels and inflows. The DMP should be updated to reflect the Water Advisory team of the DCA as the relevant approval and notification authority rather than WaterNSW.

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:

- [Minimum requirements for building dewatering](#)
- https://water.nsw.gov.au/__data/assets/pdf_file/0020/507611/Guidelines-for-Groundwater-Documentation-for-SSD-SSI-Projects.pdf