



DCA Reference Number:

PAE-132080488

DPHI/Major Projects Reference:

SSD-99727456

Date of Issue:

23 July 2026

**DCA Technical Advisory Advice - Shop-top housing at 26-30
Campsie St & 1 Assets St Campsie – Advice on Environmental Impact
and Rezoning Statement**



1. Project details

Project name	Shop-top housing at 26-30 Campsie St & 1 Assets St, Campsie
DPHI/Major Projects reference:	SSD-997277456
Proponent	John Mouawad
Current stage of assessment	Exhibition of Environmental Impact and Rezoning Statement
Description of development:	Construction of a shop-top housing development containing approximately 130 apartments above a ground floor childcare centre.
Primary address	26-30 Campsie Street and 1 Assets Street, Campsie
Land description (Lot/DP)	Lot E DP386545; Lot D, DP386545; Lot A DP369868; Lot 74, DP5930; Lot C DP369868
Local government area (LGA)	Canterbury-Bankstown



2. Assessment section

2.1 DCA Water Advisory

Water	
Findings and recommendations	Further information is required because the proposal does not provide sufficient information to enable DCA Water Advisory to complete its assessment.
Detailed advice	1. Clarification is required if the basement car park is planned to be tanked or drained to accurately determine on-going water licensing requirements for the project. 2. DCA Water Advisory notes that the groundwater table will be intercepted since maximum excavation depths for this project will be at approximately 15.5 metres and groundwater was encountered in boreholes at depths from 0.5 metres depth. Groundwater seepage into the excavation is expected so quantification of maximum potential inflow volumes is required. DCA Water Advisory notes the proponent is currently finalising a detailed hydrogeological assessment following completion of long-term groundwater monitoring which will further inform the assessment. Based on this report, the proponent should quantify the maximum annual volume of water take due to aquifer interference activities and demonstrate the ability to acquire sufficient water entitlement unless an exemption applies. 3. The EIS has not provided an assessment of impacts to groundwater against the NSW Aquifer Interference Policy (AIP) due to construction or operation of the project. If the take of groundwater is found to be greater than 3 ML per year, then assessment against the AIP is required. DCA Water Advisory notes that without groundwater take estimations, it is difficult to assess the level of risk.



Detailed advice (continued)	4. As groundwater take has not been quantified, it is unclear if a Water Access Licence (WAL) is required. 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). Each exemption includes specific monitoring and reporting requirements that must be complied with. If the monitoring and reporting requirements are not met, and/or the volume of groundwater taken exceeds 3 ML per year, the proponent will be required to obtain a WAL with sufficient entitlement, unless an alternative exemption applies.
Documents reviewed	• Environmental Impact and Rezoning Statement (DOC26/160643, June 2026) • Geotechnical Investigation dated (DOC/26/160644, 13/04/26) • Hydrogeological Assessment (DOC26/160656, 06/05/2026)
Additional information	Nil
Request for information – prior to approval	

Prior to Approval

1. The proponent should clarify whether the basement car park is planned to be tanked or drained.
2. The proponent should quantify the maximum annual volume of water take due to aquifer interference activities and demonstrate the ability to acquire sufficient water entitlement unless an exemption applies.
3. If the take of groundwater is found to be greater than 3 ML per year the proponent should assess impacts due to aquifer interference activities in accordance with the NSW Aquifer Interference Policy and framework (2012).