

Our ref: OUT24/10928

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21/08/2024

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Subject: Huntlee New Town Stage 2 (SSD-70748466) – Environmental Impact Statement

Dear Christopher Eldred,

I refer to your request for advice sent on 18 July 2024 to the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) Water Group about the above matter.

The proposed development is for the second stage of the Huntlee New Town and includes the concept development for Village 2 North, Village 3, land off Old North Road and the Town Centre, and the detailed development for Village 2 Central and South.

NSW DCCEEW Water has reviewed the Environmental Impact Statement and has recommendations regarding water supply, water licensing, aquifer interference activities and works on waterfront land. Please see **Attachment A** for more detail.

Should you have any further queries in relation to this submission please do not hesitate to contact DCCEEW Water Assessments [water.assessments@dpie.nsw.gov.au](mailto:water.assessments@dpie.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read "Rob Brownbill".

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

## Attachment A

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### Detailed advice to DPHI Planning & Assessment regarding the Huntlee New Town Stage 2 (SSD-70748466) – Environmental Impact Statement

#### 1.0 Water supply and licensing

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##### 1.1 Recommendation – prior to determination

The Department of Planning, Housing and Infrastructure request the proponent to clarify the ability to obtain a secure water supply for the project.

##### Explanation

Insufficient information has been provided to confirm access to a secure and appropriately authorised water supply for the project. The EIS refers to the requirement for additional infrastructure to meet site water demands, however it is not clear if this infrastructure requires further consideration, assessment and approval. It is recommended the proponent demonstrate feasible options are available to meet the water demands.

##### 1.2 Recommendation – prior to determination

The Department of Planning, Housing and Infrastructure request the proponent to confirm how the water regulatory framework applies to the proposed basins.

##### Explanation

Insufficient information has been provided to understand the relevant water licensing requirements for the online and offline basins proposed. This is required to confirm the necessary water licences or applicability of exemptions. It is recommended the proponent consider the following to address this:

- Maximum Harvestable Right Dam Capacity (MHRDC).
- The applicability of an exemption under Schedule 4 of the Water Management (General) Regulation 2019.
- The requirement for water licensing and the ability to acquire sufficient entitlement unless an exemption applies.

#### 2.0 Groundwater impacts and management

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##### 2.1 Recommendation – prior to determination

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

- confirm the maximum excavation depths across the project area,
  - assess the potential for groundwater interception,
  - quantify the maximum annual groundwater take should groundwater interception be required, and
  - demonstrate the ability to acquire sufficient entitlement unless an exemption applies.
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### Explanation

Insufficient information has been provided to confirm the potential for groundwater interception and groundwater take due to the project to meet the requirements of the NSW Aquifer Interference Policy (DPE 2022). The EIS refers to the likely requirement to excavate into weathered rock and based on the Stage 1 area the weathered rock is where the water bearing zones are located. It is noted four holes were drilled in the stage 2 area to depths of 0.8, 1.5 and 6.6mbgl, however these are predominantly shallow depths and groundwater was not encountered. Further information on the excavation depths and an assessment against potential groundwater interception and groundwater take is required. Should groundwater take be required the proponent needs to demonstrate the ability to obtain sufficient entitlement or the applicability of an exemption.

To meet Clause 4.41 of the *EP&A Act 1979* for the development to not require a water supply work approval under the *Water Management Act 2000*, the works and activity need to be assessed as a part of this application. Should this be identified at a later stage, a water supply work approval may be required.

## 3.0 Waterfront Land

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### 3.1 Recommendation – prior to determination

The Department of Planning, Housing and Infrastructure request the proponent to clarify the proposed infrastructure layout meets the buffer requirements for watercourses as defined in the “Guidelines for Controlled Activities on Waterfront Land (DPE 2022)”.

### Explanation

DCCEE Water is seeking clarification that the buffer distances are measured from the top of bank of the watercourse and that the Asset Protection Zones are located outside of the riparian zones (buffer area). In addition, should the averaging rule be applied it is recommended this be used to a minimum extent and a map be provided of where the offset areas are located which will contribute to riparian values.

### 3.2 Recommendation

The Department of Planning, Housing and Infrastructure include a condition of consent to ensure that all works within waterfront land are in accordance with the Guidelines for Controlled Activities on Waterfront Land (DPE 2022).

### Explanation

All works within waterfront land should be designed and constructed in accordance with relevant guidelines. This includes the design and construction of stormwater outlets, road crossings and basins and for the development of a Vegetation Management Plan (VMP).

End Attachment A

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