

Our ref: OUT25/5239

Jasmine Tranquille
Planning Group
NSW Department of Planning, Housing and Infrastructure

Email: jasmine.tranquille@planning.nsw.gov.au

29 May 2025

Subject: Residential development with infill affordable housing, 59-63 Trafalgar Ave 1A&1B Valley Rd Lindfield (SSD-79276958) – Environmental Impact Statement

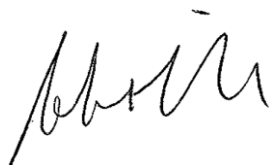
Dear Jasmine Tranquille,

I refer to your request for advice sent on 5 May 2025 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 Environmental Impact Statement and has post approval recommendations regarding water take and licensing and groundwater management. Please see **Attachment A** for more detail.

Should you have any further queries in relation to this submission please do not hesitate to contact the DCCEEW Water Assessments team at 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
NSW Department of Climate Change, Energy, the Environment and Water

Attachment A

Detailed advice to DPHI Planning & Assessment regarding the Residential development and infill affordable housing, 59-63 Trafalgar Ave 1A&1B Valley Rd Lindfield (SSD-79276958) – EIS

1.0 Water take and licensing

1.1 Recommendation – post approval

The Department of Planning, Housing and Infrastructure requests the proponent to ensure a water access licence (WAL) is obtained to account for the maximum predicted water take for construction and operation activities unless an exemption applies under the Water Management (General) Regulation 2018.

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 Clause 7 of Schedule 4 of the Water Management (General) Regulation 2018 applies. An exemption may be available if water take is less than or equal to 3 ML per water year, subject to the development meeting other exemption requirements, such as:

- the water is not taken for consumption or supply;
- 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 <https://water.dpie.nsw.gov.au/our-work/licensing-and-trade/water-access-licences-and-approvals/exemptions-for-water-licences-and-works-and-or-use-approvals>

2.0 Groundwater impacts and dewatering

2.1 Recommendation – post approval

The Department of Planning, Housing and Infrastructure requests the proponent to prepare a Dewatering Management Plan (DMP) that addresses the Guidelines for Groundwater Documentation for SSD/SSI Projects (2022) and the Minimum Requirements for Building Site Groundwater Investigations and Reporting (2022).

Explanation

A Dewatering Management Plan is requested as the groundwater take volumes are likely to exceed 3ML/yr. It is recognised a DMP has been submitted with the EIS documentation, however it is understood this will need to be updated and reviewed due to the proposal to

replace all monitoring bores and the need to ensure consistency with relevant guidelines. The guidelines are accessible at the following links:

https://publications.water.nsw.gov.au/watergroupjspui/bitstream/100/889/1/Guidelines_for_Groundwater_Documentation_for_SSD-SSI_Projects_Technical_guideline.pdf

https://publications.water.nsw.gov.au/watergroupjspui/bitstream/100/792/1/Minimum_requirements_for_building_site_groundwater_investigations_and_reporting.pdf

End Attachment A
