

Our ref: OUT25/10611

Andy Nixey
Planning Group
NSW Department of Planning, Housing and Infrastructure
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15 August 2025

Subject: Mixed-Use Precinct with In-Fill Affordable Housing, Hughes Avenue, Melrose Park South-West (SSD-71558711) – Environmental Impact Statement

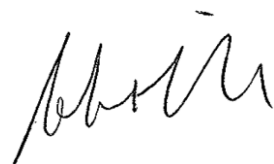
Dear Andy Nixey,

I refer to your request for advice sent on 14 July 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 makes a pre-determination recommendation in regard to the assessment of groundwater impacts due to aquifer interference activities. 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 Mixed-use and In-Fill Affordable Housing, Hughes Avenue, Melrose Park South-West (SSD-71558711) – EIS

1.0 Groundwater impact assessment

1.1 Recommendation – pre-determination

The Department of Planning, Housing and Infrastructure requests the proponent to assess the impacts due to aquifer interference activities in accordance with the NSW Aquifer Interference Policy and framework (2012). Relevant documents are available at:

- https://water.dpie.nsw.gov.au/_data/assets/pdf_file/0005/151772/NSW-Aquifer-Interference-Policy.pdf
- https://water.dpie.nsw.gov.au/_data/assets/pdf_file/0007/171097/Aquifer-Interference-Assessment-Framework.pdf

Explanation

The proponent has not provided an assessment of impacts to groundwater due to the predicted annual water take of 11 ML during both construction and operation of the project. The NSW AIP sets out the assessment requirements for aquifer interference activities. To enable water supply works to be excluded from the requirement for an approval under the *Water Management Act 2000*, these works must be assessed within the SSD documentation.

The proponent must assess the impacts due to aquifer interference activities in accordance with the NSW AIP and framework (2012). Please refer to the following documents:

- https://water.dpie.nsw.gov.au/_data/assets/pdf_file/0005/151772/NSW-Aquifer-Interference-Policy.pdf
- https://water.dpie.nsw.gov.au/_data/assets/pdf_file/0007/171097/Aquifer-Interference-Assessment-Framework.pdf

2.0 Water take and licensing

2.1 Recommendation – post-determination

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 (WM Reg).

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 2018 applies. An exemption may be available if water take

occurs in a coastal water source in connection with the construction of infrastructure, subject to the development meeting other exemption requirements, 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;
- does not include maintenance of infrastructure;
- the exemption ceases to have effect on 30 June 2029; and
- the records are kept for 5 years.

The above exemption does not extend to any ongoing water take due to a drained basement design and a WAL with sufficient entitlement will need to be held. 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 [Groundwater access licence exemptions | NSW Government Water](#).

3.0 Works on waterfront land

3.1 Recommendation – post-determination

The Department of Planning, Housing and Infrastructure requests the proponent to ensure works within waterfront land are in accordance with the Guidelines for Controlled Activities on Waterfront Land (DPE 2022).

Explanation

The proponent has described the project will include riparian planting and regeneration. DCCEE Water recommends this planting address the Guidelines for Controlled Activities – Vegetation Management Plans which is accessible at the following link:

<https://water.dpie.nsw.gov.au/our-work/licensing-and-approvals/controlled-activity-approvals>

End Attachment A