

Our ref: OUT25/13642

Nicholas Beck  
Planning Group  
NSW Department of Planning, Housing and Infrastructure  
Email: [nicholas.beck@dpie.nsw.gov.au](mailto:nicholas.beck@dpie.nsw.gov.au)

17/10/2025

---

Subject: Mixed Use Development, 153 – 157 Walker Street, North Sydney (SSD-82599709) –  
Environmental Impact Statement

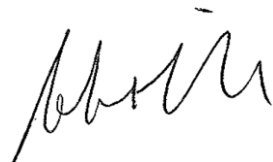
Dear Nicholas Beck,

I refer to your request for advice sent on 23 September 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 is satisfied with the information provided. This included a groundwater impact assessment which quantified groundwater inflows and predicted impacts to meet the Level 1 minimal impact considerations of the NSW Aquifer Interference Policy which is acceptable. DCCEEW Water makes recommendations in regard to water take and licensing. Further detail is provided in Attachment A.

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@dcceew.nsw.gov.au](mailto:water.assessments@dcceew.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 Development, 153-157 Walker St, North Sydney (SSD-82599709) – EIS

#### 1.0 Water take and licensing

---

##### 1.1 Recommendation – post determination

That Department of Planning, Housing and Infrastructure (DPHI) requests 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

The Groundwater Impact Assessment (Appendix OO) included a prediction of water take due to groundwater inflows for a base case scenario of less than 3ML/yr for construction and operation. However, reference was also made to the potential for higher inflows during initial excavation and following rainfall, and included predictions for a sensitivity case of 6.8ML/yr. 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://water.dpie.nsw.gov.au/licensing-and-trade> and [Groundwater access licence exemptions | NSW Government Water](#).

End Attachment A

---