

Our ref: OUT25/13273

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24/10/2025

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Subject: The Boulevarde, Punchbowl, Affordable Housing (SSD-83256463) – Environmental Impact Statement (EIS)

Dear Tia Mills,

I refer to your request for advice sent on 8 October 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 EIS and has a post approval recommendation regarding acquiring a water access licence (WAL) to account for the maximum predicted water take.

Please see Attachment A for details.

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

Yours sincerely



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

## Attachment A

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# Detailed advice to DPHI Planning & Assessment regarding the The Boulevarde, Punchbowl, Affordable Housing (SSD-83256463) – Environmental Impact Statement (EIS)

## 1.0 Water supply, take and licensing

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### 1.1 Recommendation – post approval

DPHI should request 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

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

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