

Our ref: OUT26/954

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13/02/2026

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Subject: Florida Street, Sylvania, Affordable Housing - SSD-83258708 – Environmental Impact Statement (EIS)

Dear Lucinda Craig,

I refer to your request for advice sent on 2 February 2026 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 recommendations regarding:

- Quantifying the maximum annual volume of water take due to aquifer interference activities and the ability to acquire sufficient water entitlement.
- Providing detail and an impact assessment of all water supply works proposed in relation to the project.
- Assessing the impacts due to aquifer interference activities.

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

A handwritten signature in blue ink, appearing to read "Z. Baker".

Tim Baker,  
A/Manager, Water Assessments, Planning & 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 Florida Street, Sylvania, Affordable Housing - SSD-83258708 – Environmental Impact Statement (EIS)

## 1.0 Water supply, take and licensing

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### 1.1 Recommendation – pre-determination

The Department of Planning, Housing and Infrastructure (DPHI) should request the proponent to quantify the maximum annual volume of water take due to aquifer interference activities and demonstrate the ability to acquire sufficient water entitlement unless an exemption applies. Additionally, the proponent should confirm if the basement design will be tanked or drained.

#### Explanation

Insufficient information has been provided to confirm the potential groundwater inflow volumes. DCCEE Water notes that the groundwater table will be intercepted based on maximum excavation depths of up to 14.2m and groundwater encountered in boreholes at depths of between 3.5mbgl in BHPZ2 and 7.2mbgl in BH-PZ1. Due to these estimates, groundwater seepage into the excavation is expected. Additionally, the Geotechnical investigation (Appendix U) has recommended a tanked basement, however this is yet to be confirmed. This should be confirmed as it will inform the assessment of groundwater take for the operation of the project.

The proponent has not presented information and analysis on inflows during the construction and ongoing operation of the site. Quantification of maximum potential inflow volumes is required.

Please see the following links for guidance: [Groundwater assessment toolbox for SSD/SSI](#) and [Minimum requirements for building site groundwater investigations and reporting](#).

### 1.2 Recommendation – pre-determination

DPHI should request the proponent to identify and provide an impact assessment of all water supply works proposed in relation to the project.

#### Explanation

The proponent should outline any water supply works (e.g. pumps) proposed to be used to dewater the basement both during construction and ongoing and provide an impact assessment of taking this water. This is required to enable exemptions to water legislation approval requirements under section 4.41 of the *Environmental Planning and Assessment Act 1979* to apply.

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### 1.3 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

Water take from groundwater interception is likely to occur for this project, however the volumes are yet to be predicted. 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.

## 2.0 Groundwater impacts and dewatering requirements

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### 2.1 Recommendation – pre-determination

If the take of groundwater is found to be greater than 3 ML per year, DPHI should request the proponent to assess impacts due to aquifer interference activities in accordance with the NSW Aquifer Interference Policy 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/0005/151772/NSW-Aquifer-Interference-Policy.pdf)
- [https://water.dpie.nsw.gov.au/\\_data/assets/pdf\\_file/0007/171097/Aquifer-Interference-Assessment-Framework.pdf](https://water.dpie.nsw.gov.au/_data/assets/pdf_file/0007/171097/Aquifer-Interference-Assessment-Framework.pdf)

#### Explanation

As per Recommendation 1.1 above, the EIS has not provided a volumetric quantification of groundwater take. Additionally, the EIS has not provided an assessment of impacts to groundwater due to construction or operation of the project. NSW DCCEE Water Group notes that without groundwater take estimations it is difficult to assess the level of risk. Therefore, the proponent should determine the estimated take volume and assess the impacts on the water source and water users.