

Our ref: OUT25/15801

Adela Murimba
Planning Group
NSW Department of Planning, Housing and Infrastructure

Email: adela.murimba@dpie.nsw.gov.au

5/12/2025

Subject: Residential development with in-fill affordable housing 23-31 Dover Road, Rose Bay (SSD-86017721) – Environmental Impact Statement

Dear Adela Murimba,

I refer to your request for advice sent on 17 November 2025 to the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) Water Group about the above matter.

The NSW DCCEEW Water Group has reviewed the Environmental Impact Statement and makes recommendations in regard to:

- Groundwater quality monitoring and updating the Dewatering Management Plan.
- Water licensing requirements and exemptions.

Please see Attachment A for further 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@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 23-31 Dover Rd, Rose Bay Res development & Affordable Housing (SSD-86017721) – EIS

1.0 Groundwater quality monitoring and management

1.1 Recommendation – post-determination

That Department of Planning, Housing and Infrastructure (DPHI) requests the proponent to:

- Undertake groundwater quality monitoring for a minimum of 3 months to establish a baseline data set.
- Analyse the collected baseline data set and update the Dewatering Management Plan, including the Trigger Action Response Plan.

Explanation

Insufficient groundwater quality data has been collected to include sufficient spatial and temporal variation. The data collected was limited to a single water quality sample in May 2025. Additional data is required to appropriately characterise the existing sub-surface water quality conditions and to inform development of a Trigger Action Response Plan.

2.0 Water take and licensing

2.1 Recommendation – post-determination

That 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 has estimated maximum water take during construction of 148.82 ML/yr. No groundwater take is predicted during operation of the project as the basement is to be tanked. 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