

Our ref: OUT24/18800

Andrew Watson  
DA Coordinator  
Key Sites and Regional Assessments  
Department of Planning, Housing and Infrastructure  
Email: [Andrew.Watson@planning.nsw.gov.au](mailto:Andrew.Watson@planning.nsw.gov.au)

17 December 2024

---

Subject: Bilambil Heights Concept Plan (MP08\_0234) Modification 3 - Modification Report

Dear Andrew,

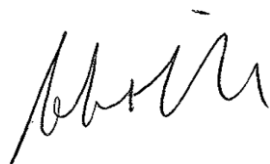
I refer to your request for advice sent on 28 November 2024 to the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) Water Group about the above matter.

The Concept Plan approval is for the development of a mixed residential development known as "Rise". It includes residential dwellings, village centre, conservation lands, community facilities, open space and ancillary infrastructure.

NSW DCCEEW Water Group has reviewed the Modification Report and has recommendations regarding a groundwater assessment and works on waterfront land. 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 Water Assessments team at [water.assessments@dpie.nsw.gov.au](mailto: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 Bilambil Heights Concept Plan (MP08\_0234) Modification 3 report

#### 1.0 Groundwater assessment

---

##### 1.1 Recommendation – pre-determination

Department of Planning, Housing and Infrastructure request the proponent to carry out a preliminary groundwater assessment for the concept development which determines:

- the requirement for groundwater interception by the proposed activities,
- if groundwater interception is a potential constraint to the development,
- the need for further impact assessment and the requirement to account for water take due to aquifer interference in accordance with the NSW Aquifer Interference Policy (2012).

##### Explanation

Insufficient information has been provided to confirm the potential for groundwater interception by the concept development and constraints this may pose. The cut and fill plans provided indicate significant cuts are required of up to 6-7m below surface which raises the potential for groundwater interception. Should groundwater interception be required, the proponent should consider constraints for construction and operation and the ability to obtain water entitlement to account for the water take.

#### 2.0 Works on waterfront land

---

##### 2.1 Recommendation – pre-determination

Department of Planning, Housing and Infrastructure request the proponent to clarify whether the proposed infrastructure layout meets the buffer requirements defined in the Guidelines for Controlled Activities on Waterfront Land (DPE 2022).

##### Explanation

The concept plan includes areas adjacent to Cobaki Creek, a 4<sup>th</sup> order watercourse, located in the northern section of the site. The plan has this area marked as open space however a vegetated riparian corridor is requested to be consistent with the Guidelines for Controlled Activities on Waterfront Land (DPE 2022).

##### 2.2 Recommendation – post-determination

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

##### Explanation

All works on waterfront land must be designed and constructed in accordance with the Guidelines for Controlled Activities on Waterfront Land including outlets and watercourse crossings.