

Our ref: OUT25/3963

Andrew Watson
Planning Group
NSW Department of Planning, Housing and Infrastructure
Email: Andrew.watson@planning.nsw.gov.au

15/04/2025

Subject: Bilambil Heights Concept Plan MOD 4 (MP08_0234 MOD 4) – Modification Report

Dear Andrew,

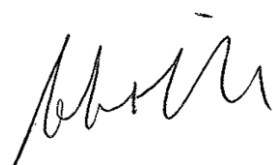
I refer to your request for advice sent on 3 April 2025 to the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) Water Group about the above matter.

The proposed development is for a concept plan for the development of a mixed residential development including 1,604 residential dwellings, 4,447m² gross floor area of retail space, 5300m² gross floor area of commercial space, and associated infrastructure and landscaping.

NSW DCCEEW Water Group has reviewed the Modification Report and has recommendations regarding activities on waterfront land and water supply, take and licensing. 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.

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 MOD 4 (MP08_0234 MOD 4) – Modification Report

1.0 Water supply, take and licensing

1.1 Recommendation – pre-determination

The proponent should ensure that future development proposals for the project give due consideration to the Guidelines for controlled activity approvals.

Explanation

A mapped first order watercourse is located on the land subject to this Modification proposal (Lot 32 DP 1085109). Any works adjacent to this watercourse must consider the Guidelines for controlled activity approvals found here: <https://water.dpie.nsw.gov.au/our-work/licensing-and-trade/controlled-activity-approvals/guidelines>

1.2 Recommendation – post approval

The proponent should ensure that future development proposals for the project quantify the maximum annual volume of water take due to aquifer interference activities required for the project and demonstrate sufficient entitlements can be obtained in the relevant water source unless an exemption applies.

Explanation

Cut and fill earthworks and excavations required for construction may encounter aquifers and result in the requirement to account for groundwater take. Future submissions should address the potential for aquifer interference.

End Attachment A
