



Contact: David Murphy  
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NORTHERN BEACHES COUNCIL

Our ref: IDAS1161280  
Your ref: DA2024/1091

[daplanningportal@northernbeaches.nsw.gov.au](mailto:daplanningportal@northernbeaches.nsw.gov.au)

11 June 2025

Dear Applicant,

**RE: Proposed Development DA2024/1091**

**Description:** The proposed works include demolition of the existing shopping centre, removal of identified trees, construction of a new basement carpark, with ground level retail and 60 place centre based childcare facility on the first floor. Also associated with the Development Application is site landscaping works, which along with the new shopping centre provide an attractive destination for local residents and visitors.

**SP32656, Lot B DP385973**

**1-3 CAREEL HEAD ROAD AVALON BEACH 2107**

WaterNSW has reviewed the documents provided for the above integrated referral and advises that, under the provisions of section 91A of the *Environmental Planning & Assessment Act 1979* (EPA Act), WaterNSW intends to refuse to issue General Terms of Approval under the *Water Management Act 2000* (WM Act).

On 13/5/25 WaterNSW requested that the applicant provide:

1. Confirmation of the proposed basement construction design, being either tanked (fully watertight) or drained (requiring permanent ongoing dewatering).
2. If a tanked basement design is proposed, the following information is requested.  
Volume of water to be extracted annually if available.  
Duration of the water take for dewatering if available.  
Method of measuring the water take and recording.
3. If a drained basement design is proposed, WaterNSW and the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) will require additional modelled data to support a hydrogeological review and assessment. The Geotechnical report (or equivalent) will need to be updated accordingly and satisfy requirements detailed in the Minimum requirements for building site groundwater investigations and reporting. Further information



can also be found at <https://www.industry.nsw.gov.au/water/science/groundwater/aquifer-interference-activities>.

As no response to this request has been received in the planning portal to date, WaterNSW wishes to advise of our intention to refuse General Terms of Approval (GTA). Should the requested information not be supplied **within 14 days** of the date of this letter (11/6/25), WaterNSW will be required to formally refuse GTA's within the Planning Portal.

Should you require any further information please do not hesitate to contact me via phone on [1300 662 077](tel:1300662077) or by email to [david.murphy@waternsw.com.au](mailto:david.murphy@waternsw.com.au).

Yours sincerely,

**David Murphy**  
**Water Regulation Officer**  
**WaterNSW**