



Contact: Gina Potter
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General Manager
Northern Beaches Council
725 Pittwater Road
DEE WHY NSW 2099

Our ref: IDAS1130901
Our file: CNR-15747 A-18244
Your ref: DA2020/1489

Attention: Northern Beaches Council

28 January 2021

Dear Sir/Madam

Re: Integrated Development Referral – General Terms of Approval

Dev Ref: DA2020/1489

Description: The demolition of the existing dilapidated dwelling house and the Torrens Title subdivision of the existing allotment to create 3 Lots Proposed Lot 1 comprises a Community Scheme in which Lot 1 is the Community Lots 2 & 18 are created to accommodate future dwelling houses, and Lot 19 is created to accommodate a future residential flat building. Proposed Lot 2 comprises the Inner 25 metre Creekline Corridor to be dedicated to Council. Proposed Lot 3 comprises the RU2 zoned portion of the land.

Location: 8 FOREST ROAD WARRIEWOOD 2102

I refer to your recent letter regarding an integrated Development Application (DA) proposed for the above location. Attached, please find Natural Resources Access Regulator's General Terms of Approval (GTA) for part of the proposed development requiring a Controlled Activity approval under the *Water Management Act 2000* (WM Act), as detailed in the subject DA.

Please note Council's statutory obligations under section 4.47 of the *Environmental Planning and Assessment Act 1979* (EPA Act) which requires a consent, granted by a consent authority, to be consistent with the general terms of any approval proposed to be granted by the approval body.

If the proposed development is approved by Council, NRAR requests these GTA be included (in their entirety) in Council's development consent. Please also note NRAR requests notification:

- if any plans or documents are amended and these amendments significantly change the proposed development or result in additional works or activities (i) in the bed of any river, lake or estuary; (ii) on the banks of any river lake or estuary, (iii) on land within 40 metres of the highest bank of a river lake or estuary; or (iv) any excavation which interferes with an aquifer.

-2-

NRAR will ascertain from the notification if the amended plans require review of or variation/s to the GTA. This requirement applies even if the amendment is part of Council's proposed consent conditions and do not appear in the original documentation.

- if Council receives an application under s96 of the EPA Act to modify the development consent and the modifications change the proposed work or activities described in the original DA.
- of any legal challenge to the consent.

As the proposed work or activity cannot commence before the applicant applies for and obtains an approval, NRAR recommends the following condition be included in the development consent:

The attached GTA issued by NRAR do not constitute an approval under the *Water Management Act 2000*. The development consent holder must apply to NRAR for a Controlled Activity approval **after consent** has been issued by Council **and before** the commencement of any work or activity.

A completed application form must be submitted to NRAR together with any required plans, documents, application fee, security deposit or bank guarantee (if required) and proof of Council's development consent. Finalisation of an approval can take up to eight (8) weeks from the date the application and all required supporting documentation is received.

Application forms are available from the NRAR website at:

www.industry.nsw.gov.au » [Water](#) » [Licensing & Trade](#) » [Approvals](#).

NRAR requests that Council provide a copy of this letter to the development consent holder.

NRAR also requests a copy of the determination for this development application be provided by Council as required under section 91A (6) of the EPA Act.

Yours Sincerely

Mohammed Ismail
Water Regulation Officer
Water Regulatory Operations
Natural Resources Access Regulator