
Sent: 26/02/2020 3:31:36 PM
Subject: ATTN: Lashta Haidari, Carly Sawyer | DA2019/1346 | 4-10 Inman Road, Cromer
Attachments: coverLetter_IDAS1121681.pdf; gta_IDAS1121681.pdf;

Hi Carly/Lashta,

I refer to the abovementioned DA.

Please find WaterNSW's response attached.

Submitted for your consideration.

Kind regards,

Saad Khan

Assessments and Approvals Officer



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General Manager
Northern Beaches Council
725 Pittwater Road
DEE WHY NSW 2099

Our ref: IDAS1121681
Our file: -
Your ref: DA2019/1346

Attention: Carly Sawyer

26 February 2020

Dear Sir/Madam

Re: Integrated Development Referral – General Terms of Approval
Dev Ref: DA2019/1346
Description: 80mm submersible pump
Location: 4-10 Inman Road Cromer

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

Please note Council's statutory obligations under section 91A (3) 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, WaterNSW requests these GTA be included (in their entirety) in Council's development consent. Please also note WaterNSW 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.

WaterNSW 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, WaterNSW recommends the following condition be included in the development consent:

The attached GTA issued by WaterNSW do not constitute an approval under the *Water Management Act 2000*. The development consent holder must apply to WaterNSW for a Water Supply Work 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 WaterNSW 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 WaterNSW website at:
www.watnsw.com.au > [Customer Services](#) > [Applications & Fees](#).

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

WaterNSW 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

Saad Khan

On behalf of

Wayne Conners
Senior Water Regulation Officer
Water Regulatory Operations
WaterNSW

Reference Number:	IDAS1121681
Issue date of GTA:	26 February 2020
Type of Approval:	Water Supply Work
Description:	80mm submersible pump
Location of work/activity:	4-10 Inman Road Cromer
DA Number:	DA2019/1346
LGA:	Northern Beaches Council
Water Sharing Plan Area:	Greater Metropolitan Region Groundwater Sources

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

Condition Number	Details
	Dewatering
GT0062-00001	Groundwater shall not be pumped or extracted for any purpose other than temporary construction dewatering at the site identified in the development application.
GT0063-00001	An authorisation under the relevant water legislation, such as a Water Access Licence (WAL), shall be obtained for the take of groundwater as part of the activity. For avoidance of doubt, these terms do not represent any authorisation for the take of groundwater, nor do they constitute the grant, or the indication of an intention to grant, any required WAL.
GT0064-00001	An authorisation under the relevant water legislation, such as an Approval, is also required for the works involved in extracting the groundwater. For avoidance of doubt, these terms do not represent any authorisation for the construction or installation of such works.
GT0066-00001	The design and construction of the building must prevent any take of groundwater after the authorisation has lapsed by making any below-ground levels that may be impacted by any water table fully watertight for the anticipated life of the building. Waterproofing of below-ground levels must be sufficiently extensive to incorporate adequate provision for unforeseen high water table elevations to prevent potential future inundation.
GT0067-00001	Sufficient permanent drainage shall be provided beneath and around the outside of the watertight structure to ensure that natural groundwater flow is not impeded and: a. any groundwater mounding at the edge of the structure shall be at a level not greater than 10 % above the level to which the water table might naturally rise in the location immediately prior to the construction of the structure; and b. any elevated water table is more than 1.0 m below the natural ground surface existent at the location immediately prior to the construction of the structure; and c. where the habitable part of the structure (not being footings or foundations) is founded in bedrock or impermeable natural soil then the requirement to maintain groundwater flows beneath the structure is not applicable.
GT0068-00001	Construction methods and material used in and for construction shall be designed to account for the likely range of salinity and pollutants which may be dissolved in groundwater, and shall not themselves cause pollution of the groundwater.
GT0069-00001	The Applicant is bound by the above terms and any other terms and conditions of the subsequent authorisation(s) required for the extraction of groundwater and the associated works under the relevant water legislation.

General Terms of Approval

for proposed development requiring approval
under s89, 90 or 91 of the Water Management Act 2000

Reference Number: IDAS1121681

Issue date of GTA: 26 February 2020

Type of Approval: Water Supply Work

Description: 80mm submersible pump

Location of work/activity: 4-10 Inman Road Cromer

DA Number: DA2019/1346

LGA: Northern Beaches Council

Water Sharing Plan Area: Greater Metropolitan Region Groundwater Sources

GT0070-00001 Measurement and monitoring arrangements to the satisfaction of WaterNSW are to be implemented. Weekly records of the volumes of all groundwater pumped and the quality of any water discharged are to be kept and a completion report provided after dewatering has ceased. Records of groundwater levels are to be kept and a summary showing daily or weekly levels in all monitoring bores provided in the completion report.

GT0071-00001 Following cessation of the dewatering operations and prior to the surrender of any associated authorisation, the applicant shall submit to WaterNSW the completion report which shall include: a. detail of the volume of water taken, the precise periods and location of water taken, the details of water level monitoring in all of the relevant bores; and b. The location and construction of groundwater extraction works that are decommissioned c. a water table map depicting the aquifer's settled groundwater condition and a comparison to the baseline conditions; and d. a detailed interpreted hydrogeological report identifying all actual resource and third party impacts, including an assessment of altered groundwater flows and an assessment of any subsidence or excessive settlement induced in nearby buildings and property and infrastructure.

SCHEDULE 1

The plans and associated documentation listed in this schedule are referred to in general terms of approval (GTA) issued by WaterNSW for integrated development associated with DA2019/1346 as provided by Council:

- JK Geotechnics (2017), Due Diligence Report to EG on Preliminary Geotechnical Assessment for Proposed Property Purchase at 100 South Creek Road, Cromer. Pp. 1- 7.
- Douglas Partners (2019), Report on Desktop Groundwater Assessment. Proposed Industrial Development 100 South Creek Road, Cromer. Prepared for EG Funds Management Pty Ltd. Project 86951.00. pp 2-6.
- Willowtree Planning (2019), Statement of Environmental Effects. Proposed alterations and additions to an existing industrial facility, offices and ancillary café. 4-10 Inman Road, Cromer, Lot 1 DP1220196.