

Department of Planning and Environment



Contact: Department of Planning and Environment-Water

Phone: 1300081047

Email: waterlicensing.servicedesk@dpie.nsw.gov.au

Our ref: IDAS-2024-10115

Your ref: DA2023/1932

26 February 2024

The General Manager
NORTHERN BEACHES COUNCIL
725 Pittwater Road, Dee Why NSW 2099 Australia

Attention: Yasmine Fricker

Uploaded to the ePlanning Portal

Dear Sir/Madam

Re: IDAS-2024-10115 - Integrated Development Referral – General Terms of Approval
Dev Ref: DA2023/1932
Description: Construction of a seniors housing development comprising 26 self-contained units with an associated community centre and landscaping, and subdivision on the subject site (three lots into two).
Location: Lot 810, DP752038, 74 WILLANDRA ROAD OXFORD FALLS 2100
Lot 807, DP752038, 72 WILLANDRA ROAD OXFORD FALLS 2100
Lot 811, DP752038, 76 WILLANDRA ROAD OXFORD FALLS 2100

I refer to your recent referral regarding an integrated Development Application (DA) proposed for the above location. Attached, please find Department of Planning and Environment-Water'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 4.46 of the *Environmental Planning and Assessment Act 1979* (EPA Act) which requires 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, the department requests these GTA be included (in their entirety) in Council's development consent. Please also note the department 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.

The Department of Planning and Environment-Water 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 s4.46 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, the department recommends the following condition be included in the development consent:

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

A completed application must be submitted to the department together with any required plans, documents, application fee 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.

Applications for controlled activity approval should be made to the department, by lodgement of a Controlled Activity Approval – New approval application on the NSW Planning Portal at:
<https://www.planningportal.nsw.gov.au/>

The Department of Planning and Environment-Water requests that Council provide a copy of this letter to the development consent holder.

The Department of Planning and Environment-Water also requests a copy of the determination for this development application be provided by Council as required under section 4.47(6) the EPA Act.

Yours Sincerely



For
Patrick Pahlow
Team Leader
Licensing and Approvals
Department of Planning and Environment-Water



General Terms of Approval

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

Reference Number:	IDAS-2024-10115
Issue date of GTA:	26 February 2024
Type of Approval:	Controlled Activity
Location of work/activity:	Lot 810, DP752038, 74 WILLANDRA ROAD OXFORD FALLS 2100 Lot 807, DP752038, 72 WILLANDRA ROAD OXFORD FALLS 2100 Lot 811, DP752038, 76 WILLANDRA ROAD OXFORD FALLS 2100
Waterfront Land:	Tributary of Wheeler Creek
DA Number:	DA2023/1932
LGA:	NORTHERN BEACHES

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

Condition Number	Details
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| TC-G001 | Before commencing any proposed controlled activity on waterfront land, an application must be submitted to Department of Planning and Environment-Water, and obtained, for a controlled activity approval under the Water Management Act 2000. |
| TC-G004 | A. This General Terms of Approval (GTA) only applies to the proposed controlled activity described in the plans and associated documents found in Schedule 1, relating to Development Application DA2023/1932 provided by Council to Department of Planning and Environment-Water.

B. Any amendments or modifications to the proposed controlled activity may render the GTA invalid. If the proposed controlled activity is amended or modified, Department of Planning and Environment-Water, must be notified in writing to determine if any variations to the GTA will be required. |
| TC-G005 | A. The application for a controlled activity approval must include the following plan(s): <ul style="list-style-type: none">Detailed civil construction plansErosion and sediment control plansConstruction detailed drainage plansConstruction stormwater drainage outlet planVegetation management planRiparian offset plan - if Bushfire Asset Protection Zones encroach into required Outer Vegetated Riparian Zone of the eastern first order tributary of Wheelers Creek.Construction detailed basin design plansConstruction Cut and Fill Cross Sections and Plan View Details of SiteConstruction detailed bulk earthworks plans
B. The plan(s) must be prepared in accordance with Department of Planning and Environment-Water's guidelines located on the website
https://www.dpie.nsw.gov.au/water/licensing-and-trade/approvals/controlled-activity-approvals/what/guidelines |



General Terms of Approval

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SCHEDULE 1

The plans and associated documentation listed in this schedule are referred to in general terms of approval (GTA) issued by Department of Planning and Environment-Water for integrated development associated with IDAS-2024-10115 as provided by Council:

- Statement of Environmental Effects, Ref. P-23413, prepared by Gyde, dated 21/12/2023
- Architectural Plans, Ref. 23038, prepared by Marchese Partners International Pty Ltd, Rev. A, dated 29/11/2023
- Civil Engineering Plans, Ref. P2008074, prepared by Martens and Associates Pty Ltd, Rev. A, dated 07/12/2023
- Waterway Impact Assessment, Ref. P2008074JR02V04, prepared by Martens and Associates Pty Ltd, Rev. 4, dated 13/12/2023
- Bushfire Protection Assessment, Ref. 18VM08.8, prepared by Travers Bushfire and Ecology, Ver. 4, dated 08/12/2023
- Biodiversity Management Plan, Ref. 18VM08.7BMP, prepared by Travers Bushfire and Ecology, dated 22/12/2023
- Landscape Plans, prepared by Taylor Brammer Landscape Architects Pty Ltd, Rev. K, dated 23/11/2023
- Aboriginal Cultural Heritage and Archaeological Advice, prepared by Associates Archaeology and Heritage, dated November 2023