

Contact: Susan Checinski
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Northern Beaches Council

Our ref: IDAS1158140
Your ref: DA2024/1303

daplanningportal@northernbeaches.nsw.gov.au

2 April 2025

Dear Applicant,

**RE: Integrated Development Referral – General Terms of Approval
Proposed Development : DA2024/1303
Lot 31 DP 366454 – 20 Melwood Avenue, Forestville, 2087
Lot 2590 DP 752038 – 22 Melwood Avenue, Forestville, 2087
Lot 11 DP626916 – 24 Melwood Avenue, Forestville, 2087**

I refer to your recent request regarding an integrated Development Application (DA) proposed for the above location. Please find attached 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 4.47 (3) of the *Environmental Planning and Assessment Act 1979* (EP&A 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 that relate to any excavation which interferes with an aquifer. WaterNSW will ascertain from the notification if the amended plans require review of 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 s4.55 of the EP&A 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.

Dewatering 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 dewatering activity.

A completed application form must be submitted to WaterNSW together with any required plans, documents, application fee, and proof of Council's development consent.

Application forms are available from the WaterNSW website which can be found [here](#).

WaterNSW requests that Council provides 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 4.47(6) of the EP&A Act.

Information to the proponent:

- An extraction limit will be determined by the NSW Department of Climate Change, Energy, the Environment and Water (DCCEE) following a further hydrogeological assessment and included on the conditions applied to the approval authorisation for the dewatering activity.
- Detailed information required to permit the hydrogeological assessment to be carried out is to be provided by the applicant otherwise the issue of the authorisation will be subject to delay. The [Minimum requirements for building site groundwater investigations and reporting](#) (DPE Oct 2022) identify what data needs to be collected and supplied.
- Detailed information required to permit a hydrogeological assessment to be carried out must be provided for any further application related to the subject property – ongoing monitoring and metering must be implemented to meet or exceed the published Minimum Requirements for Building Site Groundwater Investigations and Reporting.
- A work approval application must be lodged to authorise pumping during construction and the approval must be obtained prior to the determination of the Construction Certificate.
- A separate work approval application must be lodged to authorise the ongoing pumping of groundwater from basement levels and the approval must be obtained prior to the determination of an Occupation Certificate.
- An extraction limit will be determined by the Department of Climate Change, Energy, the Environment and Water based on the detailed site information described in the Minimum Requirements for Building Site Groundwater Investigations and reporting for each of the work approval applications and will be included on the conditions for each of those authorisations.
- The exemption from holding a water access licence for take by an aquifer interference activity that is less than 3 ML is conditional on annual reporting of the measured pumped volume for the

preceding water year throughout the life of the building –the dewatering management plan submitted at the time of the application for the first approval must reflect this requirement and identify how that will be incorporated in the building management system for the completed development.

- A minimal harm assessment in the form required to satisfy the requirement of the NSW Aquifer Interference Policy is to be included in the dewatering management plan in support of the first work approval application.
- The authorisation will be issued for the purpose of temporary construction dewatering only and it does not constitute any form of approval for ongoing pumping of groundwater from basement levels after the building is issued an occupation certificate.

Yours sincerely

Sue Checinski

Susan Checinski (Sue)

Water Regulation Officer
WaterNSW