

Contact: Department of Planning and Environment—Water
Phone: 1800 633 362
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Our ref: IDAS-2023-10084
Your ref: DA2022/2152

8 May 2023

The General Manager
Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Attention: Northern Beach Council

Uploaded to the ePlanning Portal

Dear Sir/Madam

Re: IDAS-2023-10084 - Integrated Development Referral – General Terms of Approval

Dev Ref: DA2022/2152

Description: Subdivision of land into nine lots.

Location: 122-128 Crescent Road & 55-57 The Avenue Newport 2106, Lot 111-112 DP 556902, Lot 2-3 DP 210342, Lot 1 DP 513390, Lot 21 DP 545339

I refer to your recent referral regarding an integrated Development Application (DA) proposed for the above location. Attached, please find the 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



From
Patrick Pahlow
Team Leader
Licensing and Approvals
Department of Planning and Environment—Water

Reference Number:	IDAS-2023-10084
Issue date of GTA:	8 May 2023
Type of Approval:	Controlled Activity
Location of work/activity:	122-128 Crescent Road & 55-57 The Avenue Newport 2106, Lot 111-112 DP
Waterfront Land:	Pittwater waterways
DA Number:	DA2022/2152
LGA:	Northern Beaches Council

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
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	<p>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 DA2022/2152 provided by Council to Department of Planning and Environment—Water.</p> <p>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.</p>
TC-G005	<p>A. The application for a controlled activity approval must include the following plan(s):</p> <ol style="list-style-type: none"> i. Erosion and sediment control plans; ii. Vegetation management plan; iii. Detailed drainage design plans; <p>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</p>
TC-G006	<p>A. A security deposit must be provided, if required by Department of Planning and Environment—Water.</p> <p>B. The deposit must be:</p> <ol style="list-style-type: none"> i. a bank guarantee, cash deposit or equivalent, and ii. equal to the amount required by Department of Planning and Environment—Water for that controlled activity approval.

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-2023-10084 as provided by Council:

- Statement of Environmental Effects, prepared by The Planning Studio, dated 09/12/2022
- Storage Drainage Works_PA-290638, prepared by bgeeng, dated December 2022
- Detailed Site Investigation, prepared by Essex Develop Pty Ltd, dated 06/10/2022
- Geotechnical Report, prepared by Essex Develop Pty Ltd, dated 23/10/2022
- Architectural Drawings, prepared by Essex Develop Pty Ltd, dated June 2022
- Variation Request – Minimum Subdivision Lot Size, prepared by The Planning Studio, dated Oct 2022
- Survey Plan, prepared by Essex Develop Pty Ltd, dated 19/04/2022