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The General Manager
Northern beaches Council
PO Box 82
Manly NSW 2095

Our ref: IDAS110422
File No:
Your Ref: DA2017/1274

Attention: Lashta Haidari

16 May 2019

Dear Sir/Madam

**Re: Request for additional information for proposed development –
Development: Construction of Seniors Housing consisting of 95 units including golf course
upgrades and infrastructure works
Location: 52 Cabbage Tree Road and 1825 Pittwater Road BAYVIEW**

Reference is made to your recent referral dated 3 January 2018 regarding the above integrated development. An initial review of the material provided indicates that additional information relevant to issuing the General Terms of Approval is needed in order for Department of Industry - Water (formerly the DPI Water) to complete the assessment.

According to the Environmental Planning and Assessment Regulation 2000, as amended, (the Regulation), any request for further information made within 25 days of receipt is not considered in calculating the period prescribed by clause 70 for notifying the General Terms of Approval. The application was **received** by Department of Industry - Water **on 08 January 2018**.

Department of Industry - Water requests that Council **stop the clock as at the date this letter is received**.

Additional documents requested:

- A Statement of Environmental Effects, or other documentation, which adequately considers the Water Management Act 2000 and requirements in relation to controlled activity approvals. Specific consideration should be given to Department of Industry - Water Guidelines for controlled activities (<http://www.water.nsw.gov.au/Water-Licensing/Approvals/Controlled-activities/default.aspx>). Any assessment in relation to an approval required under the Water Management Act 2000 should also specifically address S3 Objects and S5 Water management principles.

Full description and details of all existing waterfront land onsite (as defined under the Water Management Act 2000). This should include a geomorphic assessment, description of flora and fauna and ecosystems, hydrology and water quality.

- Good quality photographs of the waterfront land (on site) showing bank/s and views upstream and downstream. Please orient the photographs (location and direction) on a sketch plan and ensure the top of bank (if exists) is clearly identified. Department of Industry - Water recommends that the photo points be surveyed or identified by GPS coordinates.
- A plan or diagram showing the proposed riparian corridor in accordance with Department of Industry - Water guidelines which are available at: www.water.nsw.gov.au [Water licensing](#)
 > [Approvals](#) > Controlled activities. A scale bar should be included.

If the watercourse is located ON the development site:

- A cross sectional survey plan showing the slopes of both banks of the watercourse. Top of highest bank must be clearly identified and a scale bar should be included
- A plan or diagram showing location of the watercourse relative to the proposed controlled activity (ensure a scale bar is included).

If the watercourse is located within 40 metres of the development site:

- A plan or diagram showing location of the watercourse relative to the proposed controlled activity (ensure a scale bar is included).
- A plan or diagram showing details of the proposed excavation, including location, volume and disposal provisions.

If the proposed development involves work on a neighbouring property, including Crown Land:

- Written confirmation of Land Owner's Consent for the proposed controlled activity.

If the proposed development involves the banks or bed of a watercourse:

- A concept plan or diagram showing details of all proposed works associated with the controlled activity within the bed and bank of the watercourse. All proposed work should be in accordance Department of Industry - Water guidelines which are available at: www.water.nsw.gov.au [Water licensing](#) > [Approvals](#) > Controlled activities
A scale bar should be included.
- Details of any consultation or advice from other government agencies including other sections of the Department of Primary Industries or the Rural Fires Service etc pertaining to any controlled activity within the banks or bed of a watercourse or foreshore.

If the proposed development is a subdivision:

- Details of potential excavation work required by Council for matters such as drainage, roads, services, fill etc.

Time allowed to provide requested information:

Clause 67 of the Regulation allows Department of Industry - Water to specify a reasonable period within which the information requested must be provided. In this case, Department of Industry - Water considers **90 days** from the date of this letter as a reasonable period of time within which the requested information must be provided. The Regulation also provides that failure by the applicant, to provide the requested information within the specified period, is to be taken by Department of Industry - Water to mean the information will not be provided. This may result in Department of Industry - Water refusing to grant General Terms of Approval.

The applicant should notify Department of Industry - Water, in writing, of their intent to provide the requested information or to arrange for a suitable period to supply this information.

Please direct any questions or correspondence to Leah Tucker, leah.tucker@dpi.nsw.gov.au

Yours sincerely

Leah Tucker
Water Regulation Officer
Water Regulatory Operations, WR Operations - South Coast & Hunter
NSW Department of Primary Industries - Water