

Contact: Department of Planning and Environment—Water
Phone: 1300 081 047
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Our ref: IDAS-2024-10572
Your ref: MOD 24/11703 (MOD 1)


13 September 2024

The General Manager
Department Of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street
Parramatta 2150 NSW

Attention: Mark Brown

Uploaded to the ePlanning Portal

Dear Sir/Madam

	Department of Planning Housing and Infrastructure
Issued under the Environmental Planning and Assessment Act 1979	
Approved Section 4.55 (1A) Modification Application	
No MOD 24/11703 (DA 10115 MOD 1)	
Granted on the 15 November 2024	
In respect to DA 10115	
Signed M Brown	
Sheet No 91 of 91	

Re: IDAS-2024-10572 - Integrated Development Referral – General Terms of Approval

Dev Ref: MOD 24/11703 (MOD 1)

Description: Staged Construction of a Ski Chairlift

**Location: Los 505, 506, 510 DP 1171964, 37 BURRAMYS ROAD
BULLOCKS FLAT 2627**

I refer to your recent referral regarding an integrated Development Application (DA) proposed for the above location. Attached, please find the Department of Climate Change, Energy, the Environment and 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 Climate Change, Energy, the Environment and 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 Climate Change, Energy, the Environment and 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 Climate Change, Energy, the Environment and Water requests that Council provide a copy of this letter to the development consent holder.

The Department of Climate Change, Energy, the Environment and 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

Miles Ellis

For
Sandra White
Manager
Licensing and Approvals | Water Group
Department of Climate Change, Energy, the Environment and Water

General Terms of Approval

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

Reference Number:	IDAS-2024-10572
Issue date of GTA:	13 September 2024
Type of Approval:	Controlled Activity
Location of work/activity:	Los 505, 506, 510 DP 1171964, 37 BURRAMYS ROAD BULLOCKS FLAT 2627
Waterfront Land:	Perisher Creek
DA Number:	MOD 24/11703 (MOD 1)
LGA:	Snowy Monaro Regional Council

The GTA issued by Department of Climate Change, Energy, the Environment and 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 Climate Change, Energy, the Environment and 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 MOD 24/11703 (MOD 1) provided by Council to Department of Climate Change, Energy, the Environment and 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 Climate Change, Energy, the Environment and 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">Detailed civil construction plans for works on waterfront landConstruction stormwater drainage outlet planErosion and sediment control plan <p>B. The plan(s) must be prepared in accordance with Department of Climate Change, Energy, the Environment and Water's guidelines located on the website https://www.dpie.nsw.gov.au/water/licensing-and-trade/approvals/controlled-activity-approvals/what/guidelines</p>

SCHEDULE 1

The plans and associated documentation listed in this schedule are referred to in general terms of approval (GTA) issued by Department of Climate Change, Energy, the Environment and Water for integrated development associated with IDAS-2024-10572 as provided by Council:

- Site and Architectural Plans, Ref. 19_433, prepared by DJRD Architects, Rev. B, dated 11/07/2024
- S.4.55 Modification Report, Ref. 10-19. Prepared by Dabyne Planning Pty Ltd, dated July 2024