



**Natural Resources
Access Regulator**

Contact: Jeremy Morice
Phone: 02 4224 9736
Email: Jeremy.Morice@dpi.nsw.gov.au

General Manager
Hornsby Shire Council
Att: Peter Kemp Fagan Park,
PO Box 37
HORNSBY NSW 2077

Our ref: IDAS1109060
Our file: V18/534-3#78
Your ref: DA668/2018

Attention: Caroline Maeshian

23 April 2019

Dear Sir/Madam

Re: Integrated Development Referral – General Terms of Approval
Dev Ref: DA668/2018
Description: Seniors Living development comprising 146 independent living units and 74 residential aged care beds
Location: 3 Quarry Road and 4 Vineys Road DURAL

I refer to your recent letter regarding an integrated Development Application (DA) proposed for the above location. Attached, please find Natural Resources Access Regulator'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 4.47 of the *Environmental Planning and Assessment Act 1979* (EPA 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, NRAR requests these GTA be included (in their entirety) in Council's development consent. Please also note NRAR 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.

NRAR 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 s96 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, NRAR recommends the following condition be included in the development consent:

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

A completed application form must be submitted to NRAR together with any required plans, documents, application fee, security deposit or bank guarantee (if required) 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.

Application forms are available from the NRAR website at:

www.industry.nsw.gov.au > [Water](#) > [Licensing & Trade](#) > [Approvals](#).

NRAR requests that Council provide a copy of this letter to the development consent holder.

NRAR also requests a copy of the determination for this development application be provided by Council as required under section 91A (6) of the EPA Act.

Yours Sincerely



David Zerafa
Senior Water Regulation Officer
Water Regulatory Operations
Natural Resources Access Regulator



General Terms of Approval

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

Reference Number: IDAS1109060
Issue date of GTA: 23 April 2019
Type of Approval: Controlled Activity
Description: Seniors Living development comprising 146 independent living units and 74 residential aged care beds
Location of work/activity: 3 Quarry Road and 4 Vineys Road DURAL
DA Number: DA668/2018
LGA: Hornsby Shire Council
Water Sharing Plan Area: Greater Metropolitan Region Unregulated River Water Sources

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

Condition Number	Details
Design of works and structures	
GT0009-00010	Before commencing any proposed controlled activity on waterfront land, an application must be submitted to Natural Resources Access Regulator, and obtained, for a controlled activity approval under the Water Management Act 2000.
GT0019-00003	Any proposed excavation on waterfront land must be undertaken in accordance with a plan submitted as part of a controlled activity approval, to be approved by Natural Resources Access Regulator.
Erosion and sediment controls	
GT0014-00007	A. The consent holder must ensure that any proposed materials or cleared vegetation, which may: i. obstruct water flow, or ii. wash into the water body, or iii. cause damage to river banks, are not stored on waterfront land, unless in accordance with a plan held by Natural Resources Access Regulator as part of a controlled activity approval. B. When the carrying out of the controlled activity has been completed, surplus materials must be removed from waterfront land.
GT0021-00004	The proposed erosion and sediment control works must be inspected and maintained throughout the construction or operation period of the controlled activity and must not be removed until the site is fully stabilised.
Plans, standards and guidelines	
GT0002-00694	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 DA668/2018 provided by Council to Natural Resources Access Regulator. B. Any amendments or modifications to the proposed controlled activity may render the GTA invalid. If the proposed controlled activity is amended or modified, Natural Resources Access Regulator, Wollongong Office, must be notified in writing to determine if any variations to the GTA will be required.
GT0005-00243	A. The application for a controlled activity approval must include the following plan(s): - 1. Detailed Civil Construction and Drainage Plans; 2. Erosion and Sediment Control Plans; 3. Vegetation Management Plan including riparian zone planting densities and width of vegetation riparian zone; 4. Detailed Project Costings; 5. Stormwater Management Plans; 6. Detailed Stormwater Outlet



General Terms of Approval

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

Reference Number: IDAS1109060

Issue date of GTA: 23 April 2019

Type of Approval: Controlled Activity

Description: Seniors Living development comprising 146 independent living units and 74 residential aged care beds

Location of work/activity: 3 Quarry Road and 4 Vineys Road DURAL

DA Number: DA668/2018

LGA: Hornsby Shire Council

Water Sharing Plan Area: Greater Metropolitan Region Unregulated River Water Sources

Structure Plans; and 7. Detailed watercourse crossing plans. . B. The plan(s) must be prepared in accordance with Natural Resources Access Regulator's guidelines located on the website <https://www.industry.nsw.gov.au/water/licensing-trade/approvals/controlled-activities>.

GT0010-00006 All documents submitted to Natural Resources Access Regulator as part of an application for a controlled activity approval must be prepared by a suitably qualified person.

GT0012-00004 Any proposed controlled activity must be carried out in accordance with plans submitted as part of a controlled activity approval application, and approved by Natural Resources Access Regulator.

SCHEDULE 1

The plans and associated documentation listed in this schedule are referred to in general terms of approval (GTA) issued by NRAR for integrated development associated with DA668/2018 as provided by Council:

- Supplementary Statement of Environmental Effects, Ref. M190005, prepared by Planning Ingenuity, dated 4/03/2019
- Landscape Design Plans, Ref. L-00 - Lo8, prepared by Site Design Studios, dated 4/03/2019
- Construction Management Plan, prepared by Northrop, dated 4/03/2019
- Flora and Fauna Assessment, prepared by Cumberland Ecology, dated March 2019
- Bushfire Protection Assessment, Ref. 18IREA02BF, prepared by Travers Bushfire and Ecology, dated March 2019
- Civil Engineering Works Plan, Ref 172490-SK06.01 Rev 6, prepared by Northrop, dated 4/03/2019