

Department of Planning and Environment



Contact: Department of Climate Change, Energy, the Environment and Water-Water Group

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Our ref: IDAS-2025-10599

Your ref: 8.2024.236.1

26 November 2025

The General Manager
SINGLETON COUNCIL
12-14 Queen Street Singleton NSW 2330

Attention: Julia Ryl

Uploaded to the ePlanning Portal

Dear Sir/Madam

Re: IDAS-2025-10599 - Integrated Development Referral – General Terms of Approval
Dev Ref: 8.2024.236.1
Description: Removal of vegetation; Bulk Earthworks and lot regrading; Construction of two (2) basins and fill of one (1) basin; Landscaping and revegetation; Construction of 88 residential lots in seven (7) stages; Construction of internal roads; stormwater and infrastructure and associated works.
Location: Lot 7, DP1196266, PEPPER CLOSE HUNTERVIEW 2330
Lot 32, DP1140924, PEPPER CLOSE HUNTERVIEW 2330
Lot 3, DP1091619, PEPPER CLOSE HUNTERVIEW 2330
Lot 8, DP1196266, PEPPER CLOSE HUNTERVIEW 2330
Lot 336, DP1092882, 86 PIONEER ROAD HUNTERVIEW 2330

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

The Department of Climate Change, Energy, the Environment and Water-Water Group 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



For
Patrick Pahlow
Team Leader
Licensing and Approvals
Department of Planning and Environment-Water



General Terms of Approval

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

Reference Number: IDAS-2025-10599
Issue date of GTA: 26 November 2025
Type of Approval: Controlled Activity
Location of work/activity: Lot 7, DP1196266, PEPPER CLOSE HUNTERVIEW 2330
Lot 32, DP1140924, PEPPER CLOSE HUNTERVIEW 2330
Lot 3, DP1091619, PEPPER CLOSE HUNTERVIEW 2330
Lot 8, DP1196266, PEPPER CLOSE HUNTERVIEW 2330
Lot 336, DP1092882, 86 PIONEER ROAD HUNTERVIEW 2330
Waterfront Land: Unnamed Third order Watercourse that flows to the Hunter River.
DA Number: 8.2024.236.1
LGA: SINGLETON

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

Condition Number	Details
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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-Water Group, and obtained, for a controlled activity approval under the Water Management Act 2000.
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TC-G004	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 8.2024.236.1 provided by Council to Department of Climate Change, Energy, the Environment and Water-Water Group.
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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-Water Group, must be notified in writing to determine if any variations to the GTA will be required.

TC-G005	A. The application for a controlled activity approval must include the following plan(s): • Site plans - indicating the demarcation of waterfront land, designated riparian corridors and identifying any areas of encroachments and offsets. • Detailed civil construction plans - for all works on waterfront land. • Erosion and sediment control plans - for all works on waterfront land. • Construction detailed drainage plans - for all works on waterfront land. • Construction stormwater drainage outlet plan - for all outlets on waterfront land. • Vegetation management plan - for the establishment of a riparian corridor along the first and third order watercourses. • Construction detailed basin design plans
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B. The plan(s) must be prepared in accordance with Department of Climate Change, Energy, the Environment and Water-Water Group 's guidelines located on the website

- TC-G006** A. A security deposit must be provided, if required by Department of Climate Change, Energy, the Environment and Water-Water Group.
- B. The deposit must be:
- a bank guarantee, cash deposit or equivalent, and
 - equal to the amount required by Department of Climate Change, Energy, the Environment and Water-Water Group for that controlled activity approval.
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General Terms of Approval

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

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-Water Group for integrated development associated with IDAS-2025-10599 as provided by Council:

Concept Civil Engineering Plan Package, 'Proposed Residential Subdivision, Development Application - Lot 7 DP1196266', Prepared by Northrop, dated 02.06.2025.

Proposed Subdivision Masterplan, DWG No. DA-C01.21, Rev. I, Prepared by Northrop, dated 06.05.2025.

Landscape Plan Package, 'Landscape Development Application - Proposed Residential Subdivision', Prepared by Terras Landscape Architects, dated 06.06.2025.

Statement of Environmental Effects, Staged Residential Subdivision, Ref. 23021, Prepared by Focus Town Planning, dated September 2024.