

13/01/2025

Eliza Arnott  
Newcastle City Council  
PO Box 489  
NEWCASTLE  
NSW 2300

145 Newcastle Road  
Wallsend NSW 2287  
All mail to PO Box 487  
Newcastle NSW 2300  
T +61 2 131 525  
[www.ausgrid.com.au](http://www.ausgrid.com.au)

Dear Eliza

**Proposed Development at 309 KING STREET , NEWCASTLE WEST  
Development Application No. MA2024/00381**

I refer to your letter dated 19/12/2024 concerning the above development. This letter is Ausgrid's response under clause 45(2) of the *State Environmental planning Policy (Infrastructure) 2007*.

As you would be aware, the assessment and evaluation of environmental impacts for a new development consent (or where a development consent is modified) is undertaken in accordance with requirements of Section 79C of the *Environmental Planning and Assessment Act 1979*.

Following on from my previous letter sent 13/01/2025, I have the following comments.

**Clearance to 'As Constructed' Development assessed to be Compliant**

Upon review of the supplied certified design Job No. AN-24798 - 06/02/2024, completed by Jamie Antonuccio from **Power Solutions** ASP Auth No.3946/14. it has been ascertained that the proposed development's clearances will attain compliance with the relevant Ausgrid standards.

Further discussions with Bede Campbell from EJE Architecture have confirmed that the new driveway details meet Ausgrid's access requirements for the basement, ensuring access to our existing substation.

**Ausgrid has no further objection to the construction certificate being issued to the applicant**

Please do not hesitate to contact me if you require any further information or assistance.

Yours sincerely



**Chris Jeffery**

**Engineering Officer**

Newcastle Design & Planning Portfolio

☎: 4951 9246

✉: [C.Jeffery@ausgrid.com.au](mailto:C.Jeffery@ausgrid.com.au)

☎ (02) 4951 9459

🌐 [www.ausgrid.com.au](http://www.ausgrid.com.au)

**Ausgrid Reference: SAP: 1900123105 – TRIM: 2017/29/755**

Newcastle City Council  
Via NSW Planning Portal

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Lot/DP: DP/1//1301874  
Address: 124 BULL STREET NEWCASTLE WEST  
DA: DA-ma2024/00381

Dear Newcastle City Council,

### General Terms of Approval

I refer to the integrated development application detailed above, referred on 19 December 2024.

The application has been assessed and approval is granted under these General Terms of Approval (GTAs) for the proposed development, subject to the conditions detailed under Schedule 1. The plans stamped with conditional approval are attached (**Tab A**).

These GTAs are issued in accordance with Section 4.47 of the *Environmental Planning & Assessment Act 1979* for the subdivision of land.

These GTAs only apply to the development described in the plans and associated documentation relating to DA-ma2024/00381 on the referred date.

If the proposed development is amended or the development consent modified, Subsidence Advisory NSW must be notified in order to determine whether any variations to these GTAs are required.

To satisfy the conditions of approval please submit documentation confirming the conditions under Schedule 1 have been met via email to [subsidedevelopment@customerservice.nsw.gov.au](mailto:subsidedevelopment@customerservice.nsw.gov.au), quoting reference number TSUB25-00004

Should you have any questions regarding the attached general terms of approval, please contact me on (02) 4908 4300 or at [subsidedevelopment@customerservice.nsw.gov.au](mailto:subsidedevelopment@customerservice.nsw.gov.au)

Kind Regards,



**Shane McDonald**  
Senior Risk Engineer

# SCHEDULE 1

## CONDITIONS OF APPROVAL

Application No:	TSUB25-00004
DA:	DA-ma2024/00381
Applicant:	NEWCASTLE CITY COUNCIL
Lot and DP:	DP/1//1301874
Site Address:	124 BULL STREET NEWCASTLE WEST
Mine Subsidence District:	NEWCASTLE
Proposal:	STRATA SUBDIVISION
Date:	31 January 2025

### GENERAL

#### Plans, Standards and Guidelines

- |    |  |
|----|--|
| 1. | These General Terms of Approval (GTAs) only apply to the subdivision development described in the subdivision plans relating to <b>DA-ma2024/00381</b> and provided to Subsidence Advisory NSW.<br>Any amendments or subsequent modifications to the development renders these GTAs invalid. |
| 2. | This approval expires 5 years after the date the approval was granted if subdivision works relating to the application have not physically commenced on the land.  |



RAVENSHAW STREET

KING

STREET

277°10'20"

52.585

97°10'20"

52.04

37°43'30"

26.945

PT.22

(2622 m<sup>2</sup>)

TOTAL 10.53 Ha

187°10'20"

50.495

PT.21

(4007 m<sup>2</sup>)

TOTAL 15.35 Ha

307°11'40"

71045

BULL STREET

217°10'20"

9.535

127°11'40"

65.555

31 Jan 2025  
CONDITIONS OF SUBDIVISION  
- ATTACHED - SHANE McDONALD  
FOR SUBSIDENCE ADVISORY NSW

PRELIMINARY ONLY DRAWING NOTE

THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO COUNCIL APPROVAL, FINAL DESIGN, CONSTRUCTION, FINAL SURVEY AND REGISTRATION AT THE LAND REGISTRY SERVICES.

THIS PLAN HAS BEEN PREPARED USING PLANS PROVIDED BY: COMPANY: FENDER KATSALIDIS DRAWING REFERENCE: 22104

EASEMENT FOR SUPPORT AND SHELTER AFFECTING THE WHOLE OF LOTS 21 AND 22  
EASEMENT FOR SERVICES AFFECTING THE WHOLE OF LOTS 21 AND 22  
EASEMENT FOR ACCESS TO SHARED FACILITIES AFFECTING THE WHOLE OF LOTS 21 AND 22  
RIGHT TO USE FIRE STAIRS AND EGRESS AFFECTING THE WHOLE OF LOTS 21 AND 22  
EASEMENT FOR CONSTRUCTION ACCESS AFFECTING THE WHOLE OF LOTS 21 AND 22

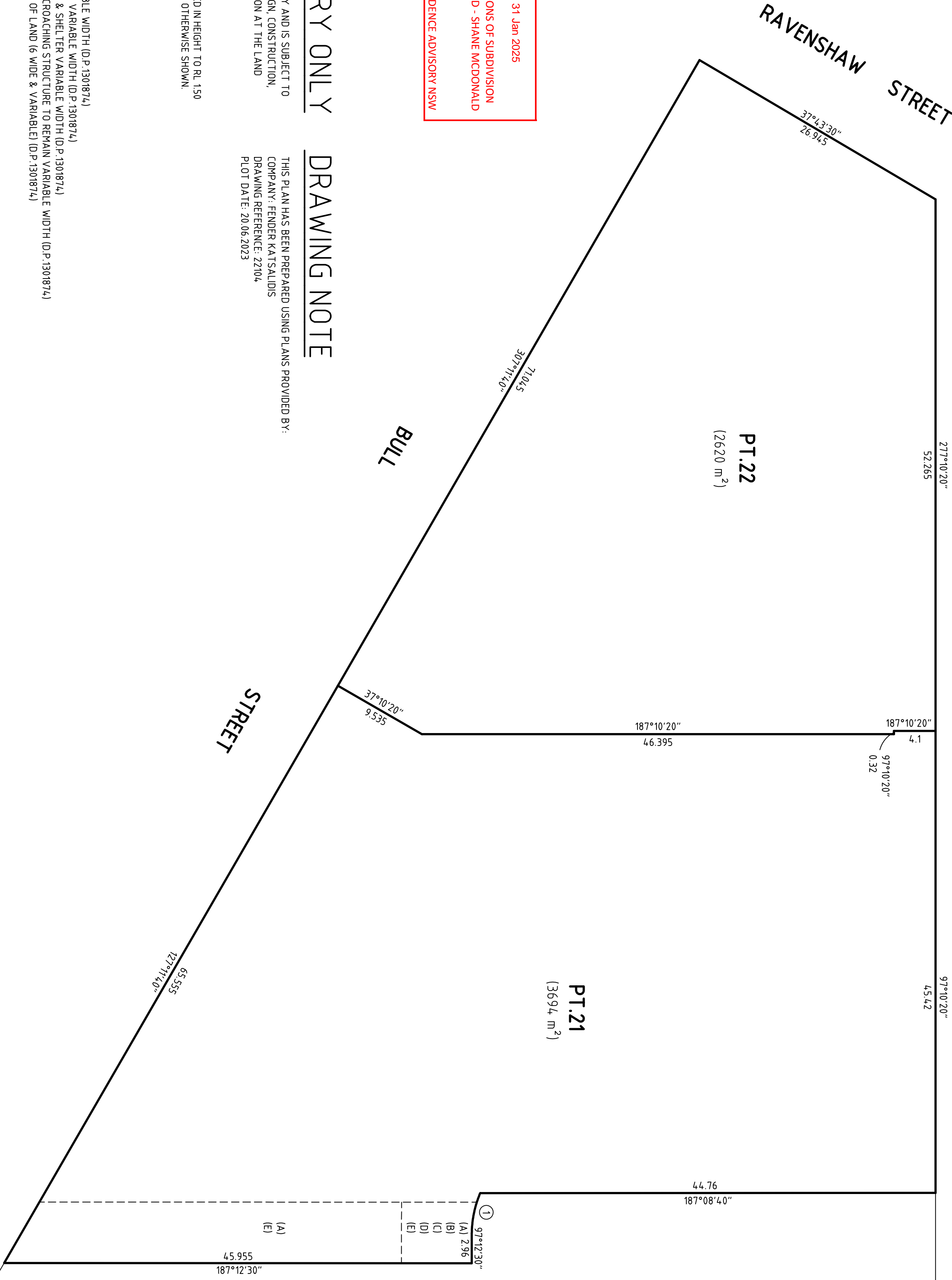
- (A) RIGHT OF ACCESS VARIABLE WIDTH (D.P.1301874)
- (B) EASEMENT FOR SERVICES VARIABLE WIDTH (D.P.1301874)
- (C) EASEMENT FOR SUPPORT & SHELTER VARIABLE WIDTH (D.P.1301874)
- (D) EASEMENT FOR SUPPORT & SHELTER VARIABLE WIDTH (D.P.1301874)
- (E) RESTRICTION ON THE USE OF LAND (6 WIDE & VARIABLE) (D.P.1301874)

SURVEYOR	PLAN OF STRATUM SUBDIVISION OF LOT 1 D.P.1301874	LGA: NEWCASTLE Locality: NEWCASTLE WEST Reduction Ratio 1:300 Lengths are in metres.	REGISTERED	D.P.
Name: TIMOTHY R. RHEINBERGER Date: Reference:23189_DP (DRAFT)_R4_24.1014				

BASEMENT LEVEL 2

KING STREET

SHORT LINE & ARC TABLE				
Number	Chord Bearing	Chord Distance	Arc Length	Radius
1	109° 01' 20"	4.025	4.05	10.5



31 Jan 2025  
CONDITIONS OF SUBDIVISION  
- ATTACHED - SHANE McDONALD  
FOR SUBSIDENCE ADVISORY NSW

PRELIMINARY ONLY

THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO COUNCIL APPROVAL, FINAL DESIGN, CONSTRUCTION, FINAL SURVEY AND REGISTRATION AT THE LAND REGISTRY SERVICES.

DRAWING NOTE

THIS PLAN HAS BEEN PREPARED USING PLANS PROVIDED BY: COMPANY: FENDER KAT'SALIDS DRAWING REFERENCE: 22104 PLOT DATE: 20.06.2023

PART LOTS 21 AND 22 ARE LIMITED IN HEIGHT TO RL 150 AND UNLIMITED IN DEPTH UNLESS OTHERWISE SHOWN.

- (A) RIGHT OF ACCESS VARIABLE WIDTH (D.P.1301874)
- (B) EASEMENT FOR SERVICES VARIABLE WIDTH (D.P.1301874)
- (C) EASEMENT FOR SUPPORT & SHELTER VARIABLE WIDTH (D.P.1301874)
- (D) EASEMENT TO PERMIT ENROACHING STRUCTURE TO REMAIN VARIABLE WIDTH (D.P.1301874)
- (E) RESTRICTION ON THE USE OF LAND (6 WIDE & VARIABLE) (D.P.1301874)

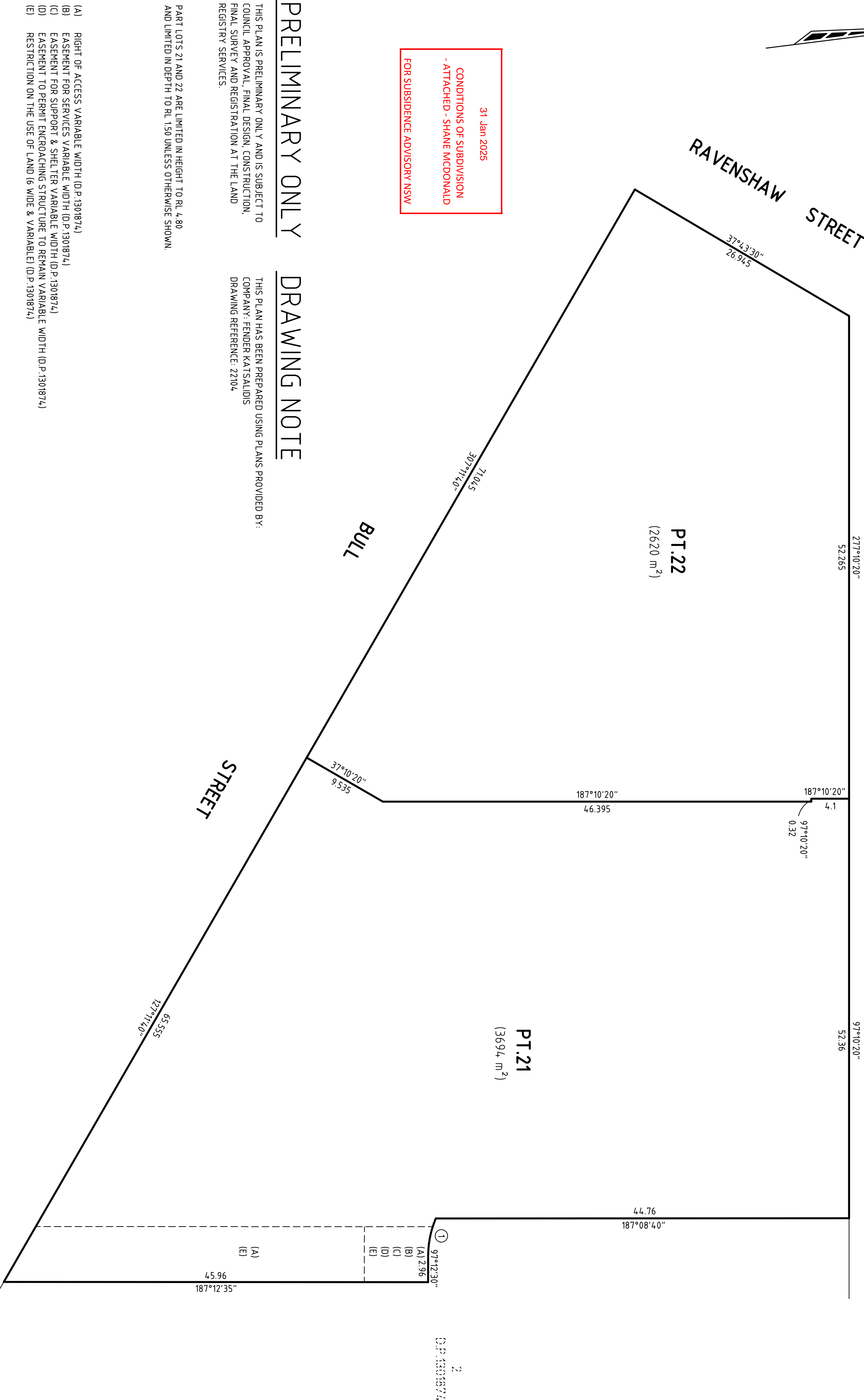
SURVEYOR Name: TIMOTHY R. RHEINBERGER Date: Reference: 23189_DP (DRAFT)_R4_24.1014	PLAN OF STRATUM SUBDIVISION OF LOT 1 D.P.1301874	LGA: NEWCASTLE Locality: NEWCASTLE WEST Reduction Ratio 1:300 Lengths are in metres.	REGISTERED	D.P.
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BASEMENT LEVEL 1

KING STREET

SHORT LINE & ARC TABLE				
Number	Chord Bearing	Chord Distance	Arc Length	Radius
1	109° 01' 20"	4.025	4.05	10.5

M.C.G.A.



SURVEYOR Name: TIMOTHY R. RHEINBERGER Date: Reference: 23189_DP (DRAFT)_R4_24.1014	PLAN OF STRATUM SUBDIVISION OF LOT 1 D.P.1301874	LGA: NEWCASTLE Locality: NEWCASTLE WEST Reduction Ratio 1:300 Lengths are in metres.	REGISTERED	D.P.
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GROUND FLOOR

KING

STREET

RAVENSHAW STREET

PT.22  
(2622 m<sup>2</sup>)

PT.21  
(4007m<sup>2</sup>)

31 Jan 2025  
CONDITIONS OF SUBDIVISION  
- ATTACHED - SHANE McDONALD  
FOR SUBSIDENCE ADVISORY NSW

PRELIMINARY ONLY

DRAWING NOTE

THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO COUNCIL APPROVAL, FINAL DESIGN, CONSTRUCTION, FINAL SURVEY AND REGISTRATION AT THE LAND REGISTRY SERVICES.

THIS PLAN HAS BEEN PREPARED USING PLANS PROVIDED BY: COMPANY: FENDER KATSALIDIS DRAWING REFERENCE: 22104

PART LOTS 21 AND 22 ARE LIMITED IN HEIGHT TO RL 9.20 AND LIMITED IN DEPTH TO RL 4.80 UNLESS OTHERWISE SHOWN.

- (A) RIGHT OF ACCESS VARIABLE WIDTH (D.P.1301874)
- (B) EASEMENT FOR SERVICES VARIABLE WIDTH (D.P.1301874)
- (C) EASEMENT FOR SUPPORT & SHELTER VARIABLE WIDTH (D.P.1301874)
- (D) EASEMENT TO PERMIT ENROACHING STRUCTURE TO REMAIN VARIABLE WIDTH (D.P.1301874)
- (E) RESTRICTION ON THE USE OF LAND (6 WIDE & VARIABLE) (D.P.1301874)

SURVEYOR Name: TIMOTHY R. RHEINBERGER Date: Reference:23189_DP (DRAFT)_R4_24.1014	PLAN OF STRATUM SUBDIVISION OF LOT 1 D.P.1301874	LGA: NEWCASTLE Locality: NEWCASTLE WEST Reduction Ratio 1:300 Lengths are in metres.	REGISTERED	D.P.
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RAVENSHAW STREET

LEVEL 1  
KING STREET

STREET

277°10'20"  
53.385

97°10'20"  
51.24

37°43'30"  
26.945

PT.22  
(2670 m<sup>2</sup>)

187°10'20"  
50.71

PT.21  
(3958 m<sup>2</sup>)

31 Jan 2025  
CONDITIONS OF SUBDIVISION  
- ATTACHED - SHANE McDONALD  
FOR SUBSIDENCE ADVISORY NSW

BULL STREET

71.845  
307°11'40"

217°10'20"  
9.75

187°12'10"  
91.55

D.P. 1301874  
2

PRELIMINARY ONLY

DRAWING NOTE

THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO COUNCIL APPROVAL, FINAL DESIGN, CONSTRUCTION, FINAL SURVEY AND REGISTRATION AT THE LAND REGISTRY SERVICES.

THIS PLAN HAS BEEN PREPARED USING PLANS PROVIDED BY: COMPANY: FENDER KAT'SALIDS DRAWING REFERENCE: 22104

PART LOTS 21 AND 22 ARE UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO RL 9.20 UNLESS OTHERWISE SHOWN.

- (A) RIGHT OF ACCESS VARIABLE WIDTH (D.P.1301874)  
(B) EASEMENT FOR SERVICES VARIABLE WIDTH (D.P.1301874)  
(C) EASEMENT FOR SUPPORT & SHELTER VARIABLE WIDTH (D.P.1301874)  
(D) EASEMENT TO PERMIT ENROACHING STRUCTURE TO REMAIN VARIABLE WIDTH (D.P.1301874)  
(E) RESTRICTION ON THE USE OF LAND (6 WIDE & VARIABLE) (D.P.1301874)

SURVEYOR Name: TIMOTHY R. RHEINBERGER Date: Reference: 23189_DP (DRAFT)_R4_24.1014	PLAN OF STRATUM SUBDIVISION OF LOT 1 D.P.1301874	LGA: NEWCASTLE Locality: NEWCASTLE WEST Reduction Ratio 1:300 Lengths are in metres.	REGISTERED	D.P.
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PLAN FORM 6 (2019)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of 2 sheet(s)
<div>Office Use Only</div> Registered:  Title System:		<div>Office Use Only</div> <div>PRELIMINARY ONLY</div> <div>THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO COUNCIL APPROVAL, FINAL DESIGN, CONSTRUCTION, FINAL SURVEY AND REGISTRATION AT THE LAND REGISTRY SERVICES.</div>
<b>PLAN OF STRATUM SUBDIVISION OF LOT 1 D.P.1301874</b>		LGA:       NEWCASTLE Locality:   NEWCASTLE WEST Parish:     NEWCASTLE County:    NORTHUMBERLAND
<div>Survey Certificate</div> I, .....TIMOTHY R. RHEINBERGER..... of DELFS LASCELLES CONSULTING SURVEYORS PTY LIMITED a surveyor registered under the Surveying and Spatial Information Act 2002, certify that: *(a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2017, is accurate and the survey was completed on ....., or *(b) The part of the land shown in the plan (*being/*excluding **.....) was surveyed in accordance with the Surveying and Spatial Information Regulation 2017, the part surveyed is accurate and the survey was completed on..... the part not surveyed was compiled in accordance with that Regulation, or *(c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2017. Datum Line: ..... Type: *Urban/*Rural The terrain is *Level-Undulating / *Steep-Mountainous. Signature: ..... Dated: ..... Surveyor Identification No: SU008731 Surveyor registered under the Surveying and Spatial Information Act 2002  *Strike out inappropriate words. **Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.		<div>Crown Lands NSW/Western Lands Office Approval</div> I, ..... (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. Signature: ..... Date: ..... File Number: ..... Office: .....  <div>Subdivision Certificate</div> I, ..... *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.6.15 of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature: ..... Accreditation number: ..... Consent Authority: ..... Date of endorsement: ..... Subdivision Certificate number: ..... File number: .....  * Strike through if inapplicable
Plans used in the preparation of survey/compilation.		Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.
Surveyor's Reference: 23189_DP (DRAFT)_R4_241014		Signatures, Seals and Section 88B Statements should appear on <b>PLAN FORM 6A</b>

PLAN FORM 6A (2017)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 2 of 2 sheet(s)															
Office Use Only Registered:		Office Use Only <div>PRELIMINARY ONLY</div> <div>THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO COUNCIL APPROVAL, FINAL DESIGN, CONSTRUCTION, FINAL SURVEY AND REGISTRATION AT THE LAND REGISTRY SERVICES.</div> <div>This sheet is for the provision of the following information as required:<ul style="list-style-type: none"><li>A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i></li><li>Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i></li><li>Signatures and seals - See 195D <i>Conveyancing Act 1919</i></li><li>Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.</li></ul></div>															
PLAN OF STRATUM SUBDIVISION OF LOT 1 D.P.1301874																	
Subdivision Certificate number : .....																	
Date of Endorsement : .....																	
<table><tr><th>LOT</th><th>STREET No.</th><th>STREET NAME</th><th>STREET TYPE</th><th>LOCALITY</th></tr><tr><td>21</td><td>124</td><td>BULL</td><td>STREET</td><td>NEWCASTLE WEST</td></tr><tr><td>22</td><td>126</td><td>BULL</td><td>STREET</td><td>NEWCASTLE WEST</td></tr></table> <p>PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919, AS AMENDED, IT IS INTENDED TO CREATE:</p> <ol style="list-style-type: none"><li>EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOTS)</li><li>EASEMENT FOR SERVICES (WHOLE OF LOTS)</li><li>EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOTS)</li><li>RIGHT TO USE FIRE STAIRS AND EGRESS (WHOLE OF LOTS)</li><li>EASEMENT FOR CONSTRUCTION ACCESS (WHOLE OF LOTS)</li></ol> <p>PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919, AS AMENDED, IT IS INTENDED TO RELEASE:</p> <ol style="list-style-type: none"><li>RIGHT OF CARRIAGEWAY VARIABLE WIDTH (DP1301874)</li></ol> <p>If space is insufficient use additional annexure sheet</p>			LOT	STREET No.	STREET NAME	STREET TYPE	LOCALITY	21	124	BULL	STREET	NEWCASTLE WEST	22	126	BULL	STREET	NEWCASTLE WEST
LOT	STREET No.	STREET NAME	STREET TYPE	LOCALITY													
21	124	BULL	STREET	NEWCASTLE WEST													
22	126	BULL	STREET	NEWCASTLE WEST													
Surveyor's Reference: 23189_DP (DRAFT)_R4_241014																	

10 March 2025

File No: NTH24/00302/003  
Your Ref: CNR-77155, A-94603

Chief Executive Officer  
City of Newcastle  
PO Box 489  
NEWCASTLE NSW 23

**Attention: Eliza Arnott**

**MA2023/00381 - Modification to Change Use to Shop Top Housing - 309 King Street Newcastle West**

Thank you for referring the abovementioned Development Application to Transport for NSW (TfNSW) on 06 March 2025 for advice in accordance with *Section 2.122 of State Environmental Planning Policy (Transport and Infrastructure) 2021*.

TfNSW key interests are the safety and efficiency of the transport network, the needs of our customers and the integration of land use and transport in accordance with the *Future Transport Strategy*.

King Street (MR188) is a classified Regional road. Council is the roads authority for all public roads in the area, in accordance with Section 7 of the *Roads Act 1993*.

It is understood that the subject modification would generate an additional 517 vehicle trips per day, or 38 vehicle trips per hour (vtpH) in the AM Peak and 20 vtpH in the PM Peak when compared to the original application.

TfNSW has reviewed the information provided and has no requirements for the proposed development as it is considered there will be no significant impact on the nearby classified (State) road network.

On Council's determination of this matter, please forward a copy of the Notice of Determination to TfNSW for our records. Should you require further information please contact Masa Kimura, Development Services Case Officer, on 1300 207 783 or 0407 707 999 or by emailing [development.north@transport.nsw.gov.au](mailto:development.north@transport.nsw.gov.au).

Yours faithfully



**Holly Taylor**  
A/Team Leader Development Services  
Transport Planning  
Planning, Integration & Passenger

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OFFICIAL



Contact: David Murphy  
Phone: 1800 662 077  
Email: david.murphy@waternsw.com.au

Newcastle City Council

Our ref: IDAS1159000  
Your ref: MA2024/00381

djaeger@ncc.nsw.gov.au

3 February 2025

Dear Applicant,

**RE: Integrated Development Referral – General Terms of Approval**  
**Proposed Development MA2024/00381**  
**Lot 1 DP826956, Lot 1 DP1301874**  
**309 KING STREET & 124-126 BULL STREET NEWCASTLE WEST 2302**

I refer to your recent request regarding an integrated Development Application (DA) proposed for the above location. Please find attached the WaterNSW General Terms of Approval (GTA) for part of the proposed development requiring a Water Supply Work 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 (3) of the *Environmental Planning and Assessment Act 1979* (EP&A 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, WaterNSW requests these GTA be included (in their entirety) in Council's development consent. Please also note WaterNSW requests notification:

- if any plans or documents are amended and these amendments significantly change the proposed development or result in additional works or activities that relate to any excavation which interferes with an aquifer. WaterNSW will ascertain from the notification if the amended plans require review of 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 s4.55 of the EP&A 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, WaterNSW recommends the following condition be included in the development consent:

**The attached GTA issued by WaterNSW do not constitute an approval under the Water Management Act 2000.** The development consent holder must apply to WaterNSW for a Water Supply Work 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 WaterNSW together with any required plans, documents, application fee, and proof of Council's development consent.

Application forms are available from the WaterNSW website which can be found [here](#).

WaterNSW requests that Council provides a copy of this letter to the development consent holder.

WaterNSW also requests a copy of the determination for this development application be provided by Council as required under section 4.47 (6) of the EP&A Act.

**Information to the proponent:**

- An extraction limit will be determined by the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) following a hydrogeological assessment and included on the conditions applied to the approval authorisation for the dewatering activity.
- Detailed information required to permit the hydrogeological assessment to be carried out is to be provided by the applicant otherwise the issue of the authorisation will be subject to delay. The [Minimum requirements for building site groundwater investigations and reporting](#) (DPE Oct 2022) identify what data needs to be collected and supplied.
- The authorisation will be issued for the purpose of temporary construction dewatering only and it does not constitute any form of approval for ongoing pumping of groundwater from basement levels after the building is issued an occupation certificate.

Yours sincerely

**David Murphy**  
**Water Regulation Officer**  
**WaterNSW**

## General Terms of Approval

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

**Reference Number:** IDAS1159000

**Issue date of GTA:** 03 February 2025

**Type of Approval:** Water Supply Work

**Description:** 80mm submersible pump

**Location of work/activity:** 124-126 BULL STREET NEWCASTLE WEST 2302

**DA Number:** MA2024/00381

**LGA:** Newcastle City Council

**Water Sharing Plan Area:** North Coast Coastal Sands Groundwater Sources 2016

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

Condition Number	Details
<b>Dewatering</b>	
GT0115-00001	Groundwater must only be pumped or extracted for the purpose of temporary construction dewatering at the site identified in the development application. For clarity, the purpose for which this approval is granted is only for dewatering that is required for the construction phase of the development and not for any dewatering that is required once construction is completed.
GT0117-00001	A water access licence, for the relevant water source, must be obtained prior to extracting more than 3ML per water year of water as part of the construction dewatering activity. Advisory Notes: 1. This approval is not a water access licence. 2. A water year commences on 1 July each year. 3. This approval may contain an extraction limit which may also restrict the ability to take more than 3ML per water year without further information being provided to WaterNSW. 4. Note that certain water sources may be exempted from this requirement - see paragraph 17A, Schedule 4 of the Water Management (General) Regulation 2018.
GT0118-00001	If no water access licence is obtained for the first 3ML / year (or less) of water extracted, then, in accordance with clause 21(6), Water Management (General) Regulation 2018, the applicant must: (a) record water taken for which the exemption is claimed, and (b) record the take of water not later than 24 hours after water is taken, and (c) make the record on WAL exemption form located on WaterNSW website "Record of groundwater take under exemption", and (d) keep the record for a period of 5 years, and (e) give the record to WaterNSW either via email to Customer.Helpdesk@waternsw.com.au or post completed forms to - PO Box 398 Parramatta NSW 2124 (i) not later than 28 days after the end of the water year (being 30 June) in which the water was taken, or (ii) if WaterNSW directs the person in writing to give the record to WaterNSW on an earlier date, by that date.
GT0119-00001	All extracted groundwater must be discharged from the site in accordance with Council requirements for stormwater drainage or in accordance with any applicable trade waste agreement.
GT0120-00001	The design and construction of the building must prevent: (a) any take of groundwater, following the grant of an occupation certificate (and completion of construction of development), by making any below-ground levels that may be impacted by any water table fully watertight for the anticipated life of the building. Waterproofing of below-ground levels must be sufficiently extensive to incorporate adequate provision for unforeseen high water table elevations to prevent potential future inundation; (b) obstruction to groundwater flow, by using sufficient permanent drainage beneath and around the outside of the watertight structure to

## General Terms of Approval

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

<b>Reference Number:</b>	IDAS1159000
<b>Issue date of GTA:</b>	03 February 2025
<b>Type of Approval:</b>	Water Supply Work
<b>Description:</b>	80mm submersible pump
<b>Location of work/activity:</b>	124-126 BULL STREET NEWCASTLE WEST 2302
<b>DA Number:</b>	MA2024/00381
<b>LGA:</b>	Newcastle City Council
<b>Water Sharing Plan Area:</b>	North Coast Coastal Sands Groundwater Sources 2016
	ensure that any groundwater mounding shall not be greater than 10 % above the pre-development level; and (c) any elevated water table from rising to within 1.0 m below the natural ground surface.
GT0122-00001	Construction Phase Monitoring programme and content: a) A monitoring programme must be submitted, for approval, to WaterNSW with the water supply work application. The monitoring programme must, unless agreed otherwise in writing by WaterNSW, include matters set out in any Guide published by the NSW Department of Planning Industry and Environment in relation to groundwater investigations and monitoring. Where no Guide is current or published, the monitoring programme must include the following (unless otherwise agreed in writing by WaterNSW): i. Pre-application measurement requirements: The results of groundwater measurements on or around the site, with a minimum of 3 bore locations, over a minimum period of 3 months in the six months prior to the submission of the approval to WaterNSW. ii. Field measurements: Include provision for testing electrical conductivity; temperature; pH; redox potential and standing water level of the groundwater; iii. Water quality: Include a programme for water quality testing which includes testing for those analytes as required by WaterNSW; iv. QA: Include details of quality assurance and control v. Lab assurance: Include a requirement for the testing by National Association of Testing Authorities accredited laboratories. b) The applicant must comply with the monitoring programme as approved by WaterNSW for the duration of the water supply work approval (Approved Monitoring Programme)
GT0123-00001	(a) Prior to the issuing of the occupation certificate, and following the completion of the dewatering activity, and any monitoring required under the Approved Monitoring Programme, the applicant must submit a completion report to WaterNSW. (b) The completion report must, unless agreed otherwise in writing by WaterNSW, include matters set out in any guideline published by the NSW Department of Planning Industry and Environment in relation to groundwater investigations and monitoring. Where no guideline is current or published, the completion report must include the following (unless otherwise agreed in writing by WaterNSW): 1) All results from the Approved Monitoring Programme; and 2) Any other information required on the WaterNSW completion report form as updated from time to time on the WaterNSW website. c) The completion report must be submitted using "Completion Report for Dewatering work form" located on WaterNSW website <a href="http://www.watarnsw.com.au/customer-service/water-licensing/dewatering">www.watarnsw.com.au/customer-service/water-licensing/dewatering</a>
GT0150-00001	The extraction limit shall be set at a total of 3ML per water year (being from 1 July to 30 June). The applicant may apply to WaterNSW to increase the extraction limit under this condition. Any application to increase the extraction limit must be in writing and provide all information required for a hydrogeological assessment. Advisory note: Any application to increase the extraction limit should include the following: - Groundwater investigation report describing the groundwater conditions beneath and around the site and subsurface conceptualisation - Survey plan showing ground surface elevation across the site - Architectural drawings showing basement dimensions - Environmental site assessment report



## General Terms of Approval

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

**Reference Number:** IDAS1159000

**Issue date of GTA:** 03 February 2025

**Type of Approval:** Water Supply Work

**Description:** 80mm submersible pump

**Location of work/activity:** 124-126 BULL STREET NEWCASTLE WEST 2302

**DA Number:** MA2024/00381

**LGA:** Newcastle City Council

**Water Sharing Plan Area:** North Coast Coastal Sands Groundwater Sources 2016

for any sites containing contaminated soil or groundwater (apart from acid sulphate soils (ASS)) - Laboratory test results for soil sampling testing for ASS - If ASS, details of proposed management and treatment of soil and groundwater. Testing and management should align with the NSW Acid Sulphate Soil Manual

GT0151-00001 Any dewatering activity approved under this approval shall cease after a period of two (2) years from the date of this approval, unless otherwise agreed in writing by WaterNSW (Term of the dewatering approval). Advisory note: an extension of this approval may be applied for within 6 months of the expiry of Term.

GT0152-00001 This approval must be surrendered after compliance with all conditions of this approval, and prior to the expiry of the Term of the dewatering approval, in condition GT0151-00001. Advisory note: an extension of this approval may be applied for within 6 months of the expiry of Term.

GT0155-00001 The following construction phase monitoring requirements apply (Works Approval): a. The monitoring bores must be installed in accordance with the number and location shown, as modified by this approval, unless otherwise agreed in writing with WaterNSW. b. The applicant must comply with the monitoring programme as amended by this approval (Approved Monitoring Programme). c. The applicant must submit all results from the Approved Monitoring Programme, to WaterNSW, as part of the Completion Report

GT0174-00001 Construction phase monitoring bore requirements GTA: a) Monitoring bores are required to be installed and collecting data prior for at least 3 months prior to submitting a water supply work approval b) A minimum of three monitoring bore locations are required at or around the subject property, unless otherwise agreed by WaterNSW. c) The location and number of proposed monitoring bores must be submitted for approval, to WaterNSW and should be submitted prior to the application for a water supply work approval. d) The monitoring bores should be used to develop a water table map for the site and its near environs. e) The monitoring bores must be protected from construction damage. Advisory note: no approval under the Water Management Act 2000 is required for these monitoring bores provided that they extract less than 3ML/water year.

GT0241-00001 A construction certificate can be issued for excavation work in accordance with a valid development consent, however dewatering cannot take place without an Approval being granted by Water NSW for any water supply works required by the development. If the excavation work will or is likely to require dewatering, the applicant must apply and obtain, an approval under the Water Management Act 2000 prior to any dewatering taking place and notify WaterNSW of the programme for the dewatering activity including the commencement and proposed completion dates of the dewatering activity. Advisory Note: An approval under the Water Management Act 2000 is required to construct and/or install the water supply works. For the avoidance of doubt, these General Terms of Approval do not represent any authorisation for the take of groundwater, nor do they constitute the grant or the indication of an intention to grant, any required Water Access Licence (WAL). A WAL is required to lawfully take more than 3ML of water per water year as part of the dewatering activity. A water use approval may also be required,



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unless the use of the water is for a purpose for which a development consent is in force.

## **SCHEDULE 1**

The plans and associated documentation listed in this schedule are referred to in general terms of approval (GTA) issued by WaterNSW for integrated development associated with MA2024/00381 as provided by Council:

- DMP/SEE Report/Architectural Plans/ADG Compliance, shadow and heigh plans/Comparison Plans/Other searches and maps