

# Department of Planning and Environment



Contact: Department of Climate Change, Energy, the Environment and Water-Water Group  
Phone: 1300081047  
Email: [waterlicensing.servicedesk@dpie.nsw.gov.au](mailto:waterlicensing.servicedesk@dpie.nsw.gov.au)

Our ref: IDAS-2025-10697 (IDAS-2025-10352)  
Your ref: DA/2024/763:1

4 December 2025

The General Manager  
MAITLAND CITY COUNCIL  
263 HIGH STREET MAITLAND 2320

Attention: Scott Fatches

Uploaded to the ePlanning Portal

Dear Sir/Madam

**Re:** IDAS-2025-10697 (IDAS-2025-10352) - Section 4.55 Modification Referral - General Terms of Approval  
**Dev Ref:** DA/2024/763:1  
**Description:** Concept Development Application for Two (2) into Nine Hundred (900) Lot Staged Torrens Title Subdivision, and Stage 1 Torrens Title Subdivision of Two Hundred and Twenty (220) Lots  
**Location:** Lot 177, DP874171, 559 ANAMBAH ROAD GOSFORTH 2320  
Lot 55, DP874170, 559 ANAMBAH ROAD GOSFORTH 2320

The Department of Climate Change, Energy, the Environment and Water-Water Group has reviewed documents for the above application to modify a DA Consent and considers that, for the purposes of the Water Management Act 2000 (WM Act), previously issued General Terms of Approval are adequate, remain current, and no further assessment by this agency is necessary.

Should the proposed development be varied in any way that results in development extending onto land that is waterfront land, or encompassing works that are defined as controlled activities, then the Department of Climate Change, Energy, the Environment and Water-Water Group should be notified.

If you have any questions regarding this correspondence, please use Water Assist to obtain further information or make an enquiry:  
<https://www.dpie.nsw.gov.au/water/water-assist>

Yours Sincerely

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

# Department of Planning and Environment



Contact: Department of Planning and Environment-Water

Phone: 1300081047

Email: [waterlicensing.servicedesk@dpie.nsw.gov.au](mailto:waterlicensing.servicedesk@dpie.nsw.gov.au)

Our ref: IDAS-2024-10709

Your ref: DA/2024/763

4 February 2025

The General Manager  
MAITLAND CITY COUNCIL  
263 HIGH STREET MAITLAND 2320

Attention: Emmilia Marshall

Uploaded to the ePlanning Portal

Dear Sir/Madam

**Re:** IDAS-2024-10709 - Integrated Development Referral – General Terms of Approval  
**Dev Ref:** DA/2024/763  
**Description:** Concept Development Application for Two (2) into Nine Hundred (900) Lot Staged Torrens Title Subdivision, and Stage 1 Torrens Tittle Subdivision of Two Hundred and Forty One (241) Lots  
**Location:** Lot 177, DP874171, 559 ANAMBAH ROAD GOSFORTH 2320  
Lot 55, DP874170, 559 ANAMBAH ROAD GOSFORTH 2320

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

The Department of Planning and Environment-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



**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-2024-10709                                                                                       |
| Issue date of GTA:         | 4 February 2025                                                                                       |
| Type of Approval:          | Controlled Activity                                                                                   |
| Location of work/activity: | Lot 177, DP874171, 559 ANAMBAH ROAD GOSFORTH 2320<br>Lot 55, DP874170, 559 ANAMBAH ROAD GOSFORTH 2320 |
| Waterfront Land:           | Unnamed Tributaries that flow into the Hunter River                                                   |
| DA Number:                 | DA/2024/763                                                                                           |
| LGA:                       | MAITLAND                                                                                              |

The GTA issued by Department of Planning and Environment-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 |
|------------------|---------|
|------------------|---------|

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|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TC-G001 | Before commencing any proposed controlled activity on waterfront land, an application must be submitted to Department of Planning and Environment-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 DA/2024/763 provided by Council to Department of Planning and Environment-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 Planning and Environment-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> <ul style="list-style-type: none"><li>• Site plans - indicating the demarcation of waterfront land, designated riparian corridors and identifying any areas of encroachments and offsets.</li><li>• Detailed civil construction plans - for all works within waterfront land.</li><li>• Construction streamworks plans - for the regrading and alteration of the watercourse in the southern portion of the site.</li><li>• Construction watercourse crossing design plans - for all crossings constructed to facilitate the construction of "River Road" and the Stage 1 development.</li><li>• Erosion and sediment control plans - for all works on waterfront land.</li><li>• Construction detailed drainage plans - for all works on waterfront land.</li><li>• Construction stormwater drainage outlet plan - for all works on waterfront land.</li><li>• Vegetation management plan - for the revegetation of the drainage corridor.</li><li>• Construction detailed basin design plans - for all basins on waterfront land.</li><li>• Itemised VMP Costings - for the revegetation of the drainage corridor.</li><li>• Civil and Streamworks Itemised Costings - for the regrading and realignment of the watercourse in the drainage corridor.</li></ul> |

- Construction detailed bulk earthworks plans - for all works on waterfront land.

B. The plan(s) must be prepared in accordance with Department of Planning and Environment-Water's guidelines located on the website

<https://www.dpie.nsw.gov.au/water/licensing-and-trade/approvals/controlled-activity-approvals/what/guidelines>

**TC-G006** A. A security deposit must be provided, if required by Department of Planning and Environment-Water.

B. The deposit must be:

- a bank guarantee, cash deposit or equivalent, and
  - equal to the amount required by Department of Planning and Environment-Water 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 Planning and Environment-Water for integrated development associated with IDAS-2024-10709 as provided by Council:

- Statement of Environmental Effects. Concept Development Application, Stage 1 Development Application, Anambah. Prepared by Barr Planning. Final Issue. Dated 30 August 2024.
- Package of Drawings. PROPOSED SUBDIVISION, 559 ANAMBAH ROAD, GOSFORTH NSW 2320. MASTERPLANNING DEVELOPMENT APPLICATION. CIVIL ENGINEERING PACKAGE. Prepared by Northrop. Job Number: NL222055-01. Revision D. Dated 28.08.24
- Package of Drawings. PROPOSED SUBDIVISION, 559 ANAMBAH ROAD, GOSFORTH NSW 2320. STAGE 1 DEVELOPMENT APPLICATION. CIVIL ENGINEERING PACKAGE. Prepared by Northrop. Job Number: NL222055-01. Revision C. Dated 28.08.24
- Landscape Master Plan Drawing Set. Prepared by EMM Consulting Pty Ltd. Job No: E240310. Revision B. Dated 28.08.24.
- Anambah Residential Community Stage 1 Landscape Plan. Prepared by EMM Consulting Pty Ltd. Revision B. Dated 28.08.24