

# 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-2024-10841  
Your ref: DA 2024.734.1

15 January 2025

The General Manager  
PORT MACQUARIE-HASTINGS COUNCIL  
17 Burrawan Street, Port Macquarie New South Wales 2444

Attention: Ben Roberts

Uploaded to the ePlanning Portal

Dear Sir/Madam

**Re:** IDAS-2024-10841 - Integrated Development Referral – General Terms of Approval  
**Dev Ref:** DA 2024.734.1  
**Description:** Clearing, earthworks, Torrens Title subdivision for 111 residential lots, associated infrastructure, one master lot and a residue lot  
**Location:** Lot 31, DP1298370, COHEN WAY THURMSTER 2444

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

A handwritten signature in black ink, appearing to read 'P. Pahlow', with a stylized flourish at the end.

**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-2024-10841
Issue date of GTA:	15 January 2025
Type of Approval:	Controlled Activity
Location of work/activity:	Lot 31, DP1298370, COHEN WAY THURMSTER 2444
Waterfront Land:	Coastal wetland buffer area (north); 1st order tributary of Lake Cathie (northern watercourse); 3rd order tributary of Karikeree Ck (southern watercourse)
DA Number:	DA 2024.734.1
LGA:	PORT MACQUARIE-HASTINGS

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 2024.734.1 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 - Site plans must include demarcation of waterfront land, designated riparian corridors including any encroachments and offsets in accordance with the Department's Guidelines.</li><li>• Detailed civil construction plans - Engineering, drainage and basin plans must be overlaid on top of recent aerial imagery to assess likely impacts to riparian corridors and watercourses.</li><li>• Construction staging plans</li><li>• Erosion and sediment control plans</li><li>• Construction stormwater drainage outlet plan - Engineering, drainage and basin plans should be overlaid on top of recent aerial imagery to determine impacts to nearby watercourses</li><li>• Vegetation management plan</li><li>• Landscape plan</li><li>• Water cycle management plan</li><li>• Construction detailed basin design plans - Engineering, drainage and basin plans must be overlaid on top of recent aerial imagery to assess likely impacts to riparian corridors and watercourses.</li><li>• Itemised VMP Costings</li><li>• Civil and Streamworks Itemised Costings</li><li>• Construction Cut and Fill Cross Sections and Plan View Details of Site - Earthworks plans must be overlaid on top of recent aerial imagery to assess likely impacts to riparian corridors and watercourses.</li><li>• Construction detailed bulk earthworks plans - Earthworks plans must be overlaid on top of recent aerial imagery to assess likely impacts to riparian corridors and watercourses.</li></ul> <p>B. The plan(s) must be prepared in accordance with Department of Planning and Environment-Water 's guidelines located on the website <a href="https://www.dpie.nsw.gov.au/water/licensing-and-trade/approvals/controlled-activity-approvals/what/guidelines">https://www.dpie.nsw.gov.au/water/licensing-and-trade/approvals/controlled-activity-approvals/what/guidelines</a></p> |
| TC-G006 | <p>A. A security deposit must be provided, if required by Department of Planning and Environment-Water.</p> <p>B. The deposit must be:</p> <ul style="list-style-type: none"><li>• a bank guarantee, cash deposit or equivalent, and</li><li>• equal to the amount required by Department of Planning and Environment-Water for that controlled activity approval.</li></ul>  |





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### 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-2024-10841 as provided by Council:

- "App A - Plans.pdf" - Preliminary Engineering Drawings - uploaded to NSW Planning Portal 22/10/2024
- "SOX East Biodiversity Development Assessment Report v5" - Biodiversity development assessment report - uploaded to NSW Planning Portal 12/12/2024
- AMENDED Environmental Impact Statement - Precinct 3 uploaded to NSW Planning Portal 31/10/2024