

Department of Planning and Environment



Contact: Department of Planning and Environment-Water

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Our ref: IDAS-2025-10443

Your ref: DA/25/2025

8 August 2025

The General Manager
CITY OF PARRAMATTA COUNCIL
126 Church Street, Parramatta New South Wales 2150

Attention: Eamon Murphy

Uploaded to the ePlanning Portal

Dear Sir/Madam

Re: IDAS-2025-10443 - Integrated Development Referral – General Terms of Approval

Dev Ref: DA/25/2025

Description: Demolition, tree removal, remediation works and construction of a part 4 storey industrial building including carparking for 285 vehicles with ancillary signage. The application is Nominated Integrated development pursuant to the Water Management Act 2000 and Integrated development pursuant to the Roads Act 1993. The application will be determined by Sydney Central City Planning Panel.

Location: Lot A, DP155541, 348 VICTORIA ROAD RYDALMERE 2116
Lot B, DP155541, 348 VICTORIA ROAD RYDALMERE 2116

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-2025-10443
Issue date of GTA:	8 August 2025
Type of Approval:	Controlled Activity
Location of work/activity:	Lot A, DP155541, 348 VICTORIA ROAD RYDALMERE 2116 Lot B, DP155541, 348 VICTORIA ROAD RYDALMERE 2116
Waterfront Land:	Subiaco Creek
DA Number:	DA/25/2025
LGA:	CITY OF PARRAMATTA

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 | 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/25/2025 provided by Council to Department of Planning and Environment-Water.

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. |
| TC-G005 | A. The application for a controlled activity approval must include the following plan(s): <ul style="list-style-type: none">• Site plans• Detailed civil construction plans• Construction staging plans• Erosion and sediment control plans• Vegetation management plan• Landscape plan• Itemised VMP Costings
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: <ul style="list-style-type: none">• 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-2025-10443 as provided by Council:

Statement of Environmental Effects – 348 Victoria Road, Rydalmere, prepared by DFP Planning Pty Ltd for Mitsubishi Electric Australia. Dated 13 December 2024.

Remediation Action Plan – 348 Victoria Road, Rydalmere, prepared by Douglas Partners Pty Ltd for Mitsubishi Electric Australia. Dated 10 December 2024.

Arboricultural Impact Assessment – 348 Victoria Road, Rydalmere, prepared by Hugh the Arborist for Mitsubishi Electric/CBRE. Dated 13 December 2024.

Ecological Impact Assessment – 348 Victoria Road, Rydalmere, prepared by SLR Consulting Australia for Mitsubishi Electric Australia. Dated 13 December 2024.

Vegetation Management Plan – 348 Victoria Road, Rydalmere, prepared by SLR Consulting Australia for Mitsubishi Electric Australia, 9 December, SLR Consulting Australia, Sydney.

Amended Civil and Stormwater Plans – 348 Victoria Road, Rydalmere, prepared by Costin Roe Consulting Pty Ltd for Mitsubishi Electric Australia. Uploaded to NSW Planning Portal December 2024 & May 2025.

Drawing No.	Issue	Plan Title	Dated
CO12068.01-DA100	B	Drawing List & General Notes	11/12/2024
CO12068.01-DA200	B	Erosion & Sediment Control Plan	12/12/2024
CO12068.01-DA250	B	Erosion & Sediment Control Details Sheet 1	12/12/2024
CO12068.01-DA251	B	Erosion & Sediment Control Details Sheet 2	12/12/2024
CO12068.01-DA300	C	Bulk Earthworks & Cut/Fill Plan	12/12/2024
CO12068.01-DA350	B	Bulk Earthworks Sections Sheet 1	12/12/2024
CO12068.01-DA400	E	Stormwater Drainage Plan	07/05/2025
CO12068.01-DA450	B	Stormwater Drainage Details Sheet 1	12/12/2024
CO12068.01-DA451	B	Stormwater Drainage Details Sheet 2	12/12/2024
CO12068.01-DA452	B	Stormwater Drainage Details Sheet 1	12/12/2024
CO12068.01-DA470	A	Underground OSD Tank Details Sheet 1	12/12/2024
CO12068.01-DA471	A	Underground OSD Tank Details Sheet 2	12/12/2024
CO12068.01-DA490	B	Music Catchment Plan	07/05/2025
CO12068.01-DA500	F	Finished Levels Plan	07/05/2025
CO12068.01-DA550	B	Typical Sections Sheet 1	12/12/2024
CO12068.01-DA551	B	Typical Sections Sheet 2	12/12/2024
CO12068.01-DA600	C	Retaining Wall Plan	07/05/2025
CO12068.01-DA651	B	Retaining Wall Details Sheet 2	12/12/2024
CO12068.01-DA700	C	Public Domain Crossover and Section	08/05/2025

Amended Landscape Plans – 348 Victoria Road, Rydalmere, prepared by Taylor Brammer Landscape Architects Pty Ltd for Mitsubishi Electric Australia. Uploaded to NSW Planning Portal December 2024 & May 2025.

Drawing No.	Issue	Plan Title	Dated
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LA001	B	Landscape Masterplan	08/05/2025
LA002	B	Tree Retention and Removal Plan	08/05/2025
LA100	B	Detailed Landscape Plan 1	08/05/2025
LA101	B	Detailed Landscape Plan 2	08/05/2025
LA102	B	Detailed Landscape Plan 3	08/05/2025
LA200	B	Planting Character and Schedule	09/05/2025
LA300	B	Landscape Area Calculations	08/05/2025
LD000	B	Landscape Details - Planting	08/05/2025
LD001	A	Landscape Details - Paving	09/12/2024