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General Manager  
Woollahra Municipal Council  
536 New South Head Rd  
Double Bay NSW 2028

Our ref: IDAS1150700  
Our file: A-68601  
Your ref: DA 598/2022

Dear Valdis Aleidzans  
[valdis.aleidzans@woollahra.nsw.gov.au](mailto:valdis.aleidzans@woollahra.nsw.gov.au)

12 October 2023

**Re: Integrated Development Referral – General Terms of Approval  
Referral under CNR-50911  
Described as: Construction dewatering  
To be located or carried out at: 17 DOVER ROAD ROSE BAY 2029**

I refer to your recent request regarding an integrated Development Application (DA 598/2022) proposed for the above location. Please find attached the DPE-Water 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 the Panel, DPE-Water requests these GTA be included (in their entirety) in the development consent. Please also note DPE-Water 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. DPE-Water will ascertain from the notification if the amended plans require review of the GTA. This requirement applies even if the amendment is part of proposed consent conditions and do not appear in the original documentation.
- if Panel 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, DPE-Water recommends the following condition be included in the development consent: **The attached GTA issued by DPE-Water do not constitute an approval under the *Water Management Act 2000*.** The development consent holder must apply to DPE-Water for a Water Supply Work approval **after consent** has been issued by the panel **and before** the commencement of any work or activity.

A completed application form must be submitted to DPE-Water together with any required plans, documents, application fee, and proof of development consent.

DPE-Water requests that Panel provides a copy of this letter to the development consent holder.

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

**Information to the proponent:**

- Detailed information required to permit a hydrogeological assessment to be carried out by the Department of Planning and Environment is to be provided for any further application related to the subject property according to the minimum requirements for building site groundwater investigations and reporting.
- An extraction limit will be determined by the Department of Planning and Environment following the hydrogeological assessment using the detailed information and the extraction limit will be included on the conditions applied to the approval for the dewatering activity.
- The approval will be issued for the purpose of temporary construction dewatering only and it does not constitute any form of permission for ongoing pumping of groundwater from basement levels after the building is issued an occupation certificate.

Yours sincerely



Anisul Afsar  
Water Regulation Officer  
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:** IDAS1150700

**Issue date of GTA:** 12 October 2023

**Type of Approval:** Water Supply Work

**Description:** Groundwater dewatering

**Location of work/activity:** 17 Dover Road, Rose Bay NSW 2029

**DA Number:** DA598/2022

**LGA:** Woollahra Municipal Council

**Water Sharing Plan Area:** Greater Metropolitan Region Groundwater Sources 2023

**The GTA issued by DPE-Water do not constitute an approval under the *Water Management Act 2000*.** The development consent holder must apply to DPE-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
<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.
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 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.
GT0142-00001	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.
GT0159-00001	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.

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<b>Reference Number:</b>	IDAS1150700
<b>Issue date of GTA:</b>	12 October 2023
<b>Type of Approval:</b>	Water Supply Work
<b>Description:</b>	Groundwater dewatering
<b>Location of work/activity:</b>	17 Dover Road, Rose Bay NSW 2029
<b>DA Number:</b>	DA598/2022
<b>LGA:</b>	Woollahra Municipal Council
<b>Water Sharing Plan Area:</b>	Greater Metropolitan Region Groundwater Sources 2023

- GT0202-00001 Before any Construction Certificate is issued for any excavation under the development consent, the applicant must: (a) Apply to the department for, and obtain, an approval under the Water Management Act 2000 or Water Act 1912, for any water supply works required by the development; and (b) Notify the department of the programme for the dewatering activity to include the commencement and proposed completion date of the dewatering activity.
- GT0203-00001 If no water access licence is obtained for the first 3ML per 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 in the approved form; and (d) Keep the record for a period of 5 years; and (e) Give the record to the department, (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 the department directs the person in writing to give the record to the department on an earlier date, by that date.
- GT0204-00001 Construction phase monitoring bore requirements: (a) A minimum of three monitoring bore locations are required at or around the subject property, unless otherwise agreed by the department; and (b) The location and number of proposed monitoring bores must be submitted for agreement by the department with the application of water supply work approval; and (c) The monitoring bores must be installed and maintained as required by the water supply work approval; and (d) The monitoring bores must be protected from construction damage.
- GT0205-00001 Construction phase monitoring programme and content: (a) A monitoring programme must be submitted, for approval, to the department with the water supply work approval application. The monitoring programme must, unless agreed otherwise in writing by the department, 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 monitoring programme must include the following (unless otherwise agreed in writing by the department): (i) Pre-application measurements-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 an application for water supply work approval to the department; and (ii) Field measurements-include provision for testing electrical conductivity; temperature; pH; redox potential and standing water level of the groundwater; and (iii) Water quality-include a programme for water quality testing which includes testing for those analytes as required by the department; and (iv) Quality Assurance-include details of quality assurance and control; and (v) Laboratory 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 the department for the duration of the water supply work approval (Approved Monitoring Programme).

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GT0206-00001	Reporting arrangements: (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 the department; and (b) The completion report must, unless agreed otherwise in writing by the department, 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 the department): (i) All results from the Approved Monitoring Programme; and (ii) Any other information required on the department completion report form as updated from time to time on the department website; and (c) The completion report must be submitted using the department Completion Report for Dewatering Work form.
GT0207-00001	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 the department 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.
GT0208-00001	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 the department (Term of the dewatering approval).
GT0209-00001	Construction phase monitoring requirements: (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 the department; and (b) The applicant must comply with the monitoring programme as amended by this approval (Approved Monitoring Programme); and (c) The applicant must submit all results from the Approved Monitoring Programme, to the department, as part of the Completion Report.

## **SCHEDULE 1**

The plans and associated documentation listed in this schedule are referred to in general terms of approval (GTA) issued by DPE-Water for integrated development associated with LDA2022/0390 as provided by Council:

- Geotechnical Assessment Report \_17 Dover Road, Rose Bay\_PAN-293675
- Statement of Environmental Effects
- Architectural Plans