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Lane Cove Council

Our ref: S4551162300
Your ref: DA56/2023

Email: abland@lanecove.nsw.gov.au

29 September 2025

Dear Applicant,

**RE: Integrated Development Referral – General Terms of Approval
Proposed Development DA56/2025
ADDRESS: 14-16 Marshall Avenue & 2-10 Berry Road, St Leonards, 2065**

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.

Dewatering 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 dewatering 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:

1. An extraction limit will be determined by the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) following a further hydrogeological assessment and included on the conditions applied to the approval authorisation for the dewatering activity.
2. Site-Specific data gathering to meet the information required by the Minimum Requirements for Building Site Groundwater Investigations and Reporting must be continued.
3. The Dewatering Management Plan must be informed by in-situ data, site conceptualisation, an assessment of impact, estimated volumes of take, metering, monitoring and mitigation arrangements. The Dewatering Management Plan is required to be updated and provided with the water supply work approval application.
4. Aspects of the applicant's documentation are unsatisfactory as they do not meet the requirements set by the Minimum Requirements for Building Site Groundwater Investigations and Reporting (refer to Attachment A Minimum requirements assessment), however given there are no receptors in the vicinity of the sites, the proposed building method includes secant pile wall socketed into bedrock to reduce inflows hence small inflow volume is predicted, the modification can be recommended.

Note: the applicant to address the following requirements, including but not limited to:

- borehole site coordinates and, if applicable, a bore replacement protocol
- groundwater levels measured at least daily for at least three months within the six months immediately before application lodgement, seasonal extents established as numerical triggers, and triggers depicted against the bulk excavation level and required pumping level on hydrogeological section diagrams
- clarification of water quality triggers as single, successive or repeated exceedances; handling of outliers; consideration of trends toward triggers
- site analysis for acid sulphate soils, given the low pH values from groundwater monitoring, 1:5 soil-water extracts, and soil aggressivity testing
- raw measurement and laboratory analytical results data provided in electronic extractable format
- groundwater flow modelling software, process, conceptualisation, parameters, assumptions and all relevant results (drawdown, areal extent); comparison of results to receptors and numerical Aquifer Interference Policy minimal impact considerations – Muralitharan's (2025, Section 4.8) recommendation for modelling acknowledges the inadequacy of any previous modelling
- excavation-support and basement-waterproofing methods and basement drainage system
- identified need for a groundwater work approval
- agency notification plan for unforeseen impacts
- submission date for the dewatering completion report.



Yours sincerely,

Lauren Preston
Water Regulation Officer
WaterNSW

Attached: Attachment A Minimum Requirements Assessment

Preliminary assessment

For the purpose of determining General Terms of Approval for the modification application referred from WaterNSW, a preliminary assessment has been carried out. This review has assessed the supplied information for adequacy against the standard that has been documented in the Minimum Requirements for Building Site Groundwater Investigations and Reporting. A proper hydrogeological assessment of the groundwater impacts from the proposed excavation is not possible due to the limited timing permitted for a review at this stage of the planning process.

Review of application to the minimum requirements

For the department to consider General Terms of Approval for the proposed drained basement the applicant must demonstrate that site-specific evidence to meet the Minimum Requirements for Building Site Groundwater Investigations and Reporting has been obtained and used in preparing the dewatering management plan.

Table 3 outlines the adequacy of the supplied reports compared to the minimum requirements. Relevant reports, including those prepared for the currently approved project, include:

- modified statement of environmental effects (Kontogiorgis 2025)
- statement of environmental effects (Barbeler 2023)
- detailed site investigation (FES 2023a)
- hydrogeological investigation (FES 2023b)
- geotechnical investigation (Muralitharan 2025)
- preliminary site investigation (FES 2021).

Table 3 Minimum requirements assessment

Section	Minimum information	Comment
Introduction (General description of the site)	• Property address and lot and deposited plan (DP) numbers • Description of the proposed building development • Timing details of the building dewatering schedule and the broader construction schedule	<u>Satisfactory</u> Property addresses with lot and deposited plan numbers are listed in the modified SEE of Kontogiorgis (2025) Table 2. Proposed modifications are described in Kontogiorgis (2025) Section 3.1 and Table 4. Additional geotechnical investigation and geotechnical and hydrogeological modelling are recommended in the geotechnical investigation report of Muralitharan (2025) Section 4.13 to determine the design and construction: effectively acknowledging that specific construction and dewatering schedules are to be determined. The previous hydrogeological investigation report (FES 2023b) will need to be updated.
Site geology (Conceptualisation based on results of comprehensive	• General discussion of ground surface elevation across the site	<u>Satisfactory</u> Site topography is described in Table 5 and site survey maps are provided in Appendix E

Section	Minimum information	Comment
intrusive investigations at the site)	• Tabulation of the subsurface layers identified from intrusive investigations at the site, including depths and thicknesses • Detailed material descriptions of each layer encountered during intrusive investigations • Determinations of potential acid sulphate soils (PASS) and actual acid sulphate soils (ASS) from multiple site-specific samples and laboratory analysis	drawings 3438-1 to -5 of the preliminary site investigation (FES 2021). Profile material descriptions and depths are given in Table 2 of Muralitharan (2025). Shallow borehole logs are shown in Appendix K of FES (2021) and detailed logs for deeper boreholes are given in Appendix G of FES (2023a) and Appendix B of Muralitharan (2025). <u>Unsatisfactory</u> The potential for acid sulphate soils is unclear. Table 5 of FES (2021) and Table 7 of FES (2023b) state no known occurrences of acid sulphate soil material according to the Prospect_Paramatta map. The geological profile is described as comprising fill directly overlying residual soils and weathered sandstone bedrock Muralitharan (2025, Table 2) and the site is approximately 15 to 20 m higher in elevation than the nearest surface drainage depression which is at least 120 m to the east. However, groundwater field results (FES 2023a, Table 13) include a very acidic pH of 3.2 at boreholes GW2 and GW3 and laboratory 1:5 soil-water extract results (Appendix H) include acidic pH values in the range of 4.3 to 5.1 at borehole BH1. Soil aggressivity test results (FES 2023b, Table 4) include acidic pH values of 5.2 to 5.7 at BH1, BH2 and BH3. An ASS management plan is thus required.
Site hydrogeology (Conceptualisation and aquifer conceptualisation based on results of comprehensive intrusive investigations at the site)	• Depth to groundwater based on at least daily measurements from within a six-month period before lodgement of the application • Basic statistics (minimum, average, median, maximum) of groundwater measurements in metres depth below ground level and metres elevation referenced to AHD • Prediction of the highest groundwater level in metres depth below ground level and metres elevation referenced to AHD under wet weather conditions (where the predevelopment monitoring does not, or is unlikely to, extend beyond two years)	<u>Unsatisfactory</u> The proponent has not collected groundwater level time series data at a minimum daily rate for at least three months within the six months immediately before application lodgement and thus presented basic statistics and a predicted highest groundwater level. Muralitharan (2025) Section 4.8 recommends long-term groundwater-level monitoring to assess fluctuations and determine a suitable dewatering system before finalising a shoring system. FES (2023b) Section 5 refers to groundwater monitoring from February 2021 to September 2023 as identified in Table 1 of Appendix C, whereas only six results are tabulated for

Section	Minimum information	Comment
	- Hydraulic conductivity test results for every substantial lithological layer to be intersected by the excavation (tested at least three times each to demonstrate repeatability) - Tabulated details and included to-scale plan diagram of at least three groundwater monitoring locations distributed across the site positioned to allow triangulation of groundwater flow directions - Like-for-like replacement protocols for monitoring bores that may be damaged or destroyed by the proposed construction activity	each of boreholes GW1, GW2 and GW3. Of those results, five had been collected over a four-month period from 13th June to 8th September 2023 and the only other result is that measured in 2021. The 2021 result is presented again in Table 3 as well as in Table 3 of Barbeler (2023) and Muralitharan (2025). The 30th August 2023 result is presented also in Table 12 of FES (2023a). <u>Satisfactory</u> Hydraulic conductivity pump-out test results, 9.68E-5, 1.17E-7 and 5.15E-8 m/s, from boreholes GW1, GW2 and GW3 respectively are given in FES (2023b) Table 3; the applicant's impact assessment adopted the GW1 value for residual soil (partly screened in such) and GW2 value for sandstone (Section 7.4); GW3 is screened partly in shale. Note that pump-out tests had not been repeated for each borehole, however, the results for sandstone at GW2 and mixed shale and sandstone at GW3 are consistent with guideline values in Tables 7 and 8 of Pells et al. (2019). <u>Unsatisfactory</u> Tabulated borehole site coordinates have not been provided. Site borehole locations are depicted in Muralitharan (2025) Appendix A and FES (2023a) Figure 2 (see Figures 2 and 3, above). Well screen intervals and site surface elevations are given in FES (2023b) Table 8. <u>Unsatisfactory</u> Monitoring bore replacement protocols have not been presented.
Analytical or numerical groundwater flow modelling (Groundwater take and impact predictions based on appropriate modelling)	- Description of the groundwater flow model used (cannot be a geotechnical pore pressure or seepage inflow model) - Demonstration that conceptualisation represents site conditions - Details of the site-specific information used to conceptualise, construct, calibrate and validate the model - All assumptions made and those inherent in the modelling approach	<u>Unsatisfactory</u> FES (2023b) Section 7.5 refers to the use of a 2D finite element computer program to estimate the inflow rate of 1.39 ML/180 days during construction and 2.64 ML/year during operation and forecast negligible consequent drawdown. However, no further information on the software or modelling process has been given other than the adopted permeability values for residual soils and sandstone (Section 7.4).

Section	Minimum information	Comment
	- Details of the adopted model parameters - Predictions of the maximum extent of the cone of depression resulting from the full duration of the proposed dewatering pumping - Comprehensive impact assessment in accordance with the NSW Aquifer Interference Policy requirements and criteria - Nomination of groundwater trigger levels to activate contingency measures should unforeseen impacts occur	The test method used to estimate the “groundwater recharge rate (L/s/m²)” and the application of that rate have not been specified (Muralitharan 2025, Section 4.2, Table 3). A model parameter sensitivity analysis is mentioned but the method, results and implications are not presented (FES 2023b, Section 7.5). <u>Unsatisfactory</u> FES (2023b) Section 7.6 states that a detailed assessment of the potential impacts has been completed, however, no details or model results are given. The spatial extent of impact has not been presented; the extent with respect to receptors and third-party groundwater user is unknown. Note: Muralitharan (2025) Section 4.8 recommends groundwater modelling using commercial software to estimate groundwater inflow into the basement and assess impact to neighbouring infrastructure; and, in Section 4.13, prior to the design stage to determine the appropriate basement system. <u>Unsatisfactory</u> FES (2023b) Section 9, entitled groundwater impact assessment, does not present such. Modelling results are neither presented nor compared to the numerical minimal impact considerations. <u>Unsatisfactory</u> FES (2023b) Section 11.1 states that the groundwater level external to the basement increasing or decreasing more than that identified within the seasonal variations is a trigger level, but does not specify the numerical thresholds or refer to the appended groundwater level monitoring summary Table 1. <u>Unsatisfactory</u> Section 11.3 states that an exceedance of the guideline limits, according to Section 7.1 being those of ANZECC (2000), NHMRC (2018) and ANZG (2018) as summarised in Appendix E (Table A1), by water-quality properties is a trigger, but without indicating whether an exceedance might include that by single, successive or repeated analytical

Section	Minimum information	Comment
		results, or highly inaccurate or other outlier values, and whether trends toward an exceedance would act as a trigger.
Building design (Accurate dimensions for the basement footprint in three dimensions and extent of the required drawdown)	- Clearly documented basement dimensions on all subsurface floor plans (to outside the design walls for the entire basement footprint) - Clearly documented excavation design on two section diagrams (oriented approximately perpendicular to each other and extending across the site) - Identification of critical levels associated with the excavation and building design in metres elevation referenced to AHD on the sections as follows: - ground surface level - highest predicted groundwater level - lowermost basement finished floor level - substructure floor level for lift pits or stormwater tanks extending beneath lowermost basement - bulk excavation level - required pumping water level - base of aquifer - Proposed excavation support method and the degree of watertightness expected from the completed wall system - Waterproofing methodology to be used to reduce the permeability of the wall and floor system to complete a watertight basement - Drainage system to be installed around and beneath the watertight basement to prevent obstruction of groundwater flow and consequent adverse effects (for example, waterlogging or increased discharge on neighbouring properties)	<u>Satisfactory</u> Basement dimensions are shown on the subsurface floor plans (DA-B1B0909 BASEMENT 03 PLAN B, DA-B1B0910 BASEMENT 02 PLAN K, and DA-B1B1010 BASEMENT 01 PLAN K) and sections (DA-D110010 SECTION BLDG 14-15 and DA-D120010 SECTION BLDG 13-15) of document file named TRIM_S4.55 Modification plans - DA56 2023_1905342.pdf. The final excavation design is to be determined (Muralitharan 2025, Section 4). <u>Unsatisfactory</u> Critical levels, including the highest predicted groundwater level, required pumping water level, bulk excavation level and, perhaps, lift pits, have not been clearly presented on section diagrams. <u>Unsatisfactory</u> The excavation-support (Muralitharan 2025 Sections 4.4 to 4.7 and 4.13) and basement-waterproofing methods and basement drainage system (Muralitharan 2025 Section 4.8) have not been identified but are recommended for design and validation by suitably qualified practitioners based on additional deeper-borehole installation, and monitoring and modelling. These recommendations have been acknowledged by Kontogiorgis (2025) Section 5.6.6.
Water take (Calculation of take volume and identification of any licensing requirements)	- Weekly and total water take requirements based on the groundwater flow modelling - Discussion of the licensing requirements, including availability of shares in the groundwater source - Need for a water access licence to authorise the volume of groundwater	<u>Unsatisfactory</u> 2D finite element modelling indicates flow rates of 1.39 ML/180 days of construction and 2.64 ML/year during occupation (FES 2023b, Section 7.5), however, the specific modelling software and methodology applied have not been specified. Moreover, Muralitharan

Section	Minimum information	Comment
	predicted to be taken during dewatering pumping Need for an approval to authorise the bores or structure used to take groundwater	(2025, Sections 4.8 and 4.13) recommends groundwater modelling using a commercial software to estimate groundwater inflow, determine the appropriate basement system, and assess impacts on neighbouring assets, effectively acknowledging the inadequacy of the modelling referred to above (i.e. in FES 2023b, Section 7.5). <u>Satisfactory</u> Water access licence exemption for the predicted <3 ML/year inflow has been identified (FES 2023b, Section 8). <u>Unsatisfactory</u> The proponent has not stated the need for an approval to authorise the bores or structure used to take groundwater.
Monitoring and reporting (Details of the groundwater management actions for the project)	- Establishment of trigger levels (based on monitoring data gathered since project commencement and supplemented by measurements following development consent, as well as trends analysis if necessary) that are to be applied once construction commences to identify whether adverse impacts are occurring - Description of the response actions if groundwater reaches or exceeds the trigger levels or points - Scheduling and content of the frequent regular recording of the monitoring measurements, data-handling protocols and reporting processes - Notification plan to the relevant agency should unforeseen impacts occur or if groundwater exceeds triggers - Nomination of the due date for submitting the dewatering completion report	<u>Satisfactory</u> Considerations for dewatering monitoring, including thresholds for groundwater depth and their outside-excavation variability, are given in FES (2023b, Section 10); additional long-term monitoring to assess groundwater fluctuations (and determine a suitable dewatering system) before finalising the shoring system is recommended as a hold point by Muralitharan (2025, Section 4.8). Exceedance response actions are described in FES (2023b, Section 11). Monitoring schedules and the weekly provision of results to the environmental engineer for review are proposed in FES 2023b, Section 10.2). <u>Unsatisfactory</u> Agency notification of unforeseen impacts and the submission date for the dewatering completion report have not been stated.
Figures (Illustrations and diagrams showing relevant information)	- Diagram illustrating location of property - Site survey illustrating spot elevations and contours - Detailed design plan for each basement level footprint with major axis dimensions (to outside each basement wall) clearly documented - Revised hydrogeological section diagrams based on detailed design plans (to scale and with critical levels clearly identified)	<u>Satisfactory</u> The property location is depicted (e.g. FES 2023a, Fig. 1; Kontogiorgis 2025, Figs. 1 to 3). Site survey maps are provided in Appendix E drawings 3438-1 to -5 of the preliminary site investigation (FES 2021). Basement dimensions are shown on the subsurface floor plans (DA-B1B0909 BASEMENT 03 PLAN B, DA-B1B0910

Section	Minimum information	Comment
	oriented approximately perpendicular to each other - Plan diagram of the three monitoring locations used for groundwater measurements and sampling relative to basement footprint - A plan illustration of the extent of the cone of depression and capture zone that will be developed from the pumping required to dewater the site using the predicted highest groundwater level elevation	BASEMENT 02 PLAN K, and DA-B1B1010 BASEMENT 01 PLAN K) and sections (DA-D110010 SECTION BLDG 14-15 and DA-D120010 SECTION BLDG 13-15) of document file named TRIM_S4.55 Modification plans - DA56 2023_1905342.pdf. <u>Unsatisfactory</u> Hydrogeological section diagrams have not been provided. <u>Satisfactory</u> Site borehole locations used to monitor groundwater levels and quality are depicted in Muralitharan (2025) Appendix A and FES (2023a) Figure 2 (see Figures 2 and 3, above). However, Muralitharan (2025, Section 4.13) recommends the establishment of at least three additional boreholes in the western portion of the site, and to a minimum depth of 22 m below ground, to further assess geotechnical conditions. This requirement infers that the site's hydrogeology should also be refined using those proposed bore sites. <u>Unsatisfactory</u> The extent of the cone of depression and capture zone that will be developed through site dewatering has not been illustrated.
Attachments (Supporting documentation)	- Site borehole logs - All raw measurement data in electronic format - All field and laboratory test result data in electronic format - Copies of written agreements for variations - Signed statement of compliance with these requirements by the author (a suitably qualified person)	<u>Satisfactory</u> Shallow borehole logs are shown in Appendix K of FES (2021) and detailed logs for deeper boreholes are given in Appendix G of FES (2023a) and Appendix B of Muralitharan (2025). <u>Unsatisfactory</u> Raw measurement data, and field and laboratory test result data, have not been provided in electronic format.

Assessment of modification application

Unsatisfactory matters

The department noted the following matters missing in the application material:

- borehole site coordinates and, if applicable, a bore replacement protocol
- groundwater levels measured at least daily for at least three months within the six months immediately before application lodgement, seasonal extents established as numerical triggers, and triggers depicted against the bulk excavation level and required pumping level on hydrogeological section diagrams

- clarification of water quality triggers as single, successive or repeated exceedances; handling of outliers; consideration of trends toward triggers
- site analysis for acid sulphate soils, given the low pH values from groundwater monitoring, 1:5 soil-water extracts, and soil aggressivity testing
- raw measurement and laboratory analytical results data provided in electronic extractable format
- groundwater flow modelling software, process, conceptualisation, parameters, assumptions and all relevant results (drawdown, areal extent); comparison of results to receptors and numerical Aquifer Interference Policy minimal impact considerations – Muralitharan's (2025, Section 4.8) recommendation for modelling acknowledges the inadequacy of any previous modelling
- excavation-support and basement-waterproofing methods and basement drainage system
- identified need for a groundwater work approval
- agency notification plan for unforeseen impacts
- submission date for the dewatering completion report.



General Terms of Approval

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

Reference Number:	S4551162300
Issue date of GTA:	29 September 2025
Type of Approval:	Water Supply Work
Description:	Excavation
Location of work/activity:	14-16 Marshall Avenue & 2-10 Berry Road, St Leonards, 2065
DA Number:	DA56/2023
LGA:	Lane Cove Council
Water Sharing Plan Area:	Greater Metropolitan Region Groundwater Sources 2023

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
Dewatering	
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.
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 www.watnsw.com.au/customer-service/water-licensing/dewatering

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Type of Approval: Water Supply Work
Description: Excavation
Location of work/activity: 14-16 Marshall Avenue & 2-10 Berry Road, St Leonards, 2065
DA Number: DA56/2023
LGA: Lane Cove Council
Water Sharing Plan Area: Greater Metropolitan Region Groundwater Sources 2023

- 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 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.
- GT0279-00001 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



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Water Sharing Plan Area: Greater Metropolitan Region Groundwater Sources 2023

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. A water use approval may also be required, unless the use of the water is for a purpose for which a development consent is in force.

GT0280-00001 A water access licence, for the relevant water source, must be obtained and nominate an occupational phase water supply work approval, to account for ongoing dewatering, unless an exemption applies.

GT0281-00001 A water access licence, for the relevant water source, must be obtained prior to extracting groundwater, unless an exemption applies. Advisory Note: See Schedule 4 of the Water Management (General) Regulation 2025.

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 DA56/2023 as provided by Council:

- Kontogiorgis, J. 2025. (Modified Statement of Environmental Effects). Section 4.55(2) report: 14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, St Leonards. Urbis Ltd project P0058224 report prepared 3 June 2025 for DASCO Property Development Services Pty Ltd, 47 p.
- Barbeler, L. 2023. Statement of environmental effects. 2023. 14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, St Leonards. Areas 13, 14 & 15 – St Leonards South. Urbis Ptd Ltd project P0014364 report prepared 10 May 2023 for Modern Construction & Development, 96 p.
- Muralitharan, C. & Buckley, B. 2021. Geotechnical investigation report: 2-10 Berry Road, 14-16 Marshall Avenue and 5-9 Holdsworth Avenue, St Leonards NSW 2065. Foundation Earth Sciences report G511-1 prepared 11 October 2021 for Holdsworth Land Pty Ltd ATF Holdsworth Land Unit Trust, 61 p.
- FES. 2021. Preliminary site investigation: 2-10 Berry Road, 14-16 Marshall Avenue & 5-9 Holdsworth Avenue, St Leonards NSW. Foundation Earth Sciences report E2670-0 prepared 11/10/2021 for Holdsworth Land Pty Ltd ATF Holdsworth Land Unit Trust, 247 p.
- Muralitharan, C. 2025. Geotechnical investigation report: 2-10 Berry Road, 14-16 Marshall Avenue and 5-9 Holdsworth Avenue, St Leonards NSW 2065. Foundation Earth Sciences report G511-2R1 prepared 27 May 2025 for DASCO Property Development Services Pty Ltd, 67 p.
- FES. 2023a. Detailed site investigation: 2-10 Berry Road, 14-16 Marshall Avenue & 5-9 Holdsworth Avenue, St Leonards NSW. Foundation Earth Sciences report E2670-2 prepared 14/09/2023 for Holdsworth Land Pty Ltd, 458 p.
- FES. 2023b. Hydrogeological investigation report: 2-10 Berry Road, 14-16 Marshall Avenue & 5-9 Holdsworth Avenue, St Leonards NSW. Foundation Earth Sciences report E2670-4 prepared 14/09/2023 for Holdsworth Land Pty Ltd, 46 p.