

Contact: Mandy Phyland
Phone: 1300 662 077
Email: mandy.phyland@waternsw.com.au

Canterbury-Bankstown Council

Our ref: IDAS1158820
Your ref: DA-1182/2024

Attention: Daniel Bushby
daniel.bushby@cbc.city.nsw.gov.au

4 July 2025

Dear Applicant

**Re: Integrated Development Referral – General Terms of Approval
Proposed Development DA-1182/2024
Lots 15-17, 19-24, 27 DP5541, 1 DP207810, 1 DP507818, 18B DP412699
83-85 & 99 North Terrace, BANKSTOWN NSW 2200**

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:

- Any GTA issued are based on the predicted take volume identified in the application information. Should at the time of water supply work approval/licence application, the take volume or the impacts exceed what was estimated at the time of consent, or it is shown that the development application was poorly informed, then significant delay could occur in obtaining an approval and modification of consent could be required.
- Site specific data gathering to meet or exceed the Minimum Requirements for Building Site Groundwater Investigations and Reporting must be continued for the period between the determination of the development application by Council and the lodgement of a water supply works approval application with WaterNSW (should a consent be granted), this data must be provided with any water supply work approval or licence applications submitted:
[Minimum requirements for building site groundwater investigations and reporting](#)
- A minimal harm assessment to satisfy the requirements of the NSW Aquifer Interference Policy is to be included in the Dewatering Management Plan to support any water supply work approval or licence applications.
- The applicant must demonstrate in the Dewatering Management Plan that take during construction does not cause drawdown greater than 2m at any receptor within a minimum of 500m of the site and detail the make good arrangements that will be implemented should impact to receptors exceed 2m.

Note: Receptors could include but are not limited to, third party water supply works (bore, well spearpoint), groundwater dependant ecosystems, wetlands and National Parks, surface water sources, water dependant culturally significant sites.

- A work approval application must be lodged to authorise pumping during construction and the approval must be obtained prior to the determination of the Construction Certificate.
- A separate work approval application must be lodged to authorise the ongoing take of groundwater, the approval must be obtained prior to the determination of an Occupation Certificate.
- An extraction limit will be determined by the Department of Climate Change, Energy, the Environment and Water (DCCEEW) based on the information provided at the time of consent and further information such as the Dewatering Management Plan provided with the water supply work approval application. The extraction limit will be included as a condition on the water supply work approval.

Yours sincerely

A handwritten signature in blue ink that reads "Mandy Phyland".

Mandy Phyland
Water Regulation Officer
WaterNSW

General Terms of Approval

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

Reference Number: IDAS1158820

Issue date of GTA: 04 July 2025

Type of Approval: Water Supply Work

Description: 80mm submersible pump

Location of work/activity: 83-85 & 99 North Terrace BANKSTOWN NSW 2200

DA Number: DA-1182/2024

LGA: Bankstown City 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.watarnsw.com.au/customer-service/water-licensing/dewatering

General Terms of Approval

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

Reference Number:	IDAS1158820
Issue date of GTA:	04 July 2025
Type of Approval:	Water Supply Work
Description:	80mm submersible pump
Location of work/activity:	83-85 & 99 North Terrace BANKSTOWN NSW 2200
DA Number:	DA-1182/2024
LGA:	Bankstown City 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

General Terms of Approval

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

Reference Number: IDAS1158820

Issue date of GTA: 04 July 2025

Type of Approval: Water Supply Work

Description: 80mm submersible pump

Location of work/activity: 83-85 & 99 North Terrace BANKSTOWN NSW 2200

DA Number: DA-1182/2024

LGA: Bankstown City Council

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 DA-1182/2024 as provided by Council:

- Douglas Partners, 2025. Dewatering Management Plan, Proposed Redevelopment of Compass Centre, 83-99 North Terrace, Bankstown NSW. Report 213805.04.R.003.Rev3, prepared by Douglas Partners Pty Ltd for Altis ARET Sub Trust 21. June.