

Department of Planning and Environment



Contact: Department of Planning and Environment-Water
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Our ref: IDAS-2024-10234
Your ref: 2023.351

27 August 2025

The General Manager
BEGA VALLEY SHIRE COUNCIL
PO Box 492 Bega NSW 2550

Attention: Fay Steward

Uploaded to the ePlanning Portal

Dear Sir/Madam

Re: IDAS-2024-10234 - Integrated Development Referral – General Terms of Approval
Dev Ref: 2023.351
Description: Proposal for a Concept Master Plan for the Wolumla Estate Project Area and the first stage of development (being Stage 1) comprising:
- Torrens title subdivision to create 170 residential allotments, one (1) allotment for future commercial development, three (3) allotments for water sensitive urban design and/or public open space purposes and one (1) residual allotment for the future stages of development.
- Civil construction works.
Tree removal and landscaping works
Location: Lot 2, DP1287077, 22 MINE LANE WOLUMLA 2550

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.

ADDITIONAL COMMENTS

Please note that these General Terms of Approval are issued in relation to Stage 1 and the Concept Development Application. Future Development Applications for subsequent stages of the project will be subject to further detailed assessment of any proposed controlled activities on waterfront land. At that time, the Department will review the specific design and management measures against the Water Management Act 2000 and the Department's guidelines for controlled activities, and additional or amended conditions may be imposed to ensure compliance and protection of riparian corridors and waterfront land.

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-2024-10234
Issue date of GTA: 27 August 2025
Type of Approval: Controlled Activity
Location of work/activity: Lot 2, DP1287077, 22 MINE LANE WOLUMLA 2550
Waterfront Land: Trib of Frogs Hollow Creek
DA Number: 2023.351
LGA: BEGA VALLEY

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.
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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 2023.351 provided by Council to Department of Planning and Environment-Water.
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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):
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- Site plans
- Detailed civil construction plans
- Construction staging plans
- Construction streamworks plans
- Construction watercourse crossing design plans
- Soil and water management plan
- Erosion and sediment control plans
- Construction detailed drainage plans
- Construction stormwater drainage outlet plan
- Vegetation management plan
- Landscape plan
- Riparian offset plan
- Construction detailed basin design plans
- Construction detailed bulk earthworks plans

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>



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-2024-10234 as provided by Council:

- Statement of Environmental Effects Report Dated 19 December 2023 By Planned
- Proposed Plan of Subdivision DRW 2109-L05POS rev A Dated 21/3/2025 By OCRE
- Concept Arrangement-Sheet 1 DRW 2109-P05GA & Sheet 2 DRW 2109-P06GA Rev D Dated 21/3/2025 By OCRE
- Earthworks – Stage 1 DRW 2109-P37EW Rev B Dated 14/4/2025 By OCRE
- Existing Dam Arrangement DRW 2109-P52SW Rev C Dated 14/4/2025 By OCRE
- Landscape Concept Plan Rev B Dated November 2023 By Human Habitats \, Urban Planning & Design Studio