

10.2023.219.4 – Council Report Attachment**Modified Conditions of Consent****MODIFIED CONDITIONS OF CONSENT:****A. Modify conditions 1, 4, 31, 88 & 92 of the Notice of Determination to read as follows:****1. Development is to be in accordance with approved plans**

The development is to be in accordance with the plans listed below:

Plan No.	Description	Prepared by	Dated/Issue:
A-00-11	Context Plan – Existing	Richards & Spencer	05.05.2021 – DA - Issue 1
A-00-12	Context Plan - Demo	Richards & Spencer	05.05.2021 DA – Issue 2
A-00-13	Context Plan – Proposed	BUCHAN	August 2023 Rev 6
A-00-21	Site Plan – Existing	Richards & Spencer	05.05.2021 DA - Issue 1
A-00-22	Site Plan – Demo	Richards & Spencer	05.05.2121 DA – Issue 2
A-00-23	Site Plan – Proposed	BUCHAN	August 2023 Rev 6
A-11-01	Plan Basement	BUCHAN	August 2023 Rev 5
A-12-01	Plan – Ground	BUCHAN	August 2023 Rev 6
A-13-01	Plan – Level 1	BUCHAN	August 2023 Rev 6
A-14-01	Plan – Level 2	BUCHAN	August 2023 Rev 5
A-15-01	Plan – Level 3	BUCHAN	August 2023 Rev 5

A-16-01	Plan – Roof	BUCHAN	August 2023 Rev 5
A-20-01	External Elevations -Sheet 1	BUCHAN	August 2023 Rev 7
A-20-02	External Elevations -Sheet 2	BUCHAN	August 2023 Rev 7
A-30-01	Section East West -Sheet 1	BUCHAN	August 2023 Rev 7
A-30-02	Section North South -Sheet 2	BUCHAN	August 2023 Rev 5
A-71-01	Plan – Apartment Typical	BUCHAN	August 2023 Rev 5
A-71-02	Plan – Apartment Typical	BUCHAN	August 2023 Rev 5
16/2021_ass	Acid Sulfate Soil Investigation & Management Report	Tim Fitzroy & Associates	7 May 2021
PG-5593	Geotechnical Report: Proposed Mixed Use Development	Pacific Geotech	May 2021
HMC2021.098	Dewatering Management Plan (Final Version)	HMC Environmental Consulting	7 May 2021
16/2020_psi	Preliminary Site Contamination Report	Tim Fitzroy & Associates	9 May 2021
16/2020_nia	Noise Impact Assessment	Tim Fitzroy & Associates	7 May 2021
G20074	Report on 116-118 Jonson Street Hydrogeological Assessment	AGE Pty Ltd	May 2021
Version 2	Sustainability Strategy: 116 – 118 Jonson St, Byron Bay	Integral	3 May 2021

The development is also to be in accordance with any changes shown in red ink on the approved plans or conditions of consent.

The approved plans and related documents endorsed with the Council stamp and authorised signature must be kept on site at all times while work is being undertaken.

4. Design excellence sustainable design principles

- a. The Development is to meet the WELL Silver rating as a minimum in addition to the

performance requirements under the National construction code (NCC). Evidence the development is registered for a WELL Rating and a letter of support from a WELL Accredited Professional demonstrating the project is designed to achieve the WELL rating shall be provided prior to issue of the Construction Certificate.

- b. An energy efficiency report including conceptual energy and water balance modelling from a suitably qualified consultant is to be submitted for the approval of Director Sustainable Environment and Economy prior to issue any construction certificate to demonstrate that the Sustainability Strategy can be certified at various stages. This includes the following commitments:
- an ongoing commitment to offset carbon emissions from electricity procured under the control of the owner.
 - construction details will demonstrate compliance with Section J/JV3 commitments for thermal comfort performance.
 - specify products according to certain benchmarks for volatile organic compounds (VOCs) and formaldehyde levels that are contained in interior paints, composite wood, adhesives and sealants, etc.
 - renewable energy from photovoltaic array will be installed on the building's roof. The size of the array shall be as per the Section J/JV3 commitments.
 - carpark will include provision for EV charging infrastructure which will be supplemented with power by renewable energy from photovoltaic installation on the building's roof.^[SEP]
 - stormwater management system on-site that captures surface water for re-use in irrigation and heat rejection (commercial areas).
 - water efficient fixtures and fittings WELLS certification are specified for all water fixtures that will be procured for the building.

The applicant is to consult with Council prior to issue of the relevant construction certificate about the modelling and assurance systems to be relied upon for final design stages through to construction and occupation. Details in the approved report to be incorporated into the design and construction plans for the Construction Certificate for approval by the Principal Certifying Authority.

31. Car parking layout, vehicle circulation and access plans required

The application for the relevant Construction Certificate is to include plans and specification that indicate access, parking and maneuvering details in accordance with the plans approved by this consent.

The access, parking and maneuvering for the site is to comply with the requirements of AS 2890.1-2004: Parking facilities, Part 1: Off-street car parking and AS 2890.2 – 2010 - Parking facilities, Part 2: Off-street commercial vehicle facilities. Plans are to include, but not be limited to, the following items:

- a) Basement parking module must be designed to meet the specification and special requirements specified in Chapter B4.2.6 of DCP2014
- b) The roller shutter door must be relocated or removed to achieve the minimum queueing requirement of 24m from the front property boundary
- c) Grade transition must be in accordance with approved Sketch 1
- d) 2 SRV loading Bays must meet the requirements specified in clause 4.3 of AS2890.2
- e) Circulation roadway for SRV & Custom RVC must demonstrate compliance to clause 5.4(c) of AS2890.2
- f) Column locations must meet the requirements of clause 5.2 of AS2890.1:2004
- g) pavement design, comprising an all weather surface, such as asphalt, bitumen seal, concrete, pavers or other similar treatment;
- h) site conditions affecting the access;
- i) existing and design levels;
- j) 106 car parking spaces plus 6 accessible car spaces
- k) Provision of power supply at the rate one double power point every two spaces throughout the basement for slow charging of electric vehicles for guests residing at the serviced apartments
- l) longitudinal section from the road centreline to the car space(s);
- m) cross sections every 15 metres;
- n) drainage details;
- o) turning paths (clearances must not encroach in accordance with AS2890.2); and
- p) line marking and signage.
- q) Spaces R28, C1 and C2 are to be used for the provision of three (3) electric/ hybrid electric share cars for guests of the serviced apartments.

The engineering plans and specifications are to be designed by a qualified practicing Civil Engineer. The Civil Engineer is to be a corporate member of the Institution of Engineers Australia or is to be eligible to become a corporate member and have appropriate experience and competence in the related field. Such plans and specifications must be approved as part of the relevant Construction Certificate.

NOTE: The plans must be in compliance with Council's current "Northern Rivers Local Government Development Design & Construction Manuals and Standard Drawings".

88. Hours of Operation

The opening hours of the following uses/ activities are: Retail

Shops and Café/ Restaurant

Monday to Saturday 7am to 12 midnight Sundays

and Public Holidays 8am to 10pm

Roof-top Recreation Facilities:

Monday to Sunday: 6:00am to 8:00pm

(No music, amplified or otherwise between 6.00am and 8.00am)

Should the development be Strata subdivided, the by-laws must include provisions specifying the hours of operation for the roof-top recreation facilities.

92. Parking

Car Parking as approved to be provided and maintained, together with all necessary access driveways and turning areas, to the satisfaction of Council.

Tenants and customers of the development must have unrestricted access to the car parking spaces on a daily basis during business hours of the development.

No car parking spaces are to be reserved (generally or specifically) for any tenant or customer.

B. Insert the following new conditions into the Notice of Determination in appropriate order:

The following conditions are to be complied with prior to issue of the relevant Construction Certificate for building works

40a. Amended Plans

The application for a Construction Certificate is to include amended plans and specifications that indicate:

- a) the wall and column of the basement retail store adjacent to the loading bay is relocated 1.0m away (east) from the current location resulting in reduced retail storage area.
- b) Basement retail store and BOH Kitchen Services & Store is to be clearly labelled on the plans as basement storage only.

Such plans and specifications must be approved as part of the Construction Certificate.

40b. Car Share Management Plan

A Car Share Management Plan must be submitted with the Construction Certificate for approval . A minimum of three (3) cars are to be provided and are:

- to be owned and maintained by the Serviced Apartments at all times;
- be able to accommodate a minimum of four adults;
- be available only for guest staying at the serviced apartments;
- be no more than 5 years in age from the time of manufacture;
- be an automatic;
- be suitable for use on sealed and unsealed roads;
- be registered and appropriately comprehensively insured for guest use including public liability; and
- parked in the Basement with the space reserved and signposted at all times for the car share vehicle.

The Management Plan to address the above requirements and include the following detail:

- a) Type of vehicle;
- b) Reserved Parking location in the Basement;

- c) Booking arrangements and measures for guests residing at the serviced apartments;
- d) Measures to promote the car share vehicle to serviced apartment Guests;
- e) Refuelling measures;
- f) Maintenance and cleaning regime; and
- g) Monitoring to enable data to be collected as to the effectiveness of the Car Share arrangements and sharing of that detail with Council if requested.

The following conditions are to be complied with prior to occupation of the building

82a. Carshare vehicle in place

The car share vehicle must be provided and in-place as per the approved Car Share Management Plan. All details must be submitted to the Principal Certifying Authority prior to the issue of any occupation certificate. A copy to be provided to Council prior to the issue of the Occupation Certificate.

82b. Positive Covenant

Documentary evidence is to be provided to the Principal Certifying Authority that a public positive covenant, pursuant to the provisions of S.88E of the Conveyancing Act, 1919, has been placed on the title to the land, the subject of this consent to ensure that the car share is to be provided and managed in accordance with this development consent, DA10.2021.291.4, in perpetuity.

The covenant to be registered prior to the issue of any Occupation Certificate.

Please note: Documents requiring the endorsement of Council associated with the creation or cancellation of easements, restrictions, covenants are subject to fees listed within Council's Fees & Charges.

The following conditions are to be complied with at all times

102a. Car Share

A vehicle as required under the Car Share Management Plan to be provided at all times for the use of the guests of the serviced apartments.

NOTE: The failure to provide a car share vehicle for guests of the serviced apartments will be considered a direct breach of this Development Consent. Any proposal to remove the car share vehicle could only be considered as part of a Section 4.55 application.

102b. Basement Retail Store and BOH Kitchen Services & Store

- a. Basement retail storage area and BOH Kitchen Services & Store must be used for basement storage only at all times.
- b. Kitchen services are not permitted in the basement.

Note: No parking spaces has been allocated for the basement stores and storage areas.

C. Delete the contents of Schedule 4 (RFS Conditions) and Schedule 5 (Water NSW GTA's) of the Notice of Determination and replace with the following:

SCHEDULE 4 GENERAL TERMS OF APPROVAL – NSW RURAL FIRE SERVICE



NSW RURAL FIRE SERVICE

Byron Shire Council
PO Box 219
MULLUMBIMBY NSW 2482

Your reference: (CNR-57954) 10.2021.291.4
Our reference: DA20210610002349-S4.55-2

ATTENTION: Greg Yopp

Date: Wednesday 30 August 2023

Dear Sir/Madam,

Integrated Development Application
s100B – SFPP – Infill – Other Tourist Accommodation
116 JONSON STREET BYRON BAY 2481, 1//DP258385, 2//DP258385

I refer to your correspondence dated 21/07/2023 seeking general terms of approval for the above Integrated Development in accordance with s4.55 of the *Environmental Planning and Assessment Act 1979*.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the submitted amended information. General Terms of Approval are now re-issued, under Division 4.8 of the *Environmental Planning and Assessment Act 1979*, and a Bush Fire Safety Authority, under section 100B of the *Rural Fires Act 1997*, are now issued subject to the following conditions.

Asset Protection Zones

The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting fire fighting activities. To achieve this, the following conditions shall apply:

1. From the start of building works, and in perpetuity to ensure ongoing protection from the impact of bush fires, the entire property must be managed as an inner protection area (IPA) in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019. When establishing and maintaining an IPA the following requirements apply:

- tree canopy cover should be less than 15% at maturity;
- trees at maturity should not touch or overhang the building;
- lower limbs should be removed up to a height of 2 metres above the ground;
- tree canopies should be separated by 2 to 5 metres;
- preference should be given to smooth barked and evergreen trees;
- large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings;
- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover;

1

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au

- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation;
- grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and
- leaves and vegetation debris should be removed.

Construction Standards

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:

2. Construction must comply with Sections 3 and 7 (BAL 29) of Australian Standard AS3959-2018 'Construction of buildings in bush fire-prone areas' or the relevant BAL 29 requirements of the 'NASH Standard - Steel Framed Construction in Bushfire Areas' (incorporating Amendment A - 2015), except that the eastern elevation may comply with Sections 3 and 6 (BAL 19) of Australian Standard AS3959-2018 'Construction of buildings in bush fire-prone areas' or the relevant BAL 19 requirements of the 'NASH Standard - Steel Framed Construction in Bushfire Areas' (incorporating Amendment A - 2015). New construction must also comply with the relevant construction requirements for BAL 19 and BAL 29 (as applicable) in Section 7.5 of 'Planning for Bush Fire Protection 2019'.

3. The balconies and associated supports to the western elevation are to be constructed completely of concrete construction with balustrades and other fixed material to be non-combustible construction.

4. Fences and gates must comply with Section 7.6 of Planning for Bush Fire Protection 2019.

Water and Utility Services

The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:

5. The provision of water, electricity and gas must comply with Table 6.8c of Planning for Bush Fire Protection 2019.

6. A fire hydrant is to be specifically located either in the passageway at basement level leading to the rear property boundary or externally adjacent to the rear access door. The hydrant is to be capable of providing full coverage of the rear boundary and rear building façade.

Landscaping Assessment

The intent of measures is for landscaping to minimise the risk of bush fire attack. To achieve this, the following conditions shall apply:

7. Landscaping of the site is to be designed and managed in accordance with the NSW RFS publication 'Asset protection zone standards' and Appendix 4 of Planning for Bush Fire Protection 2019.

Emergency and Evacuation Planning Assessment

Emergency and Evacuation Planning Assessment The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments. To achieve this, the following conditions shall apply:

8. A Bush Fire Emergency Management and Evacuation Plan must be prepared and be consistent with the NSW RFS document 'A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan'. The plan must include, but not be limited to, the following:

- contact details for the local Rural Fire Service and Fire & Rescue NSW;
- procedures for co-ordinated evacuation of the site in consultation with local emergency services;
- triggers are to be applied in the plan to ensure combustible material on the balconies and rooftop terrace are taken inside the building and away from external windows; and
- the plan is to be specifically included and referenced on the Fire Safety Schedule.



A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development.

This letter is in response to an assessment of the application based on the submitted further information and supersedes our previous general terms of approval dated 01/09/2022.

For any queries regarding this correspondence, please contact Wayne Sketchley on 1300 NSW RFS.

Yours sincerely,

Allyn Purkiss
Manager Planning & Environment Services
Built & Natural Environment



NSW RURAL FIRE SERVICE

BUSH FIRE SAFETY AUTHORITY

SFPP - Infill - Other Tourist Accommodation
116 JONSON STREET BYRON BAY 2481, 1//DP258385, 2//DP258385
RFS Reference: DA20210610002349-S4.55-2
Your Reference: (CNR-57954) 10.2021.291.4

This Bush Fire Safety Authority is issued on behalf of the Commissioner of the NSW Rural Fire Service under s100b of the Rural Fires Act (1997) subject to the attached General Terms of Approval.

This authority supersedes the previous Bush Fire Safety Authority DA20210610002349-S4.55-1 issued on 01/09/2022 and confirms that, subject to the attached reissued General Terms of Approval being met, the proposed development will meet the NSW Rural Fire Service requirements for Bush Fire Safety under *s100b of the Rural Fires Act 1997*.

Allyn Purkiss

Manager Planning & Environment Services
Built & Natural Environment

Wednesday 30 August 2023

SCHEDULE 5 GENERAL TERMS OF APPROVAL – WATER MANAGEMENT ACT



Contact: Jenny Campion
Phone: 0438 641 654
Email: jenny.campion@waternsw.com.au

Byron Shire Council

Our ref: S4551150440
Your ref: DA 10.2021.291.4

gyopp@byron.nsw.gov.au

8 August 2023

Dear Sir/Madam,

Development Modification DA 10.2021.291.4
Lots 1 and 2 DP258385
116-118 Jonson Street, Byron Bay

I refer to your recent referral regarding modification application DA 10.2021.291.4.

WaterNSW has reviewed the proposed modifications and information provided and consider that there are no changes to the dewatering aspect of the development. As such, WaterNSW has no objection to the modifications.

WaterNSW has determined that no change is required to the conditions forming the General Terms of Approval (GTAs) issued on 30 June 2021. An error in the Water Sharing Plan Area on these GTAs has been identified.

WaterNSW has issued an updated GTAs document (attached) which corrects the Water Sharing Plan Area. It is confirmed that the conditions listed on the newly issued GTAs have not changed to those previously issued.

Yours sincerely

A handwritten signature in black ink, appearing to read "Jenny Campion".

Jenny Campion
Water Regulation Specialist
WaterNSW



General Terms of Approval

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

Reference Number:	S4551150440
Issue date of GTA:	08 August 2023
Type of Approval:	Water Supply Work
Description:	80mm centrifugal pump
Location of work/activity:	116-118 Jonson Street Byron Bay NSW 2481
DA Number:	10.2021.291.4
LGA:	Byron Shire Council
Water Sharing Plan Area:	North Coast Coastal Sands Groundwater Sources 2016

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
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.
GT0116-00001	Before any construction certificate is issued for any excavation under the development consent, the applicant must: 1. apply to WaterNSW 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 2. notify WaterNSW of the programme for the dewatering activity to include the commencement and proposed completion date of the dewatering activity. Advisory Note: 3. 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, any required Water Access Licence (WAL). A WAL is required to lawfully take more than 3ML of water per water year as part of the dewatering activity. 4. 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.
GT0117-00001	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. Advisory Notes: 1. This approval is not a water access licence. 2. A water year commences on 1 July each year. 3. This approval may contain an extraction limit which may also restrict the ability to take more than 3ML per water year without further information being provided to WaterNSW. 4. Note that certain water sources may be exempted from this requirement - see paragraph 17A, Schedule 4 of the Water Management (General) Regulation 2018.
GT0118-00001	If no water access licence is obtained for the first 3ML / 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 on WAL exemption form located on WaterNSW website "Record of groundwater take under exemption", and (d) keep the record for a period of 5 years, and (e) give the record to WaterNSW either via email to Customer.Helpdesk@watermsw.com.au or post completed forms to - PO Box 398 Parramatta NSW 2124 (i) not later than 28 days after the end of

Level 14, 169 Macquarie Street, Parramatta, NSW 2150 | PO BOX 398, Parramatta, NSW 2124
water.enquiries@watermsw.com.au | www.watermsw.com.au



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Water Sharing Plan Area:	North Coast Coastal Sands Groundwater Sources 2016
	the water year (being 30 June) in which the water was taken, or (ii) if WaterNSW directs the person in writing to give the record to WaterNSW on an earlier date, by that date.
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.
GT0121-00001	Construction phase monitoring bore requirements GTA: a) A minimum of three monitoring bore locations are required at or around the subject property, unless otherwise agreed by WaterNSW. b) The location and number of proposed monitoring bores must be submitted for approval, to WaterNSW with the water supply work application. c) The monitoring bores must be installed and maintained as required by the water supply work approval. d) The monitoring bores must be protected from construction damage.
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
Level 14, 169 Macquarie Street, Parramatta, NSW 2150 PO BOX 398, Parramatta, NSW 2124 water.enquiries@waterNSW.com.au www.waterNSW.com.au	



General Terms of Approval

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Water Sharing Plan Area:	North Coast Coastal Sands Groundwater Sources 2016
	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
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.

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 10.2021.291.4 as provided by Council:

- DA Form
- Richards & Spence Letter to Council 21 April 2022
- Architectural Plans prepared by Buchan Group