

APPENDIX E

LETTER FROM SYDNEY WATER



Case Number: 101293

Glendinning Minto and Associates Pty Ltd
c/- Cardno (NSW) Pty Ltd

Dear Applicant

GUIDANCE NOTE FOR PROPOSED DEVELOPMENT

Developer: Glendinning Minto and Associates Pty Ltd
Your reference: SW1046
Development address: 120 Mona Vale Road Warriewood
Development description: 101293

This note serves as a guide only and is current for the date of issue only. It provides general information concerning Sydney Water's potential requirements in response to your proposed project.

Should you obtain development consent from the local authority and are required to apply to Sydney Water for a Section 73 Subdivider/Developer Compliance Certificate (**Certificate**) for your proposed development, you will need to submit a **new application to Sydney Water for the Certificate by engaging your current or another authorised Water Servicing Coordinator (Coordinator).**

In response to the Section 73 Subdivider/Developer Compliance Certificate application, Sydney Water will issue a Notice of Requirements (the Notice), Works Agreement (Agreement) or the Certificate. That Notice, Agreement or Certificate will be the definitive statement of Sydney Water's requirements at that stage.

The information provided is current at **19 December 2005** and is issued as a guide only.

Sydney Water response to your specific request is:

The proposed land is not located within the Warriewood Valley Release Area. The lot is located within the Escarpment and zoned Environmental Protection. This is a zoning where Pittwater Council would currently not allow development and therefore your subdivision proposal (100-200 lot Torrens Title subdivision) is 'contrary to zoning.'

Based on the above zoning, Sydney Water is unable to provide information on the availability of servicing until the land is appropriately zoned, or is requested to do so by Pittwater Council, or Department of Infrastructure, Planning and Natural Resources.

No warranties or assurances can be given about the suitability of this document or any of its provisions for any specific transaction. It does not constitute an approval from Sydney Water and to the extent that it is able, Sydney Water limits its liability to the reissue of this Guidance Note or the return of your application fee. You should rely on your own independent professional advice.

END

andrew minto

From: Antonio (Tony) Martin [amartin@cardno.com.au]
Sent: Tuesday, 20 December 2005 11:08 AM
To: andrew@glendinningminto.com.au
Subject: 120 Mona Vale Warriewood
Importance: High



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Andrew

please find the attached Feasibility response received from Sydney Water. Unfortunately due to the existing zoning of the proposed land Sydney Water is unable to provide an assessment on the servicing requirements. Please be advised that we have contacted Brian Malligan from Sydney Water regarding the future re-zoning of the Warriewood site and have been advised that we may resubmit the feasibility request with a letter from council indicative of future zoning. Accordingly, Sydney Water require an indication from council that the land will be rezoned for development, I believe that this should not be an issue given the adjoining parcels of land currently being developed. Furthermore, I have attached a copy of the guidelines quoted by Sydney Water (Item 2) for your reference.

<http://www.sydneypwater.com.au/Publications/download.cfm?DownloadFile=Policies/FeasibilityGuidance.pdf>

Furthermore, I would like to visit your office later this afternoon with Marnie to meet with yourself and Jenny. Should you require any further information regarding the aforementioned please do not hesitate in contacting myself on 9496 7707 or 0419 638 479

regards

Antonio Martin
 SW Project Manager

Engineering the Future

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20/12/2005