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**Sent:** 24/08/2021 4:51:01 PM  
**Subject:** Sydney Water response - DA2021/1039 at 16 Wyatt Avenue, Belrose  
**Attachments:** image001.png; image004.png; image005.png; image006.png; image007.png; SW Response - 16 Wyatt Avenue, Belrose.pdf; UPDATED Northern Beaches - DA2021\_1039.pdf;

Good afternoon,

Thank you for notifying Sydney Water of the abovementioned development at 16 Wyatt Avenue, Belrose.

Please see the attached response.

If you have any queries, please do not hesitate to contact [UrbanGrowth@sydneywater.com.au](mailto:UrbanGrowth@sydneywater.com.au).

Kind regards,

Fiona Feng  
Growth Intelligence  
City Growth and Development | Business Development Group  
Sydney Water, Level 13, 1 Smith Street, Parramatta NSW 2150



[fiona.feng@sydneywater.com.au](mailto:fiona.feng@sydneywater.com.au)



Sydney Water acknowledges the traditional custodians  
of the waters and land on which we work, live and learn.

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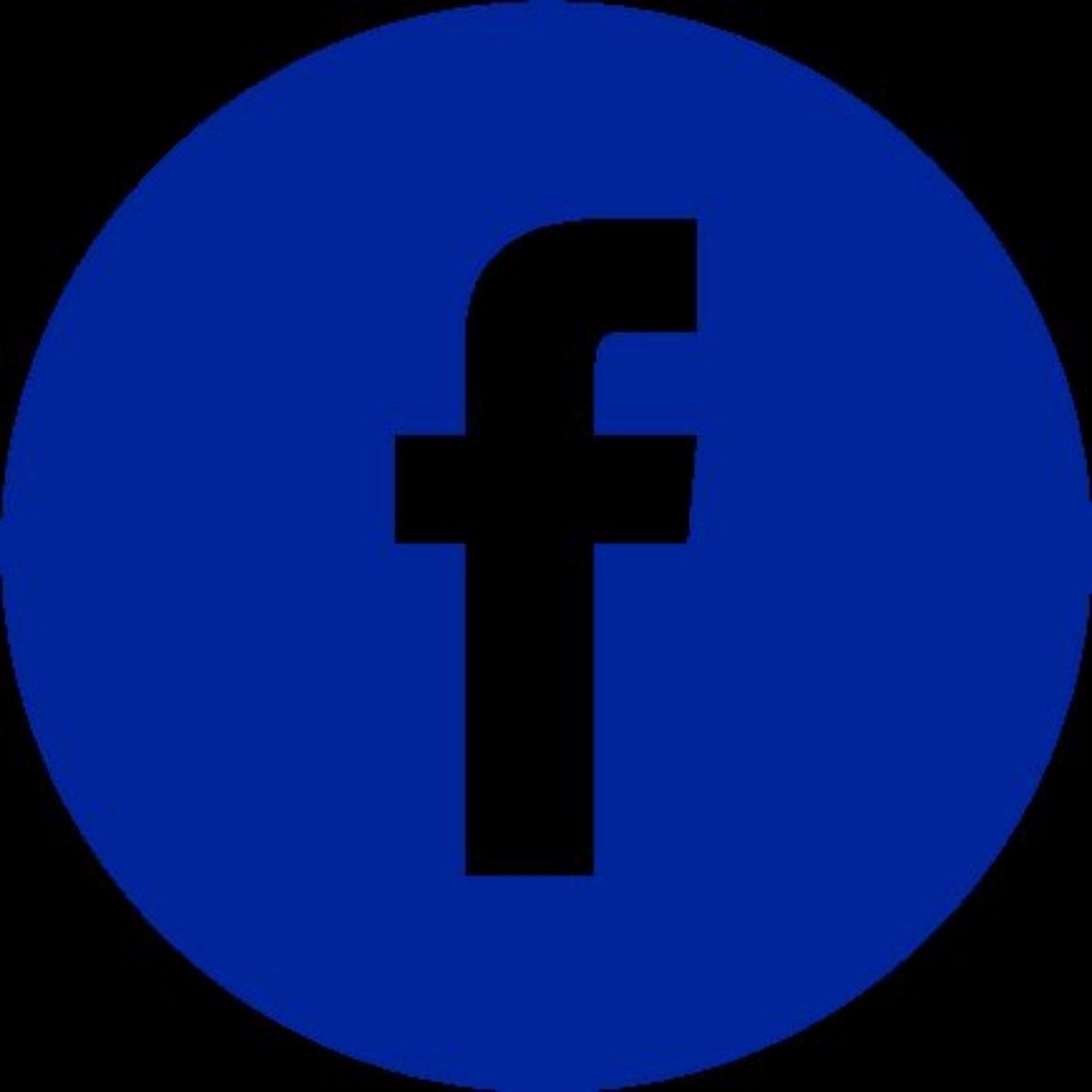
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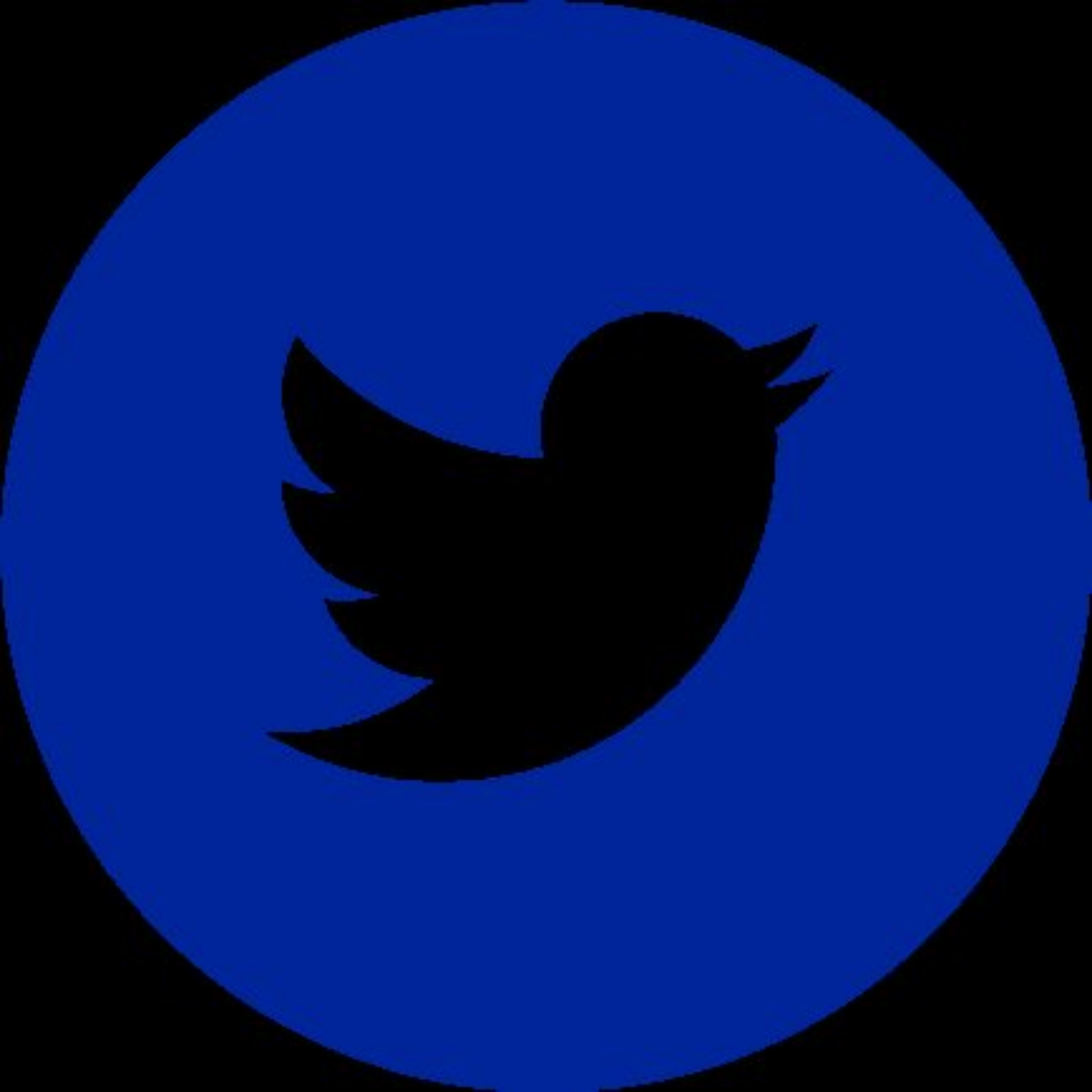
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24 August 2021

Our Ref: 190686

**Adam Mitchell**

Principal Planner

Northern Beaches Council

[council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au)

**RE: Development Application DA2021/1039 at 16 Wyatt Avenue, Belrose**

Thank you for notifying Sydney Water of DA2021/1039 at 16 Wyatt Avenue, Belrose, which proposes demolition works and the construction of a boarding house with 62 boarding rooms, including a manager's room. Sydney Water has reviewed the application based on the information supplied and provides the following comments to assist in planning the servicing needs of the proposed development.

**Water Servicing**

- Potable water servicing should be available via a 100mm CICL watermain (laid in 1962) on Wyatt Avenue.
- Amplifications, adjustments, and/or minor extensions may be required.

**Wastewater Servicing**

- Wastewater servicing is currently unavailable to this property.
- Extensions of Sydney Water assets will be required to service this property.
- As per the advice of the feasibility case lodged with Sydney Water (CN 190686), a normal gravity sewer connection will not be possible and the development will need to pump to sewer.
- **Since there are now 3 developments on the northern side of Wyatt Avenue, all of which need to pump to sewer, it is suggested that the Water Servicing Coordinators work together with the Proponents to co-ordinate the design and construction of a low pressure sewer, designed to supply any future developments on the northern side of Wyatt Avenue.**

This advice is not formal approval of our servicing requirements. Detailed requirements, including any potential extensions or amplifications, will be provided once the development is referred to Sydney Water for a Section 73 application. More information about the Section 73 application process is available on our web page in the [Land Development Manual](#).

Further advice and requirements for this proposal are in Attachment 1. If you require any further information, please contact the Growth Planning Team at [urbangrowth@sydneywater.com.au](mailto:urbangrowth@sydneywater.com.au).



Yours sincerely,

**Kristine Leitch**

Commercial Growth Manager

City Growth and Development, Business Development Group

Sydney Water, 1 Smith Street, Parramatta NSW 2150

## Attachment 1

### Sydney Water Servicing

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water.

The proponent is advised to make an early application for the certificate, as there may be water and wastewater pipes to be built that can take some time. This can also impact on other services and buildings, driveways or landscape designs.

Applications must be made through an authorised Water Servicing Coordinator. For help either visit [www.sydneywater.com.au](http://www.sydneywater.com.au) > Plumbing, building and developing > Developing > Land development or telephone 13 20 92.

### Building Plan Approval

The approved plans must be submitted to the Sydney Water [Tap in™](#) online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met.

The [Tap in™](#) service provides 24/7 access to a range of services, including:

- building plan approvals
- connection and disconnection approvals
- diagrams
- trade waste approvals
- pressure information
- water meter installations
- pressure boosting and pump approvals
- changes to an existing service or asset, e.g. relocating or moving an asset.

Sydney Water's [Tap in™](#) online service is available at:

<https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm>

Sydney Water recommends developers apply for Building Plan approval early as in some instances the initial assessment will identify that an Out of Scope Building Plan Approval will be required.

## **Out of Scope Building Plan Approval**

Sydney Water will need to undertake a detailed review of building plans:

1. That affect or are likely to affect any of the following:
  - Wastewater pipes larger than 300mm in size
  - Pressure wastewater pipes
  - Drinking water or recycled water pipes
  - Our property boundary
  - An easement in our favour
  - Stormwater infrastructure within 10m of the property boundary.
2. Where the building plan includes:
  - Construction of a retaining wall over, or within the zone of influence of our assets
  - Excavation of a basement or building over, or adjacent to, one of our assets
  - Dewatering – removing water from solid material or soil.

The detailed review is to ensure that:

- our assets will not be damaged during, or because of the construction of the development
- we can access our assets for operation and maintenance
- your building will be protected if we need to work on our assets in the future.

The developer will be required to pay Sydney Water for the costs associated with the detailed review.



northern  
beaches  
council

5 August 2021



Sydney Water Corporation Ltd  
Group Property  
C/- Jones Lang LaSalle  
PO Box 399  
PARRAMATTA NSW 2124

Dear Sir/Madam

**NOTICE OF PROPOSED DEVELOPMENT - RE-NOTIFICATION**

**Application No:** DA2021/1039  
**Address:** Lot 2566 DP 752038 16 Wyatt Avenue BELROSE  
**Proposal:** Demolition works and the construction of a boarding house development  
**Submissions Close:** 25 August 2021

Please be advised that Council is re-notifying this Application due to an error in the previous notification. The applicant is Northern Beaches Essential Services Accommodation Pty Ltd.

You may view the plans, the documents and follow the progress of a Development Application on Council's website: [www.northernbeaches.nsw.gov.au](http://www.northernbeaches.nsw.gov.au) > Planning and Development > Building and Renovations > Application Search.

If you would like to make a submission the best way to do so is online, via Application Search. Alternatively, you may email [council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au) or write a letter marked to the attention of Development Assessment and clearly identify the application number, the address of the property on which the development is proposed and the reasons for your concerns. They must be lodged by the Submissions Close date.

Council will acknowledge receipt of all submissions. Any objections received will be addressed in the report prepared by Council as part of the assessment process. All persons who make a submission will be advised of the outcome of this Application.

Please read the important information contained on the back of this letter. Enquiries regarding this Application may be made to Adam Mitchell on 1300 434 434.

Yours faithfully

Adam Mitchell  
Principal Planner



## **1. Before making a submission**

You should inspect the plans and read the accompanying information so you are clear on the details. Usually, the applicant will be your neighbour or their architect so you may be able to clarify any details or resolve any concerns by discussing it with them. If you decide to make a submission, please remember:

Council's assessment involves a process of balancing your legitimate concerns and the reasonable development rights of the applicant. Council has to evaluate both within a statutory planning framework and, in some cases may apply conditions to overcome legitimate planning issues.

Council is interested in your specific issues and these are best expressed in your own words and need not rely on lengthy references to provisions of planning instruments (LEPs and DCPs) – these references may distract from your immediate concerns.

When considering an application, Council will have regard to:

- Statutory requirement under the act;
- Adopted policies of Council; and
- Issues raised in written submissions.

## **2. Privacy and Personal Information and Government Information (Public Access) Act 2009 (GIPA)**

The supply of personal contact information in a submission is voluntary under the *Privacy and Personal Information Protection Act 1998*. By including your contact information in a submission you are acknowledging that it will be made available for public view at Council and through Council's website. Personal information (phone number, address, name and email address) will be redacted (removed) upon request.

Any written submission you make is open to public scrutiny under GIPA. It will be available on Council's website and may be used in Council reports or court proceedings. In this regard, your comments should be restricted to the proposed development. Comments of a personal defamatory nature should be excluded and Council accepts no responsibility in this regard. In making a submission, you do so at your own risk. If you would like your submission to be kept confidential, you must provide reasons as to why your submission should not be made public and be marked "CONFIDENTIAL" for Council's considerations.

## **3. Amended Plans**

If plans are amended you may be notified if Council's assessing officer considers the changes have greater impact on your property than the original. If you do not lodge a subsequent submission Council will consider that your concerns have been satisfied.

## **4. Local Government and Planning Legislation Amendment (Political Donations) Act 2008**

If you or an associate has made a political donation to a Northern Beaches Councillor or provided a gift to a Councillor or an employee of the Council within the past two years and you wish to make a submission on this application you must make a disclosure. Further information regarding political donation disclosure and disclosure forms are available from Council's Customer Service Centre or on our website.

## **5. Consideration of Submissions**

All submissions received from the same property, or on behalf of the same property will be counted as 1 submission.

Anonymous submissions will not be counted as a submission, however issues raised will be considered.

Petitions will be counted as a single submission with the number of signatures recorded.

Submissions received after the end of the notification period will be accepted at the discretion of Council staff.