
Sent: 24/08/2021 9:52:59 AM
Subject: Sydney Water response - PEX2021/0001 at 159-167 Darley Street West, Mona Vale
Attachments: image001.png; image004.png; image005.png; image006.png; image007.png; SW Response - PEX2021_0001 159 Darley Street West, Mona Vale signed.pdf; Northern Beaches - PEX2021_0001 at 159 Darley Street West, Mona Vale.pdf;

Good morning,

Thank you for notifying Sydney Water of the abovementioned planning proposal at 159 Darley Street West, Mona Vale and our sincere apologies for the delay.

Please see the attached response.

If you have any queries, please do not hesitate to contact 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

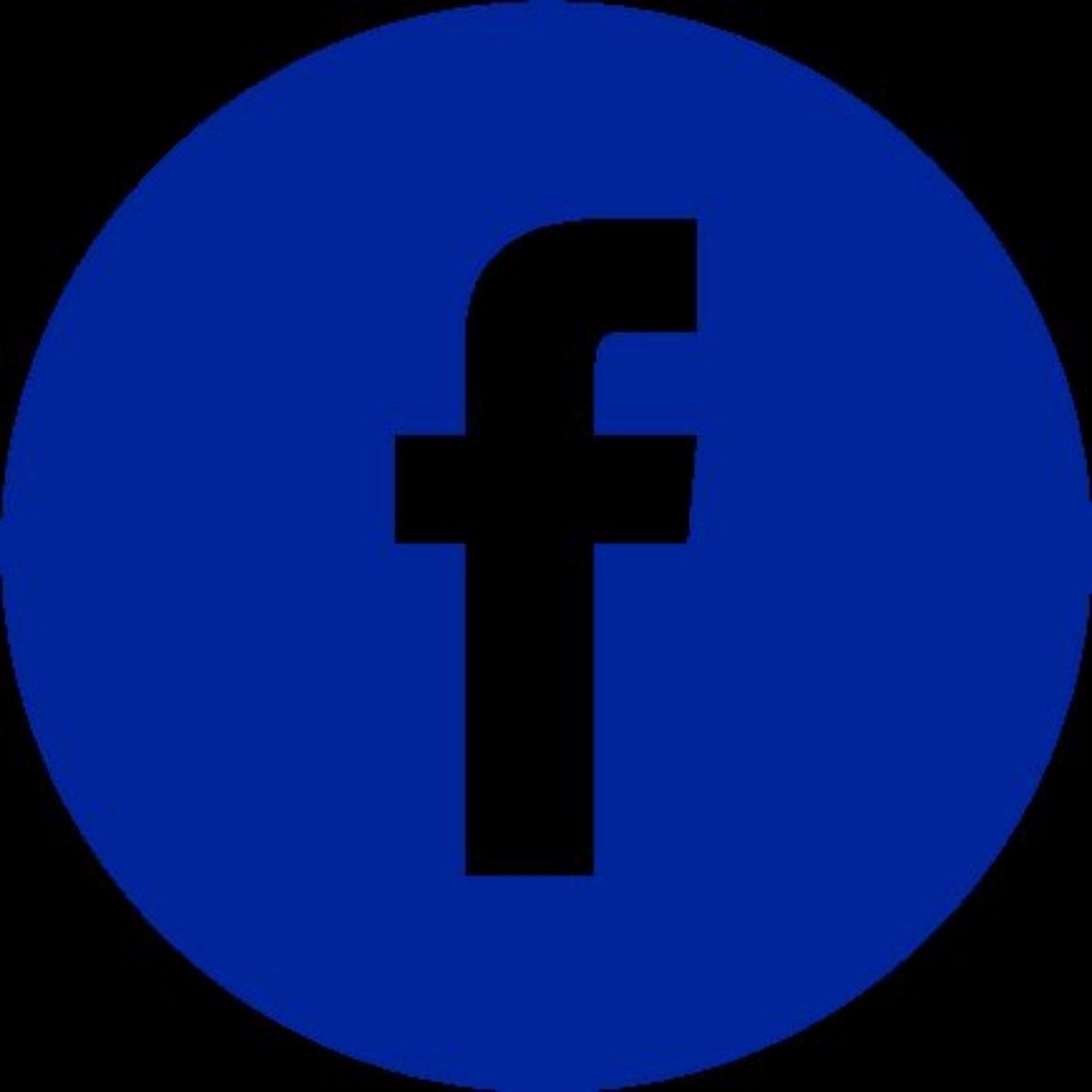


Sydney Water acknowledges the traditional custodians
of the waters and land on which we work, live and learn.

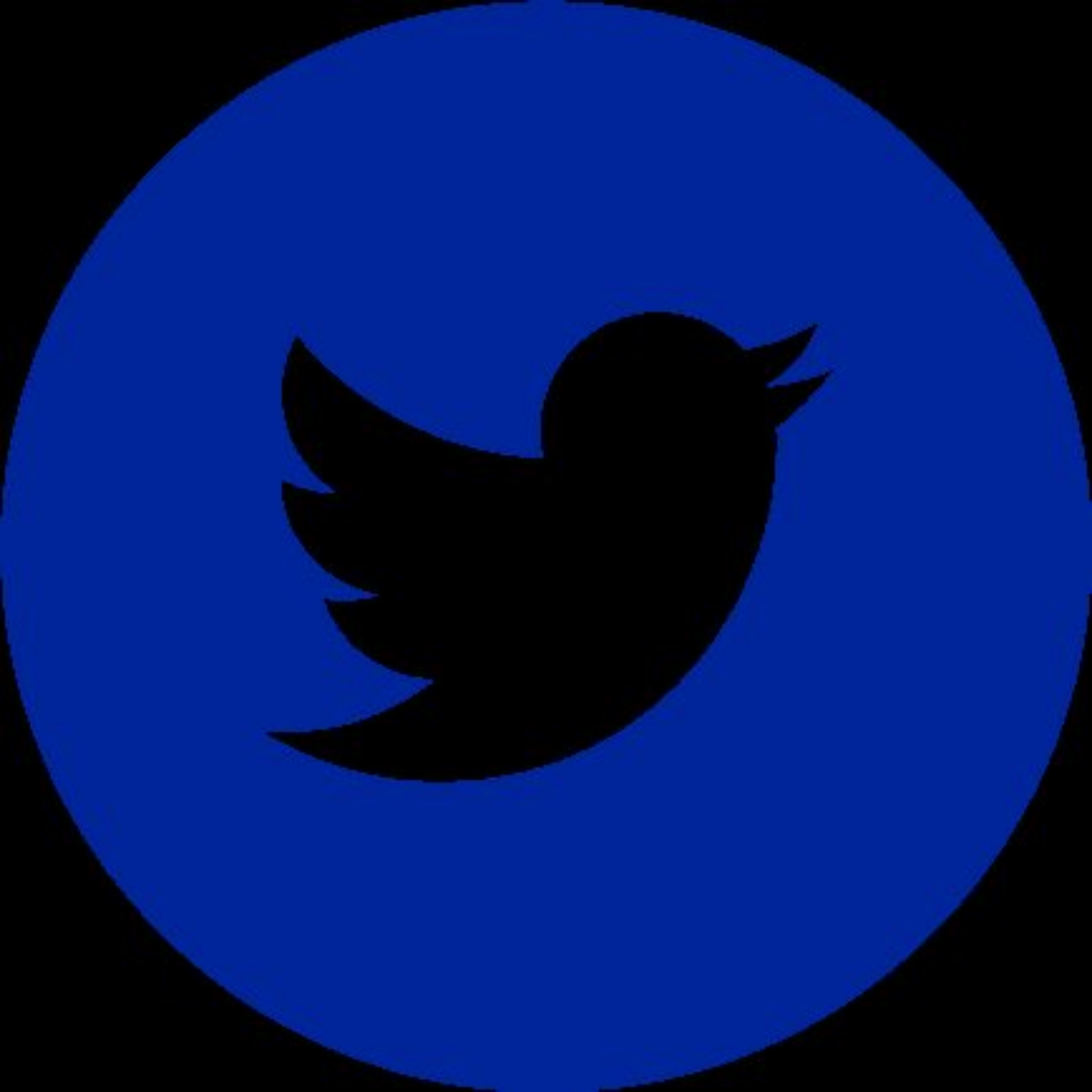
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23 August 2021

Toby Philp

Principal Planner

Northern Beaches Council

council@northernbeaches@nsw.gov.au

RE: Planning Proposal PEX2021/0001 at 159-167 Darley Street West, Mona Vale

Thank you for notifying Sydney Water of the planning proposal listed above at 159-167 Darley Street West, Mona Vale which proposes to rezone the land from R2 Low Density Residential to R3 Medium Density Residential to facilitate the development of two residential flat buildings and three townhouses resulting in 41 dwellings.

We note that this is at a preliminary stage in the planning proposal process and that it has not yet been referred to the Department of Planning, Industry and Environment for Gateway determination.

We have reviewed the application based on the information supplied and provide the following comments for your information 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 1949) on Darley Street West.
- Amplifications, adjustments, and/or minor extensions may be required.

Wastewater Servicing

- Wastewater servicing should be available via a 150mm PVC wastewater main (laid in 1975) within the property boundary.
- Amplifications, adjustments, and/or minor extensions may be required.

As noted in the Infrastructure and Utilities Assessment prepared by Enspire, we encourage the proponent to **lodge a feasibility application** with Sydney Water. This can be done through a Water Servicing Coordinator.

This advice is not a formal approval of our servicing requirements. Detailed requirements, including any potential extensions or amplifications, will be provided once the development is further 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](#).

The development servicing advice provided by Sydney Water is based on the best available information at the time of referral (eg. planning proposal) but will vary over time with development and changes in the local systems. This is particularly important in systems with limited capacity (such as Priority Sewerage Program scheme areas) and it is best to approach Sydney Water for

an updated capacity assessment (especially where an approval letter is more than 12 months old).

If you require any further information, please contact the Growth Planning Team at 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



northern
beaches
council

30 July 2021



Sydney Water Corporation Ltd
PO Box 399
PARRAMATTA NSW 2124

Our Ref: PEX2021/0001

Dear Sir/Madam

Planning Proposal No: PEX2021/0001

Description: Planning Proposal to rezone from R2 Low Density Residential to R3 Medium Density Residential and amend clause 4.5 A(3) of Pittwater LEP 2014 to include reference to 159-167 Darley Street West, Mona Vale

Address: 159 Darley Street West MONA VALE NSW 2103

Council is writing to advise you that a Planning Proposal has been lodged seeking to amend the Pittwater Local Environmental Plan 2014 for land located at 159 - 167 Darley Street West MONA VALE NSW 2103.

The proposal seeks to rezone from R2 Low Density Residential to R3 Medium Density Residential and amend clause 4.5 A(3) of Pittwater LEP 2014 to include reference to 159-167 Darley Street West, Mona Vale.

You are invited to review the proposal and make a submission. This letter contains some key information about the proposal and how to make a submission. Further details are available on Council's website.

Submissions close: 22 August 2021.

If you have further questions regarding the proposal please contact me on 8495 6270 or email council@northernbeaches.nsw.gov.au

Yours faithfully

Toby Philp

Toby Philp
Principal Planner

Key Facts

- 1. Summary of Proposed Changes: Planning Proposal to rezone from R2 Low Density Residential to R3 Medium Density Residential and amend clause 4.5 A(3) of Pittwater LEP 2014 to include reference to 159-167 Darley Street West, Mona Vale**
- 2. Public Exhibition period: 9 – 22 August 2021**
- 3. Property details: 159-167 Darley Street West MONA VALE**

Where can I view information on the proposal?

The Planning Proposal and supporting documentation are available on Council website at www.northernbeaches.nsw.gov.au. Go to the 'Application Search' section or visit one of Council's Customer Service Centres between 8.30am to 5.00pm, Monday to Friday.

How can I make a submission on the proposal?

We encourage you to make a submission on Council's website via the 'Your Say Northern Beaches' section. Alternatively, you may write to Council marked Planning Proposal reference no PEX2021/0001 '159-167 Darley Street West, Mona Vale', with your comments and your name, address and telephone number so that we can contact you. Council's address is PO Box 82, Manly NSW 1655.

When is the closing date for submissions?

The submission period closes on SUNDAY 22 AUGUST 2021.

What happens if I make a submission?

Your submission will be formally acknowledged and may be made publicly available on Council's website as per the Government Information (Public Access) Act 2009 (GIPA) and Government Information (Public Access) Regulation 2018 (GIPA Regulation). This will include any personal information contained in your submission unless you specifically indicate otherwise in writing to Council. You are not required by law to supply Council with your name and address but you should note that without these details, officers might not be able to access the accuracy of any issues you raise or acknowledge your submission.

Any person who makes a relevant public submission is required to disclose reportable political donations and gifts (if any) made by the person making the submission or any associate of that person within the period commencing 2 years before the submission is made and ending when the application is determined. Please visit Council's website www.northernbeaches.nsw.gov.au or one of Council's Customer Service Centres for further details about the Political Donations Act 2008 and for Declaration Forms.

Any matters you raise in your submission will be considered as part of Council's preliminary assessment of the Planning Proposal. A report will be considered by Council regarding the proposal at a future date that is yet to be determined.

Site Map



