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**Sent:** 18/12/2018 9:50:30 AM

**Subject:** RE: Development Referral - 25 & 27 Warriewood Road, WARRIEWOOD - DA 2018/1826

Dear Ms Englund,

Thank you for notifying Sydney Water of the proposed development listed above. We have reviewed the proposal and can provide the following comments for your consideration.

Due to the proximity of the proposed development to Sydney Water assets, we recommend that Council imposing the following conditions of consent:

### **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 Sydney Water [Tap in™](#) online self-service replaces our Quick Check Agents as of 30 November 2015.*

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>

### **Section 73 Certificate**

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

It is recommended that applicants apply early for the certificate, as there may be water and sewer pipes to be built and this can take some time. This can also impact on other services and building, driveway or landscape design.

Application 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.

### **Sydney Water Easements**

Where proposed works are in close proximity to Sydney Water land or easements, the developer may be required to carry out additional works to facilitate their development in order to not encroach within the Sydney Water land parcel or easement.

Lot 28 and 29 Section C DP 5464 is burdened by an Easement for Sewerage Purposes 5 Wide protecting the 1800DN trunk main. This easement is not to be built over or encroached in without the consent of Sydney Water.

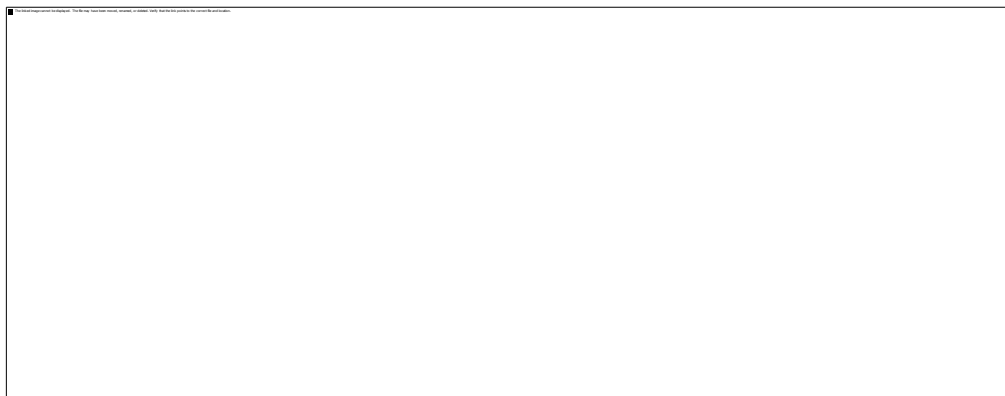
If there is a requirement to construct a new main or deviate an existing main to get a Section 73 Certificate and the mains are not in a dedicated public road or pathway, the applicant may have to pay to create or release an easement in favour of Sydney Water.

This advice is not a formal approval of easements requirements. Formal requirements for developments will be determined as part of the Section 73 application phase.

If you require any further information, please contact the Growth Planning and Development Team at [urbangrowth@sydneywater.com.au](mailto:urbangrowth@sydneywater.com.au).

Kind Regards,

Growth Planning & Development Team





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