

6 April 2023

Lauren Preston  
Water Regulation Officer  
WaterNSW  
[laurenpreston@waternsw.gov.au](mailto:laurenpreston@waternsw.gov.au)

Dear Lauren,

**12-20 BERRY STREET & 11-19 HOLDSWORTH AVENUE, ST LEONARDS | INTEGRATED DEVELOPMENT**

Reference is made to WaterNSW's correspondence dated 16 November 2022 requesting various information to assist WaterNSW in assessing the Integrated Development application for the abovementioned site.

As WaterNSW may be aware, Douglas Partners has been engaged to assist with the design development of the proposal for the subject site. Their accompanying correspondence demonstrates the extensive works undertaken to date to address WaterNSW's enquiries in relation to the proposal and for the purpose of achieving General Terms of Approval.

Despite the extensive investigations already undertaken, confirmation cannot yet be provided as to whether the proposed residential apartment development can rely on a 'tanked basement' or a 'drained basement'. Initial feedback from Douglas Partners suggests a 'drained basement' could be achieved, however, ongoing investigations are required.

As indicated in Douglas Partners' attached correspondence, however, a further 3 months of investigations will most likely be required before any confirmation can be made by either Douglas Partners or WaterNSW, as to which type of basement can be included as part of the proposal. This time frame conflicts with the anticipated determination date for the Development Application (DA), however, which is currently scheduled for 10 May 2023.

In light of this conflict, we wish to propose the use of variable development consent conditions to address requirements for either a 'tanked basement' or a 'drained basement'. That is, WaterNSW could recommend conditions suitable for each type of basement so that its obligations are addressed, but also avoids delays in the determination of the DA. To further ensure the necessary requirements for either basement consent is addressed by WaterNSW post any development consent, any condition could be a 'prior to issue of Construction Certificate' matter and specifically require WaterNSW's approval.

We would be pleased to discuss the wording of any such condition directly with WaterNSW. Please contact the undersigned on 0421 285 782 or [carlod@gyde.com.au](mailto:carlod@gyde.com.au) to arrange any discussion.

Yours sincerely



**Carlo Di Giulio**  
Associate Director

C.C. Greg Samardzic  
Senior Town Planner – Lane Cove Council  
[GSamardzic@lanecove.nsw.gov.au](mailto:GSamardzic@lanecove.nsw.gov.au)

Att: Geotechnical Services Report  
Jean-Christo Pyper – Associate Engineering Geologist  
Douglas Partners