

6 December 2023

Our Ref: N/A

**Douglas Cunningham**

Department of Planning and Environment

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**RE: Planning Proposal PP-2021-7404 at 159-167 Darley Street West, Mona Vale**

Thank you for notifying Sydney Water of the planning proposal listed above which proposes rezoning of the site from R2 Low Density Residential to R3 Medium Density Residential. The planning proposal seeks to facilitate the redevelopment of the site to provide for approximately 41 dwellings (residential apartment units and townhouses). 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 and Wastewater Servicing**

- Water and wastewater servicing is available to the site.
- Amplifications, extensions and adjustments may be required to service additional dwellings.

The development servicing advice provided is not formal approval of our servicing requirements and is based on the best available information at the time of referral (e.g. planning proposal). It is important to note that this information can evolve over time in tandem with the progression of other development projects in the catchment, changes within the local systems and receiving works. This is particularly important in systems with limited capacity. Furthermore, Sydney Water does not reserve or hold capacity for proposed developments, regardless of whether the area has been rezoned or not. To ensure accuracy and alignment with current conditions, it is best to approach Sydney Water for an updated capacity assessment particularly if 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](mailto:urbangrowth@sydneywater.com.au).

Yours sincerely,

**Growth Planning Team**

City Growth and Development, Business Development Group  
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