



DCA reference number:

PAE-133955738

DPHI/Major Projects reference:

SSD-113872990

Date of issue:

4 August 2026

**DCA Technical Advisory advice – State Significant Development -
Residential Flat Building with in-fill affordable housing – 35 – 39
Darley Street East, Mona Vale - Advice on EIS**



1. Project details

Project name	Residential Flat Building with in-fill affordable housing – 35 – 39 Darley Street East, Mona Vale
DPHI/Major Projects reference:	SSD-113872990
Proponent	The Trustee for IPG Dev 2 Unit Trust & GOP AFF 1 Unit Trust & IPG AFF 1 Unit Trust
Current stage of assessment	EIS Exhibition
Description of development:	Residential Flat Building development with in-fill affordable housing including: • Demolition of existing buildings and associated structures • Construction of an eight storey building over three levels of basement, comprising: ○ 53 apartments (including 9 affordable housing apartments) ○ Basement levels contain 124 car parking spaces ○ communal open space at the ground level; and ○ tree removal, associated landscaping and site clearing
Primary address	35 – 39 Darley Street East, Mona Vale
Land description (Lot/DP)	Lot 16 in DP18919
Local government area (LGA)	Northern Beaches



2. Assessment section

DCA Water (OUT26/8791)	
Advice summary	The development requires excavation into the groundwater table and modelling has predicted seepage of less than 3 ML/yr to facilitate construction and an ongoing drained basement. The impact assessment is acceptable with no impacts predicted on water users or groundwater dependent ecosystems. DCA Water Advisory requires no further information and provides advice on dewatering management and exemptions relevant to water take required for the project.
Detailed advice and recommendations	Groundwater take and impact assessment The development includes a three-level basement which requires interception of the groundwater table by approximately 6 metres. Adequate groundwater monitoring and site-specific hydrogeological testing has been used to inform seepage modelling which predicted inflows of 2.2 ML/yr for the construction period and for an ongoing drained basement. The groundwater drawdown assessment predicts impacts within the Level 1 minimal impact considerations of the NSW Aquifer Interference Policy, which is acceptable. No further impact assessment is required, however due to the close proximity (approximately 300m) to the ocean and a lack of seasonal monitoring data, monitoring of groundwater level, quality and take volumes is recommended to confirm predictions and the adequacy of mitigating measures. This is proposed within the Hydrogeological Assessment (Appendix 18) which is supported.



Detailed advice and advice	De-watering infrastructure The proposed basement drainage system would not require a water supply work approval under the <i>Water Management Act 2000</i> due to the works being included and assessed as part of the EIS. This enables the provisions under section 4.41(1)(g) of the <i>Environmental Planning and Assessment Act 1979</i> to apply. DCA Water Advisory notes that an application to WaterNSW, as referenced by the proponent, would not be required. Water licensing The proponent has acknowledged correctly an exemption for a Water Access Licence (WAL) for construction related dewatering up until 30 June 2029 and for operational water take that does not exceed 3 ML/yr. Where exemptions apply it should be noted there are mandatory monitoring and reporting requirements. Further information on these requirements and other information on licensing and approvals and exemptions, including a form to report and record water taken can be found at: • https://www.water.dcceew.nsw.gov.au/our-work/licensing-and-approvals and https://www.water.dcceew.nsw.gov.au/our-work/licensing-and-approvals/dewatering
Documents reviewed	• Environmental Impact Statement, DOC26/170803, 7 July 2026 • Hydrogeological Assessment (Appendix 18) DOC26/170811-24; 28 April 2026 • Groundwater Seepage Analysis (Appendix 20) DOC26/170828; 28 April 2026
Additional information	None