



mepstead
& ASSOCIATES

REGISTERED SURVEYORS AND
DEVELOPMENT CONSULTANTS

Ref: 4034

26th July, 2012

**SERVICES AVAILABILITY FOR DEVELOPMENT OF
120 MONA VALE ROAD, WARRIEWOOD**

The site is currently connected to potable water at the north east corner of the site. This would be extended throughout the proposed streets in the development. If upsizing is required as a result of the increased load this will be subject to Sydney Water requirements.

The site is not currently connected to sewer with the existing dwellings having individual sewerage treatment structures. There is a Sydney Water sewer main on the opposite side of Mona Vale Road and within the development along Jubilee Avenue. There would possibly be a lead in sewer line required to service the site which would be at the developer's expense if no other properties benefitted from the extension. Following an application for a Section 73 Certificate in the event of a subdivision application the Notice of Requirement would set out any additional major works which Sydney Water require.

Overhead electricity is currently available along Mona Vale Road. Some of the poles may be relocated as a result of any road widening works within Mona Vale Road or for a change in the intersection with Boundary Road. It is intended that all electricity supplying the new lots will be provided underground.

Stormwater and water quality is the subject of a separate report relating specifically to the guidelines set out in the Warriewood Valley Strategic Review Hydrology Study.

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