

1st July 2024

Consultant Advice Notice – 01

To	Kuatro
Attention	Tony Cusick
Email	Tony.c@kuatro.com.au
Project	120 Mona Vale Road, Mona Vale
Engineering Discipline	Water, Sewer and Gas
Subject	Feasibility Report Summary – Sydney Water and Utilities

Dear Tony,

On June 30, 2015, Sydney Water issued a Feasibility Letter outlining future requirements for providing water and sewer connections for the subdivision which is the basis for this report.

Currently, the site has a potable water connection at the northeast corner on Mona Vale Rd, which will be extended through the proposed streets. This main is expected to have adequate capacity for servicing the proposed subdivision, however, any necessary upsizing due to increased demand will be subject to Sydney Water's standards and will be advised during the S73 application.

The site does not presently have a sewer connection. There is a Sydney Water sewer rising main (pressurized sewer) across Mona Vale Road and a DN225 gravity connection within the development along Jubilee Avenue. A Section 73 Certificate application for subdivision will include a Notice of Requirement outlining any additional major works needed by Sydney Water. Detailed survey of the proposed subdivision and existing DN225 gravity connection is required to establish whether the gravity line would be able to service the proposed development. If the gravity connection cannot be utilised, a dedicated pump out station will service the property by connecting to the pressurized sewer main across the Mona Vale Rd.

The site is not currently connected to gas, though high-pressure mains are present in Jubilee Avenue and Walana Cr. The gas mains are expected to have adequate capacity and can be extended into the proposed access road/Mona Vale road and throughout the subdivision pending negotiations with Jemena.

Signed on behalf of IGS Pty Ltd



Houman Tamaddon
Technical Director