

12 January 2024

Our Reference: 23-0571

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Andy,

**RE: 182-186 Gertrude Street, North Gosford Wastewater**

Based on the e-mail from 31.07.2023 Texco Design has a proposed development at 182-186 Gertrude Street, North Gosford currently with the Department of Planning and Environment who have some questions regarding the impact of the proposed development on the existing sewer line as per their communication from 19.07.2023 (Reference: DA23/3021):

**5. Impacts to existing sewer line**

*Figure 4 of the SEE identifies a sewer line that traverses the site and a sewer maintenance hole along the site boundary however, the application does address the impact of the development on the*

*sewer line and maintenance hole. The Department requires:*

- clarification of who owns the sewer infrastructure and whether any easements effect the site*
- details of any interaction of the sewer and the proposal*
- confirmation on the intention for the sewer, and whether it will be retained, removed or rerouted with particular note to the comments within the Council submission. Where works are required, provide 'in-principle' support from the relevant owner or impacted parties*
- if works are required on the adjoining site, updated plans identifying the expanded site area of the proposal and land owners consent*

To dot point 1:

The existing infrastructure is owned by Central Coast Council, see Figure 1 on the following page. It shows a wastewater main traversing the site in question generally from north to south. The sewer main provides a point of connection for the neighbouring property to the north which is 188-198 Gertrude Street.

It appears from Figure 1 that the neighbouring property does have more than one point of connection, however based on the SSD (Figure 3) it does not use the sewer in question for connection.

Figure 1 does not show if the existing main is located in an easement, please see in the reply to dot point 3 on what would be proposed to the existing sewer main, and any easement associated with the sewer.

**Figure 1 – Council Assets**



**Figure 4 Council Asset Plan showing location of pits and pipes to which the easement relates.**

To dot point 2:

The existing sewer main traversing the site is in the way of the proposed development, which is a residential flat building. In order to ensure that the building can be constructed the existing sewer will have to be removed.

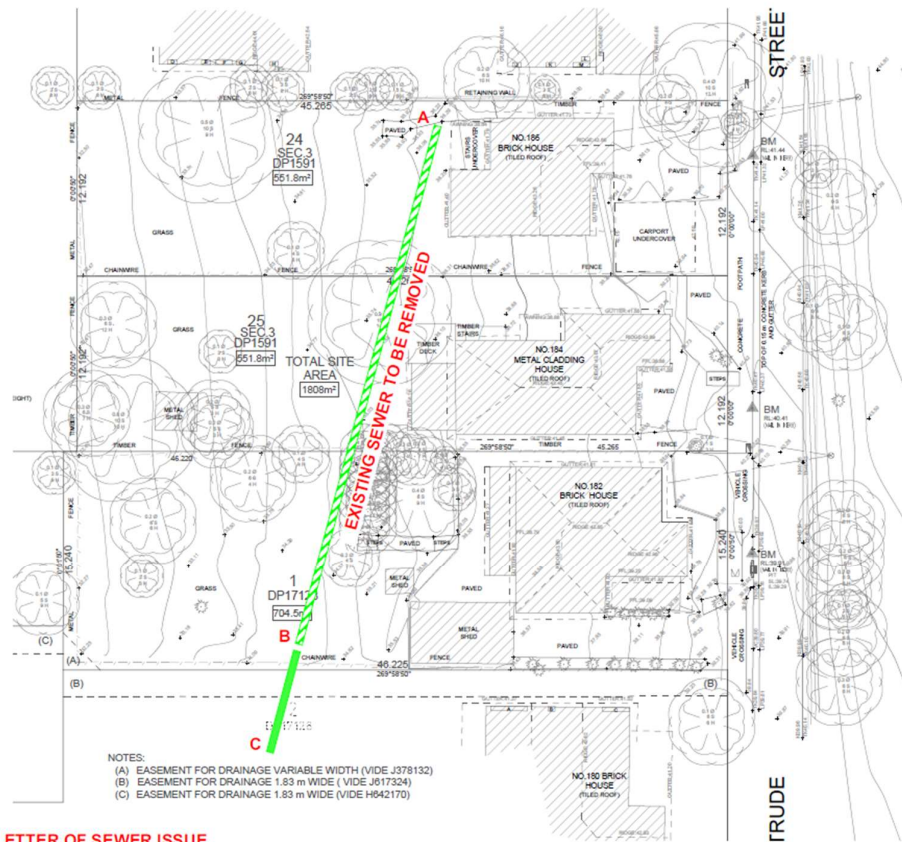
To dot point 3:

I can confirm that the intention based on the discussions between myself, and Texco Design is to remove the sewer line, please refer to Figure 2 on the following page. Any existing easement would also be extinguished in the area where the sewer is proposed to be removed.

The existing sewer within the development will be removed (between points A and B) A new structure will be constructed at the end of the shortened line at C to allow for the connection of the proposed development.

The sketch in Figure 2 is very schematic only. The neighbouring property 188-198 Gertrude Street is not affected.

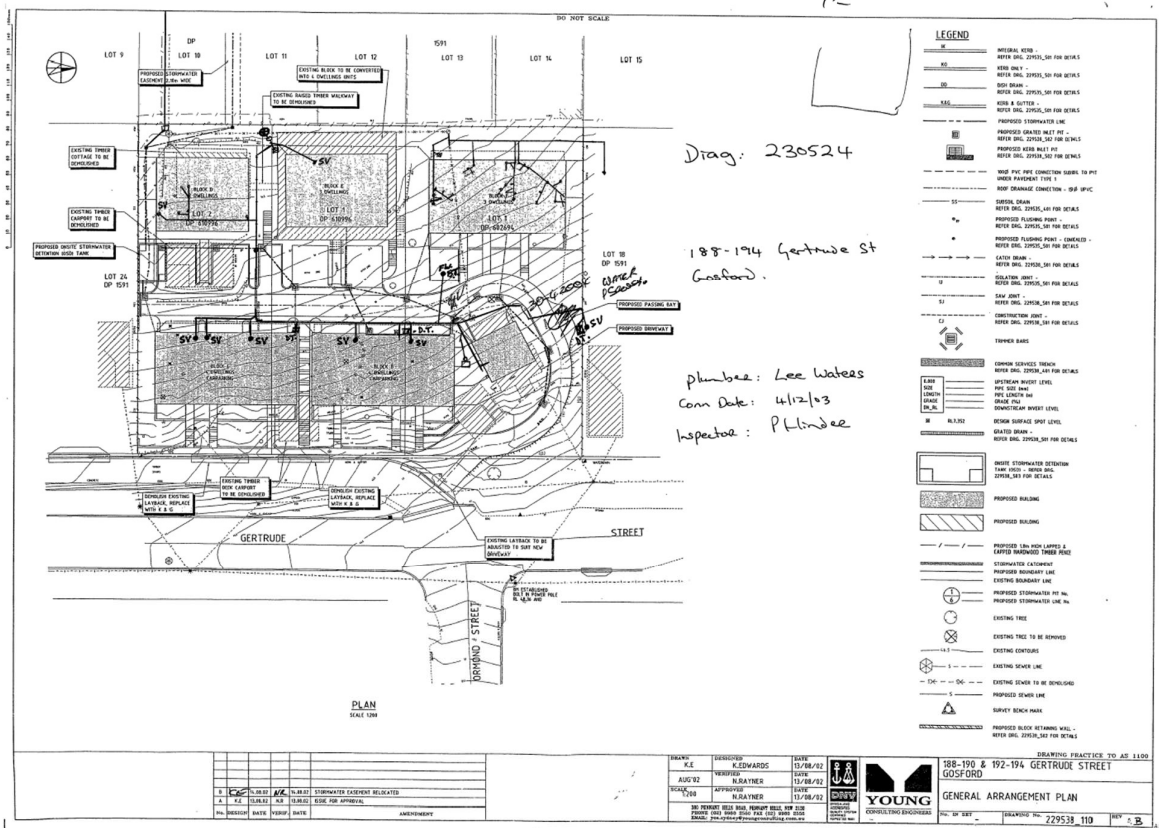
**Figure 2 – Proposal**



**DETAIL REFERS TO ADVISE LETTER OF SEWER ISSUE**

The existing line in question is not being used by the neighbouring property 188-198 Gertrude Street, based on a Sewer Servicing Diagram provided – see Figure 3 on the following page.

Figure 3 – Sewer Servicing Diagram Neighboring property



To dot point 4:  
No works are required on the adjoining property.

If there are any questions or if any further information is required, please do not hesitate to contact the undersigned.

Yours faithfully

*A.F. Jaehne*

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