

Date: 19th July 2021
Our Ref: 18326

Bernard Le Boursicot
B & G Trading Pty Ltd
Level 2. 123 Clarence Street
SYDNEY, NSW 2001

SERVICES AVAILABILITY

RE: Corner Old Bathurst Road and Russell Street Emu Plains, Lot 1 DP1273251

As per your instruction we have undertaken a desktop assessment of the availability of services for a proposed 6 lot industrial subdivision at the abovementioned site. After performing a Dial Before You Dig search and making applications with various service authorities we report as follows:

1. Electricity – Endeavour Energy

An application for electricity supply to service the development was made to Endeavour Energy on 24/06/2021 with application number being UIS0959.

A supply offer was issued by Endeavour Energy dated 8th July 2021 valid for 3 months. This supply offer indicates Endeavour Energy anticipates supply availability. Visual site inspection and DBYD search indicates electricity is available in the vicinity. To find out just what will be involved and what costs are likely to be incurred you must engage the services of a Level 3 ASP Accredited designer to undertake some design work and come up with a method of supply.

2. Sewer and Water -Sydney Water

A Feasibility application was made to Sydney Water on 22nd June 2021 with Case No. 192459 inquiring about the availability of sewer and water for the proposal. Sydney water responded with a feasibility letter dated 28/06/2021.

Water supply is available via a 300mm water main in Old Bathurst Road and also a 250mm water main in Russell Street. Water main extension may be required.

Sewer is available however Sydney Water have only indicated that you would need to build a sewer main extension. Our engineers have made an initial inquiry and have suggested that part of the site could gravity drain to a DN225 main in Old Bathurst Road and the remainder of the site to another DN525 main which exists in Russell Street.

SURVEYING + CIVIL ENGINEERING + PROJECT MANAGEMENT + SUPERINTENDENCY + WATER SERVICING COORDINATION

3. Telecommunications - NBN

An application was made to NBN Co on 24/06/2021 with application number STG-W000194300. In the process of making the online application it was necessary to check NBN availability before proceeding with the remainder of the application so it is assumed NBN is available for the development.

DBYD search indicates underground telecommunication lines are available in both Russell Street and Old Bathurst Road. We still await correspondence from NBN at the time of writing.

4. Gas – Jemena

Application for gas supply was made with Jemena on 24/06/2021. Jemena responded via email on 24/06/2021 indicating that gas supply was unfortunately not viable at this time. The nearest main is approx. 100m away and DBYD search indicates that a main exists in Russell Street however extension of the main is very costly in built up areas.

Availability does not mean that direct connection is available with regards to any particular service as extensions may need to be designed and constructed. We advise that pot holing and physical location and investigation of services prior to design is recommended as this will reveal any possible service clashes and reveal any possible costly service adjustments.

As part of this investigation we are providing an online link to all the service authority correspondence and DBYD searches we have obtained. We have also prepared and provided you with a compiled underground services plan that indicates the known services in existence at the time of writing. It is by no means comprehensive and as indicated earlier location of all services will need to be confirmed by pot holing. Special mention must be made of the existence of electricity zone substation and gas high pressure regulating station both adjoining the subject site. The high-pressure gas main is indicated on DBYD search in Old Bathurst Road fronting the subject site. Any works on Old Bathurst Road will need to consider this situation and any adjustment of this particular service, if required, may not be economically feasible.

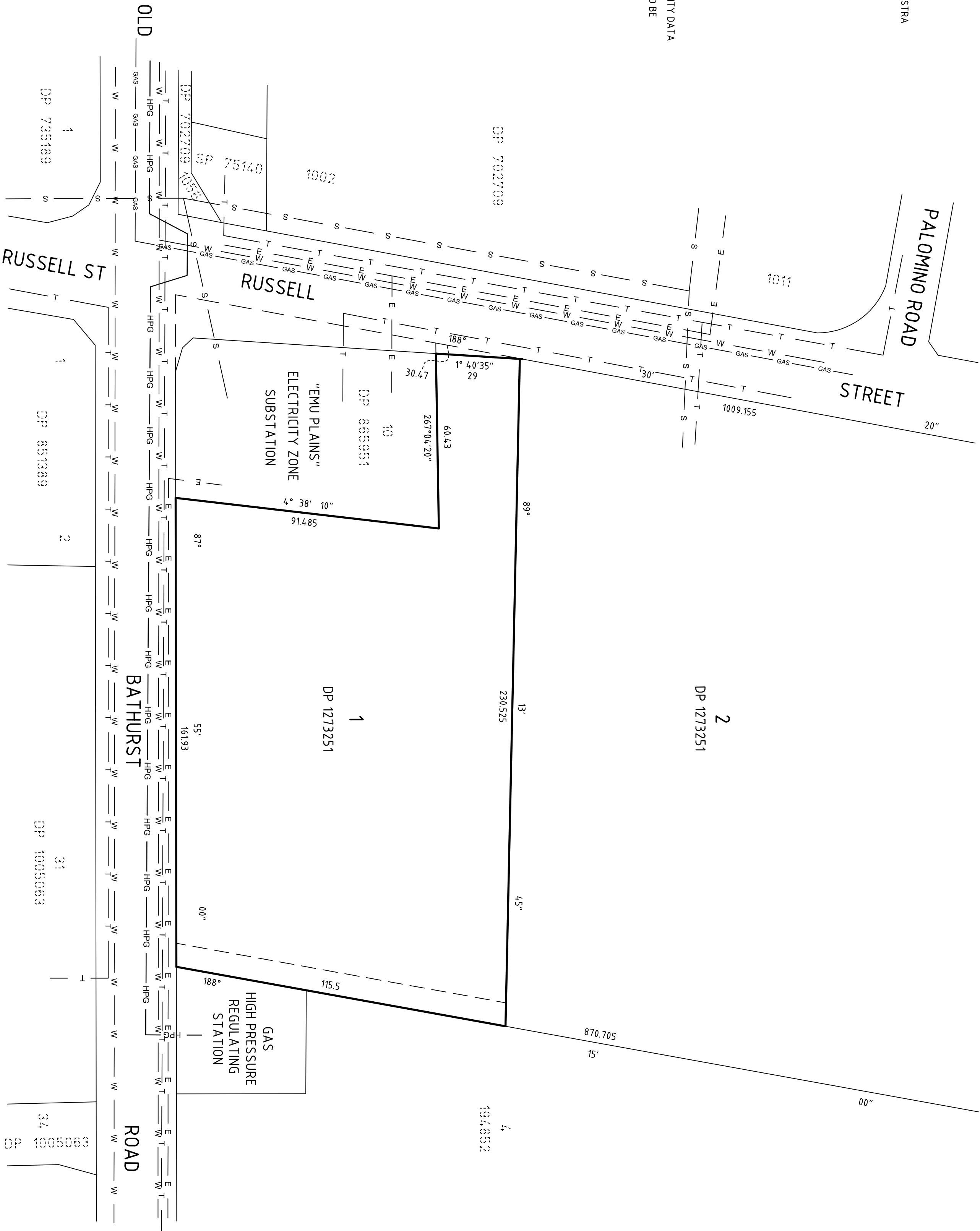
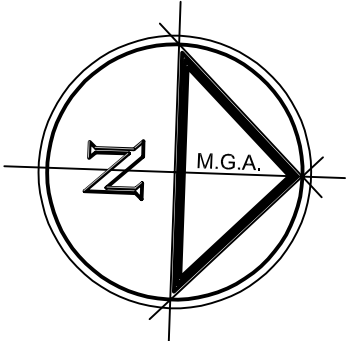
Yours faithfully,



George Stojanovski
Registered Land Surveyor

- NOTES:
- T TELECOMMUNICATIONS NBN OR TELSTRA
 - W WATER MAIN
 - E ELECTRICITY UNDERGROUND
 - GAS GAS MAIN
 - HPG HIGH PRESSURE GAS MAIN
 - S SEWER

- NOTES:
- THIS PLAN IS COMPILED FROM D.B.Y.D. AND SERVICES AUTHORITY DATA
 - LOCATION OF SERVICES IS APPROXIMATE ONLY AND NEEDS TO BE INVESTIGATED BY POT-HOLING FOR PHYSICAL LOCATION



PLAN REV.	DESCRIPTION	DATE	SITE	NORTH WESTERN SURVEYS		TITLE	SURVEYED:		PROJECT MANAGER:	
			AT CNR OF RUSSELL ST & OLD BATHURST RD EMU PLAINS, L.G.A PENRITH	 LAND DEVELOPMENT CONSULTANTS + SURVEYING CIVIL ENGINEERING PROJECT MANAGEMENT SUPERINTENDENCY WATER SERVICING COORDINATION PHONE (02) 9831 2040 EMAIL nws@nwsurveys.com.au WEBSITE www.nwsurveys.com.au	PLAN OF COMPILED EXISTING UNDERGROUND SERVICES	N/A		G.S		
								DRAFTED:	PLAN DATE:	1
								N.V	19/07/2021	
								SCALE @ A2:	PLAN REV:	
								1:1000	00	
00	ORIGINAL ISSUE	-	THIS DRAWING IS SUBJECT TO COPYRIGHT. IT MUST NOT BE REPRODUCED IN WHOLE OR PART WITHOUT PRIOR WRITTEN CONSENT OF NORTH WESTERN SURVEYS PTY. LTD.			THIS PLAN MUST NOT BE USED FOR CONSTRUCTION UNLESS SIGNED AS APPROVED BY PRINCIPAL CERTIFYING AUTHORITY		GRID/DATUM:		PROJECT REFERENCE: 18326