



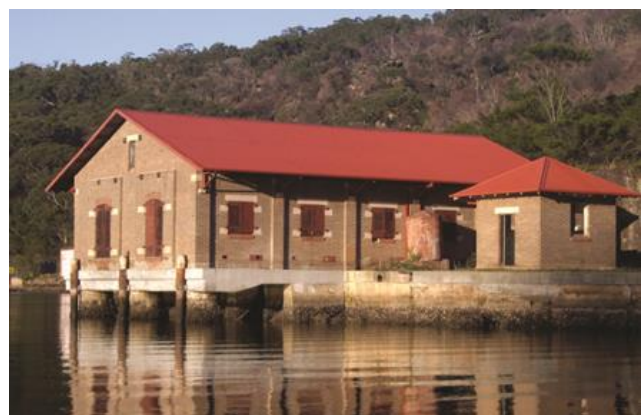
PO Box 292
ST LEONARDS NSW 1590

www.acor.com.au

DEVELOPMENT
CONSULTANTS

Servicing Report

Issue no: 03



Disclaimer

This Report has been prepared in accordance with the scope of services described in the contract or agreement between ACOR Consultants Pty Ltd and the Client. The Report relies upon data, surveys, measurements and results taken at or under the particular terms and conditions specified herein. Changes to circumstances or facts after certain information or material has been submitted may impact on the accuracy, completeness or currency of the information or material. This Report has been prepared solely for use by the Client, ACOR Consultants Pty Ltd accepts no responsibility for its use by other parties without the specific authorisation of ACOR Consultants Pty Ltd. ACOR Consultants Pty Ltd reserves the right to alter, amend, discontinue, vary or otherwise change any information, material or service at any time without subsequent notification. All access to, or use of, the information or material is at the user's risk and ACOR Consultants Pty Ltd accepts no responsibility for the results of any actions taken on the basis of information or material provided, nor for its accuracy, completeness or currency. Any reference to "Report" where used in this Disclaimer is also a reference to any plan, table, data or other document that has been created for the purposes of the "Report" and referred to in the "Report"

REVISIONS

Revision	Date	Purpose	Prepared By	Approved By
01	28.08.2017	Draft for Review	J. Roberts B. Shi	W. Meadows
02	30.08.2017	Draft for Review	J. Roberts B. Shi	W. Meadows
03	06.09.2017	Released to Client	J. Roberts B. Shi	W. Meadows

Review Panel	
Division/Office	Name

Unless otherwise advised, the parties who have undertaken the Review and Endorsement confirm that the information contained in this document adequately describes the conditions of the site located at "[Insert Client Site]"

COPYRIGHT

No part of this document (where "document" includes any plan, specification, detail, report or other document created by ACOR Consultants Pty Ltd or any of its related or associated entities) may be reproduced, adapted, transmitted or stored in a retrieval system in any form or by any means without written permission unless otherwise permitted under the Copyright Act, 1968. Enquiries should be addressed to ACOR Consultants Pty Limited.

© ACOR Consultants Pty Limited

All intellectual property and copyright reserved.

Table of Contents

1	Site Summary	4
2	Sewer	5
3	Portable Water	6
4	Electricity	7
4.1	Existing Services	7
4.2	Proposed Services	7
5	Telecommunications	7
5.1	Existing Services	7

1 Site Summary

Please find below the preliminary sewer and water servicing advice for the Sasanadhaja Buddhist Temple.

The proposed development site is located at 53 Dwyer Rd, Bringelly and is bounded by existing residential lots and vacant land to the west. The subject site is described as Lot 66 on DP27550, with a site area of approximately 3.22Ha.

The site currently has a residential house on it with limited agricultural use.



Figure 1: Site Location

2 Sewer

Sewer is currently not available in the area. Existing properties in the area are assumed to be serviced by private septic tanks.

The proposed site is located within the South West Growth Centre. As per the below diagram, Sydney Water currently have no plans in their 2014-2019 Growth Servicing Plan to extend the sewer to Bringelly.

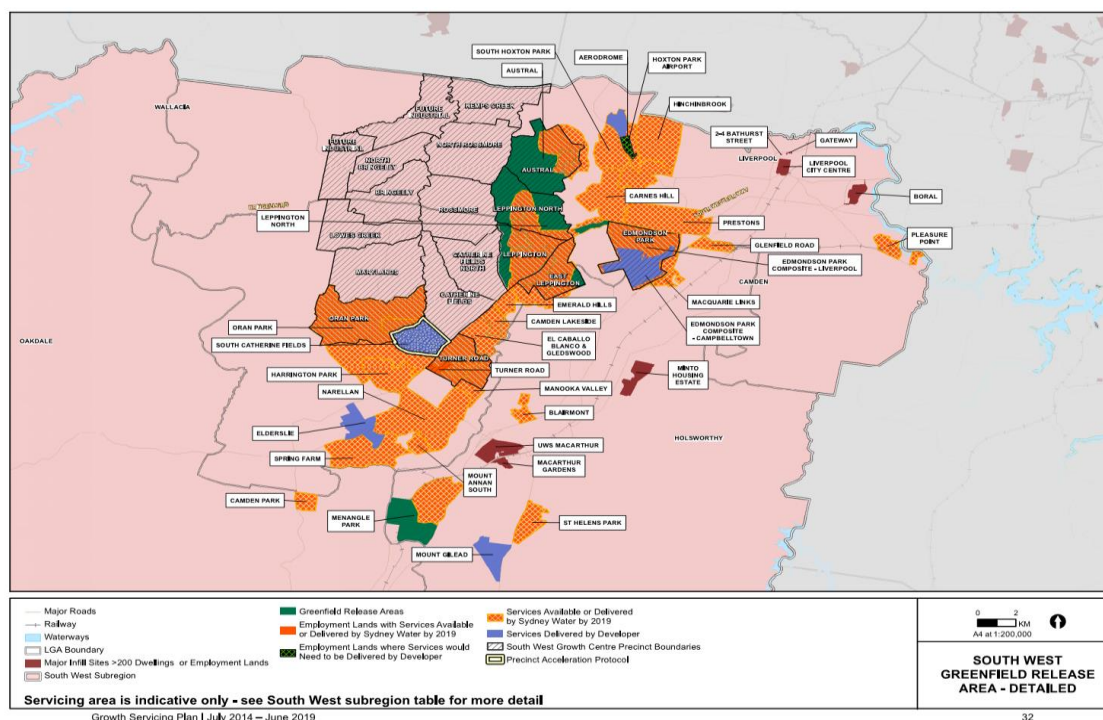


Figure 2: Sewer Servicing Strategy

3 Portable Water

The nearest water main available is approximately 3.4km away, located on the Northern Rd and comprises a DN100 water main. There are no plans in Sydney Water's 2014-2019 Growth Servicing Plan to provide water services nearby your site.

There is an option for you to extend from the nearest water main at your cost. The expected approximate cost of extending the existing watermain by 3.4km is ~\$2.3 million.

There is likely to be an option to service the proposed development with Rainwater tanks and bore water.

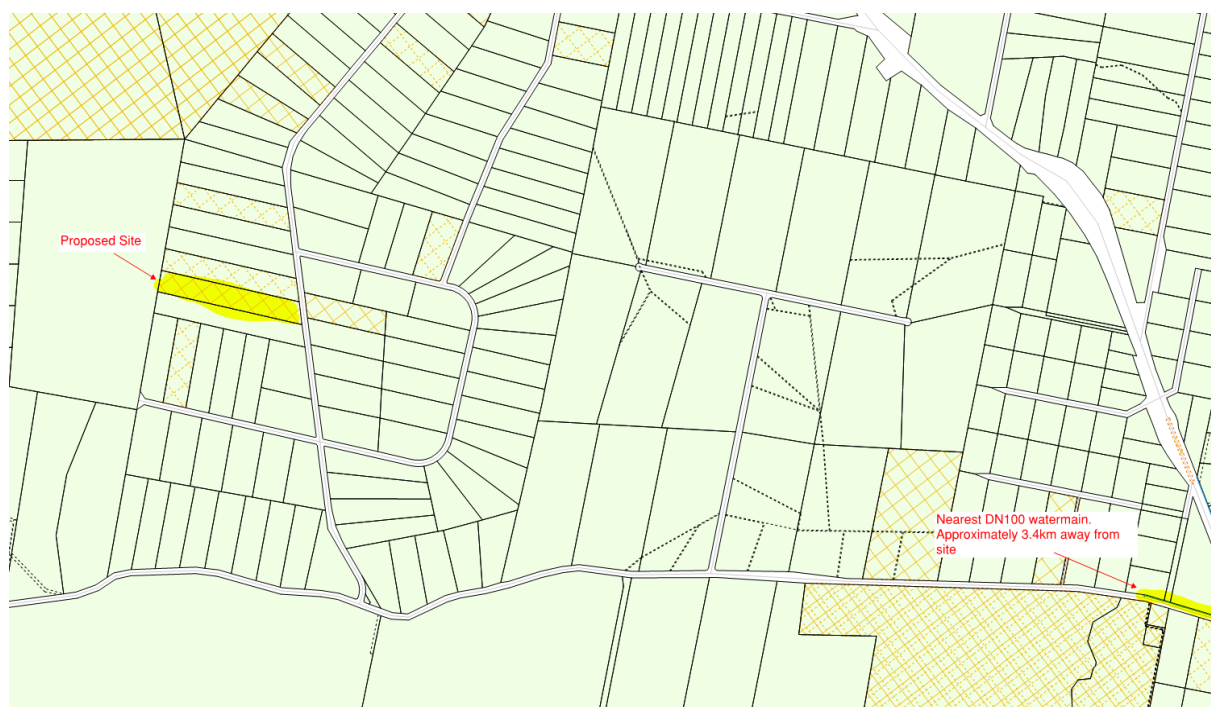


Figure 3: Existing Potable Water Service

4 Electricity

4.1 Existing Services

Three-phase overhead service supply is available to the existing residential house.

The point of attachment is at the Endeavour Energy power pole (No.210).

The high voltage (11kV) overhead cables are presently reticulated along Dwyer Rd via power poles.

4.2 Proposed Services

Our preliminary maximum demand calculation suggests the proposed development will require ≈ 250 Amps (172 kVA) supply to the site. Subject to their confirmation, the Supply Authority will likely mandate the following:

- A new 315 kVA pad-mount substation within the property boundary along Dwyer Rd.
- Trenching across Dwyer Rd from the existing Endeavour Energy power pole (supporting the HV overhead lines) to the new pad-mount substation.
- Existing overhead service main cables to the house will be disconnected and replaced with underground cables from the substation to a new site main switchboard which will supply the whole development.

Detailed scope of work will be confirmed by network planners at Endeavour Energy through an application for a Design Brief.

If the site is in 1:100yr flood level, the substation needs to be elevated and requires larger easement on site.

5 Telecommunications

5.1 Existing Services

Telstra lead-in cables are connected to the residential house via underground conduit from the Telstra aerial network via the same power pole (No.210).

An address check has been conducted at NBN Co. website and indicates that NBN infrastructure will not be available to this area until ≈ 2020 .

5.1.1 Proposed Services

It is anticipated that the phone lines will be required for the following:

- 1 pair for Fire indicator panel
- 1 pair for Security system
- 1 pair for Residential house (existing)
- 4 pair for main shrine (phone, fax, internet)

Due to the increased number of required phone lines, Telstra will need to upgrade their aerial network to provide the lead-in cables, which are expected to be via underground conduit and terminated to a new MDF located in the existing residential house or the main shrine. Detailed scope will be confirmed by Telstra network planners through a registration for new development.

NOTE: This advice is for information purposes only and based upon the preliminary information provided.

It is subject to change upon submission of applications to Sydney Water, Telstra, Endeavour Energy and finalisation of the proposed development.