

20 November 2020
Job No: 20285

Fife Capital
C/o Jason Smith
Next Level Up Constructions

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**Re: Proposed Subdivision, 75-87 Dunheved Circuit St Marys (Lot 2 DP1175850) –
Civil Engineering Service and Utilities Review**

Attention Fife Capital,

We Sparks & Partners Consulting Engineers at the request of Next Level Up Constructions on behalf of Fife Capital have undertaken a review of available services and utilities for the above-mentioned property. The review is to confirm the availability of services and utilities to allow for sub-division of the land to occur. The review has been undertaken with reference to available Dial Before You Dig information from utilities providers, and a physical site inspection of the site. Details of each of the available services are provided below.

Sewer Service

An existing sewer main traverses the site from east to west as shown on the Sydney Water infrastructure plan provided in annexure A. This shows that the sub-divided lot will have access to a sewer service.

Potable Water

Existing potable water mains are located in Dunheved Cct as shown on the Sydney Water infrastructure plan provided in annexure A. This shows that the sub-divided lot will have access to a potable water service.

Electricity

Existing electricity services are located in Dunheved Cct and consist of a combination of overhead power lines, poles and inground conduits. Photos of the power lines and poles, and a map of inground services are provided in annexure B for reference. This shows that the sub-divided lot will have access to an electricity service.

Communications

Telstra communications pits were observed in the verge of Dunheved Cct. The service is located inground and will allow for any sub-divided lot to have access to a communications service. Photos of the service are provided in annexure C for reference.

Stormwater Drainage

Stormwater drainage infrastructure located in the vicinity of the property consists of three (3) drainage pits located in Dunheved Cct, a drainage swale located on the eastern boundary, and a drainage swale located along the southern and western boundaries. These swales direct runoff from the surrounding area to the west where. The sub-divided land parcels will be serviced by these swales, allowing for stormwater discharge to be conveyed in a controlled manner. Refer to annexure D for a sketch plan showing the location of the drainage infrastructure.

Based on the review of available services we can confirm the sub-divided lot will have access to all services and there will be no need for extensions or major modifications the utilities.

Should you have any questions regarding the above please do not hesitate to contact the undersigned.

Yours Faithfully,




Morgan Walter
Civil Engineering Manager
Sparks & Partners Consulting Engineers
morgan@sparksandpartners.com.au

Annexure A – Sydney Water Services Map

Plan 1 of 1

0m 9m 18m 27m 36m

A horizontal scale bar with vertical tick marks at 0m, 9m, 18m, 27m, and 36m. The bar is divided into four equal segments, each representing 9 meters. The segments alternate in color: white, black, white, and black from left to right.

Annexure B – Electricity Infrastructure Photos & Inground Map



WARNING

- **All electrical apparatus shall be regarded as live until proved de-energised.** Contact with live electrical apparatus will cause severe injury or death.
- In accordance with the *Electricity Supply Act 1995*, you are obliged to report any damage to Endeavour Energy Assets immediately by calling **131 003**.
- The customer must obtain a new set of plans from Endeavour Energy if work has not been started or completed within twenty **(20)** working days of the original plan issue date.
- The customer must contact Endeavour Energy if any of the plans provided have blank pages, as some underground asset information may be incomplete.
- Endeavour Energy underground earth grids may exist and their location **may not** be shown on plans. Persons excavating are expected to exercise all due care, especially in the vicinity of padmount substations, pole mounted substations, pole mounted switches, transmission poles and towers.
- Endeavour Energy plans **do not** show any underground customer service mains or information relating to service mains within private property.
- Asbestos or asbestos-containing material may be present on or near Endeavour Energy's underground assets.
- Organo-Chloride Pesticides (OCP) may be present in some sub-transmission trenches.
- All plans must be printed and made available at the worksite where excavation is to be undertaken. Plans must be reviewed and understood by the crew on site prior to commencing excavation.

INFORMATION PROVIDED BY ENDEAVOUR ENERGY

- Any plans provided pursuant to this service are intended to show the approximate location of underground assets relative to road boundaries, property fences and other structures at the time of installation.
- Depth of underground assets may vary significantly from information provided on plans as a result of changes to road, footpath or surface levels subsequent to installation.
- Such plans have been prepared solely for use by Endeavour Energy staff for design, construction and maintenance purposes.
- All enquiry details and results are kept in a register.

DISCLAIMER

Whilst Endeavour Energy has taken all reasonable steps to ensure that the information contained in the plans is as accurate as possible it will accept no liability for inaccuracies in the information shown on such plans.

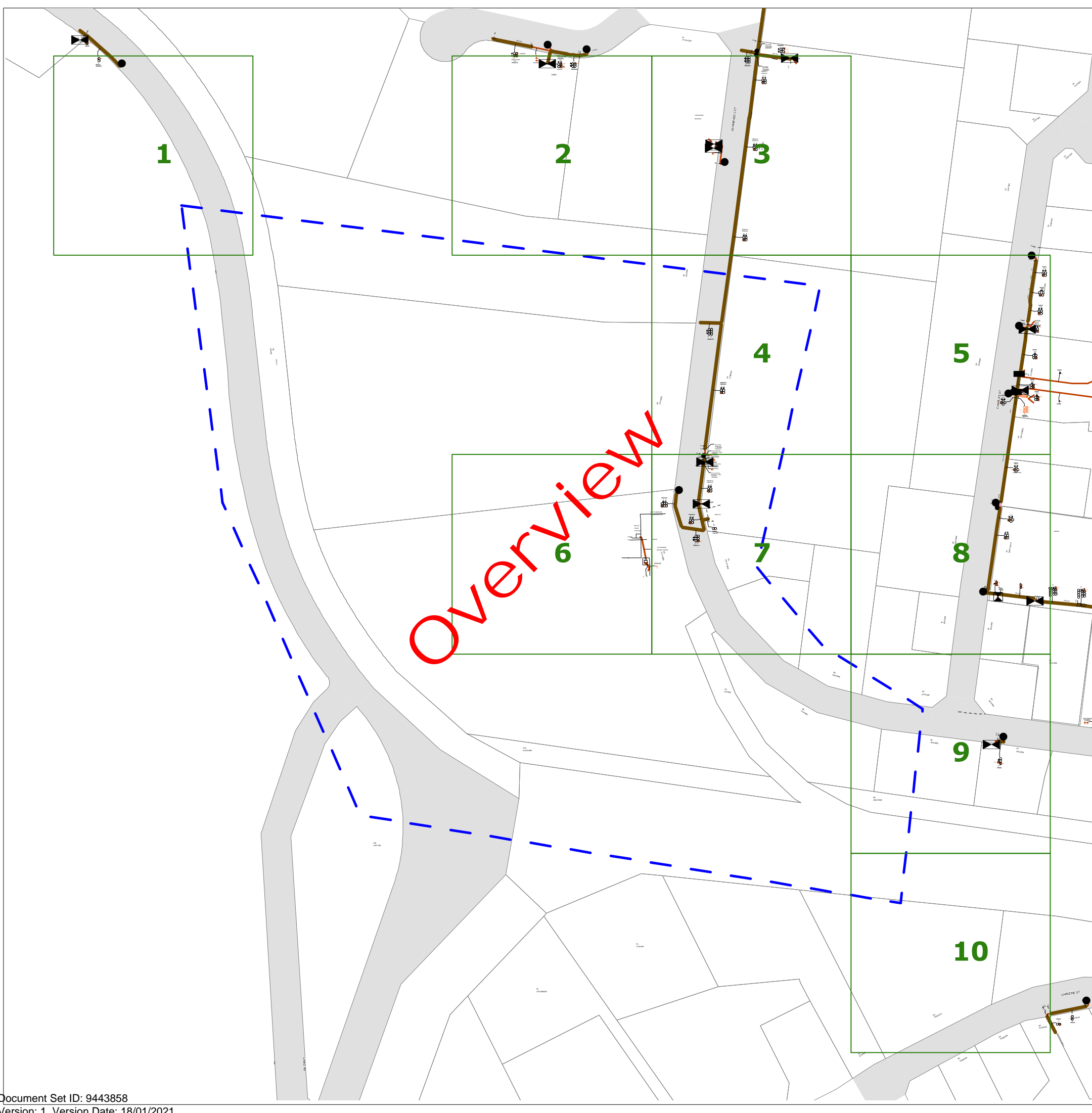
LEGEND

- or ■ Street light column
- ▤ Padmount substation
- or ■ Overground pillar (O.G.Box)
- ▤ Underground pit
- Duct run
- Cable run
- ⊙ Typical duct section
- ▲ Asbestos warning

**NOT TO SCALE**

DBYD Sequence No.:	103383399
Issued Date:	30/10/2020

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Overview

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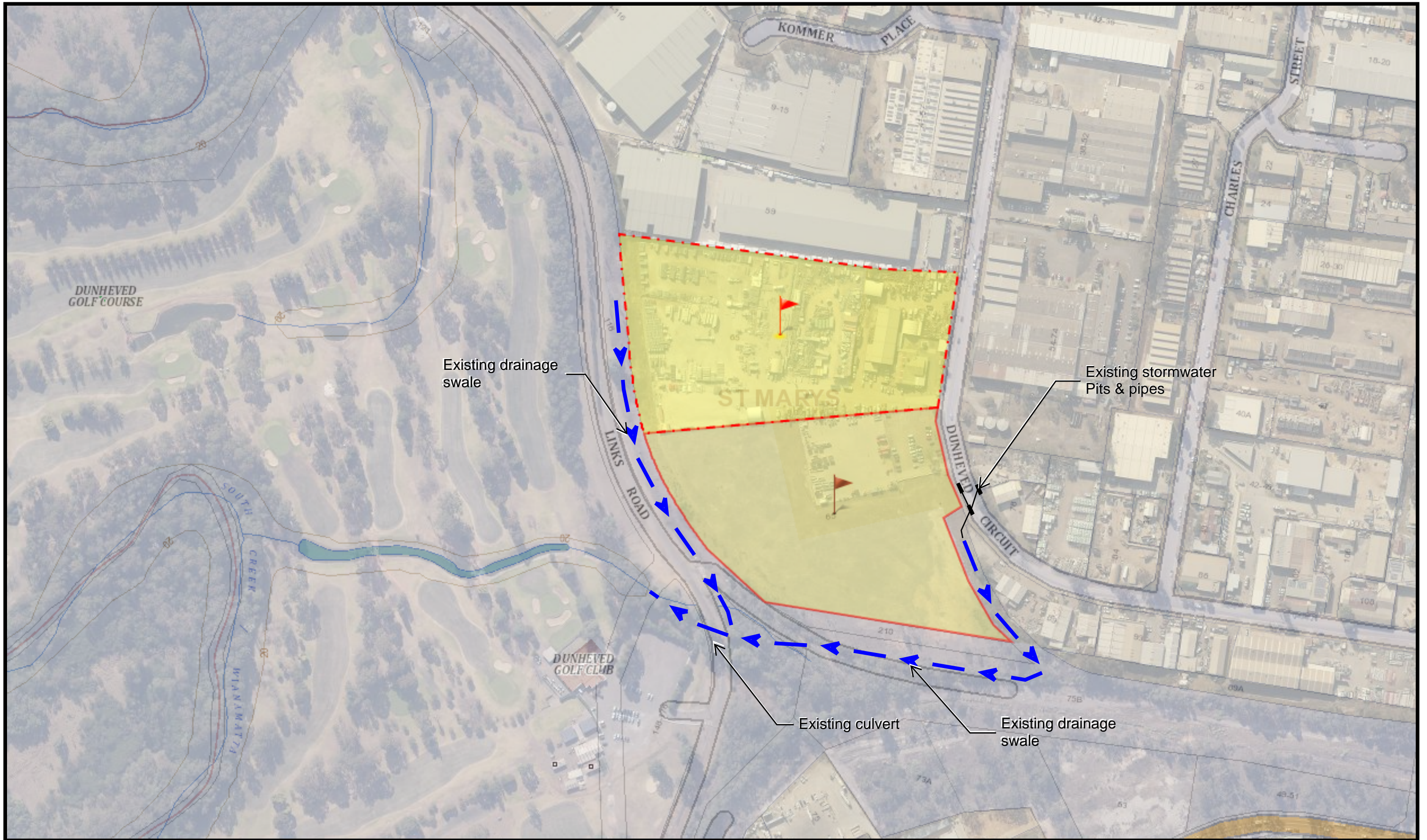
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Annexure C – Telecommunications Infrastructure Photos



Annexure D – Stormwater Drainage Infrastructure Sketch Plan



65 Dunheved Circuit St Marys - Available Stormwater Infrastructure Sketch Plan