

**SYDNEY WATER
BUILDING PLAN APPROVED -
SUBJECT TO REQUIREMENTS**

Sydney Water Tap in™ Ref No: 2040235

e-Developer Case No: NA

Property Location

Street No: 11

Lot No: 2 D.P 14040

Street Name: Loch

Suburb: Freshwater

Building/Structure Description: Proposed New Dwelling

Building Plan No: Job Ref number: 2409
Sheet: A0001

Engineers Plan No: Drawing:245016 Sheet:A1 Revision:3
Drawing:245016 Sheet:A2 Revision:3
Drawing:245016 Sheet:A3 Revision:3
Drawing:245016 Sheet:A4 Revision:3
Drawing:245016 Sheet:A5 Revision:3

Proposed building/structure is APPROVED to construct OVER/ADJACENT TO a Sydney Water asset, subject to the following requirements:

1. The foundations/piers are to be founded below the zone of influence or to solid rock.
2. No part of the building/structure or its foundations to be less than a minimum 900mm, horizontal distance from the outside edge of the asset.
3. No part of the below ground building/ structure/foundations to be less than 600/900mm horizontal distance from the outside edge of any Sydney Water Structure.
4. Foundations/piers are constructed in accordance with Engineers detail plans (stated above) as submitted to Sydney Water.
5. Sydney Waters Asset to maintain no less than 450mm of ground cover.
6. No part of the above-ground building/structure to be less than 600mm horizontal distance from outside edge of any Sydney Water structure.

SPECIAL REQUIREMENTS

(A) Please allow 48 hours to book in the pier inspection

NOTE:

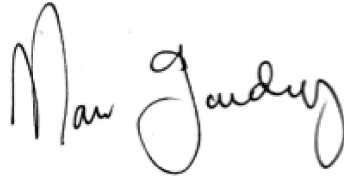
Above requirements must be inspected/supervised by a WSC to enable the issue of a satisfactory compliance letter.

Warning - Document current at time of printing or downloading.

APPROVED BY

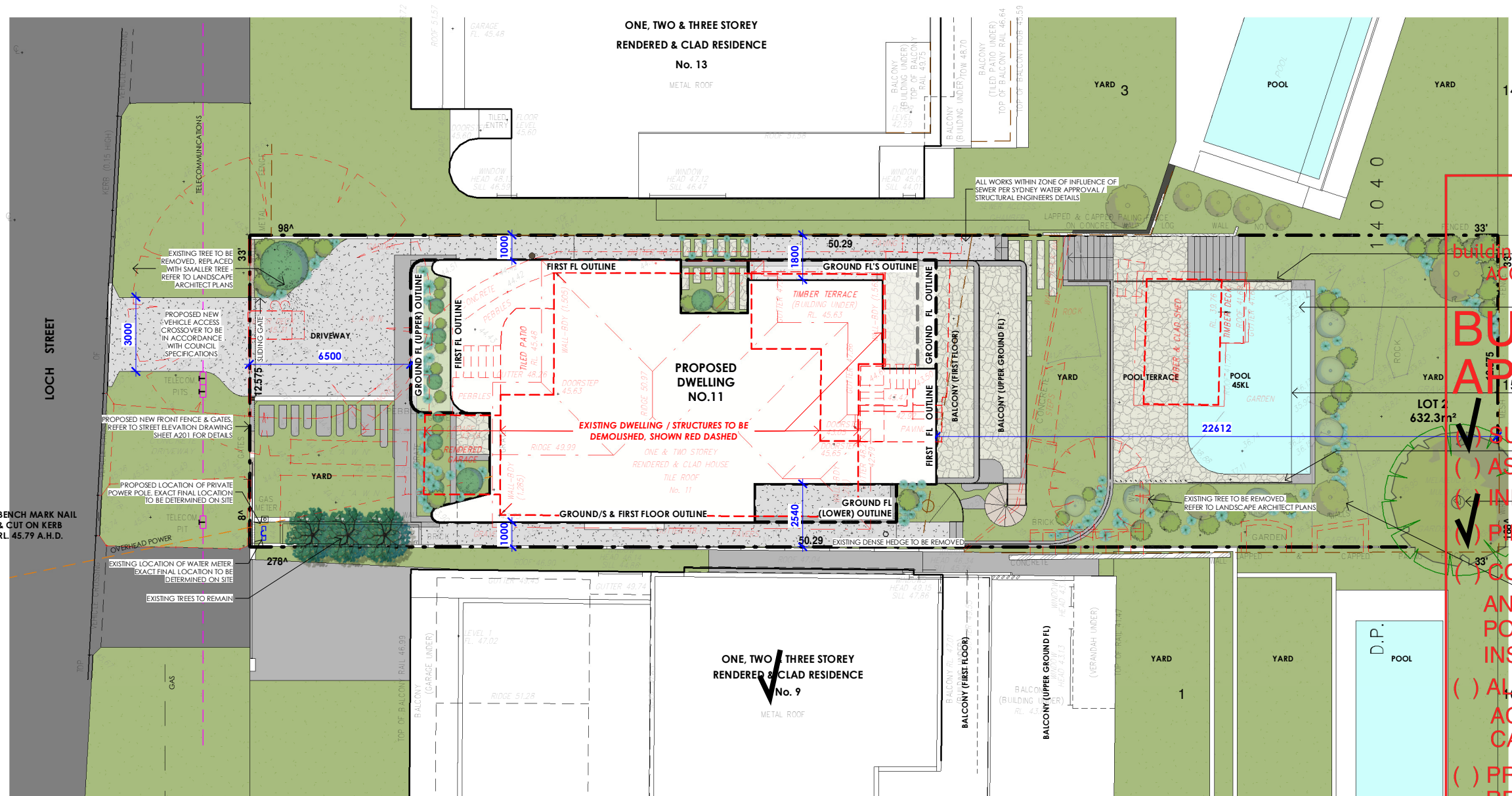
WSC Company Name: MGP Building & Infrastructure Services Pty Ltd

Name of Key Personnel: Marc Gaudry

A handwritten signature in black ink that reads "Marc Gaudry". The signature is written in a cursive style with a large initial 'M' and 'G'.

Signature of Key Personnel:

Date:/...../.....



LEGEND
NOTE: ALL SERVICE LOCATIONS ARE SUPPLIED BY OTHERS AND ARE APPROXIMATE ONLY, SUBJECT TO ONSITE INVESTIGATION &/OR SERVICES LOCATOR

ALL NEWLY PROPOSED SETBACK DIMENSIONS ARE TO STRUCTURAL WALLS AND ARE SUBJECT TO FINISHING LININGS BEING APPLIED

+ 10.00 EXISTING SPOT LEVEL
 FFL 10.000 PROPOSED FINISHED SPOT LEVEL
 --- EXISTING SEWER LINE
 --- EXISTING TOWN WATER LINE
 --- EXISTING TELSTRA LINE
 --- EXISTING WATER HYDRANT
 --- EXISTING POWER POLE
 --- EXISTING SEWER MAINTENANCE HOLE
 --- EXISTING SEWER INSPECTION OPENING
 --- EXISTING WATER METER
 --- EXISTING TREE TO REMAIN
 --- EXISTING TREE TO BE REMOVED

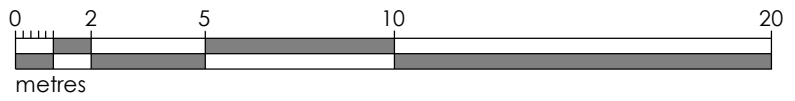
mgp
 building & infrastructure services
 ACCREDITED SUPPLIER TO SYDNEY WATER

BUILDING PLAN APPROVED

✓) SUBJECT TO REQUIREMENTS
 () ASSET NOT AFFECTED
 () INDEMNITY LETTER REQUIRED
 ✓) PER INSPECTION REQUIRED
 () CONCRETE ENCASEMENT AND / OR PROPERTY CONNECTION POINT (JUNCTION) INSPECTION REQUIRED
 () ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH SYDNEY WATER CASE NUMBER: _____
 () PRE & POST CCTV INSPECTION REQUIRED

Accredited Supplier to SYDNEY WATER
BUILDING PLAN APPROVED
SUBJECT TO REQUIREMENTS

Ref No: **20400235** Date: **17/01/25**



info@fbcarchitects.com.au
 ABN: 77653550237

Nominated Architect:
 David Buehler-Craig NSW Reg #12472

CONSULTANT ISSUE - NOT FOR CONSTRUCTION

ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE 2022 (NCC) / BUILDING CODE OF AUSTRALIA (BCA), RELEVANT AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS / CONSENT CONDITIONS, WITHOUT EXCEPTION

DO NOT SCALE OFF THIS DRAWING. FIGURED DIMENSIONS ONLY TO BE USED. ALL DIMENSIONS TO BE CHECKED AND VERIFIED BY CONTRACTOR PRIOR TO INITIATING WORKS & CONFIRMED ON SITE PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES IN DIMENSIONS TO BE COMMUNICATED TO FBC ARCHITECTS

THIS DRAWING REMAINS THE PROPERTY OF FBC ARCHITECTS. DRAWINGS NOT TO BE COMMERCIALIZED, REPRODUCED OR DISCLOSED TO ANY PERSONS WITHOUT EXPRESS WRITTEN CONSENT OF FBC ARCHITECTS. COPYRIGHT IS RESERVED

ALL LEVELS, CONTOURS AND R.L.'S, ARE TO AUSTRALIAN HEIGHT DATUM (AHD) AND ARE IN METRES, U.N.O

SITE INFORMATION HAS BEEN SUPPLIED BY OTHERS. FBC ARCHITECTS TAKES NO RESPONSIBILITY FOR ITS ACCURACY. CONTRACTOR TO CONFIRM LOCATION OF ALL SERVICES, VEGETATION AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS WITH ANY DISCREPANCIES REPORTED TO FBC ARCHITECTS

IT IS THE CONTRACTOR'S RESPONSIBILITY TO LIAISE WITH SUPPLIERS / SUBCONTRACTORS TO CONFIRM EXACT REQUIREMENTS/CLEARANCES/TREATMENTS ETC FOR ALL FINISHES / FIXTURES / FITTINGS, UNDER NO CIRCUMSTANCE IS THERE TO BE NON-CONFORMING OR NON-COMPLYING BUILDING PRODUCTS USED

SMOKE ALARMS TO BE INSTALLED AS PER AS3786

ALL DRAWINGS AND DOCUMENTATION TO BE READ IN CONJUNCTION WITH RELEVANT PROJECT SPECIFIC CONSULTANT / ENGINEERS REPORTS AND/OR DRAWINGS

ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE RELEVANT BASX CERTIFICATE. THE CONTRACTOR / SUB-CONTRACTORS & OWNER MUST ENSURE THAT THE MINIMUM REQUIREMENTS ARE MET.

ALL DESIGN IS CONSIDERED REASONABLY SAFE AND PRACTICAL. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND WITH REGARD TO SAFETY DATA SHEETS. BUILDER / CONTRACTOR TO CONTACT FBC ARCHITECTS WITH ANY CONCERNS

WET AREAS TYPICALLY TO BE SETDOWN NOMINAL 50mm (U.N.O) TO ENSURE FINISHED FLOOR IS FLUSH WITH ADJOINING. INTERNAL FLOOR FINISHES ARE TO BE FLUSH THROUGHOUT

ALL STAIRS TO HAVE SUP-RESISTANT FINISH TO NOSINGS AS PER NCC REQUIREMENTS

ALL WINDOWS WITH FALLS OVER 2M TO HAVE RESTRICTED OPENINGS PER NCC REQUIREMENTS

IF SITE IS DEEMED TO BE WITHIN A BUSHFIRE PRONE AREA, ALL WORKS ARE TO BE COMPLETED IN ACCORDANCE WITH RELEVANT BAL (BUSHFIRE ATTACK LEVEL) RATING AND AS 3959- CONSTRUCTION OF BUILDINGS IN BUSHFIRE-PRONE AREAS

ALL TIMBER FRAMING IS TO BE MINIMUM H2 TREATED, OR ABOVE SPECIFIC TO THE APPLICATION



TITLE	SITE PLAN	
SHEET	A001	A3 SCALE As indicated
PROJECT	PROPOSED NEW DWELLING WITH POOL, ASSOCIATED SITE WORKS. DEMOLITION OF EX'G DWELLING	
CLIENT	GEORGE & LAURA AITKEN	
ADDRESS	11 LOCH ST, FRESHWATER LOT 2 IN D.P. 14040	

REVISIONS	
DATE	DESCRIPTION
2024.12.03	CLIENT & CONSULTANT ISSUE
2024.11.22	CONSULTANT ISSUE