

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

Dolfin No: D12/3-15248

Quick Check Ref No: 8435815

e-Developer Case No: 133316

**Property Location**

Street No:

Lot No: 1172

Street Name: BARTLETT PLACE

Suburb: THORNTON PARK



Building/Structure Description: NEW RESIDENCE

Building Plan No: A18825

Engineers Plan No: 55042EB

Proposed building/structure is APPROVED to construct ADJACENT TO a Sydney Water asset, subject to the following requirements:  
(NB. Delete non applicable requirements)

1. The foundations/piers are to be founded below 1:1 zone of influence, CLAY strata.
2. No part of the building/structure or its foundations to be less than a minimum 0.6 metre, horizontal distance from the centreline of the asset.
- ~~3. No part of the swimming pool or its foundations to be less than a minimum 1.0 metre, horizontal distance from the centreline of the asset to the outer edge of the pool coping.~~
4. No part of the building/structure or swimming pool coping to be less than 1m horizontal distance from outside edge of any Sydney Water structure.
5. No piercing of building/structure to be less than 2m horizontal distance from centreline of maintenance hole to edge of piers.
6. Foundations/piers are constructed in accordance with Engineers detail plans (stated above) as submitted to Sydney Water.
7. All foundations/piers are to be founded below the zone of influence or to solid rock.
- ~~8. Indemnity letter to be signed by owner/s of property and returned to Water Servicing Coordinator prior to issue of building plan approval.~~
- ~~9. Concrete encase approximately ..... metres of asset. Concrete encasement to be carried out by an Accredited Constructor of Minor Works (Sewer) / Constructor and a Minor Works Agreement signed prior to commencement of works.~~
- ~~10. Concrete encasement must extend a minimum of 600mm past the external walls of the building/structure.~~
- ~~11. Minimum of ..... mm vertical clearance between top of concrete encasement to underside of concrete slab.~~
- ~~12. Minimum of ..... mm of compressible membrane between top of concrete encasement to underside of concrete slab.~~
- ~~13. Property connection point (junction) to be inserted under Minor Works Agreement.~~
- ~~14. All works are to be completed in accordance with Case No. ....~~

Warning - Document current at time of printing or downloading.

Computer file name: Building Plan Approval for Water Servicing Coordinators

23 April, 2012

Policy owner: Manager, Urban Growth

Page 1 of 2

**SPECIAL REQUIREMENTS**

(a) "A requirement of this approval is that this project requires a Pier Inspection to be carried out by Greg Houston Plumbing P/L. We are required by Sydney Water to attend site at the time of these particular stages of construction to ensure that the onsite works comply with the approval as granted herein.

Please ensure 48hrs (2 working days) notice is given to ensure our field team can attend your site at the time you require. (PLEASE NOTE: Failure to supply sufficient notice may result in project delays OR additional cost to facilitate an inspection time). Please contact 0415 671 467 to book your inspection."

(b) Requirements set out in Sydney Water Letter of Approval CN# 133316 to be complied with. If any changes to the location of the residence are made, the WSC is to be notified ASAP.

(c)

**NOTE:**

Above requirements must be inspected/supervised by an Accredited Supplier or Sydney Water to enable the issue of a satisfactory compliance letter.

Permits are required to fill all new swimming pools with a capacity greater than 10,000 litres. To arrange for a permit please contact Sydney Water on 13 20 92 during business hours. Fines will apply for filling swimming pools without a permit.

**APPROVED BY**

WSC Company Name: Greg Houston Plumbing Pty Limited

Name of Key Personnel: Brett Garvey

Signature of Key Personnel: .....



Date: 30/05/2013

**Warning - Document current at time of printing or downloading.**

30 May 2013

EDEN BRAE HOMES  
c/- GREG HOUSTON PLUMBING PTY LTD

**LETTER of APPROVAL  
For  
BUILDING OVER/ADJACENT TO A SYDNEY WATER ASSET**

**Applicant:** EDEN BRAE HOMES  
**Your reference:** 1172 Bartlett  
**Property location:** BARTLETT PLACE, Penrith  
**Your application date:** 21 May 2013

Dear Applicant

Your application to build over/adjacent the DN450 sewer main at the above location is approved provided you do the following things:

**1. Project Specific requirements**

- No piers within 900mm of the affected pipe.
- All piers are to be founded below the zone of influence.

**2. Project Completion Package**

- Your WSC must submit a certification letter to Sydney Water certifying that all protection works have been completed.
- Your WSC is required to manage these requirements. Once they have approved your Building plans they must submit the "Building Plan Approval Requirements " form to Sydney Water,
- The final PCP Package must be submitted to Sydney Water within seven days of completion of all works.

**3. Change in Scope during works requirement.**

**3.1 Sewers DN300 and above.**

- 3.1.1** Where encasement of these assets is approved, this approval is restricted to when excavation occurs that the pipe/assets condition is

suitable for encasement.

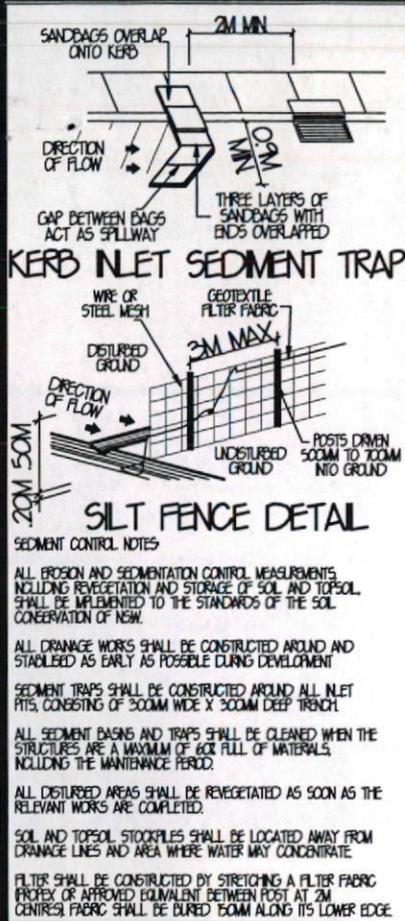
- 3.1.2 Where site verification or CCTV inspection shows that the condition of these assets is found not to be suitable for Concrete encasement, the constructor cannot replace these assets as part of this out of scope building approvals. The work must immediately stop (including excavation) and the WSC will need to contact Sydney Water.
  - 3.1.3 Where site verification or CCTV inspection shows that the sewer has been previously lined, then work must immediately stop (including excavation) and the WSC will need to contact Sydney Water./In these instances the works will need to be done under the Asset Creation Developer Process with a full design, flow management/security bonds and other requirements. Your WSC can advise you about this.
- 3.2 Concrete encasement of Steel, PE, DICL, CI, Concrete , Asbestos, sewer rising mains or previously lined sewers regardless of the pipe material, is not part of this approval. Where identified upfront or site verification/inspection shows these pipe types you must contact your WSC to obtain further advice from Sydney Water before proceeding. This may need to be addressed as identified in Section 3.1.3 above.
- 3.3 Where the scope of works mentioned in Section 3.1 and 3.2 or restricted by the provisions of the Minor Works Technical Requirements, work must not proceed further. The works will need to be carried out as outlined in Section 3.1.3 above. Your WSC can advise you about this matter.

**4. Building Over Your Property Connection Point (Residential only)**

- 4.1 If the building works result in your Property Connection Point PCP being under your proposed building, then you will need to move your connection point outside of your buildings footprint. This work is at your cost.
- 4.2 Any relocated PCP connection point must be within your lots boundaries.
- 4.3 If you are required to move your PCP, this work must meet Sydney Water's standards in the NSW Code of Practice for Plumbing and Drainage (the Code) and be done by a licensed drainer. The licensed drainer must arrange for an inspection of the work by a NSW Fair Trading Plumbing Inspection Assurance Services (PIAS) officer. After that officer has looked at the work, the drainer can issue the Certificate of Compliance. The Code requires this.
- 4.4 Your WSC can advise you about this matter.

---

**END**



**SEDIMENT CONTROL NOTES**

ALL EROSION AND SEDIMENTATION CONTROL MEASUREMENTS, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.

ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AROUND AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.

SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET FITS, CONSISTING OF 300MM WIDE X 300MM DEEP TRENCH.

ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF MATERIALS, INCLUDING THE MAINTENANCE PERIOD.

ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.

FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROXY OR APPROVED EQUIVALENT) BETWEEN POST AT 2M CENTRES; FABRIC SHALL BE BURIED 50MM ALONG ITS LOWER EDGE.

**GENERAL NOTES**

- STORMWATER TO DISCHARGE INTO DESIGNATED DISCHARGE POINT TO PCA REQUIREMENTS
- SEWER TO LOCAL AUTHORITIES REQUIREMENTS.
- ALL GROUND LINES ARE TO BE VERIFIED ON-SITE BY THE BUILDER.
- FINAL LOCATION OF BUILDINGS TO BE VERIFIED ON-SITE BY A REGISTERED SURVEYOR.
- WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING; ANY PLAN DISCREPANCIES TO BE REFERRED BACK TO A&N DESIGN BEFORE PROCEEDING.
- SITE CLASSIFICATION M
- CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO RL.19.8 GARAGE TO RL.19.8
- HOUSE FLOOR LEVEL RL.20-110, 300MM ABOVE PLATFORM LEVEL; GARAGE FLOOR LEVEL APPROX. RL.20-024, 220MM ABOVE PLATFORM LEVEL.
- TOTAL ROOF AREA = 265-1 M<sup>2</sup>

**SITE DATA**

SITE AREA = 371 M<sup>2</sup>

PRIVATE OPEN SPACE REQUIRED 75-4 M<sup>2</sup> OR 20% OF THE SITE PROVIDED 75-6 M<sup>2</sup> OR 20-1% OF THE SITE

**FLOOR AREAS**

GROUND FLOOR AREA = 171 M<sup>2</sup> (EXCLUDING GARAGE)  
 GARAGE FLOOR AREA = 32-3 M<sup>2</sup>  
 PORCH FLOOR AREA = 10-2 M<sup>2</sup>  
 ALFRESCO FLOOR AREA = 10-6 M<sup>2</sup>

TOTAL FLOOR AREA = 224-1 M<sup>2</sup> OR 24-1 505

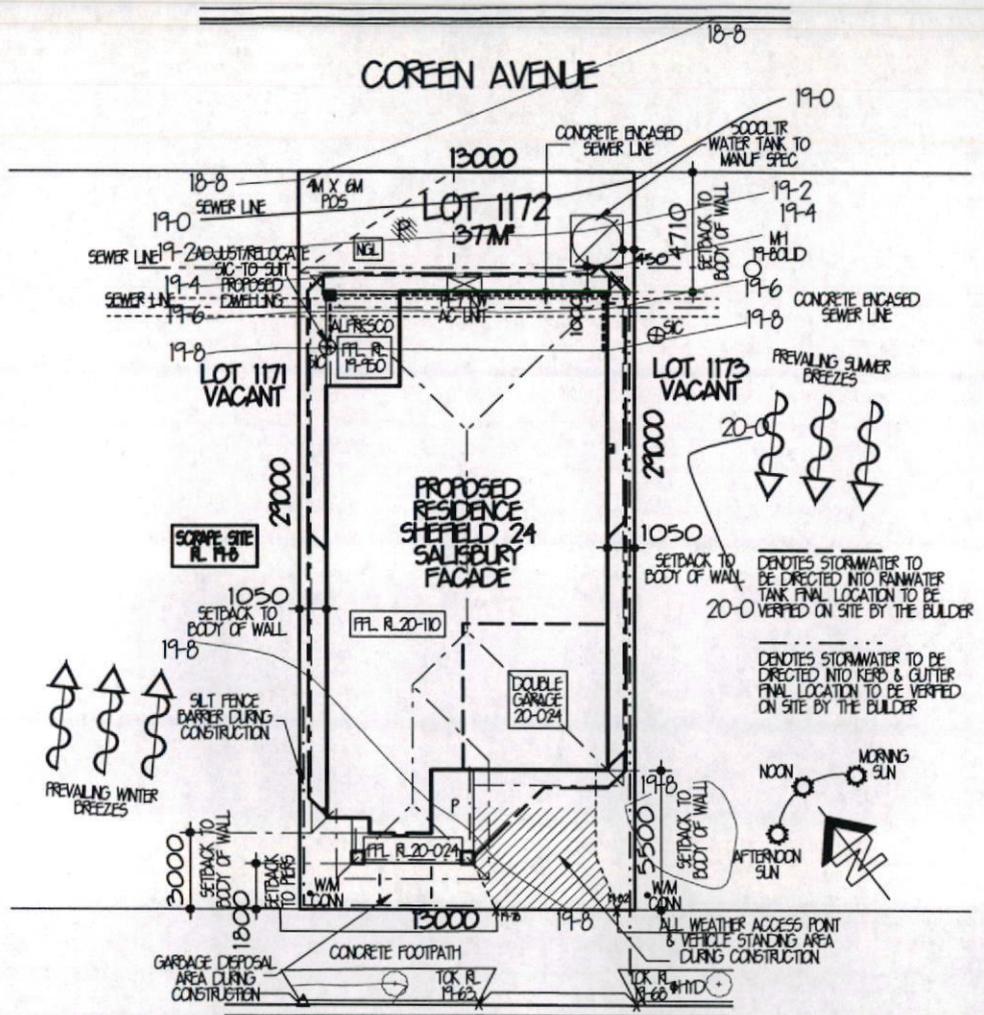
**Eden brae homes**  
 "It's where you want to live"

LEVEL 2 NEXUS BUILDING  
 4 COLUMBIA COURT  
 NORTH WEST BUSINESS PARK  
 BALLURAH HILLS NSW, 2153  
 P 0860 9222 F 0860 9223

FOR EDEN BRAE HOMES  
 LBD ARES51D REV.48  
 MAP163 REF.16

AT LOT 1172 BARTLETT PLACE  
 THORNTON PARK, NORTH PENRITH

TYPE SHEPHERD 24 (CUSTOM) 0016309  
 FACADE SALISBURY HAND R1  
 DATE AUG 12 DWS NO. A18825 PAGE NO. 1 OF 7



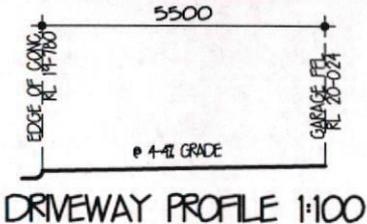
- DENOTES EXISTING TREES TO BE REMOVED
- DENOTES RETAINING WALL BY OWNER
- - - DENOTES SILT FENCE BARRIER
- · - · - DENOTES DROPPED EDGE BEAM
- ||||| DENOTES LINE OF BATTER TO CUT OR FILL

**BARTLETT PLACE**  
**SITE ANALYSIS & SITE PLAN 1:200**

REFER TO LANDSCAPE PLANS FOR FENCING TYPES LOCATIONS & HEIGHTS TOGETHER WITH LETTERBOX LOCATION & RETAINING WALL DETAILS

**SITE ANALYSIS KEY**

- ▽ OVERLOOKING
- ▽ VIEWS
- ▽ NOISE SOURCE
- ▽ PRIVATE OPEN SPACE



Accredited Supplier to SYDNEY WATER

**BUILDING PLAN APPROVED**  
 SUBJECT TO REQUIREMENTS

Ref NO: D.12/3-15248 Date: 30/05/13

**A&N SYDNEY**

LEVEL 2 SUITE 216  
 WACCAHILL POINT  
 NO. 25-27 SOLENT CIRCUIT  
 BALLURAH HILLS  
 PO BOX 6410 BALLURAH HILLS  
 BUSINESS CENTRE NSW, 2153  
 PHONE: (02) 8824 3583  
 FAX: (02) 8824 3544  
 WWW.AANDN.COM.AU

ISSUE	DATE	REVISION	DRAWN
A	31-8-12	SITING + CC PLANS	SK
B	25-9-12	BASK PLAN	BA
C	3-04-13	RE-SITE/AMENDMENT/BASK	DD

THIS DRAWING IS THE PROPERTY OF EDEN BRAE HOMES. REPRODUCTION, COPYING OR USE IN PART OR WHOLE WITHOUT WRITTEN PERMISSION IS STRICTLY PROHIBITED. LEGAL ACTION WILL BE TAKEN AGAINST OFFENDERS.