

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

Dolphin No: D13/4-00559

Quick Check Ref No: 8480570

Qalchek PM No: 11219

e-Developer Case No:

Property Location

Lot No: 2135

Street Name: Milpera Street

Suburb: Jordan Springs

Building/Structure Description: new residence

Building Plan No: 104-12 A19198

Engineers Plan No: 54268 PC

Proposed building/structure is APPROVED to construct OVER/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, soil 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 building/structure to be less than 1m horizontal distance from outside edge of any Sydney Water structure.
4. No piercing of building/structure to be less than 2m horizontal distance from centreline of maintenance hole to edge of piers.
5. Foundations/piers are constructed in accordance with Engineers detail plans (stated above) as submitted to Sydney Water. Please note that Qalchek are not responsible for any depths shown on these plans if during our pier inspection they are found not to extend below the zone of influence.
6. All foundations/piers are to be founded to below the zone of influence or to solid rock.

SPECIAL REQUIREMENTS

- (a) Piering Inspection by Qalchek Pty limited.
Please ensure that Qalchek are advised a minimum of 2 workings day's prior to piers being poured to enable inspection of pier holes.

NOTE:

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

APPROVED BY

WSC Company Name: Qalchek Pty Limited

Name of Key Personnel: T Tomic

Signature of Key Personnel:.....

Date: 15/08/2013

Warning - Document current at time of printing or downloading.



Application Lodgement Summary

Reference Number 8480570

Date Requested: Wed July 10 2013

DOLFIN Number D13/4-00559

Agent Reece Penrith, 3 Coombes Drive Penrith
Applicant JIM GAUCI, PO BOX 181, KEMPS CREEK 2178
Property/Asset Lot 2135 Milpera St, Jordan Springs 2747 (Jim Gaudi) PNum: 5484124
 150 mm PVC Sewer Main - (10600675) (WasteWater)
Product Building Plan Approval Application

Charge	Product Cost	GST	Total
Building Plan Approval Application	\$17.01	\$0.00	\$17.01

REFERRAL FOR BUILDING PLAN APPROVALS

Quick Check Agent

The Quick Check Agent has lodged your application with Sydney Water and determined that your proposed building/structure may potentially impact on Sydney Water's infrastructure.

The Quick Check Agent has advised you to contact a Water Servicing Coordinator for approval of your proposed building/structure. The Water Servicing Coordinator acts as your contact in dealing with Sydney Water.

Water Servicing Coordinator

Some of the activities required prior to approving your plan may include;

- Reviewing your proposed building/structure plans and discussing options.
- Advise if a Service Protection Report (also known as a Pegout) is required.
- Advise if structural engineering detail is required.
- Arrange supervision of concrete encasement and piling.
- Specify asset protection requirements and/or alternative options.

Water Servicing Coordinators are located across Sydney, Illawarra and the Blue Mountains. Sydney Water recommends that you contact several Water Servicing Coordinators to ensure you choose the one that is most appropriate for you.

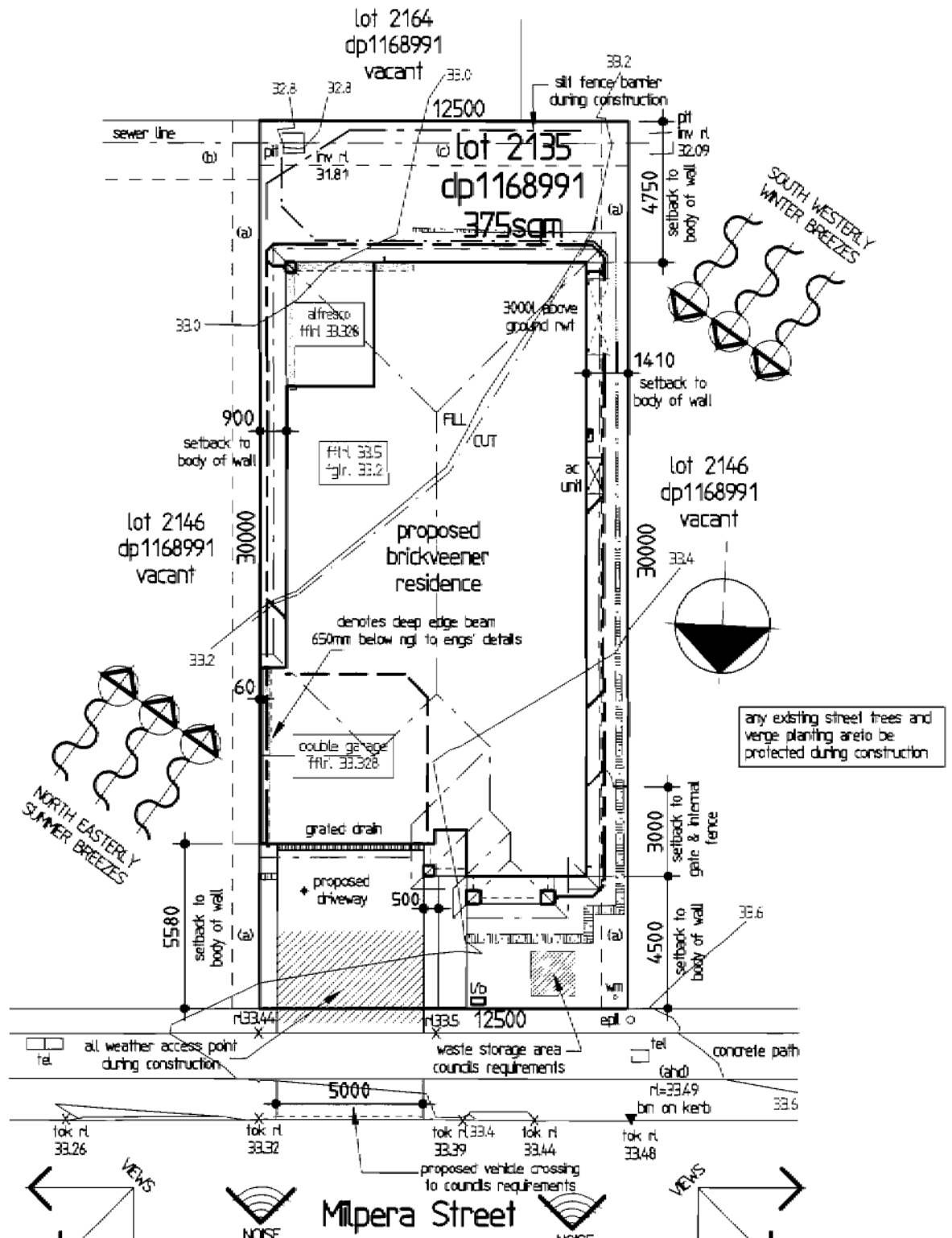
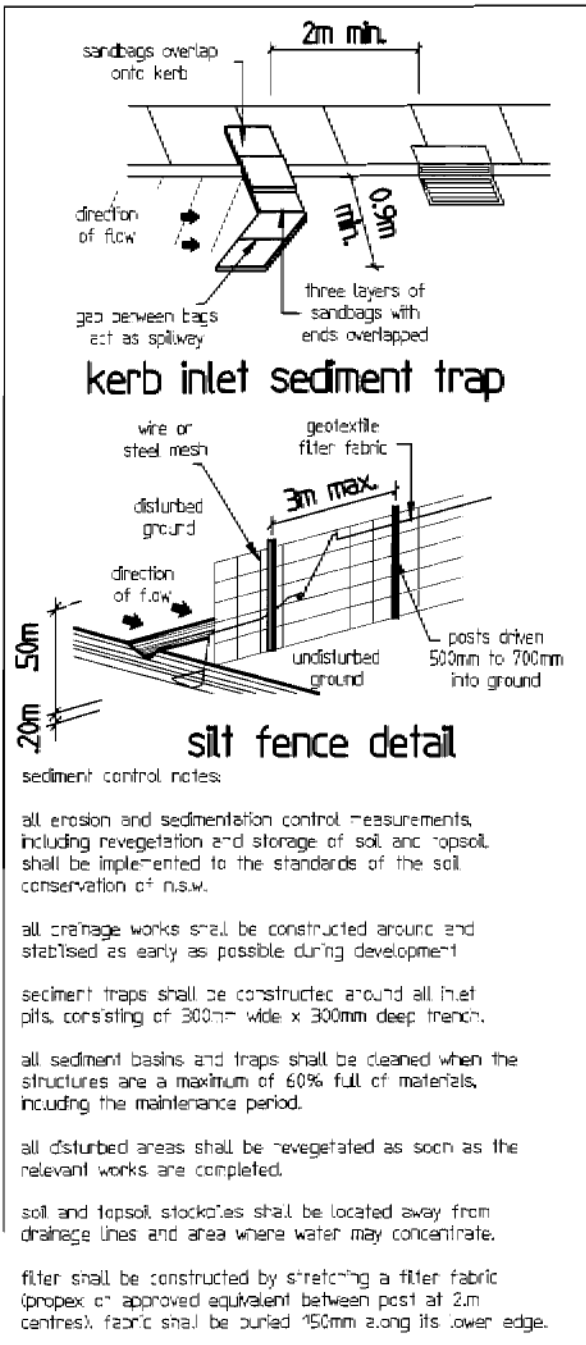
To assist in your selection, Sydney Water recommends you ask each Water Servicing Coordinator the following type of questions:

1. How long will it take to obtain the Building Plan Approval?
2. How much do you charge for a Building Plan Approval?
3. If I require a Service Protection Report (pegout), how much will it cost?
4. Are there any other charges that I may have to pay?

For more information and a list of Water Servicing Coordinators, visit the Building, Developing and Plumbing section of Sydney Water's website at www.sydneywater.com.au. Alternatively you may obtain a list from the Sydney Water call centre on Tel: 13 20 92.

77 Union Rd Penrith.

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- 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 r1 33-2 garage to r1 33-14
 - house floor level r1 33-5 300mm above platform level, garage floor level approx. r1 33-328 214mm above platform level

MichaelAngelo Designer Homes
P.O. Box 11 Kingswood N.S.W 2747
Ph: (02) 9673 3948
Fax: (02) 9673 3952
Email: Info@michaelangelo.com.au
Web: www.michaelangelo.com.au

FOR Joseph Michael Gauri

AT Lot 2135 Milpera Street
Jordan Springs

Accredited Supplier to SYDNEY WATER

BUILDING PLAN APPROVED
SUBJECT TO REQUIREMENTS

Ref No: D13/4-00559 Date: 15/8/13

Level 2 suite 216 Macarthur Point
No. 25-27 Solent Circuit
Baulkham Hills
P.O. box 6410 Baulkham Hills
Business Centre N.S.W. 2153
Phone: (02) 8824 3533
Fax: (02) 8824 3544
www.andesignsydney.com.au

DC	Amendments	ac	4-7-13
EA	Re-site/ Basic plan	js/rk	7-6-13
A	Amendments	tl	14-1-13
REV	CC plans	tg	23-11-12
	DESCRIPTION	OWN	DATE
	HOUSE TYPE		DRAWING N°
	Genesis 23		A19198
	FACADE		SHEET
	Modern		1 of 7
	HAND	JOB No.	DATE
	LH	104-12	oct 2012

CONSTRUCTION NOTES

GENERAL: UNLESS NOTED OTHERWISE

- THE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER WORKING DRAWINGS AND SPECIFICATIONS AND ANY OTHER WRITTEN INSTRUCTIONS ISSUED DURING CONSTRUCTION. ALL DISCREPANCIES AND VARIATIONS SHALL BE REFERRED TO THE ENGINEER, BEFORE PROCEEDING WITH THE WORK.
- DURING CONSTRUCTION THE STRUCTURE AND ANY ADJACENT STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED.
- DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWING ALL LEVELS AND SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF THE WORKS.
- THE CONTRACTOR IS RESPONSIBLE TO ESTABLISH THE LOCATION, SIZE AND LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF WORKS.
- ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF RELEVANT AUSTRALIAN STANDARD CODES AND THE REGULATIONS OF THE RELEVANT BUILDING AUTHORITY
- UNLESS REQUESTED AND PRODUCED ON THE PLANS, THE BUILDER IS TO ENSURE THAT ARTICULATION JOINTS ARE SHOWN ON THEIR ARCHITECTURAL DRAWINGS AND BE SATISFIED THAT THEY ARE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODES.
- ALL SITE SAFETY MEASURES AND WORK METHOD STATEMENTS PREPARED BY BUILDER/SUB-CONTRACTORS ARE TO BE IMPLEMENTED DURING CONSTRUCTION. NO WORK IS TO COMMENCE UNTIL SUPERVISOR/BUILDER HAS IDENTIFIED AND APPROPRIATELY ACTED ON ANY POTENTIAL HAZARDS.
- BUILDER TO ADHERE TO ANY GEOTECHNICAL REPORT RECOMMENDATIONS PREPARED FOR THE SITE.
- REFER TO ARCHITECTURAL PLANS FOR LOCATIONS OF RAINWATER TANK AC, HWS AND LPG UNITS.

CONCRETE

- CONCRETE SPECIFICATION (F_c 28 DAYS) TO BE AS FOLLOWS: ADOPT TYPE 'A' CEMENT WITH MAX AGGREGATE SIZE OF 20mm AND 80mm SLUMP

LOCATION	NORMAL F _c	SALINE AFFECTIVE
PIERS	25 MPa	32 MPa
SLAB	25 MPa	32 MPa
STRIP FOOTINGS	25 MPa	32 MPa

- CLEAR COVER TO REINFORCEMENT TO BE AS FOLLOW:

LOCATION	FORMED & SHELTERED	FORMED & EXPOSED	POURED ON GROUND
SLABS & WALLS	20	30	65
BEAMS	25	40	65
COLUMNS	40	50	—
STRIP FOOTING	—	—	65

- REINFORCEMENT SYMBOLS ARE FOLLOWS:
(N) - HOT ROLLED DEFORMED BARS (400 n)
(SL) - HARD-DRAWN WIRE REINFORCING FABRIC (450 s)
(S) - STRUCTURAL GRADE DEFORMED BARS
- NO HOLES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS ARE TO BE MADE IN CONCRETE MEMBERS WITHOUT PRIOR ENGINEERS APPROVAL.
- CONSTRUCTION JOINTS THAT ARE NOT SHOWN SHALL BE LOCATED TO THE APPROVAL OF THE ENGINEER
- ALL REINFORCEMENT TO BE ADEQUATELY SUPPORTED IN ITS REQUIRED POSITION AND COVER DURING PLACEMENT OF CONCRETE
- PIPES OR CONDUITS SHALL NOT BE PLACED WITHIN THE CONCRETE COVER TO REINFORCEMENT WITHOUT THE APPROVAL OF THE ENGINEER.
- ALL CONCRETE TO BE MECHANICALLY VIBRATED AND SHALL BE CAREFULLY WORKED AROUND THE REINFORCEMENT AND INTO THE CORNERS OF FORMWORK
- **EARTHWORKS**
- FOOTINGS ARE DESIGNED FOR AN ALLOWABLE BEARING PRESSURE OF 100kPa.
- PIER HOLES ARE DESIGNED FOR ALLOWABLE BEARING PRESSURE OF 200kPa.
- FOUNDATION MATERIAL SHALL BE APPROVED PRIOR TO CONSTRUCTION
- ADDITIONAL CONCRETE PIERS MAY BE REQUIRED UNDER SLAB TO EVEN BEARING IN SOIL AS RECOMMENDED BY AUSTRALIAN STANDARD AS 2870.
- ADDITIONAL PIERS IN THE CUT SECTION OF BUILDING PLATFORM MAY ALSO BE REQUIRED TO ACHIEVE THE SAME BEARING AS PIERS IN THE FILL SECTION.
- ALL SITE FILLING PLACED BENEATH SLAB TO BE TREATED IN ACCORDANCE WITH CLAUSE 6.4. OF AS 2870.2 - 2011.
- A 1 METRE WIDE APRON, WITH 2% CROSS FALL AWAY FROM SLAB EDGE IS TO BE FORMED ALL AROUND THE RAFT SLAB WHERE APPLICABLE
- IF THE LOCATION OF THE SLAB IS NEXT TO AN ABOVE OR BELOW ON SITE DETENTION SYSTEM OR BELOW GROUND RAINWATER TANK, THE BUILDER IS TO ADVISE ENGINEER IN ORDER TO ENSURE THAT CONCRETE PIERS ARE TAKEN 500mm BELOW THE INVERT LEVEL OF TANK OR THE FOOTING OF THE SUPPORTING WALL FOR AN ABOVE GROUND DETENTION SYSTEM.

- REINFORCED CONC. PIER
- UNREINFORCED CONC. PIER
- SEWER AFFECTED PIER
- ⊙ ARTICULATION JOINT
- ⊕ SCREW PIER
- * STARTING POINT

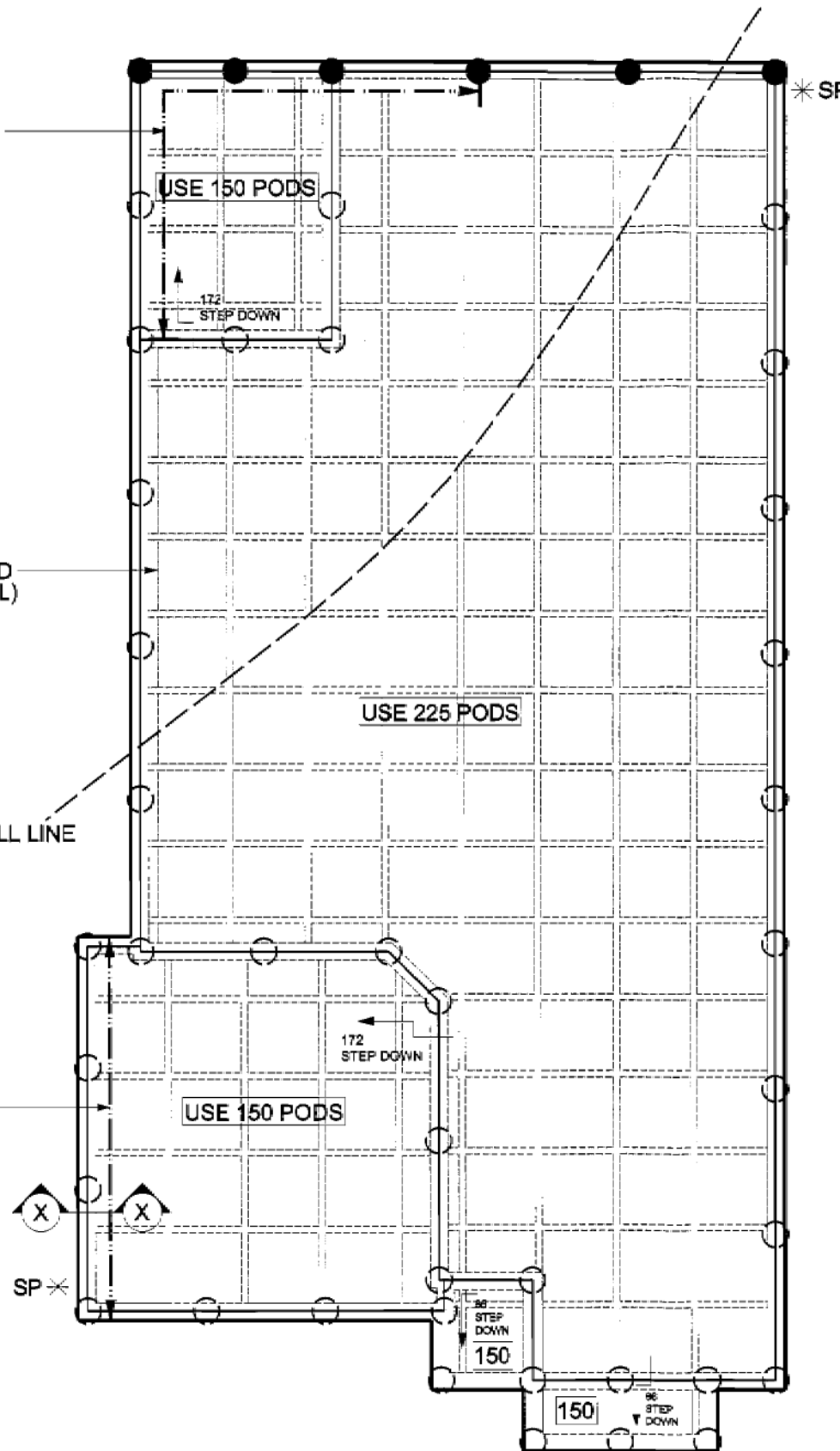
DESIGNED TO AS 2870 - 2011 SLAB AND FOOTING CODE

EXTERNAL DEEP BEAM REFER TO PAGE 2 FOR SPECIFICATIONS

LINE REFERS TO POD EXTENSION (TYPICAL)

CUT & FILL LINE

EXTERNAL DEEP BEAM REFER TO PAGE 2 FOR SPECIFICATIONS



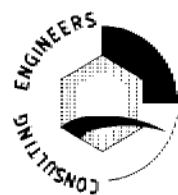
NOTE :
25 MPa IS TO BE USED IN PIERS AND SLAB FOR A2 SALINE SOIL EXPOSURE CLASSIFICATION

REFER TO PAGES 5 & 6 FOR SEWER DETAILS

STRUCTURAL SLAB DETAIL PLAN

RAFELETOS

ABN: 35 079 047 466
LEVEL 2, 103 VANESSA STREET
KINGSGROVE NSW 2208
PO BOX 91 KINGSGROVE NSW 2208



ZANUTTINI

Pty Ltd
FACSIMILE: (02) 9554 9764
TELEPHONE: (02) 9554 9311
EMAIL: admin@rafzan.com.au

B.E., M.I.E. AUST.



CLIENT LOCATION GAUCI
LOT 2135 MILPERA ST, JORDAN SPRINGS

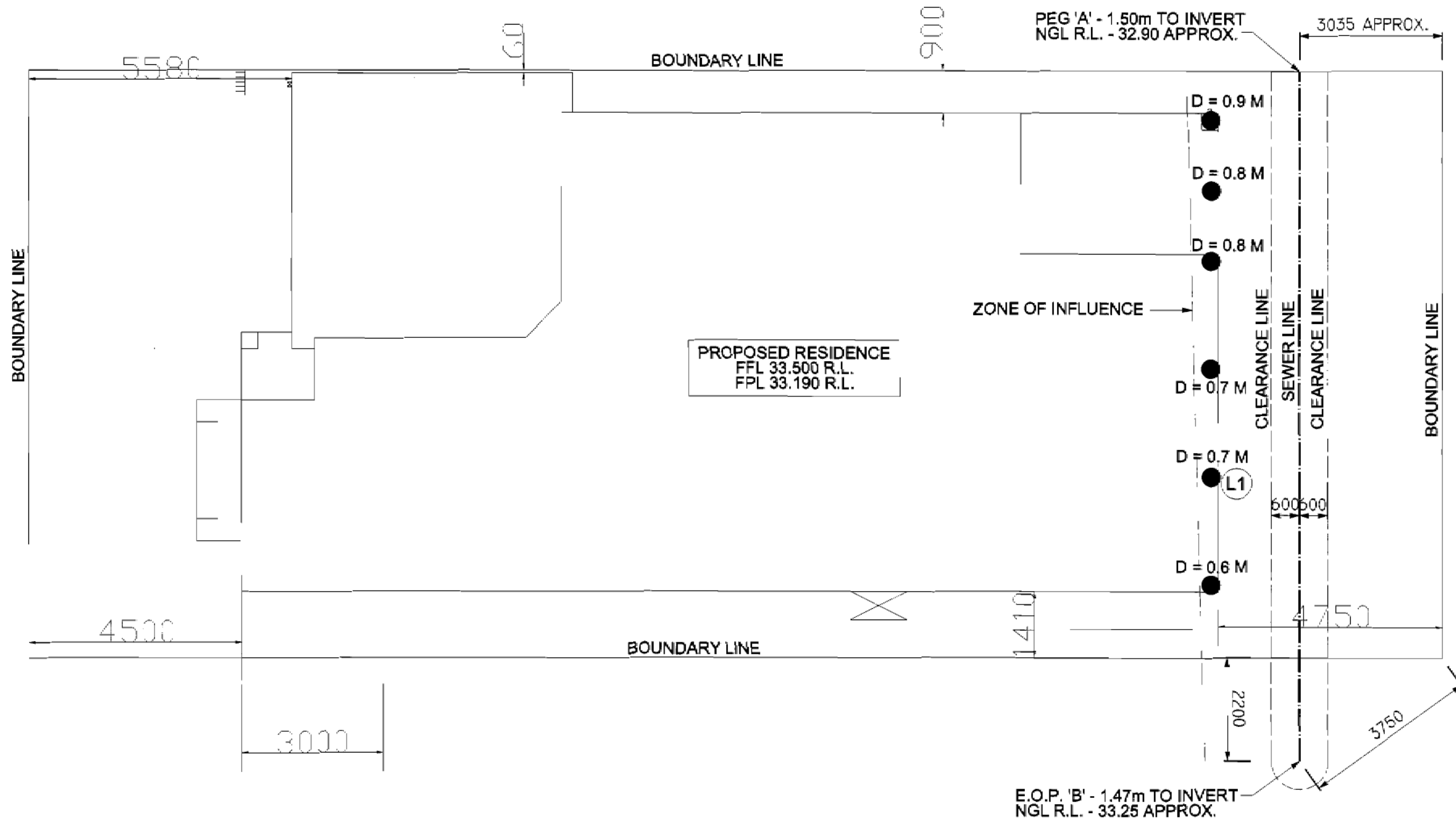
CLASSIFICATION	M	DRAWN	J.O	SCALE	1:100	SHEET No.	1
REFERENCE		ISSUE	A	DATE	04.08.13	JOB No.	54268 PC

A3

SEWER NOTES:

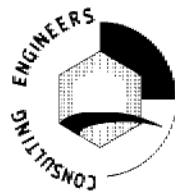
- * POSITION OF SEWER IS ONLY APPROXIMATE
- * POSITION OF SEWER IS TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK
- * PIER DEPTHS AS SHOWN ARE FOR ZONE OF INFLUENCE REQUIREMENTS
- * PIERS ARE TO BE FOUNDED ON NATURAL BEARING AS PER ENGINEERING REQUIREMENTS WHERE NECESSARY

Milpera Street



RAFELETOS

ABN: 35 079 047 486
 LEVEL 2, 103 VANESSA STREET
 KINGSGROVE NSW 2208
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REFERENCE

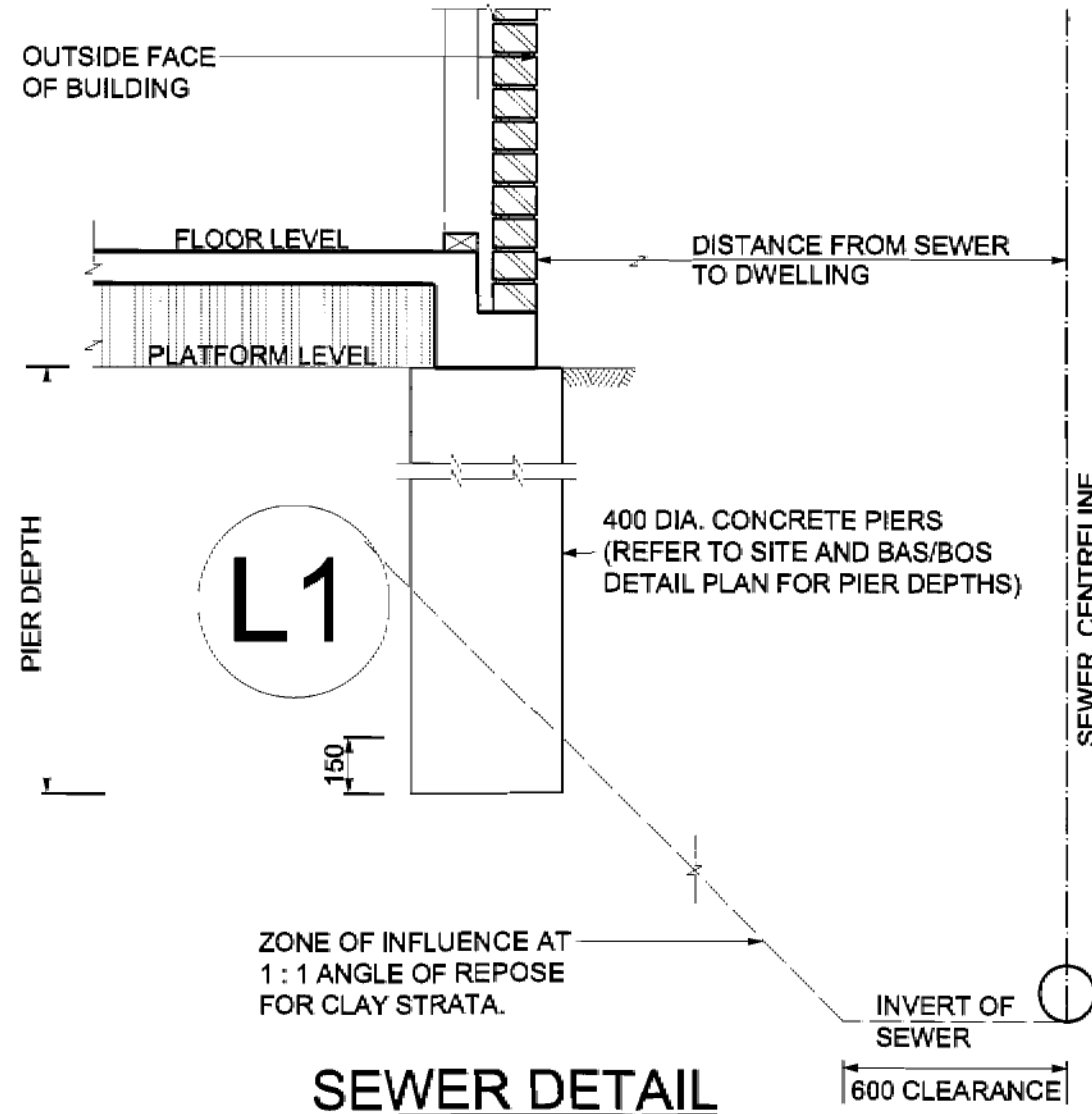
SITE AND B.A.S/B.O.S DETAIL PLAN

CLIENT	GAUCI			A3
LOCATION	LOT 2135 MILPERA ST, JORDAN SPRINGS			
DRAWN	J.O	SCALE	1:100	SHEET No. 6
ISSUE	A	DATE	04.08.13	JOB No. 54268 PC

SEWER NOTES:

- * POSITION OF SEWER IS ONLY APPROXIMATE
- * POSITION OF SEWER IS TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK
- * PIER DEPTHS AS SHOWN ARE FOR ZONE OF INFLUENCE REQUIREMENTS
- * PIERS ARE TO BE FOUNDED ON NATURAL BEARING AS PER ENGINEERING REQUIREMENTS WHERE NECESSARY

SEWER CALCULATIONS		L1
PERPENDICULAR DISTANCE FROM SEWER TO PIER (m)	1.665	
FINISHED PLATFORM LEVEL AT PIER LOCATION (r.l.) =	33.190	
SEWER INVERT LEVEL PERPENDICULAR AT LOCATION (r.l.) =	31.620	
PIER DEPTH FROM FINISHED PLATFORM LEVEL (m) =	0.7	
Z.O.I. EXTENT FROM SEWER USING PLATFORM LEVEL (m) =	2.170	
NATURAL GROUND LEVEL AT SEWER LOCATION (R.L.) =	33.100	



RAFELETOS
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 LEVEL 2, 103 VANESSA STREET
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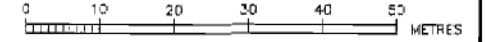
[Signature]
 B.E., M.I.E. AUST.

MICHAELANGELO
 DESIGNER HOMES
 REFERENCE

SEWER SECTION/S PLAN				
CLIENT LOCATION	GAUCI LOT 2135 MILPERA ST, JORDAN SPRINGS			
DRAWN	J.O	SCALE	1:20	SHEET No. 7
ISSUE	A	DATE	04.08.13	JOB No. 54268 PC

A3

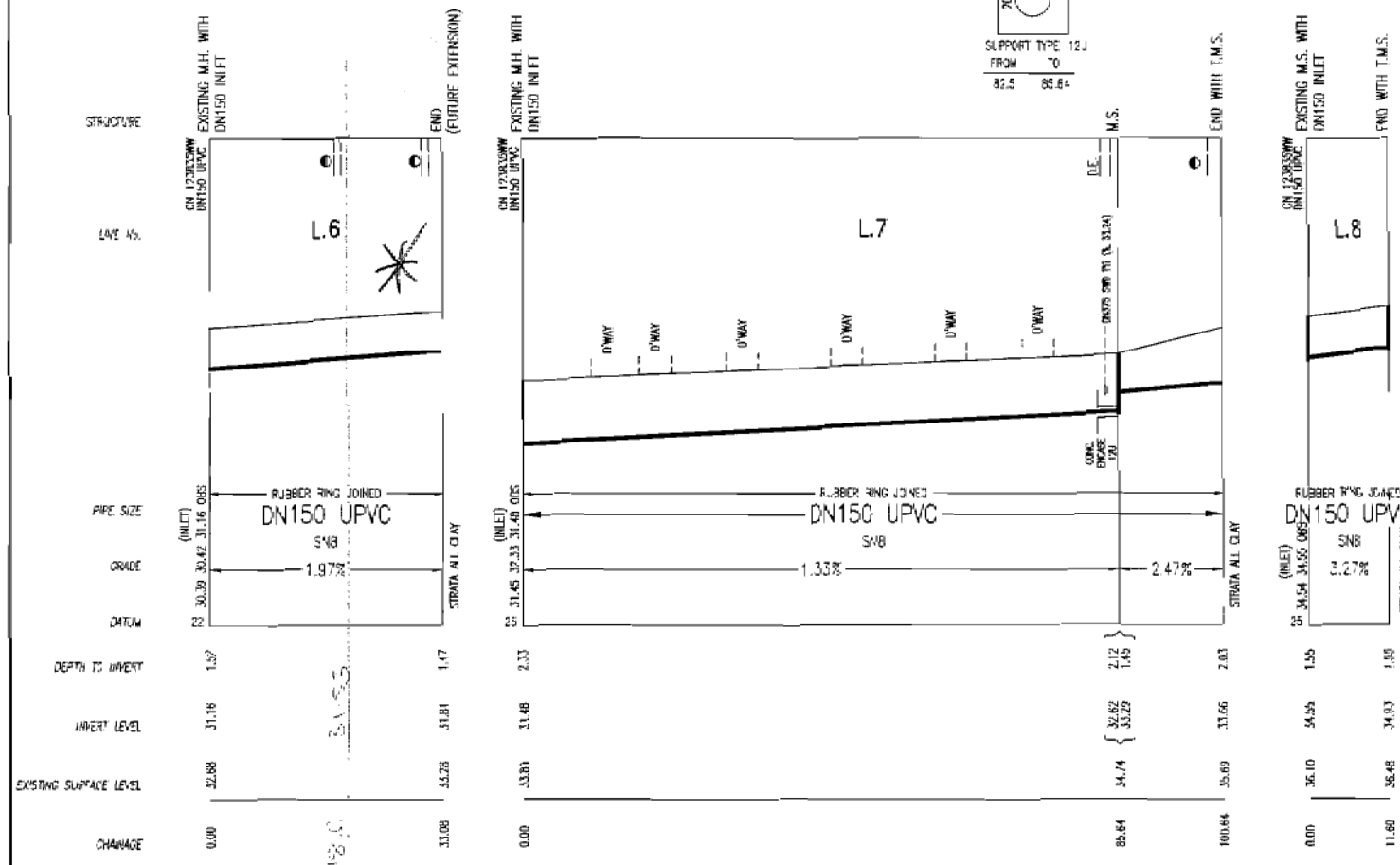
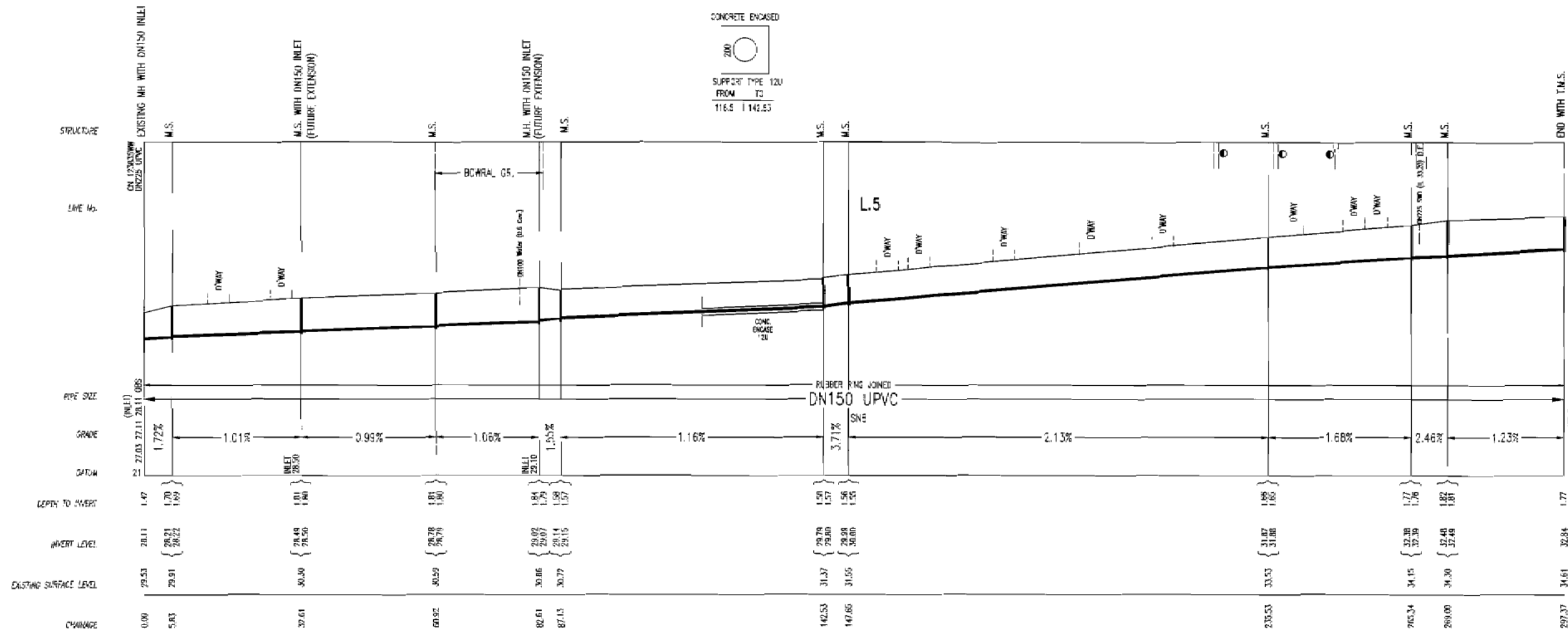
DEVELOPER CONTRACT PLAN
 JORDAN SPRINGS - STAGE 2B
 LOW INFILTRATION
 WORK-AS-CONSTRUCTED



NUMBER	AMENDMENT	INITIAL	DATE
A	PRELIM LAYOUT FOR COMMENT	C.B.F.	22.06.11
B	ISSUE FOR TENDER	C.B.F.	15.06.11
C	ISSUE FOR TENDER VERS ON 2	C.B.F.	08.06.11
D	LAYOUT CHANGES	C.P.	22.06.12
E	BOUNDARIES AMENDED	C.P.	28.08.12
F	WORK AS CONSTRUCTED	S.D.	30.01.13
G	W.A.C. ALL STRUCTURE MOVED TO TIES & L7 END 2x PSC'S AMENDED	C.T.	22.05.13

WORK AS CONSTRUCTED CERTIFICATION	
DEVELOPER	MARYLAND DEVELOPMENTS
W.S.C.	CHICHEK PTY LTD
CONTRACTOR	OLY INDUSTRIES
COMPLETED	11/12/12
W.A.C. PREPARED	30/01/2013
DESIGNER	CHICHEK PTY LTD

Sydney WATER
 SYDNEY WATER CORPORATION
 Case No 123636WVW SH 3 OF 6 SH'S
 FOR DETAILS OF SERVICES SEE SHEET 1



NUMBER	AMENDMENT	INITIAL	DATE
A	PRELIM LAYOUT FOR COMMENT	C.B.F.	23.05.11
B	ISSUE FOR TENDER	C.B.F.	15.06.11
C	ISSUE FOR TENDER VERSION 2	C.B.F.	09.06.11
D	UNCL. CHANGES	C.P.	22.06.12
E	BOUNDARIES AMENDED	C.P.	28.06.12
F	WORK AS CONSTRUCTED	S.O.	30.01.12
G	W.A.C. ALL STRUCTURE #VED TO 'RES & L.7 END 2x FSC'S AMENDED	C.T.	22.05.12

WORK AS CONSTRUCTED CERTIFICATION	
DESIGNED	S.O.
DRAFTED	C.P.
VERIFIED	C.T.
REVIEWED	C.T.
APPROVED	C.T.
ISSUED	22.05.13

Sydney WATER
 Case No. 123936WW SHT 6 OF 6 SHTS.
 FOR DETAILS OF SERVICES SEE SHEET 1