

Finishes.

1. Internal walls to be metal frame with plasterboard painted to suit. All framing to be in accordance with AS 1684.1.
2. Waterproofing of the wet areas being in accordance with Part 10.2 of the Housing Provisions Standard 2022. Falls in wet areas to be between 1:50 and 1:80.
3. External walls to be James Hardie "Newport" Cladding with bulk insulation to Basix Requirements.
4. New floor to be customer's selection on re-inforced concrete slab to Engineer's specifications.
5. New roofing to be Colorbond Roofing with Sarking and bulk insulated to Basix Requirements.
6. Termite protection to be in accordance with AS 3660.1.

HUNTER WATER

BUILDING PLAN ASSESSMENT

Clear of Hunter Water Assets

Reference No: 142241

Water available for connection

Sewer available for connection

Only valid for 142241

Sewer Connection will be available upon the completion of requirements of Letter 2024-2148

Only valid for 142241

Application for Services Connection will be required.

Only valid for 142241

Date Processed: 04 December 2024

Applicant: Baxco Homes - Caitlyn Hill

Property Location: LOT B DP 195583  
62 LORD ST  
DUNGOG NSW 2420

PLEASE TAKE INTO CONSIDERATION

This is not a compliance certificate. This stamp indicates that Hunter Water has undertaken an initial assessment of the proposed development to identify possible impacts to our infrastructure. Conditions of Hunter Water easements apply. For information on Hunter Water's processes please refer to our 'Land Development Manual' on our website or contact us on 1300 657 657. Version 3.3 (22 December 2021)

General Notes.

1. New guttering and downpipes routed into new 4000 litre rainwater tank plumbed into existing system to council requirements and Australian Standards.

2. New waste water system routed into existing sewer lines to council requirements.

3. Unless noted otherwise, it is understood the site is free from easements or Rights of Ways.

4. All work to coincide with the BASIX CERTIFICATE.

5. All work to be performed in a tradesman like manner in accordance with local regulations, Australian Standards and Building Code of Australia Requirements.

The site plan illustrates the proposed development on Lot B DP 195583, bounded by Boundary 50290 to the north and south, and Boundary 18290 to the east and west. The plan shows a proposed dwelling with a footprint of 128.6 sqm, a garage of 20.3 sqm, an alfresco of 14.0 sqm, and a patio of 5.8 sqm. Key features include a proposed driveway, a construction stockpile area, a clothes drying area, and a rainwater tank. The plan also shows existing structures, including a metal shed and a water tank. The site is surrounded by setbacks of 6.1m, 6.2m, 6.3m, 6.4m, 6.5m, 6.6m, 6.7m, 6.8m, 6.9m, 7.0m, 7.1m, 7.2m, 7.3m, 7.4m, 7.5m, 7.6m, 7.7m, 7.8m, 7.9m, 8.0m, 8.1m, 8.2m, 8.3m, 8.4m, 8.5m, 8.6m, 8.7m, 8.8m, 8.9m, 9.0m, 9.1m, 9.2m, 9.3m, 9.4m, 9.5m, 9.6m, 9.7m, 9.8m, 9.9m, 10.0m, 10.1m, 10.2m, 10.3m, 10.4m, 10.5m, 10.6m, 10.7m, 10.8m, 10.9m, 11.0m, 11.1m, 11.2m, 11.3m, 11.4m, 11.5m, 11.6m, 11.7m, 11.8m, 11.9m, 12.0m, 12.1m, 12.2m, 12.3m, 12.4m, 12.5m, 12.6m, 12.7m, 12.8m, 12.9m, 13.0m, 13.1m, 13.2m, 13.3m, 13.4m, 13.5m, 13.6m, 13.7m, 13.8m, 13.9m, 14.0m, 14.1m, 14.2m, 14.3m, 14.4m, 14.5m, 14.6m, 14.7m, 14.8m, 14.9m, 15.0m, 15.1m, 15.2m, 15.3m, 15.4m, 15.5m, 15.6m, 15.7m, 15.8m, 15.9m, 16.0m, 16.1m, 16.2m, 16.3m, 16.4m, 16.5m, 16.6m, 16.7m, 16.8m, 16.9m, 17.0m, 17.1m, 17.2m, 17.3m, 17.4m, 17.5m, 17.6m, 17.7m, 17.8m, 17.9m, 18.0m, 18.1m, 18.2m, 18.3m, 18.4m, 18.5m, 18.6m, 18.7m, 18.8m, 18.9m, 19.0m, 19.1m, 19.2m, 19.3m, 19.4m, 19.5m, 19.6m, 19.7m, 19.8m, 19.9m, 20.0m, 20.1m, 20.2m, 20.3m, 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155.4m, 155.5m, 155.6m, 155.7m, 155.8m, 155.9m, 156.0m, 156.1m, 156.2m, 156.3m, 156.4m, 156.5m, 156.6m, 156.7m, 156.8m, 156.9m, 157.0m, 157.1m, 157.2m, 157.3m, 157.4m, 157.5m, 157.6m, 157.7m, 157.8m, 157.9m, 158.0m, 158.1m, 158.2m, 158.3m, 158.4m, 158.5m, 158.6m, 158.7m, 158.8m, 158.9m, 159.0m, 159.1m, 159.2m, 159.3m, 159.4m, 159.5m, 159.6m, 159.7m, 159.8m, 159.9m, 16