

mgp

your choice for DIP

mgp building & infrastructure services pty. limited (mgp) are accredited Developer Infrastructure Providers (DIP). We can assist with your enquiries relating to the Building Plan Approval Process including:

- reviewing your proposed building/structure plans and discussing options with you;
- advising you whether a Service Protection Report is required to accurately determine the location and depth of Sydney Water's pipes;
- advising you whether structural engineering detail is required;
- arranging supervision of concrete encasement and piling; and
- specifying asset protection requirements and/or alternate options.



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Building Plan Approvals



mgp

building & infrastructure services pty limited

Do I need a Building Plan Approval?

If you are planning building activities on your property in the Sydney metropolitan area you need to apply to have your building plans approved by Sydney Water.

When you submit building plans for approval, one of Sydney Water's principal considerations is the location of your proposed building works in relation to Sydney Water assets.

You need to submit your plans for approval to check if your intended building activities impacts on Sydney Water Assets such as sewer mains, maintenance structures (manholes/pits) and vent shafts.

These activities might include:

- Commercial/Industrial Buildings
- New Homes
- Extensions & Additions
- Small Garden Sheds
- Timber Decking
- Swimming Pools
- Water Tanks
- Retaining Walls
- Fences

Building Plan Approval Your step by step guide

As a Condition of Consent in your Development Application a Building Plan Approval (BPA) is required from SWC. In many cases determining the location of SWC assets in relation to your proposed building activities will simply involve checking the location against SWC records. You are required to have your plans reviewed by an accredited Quickcheck agent.

However if your proposed building activities appear to affect SWC assets it may be necessary to complete one or more of the following steps:

- You may require a Service Protection Report (SPR) to accurately determine the location of SWC assets in relation to your proposed building activities. mgp can facilitate the engagement of an accredited Asset Location Provider (ALP) who can prepare a SPR on your behalf.
 - Update architectural and engineering plans utilizing the information supplied on SPR. mgp can brief your architect and engineer on the specific details to include on the plans.
 - You may require SWC Project Specific Requirements (PSR) for complex or out of scope projects. mgp can liaise directly with SWC to obtain PSR applicable to complex or out of scope projects.
- If it is determined after these processes that your proposed building works are within the Zone of Influence of SWC assets, approval would usually be conditional on meeting certain requirements intended to safeguard both SWC assets and your building works. mgp are accredited DIP and can provide stamped plans to satisfy the Conditions of Consent specified in your Development Application.
 - You may require to concrete encase affected assets. mgp can facilitate the engagement of an accredited SWC contractor on your behalf to complete these works. mgp can inspect the concrete encasement to ensure this is carried out in accordance with SWC requirements.
 - You may require additional piers to ensure SWC affected assets have adequate clearance for access without affecting the structural integrity of your works. mgp can carry out piercing inspections in accordance with approved engineering plans and SWC requirements.
 - Once all the required steps are completed mgp can submit a project completion package to SWC for finalisation.