

N2 - METAL ROOF/90mm EXT. FRAME @600 CRS.

SITE NOTES:

NOTE: PAD LEVEL TO BE CONFIRMED ON SITE. NOMINATED CUT/FILL HEIGHTS ARE INDICATIVE ONLY. SITE CUT/FILL BATTERS ARE APPROXIMATE ONLY AND MAY VARY TO SOILS AND SITE CONDITIONS. IT IS THE OWNER'S RESPONSIBILITY TO STABILISE THE SITE INCLUDING BATTERS AND PROVIDE SEDIMENTATION CONTROL AFTER HANDOVER IF REQUIRED.

CLIENT SIGN:..... DATE:.....

ALL STORMWATER AND DRAINAGE TO BE IN ACCORDANCE WITH CURRENT NCC PLUMBING CODE OF AUSTRALIA VOL. 3 (SECTION D) IN ADDITION TO AS/NZS. 3500. ENSURE MIN. 1500mm FROM GAS BOTTLES TO FIELD GULLIES.

ENSURE 100mm DIAMETER AGRICULTURAL DRAINS ARE PROVIDED TO THE BASE OF ALL CUTS AND RETAINING WALLS AND ARE CONNECTED TO THE STORMWATER SYSTEM VIA SCREENED SILT PITS AS REQUIRED.

EXTERNAL FINISHED SURFACES SURROUNDING THE BUILDING MUST BE DRAINED TO DISPERSE WATER AWAY FROM THE BUILDING GRADED TO A SLOPE NOT LESS THAN 50mm OVER THE FIRST 1000mm FROM THE BUILDING.

SPOON DRAIN & EARTH BERM TO DIVERT OVERLAND SURFACE WATER AROUND BUILDING PAD.

THE HEIGHT OF OVERFLOW RELIEF GULLIES (ORG) RELATIVE TO DRAINAGE FITTINGS AND GROUND LEVEL MUST BE A MINIMUM OF 150mm BELOW THE LOWEST SANITARY FIXTURE.

CONNECT DOWNPIPES TO LEGAL POINT OF DISCHARGE VIA 100mm DIAMETER UPVC STORMWATER PIPE LAID WITH A MINIMUM FALL OF 1:100. DISCHARGE IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.

DISCHARGE STORMWATER TO LOCAL AUTHORITY REQUIREMENTS.

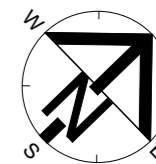
PROVIDE ABELFLEX EXPANSION JOINT FILLER BETWEEN HOUSE AND DRIVEWAY/TERRACE/PORCH SLAB.

FILL BATTER GRADIENT @ 1 : 2 WHERE ACHIEVABLE (MAX. 1 : 1.5), CUT BATTER GRADIENT @ 1:1.5

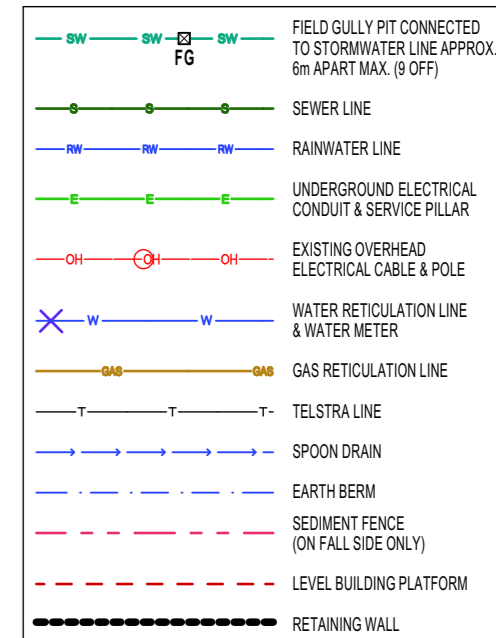
SEDIMENT CONTROL BARRIER AS REQUIRED FOR CONSTRUCTION PURPOSES ONLY

PROVIDE MIN. 75mm VERTICAL EXPOSED SLAB EDGE (NOTE - EXPOSED EDGES MUST NOT BE RENDERED, TILED, CLAD, CONCEALED BY FLASHINGS, ADJOINING STRUCTURES, PAVING OR SOIL).

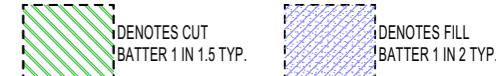
IF IN DOUBT - ASK



SERVICES LEGEND



Scale 1:200 @A3
2.0 4.0 6.0 8.0 10.0

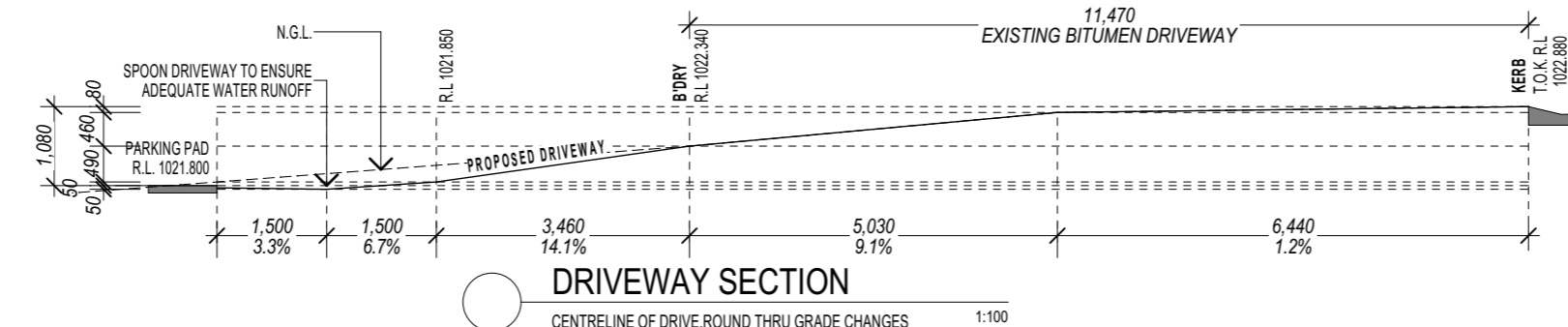
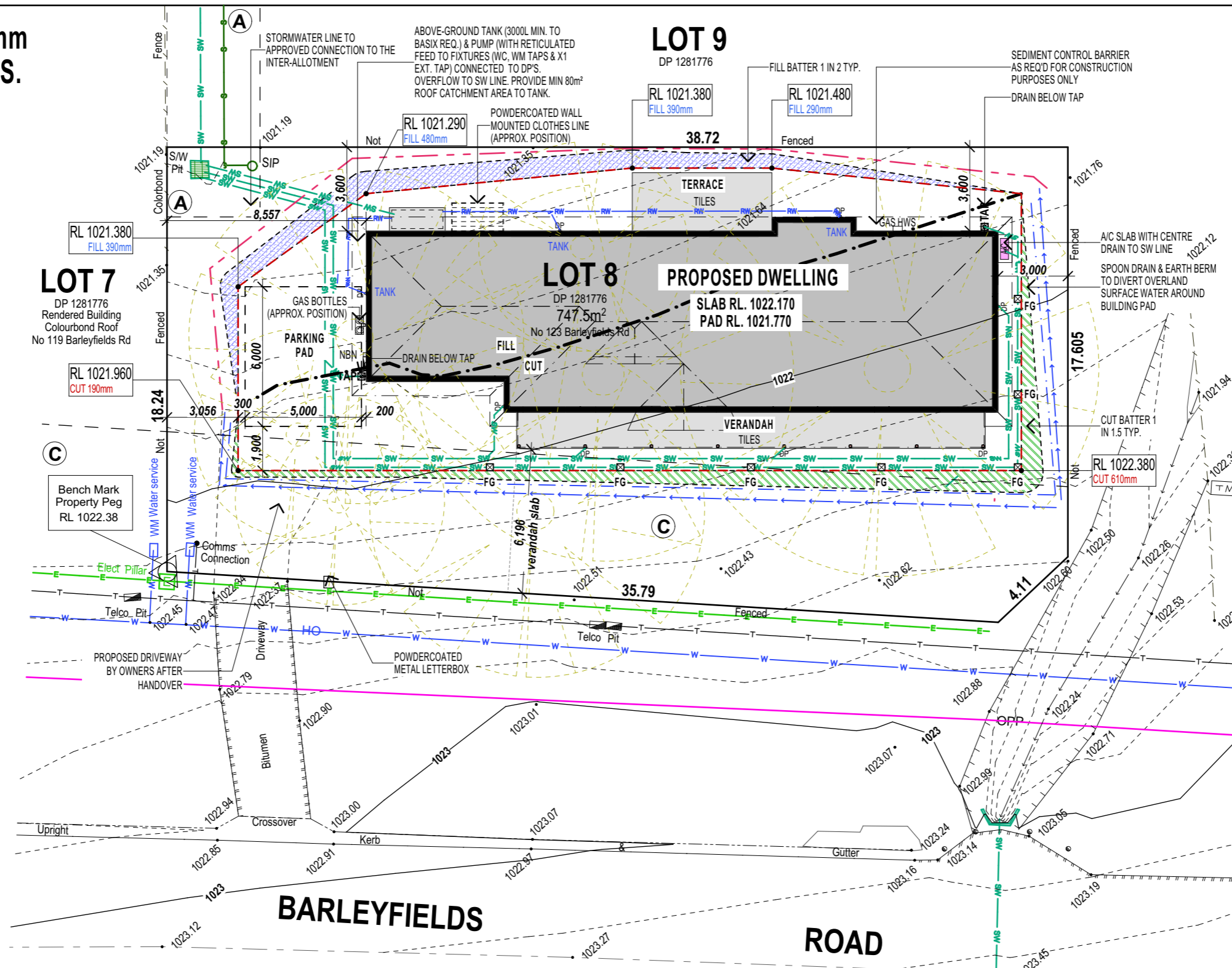


SCHEDULE OF EASEMENTS

- (A)** EASEMENT FOR SERVICES 4 WIDE DP 1281776
- (C)** EASEMENT FOR SERVICES 6 WIDE DP 1281776

SURVEY LEGEND

- K.I.P. KERB INLET PIT
- FENCE
- 50.29m** BOUNDARY & DIMENSION
- CONTOUR & HEIGHT (0.2M INTERVAL)
- SPOT LEVEL
- UNDERGROUND TELSTRA CABLES
- WATERMAINS & SIZE
- WATERSERVICES
- UNDERGROUND ELECTRICAL CABLES
- SEWER PIPES AND MANHOLES
- STORMWATER PIPE & SIZE
- GASMAIN



Site Plan
Scale 1:200

BATH STEWART ASSOCIATES
DEVELOPMENT CONSULTANTS
SURVEYORS - ENGINEERS - PLANNERS - PROJECT MANAGERS
239 Marus Street, TAMWORTH NSW 2340
Telephone: (02) 6766 5966 A.C.N. 002 745 020
office@bathstewart.com.au

PROPERTY DESCRIPTION:

LOT 8 ON DP 1281776
LOCALITY URALLA
COUNCIL URALLA
SITE AREA - 747.5m²
SITE COVERAGE - 31.61%

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HEAD OFFICE
49 Mirningbal Drive, Tweed Heads South NSW 2486
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www.perryhomes.com.au
ABN: 53 090 866 630 NSW Lic. No. 110970C

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BUILDERS WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER PLAN DETAILS, COLOURS, FITTINGS AND FIXTURES.

IF WE APPROVE THESE DRAWINGS TO BE CORRECT AS PER CONTRACT
Signature: _____ Date: _____
Signature: _____ Date: _____

J. & D. Ahearn
Lot 8, 123 Barleyfields Road
Uralla, NSW. 2358
client details:

Glenreigh 25 Std Prestige LH
Site Plan
drawing title

issue	date	amendment description	by	designed	drawn	checked	SAC
A	23.05.24	REV-1, ISSUED FOR CONTRACT	JD				
-	13.05.24	PRELIMINARY ISSUE - AD	GW				

CONTRACT PLAN 10727
A as shown
issue no. 23/05/2024
dwg scale @ A3 2 of 11
printed date: sheets in set