

SITE COVERAGE
 SITE AREA: 19,462.00m²
 BUILDING FOOTPRINT: 242.51m²
 SITE COVERAGE: 1.25%



BUILDING DESIGNERS
 ASSOCIATION OF AUSTRALIA

REVISION SCHEDULE:

1	Ini. Round 1 Changes	SJ	15.12.23
2	Plan Updates	SJ	16.01.24
3	Contract Drawing	SJ	26.03.24
4	Location Updates	SJ	04.04.24
5	Window Updates	SJ	10.04.24
6	Roof & Facade Updates	DC	12.04.24
7	Contract Amendments	SJ	16.05.24
8	Council Drawing	SJ	15.06.24
9	Council Amendment-1	SJ	26.06.24
10	Council Amendment-2	SJ	03.07.24
11	Council Amendment-3	SJ	05.08.24
12	Electrical Updates	SJ	13.08.24
13	Skylight Added	SJ	12.09.24

PROJECT INFORMATION

**PROPOSED RESIDENCE
 FOR GEOFF RILEY &
 GLENDA RILEY**

**LOT 4, 41 TUBEROSA ROAD,
 SAUMAREZ, NSW, 2350**

REAL PROPERTY DESC.

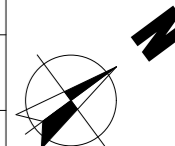
LOT NUMBER:	4
PLAN NO.:	DP247506
SITE AREA:	19462m²
LOCAL AUTHORITY:	URALLA SHIRE
DESIGN BASE :	GUNNDAH 205 F4

SHEET INFORMATION

LOCALITY PLAN 1

COUNCIL

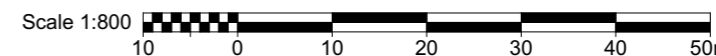
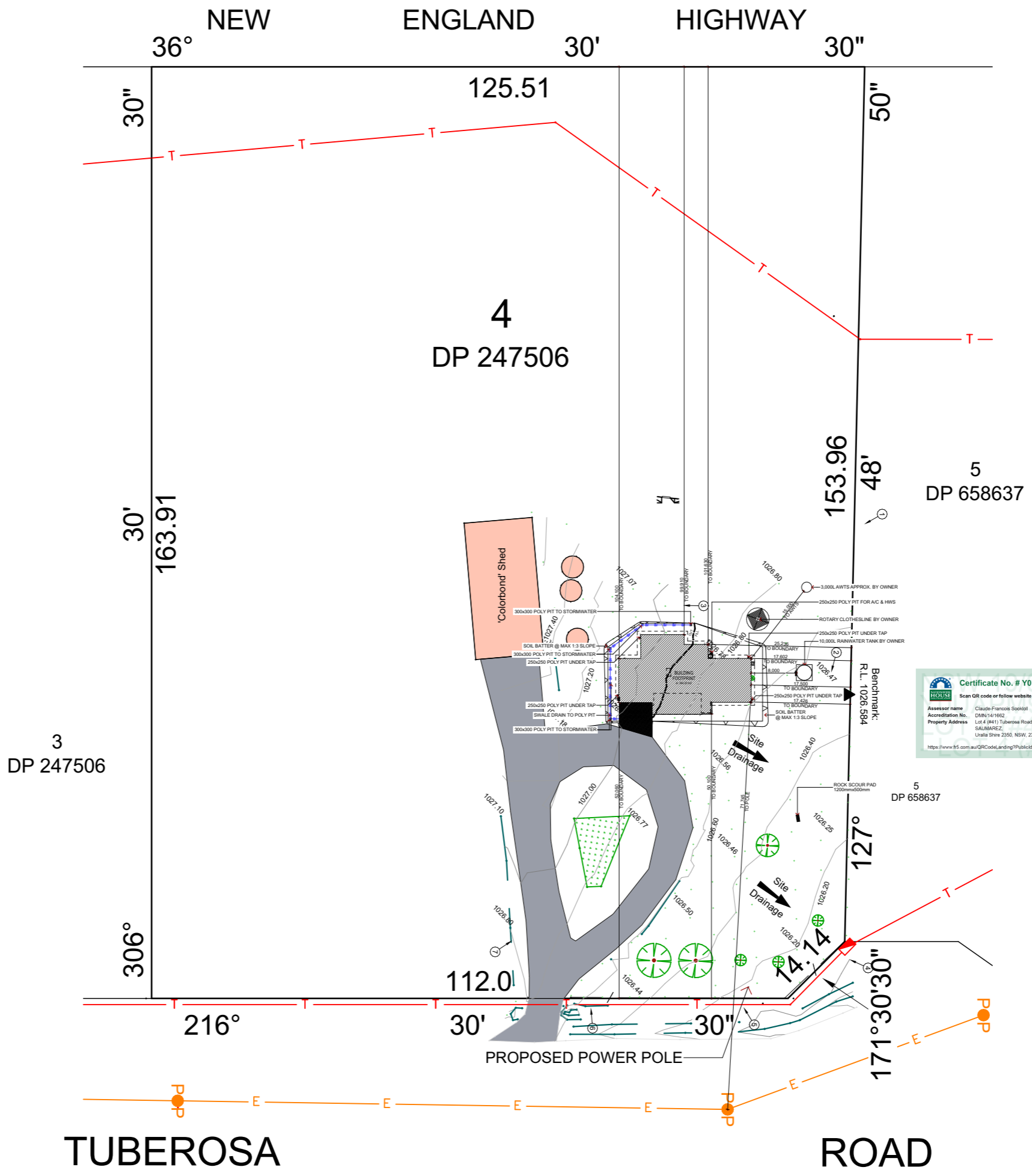
REVISION:	5
JOB NUMBER:	UR2214
DATE:	12/09/2024
SHEET NUMBER:	3 of 26

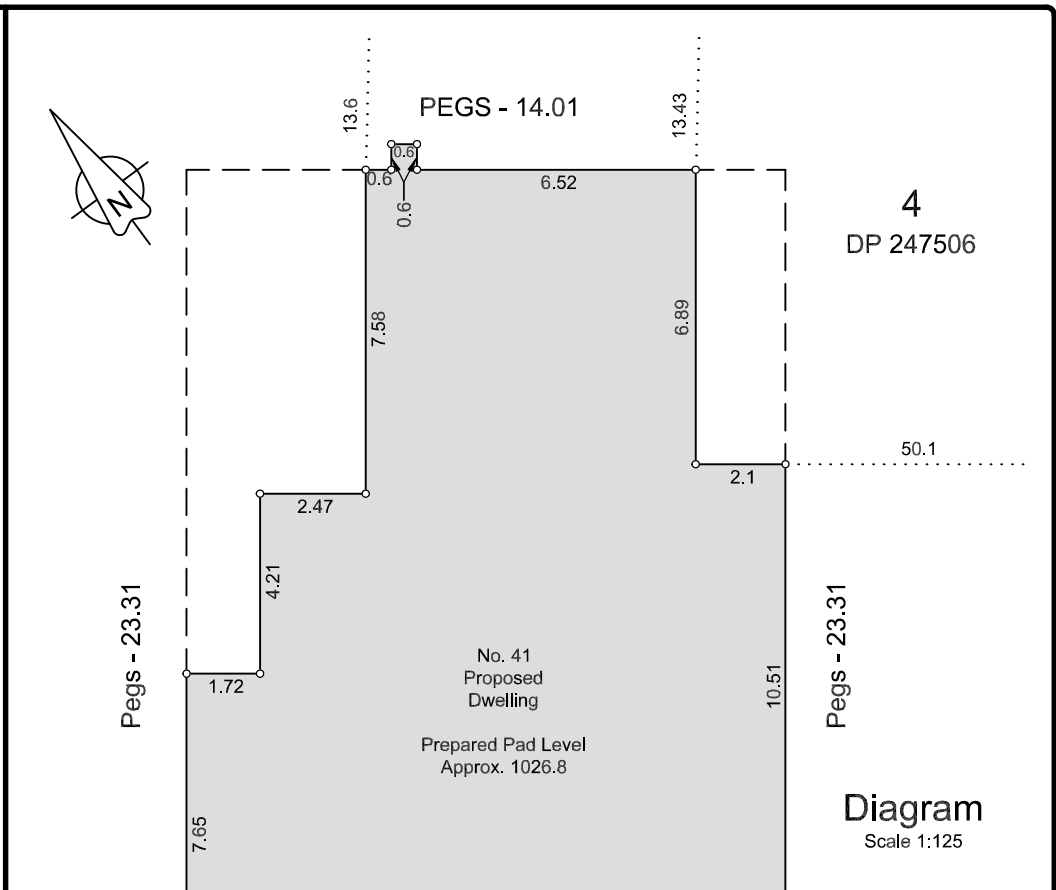
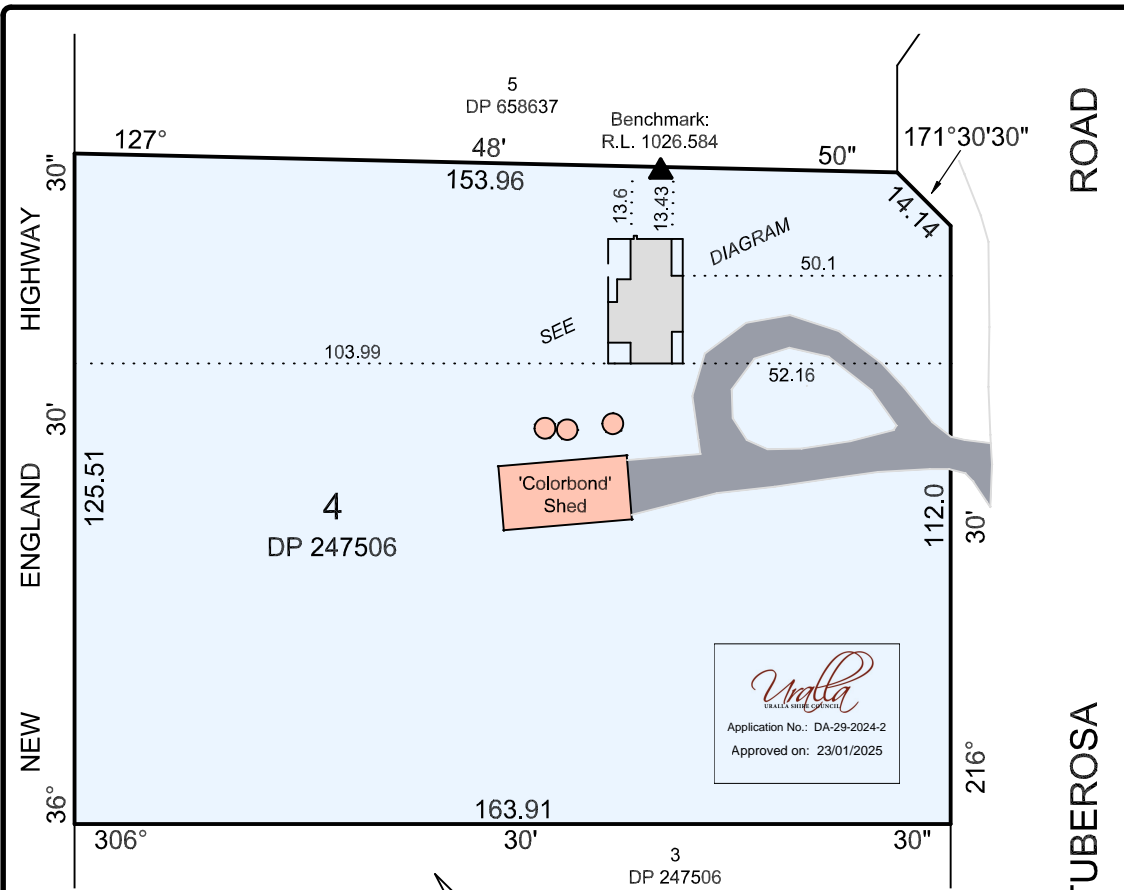


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Legend

- Property Boundary
- Adjoining Property Boundary
- Bank / Change of Grade
- Fence
- Underground Telecommunications
- Overhead Electricity
- Major Contour
- Minor Contour
- Power Pole
- Telecommunications Pit
- Tree
- Benchmark
- Photo Position and Orientation
- Bitumen Surface
- Building
- Garden





Legend

- Property Boundary
- Adjoining Property Boundary
- Benchmark
- Bitumen Surface
- Building
- Proposed Concrete Surface
- Peg placed on Corner of proposed slab



NOTE:- ALL DIMENSIONS SHOULD BE CONFIRMED TO BE CORRECT WITH THE DESIGNER PRIOR TO ANY CONSTRUCTION. SETOUT DIMENSIONS ARE BASED ON DESIGN DRAWINGS SUPPLIED TO THE SURVEYOR AT THE TIME OF AND FOR THE PURPOSE OF CARRYING OUT THE SURVEY. PLANS USED ARE FROM **INTEGRITY NEW HOMES, JOB NUMBER: UR2214 (REV 14), SHEET 3 - LOCALITY PLAN 2, SHEET 15 - SLAB PLAN (DATED 26/09/2024 - INI: SJ)**

NOTE: IN ACCORDANCE WITH SITE INSTRUCTIONS BY BUILDER, RALPH WESTLEY, DESIGN BUILDING FOOTPRINT WAS SHIFTED 4.0 METRES TOWARDS THE NORTHERN BOUNDARY TO IMPROVE VEHICLE MANOEUVRING.

THE BUILDER SHOULD VERIFY THAT ALL SETOUT DIMENSIONS SHOWN ON THE SKETCH ARE THOSE ON THE LATEST APPROVED DESIGN DRAWINGS. ANY DISCREPANCIES SHOULD BE CLARIFIED WITH THE SURVEYOR PRIOR TO THE COMMENCEMENT OF WORK.

Rev.	Date	Description
B.	28/11/24	House Setout
A.	11/11/24	PAD Setout

Project:
Survey of No.41
Tuberosa Road, Saumarez
Lot 4 in DP 247506

Drawing Title:
Setout Survey

Client:
Ralph Westley
Integrity New Homes Armidale
ralph.westley@inh.com.au

Scale Bar:
10 0 10 20 30 40 50
SCALE OF METRES 1:1000

New England SURVEYING & ENGINEERING
Land Development Consultants

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Armidale NSW 2350 web: www.nese.com.au

Scale: 1:1000	Date: 28/11/2024
Cad Scale: x 1.0	Drawn: DG
Backup Disk: Server	Surveyed: DG
Job No.: 20231006	Sheet Size: A3
Datum: Mondo Pin	SHT. 1 OF 1 Revision: A
VRS	
Surveyors Ref: 20231006	