

N2 - METAL ROOF/ 90 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.

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).

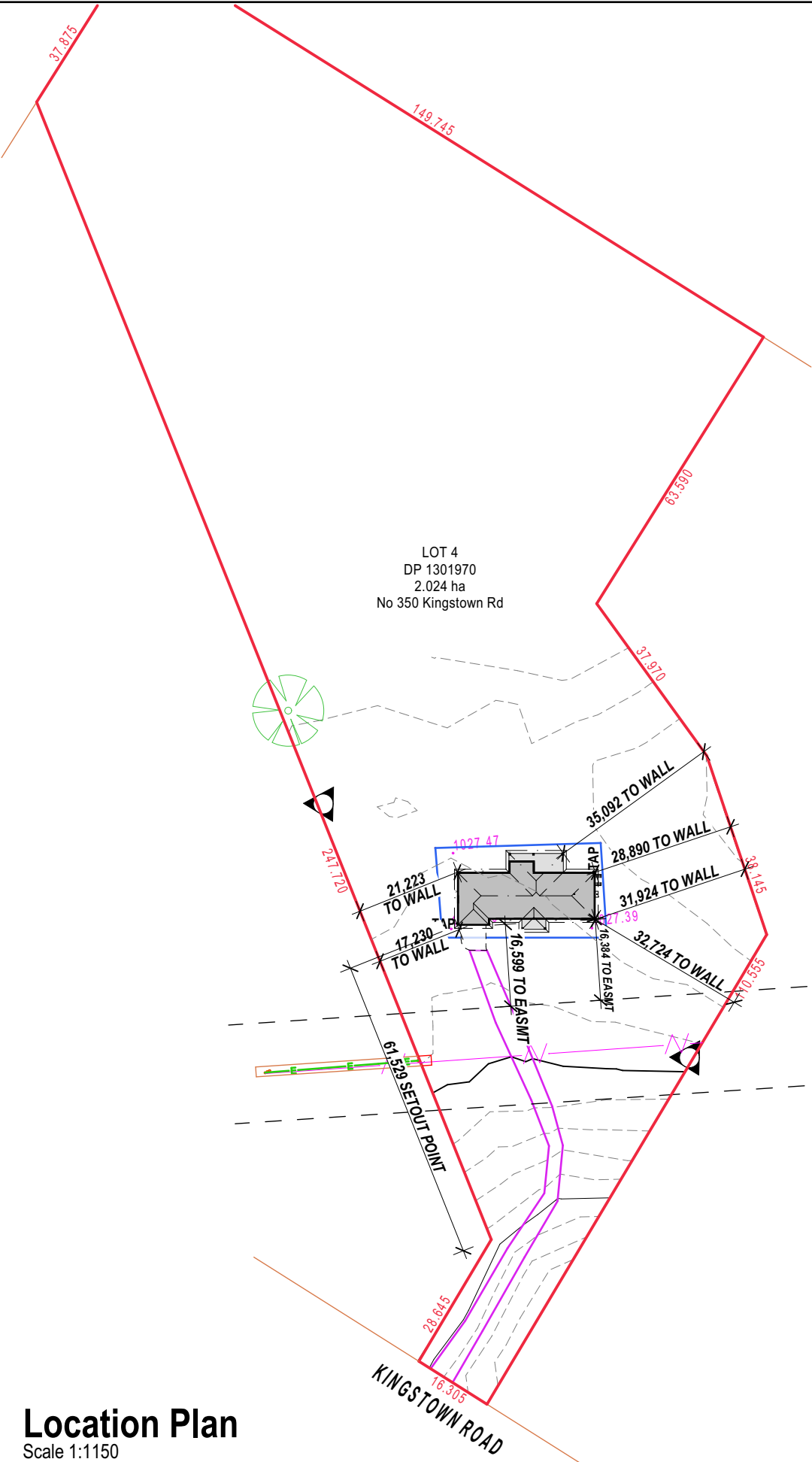
PROPERTY DESCRIPTION

LOT 4 ON DP 1301970
LOCALITY URALLA
COUNCIL URALLA
Site Area m2 20240.00m2
Site Coverage 1.59%

ACOUSTIC TREATMENT REQUIRED - N/A
BUSH FIRE TREATMENT REQUIRED - BAL 12.5

BAL 12.5

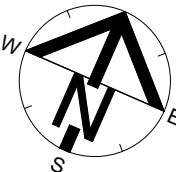
- To comply with bushfire attack level 12.5 to AS3959-2018
- spark arresters (s/s mesh) to brickwork weep holes
 - water &/or gas supply pipes if above ground shall be metal
 - non-corrosive metal flyscreens to the opening section of all windows, sliding doors & hinged external doors
 - provide toughened glass to the lowlite only of all 2100/2400 high windows to comply with bal 12.5
 - hinged entry door frame (stained) with builders sidelight to comply with bal 12.5
 - weather seal around garage panelift or roller door. max. 3mm gap. vehicle access doors shall not have ventilation slots.
 - roofs shall be fully sarked with a flammability index of not more than 5. Sarking shall cover the entire roof, including the ridge & extend into the gutters & valleys
 - gables shall be sarked, have fibre cement external cladding with a 6mm min. thickness
 - roof & eave penetrations shall be screened with non-corrosive steel mesh (non-combustible) (S/S for eave sheets) with max. 2mm aperture
 - rinnai wall mounted gas unit shall have a recess metal box assembly
 - any materials used to stop leaves collecting in the roof gutter or valley system shall have a flammability index of not greater than 5 when tested in accordance with AS 1530.2 (by owner)



IF IN DOUBT - ASK

SCHEDULE OF EASEMENTS

- (E) Easement for Overhead Powerlines 20 Wide & Variable Width ... DP 1298728
- (F) Easement for Underground Powerlines 2 Wide ... DP 1301970



SERVICES LEGEND

- SW SW SW FG SW E
FG
SEWER LINE
RW RW RW
RAINWATER LINE
E E E
UNDERGROUND ELECTRICAL CONDUIT & SERVICE PILLAR
OH OH OH
EXISTING OVERHEAD ELECTRICAL CABLE & POLE
W W W
WATER RETICULATION LINE & WATER METER
GAS GAS
GAS RETICULATION LINE
T T T
TELSTRA LINE
SPOON DRAIN
EARTH BERM
SEDIMENT FENCE (ON FALL SIDE ONLY)
LEVEL BUILDING PLATFORM
RETAINING WALL
- FIELD GULLY PIT CONNECTED TO STORMWATER LINE APPROX. 6m APART MAX. (5 OFF)

Scale 1:200 @A3
2.0 0.0 2.0 4.0 6.0 8.0 10.0

DENOTES CUT BATTER 1 IN 1.5 TYP.
DENOTES FILL BATTER 1 IN 2 TYP.

LEGEND (EXISTING - LIGHT PROPOSED - DARKER)	
CENTRE LINE	---
KERB AND GUTTER	---
TOP OF BATTER	---
SURFACE DRAINAGE	---
EDGE OF BITUMEN SEAL	---
FENCELINE	---
SEWERMAIN	---
WATERMAIN (& SIZE)	W100
STORMWATER DRAINAGE	---
OVERHEAD POWER	---
UNDERGROUND ELECTRICAL	---
TREE	+
SHRUB	+
SIGN	+
SEWER MANHOLE, INSPECTION PIT	+
DOWNPIPE & ROOFWATER OUTLET	+
POWER POLE	+
STREETLIGHT	+
GUIDE POST	+
WATER (HYDRANT, VALVE, METER)	+
TELSTRA PIT AND CABLES	+

Original A3 Drawing Scale Bar:
Contours at 0.2m Intervals
A3 Scale 1:200
Drawing: 25154D Rev A
Datum Description:
SSM 68930 RL 1010.759 GDA2020
Located on the west side of Devoncourt Rd
840m north of Kingstown Rd intersection

BATH STEWART ASSOCIATES Pty Ltd
DEVELOPMENT CONSULTANTS
SURVEYORS - ENGINEERS - PLANNERS - PROJECT MANAGERS
239 Marius Street TAMWORTH NSW 2340
Telephone (02) 6766 5966 A.C.N. 659 162 062
office@bothstewart.com.au

Location Plan
Scale 1:1150

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		HEAD OFFICE 49 Minjungbal Drive, Tweed Heads South NSW 2486 ph: 07 5569 9400 e: admin@perryhomes.com.au w: www.perryhomes.com.au ABN: 53 090 866 630	QBCB Act Lic. 718746 NSW Lic. No. 110970C	THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS. PERRY HOMES (AUST) PIL WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE WORKS DESCRIBED ON THIS DRAWING ARE COVERED BY COPYRIGHT. WORKS CANNOT BE COPIED OR REPRODUCED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF PERRY HOMES (AUST) PIL. BUILDERS WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER PLAN DETAILS, COLOURS, FITTINGS AND FIXTURES.	I/WE APPROVE THESE DRAWINGS TO BE CORRECT AS PER CONTRACT Signature: _____ Date: _____ Signature: _____ Date: _____	P. & B. Doyle Lot 4, 350 Kingstown Road Uralla, NSW 2358 client details:	Winton 34 Prestige LH Location Plan drawing title	B 16.09.25 PCV-1 MS A 29.08.25 CONTRACT ISSUE - REV-1 HH - 01.08.25 PRELIMINARY ISSUE HH issue date amendment description	by designed: HH drawn: HH checked: MF	CONTRACT PLAN 10926 plan issue type contract number	B as shown issue no. dwg scale @ A3 16/09/2025 printed date: 2 of 12 sheets in set
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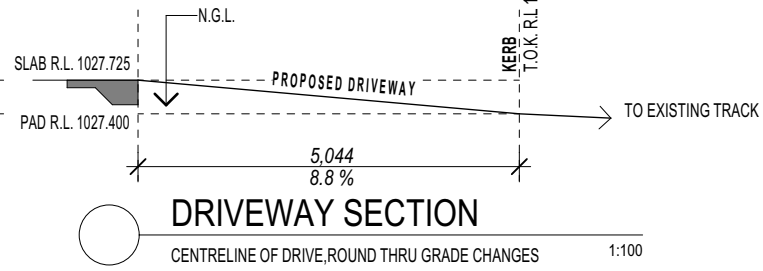
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ABN: 53 090 866 630 NSW Lic. No. 110970C

ELECTRICAL AND PLUMBING CONNECTIONS ONLY TO OWNER SUPPLIED & FULLY INSTALLED ABOVE-GROUND TANKS & PUMPS. (TOWN WATER CONNECTION). OWNERS TO PROVIDE (RETICULATED TRICKLE FEED MAINS SUPPLY ONLY FOR POTABLE USE) 1x TANK TO (5000L MIN. TO BASIX REQ.) (WITH RETICULATED FEED TO FIXTURES (WC, WM TAPS & X1 EXT. TAP) CONNECTED TO ALL (SCREENED) DP'S. (NO ROOF WATER CONNECTION) OVERFLOW TO SOAKAGE PIT. OVERFLOW TO SW LINE. PROVIDE 100% ROOF CATCHMENT AREA TO TANK. LOCATION TO BE WITHIN 10m OF DWELLING. (APPROX. LOCATION)

Site Plan
Scale 1:200

KINGSTOWN ROAD



BAL 12.5

- To comply with bushfire attack level 12.5 to AS3959-2018
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