

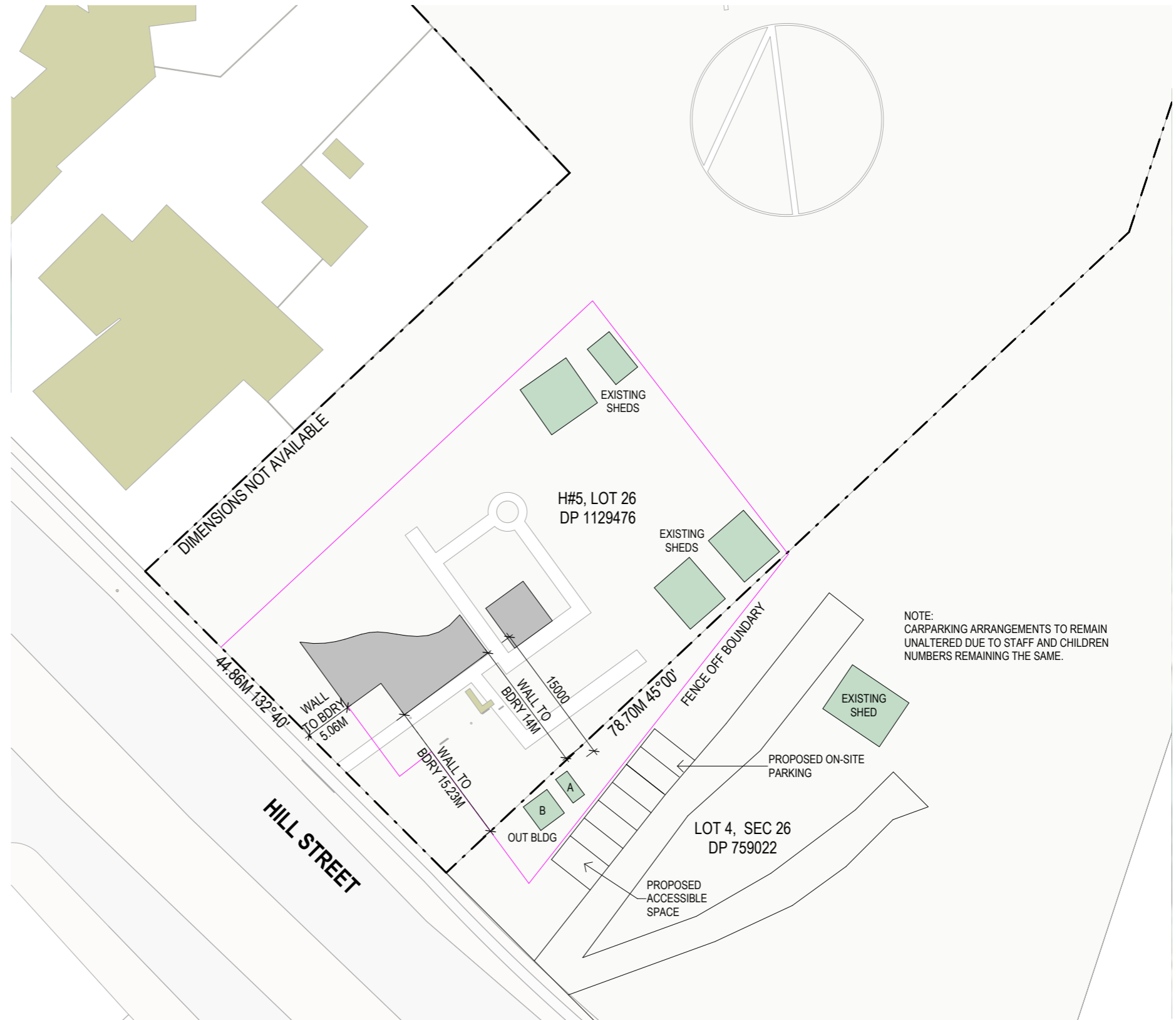
REAL PROPERTY DESCRIPTION

H#5, LOT 26, DP 1129476
AREA : 1.811 ha

COUNCIL: URALLA SHIRE COUNCIL
LEP: URALLA LOCAL ENVIRONMENTAL PLAN 2012 (PUB 23-3-2012)
ZONING: RE1 - PUBLIC RECREATION: (PUB. 24-2-2023)

NOTES:

- LAND NEAR ELECTRICAL INFRASTRUCTURE
- THIS PROPERTY MAY BE LOCATED NEAR ELECTRICAL INFRASTRUCTURE AND COULD BE SUBJECT TO REQUIREMENTS LISTED UNDER ISEPP CLAUSE 45. PLEASE CONTACT ESSENTIAL ENERGY FOR MORE INFORMATION.
- SUBJECT TO SECTION 10.7 CERTIFICATE
- SUBJECT TO PLANNING AUTHORITY APPROVALS
- SUBJECT TO SEWER LOCATION AND DEPTH
 1. NO SEWER LINE HAS BEEN INCLUDED, POSITION UNKNOWN
- SUBJECT TO REGISTERED D.P. & ANY 88B CONDITIONS
 1. BOUNDARIES ARE APPROXIMATE
- SUBJECT TO FINAL REGISTERED SURVEY
 1. LEVELS ARE APPROXIMATE
- SUBJECT TO ENGINEERS DETAILS
- PROPOSAL NEAR STATE HERITAGE REGISTER CURTILAGE (NON-EPI) AREA
- SUBJECT TO HERITAGE CONDITIONS (IF REQUIRED), PROPOSAL NEAR HERITAGE CONSERVATION AREA - GENERAL
 1. RAILWAY STATION
 2. URALLA COURT HOUSE (CORNER HILL AND MAITLAND STREET)
- PROPOSAL NEAR HERITAGE ITEM - GENERAL
- SUBJECT TO COMPLIANCE WITH ADDITIONAL PLANNING SEPP'S
 1. EDUCATION AND CARE SERVICES NATIONAL REGULATIONS (2011 SI653)
 2. SEPP (TRANSPORT AND INFRASTRUCTURE) 2021
- SYDNEY TRAINS CORRIDOR PROTECTION ZONE - INFRASTRUCTURE SEPP - CLAUSE 2.99/CONCURRENCE. SUBJECT TO ANY CONDITIONS AND ADDITIONAL APPROVALS THAT MAY APPLY
 1. REFLECTIVITY REPORT
 2. ACOUSTIC ASSESSMENT



NOTE: CARPARKING ARRANGEMENTS TO REMAIN UNALTERED DUE TO STAFF AND CHILDREN NUMBERS REMAINING THE SAME.

1 SITE PLAN - LOCATION RESCALE
SCALE 1 : 500 @ A3

CONSTRUCTION DRAWINGS

	<p>ALL DIMENSIONS TO BE CONFIRMED ON SITE BEFORE ORDERING OR PREFABRICATING WORKS. CLARIFY ANY DISCREPANCIES BEFORE PROCEEDING. DO NOT SCALE FROM DRAWINGS. THESE DESIGNS AND PLANS ARE SUBJECT TO THE COPYRIGHT ACT OF 1968 AND THE COPYRIGHT AMENDMENT (MORAL RIGHTS) BILL 1999 AND ARE NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE PROPRIETOR.</p>	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>26/08/2024</td> <td>CONSTRUCTION DRAWINGS</td> </tr> <tr> <td>B</td> <td>21/01/2025</td> <td>CHANGES AS PER EMAIL DATED 15/01/25</td> </tr> <tr> <td>C</td> <td>04/03/2025</td> <td>CHANGES TO SITE PLAN</td> </tr> <tr> <td>D</td> <td>24/04/2025</td> <td>THERAPY ROOMS</td> </tr> <tr> <td>E</td> <td>06/05/2025</td> <td>REVISIONS</td> </tr> <tr> <td>F</td> <td>21/05/2025</td> <td>INCREASE SLAB EXTENSION</td> </tr> <tr> <td>G</td> <td>10/06/2025</td> <td>REVISIONS ON PLAN</td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION	A	26/08/2024	CONSTRUCTION DRAWINGS	B	21/01/2025	CHANGES AS PER EMAIL DATED 15/01/25	C	04/03/2025	CHANGES TO SITE PLAN	D	24/04/2025	THERAPY ROOMS	E	06/05/2025	REVISIONS	F	21/05/2025	INCREASE SLAB EXTENSION	G	10/06/2025	REVISIONS ON PLAN	<p>PROJECT PROPOSED ADDITION AND ALTERATIONS H#5 HILL STREET, URALLA NSW 2358</p>	<p>DRAWING TITLE SITE PLAN - LOCATION RE SCALE</p>		
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<p>PROJECT NO 24007</p>	<p>DESIGN CUSTOM PLAN A</p>	<p>As indicated @ A3</p>	<p>CD04</p>	<p>G</p>																										

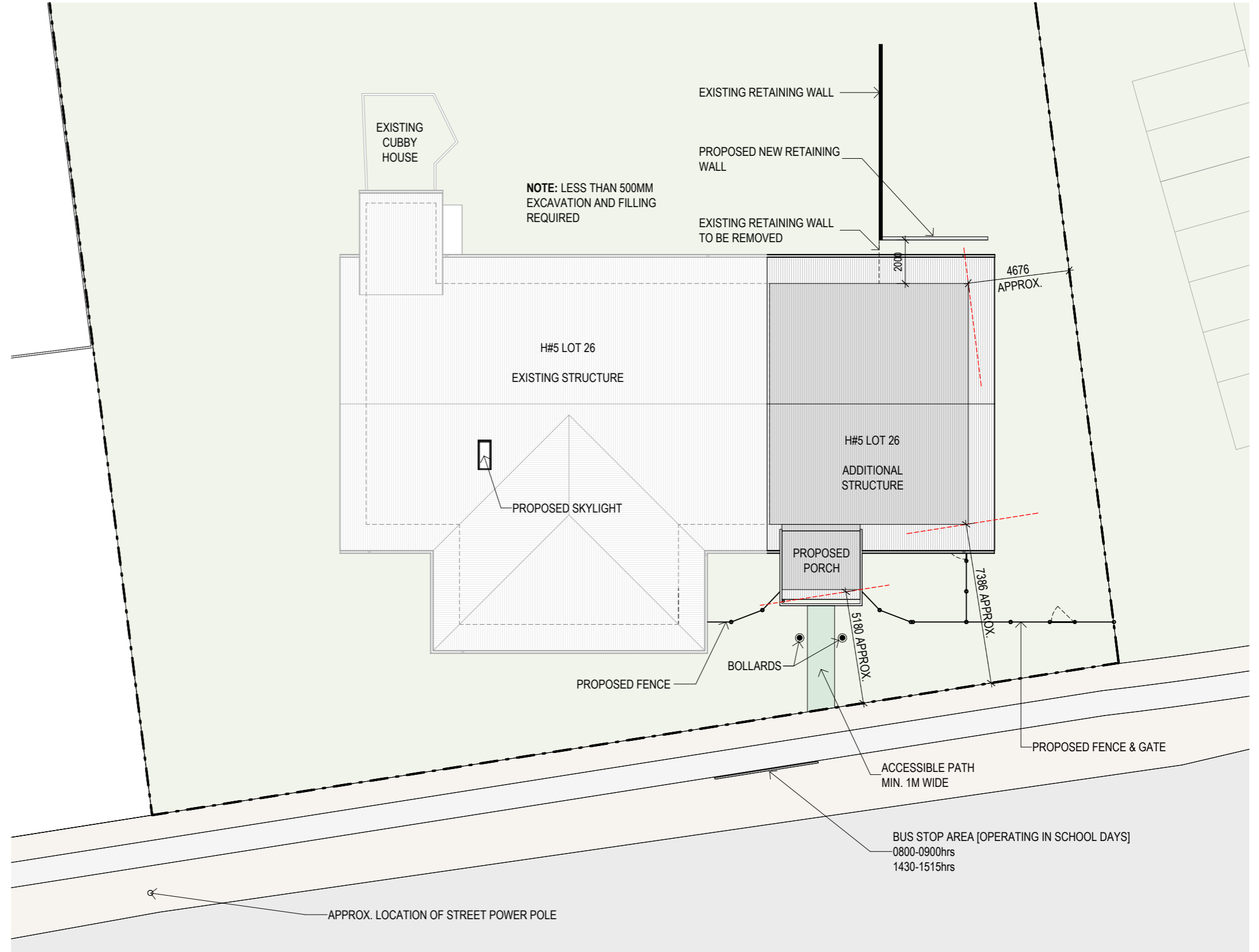
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1 SITE PLAN - PROPOSED
SCALE 1 : 200 @ A3

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