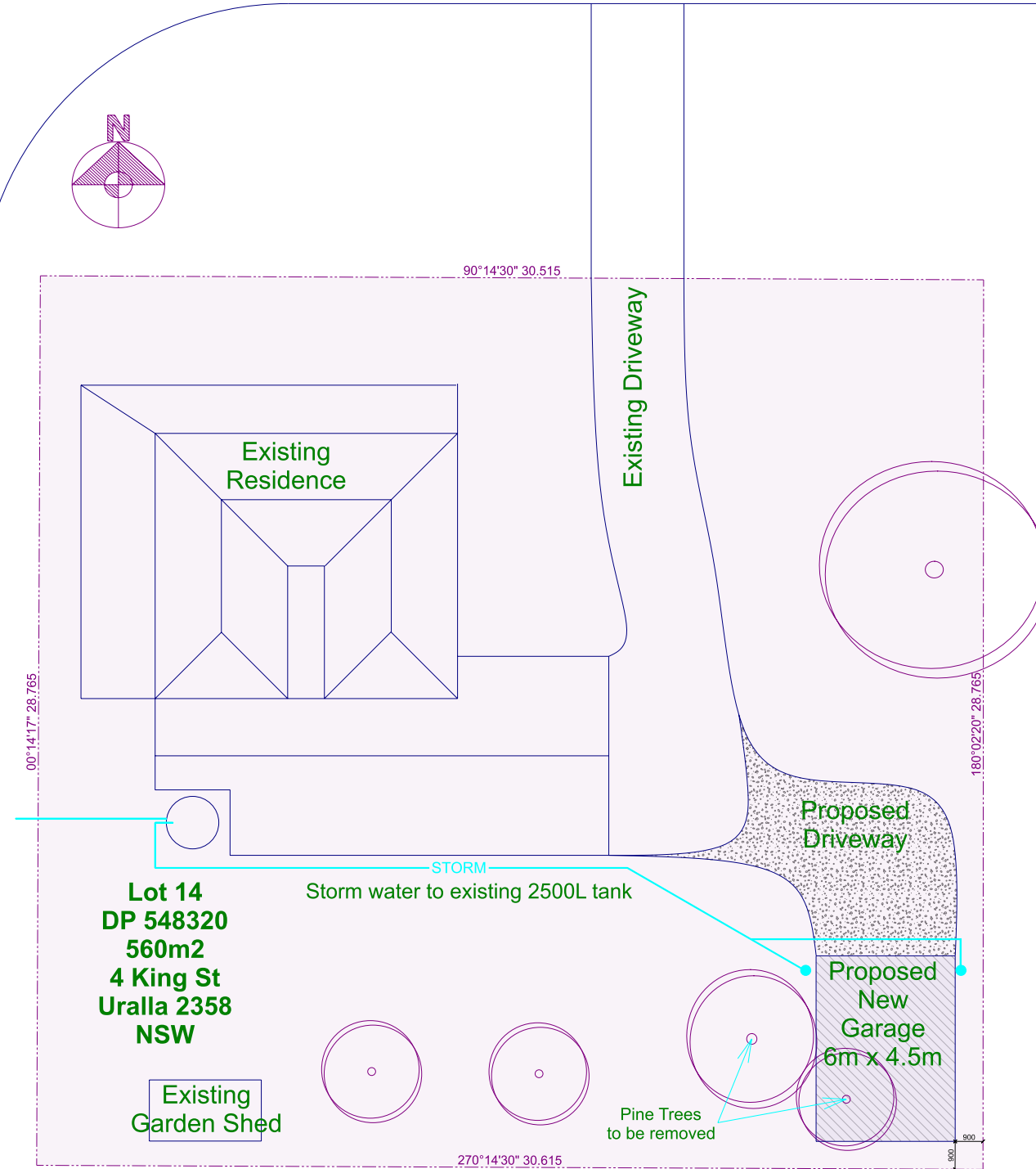


KING STREET

COOPER LANE



Uralla
URALLA SHIRE COUNCIL

Application No.: DA-68-2025
Approved on: 10/12/2025

DENOTES

- Stormwater Down Pipes in accordance with NCC2022-BCA Vol 2 (H2D6) or AS3500

SITE PLAN

SCALE: 1:200

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26/09/25 For Submission

Customer: 2025-026 Sharon Schofield
Site Address: 4 King Street, Uralla, New South Wales 2358
PH: 0411 680 380 E: smschofield69@gmail.com
Reference No:
2025-026

SITE PLAN

Drafting the New England N E Drafting
PHONE: 0418 617 867 Email: info@newenglanddrafting.com
Printed: 29/09/2025 Page: 1 DRAWN BY: S. SELBY



SITE ANALYSIS IMAGE
SCALE: 1:400

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SITE ANALYSIS PLAN

Drafting the New England **N E Drafting**
PHONE: 0418 617 867 Email: info@newenglanddrafting.com
Printed: 29/09/2025 Page: 2 DRAWN BY: S. SELBY

Building and Design Specifications

STANDARDS

The Builder shall ensure the building complies with the following Regulations and Standards:

- NCC2022 - Building Code of Australia
- ABCB Housing Provisions
- AS 1288 Glazing Code
- AS 1582 Roofing
- AS 1926 Swimming Pool Safety
- AS 3000 Electrical
- AS 3660 Termite Code
- AS 1428 Design for Access
- AS 1684 Timber Framing
- AS 2870 Slabs and Footings
- AS 3500 Plumbing Code
- AS 3740 Waterproofing
- Nash Standards for Residential and Low Rise Steel Framing and all other standards nominated in the NCC-BCA and ABCB Housing Provisions

STRUCTURE: NCC2022-BCA Part H1

Deemed-to-Satisfy Provisions

Deemed-to-satisfy provisions: NCC2022-BCA, Vol 2 (H1D1)

Structural provisions: NCC2022-BCA, Vol 2 (H1D2)

Site Preparation: NCC2022-BCA, Vol 2 (H1D3)

Footings and Slabs: NCC2022-BCA, Vol 2 (H1D4)

Masonry: NCC2022-BCA, Vol 2 (H1D5)

Framing: NCC2022-BCA, Vol 2 (H1D6)

Roof and wall cladding: NCC2022-BCA, Vol 2 (H1D7)

Glazing: NCC2022-BCA, Vol 2 (H1D8)

Flood hazard areas: NCC2022-BCA, Vol 2 (H1D10)

Attachment of decks & balconies using waling plates: NCC2022-BCA, Vol 2 (H1D11)

DAMP & WEATHER PROOFING: NCC2022-BCA Part H2

Performance Requirements

Rainwater management: NCC2022-BCA, Vol 2 (H2P1)

Weatherproofing: NCC2022-BCA, Vol 2 (H2P2)

Rising damp: NCC2022-BCA, Vol 2 (H2P3)

Drainage from swimming pools: NCC2022-BCA, Vol 2 (H2P4)

Deemed-to-Satisfy Provisions

Deemed-to-satisfy provisions: NCC2022-BCA, Vol 2 (H2D1)

Drainage: NCC2022-BCA, Vol 2 (H2D2)

Footings and slabs: NCC2022-BCA, Vol 2 (H2D3)

Masonry: NCC2022-BCA, Vol 2 (H2D4)

Subfloor ventilation: NCC2022-BCA, Vol 2 (H2D5)

Roof and wall cladding: NCC2022-BCA, Vol 2 (H2D6)

Glazing: NCC2022-BCA, Vol 2 (H2D7)

External waterproofing: NCC2022-BCA, Vol 2 (H2D8)

FIRE SAFETY: NCC2022-BCA Part H3

Performance Requirements

Spread of fire: NCC2022-BCA, Vol 2 (H3P1)

Automatic warning for occupants: NCC2022-BCA, Vol 2 (H3P2)

Deemed-to-Satisfy Provisions

Deemed-to-satisfy provisions: NCC2022-BCA, Vol 2 (H3D1)

Fire hazard properties and non-combustible building elements: NCC2022-BCA, Vol 2 (H3D2)

Fire separation of external walls: NCC2022-BCA, Vol 2 (H3D3)

Fire protection of separating walls and floors: NCC2022-BCA, Vol 2 (H3D4)

Fire separation of garage-top-dwellings: NCC2022-BCA, Vol 2 (H3D5)

Smoke alarms and evacuation lighting: NCC2022-BCA, Vol 2 (H3D6)

HEALTH and AMENITY: NCC2022-BCA Part H4

Performance Requirements

Wet areas: NCC2022-BCA, Vol 2 (H4P1)

Room heights: NCC2022-BCA, Vol 2 (H4P2)

Personal hygiene and other facilities: NCC2022-BCA, Vol 2 (H4P3)

Lighting: NCC2022-BCA, Vol 2 (H4P4)

Ventilation: NCC2022-BCA, Vol 2 (H4P5)

Sound insulation: NCC2022-BCA, Vol 2 (H4P6)

Condensation and water vapour management: NCC2022-BCA, Vol 2 (H4P7)

Deemed-to-Satisfy Provisions

Deemed-to-satisfy provisions: NCC2022-BCA, Vol 2 (H4D1)

Wet areas: NCC2022-BCA, Vol 2 (H4D2)

Materials & installation of wet area components & systems: NCC2022-BCA, Vol 2 (H4D3)

Room heights: NCC2022-BCA, Vol 2 (H4D4)

Wet areas: NCC2022-BCA, Vol 2 (H4D5)

Facilities: NCC2022-BCA, Vol 2 (H4D6)

Light: NCC2022-BCA, Vol 2 (H4D7)

Ventilation: NCC2022-BCA, Vol 2 (H4D8)

Sound insulation: NCC2022-BCA, Vol 2 (H4D9)

Condensation management: NCC2022-BCA, Vol 2 (H4D9)

SAFE MOVEMENT & ACCESS: NCC2022-BCA Part H5

Performance Requirements

Movement to and within a building: NCC2022-BCA, Vol 2 (H5P1)

Fall prevention barriers: NCC2022-BCA, Vol 2 (H5P2)

Deemed-to-Satisfy Provisions

Deemed-to-satisfy provisions: NCC2022-BCA, Vol 2 (H5D1)

Stairway and ramp construction: NCC2022-BCA, Vol 2 (H5D2)

Barriers and handrail: NCC2022-BCA, Vol 2 (H5D3)

ENERGY EFFICIENCY: NCC2022-BCA Part H6

Performance Requirements

Thermal performance: NCC2022-BCA, Vol 2 (H6P1)

Energy usage: NCC2022-BCA, Vol 2 (H6P2)

Deemed-to-Satisfy Provisions

Deemed-to-satisfy provisions: NCC2022-BCA, Vol 2 (H6D1)

Application of part H6: NCC2022-BCA, Vol 2 (H6D2)

ANCILLARY PROVISIONS & ADDITIONAL

CONSTRUCTION REQUIREMENTS: NCC2022-BCA Part H7

Performance Requirements

Swimming pool access: NCC2022-BCA, Vol 2 (H7P1)

Swimming pool reticulation system: NCC2022-BCA, Vol 2 (H7P2)

Heating appliances: NCC2022-BCA, Vol 2 (H7P3)

Building in alpine areas: NCC2022-BCA, Vol 2 (H7P4)

Building in bushfire prone areas: NCC2022-BCA, Vol 2 (H7P5)

Private bushfire shelters: NCC2022-BCA, Vol 2 (H7P6)

Deemed-to-Satisfy Provisions

Deemed-to-satisfy provisions: NCC2022-BCA, Vol 2 (H7D1)

Swimming pools: NCC2022-BCA, Vol 2 (H7D2)

Construction in alpine areas: NCC2022-BCA, Vol 2 (H7D3)

Construction in bushfire prone areas: NCC2022-BCA, Vol 2 (H7D4)

Heating appliances, fireplaces, chimney and flues: NCC2022-BCA, Vol 2 (H7D5)

LIVEABLE HOUSING DESIGN: NCC2022-BCA Part H8

Performance Requirements

Liveable housing design: NCC2022-BCA, Vol 2 (H8P1)

Deemed-to-Satisfy Provisions

Deemed-to-satisfy provisions: NCC2022-BCA, Vol 2 (H8D1)

Liveable housing design: NCC2022-BCA, Vol 2 (H8D2)

BUILDER NOTES:

This Plan is to be read in conjunction with the associated Basix and BAL Certificate where applicable for these plans.

Site Classification to be determined prior to commencement.

- All levels and plan dimensions to be verified by Builder on site.
- All service locations to be verified by Builder on site.
- Any evident discrepancies to be remedied by Builder with the approval of the designer.
- Do not scale - use written dimension only.

MEMBER AND MATERIAL SCHEDULE

1	END WALL RAFTER	Single C15012
2	C.S. FRAME RAFTER	Single C15012
3	END FRAME COLUMN (C1)	Single C15012
4	C.S. FRAME COLUMN (C1)	Single C15012
5	MULLION (C1)	Single C15012
6	ANCHOR BOLTS (# PER DETS.)	Screw Anchor 12mm x 100 Galv
7	EAVE PURLIN	C15012
8	TYP. ROOF PURLIN SIZE	Z10010
9	MAIN BLDG. PURLIN SPACING	0.714 m. (3 rows) (Max Allow. 0.851m)
10	MAIN BLDG. PURLIN LENGTH	3.1 m. (0.1m Overlap)
11	TYP. SIDEWALL GIRT SIZE	Z10010
12	MAIN BLDG. SIDEWALL GIRT SPACING	1.037 m. (2 rows) (Max Allow. 1.277m)
13	MAIN BLDG. SIDEWALL GIRT LENGTH	3.1 m. (0.1m Overlap)
14	TYP. ENDWALL GIRT SIZE	Z10010
15	MAIN BLDG. ENDWALL GIRT SPACING	1.090 m. (2 rows) (Max Allow. 1.799m)
16	MAIN BLDG. ENDWALL GIRT LENGTH	2.1 m. (0.1m Overlap)
17	FRAME SCREW FASTENERS	14-13x22 Hex C/S (SP HD 5/16" Hex Drive)
18	FRAME BOLT FASTENERS	Purlin Assy M12x30 Z/P
19	X-BRACING STRAP AND FASTENERS	None required for this building. Cladding Diaphragm Sufficient.
20	WALL COLOUR	GULLY
21	ROOF COLOUR	GULLY
22	ROLLER DOOR COLOUR	GULLY
23	P.A. DOOR COLOUR	GULLY
24	WINDOW COLOUR	GULLY
25	DOWNPIPE COLOUR	GULLY
26	GUTTER COLOUR	GULLY
27	CORNER FLASHING COLOUR	GULLY
28	BARGE FLASHING COLOUR	GULLY
29	OPENING FLASHING COLOUR	GULLY
30	OPEN BAY HEADER HEIGHT	0.5

"C.S." = CLEARSPAN "L" = LEFT "R." = RIGHT

Engineers Notes

The Engineer engaged to carry out the design of the slabs and footings shall design the system in accordance with AS 2870, NCC, the Soil Test and all other site conditions such as cut/fill which may exist on the site.

The Engineer shall take into consideration trees and underground pipes which exist or may exist in the future. The Engineer shall collect information on all the piping systems, sewer mains, plumbers sewer drainage pipes, stormwater pipes etc, slab heating (Electric or hydronic if applicable) and design his slab/footings accordingly.

The Engineer shall liaise directly with the Sewer Authority, Plumber, Client and Builder to obtain the above information.

The Engineer engaged to carry out the design of the slabs/subfloor shall take full responsibility for the above. New England Drafting does not accept any responsibility for the Engineers work.

Design Work by Engineer

- Slab Engineering
- Soil Classification
-
-

Identified Site Issues

- No apparent site issues identified

Bracing Plan

Bracing Plan by Engineer if required

These are only some of the issues to be considered in the footing design. This is not a complete list of issues. The Engineer shall investigate all the issues which may effect the design and ensure that the design is appropriate and structurally sound.

Special Notes

Scope of Works

Construction of New Shed

The land is located at the Eastern side of Uralla. The land size is approx 560m2 and is a flat block.

This development requires the construction of a New Colourbond Steel garage to the rear of the existing residence.

Works required:

- Minor excavation for footings.
- Construction of concrete slab.
- Construction of 6 x 4.5m Shed on Raft Slab.
- Electrical Connections as required..
- Plumbing of stormwater to existing water tank.
- Removal of Debris

NOTE.

Other Works may be required to obtain the required outcome of the construction. N E Drafting holds

No Liability for the amount of information or lack of contained within the Scope of Works. It is only a General outline of the works required.

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Reference No:

2025-026

BUILDING INFORMATION

Drafting the New England

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Printed: 29/09/2025

Page: 3

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