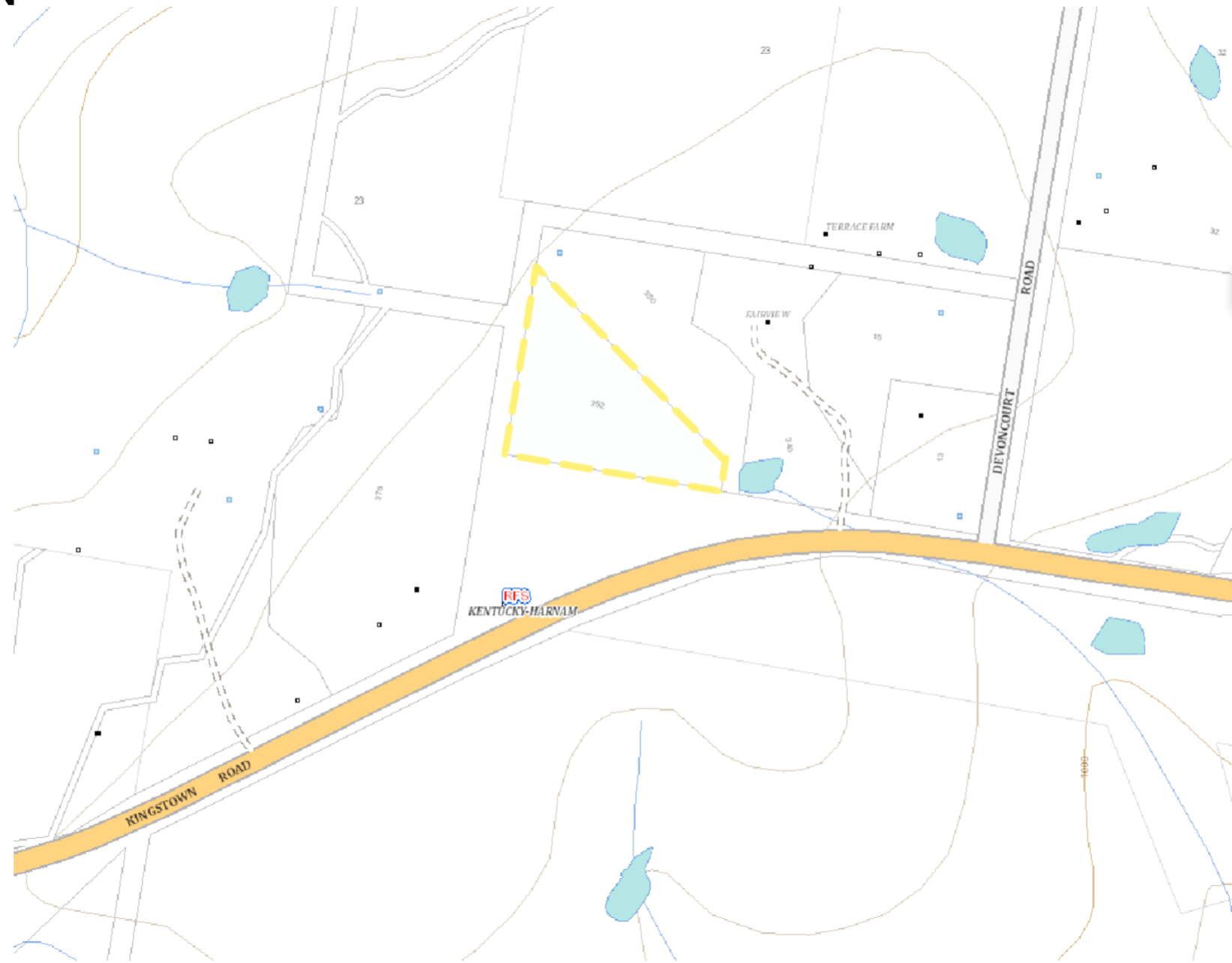


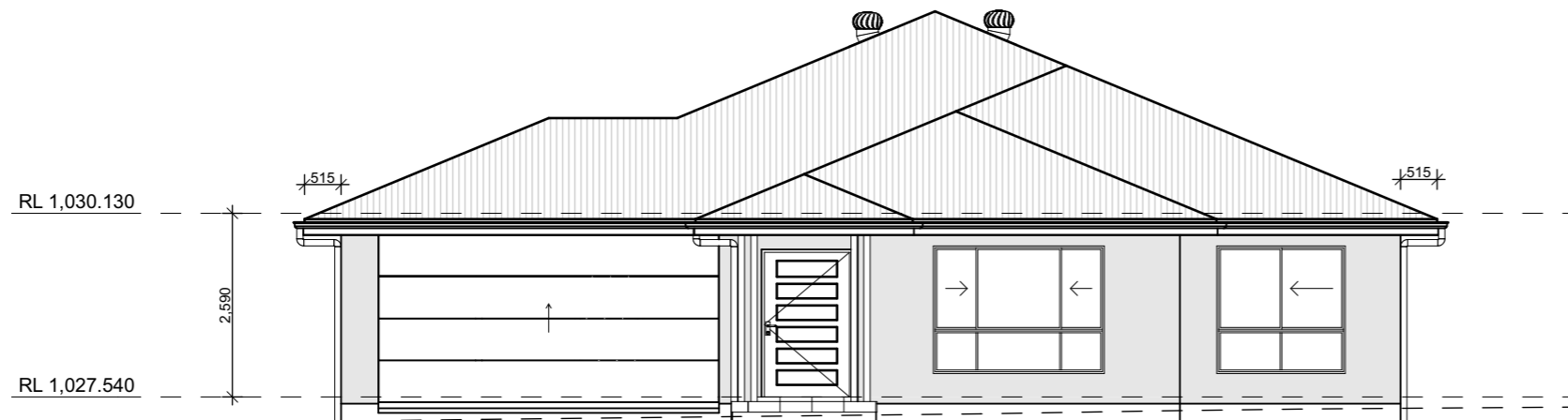
WORKING DOCUMENTATION

DWG No. DRAWING TITLE

WD01	COVER SHEET
WD02	SURVEY
WD03	LOCATION PLAN
WD04	SITE SETOUT PLAN
WD05	FLOOR PLAN
WD06	ELEVATIONS
WD07	ELEVATIONS
WD08	SECTION A-A
WD09	CONSTRUCTION DETAILS
WD10	STORMWATER PLAN
WD11	ELECTRICAL SERVICES PLAN
WD12	KITCHEN ELEVATIONS
WD13	WET AREA ELEVATIONS
WD14	WET AREA ELEVATIONS
WD15	WET AREA ELEVATIONS
WD16	INTERNAL ELEVATIONS
WD17	INTERNAL ELEVATIONS
WD18	BASIX CERTIFICATE



SITE LOCALITY
NOT TO SCALE



WD01_{of 18}

COVER SHEET

For Job:

25146

On:

13/05/2026

CONTRACT PLANS

For the design of a:

**ALBION 304 AAC VEENER RESIDENCE
AND ATTACHED GARAGE WITH
BOWMAN FACADE**

For:

**Jay Michael Grills & Hannah
Leigh Grills**

At:

**5 / - / 1301970
352 KINGSTOWN ROAD
URALLA ,
NSW, 2358**

- UNLESS NOTED OTHERWISE ALL DIMENSIONS ARE FRAME DIMENSIONS AND DO NOT ACCOUNT FOR FLOOR, WALL OR CEILING COVERINGS UNO.
- ANY PAGE MAY CONTAIN COLOUR CODED INFORMATION AND AS SUCH BLACK AND WHITE COPIES MAY NOT REFLECT INFORMATION AS INTENDED
- ALL DIMENSIONS AND LEVELS ARE TO BE CONFIRMED PRIOR TO COMMENCEMENT OF WORK ONSITE, ANY ERRORS, DISCREPANCIES OR OMISSIONS ARE TO BE REFERRED TO THE BUILDER FOR CLARIFICATION
- ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT DOCUMENTATION
- EQUIPMENT, FIXTURES AND FITTINGS ARE DIAGRAMMATIC ONLY AND SPECIFICATION IS TO BE OBTAINED FROM COLOUR SELECTION DOCUMENTATION
- ALL MATERIALS AND WORKMANSHIP IS TO BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS, NCC AND HIA GUIDELINES.
- UNLESS NOTED OTHERWISE THE FOLLOWING STANDARD DIMENSIONS APPLY:
 - ALL SQUARE SETS 2150mm HEAD HEIGHT (FRAME)
 - ALL DOORS ARE 2040mm LEAF HEIGHT
 - ALL WINDOW HEAD HEIGHTS ARE 2130mm
 - WINDOW SILLS WHERE NOTED ARE TO FINISHED SILL HEIGHT
- WATERPROOFING COMPLIANCE IS TO BE IN ACCORDANCE WITH NCC2022 HOUSING PROVISIONS PART 10.2 WHERE FLOOR WASTES ARE PROVIDED THE FLOOR SURFACE SHALL HAVE FALLS BETWEEN 1:50 & 1:80

Wind Classification:	Soil Classification:
N3	P(H1)
Mine Subsidence:	Acid Sulphate Soil:
No	No
Acoustic Requirements:	Mains Power:
No	Yes
Mains Water Available:	Mains Gas Available:
No	No
Mains Sewer Available:	Stormwater Drainage:
UPTURN	UPTURN
<1km to Breaking Surf:	<100m to Salt Water:
No	No
Rock:	Flood Min RL:
No (>3M)	No
Bushfire Requirements:	
BAL-12.5	



Hunter Homes Pty Ltd Builders Lic. 216162C
11 Hank Street, Heatherbrae, NSW, 2324
Website: www.hunterhomesnsw.com
Email: info@hunterhomesnsw.com
Phone: (02) 4987 4909 ABN: 76 133 887 064
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No.	DETAIL	DATE
1. JM	CONTRACT PLANS	13/03/2026
2. JM	DRAFTING/ESTIMATING MARKUPS	18/03/2026
3. JM	CT AMENDMENTS	24/03/2026
4. MM	COUNCIL DOCUMENTS	15/04/2026
5. DT	VARIATION 2 RELOCATE DRIVEWAY	13/05/2026

Lot 4
DP 1301970

WD03_{of 18}

LOCATION PLAN

For Job:

25146

On:

13/05/2026

CONTRACT
PLANS

For the design of a:

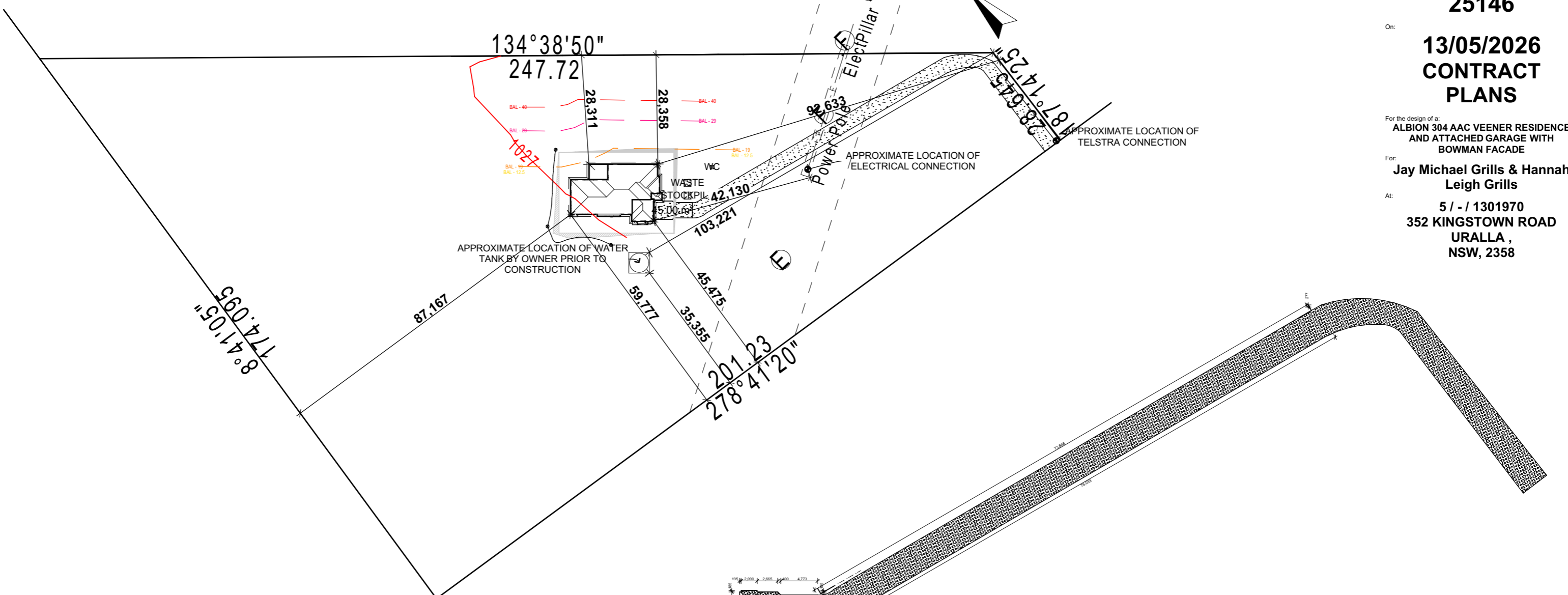
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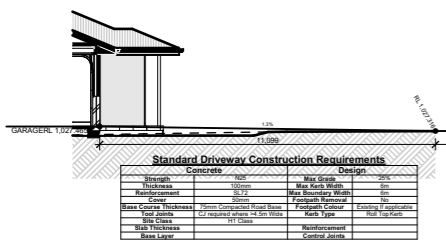
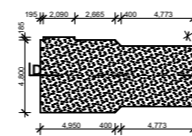


LOCATION
PLAN

SCALE 1:1000 @A3

DRIVEWAY SETOUT PLAN

SCALE 1:500 @A3



Standard Driveway Construction Requirements			
Material	Layer	Min. Thickness	Design
Concrete	Sub-base	100	100
Concrete	Base	100	100
Concrete	Surface	100	100
Concrete	Edge	100	100
Concrete	Foot	100	100
Concrete	Walls	100	100
Concrete	Steps	100	100
Concrete	Handrails	100	100
Concrete	Other	100	100

DRIVEWAY
GRADIENT

SCALE 1:250 @A3

Wind Classification: **N3**
Mine Subsidence: **No**
Acoustic Requirements: **No**
Mains Water Available: **No**
Mains Sewer Available: **UPTURN**
<1km to Breaking Surf: **No**
Rock: **No (>3M)**
Bushfire Requirements: **BAL-12.5**

Soil Classification: **P(H1)**
Acid Sulphate Soil: **No**
Mains Power: **Yes**
Mains Gas Available: **No**
Stormwater Drainage: **UPTURN**
<100m to Salt Water: **No**
Flood Min RL: **No**



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