

N3 - METAL ROOF

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 100mm DIAMETER AGRICULTURAL DRAINS ARE PROVIDED TO THE BASE OF ALL CUTS AND RETAINING WALLS AND ARE CONNECTED TO THE STORMWATER SYSTEM VIA SCREENED SILT PITS AS REQUIRED.

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).

PROVIDE A DUAL RETICULATED NON POTABLE WATER SUPPLY CONNECTION TO THE NEW DWELLING TO COMPLY WITH ESTATE RECLAIMED WATER SUPPLY REQUIREMENTS. THE RECLAIMED NON POTABLE WATER CONNECTION IS TO APPLY AS PER THE ESTATE REQUIREMENTS. THE NON POTABLE RECYCLED WATER IS A SEPARATE SYSTEM TO THE POTABLE MAINS SYSTEM AND TO BE CONNECTED TO ALL TOILETS SUITES AND FOR EXTERNAL PURPOSES ONLY. THE COMPLETE SYSTEM INCLUDING ALL HOSE COCKS AND IRRIGATION SYSTEMS MUST BE MARKED ACCORDINGLY AS PER THE LOCAL AUTHORITY REQUIREMENTS.

BATH STEWART ASSOCIATES

DEVELOPMENT CONSULTANTS

SURVEYORS - ENGINEERS - PLANNERS - PROJECT MANAGERS

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PROPERTY DESCRIPTION:

LOT 15 ON DP 1191452
LOCALITY INVERGOWRIE
COUNCIL URALLA
SITE AREA - 2.874 ha
SITE COVERAGE - 0.99%

BAL 19
To comply with bushfire attack level 19 to AS3959-2018

SCHEDULE OF EASEMENTS

- C

LAND EXCLUDES MINERALS

....S.171 CROWN LANDS ACT 1989
- H

RESTRICTION ON THE USE OF LAND

....DP 1191452

SURVEY LEGEND

- K.I.P.

KERB INLET PIT
- / / / /

FENCE
- 50.29m

BOUNDARY & DIMENSION
- 384.0

CONTOUR & HEIGHT (0.2M INTERVAL)
- 472.685

SPOT LEVEL
- T

UNDERGROUND TELSTRA CABLES
- W100

WATERMAINS & SIZE
- WS

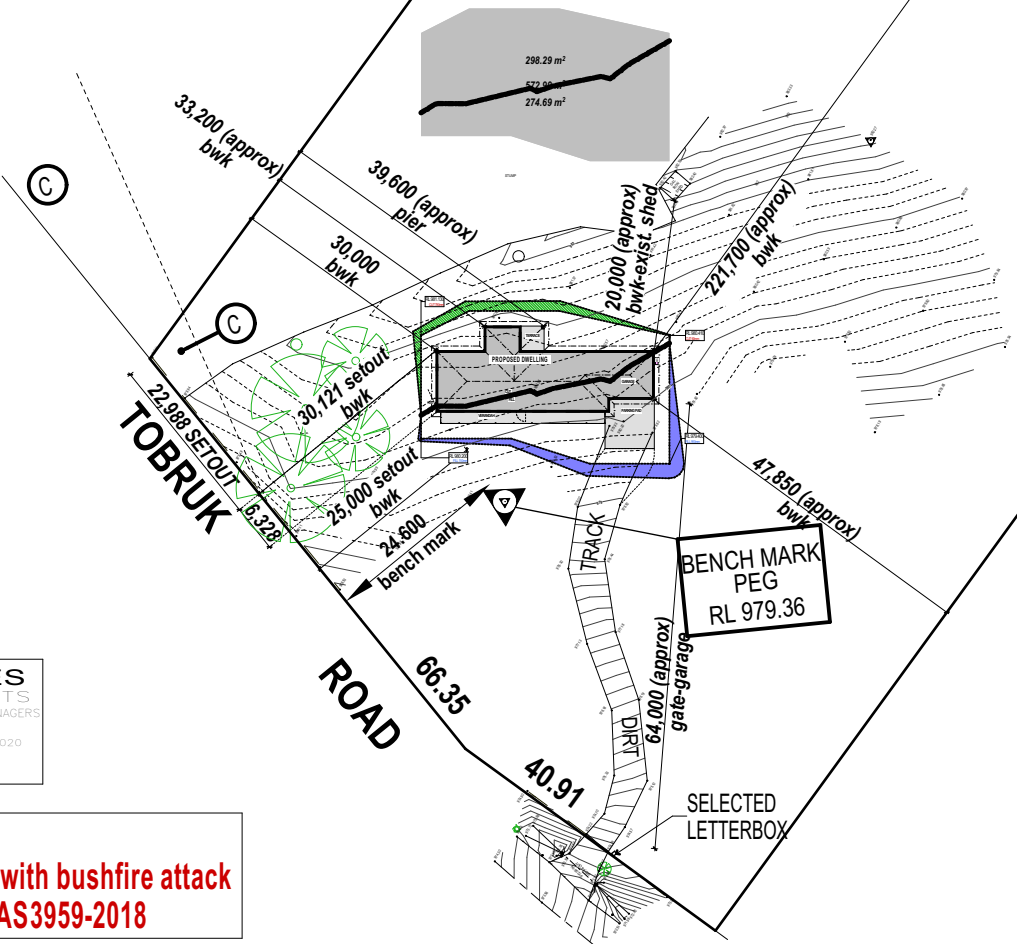
WATERSERVICES
- E

UNDERGROUND ELECTRICAL CABLES
- S

SEWER PIPES AND MANHOLES
- SW

STORMWATER PIPE & SIZE
- G

GASMAIN



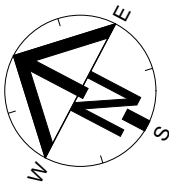
BAL 19

- To comply with bushfire attack level 19 to AS3959-2018
- spark arresters (s/s mesh) to brickwork weep holes
 - water &/or gas supply pipes if above ground shall be metal
 - aluminium sliding doors to have non-corrosive metal mesh flyscreens or toughened 5mm glass
 - aluminium windows to have non-corrosive metal mesh flyscreens to opening & fixed sashes
 - aluminium windows shall be toughened 5mm glass
 - hinged tight fitting non-corrosive metal mesh to ext' doors
 - external hinged doors to entry & laundry (stained) glass and entry frame to suit BAL 19 protected by a suitable screen and shall have a weather seal fitted at bottom. Door frames shall be made from bushfire resisting timber and have a dra- external hinged
 - weather seal around garage panelift or roller door. max. 3mm gap
 - 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
 - rinnai wall mounted gas unit shall have a recess metal box assembly
 - roof & eave penetrations shall be screened with non-corrosive steel mesh (non-combustible) (S/S for eave sheets) with max. 2mm aperture
 - 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)

Locality Plan

Scale 1:1000

IF IN DOUBT - ASK



SERVICES LEGEND

- SW

SW

SW

FG
- FIELD GULLY PIT CONNECTED TO STORMWATER LINE APPROX. 6m APART MAX. (7 OFF)
- S

S

S
- SEWER LINE
- RW

RW

RW
- RAINWATER LINE
- E

E

E
- UNDERGROUND ELECTRICAL CONDUIT & SERVICE PILLAR
- OH

OH

OH
- EXISTING OVERHEAD ELECTRICAL CABLE & POLE
- X

W

W
- WATER RETICULATION LINE & WATER METER
- GAS

GAS

GAS
- GAS RETICULATION LINE
- T

T

T
- TELSTRA LINE
- Spoon Drain

Spoon Drain

Spoon Drain
- SPOON DRAIN
- Earth Berm

Earth Berm

Earth Berm
- EARTH BERM
- Sediment Fence

Sediment Fence

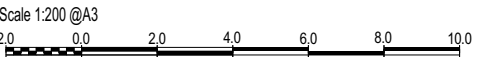
Sediment Fence
- SEDIMENT FENCE (ON FALL SIDE ONLY)
- Level Building Platform

Level Building Platform

Level Building Platform
- LEVEL BUILDING PLATFORM
- Retaining Wall

Retaining Wall

Retaining Wall
- RETAINING WALL



- Denotes Cut

Denotes Cut

Batter 1 in 1.5 Typ.
- Denotes Fill

Denotes Fill

Batter 1 in 2 Typ.

Perry Homes

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IF WE APPROVE THESE DRAWINGS TO BE CORRECT AS PER CONTRACT

Signature: _____ Date: _____

Signature: _____ Date: _____

D. & R. Pavy

Lot 15, No.61 Tobruk Road

Invergowrie, NSW. 2350

client details:

Glenreigh 31 Mk2 Prestige RH

Locality Plan

drawing title

C	28.06.23	PCV-1	MC
B	06.06.23	SF6/REV-1	MC
A	19.05.23	CHECK SET	MC
issue	date	amendment description	by

CONTRACT PLAN

10523

plan issue type

designed: JD

drawn: QL

checked: MC

contract number

printed date: 28/06/2023

sheets in set: 2 of 13

C

as shown

dwg scale @ A3

issue no.

28/06/2023

2 of 13