

SITE SETOUT PLAN

For Job:

24192

On:

16/10/2025

PRELIMINARY PLANS

For the design of a:

KENDAL 232 BRICK VENEER RESIDENCE
AND ATTACHED GARAGE WITH
BOWMAN FACADE

For:

Client Name

At:

102 / - / 1293598

234 Boulton Drive

Paterson ,

NSW, 2421

FILL SPLIT

Cubic Meters	12.48	-12.48
Tonne	27.46	-27.46

SITE COVERAGE

HARDSTAND	
CROSSOVER	16.00
INSIDE BOUNDARY	34.17
	50.17 m²

RESIDENCE	
ALFRESCO	12.28
GARAGE	35.31
PORCH	3.15
RESIDENCE	181.37
	232.11 m²
	282.28 m²

SITE	552.72
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BUILDER IS TO PROVIDE A RUBBLE
CROSSOVER (KERB TO BOUNDARY) ONLY.

WHERE THE SUPERVISOR DEEMS SITE
CONDITIONS REQUIRE, AN ALL WEATHER
ACCESS IS TO BE CONSTRUCTED BY THE
OWNER BETWEEN THE BOUNDARY AND
THE GARAGE OF THE PROPOSED
DWELLING.

Wind Classification:	Soil Classification:
TBC	TBC
Mine Subsidence:	Acid Sulphate Soil:
No	No
Acoustic Requirements:	Mains Power:
No	Yes/No
Mains Water Available:	Mains Gas Available:
TBC	No
Mains Sewer Available:	Stormwater Drainage:
SEPTIC	TRENCH
<1km to Breaking Surf:	<100m to Salt Water:
No	Dist/No
Rock:	Flood Min RL:
TBC	Height/No
Bushfire Requirements:	
TBC	



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LEGEND

- STREET TREE
- TELSTRA PILLAR
- NBN NBN PIT
- COMMS PIT
- ELECTRICITY PILLAR
- LIGHT POLE
- POWER POLE
- SEWER MAINTENANCE HOLE
- SEWER INSPECTION POINT
- SEWER VENT
- SEWER TANK
- SEWER PUMP
- SEWER MAINTENANCE SHAFT
- FLUSH POINT
- PIPE INVERT
- STORMWATER DRAINAGE PIT
- GAS METER
- TAP
- WATER METER
- WATER STOP VALVE
- WATER HYDRANT
- WATER CONNECTION
- STREET SIGN
- MISCELLANEOUS SERVICE
- GATE
- HEADWALL

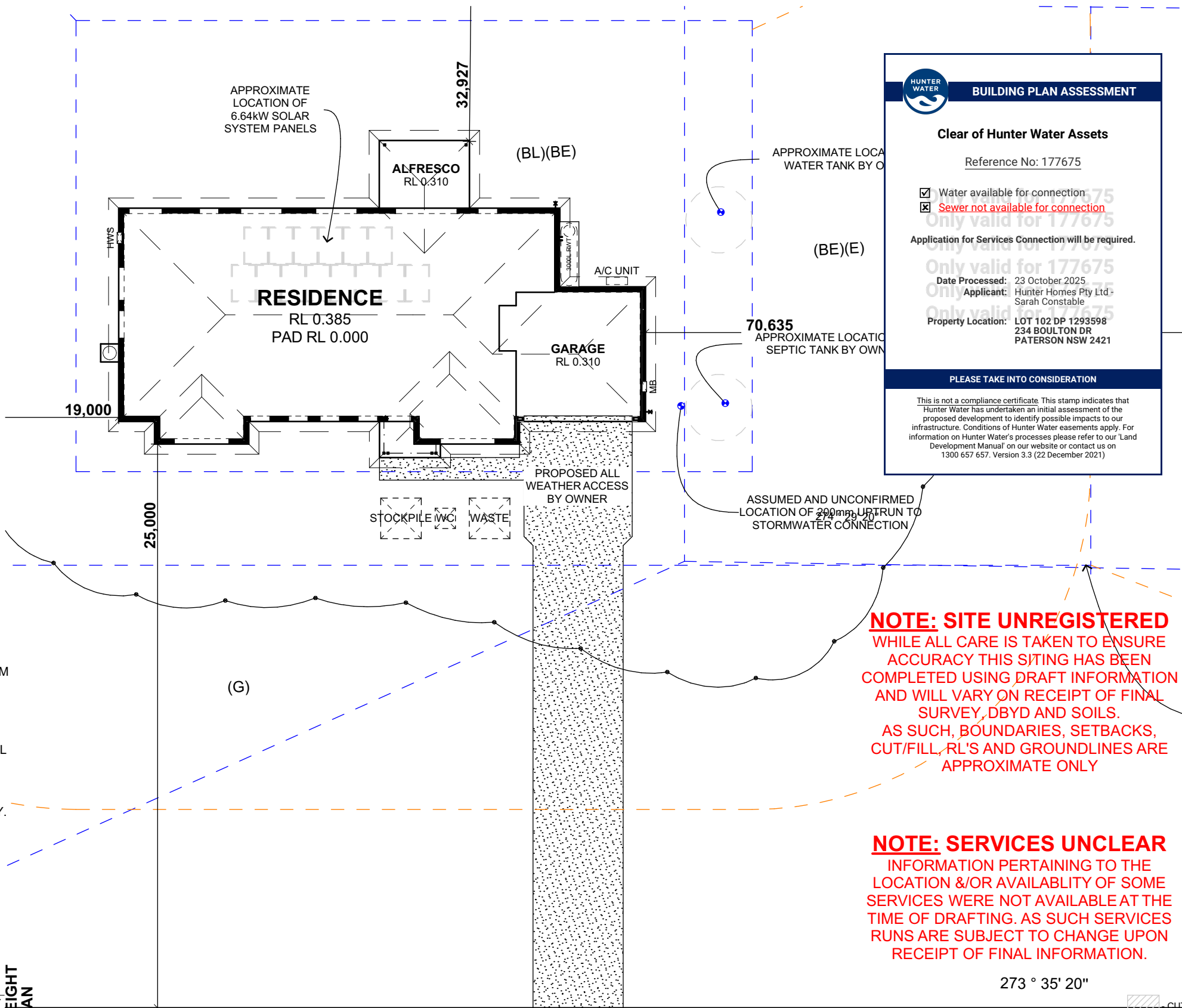
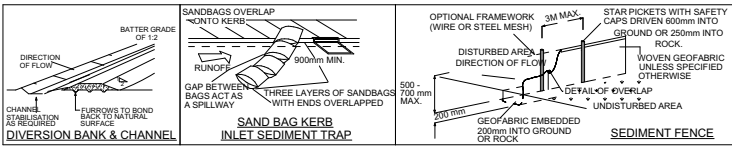
- DRIVE CROSSING
- KERB INLET PIT

TRW DENOTES EXISTING TOP OF RETAINING WALL
BRW DENOTES EXISTING BOTTOM OF RETAINING WALL

WARNING: PROTECTED SURVEY MARK
(REFER TO R.M.S. GOV.AU FOR INFORMATION)

- NOTES:
- CONTOURS, WHERE SHOWN, HAVE BEEN DERIVED FROM THE SPOT LEVELS TAKEN, AND PROVIDE A GENERAL INDICATION ONLY OF THE GROUND SURFACE.
 - CONTOUR INTERVALS ARE 0.2 METRES.
 - ONLY VISIBLE SERVICES HAVE BEEN LOCATED.
 - IT IS RECOMMENDED THE POSITION AND DEPTHS OF ALL SERVICES BE INVESTIGATED. A "DIAL BEFORE YOU DIG" SEARCH SHOULD BE UNDERTAKEN.
 - THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY.
 - ONLY SIGNIFICANT TREES LOCATED AT TIME OF SURVEY.

- ALL BATTERS SHOWN ARE 1V:4H UNLESS NOTED OTHERWISE
- CONTOURS SHOWN ARE BASED ON COMPUTER INTERPRETATION OF POINT LEVELS, CARE SHOULD BE TAKEN IF EXTRAPOLATING
- SERVICES LOCATED HEREIN ARE APPROXIMATE ONLY AND TAKEN FROM INFORMATION AVAILABLE AT THE TIME OF DRAFTING. CONSULT DIAL BEFORE YOU DIG TO ESTABLISH EXACT DETAILS AT THE COMMENCEMENT OF WORKS
- ALL EROSION AND SEDIMENTATION CONTROLS ARE TO BE WITHIN THE ALLOTMENT BOUNDARIES
- ALL EROSION AND SEDIMENTATION CONTROLS ARE TO BE INSPECTED AND MAINTAINED BY SITE SUPERVISOR REGULARLY AND CLEANED UPON REACHING 50% CAPACITY. FOOTWAYS, DRIVEWAYS AND ROADS SHOULD BE TREATED SIMILARLY
- ALL STORMWATER MUST BE CONNECTED TO LEGAL POINT OF DISCHARGE AS SOON AS PRACTICAL DURING CONSTRUCTION.



BUILDING PLAN ASSESSMENT

Clear of Hunter Water Assets

Reference No: 177675

☒ Water available for connection
☒ Sewer not available for connection

Application for Services Connection will be required.

Date Processed: 23 October 2025
Applicant: Hunter Homes Pty Ltd
Sarah Constable
Property Location: LOT 102 DP 1293598
234 BOULTON DR
PATERSON NSW 2421

PLEASE TAKE INTO CONSIDERATION

This is not a compliance certificate. This stamp indicates that Hunter Water has undertaken an initial assessment of the proposed development to identify possible impacts to our infrastructure. Conditions of Hunter Water easements apply. For information on Hunter Water's processes please refer to our 'Land Development Manual' on our website or contact us on 1300 657 657. Version 3.3 (22 December 2021)

NOTE: SITE UNREGISTERED
WHILE ALL CARE IS TAKEN TO ENSURE
ACCURACY THIS SITING HAS BEEN
COMPLETED USING DRAFT INFORMATION
AND WILL VARY ON RECEIPT OF FINAL
SURVEY, DBYD AND SOILS.
AS SUCH, BOUNDARIES, SETBACKS,
CUT/FILL, RL'S AND GROUNDLINES ARE
APPROXIMATE ONLY

NOTE: SERVICES UNCLEAR
INFORMATION PERTAINING TO THE
LOCATION &/OR AVAILABILITY OF SOME
SERVICES WERE NOT AVAILABLE AT THE
TIME OF DRAFTING. AS SUCH SERVICES
RUNS ARE SUBJECT TO CHANGE UPON
RECEIPT OF FINAL INFORMATION.

273 ° 35' 20"

113.00

BUILDER AND OWNER ARE REQUIRED TO COMPLY
WITH CSIRO BTF18 IN REGARDS TO REACTIVE
SOILS FOR THE LIFE OF THE BUILDING

No.	DETAIL	DATE
1.	HP CONTRACT PALNS	23/07/2025
2.	HP ESTIMATING MARKUPS	06/08/2025
3.	HP CT AMENDMENTS	16/08/2025
4.	CM CAVITY SLIDERS ADDED, GAS REMOVED, RWT/AC MOVED	16/10/2025