



Denton Homes Limited

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M4(2) Accessible & Adaptable Dwelling – Compliance Report for Plot 1 Gatehouse Farm

Issue 01 - 16th March 2026

Planning Approval reference DM/23/2794 – Condition 22

Denton Homes Ltd has prepared this report in verification of compliance with Part M of Schedule 1 of the Building Regulations 2010 – Access and use of dwellings, and specifically Category 2 – accessible & adaptable dwellings.

This is an optional requirement under Building Control. However, the planning authority has stipulated that 20% of the total dwellings should comply with Category 2. The development consists of 5no. dwellings one of which is M4(2) compliant (20%).

NHBC is both warranty provider & Building Control Authority for this site.

Plot 1 has been submitted to Building Control as an M4(2) compliant dwelling and has been approved by both the plans approval process and site inspections. A completion certificate has been issued by NHBC and can be found in Appendix A of this report.

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To show compliance with Part M of Schedule 1 of the Building Regulations 2010 we have followed the guidance given in Approved Document M Volume 1: Dwellings - Section M4(2). The approved documents provide guidance on ways to meet the Building Regulations.

The table below is an extract from Approved Document M – Section M4(2) stating the requirements under the Building Regulations 2010.

Requirement	
<i>Optional requirement</i>	<i>Limits on application</i>
Part M access to and use of buildings	
Category 2 – accessible and adaptable dwellings	
M4(2) optional requirement	Optional requirement M4(2)–
(1) Reasonable provision must be made for people to—	(a) may apply only in relation to a dwelling that is erected;
(a) gain access to; and	(b) will apply in substitution for requirement M4(1);
(b) use, the dwelling and its facilities.	(c) does not apply where optional requirement M4(3) applies;
(2) The provision made must be sufficient to—	(d) does not apply to any part of a building that is used solely to enable the building or any service or fitting in the building to be inspected, repaired or maintained.
(a) meet the needs of occupants with differing needs, including some older or disabled people; and	
(b) to allow adaptation of the dwelling to meet the changing needs of occupants over time.	

The following measures have been implemented in this case to achieve compliance with the Building Regulations. Relevant clauses from Approved Document M – Section M4(2) have been referenced.

Approach to the dwelling (Approved Document M – Section 2A – Clause 2.6 to 2.11)

- Step-free route provided from parking & street to principal entrance.
- Step-free route provided to communal areas – patio/bin storage etc.
- Path width a minimum of 900mm.
- Level or gently sloping gradient maximum gradient 1:58.
- Firm, non-slip surface.
- External gates have a clear opening width of 850mm with a 300mm nib to leading edge.
- External lighting to entrance and external paths & patio around the dwelling. Lights to front entrance & front elevation are automated on PIR & automated by a dusk & dawn timer.

Car Parking & drop off (Approved Document M – Section 2A – Clause 2.12 to 2.13)

- Accessible parking space has a maximum width 6.5m.
- Step-free route from parking space to entrance.
- External gates have a clear opening width of 850mm with a 300mm nib to leading edge.

Communal Entrance (Approved Document M – Section 2A – Clause 2.14 to 2.17)

- There is no communal entrance.

Private Entrance & external doors (Approved Document M – Section 2B – Clause 2.20 to 2.21)

- Principal entrance has a step-free with an accessible threshold maximum 15 mm high.
- Level landing externally 2m wide x 1.2m deep.
- Door clear opening width is 850mm with a 300mm nib to leading edge & reveal depth of 150mm.
- Weather protection is provided by an external open porch.
- Door handle between 850–1050 mm height.
- Utility Room door and Patio doors have a minimum clear opening of 850mm.

Hallways & Internal Circulation (Approved Document M – Section 2B – Clause 2.22 to 2.23)

- All rooms on the entrance storey are step free.
- Hallway width is a minimum 900 mm. Radiators do not reduce the width below the minimum 750mm required under regulations.
- All doors have the minimum clear width required under AD M Table 2.1.
All thresholds are flush.
- Stairs provide access to all rooms and have a width of 850mm measured 450mm above the pitch line.
- All stairs comply with approved document K for private stairs.

Living, Kitchen & Eating Areas (Approved Document M – Section 2B – Clause 2.24)

- Step free access between the principal entrance, WC & living area, dining room & Kitchen.
- 1200mm clear space provided in front of and between all kitchen units & appliances.
- Glazing to 850mm above floor level or lower to principal windows.
- Services positioned to allow future alterations.
- Layout of kitchen allows for future wheelchair use.

Bedrooms (Approved Document M – Section 2B – Clause 2.25)

- Clear access of 750mm from door to window.
- Master bedroom has an access zone of 750mm each side & foot of bed.
- All other bedrooms are double and provide 750mm access to side & foot of bed.

Sanitary Facilities (Approved Document M – Section 2B – Clause 2.26 to 2.29)

- Walls are capable of supporting future grab rails.
- Layout allows future level access shower at both ground floor & 1st floor level.
with drainage positioned to allow easy adaptation.
- Accessible WC provided within the entrance storey with outward opening door.
- An accessible bathroom is provided on the 1st floor where the principle double bedroom is located.
- The WC & bathroom meet the provisions of Diagram 2.5 in AD M4(2).

Switches, Controls & Sockets (Approved Document M – Section 2B – Clause 2.30)

- Consumer unit is mounted between 1350mm & 1450mm above floor level.
- Light switches & power sockets between 450–1200 mm above floor and a minimum 300mm from internal corners.
- Window handles accessible from seated position between 450mm & 1450mm above floor level.
- Boiler controls & thermostats are located between 900mm & 1200mm above finished floor.

Appendix A

Local Authority Final Certificate

Cover Sheet – Local Authority Final Certificate(s)**Local Authority Final Certificate(s)****CC Developer****Local Authority Postal address**

Mid Sussex District Council

Oaklands
Oaklands Road
Haywards Heath
West Sussex, RH16 1SS

Please find enclosed ***NHBC Building Control Final Certificate(s)***

Final Certificate**Local Authority copy
CC Developer**

LA Address Oaklands Oaklands Road Haywards Heath West Sussex, RH16 1SS LA CODE: 4404	Address of the work Residential unit at Plot No 1 Gatehouse Farm Gatehouse Lane Goddards Green Hassocks BN6 9LE
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Issued by NHBC Building Control Services Limited ('the Registered Building Control Approver (RBCA)) pursuant to Section 51 of the Building Act 1984 and The Building (Registered Building Control Approvers etc.) (England) Regulations 2024.

Date of Final Certificate 06-FEB-2026

- 1 This certificate relates to the work identified above.
- 2 NHBC Building Control Services Ltd confirms:
 - a) it is a registered building control approver for the purposes of Part 2 of the Building Act 1984,
 - b) the work described in this certificate is within the scope of its registration; and
 - c) the above work was part of the work described in the Initial Notice 50845727 given by the Registered Building Control Approver and dated 08-JUL-2024.
- 3 The work does concern a new dwelling.
- 4 Not applicable
- 5 The optional requirements in the Building Regulations 2010 as specified below apply to work;
 - a) Not applicable
 - b) Schedule 1 Part M optional requirement M4(2)(category 2 - accessible and adaptable dwellings)
 - c) Not applicable
- 6 NHBC Building Control Services Ltd hereby confirms-
 - a) the work described above has been completed, and
 - b) it has performed the functions assigned to it by regulation 4 of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024.

- 7 Not applicable
- 8 Not applicable
- 9 NHBC Building Control Services Ltd hereby declares it has had no professional or financial interest in the work described since giving the Initial Notice referred to in paragraph 2.
- 10 NHBC Building Control Services Ltd hereby confirms it has received a statement, from the client for the work described in this final certificate, which is in accordance with regulation 18(d) of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024.
- 11 NHBC Building Control Services Ltd hereby confirms it has received a statement, from each principal contractor (or sole contractor) for the work and from each principal designer (or sole or lead designer) for the work described in this final certificate, which is in accordance with regulation 18(e) of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024.
- 12 Not applicable
- 13 NHBC Building Control Services Ltd hereby confirms that none of the work to which this certificate relates is higher-risk building work.
- 14 NHBC Building Control Services Ltd hereby confirms it has obtained advice from Mr Gavin Burrill, a registered building inspector, before submitting this notice.
- 15 This certificate is evidence (but not conclusive evidence) that the requirements specified in it have been complied with.

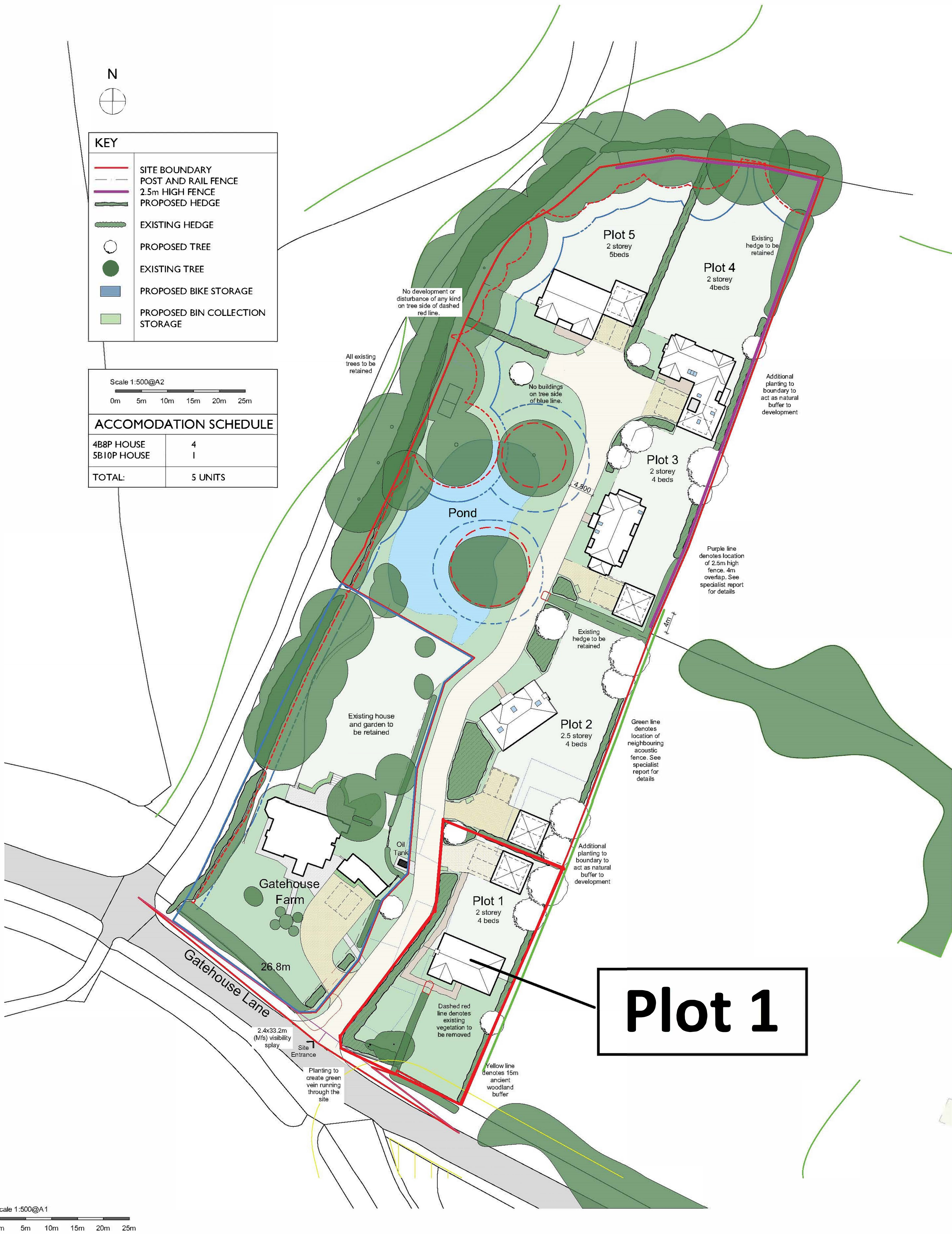


Steve Evans

Signed for and on behalf of NHBC Building Control Services Ltd

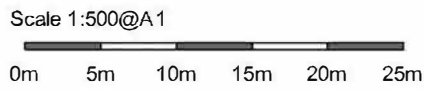
Appendix B

Drawings



KEY	
	SITE BOUNDARY
	POST AND RAIL FENCE
	2.5m HIGH FENCE
	PROPOSED HEDGE
	EXISTING HEDGE
	PROPOSED TREE
	EXISTING TREE
	PROPOSED BIKE STORAGE
	PROPOSED BIN COLLECTION STORAGE

Scale 1:500@A2	
0m 5m 10m 15m 20m 25m	
ACCOMODATION SCHEDULE	
4B8P HOUSE	4
5B10P HOUSE	1
TOTAL:	5 UNITS



Proposed Site Layout

1:500

REV	DESCRIPTION	DATE	AUTHOR	CHK'D
P1	Revised scheme flowing internal comments	22.06.23	DD	RS
P2	Glazing reduced	22.08.23	DD	DD
P3	Road layout updated to tracking	11.09.23	DD	DD
P4	Red line Boundary updated	10.10.23	DD	DD
P5	Plot 1 parking layout amended, Bin and cycle locations added	18.10.23	DD	DD
P6	2.5m Fence added to boundary in accordance with noise report	29.02.24	DD	DD
P7	Acoustic fence boundary updated	30.06.25	DD	DD

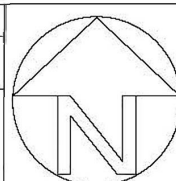


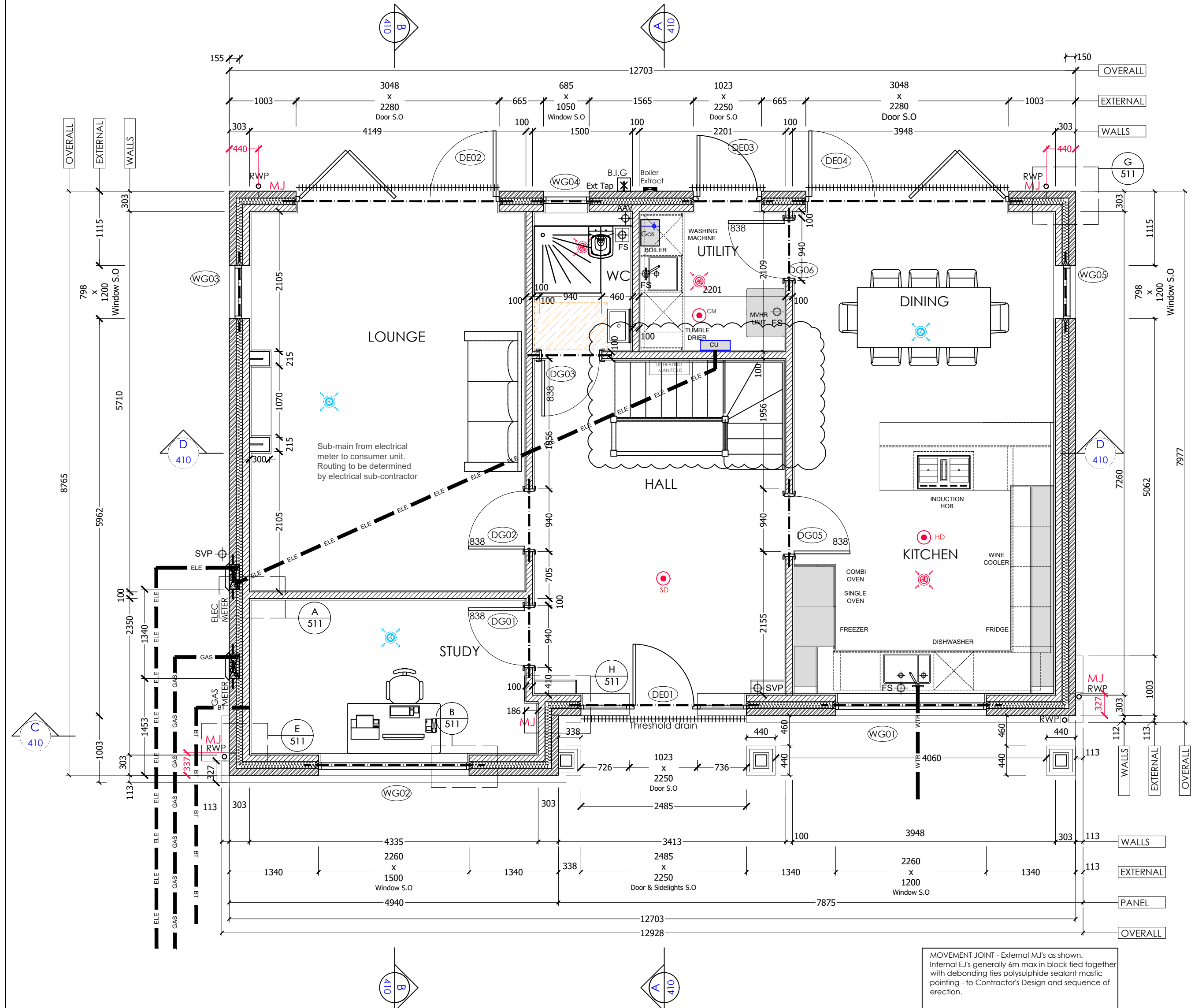
Project
Gatehouse Farm, Gatehouse Lane,
Goddards Green, Hassocks. BN6 9LE

Drawing Title
Location of Plot 1

Date	Scale	Status	Drawing number	Rev
19.12.22	1:500	P	004	P7

DENTON HOMES LTD
THE REAR BARN, THE MANOR FARM, 124 MANOR ROAD NORTH
THAMES DITTON, SURREY, KT7 0BH





GROUND FLOOR PLAN
PLOT 1 M4(2) COMPLIANT

Ground Floor Construction

(Beam and Block)
Provide 75mm Screed on 500 gauge VCL, 150mm of Celotex XR4000 insulation. Laid over 1200 gauge polythene DPM on proprietary 175mm deep beam and block floor (to specialist design). U-Value 0.12w/m²K based on max p/a of 0.61. All joints between DPM sheets must be lapped by 150mm and tape sealed to make membrane as tight as possible. Seals must also be provided at service penetrations. DPM must be lapped in to DPC. Provide 25mm perimeter insulation between screed and external wall to provide separation.

Wall Ties

Both leaves of cavity wall to be tied with SS twisted wall ties to BS1243:1978. Wall ties at 750cc horizontally and 450mm cc vertically staggered, doubled at jambs, corners and junctions. Cavity closed at roof level with fire resisting material. Provide weepholes as appropriate at cavity tray positions. Cavity to be closed at window and door reveals by insertion of proprietary insulated closer. Cavities kept clear of construction materials.

Lintels

Keystone Lintels with min 150mm end bearing or greater as specified by engineer and cavity tray over. See Keystone's lintel schedule for full specification. Ensure Lintels are fully bedded on brick laying mortar and ensure lintels are level along length and width.

Windows

Ground floor and other easily accessible windows should be secure windows meeting the requirement of PAS 24:2016. All windows and doors to be uPVC. See SAP calculations for U-value specification. Opening lights to be equal to minimum 1/20th of room floor area. 1st Floor Bedroom windows to provide suitable egress size i.e. with an area of at least 0.33m² and at least 450mm high and 450mm wide, no more than 1100mm above the floor.

Refer to Window Schedule for building regulation guidance on Part F & Part Q1. Windows are to be sealed for air leakage in accordance with constructive detail numbers: CD0005 window head, CD0006 window sill and CD0007 window jamb.

Should glazing be within 800mm of floor level, windows must be glazed with tempered safety glass to 1500mm above floor level.

First Floor

Engineered timber floor to consist of 304mm deep engineered Pjo joists, fitted to manufacturers specification and drawing. Finished with 22mm Norbord CaberDek TG4 Type P5 chipboard flooring with peelable protection to BS EN 312. Installed in accordance with manufacturer's instructions. (as supplied by floor manufacturer). Underside to be finished with 15mm squared edge 9.8kg/m² Gyproc wallboard. Taped joints with a 3mm skim plaster coat.

All to provide a maximum deflection of 8mm.

100mm sound insulation to be fitted between joists with a minimum density of 10kg/m³.

Lateral restraint straps to be fixed in strict accordance with floor manufacturers requirements

Roof Construction

Roof constructed to structural engineers design. All timber used in roof construction is to be treated. Allowance must be made for 940 x 600 loft hatch. See Roof plan for setting out dimensions.

Rafters to bear on to 100 x 50mm treated softwood wall plate bedded on mortar and fixed to blockwork at 2m centres with 1200 x 30 x 2.5mm galvanised mild steel wall plate anchor straps. Rafters running parallel to external external wall to be secured with 30 x 5mm galvanised MS straps screwed to minimum 3no rafters turned 150mm down cavity, built in at rafter and ceiling level, minimum 2m centres.

Klober Permo Air breather membrane (type LR) to be fitted between truss and tiling battens. Tiling battens to be 38 x 25mm soft wood tiling battens set out to suit selected tile type and pitch.

Over eaves ventilators to be fitted over fascia board to provide 10/25mm continuous air gap (refer to roof plan for locations), incorporating insect mesh. Ridge tiles to be bedded in mortar and mechanically fixed. (No high level ventilation required when used with Klober Permo Air membrane - NHBC approved). Ensure roof ventilation is maintained around insulation using a roll out ventilator providing a minimum of 25,000mm² ventilation per meter run.

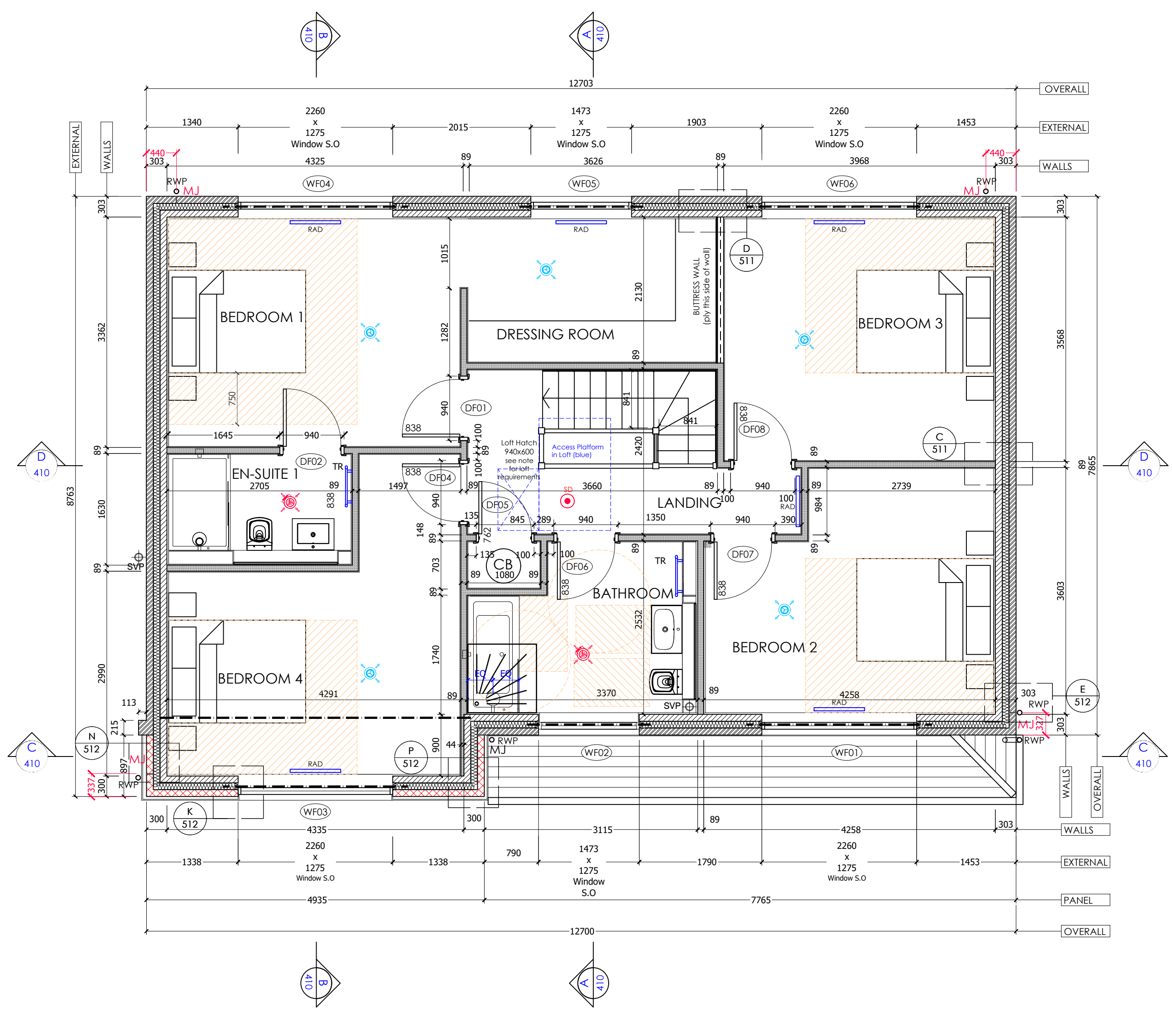
Roof to be insulated at ceiling level with insulation as specified in SAP report.

Underside to be finished with 15mm squared edge 9.8kg/m² Gyproc wallboard. Taped joints with a 3mm skim plaster coat.

Underside of skellings in attached units to be finished with Celotex PL4050 insulated plasterboard & additional layer of 12.5mm squared edge 9.8kg/m² Gyproc wallboard. Taped joints with a 3mm skim plaster coat.

Roof Notes

- A) Where SVP's are noted to terminate at a vent tile, this is only required at the head of the drain run otherwise durgio valves can be used.
- B) Where durgio valve/air admittance valves are noted they shall be installed above the highest waste outlet. Vent Tiles must terminate minimum 1000mm above the head of any window within a 3m distance horizontally.
- C) All party walls to be taken upto underside of roof covering and firestopped with a layer a mineral wool.
- D) permanent ventilation at eaves level equivalent to a continuous 10mm or 25mm gap incorporating gauze fly screen at all soffit levels as shown
- E) Roof trusses to be designed and fabricated by specialist manufacturer in accordance with bs 5268 with spacing at maximum 600mm centres.
- F) Tank platform and walkway to truss manufacturers details in accordance with bs 5268 part 3.
- G) Longitudinal bracing and diagonal rafter bracing to truss manufacturers details and design all in accordance with bs 5268 part 3.
- H) 30 x 5mm galvanised ms lateral restraint straps screwed to 3 minimum 3no. trussed rafters of ceiling and rafter level with in line noggins at maximum 2m centres.



FIRST FLOOR PLAN
PLOT 1 M4(2) COMPLIANT

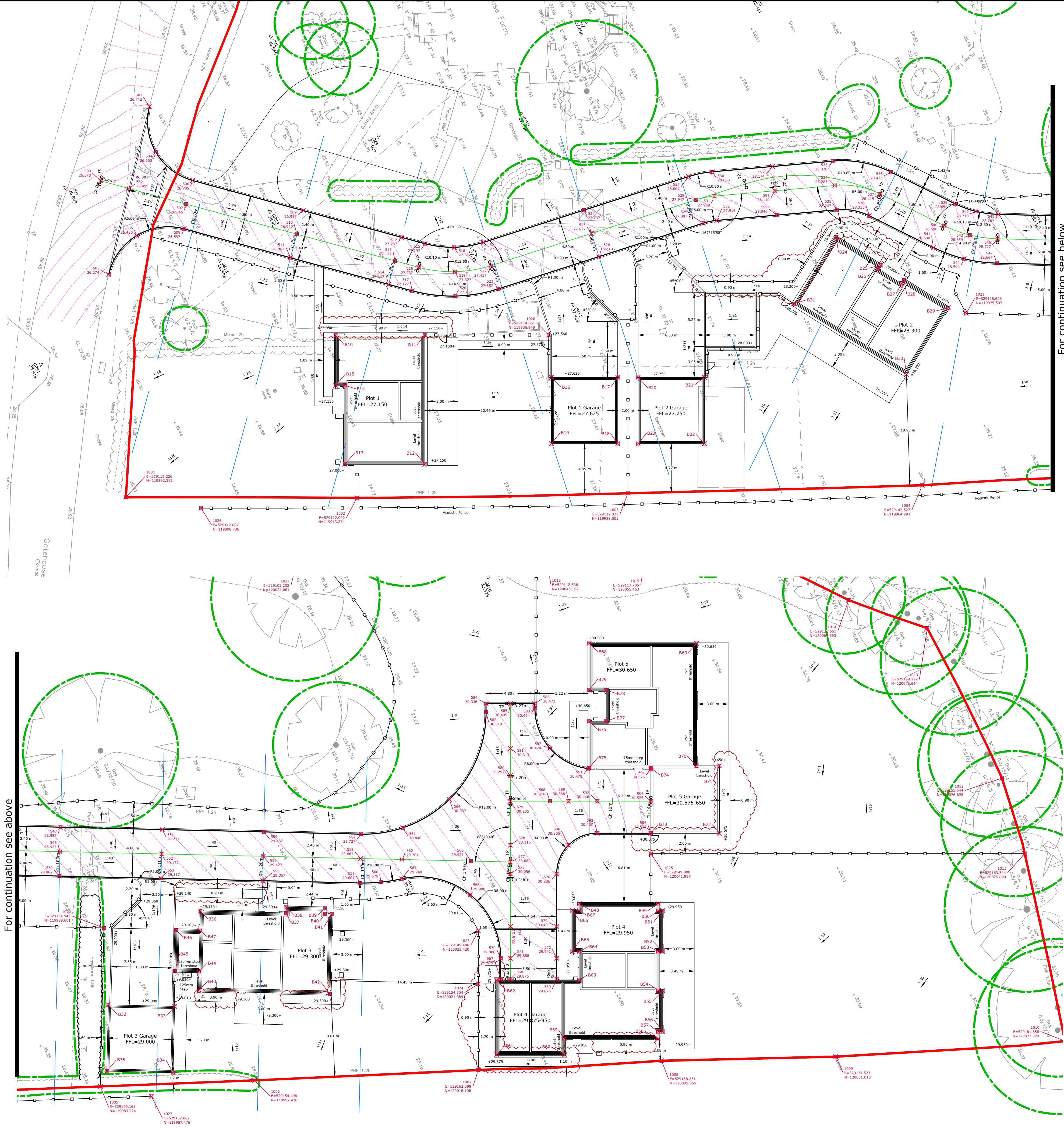
PLAN LEGEND

- Studwork:
89mm CLS timber stud, finished with 15mm Gyproc Wallboard squared edge 9.8kg/m². Taped joints with a 3mm skim plaster coat. Where partition is between habitable rooms, or to bathrooms, or to wc's fill void with min 25mm sound deadening quilt with minimum density of 10kg/m³. Additionally all walls, boxing to bathrooms & en-suites to allow for an imposed load up to 1.5kN/m². 12mm WBP ply layer to be used behind plasterboard to bathrooms for fixings.
- 89mm CLS timber Studs @300mm c/c Butress wall (2.5kN/m unfactored line load) with 12mm ply to one side. Refer to Butress Wall Specification. (Plasterboard and finishes as per standard studwork note above).
- Blockwork (Non Loadbearing):
100mm 7.3N/mm² aerated concrete blockwork, finished with 12.5mm tapered edge 8kg/m² British Gypsum Wallboard on dabs. Taped joints with a 3mm skim plaster coat.
- Blockwork (Loadbearing):
100mm 7.3N/mm² aerated concrete blockwork, (density 730kg/m³ density as specified by structural engineer). Finished with 12.5mm tapered edge 8kg/m² British Gypsum Wallboard on dabs. Taped joints with a 3mm skim plaster coat.
- 102mm facing brick, 100mm cavity with 100mm Dritherm 32 full fill cavity insulation, 100mm 7N/mm² aerated concrete blockwork, (density 730kg/m³ density as specified by structural engineer). Finished with 12.5mm tapered edge 8kg/m² British Gypsum Wallboard on dabs. Taped joints with a 3mm skim plaster coat.
- 180 x 9mm A1 rated HardiePlank weatherboard on 38 x 50mm SW battens at 400mm centres on suitable breather membrane on 100mm 7.3N medium density blockwork outer leaf, 100mm cavity with 100mm Knat Dritherm 32 full fill cavity insulation, 100mm 7.3N aerated blockwork inner leaf, (730kg/m³ density to be confirmed by structural engineer). Finished with 12.5mm tapered edge 8kg/m² British Gypsum Wallboard on dabs. Taped joints with a 3mm skim plaster coat.
- FD30 30min FIRE DOOR (SC) Self closing only where indicated.

C10 06.10.25	Under stair cupboard removed	T4 03.03.25	Towel rail and rads added. MVHR unit repositioned
C9 02.09.25	First floor landing amended to 965mm between newel and stud to bathroom. Radiator relocated to Bed 2 wall	T3 26.02.25	Kitchen Layouts amended
C8 06.08.25	Under stairs cupboard added	T2 21.02.25	Section markers added
C7 23.07.25	Bathroom layouts amended as instructed	T1 13.11.24	Additional dimensions & grid added
C6 26.06.25	Staircase amended to reflect manufacturers drawings		Structural information added
C5 23.06.25	Loft hatch and loft platform added		Window WGO3 & WGO4 added
C4 05.06.25	All detail references amended to accord with detail sheets.		MVHR intake extract added
C3 15.05.25	Butress wall added.		Main incoming services added
C2 24.04.25	Rear doors altered MJ added.		Construction Notes & Legend added
C1 08.04.25	CONSTRUCTION ISSUE -Windows WFO1,02,03,04, 05,06 changed to 1275 deep		Wall hatching & insulation added
			Hardi Plank locations added to plans
			Door & Window numbers added
		P1 08.07.24	Layouts amended to incorporate M4(2) requirements
		P 23.05.24	PRELIMINARY ISSUE

	Status	Date	Scale	Drawing Number	Rev
CONST	MAY 2024	1:50 @ A1	0126_211	C10	
Project	GATEHOUSE FARM GATEHOUSE LANE HASOCKS, BN6 9LE				
Drawing Title	PLOT 1 GROUND & FIRST FLOOR PLANS				
	DENTON HOMES LTD 1st FLOOR OFFICES, FOUNDRY HOUSE, BURTON COURT, SUMMER ROAD, THAMES DITTON, SURREY, KT17 0BH				

Road Setting Out			
Point	Easting	Northing	Level
500	529083.595	119902.129	26.578
501	529078.745	119909.375	26.742
502	529085.375	119904.405	26.499
503	529092.407	119899.284	26.274
504	529083.135	119908.223	26.656
505	529089.932	119903.312	26.430
506	529087.077	119910.474	26.705
507	529088.967	119908.996	26.645
508	529091.143	119907.882	26.597
509	529094.028	119919.361	26.987
510	529095.918	119917.882	26.927
511	529097.809	119916.403	26.867
512	529100.189	119927.237	27.237
513	529102.080	119925.758	27.177
514	529103.970	119924.279	27.117
515	529101.672	119929.132	27.297
516	529103.563	119927.654	27.237
517	529105.453	119926.175	27.177
518	529103.112	119931.647	27.387
519	529105.344	119930.765	27.327
520	529107.576	119929.884	27.267
521	529103.778	119934.466	27.477
522	529106.169	119934.255	27.417
523	529108.559	119934.044	27.357
524	529104.693	119944.823	27.737
525	529107.084	119944.612	27.677
526	529109.475	119944.401	27.617
527	529105.643	119955.566	28.007
528	529108.034	119955.355	27.947
529	529110.424	119955.143	27.887
530	529106.117	119957.914	28.060
531	529108.402	119957.181	27.988
532	529110.688	119956.448	27.916
533	529109.746	119969.225	28.326
534	529112.031	119968.492	28.285
535	529114.316	119967.759	28.247
536	529112.967	119974.097	28.475
537	529114.537	119972.281	28.415
538	529116.106	119970.465	28.355
539	529118.270	119978.680	28.650
540	529119.839	119976.865	28.590
541	529121.409	119975.049	28.530
542	529119.768	119980.292	28.719
543	529121.693	119978.859	28.659
544	529123.618	119977.426	28.599
545	529120.881	119982.189	28.787
546	529123.071	119981.207	28.727
547	529125.261	119980.225	28.667
548	529124.160	119989.501	28.987
549	529126.350	119988.519	28.927
550	529128.540	119987.537	28.867
551	529128.252	119998.626	29.237
552	529130.442	119997.644	29.177
553	529132.632	119996.662	29.117
554	529132.344	120007.750	29.487
555	529134.533	120006.768	29.427
556	529136.723	120005.786	29.367
557	529136.261	120016.487	29.727
558	529138.451	120015.505	29.667
559	529140.641	120014.523	29.607
560	529141.364	120016.442	29.676
561	529137.277	120020.485	29.848
562	529140.114	120019.213	29.781
563	529141.848	120018.435	29.740
564	529136.476	120025.796	30.037
565	529142.891	120025.406	29.971
566	529145.905	120024.055	29.900
567	529154.720	120023.601	29.875
568	529155.091	120024.484	29.875
569	529156.854	120028.670	29.875
570	529152.827	120024.398	29.886
571	529153.199	120025.280	29.888
572	529154.961	120029.467	29.941
573	529150.324	120026.491	29.948
574	529152.086	120030.678	30.040
575	529145.556	120028.498	30.056
576	529147.318	120032.685	30.206
577	529144.481	120028.951	30.080
578	529142.949	120029.595	30.115
579	529138.971	120031.270	30.205
580	529136.658	120032.244	30.257
581	529134.190	120033.283	30.313
582	529129.968	120032.456	30.319
583	529131.473	120037.031	30.464
584	529129.198	120032.780	30.336
585	529130.130	120034.992	30.405
586	529131.061	120037.204	30.473



Building Setting Out		
Point	Easting	Northing
B10	529106.533	119917.543
B11	529109.934	119925.622
B12	529121.642	119920.693
B13	529118.590	119913.444
B14	529111.436	119916.456
B15	529111.086	119915.627
B16	529118.603	119935.495
B17	529121.131	119941.499
B18	529127.136	119938.971
B19	529124.608	119932.967
B20	529121.909	119943.346
B21	529124.437	119949.351
B22	529130.441	119946.823
B23	529127.914	119940.819
B24	529116.759	119966.646
B25	529120.991	119969.608
B26	529121.249	119969.239
B27	529123.470	119970.792
B28	529123.212	119971.161
B29	529127.443	119974.122
B30	529131.888	119967.770
B31	529121.204	119960.294
B32	529142.078	119987.060
B33	529144.744	119993.005
B34	529150.688	119990.339
B35	529148.023	119984.394
B36	529137.091	119998.981
B37	529140.543	120006.680
B38	529140.030	120006.910
B39	529141.591	120010.391
B40	529142.104	120010.161
B41	529142.380	120010.777
B42	529149.557	120007.558
B43	529144.267	119995.763
B44	529142.522	119996.545
B45	529141.556	119994.390
B46	529137.869	119996.043
B47	529138.836	119998.198
B48	529150.869	120033.591
B49	529153.881	120040.745
B50	529154.503	120040.483
B51	529154.677	120040.898
B52	529158.401	120039.330
B53	529158.226	120038.915
B54	529161.761	120037.428
B55	529161.935	120037.842
B56	529165.659	120036.275
B57	529165.484	120035.860
B58	529166.107	120035.598
B59	529162.527	120027.096
B60	529163.979	120026.485
B61	529161.403	120020.367
B62	529154.673	120023.201
B63	529157.816	120030.666
B64	529155.214	120031.761
B65	529154.953	120031.139
B66	529151.229	120032.707
B67	529151.491	120033.329
B68	529127.677	120044.416
B69	529131.776	120054.154
B70	529142.870	120049.483
B71	529143.743	120051.557
B72	529149.852	120048.985
B73	529147.236	120042.773
B74	529141.326	120045.262
B75	529138.969	120039.662
B76	529134.727	120041.448
B77	529135.382	120043.004
B78	529132.573	120044.186
B79	529131.919	120042.631

NOTES

- All dimensions are in millimeters unless expressed otherwise and all levels are shown in meters above Ordnance Datum.
- Do not scale from this drawing.
- Proposed road levels are to channel and/or crown of alignment, unless otherwise expressed.
- The contractor is to verify the setting out prior to commencing construction and is to bring any discrepancies to the attention of the engineer.
- Where the offset from one string to another is dimensioned as tapering the offset shall vary linearly unless noted otherwise.

Survey Station Coordinates

Station	Easting	Northing	Level
GPS1	529097.946	119889.711	26.419
GPS2	529092.868	119916.307	26.853
JM1	529082.889	119898.655	26.609
JM2	529077.045	119923.031	26.565
JM3	529080.153	119929.012	27.001
JM4	529077.841	119937.162	27.338
JM5	529072.638	119942.529	27.480
JM6	529075.758	119952.163	27.471
JM7	529077.727	119957.053	27.656
JM8	529091.796	119968.479	28.441
JM9	529103.691	119993.174	27.233
JM10	529093.545	119947.775	27.568
JM11	52912.864	119940.237	27.469
JM12	52917.832	120037.786	30.378
JM13	529095.344	119934.323	27.210
JM14	529121.883	119985.494	28.585
JM15	529141.863	120018.834	29.542
JM16	52917.832	120037.786	30.378
LE1	529284.984	119808.154	24.405
LE2	529284.476	119804.886	24.343
LE3	529308.611	119783.200	26.938

Road Setting Out

Point	Easting	Northing	Level
587	529135.699	120036.869	30.424
588	529140.480	120034.856	30.316
589	529141.188	120036.537	30.368
590	529145.166	120034.862	30.306
591	529138.983	120039.535	30.478
592	529142.285	120039.144	30.446
593	529145.184	120037.923	30.407
594	529141.425	120045.206	30.575
595	529144.324	120043.986	30.575
596	529147.222	120042.766	30.575
597	529107.931	119963.569	28.174
598	529110.217	119962.836	28.110
599	529112.502	119962.103	28.046

C4	Footpath widths increased to 0.9m	RS	KBL	KBL	05/11/25
C3	Fenceline points added and footpaths revised	RS	KBL	KBL	28/11/24
C2	Revised to Client comments	RS	KBL	KBL	05/11/24
C1	CONSTRUCTION ISSUE	RS	KBL	KBL	17/10/24
P2	Road 1 alignment adjusted to latest layout	RS	KBL	KBL	28/08/24
P1	PRELIMINARY ISSUE	RS	KBL	KBL	07/05/24
Rev	Amendment	Drawn	Checked	Approved	Date

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Setting Out Layout
Site Plan

Sheet 1 of 4

DRAWN	RS	CHECKED	KBL	APPROVED	KBL
DATE	May-24	DATE	May-24	DATE	May-24
SCALE	1:200	PRJ No.	241799	SIZE	REV
DWG No.	241799-300-01			A1	C4