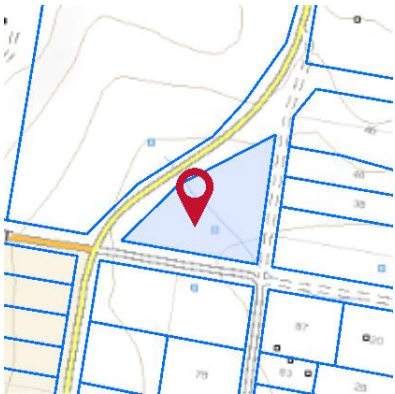




Property Report

MACARTHUR STREET TARALGA 2580



Property Details

Address: MACARTHUR STREET TARALGA 2580
Lot/Section A/-/DP5411
/Plan No:
Council: UPPER LACHLAN SHIRE COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Upper Lachlan Local Environmental Plan 2010 (pub. 9-7-2010)
Land Zoning	RU5 - Village: (pub. 9-7-2010)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	1000 m ²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Drinking Water Catchment	Sub Catchment Boundaries
	Subject Land
Local Provisions	Sensitive Land

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

1.5 m Buffer around Classified Roads	Classified Road Adjacent
Land near Electrical Infrastructure	This property may be located near electrical infrastructure and could be subject to requirements listed under ISEPP Clause 45. Please contact Essential Energy for more information.
Local Aboriginal Land Council	PEJAR
Regional Plan Boundary	South East and Tablelands

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

Site analysis

Proposal is to create a torrens title residential subdivision of the existing lot and to create 8 x 2000m2+ torrens title lots. This means the lots are more than double the minimum lot size.

Pre DA meetings have been undertaken with Upper Lachlan Shire Council who have made comments with regards lot layouts and sizes which have been adopted. These comments include;

- a) Increasing the size of lot 1 to account for wet area.
- b) Reorientating lot layout so that all lots back onto the overland flow path.

All the lots fall to the street (lowest portion of the site) on the corner of Hillas and Macarthur Streets.

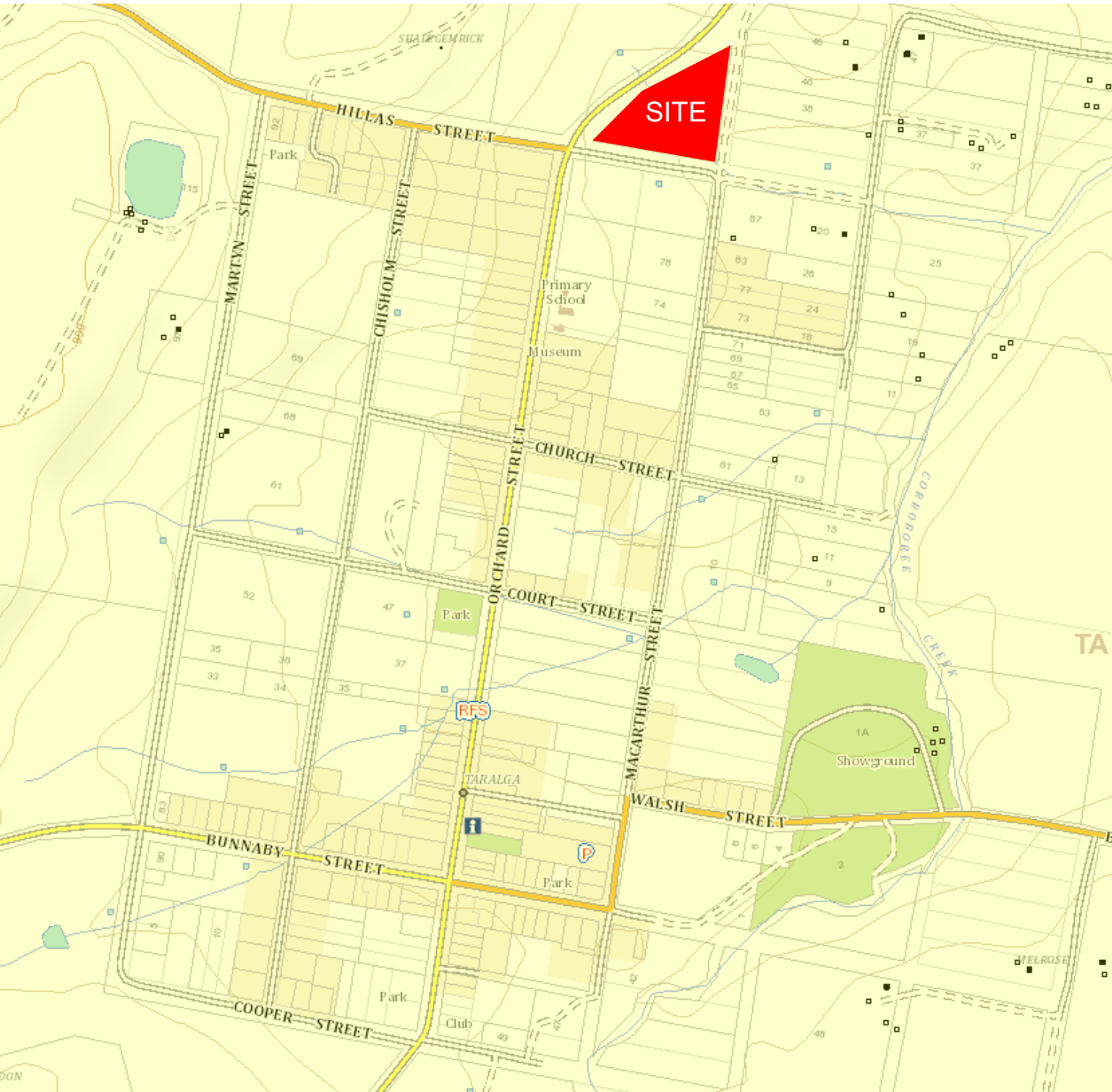
The town sewer adjoins the site and will be extended to enable servicing of all the lots.

Reticulated town water adjoins the site and will be extended to enable servicing of all the lots.

Telstra line currently traverses the site parallel to Hillas Street and will be extended to service the lots up Macarthur Street.

Reticulated electricity by essential energy runs down Hillas St and will be extended up Macarthur Street.

Drainage depression runs down Hillas Street. New footpath crossings will be piped as per Council requirements with pipes minimum diameter 375mm.



Locality Plan

NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by iContact Company and is to be used only for work when authorised in writing by iContact Company.

All boundaries and contours are subject to survey drawing W-01. All levels to Australian Height Data. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site. All documents here within are subject to Australian Copyright Laws.

Project Partners
Refer to consultant documentation when directed
- BCA Consultant - iContact
- Civil Engineer - iContact
- Hydraulic Engineer - iContact
- Landscape Designer - iContact
- Mechanical Engineer - iContact
- Planning Consultant - iContact
- Structural Engineer - iContact
- Surveyor - iContact

RevID	Change Name	Date
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Architectural design, detail and documentation. 3D, BIM & CAD.
Email: peakarch1@gmail.com
157 Goulburn St, Crookwell NSW 2583
Doug McIntyre Registered Architect 8255
Mob: 0439 815 670

Drawn | Checked | DMC |
Plot Date: 16/04/2024
Project NO: 2354
Project Status: DA submission

Client: Nasa Raad

Site: 34 Hill Street TARALGA
Climate Zone: 7
Wind Region: 2

DRAWING TITLE :
GENERAL
Planning Concepts

PROJECT NAME :
Residential
Subdivision

REVISION NO.

DRAWING NO.

DA01

Plot Date: 16/04/2024

