

SITE DETAILS		ADDITIONAL INFORMATION
ADDRESS:	6 REGANS ROAD, KINGSWOOD NSW 2340	1. All paths of travel both during and after construction are to remain free of obstructions.
LOT / DP:	LOT 4 / DP835037	2. All access to the site during construction is to remain limited to authorised personnel who are to be made aware of this report.
LGA	TAMWORTH REGIONAL COUNCIL	3. Future demolished to adhere to The Code of Practice for demolition work.
SITE AREA:	4,024.8m ²	4. Adequate ventilation is to be allowed for both during and after construction to prevent injury due to heat and/or air born contaminants.
LEP - ZONING:	R5 (LSM-Z) - LARGE LOT RESIDENTIAL	5. All components of the construction are comply with NCCA and all relevant Australian Standards and any additional future work is to be designed and carried out with reference to these.
DEVELOPMENT TYPE:	PROPOSED SHED & ATTACHED GARAPORT	6. Positioning of noisy plant equipment both during and after construction must be carried out to prevent nuisance and/or injury to neighboring properties.
WIND CLASSIFICATION:	N3 SITE CLASSIFICATION TO AS 4055-2006	7. The Project Manager, Construction Manager, Builder and anyone In charge of the site/building both during and after construction must implement all safety requirements in compliance with this report, the NCCA and all relevant standards unless otherwise negotiated with the designer in writing. Any actions not in compliance become the responsibility of the person/persons who carried them out.
CLIMATE ZONE:	4 (WWW.ABCB.GOV.AU MAP)	8. All products selected by the owner and not approved in writing by the designer are the responsibility of the owner.
BAL LEVEL:	NOT IDENTIFIED AS BUSHFIRE PRONE	
SOIL CLASSIFICATION:	AS PER STRUC. ENGINEERS DETAILS	
EX. FLOOR AREA:	EX. FLOOR AREA:	
- DWELLINGS	- 305m ²	
- OUT BUILDINGS	- NIL	
PROPOSED FLOOR AREA:	192m ²	

TAMWORTH REGIONAL COUNCIL DCP 2010 (AMENDMENT 17) REQUIREMENTS:		PROPOSAL
SETBACKS ZONE R5 (LSM-Z)	STREET SETBACK - 20m SIDE/REAR SETBACK - 10m	STREET SETBACK = 60.57m - COMPLIANT REAR SETBACK = 27.4m - COMPLIANT SIDE SETBACK = 8m - SEEKING VARIATION
SITE COVERAGE ZONE R5 (LSM-Z)	CUMULATIVE COVERAGE - 25%	SITE AREA = 4024.8m ² EX.HOUSE = 305m ² SHED AREA = 192m ² 497/4024.8 x 100 = 12.34% COVERAGE COMPLIANT
FLOOR AREA ZONE R5 (LSM-Z)	MAXIMUM - 200m ² CUMULATIVE OUTBUILDINGS = 250m ²	SHED AREA = 192m ² - COMPLIANT
EAVE HEIGHT ZONE R5	MAXIMUM - 4m	EAVE HEIGHT = 3.6m - COMPLIANT
RIDGE HEIGHT ZONE R5	MAXIMUM - 4.4m	RIDGE HEIGHT = 4.766m - SEEKING VARIATION

VARIATIONS:

1. SIDE SETBACK - SEEKING TO VARY THE SIDE SETBACK TO 8m. WHILST THE DCP REQUIRES A 10m SIDE SETBACK, THE SEPP 2008 (EXEMPT AND COMPLYING CODE) REQUIRES A 5m SETBACK AND THE NCC ONLY REQUIRES A CLASS 10A STRUCTURE TO HAVE A 900mm SETBACK.
- THE SITE IS A LARGE SITE IN A SEMI RURAL SETTING WHERE THERE ARE NUMEROUS PROPERIES WITH OUTBUILDINGS CLOSER THEN 10m TO THE SIDE BOUNDARY.
-THE SIZE OF THE SHED INCLUDING THE MARGINALLY INCREASED (<10% OVER THE DCP REQUIREMENT) RIDGE HEIGHT, IS COMPLIANT WITH THE SEPP 2008 (EXEMPT AND COMPLYING CODE) AND OTHER THEN THE RIDGE HEIGHT IS COMPLIANT WITH THE DCP.
THEREFORE THE BULK AND SCALE OF THE SHED IS CONSIDERED SUITABLE FOR THE SITE AND PROPOSED SETBACK.
- THE PROPOSED LOCATION OF THE SHED IS SET TO THE REAR OF THE PROPERTY, SUBSTANTIALLY BEHIND THE REAR BUILDING LINE OF THE EXISTING DWELLING AND NEIGHBORING DWELLINGS THEREFORE THERE WILL BE MINIMAL TO NO IMPACT ON THE ADJOINING PROPERTIES.

2. RIDGE HEIGHT - SEEKING TO VARY THE RIDGE HEIGHT FROM THE DCP REQUIRED 4.4m MAXIMUM.
- THE PROPOSED SHED HAS AN EAVE HEIGHT OF 3.6m (UNDER THE DCP ALLOWED HEIGHT) AND HAS A ROOF PITCH OF 11 DEGREES. DUE TO THE 12m SPAN ON THE SHED, THE SHED ENGINEER REQUIRES THE ROOF PITCH TO BE A MINIMUM 11 DEGREES WHICH THEREFORE CREATES A RIDGE OF 4.766m.
- THE PROPOSED 4.766m RIDGE HEIGHT WOULD BE APPROXIMATELY A 8.32% INCREASE OVER THE DCP ALLOWED 4.4m. WITH THE PROPOSED LOCATION OF THE SHED, THIS MINOR INCREASE IN HEIGHT WILL HAVE MINIMAL TO NO IMPACT ON THE ADJOINING PROPERTIES.

WASTE MANAGEMENT NOTES

GENERAL WASTE
ALL GENERAL WASTE TO BE STORED IN A SECURE BIN AREA ON SITE .

WASTE TO COVERED AND SECURED AS NOT TO ALLOW WASTE TO BLOW OUT OF BIN AND STOP ANIMALS SCAVAGING WASTE BIN TO BE BEHIND SECURE FENCE OR TEMPORARY CONSTRUCTION FENCE.

BIN TO BE LOCATED IN EASILY ACCESSIBLE LOCATION FOR WASTE COLLECTION TRUCK OR CONTRACTOR TO ACCESS

RECYCABLE WASTE
ALL RECYCLABLE REUSEABLE MATERIALS INLCUDING
- EXCESS FRAMING TIMBER LENGTHS
- CLADDING SHEETS
- FLASHINGS
- WINDOWS AND DOORS
- ROOF SHEETS
- FITTINGS AND HARDWARE
- DECKING
- FIXINGS


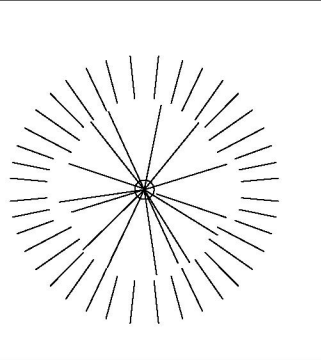
- TO BE DISPOSED OF TO LOCAL RECYCLING FACILITY OR TAKEN BY BUILDER TO BE REUSED ON OTHER PROJECTS OR STORED AT THE BUILDERS WORKSHOP FOR FUTURE USE
- ADDITIONAL RECYCABLE OR REUSEABLE WASTE TO BE STORED ON SITE IF OWNER/ BUILDER AGREE TO THE MATTER OR DIPOSED OF TO LOCAL RECYLING FACILITY.

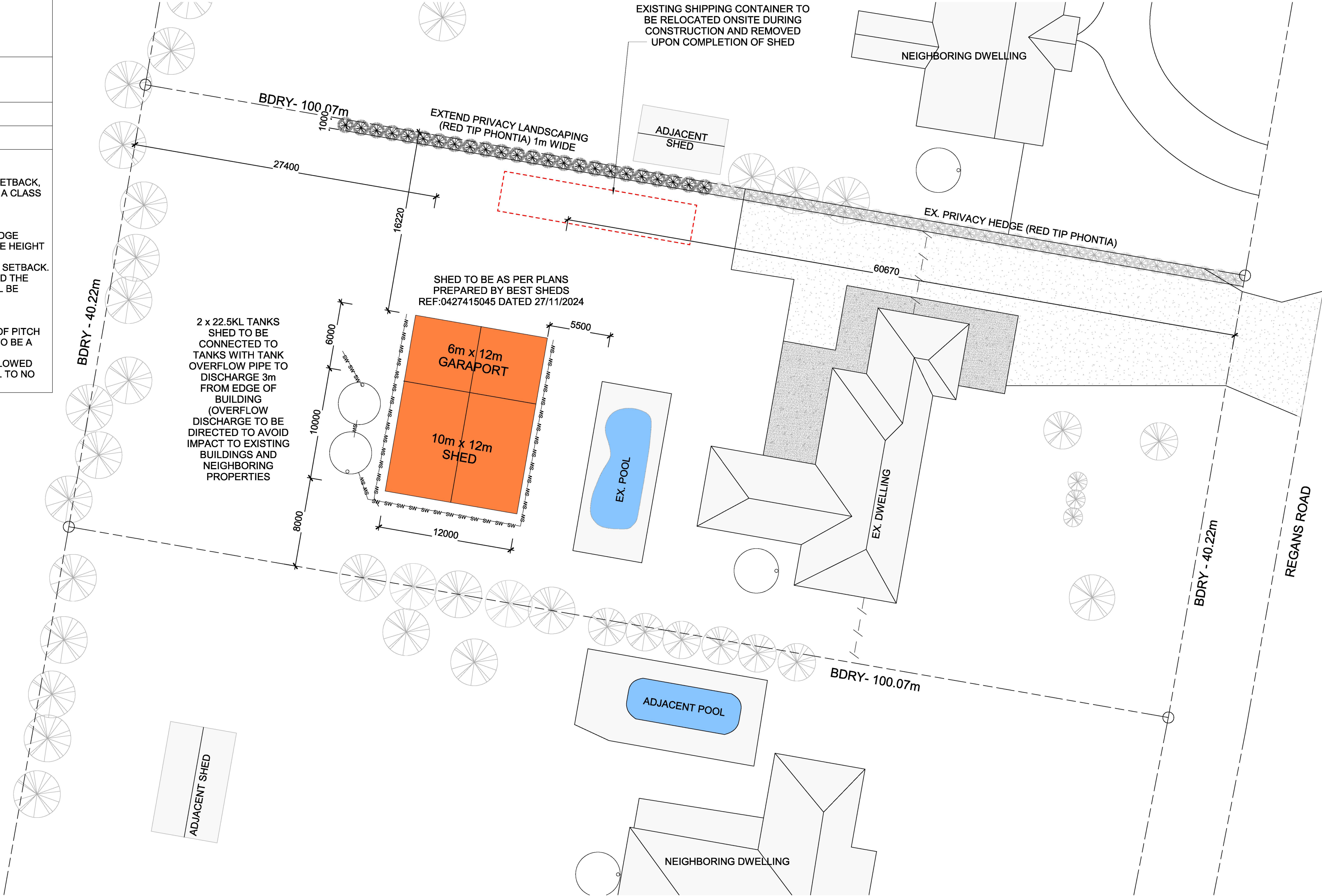
STOCK PILES
- ALL STOCKPILES TO BE LOCATED SECURELY BEHIND THE BUILDING LINE OR SITE FENCING.
- ALL LOOSE STOCKPILES TO BE SECURELY COVERED IF REQUIRED TO PREVENT DUST AND MATERIAL LEAVING SITE
- STOCKPILES TO BE LOCATED IN ACCESSIBLE LOCATION FOR EASE OF DELIVERY AND COLLECTION

HAZARDARDOUS WASTE
- ALL HAZARDARDOUS MATERIAL TO BE REMOVED FROM SITE BY A FULLY QUALIFIED PERSON/COMPANY ACCORDING TO ALL RELEVANT AUSTRALIAN STANDARDS, BCA REQUIREMENTS AND LOCAL AUTHORITY REQUIREMENTS.
- HAZARDARDOUS WASTE TO BE REMOVED ACCORDING TO ANY RELEVANT HAZARDARDOUS WASTE REPORT.
- IF ANY UNKNOWN HAZARDARDOUS WASTE IS FOUND ON SITE ALL WORK MUST STOP IMMEDIATELY AND BUILDERS SERVICES NOTIFIED - AWAIT INSTRUCTION.

ONSITE TOILET
- AN ONSITE TOILET IS TO BE PROVIDED. TOILET LOCATED IN A SECURE LOCATION BEHIND THE BUILDING LINE
- TOILET TO BE MAINTAINED IN HYGENIC MANNER BY ALL PERSONS USING IT
ADVISE BUILDER OF ANY ISSUES

FENCING
- SECURE SITE FENCING TO BE PROVIDED ON SITE AND MAINTAINED IN A SAFE AND SECURE MANNER.
- ALL RELEVANT SAFETY SIGNAGE TO BE PLACED ON FENCE AT ENTRY
- SITE TO BE FULLY SECURE ON ALL SIDES
- ALL RELEVANT CONTACT NUMBERS AND APPROVALS TO BE LOCATED ON FRONT OF SITE FENCING
- LOCAKBLE AND SECURE ENTRY GATE TO BE PROVIDED ON SITE

LANDSCAPING SCHEDULE			
IMAGE	SYMBOL	BOTANICAL NAME	COMMON NAME
		PHOTINIA x FRASERI	RED TIP PHOTINIA (PHOTINIA RED ROBIN)



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NOTE: Figured dimensions to take precedence over scaled measurements.
All on site dimensions & levels are to be verified prior to the commencement of any construction. Contractors to notify the authority of any discrepancy.



PROJECT NAME
PROPOSED NEW SHED WITH
ATTACHED GARAPORT
& 2 x 25 KL TANKS

LOCATION
6 REGANS ROAD, KINGSWOOD NSW 2340

TITLE:

SITE PLAN

DATE 18/03/2025

DRAWN JB

DESIGNED JB

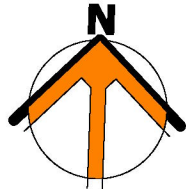
SCALE As indicated @ A1

A002

PROJECT No.

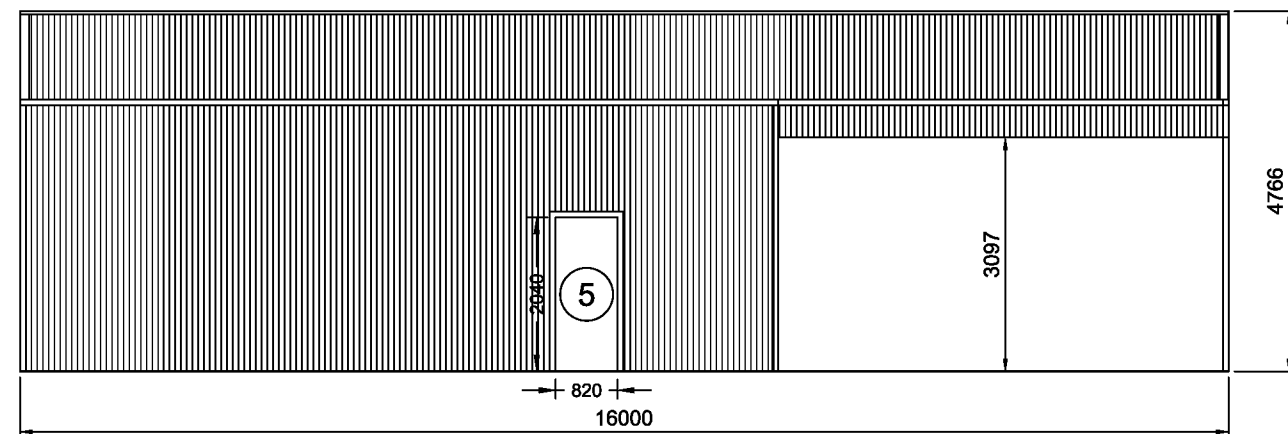
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No.	Description	Date
1	PRELIMINARY ISSUE	11/03/2025
2	REVISED PRELIMINARY ISSUE	11/03/2025
3	FOR DA APPROVAL	18/03/2025



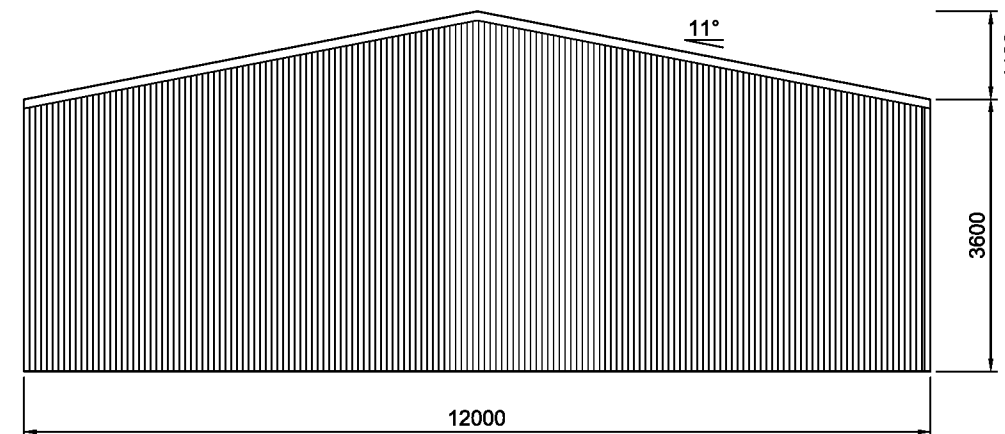
SITE PLAN

1 : 200



2 LEFT ELEVATION

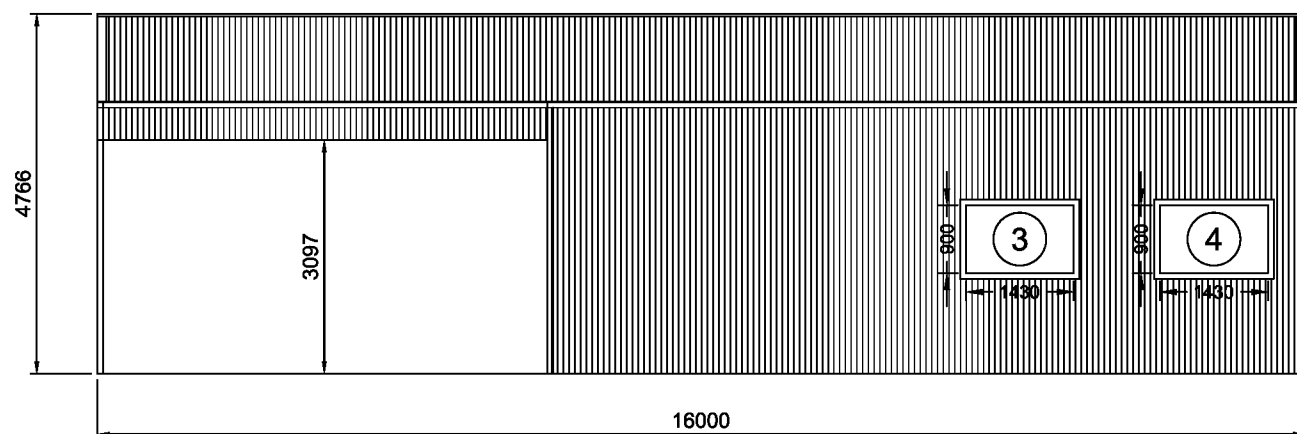
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3 REAR ELEVATION

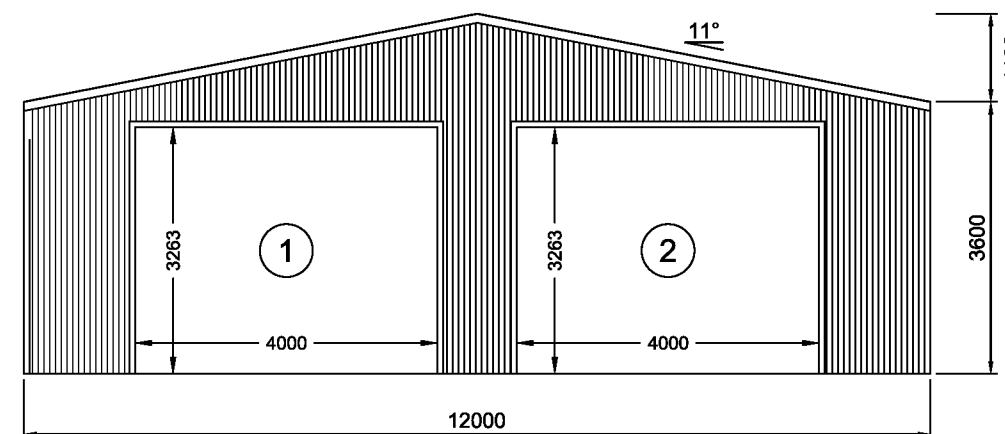
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FRAME #4



1 RIGHT ELEVATION

SCALE: 1:100



4 FRONT ELEVATION

SCALE: 1:100

FRAME #2