



SUBJECT SITE



SITE LOCATION

google.com/maps

PROPOSED NEW DWELLING + DETACHED SHED

(+ SWIMMING POOL)

SCHEDULE OF DRAWINGS

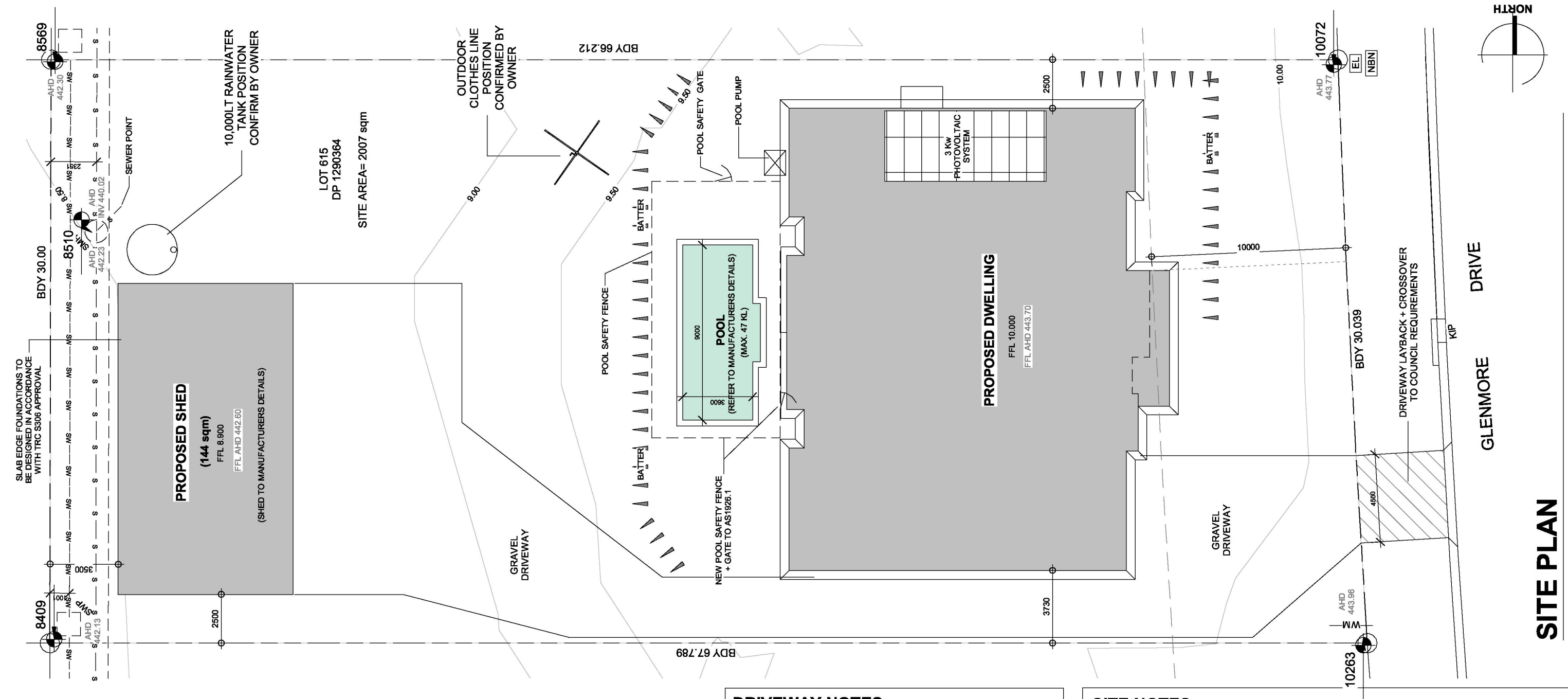
SHEET NAME	SHEET NUMBER	Current Revision
SITE INFORMATION	A000	5
SITE PLAN	A001	5
SITE AREAS	A002	5
ROOF PLAN	A003	5
FLOOR PLAN	A004	5
SCHEDULES	A005	5
ELEVATIONS	A006	5
ELEVATIONS	A007	5
SECTIONS	A008	5
SHED PLAN	A009	5
ELEVATIONS	A010	5
SEDIMENT EROSION CONTROL	A011	5
SEDIMENT EROSION CONTROL	A012	5



EAST VIEW

SITE DETAILS

SITE AREA:	2007 sqm
LEP-ZONING:	R2 LOW DENSITY RESIDENTIAL
LOCAL GOVERNMENT AREA:	TAMWORTH REGIONAL COUNCIL
DEVELOPMENT TYPE:	PROPOSED NEW DWELLING + DETACHED SHED + POOL
BUILDING CLASSIFICATION:	CLASS 1A + 10A
WIND CLASSIFICATION:	N2 SITE CLASSIFICATION TO AS 4055-2021
SOIL CLASSIFICATION:	REFER TO ENG. DETAILS
CLIMATE ZONE:	4 (WWW.ABCB.GOV.AU MAP)
BUSHFIRE PRONE LAND:	N/A NO AREAS OF BUSHFIRE PRONE VEGETATION
OTHER CONTROLS:	N/A



LEGEND

T	TELSTRA PIT	AHD 400	AUST HEIGHT DATUM LEVEL
E	ELECTRICAL PIT		
WM	WATER METER	—SW—SW—	STORMWATER DRAINAGE
PP	POWER POLE	—S—S—	SEWER
⊗	DOWNPIPE	—W—W—	WATER
SWP	STORMWATER PIT	—T—T—	TELSTRA
SMH	SEWER ACCESS CHAMBER	—OPT—OPT—	OPTIC FIBRE
KIP	KERB INLET PIT	—E—E—	ELECTRICAL
H	HYDRANT	—OHP—OHP—	OVERHEAD POWER
LB	LETTER BOX	—GS—GS—	GAS LINE
LP	LIGHT POLE	—EXSW—EXSW—	EXISTING STORMWATER
GAS	GAS PIT	—EXS—EXS—	EXISTING SEWER
—10000—	APPROX. SURFACE CONTOUR		
⊙	DESIGN SURFACE LEVEL		

DRIVEWAY NOTES:

DRIVEWAY CONSTRUCTION TO COMPLY WITH TRC ENGINEERING DESIGN GUIDELINES FOR SUBDIVISIONS & DEVELOPMENTS- 2.7.3 PART 2 TABLE F

DRIVEWAY + LAYBACK TO BE INSTALLED TO TRC ENGINEERING DESIGN GUIDELINES FOR SUBDIVISIONS & DEVELOPMENTS DRAWINGS 844-3.04B + 8281

DRIVEWAY SHALL BE INSTALLED WITH SATISFACTORY CLEARANCE TO ANY UTILITY POLE, STORMWATER + SEWER PITS OR MANHOLES OR ANY STREET TREE. ANY ALTERATION OR RELOCATION TO THE ABOVE SHALL REQUIRE APPROVAL FROM RELEVANT AUTHORITY

DRIVEWAY ACCESS TO CROSS FOOTPATHS PERPENDICULAR TO ACCESS ROAD

DRIVEWAY CONSTRUCTION SHALL ENABLE ACCESS FOR ALL TYPES OF DOMESTIC + SMALL COMMERCIAL VEHICLES

DRIVEWAY CONSTRUCTION SHALL HAVE A NON-SLIP SURFACE FINISH

LAYBACK SHALL BE CONSTRUCTED WITH THE BACK OF THE LAYBACK LEVEL WITH THE HEIGHT OF THE KERB + GUTTER

SITE NOTES

ALL SURFACE WATER TO FALL AWAY FROM BUILDING IN ALL DIRECTIONS IN ACCORDANCE WITH REQUIREMENTS OF AS2870 + NCC HP PART 3.3.3

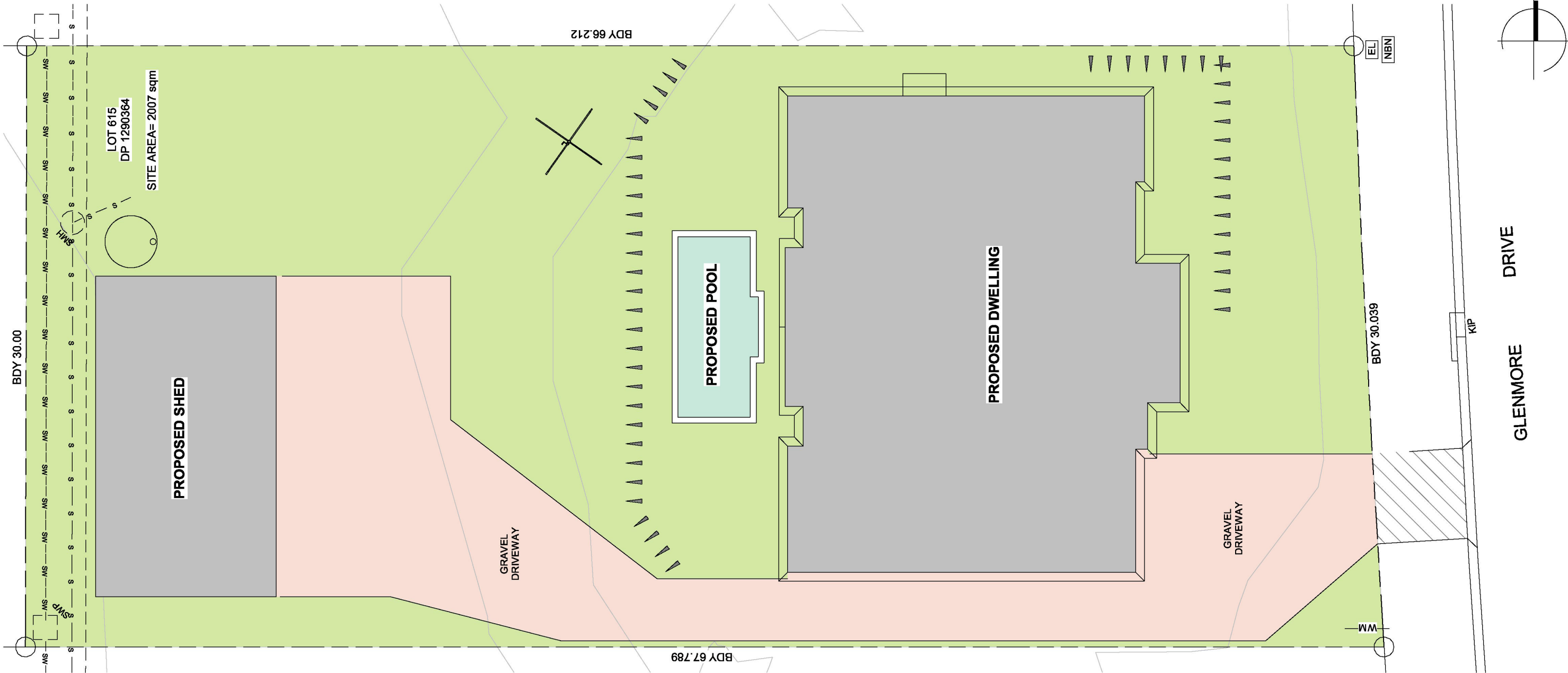
DOWNPIPES TO BE CONNECTED INTO STORMWATER AS SOON AS THE ROOF IS INSTALLED.

DOWNPIPES SHOULD BE AT A MAXIMUM OF 12 METER CENTRES + AS CLOSE TO VALLEYS AS POSSIBLE AND IN ACCORDANCE WITH NCC HP PART 7.4 + NCC VOL. 3

EXCAVATED MATERIAL STORED ON SITE SHALL BE PLACED UP-SLOPE OF SEDIMENT FENCE. INSTALL A SEDIMENT FENCE ON THE DOWNSLOPE SIDE OF MATERIAL.

CONSTRUCTION VEHICLES TO BE PARKED ON THE STREET, TO PREVENT TRANSFERRING DEBRIS ONTO STREET. UNLESS ALTERNATIVE SEDIMENT TRANSFER REDUCTION METHODS ARE IN PLACE

ALL EXISTING UNDERGROUND SERVICES MUST BE LOCATED AND EXPOSED PRIOR TO EARTHWORKS COMMENCING & IT IS THE RESPONSIBILITY OF THOSE PERSONS USING THIS PLAN TO CONFIRM BOTH POSITION & LEVEL OF THESE UTILITIES IN CONJUNCTION WITH THE APPROPRIATE AUTHORITY.



<div></div>	NEW BUILDINGS 571 sqm	<div></div>	INTERNAL DRIVEWAYS (GRAVEL) 420 sqm
<div></div>	LANDSCAPE AREAS 970 sqm	<div></div>	DRIVEWAY CROSSOVER 20 sqm

SITE AREAS

1 : 200

PROPOSED NEW DWELLING + SHED
37 GLENMORE DRIVE, MOORE CREEK

COPYRIGHT No part of this drawing, information or data documented maybe copied or reproduced without prior permission from SAE Design.

SCALE 1 : 200

DATE 08/04/2025
DRAWN SAE
DESIGNED SAE

REVISION	DESCRIPTION
1	PRELIMINARY ISSUE
2	REVISED FLOOR PLAN
3	REVISED FLOOR PLAN
4	FOR DA SUBMISSION
5	FOR DA SUBMISSION

DATE
17/09/2024
21/11/2024
17/12/2024
04/02/2025
08/04/2025

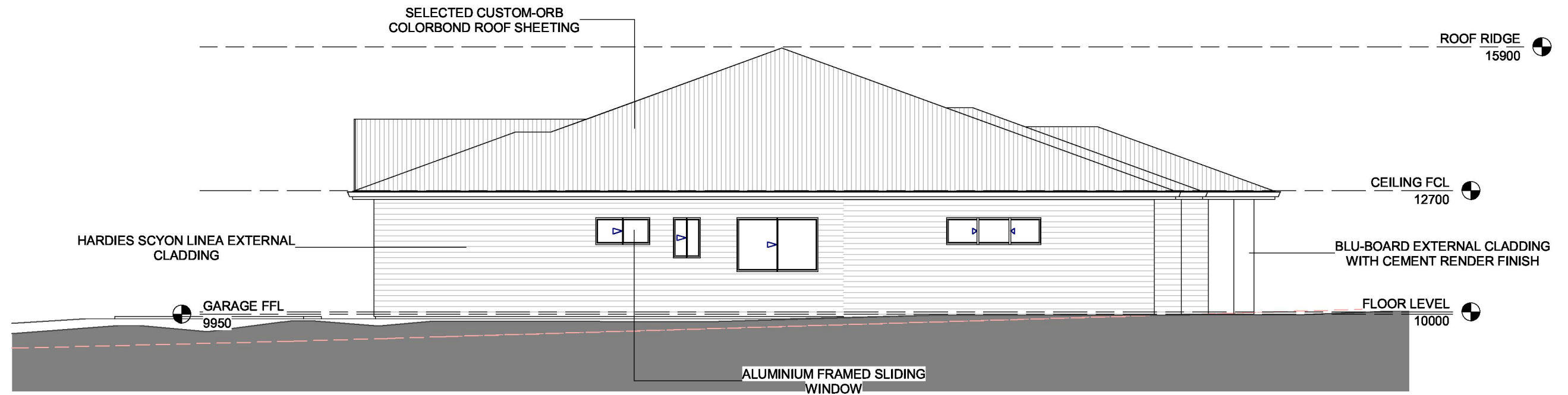
PROJECT No.
1186-24

SHEET
A002



EAST

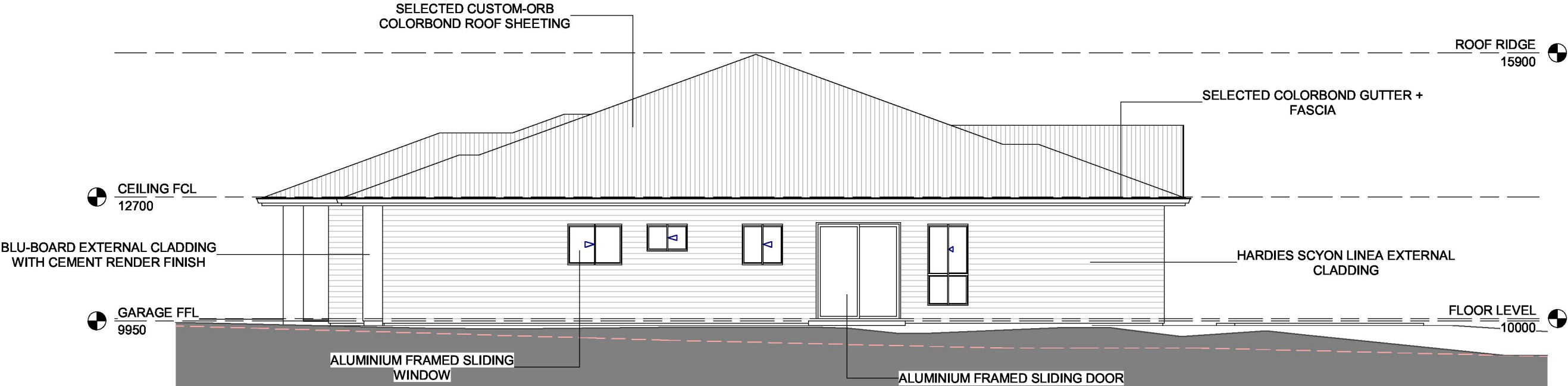
1 : 100



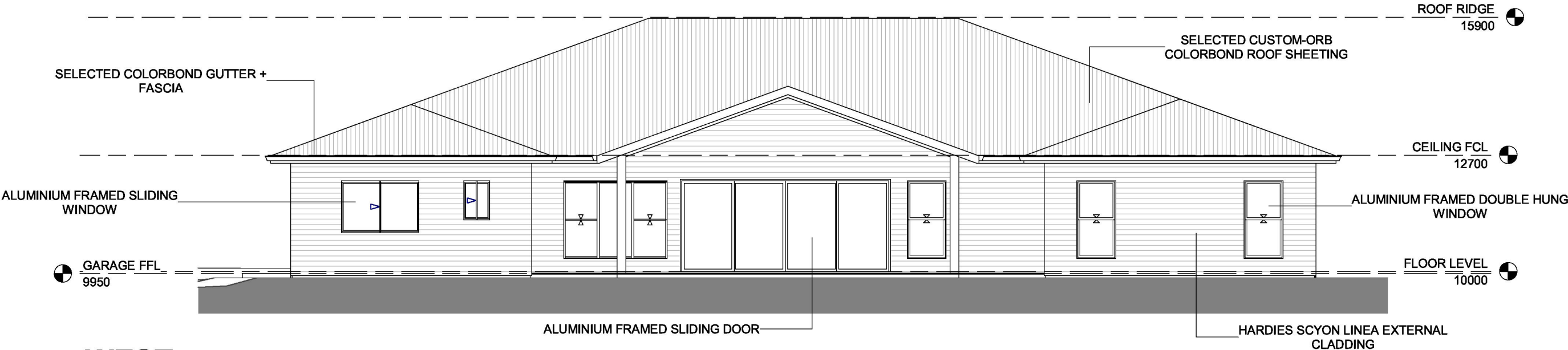
SOUTH

1 : 100

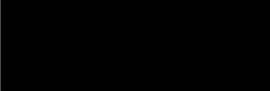




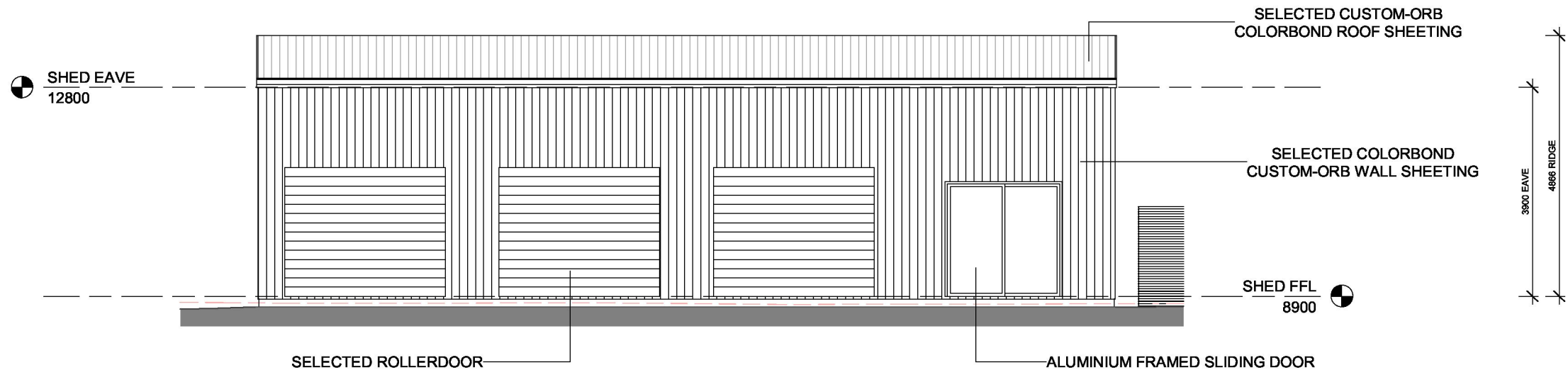
NORTH
1 : 100



WEST
1 : 100

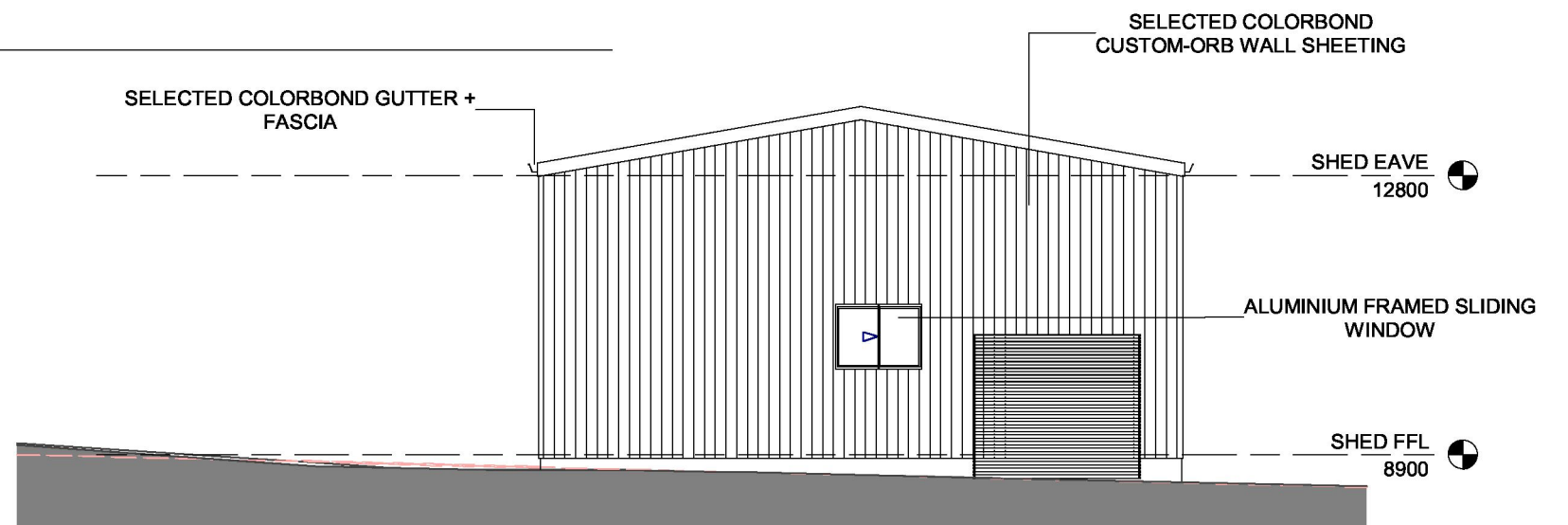


SCALE	1 : 100	REVISION	DESCRIPTION	DATE
		1	PRELIMINARY ISSUE	17/09/2024
		2	REVISED FLOOR PLAN	21/11/2024
		3	REVISED FLOOR PLAN	17/12/2024
		4	FOR DA SUBMISSION	04/02/2025
		5	FOR DA SUBMISSION	08/04/2025
DATE	08/04/2025			
DRAWN	SAE			
DESIGNED	SAE			



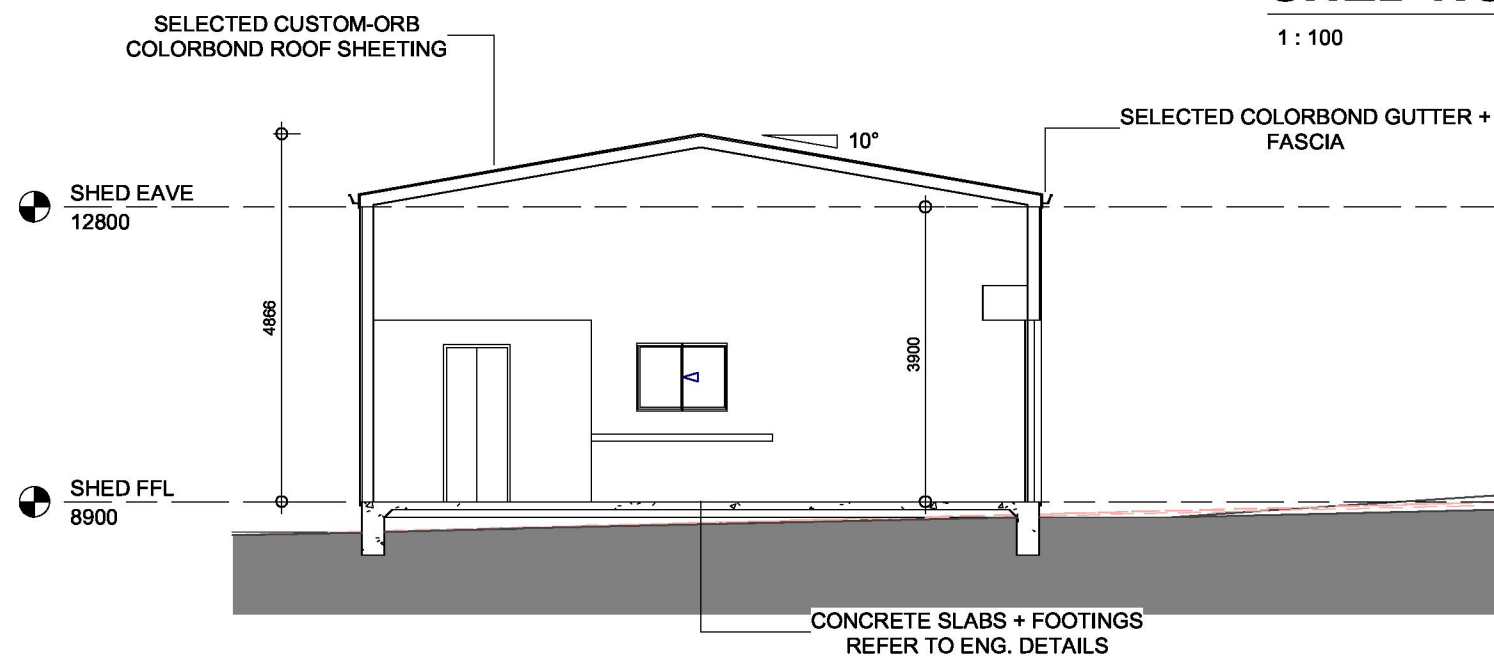
SHED EAST

1 : 100



SHED NORTH

1 : 100



SECTION C

1 : 100