

SITE PLAN

1 : 1000

TAMWORTH REGIONAL COUNCIL DCP 2010 (AMENDMENT 17) REQUIREMENTS:		PROPOSAL
SETBACKS ZONE R5 (LSM-Z)	STREET SETBACK - 20m SIDE/REAR SETBACK - 10m	STREET SETBACK = 102m - COMPLIANT REAR SETBACK = 10m - COMPLIANT SIDE SETBACK = 97m - COMPLIANT
SITE COVERAGE ZONE R5 (LSM-Z)	CUMULATIVE COVERAGE - 25%	SITE AREA = 20,234m ² EX. HOUSE = 370m ² EX. GARAGE & GARDEN SHED = 99m ² PROPOSED SHED AREA = 216m ² 685/20234 x 100 = 3.38% COVERAGE COMPLIANT
FLOOR AREA ZONE R5 (LSM-Z)	MAXIMUM - 200m ² CUMULATIVE OUTBUILDINGS = 250m ²	PROPOSED SHED AREA = 216m ² - SEEKING VARIATION CUMULATIVE OUTBUILDING AREA = 315m ² - SEEKING VARIATION
EAVE HEIGHT ZONE R5	MAXIMUM - 4m	EAVE HEIGHT = 4.2m - SEEKING VARIATION
RIDGE HEIGHT ZONE R5	MAXIMUM - 4.4m	RIDGE HEIGHT = 5.366m - SEEKING VARIATION

VARIATIONS:

- 1. FLOOR AREA** - THE EXISTING DETACHED GARAGE AND ASSOCIATED STORAGE ROOM CONSTRUCTED ON THE SITE IS INTENDED TO REMAIN AS A GARAGE/STORAGE FOR THE DWELLING. IT HAS AN EAVE OF APPROXIMATELY 2.7m THEREFORE ITS USE DOES NOT SUIT FARM MACHINERY OR LARGER VEHICLES.
- THE OWNER IS SEEKING TO CONSTRUCT A LARGER SHED WITH 2 ENCLOSED BAYS AND 2 SEMI ENCLOSED BAYS FOR THE STORAGE OF TRACTORS AND OTHER FARM MACHINERY USED BY THE OWNER (RETIRED FARMER) FOR THE MAINTENANCE OF THE LARGE LOT SUCH AS SLASHING/POSTHOLES/TRENCHING/TREE PRUNING,FERTILISING AND GENERAL ACTIVITES AS WELL AS FOR HIS HOBBY OF REPAIRING/RESTORING/SHOWING VINTAGE TRACTORS. IT WILL ALSO BE USED TO HOUSE THE OWNERS TRAILER SAILER, SAIL RACING BOAT WHICH HAS A LENGTH OF 10m WHEN ON THE TRAILER.
- 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 OVER 100mm DOWN SLOPE FROM THE NEAREST NEIGHBORING DWELLINGS THEREFORE THERE WILL BE MINIMAL TO NO IMPACT ON THE ADJOINING PROPERTIES. THE PROPOSED CUMULATIVE SITE COVERAGE OF 3.38% IS CONSIDERABLY LESS THEN THE ALLOWED 25% AND THE SITE IS LOCATED IN A RURAL AREA WHERE THERE ARE A NUMBER OF LARGER RURAL TYPE SHEDS LOCATED ON THE SURROUNDING PROPERTIES, THEREFORE THE BULK AND SCALE OF THE SHED IS CONSIDERED SUITABLE
- 2. EAVE HEIGHT** - SEEKING TO VARY THE EAVE HEIGHT FROM THE DCP REQUIRED 4m MAXIMUM.
- THE PROPOSED SHED HAS AN EAVE HEIGHT OF 4.2m (5% ABOVE THE DCP REQUIREMENT). THE INCREASED HEAD HEIGHT IS REQUIRED TO ALLOW A 3.6m ROLLER DOOR HEIGHT SO THE OWNER CAN STORE HIS TRACTOR AND OTHER FARMING EQUIPMENT IN THE SHED. THIS MINOR INCREASE IN HEIGHT WILL HAVE MINIMAL TO NO IMPACT ON THE ADJOINING PROPERTIES. THERE ARE A NUMBER OF LARGER RURAL TYPE SHEDS LOCATED ON THE SURROUNDING PROPERTIES THEREFORE THE BULK AND SCALE OF THE SHED IS CONSIDERED SUITABLE FOR THE AREA.
- 3. RIDGE HEIGHT** - SEEKING TO VARY THE RIDGE HEIGHT FROM THE DCP REQUIRED 4.4m MAXIMUM.
- THE PROPOSED SHED HAS AN EAVE HEIGHT OF 4.2m (5% ABOVE THE DCP REQUIREMENT) 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 5.366m.
- THE PROPOSED 5.366m RIDGE HEIGHT WOULD BE APPROXIMATELY A 22% 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.

SITE DETAILS

ADDRESS:	396 NEW ENGLAND HIGHWAY NEMINGAH NSW 2340
LOT / DP:	LOT 116 / DP262359
SITE AREA:	2.234HA - (20,234m ²) Approx.
-EX. DWELLING AREA -EX. GARAGE & GARDEN SHED	370m ² 100m ²
PROPOSED SHED AREA	216m ²
LGA	TAMWORTH REGIONAL COUNCIL
LEP - ZONING:	R5 LARGE LOT RESIDENTIAL
DEVELOPMENT TYPE:	PROPOSED RURAL SHED
WIND CLASSIFICATION:	N3 SITE CLASSIFICATION TO AS 4055-2006
SOIL CLASSIFICATION:	REFER TO ENG. DETAILS
CLIMATE ZONE:	5 (WWW.ABCB.GOV.AU MAP)
BAL LEVEL:	VEGETATION CATEGORY - VEGETATION BUFFER CLASS 10a STRUCTURE LOCATED MORE THEN 6m FROM A DWELLING IN ACCORDANCE WITH PBP 2019 - NO BAL PLANNING REQUIREMENTS

ADDITIONAL INFORMATION

- All paths of travel both during and after construction are to remain free of obstructions.
- All access to the site during construction is to remain limited to authorised personnel who are to be made aware of this report.
- Future demolished to adhere to The Code of Practice for demolition work.
- Adequate ventilation is to be allowed for both during and after construction to prevent injury due to heat and/or air born contaminants.
- 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.
- Positioning of noisy plant equipment both during and after construction must be carried out to prevent nuisance and/or injury to neighboring properties.
- 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.
- All products selected by the owner and not approved in writing by the designer are the responsibility of the owner.

No.	Description	Date
2	AMENDED DA ISSUE	26/05/2025

PROPOSED NEW 18m x 12m SHED

396 NEW ENGLAND HIGHWAY NEMINGAH NSW 2340

W.J. BRYAN ENGINEERING

CONSULTING CIVIL AND STRUCTURAL ENGINEER

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

12 MURRAY STREET, TAMWORTH NSW 2340
P (02) 6761 2711 | M 0427 400 428 |
I admin@wjbyan.com.au |
I B.E. (Syd) | M.I.E. (Aust) |
I ABN 14 045 260 846 |

COPYRIGHT: No part of the drawings, information and data documented may be copied or reproduced without permission from W.J. Bryan Engineering.

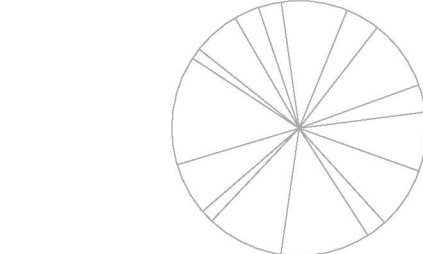
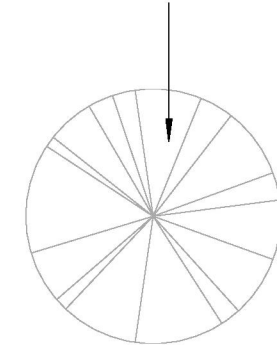
SITE PLAN

DATE 26/05/2025
DRAWN JB
DESIGNED JB
SCALE As indicated

A001

PROJECT No.
3-25-13041

EX. KURRAJONG
TREE TO REMAIN



SITE PLAN - PART

1 : 200

No.	Description	Date
2	AMENDED DA ISSUE	26/05/2025

PROPOSED NEW 18m x 12m SHED



W.J. BRYAN ENGINEERING

CONSULTING CIVIL AND STRUCTURAL ENGINEER

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

12 MURRAY STREET, TAMWORTH NSW 2340
I P (02) 6761 2711 I M 0427 400 428 I
I admin@wjbyan.com.au I
I B.E. (Syd) I M.I.E. (Aust) I
I ABN 14 045 260 846 I

COPYRIGHT: No part of the drawings, information and data documented may be copied or reproduced without permission from W.J. Bryan Engineering.

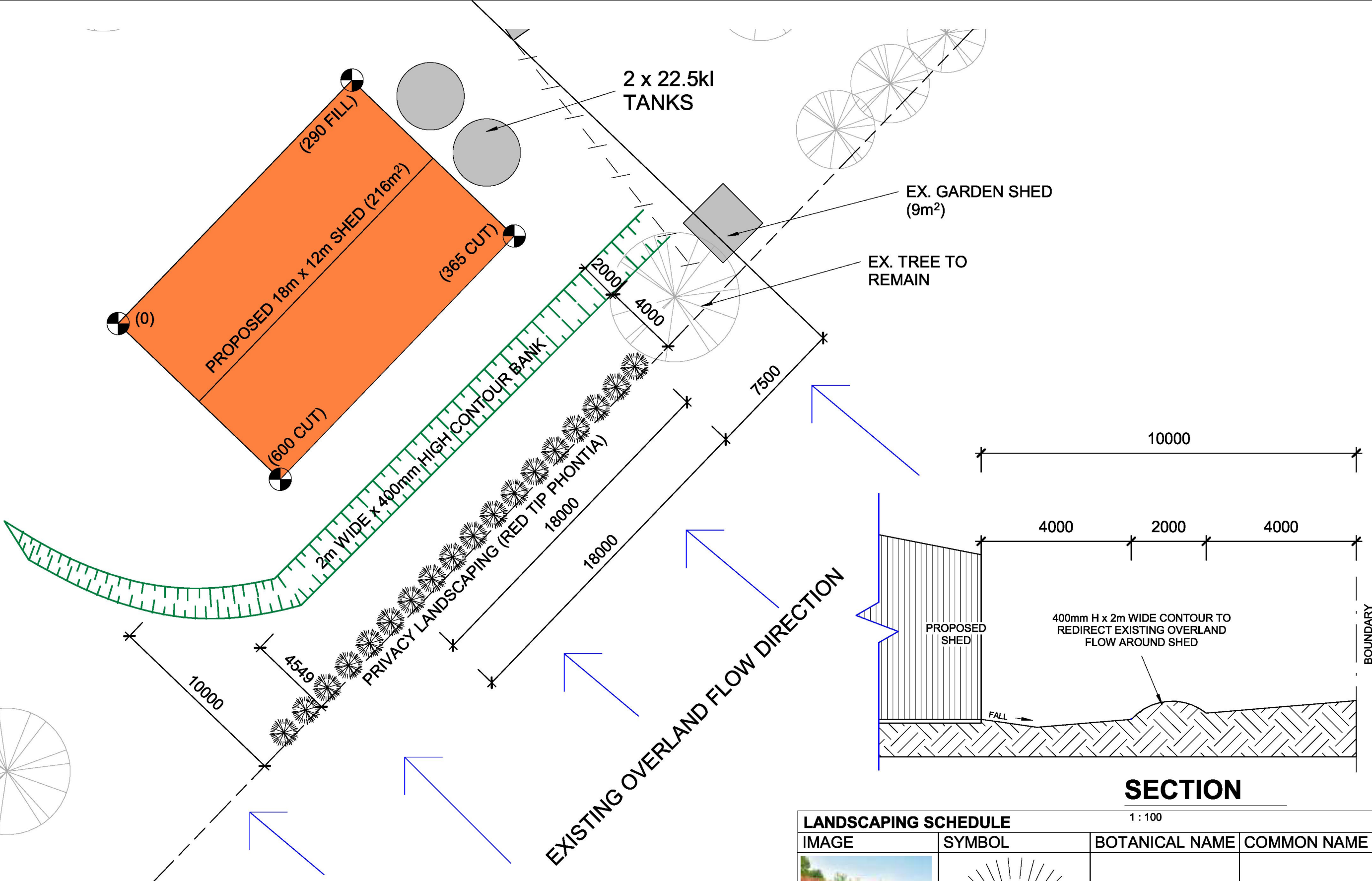
PART SITE PLAN

DATE
DRAWN
DESIGNED
SCALE

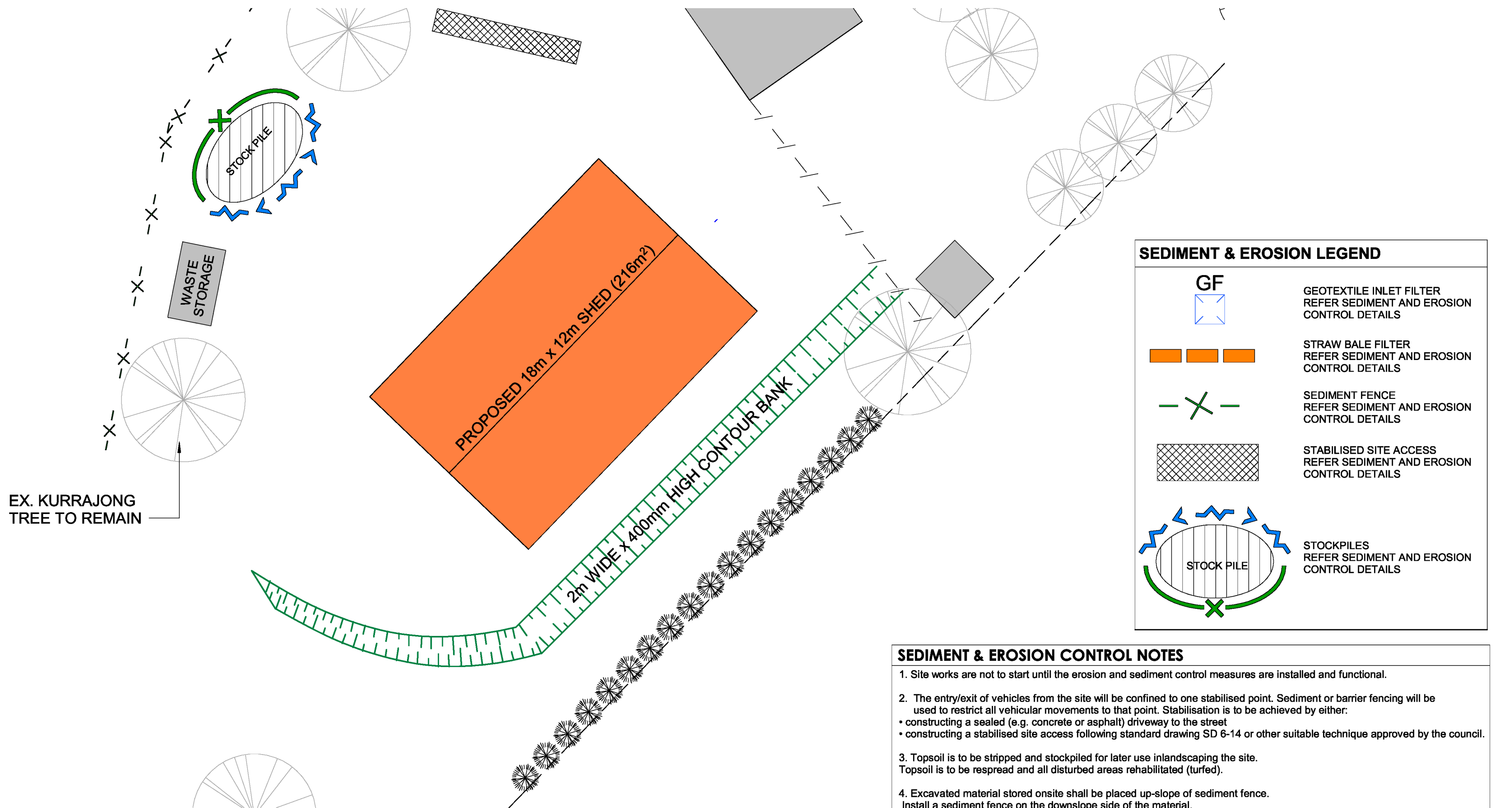
26/05/2025
JB
As indicated

A002

PROJECT No.
3-25-13041



LANDSCAPING SCHEDULE			
1 : 100			
IMAGE	SYMBOL	BOTANICAL NAME	COMMON NAME
		PHOTINIA x FRASERI	RED TIP PHOTINIA (PHOTINIA RED ROBIN)



SEDIMENT & EROSION LEGEND

- GF**
[Symbol: Blue square with an 'X']
GEOTEXTILE INLET FILTER
REFER SEDIMENT AND EROSION CONTROL DETAILS
- [Symbol: Three orange rectangles]
STRAW BALE FILTER
REFER SEDIMENT AND EROSION CONTROL DETAILS
- [Symbol: Green line with an 'X']
SEDIMENT FENCE
REFER SEDIMENT AND EROSION CONTROL DETAILS
- [Symbol: Cross-hatch pattern]
STABILISED SITE ACCESS
REFER SEDIMENT AND EROSION CONTROL DETAILS
- [Symbol: Oval with arrows and a green line]
STOCKPILES
REFER SEDIMENT AND EROSION CONTROL DETAILS

SEDIMENT & EROSION CONTROL NOTES

- Site works are not to start until the erosion and sediment control measures are installed and functional.
- The entry/exit of vehicles from the site will be confined to one stabilised point. Sediment or barrier fencing will be used to restrict all vehicular movements to that point. Stabilisation is to be achieved by either:
 - constructing a sealed (e.g. concrete or asphalt) driveway to the street
 - constructing a stabilised site access following standard drawing SD 6-14 or other suitable technique approved by the council.
- Topsoil is to be stripped and stockpiled for later use inlandscaping the site. Topsoil is to be respread and all disturbed areas rehabilitated (turfed).
- Excavated material stored onsite shall be placed up-slope of sediment fence. Install a sediment fence on the downslope side of the material.
- Bins are to be provided within the development site (NOT on footpath or roadway) For building waste and arrangements are to be made for regular collection and disposal.
- All surface water to fall away from building in all directions in accordance with requirements of AS2870
- Roof guttering is to be connected to the stormwater system as soon as practicable.
- All erosion controls are to be checked daily (at a minimum weekly) and after all rain events to ensure they are maintained in fully functional condition.
- All sediment retaining structures to be cleaned upon reaching 50% CAPACITY.

SEDIMENT & EROSION CONTROL

1 : 200

<table><tr><td>No.</td><td>Description</td><td>Date</td></tr><tr><td>2</td><td>AMENDED DA ISSUE</td><td>26/05/2025</td></tr></table>			No.	Description	Date	2	AMENDED DA ISSUE	26/05/2025	<div>PROPOSED NEW 18m x 12m SHED</div> <div>12 MURRAY STREET, TAMWORTH NSW 2340</div> <div>IP (02) 6761 2711 IM 0427 400 428 I</div> <div>admin@wjbryan.com.au I</div> <div>B.E. (Syd) I M.I.E. (Aust) I</div> <div>ABN 14 045 260 846 I</div>	<div>W.J. BRYAN ENGINEERING</div> <div>CONSULTING CIVIL AND STRUCTURAL ENGINEER</div> <div>NOTE: Figured dimensions to take precedence over scaled measurements. Verify all on site dimensions & levels prior to the commencement of any construction. Contractors to notify the authority of any discrepancy.</div>	<div>12 MURRAY STREET, TAMWORTH NSW 2340</div> <div>IP (02) 6761 2711 IM 0427 400 428 I</div> <div>admin@wjbryan.com.au I</div> <div>B.E. (Syd) I M.I.E. (Aust) I</div> <div>ABN 14 045 260 846 I</div>	SEDIMENT & EROSION CONTROL		
No.	Description	Date												
2	AMENDED DA ISSUE	26/05/2025												
			<div>DATE DRAWN</div> <div>DESIGNED</div> <div>SCALE</div>	<div>26/05/2025</div> <div>JB</div> <div>JB</div> <div>As indicated</div>	<div>A003</div> <div>PROJECT No.</div> <div>3-25-13041</div>									