



SUBJECT SITE



SITE LOCATION

google.com/maps

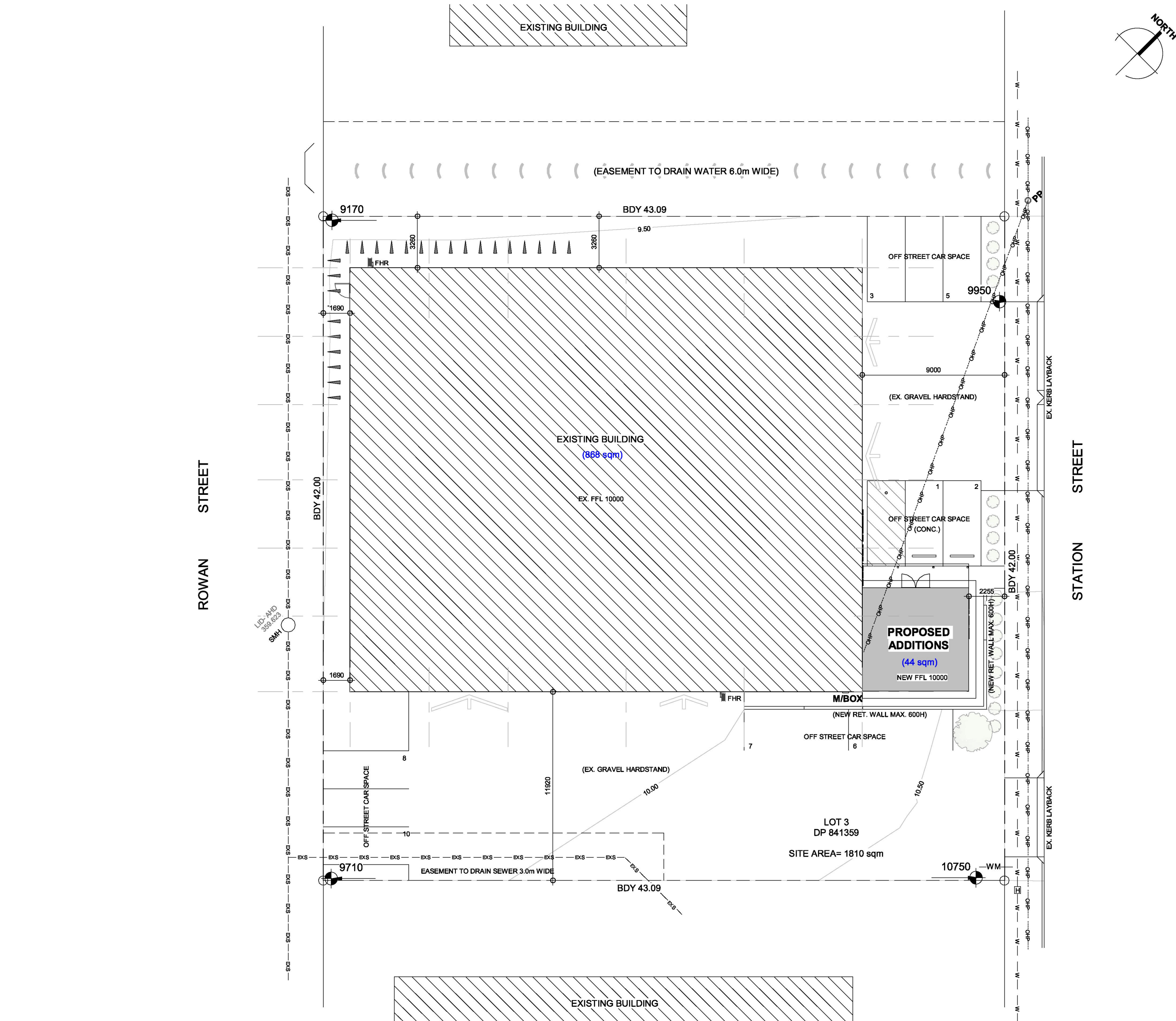
SITE DETAILS	
SITE AREA:	1810 sqm
LEP- ZONING:	E4 GENERAL INDUSTRIAL
LOCAL GOVERNMENT AREA:	TAMWORTH REGIONAL COUNCIL
DEVELOPMENT TYPE:	PROPOSED ALTERATIONS + ADDITIONS
BUILDING CLASSIFICATION:	CLASS 8
WIND CLASSIFICATION:	N2 SITE CLASSIFICATION TO AS 4055-2021
SOIL CLASSIFICATION:	REFER TO ENG. DETAILS
CLIMATE ZONE:	4 (WWW.ABCB.GOV.AU MAP)
BUSHFIRE PRONE LAND:	N/A NO AREAS OF BUSHFIRE PRONE VEGETATION
CONTROLS:	N/A
CARPARKING:	
CARPARKING CALCULATIONS- (TRC DCP 2010 AMEND #17)	
INDUSTRIAL (1 SPACE/100sqm)	
FLOOR AREA=	912 sqm
TOTAL REQUIRED =	9.1 spaces
TOTAL CARPARKING PROVIDED=	10 spaces

PROPOSED INDUSTRIAL ALTERATIONS + ADDITIONS

SCHEDULE OF DRAWINGS		
SHEET NAME	SHEET NUMBER	Current Revision
SITE INFORMATION	A000	3
SITE PLAN	A001	3
SITE AREAS	A002	3
EXISTING FLOOR PLAN	A003	3
NEW FLOOR PLAN	A004	3
SCHEDULES	A005	3
ELEVATIONS	A006	3
ELEVATIONS	A007	3
SECTIONS	A008	3
SEDIMENT EROSION CONTROL	A009	3
SEDIMENT EROSION CONTROL	A010	3



NORTH VIEW



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

SITE NOTES

ALL SURFACE WATER TO FALL AWAY FROM BUILDING IN ALL DIRECTIONS IN ACCORDANCE WITH REQUIREMENTS OF AS2870

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 + IN ACCORDANCE WITH AS3500.1

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.

ALL CARPARKING TO BE CONSTRUCTED TO COMPLY WITH:
- AS2890.1 PARKING FACILITIES PART 1: OFF STREET PARKING
- AS2890.2 PARKING FACILITIES PART 2: OFF STREET COMMERCIAL VEHICLES
- AS2890.3 PARKING FACILITIES PART 3: BICYCLE PARKING
- AS2890.6 PARKING FACILITIES PART 6: OFF STREET PARKING FOR PEOPLE WITH DISABILITIES

SITE PLAN

1 : 200

PROPOSED INDUSTRIAL ALTERATIONS + ADDITIONS 4 STATION STREET, MANILLA

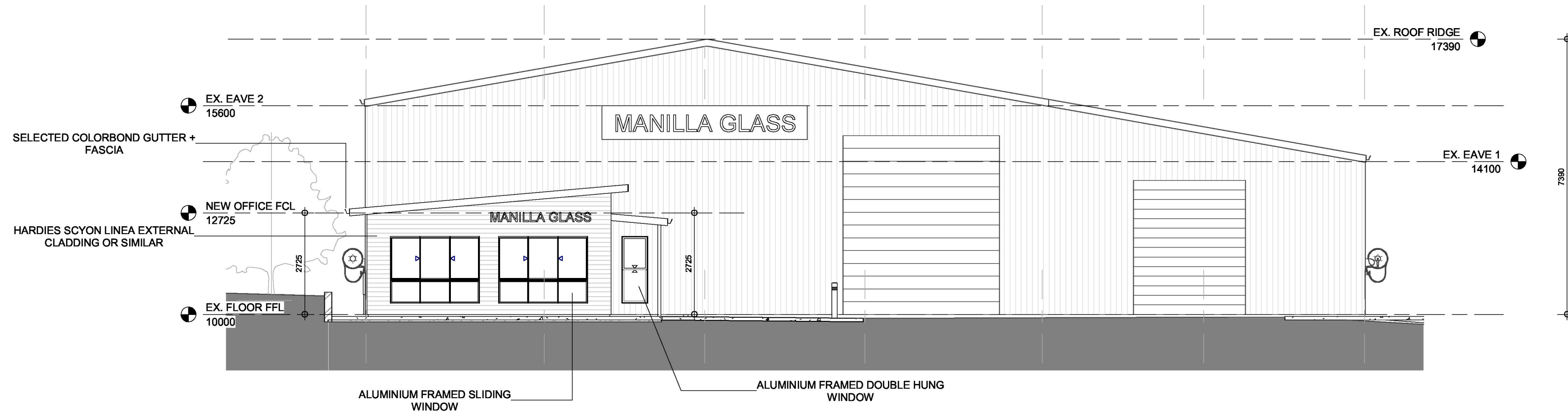
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SCALE
A2 SHEET
As indicated
DATE
DRAWN
DESIGNED
SAE
SAE

REVISION
1
2
3
DESCRIPTION
PRELIMINARY ISSUE
REVISED FLOOR PLAN
FOR APPROVAL

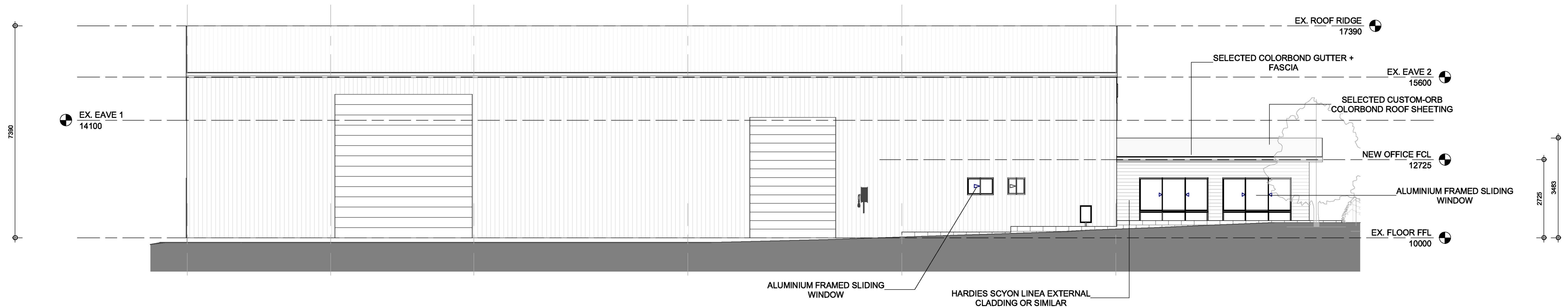
DATE
04/11/2024
16/10/2025
20/10/2025

PROJECT No.
1108-23
SHEET
A001



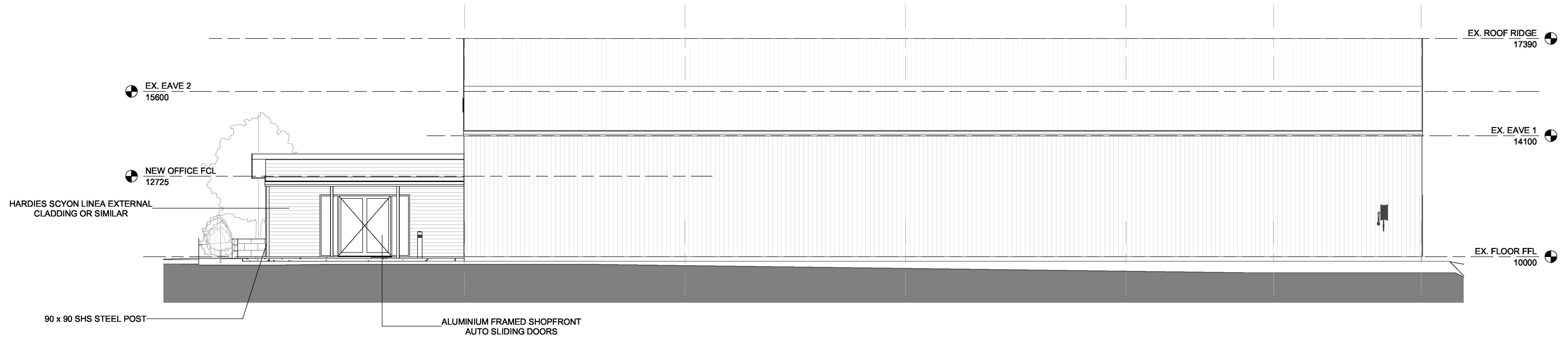
NORTH EAST

1 : 100



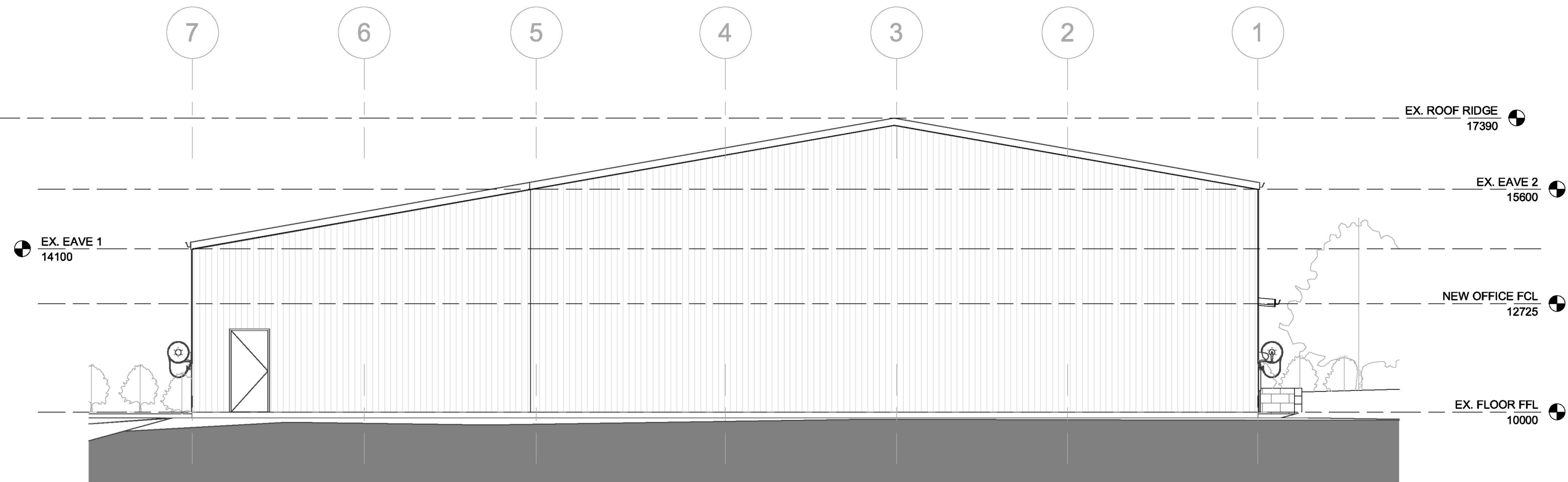
SOUTH EAST

1 : 100



NORTH WEST

1 : 100



SOUTH WEST

1 : 100