

Approx. Location of existing sewer line (To be verified on site)

Existing shed to be demolished Lot 231

Existing shed to be demolished

On Site Waste/ Storage Containment Area for duration of works

Assumed BM On RL 10.00

Existing Carport

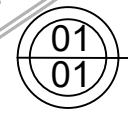
Existing Dwelling (Apex height : 3.9m)

Lot 253 DP 15995 682.907m²

ENNIS AVENUE

SYDNEY STREET

**Site Plan**  
1:200



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**Area Ratios: Property Size = 682.907m²**

	Proposed Attached Steel Framed Shed = 90.0 m²(13.18%)
	Existing - Dwelling Approx. = 125.93m² (18.44%) Existing - Carport Approx. = 34.3m² (5.02%)
	Free space Approx.(Behind the Building ) = 259.72m² (38.03%)

**DEVELOPMENT CONSENT**  
 Approved pursuant to s4.16 of the Environmental Planning and Assessment Act 1979  
 25/0610  
 Determination Date: 28/02/2025  
 Officer: ebalilo

**Proposed:** Attached Steel Framed Shed  
**Client:** David Richards  
**Address:** 26 Sydney Street, New Berrima NSW 2577 / Lot 253 / DP 15995  
**Council:** Wingecarribee Shire Council

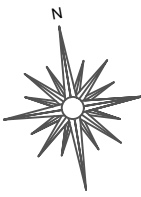
**Plan:** Site Plan

<b>Drawn:</b>	B.S	<b>Sheet :</b> <b>Of :</b> <span style="font-size: 2em;">01</span> <span style="font-size: 3em;">04</span>
<b>Date:</b>	January 2025	
<b>Scale:</b>	1:200 @ A3	
<b>Job No:</b>	240911	

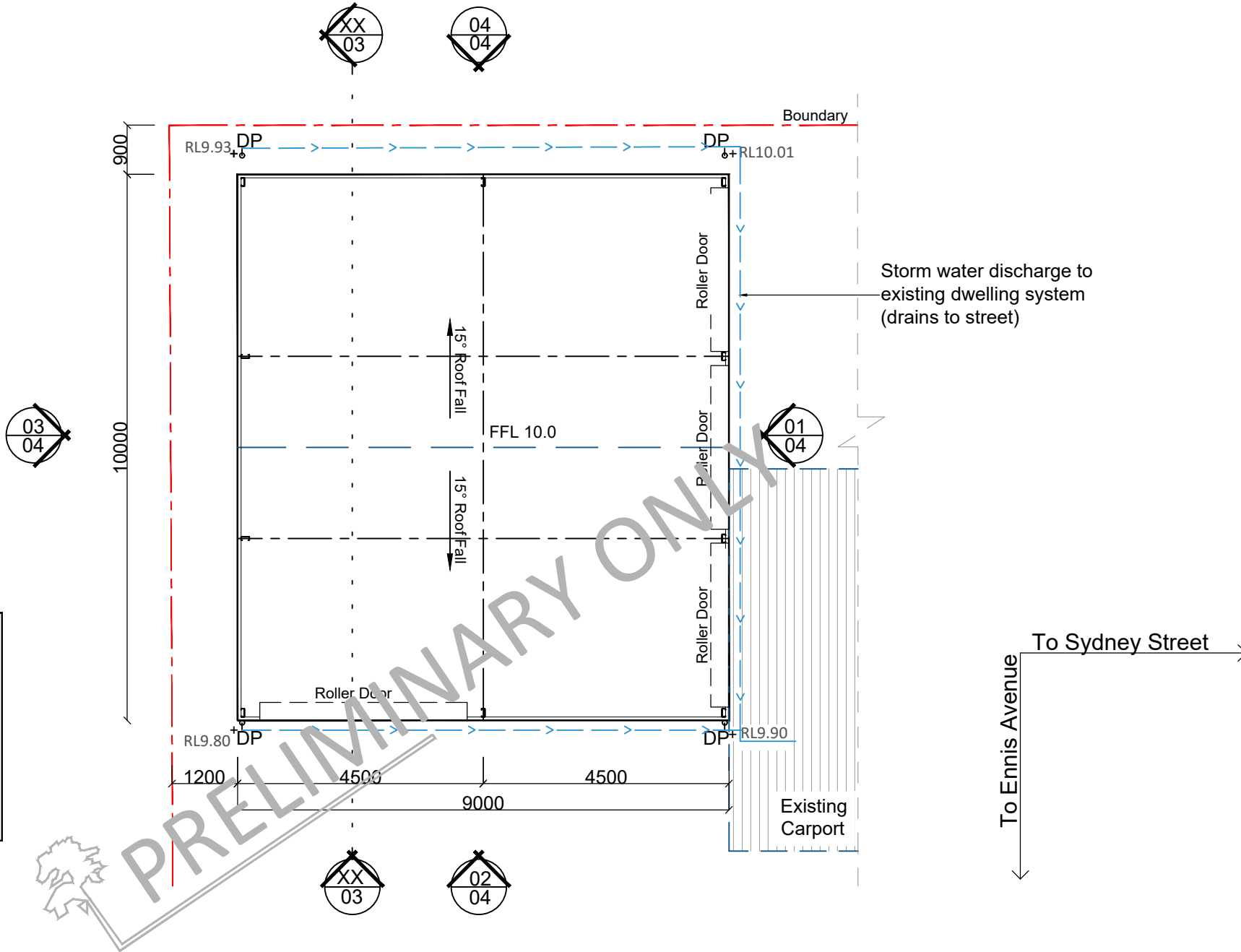


Note:  
Reduced Levels (RLs) shown are of Datum Heights with an Assumed Bench Mark(BM on existing concrete path) RL of 10.00

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# Floor Plan / Storm water Concept

01  
02

1:100

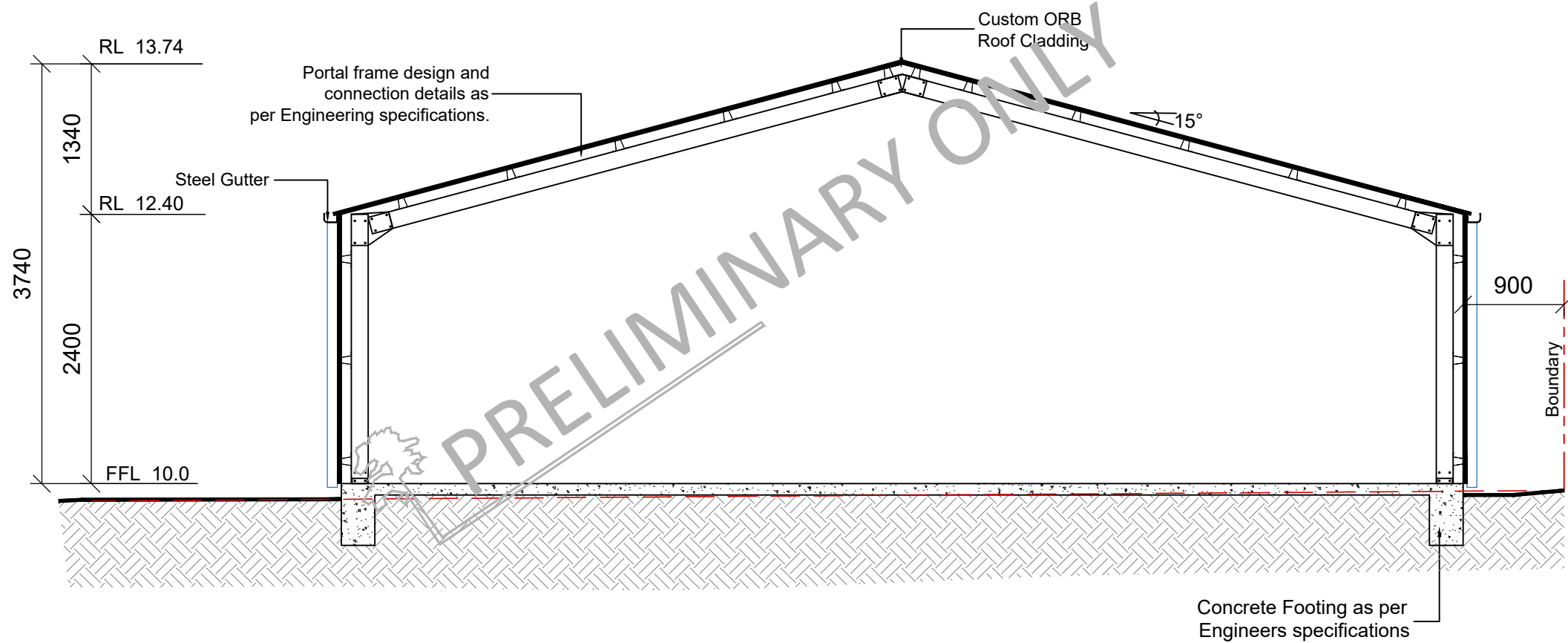
  
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 NSW 2577 / Lot 253 / DP 15995  
**Council:** Wingecarribee Shire Council  
**Plan:** Floor Plan /  
 Concept Drainage plan

**Drawn:** B.S  
**Date:** January 2025  
**Scale:** 1:100 @ A3  
**Job No:** 240911

Sheet :  
 Of : **02**  
**04**

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XX  
03  
Typical Section Thru - X  
1:50

All works to be completed in accordance with the performance requirements of the National Construction Code (NCC) 2022 Volume 2

**Attached Portal Frame Sheds**

**Part H1 Structure (dealt with in Engineering)**

- H1P1 Structural reliability and resistance
- H1P2 Buildings in flood areas
- H1D2 Structural provisions
- H1D3 Site preparation
- H1D4 Footings and slabs
- H1D6 Framing
- H1D7 Roof and wall cladding
- H1D8 Glazing
- H1D9 Earthquake areas
- H1D10 Flood hazard areas
- H1D11 Attachment of framed decks and balconies to external walls of buildings using a waling plate
- H1D12 Piled footings

**Part H2 Damp and weatherproofing (dealt with in Engineering)**

- H2P1 Rainwater management
- H2P2 Weatherproofing
- H2P4 Drainage from swimming pools
- H2D2 Drainage

**Part H3 Fire safety (dealt with in Engineering)**

- H3D1 Deemed-to-Satisfy Provisions
- H3D2 Fire hazard properties and non-combustible building elements
- H3D3 Fire separation of external walls

**Part H4 Health and amenity**

- H4P1 Wet areas
- H4P2 Room heights

**Part H5 Safe movement and access**


- H5P1 Movement to and within a building

**Part H7 Ancillary provisions and additional construction requirements (dealt with in Engineering)**

- H7P1 Swimming pool access
- H7P2 Swimming pool reticulation systems
- H7P5 Buildings in bushfire prone areas

**Part 11.2 Stairway and ramp construction**

- 11.2.2 Stairway Construction
- 11.2.3 Ramps
- 11.2.4 Slip Resistance
- 11.2.5 Landings
- 11.2.6 Thresholds

  
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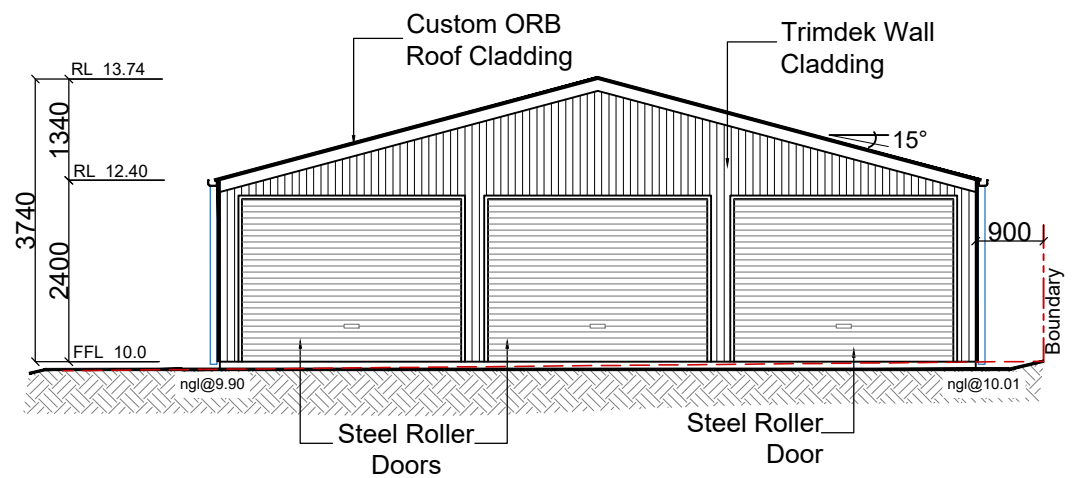
  
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**Council:** Wingecarribee Shire Council  
**Plan:** Section

<b>Drawn:</b>	B.S
<b>Date:</b>	January 2025
<b>Scale:</b>	1:50 @ A3
<b>Job No:</b>	240911

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 Of : **03**  
**04**

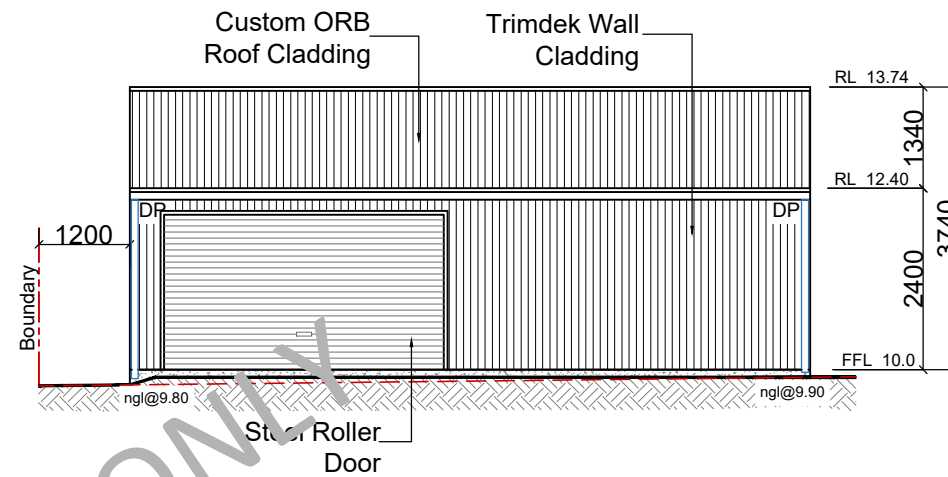
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**Eastern Elevation**

01  
04

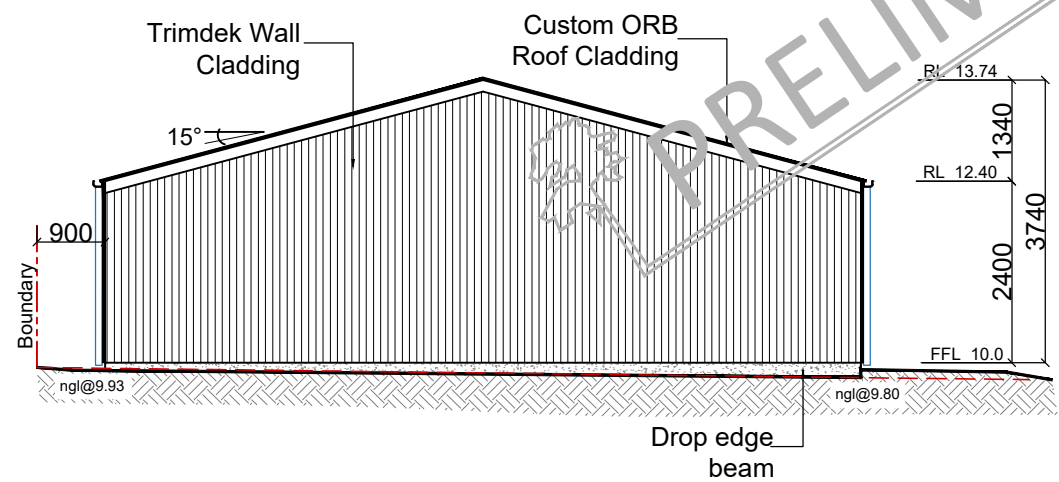
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**Southern Elevation**

02  
04

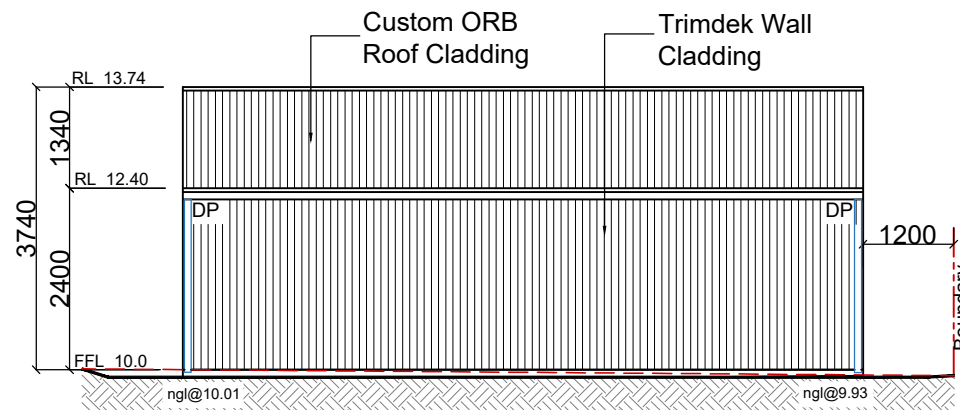
1:100



**Western Elevation**

03  
04

1:100




**Northern Elevation**

04  
04

1:100

- Roof Cladding / TBC
- Wall Cladding / TBC
- Roller Doors / TBC
- Flashings / TBC



**Wingecarribee**  
SHIRE COUNCIL

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 NSW 2577 / Lot 253 / DP 15995  
**Council:** Wingecarribee Shire Council  
**Plan:** Elevations

<b>Drawn:</b>	B.S
<b>Date:</b>	January 2025
<b>Scale:</b>	1:100 @ A3
<b>Job No:</b>	240911

Sheet :  
Of : **04**  
**04**

\*If any Uncontained Fill is required on site Class 'P' site is applicable.

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