

Site location plans for proposed dwelling, water tanks, RFS requirements, Septic system and driveway.

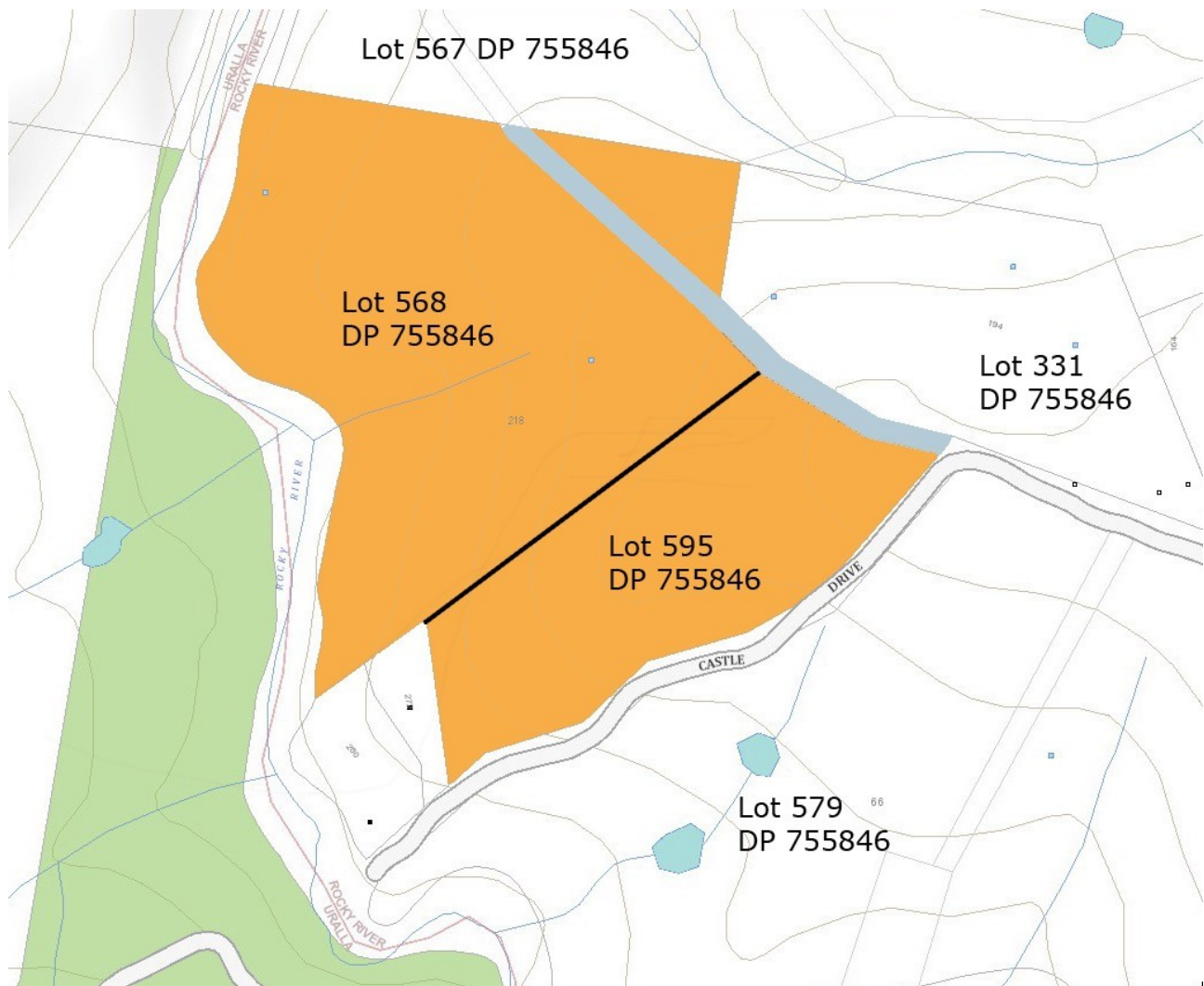
218 Rifle Range Road (Castle Drive), Rocky River

Lots 568 and 595 DP 755846

DA-60-2021 Modification

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Overview of Lots 568 and 595 DP 755846 and adjoining lots.



Notes:

Total size of Lots 568 and 595 is 22 hectares, Lot 595 is 7 hectares.

The enclosed road (within the boundary fence) is shown in light grey.

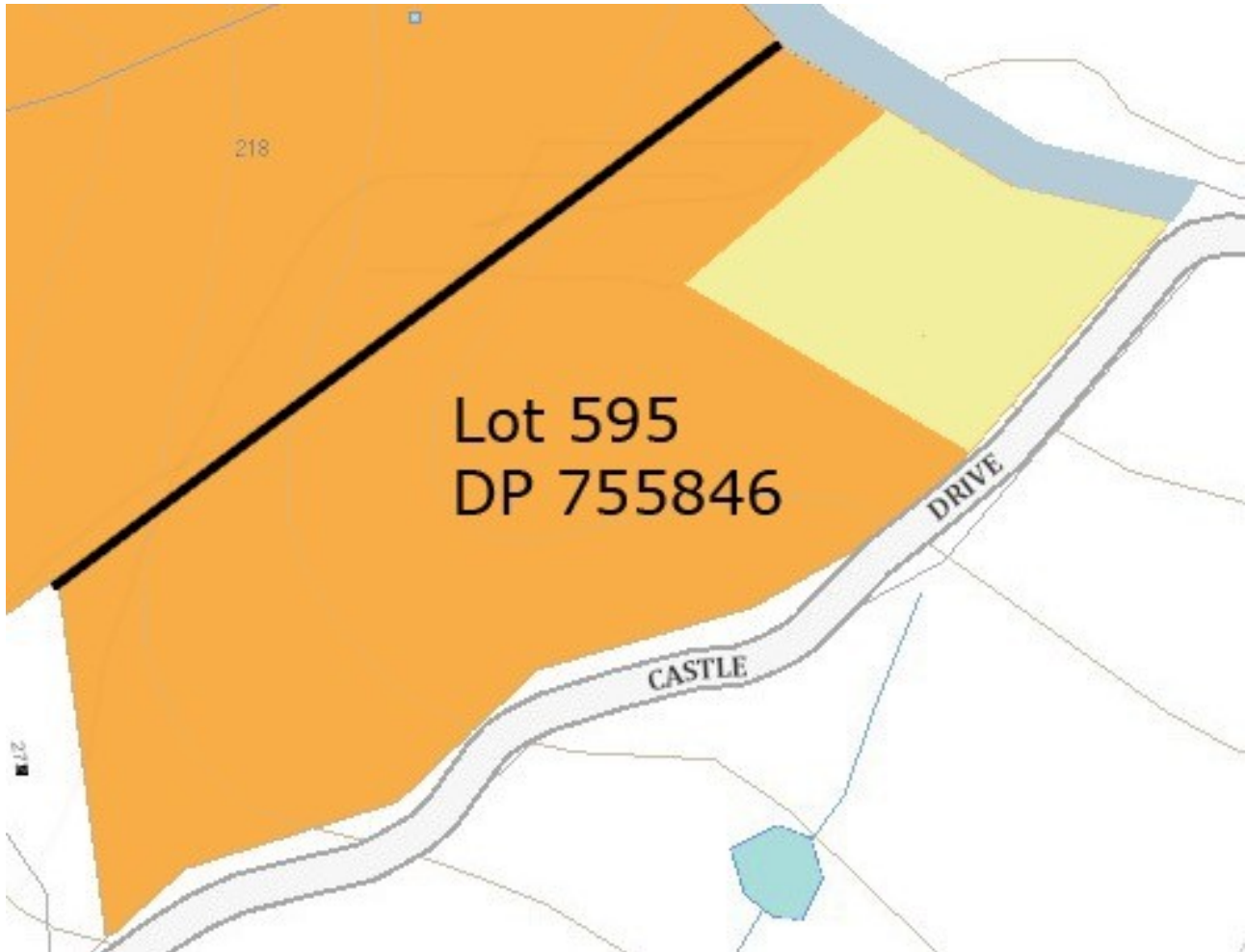
Application to NSW Crown Lands to purchase this enclosed road (approx 1ha) was made late 2021.

During enquiries I was told this was “an 11 month process”, however the response to my last email seeking the status of this application I was told the process had not yet commenced.

Lot 595 overview.

The development area is shown in yellow.

It is previously cleared farmland, reasonably level and close to the access road.



The proposed house site is approx:

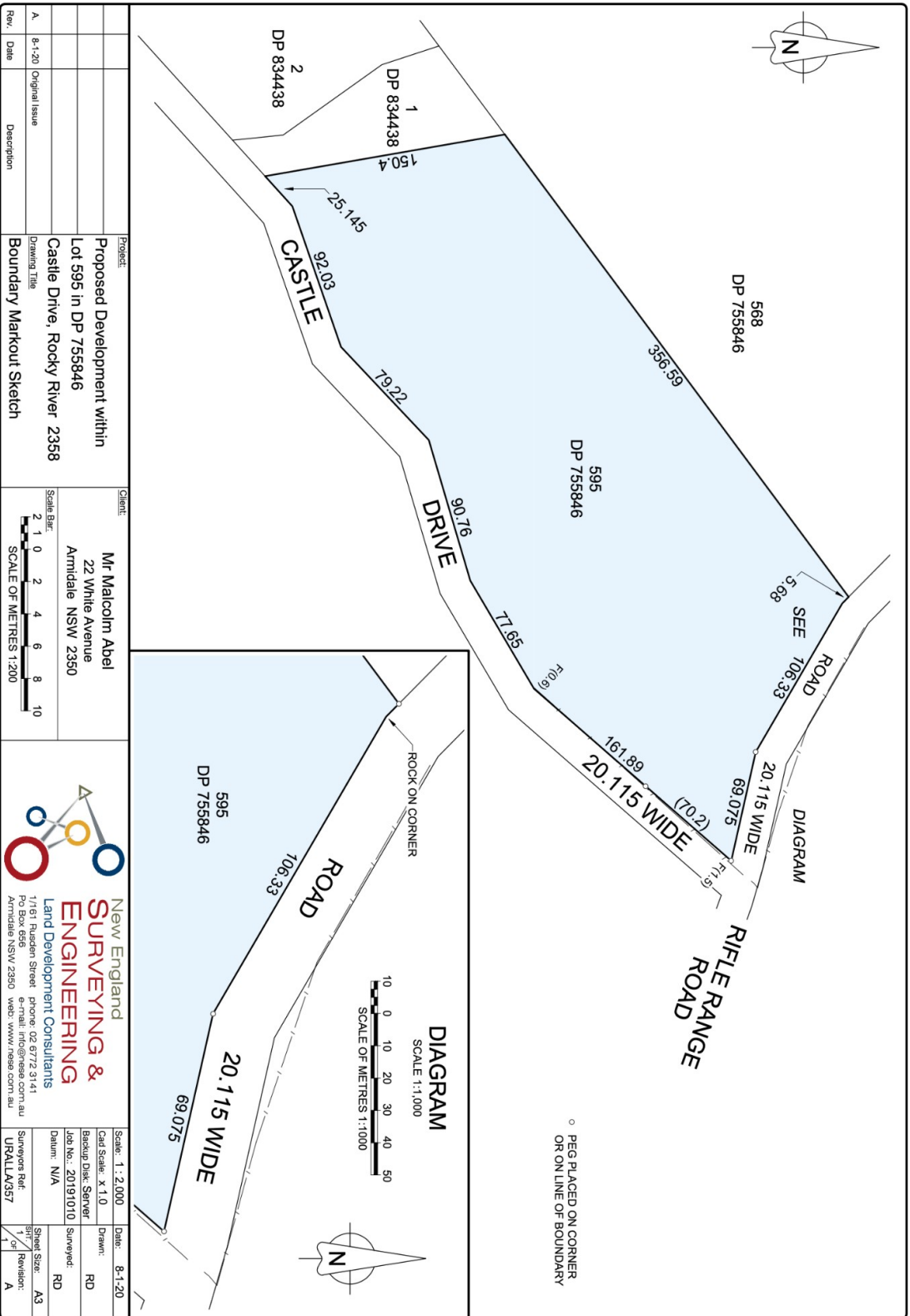
500m from Rocky River

250m from closest dwelling at 194 Rifle Range Road

450m to dwelling at 272 Castle Drive

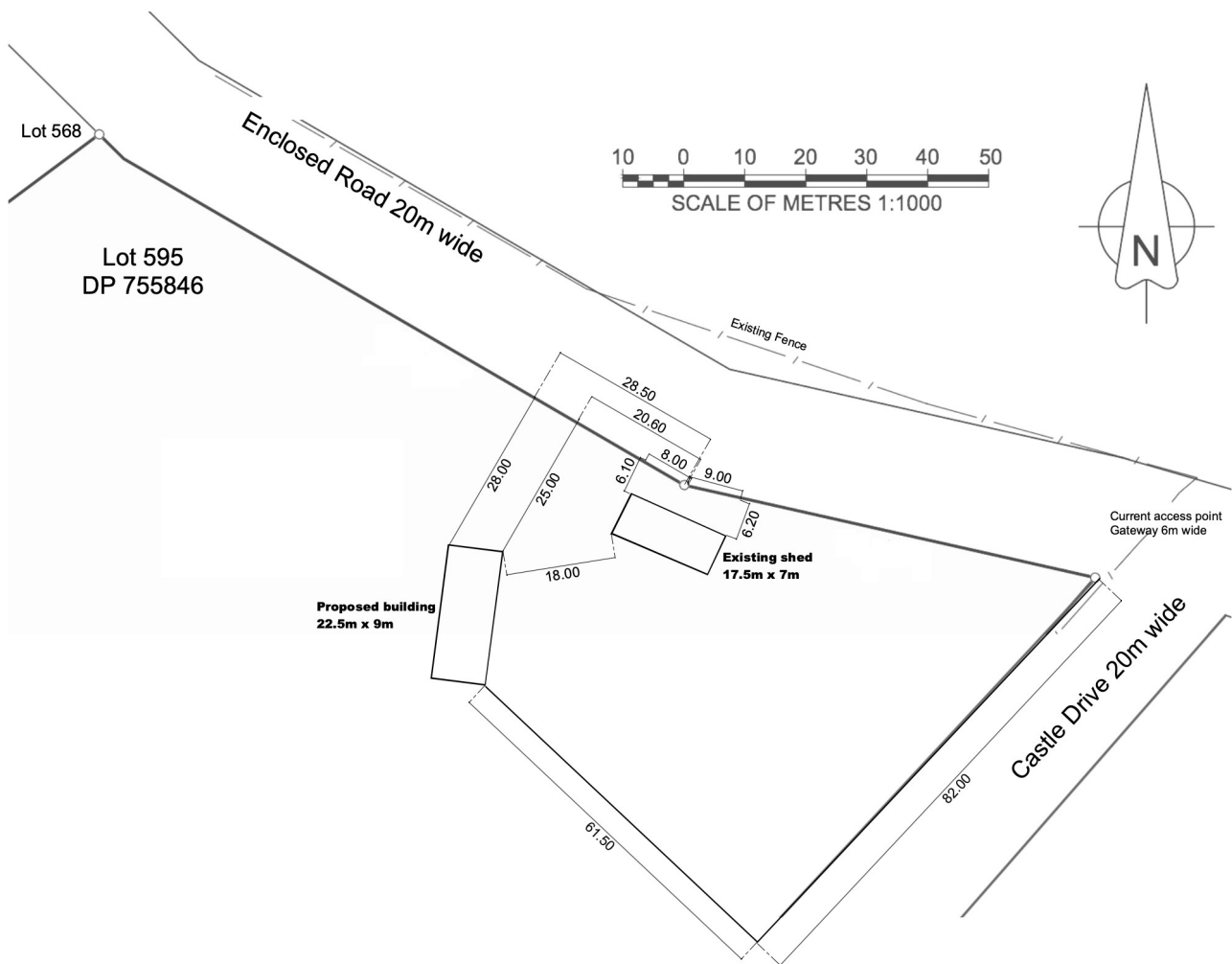
650m to camping area at Wooldridge Recreation & Fossicking Reserve

Survey of Lot 595



Project: Proposed Development within Lot 595 in DP 755846 Castle Drive, Rocky River 2358 Drawing Title: Boundary Markout Sketch		Client: Mr Malcolm Abel 22 White Avenue Arncliffe NSW 2350		New England SURVEYING & ENGINEERING Land Development Consultants 1/161 Flinders Street Po Box 656 Arncliffe NSW 2350 phone: 02 6772 3141 e-mail: info@nese.com.au web: www.nese.com.au		Scale: 1:2,000 Cad Scale: x 1.0 Backup Disk: Server Job No.: 20191010 Datum: N/A Surveyed: RD Surveyors Ref: URALL A357	Date: 8-1-20 Drawn: RD Sheet Size: A3 Revision: A
Rev. A 8-1-20 Original Issue	Description Boundary Markout Sketch						

Detail (from Survey) of development area in Lot 595



Proposed dwelling floor level site is approx 1m lower than the existing shed as the land slopes away from the west corner of the shed.

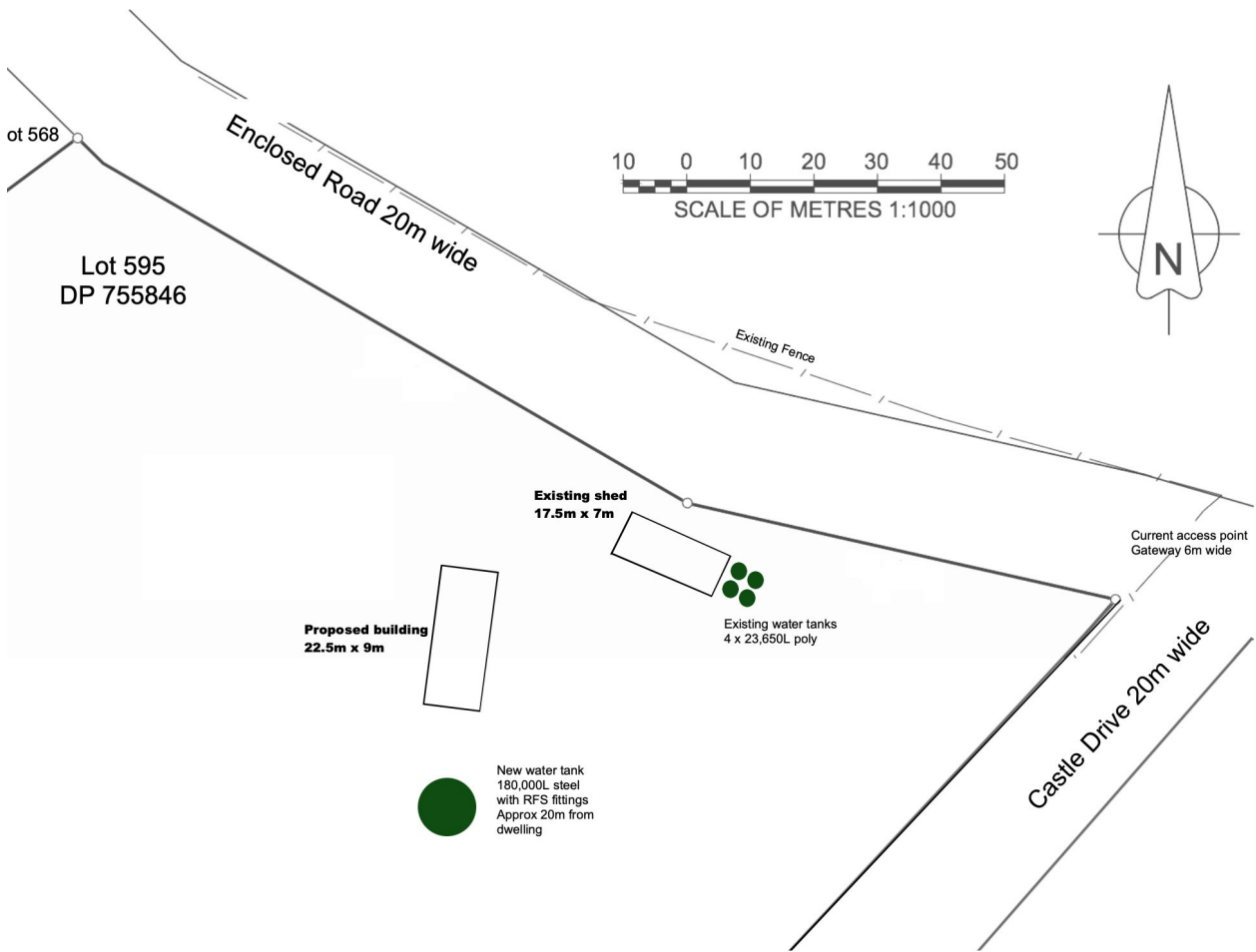
Water runoff from the shed currently drains to the north-west and south-east (away from house site). Planned landscaping will ensure water runoff around the house site will drain to the west and south and that excess water runoff from the shed will drain to the north-west.

Access to the shed is via roller-doors in the north-west, approached from the enclosed road to the north. This approach is not planned to change so there will not be regular vehicle access between the shed and house site. A footpath and low shrubs are planned between the shed and house.

The new driveway will approach the house site from the east and the shed from the south, with turning circle and parking to be constructed in that area.

Apart from the existing shed there is no garage or carport in this application. Once the house is completed an application may be made to council for a carport or similar on the south side of the shed.

Domestic water tanks and RFS tank.



Rain is collected from the existing shed roof into 4 X 23,650L poly tanks, total capacity of 94,600 Litres (currently full).

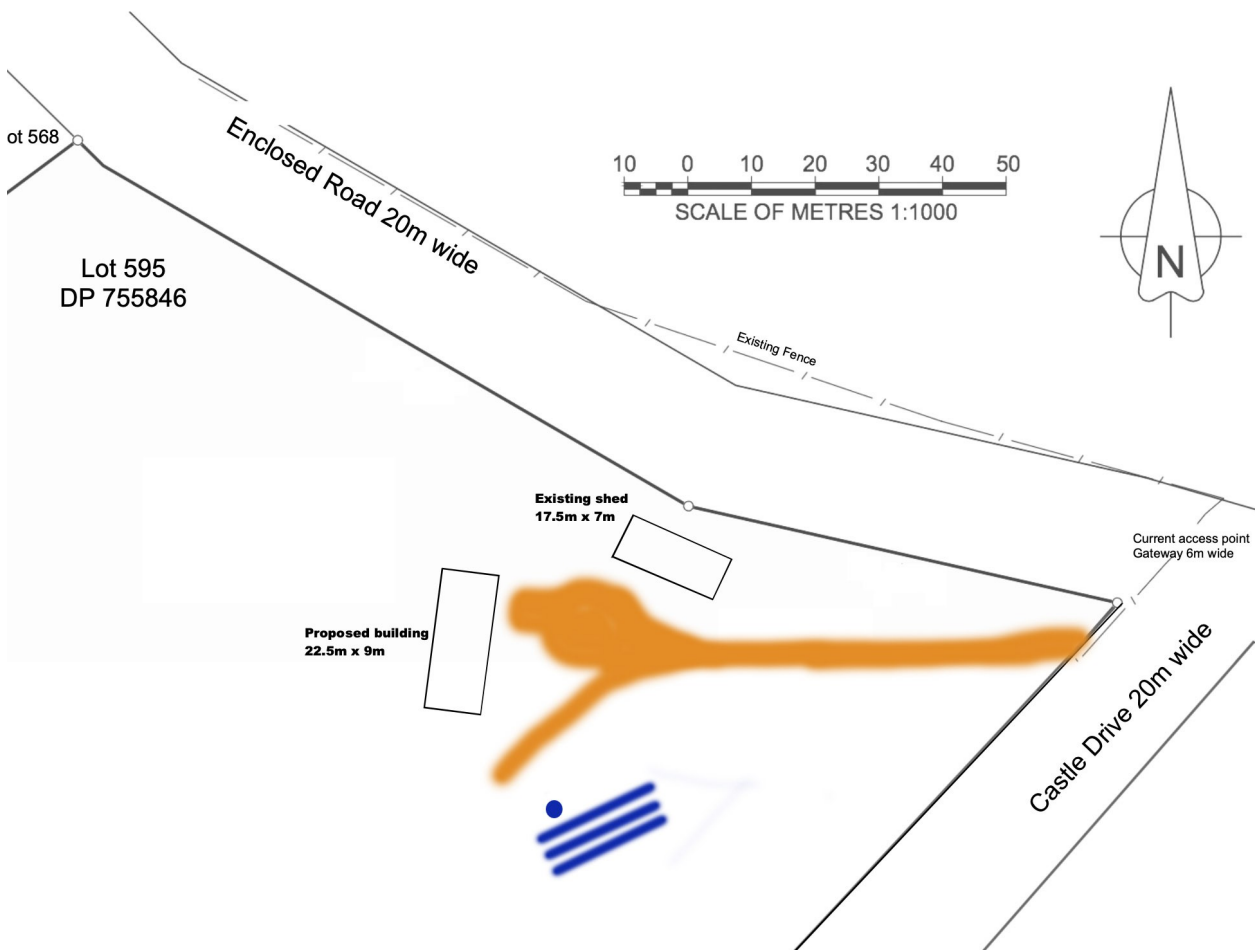
A new 180,000L steel tank will be constructed to store water from the house roof. This tank will have the required RFS fittings installed. This tank will require a 13m diameter pad so will be located approx 20m south of the proposed dwelling due to the presence of some large boulders.

Locations of Septic tank, trenches and driveway.

Proposed driveway, shown in orange, will start at a new gateway located close to the boundary marker peg and being 10m wide at the fence line. The 4.8m gate will be setback about 12m to allow a longer vehicle to pull off the road safely if stopping to open the gate. The driveway will then follow the contour to a turning circle and parking area beside the proposed dwelling. Another section will lead to the site of the new water tank then further into the property as an unmade track.

The new driveway will require the removal of 2 or 3 medium sized trees on the roadside of Castle Drive. The gateway location is at the top of a high point in the road, there is a dip in the current access way (along the closed road) where water collects. It is anticipated that once this hollow is filled, any water to the north will runoff into the paddocks of 218 and 194 Rifle Range Road so there should be no runoff across the new driveway. The water on the lower, south, side of the new driveway is already flowing down Castle Drive into existing drainage.

Driveway is to be constructed by Wal Schalk Earthmoving, Uralla



The proposed septic tank location is shown as a blue dot. It will be approx 25m south-east of the house site and 45m from the boundary, there is a natural downhill slope of about 1m from the house site to the tank location and the slope continues down to the site of the trenches. The trenches will be constructed to council specifications in an area between 45m to 25m from the boundary with Castle Drive/Rifle Range Road, and 60m to 100m from the north east corner of Lot 595.

Septic and trench work to be done by Peter Fittler Plumbing Services of Armidale