DETACHED SHED RECONSTRUCTION AS PER EXISTING

221 THUNDERBOLTS WAY, ROCKY RIVER, NSW

SHEET NUMBER	SHEET NAME
A100	COVER
A101	NCC SPECS
A102	SITE PLAN
A103	ROOF PLAN
A104	FLOOR PLAN
A105	N/E ELEVATIONS
A106	S/W ELEVATIONS
A107	SECTIONS
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LOCALITY PLAN



EXISTING SITE PHOTO



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BODY CORPORATE REG NO:
MIEA NER 2910622
DBP DEP0003704
PER PRE0002253

CLIENT:
AMBROSE CONSTRUCT GROUP

PROJECT ADDRESS:
221 THUNDERBOLTS WAY, ROCKY RIVER, NSW

REV No.	DATE	DESCRIPTION
A	29/09/2026	DEVELOPMENT APPLICATION

ISSUED FOR APPROVAL

DRAWN	CHECKED	DATE
DK	PE	29/09/2026

PROJECT NUMBER	SHEET NO:
JK00922	A100

SHEET NAME:
COVER

SCALE	SIZE	REV
	A3	A

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NCC SPECIFICATIONS & GENERAL NOTES— DETACHED SHED RECTIFICATION AS PER EXISTING (CLASS 10a)

PROJECT & SITE DATA

Address	221 Thunderbolts Way, Rocky River NSW 2358
Lot / Plan	Lot 602 DP755846
Council	Uralla Shire Council
LEP / Zone	Uralla LEP 2012 — RU2 Rural Landscape
Heritage	Rocky River Goldmining Precinct (Local)
Min. lot size	400 ha
Proposal	Rectification of existing detached shed as per existing (like-for-like)
NCC class	Class 10a (non-habitable)
Footprint	15,000 x 7,630 mm (approx. 114.5 m²)
Roof	Gable, 15° pitch, profiled steel
Openings	2 x 3,000 mm roller doors; 1 x personal access door
Separation	>6,000 mm to nearest building
Applicable code	NCC 2022 Vol. Two (NSW) & ABCB Housing Provisions 2022

1. GENERAL

1.1 The works comprise the rectification of the existing detached Class 10a shed on the same footprint, height, form and materials as existing. No change of use is proposed. The shed is not to be used for habitable purposes.

1.2 All work shall comply with the National Construction Code (NCC) 2022 Volume Two including NSW variations, the ABCB Housing Provisions Standard 2022, the Australian Standards referenced herein (current editions as referenced by the NCC), conditions of development consent and the Construction Certificate.

1.3 These notes are to be read in conjunction with all architectural drawings, structural engineer's drawings and certification, manufacturer's specifications and the conditions of consent. Any discrepancy shall be referred to Knomis Pty Ltd before proceeding.

1.4 All dimensions are in millimetres. Figured dimensions take precedence over scaled. Do not scale from drawings. The builder shall verify all dimensions, levels and existing conditions on site prior to ordering materials or commencing work.

1.5 A Construction Certificate shall be obtained and a Principal Certifier appointed prior to commencement of any building work.

1.6 Where a product or system is specified "or equivalent", any substitution must achieve equal or better performance and NCC compliance, and be approved by the Principal Certifier.

2. SITE PREPARATION, DEMOLITION & HERITAGE

2.1 Removal of damaged shed components shall be carried out in accordance with AS 2601 Demolition of structures and the NSW Work Health and Safety Act 2011 and Regulation.

2.2 Should any material suspected to contain asbestos be encountered, works are to cease in that area and the material be assessed and removed by a licensed contractor in accordance with SafeWork NSW Codes of Practice.

2.3 The site is within the Rocky River Goldmining Precinct (local heritage). Excavation is to be limited to that required for footings. If any relics, mining artefacts or archaeological deposits are uncovered, works shall stop immediately and Heritage NSW and Council be notified in accordance with the Heritage Act 1977.

2.4 Earthworks, cut and fill to comply with ABCB Housing Provisions Part 3.2. Any controlled fill to be placed and compacted in accordance with AS 3798.

2.5 Erosion and sediment controls shall be installed prior to works and maintained until completion, in accordance with Landcom "Managing Urban Stormwater: Soils and Construction" (Blue Book).

2.6 Salvageable steel and building materials are to be recycled where practicable. Waste to be disposed of at a licensed facility.

4. ROOF & WALL CLADDING

4.1 Profiled steel roof and wall sheeting shall comply with AS 1562.1 and be manufactured from steel complying with AS 1397. Install in accordance with ABCB Housing Provisions Part 7.2 and the manufacturer's installation guide.

4.2 Roof pitch 15° to match existing. Minimum roof pitch to suit selected profile per manufacturer.

4.3 Fasteners to AS 3566.1 and AS 3566.2, minimum Class 3 corrosion resistance. Fastener type and spacing to suit the design wind classification.

4.4 Flashings and cappings to ABCB Housing Provisions Part 7.2 and SA HB 39. Use compatible metals only; avoid contact between dissimilar metals and lead or copper.

4.5 Colours and finishes to match existing.

5. ROOF DRAINAGE & RAINWATER TANK

5.1 Gutters, downpipes and overflow measures to be designed and installed in accordance with AS/NZS 3500.3 and ABCB Housing Provisions Part 7.4, sized for the local design rainfall intensity.

5.2 Downpipes (DP) to discharge to the existing rainwater tank (RWT). Tank overflow to discharge to an approved dispersal point clear of the building, footings and boundaries, without causing nuisance to adjoining land.

5.3 Rainwater tank installation and connection in accordance with AS/NZS 3500.1, SA HB 230 and the manufacturer's requirements. Provide leaf/insect screens and first-flush device. Tank to be on a level, compacted base.

5.4 Finished ground levels to fall away from the building in accordance with ABCB Housing Provisions Part 3.3 so surface water does not pond against the structure.

6. DOORS & OPENINGS

6.1 Roller doors (2 x 3,000 mm wide) shall comply with AS/NZS 4505 Garage doors and other large access doors, and be wind rated to suit the site design wind speed.

6.2 Personal access door to be a steel-framed, weather-sealed, lockable door, installed per manufacturer.

6.3 Opening framing, lintels and door jambs to engineer's and shed manufacturer's details.

7. FIRE SAFETY & BUSHFIRE

7.1 The detached Class 10a shed is located more than 900 mm from any allotment boundary and more than 6,000 mm from any other building; fire separation requirements of NCC H3 / ABCB Housing Provisions Part 9.2 are therefore not triggered.

7.2 Bushfire: As the shed is more than 6 m from a dwelling, BAL construction to AS 3959 is not required under NCC Volume Two (NSW) Part G5 and Planning for Bush Fire Protection 2019; however, non-combustible construction (steel framing and cladding) shall be maintained as existing.

7.3 Smoke alarms, egress and emergency lighting provisions do not apply to a Class 10a building.

8. SERVICES

8.1 Any electrical work shall be carried out by a licensed electrician in accordance with AS/NZS 3000 and the NSW Service and Installation Rules. Certificate of Compliance for Electrical Work (CCEW) to be provided.

8.2 An overhead power line runs along the northern boundary. All plant, cranes and elevated work shall maintain statutory clearances in accordance with the SafeWork NSW Code of Practice — Work near overhead power lines and Essential Energy requirements.

8.3 No plumbing or sanitary drainage is proposed other than roof stormwater drainage.

9. ENERGY EFFICIENCY & BASIX

9.1 BASIX does not apply to a Class 10a building.

9.2 NCC energy efficiency provisions (H6 / Housing Provisions Part 13) do not apply to a detached Class 10a building.

10. CONSTRUCTION & INSPECTIONS

10.1 The builder shall comply with the Work Health and Safety Act 2011 (NSW), its Regulation and SafeWork NSW Codes of Practice, including managing the risks of falls at workplaces. Provide site fencing and signage for the duration of works.

10.2 Critical stage inspections shall be carried out by the Principal Certifier as nominated in accordance with the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, typically prior to placing footing/slab concrete and on completion prior to the Occupation Certificate.

10.3 The builder shall provide the Principal Certifier with structural engineer's certification, manufacturer's compliance certificates (roller doors, cladding) and any other documentation required prior to issue of the Occupation Certificate.

11. REFERENCED AUSTRALIAN STANDARDS

11.1 AS/NZS 1170.0, 1170.1, 1170.2, 1170.3— Structural design actions. AS 4055 — Wind loads for housing.

11.2 AS 4100 — Steel structures. AS/NZS 4600 — Cold-formed steel structures. AS/NZS 1554.1 — Structural steel welding.

11.3 AS/NZS 2312.1 — Protective coatings. AS/NZS 4680 — Hot-dip galvanised coatings.

11.4 AS 2870 — Residential slabs and footings. AS 3600— Concrete structures. AS/NZS 4671 — Steel reinforcing materials. AS 5216— Post-installed fasteners in concrete. AS 3798— Earthworks.

11.5 AS 1397 — Continuous hot-dip metallic coated steel sheet. AS 1562.1 — Sheet roof and wall cladding (metal). AS 3566.1 / 3566.2— Self-drilling screws. SA HB 39 — Installation code for metal roof and wall cladding.

11.6 AS/NZS 3500.1 & 3500.3 — Plumbing and drainage (water services; stormwater). SA HB 230 — Rainwater tank design and installation.

11.7 AS/NZS 4505 — Garage doors and other large access doors.

11.8 AS 4200.1 / 4200.2 — Pliable building membranes. AS/NZS 4859.1— Thermal insulation materials.

11.9 AS 2601 — Demolition of structures. AS/NZS 3000— Electrical installations (Wiring Rules).

11.10 AS 3959 — Construction in bushfire-prone areas (only where triggered). AS 1684 / AS 1720.1 / AS 3660.1 — Timber framing and termite management (only where structural timber is used).

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DK	PE	29/09/26

PROJECT NUMBER	SHEET NO:
JK00922	A101

SHEET NAME: NOTES

SCALE	SIZE	REV
	A3	A

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601
DP755846

80m BOUNDARY

OVERHEAD POWER LINE

PROPOSED
DETACHED
SHED

RWT

CONTAINER

9000

WATER
TANK

THUNDERBOLTS
WAY

39m BOUNDARY

36m BOUNDARY

602
DP755846

346
DP755846

CLOSEST BUILDING >6000mm
FROM DETACHED SHED

81m BOUNDARY

2
DP1128458

N

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PROJECT NUMBER	SHEET NO:
JK00922	A102

SHEET NAME:
SITE PLAN

SCALE	SIZE	REV
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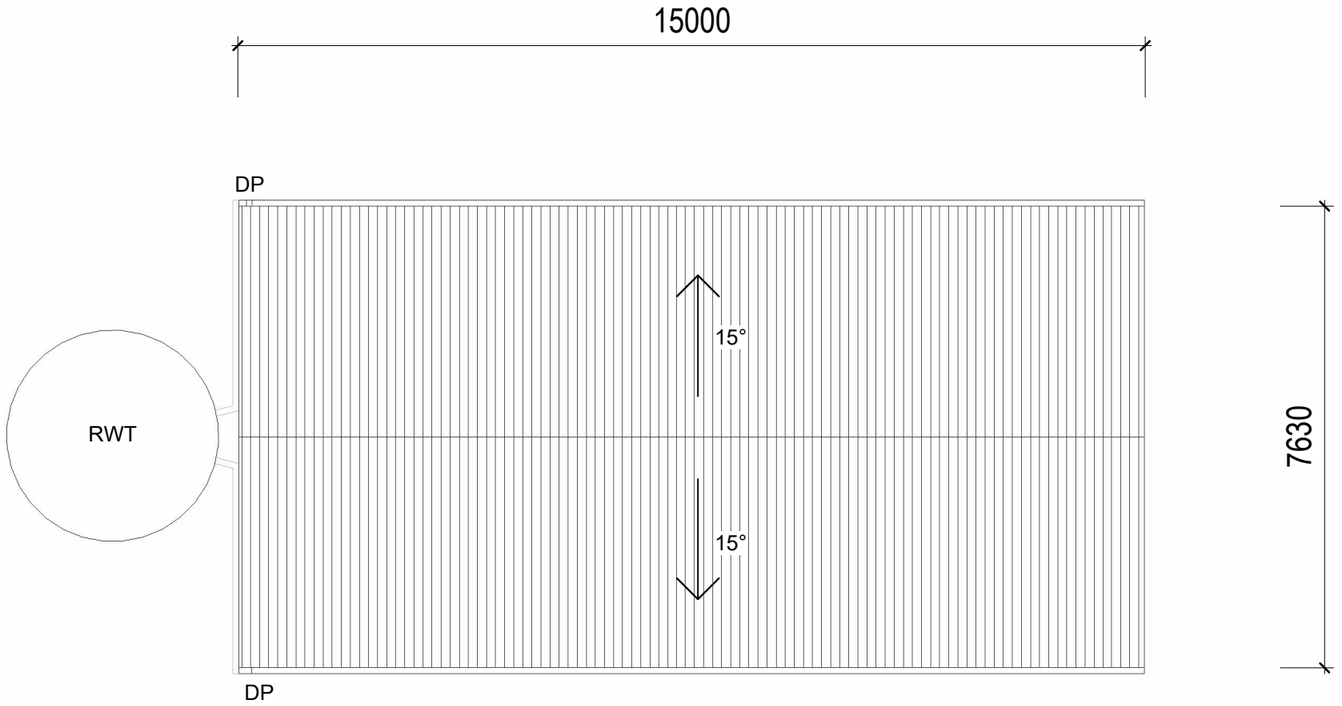
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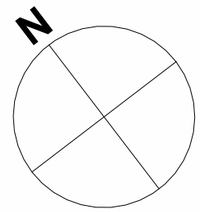
NOTES
STEEL ROOF SHEETING TO COMPLY WITH AS1562.1.
STEEL MUST COMPLY WITH AS1397.

FLASHING AND CAPPINGS MUST BE COMPATIBLE METALS ONLY, AVOID DISSIMILAR METALS.

COLOURS AND FINISHES TO MATCH EXISTING.

ROOF PROFILE CORRUGATED.
ROOF PITCH 15DEG.





LEGEND
RWT RAINWATER TANK
DP DOWNPIPE

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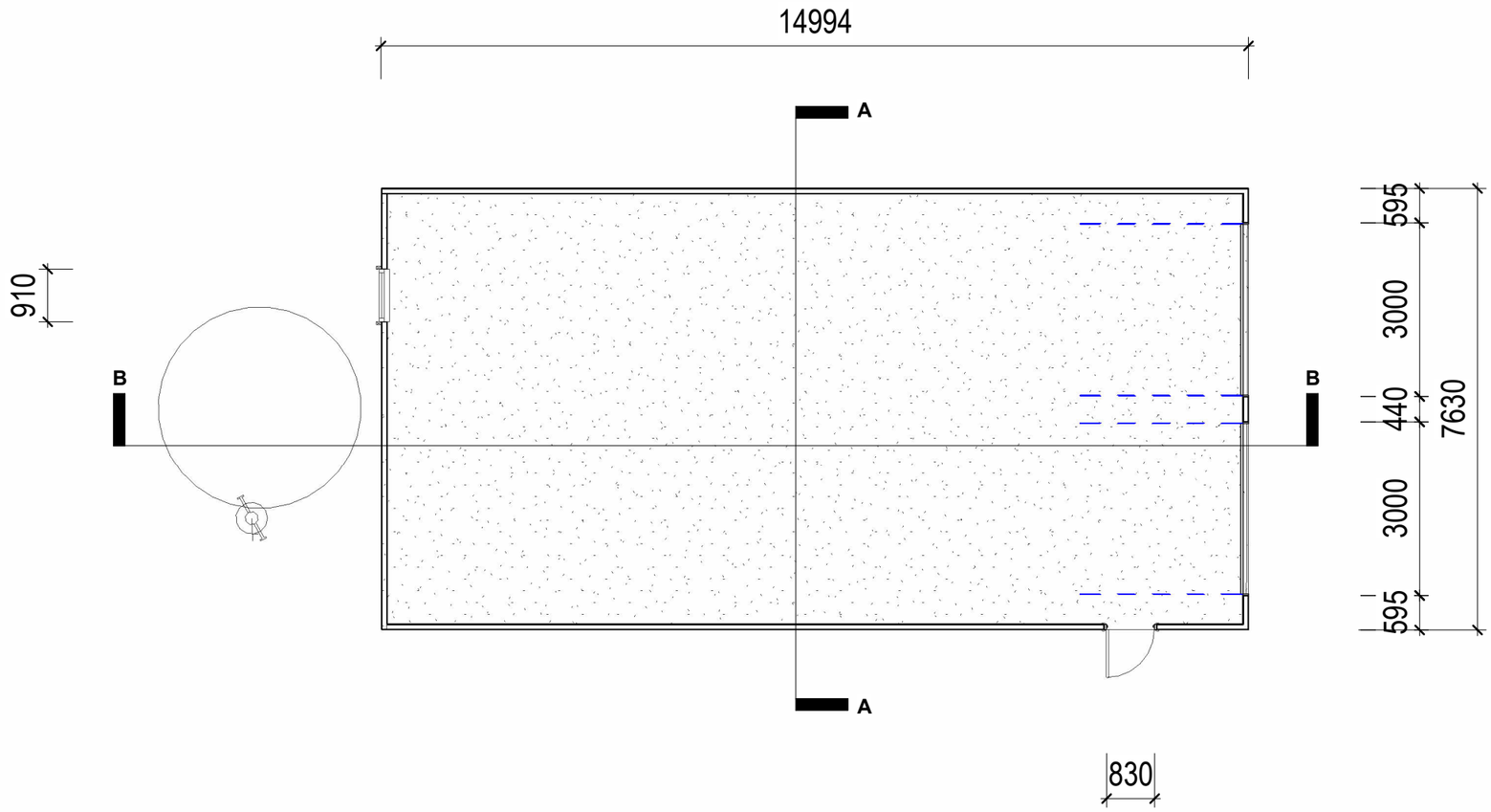
DRAWN	CHECKED	DATE
DK	PE	29/09/26

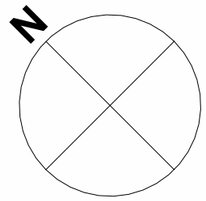
PROJECT NUMBER	SHEET NO:
JK00922	A103

SHEET NAME:
ROOF PLAN

SCALE	SIZE	REV
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PROJECT NUMBER	SHEET NO:
JK00922	A104

SHEET NAME:
FLOOR PLAN

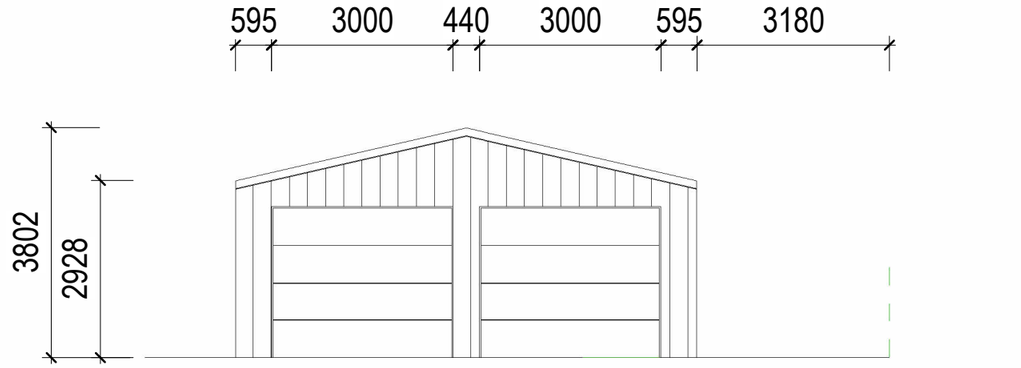
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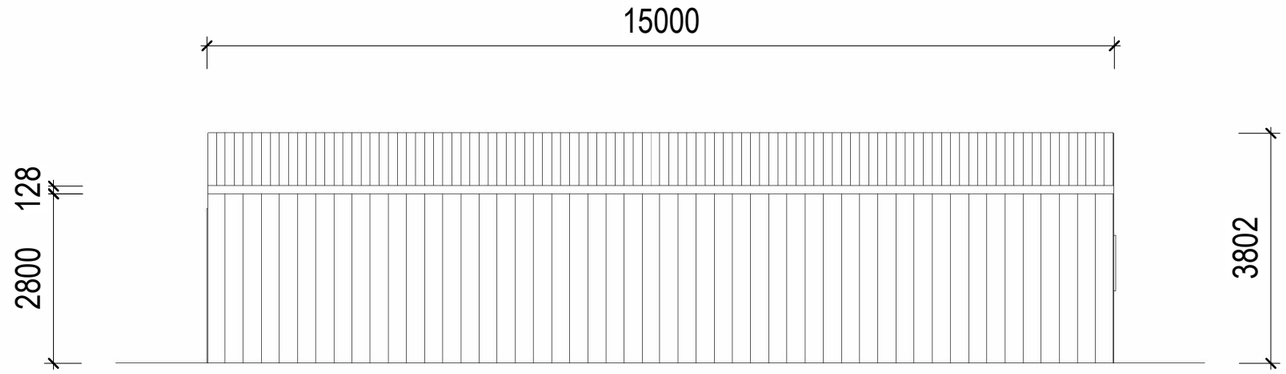
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FLASHING AND CAPPINGS USE COMPATIBLE METALS ONLY. AVOID DISSIMILAR METALS.

ALL MATERIALS, FINISHES AND PROFILES TO MATCH EXISTING.



2 EAST ELEVATION
1 : 100



1 NORTH ELEVATION
1 : 100

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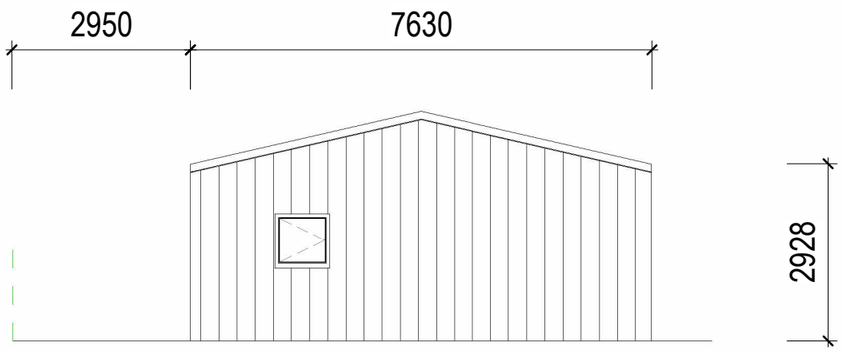
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DK	PE	29/09/2026

PROJECT NUMBER	SHEET NO:
JK00922	A105

SHEET NAME:
N/E ELEVATIONS

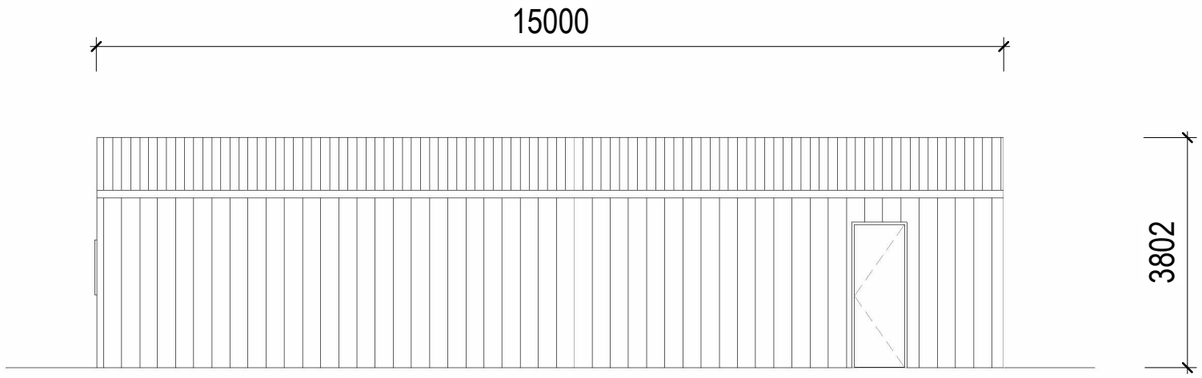
SCALE	SIZE	REV
1 : 100	A3	A

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SIDE BOUNDARY
SETBACK

2 WEST ELEVATION
1 : 100



1 SOUTH ELEVATION
1 : 100

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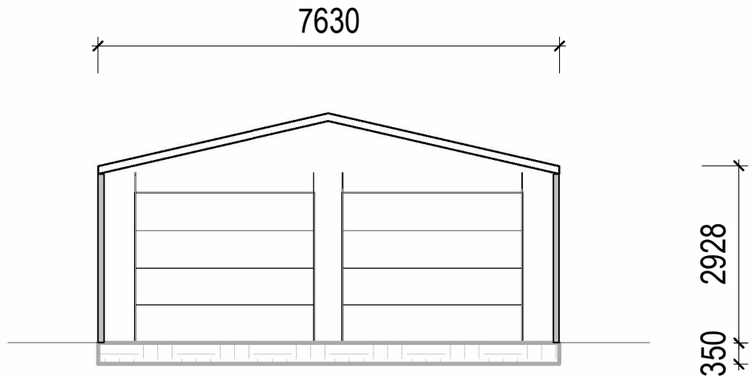
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DK	PE	29/09/2026

PROJECT NUMBER	SHEET NO:
JK00922	A106

SHEET NAME:
S/W ELEVATIONS

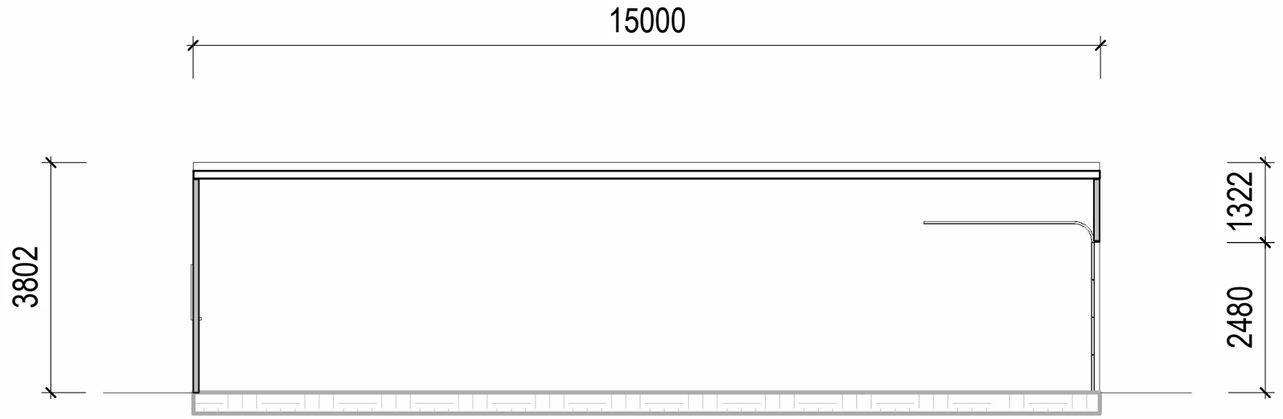
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1 SECTION AA

1 : 100



2 SECTION BB

1 : 100

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PROJECT NUMBER	SHEET NO:
JK00922	A107

SHEET NAME:
SECTIONS

SCALE	SIZE	REV
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