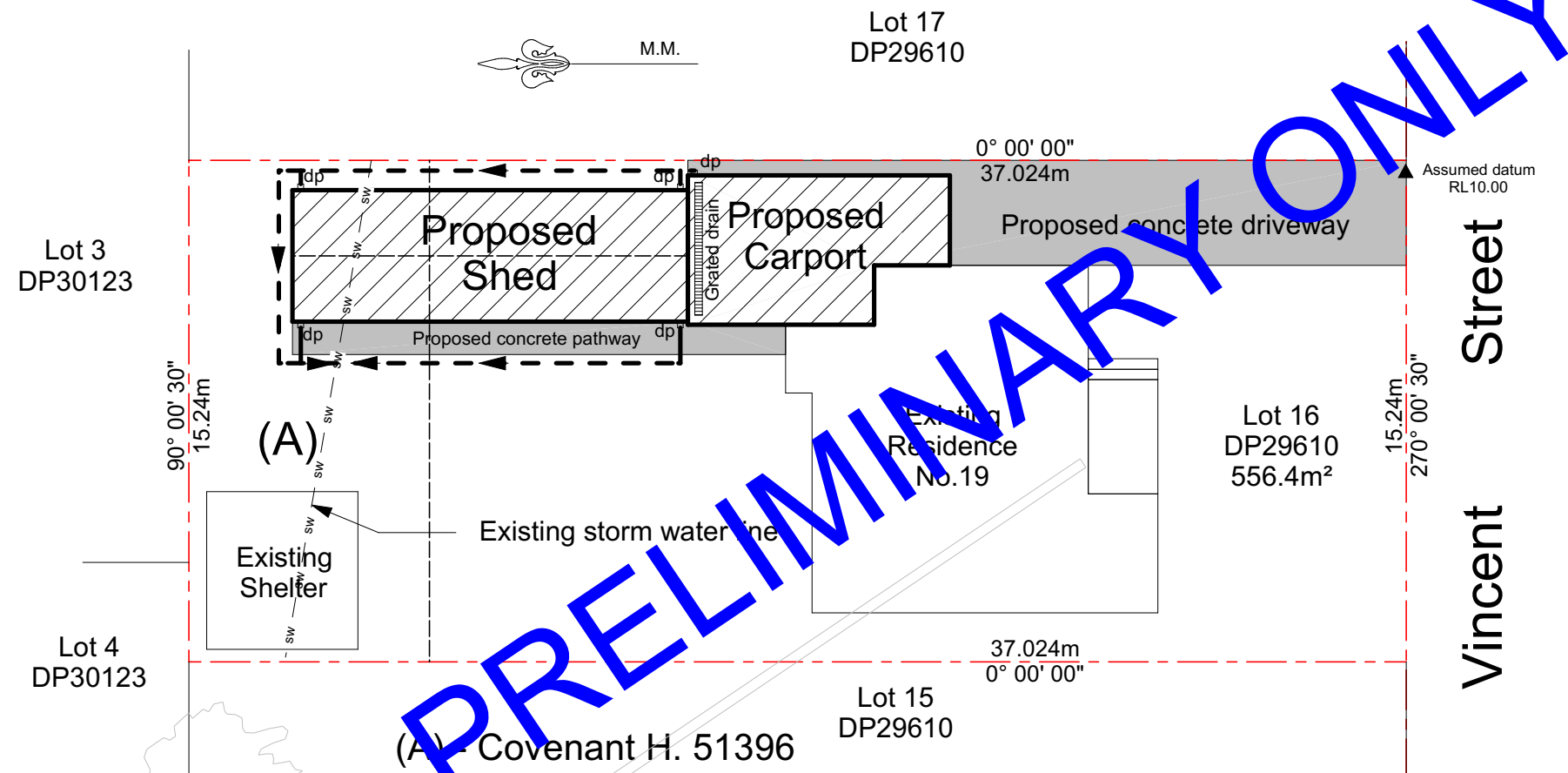




Provide down pipes and grated drain as shown and connect to existing storm water drainage line via 90mm dia. PVC drainage pipes.




PRELIMINARY ONLY

1 Drainage Concept  
02 1:200

ISSUED FOR DEVELOPMENT /  
CONSTRUCTION CERTIFICATE PURPOSES





**Fernleigh**  
DRAFTING | COUNCIL SERVICES

fernleighdrafting.com.au    hello@fernleighdrafting.com.au

---

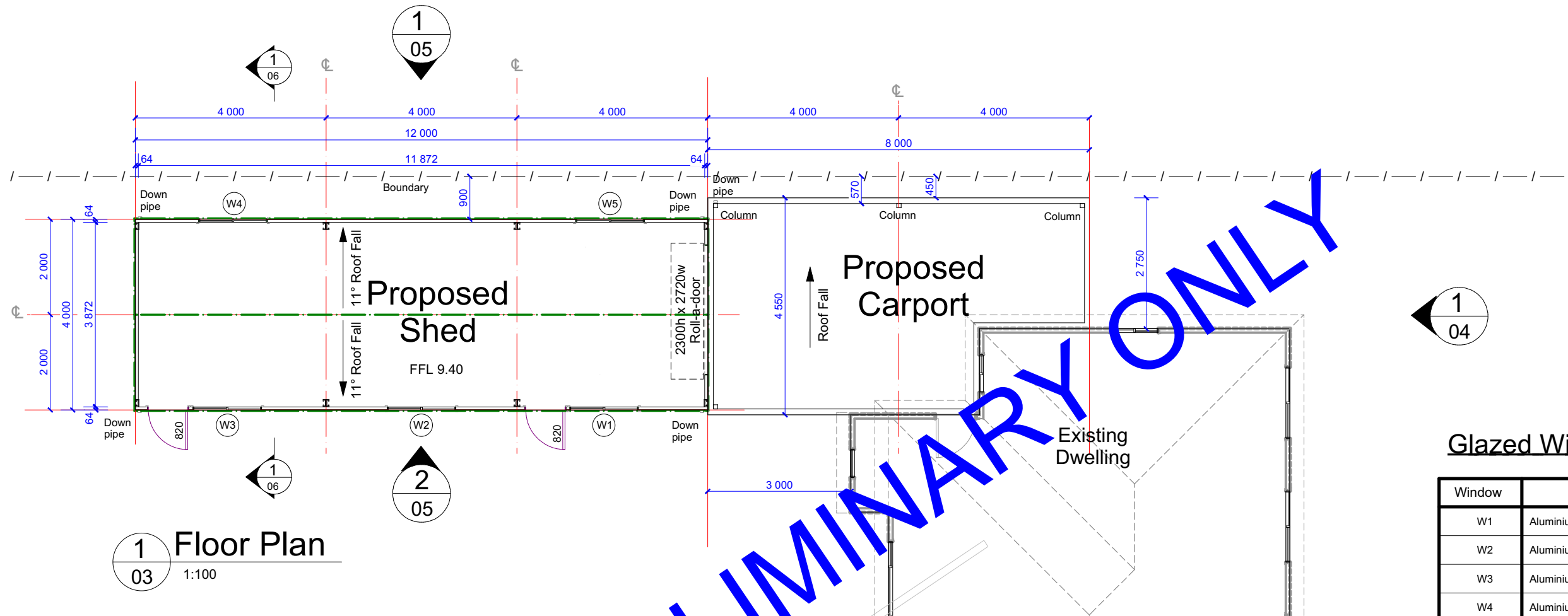
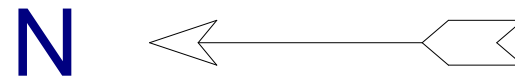
**Proposed:** Shed & Carport  
**Client:** Greg Lynn  
**Address:** 19 Vincent Street, Blacktown, NSW, 2148  
 Lot 16 / DP29610  
**Council:** BLACTOWN CITY COUNCIL

---

**Plan:** Drainage Concept

Revision	Date	Drawn:	WR	Sheet:
		<b>Date:</b>	August 2022	<div style="font-size: 2em; font-weight: bold;">2</div> <div style="font-size: 1.5em; font-weight: bold;">of:</div> <div style="font-size: 2em; font-weight: bold;">7</div>
		<b>Scale:</b>	1:200 @ A3	
		<b>Job No:</b>	220808	

**Note:** Plans to be printed on A3 to be to scale. Do not scale off plans. All dimensions and natural ground heights to be checked and verified on site.



**1** Floor Plan  
03 1:100

PRELIMINARY ONLY

**Glazed Window Schedule**

Window	Type	Size
W1	Aluminium Sliding	900h x 1430w
W2	Aluminium Sliding	900h x 1430w
W3	Aluminium Sliding	900h x 1430w
W4	Aluminium Sliding	900h x 1430w
W5	Aluminium Sliding	900h x 1430w



**Fernleigh**

DRAFTING | COUNCIL SERVICES

fernleighbuilding.com.au hello@fernleighbuilding.com.au

**Proposed:** Shed & Carport  
**Client:** Greg Lynn  
**Address:** 19 Vincent Street, Blacktown, NSW, 2148 Lot 16 / DP29610  
**Council:** BLACKTOWN CITY COUNCIL

**Plan:** Floor Plan

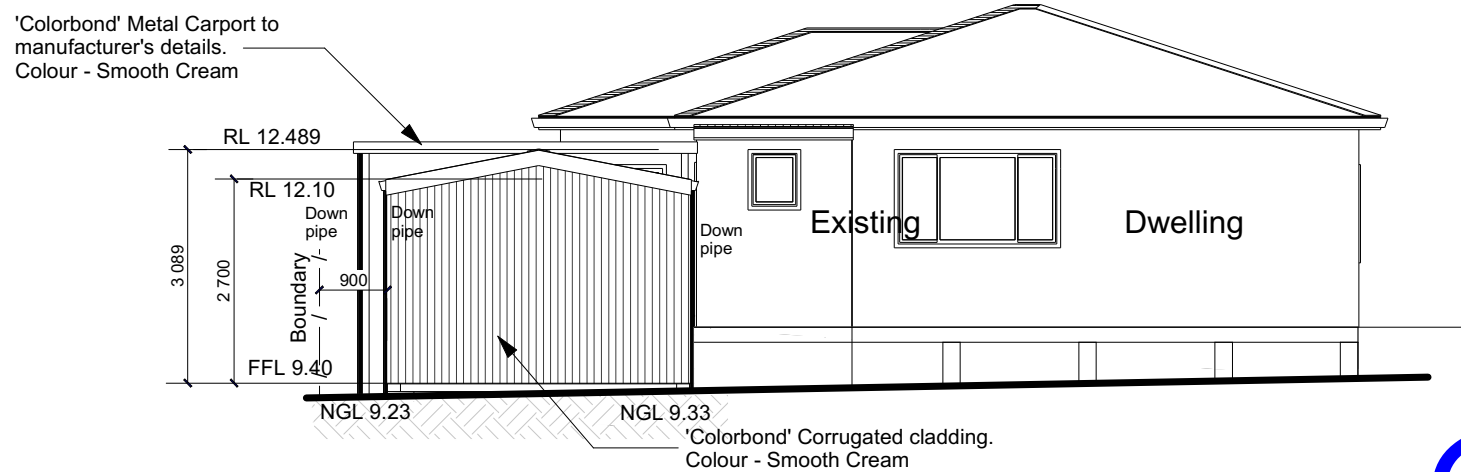
Revision	Date	Drawn:	WR	Sheet:
		Date:	August 2022	3 of 7
		Scale:	1:100 @ A3	
		Job No:	220808	

**Note:** Plans to be printed on A3 to be to scale. Do not scale off plans. All dimensions and natural ground heights to be checked and verified on site.

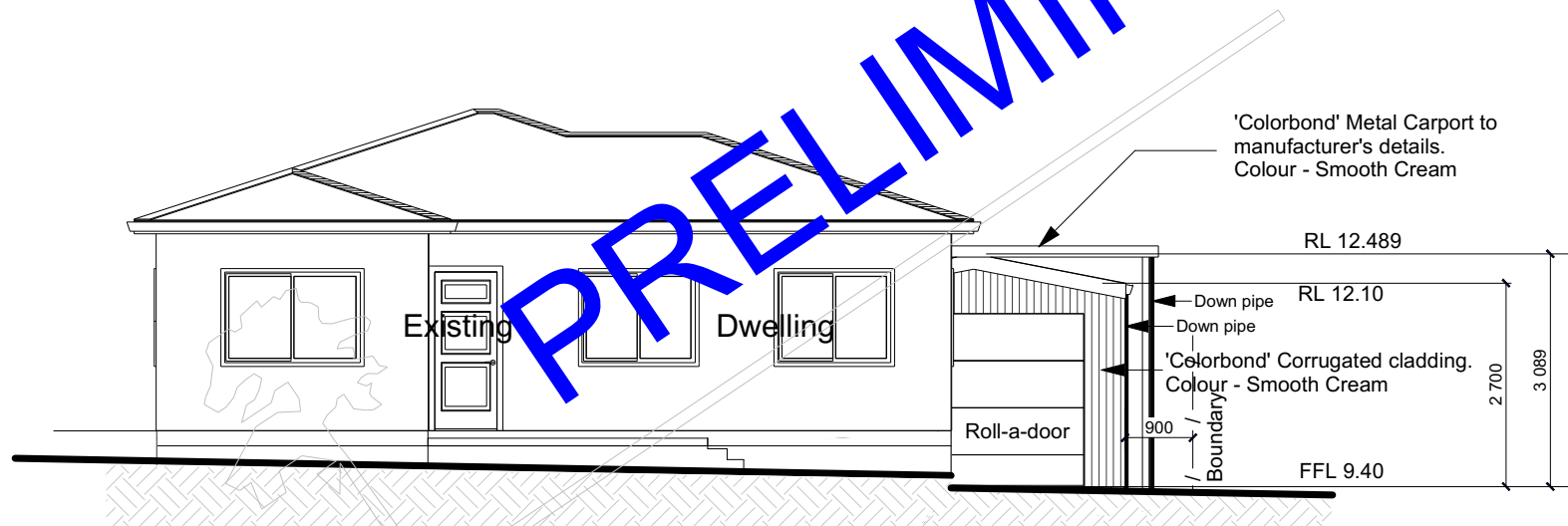
ISSUED FOR DEVELOPMENT / CONSTRUCTION CERTIFICATE PURPOSES

Supplied By:





2 North Elevation  
04 1:100




1 South Elevation  
04 1:100

PRELIMINARY ONLY

ISSUED FOR DEVELOPMENT /  
CONSTRUCTION CERTIFICATE PURPOSES





**Fernleigh**  
DRAFTING | COUNCIL SERVICES

fernleighdrafting.com.au    hello@fernleighdrafting.com.au

---

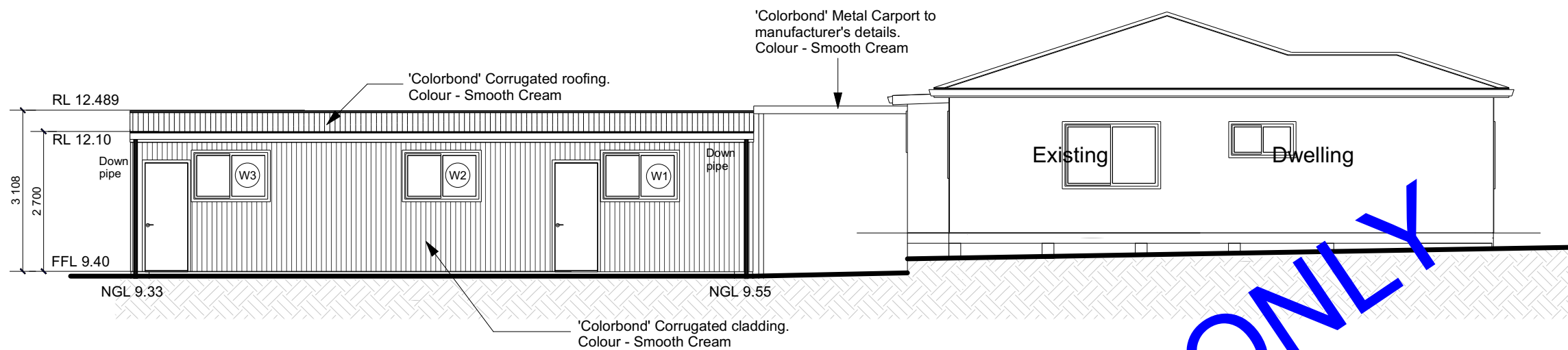
**Proposed:** Shed & Carport  
**Client:** Greg Lynn  
**Address:** 19 Vincent Street, Blacktown, NSW, 2148  
 Lot 16 / DP29610  
**Council:** BLACTOWN CITY COUNCIL

---

**Plan:** Elevations

Revision	Date	Drawn:	WR	Sheet:
		<b>Date:</b>	August 2022	of: <span style="font-size: 24px;">4</span> 7
		<b>Scale:</b>	1:100 @ A3	
		<b>Job No:</b>	220808	

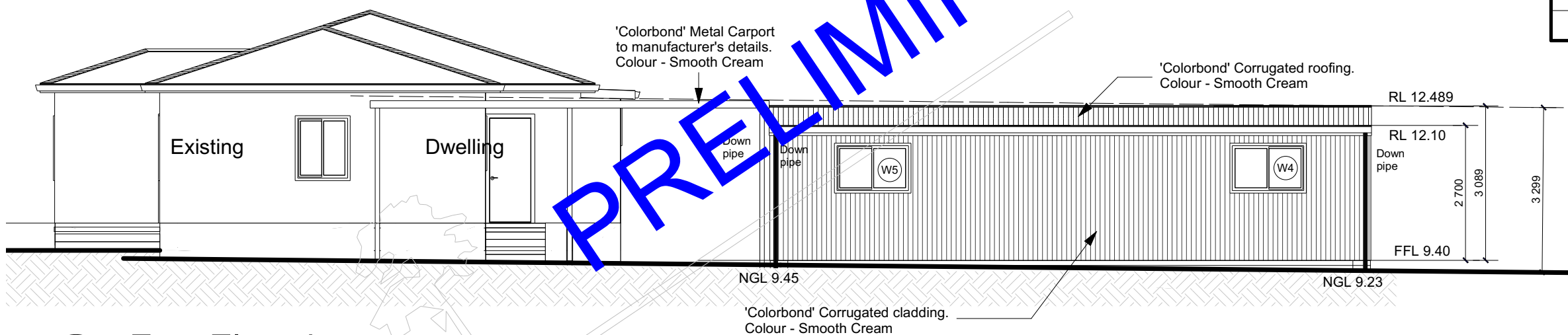
**Note:** Plans to be printed on A3 to be to scale. Do not scale off plans. All dimensions and natural ground heights to be checked and verified on site.



**2** West Elevation  
05 1:100

**Glazed Window Schedule**

Window	Type	Size
W1	Aluminium Sliding	900h x 1430w
W2	Aluminium Sliding	900h x 1430w
W3	Aluminium Sliding	900h x 1430w
W4	Aluminium Sliding	900h x 1430w
W5	Aluminium Sliding	900h x 1430w



**1** East Elevation  
05 1:100

PRELIMINARY ONLY

ISSUED FOR DEVELOPMENT /  
CONSTRUCTION CERTIFICATE PURPOSES

Supplied By:



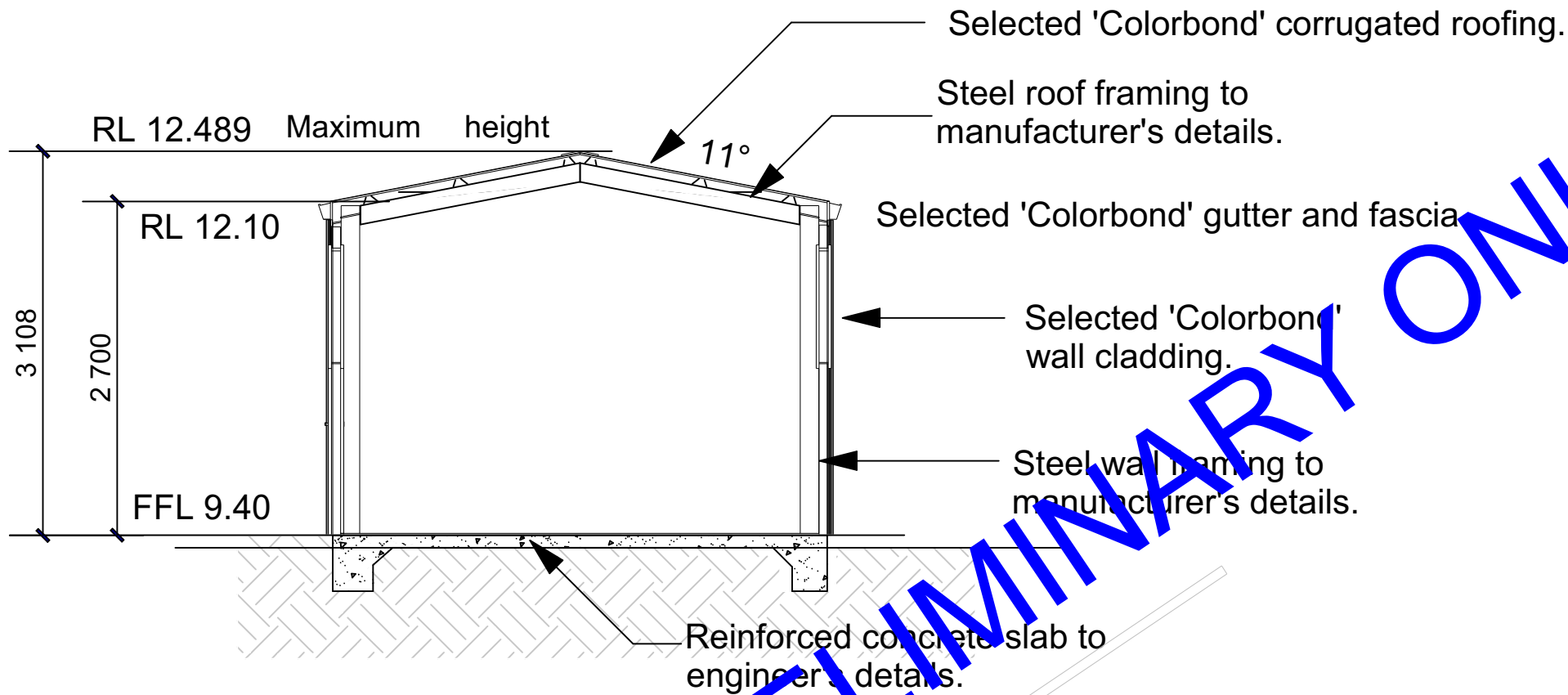
**Fernleigh**  
DRAFTING | COUNCIL SERVICES  
fernleighdrafting.com.au    hello@fernleighdrafting.com.au

**Proposed:** Shed & Carport  
**Client:** Greg Lynn  
**Address:** 19 Vincent Street, Blacktown, NSW, 2148 Lot 16 / DP29610  
**Council:** BLACTOWN CITY COUNCIL

**Plan:** Elevations

Revision	Date	Drawn:	WR	Sheet:
		Date:	August 2022	5 of: 7
		Scale:	1:100 @ A3	
		Job No:	220808	

**Note:** Plans to be printed on A3 to be to scale. Do not scale off plans. All dimensions and natural ground heights to be checked and verified on site.



1 Section  
06 1:50

PRELIMINARY ONLY

All works to be completed in accordance with the performance requirements of the National Construction Code (NCC) 2019 Volume 2 Amendment 1

**Detached Portal Frame Sheds**

**Part 3.1 Site preparation (dealt with in Engineering)**

- Part 3.1.1 Earthworks
- Part 3.1.2 Earth retaining structures
- Part 3.1.3 Drainage

**Part 3.2 Footings and slabs (dealt with in Engineering)**

- Part 3.2.2 Preparation
- Part 3.2.3 Concrete and reinforcing
- Part 3.2.4 Site classification
- Part 3.2.5 Footing and slab construction

**Part 3.4 Framing (dealt with in Engineering)**

- Part 3.4.2 Steel framing
- Part 3.4.4 Structural steel members

**Part 3.5 Roof cladding, gutters and downpipes and wall cladding**

- Part 3.5.1 Sheet roofing
- Part 3.5.3 Gutters and downpipes
- Part 3.5.5 Metal wall cladding

**Part 3.9 Safe Movement and Access**

- Part 3.9.1.6 Thresholds

**Part 3.10 Ancillary Provisions and Additional Construction Requirements (dealt with in Engineering)**

- Part 3.10.2 Earthquake areas

**Part 3.6 Glazing**

- Part 3.6.1 Application
- Part 3.6.2 Glazing sizes and installation
- Part 3.6.3 Fully framed glazing installed in perimeter of buildings
- Part 3.6.4 Human impact safety requirements

**Part 3.8 Health and Amenity**

- Part 3.8.1 Wet areas and external waterproofing
- Part 3.8.2 Room heights

**Fernleigh**  
DRAFTING | COUNCIL SERVICES  
fernleighdrafting.com.au    hello@fernleighdrafting.com.au

**Proposed:** Shed & Carport  
**Client:** Greg Lynn  
**Address:** 19 Vincent Street, Blacktown, NSW, 2148  
Lot 16 / DP29610  
**Council:** BLACTOWN CITY COUNCIL

**Plan:** Section

Revision	Date	Drawn:	WR	Sheet:
		Date:	August 2022	6 of: 7
		Scale:	1:50 @ A3	
		Job No:	220808	

**Note:** Plans to be printed on A3 to be to scale. Do not scale off plans. All dimensions and natural ground heights to be checked and verified on site.

Supplied By:



ISSUED FOR DEVELOPMENT /  
CONSTRUCTION CERTIFICATE PURPOSES

\*If any fill is required on site, Class 'P' is applicable.

## General Specification:

Construction requirements are to comply with the National Construction Code, General

- Drawings prepared from information supplied by the owner and/or builder.
- Dimensions are in millimeters unless noted otherwise.
- All dimensions shall be verified on site.
- Actual Surveyed Levels to take precedence.
- Do not scale off drawings.
- It is the responsibility of the builder to verify documents as to their accuracy and suitability.
- These plans are to be read in conjunction with Engineer's details.
- NCC refers to the National Construction Code – Volume 2, Building Code of Australia - Class 1 and Class 10 Buildings.

### Statutory Requirements

- All work to be carried out in accordance with the NCC, AS3959-2018, the RFS Bushfire Guidelines - Planning for Bush Fire Protection 2019 for NSW which are to take precedence, conditions imposed by the local authority and the commitments outlined in the relevant Basix certificate.
- The builder is to comply with the requirements of all legally constituted authorities having jurisdiction over the building works and the provisions of the Home Building Act.
- Prior to the commencement of building work, the builder shall provide temporary toilet facilities for the use of subcontractors. Where the local authority requires the temporary toilet, on completion the builder shall remove the convenience.

### NCC Requirements

- All earthworks shall be in accordance with the engineer's details and Part 3.1.1 of NCC.
- All excavations and under floor fill shall be in accordance with the engineer's details and Part 3.1.1 of NCC
- All earth retaining structures shall be in accordance with the engineer's details and Part 3.1.2 of NCC
- Storm water drainage shall be carried out in accordance with Part 3.1.3 of NCC.
- Primary building elements are to be protected from subterranean termites in accordance with Par 3.1.4 of NCC
- All footings and slabs shall comply with Part 3.2 of NCC.
- Clay brickwork shall comply with Part 3.3 of NCC, & AS4773 or AS3700
- Masonry accessories shall be constructed and installed in accordance with AS4773 or AS3700. Appropriate ties shall be provided to articulated masonry joints.
- Lintels used to support brickwork over wall openings shall comply with AS4773 or AS3700 and be protected from corrosion.
- Weatherproofing of external masonry walls shall be carried out in accordance with AS4773 or AS3700.
- Engaged piers in single leaf masonry walls shall be constructed in accordance with AS4773 or AS3700.
- Provide adequate cross ventilation to space under suspended ground floors in accordance with Part 3.4.1 of NCC. Sub floor access to be provided as indicated on the plan.
- All timber framework shall comply with Part 3.4.3 of NCC or AS1684.
- Roof trusses shall be designed in accordance AS1720, and erected, fixed and braced in accordance with manufacturer's recommendations.
- Roof cladding, gutters and downpipes and wall cladding shall be in accordance with Part 3.5 of NCC.
- Sarking shall comply with AS/NZS4200.1&2.
- All glazing shall comply with Part 3.6 of NCC.
- Fire properties for materials and construction, must comply with part 3.7.1 of NCC
- Fire separation, where required, must comply with part 3.7.2 of NCC.
- Fire protection of separating walls and floors, must comply with part 3.7.3 of NCC.
- Fire separation of garage top dwellings, must comply with part 3.7.4 of NCC.
- Provide and install hard wired interconnected smoke alarms in accordance with AS3786 and part 3.7.5 of NCC.
- Internal wet areas and balconies over habitable rooms to be waterproofed in accordance with Part 3.8.1 of NCC. Wet area wall lining is to be fixed in accordance with manufacturer's recommendations.
- All timber doors and door sets shall be manufactured and installed in accordance with AS2047.
- All plumbing shall comply with the requirements of the relevant supply authority and AS3000, and be carried out by a licensed plumber.
- All electrical work shall comply with the requirements of the relevant supply authority and AS3000, and be carried out by a licensed electrician.
- All gas installations shall comply with the requirements of the relevant supply authority and be carried out by a licensed gas fitter.
- Installation of wall and floor tiles shall be in accordance with AS3958.1.
- Mechanical ventilation is to be installed in accordance with part 3.8.5 of NCC.
- Building fabric must comply with Part 3.12.1 of NCC.
- Insulation, where required, must comply with AS/NZS4859.1.
- Building is to be sealed to the requirements of Part 3.12.3 of NCC, including chimneys, flues, roof lights, external windows and doors, exhaust fans, roof, walls and floors.
- Services are to be installed to the requirements of NSW Part 3.12.5 of NCC, including hot water supply, insulation of services, central heating water piping and heating and cooling ductwork.

## General Notes:


- All work to be carried out according to relevant Australian standards / codes and good building practice
- Builder to verify all measurements and materials before the commencement of any work
- Builder to verify and maintain any internal load bearing walls where applicable
- Builder to verify and match existing roof pitch where applicable
- All fixings, fasteners and connections shall comply with manufacturers/ engineers specifications
- All steel columns, support beams and / or structure shall comply with engineers specifications
- All framing and bracings shall comply with AS 1684-2010 or relevant Australian standards.
- All r.c. concrete slabs and footings to be to engineers specifications
- All masonry tie down and bonding beams to be to engineers specifications
- All masonry construction shall comply with current NCC
- All wet areas and water proofing shall comply with current NCC
- Sub-floor ventilation as per current NCC
- Wind rating to be nominated by engineer / council u.n.o.
- Bushfire zoning and specifications to be nominated by council / RFS u.n.o.
- Sliding Subsidence zoning and specifications to be nominated by council u.n.o.
- Waste / stormwater catchment and sewage disposal to be connected to existing systems or local council requirements
- Smoke Detection units shall be installed as per current NCC
- Termite protection to local council requirements
- Refer to additional building specifications for further details where applicable
- Refer to Basix spec for additional requirements where applicable
- RL levels nominal design only. Actual Surveyed levels to take precedence
- Suggested layout only
- Do not scale

PRELIMINARY ONLY

ISSUED FOR DEVELOPMENT /  
CONSTRUCTION CERTIFICATE PURPOSES

Supplied By:





## Fernleigh

DRAFTING | COUNCIL SERVICES

fernleighdrafting.com.au    hello@fernleighdrafting.com.au

---

**Proposed:** Shed & Carport  
**Client:** Greg Lynn  
**Address:** 19 Vincent Street, Blacktown, NSW, 2148  
 Lot 16 / DP29610  
**Council:** BLACTOWN CITY COUNCIL

---

**Plan:** General Specification and Notes

Revision	Date	Drawn:	WR	Sheet:
		<b>Date:</b>	August 2022	7 of 7
		<b>Scale:</b>	N/A	
		<b>Job No:</b>	220808	

---

**Note:** Plans to be printed on A3 to be to scale. Do not scale off plans. All dimensions and natural ground heights to be checked and verified on site.