

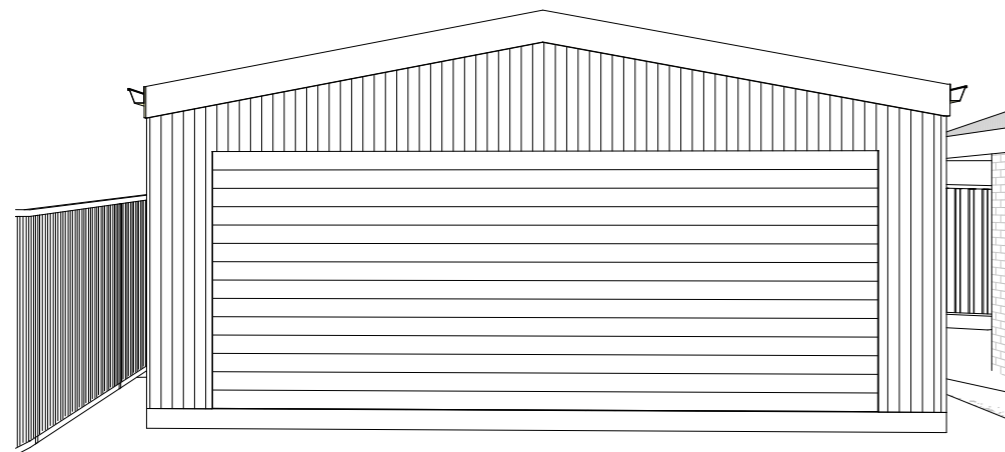
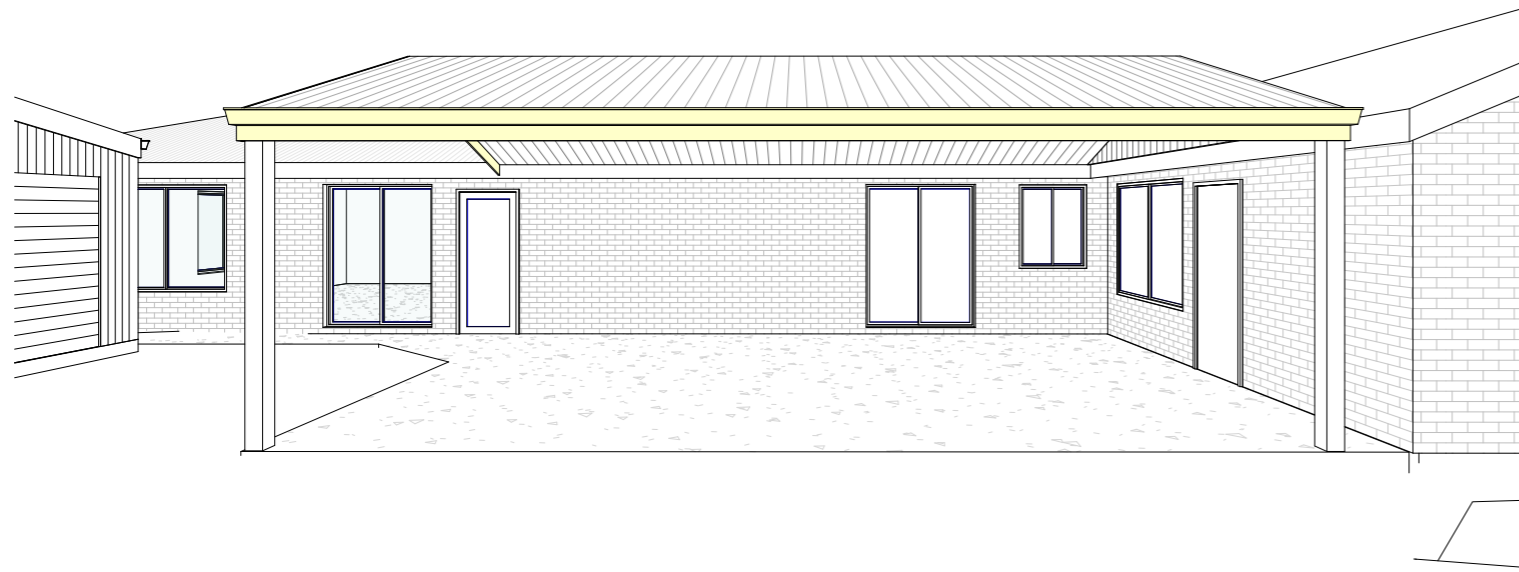
6 Decora Place, Albion Park Rail NSW 2527

Lot 708, DP 791426

DEVELOPMENT APPLICATION
FOR PROPOSED PRE FABRICATED SHED AND PERGOLA

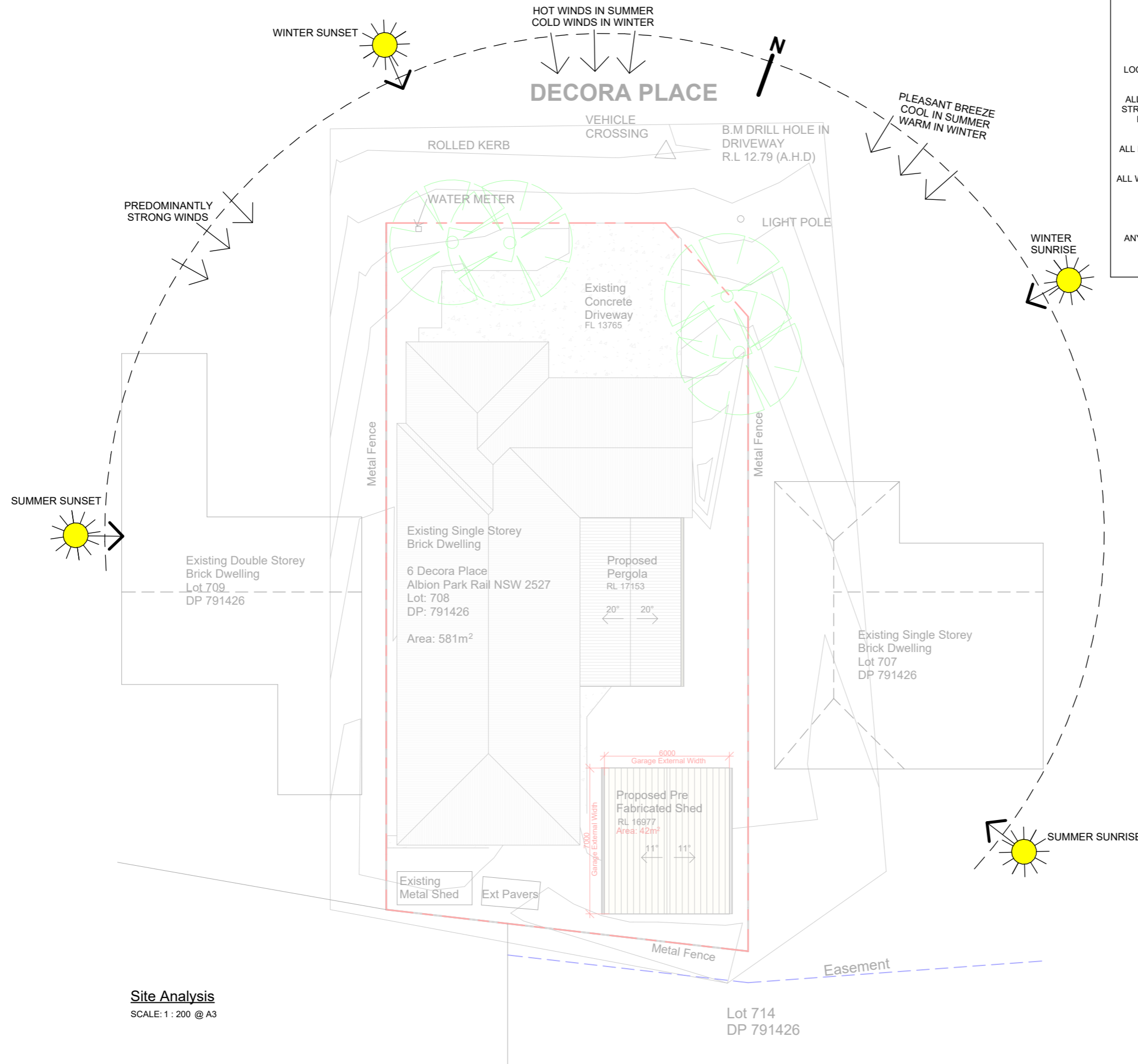
DRAWING LIST

A001	Site Analysis	15.12.2022
A002	Site Plan	15.12.2022
A250	Roof / Stormwater Concept Plan	15.12.2022
A251	Existing / Demolition Ground Floor Plan & Roof Plan	15.12.2022
A253	Proposed Ground Floor Plan	15.12.2022
A301	N, E, S, W Elevations	15.12.2022
A350	Sections	15.12.2022
A501	Construction Management Plan	15.12.2022
A503	Area Calculations	15.12.2022
A601	Materials Schedule	15.12.2022
A901	Notification Plan	15.12.2022



Development Application

<table border="1"> <thead> <tr> <th>Rev</th> <th>Revision</th> <th>By</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>P1</td> <td>PRELIMINARY DESIGN ISSUED TO CLIENT</td> <td>J.Haddara</td> <td>15.12.2022</td> </tr> <tr> <td>P2</td> <td>Updates</td> <td>J.Haddara</td> <td>15.12.2022</td> </tr> </tbody> </table>	Rev	Revision	By	Date	P1	PRELIMINARY DESIGN ISSUED TO CLIENT	J.Haddara	15.12.2022	P2	Updates	J.Haddara	15.12.2022	<p>SCALE BAR:</p> <p>THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSION. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.</p>	<p>NORTH:</p>	<p>DRAWINGS BY:</p> <p>SURF DRAFTING Offices at: Wollongong, Kiama & Ulladulla info@surfdrafting.com.au www.surfdrafting.com.au Office: 1300 310 067</p>	<p>CLIENT:</p> <p>David Thompson</p> <p>ADDRESS:</p> <p>6 Decora Place, Albion Park Rail NSW 2527</p>	<p>PROJECT:</p> <p>Proposed Pre Fabricated Shed and Pergola</p> <p>DRAWING:</p> <p>Cover Sheet</p>	<p>DESIGNER:</p> <p>J.Haddara</p> <p>DRAWN:</p> <p>J.Haddara</p>	<p>DATE: 15.12.2022</p> <p>SCALE: @ A3</p> <p>PROJECT No: 22208 DRAWING No: A000 ISSUE: P2</p>
Rev	Revision	By	Date																
P1	PRELIMINARY DESIGN ISSUED TO CLIENT	J.Haddara	15.12.2022																
P2	Updates	J.Haddara	15.12.2022																



GENERAL NOTES

ALL DOCUMENTATION REPRESENTS THE DETAILED DESIGN INTENT. BUILDER IS RESPONSIBLE FOR THE CONSTRUCTION OF THE WORKS.

ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED ON SITE BY THE BUILDER.

LOCATIONS OF WALLS, STRUCTURAL ELEMENTS AND SERVICES ARE TO BE CHECKED AND VERIFIED ON SITE BY THE BUILDER PRIOR TO COMMENCEMENT OF ANY WORK.

ALL REINFORCED CONCRETE SLABS, FOOTINGS, RETAINING WALLS, STRUCTURAL STEEL, STRUCTURAL TIMBER FRAMING, TIE-DOWNS/BRACING AND JOINS IN SLABS TO BE AS PER STRUCTURAL ENGINEER'S DETAILS AND SPECIFICATIONS (REFER TO RELEVANT DOCUMENTATION).

ALL EXISTING STRUCTURES AND FINISHES INTERFERED WITH BY PROPOSED NEW WORK TO BE REPAIRED AND/OR REPLACED AS NECESSARY BY THE BUILDER.

ALL WORKS TO BE CONSTRUCTED TO COMPLY WITH THE CURRENT BCA REQUIREMENTS AND PERFORMANCE CRITERIA.

ALL MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF RELEVANT AUSTRALIAN STANDARDS UNLESS NOTED OTHERWISE.

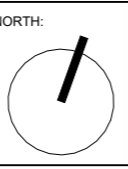
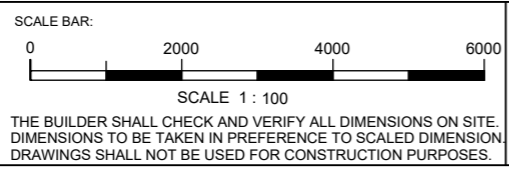
ANY NEW OR ALTERED STORMWATER AND SEWER LINES TO BE CONNECTED TO EXISTING SEWER AND STORMWATER LINES RESPECTIVELY, UNLESS NOTED OTHERWISE.

DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY.

Site Analysis
SCALE: 1 : 200 @ A3

Development Application

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P1	PRELIMINARY DESIGN ISSUED TO CLIENT	J.Haddara	15.12.2022
P2	Updates	J.Haddara	15.12.2022



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 www.surfdrafting.com.au
 Office: 1300 310 067

CLIENT:
David Thompson

ADDRESS:
6 Decora Place, Albion Park Rail NSW 2527

PROJECT:
Proposed Pre Fabricated Shed and Pergola

DRAWING:
Site Analysis

DESIGNER:
J.Haddara

DRAWN:
J.Haddara

DATE: **15.12.2022**

SCALE: **As indicated @ A3**

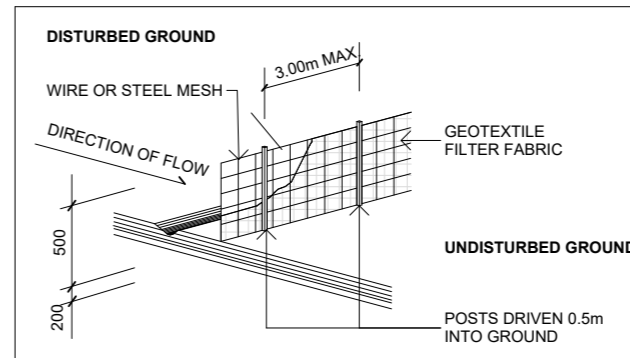
PROJECT No: **22208** DRAWING No: **A001** ISSUE: **P2**

SITE & SEDIMENT CONTROL

1. The site manager shall ensure at all times that all soil and sediment control works and devices are implemented in accordance with the department of housing "managing urban Stormwater soils & construction 1998. The Blue Book"
2. Prior to commencement sediment control details are to be installed as detailed on this plan.
3. Stabilized construction access is to be installed as required
4. Area disturbed are to be minimized at all times. Sediment fence or other suitable devices are to be installed downstream of disturbed areas
5. During windy and prolonged dry periods, disturbed areas are to be kept moist by sprinkling with water for dust containment.
6. Diversion banks/channels etc. are to be installed where required to divert upstream overland flows from entering disturbed areas.
7. the site manager must inspect all sedimentation control devices at least weekly and also at end each storm event to ensure they are operational and perform their functions as intended.
8. Where a device is unsuitable a new device shall be installed to specification to ensure it will perform the necessary sediment & erosion control task
9. Clean and remove trapped sediments and dispose off site and/or spread and compact on site in a manner to prevent further erosion & pollution.
10. Assess the effectiveness of devices and install additional and or new devices in accordance with "The Blue Book" to ensure that downstream protection is achieved.
11. Where feasible all disturbed areas are to be rehabilitated as soon as possible with vegetative cover.
12. Waste bins are to be provided for contaminated wastes eg. paint, concrete, mortar slurries, light weight materials, litters etc. and bins are to be emptied at regular intervals at waste disposal sites.
13. All contaminated materials are to be stored in waste bins clear off poor drainage areas, eg. overland flow paths etc so that they will not be transported to downstream waterways & drainage systems.

SEDIMENT CONTROL FENCE

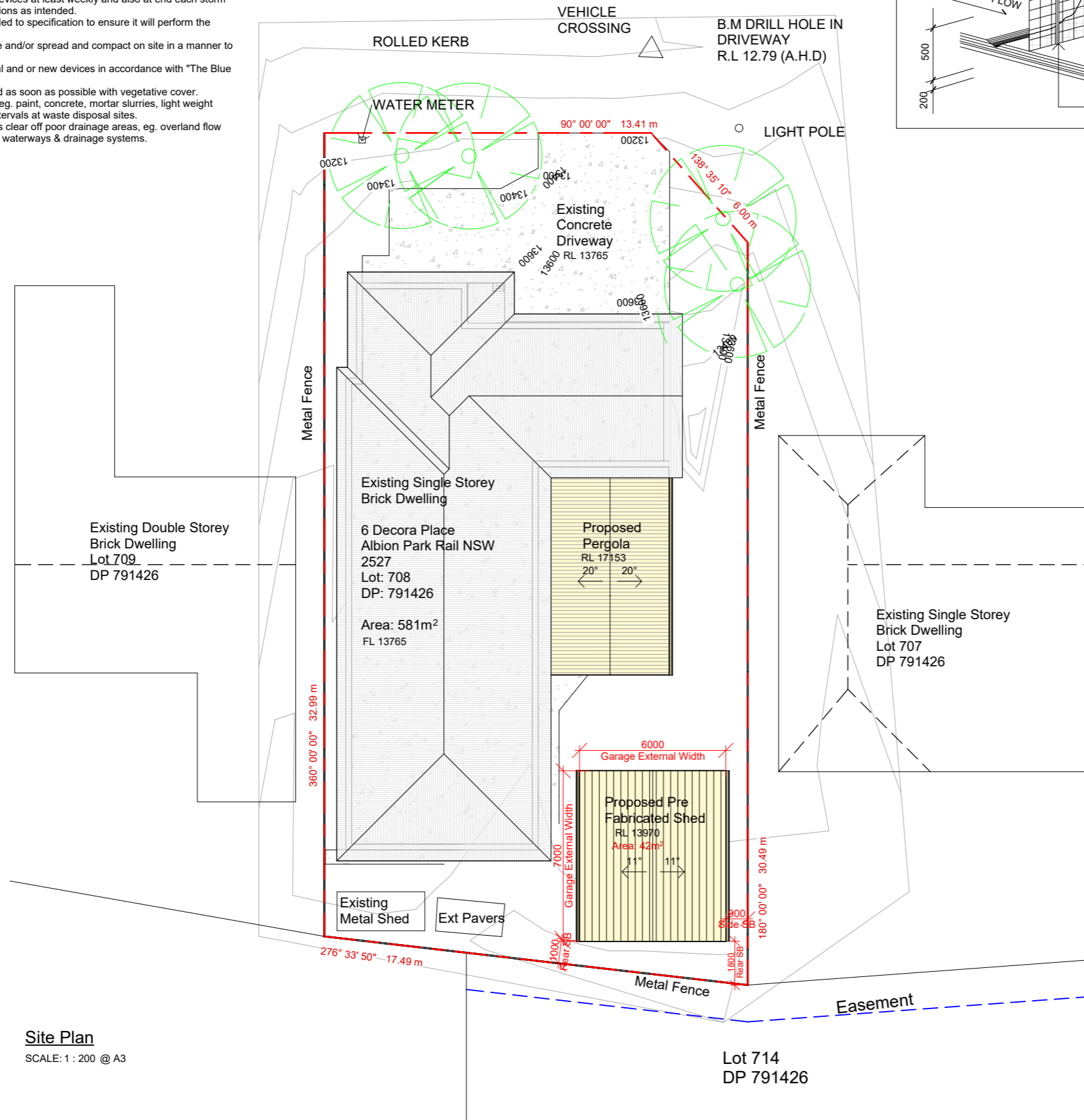
N.T.S



SEDIMENT NOTE

1. NO STOCKPILING OF MATERIALS IS PERMITTED ON THE VERGE BETWEEN KERB & PROPERTY BOUNDARY.
2. NO VEHICLE CROSSING OR STOCKPILING OF MATERIAL ON VEGETATION BUFFER.
3. ALL SEDIMENT RETAINING STRUCTURES TO BE CLEANED ON REACHING 50% STORAGE CAPACITY.
4. ALL EXISTING VEGETATION WILL BE RETAINED OUTSIDE THE CONSTRUCTION SITE.
5. ROOF DRAINAGE IS TO BE CONNECTED TO THE STORMWATER SYSTEM AS SOON AS PRACTICLE.
6. DEPRESSIONS LEFT IN THE FOOTPATH BY HEAVY TRUCKS ARE TO BE FILLED AS SOON AS POSSIBLE.
7. ONLY ONE EXIT POINT SHOULD BE USED & SHOULD BE CONSTRUCTED SO AS TO PREVENT SOIL REACHING THE ROAD & TO STOP BOGGING.
8. DRAINAGE DITCHES ABOVE & BELOW CUT & FILLED AREAS ARE TO REDUCE EROSION FROM DISTURBED GROUND.

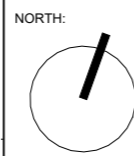
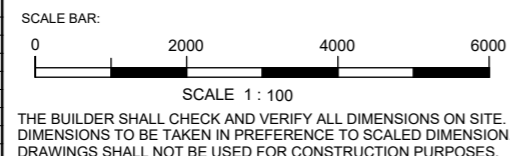
DECORA PLACE



Site Plan
SCALE: 1 : 200 @ A3

Development Application

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P1	PRELIMINARY DESIGN ISSUED TO CLIENT	J.Haddara	15.12.2022
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DRAWINGS BY:

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CLIENT:
David Thompson

ADDRESS:
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PROJECT:
Proposed Pre Fabricated Shed and Pergola

DRAWING:
Site Plan

DESIGNER:
J.Haddara

DRAWN:
J.Haddara

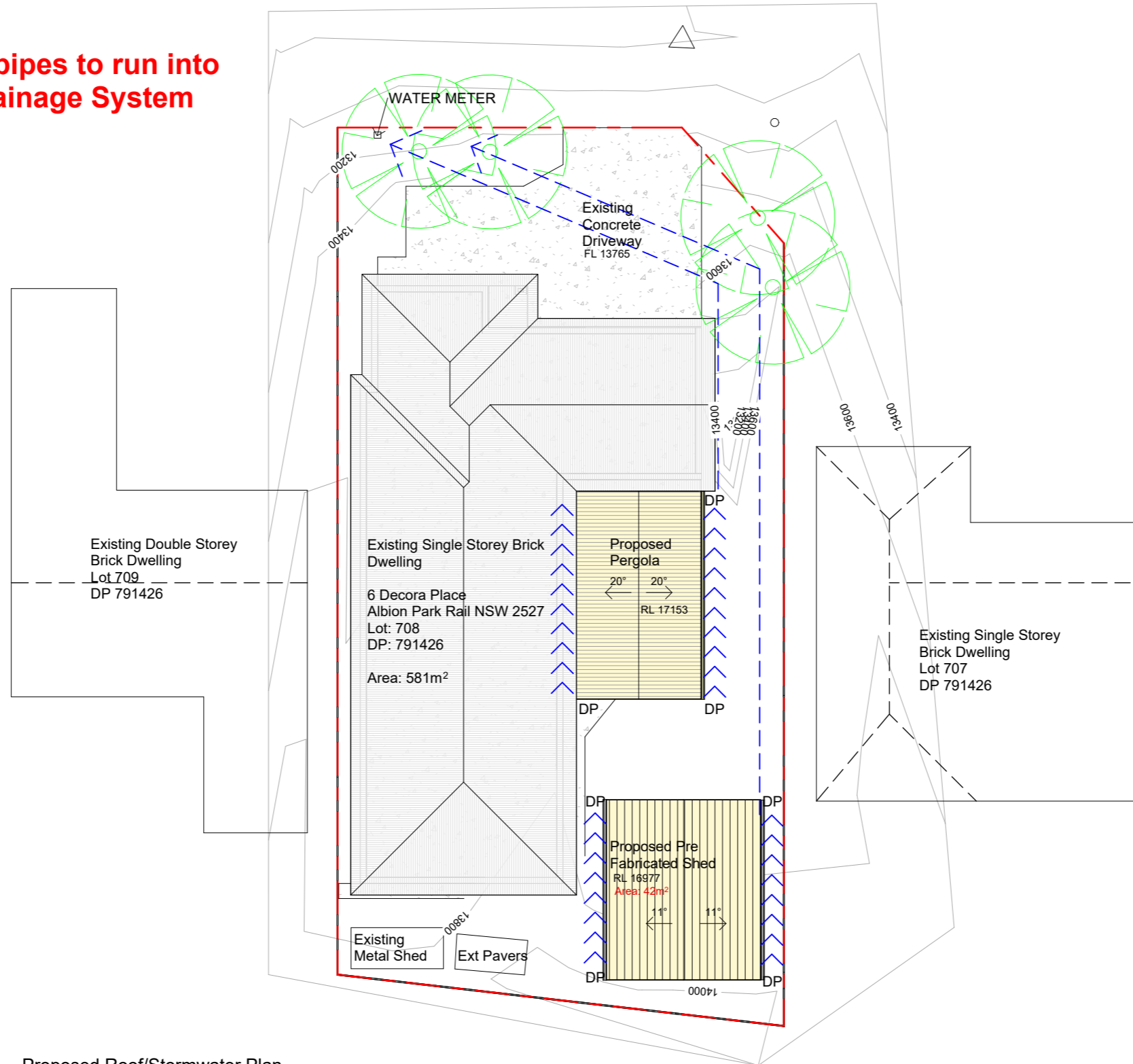
DATE: **15.12.2022**

SCALE: **1 : 200 @ A3**

PROJECT No: **22208** DRAWING No: **A002** ISSUE: **P2**

DECORA PLACE

NOTE: Proposed Downpipes to run into existing Stormwater Drainage System



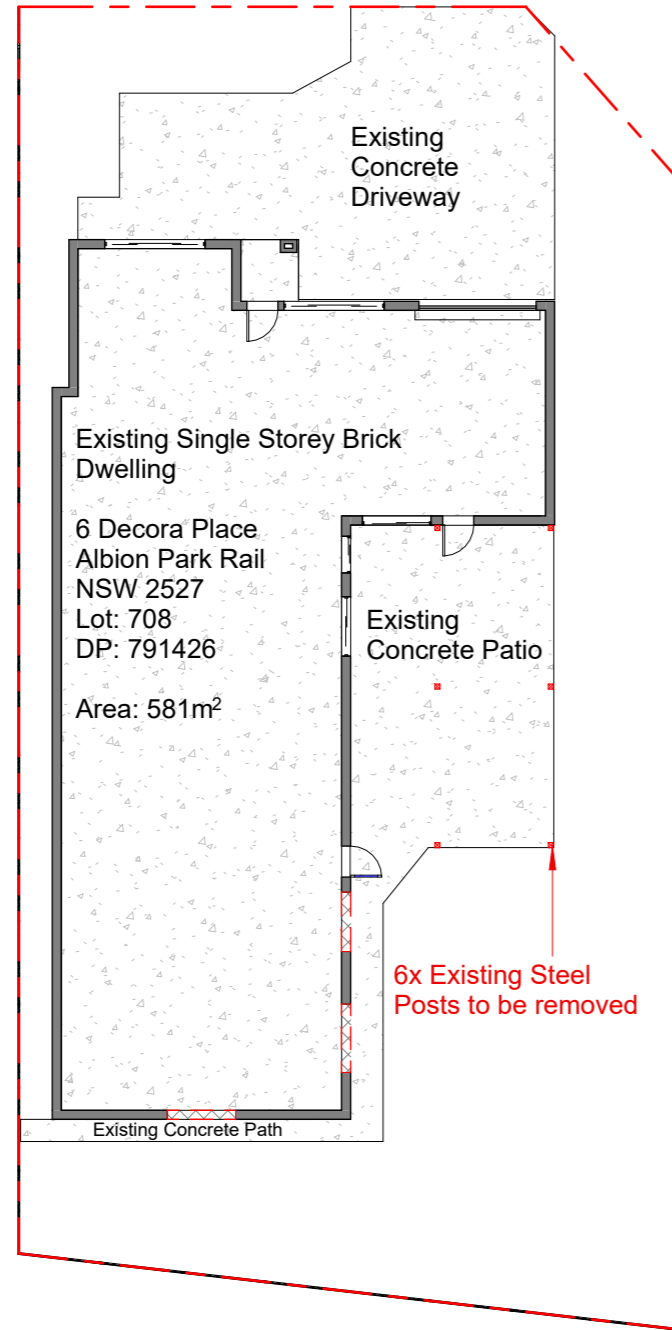
Proposed Roof/Stormwater Plan
SCALE: 1 : 200 @ A3

LEGEND:
 New Roofing Structures
 Existing Roofing Structures
 Existing Drainage (Black)
 New Drainage (Blue)
 All new downpipes to drain into existing stormwater drainage system.

Development Application

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P1	PRELIMINARY DESIGN ISSUED TO CLIENT	J.Haddara	15.12.2022	0 2000 4000 6000			David Thompson	Proposed Pre Fabricated Shed and Pergola	J.Haddara	15.12.2022
P2	Updates	J.Haddara	15.12.2022	SCALE 1 : 100		Offices at: Wollongong, Kiama & Ulladulla info@surfdrafting.com.au www.surfdrafting.com.au Office: 1300 310 067	6 Decora Place, Albion Park Rail NSW 2527	Roof / Stormwater Concept Plan	J.Haddara	SCALE: As indicated @ A3
				THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSION. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.						PROJECT No: 22208 DRAWING No: A250 ISSUE: P2

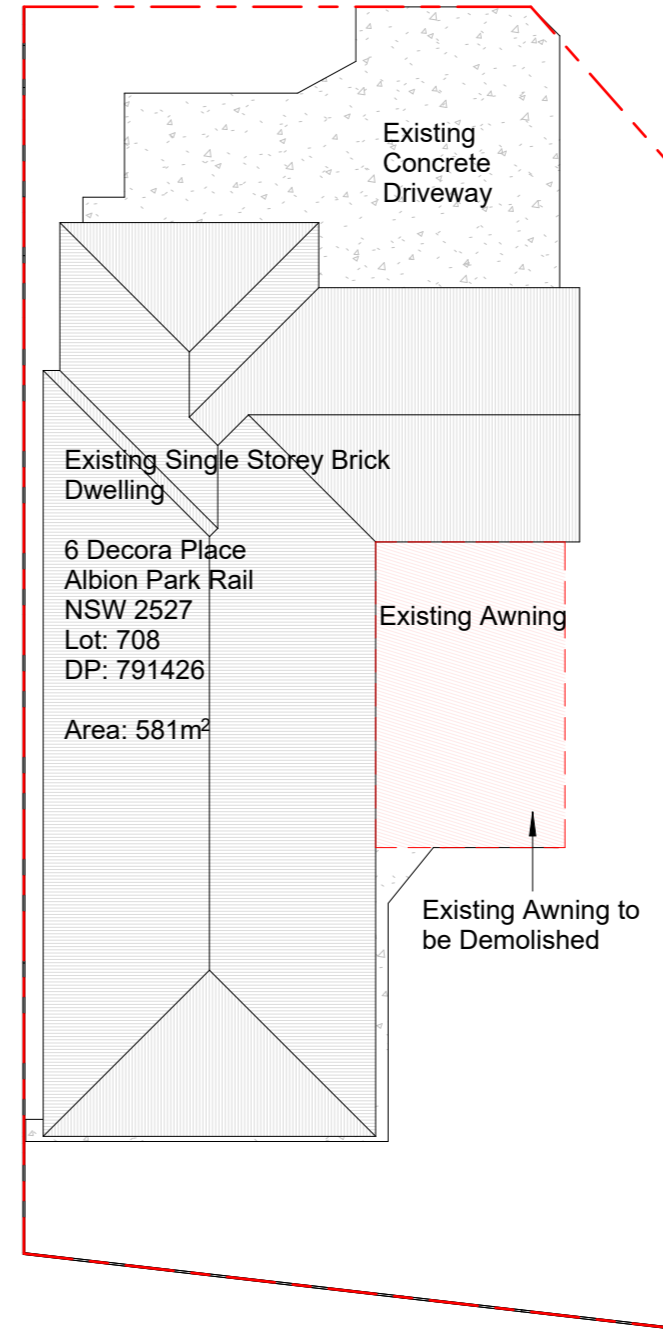
DECORA PLACE



Existing / Demolition Ground Floor plan

SCALE: 1 : 200 @ A3

DECORA PLACE



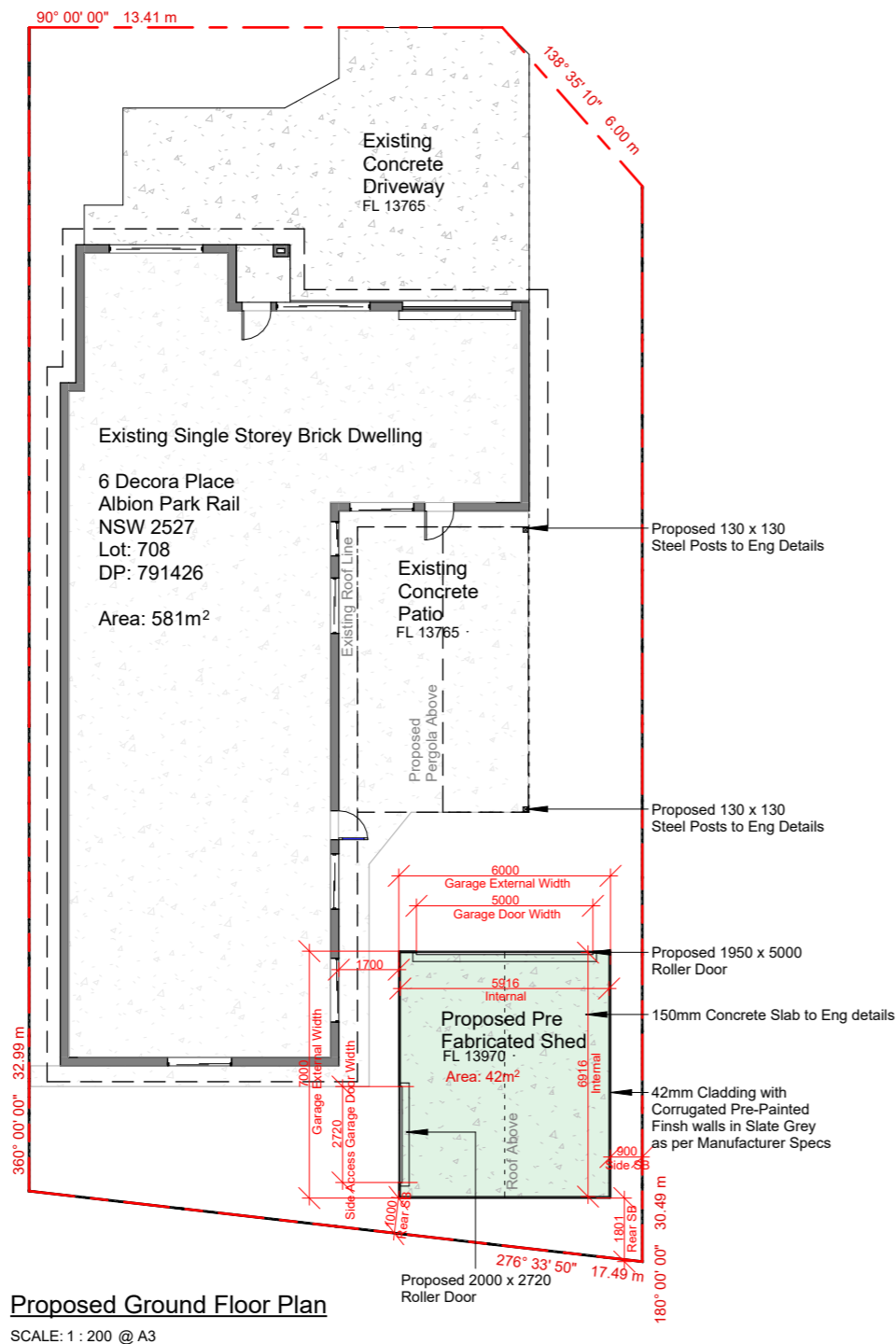
Existing / Demolition Roof Plan

SCALE: 1 : 200 @ A3

Development Application

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P1	PRELIMINARY DESIGN ISSUED TO CLIENT	J.Haddara	15.12.2022	THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSION. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.				SURF DRAFTING Offices at: Wollongong, Kiama & Ulladulla info@surfdrafting.com.au www.surfdrafting.com.au Office: 1300 310 067	David Thompson	Proposed Pre Fabricated Shed and Pergola	J.Haddara	15.12.2022
P2	Updates	J.Haddara	15.12.2022					6 Decora Place, Albion Park Rail NSW 2527	Existing / Demolition Ground Floor Plan & Roof Plan	J.Haddara	SCALE: 1 : 200 @ A3	
											PROJECT No: 22208 DRAWING No: A251 ISSUE: P2	

DECORA PLACE



General Notes

Do not scale from this drawing. All dimensions to be checked on site. All work to be carried out in accordance with relevant codes. It is the builders responsibility to engage professional site supervision for all structural works. Any discrepancies on site/and or drawings should be reported to **the builder** before proceeding subject to written instructions.

STEELWORK:

All steelwork to be grade 250 unless noted otherwise. Square and rectangular hollow sections to be grade 350. Fabrication and erection generally to comply with AS1250 - Steel Structures Code. All welds to be 5mm fillet or full strength butt welds unless otherwise noted. Provide all cleats, brackets, holes etc. necessary to complete the work. All steel gusset plates to be 6mm thick with hole centres 2 diameters from edges, unless otherwise noted. All holes to be drilled or punched 2mm oversize unless noted otherwise. All steelwork to be prime painted prior to erection, except steelwork which is to be embedded in concrete (which must be free from all grease, paint and loose particles) All bolts connecting steel to steel to be M12 minimum unless noted otherwise. Provide all bracing as necessary during erection.

FOOTINGS:

Concrete strength to be 20 mpa minimum unless noted otherwise (except blinding concrete - minimum 15 mpa). All footing pads are to be founded on soil of 100kpa minimum and must be of the minimum size shown on the working drawings. If 100 kpa bearing capacity cannot be achieved, consult with the engineer before proceeding. All excavations to be clean and dry before pouring concrete and approval of building authority obtained.

CONCRETE:

All concrete to be accurately formed to the dimensions shown on the drawings with no allowance for finishes. Reinforcement should be inspected by Council or a private certifier as arranged by the builder. Formwork is to remain in place for a minimum of seven (7) days.

The properties of the concrete at 28 days to be as follows:-

Footing:	20 mpa	75mm slump	20mm aggregate
Slab:	20 mpa	75mm slump	14mm aggregate

Concrete is to be mechanically vibrated free of air voids during placement taking care not to displace the reinforcement.

Continuously cure concrete by ponding or other approved method for 7 days after the pouring.

REINFORCEMENT:

All reinforcement to be accurately placed and wired into position, taking care not to puncture the waterproof membrane where specified. Support all reinforcement on bar chairs at 1200 mm cts. Wire fabric to comply with AS1304 with minimum laps of 225mm. Laps at splices to be 500mm minimum unless specified otherwise.

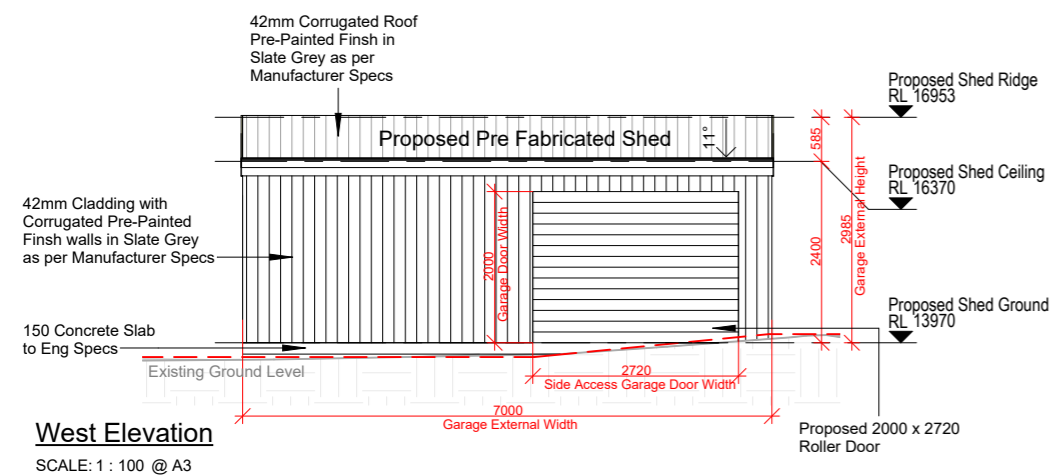
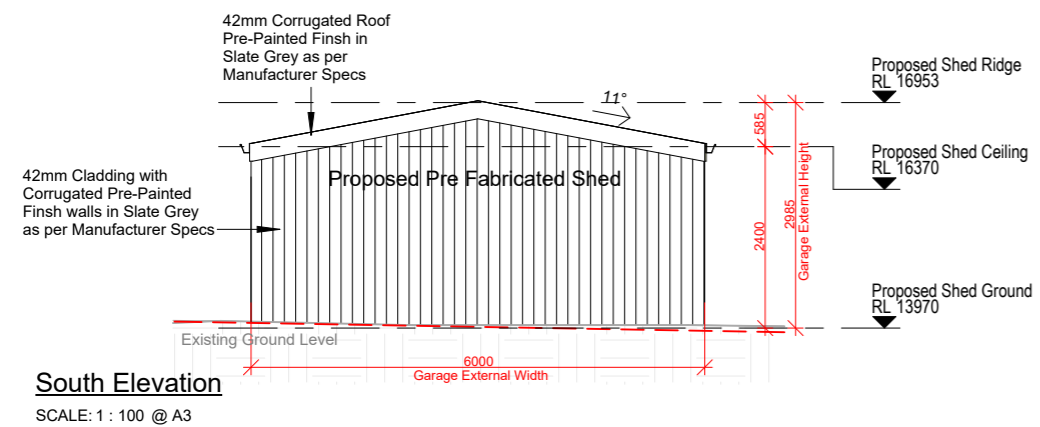
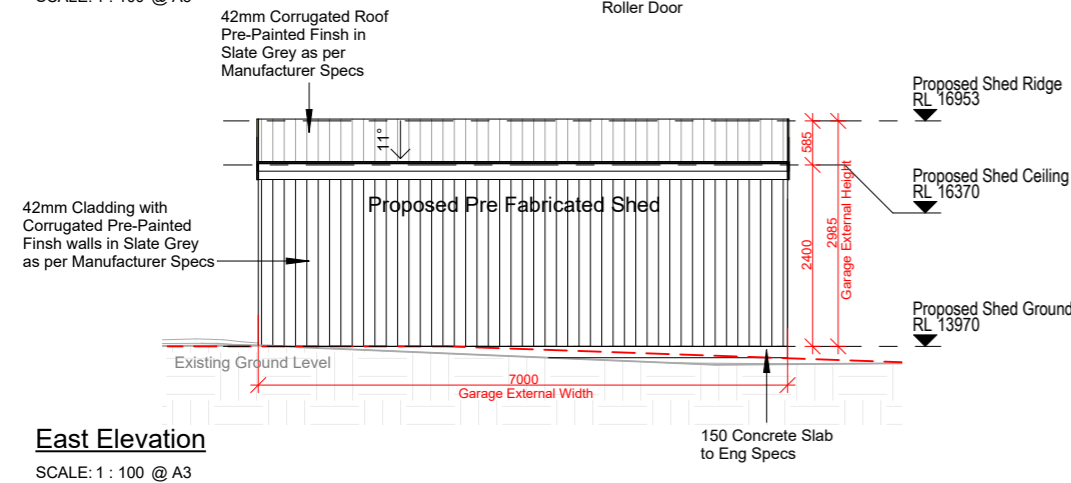
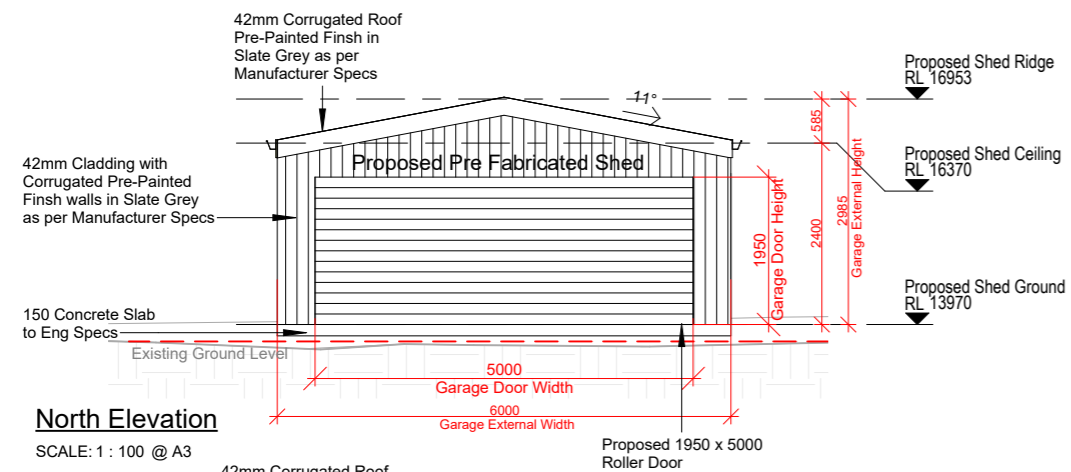
Note:

All building works are to be done and completed in accordance with the relevant Building Code of Australia

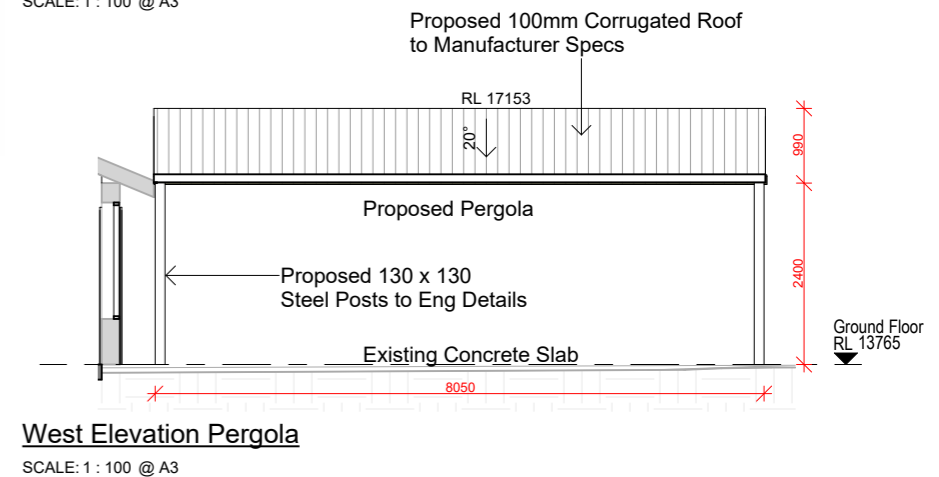
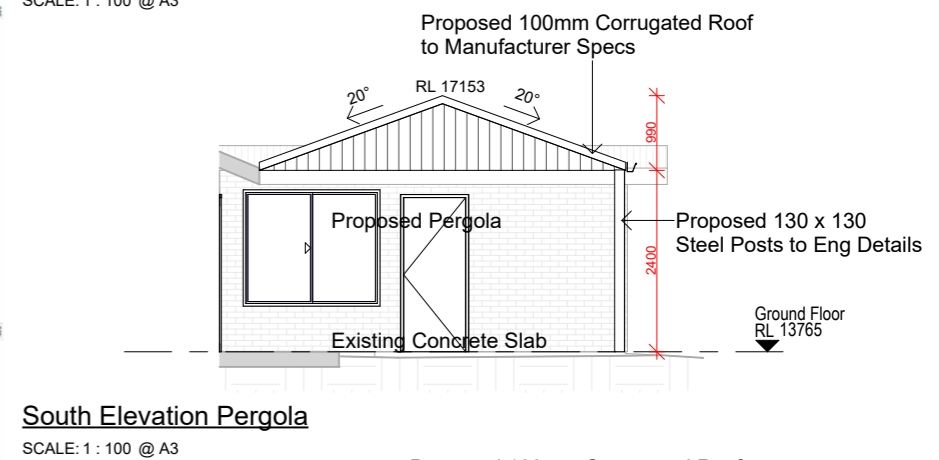
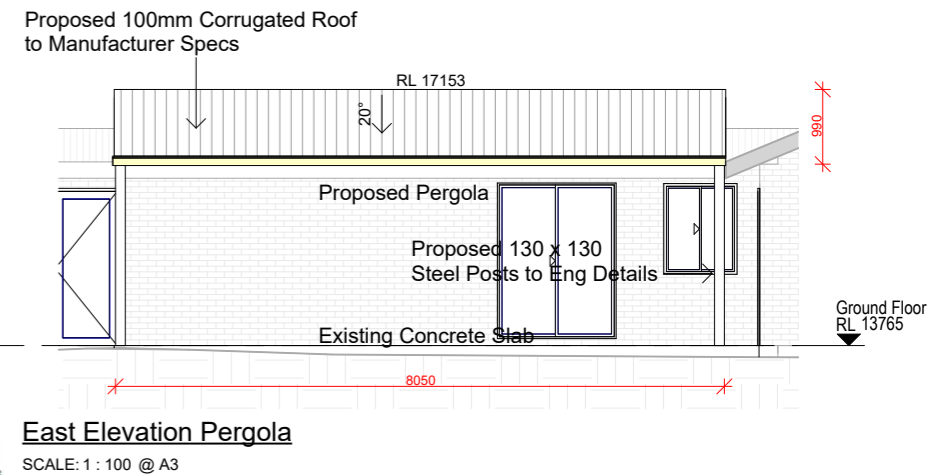
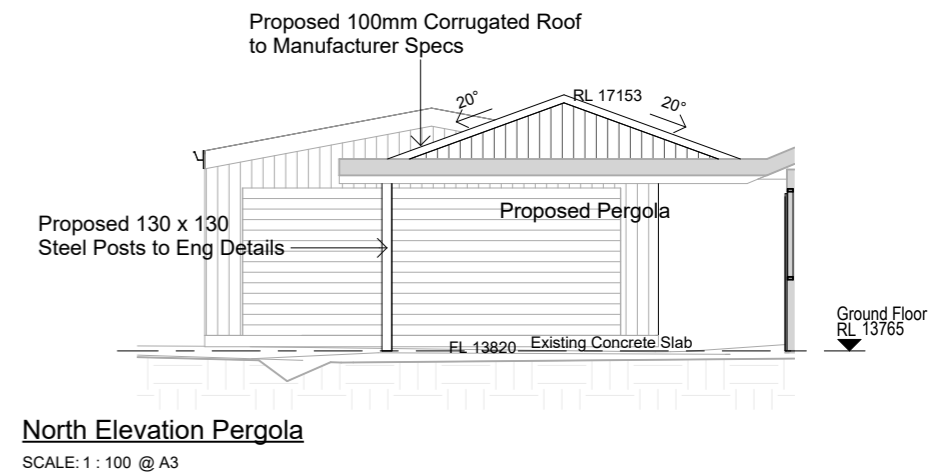


Development Application

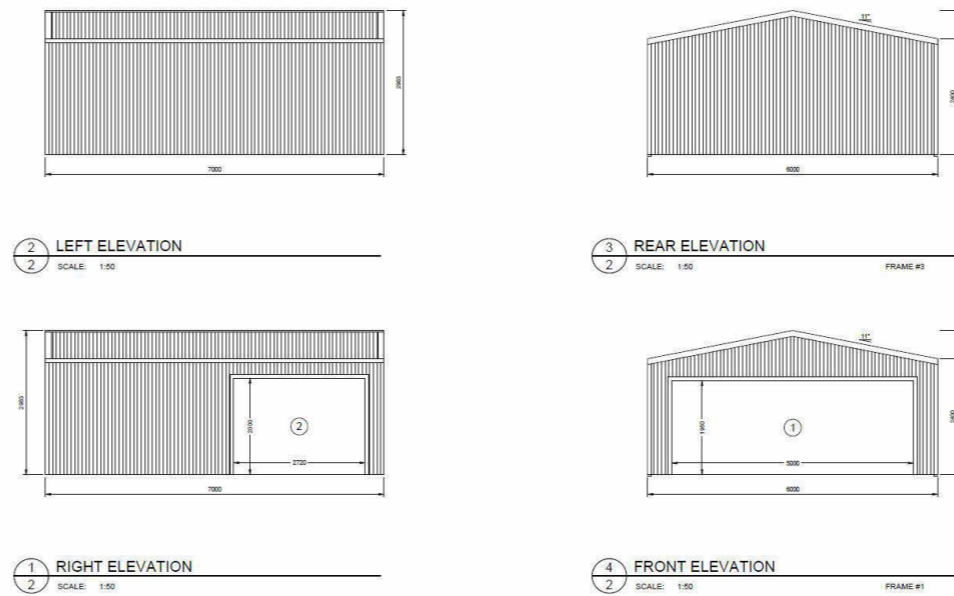
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P1	PRELIMINARY DESIGN ISSUED TO CLIENT	J.Haddara	15.12.2022							SCALE: As indicated @ A3
P2	Updates	J.Haddara	15.12.2022							PROJECT No: 22208 DRAWING No: A253 ISSUE: P2



Proposed Pergola Inspiration

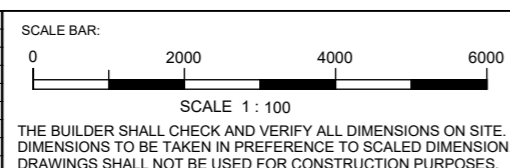


Best Sheds Engineers Detail



Development Application

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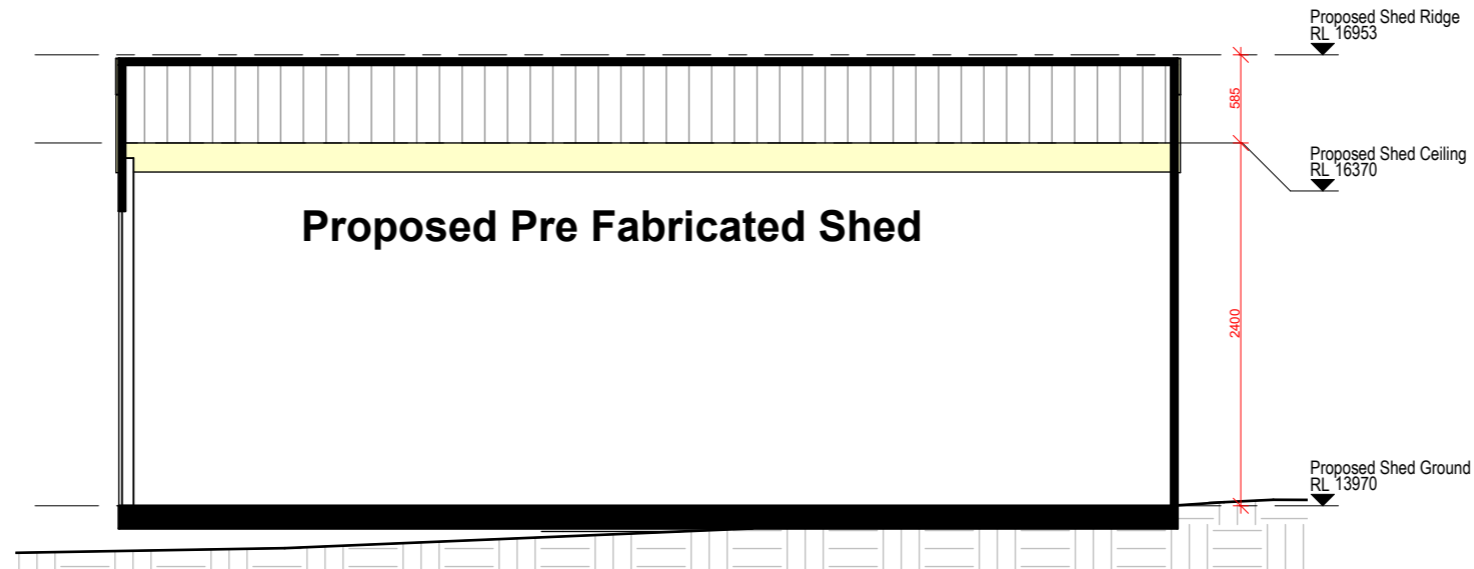
PROJECT:
Proposed Pre Fabricated Shed and Pergola

DRAWING:
N, E, S, W Elevations

DESIGNER:
J.Haddara

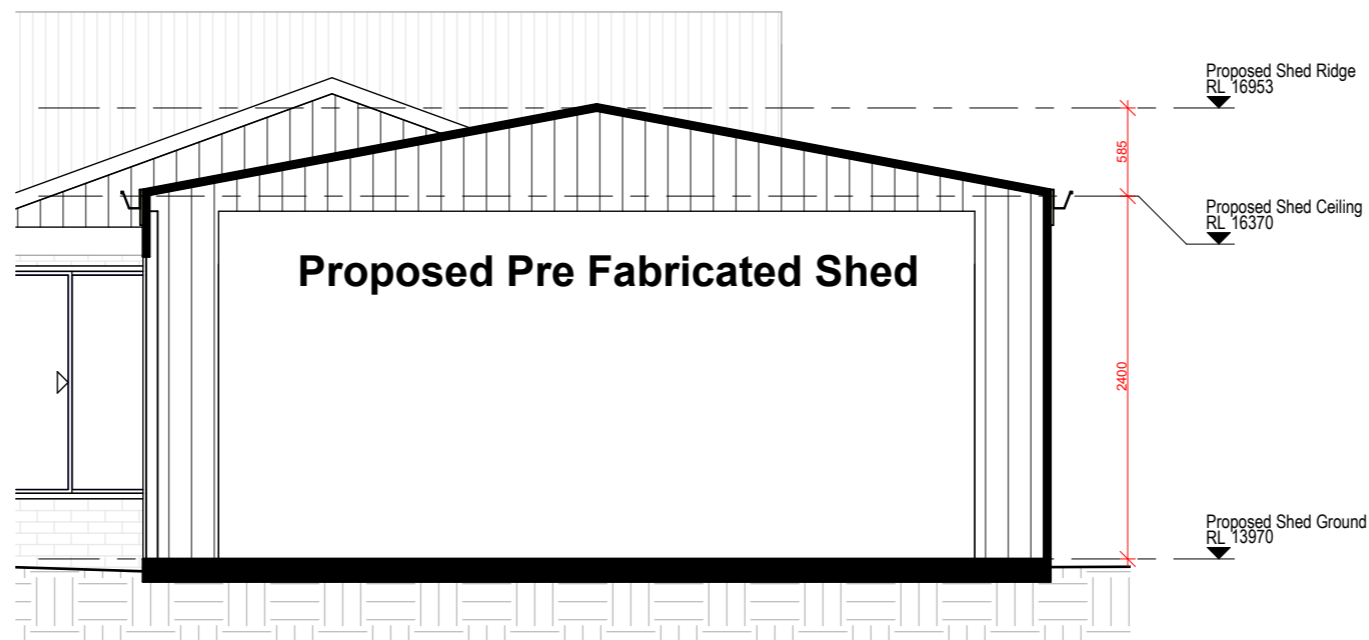
DRAWN:
J.Haddara

DATE: **15.12.2022**
SCALE: **1 : 100 @ A3**
PROJECT No: **22208** DRAWING No: **A301** ISSUE: **P2**



Section A Proposed Shed

SCALE: 1 : 50 @ A3



Section B Proposed Shed

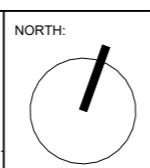
SCALE: 1 : 50 @ A3

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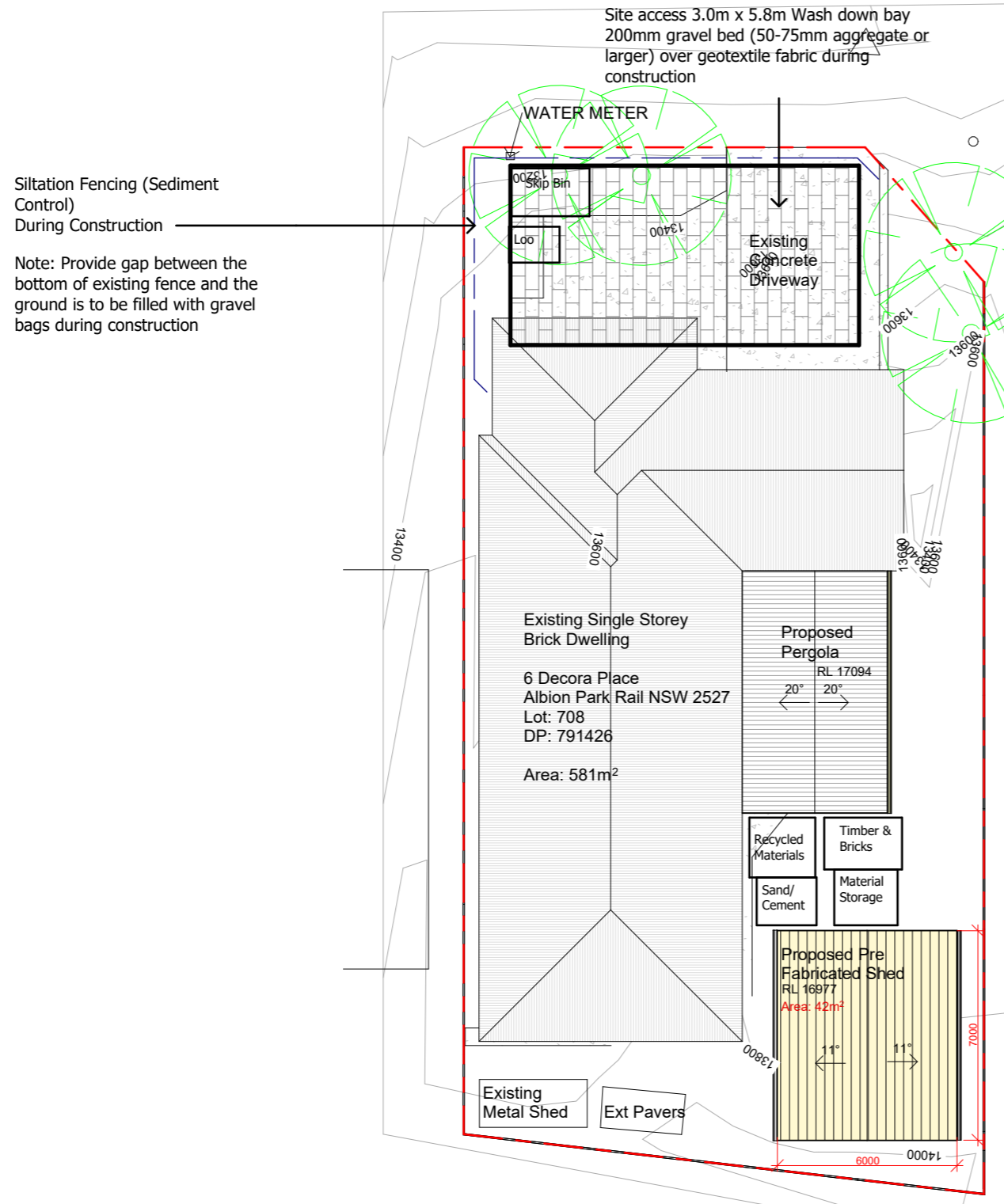
CLIENT:
David Thompson
 ADDRESS:
6 Decora Place, Albion Park Rail NSW 2527

PROJECT:
Proposed Pre Fabricated Shed and Pergola Sections

DESIGNER:
J.Haddara
 DRAWN:
J.Haddara

DATE: **15.12.2022**
 SCALE: **1 : 50 @ A3**
 PROJECT No: **22208** DRAWING No: **A350** ISSUE: **P2**

DECORA PLACE



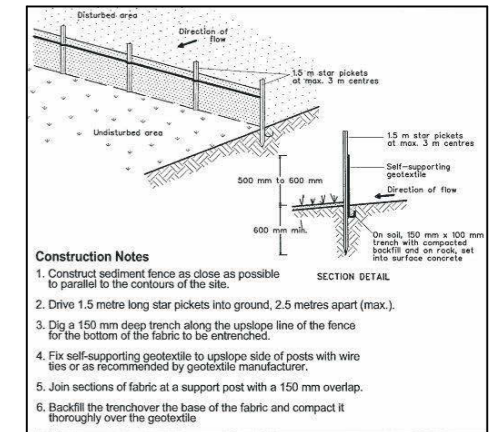
Siltation Fencing (Sediment Control)
During Construction

Note: Provide gap between the bottom of existing fence and the ground is to be filled with gravel bags during construction

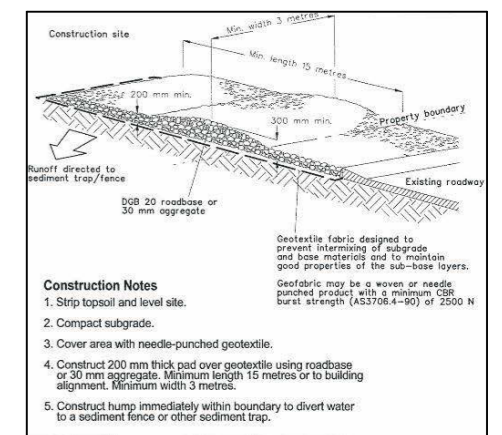
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SEDIMENT FENCE DETAILS



ALL WEATHER ACCESS DETAIL



Construction Management Plan

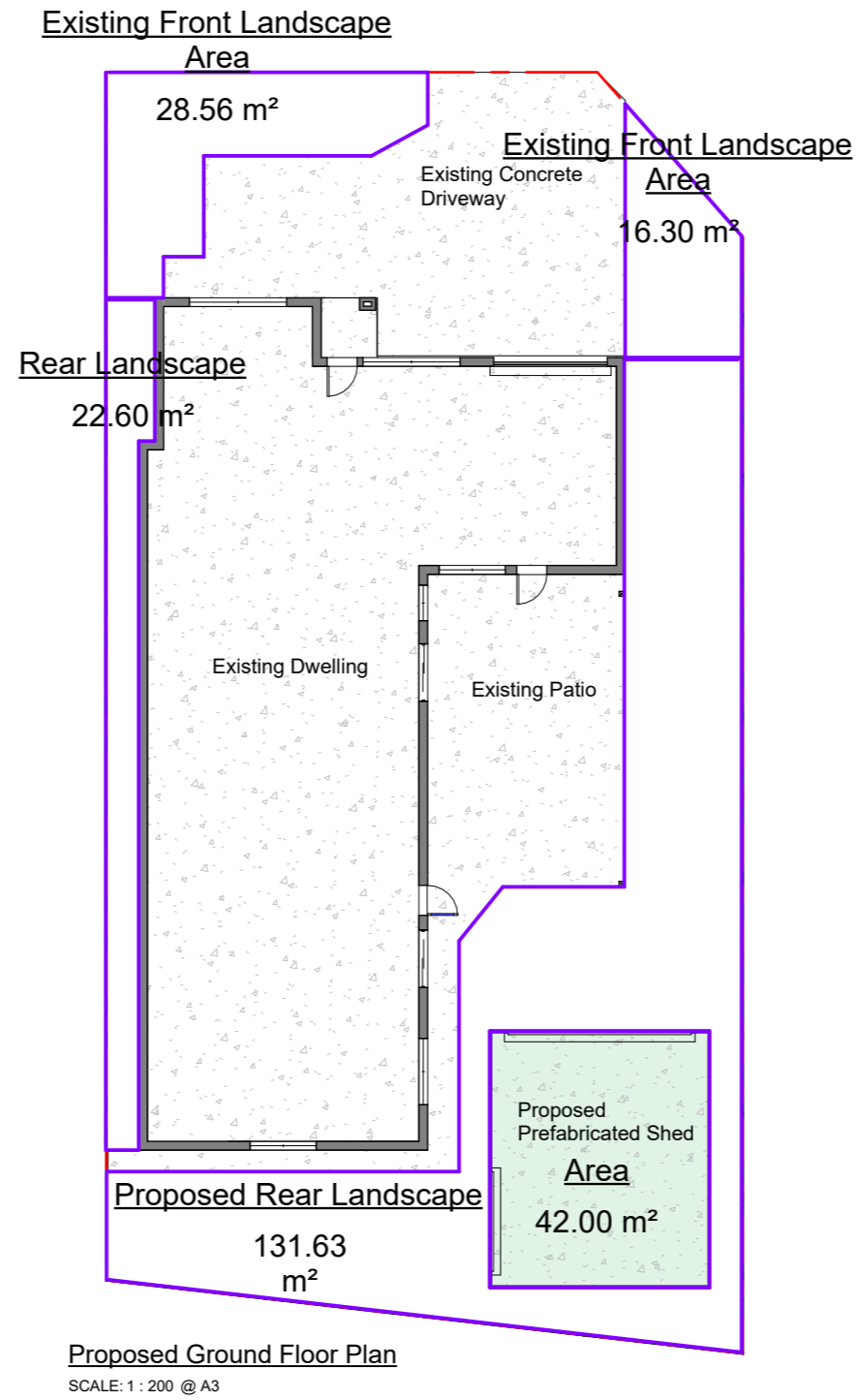
SCALE: 1 : 200 @ A3

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P1	PRELIMINARY DESIGN ISSUED TO CLIENT	J.Haddara	15.12.2022	0 2000 4000 6000			David Thompson	Proposed Pre Fabricated Shed and Pergola	J.Haddara	15.12.2022
P2	Updates	J.Haddara	15.12.2022	SCALE 1 : 100			ADDRESS: 6 Decora Place, Albion Park Rail NSW 2527	Construction Management Plan	J.Haddara	SCALE: As indicated @ A3
THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSION. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.						OFFICES AT: Wollongong, Kiama & Ulladulla info@surfdrafting.com.au www.surfdrafting.com.au Office: 1300 310 067	PROJECT: Proposed Pre Fabricated Shed and Pergola DRAWING: Construction Management Plan		DRAWN: J.Haddara	
						PROJECT: Proposed Pre Fabricated Shed and Pergola DRAWING: Construction Management Plan		DATE: 15.12.2022 SCALE: As indicated @ A3 PROJECT No: 22208 DRAWING No: A501 ISSUE: P2		

SITE SUMMARY

SHELLHARBOUR CITY COUNCIL	
SITE AREA	581m ² PER SURVEY
SOFT LANDSCAPING CONTROL	50% Forward of Front Building Line
EXISTING	(Existing) Front 34.86m ² Rear 199.13m ²
PROPOSED	(Existing) Front 34.86m ² Rear 154.23 m ²



Development Application

Rev	Revision	By	Date	SCALE BAR: 0 4000 8000 12000 SCALE 1 : 200 THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSION. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.	NORTH: 	DRAWINGS BY: SURF DRAFTING Offices at: Wollongong, Kiama & Ulladulla info@surfdrafting.com.au www.surfdrafting.com.au Office: 1300 310 067	CLIENT: David Thompson ADDRESS: 6 Decora Place, Albion Park Rail NSW 2527	PROJECT: Proposed Pre Fabricated Shed and Pergola DRAWING: Area Calculations	DESIGNER: J.Haddara DRAWN: J.Haddara	DATE: 15.12.2022
P1	PRELIMINARY DESIGN ISSUED TO CLIENT	J.Haddara	15.12.2022							SCALE: 1 : 200 @ A3
P2	Updates	J.Haddara	15.12.2022	PROJECT No: 22208	DRAWING No: A503	ISSUE: P2				

MATERIALS SCHEDULE



Material: Corrugated Steel

Finish: Slate Grey

Location: Proposed Shed
Roof Sheets



Material: Fascia & Gutter

Finish: Slate Grey

Location: Proposed Shed



Material: Corrugated Steel

Finish: Slate Grey

Location: Proposed Shed
Roller Doors

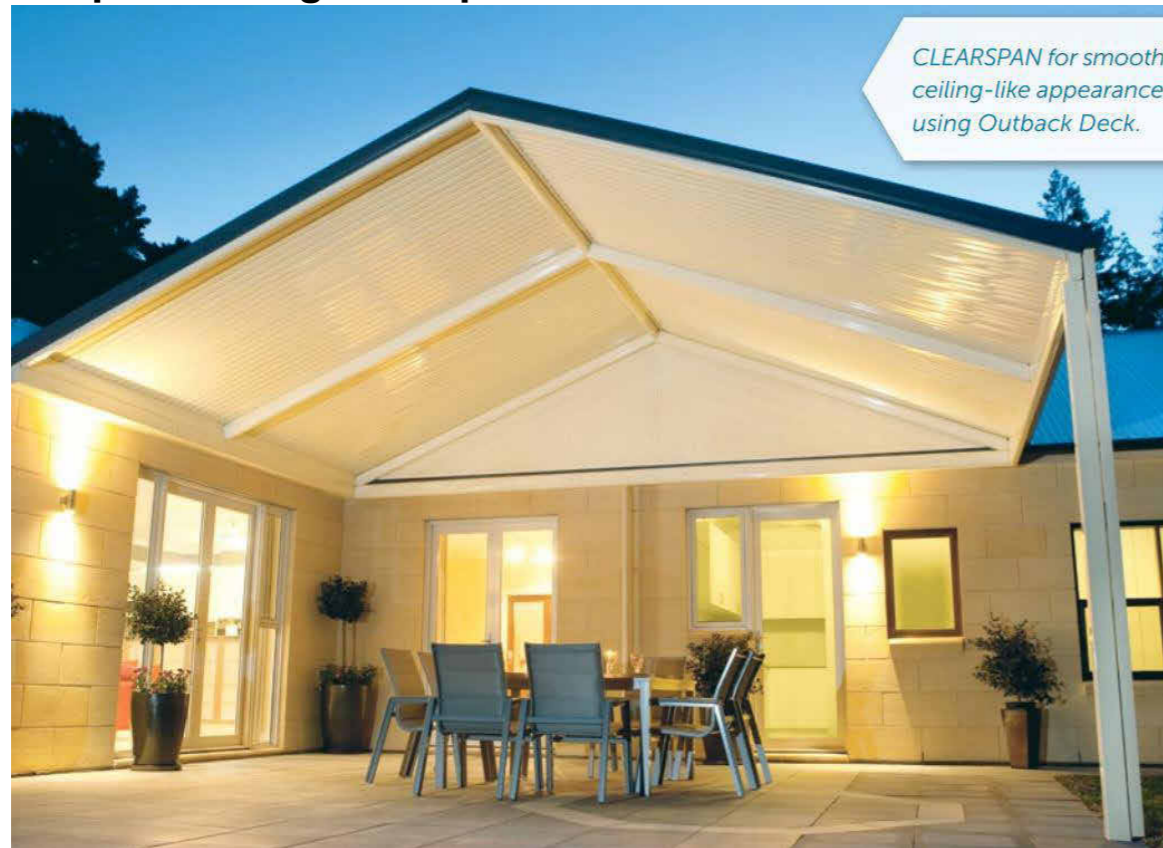


Material: Corrugated Steel

Finish: Slate Grey

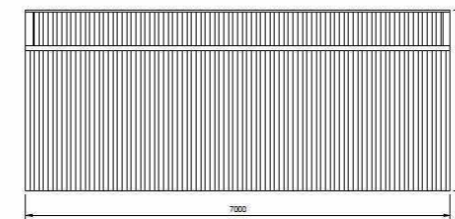
Location: Proposed Shed
External Walls

Proposed Pergola Inspiration

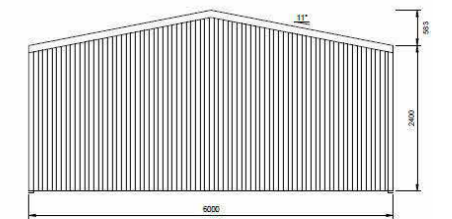


CLEARSPAN for smooth ceiling-like appearance using Outback Deck.

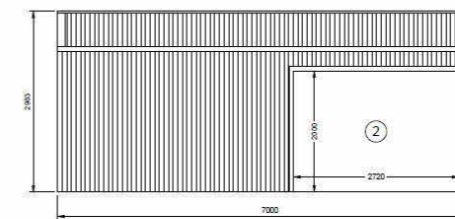
Best Sheds Engineers Detail



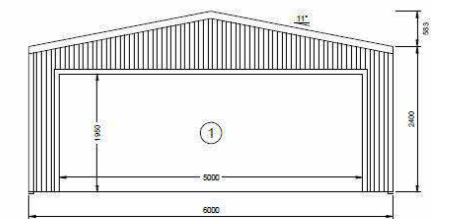
2 LEFT ELEVATION
SCALE: 1:50



3 REAR ELEVATION
SCALE: 1:50
FRAME #3



1 RIGHT ELEVATION
SCALE: 1:50



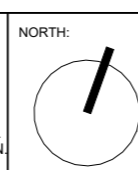
4 FRONT ELEVATION
SCALE: 1:50
FRAME #1

Development Application

Rev	Revision	By	Date
P1	PRELIMINARY DESIGN ISSUED TO CLIENT	J.Haddara	15.12.2022
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SCALE BAR:

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CLIENT:
David Thompson

ADDRESS:
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NSW 2527

PROJECT:
Proposed Pre Fabricated Shed and
Pergola
DRAWING:
Materials Schedule

DESIGNER:
J.Haddara

DRAWN:
J.Haddara

DATE: 15.12.2022
SCALE: @ A3
PROJECT No: 22208
DRAWING No: A601
ISSUE: P2