

PROPOSED: Detached Steel Framed Carport

CLIENT: Richard Weitenberg
 ADDRESS: 37 Tilligerry Track Tanilba Bay 2319
 Lot 629A/-/DP16365

General Specification:

- Drawings prepared via information supplied by the owner and/or builder
- All Measurements & Dimensions are in millimetres unless otherwise stated
- All Dimensions, Levels & Heights to be verified on site prior to construction
- Builder to be responsible to verify all documentation as to their accuracy & suitability
- Surveyed Levels to be taken in preference to Datum Heights
- Plans are to be read in conjunction with Engineers details & other provided documentation/drawings
- All Construction to be in accordance with National Construction Code/NCC - Volume 2 - Building Code of Australia Class 1 & Class 10 Buildings Statutory Requirements
- All work to be carried out in accordance with RFS Bushfire Guidelines - Planning for Bush Fire Protection 2019 (NSW), taking preference over Basix commitments or approval conditions
- Builder to comply with requirements of all legally constituted authorities having jurisdiction over the building works & the provisions of the Home Building Act
- Prior to commencement of work, builder to provide temporary toilet facilities for the use of subcontractors where the local authority requires the temporary toilet. On completion, builder to remove.
- All Earthworks shall be in accordance with Engineers details & NCC H1D3
- All Earthworks retaining structures (ie retaining walls) to NCC H1D3, AS 4678 and Engineers details (if applicable)
- Stormwater & Drainage to be carried out in accordance with NCC H2D2
- All Plumbing, Electrical, Gas & other construction work to be completed by licensed tradespersons
- Where Natural Ventilation isn't provided in a WC, mechanical ventilation to be installed in accordance with NCC 10.6
- All accessibility provisions to AS1428.1 (if applicable)
- Do not scale from plans



Ariel Imagery provided by SixMaps: <https://maps.six.nsw.gov.au>

Revision Schedule:

Rev:	Changes Made:	Date:	By:
-	Preliminary only	31/08/25	VK
V1	Wall cladding to be shown per client hand sketch	19/09/25	VK

Legend:
 DP: Downpipe
 NGL: Natural Ground Line
 FFL: Finished Floor Level
 RL: Reduced Level
 BM: Benchmark

SEDIMENT TRAPPING DEVICES.

SEDIMENT FENCES



DESCRIPTION

A sediment fence (also known as a silt fence) is a temporary barrier of geotextile filter or fabric, usually supported by steel mesh and steel posts.

DESIGN LIMITATIONS

Sediment Fences have the following design limits:

- The area draining to the fence is 0.6ha or less.
- The maximum slope length behind the fence is 60m.

PURPOSE

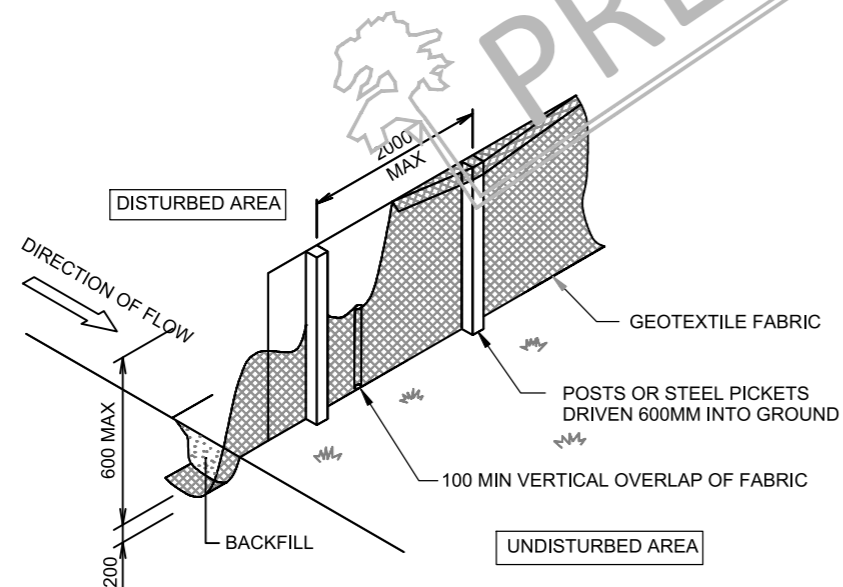
Sediment fences filter runoff, trapping the sediment and allowing filtered water to pass through.

INSTALLATION

Sediment fences should have a stable outlet or overflow point, in case the flow rates exceed their capacity to filter the water.

MAINTENANCE

After each rain event check for undercutting, sagging and overtopping, and repair immediately. Sediment collected should be removed from site.



SEDIMENT FENCE DETAIL

NOT TO SCALE



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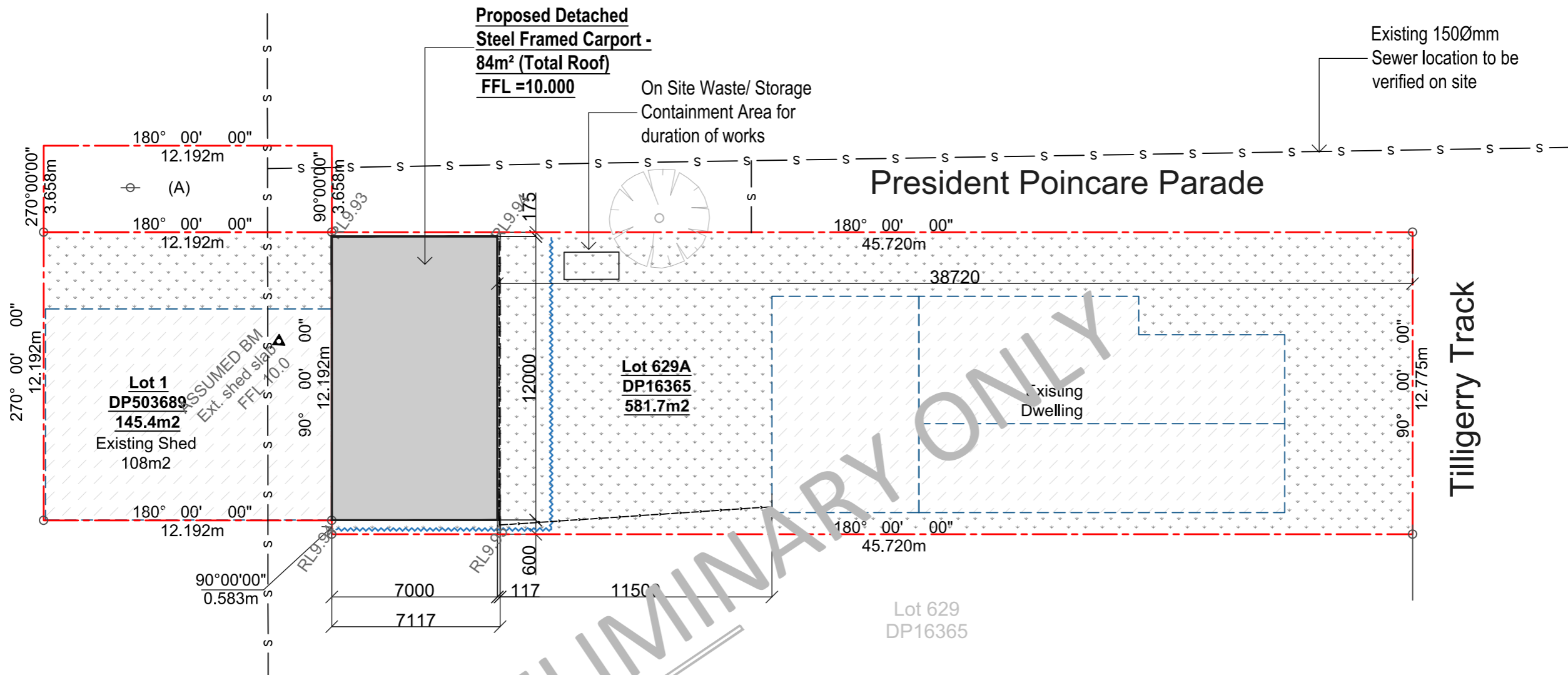
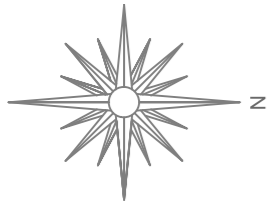
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 Council: PORT STEPHENS COUNCIL

Plan: Title Page

Drawn: VK
 Date: August 2025
 Scale: n/a
 Job No: 250831

Sheet :
00

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



Lot 751
DP1279975

Lot 1
DP503689
145.4m²
Existing Shed
108m²

Lot 629A
DP16365
581.7m²
Existing
Dwelling

President Poincare Parade

Tilligerry Track

Lot 629
DP16365

Site Plan

01
01

1:200

⊕ Easement for access 3.658m wide

Area Ratios: Property Size = 581.7m²

	Proposed detached Carport = 84m ² (14.44%)
	Existing - Dwelling Approx. = 188.0m ² (32.31%)
	Total covered area Approx. = 272m ² (46.75%)
	Free space Approx. = 309.7m ² (53.24%)



Note:
Reduced Levels (RLs) shown are of Datum Heights with an Assumed Bench Mark RL of 10.00



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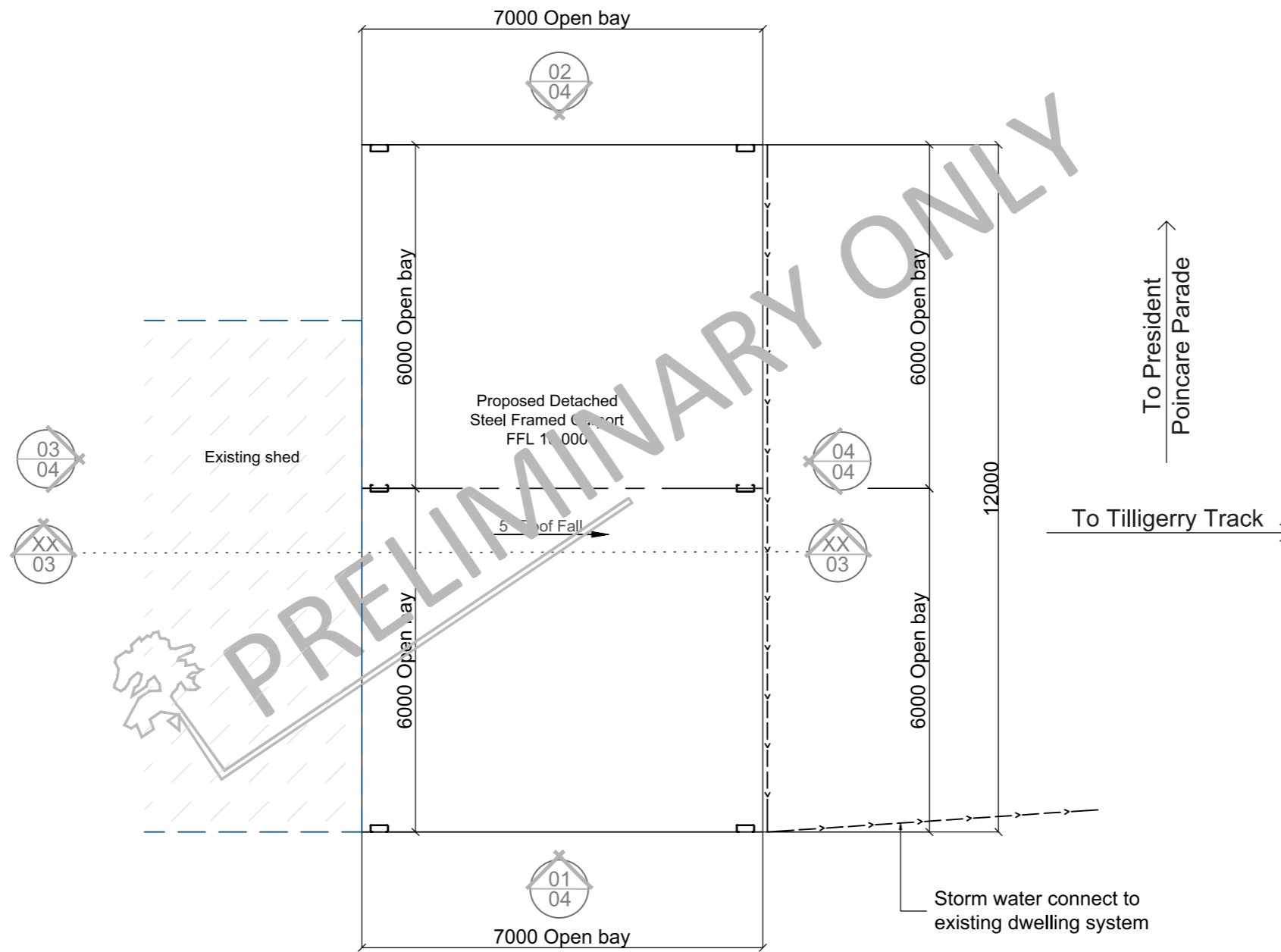
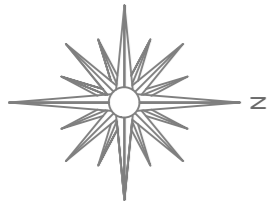
Plan: **Site Plan**

Drawn: V.K
Date: August 2025
Scale: 1:200 @ A3
Job No: 250831



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Of : **01**
04

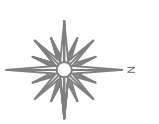
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PRELIMINARY ONLY

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Plan: Floor Plan / Concept Drainage Plan



01/02

Floor Plan & Storm Water Concept

1:100

Drawn: V.K
Date: August 2025
Scale: 1:100 @ A3
Job No: 250831

Sheet: 02
Of: 04

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

Detached 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



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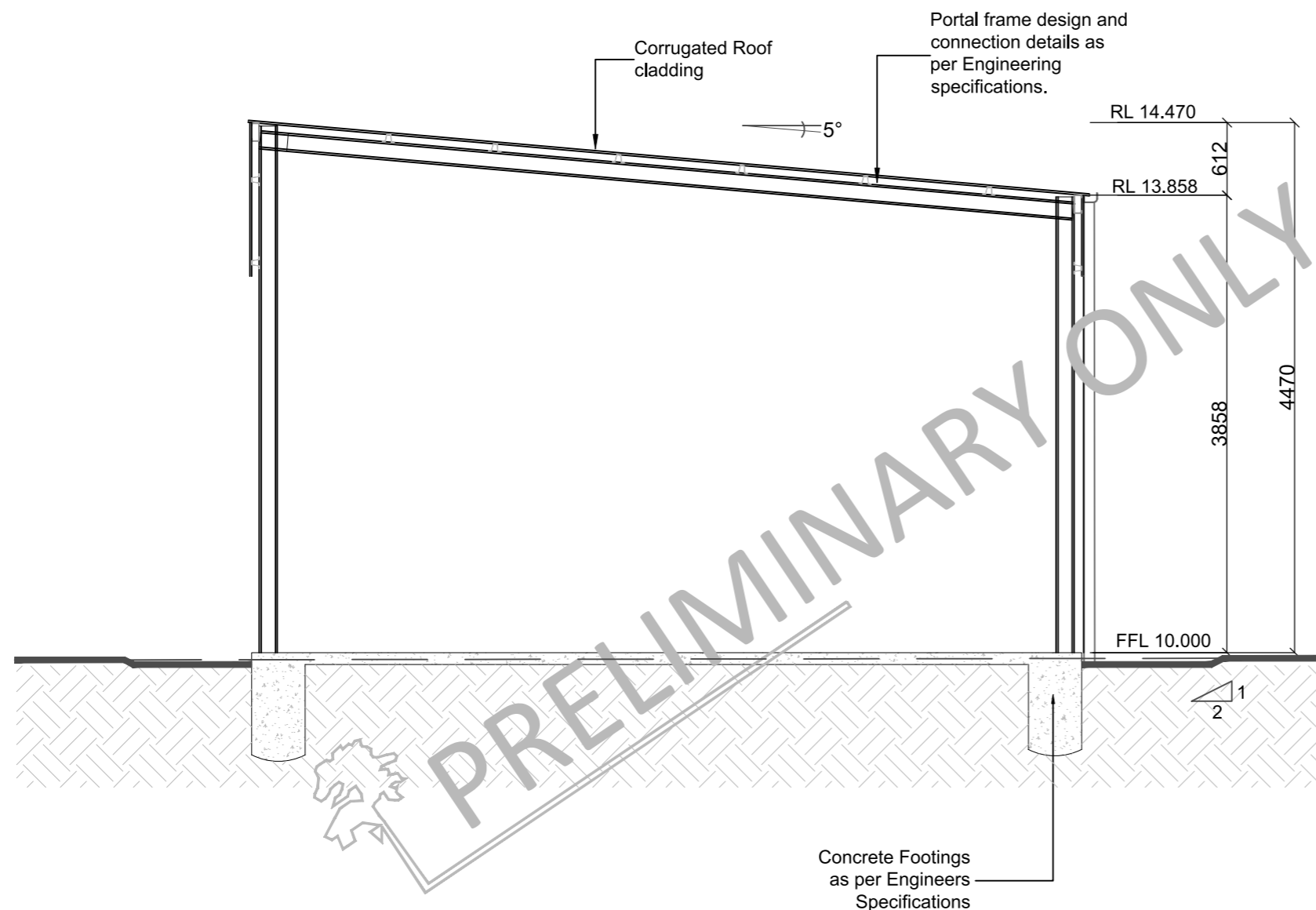
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Plan: Section

Drawn: V.K
Date: August 2025
Scale: 1:50 @ A3
Job No: 250831

Sheet :
 Of : 03
 04

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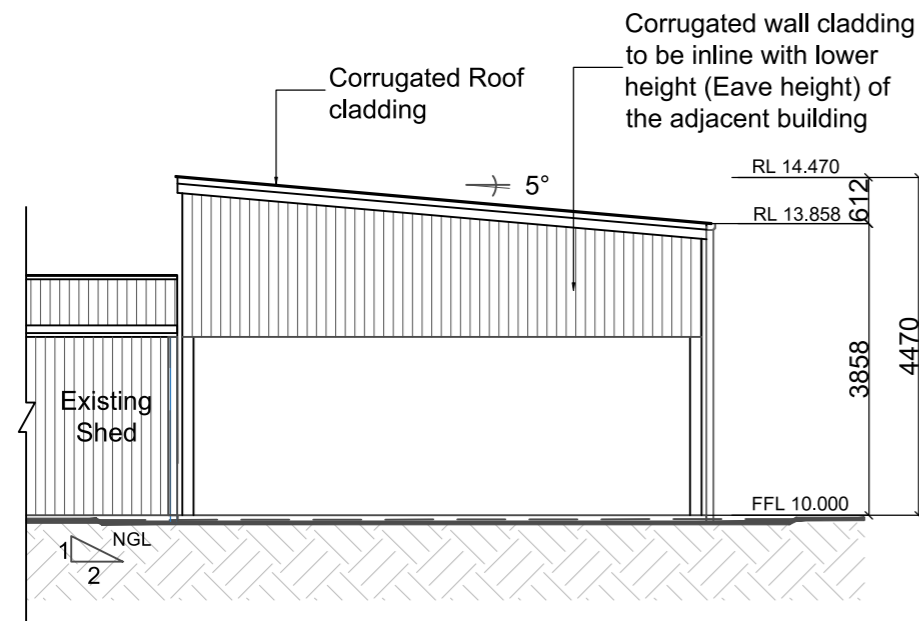


Typical Section Thru - X

1:50



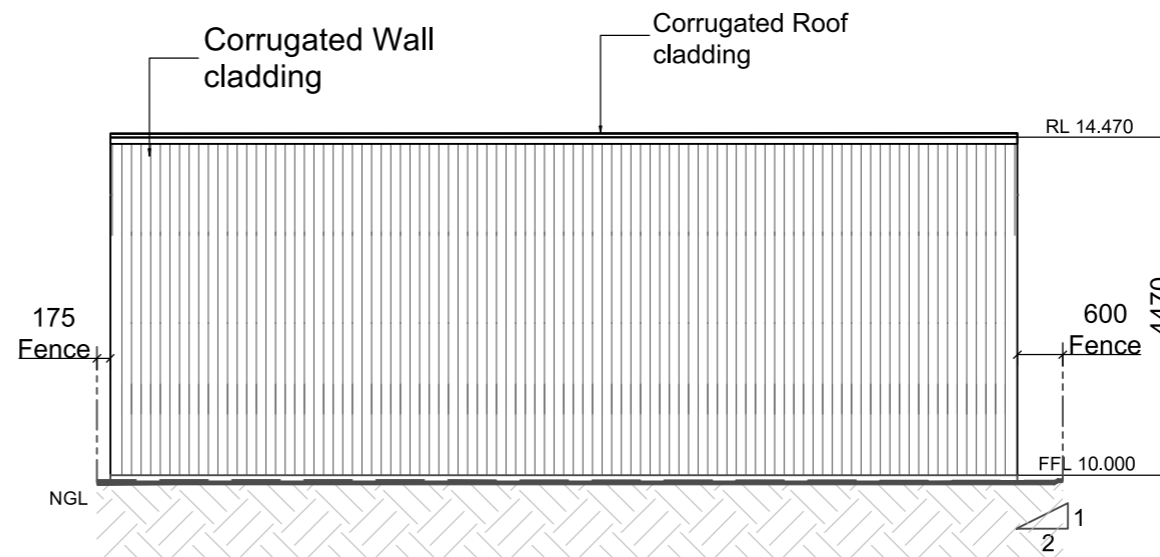
"If any uncontained Fill is required on Site, Class 'P' site is applicable"



Eastern Elevation

1:100

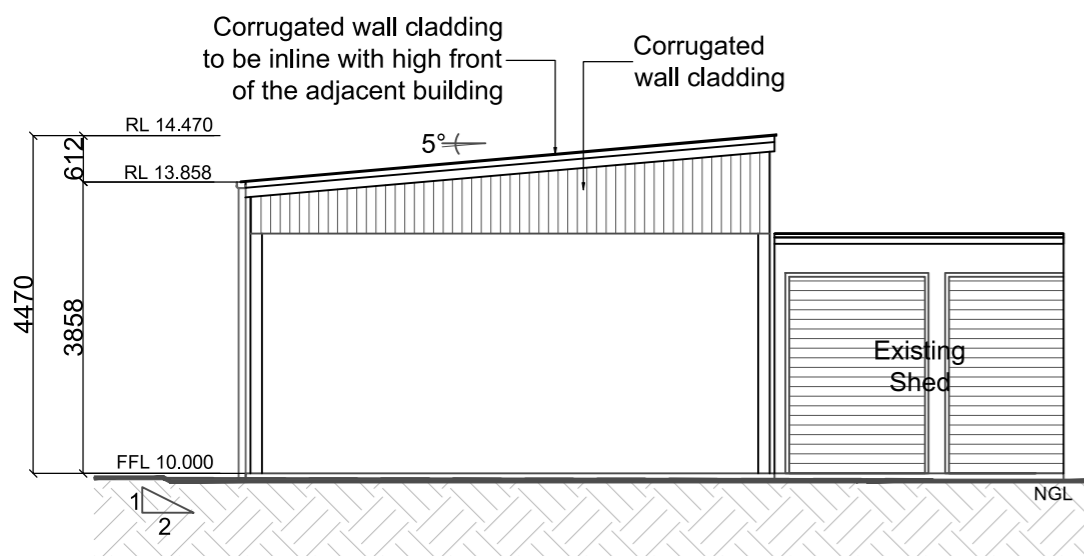
01
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Southern Elevation

1:100

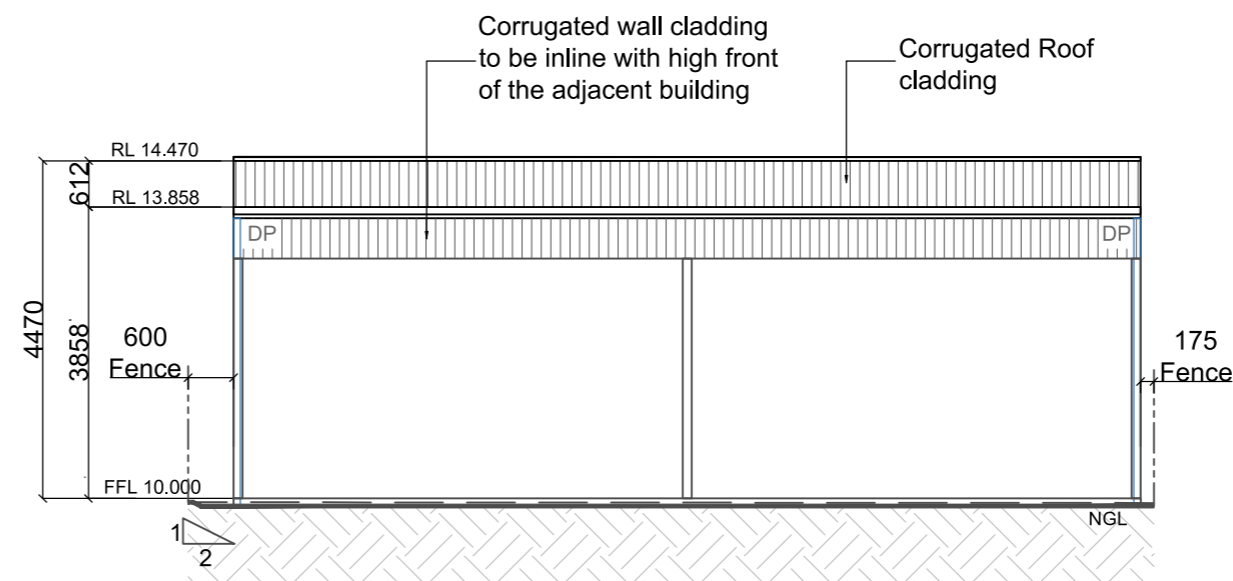
03
04



Western Elevation

1:100

02
04



Northern Elevation

1:100

04
04

- Roof Cladding /
- Wall Cladding /
- Roller Doors /
- Flashings /
- PA Door /
- Windows /



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Plan: Elevations

Drawn: V.K
Date: August 2025
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Sheet :
Of : 04
04

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