

Note:

The setbacks/site measurements/floor levels/finished ground levels shown on these plans are approximate only and should be verified/checked by a Qualified Land Surveyor prior to commencement or setout of the construction/building works proposed.

The proposal is to comply with the deposited plan and 88b requirements that relate to the property. The builder and owner are to ensure that compliance is achieved.

All notes making reference to current BCA / Australian requirements are to be read in conjunction with the National Construction Code.

All roof water to be piped to the existing stormwater system. All roof plumbing and stormwater systems must be installed to the requirements of the relevant Australian/New Zealand Standards and the BCA.

The depth and location of all services (i.e. gas, water, sewer, electricity, telephone, etc) must be ascertained and on the Construction Certificate plans and supporting documentation. Builder is to verify with Authorities prior to carrying out or any excavation on site.



due to type of development and cost being less than \$50 000.00, no BASIX certificate is required it is considered.

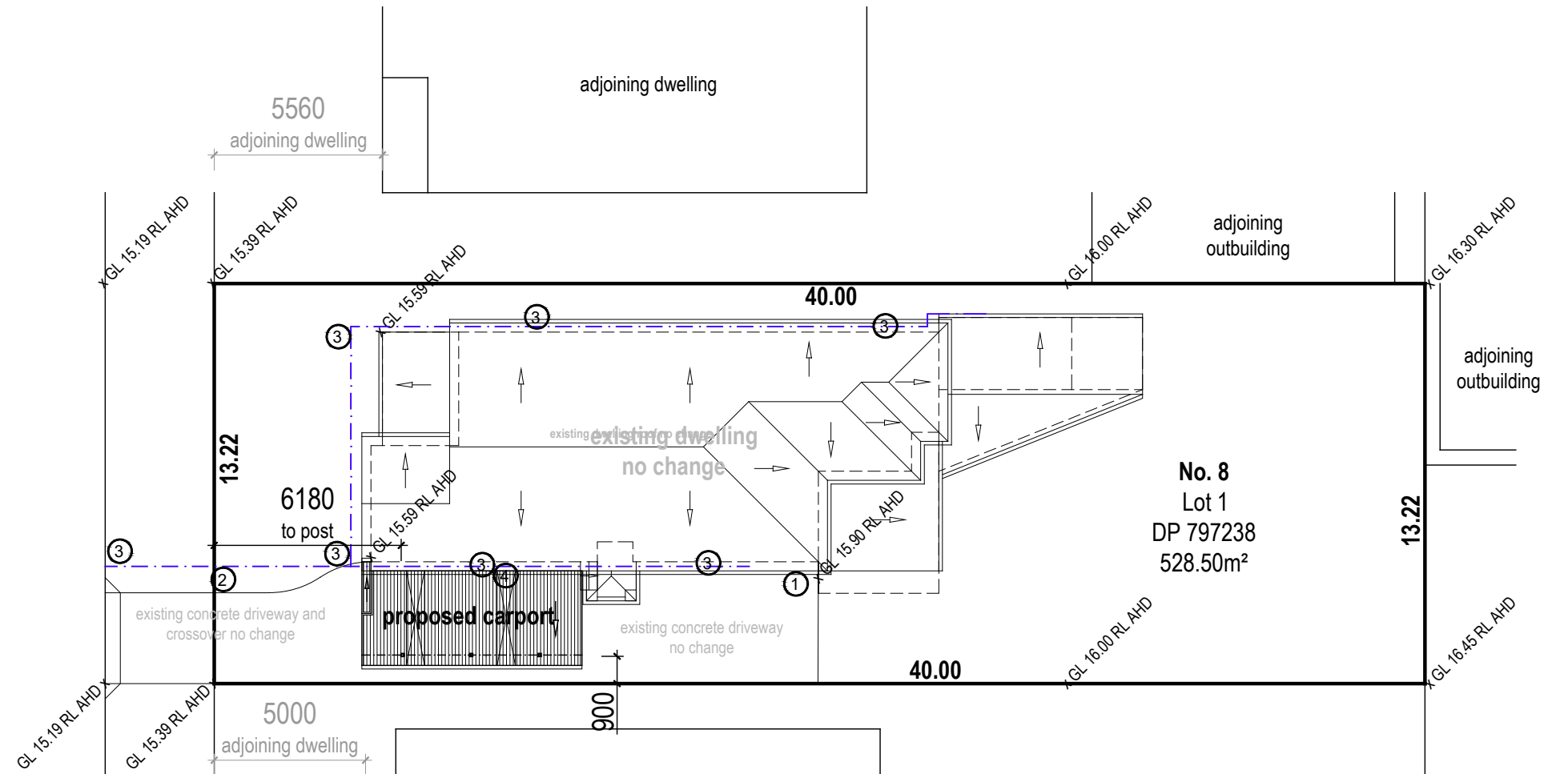
- ① Bins location (existing)
- ② Letterbox location. (existing)
- ③ existing storm water lines to existing street gutter disposal system. all new proposed down pipes will be connected the existing dwellings down pipe, therefore no new storm water lines are proposed. see proposed floor plan for details.
- ④ Meter box (on floor plan - existing)

Landscape Note:

3.13 Minimum landscaped area, part 5,
This clause does not apply to complying development that is the alteration of, or an addition to, a dwelling house or attached development if the development does not—

- (a) increase the footprint of the dwelling house or attached development, or
- (b) decrease the landscaped area on the lot.

therefore no landscape area plan is required as the proposed carport is over the existing concrete driveway and is not reducing the existing landscaped areas.



AIS *Certifiers*

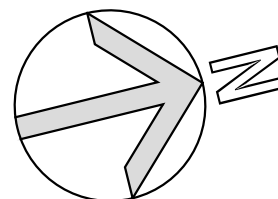
**COMPLYING DEVELOPMENT
CERTIFICATE**
 Number: 21000156
 Date: 13 May 2021
 Certifier: Anthony Lewis
 BDC0228

The builder must construct the building
in accordance with the Building Code of
Australia and the Development
Consent conditions

Site Calculations - SEPP 2008

due to proposal not increasing total site coverage or gross floor area, no site calculations are required it is considered.

Site Analysis Plan



Issue:	proposed carport attached to existing dwelling			
	<p>Sf PLAN AND Design Ph: 0409 668 295 A Division of "SF Business Group"</p>	Plan No: P2901-21 Date: February 2021 Drawn: SF Plan & Design ML Design: SF Plan & Design	Scale: 1:200 @ A3 For: Gina Portscher Address: Lot 1, DP 797238, No 8 William Street, Towradgi, NSW.	Sheet No: <h2 style="margin: 0;">01 / 05</h2>

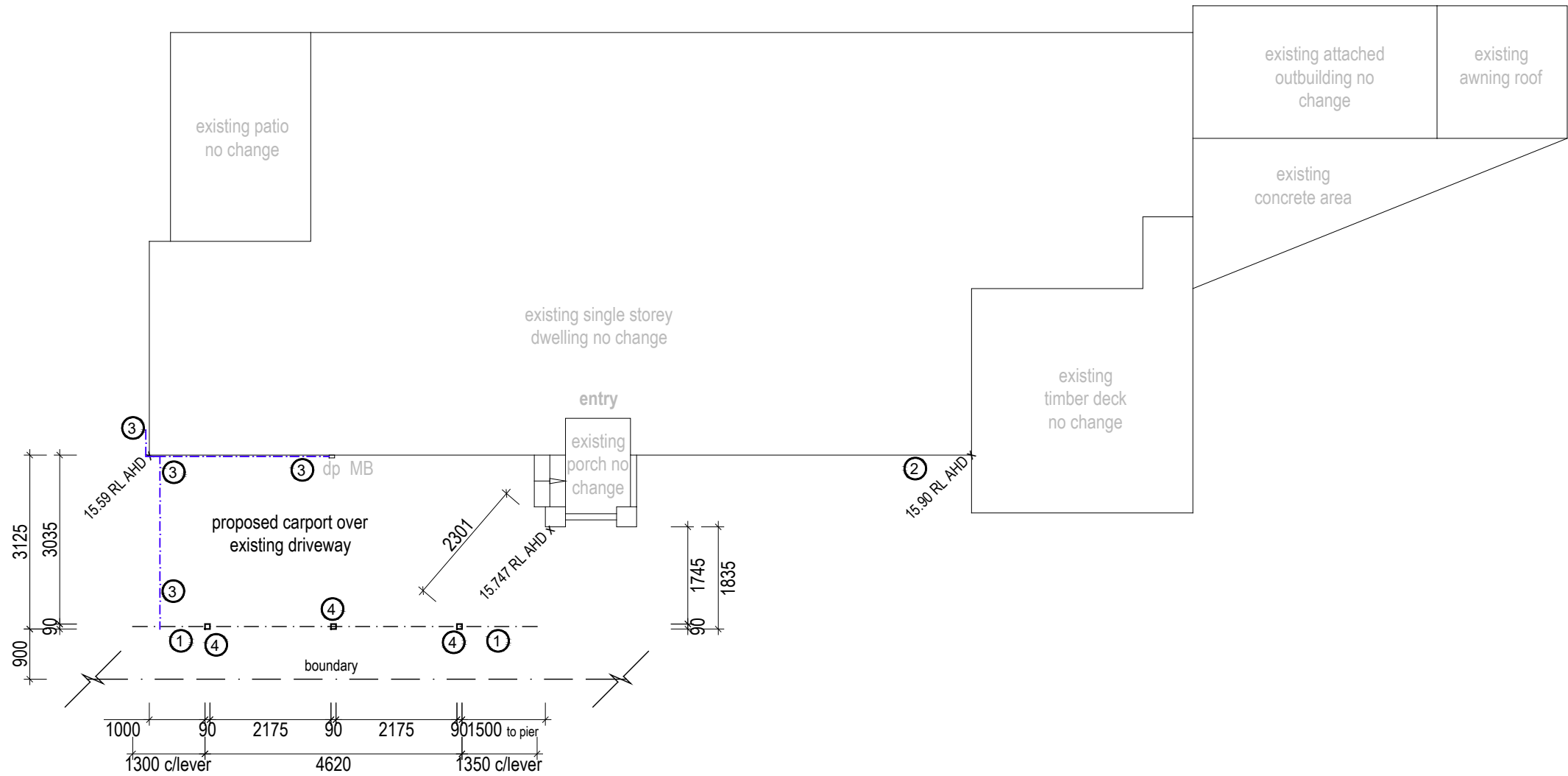
complying development application plans (SEPP 2008)

Note:

- ① cantilevered metal beam over to manufacturers specifications / metal frame code.
- ② Bins location (existing)
- ③ proposed new downpipe concealed behind proposed new facade and connected to existing downpipe.
- ④ metal posts to metal frame code / manufacturers specifications. secured / bolted to existing concrete driveway with galv. steel support shoes to AS / NCC 2019 requirements.

MB existing meter box location ,no change

DP existing downpipe location.

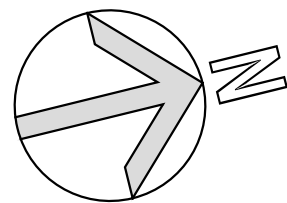



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**Existing and
Proposed Floor Plan**



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Note:

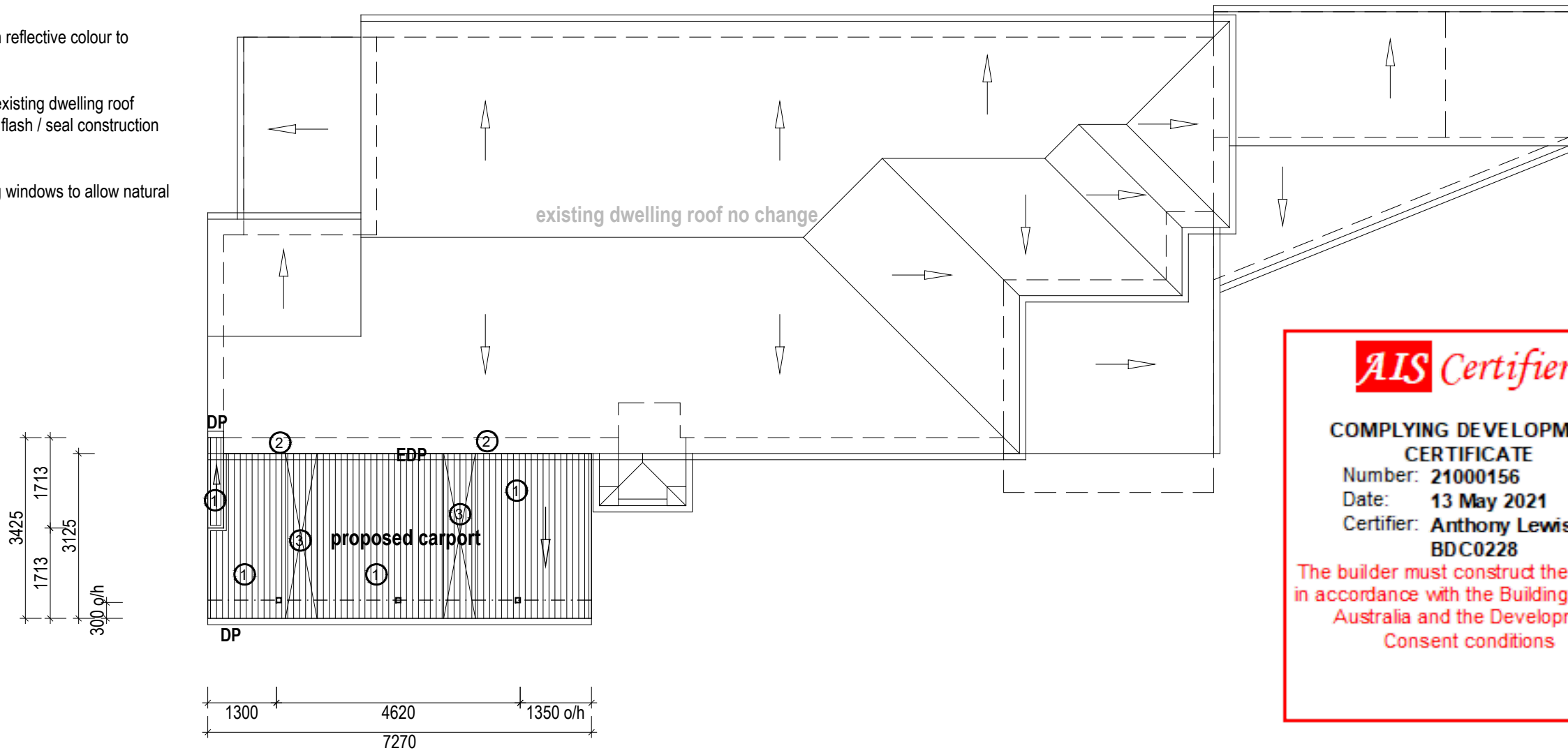
All roof water to be piped to the existing stormwater system that is directed to the street gutter.
 All roof plumbing and stormwater systems must be installed to the requirements of the relevant Australian/New Zealand Standards and the BCA.

EDP: existing downpipe location

DP: proposed downpipe location to AS. concealed downpipe behind new facade to be connected to existing downpipe along dwelling wall.

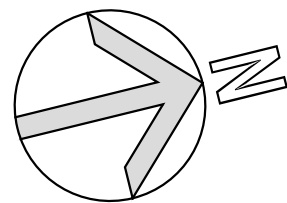
→ Arrows show direction of fall.


- ① Proposed new 10° pitch metal roof, non reflective colour to owners choice.
- ② proposed new roof bolted / secured to existing dwelling roof fascia to AS / NCC 2019 requirements. flash / seal construction joint to AS / NCC 2019 requirements.
- ③ clear roof sheeting section over existing windows to allow natural light to inside dwelling



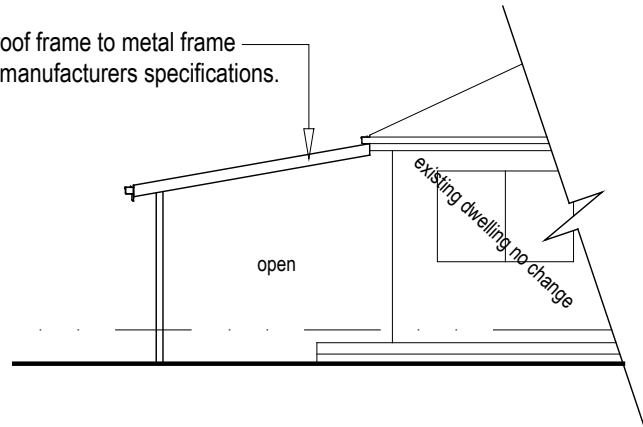
complying development application plans (SEPP 2008)

Proposed Roof Plan



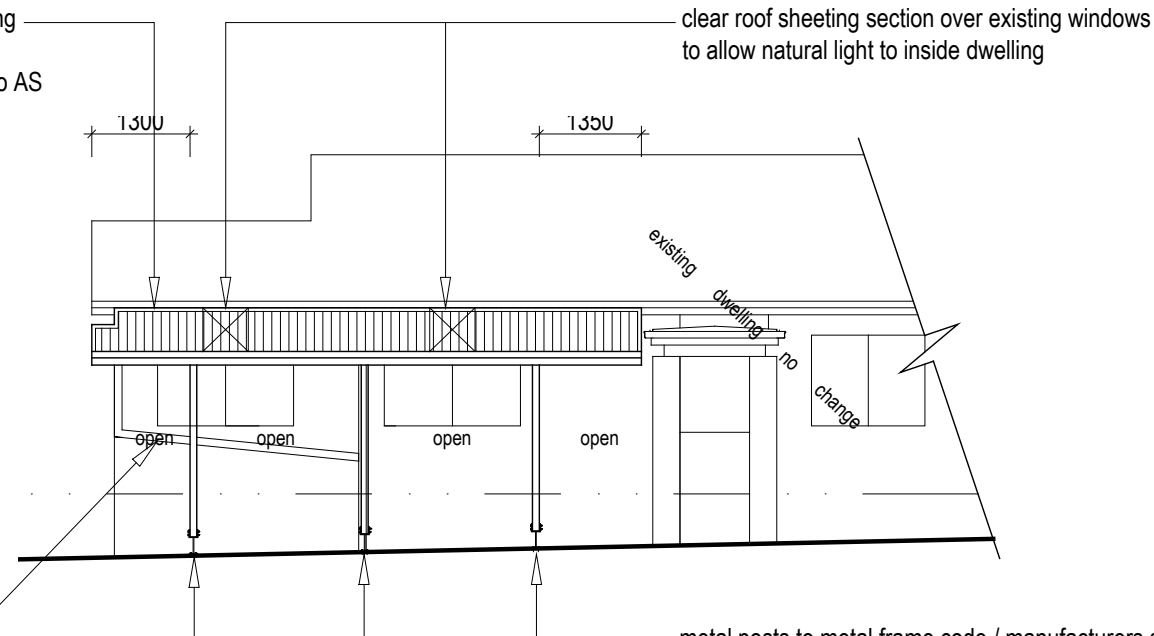
Issue:	proposed carport attached to existing dwelling			Sheet No:
	 <p>Sf PLAN AND Design Ph: 0409 668 295 A Division of "SF Business Group"</p>	Plan No: P2901-21	Scale: 1:100 @ A3	03 / 05
		Date: February 2021	For: Gina Portscher	
		Drawn: SF Plan & Design ML	Address: Lot 1. DP 797238. No 8 William Street, Towradgi, NSW.	
		Design: SF Plan & Design		

metal roof frame to metal frame code / manufacturers specifications.



Proposed NORTH Elevation

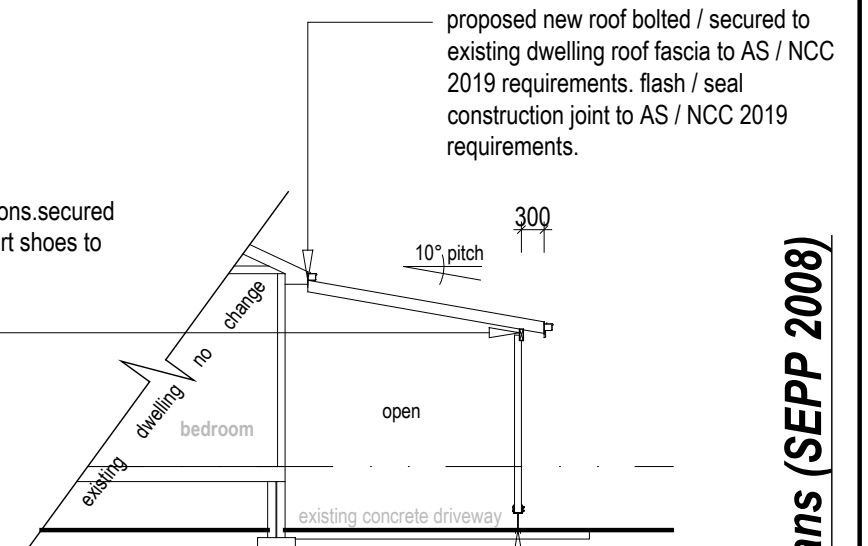
proposed new downpipe concealed behind proposed new facade and connected to existing downpipe.



Proposed EAST Elevation

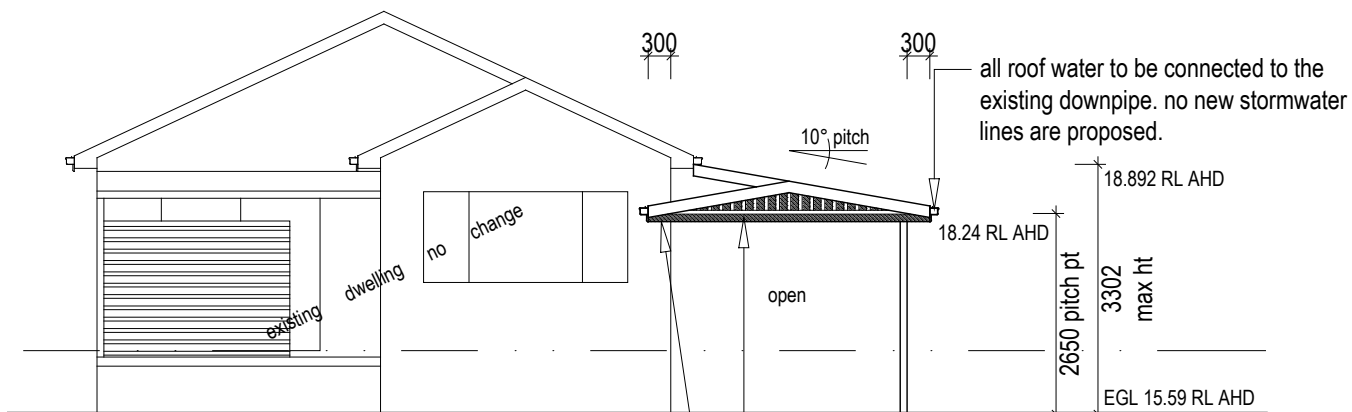
metal posts to metal frame code / manufacturers specifications. secured / bolted to existing concrete driveway with galv. steel support shoes to AS / NCC 2019 requirements.

cantilevered metal beam over to manufacturers specifications / metal frame code.



Proposed Section

metal posts to metal frame code / manufacturers specifications. secured / bolted to existing concrete driveway with galv. steel support shoes to AS / NCC 2019 requirements.

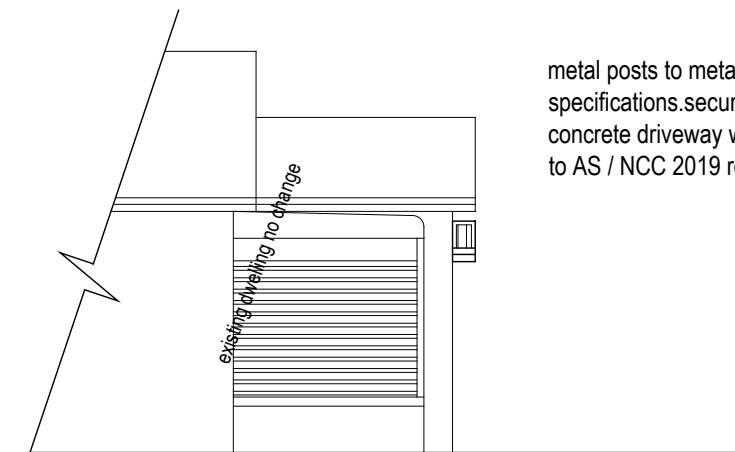


Proposed SOUTH Elevation

all roof water to be connected to the existing downpipe. no new stormwater lines are proposed.

Painted FC sheeting with feature timber fretwork to owners choice. facade to conceal proposed new downpipe.

proposed new roof / facade bolted / secured to dwelling wall. flash / seal construction joint to AS / NCC 2019 requirements.



Proposed WEST Elevation

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Proposed Elevations

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		Date: February 2021	For: Gina Portscher	
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		Design: SF Plan & Design		

Note:

Generally:

The site has front yard open space with direct access to the street. This area will be used for the waste skip and storage of some materials. Activities in the street will be minimal and will be restricted to entering and exiting the site and unloading.

Safe access to and from the site, protection of road and footpath:

When vehicles are entering or leaving the site the supervisor will warn other road users and pedestrians on the footpath. The front yard open space will be used for equipment and materials delivery.

Loading/unloading to and from trucks:

This will occur at the vehicle entrance. Materials and equipment delivered will be immediately moved onto the site. Excavating machines and cranes are not required.

Storage areas:

Storage areas will be the front yard open space.

Rubbish disposal:

Trade waste will be contained on site until removal.

Silt barrier:

Sediment will be prevented from washing into Council's stormwater system or onto adjoining property by one of the following methods as appropriate:

- geotextile fabric on the inside of the site fencing or steel mesh support
- a continuous straw bale barrier, bales placed in a 100mm deep trench and fixed with stakes

Exit/entrance - access point:

The exit/entrance to the site will be constructed of a bed of 50-75mm aggregate, 200mm deep for the vehicular exit/entrance width and to a length of 5m from the street curb to ensure soil and excavated materials is not transported by vehicle or plant onto surrounding roadways.

Existing paving and vegetation:

Existing paving and vegetation will be retained as much as possible to minimise the amount of exposed soil.

Materials stockpiles:

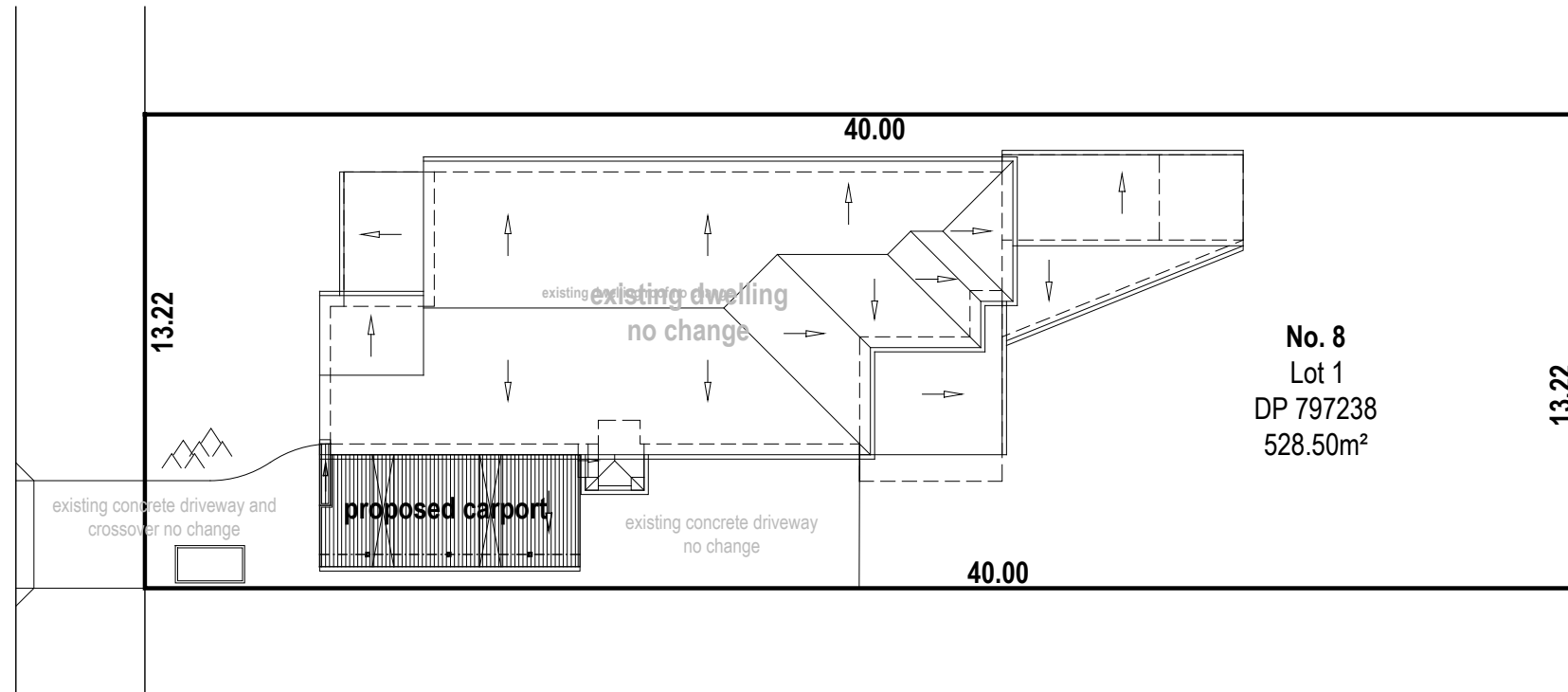
Stockpiles of loose material (sand, gravel, etc) will be contained under cover (below front verandah roof where possible), away from drainage lines and watercourses and within a suitable barrier.

Accidental spills will be cleaned from the roadway each day and before rain. Footpaths and road surfaces will not be used for material stockpiles.

Cleaning of tools:

Tools and equipment will be cleaned away from drainage lines, road and pavement. Any ancillary work or activity will not be carried out on public property with respect to this development.




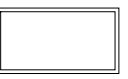
WILLIAM STREET



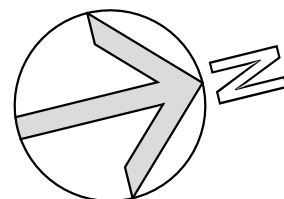
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LEGEND	
	SECURITY FENCING
	SEDIMENT CONTROL FENCING (Geotech fabric or equivalent)
	MATERIAL STOCKPILES
	WASTE MATERIALS BIN 7 CUBIC MTR

Site Management Plan



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