

AREA OF DEVELOPMENT	
EXISTING DWELLING	
Area:	147.08 m ²
EXISTING VERANDA	
Area:	57.22 m ²
EXISTING LAUNDRY	
Area:	12.22 m ²
PROPOSED CARPORT	
Area:	61.20 m ²

0. FLOOR PLAN
1:100



DRAWING TO SCALE ON A3 SIZE SHEET FORMAT ONLY

NOTE:
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2. ALL BOUNDARIES AND SITE LEVELS ARE SUBJECT TO SURVEY
3. ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS INCLUDING BUT NOT LIMITED TO: BUILDING CODE OF AUSTRALIA NATIONAL CONSTRUCTION CODE - BCA NCC
4. ALL WORKS TO BE UNDERTAKEN BY LICENSED BUILDER AND SUBCONTRACTORS
5. BUILDER TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK
6. MATERIALS AND FINISHES TO BE AS SPECIFIED ON THE DRAWINGS. CHANGES PERMITTED BY OWNER APPROVAL ONLY
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A 2.10.24 DA SUBMISSION
REV DATE AMENDMENT

BUILDING CLASSIFICATION: 10a

D.P. NUMBER: DP 625944
SITE AREA: 1676 sq m
DATE: 2.10.24
DRAWN: M Palmer
SCALE: 1:100, 1:200, UNO

CLIENT: A. BLUNDELL
PROJECT: PROPOSED CARPORT
SITE ADDRESS:
77 MAYNE ST GULGONG 2852
SHEET DESCRIPTION:
FLOOR PLAN



bdaa
ACCREDITED
BUILDING DESIGNER

Preferred Design
& Drafting

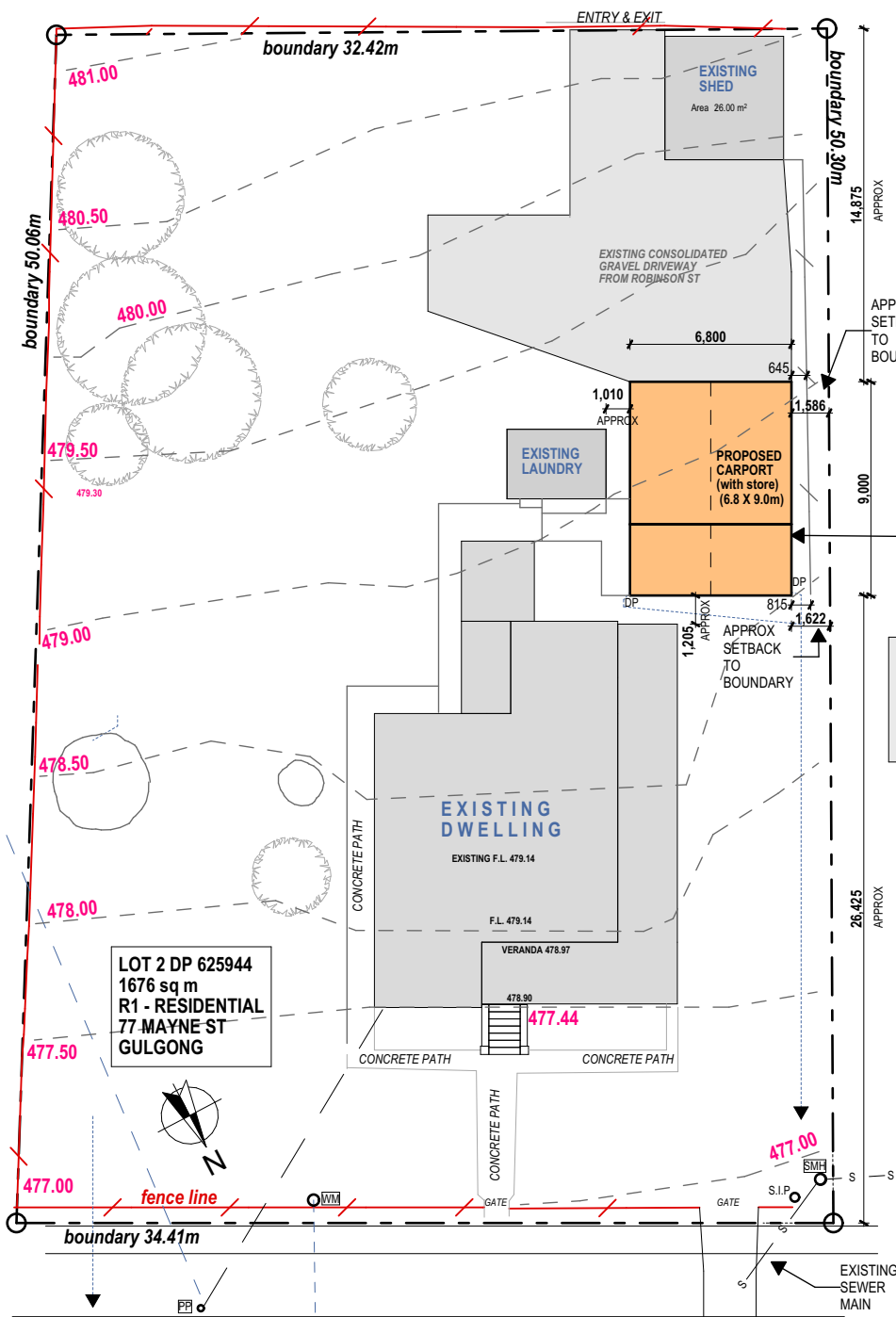


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DRAWING No:
03

PROJECT No:
111.23

ROBINSON STREET



-2. SITE PLAN
1:300

0 1 2 3 4 5 6 7 8 9 10



SITE CALCULATIONS

SITE AREA	1676 m ²
SITE ZONE	R1
SITE DEVELOPMENT	
EXISTING DWELLING	147.08m ²
VERANDA	57.22m ²
LAUNDRY	12.22m ²
EXISTING SHED	26.00m ²
SUB TOTAL EXISTING	242.52m ²
PROPOSED CARPORT	61.20m ²
TOTAL SITE COVERAGE	18.12%

PROPOSED STEEL FRAMED & STEEL CLAD
DOUBLE CARPORT
REFER TO RANBUILD CONSTRUCTION DETAILS
ROOF STORMWATER TO BE DISCHARGED
TO U/G DRAINAGE LINES & TO MAYNE ST KERB

ABCB HOUSING PROVISIONS STANDARDS - 2022 - FIRE SAFETY - PART 9.2

9.2.8 Open carports

[2019: 3.7.2.6]

A Class 10a carport is exempt from complying with 9.2.4(1) if—

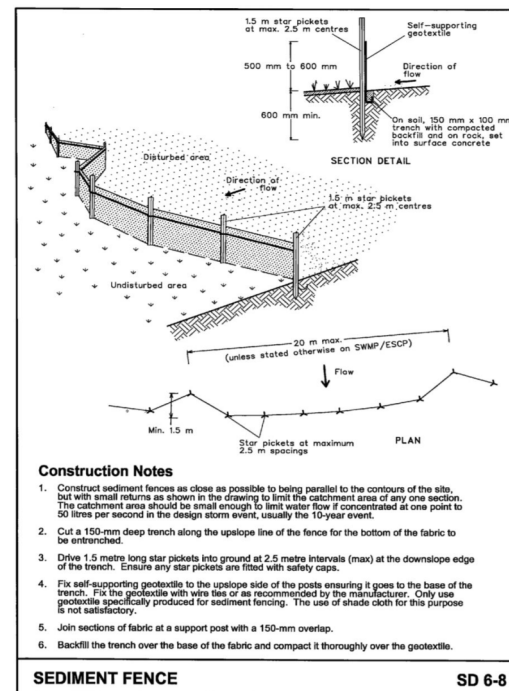
- it has two or more sides open and not less than one third of its perimeter open; and
- for the purposes of (a), a side is considered to be open if the roof covering adjacent to that side is not less than 500 mm from another building or allotment boundary; and
- it has a polycarbonate or non-combustible roof covering; and
- any ceiling lining and wall cladding, including gables, is non-combustible (see Figure 9.2.8a); and
- it does not provide direct vertical support to any part of the Class 1 building; and
- in the case where it has a common roof structure with the Class 1 building and the carport does not have a ceiling (See Figure 9.2.8b), the opening between the top of the wall of the Class 1 building and the underside of the roof covering is infilled with—
 - a non-combustible material; or
 - construction clad with non-combustible material on the carport side.

NOTES:

- Site works are not to start until the erosion and sediment control measures are installed and functional.
- Entry and departure of vehicles is to be confined to the stabilised site access.
- Topsoil is to be stripped and stockpiled for later use in landscaping the site. Topsoil is to be re-spread and all disturbed areas rehabilitated (turfed) within 20 working days of completion.
- The footpath, other than the stabilised site access is not to be disturbed, including stockpiling of materials. Where essential works (eg. drainage) are required, the footpath is to be rehabilitated (turfed) as soon as possible.
- Bins are to be provided for building waste and arrangements are to be made for regular collection and disposal.
- Roof guttering is to be connected to the stormwater system as soon as practicable.
- All erosion controls are to be checked daily (at a minimum weekly) and after all rain events to ensure they are maintained in fully functional condition.

EROSION CONTROL NOTES:

- ALL EROSION AND SILTATION CONTROL DEVICES ARE TO BE PLACED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS, AND ALL SILT TRAPS ARE TO HAVE DEPOSITED SILT REMOVED REGULARLY DURING CONSTRUCTION
- ALL TREES ARE TO BE RETAINED (IF APPLICABLE) UNLESS INDICATED OTHERWISE. EXISTING GRASS COVER SHALL BE MAINTAINED EXCEPT IN AREAS CLEARED FOR BUILDINGS, PAVEMENTS, ETC.
- INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS LIKELY TO COLLECT SILT LADEN WATER, TO COUNCIL'S STANDARDS
- NOT WITHSTANDING DETAILS SHOWN IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT ALL SITE ACTIVITIES COMPLY WITH THE REQUIREMENTS OF THE CLEAN WATER ACT.
- TOPSOIL SHALL BE STRIPPED ON STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RESPREAD LATER ON AREAS TO BE RE-VEGETATED.
- THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES. ALL SILT REMOVED SHALL BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT.
- THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE UNTIL ALL DISTURBED AREAS ARE RE-VEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL



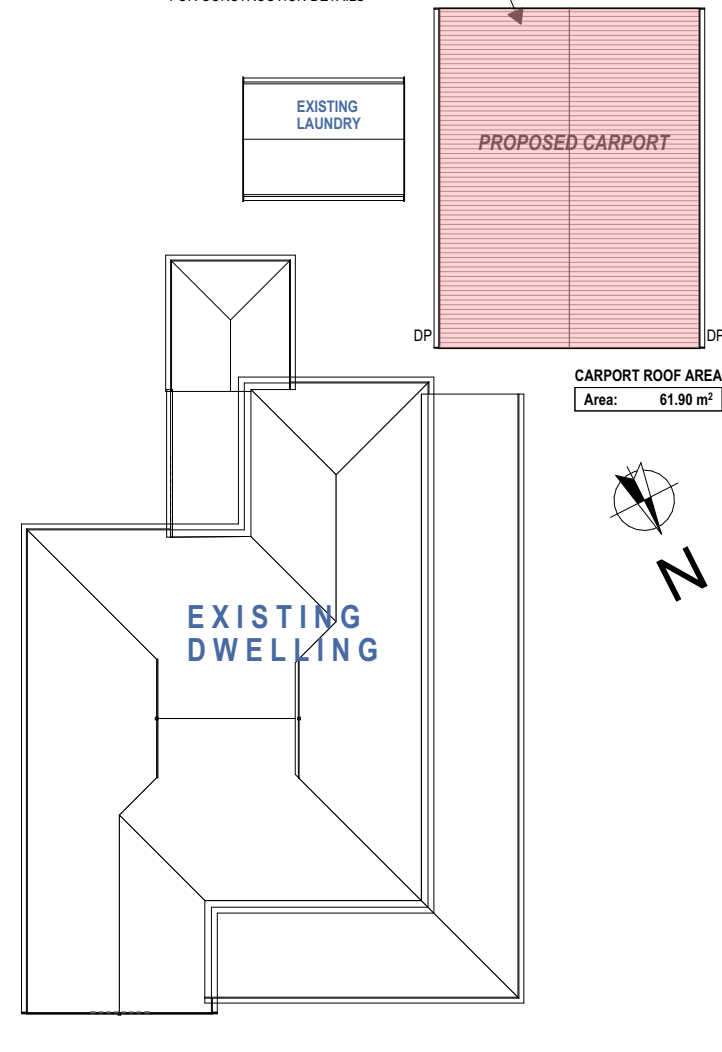
Construction Notes

- Construct sediment fences as close as possible to being parallel to the contours of the site, but with small returns as shown in the drawing to limit the catchment area of any one section. The catchment area should be small enough to limit water flow if concentrated at one point to 50 litres per second in the design storm event, usually the 10-year event.
- Cut a 150-mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
- Drive 1.5 metre long star pickets into ground at 2.5 metre intervals (max) at the downslope edge of the trench. Ensure any star pickets are fitted with safety caps.
- Fix self-supporting geotextile to the upslope side of the posts ensuring it goes to the base of the trench. Fix the geotextile with wire ties or as recommended by the manufacturer. Only use geotextile specifically produced for sediment fencing. The use of shade cloth for this purpose is not satisfactory.
- Join sections of fabric at a support post with a 150-mm overlap.
- Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

SEDIMENT FENCE

SD 6-8

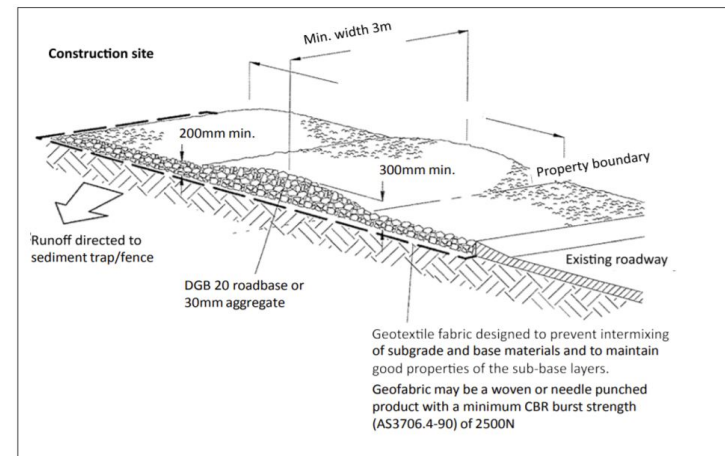
PROPOSED FREESTANDING
CARPORT WITH STORAGE ROOM -
TRIMDEK ROOF @ 20 DEGREE PITCH
'CB WALLABY'
REFER RANBUILD DOCUMENTATION
FOR CONSTRUCTION DETAILS



1.

ROOF PLAN
1:200

Figure 1: Stabilised Access Point



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PLUMBING CODE OF AUSTRALIA (BCA NCC)
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PROJECT: PROPOSED CARPORT

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77 MAYNE ST GULGONG 2852

SHEET DESCRIPTION:
SITE PLAN, ROOF PLAN



Preferred Design
& Drafting



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email: marian@preferred-design.com.au

DRAWING No:
02

PROJECT No:
111.23