

<u>SITE COVERAGE:</u>			
EX. RESIDENCE		132.65	SQ. M
EX. DECK AREAS	(23.60 + 16.53)	40.13	SQ. M
EX. PAVING, STAIRS & SPA		57.32	SQ. M
EX. SITE COVERAGE		230.10	SQ. M
		<u>47.56%</u>	
PROPOSED CARPORT AREA		46.64	SQ. M
NEW SITE COVERAGE		276.74	SQ. M
		<u>57.20%</u>	

NOTES

ALL DIMENSIONS ARE IN MILLIMETRES U.N.O. AND SHOULD BE VERIFIED ON SITE BY THE BUILDER WHO WILL BE RESPONSIBLE FOR THE ACCURATE SETTING OUT OF THE JOB.

ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE COMMENCEMENT OF WORK.

ALL CONSTRUCTION SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA (BCA) AND TO THE LOCAL COUNCIL REQUIREMENTS AND OTHER AUTHORITIES CONCERNED.

ALL DIMENSIONS THAT RELATE TO SITE BOUNDARIES AND EASEMENTS ARE SUBJECT TO VERIFICATION BY A SITE SURVEY.

THE LOCATION OF ANY EASEMENTS OR THE LOCATION OF ANY SEWER MAINS OR EASEMENTS OR ANY OTHER CONDITIONS WHICH WILL AFFECT THE BUILDING DESIGN.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND ALL RELEVANT CODES.

ROOF WATER AND SUB SOIL DRAINAGE TO BE DISPOSED OF IN THE APPROVED MANNER OR AS DIRECTED BY LOCAL INSPECTORS.

ALL ROOF PLUMBER.

ALL STRUCTURAL DETAILS OR DESIGN IS TO BE SUPPLIED BY A STRUCTURAL ENGINEER.

ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM.

ALL ELEVATIONS TO BE DETERMINED BY OWNER.

2. MAKE GOOD & REPAIR ALL EXISTING FINISHES AFFECTED BY NEW WORKING - USE EXISTING MATERIALS WHERE POSSIBLE.

3. ANY DETAILING IN ADDITION TO WHAT IS SUPPLIED ON THIS DRAWING SHALL BE RESOLVED BETWEEN THE OWNER & THE BUILDER.

-	12/3/2025	issue to client for council approval
mark	date	ammendments.

project.
New Carport
for
Mr. & Mrs. Russell
4 Elaine Avenue
Avalon Beach NSW 2107

drawing title,
WORKING DRAWINGS-
site- & roof plan, elevations,
section, driveway section and
shadow diagram - June 22

scale. date.

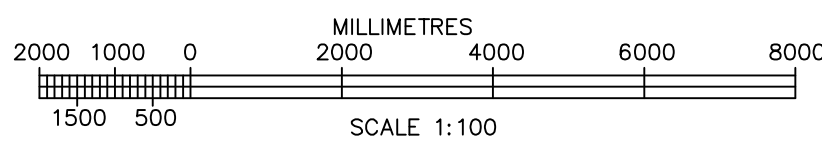
1:100, 1:200 MARCH 2025

Draftperson.

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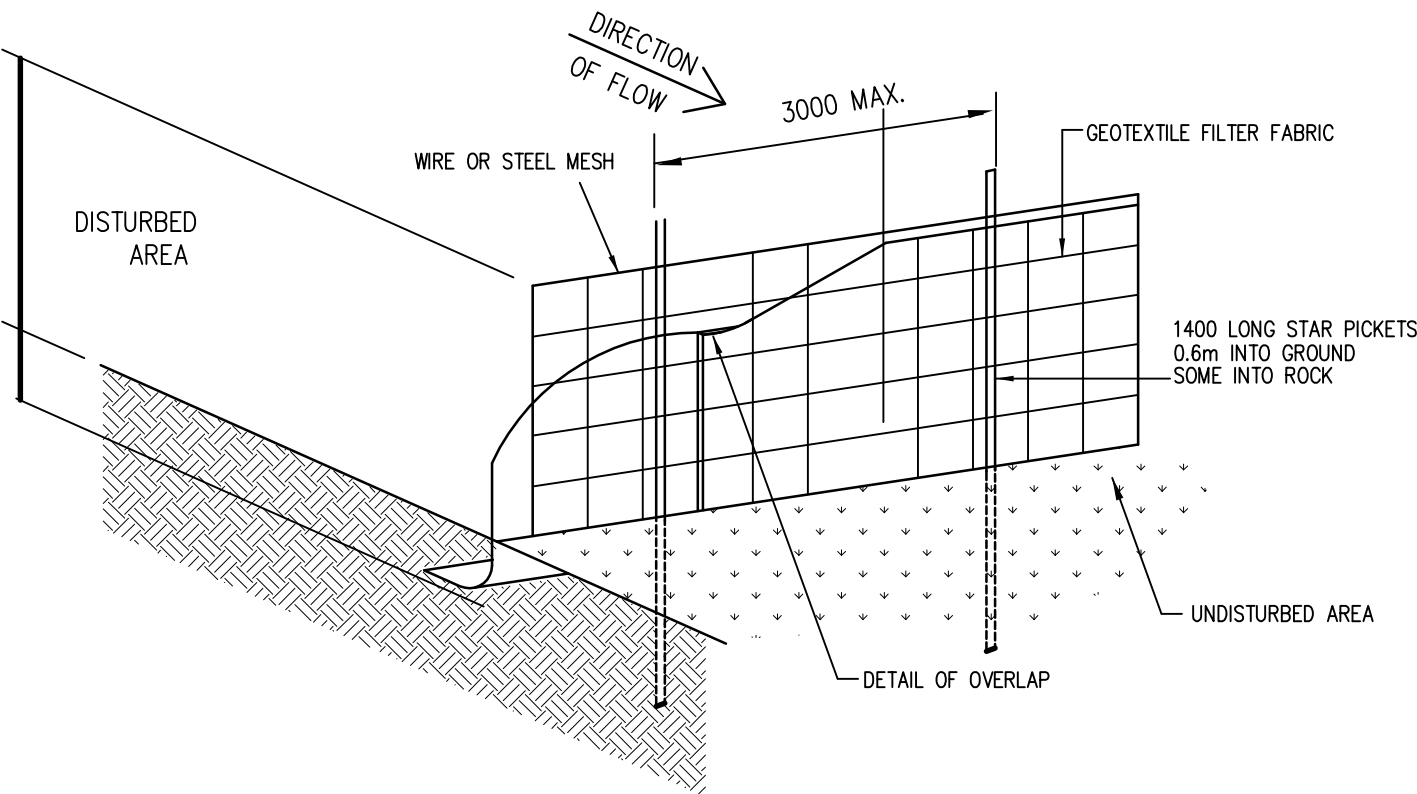
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project no. **A-169** sheet no. **1** of **1**
ammendments. **-**



SEDIMENT CONTROL:

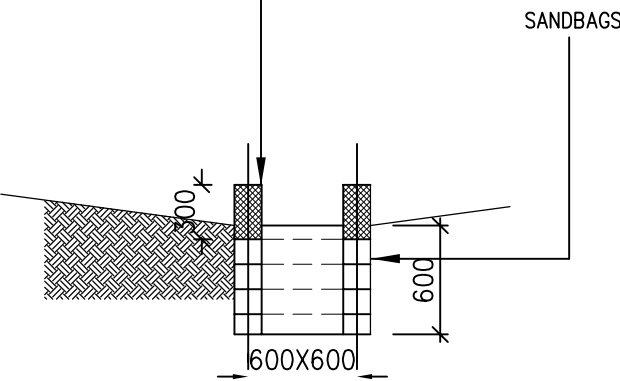
- 1. INSTALL SEDIMENT CONTROL STRUCTURES IN LOCATIONS INDICATED ON DRAWINGS AND AS OTHERWISE REQUIRED TO CONTROL SEDIMENT DURING ALL EXCAVATIONS AND WHILST AREAS OF THE SITE ARE EXPOSED TO EROSION.
- 2. CONTROL STRUCTURES TO BE AS DETAILED OR AS OTHERWISE REQUIRED.
- 3. REVIEW CONTROL MEASURES AND MAINTAIN STRUCTURES DURING CONSTRUCTION.



SILT FENCE DETAIL

SCALE = N.T.S.

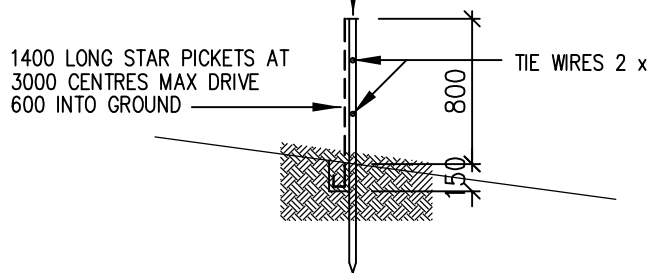
HAY BAILS FIXED ALL ROUND
PIT ENTRANCE, MIN. TWO STAKES PER BAIL
600 INTO GROUND



SEDIMENTATION PIT
(ALTERNATIVE TO SETTLEMENT POND)

FILTER SYSTEM EQUAL TO
GEOFABRICS "SILT FENCE 2000"

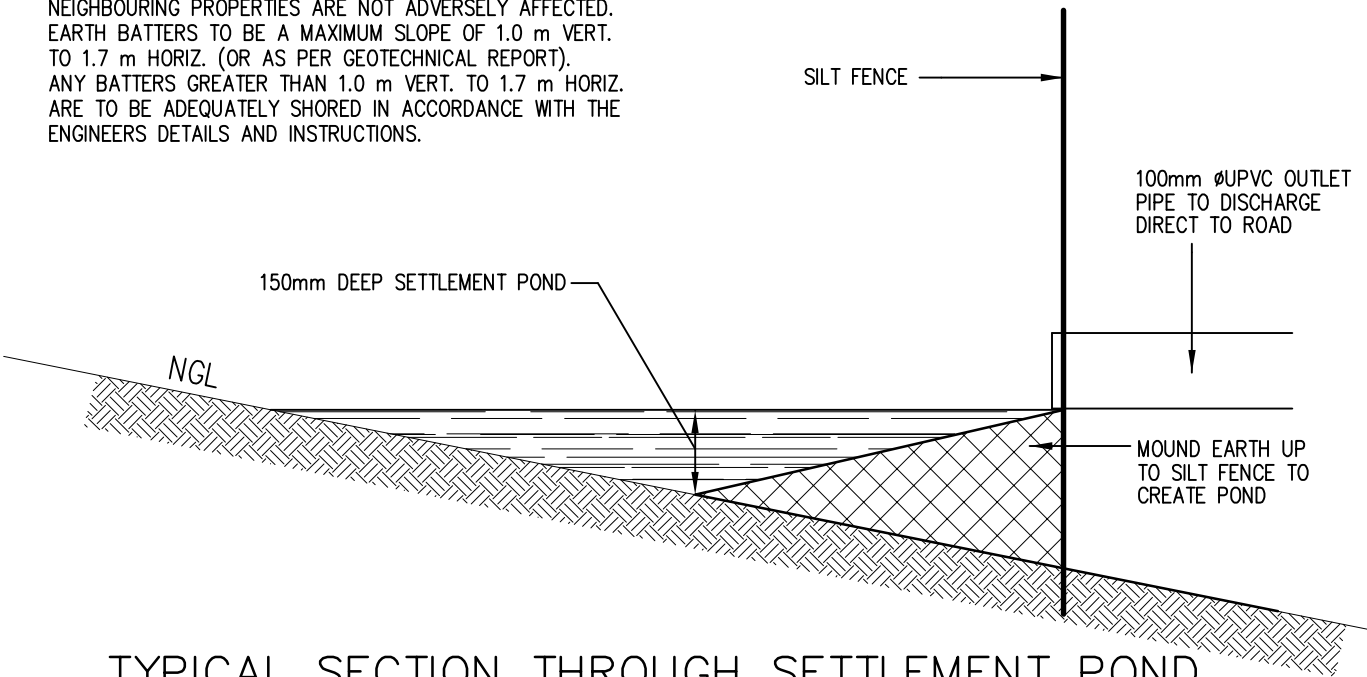
1400 LONG STAR PICKETS AT
3000 CENTRES MAX DRIVE
600 INTO GROUND



SILT FENCE DETAIL
(ALTERNATIVE)

SCHEDULE OF WORKS:

- 1. SILT FENCE AND ASSOCIATED WORKS INCLUDING INTERCEPTOR DRAIN IS TO BE INSTALLED BEFORE THE COMMENCEMENT OF ANY EXCAVATION.
- 2. CUTS TO BE EXECUTED TO THE REQUIRED LEVEL USING CONVENTIONAL EXCAVATION MACHINERY. INITIALLY THE DEPTH OF FILL/CLAY IS TO BE ESTABLISHED TO ENSURE NEIGHBOURING PROPERTIES ARE NOT ADVERSELY AFFECTED. EARTH BATTERS TO BE A MAXIMUM SLOPE OF 1.0 m VERT. TO 1.7 m HORIZ. (OR AS PER GEOTECHNICAL REPORT). ANY BATTERS GREATER THAN 1.0 m VERT. TO 1.7 m HORIZ. ARE TO BE ADEQUATELY SHORED IN ACCORDANCE WITH THE ENGINEERS DETAILS AND INSTRUCTIONS.
- 3. ANY PERMANENT RETAINING STRUCTURE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERS DETAILS AND INSTRUCTIONS.
- 4. ALL PERMANENT RETAINING STRUCTURES ARE TO BE COMPLETED WITH MINIMUM DELAY FOLLOWING EXCAVATION.



TYPICAL SECTION THROUGH SETTLEMENT POND

SCALE = N.T.S.

IF ADDITIONAL MEASURES ARE REQUIRED FOR EROSION CONTROL OR BY COUNCIL REQUIREMENTS REFER TO "URBAN EROSION AND SEDIMENT CONTROL" GUIDELINES PREPARED BY THE DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT.

project.
New carport
for
Mr. & Mrs. Russell
4 Elaine Avenue
Avalon Beach NSW 2107

drawing title.
SEDIMENTATION DRAWING

scale. date.
NTS MARCH 2025

Draftperson.
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