



HENLEY BROOK AV

EXISTING FOOTPATH

BALSAM MEWS

EXISTING
CROSSOVER

BOUNDARY

555 5820

1657

6000

150

BOUNDARY

EXISTING RESIDENCE
FFL 0.00 / 0c

EXISTING
STRUCTURE

EXISTING
POOL

BOUNDARY

LEGEND

EXISTING POOL COMPLIANT FENCE

1.2M HIGH



GENERAL CONSTRUCTION NOTES:

1. ALL CONSTRUCTION TO CONFORM TO B.C.A AND AUSTRALIAN STANDARDS AND IN ACCORDANCE WITH RELEVANT SERVICES AND AUTHORITY REGULATIONS
2. ALL DIMENSIONS ARE TO BE CONFIRMED BY BUILDER ON SITE. REFERENCE TO WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED.
3. ALL SEWER AND STORMWATER DRAINAGE IS TO BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL COUNCIL.
4. SUITABLE SITE AREA DRAINAGE IS TO BE CARRIED OUT BY THE BUILDER TO ENSURE THAT STORMWATER DOES NOT POND AGAINST ANY WALLS OF THE DWELLING.
5. CONTRACTOR SHALL PROVIDE ALL NECESSARY FLASHINGS, CAPPINGS AND OTHER ITEMS REQUIRED TO MAKE THE ROOF WATERTIGHT AND COMPLETE.
6. REFER TO ENGINEERS DESIGN, DOCUMENTATION AND CALCULATIONS FOR DETAILS ON ALL STRUCTURAL COMPONENTS.
7. ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH AS 1684.2010 (RESIDENTIAL TIMBER FRAMED CONSTRUCTION)
8. ALL ELECTRICAL WORK (INC. WIRINGS & INSTALLATIONS) CARRIED OUT, TO BE IN ACCORDANCE WITH AS 3000.

SITE NOTES

9. DO NOT SCALE DIMENSIONS OFF PLAN. FIGURED DIMENSIONS TO BE USED AT ALL TIMES.

PLUMBING NOTES

10. DISCHARGE ROOF WATER DRAINAGE TO STORMWATER CONNECTION POINT AS PER COUNCIL'S REQUIREMENT.
11. ROOFING CONTRACTOR AND PLUMBER TO ENSURE THAT THE NUMBER OF DOWNPIPES SHOWN ON PLAN IS ADEQUATE AND LOCATED IN THE OPTIMUM POSITIONS.

GROUND LEVELS SHOWN ARE APPROXIMATE, BUILDER IS TO CHECK ALL LEVELS AND POSITION ONSITE WITH OWNER BEFORE COMMENCING WORK.

01

SITE PLAN

-

1:200

ISSUED FOR COUNCIL APPROVAL

	ADDRESS	DRAWN	DATE	SCALE	
	LOT 1597 (#20) BALSAM MEWS AVELEY CITY OF SWAN	KR	MAR 2026	AS NOTED @ A3	
	PROPOSAL	CHECKED	DATE	ISSUE	
	PROPOSED CARPORT	-	-	-	
	SITE PLAN	JOB NO.	DRAWING NO.	REV.	
		46354	A01	V1	

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SITE NOTES

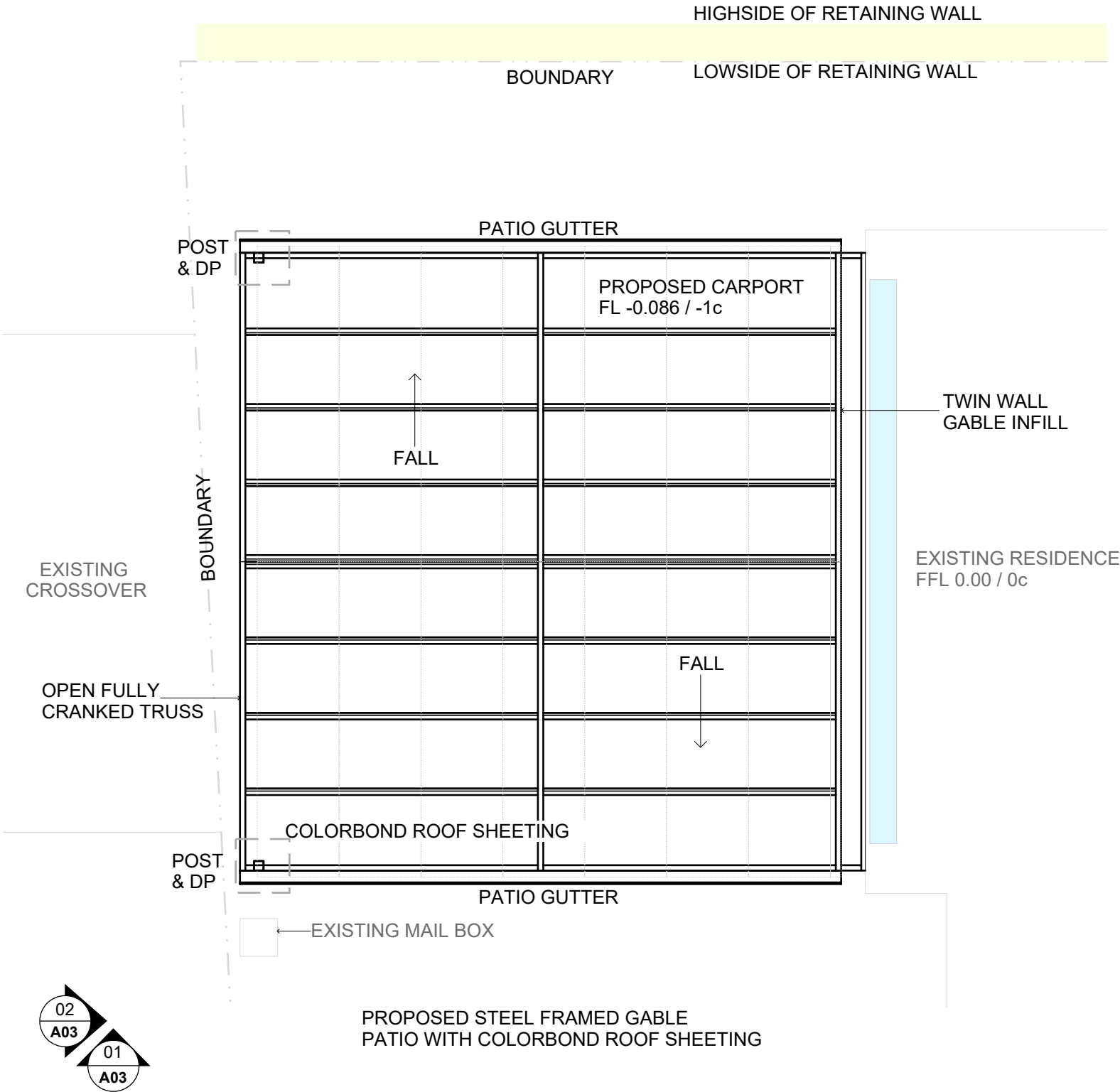
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ALL CONC FOOTINGS & STRUCTURAL ELEMENTS TO ENG DESIGN & SPECIFICATIONS

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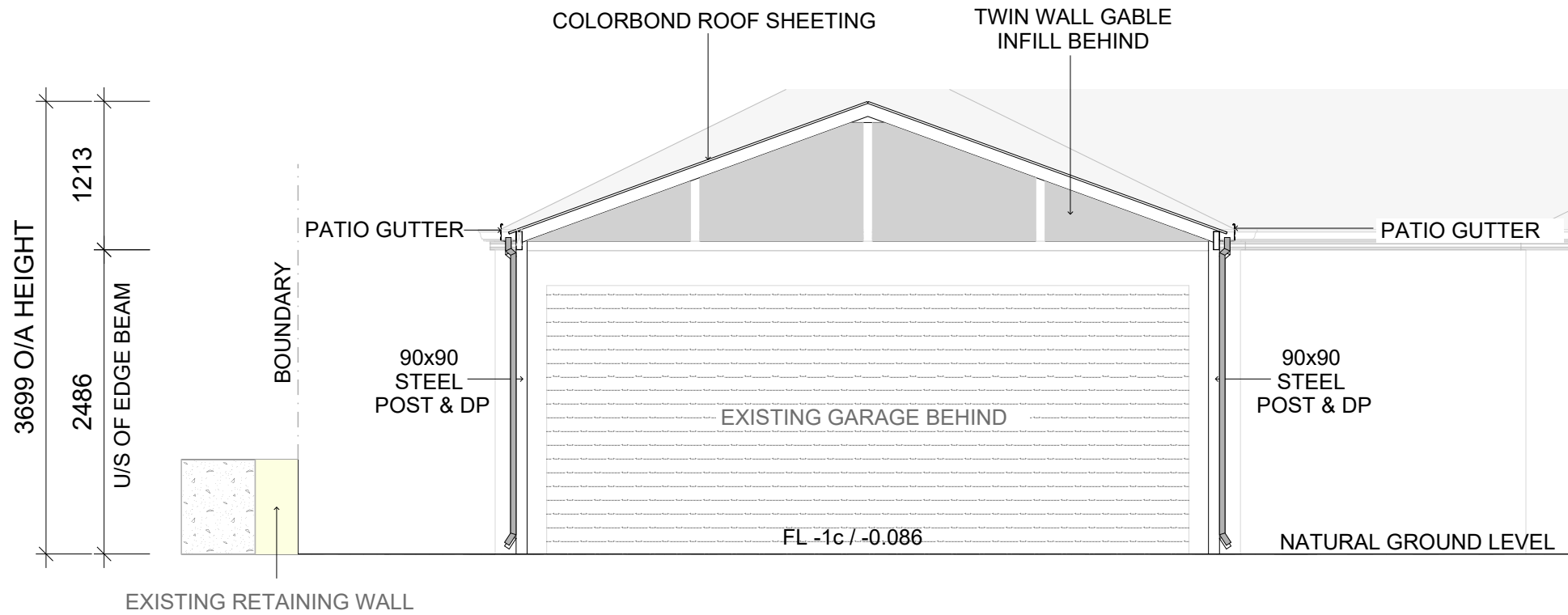


02 PLAN

1:50

ISSUED FOR COUNCIL APPROVAL

ADDRESS LOT 1597 (#20) BALSAM MEWS AVELEY CITY OF SWAN	DRAWN KR	DATE MAR 2026	SCALE AS NOTED @ A3	
	CHECKED -	DATE -	ISSUE -	
PROPOSAL PROPOSED CARPORT PLAN	JOB NO. 46354	DRAWING NO. A02	REV. V1	



PROPOSED STEEL FRAMED GABLE PATIO

01 PATIO
- ELEVATIONS 1:50

GENERAL CONSTRUCTION NOTES:

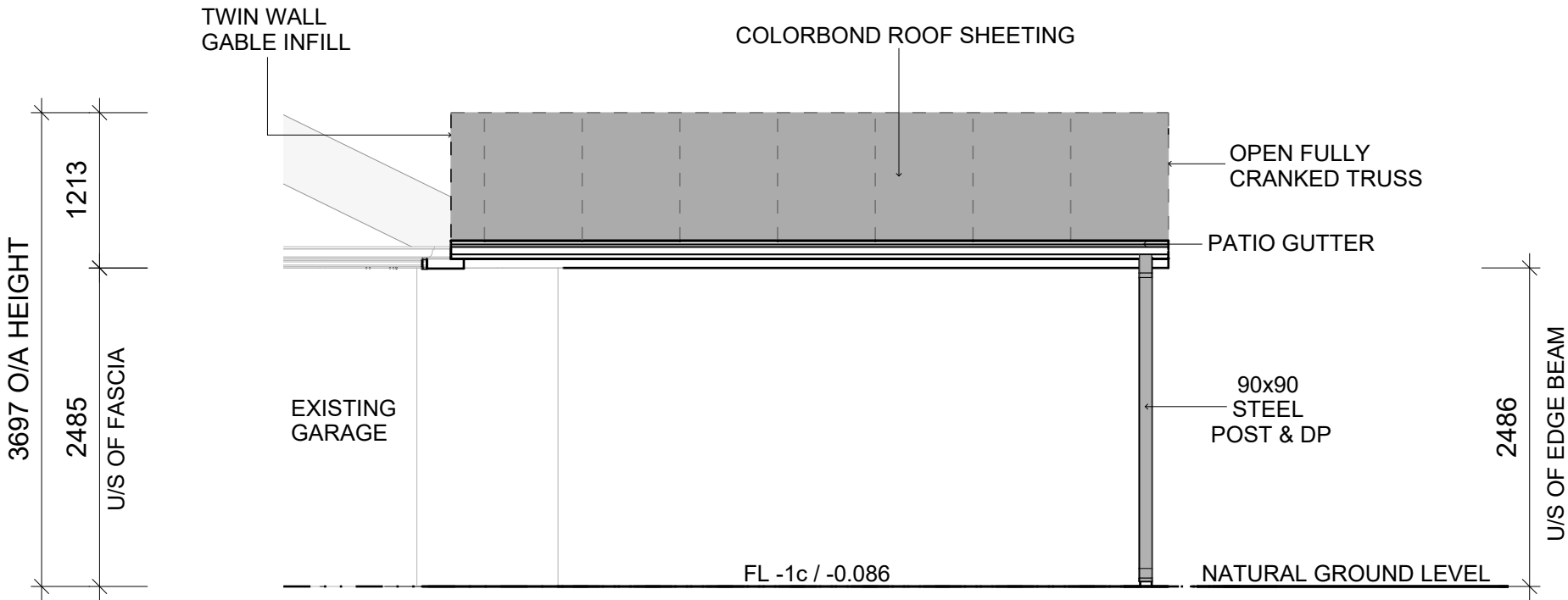
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	CITY OF SWAN	CHECKED	DATE	ISSUE	
PROPOSAL		JOB NO.	DRAWING NO.	REV.	
PROPOSED CARPORT		46354	A03	V1	
ELEVATIONS					