



[REDACTED]
55 Campbell Street
AINSLIE ACT 2602

Dear [REDACTED]

Thank you for your letter of 18 September 2006 regarding your request for the construction of a 2.4m high fence in association with a proposed dual occupancy at 53 Campbell Street Ainslie, (Block 15 Section 5 Ainslie).

The ACT Planning and Land Authority (the Authority) approved Development Application (DA) No. 200309168, for the construction of a dual occupancy development on Block 15 Section 5 Ainslie, on 15 August 2005. The approved plans include the construction of a 1.8m high timber, lapped and capped fence and associated screen hedging along the common boundary with your property at 55 Campbell Street.

Having regard to the relatively flat nature of the land, the single storey height of the proposed dwellings and the minimum separation of approximately 11m between your dwelling and the closest point of the proposed dwellings, it is considered the approved 1.8m high fence and associated screen hedging will provide your property with an appropriate level of privacy from the occupants of the dual occupancy development. A 2.4m high fence is significantly higher than the basic urban fence height of 1.5m and is not supported.

The Authority's records show your email of 6 May 2005, submitted in response to the public notification of the DA, was received and acknowledged. However, there is no record of receipt of your correspondence of 22 August 2005, 1 September 2005 and 7 September 2005. [REDACTED]

Thank you for raising this matter. I trust that this information is of assistance.

Yours sincerely

[REDACTED]
Aaron Oshyer
A/g Manager
Development Assessment Unit

29 September 2006



[REDACTED]
55 Campbell Street
AINSLIE ACT 2602

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Having regard to the relatively flat nature of the land, the single storey height of the proposed dwellings and the minimum separation of approximately 11m between your dwelling and the closest point of the proposed dwellings, it is considered the approved 1.8m high fence and associated screen hedging will provide your property with an appropriate level of privacy from the occupants of the dual occupancy development. A 2.4m high fence is significantly higher than the basic urban fence height of 1.5m and is not supported.

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Thank you for raising this matter. I trust that this information is of assistance.

Yours sincerely

Aaron Oshyer
A/g Manager
Development Assessment Unit

29 September 2006



Simon Corbell MLA

ATTORNEY GENERAL
MINISTER FOR PLANNING
MINISTER FOR POLICE AND EMERGENCY SERVICES

MEMBER FOR MOLONGLO

[REDACTED]
55 Campbell Street
AINSLIE ACT 2602

Dear [REDACTED]

Thank you for your letter of 18 September 2006 regarding your request to the ACT Planning and Land Authority (the Authority) for the construction of a 2.4 metre high fence in association with a proposed dual occupancy at 53 Campbell Street Ainslie.

I understand that a standard 1.8m height fence and screen planting has been approved as part of this development and I am advised the Authority has responded to your correspondence in this regard.

Thank you for raising these matters with me.

Yours sincerely

Simon Corbell MLA
Minister for Planning

ACT LEGISLATIVE ASSEMBLY

London Circuit, Canberra ACT 2601 GPO Box 1020, Canberra ACT 2601
Phone (02) 6205 0000 Fax (02) 6205 0535 Email: corbell@act.gov.au



ACT Planning & Land Authority

Clearance and Performance Assessment

Tracker Number	Date Due:
06/19260	29/9/2006

Title:

- Information Brief
- Meeting Brief
- Agency Submission
- Media Event
- Question Time Brief (QTB)
- Question On Notice (QoN)
- Ministerial

DA 200309168 Block 15 Section 5 Ainslie - [redacted]

Sign Off:
Chief Planning Executive

[redacted]

Date 4/10/06
30.9.06

Director

Jacqui Lavis – Director
Development Services

Date 77248

Business Unit Name

Development Assessment

Action/Contact Officer

Aaron Oshyer

[redacted] 29/9
Telephone Date 71838

This section to be completed by the Minister's Office

Satisfactory

Unsatisfactory

- Overdue
- Unclear
- Poorly presented
- Lacked relevance and practicality
- Illogical
- Inaccurate
- Issues not adequately addressed
- No/inadequate consideration of financial & media implications
- Lacked clear recommendations

Further Action/Comments

Signature



COPY

Simon Corbell MLA

ATTORNEY GENERAL
MINISTER FOR PLANNING
MINISTER FOR POLICE AND EMERGENCY SERVICES

MEMBER FOR MOLONGLO

Original Sent by Minister's Office

6/11/06

[REDACTED]
55 Campbell Street
AINSLIE ACT 2602

Dear [REDACTED]

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Yours sincerely

Simon Corbell MLA
Minister for Planning

31-10-06

ACT LEGISLATIVE ASSEMBLY

London Circuit, Canberra ACT 2601 GPO Box 1020, Canberra ACT 2601
Phone (02) 6205 0000 Fax (02) 6205 0535 Email: corbell@act.gov.au

Checking Officer: **Irma Sare** Date:4-May-09



CHECKLIST

DA Lodgement

BLOCK/S 16

SECTION 5

SUBURB Ainslie

INITIAL CHECK BY APPLICATIONS SECRETARIAT

Pass

FAIL

OFFICER Teagan Brown

DATE 01/05/09

Initial Check Failure Reasons

An initial check of the application has been undertaken and the following items are to be included in the completeness check failure advice to the applicant:

1. **ABN required for Lessee (DHCS)**
- 2.
- 3.
- 4.
- 5.
- 6.

~~~~~  
*DA OFFICER TO COMPLETE FROM THIS POINT FORWARD*

**DUTY PLANNER:** Jim Ponton/Ajith

**DATE:** 6 May 2009/7 May 09

### Part A: General and requirements under Section 139 of the Act

Is the proposed development assessable (i.e. not exempt or prohibited development)? **Assessable Development**

#### Comment: Block size 847m2

Does the application state the intended land use? **YES**

Which is the chosen assessment track? **MERIT**

Is the application accompanied by a survey certificate as specified at Section 139 (2)(j) (unless exempt – see Section 25 of Regulations)? **YES**

Does Section 205 (DAs for developments undertaken without approval) apply and if so, is the application accompanied with a plan/s endorsed by a registered surveyor that sets out the dimensions of the development as specified at Section 139(2)(k)? **NOT APPLICABLE**

### Part B: Track Specific requirements

Is the application accompanied by information and documents in line with the DA form, including entity endorsements and/or required documentation? **YES**

Also if Merit Track and relevant, does the application include an assessment of the possible environmental effects of the development? **NOT APPLICABLE**

Also if Impact Track, is a completed Environmental Impact Statement for the proposal submitted (unless Section 211 applies)? **NOT APPLICABLE**

**Part C: Public Notification Requirements**

The development application requires:

**MAJOR (\$155)**

**NB:** Section 155 is subject to the restrictions outlined at Section 411 and 412 of the Act. Limited public notifications for certain Merit Track applications are prescribed in Schedule 2 of the Regulations.

Review Development Application Form to ensure the description of the proposal is accurate and corresponds with terminology in the Territory Plan. If not, then clarify details with the applicant and add announcement to SharePoint stating correct details for Public Notification.

**Part D: GFA and Cost of Works** in accordance with the **Building (Cost of Building Work) Declaration 2006**

**Total Cost of Works:       \$400,473.70**

**Part E: Mandatory Entity Referrals** (for Merit and Impact track DAs only)

Refer to [Work Instruction – Entity Referrals](#) for guidance.

Indicate referral requirements by checking appropriate box/es:

- |                                                               |                                                                                                                                                                                                                                                                                                                 |
|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Asset Acceptance</b><br>(Territory and Municipal Services) | <input checked="" type="checkbox"/> Stormwater – where there is a stormwater easement – demolition works<br><input type="checkbox"/> Single Residential Driveways Only<br><input checked="" type="checkbox"/> Waste Management<br><input type="checkbox"/> Verge crossovers or modifications in RZ3 & RZ4 zones |
| <b>ActewAGL/ACTEW Corporation</b>                             | <input checked="" type="checkbox"/> Demolition works – utilities<br><input checked="" type="checkbox"/> Utilities – electricity, water & sewer and gas<br><input type="checkbox"/> Liquid Trade Waste                                                                                                           |
| <b>Conservator of Flora and Fauna</b>                         | <input type="checkbox"/> Declared site only                                                                                                                                                                                                                                                                     |
| <b>Custodian of the Land (unleased)</b>                       | <b>Identify Custodian:</b>                                                                                                                                                                                                                                                                                      |
| <b>Environment Protection Agency</b>                          | <input type="checkbox"/> Noise<br><input checked="" type="checkbox"/> Erosion and Sediment Control (if site > 0.3 of a hectare)<br><input checked="" type="checkbox"/> Hazardous Material – Pre 1985 Multi-unit Housing or Pre 2005 commercial / industrial premises                                            |
| <b>Heritage</b>                                               | <input type="checkbox"/> Heritage – Registered Land or Building                                                                                                                                                                                                                                                 |
| <b>Tree Protection</b>                                        | <input type="checkbox"/> Where the development proposal requires groundwork within the tree protection zone of a protected tree, or is likely to cause damage to or removal of, any protected trees                                                                                                             |

**Impact Track – Mandatory Referrals required for all of the following entities**  
(unless the entity is the applicant):

- |                                                                                 |                                                                            |                                   |
|---------------------------------------------------------------------------------|----------------------------------------------------------------------------|-----------------------------------|
| • ACTEW Corporation Limited                                                     | • ACTEW / AGL                                                              | • Heritage Council                |
| • Chief Executive of the Administrative Unit Responsible for Municipal Services | • Chief Executive of the Administrative Unit Responsible for Health Policy | • Emergency Services Commissioner |
| • Conservator of Flora and Fauna                                                |                                                                            |                                   |

**Part F: Non- Mandatory Entity Referrals** (as required for Merit and Impact track DAs only)

| Entity                                                          | Provide Reason for Referral |
|-----------------------------------------------------------------|-----------------------------|
| <input type="checkbox"/> Action Buses                           |                             |
| <input type="checkbox"/> ACT Health                             |                             |
| <input type="checkbox"/> Australian National University         |                             |
| <input type="checkbox"/> Emergency Services (Fire or Ambulance) |                             |
| <input type="checkbox"/> Gambling and Racing Commission         |                             |
| <input type="checkbox"/> Housing and Community Services         |                             |
| <input type="checkbox"/> Land Development Agency                |                             |
| <input type="checkbox"/> National Capital Authority             |                             |
| <input type="checkbox"/> Police                                 |                             |
| <input type="checkbox"/> Registrar Generals Office              |                             |
| <input type="checkbox"/> Transport Planning                     |                             |
| <input type="checkbox"/> Workcover                              |                             |
| <input type="checkbox"/> Other (please specify)                 |                             |

**Part G: Leasing Checks**

For new single residences in new estates the DA Leasing to check the commence and complete clauses in lease.

Has the leasing check been undertaken? **NOT APPLICABLE**

All proposed developments, other than single residential require a leasing check by DA Leasing.

Has the leasing check been undertaken? **YES**

(N.B. Check for announcement in SharePoint – Do not complete lodgement check until the leasing check is completed. If necessary add notes in Comments field in Part G)

**Part H: Comments**

07/05/09

ABN of the lessee to obtain during the assessment.

accepted for lodgement.

**From:** [Hugh Gordon](#)  
**To:** [App Sec](#)  
**Cc:** [George](#); [Milan](#)  
**Subject:** 16/5 Ainslie, 7/51 Downer, 11/2 Ainslie, 7/4 Ainslie  
**Date:** Thursday, 14 May 2009 4:09:46 PM

---

Dear App Sec,

Please find attached Statements against Criteria for the above sites.

cheers, Hugh

-----  
Hugh Gordon Architect Pty Ltd  
[www.hughgordonarchitect.com.au](http://www.hughgordonarchitect.com.au)  
Unit 5, 7 Beissal Street, Belconnen ACT 2616  
ph 62534448, fax 62533087 mob 0410625701  
-----

**From:** [App\\_Sec](mailto:App_Sec@designsbymahony.net.au)  
**To:** [@designsbymahony.net.au](mailto:App_Sec@designsbymahony.net.au)  
**Subject:** FLOORREG PLANS 200914463-16/5 AINSLIE  
**Date:** Tuesday, 12 May 2009 5:16:00 PM

---

Dear Applicant,

While processing the DA payment for the above site it was noted that the attached plans do not meet the requirements of the public register.

Please provide to [app.sec@act.gov.au](mailto:app.sec@act.gov.au) additional plans with the internal floor layout removed at your earliest convenience so public notification can be commenced without delay.

Kind Regards

Kristy  
Kristy Carswell | Application Secretariat | Client Services  
ACT Planning and Land Authority | Dickson | t 02 6207 1687

**From:** [App Sec](#)  
**To:** [ACTPLA DA Leasing](#); [Messer, Sue](#)  
**Subject:** [REDACTED] - DA 200914463 -16/5 AINSLIE - 01/05/09  
**Date:** Friday, 1 May 2009 2:54:00 PM  
**Attachments:** [ObjRef.obr](#)

---

Dear Leasing,

Please process the attached checklist as a priority as this DA is part of the [REDACTED]  
[REDACTED].

Regards,

**Teagan Brown** | Client Services | ACT Planning and Land Authority |  
DPMB Ground Floor South | 16 Challis Street, Dickson ACT 2602 |  
ph: 02 6207 1654 | fax: 02 6207 7762

**From:** [App Sec](#)  
**To:** [ACTPLA DA North](#); [Oshyer, Aaron](#)  
**Subject:** [REDACTED] - DA 200914463 - 16/5 AINSLIE - 01/05/09  
**Date:** Friday, 1 May 2009 3:05:00 PM  
**Attachments:** [ObjRef.obr](#)

---

Dear Assessment,

Please process the completeness check as a priority as this is a [REDACTED] application.

Regards,

Applications Secretariat

T.Brown

**From:** [App Sec](#)  
**To:** ["Guy Mahony"](#)  
**Subject:** DA200914463-16/5 AINSLIE-Application Form  
**Date:** Thursday, 11 June 2009 3:47:00 PM  
**Importance:** High

---

Dear Applicant

Thank you for submitting the information requested for the above Development Application. Unfortunately, we cannot accept your lodgement as you have completed the incorrect form. As the information lodged was in relation to a request for further information under section 141 you will need to complete **Form 1G "Submission of Further Information as requested under Section 141 of the Planning and Development Act 2007"** and return to the Applications Secretariat at [app.sec@act.gov.au](mailto:app.sec@act.gov.au).

For your convenience I have attached a link to the appropriate DA Form: <http://www.legislation.act.gov.au/af/2008-60/default.asp>

If you need more information please contact the Applications Secretariat on (02) 6207 1687. We will be pleased to assist you.

Yours Sincerely,

Applications Secretariat  
ACT Planning and Land Authority  
Ph: 6207 1687

---

**From:** Guy Mahony [redacted]@designsbymahony.net.au]  
**Sent:** Thursday, 11 June 2009 9:57 AM  
**To:** App Sec  
**Subject:** FW: Amendments 16-5 Ainslie

[Amended plans sent to Jim Ponton](#)

guy mahony

designs by mahony

6 wentworth court

jerrabomberra nsw 2619

tel: 02 6255 8744

fax: 02 6255 8745

m: 0412 627 023

[redacted]@designsbymahony.net.au

---

**From:** Guy Mahony  
**Sent:** Wednesday, 10 June 2009 4:48 PM  
**To:** 'jim.ponton@act.gov.au'  
**Cc:** 'George Tanchevski'  
**Subject:** Amendments 16-5 Ainslie

Please find attached plans as requested

guy mahony

designs by mahony


6 wentworth court

jerrabomberra nsw 2619

tel: 02 6255 8744

fax: 02 6255 8745

m: 0412 627 023

 [@designsbymahony.net.au](mailto:designsbymahony.net.au)

**From:** [Guy Mahony](#)  
**To:** [App Sec](#)  
**Subject:** FW: Amendments 16-5 Ainslie  
**Date:** Thursday, 11 June 2009 9:58:40 AM

---

[Amended plans sent to Jim Ponton](#)

guy mahony

designs by mahony


6 wentworth court

jerrabomberra nsw 2619

tel: 02 6255 8744

fax: 02 6255 8745

m: 0412 627 023

 [@designsbymahony.net.au](mailto:designsbymahony.net.au)

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**Sent:** Wednesday, 10 June 2009 4:48 PM  
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**Cc:** 'George Tanchevski'  
**Subject:** Amendments 16-5 Ainslie

Please find attached plans as requested

guy mahony

designs by mahony


6 wentworth court

jerrabomberra nsw 2619

tel: 02 6255 8744

fax: 02 6255 8745

m: 0412 627 023

 [@designsbymahony.net.au](mailto:designsbymahony.net.au)

**From:** [Guy Mahony](#)  
**To:** [App Sec](#)  
**Cc:** [George Tanchevski](#)  
**Subject:** RE: DA200914463-16/5 AINSLIE-Application Form  
**Date:** Thursday, 11 June 2009 7:14:57 PM

---

[141 application form attached](#)

[Regards](#)

guy mahony

designs by mahony

6 wentworth court

jerrabomberra nsw 2619

tel: 02 6255 8744

fax: 02 6255 8745

m: 0412 627 023

@designsbymahony.net.au

---

**From:** App Sec [mailto:App.Sec@act.gov.au]  
**Sent:** Thursday, 11 June 2009 3:48 PM  
**To:** Guy Mahony  
**Subject:** DA200914463-16/5 AINSLIE-Application Form  
**Importance:** High

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Yours Sincerely,

Applications Secretariat

ACT Planning and Land Authority

Ph: 6207 1687

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**Sent:** Thursday, 11 June 2009 9:57 AM

**To:** App Sec  
**Subject:** FW: Amendments 16-5 Ainslie

Amended plans sent to Jim Ponton

guy mahony

designs by mahony


6 wentworth court

jerrabomberra nsw 2619

tel: 02 6255 8744

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**Sent:** Wednesday, 10 June 2009 4:48 PM  
**To:** 'jim.ponton@act.gov.au'  
**Cc:** 'George Tanchevski'  
**Subject:** Amendments 16-5 Ainslie

Please find attached plans as requested

guy mahony

designs by mahony


6 wentworth court

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-----  
This email, and any attachments, may be confidential and also privileged.  
If you are not the intended recipient, please notify the sender and delete  
all copies of this transmission along with any attachments immediately.  
You should not copy or use it for any purpose, nor disclose its contents  
to any other person.  
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**INITIAL ADMINISTRATION CHECKLIST**

Block: 16 Section: S Suburb: Ainslie

FORM

- Ensure that ALL parts of the application form have been filled out
- Check public register exemption of the DA Form, if YES has been selected; refer the application to the App. Sec team leader to explain the process to the applicant.
- Check that applicant has signed the form.

TARQUIN

- Ensure that the lessee details are correct and all lessees have signed the form or have a written authority.

ACTMAPI

- If the block is unleased we require a signature of the government manager of the land as well as a delegate from the Planning Authority. If the driveway question is ticked with a yes, a driveway clearance is required for lodgement.
- Check that the street address matches the block and section in the form.

PALM

|                           | Yes                      | No                                  |
|---------------------------|--------------------------|-------------------------------------|
| Holding Lease             | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Unleased                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Unit Titled               | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Heritage                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| NCA - Designated Area     | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Compliance                | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Public Register Exemption | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- If the block is in a Designated Area please consult a duty planner before taking the application in. If the block is Heritage, Bushfire and/or Compliance please use relevant stamps on the application form

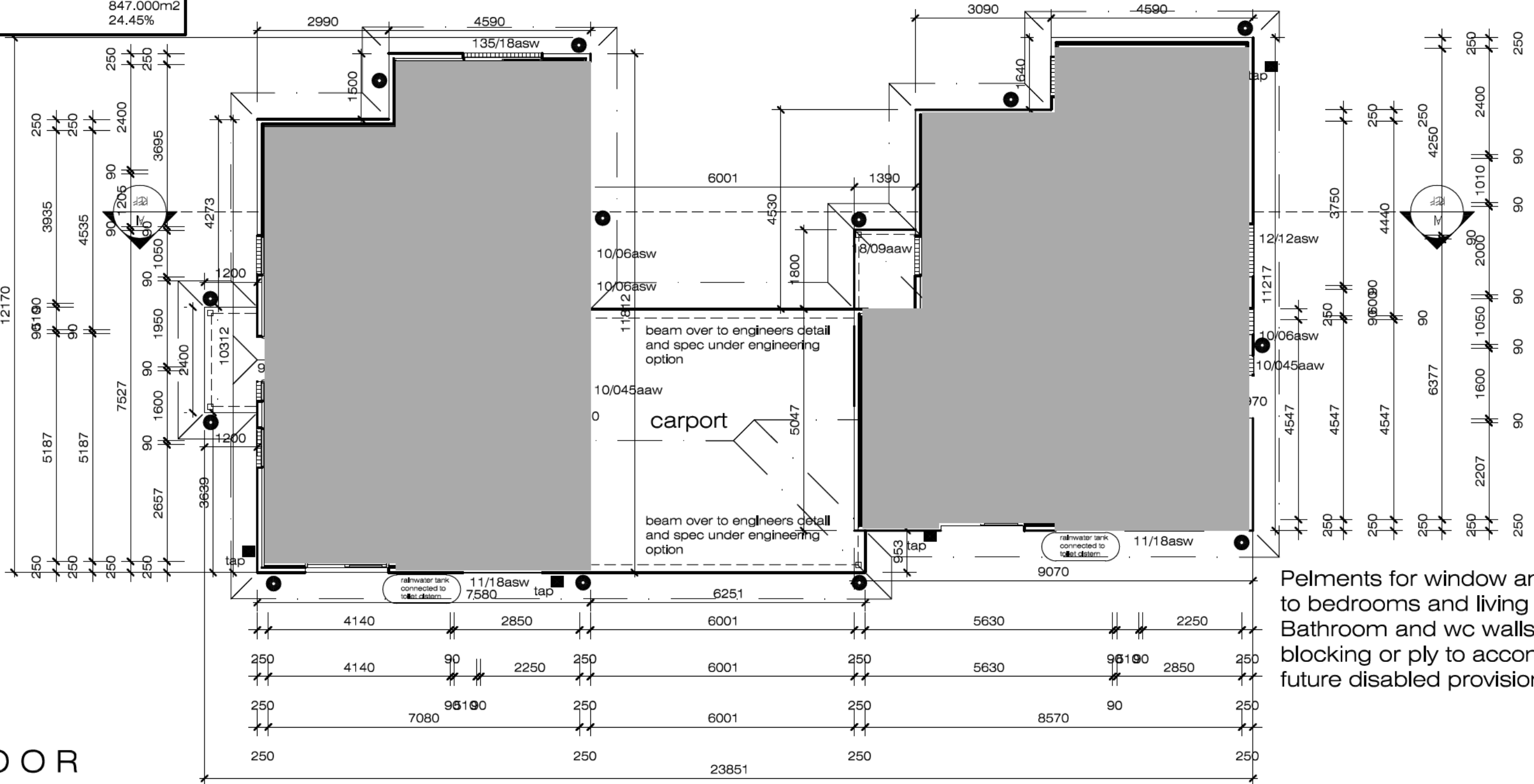
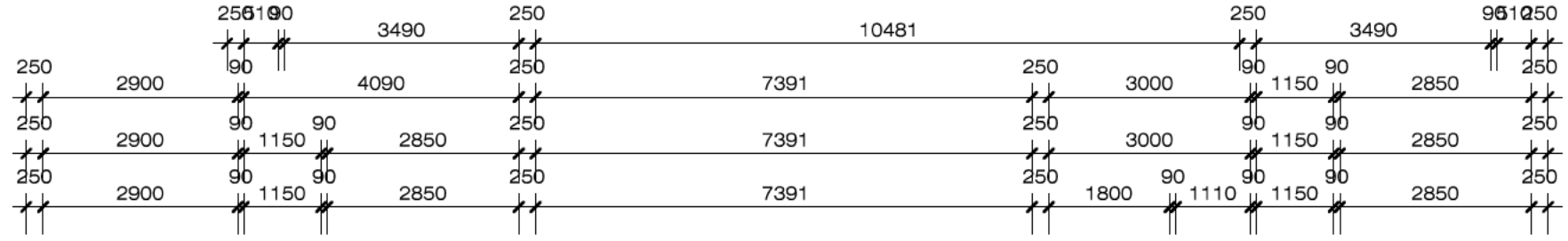
CD or DVD

- All required documentation must be provided in an electronic format on CD or DVD. Check that the documents on the disk are loadable and that the CD is labelled. Remind the customer that the documentation provided on the CD or DVD is the documentation that the authority will be using to assess the application if there are hard copies provided.

Processed by:

Date: 15 /2009

|                                            |                  |
|--------------------------------------------|------------------|
| <b>UNIT 1</b>                              |                  |
| Residence                                  | 85.052m2         |
| Carport                                    | 18.000m2         |
| Porch                                      | 2.890m2          |
| <b>TOTAL</b>                               | <b>105.942m2</b> |
| <b>UNIT 2</b>                              |                  |
| Residence                                  | 86.097m2         |
| Carport                                    | 18.000m2         |
| Porch                                      | 2.502m2          |
| <b>TOTAL</b>                               | <b>106.599m2</b> |
| <b>Total Residence / Carport</b> 207.149m2 |                  |
| <b>Block Area</b> 847.000m2                |                  |
| <b>Plot Ratio</b> 24.45%                   |                  |



Pelments for window and doors to bedrooms and living area  
 Bathroom and wc walls require blocking or ply to accomodate future disabled provision

**FLOOR PLAN**  
 scale 1:100

designs by mahony  
 26 halloran drive jerrabomberra 2619

p 62558744  
 f 62558745  
 m 0412627023  
 e gmahony@bigpond.net.au



notes

do not scale drawings  
 written dimensions take precedence  
 check all dimensions-levels-site conditions prior to construction  
 all work shall be in accordance with b.c.a. and rel. aust standards  
 copyright for design illustrated here is held by febule pty ltd  
 trading as designs by mahony acn 0008 649 992 abn 23 441 765 523

client **Classic Constructions**

title **Floor Plan**

location **Block 16 Section 5 51 Campbell St AINSLIE**

date **April 2009**

scale **1:100**

dwg no

amendments

|                           |                             |
|---------------------------|-----------------------------|
| <b>UNIT 1</b>             |                             |
| Residence                 | 85.052m <sup>2</sup>        |
| Carport                   | 18.000m <sup>2</sup>        |
| Porch                     | 2.890m <sup>2</sup>         |
| <b>TOTAL</b>              | <b>105.942m<sup>2</sup></b> |
| <b>UNIT 2</b>             |                             |
| Residence                 | 86.097m <sup>2</sup>        |
| Carport                   | 18.000m <sup>2</sup>        |
| Porch                     | 2.502m <sup>2</sup>         |
| <b>TOTAL</b>              | <b>106.599m<sup>2</sup></b> |
| Total Residence / Carport | 207.149m <sup>2</sup>       |
| Block Area                | 847.000m <sup>2</sup>       |
| Plot Ratio                | 24.45%                      |

Block 16  
Section 5  
Campbell Street  
AINSLIE  
847m<sup>2</sup>

**CONSTRUCTION NOTES**  
**CULTIVATION**  
 Ensure all garden areas are free of weeds and debris prior to cultivation.  
 Excavate / trim new garden areas to subgrade levels and cultivate a further 200mm depth.  
 Trim all surfaces to fall evenly. Cultivate all grassed areas to 200mm deep  
**TOPSOIL**  
**GARDEN AREAS**  
 Spread stockpiled site topsoil with 30% aged cow manure thoroughly mixed prior to spreading to 300mm depth until supplies are exhausted, then supply and spread type 's' topsoil as required so that all garden beds have 300mm of topsoil, then incorporate into cultivated subsoil.  
 Rake over to remove any visible organic matter or stones/ clods greater than 50mm dia  
**GRASSED AREAS**  
 Place 100mm depth imported type 'c' topsoil over cultivated subgrade  
**GRASSING**  
 Cultivate topsoil, prepare for and sow Dryland grass mix type 'c' as specified in the basic specification. Spread bitumen/straw mulch, and fertilise as per basic specification  
**PLANTING**  
 Supply and plant as per schedule. Fertilise all plants with 30gms low phosphorous 'Osmocote' at time of planting. Excavate planting hole 100mm wider and deeper than pot size, set plant level in hole and backfill with topsoil mix  
**MULCHING**  
 Supply and place 75mm pine flake mulch to all garden areas. Form 1000mm dia mulched watering basin to all trees in dry grass  
**CONSOLIDATION PERIOD**  
 Period to be 13 weeks



- Acer paimatum 'Purpurea'
- Ulmus parvifolia
- Malus floribunda
- Abeia grandiflora 'dwarf'
- Concrete stepping stones
- Coloured concrete
- Brick pavers
- Seeded irrigated lawn
- L.B

SCALE 1:200  
 0 5 10 15 20  
**LANDSCAPE PLAN**  
 scale 1:200

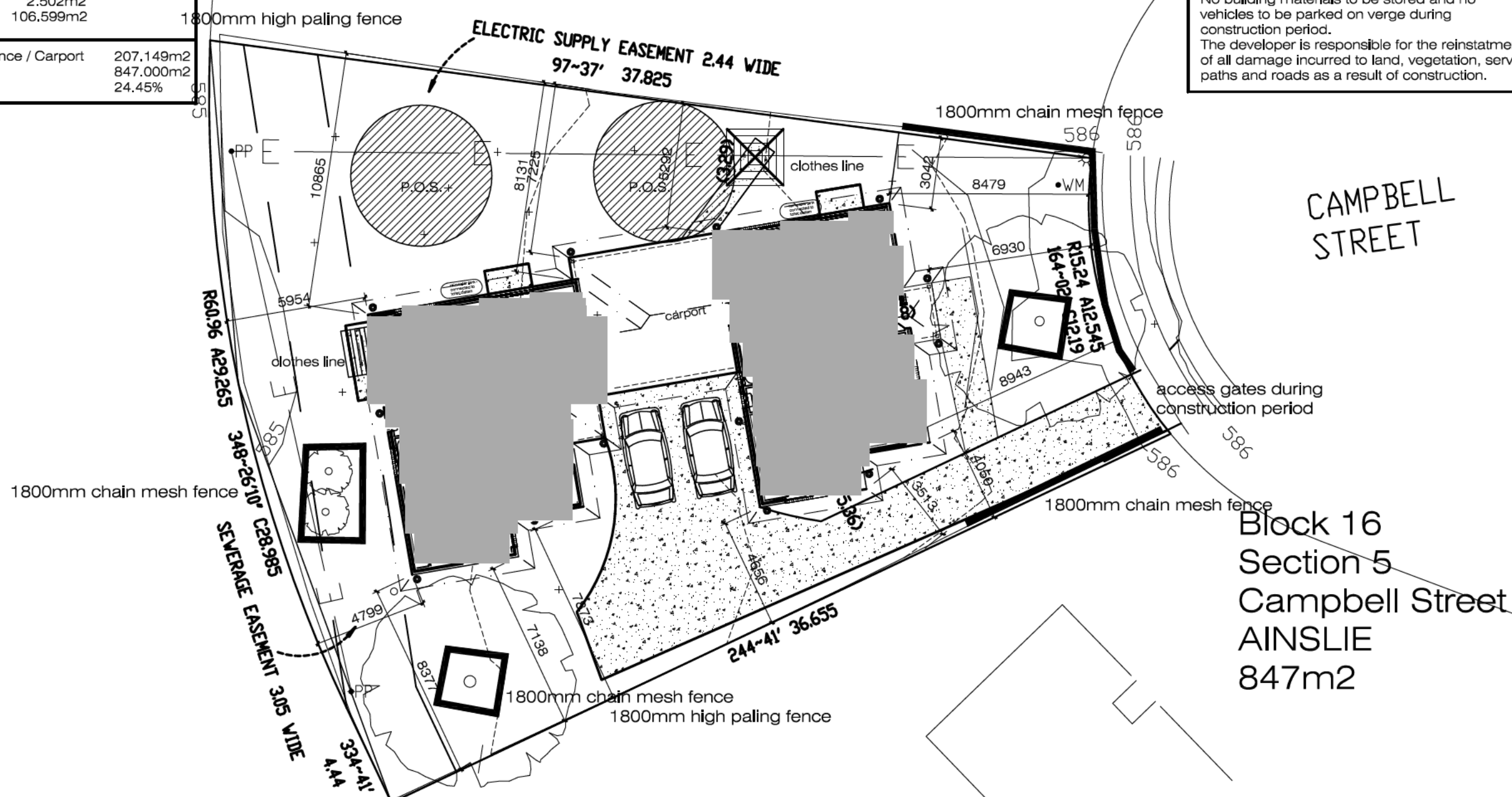
**NO SIGNIFICANT TREES ON BLOCK 16**  
**NOTE: UNDERGROUND SERVICES HAVE NOT BEEN LOCATED**

|                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                             |                                 |                                                                |                    |            |
|---------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|----------------------------------------------------------------|--------------------|------------|
| designs by mahony<br>26 halloran drive jerrabomberra 2619<br><br>p 62558744<br>f 62558745<br>m 0412627023<br>e gmahony@bigpond.net.au | notes<br><br>do not scale drawings<br>written dimensions take precedence<br>check all dimensions levels site conditions prior to construction<br>all work shall be in accordance with b.c.a. and rel. aust standards<br>copyright for design illustrated here is held by febule ply ltd<br>trading as designs by mahony acn 0008 649 992 abn 23 441 765 523 | client Classic<br>Constructions | location<br>Block 16<br>Section 5<br>51 Campbell St<br>AINSLIE | date<br>April 2009 | amendments |
|                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                             | title Landscape<br>Plan         |                                                                | scale<br>1:200     |            |
|                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                             | dwg no                          |                                                                |                    |            |

|                           |                             |
|---------------------------|-----------------------------|
| <b>UNIT 1</b>             |                             |
| Residence                 | 85.052m <sup>2</sup>        |
| Carport                   | 18.000m <sup>2</sup>        |
| Porch                     | 2.890m <sup>2</sup>         |
| <b>TOTAL</b>              | <b>105.942m<sup>2</sup></b> |
| <b>UNIT 2</b>             |                             |
| Residence                 | 86.097m <sup>2</sup>        |
| Carport                   | 18.000m <sup>2</sup>        |
| Porch                     | 2.502m <sup>2</sup>         |
| <b>TOTAL</b>              | <b>106.599m<sup>2</sup></b> |
| Total Residence / Carport | 207.149m <sup>2</sup>       |
| Block Area                | 847.000m <sup>2</sup>       |
| Plot Ratio                | 24.45%                      |

**VERGE MANAGEMENT**  
 1800mm high chain mesh fence supported by 2400mm tall star pickets  
 Fence to be removed on completion of project. Area to be sealed on completion

**NOTE**  
 No building materials to be stored and no vehicles to be parked on verge during construction period.  
 The developer is responsible for the reinstatement of all damage incurred to land, vegetation, services paths and roads as a result of construction.



Block 16  
 Section 5  
 Campbell Street  
 AINSLIE  
 847m<sup>2</sup>

SCALE 1:200  
 0 5 10 15 20  
**LANDSCAPE MANAGEMENT PLAN**  
 scale 1:200

**NO SIGNIFICANT TREES ON BLOCK 16**  
**NOTE: UNDERGROUND SERVICES HAVE NOT BEEN LOCATED!**

designs by mahony  
 26 halloran drive jerrabomberra 2619

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 e gmahony@bigpond.net.au



notes  
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client Classic Constructions  
 title Landscape Management Plan

location Block 16 Section 5 51 Campbell St AINSLIE

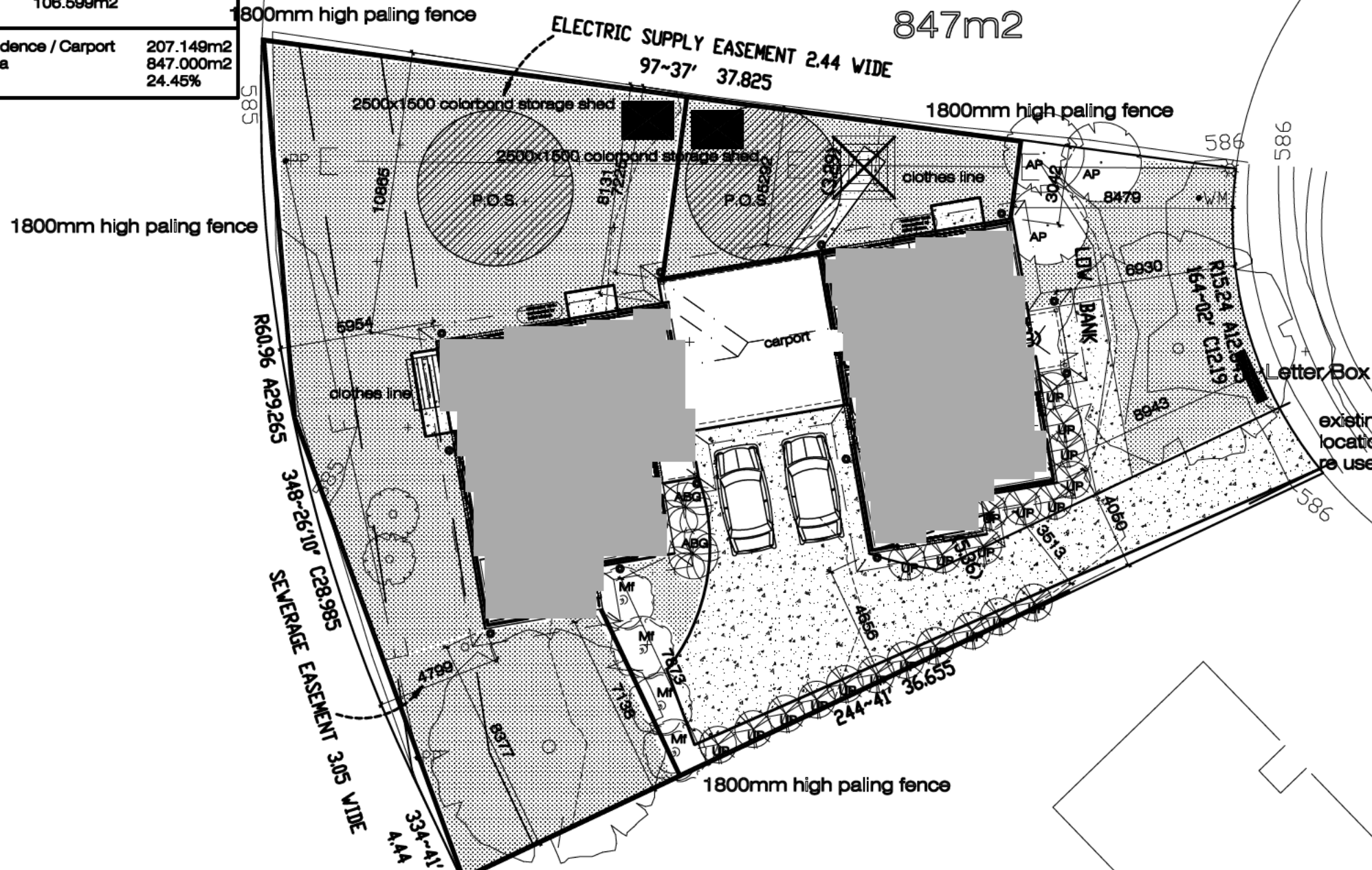
date April 2009  
 scale 1:200  
 dwg no

amendments

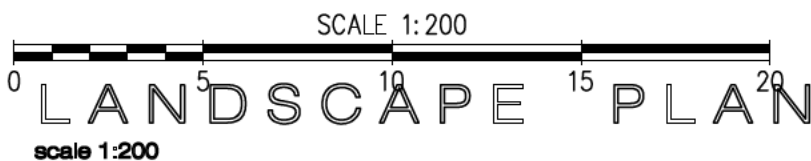
|                           |                             |
|---------------------------|-----------------------------|
| <b>UNIT 1</b>             |                             |
| Residence                 | 85.052m <sup>2</sup>        |
| Carport                   | 18.000m <sup>2</sup>        |
| Porch                     | 2.890m <sup>2</sup>         |
| <b>TOTAL</b>              | <b>105.942m<sup>2</sup></b> |
| <b>UNIT 2</b>             |                             |
| Residence                 | 86.097m <sup>2</sup>        |
| Carport                   | 18.000m <sup>2</sup>        |
| Porch                     | 2.502m <sup>2</sup>         |
| <b>TOTAL</b>              | <b>106.599m<sup>2</sup></b> |
| Total Residence / Carport | 207.149m <sup>2</sup>       |
| Block Area                | 847.000m <sup>2</sup>       |
| Plot Ratio                | 24.45%                      |

Block 16  
Section 5  
Campbell Street  
AINSLIE  
847m<sup>2</sup>

**CONSTRUCTION NOTES**  
**CULTIVATION**  
 Ensure all garden areas are free of weeds and debris prior to cultivation. Excavate / trim new garden areas to subgrade levels and cultivate a further 200mm depth. Trim all surfaces to fall evenly. Cultivate all grassed areas to 200mm deep  
**TOPSOIL**  
**GARDEN AREAS**  
 Spread stockpiled site topsoil with 30% aged cow manure thoroughly mixed prior to spreading to 300mm depth until supplies are exhausted, then supply and spread type 'a' topsoil as required so that all garden beds have 300mm of topsoil, then incorporate into cultivated subsoil. Flake over to remove any visible organic matter or stones/ clods greater than 50mm dia  
**GRASSED AREAS**  
 Place 100mm depth imported type 'c' topsoil over cultivated subgrade  
**GRASSING**  
 Cultivate topsoil, prepare for and sow Dryland grass mix type 'c' as specified in the basic specification. Spread bitumen/straw mulch, and fertilise as per basic specification  
**PLANTING**  
 Supply and plant as per schedule. Fertilise all plants with 30gms low phosphorous 'Osmocote' at time of planting. Excavate planting hole 100mm wider and deeper than pot size, set plant level in hole and backfill with topsoil mix  
**MULCHING**  
 Supply and place 75mm pine flake mulch to all garden areas. Form 1000mm dia mulched watering basin to all trees in dry grass  
**CONSOLIDATION PERIOD**  
 Period to be 13 weeks



- AP Acer paimatum 'Purpurea'
- UP Ulmus parvifolia
- MF Malus floribunda
- ABG Abeia grandiflora 'dwarf'
- Concrete stepping stones
- Coloured concrete
- Brick pavers
- Seeded irrigated lawn
- L.B



NO SIGNIFICANT TREES ON BLOCK 16  
 NOTE: UNDERGROUND SERVICES HAVE NOT BEEN LOCATED!

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notes

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client Classic Constructions

title Landscape Plan

location Block 16 Section 5 51 Campbell St AINSLIE

date April 2009

scale 1:200

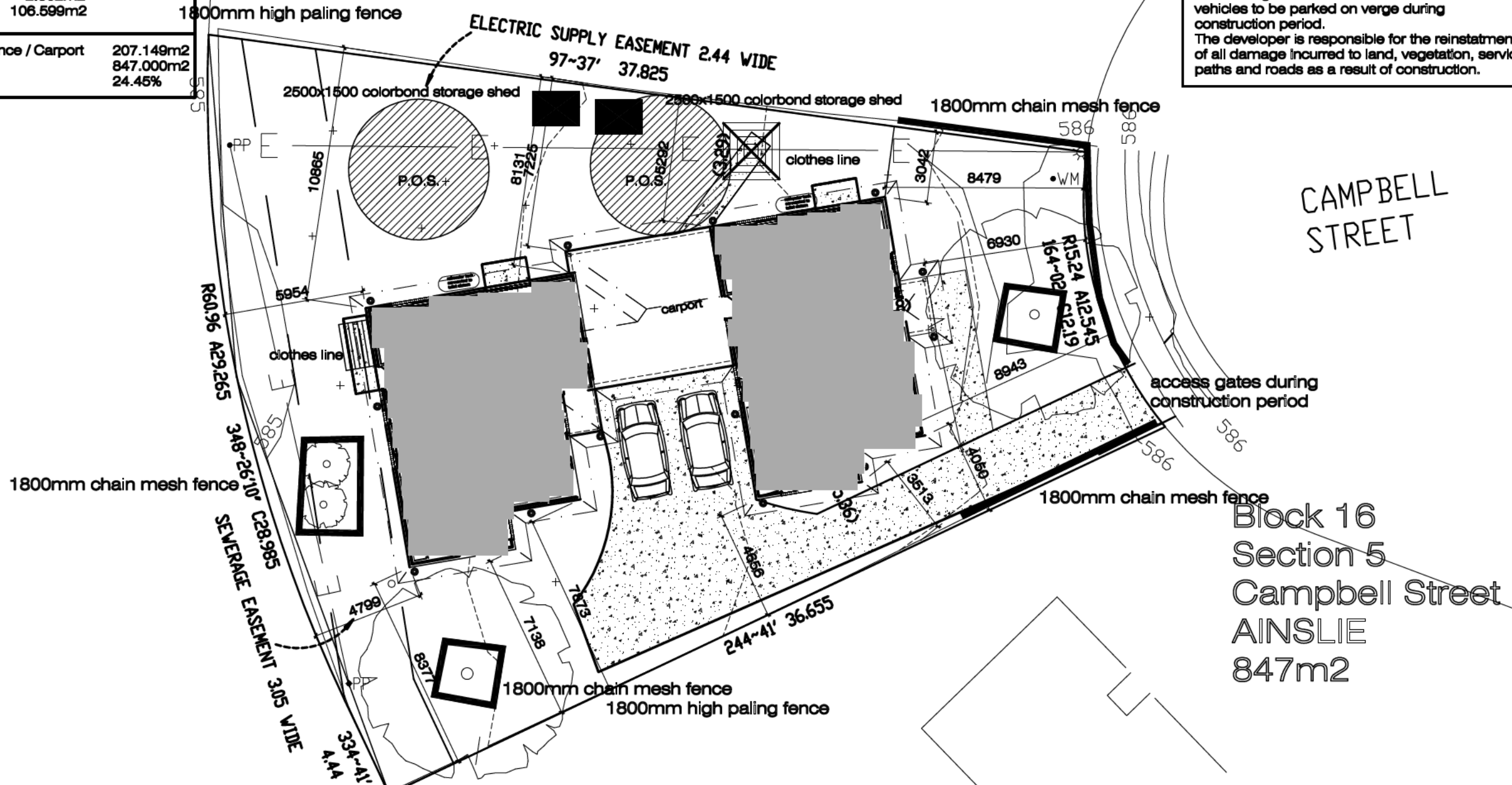
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amendments

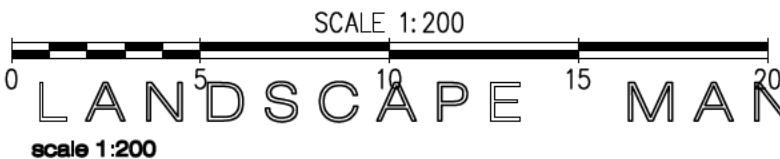
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|---------------------------|-----------------------------|
| <b>UNIT 1</b>             |                             |
| Residence                 | 85.052m <sup>2</sup>        |
| Carport                   | 18.000m <sup>2</sup>        |
| Porch                     | 2.890m <sup>2</sup>         |
| <b>TOTAL</b>              | <b>105.942m<sup>2</sup></b> |
| <b>UNIT 2</b>             |                             |
| Residence                 | 86.097m <sup>2</sup>        |
| Carport                   | 18.000m <sup>2</sup>        |
| Porch                     | 2.502m <sup>2</sup>         |
| <b>TOTAL</b>              | <b>106.599m<sup>2</sup></b> |
| Total Residence / Carport | 207.149m <sup>2</sup>       |
| Block Area                | 847.000m <sup>2</sup>       |
| Plot Ratio                | 24.45%                      |

**VERGE MANAGEMENT**  
 1800mm high chain mesh fence supported by 2400mm tall star pickets  
 Fence to be removed on completion of project. Area to be sealed on completion

**NOTE**  
 No building materials to be stored and no vehicles to be parked on verge during construction period.  
 The developer is responsible for the reinstatement of all damage incurred to land, vegetation, services paths and roads as a result of construction.



Block 16  
 Section 5  
 Campbell Street  
 AINSLIE  
 847m<sup>2</sup>



**NO SIGNIFICANT TREES ON BLOCK 16**  
**NOTE: UNDERGROUND SERVICES HAVE NOT BEEN LOCATED!**

# LANDSCAPE MANAGEMENT PLAN

designs by mahony  
 26 halloran drive jerrabomberra 2619

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notes

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client Classic  
 Constructions

title Landscape  
 Management Plan

location Block 16  
 Section 5  
 51 Campbell St  
 AINSLIE

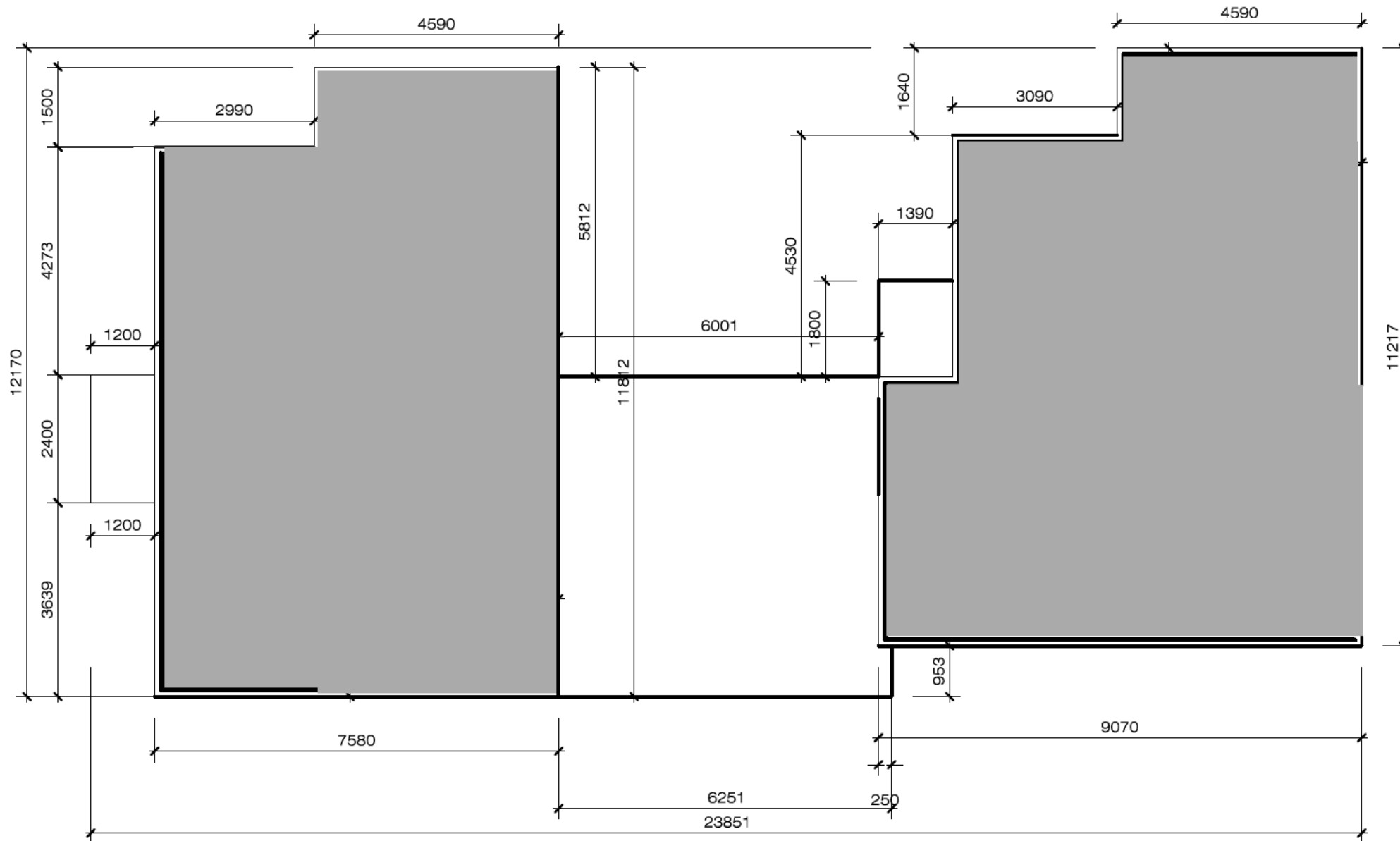
date April 2009

scale 1:200

dwg no

amendments

|                           |                       |
|---------------------------|-----------------------|
| <b>UNIT 1</b>             |                       |
| Residence                 | 85.052m <sup>2</sup>  |
| Carport                   | 18.000m <sup>2</sup>  |
| Porch                     | 2.890m <sup>2</sup>   |
| TOTAL                     | 105.942m <sup>2</sup> |
| <b>UNIT 2</b>             |                       |
| Residence                 | 86.097m <sup>2</sup>  |
| Carport                   | 18.000m <sup>2</sup>  |
| Porch                     | 2.502m <sup>2</sup>   |
| TOTAL                     | 106.599m <sup>2</sup> |
| Total Residence / Carport | 207.149m <sup>2</sup> |
| Block Area                | 847.000m <sup>2</sup> |
| Plot Ratio                | 24.45%                |



# CONCRETE LAYOUT

scale 1:100

designs by mahony  
26 halloran drive jerrabomberra 2619

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client **Classic  
Constructions**

title **Concrete Plan**

location  
**Block 16  
Section 5  
51 Campbell St  
AINSLIE**

date  
April 2009

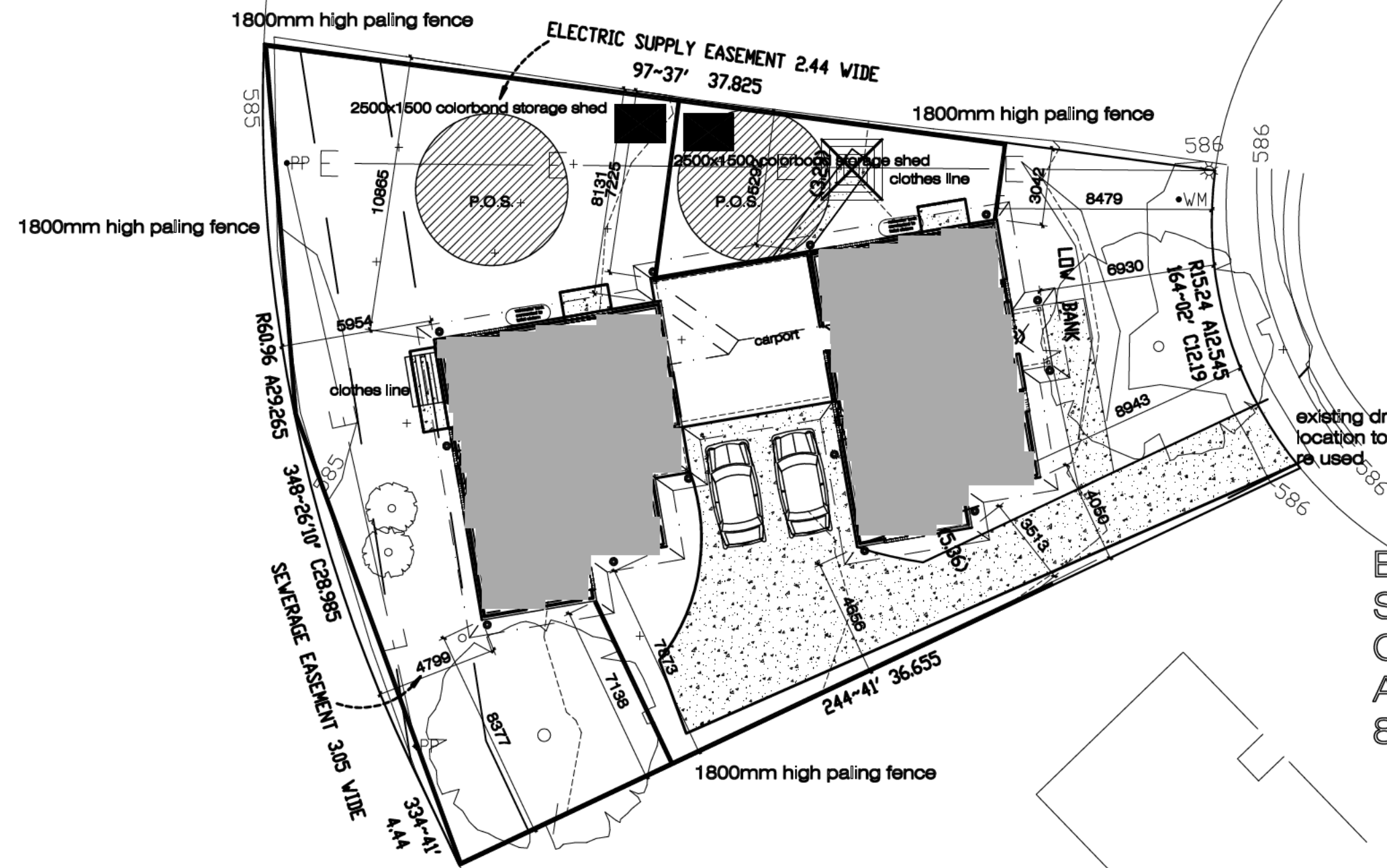
scale  
1:100

dwg no

amendments

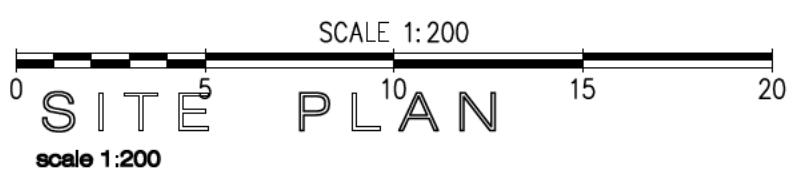


|                           |                             |
|---------------------------|-----------------------------|
| <b>UNIT 1</b>             |                             |
| Residence                 | 85.052m <sup>2</sup>        |
| Carport                   | 18.000m <sup>2</sup>        |
| Porch                     | 2.890m <sup>2</sup>         |
| <b>TOTAL</b>              | <b>105.942m<sup>2</sup></b> |
| <b>UNIT 2</b>             |                             |
| Residence                 | 86.097m <sup>2</sup>        |
| Carport                   | 18.000m <sup>2</sup>        |
| Porch                     | 2.502m <sup>2</sup>         |
| <b>TOTAL</b>              | <b>106.599m<sup>2</sup></b> |
| Total Residence / Carport | 207.149m <sup>2</sup>       |
| Block Area                | 847.000m <sup>2</sup>       |
| PLOT RATIO                | 24.45%                      |



CAMPBELL STREET

Block 16  
Section 5  
Campbell Street  
AINSLIE  
847m<sup>2</sup>



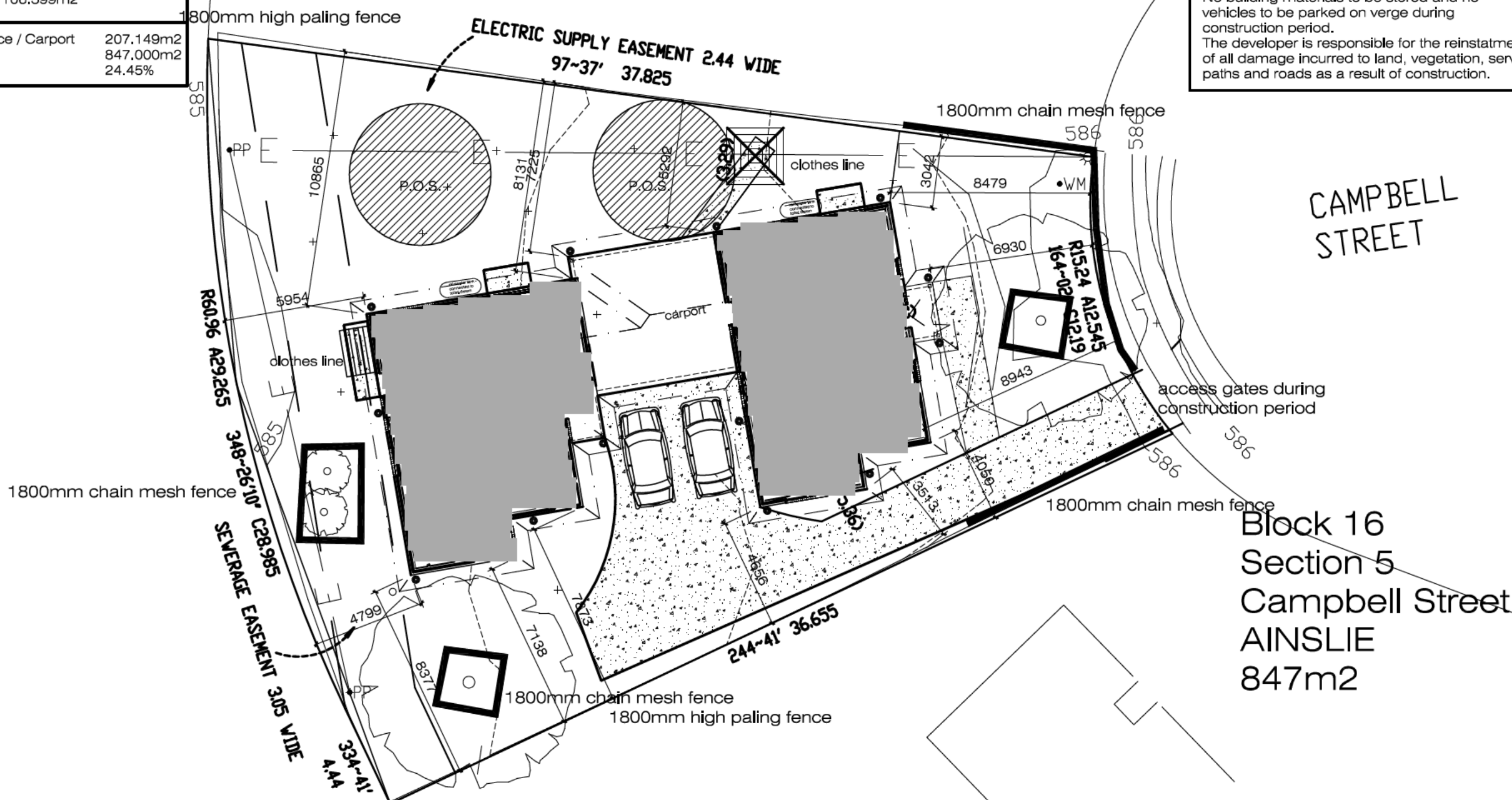
NO SIGNIFICANT TREES ON BLOCK 16  
NOTE: UNDERGROUND SERVICES HAVE NOT BEEN LOCATED

|                                                                                                                                              |  |                                                                                                                                                                                                                                                                                                                                                                    |                                     |                                                           |                        |            |
|----------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-----------------------------------------------------------|------------------------|------------|
| <b>designs by mahony</b><br>26 halloran drive jerrabomberra 2619<br><br>p 62558744<br>f 62558745<br>m 0412627023<br>e gmahony@bigpond.net.au |  | notes                                                                                                                                                                                                                                                                                                                                                              | client <b>Classic Constructions</b> | location <b>Block 16 Section 5 51 Campbell St AINSLIE</b> | date <b>April 2009</b> | amendments |
|                                                                                                                                              |  | <small>do not scale drawings<br/>written dimensions take precedence<br/>check all dimensions levels site conditions prior to construction<br/>all work shall be in accordance with b.c.s. and rel. aust standards<br/>copyright for design illustrated here is held by febuie pty ltd<br/>trading as designs by mahony acn 0008 646 992 abn 23 441 765 523</small> | title <b>Site Plan</b>              |                                                           | scale <b>1:200</b>     |            |

|                           |                       |
|---------------------------|-----------------------|
| <b>UNIT 1</b>             |                       |
| Residence                 | 85.052m <sup>2</sup>  |
| Carport                   | 18.000m <sup>2</sup>  |
| Porch                     | 2.890m <sup>2</sup>   |
| TOTAL                     | 105.942m <sup>2</sup> |
| <b>UNIT 2</b>             |                       |
| Residence                 | 86.097m <sup>2</sup>  |
| Carport                   | 18.000m <sup>2</sup>  |
| Porch                     | 2.502m <sup>2</sup>   |
| TOTAL                     | 106.599m <sup>2</sup> |
| Total Residence / Carport | 207.149m <sup>2</sup> |
| Block Area                | 847.000m <sup>2</sup> |
| Plot Ratio                | 24.45%                |

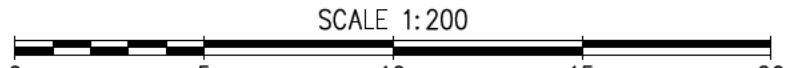
**VERGE MANAGEMENT**  
 1800mm high chain mesh fence supported by 2400mm tall star pickets  
 Fence to be removed on completion of project. Area to be sealed on completion

**NOTE**  
 No building materials to be stored and no vehicles to be parked on verge during construction period.  
 The developer is responsible for the reinstatement of all damage incurred to land, vegetation, services paths and roads as a result of construction.



**CAMPBELL STREET**

**Block 16  
 Section 5  
 Campbell Street  
 AINSLIE  
 847m<sup>2</sup>**



**TREE MANAGEMENT PLAN**

**NO SIGNIFICANT TREES ON BLOCK 16**  
**NOTE! UNDERGROUND SERVICES HAVE NOT BEEN LOCATED!**

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client Classic Constructions  
 title Tree Management Plan

location Block 16 Section 5 51 Campbell St AINSLIE

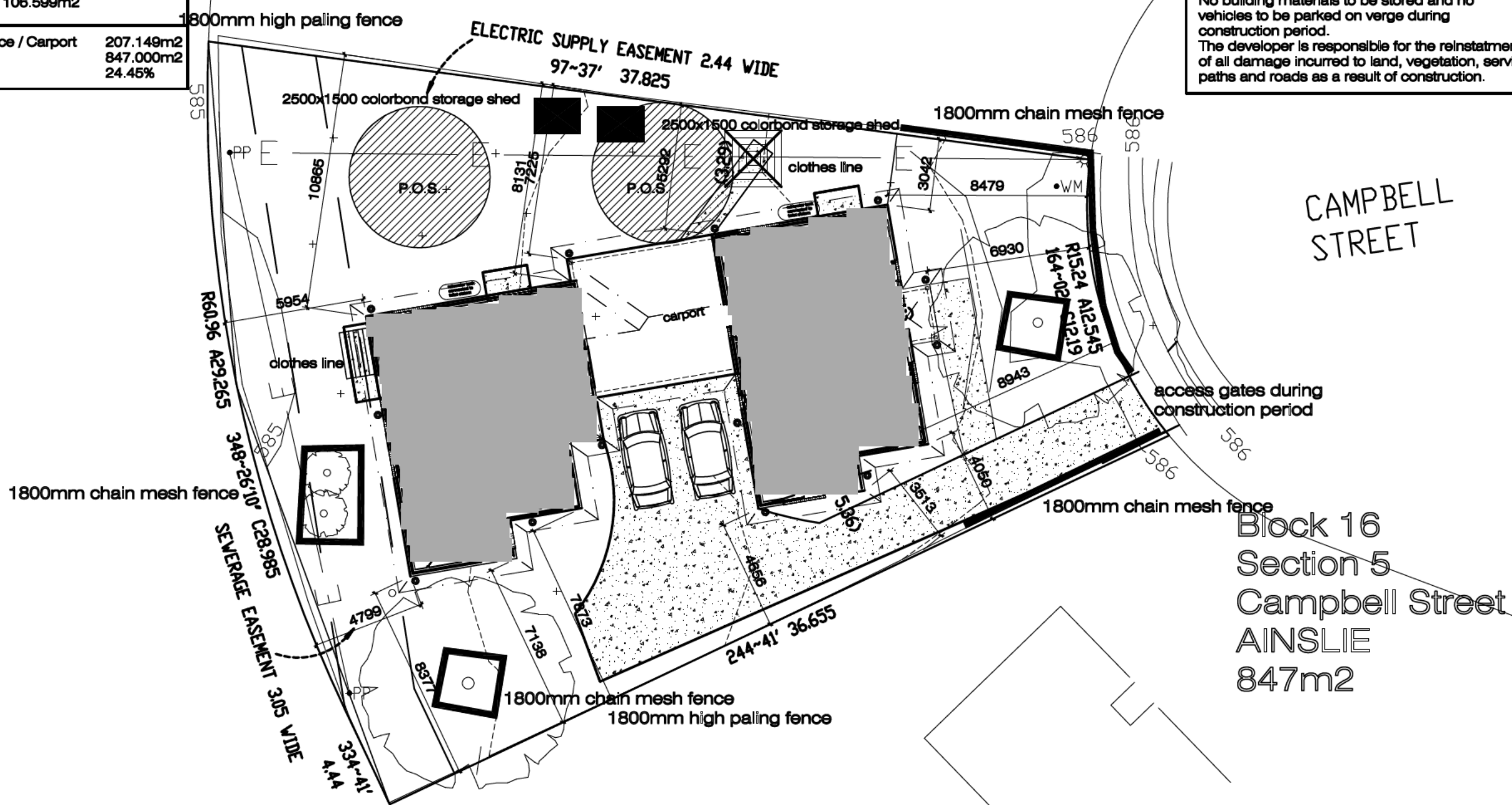
date April 2009  
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 dwg no

amendments

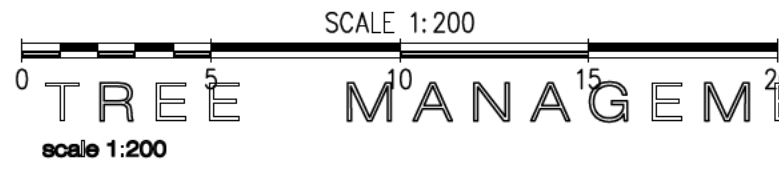
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|---------------------------|-----------------------------|
| <b>UNIT 1</b>             |                             |
| Residence                 | 85.052m <sup>2</sup>        |
| Carport                   | 18.000m <sup>2</sup>        |
| Porch                     | 2.890m <sup>2</sup>         |
| <b>TOTAL</b>              | <b>105.942m<sup>2</sup></b> |
| <b>UNIT 2</b>             |                             |
| Residence                 | 86.097m <sup>2</sup>        |
| Carport                   | 18.000m <sup>2</sup>        |
| Porch                     | 2.502m <sup>2</sup>         |
| <b>TOTAL</b>              | <b>106.599m<sup>2</sup></b> |
| Total Residence / Carport | 207.149m <sup>2</sup>       |
| Block Area                | 847.000m <sup>2</sup>       |
| Plot Ratio                | 24.45%                      |

**VERGE MANAGEMENT**  
 1800mm high chain mesh fence supported by 2400mm tall star pickets  
 Fence to be removed on completion of project. Area to be sealed on completion

**NOTE**  
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Block 16  
 Section 5  
 Campbell Street  
 AINSLIE  
 847m<sup>2</sup>

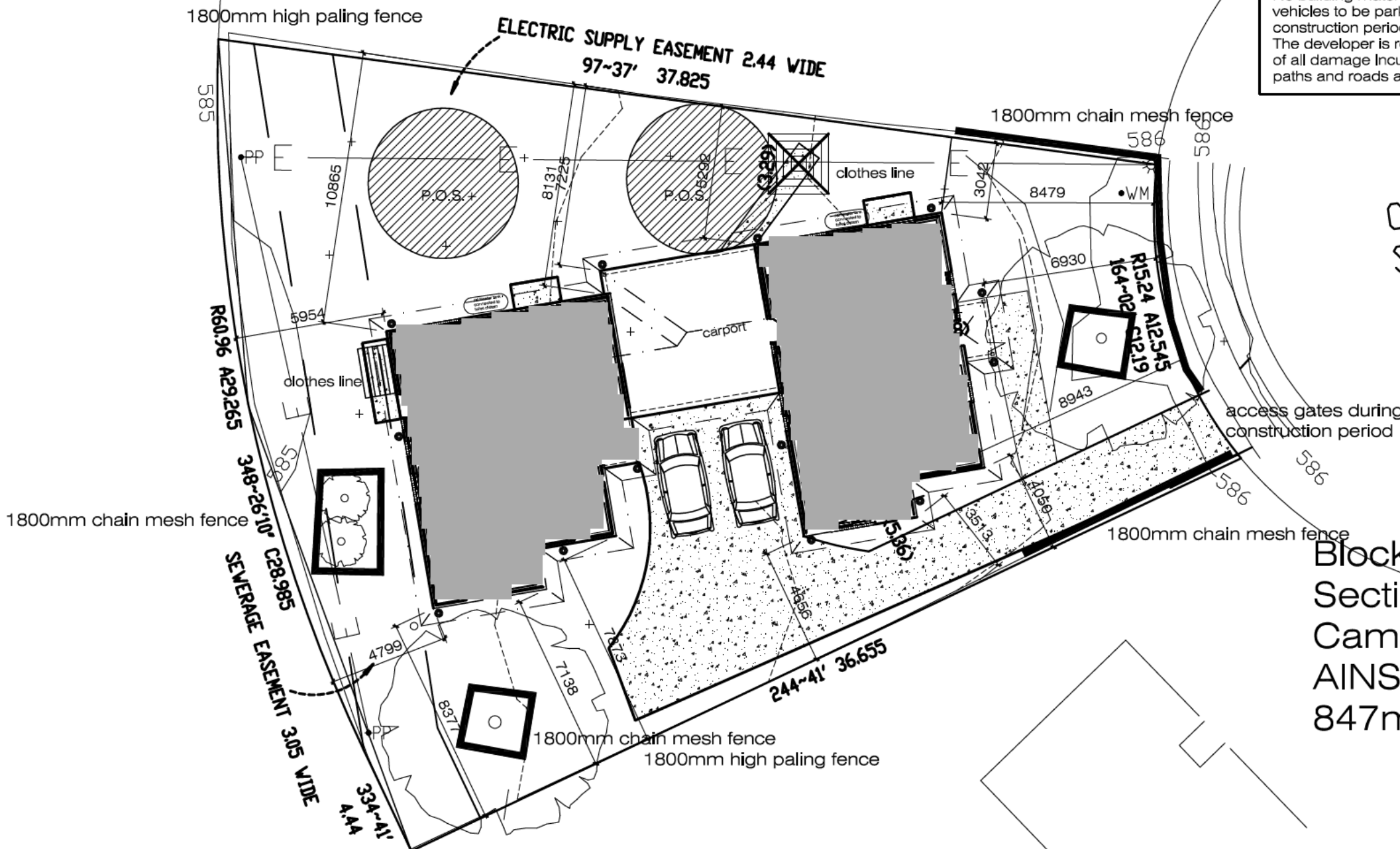


**NO SIGNIFICANT TREES ON BLOCK 16**  
**NOTE: UNDERGROUND SERVICES HAVE NOT BEEN LOCATED!**

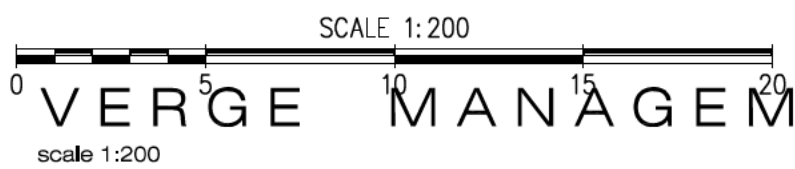
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|---------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-------------------------------------------------------------|-----------------|------------|
| designs by mahony<br>26 halloran drive jerrabomberra 2619<br><br>p 62558744<br>f 62558745<br>m 0412627023<br>e gmahony@bigpond.net.au | notes<br><br>do not scale drawings<br>written dimensions take precedence<br>check all dimensions-levels-site conditions prior to construction<br>all work shall be in accordance with b.o.a. and rel. aust standards<br>copyright for design illustrated here is held by febble ply ltd<br>trading as designs by mahony acn 0008 649 992 abn 23 441 765 623 | client Classic<br>Constructions | location Block 16<br>Section 5<br>51 Campbell St<br>AINSLIE | date April 2009 | amendments |
|                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                             | title Tree Management<br>Plan   | scale 1:200                                                 | dwg no          |            |

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 Fence to be removed on completion of project. Area to be sealed on completion

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|                           |                  |
|---------------------------|------------------|
| <b>UNIT 1</b>             |                  |
| Residence                 | 85.052m2         |
| Carport                   | 18.000m2         |
| Porch                     | 2.890m2          |
| <b>TOTAL</b>              | <b>105.942m2</b> |
| <b>UNIT 2</b>             |                  |
| Residence                 | 86.097m2         |
| Carport                   | 18.000m2         |
| Porch                     | 2.502m2          |
| <b>TOTAL</b>              | <b>106.599m2</b> |
| Total Residence / Carport | 207.149m2        |
| Block Area                | 847.000m2        |
| Plot Ratio                | 24.45%           |

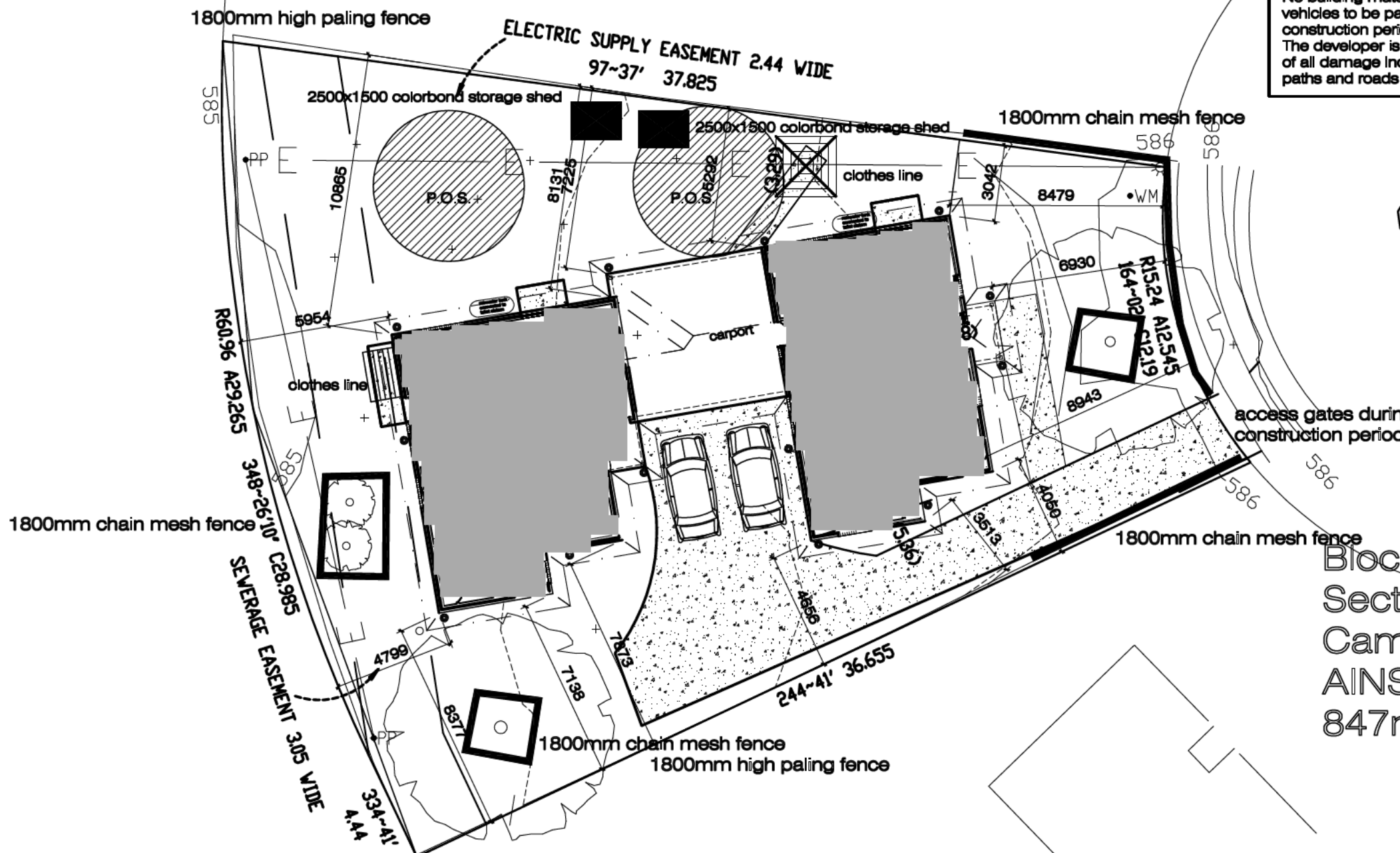


**NO SIGNIFICANT TREES ON BLOCK 16**  
**NOTE: UNDERGROUND SERVICES HAVE NOT BEEN LOCATED**

|                                                                                                                                       |                                                                                 |                                                                                                                                                                                                                                                                                                                                                 |                              |                                                    |                 |            |
|---------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|----------------------------------------------------|-----------------|------------|
| designs by mahony<br>26 halloran drive jerrabomberra 2619<br><br>p 62558744<br>f 62558745<br>m 0412627023<br>e gmahony@bigpond.net.au | BDA Building Designers Association of New South Wales Inc. ACT & Region Branch. | notes                                                                                                                                                                                                                                                                                                                                           | client Classic Constructions | location Block 16 Section 5 51 Campbell St AINSLIE | date April 2009 | amendments |
|                                                                                                                                       |                                                                                 | do not scale drawings<br>written dimensions take precedence<br>check all dimensions-levels-site conditions prior to construction<br>all work shall be in accordance with b.c.a. and rel. aust standards<br>copyright for design illustrated here is held by febulie ply ltd<br>trading as designs by mahony acn 0008 649 992 abn 23 441 765 523 | title Verge Management Plan  | scale 1:200                                        | dwg no          |            |

**VERGE MANAGEMENT**  
 1800mm high chain mesh fence supported by 2400mm tall star pickets  
 Fence to be removed on completion of project. Area to be sealed on completion

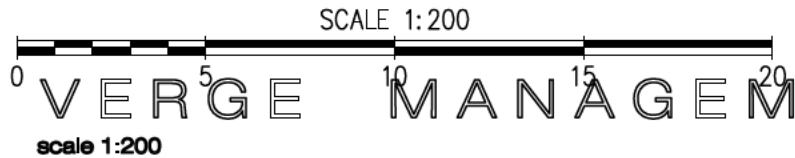
**NOTE**  
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CAMPBELL STREET

|                                  |                             |
|----------------------------------|-----------------------------|
| <b>UNIT 1</b>                    |                             |
| Residence                        | 85.052m <sup>2</sup>        |
| Carport                          | 18.000m <sup>2</sup>        |
| Porch                            | 2.890m <sup>2</sup>         |
| <b>TOTAL</b>                     | <b>105.942m<sup>2</sup></b> |
| <b>UNIT 2</b>                    |                             |
| Residence                        | 86.097m <sup>2</sup>        |
| Carport                          | 18.000m <sup>2</sup>        |
| Porch                            | 2.502m <sup>2</sup>         |
| <b>TOTAL</b>                     | <b>106.599m<sup>2</sup></b> |
| <b>Total Residence / Carport</b> | <b>207.149m<sup>2</sup></b> |
| <b>Block Area</b>                | <b>847.000m<sup>2</sup></b> |
| <b>Plot Ratio</b>                | <b>24.45%</b>               |

Block 16  
 Section 5  
 Campbell Street  
 AINSLIE  
 847m<sup>2</sup>



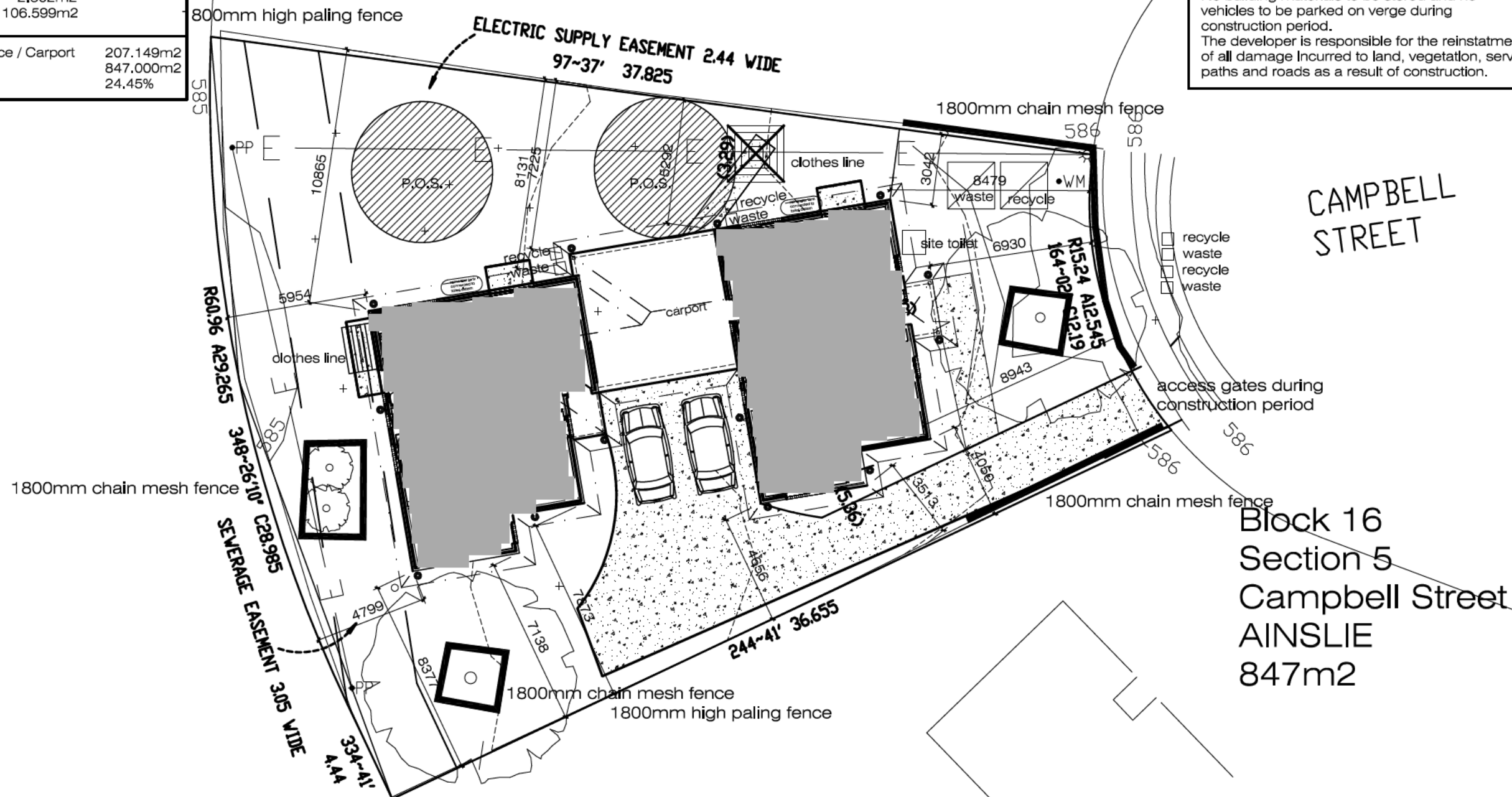
**NO SIGNIFICANT TREES ON BLOCK 16**  
**NOTE: UNDERGROUND SERVICES HAVE NOT BEEN LOCATED!**

|                                                                                                                                              |                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                |                                     |                                                           |                        |            |
|----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-----------------------------------------------------------|------------------------|------------|
| <b>designs by mahony</b><br>26 halloran drive jerrabomberra 2619<br><br>p 62558744<br>f 62558745<br>m 0412627023<br>e gmahony@bigpond.net.au | <b>BDA</b><br>Building Designers Association<br>of New South Wales Inc.<br>ACT & Region Branch. | notes                                                                                                                                                                                                                                                                                                                                                                                                          | client <b>Classic Constructions</b> | location <b>Block 16 Section 5 51 Campbell St AINSLIE</b> | date <b>April 2009</b> | amendments |
|                                                                                                                                              |                                                                                                 | <small>do not scale drawings<br/>         written dimensions take precedence<br/>         check all dimensions-levels-etc conditions prior to construction<br/>         all work shall be in accordance with b.c.s. and rel. aust standards<br/>         copyright for design illustrated here is held by febuie pty ltd<br/>         trading as designs by mahony acn 0008 649 992 abn 23 441 765 523</small> | title <b>Verge Management Plan</b>  | scale <b>1:200</b>                                        | dwg no                 |            |

|                           |                             |
|---------------------------|-----------------------------|
| <b>UNIT 1</b>             |                             |
| Residence                 | 85.052m <sup>2</sup>        |
| Carport                   | 18.000m <sup>2</sup>        |
| Porch                     | 2.890m <sup>2</sup>         |
| <b>TOTAL</b>              | <b>105.942m<sup>2</sup></b> |
| <b>UNIT 2</b>             |                             |
| Residence                 | 86.097m <sup>2</sup>        |
| Carport                   | 18.000m <sup>2</sup>        |
| Porch                     | 2.502m <sup>2</sup>         |
| <b>TOTAL</b>              | <b>106.599m<sup>2</sup></b> |
| Total Residence / Carport | 207.149m <sup>2</sup>       |
| Block Area                | 847.000m <sup>2</sup>       |
| Plot Ratio                | 24.45%                      |

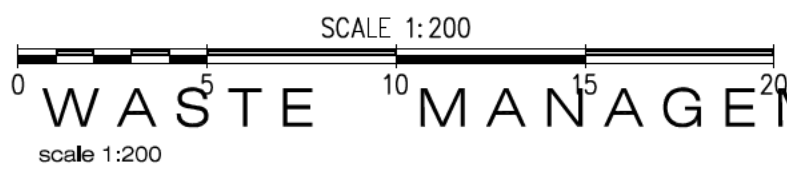
**VERGE MANAGEMENT**  
 1800mm high chain mesh fence supported by 2400mm tall star pickets  
 Fence to be removed on completion of project. Area to be sealed on completion

**NOTE**  
 No building materials to be stored and no vehicles to be parked on verge during construction period.  
 The developer is responsible for the reinstatement of all damage incurred to land, vegetation, services paths and roads as a result of construction.



**CAMPBELL STREET**

**Block 16  
 Section 5  
 Campbell Street  
 AINSLIE  
 847m<sup>2</sup>**



**NO SIGNIFICANT TREES ON BLOCK 16**  
**NOTE: UNDERGROUND SERVICES HAVE NOT BEEN LOCATED!**

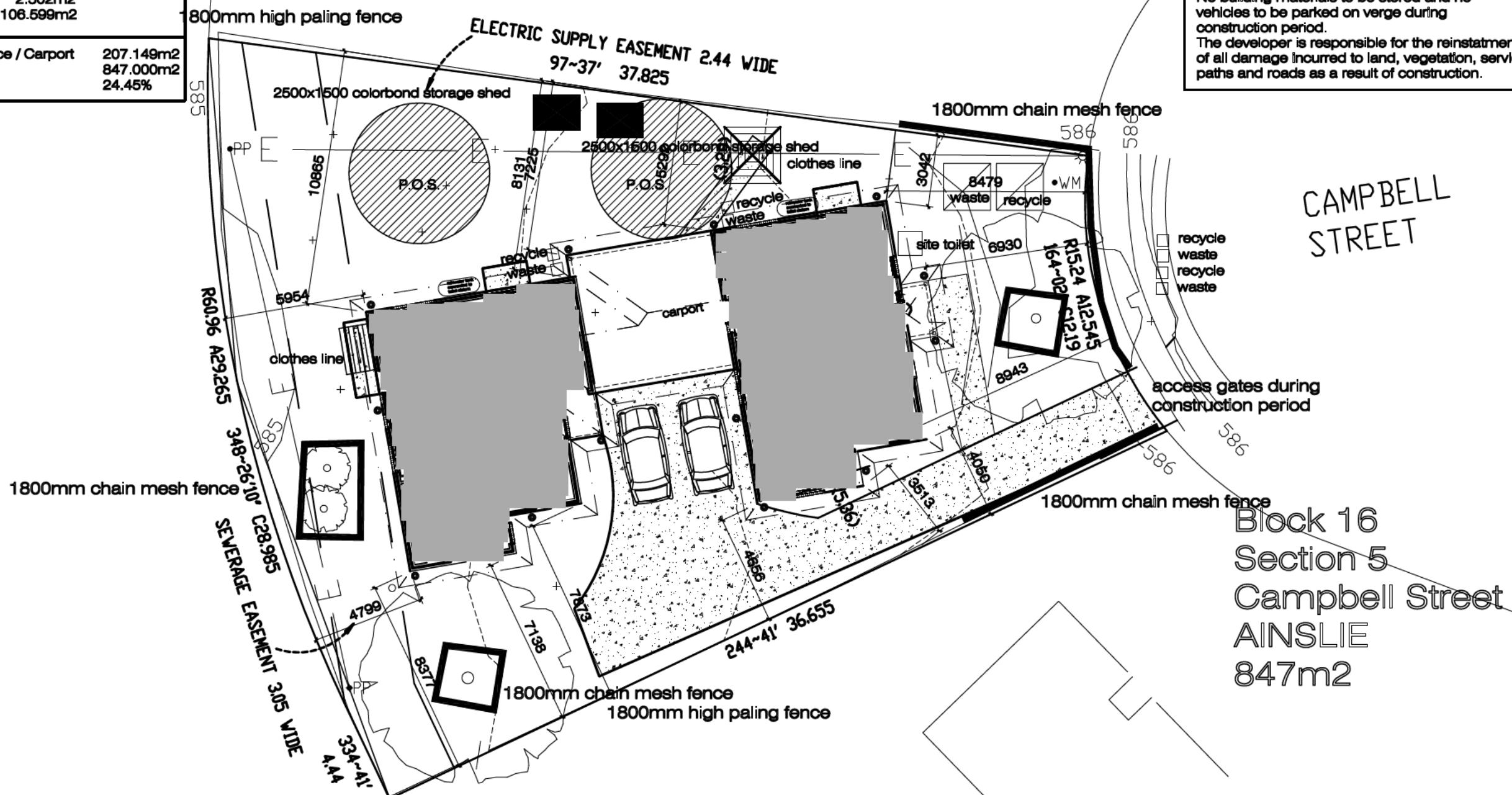
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|---------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|----------------------------------------------------------------|--------------------|------------|
| designs by mahony<br>26 halloran drive jerrabomberra 2619<br><br>p 62558744<br>f 62558745<br>m 0412627023<br>e gmahony@bigpond.net.au | notes<br><br>do not scale drawings<br>written dimensions take precedence<br>check all dimensions-levels-site conditions prior to construction<br>all work shall be in accordance with b.c.s. and rel. aust standards<br>copyright for design illustrated here is held by febble Pty Ltd<br>trading as designs by mahony acn 0008 649 992 abn 23 441 765 523 | client Classic<br>Constructions | location<br>Block 16<br>Section 5<br>51 Campbell St<br>AINSLIE | date<br>April 2009 | amendments |
|                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                             | title Waste Management<br>Plan  | scale<br>1:200                                                 | dwg no             |            |



|                           |                             |
|---------------------------|-----------------------------|
| <b>UNIT 1</b>             |                             |
| Residence                 | 85.052m <sup>2</sup>        |
| Carport                   | 18.000m <sup>2</sup>        |
| Porch                     | 2.890m <sup>2</sup>         |
| <b>TOTAL</b>              | <b>105.942m<sup>2</sup></b> |
| <b>UNIT 2</b>             |                             |
| Residence                 | 86.097m <sup>2</sup>        |
| Carport                   | 18.000m <sup>2</sup>        |
| Porch                     | 2.502m <sup>2</sup>         |
| <b>TOTAL</b>              | <b>106.599m<sup>2</sup></b> |
| Total Residence / Carport | 207.149m <sup>2</sup>       |
| Block Area                | 847.000m <sup>2</sup>       |
| Plot Ratio                | 24.45%                      |

**VERGE MANAGEMENT**  
 1800mm high chain mesh fence supported by 240mm tall star pickets  
 Fence to be removed on completion of project. Area to be sealed on completion

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Block 16  
 Section 5  
 Campbell Street  
 AINSLIE  
 847m<sup>2</sup>

**NO SIGNIFICANT TREES ON BLOCK 16**  
**NOTE: UNDERGROUND SERVICES HAVE NOT BEEN LOCATED!**

SCALE 1:200  
**WASTE MANAGEMENT PLAN**  
 scale 1:200

|                                                                                                                                       |                                                                                          |                                                                                                                                                                                                                                                                                                                                                |                              |                                                    |                 |            |
|---------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|----------------------------------------------------|-----------------|------------|
| designs by mahony<br>26 halloran drive jerrabomberra 2619<br><br>p 62558744<br>f 62558745<br>m 0412627023<br>e gmahony@bigpond.net.au | BDA<br>Building Designers Association<br>of New South Wales Inc.<br>ACT & Region Branch. | notes                                                                                                                                                                                                                                                                                                                                          | client Classic Constructions | location Block 16 Section 5 51 Campbell St AINSLIE | date April 2009 | amendments |
|                                                                                                                                       |                                                                                          | do not scale drawings<br>written dimensions take precedence<br>check all dimensions-levels-site conditions prior to construction<br>all work shall be in accordance with b.c.s. and rel. aust standards<br>copyright for design illustrated here is held by febule ply ltd<br>trading as designs by mahony son 0008 646 992 abn 23 441 765 523 | title Waste Management Plan  | scale 1:200                                        | dwg no          |            |

# COLOUR SCHEDULE

**Block 16 Section 5**

**CAMPBELL STREET**

**AINSLIE**



## **FACE BRICKWORK**

**Urban One Olive**



## **FASCIA AND GUTTER**

**Jasper**



## **ALUMINIUM WINOWS**

**Pottery**



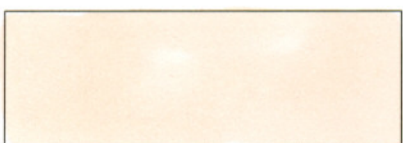
## **ENTRY DOOR**

**Timber**



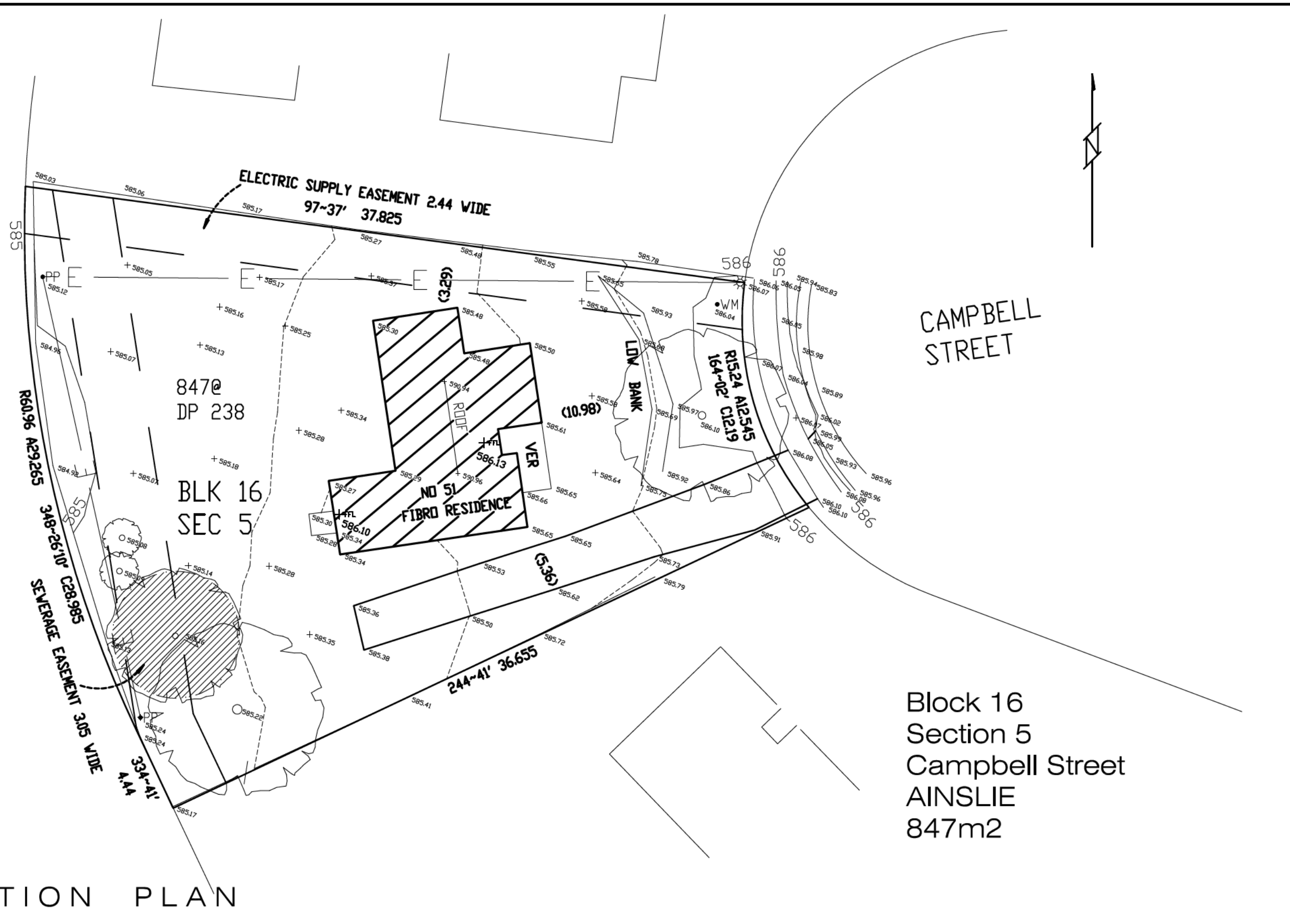
## **BORAL LINEA ROOF TILES**

**Macquarie Walnut**



## **EAVES**

**Dulux Hog Bristle half P14D1H**



CAMPBELL STREET

Block 16  
Section 5  
Campbell Street  
AINSLIE  
847m2

# DEMOLITION PLAN

scale 1:200

|                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                             |                                 |                                                                |                    |            |
|---------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|----------------------------------------------------------------|--------------------|------------|
| designs by mahony<br>26 halloran drive jerrabomberra 2619<br><br>p 62558744<br>f 62558745<br>m 0412627023<br>e gmahony@blgpond.net.au | notes<br><br>do not scale drawings<br>written dimensions take precedence<br>check all dimensions-levels-site conditions prior to construction<br>all work shall be in accordance with b.c.a. and rel. aust standards<br>copyright for design illustrated here is held by febule pty ltd<br>trading as designs by mahony acn 0008 649 992 abn 23 441 765 523 | client Classic<br>Constructions | location<br>Block 16<br>Section 5<br>51 Campbell St<br>AINSLIE | date<br>April 2009 | amendments |
|                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                             | title Demolition<br>Plan        |                                                                | scale<br>1:200     |            |
|                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                             |                                 | dwg no                                                         |                    |            |



**UNIT 1**  
 Residence 85.052m<sup>2</sup>  
 Carport 18.000m<sup>2</sup>  
 Porch 2.890m<sup>2</sup>  
 TOTAL 105.942m<sup>2</sup>

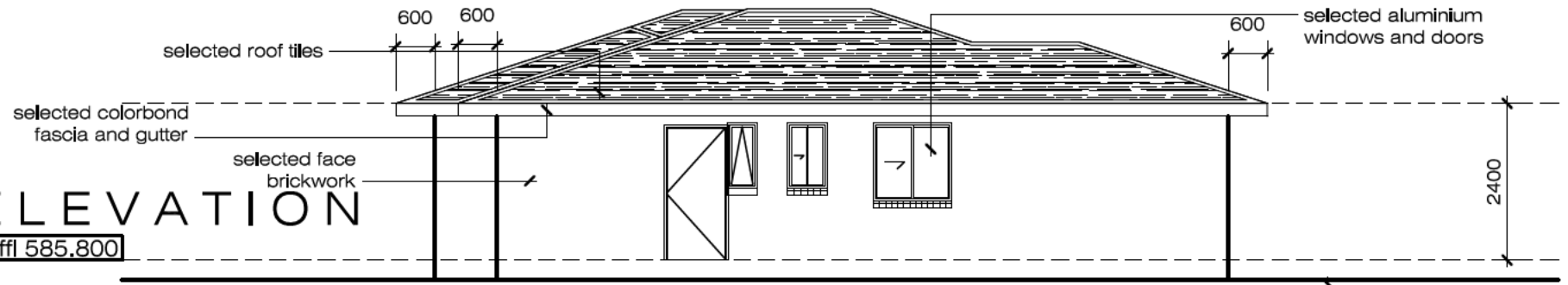
**UNIT 2**  
 Residence 86.097m<sup>2</sup>  
 Carport 18.000m<sup>2</sup>  
 Porch 2.502m<sup>2</sup>  
 TOTAL 106.599m<sup>2</sup>

Total Residence / Carport 207.149m<sup>2</sup>  
 Block Area 847.000m<sup>2</sup>  
 Plot Ratio 24.45%

## WESTERN ELEVATION

scale 1:100

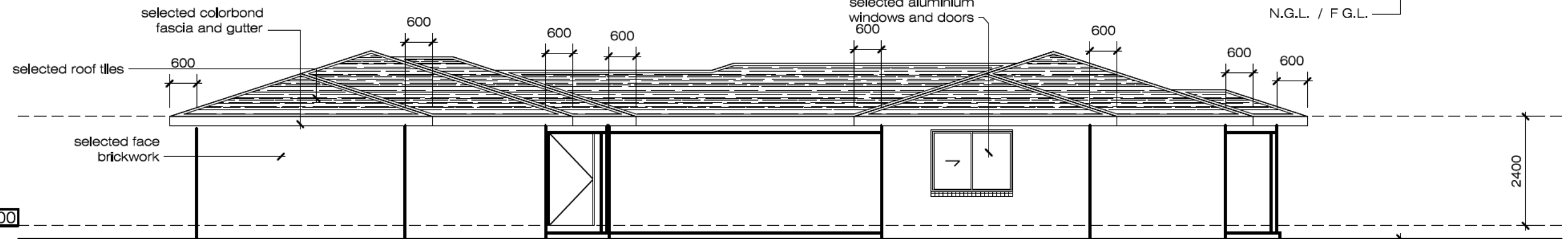
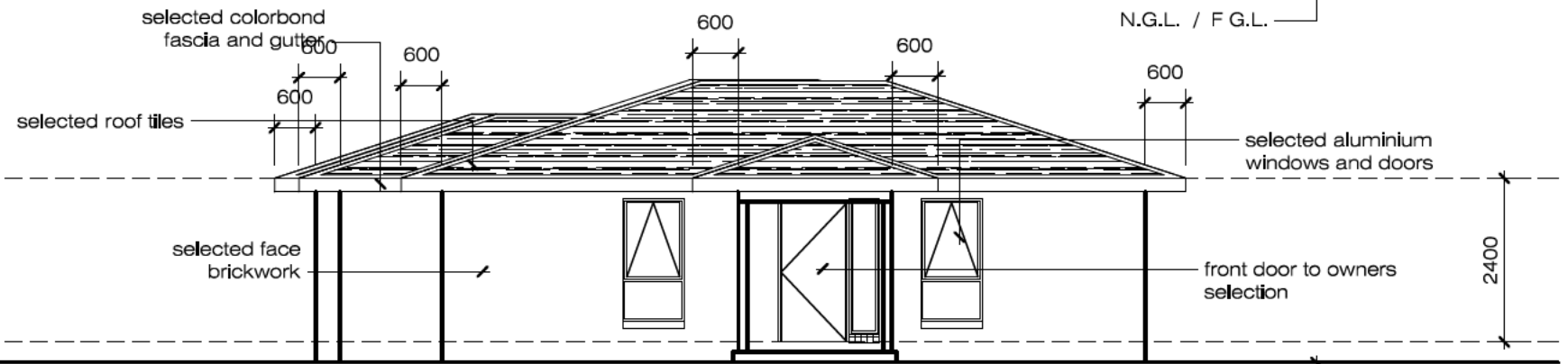
ffl 585.800



## EASTERN ELEVATION

scale 1:100

ffl 585.800

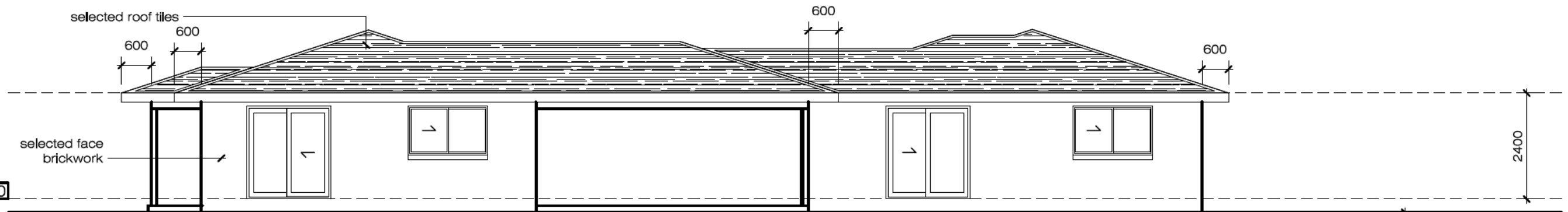


## SOUTHERN ELEVATION

scale 1:100

ffl 585.800

N.G.L. / F.G.L.



## NORTHERN ELEVATION

scale 1:100

N.G.L. / F.G.L.

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client Classic  
 Constructions

title Elevations

location  
 Block 16  
 Section 5  
 51 Campbell St  
 AINSLIE

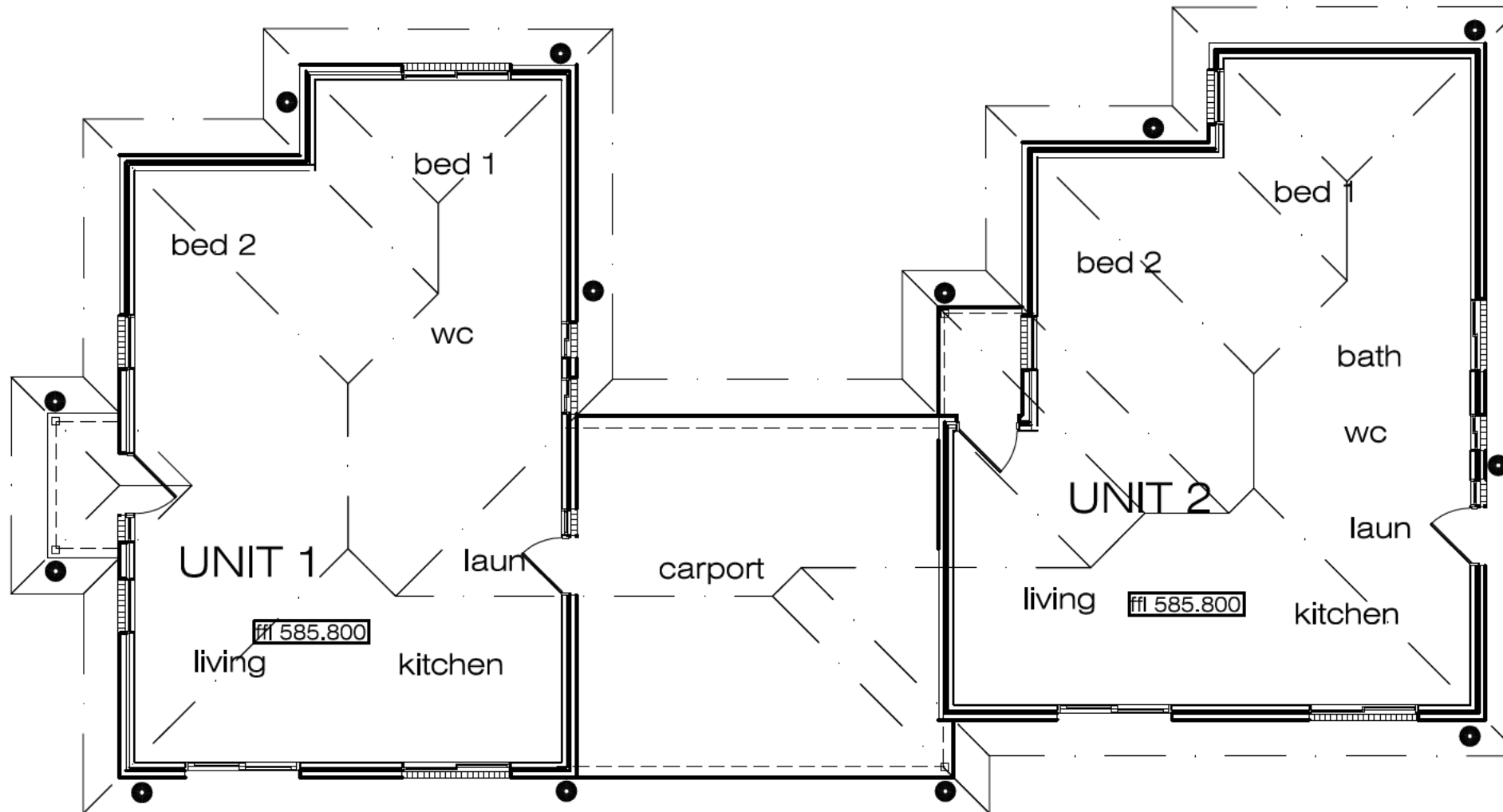
date  
 April 2009

scale  
 1:100

dwg no

amendments

|                           |                             |
|---------------------------|-----------------------------|
| <b>UNIT 1</b>             |                             |
| Residence                 | 85.052m <sup>2</sup>        |
| Carport                   | 18.000m <sup>2</sup>        |
| Porch                     | 2.890m <sup>2</sup>         |
| <b>TOTAL</b>              | <b>105.942m<sup>2</sup></b> |
| <b>UNIT 2</b>             |                             |
| Residence                 | 86.097m <sup>2</sup>        |
| Carport                   | 18.000m <sup>2</sup>        |
| Porch                     | 2.502m <sup>2</sup>         |
| <b>TOTAL</b>              | <b>106.599m<sup>2</sup></b> |
| Total Residence / Carport | 207.149m <sup>2</sup>       |
| Block Area                | 847.000m <sup>2</sup>       |
| Plot Ratio                | 24.45%                      |



# PUBLIC NOTIFICATION PLAN

scale 1:100

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e gmahony@bigpond.net.au



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client Classic  
Constructions

title Public  
Notification Plan

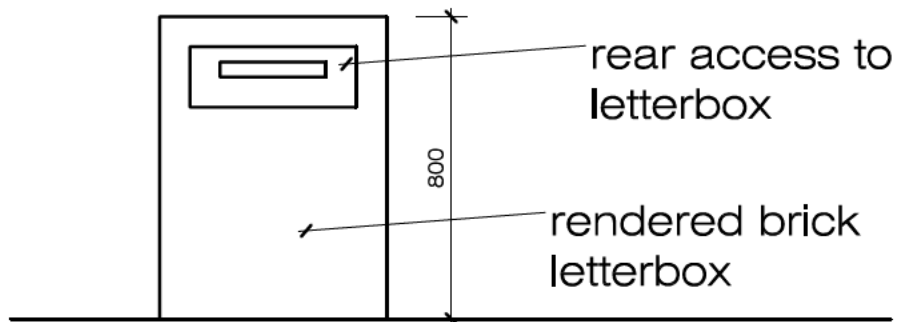
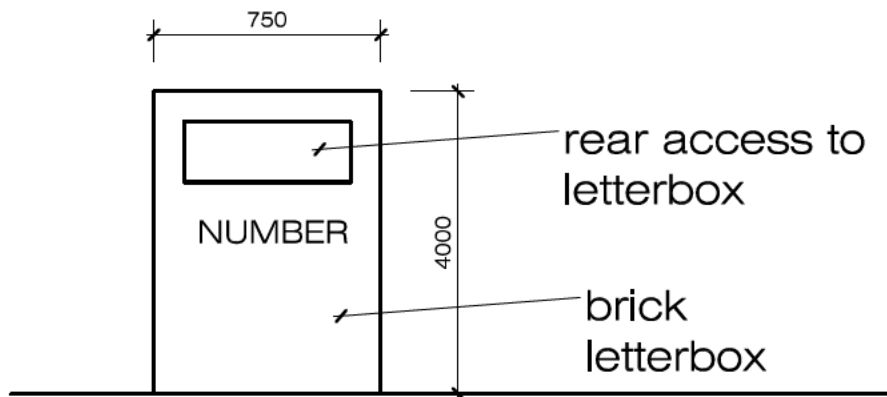
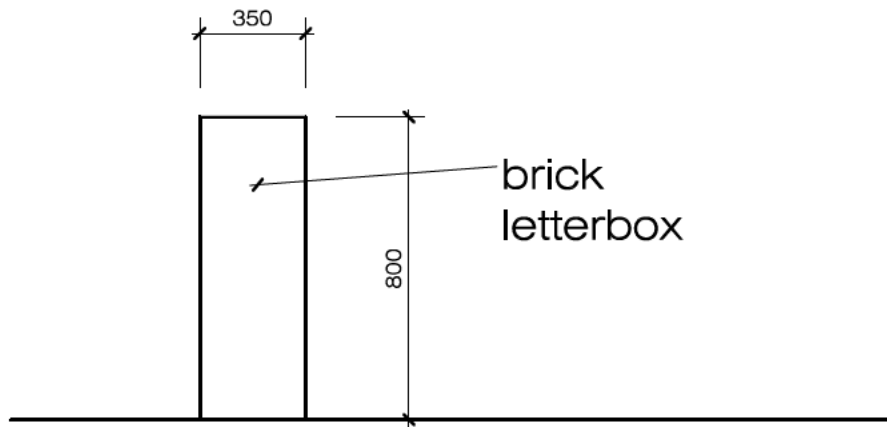
location  
Block 16  
Section 5  
51 Campbell St  
AINSLIE

date  
April 2009

scale  
1:100

dwg no

amendments



## LETTERBOX DETAIL

scale 1:20

**L.B** Letter Box

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client **CLASSIC  
CONSTRUCTIONS**

title **LETTERBOX / FENCE  
PLAN**

location **Block 16  
Section 5  
51 Campbell St  
AINSLIE**

date  
March 2009

scale  
1:100

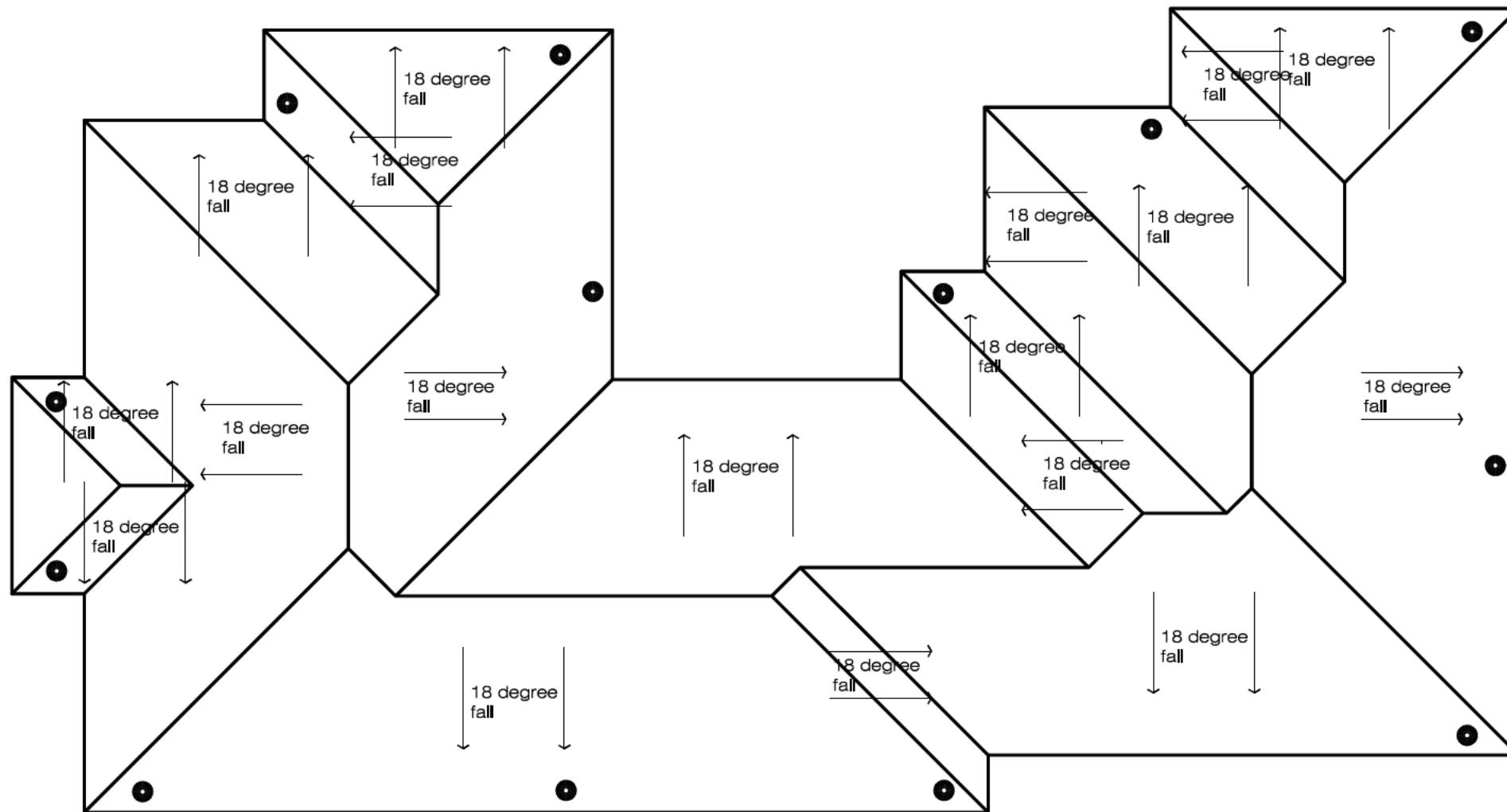
dwg no

amendments

|               |                       |
|---------------|-----------------------|
| <b>UNIT 1</b> |                       |
| Residence     | 85.052m <sup>2</sup>  |
| Carport       | 18.000m <sup>2</sup>  |
| Porch         | 2.890m <sup>2</sup>   |
| TOTAL         | 105.942m <sup>2</sup> |

|               |                       |
|---------------|-----------------------|
| <b>UNIT 2</b> |                       |
| Residence     | 86.097m <sup>2</sup>  |
| Carport       | 18.000m <sup>2</sup>  |
| Porch         | 2.502m <sup>2</sup>   |
| TOTAL         | 106.599m <sup>2</sup> |

|                           |                       |
|---------------------------|-----------------------|
| Total Residence / Carport | 207.149m <sup>2</sup> |
| Block Area                | 847.000m <sup>2</sup> |
| Plot Ratio                | 24.45%                |



# ROOF LAYOUT

scale 1:100

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26 halloran drive jerrabomberra 2619

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e gmahony@bigpond.net.au



notes

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trading as designs by mahony acn 0008 649 992 abn 23 441 765 523

client Classic  
Constructions

title Roof Plan

location  
Block 16  
Section 5  
51 Campbell St  
AINSLIE

date  
April 2009

scale  
1:100

dwg no

amendments

### UNIT 1

Residence 85.052m<sup>2</sup>  
 Carport 18.000m<sup>2</sup>  
 Porch 2.890m<sup>2</sup>  
 TOTAL 105.942m<sup>2</sup>

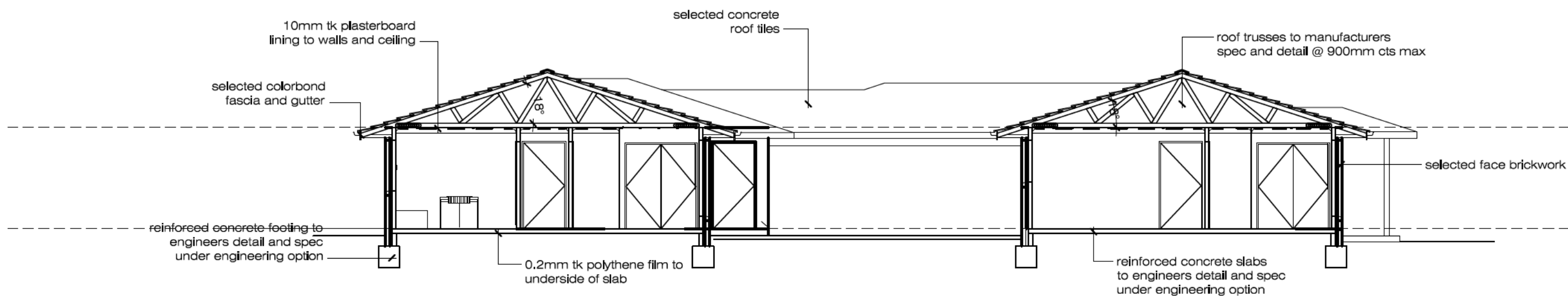
### UNIT 2

Residence 86.097m<sup>2</sup>  
 Carport 18.000m<sup>2</sup>  
 Porch 2.502m<sup>2</sup>  
 TOTAL 106.599m<sup>2</sup>

Total Residence / Carport 207.149m<sup>2</sup>  
 Block Area 847.000m<sup>2</sup>  
 Plot Ratio 24.45%

## BUILDING NOTES

- Hot water service to be natural gas  
 All hot water systems must be installed to regulations and include a tempering valve, not a thermostatic mixing valve
- Heating  
 Gas heating system is to be used. Confirmation of type and style to be advised by HCS
- Eaves  
 Minimum width of eaves 600mm
- Telephone Service  
 Provide one Telstra telephone outlet to each dwelling location to be advised by HCS
- Smoke Detectors  
 All dwellings should be fitted with the appropriate number of hard-wired smoke detectors. Brooks hard wired, hush function, 10 year lithium battery, interlinked, or similar. HACS to approve the final number and location before installation. Where 2 or more detectors are required under the relevant standard, these detectors should be linked such that when one alarm sounds, all will sound.
- Windows  
 Windows to be powdercoated aluminium with keyed locks.  
 Windows must be able to be locked in a partially open position for ventilation and security purpose  
 Flyscreens shall be metal framed and aluminium meshed and be fitted to all opening windows
- Doors  
 All external doors are to be 970mm wide  
 External doors to be solid core  
 Front and rear door are to be fitted with meshed security screen doors, keyed alike with closers and perspex plate.  
 Door handles at 1000mm above floor level  
 Hardware on external doors must accommodate the interchangeable "Falcon" locking system. "Eye spy" type viewer to be provided to all front doors without glazed side panels
- Tiling  
 Floor tiles shall be selected for high slip resistance and ease of cleaning
- Carpet  
 Carpet is to be 100% wool in hard wearing, dense pile with high stain resistant characteristics on a suitable quality underlay



## TYPICAL SECTION

scale 1:100

designs by mahony  
 26 halloran drive jerrabomberra 2619

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 m 0412627023  
 e gmahony@bigpond.net.au



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client Classic  
 Constructions

title Sections

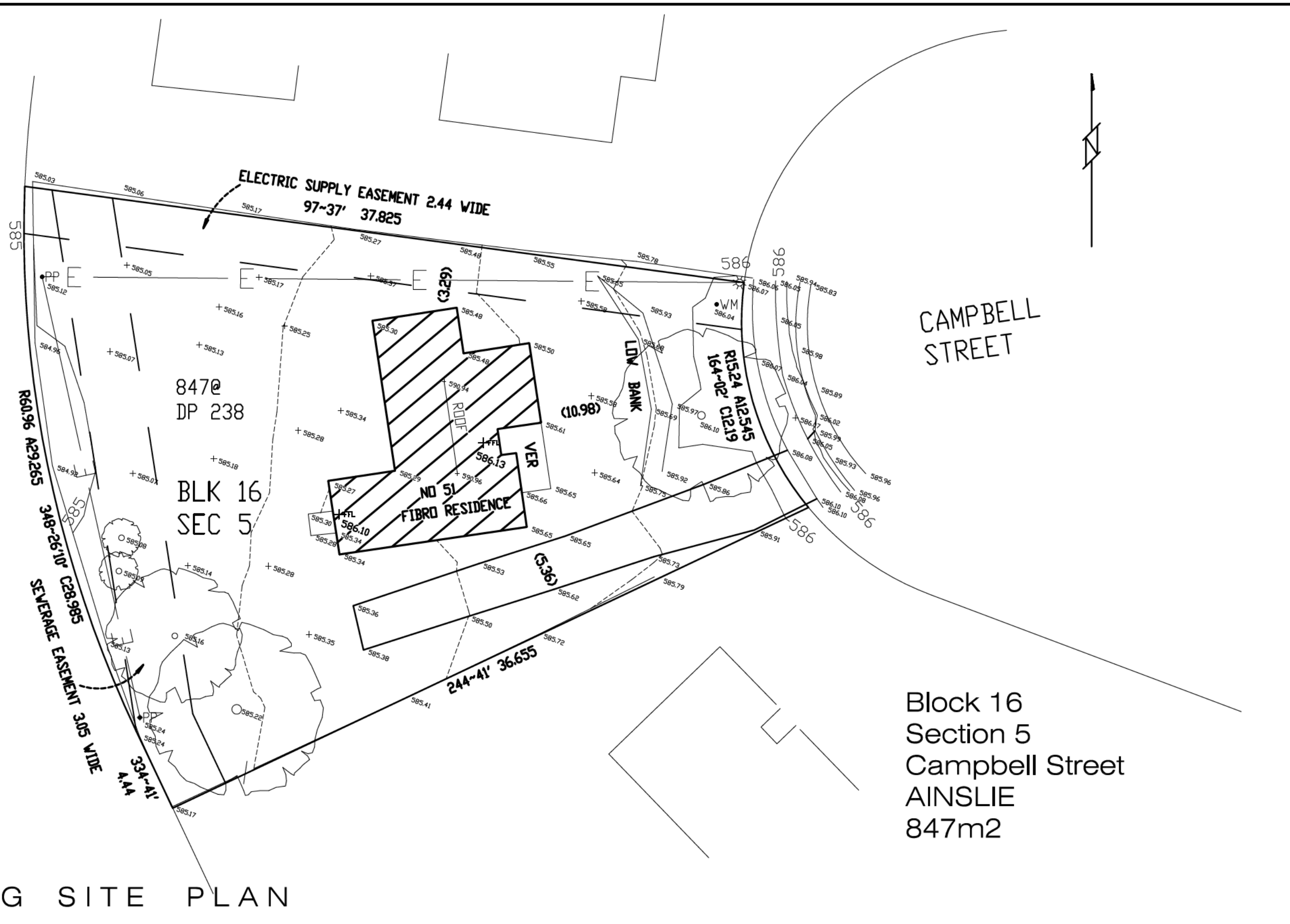
location Block 16  
 Section 5  
 51 Campbell St  
 AINSLIE

date April 2009

scale 1:100

dwg no

### amendments



CAMPBELL STREET

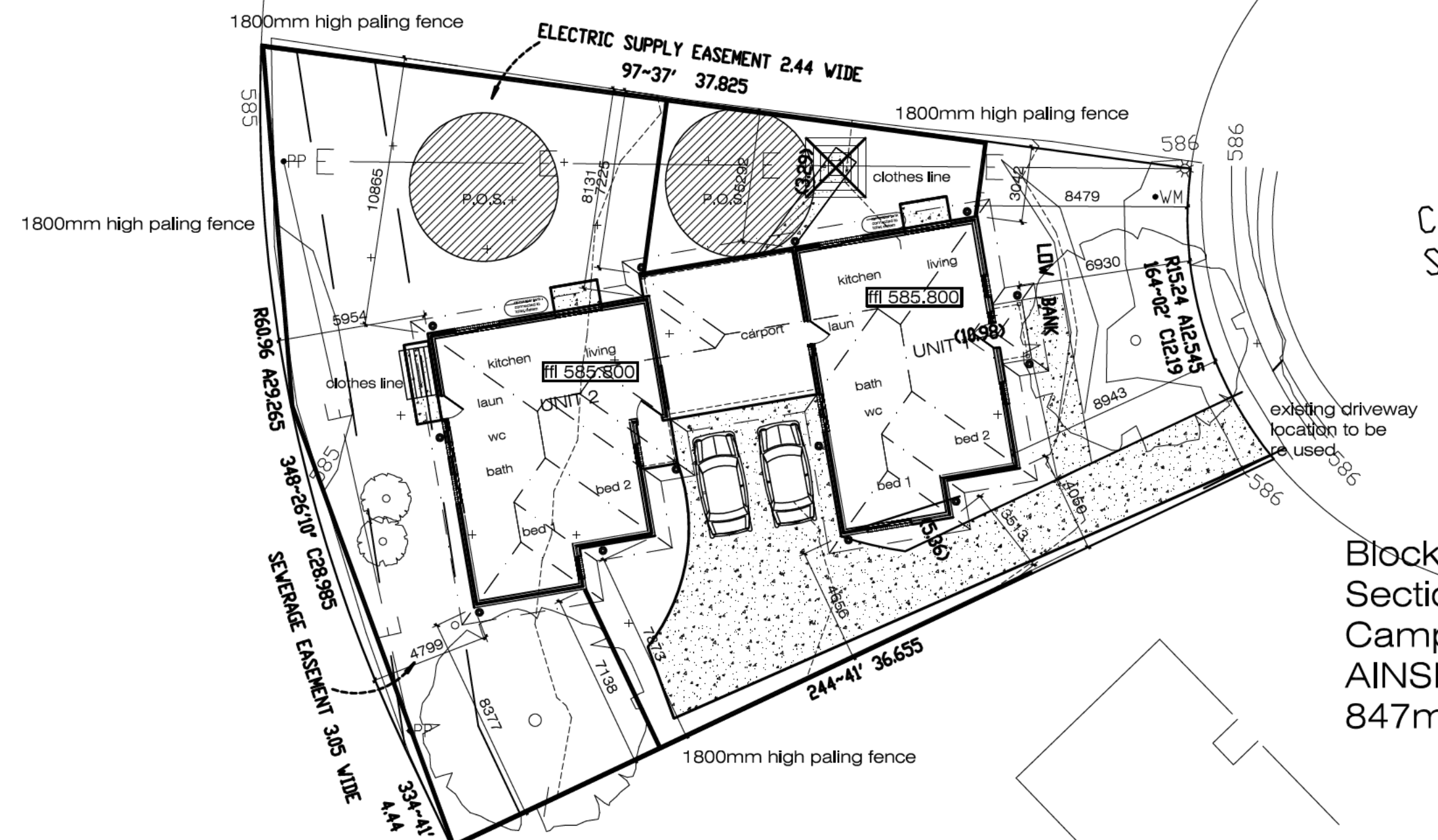
Block 16  
Section 5  
Campbell Street  
AINSLIE  
847m2

EXISTING SITE PLAN

scale 1:200

|                                                                                                                                       |                                                                                 |                                                                                                                                                                                                                                                                                                                                              |                              |                                                    |                 |            |
|---------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|----------------------------------------------------|-----------------|------------|
| designs by mahony<br>26 halloran drive jerrabomberra 2619<br><br>p 62558744<br>f 62558745<br>m 0412627023<br>e gmahony@blgpond.net.au | BDA Building Designers Association of New South Wales Inc. ACT & Region Branch. | notes                                                                                                                                                                                                                                                                                                                                        | client Classic Constructions | location Block 16 Section 5 51 Campbell St AINSLIE | date April 2009 | amendments |
|                                                                                                                                       |                                                                                 | do not scale drawings<br>written dimensions take precedence<br>check all dimensions-levels-site conditions prior to construction<br>all work shall be in accordance with b.c.a. and rel. aust standards<br>copyright for design illustrated here is held by febuale Pty Ltd trading as designs by mahony acn 0008 649 992 abn 23 441 765 523 | title Existing Site Plan     |                                                    | scale 1:200     |            |
|                                                                                                                                       |                                                                                 |                                                                                                                                                                                                                                                                                                                                              |                              | dwg no                                             |                 |            |

| UNIT 1                    |                       |
|---------------------------|-----------------------|
| Residence                 | 85.052m <sup>2</sup>  |
| Carport                   | 18.000m <sup>2</sup>  |
| Porch                     | 2.890m <sup>2</sup>   |
| TOTAL                     | 105.942m <sup>2</sup> |
| UNIT 2                    |                       |
| Residence                 | 86.097m <sup>2</sup>  |
| Carport                   | 18.000m <sup>2</sup>  |
| Porch                     | 2.502m <sup>2</sup>   |
| TOTAL                     | 106.599m <sup>2</sup> |
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| Block Area                | 847.000m <sup>2</sup> |
| Plot Ratio                | 24.45%                |



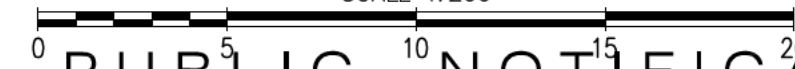
CAMPBELL STREET

Block 16  
Section 5  
Campbell Street  
AINSLIE  
847m<sup>2</sup>

NO SIGNIFICANT TREES ON BLOCK 16

NOTE: UNDERGROUND SERVICES HAVE NOT BEEN LOCATED

SCALE 1:200



PUBLIC NOTIFICATION SITE PLAN

designs by mahony  
26 halloran drive jerrabomberra 2619


 Building Designers Association  
of New South Wales Inc.  
ACT & Region Branch.

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 f 62558745  
 m 0412627023  
 e gmahony@bigpond.net.au

notes

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trading as designs by mahony acn 0008 649 992 abn 23 441 765 523

client Classic  
Constructions

title Public  
Notification Plan

location  
Block 16  
Section 5  
51 Campbell St  
AINSLIE

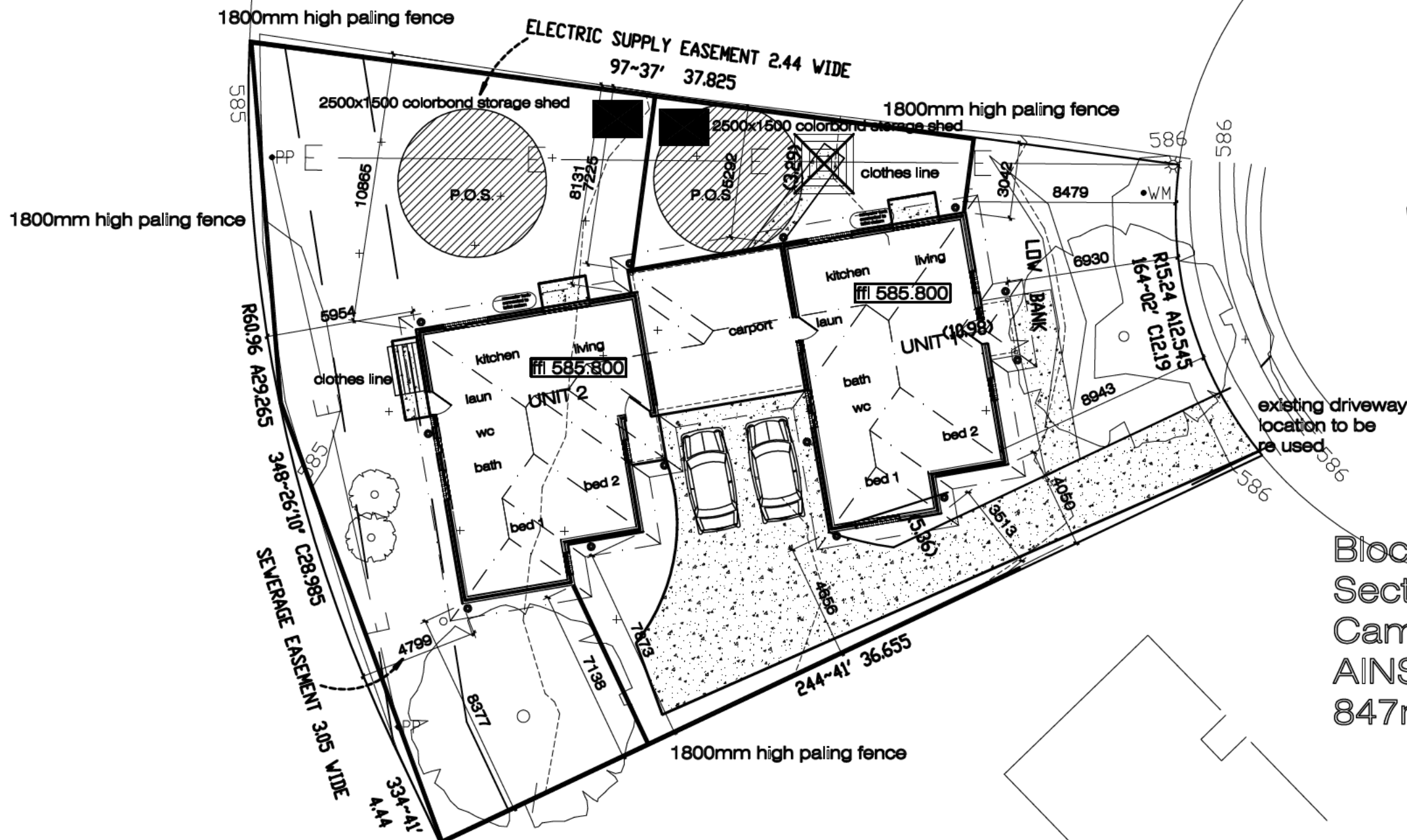
date  
April 2009

scale  
1:200

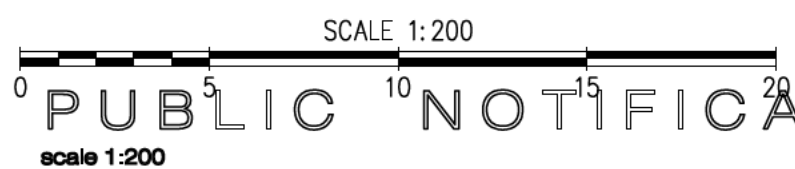
dwg no

amendments

|                           |                             |
|---------------------------|-----------------------------|
| <b>UNIT 1</b>             |                             |
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| <b>UNIT 2</b>             |                             |
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| Block Area                | 847.000m <sup>2</sup>       |
| Plot Ratio                | 24.45%                      |



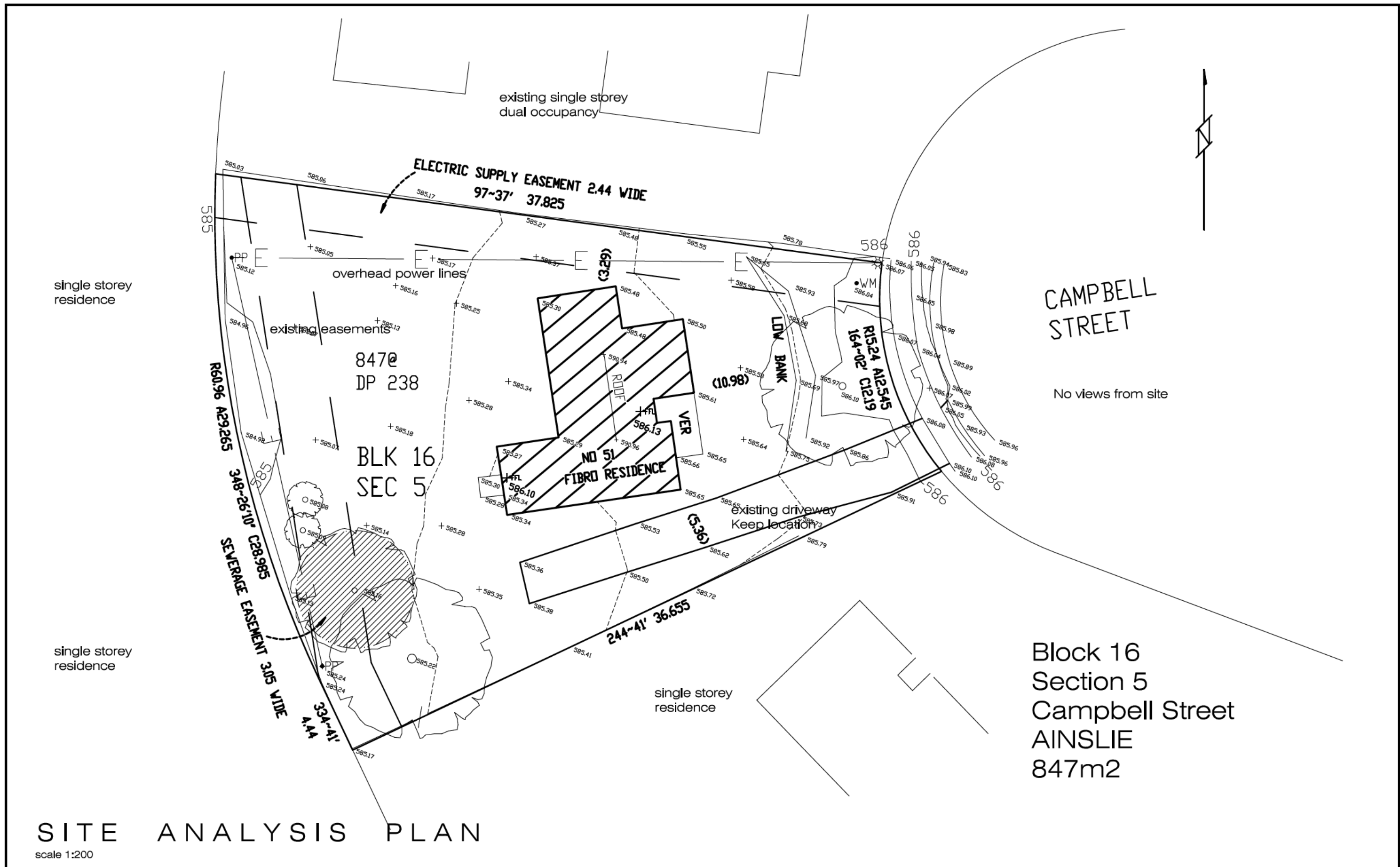
Block 16  
Section 5  
Campbell Street  
AINSLIE  
847m<sup>2</sup>



NO SIGNIFICANT TREES ON BLOCK 16  
NOTE: UNDERGROUND SERVICES HAVE NOT BEEN LOCATED

PUBLIC NOTIFICATION SITE PLAN

|                                                                                                                                              |                                                                                                 |                                                                                                                                                                                                                                                                                                                                                    |                          |                                                    |                                                |            |
|----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------|------------------------------------------------|------------|
| <b>designs by mahony</b><br>26 halloran drive jerrabomberra 2619<br><br>p 62558744<br>f 62558745<br>m 0412627023<br>e gmahony@bigpond.net.au | <b>BDA</b><br>Building Designers Association<br>of New South Wales Inc.<br>ACT & Region Branch. | notes                                                                                                                                                                                                                                                                                                                                              | client                   | location                                           | date                                           | amendments |
|                                                                                                                                              |                                                                                                 | do not scale drawings<br>written dimensions take precedence<br>check all dimensions - levels - site conditions prior to construction<br>all work shall be in accordance with b.o.s. and rel. aust standards<br>copyright for design illustrated here is held by febule pty ltd<br>trading as designs by mahony son 0008 649 992 abn 23 441 766 523 | Classic<br>Constructions | Block 16<br>Section 5<br>51 Campbell St<br>AINSLIE | April 2009<br><br>scale<br>1:200<br><br>dwg no |            |



# SITE ANALYSIS PLAN

scale 1:200

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## notes

do not scale drawings  
written dimensions take precedence  
check all dimensions-levels-site conditions prior to construction  
all work shall be in accordance with b.c.a. and rel. australian standards  
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trading as designs by mahony acn 0008 649 992 abn 23 441 765 523

client Classic  
Constructions

title Site Analysis  
Plan

location  
Block 16  
Section 5  
51 Campbell St  
AINSLIE

date  
April 2009

scale  
1:200

dwg no

## amendments