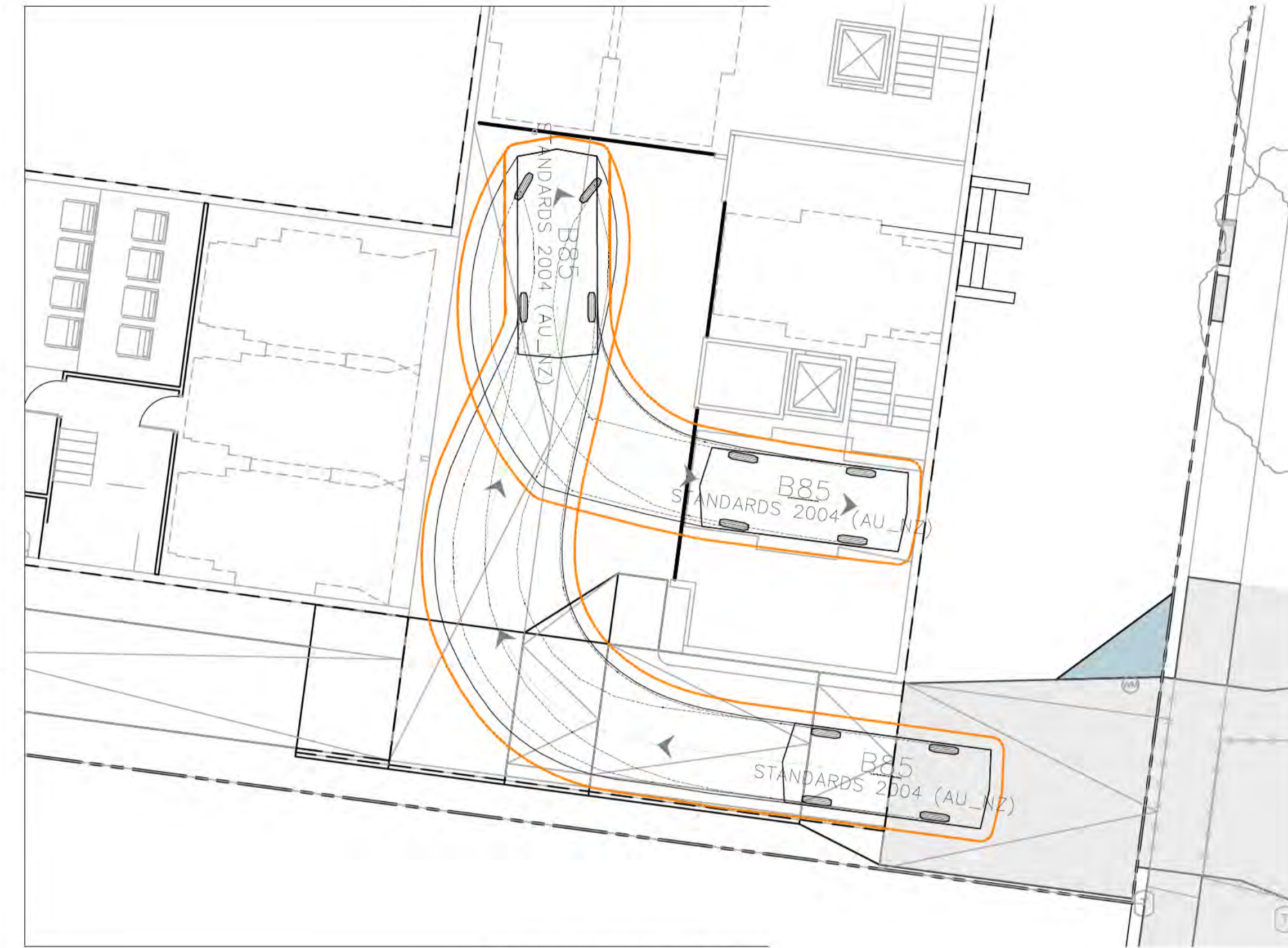
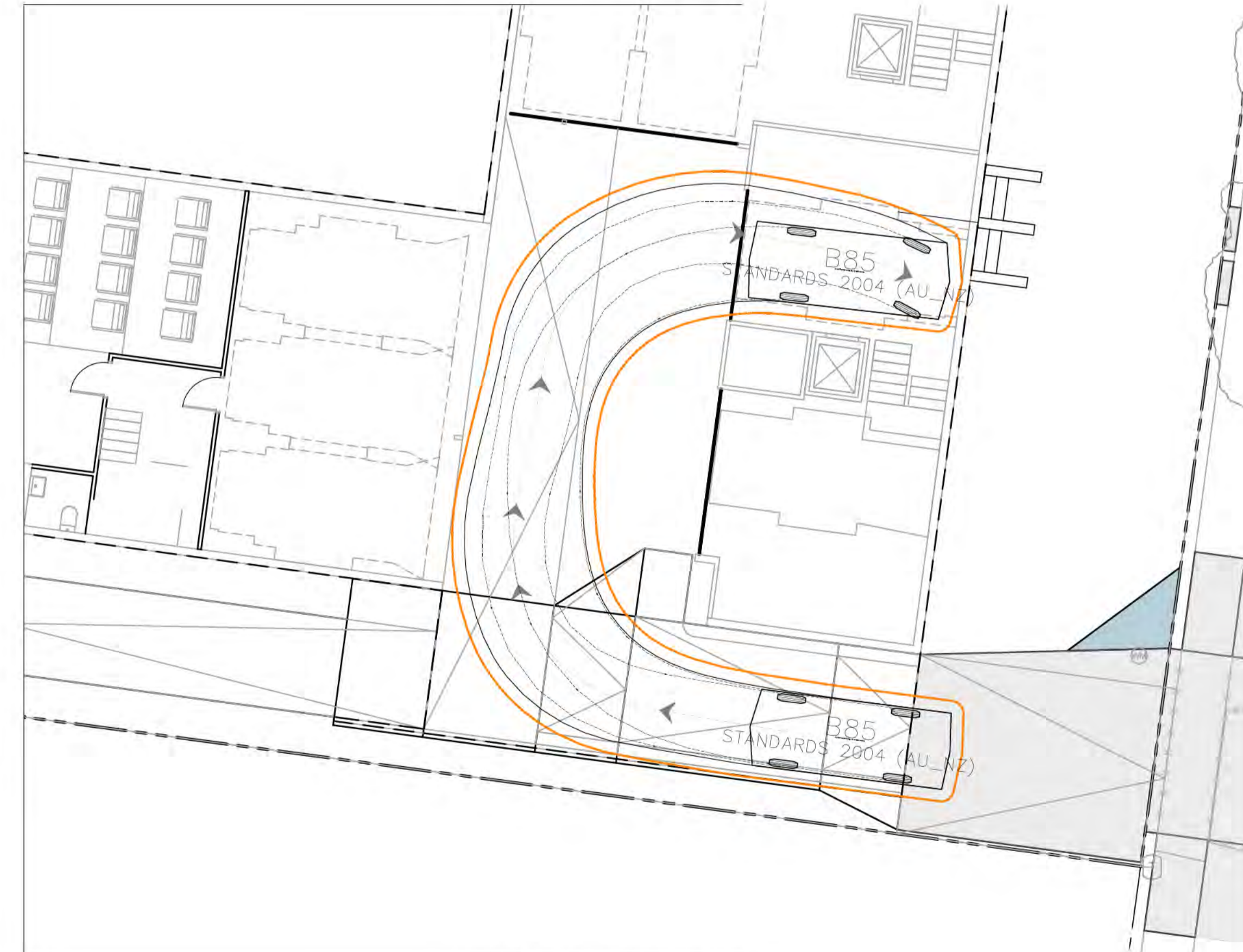


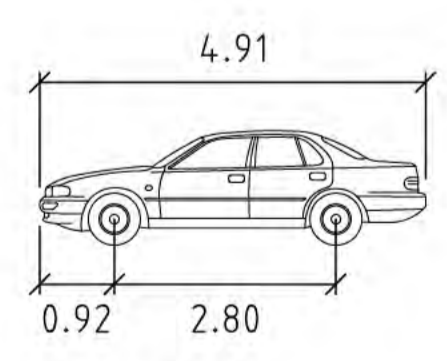
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 Signed: [Redacted] 10 Nov 2018



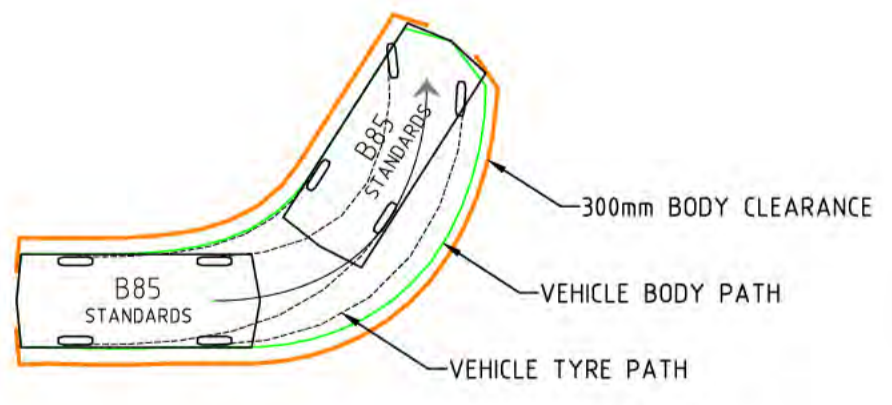
**B85 REVERSE INTO PAR**  
SCALE 1:100



**B85 FORWARD INTO PAR**  
SCALE 1:100



**AS2890.1 B85**  
 Width : 1.87m  
 Track : 1.77m  
 Lock to Lock Time : 6.00s  
 Steering Angle : 38.00°



**B85 ENTRY/EXIT INTO BASEMENT**  
SCALE 1:100

File Name: P:\2017\170904\_B4-S46-Turner\04\_CAD\4\_2\_Drawings\CIV\170904-drg-civ-ip-2101.dwg

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F	REVISED FOR DEVELOPMENT APPROVAL	21.08.18	BC
E	REVISED FOR DEVELOPMENT APPROVAL	27.06.18	BC
D	REVISED FOR DEVELOPMENT APPROVAL	08.03.18	BC
C	FOR DEVELOPMENT APPROVAL	09.02.18	BC
B	REVISED FOR REVIEW	17.11.17	BC

Scales  
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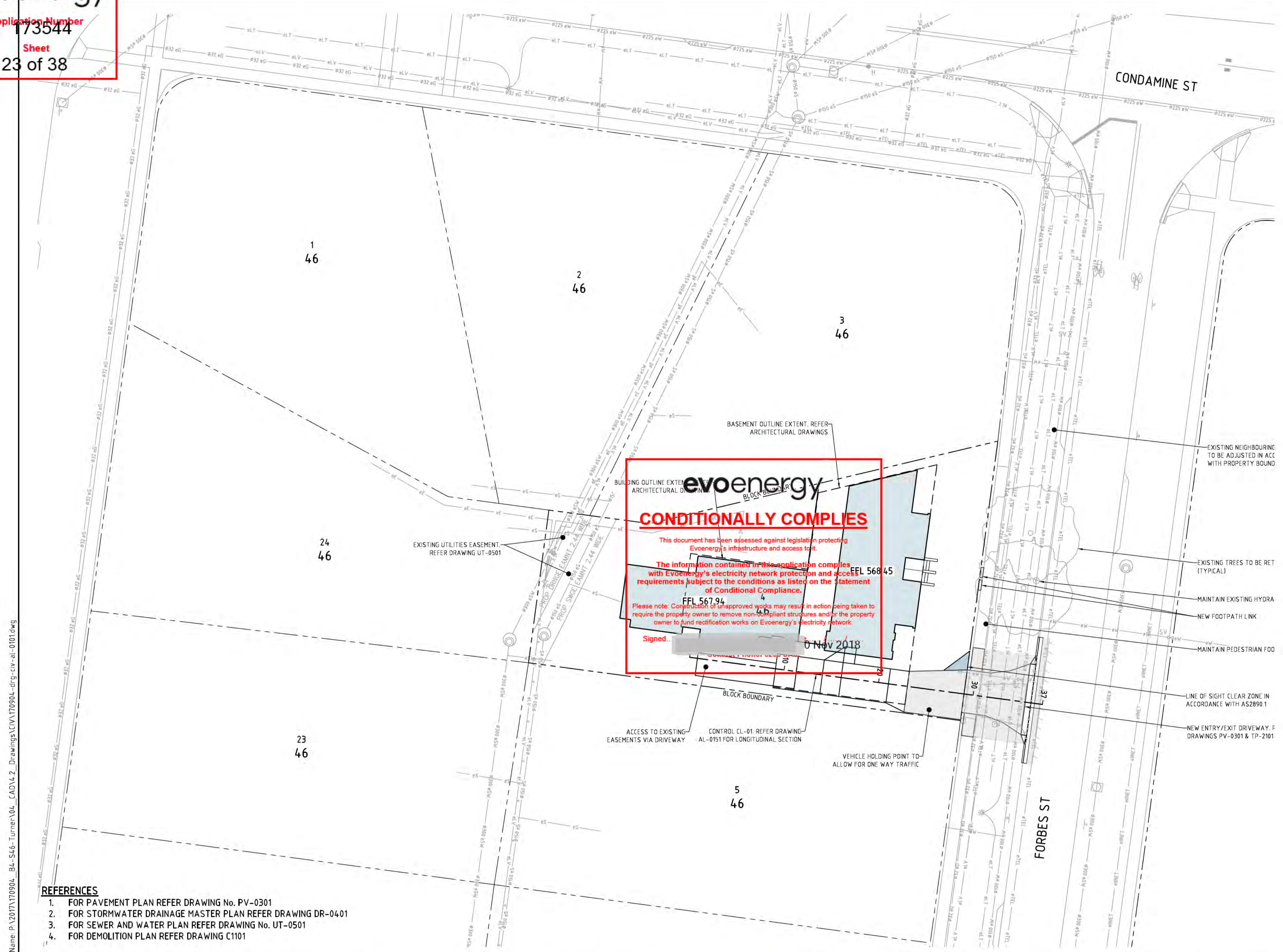
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Height Datum	AHD	Approved Date	20.10.17
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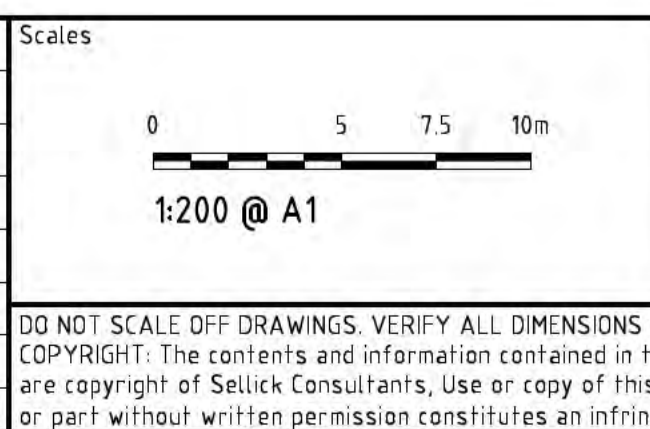


REFERENCES

1. FOR PAVEMENT PLAN REFER DRAWING No. PV-0301
2. FOR STORMWATER DRAINAGE MASTER PLAN REFER DRAWING DR-0401
3. FOR SEWER AND WATER PLAN REFER DRAWING No. UT-0501
4. FOR DEMOLITION PLAN REFER DRAWING C1101

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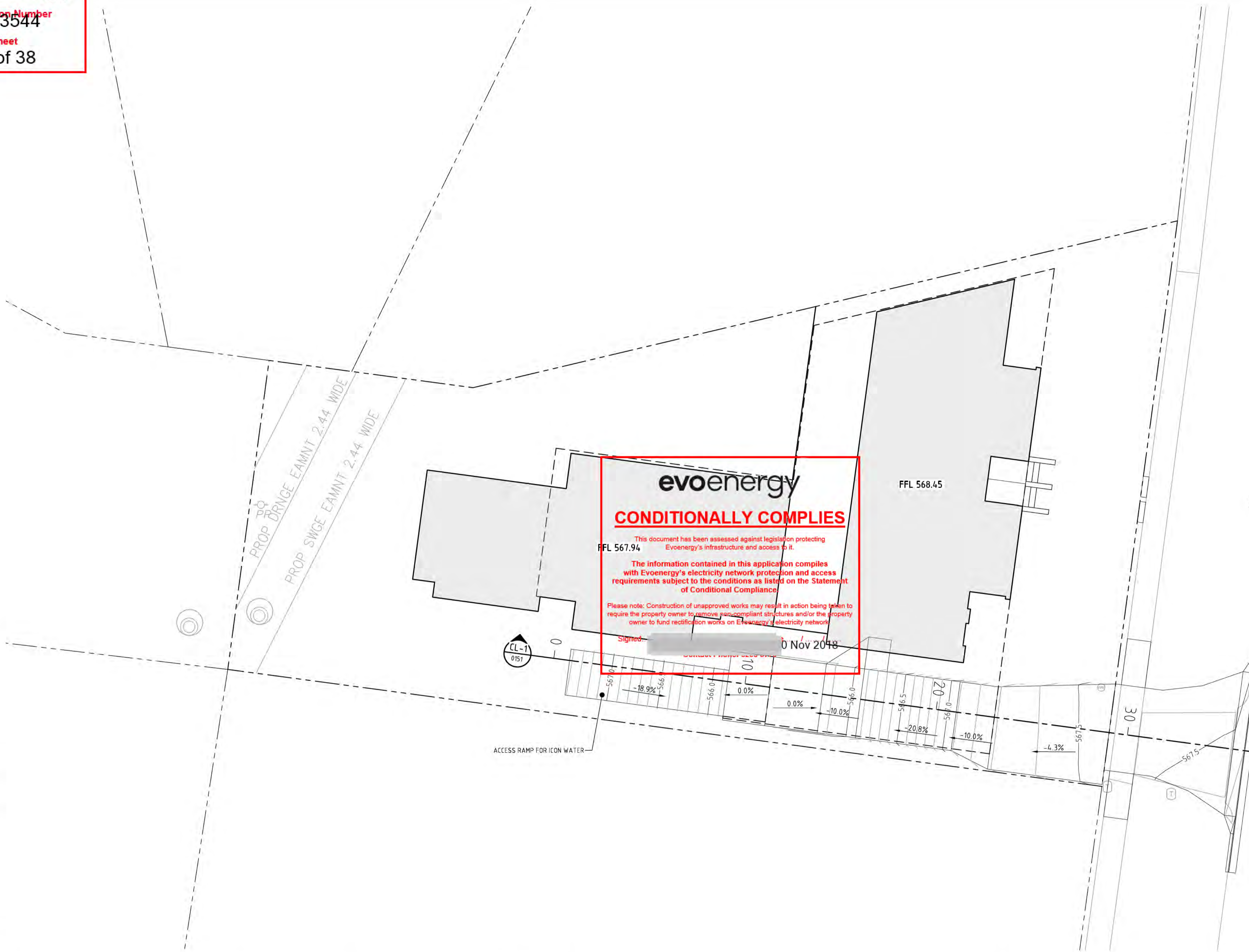
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Signed: \_\_\_\_\_ 10 Nov 2018

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Scales

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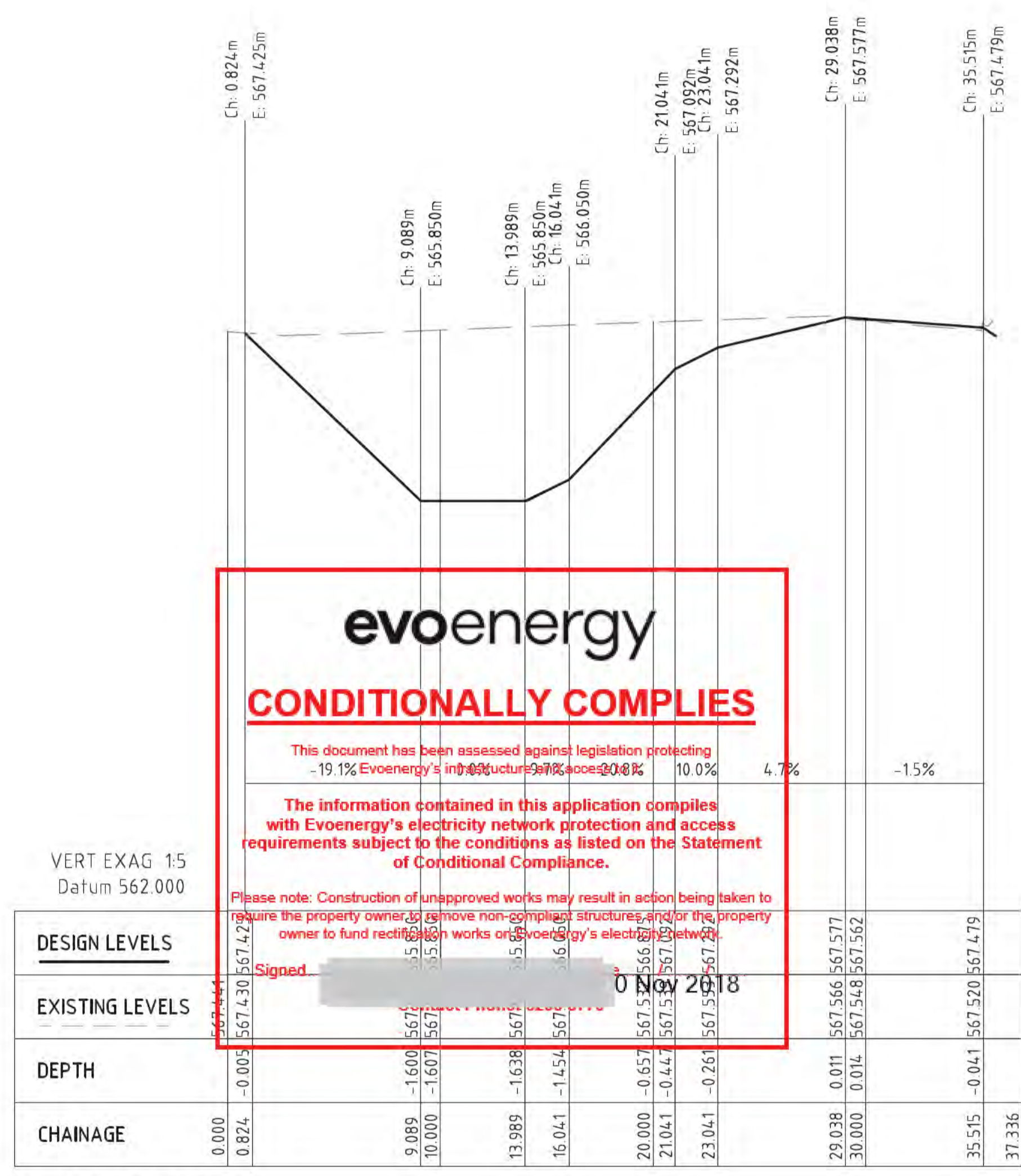
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CL-1 LONG SECTION

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 -19.1% Evoenergy's infrastructure assets  
 -0.8% Evoenergy's infrastructure assets  
 -0.8% Evoenergy's infrastructure assets  
 10.0% Evoenergy's infrastructure assets  
 4.7% Evoenergy's infrastructure assets  
 -1.5% Evoenergy's infrastructure assets  
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A	FOR REVIEW	23.10.17	BC

Scales

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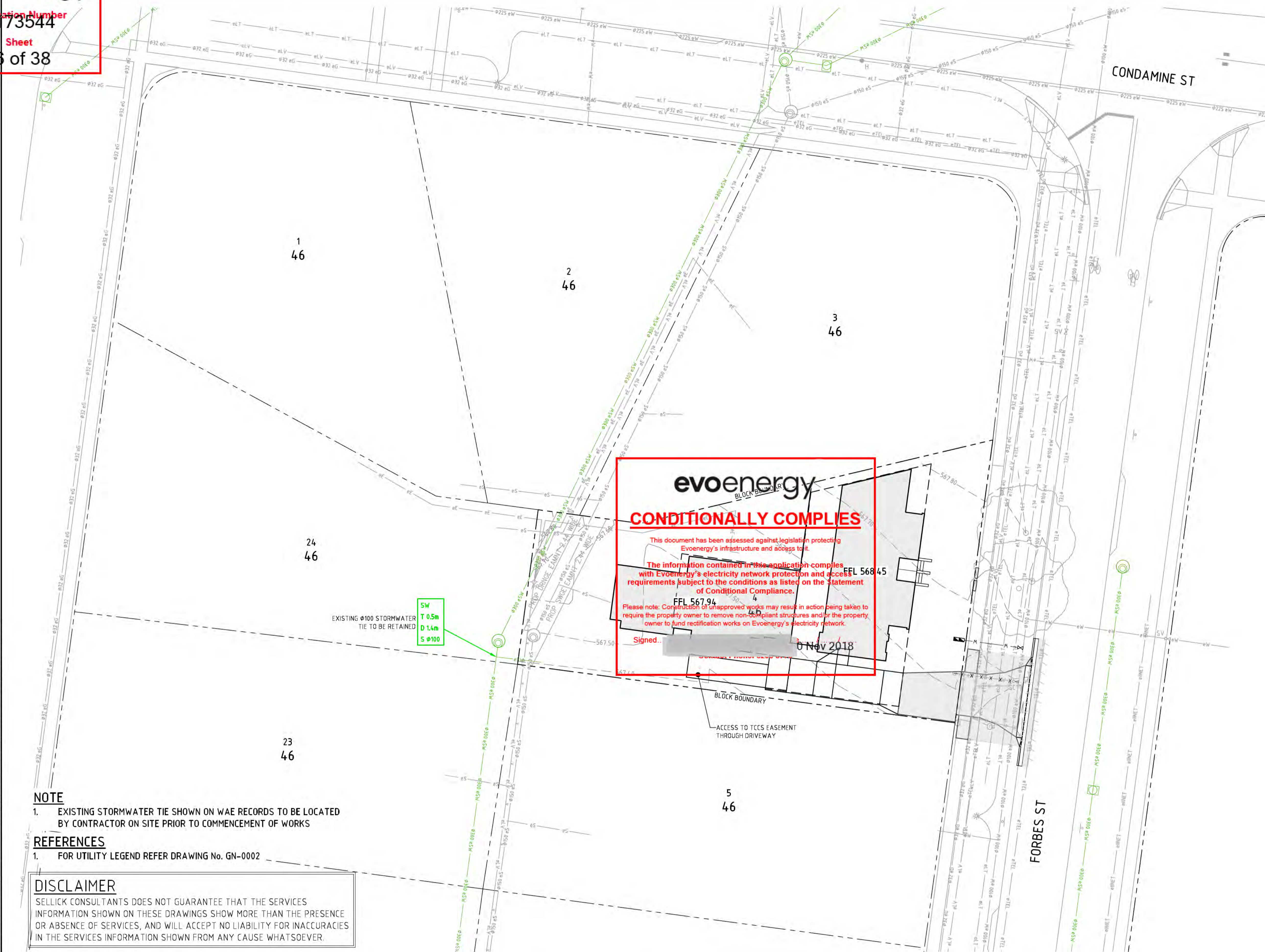
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**NOTE**

- EXISTING STORMWATER TIE SHOWN ON WAE RECORDS TO BE LOCATED BY CONTRACTOR ON SITE PRIOR TO COMMENCEMENT OF WORKS

**REFERENCES**

- FOR UTILITY LEGEND REFER DRAWING No. GN-0002

**DISCLAIMER**

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EXISTING Ø100 STORMWATER TIE TO BE RETAINED  
SW T 0.5m  
D 1.4m  
S Ø100

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B	REVISED FOR REVIEW	17.11.17	BC

Scales  
0 5 7.5 10m  
1:200 @ A1

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		Approved Signature	

**MULTI UNIT HOUSING DEVELOPMENT CODE: RULE 86**

40% REDUCTION IN MAINS WATER CONSUMPTION COMPARED TO AN EQUIVALENT DEVELOPMENT CONSTRUCTED IN 2003

REFER BELOW FOR WATER REDUCTION SUMMARY AND ACTPLA WATER CALCULATION SPREDSHEETS

TOTAL DEVELOPMENT WATER REDUCTION			
	PROPOSED	PRE2003	REDUCTION
DEVELOPMENT TOTAL	1,224	2,040	40.00%

**SUMMARY AND RESPONSE TO ASSESSABLE RULES:**

CURRENT SITE ZONING: R22.SUBURBAN CORE  
RELEVANT CODE: MULTI UNIT HOUSING DEVELOPMENT CODE

**MULTI UNIT HOUSING DEVELOPMENT CODE: RULE 87:**

PROVISION OF THE RETENTION OF STORMWATER IS EQUIVALENT TO AT LEAST 1.4KL PER 100m<sup>2</sup> OF IMPERVIOUS AREA

AS SITE IS LESS THAN 2000m<sup>2</sup> THIS RULE IS NOT APPLICABLE TO THIS DEVELOPMENT

**MULTI UNIT HOUSING DEVELOPMENT CODE: RULE 88**

THE AVERAGE ANNUAL STORMWATER POLLUTANT EXPORT IS REDUCED FOR ALL THE FOLLOWING:

- A) SUSPENDED SOLIDS BY AT LEAST 60%
- B) TOTAL PHOSPHORUS BY AT LEAST 45%
- C) TOTAL NITROGEN BY AT LEAST 40%

AS THE SITE IS LESS THAN 5000m<sup>2</sup> THIS RULE IS NOT APPLICABLE TO THIS DEVELOPMENT

**MULTI UNIT HOUSING DEVELOPMENT CODE: RULE 89**

THE CAPACITY OF THE EXISTING PIPE (MINOR) STORMWATER CONNECTION IS NOT EXCEEDED IN THE 1 IN 10 YEAR STORM EVENT AND THE CAPACITY OF THE EXISTING MAJOR OVERLAND STORMWATER SYSTEM IS NOT EXCEEDED IN THE 1 IN 100 YEAR STORM EVENT, OR

THE 1 IN 5 AND 1 IN 100 YEAR STORMWATER PEAK RUN OFF DOES NOT EXCEED PRE-DEVELOPMENT LEVELS

AS THE SITE IS LESS THAN 2000m<sup>2</sup> THIS RULE IS NOT APPLICABLE TO THIS DEVELOPMENT

This spread sheet is an online tool for individuals, designers and developers to gauge possible methods of reducing mains water consumption on Multi-unit developments. Please enter ALL the relevant information for your development before using the reduction percentage.

<b>Percentage Reduction =</b>	<b>40%</b>
<b>Indoor information</b>	
Number of bedrooms in the entire complex	11
What is the water rating of the shower heads?	4 Star
What is the water rating of the clothes washing machines?	3 Star
What is the water rating of the dishwashers?	4 Star
What is the water rating of the toilets?	5 Star
<b>Site information</b>	
Site area (m <sup>2</sup> )?	973
Total Roof area (m <sup>2</sup> )?	400
Lawn area (m <sup>2</sup> )?	150
Irrigated garden area (m <sup>2</sup> )?	123
Impervious pavement or driveway (m <sup>2</sup> )?	300
<b>Rain water tank information</b>	
Are there going to be water tanks installed?	Yes
What is the total size of all the tanks (L)?	6,000
What is the total roof area flowing into the tanks (m <sup>2</sup> )?	400
What will be the use for the water in the tanks?	Garden
<b>Grey Water information</b>	
What type of grey water system is installed?	None
What is the size of the grey water storage tank (L)?	0
Where will the grey water be collected from?	
What will be the use for the grey water?	
<b>Pool, Spa or Pond information</b>	
Is there going to be a pool, spa, or pond?	Spa
Is there going to be a cover on the pool or spa?	Yes
Average depth of the pool, spa or pond (m)?	1.5
Average length of the pool, spa or pond (m)?	4.2
Average width of the pool, spa or pond (m)?	
The volume of the pool, spa or pond is (L) =	23,520

REFER ARCHITECTURALS FOR LOCATION OF 3x2KL TANKS

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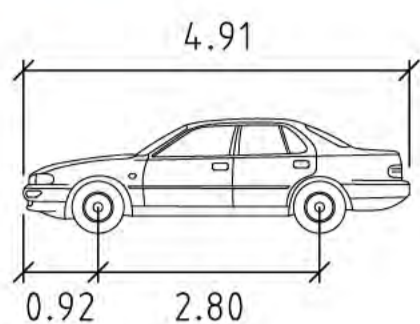
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Signed: [Signature] 10 Nov 2018

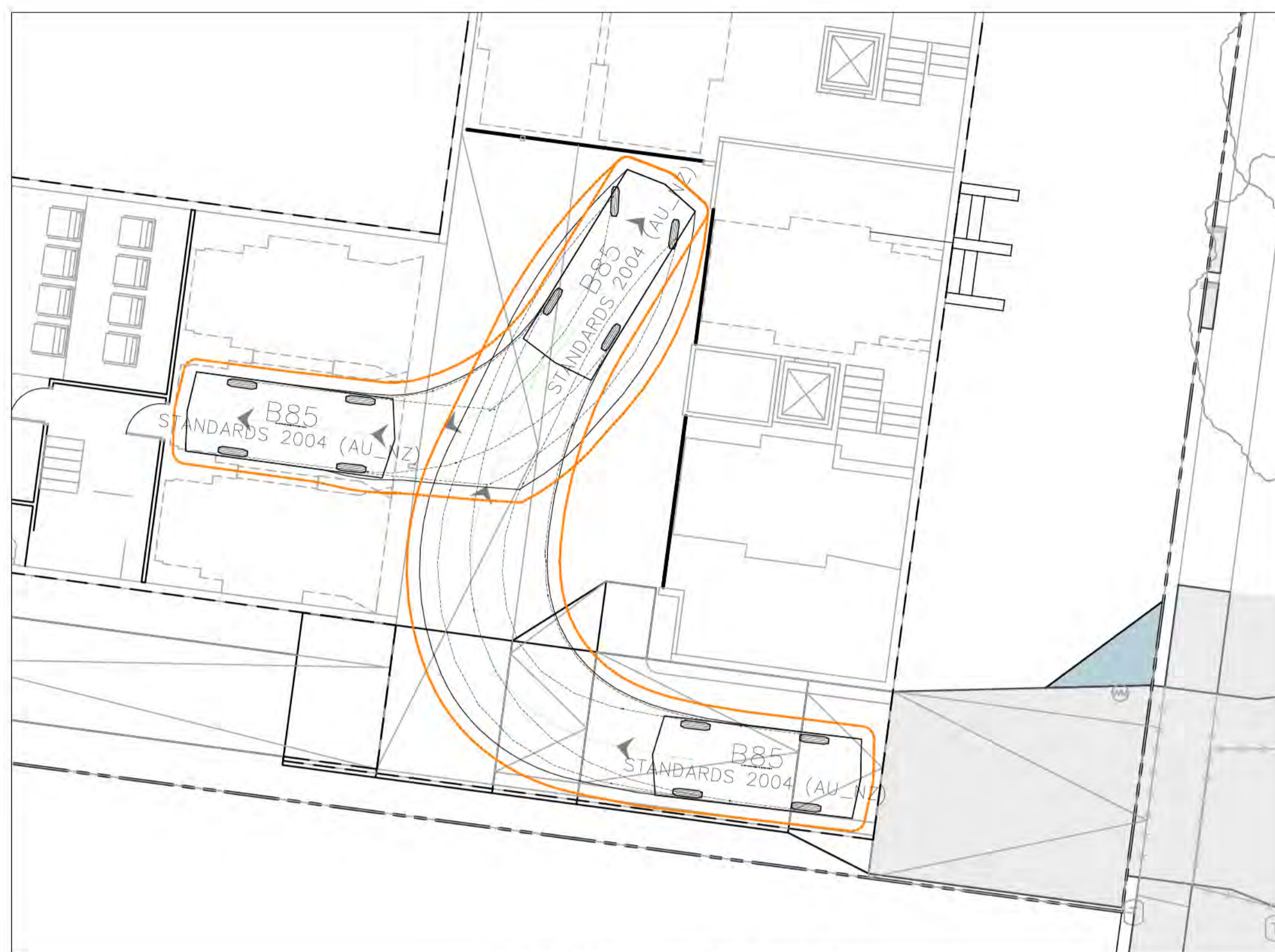
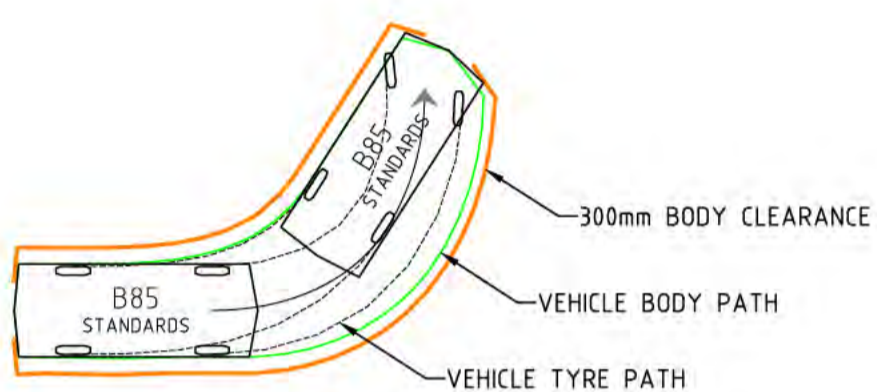
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B	FOR DEVELOPMENT APPROVAL	09.02.18	BC			Height Datum <b>AHD</b>	Approved Signature			
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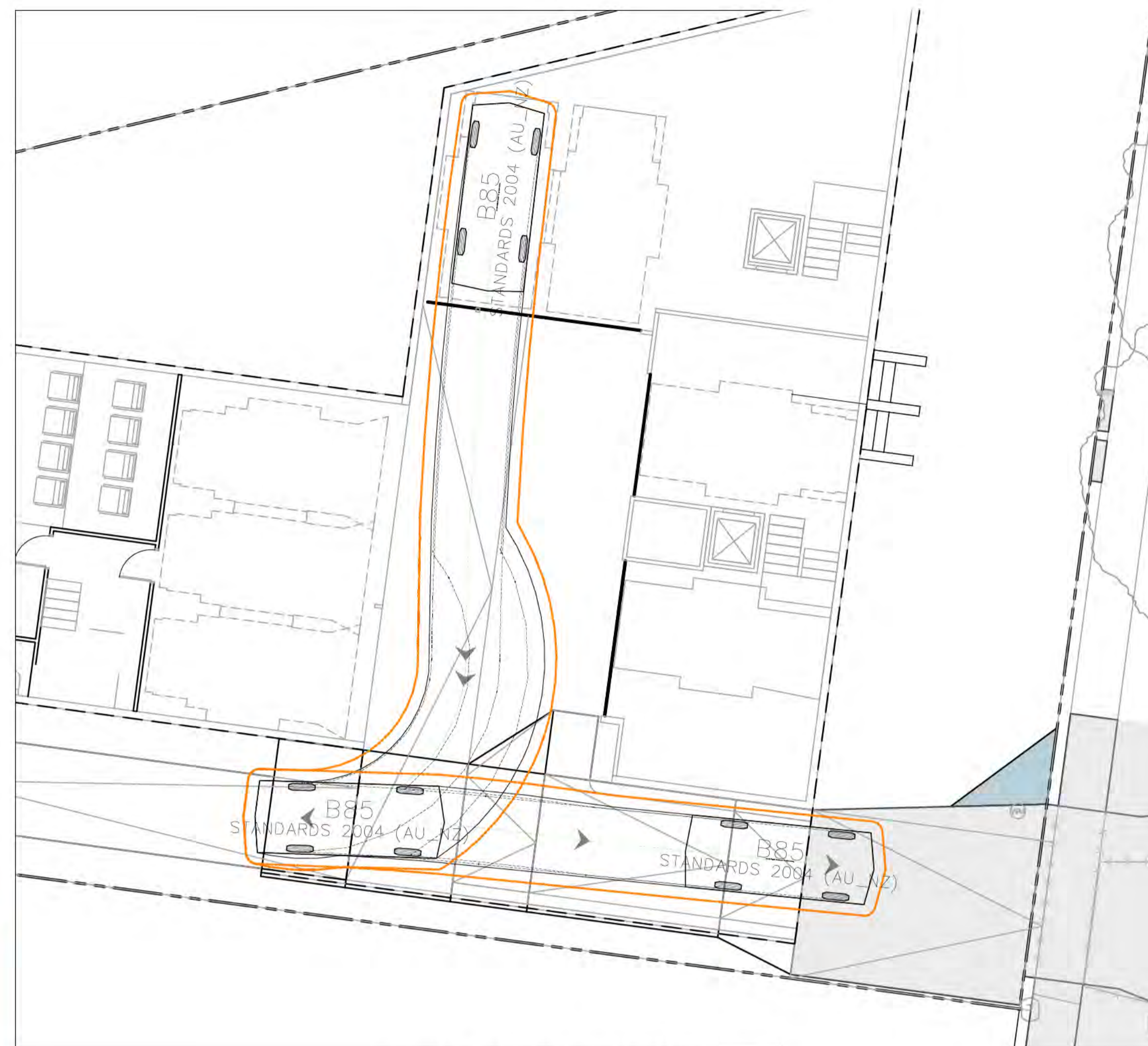
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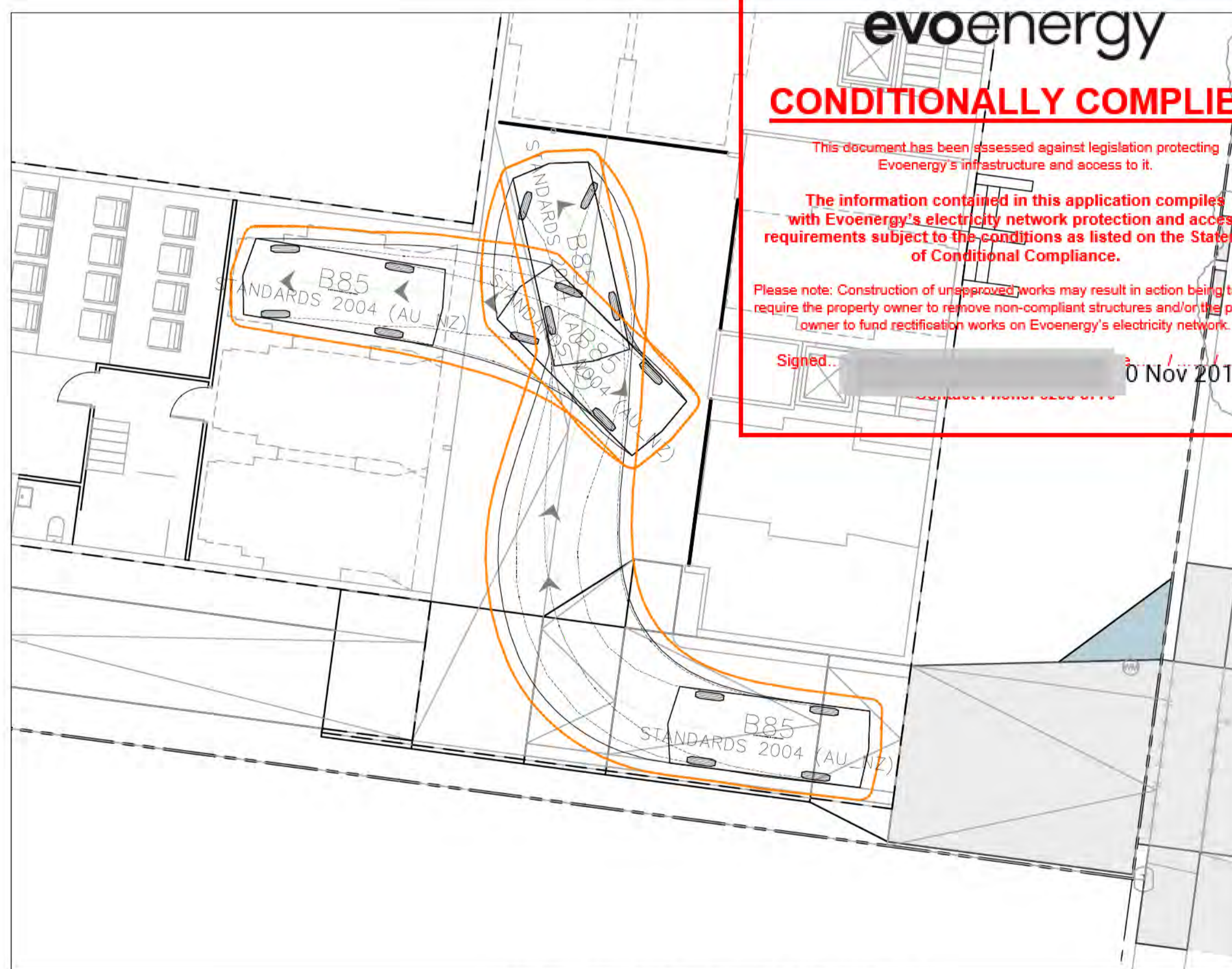
B85 REVERSE INTO PARKING BAY

SCALE 1:100



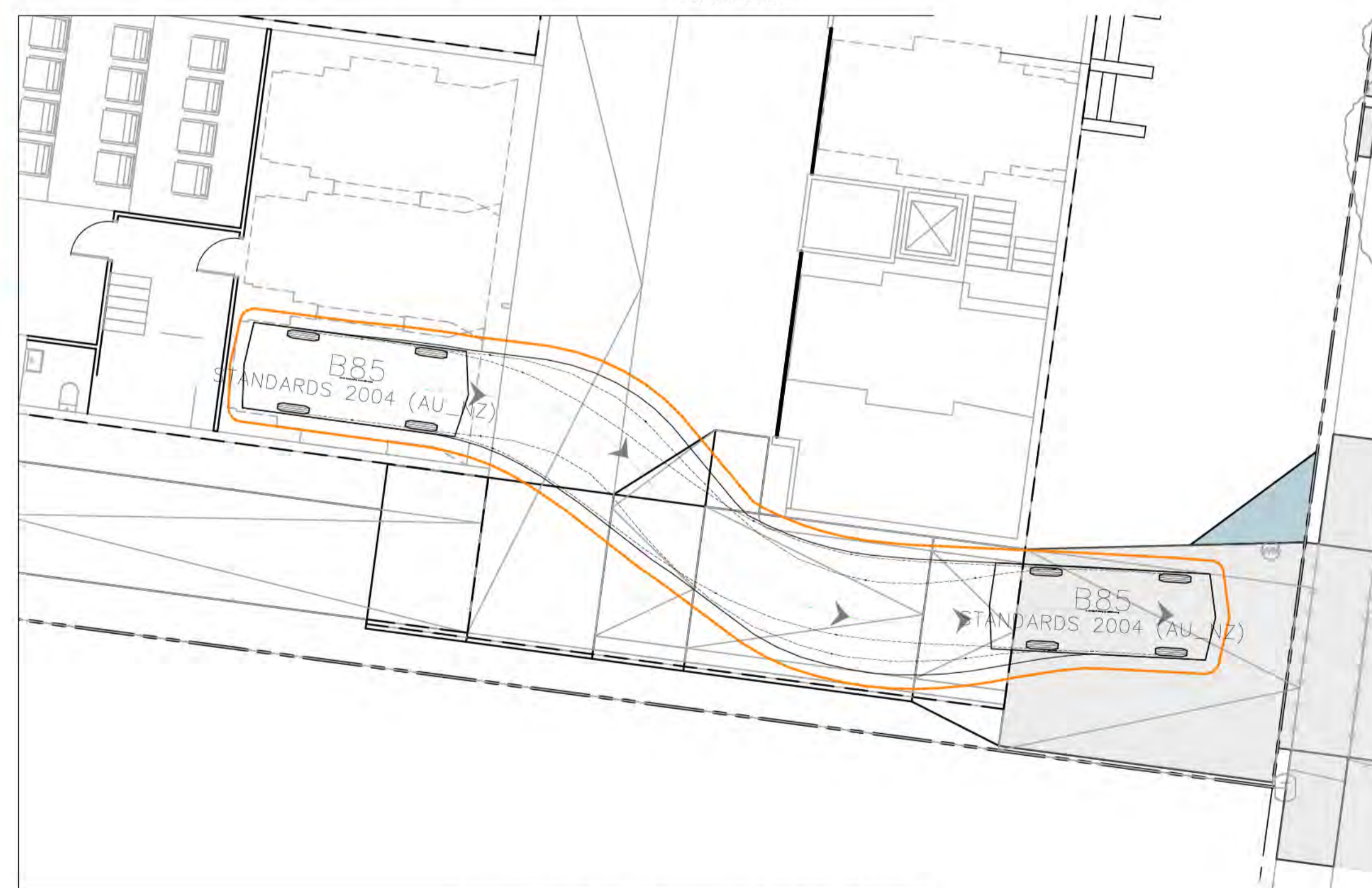
B85 REVERSE EXIT FROM PARKING

SCALE 1:100



B85 FORWARD INTO PARKING BAY

SCALE 1:100



B85 FORWARD EXIT FROM PARKING

SCALE 1:100

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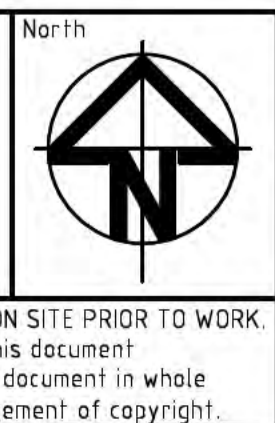
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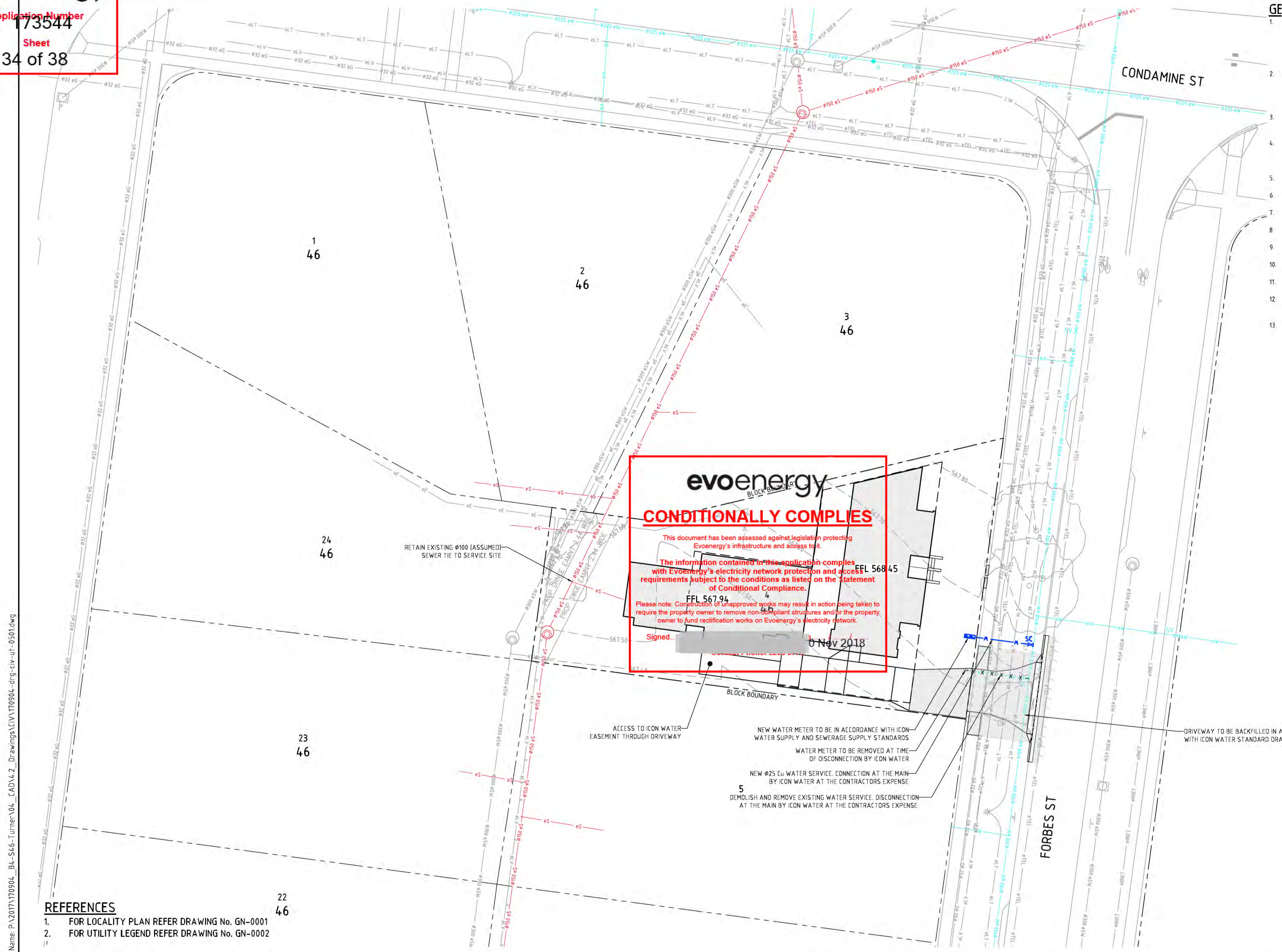
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- REFERENCES**
- FOR LOCALITY PLAN REFER DRAWING No. GN-0001
  - FOR UTILITY LEGEND REFER DRAWING No. GN-0002

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Scales

0 5 7.5 10m

1:200 @ A1

North

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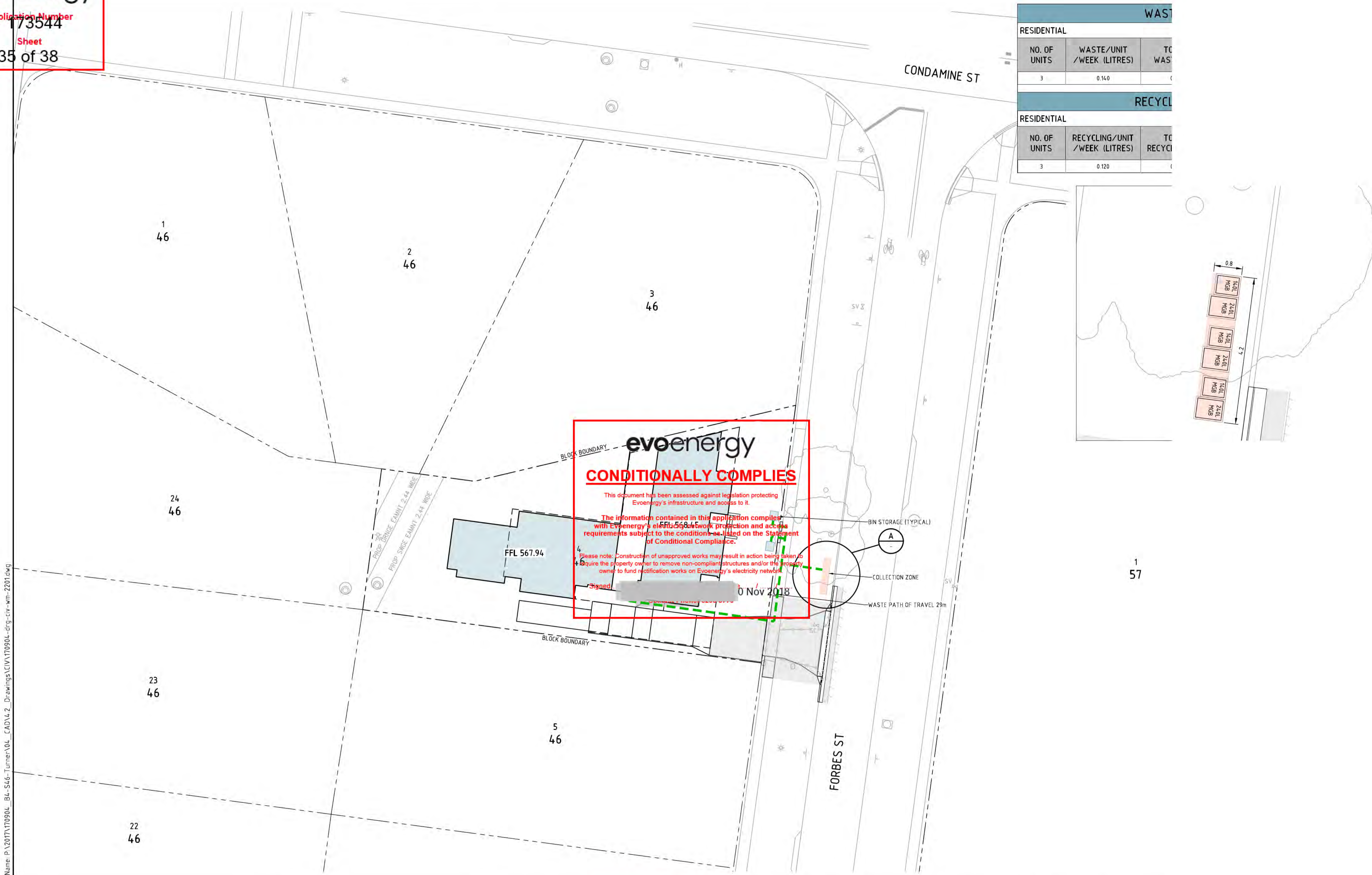
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RESIDENTIAL		
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RECYCLING		
RESIDENTIAL		
NO. OF UNITS	RECYCLING/UNIT /WEEK (LITRES)	TO RECYCLING
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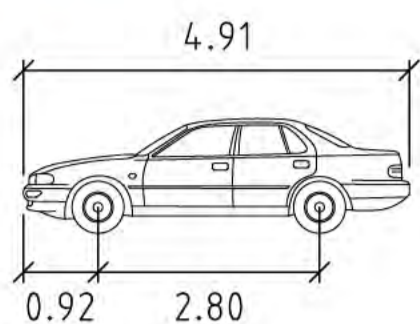
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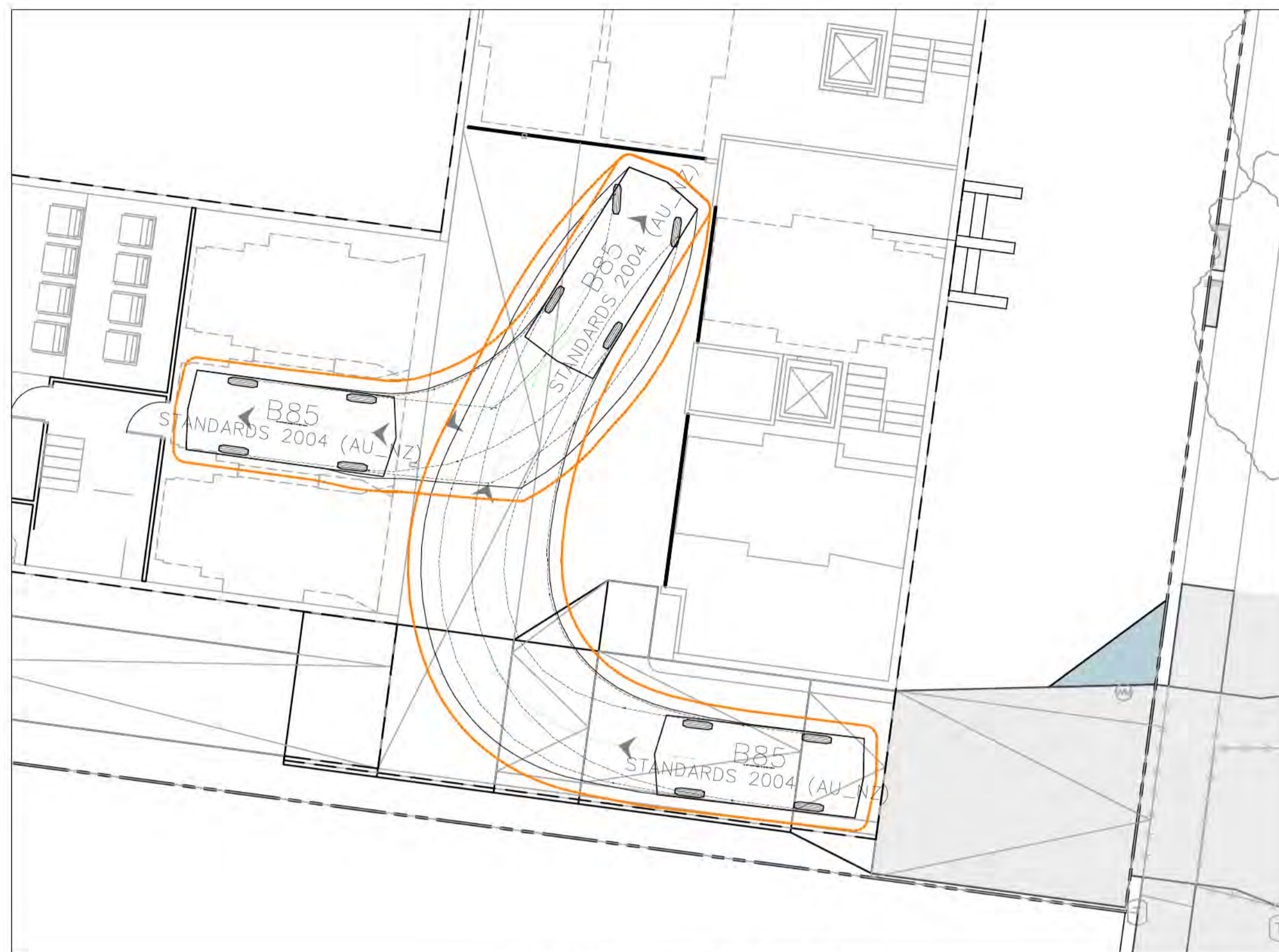
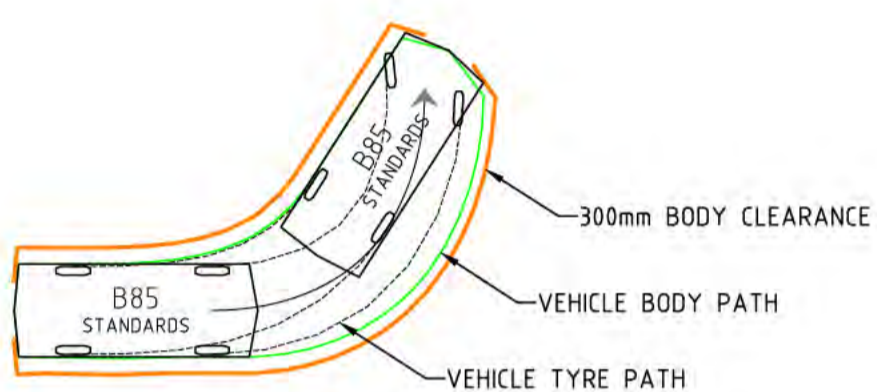
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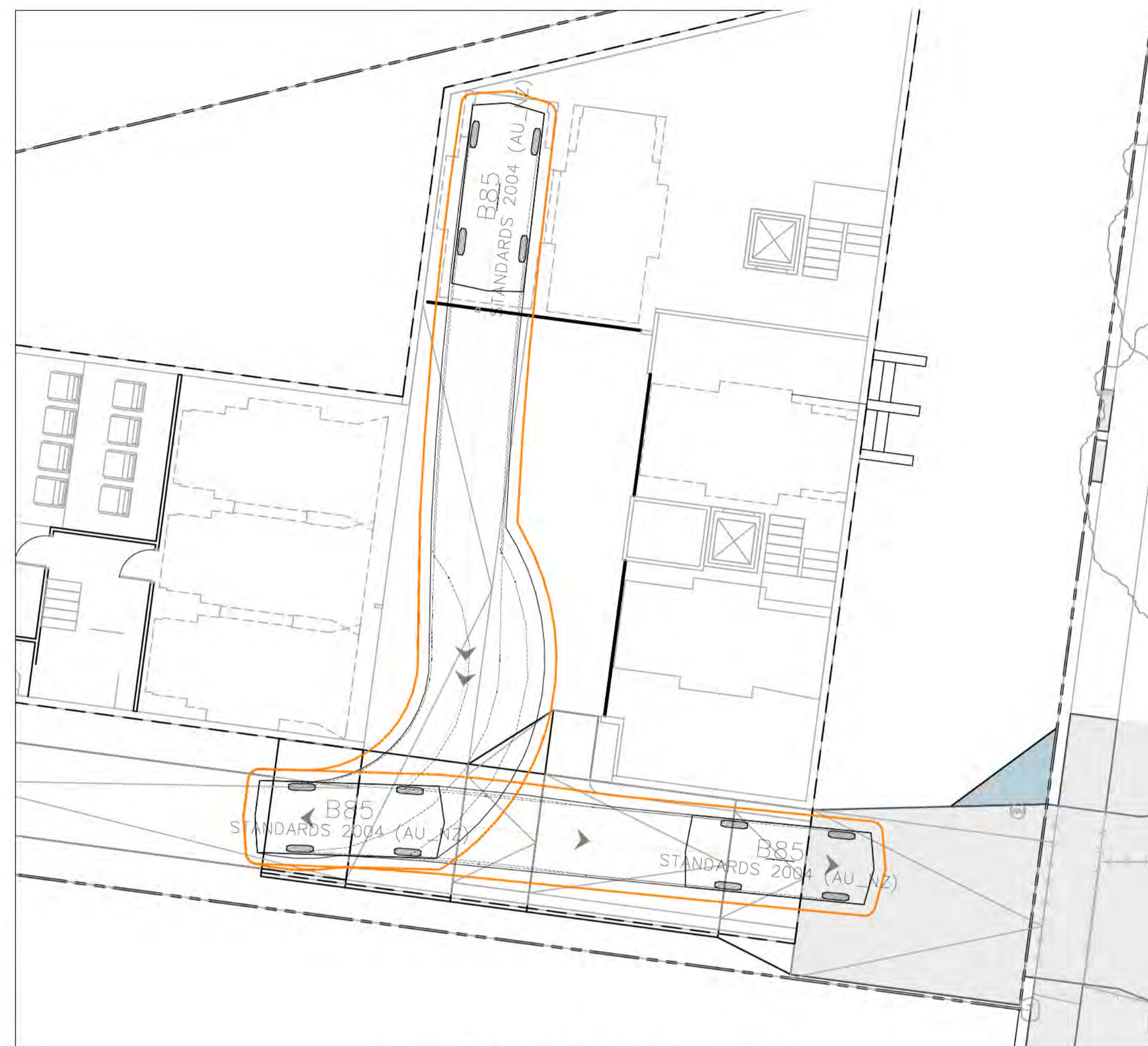
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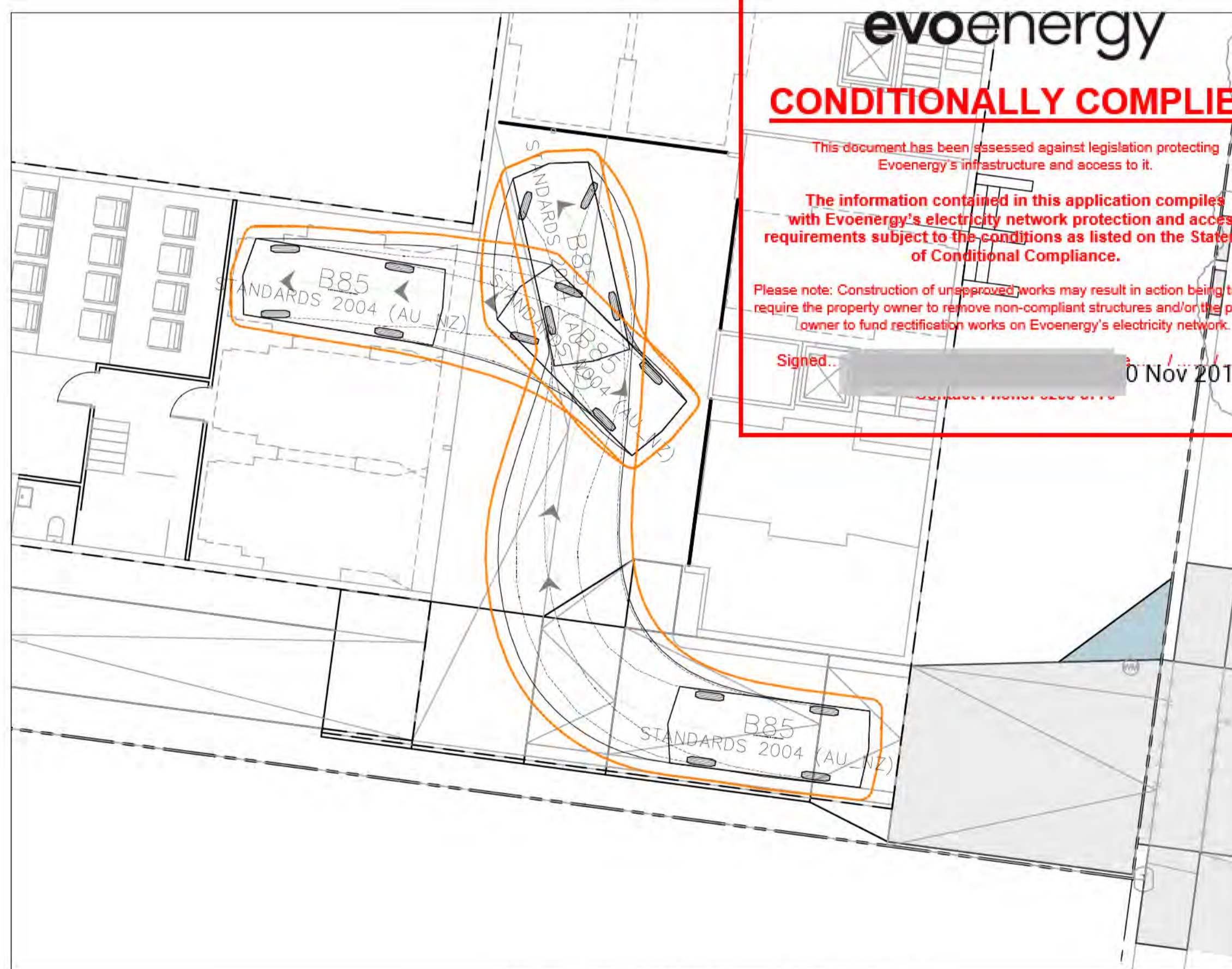
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SCALE 1:100



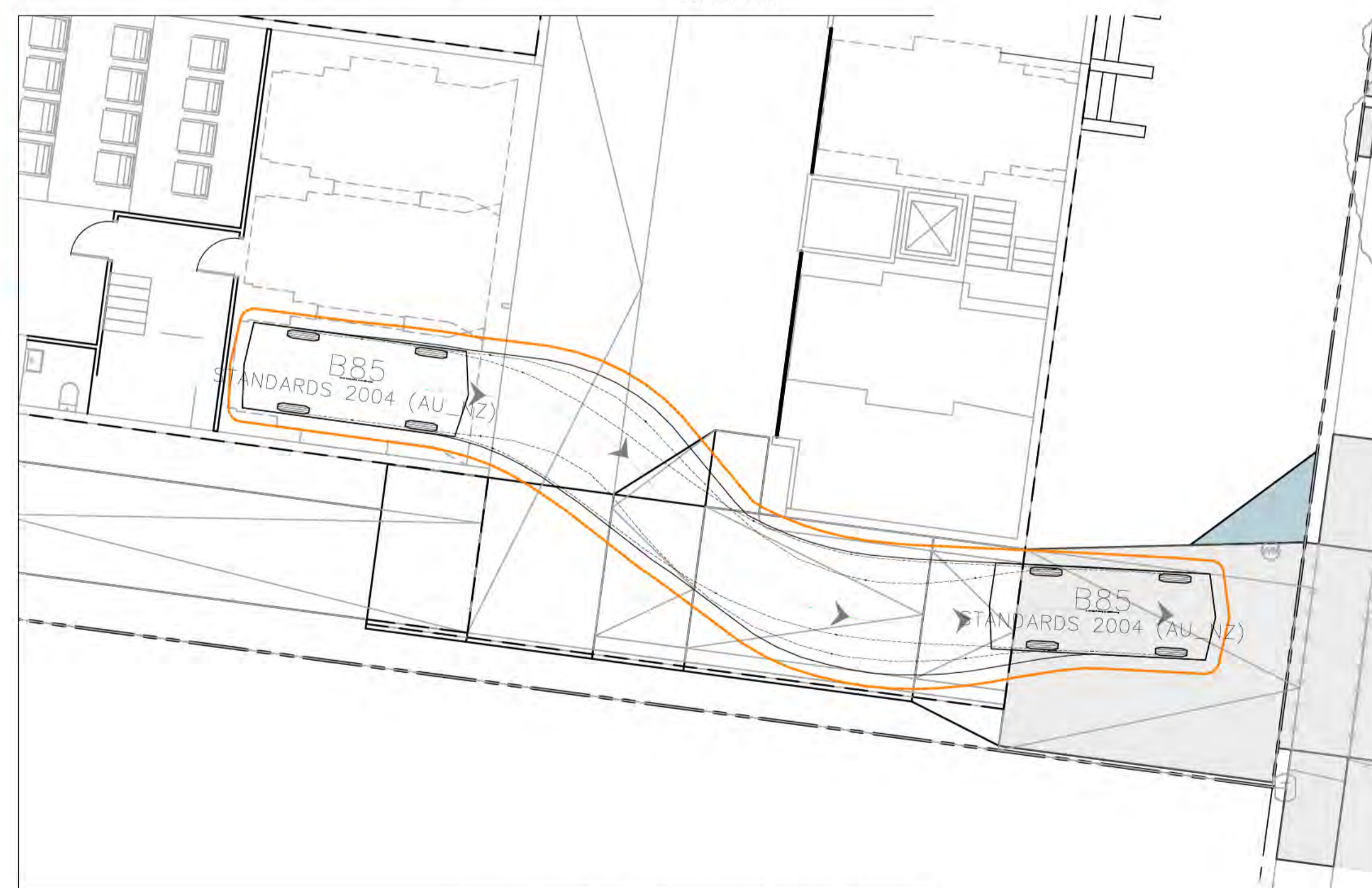
B85 REVERSE EXIT FROM PARKING

SCALE 1:100



B85 FORWARD INTO PARKING BAY

SCALE 1:100



B85 FORWARD EXIT FROM PARKING

SCALE 1:100

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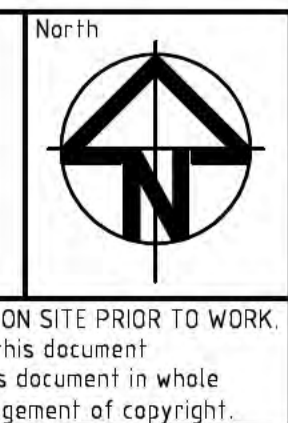
Signed: \_\_\_\_\_ 10 Nov 2018

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Rev	Description	Date	Approved
A	REVISED FOR DEVELOPMENT APPROVAL	21.08.18	BC

Scales

1:100 @ A1

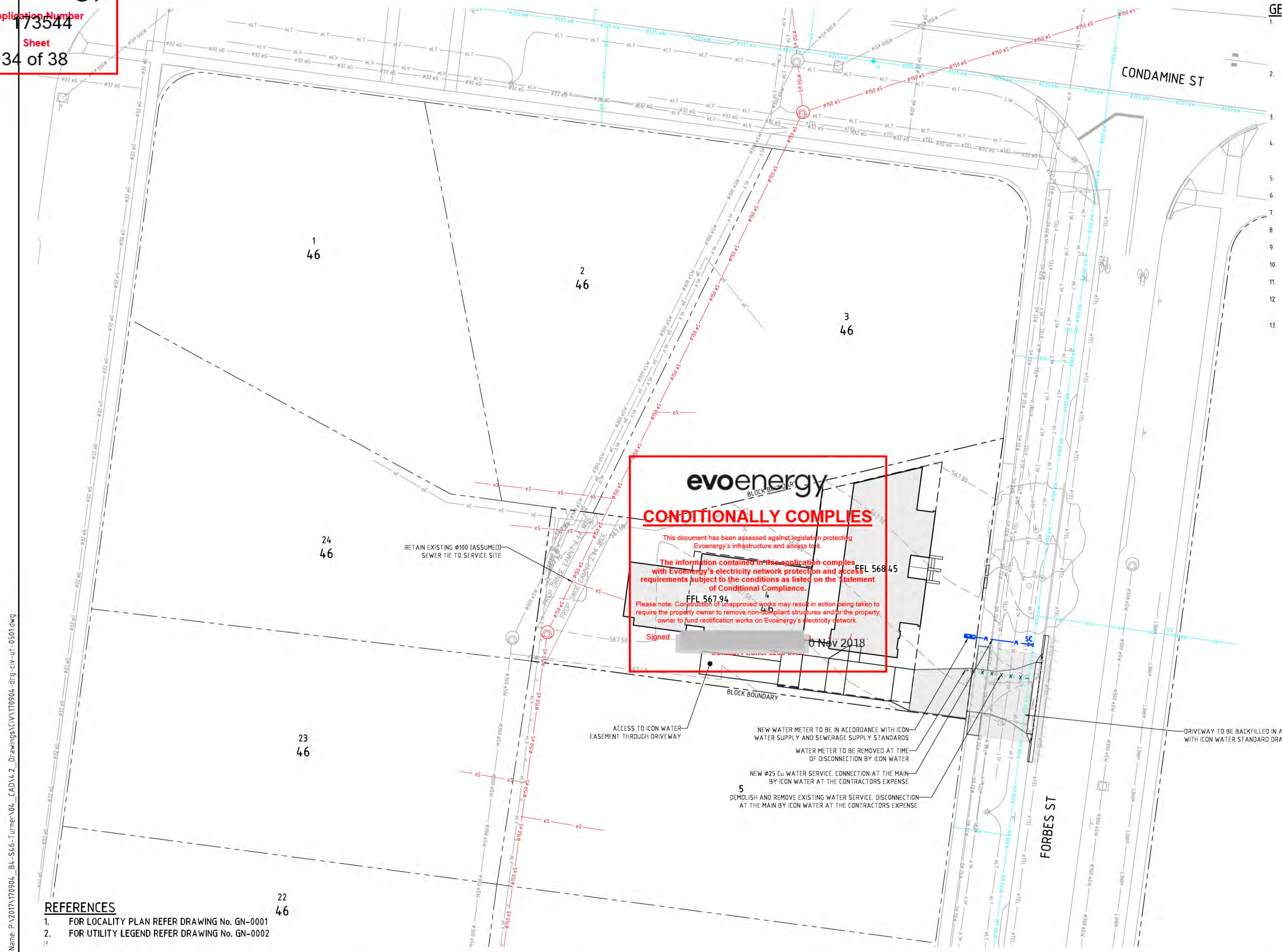


Client Logo

**STRATAGEM CAPITAL GROUP**

Status			
<b>NOT FOR CONSTRUCTION</b>			
Original Size	A1	Drawn By	RT
Date Plotted	21-Aug-18	Designed By	AM
Coordinate System	STROMLO GRID	Approved	BC
Height Datum	AHD	Approved Date	20.10.17
		Approved Signature	

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**evoenergy**

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Signed: [Redacted] 10 Nov 2018

- REFERENCES**
- FOR LOCALITY PLAN REFER DRAWING No. GN-0001
  - FOR UTILITY LEGEND REFER DRAWING No. GN-0002

File Name: P:\2017\170904\_B4-S46-Turner\04\_CAD\4\_2\_Drawings\CIV\170904-drg-clw-ut-0501.dwg

Rev	Description	Date	Approved
F	REVISED FOR DEVELOPMENT APPROVAL	21.08.18	BC
E	REVISED FOR DEVELOPMENT APPROVAL	27.06.18	BC
D	REVISED FOR DEVELOPMENT APPROVAL	08.03.18	BC
C	FOR DEVELOPMENT APPROVAL	09.02.18	BC
B	REVISED FOR REVIEW	17.11.17	BC

Scales

0 5 7.5 10m

1:200 @ A1

North

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*Est. 1965*

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**STRATAGEM CAPITAL GROUP**

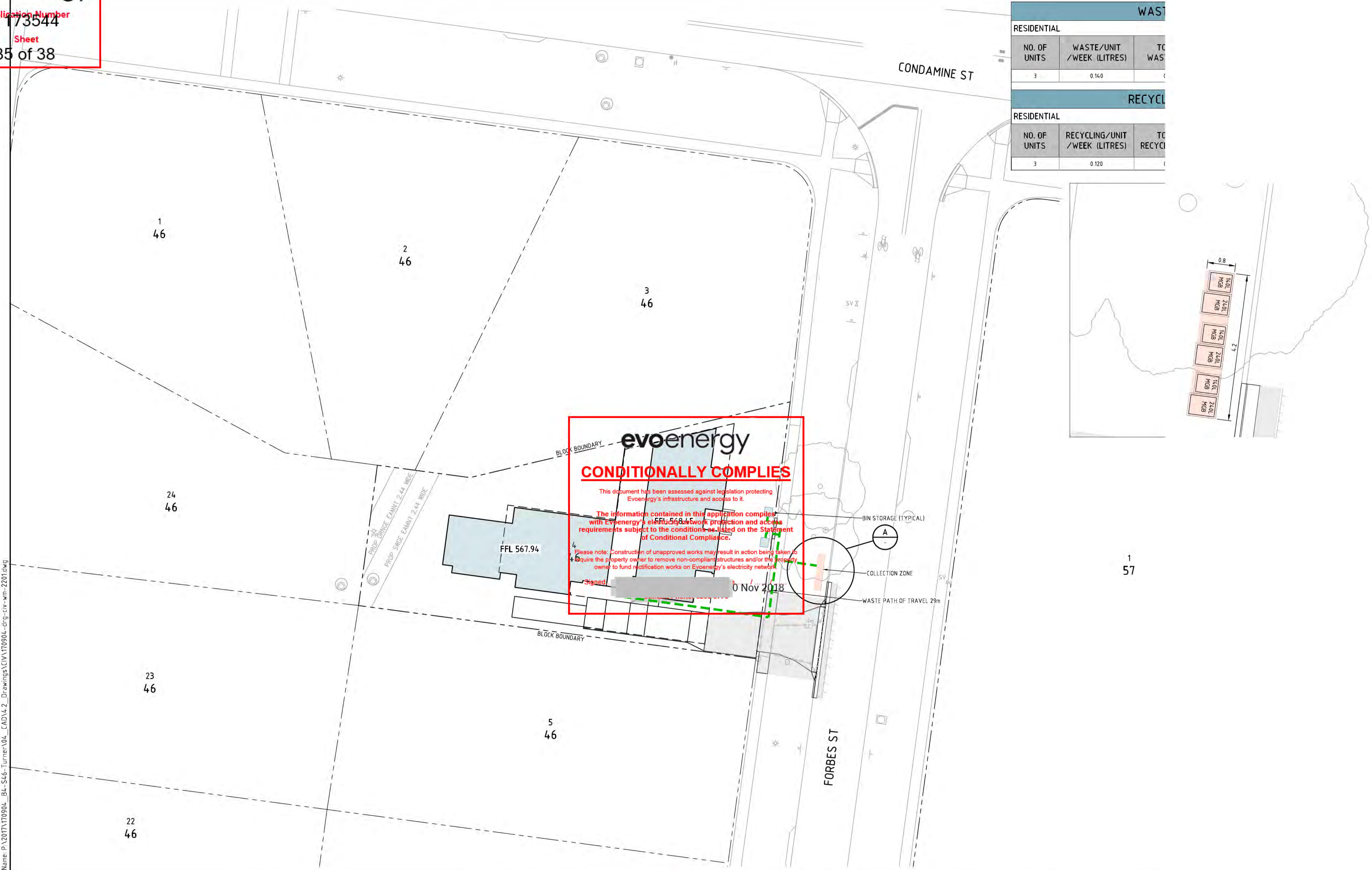
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Date Plotted	<b>21-Aug-18</b>	Designed By	<b>AM</b>	Design Check	<b>BC</b>
Coordinate System	<b>STROMLO GRID</b>	Approved	<b>BC</b>	Approved Date	<b>20.10.17</b>
Height Datum	<b>AHD</b>	Approved Signature			

WASTE		
RESIDENTIAL		
NO. OF UNITS	WASTE/UNIT /WEEK (LITRES)	TO WASTE
3	0.140	

RECYCLING		
RESIDENTIAL		
NO. OF UNITS	RECYCLING/UNIT /WEEK (LITRES)	TO RECYCLING
3	0.120	



File Name: P:\2017\170904\_B4-S46-Turner\04\_CAD\4\_2\_Drawings\CIV\170904-drg-civ-wm-2201.dwg

Rev	Description	Date	Approved
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Scales

1:200 @ A1

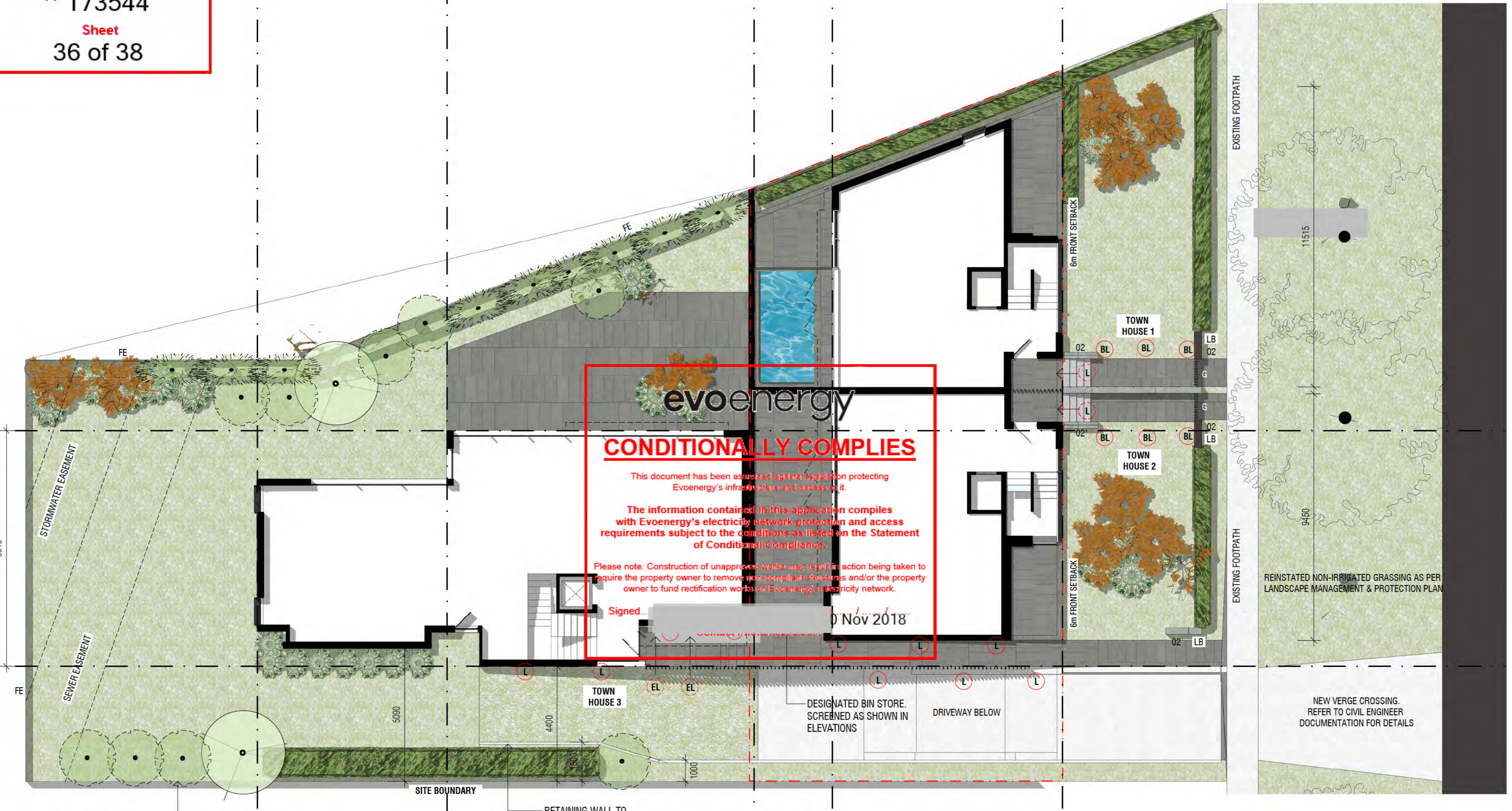
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**evoenergy**

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Signed: [Signature] 10 Nov 2018

**PLAN LEGEND**  
FE 1.8m HIGH TIMBER FENCE  
G STEEL FRAME GATE  
LB LETTERBOX

**LIGHTING LEGEND**  
L BUILDING MOUNTED LUMINAIRE  
EL DOWNLIGHT MOUNTED UNDER EAVES  
BL BOLLARD LIGHT

**NOTES**  
1. ALL EXTERNAL LIGHTING SHALL BE CONTROLLED BY DAYLIGHT SENSOR.  
2. ALL EXTERNAL LIGHTING COMPLIES WITH THE FOLLOWING:  
- AUSTRALIAN STANDARD AS1158: LIGHTING FOR ROADS AND PUBLIC SPACES PART 3.1: PEDESTRIAN AREA LIGHTING - PERFORMANCE AND DESIGN REQUIREMENTS.  
- AUSTRALIAN STANDARD AS1158: LIGHTING FOR ROADS AND PUBLIC SPACES PART 2: COMPUTER PROCEDURES FOR THE CALCULATIONS OF LIGHT TECHNICAL PARAMETERS FOR CATEGORY V AND CATEGORY P LIGHTING.  
- AUSTRALIAN STANDARD AS4282: THE CONTROL OF OBTRUSIVE EFFECTS OF OUTDOOR LIGHTING, IN THE CASE OF SECURITY LIGHTING.

**LANDSCAPING LEGEND**  
EXISTING TREES TO BE RETAINED  
PROPOSED TREE - Acer japonicum 'Green Cascade'  
IRRIGATED TURF  
PAVING  
DRIVEWAY - CONCRETE (REFER TO CIVIL ENGINEER'S DETAIL)  
DECORATIVE SHRUB PLANTIN

**TOWNHOUSE DEVELOPMENT**  
19 FORBES STREET  
BLOCK 4 SECTION 46 TURNER

**LANDSCAPE CONCEPT PLAN**  
**EXTERNAL LIGHTING PLAN**  
SCALE 1:100 @ A2  
14/08/2018  
**FSP005**

**Thursday Architecture**  
PO Box 3673  
Manuka ACT 2603  
ThursdayArchitecture.com.au  
ACT Registration No. 2289  
NSW Registration No. 9528



Gas Networks

STATEMENT OF

**CONDITIONAL COMPLIANCE**

For Residential except High Rise

**Application No:** 173544

**Drawings in set:** 11

**Block:** 4

**Section:** 46

**Suburb:** Turner

This application has been assessed against legislation protecting Evoenergy's gas infrastructure and access to it.

**This application is approved subject to compliance with the following conditions:**

- The location and area allocated for gas regulating and metering equipment is to comply with Evoenergy Gas Service and Installation Rules.
- Development is to comply with minimum separation requirements to underground assets
  - 300mm minimum clearance from major plastic and steel gas mains and steel gas services
  - 150mm minimum clearance from other plastic gas mains and services
- A metering equipment upgrade may be required. A licensed gas fitter should verify loads and metering equipment capacities.
- If a meter relocation or service pipe relocation is required in order to comply with Evoenergy standards, please contact your gas retailer and book a meter relocation. Only people accredited by Evoenergy can carry out this work.

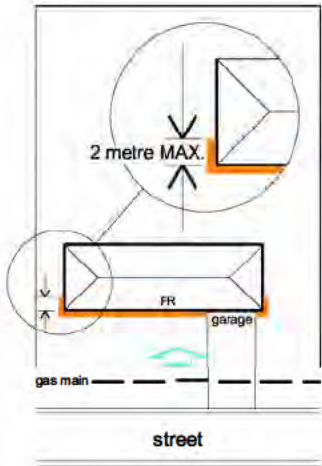
Other:

**Please note:**

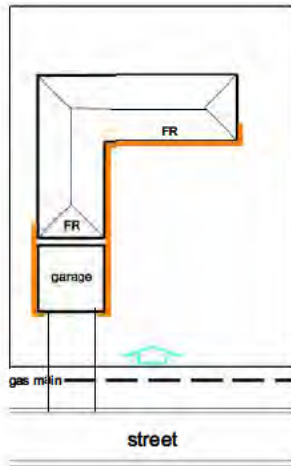
- WARNING:** Evoenergy underground gas pipes may be in or adjacent to this block. Evoenergy Asset Location Advice may be required. Call 1100.
- Development and Building Applications will need to include any proposed Evoenergy works
- If Evoenergy approval conditions are not met, a breach of the law may result.
- Separate applications are required for water & sewerage, electricity and communication network services.
- Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works on Evoenergy's gas network
- Any attached reticulation or servicing plan is preliminary only. Contact Evoenergy for final plans prior to the commencement of any construction activity

*For further information please phone Steve Donnelly - Jemena 6192 6270*

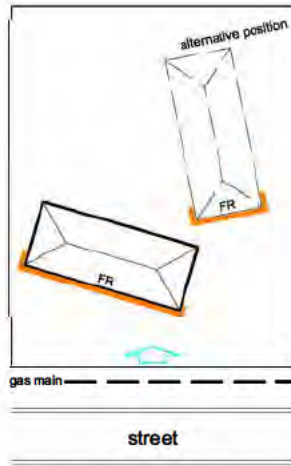
# DOMESTIC GAS METER LOCATION REFERENCE DRAWINGS



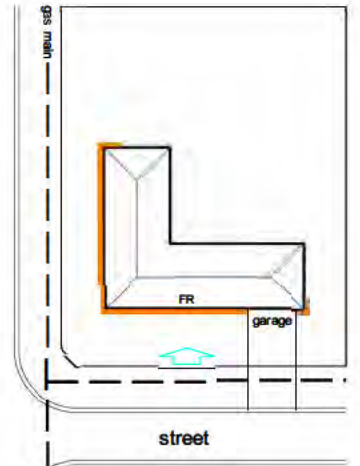
1. TYPICAL SITUATION



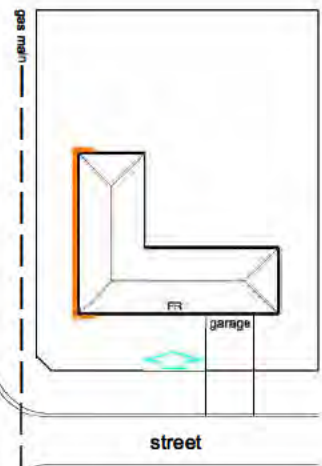
2. DETACHED GARAGE AT FRONT



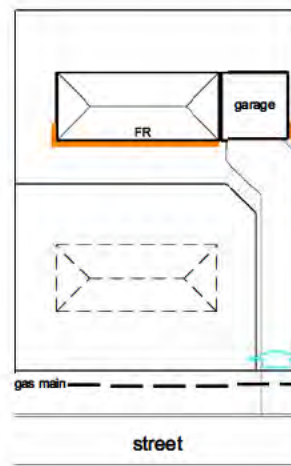
3. ANGLED HOUSE



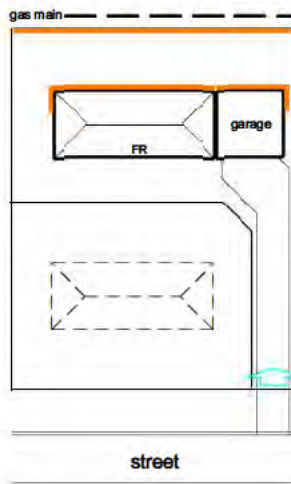
4. CORNER BLOCK  
GAS ON TWO SIDES



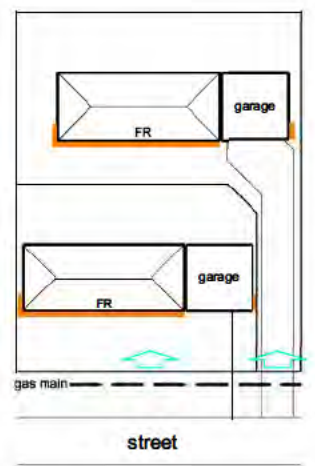
5. CORNER BLOCK  
GAS ON ONE SIDE



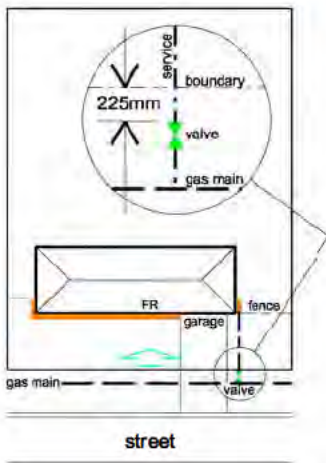
6. BATTLE-AXE BLOCK  
GAS AT FRONT



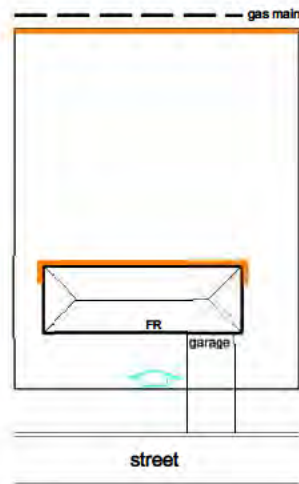
7. BATTLE-AXE BLOCK  
GAS AT REAR



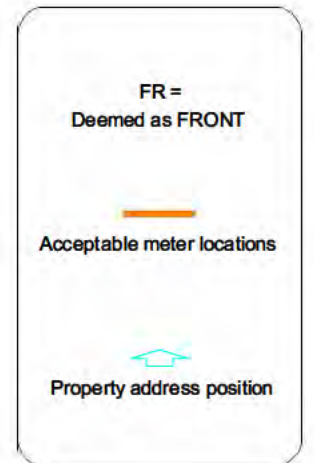
8. DUAL OCCUPANCY



9. METER BEHIND LOCKABLE  
GATE, FENCE, OR BARRIER



10. MAIN AT REAR OF BLOCK



LEGEND:

## Gas Networks

# Gas Metering Equipment

### Prohibited Locations

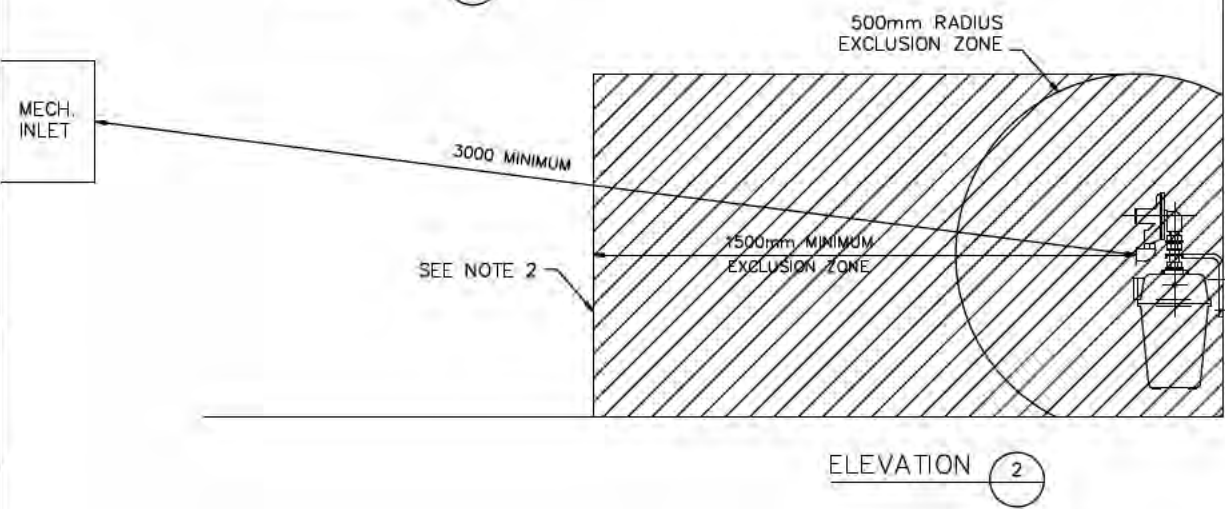
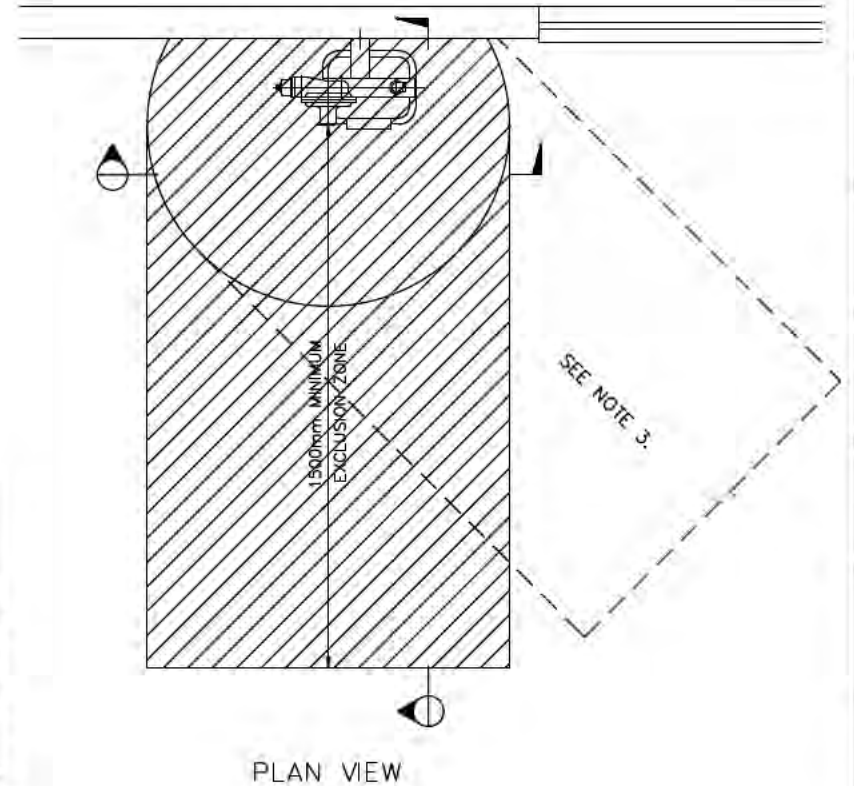
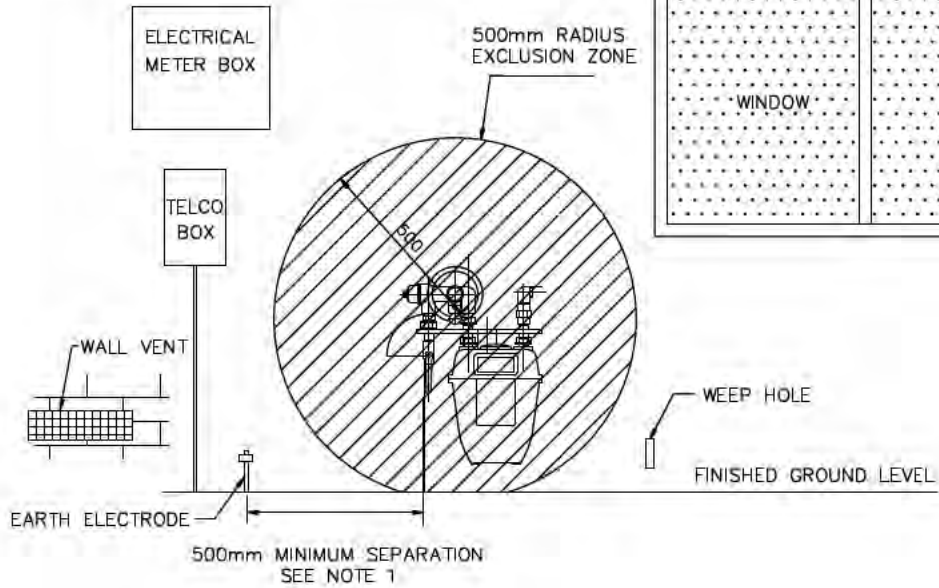
Metering equipment must not be installed in the following locations unless specifically approved by Evoenergy:


- (a) a bedroom;
- (b) a lift shaft or lift motor room;
- (c) a room specifically intended for electrical switchgear;
- (d) a fire-isolated stairway or passage;
- (e) a fire hydrant duct or hose reel cabinet;
- (f) sprinkler or hydrant pump room;
- (g) near a source of ignition;
- (h) in a position that would obstruct egress from a building;
- (i) in a position where the meter would be subject to physical damage unless adequately protected;
- (j) in an area where excessive temperatures or sudden excessive changes in temperature may occur;
- (k) in an area of excessive vibration;
- (l) in the foundation area under a building;
- (m) in a cavity wall, unless installed in a ventilated enclosure which meets the requirements of Evoenergy, and the cavity is sealed;
- (n) in a position where access for reading or maintenance is restricted;
- (o) in an unventilated position; or
- (p) on the ground, a floor which is frequently wetted or on a floor which contains material which may corrode the meter.

For further information please phone Steve Donnelly – Jemena 6192 6270

NOTES:

1. SEPARATION FROM EARTHING ELECTRODE TO COPPER RISER SHALL BE 500MM MINIMUM - REFER ASS601 cl 4.10.5
2. OBSTRUCTIONS WITHIN 1.5 METRES OF VENT TERMINAL IN DIRECTION OF DISCHARGE WILL RESULT IN A LARGER EXCLUSION ZONE BEING APPLIED - REFER ASS601 cl 4.7.11
3. DIRECTION OF DISCHARGE OF VENT TERMINAL DETERMINES ORIENTATION OF EXCLUSION ZONE.



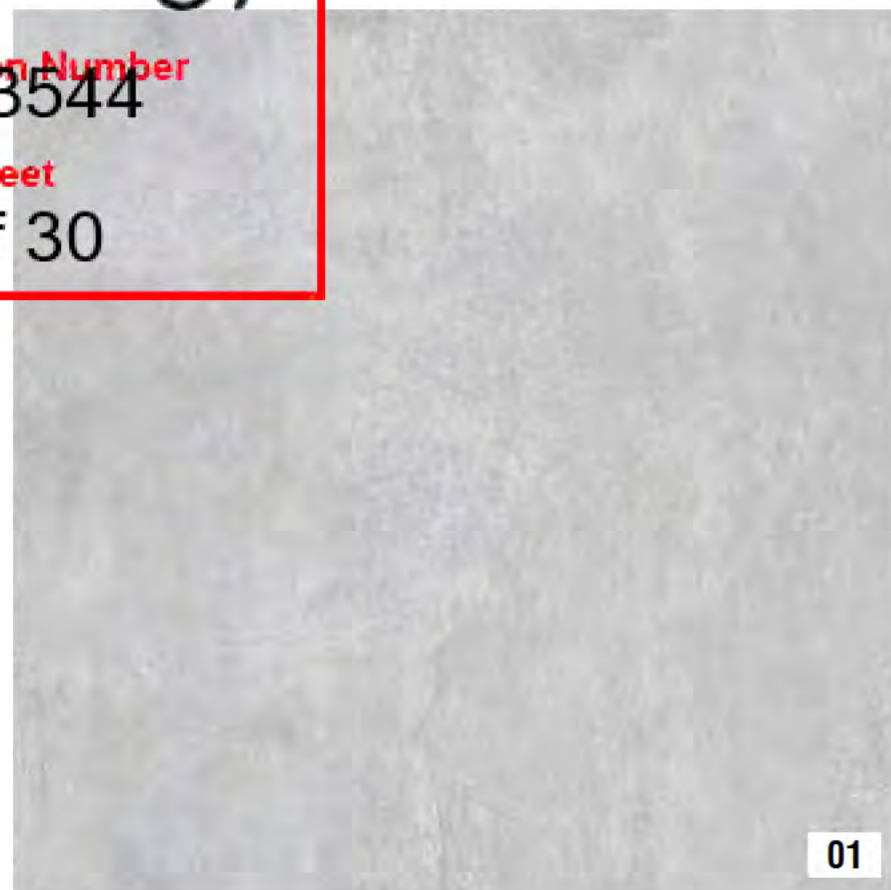
										CLIENT				GAS NETWORKS	
														EXCLUSION ZONE DOMESTIC METER INSTALLATION ASS601 REQUIREMENTS	
1	JEMENA LOGO		J.DAWSON	25.11.08				B.HANSEN	25.11.08						
0	ISSUED FOR REVIEW		S.SHAW	23.11.05				B.HANSEN	30.11.05						
SYM	REVISION	PROJECT ENGINEER	DATE	DRAWN	DATE	CHECKED	DATE	PROJECT MANAGER	DATE	CLIENT	DATE	SCALE	DRAWING NUMBER	REVISION	

Application Number

173544

Sheet

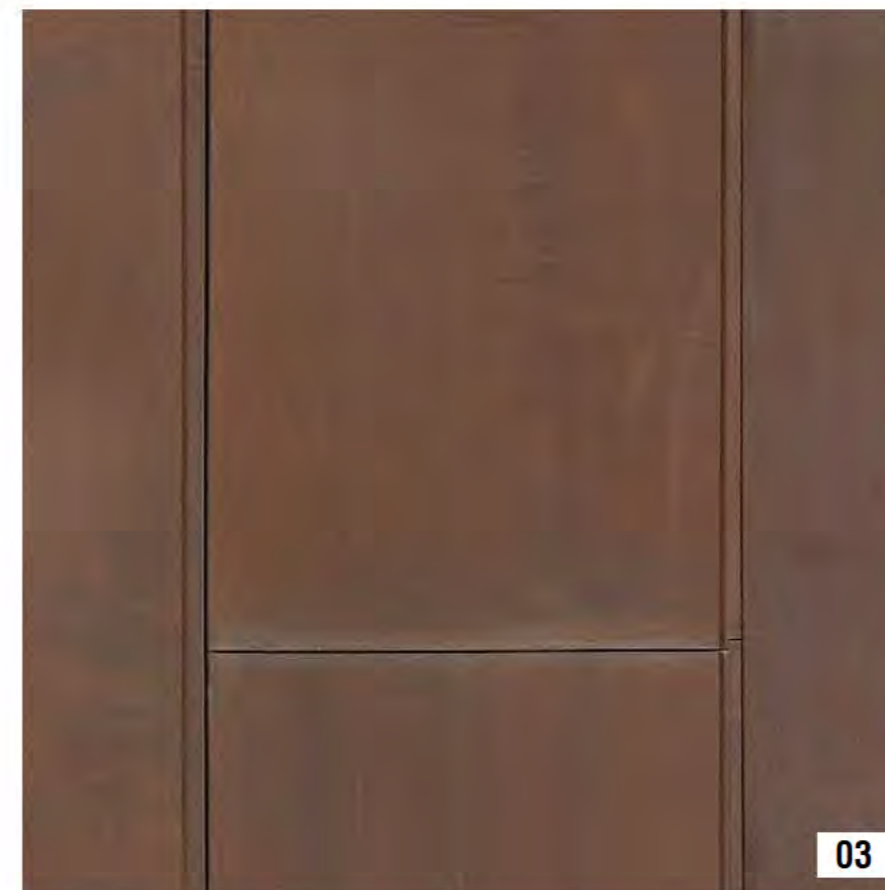
1 of 30



01



02



03

**evoenergy**  
Gas Networks

**CONDITIONALLY COMPLIES**

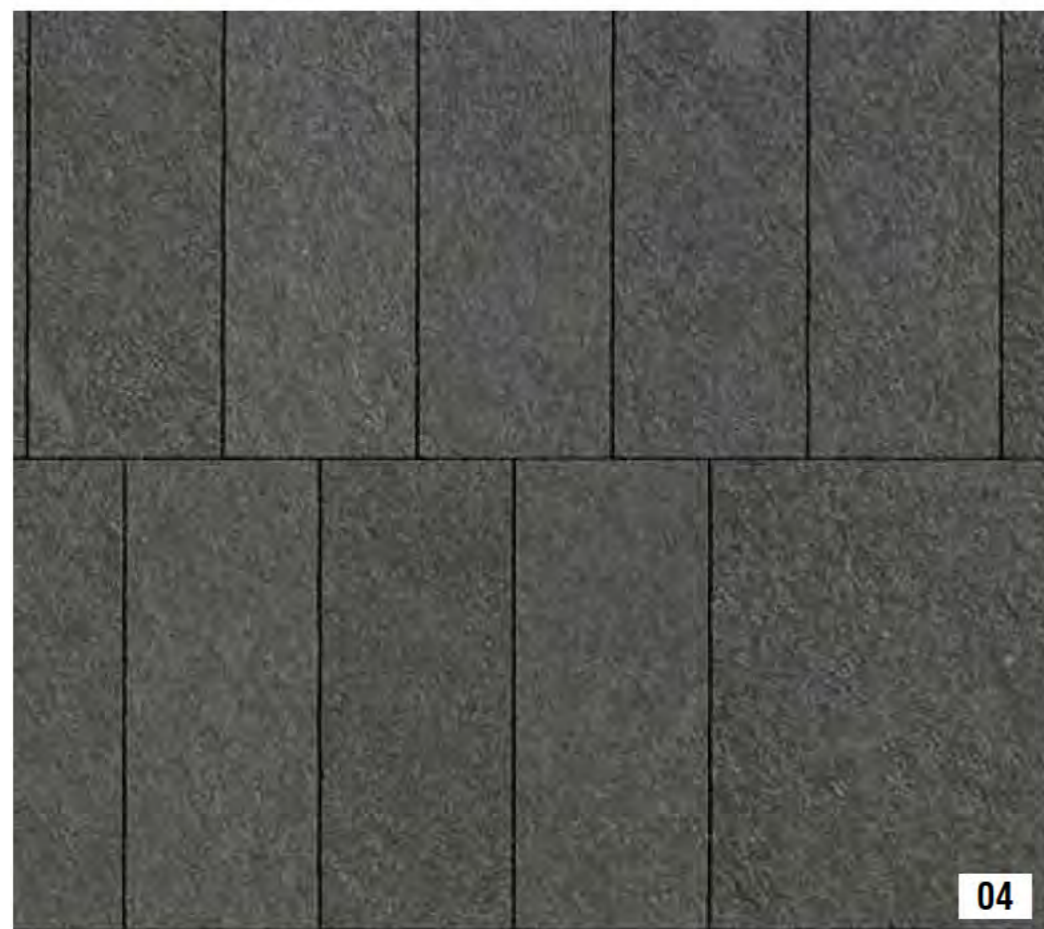
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Signed... [Redacted] ... Date **16 Nov 2018**

Contact Phone: 6190 6270



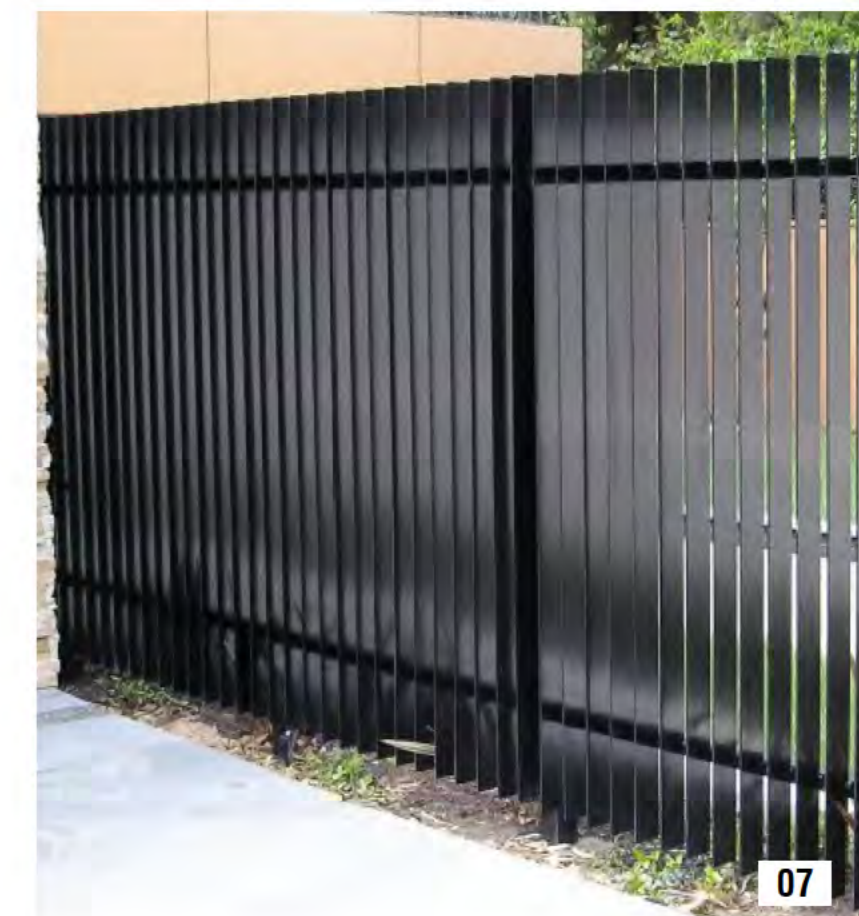
04



05



06



07

**01**  
CIMENTAL WALL CLADDING

**02**  
OFF-FORM CONCRETE

**03**  
STANDING SEAM COPPER CLADDING

**04**  
BASALT WALL CLADDING SYSTEM

**05**  
METAL LOUVRES PRIVACY SCREENING

**06**  
METAL WINDOW SUNSHADE  
WINDOW FRAME COLOUR - BLACK

**07**  
BLACK METAL SCREEN / FENCING  
COLOUR - BLACK

**TOWNHOUSE DEVELOPMENT**  
19 FORBES STREET  
BLOCK 4 SECTION 46 TURNER

**MATERIALS SCHEDULE**

14/08/2018  
**FSP002**



PO Box 3673  
Manuka ACT 2603  
ThursdaysArchitecture.com.au  
ACT Registration No. 2289  
NSW Registration No. 9528

# evoenergy

GENERAL NOTES  
 THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S DETAILS. FINISHES SHALL BE CONFIRMED PRIOR TO CONSTRUCTION. ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE CLIENT. VARIATIONS TO THE PLAN AND SPECIFICATIONS SHALL NOT BE MADE WITHOUT THE CONSENT OF THE OWNERS. ALL DIMENSIONS SHALL BE VERIFIED ON SITE. ALL WORK SHALL BE IN ACCORDANCE WITH THE NCC REQUIREMENTS. DO NOT SCALE OFF DRAWINGS.

Application Number  
**173544**  
 Stage  
**2 of 30**

FIRE PRECAUTIONS DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION E CLAUSE E1.6 OF THE NCC. PROVIDE 9LBS FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION E 1.6 OF THE NCC. FIRE EXTINGUISHERS SHALL COMPLY WITH AS2444.

ALL MATERIALS AND FINISHES SHALL COMPLY WITH C1.10 OF THE NCC. ALL WET AREA FLOORS SHALL BE GRADED AND DRAINED TO FLOOR WASTES TO COMPLY WITH PLUMBING CODES AND THE NCC REQUIREMENTS.

PROVIDE IMPERVIOUS WALL TO FLOOR JOINTS TO THE PERIMETER OF ALL WET AREAS. WATER PROOFING SHALL COMPLY WITH C1.F1.7 OF THE NCC. CONFIRM LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION.

THIS PLAN IS PREPARED FROM A COMBINATION OF FIELD SURVEYS AND EXISTING RECORDS PROVIDED BY CONSULTANTS ENGAGED BY THE CLIENT. SERVICES AND INFORMATION SHOWN HEREON HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. IF NOT ABLE TO BE LOCATED, SERVICES HAVE BEEN PLOTTED FROM RECORDS OF RELEVANT AUTHORITIES WHERE AVAILABLE AND HAVE BEEN NOTED ACCORDINGLY ON THIS PLAN.

PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, RELEVANT AUTHORITY SHOULD BE CONTACTED FOR THE POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATION OF THOSE SERVICES.

## EGRESS

REQUIRED PATHS OF EXIT TO BE IN ACCORDANCE WITH PART D1.6 OF THE NCC THE UNOBSTRUCTED HEIGHT MUST BE NO LESS THAN 2.0m EXCEPT AT DOORWAYS WHERE HEIGHT MAY BE REDUCED TO 1.98m. THE UNOBSTRUCTED WIDTH OF EACH EXIT OR PATH OR TRAVEL TO AN EXIT EXCEPT AT DOORWAYS MUST BE 1.0m MINIMUM.

REQUIRED EXIT SIGNS SHALL BE IN ACCORDANCE WITH PART E4 OF THE NCC PROVIDE EMERGENCY ILLUMINATED EXIT SIGNS TO REQUIRED EXITS TO COMPLY WITH AS2293.1

EXIT MUST NOT BE BLOCKED AT THE POINT OF DISCHARGE AND WHERE NECESSARY SUITABLE BARRIERS MUST BE PROVIDED TO PREVENT VEHICLES FROM BLOCKING EXITS.

THE OPERATION OF LATCHES MUST BE IN ACCORDANCE WITH PART D2.1 OF THE NCC.

## LIGHTING

INSTALL EMERGENCY LIGHTING IN ACCORDANCE WITH AS2293.1 AND PART E4.2 OF THE NCC INCLUDING DIRECTIONAL SIGNAGE (NOT SHOWN ON PLANS) TO NCC REQUIREMENTS.

PROVIDE ARTIFICIAL LIGHTING TO AS1680

## STAIRS

GOINGS AND RISERS SHALL BE IN ACCORDANCE WITH PART D OF THE NCC.

NOMINAL DIMENSIONS OF RISERS AND TREAD MUST BE CONSISTENT FOR EACH FLIGHT OF STAIRS AND THERE MUST BE NO MORE THAN 18 RISERS PER FLIGHT.

RISER AND GOINGS SHALL BE IN ACCORDANCE WITH THE NCC:  
 RISER 190max. 155min  
 GOINGS 355max. 240min  
 QUANTITY (2xRISER+GOING) 700max. 550min

STAIR SHALL BE BALUSTRADED WHERE HEIGHT TO FINISHED GROUND LEVEL EXCEEDS 1.0m. THE BALUSTRADE SHALL BE 1000mm HIGH AND NOT LESS THAN 865mm ABOVE STAIR NOSINGS. NO OPENING IN THE BALUSTRADE MUST ALLOW A 125mm SPHERE TO PASS THROUGH. LOADING FORCES MUST BE IN ACCORDANCE WITH AS1170.1

WHERE HEIGHT OF STAIR IS GREATER THAN 570 ABOVE FINISHED GROUND LEVEL A LANDING IN ACCORDANCE WITH CLAUSE 3.9.1.3 SHALL BE PROVIDED.

## SEDIMENT AND EROSION CONTROL

THE DEVELOPMENT WILL COMPLY WITH THE ACT ENVIRONMENT PROTECTION AUTHORITY GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, AUGUST 2007

## EXISTING VERGE MANAGEMENT NOTES

INSTALL 1800mm HIGH TEMPORARY FENCING WITH CONCRETE FEET OR INSTALL 1800mm CHAIN MESH FENCE SUPPORTED BY 2400mm TALL STAR STEEL POSTS AROUND VERGES AND EXISTING VEGETATION.

FENCING TO BE ERECTED ON COMMENCEMENT OF SITE WORK AND REMOVED AT COMPLETION OF CONSTRUCTION AND COMMENCEMENT OF VERGE RESTORATION. THE FENCE IS TO REMAIN CONTINUOUS THROUGHOUT PROJECT, EXCEPT WHERE APPROVED SERVICE INSTALLATION OCCURS.

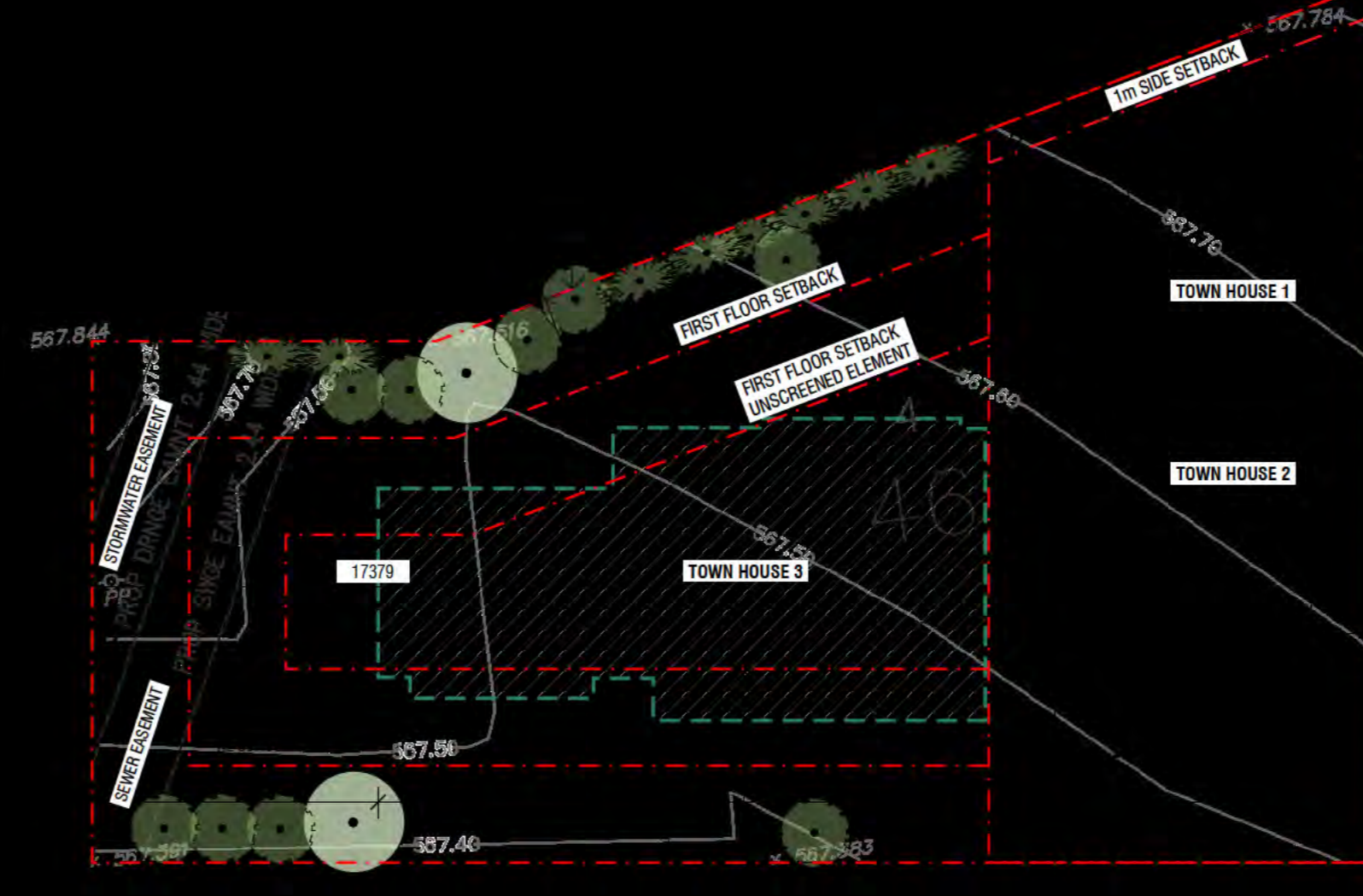
ENSURE ADEQUATE WATER IS APPLIED TO THE ROOT ZONE OF RETAINED TREES THROUGHOUT THE CONSTRUCTION PERIOD.  
 ALL WORK IS TO BE IN ACCORDANCE WITH THE 'CANBERRA LANDSCAPE GUIDELINES' & THE BASIC SPECIFICATIONS FOR ROADS HYDRAULICS AND LANDSCAPE. JULY 1991.  
 MAKE GOOD ANY DAMAGE TO EXISTING GRASS VERGES, REINSTATE AS PER BASIC SPECIFICATIONS.

IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THAT ANY DISTURBANCES TO THE VERGE GROUND COVER, TREES, PATHS, KERB, ROADWAYS OR SERVICES OCCURRING FROM EITHER CONSTRUCTION WORKS OR STORAGE OF MACHINERY DURING THE CONSTRUCTION WORKS ARE RECTIFIED TO THE SATISFACTION OF RELEVANT AUTHORITIES.

AT THE COMPLETION OF CONSTRUCTION, VERGES SHOULD STILL HAVE ESTABLISHED DRYLAND GRASS COVER. TOPSOIL IS NOT TO BE REMOVED AND LEVELS NOT TO BE CHANGED.  
 NO CAR PARKING OR EQUIPMENT PARKING PERMITTED ON VERGES OR UNDER DRIPLINE OF RETAINED TREES.

NO SITE SHEDS, STORAGE SHEDS, SITE AMENITIES OR BILLBOARDS TO BE ERECTED ON VERGES OR UNDER DRIPLINE OF RETAINED TREES.

NO CONSTRUCTION MATERIAL TO BE STORED ON VERGES OR UNDER DRIPLINE OF RETAINED TREES.



PROPOSED SITE PLAN

**evoenergy**  
Gas Networks

CONDITIONALLY COMPLIES

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Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Contact Phone: 6190 6270



LOCATION PLAN (NTS)

**SITE COVERAGE**  
 151sqm - 30% SITE COVERAGE IN REAR BUILDING ZONE

SCHEDULE OF AREAS				
TOWNHOUSE 1	LOWER 63	UPPER 68	TOTAL	131sqm
TOWNHOUSE 2	LOWER 68	UPPER 74	TOTAL	142sqm
TOWNHOUSE 3	LOWER 129	UPPER 134	TOTAL	263sqm

TOTAL GFA	LOWER 260	UPPER 276	TOTAL	536sqm
SITE AREA				973.6sqm
PLOT RATIO				0.55



**TOWNHOUSE DEVELOPMENT**  
 19 FORBES STREET  
 BLOCK 4 SECTION 46 TURNER

**SITE PLAN**  
 SCALE 1:200 @ A2  
 14/08/2018  
**FSP003**



PO Box 3673  
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Signed... Date 16 Nov 2018..

Contact Phone: 6190 6270



SITE ANALYSIS (NTS)



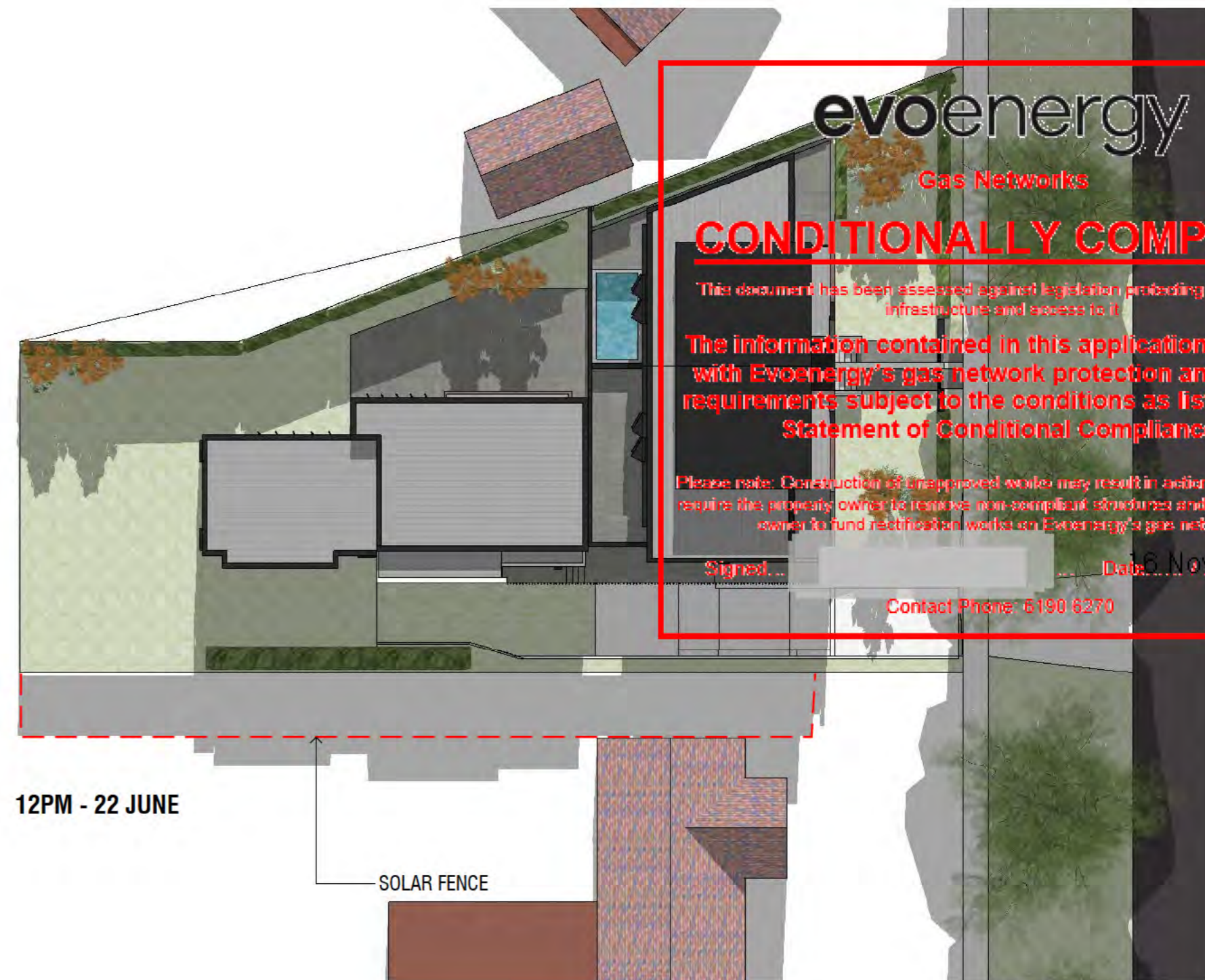
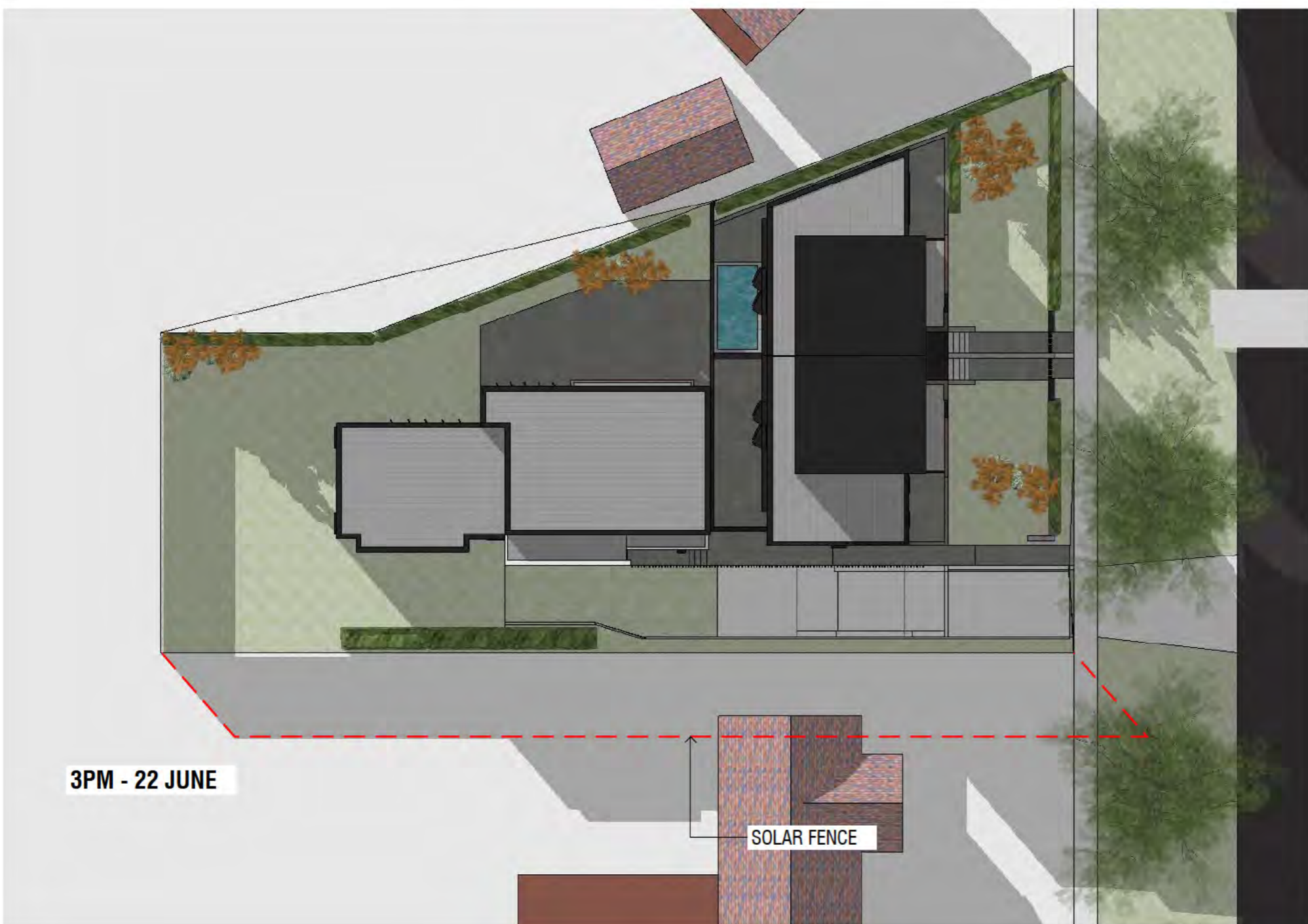
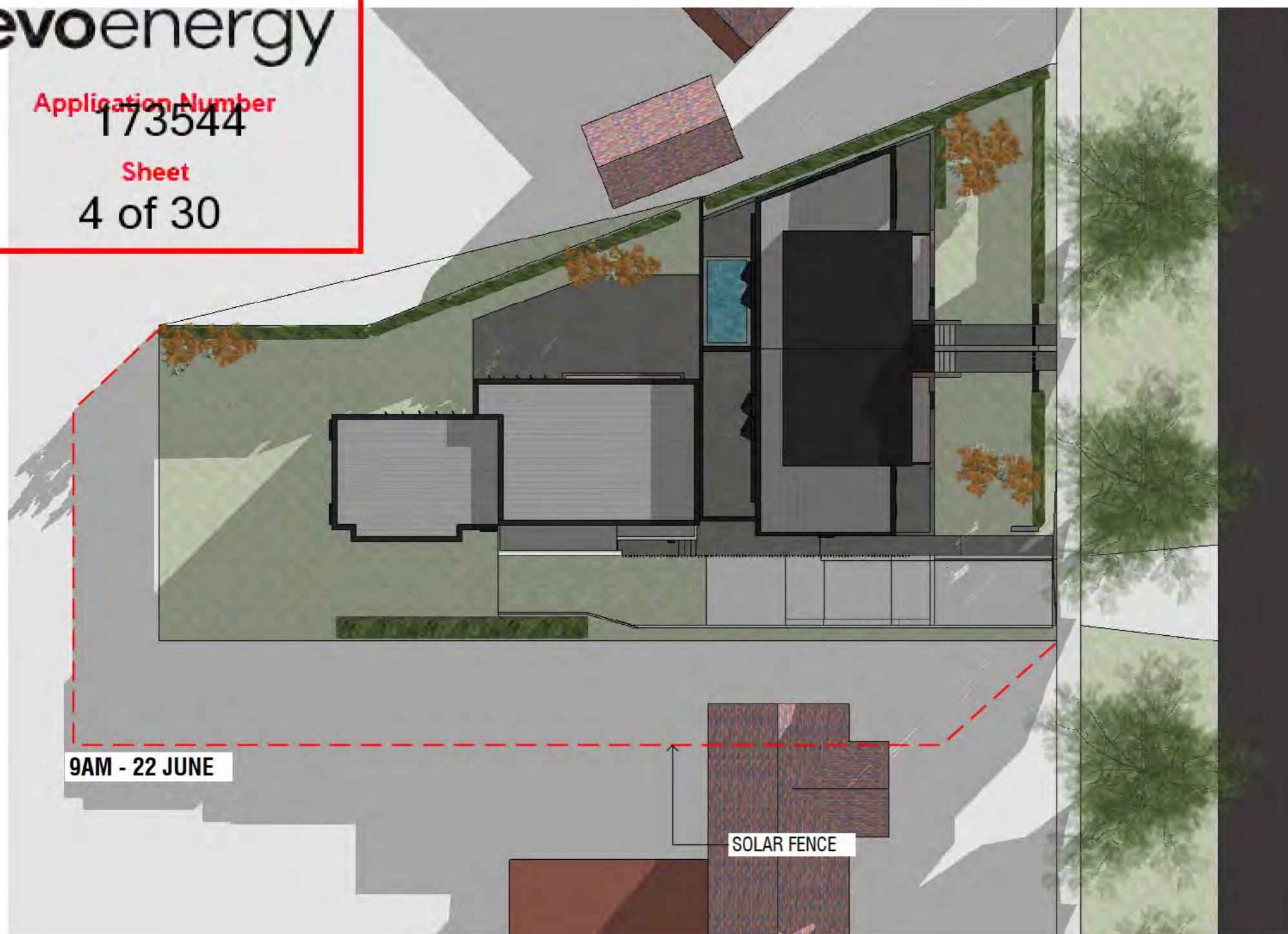
**TOWNHOUSE DEVELOPMENT**  
19 FORBES STREET  
BLOCK 4 SECTION 46 TURNER

**SITE ANALYSIS**

14/08/2018  
FSP004



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ThursdaysArchitecture.com.au  
ACT Registration No. 2289  
NSW Registration No. 9528



**CONDITIONALLY COMPLIES**

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Signed: [Signature] Date: 16 Nov 2018

Contact Phone: 6190 8270



**TOWNHOUSE DEVELOPMENT**

19 FORBES STREET  
BLOCK 4 SECTION 46 TURNER

**SHADOW DIAGRAMS**

SCALE 1:200 @ A2  
14/08/2018

**FSP006**

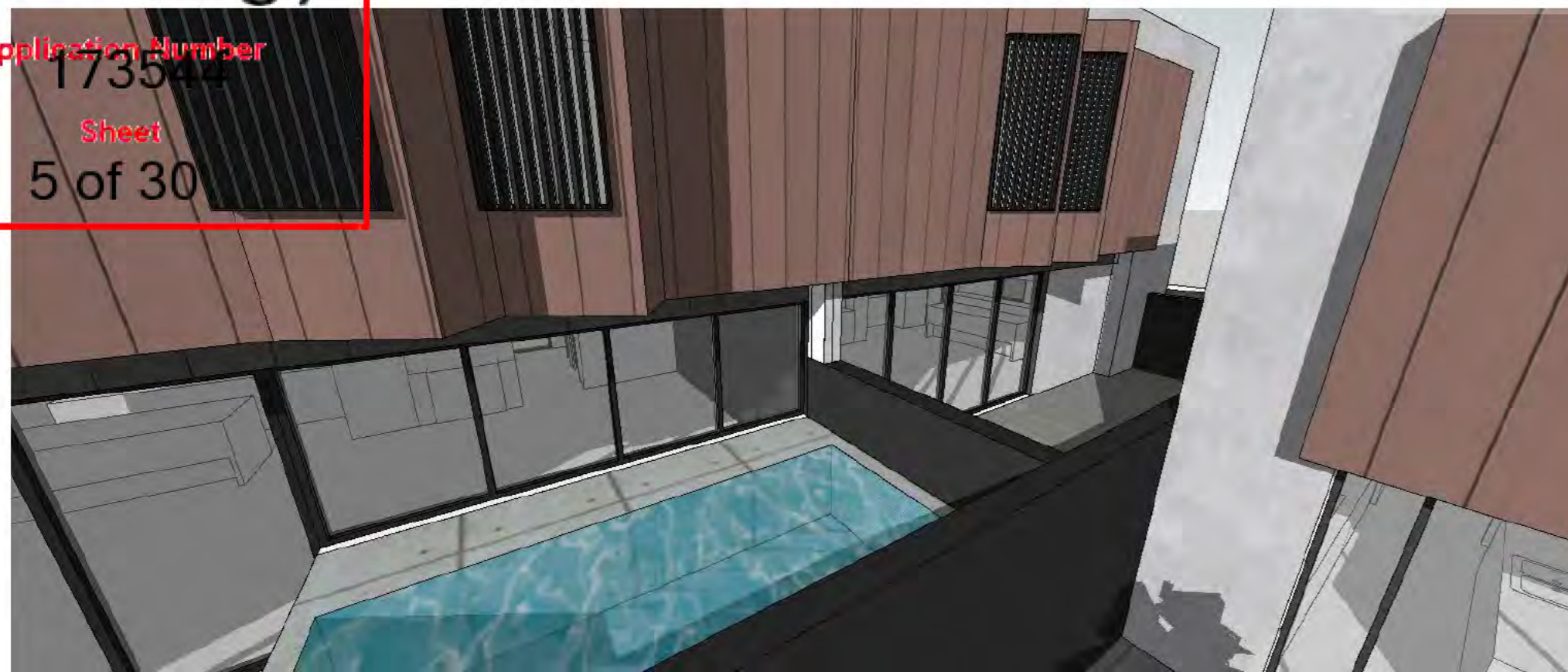


**Thursdays  
Architecture**

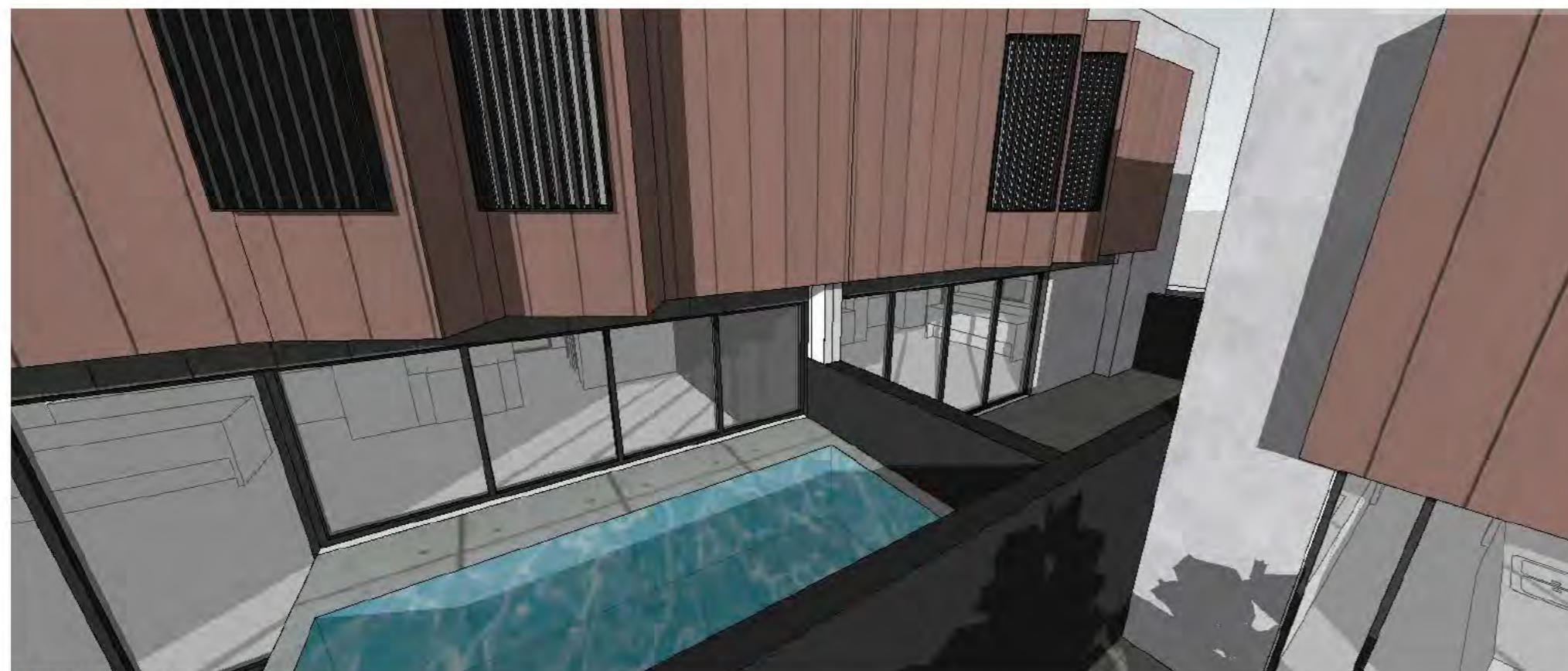
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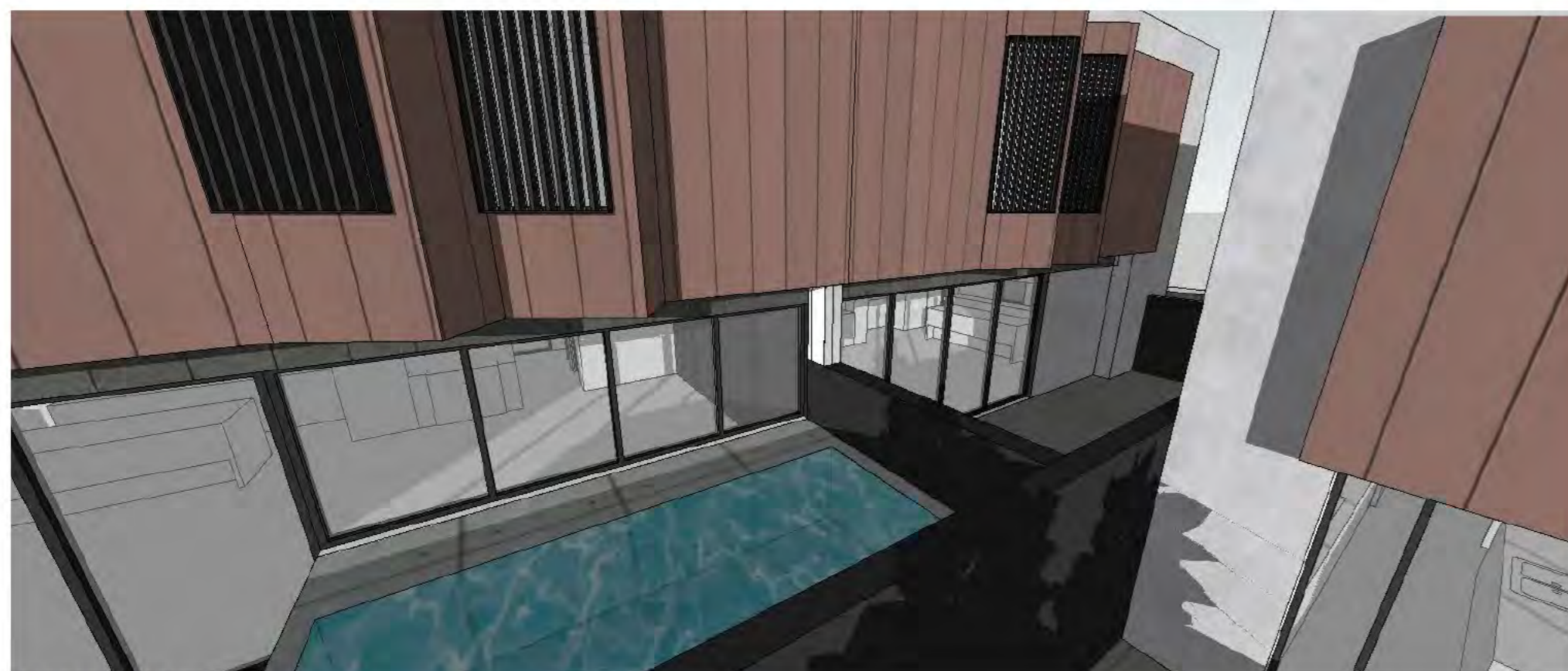
Application Number  
173544  
Sheet  
5 of 30



1230PM - 22 JUNE



130PM - 22 JUNE



230PM - 22 JUNE



**CONDITIONALLY COMPLIES**

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Signed: ... 16 Nov 2018

Contact Phone: 6190 0270

LOCATION PLAN



**TOWNHOUSE DEVELOPMENT**  
19 FORBES STREET  
BLOCK 4 SECTION 46 TURNER

**SOLAR ACCESS DIAGRAM**

14/08/2018  
**FSP007**



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**CONDITIONALLY COMPLIES**

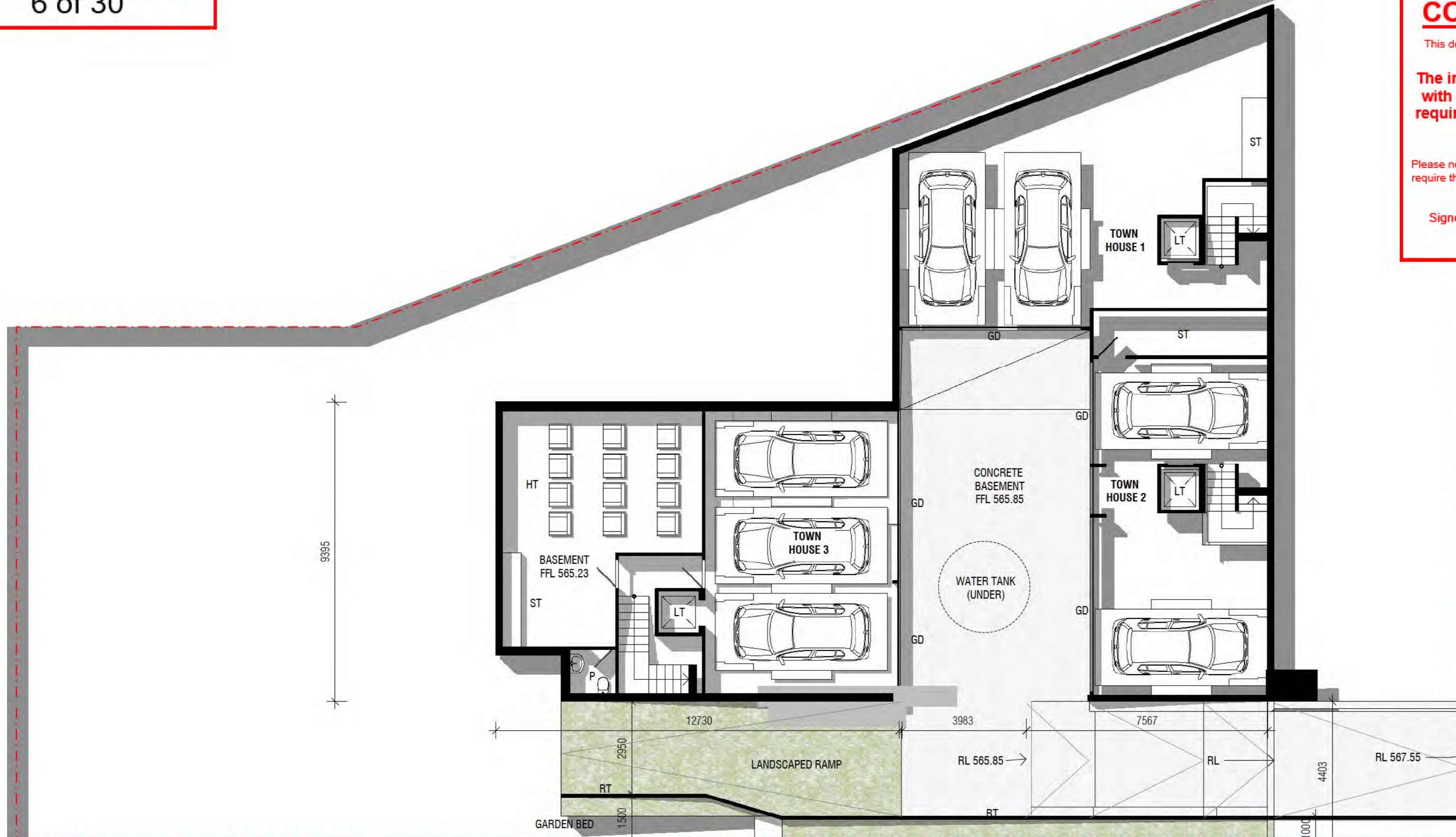
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Signed: [Signature] Date: 16 Nov 2018

Contact Phone: 6190 6270



NEW VERGE CROSSING.  
REFER TO CIVIL ENGINEER  
DOCUMENTATION FOR DETAILS

**ROOM KEY**

GD	GARAGE DOOR
HT	HOME THEATRE
LT	LIFT
P	POWDER ROOM
ST	STORE



**TOWNHOUSE DEVELOPMENT**  
19 FORBES STREET  
BLOCK 4 SECTION 46 TURNER

**BASEMENT PLAN**  
SCALE 1:100 @ A2  
14/08/2018  
**FSP101**



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Signed: [Signature] Date: 16 Nov 2018

Contact Phone: 6190 6270



**ROOM KEY**

B	BEDROOM
BA	BATHROOM
BC	BALCONY
EN	ENSUITE
LR	LOUNGE ROOM
LT	LIFT
P	POWDER ROOM
S	STUDY
ST	STORE
WIR	WALK IN ROBE



**TOWNHOUSE DEVELOPMENT**  
19 FORBES STREET  
BLOCK 4 SECTION 46 TURNER

**FIRST FLOOR PLAN**  
SCALE 1:100 @ A2  
14/08/2018  
**FSP103 - PR**



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**evoenergy**  
Gas Networks

**CONDITIONALLY COMPLIES**

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Signed... Date 16 Nov 2018..

Contact Phone 6190 6270

**ROOM KEY**  
RT ROOF TERRACE  
PS PRIVACY SCREEN 1.7m ABOVE FFL



**TOWNHOUSE DEVELOPMENT**  
19 FORBES STREET  
BLOCK 4 SECTION 46 TURNER

**ROOF PLAN**  
SCALE 1:100 @ A2  
14/08/2018  
**FSP104 - PR**



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Signed... Date 16 Nov 2018

FIRST FFL 571.45

Contact Phone: 6190 6270



**EAST (FORBES STREET) ELEVATION**

BASEMENT FFL 565.85



**NORTH ELEVATION**

**TOWNHOUSE DEVELOPMENT**

19 FORBES STREET  
BLOCK 4 SECTION 46 TURNER

**ELEVATIONS**

SCALE 1:100 @ A2

14/08/2018

**FSP201**



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NSW Registration No. 9528

Application Number  
**173544**  
Sheet  
**11 of 30**

**evoenergy**  
Gas Networks

**CONDITIONALLY COMPLIES**

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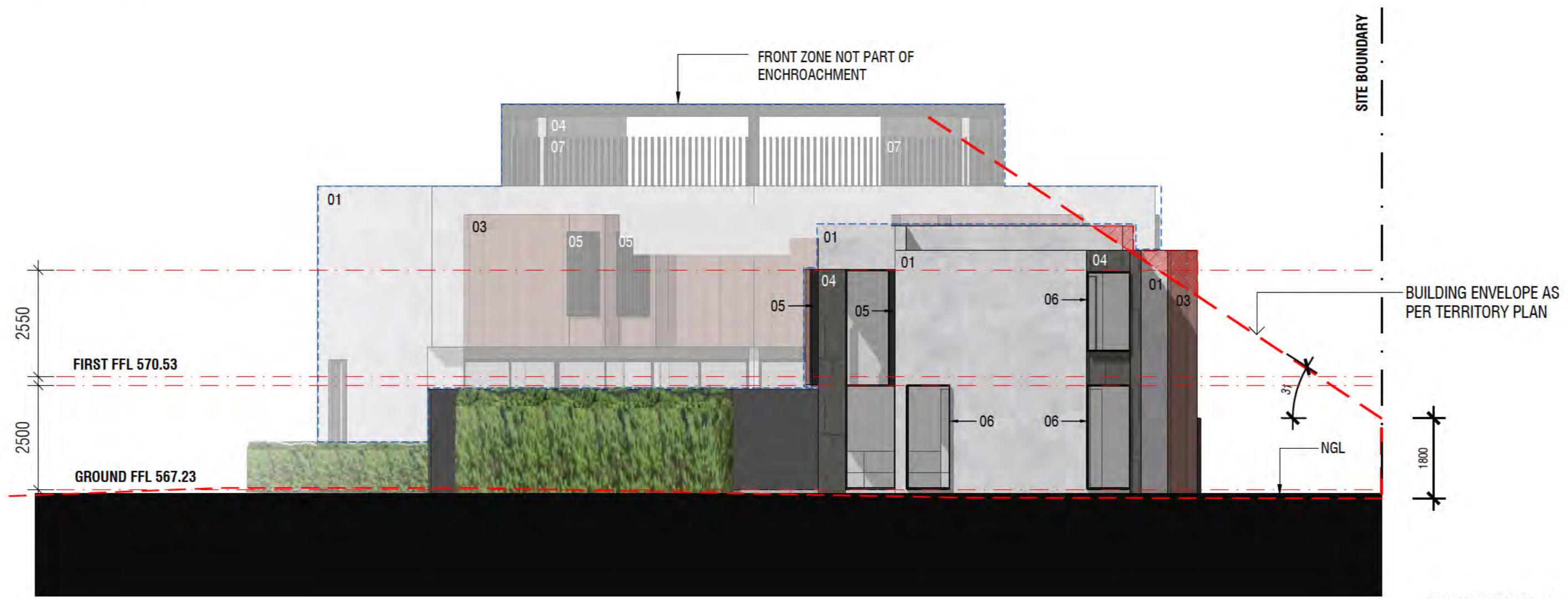
The information contained in this application complies with Evoenergy's gas network protection and access requirements, subject to the conditions as listed on the Statement of Conditional Compliance.

Please note: Construction of a proposed structure may result in action being taken to require the property owner to remove non-essential structures and/or the property owner to fund remediation works on Evoenergy's gas network.

Signed... [Redacted] Date **16 Nov 2018**  
FIRST FFL 571.45  
Contact Email: **6193 6270**



**SOUTH ELEVATION**



**WEST ELEVATION**

**TOWNHOUSE DEVELOPMENT**  
19 FORBES STREET  
BLOCK 4 SECTION 46 TURNER

**ELEVATIONS**  
SCALE 1:100 @ A2  
14/08/2018  
**FSP202**

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NSW Registration No. 9528

Application Number

173544

Sheet

12 of 30



17 FORBES STREET - EXISTING DWELLING

19 FORBES STREET PROPOSED DEVELOPMENT

21 FORBES STREET - EXISTING DWELLING

COMPOSITE STREET ELEVATION

Gas Networks

CONDITIONALLY COMPLIES

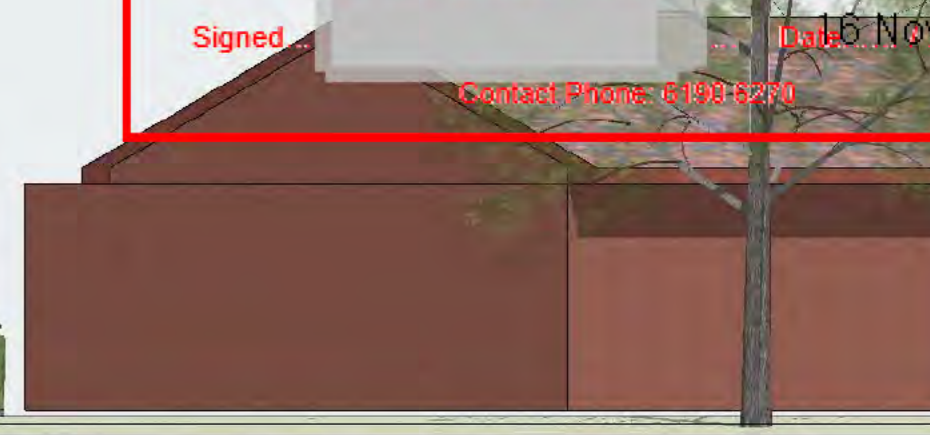
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Signed: [Redacted] Date: 16 Nov 2018..

Contact Phone: 6193 8280



TOWNHOUSE DEVELOPMENT  
19 FORBES STREET  
BLOCK 4 SECTION 46 TURNER

STREET ELEVATION  
SCALE 1:100 @ A2  
14/08/2018  
FSP203



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**CROSS SECTION**

**evoenergy**  
Gas Networks

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Signed... Date 16 Nov 2018

Contact Phone: 6190 6270



**LONG SECTION**

**ROOM KEY**

B	BEDROOM
BA	BATHROOM
D	DINING
FE	1.8m HIGH TIMBER FENCE
G	GARAGE
HT	HOME THATRE
K	KITCHEN
LV	LIVING ROOM
PL	POOL
RT	ROOF TERRACE

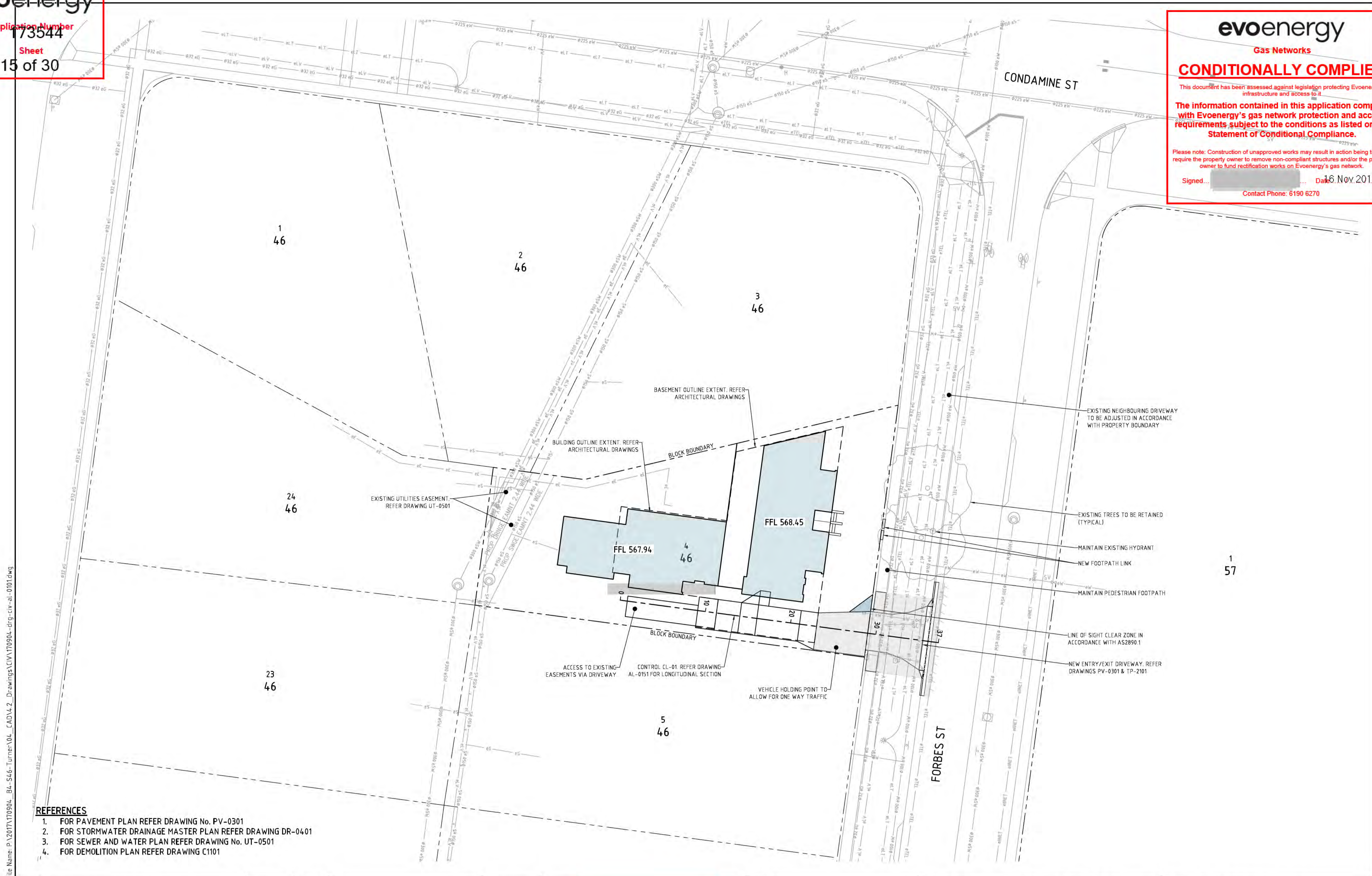
**TOWNHOUSE DEVELOPMENT**  
19 FORBES STREET  
BLOCK 4 SECTION 46 TURNER

**SECTIONS**  
SCALE 1:100 @ A2  
14/08/2018  
**FSP301**



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 Contact Phone: 6190 6270



- REFERENCES**
1. FOR PAVEMENT PLAN REFER DRAWING No. PV-0301
  2. FOR STORMWATER DRAINAGE MASTER PLAN REFER DRAWING DR-0401
  3. FOR SEWER AND WATER PLAN REFER DRAWING No. UT-0501
  4. FOR DEMOLITION PLAN REFER DRAWING C1101

File Name: P:\2017\170904\_B4-S46-Turner\04\_CAD\4\_2\_Drawings\CIV\170904-drg-civ-al-0101.dwg

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F	REVISED FOR DEVELOPMENT APPROVAL	21.08.18	BC
E	REVISED FOR DEVELOPMENT APPROVAL	27.06.18	BC
D	REVISED FOR DEVELOPMENT APPROVAL	08.03.18	BC
C	FOR DEVELOPMENT APPROVAL	09.02.18	BC
B	REVISED FOR REVIEW	17.11.17	BC

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Date Plotted	21-Aug-18	Designed By	AM
Coordinate System	STROMLO GRID	Approved	BC
Height Datum	AHD	Approved Date	20.10.17
		Approved Signature	

Project Name and Location						
<b>TOWNHOUSE DEVELOPMENT</b>						
<b>BLOCK 4, SECTION 46, TURNER</b>						
Drawing Title						
<b>GENERAL ARRANGEMENT PLAN</b>						
Project Number	Type	Discipline	Sub-Discipline	Drw No.	Rev	
170904	DRG	CIV	AL	0101	F	

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Signed: [Redacted] Date: 16 Nov 2018

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Project Name and Location						
TOWNHOUSE DEVELOPMENT						
BLOCK 4, SECTION 46, TURNER						
Drawing Title						
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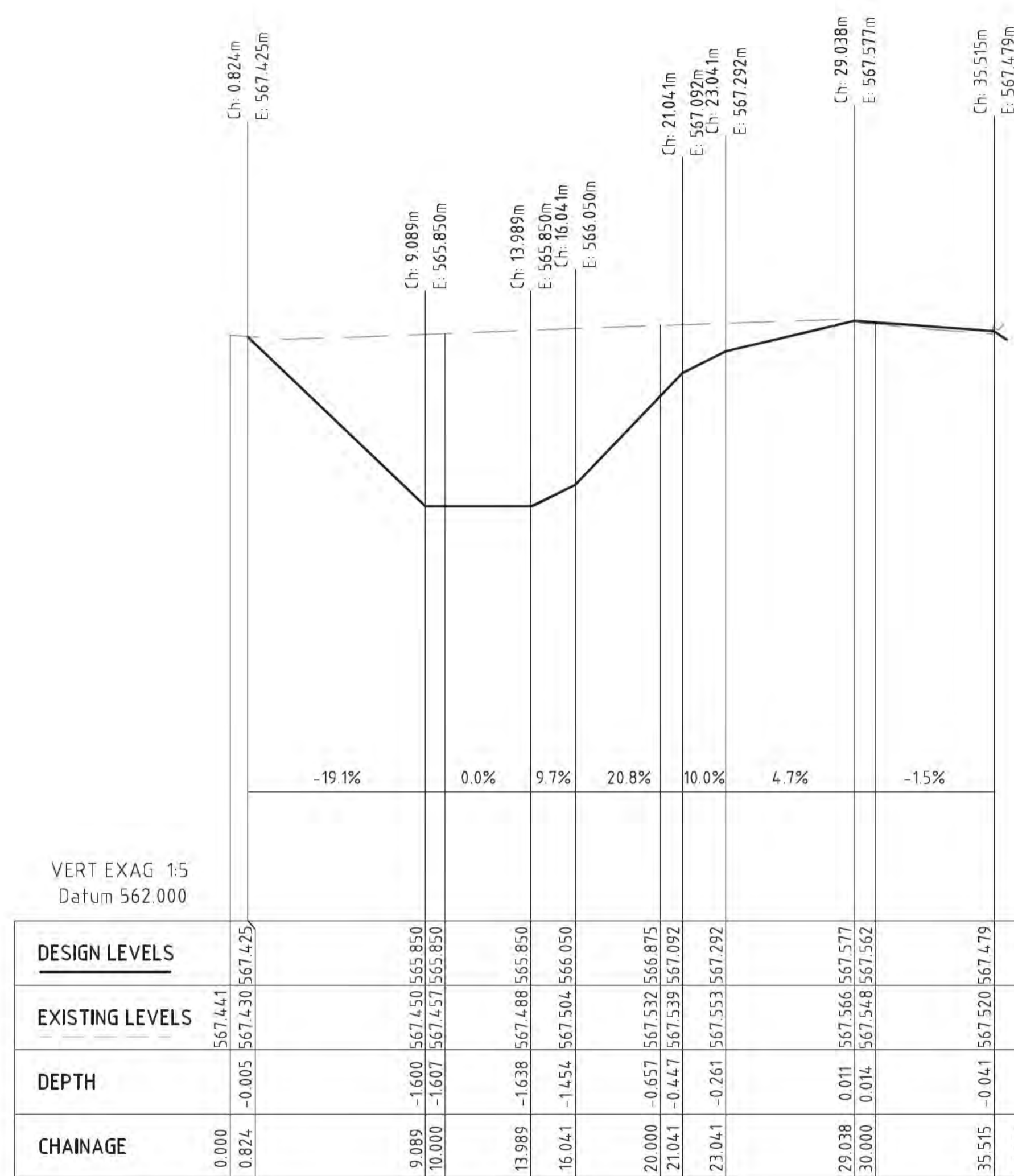
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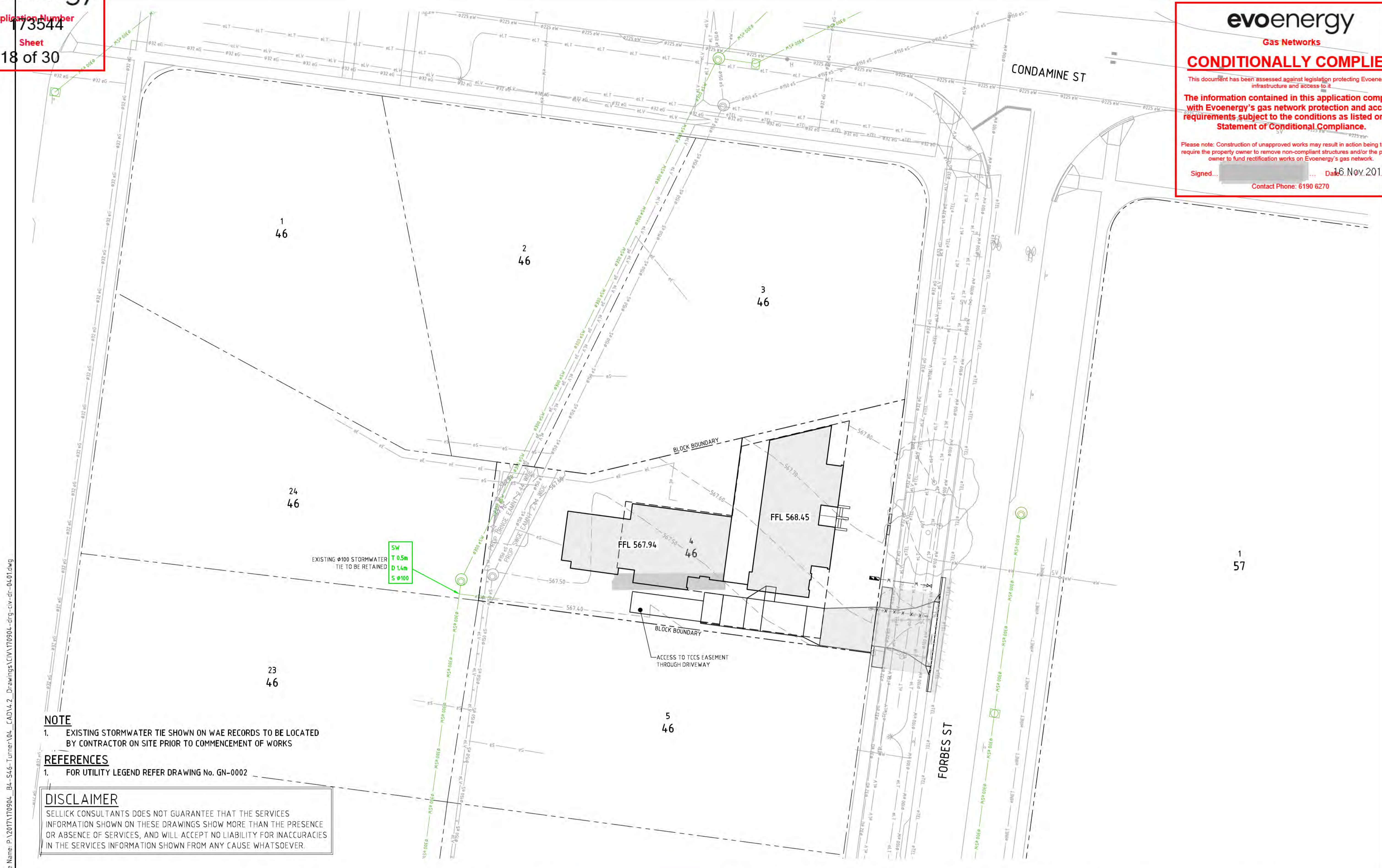


CL-1 LONG SECTION

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**evoenergy**  
 Gas Networks  
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 Signed... Date: 16 Nov 2018  
 Contact Phone: 6190 6270



**NOTE**  
 1. EXISTING STORMWATER TIE SHOWN ON WAE RECORDS TO BE LOCATED BY CONTRACTOR ON SITE PRIOR TO COMMENCEMENT OF WORKS

**REFERENCES**  
 1. FOR UTILITY LEGEND REFER DRAWING No. GN-0002

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B	REVISED FOR REVIEW	17.11.17	BC

Scales  
 0 5 7.5 10m  
 1:200 @ A1

North

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Height Datum	AHD	Approved Signature			

Project Name and Location  
**TOWNHOUSE DEVELOPMENT**  
**BLOCK 4, SECTION 46, TURNER**

Drawing Title  
**STORMWATER DRAINAGE PLAN**

Project Number	Type	Discipline	Sub-Discipline	Drg No.	Rev
170904	DRG	CIV	DR	0401	F

STORMWATER PLAN PREPARED ONLY FOR THE SITE PORTION COVERED BY THIS DEVELOPMENT 973m<sup>2</sup> FUTURE PROPOSALS FOR DEVELOPMENT ALONG NEIGHBOURING PROPERTIES TO BE PART OF A SEPARATE STORMWATER MANAGEMENT PLAN.

**MULTI UNIT HOUSING DEVELOPMENT CODE: RULE 86**  
 40% REDUCTION IN MAINS WATER CONSUMPTION COMPARED TO AN EQUIVALENT DEVELOPMENT CONSTRUCTED IN 2003

REFER BELOW FOR WATER REDUCTION SUMMARY AND ACTPLA WATER CALCULATION SPREDSHEETS

TOTAL DEVELOPMENT WATER REDUCTION			
	PROPOSED	PRE2003	REDUCTION
DEVELOPMENT TOTAL	1,224	2,040	40.00%

**SUMMARY AND RESPONSE TO ASSESSABLE RULES:**  
 CURRENT SITE ZONING: R22.SUBURBAN CORE  
 RELEVANT CODE: MULTI UNIT HOUSING DEVELOPMENT CODE

**MULTI UNIT HOUSING DEVELOPMENT CODE: RULE 87:**  
 PROVISION OF THE RETENTION OF STORMWATER IS EQUIVALENT TO AT LEAST 1.4KL PER 100m<sup>2</sup> OF IMPERVIOUS AREA

AS SITE IS LESS THAN 2000m<sup>2</sup> THIS RULE IS NOT APPLICABLE TO THIS DEVELOPMENT

**MULTI UNIT HOUSING DEVELOPMENT CODE: RULE 88**  
 THE AVERAGE ANNUAL STORMWATER POLLUTANT EXPORT IS REDUCED FOR ALL THE FOLLOWING:

- A) SUSPENDED SOLIDS BY AT LEAST 60%
- B) TOTAL PHOSPHORUS BY AT LEAST 45%
- C) TOTAL NITROGEN BY AT LEAST 40%

AS THE SITE IS LESS THAN 5000m<sup>2</sup> THIS RULE IS NOT APPLICABLE TO THIS DEVELOPMENT

**MULTI UNIT HOUSING DEVELOPMENT CODE: RULE 89**  
 THE CAPACITY OF THE EXISTING PIPE (MINOR) STORMWATER CONNECTION IS NOT EXCEEDED IN THE 1 IN 10 YEAR STORM EVENT AND THE CAPACITY OF THE EXISTING MAJOR OVERLAND STORMWATER SYSTEM IS NOT EXCEEDED IN THE 1 IN 100 YEAR STORM EVENT, OR

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AS THE SITE IS LESS THAN 2000m<sup>2</sup> THIS RULE IS NOT APPLICABLE TO THIS DEVELOPMENT

This spread sheet is an online tool for individuals, designers and developers to gauge possible methods of reducing mains water consumption on Multi-unit developments. Please enter ALL the relevant information for your development before using the reduction percentage.

<b>Percentage Reduction =</b>	<b>40%</b>
<b>Indoor information</b>	
Number of bedrooms in the entire complex	<b>11</b>
What is the water rating of the shower heads?	4 Star
What is the water rating of the clothes washing machines?	3 Star
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<b>Site information</b>	
Site area (m <sup>2</sup> )?	<b>973</b>
Total Roof area (m <sup>2</sup> )?	<b>400</b>
Lawn area (m <sup>2</sup> )?	<b>150</b>
Irrigated garden area (m <sup>2</sup> )?	<b>123</b>
Impervious pavement or driveway (m <sup>2</sup> )?	<b>300</b>
<b>Rain water tank information</b>	
Are there going to be water tanks installed?	Yes
What is the total size of all the tanks (L)?	<b>6,000</b>
What is the total roof area flowing into the tanks (m <sup>2</sup> )?	<b>400</b>
What will be the use for the water in the tanks?	Garden
<b>Grey Water information</b>	
What type of grey water system is installed?	None
What is the size of the grey water storage tank (L)?	<b>0</b>
Where will the grey water be collected from?	
What will be the use for the grey water?	
<b>Pool, Spa or Pond information</b>	
Is there going to be a pool, spa, or pond?	Spa
Is there going to be a cover on the pool or spa?	Yes
Average depth of the pool, spa or pond (m)?	<b>1.4</b>
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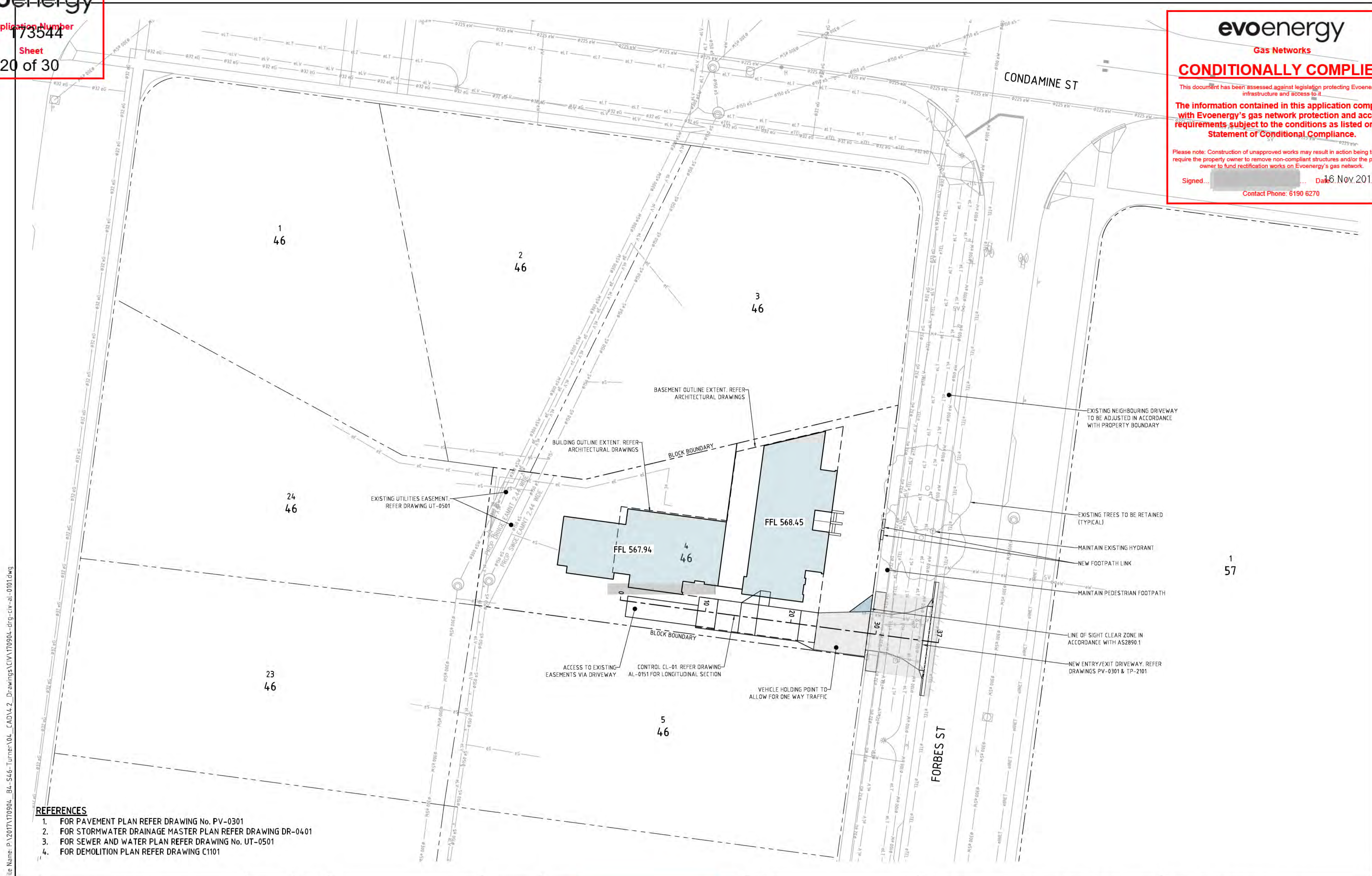
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 Signed... .. Date: 16 Nov 2018  
 Contact Phone: 6190 6270

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		Scales		North		Client Logo		Status		Project Name and Location	
						 <b>STRATAGEM CAPITAL GROUP</b>		<b>NOT FOR CONSTRUCTION</b>		<b>TOWNHOUSE DEVELOPMENT</b> <b>BLOCK 4, SECTION 46, TURNER</b>	
E	REVISED FOR DEVELOPMENT APPROVAL	21.08.18	BC	<small>DO NOT SCALE OFF DRAWINGS. VERIFY ALL DIMENSIONS ON SITE PRIOR TO WORK.          COPYRIGHT: The contents and information contained in this document are copyright of Sellick Consultants, Use or copy of this document in whole or part without written permission constitutes an infringement of copyright.</small>		Original Size: <b>A1</b> Date Plotted: <b>21-Aug-18</b> Coordinate System: <b>STROMLO GRID</b> Height Datum: <b>AHD</b>		Drawn By: <b>RT</b> Designed By: <b>AM</b> Approved: <b>BC</b> Approved Date: <b>20.10.17</b> Approved Signature:		Drawing Title: <b>WSUD</b> <b>GENERAL NOTES &amp; LEGEND</b>	
D	REVISED FOR DEVELOPMENT APPROVAL	27.06.18	BC			Project Number: <b>170904</b> Type: <b>DRG</b> Discipline: <b>CIV</b> Sub-Discipline: <b>DR</b> Drg No.: <b>0441</b> Rev: <b>E</b>					
C	REVISED FOR DEVELOPMENT APPROVAL	08.03.18	BC								
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- REFERENCES**
1. FOR PAVEMENT PLAN REFER DRAWING No. PV-0301
  2. FOR STORMWATER DRAINAGE MASTER PLAN REFER DRAWING DR-0401
  3. FOR SEWER AND WATER PLAN REFER DRAWING No. UT-0501
  4. FOR DEMOLITION PLAN REFER DRAWING C1101

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Scales  
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Project Name and Location  
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**BLOCK 4, SECTION 46, TURNER**

Drawing Title  
**GENERAL ARRANGEMENT PLAN**

Project Number	Type	Discipline	Sub-Discipline	Dwg No.	Rev
170904	DRG	CIV	AL	0101	F

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Scales

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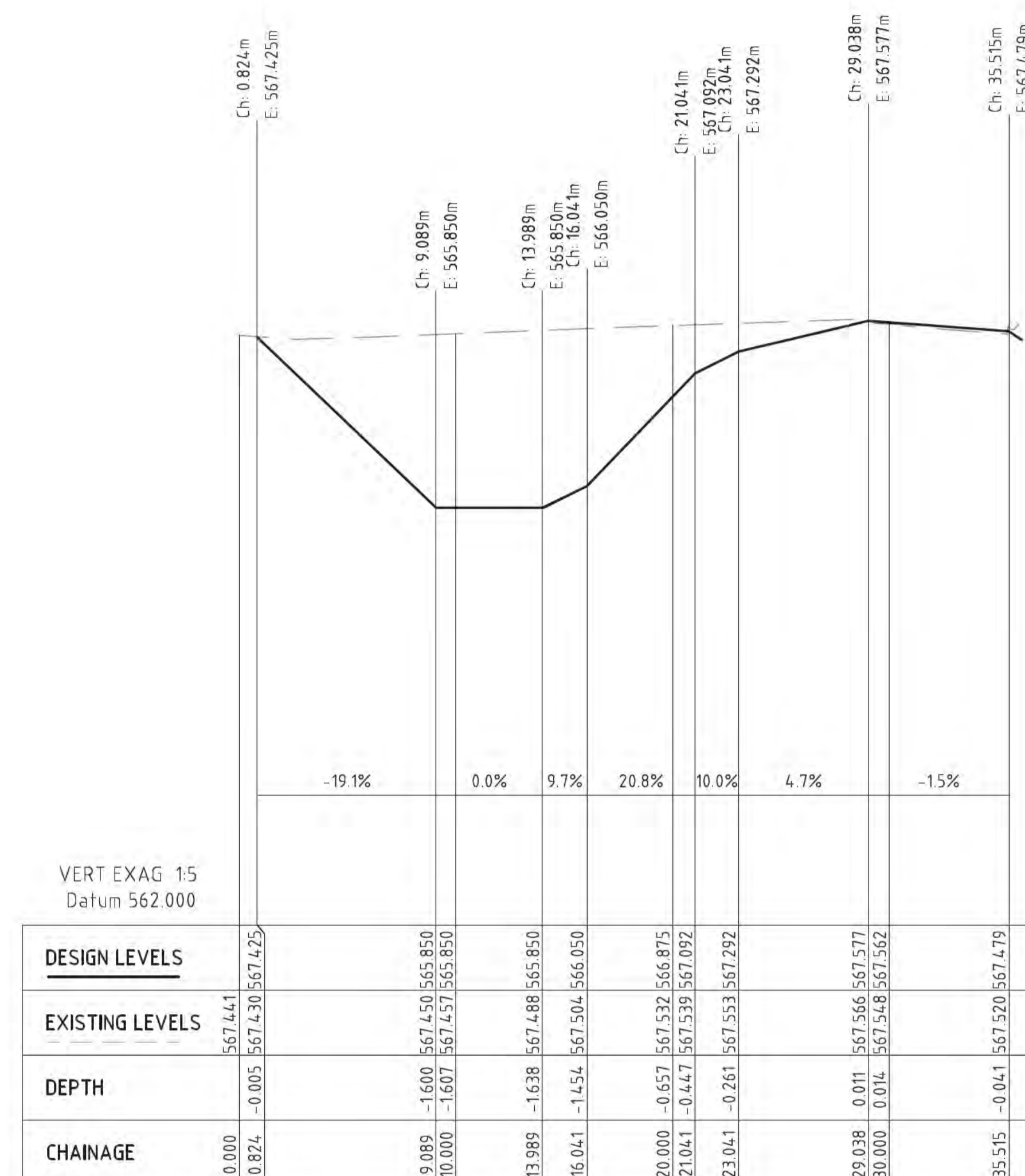
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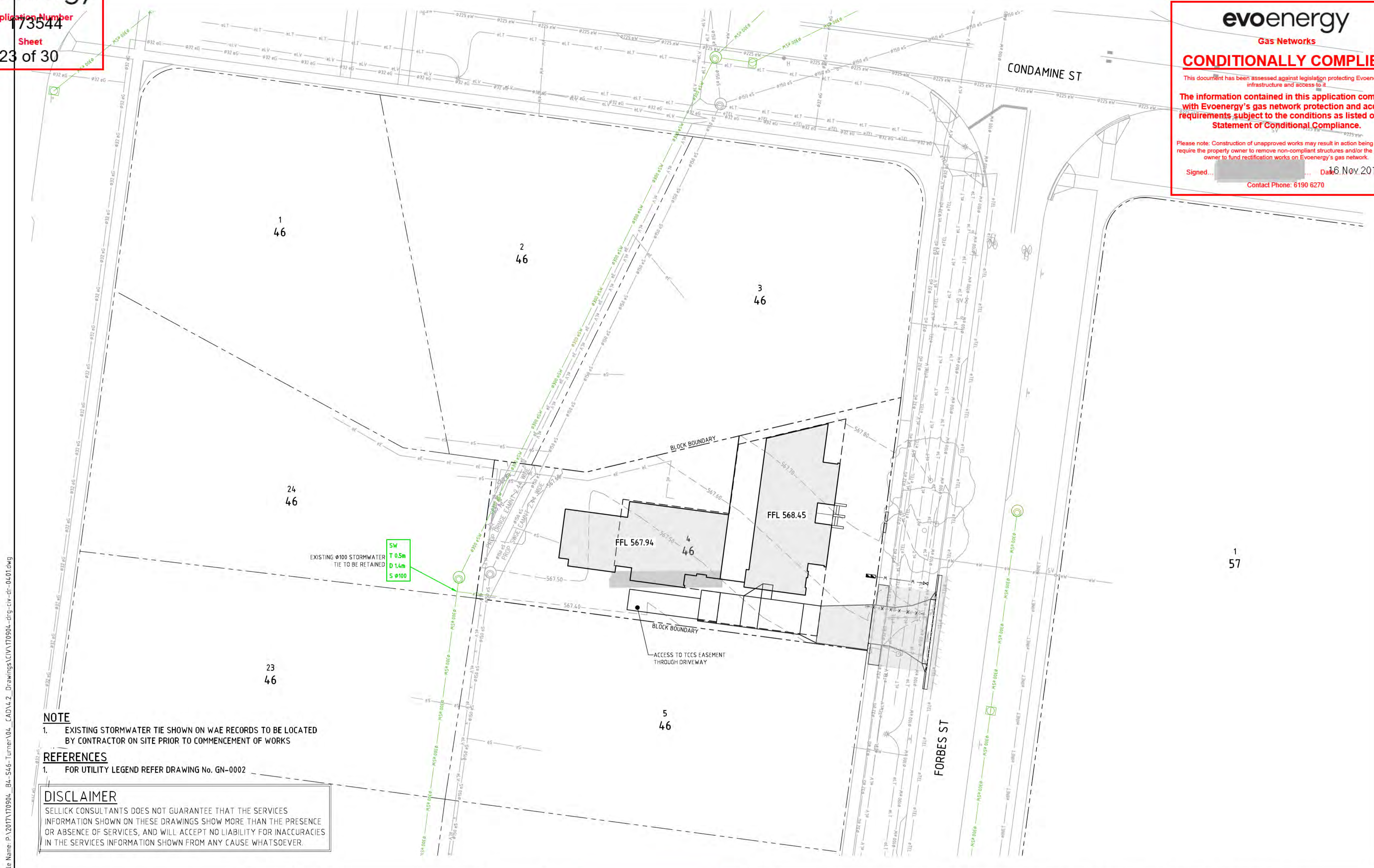
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**NOTE**  
 1. EXISTING STORMWATER TIE SHOWN ON WAE RECORDS TO BE LOCATED BY CONTRACTOR ON SITE PRIOR TO COMMENCEMENT OF WORKS

**REFERENCES**  
 1. FOR UTILITY LEGEND REFER DRAWING No. GN-0002

**DISCLAIMER**  
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Scales  
 0 5 7.5 10m  
 1:200 @ A1

North

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**TOWNHOUSE DEVELOPMENT**  
**BLOCK 4, SECTION 46, TURNER**

Drawing Title  
**STORMWATER DRAINAGE PLAN**

Project Number	Type	Discipline	Sub-Discipline	Drg No.	Rev
170904	DRG	CIV	DR	0401	F

**MULTI UNIT HOUSING DEVELOPMENT CODE: RULE 86**

40% REDUCTION IN MAINS WATER CONSUMPTION COMPARED TO AN EQUIVALENT DEVELOPMENT CONSTRUCTED IN 2003

REFER BELOW FOR WATER REDUCTION SUMMARY AND ACTPLA WATER CALCULATION SPREDSHEETS

**TOTAL DEVELOPMENT WATER REDUCTION**

	PROPOSED	PRE2003	REDUCTION
DEVELOPMENT TOTAL	1,224	2,040	40.00%

**SUMMARY AND RESPONSE TO ASSESSABLE RULES:**

CURRENT SITE ZONING: R22.SUBURBAN CORE  
RELEVANT CODE: MULTI UNIT HOUSING DEVELOPMENT CODE

**MULTI UNIT HOUSING DEVELOPMENT CODE: RULE 87:**

PROVISION OF THE RETENTION OF STORMWATER IS EQUIVALENT TO AT LEAST 1.4KL PER 100m<sup>2</sup> OF IMPERVIOUS AREA

AS SITE IS LESS THAN 2000m<sup>2</sup> THIS RULE IS NOT APPLICABLE TO THIS DEVELOPMENT

**MULTI UNIT HOUSING DEVELOPMENT CODE: RULE 88**

THE AVERAGE ANNUAL STORMWATER POLLUTANT EXPORT IS REDUCED FOR ALL THE FOLLOWING:

- A) SUSPENDED SOLIDS BY AT LEAST 60%
- B) TOTAL PHOSPHORUS BY AT LEAST 45%
- C) TOTAL NITROGEN BY AT LEAST 40%

AS THE SITE IS LESS THAN 5000m<sup>2</sup> THIS RULE IS NOT APPLICABLE TO THIS DEVELOPMENT

**MULTI UNIT HOUSING DEVELOPMENT CODE: RULE 89**

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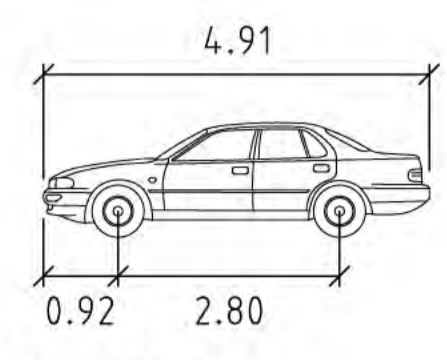
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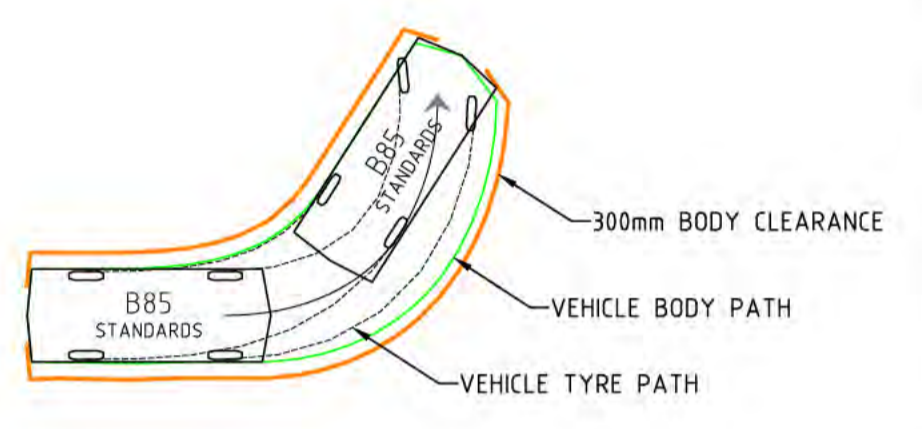
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<table border="1"> <tr> <td>Rev</td> <td>Description</td> <td>Date</td> <td>Approved</td> </tr> <tr> <td>E</td> <td>REVISED FOR DEVELOPMENT APPROVAL</td> <td>21.08.18</td> <td>BC</td> </tr> <tr> <td>D</td> <td>REVISED FOR DEVELOPMENT APPROVAL</td> <td>27.06.18</td> <td>BC</td> </tr> <tr> <td>C</td> <td>REVISED FOR DEVELOPMENT APPROVAL</td> <td>08.03.18</td> <td>BC</td> </tr> <tr> <td>B</td> <td>FOR DEVELOPMENT APPROVAL</td> <td>09.02.18</td> <td>BC</td> </tr> <tr> <td>A</td> <td>FOR REVIEW</td> <td>23.10.17</td> <td>BC</td> </tr> </table>		Rev	Description	Date	Approved	E	REVISED FOR DEVELOPMENT APPROVAL	21.08.18	BC	D	REVISED FOR DEVELOPMENT APPROVAL	27.06.18	BC	C	REVISED FOR DEVELOPMENT APPROVAL	08.03.18	BC	B	FOR DEVELOPMENT APPROVAL	09.02.18	BC	A	FOR REVIEW	23.10.17	BC	<p>DO NOT SCALE OFF DRAWINGS. VERIFY ALL DIMENSIONS ON SITE PRIOR TO WORK. COPYRIGHT: The contents and information contained in this document are copyright of Sellick Consultants, Use or copy of this document in whole or part without written permission constitutes an infringement of copyright.</p>		<p>www.sellickconsultants.com.au</p>		<p>GENERAL NOTES &amp; LEGEND</p>											
Rev	Description	Date	Approved																																						
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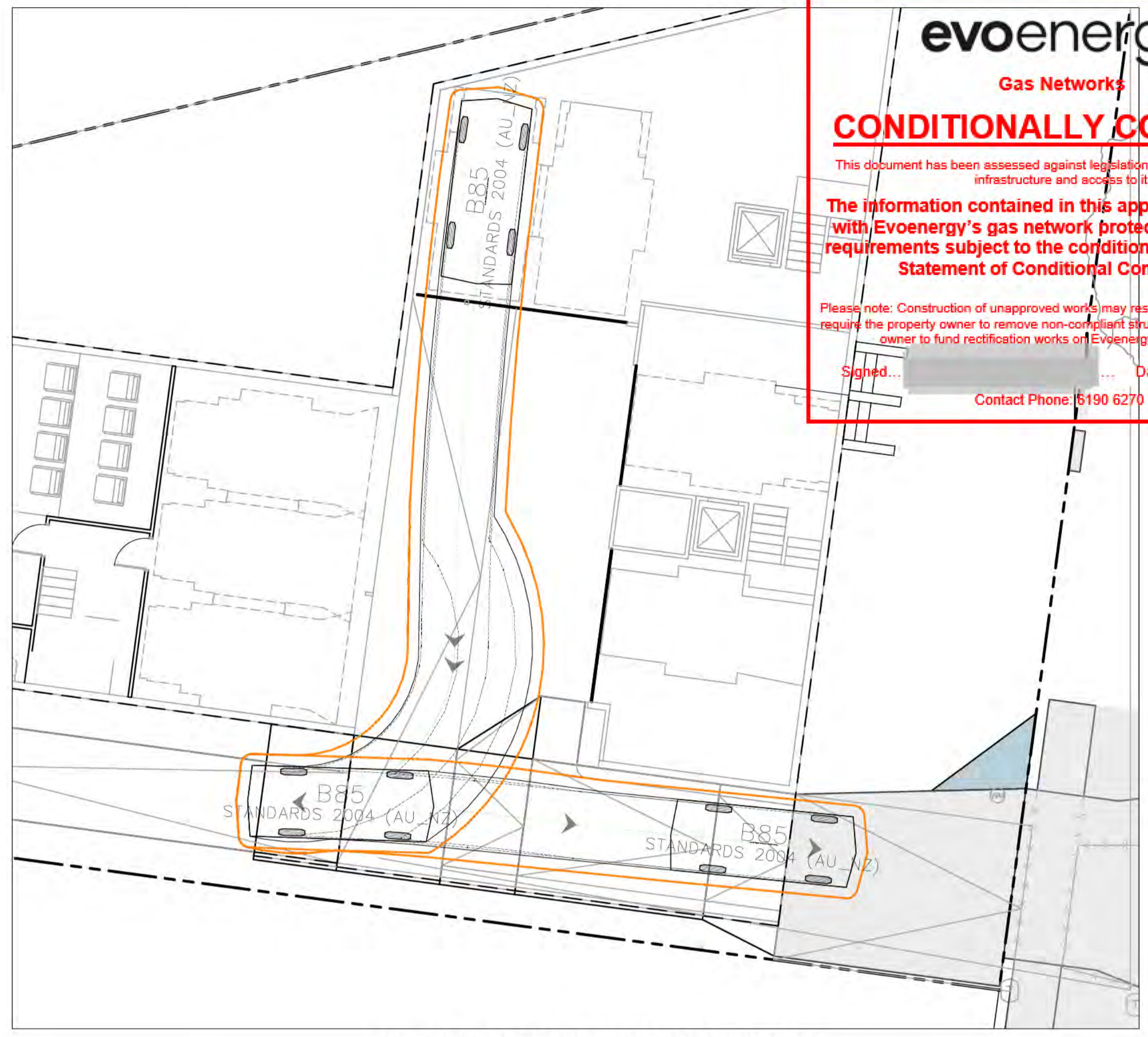
**evoenergy**  
 Gas Networks  
**CONDITIONALLY COMPLIES**  
 This document has been assessed against legislation protecting Evoenergy's infrastructure and access to it.  
**The information contained in this application complies with Evoenergy's gas network protection and access requirements subject to the conditions as listed on the Statement of Conditional Compliance.**  
 Please note: Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures and/or the property owner to fund rectification works of Evoenergy's gas network.  
 Signed: [Signature] Date: 16 Nov 2018  
 Contact Phone: 6190 6270



**AS2890.1 B85**  
 Width : 1.87m  
 Track : 1.77m  
 Lock to Lock Time : 6.00s  
 Steering Angle : 38.00°



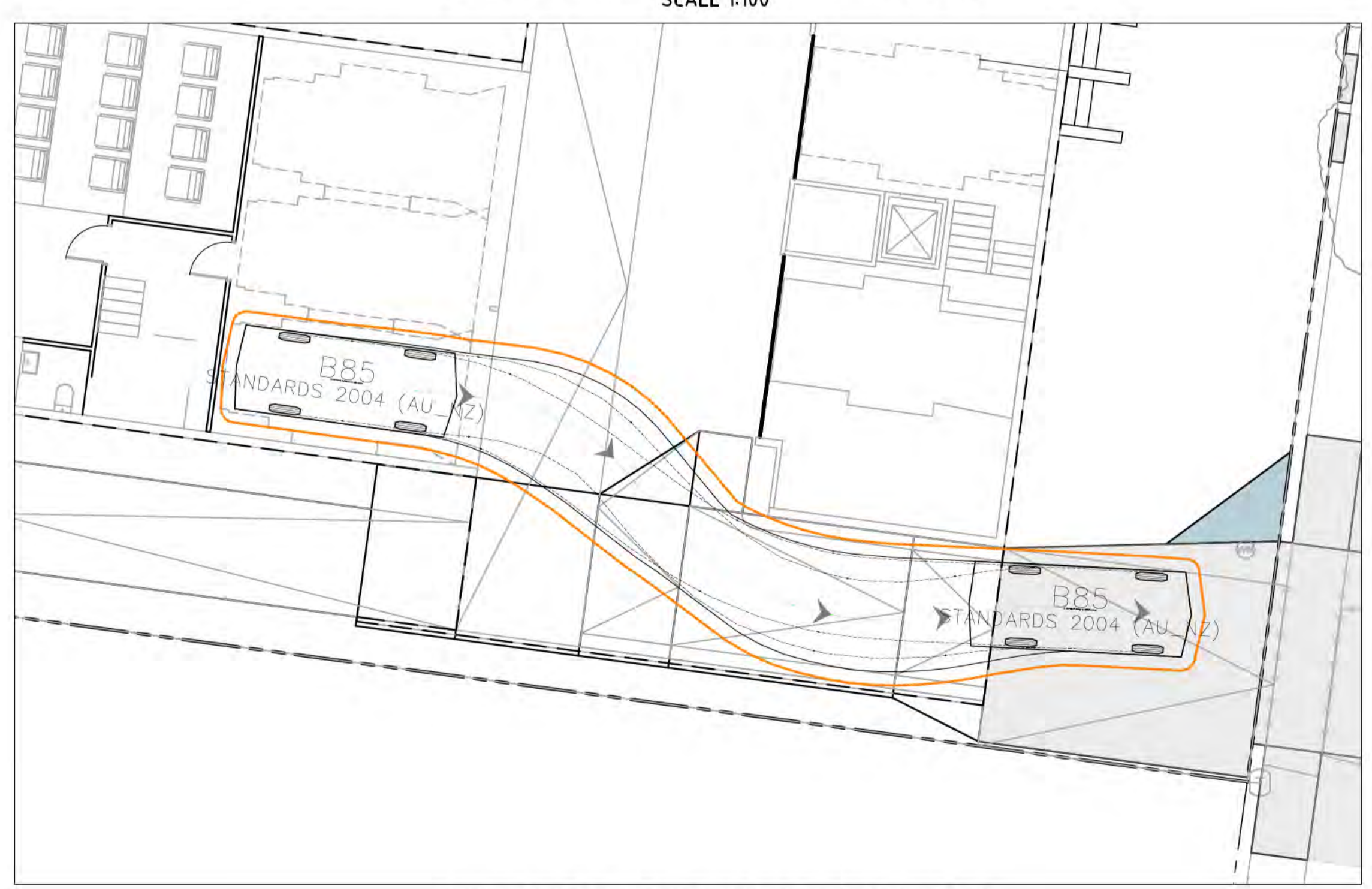
**B85 REVERSE INTO PARKING BAY**  
 SCALE 1:100



**B85 REVERSE EXIT FROM PARKING BAY**  
 SCALE 1:100



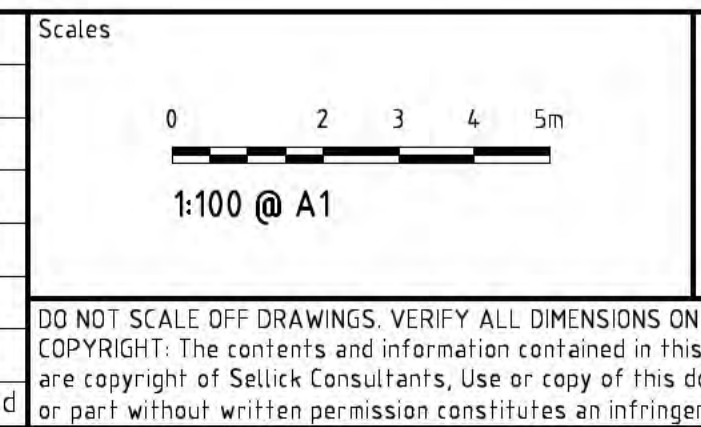
**B85 FORWARD INTO PARKING BAY**  
 SCALE 1:100



**B85 FORWARD EXIT FROM PARKING BAY**  
 SCALE 1:100

File Name: P:\2017\170904\_B4-S46-Turner\04\_CAD\4\_2\_Drawings\CIV\170904-drg-civ-ip-2102.dwg

Rev	Description	Date	Approved
A	REVISED FOR DEVELOPMENT APPROVAL	21.08.18	BC



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Client Logo  
**STRATAGEM CAPITAL GROUP**

<b>NOT FOR CONSTRUCTION</b>			
Original Size	A1	Drawn By	RT
Date Plotted	21-Aug-18	Designed By	AM
Coordinate System	STROMLO GRID	Approved	BC
Height Datum	AHD	Approved Date	20.10.17
		Approved Signature	

Project Name and Location						
<b>TOWNHOUSE DEVELOPMENT</b>						
BLOCK 4, SECTION 46, TURNER						
Drawing Title						
<b>VEHICLE TURNING PATH</b>						
<b>PLAN SHEET 2</b>						
Project Number	Type	Discipline	Sub-Discipline	Dwg No.	Rev	
170904	DRG	CIV	TP	2102	A	

**GENERAL NOTES**

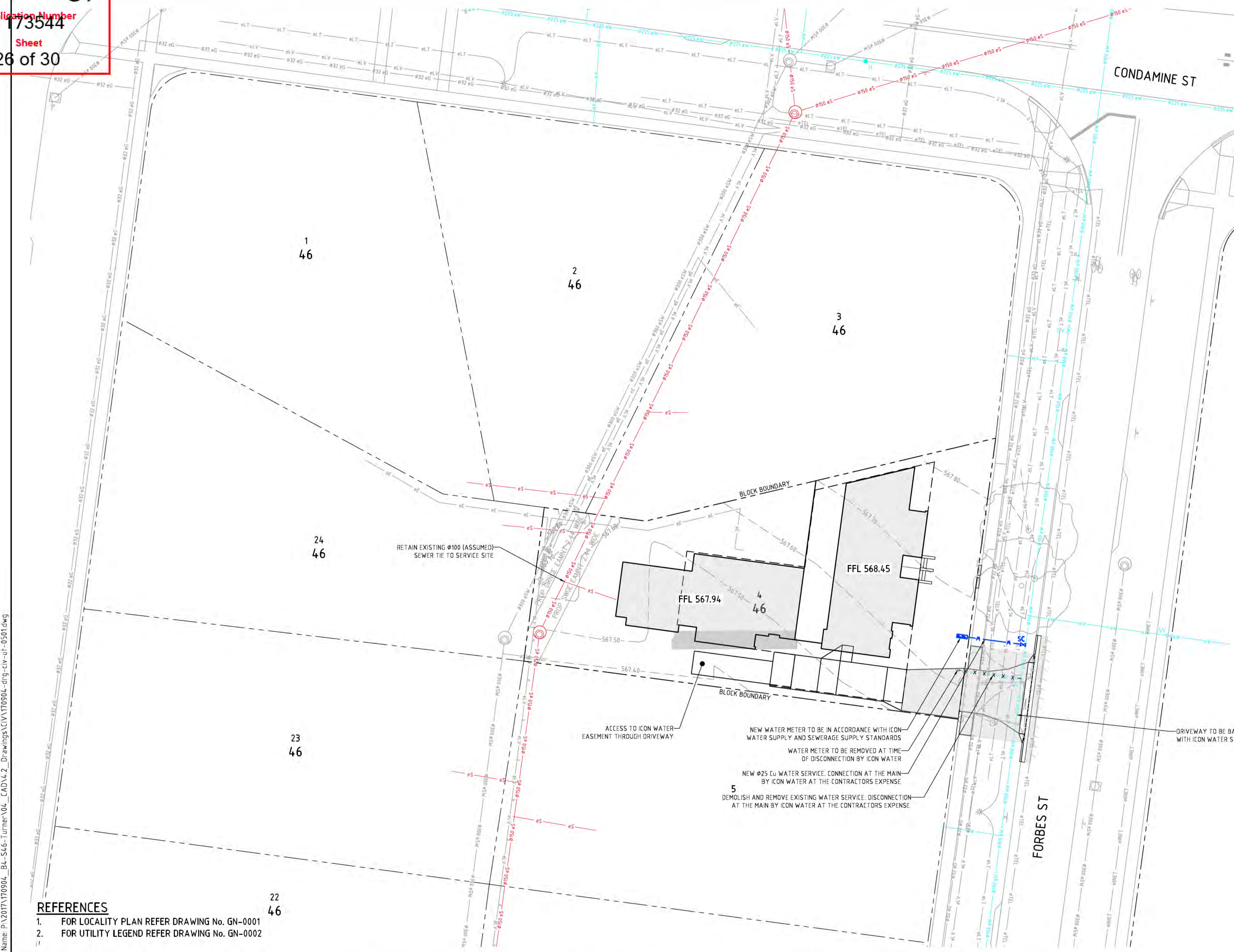
**Gas Networks**  
**CONDITIONALLY COMPLIES**

The information contained in this application complies with Evoenergy's gas network protection and access requirements subject to the conditions as listed on the Statement of Conditional Compliance.

Date: 18 Nov 2018

Contact Phone: 0149 650 650

- ALL WORK ON ICON WATER MAINS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT ICON WATER, WATER SUPPLY & SEWERAGE STANDARDS RELEASE 2, AMENDMENT 5 SEPTEMBER 2007. WORK ON STORM WATER MAINS TO BE CARRIED OUT IN ACCORDANCE WITH DESIGN STANDARDS FOR URBAN INFRASTRUCTURE AND STANDARD SPECIFICATION FOR URBAN INFRASTRUCTURE.
- CONNECTIONS AND DISCONNECTIONS OF SEWER AND WATER AT THE MAIN TO BE MADE BY ICON WATER. ALL EXCAVATION IN THE VICINITY OF MAINS TO BE CARRIED OUT BY HAND.
- ALLOWANCE OF THE WORK TO BE CARRIED OUT BY HAND.
- ALTHOUGH THE POSITIONS OF EXISTING UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS, THE CONTRACTOR SHALL CONFIRM THE DEPTH AND LOCATION OF ALL SERVICES PRIOR TO ANY EXCAVATION BEING TAKEN TO BE CARRIED OUT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONVEYANCE RIGHTS AND PERMISSIONS FROM THE PROPERTY OWNERS PRIOR TO ANY EXCAVATION WORK.
- ALL LEVELS ARE TO AUS.
- ALL CLEARANCES AND THE CONTRACTOR MUST.
- PAY ALL FEES REQUIRED TO COMPLETE THE PROJECT BEFORE COMMENCING WORK. WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE SUBMITTED-BEFORE CONNECTION.
- ANY NON-METALLIC WATER SERVICES TO BE INSTALLED WITH TRACER WIRE AND TESTED.
- EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF AT AN APPROVED SPOIL AREA.
- THE CONTRACTOR SHALL REINSTATE ALL DISTURBED SURFACES TO MATCH EXISTING.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION OF ALL NECESSARY TEMPORARY TRAFFIC MANAGEMENT PLANS AND THEIR APPROVAL.
- CONTRACTOR TO CONFIRM DEPTH OF SEWER AND STORMWATER TIE POINTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ADVISE DESIGN ENGINEER IF NOT IN ACCORDANCE WITH PLAN.
- ANY DEVIATION OF PIPE MATERIAL, TO BE PROPOSED TO ENGINEER PRIOR TO INSTALLATION.



- REFERENCES**
- FOR LOCALITY PLAN REFER DRAWING No. GN-0001
  - FOR UTILITY LEGEND REFER DRAWING No. GN-0002

File Name: P:\2017\170904\_B4-S46-Turner\04\_CAD\4\_2\_Drawings\CIV\170904-drg-civ-ut-0501.dwg

Rev	Description	Date	Approved
F	REVISED FOR DEVELOPMENT APPROVAL	21.08.18	BC
E	REVISED FOR DEVELOPMENT APPROVAL	27.06.18	BC
D	REVISED FOR DEVELOPMENT APPROVAL	08.03.18	BC
C	FOR DEVELOPMENT APPROVAL	09.02.18	BC
B	REVISED FOR REVIEW	17.11.17	BC

Scales

0 5 7.5 10m

1:200 @ A1

North

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**STRATAGEM CAPITAL GROUP**

Status: **NOT FOR CONSTRUCTION**

Original Size	A1	Drawn By	RT	Drafting Check	DA
Date Plotted	21-Aug-18	Designed By	AM	Design Check	BC
Coordinate System	STROMLO GRID	Approved	BC	Approved Date	20.10.17
Height Datum	AHD	Approved Signature			

Project Name and Location

**TOWNHOUSE DEVELOPMENT**  
**BLOCK 4, SECTION 46, TURNER**

Drawing Title

**SEWER, WATER & UTILITIES PLAN**

Project Number	Type	Discipline	Sub-Discipline	Drg No.	Rev
170904	DRG	CIV	UT	0501	F

WASTE REQUIREMENTS					
RESIDENTIAL					
NO. OF UNITS	WASTE/UNIT /WEEK (LITRES)	TOTAL WASTE (m <sup>3</sup> )	BIN SIZE	NO. OF COLLECTIONS /WEEK	WEEKLY CAPACITY (m <sup>3</sup> )
3	0.140	0.42	3 x 0	1	0.36
This document has been assessed against legislation protecting Evoenergy's infrastructure and access to it.					
RECYCLING REQUIREMENTS					
RESIDENTIAL					
NO. OF UNITS	RECYCLING/UNIT /WEEK (LITRES)	TOTAL RECYCLING (m <sup>3</sup> )	BIN SIZE	NO. OF COLLECTIONS /WEEK	WEEKLY CAPACITY (m <sup>3</sup> )
3	0.120	0.36	3 x 0	1	0.36
Please note: Installation of new gas networks may require the property owner to require the property owner to fund rectification works on Evoenergy's gas network.					
Signed: _____ Date: 16 Nov 2018					
Contact Phone: 6190 6270					

**CONDITIONALLY COMPLIES**

The information contained in this application complies with Evoenergy's gas network protection and access requirements subject to the conditions as listed on the Statement of Conditional Compliance.



File Name: P:\2017\170904\_B4-S46-Turner\04\_CAD\4\_2\_Drawings\CIV\170904-drg-civ-wm-2201.dwg

Rev	Description	Date	Approved
F	REVISED FOR DEVELOPMENT APPROVAL	21.08.18	BC
E	REVISED FOR DEVELOPMENT APPROVAL	27.06.18	BC
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C	FOR DEVELOPMENT APPROVAL	09.02.18	BC
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Scales

1:200 @ A1

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Status			
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Height Datum	AHD	Approved Date	20.10.17
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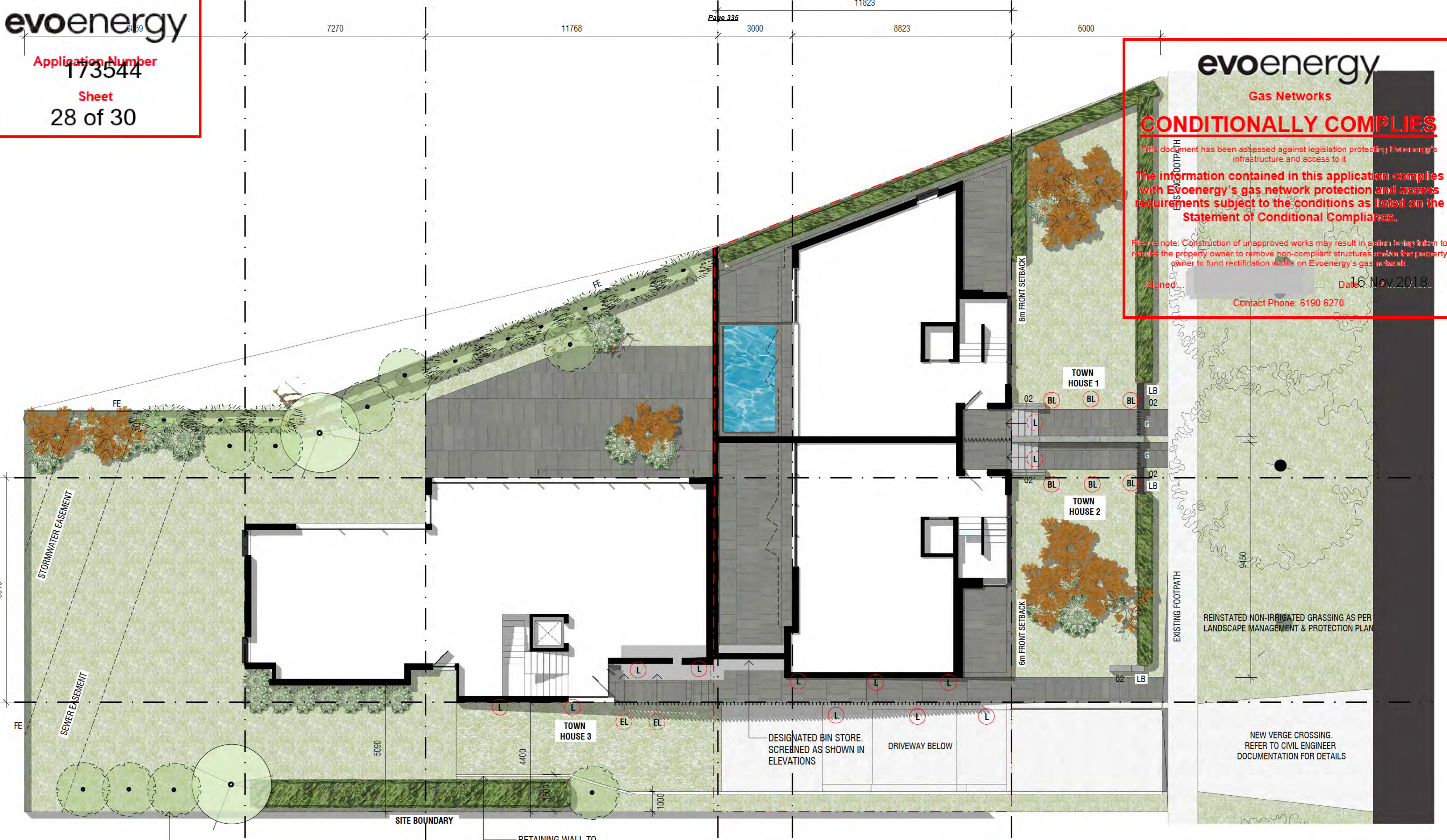
Project Name and Location						
<b>TOWNHOUSE DEVELOPMENT</b>						
BLOCK 4, SECTION 46, TURNER						
Drawing Title						
<b>WASTE MANAGEMENT PLAN</b>						
Project Number	Type	Discipline	Sub-Discipline	Drw No.	Rev	
170904	DRG	CIV	WM	2201	F	

**CONDITIONALLY COMPLIES**

This document has been assessed against legislation protecting Evoenergy's infrastructure and access to it.  
The information contained in this application complies with Evoenergy's gas network protection and access requirements subject to the conditions as listed on the Statement of Conditional Compliance.

Please note: Construction of unapproved works may result in action being taken to require the property owner to remove non-compliant structures within the property owner to fund rectification works on Evoenergy's gas network.

Signed: [Signature] Date: **16 Nov 2018**  
Contact Phone: 6190 6270



**PLAN LEGEND**  
FE 1.8m HIGH TIMBER FENCE  
G STEEL FRAME GATE  
LB LETTERBOX

**LIGHTING LEGEND**  
L BUILDING MOUNTED LUMINAIRE  
EL DOWNLIGHT MOUNTED UNDER EAVES  
BL BOLLARD LIGHT

**NOTES**  
1. ALL EXTERNAL LIGHTING SHALL BE CONTROLLED BY DAYLIGHT SENSOR.  
2. ALL EXTERNAL LIGHTING COMPLIES WITH THE FOLLOWING:  
- AUSTRALIAN STANDARD AS1158: LIGHTING FOR ROADS AND PUBLIC SPACES PART 3.1: PEDESTRIAN AREA LIGHTING - PERFORMANCE AND DESIGN REQUIREMENTS.  
- AUSTRALIAN STANDARD AS1158: LIGHTING FOR ROADS AND PUBLIC SPACES PART 2: COMPUTER PROCEDURES FOR THE CALCULATIONS OF LIGHT TECHNICAL PARAMETERS FOR CATEGORY V AND CATEGORY P LIGHTING.  
- AUSTRALIAN STANDARD AS4282: THE CONTROL OF OBTRUSIVE EFFECTS OF OUTDOOR LIGHTING, IN THE CASE OF SECURITY LIGHTING.

**LANDSCAPING LEGEND**  
EXISTING TREES TO BE RETAINED  
PROPOSED TREE - Acer japonicum 'Green Cascade'  
IRRIGATED TURF  
PAVING  
DRIVEWAY - CONCRETE (REFER TO CIVIL ENGINEER'S DETAIL)  
DECORATIVE SHRUB PLANTIN

**TOWNHOUSE DEVELOPMENT**  
19 FORBES STREET  
BLOCK 4 SECTION 46 TURNER  
**LANDSCAPE CONCEPT PLAN**  
**EXTERNAL LIGHTING PLAN**  
SCALE 1:100 @ A2  
14/08/2018  
**FSP005**

**Thursday Architecture**  
PO Box 3673  
Manuka ACT 2603  
ThursdayArchitecture.com.au  
ACT Registration No. 2289  
NSW Registration No. 9528

**CONDITIONALLY COMPLIES**

This document has been assessed against legislation protecting Evoenergy's infrastructure and access to it

The information contained in this application complies with Evoenergy's gas network protection and access requirements subject to the conditions as listed on the Statement of Conditional Compliance.

Please note: Construction of unapproved works may result in a gas leak which to ensure the property owner to remove non-compliant structures within the property owner to fund essential works on their own gas network.

Signed: [Signature] 16 Nov 2018

Contact Phone: 6190 0280



FRONT PERSPECTIVE



REAR PERSPECTIVE

**TOWNHOUSE DEVELOPMENT**  
19 FORBES STREET  
BLOCK 4 SECTION 46 TURNER

**PERSPECTIVES**

14/08/2018  
**FSP001**



PO Box 3673  
Manuka ACT 2603  
ThursdayArchitecture.com.au  
ACT Registration No. 2289  
NSW Registration No. 9528



## STATEMENT OF CONDITIONAL ACCEPTANCE

**Application No:** 173544    **Suburb:** Turner

**Block/Section** 4 / 46

**Appcn Type:** Multi residential (low rise residential) /New Construction Inclusions :  
Basement, Car Park/driveway, Courtyard wall, Garage, Landscaping,  
Pool, Retaining walls/fencing, Roof, Water Tank

### Attached Plans

ArchBinder2,3,4.pdf

ArchBinder6,7,101.pdf

ArchBinder103,103,107.pdf

ArchBinder201,202,203,301.pdf

102 Ground.pdf

EngBinder0101,0111,0151,0401,0441.pdf

EngBinder0901,0001,0002,0301,0801,2101.pdf

EngBinder2102,0501,2201.pdf

005 Landscape.pdf

1stFloorLineOfSight.pdf

001 Perspectives.pdf

### Conditions of Acceptance

A sewer maintenance structure is located on this block. Unobstructed 24 hour - 7 day a week access a minimum 1.5m wide is to be maintained across the land to the asset.

As per Criterion 1 - Easement and other access Clearances of the Planning and Development Regulation 2008. No structures are to be built over Icon Water easements, pipe protection envelopes or access passages without Icon's written approval. In accordance with this provision, access is to be maintained across land in these areas

Changes to the lease for use of the land and further development of the block may require development or augmentation to the water and/or sewer networks. Augmentation of the networks associated with further development of the block are to be funded by the developer. A charge under the Water and Sewerage Capital Contributions Code may apply. If multiple blocks are created, separate ties to sewer and water will also be required for each block. Separate access will be required through each block,

Icon Water assets shall be protected for the duration of the construction works from short term load shedding from construction machinery or vibration and groundwater ingress or infiltration. Any damage to Icon assets resulting from the construction works shall be repaired by Icon Water at the contractors expense. Access to Icon's assets including sewer structures, manholes, hydrants and valves is to be maintained for the duration of the construction works.

Location of the water meter is to be clear of driveways and footpaths with a 1m radius unhindered access maintained. If required, relocation of the water service is to be undertaken by Icon Water at the lessee's cost. Relocations further than 1.5m laterally require a Hydraulic plan to be approved by Icon prior to applying for the relocation. Evidence of this being performed and constructed is to be forwarded to Icon Water before the certificate of occupation is issued.

Servicing of water and sewerage must be in accordance with Icon Water requirements. Design of External Services plans and Off Site Works must be approved by Icon Water Hydraulic Assets Acceptance section. Icon Water assets shall be protected for the duration of the construction works at all times from machinery, vibration and groundwater ingress or infiltration. All costs associated with repairing damage to Icon assets resulting from the construction works must be paid by the developer.

Please Note:

- ❖ Separate applications are required for ActewAGL electricity and gas networks.
- ❖ Any failure to accurately show existing or proposed structures may result in damage and costs for which the property owner will be liable. Damage to network assets must be reported to Icon Water.
- ❖ Utility conditions may also apply to minor structures and landscaping works that may not have been depicted in this document. Consultation with Icon Water is advised if such structures and landscaping are planned.
- ❖ Icon Water recommends setbacks provided for equipment access to water or sewerage network assets are kept free of obstruction by the property owner.
- ❖ Construction of works without the approval of Icon Water may result in connection to Icon Water's water and sewerage networks being denied and /or action being taken to require the property owner to remove non-compliant services (e.g. sanitary drains) or structures.

### WARNING

Failure to comply with these conditions is likely to result in interference with an Icon Water sewer or water asset. Part 5 of the Utilities (Technical Regulation) Act 2014 applies, which indicates a person who interferes with a utility asset may be subject to prosecution. The current maximum penalty is 200 penalty units, imprisonment for two years, or both. In addition the land-holder can be ordered at their expense to stop the interference, which may involve removal of the building work or that part of the building work that is causing, or is likely to cause interference.

Comments:

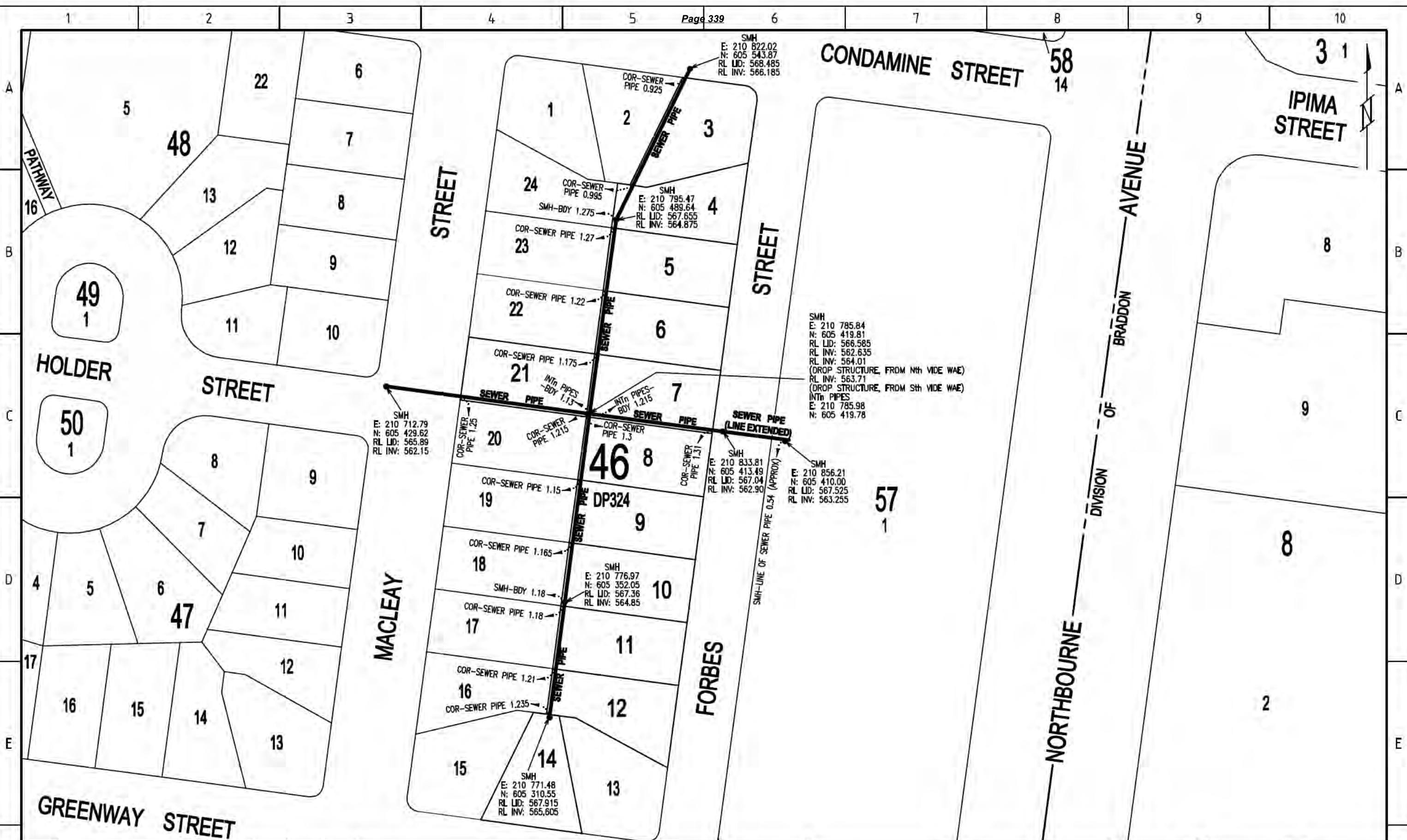
Signed



Date

23 Nov 2018

For further information please phone Icon Water 6248 3111.



No.	REVISION	DATE	CKD	AUTH
B	SURVEY DRAWING APPROVED	09/10/12	ML	GM
A	ORIGINAL SURVEY	03/10/12	ML	ML

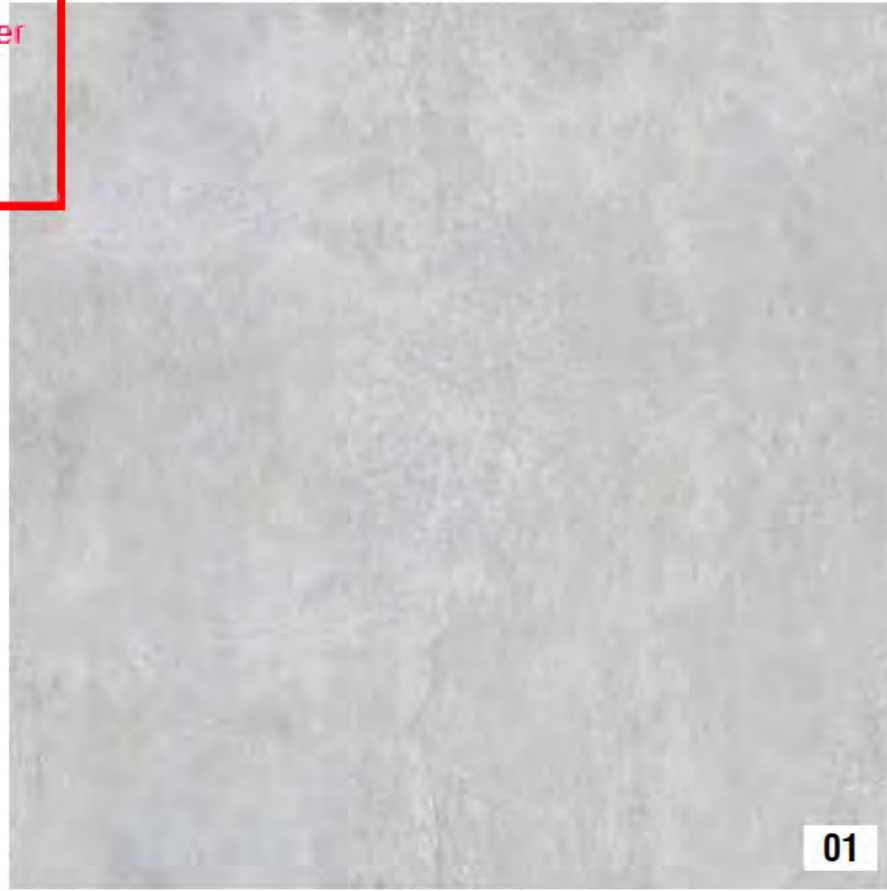
**CANBERRA SURVEYS PTY LTD**  
 LAND SURVEYING CONSULTANTS  
 100/105 007 343  
 Tel (02) 6250 3330 Fax (02) 6250 3050 Mob 0412 256 782

Surveyed: M. Lavis 09/10/2012  
 Drawn: A. Pelaez 08/10/2012  
 Checked: M. Lavis 09/10/2012  
 Approved: M. Lavis

Drawn: A. Pelaez  
 Designed: M. Lavis  
 Project Manager: M. Lavis  
 Concurred: G. Manwaring  
 Contractors Drawing No.: TURN-646

**TURNER**  
 SECTION 46 BLOCKS 3-12, 14 & 21  
 SURVEY OF SEWER MANHOLES  
 IN RELATION TO BOUNDARIES

Scale: 1:1250	Date: 08/10/2012	Sheet No.:
Project No.: 39666	Field Book No.: ML58	
<b>ActewAGL</b>		
<b>A3</b>	<b>CF12/0551</b>	Rev B



01



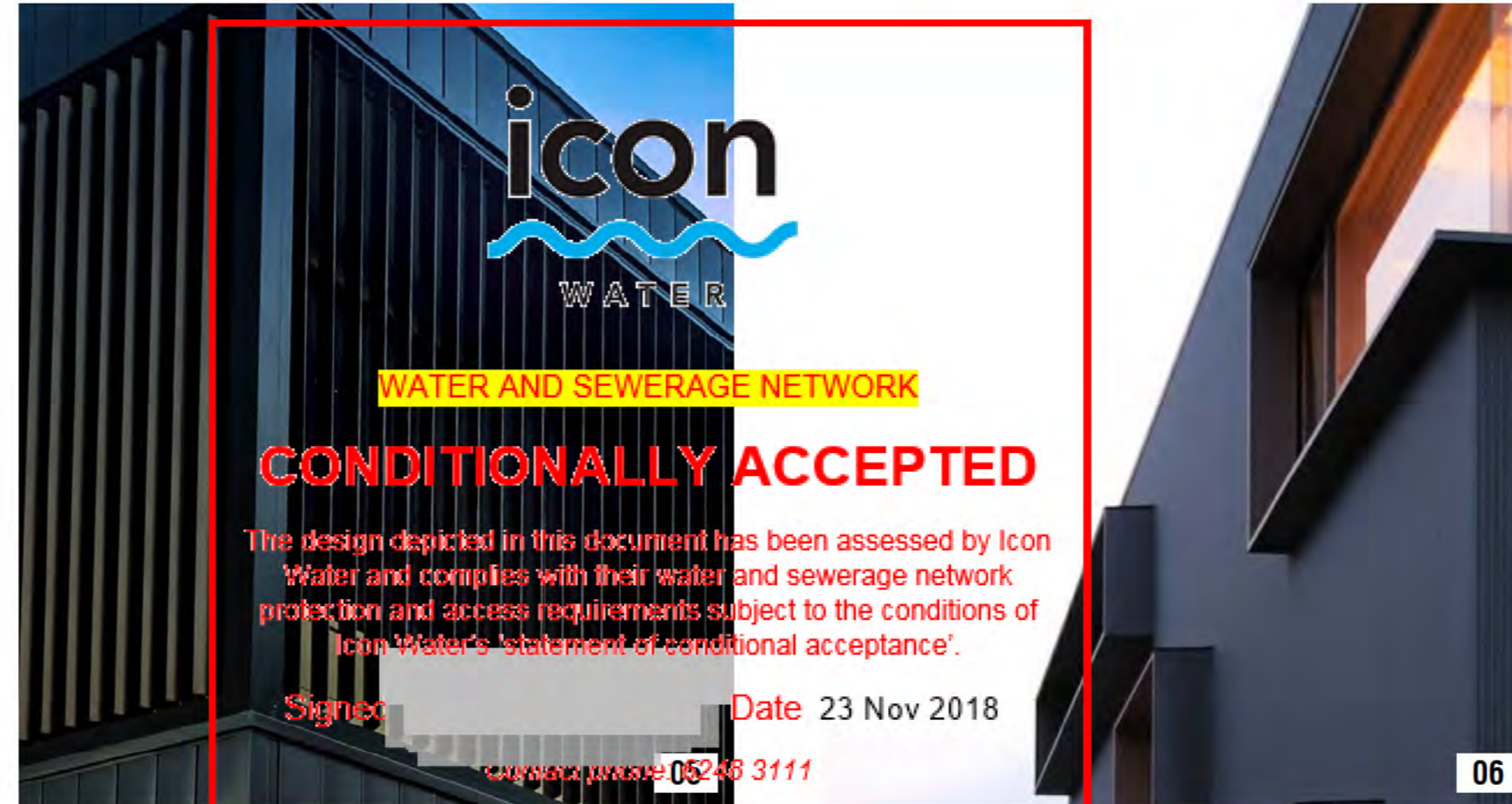
02



03



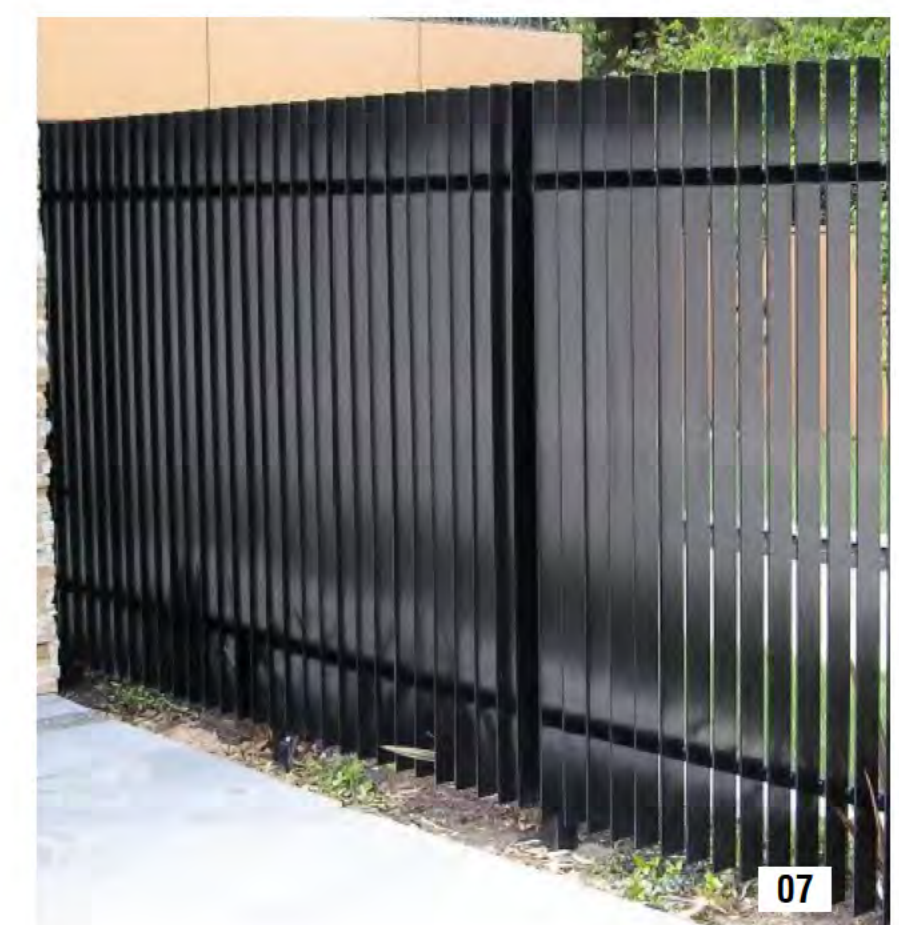
04



05



06



07

01  
CIMENTAL WALL CLADDING

02  
OFF-FORM CONCRETE

03  
STANDING SEAM COPPER CLADDING

04  
BASALT WALL CLADDING SYSTEM

05  
METAL LOUVRES PRIVACY SCREENING

06  
METAL WINDOW SUNSHADE  
WINDOW FRAME COLOUR - BLACK

07  
BLACK METAL SCREEN / FENCING  
COLOUR - BLACK

**TOWNHOUSE DEVELOPMENT**  
19 FORBES STREET  
BLOCK 4 SECTION 46 TURNER

**MATERIALS SCHEDULE**

14/08/2018  
**FSP002**



PO Box 3673  
Manuka ACT 2603  
ThursdayArchitecture.com.au  
ACT Registration No. 2289  
NSW Registration No. 9528

**GENERAL NOTES**

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE ENGINEERS DETAILS. CONFIRM STEEL SIZES PRIOR TO CONSTRUCTION. ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE CLIENT. VARIATIONS TO THE PLAN AND SPECIFICATIONS SHALL NOT BE MADE WITHOUT THE CONSENT OF THE ENGINEER. ALL DIMENSIONS SHALL BE VERIFIED ON SITE. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH NCC REQUIREMENTS. DO NOT SCALE OFF DRAWINGS.

FIRE PRECAUTIONS DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION E CLAUSE E1.6 OF THE NCC. PROVIDE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION E 1.6 OF THE NCC. FIRE EXTINGUISHERS SHALL COMPLY WITH AS2444.

ALL MATERIALS AND ASSEMBLIES SHALL COMPLY WITH C1.10 OF THE NCC. ALL WET AREA FLOORS SHALL BE GRADED AND DRAINED TO FLOOR WASTES TO COMPLY WITH PLUMBING CODES AND THE NCC REQUIREMENTS. PROVIDE IMPERVIOUS WALL TO FLOOR JOINTS TO THE PERIMETER OF ALL WET AREAS. WATER PROOFING SHALL COMPLY WITH C1.F1.7 OF THE NCC. CONFIRM LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION.

THIS PLAN IS PREPARED FROM A COMBINATION OF FIELD SURVEYS AND EXISTING RECORDS PROVIDED BY CONSULTANTS ENGAGED BY THE CLIENT. SERVICES AND INFORMATION SHOWN HEREON HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. IF NOT ABLE TO BE LOCATED, SERVICES HAVE BEEN PLOTTED FROM RECORDS OF RELEVANT AUTHORITIES WHERE AVAILABLE AND HAVE BEEN NOTED ACCORDINGLY ON THIS PLAN.

PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, RELEVANT AUTHORITY SHOULD BE CONTACTED FOR THE POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATION OF THOSE SERVICES.

**EGRESS**

REQUIRED PATHS OF EXIT TO BE IN ACCORDANCE WITH PART D1.6 OF THE NCC THE UNOBSTRUCTED HEIGHT MUST BE NO LESS THAN 2.0m EXCEPT AT DOORWAYS WHERE HEIGHT MAY BE REDUCED TO 1.98m. THE UNOBSTRUCTED WIDTH OF EACH EXIT OR PATH OR TRAVEL TO AN EXIT EXCEPT AT DOORWAYS MUST BE 1.0m MINIMUM.

REQUIRED EXIT SIGNS SHALL BE IN ACCORDANCE WITH PART E4 OF THE NCC PROVIDE EMERGENCY ILLUMINATED EXIT SIGNS TO REQUIRED EXITS TO COMPLY WITH AS2293.1

EXIT MUST NOT BE BLOCKED AT THE POINT OF DISCHARGE AND WHERE NECESSARY SUITABLE BARRIERS MUST BE PROVIDED TO PREVENT VEHICLES FROM BLOCKING EXITS.

THE OPERATION OF LATCHES MUST BE IN ACCORDANCE WITH PART D2.1 OF THE NCC.

**LIGHTING**

INSTALL EMERGENCY LIGHTING IN ACCORDANCE WITH AS2293.1 AND PART E4.2 OF THE NCC INCLUDING DIRECTIONAL SIGNAGE (NOT SHOWN ON PLANS) TO NCC REQUIREMENTS.

PROVIDE ARTIFICIAL LIGHTING TO AS1680

**STAIRS**

GOINGS AND RISERS SHALL BE IN ACCORDANCE WITH PART D OF THE NCC.

NOMINAL DIMENSIONS OF RISERS AND TREAD MUST BE CONSISTENT FOR EACH FLIGHT OF STAIRS AND THERE MUST BE NO MORE THAN 18 RISERS PER FLIGHT.

RISER AND GOINGS SHALL BE IN ACCORDANCE WITH THE NCC:  
 RISER 190max. 155min  
 GOINGS 355max. 240min  
 QUANTITY (2xRISER+GOING) 700max. 550min

STAIR SHALL BE BALUSTRADED WHERE HEIGHT TO FINISHED GROUND LEVEL EXCEEDS 1.0m. THE BALUSTRADE SHALL BE 1000mm HIGH AND NOT LESS THAN 865mm ABOVE STAIR NOSINGS. NO OPENING IN THE BALUSTRADE MUST ALLOW A 125mm SPHERE TO PASS THROUGH. LOADING FORCES MUST BE IN ACCORDANCE WITH AS1170.1

WHERE HEIGHT OF STAIR IS GREATER THAN 570 ABOVE FINISHED GROUND LEVEL A LANDING IN ACCORDANCE WITH CLAUSE 3.9.1.3 SHALL BE PROVIDED.

**SEDIMENT AND EROSION CONTROL**

THE DEVELOPMENT WILL COMPLY WITH THE ACT ENVIRONMENT PROTECTION AUTHORITY GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, AUGUST 2007

**EXISTING VERGE MANAGEMENT NOTES**

INSTALL 1800mm HIGH TEMPORARY FENCING WITH CONCRETE FEET OR INSTALL 1800mm CHAIN MESH FENCE SUPPORTED BY 2400mm TALL STAR STEEL POSTS AROUND VERGES AND EXISTING VEGETATION.

FENCING TO BE ERECTED ON COMMENCEMENT OF SITE WORK AND REMOVED AT COMPLETION OF CONSTRUCTION AND COMMENCEMENT OF VERGE RESTORATION. THE FENCE IS TO REMAIN CONTINUOUS THROUGHOUT PROJECT, EXCEPT WHERE APPROVED SERVICE INSTALLATION OCCURS.

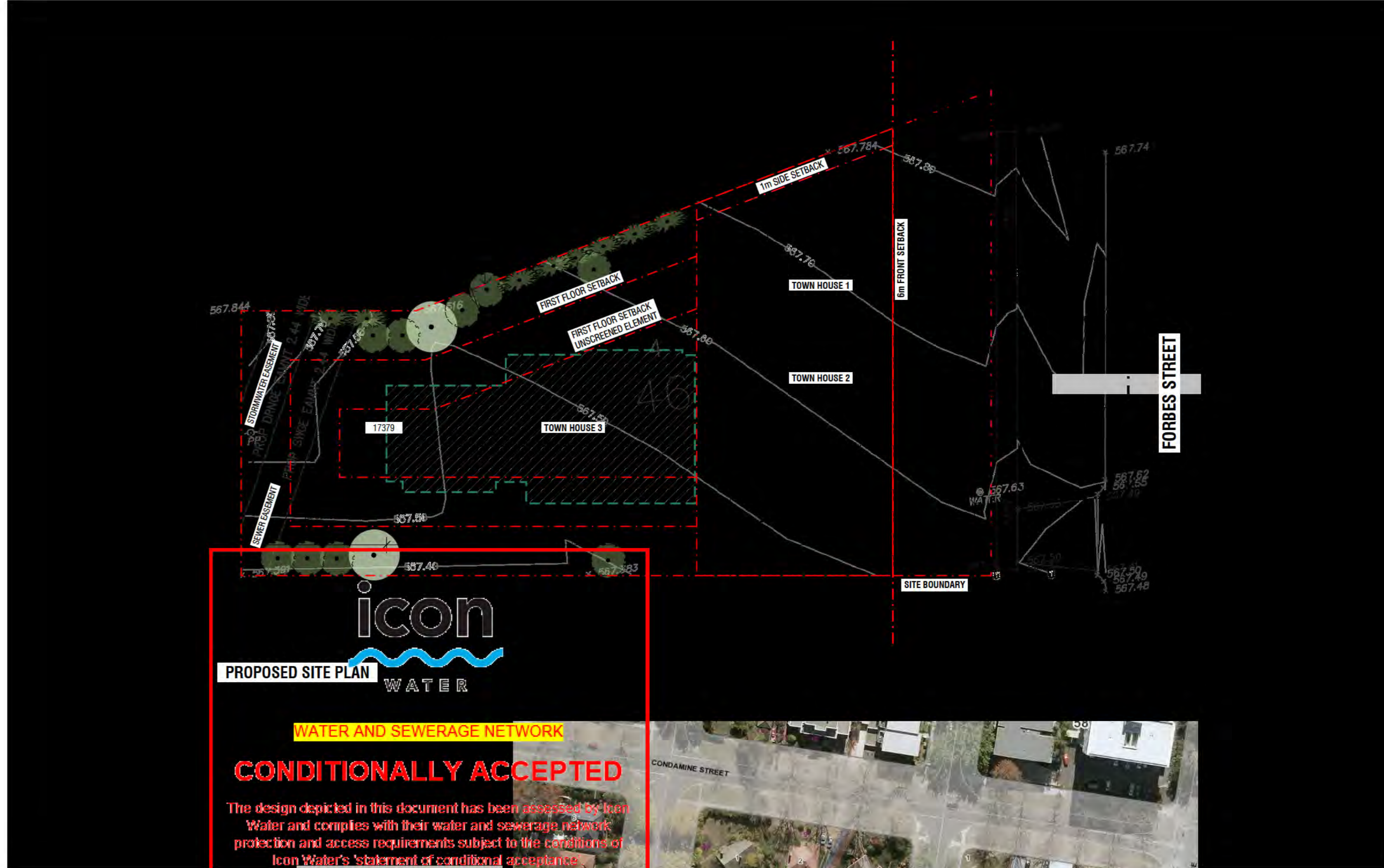
ENSURE ADEQUATE WATER IS APPLIED TO THE ROOT ZONE OF RETAINED TREES THROUGHOUT THE CONSTRUCTION PERIOD. ALL WORK IS TO BE IN ACCORDANCE WITH THE 'CANBERRA LANDSCAPE GUIDELINES' & THE BASIC SPECIFICATIONS FOR ROADS HYDRAULICS AND LANDSCAPE. JULY 1991. MAKE GOOD ANY DAMAGE TO EXISTING GRASS VERGES, REINSTATE AS PER BASIC SPECIFICATIONS.

IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THAT ANY DISTURBANCES TO THE VERGE GROUND COVER, TREES, PATHS, KERB, ROADWAYS OR SERVICES OCCURRING FROM EITHER CONSTRUCTION WORKS OR STORAGE OF MACHINERY DURING THE CONSTRUCTION WORKS ARE RECTIFIED TO THE SATISFACTION OF RELEVANT AUTHORITIES.

AT THE COMPLETION OF CONSTRUCTION, VERGES SHOULD STILL HAVE ESTABLISHED DRYLAND GRASS COVER. TOPSOIL IS NOT TO BE REMOVED AND LEVELS NOT TO BE CHANGED. NO CAR PARKING OR EQUIPMENT PARKING PERMITTED ON VERGES OR UNDER DRIPLINE OF RETAINED TREES.

NO SITE SHEDS, STORAGE SHEDS, SITE AMENITIES OR BILLBOARDS TO BE ERECTED ON VERGES OR UNDER DRIPLINE OF RETAINED TREES.

NO CONSTRUCTION MATERIAL TO BE STORED ON VERGES OR UNDER DRIPLINE OF RETAINED TREES.



LOCATION PLAN (NTS)

	<b>SITE COVERAGE</b>
	151sqm - 30% SITE COVERAGE IN REAR BUILDING ZONE

<b>SCHEDULE OF AREAS</b>				
TOWNHOUSE 1	LOWER 63	UPPER 68	TOTAL	131sqm
TOWNHOUSE 2	LOWER 68	UPPER 74	TOTAL	142sqm
TOWNHOUSE 3	LOWER 129	UPPER 134	TOTAL	263sqm

<b>TOTAL</b>				
GFA	LOWER 260	UPPER 276	TOTAL	536sqm
SITE AREA			TOTAL	973.6sqm
PLOT RATIO				0.55

**TOWNHOUSE DEVELOPMENT**  
 19 FORBES STREET  
 BLOCK 4 SECTION 46 TURNER

**SITE PLAN**  
 SCALE 1:200 @ A2  
 14/08/2018  
**FSP003**

**Thursday Architecture**

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 Manuka ACT 2603  
 ThursdayArchitecture.com.au

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 NSW Registration No. 9528



SITE ANALYSIS (NTS)



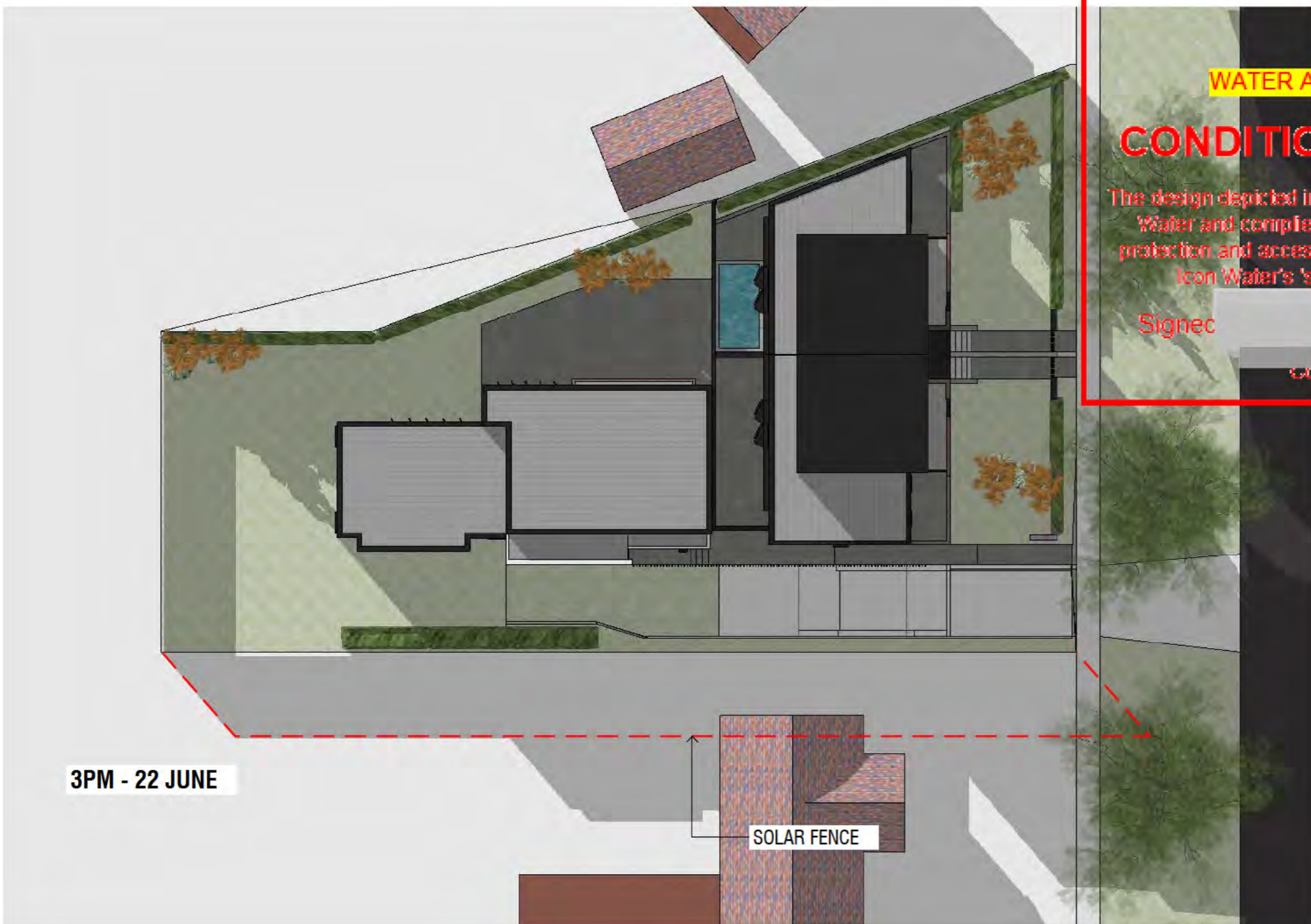
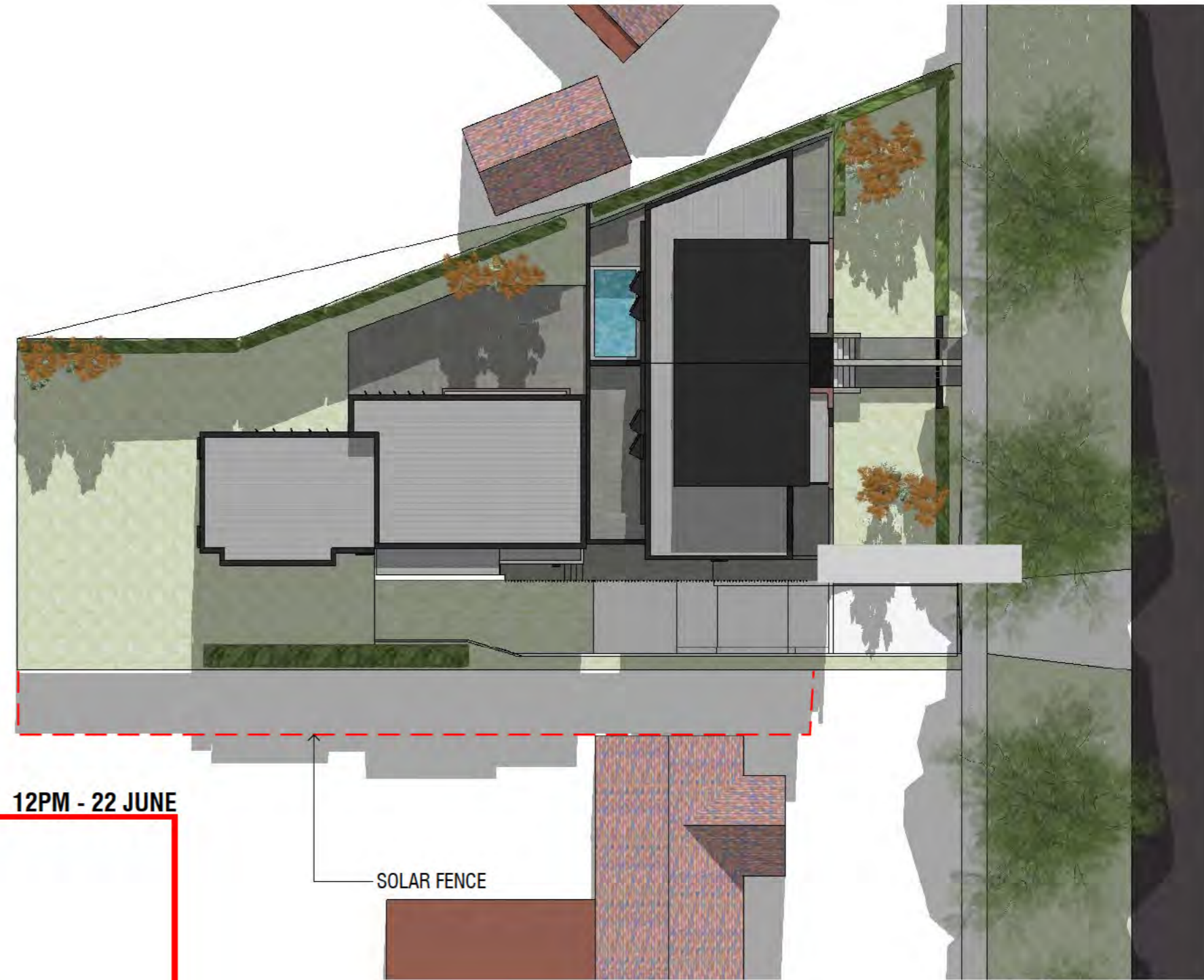
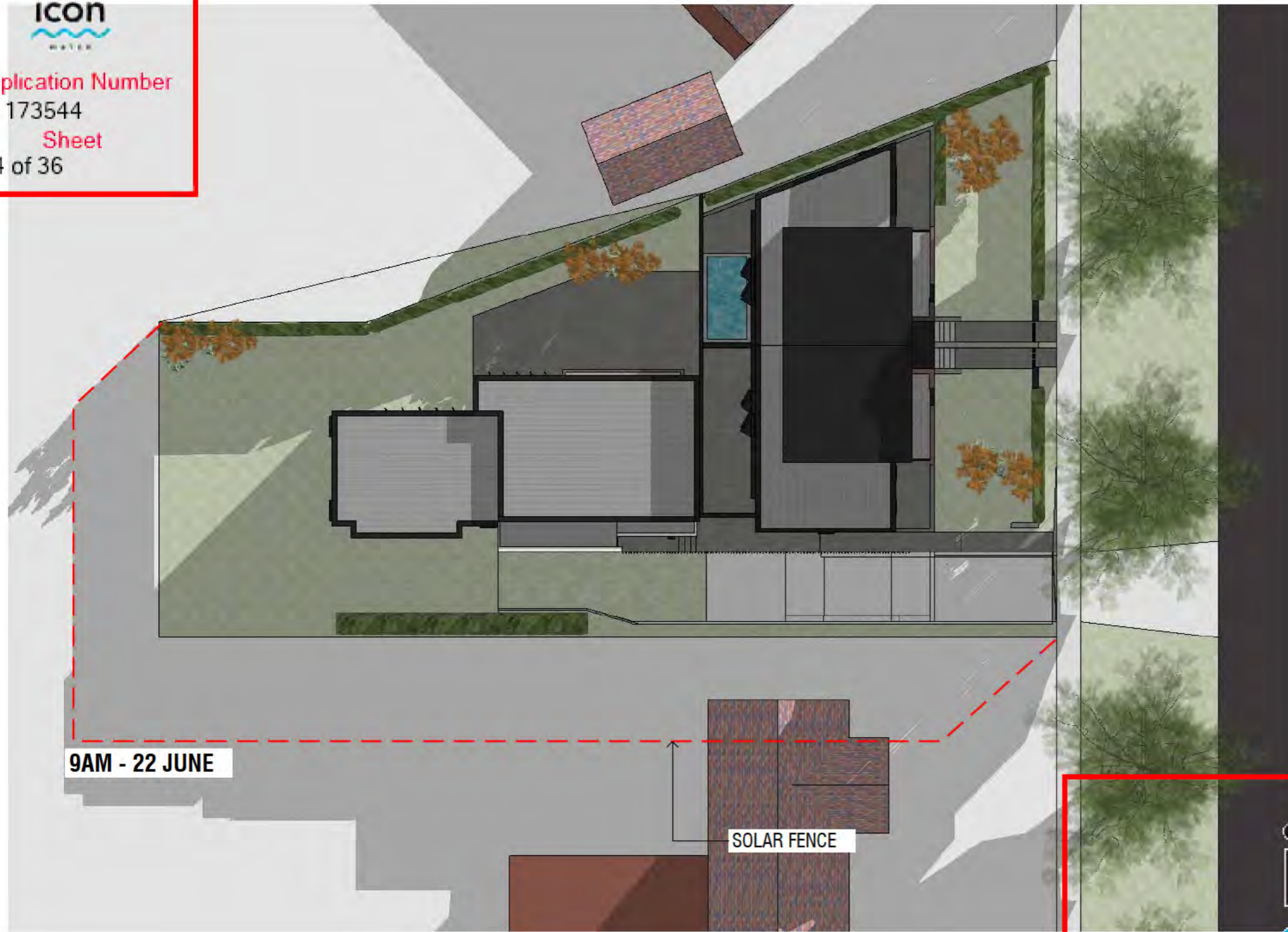
**TOWNHOUSE DEVELOPMENT**  
19 FORBES STREET  
BLOCK 4 SECTION 46 TURNER

**SITE ANALYSIS**

14/08/2018  
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**icon**  
WATER

**WATER AND SEWERAGE NETWORK**

**CONDITIONALLY ACCEPTED**

The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's 'statement of conditional acceptance'.

Signed: [Redacted] Date 23 Nov 2018

Contact phone: 6248 3111

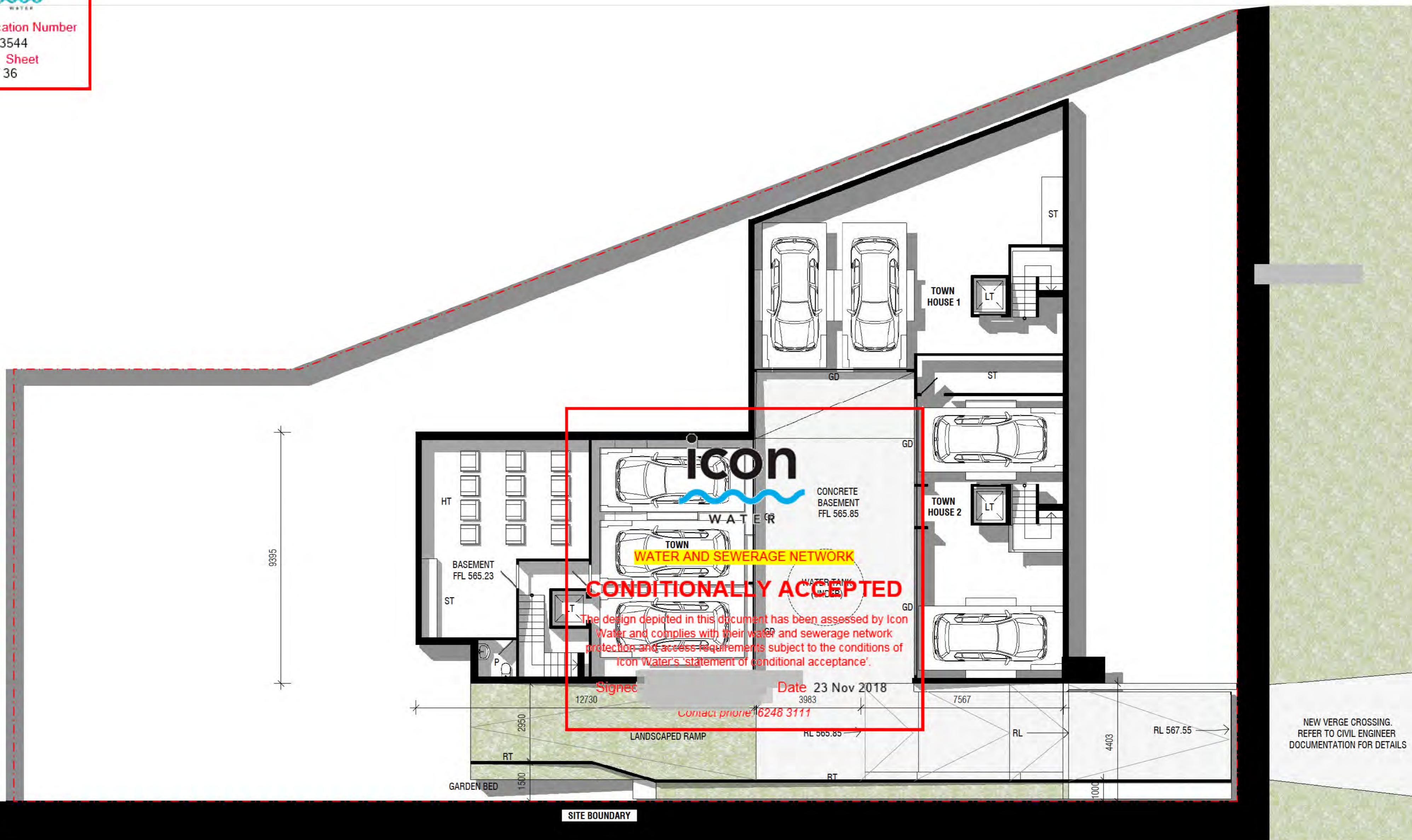


**TOWNHOUSE DEVELOPMENT**  
19 FORBES STREET  
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**SHADOW DIAGRAMS**  
SCALE 1:200 @ A2  
14/08/2018  
**FSP006**



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- ROOM KEY**
- GD GARAGE DOOR
  - HT HOME THEATRE
  - LT LIFT
  - P POWDER ROOM
  - ST STORE

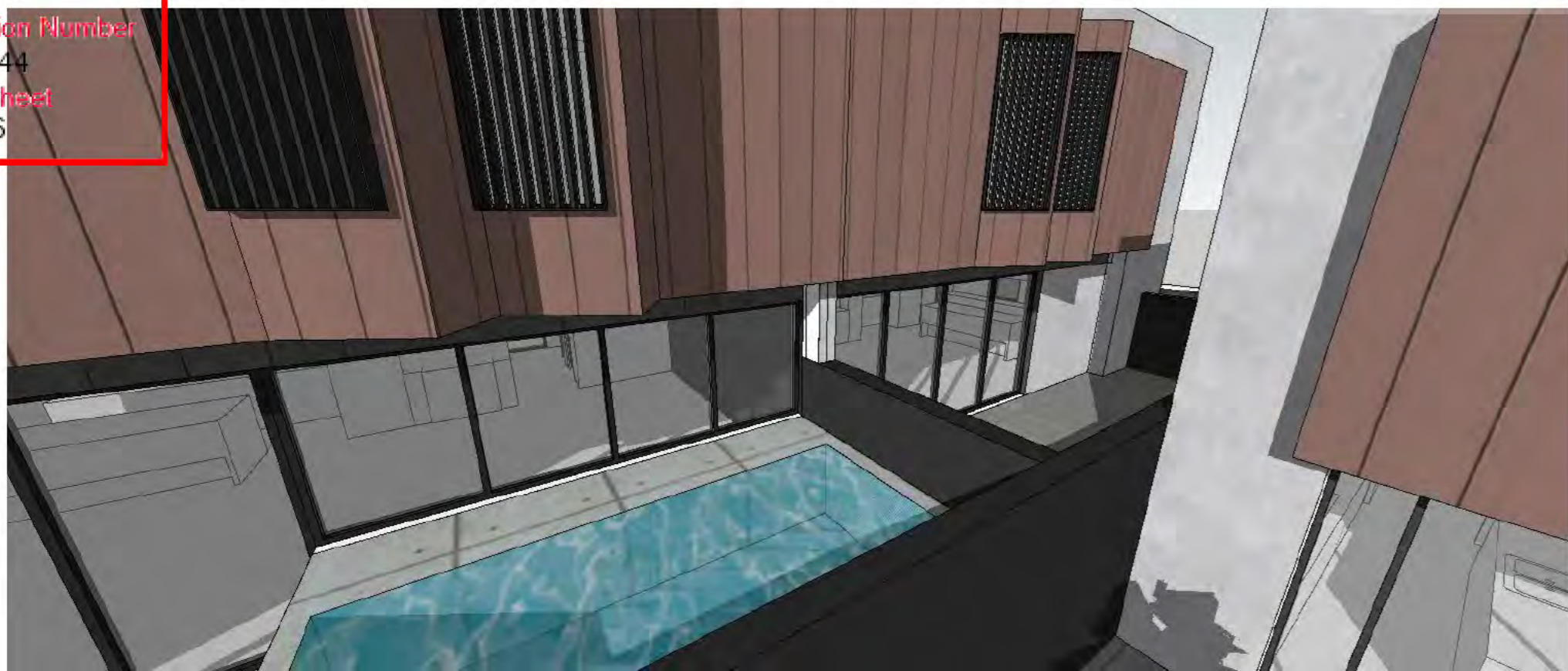


**TOWNHOUSE DEVELOPMENT**  
19 FORBES STREET  
BLOCK 4 SECTION 46 TURNER

**BASEMENT PLAN**  
SCALE 1:100 @ A2  
14/08/2018  
**FSP101**



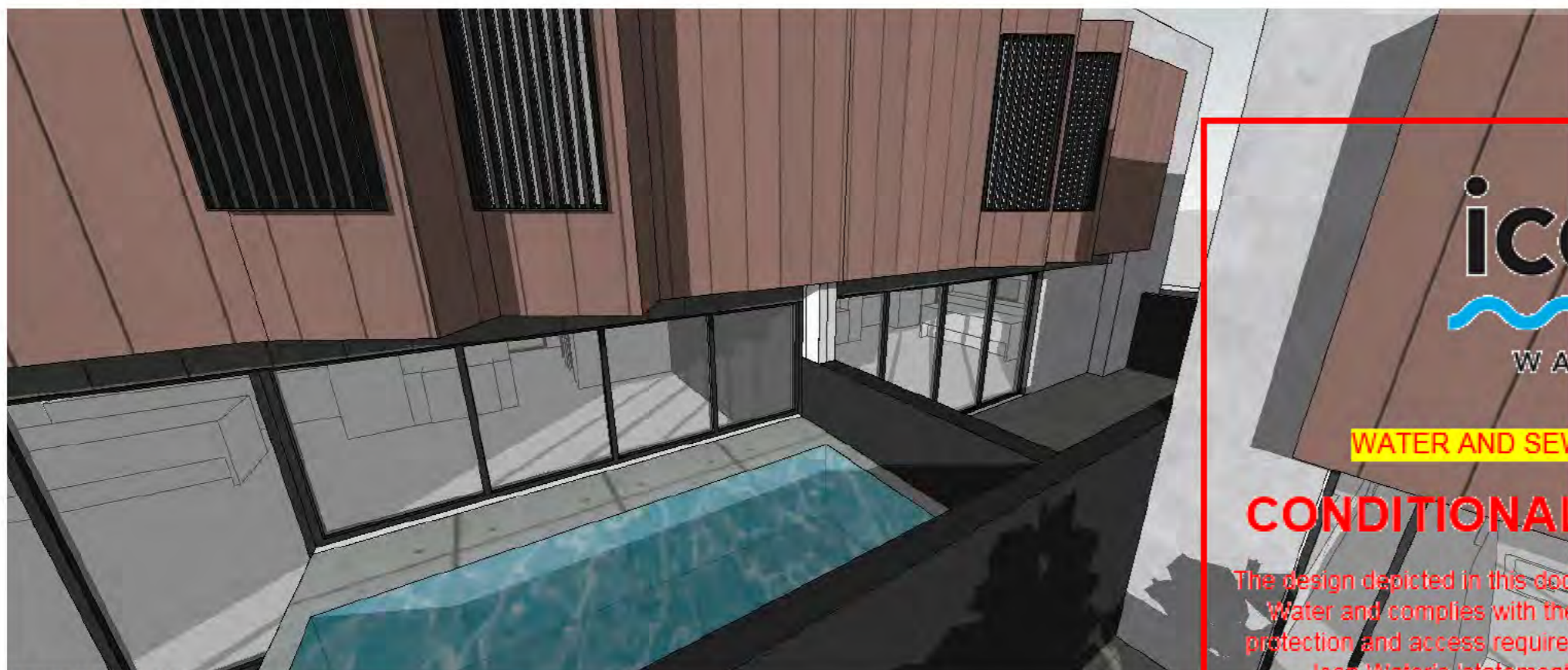
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1230PM - 22 JUNE



LOCATION PLAN



130PM - 22 JUNE

**icon**  
WATER

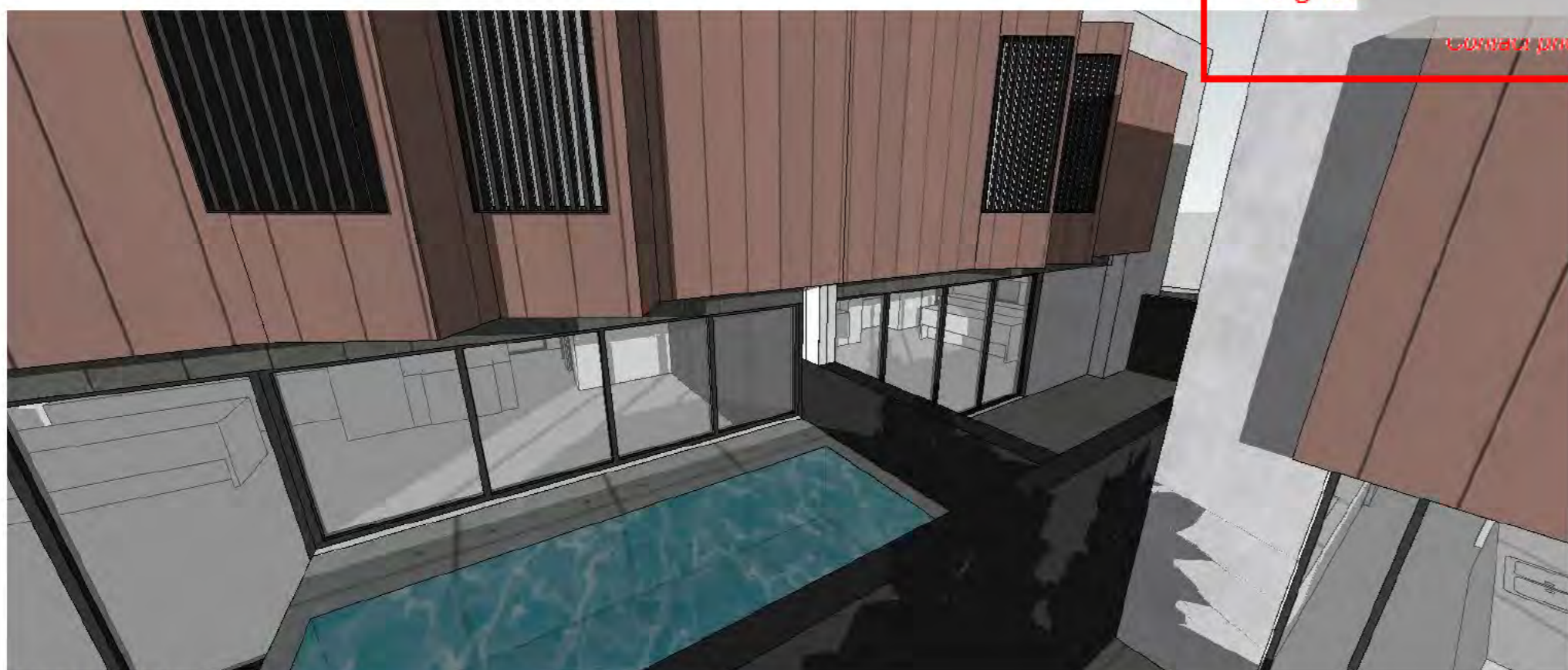
**WATER AND SEWERAGE NETWORK**

**CONDITIONALLY ACCEPTED**

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Signed: [Redacted] Date 23 Nov 2018

Icon Water phone: 6248 3111



230PM - 22 JUNE



**TOWNHOUSE DEVELOPMENT**  
19 FORBES STREET  
BLOCK 4 SECTION 46 TURNER

**SOLAR ACCESS DIAGRAM**

14/08/2018  
**FSP007**



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9040

11515

9450

FIRST FLOOR SETBACK

FIRST FLOOR SETBACK  
UNSCREENED ELEMENT



WATER AND SEWERAGE NETWORK

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Signed

Date 23 Nov 2018

Contact phone 0248 3111

TOWN HOUSE 3

TOWN HOUSE 1

TOWN HOUSE 2

DRIVEWAY BELOW

ROOM KEY

- B BEDROOM
- BA BEDROOM
- BC BALCONY
- EN ENSUITE
- LR LOUNGE ROOM
- LT LIFT
- P POWDER ROOM
- S STUDY
- ST STORE
- WIR WALK IN ROBE

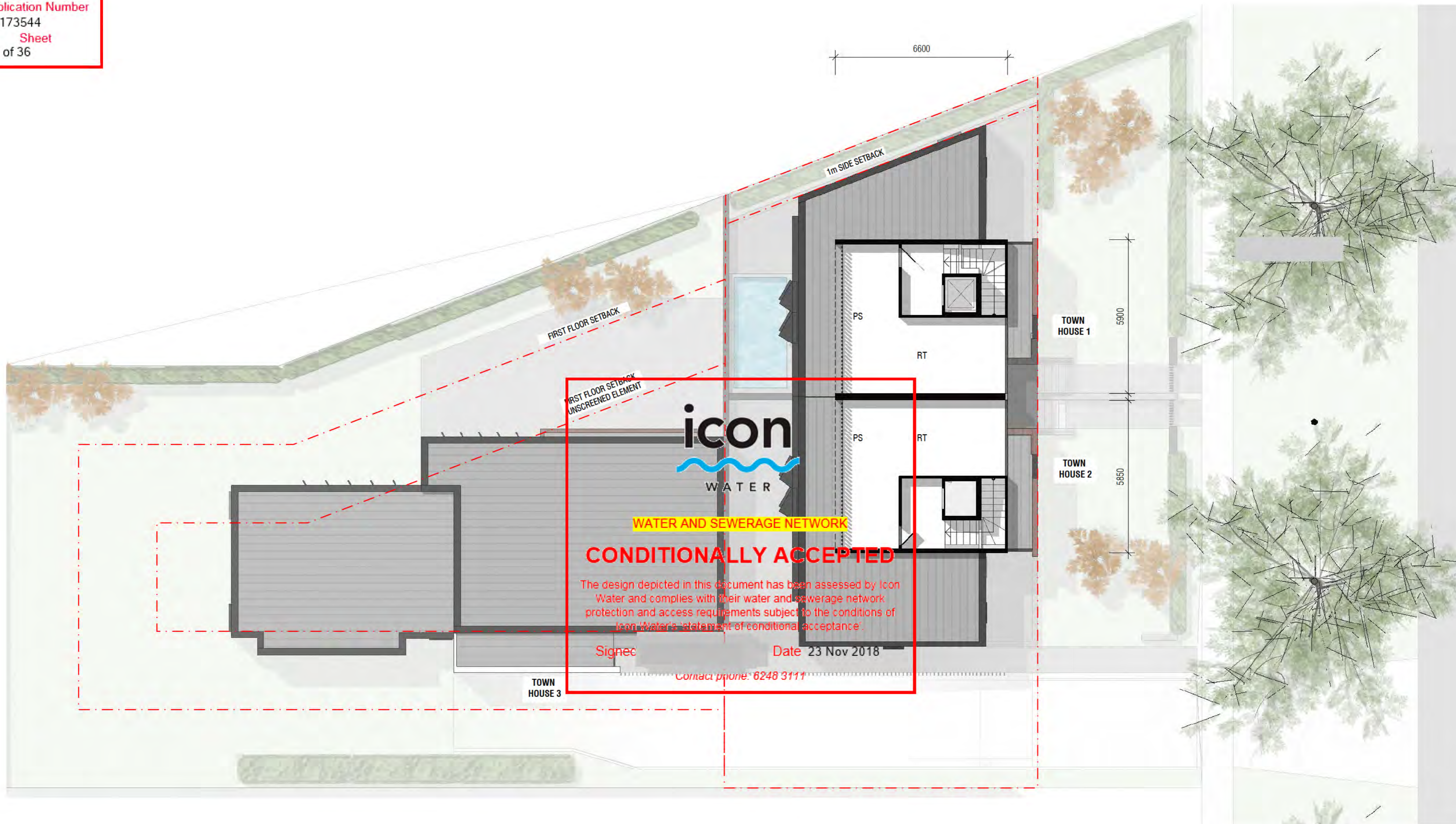


**TOWNHOUSE DEVELOPMENT**  
19 FORBES STREET  
BLOCK 4 SECTION 46 TURNER

**FIRST FLOOR PLAN**  
SCALE 1:100 @ A2  
14/08/2018  
**FSP103 - PR**



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WATER

WATER AND SEWERAGE NETWORK

**CONDITIONALLY ACCEPTED**

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Signed

Date 23 Nov 2018

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**ROOM KEY**

- RT ROOF TERRACE
- PS PRIVACY SCREEN 1.7m ABOVE FFL



**TOWNHOUSE DEVELOPMENT**

19 FORBES STREET  
BLOCK 4 SECTION 46 TURNER

**ROOF PLAN**

SCALE 1:100 @ A2  
14/08/2018

**FSP104 - PR**



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