

SITE PLAN

AREA SCHEDULE:

SITE AREA	706.00m ²
GROUND FLOOR : (Incl. GARAGE)	256.75m ²
FIRST FLOOR :	95.85m ²
TOTAL:	352.60m ²
ALFRESCO	39.00m ²
PATIO	7.20m ²

GENERAL NOTES

- CARRY OUT ALL WORK IN COMPLIANCE WITH THE RELEVANT SAA CODES OF PRACTICE IN THE BEST TRADESMAN-LIKE MANNER TO THE APPROVAL OF THE SUPERINTENDENT AND AUTHORITIES HAVING JURISDICTION OVER THE WORKS INCLUDING BUT NOT RESTRICTED TO :
 - A) ACT GOVERNMENT
 - B) BUILDING CODE OF AUSTRALIA AND THE ACT APPENDIX
 - C) ACT ELECTRICITY AND WATER
 - D) AS1684 TIMBER FRAMING CODE AND AS FURTHER SPECIFIED
- ALL DIMENSIONS MUST BE VERIFIED ON SITE BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.
- USE FIGURED DIMENSIONS ONLY. DO NOT SCALE OFF THE DRAWING.
- SURVEYOR TO CONFIRM EASEMENT LOCATIONS PRIOR TO COMMENCEMENT OF ANY WORKS.

SUPPLEMENTARY NOTES

- 1800mm HIGH FENCING TO THE REAR AND SIDE BOUNDARIES UNLESS SHOWN OTHERWISE ON THE DRAWINGS. FENCING ALONG THE SIDE BOUNDARIES NOT TO EXTEND BEYOND THE FRONT BUILDING LINE.
- ALL LEVELS, SITE CUTS, GROUND LEVELS, FFLs TO BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS (INCLUDING DRIVEWAY LEVELS).
- ANY DISCREPANCIES TO BE DIRECTED TO BUILDER IMMEDIATELY.
- CLOTHES DRYING AREA TO BE SCREENED FROM PUBLIC VIEW AND CONFIRMED BY CLIENT.
- STORMWATER, WATER AND SEWER CONNECTION DETAILS TO BE CONFIRMED WHEN THE INFORMATION IS AVAILABLE.
- INCLUSION LIST TO TAKE PRECEDENCE OVER DRAWINGS.

ENERGY RATING NOTES

- ALL ROOF/CEILINGS TO BE SARKED WITH R 1.5 RATED WOOL BLANKET AND INSULATED WITH R 5.0 RATED INSULATION BATTS.
- ALL EXTERNAL WALLS TO BE INSULATED WITH R2.0 RATED INSULATION BATTS AND SISALATION.
- INTERNAL WALLS BETWEEN THE GARAGE AND THE HOUSE TO BE INSULATED WITH R2.0 RATED INSULATION BATTS.
- ALL EXTERNAL TIMBER DOORS AND GAPS & CRACKS IN BUILDING TO BE SEALED.
- ALL ALUMINIUM WINDOWS & SLIDING DOORS ARE TO BE SINGLE GLAZED UNLESS SPECIFIED AS DOUBLE GLAZED (DG) IN ENERGY ASSESSMENT REPORT PREPARED FOR THE DEVELOPMENT TO ACHIEVE 6 STAR RATING.
- NO UNSEALED VENTED DOWNLIGHTS TO BE USED.
- SELF CLOSING DAMPERS TO ALL EXHAUST FANS.
- FLOOR SLAB TO BE WAFFLE SLAB TO STRUCTURAL ENGINEER'S DETAILS

FINISHED FLOOR LEVEL

FINISHED FLOOR LEVEL WILL BE MINIMUM 300MM ABOVE THE LOWEST POINT ON THE BLOCK.

EROSION & SEDIMENT CONTROL

EROSION AND SEDIMENT CONTROL MEASURES TO BE UNDERTAKEN IN COMPLIANCE WITH EPA REQUIREMENTS.

BUILDING MATERIALS

ALL EXTERNAL BUILDING MATERIALS, FINISHES AND COLOURS TO BE IN ACCORDANCE WITH THE PROVISIONS OF THE TERRITORY PLAN.

RAIN WATER TANK

A 4000 LITRES CAPACITY RAIN WATER TANK IS TO BE INSTALLED AND CONNECTED TO TOILET FLUSHING SYSTEM & ALL EXTERNAL TAPS. 50% OR 100m² OF ROOF PLAN AREA, WHICHEVER IS LESSER, IS TO BE CONNECTED TO THE TANK.

BUSHFIRE PROTECTION MEASURES

A BUSHFIRE ATTACK LEVEL (BAL) OF 12.5 APPLIES TO ANY DEVELOPMENT PROPOSED ON THE SITE. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH AS3959-2009 AND THE CORRESPONDING BAL CONSTRUCTION STANDARDS.

CUT AND FILL

THE SUM OF MAXIMUM CUT AND MAXIMUM FILL ASSOCIATED WITH BULK EARTHWORKS SHALL NOT EXCEED 1.5 METRES TO COMPLY WITH RELEVANT HOUSING DEVELOPMENT GUIDELINES

BOUNDARY FENCE

ALL EXISTING BOUNDARY FENCE TO REMAIN IN PLACE. ALL NEW FENCE TO COMPLY WITH R24 OF THE TERRITORY PLAN - SINGLE DWELLING HOUSING DEVELOPMENT CODE. ALL NEW FENCE TO MATCH EXISTING AND NOT FORWARD OF BUILDING LINE

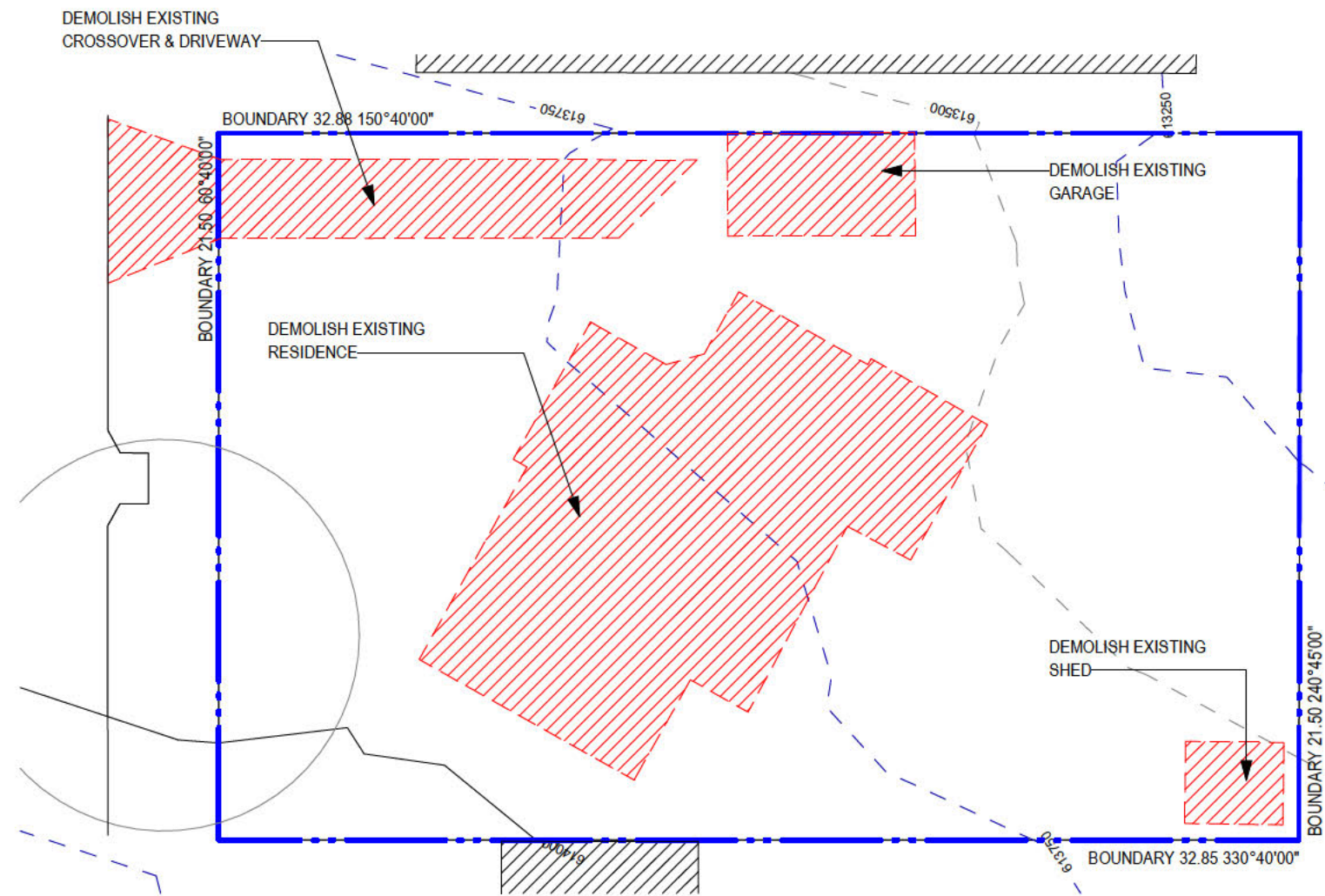
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REVISIONS		
#	REVISION DESCRIPTION	DATE
1	ISSUE FOR COSTING	10/10/2020
2	ISSUED FOR APPROVAL	24/01/2021
3	UPDATED FOR APPROVAL	15/02/2021

11 Allen Street, Casey ACT 2913
ph: 0422 342 970
email: aris14nov@yahoo.com

Client:	Scale: 1:200 @ A3	Project: NEW TWO STOREY HOUSE AT PALMERSTON
Street: 18 NARRYER CLOSE	Drawn: JA	Checked: FB
SUBURB PALMERSTON	BLOCK NO: 14	SECTION: 152
Local Government Area: ACT	Sheet Issue Date: 10/10/20	Drawing Title: SITE PLAN
	Printing Date: 15/02/2021 10:14:10 PM	Job No. 2005
		Dwg No. A-010
		3

DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS. VERIFY ALL DIMENSIONS ON SITE. NOT TO BE USED OR COPIED WITHOUT PERMISSION



1 DEMOLITION PLAN
A - 200 SCALE: 1 : 200

DEMOLITION NOTES

UTILITIES

- ALL NETWORK INFRASTRUCTURE ON OR IMMEDIATELY ADJACENT TO THE SITE HAS BEEN IDENTIFIED ON THE UTILITIES PLAN
- ALL POTENTIALLY DANGEROUS SUBSTANCES AND CONDITIONS (ASSOCIATED WITH OR RESULTING FROM THE DEMOLITION PROCESS) THAT MAY CONSTITUTE A RISK TO UTILITY SERVICES HAVE BEEN IDENTIFIED
- ALL REQUIRED NETWORK DISCONNECTIONS HAVE BEEN IDENTIFIED AND THE DISCONNECTION WORKS COMPLY WITH UTILITY REQUIREMENTS
- ALL WORKS ASSOCIATED WITH THE DEMOLITION COMPLY WITH AND ARE TO BE IN ACCORDANCE WITH UTILITY ASSET ACCESS AND PROTECTION REQUIREMENTS.
- RETAIN WATER METERS AND RETURN TO ICON WATER.
- DISCONNECT AND CAP ALL SERVICES TO UTILITY REQUIREMENTS 3.0m FROM THE TIE POINT.
- MAINTAIN EXISTING STORMWATER TIES.

DEMOLITION PROCEDURE

- BRICKS TO BE RECYCLED OR CRUSHED AND RECYCLED
- CONCRETE (SLABS, VERANDAHS, PATHS, DRIVEWAYS ETC) TO BE TAKEN TO AN APPROVED CONCRETE RECYCLER.
- STOCKPILE SITE TOPSOIL FOR REUSE IN THE NEW WORKS WHERE POSSIBLE
- VEGETATION. REMOVE TREES TO BE REMOVED WITHOUT DISTURBANCE TO THOSE TREES TO BE RETAINED. PROTECT ALL VEGETATION TO BE RETAINED FROM DAMAGE DURING DEMOLITION AND SITE CLEARING.
- POLLUTION - AS PER ABOVE AND TO ACT POLLUTION CONTROL LAWS.

- TEMPORARY TRAFFIC MANAGEMENT PLAN TO BE IN PLACE PRIOR TO DEMOLITION
- SITE FENCING AND SEDIMENT AND EROSION CONTROL MEASURES TO BE IN PLACE PRIOR TO DEMOLITION

EXISTING SERVICES

- ELECTRICITY TO BE DISCONNECTED AS PER EVO ENERGY REQUIREMENTS AND RECONNECTED WITH A TEMPORARY SUPPLY.
- SEWER AND STORMWATER TO BE CAPPED TO UTILITY REQUIREMENTS.
- TEMPORARY WATER SUPPLY TO BE MAINTAINED.
- TEMPORARY PHONE LINE TO BE MAINTAINED.

- TEMPORARY CONNECTIONS TO BE TO UTILITY REQUIREMENTS.

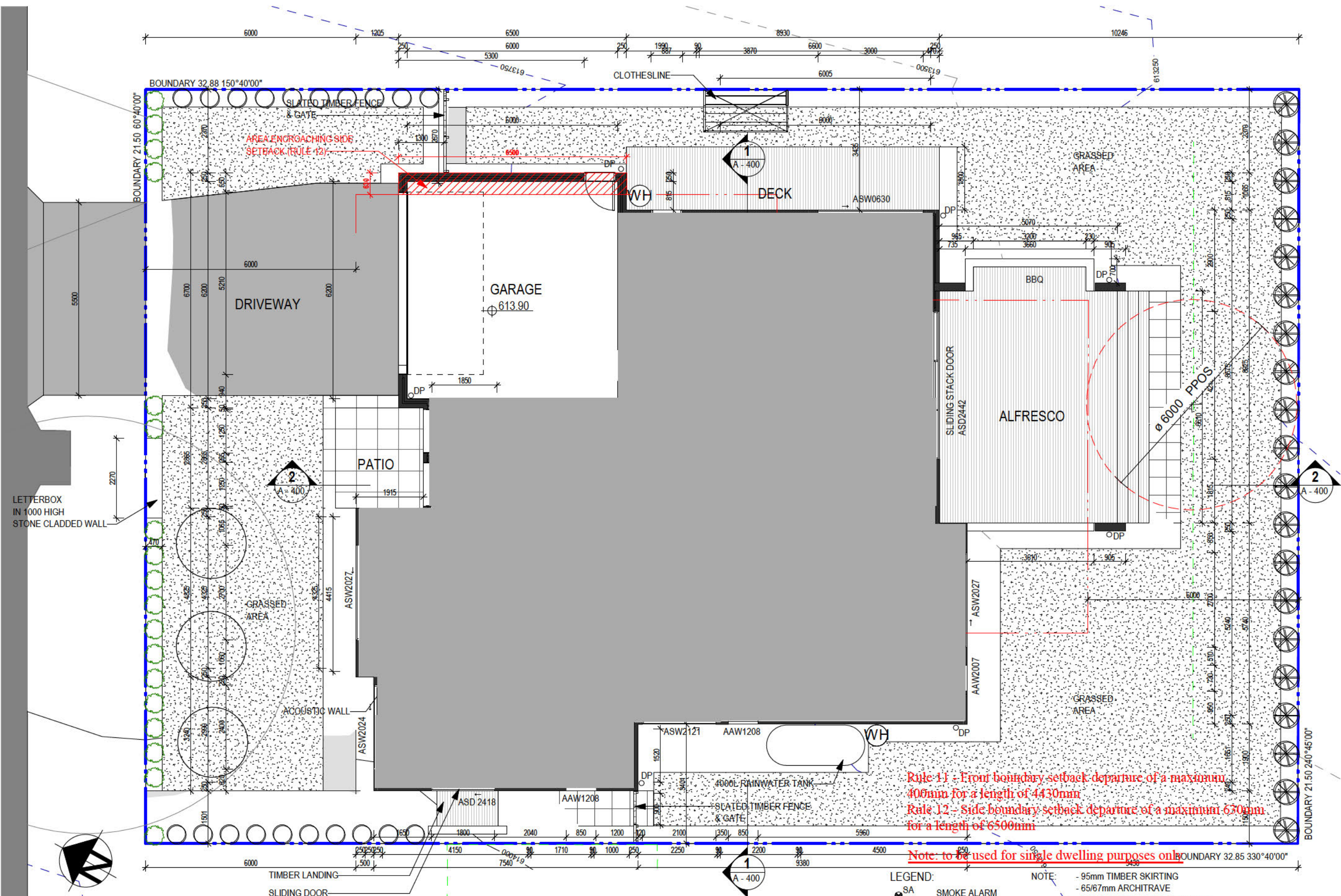
- DEMOLITION MATERIAL TO BE SEPARATED INTO SEPARATE STREAMS TO ENSURE EASY ACCESS BY RECYCLING ORGANISATIONS, BUILDERS AND SUBCONTRACTORS.

REVISIONS		
#	REVISION DESCRIPTION	DATE
2	ISSUED FOR APPROVAL	24/01/2021
3	UPDATED FOR APPROVAL	15/02/2021



Client:		Scale:	Project:	
18 NARRYER CLOSE		1 : 200 @ A3	NEW TWO STOREY HOUSE AT PALMERSTON	
SUBURB PALMERSTON		Drawn:	Checked:	Stage:
Local Government Area: ACT		JA	FB	FOR APPROVAL
BLOCK NO: 14	SECTION: 152	Sheet Issue Date: 01/24/21		Drawing Title: DEMOLITION PLAN
Printing Date: 15/02/2021 10:14:10 PM		Job No.:	Dwg No.:	
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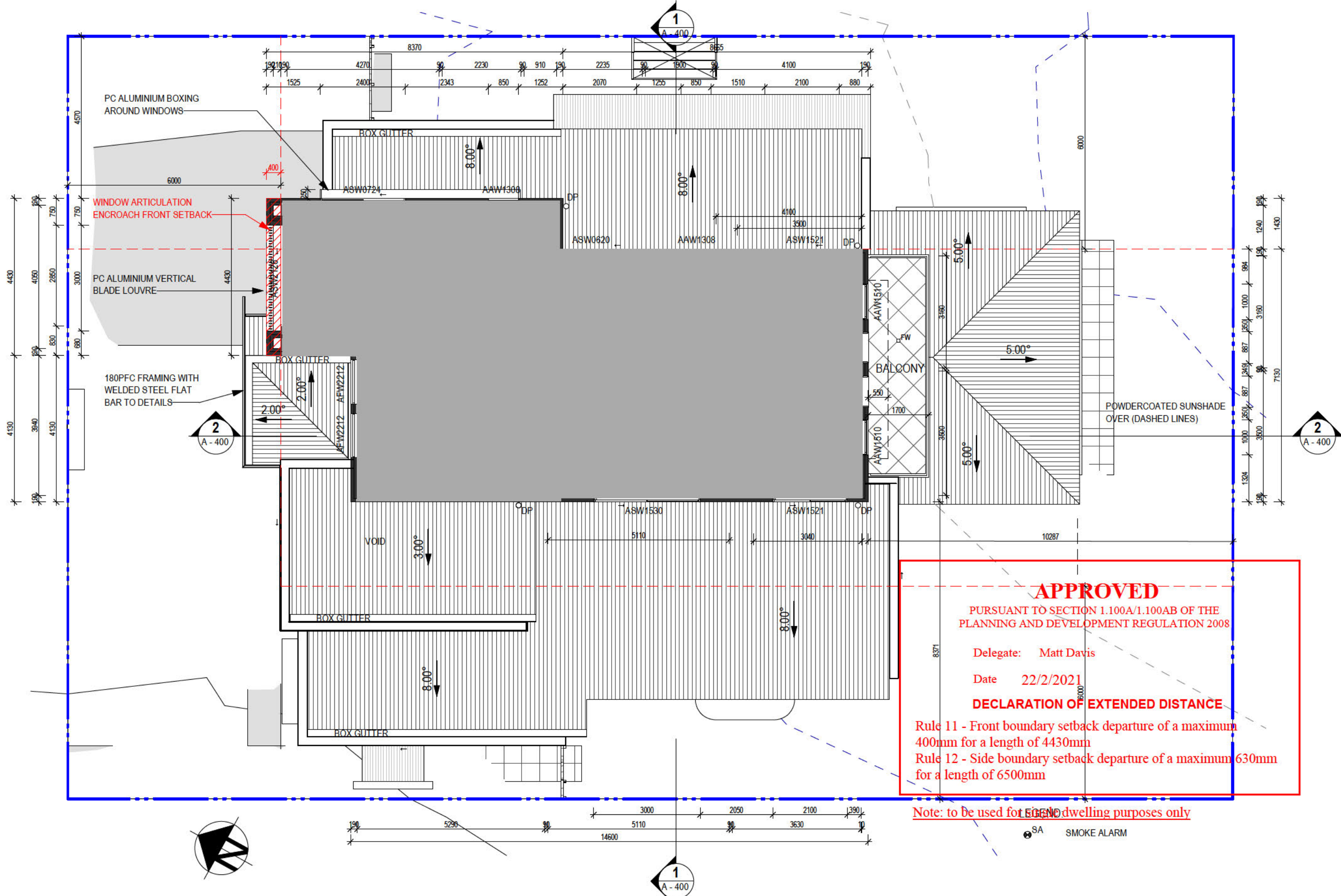
Rule 11 - Front boundary setback departure of a maximum 400mm for a length of 4430mm
Rule 12 - Side boundary setback departure of a maximum 6500mm for a length of 6500mm
Note: to be used for single dwelling purposes only

LEGEND:
 SA SMOKE ALARM
NOTE:
 - 95mm TIMBER SKIRTING
 - 65/67mm ARCHITRAVE
 - ALL INTERNAL DOORS 920 WIDE

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1	ISSUE FOR COSTING	10/10/2020
2	ISSUED FOR APPROVAL	24/01/2021
3	UPDATED FOR APPROVAL	15/02/2021

atelier 11
 11 Allen Street, Geelong VIC 3213
 ph: 0422 342 970
 email: aris@atelier11.com

Client:	Scale:	Project:
18 NARRYER CLOSE	1:100 @ A3	NEW TWO STOREY HOUSE AT PALMERSTON
Suburb:	Drawn:	Checked:
PALMERSTON	JA	FB
Local Government Area:	Sheet Issue Date:	Drawing Title:
ACT	10/10/20	LOWER FLOOR PLAN
BLOCK NO:	SECTION:	Job No.
14	152	2005
Printing Date:	Dwg No.	
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		3



APPROVED

PURSUANT TO SECTION 1.100A/1.100AB OF THE
PLANNING AND DEVELOPMENT REGULATION 2008

Delegate: Matt Davis
Date 22/2/2021

DECLARATION OF EXTENDED DISTANCE

Rule 11 - Front boundary setback departure of a maximum
400mm for a length of 4430mm
Rule 12 - Side boundary setback departure of a maximum 630mm
for a length of 6500mm

Note: to be used for LEGAL dwelling purposes only

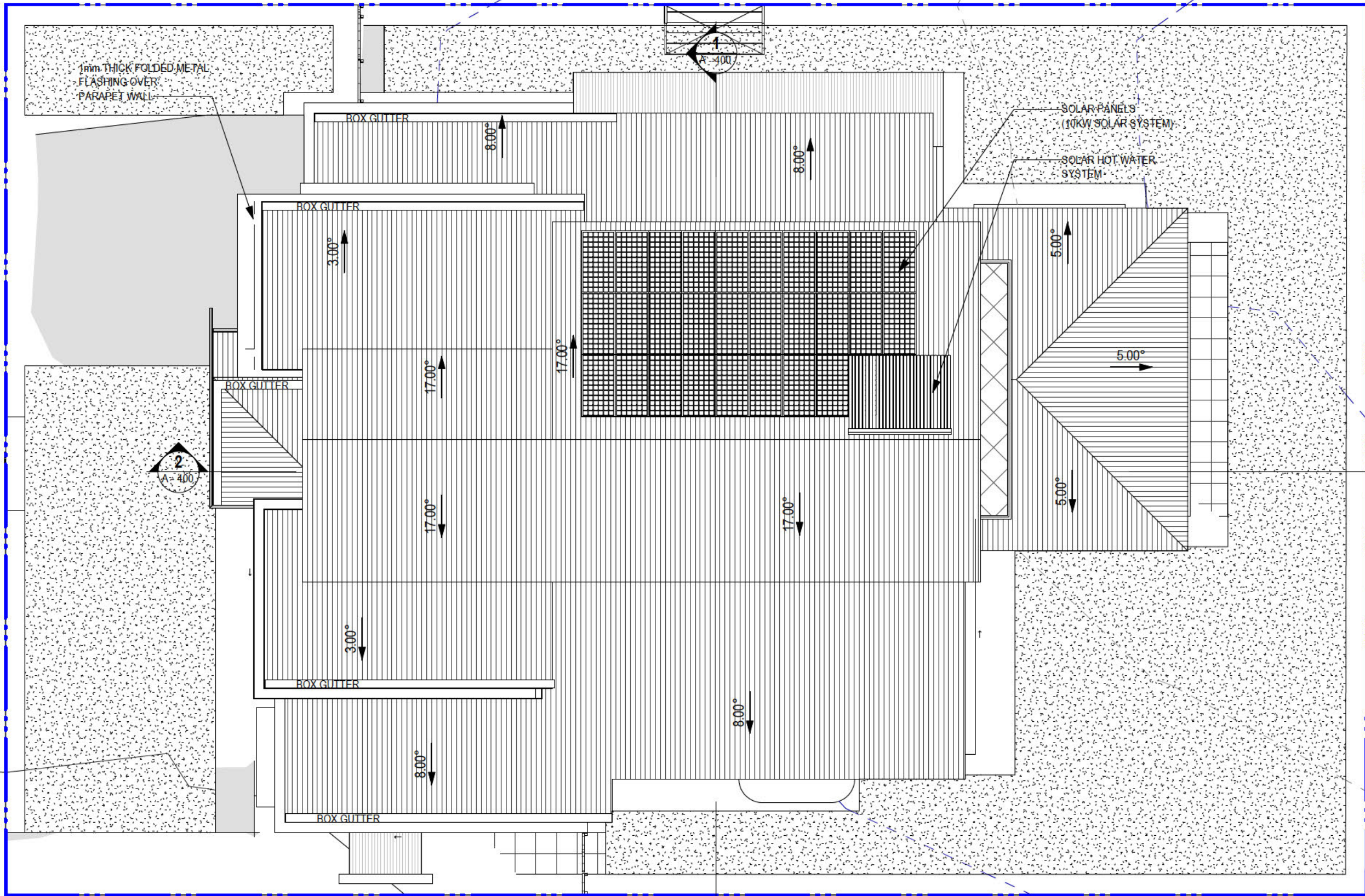
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REVISIONS		
#	REVISION DESCRIPTION	DATE
1	ISSUE FOR COSTING	10/10/2020
2	ISSUED FOR APPROVAL	24/01/2021
3	UPDATED FOR APPROVAL	15/02/2021

atelier 11

11 Allen Street, Casey ACT 2913
ph: 0422 342 970
email: aris14nov@yahoo.com

Client:	Scale: 1:100 @ A3	Project: NEW TWO STOREY HOUSE AT PALMERSTON
Street: 18 NARRYER CLOSE	Drawn: JA	Checked: FB
SUBURB PALMERSTON	BLOCK NO: 14	SECTION: 152
Local Government Area: ACT	Sheet Issue Date: 10/10/20	Drawing Title: FIRST FLOOR PLAN
	Printing Date: 15/02/2021 10:14:14 PM	Job No. 2005
		Dwg No. A-101
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REVISIONS

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1	ISSUE FOR COSTING	10/10/2020
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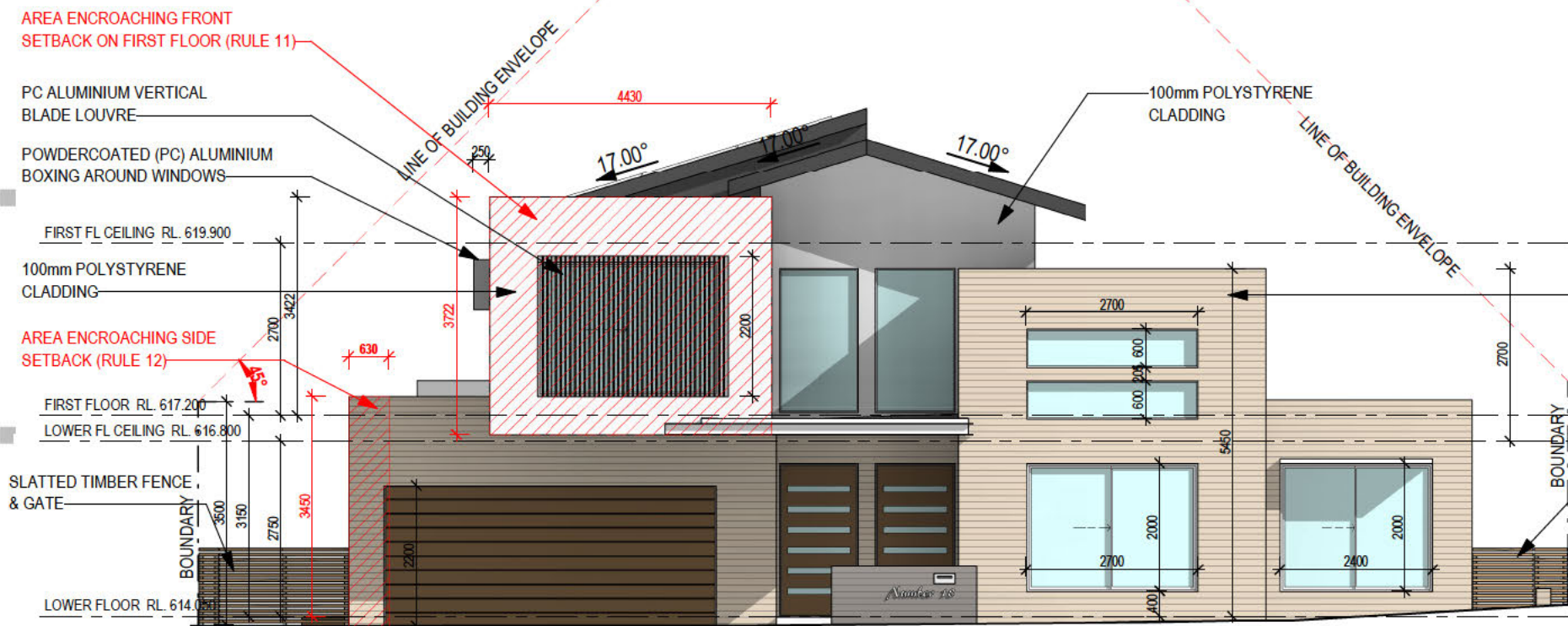
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 Street: 18 NARRYER CLOSE
 SUBURB PALMERSTON
 Local Government Area: ACT

BLOCK NO: 14 SECTION: 152

Scale: 1:100 @ A3
 Drawn: JA Checked: FB
 Sheet Issue Date: 10/10/20
 Printing Date: 15/02/2021 10:14:15 PM

Project: NEW TWO STOREY HOUSE AT PALMERSTON
 Stage: FOR APPROVAL
 Drawing Title: ROOF PLAN
 Job No: 2005

Dwg No: A-102 3



WEST ELEVATION
SCALE: 1 : 100

APPROVED

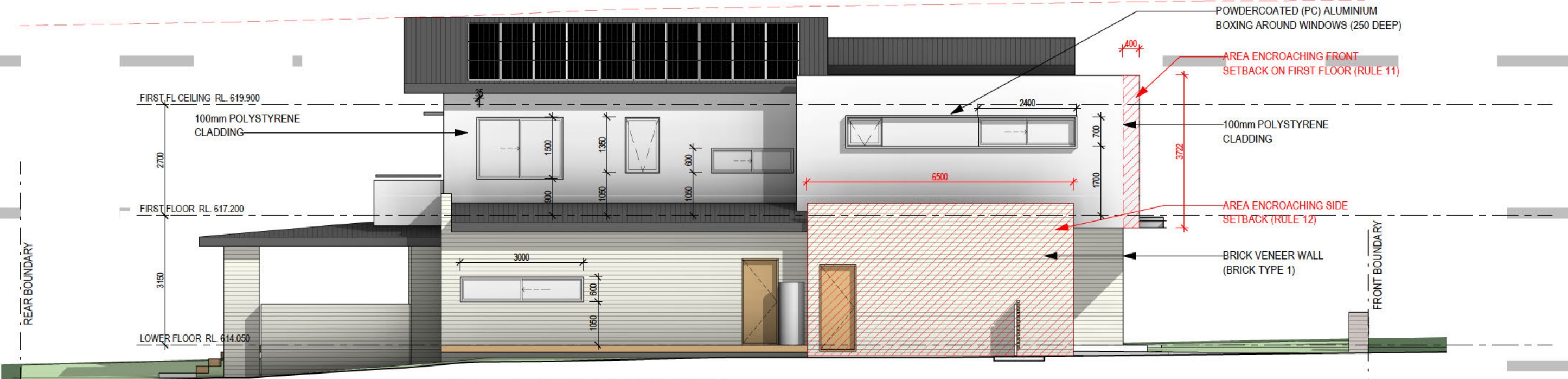
PURSUANT TO SECTION 1.100A/1.100AB OF THE
PLANNING AND DEVELOPMENT REGULATION 2008

Delegate: Matt Davis
Date 22/2/2021

DECLARATION OF EXTENDED DISTANCE

Rule 11 - Front boundary setback departure of a maximum
400mm for a length of 4430mm
Rule 12 - Side boundary setback departure of a maximum 630mm
for a length of 6500mm

Note: to be used for single dwelling purposes only



NORTH ELEVATION
SCALE: 1 : 100

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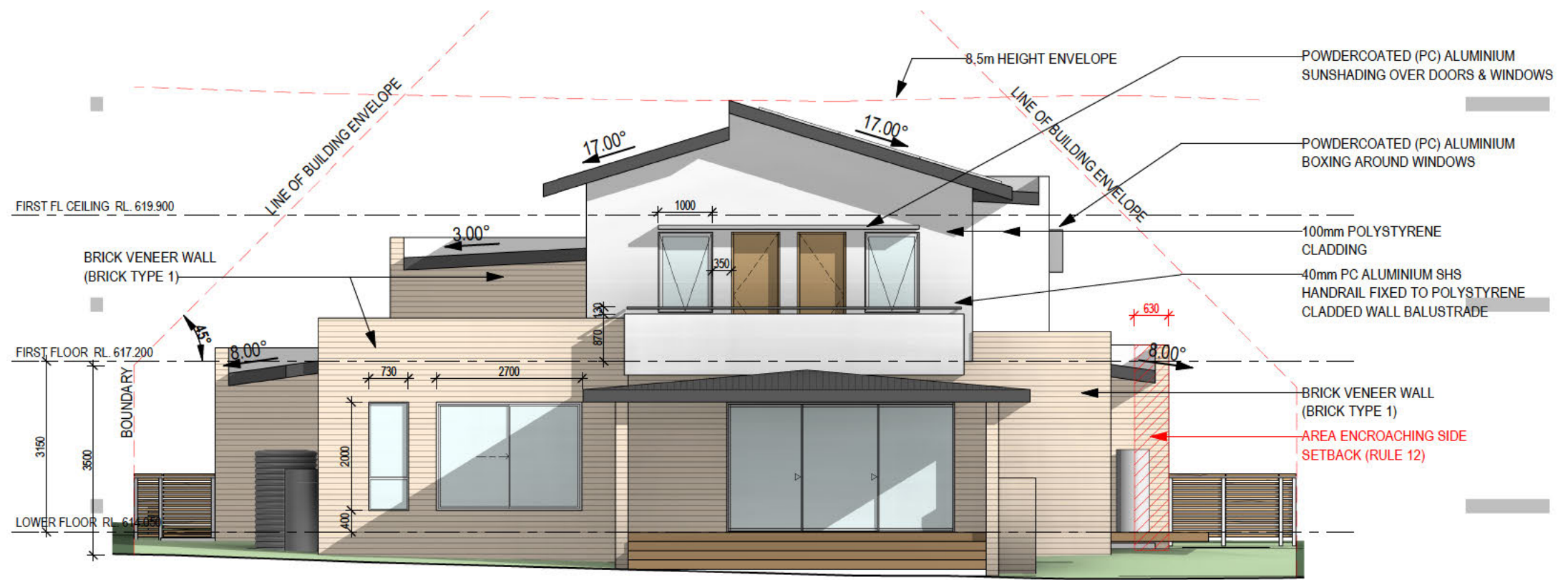
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3	UPDATED FOR APPROVAL	15/02/2021

atelier 11

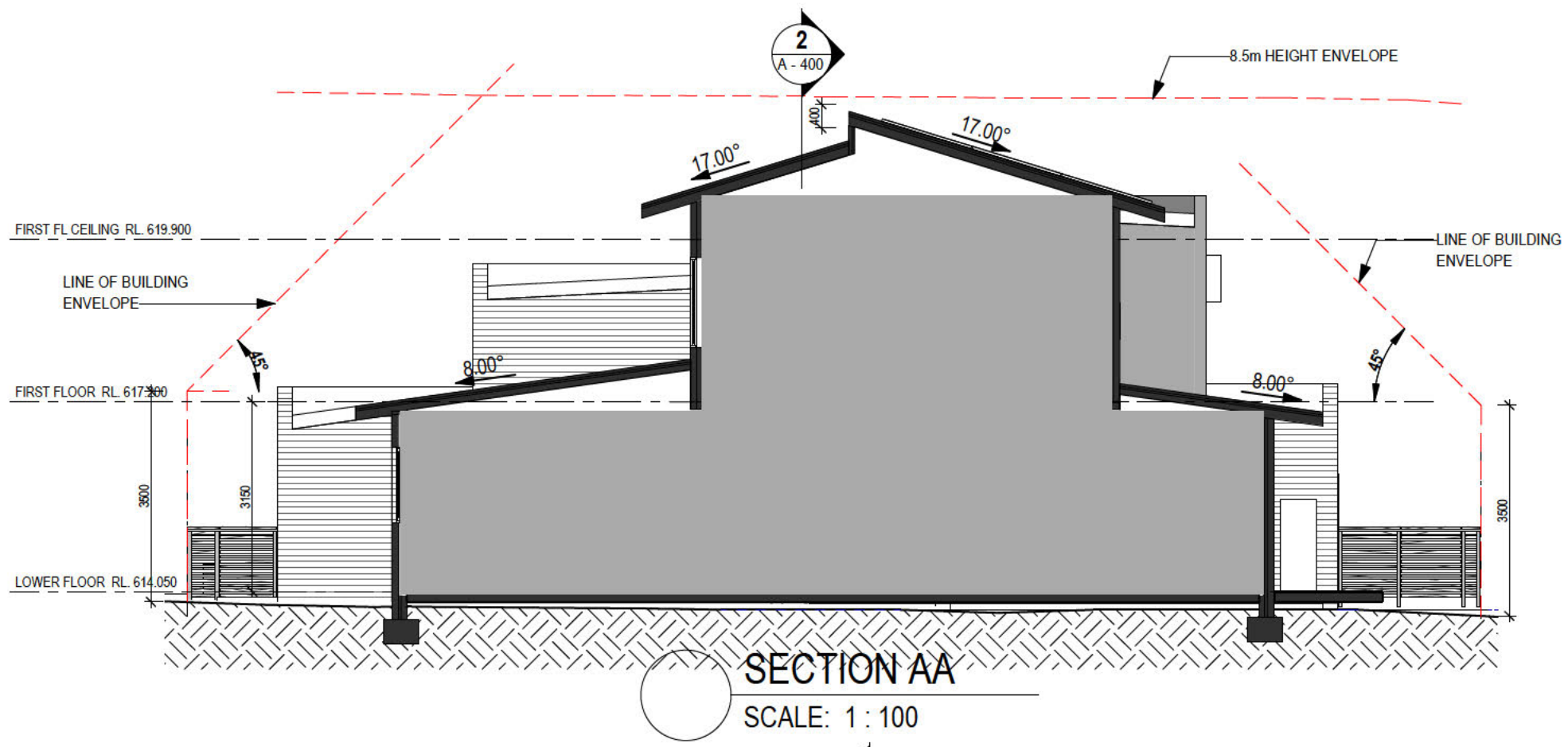
11 Allen Street, Casey ACT 2913
p.h. 0422 342 970
email: aris14nov@yahoo.com

Client:		Scale: 1 : 100 @ A3		Project: NEW TWO STOREY HOUSE AT PALMERSTON	
Street: 18 NARRYER CLOSE		Drawn: JA	Checked: FB	Stage: FOR APPROVAL	
SUBURB: PALMERSTON	BLOCK NO: 14	SECTION: 152	Sheet Issue Date: 10/10/20	Drawing Title: ELEVATIONS 1	
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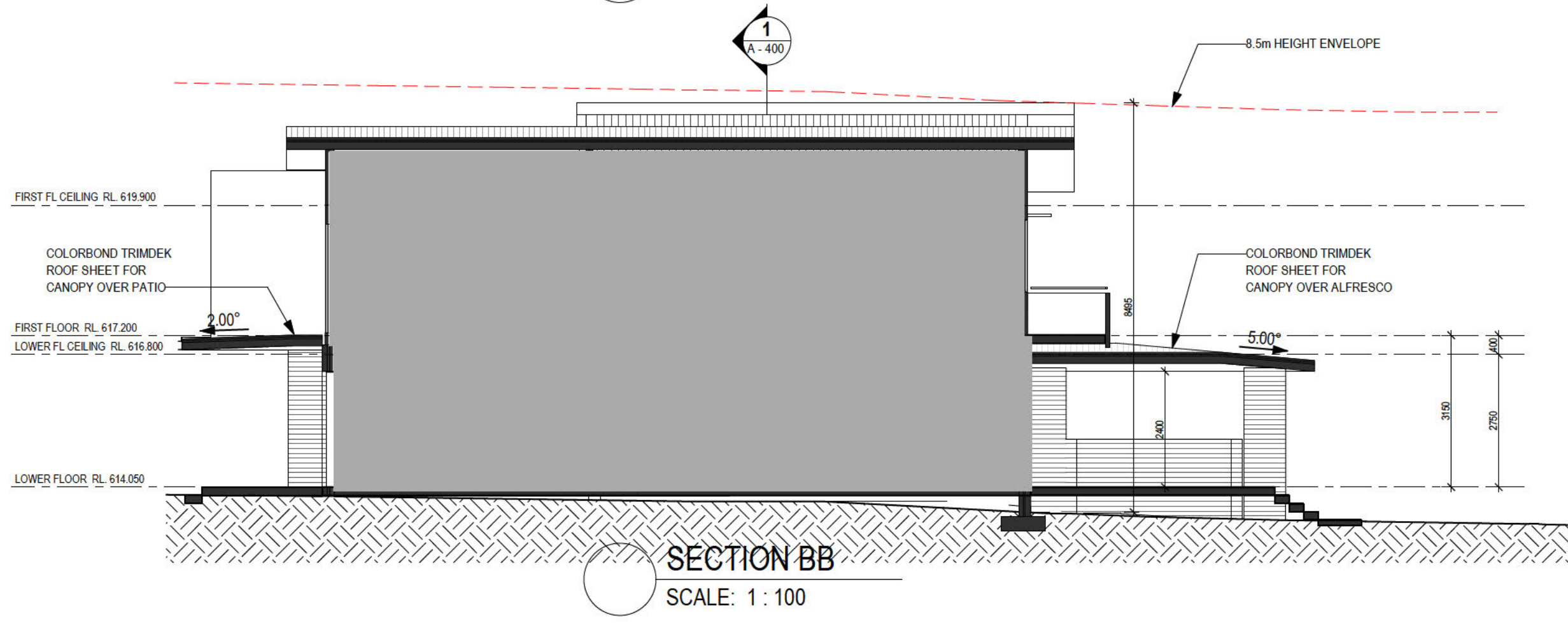


○ EAST ELEVATION
SCALE: 1 : 100





SECTION AA
SCALE: 1 : 100



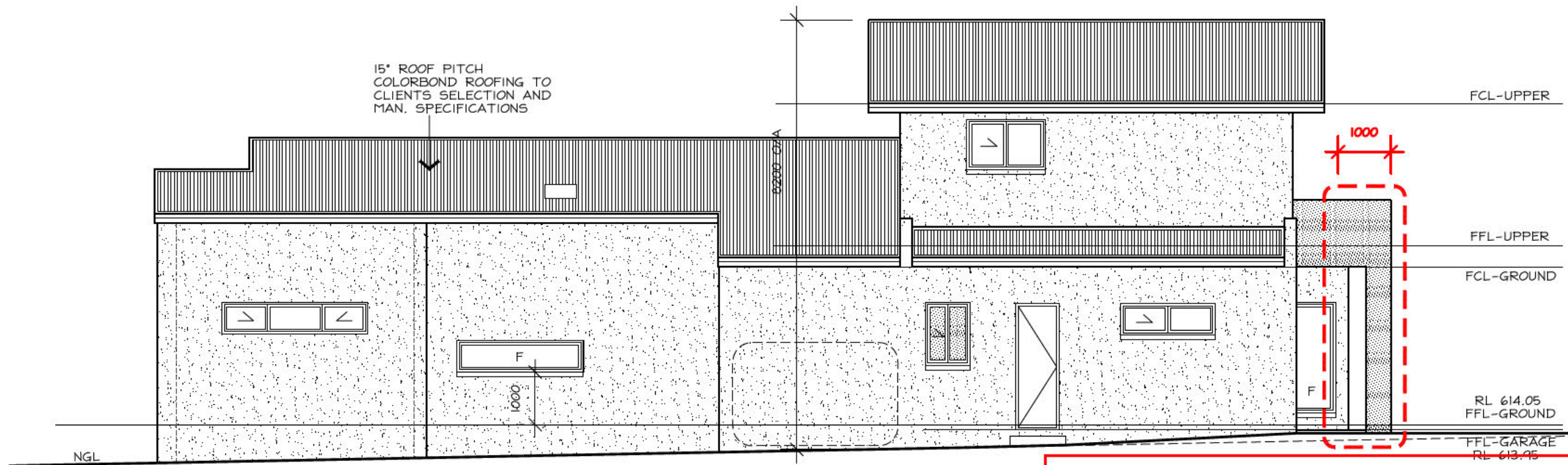
SECTION BB
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1	ISSUE FOR COSTING	10/10/2020
2	ISSUED FOR APPROVAL	24/01/2021
3	UPDATED FOR APPROVAL	15/02/2021

atelier 11
11 Allen Street, Casey ACT 2913
ph: 0422 342 970
email: aris14nov@yahoo.com

Client:	Scale:	Project:
18 NARRYER CLOSE	1 : 100 @ A3	NEW TWO STOREY HOUSE AT PALMERSTON
Suburb:	Drawn:	Checked:
PALMERSTON	JA	FB
Local Government Area:	Sheet Issue Date:	Stage:
ACT	10/10/20	FOR APPROVAL
BLOCK NO:	SECTION:	Drawing Title:
14	152	SECTIONS
Printing Date:	Job No.:	Dwg No.:
15/02/2021 10:14:36 PM	2005	A - 400
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NORTH-EAST ELEVATION

APPROVED
 PURSUANT TO SECTION 1.100A/1.100AB OF THE
 PLANNING AND DEVELOPMENT REGULATION 2008

Delegate: CRAIG WELLER
 Date 3/3/2017

DECLARATION OF EXTENDED DISTANCE
 Rule 6 - Building envelope departure of a maximum 280mm for
 a length of 8060mm
 Rule 11 - Front boundary setback departure of a maximum
 1000mm and a length of 3340mm and 200mm for a length of
 4510mm

HOUSE ENERGY RATING

164.3 MJ/m² / ANNUM 6 STARS

21-01-2017

SULAIMAN AKBARI
 ASSESSOR

AKDESIGN
 ARCHITECTURAL DRAFTING

Alex Kwong
 35 Marungul Avenue Ngunnawal ACT 2913
 MOBILE: 0414 227 079
 EMAIL: akdesign@ozemail.com.au

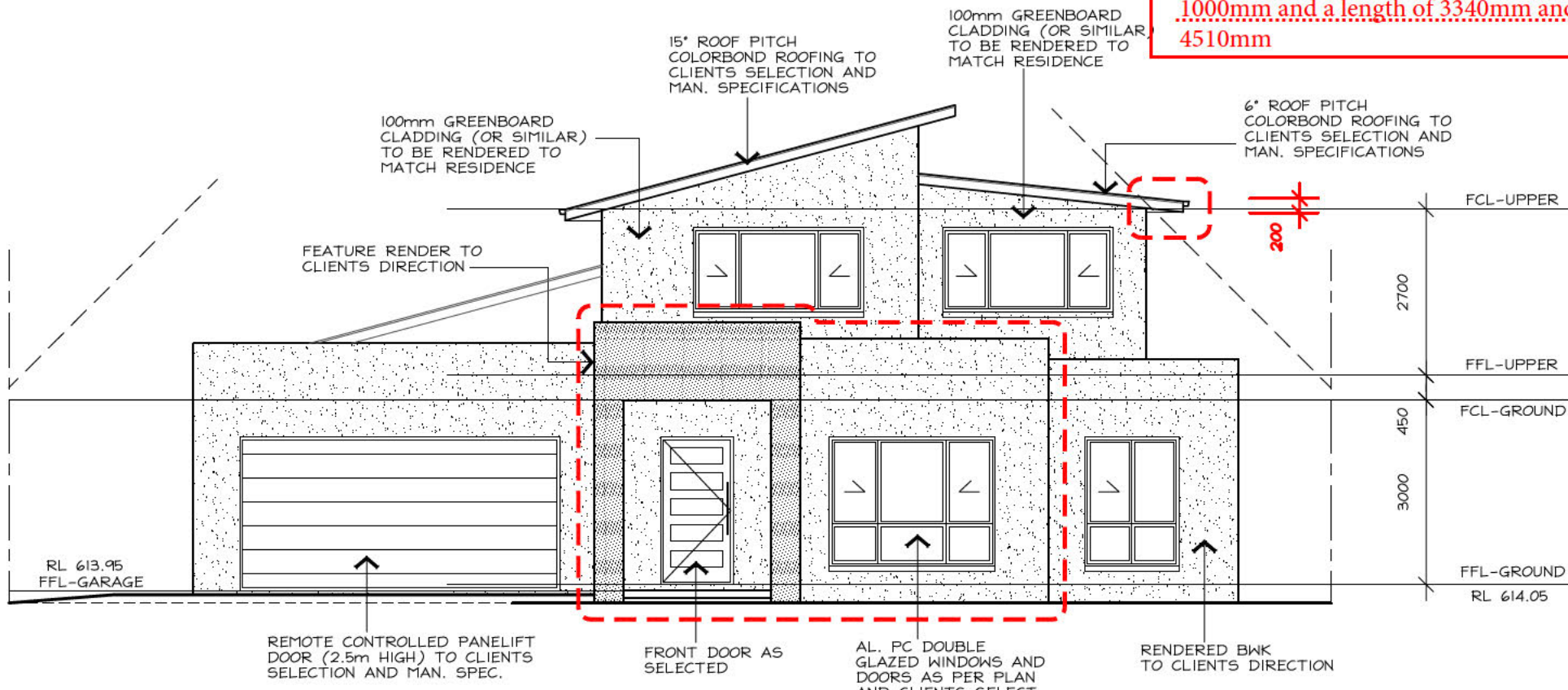
PROPOSED DEMO/REBUILD

BLOCK: 14
 SECT: 152 PALMERSTON
 CLIENT: [REDACTED]

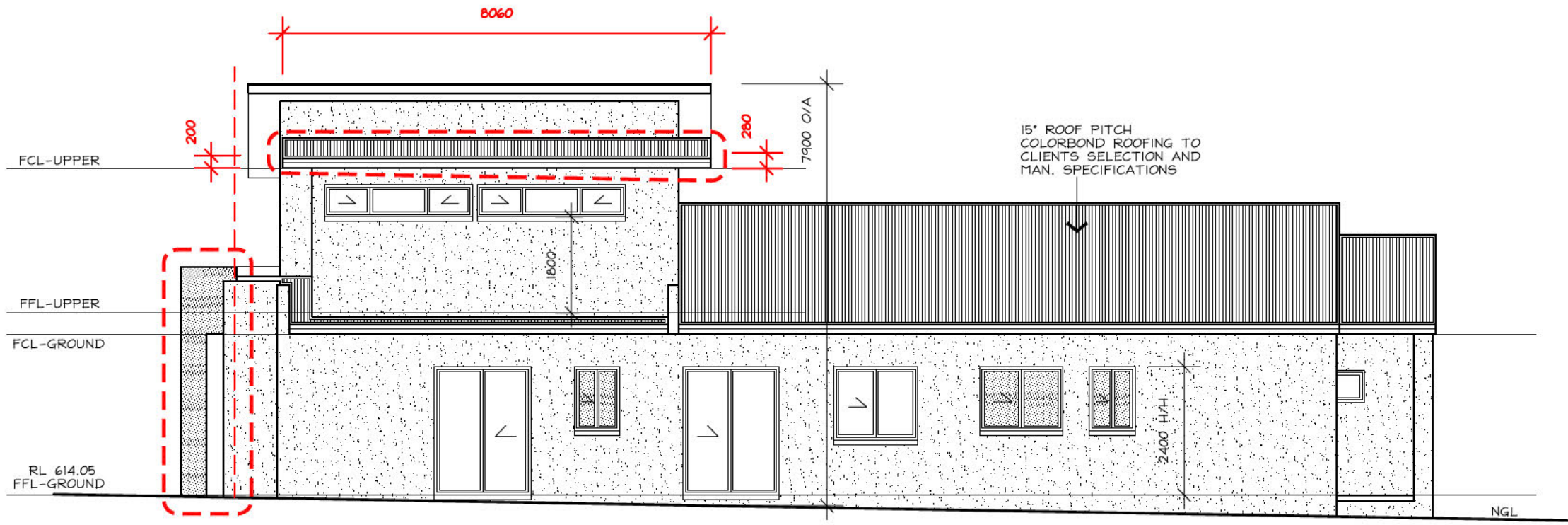
DWN: A.KWONG

SCALE: 1:100 DATE: 19/1/17

DWG No.: 1690 SHEET: 5 OF 7



NORTH-WEST ELEVATION



SOUTH-WEST ELEVATION

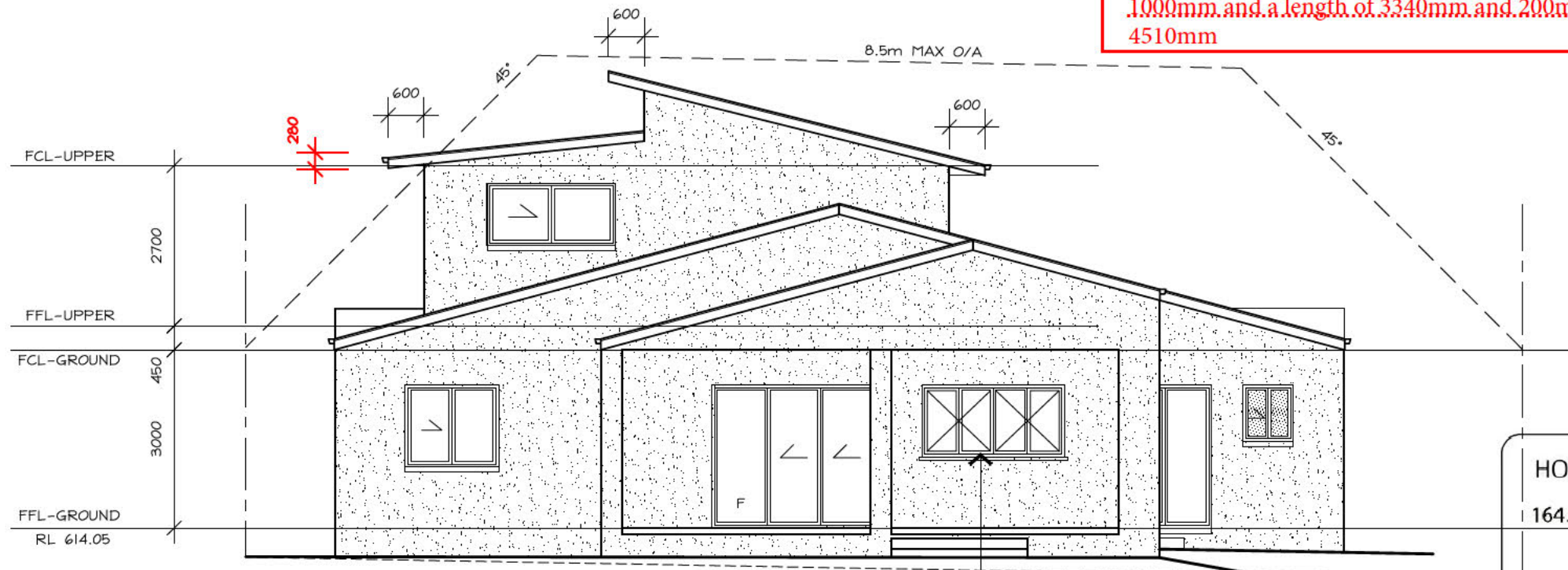
APPROVED

PURSUANT TO SECTION 1.100A/1.100AB OF THE
PLANNING AND DEVELOPMENT REGULATION 2008

Delegate: CRAIG WELLER

Date 3/3/2017

DECLARATION OF EXTENDED DISTANCE
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 for a length of 8060mm
 Rule 11 - Front boundary setback departure of a maximum
 1000mm and a length of 3340mm and 200mm for a length of
 4510mm



SOUTH-EAST ELEVATION

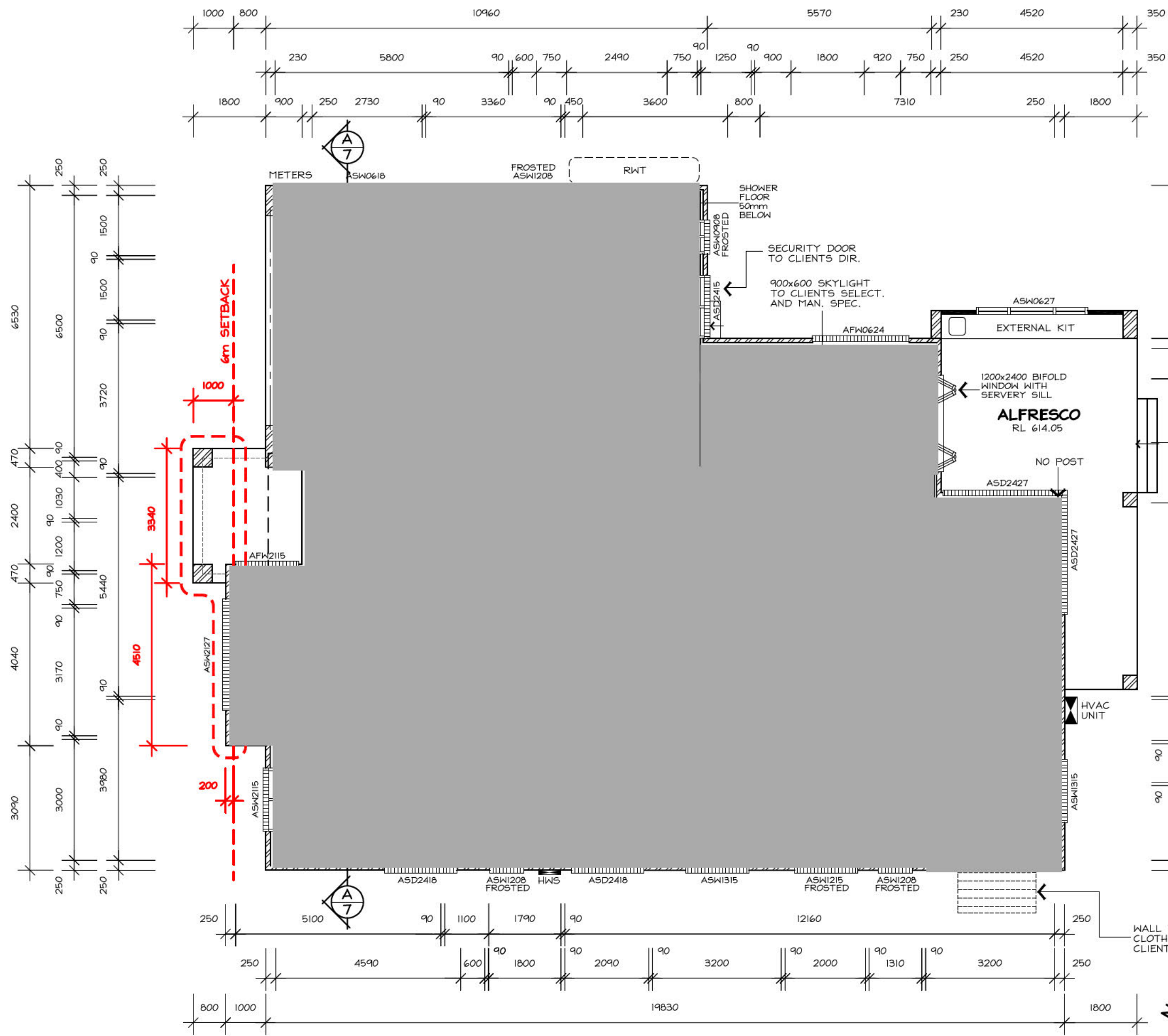
HOUSE ENERGY RATING
 164.3 MJ/m² / ANNUM 6 STARS
 21-01-2017
 SULAIMAN AKBARI
 ASSESSOR

AKDESIGN
 ARCHITECTURAL DRAFTING

Alex Kwong
 35 Marungul Avenue Ngunnawal ACT 2913
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PROPOSED DEMO/REBUILD	
BLOCK: 14	
SECT: 152 PALMERSTON	
CLIENT: [REDACTED]	
DWN: A.KWONG	
SCALE: 1:100	DATE: 19/1/17
DWG No.: 1690	SHEET: 6 OF 7

BIFOLD SERVERY
 KITCHEN WINDOW TO
 CLIENTS DIRECTION



GENERAL NOTES:

- ALL TOILETS TO HAVE CONCEALED CISTERNS AND TO BE WALL MOUNTED TO CLIENTS DIRECT. AND MANUFACTURER'S SPECIFICATIONS
- ALL SHOWER FLOORS TO BE 50mm BELOW FFL
- ALL INTERNAL DOORS 2340mm HIGH
- ALL EXHAUST FANS (AND RANGEHOOD) TO BE VENTED TO OUTSIDE AIR

• 1000x600mm TILED SHAMPOO RECESS SHELVES TO CLIENTS DIRECTION

APPROVED

PURSUANT TO SECTION 1.100A/1.100AB OF THE PLANNING AND DEVELOPMENT REGULATION 2008

Delegate: CRAIG WELLER
Date 3/3/2017

DECLARATION OF EXTENDED DISTANCE

Rule 6 - Building envelope departure of a maximum 280mm for a length of 8060mm
Rule 11 - Front boundary setback departure of a maximum 1000mm and a length of 3340mm and 200mm for a length of 4510mm

HOUSE ENERGY RATING

164.3 MJ/m² / ANNUM 6 STARS

21-01-2017

SULAIMAN AKBARI
SULAIMAN AKBARI
ASSESSOR

AKDESIGN

ARCHITECTURAL DRAFTING

Alex Kwong
35 Marungul Avenue Ngunnawal ACT 2913
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PROPOSED DEMO/REBUILD

BLOCK: 14

SECT: 152 PALMERSTON

CLIENT: [REDACTED]

DWN: A.KWONG

SCALE: 1:100 **DATE:** 19/1/17

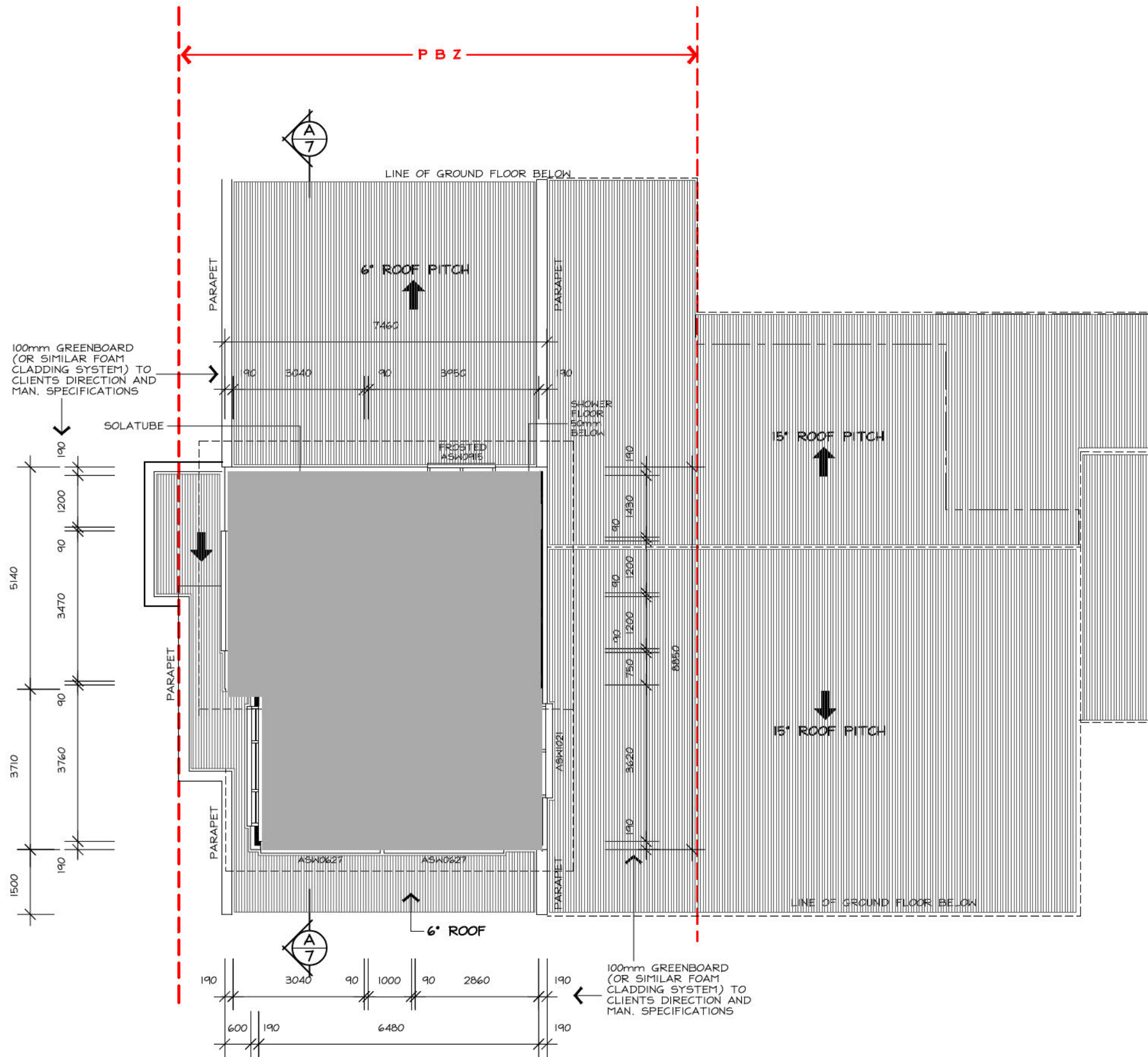
DWG No.: 1690 **SHEET:** 3 OF 7

GROUND FLOOR PLAN

⊗ SMOKE ALARM

ENSURE STAIR NOSING STRIP SLIP RESISTANCE CLASSIFICATION P3 - INDOORS AND P4 - OUTDOORS





GENERAL NOTES:

- ALL TOILETS TO HAVE CONCEALED CISTERNS AND TO BE WALL MOUNTED TO CLIENTS DIRECT. AND MANUFACTURER'S SPECIFICATIONS
 - ALL SHOWER FLOORS TO BE 50mm BELOW FFL
 - ALL INTERNAL DOORS 2340mm HIGH
 - ALL EXHAUST FANS (AND RANGEHOOD) TO BE VENTED TO OUTSIDE AIR
- ** = 400hx600w TILED SHAMPOO RECESS SHELVES TO CLIENTS DIRECTION

HOUSE ENERGY RATING

164.3 MJ/m²/ANNUM 6 STARS

21-01-2017

SULAIMAN AKBARI

Sulaiman Akbari
ASSESSOR

AKDESIGN
ARCHITECTURAL DRAFTING

Alex Kwong

35 Marungul Avenue Ngunnawal ACT 2913
MOBILE: 0414 227 079
EMAIL: akdesign@ozemail.com.au

PROPOSED DEMO/REBUILD

BLOCK: 14

SECT: 152 PALMERSTON

CLIENT: [REDACTED]

DWN: A.KWONG

SCALE: 1:100 **DATE:** 19/1/17

DWG No.: 1690 **SHEET:** 4 OF 7

UPPER FLOOR PLAN ⊗ SMOKE ALARM

ENSURE STAIR NOSING STRIP SLIP RESISTANCE CLASSIFICATION P3 - INDOORS AND P4 - OUTDOORS



GENERAL NOTES: (WHERE APPLICABLE)

ALL LEVELS, SITE CUTS, GROUND LEVELS, FFL'S TO BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS (INCLUDING DRIVEWAY LEVELS)

ANY DISCREPANCIES TO BE DIRECTED TO BUILDER AND/OR DESIGNER IMMEDIATELY

INCLUSIONS LIST TO TAKE PRECEDENCE OVER DRAWINGS

CARRY OUT ALL WORK IN COMPLIANCE WITH THE RELEVANT SAA CODES OF PRACTICE IN THE BEST TRADESMAN-LIKE MANNER TO THE APPROVAL OF THE BUILDING CERTIFIER AND AUTHORITIES HAVING JURISDICTION OVER THE WORKS INCLUDING BUT NOT RESTRICTED TO:

- A) ACT GOVERNMENT
- B) BUILDING CODE OF AUSTRALIA AND THE ACT APPENDIX
- C) ACT ELECTRICITY AND WATER
- D) AS1684 TIMBER FRAMING CODE AND AS FURTHER SPECIFIED.

ALL DIMENSIONS MUST BE VERIFIED ON SITE BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. USE FIGURED DIMENSIONS ONLY AND DO NOT SCALE OFF THE DRAWING

SURVEYOR TO CONFIRM EASEMENT LOCATIONS PRIOR TO COMMENCEMENT OF ANY WORKS

MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH THE BCA, ALL OTHER RELEVANT CODES AND AUSTRALIAN STANDARDS

PROVIDE SMOKE ALARMS IN ACCORDANCE WITH PART 3.7.2 OF THE BCA (REFER ELECTRICAL LAYOUT)

ALL WINDOWS/GLAZED DOORS TO BE DOUBLE GLAZED ALUMINIUM IMPROVED FRAMES (UNLESS NOTED OTHERWISE) AS PER ATTACHED EER.

LIGHTING TO COMPLY WITH 3.12.5.5 OF THE BCA

ALL TIMBER FRAMING AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST TIMBER FRAMING CODE AS1684 AND BCA

EXTERNAL WALLS TO BE BRICK VENEER UNLESS STATED ON PLANS, WHEN LIGHTWEIGHT CLADDING IS USED IT IS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS AND SARKED AND INSULATED AS PER THE BCA AND ATTACHED EER.

ALL INSULATION R VALUES AND WINDOW SHGC AND U-VALUES AS PER THE ATTACHED EER.

ALL OPENABLE WINDOWS AND SLIDING DOORS TO HAVE FLYSCREENS TO BE POWDERCOATED ALUMINIUM FRAMES TO MATCH WINDOWS. NOTE: METALLIC FLYSCREENS ARE REQUIRED IN BUSHFIRE PRONE AREAS

REFER TO STRUCTURAL ENGINEER'S ATTACHED DOCUMENTATION FOR ALL STRUCTURAL DETAILS

ALL EXTERNAL WINDOWS TO HAVE BRICK ON EDGE WINDOW SILLS WITH DAMP PROOF MEMBRANE UNDER TO BCA

PROVIDE TERMITE PROTECTION TO CODE AND AS3660-2000 PARTS 1, 2 AND 3

SERVICES/ELECTRICAL/WASTE:

NO INTERNAL DRAINAGE FOR PROPOSED STRUCTURE TO BE LOCATED IN SEWER EASEMENT/PIPE PROTECTION ENVELOPE. ALL WORKS DONE TO ACTEW GUIDELINES/ADVICE

ALL BUILDING WASTE TO BE COLLECTED IN HOPPER LOCATED ON SITE, RESIDENTIAL WASTE TO BE COLLECTED BY ROADSIDE PICKUP AND BINS TO BE LOCATED ON SITE

METER BOX TO BE INSTALLED TO ACTEW AGL SERVICE AND INSTALLATION RULES

LIGHTING TO COMPLY WITH 3.12.5.5 OF THE BCA - REFER ELECTRICAL LAYOUT. ARTIFICIAL LIGHTING MUST NOT EXCEED 5W/M2

WATER HEATER IN HOT WATER SUPPLY SYSTEM TO COMPLY WITH 3.12.5.6 OF THE BCA

STORMWATER AND SEWER AND WATER TIES TO BE LOCATED ON HYDRAULIC/DRAINAGE PLANS

TELSTRA AND GAS TIES TO BE PROVIDED BY GAS FITTER AND ELECTRICIAN

DOWNPIPES TO ROOF PLUMBERS SPECIFICATIONS

ENSURE THAT THE DEVELOPMENT COMPLIES WITH TERRITORY AND MUNICIPAL SERVICES (TAMS) STATING THAT WASTE FACILITIES AND MANAGEMENT ASSOCIATED WITH DEVELOPMENT ARE IN ACCORDANCE WITH THE DEVELOPMENT CONTROL CODE FOR BEST PRACTICE WASTE MANAGEMENT IN THE ACT 1999

DRIVEWAY NOTES: (WHERE APPLICABLE)

DRIVEWAY TO ABUT FOOTPATH (IF RELEVANT). FOOTPATH TO TAKE PRECEDENCE OVER DRIVEWAY.

DRIVEWAY REQUIREMENTS:

- A) 1.2m HORIZONTALLY CLEAR OF STORMWATER SUMPS AND SERVICES
- B) 1.5m HORIZONTALLY CLEAR OF TRANSFORMERS, BUS STOPS, LIGHT POLE
- C) UPHILL GRADE OF LESS THAT 17%, DOWNHILL GRADE OF LESS THAN 12%
- D) AT A RIGHT ANGLE TO THE KERB LINE WITH A MAXIMUM 10% DEVIATION
- E) A MAXIMUM OF 5.5M WIDTH, AND MINIMUM OF 5M WIDTH AT THE KERB, A MINIMUM 3M WIDTH AT THE FRONT BOUNDARY, AND A MAXIMUM WIDTH NO GREATER THAN THE WIDTH AT KERB
- F) OUTSIDE OF THE DRIP LINE OF MATURE TREES, AND A MINIMUM OF 3M CLEAR OF SMALL AND NEW STREET TREES
- G) COMPLIANT WITH AS2890.1
- H) COMPLIANT WITH T.A.M.S REQUIREMENTS/ADVICE

WATERPROOFING:

WATER PROOFING OF WET AREAS AS PER BUT NOT LIMITED TO AS 3740 WATERPROOFING NOT LESS THAN 150mm ABOVE FFL TO PENETRATIONS IN SHOWERS. WALL AND FLOOR JUNCTIONS IN SHOWERS NOT LESS THAN 180mm ABOVE FFL IN THE SHOWER AREA. WATERPROOFING NOT LESS THAN 25mm ABOVE MAXIMUM RETAINED WATER LEVEL. SHOWER FLOOR TO FULLY AS PER AS3740.

'DAVCO' WATER PROOFING SYSTEM TO MANUFACTURER'S SPECIFICATIONS AND AS3740

SECTION NOTES:

ALL STRUCTURAL AND NON-STRUCTURAL TIMBER TO BE IN ACCORDANCE WITH THE TIMBER FRAMING CODE AS1684

ALL STRUCTURAL STEEL COLUMNS, POST, BEAMS ALL TO BE CERTIFIED AND DESIGNED BY STRUCTURAL ENGINEER.

RC SLAB AND FOOTINGS TO COMPLY WITH ENGINEER'S DETAILS AND AS2870.1

PROVIDE CONTINUOUS DAMP-PROOF MEMBRANE UNDER SLAB TO BCA

PROVIDE TERMITE PROTECTION UNDER SLAB TO MAN. SPEC. AND BCA

PROVIDE 90x35 MGP OR 90x45 MGP STUDS AS REQUIRED TO AS1684 AND/OR TO MAN. SPECIFICATIONS.

BRACING AS PER BCA AND ENGINEER'S SPECIFICATIONS PLASTERBOARD AND FC LININGS TO INTERNAL WALLS AND CEILINGS AS REQUIRED

PRE-FABRICATED ROOF TRUSSES AS PER MAN. SPEC. LINTELS AS PER TRUSS MANUFACTURERS CHARTS AND ENGINEER'S SPECIFICATIONS

ALL INSULATION AS PER ATTACHED EER

ALL EXTERNAL SWING DOORS AND INTERNAL ACCESS DOORS TO BE FULLY SEALED

WINDOW SPECIFICATIONS AS PER ATTACHED EER

STANDARD METRIC BRICK 230x110x76mm WITH FLUSH IRONED JOINTS & STRETCHER BOND. BRICKS TIES AND ANCHORAGE TO AS4773. MORTAR MIX: M3 MORTAR MIX OF 1-CEMENT, 1-LIME, 6-SAND

ALL LOAD BEARING WALLS AND CONTROL JOINTS SPECIFIED TO ENGINEER'S DETAILS

FLASHING, KEEP HOLES AND DAMP PROOF COURSE TO COMPLY WITH BCA AND AS4773

ROOF AND EXTERNAL WALL MATERIALS AS NOTED ON ELEVATIONS/SECTION.

ALL EAVES AND GUTTERS TO BE COLORBOND QUAD GUTTERING, INSTALLED TO MANUFACTURER'S SPECIFICATIONS.

ALL ROOFING AND BATTEN SPACINGS TO BE INSTALLED TO MAN. SPECIFICATIONS AND BCA

PROVIDE PAINTED FC SHEET LININGS TO ALL EAVES EAVES OVERHANG AS DIMENSIONED ON ELEVATIONS AND SECTION DIAGRAM

50mm CAVITY DIMENSION TO EXTERNAL B/V WALL

MECHANICAL VENTILATION DUCTED TO EXTERIOR TO COMPLY WITH BCA 3.8.5.2(c)

SHOWER SCREENS AND WET AREA GLAZING TOUGHENED GLASS AS PER BCA 3.6.4

HOUSE ENERGY RATING

164.3 MJ/m² / ANNUM 6 STARS

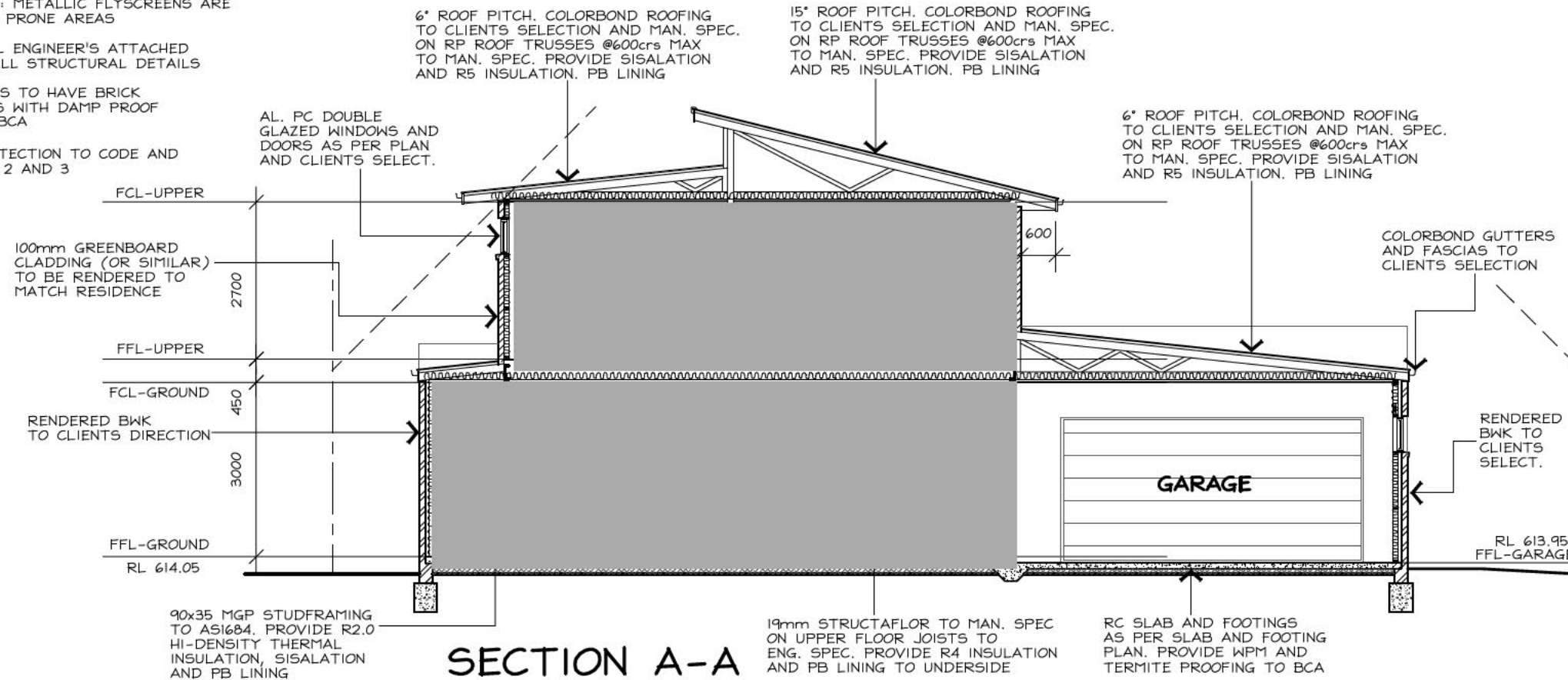
21-01-2017

SULAIMAN AKBARI

SULAIMAN AKBARI

ASSESSOR

ADDITIONAL EER REQUIREMENTS
R 6.0 CEILING INSULATION INSTEAD OF R 5.0
R 2.0 INSULATION TO INTERNAL WET AREA WALLS



AKDESIGN

ARCHITECTURAL DRAFTING

Alex Kwong

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 MOBILE: 0414 227 079
 EMAIL: akdesign@ozemail.com.au

PROPOSED DEMO/REBUILD

BLOCK: 14

SECT: 152 PALMERSTON

CLIENT: [REDACTED]

DWN: A.KWONG

SCALE: 1:100 **DATE:** 19/1/17

DWG No.: 1690 **SHEET:** 7 OF 7

LEGEND

SYMBOL	DESCRIPTION
	HYDRANT
	WATER METER
	TELECOMMUNICATION PIT
	GAS
	AIR CONDITIONER

BRIAN MILBURN & ASSOCIATES

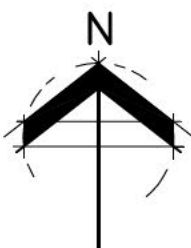
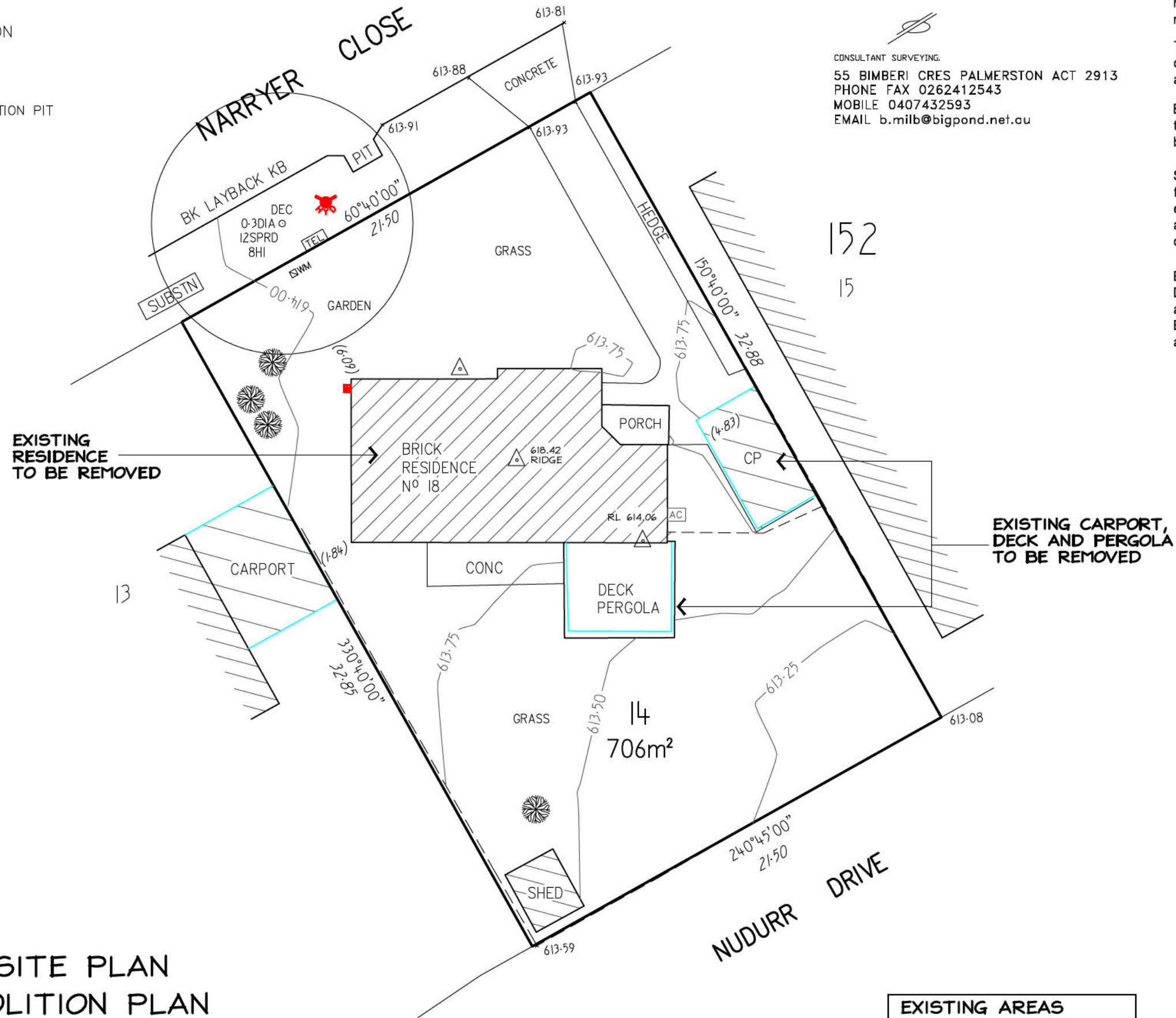
CONSULTANT SURVEYING.
 55 BIMBERI CRES PALMERSTON ACT 2913
 PHONE FAX 0262412543
 MOBILE 0407432593
 EMAIL b.milb@bigpond.net.au

DISCLAIMERS:
 Tree canopies are shown as a circular representation only and may not reflect irregular canopies.
 The symbols used in this plan and associated digital data do not necessarily reflect the size and orientation of the object they represent.

Boundary information is for the purpose of this plan. Further survey and marking of boundaries may be required.

Services shown hereon have been determined from visual evidence only. Prior to any demolition, excavation or construction on the site the relevant authority should be contacted to establish detailed location and depth.

Easement Information has been derived from the Deposited Plan and ACTMAPI. It is recommended that a title search be carried out to investigate whether any Easements have been created by Instrument and added to the title.



EXISTING SITE PLAN AND DEMOLITION PLAN

1:200
 BLOCK: 14
 SECTION: 152
 PALMERSTON



DATUM A.H.D. CI 0.25
 ORIGIN KBM4538 RL615.86 DP8059

EXISTING AREAS	
BLOCK AREA:	706m ²
EX. RESIDENCE:	102m ²
EX. CARPORT:	18m ²
TOTAL EX. GFA:	120m ²
PLOT RATIO:	17.0%

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PROPOSED DEMO/REBUILD

BLOCK: 14
 SECTION: 77 O'CONNOR
 CLIENT: [REDACTED]

DWN: A.KWONG

SCALE: 1:200 DATE: 19/1/17

DWG No.: 1690 SHEET: 1 OF 7

LEGEND

SYMBOL	DESCRIPTION
	HYDRANT
	WATER METER
	TELECOMMUNICATION PIT
	GAS
	AIR CONDITIONER

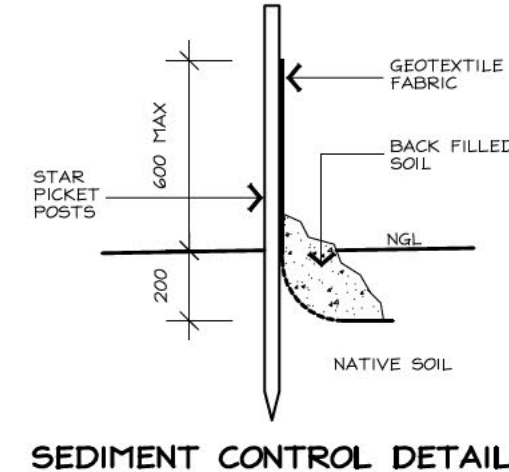
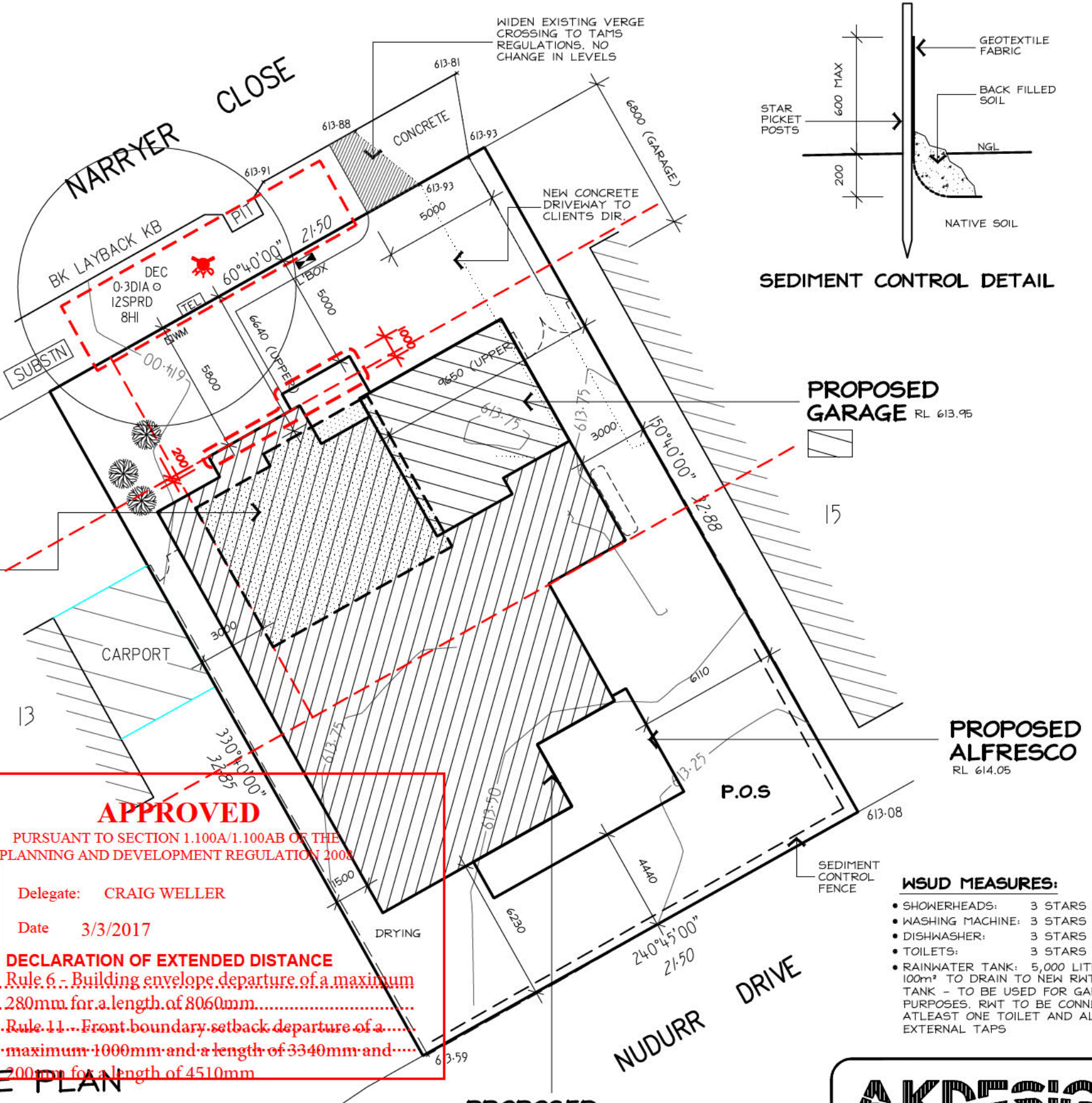
HOUSE ENERGY RATING

164.3 MJ/m² / ANNUM 6 STARS

21-01-2017

SULAIMAN AKBARI

SULAIMAN AKBARI
ASSESSOR



EROSION & SEDIMENT CONTROL PLAN

- MAINTAIN AS MANY GRASSED AREAS AS POSSIBLE PARTICULARLY ON THE VERGES TO TRAP SOIL BEFORE IT REACHES THE ROADWAY AND STORMWATER SYSTEM, FENCE OFF UNDISTURBED AREAS
- USE ONLY ONE EXIT/ENTRY TO THE SITE. BUILD A STABILISED ACCESS POINT BY USING ROAD BASE, 50mm AGGREGATE, RECYCLED CONCRETE OR SIMILAR
- ASSIGN A DESIGNATED PARKING AREA
- LIMIT ACCESS TO THE SITE DURING AND IMMEDIATELY AFTER WET WEATHER
- KEEP STOCKPILES WITHIN THE SITE AREA AND AWAY FROM THE STORMWATER SYSTEM
- INSTALL ON-SITE WASTE COLLECTION
- REGULARLY REMOVE ANY SEDIMENT FROM ROADS ADJACENT TO YOUR SITE. DO NOT WASH INTO THE STORMWATER SYSTEM
- INSTALL A SEDIMENT CONTROL BARRIER OF GEOTEXTILE FABRIC ON THE LOW SIDE/S OF THE BLOCK (AS NOTED ON THE SITE PLAN AND AS PER DETAIL)
- DESIGNATE A BRICK CUTTING AND WASHING AREA AWAY FROM STORMWATER DRAINS. ENSURE THE AREA IS LARGE ENOUGH TO CONTAIN ALL EXCESS WATER, RESIDUES AND WASTE
- REGULARLY CHECK AND MAINTAIN POLLUTION CONTROLS THROUGHOUT CONSTRUCTION
- ENSURE THAT THE DEVELOPMENT COMPLIES WITH THE ACT ENVIRONMENT PROTECTION AUTHORITY, ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, MARCH 2010

VERGE PROTECTION

- INSTALL 1.8m HIGH CONTINUOUS CHAIN MESH FENCE SUPPORTED BY 2.4m TALL STAR STEEL POSTS AROUND VERGE AND EXISTING VEGETATION TO BE RETAINED WITHIN THE BLOCK AS SHOWN ON THE DRAWINGS.
- 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 THE PROJECT, EXCEPT WHERE APPROVED SERVICE INSTALLATION OCCURS.
- ENSURE THAT ANY DISTURBANCES TO THE VERGE GROUND COVER, TREES, PATHS, KERBS, ROADWAYS OR SERVICES OCCURRING FROM EITHER CONSTRUCTION WORKS OR STORAGE OF MACHINERY/MATERIALS DURING THE CONSTRUCTION WORKS ARE RECTIFIED. NO CARPARKING OR EQUIPMENT PARKING PERMITTED ON VERGES
- NO SITE SHEDS, STORAGE SHED, SITE AMENITIES OR BILLBOARDS TO BE ERECTED ON VERGES
- NO CONSTRUCTION MATERIAL TO BE STORED ON VERGES OR UNDER DRIP LINE OF RETAINED TREES

APPROVED

PURSUANT TO SECTION 1.100A/1.100AB OF THE PLANNING AND DEVELOPMENT REGULATION 2008

Delegate: CRAIG WELLER

Date 3/3/2017

DECLARATION OF EXTENDED DISTANCE

Rule 6 - Building envelope departure of a maximum 280mm for a length of 8060mm.....

Rule 11 - Front boundary setback departure of a maximum 1000mm and a length of 3340mm and.....

200mm for a length of 4510mm

NEW AREAS:	
BLOCK AREA:	706m ²
GROUND FLOOR:	248.0m ²
UPPER FLOOR:	57.0m ²
GARAGE:	45.0m ²
TOTAL GFA:	350.0m ²
PLOT RATIO:	49.57%
ALFRESCO:	31.0m ²

- WSUD MEASURES:**
- SHOWERHEADS: 3 STARS MIN
 - WASHING MACHINE: 3 STARS MIN
 - DISHWASHER: 3 STARS MIN
 - TOILETS: 3 STARS MIN
 - RAINWATER TANK: 5,000 LITRES MIN. 100m² TO DRAIN TO NEW RWT TANK - TO BE USED FOR GARDEN PURPOSES. RWT TO BE CONNECTED TO AT LEAST ONE TOILET AND ALL EXTERNAL TAPS

PROPOSED DEMO/REBUILD

BLOCK: 14

SECT: 152 PALMERSTON

CLIENT: [REDACTED]

DWN: A.KWONG

SCALE: 1:200 **DATE:** 19/1/17

DWG No.: 1690 **SHEET:** 2 OF 7

PROPOSED SITE PLAN AND VERGE MANAGEMENT PLAN

1:200

BLOCK: 14

SECTION: 152

PALMERSTON

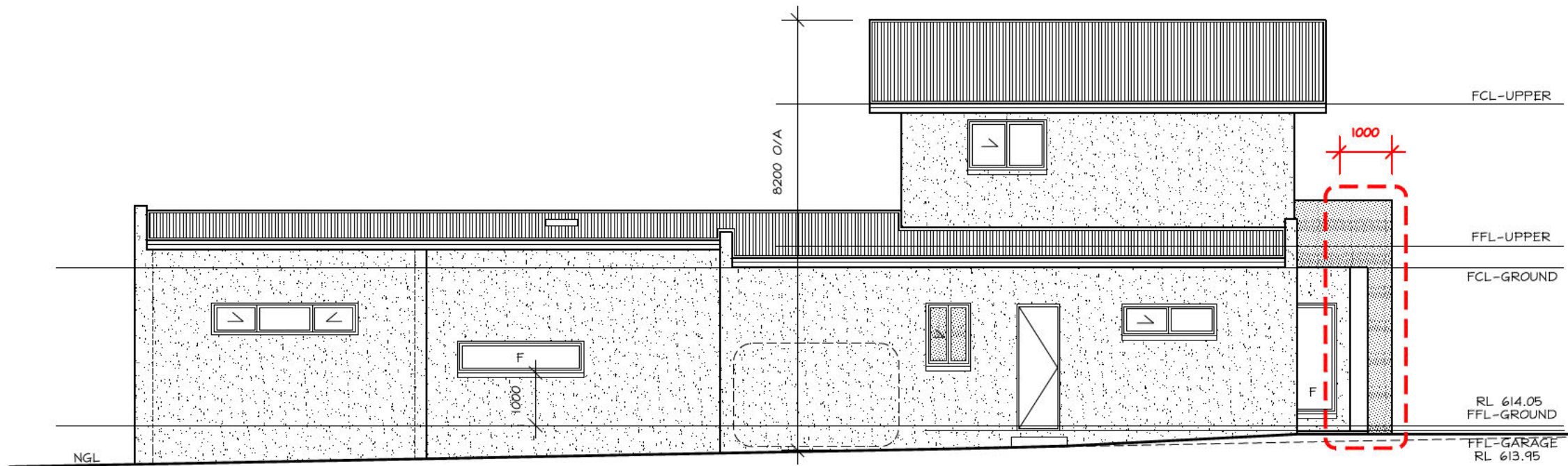


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NORTH-EAST ELEVATION

APPROVED
 PURSUANT TO SECTION 1.100A/1.100AB OF THE
 PLANNING AND DEVELOPMENT REGULATION 2008

Delegate: **GEORGE CILLIERS**

Date **8/2/2017**

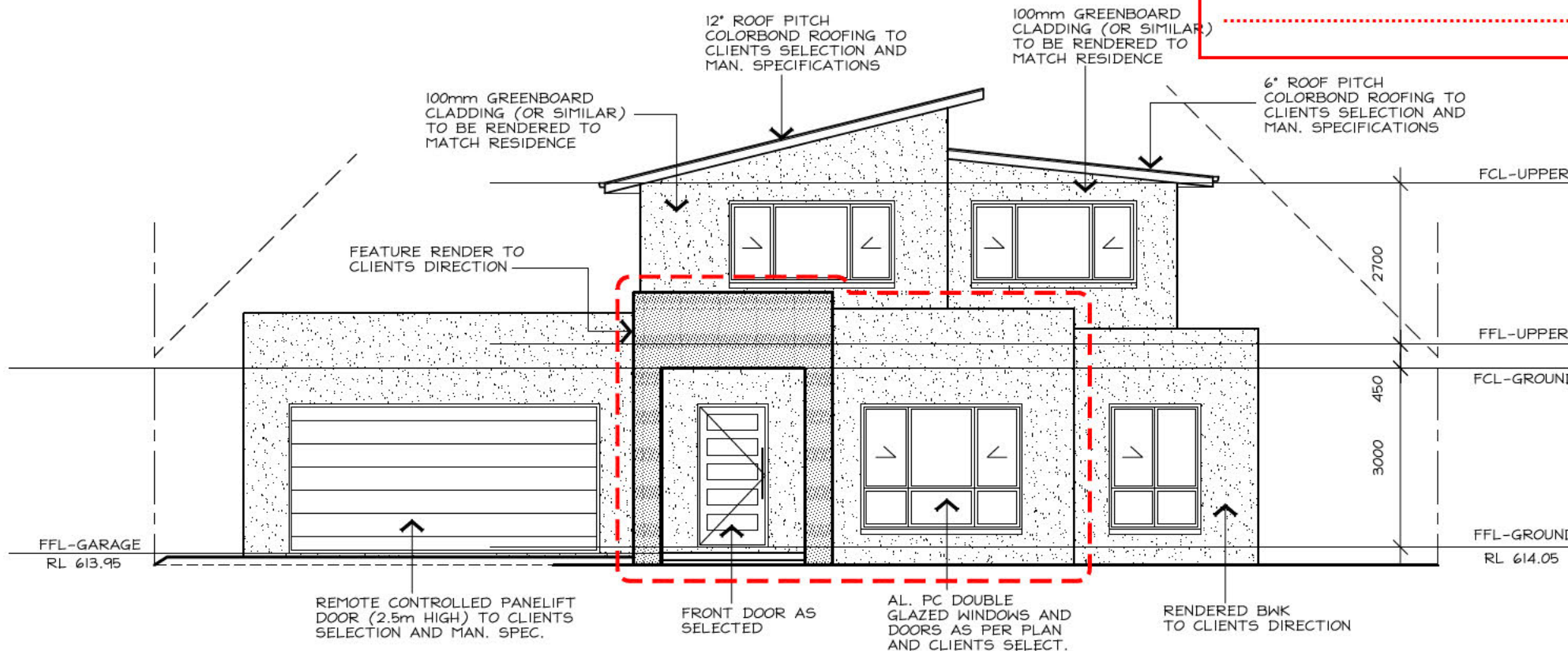
DECLARATION OF EXTENDED DISTANCE
 Rule 11 - departure of a maximum 1000mm for a length of
 3340mm, and a departure of a maximum of 200mm for a length
 of 4040mm.

HOUSE ENERGY RATING

164.3 MJ/m² /ANNUM 6 STARS

21-01-2017

SULAIMAN AKBARI
SULAIMAN AKBARI
 ASSESSOR

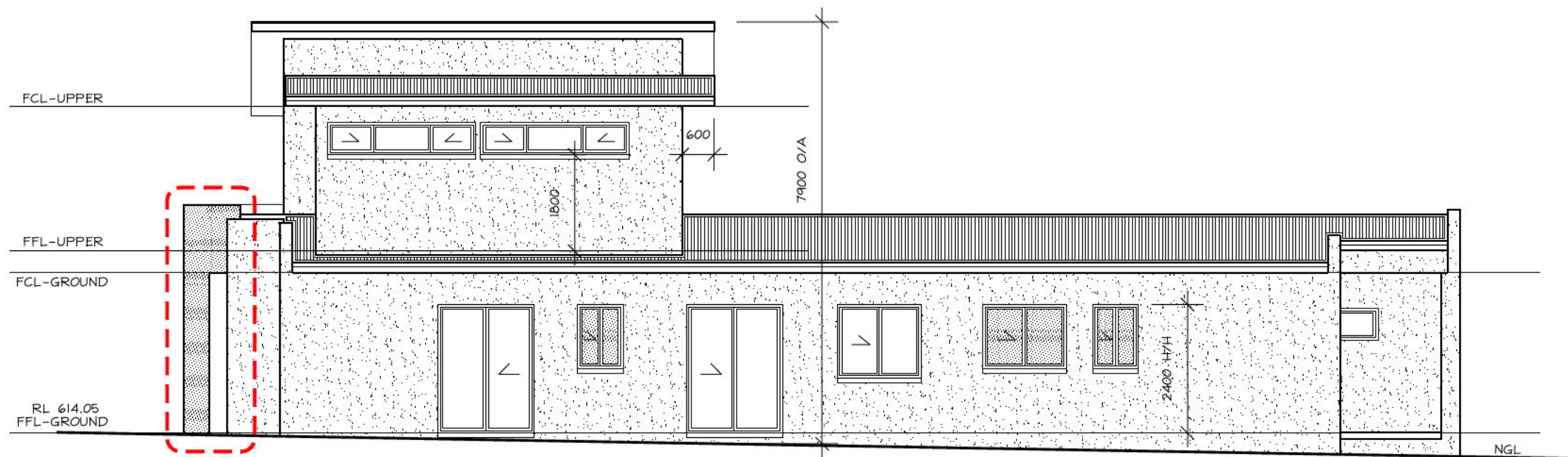


NORTH-WEST ELEVATION

AKDESIGN
 ARCHITECTURAL DRAFTING

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PROPOSED DEMO/REBUILD	
BLOCK:	14
SECT:	152 PALMERSTON
CLIENT:	[REDACTED]
DWN:	A.KWONG
SCALE:	1:100
DATE:	19/1/17
DWG No.:	1690
SHEET:	5 OF 7



SOUTH-WEST ELEVATION

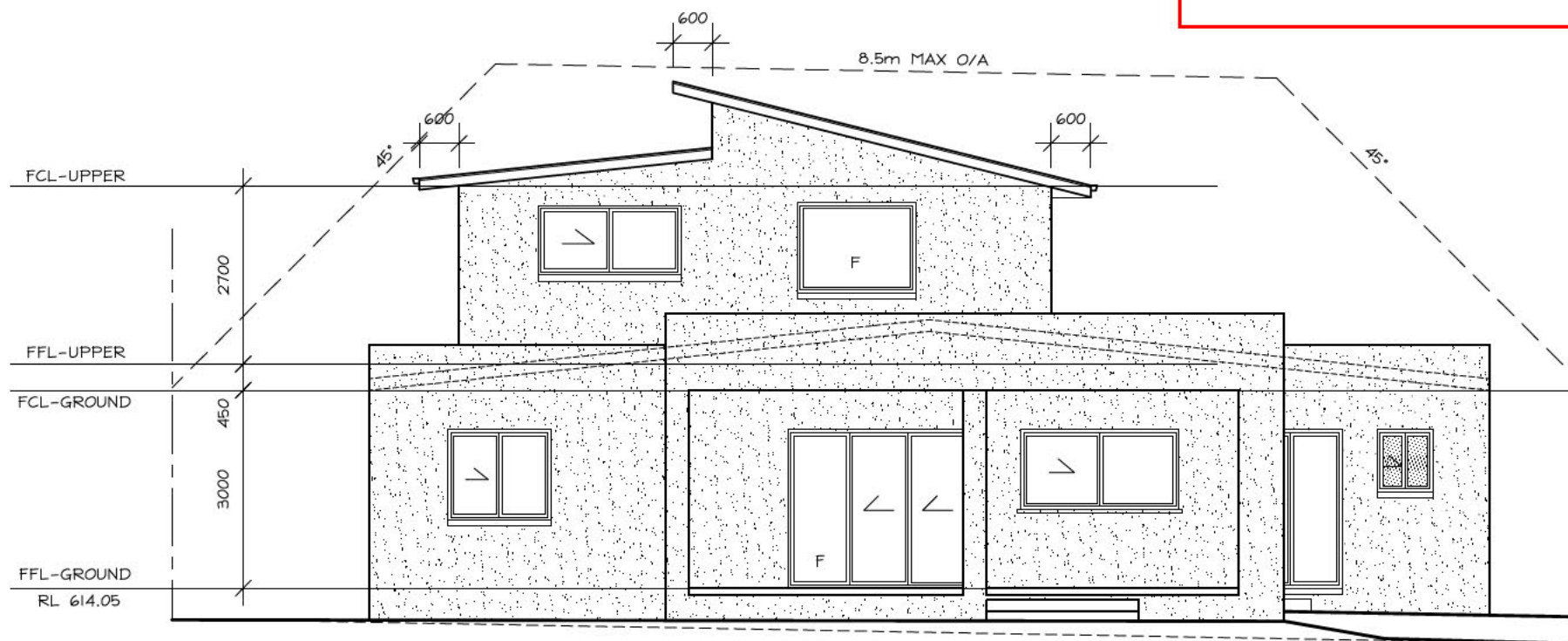
APPROVED

PURSUANT TO SECTION 1.100A/1.100AB OF THE
PLANNING AND DEVELOPMENT REGULATION 2008

Delegate: **GEORGE CILLIERS**

Date **8/2/2017**

DECLARATION OF EXTENDED DISTANCE
Rule 11 - departure of a maximum 1000mm for a length of
3340mm, and a departure of a maximum of 200mm for a length
of 4040mm.



SOUTH-EAST ELEVATION

HOUSE ENERGY RATING

164.3 MJ/m² / ANNUM **6** STARS

21-01-2017

SULAIMAN AKBARI
SULAIMAN AKBARI
ASSESSOR

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ARCHITECTURAL DRAFTING

Alex Kwong
35 Marungul Avenue Ngunnawal ACT 2913
MOBILE: 0414 227 079
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PROPOSED DEMO/REBUILD

BLOCK: 14

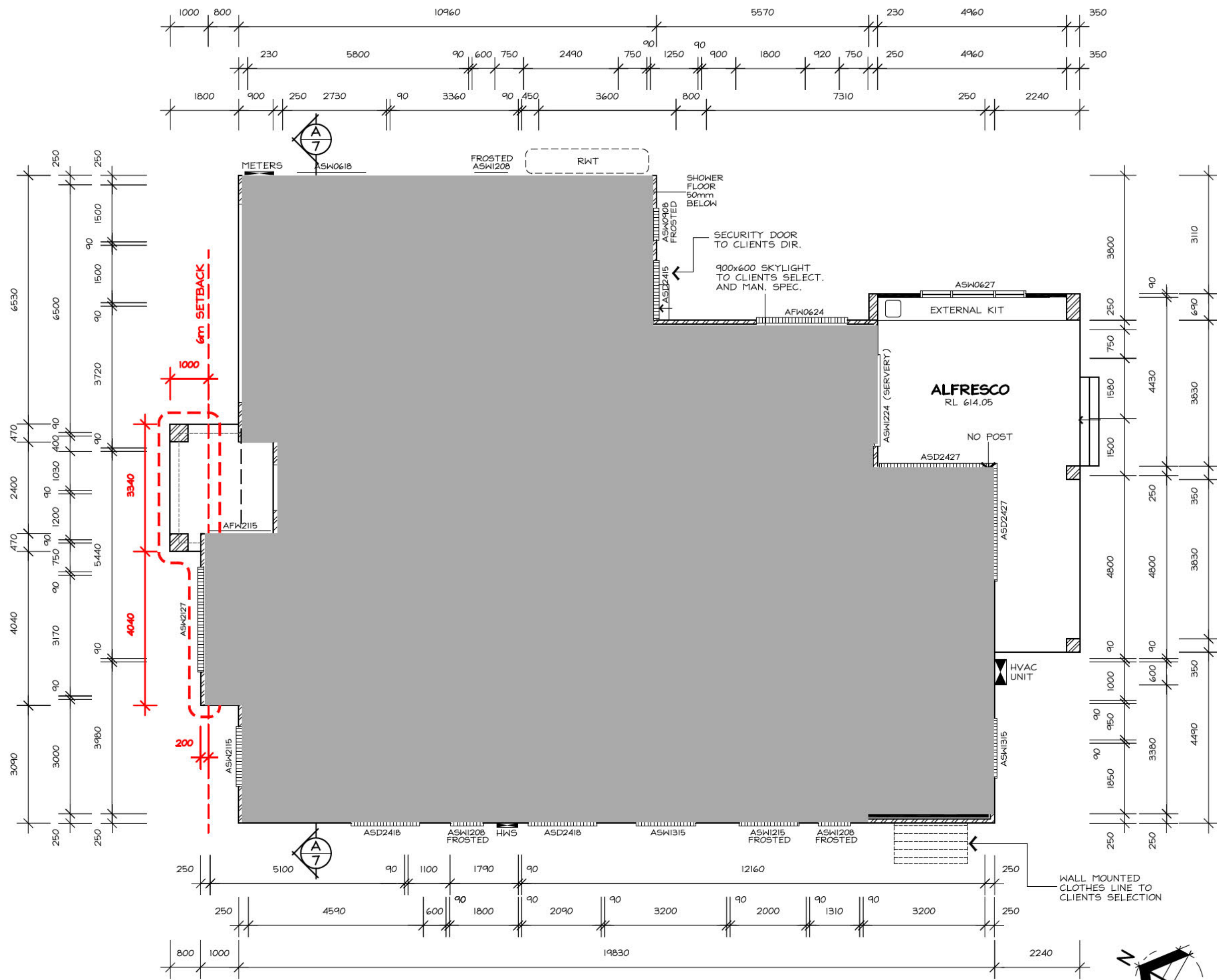
SECT: 152 PALMERSTON

CLIENT: [REDACTED]

DWN: A.KWONG

SCALE: 1:100 **DATE:** 19/1/17

DWG No.: 1690 **SHEET:** 6 OF 7



GROUND FLOOR PLAN ⊗ SMOKE ALARM

- GENERAL NOTES:**
- ALL TOILETS TO HAVE CONCEALED CISTERNS AND TO BE WALL MOUNTED TO CLIENTS DIRECT. AND MANUFACTURER'S SPECIFICATIONS
 - ALL SHOWER FLOORS TO BE 50mm BELOW FFL
 - ALL INTERNAL DOORS 2340mm HIGH
 - ALL EXHAUST FANS (AND RANGEHOOD) TO BE VENTED TO OUTSIDE AIR
- ** = 400x600W TILED SHAMPOO RECESS SHELVES TO CLIENTS DIRECTION

HOUSE ENERGY RATING

164.3 MJ/m² / ANNUM 6 STARS

21-01-2017

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PROPOSED DEMO/REBUILD

BLOCK: 14

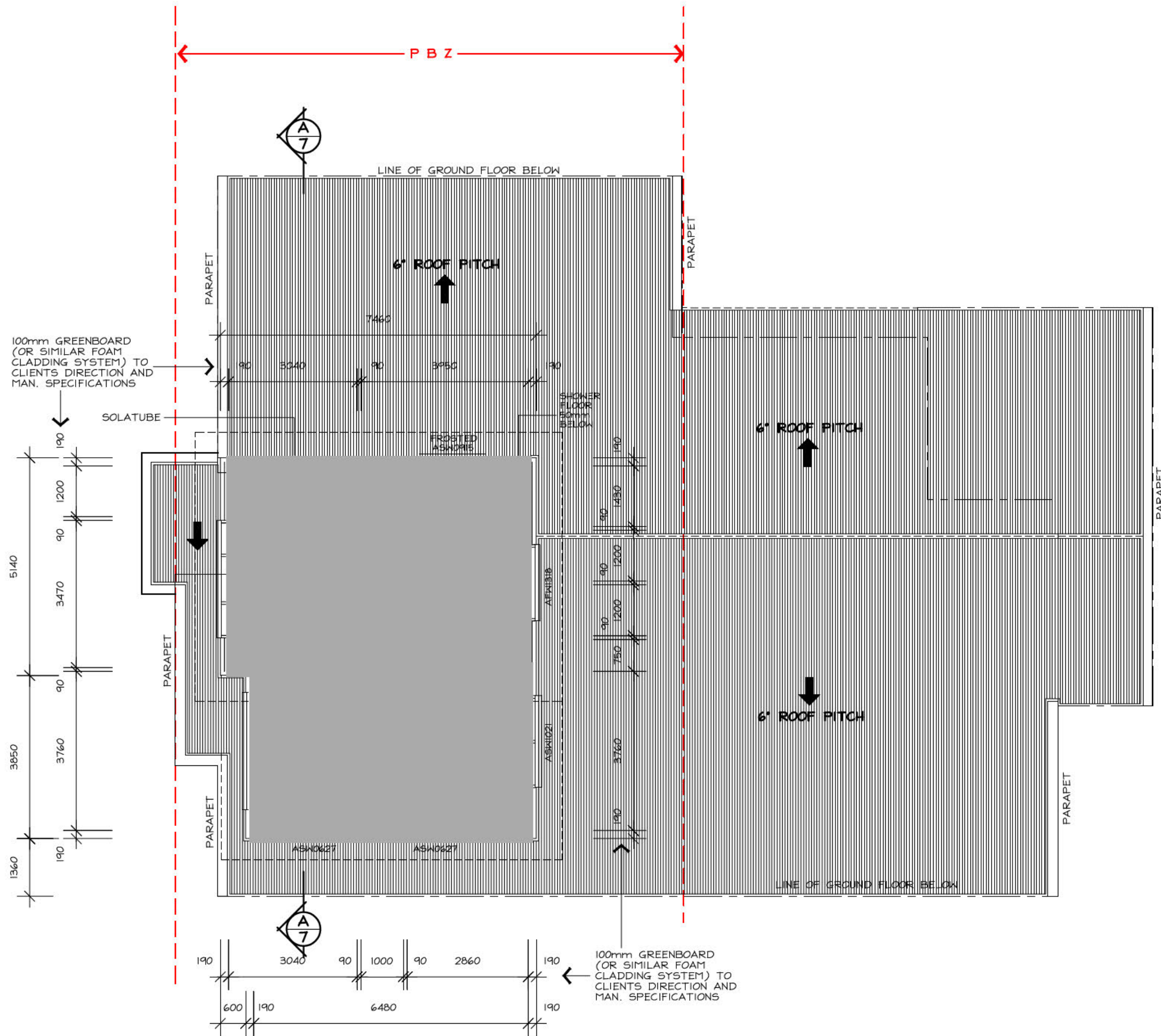
SECT: 152 PALMERSTON

CLIENT: [REDACTED]

DWN: A.KWONG

SCALE: 1:100 **DATE:** 19/1/17

DWG No.: 1690 **SHEET:** 3 OF 7



GENERAL NOTES:

- ALL TOILETS TO HAVE CONCEALED CISTERNS AND TO BE WALL MOUNTED TO CLIENTS DIRECT. AND MANUFACTURER'S SPECIFICATIONS
 - ALL SHOWER FLOORS TO BE 50mm BELOW FFL
 - ALL INTERNAL DOORS 2340mm HIGH
 - ALL EXHAUST FANS (AND RANGEHOOD) TO BE VENTED TO OUTSIDE AIR
- ** = 400Hx600W TILED SHAMPOO RECESS SHELVES TO CLIENTS DIRECTION

HOUSE ENERGY RATING

164.3 MJ/m² / ANNUM 6 STARS

21-01-2017

SULAIMAN AKBARI

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PROPOSED DEMO/REBUILD

BLOCK: 14

SECT: 152 PALMERSTON

CLIENT: [REDACTED]

DWN: A.KWONG

SCALE: 1:100

DATE: 19/1/17

DWG No.: 1690

SHEET: 4 OF 7

UPPER FLOOR PLAN

⊗ SMOKE ALARM



GENERAL NOTES: (WHERE APPLICABLE)

ALL LEVELS, SITE CUTS, GROUND LEVELS, FFL'S TO BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS (INCLUDING DRIVEWAY LEVELS)

ANY DISCREPANCIES TO BE DIRECTED TO BUILDER AND/OR DESIGNER IMMEDIATELY

INCLUSIONS LIST TO TAKE PRECEDENCE OVER DRAWINGS

CARRY OUT ALL WORK IN COMPLIANCE WITH THE RELEVANT SAA CODES OF PRACTICE IN THE BEST TRADESMAN-LIKE MANNER TO THE APPROVAL OF THE BUILDING CERTIFIER AND AUTHORITIES HAVING JURISDICTION OVER THE WORKS INCLUDING BUT NOT RESTRICTED TO:

- A) ACT GOVERNMENT
- B) BUILDING CODE OF AUSTRALIA AND THE ACT APPENDIX
- C) ACT ELECTRICITY AND WATER
- D) AS1684 TIMBER FRAMING CODE AND AS FURTHER SPECIFIED.

ALL DIMENSIONS MUST BE VERIFIED ON SITE BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. USE FIGURED DIMENSIONS ONLY AND DO NOT SCALE OFF THE DRAWING

SURVEYOR TO CONFIRM EASEMENT LOCATIONS PRIOR TO COMMENCEMENT OF ANY WORKS

MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH THE BCA, ALL OTHER RELEVANT CODES AND AUSTRALIAN STANDARDS

PROVIDE SMOKE ALARMS IN ACCORDANCE WITH PART 3.7.2 OF THE BCA (REFER ELECTRICAL LAYOUT)

ALL WINDOWS/GLAZED DOORS TO BE DOUBLE GLAZED ALUMINIUM IMPROVED FRAMES (UNLESS NOTED OTHERWISE) AS PER ATTACHED EER.

LIGHTING TO COMPLY WITH 3.12.5.5 OF THE BCA

ALL TIMBER FRAMING AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST TIMBER FRAMING CODE AS1684 AND BCA

EXTERNAL WALLS TO BE BRICK VENEER UNLESS STATED ON PLANS, WHEN LIGHTWEIGHT CLADDING IS USED IT IS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS AND SARKED AND INSULATED AS PER THE BCA AND ATTACHED EER.

ALL INSULATION R VALUES AND WINDOW SHGC AND U-VALUES AS PER THE ATTACHED EER.

ALL OPENABLE WINDOWS AND SLIDING DOORS TO HAVE FLYSCREENS TO BE POWDERCOATED ALUMINIUM FRAMES TO MATCH WINDOWS. NOTE: METALLIC FLYSCREENS ARE REQUIRED IN BUSHFIRE PRONE AREAS

REFER TO STRUCTURAL ENGINEER'S ATTACHED DOCUMENTATION FOR ALL STRUCTURAL DETAILS

ALL EXTERNAL WINDOWS TO HAVE BRICK ON EDGE WINDOW SILLS WITH DAMP PROOF MEMBRANE UNDER TO BCA

PROVIDE TERMITE PROTECTION TO CODE AND AS3660-2000 PARTS 1, 2 AND 3

SERVICES/ELECTRICAL/WASTE:

NO INTERNAL DRAINAGE FOR PROPOSED STRUCTURE TO BE LOCATED IN SEWER EASEMENT/PIPE PROTECTION ENVELOPE. ALL WORKS DONE TO ACTEW GUIDELINES/ADVICE

ALL BUILDING WASTE TO BE COLLECTED IN HOPPER LOCATED ON SITE, RESIDENTIAL WASTE TO BE COLLECTED BY ROADSIDE PICKUP AND BINS TO BE LOCATED ON SITE

METER BOX TO BE INSTALLED TO ACTEW AGL SERVICE AND INSTALLATION RULES

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TELSTRA AND GAS TIES TO BE PROVIDED BY GAS FITTER AND ELECTRICIAN

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ENSURE THAT THE DEVELOPMENT COMPLIES WITH TERRITORY AND MUNICIPAL SERVICES (TAMS) STATING THAT WASTE FACILITIES AND MANAGEMENT ASSOCIATED WITH DEVELOPMENT ARE IN ACCORDANCE WITH THE DEVELOPMENT CONTROL CODE FOR BEST PRACTICE WASTE MANAGEMENT IN THE ACT 1999

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DRIVEWAY TO ABUT FOOTPATH (IF RELEVANT). FOOTPATH TO TAKE PRECEDENCE OVER DRIVEWAY.

DRIVEWAY REQUIREMENTS:

- A) 1.2m HORIZONTALLY CLEAR OF STORMWATER HUMPS AND SERVICES
- B) 1.5m HORIZONTALLY CLEAR OF TRANSFORMERS, BUS STOPS, LIGHT POLE
- C) UPHILL GRADE OF LESS THAN 17%, DOWNHILL GRADE OF LESS THAN 12%
- D) AT A RIGHT ANGLE TO THE KERB LINE WITH A MAXIMUM 10% DEVIATION
- E) A MAXIMUM OF 5.5M WIDTH, AND MINIMUM OF 5M WIDTH AT THE KERB, A MINIMUM 3M WIDTH AT THE FRONT BOUNDARY, AND A MAXIMUM WIDTH NO GREATER THAN THE WIDTH AT KERB
- F) OUTSIDE OF THE DRIP LINE OF MATURE TREES, AND A MINIMUM OF 3M CLEAR OF SMALL AND NEW STREET TREES
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RC SLAB AND FOOTINGS TO COMPLY WITH ENGINEER'S DETAILS AND AS2870.1

PROVIDE CONTINUOUS DAMP-PROOF MEMBRANE UNDER SLAB TO BCA

PROVIDE TERMITE PROTECTION UNDER SLAB TO MAN. SPEC. AND BCA

PROVIDE 90x35 MGP OR 90x45 MGP STUDS AS REQUIRED TO AS1684 AND/OR TO MAN. SPECIFICATIONS.

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ALL INSULATION AS PER ATTACHED EER

ALL EXTERNAL SWING DOORS AND INTERNAL ACCESS DOORS TO BE FULLY SEALED

WINDOW SPECIFICATIONS AS PER ATTACHED EER

STANDARD METRIC BRICK 230x110x76mm WITH FLUSH IRONED JOINTS & STRETCHER BOND. BRICKS TIES AND ANCHORAGE TO AS4773. MORTAR MIX: M3 MORTAR MIX OF 1-CEMENT, 1-LIME, 6-SAND

ALL LOAD BEARING WALLS AND CONTROL JOINTS SPECIFIED TO ENGINEER'S DETAILS

FLASHING, WEEP HOLES AND DAMP PROOF COURSE TO COMPLY WITH BCA AND AS4773

ROOF AND EXTERNAL WALL MATERIALS AS NOTED ON ELEVATIONS/SECTION.

ALL EAVES AND GUTTERS TO BE COLORBOND QUAD GUTTERING, INSTALLED TO MANUFACTURER'S SPECIFICATIONS.

ALL ROOFING AND BATTEN SPACINGS TO BE INSTALLED TO MAN. SPECIFICATIONS AND BCA

PROVIDE PAINTED FC SHEET LININGS TO ALL EAVES EAVES OVERHANG AS DIMENSIONED ON ELEVATIONS AND SECTION DIAGRAM

50mm CAVITY DIMENSION TO EXTERNAL B/V WALL

MECHANICAL VENTILATION DUCTED TO EXTERIOR TO COMPLY WITH BCA 3.8.5.2(c)

SHOWER SCREENS AND WET AREA GLAZING TOUGHENED GLASS AS PER BCA 3.6.4

HOUSE ENERGY RATING

164.3 MJ/m²/ANNUM 6 STARS

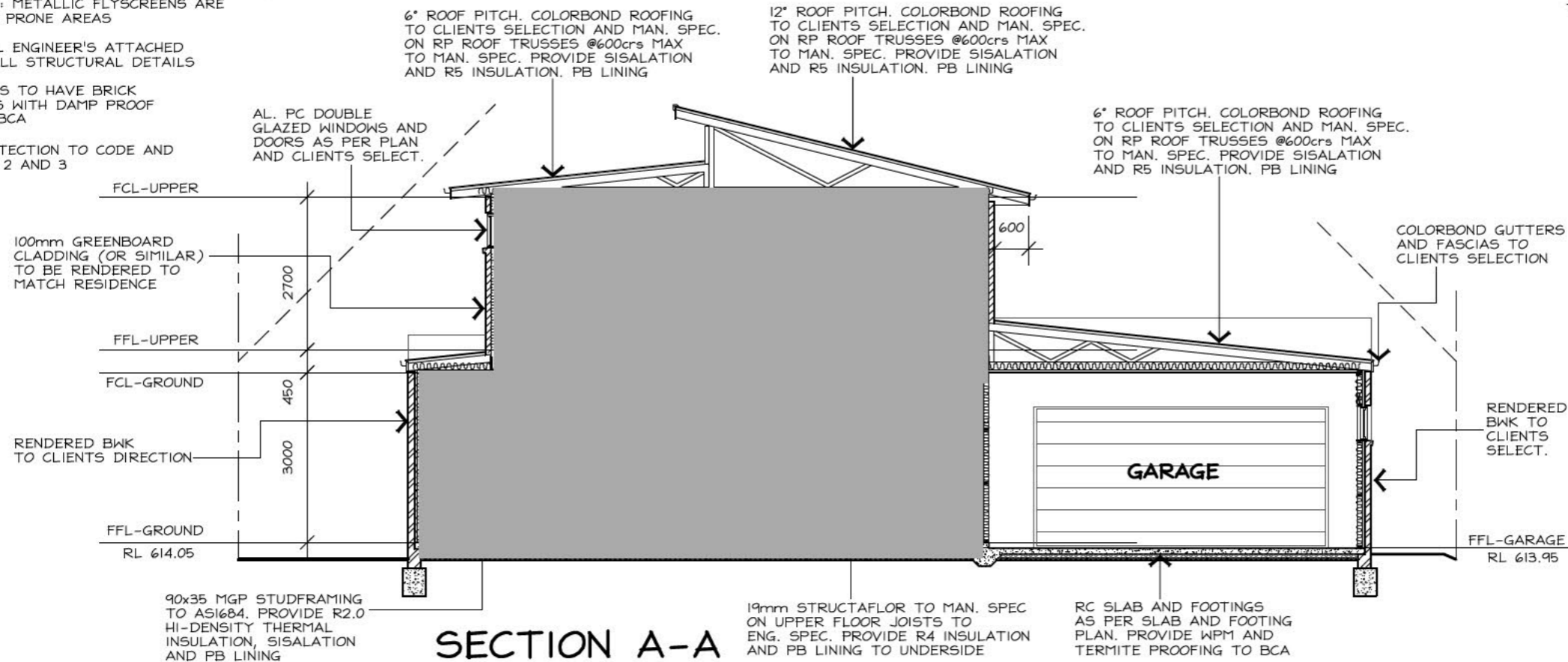
21-01-2017

SULAIMAN AKBARI

SULAIMAN AKBARI

ASSESSOR

ADDITIONAL EER REQUIREMENTS
R 6.0 CEILING INSULATION INSTEAD OF R 5.0
R 2.0 INSULATION TO INTERNAL WET AREA WALLS



AKDESIGN
ARCHITECTURAL DRAFTING

Alex Kwong

35 Marungul Avenue Ngunnawal ACT 2913
 MOBILE: 0414 227 079
 EMAIL: akdesign@ozemail.com.au

PROPOSED DEMO/REBUILD

BLOCK: 14

SECT: 152 PALMERSTON

CLIENT: [REDACTED]

DWN: A.KWONG

SCALE: 1:100 **DATE:** 19/1/17

DWG No.: 1690 **SHEET:** 7 OF 7

LEGEND

SYMBOL	DESCRIPTION
	HYDRANT
	WATER METER
	TELECOMMUNICATION PIT
	GAS
	AIR CONDITIONER

HOUSE ENERGY RATING

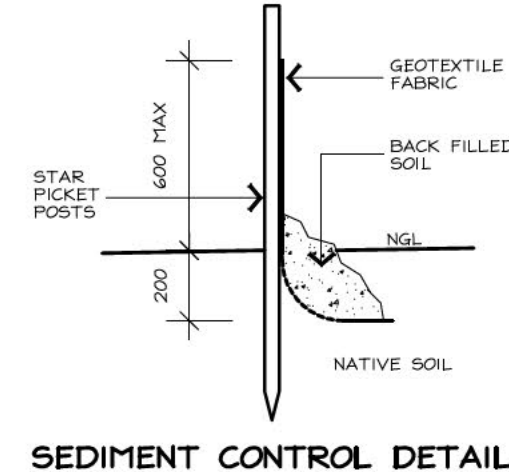
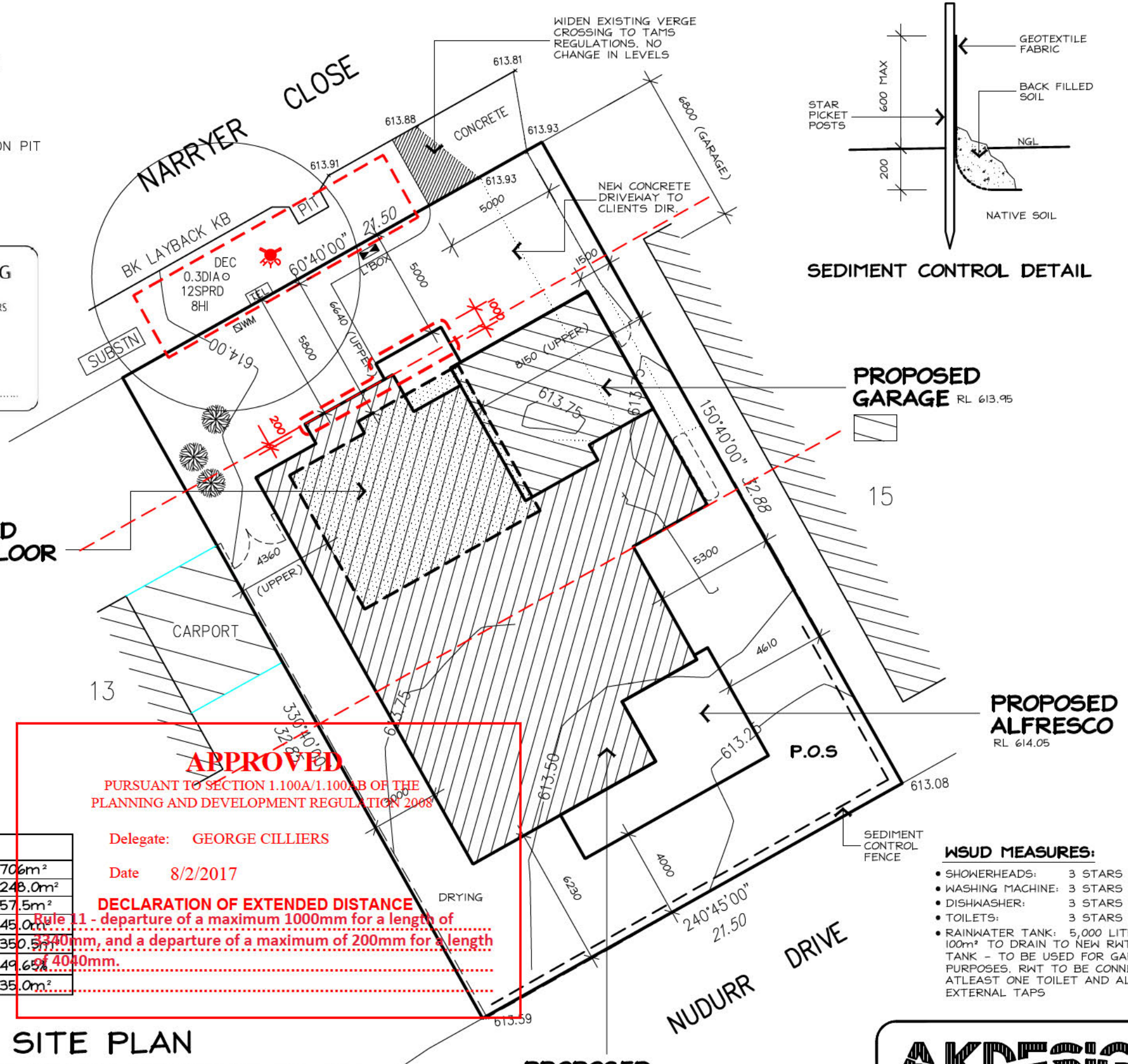
164.3 MJ/m² / ANNUM 6 STARS

21-01-2017

SULAIMAN AKBARI

SULABARI

ASSESSOR



EROSION & SEDIMENT CONTROL PLAN

- MAINTAIN AS MANY GRASSED AREAS AS POSSIBLE PARTICULARLY ON THE VERGES TO TRAP SOIL BEFORE IT REACHES THE ROADWAY AND STORMWATER SYSTEM, FENCE OFF UNDISTURBED AREAS
- USE ONLY ONE EXIT/ENTRY TO THE SITE. BUILD A STABILISED ACCESS POINT BY USING ROAD BASE, 50mm AGGREGATE, RECYCLED CONCRETE OR SIMILAR
- ASSIGN A DESIGNATED PARKING AREA
- LIMIT ACCESS TO THE SITE DURING AND IMMEDIATELY AFTER WET WEATHER
- KEEP STOCKPILES WITHIN THE SITE AREA AND AWAY FROM THE STORMWATER SYSTEM
- INSTALL ON-SITE WASTE COLLECTION
- REGULARLY REMOVE ANY SEDIMENT FROM ROADS ADJACENT TO YOUR SITE. DO NOT WASH INTO THE STORMWATER SYSTEM
- INSTALL A SEDIMENT CONTROL BARRIER OF GEOTEXTILE FABRIC ON THE LOW SIDE/S OF THE BLOCK (AS NOTED ON THE SITE PLAN AND AS PER DETAIL)
- DESIGNATE A BRICK CUTTING AND WASHING AREA AWAY FROM STORMWATER DRAINS. ENSURE THE AREA IS LARGE ENOUGH TO CONTAIN ALL EXCESS WATER, RESIDUES AND WASTE
- REGULARLY CHECK AND MAINTAIN POLLUTION CONTROLS THROUGHOUT CONSTRUCTION
- ENSURE THAT THE DEVELOPMENT COMPLIES WITH THE ACT ENVIRONMENT PROTECTION AUTHORITY, ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, MARCH 2010

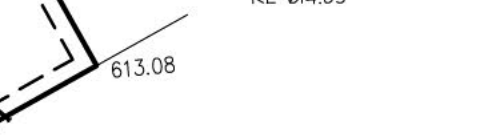
VERGE PROTECTION

- INSTALL 1.8m HIGH CONTINUOUS CHAIN MESH FENCE SUPPORTED BY 2.4m TALL STAR STEEL POSTS AROUND VERGE AND EXISTING VEGETATION TO BE RETAINED WITHIN THE BLOCK AS SHOWN ON THE DRAWINGS.
- 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 THE PROJECT, EXCEPT WHERE APPROVED SERVICE INSTALLATION OCCURS.
- ENSURE THAT ANY DISTURBANCES TO THE VERGE GROUND COVER, TREES, PATHS, KERBS, ROADWAYS OR SERVICES OCCURRING FROM EITHER CONSTRUCTION WORKS OR STORAGE OF MACHINERY/MATERIALS DURING THE CONSTRUCTION WORKS ARE RECTIFIED. NO CARPARKING OR EQUIPMENT PARKING PERMITTED ON VERGES
- NO SITE SHEDS, STORAGE SHED, SITE AMENITIES OR BILLBOARDS TO BE ERECTED ON VERGES
- NO CONSTRUCTION MATERIAL TO BE STORED ON VERGES OR UNDER DRIP LINE OF RETAINED TREES

PROPOSED GARAGE



PROPOSED ALFRESCO



- WSUD MEASURES:**
- SHOWERHEADS: 3 STARS MIN
 - WASHING MACHINE: 3 STARS MIN
 - DISHWASHER: 3 STARS MIN
 - TOILETS: 3 STARS MIN
 - RAINWATER TANK: 5,000 LITRES MIN. 100m² TO DRAIN TO NEW RWT TANK - TO BE USED FOR GARDEN PURPOSES. RWT TO BE CONNECTED TO ATLEAST ONE TOILET AND ALL EXTERNAL TAPS

APPROVED

PURSUANT TO SECTION 1.100A/1.100B OF THE PLANNING AND DEVELOPMENT REGULATION 2008

Delegate: **GEORGE CILLIERS**

Date **8/2/2017**

DECLARATION OF EXTENDED DISTANCE
 Rule 11 - departure of a maximum 1000mm for a length of 3340mm, and a departure of a maximum of 200mm for a length of 4040mm.

NEW AREAS:	
BLOCK AREA:	706m ²
GROUND FLOOR:	248.0m ²
UPPER FLOOR:	57.5m ²
GARAGE:	45.0m ²
TOTAL GFA:	350.5m ²
PLOT RATIO:	49.6%
ALFRESCO:	35.0m ²

PROPOSED SITE PLAN AND VERGE MANAGEMENT PLAN

1:200

BLOCK: 14

SECTION: 152

PALMERSTON



AKDESIGN

ARCHITECTURAL DRAFTING

Alex Kwong

35 Marungul Avenue Ngunnawal ACT 2913

MOBILE: 0414 227 079

EMAIL: akdesign@ozemail.com.au

PROPOSED DEMO/REBUILD

BLOCK: 14

SECT: 152 PALMERSTON

CLIENT: [REDACTED]

DWN: A.KWONG

SCALE: 1:200	DATE: 19/1/17
DWG No.: 1690	SHEET: 2 OF 7

From: [Exemptdec](#)
To: [REDACTED]
Subject: RE: Exempt Declaration Form 1N, 9MQX5M
Date: 2 February 2021 16:22:00
Attachments: [image001.png](#)

OFFICIAL

H [REDACTED],

You may sent me the revised text for rule 12 and we can update it on the application form.

Kind regards,

Paul Wang | Gateway Team
02 6205 2888

Planning Delivery Division | Environment, Planning and Sustainable Development Directorate **ACT Government**
480 Northbourne Avenue, Dickson, 2602 | GPO Box 1908 Canberra ACT 2601 | www.planning.act.gov.au

From: [REDACTED] <[REDACTED]>

Sent: Wednesday, 27 January 2021 3:37 PM

To: Exemptdec <Exemptdec@act.gov.au>

Cc: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>

Subject: Re: Exempt Declaration Form 1N, 9MQX5M

CAUTION: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Thanks Paul for your prompt response.

I actually needed to fix the text in the Rule 12 statement. Drawings are fine.

Please let me know how to do this.

Kind regards

[REDACTED]

On Wednesday, 27 January 2021, 02:20:30 pm AEDT, Exemptdec <exemptdec@act.gov.au> wrote:

OFFICIAL

Good afternoon,

You may sent the updated plans by replying to this email. If you are adding a new rule to the application form, a new application will be required to be submitted online.

Kind regards,

Paul Wang | Gateway Team

02 6205 2888

Planning Delivery Division | Environment, Planning and Sustainable Development Directorate **ACT Government**

480 Northbourne Avenue, Dickson, 2602 | GPO Box 1908 Canberra ACT 2601 | www.planning.act.gov.au

From: [REDACTED] <[REDACTED]>

Sent: Wednesday, 27 January 2021 1:03 PM

To: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>

Cc: Exemptdec <Exemptdec@act.gov.au>

Subject: Re: Exempt Declaration Form 1N, 9MQX5M

CAUTION: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Thanks Jason.

I look forward to hearing back from Paul.

Kind regards



On Wednesday, 27 January 2021, 12:56:59 pm AEDT, AC, EPD Customer Services <acepdcustomerservices@act.gov.au> wrote:

OFFICIAL

Hi ,

I have forwarded your enquiry onto Paul from the exempt dec team. I doubt you will need to resubmit but he can give you a proper answer. Feel free to email him at exemptdec@act.gov.au

Regards,


Jason | Customer Coordination | Planning and Building Services shopfront

Phone: 02 6207 1923 | Email: epdcustomerservices@act.gov.au

[Access Canberra](#) | Chief Minister Treasury and Economic Development Directorate | ACT Government

8 Darling Street, Mitchell | GPO BOX 158, Canberra City ACT 2601 | www.act.gov.au/accessCBR



From:  >
Sent: Wednesday, 27 January 2021 10:15 AM
To: AC, EPD Customer Services <ACEPDCustomerServices@act.gov.au>
Subject: Fw: Exempt Declaration Form 1N, 9MQX5M

CAUTION: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi

We need to make some corrections to this application. Could you please advice us how to do it. Do we need to withdraw and resubmit?

Sorry for the inconvenience.

Regards



(Applicant)

----- Forwarded message -----

From: smartforms@act.gov.au <smartforms@act.gov.au>
To: "anis1stnov@yahoo.com" <anis1stnov@yahoo.com>
Sent: Monday, 25 January 2021, 10:31:24 pm AEDT
Subject: Exempt Declaration Form 1N, 9MQX5M





Thank you for submitting Exempt Declaration Form 1N at Access Canberra.

Your form reference code is: **9MQX5M**

Please see the attached PDF for a copy of your form submission.

For enquiries regarding your Exempt Declaration Form 1N submission, please contact:

Access Canberra

Email: EPDCustomerServices@act.gov.au

Phone: (02) 6207 1923

Note: Please do not reply to this auto-generated email.

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From: [Davis, Matt](#)
To: [Exemptdec](#)
Subject: RE: FURTHER INFO-EXEMPTION DECLARATION-14-152-PALMERSTON
Date: 16 February 2021 14:43:00
Attachments: [image001.jpg](#)

OFFICIAL

Yes ok to approve – footnote as single dwelling only

From: Exemptdec <Exemptdec@act.gov.au>
Sent: Tuesday, 16 February 2021 9:44 AM
To: Davis, Matt <Matt.Davis@act.gov.au>
Subject: FW: FURTHER INFO-EXEMPTION DECLARATION-14-152-PALMERSTON

OFFICIAL

Hi Matt,

Applicant has amended design to comply with rule 5 max building height. It is ok to approve?

Thanks,

Paul Wang | Gateway Team
02 6205 2888

Statutory Planning Division | Environment, Planning and Sustainable Development Directorate **ACT Government**
480 Northbourne Avenue, Dickson, 2602 | GPO Box 1908 Canberra ACT 2601 | www.planning.act.gov.au

From: [REDACTED] >
Sent: Monday, 15 February 2021 10:23 PM
To: Exemptdec <Exemptdec@act.gov.au>
Cc: [REDACTED]
Subject: Re: FURTHER INFO-EXEMPTION DECLARATION-14-152-PALMERSTON

CAUTION: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Paul

Please find the attached updated drawings for your approval. Please note that the roof pitch and RLs of the building has been amended to make the proposed development compliant with building height rule.

The total building height is shown on section drawing.

Should you have any questions, please don't hesitate to contact me.

Thanks.

Kind regards

[REDACTED]

On Monday, 15 February 2021, 10:44:28 am AEDT, Exemptdec <exemptdec@act.gov.au> wrote:

OFFICIAL

Good morning,

We are not able to assess Rule 5 height encroachment for 1N applications. Please amend design to comply with Rule 5 to proceed with the assessment, otherwise a DA will be required for the height encroachment.

Kind regards,

Paul Wang | Gateway Team

02 6205 2888

Statutory Planning Division | Environment, Planning and Sustainable Development Directorate **ACT Government**



480 Northbourne Avenue, Dickson, 2602 | GPO Box 1908 Canberra ACT 2601 | www.planning.act.gov.au

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