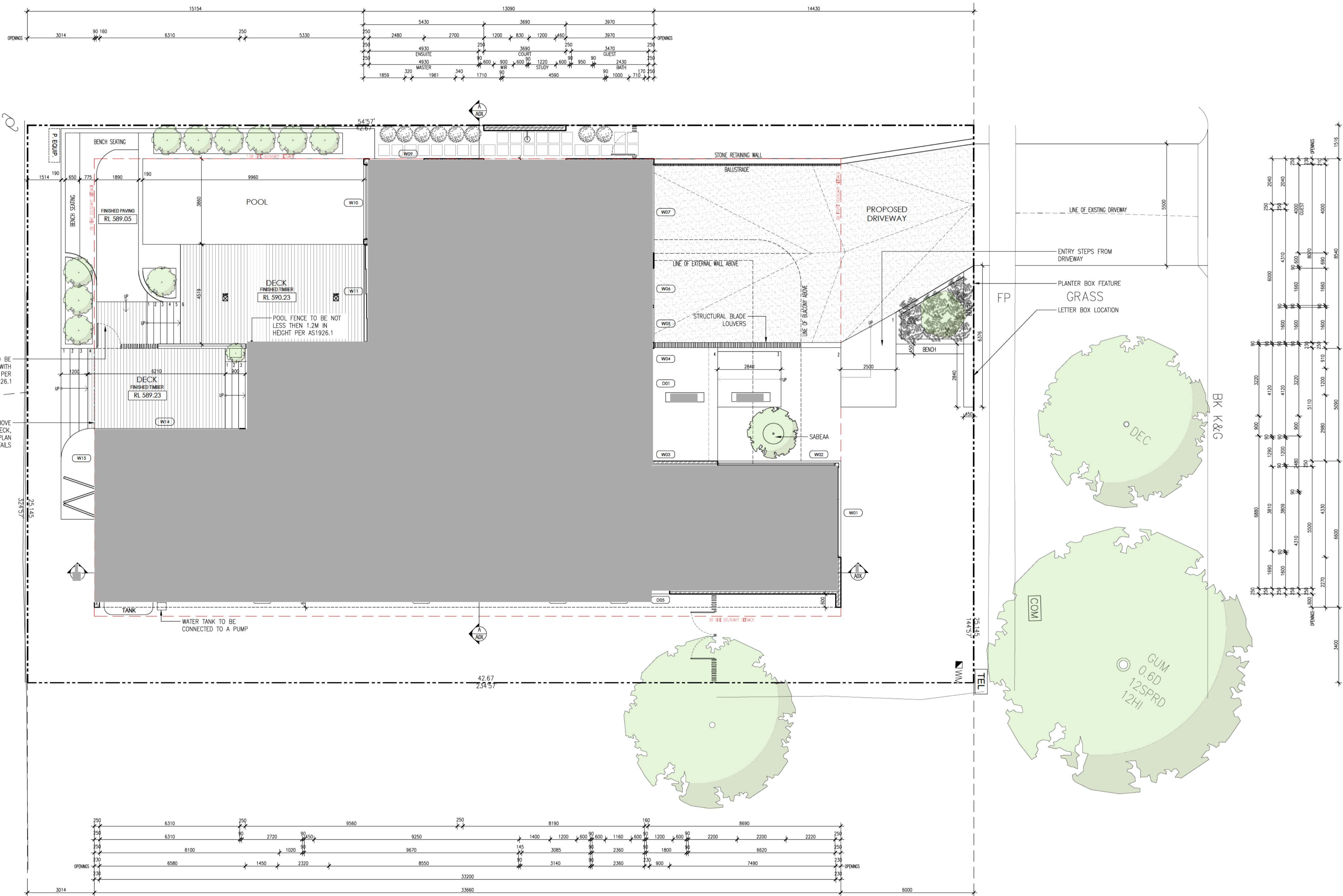


GENERAL NOTES:
 ALL WORKS ARE TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS & ALL RELEVANT AUTHORITY REQUIREMENTS.
 ALL DIMENSIONS SPECIFIC TO EXISTING SITE CONDITIONS SHALL BE VERIFIED BY THE BUILDER ON SITE PRIOR TO THE COMMENCEMENT OF THE WORKS. DO NOT SCALE OFF DRAWINGS.
 A REGISTERED SURVEYOR TO SET OUT STRUCTURE & CONFIRM POSITIONS OF ALL RELEVANT BUILDING ENVELOPE SETBACKS & EASEMENTS PRIOR TO THE COMMENCEMENT OF THE WORKS.
 ALL TIMBER FRAMING & CONSTRUCTION MUST COMPLY WITH AS 1684 THE NATIONAL TIMBER FRAMING CODE. PROVIDE TEMPORARY & PERMANENT BRACING TO ALL FRAMING IN ACCORDANCE WITH THE STANDARDS.
 ALL CONCRETE SLABS & FOOTINGS ARE SUBJECT TO A SOIL CLASSIFICATION & ARE TO COMPLY WITH ENGINEERS DRAWINGS OR AS PER RESIDENTIAL SLAB & FOOTING CODE.
 ALL STORM WATER DRAINAGE & LEAKAGE TO BE CONNECTED TO EXISTING SERVICES IN ACCORDANCE WITH THE BCA & ALL LOCAL AUTHORITY REQUIREMENTS OR SELECTED DRAINAGE TIME OR SEPTIC SYSTEM.
 ALL LINTELS, BEAMS, & SUPPORTS TO BE SPECIFIED BY A REGISTERED ENGINEER OR RELEVANT AUSTRALIAN STANDARD.
 PROVIDE TERMITE CONTROL TO SUB FLOOR IN ACCORDANCE WITH THE BCA & ALL RELEVANT LOCAL AUTHORITY REQUIREMENTS OR PROVIDE ANT CAPING AND TERMITE BARRIER.
 THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AT ALL TIMES, & NO ELEMENT SHALL BE OVERSTRESSED, DURING & AFTER CONSTRUCTION.
 ALL NET AREA FIGURES SHALL BE TO CLIENTS SELECTION OR INCLUSIONS LIST.

COPYRIGHT:
 UNAUTHORIZED USE OR REPRODUCTION IN WHOLE OR IN PART OF THESE DOCUMENTS WITHOUT WRITTEN PERMISSION MAY LEAD TO LEGAL ACTION.
 ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR IN PART WITHOUT THE WRITTEN PERMISSION OF DOWSE NORWOOD ASSOCIATES ARCHITECTS PTY LTD CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.
 © COPYRIGHT DOWSE NORWOOD ASSOCIATES ARCHITECTS PTY LTD.

AMENDMENTS
 REV. 01 2020.06.12
 1. PRELIMINARY DRAFT



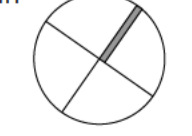
LANDSBOROUGH STREET 1

DRAFT
 NOT FOR CONSTRUCTION

DRAWING
GROUND FLOOR PLAN

PROJECT: SINGLE RESIDENTIAL DWELLING
 SCALE: 1:100 @ A1
 PRINT DATE: 12.11.2020

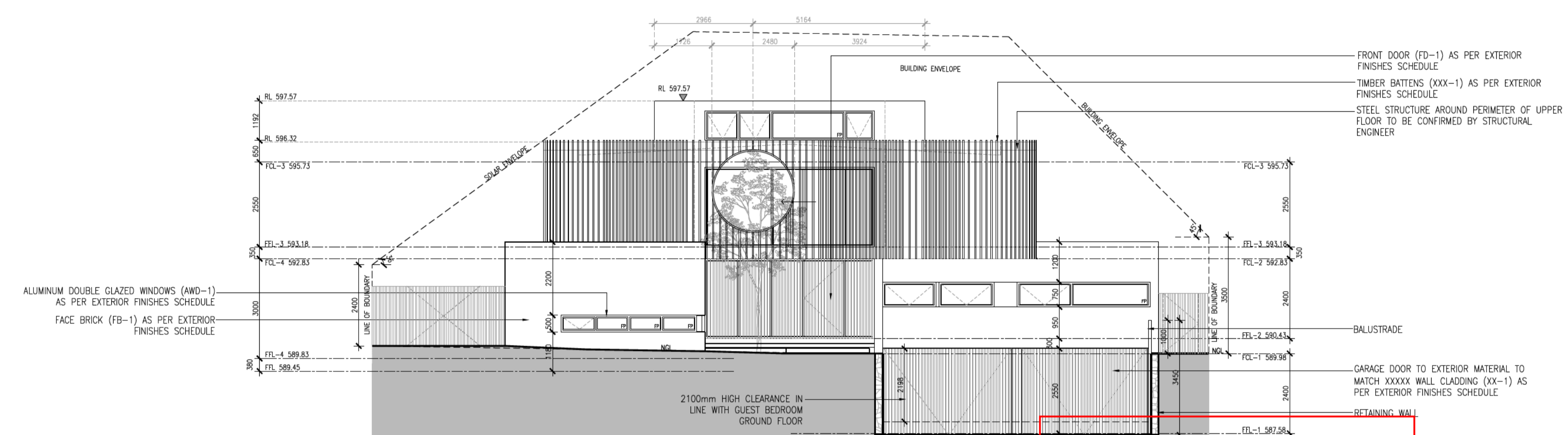
CLIENT: [REDACTED]
 BLOCK: U6
 SECTION: 57
 ADDRESS: 6 LANDSBOROUGH STREET
 SUBURB: GRIFFITH
 STATE: ACT

NORTH

 PROJECT NO: 2037
 REVISION: 01
 REVISION DATE: 12.06.2020
 DRAWN: AB/KF

GENERAL NOTES:
 ALL WORKS ARE TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS & ALL RELEVANT AUTHORITY REQUIREMENTS.
 ALL DIMENSIONS SPECIFIC TO EXISTING SITE CONDITIONS SHALL BE VERIFIED BY THE BUILDER ON SITE PRIOR TO THE COMMENCEMENT OF THE WORKS. DO NOT SCALE OFF DRAWINGS.
 A REGISTERED SURVEYOR TO SET OUT STRUCTURE & CONFIRM POSITIONS OF ALL RELEVANT BUILDING ENVELOPE SETBACKS & EASEMENTS PRIOR TO THE COMMENCEMENT OF THE WORKS.
 ALL TIMBER FRAMING & CONSTRUCTION MUST COMPLY WITH THE NATIONAL TIMBER FRAMING CODE. PROVIDE TEMPORARY & PERMANENT BRACING TO ALL FRAMING IN ACCORDANCE WITH THE STANDARDS.
 ALL CONCRETE SLABS & FOOTINGS ARE SUBJECT TO A SOIL CLASSIFICATION & ARE TO COMPLY WITH ENGINEERS DRAWINGS OR AS PER RESIDENTIAL SLAB & FOOTING CODE INCLUDING ALL RELEVANT REGION SPECIFIC SUPPLEMENTS.
 ALL STORM WATER DRAINAGE & OVERFLOW TO BE CONNECTED TO EXISTING SERVICES IN ACCORDANCE WITH THE BCA & ALL LOCAL AUTHORITY REQUIREMENTS OR SELECTED DRAINAGE TIME OR SEPTIC SYSTEM.
 ALL LINTLS, BEAMS, & SUPPORTS TO BE SPECIFIED BY A REGISTERED ENGINEER OR RELEVANT AUSTRALIAN STANDARD.
 PROVIDE TERMITE CONTROL TO SUB FLOOR IN ACCORDANCE WITH THE BCA & ALL RELEVANT LOCAL AUTHORITY REQUIREMENTS OR PROVIDE AN APPROPRIATE TERMITE BARRIER.
 THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AT ALL TIMES, & NO ELEMENT SHALL BE OVERSTRESSED, DURING & AFTER CONSTRUCTION.
 ALL NET AREA DISTANCES SHALL BE TO CLIENTS SELECTION OR INCLUSIONS LIST.

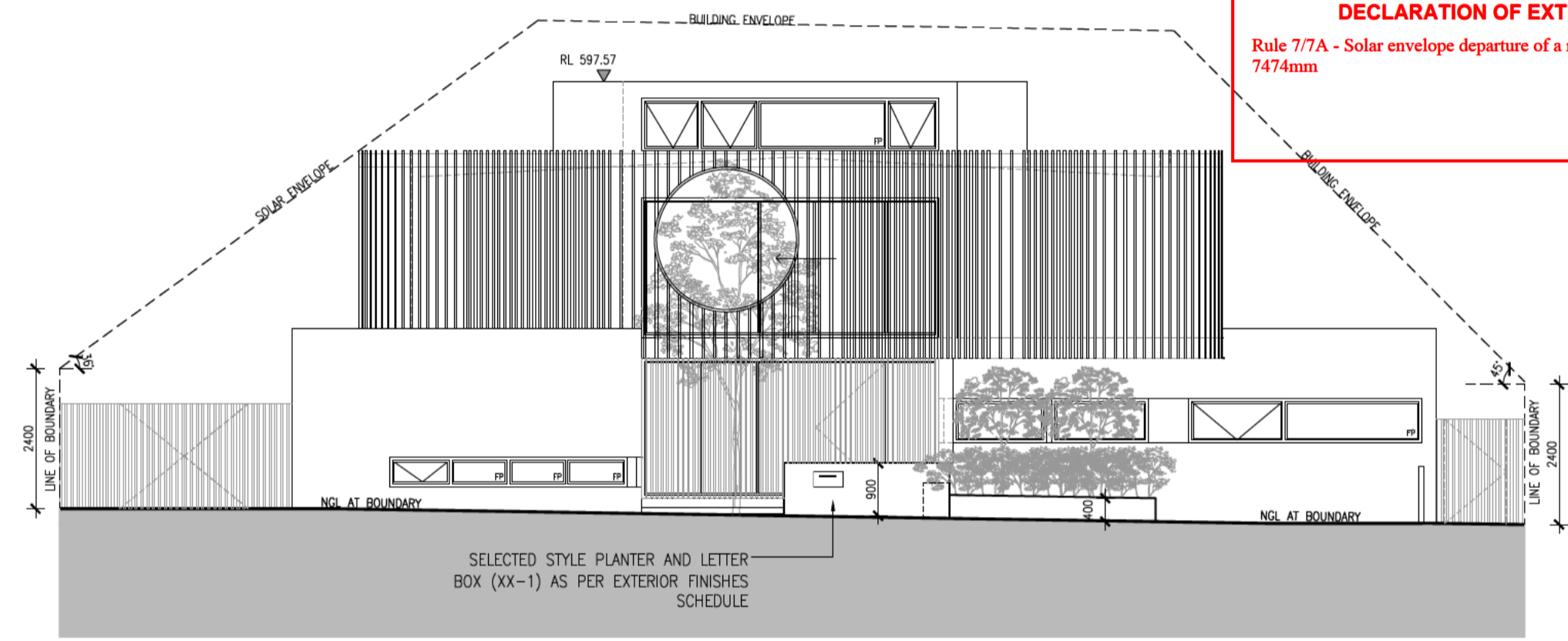
COPYRIGHT:
 UNAUTHORIZED USE OR REPRODUCTION IN WHOLE OR IN PART OF THESE DOCUMENTS WITHOUT WRITTEN PERMISSION MAY LEAD TO LEGAL ACTION.
 ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR IN PART WITHOUT THE WRITTEN PERMISSION OF DOWSE NORWOOD ASSOCIATES ARCHITECTS PTY LTD CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.
 © COPYRIGHT DOWSE NORWOOD ASSOCIATES ARCHITECTS PTY LTD.

AMENDMENTS
 REV. X XXXX.XX.XX
 1. DRAFT

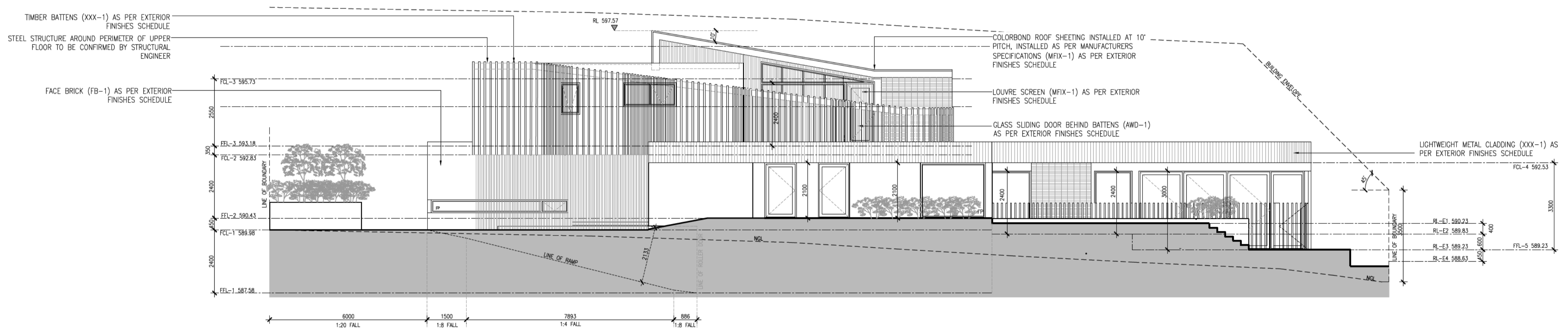


EAST ELEVATION
 Scale 1:100 @ A1

APPROVED
 PURSUANT TO SECTION 1.100A/1.100AB OF THE PLANNING AND DEVELOPMENT REGULATION 2008
 Delegate: Matt Davis
 Date 24/11/2020
DECLARATION OF EXTENDED DISTANCE
 Rule 7.7A - Solar envelope departure of a maximum 1060mm for a length of 7474mm



STREETSCAPE ELEVATION
 Scale 1:100 @ A1



NORTH ELEVATION
 Scale 1:100 @ A1

DRAFT
 NOT FOR CONSTRUCTION

DRAWING
ELEVATIONS 1
 PROJECT SINGLE RESIDENTIAL DWELLING
 SCALE 1:100 @ A1
 PRINT DATE 16.11.2020

CLIENT [REDACTED]
 BLOCK U6
 SECTION 57
 ADDRESS 6 LANDSBOROUGH STREET
 SUBURB GRIFFITH
 STATE ACT

NORTH
 PROJECT NO. 2037
 REVISION XX
 REVISION DATE XX.XX.XXXX
 DRAWN AB/KF

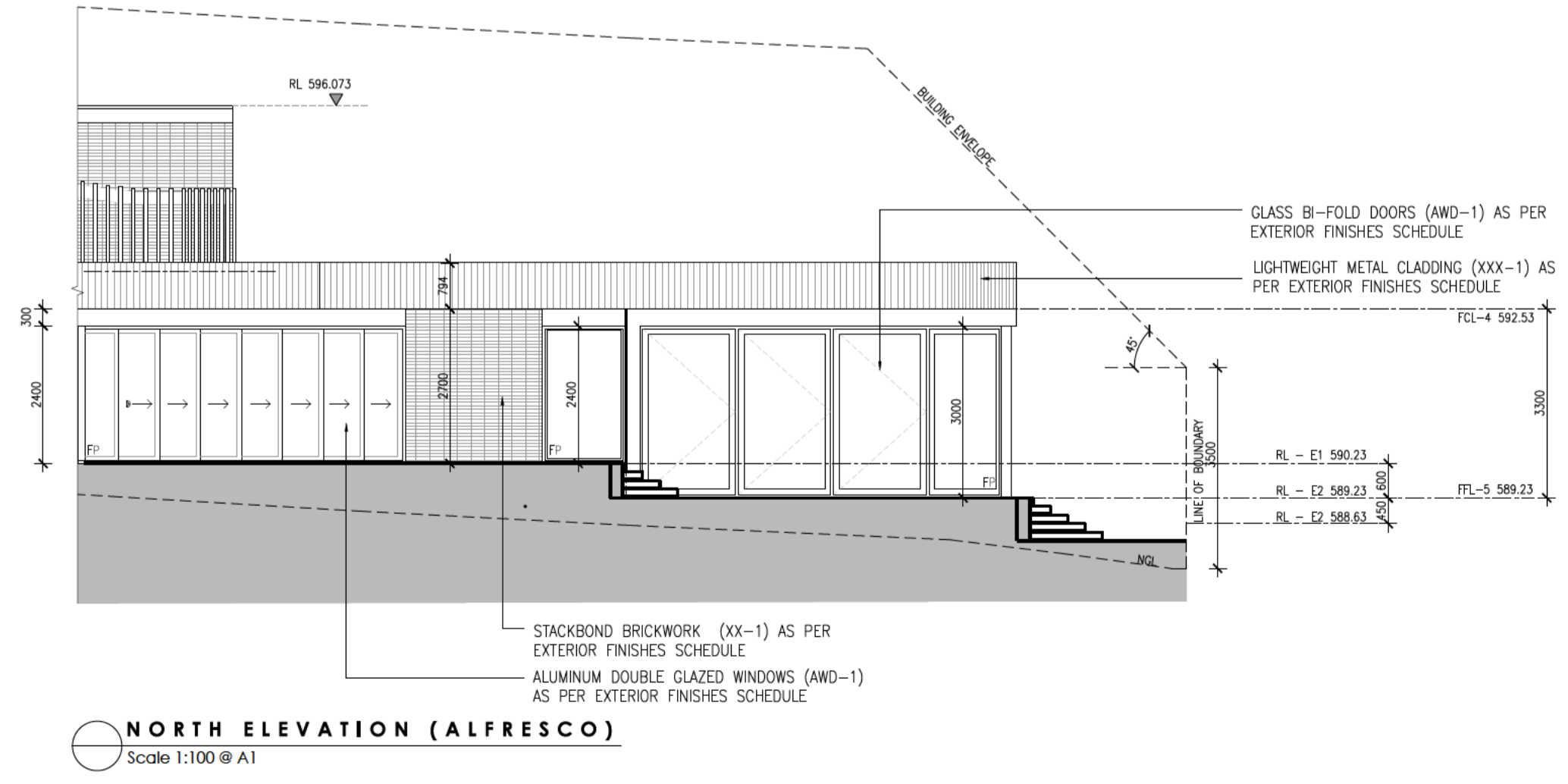
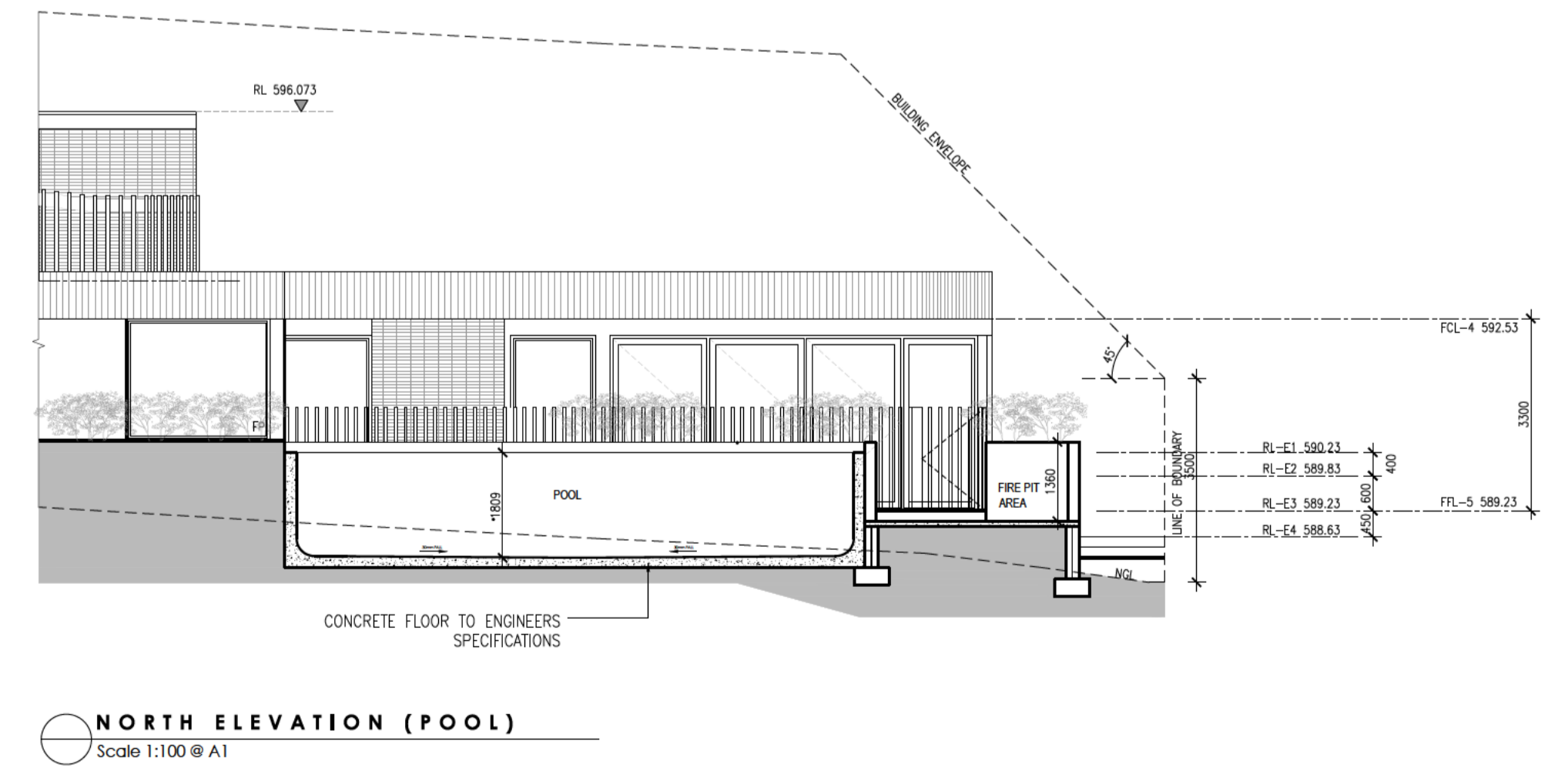
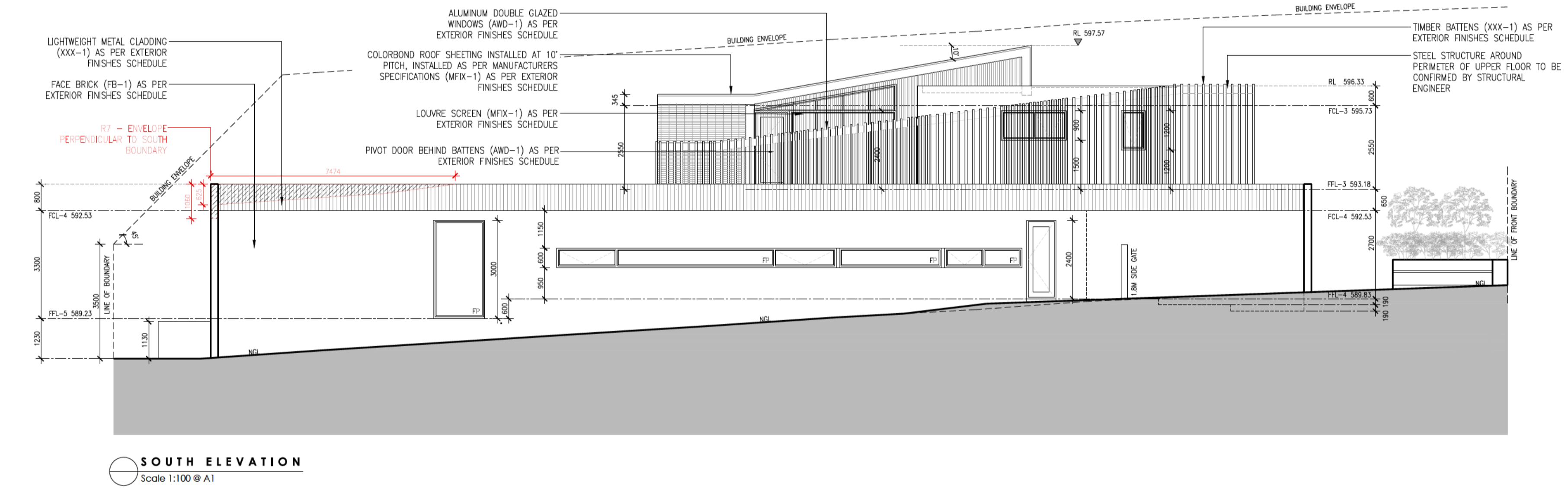
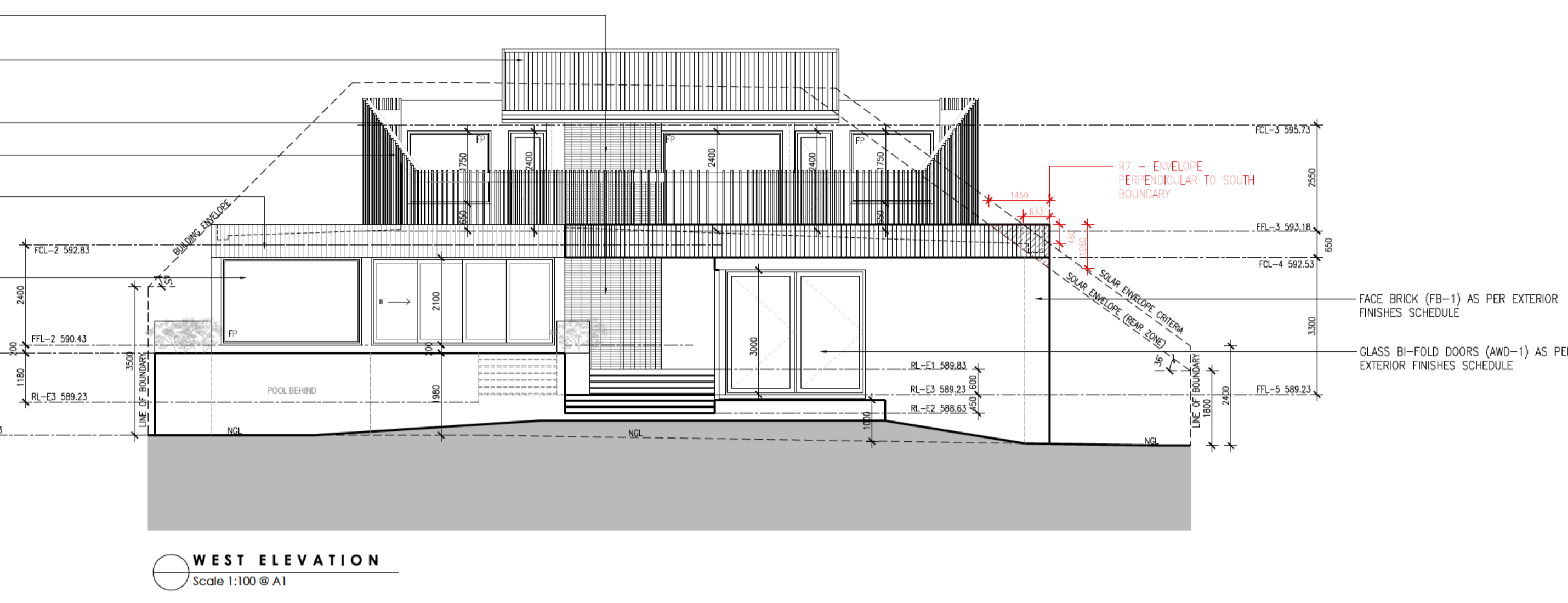
GENERAL NOTES:
 ALL WORKS ARE TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS & ALL RELEVANT AUTHORITY REQUIREMENTS.
 ALL DIMENSIONS SPECIFIC TO EXISTING SITE CONDITIONS SHALL BE VERIFIED BY THE BUILDER ON SITE PRIOR TO THE COMMENCEMENT OF THE WORKS. DO NOT SCALE OFF DRAWINGS.
 A REGISTERED SURVEYOR TO SET OUT STRUCTURE & CONFIRM POSITIONS OF ALL RELEVANT BUILDING ENVELOPE SETBACKS & CASINGS PRIOR TO THE COMMENCEMENT OF THE WORKS.
 ALL TIMBER FRAMING & CONSTRUCTION MUST COMPLY WITH THE NATIONAL TIMBER FRAMING CODE. PROVIDE TEMPORARY & PERMANENT BRACING TO ALL FRAMING IN ACCORDANCE WITH THE STANDARDS.
 ALL CONCRETE SLABS & FOOTINGS ARE SUBJECT TO A SOIL CLASSIFICATION & ARE TO COMPLY WITH ENGINEERS DRAWINGS OR ACCESS RESIDENTIAL IN AREA & FOOTINGS CODE INCLUDING ALL RELEVANT REGION SPECIFIC SUPPLEMENTS.
 ALL STORM WATER DRAINAGE & GUTTERS TO BE CONNECTED TO EXISTING SERVICES IN ACCORDANCE WITH THE BCA & ALL LOCAL AUTHORITY REQUIREMENTS OR SELECTED DRAINAGE TIME OR SEPTIC SYSTEM.
 ALL LINTLS & BEAMS, & SUPPORTS TO BE SPECIFIED BY A REGISTERED ENGINEER OR RELEVANT AUSTRALIAN STANDARD.
 PROVIDE TERMITE CONTROL TO SUB FLOOR IN ACCORDANCE WITH THE BCA & ALL RELEVANT LOCAL AUTHORITY REQUIREMENTS OR PROVIDE AN APPROPRIATE TERMITE BARRIER.
 THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AT ALL TIMES, & NO ELEMENT SHALL BE OVERSTRESSED, DURING & AFTER CONSTRUCTION.
 ALL NET AREA VALUES SHALL BE TO CLIENTS SELECTION OR INCLUSIONS LIST.

COPYRIGHT:
 UNLAWFUL USE OR REPRODUCTION IN WHOLE OR IN PART OF THESE DOCUMENTS WITHOUT WRITTEN PERMISSION MAY LEAD TO LEGAL ACTION.
 ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR IN PART WITHOUT THE WRITTEN PERMISSION OF DOWSE NORWOOD ASSOCIATES ARCHITECTS PTY LTD CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.
 © COPYRIGHT DOWSE NORWOOD ASSOCIATES ARCHITECTS PTY LTD.

AMENDMENTS
 REV. X XXXX.XX.XX
 1. DRAFT

LOCATION OF ELEVATOR, REFER TO FLOOR PLANS FOR DETAILS
 COLORBOND ROOF SHEETING INSTALLED AT 10° PITCH, INSTALLED AS PER MANUFACTURERS SPECIFICATIONS (MFX-1) AS PER EXTERIOR FINISHES SCHEDULE
 TIMBER BATTENS (XXX-1) AS PER EXTERIOR FINISHES SCHEDULE
 STEEL STRUCTURE AROUND PERIMETER OF UPPER FLOOR TO BE CONFIRMED BY STRUCTURAL ENGINEER
 LIGHTWEIGHT METAL CLADDING (XXX-1) AS PER EXTERIOR FINISHES SCHEDULE

APPROVED
 PURSUANT TO SECTION 1.100A/1.100AB OF THE PLANNING AND DEVELOPMENT REGULATION 2008
 Delegate: Matt Davis
 Date 24/11/2020
DECLARATION OF EXTENDED DISTANCE
 Rule 7/7A - Solar envelope departure of a maximum 1060mm for a length of 7474mm



DRAFT
 NOT FOR CONSTRUCTION

DRAWING
ELEVATIONS 1

PROJECT SINGLE RESIDENTIAL DWELLING
 SCALE 1:100 @ A1
 PRINT DATE 12.11.2020

CLIENT [REDACTED]
 BLOCK U6
 SECTION 57
 ADDRESS 6 LANDSBOROUGH STREET
 SUBURB GRIFFITH
 STATE ACT

NORTH

PROJECT NO. 2037
 REVISION XX
 REVISION DATE XX.XX.XXXX
 DRAWN AB/KF

**ASSESSMENT OF PROPOSAL
DETERMINATION UNDER SECTION 1.100A OF THE
PLANNING AND DEVELOPMENT REGULATION 2008**

Description of extended distance:

Rule 7/7A - Solar envelope departure of a maximum 1060mm for a length of 7474mm

Assessment:

PASS

FAIL

Is the non-compliance minor?

Yes

No

Will building the dwelling other than in accordance with the relevant rules:

- Adversely affect someone other than the applicant?

No

Yes

- Increase the environmental impact of the dwelling more than minimally?

No

Yes

Plans provided adequately identify departures?

Yes

No

Comments:

Considered to be minor in context

Plans stamped:

Approved

Refused

Delegate of

Environment, Planning and Sustainable Development Directorate: Matt Davis 20/11/2020

From: [AC, EPD Customer Services](#)
To: daniel@dnaa.com.au
Subject: EXEMPTION DECLARATION AND APPROVED PLANS-6-57-GRIFFITH
Date: Wednesday, 25 November 2020 10:51:00 AM
Attachments: [EXEMPTION-DECLARATION-6-57-GRIFFITH-APPLICATION-01.pdf](#)
[image001.png](#)
[EXEMPTION-DECLARATION-6-57-GRIFFITH-PLANS-01.pdf](#)
[EXEMPTION DECLARATION-S057-B0006-GRIFFITH-ASSESSMENT CHECKLIST.pdf](#)

OFFICIAL

Good morning,

Please see attached Exemption Declaration Application & Approved Plans for the above block.

For further information please contact the DA Gateway Team on 6205 2888 or email

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



Exempt Declaration Form 1N - Submission confirmation

Your submission has been successful. Please keep a copy of this receipt for your records.

Date and time

13 Nov 2020 3:54:38 PM

Reference code

37QKQ6

Environment, Planning and Sustainable
Development Directorate

GPO Box 158
Canberra City ACT 2601

Telephone: (02) 6207 1923

Lease/site details

Suburb/District *

GRIFFITH

Section *

57

Block *

6

If you require help with suburb/district, section or block details, visit [ACTMAPI](#).

Address line 1 *

6 Landsborough

Address line 2

Suburb *

GRIFFITH

State

ACT

Postcode *

2603

Applicant/certifier details

Is the applicant a *

Company

Individual

Company name *

DOWSE NORWOOD & ASSOCIATES ARCHITECTS

Provide either an ABN or an ACN *

ABN

17600270522

ACN

Contact details

Title

Mr

Given name *

Ajanthan

Family name *

Bala

Position held in company *

Director

Please enter at least one phone number: *

Home phone number

Work phone number

Mobile number

Email address *

daniel@dnaa.com.au

Decision and Plans - Your decision and plans will be returned via email. Please ensure your email address provided is correct.

Lessee (Property owners) details

All lessees must be included in this form and **must** sign the Letter of Authority authorising the lodgement of this application. In doing so the lessee gives authority to the applicant to negotiate any dealings in relation to the application through to its determination.

Item Number 1

Same as applicant

Lessee

Is this lessee a *

Company

Individual

Contact details

Title

Given name *

Family name *

Please enter at least one phone number: *

Home phone number

Work phone number

Mobile number

Email address *

daniel@dnaa.com.au

Please attach a letter of authority signed by all lessee's. *

File: Signed Letter of authority.pdf

Rule departure/s

This application seeks approval for the following minor departure/s from the Single Residential Housing Development Code.

Item Number 1

Rule number *

7

Description of departure *

Rule 7 - Minor solar encroachment to external fascia eave perpendicular to southern boundary

Shadow diagrams indicating the extent of the departure will assist in assessing this rule and if not initially provided may be requested during the assessment, or a decision will be made based on the information provided.

Relevant plans and supporting documentation that clearly identify the rule departure/s must be uploaded as a single PDF. *

File: Combined Set_2020.11.13.pdf

Is the work detailed in this application currently under construction? *

Yes No

Is this application for an existing structure? *

Yes No

Is the application being considered subject to a current Building Approval? *

Yes No

Is the application subject to a completed Building Approval? *

Yes No

Is this application currently subject to compliance action? *

Yes No

Applicant declaration

I, Ajanthan Bala

- declare that all the information given on this form and its attachments is true and complete. ***
- declare that the attached plans clearly show the departure (for example, through using colour), and any other relevant information. ***
- I understand an assessment is only conducted once an application is lodged, and incorrect documentation may result in a refusal. ***



ACT
Government

**LETTER OF AUTHORISATION
FOR APPLICANTS TO OBTAIN PERMISSION FROM
LESSEE/S TO LODGE AN APPLICATION WITH THE
ACT GOVERNMENT ON THEIR BEHALF**

LEASE/SITE DETAILS (Please Print)

If more than one lease/site please attach the following details for each additional lease/site on a separate sheet

Block	<input type="text" value="6"/>	Section	<input type="text" value="57"/>	Suburb	<input type="text" value="Griffith"/>
Unit No.	<input type="text"/>	Street Address	<input type="text" value="6 Lansborough Street"/>		

LESSEE(S) DECLARATION if more than two lessees please provide details of each additional lessee on a separate sheet

- I/we declare that I am/we are the lessee(s) of the land described above;
- I/we have been made aware of the declaration clauses; and
- I/we declare that all the information given on this form is true and complete.

Print Name	<input type="text"/>	Signature	<input type="text"/>	Date	<input type="text" value="19/11/2020"/>
Print Name	<input type="text"/>	Signature	<input type="text"/>	Date	<input type="text"/>

Please tick the applicable box below

This authorisation relates to:

- | | | |
|--|--|--|
| <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Extension of Time | <input checked="" type="checkbox"/> Exempt Declaration Application |
| <input type="checkbox"/> Land Rent Payout | <input type="checkbox"/> Further Crown Lease | <input type="checkbox"/> Other _____ |

APPLICANT DECLARATION

- I/we declare that all information given on this form and its attachment is true and correct.
If signing on behalf of an organisation:
- I/we the undersigned declare I/we have the appropriate delegation or authority to sign on behalf of the organisation.

Applicant Name	<input type="text" value="Ajanthan Bala"/>	Organisation Name	<input type="text" value="dna architects"/>
Signature	<input type="text"/>	Date	<input type="text"/>

Privacy Notice

The personal information on this form is provided to Access Canberra (AC) and Environment and Planning Directorate (EPD) to enable the processing of your application. The collection of personal information is authorised by the *Planning and Development Act 2007*. If all or some of the personal information is not collected AC or EPD cannot process your application. The *Planning and Development Act 2007* requires the details of applications, decisions and orders to be kept on a register and made available for public inspection. Information and documentation relevant to a development application may be made available via the Internet. The personal information you provide may be disclosed to Australian Bureau of Statistics, ACT Revenue Office, the Registrar General's Office, ACTEW Corporation, ActewAGL, Icon Water, Territory and Municipal Services Directorate and other Government agencies with a direct interest in the development assessment process. The information may also be disclosed where authorised by law or court order, or where the Directorate reasonably believes that the use or disclosure of the information is reasonably necessary for enforcement-related activities conducted by, or on behalf of, an enforcement body. Personal Information may be used or disclosed in accordance with the Information Privacy Act 2014. For details on the collection of personal information in this form please refer to the *Access Canberra Information Collection Notice*. If you have questions about how your information will be handled please see the *Access Canberra Privacy Policy*. The EPD Information Privacy Policy can be found at www.planning.act.gov.au

Contact Information:

Online	Phone	In Person
www.act.gov.au/accessCBR	(02) 62071923	Building Services Shopfront – Mitchell
www.planning.act.gov.au	TTY (02) 62072622	Environment, Planning and Land Shopfront - Dickson

Fee Advice Payments - EPSDD - Tax receipt

This transaction will appear on your credit card statement as ACCESS CBR INTERNET CANBERRA.

Date and time	Reference code	Payment receipt number	Total amount paid
18 Nov 2020 8:27:02 PM	J9H9D4	2825509467	\$600.00

Environment, Planning and Sustainable
Development Directorate
ABN 31 432 729 493

GPO Box 158
Canberra ACT 2601

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

Fee Advice Payments - EPSDD

This payment is for: *

Exempt declaration

Property 1

Suburb/District *	Section *	Block *	Unit
GRIFFITH	57	6	

If you require help with suburb/district, section or block details, visit [ACTMAPI](#).

Reference



I declare that the payment is being made in accordance with the fee advice I have received by Environment, Planning and Sustainable Development Directorate. *

Payer name *

Phone number *

Email *

Payment amount

\$600.00

ADMIN CHECK LIST - EXEMPTION DECLARATION – FORM 1N

Block: 6 Section: 57 Suburb: GRIFFITH

Are the Lessee/s details correct (Use Tarquin) NO YES

- If the LDA is the land custodian, an authorisation letter must be provided, made attention to the applicant and give authority to lodge an Exemption Declaration Application

- Use PALM to perform the below checks:

Does the block and section match the street address? NO YES

Is it Heritage? (If yes, a letter from heritage is required, except Moncrieff/Throsby/Taylor/Lawson) NO YES

Is there Compliance action? (If yes add comment to the 'Ready for Assessment' email) NO YES

Save e-mail to objective under Development Application B/S/S Exemption Declaration YES

Comments: Fail: Lessee name is incorrect on exempt dec application.

Check Completed by: Jim Bobolas

Date Processed: 18/11/20

Fee Advice Sent by: Jim Bobolas

Date Sent: 18/11/20

PAYMENT

Receipt Attached:

Date Sent to Assessing Officer: 19/11/20

Payment Method: smartform

Date Due (10 working days): 02/12/20

From: [AC, EPD Customer Services](#)
To: daniel@dnaa.com.au
Subject: FEE ADVICE-EXEMPTION DECLARATION-6-57-GRIFFITH
Date: Wednesday, 18 November 2020 11:42:00 AM
Attachments: [image001.png](#)

OFFICIAL

Good morning,

We have received and completed our initial check of the Exemption Declaration Application for Block 6 Section 57 Griffith, it is ready to proceed to assessment once payment is received.

Please click the link below and complete the online form for payment of **\$600.00**

<https://form.act.gov.au/smartforms/landing.htm?formCode=1215>

Alternatively, payment can be made via cash or cheque at the ACT Government shopfront, 8 Darling Street Mitchell.

Kind regards

Jim

Jim Bobolas | DA Lodgements

Phone: 02 6207 1923

Access Canberra | ACT Government

8 Darling Street Mitchell | GPO Box 1908 Canberra ACT 2601 |

Access Canberra is an ACT Government service that brings together customer and regulatory services, including the former Environment and Planning Directorates Customer Services Team.

Access Canberra has been set up to make it easier for business, community organisations and individuals to work with ACT Government and deliver a more seamless experience.



From: [AC, EPD Customer Services](#)
To: [Exemptdec](#)
Subject: READY FOR ASSESSMENT-EXEMPTION DECLARATION 2--6-57-GRIFFITH
Date: Thursday, 19 November 2020 11:25:00 AM
Attachments: [EXEMPTION DECLARATION 2.obr](#)

OFFICIAL

Jim Bobolas has sent you a link to "EXEMPTION DECLARATION 2" (fA10647071) from Objective.

From: [Exemptdec](#)
To: [AC, EPD Customer Services](#)
Subject: FW: Exempt Declaration Form 1N, 37QKQ6, GRIFFITH-S57-B6 [SEC=UNCLASSIFIED, DLM=Sensitive: Personal]
Date: Monday, 16 November 2020 4:24:56 PM
Attachments: [EXEMPTION-DECLARATION-6-57-GRIFFITH-APPLICATION-01.xml](#)
[EXEMPTION-DECLARATION-6-57-GRIFFITH-APPLICATION-01.pdf](#)
[signed letter of authority.pdf](#)
[Combined Set_2020.11.16.pdf](#)

OFFICIAL

Plans are sufficient

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: smartforms@act.gov.au <smartforms@act.gov.au>

Sent: Friday, 13 November 2020 3:57 PM

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

Subject: Exempt Declaration Form 1N, 37QKQ6, GRIFFITH-S57-B6 [SEC=UNCLASSIFIED, DLM=Sensitive: Personal]

Exempt Declaration Form 1N

Form data summary

Submission ID 99122920201112159458

Reference code 37QKQ6

For issues or questions relating to SmartForms please contact the Payment Services Integration Team on *5 4607 or email smartforms.admin@act.gov.au.



ACT
Government

**LETTER OF AUTHORISATION
FOR APPLICANTS TO OBTAIN PERMISSION FROM
LESSEE/S TO LODGE AN APPLICATION WITH THE
ACT GOVERNMENT ON THEIR BEHALF**

LEASE/SITE DETAILS (Please Print)

If more than one lease/site please attach the following details for each additional lease/site on a separate sheet

Block	<input type="text" value="6"/>	Section	<input type="text" value="57"/>	Suburb	<input type="text" value="Griffith"/>
Unit No.	<input type="text"/>	Street Address	<input type="text" value="6 Lansborough Street"/>		

LESSEE(S) DECLARATION if more than two lessees please provide details of each additional lessee on a separate sheet

- I/we declare that I am/we are the lessee(s) of the land described above;
- I/we have been made aware of the declaration clauses; and
- I/we declare that all the information given on this form is true and complete.

Print Name	<input type="text"/>	Signature	<input type="text"/>	Date	<input type="text" value="19/11/2020"/>
Print Name	<input type="text"/>	Signature	<input type="text"/>	Date	<input type="text"/>

Please tick the applicable box below

This authorisation relates to:

- | | | |
|--|--|--|
| <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Extension of Time | <input checked="" type="checkbox"/> Exempt Declaration Application |
| <input type="checkbox"/> Land Rent Payout | <input type="checkbox"/> Further Crown Lease | <input type="checkbox"/> Other _____ |

APPLICANT DECLARATION

- I/we declare that all information given on this form and its attachment is true and correct.
If signing on behalf of an organisation:
- I/we the undersigned declare I/we have the appropriate delegation or authority to sign on behalf of the organisation.

Applicant Name	<input type="text" value="Ajanthan Bala"/>	Organisation Name	<input type="text" value="dna architects"/>
Signature	<input type="text"/>	Date	<input type="text"/>

Privacy Notice

The personal information on this form is provided to Access Canberra (AC) and Environment and Planning Directorate (EPD) to enable the processing of your application. The collection of personal information is authorised by the *Planning and Development Act 2007*. If all or some of the personal information is not collected AC or EPD cannot process your application. The *Planning and Development Act 2007* requires the details of applications, decisions and orders to be kept on a register and made available for public inspection. Information and documentation relevant to a development application may be made available via the Internet. The personal information you provide may be disclosed to Australian Bureau of Statistics, ACT Revenue Office, the Registrar General's Office, ACTEW Corporation, ActewAGL, Icon Water, Territory and Municipal Services Directorate and other Government agencies with a direct interest in the development assessment process. The information may also be disclosed where authorised by law or court order, or where the Directorate reasonably believes that the use or disclosure of the information is reasonably necessary for enforcement-related activities conducted by, or on behalf of, an enforcement body. Personal Information may be used or disclosed in accordance with the Information Privacy Act 2014. For details on the collection of personal information in this form please refer to the *Access Canberra Information Collection Notice*. If you have questions about how your information will be handled please see the *Access Canberra Privacy Policy*. The EPD Information Privacy Policy can be found at www.planning.act.gov.au

Contact Information:

Online	Phone	In Person
www.act.gov.au/accessCBR	(02) 62071923	Building Services Shopfront – Mitchell
www.planning.act.gov.au	TTY (02) 62072622	Environment, Planning and Land Shopfront - Dickson

Exempt Declaration Form 1N - Submission confirmation

Your submission has been successful. Please keep a copy of this receipt for your records.

Date and time

13 Nov 2020 3:54:38 PM

Reference code

37QKQ6

Environment, Planning and Sustainable
Development Directorate

GPO Box 158
Canberra City ACT 2601

Telephone: (02) 6207 1923

Lease/site details

Suburb/District *

GRIFFITH

Section *

57

Block *

6

If you require help with suburb/district, section or block details, visit [ACTMAPI](#).

Address line 1 *

6 Landsborough

Address line 2

Suburb *

GRIFFITH

State

ACT

Postcode *

2603

Applicant/certifier details

Is the applicant a *

Company

Individual

Company name *

DOWSE NORWOOD & ASSOCIATES ARCHITECTS

Provide either an ABN or an ACN *

ABN

17600270522

ACN

Contact details

Title

Mr

Given name *

Ajanthan

Family name *

Bala

Position held in company *

Director

Please enter at least one phone number: *

Home phone number

Work phone number

Mobile number

Email address *

daniel@dnaa.com.au

Decision and Plans - Your decision and plans will be returned via email. Please ensure your email address provided is correct.

Lessee (Property owners) details

All lessees must be included in this form and **must** sign the Letter of Authority authorising the lodgement of this application. In doing so the lessee gives authority to the applicant to negotiate any dealings in relation to the application through to its determination.

Item Number 1

Same as applicant

Lessee

Is this lessee a *

Company

Individual

Contact details

Title

Given name *

Family name *

Please enter at least one phone number: *

Home phone number

Work phone number

Mobile number

Email address *

daniel@dnaa.com.au

Please attach a letter of authority signed by all lessee's. *

File: Signed Letter of authority.pdf

Rule departure/s

This application seeks approval for the following minor departure/s from the Single Residential Housing Development Code.

Item Number 1

Rule number *

7

Description of departure *

Rule 7 - Minor solar encroachment to external fascia eave perpendicular to southern boundary

Shadow diagrams indicating the extent of the departure will assist in assessing this rule and if not initially provided may be requested during the assessment, or a decision will be made based on the information provided.

Relevant plans and supporting documentation that clearly identify the rule departure/s must be uploaded as a single PDF. *

File: Combined Set_2020.11.13.pdf

Is the work detailed in this application currently under construction? *

Yes No

Is this application for an existing structure? *

Yes No

Is the application being considered subject to a current Building Approval? *

Yes No

Is the application subject to a completed Building Approval? *

Yes No

Is this application currently subject to compliance action? *

Yes No

Applicant declaration

I, Ajanthan Bala

- declare that all the information given on this form and its attachments is true and complete. ***
- declare that the attached plans clearly show the departure (for example, through using colour), and any other relevant information. ***
- I understand an assessment is only conducted once an application is lodged, and incorrect documentation may result in a refusal. ***



**PROPOSED SESTIC RESIDENCE
6 LANDBOROUGH STREET
BLOCK 6 SECTION 57 GRIFFITH ACT**

- A001 COVER
- A101 SITE PLAN
- A102 SITE DEMOLITION PLAN
- A103 LANDSCAPE PLAN - TBC
- A201 LOWER FLOOR PLAN
- A202 GROUND FLOOR PLAN
- A203 UPPER FLOOR PLAN
- A204 ROOF PLAN
- A205 LOWER FLOOR AREA PLAN
- A206 GROUND FLOOR AREA PLAN
- A207 UPPER FLOOR AREA PLAN
- A301 ELEVATIONS (1)
- A302 ELEVATIONS (2)
- A401 SECTION A
- A402 SECTION B
- A601 WINDOW SCHEDULE - TBC
- A602 MATERIAL SCHEDULE - TBC
- A701 SEDIMENT AND CONTROL PLAN
- A702 DILAPIDATION REPORT - DRIVEWAY TCCS

DRAFT DA APPLICATION
NOT FOR CONSTRUCTION

DRAWING
COVER PAGE

PROJECT NO. **2037**
REVISION X
REVISION DATE XX.XX.XXXX

DWG NO **A001**



LOCATION PLAN
NTS

SAFETY IN DESIGN STATEMENT:

WE DO NOT BELIEVE THAT THERE ARE ANY DESIGN ELEMENTS ASSOCIATED WITH THIS PROJECT THAT WOULD POSE ANY UNUSUAL RISKS TO HEALTH AND SAFETY THAT WOULD BE CONSIDERED OUTSIDE OF THOSE NORMALLY EXPECTED FOR THIS BUILDING TYPE.
IF ANY PERSONS CONNECTED WITH THIS PROJECT CAN IDENTIFY ANY UNUSUAL RISKS THAT NEED TO BE ADDRESSED PLEASE CONSULT THE DESIGNER.

NOTE:

- LIGHTING TO COMPLY WITH CLAUSE 3.12.5.5 OF THE BCA
- WATER HEATER IN HOT WATER SUPPLY SYSTEM TO COMPLY WITH CLAUSE 3.12.5.6

GENERAL NOTES

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE ENGINEER'S DETAILS. CONFIRM STEEL SIZES PRIOR TO CONSTRUCTION.
ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE OWNERS. VARIATIONS TO PLAN AND SPECIFICATION SHALL NOT BE MADE WITHOUT THE CONSENT OF THE OWNERS.
ALL DIMENSIONS SHALL BE VERIFIED ON SITE.
ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE BCA WORKMANSHIP TO BE CARRIED OUT IN ACCORDANCE WITH THE TRADE STANDARD CONDITIONS OF WORKMANSHIP AS APPLICABLE FOR EACH TRADE. DO NOT SCALE OFF DRAWINGS.
FIRE PRECAUTIONS DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION E CLAUSE E1.6 OF THE BCA.
PROVIDE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION E CLAUSE E1.6 OF THE BCA.
FIRE EXTINGUISHERS SHALL COMPLY WITH AS 2444.
ALL MATERIALS AND ASSEMBLIES SHALL COMPLY WITH C1.10 OF THE BCA. ALL WET AREA FLOORS SHALL BE GRADED AND DRAINED TO FLOOR WASTES TO PLUMBING CODES AND THE BCA.
PROVIDE IMPERVIOUS WALL TO FLOOR JOINT TO THE PERIMETER OF ALL WET AREAS.
WATERPROOFING SHALL COMPLY WITH C1.17.7 OF THE BCA.
CONFIRM LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION.

EGRESS

REQUIRED PATHS OF EXIT BE IN ACCORDANCE WITH PART D1.6 OF THE BCA. THE UNRESTRICTED HEIGHT MUST BE NO LESS THAN 2.0M EXCEPT AT DOORWAYS WHERE THE HEIGHT MAY BE REDUCED TO 1.8M. THE UNRESTRICTED WIDTH OF EACH EXIT OR PATH OF TRAVEL TO AN EXIT, EXCEPT AT DOORWAYS MUST BE 1.0M MINIMUM.

REQUIRED EXIT SIGNS SHALL BE IN ACCORDANCE WITH PART E4 OF THE BCA. PROVIDE EMERGENCY ILLUMINATED EXIT SIGNS TO REQUIRED EXITS TO AS 2293.1.

EXITS MUST NOT BE BLOCKED AT THE POINT OF DISCHARGE, AND WHERE NECESSARY SUITABLE BARRIERS MUST BE PROVIDED TO PREVENT VEHICLES FROM BLOCKING EXITS.
OPERATION OF LATCHES MUST BE IN ACCORDANCE WITH PART D2.1 OF THE BCA. A REQUIRED EXIT DOOR MUST BE READILY OPERABLE WITHOUT A KEY FROM THE SIDE THAT FACES THE PERSON SEEKING EGRESS BY A SINGLE HAND DOWNWARD ACTION OR PUSHING ACTION ON A SINGLE DEVICE WHICH IS LOCATED BETWEEN 900MM AND 1200MM FROM THE FLOOR.

LIGHTING

INSTALL EMERGENCY LIGHTING IN ACCORDANCE WITH AS 2293.1 AND PART E4.2 OF THE BCA INCLUDING DIRECTIONAL SIGNAGE (NOT SHOWN ON PLANS) TO BCA REQUIREMENTS.

PROVIDE ARTIFICIAL LIGHTING TO AS 1980.

SARKING

INSTALL ROOF SARKING TO AS/NZS 4200 PARTS 1 AND 2.

IMPORTANT NOTE

THIS PLAN IS PREPARED FOR THE CLIENT FROM A COMBINATION OF FIELD SURVEYS AND EXISTING RECORDS PROVIDED BY THE CLIENT. SERVICES AND INFORMATION SHOWN HERE 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 LOCATED LOCATION OF ALL SERVICES. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

STAIRS

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

RISER 190 MAX, 115 MIN

GOINGS 355 MAX, 250 MIN

QUANTITY (2 RISER-GOING) 70 MAX, 50 MIN

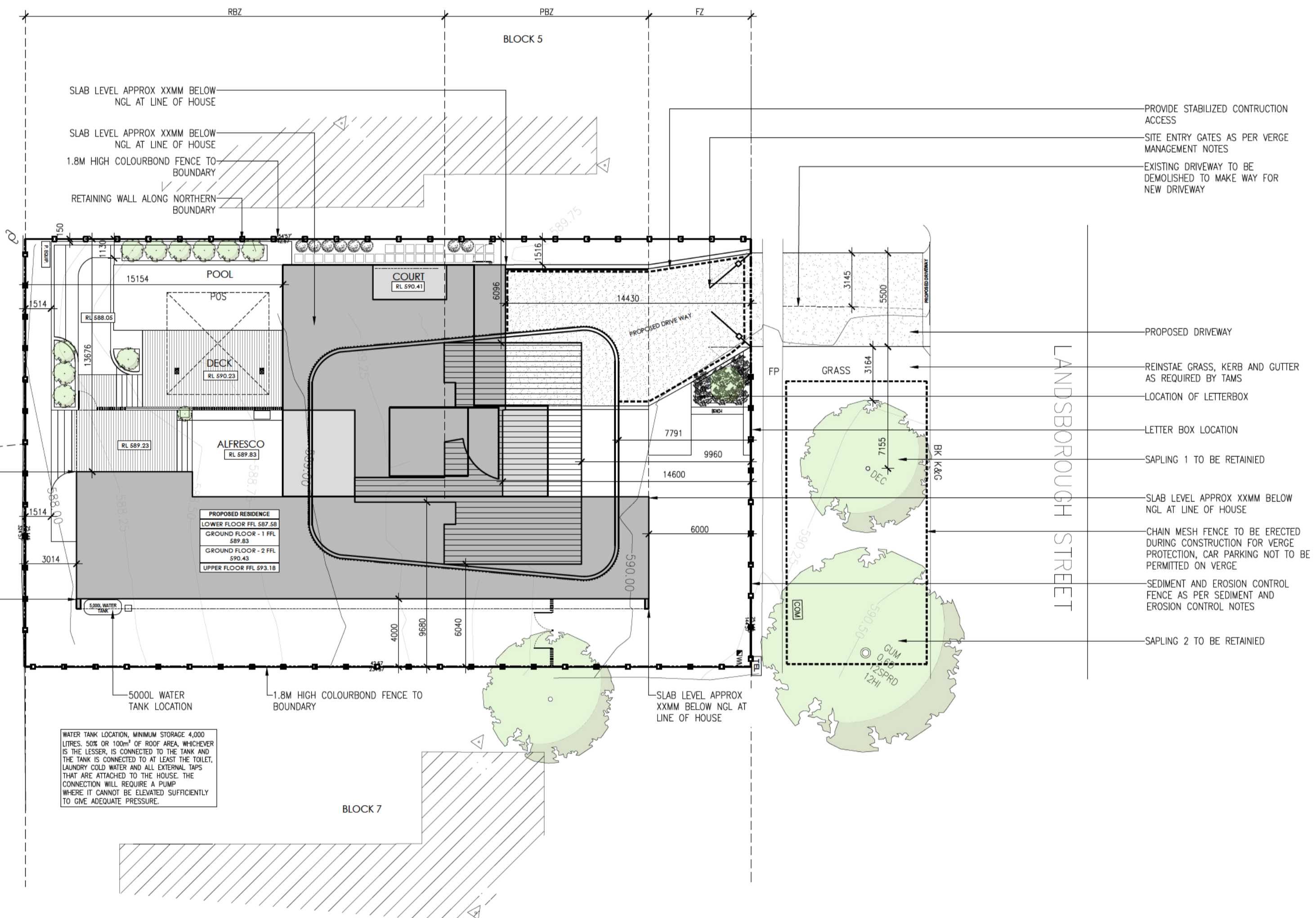
STAIR SHALL BE BALUSTRADED WHERE HEIGHT TO FINISHED GROUND LEVEL EXCEEDS 1.0M.

BALUSTRADE SHALL BE 1000 HIGH AND NOT LESS THAN 80MM ABOVE STAIR NOSING. NO OPENING IN BALUSTRADE MUST ALLOW A 125MM SPHERE TO PASS THROUGH. LOADING FORCES MUST BE IN ACCORDANCE WITH AS 1170.1.

WHERE HEIGHT OF STAIR IS GREATER THAN 570 ABOVE FINISHED GROUND LEVEL A LANDING IN ACCORDANCE WITH CLAUSE 3.8.1.3 SHALL BE PROVIDED.

AREA ANALYSIS:

SITE AREA	1073m ²
TOTAL GFA ALLOWED	536.5MP
BASEMENT PARKING (NOT INCLUDED)	50MP
CARAGE	35.2MP
STAIRS	29.56MP
STORAGE (FRONT)	7.7MP
CELLAR	6.35MP
BASEMENT LIFT	5.3MP
TOTAL	84.11MP
GROUND FLOOR AREA	340MP
UPPER FLOOR AREA	105.20MP
TOTAL	445.2MP
TOTAL AREA	529.31MP
PLOT RATIO	49.32%



GENERAL NOTES:
ALL WORKS ARE TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS & ALL RELEVANT AUTHORITY REQUIREMENTS.
ALL DIMENSIONS SPECIFIC TO EXISTING SITE CONDITIONS SHALL BE VERIFIED BY THE BUILDER ON SITE PRIOR TO THE COMMENCEMENT OF THE WORKS. DO NOT SCALE OFF DRAWING.
A REGISTERED SURVEYOR TO SET OUT STRUCTURE & CONFIRM POSITIONS OF ALL RELEVANT BUILDING ENVELOPE, SETBACKS & EASEMENTS PRIOR TO THE COMMENCEMENT OF THE WORKS. ALL TIMBER FRAMING & CONSTRUCTION MUST COMPLY WITH AS/NZS 1684 THE NATIONAL TIMBER FRAMING CODE. PROVIDE TEMPORARY & PERMANENT BRACING TO ALL FRAMING IN ACCORDANCE WITH THE STANDARDS.
ALL CONCRETE SLABS & FOOTINGS ARE SUBJECT TO A SOIL CLASSIFICATION & ARE TO COMPLY WITH ENGINEERS DRAWINGS OR AS/NZS 1684 THE NATIONAL TIMBER FRAMING CODE. PROVIDE TEMPORARY & PERMANENT BRACING TO ALL FRAMING IN ACCORDANCE WITH THE STANDARDS.
ALL STORM WATER DRAINAGE & LEAKAGE TO BE CONNECTED TO EXISTING SERVICES IN ACCORDANCE WITH THE BCA & ALL LOCAL AUTHORITY REQUIREMENTS OR SELECTED DRAINAGE TIME OR SEPTIC SYSTEM.
ALL LINTLS, BEAMS, & SUPPORTS TO BE SPECIFIED BY A REGISTERED ENGINEER OR RELEVANT AUSTRALIAN STANDARD.
PROVIDE TERMITE CONTROL TO SUB FLOOR IN ACCORDANCE WITH THE BCA. ALL RELEVANT LOCAL AUTHORITY REQUIREMENTS OR PROVIDE AN ANTIMONY AND TERMITICIDE BARRIER. THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AT ALL TIMES, & NO ELEMENT SHALL BE OVERSTRESSED, DURING & AFTER CONSTRUCTION.
ALL NET AREA OUTLINES SHALL BE TO CLIENTS SELECTION OR INCLUSIONS LIST.

COPYRIGHT:
UNAUTHORIZED USE OR REPRODUCTION IN WHOLE OR IN PART OF THESE DOCUMENTS WITHOUT WRITTEN PERMISSION MAY LEAD TO LEGAL ACTION.
ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR IN PART WITHOUT THE WRITTEN PERMISSION OF DOWSE NORWOOD ASSOCIATES ARCHITECTS PTY LTD CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.
© COPYRIGHT DOWSE NORWOOD ASSOCIATES ARCHITECTS PTY LTD.

AMENDMENTS

REV 01	2020.06.12
1. PRELIMINARY DRAFT	

DRAFT
NOT FOR CONSTRUCTION

SITE PLAN

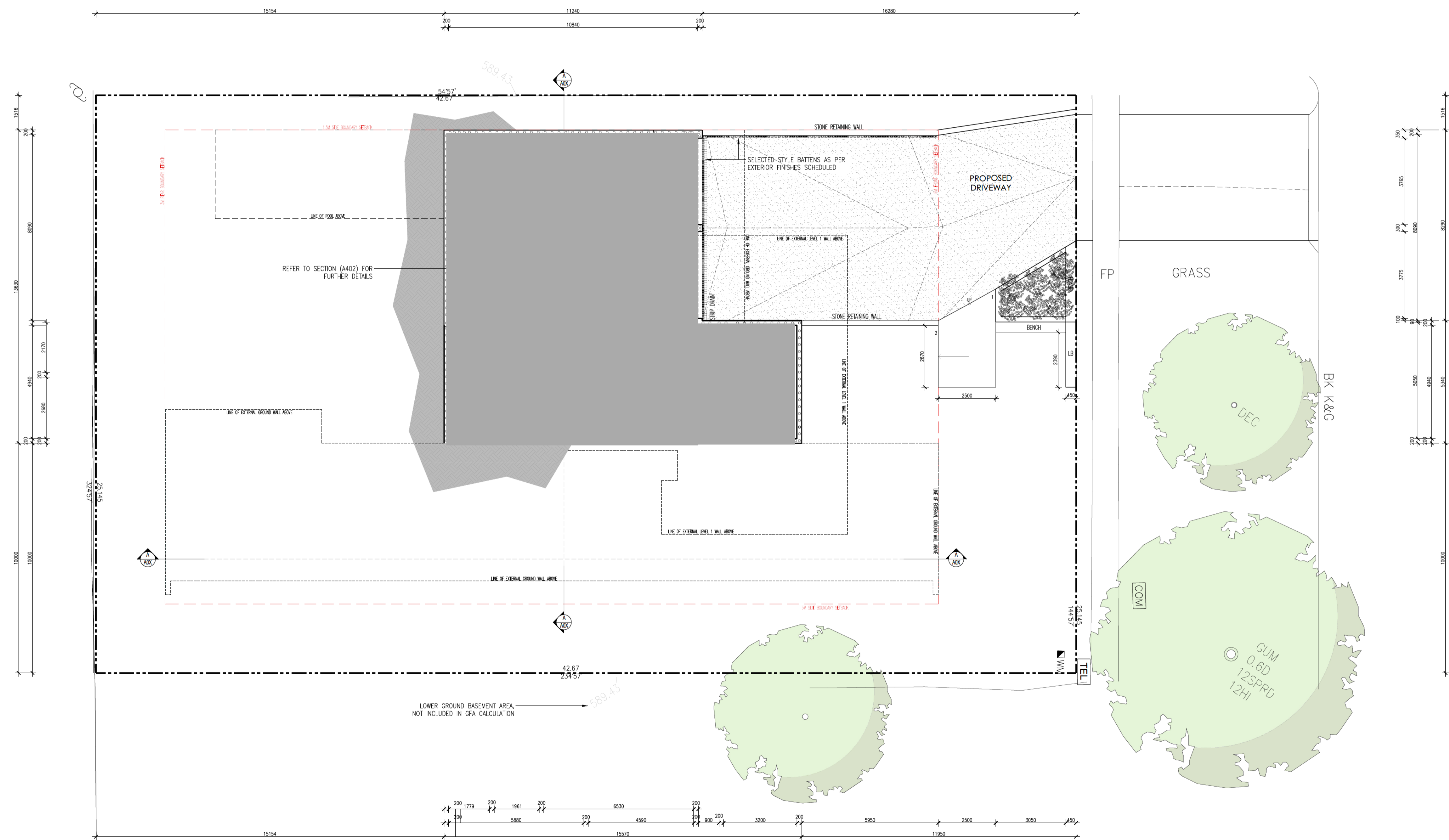
PROJECT SINGLE RESIDENTIAL DWELLING
SCALE 1:200 @ A1
PRINT DATE 12.11.2020
CLIENT [REDACTED]
BLOCK U6
SECTION 57
ADDRESS 6 LANDSBOROUGH STREET
SUBURB GRIFFITH
STATE ACT

NORTH
PROJECT NO. 2037
REVISION 01
REVISION DATE 12.06.2020
DRAWN AB/KF

GENERAL NOTES:
 ALL WORKS ARE TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS & ALL RELEVANT AUTHORITY REQUIREMENTS.
 ALL DIMENSIONS SPECIFIC TO EXISTING SITE CONDITIONS SHALL BE VERIFIED BY THE BUILDER ON SITE PRIOR TO THE COMMENCEMENT OF THE WORKS. DO NOT SCALE OFF DRAWINGS.
 A REGISTERED SURVEYOR TO SET OUT STRUCTURE & CONFIRM POSITIONS OF ALL RELEVANT BUILDING ENVELOPE SETBACKS & EASEMENTS PRIOR TO THE COMMENCEMENT OF THE WORKS.
 ALL TIMBER FRAMING & CONSTRUCTION MUST COMPLY WITH AS 1684 THE NATIONAL TIMBER FRAMING CODE. PROVIDE TEMPORARY & PERMANENT BRACING TO ALL FRAMING IN ACCORDANCE WITH THE STANDARDS.
 ALL CONCRETE SLABS & FOOTINGS ARE SUBJECT TO A SOIL CLASSIFICATION & ARE TO COMPLY WITH ENGINEERS DRAWINGS OR AS PER RESIDENTIAL SLAB & FOOTING CODE INCLUDING ALL RELEVANT REGION SPECIFIC SUPPLEMENTS.
 ALL STORM WATER DRAINAGE & OVERFLOW TO BE CONNECTED TO EXISTING SERVICES IN ACCORDANCE WITH THE BCA & ALL LOCAL AUTHORITY REQUIREMENTS OR SELECTED DRAINAGE TIME OR SEPTIC SYSTEM.
 ALL LINTLS, BEAMS, & SUPPORTS TO BE SPECIFIED BY A REGISTERED ENGINEER OR RELEVANT AUSTRALIAN STANDARDS.
 PROVIDE TERMITE CONTROL TO SUB FLOOR IN ACCORDANCE WITH THE BCA & ALL RELEVANT LOCAL AUTHORITY REQUIREMENTS OR PROVIDE ANE CAPING AND TERMITE BARRIER.
 THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AT ALL TIMES, & NO ELEMENT SHALL BE OVERSTRESSED, DURING & AFTER CONSTRUCTION.
 ALL NET AREA FIGURES SHALL BE TO CLIENTS SELECTION OR INCLUSIONS LIST.

COPYRIGHT:
 UNAUTHORIZED USE OR REPRODUCTION IN WHOLE OR IN PART OF THESE DOCUMENTS WITHOUT WRITTEN PERMISSION MAY LEAD TO LEGAL ACTION.
 ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR IN PART WITHOUT THE WRITTEN PERMISSION OF DOWSE NORWOOD ASSOCIATES ARCHITECTS PTY LTD CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.
 © COPYRIGHT DOWSE NORWOOD ASSOCIATES ARCHITECTS PTY LTD.

AMENDMENTS
 REV. 01 2020.06.12
 1. PRELIMINARY DRAFT

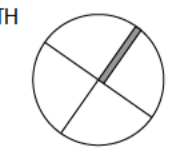


DRAFT
 NOT FOR CONSTRUCTION

DRAWING
LOWER FLOOR PLAN

PROJECT SINGLE RESIDENTIAL DWELLING
 SCALE 1:100 @ A1
 PRINT DATE 16.11.2020

CLIENT [REDACTED]
 BLOCK U6
 SECTION 57
 ADDRESS 6 LANDSBOROUGH STREET
 SUBURB GRIFFITH
 STATE ACT

NORTH 

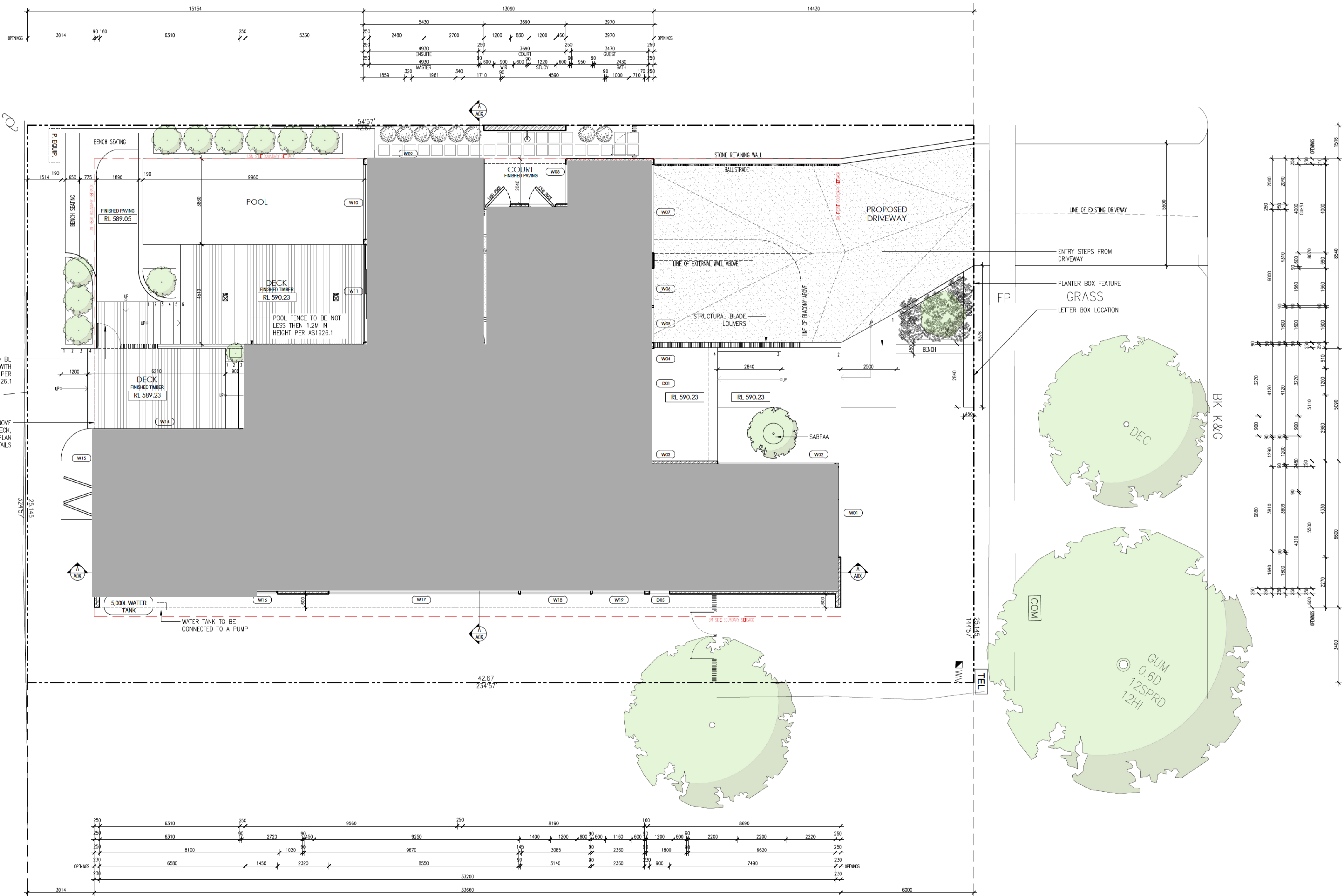
PROJECT NO. 2037
 REVISION 01
 REVISION DATE 12/06/2020
 DRAWN AB/KF

1963 NO. **A201**

GENERAL NOTES:
 ALL WORKS ARE TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS & ALL RELEVANT AUTHORITY REQUIREMENTS.
 ALL DIMENSIONS SPECIFIC TO EXISTING SITE CONDITIONS SHALL BE VERIFIED BY THE BUILDER ON SITE PRIOR TO THE COMMENCEMENT OF THE WORKS. DO NOT SCALE OFF DRAWINGS.
 A REGISTERED SURVEYOR TO SET OUT STRUCTURE & CONFIRM POSITIONS OF ALL RELEVANT BUILDING ENVELOPE SETBACKS & EASEMENTS PRIOR TO THE COMMENCEMENT OF THE WORKS.
 ALL TIMBER FRAMING & CONSTRUCTION MUST COMPLY WITH AS1684 THE NATIONAL TIMBER FRAMING CODE. PROVIDE TEMPORARY & PERMANENT BRACING TO ALL FRAMING IN ACCORDANCE WITH THE STANDARDS.
 ALL CONCRETE SLABS & FOOTINGS ARE SUBJECT TO A SOIL CLASSIFICATION & ARE TO COMPLY WITH ENGINEERS DRAWINGS OR AS1684 RESIDENTIAL SLAB & FOOTINGS CODE INCLUDING ALL RELEVANT REGION SPECIFIC SUPPLEMENTS.
 ALL STORM WATER DRAINAGE & LEAKAGE TO BE CONNECTED TO EXISTING SERVICES IN ACCORDANCE WITH THE BCA & ALL LOCAL AUTHORITY REQUIREMENTS OR SELECTED DRAINAGE TIME OR SEPTIC SYSTEM.
 ALL LINTELS, BEAMS, & SUPPORTS TO BE SPECIFIED BY A REGISTERED ENGINEER OR RELEVANT AUSTRALIAN STANDARD.
 PROVIDE TERMITE CONTROL TO SUB FLOOR IN ACCORDANCE WITH THE BCA & ALL RELEVANT LOCAL AUTHORITY REQUIREMENTS OR PROVIDE AN APPROPRIATE TERMITE BARRIER.
 THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AT ALL TIMES & NO ELEMENT SHALL BE OVERSTRESSED, DURING & AFTER CONSTRUCTION.
 ALL NET AREA FIGURES SHALL BE TO CLIENTS SELECTION OR INCLUSIONS LIST.

COPYRIGHT:
 UNAUTHORIZED USE OR REPRODUCTION IN WHOLE OR IN PART OF THESE DOCUMENTS WITHOUT WRITTEN PERMISSION MAY LEAD TO LEGAL ACTION.
 ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR IN PART WITHOUT THE WRITTEN PERMISSION OF DOWSE NORWOOD ASSOCIATES ARCHITECTS PTY LTD CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.
 © COPYRIGHT DOWSE NORWOOD ASSOCIATES ARCHITECTS PTY LTD.

AMENDMENTS
 REV. 01 2020.06.12
 1. PRELIMINARY DRAFT



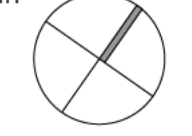
LANDSBOROUGH STREET 1

DRAFT
 NOT FOR CONSTRUCTION

DRAWING
GROUND FLOOR PLAN

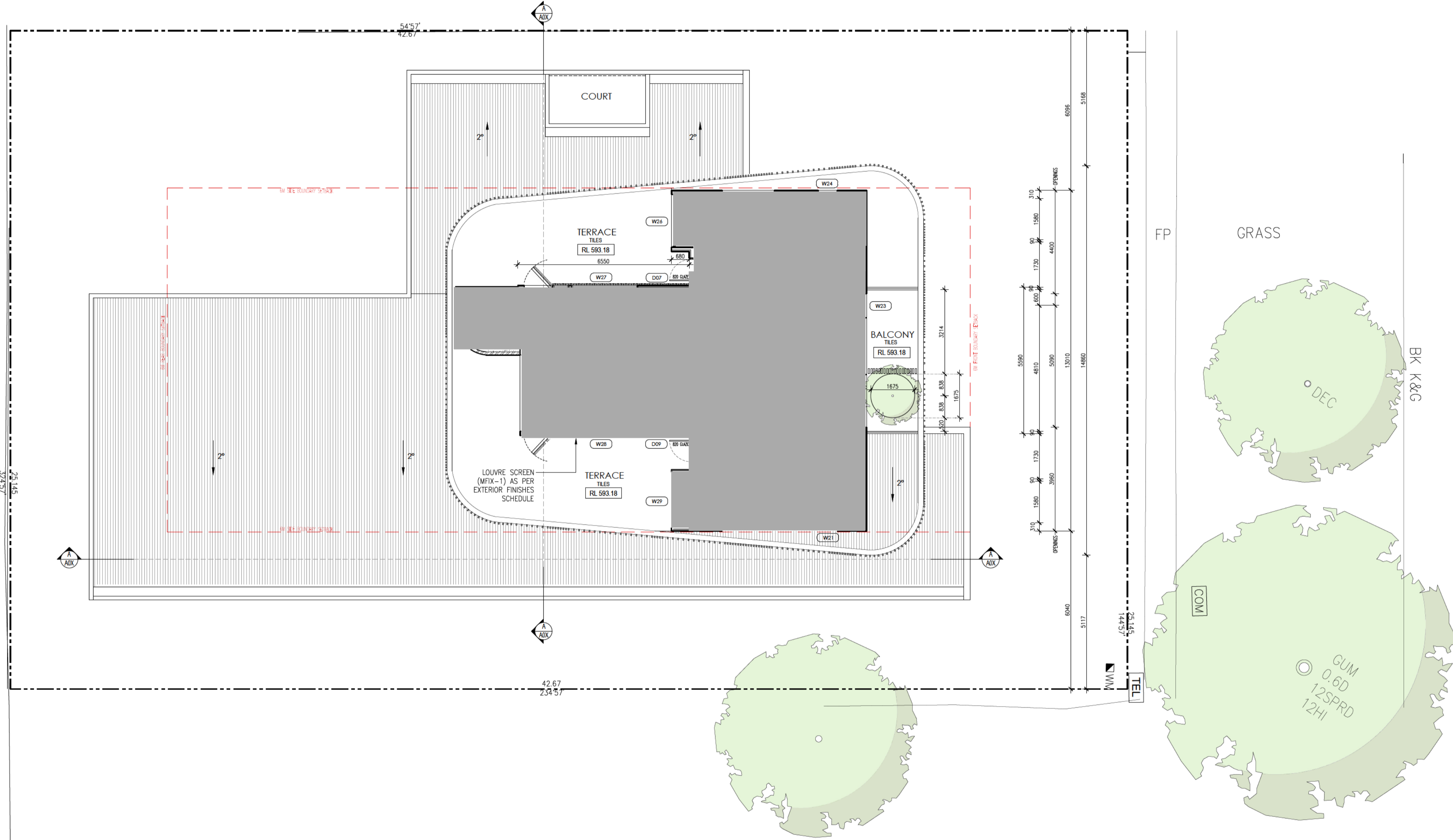
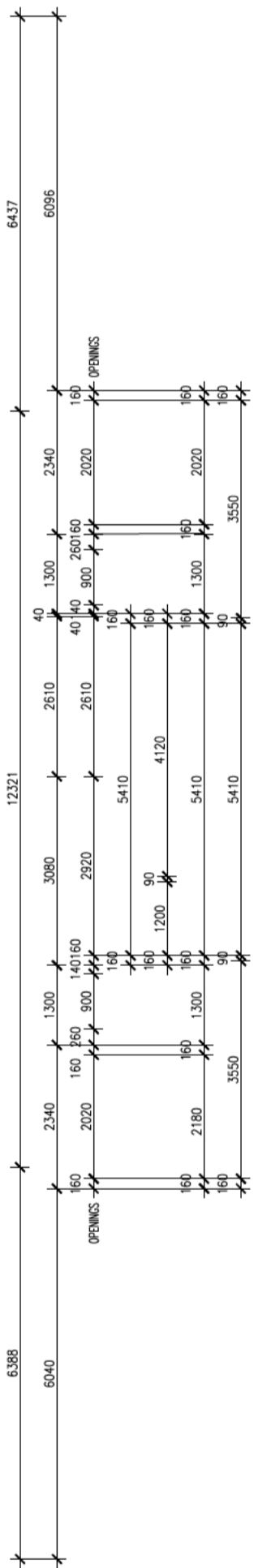
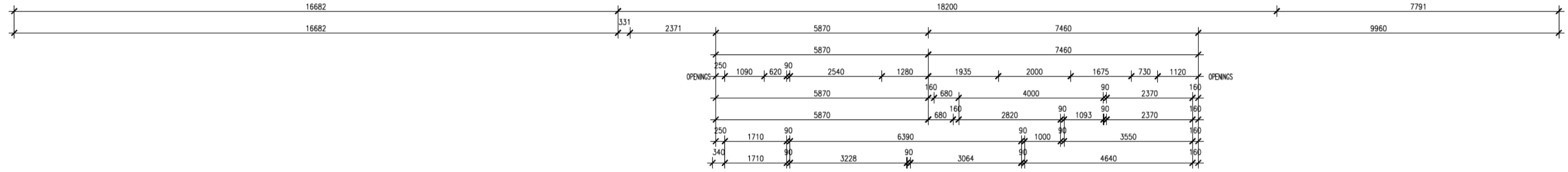
PROJECT: SINGLE RESIDENTIAL DWELLING
 SCALE: 1:100 @ A1
 PRINT DATE: 12.11.2020

CLIENT: [REDACTED]
 BLOCK: U6
 SECTION: 57
 ADDRESS: 6 LANDSBOROUGH STREET
 SUBURB: GRIFFITH
 STATE: ACT

NORTH  PROJECT NO: 2037
 REVISION: 01
 REVISION DATE: 12.06.2020
 DRAWN: AB/KF

GENERAL NOTES:
 ALL WORKS ARE TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS & ALL RELEVANT AUTHORITY REQUIREMENTS.
 ALL DIMENSIONS SPECIFIC TO EXISTING SITE CONDITIONS SHALL BE VERIFIED BY THE BUILDER ON SITE PRIOR TO THE COMMENCEMENT OF THE WORKS. DO NOT SCALE OFF DRAWING.
 A REGISTERED SURVEYOR TO SET OUT STRUCTURE & CONFIRM POSITIONS OF ALL RELEVANT BUILDING ENVELOPE SETBACKS & CASSEMENTS PRIOR TO THE COMMENCEMENT OF THE WORKS.
 ALL FRAMING & CONSTRUCTION MUST COMPLY WITH AS/NZS THE NATIONAL TIMBER FRAMING CODE. PROVIDE TEMPORARY & PERMANENT BRACING TO ALL FRAMING IN ACCORDANCE WITH THE STANDARDS.
 ALL CONCRETE SLABS & FOOTINGS ARE SUBJECT TO A SOIL CLASSIFICATION & ARE TO COMPLY WITH ENGINEERS DRAWINGS OR ASSET RECOMMENDATION IN ASH & FOOTINGS CODE INCLUDING ALL RELEVANT REGION SPECIFIC SUPPLEMENTS.
 ALL STORMWATER DRAINAGE & OVERFLOW TO BE CONNECTED TO EXISTING SERVICES IN ACCORDANCE WITH THE BCA & ALL LOCAL AUTHORITY REQUIREMENTS OR SELECTED DRAINWATER TANK OR SEPTIC SYSTEM.
 ALL LINTLS & BEAMS & SUPPORTS TO BE SPECIFIED BY A REGISTERED ENGINEER OR RELEVANT AUSTRALIAN STANDARD.
 PROVIDE TERMITE CONTROL TO SUB FLOOR IN ACCORDANCE WITH THE BCA & ALL RELEVANT LOCAL AUTHORITY REQUIREMENTS OR PROVIDE ANE CARPING AND TERMITE BARRIERS.
 THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AT ALL TIMES, & NO ELEMENT SHALL BE OVERSTRESSED, DURING & AFTER CONSTRUCTION.
 ALL NET AREA CUTTERS SHALL BE TO CLIENTS SELECTION OR INCLUSIONS LIST.
COPYRIGHT:
 UNAUTHORIZED USE OR REPRODUCTION IN WHOLE OR IN PART OF THESE DOCUMENTS WITHOUT WRITTEN PERMISSION MAY LEAD TO LEGAL ACTION.
 ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR IN PART WITHOUT THE WRITTEN PERMISSION OF DOWSE NORWOOD ASSOCIATES ARCHITECTS PTY LTD CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.
 © COPYRIGHT DOWSE NORWOOD ASSOCIATES ARCHITECTS PTY LTD.

AMENDMENTS
 REV. 01 PRELIMINARY DRAFT 2020.06.12

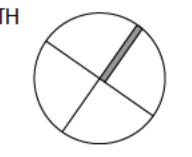


DRAFT
 NOT FOR CONSTRUCTION

DRAWING
UPPER FLOOR PLAN

PROJECT SINGLE RESIDENTIAL DWELLING
 SCALE 1:100 @ A1
 PRINT DATE 16.11.2020

CLIENT [REDACTED]
 BLOCK U6
 SECTION 57
 ADDRESS 6 LANDSBOROUGH STREET
 SUBURB GRIFFITH
 STATE ACT

NORTH 

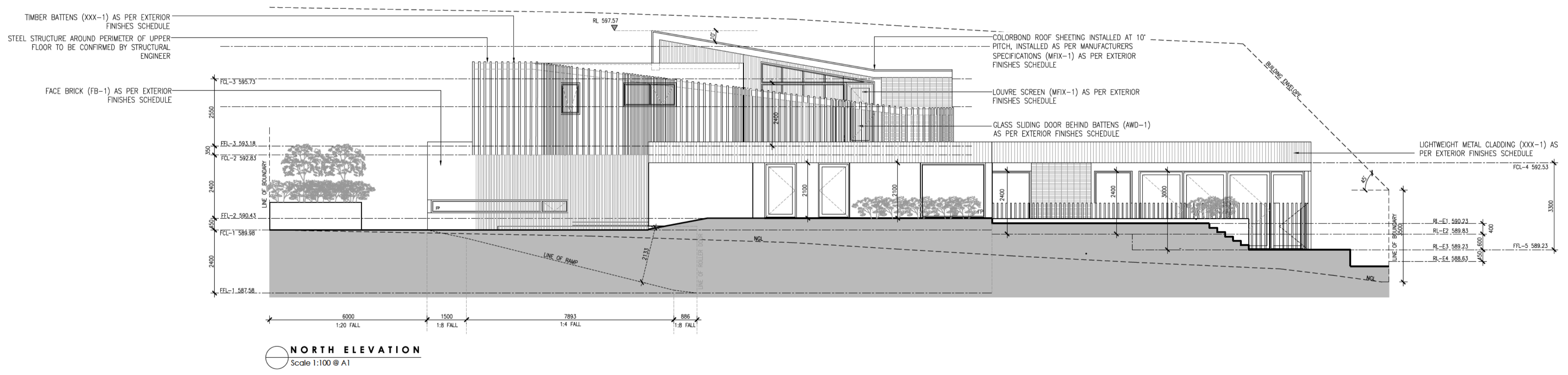
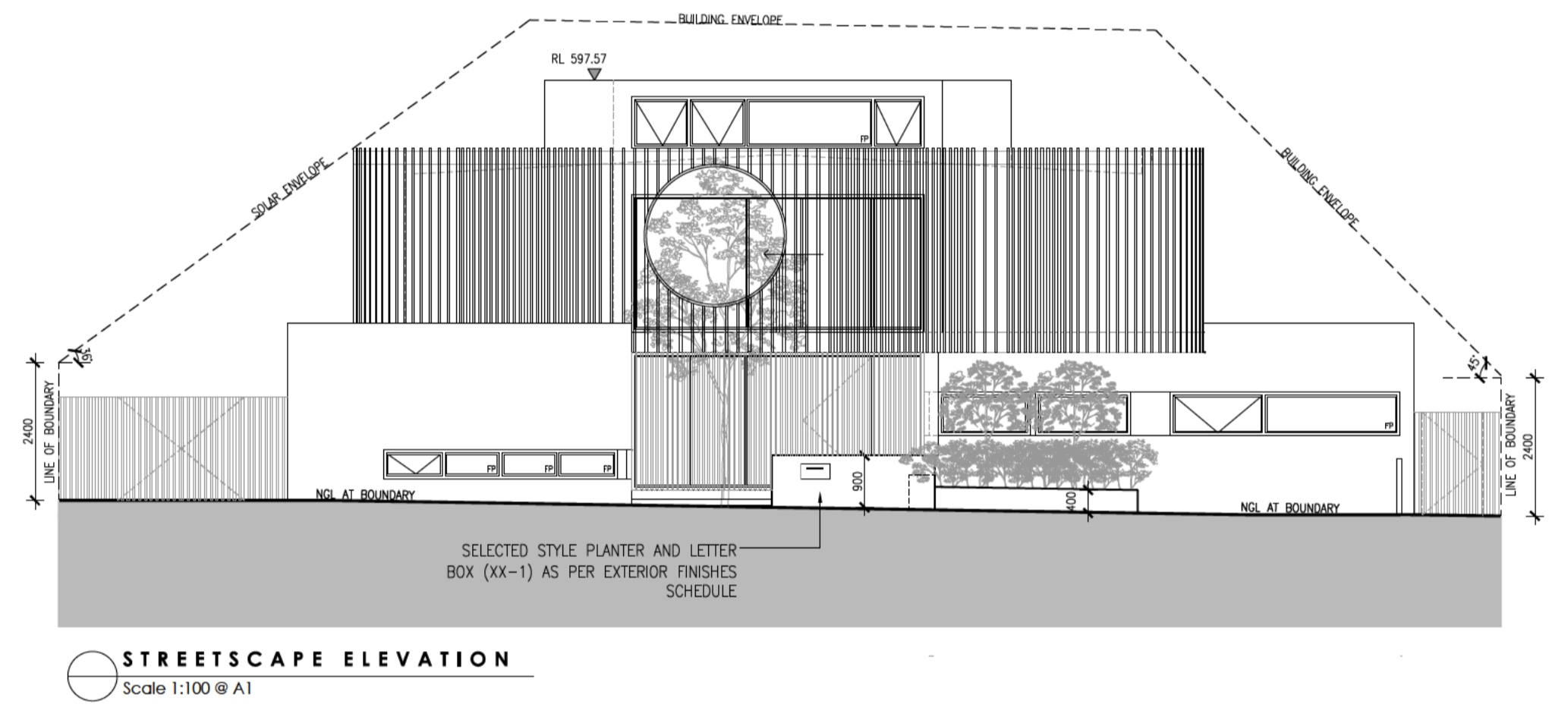
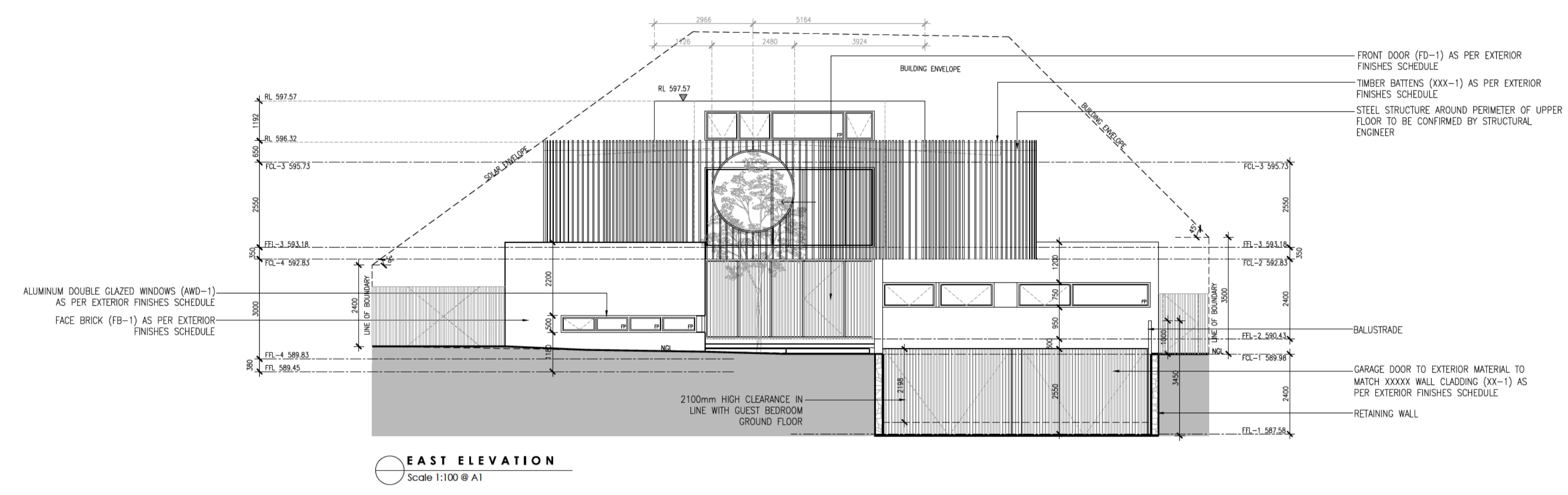
PROJECT NO. 2037
 REVISION 01
 REVISION DATE 12.06.2020
 DRAWN AB/KF

DWG NO. **A203**

GENERAL NOTES:
 ALL WORKS ARE TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS & ALL RELEVANT AUTHORITY REQUIREMENTS.
 ALL DIMENSIONS SPECIFIC TO EXISTING SITE CONDITIONS SHALL BE VERIFIED BY THE BUILDER ON SITE PRIOR TO THE COMMENCEMENT OF THE WORKS. DO NOT SCALE OFF DRAWINGS.
 A REGISTERED SURVEYOR TO SET OUT STRUCTURE & CONFIRM POSITIONS OF ALL RELEVANT BUILDING ENVELOPE SETBACKS & CASMENTS PRIOR TO THE COMMENCEMENT OF THE WORKS.
 ALL TIMBER FRAMING & CONSTRUCTION MUST COMPLY WITH THE NATIONAL TIMBER FRAMING CODE. PROVIDE TEMPORARY & PERMANENT BRACING TO ALL FRAMING IN ACCORDANCE WITH THE STANDARDS.
 ALL CONCRETE SLABS & FOOTINGS ARE SUBJECT TO A SOIL CLASSIFICATION & ARE TO COMPLY WITH ENGINEERS DRAWINGS OR AS PER RESIDENTIAL SLAB & FOOTING CODE INCLUDING ALL RELEVANT REGION SPECIFIC SUPPLEMENTS.
 ALL STORM WATER DRAINAGE & OVERFLOW TO BE CONNECTED TO EXISTING SERVICES IN ACCORDANCE WITH THE BCA & ALL LOCAL AUTHORITY REQUIREMENTS OR SELECTED DRAINAGE TIME OR SEPTIC SYSTEM.
 ALL LINTLS, BEAMS, & SUPPORTS TO BE SPECIFIED BY A REGISTERED ENGINEER OR RELEVANT AUSTRALIAN STANDARD.
 PROVIDE TERMITE CONTROL TO SUB FLOOR IN ACCORDANCE WITH THE BCA & ALL RELEVANT LOCAL AUTHORITY REQUIREMENTS OR PROVIDE AN APPROPRIATE TERMITE BARRIER.
 THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AT ALL TIMES, & NO ELEMENT SHALL BE OVERSTRESSED, DURING & AFTER CONSTRUCTION.
 ALL NET AREA FIGURES SHALL BE TO CLIENTS SELECTION OR INCLUSIONS LIST.

COPYRIGHT:
 UNAUTHORIZED USE OR REPRODUCTION IN WHOLE OR IN PART OF THESE DOCUMENTS WITHOUT WRITTEN PERMISSION MAY LEAD TO LEGAL ACTION.
 ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR IN PART WITHOUT THE WRITTEN PERMISSION OF DOWSE NORWOOD ASSOCIATES ARCHITECTS PTY LTD CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.
 © COPYRIGHT DOWSE NORWOOD ASSOCIATES ARCHITECTS PTY LTD.

AMENDMENTS
 REV. X XXXX.XX.XX
 1. DRAFT



DRAFT
 NOT FOR CONSTRUCTION

DRAWING
ELEVATIONS 1
 PROJECT SINGLE RESIDENTIAL DWELLING
 SCALE 1:100 @ A1
 PRINT DATE 16.11.2020

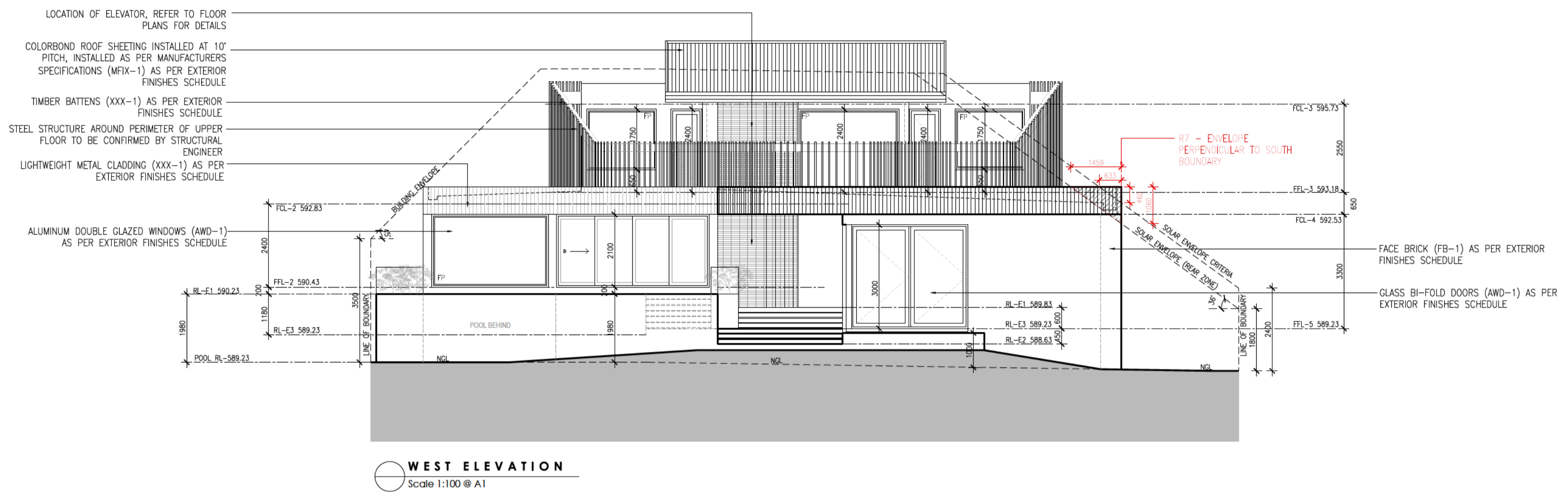
CLIENT [REDACTED]
 BLOCK U6
 SECTION 57
 ADDRESS 6 LANDSBOROUGH STREET
 SUBURB GRIFFITH
 STATE ACT

NORTH
 PROJECT NO. 2037
 REVISION XX
 REVISION DATE XX.XX.XXXX
 DRAWN AB/KF

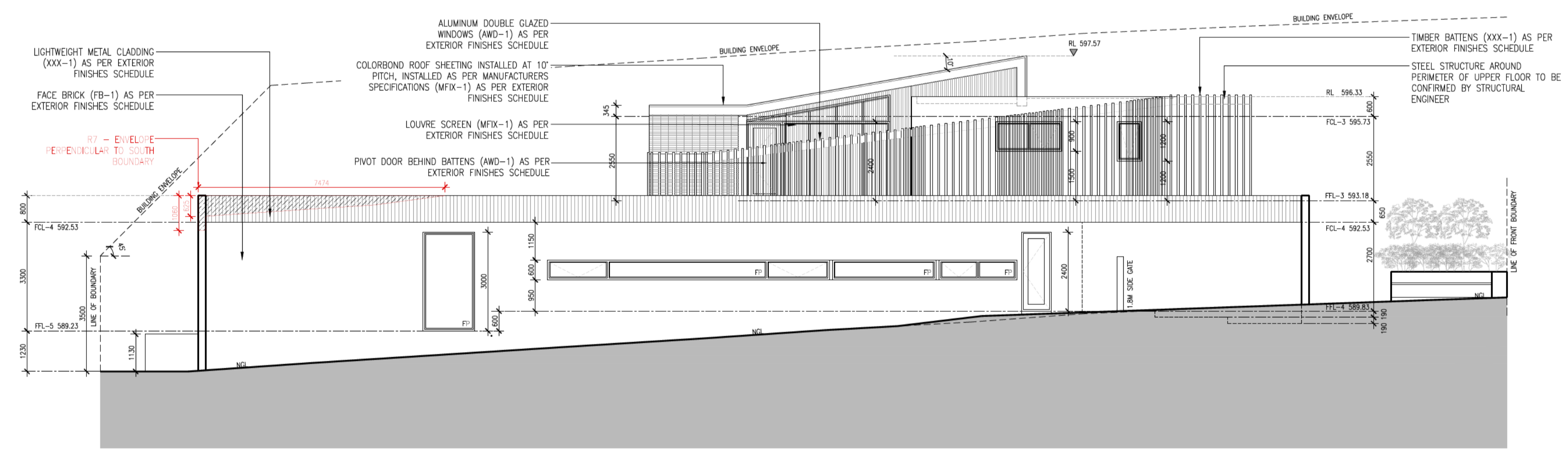
GENERAL NOTES:
 ALL WORKS ARE TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS & ALL RELEVANT AUTHORITY REQUIREMENTS.
 ALL DIMENSIONS SPECIFIC TO EXISTING SITE CONDITIONS SHALL BE VERIFIED BY THE BUILDER ON SITE PRIOR TO THE COMMENCEMENT OF THE WORKS. DO NOT SCALE OFF DRAWINGS.
 A REGISTERED SURVEYOR TO SET OUT STRUCTURE & CONFIRM POSITIONS OF ALL RELEVANT BUILDING ENVELOPE SETBACKS & CASMENTS PRIOR TO THE COMMENCEMENT OF THE WORKS.
 ALL TIMBER FRAMING & CONSTRUCTION MUST COMPLY WITH THE NATIONAL TIMBER FRAMING CODE. PROVIDE TEMPORARY & PERMANENT BRACING TO ALL FRAMING IN ACCORDANCE WITH THE STANDARDS.
 ALL CONCRETE SLABS & FOOTINGS ARE SUBJECT TO A SOIL CLASSIFICATION & ARE TO COMPLY WITH ENGINEERS DRAWINGS OR AS PER RESIDENTIAL SLAB & FOOTING CODE INCLUDING ALL RELEVANT REGION SPECIFIC SUPPLEMENTS.
 ALL STORM WATER DRAINAGE & OVERFLOW TO BE CONNECTED TO EXISTING SERVICES IN ACCORDANCE WITH THE BCA & ALL LOCAL AUTHORITY REQUIREMENTS OR SELECTED DRAINAGE TIME OR SEPTIC SYSTEM.
 ALL LINTLS & BEAMS, & SUPPORTS TO BE SPECIFIED BY A REGISTERED ENGINEER OR RELEVANT AUSTRALIAN STANDARD.
 PROVIDE TERMITE CONTROL TO SUB FLOOR IN ACCORDANCE WITH THE BCA & ALL RELEVANT LOCAL AUTHORITY REQUIREMENTS OR PROVIDE AN APPROPRIATE TERMITE BARRIER.
 THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AT ALL TIMES, & NO ELEMENT SHALL BE OVERSTRESSED, DURING & AFTER CONSTRUCTION.
 ALL NET AREA FIGURES SHALL BE TO CLIENTS SELECTION OR INCLUSIONS LIST.

COPYRIGHT:
 UNLAWFUL USE OR REPRODUCTION IN WHOLE OR IN PART OF THESE DOCUMENTS WITHOUT WRITTEN PERMISSION MAY LEAD TO LEGAL ACTION.
 ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR IN PART WITHOUT THE WRITTEN PERMISSION OF DOWSE NORWOOD ASSOCIATES ARCHITECTS PTY LTD CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.
 © COPYRIGHT DOWSE NORWOOD ASSOCIATES ARCHITECTS PTY LTD.

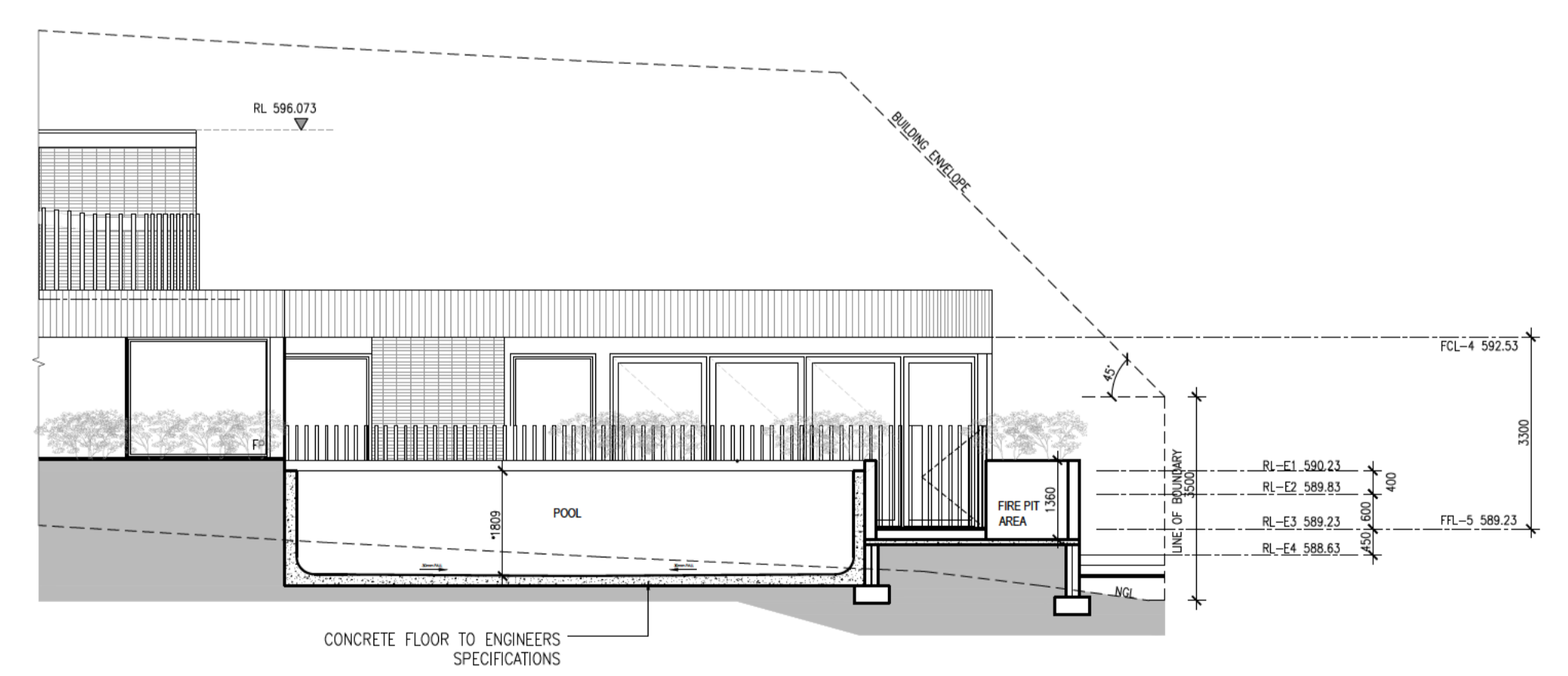
AMENDMENTS
 REV. X XXXX.XX.XX
 1. DRAFT



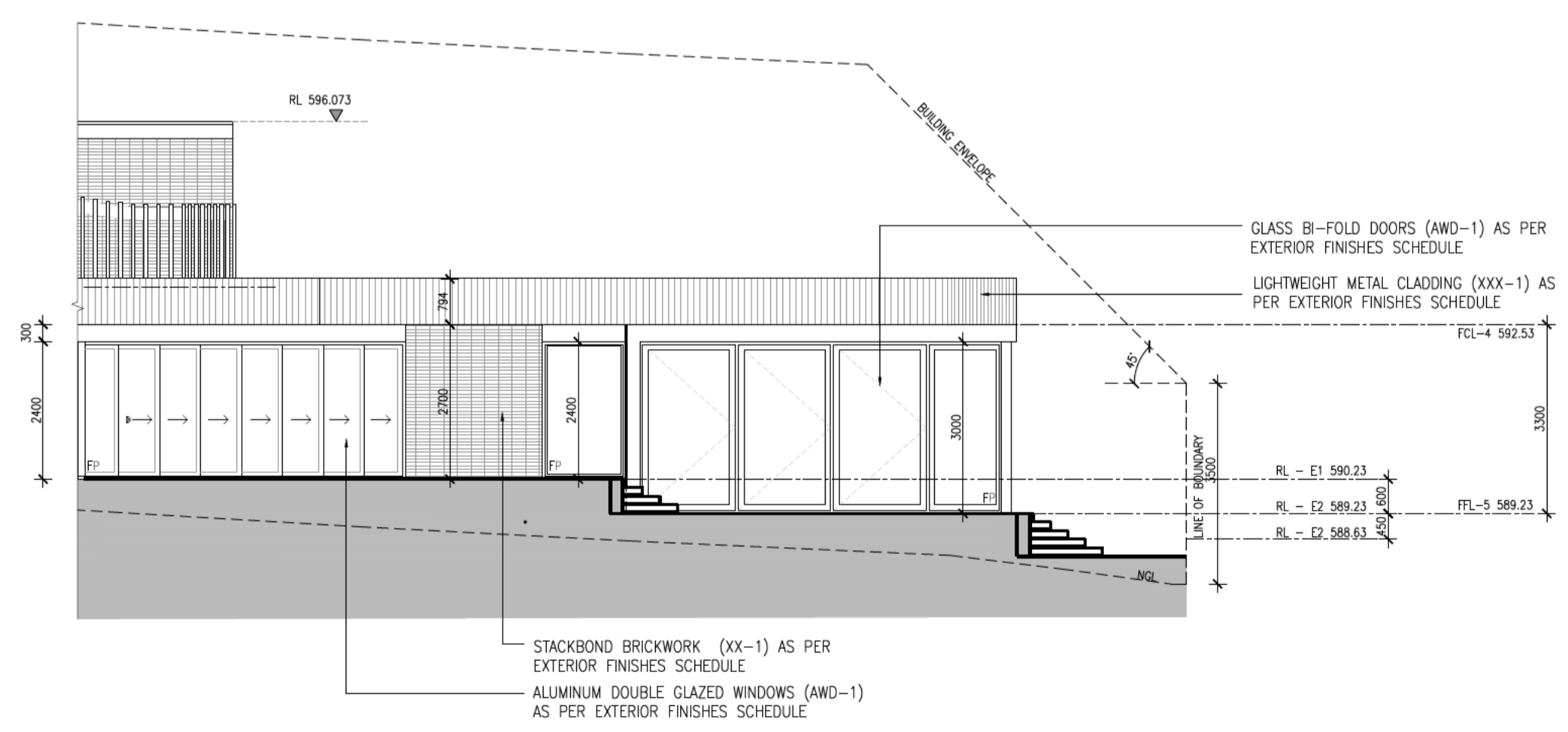
WEST ELEVATION
 Scale 1:100 @ A1



SOUTH ELEVATION
 Scale 1:100 @ A1



NORTH ELEVATION (POOL)
 Scale 1:100 @ A1



NORTH ELEVATION (ALFRESCO)
 Scale 1:100 @ A1

DRAFT
 NOT FOR CONSTRUCTION

DRAWING
ELEVATIONS 1

PROJECT SINGLE RESIDENTIAL DWELLING
 SCALE 1:100 @ A1
 PRINT DATE 12.11.2020

CLIENT [REDACTED]
 BLOCK U6
 SECTION 57
 ADDRESS 6 LANDSBOROUGH STREET
 SUBURB GRIFFITH
 STATE ACT

NORTH PROJECT NO. 2037
 REVISION XX
 REVISION DATE XX.XX.XXXX
 DRAWN AB/KF