

GROUND FLOOR
FFL 567.440

icon
WATER

WATER AND SEWERAGE NETWORK

CONDITIONALLY ACCEPTED

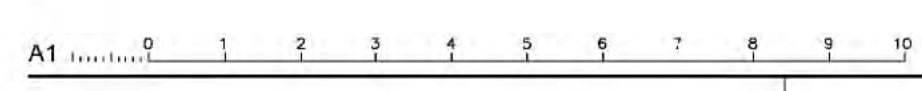
The design depicted in this document has been assessed by Icon Water and complies with their water and sewerage network protection and access requirements subject to the conditions of Icon Water's "statement of conditional acceptance".

Signed Ian McDonnell Date 30 Jan 2019
Contact phone: 6248 3111

- PROTECTION OF EXISTING VEGETATION:**
Install 1900mm high chain mesh fence supported by 2400mm tall steel posts with concrete base around trees isolated trees.
- SITE SECURITY**
Site fencing to secure the works area is to be erected around the perimeter of the works prior to commencement of construction.
- STORAGE AREAS**
1. No site sheds, storage sheds, site amenities or billboards are to be erected on verges or public land.
 2. No construction material is to be stored on verges or public land.
 3. No car parking or equipment parking permitted on verges or public land.
- METHOD OF DEMOLITION AND WASTE MANAGEMENT**
The method of demolition and waste management will be the responsibility of the contractor. Demolition and waste management is to be carried out in accordance with the relevant standards and specifications.
- CONSTRUCTION ACCESS**
Construction access is to be via existing driveways.
- SITE RESTORATION**
1. Provide 100mm topsoil to all disturbed areas.
 2. Light scarification only (maximum depth 25mm) with hand tools, beneath tree canopies.
 3. Where topsoil has been compacted during construction, aerate topsoil layer to achieve the same conditions as adjacent areas of undisturbed topsoil.
 4. Sow a non irrigated dryland grass seed mix (type a or b) in accordance with section 9 tams basic specification - landscape.
 5. Maintain and protect areas in accordance with section 9 - tams basic specification - landscape.

VERGE MANAGEMENT PLAN
SCALE 1: 100

Titleblock: C006.dwg - USER: mshen - Plot File Created: Aug 20, 2018 - 10:30am



Rev	Description	Eng	Draft	Date	Rev	Description	Eng	Draft	Date
C	ISSUED FOR DA	OP	NL	20.08.18					
B	ISSUE FOR DA REVIEW	OP	BM	10.08.17					
A	ISSUE FOR DA	OP	RC	18.03.17					



Project
UNIT DEVELOPMENT
BLOCK 9 SECTION 46
TURNER, ACT

Sheet Subject
VERGE MANANGMENT PLAN

Scale	Drawn	Authorised
1:100	NL	
Job No 179013	Drawing No C006	Revision C
Plot File Created: Aug 20, 2018 - 10:30am		

PRELIMINARY

Sewer connection

Icon Water's requirements for demolition work which could potentially damage Icon Water's assets or result in discharge of stormwater, or other unapproved wastes (other than domestic sewage) to the Icon Water sewerage network.

The property owner (or their design or construction agent) is responsible for the following:

1. Where an Icon Water sewer main traverses a property or an Icon Water sewer main is outside the property boundary (and proposed demolition works may impact on the sewer main's pipe-protection-envelope), accurate sewer network survey plans must be obtained from Icon Water or from a registered surveyor. Sewer asset locations need to be shown on relevant demolition plans including manhole, boundary riser and tie location with off-set dimensions from site boundaries.
2. Recording the condition of manhole covers. Icon Water can be contacted on 6248 3111 to repair damaged components. A failure to identify any faults before demolition commences may result in the property owner (or their contractors) being held responsible to pay for the repair caused by a failure to adequately protect Icon Water's assets during the demolition or building construction works.
3. Engaging a licensed drainer to disconnect the internal sanitary drains before any demolition works commence. The discharge of debris, groundwater, stormwater or other unapproved liquid wastes (other than domestic sewage into the sewerage networks) is an offence under the *Utilities Act 2000*.
4. Identifying, flagging, barricading and protecting the sanitary drainage 'riser' (if installed) and manholes from demolition operations.
5. Where further construction works is planned, sanitary drains are to be temporarily sealed by capping no closer than three metres from the Icon Water tie. Excavation and capping is to be undertaken by licensed drainers at the customer's expense. The capping point is to be staked behind the cap and identified at ground level. Please note the subsequent building contractor will be required to make a new sanitary drainage connection at the designated tie (not at the temporary cap). This may require the removal of old jump-ups in the customer's sanitary drains. When the tie is exposed it is recommended to ask Icon Water to inspect the branch-line to ensure it is in good condition.
6. Where further construction work is not proposed to commence within 12 months from the date demolition commences, permanent disconnection may be required. Please consult Icon Water at this time for a definitive answer.

Demolition Checklist

Water supply

Icon Water's requirements for demolition works which could potentially damage Icon Water assets or result in contamination of the potable water supply.

The property owner (or their design or construction agent) is responsible for the following:

1. Where an Icon Water main traverses a property (and where an Icon Water main is outside the property boundary but proposed demolition works may impact on the water main's pipe-protection-envelope), accurate water network survey plans must be obtained from Icon Water or from a registered surveyor. Water asset locations need to be shown (including mains, valves and hydrants) on relevant demolition plans (with off-set dimensions to site boundaries).
2. Identifying the location of the Icon Water isolation valve and water meter on the site plan (with off-set dimensions from site boundaries).
3. Recording the condition of the water connection pipe, isolation valve, water meter, verge hydrants and verge network valves. Please contact Icon Water on 6248 3111 to repair damaged components. Failure to identify any faults before demolition works commence may result in the property owner (or their contractors) being held responsible to pay for the repair caused by a failure to adequately protect those assets during the demolition or building construction.
4. Engaging a licensed plumber to disconnect the internal plumbing service at the water meter before any demolition commences.
5. Where further construction works are planned, install a temporary hose cock adjacent to the meter. Retain the meter, meter box and hose cock for the duration of any building works. Identify, flag, barricade and protect the meter assembly from demolition operations and accidental damage. To avoid accidental wastage, turn off the isolation valve until required.
6. Where further construction works is not proposed to commence within 12 months from the date demolition commences, permanent disconnection and removal of the meter may be required. Please consult Icon Water at this time for a definitive answer.
7. Flagging and protecting network isolation valves and hydrants (on the verge) from demolition operations and accidental damage.
8. Advising Icon Water when demolition is complete. Icon Water may take the opportunity to install a new isolation valve and meter assembly to the current Icon Water standard.

INITIAL ADMINISTRATION CHECKLIST – S144

(All failure reasons to go onto the lodgement checklist)

Unit(s): Block(s): Section: Suburb:

ORIGINAL DA Number: 201834426

1. eDevelopment

- Click on the Development Application – Application Menu.
- Click on 'My Work List' and click on the S144 Amendment which should have the status of 'Waiting for Completeness Check', or search for the DA and allocate the S144 application to yourself for processing.
- Add the amendment details to the "2015-2017-Amendments Lodged" Spreadsheet.
- Has the amendment folder been created (i.e.S144x subfolder).

2. Documentation - Task

a) Can all uploaded documents be opened and are correctly showing in objective?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
b) Has the applicant listed all amendments on the DA Form and clearly identified amendments on plans? (Identified each amendment, labelled them, and area on plan clouded where change to occur.)	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
c) Are the plans correctly named and been orientated correctly?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
d) Has a Public Register Floor Plan been submitted (only for residential)? <i>Note: Any plans with internal layout MUST have a corresponding plan submitted without the layout</i>	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> N/A: <input type="checkbox"/>

3. Application Form and Lessee Requirements - Tarquin

a) Check lessee details are correct – Check that the applicant/lessee have not changed from the original DA lodgement form	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> N/A: <input type="checkbox"/>
b) Correct letter of Authorisation (Form 4) from the Applicant/Lessee been provided.	Yes: <input type="checkbox"/> No: <input type="checkbox"/> N/A: <input checked="" type="checkbox"/>

4. ACTMAPI

c) Check that the street address matches the block and section on the form.	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> N/A: <input type="checkbox"/>
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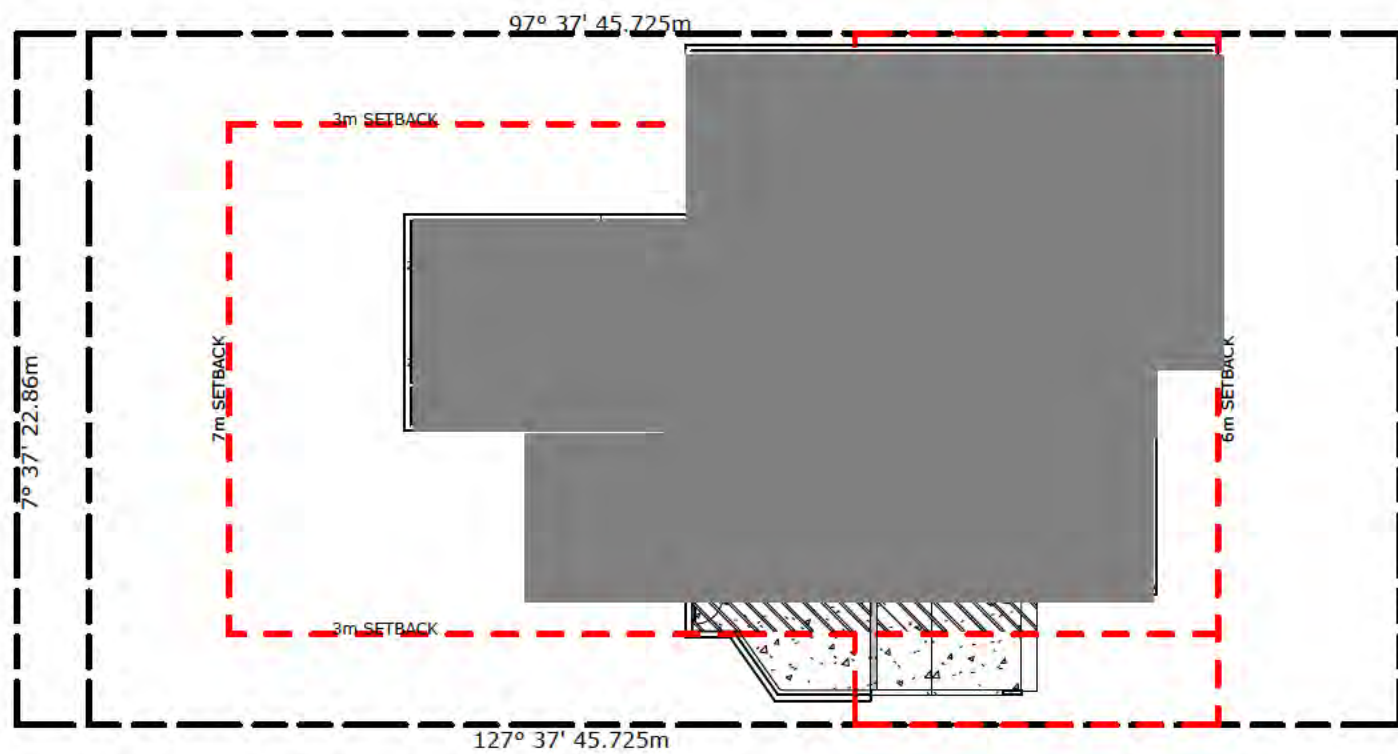
INITIAL ADMINISTRATION CHECKLIST – S144

(All failure reasons to go onto the lodgement checklist)

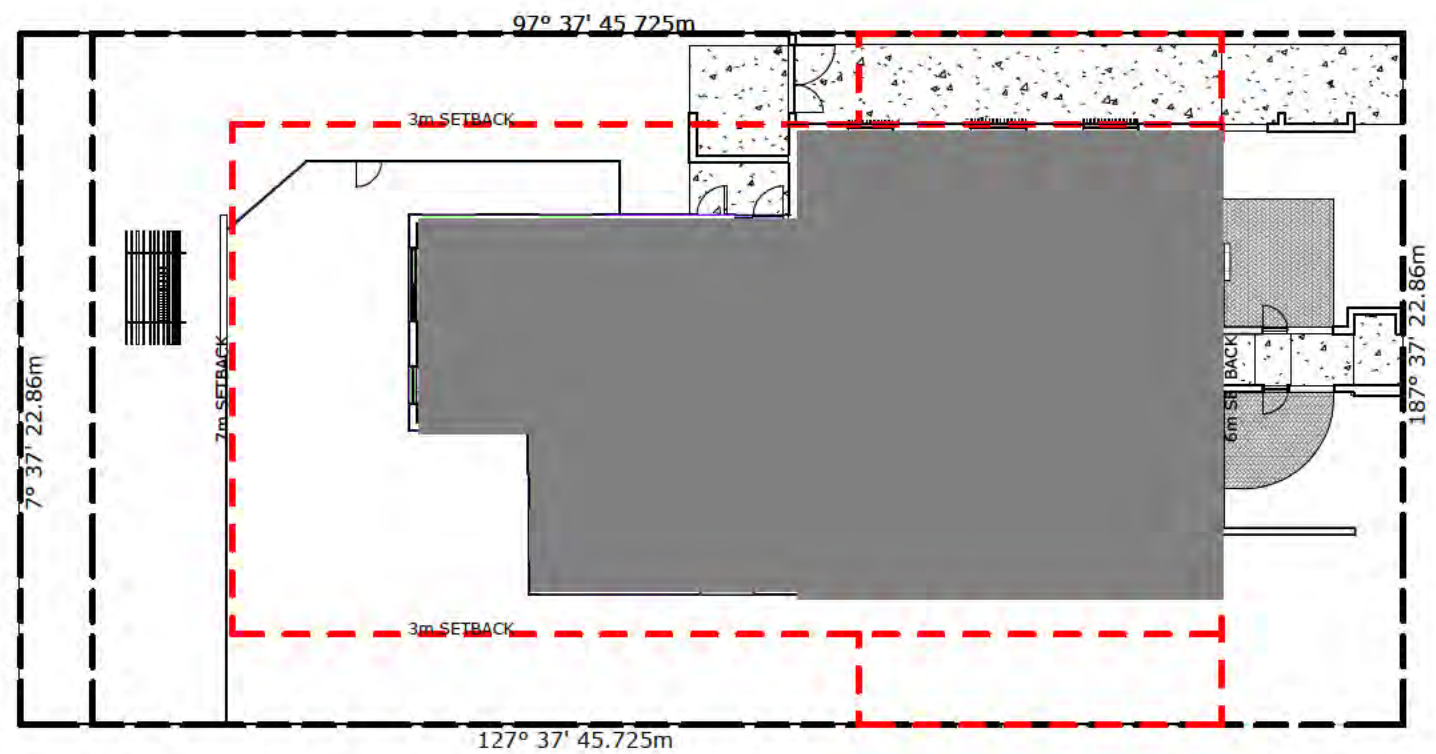
5. General Information

Exclusion from Public Register (Has the Applicant previously applied for exemption of part of the Development Application under sections S411/S412)	No – Allocate to the original Assessing Officer		
Is/was this a “Mr Fluffy” Asbestos affected block	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>		
Has the Asbestos affected block Lease been de-registered. <u>DO NOT refer to the Taskforce if de-registered</u>	Yes: <input type="checkbox"/> No: <input type="checkbox"/>		
Processed by:	Emily	DATE:	16/01/2019

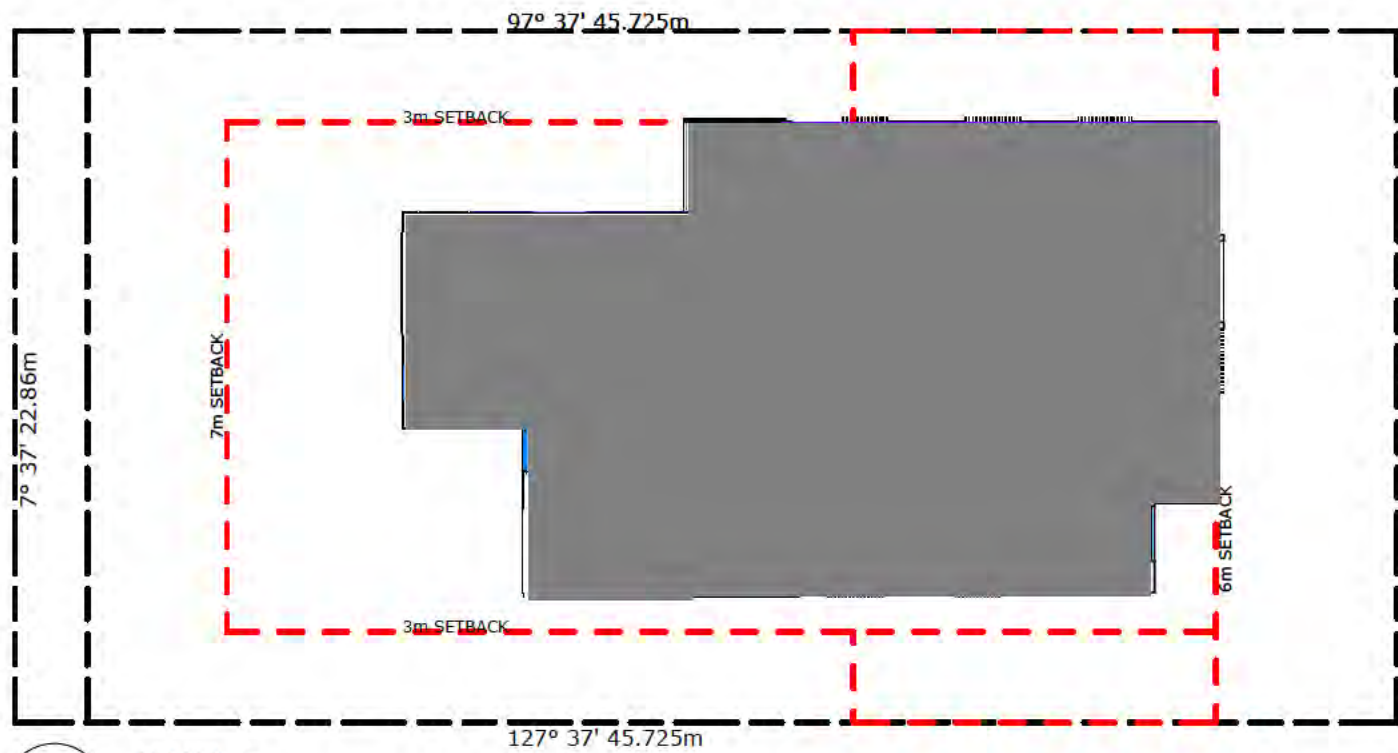
Update the Amendments Lodged Spreadsheet with task completed.



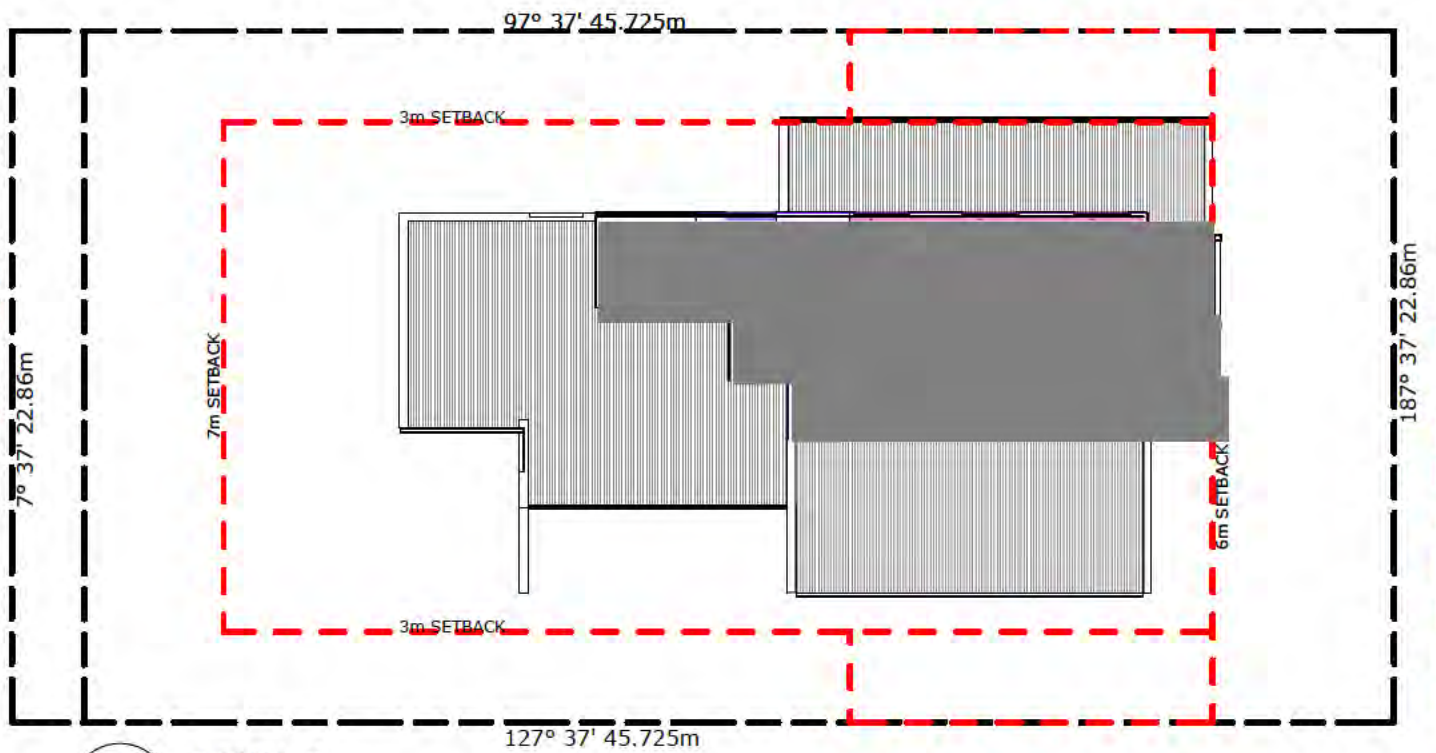
1 BASEMENT PLAN
1 : 250



2 GROUND FLOOR
1 : 250



3 LEVEL 1
1 : 250



4 LEVEL 2
1 : 250

LEGEND

[Grey Box]	BASEMENT 339.5m ²
[Red Box]	UNIT 1 - 82.9m ²
[Yellow Box]	UNIT 2 - 79.5m ²
[Green Box]	UNIT 3 - 115.1m ²
[Cyan Box]	UNIT 4 - 98.8m ²
[Light Blue Box]	UNIT 5 - 80.8m ²
[Blue Box]	UNIT 6 - 79.3m ²
[Pink Box]	UNIT 7 - 77.8m ²
[Purple Box]	BALCONY
[Dark Purple Box]	FOYER



PROJECT STATUS:
Issue For Approval

UNIT AREA PLAN
HOUSING ACT - MULTI UNIT DEVELOPMENT
9 FORBES STREET, TURNER ACT
BK:9 SEC:46 TURNER

MUNNS SLY MOORE architects

MUNNS SLY MOORE ARCHITECTS PTY LTD
9 Hall Street, PO Box 3593, Lyocham ACT 2402 Australia
Tel: 2 658 8977 Fax: 2 658 8500
www.munns-sly-moore.com.au

23/08/18



Sheet Number	Sheet Name
A000	TITLE PAGE
A001	SITE PLAN + LANDSCAPE
A010	SITE COVERAGE DIAGRAM
A011	SITE COVERAGE DIAGRAM BASEMENT
A012	BUILDING FOOT PRINT DIAGRAM
A051	DEMOLITION PLAN
A052	STREETSCAPE ELEVATION + COLOUR FINISHES
A054	SITE ANALYSIS
A061	PUBLIC NOTIFICATION - GROUND
A062	PUBLIC NOTIFICATION - LEVEL 1
A063	PUBLIC NOTIFICATION - LEVEL 2
A101	BASEMENT PLAN
A102	GROUND FLOOR
A103	LEVEL 1 FLOOR PLAN
A104	LEVEL 2 FLOOR PLAN
A111	ROOF PLAN
A201	EAST + WEST ELEVATIONS
A202	NORTH ELEVATION
A203	SOUTH ELEVATION
A301	SECTIONS SHEET 1
A302	SECTIONS SHEET 2
A303	SECTIONS SHEET 3
A304	SECTIONS SHEET 4
A305	SECTIONS SHEET 5
A701	WINDOW SCHEDULE
A703	Unnamed
AB01	ISOMETRIC VIEW
AB02	STREET PERSPECTIVE 1
AB03	STREET PERSPECTIVE 2
AB04	REAR AERIAL PERSPECTIVE
AB11	ENVELOPE DIAGRAM SOUTH EAST
AB12	SHADOW DIAGRAMS
AB13	SHADOW DIAGRAMS 3D SOUTH EAST
AB14	SOLAR DIAGRAM 3D NORTH EAST
AB21	UNIT 1 SHADOW DIAGRAMS
AB22	UNIT 2 SHADOW DIAGRAM
AB23	UNIT 3 SHADOW DIAGRAM
AB24	UNIT 4 SHADOW DIAGRAM
AB25	UNIT 5 SHADOW DIAGRAM
AB26	UNIT 6 SHADOW DIAGRAM
AB27	UNIT 7 SHADOW DIAGRAM
A901	EXTERNAL MATERIAL FINISHES

ACT HOUSING - MULTI UNIT DEVELOPMENT

BLOCK: 9 SECTION: 46, 9 FORBES STREET TURNER

ISSUE FOR D.A

LEGEND

	ACCESSIBLE DOOR CLEARANCES ARE TO CLEAR OPENING AND FINISHED FACES		INTERNAL PARTITION (REFER TO ACT HOUSING BRIEF FOR REQUIREMENTS FOR LININGS)		CPT CARPET (TO BUILDER'S SELECTION)		TL TILE (TO BUILDER'S SELECTION)
	BRICK VENEER WALL MIN R2.8		CONCRETE PAVING GREY CONCRETE WITH 4% BLACK OXIDE		OV OVEN		WM WASHING MACHINE
	DOUBLE BRICK WALL		WINDOW TYPE		CT COOKTOP		FCL FOLDING CLOTHES LINE
	STUD WALL WITH CLADDING MIN R2.8		DOOR NUMBER		FR FRIDGE		A/C AIR CONDITIONING UNIT
	BLOCKWORK WITH 30mm DIRECTSTICK		DOOR LEAF SIZE		HTR HEATER		SMA SMOKE ALARM CEILING MOUNTED
					AB ADJUSTABLE BENCH		MC RECESSED MEDICINE CUPBOARD
					FB FIXED BENCH		
					MW MICROWAVE		
					PAN PANTRY		
					RD ROLLER DOOR		
					RWT RAIN WATER TANK		

NOTE: ALL DOORS + FITTINGS + FIXTURES TO COMPLY WITH AS1428.1



PROJECT STATUS
For Consultation

TITLE PAGE
ACT HOUSING - MULTI UNIT DEVELOPMENT
9 FORBES STREET, TURNER ACT
BK:9 SEC:46 TURNER



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

SITE DETAILS

TURNER: Block 9, Section 46 Urban REGISTERED ADDRESS 9 FORBES STREET
TERRITORY PLAN - Land Use Zone: RZ4: MEDIUM DENSITY RESIDENTIAL
TERRITORY PLAN - Overlay Zone:
PLAN NOS. AP1749, POL167, X7594, DP324
SITE AREA: 1045m²
EXISTING RESIDENCE FOOTPRINT: 154m²
MAX PLOT RATIO: 80%
MAX PERMITTED FLOOR AREA: 836m²
MAX FLOORS: 3
BUILDABLE AREA: 691m²

GFA / PLOT RATIO

GROUND - 332.3m²
 LEVEL 1 - 280.3m²
 LEVEL 2 - 90.57m²
 BASEMENT STORAGE - 19.2m²
TOTAL GFA- 722.37m² ACTUAL
 (836m² 80% PERMISSIBLE OF 1045 SITE AREA)

30% REAR ZONE COVERAGE

REAR ZONE AREA COVERAGE- 189.57m² ACTUAL
 (190.14m² 30% OF PERMISSIBLE REAR ZONE AREA OF 634m²)

SITE OPEN SPACE

322.8m² ACTUAL
 (209m² MIN 20% OF 1045 Site Area)

UNIT AREAS / YIELD

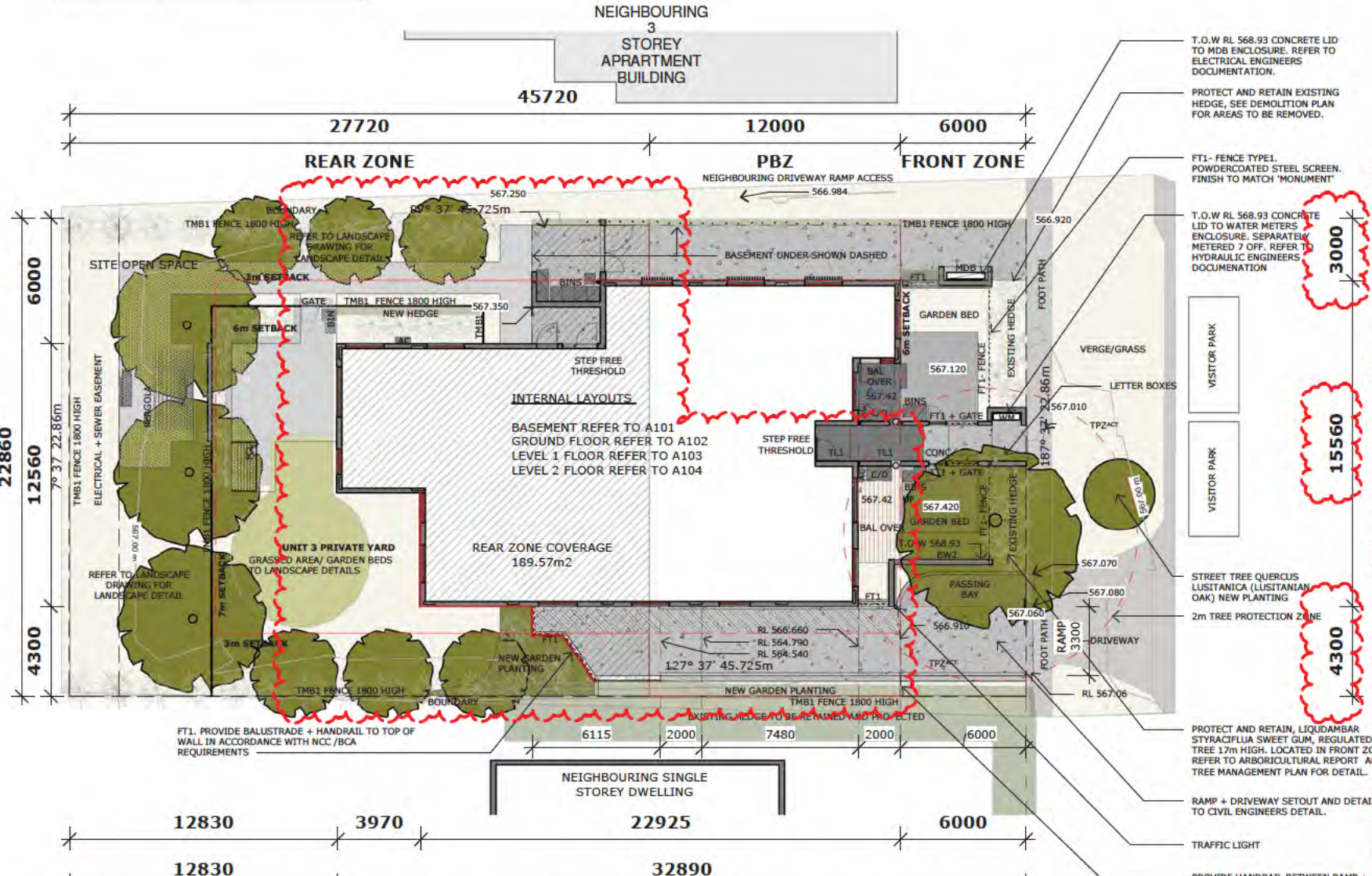
NAME	UNIT TYPE	AREA
UNIT 1	2 BED LIVABLE GOLD	83.1 m ²
UNIT 2	2 BED LIVABLE GOLD	79.8 m ²
UNIT 3	3 BED LIVABLE GOLD	115.1 m ²
UNIT 4	2 BED CLASS C	96.3 m ²
UNIT 5	2 BED LIVABLE GOLD	81.0 m ²
UNIT 6	2 BED LIVABLE GOLD	79.4 m ²
UNIT 7	2 BED LIVABLE GOLD	78.0 m ²
Grand total:		7

CARPARKING REQUIREMENTS

1.5 PER 2 BED UNITS = 9
 2 PER 3 BEDROOM UNIT = 2
 1 VISITOR PER 4 UNITS = 2
TOTAL REQUIRED - 13
TOTAL PROVIDED ON SITE - 11
TOTAL PROVIDED OFF SITE - 2 VISITOR

NOTE - 1 ACCESSIBLE SPACE PROVIDED AS PART OF TOTAL.
 4x B99 SPACES PROVIDED AS PART OF TOTAL

ACOUSTIC PERFORMANCE INSIDE THE RESIDENTIAL UNITS TO MEET THE REQUIREMENTS OF AS2107:2000 AND AS 3671



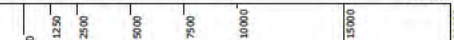
<p>ACT HOUSE ENERGY RATING SCHEME 86.9 points 7.8 stars Unit 1 13 AUG 2018 PETER BYATT COLA 1973901 FUNDING ASSESSOR</p>	<p>ACT HOUSE ENERGY RATING SCHEME 65.2 MJ/m² 8.3 stars Unit 2 13 AUG 2018 PETER BYATT COLA 1973901 BERS PRO ASSESSOR</p>	<p>ACT HOUSE ENERGY RATING SCHEME 92.1 MJ/m² 7.7 stars Unit 3 13 AUG 2018 PETER BYATT COLA 1973901 BERS PRO ASSESSOR</p>	<p>ACT HOUSE ENERGY RATING SCHEME 64.6 MJ/m² 8.3 stars Unit 4 13 AUG 2018 PETER BYATT COLA 1973901 BERS PRO ASSESSOR</p>	<p>ACT HOUSE ENERGY RATING SCHEME 104.2 MJ/m² 7.4 stars Unit 5 13 AUG 2018 PETER BYATT COLA 1973901 BERS PRO ASSESSOR</p>	<p>ACT HOUSE ENERGY RATING SCHEME 95.7 MJ/m² 7.6 stars Unit 6 13 AUG 2018 PETER BYATT COLA 1973901 BERS PRO ASSESSOR</p>	<p>ACT HOUSE ENERGY RATING SCHEME 119.2 MJ/m² 7 stars Unit 7 13 AUG 2018 PETER BYATT COLA 1973901 BERS PRO ASSESSOR</p>
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PROJECT STATUS
For Consultation

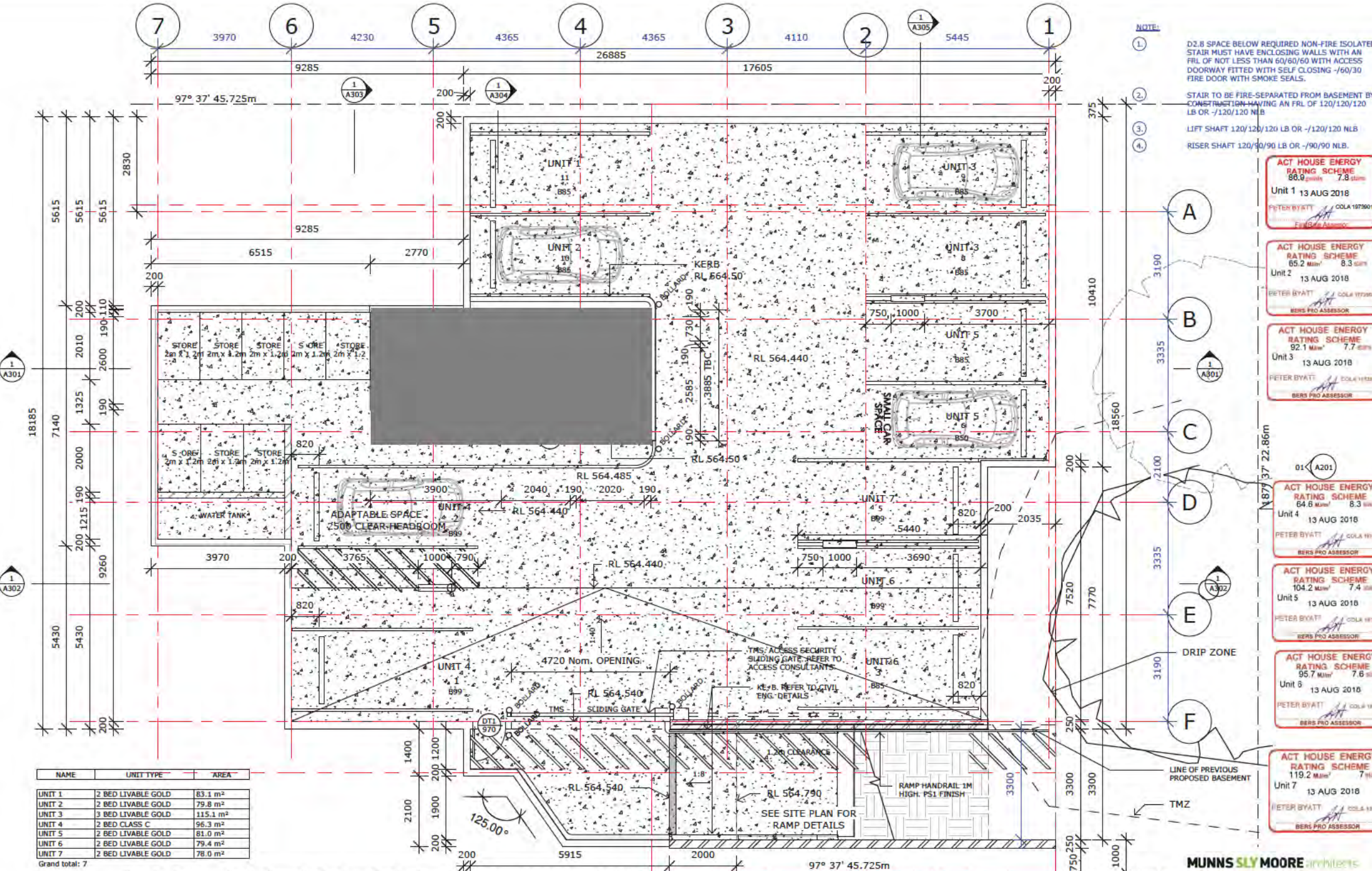
SITE PLAN + LANDSCAPE

ACT HOUSING - MULTI UNIT DEVELOPMENT
 9 FORBES STREET, TURNER ACT
 BK:9 SEC:46 TURNER
 SCALE: 1 : 200 @A3



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NOTE:

- D2.8 SPACE BELOW REQUIRED NON-FIRE ISOLATED STAIR MUST HAVE ENCLOSING WALLS WITH AN FRL OF NOT LESS THAN 60/60/60 WITH ACCESS DOORWAY FITTED WITH SELF CLOSING -60/30 FIRE DOOR WITH SMOKE SEALS.
- STAIR TO BE FIRE-SEPARATED FROM BASEMENT BY CONSTRUCTION HAVING AN FRL OF 120/120/120 LB OR -120/120 NLB
- LIFT SHAFT 120/120/120 LB OR -120/120 NLB
- RISER SHAFT 120/90/90 LB OR -90/90 NLB.

ACT HOUSE ENERGY RATING SCHEME
 86.9 MJ/m^2 7.8 stars
 Unit 1 13 AUG 2018
 PETER BYATT COLA 197901
 BERS PRO ASSESSOR

ACT HOUSE ENERGY RATING SCHEME
 65.2 MJ/m^2 8.3 stars
 Unit 2 13 AUG 2018
 PETER BYATT COLA 197901
 BERS PRO ASSESSOR

ACT HOUSE ENERGY RATING SCHEME
 92.1 MJ/m^2 7.7 stars
 Unit 3 13 AUG 2018
 PETER BYATT COLA 197901
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ACT HOUSE ENERGY RATING SCHEME
 64.6 MJ/m^2 8.3 stars
 Unit 4 13 AUG 2018
 PETER BYATT COLA 197901
 BERS PRO ASSESSOR

ACT HOUSE ENERGY RATING SCHEME
 104.2 MJ/m^2 7.4 stars
 Unit 5 13 AUG 2018
 PETER BYATT COLA 197901
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ACT HOUSE ENERGY RATING SCHEME
 95.7 MJ/m^2 7.6 stars
 Unit 6 13 AUG 2018
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ACT HOUSE ENERGY RATING SCHEME
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 Unit 7 13 AUG 2018
 PETER BYATT COLA 197901
 BERS PRO ASSESSOR

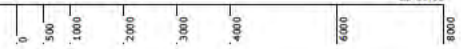
NAME	UNIT TYPE	AREA
UNIT 1	2 BED LIVABLE GOLD	83.1 m ²
UNIT 2	2 BED LIVABLE GOLD	79.8 m ²
UNIT 3	3 BED LIVABLE GOLD	115.1 m ²
UNIT 4	2 BED CLASS C	96.3 m ²
UNIT 5	2 BED LIVABLE GOLD	81.0 m ²
UNIT 6	2 BED LIVABLE GOLD	79.4 m ²
UNIT 7	2 BED LIVABLE GOLD	78.0 m ²
Grand total: 7		



PROJECT STATUS
For Consultation

BASEMENT PLAN
 ACT HOUSING - MULTI UNIT DEVELOPMENT
 9 FORBES STREET, TURNER ACT
 BK-9 SEC.46 TURNER
 SCALE: As Indicated @A3

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ACT HOUSE ENERGY RATING SCHEME
86.9 points 7.8 stars
Unit 1 13 AUG 2018
PETER BYATT COLA 1973901
BERS PRO ASSESSOR

ACT HOUSE ENERGY RATING SCHEME
65.2 MJ/m² 8.3 stars
Unit 2 13 AUG 2018
PETER BYATT COLA 1973901
BERS PRO ASSESSOR

ACT HOUSE ENERGY RATING SCHEME
92.1 MJ/m² 7.7 stars
Unit 3 13 AUG 2018
PETER BYATT COLA 1973901
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ACT HOUSE ENERGY RATING SCHEME
64.6 MJ/m² 8.3 stars
Unit 4 13 AUG 2018
PETER BYATT COLA 1973901
BERS PRO ASSESSOR

ACT HOUSE ENERGY RATING SCHEME
95.7 MJ/m² 7.6 stars
Unit 6 13 AUG 2018
PETER BYATT COLA 1973901
BERS PRO ASSESSOR

ACT HOUSE ENERGY RATING SCHEME
104.2 MJ/m² 7.4 stars
Unit 5 13 AUG 2018
PETER BYATT COLA 072961
BERS PRO ASSESSOR

ACT HOUSE ENERGY RATING SCHEME
119.2 MJ/m² 7 stars
Unit 7 13 AUG 2018
PETER BYATT COLA 1973901
BERS PRO ASSESSOR

NOTE:
② STAIR BOUNDING CONSTRUCTION 90/90/90 LB OR -/60/60 NLB.
③ LIFT SHAFT 120/120/120 LB OR -/120/120 NLB
④ RISER SHAFT 120/90/90 LB OR -/90/90 NLB.

NOTE: ROOM AREAS INCLUDE WARDROBES TO BEDROOMS. ROOM SIZES ARE CLEAR ROOM DIMENSIONS.



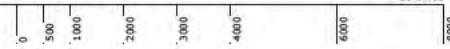
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UNIT 1	2 BED LIVABLE GOLD	83.1 m ²
UNIT 2	2 BED LIVABLE GOLD	79.8 m ²
UNIT 3	3 BED LIVABLE GOLD	115.1 m ²
UNIT 4	2 BED CLASS C	96.3 m ²
UNIT 5	2 BED LIVABLE GOLD	81.0 m ²
UNIT 6	2 BED LIVABLE GOLD	79.4 m ²
UNIT 7	2 BED LIVABLE GOLD	78.0 m ²

Grand total: 7



PROJECT STATUS
For Consultation

LEVEL 1 FLOOR PLAN
ACT HOUSING - MULTI UNIT DEVELOPMENT
9 FORBES STREET, TURNER ACT
BK-9 SEC:46 TURNER
SCALE: As Indicated @A3



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- NOTE:**
- ② STAIR BOUNDING CONSTRUCTION 90/90/90 LB OR -/60/60 NLB.
 - ③ LIFT SHAFT 120/120/120 LB OR -/120/120 NLB
 - ④ RISER SHAFT 120/90/90 LB OR -/90/90 NLB.
 - ⑤ MINIMUM 1250mm REQUIRED IN CORRIDOR DIRECTLY IN FRONT OF LIFT DOOR.

NOTE: ROOM AREAS INCLUDE WARDROBES TO BEDROOMS. ROOM SIZES ARE CLEAR ROOM DIMENSIONS.

ACT HOUSE ENERGY RATING SCHEME
86.9 points 7.8 stars
Unit 1 13 AUG 2018
PETER BYATT COLA 1973901
BERS PRO ASSESSOR

ACT HOUSE ENERGY RATING SCHEME
65.2 MJ/m² 8.3 stars
Unit 2 13 AUG 2018
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BERS PRO ASSESSOR

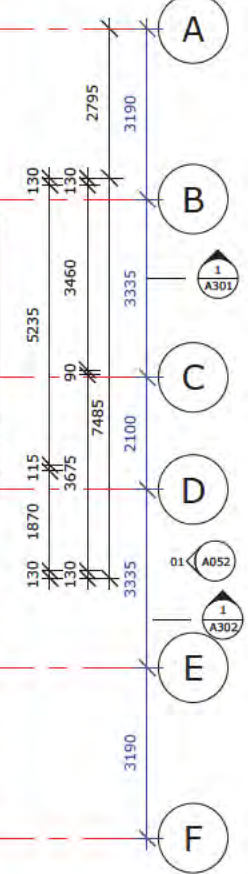
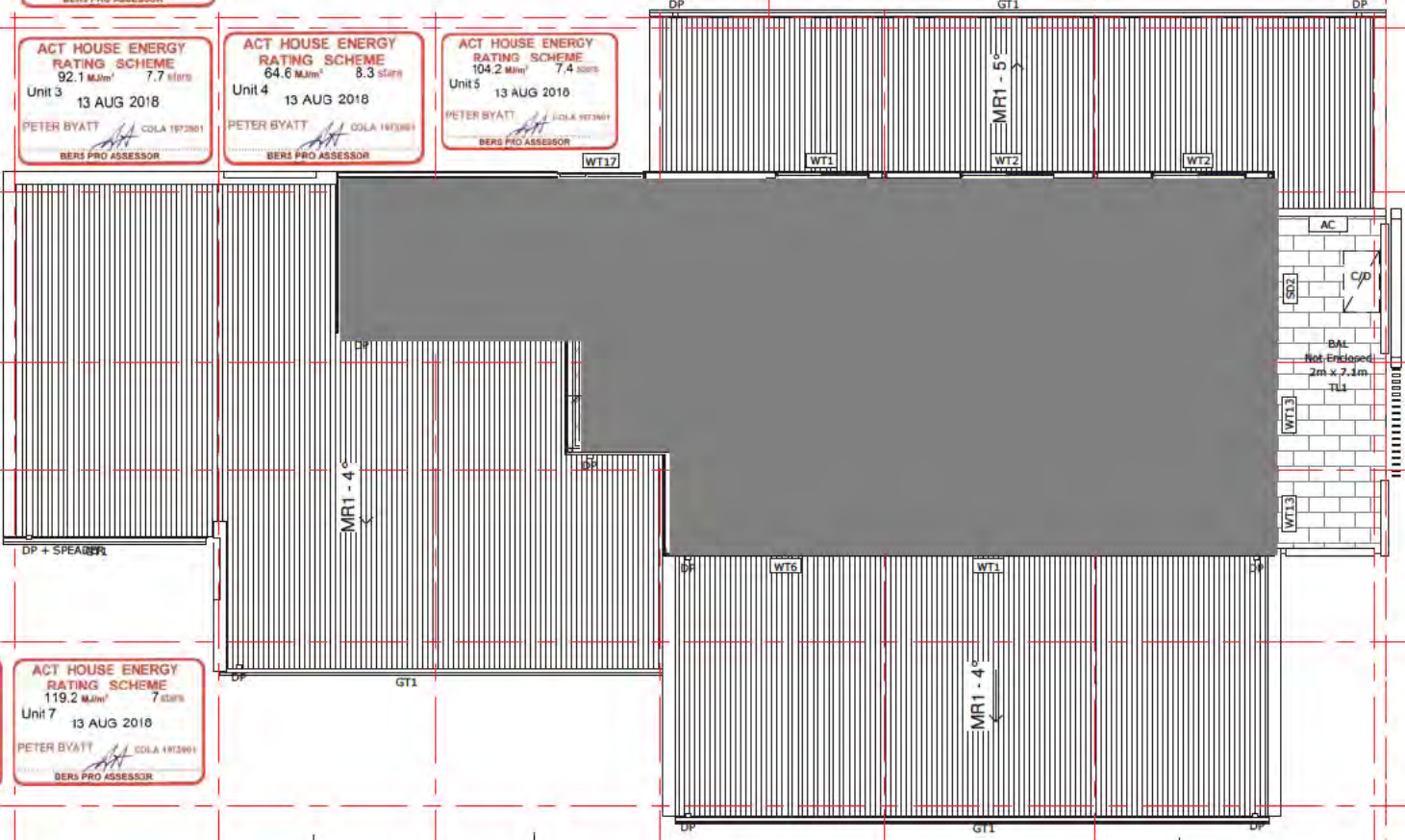
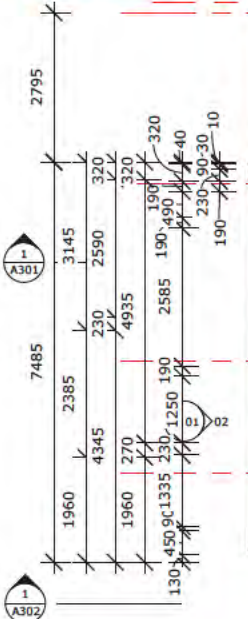
ACT HOUSE ENERGY RATING SCHEME
92.1 MJ/m² 7.7 stars
Unit 3 13 AUG 2018
PETER BYATT COLA 1973901
BERS PRO ASSESSOR

ACT HOUSE ENERGY RATING SCHEME
64.6 MJ/m² 8.3 stars
Unit 4 13 AUG 2018
PETER BYATT COLA 1973901
BERS PRO ASSESSOR

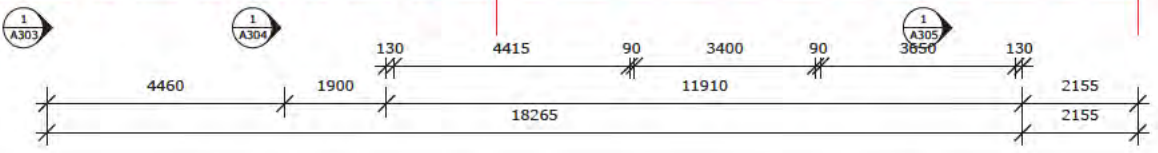
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104.2 MJ/m² 7.4 stars
Unit 5 13 AUG 2018
PETER BYATT COLA 1973901
BERS PRO ASSESSOR

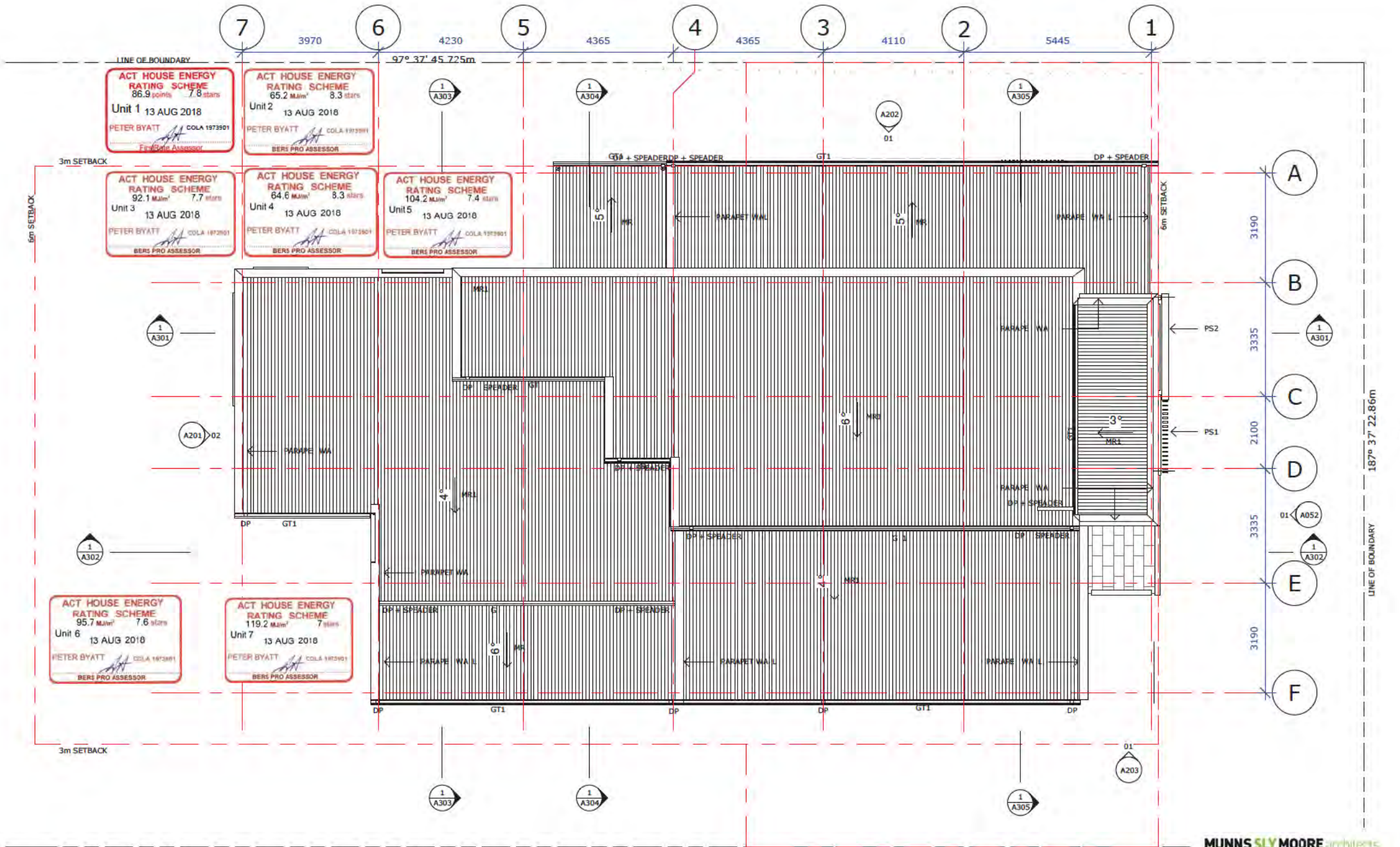
ACT HOUSE ENERGY RATING SCHEME
95.7 MJ/m² 7.6 stars
Unit 6 13 AUG 2018
PETER BYATT COLA 1973901
BERS PRO ASSESSOR

ACT HOUSE ENERGY RATING SCHEME
119.2 MJ/m² 7 stars
Unit 7 13 AUG 2018
PETER BYATT COLA 1973901
BERS PRO ASSESSOR



NAME	UNIT TYPE	AREA
UNIT 1	2 BED LIVABLE GOLD	83.1 m ²
UNIT 2	2 BED LIVABLE GOLD	79.8 m ²
UNIT 3	3 BED LIVABLE GOLD	115.1 m ²
UNIT 4	2 BED CLASS C	96.3 m ²
UNIT 5	2 BED LIVABLE GOLD	81.0 m ²
UNIT 6	2 BED LIVABLE GOLD	79.4 m ²
UNIT 7	2 BED LIVABLE GOLD	78.0 m ²
Grand total: 7		



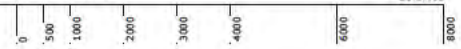


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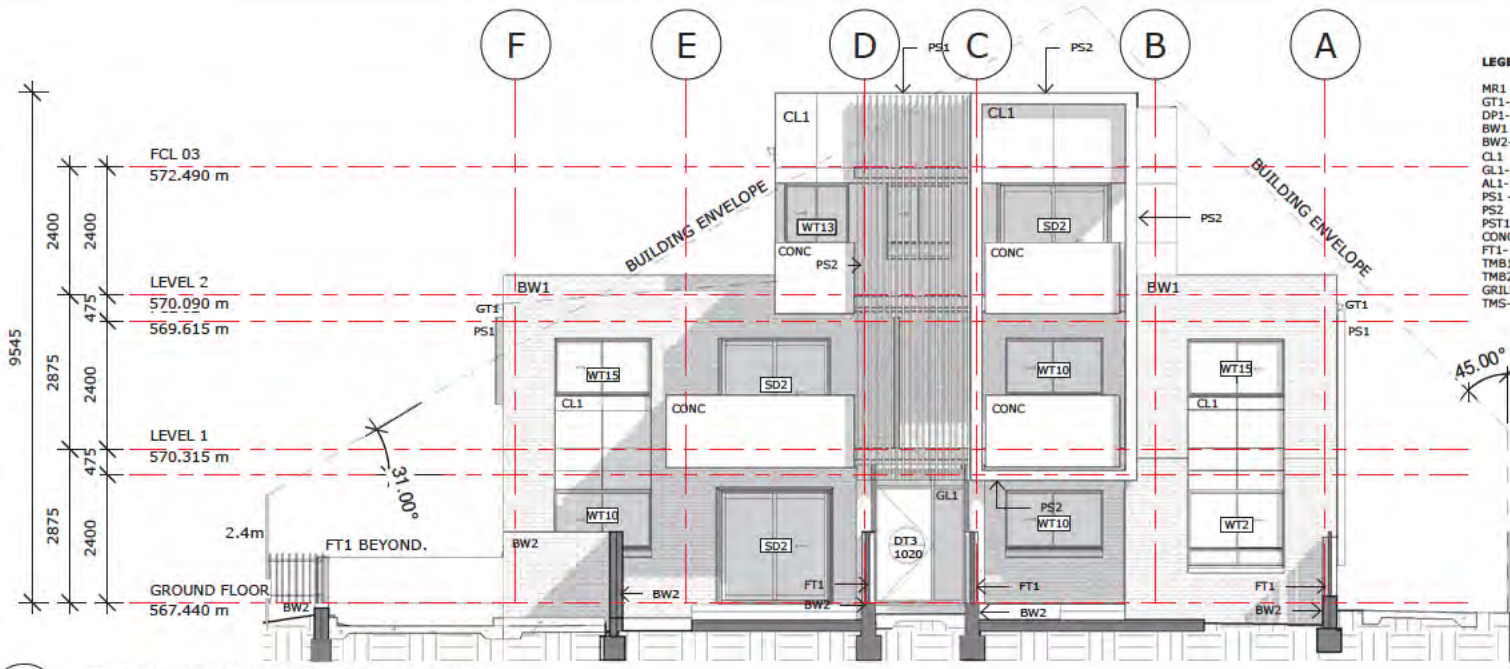


PROJECT STATUS
For Consultation

ROOF PLAN
ACT HOUSING - MULTI UNIT DEVELOPMENT
9 FORBES STREET, TURNER ACT
BK-9 SEC.46 TURNER
SCALE: 1 : 100 @A3



4031 A111

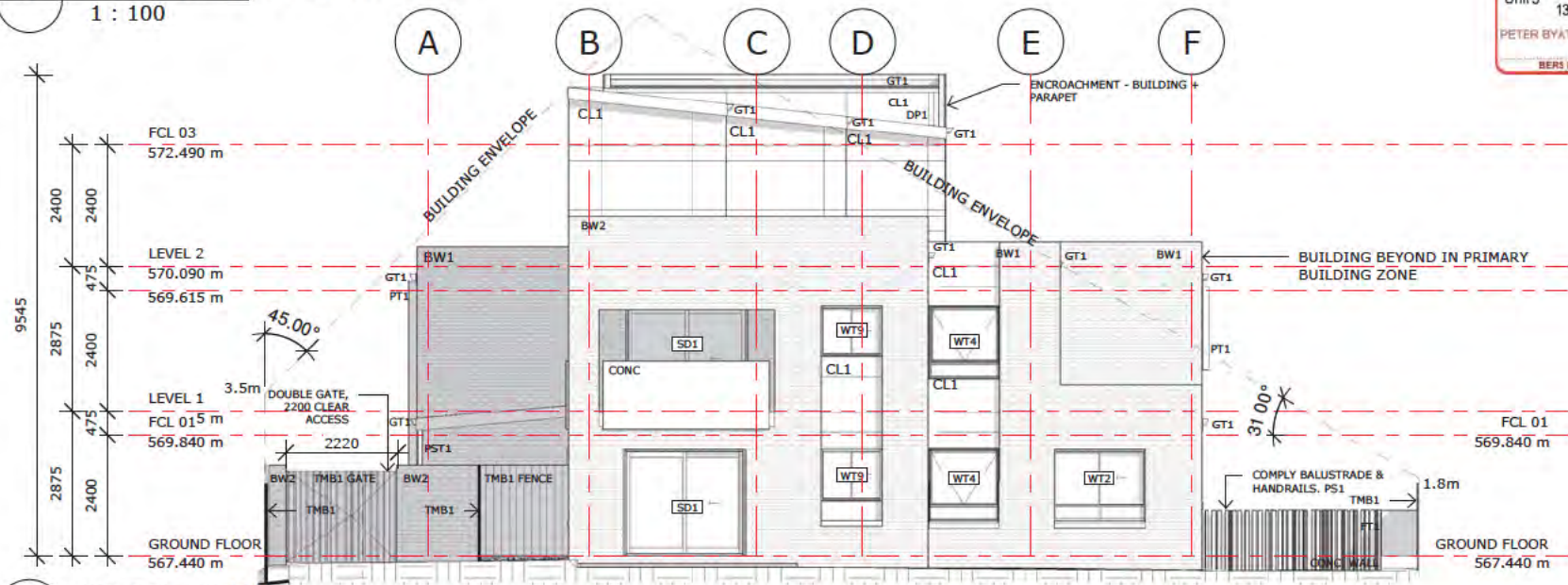


LEGEND

- MR1 - METAL ROOFING, RAINWATER GOODS + FLASHINGS- COLORBOND 'SHALE GREY'
- GT1- GUTTERS, COLORBOND 'MONUMENT'
- DP1- DOWNPIPE, COLORBOND 'MONUMENT'
- BW1 - FACE BRICKWORK 1- GENERAL WALL, AUSTRAL NUBRIK 'CHAPEL RED', STRETCHER BOND
- BW2- FACE BRICKWORK 2- COURTYARD WALL, BOWRAL BRICKS 'MURRAY GREY' STRETCHER BOND
- CL1 - FACADE CLADDING 1. FAIRVIEW EQUITONE 'NATURA N154'
- GL1- GLAZED WINDOWS + DOORS, POWDERCOATED FINISH TO MATCH 'MONUMENT'
- AL1- ALUMINUM FRAME WINDOW + DOOR, POWDERCOATED FINISH TO MATCH 'MONUMENT'
- PS1 - POWDERCOATED STEEL SCREENING, FINISH TO MATCH 'MONUMENT'
- PS2 - POWDERCOATED FEATURE FRAME, FINISH TO MATCH 'MONUMENT'
- PST1- EXTERNAL STEELWORK, S PAINT FINISH TO MATCH 'MONUMENT'
- CONC - BALCONY BALUSTRADES, CONCRETE FINISH
- FT1- FENCE TYPE 1, POWDERCOATED STEEL SCREEN, FINISH TO MATCH 'MONUMENT'
- TMB1- TIMBER FENCE1- HARDWOOD, LAPPED + CAPPED.
- TMB2- MODWOOD DECKING.
- GRILL- ALUMINUM FRAME LOURVES, POWDERCOATED TO MATCH 'MONUMENT'
- TMS- TRACK SLIDING - SECURITY GATE. HOT D, GALVANISED RHS.

<p>ACT HOUSE ENERGY RATING SCHEME 86.9 points 7.8 stars</p> <p>Unit 1 13 AUG 2018</p> <p>PETER BYATT COLA 1973901</p> <p>BERS PRO ASSESSOR</p>	<p>ACT HOUSE ENERGY RATING SCHEME 65.2 MJ/m² 8.3 stars</p> <p>Unit 2 13 AUG 2018</p> <p>PETER BYATT COLA 1973901</p> <p>BERS PRO ASSESSOR</p>
<p>ACT HOUSE ENERGY RATING SCHEME 92.1 MJ/m² 7.7 stars</p> <p>Unit 3 13 AUG 2018</p> <p>PETER BYATT COLA 1973901</p> <p>BERS PRO ASSESSOR</p>	<p>ACT HOUSE ENERGY RATING SCHEME 64.6 MJ/m² 8.3 stars</p> <p>Unit 4 13 AUG 2018</p> <p>PETER BYATT COLA 1973901</p> <p>BERS PRO ASSESSOR</p>
<p>ACT HOUSE ENERGY RATING SCHEME 104.2 MJ/m² 7.4 stars</p> <p>Unit 5 13 AUG 2018</p> <p>PETER BYATT COLA 1973901</p> <p>BERS PRO ASSESSOR</p>	<p>ACT HOUSE ENERGY RATING SCHEME 95.7 MJ/m² 7.6 stars</p> <p>Unit 6 13 AUG 2018</p> <p>PETER BYATT COLA 1973901</p> <p>BERS PRO ASSESSOR</p>
<p>ACT HOUSE ENERGY RATING SCHEME 119.2 MJ/m² 7 stars</p> <p>Unit 7 13 AUG 2018</p> <p>PETER BYATT COLA 1973901</p> <p>BERS PRO ASSESSOR</p>	

01 FRONT ELEVATION EAST ELEVATION
1 : 100

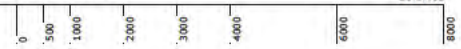


02 WEST ELEVATION
1 : 100



PROJECT STATUS
For Consultation

EAST + WEST ELEVATIONS
ACT HOUSING - MULTI UNIT DEVELOPMENT
9 FORBES STREET, TURNER ACT
BK-9 SEC.46 TURNER
SCALE: 1 : 100 @A3



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ACT HOUSE ENERGY RATING SCHEME
86.9 points 7.8 stars
Unit 1 13 AUG 2018
PETER BYATT COLA 1973901
BERS PRO ASSESSOR

ACT HOUSE ENERGY RATING SCHEME
85.2 MJ/m² 8.3 stars
Unit 2 13 AUG 2018
PETER BYATT COLA 1973901
BERS PRO ASSESSOR

ACT HOUSE ENERGY RATING SCHEME
92.1 MJ/m² 7.7 stars
Unit 3 13 AUG 2018
PETER BYATT COLA 1973901
BERS PRO ASSESSOR

ACT HOUSE ENERGY RATING SCHEME
64.6 MJ/m² 6.3 stars
Unit 4 13 AUG 2018
PETER BYATT COLA 1973901
BERS PRO ASSESSOR

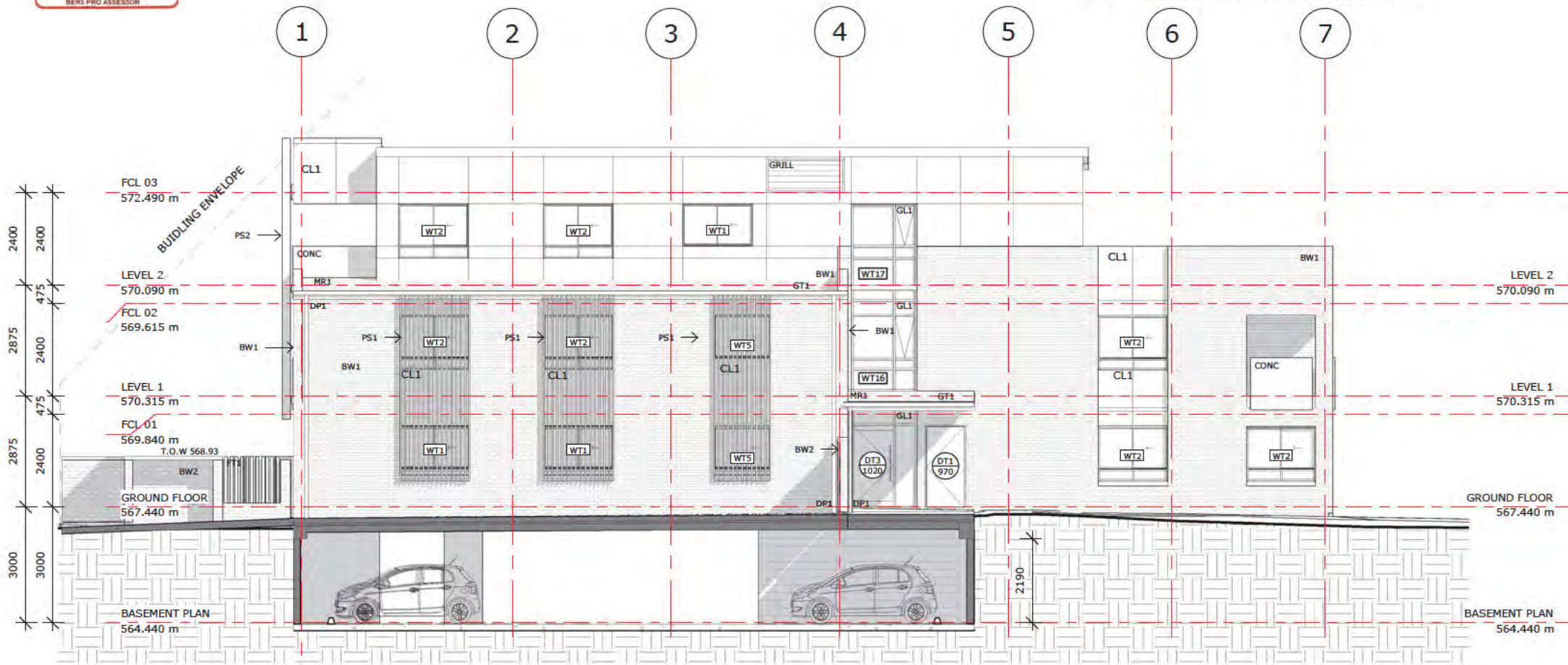
ACT HOUSE ENERGY RATING SCHEME
104.2 MJ/m² 7.4 stars
Unit 5 13 AUG 2018
PETER BYATT COLA 1973901
BERS PRO ASSESSOR

ACT HOUSE ENERGY RATING SCHEME
95.7 MJ/m² 7.6 stars
Unit 6 13 AUG 2018
PETER BYATT COLA 1973901
BERS PRO ASSESSOR

ACT HOUSE ENERGY RATING SCHEME
119.2 MJ/m² 7 stars
Unit 7 13 AUG 2018
PETER BYATT COLA 1973901
BERS PRO ASSESSOR

LEGEND

- MRI - METAL ROOFING, RAINWATER GOODS + FLASHINGS- COLORBOND 'SHALE GREY'
- GT1- GUTTERS, COLORBOND 'MONUMENT'
- DP1- DOWNPIPE, COLORBOND 'MONUMENT'
- BW1 - FACE BRICKWORK 1- GENERAL WALL, AUSTRAL NUBRIK 'CHAPEL RED', STRETCHER BOND
- BW2 - FACE BRICKWORK 2- COURTYARD WALL, BOWRAL BRICKS 'MURRAY GREY' STRETCHER BOND
- CL1 - FACADE CLADDING 1, FAIRVIEW EQUITONE 'NATURA N154'
- GL1- GLAZED WINDOWS + DOORS, POWDERCOATED FINISH TO MATCH 'MONUMENT'
- AL1- ALUMINIUM FRAME WINDOW + DOOR, POWDERCOATED FINISH TO MATCH 'MONUMENT'
- PS1 - POWDERCOATED STEEL SCREENING, FINISH TO MATCH 'MONUMENT'
- PS2 - POWDERCOATED FEATURE FRAME, FINISH TO MATCH 'MONUMENT'
- PS1 - EXTERNAL STEELWORK, 5 PAINT FINISH TO MATCH 'MONUMENT'
- CONC - BALCONY BALUSTRADES, CONCRETE FINISH
- FT1- FENCE TYPE 1, POWDERCOATED STEEL SCREEN, FINISH TO MATCH 'MONUMENT'
- TMB1- TIMBER FENCE1- HARDWOOD, LAPPED + CAPPED.
- TMB2- MODWOOD DECKING.
- GRILL- ALUMINIUM FRAME LOURVES, POWDERCOATED TO MATCH 'MONUMENT'
- TMS- TRACK SLIDING - SECURITY GATE, HOT D, GALVANISED RHS.

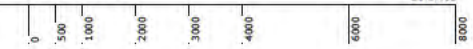


01 NORTH ELEVATION
1 : 100



PROJECT STATUS
For Consultation

NORTH ELEVATION
ACT HOUSING - MULTI UNIT DEVELOPMENT
9 FORBES STREET, TURNER ACT
BK-9 SEC.46 TURNER
SCALE: 1 : 100 @A3



MUNNS SLY MOORE architects

18/04/2018 10:00 AM
9 Forb Street, PO Box 1071, Lyneham ACT 2602 Australia
Phone 02 6288 9922 Fax 02 6288 9920
www.munns-sly-moore.com.au

ACT HOUSE ENERGY RATING SCHEME
86.9 points 7.8 stars
Unit 1 13 AUG 2018
PETER BYATT COLA 1973901
FireSafe Assessor

ACT HOUSE ENERGY RATING SCHEME
65.2 MJ/m² 8.3 stars
Unit 2 13 AUG 2018
PETER BYATT COLA 1973901
BERS PRO ASSESSOR

ACT HOUSE ENERGY RATING SCHEME
92.1 MJ/m² 7.7 stars
Unit 3 13 AUG 2018
PETER BYATT COLA 1973901
BERS PRO ASSESSOR

ACT HOUSE ENERGY RATING SCHEME
64.6 MJ/m² 8.3 stars
Unit 4 13 AUG 2018
PETER BYATT COLA 1973901
BERS PRO ASSESSOR

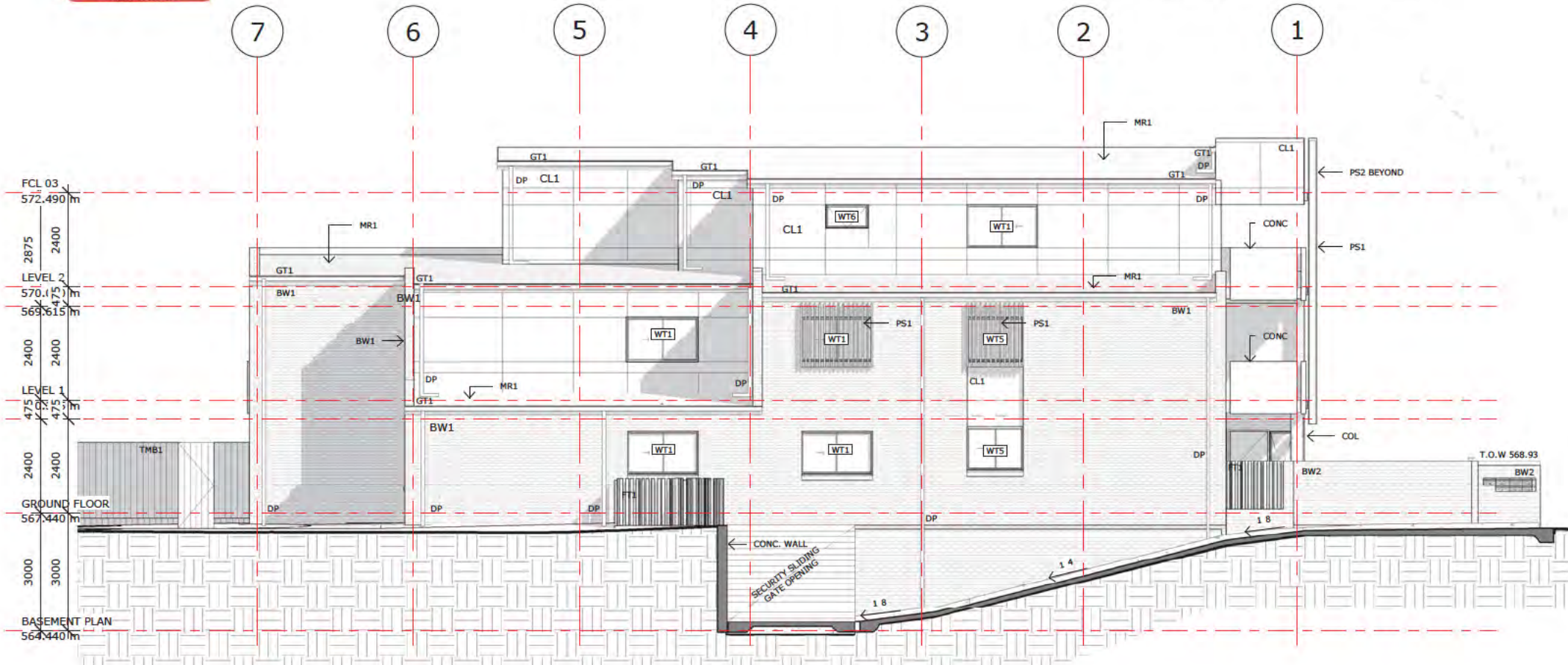
ACT HOUSE ENERGY RATING SCHEME
104.2 MJ/m² 7.4 stars
Unit 5 13 AUG 2018
PETER BYATT COLA 1973901
BERS PRO ASSESSOR

ACT HOUSE ENERGY RATING SCHEME
95.7 MJ/m² 7.6 stars
Unit 6 13 AUG 2018
PETER BYATT COLA 1973901
BERS PRO ASSESSOR

ACT HOUSE ENERGY RATING SCHEME
119.2 MJ/m² 7 stars
Unit 7 13 AUG 2018
PETER BYATT COLA 1973901
BERS PRO ASSESSOR

LEGEND

- MR1 - METAL ROOFING, RAINWATER GOODS + FLASHINGS- COLORBOND 'SHALE GREY'
- GT1 - GUTTERS, COLORBOND 'MONUMENT'
- DP1 - DOWNPIPE, COLORBOND 'MONUMENT'
- BW1 - FACE BRICKWORK 1- GENERAL WALL AUSTRAL NUBRIK 'CHAPEL RED', STRETCHER BOND
- BW2 - FACE BRICKWORK 2- COURTYARD WALL, BOWRAL BRICKS 'MURRAY GREY' STRETCHER BOND
- CL1 - FACADE CLADDING 1. FAIRVIEW EQUITONE 'NATURA N154'
- CL2 - FACADE CLADDING 2. COURTYARD WALL, BOWRAL BRICKS 'MURRAY GREY' STRETCHER BOND
- AL1 - ALUMINIUM FRAME WINDOW + DOOR, POWDERCOATED FINISH TO MATCH 'MONUMENT'
- PS1 - POWDERCOATED STEEL SCREENING, FINISH TO MATCH 'MONUMENT'
- PS2 - POWDERCOATED FEATURE FRAME, FINISH TO MATCH 'MONUMENT'
- PS3 - EXTERNAL STEELWORK, S.PAINT FINISH TO MATCH 'MONUMENT'
- CONC - BALCONY BALUSTRADES, CONCRETE FINISH
- FT1 - FENCE TYPE 1, POWDERCOATED STEEL SCREEN, FINISH TO MATCH 'MONUMENT'
- TMB1 - TIMBER FENCE1- HARDWOOD, LAPPED + CAPPED.
- TMB2 - MODWOOD DECKING.
- GRILL - ALUMINIUM FRAME LOURVES, POWDERCOATED TO MATCH 'MONUMENT'
- TMS - TRACK SLIDING - SECURITY GATE. HOT D. GALVANISED RHS.

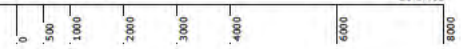


01 SOUTH ELEVATION
1 : 100



PROJECT STATUS
For Consultation

SOUTH ELEVATION
ACT HOUSING - MULTI UNIT DEVELOPMENT
9 FORBES STREET, TURNER ACT
BK-9 SEC.46 TURNER
SCALE: 1 : 100 @A3



MUNNS SLY MOORE architects

MUNNS SLY MOORE ARCHITECTS (NSW) PTY LTD
11 Ford Street, PO Box 1071, Lynton ACT 2602 Australia
Phone: 02 6288 9922 Fax: 02 6288 9920
www.munns-sly-moore.com.au

Type Mark	Window & Door Schedule	Width	Height	Material	Glazing
SD1	SLIDING DOOR	2410	2100	ALUMINUM FRAME	SINGLE
SD2	SLIDING DOOR	2100	2100	ALUMINUM FRAME	SINGLE
WT1	SLIDING WINDOW	1800	1100	ALUMINUM FRAME	SINGLE
WT2	SLIDING WINDOW	1800	1400	ALUMINUM FRAME	SINGLE
WT4	AWNING WINDOW	1400	1400	ALUMINUM FRAME	SINGLE
WT5	SLIDING WINDOW	1450	1100	ALUMINUM FRAME	SINGLE
WT6	AWNING WINDOW	1100	600	ALUMINUM FRAME	SINGLE
WT8	AWNING WINDOW	810	1400	ALUMINUM FRAME	SINGLE
WT9	SLIDING WINDOW	1210	1000	ALUMINUM FRAME	SINGLE
WT10	SLIDING WINDOW	1810	1100	ALUMINUM FRAME	SINGLE
WT11	AWNING WINDOW	655	1400	ALUMINUM FRAME	SINGLE
WT13	SLIDING WINDOW	1200	1400	ALUMINUM FRAME	SINGLE
WT15	SLIDING WINDOW	1800	1100	ALUMINUM FRAME	SINGLE
WT16	AWNING WINDOW	1675	2500	ALUMINUM FRAME	SINGLE
WT17	AWNING WINDOW	1675	2100	ALUMINUM FRAME	SINGLE

NOTE: CONFIRM ALL WINDOW DIMENSIONS ON SITE PRIOR TO ORDERING AND FABRICATION.

ACT HOUSE ENERGY RATING SCHEME
86.9 points 7.8 stars

Unit 1 13 AUG 2018

PETER BYATT COLA 1973901
Peter Byatt
BERS PRO ASSESSOR

ACT HOUSE ENERGY RATING SCHEME
104.2 MJ/m² 7.4 stars

Unit 5 13 AUG 2018

PETER BYATT COLA 1973901
Peter Byatt
BERS PRO ASSESSOR

ACT HOUSE ENERGY RATING SCHEME
65.2 MJ/m² 8.3 stars

Unit 2 13 AUG 2018

PETER BYATT COLA 1973901
Peter Byatt
BERS PRO ASSESSOR

ACT HOUSE ENERGY RATING SCHEME
95.7 MJ/m² 7.6 stars

Unit 6 13 AUG 2018

PETER BYATT COLA 1973901
Peter Byatt
BERS PRO ASSESSOR

ACT HOUSE ENERGY RATING SCHEME
92.1 MJ/m² 7.7 stars

Unit 3 13 AUG 2018

PETER BYATT COLA 1973901
Peter Byatt
BERS PRO ASSESSOR

ACT HOUSE ENERGY RATING SCHEME
119.2 MJ/m² 7 stars

Unit 7 13 AUG 2018

PETER BYATT COLA 1973901
Peter Byatt
BERS PRO ASSESSOR

ACT HOUSE ENERGY RATING SCHEME
64.6 MJ/m² 8.3 stars

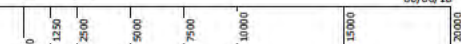
Unit 4 13 AUG 2018

PETER BYATT COLA 1973901
Peter Byatt
BERS PRO ASSESSOR



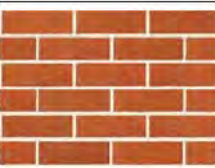




PROJECT STATUS
For Consultation

WINDOW SCHEDULE
ACT HOUSING - MULTI UNIT DEVELOPMENT
9 FORBES STREET, TURNER ACT
BK-9 SEC:46 TURNER
SCALE: @A3



MUNNS SLY MOORE architects

MUNNS SLY MOORE ARCHITECTS PTY LTD
11 Ford Street, SYDNEY NSW, Australia
Phone: 02 9550 2022 Email: info@msm.com.au

CODE	MANUFACTURER	MODEL	COLOUR/DESCRIPTION	NOTES	IMAGE
BW1	AUSTRAL NUBRIK	NUBRIK CHAPEL RED OR APPROVED SIMILAR	OFF WHITE MOTAR	BW1	
BW2	BOWRAL BRICKS	MURRAY GREY OR APPROVED SIMILAR	OFF WHITE MOTAR	BW2	
CL1	FAIRVIEW	EQUITONE NATURA	N154	PROVIDE FL2 FLASHING TO TURN DOWN 50mm ONTO MASONRY. FL2 POWDERCOATED TO MATCH MONUMENT	
CONC	BUILDERS SELECTION	CONCRETE BALUSTRADES	CONCRETE BALUSTRADES	OFF-FORM SMOOTH CONCRETE. REFER TO STRUCTURAL ENGINEERS DETAILS	
CONC PAVING	BUILDERS SELECTION	CONCRETE PAVING	CONCRETE PAVING	GREY CONCRETE WITH 4% BLACK OXIDE IN ACCORDANCE WITH INCLUSIONS AND SPECIFICATION LIST. REFER TO STRUCTURAL ENGINEERS DETAILS	




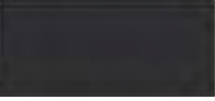
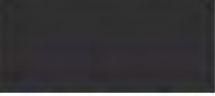


SPECIAL INCLUSIONS

NOTE: TO BE READ IN CONJUNCTION WITH HACT DESIGN BRIEF, AS ADDITIONAL REQUIREMENTS. SPECIAL INCLUSIONS. TAKE PRECEDENCE OVER SPECIFIED FITTING AND FIXTURES IN BRIEF.

BATHROOM + ENSUITE FIXTURES TO BE APPROVED BY CLIENT PRIOR TO INSTALLATION.

ALL INDOOR STRUCTURAL TIMBERS ARE TO BE H2 WATER AND TERMITE RESISTANT.

ACT HOUSE ENERGY RATING SCHEME 86.9 points 7.8 stars Unit 1 13 AUG 2018 PETER BYATT COLA 1973901 BERS PRO ASSESSOR	ACT HOUSE ENERGY RATING SCHEME 65.2 MJ/m ² 8.3 stars Unit 2 13 AUG 2018 PETER BYATT COLA 1973901 BERS PRO ASSESSOR	ACT HOUSE ENERGY RATING SCHEME 92.1 MJ/m ² 7.7 stars Unit 3 13 AUG 2018 PETER BYATT COLA 1973901 BERS PRO ASSESSOR	ACT HOUSE ENERGY RATING SCHEME 104.2 MJ/m ² 7.4 stars Unit 5 13 AUG 2018 PETER BYATT COLA 1973901 BERS PRO ASSESSOR	ACT HOUSE ENERGY RATING SCHEME 95.7 MJ/m ² 7.6 stars Unit 6 13 AUG 2018 PETER BYATT COLA 1973901 BERS PRO ASSESSOR	ACT HOUSE ENERGY RATING SCHEME 119.2 MJ/m ² 7 stars Unit 7 13 AUG 2018 PETER BYATT COLA 1973901 BERS PRO ASSESSOR
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CODE	MANUFACTURER	MODEL	COLOUR/DESCRIPTION	NOTES	IMAGE
FT1	BUILDERS SELECTION	PT1- POWDERCOATED VERTICAL STEEL	TO MATCH COLORBOND MONUMENT	REFER TO PLANS, ELEVATIONS & SECTIONS	
GT1 + DP1	BlueScope Steel	GUTTER + DOWNPIPE	COLORBOND® steel in the colour Monument®	REFER TO HYDRAULIC ENG. DETAILS	
MR1 + FLASHINGS	LYSAGHT	LYSAGHT CUSTOM ORB	LYSAGHT CUSTOM ORB COLORBOND STEEL. COLOR SHALE GREY	PROVIDE MATCHING RAINWATER GOODS & FLASHINGS.	
PS1 / PS2	BUILDERS SELECTION	POWDERCOATED STEEL FENCE + FEATURE FRAME	TO MATCH COLORBOND MONUMENT		
PST1	DULUX GROUP	EXTERNAL STEELWORKS	TO MATCH COLORBOND MONUMENT		
TMB1	BUILDERS SELECTION	FENCE	HARDWOOD	LAPPED + CAPPED	
TMB2	MODWOOD	DECKING	SILVER GUM	DECKING UNIT2. INSTALLATION IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS	



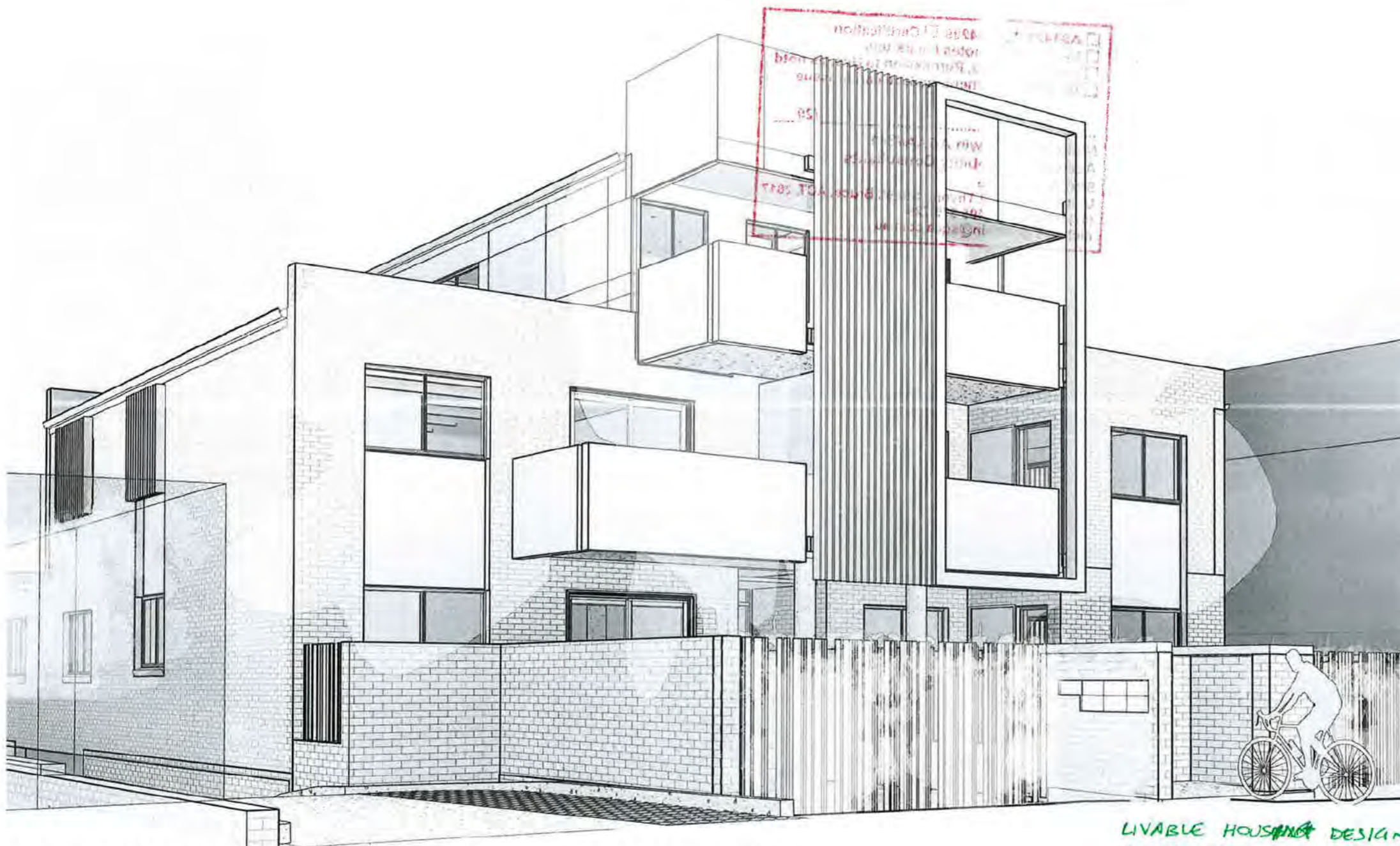
PROJECT STATUS
For Consultation

EXTERNAL MATERIAL FINISHES
ACT HOUSING - MULTI UNIT DEVELOPMENT
9 FORBES STREET, TURNER ACT
BK:9 SEC:46 TURNER



MUNNS SLY MOORE architects

MUNNS SLY MOORE ARCHITECTS (NSW) PTY LTD
11 East Street, SYDNEY NSW 2001, Australia
Phone: 02 9550 9022 Email: info@msm.com.au



LIVABLE HOUSING DESIGN GUIDELINES

AS1428 AS4299 Certification DA

Review, refer notes / mark-ups

Shop drawings, Permission to Use, as noted

Revised document, replace earlier issue

Nicholas Goodwin 17/8/2018

Nicholas Goodwin ACAA#341
Access and Mobility Consultants
SQC Architecture
Unit 3 Level 1, 22 Thynne Street, Bruce, ACT, 2617
(02) 6279-8500 0406 379 730
nicholas.goodwin@sqa.com.au

NO	TITLE PAGE
A000	TITLE PAGE
A001	SITE PLAN + LANDSCAPE
A010	SITE COVERAGE DIAGRAM
A011	SITE COVERAGA DIAGRAM BASEMENT
A012	BUILDING FOOT PRINT DIAGRAM
A051	DEMOLITION PLAN
A052	STREETSCAPE ELEVATION + COLOUR FINISHES
A054	SITE ANALYSIS
A061	PUBLIC NOTIFICATION - GROUND
A062	PUBLIC NOTIFICATION - LEVEL 1
A063	PUBLIC NOTIFICATION - LEVEL 2
A101	BASEMENT PLAN
A102	GROUND FLOOR
A103	LEVEL 1 FLOOR PLAN
A104	LEVEL 2 FLOOR PLAN
A111	ROOF PLAN
A201	EAST + WEST ELEVATIONS
A202	NORTH ELEVATION
A203	SOUTH ELEVATION
A301	SECTIONS SHEET 1
A302	SECTIONS SHEET 2
A303	SECTIONS SHEET 3
A304	SECTIONS SHEET 4
A305	SECTIONS SHEET 5
A701	WINDOW SCHEDULE
A703	Unnamed
A801	ISOMETRIC VIEW
A802	STREET PERSPECTIVE 1
A803	STREET PERSPECTIVE 2
A804	REAR AERIAL PERSPECTIVE
A811	ENVELOPE DIAGRAM SOUTH EAST
A812	SHADOW DIAGRAMS
A813	SHADOW DIAGRAMS 3D SOUTH EAST
A814	SOLAR DIAGRAM 3D NORTH EAST
A821	UNIT 1 SHADOW DIAGRAMS
A822	UNIT 2 SHADOW DIAGRAM
A823	UNIT 3 SHADOW DIAGRAM
A824	UNIT 4 SHADOW DIAGRAM
A825	UNIT 5 -SHADOW DIAGRAM
A826	UNIT 6 SHADOW DIAGRAM
A827	UNIT 7 SHADOW DIAGRAM
A901	EXTERNAL MATERIAL FINISHES

ACT HOUSING - MULTI UNIT DEVELOPMENT

BLOCK: 9 SECTION: 46, 9 FORBES STREET TURNER

ISSUE FOR D.A

LEGEND

	ACCESSIBLE DOOR CLEARANCES ARE TO CLEAR OPENING AND FINISHED FACES		INTERNAL PARTITION (REFER TO ACT HOUSING BRIEF FOR REQUIREMENTS FOR LININGS)		CARPET (TO BUILDER'S SELECTION)		TILE (TO BUILDER'S SELECTION)
	BRICK VENEER WALL MIN R2.8		CONCRETE PAVING GREY CONCRETE WITH 4% BLACK OXIDE		DISHWASHER		WASHING MACHINE
	DOUBLE BRICK WALL		WINDOW TYPE		OVEN		FOLDING CLOTHES LINE
	STUD WALL WITH CLADDING MIN R2.8		DOOR NUMBER DOOR LEAF SIZE		COOKTOP		AIR CONDITIONING UNIT
	BLOCKWORK WITH 30mm DIRECTSTICK				FRIDGE		SMOKE ALARM CEILING MOUNTED
					HEATER		RECESSED MEDICINE CUPBOARD
					ADJUSTABLE BENCH		
					FIXED BENCH		
					MICROWAVE		
					PANTRY		
					ROLLER DOOR		
					RAIN WATER TANK		

NOTE: ALL DOORS + FITTINGS + FIXTURES TO COMPLY WITH AS1428.1

LIVABLE HOUSING DESIGN GUIDELINES

ELEMENT 1 - COMPLIES

ELEMENT 2 - COMPLIES

ELEMENT 3 - COMPLIES

ELEMENT 4 - COMPLIES EXCEPT 3 DOOR WOULD NEED TO SWING OUT WHEN MODIFIED

ELEMENT 5 - SHOWER - COMPLIES

ELEMENT 6 - ABLE TO COMPLY IF SPECIFIED

ELEMENT 7 - NOT APPLICABLE

ELEMENT 8 - COMPLIES

ELEMENT 9 - COMPLIES

ELEMENT 10 - COMPLIES

ELEMENT 11 - ABLE TO COMPLY IF SPECIFIED.

ELEMENT 12 - ABLE TO COMPLY IF SPECIFIED.

ELEMENTS 13 - 15 NOT APPLICABLE.



PROJECT STATUS:
For Consultation

TITLE PAGE
ACT HOUSING - MULTI UNIT DEVELOPMENT
9 FORBES STREET, TURNER ACT
BK:9 SEC:46 TURNER



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

LIVABLE HOUSING DESIGN GUIDELINES

- AS1428 AS4299 Certification **7 UNITS TOTAL**
 - Review, refer notes / mark-ups
 - Shop drawings, Permission to Use, as notd
 - Revised document, replace earlier issue
- Nicholas Goodwin ACAA#341*
Access and Mobility Consultants
SQC Architecture
Unit 3 Level 1, 22 Thynne Street, Bruce, ACT, 2617
(02) 8278 8500 0408 379 720
nicholas.g@sqca.com.au

6 x LIVABLE GOLD
1 x ADAPTABLE CLASS C

SITE DETAILS

TURNER: Block 9, Section 46 Urban REGISTERED ADDRESS 9 FORBES STREET
TERRITORY PLAN - Land Use Zone: RZ4: MEDIUM DENSITY RESIDENTIAL
TERRITORY PLAN - Overlay Zone:
PLAN NOS. AP1749, POL167, X7594, DP324
SITE AREA: 1045m²
EXISTING RESIDENCE FOOTPRINT: 154m²
MAX PLOT RATIO: 80%
MAX PERMITTED FLOOR AREA: 836m²
MAX FLOORS: 3
BUILDABLE AREA: 691m²

GFA / PLOT RATIO

GROUND - 332.3m²
 LEVEL 1 - 280.3m²
 LEVEL 2 - 90.57m²
 BASEMENT STORAGE - 19.2m²
TOTAL GFA- 722.37m² ACTUAL
 (836m 80% PERMISSIBLE OF 1045 SITE AREA)

30% REAR ZONE COVERAGE

REAR ZONE AREA COVERAGE- 189.57m² ACTUAL
 (190.14m² 30% OF PERMISSIBLE REAR ZONE AREA OF 634m²)

SITE OPEN SPACE

322.8m² ACTUAL
 (209m MIN 20% OF 1045 Site Area)

UNIT AREAS / YIELD

NAME	UNIT TYPE	AREA
UNIT 1	2 BED LIVABLE GOLD	83.1 m ²
UNIT 2	2 BED LIVABLE GOLD	79.8 m ²
UNIT 3	3 BED LIVABLE GOLD	115.1 m ²
UNIT 4	2 BED CLASS C	96.3 m ²
UNIT 5	2 BED LIVABLE GOLD	81.0 m ²
UNIT 6	2 BED LIVABLE GOLD	79.4 m ²
UNIT 7	2 BED LIVABLE GOLD	78.0 m ²
Grand total: 7		

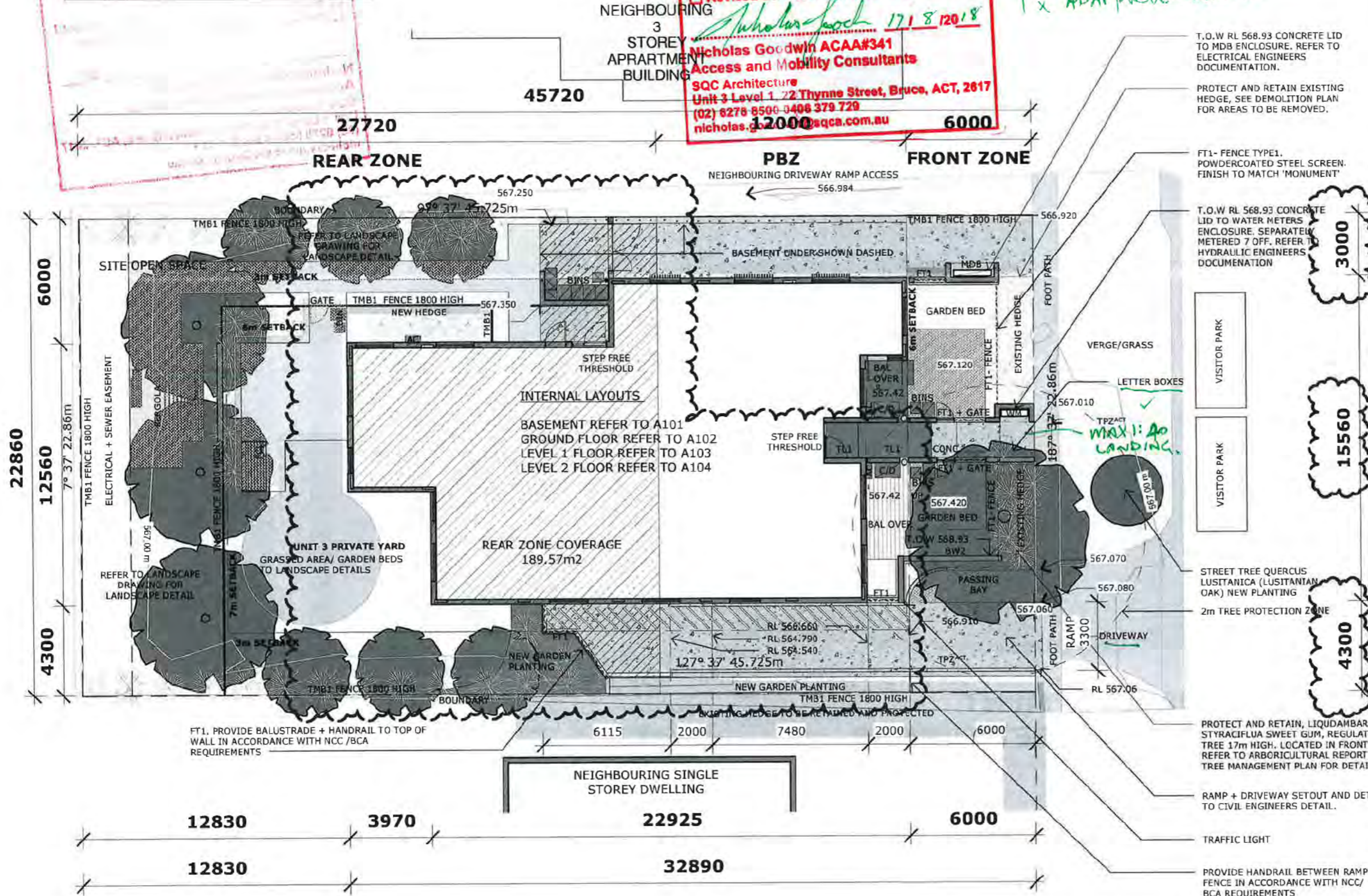
CARPARKING REQUIREMENTS

1.5 PER 2 BED UNITS = 9
 2 PER 3 BEDROOM UNIT = 2
 1 VISITOR PER 4 UNITS = 2
TOTAL REQUIRED - 13
TOTAL PROVIDED ON SITE - 11
TOTAL PROVIDED OFF SITE - 2 VISITOR

NOTE - 1 ACCESSIBLE SPACE PROVIDED AS PART OF TOTAL.
 4x B99 SPACES PROVIDED AS PART OF TOTAL

ACOUSTIC PERFORMANCE INSIDE THE RESIDENTIAL UNITS TO MEET THE REQUIREMENTS OF AS2107:2000 AND AS 3671

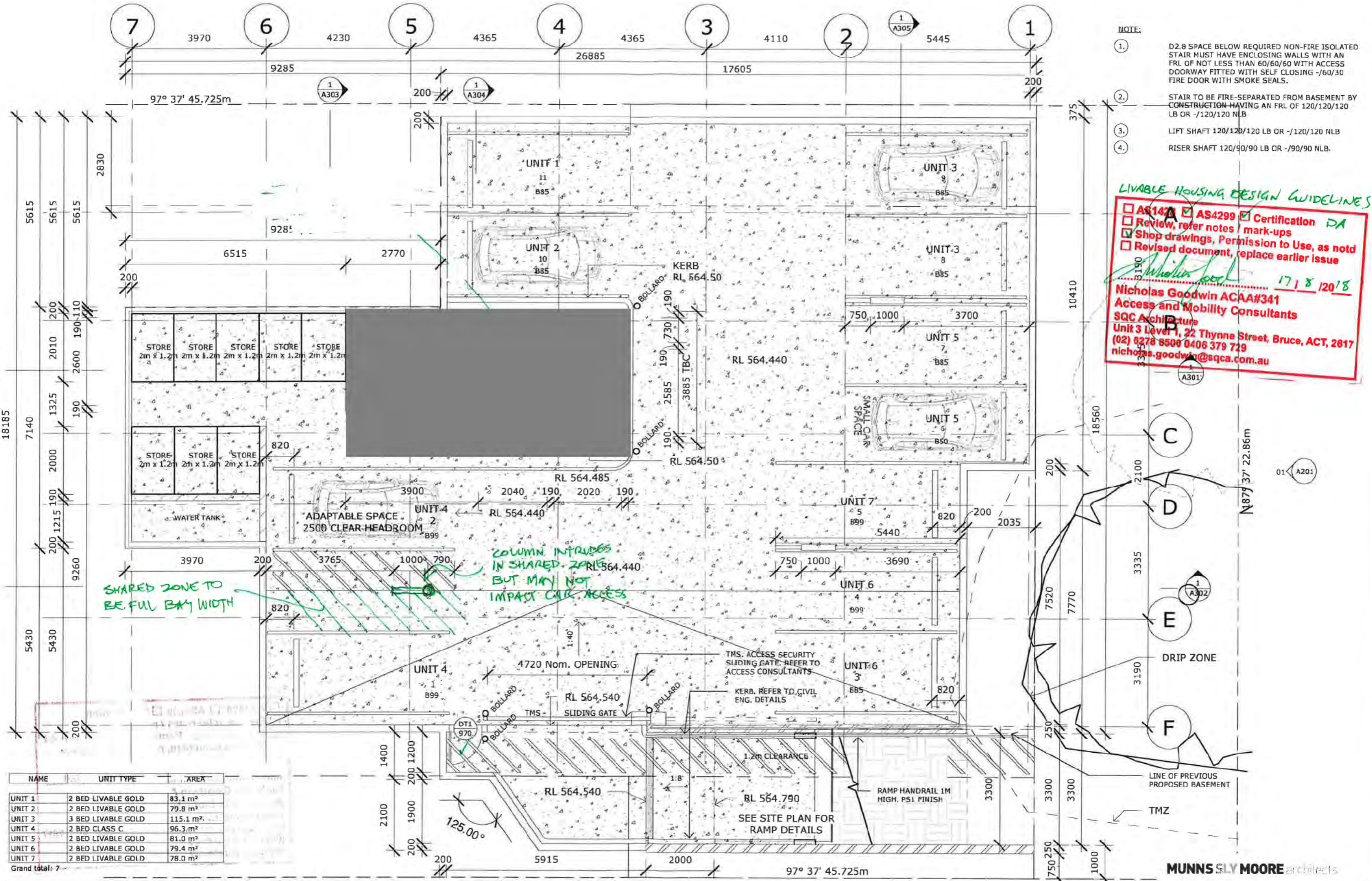
MUNNS SLY MOORE architects



PROJECT STATUS:
For Consultation

SITE PLAN + LANDSCAPE
 ACT HOUSING - MULTI UNIT DEVELOPMENT
 9 FORBES STREET, TURNER ACT
 BK:9 SEC:46 TURNER
 SCALE: 1 : 200 @A3





- NOTE:
- D2.8 SPACE BELOW REQUIRED NON-FIRE ISOLATED STAIR MUST HAVE ENCLOSING WALLS WITH AN FRL OF NOT LESS THAN 60/60/60 WITH ACCESS DOORWAY FITTED WITH SELF CLOSING -/60/30 FIRE DOOR WITH SMOKE SEALS.
 - STAIR TO BE FIRE-SEPARATED FROM BASEMENT BY CONSTRUCTION HAVING AN FRL OF 120/120/120 LB OR -/120/120 NLB
 - LIFT SHAFT 120/120/120 LB OR -/120/120 NLB
 - RISER SHAFT 120/90/90 LB OR -/90/90 NLB.

LIVABLE HOUSING DESIGN GUIDELINES

- AS1428 AS4299 Certification DA
- Review, refer notes / mark-ups
- Shop drawings, Permission to Use, as noted
- Revised document, replace earlier issue

Nicholas Goodwin 17/8/2018

Nicholas Goodwin ACAA#341
Access and Mobility Consultants
 SQC Architecture
 Unit 3 Level 1, 22 Thynne Street, Bruce, ACT, 2617
 (02) 8278 8500 0406 379 729
 nicholas.goodwin@sqa.com.au

SHARED ZONE TO BE FULL BAY WIDTH

COLUMN INTRUSION IN SHARED ZONE BUT MAY NOT IMPACT CAR ACCESS

NAME	UNIT TYPE	AREA
UNIT 1	2 BED LIVABLE GOLD	83.1 m ²
UNIT 2	2 BED LIVABLE GOLD	79.8 m ²
UNIT 3	3 BED LIVABLE GOLD	115.1 m ²
UNIT 4	2 BED CLASS C	96.3 m ²
UNIT 5	2 BED LIVABLE GOLD	81.0 m ²
UNIT 6	2 BED LIVABLE GOLD	79.4 m ²
UNIT 7	2 BED LIVABLE GOLD	78.0 m ²
Grand total: 7		

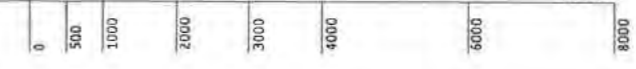


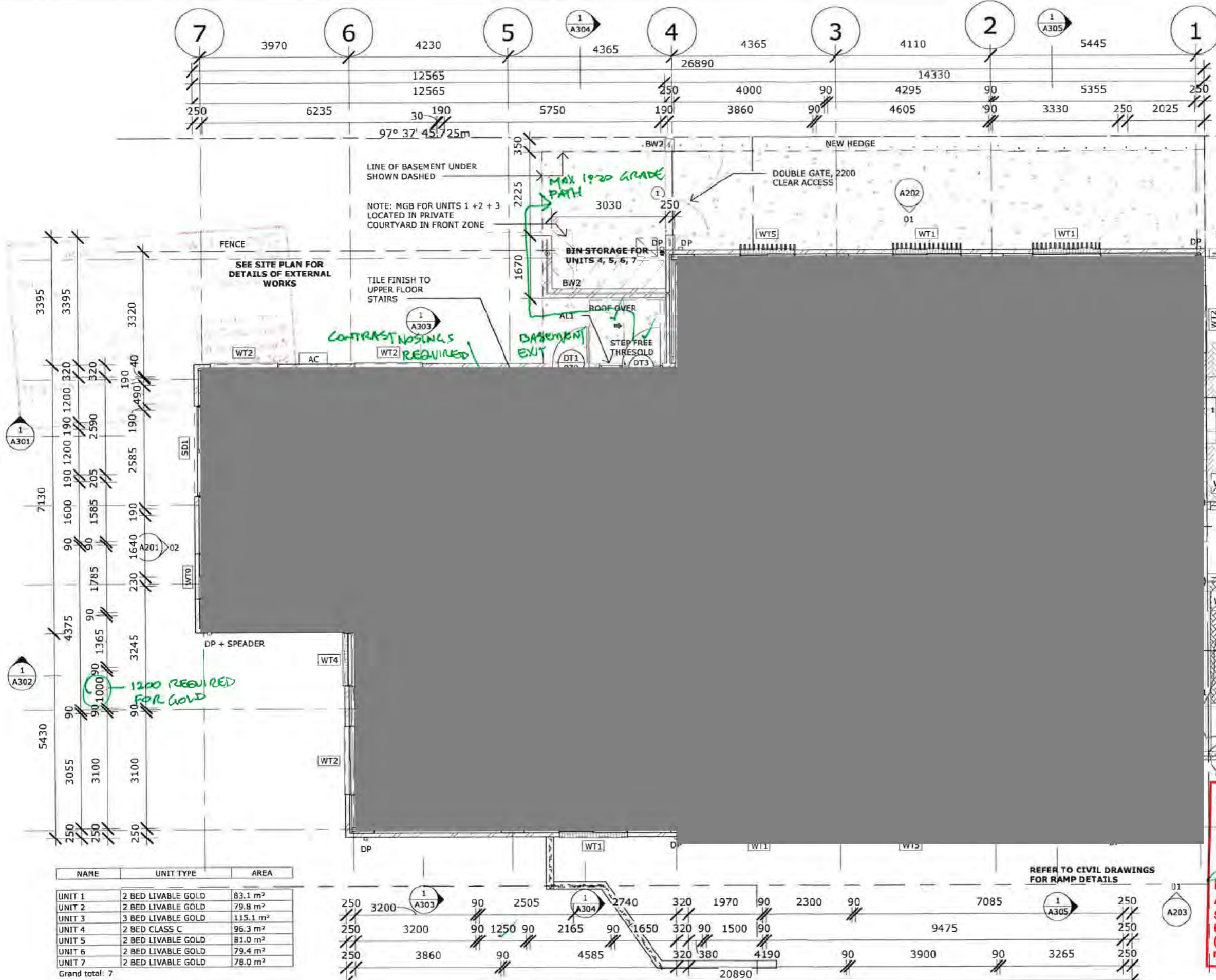
PROJECT STATUS:
For Consultation

BASEMENT PLAN
 ACT HOUSING - MULTI UNIT DEVELOPMENT
 9 FORBES STREET, TURNER ACT
 BK:9 SEC:46 TURNER
 SCALE: As Indicated @A3



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- NOTE:
- D2.21 GATE TO COMPLY WITH BCA D2.21 - OPERATION OF A LATCH.
 - STAIR BOUNDING CONSTRUCTION 90/90/90 LB OR -/60/60 NLB.
 - LIFT SHAFT 120/120/120 LB OR -/120/120 NLB
 - RISER SHAFT 120/90/90 LB OR -/90/90 NLB.

NOTE: ROOM AREAS INCLUDE WARDROBES TO BEDROOMS. ROOM SIZES ARE CLEAR ROOM DIMENSIONS.

NAME	UNIT TYPE	AREA
UNIT 1	2 BED LIVABLE GOLD	83.1 m ²
UNIT 2	2 BED LIVABLE GOLD	79.8 m ²
UNIT 3	3 BED LIVABLE GOLD	115.1 m ²
UNIT 4	2 BED CLASS C	96.3 m ²
UNIT 5	2 BED LIVABLE GOLD	81.0 m ²
UNIT 6	2 BED LIVABLE GOLD	79.4 m ²
UNIT 7	2 BED LIVABLE GOLD	78.0 m ²
Grand total: 7		

LIVABLE HOUSING DESIGN GUIDELINES

- AS1428 AS4299 Certification *DA*
- Review, refer notes / mark-ups
- Shop drawings, permission to use, as not
- Revised documents replace earlier issues

Nicholas Goodwin 17/8/2018

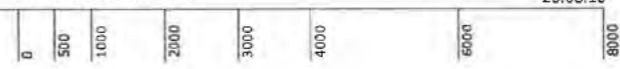
Nicholas Goodwin AC #A341
Access and Mobility Consultants
SQC Architecture
 Unit 3 Level 1, 22 Thynne Street, Bruce, ACT, 2617
 (02) 6278 8500 0406 379 729
 nicholas.goodwin@sqa.com.au

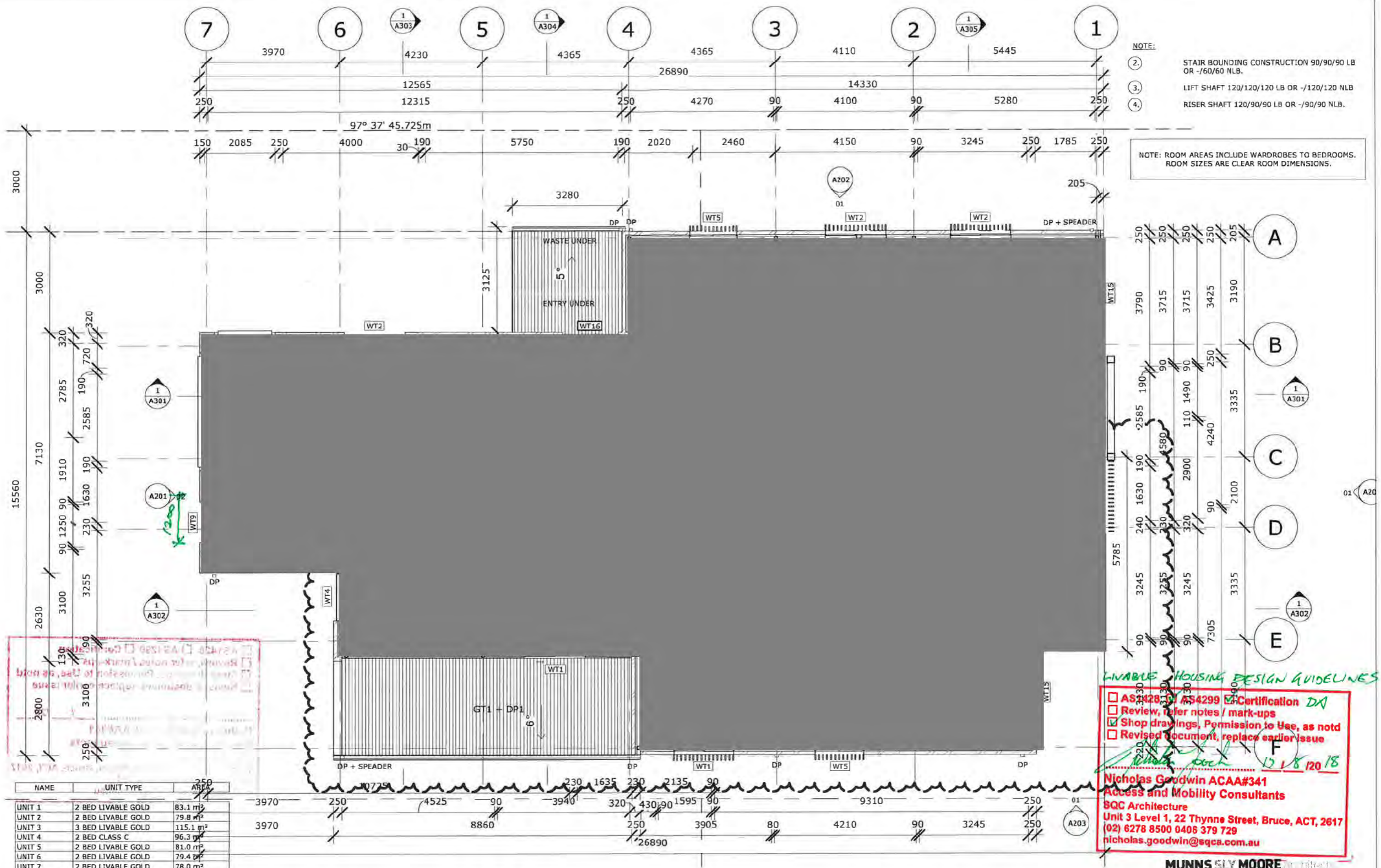
MUNNS CIV MOORE



PROJECT STATUS:
For Consultation

GROUND FLOOR
 ACT HOUSING - MULTI UNIT DEVELOPMENT
 9 FORBES STREET, TURNER ACT
 BK:9 SEC:46 TURNER
 SCALE: As Indicated @A3





- NOTE:
- ② STAIR BOUNDING CONSTRUCTION 90/90/90 LB OR -/60/60 NLB.
 - ③ LIFT SHAFT 120/120/120 LB OR -/120/120 NLB
 - ④ RISER SHAFT 120/90/90 LB OR -/90/90 NLB.

NOTE: ROOM AREAS INCLUDE WARDROBES TO BEDROOMS. ROOM SIZES ARE CLEAR ROOM DIMENSIONS.

LIVABLE HOUSING DESIGN GUIDELINES

- AS 1428-10 AS 4299 Certification DA
- Review, refer notes / mark-ups
- Shop drawings, Permission to Use, as noted
- Revised document, replace earlier issue

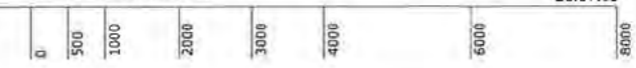
Nicholas Goodwin 12/18/2018

Nicholas Goodwin ACAA#341
 Access and Mobility Consultants
 BQC Architecture
 Unit 3 Level 1, 22 Thynne Street, Bruce, ACT, 2617
 (02) 6278 8500 0408 379 729
 nicholas.goodwin@sqca.com.au

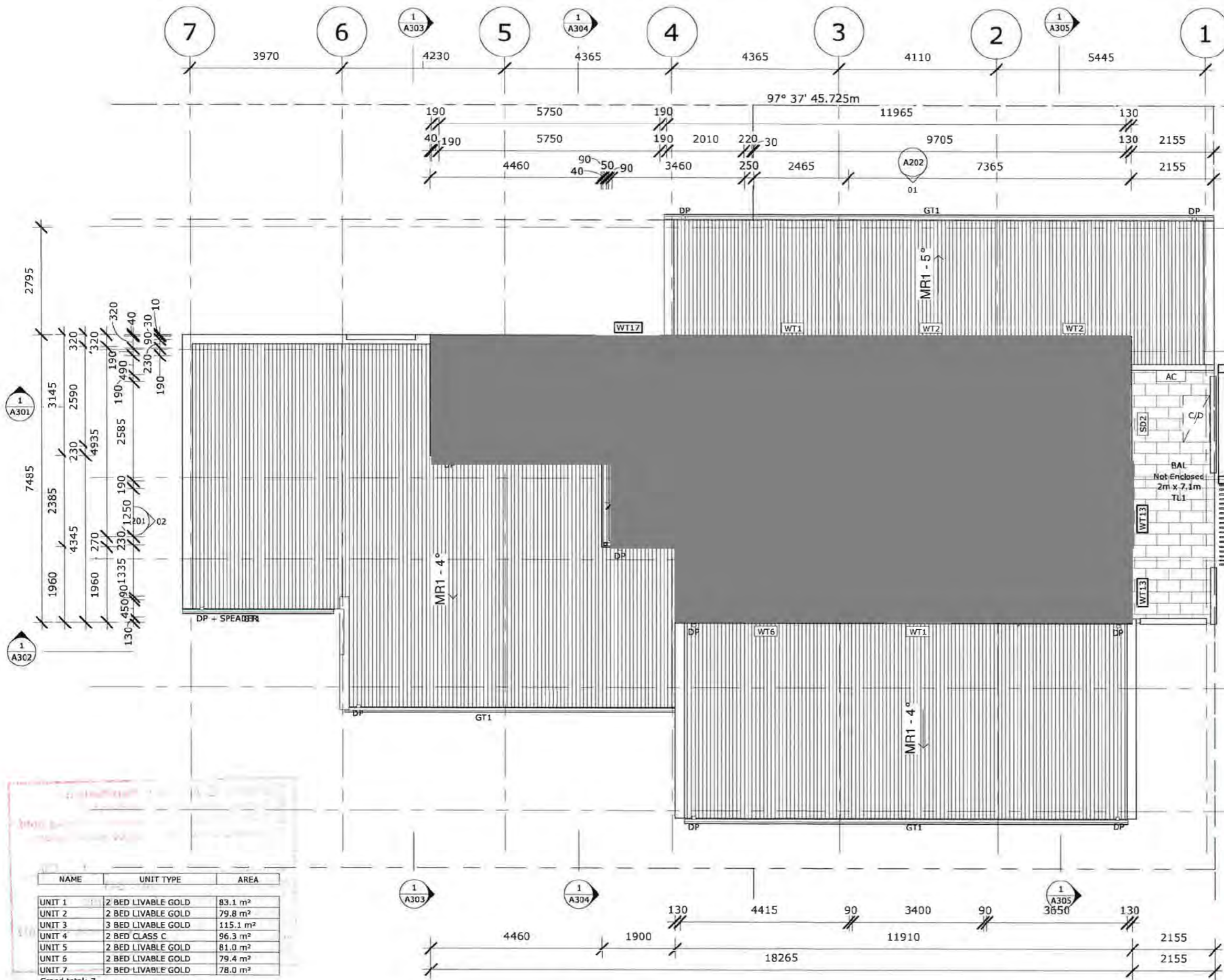


PROJECT STATUS:
For Consultation

LEVEL 1 FLOOR PLAN
 ACT HOUSING - MULTI UNIT DEVELOPMENT
 9 FORBES STREET, TURNER ACT
 BK:9 SEC:46 TURNER
 SCALE: As indicated @A3

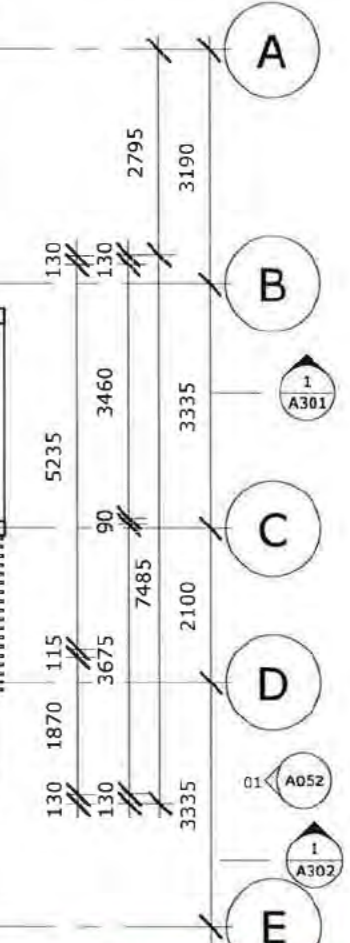
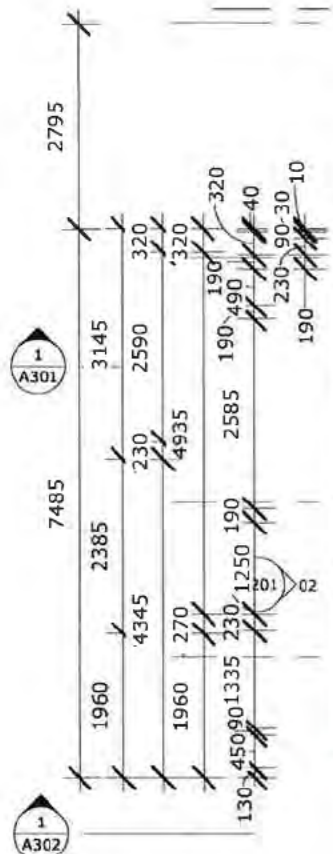


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- NOTE:
- 2. STAIR BOUNDING CONSTRUCTION 90/90/90 LB OR -/60/60 NLB.
 - 3. LIFT SHAFT 120/120/120 LB OR -/120/120 NLB
 - 4. RISER SHAFT 120/90/90 LB OR -/90/90 NLB.
 - 5. MINIMUM 1250mm REQUIRED IN CORRIDOR DIRECTLY IN FRONT OF LIFT DOOR.

NOTE: ROOM AREAS INCLUDE WARDROBES TO BEDROOMS. ROOM SIZES ARE CLEAR ROOM DIMENSIONS.



NAME	UNIT TYPE	AREA
UNIT 1	2 BED LIVABLE GOLD	83.1 m ²
UNIT 2	2 BED LIVABLE GOLD	79.8 m ²
UNIT 3	3 BED LIVABLE GOLD	115.1 m ²
UNIT 4	2 BED CLASS C	96.3 m ²
UNIT 5	2 BED LIVABLE GOLD	81.0 m ²
UNIT 6	2 BED LIVABLE GOLD	79.4 m ²
UNIT 7	2 BED LIVABLE GOLD	78.0 m ²
Grand total: 7		

LIVABLE HOUSING DESIGN GUIDELINES

AS1428 AS4299 Certification **DA**
 Review refer notes / mark-ups
 Shop drawings, Permission to Use, as noted
 Revised document, replace earlier issue

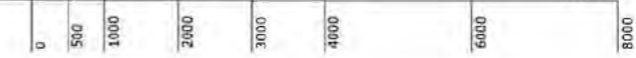
Nicholas Goodwin 17/8/2018

Nicholas Goodwin ACAA#341
 Access and Mobility Consultants
 SQC Architecture
 Unit 3 Level 1, 22 Thynne Street, Bruce, ACT, 2617
 (02) 6278 8500 0406 379 729
 nicholas.goodwin@sqa.com.au



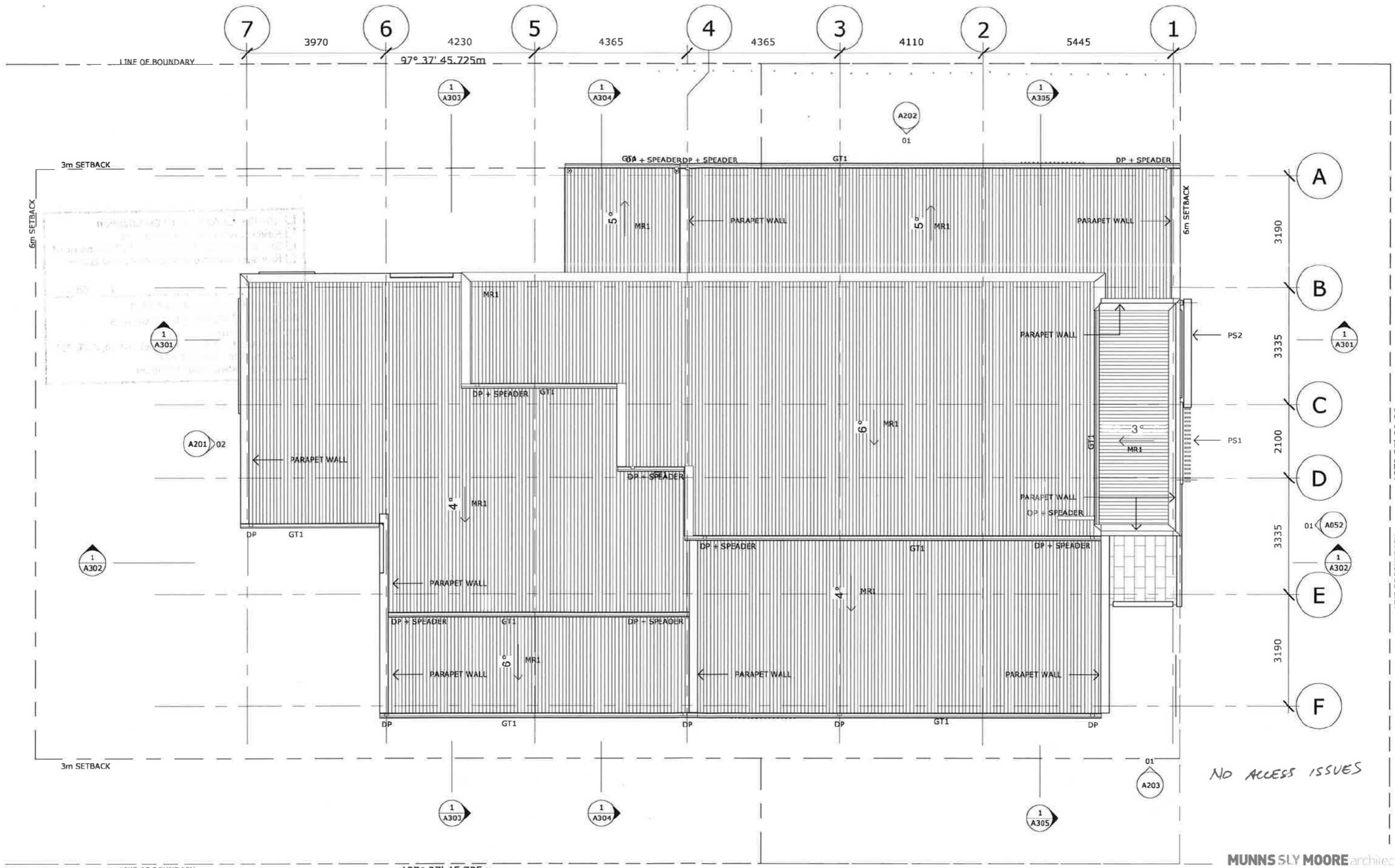
PROJECT STATUS:
For Consultation

LEVEL 2 FLOOR PLAN
 ACT HOUSING - MULTI UNIT DEVELOPMENT
 9 FORBES STREET, TURNER ACT
 BK:9 SEC:46 TURNER
 SCALE: As Indicated @A3



MUNNS & MOORE architects

11 Hall Street, 10th Floor, Lyellham ACT 2602 Australia
 Tel: 02 6225 4422 Fax: 02 6225 4423



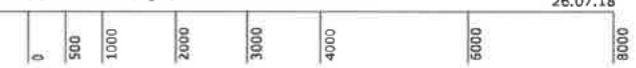
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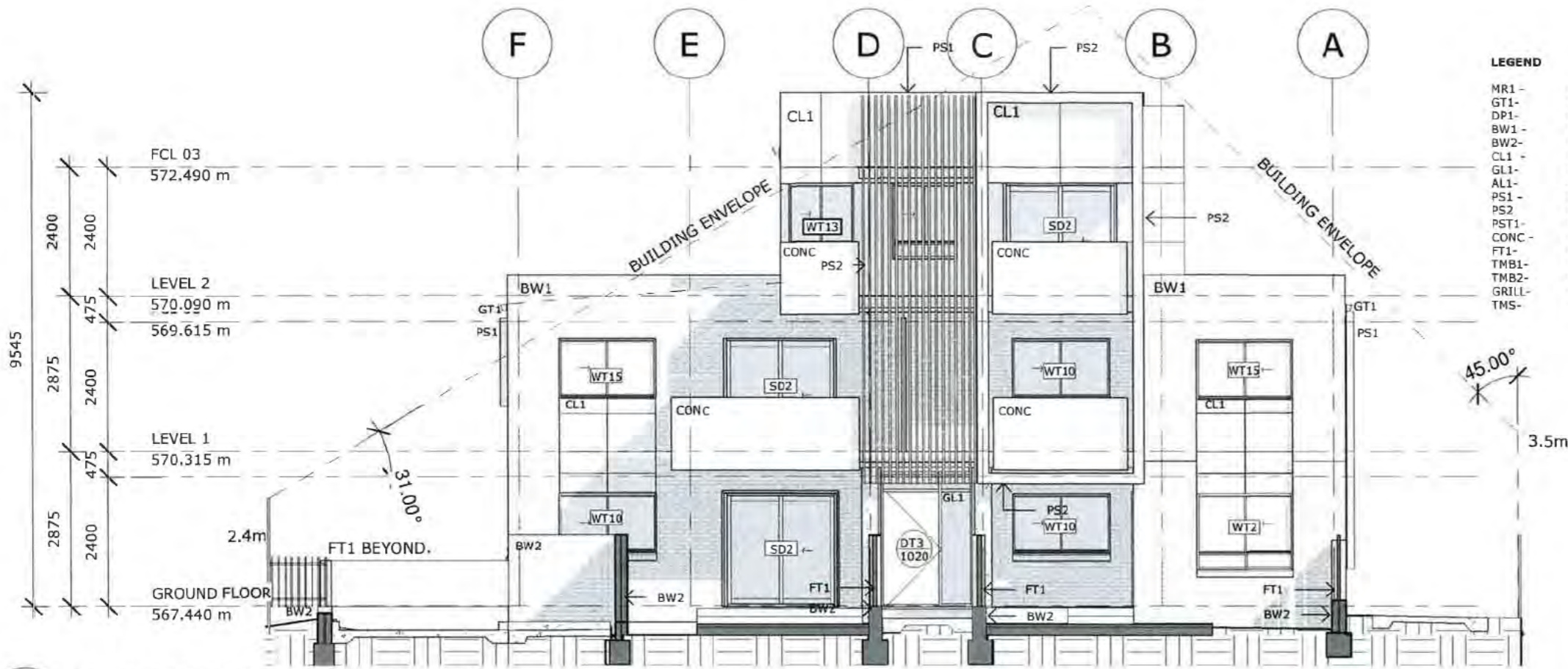
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PROJECT STATUS:
For Consultation

ROOF PLAN
ACT HOUSING - MULTI UNIT DEVELOPMENT
9 FORBES STREET, TURNER ACT
BK:9 SEC:46 TURNER
SCALE: 1 : 100 @A3





- LEGEND**
- MR1 - METAL ROOFING, RAINWATER GOODS + FLASHINGS- COLORBOND 'SHALE GREY'
 - GT1- GUTTERS, COLORBOND 'MONUMENT'
 - DP1- DOWNPIPE, COLORBOND 'MONUMENT'
 - BW1 - FACE BRICKWORK 1- GENERAL WALL, AUSTRAL NUBRIK 'CHAPEL RED', STRETCHER BOND
 - BW2- FACE BRICKWORK 2- COURTYARD WALL, BOWRAL BRICKS 'MURRAY GREY' STRETCHER BOND
 - CL1 - FACADE CLADDING 1, FAIRVIEW EQUITONE 'NATURA N154'
 - GL1- GLAZED WINDOWS + DOORS, POWDERCOATED FINISH TO MATCH 'MONUMENT'
 - AL1- ALUMINIUM FRAME WINDOW + DOOR, POWDERCOATED FINISH TO MATCH 'MONUMENT'
 - PS1 - POWDERCOATED STEEL SCREENING, FINISH TO MATCH 'MONUMENT'
 - PS2 - POWDERCOATED FEATURE FRAME, FINISH TO MATCH 'MONUMENT'
 - PST1- EXTERNAL STEELWORK, S PAINT FINISH TO MATCH 'MONUMENT'
 - CONC - BALCONY BALUSTRADES, CONCRETE FINISH
 - FT1- FENCE TYPE 1, POWDERCOATED STEEL SCREEN, FINISH TO MATCH 'MONUMENT'
 - TMB1- TIMBER FENCE1- HARDWOOD, LAPPED + CAPPED.
 - TMB2- MODWOOD DECKING.
 - GRILL- ALUMINIUM FRAME LOURVES, POWDERCOATED TO MATCH 'MONUMENT'
 - TMS- TRACK SLIDING - SECURITY GATE, HOT D, GALVANISED RHS.

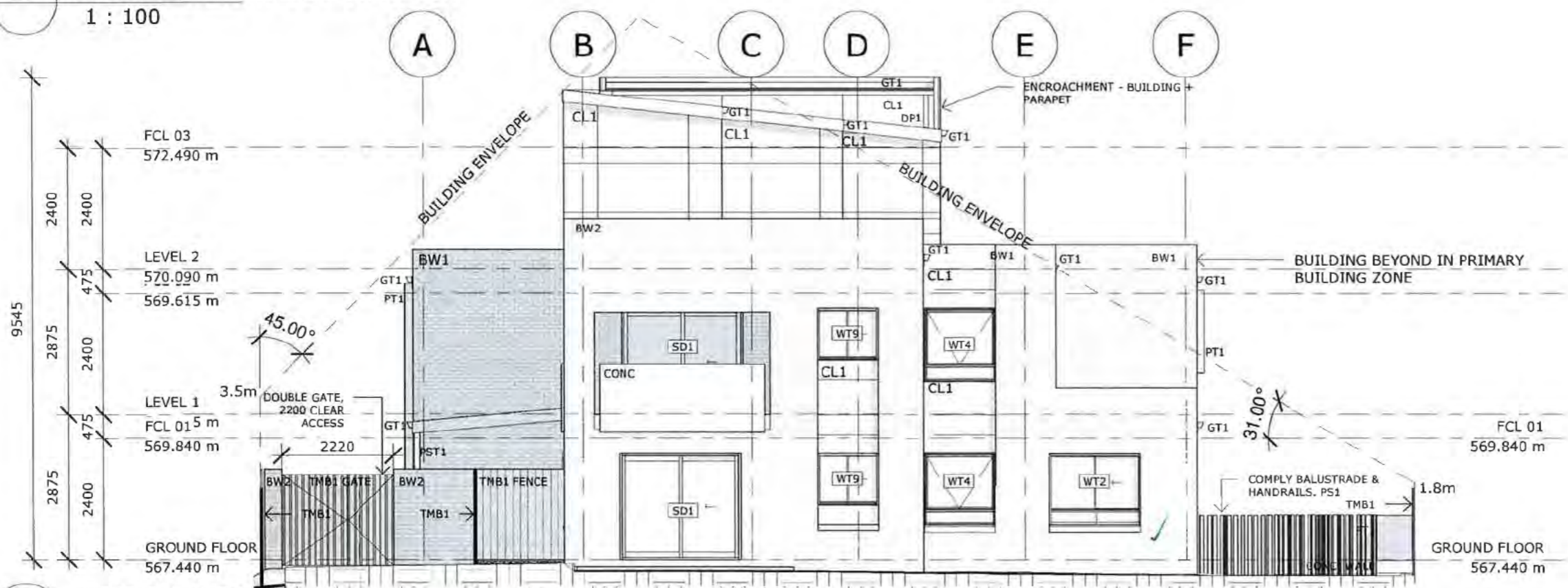
LIVABLE HOUSING DESIGN GUIDELINES

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- Shop drawings, Permission to Use, as notd
- Revised document, replace earlier issue

Nicholas Goodwin 17/8/2018

Nicholas Goodwin ACAA#341
Access and Mobility Consultants
SQC Architecture
 Unit 3 Level 1, 22 Thynne Street, Bruce, ACT, 2617
 (02) 6278 8500 0406 379 729
 nicholas.goodwin@sqca.com.au

01 FRONT ELEVATION EAST ELEVATION
1 : 100

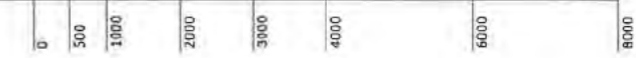


02 WEST ELEVATION
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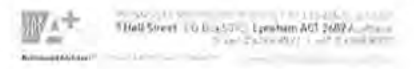


PROJECT STATUS:
For Consultation

EAST + WEST ELEVATIONS
 ACT HOUSING - MULTI UNIT DEVELOPMENT
 9 FORBES STREET, TURNER ACT
 BK:9 SEC:46 TURNER
 SCALE: 1 : 100 @A3



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LEGEND

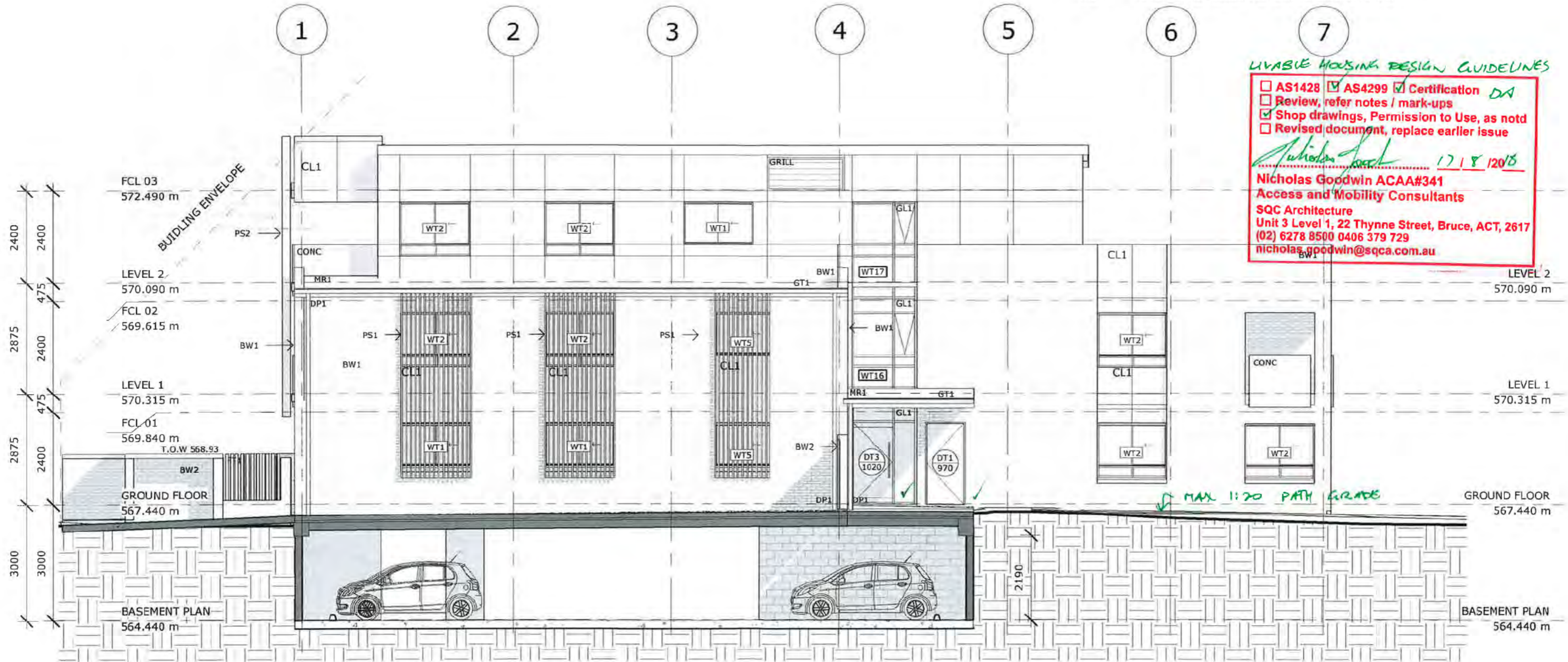
- MR1 - METAL ROOFING, RAINWATER GOODS + FLASHINGS- COLORBOND 'SHALE GREY'
- GT1- GUTTERS, COLORBOND 'MONUMENT'
- DP1- DOWNPIPE, COLORBOND 'MONUMENT'
- BW1 - FACE BRICKWORK 1- GENERAL WALL, AUSTRAL NUBRIK 'CHAPEL RED', STRETCHER BOND
- BW2- FACE BRICKWORK 2- COURTYARD WALL, BOWRAL BRICKS 'MURRAY GREY' STRETCHER BOND
- CL1 - FACADE CLADDING 1, FAIRVIEW EQUITONE 'NATURA N154'
- GL1- GLAZED WINDOWS + DOORS, POWDERCOATED FINISH TO MATCH 'MONUMENT'
- AL1- ALUMINIUM FRAME WINDOW + DOOR, POWDERCOATED FINISH TO MATCH 'MONUMENT'
- PS1 - POWDERCOATED STEEL SCREENING, FINISH TO MATCH 'MONUMENT'
- PS2 - POWDERCOATED FEATURE FRAME, FINISH TO MATCH 'MONUMENT'
- PST1- EXTERNAL STEELWORK, S PAINT FINISH TO MATCH 'MONUMENT'
- CONC - BALCONY BALUSTRADES, CONCRETE FINISH
- FT1- FENCE TYPE 1, POWDERCOATED STEEL SCREEN, FINISH TO MATCH 'MONUMENT'
- TMB1- TIMBER FENCE1- HARDWOOD, LAPPED + CAPPED.
- TMB2- MODWOOD DECKING.
- GRILL- ALUMINIUM FRAME LOURVES, POWDERCOATED TO MATCH 'MONUMENT'
- TMS- TRACK SLIDING - SECURITY GATE, HOT D, GALVANISED RHS.

LIVABLE HOUSING DESIGN GUIDELINES

- AS1428 AS4299 Certification *DA*
- Review, refer notes / mark-ups
- Shop drawings, Permission to Use, as notd
- Revised document, replace earlier issue

Nicholas Goodwin 17/8/2018

Nicholas Goodwin ACAA#341
Access and Mobility Consultants
SQC Architecture
 Unit 3 Level 1, 22 Thynne Street, Bruce, ACT, 2617
 (02) 6278 8500 0406 379 729
 nicholas.goodwin@sqca.com.au



01 NORTH ELEVATION
1 : 100



PROJECT STATUS:
For Consultation

NORTH ELEVATION
 ACT HOUSING - MULTI UNIT DEVELOPMENT
 9 FORBES STREET, TURNER ACT
 BK:9 SEC:46 TURNER
 SCALE: 1 : 100 @A3



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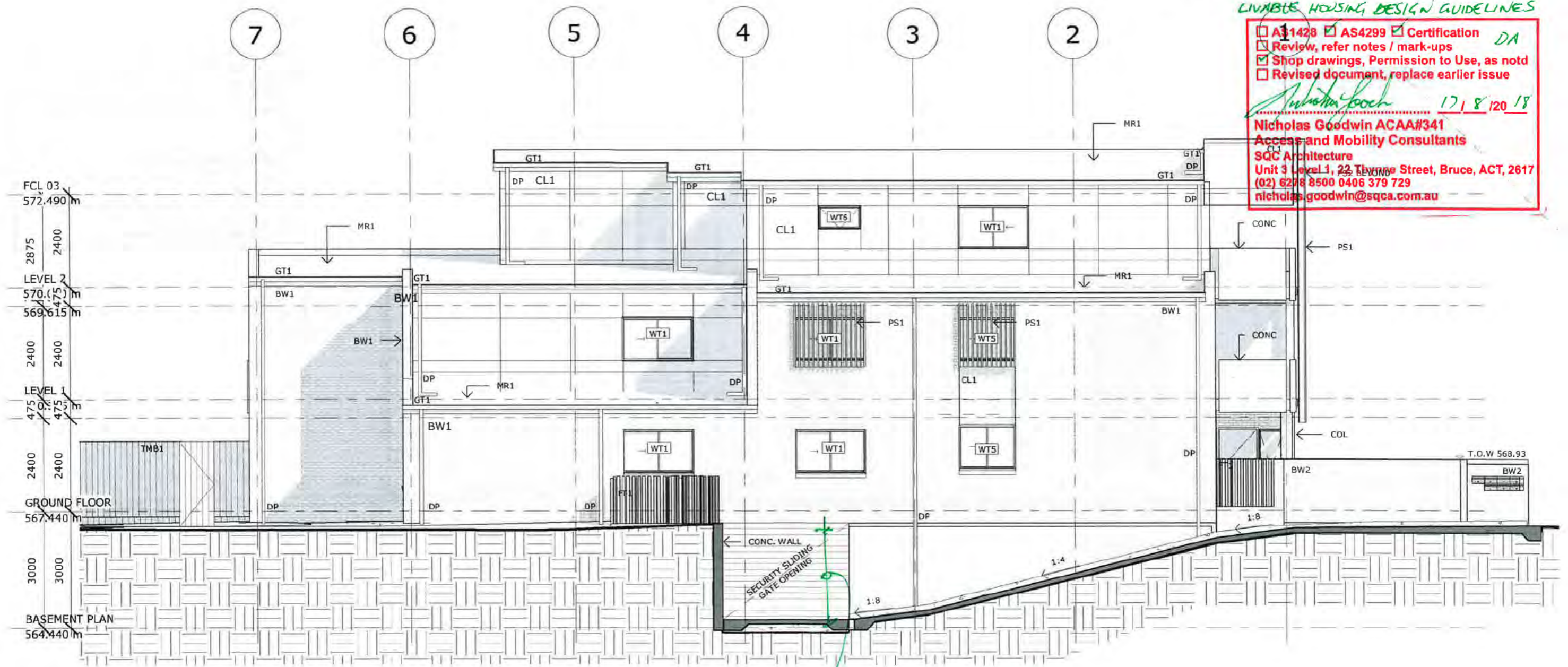


LEGEND

- MR1 - METAL ROOFING, RAINWATER GOODS + FLASHINGS- COLORBOND 'SHALE GREY'
- GT1- GUTTERS. COLORBOND 'MONUMENT'
- DP1- DOWNPIPE. COLORBOND 'MONUMENT'
- BW1 - FACE BRICKWORK 1- GENERAL WALL. AUSTRAL NUBRIK 'CHAPEL RED'. STRETCHER BOND
- BW2- FACE BRICKWORK 2- COURTYARD WALL. BOWRAL BRICKS 'MURRAY GREY' STRETCHER BOND
- CL1 - FACADE CLADDING 1. FAIRVIEW EQUITONE 'NATURA N154'
- GL1- GLAZED WINDOWS + DOORS. POWDERCOATED FINISH TO MATCH 'MONUMENT'
- AL1- ALUMINIUM FRAME WINDOW + DOOR. POWDERCOATED FINISH TO MATCH 'MONUMENT'
- PS1 - POWDERCOATED STEEL SCREENING. FINISH TO MATCH 'MONUMENT'
- PS2 - POWDERCOATED FEATURE FRAME. FINISH TO MATCH 'MONUMENT'
- PST1- EXTERNAL STEELWORK.5 PAINT FINISH TO MATCH 'MONUMENT'
- CONC - BALCONY BALUSTRADES. CONCRETE FINISH
- FT1- FENCE TYPE 1. POWDERCOATED STEEL SCREEN. FINISH TO MATCH 'MONUMENT'
- TMB1- TIMBER FENCE1- HARDWOOD. LAPPED + CAPPED.
- TMB2- MODWOOD DECKING.
- GRILL- ALUMINIUM FRAME LOURVES. POWDERCOATED TO MATCH 'MONUMENT'
- TMS- TRACK SLIDING - SECURITY GATE. HOT D. GALVANISED RHS.

LIVABLE HOUSING DESIGN GUIDELINES

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 Shop drawings, Permission to Use, as notd
 Revised document, replace earlier issue
Nicholas Goodwin 17/8/2018
Nicholas Goodwin ACAA#341
Access and Mobility Consultants
SQC Architecture
Unit 3 Level 1, 22 Thynne Street, Bruce, ACT, 2617
(02) 6278 8500 0406 379 729
nicholas.goodwin@sqca.com.au



01 SOUTH ELEVATION
1 : 100

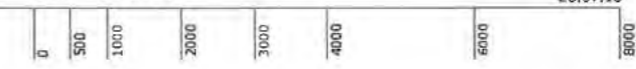
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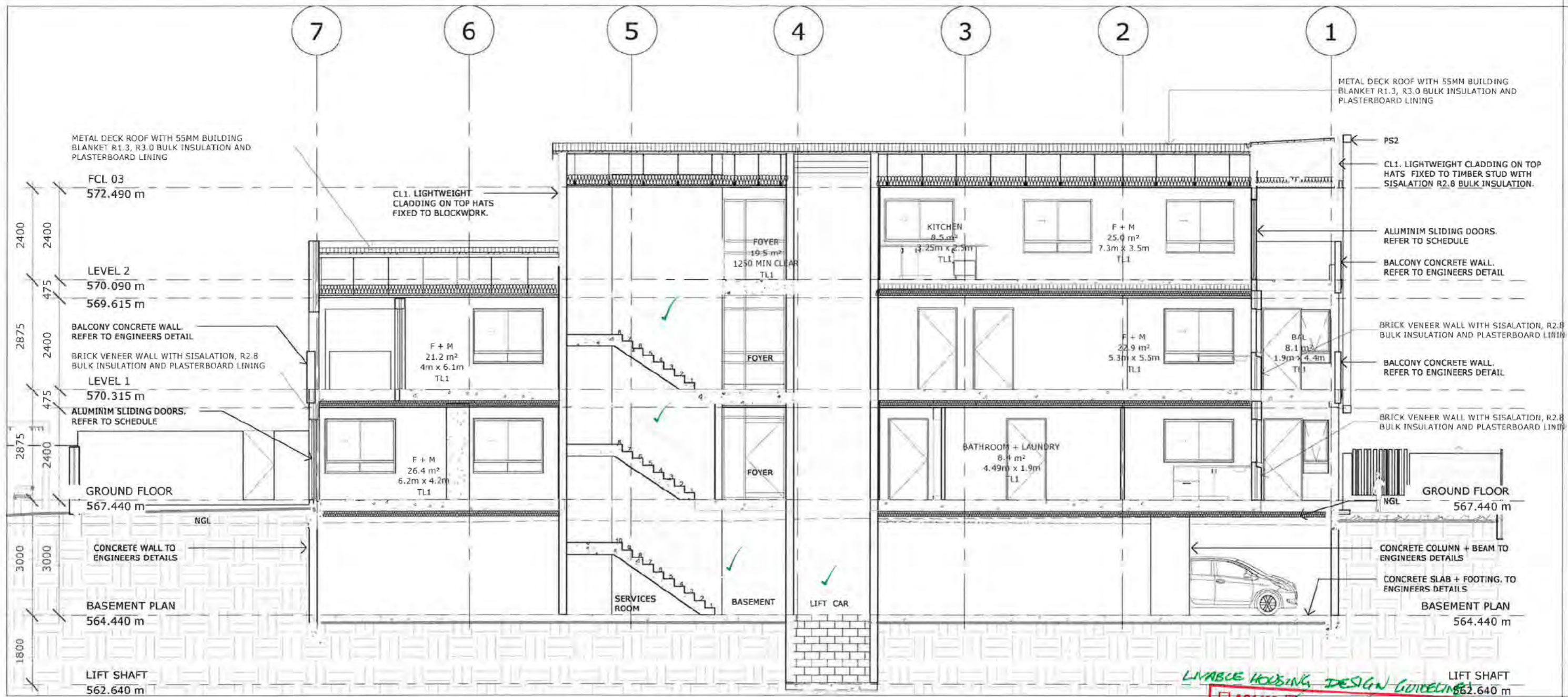
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PROJECT STATUS:
For Consultation

SOUTH ELEVATION
ACT HOUSING - MULTI UNIT DEVELOPMENT
9 FORBES STREET, TURNER ACT
BK:9 SEC:46 TURNER
SCALE: 1 : 100 @A3





1 SECTION 01
1 : 100

LIVABLE HOUSING DESIGN GUIDELINES

AS1428 AS4299 Certification
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 Revised document, replace earlier issue

Nicholas Goodwin 17/8/2018

Nicholas Goodwin ACAA#341
Access and Mobility Consultants
SQC Architecture
 Unit 3 Level 1, 22 Thynne Street, Bruce, ACT, 2617
 (02) 6278 8500 0406 379 729
 nicholas.goodwin@sqca.com.au

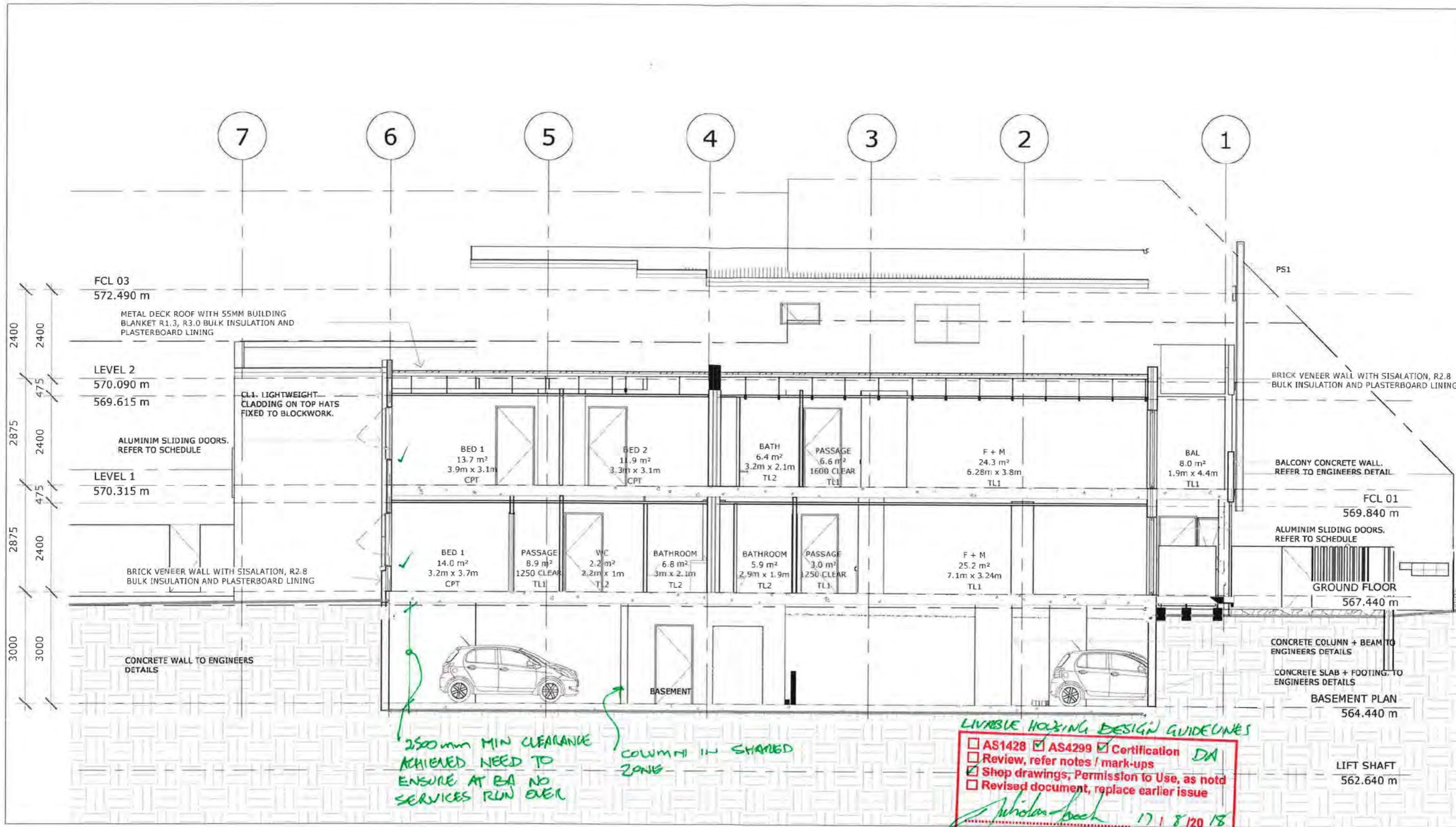
PROJECT STATUS:
For Consultation

SECTIONS SHEET 1
ACT HOUSING - MULTI UNIT DEVELOPMENT
9 FORBES STREET, TURNER ACT
BK:9 SEC:46 TURNER
SCALE: 1 : 100 @A3



NO DRAWING THIS SIDE

1. The drawing is a plan view of a rectangular object.
2. The drawing is a plan view of a rectangular object.
3. The drawing is a plan view of a rectangular object.
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9. The drawing is a plan view of a rectangular object.
10. The drawing is a plan view of a rectangular object.



LIVABLE HOUSING DESIGN GUIDELINES

- AS1428 AS4299 Certification **DA**
- Review, refer notes / mark-ups
- Shop drawings, Permission to Use, as noted
- Revised document, replace earlier issue

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SQC Architecture
 Unit 3 Level 1, 22 Thynne Street, Bruce, ACT, 2617
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1 SECTION 02
1 : 100

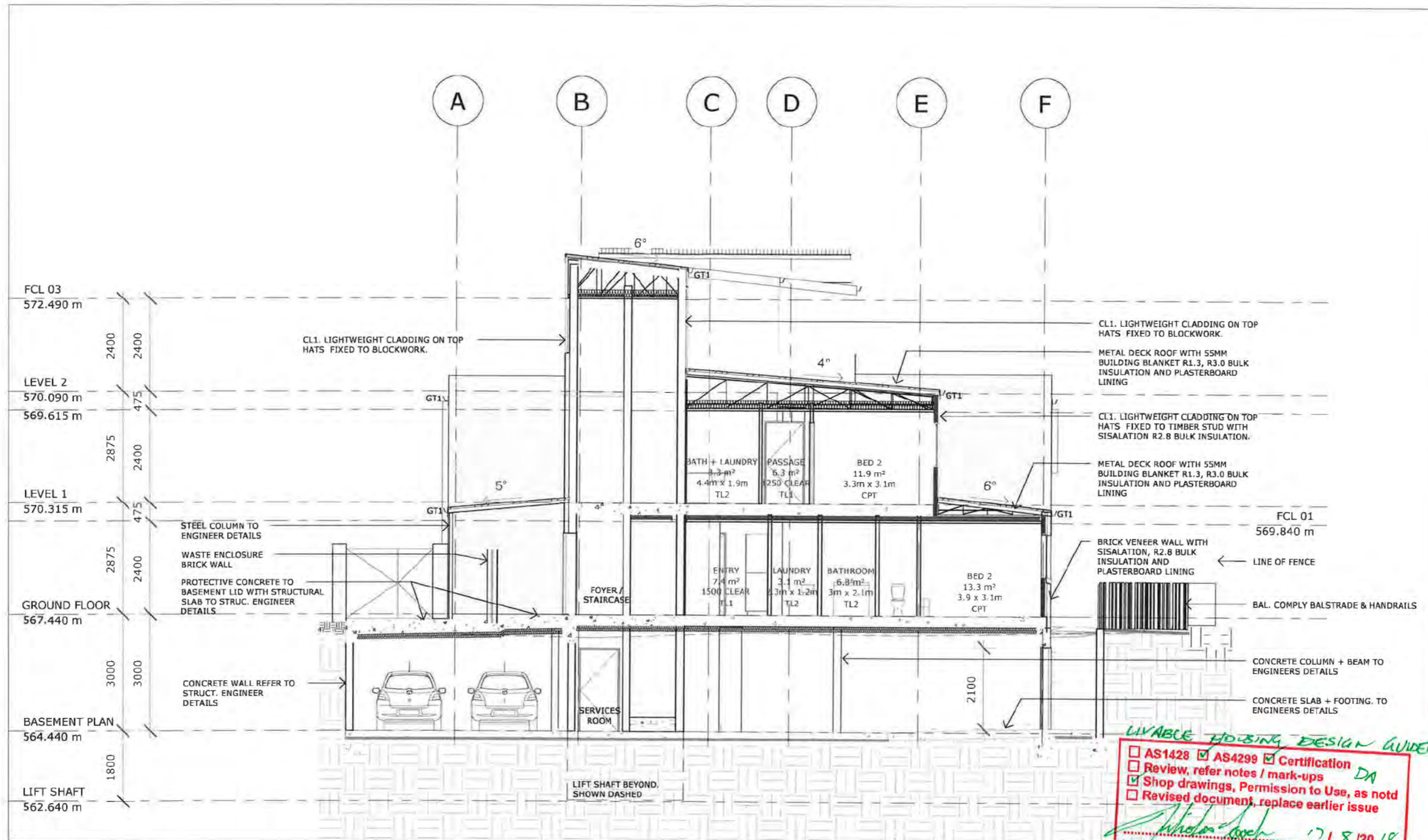
PROJECT STATUS:
For Consultation

SECTIONS SHEET 2
 ACT HOUSING - MULTI UNIT DEVELOPMENT
 9 FORBES STREET, TURNER ACT
 BK:9 SEC:46 TURNER
 SCALE: 1 : 100 @A3



NO DRAWING THIS SIDE.





LIVABLE HOUSING DESIGN GUIDELINES

AS1428 AS4299 Certification
 Review, refer notes / mark-ups
 Shop drawings, Permission to Use, as notd
 Revised document, replace earlier issue

Nicholas Goodwin 17/8/2018

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 SQC Architecture
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 (02) 6278 8500 0406 379 729
 nicholas.goodwin@sqa.com.au

1 SECTION 04
1 : 100

PROJECT STATUS:
For Consultation

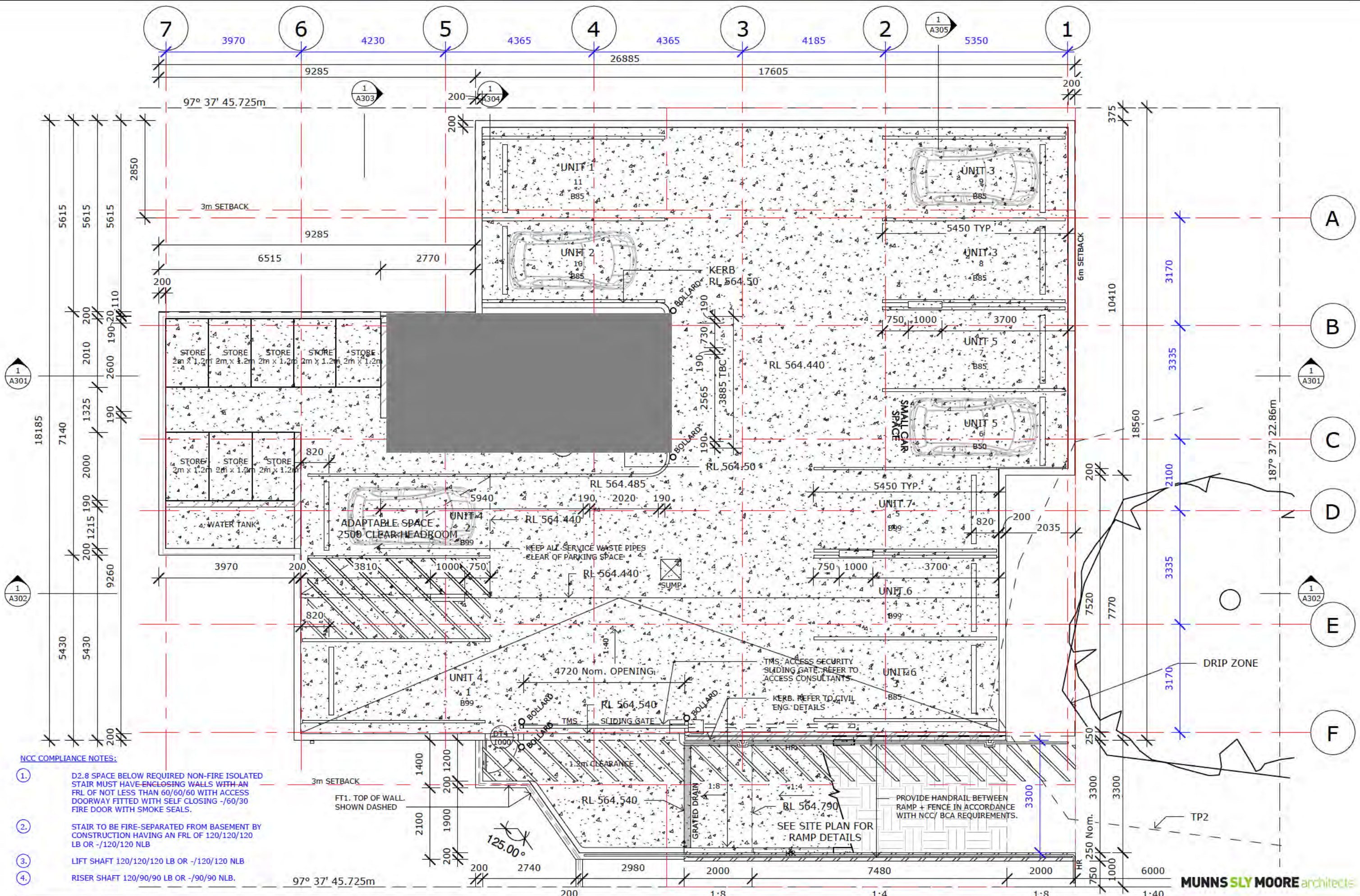
SECTIONS SHEET 4
ACT HOUSING - MULTI UNIT DEVELOPMENT
9 FORBES STREET, TURNER ACT
BK:9 SEC:46 TURNER
SCALE: 1 : 100 @A3



4031 A304

NO DRAWING THIS SIDE.





- NCC COMPLIANCE NOTES:**
- ① D2.8 SPACE BELOW REQUIRED NON-FIRE ISOLATED STAIR MUST HAVE ENCLOSING WALLS WITH AN FRL OF NOT LESS THAN 60/60/60 WITH ACCESS DOORWAY FITTED WITH SELF CLOSING -/60/30 FIRE DOOR WITH SMOKE SEALS.
 - ② STAIR TO BE FIRE-SEPARATED FROM BASEMENT BY CONSTRUCTION HAVING AN FRL OF 120/120/120 LB OR -/120/120 NLB
 - ③ LIFT SHAFT 120/120/120 LB OR -/120/120 NLB
 - ④ RISER SHAFT 120/90/90 LB OR -/90/90 NLB.

1 BASEMENT
1 : 100



PROJECT STATUS:
Issue For Approval

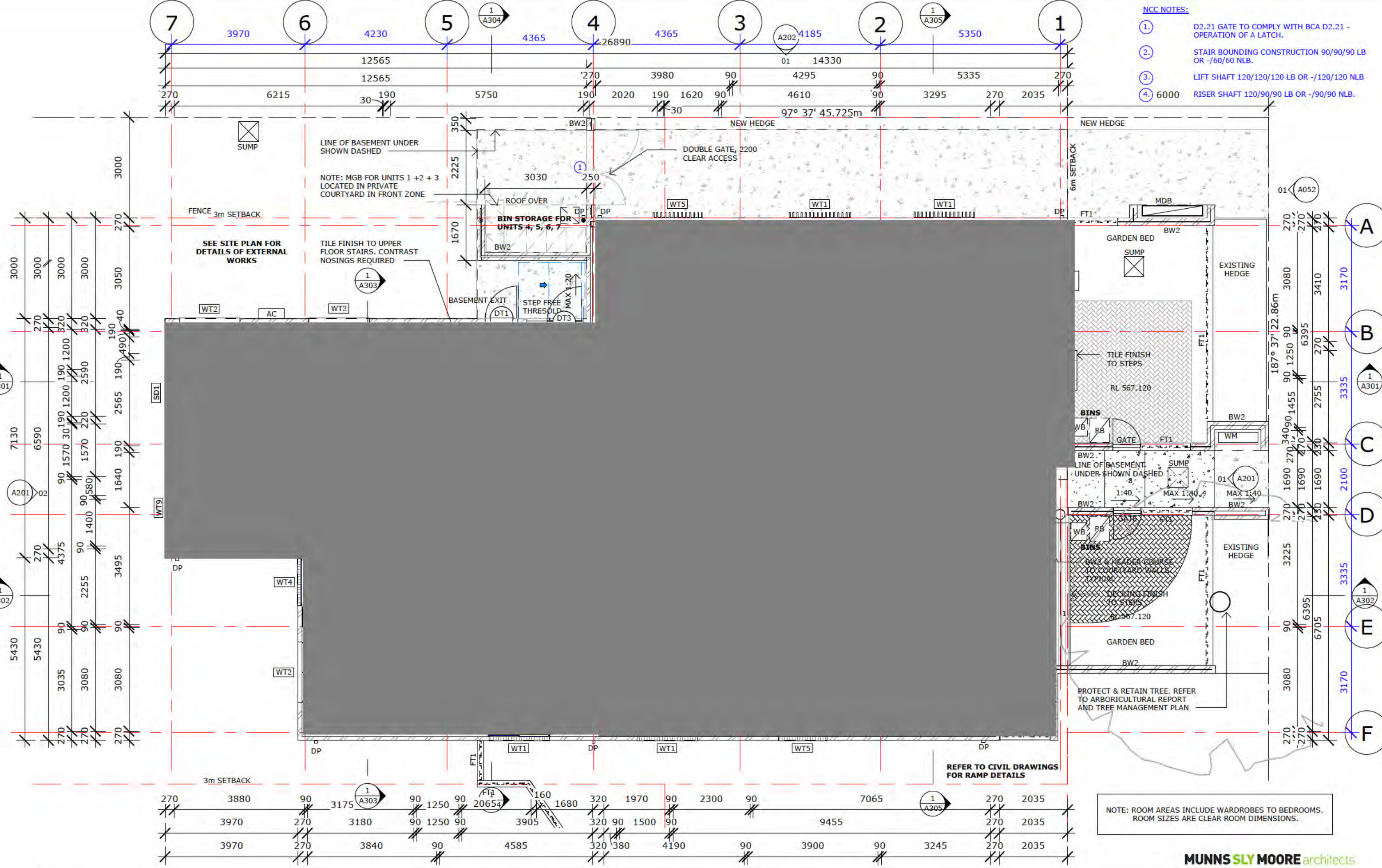
BASEMENT PLAN
HOUSING ACT - MULTI UNIT DEVELOPMENT
9 FORBES STREET, TURNER ACT
BK:9 SEC:46 TURNER
SCALE: As indicated @A3

MUNNS SLY MOORE architects

MUNNS SLY MOORE ARCHITECTS PTY LTD
9 Hall Street, PO Box 3593, Lyseham ACT 2602
Tel: 02 6288 8977 Fax: 02 6288 8500
www.munns-sly-moore.com.au

23/08/18

- NCC NOTES:**
- D2.21 GATE TO COMPLY WITH BCA D2.21 - OPERATION OF A LATCH.
 - STAIR BOUNDING CONSTRUCTION 90/90/90 LB OR -/60/60 NLB.
 - LIFT SHAFT 120/120/120 LB OR -/120/120 NLB
 - 6000 RISER SHAFT 120/90/90 LB OR -/90/90 NLB.



1 GROUND FLOOR
1:100



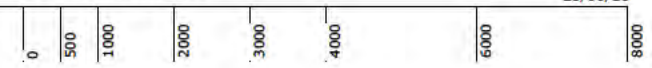
PROJECT STATUS:
Issue For Approval

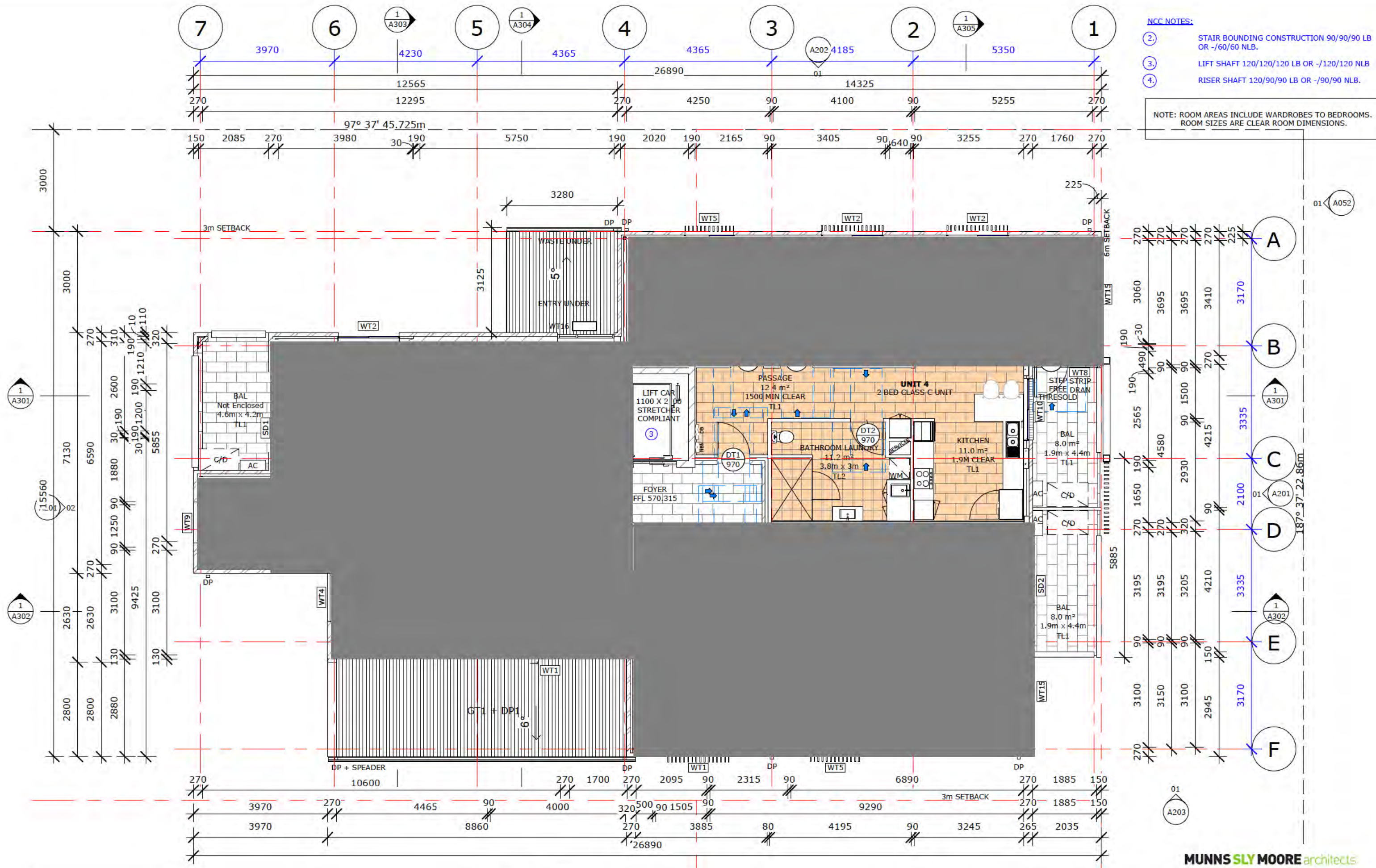
GROUND FLOOR
HOUSING ACT - MULTI UNIT DEVELOPMENT
9 FORBES STREET, TURNER ACT
BK:9 SEC:46 TURNER
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Ph +61 2 6268 8922 F +61 2 6268 8500
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 - ③ LIFT SHAFT 120/120/120 LB OR -/120/120 NLB
 - ④ RISER SHAFT 120/90/90 LB OR -/90/90 NLB.

NOTE: ROOM AREAS INCLUDE WARDROBES TO BEDROOMS. ROOM SIZES ARE CLEAR ROOM DIMENSIONS.

1 LEVEL 1
1 : 100



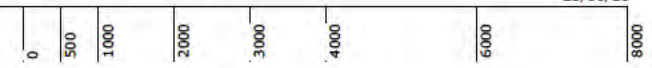
PROJECT STATUS:
Issue For Approval

LEVEL 1 FLOOR PLAN
HOUSING ACT - MULTI UNIT DEVELOPMENT
9 FORBES STREET, TURNER ACT
BK:9 SEC:46 TURNER
SCALE: As indicated @A3



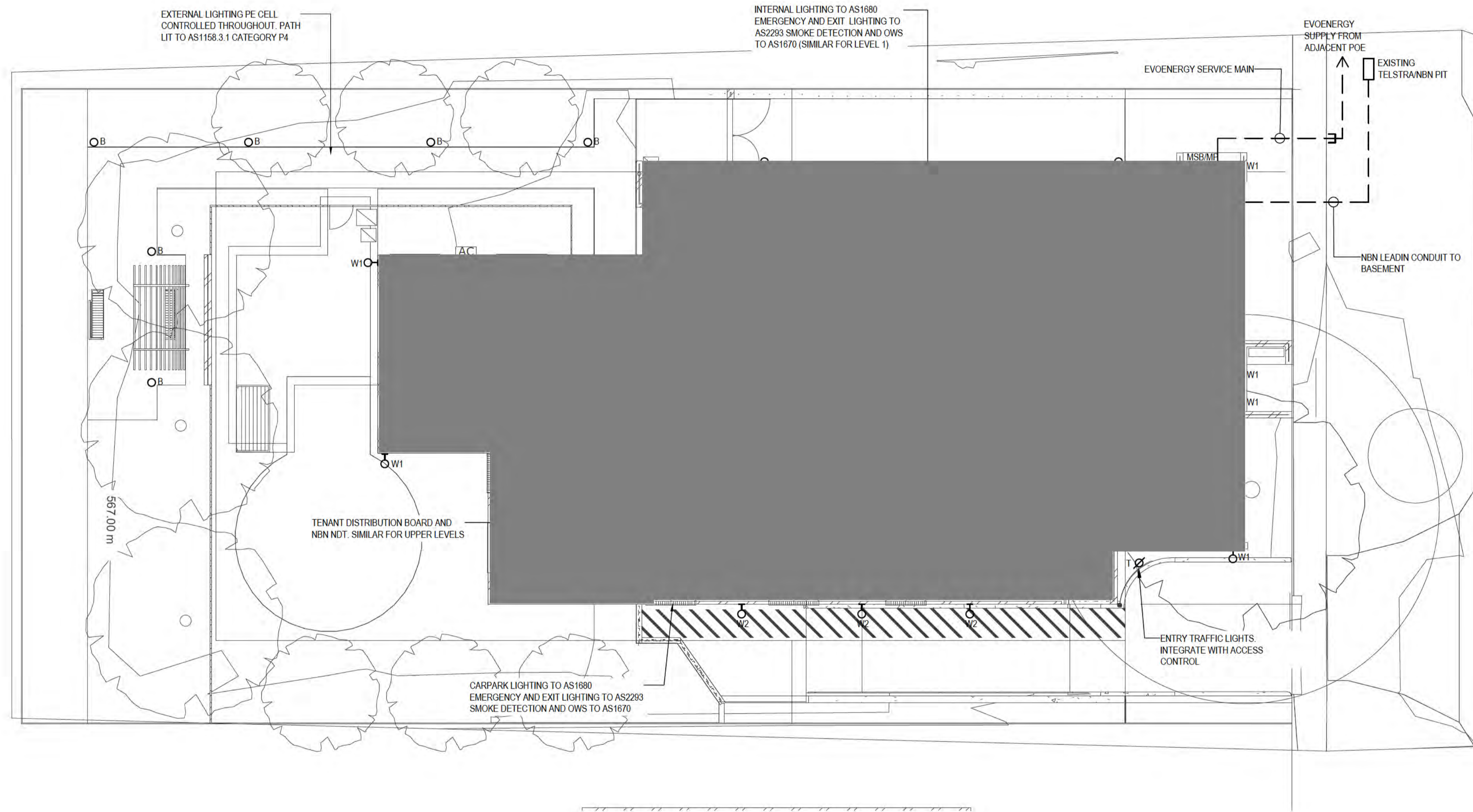
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BLOCKS 9, SECTION 46, TURNER (9 FORBES STREET)

ELECTRICAL SERVICES



LEGEND LIGHTING

- A WIP BATTEN
- B BOLLARD LIGHT
- o EXTERIOR SURFACE MOUNTED
- D INTERIOR SURFACE MOUNTED OR DOWNLIGHT
- E EXIT SIGN
- F EMERGENCY LIGHT
- W1 WALL MOUNTED LIGHT ENTRY AREAS FULL CUTOFF
- W2 WALL MOUNTED LIGHT CARPARK RAMP FULL CUTOFF
- T TRAFFIC LIGHT

LEGEND POWER & COMMUNICATIONS

- DB DISTRIBUTION BOARD OR MAIN SWITCHBOARD/METER PANEL
- NTD NBN NETWORK TERMINATION DEVICE

LEGEND FIRE

- FIP FIRE INDICATOR PANEL AND OCCUPANT WARNING SYSTEM

NOTES

1. ALL EXTERNAL LIGHTING SHALL BE CONTROLLED BY DAYLIGHT SENSOR.
2. ALL EXTERNAL LIGHTING COMPLIES WITH THE FOLLOWING:
 - AUSTRALIAN STANDARD AS1158: LIGHTING FOR ROADS AND PUBLIC SPACES PART 3.1: PEDESTRIAN AREA LIGHTING - PERFORMANCE AND DESIGN REQUIREMENTS
 - AUSTRALIAN STANDARD AS1158: LIGHTING FOR ROADS AND PUBLIC SPACES PART 2: COMPUTER PROCEDURES FOR THE CALCULATIONS OF LIGHT TECHNICAL PARAMETERS FOR CATEGORY V AND CATEGORY P LIGHTING.
 - AUSTRALIAN STANDARD AS4248: THE CONTROL OF OBTRUSIVE EFFECTS OF OUTDOOR LIGHTING, IN CASE OF SECURITY LIGHTING.

REV	DATE	DESCRIPTION	BY	CHK	APP
A	16/08/18	DA ISSUE	JBR	ACE	GA

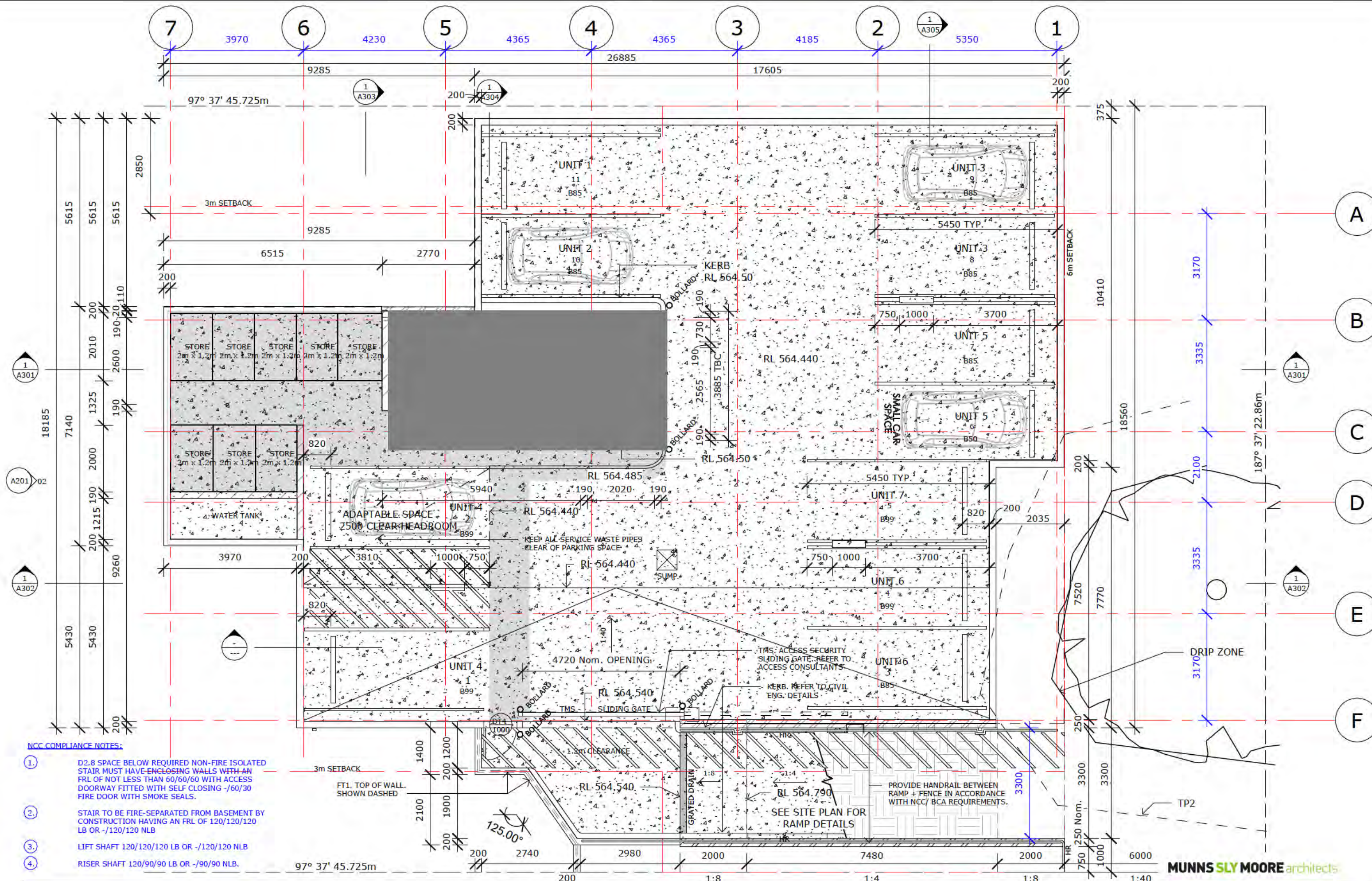


ELECTRICAL CONSULTANT:
AHERN CONSULTING ENGINEERS PTY LTD
 10 SEVERNE ST
 QUEANBEYAN NSW 2620
 P 0406 779 235
 F/P 02 6284 2215
 E gordon@ahernce.com.au

CLIENT:

 PROJECT:
 BLOCKS 9, SECTION 46, TURNER
 9 FORBES STREET

DRAWING NAME:		
ELECTRICAL SERVICES		
DRAWING NO:	REVISION:	SHEET SIZE:
17064-E1	A	A1
SCALE:	DRAWN:	APPROVED:
1:100	JBR	ACE



- NCC COMPLIANCE NOTES:**
- ① D2.8 SPACE BELOW REQUIRED NON-FIRE ISOLATED STAIR MUST HAVE ENCLOSING WALLS WITH AN FRL OF NOT LESS THAN 60/60/60 WITH ACCESS DOORWAY FITTED WITH SELF CLOSING -/60/30 FIRE DOOR WITH SMOKE SEALS.
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 - ③ LIFT SHAFT 120/120/120 LB OR -/120/120 NLB
 - ④ RISER SHAFT 120/90/90 LB OR -/90/90 NLB.

1 BASEMENT
1 : 100

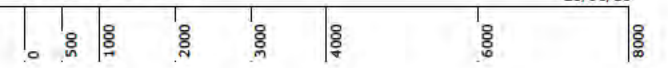


PROJECT STATUS:
Issue For Approval

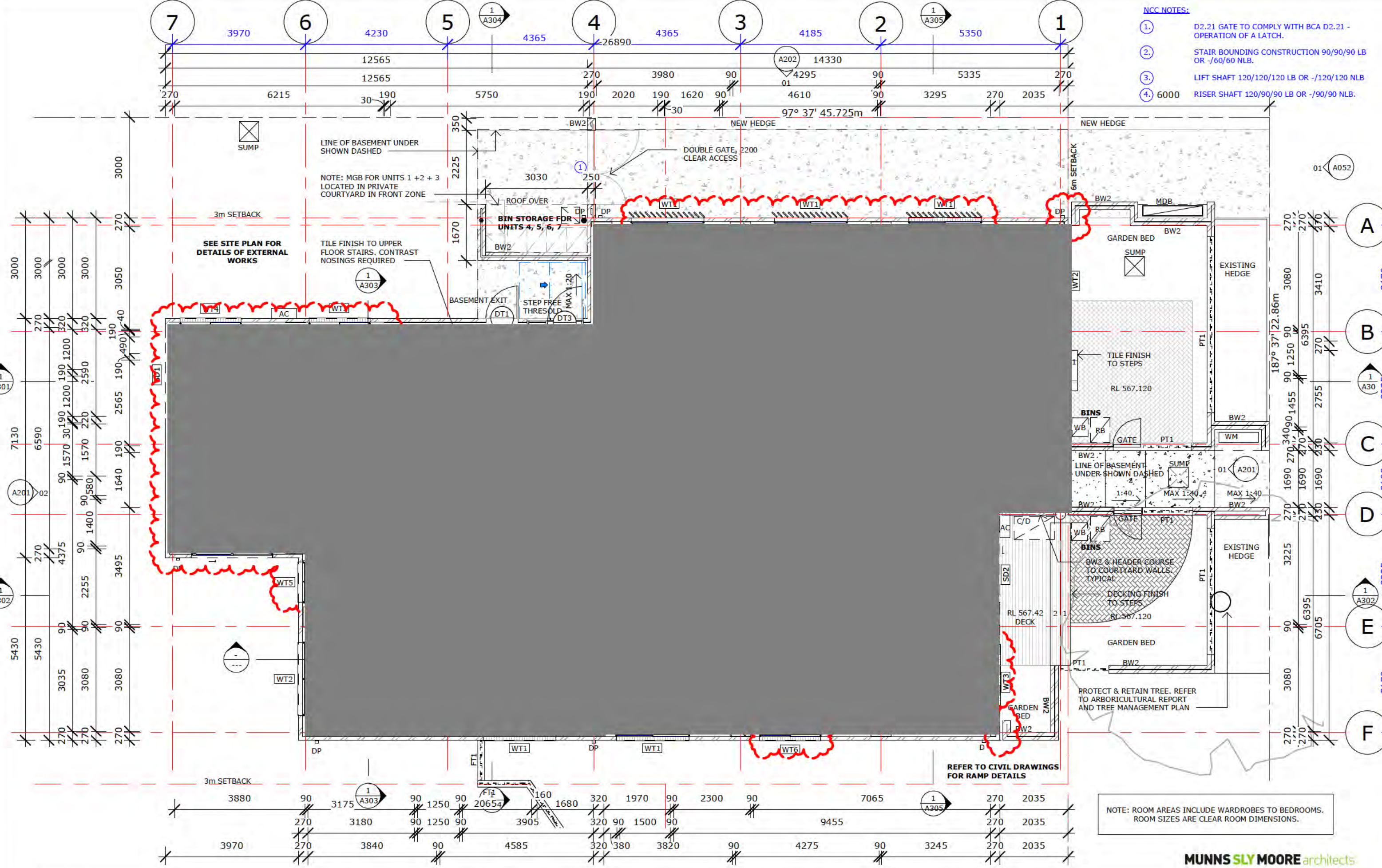
BASEMENT PLAN
HOUSING ACT - MULTI UNIT DEVELOPMENT
9 FORBES STREET, TURNER ACT
BK:9 SEC:46 TURNER
SCALE: As indicated @A3

MUNNS SLY MOORE architects

MUNNS SLY MOORE ARCHITECTS PTY LTD
9 HALL STREET, SUITE 201, LYSHAM ACT 2482 AUSTRALIA
P +61 7 2548 8922 F +61 7 2548 8920
WWW.MUNNS-SLY-MOORE.COM.AU



- NCC NOTES:**
- D2.21 GATE TO COMPLY WITH BCA D2.21 - OPERATION OF A LATCH.
 - STAIR BOUNDING CONSTRUCTION 90/90/90 LB OR -/60/60 NLB.
 - LIFT SHAFT 120/120/120 LB OR -/120/120 NLB
 - 6000 RISER SHAFT 120/90/90 LB OR -/90/90 NLB.



NOTE: ROOM AREAS INCLUDE WARDROBES TO BEDROOMS. ROOM SIZES ARE CLEAR ROOM DIMENSIONS.

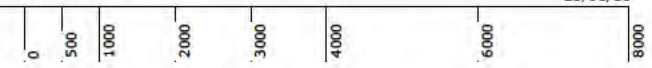
REFER TO CIVIL DRAWINGS FOR RAMP DETAILS

1 GROUND FLOOR
1:100



PROJECT STATUS:
Issue For Approval

GROUND FLOOR
HOUSING ACT - MULTI UNIT DEVELOPMENT
9 FORBES STREET, TURNER ACT
BK:9 SEC:46 TURNER
SCALE: As indicated @A3

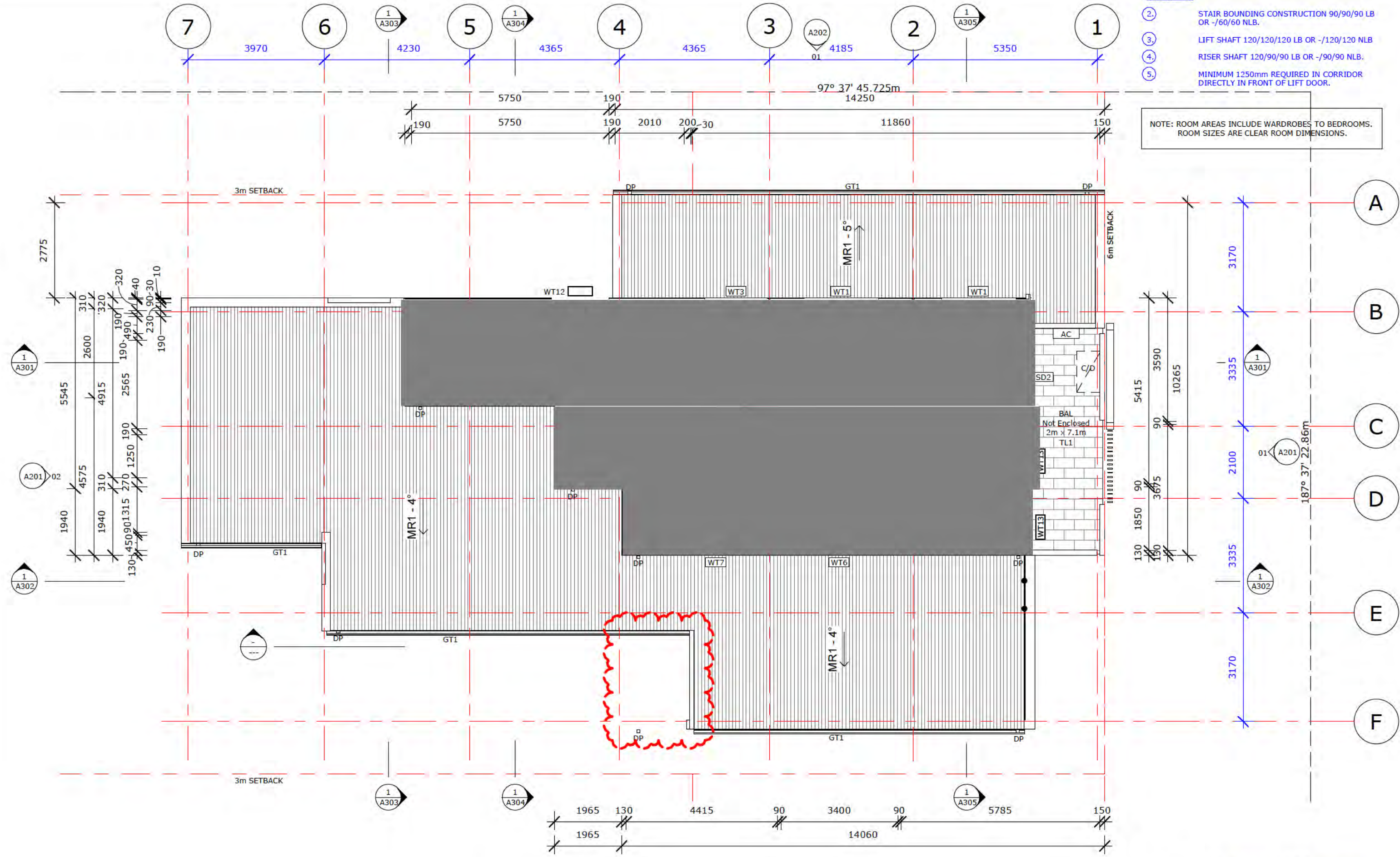


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 - ③ LIFT SHAFT 120/120/120 LB OR -/120/120 NLB
 - ④ RISER SHAFT 120/90/90 LB OR -/90/90 NLB.
 - ⑤ MINIMUM 1250mm REQUIRED IN CORRIDOR DIRECTLY IN FRONT OF LIFT DOOR.

NOTE: ROOM AREAS INCLUDE WARDROBES TO BEDROOMS. ROOM SIZES ARE CLEAR ROOM DIMENSIONS.



1 LEVEL 2
1 : 100

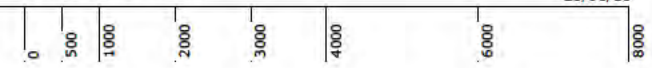


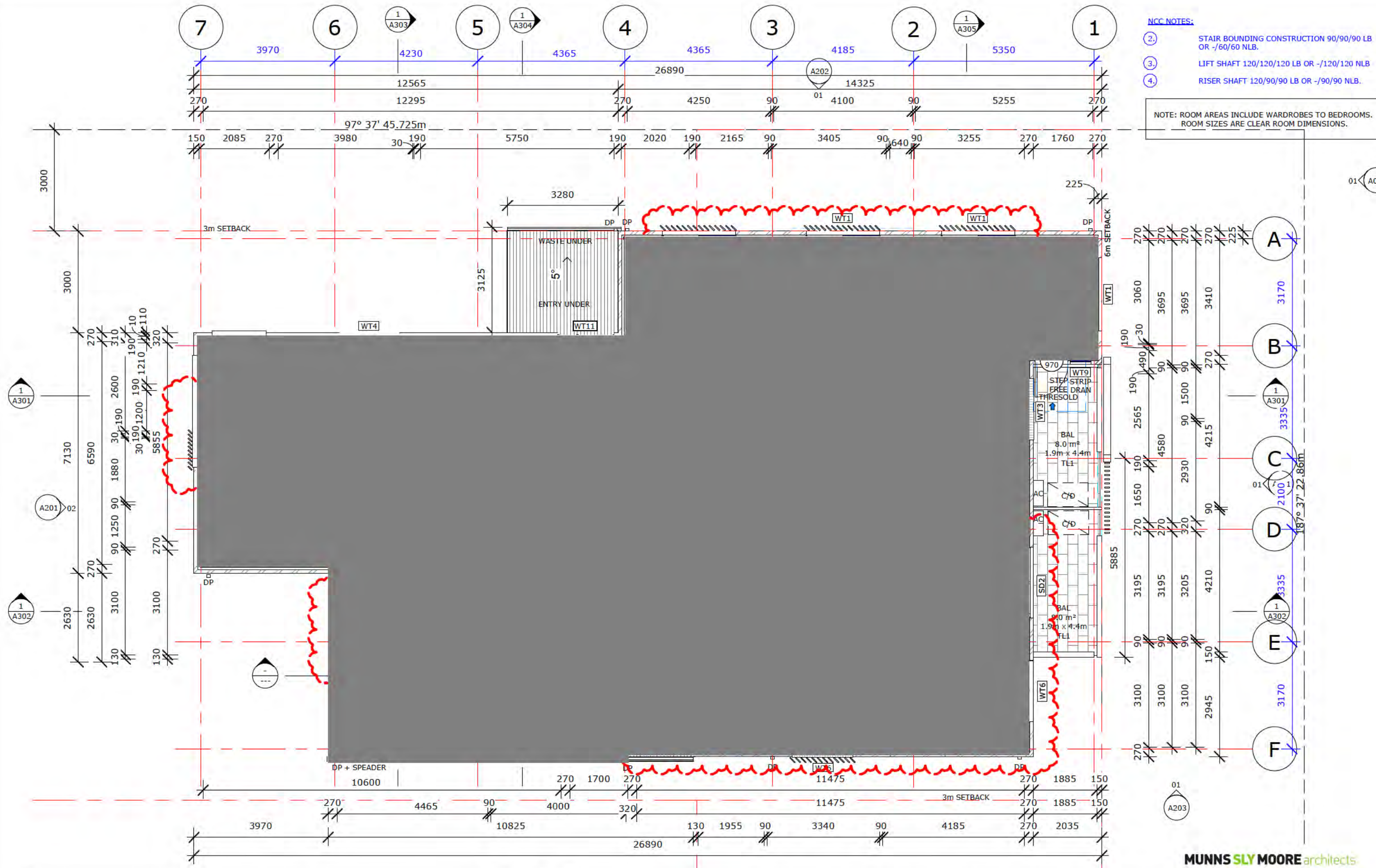
PROJECT STATUS:
Issue For Approval

LEVEL 2 FLOOR PLAN
HOUSING ACT - MULTI UNIT DEVELOPMENT
9 FORBES STREET, TURNER ACT
BK:9 SEC:46 TURNER
SCALE: As indicated @A3

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9 Hall Street, PTU Hse 2072, Lynton ACT 2402 Australia
T +61 7 6248 8922 F +61 7 5248 8530
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1 LEVEL 1
1 : 100



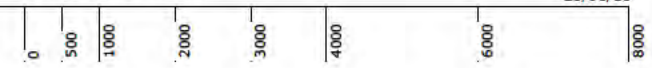
PROJECT STATUS:
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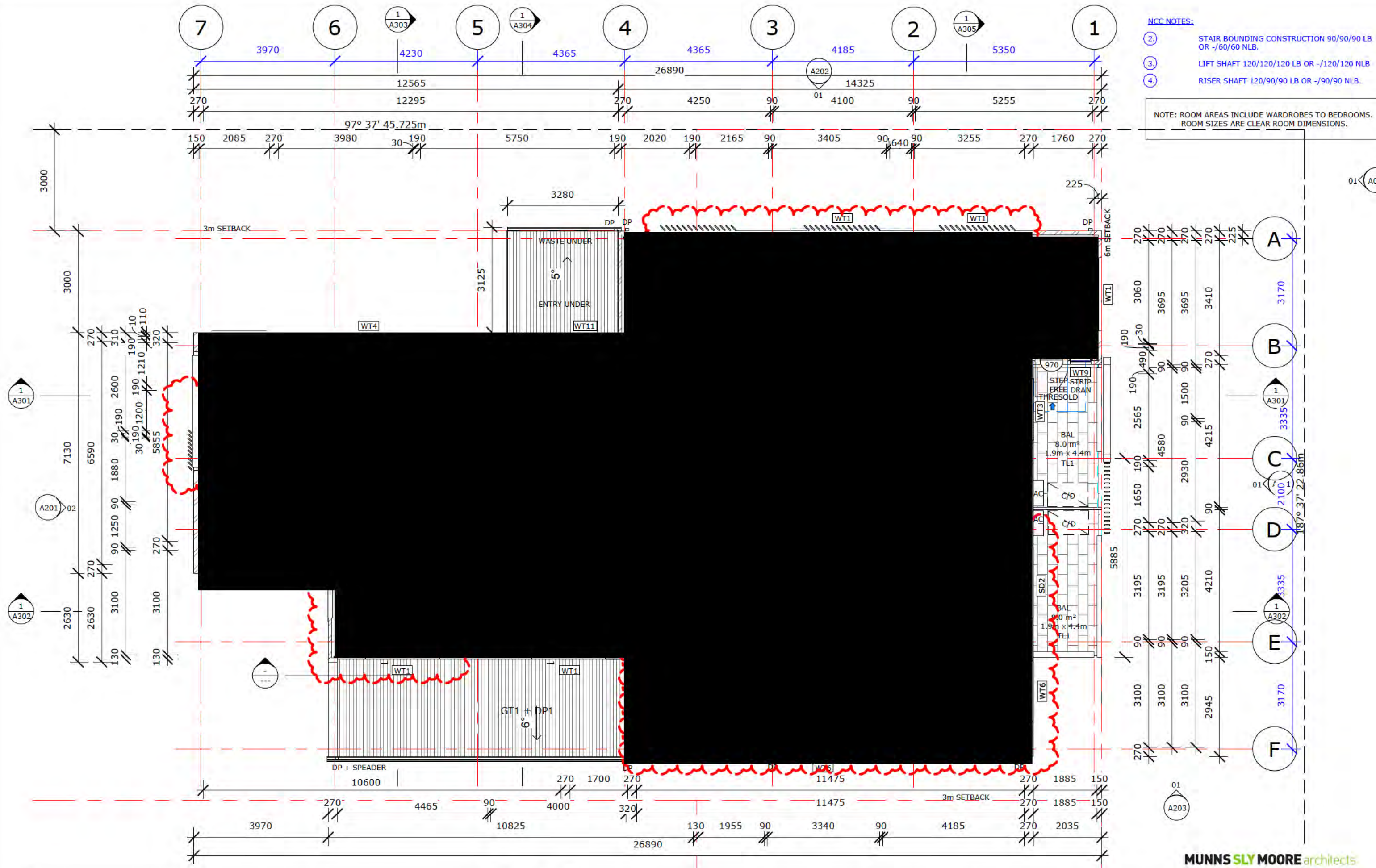
LEVEL 1 FLOOR PLAN
HOUSING ACT - MULTI UNIT DEVELOPMENT
9 FORBES STREET, TURNER ACT
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1 LEVEL 1
1 : 100



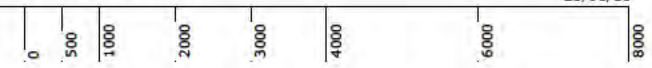
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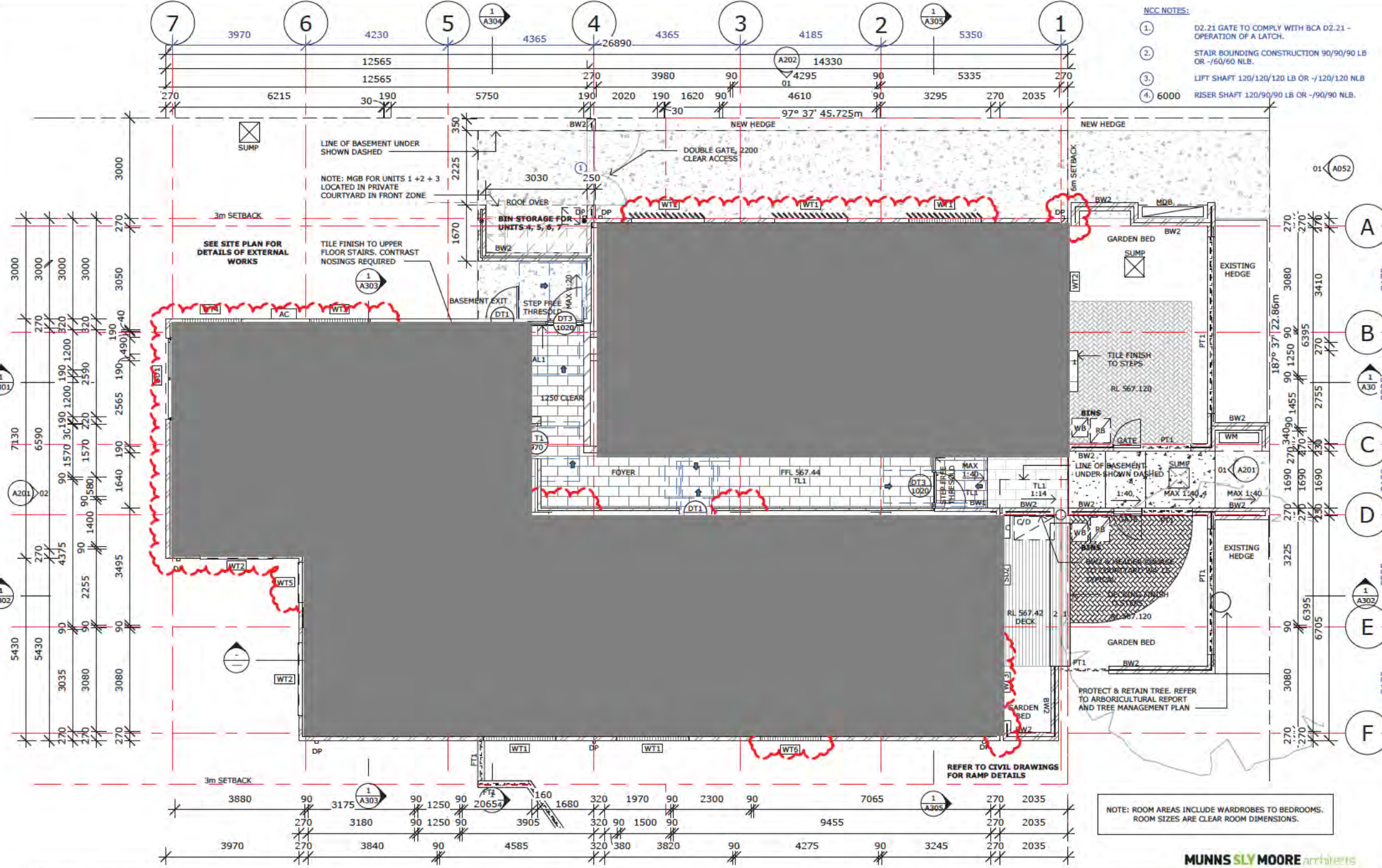
LEVEL 1 FLOOR PLAN
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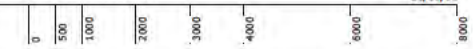
- NCC NOTES:**
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1 GROUND FLOOR
1:100



PROJECT STATUS
Issue For Approval

GROUND FLOOR
HOUSING ACT - MULTI UNIT DEVELOPMENT
9 FORBES STREET, TURNER ACT
BK: 9 SEC: 46 TURNER
SCALE: As Indicated @A3



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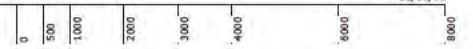
NOTE: ROOM AREAS INCLUDE WARDROBES TO BEDROOMS.
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1 LEVEL 1
1 : 100



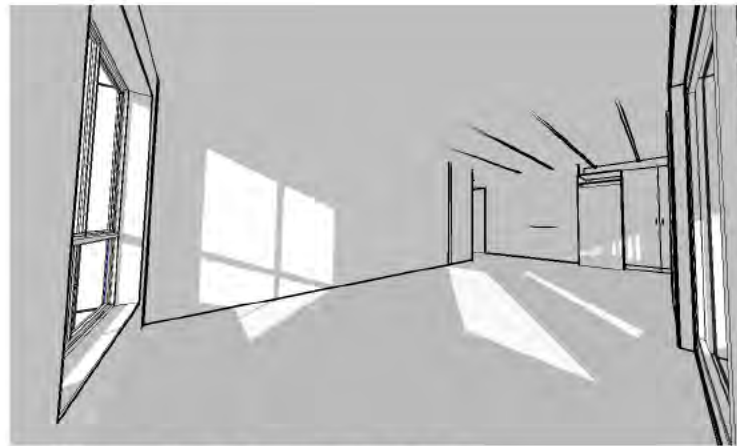
PROJECT STATUS
Issue For Approval

LEVEL 1 FLOOR PLAN
HOUSING ACT - MULTI UNIT DEVELOPMENT
9 FORBES STREET, TURNER ACT
BK:9 SEC:46 TURNER
SCALE: As Indicated @A3



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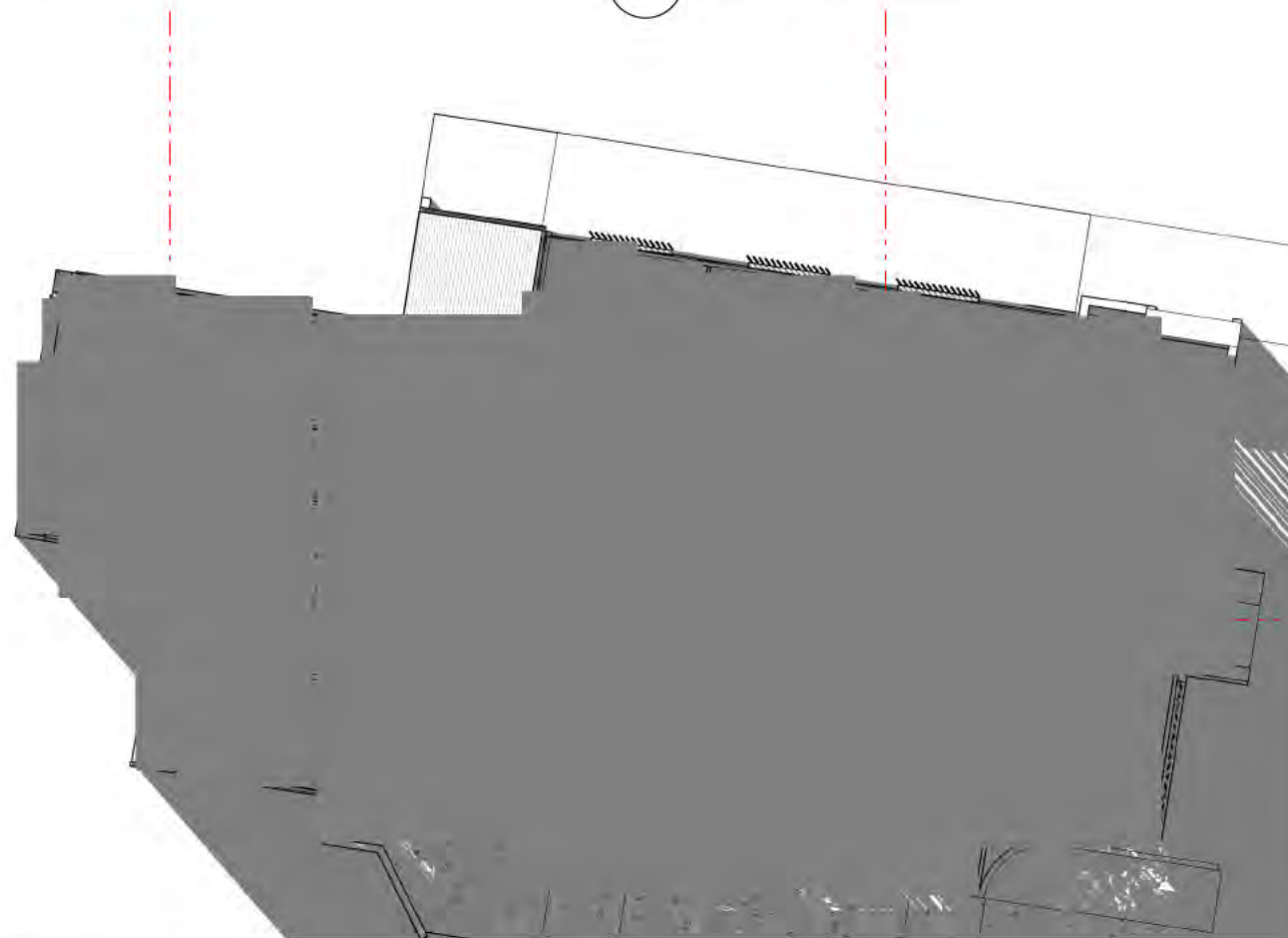




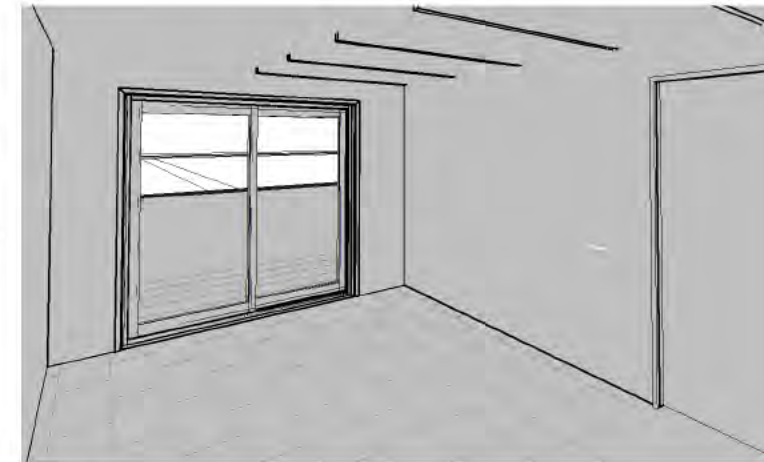
2 UNIT 6 - F+M - 21 JUNE - 3pm



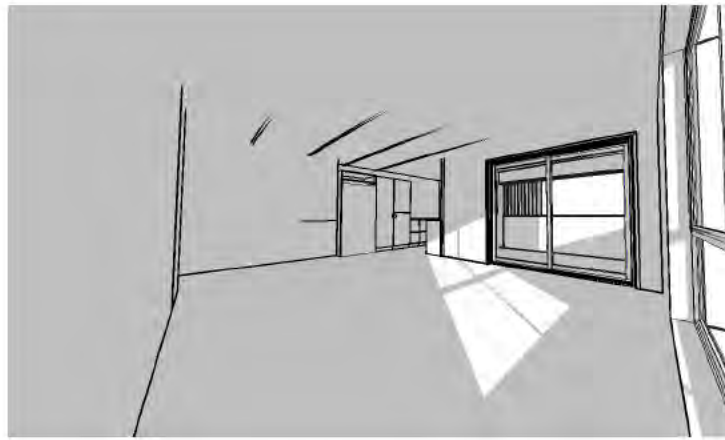
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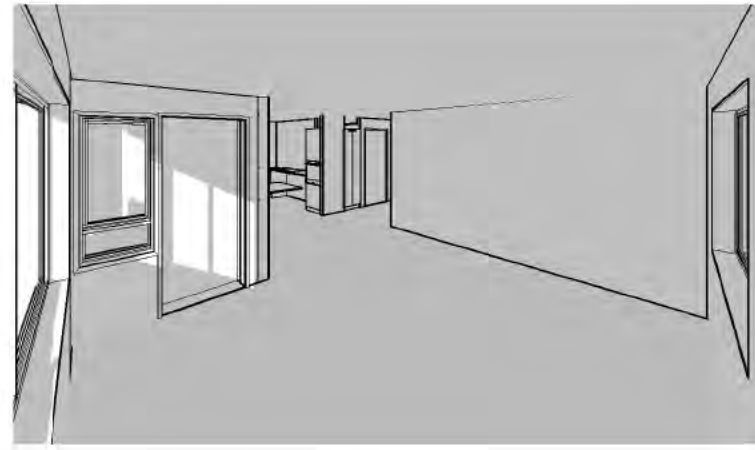
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4 UNIT 5 - F+M - 21 JUNE - 3pm
NO SOLAR PENETRATION



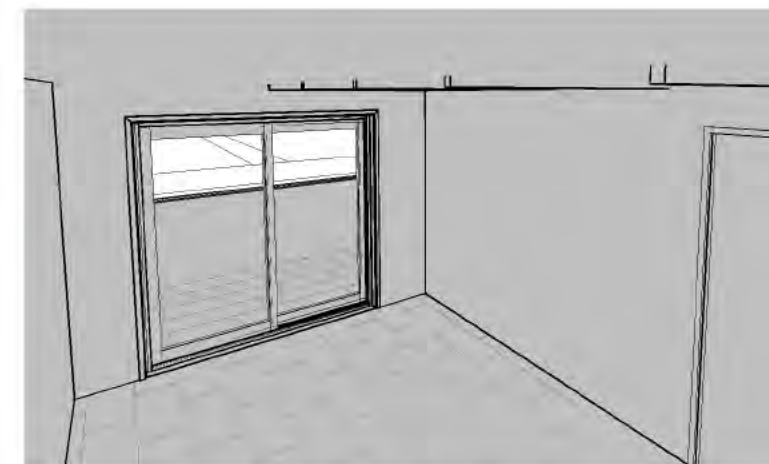
2 UNIT 6 - F+M - 21 JUNE - 9am



3 UNIT 4 - F+M - 21 JUNE - 9am



1 LEVEL 1 - SUN PENETRATION - 21 JUNE - 9am



4 UNIT 5 - F+M - 21 JUNE - 9am