

DA

DA No. 201936238 ..

Approval Date 19-DEC-2019

Suburb

Suburb CHAPMAN

Section 35

Areas

Blocks		
16		1221.5
17		1250.3

New Block Total : 2471.8

Lease Details

Block	Comm.Date	Expiry Date
16	19-JUN-1973	18-JUN-2072
17	14-JAN-1974	13-JAN-2073

Note: Enquiry officer is to verify and amend above data against actual lease before finishing.

Balance Lease Period Of Theoretical Block

Commencement date from 19-DEC-2019 is 02-OCT-1973

Termination date from 19-DEC-2019 is 01-OCT-2072

Recalculate

Print

Quit

**DA ASSESSMENT – Merit Track**

Block/s:	16, 17	DA number:	201936238
Section:	35	Date lodged:	2-Oct-19
Suburb:	CHAPMAN	Due date:	05/12/2019
Zone/s:	RZ2 Suburban Core	Unit Number (if applicable)	
Proposal:	PROPOSAL FOR MULTI UNIT DEVELOPMENT AND LEASE VARIATION – demolition of two existing dwellings and consolidation of two blocks. Proposed construction of 8 new two storey dwellings, attached undercover/enclosed carparking and associated works. LEASE VARIATION to specify eight (8) dwellings and consolidation of two blocks.		
Proposed Use:	Multi Unit Housing		
Is the proposed use permissible under the zone development table or Crown Lease	<input checked="" type="checkbox"/> Yes - under development table <input checked="" type="checkbox"/> No - in Crown Lease (subject to included lease variation) <input type="checkbox"/> Other – specify:		

STAGE 1 – APPRAISAL AND PRELIMINARY ASSESSMENT

Did the proposal have a pre-application meeting:	No
Is the notification wording appropriate:	Yes
Have all Entities been referred to?	Yes
NOD outline saved into Objective	Yes
MPRG Triggers: Click to view Triggers	Does the proposal trigger referral to the MPRG: No <input type="text"/>
Has a conflict of interest been declared?	No
Do representors have the right to review in ACAT? (See Schedule 1 of the Act and Schedule 3 of the Regulation)	Yes

Is a public land management plan in force over the land, (s.120(f))	NO
Is an environmental significance opinion in force & relevant: (s.120(c))	<input checked="" type="checkbox"/> No known ESO applies
Have any issues been identified that would result in a refusal:	No
Conditions required from initial review of application or Territory Plan assessment:	No special conditions required <input type="text"/>

<p>Initial appraisal – likely assessment task:</p> <p>NOTE: Categories (Green, Amber, Red) should reflect potential complexities. This is a guide only based on the initial check and can change throughout assessment if required.</p>	<p><input type="checkbox"/> GREEN</p> <p><input checked="" type="checkbox"/> AMBER</p> <p>Multi unit proposal</p> <p><input type="checkbox"/> RED – Note: Further Information should not be requested at this stage if the DA is to be refused</p>
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Completion

<p>Stage 1 assessment has been completed.</p>		
<p><input checked="" type="radio"/> The application is suitable for advancement (to the next assessment Stage).</p> <p><input type="radio"/> The DA is recommended for refusal – Reasons for refusal has been added to the Draft NoD.</p> <p><input type="radio"/> Other. To discuss</p>		
<p>Assessment officer:</p>	<p>Name FINN MALMBERG</p>	<p>05/02/2020</p>

STAGE 2 – INFORMATION COLLECTION (ENTITIES – including EPSDD DA Leasing)

The DA was referred to the following Entities (or internal Sections) with the following response(s):

Entity	Did the entity support the application?	Assessment comments / Conditions required
Evo Energy - Electricity	Yes - with conditions	Std entity conditions. Copy of advice attached to NOD
Evo Energy - Gas	Yes - with conditions	Std entity conditions. Copy of advice attached to NOD
ICON Water	Yes - with conditions	Std entity conditions. Copy of advice attached to NOD
TCCS	Yes - with conditions	Recommended conditions imposed in NOD. Standard conditions attached to NOD.
EPA (Environment Protection Authority)	Yes - with conditions	Recommended conditions imposed in NOD.
TPU (Tree Protection Unit)	Yes - with conditions	Recommended conditions imposed in NOD.
ORS	Yes - without conditions	Support under s150 no response.
Other:		
EPSDD DA Leasing	Yes	<input checked="" type="radio"/> DA leasing advice entered in Draft NoD
Does any Entity advice received trigger referral to either the LRP or MPRG:	<p>No if yes, which Entity:</p> <p>If yes; Email sent to MPRG / LRP coordinator (MPRGandLRP@act.gov.au) to book the DA in. Date Sent: Click or tap to enter a date.</p>	
Does any entity advice received mean the application must be refused:	No	
Conditions required from entity advice:	Entered in draft NoD: Yes	

Final

Has the entity advice received on this application been considered: (s.120(e))	Yes, see summary above.
An <i>alias</i> of advice from the Utility service providers and other relevant entities has been moved into the approved plans folder.	Yes

STAGE 3 – ISSUES CONSIDERATION (REPRESENTATIONS)

- Representation/s were made in respect of the application under section 156 of the Planning and Development Act 2007. All Representation have been read and considered, and a summary of key concerns / issues can be found below:

<p>Specify number of Representation/s received:</p> <p style="border: 1px solid black; padding: 2px;">Nine (9)</p>	<p>NOTE: If 10 or more Reps – refer to MPRG</p>
Area of concern / issue	Representation comment - Territory Plan response
Proposal is overdeveloped and does not address the residential zone objectives for R22	The maximum number of adaptable units for the consolidated blocks complies with table A3 of the MUHDC. The development complies with the maximum plot ratio and is deemed to meet the criteria for setbacks.
Solar access and privacy for adjoining residences (to the south) will be substantially impacted by the proposal	Unit 8 shows substantial site-cut to minimise overshadowing to the adjoining block to the south.
Inadequate visitor parking	2 visitor parking spaces are proposed and meet the PVAGC
The proposal breaches a number of rules of the code and doesn't appropriately justify or meet the criteria.	Rules and criteria are considered met as per the assessment
Privacy to adjoining blocks, especially Unit 2 @ 5 Sidaway St, will be impacted (2 nd storey windows overlooking)	Unit 8 contains no windows on the upper floor that directly face the southern boundary. The western window on the upper floor is located within the stairwell. South-facing windows of other units are setback greater than 12m from the southern boundary and is considered adequate separation for privacy to adjoining blocks.
PPOS for Units 7 & 8 do not meet requirements, namely privacy	The PPOS for units 7 & 8 are adequately screened with courtyard walls
Internal driveway and visitor parking not setback from boundary 1m or sufficiently enough to facilitate planting	900mm is considered adequate.
Proposal encroaches on tree protection zone of protected trees on site	TPU supported
Waste collection is inappropriate for the sites location given the busy street frontages	TCCS supported
Density of the proposal will put pressure on infrastructure and services	Entities supported
Proposal fails to meet AS4299 Class C requirements	Access and mobility report deemed to satisfy requirements
Impact of noise from air conditioning units	EPA supported with conditions
Proposal will increase traffic congestion in the area and pose a risk to children at the nearby Chapman Primary school.	TCCS supported
3 Representations identical – From a couple who submitted the same comments individually via email/form and together as a letter.	
Do any issues raised in representations require a further information request: (s.141 or 144)	<p>No</p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div> <p>Has the further information request been reviewed by the manager? Choose an item.</p> <p>Note: must be reviewed prior to being requested</p> <p>Date request sent in e-development: Click or tap to enter a date.</p>

	Date email request sent: Click or tap to enter a date.
Was a site inspection undertaken in this stage:	No - Aerial imagery on ACTMapi deemed sufficient

Additional information requests:

Is further information required as a result of stages 2 and 3?: (s.141 or s.144)	No	NOTE: send out Further Information unless agreed with Manager
List items if required		

Completion

Stages 2 and 3 has been completed with no issues identified.
 Stages 2 and 3 has been completed with the following issues noted:
 Choose an item.
 Stages 2 and 3 has identified issues that prevent further assessment, specifically (insert below)

All entities support - conditions imposed in NOD - 9 representations, thorough assessment and response required.

Assessment officer:	Name FINN MALMBERG	Date: 05/02/2020
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STAGE 4 – TERRITORY PLAN ASSESSMENT

Large number of representations primarily focussed on similar issues. Privacy and solar access big concern for southern adjoining dwellings and overall density is not supported. Response required pending Stage 4 assessment as many issues focus on elements non-complying with rules.

Proposed Use	Q1. Is the proposed use allowable in the applicable zone/s? Yes Q2. Is the proposal permitted under the Crown Lease? Subject to Lease Variation (included)	
Territory Plan assessment		
Select relevant code: (click box) (Select more than one if required)	<input checked="" type="checkbox"/> Multi-unit Housing Development code <input checked="" type="checkbox"/> Chapman Precinct Map <input checked="" type="checkbox"/> Residential Zone Development code <input checked="" type="checkbox"/> Parking and Vehicular Access General code <input checked="" type="checkbox"/> Crime Prevention through Environmental Design General code <input checked="" type="checkbox"/> Waterways Water Sensitive Urban Design General code <input checked="" type="checkbox"/> Lease variation General code Specify relevant Development Code/s: <div style="border: 1px solid black; padding: 2px;">Multi Unit Housing, Residential Zones</div> Specify relevant Precinct Code/s: <div style="border: 1px solid black; padding: 2px;">Chapman Precinct</div>	
The assessing officer undertook an assessment of the proposal and found that the following KEY rules and criteria warrant further discussion. Note: Further issues may have been identified in a plan based assessment that have not necessarily been included in this or is of a significance that did not warrant particular discussion. NOTE: Assessment Officers to pay particular attention to all mandatory rules		
Code	Rule / Criteria	Assessment/Discussion
Chapman Precinct	All	No additional provisions apply that are relevant to the subject site or development.
Residential Zones	R2	To confirm – development is to comply with Multi-unit housing development code
	R35	Complies – Consolidation is permitted as all dwellings on the land are lawfully constructed
	R37	Complies – consolidated blocks present a continuous street frontage
	R57	Complies – evidence of 40% reduction in mains water consumption provided.
	R58	Non-compliant – The applicant has not provided stormwater management WSUD requirements as required for sites over 2,000m ² (stated N/A in SAC) S144B – WSUD documents submitted Stormwater management plan prepared by Pierre Dragh Consulting Engineers Water tanks, retention and detention storage proposed for each unit However the plans show original design. Impose condition to update stormwater management plan to be consistent with amendment.
	R62	Complies – conservator advice in support of the proposal, subject to conditions.
MUHDC	R8	Complies – Maximum permissible plot ratio not exceeded – 50% permitted, 49.91% achieved S144B – Area plans show carport and storage GFA but is not included in the plot ratio calculation. Assessment found the calculation is correct; complies.
	R14	Complies – As the proposal is for adaptable housing, additional dwellings are permitted above those permitted for standard residential blocks. The additional dwellings above those from R12/Table A2 are required to be built post-adapted. Applicant is required to build 1 post adapted and has indicated as such (Unit 7)

	R15	Non-compliant – The proposal does not comply with the rule and it's mandatory. Max 4 dwellings per building is permitted, proposal presents 6 attached townhouse style all part of 1 building. S144B – amended building to contain max of 3 dwellings; complies.
	R19	Complies – Max. no. of storeys complies
	R23	Complies – Max HOB complies
	R26	Complies – All buildings on site are contained within the solar building envelope. Unit 8 is in close proximity, however, the use of cut and retaining walls reduces the height of the dwelling on the southern boundary and the elevation plan indicates the closest points are within the envelope.
	C29	Consistent – The proposal is not compliant with the rule, however, the applicant by way of supporting plans and written documentation has demonstrated the development is not inconsistent with the associated criteria. Units 7 & 8 encroach into the front boundary setback to open space, however it is considered to be minor and equates to approx. 5m ² of GFA encroaching, maintains consistency with the desired character, does not unreasonable impact upon the amenity of residents and there is sufficient space for trees to grow.
	C30	Consistent – Proposal is not compliant with the rule, the carport and upper floor level of Unit 8 encroach into rear boundary setbacks. As a standalone issue is not considered too significant, however, in conjunction with the separation between buildings of 7 & 8 and 1-6 it presents potential conflicts.
	C32	Consistent – The proposal is not compliant with the rule, however, has demonstrated its not inconsistent with the associated criteria. Roof overhang of Unit 1 extends further than 600mm into the front setback. Considered to achieve the criteria requirements.
	C36	Consistent – The proposal is not compliant with the rule, building separation between units 7 & 8 and 1-6 varies between 1.1m and 2.6m.
	C42	Consistent – the proposal is not compliant with the rule, however, the applicant has demonstrated by way of supporting plans and written documentation that the development is not inconsistent with the associated criteria. The CYW is considered to maintain consistency with the desired character, meet the relevant aspects under (b) and does not impede AS2890.1 sightlines. The only rule compliance issue is distance from the front boundary, however, in context of the criteria it is considered to maintain a sufficient distance from the verge footpath to maintain residential amenity and desired character, space for planting between the wall and front boundary, and space for street trees.
	R47	Complies – Surveillance requirements met.
	R55	Complies – All dwellings exceed min. dwelling size requirements
	R57	Complies – Solar access achieved, Units 7 & 8 only potential issues however shadow plans indicate they would receive required sunlight.
	C61	Consistent – the proposal does not comply with the rule, however, the applicant by way of supporting plans and written documentation has demonstrated the development is not inconsistent with the associated criteria. Units 1-6 are rule compliant, and Units 7 & 8 are except for required dimensions and unit 8 is not directly accessible from the dwelling. Unit 7 & 8 are considered to meet criteria requirements.
	C62	Consistent – The windows are considered to be reasonable as it permits passive surveillance over the associated walkway and allows for additional solar access.
	R65	Complies – Storage has been provided for dwellings without an associated garage.
	R72	Complies – Driveway verge crossing endorsed by TCCS
	C73	Consistent – the proposed does not comply with the rule, however, the applicant by way of supporting plans and written documentation has demonstrated the development is not inconsistent with the associated criteria. The only rule non complaint element relates to setback from boundary which is approximately 750mm for 11m before expanding to rule compliance. This space still facilitates planting between the driveway and the boundary as demonstrated on the landscape plan.
	R77	Complies – Car parking meets rule requirements.
	R87	Non-compliant - See R58 of Resi Zones Code S144B – addressed; see R89 of RZDC.
	Notes on S144B	Amendments have addressed the issues identified in the original application. Additional issues have been noted in the assessment and require conditions of approval. Solar

		access for unit 8 complies with the raised roof in the living areas with high-sill windows. GFA calculations have been verified and is correct.
PVAGC	All	The proposal complies with the relevant sections of the code. The required number of spaces are provided in permissible locations.
WSUD	All	Non-compliant – Applicant has not provided evidence of WSUD requirements as uplifted through the development codes. See R58/R60 of Resi Zones Code assessment. Site exceeds 2,000m ² and is therefore required to comply with two mandatory rules. S144B – WSUD calculation and stormwater mgt plan submitted.
General	#1	Garage dimensions to be confirmed against AS4299 S144B – Impose condition to update Access & Mobility Report to be consistent with amendment.
	RFI	Assessment issues WSUD issues Garage Dimensions - GFA Response on SAC to misidentified elements Demonstrate the accessible path of travel for unit 8 waste carting from proposed MGB location.

Further assessment documents, if any, can be found in the assessment file in Objective Choose an item.

Additional Information

Is further information required at this phase: (s.141 or s.144)	Yes - Enter details below of what is required (wording to be sufficient to be copied into development & an additional info request) See RFI email in objective Note: Further Information should not be requested at this stage if the DA is to be refused
List items if required	Assessment issues, Garage dimensions and AS4299 compliance, poor SAC, accessible path of MGBs to be demonstrated.

Has the further information request been reviewed by the stage leader and/or manager? Yes

Note: must be reviewed prior to being requested

Has an additional information request been made within 10 days of lodgement? No - if no – any other additional information request is to be generated by Stage 5)

Date of request: 06/02/2020

Stage 4 officer to complete Has further information been requested	Yes If yes, DATE 06/02/2020
Stage 4 officer to complete Has further information been received	Yes If yes, DATE 15/04/2020

Is the proposal consistent with the relevant zone objectives: (s.120(a))	<input checked="" type="radio"/> Yes <input type="radio"/> No - Note: Please discuss with Senior Manager
Is the proposal considered suitable for the land on which it is to take place: (s.120(b)) Note: The assessment officer may also have regard to any DRP and Pre-DA community consultation	Yes - Based on relevant legislation and the TP assessment, the proposal is considered suitable for the land

<p>What is the probable impact of the proposed development (including nature, extent and significance of probable environmental impacts): (s.120(g))</p>	<p><input checked="" type="radio"/> No probable impacts identified that require amendment or refusal of the proposed</p> <p>OR</p> <p><input type="radio"/> Condition(s) of approval have been imposed to address probable impacts</p> <p>OR</p> <p><input type="radio"/> Impacts identified require amendment of the proposal</p> <p>OR</p> <p><input type="radio"/> Impacts identified require refusal of the proposal</p> <p>Comments:</p> <div style="border: 1px solid black; height: 50px; width: 100%;"></div>
<p>Was a site inspection undertaken in the assessment stage:</p>	<p>No - Aerial imagery on ACTMapi deemed sufficient</p>
<p>Have any issues been identified that would result in a refusal:</p>	<p>Choose an item.</p>
<p>Conditions required from initial review of application Stage 1 or Territory Plan Stage 4 assessment:</p>	<p>Conditions have been added to draft NoD</p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div>
<p>All representations made about this application been considered in the assessment of this proposal: (s.120(d))</p>	<p>Yes, see assessment above</p>

Completion

Stage 4 assessment has been completed.

The application is suitable for advancement (to the next assessment Stage). Any recommended conditions and/or advisory notes have been added to the Draft NoD

The DA is recommended for refusal – Reasons for refusal has been added to the Draft NoD.

Other. To discuss e.g. partial approval/refusal

Assessment officer:	Minh	07/05/2020
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STAGE 5 – PRELIMINARY DECISION MAKING Including MPRG / LRP

Have all previous Stages (1-4) been completed?	Yes
Is a site inspection required to make a decision?	No If yes; photos and details have been put in the objective folder: Choose an item.
Are there any Stage 1-4 reasons for referral to LRP, MPRG, Other?	No - Delete all cells below in this stage other than sign off If yes, what date is the proposal booked into MPRG/LRP: Click or tap to enter a date.
Comments/Addition issues	

LRP / MPRG

- Consideration by LRP/MPRG was not necessary
- The DA was presented to Choose an item. on Click or tap to enter a date. and is summarised as follows:

LRP/MPRG resolved that the development application can be:	<input type="radio"/> Supported as recommended <input type="radio"/> Supported subject to further information being received. Details below: <div style="border: 1px solid black; height: 40px; margin-bottom: 10px;"></div> <input type="radio"/> Supported noting a departure from entity advice pursuant to s119 (2) of the Act. Details below: <div style="border: 1px solid black; height: 40px; margin-bottom: 10px;"></div> <input type="radio"/> Not supported <input type="radio"/> For further consideration at a future meeting <input type="radio"/> Additional notes/advice: <div style="border: 1px solid black; height: 40px; margin-bottom: 10px;"></div> <p>The NOD has been updated to reflect the MPRG/LRP outcome: Choose an item.</p>	<p>LRP/MPRG Officer DATE: Click or tap to enter a date.</p>
Are minutes from LRP / MPRG saved in Objective	Choose an item. <div style="border: 1px solid black; height: 30px; margin-top: 5px;"></div>	

Is further information required at this stage. (s.141 or s.144)	No	
List items if required		

Has the further information request been reviewed by the manager? Choose an item.

Note: must be reviewed prior to being requested

The findings of Stages 1-4 have been reviewed and the application should be:

- Approved
- Approved with Conditions
- Partially approved/refused (provide details below):

- Refused

Assessment officer: Minh

Date: 07/05/2020

STAGE 6 – RECOMMENDED DETERMINATION OF PROPOSAL

Was the DA referred to LRP or MPRG	No	
Has the leasing manager requested to be referred during the decision stage (see stage 2 assessment)	No If yes, an email was sent to the DA Coordinator for DA Leasing referral: Date: Click or tap to enter a date.	
Has leasing advice been incorporated into the decision:	Yes	
Has the Notice of Decision been finalised:	Recommended reasons for decision:	Yes
	Recommended conditions:	Yes
	Entity advice:	Yes
	Representations:	Yes
	Do third party appeal rights apply:	Yes
The application is to be:	<input type="radio"/> Approved <input checked="" type="radio"/> Approved with conditions <input type="radio"/> Partially Approved/Refused. Details below: <div style="border: 1px solid black; height: 30px; width: 100%;"></div> <input type="radio"/> Refused	
Has a conflict of interest been declared? - <i>If Yes, the proposal must be Peer Reviewed by Stage 6 officer (without potential conflict) and Signed/determined by a Senior manager</i>	No	
Does the determining officer have the correct classification to make the decision? <i>Refer to Classification Matrix</i>	Yes	

Peer review To be completed ONLY IF the delegate (determining officer) undertook another stage in the assessment.

Reviewing officer name:		Classification:		Date:	Click or tap to enter a date.
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Sign Off

Determination:	In my findings, I have considered the advice and recommendations stages 1-5 in this assessment document and determine that the application is to be: <input type="radio"/> Approved <input checked="" type="radio"/> Approved subject to conditions consistent with the above assessment <input type="radio"/> Refused consistent with the above assessment OTHER/COMMENTS:	Date: Click or tap to enter a date.
Determining officer	Name:	Date Click or tap to enter a date.
Delegate:	Name: Richard	Date: 07/05/2020

Post Determination

Can stamped plans be released with decision?

Yes - Stage 6 officer to Stamp Plans and email Customer Services to Dispatch

No - select below:

S165 Conditions required to be satisfied - Stage 6 to organise Stamped Plans once endorsed

Leasing conditions to be satisfied - Once satisfied Plans to be Stamped and dispatched by Stage 6

3rd party appeals - Set reminder date in calendar when plans can be Stamped and promptly dispatched

Other (specify below)

Kuffner, Jane

From: Kim, Susan
Sent: Friday, 12 June 2020 3:26 PM
To: EPD, Customer Services
Subject: REFERRAL TO TCCS - S165A - DA 201936238 - 16/35 CHAPMAN
Attachments: S165C.obr; NOTICE OF DECISION-201936238 -16_35 CHAPMAN-SIGNED.obr

UNCLASSIFIED

Hi Officer,

Could you please refer the attached s165 application to TCCS, for assessment against condition 5 of the Notice of Decision dated 7 May 2020.

Regards,
Susan



NOTICE OF DECISION

Made under part 7 of the *Planning and Development Act 2007*

I, Richard Davies, delegate of the planning and land authority, pursuant to section 162 of the *Planning and Development Act 2007*, **approve subject to conditions**, the proposal for:

- consolidation of blocks 16 and 17 section 35 Chapman and the variation of the Crown lease to specify eight (8) dwellings;
- demolition of two existing dwellings, construction of 8 new two storey dwellings; and
- attached undercover/enclosed carparking, landscaping and associated works

at Blocks 16 & 17 Section 35 CHAPMAN, in accordance with the plans, drawings and other documentation approved and endorsed as forming part of this approval and substantially in accordance with the draft Crown lease at Attachment 2.

DA Number: 201936238
Blocks: 16 & 17
Section: 35
Suburb: CHAPMAN
Application lodged: 2 October 2019
Assessment track: Merit

This decision contains the following information:

Part A – conditions of approval
Part B– reasons for the Decision
Part C – public notification & entity advice
Attachment 1 – administrative information
Attachment 2 – Draft Crown lease


A copy of the development application and this approval may be inspected at the planning and land authority's office from 8.30 am to 4.30 pm, Monday to Friday at 16 Challis Street, Dickson, ACT 2602

CONTACT / ENQUIRIES

Phone: (02) 6205 2888

Online Form:

https://www.accesscanberra.act.gov.au/app/forms/epd_feedback


Richard Davies
Delegate of the planning and land
authority
7 May 2020

NOTICE OF DECISION

DA 201936238

PART A – CONDITIONS OF APPROVAL

Please note that this approval includes leasing requirements.

THE APPROVAL WILL EXPIRE 2 YEARS AFTER THE APPROVAL TAKES EFFECT or otherwise in accordance with the conditions of approval. In addition, there are legislative requirements that must be met prior to the registration of the new Crown lease. See Advisory Notes for further information about those legislative requirements.

This application is approved subject to the following conditions being satisfied. Some conditions of the approval require attention before work commences or before approved drawings will be released.

1. COMMENCEMENT OF BUILDING WORK

That no building work in relation to this Development Application except demolition and decontamination (if required) is to commence on the site until the new consolidated Crown lease is registered at Access Canberra (Land Titles and Rental Bonds).

2. NEW BLOCK SURVEY

That the applicant/lessee must arrange for a survey of the consolidated block. When advised of the new block number, the applicant/lessee must lodge the survey plan with the Environment, Planning and Sustainable Development Directorate for examination and clearance by the Surveyor-General, Surveying and Spatial Data Section, and pay the appropriate examination fee.

The new block survey must show:

- (i) the dimensioned location of the proposed boundaries for each of the new blocks generally in accordance with the approved consolidation plan (including the centreline of any party wall as constructed);
- (ii) the surveyed block size; and
- (iii) the location of all service easements in accordance with the requirements of the relevant service providers.

3. SURRENDER AND REGRANT

That the lessee surrender the existing Crown leases over Block 16 Section 35 Division of Chapman - (Volume 526 : Folio 2) and Block 17 Section 35 Division of Chapman - (Volume 494 : Folio 45) and accept a new Crown lease substantially in accordance with the draft lease appearing at **Attachment 2**.

4. LEASE REGISTRATION

The new Crown lease must be registered at Access Canberra (Land Titles and Rental Bonds) prior to the expiry of this approval.

This includes but is not limited to:

- (i) payment of any lease variation charge;
- (ii) production of certificates of title (if required);
- (iii) lodgement of the new Crown lease at Access Canberra (Land Titles and Rental Bonds) including the payment of any fees.

Please also see the Advisory Notes for additional information on the lease variation.

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5. FURTHER INFORMATION

Within 28 days from the date of this decision, or within such further time as may be approved in writing by the planning and land authority, the applicant shall lodge with the planning and land authority for approval revised plans and/or architectural drawings and other revised documentation based on the relevant documentation/drawings submitted as part of the application, showing:

- (a) updated Stormwater Management Plan to be consistent with the changes made in the amendment application S144B
- (b) updated Access and Mobility Report to be consistent with the changes made in the amendment application S144B

Please submit information addressing the above conditions 5(a) and 5(b) in e-development as a S165 application. The information must address all relevant rules and criteria to the satisfaction of the planning and land authority.

6. COMPLIANCE WITH ENTITY REQUIREMENTS

The development must comply with all of the conditions imposed by each of the relevant entities as stated in each of their advice. A copy of the relevant entity advice is attached to this Notice of Decision.

7. TRANSPORT CANBERRA AND CITY SERVICES (TCCS)

The development shall comply with the following conditions to the satisfaction of TCCS:

VERGE CROSSING

- (a) The driveway must be constructed in accordance with TCCS Design Standards.
- (b) The levels on the verge must not be altered as a result of the new constructed driveway.
- (c) A clear sight triangle must be provided in accordance with the section 3.2.4 of the Australian Standard for Parking facilities AS 2890.1 Off-street Car Parking.
- (d) A maximum skew of 10% will be allowed if necessary. This will be checked during Design Acceptance.

PEDESTRIAN NETWORK

- (e) The pedestrian walkway / footpath must take precedence over the driveway.
- (f) All verge protective fencing must be placed in a way so that the verge is protected but access to the pedestrian network is provided at all times.
- (g) Adequate clearance must be provided for pedestrian walkway / footpath in accordance with the TCCS Standard Drawing 04: Verge Design.

VERGE / VERGE TREE

- (h) The verge must be protected during construction.
- (i) There are to be no encroachments on Territory Land.

NOTICE OF DECISION

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- (j) All trees / shrubs proposed within the lease boundary are to be set back adequately and planted so that it won't encroach beyond the lease boundary of the property into unleased Territory land known as public open space.
- (k) The proponent needs to engage a Landscape Architect or Consulting Arborist approved by TCCS Urban Treescaping to supervise and documentation of all works within tree protection zones. Notes must be included in all relevant plans for works requiring tree protection measures and superintendence by Landscape Architect or Consulting Arborist for all works in the tree protection zones.
- (l) All excavation within the tree protection zones of the verge trees must be carried out by hand dig, hydro excavation or other recommended methods to ensure minimal damage to the tree roots.
- (m) All trees planting are to be carried out by a landscape contractor with horticultural expertise. A 12 month consolidation period is required prior to formal handover to TCCS.

STORMWATER

- (n) Only one stormwater tie must be used for all the developments in a single block.
- (o) The floor level / habitable area of the proposed development must be above 100 year ARI flood level plus 300 mm.

ON STREET / PUBLIC PARKING FACILITY

- (p) Any changes to the existing on street parking must be justified and complied with applicable standards and codes.

STREETLIGHT

- (q) Existing street lights must be a minimum of 1.5m from the edge of any driveway on the verge.

WASTE

- (r) Location of waste bins and recycling bins to be nominated and should not exceed the approved carting distance of 75 m.
- (s) Waste Management Plan for a new development must be prepared in accordance with the Development Control Code for Best Practice Waste Management in the ACT (Waste Code) 2019.

Standard TCCS conditions (attached to this Notice of Decision) also apply. Please refer to TCCS for further information.

8. ENVIRONMENT PROTECTION AUTHORITY (EPA)

The development shall comply with the following conditions to the satisfaction of the EPA:

- (a) All works must be carried out in accordance with *Environment and Sustainable Development Information Sheet 1 Prevent Pollution from Residential Building Sites, February 2014* and *Environment Protection Guidelines for Construction and Land Development in the ACT, March 2011*, available by calling 132281.

NOTICE OF DECISION

DA 201936238

- (b) Appropriately ACT licensed contractors must be engaged for the removal, transport and disposal of all hazardous materials found on the site.
- (c) All hazardous materials found on the site must be disposed of at a facility suitably authorised/licensed to accept the waste.

All excavations that collect rain water during a rain storm event would be considered as a sediment control pond, and must meet the following condition:

- (d) No discharge from pond unless sediment level is less than 60mg/litre. If sediment level is greater, then prior to discharge, the pond must be dosed with either Alum or Gypsum and allowed to settle until the sediment is less than 60 mg/litre.

9. WASTE MANAGEMENT

All building and construction waste is to be stored on the site in suitable receptacles and collected regularly. The lessee is to take all reasonable steps to ensure that waste, particularly wind-borne litter, does not affect adjacent properties or leases.

10. CONSERVATOR FOR FLORA AND FAUNA (The Conservator)

The development shall comply with the following condition to the satisfaction of the Conservator:

- (a) All works are to be in accordance with the *Site Plan, Revision A, Job No. 1511, Dated 12.08.2019* and the *Tree Management Plan, Revision A, Job No. 1511, Dated 12.08.2019*.

ADVISORY NOTES

1. UNIMPROVED LAND VALUE FOR RATING PURPOSES

As a consequence of this lease variation, the unimproved value of the property for rating purposes is likely to increase. Where rates assessments have been issued they will be amended to reflect the higher unimproved value from the time of the lease variation.

2. LEASE VARIATION CHARGE

Prior to the registration of the new Crown lease, the lessee must, as is required under the *Planning and Development Act 2007*, pay any assessed Lease Variation Charge. Once advised of the lease variation charge, the charge should be paid not less than 6 months prior to the expiration of this approval. This will ensure that sufficient time remains to enable the new Crown lease and new survey plan to be registered at Access Canberra (Land Titles and Rental Bonds) prior to expiry of this approval.

3. PREVIOUS APPROVAL OVER BLOCK 16

It is noted there is a previous approval over block 16 section 35 Chapman for the variation of the Crown lease to specify 4 dwellings. The lessee should investigate the Lease Variation Charge implications of finalising this DA, as it may be of benefit.

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4. BLOCK NUMBERS

The new block numbers will not be provided until the Lease Variation Charge is paid. The new survey plan must be cleared by the Surveyor-General prior to the execution of the new Crown lease.

5. MINIMUM TERM OF LEASE FOR SUBDIVISION UNDER THE *UNIT TITLES ACT 2001*

If the lessee intends to subdivide this premises under the Unit Titles Act 2001, the Crown lease must have a remaining term of at least 50 years (refer Section 17 Unit Titles Act 2001). To extend the term of the lease, an application for the grant of a further Crown lease can be made to Environment, Planning and Sustainable Development Directorate (EPSDD). The appropriate form can be found at: <https://form.act.gov.au/smartforms/landing.htm?formCode=1266>.

6. EXPIRY OF APPROVAL

For approvals that include a lease variation, there is no provision under the *Planning and Development Act 2007* to extend the timeframe for compliance with the consolidation conditions of the approval beyond 2 years after the date this approval takes effect. Please see S185 of the *Planning and Development Act 2007*.

PART B – REASONS FOR THE DECISION

The application was approved because it was found to meet the relevant rules and criteria of the Territory Plan and section 120 of the *Planning and Development Act 2007*.

The following evidence formed part of the assessment of this application:

Development Application:	201936238
Territory Plan Zones:	RZ2 Suburban Core
Development Codes:	Residential Zones, Multi Unit Housing
Precinct Code:	Chapman Precinct Map
Crown Lease:	Block 16 Volume 526 and Folio 2 Block 17 Volume 494 and Folio 45
Legislative requirements:	Sections 119 and 120 of the <i>Planning and Development Act 2007</i>
Entity advice & Representations:	As listed in Part C below

PART C – PUBLIC NOTIFICATION AND ENTITY ADVICE

PUBLIC NOTIFICATION

Pursuant to Division 7.3.4 of the Act, the application was publicly notified from 11 October 2019 to 1 November 2019. Nine (9) written representations were received during public notification period.

The issues raised were considered in detail as part of the assessment and making of this decision. The assessment found that the proposal was not inconsistent with the Territory Plan and relevant legislation.

NOTICE OF DECISION

DA 201936238

ENTITY ADVICE

Pursuant to Division 7.3.3 of the *Planning and Development Act*, the application was referred to the below entities. Where an entity requested conditions to be imposed on this development, those conditions have been incorporated into Part A of this Decision. A summary of entity comments can be found below.

TCCS provided advice stating that the proposal is supported subject to conditions. Recommended conditions have been imposed in this Notice of Decision. Refer to Part A for conditions in regard to complying with entity advice.

The EPA provided advice stating that the proposal is supported subject to conditions. Recommended conditions have been imposed in this Notice of Decision. Refer to Part A for conditions in regard to complying with entity advice. Additional advice was provided for the applicant as follows:

- *Noise from equipment which may be installed or used at the site, including air conditioning units and pool pumps etc, must comply with the noise standard at the block boundary at all times as per the Environment Protection Regulation 2005. Please consider the type and location of noise generating equipment prior to installation. Written assurance should be sought from the supplier/installer of the equipment that it complies with the Noise Zone Standard as per the Environment Protection Regulation, 2005.*

Evoenergy (Electricity) provided advice stating that the proposal is supported subject to conditions. Refer to Part A for conditions in regard to complying with entity advice. A copy of the Evoenergy advice is attached to this Notice of Decision.

Icon Water provided advice stating that the proposal is supported subject to conditions. Refer to Part A for conditions in regard to complying with entity advice. A copy of the Icon Water advice is attached to this Notice of Decision.

Jemena (Gas) provided advice stating that the proposal is supported subject to conditions. Refer to Part A for conditions in regard to complying with entity advice. A copy of the Jemena advice is attached to this Notice of Decision.

The Conservator for Flora and Fauna provided advice stating that the proposal is supported subject to conditions. Recommended conditions have been imposed in this Notice of Decision. Refer to Part A for conditions in regard to complying with entity advice.

NOTICE OF DECISION

DA 201936238

Translation and interpretation services

The ACT Government's translation and interpreter service runs 24 hours a day, every day of the week by calling 131 450.

ENGLISH	If you need interpreting help, telephone:
ARABIC	: إذا احتجت لمساعدة في الترجمة الشفوية ، إتصل برقم الهاتف :
CHINESE	如果你需要传译员的帮助，请打电话：
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήσετε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajjnuna t'interpretu, ċempel:
PERSIAN	: اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ако вам је потребна помоћ преводиоца телефонирајте:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacımız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:

TRANSLATING AND INTERPRETING SERVICE

131 450

Canberra and District - 24 hours a day, seven days a week

Planning and Development Act 2007

Development Application

Application Number: **201936238S165C**

Type of Application

The type of application you are applying for is a S165 Amendment

Lease/Site Details

Site Number: 1

Suburb	Section	Block Number	Unit Number
CHAPMAN	35	17	

Street Address

57 PERRY DRIVE, CHAPMAN

Site Number: 2

Suburb	Section	Block Number	Unit Number
CHAPMAN	35	16	

Street Address

59 PERRY DRIVE, CHAPMAN

Applicant Details

Salutation	First Name	Surname
None	Alessandro	D'Ambrosio

Postal Address 1

20 Stevenson St

Postal Address 2

Postal Address 3

Suburb	State/Territory	Postcode	Country
Torrens	ACT	2607	Australia

Phone Number

0413570599

Fax Number

Mobile Number

Email

alex@arkitex.com.au

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a

 Standard

Salutation

First Name

Surname

None

SIMON JAMES

WILSON

Postal Address 1

Postal Address 2

81 SCHLICH STREET

Postal Address 3

Suburb

State/Territory

Postcode

Country

YARRALUMLA

ACT

2600

AUSTRALIA

Phone Number

Fax Number

Mobile Number

0429535410

0429535410

Email

SJRWILSON6@YAHOO.COM

List Amendments Being Satisfied

1. SUPPLY NEW STORMWATER MANAGEMENT PLAN REFLECTING APPROVED SITE PLAN
2. SUPPLY NEW ADAPATBILITY COMPLIANCE REPORT REFLECTING APPROVED SITE PLAN

Applicant Declaration

I/we declare that this application is accompanied by all of the required information or documents that address the relevant rules and/or relevant criteria for it to be considered for approval;

I /we understand that this application will be considered lodged once any relevant application fees have been paid;

I/we understand that the documentation provided on CD/DVD or via the electronic lodgment process will be considered to be the relevant documentation associated with this application. All development application documentation will be made available for public inspection including via the Internet unless exclusion has been approved; I/we understand that an amendment may be notified in accordance with the requirements of the Planning and Development Act 2007.

I/we declare that all the information given on this form and its attachments is true and complete;

If signing on behalf of a company, organisation or Government agency: -

I/we the undersigned, declare I/we have the appropriate delegation or authority to sign on behalf of the company, organisation or Government agency.

I accept the above declarations:

Accept

Acceptance Date

4/06/2020

Planning and Development Act 2007 - SECTION 165 – Satisfying Conditions of Approval

INITIAL CHECKLIST – S165 CONDITIONS OF APPROVAL

Block: 16 Section: 35 Suburb: CHAPMAN

ORIGINAL DA Number: 201936238

eDevelopment

- Click on the Development Application – Application Menu.
- Click on 'My Work List' and click on the S165 application which should have the status of 'Waiting for Assessment', or find the DA and allocate to yourself while processing
- Has the amendment folder been created (i.e.S165X subfolder).

Ensure that lessee details are correct – Check that the lessee has not changed from the original DA lodgement form	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Has a Section 165 statement been provided specifying what conditions the documentation or plans are seeking to satisfy? <i>- This information can be placed on the application form</i>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
If the application is for residential the applicant is required to have a floor plan both with internal layout and one for the Public Register, no internal walls shown. Has this been provided?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
Were any representations received for the original DA	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Was the NOD Dispatched to: Applicant/Lessee Representor/s Entities	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

Initial Check	<input checked="" type="checkbox"/> Pass	<input type="checkbox"/> Fail
----------------------	--	-------------------------------

Initial Check Failure Reasons

ADMINISTRATION CHECKLIST
S165 CONDITIONAL APPROVAL

Objective

- Check orientation and rename plans and documents, if required
- Move plans to the 'Plans' folder and move the documents to the 'Supporting Docs' folder (except for the 'Initial Checklist')

Intelledox

- Create and save the 'Dispatch Advice Checklist' to the 'Decision' folder (save as 'DISPATCHADVICECHECKLIST-201XXXXX-S165X-01')

eDevelopment

- Allocate the Amendment to the EDEV Stage 6 for assessment

Processed By: Emily

Date: 5/6/20

WATER SENSITIVE URBAN DESIGN CHECKLIST

MAINS WATER USE	RATING	APPLIANCES (OPTIONAL)	RATING
PLUMBING FITTING	3 STAR	WASHING MACHINE	NA
TAPS	4 STAR	DISHWASHER	NA
SHOWER HEADS	4 STAR		
TOILETS	4 STAR		
OTHER			

LANDSCAPING			
AREA OF IRRIGATED LAWN	80.0	m ²	
AREA OF IRRIGATED GARDEN BEDS	400.0	m ²	
TOTAL IRRIGATED AREA	480.0	m ²	
AREA OF NON-IRRIGATED LAWN	0	m ²	
AREA OF NON-IRRIGATED GARDEN BEDS	461.8	m ²	
TOTAL NON-IRRIGATED AREA	461.8	m ²	

RAINWATER STORAGE AND USE PROPOSED	YES
USES FOR STORED WATER	YES
GARDEN USE	YES
TOILET FLUSHING	NO
OTHER	NO

ESTIMATED MAINS WATER USE REDUCTION USING THE DESIGN RESPONSE REPORT, BASIX OR OTHER ASSESSMENT TOOL SPREADSHEET: 42%

STORMWATER MANAGEMENT DEVELOPMENT AREA		
IMPERVIOUS AREA - ROOF AREA	2471.8	m ²
ROOF CONNECTED TO RAINWATER STORAGE	560.0	m ²
ROOF AREA NOT CONNECTED TO STORAGE	500.0	m ²
TOTAL IMPERVIOUS AREA - PAVED AREAS	1060.0	m ²
HARD PAVED AREAS	470.0	m ²
PERMEABLE / POROUS PAVING	0	m ²
TOTAL	470.0	m ²

TOTAL IMPERVIOUS AREAS (WITH A 50% REDUCTION APPLIED TO PERMEABLE/POROUS PAVING AREAS) 1530.0 m²

THIS PROJECT IS IN A COMMERCIAL ZONED AREA. THE STORMWATER SITE STORAGE REQUIREMENT IS TOTAL IMPERVIOUS AREA ABOVE MINUS 50% OF THE BLOCK AREA DIVIDED BY 100 AND MULTIPLIED BY 1.4 KL 9.3 m³

PAVED AREAS SHEDDING RUNOFF TO GARDEN BEDS AND/OR LAWNS 200 m²

RAINWATER STORAGE PROPOSED YES
TYPE OF STORAGE (ABOVE GROUND TANK, BURIED TANK, GUTTER STORAGE, WALL STORAGE, OTHER) BURIED TANK

VOLUME OF STORAGE (M3 OR KL) 12.0 m³(=KL)

EXTENDED STORAGE DETENTION PROPOSED YES

SUMMARY OF WSUD TARGETS AND ACHIEVEMENTS

	TARGET	ACHIEVED
MAINS WATER USE REDUCTION	40%	42%
STORMWATER SITE STORAGE	9.3 M3(=KL)	12.0 M3(=KL)

DETENTION
SITE STORAGE REQUIRED = 7.9 m³
SITE STORAGE PROVIDED = 8.0 m³

RETENTION
SITE STORAGE REQUIRED = 9.3 m³
SITE STORAGE PROVIDED = 12.0 m³

MINIMUM INTERNAL DIMENSIONS STORMWATER AND INLET PITS

Depth to invert of outlet	Minimum internal dimensions		
	Rectangular Width	Rectangular Length	Circular Diameter
<600	450	450	600
>600 <900	600	600	900
>900 <1200	600	900	1000
>1200	900	900	1000

AS3500.3.2 Table 8.2

WATER CONSERVATION STRATEGIES

- ON SITE RETENTION TANKS PROVIDED FOR TOILETS, LAUNDRIES AND EXTERNAL TAPS.
- DUAL FLUSH CISTERNS TO BE PROVIDED TO ALL WC'S THROUGHOUT DEVELOPMENT.
- WATER SAVER SHOWER HEADS TO BE PROVIDED.
- MULCH TO BE PROVIDED TO ALL GARDEN BEDS (50mm MINIMUM DEPTH).

STORMWATER NOTES

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS 3500.3 AND THE DESIGN STANDARDS FOR URBAN INFRASTRUCTURE.
- ALL STORMWATER LINES TO BE 100Ø uPVC AT 1.0% MIN. GRADE UNLESS NOTED OTHERWISE.
- COVER TO SERVICES TO BE IN ACCORDANCE WITH AS 3500.3.2-1998.
- ALL SUB-SOIL LINES TO BE SLEEVED WITH GEOFABRIC FILTER WITH NO FINES AGGREGATE BACKFILL.
- MAXIMUM IN GROUND JOINT DEFLECTION ANGLE TO BE 45 DEGREES.

MAINTENANCE NOTES

- MAINTENANCE OF STORAGE SYSTEM IS THE RESPONSIBILITY OF THE BODY CO-ORPORATE.
- MAINTENANCE TO BE CARRIED OUT ON A QUARTERLY BASIS AT A MINIMUM AND AFTER EXTENDED PERIODS OF RAINFALL.
- MAINTENANCE PROCEDURE TO INCLUDE:
 - REMOVAL OF GROSS POLLUTANTS AND SEDIMENT FROM TANK AND SUMPS.
 - REMOVAL AND CLEANING OF LITTERSCREEN AND REINSTATE.
 - FLUSH SYSTEM AND REMOVE REMAINING SEDIMENT AS NECESSARY.
 - ASSESS CONDITION OF ORIFICE PLATE, REPLACE IF POOR.
 - GENERAL ASSESSMENT OF SYSTEM, CARRY OUT ANY NECESSARY REPAIRS.

ISSUE	DESCRIPTION	DATE	CHECKED
B	FOR DEVELOPMENT APPROVAL.	03.06.20	
A	FOR DEVELOPMENT APPROVAL.	20.08.19	

PIERRE DRAGH
CONSULTING ENGINEERS PTY. LTD.
PO BOX 336 HALL ACT 2618
(m) 0412 330 243

CLIENT
SIMON WILSON

PROJECT
PROPOSED MULTI UNIT DEVELOPMENT
BLOCKS 16&17, SECTION 35
CHAPMAN, ACT

TITLE
STORMWATER MANAGEMENT PLAN

DESIGNED BY KS	SCALE 1:200 @ A1
DRAWN BY KS	JOB NO.
AUTHORISED	DRAWING NO.
DATE JUN 20	DA03



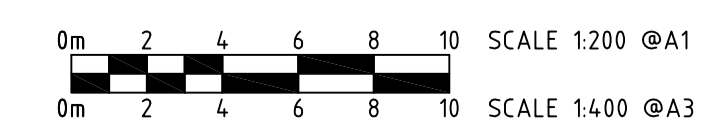
NOTE: RETAINED WATER TO BE USED ON GARDEN BEDS AND LAWN TO MINIMIZE POLLUTANTS.

TREATMENT TRAIN EFFECTIVENESS

OUTPUT DATA FROM MUSIC SOFTWARE				
	SOURCE	RESIDUAL LOAD	REDUCTION (%)	TARGET (%)
FLOW ML/yr	1.52	0.87	42.8	-
TSS kg/yr	34.8	119	65.8	60
TP kg/yr	0.404	0.186	54.0	45
TN kg/yr	3.61	1.84	49.0	40

PEAK DISCHARGE DURING 100ARI (L/s)	80.8	31.7
PEAK DISCHARGE DURING SARI (L/s)	37.5	7.9
REQUIRED DETENTION FOR SARI (m ³)	0	7.9
	EXISTING SITE	PROPOSED DEVELOPMENT

DEVELOPMENT DISCHARGE COMPARISON



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

Percentage Reduction =

42%

Indoor information

Number of bedrooms in the entire complex	24
What is the water rating of the shower heads?	4 Star ▼
What is the water rating of the clothes washing machines?	3 Star ▼
What is the water rating of the dishwashers?	3 Star ▼
What is the water rating of the toilets?	4 Star ▼

Site information

Site area (m ²)?	2,472
Total Roof area (m ²)?	1,060
Lawn area (m ²)?	80
Irrigated garden area (m ²)?	400
Imperveous pavement or driveway (m ²)?	470

Rain water tank information

Are there going to be water tanks installed?	Yes ▼
What is the total size of all the tanks (L)?	12,000
What is the total roof area flowing into the tanks (m ²)?	560
What will be the use for the water in the tanks?	Garden ▼

Grey Water information

What type of grey water system is installed?	None ▼
What is the size of the grey water storage tank (L)?	0
Where will the grey water be collected from?	▼
What will be the use for the grey water?	▼

Pool, Spa or Pond information

Is there going to be a pool, spa, or pond?	No ▼
Is there going to be a cover on the pool or spa?	No ▼
Average depth of the pool, spa or pond (m)?	0
Average length of the pool, spa or pond (m)?	0
Average width of the pool, spa or pond (m)?	0
The volume of the pool, spa or pond is (L) =	0



**ADAPTABLE HOUSING
COMPLIANCE REPORT**
With amendments as per S144B
03/06/2020

Project: Proposed townhouses B16&17 S35 CHAPMAN

Proposal: Proposed Medium Density Development

Report No: 190230_MOD

Date: 03/06/2020

Prepared for: Arkitex Pty Ltd

Prepared by: Select Structure Pty Ltd

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	<i>1.2 Purpose of report</i>	<i>3</i>
	<i>1.3 Basis of Assessment</i>	<i>3</i>
	<i>1.4 Performance Requirements.....</i>	<i>4</i>
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	<i>2.1 AS 4299 – 1995 Assessment Summary Table</i>	<i>5</i>
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1 INTRODUCTION

1.1 General

The following Adaptable housing compliance assessment report has been prepared at the request of Arkitex Pty Ltd for the purpose of assessing the proposed design of a medium density development at the site located at 57–59 Perry Drive CHAPMAN– B16&17 S35 CHAPMAN.

The proposed new development, the subject of this assessment is proposed to be constructed on the site located at and comprises:

- 8 (eight) two storey residential units, 1(one) two storey residential (unit7) which will be constructed as post adaptation.

1.2 Purpose of report

The purpose of this report is to identify the extent to which the architectural design documentation complies with the provisions of Class C essential provisions of AS 4299–1995.

This report is based upon, and limited to, the information depicted in the documentation provided for assessment, and does not make any assumptions regarding ‘design intention’ or the like.

1.3 Basis of Assessment

This assessment / report is based upon

- The requirements of the Australian Standard AS 4299–1995 Adaptable Housing.
- Architectural plans prepared by Arkitex, for DA approval, dated 12/8/2019 Revision A

1.4 Performance Requirements

The Adaptable Housing Code states that compliance can only be achieved by satisfying the performance requirements (AS4299, clause 2.2), as follows:

- Visitability;
- Avoidance of level changes;
- Manoeuvrability;
- Ease of adaptation;
- Ease of reach; and
- Future laundry facilities.

1.5 Report Exclusions

This report does not assess the following:

- Compliance with structural provisions of the proposed building design;
- Reporting on hazardous materials, WHS matters or site contamination
- Assessment of any structural elements or geotechnical matters relating to the building, including any structural or other assessment of the existing fire-resistant levels of the building
- Consideration of any fire services operations (including hydraulic, electrical or other systems)
- Assessment of plumbing and drainage installations, including stormwater
- Assessment of mechanical plant operations, electrical systems or security systems
- Heritage significance
- Compliance with the conditions of the approved Development Consent;
- Compliance with the energy provisions of Section J and Basix.
- Compliance with Bush Fire Risk and any associated requirements.
- Compliance with planning legislation and requirements.
- Consideration of Council's local planning policies
- Environmental or planning issues
- Requirements of statutory authorities
- Provision of any construction approvals or certification under Part 4A or Part 5 of the Environmental Planning & Assessment Act 1979.

2 AS 4299–1995 Assessment Summary

The following table below details the compliance assessment requirements in terms of each prescriptive provision of AS 4299–1995 and any other document referenced to this standard.

The intent of AS4299 is to comply with all ‘Essential features’ in order to be certified as adaptable. For those instances of “non-compliance”, a detailed analysis and commentary is provided. Where items are nominated as “Capable of Complying” it is considered that the existing plans can achieve compliance subject to further design development during the post-Construction Certificate phase of the development.

2.1 AS 4299 – 1995 Assessment Summary Table

AS4299 Clause		Status	Comments
2.3	Drawings	Applies	Complies
3.3.2	Sitting	Applies	Complies
3.8	Letterboxes	Applies	Complies
3.7	Private Car Accommodation	Applies	Complies
4.3	Accessible Entry	Applies	Complies
4.3	Interior General	Applies	Complies
4.7	Living and Dining Room	Applies	Compliance achievable
4.5	Kitchen	Applies	Compliance achievable
4.6	Main Bedroom	Applies	Compliance achievable
4.4	Bathroom	Applies	Compliance achievable
4.4	Toilet	Applies	Compliance achievable
4.8	Laundry	Applies	Compliance achievable
4.3	Door Locks	Applies	Compliance achievable

3 Conclusion

This report has identified that the proposed 8 residential units and unit No. 7 to be built post adaptation, **has been designed to comply and address the requirements of AS 4249 – 1995 Adaptable housing.**

Prepared By
Livij Krevatin



Principal
For Select Structure Pty Ltd

the ffl's are subject to change and are up to builders discretion to be verified on site, maximum change to be under 340mm unless solar envelope involved then tolerance is zero

location of cuts are indicative only and to be verified on site confirm all levels and contours on site prior to commencement of construction. builder is responsible to ensure all information shown here regarding levels is accurate and represents existing on site levels

development to comply with best practice guidelines - prevent pollution from residential building sites march 2006

block boundaries, contours, services and easements to be verified on site prior to construction

retaining wall heights and all levels to suit site conditions. final heights to be confirmed by builder on site builder to provide all labour, materials, fittings, paint, tools, permits, insurances etc necessary for the proper completion of the works and ensure that all labour and materials in all trades are the best of the respective kinds. see inclusions list for exclusions

all contractors to inform themselves of the scope of work prior to commencing their relevant duties

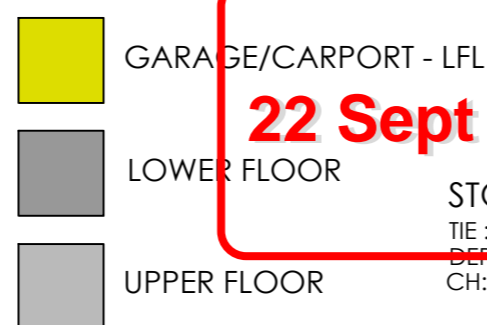
follow figured dimensions only. check and verify dimensions before starting and report any discrepancies to the designer building setbacks, easements and dimensions to be verified by surveyor and certifier prior to commencement of any work materials and workmanship to be in accordance with the building code of australia, and all other relevant codes and australian standards



ALL CLOTHESLINES FACING PERRY DRIVE TO BE SCREENED FROM VIEW AND TO BE PLACED LOWER THAN THE COURTYARD WALL HEIGHT

water meter to be relocated by icon water at leasees expense prior to completion

BIN LOCATION RZ COLLECTION DAY TRAVEL VIA D/WAY TO POSITION SHOWN UNITS 7 & 8. MAXIMUM LENGTH OF TRAVEL IS 65 METRES FOR BINS



AS 4299 Adaptable Compliant

22 Sept 2019 and 03 Jun 2020 as per amended plans S144B

Select Structure - Livikrevatin

MAXIMUM OF 40% OF THE PRIVATE OPEN SPACE IS TO BE RETAINED AS PLANTING AREA AS SET OUT IN RULE 38 IN THE MULTI-UNIT DEVELOPMENT CODE

ADDITIONAL TCCS NOTES

- DRIVEWAY NEAR/UNDER TREE CANOPY TO BE PLACED ON NATURAL GROUND. NO EXCAVATION OF GROUND TO TAKE PLACE AT ALL. UNEVEN SURFACE TO BE LANDSCAPED UP TO DRIVEWAY HEIGHT TO CREATE EVEN SURFACE. DRIVEWAY TO BE A PERMEABLE MATERIAL OR LAYED IN A PERMEABLE MANNER TO MAINTAIN WATER TO TREE ROOTS
- excavate a 150mm wide trench along the edges of the verge crossing using hand tools or hydro excavation to expose roots prior to any mechanical excavation
- there is to be no over excavation towards street trees for verge crossings
- all excavation within the TPZ of the verge trees must be carried out through hand digging, hydro excavation or any other method to ensure minimal damage to roots
- ensure tree roots larger than 30mm are avoided when selecting the location of pier footings and the planting of the plants

ensure no encroachments, no steps and no eaves, ensure vehicle access is maintained with a vehicular gradient of 1:6 max fall to access easement if applicable

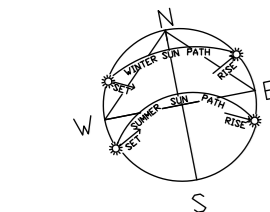
fencing over easement to be installed for ease of removal by actew if required if applicable

no excavation, cut/fill permissible in the easement/pipe protection envelope

no services to be placed in easement sewer, stormwater, gas, telephone and electrical underground services to remain clear of the sewer easement

no landscaping to impede across sewer easement access route

GATES TO BE MINIMUM 1.5M METRES WIDE TO ALLOW FOR ACTEW/TCCS ACCESS sewer/stormwater easement access route



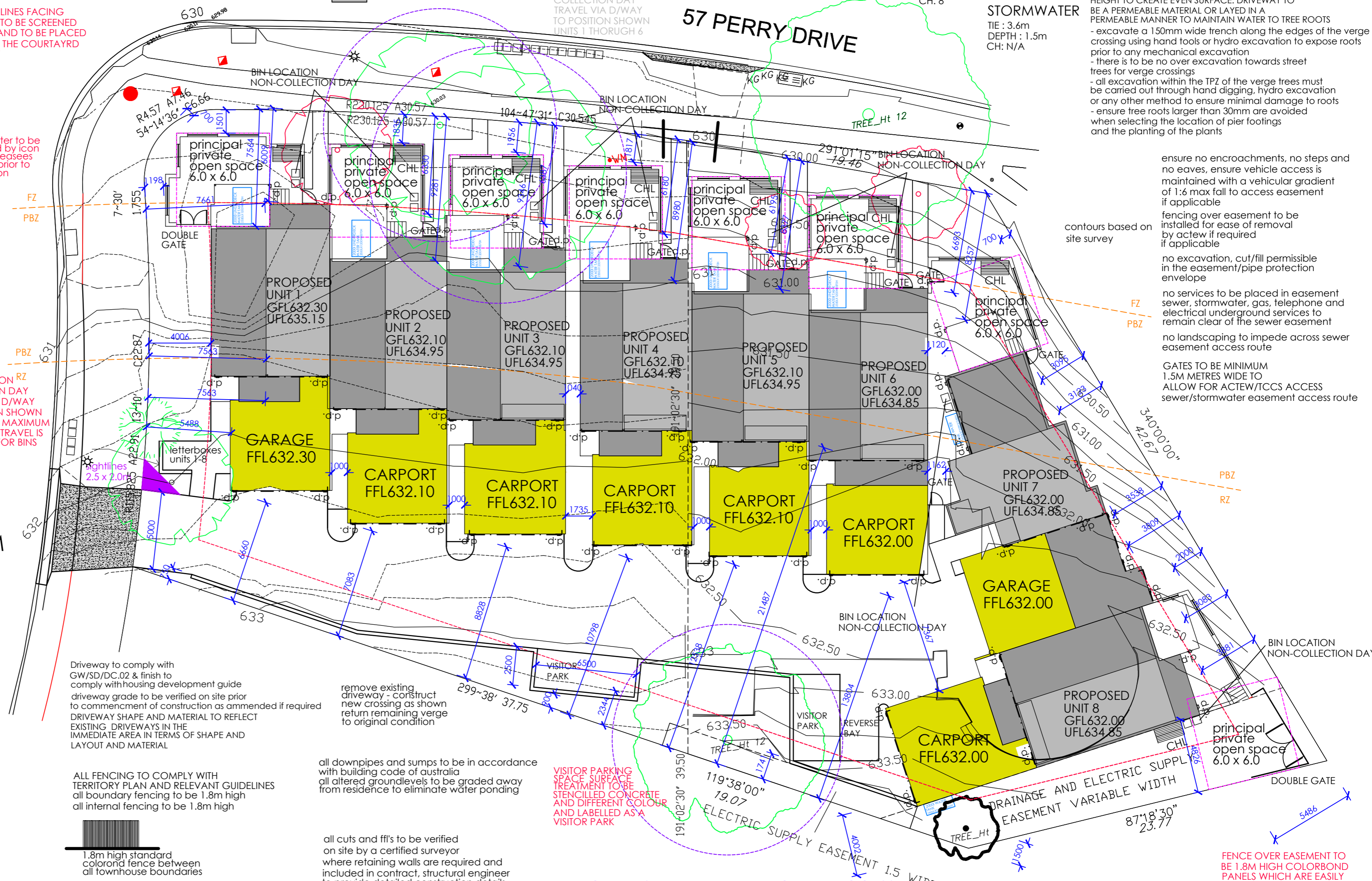
SIDAWAY STREET

57 PERRY DRIVE

BLOCK 16 AREA 1221.00 SQM
 BLOCK 17 AREA 1250.00 SQM
 BLOCK AREA COMBINED 2471.00 SQM

AREAS UNIT 1	GROSS FLOOR AREA	164.00 SQM
AREAS UNIT 2	GROSS FLOOR AREA	144.29 SQM
AREAS UNIT 3	GROSS FLOOR AREA	144.29 SQM
AREAS UNIT 4	GROSS FLOOR AREA	142.29 SQM
AREAS UNIT 5	GROSS FLOOR AREA	144.29 SQM
AREAS UNIT 6	GROSS FLOOR AREA	145.22 SQM
AREAS UNIT 7	GROSS FLOOR AREA	192.75 SQM
AREAS UNIT 8	GROSS FLOOR AREA	146.52 SQM

TOTAL GROSS FLOOR AREA 1232.65 SQM
 PLOT RATIO 49.88%



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DRAWING TITLE - SITE PLAN
 CLIENT - CHARLES AND WILSON

PROJECT - PROPOSED MULTI-UNIT DEVELOPMENT
 BLOCK - 16 & 17
 SECTION - 35
 SUBURB - CHAPMAN

FOR DA APPROVAL
 DATE: 12.08.2019
 REVISION - A

JOB No: 1511
 SCALE: 1:200@A2
 SHEET No - A03

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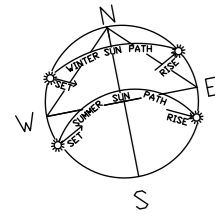
ALESSANDRO D'AMBROSIO

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 B.ARCHITECTURE

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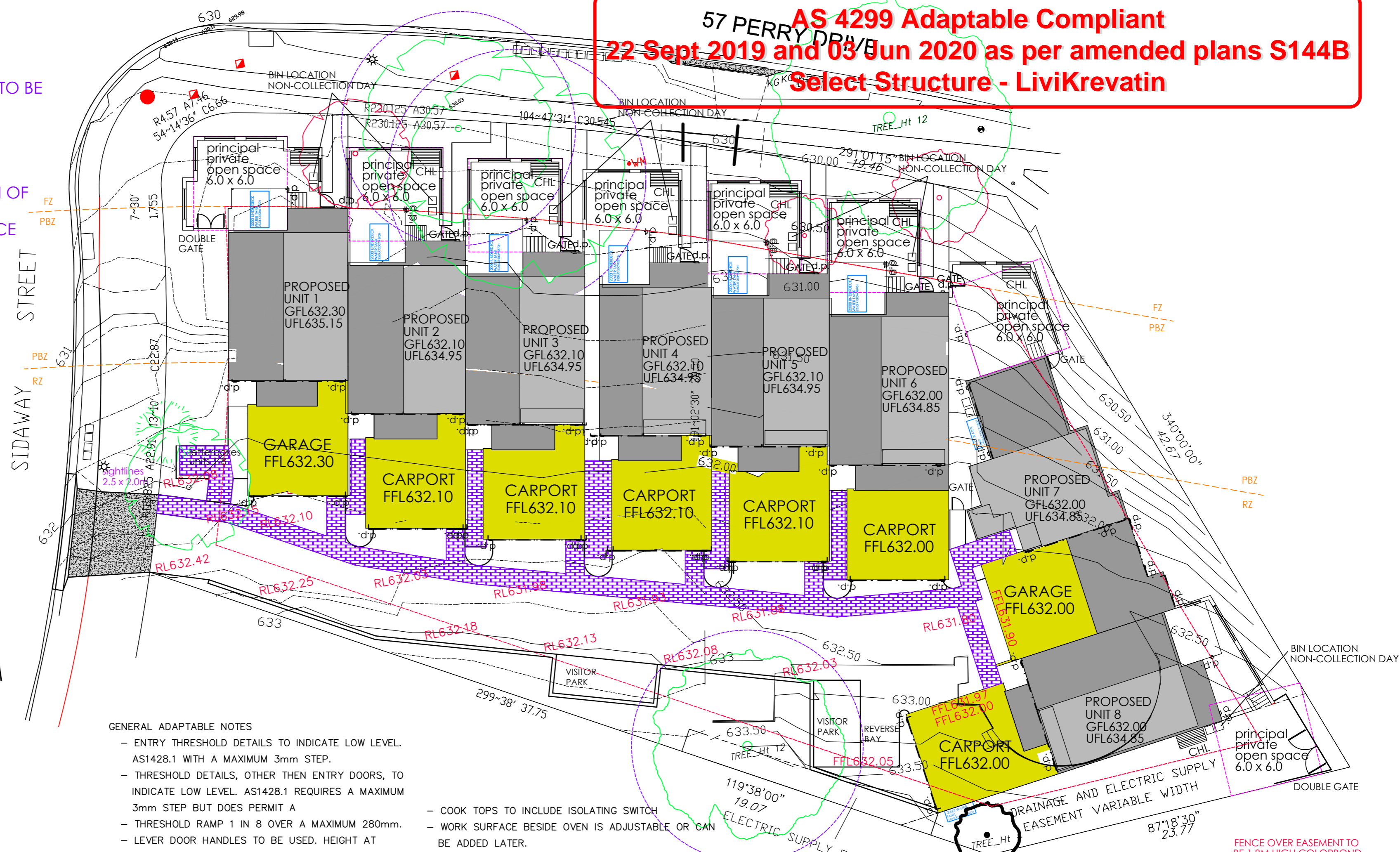
PROVIDE STEP FREE, WHEELCHAIR ACCESS TO AT LEAST ONE DOOR TO ALL UNITS FROM THE DRIVEWAY, ALSO PROVIDE STEP FREE ACCESS TO LETTERBOX AREA. LETTERBOX AREA TO BE ON HARD STAND AREA AND CONNECTED TO ACCESSIBLE PATHWAY AS SHOWN. TO BE IN COMPLIANCE WITH 1428.1

SHOWS CONTINUOUS ACCESSIBLE PATH OF TRAVEL FROM UNIT FRONT PORCH TO LETTERBOX HARD STAND IN COMPLIANCE WITH AS 1428.1



SIDAWAY STREET

AS 4299 Adaptable Compliant
22 Sept 2019 and 03 Jun 2020 as per amended plans S144B
Select Structure - LiviKrevatin



BLOCK 16 AREA 1221.00 SQM
 BLOCK 17 AREA 1250.00 SQM
 BLOCK AREA COMBINED 2471.00 SQM

AREAS UNIT 1	GROSS FLOOR AREA	164.00 SQM
AREAS UNIT 2	GROSS FLOOR AREA	144.29 SQM
AREAS UNIT 3	GROSS FLOOR AREA	144.29 SQM
AREAS UNIT 4	GROSS FLOOR AREA	142.29 SQM
AREAS UNIT 5	GROSS FLOOR AREA	144.29 SQM
AREAS UNIT 6	GROSS FLOOR AREA	145.22 SQM
AREAS UNIT 7	GROSS FLOOR AREA	192.75 SQM
AREAS UNIT 8	GROSS FLOOR AREA	146.52 SQM

TOTAL GROSS FLOOR AREA 1232.65 SQM
 PLOT RATIO 49.88%

- GENERAL ADAPTABLE NOTES
- ENTRY THRESHOLD DETAILS TO INDICATE LOW LEVEL. AS1428.1 WITH A MAXIMUM 3mm STEP.
 - THRESHOLD DETAILS, OTHER THEN ENTRY DOORS, TO INDICATE LOW LEVEL. AS1428.1 REQUIRES A MAXIMUM 3mm STEP BUT DOES PERMIT A
 - THRESHOLD RAMP 1 IN 8 OVER A MAXIMUM 280mm.
 - LEVER DOOR HANDLES TO BE USED. HEIGHT AT 900mm TO 1000mm
 - TELEPHONE ADJACENT GPO IN LIVING ROOM. POWER POINTS TO BE BETWEEN 600mm AND 1100mm ABOVE FLOOR LEVEL.
 - LIVING ROOM TO HAVE A MINIMUM 300 LUX ILLUMINATION.
 - AN ADJUSTABLE KITCHEN SINK CAN BE USED INITIALLY OR ADDED LATER. PLUMBING PROVISIONS FOR THIS SINK IN PRE ADAPTED STATE.
 - KITCHEN TO BE CONSTRUCTED IN ACCORDANCE WITH AS4299
 - KITCHEN SINK TO BE A MAXIMUM 150mm DEEP.
 - SINK TAPS TO BE LEVERS OR MIXERS
 - SINK TAPS TO BE REACHABLE (MAX 300mm BACK)
 - COOK TOPS TO HAVE FRONT CONTROLS OR SIDE CONTROLS (MAXIMUM 300mm BACK) WITH RAISED CROSS BAR

- COOK TOPS TO INCLUDE ISOLATING SWITCH
- WORK SURFACE BESIDE OVEN IS ADJUSTABLE OR CAN BE ADDED LATER.
- ONE POWER POINT WITHIN 300mm OF FRONT BENCH AND MAXIMUM
- 1100mm HIGH.
- POWER POINT SWITCH FOR REFRIDGERATOR TO BE BETWEEN 600mm AND 1100mm ABOVE FLOOR LEVEL AND A MAXIMUM 300mm BACK FROM THE FRONT OF THE REFRIDGERATOR.
- KITCHEN FLOOR TO BE SLIP RESISTANT TO AS 4586 HB 197. A CERTIFICATE OF TEST AND COMPLIANCE WILL BE REQUIRED AFTER CONSTRUCTION.
- SUPPORT FOR FUTURE GRAB RAILS TO BE BUILT IN AT CONSTRUCTION.
- BATHROOM TO BE CONSTRUCTED IN ACCORDANCE WITH AS1428.1
- BATHROOM FLOOR SLIP RESISTANCE TO AS4586 HB 197. A CERTIFICATE OF TEST AND COMPLIANCE WILL BE REQUIRED AFTER CONSTRUCTION.

- SHOWER (AND BATHROOMS) TO BE WATER PROOFED TO AS 3740(2004). A CERTIFICATE OF COMPLIANCE WILL BE REQUIRED AFTER CONSTRUCTION.
- Provision for washbasin with clearances to comply with AS 1428.
- RECESSED SOAP HOLDERS REQUIRED.
- POWER POINT BESIDE MIRROR AT 900mm- 1100mm ABOVE FFL.
- TOILET FLOOR TO BE SLIP RESISTANT TO AS 4568 HB 197
- DOUBLE POWER POINTS REQUIRED IN LAUNDRY.
- LAUNDRY FLOOR TO BE SLIP RESISTANT TO AS 4586

FENCE OVER EASEMENT TO BE 1.8M HIGH COLORBOND PANELS WHICH ARE EASILY REMOVABLE. TO BE TO THE SATISFACTION OF ICON WATER AND RELEVANT AUTHORITIES

ALL WORKS BEING UNDERTAKEN WITHIN THE TPZ WILL BE MONITORED AND OVERSEEN BY A SUITABLY QUALIFIED ARBORIST AND WITH USING THE HYDRO EXCAVATION METHODS TO DEMONSTRATE WHAT ROOTS ARE WITHIN THE AREA REQUIRING EXCAVATION (IF ANY)

fence of any existing verge trees. fencing to be erected before the commencement of any site work and removed at completion of all construction and commencement of verge restoration. the fence is to remain continuous throughout the project. fencing must not be removed for service installation across the verge unless approved by tams

all, if any, street trees are to be retained and kept undamaged. existing crown clearance is not to be altered. ensure construction equipment can pass beneath the lowest limb through the driveway access. crowns and apex of canopies are not to be altered or reduced. ensure lifting equipment and load can clear height and width of tree crown without damage to the crown

ALL PROPOSED SERVICE CONNECTIONS/DISCONNECTIONS IF ANY IN THE VERGE MUST BE DESIGNED AND UNDERTAKEN WITHOUT DAMAGE TO THE STREET TREES

THE VERGE AND STREET TREES ARE TO BE PROTECTED WITH TEMPORARY FENCING TO PREVENT ANY USE DURING CONSTRUCTION THE FENCING MUST BE PLACED SO THAT THE VERGE IS PROTECTED BUT ACCESS TO THE PEDESTRIAN NETWORK IS PROVIDED AT ALL TIMES VERGE LEVELS ARE NOT TO BE ALTERED AS A RESULT OF THE NEW DRIVEWAY

BLOCK 16 AREA 1221.00 SQM
 BLOCK 17 AREA 1250.00 SQM
 BLOCK AREA COMBINED 2471.00 SQM

ADDITIONAL TCCS NOTES

DRIVEWAY NEAR/UNDER TREE CANOPY TO BE PLACED ON NATURAL GROUND. NO EXCAVATION OF GROUND TO TAKE PLACE AT ALL. UNEVEN SURFACE TO BE LANDSCAPED UP TO DRIVEWAY HEIGHT TO CREATE EVEN SURFACE. DRIVEWAY TO BE A PERMEABLE MATERIAL OR LAYED IN A PERMEABLE MANNER TO MAINTAIN WATER TO TREE ROOTS

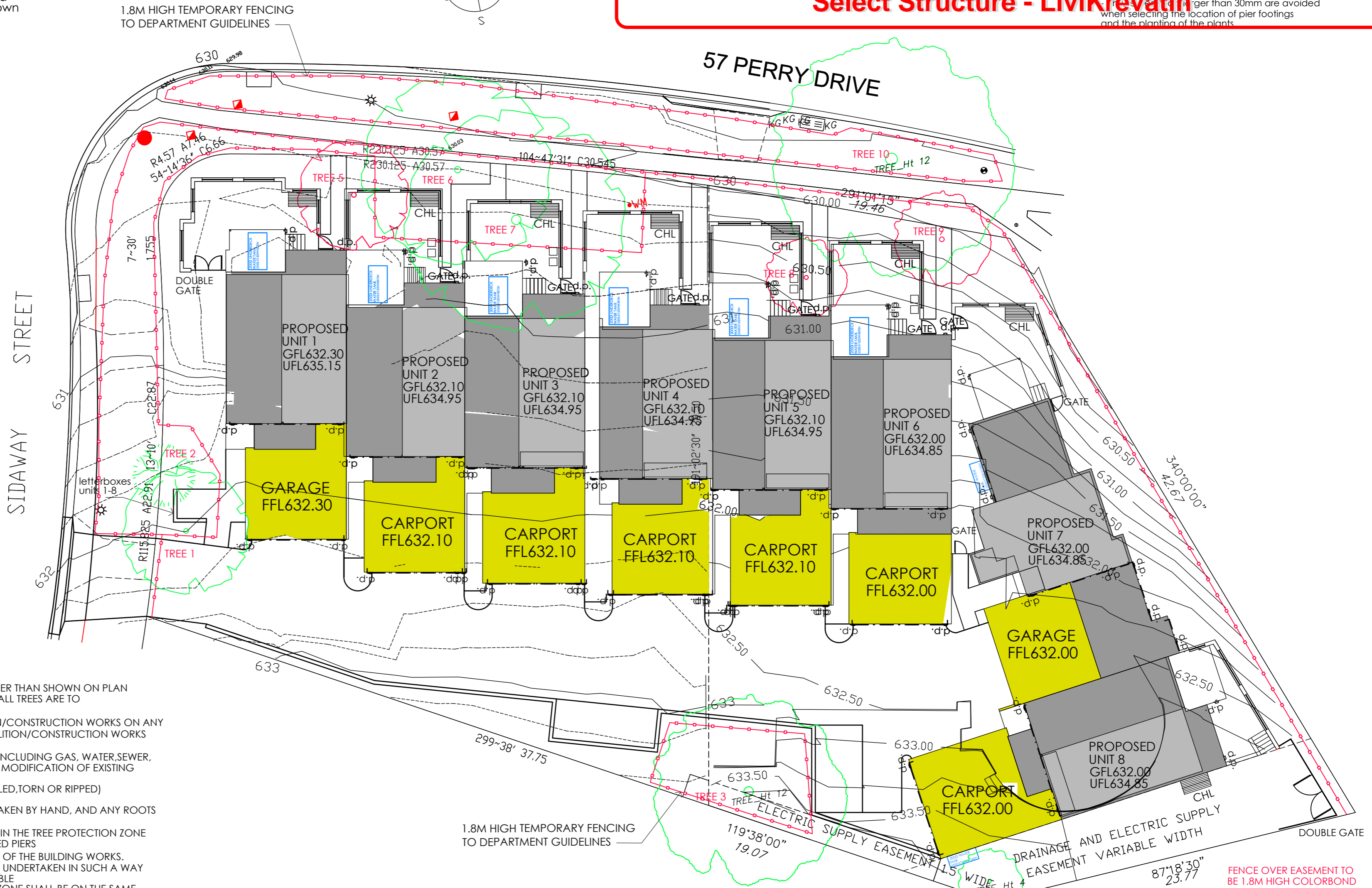
- excavate a 150mm wide trench along the edges of the verge crossing the hand tools or hydro excavation to expose roots
 - there is to be no over excavation towards street trees for verge crossings
 - tree in the verge to be carried out through hand digging, hydro excavation or any other method to ensure minimal damage to roots
 - roots greater than 30mm are avoided when selecting the location of pier footings and the planting of the plants

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22 Sept 2019 and 03 Jun 2020 as per amended plans S144B
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TREES

- TREE 1 - TO BE FENCED AND PROTECTED
- TREE 2 - TO BE FENCED AND PROTECTED
- TREE 3 - TO BE FENCED AND PROTECTED
- TREE 4 - TO BE FENCED AND PROTECTED
- TREE 5 - TO BE REMOVED
- TREE 6 - TO BE FENCED AND PROTECTED
- TREE 7 - TO BE FENCED AND PROTECTED
- TREE 8 - TO BE REMOVED
- TREE 9 - TO BE REMOVED
- TREE 10 - TO BE FENCED AND PROTECTED

1. PROTECTED TREES SHALL BE FENCED WITH A 1.8M HIGH CHAINWIRE FENCE NO CLOSER THAN SHOWN ON PLAN FROM THE TRUNK UNLESS OTHERWISE AGREED TO IN WRITING BY THE CONSERVATOR. ALL TREES ARE TO HAVE THE FENCE ON THE BUILDING SITE ONLY AS SHOWN
2. THE FENCE SHALL BE ERRECTED PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION WORKS ON ANY PART OR STAGE OF THE DEVELOPMENT AND IS TO REMAIN IN PLACE UNTILL ALL DEMOLITION/CONSTRUCTION WORKS ARE COMPLETED
3. NO WORK, THAT INCLUDES BUT IS NOT LIMITED TO, EXCAVATION (EG FOR SERVICES INCLUDING GAS, WATER,SEWER, STORMWATER, ELECTRICITY, TELECOMMUNICATIONS, FOOTINGS AND IRRIGATION) OR MODIFICATION OF EXISTING GROUND LEVEL IS TO OCCUR WITHIN THE FENCED AREA/ TREE PROTECTION ZONE
4. IF ROOT PRUNING/REMOVAL IS REQUIRED, ROOTS SHALL BE CUT CLEANLY (NOT PULLED, TORN OR RIPPED)
5. EXPOSED ROOTS SHALL BE KEPT DAMP AND BACKFILLED AS SOON AS POSSIBLE
6. EXCAVATION FOR FOOTINGS WITHIN THE TREE PROTECTION ZONE SHALL BE UNDERTAKEN BY HAND, AND ANY ROOTS UNCOVERED WITH A DIAMETER GREATER THAN 50MM ARE TO BE BRIDGED OVER.
7. CONSTRUCTION OF A LOW IMPACT FOOTING TO ANY PART OF THE RESIDENCE WITHIN THE TREE PROTECTION ZONE A LOW IMPACT FOOTING DOES NOT CUT INTO THE ROOT SYSTEM, EXCEPT FOR ISOLATED PIERS
8. THE PROTECTIVE FENCE SHALL BE MAINTAINED IN GOOD ORDER FOR THE DURATION OF THE BUILDING WORKS.
9. REMOVAL OF THE EXISTING DRIVEWAY WITHIN THE TREE PROTECTION ZONE SHALL BE UNDERTAKEN IN SUCH A WAY THAT NO ROOTS WITH A DIAMETER GREATER THAN 50MM ARE DAMAGED - IF APPLICABLE
10. CONSTRUCTION OF NEW/REPLACEMENT DRIVEWAY WITHIN THE TREE PROTECTION ZONE SHALL BE ON THE SAME ALIGNMENT AS THE EXISTING DRIVEWAY
11. CONSTRUCTION OF NEW/REPLACEMENT DRIVEWAY WITHIN THE TREE PROTECTION ZONE SHALL NOT RESULT IN ROOTS GREATER THAN 20MM IN DIAMETER BEING SEVERED AND INVOLVE SIDE CUTS THAT DO NOT EXCEED 100MM BELOW NGL
12. THE PROPOSED RESIDENCE/GARAGE TO BE CONSTRUCTED WITHIN THE TPZ SHALL BE CONSTRUCTED USING LOW IMPACT FOOTINGS. LOW IMPACT FOOTINGS DO NOT CUT INTO THE ROOT SYSTEM APART FROM ISOLATED PIERS



THE TREE MANAGEMENT PLAN MUST BE READ IN CONJUNCTION WITH ATTACHED TREE ASSESSMENT REPORT - 1 SIDAWAY STREET AND 57 PERRY DRIVE CHAPMAN WHICH WAS PREPARED BY ARBOR MANAGEMENT AUSTRALIA

FENCE OVER EASEMENT TO BE 1.8M HIGH COLORBOND PANELS WHICH ARE EASILY REMOVABLE, TO BE TO THE SATISFACTION OF ICON WATER AND RELEVANT AUTHORITIES

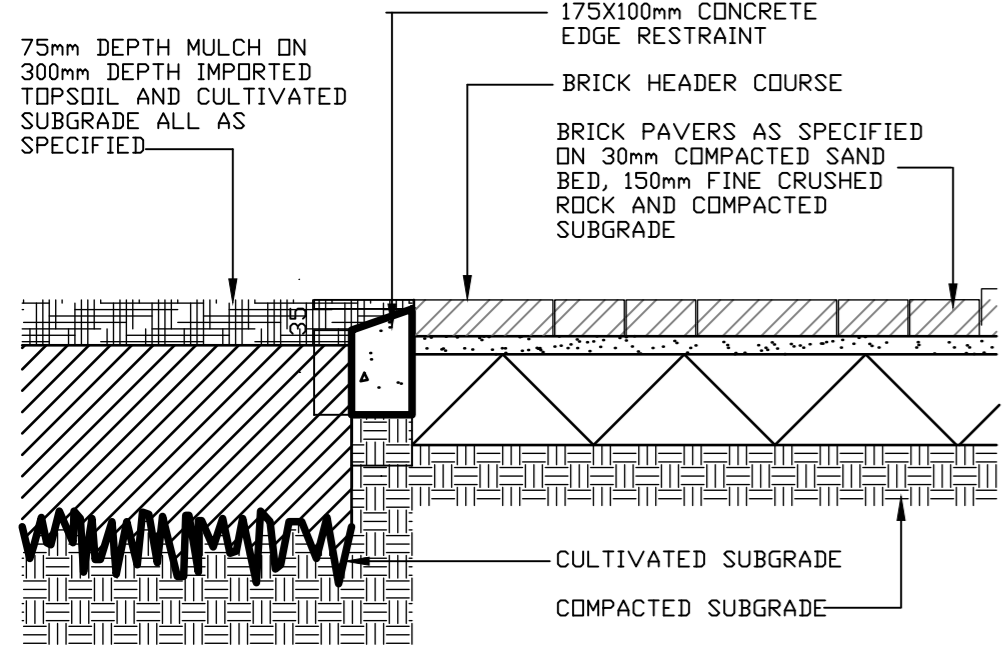
- LEGEND**
- EXISTING TREE
 - PROPOSED STREET TREE
 - PROPOSED TREE
 - SHRUBS
 - ACCENT PLANTING
 - CLIMBERS
 - IRRIGATED GRASS
 - CONCRETE/PAVING/TILE TO CLIENTS CHOICE
 - MULCHED SURFACE
 - CONCRETE/PAVING/TILE DIFFERENT COLOUR TO DRIVEWAY TO BE LABELLED VISITOR PARKING

PROVIDE STEP FREE, WHEELCHAIR ACCESS TO AT LEAST ONE DOOR TO ALL UNITS FROM THE DRIVEWAY, ALSO PROVIDE STEP FREE ACCESS TO LETTERBOX AREA LETTERBOX AREA TO BE ON HARD STAND AREA AND CONNECTED TO ACCESSIBLE PATHWAY AS SHOWN. TO BE IN COMPLIANCE WITH 1428.1

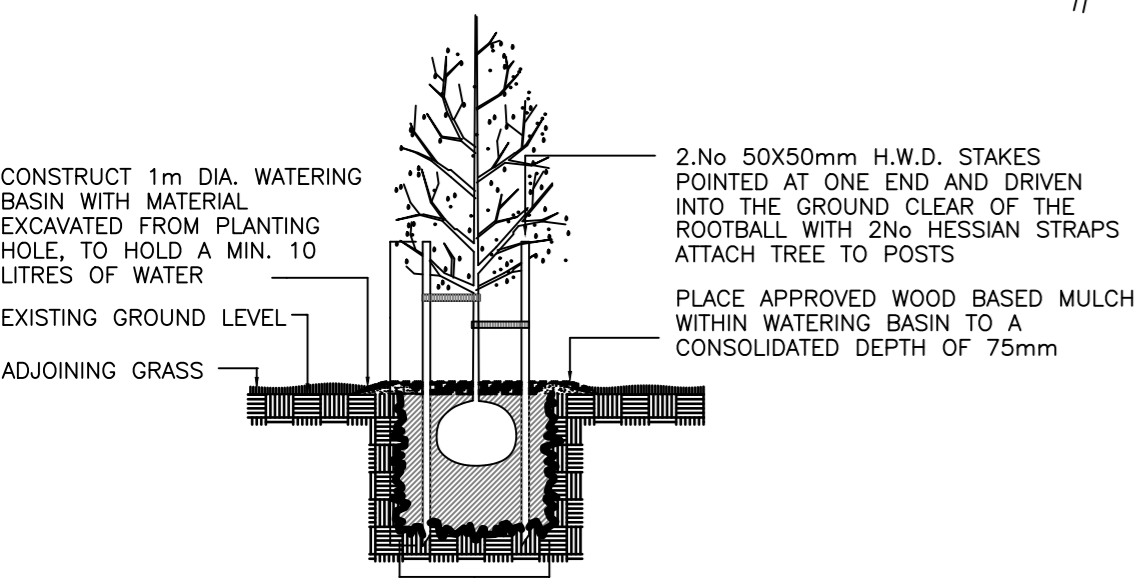
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22 Sept 2019 and 03 Jun 2020 as per amended plans S144B
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PLANT SCHEDULE

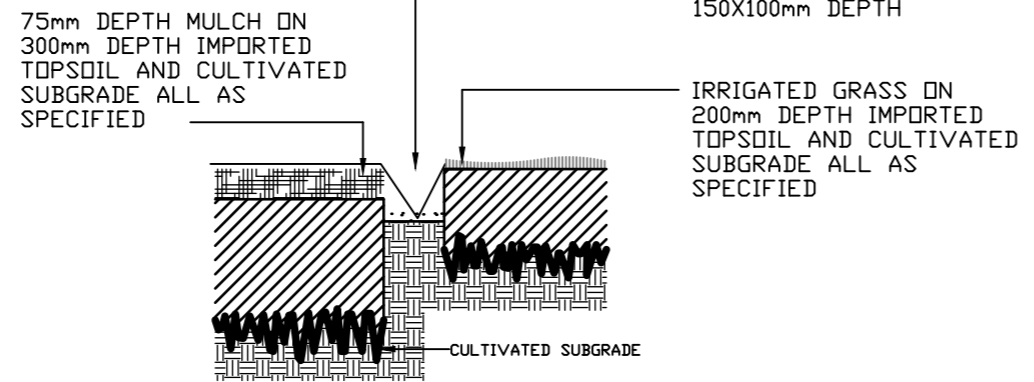
TREES	PLANT	QTY	NO.
ATPS	ACER TRUNCATUM X PLAT PACIFIC SUNSET	10DL	9
DO	DAUBNEYA VITIFOLIUM	7	
MSRC	MAGNOLIA SOULANGEANA ROYAL CROWN	7	11
PCGC	PYRUS CALLERIANA GLENS FORM	7	
SHRUBS			
ND	NANDINIA DOMESTICA	200MM	170
ARW	AZALEA KARUME WHITE	200MM	
DO	DAUBNEYA VITIFOLIUM	200MM	
EPP	ESCALLONIA PINK PIXIE	200MM	
OHS	OSMANTHUS DELAVAYI HEAVEN SCENT	200MM	51
VT	VIBURNUM TINUS	200MM	
VO	VIBURNUM ODORASSIUM	200MM	
ACCENT PLANTING			
ND	NANDINIA DOMESTICA	140MM	142
LIT	LOMNDRA LONGIFOLIA TANIKA	140MM	
CLIMBERS			
TJ	TRACHELOSPERMUM JASMINOIDES	200MM	
TOTAL NUMBER			384



BRICK PAVING WITH CONCRETE EDGE SCALE 1:10



PLANTING OF DECIDUOUS TREES NTS

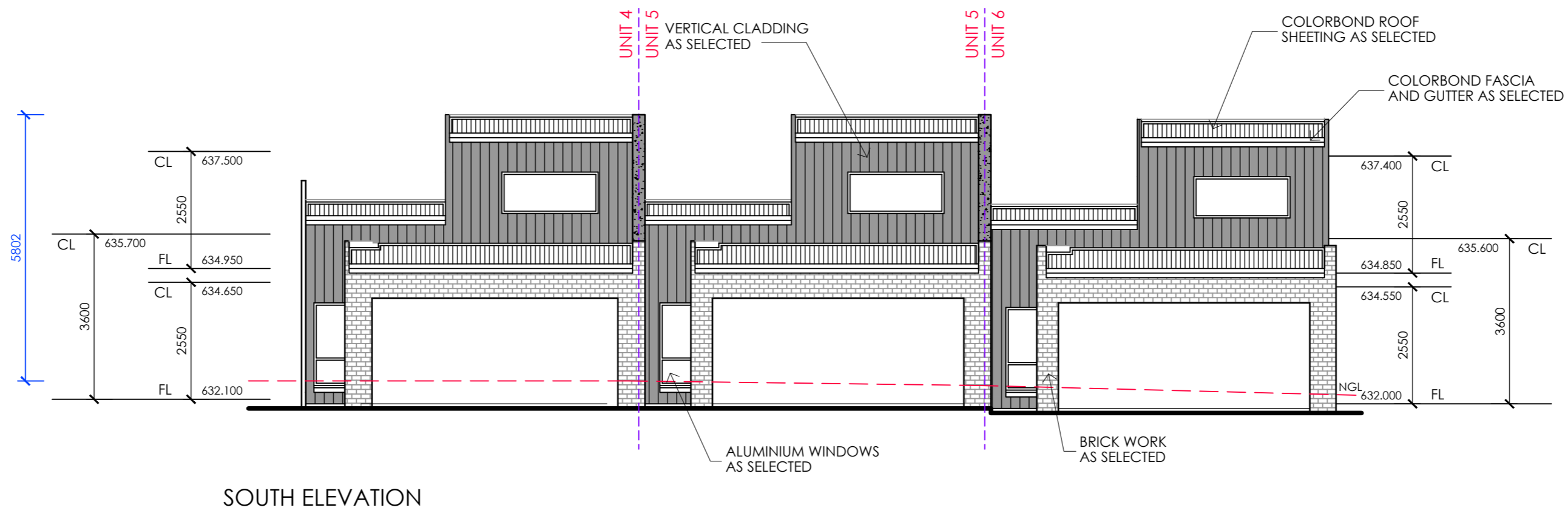
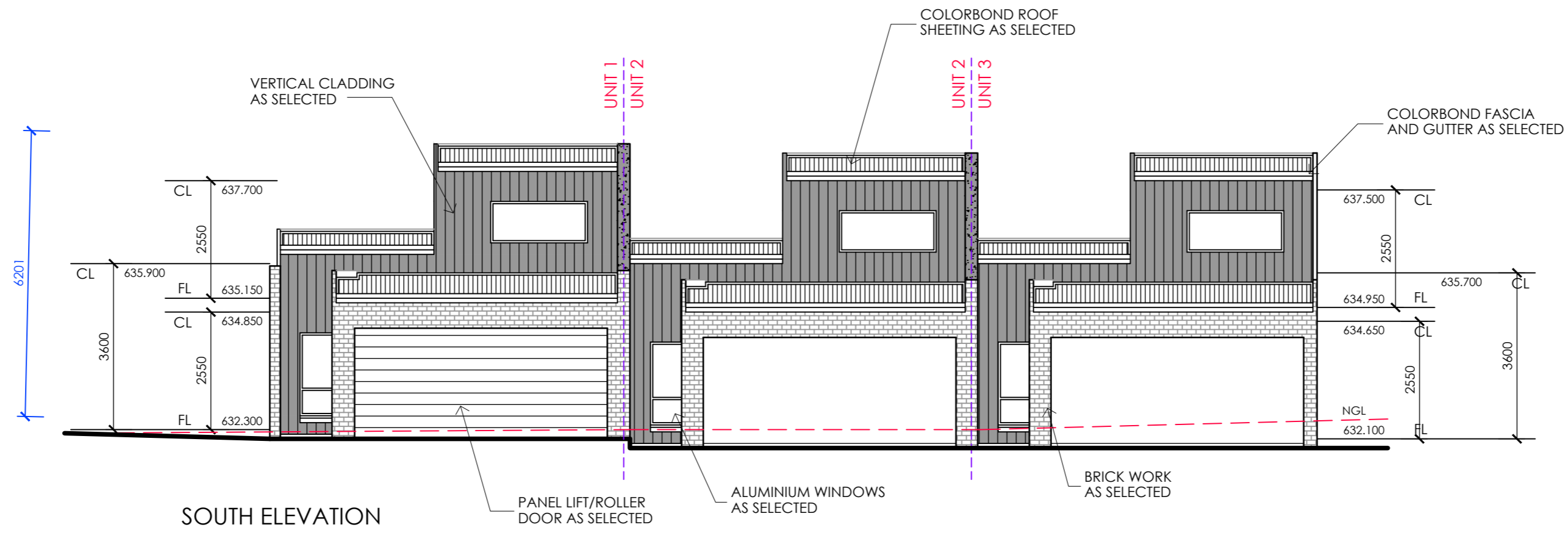


GARDEN BED SCALE 1:10

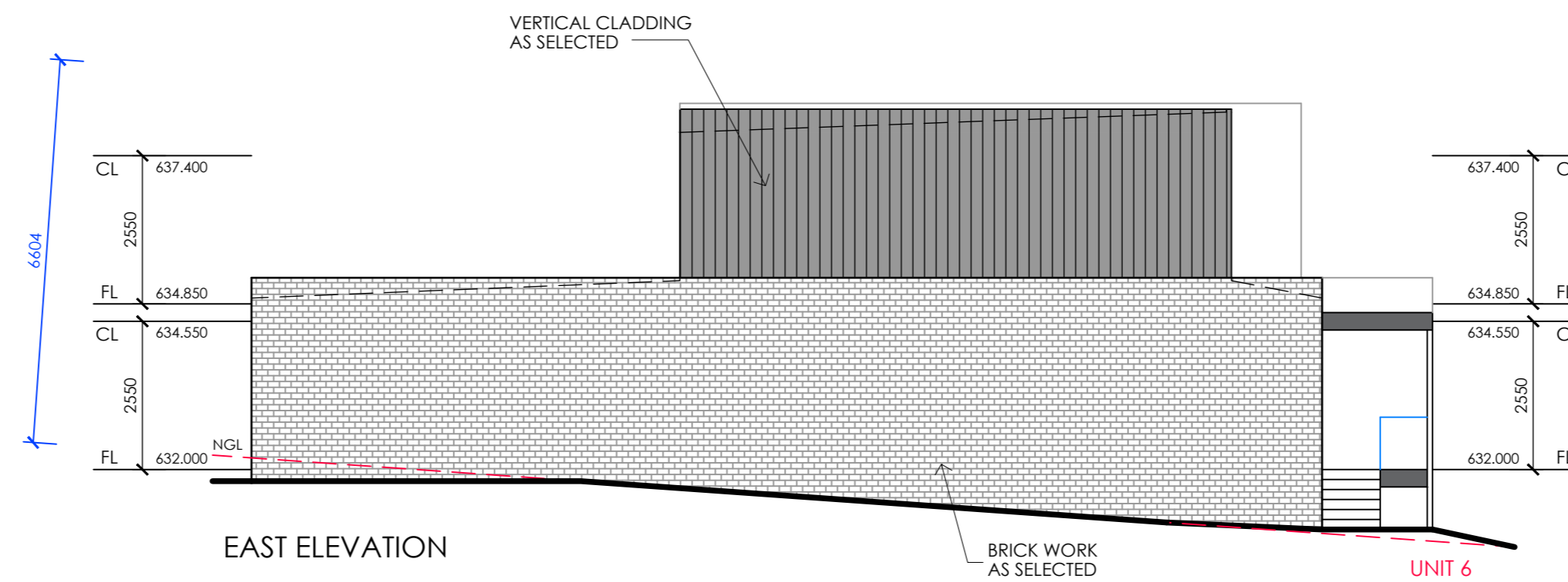
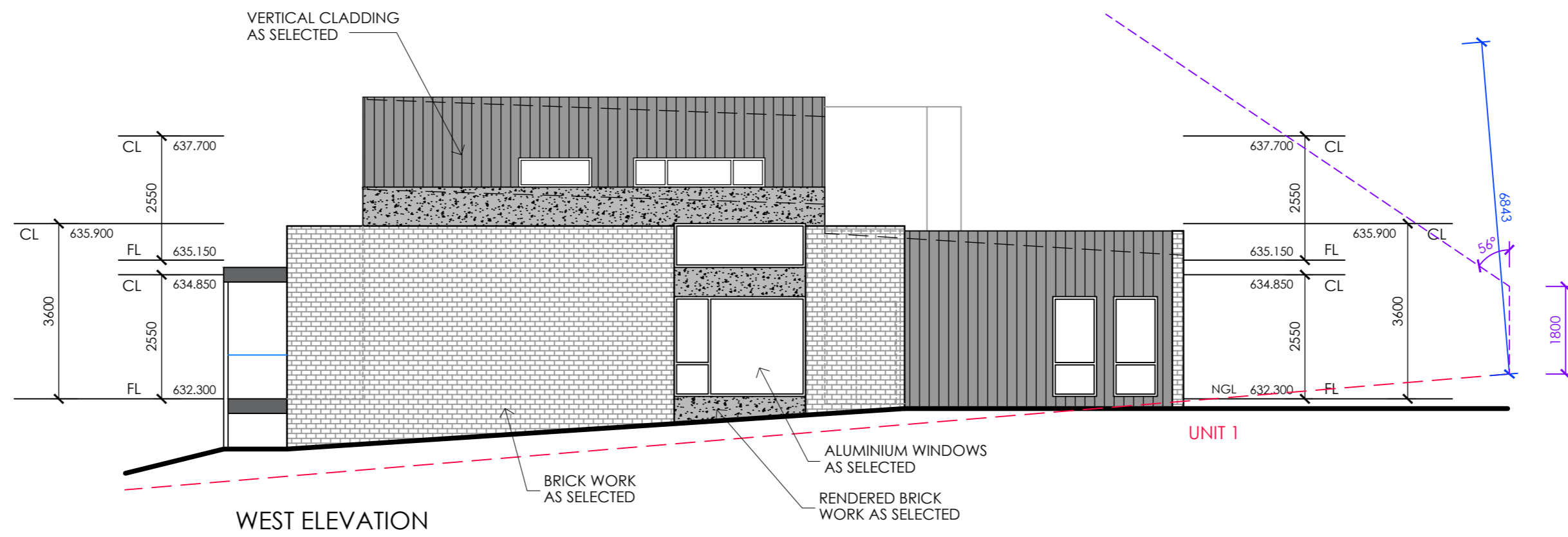
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ALESSANDRO D'AMBROSIO

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 B.ARCHITECTURE

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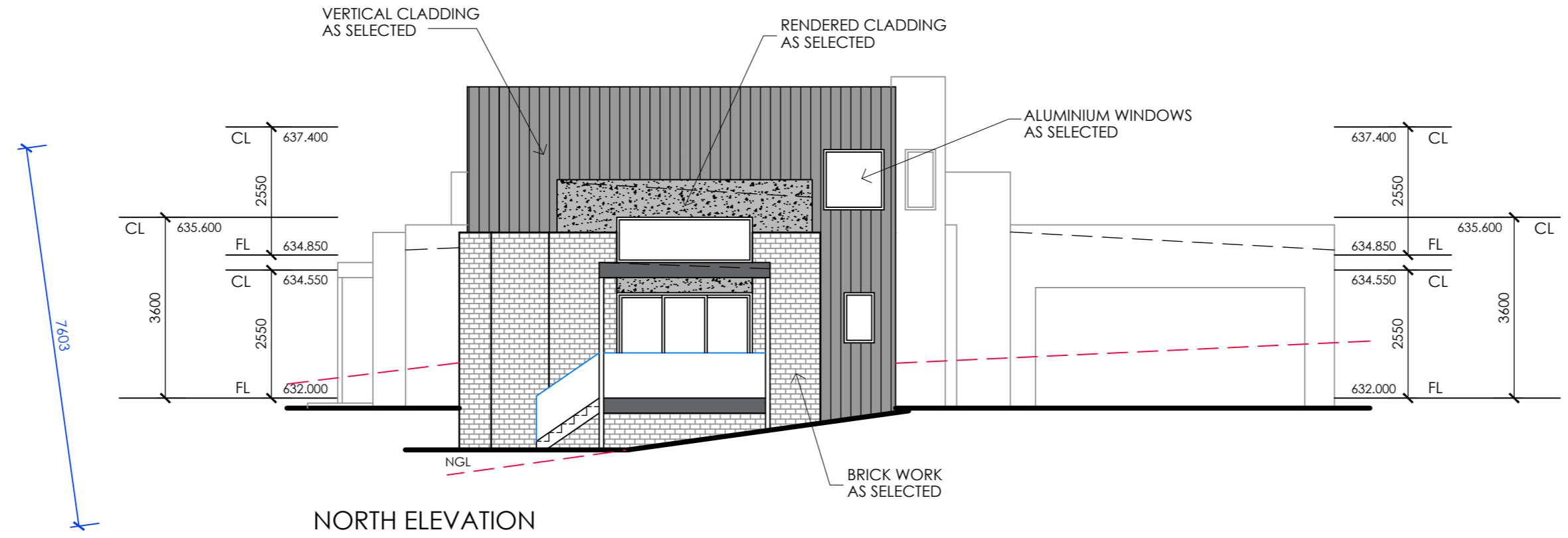
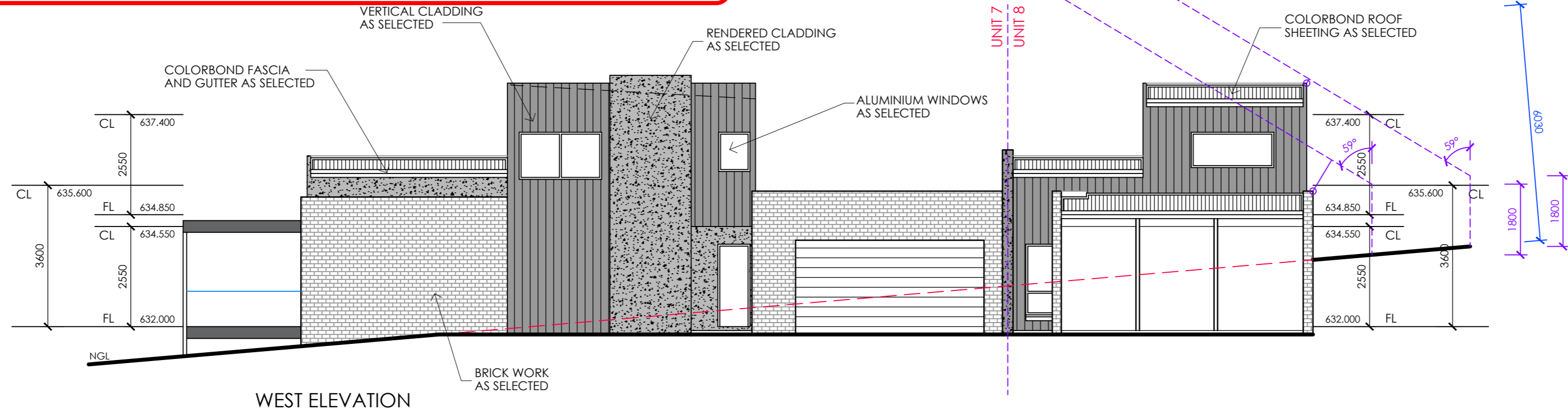
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 CLIENT - CHARLES AND WILSON

PROJECT - PROPOSED MULTI-UNIT DEVELOPMENT
 BLOCK - 16 & 17
 SECTION - 35
 SUBURB - CHAPMAN

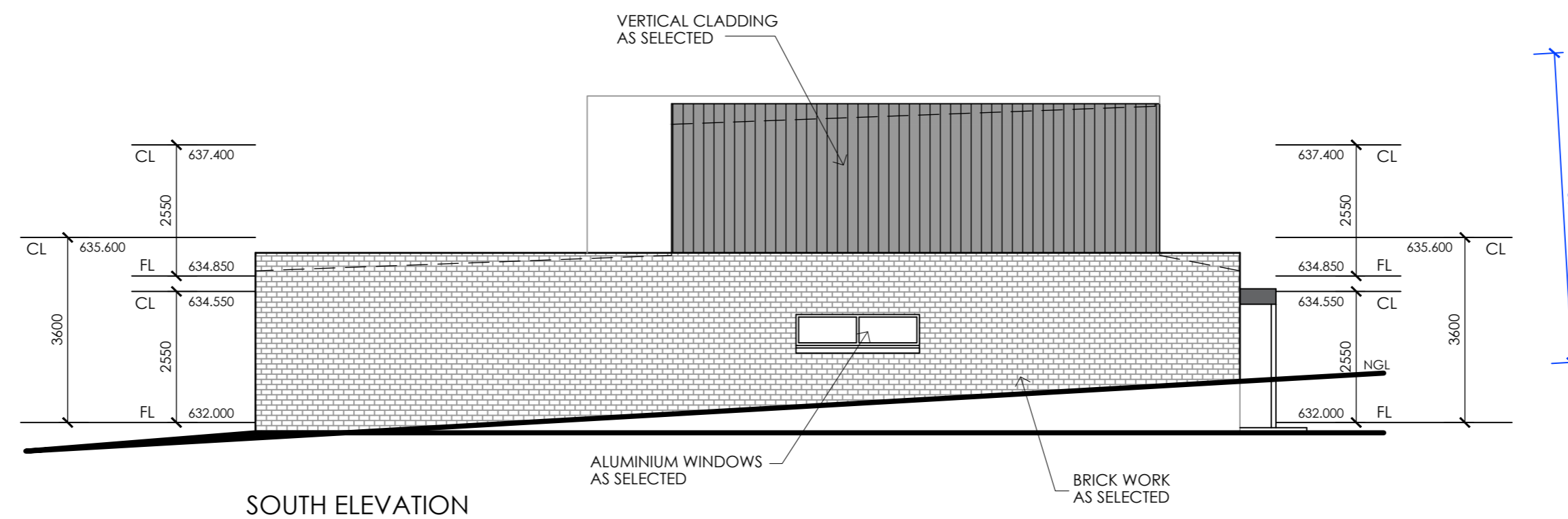
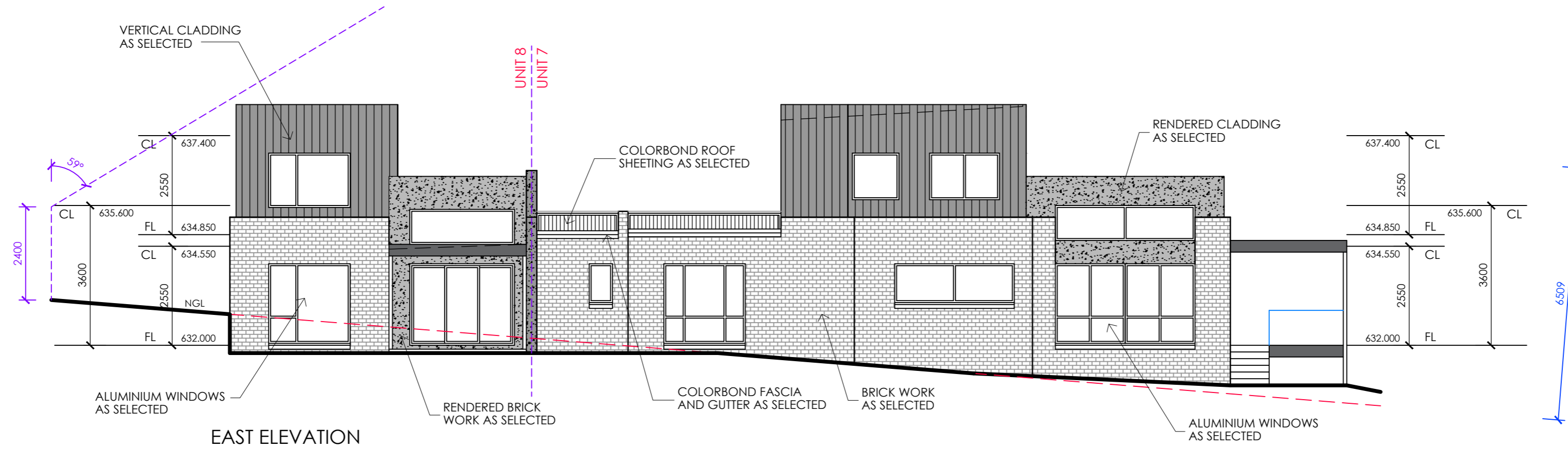
FOR DA APPROVAL
 DATE: 12.08.2019
 REVISION - A

JOB No: 1511
 SCALE: 1:100@A2
 SHEET No - A41

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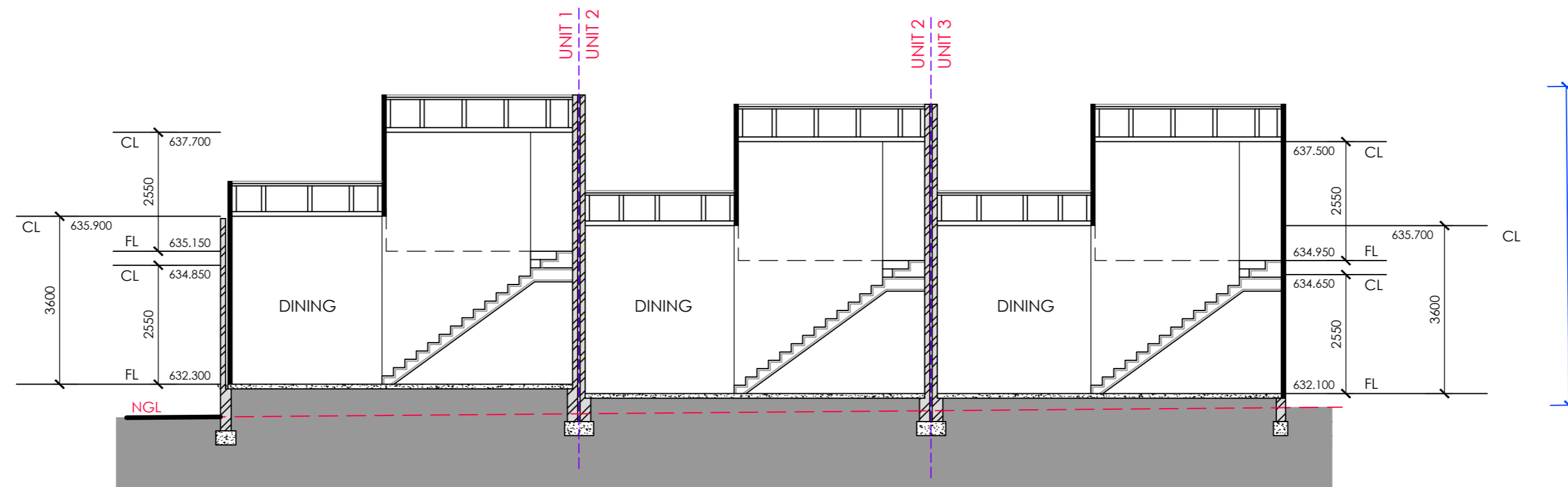
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 CLIENT - CHARLES AND WILSON

PROJECT - PROPOSED MULTI-UNIT DEVELOPMENT
 BLOCK - 16 & 17
 SECTION - 35
 SUBURB - CHAPMAN

FOR DA APPROVAL
 DATE: 12.08.2019
 REVISION - A

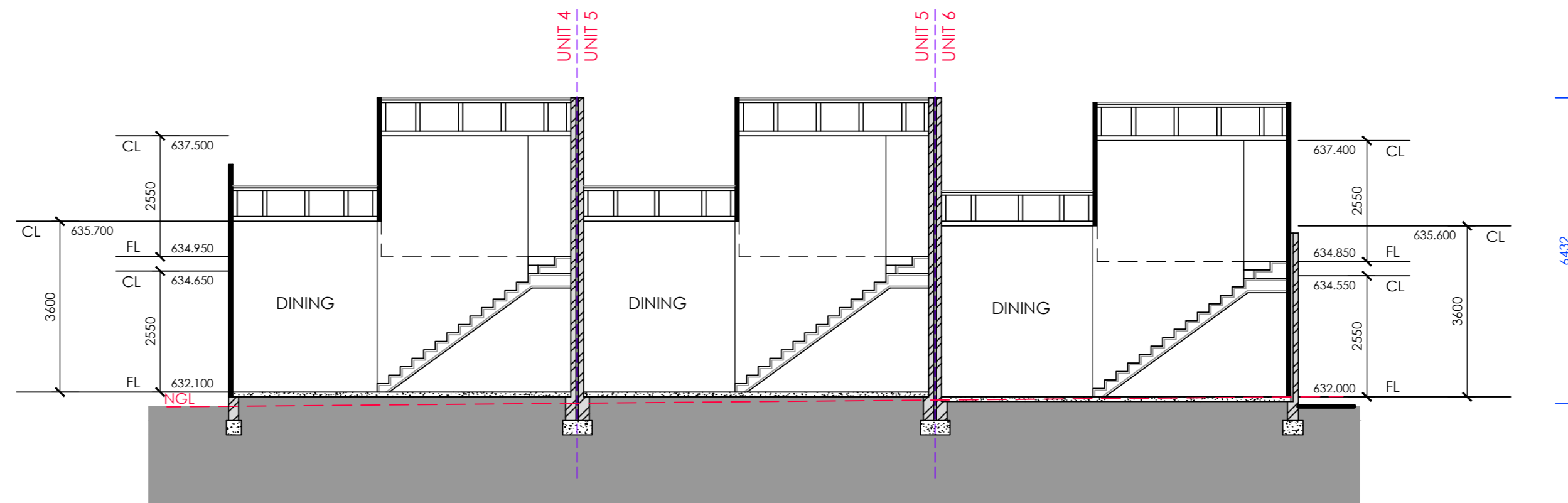
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 SHEET No - A43

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22 Sept 2019 and 03 Jun 2020 as per amended plans S144B
Select Structure - LiviKrevatin



COLORBOND ROOF SHEETING AS SELECTED
 RENDERED CLADDING AS SELECTED
 RENDERED BRICK WORK AS SELECTED
 FACE BRICK WORK AS SELECTED
 CLADDING AS SELECTED
 R2.0 WALL INSULATION
 R4.0 CEILING INSULATION
 R1.5 BLANKET UNDER COLORBOND
 ROOF PITCH AS PER ROOF PLAN
 CONCRETE SLAB AND FOOTING TO
 ENG. DETAILS AND SPECS.

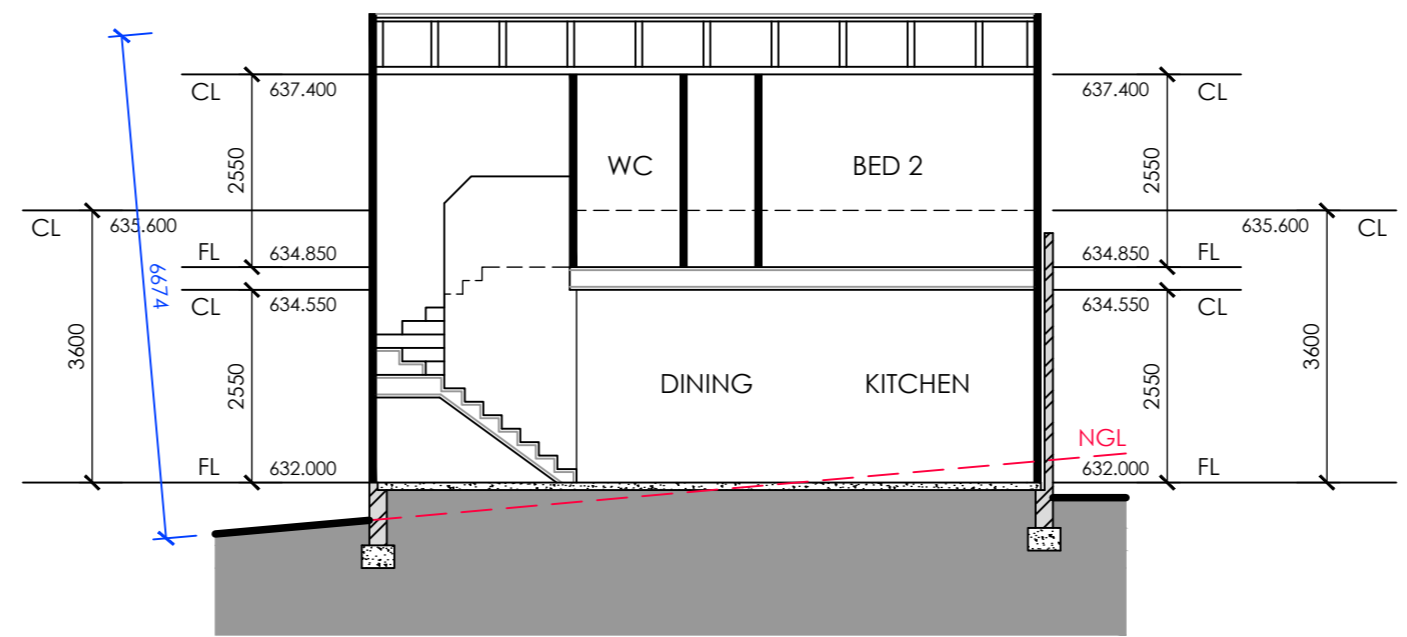
SECTION A - A



COLORBOND ROOF SHEETING AS SELECTED
 RENDERED CLADDING AS SELECTED
 RENDERED BRICK WORK AS SELECTED
 FACE BRICK WORK AS SELECTED
 CLADDING AS SELECTED
 R2.0 WALL INSULATION
 R4.0 CEILING INSULATION
 R1.5 BLANKET UNDER COLORBOND
 ROOF PITCH AS PER ROOF PLAN
 CONCRETE SLAB AND FOOTING TO
 ENG. DETAILS AND SPECS.

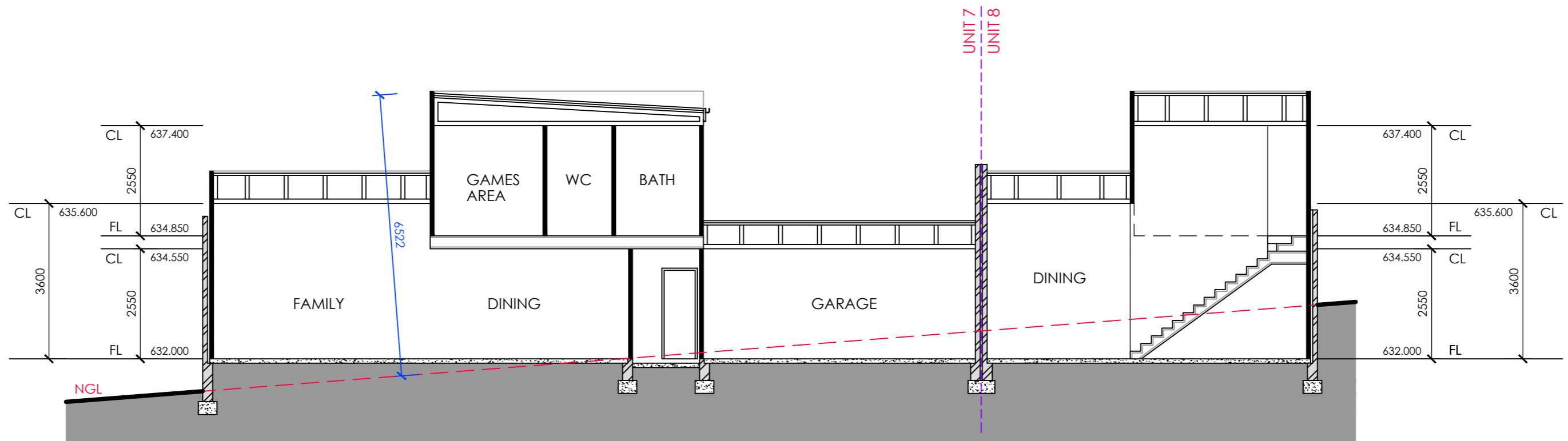
SECTION A - A

AS 4299 Adaptable Compliant
22 Sept 2019 and 03 Jun 2020 as per amended plans S144B
Select Structure - LiviKrevatin



SECTION B - B

COLORBOND ROOF SHEETING AS SELECTED
 RENDERED CLADDING AS SELECTED
 RENDERED BRICK WORK AS SELECTED
 FACE BRICK WORK AS SELECTED
 CLADDING AS SELECTED
 R2.0 WALL INSULATION
 R4.0 CEILING INSULATION
 R1.5 BLANKET UNDER COLORBOND
 ROOF PITCH AS PER ROOF PLAN
 CONCRETE SLAB AND FOOTING TO
 ENG. DETAILS AND SPECS.



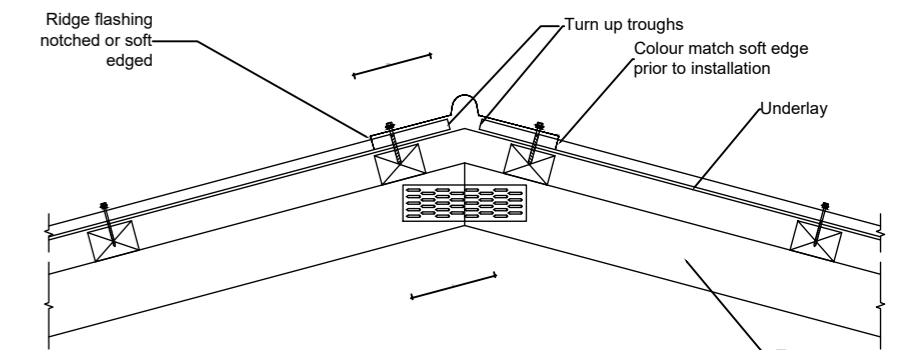
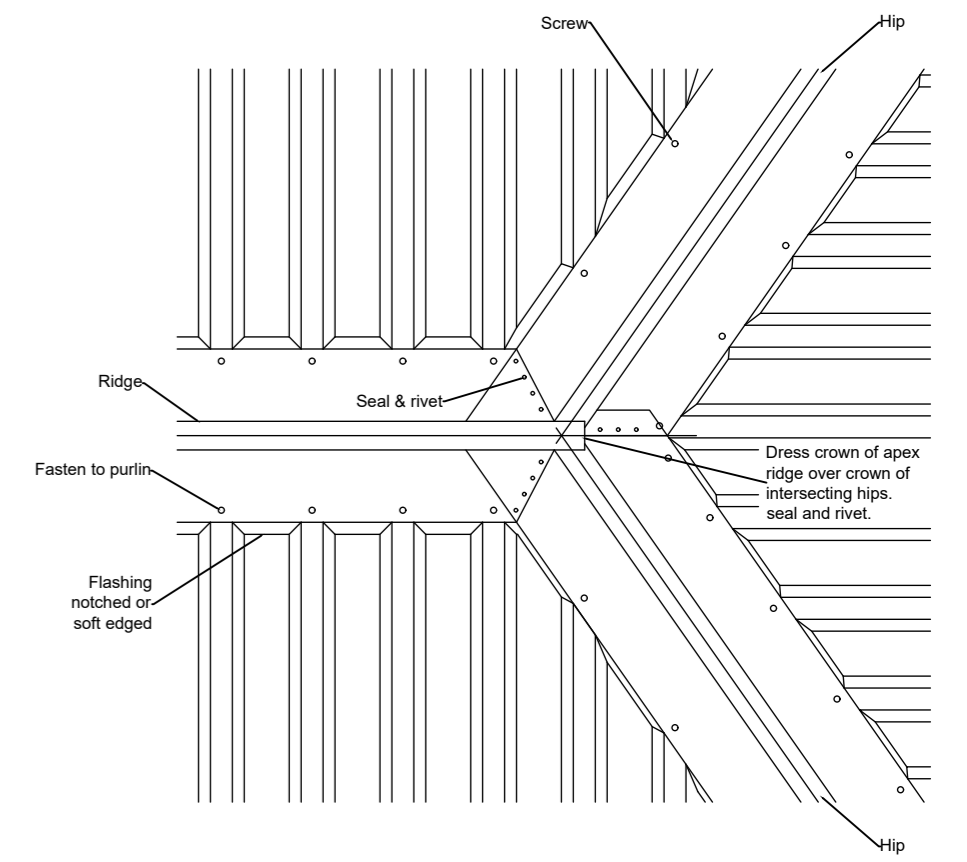
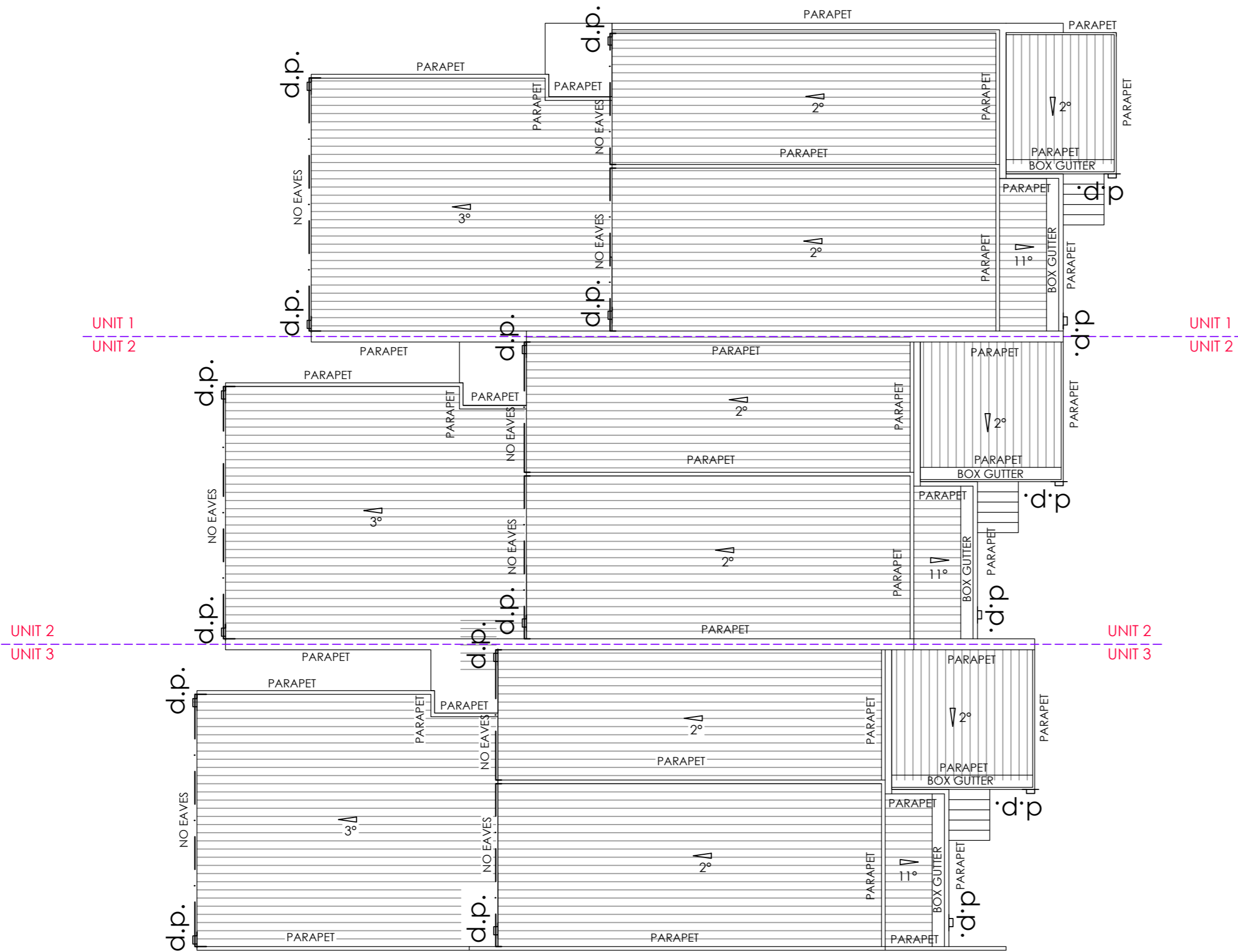
SECTION C - C

COLORBOND ROOF SHEETING AS SELECTED
 RENDERED CLADDING AS SELECTED
 RENDERED BRICK WORK AS SELECTED
 FACE BRICK WORK AS SELECTED
 CLADDING AS SELECTED
 R2.0 WALL INSULATION
 R4.0 CEILING INSULATION
 R1.5 BLANKET UNDER COLORBOND
 ROOF PITCH AS PER ROOF PLAN
 CONCRETE SLAB AND FOOTING TO
 ENG. DETAILS AND SPECS.

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Select Structure - LiviKrevatin

ALL TRUSSES UNDER 8 DEGREES
 TO HAVE A 400MM UPSTAND

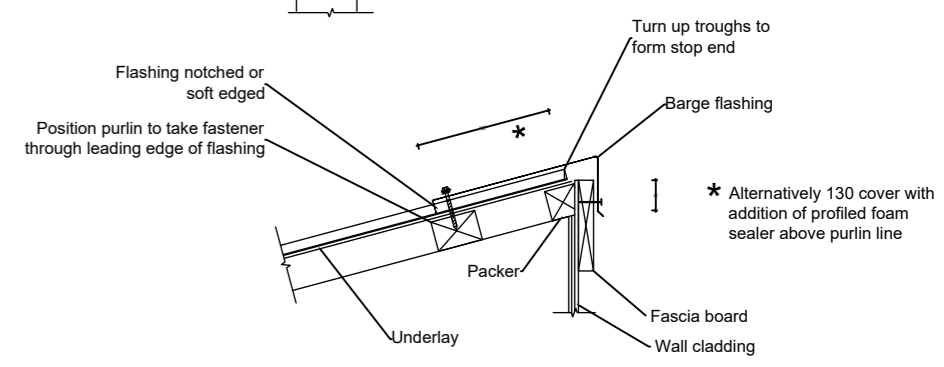
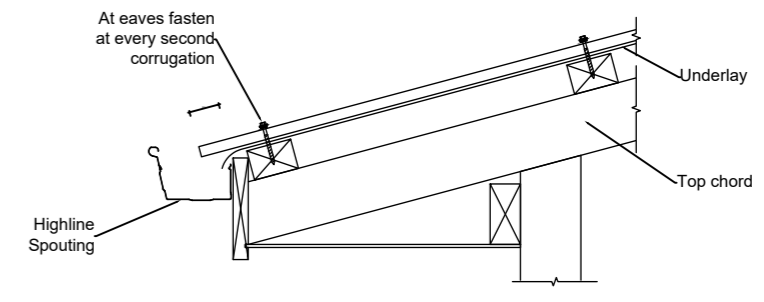
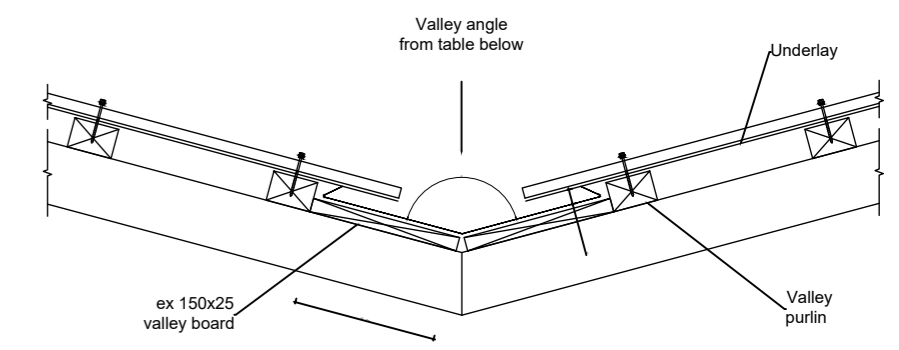
ALL TIMBER FRAMING AND CONSTRUCTION MUST COMPLY WITH THE CURRENT VERSION OF THE
 TIMBER FRAMING CODE AS 1684 AND THE BCA. STRUCTURAL ENGINEER TO PROVIDE STRUCTURAL
 FRAME DESIGN AND BRACING LAYOUT
 TIMBER TRUSS MANUFACTURER TO PROVIDE CERTIFIED TRUSS LAYOUT PLAN AND BRACING DETAILS



Roof Pitch	8	10	15	20	25	30	35	45
Dimension X mm	168	167	162	156	150	143	134	115
Dimension Y mm	218	217	212	206	200	193	184	165

For standard ridge using ex 50mm purlins on flat

Valley Angles and Catchments		<8°	8°	10°	15°	20°	25°	30°	35°	45°
Valley Angle	Varies	169	166	159	152	145	139	132	120	
Maximum Catchment	*	20m ²	26m ²	27m ²	35m ²	43m ²	52m ²	63m ²	75m ²	

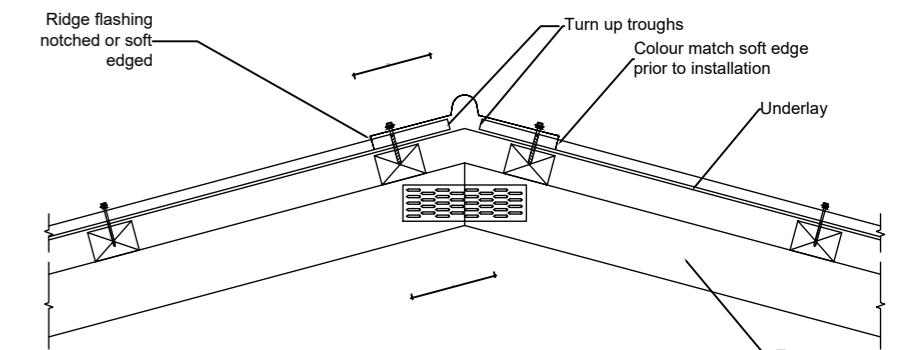
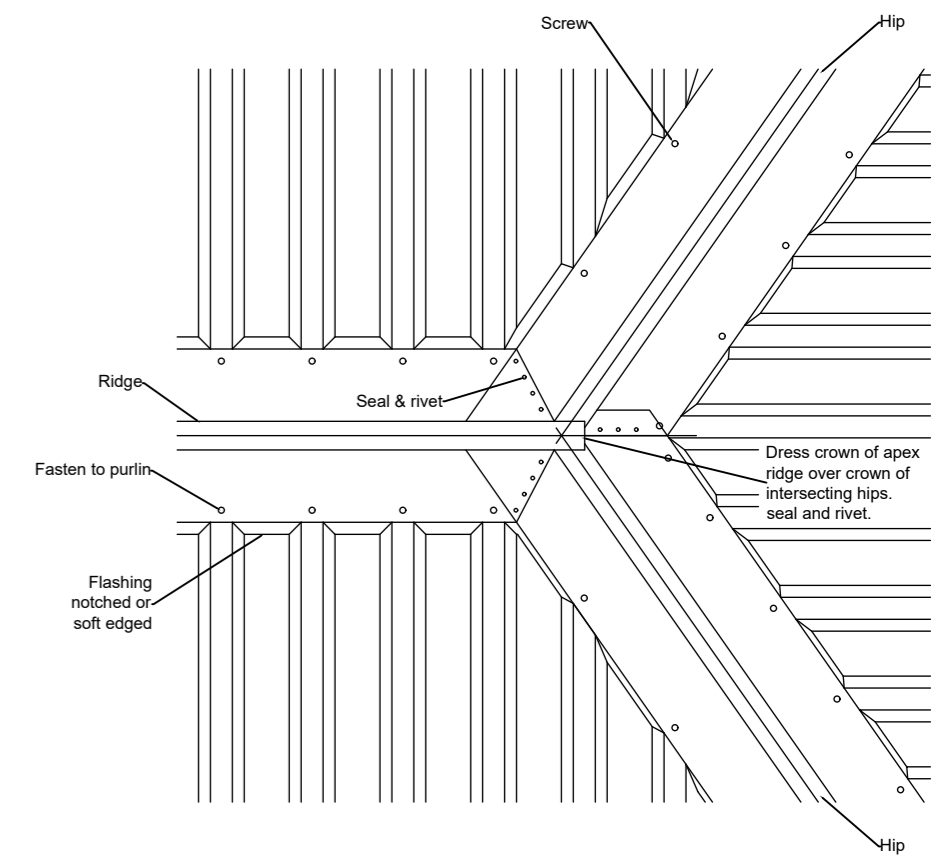
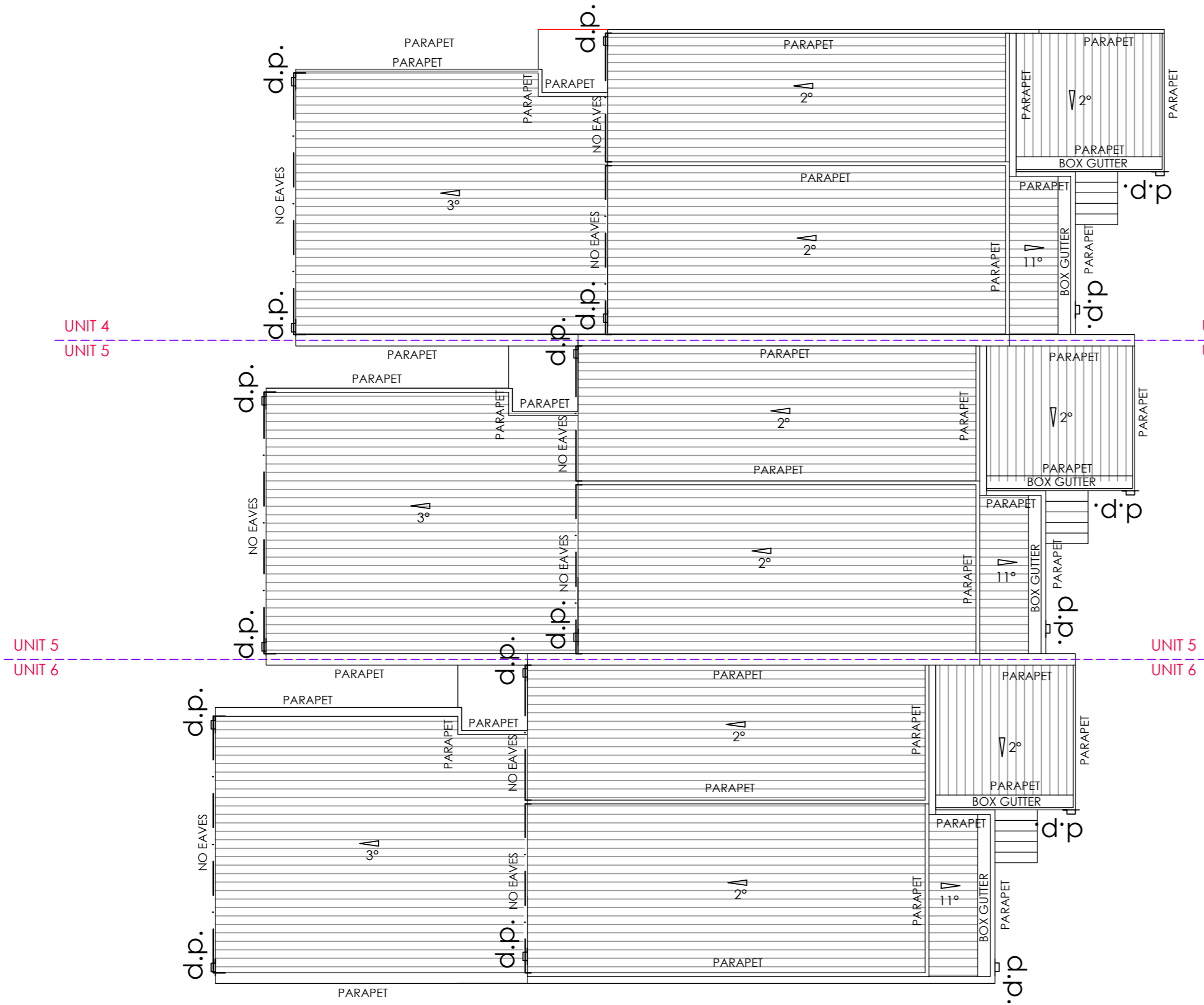


* Alternatively 130 cover with addition of profiled foam sealer above purlin line

AS 4299 Adaptable Compliant
22 Sept 2019 and 03 Jun 2020 as per amended plans S144B

Select Structure - LiviKrevatin
 ALL TRUSSES UNDER 8 DEGREES
 TO HAVE A 400MM UPSTAND

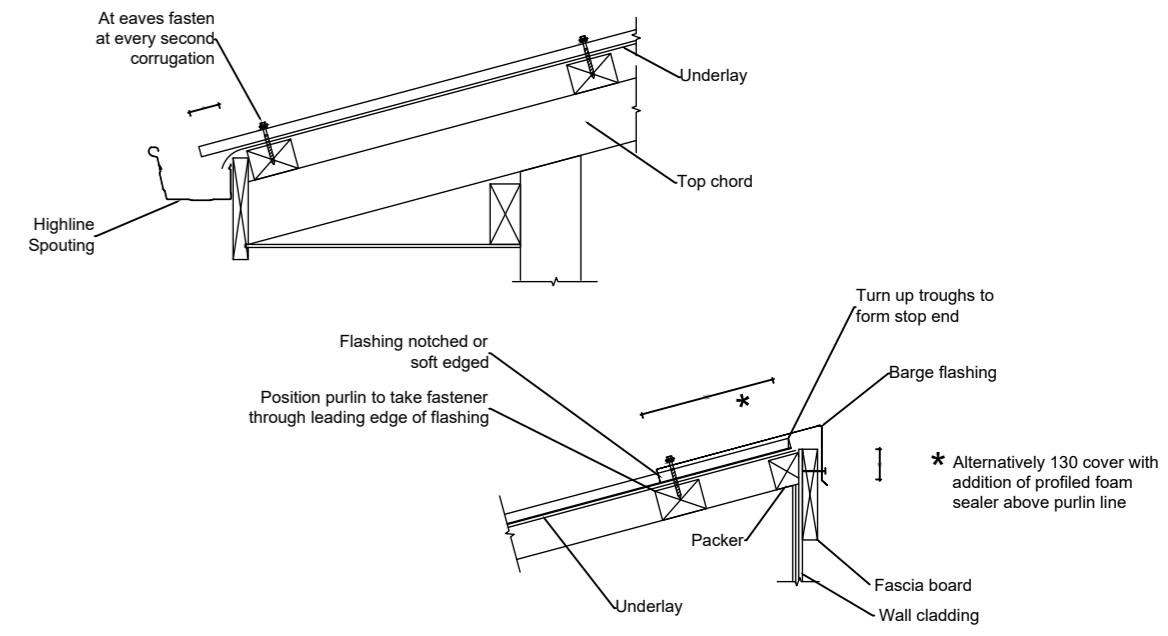
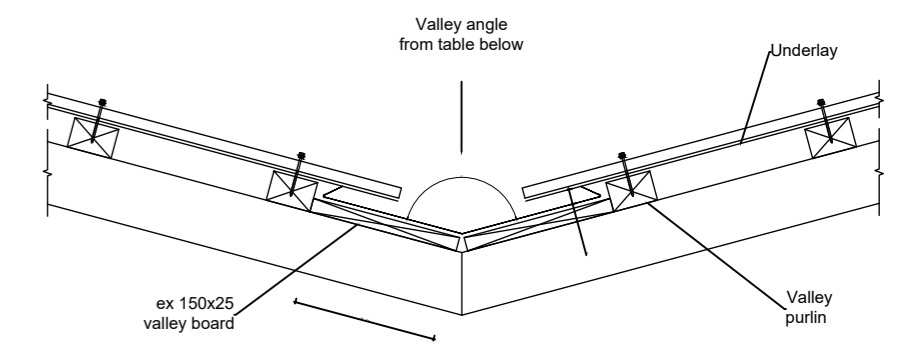
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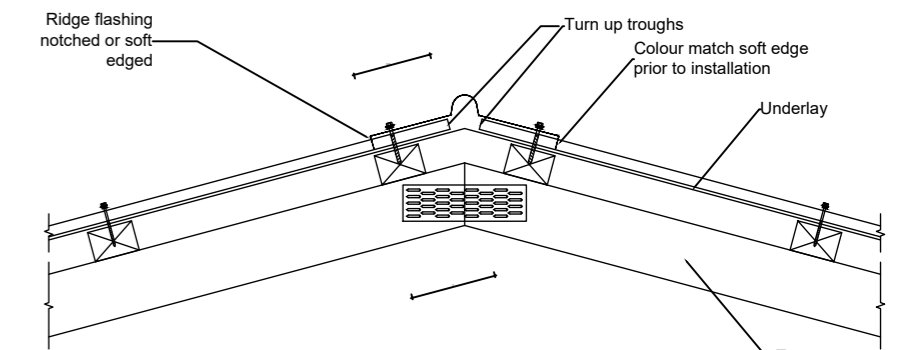
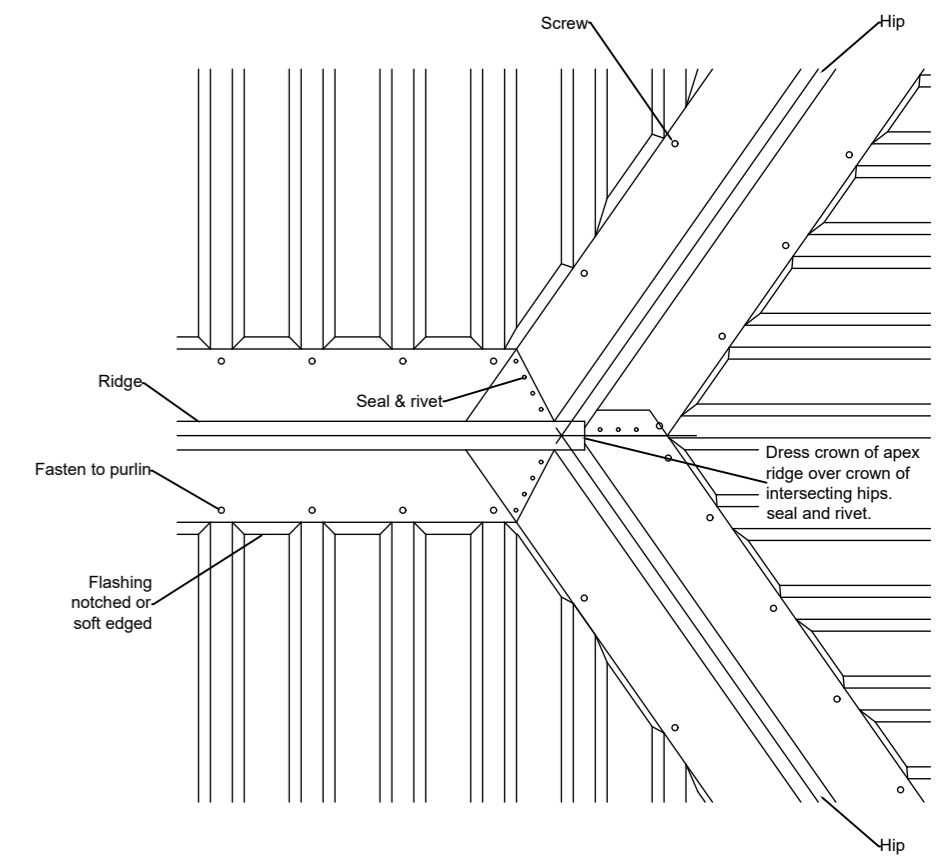
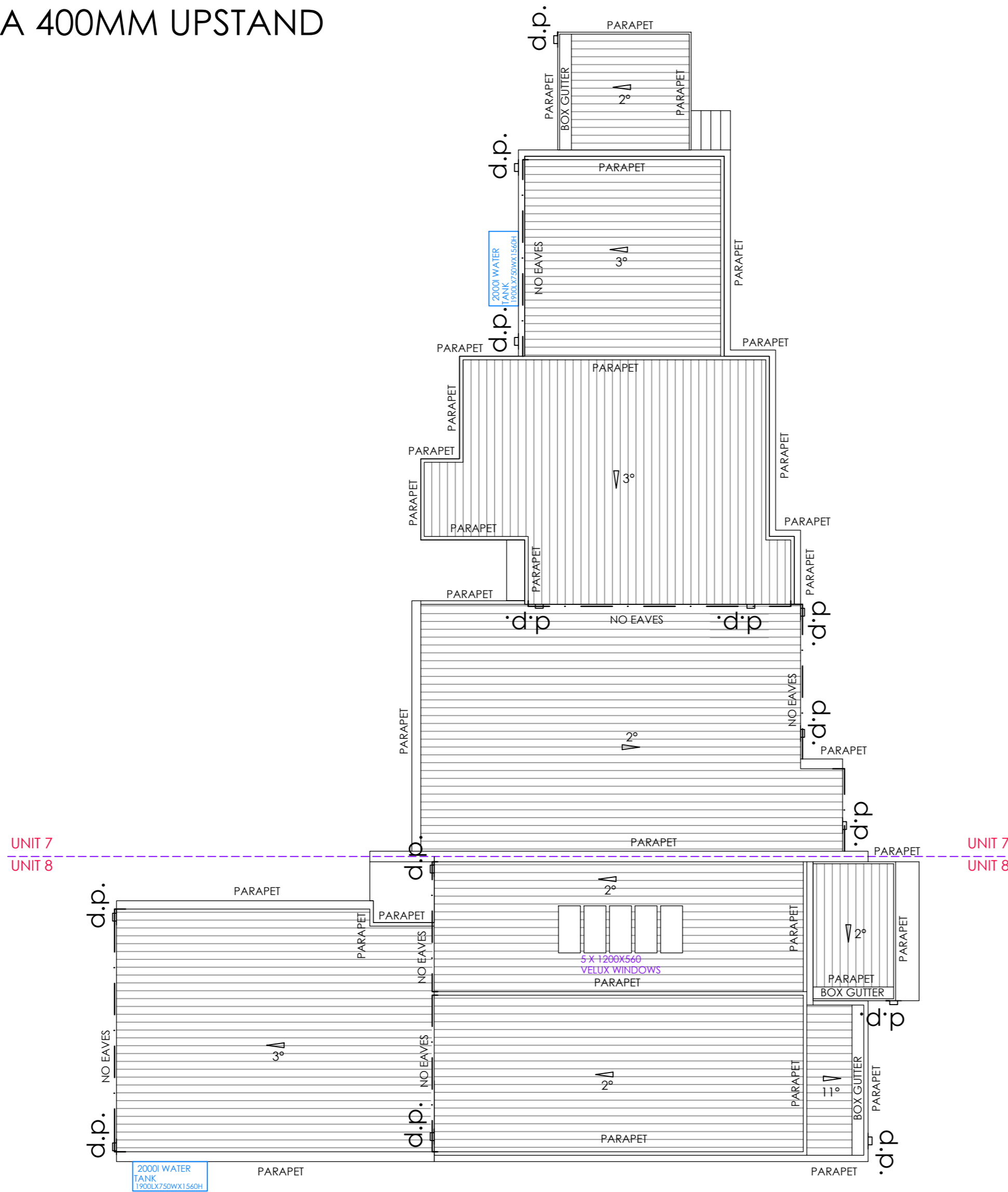
For standard ridge using ex 50mm purlins on flat

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