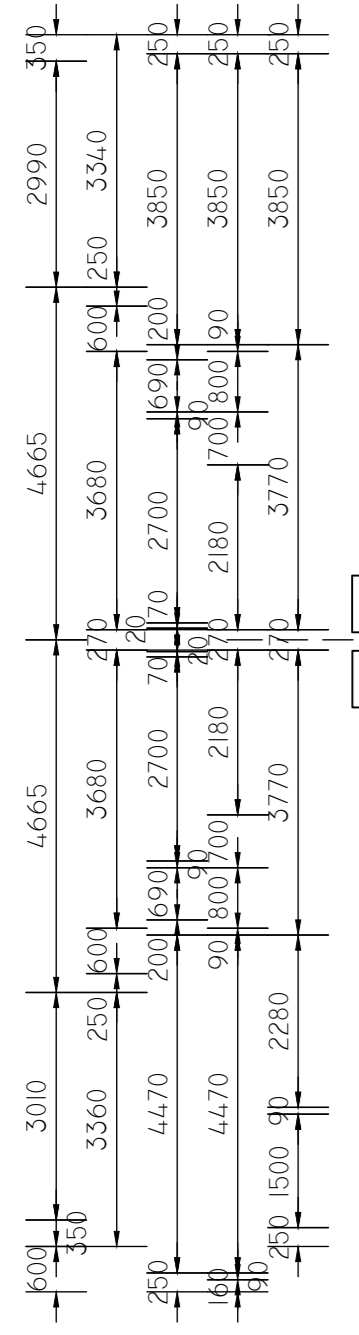
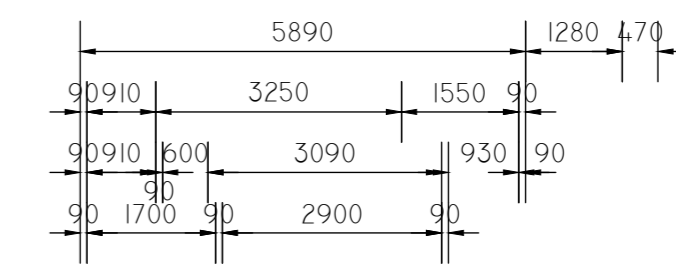
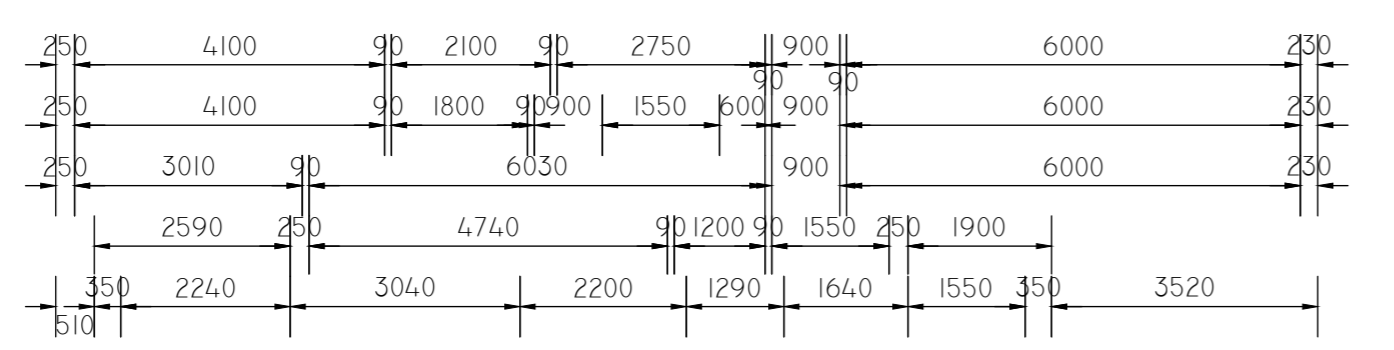


- BRICK ON EDGE SILLS THROUGHOUT
- ALL CONCRETE SLABS AND FOOTINGS SHALL BE DETERMINED BY THE SITE CLASSIFICATION AND AS 2870.1-1996 AND SHALL BE DESIGNED BY STRUCTURAL ENGINEER
- PROVIDE TERMITE PROTECTION TO CODE IN ACCORDANCE WITH AS3660-2000 PARTS 1,2 AND 3
- ALL TIMBER FRAMING AND CONSTRUCTION MUST 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
- ALL EXTERNAL WALLS TO BE BRICK VENEER UNLESS OTHERWISE NOTED ON THE DRAWINGS. WHERE LIGHTWEIGHT CLADDING IS INDICATED ON THE DRAWINGS PROVIDE SARKING AND INSULATION THROUGHOUT
- ALL WINDOWS AND GLAZING TO ALL THE RELEVANT CODES AS 2047 AND AS 1288 AND IN ACCORDANCE WITH THE ENERGY RATING CERTIFICATE
- ALL OPENABLE WINDOWS AND SLIDING DOORS TO HAVE FLYSCREENS ON ALUMINIUM FRAMES POWDERCOAT COLOUR TO MATCH FRAME COLOUR
- ALL FIRE RATED SEPERATION TO MUST BE UNDERTAKEN IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARDS. ALL FIRE RATING CONSTRUCTION MUST BE CERTIFIED BY A QUALIFIED PROFESSIONAL.
- REFER TO STRUCTURAL ENGINEERS DOCUMENTATION FOR ALL STRUCTURAL COMPONENTS
- ALL BATHROOM DOORS: FIT FRAME TYPE SO THAT THE DOOR IS READILY REMOVEABLE FROM OUTSIDE OF THE COMPARTMENT, OR DOOR TO SWING OUT FROM COMPARTMENT IF NOT ACHIEVING 1200MM FROM FIN TO NEAREST PART OF DOOR, ON CAVITY SLIDING DOORS ALLOW LOCK SET READILY OPENABLE FROM OUTSIDE OF COMPARTMENT
- ALL INSULATION (WALL AND ROOF) TO COMPLY WITH ENERGY RATING CERTIFICATE
- ALL LINTEL HEIGHTS TO BE 2100MM FROM FFL OR NEAREST BRICK COURSE, UNLESS OTHERWISE SPECIFIED ON DRAWINGS
- ALL WINDOWS TO HAVE BRICK ON EDGE SILLS WITH DAMPPROOF MEMBRANE UNDER
- MECHANICAL VENTILATION AND ARTIFICIAL LIGHTING TO BCA REQUIREMENTS WHERE REQUIRED
- ALL EAVES GUTTERS TO BE COLORBOND QUAD GUTTERING INSTALLED TO MANUF SPECIFICATIONS
- PROVIDE FASCIA, FLASHINGS AND PARAPET CAPPINGS AS REQUIRED
- DOWNPIPES AND SPREADERS TO BE 90MM UPVC PAINTED TO CLIENTS CHOICE
- PROVIDE PAINTED FC SHEETING TO ALL EAVES
- PROVIDE CEILINGS TO ALL OUTDOOR ROOFED AREAS AND UNDER MAIN HOUSE ROOF

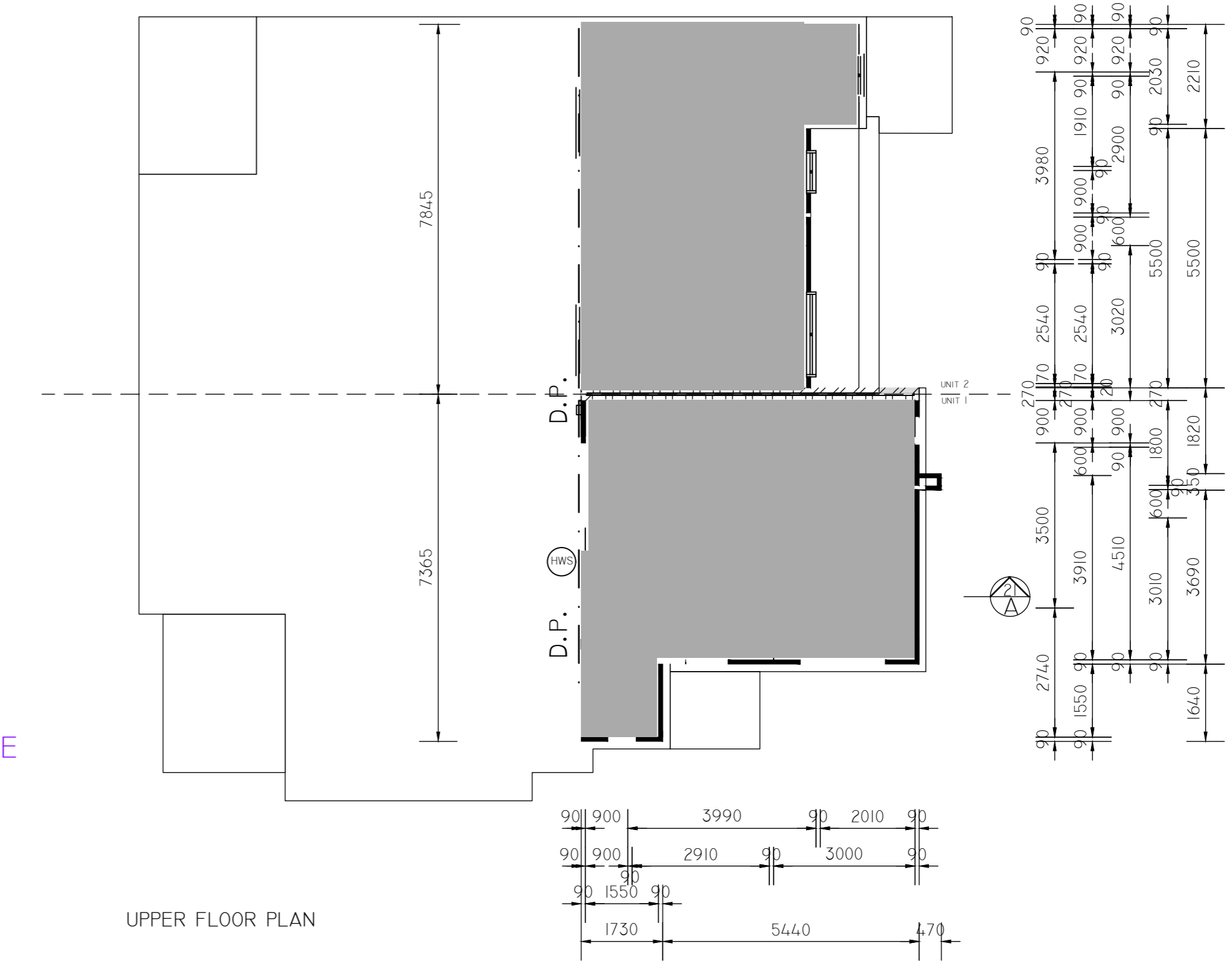


LOWER FLOOR PLAN

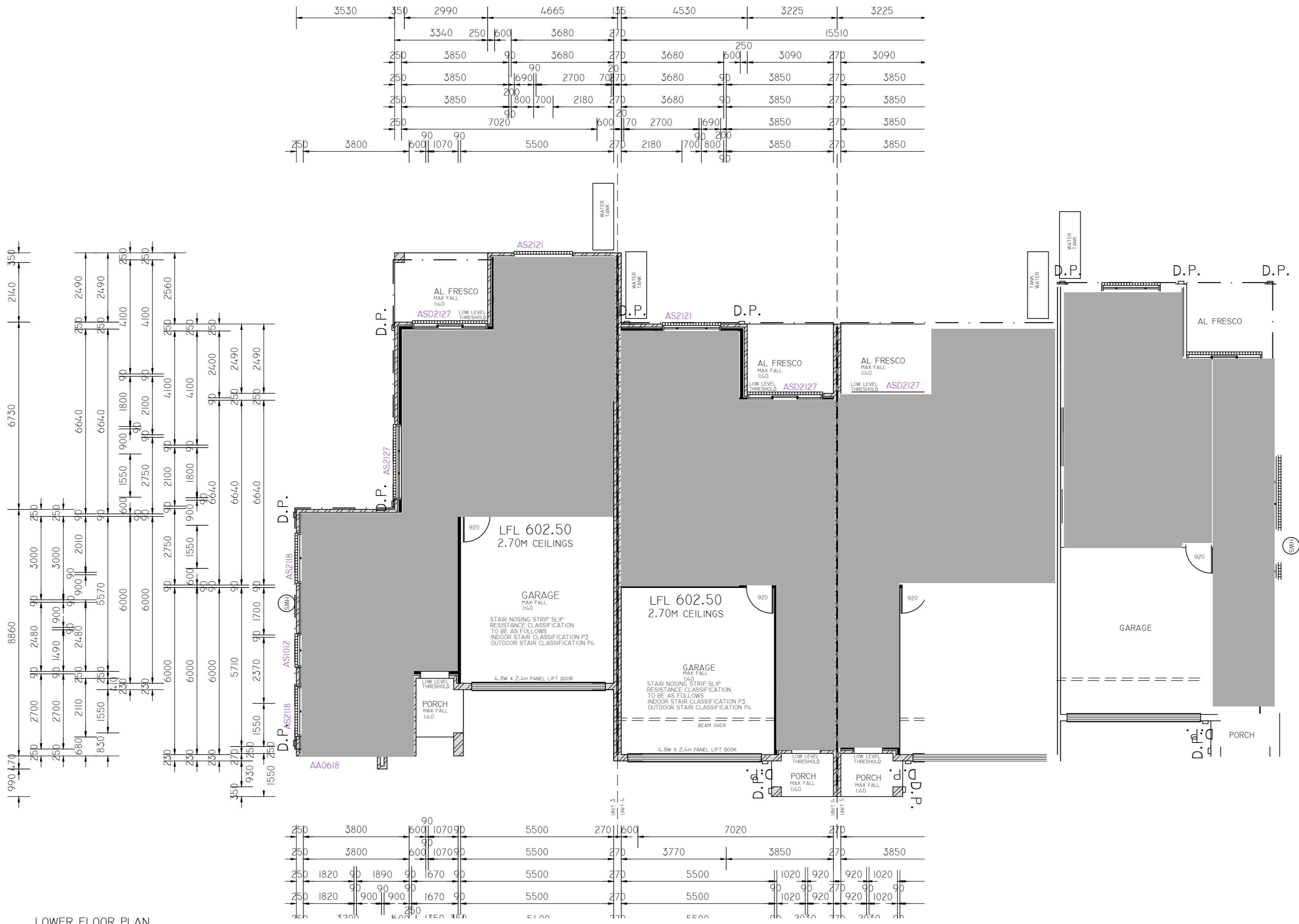


UNIT 1 AREAS		UNIT 2 AREAS	
RESIDENCE	107.94 SQM	RESIDENCE	109.28 SQM
GARAGE	36.59 SQM	GARAGE	35.17 SQM
AL FRESCO	8.70 SQM	AL FRESCO	8.31 SQM
PORCH	3.11 SQM	PORCH	3.73 SQM
GROSS FLOOR AREA	144.53 SQM	GROSS FLOOR AREA	144.45 SQM
TOTAL AREA	156.32 SQM	TOTAL AREA	156.49 SQM

ALL WINDOWS TO BE DOUBLE GLAZED



UPPER FLOOR PLAN



LOWER FLOOR PLAN

ALL WINDOWS TO BE DOUBLE GLAZED

BRICK ON EDGE SILLS THROUGHOUT

ALL CONCRETE SLABS AND FOOTINGS SHALL BE DETERMINED BY THE SITE CLASSIFICATION AND AS 2870.1-1996 AND SHALL BE DESIGNED BY STRUCTURAL ENGINEER

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

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

ALL EXTERNAL WALLS TO BE BRICK VENEER UNLESS OTHERWISE NOTED ON THE DRAWINGS. WHERE LIGHTWEIGHT CLADDING IS INDICATED ON THE DRAWINGS PROVIDE SARKING AND INSULATION THROUGHOUT

ALL WINDOWS AND GLAZING TO ALL THE RELEVANT CODES AS 2047 AND AS 1288 AND IN ACCORDANCE WITH THE ENERGY RATING CERTIFICATE

ALL OPENABLE WINDOWS AND SLIDING DOORS TO HAVE FLYSCREENS ON ALUMINIUM FRAMES POWDERCOAT COLOUR TO MATCH FRAME COLOUR

ALL FIRE RATED SEPERATION TO MUST BE UNDERTAKEN IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARDS. ALL FIRE RATING CONSTRUCTION MUST BE CERTIFIED BY A QUALIFIED PROFESSIONAL.

REFER TO STRUCTURAL ENGINEERS DOCUMENTATION FOR ALL STRUCTURAL COMPONENTS

ALL BATHROOM DOORS: FIT FRAME TYPE SO THAT THE DOOR IS READILY REMOVEABLE FROM OUTSIDE OF THE COMPARTMENT, OR DOOR TO SWING OUT FROM COMPARTMENT IF NOT ACHEIVING 1200MM FROM PAN TO NEAREST PART OF DOOR, ON CAVITY SLIDING DOORS ALLOW LOCK SET READILY OPENABLE FROM OUTSIDE OF COMPARTMENT

ALL INSULATION (WALL AND ROOF) TO COMPLY WITH ENERGY RATING CERTIFICATE

ALL LINTEL HEIGHTS TO BE 2100MM FROM FFL OR NEAREST BRICK COURSE, UNLESS OTHERWISE SPECIFIED ON DRAWINGS

ALL WINDOWS TO HAVE BRICK ON EDGE SILLS WITH DAMPPROOF MEMBRANE UNDER

MECHANICAL VENTILATION AND ARTIFICIAL LIGHTING TO BCA REQUIREMENTS WHERE REQUIRED

ALL EAVES GUTTERS TO BE COLORBOND QUAD GUTTERING INSTALLED TO MANUF SPECIFICATIONS

PROVIDE FASCIA, FLASHINGS AND PARAPET CAPPINGS AS REQUIRED

DOWNPIPES AND SPREADERS TO BE 90MM UPVC PAINTED TO CLIENTS CHOICE

PROVIDE PAINTED FC SHEETING TO ALL EAVES

PROVIDE CEILINGS TO ALL OUTDOOR ROOFED AREAS AND UNDER MAIN HOUSE ROOF

UNIT 3 AREAS	
RESIDENCE	108.71 SQM
GARAGE	35.20 SQM
AL FRESCO	8.31 SQM
PORCH	3.68 SQM

GROSS FLOOR AREA	143.91 SQM
TOTAL AREA	155.90 SQM

UNIT 4 AREAS

RESIDENCE	111.30 SQM
GARAGE	35.51 SQM
AL FRESCO	8.03 SQM
PORCH	3.55 SQM

GROSS FLOOR AREA	146.81 SQM
TOTAL AREA	158.39 SQM

UNIT 5 AREAS

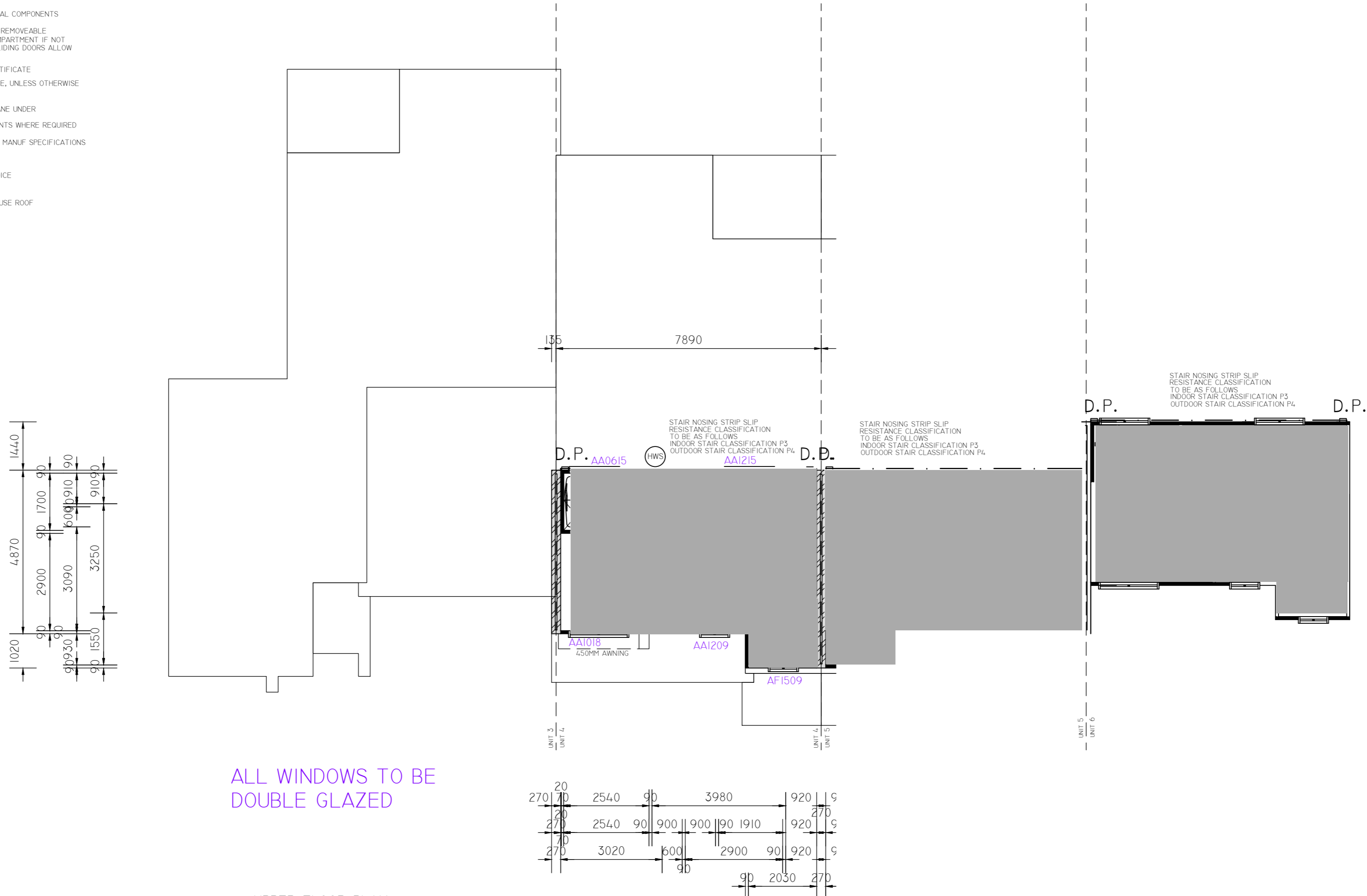
RESIDENCE	108.25 SQM
GARAGE	35.36 SQM
AL FRESCO	8.03 SQM
PORCH	3.55 SQM

GROSS FLOOR AREA	143.61 SQM
TOTAL AREA	155.19 SQM

UNIT 6 AREAS

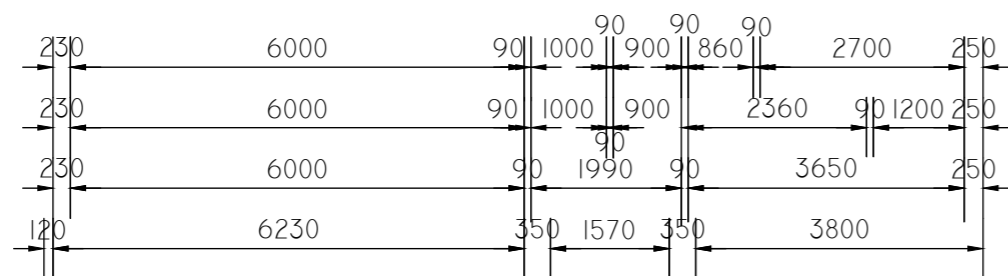
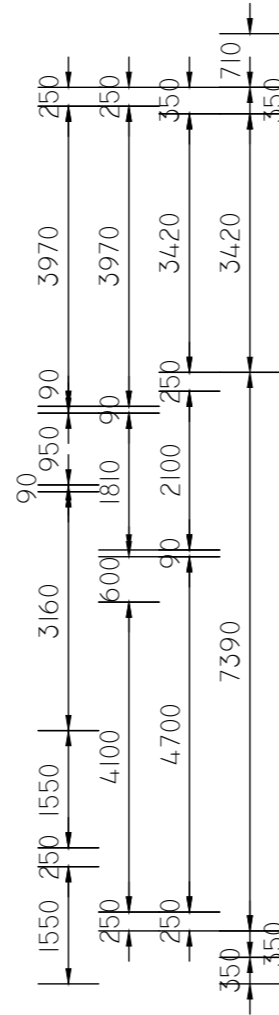
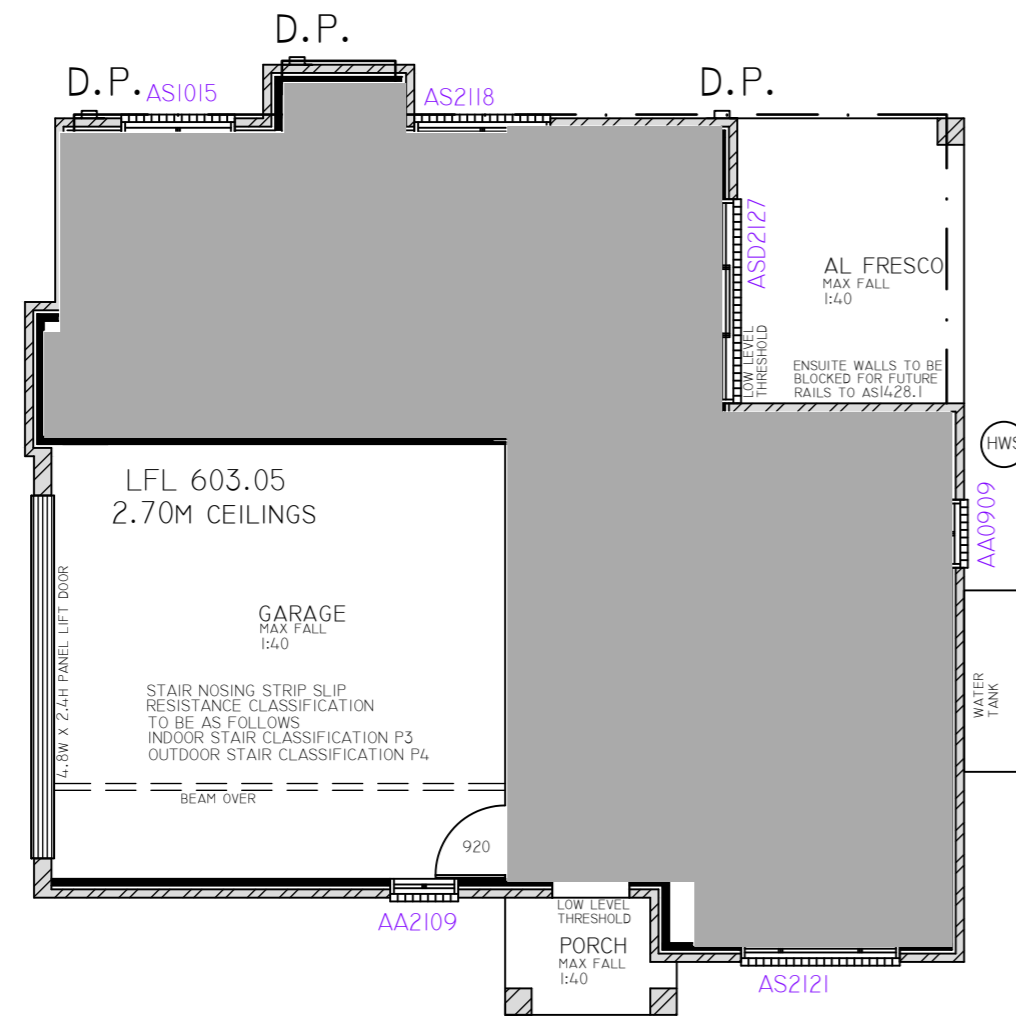
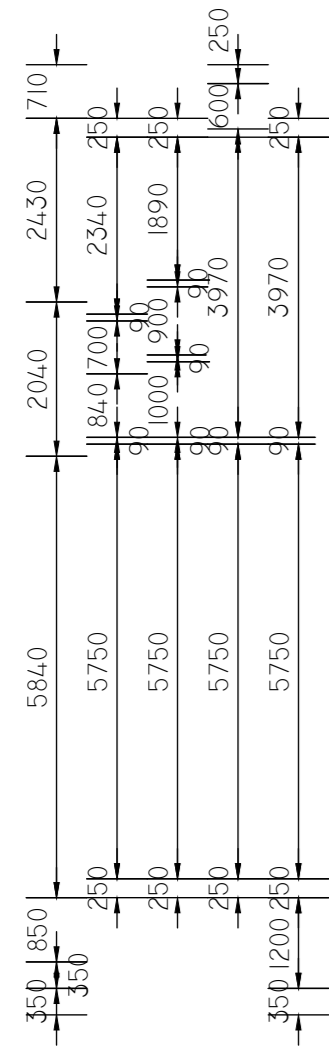
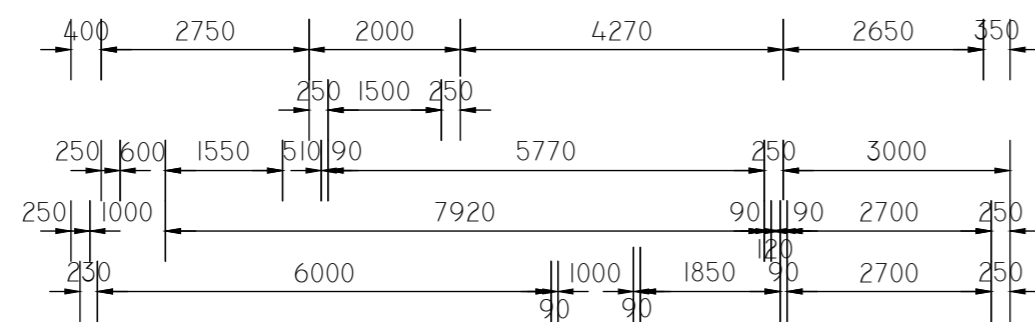
RESIDENCE	109.28 SQM
GARAGE	35.17 SQM
AL FRESCO	8.31 SQM
PORCH	3.73 SQM

GROSS FLOOR AREA	144.45 SQM
TOTAL AREA	156.49 SQM



ALL WINDOWS TO BE DOUBLE GLAZED

UPPER FLOOR PLAN

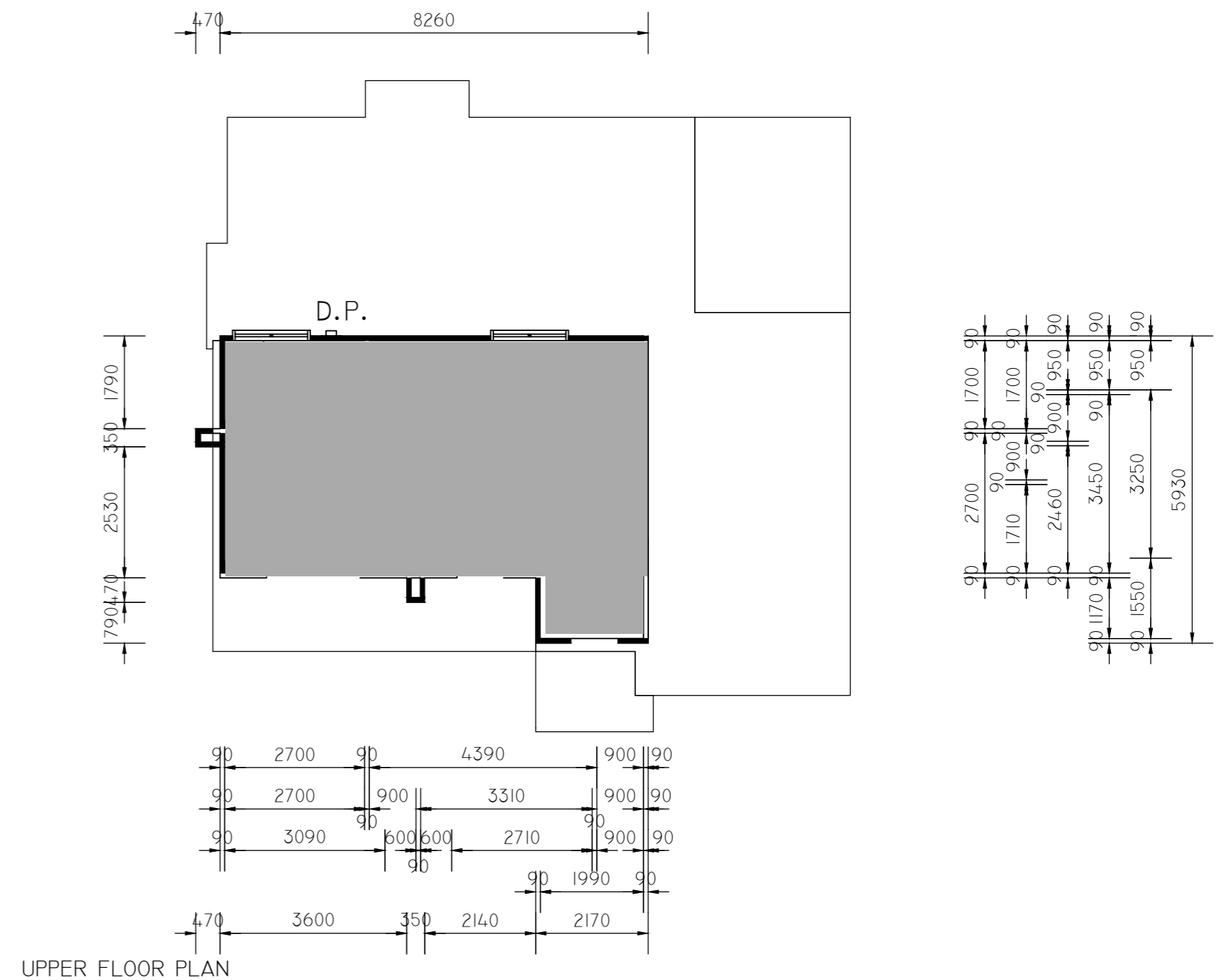


LOWER FLOOR PLAN

UNIT 7 AREAS	
RESIDENCE	110.98 SQM
GARAGE	36.59 SQM
AL FRESCO	8.70 SQM
PORCH	3.11 SQM
<hr/>	
GROSS FLOOR AREA	147.47 SQM
TOTAL AREA	159.28 SQM
TOTAL GROSS FLOOR AREA	1015.23 SQM
PLOT RATIO ACHIEVED	49.96%

ALL WINDOWS TO BE DOUBLE GLAZED

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- ALL WINDOWS AND GLAZING TO ALL THE RELEVANT CODES AS 204.7 AND AS 1288 AND IN ACCORDANCE WITH THE ENERGY RATING CERTIFICATE
- ALL OPENABLE WINDOWS AND SLIDING DOORS TO HAVE FLYSCREENS ON ALUMINIUM FRAMES POWDERCOAT COLOUR TO MATCH FRAME COLOUR
- ALL FIRE RATED SEPERATION TO MUST BE UNDERTAKEN IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARDS. ALL FIRE RATING CONSTRUCTION MUST BE CERTIFIED BY A QUALIFIED PROFESSIONAL.
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- PROVIDE PAINTED FC SHEETING TO ALL EAVES
- PROVIDE CEILINGS TO ALL OUTDOOR ROOFED AREAS AND UNDER MAIN HOUSE ROOF



UPPER FLOOR PLAN

ARKITEX

ALESSANDRO D'AMBROSIO

B.APPSC.ENVDESIGN
B.ARCHITECTURE

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w www.arkitex.com.au

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DRAWING TITLE - FLOOR PLANS
CLIENT - 5 BLACKMAN CRES MACQUARIE PTY LTD

PROJECT - PROPOSED MULTI-UNIT DEVELOPMENT
BLOCK - 2 & 3 (15)
SECTION - 7
SUBURB - MACQUARIE

FOR DA APPROVAL
DATE: 12.08.2019
REVISION - A

JOB No: 1569
SCALE: 1:100@A2
SHEET No - A17

From: Alex D'Ambrosio <Alex@arkitex.com.au>
Sent: Thursday, 3 June 2021 7:58 AM
To: EPD Planning Enquiries; AC, EPD Customer Services
Subject: Alessandro D'Ambrosio E development Portal

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Good Morning

Can I please ask that you delete DA 202138621 please, this DA was lodged incorrectly and we have since lodged a new DA for this

Also I have 3 DA that have been waiting for dispatch for a while and I have not received anything

202138291
202037990
202037083

Thank you very much

Have a great day

ALESSANDRO D'AMBROSIO

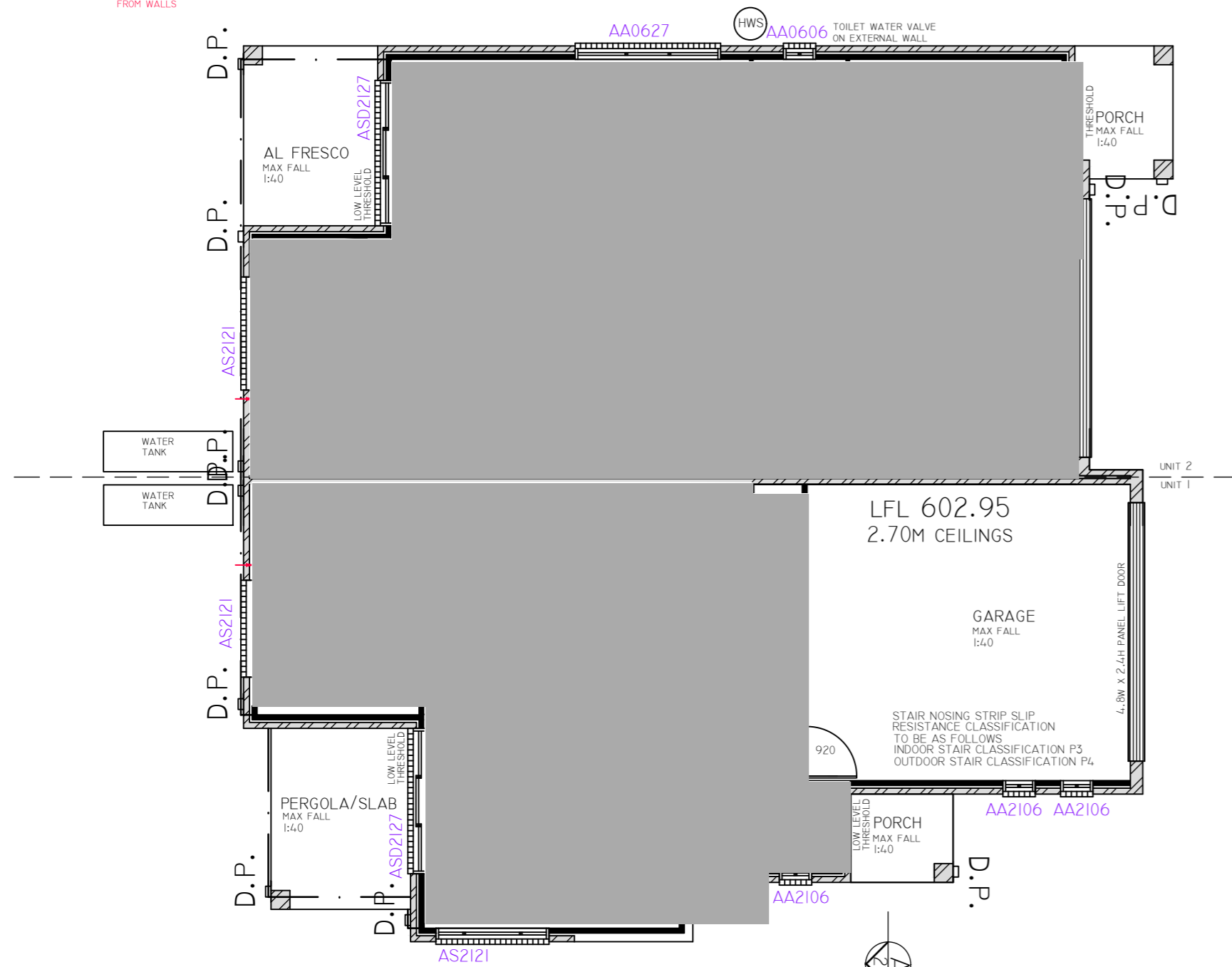
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B.ARCHITECTURE
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BATH WALLS TO BE BLOCKED FOR FUTURE BAILS TO AS1428.1
70MM STD WALL
19MM STRUCTURAL FLOOR
SHOWER AREA TO BE WATERPROOFED TO AS 3740 WITH FALL TO FLOOR WASTE
LOCATION OF WC PAN AT CORRECT DISTANCE FROM WALLS



LOWER FLOOR PLAN

BATH WALLS TO BE BLOCKED FOR FUTURE BAILS TO AS1428.1
70MM STD WALL
19MM STRUCTURAL FLOOR
SHOWER AREA TO BE WATERPROOFED TO AS 3740 WITH FALL TO FLOOR WASTE
LOCATION OF WC PAN AT CORRECT DISTANCE FROM WALLS

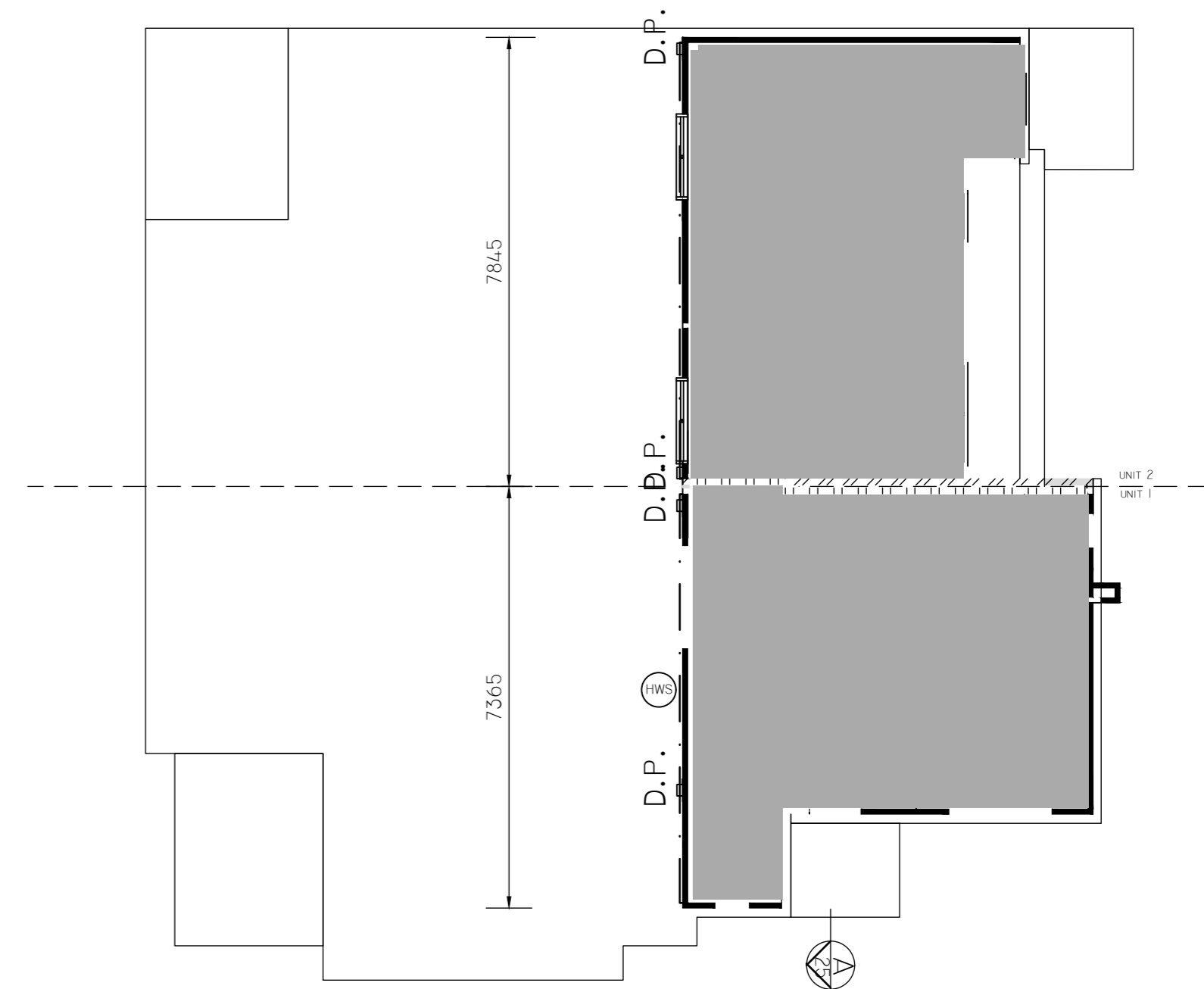
UNIT 1 AREAS	
RESIDENCE	107.94 SQM
GARAGE	36.59 SQM
AL FRESCO	8.70 SQM
PORCH	3.11 SQM
GROSS FLOOR AREA	144.53 SQM
TOTAL AREA	156.32 SQM

UNIT 2 AREAS	
RESIDENCE	109.28 SQM
GARAGE	35.17 SQM
AL FRESCO	8.31 SQM
PORCH	3.73 SQM
GROSS FLOOR AREA	144.45 SQM
TOTAL AREA	156.49 SQM

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 H

ALL WINDOWS TO BE DOUBLE GLAZED



UPPER FLOOR PLAN

PURPLE WALLS INDICATE WALLS/FIXTURES TO BE REMOVED FOR POST ADAPTION
PINK WALL INDICATE WALLS/FIXTURES TO BE BUILT FOR POST ADAPTION

UNIT 1 & 2 TO BE BUILT POST ADAPTATION

ARKITEX
ALESSANDRO D'AMBROSIO

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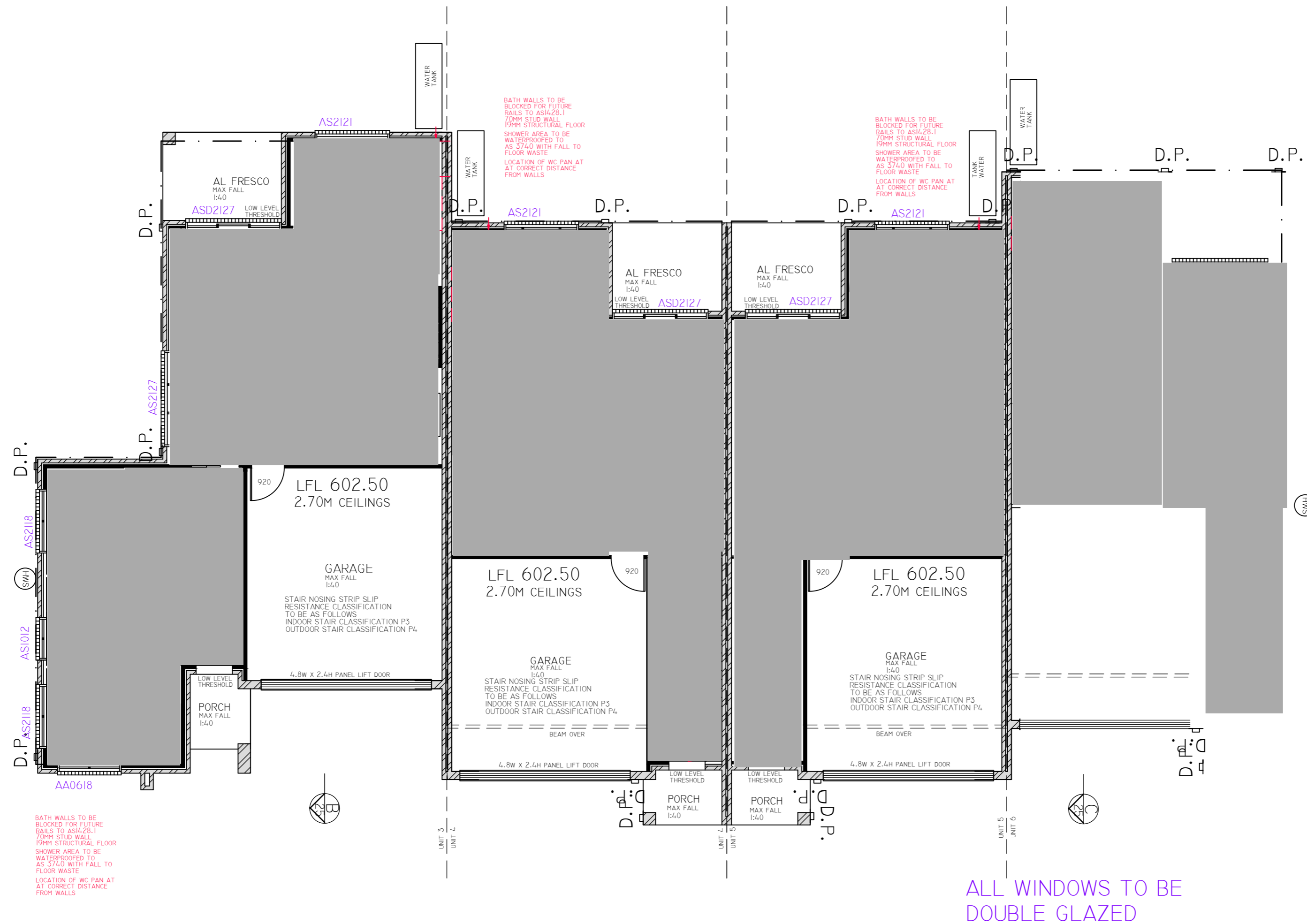
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DRAWING TITLE - FLOOR PLANS ADAPTED
CLIENT - 5 BLACKMAN CRES MACQUARIE PTY LTD

PROJECT - PROPOSED MULTI-UNIT DEVELOPMENT
BLOCK - 2 & 3 (15)
SECTION - 7
SUBURB - MACQUARIE

FOR DA APPROVAL
DATE: 12.08.2019
REVISION - A

JOB No: 1569
SCALE: 1:100@A2
SHEET No - A14B



- 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.
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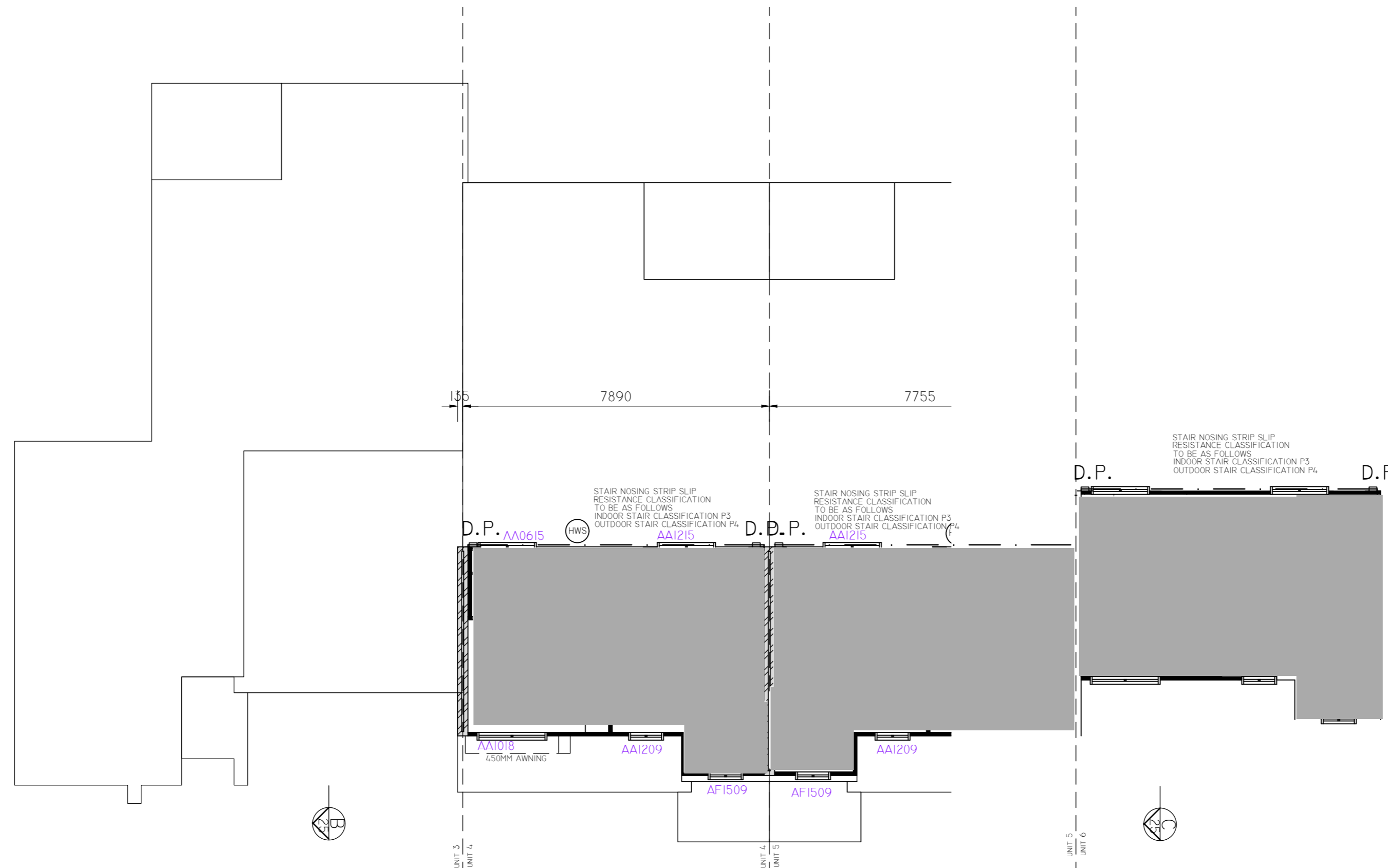
LOWER FLOOR PLAN

UNIT 3,4,5 & 6 TO BE BUILT POST ADAPTATION

PURPLE WALLS INDICATE WALLS/FIXTURES TO BE REMOVED FOR POST ADAPTION
 PINK WALL INDICATE WALLS/FIXTURES TO BE BUILT FOR POST ADAPTION

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.
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- 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 H



ALL WINDOWS TO BE DOUBLE GLAZED

UPPER FLOOR PLAN

PURPLE WALLS INDICATE WALLS/FIXTURES TO BE REMOVED FOR POST ADAPTION
 PINK WALL INDICATE WALLS/FIXTURES TO BE BUILT FOR POST ADAPTION

UNIT 3,4,5 & 6 TO BE BUILT POST ADAPTATION

ARKITEX

ALESSANDRO D'AMBROSIO

B.APPSC.ENVDESIGN
 B.ARCHITECTURE

m 0413 570 599
 e alex@arkitex.com.au
 w www.arkitex.com.au

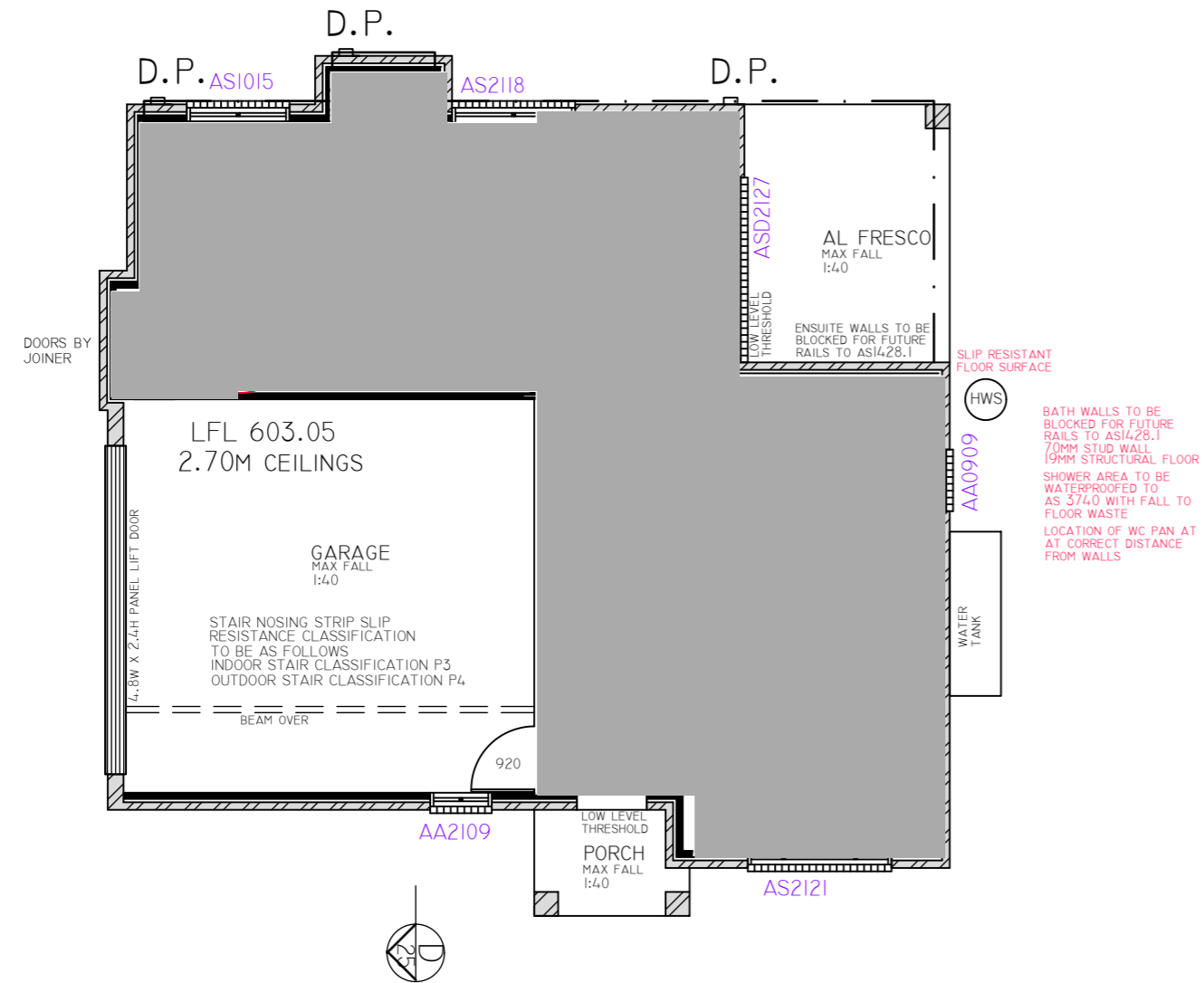
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 TO DO SO WILL RESULT IN LEGAL
 PROCEEDINGS FOR DAMAGES.

DRAWING TITLE - FLOOR PLANS ADAPTED
 CLIENT - 5 BLACKMAN CRES MACQUARIE PTY LTD

PROJECT - PROPOSED MULTI-UNIT DEVELOPMENT
 BLOCK - 2 & 3 (15)
 SECTION - 7
 SUBURB - MACQUARIE

FOR DA APPROVAL
 DATE: 12.08.2019
 REVISION - A

JOB No: 1569
 SCALE: 1:100@A2
 SHEET No - A16B



LOWER FLOOR PLAN

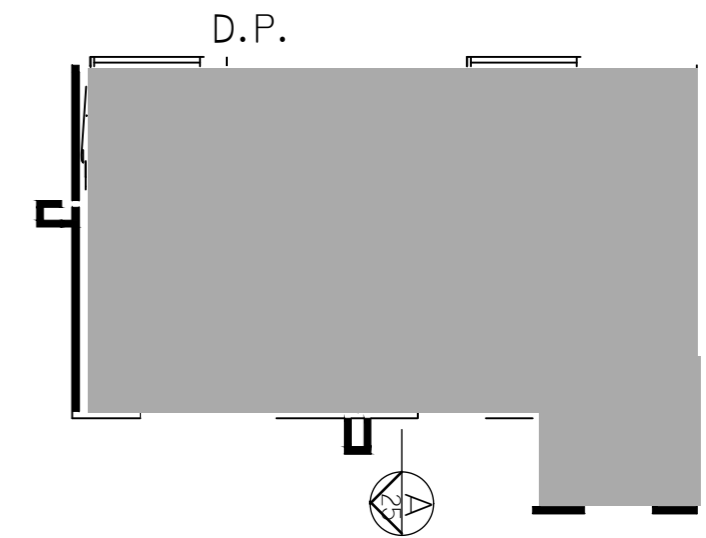
ALL WINDOWS TO BE DOUBLE GLAZED

UNIT 7 AREAS	
RESIDENCE	110.98 SQM
GARAGE	36.59 SQM
AL FRESCO	8.70 SQM
PORCH	3.11 SQM
<hr/>	
GROSS FLOOR AREA	147.47 SQM
TOTAL AREA	159.28 SQM
<hr/>	
TOTAL GROSS FLOOR AREA	1015.23 SQM
PLOT RATIO ACHIEVED	49.96%

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 H

PURPLE WALLS INDICATE WALLS/FIXTURES TO BE REMOVED FOR POST ADAPTION
PINK WALL INDICATE WALLS/FIXTURES TO BE BUILT FOR POST ADAPTION



UPPER FLOOR PLAN

UNIT 7 TO BE BUILT POST ADAPTATION

ARKITEX

ALESSANDRO D'AMBROSIO

B.APPSC.ENVDDESIGN
B.ARCHITECTURE

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DRAWING TITLE - FLOOR PLANS ADAPTED
CLIENT - 5 BLACKMAN CRES MACQUARIE PTY LTD

PROJECT - PROPOSED MULTI-UNIT DEVELOPMENT
BLOCK - 2 & 3 (15)
SECTION - 7
SUBURB - MACQUARIE

FOR DA APPROVAL
DATE: 12.08.2019
REVISION - A

JOB No: 1569
SCALE: 1:100@A2
SHEET No - A17B

ADAPTABLE HOUSING COMPLIANCE REPORT

Project: Proposed townhouses BLOCK 15 SECTION 7 MACQUARIE

Proposal: Proposed Medium Density Development

Report No: 190061

Date: 22/12/2019

Prepared by: Arkitex Pty Ltd

1	INTRODUCTION	3
	<i>1.1 General.....</i>	<i>3</i>
	<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>3</i>
	<i>1.5 Report Exclusions</i>	<i>4</i>
2	AS 4299–1995 Assessment Summary.....	5
	<i>2.1 AS 4299 – 1995 Assessment Summary Table</i>	<i>5</i>
3	Conclusion	6

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 3 Blackman Crescent Macquarie- B15 S3 MACQUARIE

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

- 6 (SIX) two storey residential units, 1(one) single storey residential unit.
All 7 residential units 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 7 residential units to be built post adaptation, **has been designed to comply and address the requirements** of AS 4249 – 1995 Adaptable housing.

Prepared By
Alessandro D'Ambrosio



Principal
For Arkitex Pty Ltd

Development Application

Application Number: **202138621**

Before Starting

PLEASE NOTE: This wizard will time out if left inactive for a period of more than two hours, after which time you will lose your application and be required to complete a new wizard. It is recommended you **save** this session if it is to be left inactive for an extended period of time.

Please ensure that your screen is set to the highest resolution (e.g. 1280 by 1024 pixels) to ensure all content in the wizard is visible.

Type of Application

The type of application you are applying for is a **New Application**

Are you applying for a:

Development Application

Has a pre-application meeting been held in relation to this proposal?

No

Lease/Site Details

Site Number: 1

If your rural property is identified by a Block/Section/Suburb, please select the "Urban" radio button.

Urban

Suburb	Section	Block Number	Unit Number
<input type="text" value="MACQUARIE"/>	<input type="text" value="7"/>	<input type="text" value="2"/>	<input type="text"/>

Street Address

Site Number: 2

If your rural property is identified by a Block/Section/Suburb, please select the "Urban" radio button.

Urban

Suburb	Section	Block Number	Unit Number
<input type="text" value="MACQUARIE"/>	<input type="text" value="7"/>	<input type="text" value="3"/>	<input type="text"/>

Street Address

Applicant Details

What type of applicant are you:

Non-business (individual)

Salutation

None

First Name

Alessandro

Surname

D'Ambrosio

Postal Address 1

20 Stevenson St

Postal Address 2

Postal Address 3

Suburb

Torrens

State/Territory

ACT

Postcode

2607

Country

Australia

Phone Number

0413570599

Fax Number

Mobile Number

Email

alex@arkitex.com.au

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a:

Registered company

Australian Company Number (ACN)

609195422

Company Name

5 BLACKMAN CRESCENT MACQUARIE PTY LTD

Position held / Title

DIRECTOR

Salutation

Mr

First Name

ELIAS

Surname

DIMASSY

Postal Address 1

21 MACKELLAR STREET

Postal Address 2

Postal Address 3

Suburb

CASULA

State/Territory

NSW

Postcode

2170

Country

AUSTRALIA

Phone Number

0455129009

Fax Number

Mobile Number

Email

INFO@ARKITEX.COM.AU

Notice of Decision and Plans

Please specify the delivery method for the return of plans. Unless otherwise specified, your Notice of Decision and/or plans will be returned via email.

Email

Are you applying for an *Estate Development Plan* OR *Home Business*?

No

Zone

Please specify which zone applies to this application (please select one zone only). Please click [here](#) to access ACTMAPi and locate the zone.

RZ2 Suburban core zone

If more than one zone is applicable to your application, please specify them below:

Development/Precinct Code

Please specify which development code applies to this application.

Residential zones - Multi-Unit Housing Development Code

Please specify all relevant precinct code/s applied to your proposal
MACQUARIE PRECINCT MAP AND CODE

Loose-Fill Asbestos

Is this a loose-fill asbestos affected ("Mr Fluffy") block?

No

Fully Describe Your Proposal

Please provide a full description of your proposal (Note: This must accurately describe all aspects of your proposal and include any lease changes being applied for.)

THE DEMOLITION OF 2 EXISTING RESIDENCES AND THE ERECTION OF 7 FREESTANIDNG ADAPATBLE TOWNHOUSES

Proposed Use of the Land

Describe the use of the development. **Example:** Residential use for a maximum of 7 residential units. (Note: Please refer to the Territory Plan definitions for land use definitions. Please also

consider what is permitted under any Crown Lease for the site.)

RESIDENTIAL USE FOR A MAXIMUM OF 7 RESIDENTIAL UNITS

Is the proposed use consistent with the current Crown lease?

Yes

Assessment Track

Please indicate which assessment track applies to this Development Application: (If you are not sure which assessment track applies, please contact Environment, Planning and Sustainable Development Directorate on (02)62071923)

Merit

For more information about which track your development application will be assessed in, please click [here](#). *Please note, the Environment, Planning and Sustainable Development Directorate may refuse to accept a development application made in an incorrect assessment track. If the Environment, Planning and Sustainable Development Directorate assesses an application made in the incorrect assessment track it must refuse the application (S.114 (3)).*

Type of Development

Please indicate which type of development applies to this development application.

Multiple Dwelling

Multiple Dwelling

Please select a Multiple Dwelling sub type:

New Development

Number of new dwellings to be constructed

Total number of Dwellings on the block

Does your proposal involve work on a Dual Occupancy development?

No

Community Consultation Summary

Is this proposal -

A building for residential use with 3 or more storeys and 15 or more dwellings?

No

A building with a gross floor area of more than 5000m²?

No

A building or structure more than 25m above finished ground level?

No

A variation of a lease to remove its concessional status?

No

Please Note A development application cannot be lodged if the development proposal meets one of the triggers and the application does not include the pre-DA lodgement community consultation form.

National Capital Design Review Panel (NCDRP)

Does the proposal include building/s that are five (5) or more storeys?

No

Have you consulted with the National Capital Design Review Panel (NCDRP)?

No

From 1 October 2019, a proponent must consult with the NCDRP about a development proposal that is 5 or more storeys. Application will not progress, please contact designreview@act.gov.au

Gross Floor Area (GFA) and Cost of Works

Please ensure that all values contain a decimal point followed by two digits

Gross Floor Area Calculation

A - Gross Floor Area (existing) (m²)

B - Gross Floor Area to be demolished (m²)

C - Gross Floor Area to be added (m²)

D - Total Gross Floor Area of development (A-B+C)(m²)

E - COST OF WORKS (\$)

Other Area Calculation (not already included in the areas provided above)

F - Area of other BCA Class 10 structures included in this application
(e.g. metal carport, pergola, deck, verandah) (m²)

G - Parking areas – undercover

H - COST OF WORKS (F & G) (\$)

Cost of Associated Works

I - Cost of all associated works such as landscaping (\$)

J - Cost of all public works and/or off site works (\$)

K - TOTAL COST OF WORKS (E+H+I+J)

Cost of works **MUST be calculated in accordance with the current version of [Building \(General\) \(Cost of Building Work\) Determination](#) OR a summary of costs from a bill of quantities prepared by a quantity surveyor supplied with application. A summary of costs from a bill of quantities MAY be requested for proposals where cost of work is between \$0 and \$10 million. A summary of costs from a bill of quantities **MUST** be provided for proposals where cost of work is over \$10 million.*

Demolition, Trees, Waste Management

Demolition**Trees**

"Protected tree" is defined under the [Tree Protection Act 2005](#). In accordance with section 148 of the [Planning and Development Act 2007](#), where the development proposal requires groundwork within the tree protection zone of a protected tree, or is likely to cause damage to or removal of, any protected trees, the application is to be accompanied by a Tree Management Plan For more information about urban tree protection in the ACT, please click [here](#).

Waste Management

NOTE: Only relevant for single dwelling housing where the development will generate a total of 20 cubic metres or greater of demolition and/or excavation waste

Heritage

Heritage

Hazardous Materials, Contamination, Erosion and Sediment Control

Hazardous Material

Contamination

Erosion and Sediment Control (for sites less than 0.3 of a hectare)

For works such as class 10 structures, additions and alterations, and backyard swimming pools - a note on the plan that "the development will comply with the ACT Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT" is required. In circumstances where there is a reasonable risk that soil from the required earth works in the front of the block will impact on the stormwater system because the block slopes towards the street a separate Erosion & Sediment Control Plan will be required

Erosion and Sediment Control (for sites greater than 0.3 of a hectare)

Servicing & Site Management, Utilities

Servicing and Site Management

Utilities

Subdivision (residential zones)

Subdivision (residential zones)

National Capital Plan, Crime Prevention, Access & Mobility, Traffic Generation

National Capital Plan

Crime Prevention through Environmental Design

Access and Mobility

Traffic Generation

Parking

Parking (car)

Parking (bicycle)

Signs, Neighbourhood Plans, Water Sensitive Urban Design

Signs

Neighbourhood Plans

Water Sensitive Urban Design (Mains Water Consumption)

Water Sensitive Urban Design (Stormwater Quality)

Water Sensitive Urban Design

Water Sensitive Urban Design (Stormwater Quantity)

Driveways (For works on verge only)

PLEASE NOTE: For proposals that include construction or modification of a driveway this application **MUST** be signed by the land custodian (Government Land Custodian - Asset Acceptance) as the works will be undertaken on unleased land **EXCEPT FOR DUAL OCCUPANCY DEVELOPMENT PROPOSALS**. For more information on driveways, garages and carports, please click [here](#).

Survey Requirements - S.139(2)(l) - P & D Act 2007

If this application is for approval of a development that requires construction work to be carried out on land that has previously been developed and is not leased for rural purposes, a survey certificate for the land where the development is to be carried out (prepared and signed by a registered surveyor) must accompany this application unless exempt by Regulation 25 of the [Planning and Development Regulations 2008](#)

Development Undertaken Without Approval - S.205 - P & D Act 2007

*If YES - Under Section 139(2)(m) of the Planning and Development Act 2007, plans of the development signed by a registered surveyor confirming the location and dimensions of the development **must** be submitted with this application. The plans need to confirm the height, width and length dimensions of the development and the setback dimensions of the development from the block boundaries. The information may be provided on one plan or on a series of plans provided each plan is signed by a registered surveyor. Note: For all unapproved development involving construction the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features must comply with utility standards, access provisions and asset clearance zones. For more information on development exempt from*

approval, please click [here](#). For more information on development applications for developments undertaken without approval, please refer to S205 under the [Planning and Development Act 2007](#)

Exclusion from Public Inspection

In accordance with the requirements of Sections 28 and 30 of the [Planning and Development Act 2007](#), the Environment, Planning and Sustainable Development Directorate must make the details and associated documents relevant to a development application available for public inspection.

If you wish to apply to have all or part of this development application excluded from public inspection, you must meet the requirements of Section 411(5) or 412(1) of the Planning and Development Act 2007

Are you requesting an exclusion from [Public Inspection](#)?

No

Conflict of Interest Declaration

Does the applicant or the lessee have any association with the Environment, Planning and Sustainable Development Directorate staff?

No

NOTE: There are penalties for deliberately giving false and misleading information. The Planning and Land Authority or Minister may revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation

Applicant/Lessee Declaration

I/we hereby apply for approval to carry out the development described on the land specified in this application;

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 the information submitted with this application form will undergo a documentation check prior to the payment of fees and formal lodgement of the application. Further information may be required prior to the acceptance of the development application by the Directorate;

I/we have provided all relevant documentation in accordance with the [minimum documentation requirements for lodgement of a Development Application \(DA\)](#). Please note, a fee may be charged if your application does not contain all the required documentation;

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

I/we understand that if during the assessment of this application it is found to have been submitted in the incorrect assessment track the application will be refused and I/we will not be entitled to a refund or transfer of fees;

I/we understand that the documentation provided on CD/DVD or via the electronic lodgement 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;

If the time for deciding the application (prescribed period) has ended and a decision has not been reached I/we understand that the application will be deemed refused and the Environment, Planning and Sustainable Development Directorate will not provide written advice of this decision. I/we also understand that the Environment, Planning and Sustainable Development Directorate is able to still consider the application and make a decision after the expiration of the prescribed period;

I/we hereby authorise the Environment, Planning and Sustainable Development Directorate its servants and agents to erect sign/s on the subject property(s) as required;

I/we hereby authorise ACT Government officers to access the subject property(s) for the purpose of evaluating the proposal(including the inspection of driveways and trees);

I/we (lessee) appoint the applicant whose signature appears in the attached *letter of appointment* to act on my/our behalf in relation to this Development Application. This authorises the applicant to pay all application fees, bonds and securities, liaise with the Environment, Planning and Sustainable Development Directorate when required, alter, amend or provide further information as necessary and receive any communications relating to this Development Application;

I understand that costs associated with the relocation of any engineering services (light poles, storm water, sumps etc) will be at my expense and that I will indemnify the ACT Government, its servants and agents against any claims arising during the relocation of these services;

I understand that construction of any driveway associated with this application may not commence until the contractor has received endorsement by the relevant government entity;

I understand that a Certificate of Design Acceptance and a Road Opening Permit and Temporary Management Plan must be obtained from the relevant government agencies prior to the start of construction works;

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

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

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

I declare that I am the person shown in this eDA form as the Applicant, and by clicking the

ACCEPT button below I understand that this replaces my requirement to sign a hard copy of this application.

I accept the above declarations

Accept

Acceptance Date

14 Apr 2021

Before Submitting

You have almost completed the first stage of your Development Application/Pre-Application request. **PLEASE ENSURE YOUR WIZARD SESSION IS SAVED BEFORE PROCEEDING.** This will enable you to resume your session in the event of a system outage or other interruption.

When you click on Finish below, you will be navigated to a new page which will enable you to upload any associated plans/documents prior to submitting to EPSDD for review.

Development applications (DAs) can be delayed unnecessarily because EPSDD does not have all the information it needs to undertake an assessment and make a decision.

To avoid delays ensure all required sections of the wizard are answered correctly and all required documentation is uploaded. In particular:

1. A signed appointment letter from all lessee's must be provided if works are to performed on the verge, a signed endorsement letter must be provided by the relevant Government Custodian;
2. Public register plans for residential applications are included;
3. You **MUST** include a statement against the criteria for development applications that will be assessed in the Merit track;
4. If the application is for a single unit on a unit titled block body corporate authorisation is required if there is works on a common property

If you are still not sure how to proceed or want to ensure you have everything you need for your application, you can call the Land, Planning and Building Services Shopfront on 6207 1923 and ask to speak with a technical officer.

Privacy Notice

The personal information on this form is provided to the Environment, Planning and Sustainable Development Directorate (EPSDD) to enable the processing of your application. The collection of personal information is authorised by the Planning and Development Act 2007. If all or some of the personal information is not collected EPSDD cannot process your application. The Planning and Development Act 2007 requires the details of applications, decisions and orders to be kept on a register and made available for public inspection. Information and documentation relevant to a development application may be made available via the Internet. The personal information you provide may be disclosed to Australian Bureau of Statistics, ACT Revenue Office, the Registrar General's Office, ACTEW Corporation, ActewAGL, Territory and Municipal Services Directorate and other Government agencies with a direct interest in the development assessment process. The information may also be disclosed where authorised by law or court order, or where the Directorate reasonably believes that the use or disclosure of the information is reasonably

necessary for enforcement-related activities conducted by, or on behalf of, an enforcement body. EPSDD's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by EPSDD, and how you may complain about an alleged breach of the Territory Privacy Principles. The EPSDD Information Privacy Policy can be found at www.environment.act.gov.au

Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal?

The EPBC came into operation on 16 July 2000. It establishes an environmental assessment and approval system that is separate and distinct from the ACT system. It does not affect the validity of ACT development assessment and approval processes, but may affect the assessment track. The ACT cannot provide preliminary advice on whether a proposal falls within the definition of a controlled action, or requires referral to the Commonwealth. You should consult with the Commonwealth to determine if your proposal is a controlled action before seeking any approvals under the Planning and Development Act 2007. For information about the EPBC, including the referral process and when a referral should be made, contact: the Department of Sustainability, Environment, Water, Population and Communities, GPO Box 787, CANBERRA ACT 2601
Telephone: 62741111

Contact Details: Environment, Planning and Sustainable Development Directorate, Land, Planning and Building Services Shopfront, GPO Box 158, Canberra City 2601, 8 Darling Street, Mitchell ACT 2911 Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)
Phone: (02) 6207 1923 Email: epdcustomerservices@act.gov.au Website: www.environment.act.gov.au

Planning and Development Act 2007

Development Application

Application Number: **202138621**

Before Starting

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Type of Application

The type of application you are applying for is a **New Application**

Are you applying for a:

Development Application

Has a pre-application meeting been held in relation to this proposal?

No

Lease/Site Details

Site Number: 1

If your rural property is identified by a Block/Section/Suburb, please select the "Urban" radio button.

Urban

Suburb	Section	Block Number	Unit Number
MACQUARIE	7	2	

Street Address

MACQUARIE

Site Number: 2

If your rural property is identified by a Block/Section/Suburb, please select the "Urban" radio button.

Urban

Suburb	Section	Block Number	Unit Number
MACQUARIE	7	3	

Street Address

MACQUARIE

Applicant Details

What type of applicant are you:

Non-business (individual)

Salutation

None

First Name

Alessandro

Surname

D'Ambrosio

Postal Address 1

20 Stevenson St

Postal Address 2

Postal Address 3

Suburb

Torrens

State/Territory

ACT

Postcode

2607

Country

Australia

Phone Number

0413570599

Fax Number

Mobile Number

Email

alex@arkitex.com.au

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a:

Registered company

Australian Company Number (ACN)

609195422

Company Name

5 BLACKMAN CRESCENT MACQUARIE PTY LTD

Position held / Title

DIRECTOR

Salutation

Mr

First Name

ELIAS

Surname

DIMASSY

Postal Address 1

21 MACKELLAR STREET

Postal Address 2

Postal Address 3

Suburb

CASULA

State/Territory

NSW

Postcode

2170

Country

AUSTRALIA

Phone Number

0455129009

Fax Number

Mobile Number

Email

INFO@ARKITEX.COM.AU

Notice of Decision and Plans

Please specify the delivery method for the return of plans. Unless otherwise specified, your Notice of Decision and/or plans will be returned via email.

Email

Are you applying for an *Estate Development Plan* OR *Home Business*?

No

Zone

Please specify which zone applies to this application (please select one zone only). Please click [here](#) to access ACTMAPi and locate the zone.

RZ2 Suburban core zone

If more than one zone is applicable to your application, please specify them below:

Development/Precinct Code

Please specify which development code applies to this application.

Residential zones - Multi-Unit Housing Development Code

Please specify all relevant precinct code/s applied to your proposal
MACQUARIE PRECINCT MAP AND CODE

Loose-Fill Asbestos

Is this a loose-fill asbestos affected ("Mr Fluffy") block?

No

Fully Describe Your Proposal

Please provide a full description of your proposal (Note: This must accurately describe all aspects of your proposal and include any lease changes being applied for.)

THE DEMOLITION OF 2 EXISTING RESIDENCES AND THE ERECTION OF 7 FREESTANIDNG ADAPATBLE TOWNHOUSES

Proposed Use of the Land

Describe the use of the development. **Example:** Residential use for a maximum of 7 residential units. (Note: Please refer to the Territory Plan definitions for land use definitions. Please also

consider what is permitted under any Crown Lease for the site.)

RESIDENTIAL USE FOR A MAXIMUM OF 7 RESIDENTIAL UNITS

Is the proposed use consistent with the current Crown lease?

Yes

Assessment Track

Please indicate which assessment track applies to this Development Application: (If you are not sure which assessment track applies, please contact Environment, Planning and Sustainable Development Directorate on (02)62071923)

Merit

For more information about which track your development application will be assessed in, please click [here](#). *Please note, the Environment, Planning and Sustainable Development Directorate may refuse to accept a development application made in an incorrect assessment track. If the Environment, Planning and Sustainable Development Directorate assesses an application made in the incorrect assessment track it must refuse the application (S.114 (3)).*

Type of Development

Please indicate which type of development applies to this development application.

Multiple Dwelling

Multiple Dwelling

Please select a Multiple Dwelling sub type:

New Development

Number of new dwellings to be constructed

Total number of Dwellings on the block

Does your proposal involve work on a Dual Occupancy development?

No

Community Consultation Summary

Is this proposal -

A building for residential use with 3 or more storeys and 15 or more dwellings?

No

A building with a gross floor area of more than 5000m²?

No

A building or structure more than 25m above finished ground level?

No

A variation of a lease to remove its concessional status?

No

Please Note A development application cannot be lodged if the development proposal meets one of the triggers and the application does not include the pre-DA lodgement community consultation form.

National Capital Design Review Panel (NCDRP)

Does the proposal include building/s that are five (5) or more storeys?

No

Have you consulted with the National Capital Design Review Panel (NCDRP)?

No

From 1 October 2019, a proponent must consult with the NCDRP about a development proposal that is 5 or more storeys. Application will not progress, please contact designreview@act.gov.au

Gross Floor Area (GFA) and Cost of Works

Please ensure that all values contain a decimal point followed by two digits

Gross Floor Area Calculation

A - Gross Floor Area (existing) (m²)

443.00

B - Gross Floor Area to be demolished (m²)

443.00

C - Gross Floor Area to be added (m²)

1141.27

D - Total Gross Floor Area of development (A-B+C)(m²)

1141.27

E - COST OF WORKS (\$)

1950000.00

Other Area Calculation (not already included in the areas provided above)

F - Area of other BCA Class 10 structures included in this application
(e.g. metal carport, pergola, deck, verandah) (m²)

G - Parking areas – undercover

H - COST OF WORKS (F & G) (\$)

Cost of Associated Works

I - Cost of all associated works such as landscaping (\$)

J - Cost of all public works and/or off site works (\$)

K - TOTAL COST OF WORKS (E+H+I+J)

Cost of works **MUST be calculated in accordance with the current version of [Building \(General\) \(Cost of Building Work\) Determination](#) OR a summary of costs from a bill of quantities prepared by a quantity surveyor supplied with application. A summary of costs from a bill of quantities MAY be requested for proposals where cost of work is between \$0 and \$10 million. A summary of costs from a bill of quantities **MUST** be provided for proposals where cost of work is over \$10 million.*

Demolition, Trees, Waste Management

Demolition

Is the [Demolition](#) item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

Have you provided required documentation for [referral](#) to Entity?

Yes

Trees

"Protected tree" is defined under the [Tree Protection Act 2005](#). In accordance with section 148

of the [Planning and Development Act 2007](#), where the development proposal requires groundwork within the tree protection zone of a protected tree, or is likely to cause damage to or removal of, any protected trees, the application is to be accompanied by a Tree Management Plan For more information about urban tree protection in the ACT, please click [here](#).

Is the Trees item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

Have you provided required documentation for [referral](#) to Entity?

Yes

Waste Management

NOTE: Only relevant for single dwelling housing where the development will generate a total of 20 cubic metres or greater of demolition and/or excavation waste

Is the Waste Management item relevant to your proposal?

No

Heritage

Heritage

Is the [Heritage](#) item relevant to your proposal?

No

Hazardous Materials, Contamination, Erosion and Sediment Control

Hazardous Material

Is the Hazardous Materials item relevant to your proposal?

No

Contamination

Is the Contamination item relevant to your proposal?

No

Erosion and Sediment Control (for sites less than 0.3 of a hectare)

Is the Erosion and Sediment Control (for sites less than 0.3 of a hectare) item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

Have you provided required documentation for [referral](#) to Entity?

Yes

For works such as class 10 structures, additions and alterations, and backyard swimming pools - a note on the plan that "the development will comply with the ACT Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT" is required. In circumstances where there is a reasonable risk that soil from the required earth works in the front of the block will impact on the stormwater system because the block slopes towards the street a separate Erosion & Sediment Control Plan will be required

Erosion and Sediment Control (for sites greater than 0.3 of a hectare)

Is the Erosion and Sediment Control (for sites greater than 0.3 of a hectare) item relevant to your proposal?

No

Servicing & Site Management, Utilities

Servicing and Site Management

Is the Servicing and Site Management item relevant to your proposal?

No

Utilities

Is the [Utilities](#) item relevant to your proposal?

Yes

Please tick the relevant entities

- Water
- Electricity
- Sewerage
- Gas
- Stormwater

Have you provided Entity Endorsement?

No

Have you provided required documentation for [referral](#) to Entity?

Yes

Are you relocating or constructing any new services?(If unsure please contact relevant service providers before submitting this application).

No

Subdivision (residential zones)

Subdivision (residential zones)

Is the Subdivision (residential zones) item relevant to your proposal?

No

If you intend to subdivide this development under the Planning and Development Act 2007 in the future, please note this in your application and contact the relevant service providers regarding additional requirements prior to submitting this application.

National Capital Plan, Crime Prevention, Access & Mobility, Traffic Generation

National Capital Plan

Is the *National Capital Plan* item relevant to your proposal?

No

Crime Prevention through Environmental Design

Is the *Crime Prevention* item relevant to your proposal?

No

Access and Mobility

Is the Access and Mobility item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the *Territory Plan*?

Yes

Traffic Generation

Is the Traffic Generation item relevant to your proposal?

No

Parking

Parking (car)

Is the *Parking (car)* item relevant to your proposal?

No

Parking (bicycle)

Is the *Parking (bicycle)* item relevant to your proposal?

No

Signs, Neighbourhood Plans, Water Sensitive Urban Design

Signs

Is the [Signs](#) item relevant to your proposal?

No

Neighbourhood Plans

Is the [Neighbourhood Plans](#) item relevant to your proposal?

No

Water Sensitive Urban Design (Mains Water Consumption)

Is the Water Sensitive Urban Design (Mains Water Consumption) item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?

Yes

Water Sensitive Urban Design (Stormwater Quality)

Is the Water Sensitive Urban Design (Stormwater Quality) item relevant to your proposal?

No

Water Sensitive Urban Design

Water Sensitive Urban Design (Stormwater Quantity)

Is the Water Sensitive Urban Design (Stormwater Quantity) item relevant to your application?

No

Driveways (For works on verge only)

PLEASE NOTE: For proposals that include construction or modification of a driveway this application **MUST** be signed by the land custodian (Government Land Custodian - Asset Acceptance) as the works will be undertaken on unleased land **EXCEPT FOR DUAL OCCUPANCY DEVELOPMENT PROPOSALS**. For more information on driveways, garages and carports, please click [here](#).

Does your proposal include construction or modification of driveway/s?

Yes

Please indicate the works to be undertaken

Construction of new driveway

Survey Requirements - S.139(2)(I) - P & D Act 2007

If this application is for approval of a development that requires construction work to be carried out on land that has previously been developed and is not leased for rural purposes, a survey

certificate for the land where the development is to be carried out (prepared and signed by a registered surveyor) must accompany this application unless exempt by Regulation 25 of the [Planning and Development Regulations 2008](#)

Do you have a [survey certificate](#) with this application?

Yes

Development Undertaken Without Approval - S.205 - P & D Act 2007

Is this application for development undertaken without approval?

No

*If YES - Under Section 139(2)(m) of the Planning and Development Act 2007, plans of the development signed by a registered surveyor confirming the location and dimensions of the development **must** be submitted with this application. The plans need to confirm the height, width and length dimensions of the development and the setback dimensions of the development from the block boundaries. The information may be provided on one plan or on a series of plans provided each plan is signed by a registered surveyor. Note: For all unapproved development involving construction the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features must comply with utility standards, access provisions and asset clearance zones. For more information on development exempt from approval, please click [here](#). For more information on development applications for developments undertaken without approval, please refer to S205 under the [Planning and Development Act 2007](#)*

Exclusion from Public Inspection

In accordance with the requirements of Sections 28 and 30 of the [Planning and Development Act 2007](#), the Environment, Planning and Sustainable Development Directorate must make the details and associated documents relevant to a development application available for public inspection.

If you wish to apply to have all or part of this development application excluded from public inspection, you must meet the requirements of Section 411(5) or 412(1) of the Planning and Development Act 2007

Are you requesting an exclusion from [Public Inspection](#)?

No

Conflict of Interest Declaration

Does the applicant or the lessee have any association with the Environment, Planning and Sustainable Development Directorate staff?

No

NOTE: There are penalties for deliberately giving false and misleading information. The Planning and Land Authority or Minister may revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation

Applicant/Lessee Declaration

I/we hereby apply for approval to carry out the development described on the land specified in this application;

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 the information submitted with this application form will undergo a documentation check prior to the payment of fees and formal lodgement of the application. Further information may be required prior to the acceptance of the development application by the Directorate;

I/we have provided all relevant documentation in accordance with the [minimum documentation requirements for lodgement of a Development Application \(DA\)](#). Please note, a fee may be charged if your application does not contain all the required documentation;

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

I/we understand that if during the assessment of this application it is found to have been submitted in the incorrect assessment track the application will be refused and I/we will not be entitled to a refund or transfer of fees;

I/we understand that the documentation provided on CD/DVD or via the electronic lodgement 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;

If the time for deciding the application (prescribed period) has ended and a decision has not been reached I/we understand that the application will be deemed refused and the Environment, Planning and Sustainable Development Directorate will not provide written advice of this decision. I/we also understand that the Environment, Planning and Sustainable Development Directorate is able to still consider the application and make a decision after the expiration of the prescribed period;

I/we hereby authorise the Environment, Planning and Sustainable Development Directorate its servants and agents to erect sign/s on the subject property(s) as required;

I/we hereby authorise ACT Government officers to access the subject property(s) for the purpose of evaluating the proposal(including the inspection of driveways and trees);

I/we (lessee) appoint the applicant whose signature appears in the attached [letter of appointment](#) to act on my/our behalf in relation to this Development Application. This authorises the applicant to pay all application fees, bonds and securities, liaise with the Environment, Planning and Sustainable Development Directorate when required, alter, amend or provide further information as necessary and receive any communications relating to this Development Application;

I understand that costs associated with the relocation of any engineering services (light poles, storm water, sumps etc) will be at my expense and that I will indemnify the ACT Government, its servants and agents against any claims arising during the relocation of these services;

I understand that construction of any driveway associated with this application may not commence until the contractor has received endorsement by the relevant government entity;

I understand that a Certificate of Design Acceptance and a Road Opening Permit and Temporary Management Plan must be obtained from the relevant government agencies prior to the start of construction works;

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

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

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

I declare that I am the person shown in this eDA form as the Applicant, and by clicking the ACCEPT button below I understand that this replaces my requirement to sign a hard copy of this application.

I accept the above declarations

Accept

Acceptance Date

14 Apr 2021

Before Submitting

You have almost completed the first stage of your Development Application/Pre-Application request. **PLEASE ENSURE YOUR WIZARD SESSION IS SAVED BEFORE PROCEEDING.** This will enable you to resume your session in the event of a system outage or other interruption.

When you click on Finish below, you will be navigated to a new page which will enable you to upload any associated plans/documents prior to submitting to EPSDD for review.

Development applications (DAs) can be delayed unnecessarily because EPSDD does not have all the information it needs to undertake an assessment and make a decision.

To avoid delays ensure all required sections of the wizard are answered correctly and all required documentation is uploaded. In particular:

1. A signed appointment letter from all lessee's must be provided if works are to performed on the verge, a signed endorsement letter must be provided by the relevant Government Custodian;
2. Public register plans for residential applications are included;
3. You **MUST** include a statement against the criteria for development applications that will be assessed in the Merit track;

4. If the application is for a single unit on a unit titled block body corporate authorisation is required if there is works on a common property

If you are still not sure how to proceed or want to ensure you have everything you need for your application, you can call the Land, Planning and Building Services Shopfront on 6207 1923 and ask to speak with a technical officer.

Privacy Notice

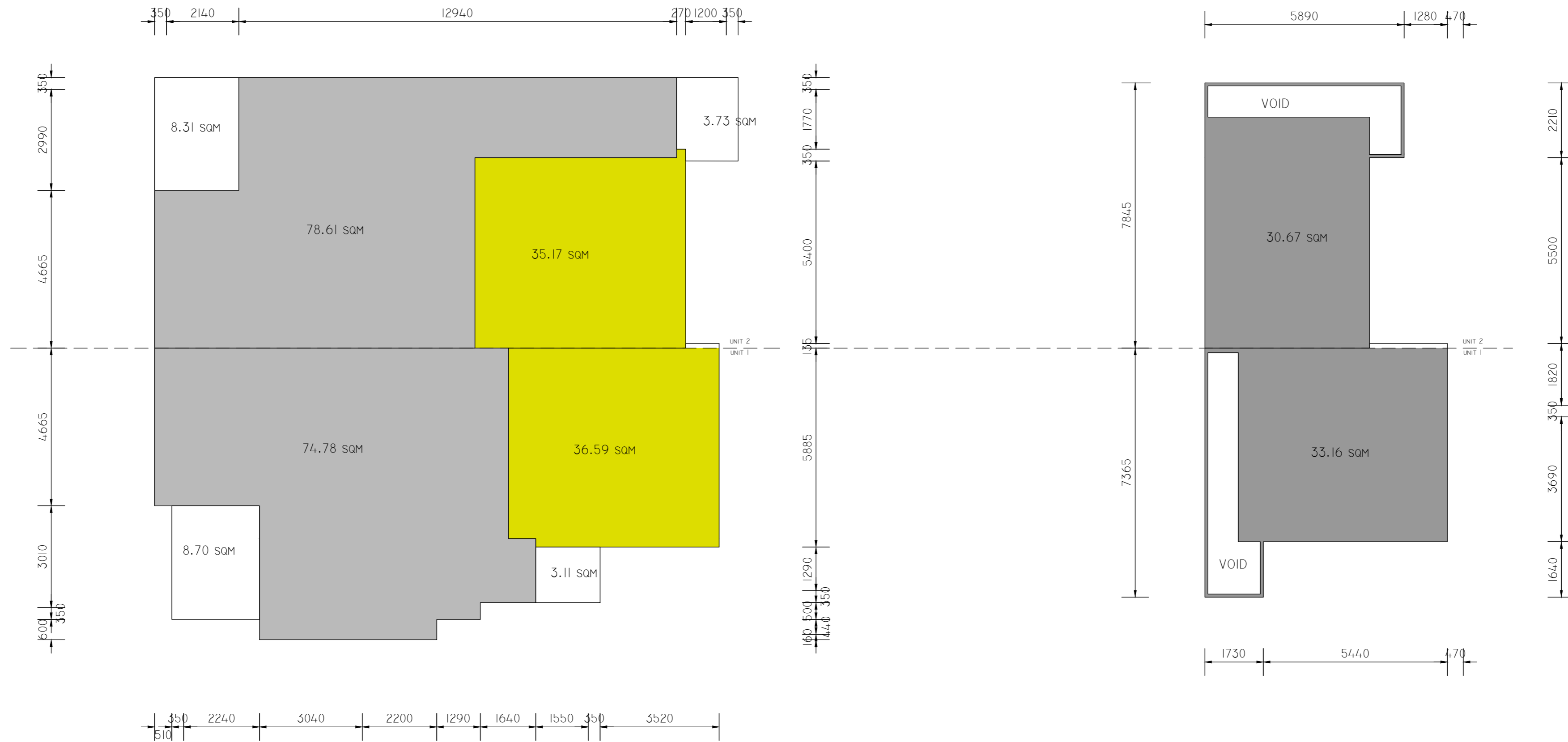
The personal information on this form is provided to the Environment, Planning and Sustainable Development Directorate (EPSDD) to enable the processing of your application. The collection of personal information is authorised by the Planning and Development Act 2007. If all or some of the personal information is not collected EPSDD cannot process your application. The Planning and Development Act 2007 requires the details of applications, decisions and orders to be kept on a register and made available for public inspection. Information and documentation relevant to a development application may be made available via the Internet. The personal information you provide may be disclosed to Australian Bureau of Statistics, ACT Revenue Office, the Registrar General's Office, ACTEW Corporation, ActewAGL, Territory and Municipal Services Directorate and other Government agencies with a direct interest in the development assessment process. The information may also be disclosed where authorised by law or court order, or where the Directorate reasonably believes that the use or disclosure of the information is reasonably necessary for enforcement-related activities conducted by, or on behalf of, an enforcement body. EPSDD's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by EPSDD, and how you may complain about an alleged breach of the Territory Privacy Principles. The EPSDD Information Privacy Policy can be found at www.environment.act.gov.au

Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal?

The EPBC came into operation on 16 July 2000. It establishes an environmental assessment and approval system that is separate and distinct from the ACT system. It does not affect the validity of ACT development assessment and approval processes, but may affect the assessment track. The ACT cannot provide preliminary advice on whether a proposal falls within the definition of a controlled action, or requires referral to the Commonwealth. You should consult with the Commonwealth to determine if your proposal is a controlled action before seeking any approvals under the Planning and Development Act 2007. For information about the EPBC, including the referral process and when a referral should be made, contact: the Department of Sustainability, Environment, Water, Population and Communities, GPO Box 787, CANBERRA ACT 2601
Telephone: 62741111

Contact Details: Environment, Planning and Sustainable Development Directorate, Land, Planning and Building Services Shopfront, GPO Box 158, Canberra City 2601, 8 Darling Street, Mitchell ACT 2911 Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)
Phone: (02) 6207 1923 Email: epdcustomerservices@act.gov.au Website: www.environment.act.gov.au

- UPPER FLOOR
- GROUND FLOOR
- GARAGE/CARPORT
- NON GFA



UNIT 1 AREAS
 RESIDENCE 107.94 SQM
 GARAGE 36.59 SQM
 AL FRESCO 8.70 SQM
 PORCH 3.11 SQM

UNIT 2 AREAS
 RESIDENCE 109.28 SQM
 GARAGE 35.17 SQM
 AL FRESCO 8.31 SQM
 PORCH 3.73 SQM

GROSS FLOOR AREA 144.53 SQM
 TOTAL AREA 156.32 SQM

GROSS FLOOR AREA 144.45 SQM
 TOTAL AREA 156.49 SQM

ARKITEX

ALESSANDRO D'AMBROSIO

B.APPSC.ENVDESIGN
 B.ARCHITECTURE

m 0413 570 599
 e alex@arkitex.com.au
 w www.arkitex.com.au

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 PERMISSION. FAILURE
 TO DO SO WILL RESULT IN LEGAL
 PROCEEDINGS FOR DAMAGES.

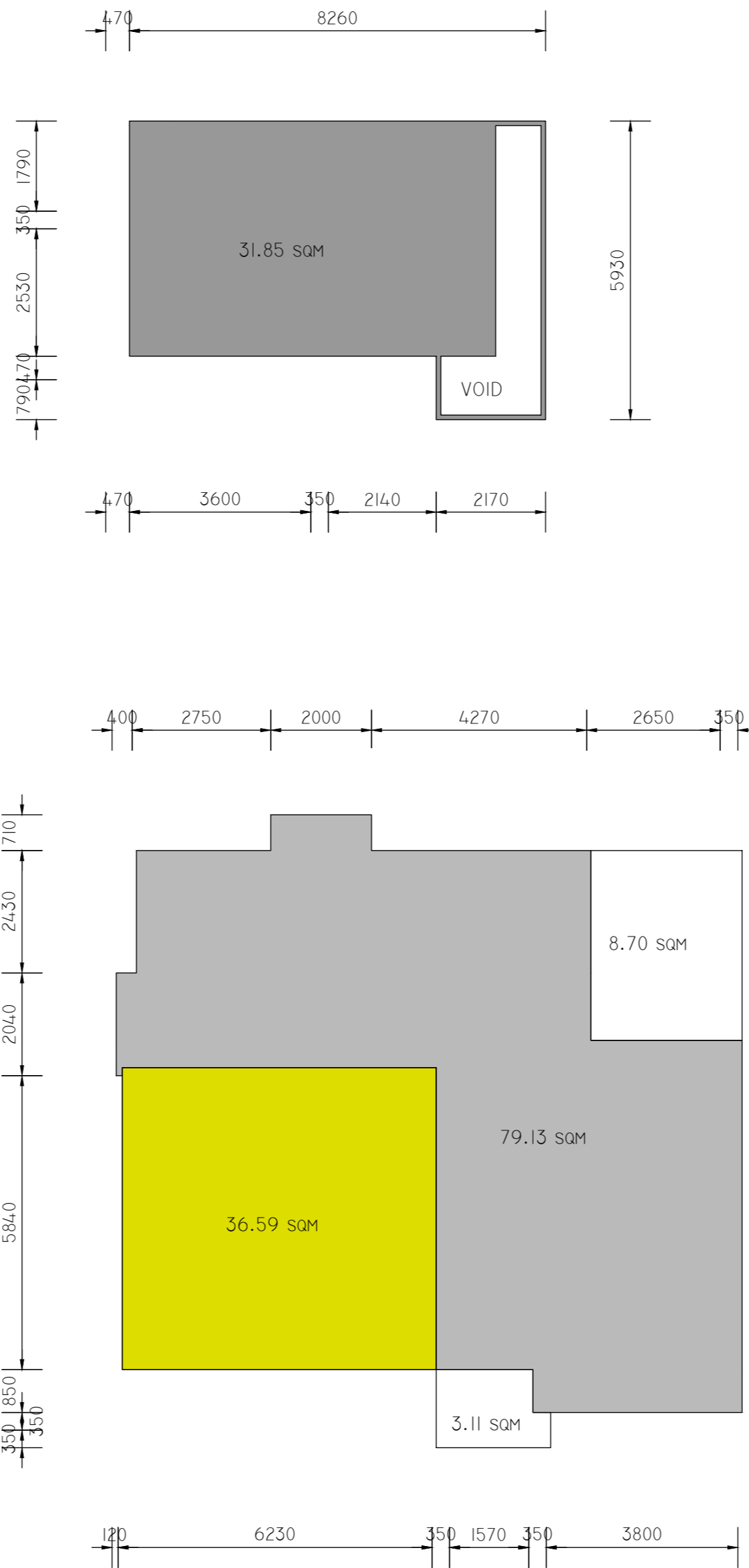
DRAWING TITLE - AREA PLAN
 CLIENT - 5 BLACKMAN CRES MACQUARIE PTY LTD

PROJECT - PROPOSED MULTI-UNIT DEVELOPMENT
 BLOCK - 2 & 3 (15)
 SECTION - 7
 SUBURB - MACQUARIE

FOR DA APPROVAL
 DATE: 12.08.2019
 REVISION - A

JOB No: 1569
 SCALE: 1:100@A2
 SHEET No - A11

- UPPER FLOOR
- GROUND FLOOR
- GARAGE/CARPORT
- NON GFA



UNIT 7 AREAS
 RESIDENCE 110.98 SQM
 GARAGE 36.59 SQM
 AL FRESCO 8.70 SQM
 PORCH 3.11 SQM

GROSS FLOOR AREA 147.47 SQM
 TOTAL AREA 159.28 SQM

TOTAL GROSS FLOOR AREA 1015.23 SQM
 PLOT RATIO ACHIEVED 49.96%



ACT
Government

Environment, Planning and
Sustainable Development

Planning and Development Act 2007, s425

Form 4 - LETTER OF AUTHORISATION

PRE APPLICATION MEETINGS

DEVELOPMENT APPLICATION

APPLICATION FOR RECONSIDERATION

LEASE/SITE DETAILS (Please Print)

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

Block	2	Section	7	Suburb	MACQUARIE
-------	---	---------	---	--------	-----------

Unit No.		Street Address	3 BLACKMAN CRESCENT
----------	--	----------------	---------------------

Block	3	Section	7	Suburb	MACQUARIE
-------	---	---------	---	--------	-----------

Unit No.		Street Address	5 BLACKMAN CRESCENT
----------	--	----------------	---------------------

Describe location where no block and section details are available (e.g. for outdoor dining area location)

LESSEE(S) DETAILS - if more than two lessees please provide details of each additional lessee (Please Print)

1st Lessee Name	5 Blackman Crescent Macquarie Pty Ltd	2 nd Lessee Name	
-----------------	---------------------------------------	-----------------------------	--

LESSEE AUTHORISATION

This appointment is made under the *Planning and Development Act 2007* and relates to: (please tick)

- Pre - application meeting
 Development Application
 Application for Reconsideration

I/we the lessee(s) authorise the person/company (to be known as *the Applicant*) detailed below:

- to obtain information in relation to this site through the pre-application process
- to act on my/our behalf in relation to a development application for the abovementioned site/s
- to act on my/our behalf in relation to an application for a reconsideration of a development application for the abovementioned site/s
- to pay all application fees, bonds and securities, liaise with the Planning and Land Authority when required, alter, amend or provide further information as necessary and receive any communications relating to the DA or Application for Reconsideration.

APPLICANT DETAILS (Please Print)

Applicant Name	ALESSANDRO D'AMBROSIO	Email address	ALEX@ARKITEX.COM.AU
----------------	-----------------------	---------------	---------------------

OR

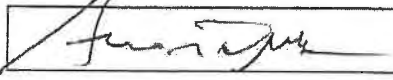
Company Name		Email address	
--------------	--	---------------	--

Company Nominees – a Company can list up to three nominees. The **first** nominee **must** be authorised to sign on behalf of the Company

Nominee 1		Nominee 2		Nominee 3	
-----------	--	-----------	--	-----------	--

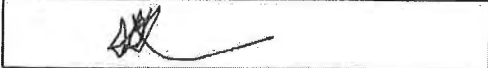
LESSEE(S) DECLARATION If more than two lessees please provide details of each additional lessee on a separate sheet

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

1 st Lessee's Signature		Date	09-09-2019
2 nd Lessee's Signature		Date	

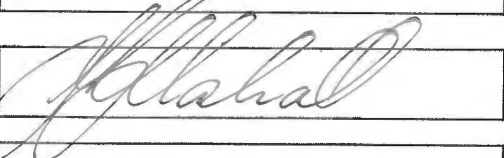
APPLICANT DECLARATION

- I declare that I am the person authorised to sign/sign on behalf of the company described in this form
- I declare that all the information given on this form and its attachments are true and complete;

Applicant Name	ALESSANDRO D'AMBROSIO	Company Name	
Signature		Date	09-09-2019

LAND CUSTODIAN AUTHORISATION

- I/we declare that I am/we are the land custodian(s) of the public land or unleased land as described above;
- I/we authorise the applicant to obtain information in relation to this site through the pre-application process and make an application for development approval.

Delegate Name	Ken Marshall	Agency Name	TCCS - Roads ACT
Signature		Date	10 September 2019
Delegate Name		Agency Name	
Signature		Date	

THIS AUTHORISATION DOES NOT CONSTITUTE AN APPROVAL IN PRINCIPLE OR OTHERWISE BY THE LAND CUSTODIAN IN RELATION TO THE PROPOSED DEVELOPMENT.

Privacy Notice

The personal information on this form is provided to the Environment, Planning and Sustainable Development Directorate (EPD) to enable the processing of your application. The collection of personal information is authorised by the *Planning and Development Act 2007*. If all or some of the personal information is not collected EPSDD cannot process your application. The *Planning and Development Act 2007* requires the details of applications, decisions and orders to be kept on a register and made available for public inspection. Information and documentation relevant to a development application may be made available via the Internet. The personal information you provide may be disclosed to Australian Bureau of Statistics, ACT Revenue Office, the Registrar General's Office, ACTEW Corporation, ActewAGL, Territory and Municipal Services Directorate and other Government agencies with a direct interest in the development assessment process. The information may also be disclosed where authorised by law or court order, or where the Directorate reasonably believes that the use or disclosure of the information is reasonably necessary for enforcement-related activities conducted by, or on behalf of, an enforcement body. EPSDD's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by EPSDD, and how you may complain about an alleged breach of the Territory Privacy Principles. The EPSDD Information Privacy Policy can be found at www.environment.act.gov.au

Contact Details:

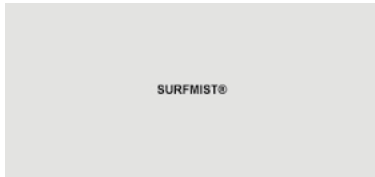
Environment, Planning and Sustainable Development Directorate
Customer Service Centres
GPO Box 158, Canberra City 2601
16 Challis Street Dickson ACT 2602

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)
Phone: (02) 6207 1923
Email: epdcustomerservices@act.gov.au
Website: www.planning.act.gov.au

**COLOUR AND MATERIAL SELECTIONS FOR
PROPOSED MULTIPLE DWELLING
BLOCK 15 SECTION 7 MACQUARIE**

COLORBOND SURFMIST

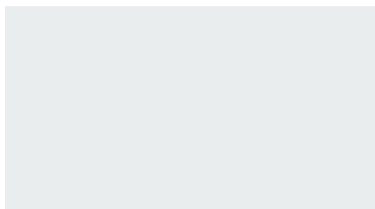
COLORBOND PANEL LIFT DOORS AND WINDOWS



PGH ESPRESSO FACE BRICK



RENDERED WALLS DULUX LEXICON



RENDERED FEATURE WALLS DULUX PURRI STICKS

Purri Sticks



MERANTI EUROCLAD – URBANLINE EXTERIOR CLADDING



COLORBOND MONUMENT FASCIA/GUTTER AND ROOF

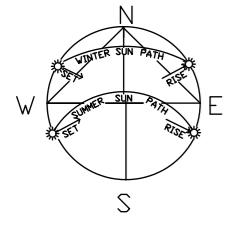






COMPOSITE STREET SCAPE ELEVATIONS



DEMOLITION CONTRACTOR TO BE APPOINTED UPON DEVELOPMENT APPLICATION APPROVAL, AND SPECIFICATIONS OF DEMOLITION TO BE PROVIDED TO ACTPLA



BLOCK AREA 2 1048 SQM
 BLOCK AREA 3 984 SQM
 COMBINED BLOCK AREAS 2032 SQM

-  TREE TO BE RETAINED TO BE PROTECTED SEE TREE MANAGEMENT PLAN
-  BLOCK/VERGE TREE TO BE REMOVED

DEMOLISH EXISTING RESIDENCE
 ALL BUILDING & GARDEN MATERIALS TO BE RECYCLED EITHER ON SITE OR TO BE TAKEN TO A RECYCLING CENTRE

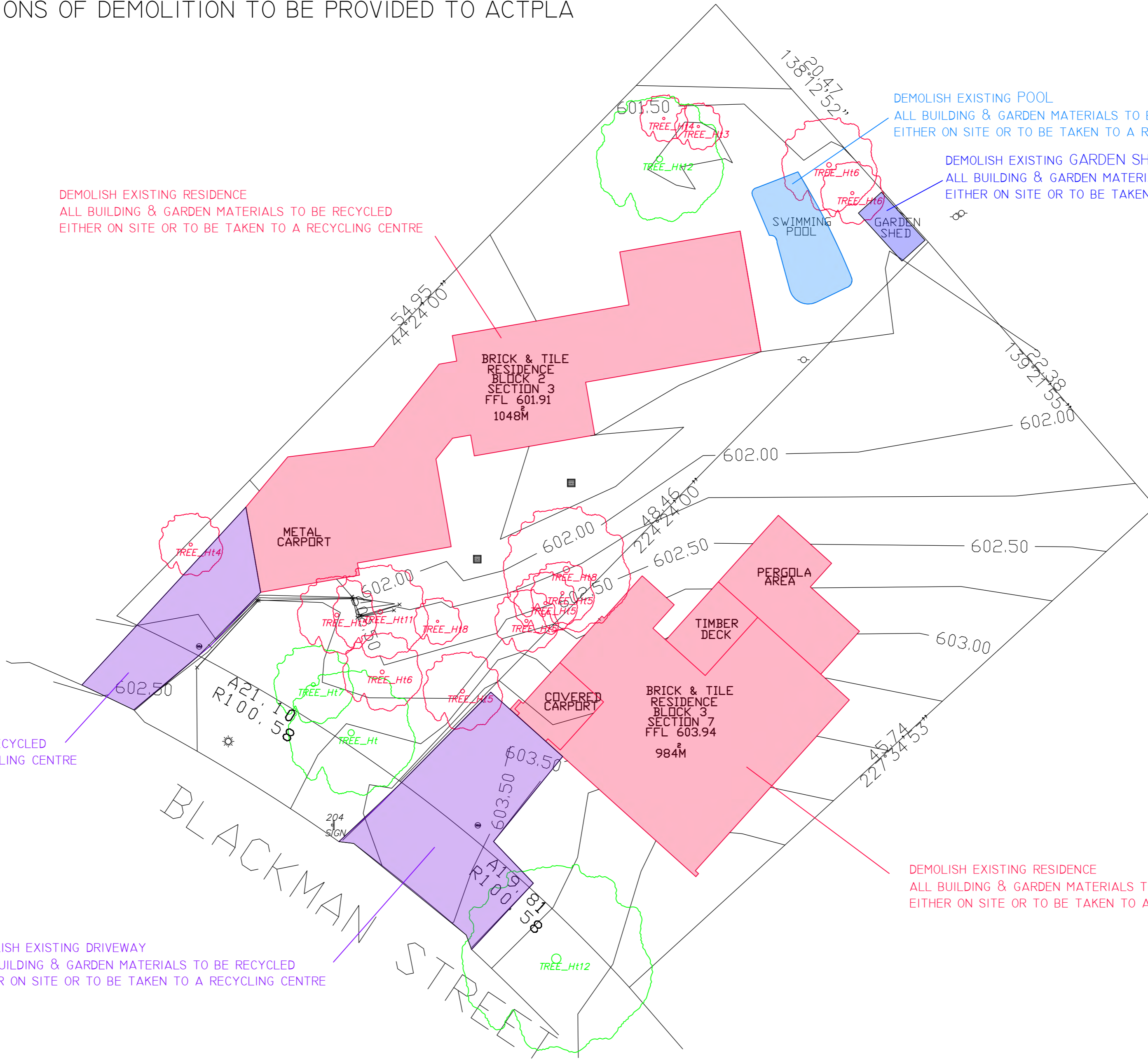
DEMOLISH EXISTING POOL
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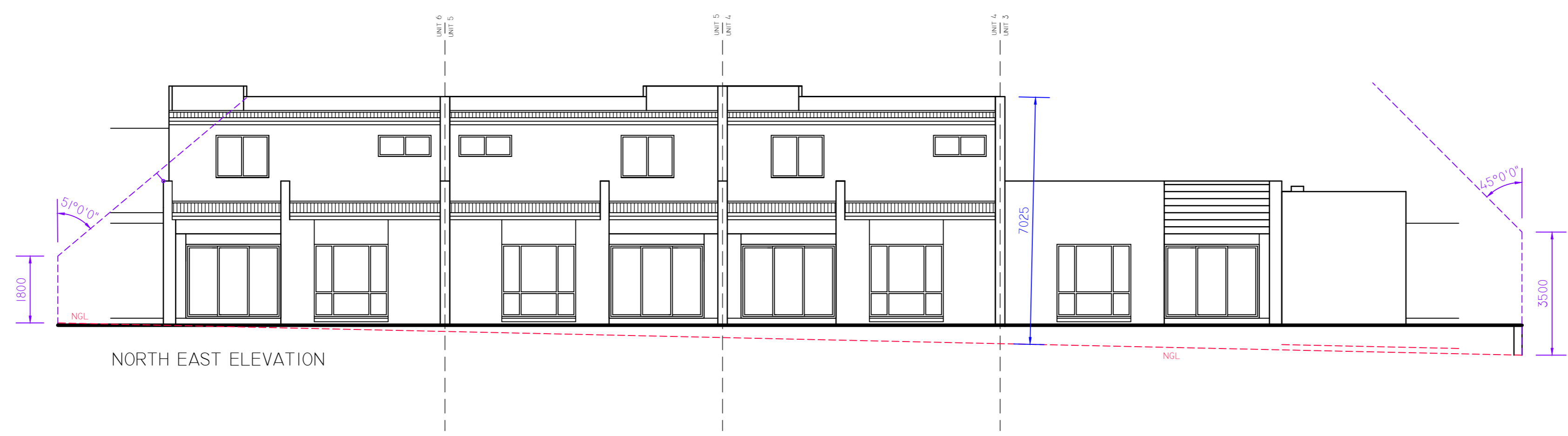
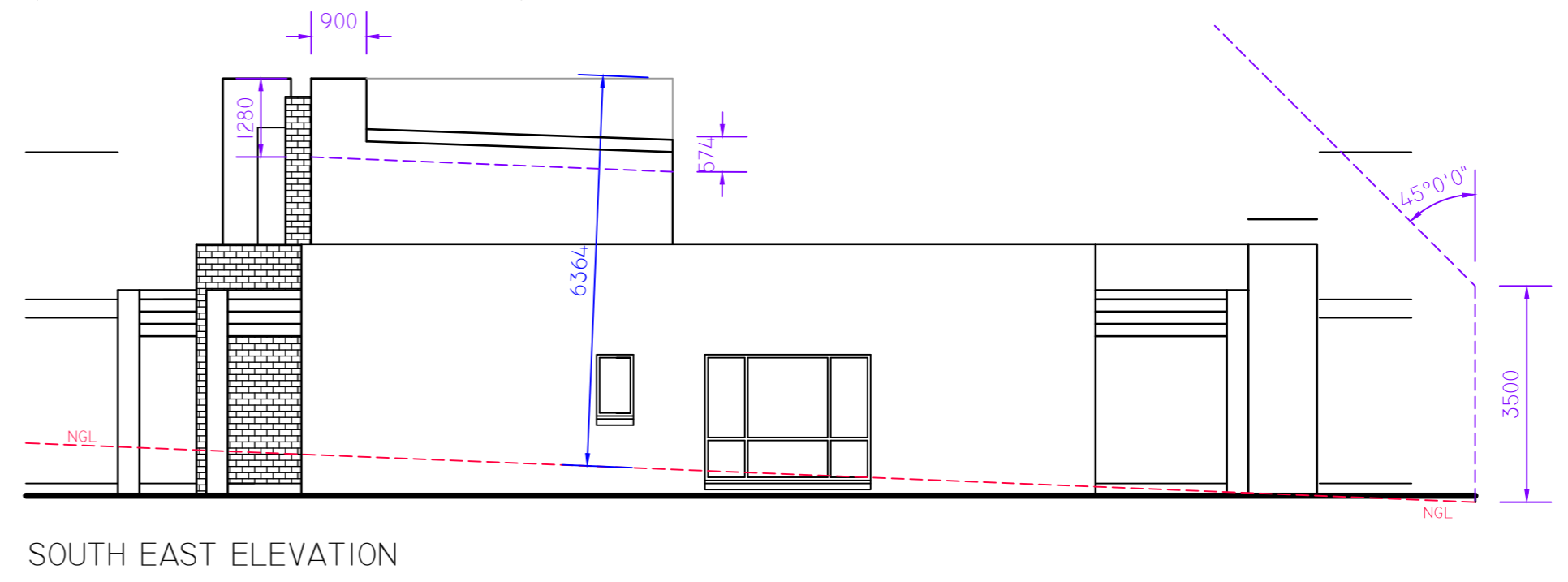
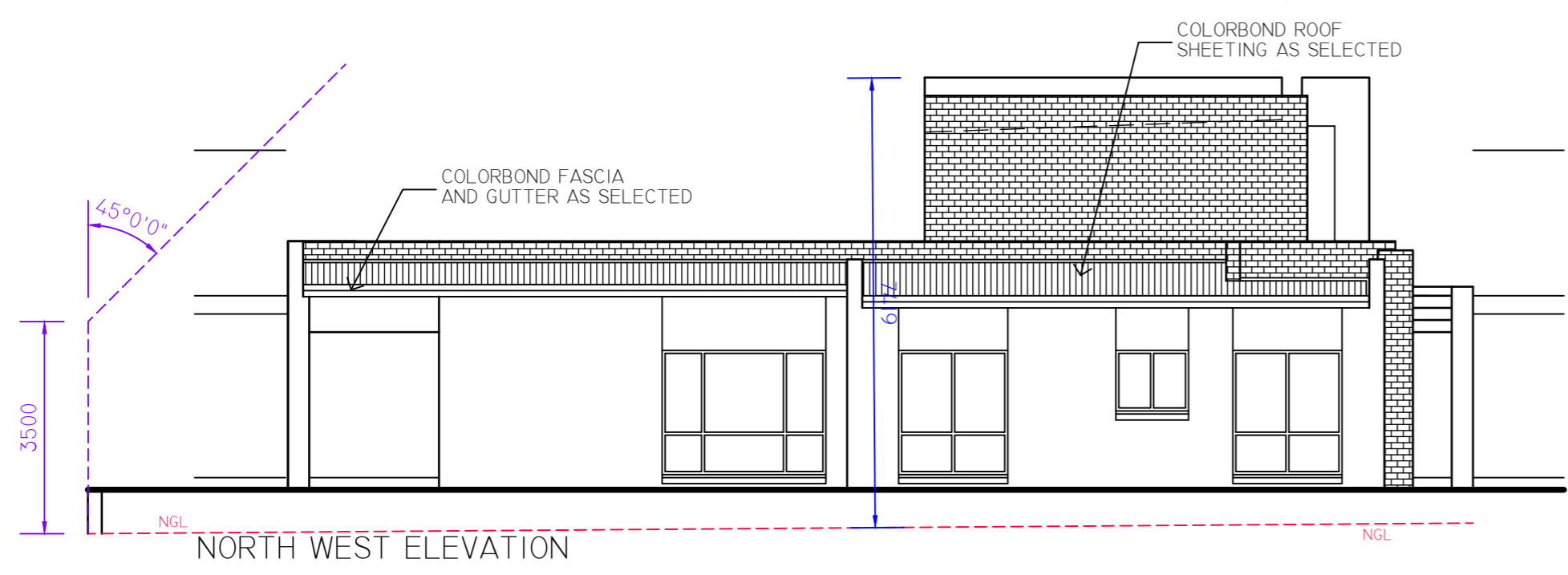
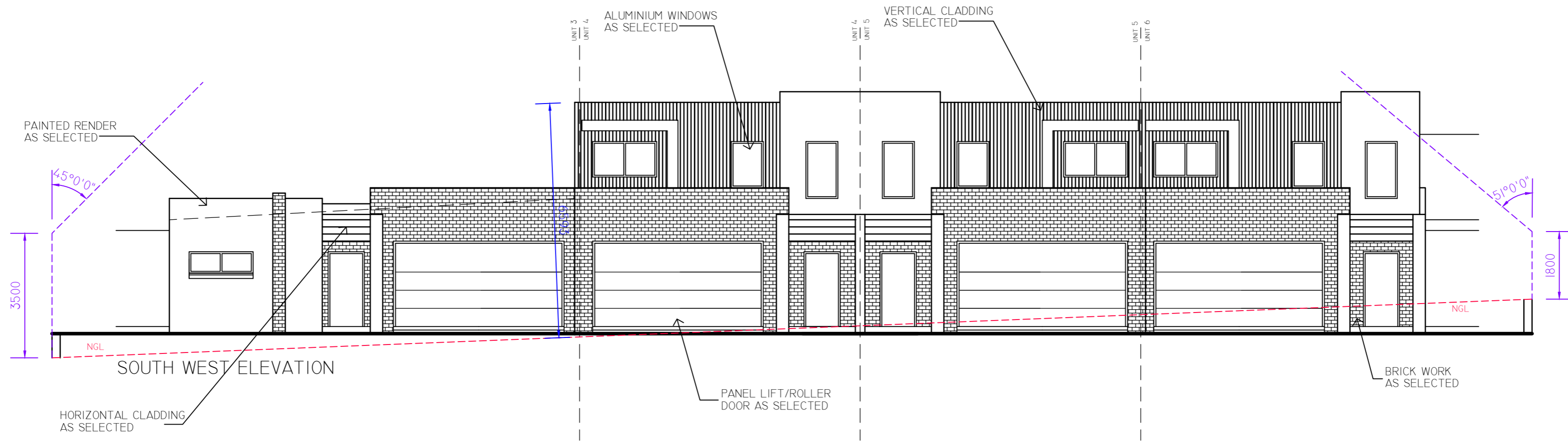
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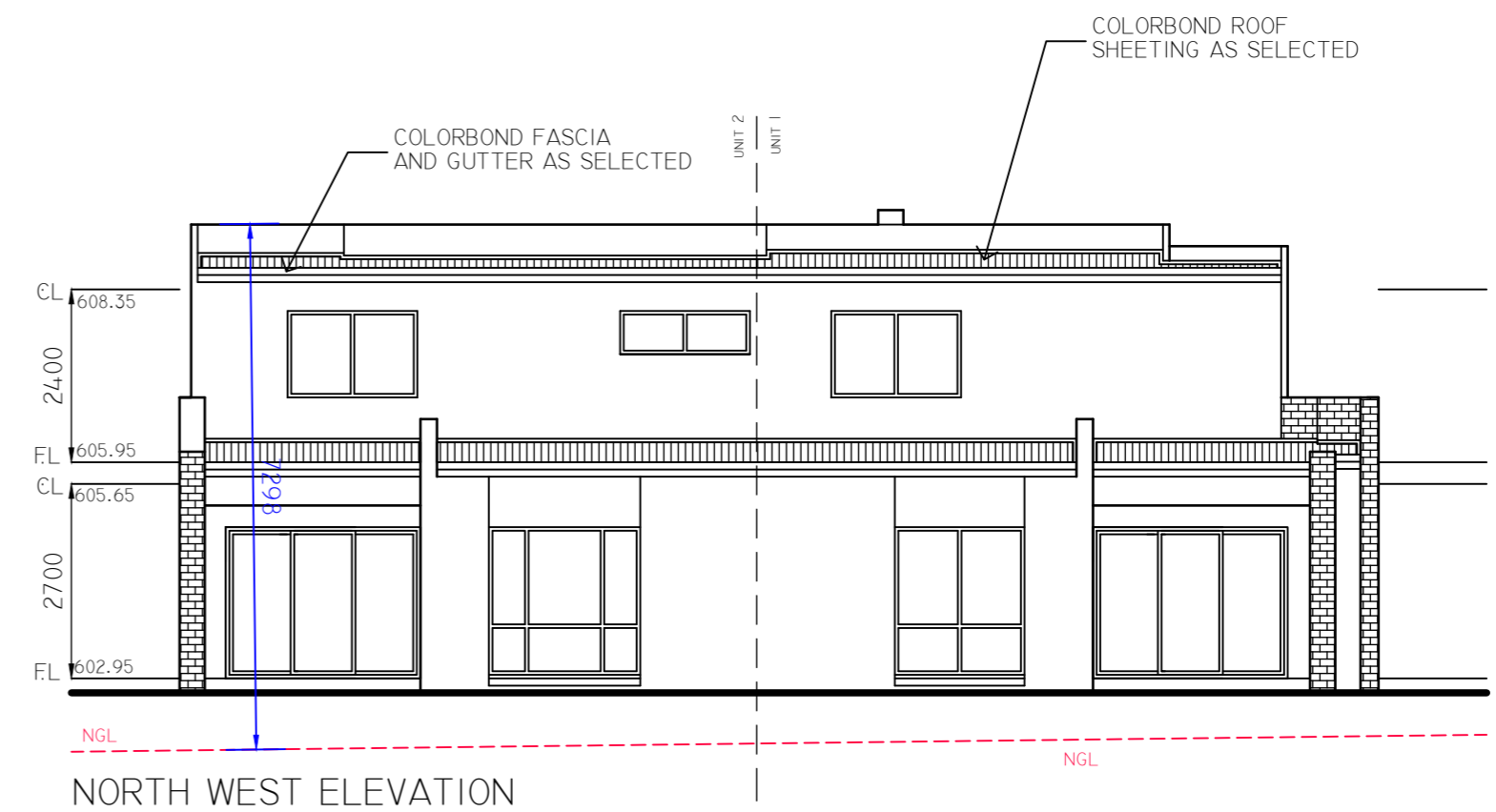
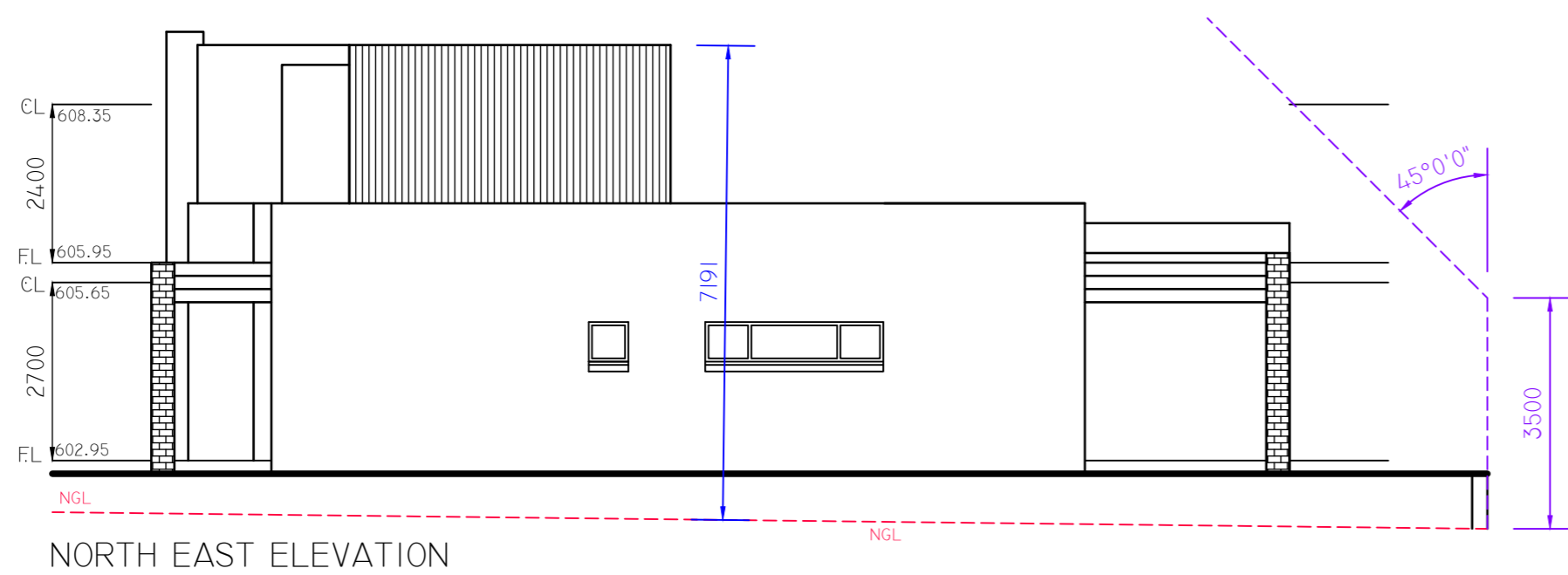
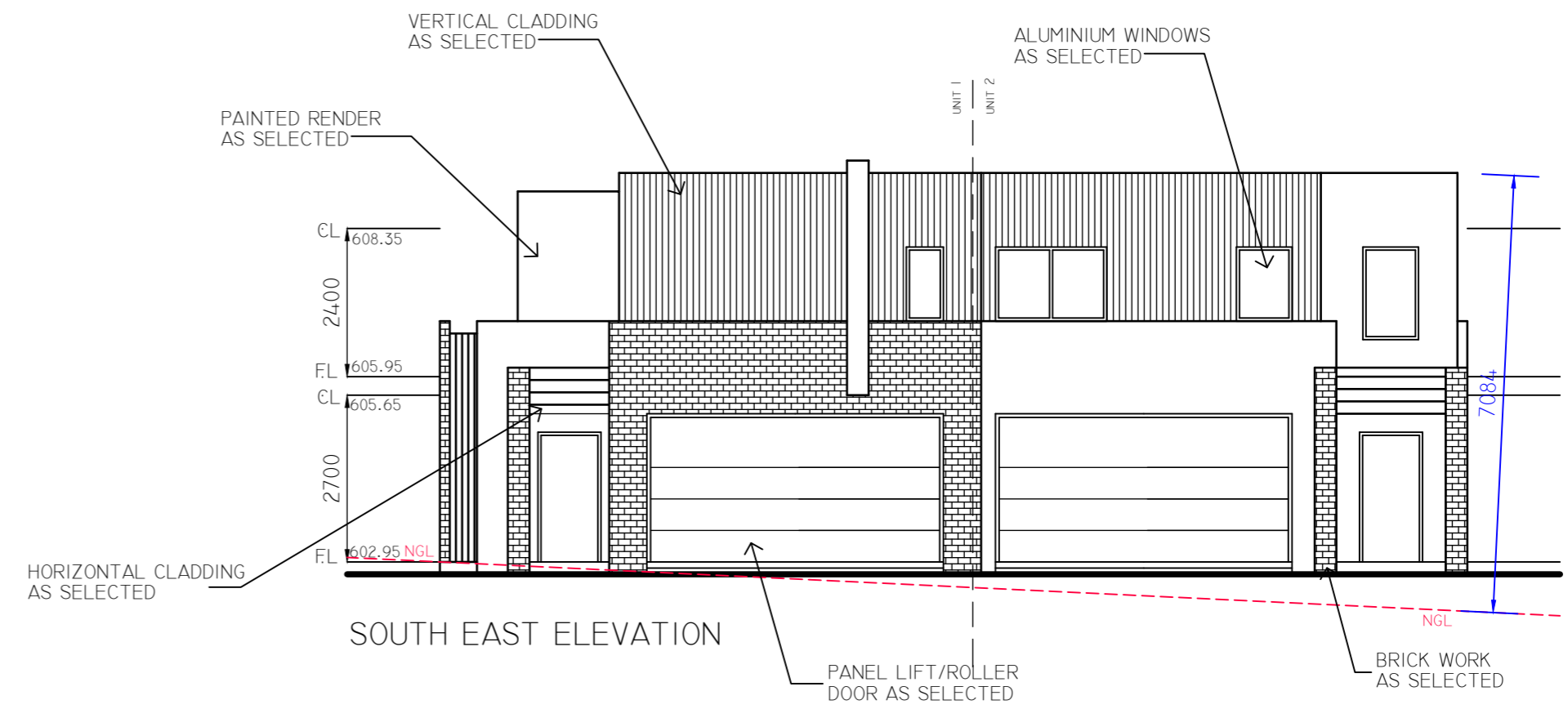
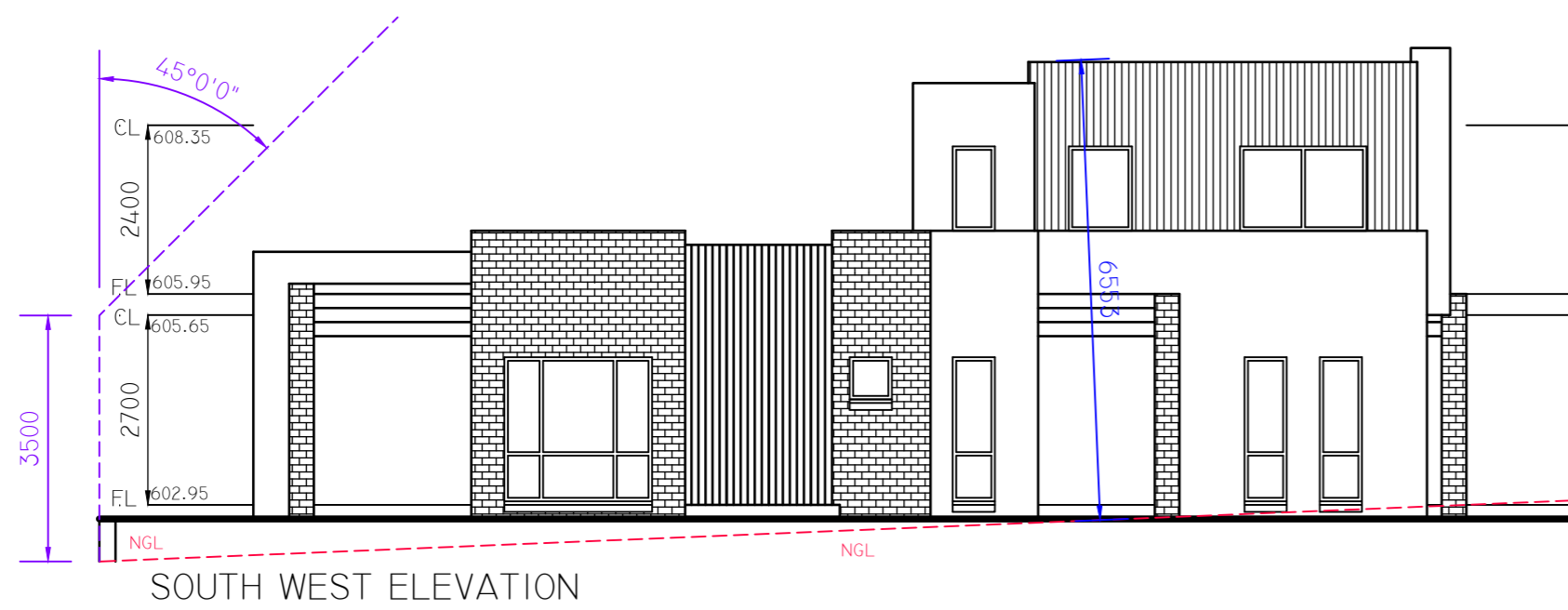
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 ALL BUILDING & GARDEN MATERIALS TO BE RECYCLED EITHER ON SITE OR TO BE TAKEN TO A RECYCLING CENTRE

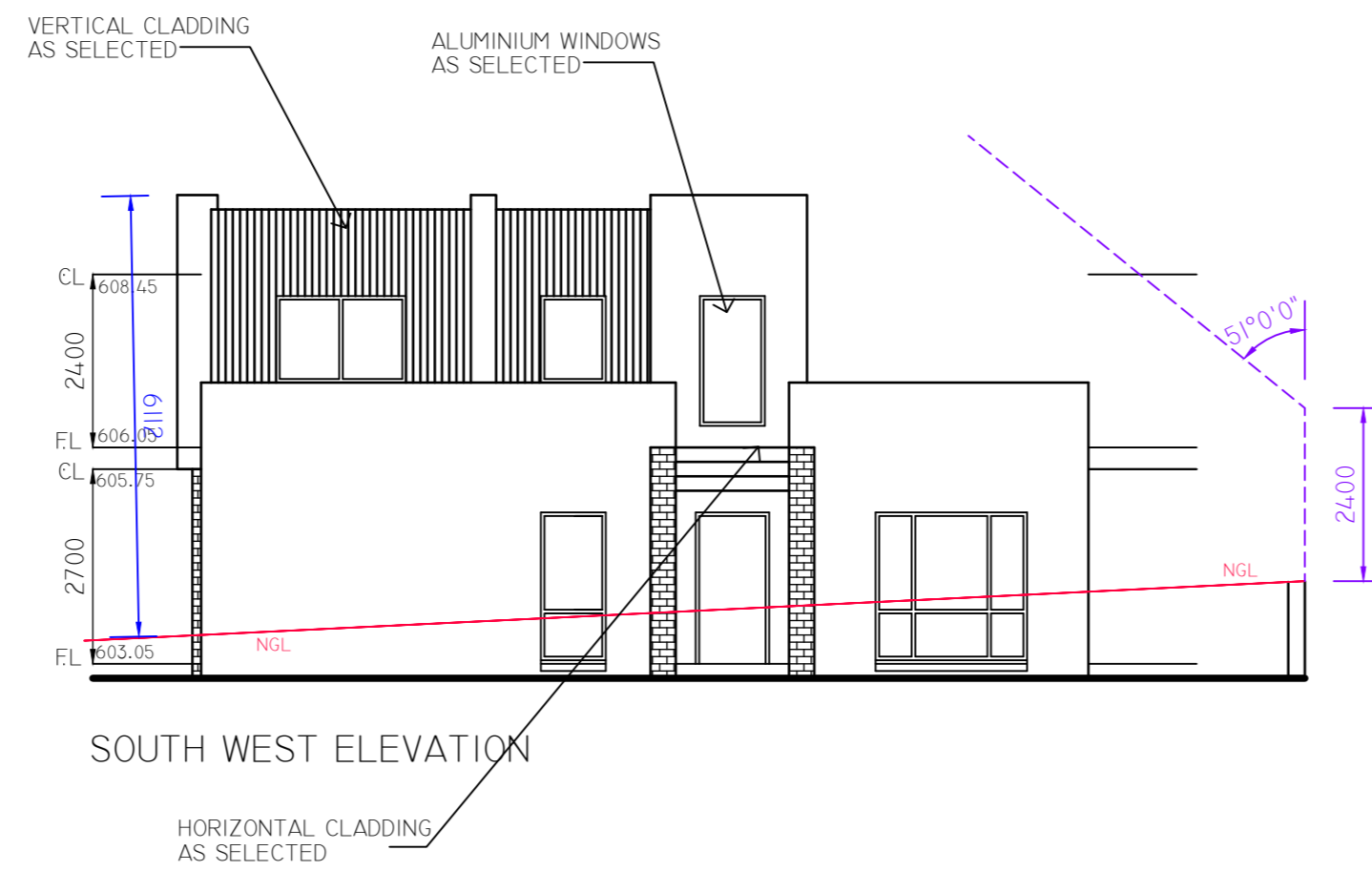
DEMOLISH EXISTING RESIDENCE
 ALL BUILDING & GARDEN MATERIALS TO BE RECYCLED EITHER ON SITE OR TO BE TAKEN TO A RECYCLING CENTRE

DEMOLISH EXISTING DRIVEWAY
 ALL BUILDING & GARDEN MATERIALS TO BE RECYCLED EITHER ON SITE OR TO BE TAKEN TO A RECYCLING CENTRE

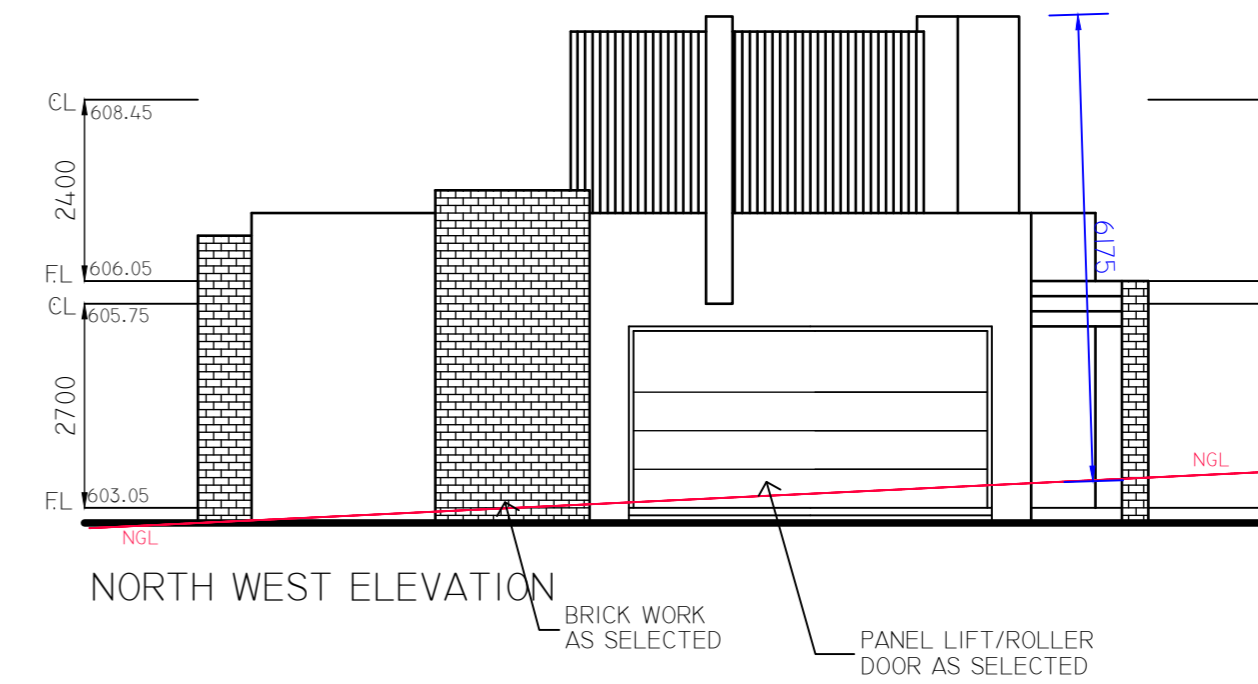




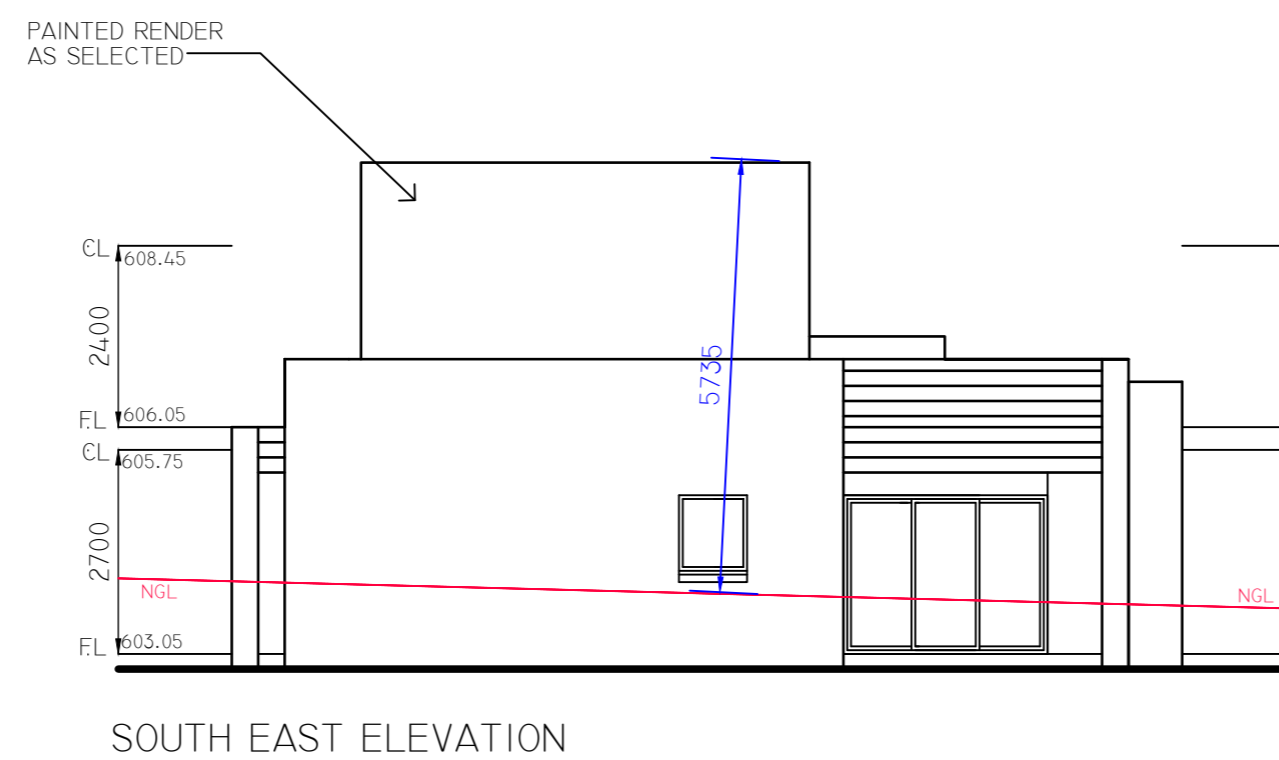




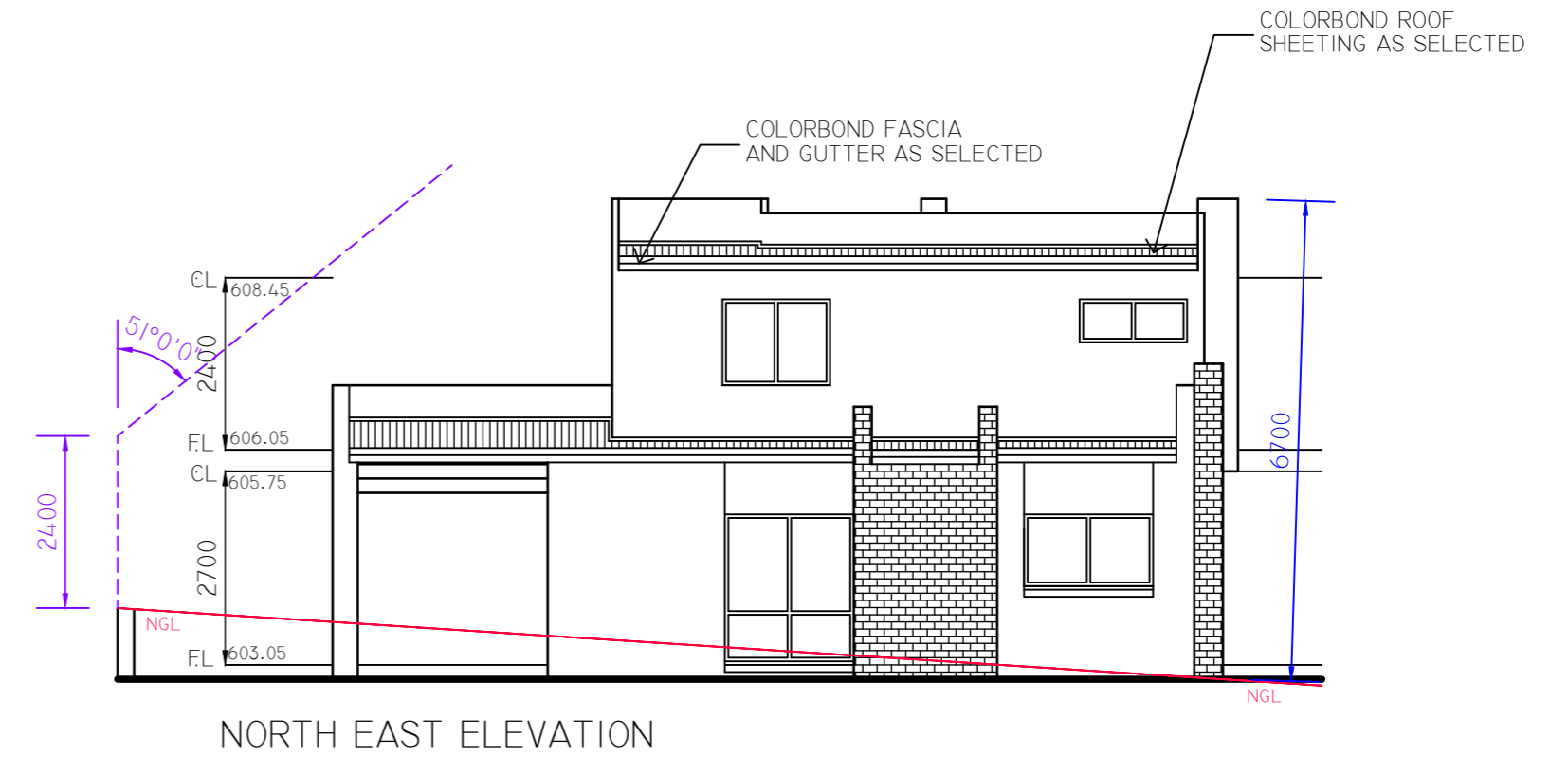
SOUTH WEST ELEVATION



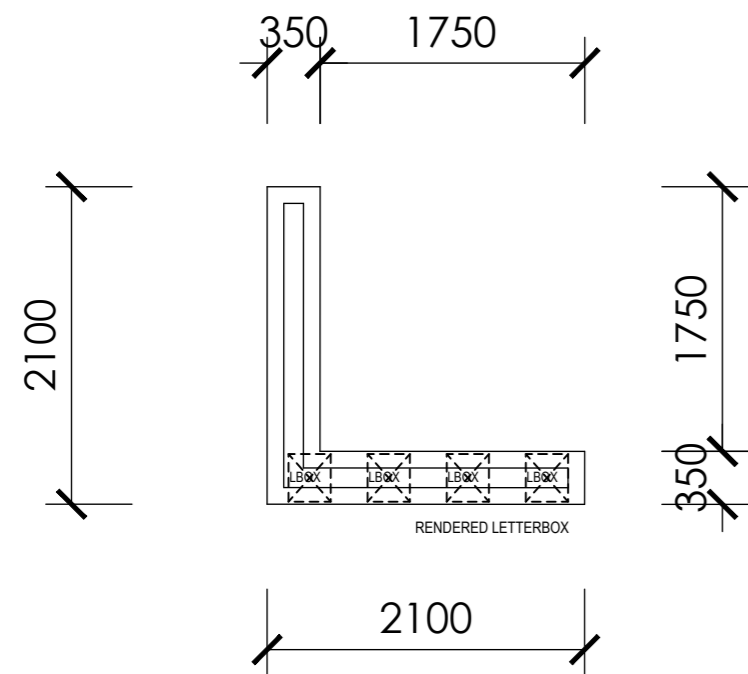
NORTH WEST ELEVATION



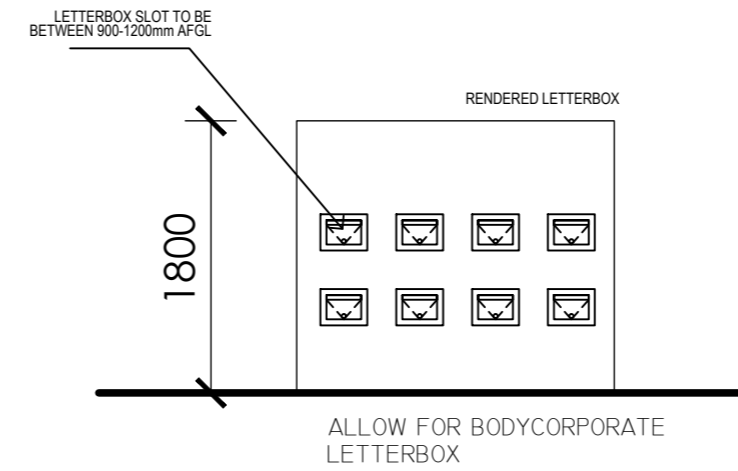
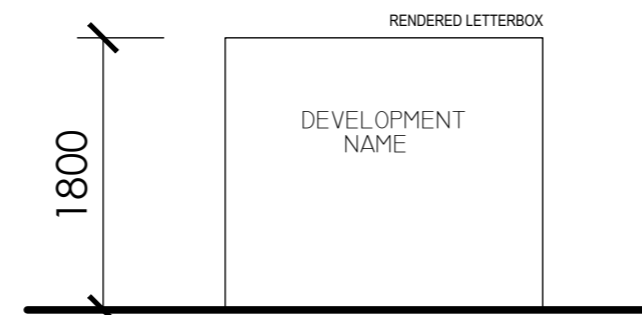
SOUTH EAST ELEVATION



NORTH EAST ELEVATION

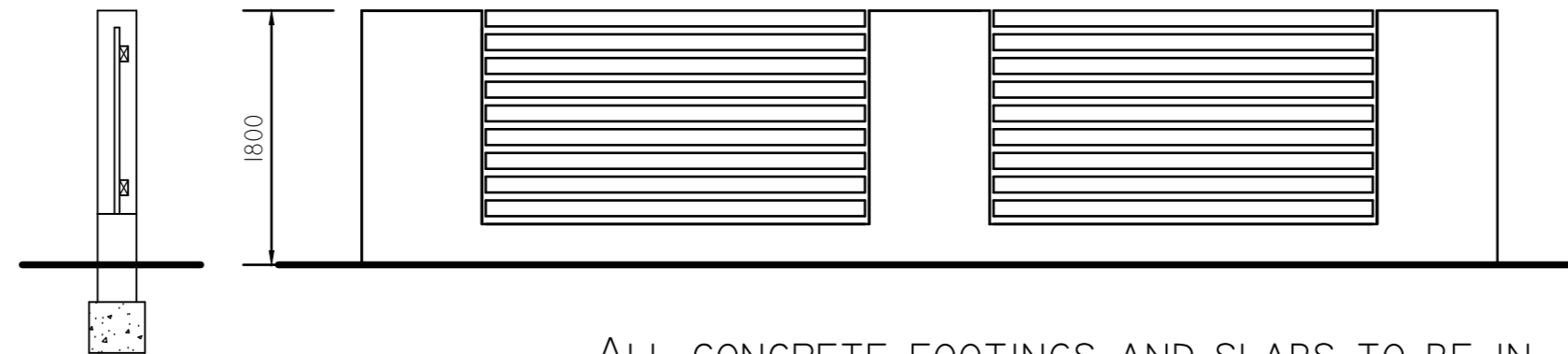


LETTERBOXES UNITS 1 - 7



710 X 230 BRICK PIERS TO BE PAINTED RESIDENCE COLOUR OR BRICKWORK TO MATCH RESIDENCE

FENCE INFILL TO BE EITHER TIMBER OR METAL PIERS TO BE MASONRY AND MATCH RESIDENCE PALINGS TO BE TRANSPARENT TO A MINIMUM OF 25% AS SHOWN ON ELEVATION



ALL CONCRETE FOOTINGS AND SLABS TO BE IN ACCORDANCE WITH S.A.A. CODE 2870.1

COURTYARD WALL TO BE CONSTRUCTED IN ACCORDANCE WITH TERRITORY PLAN

COURTYARD WALL ELEVATION

ARKITEX

ALESSANDRO D'AMBROSIO

B.APPSC.ENVDISEGN
B.ARCHITECTURE

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e alex@arkitex.com.au
w www.arkitex.com.au

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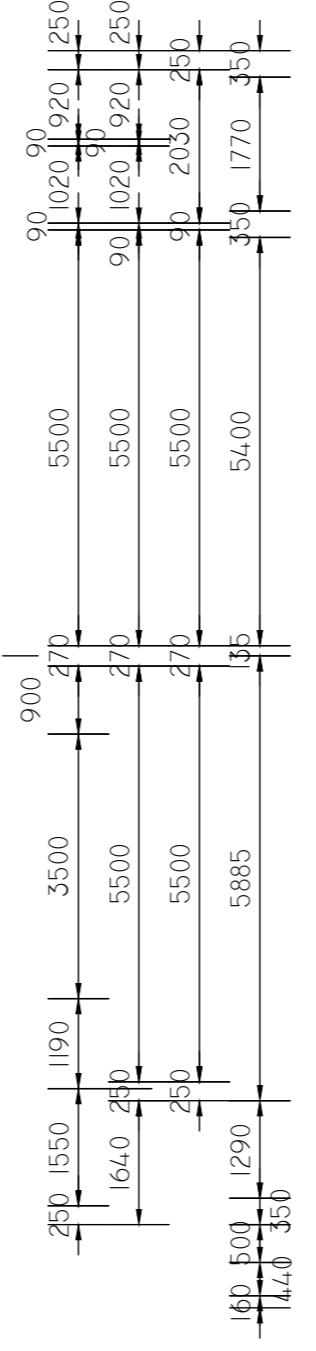
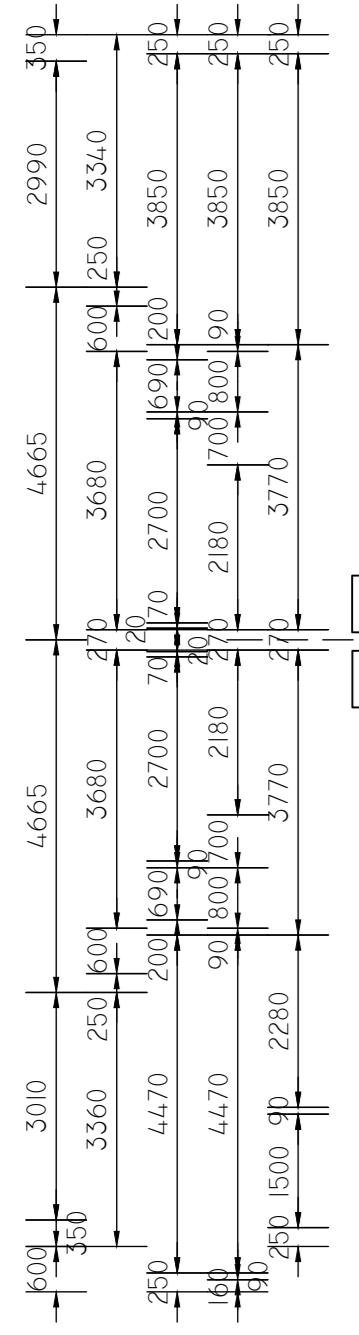
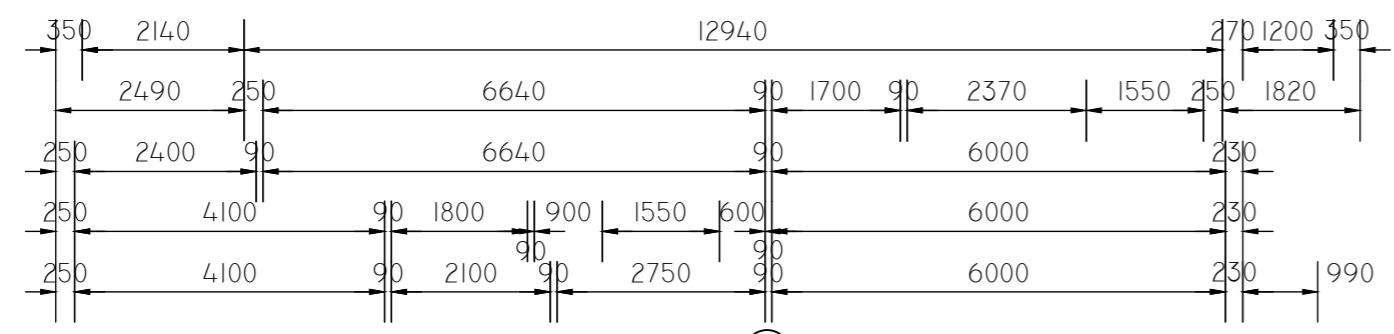
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DRAWING TITLE - WALL & LETTERBOX DETAILS
CLIENT - 5 BLACKMAN CRES MACQUARIE PTY LTD

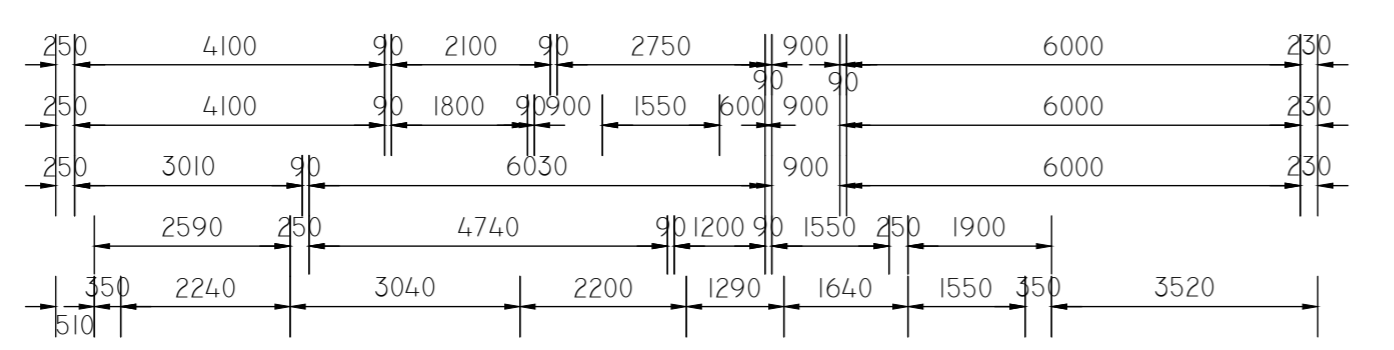
PROJECT - PROPOSED MULTI-UNIT DEVELOPMENT
BLOCK - 2 & 3 (15)
SECTION - 7
SUBURB - MACQUARIE

FOR DA APPROVAL
DATE: 12.08.2019
REVISION - A

JOB No: 1569
SCALE: 1:50@A2
SHEET No - A25



LOWER FLOOR PLAN

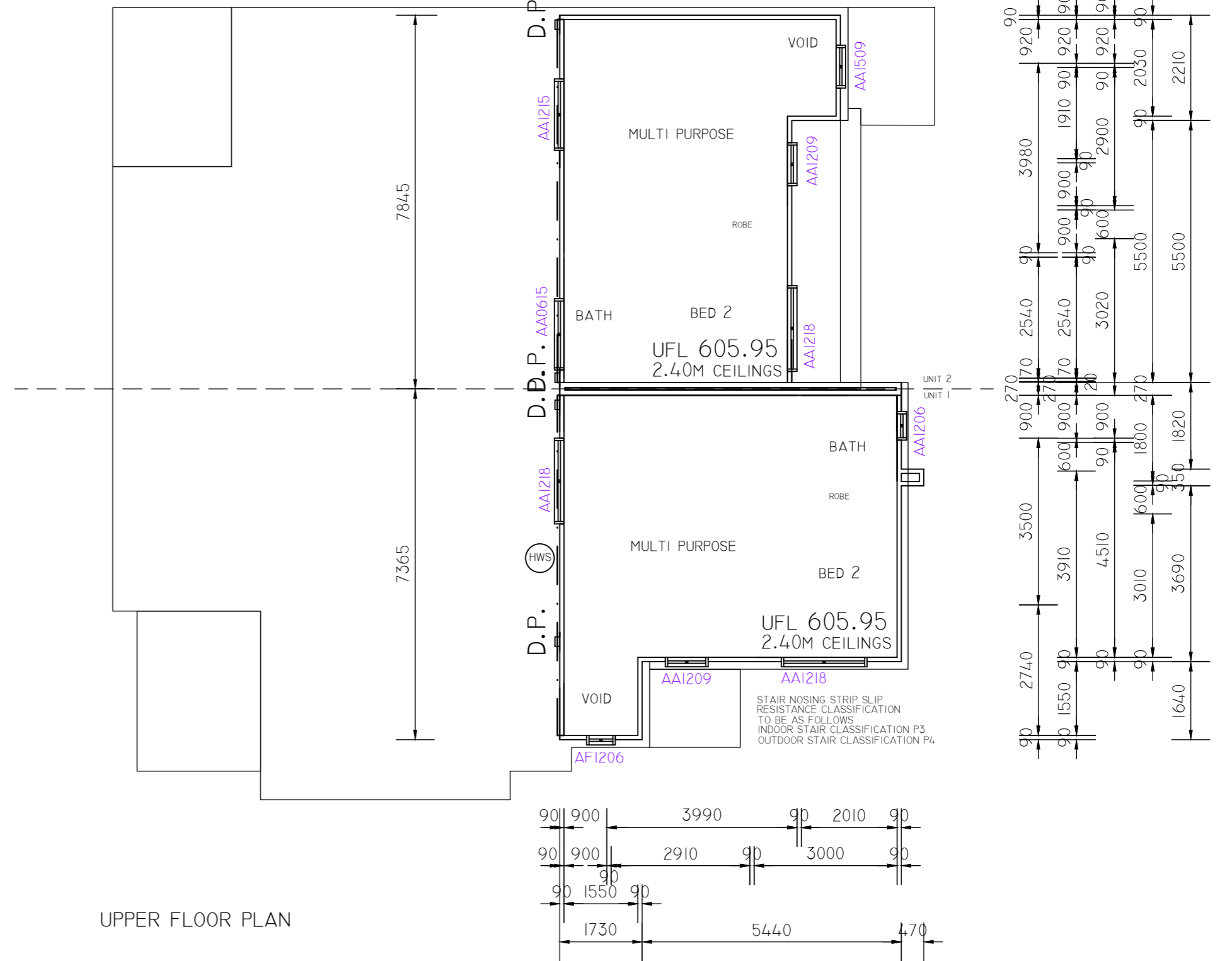
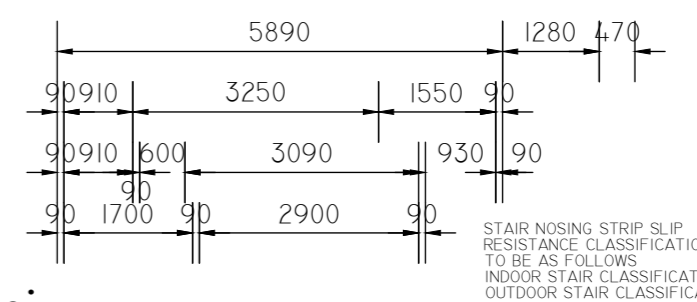


UNIT 1 AREAS	
RESIDENCE	107.94 SQM
GARAGE	36.59 SQM
AL FRESCO	8.70 SQM
PORCH	3.11 SQM
GROSS FLOOR AREA	144.53 SQM
TOTAL AREA	156.32 SQM

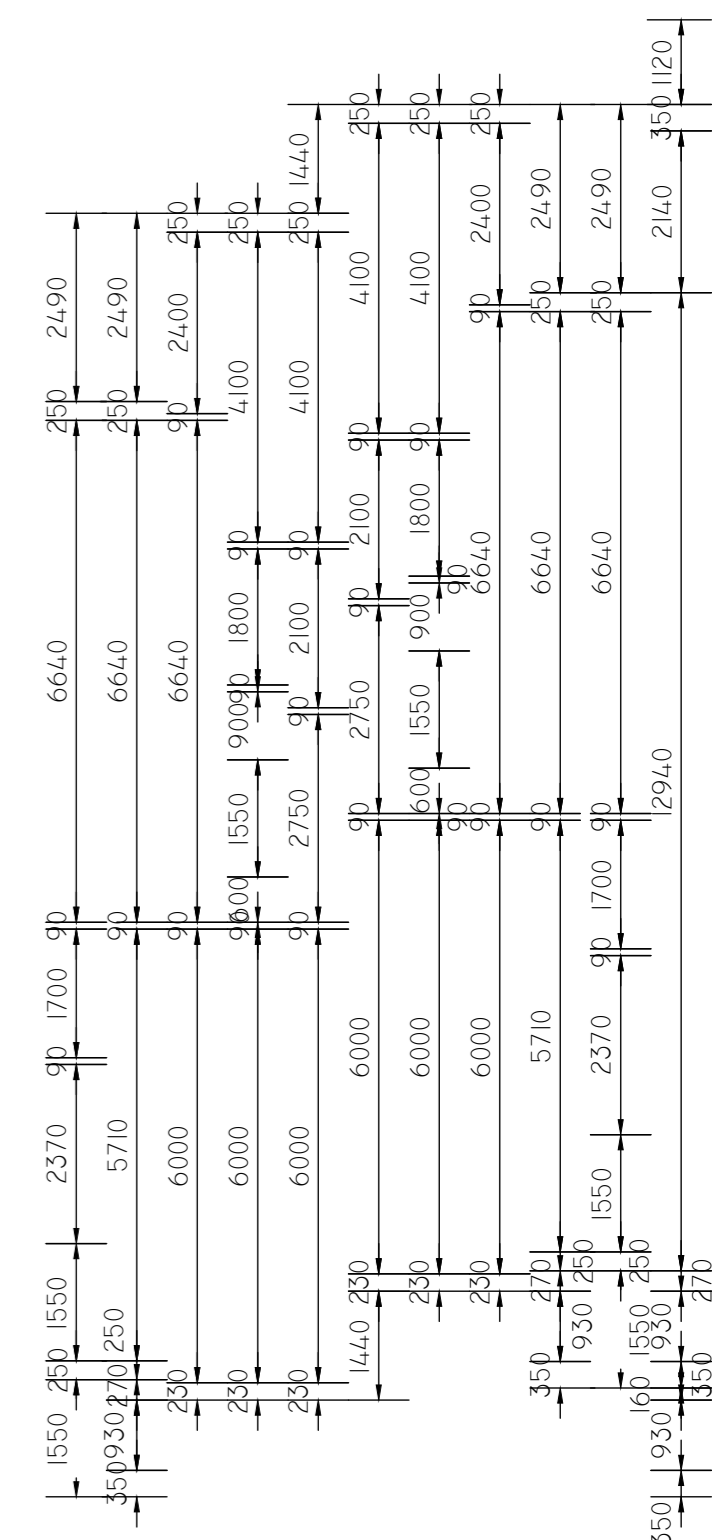
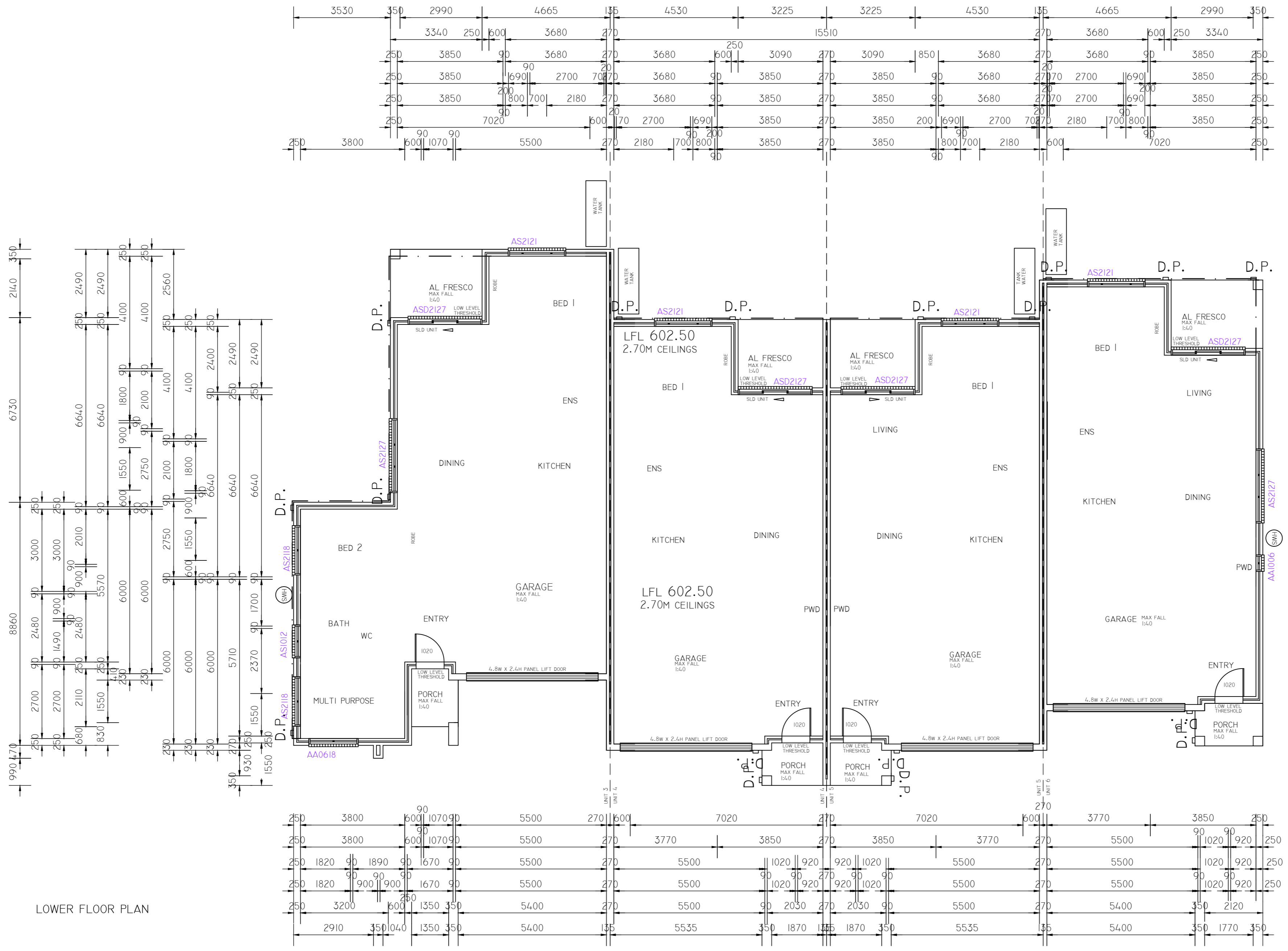
UNIT 2 AREAS	
RESIDENCE	109.28 SQM
GARAGE	35.17 SQM
AL FRESCO	8.31 SQM
PORCH	3.73 SQM
GROSS FLOOR AREA	144.45 SQM
TOTAL AREA	156.49 SQM

ALL WINDOWS TO BE DOUBLE GLAZED

- BRICK ON EDGE SILLS THROUGHOUT
- ALL CONCRETE SLABS AND FOOTINGS SHALL BE DETERMINED BY THE SITE CLASSIFICATION AND AS 2870.1-1996 AND SHALL BE DESIGNED BY STRUCTURAL ENGINEER
- PROVIDE TERMITE PROTECTION TO CODE IN ACCORDANCE WITH AS3660-2000 PARTS 1,2 AND 3
- 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
- ALL EXTERNAL WALLS TO BE BRICK VENEER UNLESS OTHERWISE NOTED ON THE DRAWINGS. WHERE LIGHTWEIGHT CLADDING IS INDICATED ON THE DRAWINGS PROVIDE SARKING AND INSULATION THROUGHOUT
- ALL WINDOWS AND GLAZING TO ALL THE RELEVANT CODES AS 2047 AND AS 1288 AND IN ACCORDANCE WITH THE ENERGY RATING CERTIFICATE
- ALL OPENABLE WINDOWS AND SLIDING DOORS TO HAVE FLYSCREENS ON ALUMINIUM FRAMES POWDERCOAT COLOUR TO MATCH FRAME COLOUR
- ALL FIRE RATED SEPERATION TO MUST BE UNDERTAKEN IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARDS. ALL FIRE RATING CONSTRUCTION MUST BE CERTIFIED BY A QUALIFIED PROFESSIONAL.
- REFER TO STRUCTURAL ENGINEERS DOCUMENTATION FOR ALL STRUCTURAL COMPONENTS
- ALL BATHROOM DOORS: FIT FRAME TYPE SO THAT THE DOOR IS READILY REMOVABLE FROM OUTSIDE OF THE COMPARTMENT, OR DOOR TO SWING OUT FROM COMPARTMENT IF NOT ACHIEVING 1200MM FROM PLAN TO NEAREST PART OF DOOR, ON CAVITY SLIDING DOORS ALLOW LOCK SET READILY OPENABLE FROM OUTSIDE OF COMPARTMENT
- ALL INSULATION (WALL AND ROOF) TO COMPLY WITH ENERGY RATING CERTIFICATE
- ALL LINTEL HEIGHTS TO BE 2100MM FROM FFL OR NEAREST BRICK COURSE, UNLESS OTHERWISE SPECIFIED ON DRAWINGS
- ALL WINDOWS TO HAVE BRICK ON EDGE SILLS WITH DAMPPROOF MEMBRANE UNDER
- MECHANICAL VENTILATION AND ARTIFICIAL LIGHTING TO BCA REQUIREMENTS WHERE REQUIRED
- ALL EAVES GUTTERS TO BE COLORBOND QUAD GUTTERING INSTALLED TO MANUF SPECIFICATIONS
- PROVIDE FASCIA, FLASHINGS AND PARAPET CAPPINGS AS REQUIRED
- DOWNPIPES AND SPREADERS TO BE 90MM UPVC PAINTED TO CLIENTS CHOICE
- PROVIDE PAINTED FC SHEETING TO ALL EAVES
- PROVIDE CEILING TO ALL OUTDOOR ROOFED AREAS AND UNDER MAIN HOUSE ROOF



UPPER FLOOR PLAN



LOWER FLOOR PLAN

ALL WINDOWS TO BE DOUBLE GLAZED

BRICK ON EDGE SILLS THROUGHOUT

ALL CONCRETE SLABS AND FOOTINGS SHALL BE DETERMINED BY THE SITE CLASSIFICATION AND AS 2870.1-1996 AND SHALL BE DESIGNED BY STRUCTURAL ENGINEER

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

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

ALL EXTERNAL WALLS TO BE BRICK VENEER UNLESS OTHERWISE NOTED ON THE DRAWINGS, WHERE LIGHTWEIGHT CLADDING IS INDICATED ON THE DRAWINGS PROVIDE SARKING AND INSULATION THROUGHOUT

ALL WINDOWS AND GLAZING TO ALL THE RELEVANT CODES AS 2047 AND AS 1288 AND IN ACCORDANCE WITH THE ENERGY RATING CERTIFICATE

ALL OPENABLE WINDOWS AND SLIDING DOORS TO HAVE FLYSCREENS ON ALUMINIUM FRAMES POWDERCOAT COLOUR TO MATCH FRAME COLOUR

ALL FIRE RATED SEPERATION TO MUST BE UNDERTAKEN IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARDS. ALL FIRE RATING CONSTRUCTION MUST BE CERTIFIED BY A QUALIFIED PROFESSIONAL.

REFER TO STRUCTURAL ENGINEERS DOCUMENTATION FOR ALL STRUCTURAL COMPONENTS

ALL BATHROOM DOORS: FIT FRAME TYPE SO THAT THE DOOR IS READILY REMOVEABLE FROM OUTSIDE OF THE COMPARTMENT, OR DOOR TO SWING OUT FROM COMPARTMENT IF NOT ACHEIVING 1200MM FROM PAN TO NEAREST PART OF DOOR, ON CAVITY SLIDING DOORS ALLOW LOCK SET READILY OPENABLE FROM OUTSIDE OF COMPARTMENT

ALL INSULATION (WALL AND ROOF) TO COMPLY WITH ENERGY RATING CERTIFICATE

ALL LINTEL HEIGHTS TO BE 2100MM FROM FFL OR NEAREST BRICK COURSE, UNLESS OTHERWISE SPECIFIED ON DRAWINGS

ALL WINDOWS TO HAVE BRICK ON EDGE SILLS WITH DAMPPROOF MEMBRANE UNDER

MECHANICAL VENTILATION AND ARTIFICIAL LIGHTING TO BCA REQUIREMENTS WHERE REQUIRED

ALL EAVES GUTTERS TO BE COLORBOND QUAD GUTTERING INSTALLED TO MANUF SPECIFICATIONS

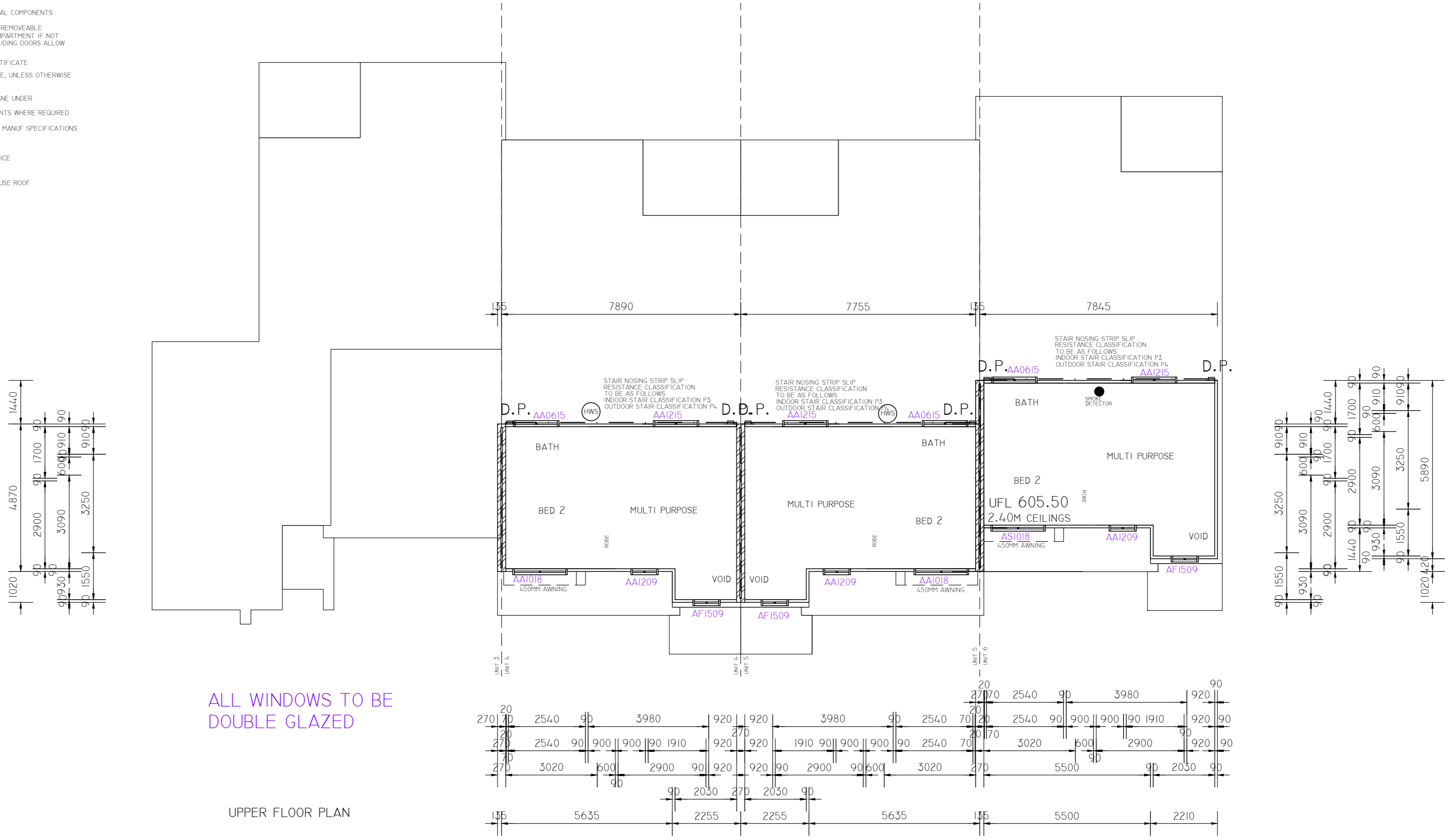
PROVIDE FASCIA, FLASHINGS AND PARAPET CAPPINGS AS REQUIRED

DOWNPIPES AND SPREADERS TO BE 90MM UPVC PAINTED TO CLIENTS CHOICE

PROVIDE PAINTED FC SHEETING TO ALL EAVES

PROVIDE CEILINGS TO ALL OUTDOOR ROOFED AREAS AND UNDER MAIN HOUSE ROOF

UNIT 3 AREAS	
RESIDENCE	108.71 SQM
GARAGE	35.20 SQM
AL FRESCO	8.31 SQM
PORCH	3.68 SQM
GROSS FLOOR AREA	143.91 SQM
TOTAL AREA	155.90 SQM
UNIT 4 AREAS	
RESIDENCE	111.30 SQM
GARAGE	35.51 SQM
AL FRESCO	8.03 SQM
PORCH	3.55 SQM
GROSS FLOOR AREA	146.81 SQM
TOTAL AREA	158.39 SQM
UNIT 5 AREAS	
RESIDENCE	108.25 SQM
GARAGE	35.36 SQM
AL FRESCO	8.03 SQM
PORCH	3.55 SQM
GROSS FLOOR AREA	143.61 SQM
TOTAL AREA	155.19 SQM
UNIT 6 AREAS	
RESIDENCE	109.28 SQM
GARAGE	35.17 SQM
AL FRESCO	8.31 SQM
PORCH	3.73 SQM
GROSS FLOOR AREA	144.45 SQM
TOTAL AREA	156.49 SQM



ALL WINDOWS TO BE DOUBLE GLAZED

UPPER FLOOR PLAN

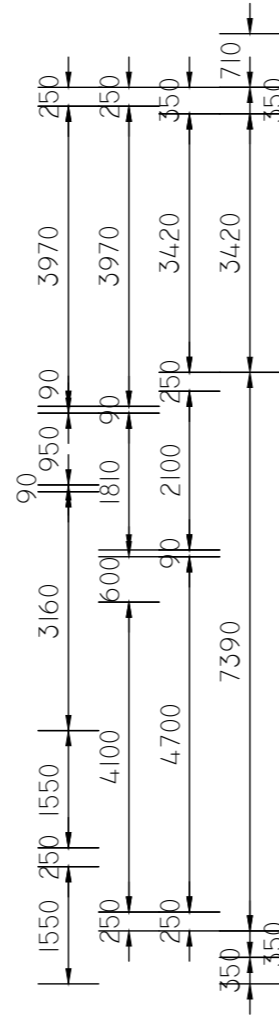
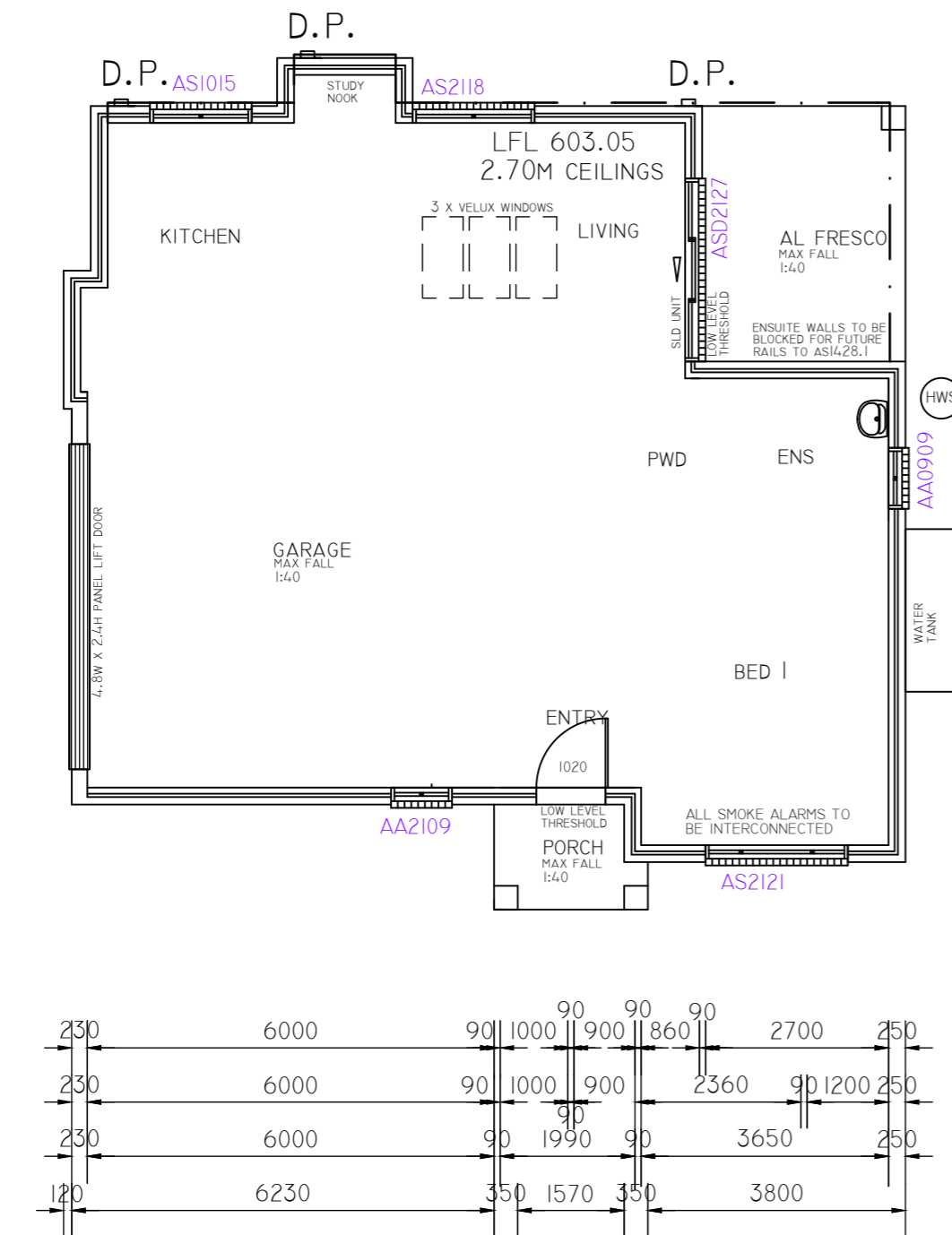
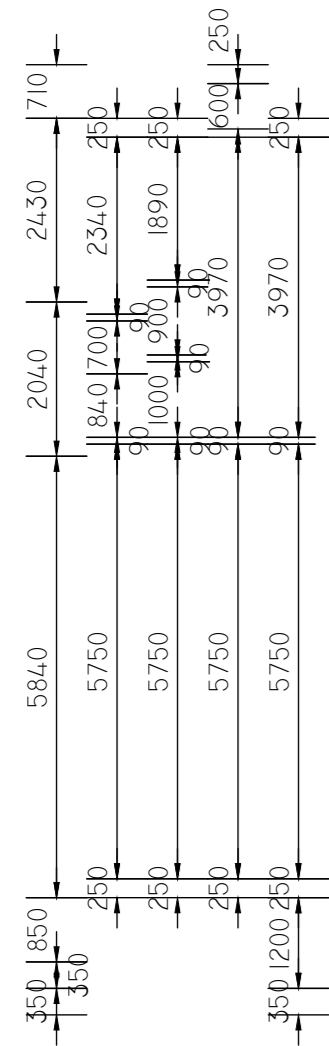
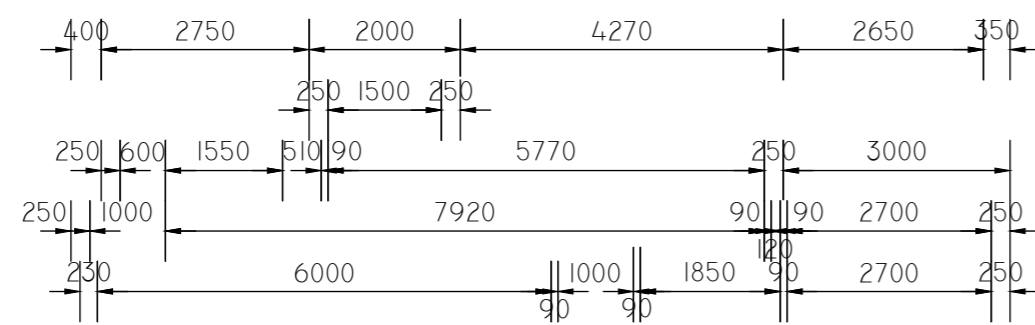
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PROCEEDINGS FOR DAMAGES.

DRAWING TITLE - FLOOR PLANS - PUBLIC REGISTER
CLIENT - 5 BLACKMAN CRES MACQUARIE PTY LTD

PROJECT - PROPOSED MULTI-UNIT DEVELOPMENT
BLOCK - 2 & 3 (15)
SECTION - 7
SUBURB - MACQUARIE

FOR DA APPROVAL
DATE: 12.08.2019
REVISION - A

JOB No: 1569
SCALE: 1:100@A2
SHEET No - A16A

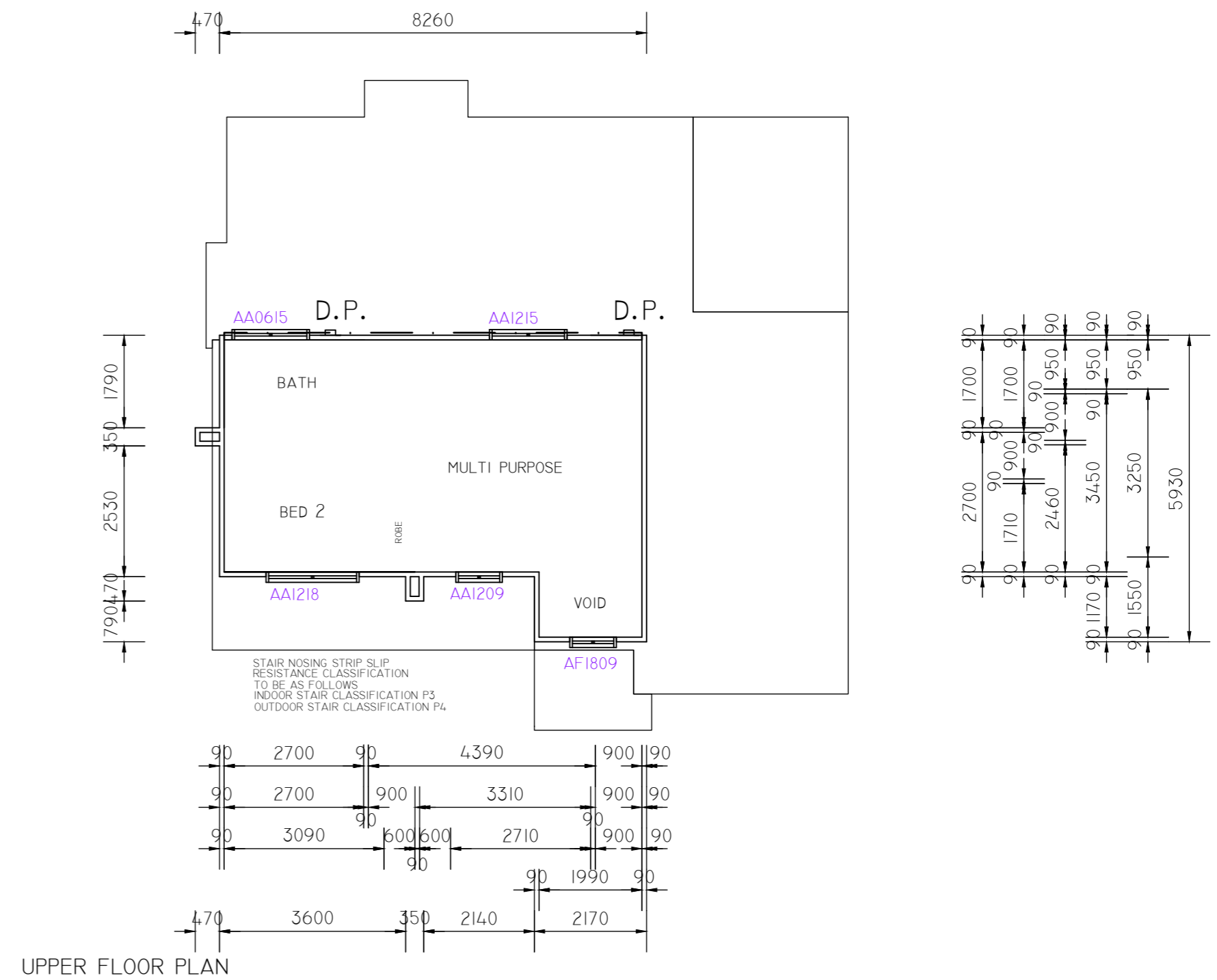


LOWER FLOOR PLAN

UNIT 7 AREAS	
RESIDENCE	110.98 SQM
GARAGE	36.59 SQM
AL FRESCO	8.70 SQM
PORCH	3.11 SQM
<hr/>	
GROSS FLOOR AREA	147.47 SQM
TOTAL AREA	159.28 SQM
<hr/>	
TOTAL GROSS FLOOR AREA	1015.23 SQM
PLOT RATIO ACHIEVED	49.96%

ALL WINDOWS TO BE DOUBLE GLAZED

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- TIMBER TRUSS MANUFACTURER TO PROVIDE CERTIFIED TRUSS LAYOUT PLAN AND BRACING DETAILS
- ALL EXTERNAL WALLS TO BE BRICK VENEER UNLESS OTHERWISE NOTED ON THE DRAWINGS. WHERE LIGHTWEIGHT CLADDING IS INDICATED ON THE DRAWINGS PROVIDE SARKING AND INSULATION THROUGHOUT
- ALL WINDOWS AND GLAZING TO ALL THE RELEVANT CODES AS 204.7 AND AS 1288 AND IN ACCORDANCE WITH THE ENERGY RATING CERTIFICATE
- ALL OPENABLE WINDOWS AND SLIDING DOORS TO HAVE FLYSCREENS ON ALUMINIUM FRAMES POWDERCOAT COLOUR TO MATCH FRAME COLOUR
- ALL FIRE RATED SEPERATION TO MUST BE UNDERTAKEN IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARDS. ALL FIRE RATING CONSTRUCTION MUST BE CERTIFIED BY A QUALIFIED PROFESSIONAL.
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- ALL WINDOWS TO HAVE BRICK ON EDGE SILLS WITH DAMPROOF MEMBRANE UNDER
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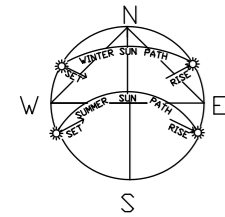
UPPER FLOOR PLAN

EXTERNAL LIGHTING DESIGNED TO COMPLY WITH THE FOLLOWING

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN CODE (MARCH 2008)
 AS4282.1997 CONTROL OF OBTRUSIVE EFFECTS OF OUTDOOR LIGHTING
 AS/NS 1158.3:2005 CATEGORY P4, LIGHTING CATEGORY FOR COMMON AREA,
 FORECOURTS OF CLUSTER HOUSING WITH THE FOLLOWING CRITERIA
 : LOW PEDESTRIAN/CYCLE ACTIVITY
 : LOW RISK OF CRIME

GENERAL NOTES

EXISTING LUMINAIRE LOCATIONS ARE INDICATIVE
 CONFIRM ON SITE BEFORE WORKS



BLOCK AREA 2 1048 SQM
 BLOCK AREA 3 984 SQM
 COMBINED BLOCK AREAS 2032 SQM



LUMINAIRES					
SYMBOL	LIGHT SOURCE WATTAGE LUMENS	COLOR TEMP (CR)	MOUNTING STYLE (P)	OPTIC	STATUS MAKE AND MODEL, OR EQUAL
⊙	LED 8W 910 lm	4000K	WALL RECESSED IP65	ASYMMETRICAL FORWARD THROW	SIDE LIGHTING GREEN XL EYELID SIDEPTR-LBN
⊙	LED 15W 1200 lm	4000K	MOUNTED ON 1.2m BOLLARD IP66	-	MASSION ULTRA BOLLARD P2BOLLU
⊙	LED 23W 1750 lm	4000K	CEILING SURFACE MOUNT OYSTER LIGHT IP65	-	ENLIGHTEN CHAMAELEON DECO D-CHAM-C-CE
⊙	LED 21W 1750 lm	4000K	CEILING SURFACE MOUNT OYSTER LIGHT IP65	-	ENLIGHTEN CHAMAELEON DECO D-CHAM-C-CE
⊙	LED 10W 800 lm	4000K	ABOVE DOOR SURFACE MOUNT LIGHT IP54	-	DOMUS CLIP-10-SLR
⊙	EXISTING	-	POLE TOP	-	EXISTING STREET LIGHT TO REMAIN

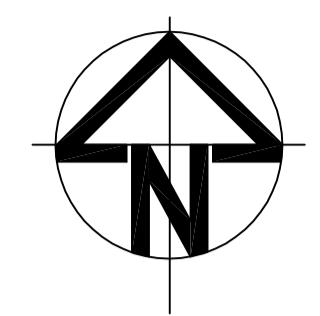
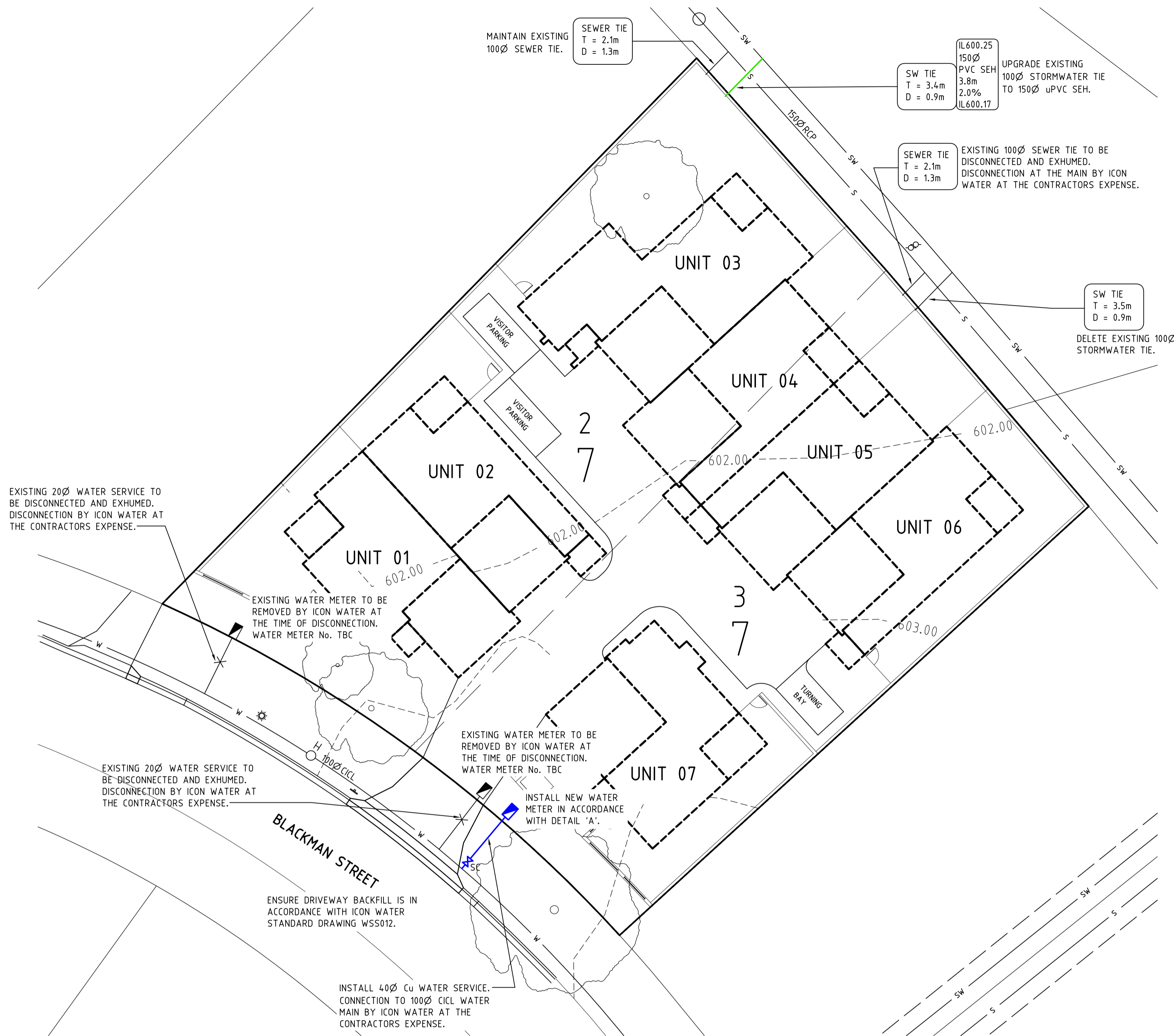
LIGHTING		
SYMBOL	DESCRIPTION	REQUIREMENTS
⚠	INDICATES LIGHTING DESIGN CATEGORY IN ACCORDANCE WITH AS/NZS 1158.3.1	
⚠	⚠ - DENOTES CATEGORY	

THE EXTERNAL PATHWAY AND RAMP LIGHTING HAS BEEN DESIGNED TO MEET THE RELEVANT REQUIREMENTS OF:

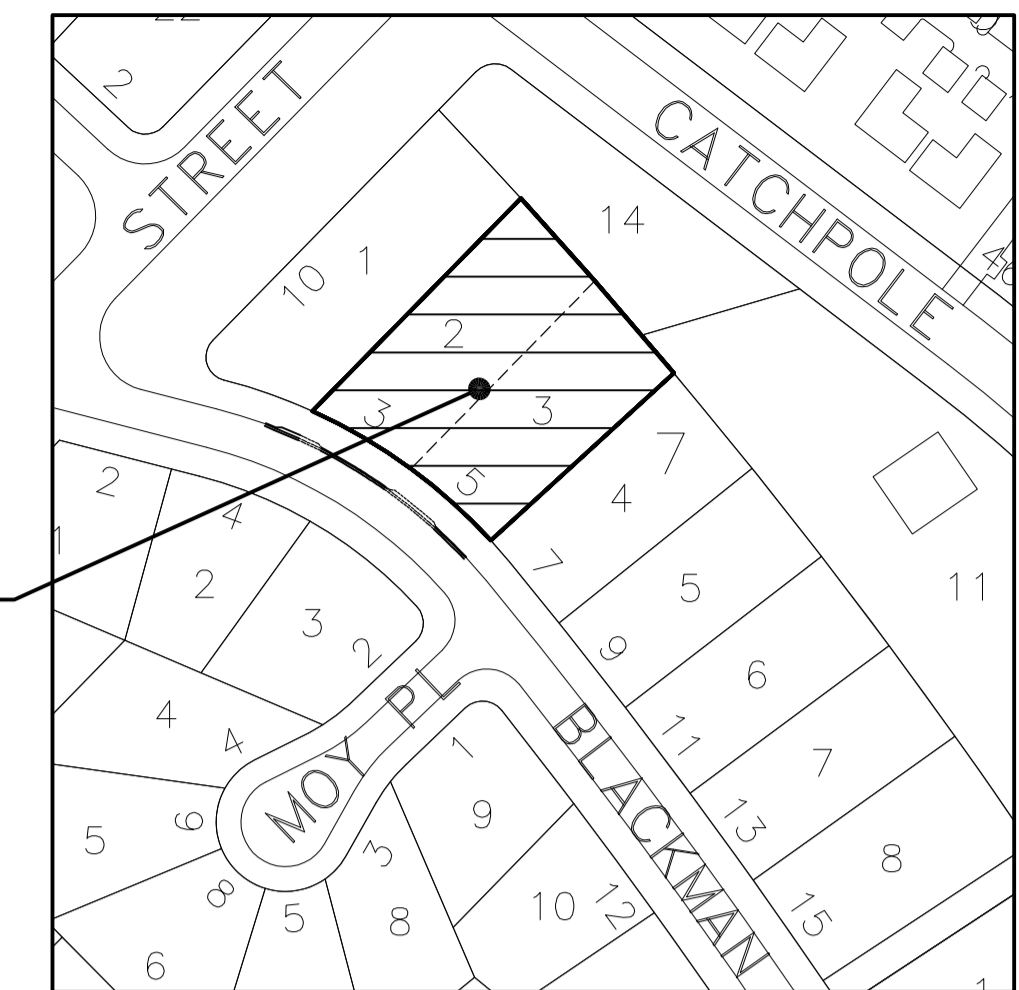
- CRIME PREVENTION THROUGH ENVIRONMENT DESIGN GENERAL CODE (MARCH 2008)
- AS 4282.1997 CONTROL OF THE OBTRUSIVE EFFECTS OF OUTDOOR LIGHTING
- AS/NZS 1158.3.1:2005
 - CATEGORY P9 FOR STEPS, STAIRWAYS AND RAMPS
 - CATEGORY P4 FOR PATHWAYS

GENERAL NOTES:

- LOCATIONS SHOWN FOR EXISTING STREET LIGHTING ARE INDICATIVE ONLY. EXACT LOCATIONS SHOULD BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.
- MINIMUM OF 40lux TO ALL ENTRIES.
- CARPARK LIGHTING SHALL BE DESIGNED TO MEET AS/NZS 1580.2:1/2008 INTERIOR AND WORKPLACE LIGHTING - CIRCULATION SPACES AND OTHER GENERAL AREAS, AND AS/NZS 1580.0 INTERIOR LIGHTING - SAFE MOVEMENT. CARPARK LIGHTING TO PROVIDE A MAINTAINED ILLUMINANCE VALUE OF 80lux FOR THE FIRST 15m DURING DAYTIME AND 150lux DURING NIGHT TIME, 150lux FOR THE NEXT 4m, AND 40lux TO ALL OTHER AREAS INCLUDING AISLES, NORMAL PARKING SPACES, AND PARKING SPACES FOR THE DISABLED.
- EMERGENCY ESCAPE LIGHTING AND EXIT SIGN(S) ARE TO MEET AS 1293.1:2005 AND BCA 2016.

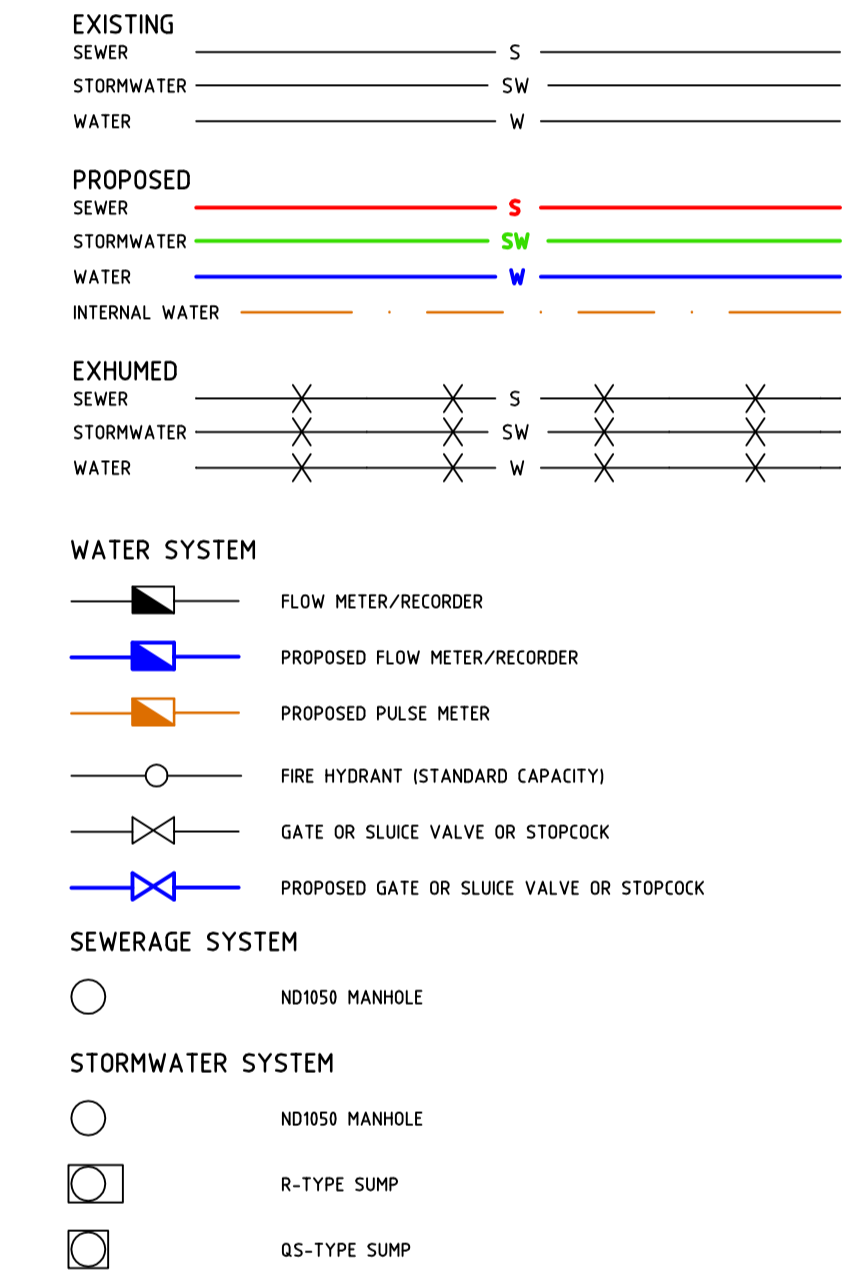


SITE OF WORKS



LOCALITY PLAN
NOT TO SCALE

LEGEND



DEPOSITED PLAN TO BE SUBMITTED AT THE TIME OF WORK AS EXECUTED DOCUMENTATION SUBMISSION.

GENERAL NOTES

- ALL WORK ON ICON WATER'S WATER SUPPLY AND SEWER MAINS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT ICON WATER'S WATER SUPPLY & SEWERAGE STANDARDS RELEASE 2, AMENDMENT 5 SEPTEMBER 2012. ALL WORK ON STORMWATER MAINS TO BE CARRIED OUT IN ACCORDANCE WITH DESIGN STANDARDS FOR URBAN INFRASTRUCTURE AND STANDARD SPECIFICATION FOR URBAN INFRASTRUCTURE WORKS.
- CONNECTIONS AND OR DISCONNECTIONS OF SEWER AND WATER AT THE MAIN TO BE MADE BY ICON WATER AT CONTRACTOR'S EXPENSE. THE CONTRACTOR IS TO EXPOSE THE MAIN AT THE LOCATION OF THE CONNECTION/DISCONNECTION IN PREPARATION FOR THE WORK BY ICON WATER. ALL EXCAVATION IN THE VICINITY OF MAINS IS TO BE CARRIED OUT BY HAND.
- THE CONTRACTOR MUST VISIT THE SITE OF WORKS BEFORE TENDERING AND MAKE ALLOWANCES IN HIS TENDER FOR ALL TOPOGRAPHIC CONSTRAINTS AFFECTING THE EXECUTION OF THE WORKS AND THE RESTORATION OF THE SITE.
- ALTHOUGH THE POSITIONS OF EXISTING UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS, THE CONTRACTOR SHALL CONFIRM THE DEPTH AND LOCATION OF ALL SERVICES ON SITE BEFORE COMMENCING EXCAVATIONS.
- ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD). ALL COORDINATES ARE BASED ON THE CANBERRA LOCAL GRID SYSTEM.
- THE CONTRACTOR MUST SECURE ALL PERMITS, ARRANGE ALL CLEARANCES AND PAY ALL FEES REQUIRED TO COMPLETE THE PROJECT BEFORE COMMENCING WORK.
- WORK AS EXECUTED DRAWINGS, TIE BOOK AND DEPOSITED PLAN MUST BE SUBMITTED BEFORE CONNECTION.
- ANY NON-METALLIC WATER SERVICE IS TO BE INSTALLED WITH TRACER WIRE AND TESTED.
- EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF AT AN APPROVED SPOIL AREA.
- THE CONTRACTOR SHALL REINSTATE ALL DISTURBED SURFACES TO MATCH EXISTING.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION OF ALL NECESSARY TEMPORARY TRAFFIC MANAGEMENT PLANS AND THEIR APPROVAL.
- CONTRACTOR TO CONFIRM DEPTH OF SEWER AND STORMWATER TIE POINTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ADVISE DESIGN ENGINEER IF NOT IN ACCORDANCE WITH PLAN.

ISSUE	DESCRIPTION	DATE	CHECKED
A	FOR DEVELOPMENT APPROVAL.	10.08.17	

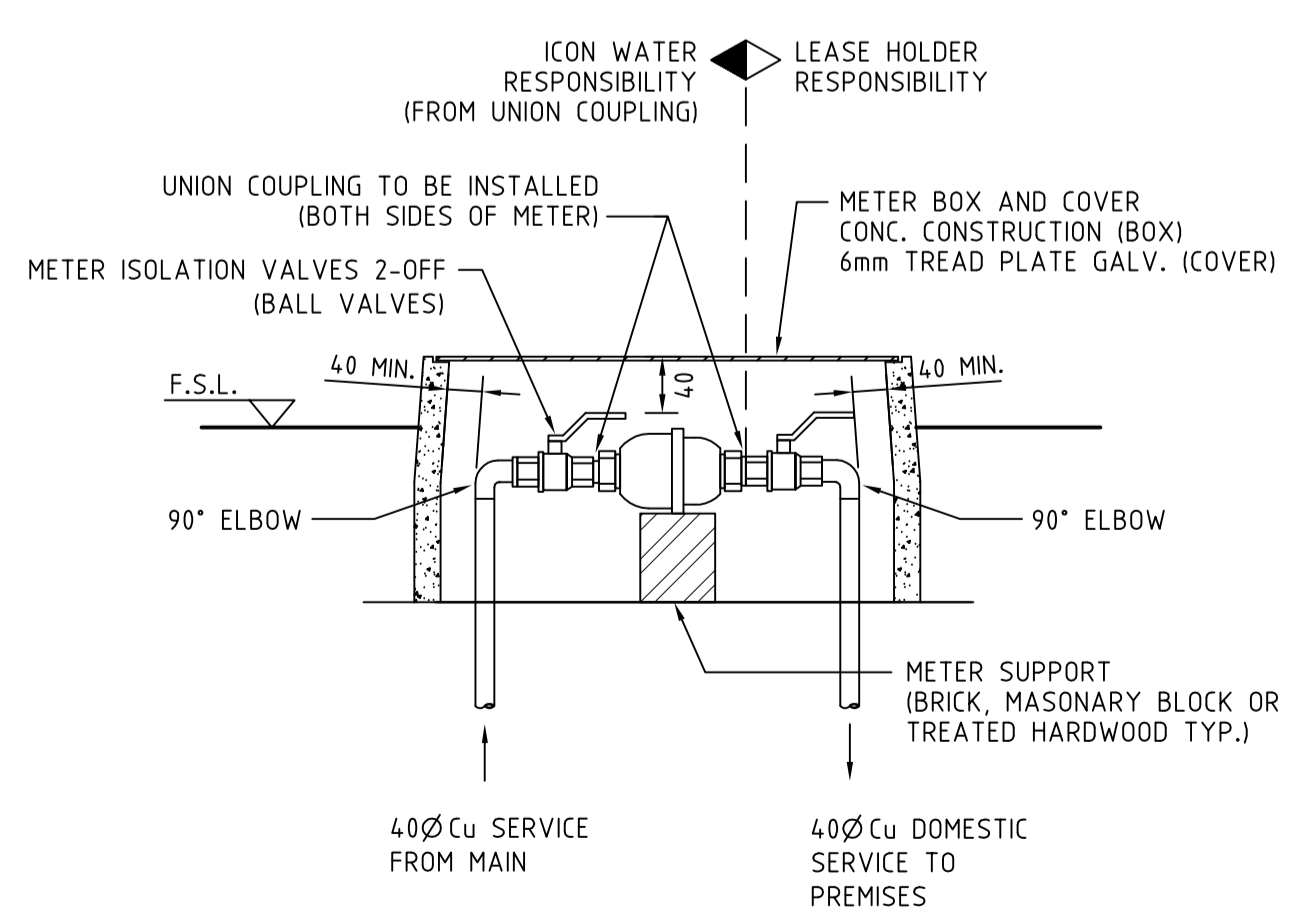
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CLIENT
5 BLACKMAN CRES MACQUARIE P/L

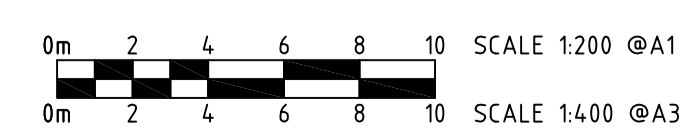
PROJECT
PROPOSED MULTI UNIT DEVELOPMENT
BLOCKS 2 & 3, SECTION 7
MACQUARIE, ACT

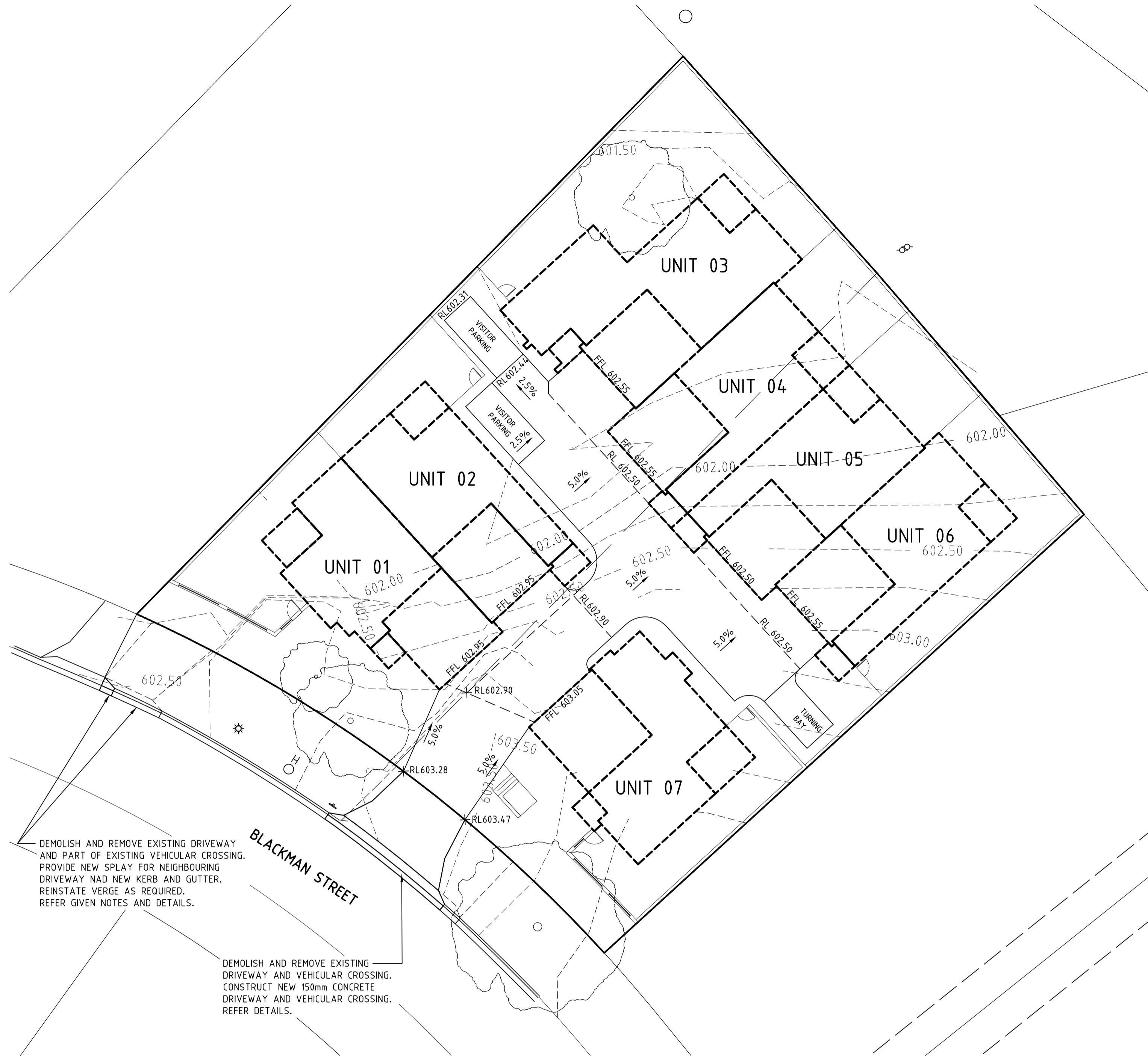
TITLE
EXTERNAL SERVICES PLAN

DESIGNED BY KS	SCALE 1:200 @ A1
DRAWN BY KS	JOB NO. 17BLACKMAN1
AUTHORISED	DRAWING NO. DA01
DATE AUG 17	



SECTIONAL ELEVATION
WATER METER DETAIL 'A'
NOT TO SCALE

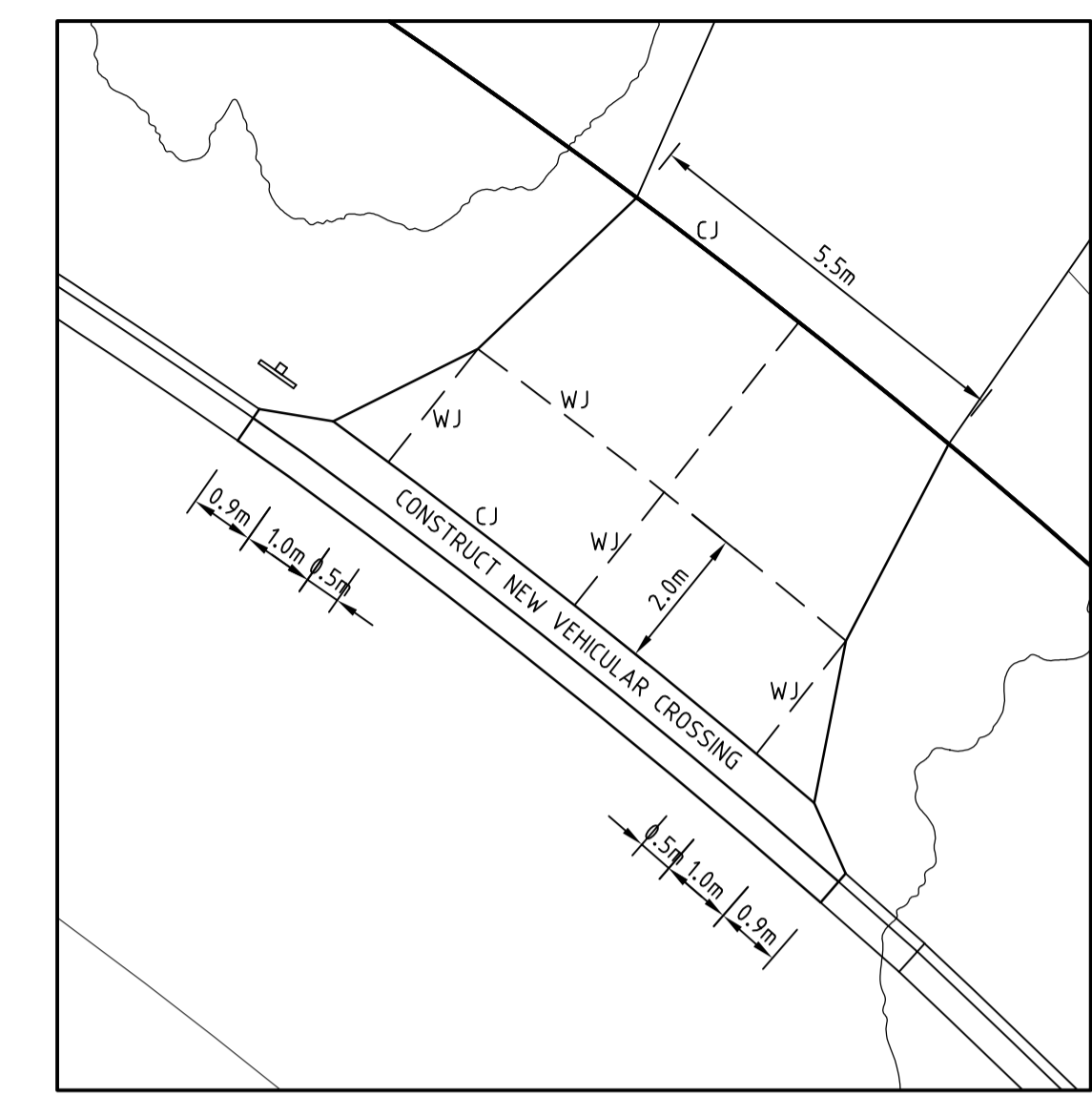
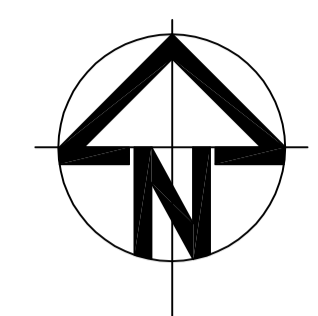




DEMOLISH AND REMOVE EXISTING DRIVEWAY AND PART OF EXISTING VEHICULAR CROSSING. PROVIDE NEW SPLAY FOR NEIGHBOURING DRIVEWAY AND NEW KERB AND GUTTER. REINSTATE VERGE AS REQUIRED. REFER GIVEN NOTES AND DETAILS.

DEMOLISH AND REMOVE EXISTING DRIVEWAY AND VEHICULAR CROSSING. CONSTRUCT NEW 150mm CONCRETE DRIVEWAY AND VEHICULAR CROSSING. REFER DETAILS.

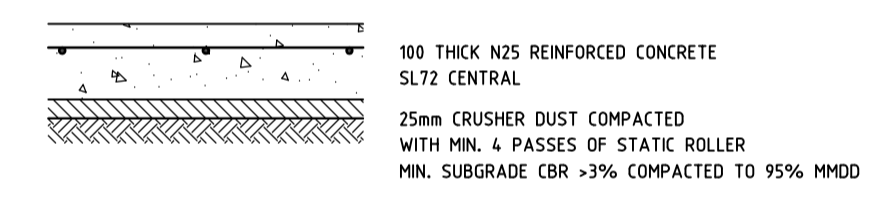
NOTES:
 • MAINTAIN EXISTING VERGE GRASSING. REINSTATE AS NECESSARY IN ACCORDANCE WITH GIVEN NOTES.



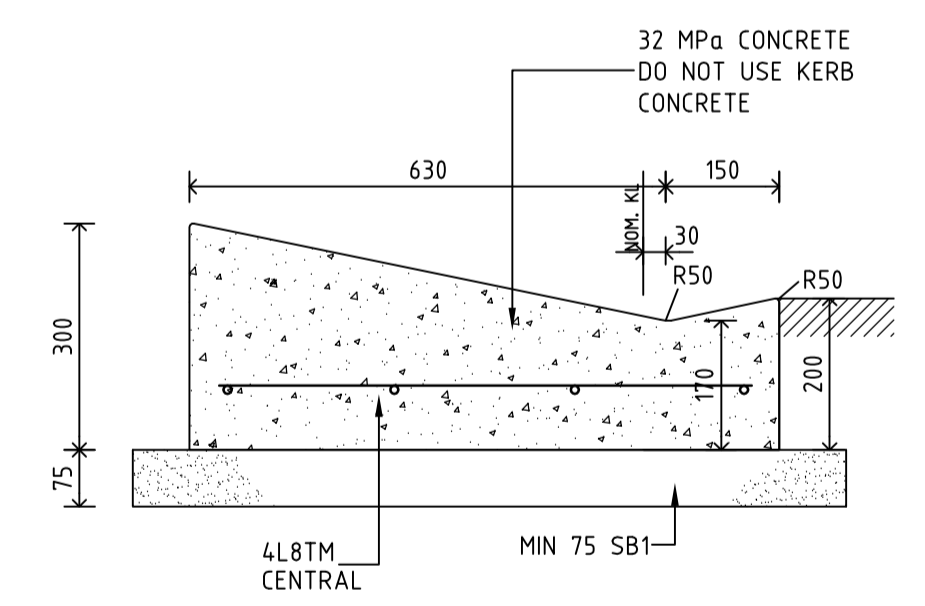
DRIVEWAY DETAIL 1
1:100



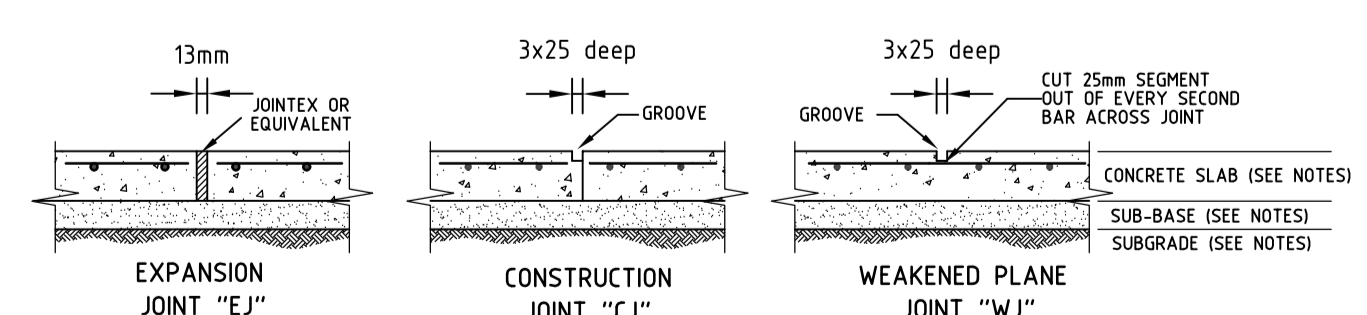
150mm CONCRETE PAVEMENT
NOT TO SCALE



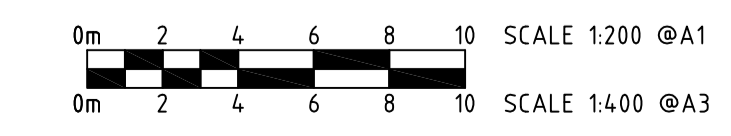
TYPE 'C' FOOTPATH
NOT TO SCALE



VEHICULAR CROSSING (RVCI)
NOT TO SCALE



JOINT DETAILS
NOT TO SCALE



CONCRETE KERBS, FOOTPATHS AND MINOR WORKS

- CONSTRUCTION OF CONCRETE KERBS, FOOTPATHS AND MINOR WORKS SHALL BE IN ACCORDANCE WITH DESIGN STANDARD DRAWINGS DS3-01, DS3-02 AND DS13-01.
- ALL CONCRETE TO BE MINIMUM GRADE N25 (F_c=25MPa) UNLESS NOTED OTHERWISE. AGGREGATE SIZE TO BE 20 MAXIMUM.
- JOINTING SHALL BE IN ACCORDANCE WITH DESIGN STANDARD DRAWINGS DS3-02 AND DS13-01.
- BROOMED FINISH TO BE APPLIED TO ALL VEHICULAR CROSSINGS, FOOTPATHS AND PRAM RAMPS. ALL OTHER EXPOSED SURFACES TO HAVE STEEL FLOAT FINISH.
- ALL CONCRETE TO BE CURED CONTINUOUSLY FOR THREE DAYS AFTER PLACING OR ALTERNATIVELY COATED WITH AN APPROVED CURING COMPOUND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.

CONCRETE PAVEMENT NOTES

- ALL CONCRETE SHALL BE MINIMUM GRADE N32 (F_c=32 MPa). AGGREGATE SIZE TO BE 20mm MAX.
- ALL PAVEMENT TO BE 150mm THICK AND REINFORCED WITH ONE LAYER OF SL82 FABRIC AT 50mm TOP COVER UNLESS SHOWN OTHERWISE.
- BROOMED FINISH TO BE APPLIED TO ALL CONCRETE SURFACES.
- ALL CONCRETE TO BE CURED CONTINUOUSLY FOR THREE DAYS AFTER PLACING.

VERGE GRASSING NOTES

- DURING THE PROJECT RETAIN ALL EXISTING VERGE GRASS COVER. WATERING MAY BE REQUIRED TO RETAIN GRASS AND TREES IN GOOD CONDITION.
- AT THE COMPLETION OF CONSTRUCTION VERGES SHOULD STILL HAVE ESTABLISHED DRYLAND GRASS COVER. TOPSOIL IS NOT TO BE REMOVED AND THE SOIL LEVEL MUST NOT BE CHANGED.
- IF THE STANDARD OF GRASS COVER ON THE VERGE IS TO BE IMPROVED, THE FOLLOWING REQUIREMENTS APPLY.
 - LIGHTLY CULTIVATE THE SOIL TO 25 MM - 50 MM DEPTH (50 MM MAXIMUM TO MINIMISE DAMAGE TO TREE ROOTS). CULTIVATE ONLY IN ONE DIRECTION. AVOID MAJOR ROOTS, AND KEEP A MINIMUM OF 1-2M AWAY FROM TREE TRUNKS.
 - ADD 'B TYPE' TOPSOIL AT 25-MM - 50-MM DEPTH. LEVEL THE TOPSOIL AND ADD NPK FERTILISER (EQUIVALENT TO MULTIGRO) AT 40G/m².
 - LAY TURF OR SOW SEED OF SUITABLE DROUGHT TOLERANT SPECIES. KEEP MOIST DURING ESTABLISHMENT.
 - AN IN-GROUND IRRIGATION SYSTEM WILL NOT BE PERMITTED IN THE VERGE. A SYSTEM OF QUICK COUPLERS AT THE LEASE EDGE OF THE VERGE MAY BE INSTALLED, SUBJECT TO CANBERRA URBAN PARKS AND PLACES APPROVAL OF THE IRRIGATION PLAN.
- ANY DAMAGE THAT OCCURS TO TREES IS TO BE REPAIRED AT THE DEVELOPER'S EXPENSE. RESTORATIVE WORK IS TO BE APPROVED BY CANBERRA URBAN PARKS AND PLACES (CUPPIAND) CARRIED OUT BY APPROVED OPERATORS.

ISSUE	DESCRIPTION	DATE	CHECKED
A	FOR DEVELOPMENT APPROVAL.	10.08.17	

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 5 BLACKMAN CRES MACQUARIE P/L

PROJECT
 PROPOSED RESIDENTIAL DEVELOPMENT
 BLOCKS 2 & 3, SECTION 7
 MACQUARIE, ACT

TITLE
 CIVIL WORKS PLAN AND DETAILS

DESIGNED BY KS	SCALE 1:200 @ A1
DRAWN BY KS	JOB NO. 17BLACKMAN1
AUTHORISED	DRAWING NO. DA02
DATE AUG 17	



BLOCK 15 SECTION 7

MACQUARIE

STATEMENT AGAINST RELEVANT
CRITERIA MULTI UNIT HOUSING
DEVELOPMENT CODE

MULTI UNIT HOUSING DEVELOPMENT CODE

- 1.1 DUAL OCCUPANCY HOUSING – SINGLE DWELLING BLOCKS – RZ1
- R1 NOT APPLICABLE
- 1.2 DUAL OCCUPANCY HOUSING – SINGLE DWELLING BLOCKS – RZ2
- R2 NOT APPLICABLE
- 1.3 APARTMENTS – SINGLE DWELLING BLOCKS – RZ1 AND RZ2
- R3 NOT APPLICABLE
- 2.1 DEVELOPMENT PROPOSALS AFFECTED BY APPROVED L & D’S
- R4 NOT APPLICABLE
- 3.1 DWELLING REPLACEMENT – SINGLE DWELLING BLOCKS
- R5 NOT APPLICABLE
- 3.2 PLOT RATIO – DUAL OCCUPANCY – SINGLE DWELLING BLOCKS – RZ1 – EXCEPT
SURRENDERED RESIDENTIAL BLOCKS
- R6 NOT APPLICABLE
- 3.3 PLOT RATIO – DUAL OCCUPANCY – SINGLE DWELLING BLOCKS – RZ2
- R7 NOT APPLICABLE
- 3.4 PLOT RATIO – LARGE SINGLE DWELLING BLOCKS – RZ2, RZ3 AND RZ4
- R8 COMPLIES – UNDER 50% PLOT RATIO
- 3.5 PLOT RATIO – OTHER THAN SINGLE DWELLING BLOCKS – RZ1, RZ2, RZ3 AND RZ4
- R9 NOT APPLICABLE
- 3.6 ADDITIONAL DWELLINGS – SINGLE DWELLING BLOCKS – RZ1
- R10 NOT APPLICABLE
- 3.7 RESIDENTIAL DENSITY – SUPPORTIVE HOUSING – SINGLE DWELLING BLOCKS – RZ1
- R11 NOT APPLICABLE
- 3.8 RESIDENTIAL DENSITY – SINGLE DWELLING BLOCKS – RZ2
- R12 RULE MET – 7 ADAPTABLE DWELLINGS
PROPOSED – BLOCK IS 2032 SQM

3.9 ADDITIONAL DWELLINGS – SINGLE RESIDENTIAL BLOCKS – RZ 2

R13 RULE MET – ONLY 7 DWELLINGS

3.10 RESIDENTIAL DENSITY – ADAPTABLE HOUSING – SINGLE DWELLING BLOCKS – RZ2

R14 RULE MET – 7 ADAPTABLE DWELLINGS
PROPOSED – BLOCK IS 2032 SQM

3.11 NUMBER OF DWELLINGS IN EACH BUILDING – SINGLE DWELLING BLOCKS – RZ2

R15 RULE MET – MAX OF 7

3.12 NUMBER OF STOREYS – SINGLE DWELLING BLOCKS – RZ1

R16 NOT APPLICABLE

R17 NOT APPLICABLE

3.13 NUMBER OF STOREYS – OTHER THAN SINGLE DWELLING BLOCKS – RZ1

R18 NOT APPLICABLE

3.14 NUMBER OF STOREYS – RZ2

R19 RULE MET – 2 STOREY MAXIMUM

3.15 NUMBER OF STOREYS – RZ3

R20 AND C20 NOT APPLICABLE

3.16 NUMBER OF STOREYS – RZ4

R21 AND C21 NOT APPLICABLE

3.17 NUMBER OF STOREYS – RZ5

R22 AND C22 NOT APPLICABLE

3.18 HEIGHT OF BUILDINGS – RZ1 AND RZ2

R23 AND C23 RULE MET – LESS THAN 8.5M

3.19 HEIGHT OF BUILDINGS – RZ3, RZ4 AND RZ5

R24 NOT APPLICABLE

3.20 BUILDING ENVELOPE

R25 AND C25

RULE MET- BUILDINGS ARE SITED

WHOLLY WITHIN ENVELOPE

R26 AND C26

RULE NOT MET UNIT 6 HAS MINOR ENCROACHMENTS. UNIT 6 IS IN THE REAR ZONE AND THE BOUNDARY IS UNDER 3 DEGREES OFF 45 DEGREES WHERE THIS RULE WOULD NOT BE VALID AND IF THE RULE WERE A STANDARD ENVELOPE THERE WOULD BE NO ISSUES WITH COMPLIANCE THERE IS AN ENCROACHMENT OF 1280MM FOR A DISTANCE OF 900MM ONLY, THIS THEN DROPS TO AN ENCROACHMENT OF 574MM FOR A DISTANCE OF 4993MM. AS IT CAN BE SEEN THIS IS A MINOR ENCROACHMENT AND HAS MINIMAL IMPACT ON THE ADJOINING RESIDENCE IN TERMS OF ADDITIONAL SHADOWS CAST.

3.22 FRONT BOUNDARY SETBACK

R29 & C29

UNIT 1 HAS A MINOR ANGULAR ENCROACHMENT TO THE FRONT, THIS HAPPENS THREE TIMES, THE LARGEST IS 516MM BUT THIS RUNS TO ZERO IN 1600MM, THE SECOND ENCROACHMENT IS 239MM AND THIS RUNS TO ZERO IN A DISTANCE OF 880MM, THE THIRD IS AN ENCROACHMENT OF 225MM AND RUNS TO ZERO IN A DISTANCE OF 779MM. THESE ENCROACHMENTS ARE ANGULAR AND ON A SWEEPING ARCHED FRONT BOUNDARY, WITH THE COURTYARD ADJACENT THERE IS NO DISRUPTION TO THE STREETScape CHARACTER AT ALL

3.23 SIDE AND REAR BOUNDARY SETBACKS

R30 & C30

A) RZ1 AND RZ2 – TABLE A6

RULE MET – SETBACKS COMPLY WITH TABLE A6 APART FROM UNITS 1 AND 2. THEY HAVE A SIDE SETBACK THAT VARIES FROM 2.34M TO 3.042M, THIS IS TO THE NORTH WESTERN BOUNDARY THIS HAS NO SOLAR IMPLICATIONS AT ALL, THE BUILDING ENVELOPE STILL COMPLIES. THE ENCROACHMENT IS ANGULAR AND CONSTANTLY VARIES WHILST IT REDUCES. IN UNIT 2 PART OF THE ENCROACHMENT IS THROUGH AN ALFRESCO AS IS FOR UNIT 1 AS WELL.

B) RZ3, RZ4, RZ5 AND COMMERCIAL ZONES

NOT APPLICABLE

C) IN ALL OTHER ZONES

NOT APPLICABLE

3.24 ALLOWABLE ENCROACHMENTS – SETBACKS

R31 & C31

EAVES ARE UNDER 600MM

R32 & C32

EAVES ARE UNDER 600MM

3.25 ALLOWABLE ENCROACHMENTS – BUILDING ENVELOPES

R33 & C33

NO ALLOWABLE ENCROACHMENTS CLAIMED

3.27 BUILDING SEPARATION – SINGLE DWELLINGS BLOCKS RZ

R36 & C36

NOT APPLICABLE –

4.1 SITE DESIGN

R37 & C37

NOT APPLICABLE

4.2 SITE OPEN SPACE RZ1 AND RZ2

R38 & C38

RULE AND CRITERIA MET

4.3 SITE OPEN SPACE RZ3, RZ4, RZ5 AND COMMERCIAL ZONES

R39 AND C39

NOT APPLICABLE

4.4 LANDSCAPE DESIGN

C40 CRITERIA MET

4.5 FENCES

R41 & C41 RULE AND CRITERIA MET

4.6 COURTYARD WALLS

R42 & C42 RULE AND CRITERIA MET

4.7 EXTERNAL FACILITIES

C43 CRITERIA MET

C44 CRITERIA MET

4.8 ELECTRICAL AND TELECOMMUNICATION FACILITIES

R45 & C45 RULE AND CRITERIA MET

C46 CRITERIA MET

5.1 SURVEILLANCE

R47 & C47 RULE AND CRITERIA MET

5.2 BUILDING ENTRIES

R48 & C48 NOT APPLICABLE

5.3 BUILDING DESIGN

R49 NOT APPLICABLE

C49 NOT APPLICABLE

R50 NOT APPLICABLE

C50 NOT APPLICABLE

R51 & C51 RULE AND CRITERIA MET

5.4	BUILDING DESIGN RZ2	
	R52 & C52	RULE AND CRITERIA MET
5.5	BASEMENTS AND UNDERCROFT PARKING	
	R53 & C53	NOT APPLICABLE
5.6	ADAPTABILITY OF UNITS	
	R54	ALL UNITS ARE ADPATBLE AND THEY ARE BEING BUILT AS POST ADAPTED FROM THE ONSET. THE UNITS HAVE A TRUE CARERS AREA UPSTAIRS APART FROM 3 BEEN CERTIFIED BY A QUALIFIED PROFESSIONAL
5.7	MINIMUM DWELLING SIZE	
	R55 & C55	RULE AND CRITERIA MET
5.8	HOUSING DIVERSITY	
	R56 & C56	NOT APPLICABLE
5.9	BUILDING DESIGN – DUAL OCCUPANCY ON SURRENDERED RESIDENTIAL BLOCKS IN RZ1	
	C56A	NOT APPLICABLE
6.1	SOLAR ACCESS OTHER THAN APARTMENTS	
	R57	RULE MET
	R57A	NOT APPLICABLE
6.2	SOLAR ACCESS – APARTMENTS	
	R58 & C58	NOT APPLICABLE
6.3	PRIVACY	
	R59 & C59	RULE AND CRITERIA MET
	R60 & C 60	RULE MET AND CRITERIA

6.4 PRINCIPAL PRIVATE OPEN SPACE

R61 & C61

RULE NOT MET

CRITERIA MET

UNITS 2,4 AND 5 PRIVATE OPEN SPACES

ARE NOT ENTIREELY 6.0 X 6.0 METRES

UNIT 2 6.7 X 5.7 38 SQM

UNIT 4 7.7 X 5.7 43 SQM

UNIT 5 7.7 X 5.45 42 SQM

ALTHOUGH THE MIN DIMENSION IS NOT

6.0 X 6.0 THEY ARE VERY CLOSE AND

EXCEED THE REQUIRED AREA

6.5 SEPARATION BETWEEN EXTERNAL WALLS

R62 & C62

RULE AND CRITERIA MET

R63 & C63

RULE MET – MINIMUM SEPERATION IS

OVER 3.0 METRES AS MOST UNITS ARE

JOINED

CRITERIA MET–DISTANCE GIVES ACCESS FOR

MAINTENANCE AND MANAGEMENT OF

RODENTS

6.6 BALUSTRADES

R64 AND C64

NOT APPLICABLE

6.7 STORAGE

R65 & C65

NOT APPLICABLE

6.8 NATURAL VENTILLATION

C66

NOT APPLICABLE

6.9 NOISE ATTENUATION

R67 NOT APPLICABLE

7.1 RAMPS TO BASEMENT PARKING RZ1 AND RZ2

R68 & C68 NOT APPLICABLE

7.2 DRIVEWAY VERGE CROSSINGS

R69 & C69 RULE AND CRITERIA MET ONE EXISTING DRIVEWAY IS REMOVED AND THE EXISTING DRIVEWAY IS BEING ALTERED TO SUIT

R70 & C70 CRITERIA B I) CRITERIA MET
II) CRITERIA MET
III) CRITERIA MET
IV) CRITERIA MET
v) CRITERIA MET

CRITERIA C CRITERIA MET

R71 RULE MET

R72 & C72 RULE AND CRITERIA MET

7.3 INTERNAL DRIVEWAYS

R73 & C73 RULE A) RULE MET
RULE B) RULE MET
RULE C) A) RULE MET
B) RULE MET
RULE D) RULE MET
RULE E) RULE MET
RULE F) RULE MET
RULE G) RULE MET
CRITERIA A) CRITERIA MET
CRITERIA B) CRITERIA MET
CRITERIA C) CRITERIA MET

	CRITERIA D) CRITERIA MET
R74 & C74	RULE AND CRITERIA MET
R75 & C75	NOT APPLICABLE
C76	NOT APPLICABLE
7.4 RESIDENTS CARPARKING	
R77 & C77	RULE AND CRITERIA MET
R78 & C78	NOT APPLICABLE
R79 & C79	RULE AND CRITERIA MET
R80 & C80	NOT APPLICABLE
R81 & C81	NOT APPLICABLE
7.5 VISITOR PARKING	
R82 & C82	RULE AND CRITERIA MET
R83 & C83	RULE AND CRITERIA MET
7.6 NUMBER OF COLOCATED PARKING SPACES	
R84 & C84	RULE AND CRITERIA MET
7.7 DELIVERY AND REMOVALIST VANS	
R85 AND C85	NOT APPLICABLE
8.1 WSUD	
R86	RULE MET
R87 & C87	NOT APPLICABLE
R88	NOT APPLICABLE
R89 & C89	NOT APPLICABLE
8.2 HERITAGE	
R90	NOT APPLICABLE

8.3 TREE PROTECTION

R91

THERE IS ONE PROTECTED TREES ON THE ADJACENT SITE AS WELL AS ONE PROTECTED STREET TREE.

THE DWELLINGS HAVE BEEN DESIGNED TO HAVE MINIMAL IMPACT ON THE TREES. THE SETBACKS ARE LARGER, THERE IS NO EXCAVATION IN THE TPZ. FOOTINGS WILL ALL BE LOW IMPACT FOOTINGS. EVEN THE PLACEMENT OF PIERS IN THE FRONT COURTYARD WALLS HAVE BEEN DESIGNED TO NOT IMPACT THE TREES.

8.4 BUSHFIRE

R92

NOT APPLICABLE

8.5 EROSION AND SEDIMENT CONTROL

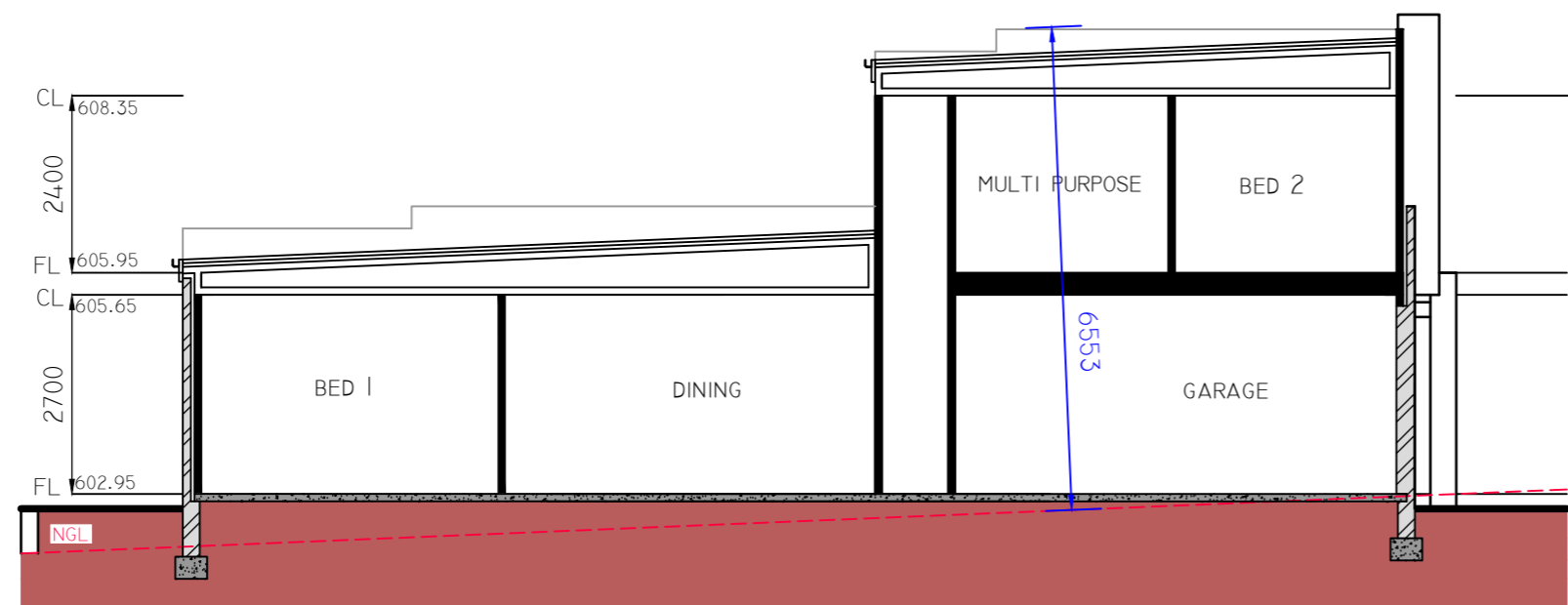
R93

RULE MET

9.1 POST OCCUPANCY WASTE MANAGEMENT

C94

CRITERIA MET



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



INTERNAL VIEW UNITS 3,4,5 & 6

ARKITEX

ALESSANDRO D'AMBROSIO

B.APPSC.ENVDISEGN
 B.ARCHITECTURE

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 e alex@arkitex.com.au
 w www.arkitex.com.au

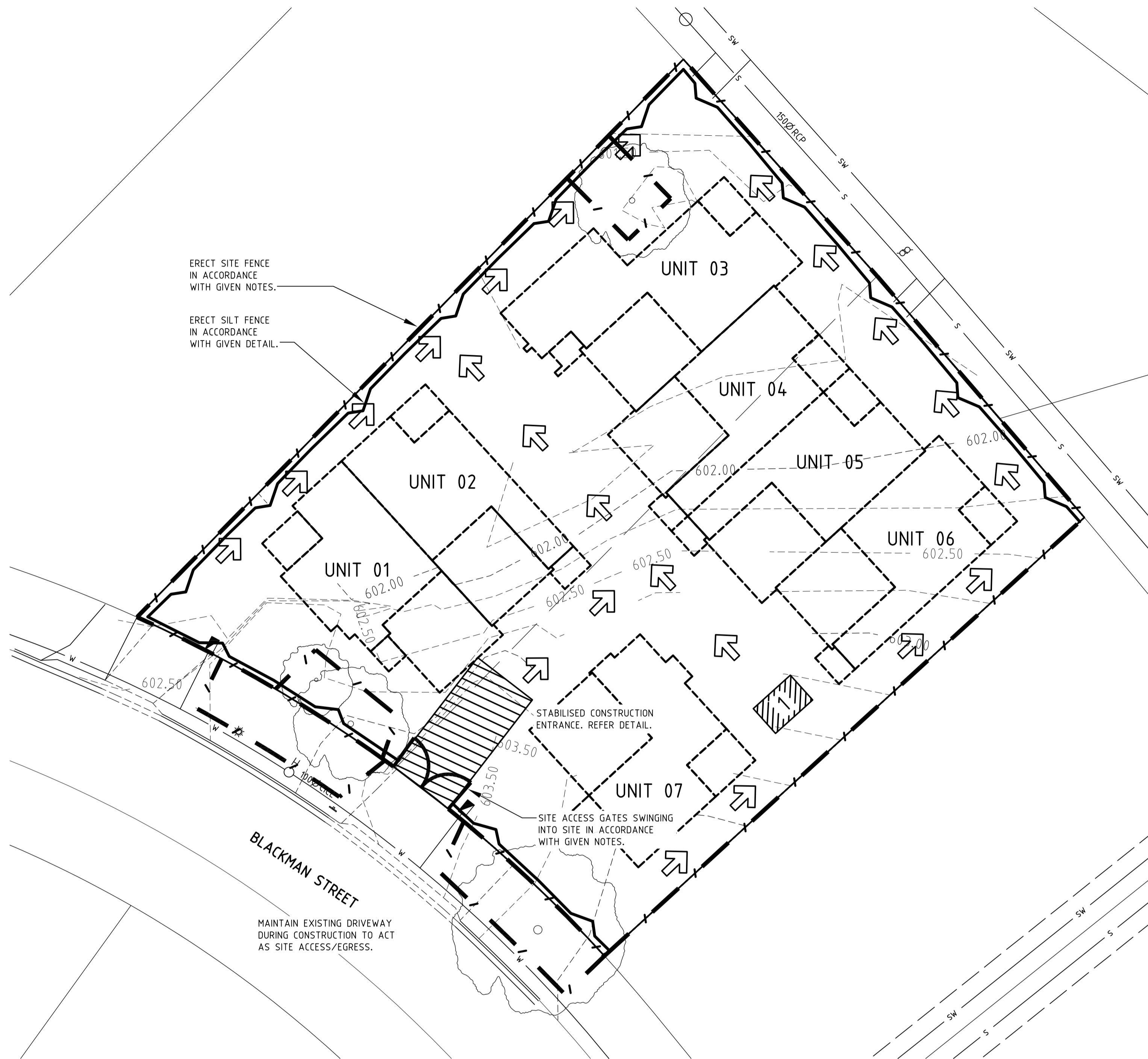
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DRAWING TITLE - SECTIONS
 CLIENT - 5 BLACKMAN CRES MACQUARIE PTY LTD

PROJECT - PROPOSED MULTI-UNIT DEVELOPMENT
 BLOCK - 2 & 3 (15)
 SECTION - 7
 SUBURB - MACQUARIE

FOR DA APPROVAL
 DATE: 12.08.2019
 REVISION - A

JOB No: 1569
 SCALE: 1:100@A2
 SHEET No - A21



MAINTENANCE SCHEDULE

- MONTHLY:**
- TURN OVER STABILISED CONSTRUCTION ENTRY MATERIAL AND TOP UP AS REQUIRED.
- WEEKLY:**
- CHECK AND REINSTATE SILT CONTROL FENCES.
- DAILY:**
- SWEEP AND REMOVE ANY DIRT TRACKED ONTO PUBLIC ROADS BY VEHICLES. ALL NECESSARY STEPS SHOULD BE TAKEN THAT ARE PRACTICAL AND REASONABLE TO MINIMISE DUST POLLUTION ON LAND DEVELOPMENT AND CONSTRUCTION SITE.
- DURING/AFTER WET WEATHER:**
- LIMIT CONSTRUCTION VEHICLE ACCESS TO SITE DURING AND IMMEDIATELY FOLLOWING WET WEATHER.

DUST MANAGEMENT

1. A WATER CART OR SUFFICIENT WATER SPRAYS SHALL BE MADE AVAILABLE IN DRY AND WINDY CONDITIONS TO MAINTAIN DUST SUPPRESSION.
2. WATER SHALL BE APPLIED TO SUPPRESS DUST FROM OPEN EARTHWORKS AS WELL AS UNPROTECTED STOCKPILES.
3. STOCKPILES SHALL BE EITHER COVERED OR SEEDED TO PREVENT DUST.
4. AREAS OF COMPLETED EARTHWORKS SHALL BE PROGRESSIVELY REHABILITATED WITH DRYLAND GRASS AND FENCED OFF AS SOON AS PRACTICABLE TO PREVENT FURTHER EROSION.
5. THE CONTRACTOR SHALL CONTACT ACTEWAGL TO OBTAIN AN EXEMPTION TO USE WATER ON THE SITE.

CONTACT DETAILS

PROJECT MANAGER: TBC.
SITE FOREMAN: TBC.

HOURS OF OPERATION

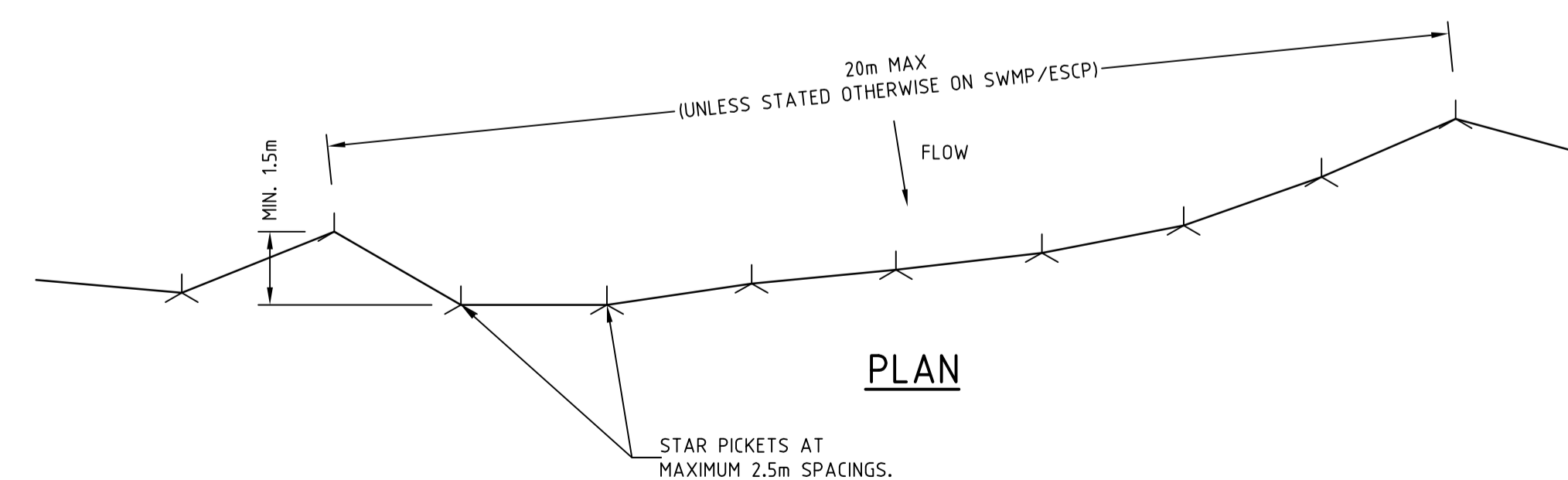
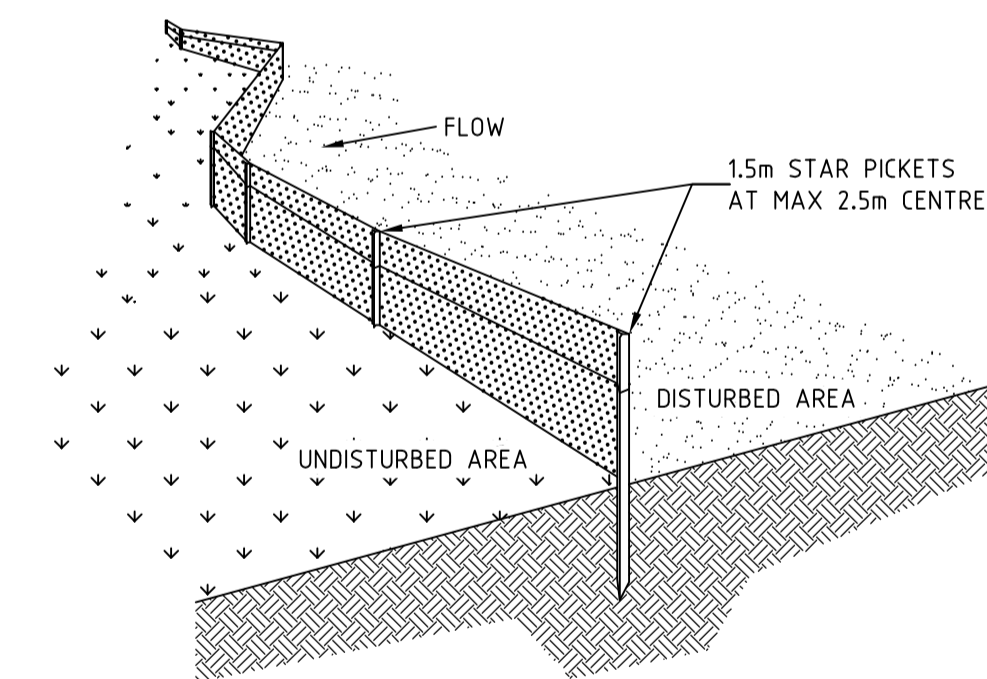
- SITE WORKS TO BE CONDUCTED ONLY BETWEEN THE FOLLOWING HOURS:
- WEEKDAYS 7:00AM TO 6:00PM;
 - SATURDAYS 7:00AM TO 6:00PM
 - NO WORK ON SUNDAYS OR PUBLIC HOLIDAYS

GENERAL NOTES

1. WASTE ENCLOSURE(S) WILL BE USED FOR ALL RUBBISH ON SITE AND RUBBISH REMOVED FROM ENCLOSURE(S) WHEN REQUIRED OR FULL.
2. IT IS A BALANCED SITE.

LEGEND

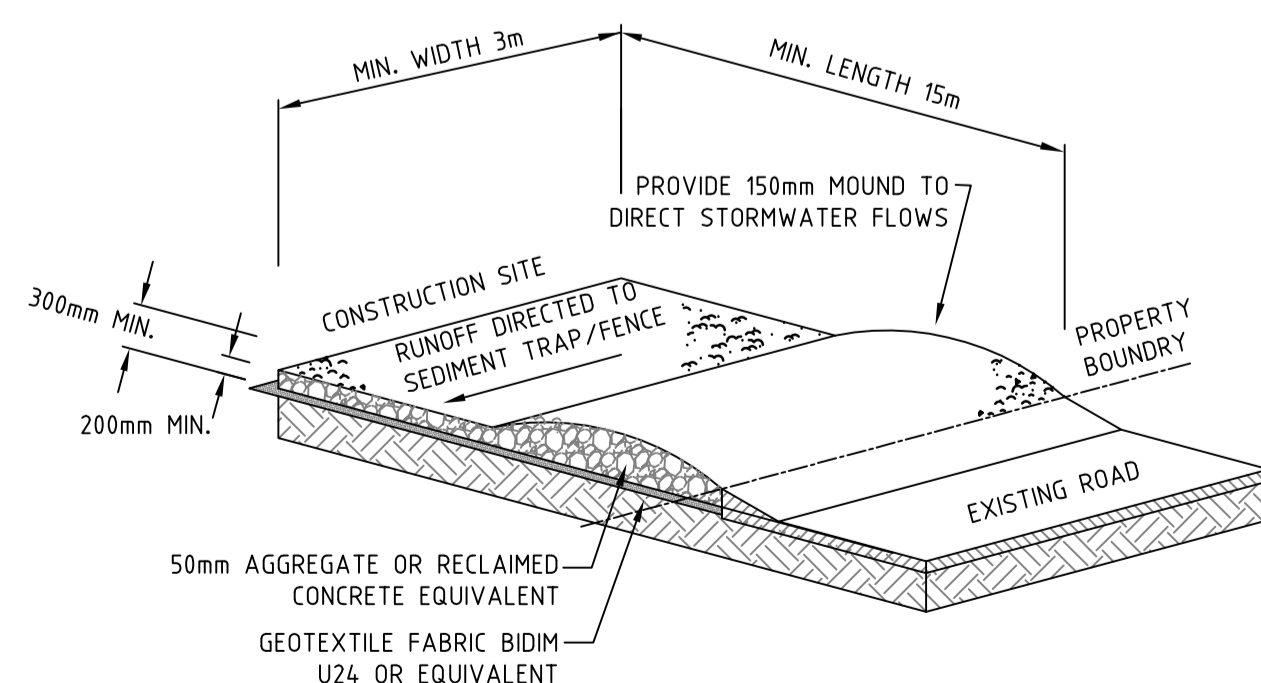
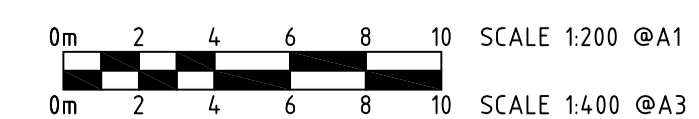
- CUT/WASH AREA
- PROVIDE OVERLAND FLOW PATH



PLAN

SILT FENCE

NOT TO SCALE



STABILISED CONSTRUCTION ENTRANCE

NOT TO SCALE

SEDIMENT CONTROL NOTES

1. SEDIMENT AND EROSION CONTROL DEVICES TO BE INSTALLED AND FULLY OPERATIONAL PRIOR TO STRIPPING OF SITE TOP SOIL.
2. STOCK PILE/S TO BE LOCATED AWAY FROM DRAINAGE LINES AND SURFACE FLOW PATHS. CONTOURED STRIATIONS OR FURROWS TO BE PROVIDED TO STOCK PILES TO MINIMISE EROSION.
3. STABILISED CONSTRUCTION ENTRANCE TO BE CONSTRUCTED PRIOR TO ACCESS TO SITE BY CONSTRUCTION VEHICLES. AGGREGATE TO BE TURNED WHEN SEDIMENT BUILDS UP AND RENEWED WHEN REQUIRED.
4. WHERE STORMWATER DRAINAGE IS INSTALLED TO INTERNAL ROADWORKS, PROVIDE GRATED SUMP FILTER IN ACCORDANCE WITH GIVEN DETAIL.
5. AVERAGE EXISTING SITE SLOPE 5.2%
6. TOTAL SITE AREA 0.2HA.
7. BUILDER IS TO ESTABLISH A MAINTENANCE PROGRAM FOR SEDIMENT & EROSION CONTROL DEVICES TO ENSURE INSPECTION AFTER SIGNIFICANT RAINFALL AND THAT ANY REPAIRS NECESSARY ARE QUICKLY ATTENDED TO.
8. ENVIRONMENT PROTECTION AGREEMENT TO BE TAKEN OUT BY BUILDING CONTRACTOR WITH ENVIRONMENT PROTECTION AUTHORITY. (TELEPHONE 132281)
9. ALL NEW CONSTRUCTION WORK MUST BE CONTAINED WITHIN THE SITE EXCEPT FOR APPROVED SERVICE CONNECTIONS AND ROADWORKS.
10. LIMIT ACCESS TO SITE DURING AND IMMEDIATELY AFTER WET WEATHER.
11. REGULARLY REMOVE ANY SOIL FROM ROADS ADJACENT TO THE SITE.
12. NO STORAGE OF CONSTRUCTION MATERIALS, PARKING OF VEHICLES NOR EQUIPMENT PERMITTED OUTSIDE OF BLOCK WITHOUT TAMS APPROVAL.
13. NO SITE SHEDS, STORAGE SHEDS, SITE AMENITIES TO BE ERECTED OUTSIDE OF BLOCK WITHOUT TAMS APPROVAL.
14. PROVIDE KERBSIDE FILTER ROLL TO EXISTING SUMPS WHERE INDICATED, REFER TO GIVEN DETAIL.
15. KERBSIDE FILTER ROLLS TO BE REMOVED, CLEANED AND REINSTATED ON A WEEKLY BASIS AT A MINIMUM. TRAPPED SEDIMENT ABOUT SUMPS ALSO TO BE REMOVED. CLEANING IS ALSO TO TAKE PLACE IMMEDIATELY AFTER PERIODS OF RAINFALL DURING CONSTRUCTION.
16. ALL SERVICE TRENCHES TO BE BACK FILLED WITHIN 24HOURS OF INSPECTION.
17. EXCESS SOIL IS TO BE DISPOSED AT AN EPA APPROVED LOCATION.
18. THE SITE FOREMAN IS TO CONTACT THE EPA (132281) TO ARRANGE A SITE INSPECTION AND ENDORSEMENT OF SEDIMENT AND EROSION CONTROL MEASURES PRIOR TO WORKS COMMENCING.
19. THE SITE FOREMAN IS TO CONTACT THE EPA (132281) TO DISCUSS ANY PROPOSED MAJOR CHANGES TO SEDIMENT AND EROSION CONTROLS ON SITE PRIOR TO IMPLEMENTING THE CHANGES.
20. THE SITE FOREMAN WILL ENSURE CONTRACTORS ACCESS AND EXIT THE SITE USING ONLY EPA APPROVED STABILISED ACCESS/EXIT POINTS AS DETAILED ON ENDORSED SEDIMENT AND EROSION CONTROL PLANS.

B	FOR DEVELOPMENT APPROVAL.	22.04.18	
A	FOR DEVELOPMENT APPROVAL.	10.08.17	
ISSUE	DESCRIPTION	DATE	CHECKED

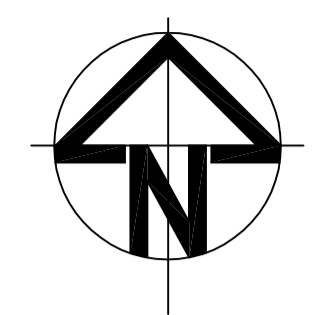
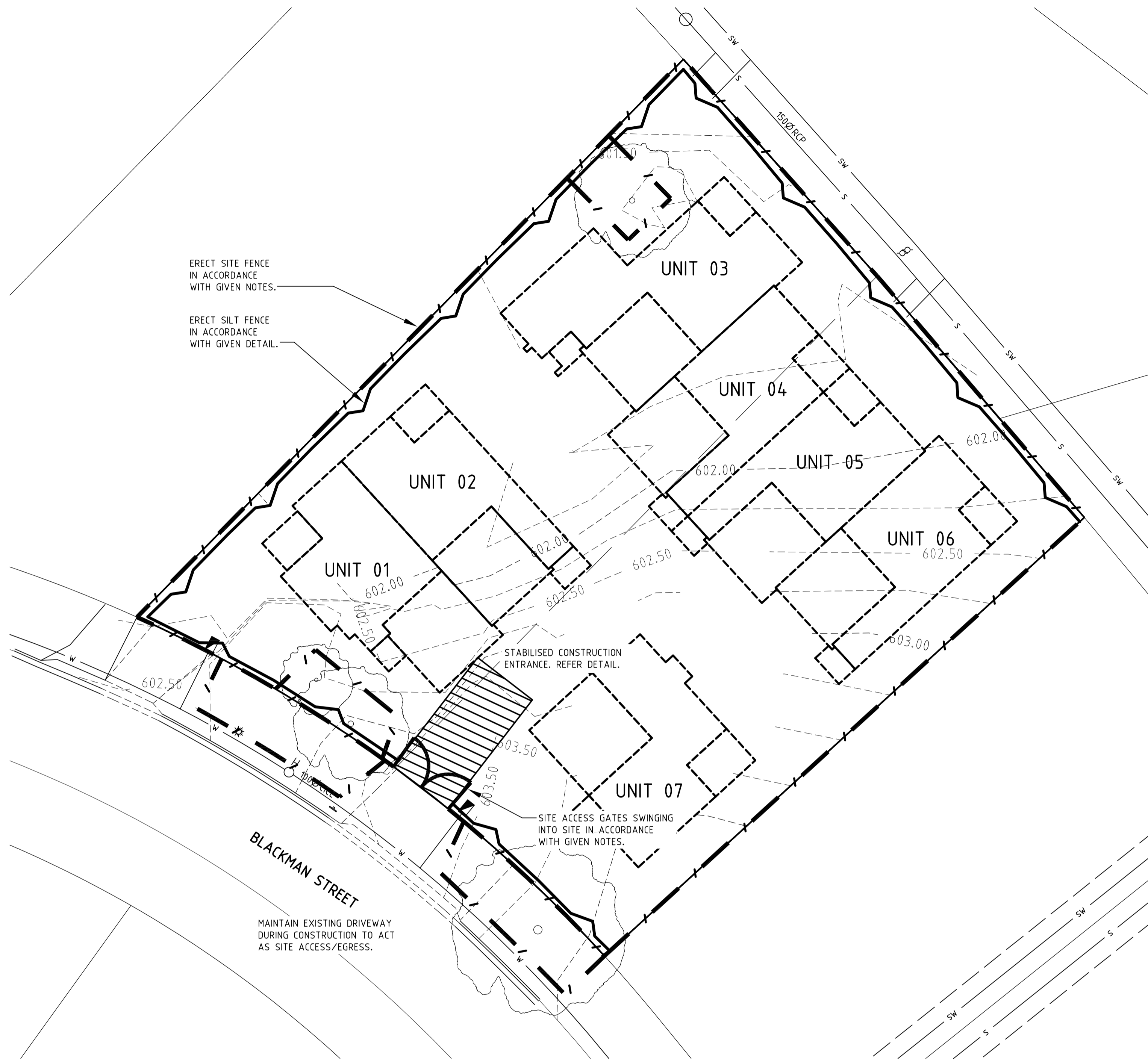
PIERRE DRAGH
CONSULTING ENGINEERS PTY. LTD.
PO BOX 336 HALL ACT 2618
(m) 0412 330 243

CLIENT
5 BLACKMAN CRES MACQUARIE P/L

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT BLOCKS 2 & 3, SECTION 7 MACQUARIE, ACT

TITLE
SEDIMENT AND EROSION CONTROL PLAN

DESIGNED BY KS	SCALE 1:200 @ A1
DRAWN BY KS	JOB NO. 17BLACKMAN1
AUTHORISED	DRAWING NO.
DATE APR 18	DA05



MAINTENANCE SCHEDULE

MONTHLY:

- TURN OVER STABILISED CONSTRUCTION ENTRY MATERIAL AND TOP UP AS REQUIRED.

WEEKLY:

- CHECK AND REINSTATE SILT CONTROL FENCES.

DAILY:

- SWEEP AND REMOVE ANY DIRT TRACKED ONTO PUBLIC ROADS BY VEHICLES. ALL NECESSARY STEPS SHOULD BE TAKEN THAT ARE PRACTICAL AND REASONABLE TO MINIMISE DUST POLLUTION ON LAND DEVELOPMENT AND CONSTRUCTION SITE.

DURING/AFTER WET WEATHER:

- LIMIT CONSTRUCTION VEHICLE ACCESS TO SITE DURING AND IMMEDIATELY FOLLOWING WET WEATHER.

DUST MANAGEMENT

1. A WATER CART OR SUFFICIENT WATER SPRAYS SHALL BE MADE AVAILABLE IN DRY AND WINDY CONDITIONS TO MAINTAIN DUST SUPPRESSION.
2. WATER SHALL BE APPLIED TO SUPPRESS DUST FROM OPEN EARTHWORKS AS WELL AS UNPROTECTED STOCKPILES.
3. STOCKPILES SHALL BE EITHER COVERED OR SEEDED TO PREVENT DUST.
4. AREAS OF COMPLETED EARTHWORKS SHALL BE PROGRESSIVELY REHABILITATED WITH DRYLAND GRASS AND FENCED OFF AS SOON AS PRACTICABLE TO PREVENT FURTHER EROSION.
5. THE CONTRACTOR SHALL CONTACT ACTEWAGL TO OBTAIN AN EXEMPTION TO USE WATER ON THE SITE.

CONTACT DETAILS

PROJECT MANAGER: TBC.
SITE FOREMAN: TBC.

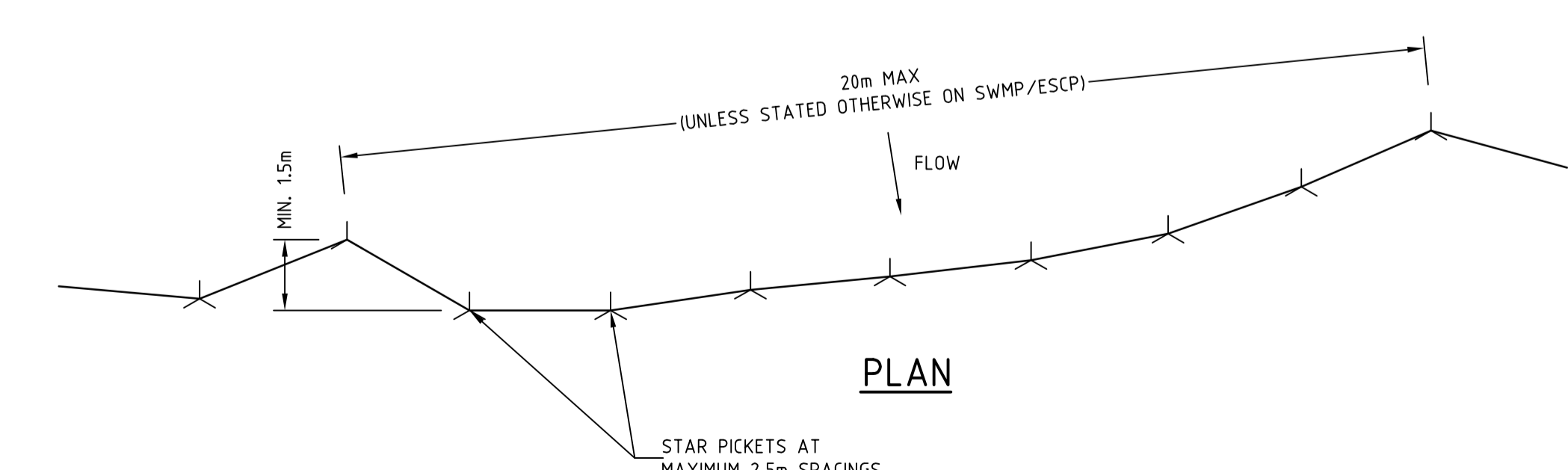
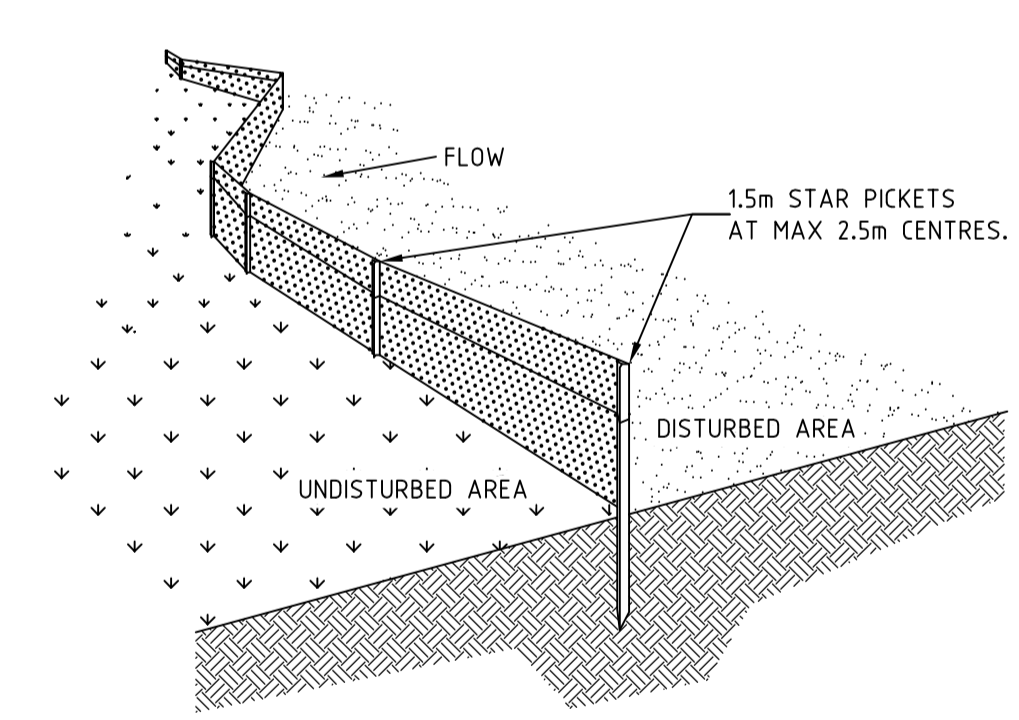
HOURS OF OPERATION

SITE WORKS TO BE CONDUCTED ONLY BETWEEN THE FOLLOWING HOURS:

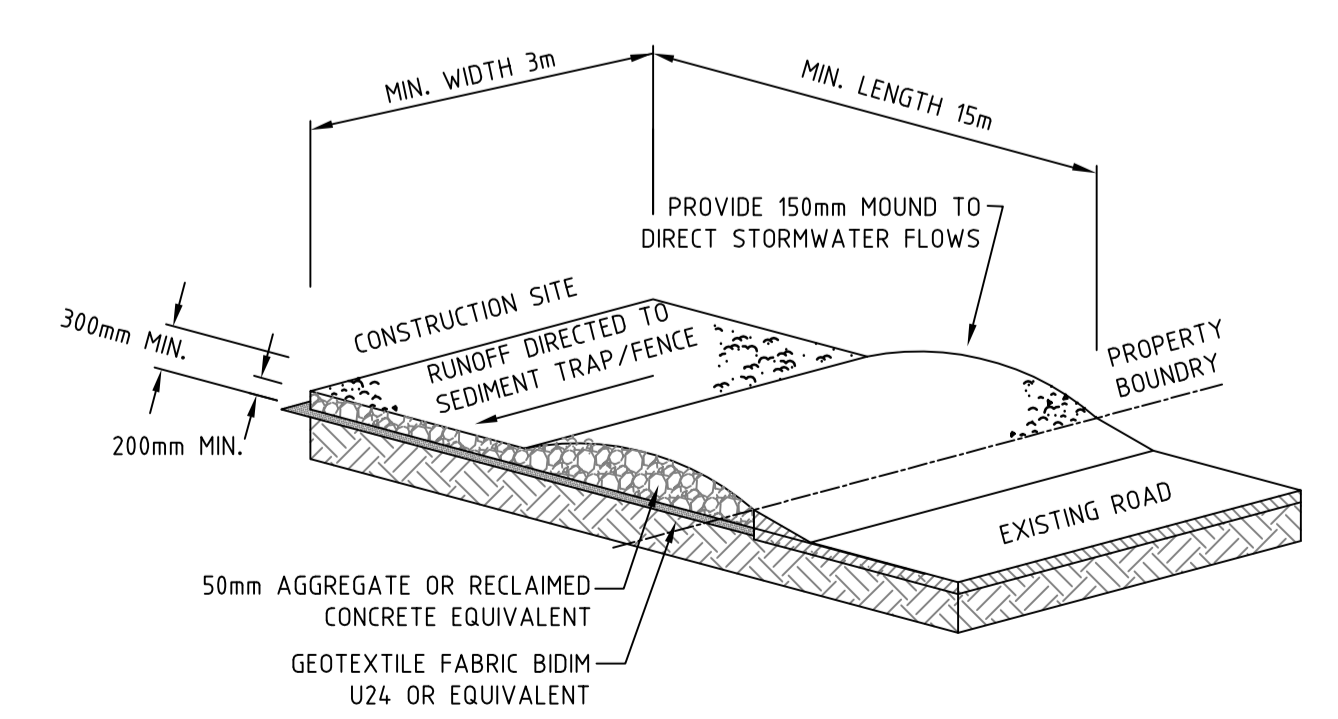
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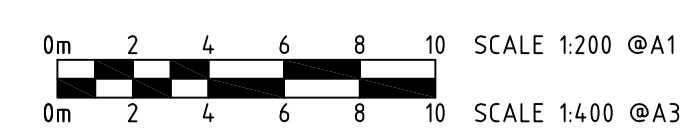
PLAN



STABILISED CONSTRUCTION ENTRANCE
NOT TO SCALE

SILT FENCE

NOT TO SCALE



SEDIMENT CONTROL NOTES

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5. AVERAGE EXISTING SITE SLOPE 5.2%
6. TOTAL SITE AREA 0.2HA.
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12. NO STORAGE OF CONSTRUCTION MATERIALS, PARKING OF VEHICLES NOR EQUIPMENT PERMITTED OUTSIDE OF BLOCK WITHOUT TAMS APPROVAL.
13. NO SITE SHEDS, STORAGE SHEDS, SITE AMENITIES TO BE ERECTED OUTSIDE OF BLOCK WITHOUT TAMS APPROVAL.
14. PROVIDE KERBSIDE FILTER ROLL TO EXISTING SUMPS WHERE INDICATED, REFER TO GIVEN DETAIL.
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A	FOR DEVELOPMENT APPROVAL.	10.08.17	
ISSUE	DESCRIPTION	DATE	CHECKED

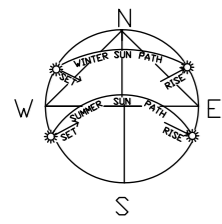
PIERRE DRAGH
CONSULTING ENGINEERS PTY. LTD.
PO BOX 336 HALL ACT 2618
(m) 0412 330 243

CLIENT
5 BLACKMAN CRES MACQUARIE P/L

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT BLOCKS 2 & 3, SECTION 7 MACQUARIE, ACT

TITLE
SEDIMENT AND EROSION CONTROL PLAN

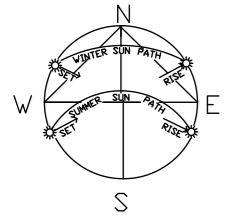
DESIGNED BY KS	SCALE 1:200 @ A1
DRAWN BY KS	JOB NO. 17BLACKMAN1
AUTHORISED	DRAWING NO. DA05
DATE AUG 17	



3PM 21ST JUNE

AZIMUTH 318D 05' 35"
ALTITUDE 18D 13' 29"

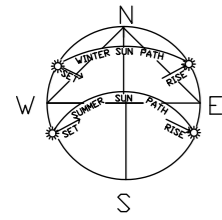




9AM 21ST JUNE

AZIMUTH 43D 47' 34"
ALTITUDE 16D 51' 41"





12PM 21ST JUNE

AZIMUTH 1D 19' 22"
ALTITUDE 31D 21' 27"



THE FFL'S ARE SUBJECT TO CHANGE AND ARE UP TO BUILDERS DISCRETION TO BE VERIFIED ON SITE, MAXIMUM CHANGE TO BE UNDER 34.0MM 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

BLOCK AREA 2 1048 SQM
 BLOCK AREA 3 984 SQM
 COMBINED BLOCK AREAS 2032 SQM
 MAX PLOT RATIO 50%
 MAX GFA 1016.00 SQM

UNIT 1 AREAS
 RESIDENCE 107.94 SQM
 GARAGE 36.59 SQM
 AL FRESCO 8.70 SQM
 PORCH 3.11 SQM

GROSS FLOOR AREA 144.53 SQM
 TOTAL AREA 156.32 SQM

UNIT 2 AREAS
 RESIDENCE 109.28 SQM
 GARAGE 35.17 SQM
 AL FRESCO 8.31 SQM
 PORCH 3.73 SQM

GROSS FLOOR AREA 144.45 SQM
 TOTAL AREA 156.49 SQM

UNIT 3 AREAS
 RESIDENCE 108.71 SQM
 GARAGE 35.20 SQM
 AL FRESCO 8.31 SQM
 PORCH 3.68 SQM

GROSS FLOOR AREA 143.91 SQM
 TOTAL AREA 155.90 SQM

UNIT 4 AREAS
 RESIDENCE 111.30 SQM
 GARAGE 35.51 SQM
 AL FRESCO 8.03 SQM
 PORCH 3.55 SQM

GROSS FLOOR AREA 146.81 SQM
 TOTAL AREA 158.39 SQM

UNIT 5 AREAS
 RESIDENCE 108.25 SQM
 GARAGE 35.36 SQM
 AL FRESCO 8.03 SQM
 PORCH 3.55 SQM

GROSS FLOOR AREA 143.61 SQM
 TOTAL AREA 155.19 SQM

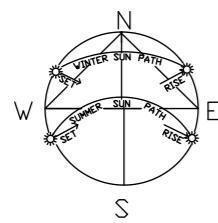
UNIT 6 AREAS
 RESIDENCE 109.28 SQM
 GARAGE 35.17 SQM
 AL FRESCO 8.31 SQM
 PORCH 3.73 SQM

GROSS FLOOR AREA 144.45 SQM
 TOTAL AREA 156.49 SQM

UNIT 7 AREAS
 RESIDENCE 110.98 SQM
 GARAGE 36.59 SQM
 AL FRESCO 8.70 SQM
 PORCH 3.11 SQM

GROSS FLOOR AREA 147.47 SQM
 TOTAL AREA 159.28 SQM

TOTAL GROSS FLOOR AREA 1015.23 SQM
 PLOT RATIO ACHIEVED 49.96%



A MINIMUM OF 50% OF THE PRIVATE OPEN SPACE IS TO BE RETAINED AS PLANTING AREA AS SET OUT IN RULE 39 IN THE SINGLE DWELLING HOUSING DEVELOPMENT CODE

- TREE TO BE RETAINED TO BE PROTECTED SEE TREE MANAGEMENT PLAN
- BLOCK/VERGE TREE TO BE REMOVED

- GARAGE - LFL
- LOWER FLOOR
- UPPER FLOOR

MINIMUM 2000 LITRES RAINWATER TANK TO EACH UNIT COMPLY WITH WSUD AND HOUSING DEVELOPMENT GUIDE TO BE CONNECTED TO 50% OR 75SQM OF ROOF AND CONNECTED TO TOILETS, LAUNDRY AND ALL EXTERNAL TAPS COMPLY WITH RULE 6.1, R 518 NO RELIANCE ON LANDSCAPING MEASURES TO REDUCE CONSUMPTION

ALL DOWNPIPES AND SUMPS TO BE IN ACCORDANCE WITH BUILDING CODE OF AUSTRALIA
 ALL ALTERED GROUNDLEVELS TO BE GRADED AWAY FROM RESIDENCE TO ELIMINATE WATER PONDING

ALL CUTS AND FFL'S TO BE VERIFIED ON SITE BY A CERTIFIED SURVEYOR
 WHERE RETAINING WALLS ARE REQUIRED AND INCLUDED IN CONTRACT, STRUCTURAL ENGINEER TO PROVIDE DETAILED CONSTRUCTION DETAILS

DRIVEWAY TO COMPLY WITH GW/SD/DC.02 & FINISH TO COMPLY WITH HOUSING DEVELOPMENT GUIDE
 DRIVEWAY GRADE TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION AS AMENDED IF REQUIRED
 DRIVEWAY SHAPE AND MATERIAL TO REFLECT EXISTING DRIVEWAYS IN THE IMMEDIATE AREA IN TERMS OF SHAPE AND LAYOUT AND MATERIAL

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

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

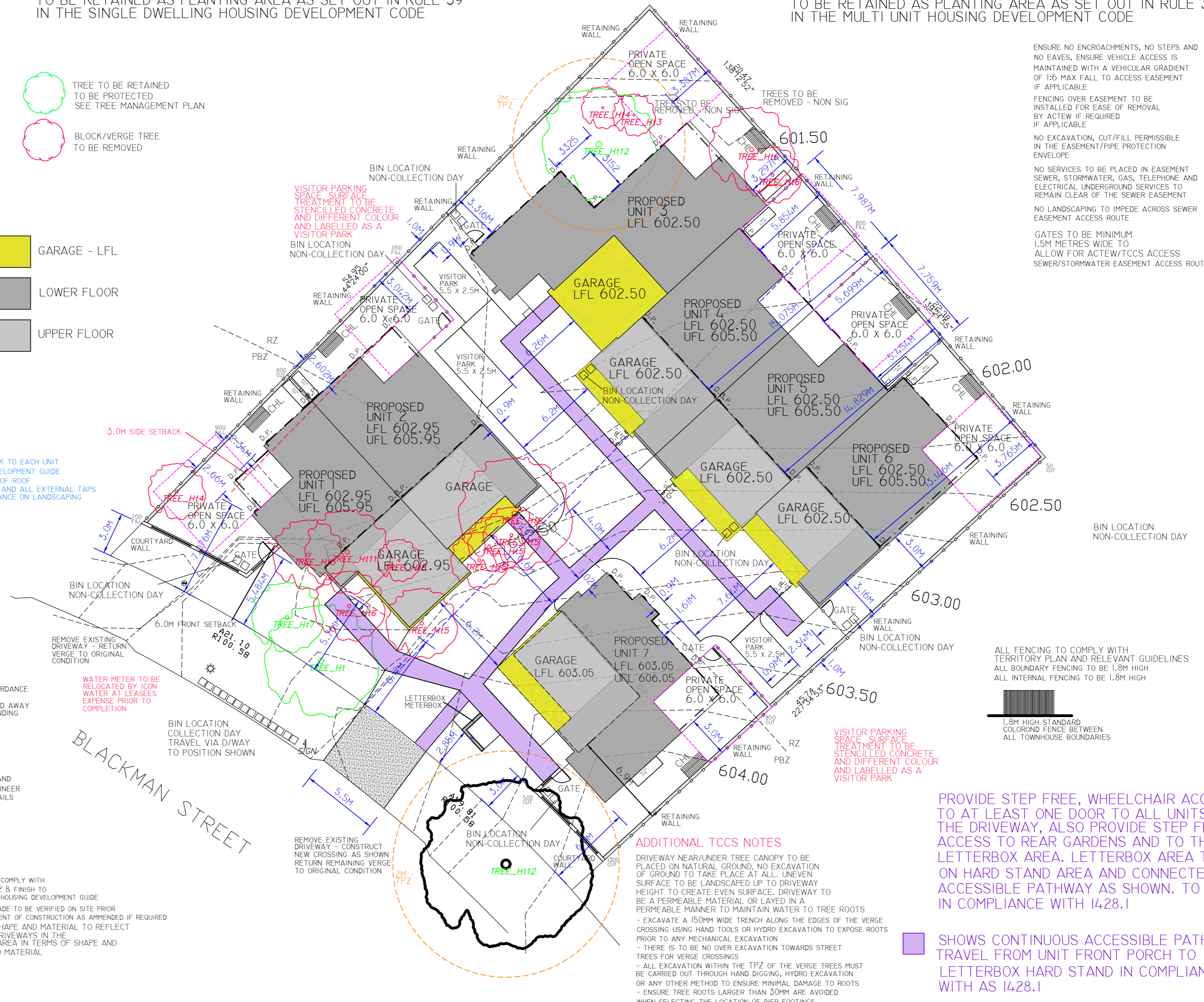
FENCING OVER EASEMENT TO BE INSTALLED FOR EASE OF REMOVAL BY ACTEW IF REQUIRED IF APPLICABLE

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



ALL FENCING TO COMPLY WITH TERRITORY PLAN AND RELEVANT GUIDELINES
 ALL BOUNDARY FENCING TO BE 1.8M HIGH
 ALL INTERNAL FENCING TO BE 1.8M HIGH



VISITOR PARKING SPACE SURFACE TREATMENT TO BE STENCILLED CONCRETE AND DIFFERENT COLOUR AND LABELLED AS A VISITOR PARK

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

PROVIDE STEP FREE, WHEELCHAIR ACCESS TO AT LEAST ONE DOOR TO ALL UNITS FROM THE DRIVEWAY, ALSO PROVIDE STEP FREE ACCESS TO REAR GARDENS AND TO THE 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

ARKITEX

ALESSANDRO D'AMBROSIO

BAPPS ENVIRONMENTAL ARCHITECTURE

m 0413 570 599
 e alex@arkitex.com.au
 w www.arkitex.com.au

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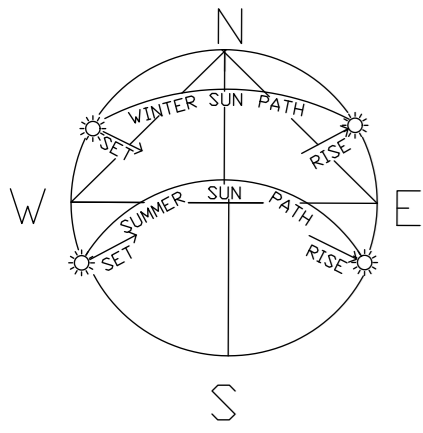
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DRAWING TITLE - SITE PLAN
 CLIENT - 5 BLACKMAN CRES MACQUAIRE PTY LTD

PROJECT - PROPOSED MULTI-UNIT DEVELOPMENT
 BLOCK - 2 & 3 (15)
 SECTION - 7
 SUBURB - MACQUAIRE

FOR DA APPROVAL
 DATE: 12.08.2019
 REVISION - A

JOB No: 1569
 SCALE: 1:200@A2
 SHEET No - A01



STREETSCAPE IS A COMBINATION OF SINGLE AND TWO STOREY RESIDENCES OF A SMALL TO LARGE SCALE. THERE ARE ALSO A NUMBER OF MULTI UNIT DEVELOPMENTS IN THE IMMEDIATE AREA

SAFE DESIGN OF STRUCTURES - CODE OF PRACTICE

1. FALLS, SLIPS AND TRIPS

1.1 WORKING AT HEIGHTS

1.1.1 DURING CONSTRUCTION

WHEREVER POSSIBLE, COMPONENTS FOR THIS BUILDING SHOULD BE PREFABRICATED OFF SITE OR AT GROUND LEVEL TO MINIMISE THE RISK OF WORKERS FALLING MORE THAN TWO METERS, HOWEVER, CONSTRUCTION OF THIS BUILDING WILL REQUIRE WORKERS TO BE WORKING AT HEIGHTS WHERE A FALL IN EXCESS OF TWO METERS IS POSSIBLE AND INJURY IS LIKELY TO RESULT FROM SUCH A FALL. THE BUILDER SHOULD PROVIDE A SUITABLE BARRIER WHEREVER A PERSON IS REQUIRED TO WORK IN A SITUATION WHERE FALLING MORE THAN TWO METERS IS A POSSIBILITY.

1.1.2 DURING OPERATION OR MAINTENANCE

HOUSES OR OTHER LOW-RISE BUILDINGS WHERE SCAFFOLDING IS APPROPRIATE - CLEANING AND MAINTENANCE OF WINDOWS, WALLS, ROOFS OR OTHER COMPONENTS OF THIS BUILDING WILL REQUIRE PERSONS TO BE SITUATED WHERE A FALL FROM A HEIGHT IN EXCESS OF TWO METERS IS POSSIBLE. WHERE THIS TYPE OF ACTIVITY IS REQUIRED, SCAFFOLDING, LADDERS AND TRESTLES SHOULD BE USED IN ACCORDANCE WITH RELEVANT CODES OF PRACTICE, REGULATIONS OR LEGISLATION. BUILDINGS WHERE SCAFFOLDING, LADDERS AND TRESTLES ARE NOT APPROPRIATE - CLEANING AND MAINTENANCE OF WINDOWS, WALLS, ROOFS OR OTHER COMPONENTS OF THE BUILDING WILL REQUIRE PERSONS TO BE SITUATED WHERE A FALL FROM A HEIGHT IN EXCESS OF TWO METERS IS POSSIBLE. WHERE THIS TYPE OF ACTIVITY IS REQUIRED, FALL BARRIERS OR PERSONAL PROTECTIVE EQUIPMENT (PPE) SHOULD BE USED IN ACCORDANCE WITH RELEVANT CODES OF PRACTICE REGULATIONS OR LEGISLATION.

1.1.3 ANCHORAGE POINTS

ANCHORAGE POINTS FOR PORTABLE SCAFFOLD OR FALL ARREST DEVICES HAVE BEEN INCLUDED IN THE DESIGN FOR USE BY MAINTENANCE WORKERS. ANY PERSONS ENGAGED TO WORK ON THE BUILDING AFTER COMPLETION OF CONSTRUCTION WORK SHOULD BE INFORMED ABOUT THE ANCHORAGE POINTS.

1.2 SLIPPERY OR UNEVEN SURFACES

1.2.1 FLOOR FINISHES -- SPECIFIED

IF FINISHES HAVE BEEN SPECIFIED BY THE DESIGNER, THESE HAVE BEEN SELECTED TO MINIMISE THE RISK OF FLOORS AND PAVED AREAS BECOMING SLIPPERY WHEN WET OR WHEN WALKED ON WITH WET SHOES/FEET. ANY CHANGES TO THE SPECIFIED FINISH SHOULD BE MADE IN CONSULTATION WITH THE DESIGNER OR, IF THIS IS NOT PRACTICAL, SURFACES WITH AN EQUIVALENT OR BETTER SLIP RESISTANCE SHOULD BE CHOSEN.

1.2.2 FLOOR FINISHES - BY OWNER

IF THE DESIGNER HAS NOT BEEN INVOLVED IN THE SELECTION OF SURFACE FINISHES, THE OWNER IS RESPONSIBLE FOR THE SELECTION OF SURFACE FINISHES IN THE PEDESTRIAN-TRAFFICABLE AREAS OF THE BUILDING. SURFACES SHOULD BE SELECTED IN ACCORDANCE WITH AS/HB 197:1999 AND AS/NZS

1.2.3 STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

DUE TO THE DESIGN REQUIREMENTS FOR THE BUILDING, STEPS AND/OR RAMPS ARE INCLUDED IN THE BUILDING THAT MAY BE A HAZARD TO WORKERS CARRYING OBJECTS OR OTHERWISE OCCUPIED. STEPS SHOULD BE CLEARLY MARKED WITH BOTH VISUAL AND TACTILE WARNINGS DURING CONSTRUCTION, MAINTENANCE, DEMOLITION, AND AT ALL TIMES WHEN THE BUILDING OPERATES AS A WORKPLACE.

BUILDING OWNERS AND OCCUPIERS SHOULD MONITOR THE PEDESTRIAN ACCESS WAYS AND, IN PARTICULAR, ACCESS TO AREAS WHERE MAINTENANCE IS ROUTINELY CARRIED OUT, TO ENSURE THAT SURFACES HAVE NOT MOVED OR CRACKED SUCH THAT THEY BECOME UNEVEN AND PRESENT A TRIP HAZARD SPILLS, LOOSE MATERIAL, STRAY OBJECTS OR ANY OTHER MATTER THAT MAY CAUSE A SLIP OR TRIP SHOULD BE CLEANED OR REMOVED FROM ACCESS WAYS. CONTRACTORS SHOULD BE REQUIRED TO MAINTAIN A TIDY WORK SITE DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION TO REDUCE RISK OF TRIPS AND FALLS AT THE WORKPLACE. MATERIALS FOR CONSTRUCTION OR MAINTENANCE SHOULD BE STORED IN DESIGNATED AREAS AWAY FROM ACCESS WAYS AND WORK AREAS.

2. FALLING OBJECTS

2.1 LOOSE MATERIALS OR SMALL OBJECTS

CONSTRUCTION, MAINTENANCE OR DEMOLITION WORK ON OR AROUND THE BUILDING IS LIKELY TO INVOLVE PERSONS WORKING ABOVE GROUND LEVEL OR ABOVE FLOOR LEVELS. WHERE THIS OCCURS, ONE OF THE FOLLOWING MEASURES SHOULD BE TAKEN TO AVOID OBJECTS FALLING, FROM THE AREA WHERE WORK IS BEING CARRIED OUT. ONTO PERSONS BELOW.

1. PREVENT OR RESTRICT ACCESS TO AREAS BELOW WHERE THE WORK IS BEING CARRIED OUT.
2. PROVIDE TOE BOARDS TO SCAFFOLDING AND WORK PLATFORMS
3. PROVIDE A PROTECTIVE STRUCTURE BELOW THE WORK AREA.
4. ENSURE THAT ALL PERSONS BELOW THE WORK AREA HAVE PERSONAL PROTECTIVE EQUIPMENT.

2.2 BUILDING COMPONENTS

DURING CONSTRUCTION, RENOVATION OR DEMOLITION OF THE BUILDING, PARTS OF THE STRUCTURE INCLUDING FABRICATED STEELWORK, HEAVY PANELS AND MANY OTHER COMPONENTS WILL REMAIN STANDING PRIOR TO OR AFTER SUPPORTING PARTS ARE IN PLACE. CONTRACTORS SHOULD ENSURE THAT TEMPORARY BRACING OR OTHER REQUIRED SUPPORT IS IN PLACE AT ALL TIMES WHEN COLLAPSE, WHICH MAY INJURE PERSONS IN THE AREA, IS A POSSIBILITY. MECHANICAL LIFTING OF MATERIALS AND COMPONENTS DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION PRESENTS A RISK OF FALLING OBJECTS. CONTRACTORS SHOULD ENSURE THAT APPROPRIATE LIFTING DEVICES ARE USED, THAT LOADS ARE PROPERLY SECURED, AND THAT ACCESS TO AREAS BELOW THE LOAD IS PREVENTED OR RESTRICTED.

3. TRAFFIC MANAGEMENT

BUILDINGS ON A MAJOR ROAD, NARROW ROAD OR STEEPLY INCLINED ROAD -PARKING OF VEHICLES OR LOADING/UNLOADING OF VEHICLES ON THE ROADWAY MAY CAUSE A TRAFFIC HAZARD. DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION OF THE BUILDING, DESIGNATED PARKING FOR WORKERS AND LOADING AREAS SHOULD BE PROVIDED. TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE RESPONSIBLE FOR SUPERVISION OF THESE AREAS. BUILDINGS WHERE ON-SITE LOADING/UNLOADING IS RESTRICTED - CONSTRUCTION OF THE BUILDING MAY REQUIRE LOADING AND UNLOADING MATERIALS ON THE ROADWAY. DELIVERIES SHOULD BE WELL PLANNED TO AVOID CONGESTION OF LOADING AREAS AND TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE USED TO SUPERVISE LOADING/UNLOADING AREAS. ALL BUILDINGS - BUSY CONSTRUCTION AND DEMOLITION SITES PRESENT A RISK OF COLLISION WHEN DELIVERIES AND OTHER TRAFFIC ARE MOVING WITHIN THE SITE. A TRAFFIC MANAGEMENT PLAN SUPERVISED BY TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE IMPLEMENTED FOR THE WORK SITE.

4 SERVICES

GENERAL:
RUPTURE OF SERVICES DURING EXCAVATION FOR OTHER ACTIVITY CREATES A VARIETY OF RISKS INCLUDING RELEASE OF HAZARDOUS MATERIAL. EXISTING SERVICES MAY BE LOCATED ON OR AROUND THE BUILDING SITE. WHERE KNOWN, THESE ARE IDENTIFIED ON THE DRAWINGS, BUT THE EXACT LOCATION AND EXTENT OF SERVICES MAY VARY FROM THAT INDICATED. SERVICES SHOULD BE LOCATED USING AN APPROPRIATE SERVICE (SUCH AS DIAL BEFORE YOU DIG, TELSTRA, ETC.), APPROPRIATE EXCAVATION PRACTICE SHOULD BE USED AND, WHERE NECESSARY, SPECIALIST CONTRACTORS SHOULD BE ENGAGED.

LOCATIONS WITH UNDERGROUND POWER LINES - UNDERGROUND POWER LINES MAY BE LOCATED IN OR AROUND THE SITE. ALL UNDERGROUND POWER LINES MUST BE DISCONNECTED OR ACCURATELY LOCATED AND ADEQUATE WARNING SIGNS USED PRIOR TO ANY CONSTRUCTION, MAINTENANCE OR DEMOLITION WORK COMMENCING. LOCATIONS WITH OVERHEAD POWER LINES - OVERHEAD POWER LINES MAY BE LOCATED ON OR NEAR THE SITE. THESE POSE A RISK OF ELECTROCUTION IF STRUCK OR APPROACHED BY LIFTING DEVICES OR OTHER PLANT AND PERSONS WORKING ABOVE GROUND LEVEL. WHERE THERE IS A DANGER OF THIS OCCURRING, POWER LINES SHOULD BE, WHERE PRACTICAL, DISCONNECTED OR RELOCATED. WHERE THIS IS NOT PRACTICAL, ADEQUATE WARNING IN THE FORM OF BRIGHT-COLOURED TAPE OR SIGNAGE SHOULD BE USED, OR A PROTECTIVE BARRIER PROVIDED.

5. MANUAL TASKS

COMPONENTS WITHIN THIS DESIGN WITH A MASS IN EXCESS OF 25 KG SHOULD BE LIFTED BY TWO OR MORE WORKERS OR BY A MECHANICAL LIFTING DEVICE. WHERE THIS IS NOT PRACTICAL, SUPPLIERS OR FABRICATORS SHOULD BE REQUIRED TO LIMIT THE COMPONENT MASS. ALL MATERIAL PACKAGING, BUILDING AND MAINTENANCE

COMPONENTS SHOULD CLEARLY SHOW THE TOTAL MASS OF PACKAGES AND WHERE PRACTICAL ALL ITEMS SHOULD BE STORED ON SITE IN A WAY THAT MINIMISES BENDING BEFORE LIFTING. ADVICE SHOULD BE PROVIDED ON SAFE LIFTING METHODS IN ALL AREAS WHERE LIFTING MAY OCCUR. CONSTRUCTION, MAINTENANCE AND DEMOLITION OF THE BUILDING WILL REQUIRE THE USE OF PORTABLE TOOLS AND EQUIPMENT. THESE SHOULD BE FULLY MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS' SPECIFICATIONS AND NOT USED WHERE FAULTY OR, IN THE CASE OF ELECTRICAL EQUIPMENT, NOT CARRYING A CURRENT ELECTRICAL SAFETY TAG. ALL SAFETY GUARDS AND DEVICES SHOULD BE REGULARLY CHECKED AND PERSONAL PROTECTIVE EQUIPMENT SHOULD BE USED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION.

6. HAZARDOUS SUBSTANCES

6.1 ASBESTOS

FOR ALTERATIONS TO OR DEMOLITION OF A BUILDING CONSTRUCTED PRIOR TO 1990, IF THE BUILDING WAS CONSTRUCTED PRIOR TO: 1990 -- IT MAY CONTAIN ASBESTOS 1986 -- IT IS LIKELY TO CONTAIN ASBESTOS, EITHER CLADDING MATERIAL OR IN FIRE-RETARDANT INSULATION MATERIAL. IN EITHER CASE, THE BUILDER SHOULD CHECK AND, IF NECESSARY, TAKE APPROPRIATE ACTION BEFORE DEMOLISHING, CUTTING, SANDING, DRILLING OR OTHERWISE DISTURBING THE EXISTING STRUCTURE.

6.2 POWDERED MATERIALS

MANY MATERIALS USED IN CONSTRUCTION OF THIS BUILDING CAN CAUSE HARM IF INHALED IN POWDERED FORM. PERSONS WORKING ON OR IN THE BUILDING DURING CONSTRUCTION, OPERATIONAL MAINTENANCE OR DEMOLITION SHOULD ENSURE GOOD VENTILATION AND WEAR PERSONAL PROTECTIVE EQUIPMENT, INCLUDING PROTECTION AGAINST INHALATION WHILE USING POWDERED MATERIAL OR WHEN SANDING, DRILLING, CUTTING OR OTHERWISE DISTURBING OR CREATING POWDERED MATERIAL.

6.3 TREATED TIMBER

THE DESIGN OF THE BUILDING MAY INCLUDE PROVISION FOR INCLUSION OF TREATED TIMBER WITHIN THE STRUCTURE. DUST OR FUMES FROM THIS MATERIAL CAN BE HARMFUL. PERSONS WORKING ON OR IN THE BUILDING DURING CONSTRUCTION, OPERATIONAL MAINTENANCE OR DEMOLITION SHOULD ENSURE GOOD VENTILATION AND WEAR PERSONAL PROTECTIVE EQUIPMENT INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL WHEN SANDING, DRILLING, CUTTING OR USING TREATED TIMBER IN ANY WAY THAT MAY CAUSE HARMFUL MATERIAL TO BE RELEASED. DO NOT BURN TREATED TIMBER.

6.4 VOLATILE ORGANIC COMPOUNDS

MANY TYPES OF GLUES, SOLVENTS, SPRAY PACKS, PAINTS, VARNISHES AND SOME CLEANING MATERIALS AND DISINFECTANTS HAVE DANGEROUS EMISSIONS. AREAS WHERE THESE ARE USED SHOULD BE KEPT WELL VENTILATED WHILE THE MATERIAL IS BEING USED AND FOR A PERIOD AFTER INSTALLATION. PERSONAL PROTECTIVE EQUIPMENT MAY ALSO BE REQUIRED. THE MANUFACTURERS' RECOMMENDATIONS FOR USE MUST BE CAREFULLY CONSIDERED AT ALL TIMES.

6.5 SYNTHETIC MINERAL FIBRE

GLASS FIBRE, ROCK WOOL, CERAMIC AND OTHER MATERIAL USED FOR THERMAL OR ACOUSTIC INSULATION MAY CONTAIN SYNTHETIC MINERAL FIBRE WHICH MAY BE HARMFUL IF INHALED, OR IF IT COMES INTO CONTACT WITH THE SKIN, EYES OR OTHER SENSITIVE PARTS OF THE BODY. PERSONAL PROTECTIVE EQUIPMENT, INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL, SHOULD BE USED WHEN INSTALLING, REMOVING OR WORKING NEAR BULK INSULATION MATERIAL.

6.6 TIMBER FLOORS

THE BUILDING MAY CONTAIN TIMBER FLOORS THAT HAVE AN APPLIED FINISH. AREAS WHERE FINISHES ARE APPLIED SHOULD BE KEPT WELL VENTILATED DURING SANDING AND APPLICATION, AND FOR A PERIOD AFTER INSTALLATION. PERSONAL PROTECTIVE EQUIPMENT MAY ALSO BE REQUIRED. THE MANUFACTURER'S RECOMMENDATIONS FOR USE MUST BE CAREFULLY CONSIDERED AT ALL TIMES.

7. CONFINED SPACES

7.1 EXCAVATION

CONSTRUCTION OF THE BUILDING AND SOME MAINTENANCE ON THE BUILDING MAY REQUIRE EXCAVATION AND INSTALLATION OF ITEMS WITHIN THE

EXCAVATION. WHERE PRACTICAL, INSTALLATION SHOULD BE CARRIED OUT USING METHODS THAT DO NOT REQUIRE WORKERS TO ENTER THE EXCAVATION. WHERE THIS IS NOT PRACTICAL, ADEQUATE SUPPORT FOR THE EXCAVATED AREA SHOULD BE PROVIDED TO PREVENT COLLAPSE. WARNING SIGNS AND BARRIERS TO PREVENT ACCIDENTAL OR UNAUTHORISED ACCESS TO ALL EXCAVATIONS SHOULD BE PROVIDED.

7.2 ENCLOSED SPACES

FOR BUILDINGS WITH ENCLOSED SPACES WHERE MAINTENANCE OR OTHER ACCESS MAY BE REQUIRED: ENCLOSED SPACES WITHIN THE BUILDING MAY PRESENT A RISK TO PERSONS ENTERING FOR CONSTRUCTION, MAINTENANCE OR ANY OTHER PURPOSE. THE DESIGN DOCUMENTATION CALLS FOR WARNING SIGNS AND BARRIERS TO UNAUTHORISED ACCESS. WHERE WORKERS ARE REQUIRED TO ENTER ENCLOSED SPACES, AIR TESTING EQUIPMENT AND PERSONAL PROTECTIVE EQUIPMENT SHOULD BE PROVIDED.

7.3 SMALL SPACE

FOR BUILDINGS WITH SMALL SPACES WHERE MAINTENANCE OR OTHER ACCESS MAY BE REQUIRED: SOME SMALL SPACES WITHIN THE BUILDING MAY REQUIRE ACCESS BY CONSTRUCTION AND MAINTENANCE WORKERS. THE DESIGN DOCUMENTATION CALLS FOR WARNING SIGNS AND BARRIERS TO UNAUTHORISED ACCESS. THESE SHOULD BE MAINTAINED THROUGHOUT THE LIFE OF THE BUILDING. WHERE WORKERS ARE REQUIRED TO ENTER SMALL SPACES, THEY SHOULD BE SCHEDULED SO THAT ACCESS IS FOR SHORT PERIODS. MANUAL LIFTING AND OTHER MANUAL ACTIVITY SHOULD BE RESTRICTED IN SMALL SPACES.

8. PUBLIC ACCESS

PUBLIC ACCESS TO CONSTRUCTION AND DEMOLITION SITES AND TO AREAS UNDER MAINTENANCE CAUSES RISK TO WORKERS AND THE PUBLIC. WARNING SIGNS AND SECURE BARRIERS TO UNAUTHORISED ACCESS SHOULD BE PROVIDED. WHERE ELECTRICAL INSTALLATIONS, EXCAVATIONS, PLANT OR LOOSE MATERIALS ARE PRESENT, THEY SHOULD BE SECURED WHEN NOT FULLY SUPERVISED.

9. OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS THE BUILDING HAS BEEN DESIGNATED AS A RESIDENTIAL BUILDING. IF THE BUILDING, AT A LATER DATE, IS USED OR INTENDED FOR USE AS A WORKPLACE, THE PROVISIONS OF THE WORK HEALTH AND SAFETY ACT 2011 OR SUBSEQUENT REPLACEMENT LEGISLATION SHOULD BE APPLIED TO THE NEW USE.

NON-RESIDENTIAL BUILDINGS
NON-RESIDENTIAL BUILDINGS WHERE THE END-USE HAS NOT BEEN IDENTIFIED: THE BUILDING HAS BEEN DESIGNED TO REQUIREMENTS OF THE CLASSIFICATION IDENTIFIED ON THE DRAWINGS. THE SPECIFIC USE OF THE BUILDING IS NOT KNOWN AT THE TIME OF THE DESIGN AND A FURTHER ASSESSMENT OF THE WORKPLACE HEALTH AND SAFETY ISSUES SHOULD BE UNDERTAKEN AT THE TIME OF FIT-OUT FOR THE END USER
NON-RESIDENTIAL BUILDINGS WHERE THE END-USE IS KNOWN: THE BUILDING HAS BEEN DESIGNATED FOR THE SPECIFIC USE AS IDENTIFIED ON THE DRAWINGS. WHERE A CHANGE OF USE OCCURS AT A LATER DATE, A FURTHER ASSESSMENT OF THE WORKPLACE HEALTH AND SAFETY ISSUES SHOULD BE UNDERTAKEN.

10. OTHER HIGH-RISK ACTIVITY

ALL ELECTRICAL WORK SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODE OF PRACTICE: MANAGING ELECTRICAL RISKS AT THE WORKPLACE, AS/NZS 3012 AND ALL LICENSING REQUIREMENTS.
ALL WORK USING PLANT SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODE OF PRACTICE: MANAGING RISKS OF PLANT AT THE WORKPLACE.
ALL WORK SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODE OF PRACTICE: MANAGING NOISE AND PREVENTING HEARING LOSS AT WORK
DUE TO THE HISTORY OF SERIOUS INCIDENTS, IT IS RECOMMENDED THAT PARTICULAR CARE BE EXERCISED WHEN UNDERTAKING WORK INVOLVING STEEL CONSTRUCTION AND CONCRETE PLACEMENT. ALL THE ABOVE APPLIES.

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (BUT NOT LIMITED TO): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, OPERATORS, RENOVATORS, MAINTAINERS AND DEMOLISHERS.

BUILDER TO PROVIDE ALL LABOR, MATERIAL, FITTINGS, PLANT, TOOLS, PERMITS, INSURANCE, ETC NECESSARY FOR THE PROPER COMPLETION OF THE WORK AND ENSURE THAT ALL TRADES ARE THE BEST OF THEIR RESPECTIVE KINDS. BUILDER IS TO VISIT THE SITE AND INFORM HIMSELF OF SCOPE OF WORK PRIOR TO COMMENCING.

FOLOW FIGURED DIMENSIONS ON THE DRAWINGS CHECK AND VERIFY DIMENSIONS PRIOR TO STARTING ANY WORK.

MATERIAL & WORKMANSHIP TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA. THE ACT APPENDIX & ALL OTHER RELEVANT CODES BUILDER SHALL BE RESPONSIBLE FOR THE GENERAL WATER TIGHTNESS OF THE ENTIRE WORKS IN ALL TRADES.

GENERAL NOTES

- ALL DIMENSIONS ARE IN MILLIMETERS.
- DIMENSIONS TAKE PREFERENCE OVER SCALE AND ARE TO STRUCTURE NOT FINISH.
- CHECK AND VERIFY DIMENSIONS AND CONFIRM ANY EXISTING DIMENSIONS MARKED.
- WORK SHALL COMPLY WITH THE BCA AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS. ANY OUTDATED STANDARDS LISTED IN THESE NOTES ARE TO BE TAKEN TO REFER TO THE CURRENT EDITION.
- MANUFACTURES SPECIFICATION MEANS A CURRENT APPROVED SPECIFICATION FOR USE UNDER CONDITIONS APPLICABLE.

SITE WORKS

- SITE TO BE EXCAVATED AND OR FILLED TO THE LEVELS SHOWN.
- FOOTING TO PLACED AS PER BUILDER SPEC, ENGINEERING DETAILS OR SURVEY MARK.
- FOOTINGS TO BEAR ON NON-EXPANSIVE NATURAL MATERIALS HAVE A MIN BEARING CAPACITY OF 100KPA.
- GROUND SURFACE TO BE SLOPED 1:20 (MIN) AWAY FROM BUILDING FOR 900MM (MIN) AND TO A POINT WHERE PONDING WILL NOT OCCUR NEAR THE BUILDING.
- DISH DRAINS AND AGG. PIPES TO BE PROVIDED AS INDICATED TO FACILITATE DRAINAGE OF WATER AWAY FROM THE BUILDING TO THE DRAINAGE SYSTEM.

RETAINING WALLS

- RETAINING WALLS NOT SPECIFICALLY DETAILED, AND FOUNDATION WALLING REQUIRED TO RETAIN EARTH ARE TO BE A MIN 230MM THICK, UP TO A HEIGHT OF 750MM OF RETAINED EARTH. CAVITY WALLS USED TO RETAIN EARTH ARE TO HAVE THE LEAF ADJACENT TO THE RETAINED EARTH A MINIMUM OF 230MM THICK, TO A MAXIMUM OF 900MM OF RETAINED EARTH HEIGHT.
- ALL RETAINING WALL BE TO PROPERLY BONDED AND PROVIDE AGRICULTURAL DRAIN TO THE EARTH SIDE OF THE WALL.
- FOR RETAINING WALLS ABOVE HEIGHTS OF RETAINED EARTH LISTED ABOVE SHALL REQUIRED ENGINEERING DETAILS.
- ALL RETAINING WALLS ARE TO COMPLY WITH PLANNING POLICY ON RETAINING WALLS AND EMBANKMENTS ON RESIDENTIAL BUILDING SITES.

DESIGN LOADS

- ALL TIMBER MEMBER SIZES DEDUCED FROM AS 1684
- ALL REMAINING TIMBERS SIZING TO BE DEDUCED FROM AUSTRALIAN DOMESTIC CONSTRUCTION MANUALS OR MANUFACTURES DRAWINGS AND SPECIFICATIONS.
- ALL STEEL MEMBERS TO BE IN ACCORDANCE WITH THE ENGINEERS DRAWINGS AND SPECIFICATIONS.

FOOTINGS

- FOOTINGS TO BE IN ACCORDANCE WITH AS 2870 PART 1.

REINFORCED CONCRETE

- REINFORCE CONCRETE SLAB ON GROUND TO BE CONSTRUCTED IN ACCORDANCE WITH AS 2870.1
- PROVIDE CLEAN WELL - CONSOLIDATED FILL UNDER SLAB AS REQUIRED. WHERE FILL EXCEEDS 400MM PROVIDE BRICK PIER AT 1500MM CENTERS. WITH 2 LAYERS OF (TOP & BOTTOM) OF REINFORCING FABRIC IN SLAB ABOVE PIERS. 0.2MM POLYETHYLENE MOISTURE BARRIER UNDER CONCRETE SLAB.
- PROVIDE REINFORCE CONCRETE STRIPS OR THICKENING IN SLAB UNDER LOAD BEARING WALLS AS PER AS 2870.1
- ALL REINFORCED CONCRETE SHALL BE IN ACCORDANCE WITH THE ENGINEERS DETAILS AND SPECIFICATIONS.

CEMENT MORTAR

- 6 PART SAND, 1 PART CEMENT, 1 PART LIME.

BLOCK WORK

- ALL BLOCK WORK SHALL BE IN ACCORDANCE WITH THE ENGINEERS DETAILS AND SPECIFICATIONS.
- ALL CONCRETE BLOCK WORK AND REINFORCED MASONRY UNITS SHALL COMPLY WITH AS 1500, AS 4473 OR AS 3700 - 2011.
- CONSTRUCTION BEDDING - ALL FACE AND END JOINTS SHALL BE FULLY FILLED WITH MORTAR AND JOINTS SHALL BE SQUEEZED TIGHT. SLUSHING OF MORTAR INTO JOINTS SHALL NOT BE PERMITTED. THE FIRST COURSE OF BLOCKS SHALL BE LAID ON A FULL BED OF MORTAR.
- JOINTS - INTERNAL JOINTS SHALL BE IRONED. WHERE FLUSH JOINTS ARE LEFT EXPOSED THEY SHALL BE FIRST COMPACTED, THEN REPOINTED AND EXCESS MORTAR REMOVED. ALL OTHER JOINT SHALL BE FINISHES AS SPECIFIED WITH A JOINT SHAPING TOOL TO AN ADEQUATELY COMPACTED SURFACE.
- ARTICULATION JOINTS - SHALL BE LOCATED WHERE SPECIFIED AND SHALL FORM A CONTINUOUS VERTICAL BREAK FROM TOP TO BOTTOM OF THE WALL OR FROM BOND BEAM. JOINTS SHALL BE FILLED WITH MORTAR AND RAKED BACK 16MM AND POINTED WITH A NON-HARDENING PLASTIC FILLER. NO REINFORCING SHALL BE CARRIED ACROSS CONTROL JOINT. PROVISION SHALL BE MADE FOR ADEQUATE LATERAL STABILITY. ARTICULATION JOINTS ARE PROHIBITED OVER GARAGE DOORS.
- JOINT REINFORCEMENT - REINFORCE EVERY 600MM IN HEIGHT AND IN THE TWO COURSES IMMEDIATELY ABOVE AND BELOW WINDOW OPENINGS. LAP MESH AT LEAST 150MM AT ALL JOINTS AND INTERSECTIONS EXCEPT AT ARTICULATION AND EXPANSION JOINTS WHERE A SLIP JOINT MAY BE REQUIRED.
- WEATHERPROOFING - ALL CONCRETE MASONRY WALL EXPOSED TO THE WEATHER OR BELOW GROUND LEVEL SHALL BE ADEQUATELY WATER PROOFED, USING AN APPROVED PAINT OR OTHER COATING AND APPLIED IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS AND INSTRUCTIONS.

BRICKWORK

- BRICKWORK AS SELECTED GENERALLY 230 X 110 X76 MM BRICKS BONDED IN STRETCHER BOND. MORTAR TO COMPLY WITH THE REQUIREMENTS OF RELEVANT SAA CODES.
- BRICKWORK TO CONFORM TO AS 3700 - 2011 - MASONRY STRUCTURES.
- WALLS SHALL HAVE A CONTINUOUS CAVITY KEPT CLEAR OF MORTAR DROPPINGS.
- BRICK FOUNDATION WALLS UNDER TIMBER FLOORS SHALL HAVE BRICK VENTS AT 2000MM SPACING.
- PROVIDE WALL TILES AT 600MM SPACING BOTH VERTICAL AND HORIZONTAL, AND WITHIN 300MM OF ARTICULATION JOINTS.
- ARTICULATION/ CONTROL JOINTS - TO BRICK WALLS IN ACCORDANCE WITH AS4773.2 - 2010 - MASONRY FOR SMALL BUILDINGS.
- ARTICULATIONS JOINT SHALL FORM A CONTINUOUS VERTICAL JOINT FORM TOP TO BOTTOM OF THE WALL. ARTICULATION JOINT SPACING SHALL NOT EXCEED 6000MM.

LINTELS FOR BRICKWORK

- WHERE SPAN ARE 1500MM PROVIDE 150MM BEARING ONTO BRICKWORK. WHERE SPAN ARE OVER 1500 MM PROVIDE 230MM BEARING ON TO BRICKWORK. WHERE STEEL ANGLE ARE USED ENSURE THAT THE LONGER LEG IS PLACED VERTICAL.
- PROVIDE DAMPROOF COURSE AT BEARER SEATING LEVELS PROVIDE STEPPED CAVITY FLASHING WITH WEEP HOLES AT 1200MM CENTERS TO THE EXTERNAL BRICK SKIN AT GROUND FLOOR LEVEL, UNDER WINDOW SILLS AND BRICKWORK ABOVE WINDOWS.
- EXTERNAL STEPS TO BE 75MM REINFORCE CONCRETE. RISER : 172MM GOING : 250 MM MIN UNLESS OTHERWISE NOTED.

STEEL WORK

- ALL STEEL WORK SHALL BE IN ACCORDANCE WITH THE ENGINEERS DRAWINGS, DETAILS AND SPECIFICATIONS.

TIMBER FRAMING

- ALL TIMBER WORK TO COMPLY WITH THE REQUIREMENTS OF AS 1684 NATIONAL TIMBER FRAMING CODE 90X35MM PINE PLATE & NOGGIN PROVIDE SECOND 90X45MM TOP PLATE TO ALL LOAD -BEARING WALLS. 90X35MM PINE STUDS AT 450MM CENTERS TO ALL LOAD - BEARING WALLS & AT 600 MM CENTERS TO NON LOAD-BEARING WALLS 90X35MM PINE STUDS AT 450MM CENTERS TO ALL LOAD - BEARING WALLS & AT 600MM CENTERS TO NON LOAD-BEARING WALLS PROVIDE 90X45MM F8 STUDS TO BOTH SIDES OF OPENING CARRYING LINTELS F8 TIMBER TO WALLS SUPPORTING TRUSSES WITH SPANS GREATER THAN 6.0M 50X38 MM CEILING BATTENS AT 450MM CENTERS 10 MM PLASTER BOARD WALL & CEILING LINING FIBROUS CEMENT SHEET WALL LINING TO EAVES.
- ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH AS 1684.2-2010 - RESIDENTIAL TIMBER FRAMED CONSTRUCTION - NON - CYCLONIC REGIONS.
- PRE FABRICATED FRAMES AND ROOF TRUSSES SHALL BE INSTALLED AS PER THE MANUFACTURES DRAWINGS, SPEC AND DETAILS.

ROOF

- TRUSSES AT 900MM CENTERS IN ACT AND 600MM CENTERS IN NSW AND FIX MANUFACTURERS SPECIFICATIONS.
- LINTEL SIZE TO TRUSS MANUFACTURERS CHART.
- CONCRETE ROOF TILES AS SELECTED.
- METAL FASCIA & GUTTER AS SELECTED.
- PLASTER INTERNAL LINING. WALL FRAMING TO ALL ROOMS TO BE COVERED JOINTS BEING BACKED WITH EITHER NOGGINS OR STUDS AS REQUIRED BY MANUFACTURER.
- ALL THINGS SHALL BE SECURELY FIXED PLASTER BOARD (MIN 10MM THICK) WALL & CEILING LINING.
- FIBROUS CEMENT SHEET WALL LINING TO WET AREAS. PROVIDE CORNICE OR AS SELECTED SHALL BE FIXED AT INTERSECTION OF ALL BEAMS AND WALL JUNCTIONS WITH CEILINGS.
- FIBROUS CEMENT SHEET LINING TO EAVES.

DRAINAGE & PLUMBING

- PROVIDE ALL NECESSARY DRAINAGE REQUIRED FOR THE DISCHARGE & CONNECTIONS TO APPROPRIATE TIES OF SEWAGE & STORMWATER & OTHER DRAINAGE SERVICES AS REQUIRED FOR THE PROPER FUNCTIONING OF FACILITIES AS REQUIRED BY THE APPROPRIATE AUTHORITIES PROVIDE ALL AGRICULTURAL DRAINS AS REQUIRED TO DIVERT WATER & MOISTURE, WHICH MAY CAUSE SEEPAGE TO THE BUILDING STRUCTURE.
- PROVIDE ALL NECESSARY PLUMBING MATERIAL & SERVICES REQUIRE FOR THE PROPER OPERATION OF ALL SANITARY FIXTURES & FITTINGS. WATER SUPPLY & RETICULATION, ROOF PLUMBING, FLASHING & THE LIKE AS NECESSITATE BY THE WORKS.

WET AREA SURFACES

- ALL WET AREAS TO COMPLY WITH BCA 3.8.1.2 AND AS 3740.
- FLOOR SURFACES TO BATHROOM AND LAUNDRY AREAS SHALL BE IMPERVIOUS, WITH THE JUNCTIONS BETWEEN WALL AND FLOOR FLASHED TO PREVENT MOISTURE PENETRATION INTO WALLS.
- SPLASH BACKS SHALL BE IMPERVIOUS FOR 150MM ABOVE SINKS, TROUGHS AND HAND BASINS WITHIN 75MM OF THE WALL.
- CERAMIC TILES OR OTHER APPROVED IMPERVIOUS MATERIAL TO SHOWER WALLS TO A HEIGHT OF 1800 MIN ABOVE THE FLOOR.

POOL FENCING

- ALL POOL FENCING SHALL BE A MIN 1200MM HIGH AND IN ACCORDANCE WITH AS 1926.1 - 2012.

STAIR REQUIREMENTS

- STAIRS SHALL BE CONSTRUCTED IN ACCORDANCE WITH BCA 3.9.1 - BCA 3.9.2.
- PROVIDE HANDRAIL ALONG FULL LENGTH OF THE FLIGHT. TOP SURFACE OF HANDRAIL TO BE NO LESS THAN 865MM VERTICALLY ABOVE THE STAIR TREAD NOSING - BCA 3.9.2.4.
- TREAD SURFACE OR NOSING STRIP TO HAVE A SLIP RESISTANCE CLASSIFICATION PER TABLE 3.9.1.1.
- OPENINGS BETWEEN TREADS/BALURSTADES NOT TO PERMIT 125MM SPHERE TO PASS THROUGH.
- RISER AND GOINGS TO BE IN ACCORDANCE WITH BCA FIG. 3.9.1.2.
- MIN TREAD SIZE 240MM - MIN RISER 115MM (NON SPIRAL STAIR)
- MAX TREAD SIZE 355MM - MAX RISER 190MM (NON SPIRAL STAIR)
- CEILING HEIGHT IN STAIRWAY MIN. 2M MEASURED VERTICALLY ABOVE NOSING LINE BCA 3.8.2.2.

BUSH FIRE ATTACK LEVEL (BAL)

- WHERE A BUILDING IS TO BE CONSTRUCTED IN A BUSHFIRE PRONE AREA, THE BAL INDEX (EG BAL 19 - BAL 12.5 ETC) SHALL BE DETERMINED FOR THE SITE.
- BUILDINGS ON LAND WITH A BAL RATING SHALL BE CONSTRUCTED IN ACCORDANCE WITH AS 3959 - 2009.

SMOKE DETECTORS

- SMOKE DETECTORS TO BE HARD WIRED WITH EMERGENCY BACKUP INSTALLED PER AS 3786 - 1993.

PAINTER

- PROVIDE ALL PAINTERS WORK AS REQUIRED BY THE BUILDER & AS NECESSITATE BY NATURE OF THE JOB.
- WORK TO BE FINISHED IN THE BEST MANNER, ENSURE SURFACES ARE SMOOTH & PERFECTLY CONDITIONED TO TAKE THE APPLIED FINISH.

ELECTRICAL

- SUPPLY ERECT & CONNECT ALL NECESSARY MATERIALS TO COMPLETE THE ELECTRICAL INSTALLATION FOR IT'S FULL SATISFACTORY OPERATION AS & IN ACCORDANCE WITH AUTHORITY REQUIREMENTS, RELEVANT

CODES & REGULATIONS & AS DIRECTED BY THE BUILDER. FORWARD ALL NOTICES ARRANGE FOR ALL INSPECTIONS AS REQUIRED BY THE RELEVANT AUTHORITY.

- SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH BCA, BUILDING NOTE 19 & TO COMPLY WITH AS3786. SMOKE ALARMS ARE TO BE CONNECTED MAINS POWER WITH BATTERY BACKS, & WIRED IN ACCORDANCE WITH AS3000.

WINDOWS

- PROVIDE ALL NECESSARY MATERIALS. FIXINGS, FRAMES, GLAZING, ,FLY SCREENS & THE LIKE CONFORMING TO ALL-RELEVANT TRADE PRACTICES & CODES. ENSURE THE CORRECT OPERATION OF WINDOWS, SLIDING DOORS & THE LIKE ENSURING CORRECT PROTECTION FROM THE WATER & THE LIKE.

EXTERNAL

- GROUND LEVELS & STEPS ARE APPROXIMATE ONLY. ACTUAL GROUND /SIDE CONDITIONS TO BE VERIFIED PRIOR TO CONSTRUCTIONS.

RELEVANT STANDARDS

- AS 1288 - 2006 GLASS IN BUILDINGS SELECTIONS AND INSTALLATION.
- AS 1562 - 1992 DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING.
- AS 1684.2 - 2010 RESIDENTIAL TIMBER FRAMED CONSTRUCTION - NON CYCLONIC REGIONS.
- AS 2049 - 2002 ROOF TILES.
- AS 2050 - 2002 INSTALLATION OF ROOF TILES.
- AS 2870 - 2011 RESIDENTIAL SLAB AND FOOTINGS - CONSTRUCTION.
- AS/NZS 2904 - 1995 DAMP-PROOF COURSE AND FLASHINGS.
- AS 3600 - 2009 CONCRETE STRUCTURES.
- AS 3660 - 2000 BARRIERS FOR SUBTERRANEAN TERMITES.
- AS 3700 - 2011 MASONRY STRUCTURES.
- AS 3740 - 2010 WATERPROOFING OF DOMESTIC WET AREAS.
- AS 4055 - 2012 WIND LOADING FOR HOUSING.
- AS 4100 - 1998 STEEL STRUCTURES.

ARKITEX

ALESSANDRO D'AMBROSIO

B.APPSC.ENVDESIGN
B.ARCHITECTURE

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PROCEEDINGS FOR DAMAGES.

DRAWING TITLE - GENERAL NOTES
CLIENT - 5 BLACKMAN CRES MACQUARIE PTY LTD

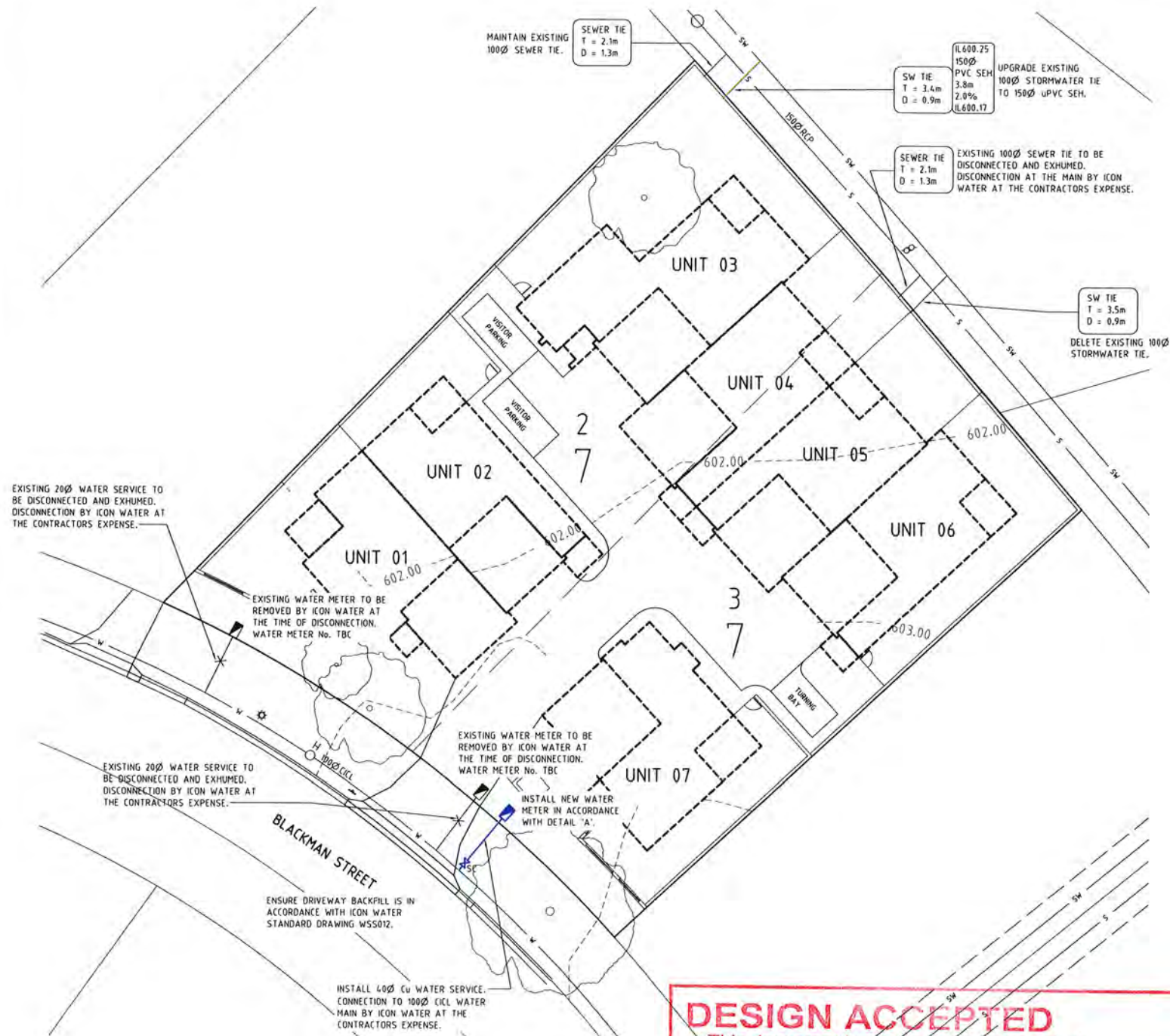
PROJECT - PROPOSED MULTI-UNIT DEVELOPMENT
BLOCK - 2 & 3 (15)
SECTION - 7
SUBURB - MACQUARIE

FOR DA APPROVAL
DATE: 12.08.2019

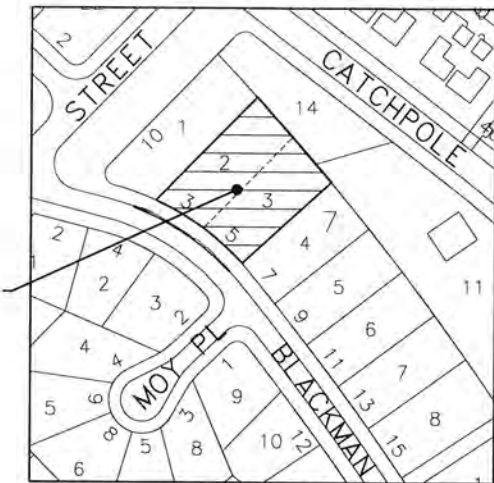
REVISION - A

JOB No: 1569
SCALE: 1:100@A2

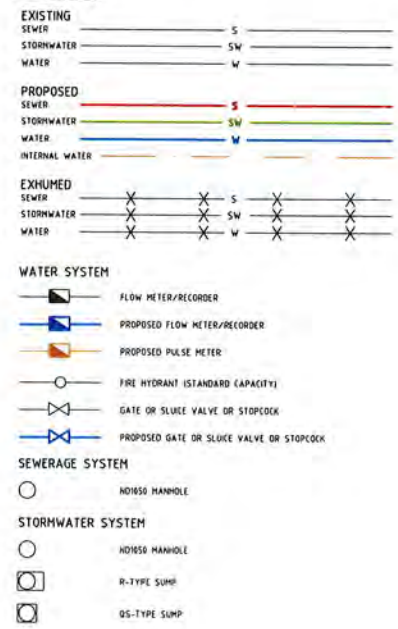
SHEET No - A22



SITE OF WORKS



LEGEND



DEPOSITED PLAN TO BE SUBMITTED AT THE TIME OF WORK AS EXECUTED DOCUMENTATION SUBMISSION.

GENERAL NOTES

- ALL WORK ON ICON WATER'S WATER SUPPLY AND SEWER MAINS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT ICON WATER'S WATER SUPPLY & SEWERAGE STANDARDS RELEASE 2, AMENDMENT 5 SEPTEMBER 2017. ALL WORK ON STORMWATER MAINS TO BE CARRIED OUT IN ACCORDANCE WITH DESIGN STANDARDS FOR URBAN INFRASTRUCTURE AND STANDARD SPECIFICATION FOR URBAN INFRASTRUCTURE WORKS.
- CONNECTIONS AND OR DISCONNECTIONS OF SEWER AND WATER AT THE MAIN TO BE MADE BY ICON WATER AT CONTRACTOR'S EXPENSE. THE CONTRACTOR IS TO EXPOSE THE MAIN AT THE LOCATION OF THE CONNECTION/DISCONNECTION IN PREPARATION FOR THE WORK BY ICON WATER. ALL EXCAVATION IN THE VICINITY OF MAINS IS TO BE CARRIED OUT BY HAND.
- THE CONTRACTOR MUST VISIT THE SITE OF WORKS BEFORE TENDERING AND MAKE ALLOWANCES IN HIS TENDER FOR ALL TOPOGRAPHIC CONSTRAINTS AFFECTING THE EXECUTION OF THE WORKS AND THE RESTORATION OF THE SITE.
- ALTHOUGH THE POSITIONS OF EXISTING UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS, THE CONTRACTOR SHALL CONFIRM THE DEPTH AND LOCATION OF ALL SERVICES ON SITE BEFORE COMMENCING EXCAVATIONS.
- ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD). ALL COORDINATES ARE BASED ON THE CANBERRA LOCAL GRID SYSTEM.
- THE CONTRACTOR MUST SECURE ALL PERMITS, ARRANGE ALL CLEARANCES AND PAY ALL FEES REQUIRED TO COMPLETE THE PROJECT BEFORE COMMENCING WORK.
- WORK AS EXECUTED DRAWINGS, TIE BOOK AND DEPOSITED PLAN MUST BE SUBMITTED BEFORE CONNECTION.
- ANY NON-METALLIC WATER SERVICE IS TO BE INSTALLED WITH TRACER WIRE AND TESTED.
- EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF AT AN APPROVED SPOIL AREA.
- THE CONTRACTOR SHALL REINSTATE ALL DISTURBED SURFACES TO MATCH EXISTING.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION OF ALL NECESSARY TEMPORARY TRAFFIC MANAGEMENT PLANS AND THEIR APPROVAL.
- CONTRACTOR TO CONFIRM DEPTH OF SEWER AND STORMWATER TIE POINTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ADVISE DESIGN ENGINEER IF NOT IN ACCORDANCE WITH PLAN.

A	FOR DEVELOPMENT APPROVAL,	10.08.17
ISSUE DESCRIPTION		DATE CHECKED

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

CLIENT
5 BLACKMAN CRES MACQUARIE P/L

PROJECT
PROPOSED MULTI UNIT DEVELOPMENT BLOCKS 2 & 3, SECTION 7 MACQUARIE, ACT

TITLE
EXTERNAL SERVICES PLAN

DESIGNED BY KS	SCALE 1:200 @ A1
DRAWN BY KS	JOB NO. 17BLACKMAN1
AUTHORISED	DRAWING NO. DA01
DATE AUG 17	

DESIGN ACCEPTED

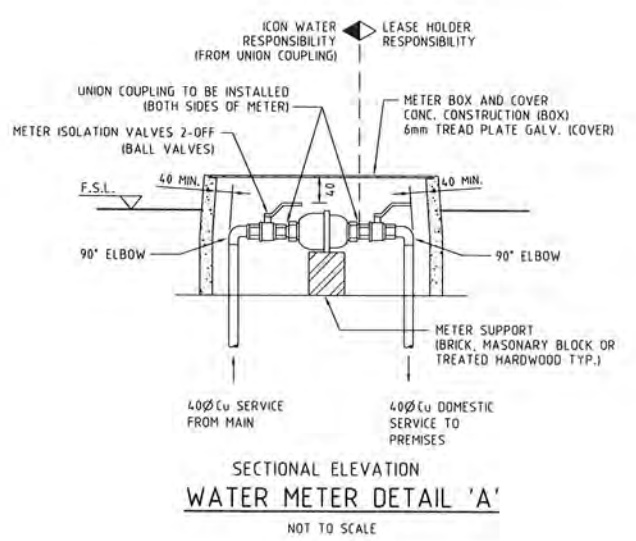
- This document has been assessed against Icon Water's Water Supply and Sewerage Standards.
- This design acceptance relates to new work, which on completion, is proposed to be connected to and form part of Icon Water's water supply and sewerage networks.
- A separate application to Icon Water is required to obtain a Statement of Compliance (Building Approval).
- Design acceptance is subject to compliance with any conditions attached to a Certificate of Design Acceptance.
- Construction is to be in accordance with this accepted design and Icon Water's Water Supply and Sewerage Standards.
- Construction of unapproved works, structures or landscaping may result in connection to Icon Water's water supply and sewerage networks being denied and/or action being taken to require the property owner to remove non-compliant services or structures, and/or conditions being imposed on any [Acceptance/Certificate].

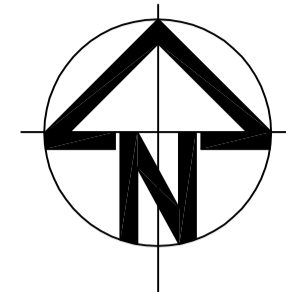
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Hydraulic Asset Acceptance Officer Date File

14/08/17 F2015-00036563

ACCEPTED S.W. PRINCIPAL FOR D.A. PURPOSE ONLY





WATER SENSITIVE URBAN DESIGN CHECKLIST

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

LANDSCAPING	Area	Unit
AREA OF IRRIGATED LAWN	100.0	m ²
AREA OF IRRIGATED GARDEN BEDS	350.0	m ²
TOTAL IRRIGATED AREA	450.0	m ²
AREA OF NON-IRRIGATED LAWN	0	m ²
AREA OF NON-IRRIGATED GARDEN BEDS	297.2	m ²
TOTAL NON-IRRIGATED AREA	297.2	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: 41%

STORMWATER MANAGEMENT DEVELOPMENT AREA	Area	Unit
IMPERVIOUS AREA - ROOF AREA	2032.2	m ²
ROOF CONNECTED TO RAINWATER STORAGE	420.0	m ²
ROOF AREA NOT CONNECTED TO STORAGE	520.0	m ²
TOTAL IMPERVIOUS AREA - PAVED AREAS	940.0	m ²
HARD PAVED AREAS	345.0	m ²
PERMEABLE/POROUS PAVING	0	m ²
TOTAL	345.0	m ²

TOTAL IMPERVIOUS AREAS (WITH A 50% REDUCTION APPLIED TO PERMEABLE/POROUS PAVING AREAS) 1285.0 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 8.0 m³

PAVED AREAS SHEDDING RUNOFF TO GARDEN BEDS AND/OR LAWNS 150 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) 17.5 m³(=KL)

EXTENDED STORAGE DETENTION PROPOSED YES

SUMMARY OF WSUD TARGETS AND ACHIEVEMENTS

	TARGET	ACHIEVED
MAINS WATER USE REDUCTION	40%	41%
STORMWATER SITE STORAGE	8.0 M3(=KL)	17.5 M3(=KL)

DETENTION
SITE STORAGE REQUIRED = 7.5 m³
SITE STORAGE PROVIDED = 7.7 m³

RETENTION
SITE STORAGE REQUIRED = 8.0 m³
SITE STORAGE PROVIDED = 9.8 m³

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

PEAK DISCHARGE DURING 100ARI (L/s)	59.6	28.5
PEAK DISCHARGE DURING SARI (L/s)	27.1	7.5
REQUIRED DETENTION FOR SARI (m ³)	0	7.5
	EXISTING SITE	PROPOSED DEVELOPMENT

DEVELOPMENT DISCHARGE COMPARISON

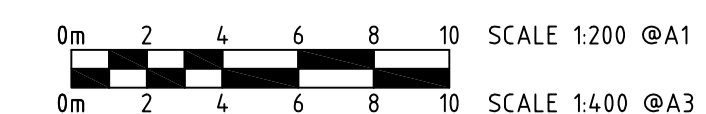
TREATMENT TRAIN EFFECTIVENESS

OUTPUT DATA FROM MUSIC SOFTWARE				
	SOURCE	RESIDUAL LOAD	REDUCTION (%)	TARGET (%)
FLOW ML/yr	0.824	0.529	35.8	-
TSS kg/yr	183	63.6	65.2	60
TP kg/yr	0.165	0.082	50.3	45
TN kg/yr	2.38	1.23	48.3	40

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, LAUNDRY 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 JUNCTION 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
A FOR DEVELOPMENT APPROVAL.	10.08.17	

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CLIENT
5 BLACKMAN CRES MACQUARIE P/L

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
BLOCKS 2 & 3, SECTION 7
MACQUARIE, ACT

TITLE
STORMWATER MANAGEMENT PLAN

DESIGNED BY KS	SCALE 1:200 @ A1
DRAWN BY KS	JOB NO. 17BLACKMAN1
AUTHORISED	DRAWING NO.
DATE AUG 17	DA03

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

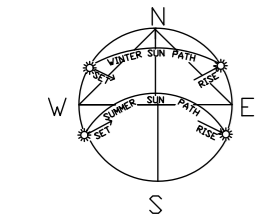
ALL PROPOSED SERVICE CONNECTIONS/DISCONNECTIONS IF ANY IN THE VERGE MUST BE DESIGNED AND UNDERTAKEN WITHOUT DAMAGE TO THE STREET TREES

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

ALL FENCED AREAS PROTECTING TREES TO BE ADEQUATELY MULCHED WITH A WATER RETENTIVE MULCH MAX DEPTH 100MM

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
 - 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



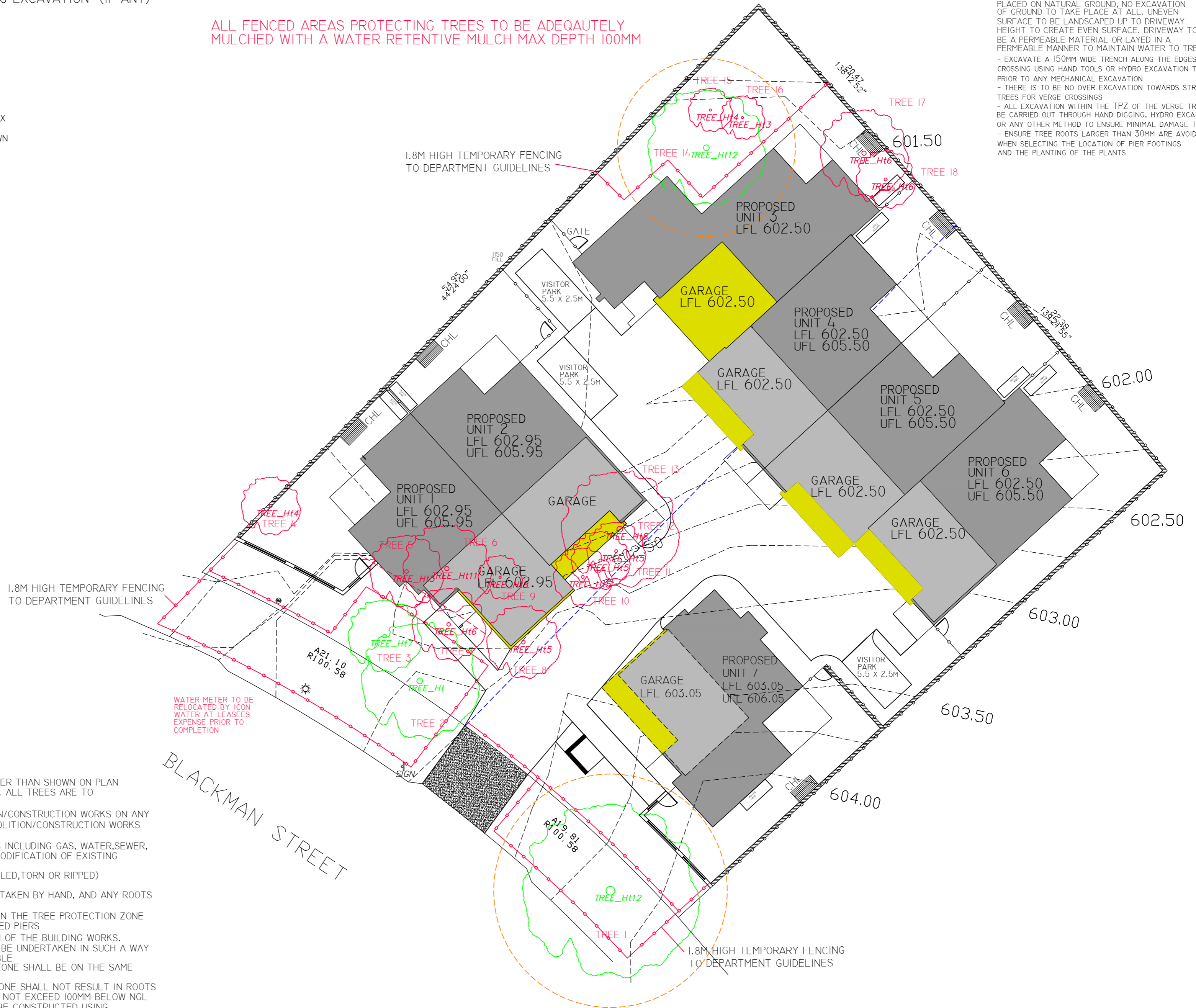
BLOCK AREA 2 1048 SQM
 BLOCK AREA 3 984 SQM
 COMBINED BLOCK AREAS 2032 SQM

- TREE TO BE RETAINED TO BE PROTECTED SEE TREE MANAGEMENT PLAN
- BLOCK/VERGE TREE TO BE REMOVED

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 REMOVED
- TREE 5 - TO BE REMOVED
- TREE 6 - TO BE REMOVED
- TREE 7 - TO BE REMOVED
- TREE 8 - TO BE REMOVED
- TREE 9 - TO BE REMOVED
- TREE 10 - TO BE REMOVED
- TREE 11 - TO BE REMOVED
- TREE 12 - TO BE REMOVED
- TREE 13 - TO BE REMOVED
- TREE 14 - TO BE FENCED AND PROTECTED
- TREE 15 - TO BE REMOVED
- TREE 16 - TO BE REMOVED
- TREE 17 - TO BE REMOVED
- TREE 18 - TO BE REMOVED

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 ERECTED 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



BLACKMAN STREET

Tree Management Report – 5 Blackman Street, Macquarie

Client: Arkitex Design Solutions
Client's Contact: Alessandro D'Ambrosio
Contact no: 0413 570 599
alex@arkitex.com.au

Contact: Matt Badham
Senior Consulting Arborist
Mobile: 0423 228 185
matt.badham@arbormanagement.net.au

Any use of this document outside the purpose of the report must be authorised by the consulting arborist.

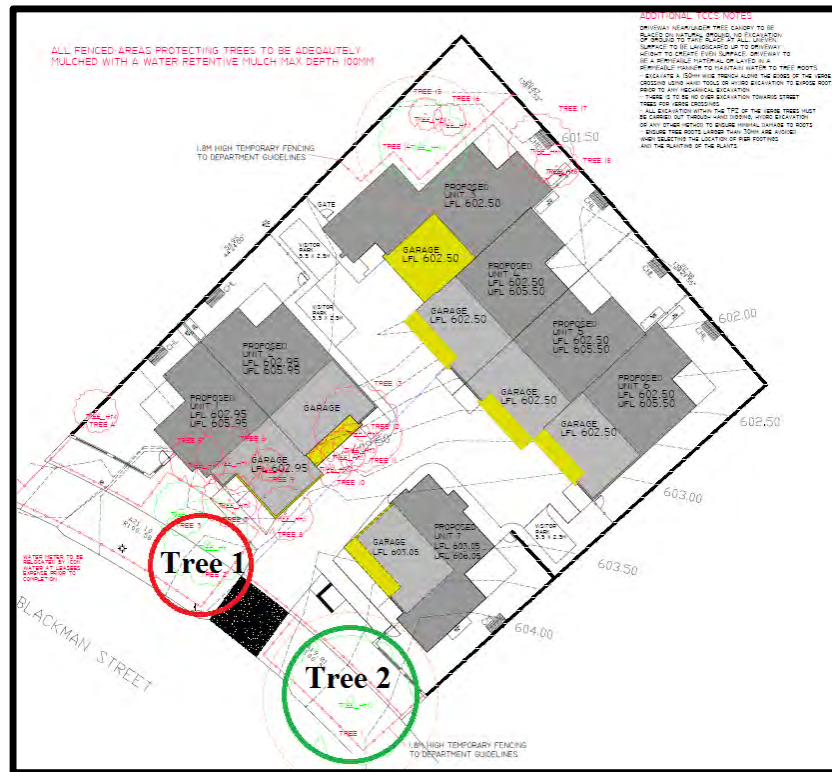


Figure 1. Shows the site and tree to be retained (in green) and tree to be removed (in red) at 5 Blackman Street, Macquarie.

Purpose of the report

This impartial report was requested by Arkitex Design Solutions for 56 Blackman Street (Block 13, Section 2). The site is proposed to be redeveloped as per the footprint design in Figure 1.

The purpose of the report is to:

- Provide the client with technical arboricultural advice of the trees located on the site
- Identify the trees on the site that are to be retained and provide recommendations on protecting them through the proposed redevelopment of the site
- Identify trees that require removal and provide justifications for their removal and
- Provide any other recommendations that may assist with the development or the site.

Details of trees

Tree 1

Species	Height	DBH	Health	Condition	Recommendation
<i>Eucalyptus nicholii</i>	Not taken	Not taken	Fair	Fair	Remove and replace
Significance rating (STARS)	Significance	ELE	Retention Value	Protected	Date of report
	Medium	Short	Low	Yes (PULA)	27/02/2020



Tree 1 is located on the nature strip of 5 Blackman Street Macquarie and is protected under the *Public Unleased Land Act 2013* (PULA).

Tree 1 is in advanced decline and becoming structurally unstable at some of the poor branching attachment points.

Recommendation: Have Tree 1 removed prior to the clearing of the site and replaced with another official streetscape planting after the development has been completed.

Tree 2

Species	Height	Circ.@1m	Health	Condition	Recommendation
<i>Robinia pseudoacacia</i>	Not Taken	Not Taken	Fair-Poor	Fair	Retain and protect
Significance rating (STARS)	Significance	ELE	Retention Value	Protected	Date of report
	Medium	Medium	Medium	Yes (PULA)	27/02/2020



Tree 2 is located on the nature strip of 7 Blackman Street Macquarie and is protected under the *Public Unleased Land Act 2013* (PULA).

Tree 2 is in fair health and condition and is recognised as an official streetscape tree.

Recommendation: Retain and protect.

Potential issues with the development and findings

1/ Removal of nature strip tree at 5 Blackman Street due to the decline and close proximity of the development to the tree.

2/ Unnecessary damage to the tree protection zone (TPZ) of Tree 2.

There is potential for Tree 2 to be impacted by the proposed development if tree protection methods are not used. This is largely due additional compaction and potential damage from collisions

Fencing off Tree 2 in line with the tree protection fencing shown in Figures 2 and 3, should ensure that the tree is protected throughout the redevelopment.

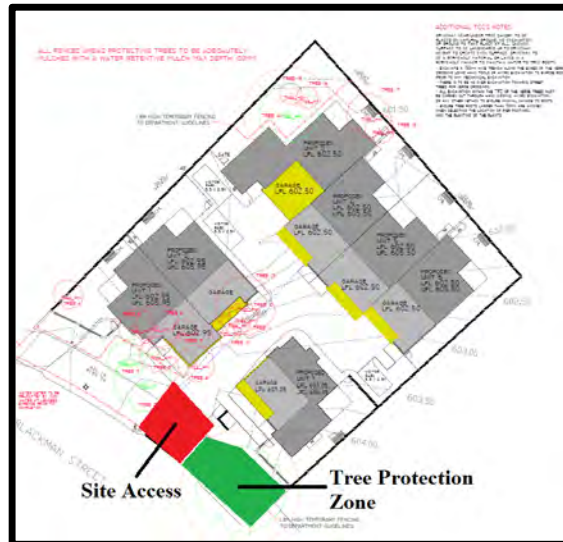


Figure 2. Shows the Tree Protection Zone and site access area.

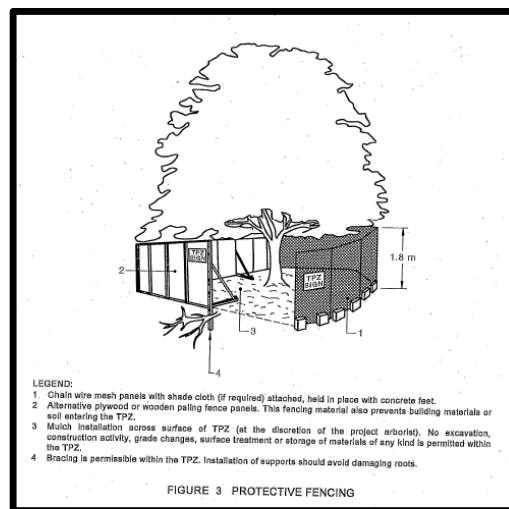


Figure 3. Shows the tree protection fencing, as per the Australian Standards of tree protection on development sites AS 4978 – 2009

3/ Additional compaction to the site.

Reduce compaction and unnecessary damage to the area adjacent to the nature strip by using the driveways as access areas to and from the site, and the access area in the final stages shown in Figure 2.

4/ To assist with monitoring the trees and their health and condition, set hold points during the construction phases and installation of services for a suitably qualified arborist to oversee any works within the TPZs. If an arborist is engaged, they should hold a minimum Certificate V in Arboriculture (AQF*5 Arborist).

Please do not hesitate to contact me if you require any further information or clarification about the report.

Thank you,

Matt Badham

Expertise of Consultant

Education and experience:

- Diploma in Arboriculture, Ryde TAFE, Sydney NSW (2012)
- VALID Tree risk assessment training, Canberra ACT (2019)
- VALID Tree risk assessment workshop, Sydney NSW (2017)
- Tree Anatomy Workshop (Three day workshop) training, Adelaide SA (2015)
- Tree Risk Assessment Qualification (TRAQ), Melbourne VIC (2014)
- Quantified Tree Risk Assessment (QTRA) training, Melbourne VIC (2014)
- Quantified Tree Risk Assessment (QTRA), Visual tree inspection (VTA) training, Melbourne VIC (2014)
- Diploma in Horticulture, Canberra Institute of Technology (CIT), ACT (2006)
- Certificate III in Arboriculture, CIT, ACT (2008)
- Certificate IV in Horticulture, CIT, ACT (2004)
- Certificate III in Horticulture, CIT, ACT (2003)
- 2 day intensive tree hazard risk training with resistograph and quantifying structural strengths of defective trees, IML in Canberra, ACT (2012).
- Fourteen years' experience in tree assessments and administering required works for the Federal and ACT Government
- Twenty-five years' experience in the field of arboriculture, horticulture and maintenance works.

Conferences attended:

- International Society of Arboriculture (ISA) 2015 Canberra, ACT
- Treenet 2016 Adelaide, SA
- International Society of Arboriculture (ISA) 2015 Adelaide, SA
- International Society of Arboriculture (ISA) 2011 Parramatta, NSW
- International Society of Arboriculture (ISA) 2008 Brisbane, QLD
- Green X 2007 Penrith, NSW
- International Society of Arboriculture (ISA) 2006 Launceston, TAS
- Treenet 2005 Ryde, NSW

Bibliography

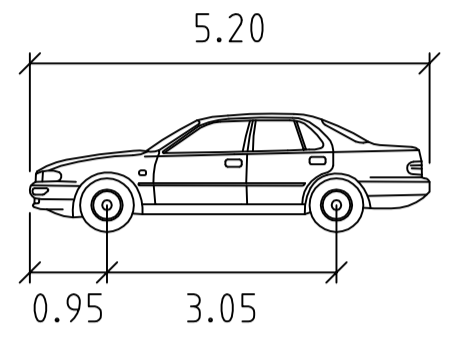
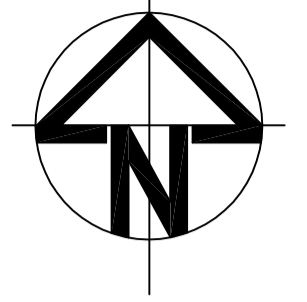
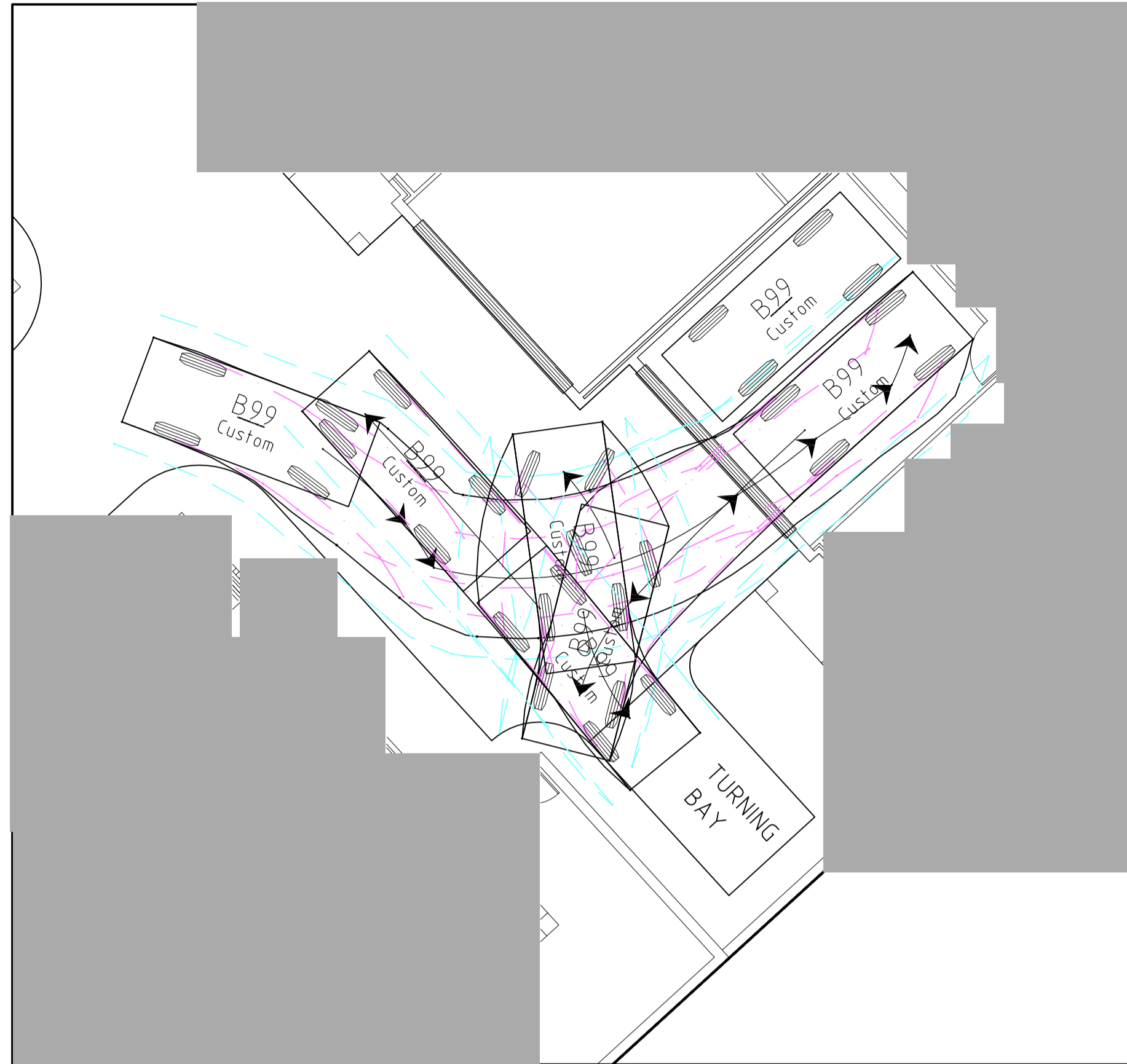
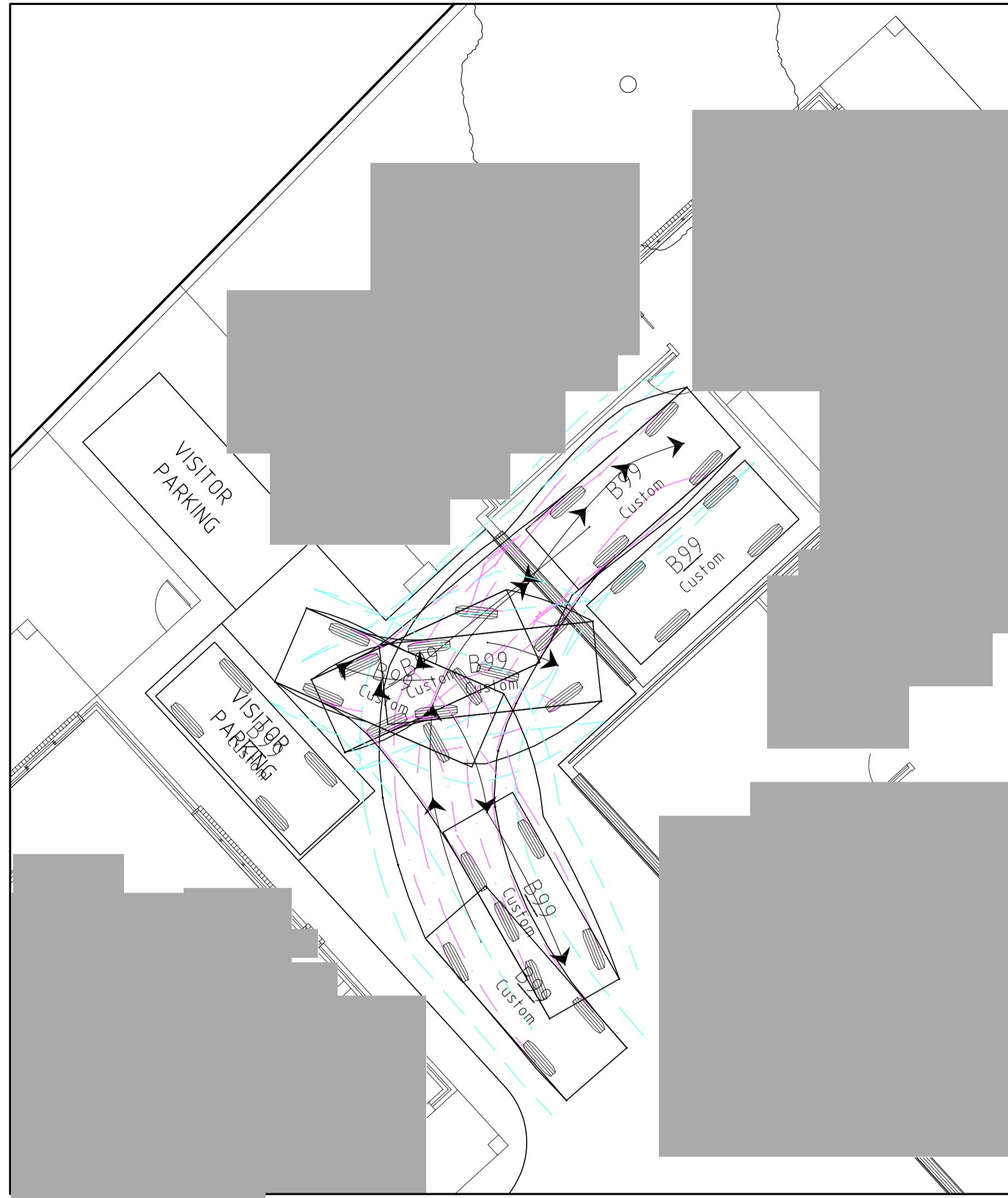
Draper, D. and Richards, P. *Dictionary for managing trees*, 2009.

Pryor, L. and Banks, J. *Trees and Shrubs in Canberra*, 2001.

Web sites

ACTmapi

<http://www.actmapi.act.gov.au/>



B99 meters

Width	: 1.94
Track	: 1.84
Lock to Lock Time	: 6.00
Steering Angle	: 33.5

ISSUE	DESCRIPTION	DATE	CHECKED
A	FOR DEVELOPMENT APPROVAL.	10.08.17	

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(m) 0412 330 243

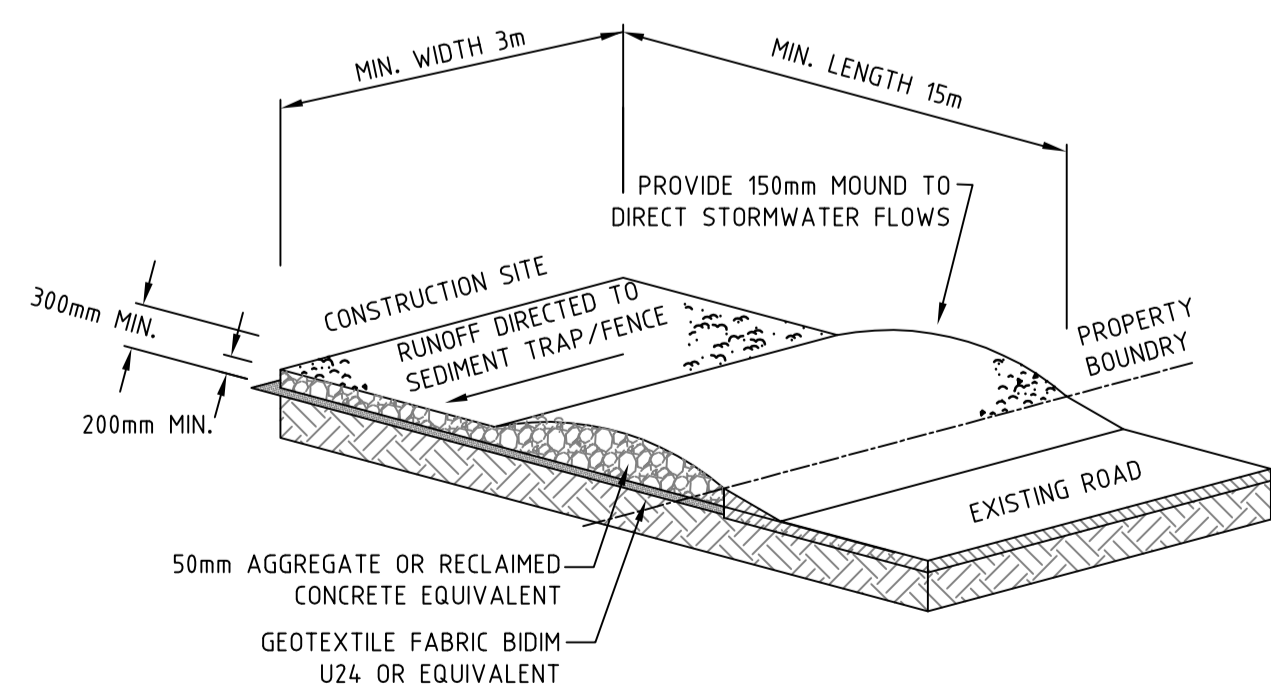
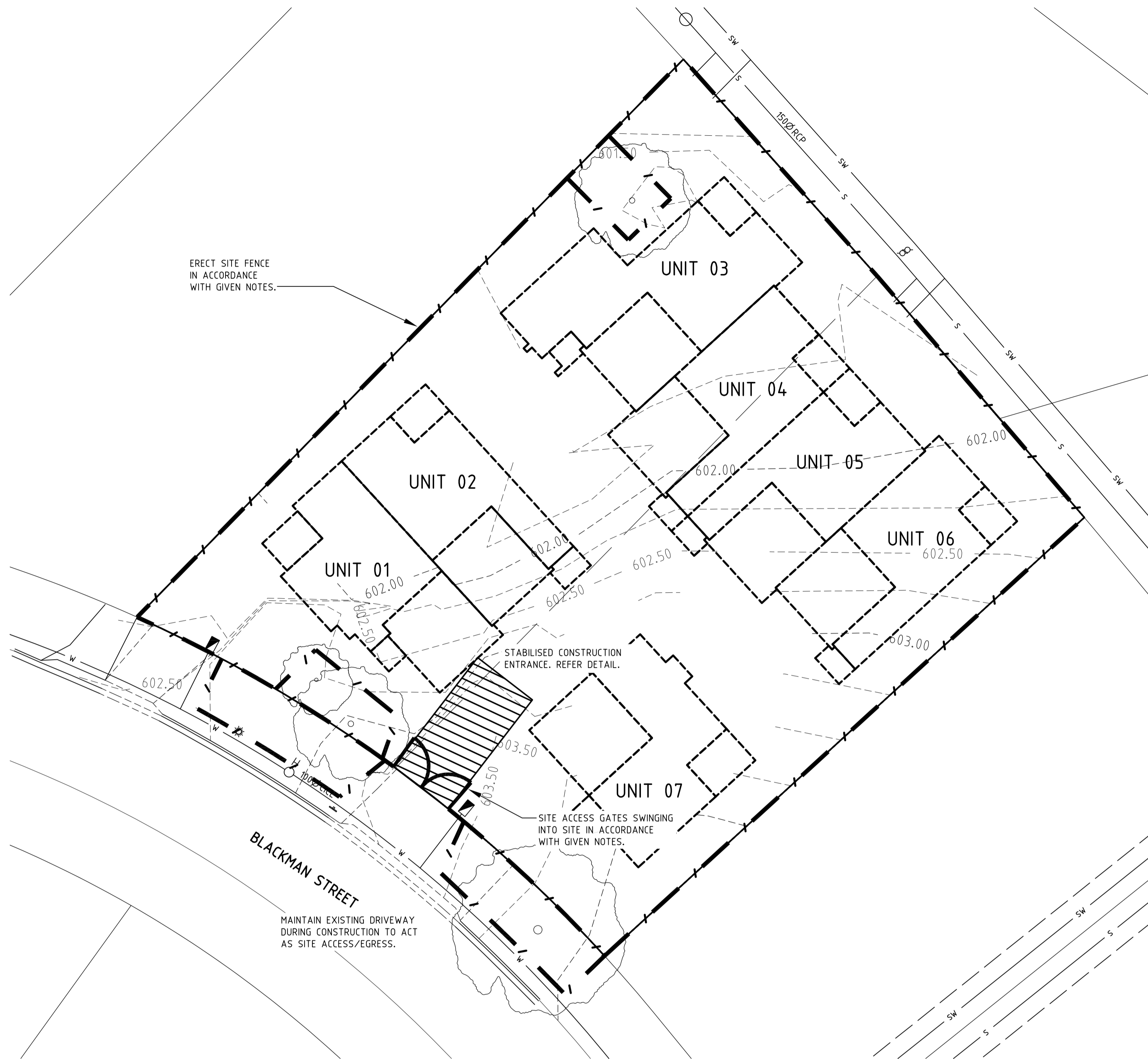
CLIENT
5 BLACKMAN CRES MACQUARIE P/L

PROJECT
PROPOSED RESIDENTIAL
DEVELOPMENT
BLOCKS 2 & 3, SECTION 7
MACQUARIE, ACT

TITLE
TURNING DEMONSTRATIONS PLAN

DESIGNED BY KS	SCALE 1:200 @ A1
DRAWN BY KS	JOB NO. 17BLACKMAN1
AUTHORISED	DRAWING NO. DA06
DATE AUG 17	

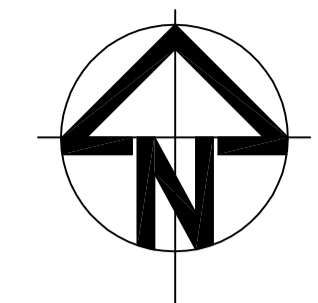
0m 2 4 6 8 10 SCALE 1:200 @A1
0m 2 4 6 8 10 SCALE 1:400 @A3



STABILISED CONSTRUCTION ENTRANCE
NOT TO SCALE

ON-SITE MANAGEMENT OF VERGES AND OPEN SPACE

- 1 GENERAL
 - BEFORE COMMENCING WORKS, THE APPLICANT OR THEIR REPRESENTATIVE MUST ADVISE TERRITORY AND MUNICIPAL SERVICES (TMS) IN WRITING THAT THE PROTECTIVE MEASURES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED LMP. RANDOM AUDITS WILL BE ARRANGED BY TMS TO ENSURE COMPLIANCE.
 - ALL DEVELOPMENT WORK MUST BE CONTAINED WITHIN THE SITE EXCEPT FOR APPROVED SERVICE CONNECTIONS IN THE VERGE. NOTE THAT THE WORKS MAY REQUIRE THE PROVISION OF AN APPROVED TEMPORARY TRAFFIC MANAGEMENT PLAN, WHICH WILL INFLUENCE THE LANDSCAPE MANAGEMENT AND PROTECTION PLAN (LMP) REQUIREMENTS.
 - DURING THE PROJECT, ALL EXISTING VERGE GRASS COVER MUST BE RETAINED IN ITS PRE-EXISTING CONDITION. WATERING MAY BE REQUIRED TO RETAIN GRASS AND TREES IN GOOD CONDITION.
- 2 SUPERVISION
 - FOR ALL PROJECTS, OTHER THAN MINOR WORKS (I.E. MINOR IN COMPLEXITY AND / OR SCOPE OF WORKS) A SUITABLY QUALIFIED LANDSCAPE ARCHITECT OR HORTICULTURIST MUST BE EMPLOYED TO OVERSEE WORK IN THE VERGE TO ENSURE ALL REQUIREMENTS ARE FOLLOWED. THEY MUST BE PRESENT DURING ANY CULTIVATION / RESTORATION OF THE VERGE WHICH AFFECTS PLANT MATERIAL.
- 3 STORAGE OF CONSTRUCTION MATERIALS
 - NO CONSTRUCTION MATERIAL IS TO BE STORED ON VERGES OR PUBLIC OPEN SPACES.
 - NO CAR PARKING OR EQUIPMENT PARKING PERMITTED ON VERGES OR ADJACENT PARKLAND.
- 4 SITE ACCOMMODATION
 - GENERALLY, SITE SHEDS, STORAGE SHEDS, SITE AMENITIES OR BILLBOARDS ARE NOT TO BE ERECTED ON VERGES OR PUBLIC OPEN SPACES, HOWEVER, AN APPLICATION MAY BE LODGED TOGETHER WITH THE LMP, WITH THE MANAGER, MUNICIPAL SERVICES (AA) FOR THE USE OF VERGES, PUBLIC OPEN SPACES OR UNLEASED TERRITORY LAND. APPROVAL MAY BE GRANTED SUBJECT TO THE DEVELOPER'S AGREEMENT TO COMPLY WITH THE TERMS AND CONDITIONS, AS SPECIFIED BY MUNICIPAL SERVICES ON APPLICATION, FOR A SPECIFIC SITE.
- 5 PROTECTIVE FENCING
 - 5.1 EXTENT
 - ALL TEMPORARY PROTECTIVE FENCES ERECTED TO PROTECT EXISTING PUBLICLY OWNED LANDSCAPE ASSETS ARE TO BE IN ACCORDANCE WITH THE APPROVED LMP DRAWING.
 - FENCE OFF EXISTING TREES, PLANTINGS AND GRASS TO ENCLOSE THE STREET VERGE, PUBLIC OPEN SPACE OR UN-LEASED TERRITORY LAND AREA. THE LOCATION OF PROTECTIVE FENCING WILL BE:
 - * FENCE EACH TREE ALONG ITS DRIP-LINE (AT A MINIMUM),
 - * 1.2M FROM THE BACK OF THE KERB FOR THE FULL FRONTAGE OF THE LEASE, ALONG THE PROPERTY BOUNDARY AND ALONG APPROVED DRIVEWAY ACCESS TO ENSURE THAT THE VERGE IS COMPLETELY ENCLOSED
 - FENCING MUST BE ERECTED BEFORE THE COMMENCEMENT OF ANY SITE WORKS AND REMOVED AT COMPLETION OF ALL CONSTRUCTION AND COMMENCEMENT OF VERGE RESTORATION.
 - THE FENCE IS TO REMAIN CONTINUOUS THROUGHOUT THE PROJECT.
 - 5.2 MATERIALS
 - USE OF TEMPORARY 1800-MM TALL CONTINUOUS MESH FENCE SUPPORTED BY STEEL POSTS WITH CONCRETE BASES IS MANDATORY. VARIATION FROM THIS REQUIREMENT MUST BE ACCOMPANIED BY WRITTEN AGREEMENT FROM MUNICIPAL SERVICES.
 - 5.3 PEDESTRIAN AND TRAFFIC CONSIDERATIONS
 - EXISTING VERGE FOOTPATHS TO BE MAINTAINED AND MUST REMAIN UNOBSTRUCTED THROUGHOUT THE CONSTRUCTION PERIOD, TO PROVIDE SAFE PEDESTRIAN MOVEMENT AT ALL TIMES.
 - WHERE A CONSTRUCTED FOOTPATH OR CYCLEWAY EXISTS WITHIN THE VERGE, PROTECTIVE FENCING MUST IN ALL CASES BE SET BACK 0.6M FROM EACH SIDE OF THE FOOTPATH / CYCLEWAY TO ENSURE SAFE PASSAGE FOR CYCLISTS AND PEDESTRIANS.
 - IF THERE IS NO CONSTRUCTED PUBLIC FOOTPATH ON THE VERGE A FENCED CLEARWAY OF 1.8M IN WIDTH MUST BE MAINTAINED FOR THE ENTIRE FRONTAGE OF THE LEASE TO ALLOW FOR PEDESTRIANS AND CYCLISTS.
 - ACCESS GATES INTO THE SITE MUST SWING INTO THE SITE. THEY MUST NOT BE CAPABLE OF BLOCKING PEDESTRIAN ACCESS ALONG THE VERGE OR VEHICULAR TRAFFIC ON THE ROAD.
 - 5.4 ACCESS FOR SERVICE INSTALLATIONS
 - FENCING MUST NOT BE REMOVED FOR SERVICE INSTALLATION ACROSS THE VERGE UNLESS AA APPROVES THE SERVICE INSTALLATION.
 - REALIGN FENCE TO PROVIDE LANE FOR SERVICE TRENCHING, BUT RE-ERECT FENCE TO ENCLOSE TREES BEFORE TRENCHING COMMENCES. UPON COMPLETION OF TRENCHING, RETURN THE FENCE TO ITS ORIGINAL ALIGNMENT.
- 6 EXISTING TREES
 - 6.1 GENERAL
 - ALL TREES LOCATED IN THE ROAD RESERVE, VERGE, PUBLIC OPEN SPACE AND ON UNLEASED TERRITORY LAND, ARE TO BE RETAINED AND REMAIN UNDAMAGED. WRITTEN AUTHORISATION FROM AA IS REQUIRED IF ANY PLANT MATERIAL IS TO BE DISTURBED AS A PART OF CONSTRUCTION. THIS APPROVAL WILL BE GIVEN AS A PART OF THE LMP
 - EXISTING CANOPY CLEARANCE IS NOT TO BE ALTERED.
 - CROWNS AND APEX OF CANOPIES ARE NOT TO BE ALTERED OR REDUCED.
 - ENSURE LIFTING EQUIPMENT AND LOAD CAN CLEAR HEIGHT AND WIDTH OF TREE CANOPY WITHOUT DAMAGE TO CROWN.
 - ENSURE CONSTRUCTION EQUIPMENT CAN PASS BENEATH LOWEST LIMB, THROUGH DRIVEWAY ACCESS.
 - 6.2 TREE ROOT PROTECTION
 - THE MAJORITY OF TREE ROOTS GROW IN THE TOP 300 MM OF SOIL. THESE ARE THE FEEDER ROOTS, OFTEN VERY FINE ROOTS THAT PROVIDE THE TREE WITH WATER, OXYGEN AND NUTRIENTS. THESE ROOTS TYPICALLY GROW BETWEEN THE TREE'S TRUNK TO WELL BEYOND ITS 'DRIP-LINE' (THE CANOPY EDGE).
 - EXCAVATION WITHIN THE DRIP ZONE OF A TREE DOES CONSIDERABLE DAMAGE TO ITS ROOT SYSTEM. IT CAN AFFECT TREE STABILITY AND TREE HEALTH TO SUCH AN EXTENT THAT IT WILL LEAD TO THE DECLINE AND POSSIBLE DEATH OF THE TREE OVER A PERIOD OF YEARS.
 - EXCAVATION THAT OCCURS WITHIN THE DRIP ZONE OF A TREE MUST BE APPROVED AND IS TO BE RESTRICTED TO ONE SIDE OF THE TREE ONLY. APPROVAL CAN BE SOUGHT BY CONTACTING THE MUNICIPAL SERVICES OFFICER.
 - WHERE EXCAVATION IS APPROVED, THE FOLLOWING MEASURES ARE TO BE ADOPTED FOR TREE PROTECTION:
 - * DO NOT SEVER LARGE ROOTS (30 MM DIAMETER) CLOSER THAN HALFWAY FROM THE DRIP-LINE TO THE TRUNK. HAND TRENCHING TO A DEPTH OF 300MM IS REQUIRED TO LOCATE THESE ROOTS BEFORE ANY MECHANICAL TRENCHING IS UNDERTAKEN.
 - * ALL ROOTS MUST BE CUT CLEANLY WITH EQUIPMENT SPECIFICALLY DESIGNED TO CUT ROOTS CLEANLY OR OTHER SUITABLE PRUNING EQUIPMENT.
 - * ROOTS EXPOSED DURING EXCAVATION MUST BE PROTECTED FROM DESICCATION. KEEP LIGHTLY WATERED OR COVER WITH HESSIAN, WHICH MUST BE KEPT MOIST.
 - * WATER TREES THAT HAVE HAD DISTURBANCE IN THEIR ROOT ZONE. THE AMOUNT AND FREQUENCY OF WATER NEEDS TO BE ADAPTED TO THE TREES' REQUIREMENT, BASED ON SEASONAL CONDITIONS.
- 7 SITE ACCESS
 - THE DEVELOPER MUST COORDINATE ALL SERVICE APPROVALS THAT ARE PROPOSED WITHIN THE ROAD RESERVE, PUBLIC OPEN SPACE AND UNLEASED TERRITORY LAND.
 - APPROVAL FOR TRENCH LOCATIONS MUST BE OBTAINED THROUGH MUNICIPAL SERVICES AND THE RELEVANT CITY MANAGEMENT AGENCIES AT THE PLANNING AND DESIGN STAGES. IN MOST SITUATIONS, EXCAVATION MUST NOT OCCUR WITHIN THE VERGE. WHERE EXCAVATION IS ALLOWED THE FOLLOWING REQUIREMENTS APPLY:
 - * BORING OR TUNNELING BELOW THE ROOT ZONE MUST BE UNDERTAKEN IF THE EXCAVATION IS WITHIN THE CANOPY SPREAD OF ANY TREE.
 - * SHARED TRENCHING FOR SERVICES IS MANDATORY.
 - * NUMBER OF VERGE CROSSINGS TO BE MINIMISED.
 - * EXCAVATION FOR SERVICES ACROSS VERGE (I.E. AT RIGHT ANGLES TO KERB, PROPERTY LINE) IS TO BE MIDWAY BETWEEN THE TREE TRUNKS.
 - * ANY SERVICE INSTALLATION WITHIN 5.0M OF AN EXISTING TREE TRUNK, OR WITHIN THE TREE CANOPY REQUIRES PRIOR APPROVAL.
 - NOTE: A TEMPORARY TRAFFIC MANAGEMENT PLAN (TTM) AND A ROADS AND PUBLIC PLACES OPENING PERMIT (RPPOP) MUST BE OBTAINED FROM ROADS ACT BEFORE ANY EXCAVATION IS UNDERTAKEN ON TERRITORY LAND.
- 8 SERVICES AND UTILITIES
 - 8.1 SERVICE CONNECTION TO SITE
 - THE DEVELOPER MUST COORDINATE ALL SERVICE APPROVALS THAT ARE PROPOSED WITHIN THE ROAD RESERVE, PUBLIC OPEN SPACE AND UNLEASED TERRITORY LAND.
 - APPROVAL FOR TRENCH LOCATIONS MUST BE OBTAINED THROUGH MUNICIPAL SERVICES AND THE RELEVANT CITY MANAGEMENT AGENCIES AT THE PLANNING AND DESIGN STAGES. IN MOST SITUATIONS, EXCAVATION MUST NOT OCCUR WITHIN THE VERGE. WHERE EXCAVATION IS ALLOWED THE FOLLOWING REQUIREMENTS APPLY:
 - * BORING OR TUNNELING BELOW THE ROOT ZONE IS TO BE UNDERTAKEN IF THE EXCAVATION REQUIRED IS WITHIN THE CANOPY SPREAD OF ANY TREE.
 - * BORING OR TUNNELING BELOW THE ROOT ZONE IS TO BE UNDERTAKEN IF THE EXCAVATION REQUIRED IS WITHIN THE CANOPY SPREAD OF ANY TREE.
 - * BELOW EXISTING FOOTPATH ON THE PROPERTY LINE.
 - * IMMEDIATELY BEHIND KERB.
 - 8.2 SERVICES AND UTILITIES ALONG ROAD RESERVES
 - THE DEVELOPER MUST COORDINATE ALL SERVICE APPROVALS.
 - AA APPROVAL FOR TRENCH LOCATIONS MUST BE OBTAINED AT THE PLANNING AND DESIGN STAGE.
 - NEW OR UPGRADED SERVICES PARALLEL TO KERB OR PROPERTY LINE ARE TO BE INSTALLED ON THE FOLLOWING ALIGNMENTS (SUBJECT TO APPROVAL) TO MINIMISE DAMAGE/DISTURBANCE TO ROOTS/ROOT ZONE.
 - * WITHIN ROAD PAVED AREA.
 - * BORING OR TUNNELING BELOW THE ROOT ZONE IS TO BE UNDERTAKEN IF THE EXCAVATION REQUIRED IS WITHIN THE CANOPY SPREAD OF ANY TREE.
 - * IMMEDIATELY BEHIND KERB.
- 9 IRRIGATION
 - MUNICIPAL SERVICES ACTIVELY DISCOURAGES THE USE OF IN-GROUND IRRIGATION SYSTEMS, AND GENERALLY DOES NOT ENDORSE THEIR INSTALLATION IN THE VERGE. HOWEVER, A SYSTEM OF QUICK COUPLERS AT THE LEASE EDGE OF THE VERGE MAY BE INSTALLED, SUBJECT TO MUNICIPAL SERVICES'S APPROVAL OF THE IRRIGATION PLAN.
- 10 VERGE INFRASTRUCTURE CONDITION AND RESTORATION
 - CONTACT THE MUNICIPAL SERVICES OFFICER TO NOTIFY COMMENCEMENT OF VERGE RESTORATION AND AT THE COMPLETION OF WORK.
 - AT THE COMPLETION OF CONSTRUCTION, VERGES SHOULD HAVE ESTABLISHED DRYLAND GRASS COVER. TOPSOIL IS NOT TO BE REMOVED AND THE SOIL LEVEL MUST NOT BE CHANGED.
 - IF THE STANDARD OF GRASS COVER ON THE VERGE IS TO BE IMPROVED, THE FOLLOWING REQUIREMENTS APPLY:
 - * LIGHTLY CULTIVATE THE SOIL TO 25 MM TO 50 MM DEPTH (50 MM MAXIMUM TO MINIMISE DAMAGE TO TREE ROOTS). CULTIVATE ONLY IN ONE DIRECTION. AVOID MAJOR ROOTS, AND KEEP A MINIMUM OF 1M AWAY FROM TREE TRUNKS.
 - * ADD #B TYPE TOPSOIL AT 25 MM TO 50 MM DEPTH. LEVEL THE TOPSOIL AND ADD NPK FERTILISER (EQUIVALENT TO MULTIGRO) AT 40G/M2.
 - * LAY TURF OR SOW SEED OF SUITABLE DROUGHT TOLERANT SPECIES AS SPECIFIED IN THE DEPARTMENT OF URBAN SERVICES (DUS) STANDARDS AND SPECIFICATIONS FOR URBAN INFRASTRUCTURE. KEEP MOIST DURING ESTABLISHMENT.
 - IF DAMAGE OCCURS TO TREES OR OTHER PLANTINGS ON STREET VERGES OR PUBLIC OPEN SPACES, THEY ARE TO BE REPLACED OR REHABILITATED TO MUNICIPAL SERVICES'S SATISFACTION AT THE DEVELOPER'S EXPENSE. RESTORATION WORK IS TO BE APPROVED BY MUNICIPAL SERVICES AND CARRIED OUT BY APPROVED OPERATORS.



A	FOR DEVELOPMENT APPROVAL.	10.08.17	
ISSUE	DESCRIPTION	DATE	CHECKED

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CLIENT
5 BLACKMAN CRES MACQUARIE P/L

PROJECT
**PROPOSED RESIDENTIAL DEVELOPMENT
BLOCKS 2 & 3, SECTION 7
MACQUARIE, ACT**

TITLE
LANDSCAPE MANAGEMENT PROTECTION PLAN

DESIGNED BY KS	SCALE 1:200 @ A1
DRAWN BY KS	JOB NO. 17BLACKMAN1
AUTHORISED	DRAWING NO. DA04
DATE AUG 17	

Waste Management Plan

Block 15 Section 7 MACQUARIE

Site Preparation

Demolition

Construction

Prepared by
ARKITEX PTY LTD
DECEMBER 2019

Site Preparation

Planning

- Conduct a site inspection to identify potential waste and recycling items.
- Contact waste and recycling service providers to assess site contents.
- Identify areas for on site waste and recycling that will facilitate the requirements of the salvage contractors and don't mix loads.

Dirty fill

- Sent to CANBERRA SAND AND GRAVEL (62415945) to be recycled.

Clean fill

- Sent to Gungahlin Landscape supplies (KAMBAH YARD) to be cleaned and improved and resold as landscape topsoil materials.
- Some material to be placed aside if required for any site fill works.

Concrete

- Sent to CANBERRA CONCRETE RECYCLERS (62497427) to be cleaned, crushed and reused as road base or concrete aggregate.

Metal

- Collected by EZY SCRAP SERVICES (1800 553 753) to be recycled.

Bricks

- Sent to CANBERRA CONCRETE RECYCLERS (62497427) to be cleaned, crushed and reused as road base or concrete aggregate.

Green waste

- Sent to CORKHILL BROS (6239 72 00) to be mulched and reused in landscape products.

Trees

- On sold by tree removed contractor to public for firewood or craft supplies.

Demolition

Planning

- Demolition contractor to be instructed to separate materials in order to recycle or reuse as much material as possible.
- Contact waste and recycling service providers to assess site contents.
- Identify areas for on site waste and recycling that will facilitate the requirements of the salvage contractors and don't mix loads.

Concrete

- Sent to CANBERRA CONCRETE RECYCLERS (62497427) to be cleaned, crushed and reused as road base or concrete aggregate.

Metal

- Collected by EZY SCRAP SERVICES (1800 553 753) to be recycled.
- to be collected by HANDYMANS TRADING POST (62804036) and resold as second hand building materials.

Bricks

- Sent to CANBERRA CONCRETE RECYCLERS (62497427) to be cleaned, crushed and reused as road base or concrete aggregate.

Windows

- To be collected by HANDYMANS TRADING POST (62804036) and resold as second hand building materials.

Doors

- To be collected by HANDYMANS TRADING POST (62804036) and resold as second hand building materials.

Timber

- To be collected by HANDYMANS TRADING POST (62804036) and resold as second hand building materials.
- sent to CORKHILL BROS (6239 72 00) to be recycled

Construction

Planning

- Provide two separate waste bins onsite. One for recycling and one for waste. Identify bin purpose clearly.
- Carry out site inductions and instruct all trades that the two separate bins are to be used and correctly.
- Instruct manufacturers and suppliers that minimal packing is to be provided to items sent to site. Request that packing not required be returned to supplier when delivery is made.
- Reduce the amount of materials and the time-stored onsite to eliminate damage to products.
- Specify and use materials that are environmentally friendly and are able to be reused or recycled in the future.
- Use materials that have been produced with a recycled component.
- Order materials correctly to ensure that products are not remaining onsite at the completion of the project.

Waste bin

- To be collected by CAPITAL WASTE SKIPS (62844443) and disposed of in landfill.

Recycling bin

- To be collected by CAPITAL WASTE SKIPS (62844443) and separated for recycling purposes.

If you required any assistance with onsite waste minimisation, contact the following Government agency

ACT NOWaste
Department of Territory and Municipal Services
www.nowaste.act.gov.au
no.waste@act.gov.au
Tel: 132 281



WASTE MANAGEMENT PLAN

If you are intending to submit a Development Application and/or a Building Application you must complete this waste management plan. One set of supporting drawings must be attached to this document, showing storage location, truck access and turning circles on the site plan (please see last page of the Waste Management Plan).

Sections of the Waste Management Plan you need to complete are detailed in Section 4 Table 1 of the Code.

PROJECT SPECIFIC INFORMATION

PART 1: PROJECT AND APPLICANT DETAILS

PROJECT DESCRIPTION: PROPOSED MULTI UNIT

UNIT No. _____ BLOCK: 15 SECTION: 7 SUBURB: MACQUARIE

APPLICANT/AGENT: ARKITEX PTY LTD

PHONE: 0413570599 FACSIMILE: _____

ADDRESS: SHOP 5 TORRENS PLACE TORRENS

Declaration: *I as applicant undertake that the disposal of the waste will take place as per the details of the plan and will ensure that the contractors and sub contractors involved in this application are also responsible for implementing this plan.*

SIGNATURE:  DATE: 07-09-2019
(Applicant/Agent)

PART 2: TYPE OF PROCESS

TYPE OF APPLICATION (tick appropriate box(es))

- Development Application (DA) Lease Variation – with immediate building works
 Lease Variation – without immediate building works
 Building Application (BA)

TYPES OF DEVELOPMENT (tick the appropriate boxes)

- New
- Existing Redevelopment/Refurbishment/fitout

- Single Residential Dwelling
- Dual Occupancy
- Residential multi unit and cluster developments up to 10 units (No. Of Units) 7 UNITS
- Residential multi unit and cluster developments 11 and above _____ (No. Of Units)
- Offices and Non Retail Food
- Retail Food, Cafes Clubs, Restaurants and Takeaways
- Town Centre/Group Centre, Supermarkets, Shopping Centres, Hostels, Hotels, Motels, Serviced Apartments and Institutional Premises
- Estate Development Projects (ie suburban developments)

OTHER (Please specify): _____

DEMOLITION PHASE

Is demolition involved? Yes No
(If NO go to Part 4)


Will there be more than 5m³ of demolition waste generated? Yes No
(If YES go to Part 3) (If NO go to Part 4)

CONSTRUCTION PHASE

Part 4 is to be completed for all the following developments:

- Refurbishments/fitouts (Non 1, 2 and 10a developments)
- Residential multi unit and cluster developments 11 and above
- Offices and Non Retail Food
- Retail Food, Cafes Clubs, Restaurants and Takeaways
- Town Centre/Group Centre, Supermarkets, Shopping Centres, Hostels, Hotels, Motels, Serviced Apartments and Institutional Premises
- Estate Development Projects (ie suburban developments)

WASTE MANAGEMENT PLAN — PART 3 DEMOLITION WASTE PROFORMA

Unit No: Block: 1 5 Section: 7 Suburb: MACQUARIE
 Applicant's Name: ARKITEX PTY LTD Applicant's Signature:  Date: 17 / 11 / 19
 Demolisher Assigned: TBA Demolisher's Signature: ACT Builder's Licence No..... Date:...../...../.....

Type Of Material Generated	Estimated Volume Of Material Generated (m³)	REUSE/RECYCLING OF DEMOLITION WASTE				DISPOSAL AT LANDFILL	
		Estimated Volume (m³)	Specify proposed reuse or on-site recycling methods	Estimated Volume (m³)	Specify name of receiving recycling outlet(s) and/or reuse site(s)	Estimated Volume (m³)	Specify landfill site(s)
Excavation Material							
Green Waste							
Bricks	16			16	CCR PIALLIGO		
Concrete	16			16	CCR PIALLIGO		
Timber (Please Specify)	8					8	MUGGA WAY
Plasterboard/Gyprock	8					8	MUGGA WAY
Metals (Please Specify)							
Other (Please Specify)							
TOTAL	48			32		16	

WASTE MANAGEMENT PLAN – PART 4 CONSTRUCTION WASTE PROFORMA

Unit No: Block 1 5 Section: 7 Suburb: MACQUARIE

Applicant's Name: ARKITEX PTY LTD Applicant's Signature:  Date: 7 / 11 / 19

		OFF-SITE REUSE/RECYCLING OF CONSTRUCTION WASTE		DISPOSAL AT LANDFILL	
Type Of Material Generated	Estimated Volume Of Waste* Material Generated (m³)	Estimated Volume of Construction Waste (m³)	Specify name of receiving recycling outlet(s) and/or reuse site(s)	Estimated Volume of Construction Waste (m³)	Specify landfill site(s)
Excavation Material					
Green Waste					
Bricks	6	6	CCR PIALLIGO		
Concrete	4	4	CCR PIALLIGO		
Timber (Please Specify)	6			6	MUGGA WAY
Plasterboard/Gyprock	8			8	MUGGA WAY
Metals (Please Specify)					
Other (Please Specify)					
TOTAL	24	10		14	

* In this case, "waste" means any construction material that is not used on site.

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 =

41%

Indoor information

Number of bedrooms in the entire complex	21
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)?	2,032
Total Roof area (m ²)?	940
Lawn area (m ²)?	100
Irrigated garden area (m ²)?	350
Imperveous pavement or driveway (m ²)?	345

Rain water tank information

Are there going to be water tanks installed?	Yes ▼
What is the total size of all the tanks (L)?	17,500
What is the total roof area flowing into the tanks (m ²)?	420
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