



ACT Heritage Council

Statement of Heritage Effect Approval

Under Section 61H of the *Heritage Act 2004*

Applicant Reference: 23 Dirrawan Gardens
Heritage Reference: Reid 5-28
Contact Officer: Kate Harrison
Received by Council: 17 May 2015

TO: [REDACTED]

Philip Leeson Architects

CC: Graham Sandeman
Asbestos Response Taskforce
graham.sandeman@act.gov.au

Block:	Section:	Division / District:	Heritage Place:
5	28	Reid	Reid Housing Precinct

Status of Place: Registered Heritage Place
Description of Works: Demolition of existing dwelling
Council Advice provided by: Secretary/ACT Heritage Manager

Pursuant to s. 61H of the *Heritage Act 2004*, the ACT Heritage Council advises that:

- The Statement of Heritage Effect is approved, on the basis that
- the proposed activity is justifiable at, or near, a place; and
 - there are no reasonably practicable alternative ways to carry out the proposed activity at the heritage site; and
 - that reasonable steps have been identified to reduce the risk of diminishing the heritage significance of or damage to the heritage site.

Background:

Block 5 Section 28 Reid (23 Dirrawan Gardens) is located within the Reid Housing Precinct (the Precinct) which is entered to the ACT Heritage Register. The existing dwelling comprises a single storey brick and tile cottage, constructed circa 1926. The original building form and architectural character of the dwelling remains evident, with only minor alterations and additions undertaken.

On 17 May 2016 the ACT Heritage Council (the Council) received an application for approval of a Statement of Heritage Effects (SHE) for demolition of the existing dwelling including an archival recording of the exterior of the building.

The dwelling has been identified for demolition as part of the ACT Government's Loose Fill Asbestos Insulation Eradication Scheme (the Scheme). The Scheme has been developed to eradicate the ongoing exposure risks from the continuing presence of loose fill asbestos insulation (Mr Fluffy) in Canberra houses. This outcome is to be achieved by the compulsory demolition of all affected houses and block remediation. There are no alternate options.

Advice:

Consistent with its *General Conservation Policy 6 – Loose Fill Asbestos in Heritage Places*, where the presence of loose-fill asbestos has been identified in a building at a heritage place, the Council will not object to the demolition of the building subject to:

- an archival recording of the building exterior; and
- any replacement construction conforms to any relevant heritage guidelines for the heritage place.

An archival photographic recording of the exterior of the dwelling has been provided with this application and is endorsed by the Council.

Total demolition of the dwelling is compulsory under the Scheme and the Council acknowledges that there is no alternate option.

On this basis, the Council approves the "*Statement of Heritage Effect for 23 Dirrawan Gardens Reid*" by Philip Leeson Architects, May 2016 subject the following condition:

- any replacement dwelling on Block 5 Section 28 Reid, must conform to the heritage guidelines for the Precinct.



Fiona Moore
A/g Secretary (as delegate for),
ACT Heritage Council

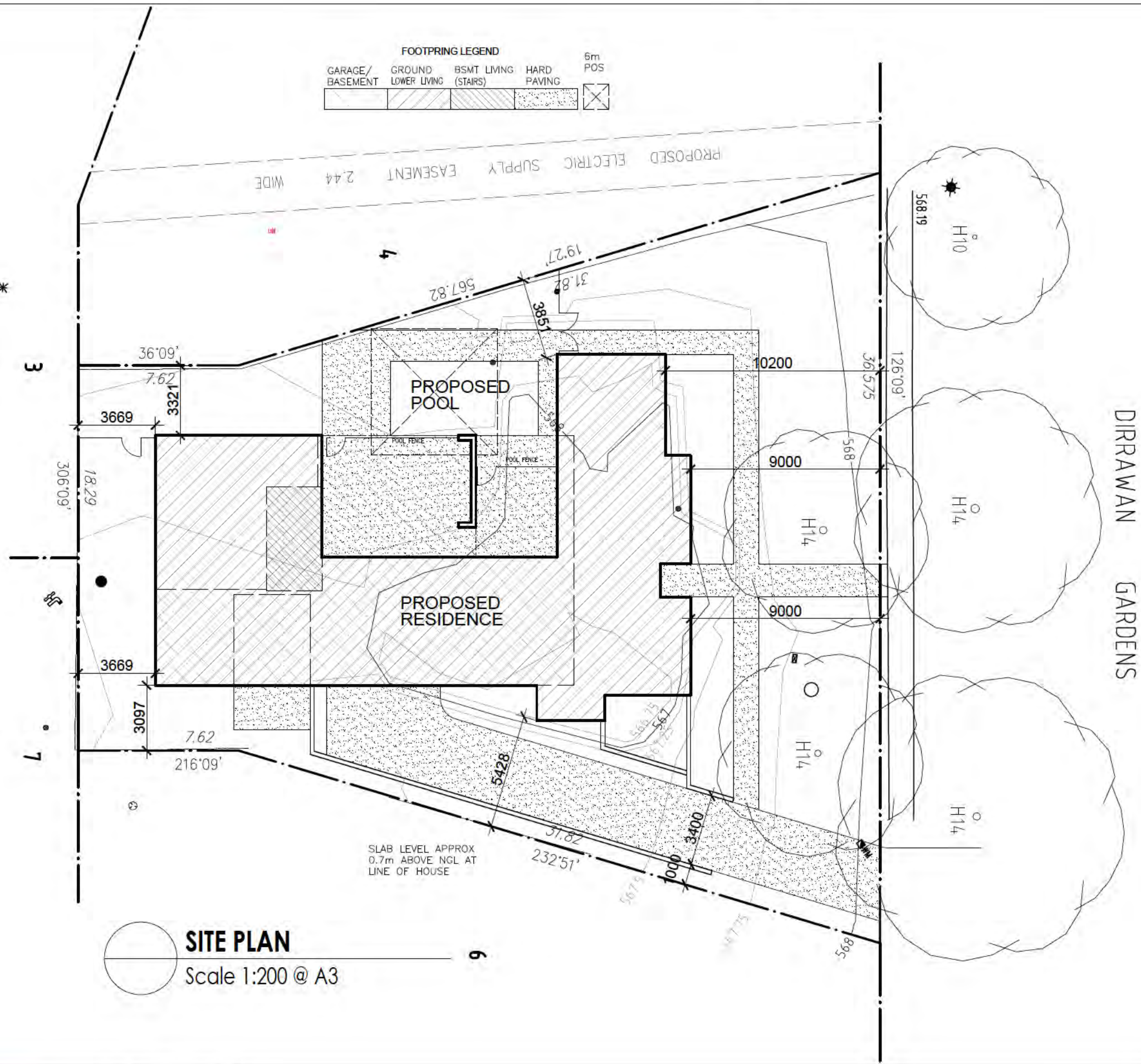
27 May 2016

FOOTPRINT LEGEND

GARAGE/ BASEMENT	GROUND LOWER LIVING	BSMT LIVING (STAIRS)	HARD PAVING	6m POS

SITE ANALYSIS

SITE AREA	=973m ²
GROUND FLOOR LIVING AREA	=254.3m ²
LOWER FLOOR LIVING AREA	=13.0m ²
TOTAL GFA	=267.3m ²
PLOT RATIO	=27.4%
GARAGE BASEMENT AREA	=178.5
ALFRESCO AREA (EXCLUDING EVES)	=42.4m ²



SITE PLAN
Scale 1:200 @ A3

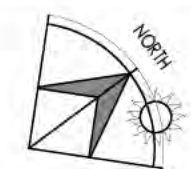
LEGEND

- LIGHTPOLE
- WM WATER METER
- SEWERMANHOLE

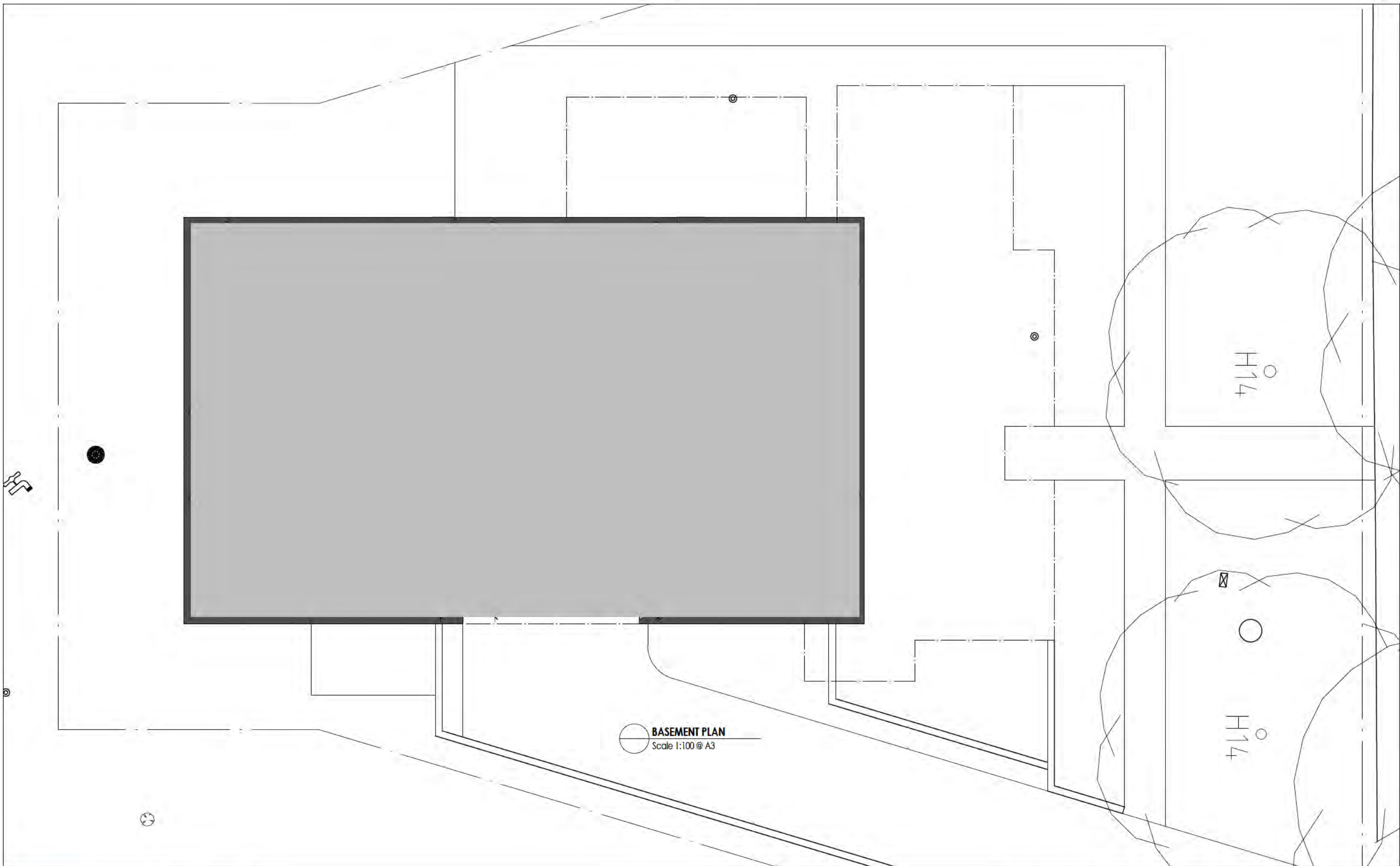
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28
973?
DP 15


INVENTIVE BUILDING DESIGN

60a PHYLLIS
ASHTON CIRCUIT
GUNGAHLIN
ACT
2912
PH: (02)62538767
M: 0407908688



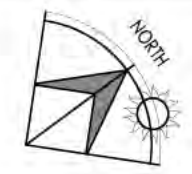
BLOCK 5	SECTION 28	SUBURB REID	SCALE	1:200 @ A3
DRAWING	SITE PLAN		DRAWN	RJ
PROJECT	PROPOSED NEW RESIDENCE		PRINT DATE	25/10/2018
CLIENT	RESIDENCE		PROJ No.	1809
			REVISION	
			DWG No	SP01



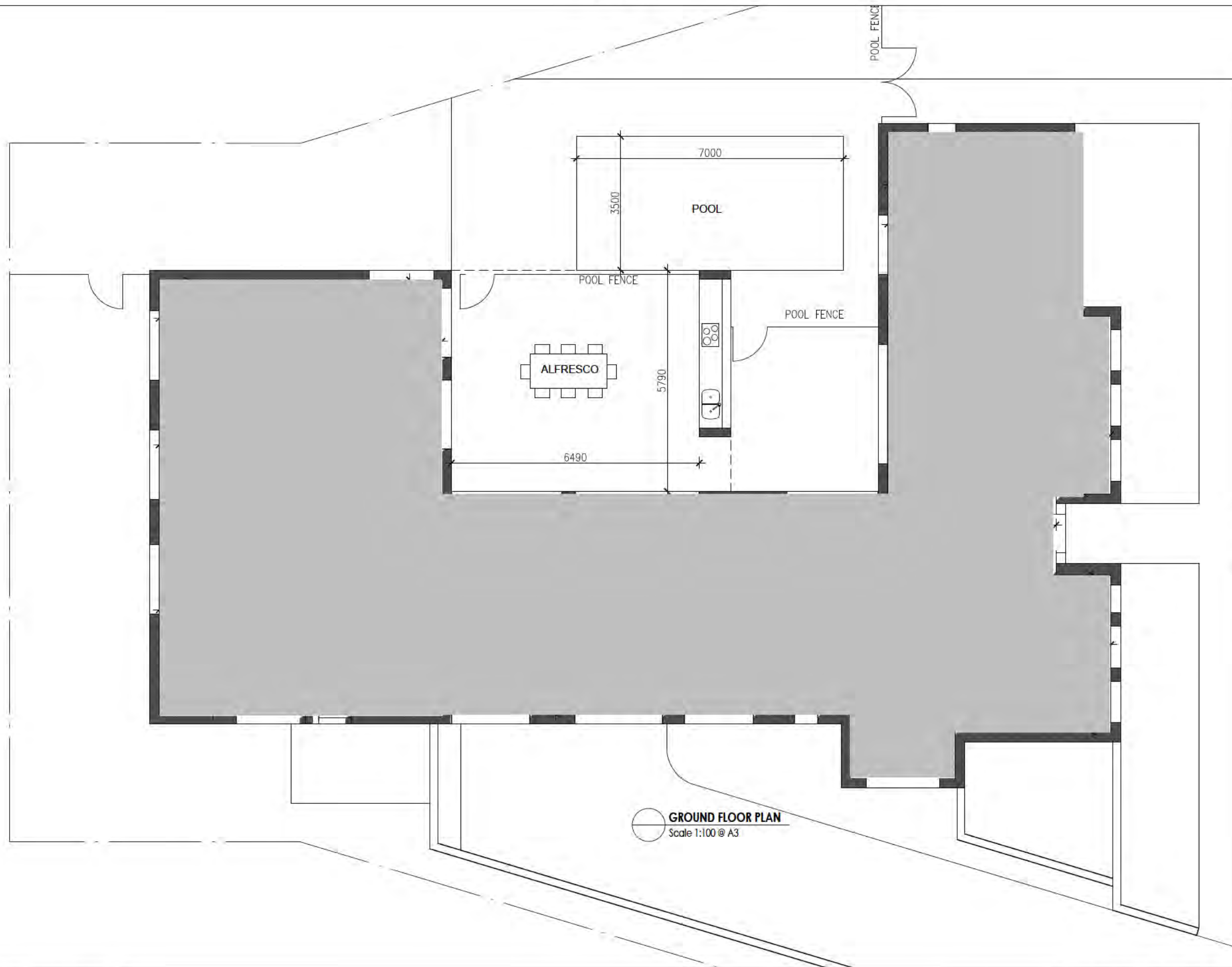

BASEMENT PLAN
 Scale 1:100 @ A3




60a PHYLIS
 ASHTON CIRCUIT
 GUNGAHLIN
 ACT
 2912
 PH: (02)62538767
 M: 0407908688



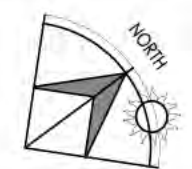
BLOCK 5	SECTION 28	SUBURB REID	SCALE	1:100 @ A3
DRAWING	BASEMENT LEVEL PLAN		DRAWN	BJ
PROJECT	PROPOSED NEW RESIDENCE		PRINT DATE	25/10/2018
CLIENT	RESIDENCE		PROJ No.	1809
			REVISION	
			DWG No	SP02




GROUND FLOOR PLAN
 Scale 1:100 @ A3



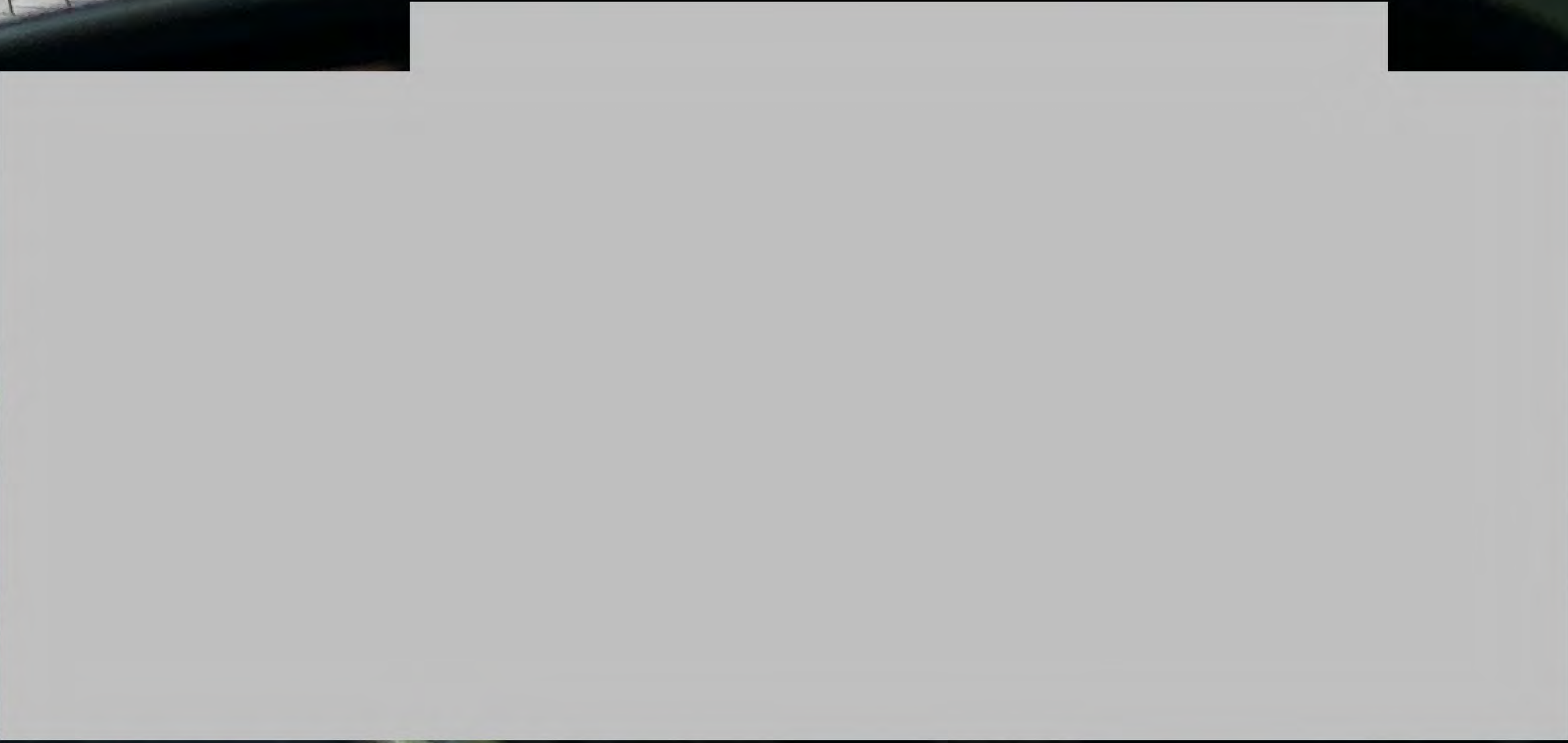
60a PHYLLIS
 ASHTON CIRCUIT
 GUNGAHLIN
 ACT
 2912
 PH: (02)62538767
 M: 0407908688



BLOCK 5	SECTION 28	SUBURB REID	SCALE	1:100 @ A3
DRAWING	GROUND FLOOR PLAN		DRAWN	BJ
PROJECT	PROPOSED NEW RESIDENCE		PRINT DATE	25/10/2018
CLIENT	RESIDENCE		PROJ No.	1809
			REVISION	
			DWG No	SP03



45



From: Russell, Meaghan
Sent: Wednesday, 5 December 2018 11:25 AM
To: 'Robert Jukic'
Cc: Dunn, Jennifer
Subject: RE: Block 5 Section 28 Reid [SEC=UNCLASSIFIED]
Attachments: ACT Heritage Register entry_Reid Housing Precinct.pdf

Hello Robert,

Thank you for the email.

As set out in the attached ACT Heritage Register entry, a significant feature of the Reid Housing Precinct are dwellings with unifying architectural style, scale and materials, reflecting the Federal Capital architectural style. To conserve this significant feature, the heritage guidelines for the Precinct state:

Conservation Objective 3.1 – Unity of Built Form for all Dwellings: To conserve the unity of the built form within the by ensuring that additions to existing dwellings and new dwellings that are visible from the street or adjacent public domain, reflect and complement the scale, form, and materials of the identified original dwellings in the street.

Mandatory Requirement 3.1d: The roof form, roof pitch, wall and roof materials, eaves overhang and height-to width ratio of windows within any new construction visible from the street or adjacent public domain shall complement the architectural character of the original dwellings in the street. Applied finishes to the roof of the dwellings shall complement the roof colours of original dwellings in the street.

As noted in Jennifer’s original email, the ACT Heritage Council expects that the form, scale and materials of the new dwelling at 5/28 Reid will complement the architectural character of the existing dwellings, and it is suggested that key architectural qualities – such as hipped tiled roof, single storey form, rendered or face brick finish and timber windows – be incorporated into the design.

The photograph you have provided today does not incorporate these key qualities, and is not likely to be viewed as complementary to the original dwellings in the heritage streetscape.

Such a design is not likely to be approved by the ACT Heritage Council and you are encouraged to work with your clients to develop a design that complies with heritage requirements for the Precinct.

Should you require further advice at this early stage, I also encourage you to contact the ACT Government’s Heritage Advisory Service, provided by Philip Leeson Architects, to organise an appointment – by calling 6295 3311.

Regards,
Meaghan

Meaghan Russell | Manager (Approvals and Advice)

Phone: 13 22 81 | Email: meaghan.russell@act.gov.au

ACT Heritage | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House 16 Challis Street Dickson | GPO Box 158 Canberra ACT 2601

www.environment.act.gov.au



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facebook.com/EnvironPlan



From: Robert Jukic [mailto:robert@rinventive.com.au]
Sent: Wednesday, 5 December 2018 9:50 AM
To: Dunn, Jennifer <Jennifer.Dunn@act.gov.au>
Cc: Russell, Meaghan <Meaghan.Russell@act.gov.au>
Subject: RE: Block 5 Section 28 Reid [SEC=UNCLASSIFIED]

Hi Jennifer

I am working on the images for the above job, in response to your email below.

My clients really really like the attached image of a house they have looks at. And have sent it to me as a reference of style. Before I get into the detail of the look of our proposal, I would like to know your thoughts on the style of home attached.?

Thanks



Robert Jukic

R Inventive Building Design

p: (02) 62538767 **m:** 0407908688

a: 7 Dibbler Crescent, Throsby, ACT 2914

w: www.rinventive.com.au **e:** robert@rinventive.com.au

From: Dunn, Jennifer <Jennifer.Dunn@act.gov.au>
Sent: Friday, November 2, 2018 4:37 PM
To: robert@rinventive.com.au
Cc: Russell, Meaghan <Meaghan.Russell@act.gov.au>
Subject: RE: Block 5 Section 28 Reid [SEC=UNCLASSIFIED]

Dear Robert,

Thank you for your email submission below regarding the construction of a new dwelling at Block 5 Section 28 Reid (23 Dirrawan Gardens).

As you are aware, the subject block is located within the Reid Housing Precinct (the Precinct) which is registered on the ACT Heritage Register.

In approving a Statement of Heritage Effects (SHE) for the demolition of the of the original dwelling on the block due to the presence of loose fill (Mr Fluffy) asbestos, the ACT Heritage Council required that any replacement

dwelling on the block must comply with the relevant Heritage Guidelines (the Guidelines) for the Precinct (as attached).

As such, review of the proposal has identified the following:

1. Clarification of the front setback of the proposed new dwelling in relation to the original dwelling is required to ensure consistency with **Mandatory Requirement 2.1b** of the Guidelines which stipulates that additions or new dwellings shall not be permitted closer to the front boundary than the original building line (of the original dwelling).
2. At 30.5% the site coverage of the proposed development exceeds the **27.5%** maximum permitted by **Mandatory Requirement 2.1d** of the Guidelines. A reduction to comply with this Guideline is required.
3. In the absence of a detailed Landscape Plan for the block, clarification of the extent of any proposed hard surfacing is required to ensure that a minimum of 40% of the area of the block is retained as planting area in accordance with **Mandatory Requirement 2.1e** of the Guidelines.
4. Clarification of the level (RL) of the new dwelling is required to ensure that the RL of the dwelling is consistent with **Mandatory Requirement 3.1b** which stipulates that the RL of any development shall not exceed the RL of the original dwelling.
5. Revision of the siting of the basement entry ramp is required to ensure that the top of the ramp decline does not come forward of the building line in accordance with **Mandatory Requirement 3.2a** of the Guidelines.

Elevations of the proposed building and details of materials and finishes have not been provided with this submission. As a new dwelling within the Precinct the Heritage Council expects that the form, scale and materials of the development complement the architectural character of the existing dwellings ie hipped tiled roof single storey form with a rendered or face brick finish and timber windows

Following submission of a revised scheme that addresses these concerns ACT Heritage is happy to meet to discuss the proposed works in further detail. Please note that any request for a meeting should be forwarded to heritage@act.gov.au

Kind regards,

Jennifer Dunn

Conservation Officer | Advice

Phone 02 6207 9392

ACT Heritage | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, Challis Street Dickson

GPO Box 158 Canberra ACT 2601 www.environment.act.gov.au





From: Robert Jukic [<mailto:robert@rinventive.com.au>]
Sent: Thursday, 25 October 2018 3:40 PM
To: Heritage <Heritage@act.gov.au>
Cc: OConnell, Jennifer <Jennifer.OConnell@act.gov.au>; Russell, Meaghan <Meaghan.Russell@act.gov.au>
Subject: Block 5 Section 28 Reid

Hi Jennifer & Meaghan

I was hoping to set up a meeting in relation to a proposed sketch plan I have attached for my clients. The proposed sketch plans is a proposal for a new single res development with basement garage.

I would appreciate it if someone could give me a buzz to tee up a time, to discuss the plans before we start to get into the detail of the development.

Thanks



Robert Jukic

R Inventive Building Design

p: (02) 62538767 **m:** 0407908688

a: 60A Phyllis Ashton Circuit Gungahlin, ACT 2912

w: www.rinventive.com.au **e:** robert@rinventive.com.au

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From: Robert Jukic <robert@rinventive.com.au>
Sent: Thursday, 17 January 2019 2:57 PM
To: Dunn, Jennifer
Cc: Russell, Meaghan; [REDACTED]
Subject: RE: Block 5 Section 28 Reid [SEC=UNCLASSIFIED]
Attachments: 5 OF 28 Reid-SETBACK CHECK.pdf; 5 OF 28 Reid Sketch 2.pdf

Hi Jennifer

In response to your email below, I have attached a revised set of sketch plans and 3D sketch images. (I will send the 3D images next email)

My client [REDACTED] and I would like to be able to set up a time for a meeting in relation to his proposed home. Unless of course you guys feel the plans are OK and a meeting is not required please let us know. I have responded to your points below in red.

1. Clarification of the front setback of the proposed new dwelling in relation to the original dwelling is required to ensure consistency with **Mandatory Requirement 2.1b** of the Guidelines which stipulates that additions or new dwellings shall not be permitted closer to the front boundary than the original building line (of the original dwelling). **No original plans show a front setback as they are very very old. However I was able to take a snap shot from google maps still showing the old residence, and overlaid my site plan over the top (refer to attached) showing we are actually set a little further back then the original residence.**
2. At 30.5% the site coverage of the proposed development exceeds the **27.5%** maximum permitted by **Mandatory Requirement 2.1d** of the Guidelines. A reduction to comply with this Guideline is required. **The site coverage now sits at 26.8%, 260.9sqm. excluding the vergola, louvers above the alsfresco area, as we would classify it as an unroofed area. (open louvers)**
3. In the absence of a detailed Landscape Plan for the block, clarification of the extent of any proposed hard surfacing is required to ensure that a minimum of 40% of the area of the block is retained as planting area in accordance with **Mandatory Requirement 2.1e** of the Guidelines. **I have provided a diagram showing soft landscape hatched (SP02)**
4. Clarification of the level (RL) of the new dwelling is required to ensure that the RL of the dwelling is consistent with **Mandatory Requirement 3.1b** which stipulates that the RL of any development shall not exceed the RL of the original dwelling. **No original plans show any existing levels as they are very very old. The existing plans show 4 steps that lead up to the front porch, meaning the floor level would be a minimum of 600mm above ground level and street setback. Meaning it would have been anywhere above 568.2. After studying levels of the proposed driveway, basement levels and so on, the ground floor slab level will be 568.1.**
5. Revision of the siting of the basement entry ramp is required to ensure that the top of the ramp decline does not come forward of the building line in accordance with **Mandatory Requirement 3.2a** of the Guidelines. **The ramp will start behind the building line.**



Robert Jukic

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w: www.rinventive.com.au e: robert@rinventive.com.au

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Conservation Officer | Advice

Phone 02 6207 9392

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Sent: Thursday, 25 October 2018 3:40 PM

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

Cc: OConnell, Jennifer <Jennifer.OConnell@act.gov.au>; Russell, Meaghan <Meaghan.Russell@act.gov.au>

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Robert Jukic

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a: 60A Phyllis Ashton Circuit Gungahlin, ACT 2912

w: www.rinventive.com.au e: robert@rinventive.com.au

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PROPOSED RESIDENCE
GF FFL 568.10
GF FFL 565.20

PROPOSED POOL

FOOTPRINT LEGEND
GARAGE/BASEMENT
GROUND LIVING
BSMT LIVING
EASEMENT
ELECTRIC SUPPLY
HARD PAVING

DIRRAWAN GARDENS
DIRRAWAN

21

Dirrawan Gardens

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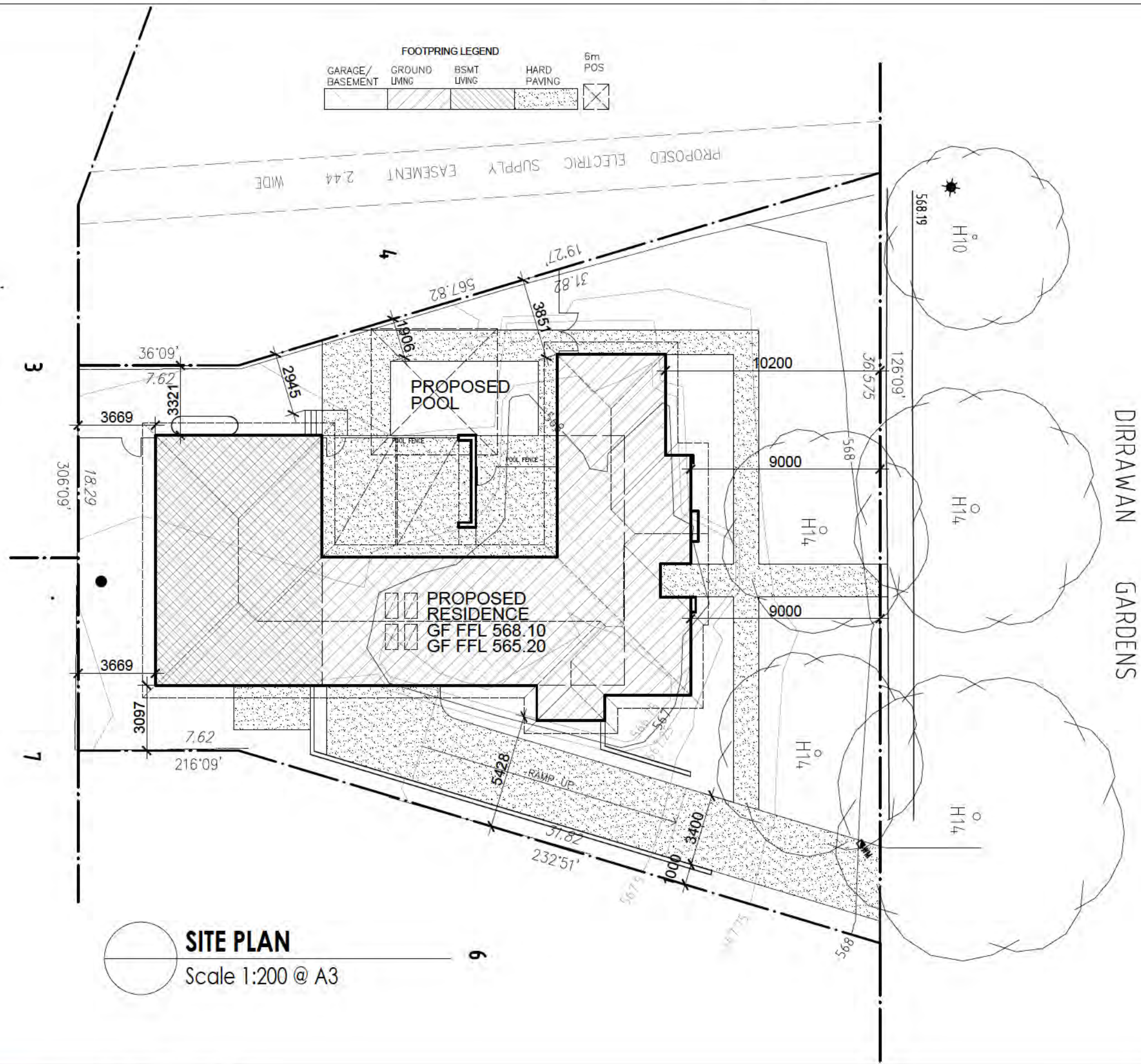
3669

FOOTPRINT LEGEND

GARAGE/ BASEMENT	GROUND LIVING	BSMT LIVING	HARD PAVING	6m POS

SITE ANALYSIS

SITE AREA	=973m ²
GROUND FLOOR LIVING AREA	=254.3m ²
LOWER FLOOR LIVING AREA	=93.9m ²
TOTAL GFA	=348.2m ²
PLOT RATIO	=35.7%
GARAGE BASEMENT AREA	=170.6
VERGOLA AREA	=42.4m ²
FOOTPRINT (SITE COVERAGE)	=260.9m ² =26.8%



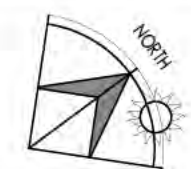
SITE PLAN
Scale 1:200 @ A3

LEGEND

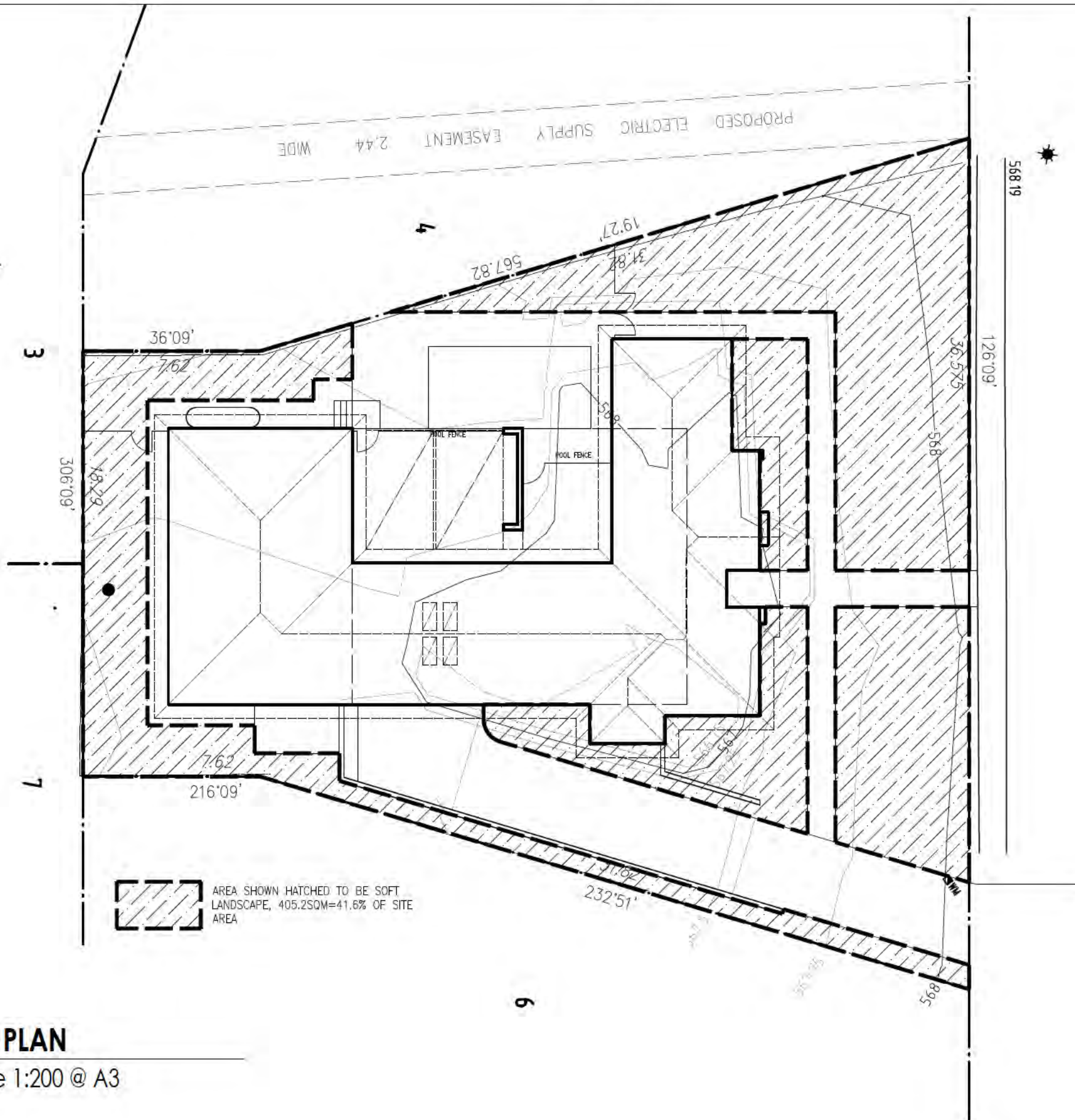
- LIGHTPOLE
- WM WATER METER
- SEWERMANHOLE

5
28
973?
DP 15

60a PHYLIS
ASHTON CIRCUIT
GUNGAHLIN
ACT
2912
PH: (02)62538767
M: 0407908688

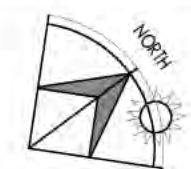


BLOCK 5	SECTION 28	SUBURB REID	SCALE	1:200 @ A3
DRAWING	SITE PLAN		DRAWN	RJ
PROJECT	PROPOSED NEW RESIDENCE		PRINT DATE	17/01/2019
CLIENT	RESIDENCE		PROJ No.	1809
			REVISION	
			DWG No	SP01

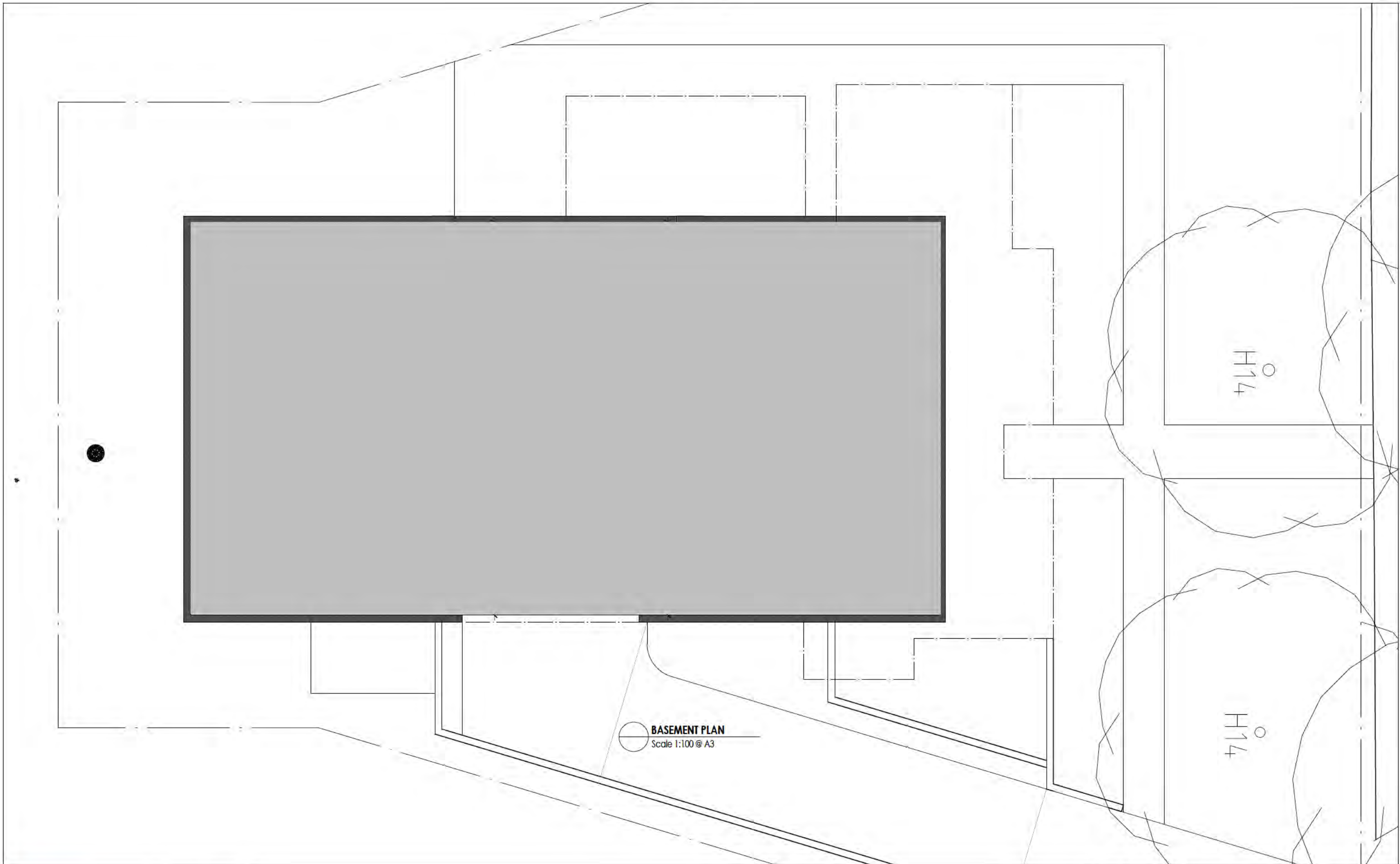



SITE PLAN
Scale 1:200 @ A3

60a PHYLLIS
ASHTON CIRCUIT
GUNGAHLIN
ACT
2912
PH: (02)62538767
M: 0407908688



BLOCK 5	SECTION 28	SUBURB REID	SCALE	1:200 @ A3
DRAWING	SITE PLAN		DRAWN	RJ
PROJECT	PROPOSED NEW RESIDENCE		PRINT DATE	17/01/2019
CLIENT	RESIDENCE		PROJ No.	1809
			REVISION	
			DWG No	SP02



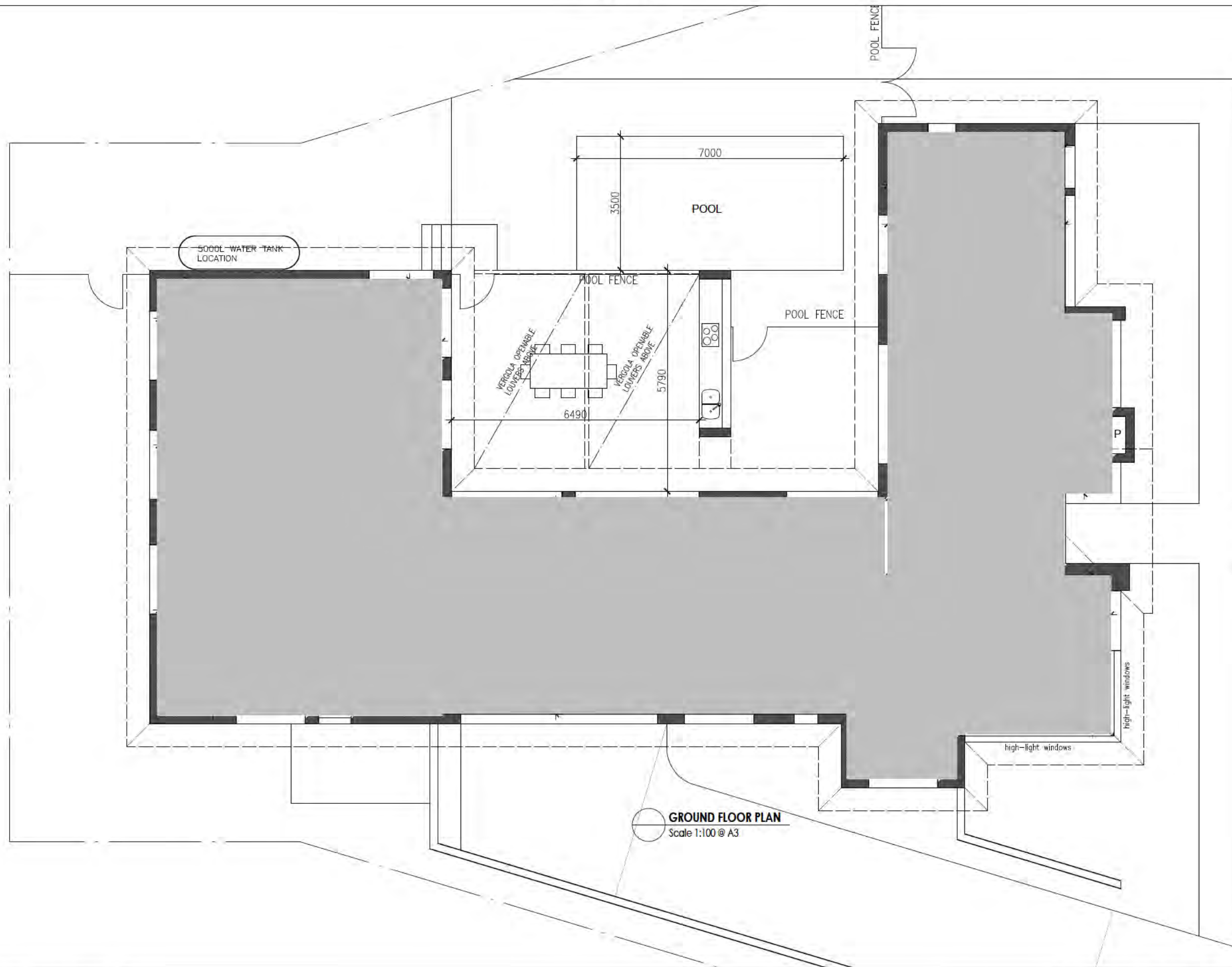

BASEMENT PLAN
 Scale 1:100 @ A3




60a PHYLLIS
 ASHTON CIRCUIT
 GUNGAHLIN
 ACT
 2912
 PH: (02)62538767
 M: 0407908688



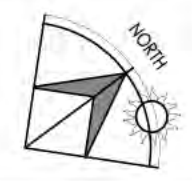
BLOCK	5	SECTION	28	SUBURB	REID	SCALE	1:100 @ A3
DRAWING	BASEMENT LEVEL PLAN					DRAWN	BJ
PROJECT	PROPOSED NEW RESIDENCE					PRINT DATE	17/01/2019
CLIENT	RESIDENCE					PROJ No.	1809
						REVISION	
						DWG No	SP03




GROUND FLOOR PLAN
 Scale 1:100 @ A3



60a PHYLLIS
 ASHTON CIRCUIT
 GUNGAHLIN
 ACT
 2912
 PH: (02)62538767
 M: 0407908688



BLOCK 5	SECTION 28	SUBURB REID	SCALE	1:100 @ A3
DRAWING	GROUND FLOOR PLAN		DRAWN	BJ
PROJECT	PROPOSED NEW RESIDENCE		PRINT DATE	17/01/2019
CLIENT	RESIDENCE		PROJ No.	1809
			REVISION	
			DWG No	SP04

From: Robert Jukic <robert@rinventive.com.au>
Sent: Thursday, 17 January 2019 2:57 PM
To: Dunn, Jennifer
Cc: Russell, Meaghan
Subject: RE: Block 5 Section 28 Reid [SEC=UNCLASSIFIED]
Attachments: 5 OF 28 REID SKETCH2B.jpg; 5 OF 28 REID SKETCH2C.jpg; 5 OF 28 REID SKETCH2D.jpg; 5 OF 28 REID SKETCH2E.jpg; 5 OF 28 REID SKETCH2F.jpg; 5 OF 28 REID SKETCH2G.jpg; 5 OF 28 REID SKETCH2H.jpg; 5 OF 28 REID SKETCH2J.jpg; 5 OF 28 REID SKETCH2K.jpg; 5 OF 28 REID SKETCH2A.jpg



Robert Jukic

R Inventive Building Design

p: (02) 62538767 **m:** 0407908688

a: 7 Dibbler Crescent, Throsby, ACT 2914

w: www.rinventive.com.au **e:** robert@rinventive.com.au

From: Dunn, Jennifer <Jennifer.Dunn@act.gov.au>
Sent: Friday, November 2, 2018 4:37 PM
To: robert@rinventive.com.au
Cc: Russell, Meaghan <Meaghan.Russell@act.gov.au>
Subject: RE: Block 5 Section 28 Reid [SEC=UNCLASSIFIED]

Dear Robert,

Thank you for your email submission below regarding the construction of a new dwelling at Block 5 Section 28 Reid (23 Dirrawan Gardens).

As you are aware, the subject block is located within the Reid Housing Precinct (the Precinct) which is registered on the ACT Heritage Register.

In approving a Statement of Heritage Effects (SHE) for the demolition of the of the original dwelling on the block due to the presence of loose fill (Mr Fluffy) asbestos, the ACT Heritage Council required that any replacement dwelling on the block must comply with the relevant Heritage Guidelines (the Guidelines) for the Precinct (as attached).

As such, review of the proposal has identified the following:

1. Clarification of the front setback of the proposed new dwelling in relation to the original dwelling is required to ensure consistency with **Mandatory Requirement 2.1b** of the Guidelines which stipulates that additions

or new dwellings shall not be permitted closer to the front boundary than the original building line (of the original dwelling).

2. At 30.5% the site coverage of the proposed development exceeds the **27.5%** maximum permitted by **Mandatory Requirement 2.1d** of the Guidelines. A reduction to comply with this Guideline is required.
3. In the absence of a detailed Landscape Plan for the block, clarification of the extent of any proposed hard surfacing is required to ensure that a minimum of 40% of the area of the block is retained as planting area in accordance with **Mandatory Requirement 2.1e** of the Guidelines.
4. Clarification of the level (RL) of the new dwelling is required to ensure that the RL of the dwelling is consistent with **Mandatory Requirement 3.1b** which stipulates that the RL of any development shall not exceed the RL of the original dwelling.
5. Revision of the siting of the basement entry ramp is required to ensure that the top of the ramp decline does not come forward of the building line in accordance with **Mandatory Requirement 3.2a** of the Guidelines.

Elevations of the proposed building and details of materials and finishes have not been provided with this submission. As a new dwelling within the Precinct the Heritage Council expects that the form, scale and materials of the development complement the architectural character of the existing dwellings ie hipped tiled roof single storey form with a rendered or face brick finish and timber windows

Following submission of a revised scheme that addresses these concerns ACT Heritage is happy to meet to discuss the proposed works in further detail. Please note that any request for a meeting should be forwarded to heritage@act.gov.au

Kind regards,

Jennifer Dunn

Conservation Officer | Advice

Phone 02 6207 9392

ACT Heritage | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, Challis Street Dickson

GPO Box 158 Canberra ACT 2601 www.environment.act.gov.au



From: Robert Jukic [<mailto:robert@rinventive.com.au>]
Sent: Thursday, 25 October 2018 3:40 PM
To: Heritage <Heritage@act.gov.au>
Cc: OConnell, Jennifer <Jennifer.OConnell@act.gov.au>; Russell, Meaghan <Meaghan.Russell@act.gov.au>
Subject: Block 5 Section 28 Reid

Hi Jennifer & Meaghan

I was hoping to set up a meeting in relation to a proposed sketch plan I have attached for my clients. The proposed sketch plans is a proposal for a new single res development with basement garage.

I would appreciate it if someone could give me a buzz to tee up a time, to discuss the plans before we start to get into the detail of the development.

Thanks



Robert Jukic

R Inventive Building Design

p: (02) 62538767 **m:** 0407908688

a: 60A Phyllis Ashton Circuit Gungahlin, ACT 2912

w: www.rinventive.com.au **e:** robert@rinventive.com.au

This email, and any attachments, may be confidential and also privileged. If you are not the intended recipient, please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.





















From: Dunn, Jennifer
Sent: Tuesday, 12 February 2019 9:05 AM
To: Harrison, Kate
Subject: 20190130 - Advice - revised proposal (A18798609) [SEC=UNCLASSIFIED]
Attachments: 20190130 - Advice - revised proposal.obr

Can you review this ine, please?

Jennifer Dunn has sent you a link to "20190130 - Advice - revised proposal" (A18798609) from Objective.

Open in Navigator

Double click on the attachment

Open in ECM for Browser

<https://objective.act.gov.au:8443/#/documents/A18798609/details>

Open in Your Browser

Latest: <https://objective.act.gov.au/id:A18798609/document/versions/latest>

Published: <https://objective.act.gov.au/id:A18798609/document/versions/published>



ACT Heritage Council

File Reference: Reid B5 S28
Contact Officer: JD
Phone: 13 22 81

R Inventive Building Design
Robert Jukic

robert@inventive.com.au

Dear Mr Jukic

Proposed new dwelling – Block 5 Section 28 Reid

I refer to your submission of 17 January 2019 regarding the construction of a new single dwelling and basement parking at Block 5 Section 28 Reid (23 Dirrawan Gardens). 23 Dirrawan Gardens is located within the Reid Housing Precinct (the Precinct) which is registered on the ACT Heritage Register.

On 27 May 2016 the ACT Heritage Council (the Council) approved a Statement of Heritage Effects (SHE) application for the demolition of the existing dwelling on the block as part of the ACT Government's Loose Fill Asbestos Insulation Eradication Scheme (the Scheme), as the dwelling was identified as containing 'Mr Fluffy' loose fill asbestos. The original dwelling on the block has subsequently been demolished.

A condition of the SHE approval required that any replacement construction at 23 Dirrawan Gardens conform to the Heritage Guidelines (the Guidelines) for the Precinct.

Previous ACT Heritage advice of 2 November 2018 on the proposed development requested: clarification of the original dwelling setback; a reduction in site coverage to comply with the maximum 27.5% permitted; clarification of the extent of any hard surfacing to ensure that a minimum of 40% of the block is retained for soft landscaping; clarification of the RL of the new dwelling; revised siting of the basement entry ramp; and provisions of elevations of the proposed new dwelling.

The 17 January 2019 proposal has been submitted in response and includes the construction of a contemporary single dwelling with basement parking, and swimming pool.

Review of the revised submission against the Guidelines has identified the following:

- **New dwelling setback**

The Council notes the setback of the proposed new dwelling overlaid with previous aerial imagery of block, and is satisfied that the new dwelling complies with Mandatory Requirement 2.1b of the Guidelines for the Precinct, with the

proposed new dwelling to be sited no closer to the front boundary than the original dwelling.

- **Site coverage**

The Council notes that the reduction in site coverage of the dwelling to 26%. Whilst the vergola may be openable, the Council considers this to be roofed area. Inclusion of the vergola in site coverage calculations identifies an overall site coverage of 30%, which exceeds the maximum 27.5% site coverage permitted by Mandatory Requirement 2.1d of the Guidelines for the Precinct.

A reduction in the site coverage is required to comply with this requirement.

- **Landscaping**

The intention to retain 41% of the area of the block for soft landscaping is consistent with Mandatory Requirement 2.1 (e) of the Guidelines for the Precinct. However, a detailed Landscape Plan has not been provided which identifies existing plantings, any proposed removals and future planting intentions for the block.

Mandatory Requirement 2.2a in relation to trees and shrubs on private land states that: *“Trees or shrubs over 6 metres tall shall not be removed from leased land without the consent of the Authority and only where in accordance with the approval criteria included on relevant tree protection legislation operating in the Territory.”*

To demonstrate compliance with these requirements, a detailed Landscape Plan is required, which also shows the proposed removal of any trees or shrubs over 6 metres tall.

- **RL of new dwelling**

The Council notes that the RL of the new dwelling has not been clarified. Where the RL of the original dwelling cannot be accurately determined, the Council advises that the RL of the new dwelling must be not higher than the RL of adjacent dwellings. Further information on the RL of adjacent dwellings is therefore required to assess the proposed development against Mandatory Requirement 3.1b, which states: *“The level (RL) of the ridgeline or highest roof point of any development shall not exceed the level of the ridgeline or highest roof point of the original dwelling”*.

- **Siting of basement entry ramp**

The Council notes that the decline of the basement entry ramp has been revised to commence at the proposed building line and complies with Mandatory Requirement 3.2a of the Guidelines.

- **Form, scale and materials**

Council notes that the overall form and scale of the proposed dwelling complements the architectural character of the existing original dwellings in the Precinct, with a single storey hipped roof form. However, details of the materials and finishes of the new dwelling and courtyard wall have not been provided.

As previously advised, a face brick or painted rendered finish to the dwelling would complement the architectural character of the existing dwellings within the Precinct. The proposed breeze block courtyard wall is noted however, breeze blocks do not complement the architectural character of the Precinct. The Council recommends the courtyard wall have either a face brick or rendered finish.

Whilst the dark tile roof is noted in the perspective drawings provided the Council advises that this is not consistent with the architectural character of the Precinct, and recommends a natural colour terracotta tile for the roof of the proposed new dwelling.

In summary, review of the proposal has identified that changes of the following order are required:

- A reduction of site coverage to comply with Mandatory Requirement 2.1d;
- Revised elevations that demonstrate that the RL of the new dwelling is not higher than adjacent dwellings; and
- Revision of the dark roof tiles to a natural terracotta colour tile.

Further, the following additional information is required:

- A detailed Landscape Plan which identifies existing plantings, proposed removals and planting intentions; and
- Clarification of external finishes of the dwelling and courtyard wall noting that a face brick or rendered finish are preferred.

The Council welcomes a revised scheme that responds to the above requirements.

Yours sincerely

Meaghan Russell
Manager (Approvals and Advice) (as delegate for),
ACT Heritage Council

February 2019

From: Russell, Meaghan
Sent: Tuesday, 12 February 2019 10:51 AM
To: Dunn, Jennifer
Subject: RE: 20190130 - Advice - revised proposal (A18798609) [SEC=UNCLASSIFIED]

Hi Jen - advice is signed and ready to go, many thanks.

I made several track changes in the word document for you to check before sending - mostly formatting, with some minor text changes also....

Cheers,
Meaghan

Meaghan Russell | Manager (Approvals and Advice)
Phone: 13 22 81 | Email: meaghan.russell@act.gov.au ACT Heritage | Environment, Planning and Sustainable Development Directorate | ACT Government Dame Pattie Menzies House 16 Challis Street Dickson | GPO Box 158 Canberra ACT 2601 www.environment.act.gov.au

@EnvironPlan [facebook.com/EnvironPlan](https://www.facebook.com/EnvironPlan)

-----Original Message-----

From: Dunn, Jennifer
Sent: Tuesday, 12 February 2019 9:59 AM
To: Russell, Meaghan <Meaghan.Russell@act.gov.au>
Subject: 20190130 - Advice - revised proposal (A18798609) [SEC=UNCLASSIFIED]

A dvice, for your signature (reviewed by Kate) Jennifer Dunn has sent you a link to "20190130 - Advice - revised proposal" (A18798609) from Objective.

Open in Navigator
Double click on the attachment

Open in ECM for Browser
<https://objective.act.gov.au:8443/#/documents/A18798609/details>

Open in Your Browser
Latest: <https://objective.act.gov.au/id:A18798609/document/versions/latest>
Published: <https://objective.act.gov.au/id:A18798609/document/versions/published>

From: Dunn, Jennifer
Sent: Tuesday, 12 February 2019 3:28 PM
To: 'Robert Jukic'
Subject: RE: Block 5 Section 28 Reid [SEC=UNCLASSIFIED]
Attachments: 20190212 - Advice - B5 S28 Reid - New Dwelling.pdf

Good afternoon Robert,

Please find ACT Heritage Council advice attached.

Jennifer Dunn

Conservation Officer | Advice

Phone 02 6207 9392

ACT Heritage | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, Challis Street Dickson

GPO Box 158 Canberra ACT 2601 www.environment.act.gov.au



From: Robert Jukic [mailto:robert@rinventive.com.au]
Sent: Thursday, 17 January 2019 2:57 PM
To: Dunn, Jennifer <Jennifer.Dunn@act.gov.au>
Cc: Russell, Meaghan <Meaghan.Russell@act.gov.au>; [REDACTED]
Subject: RE: Block 5 Section 28 Reid [SEC=UNCLASSIFIED]

Hi Jennifer

In response to your email below, I have attached a revised set of sketch plans and 3D sketch images. (I will send the 3D images next email)

My client [REDACTED] and I would like to be able to set up a time for a meeting in relation to his proposed home. Unless of course you guys feel the plans are OK and a meeting is not required please let us know. I have responded to your points below in red.

1. Clarification of the front setback of the proposed new dwelling in relation to the original dwelling is required to ensure consistency with **Mandatory Requirement 2.1b** of the Guidelines which stipulates that additions

or new dwellings shall not be permitted closer to the front boundary than the original building line (of the original dwelling). No original plans show a front setback as they are very very old. However I was able to take a snap shot from google maps still showing the old residence, and overlaid my site plan over the top (refer to attached) showing we are actually set a little further back then the original residence.

2. At 30.5% the site coverage of the proposed development exceeds the **27.5%** maximum permitted by **Mandatory Requirement 2.1d** of the Guidelines. A reduction to comply with this Guideline is required. The site coverage now sits at 26.8%, 260.9sqm. excluding the vergola, louvers above the alsfresco area, as we would classify it as an unroofed area. (open louvers)
3. In the absence of a detailed Landscape Plan for the block, clarification of the extent of any proposed hard surfacing is required to ensure that a minimum of 40% of the area of the block is retained as planting area in accordance with **Mandatory Requirement 2.1e** of the Guidelines. I have provided a diagram showing soft landscape hatched (SP02)
4. Clarification of the level (RL) of the new dwelling is required to ensure that the RL of the dwelling is consistent with **Mandatory Requirement 3.1b** which stipulates that the RL of any development shall not exceed the RL of the original dwelling. No original plans show any existing levels as they are very very old. The existing plans show 4 steps that lead up to the front porch, meaning the floor level would be a minimum of 600mm above ground level and street setback. Meaning it would have been anywhere above 568.2. After studying levels of the proposed driveway, basement levels and so on, the ground floor slab level will be 568.1.
5. Revision of the siting of the basement entry ramp is required to ensure that the top of the ramp decline does not come forward of the building line in accordance with **Mandatory Requirement 3.2a** of the Guidelines. The ramp will start behind the building line.



Robert Jukic

R Inventive Building Design

p: (02) 62538767 m: 0407908688

a: 7 Dibbler Crescent, Throsby, ACT 2914

w: www.rinventive.com.au e: robert@rinventive.com.au

From: Dunn, Jennifer <Jennifer.Dunn@act.gov.au>

Sent: Friday, November 2, 2018 4:37 PM

To: robert@rinventive.com.au

Cc: Russell, Meaghan <Meaghan.Russell@act.gov.au>

Subject: RE: Block 5 Section 28 Reid [SEC=UNCLASSIFIED]

Dear Robert,

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Elevations of the proposed building and details of materials and finishes have not been provided with this submission. As a new dwelling within the Precinct the Heritage Council expects that the form, scale and materials of the development complement the architectural character of the existing dwellings ie hipped tiled roof single storey form with a rendered or face brick finish and timber windows

Following submission of a revised scheme that addresses these concerns ACT Heritage is happy to meet to discuss the proposed works in further detail. Please note that any request for a meeting should be forwarded to heritage@act.gov.au

Kind regards,

Jennifer Dunn

Conservation Officer | Advice

Phone 02 6207 9392

ACT Heritage | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, Challis Street Dickson

GPO Box 158 Canberra ACT 2601 www.environment.act.gov.au





From: Robert Jukic [<mailto:robert@rinventive.com.au>]
Sent: Thursday, 25 October 2018 3:40 PM
To: Heritage <Heritage@act.gov.au>
Cc: OConnell, Jennifer <Jennifer.OConnell@act.gov.au>; Russell, Meaghan <Meaghan.Russell@act.gov.au>
Subject: Block 5 Section 28 Reid

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I would appreciate it if someone could give me a buzz to tee up a time, to discuss the plans before we start to get into the detail of the development.

Thanks



Robert Jukic

R Inventive Building Design

p: (02) 62538767 **m:** 0407908688

a: 60A Phyllis Ashton Circuit Gungahlin, ACT 2912

w: www.rinventive.com.au **e:** robert@rinventive.com.au

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ACT Heritage Council

File Reference: Reid B5 S28
Contact Officer: JD
Phone: 13 22 81

R Inventive Building Design
Robert Jukic
robert@rinventive.com.au

Dear Mr Jukic

Proposed new dwelling – Block 5 Section 28 Reid

I refer to your submission of 17 January 2019 regarding the construction of a new single dwelling and basement parking at Block 5 Section 28 Reid (23 Dirrawan Gardens). 23 Dirrawan Gardens is located within the Reid Housing Precinct (the Precinct) which is registered on the ACT Heritage Register.

On 27 May 2016 the ACT Heritage Council (the Council) approved a Statement of Heritage Effects (SHE) application for the demolition of the existing dwelling on the block as part of the ACT Government's Loose Fill Asbestos Insulation Eradication Scheme (the Scheme), as the dwelling was identified as containing 'Mr Fluffy' loose fill asbestos. The original dwelling on the block has subsequently been demolished.

A condition of the SHE approval required that any replacement construction at 23 Dirrawan Gardens conform to the Heritage Guidelines (the Guidelines) for the Precinct.

Previous ACT Heritage advice of 2 November 2018 on the proposed development requested: clarification of the original dwelling setback; a reduction in site coverage to comply with the maximum 27.5% permitted; clarification of the extent of any hard surfacing to ensure that a minimum of 40% of the block is retained for soft landscaping; clarification of the RL of the new dwelling; revised siting of the basement entry ramp; and provisions of elevations of the proposed new dwelling.

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The Council notes the setback of the proposed new dwelling overlaid with previous aerial imagery of block, and is satisfied that the new dwelling complies with Mandatory Requirement 2.1b of the Guidelines for the Precinct, with the

proposed new dwelling to be sited no closer to the front boundary than the original dwelling.

- **Site coverage**

The Council notes that the reduction in site coverage of the dwelling to 26%. Whilst the vergola may be openable, the Council considers this to be roofed area. Inclusion of the vergola in site coverage calculations identifies an overall site coverage of 30%, which exceeds the maximum 27.5% site coverage permitted by Mandatory Requirement 2.1d of the Guidelines for the Precinct.

A reduction in the site coverage is required to comply with this requirement.

- **Landscaping**

The intention to retain 41% of the area of the block for soft landscaping is consistent with Mandatory Requirement 2.1 (e) of the Guidelines for the Precinct. However, a detailed Landscape Plan has not been provided which identifies existing plantings, any proposed removals and future planting intentions for the block.

Mandatory Requirement 2.2a in relation to trees and shrubs on private land states that: *“Trees or shrubs over 6 metres tall shall not be removed from leased land without the consent of the Authority and only where in accordance with the approval criteria included on relevant tree protection legislation operating in the Territory.”*

To demonstrate compliance with these requirements, a detailed Landscape Plan is required, which also shows the proposed removal of any trees or shrubs over 6 metres tall.

- **RL of new dwelling**

The Council notes that the RL of the new dwelling has not been clarified. Where the RL of the original dwelling cannot be accurately determined, the Council advises that the RL of the new dwelling must be not higher than the RL of adjacent dwellings. Further information on the RL of adjacent dwellings is therefore required to assess the proposed development against Mandatory Requirement 3.1b, which states: *“The level (RL) of the ridgeline or highest roof point of any development shall not exceed the level of the ridgeline or highest roof point of the original dwelling”*.

- **Siting of basement entry ramp**

The Council notes that the decline of the basement entry ramp has been revised to commence at the proposed building line and complies with Mandatory Requirement 3.2a of the Guidelines.

- **Form, scale and materials**

Council notes that the overall form and scale of the proposed dwelling complements the architectural character of the existing original dwellings in the Precinct, with a single storey hipped roof form. However, details of the materials and finishes of the new dwelling and courtyard wall have not been provided.

As previously advised, a face brick or painted rendered finish to the dwelling would complement the architectural character of the existing dwellings within the Precinct. The proposed breeze block courtyard wall is noted however, breeze blocks do not complement the architectural character of the Precinct. The Council recommends the courtyard wall have either a face brick or rendered finish.

Whilst the dark tile roof is noted in the perspective drawings provided the Council advises that this is not consistent with the architectural character of the Precinct, and recommends a natural colour terracotta tile for the roof of the proposed new dwelling.

In summary, review of the proposal has identified that changes of the following order are required:

- A reduction of site coverage to comply with Mandatory Requirement 2.1d;
- Revised elevations that demonstrate that the RL of the new dwelling is not higher than adjacent dwellings; and
- Revision of the dark roof tiles to a natural terracotta colour tile.

Further, the following additional information is required:

- A detailed Landscape Plan which identifies existing plantings, proposed removals and planting intentions; and
- Clarification of external finishes of the dwelling and courtyard wall noting that a face brick or rendered finish are preferred.

The Council welcomes a revised scheme that responds to the above requirements.

Yours sincerely



Meaghan Russell
**Team Leader, Advice (as delegate for) (as delegate for),
ACT Heritage Council**

2 August 2017

3.7.1.5 CONSTRUCTION OF EXTERNAL WALLS

external walls (including gable walls) require to be fire resisting, and must extend to the underside of a non-combustible roof covering or a non-combustible eaves lining.

3.7.1.8 SEPERATING WALLS

(a) Separating wall between class 1 building, or a wall that separates a class 1 building from a class 10a building which is not appurtenant to that class 1 building must have an FRL of not less than 60/60/60 and

- (i) Commence at footings or ground slab
(ii) extend-

(A) If a building has a non combustible roof covering to the underside of the roof covering (see figure 3.7.1.10)

(B) If a building has a combustibile roof covering to not less than 450mm above the roof covering (see figure 3.7.1.10)

(b) A separating wall of lightweight construction must be tested in accordance with Specification C1.8 of BCA Volume 1.

ROOF LIGHTS

Must be installed in accordance with 3.7.1.10. Have a non combustibile covering. Have an aggregate area not more than 20% of roof or part of that roof. Be not less than 900mm from:
(a) An allotment boundary other than the boundary adjoining a road or other public space.
(b) A vertical projection of a separating wall extending to the underside of a roof covering.

Or 1.8m from any roof light or the like in another building on the same allotment other than an appurtenant building or a detached part of the same building.

SMOKE ALARMS

Must be installed in Class 1a building in accordance with 3.7.2.3

MORTAR JOINTS

3.3.1.7
a) Unless otherwise specified masonry bed and perpend joints are to be a nominal 10mm.
b) Where raked joints are used they must not be deeper than 10mm.

VERTICAL ARTICULATION JOINTS

a) Must be provided in unreinforced masonry walls except walls built where site soil classification is A or S.

- b) Articulation joints between masonry elements must have a width of less than 10mm and be provided in accordance with 3.3.1.8
1. In straight continuous walls having no openings, at not more than 6m centres and not closer than the height of the wall away from corners.
 2. And where the height of the wall changes be more than 20% at the position of change in height, and
 3. where openings more than 900 square 90mm occurs, at not more than 5m centres, and positioned in line with one edge of the openings.
 4. Where wall change in thickness.
 5. At control or construction joints in footing slabs, and
 6. at junction of walls constructed of different masonry materials, and

7. at deep chases (rebates) for service pipes.

- c) For all articulation joints in cavity walls, expandable masonry anchors must be built in at every 4th course. For veneer construction the expandable ties may be omitted.
d) For single leaf walls stabilized by return walls or engaged piers, any articulation joint must be within 300mm of the vertical support.
e) Where masonry is required to be waterproof, all joints must be sealed with flexible, compressible material.
f) Articulation joints must be constructed adjacent to anchored openings.
g) Articulation joints must not be located in unreinforced masonry above garage door openings or the like unless the panel of masonry is laterally supported with masonry ties or other suitable means.

DOORS AND WINDOWS

All windows to be aluminium framed, unless otherwise specified.

LIGHTS

To comply with clause 3.12.5.5 of the BCA

WATER HEATER

In hot water supply system to comply with clause 3.12.5.5 of the BCA.

TIMBER FRAMING

All timber works to be done in accordance with the timber framing code and manufacturers spec. Frames to be built and constructed to AS 1684.

INSULATION REQUIREMENTS

Refer to EER report.

BUSHFIRE

There is no bushfire mitigation on this block

BRICKS

Materials and construction to AS 4773.1 Clause 4.3 Standard to AS 4455.1 and 4455.3

Mortar materials sand: fine aggregate with a low clay content and free from efflorescing salts, selected for grading and colour for brickwork. Proportions: to AS 4773.1 table 3.1

BUILT IN COMPONENTS

Durability class of built in comonents to AS 4773.1 table 4.1

STEEL LINTELS

Angles and flats sizes to AS 4773.1 table 12.1, cold framed lintels designed to AS 4600, corrosion protection to AS 2699.3
Galvanizing: do not cut after galvanizing.

WALL TIES

Standard to AS 2699.1

Type A

Spacing: to AS 4773.2 Clause 9.7 and 10.6
Corrosion protection to AS 2699.1

FLASHING AND DAMP PROOF COURSE

Standard to AS 2904

FLASHING

Location: Sandwich flashing between mortar except where on lintels.

Pointing: Point up joints around flashing to fill voids.

WEEPHOLES

Provide weepholes to external leaves of cavity walls in the course directly above flashing, and cavity fill, and at the bottom of unfilled cavities. Max spacing 1.2m

MORTAR MIXING

Measure volumes accurately to achieve the documented proportions, machine mix for at least 6 minute.

Bond: stretcher bond.

Clearance for timber frame shrinkage: as follows: Timber frame shrinkage in brick veneer timber frame construction, leave clearance between window frames and brick sills and between roof frames and brick veneer as follows: Accommodate for unseasoned floor timbers, single story frames and ground floor windows 10mm , 2 storey frames and upper floor windows 20mm.

Mortar joints:

Externally tool to give a dense water shedding finish.

Internally if walls are to be plastered to not rake more than 10mm to give a key.

Thickness: 10mm

Face brickwork:

Clean progressively as the work proceeds to remove mortar smears, stains and discoloration. Do not erode joints if using pressure spraying.

Sills and thresholds:

Solidly bed sills and thresholds and lay them with the top surface drain away from the building.

Cavity work:

Provide minimum cavity widths in conformance with the following:

Masonry walls 50mm.

Masonry veneer walls 40mm between the masonry leaf and the load bearing frame and a 25mm min. gap between the masonry leaf and sheet bracing.

DAMP PROOF COURSES

Location: to BCA 3.3.4

Installation: Lay in long lengths. Lap the full width of angles and intersections and 150mm at joints. Step as necessary but not more than 2 courses per step for brickwork and 1 course per step for block work. Sandwich damp proof course between mortar.

WATERPROOFING WET AREAS

Water proofing to AS 3740

Products to AS 4858

MEMBRANE SYSTEMS

Provide a proprietary membrane system certified as suitable for a current Branz Appraisal Certificate intended external water proofing by the following: A current BRANZ appraisal certificate.

Shower tray: Purpose made water proof jointless shower tray with all upstands at least 50mm higher than the hob upstand. Set the hob masonry on the inside of the tray hob upstand.

Provide bond breakers at wall/floor and hob/wall junctions and at control joints where the membrane is bonded to the substrate.

EXTENT OF WATER PROOFING

Water proof or water resistant surfaces to the requirements of BCA Clause 3.8.1.2

Vertical membrane termination:

Upstands: at least 150mm above the finished tile level of the floor or 25mm above the max retaining wall level, whichever is greater.

Anchoring: Secure the sheet membranes along the top edge.

Edge protection: Protect edges of membrane.

Water proofing above terminations: Water proof the structure above the termination to prevent moisture entry behind the membrane using tiller's angle and finish overlaps.

DRAINAGE CONNECTIONS

Floor wastes: Turn membrane down at least 50mm into the floor waste drainage flanges and adhere to form a water proof connection.

Enclosed shower with hob: Extend internal membrane over the hob and into the room at least 50mm.

Uninclosed showers: Extend membranes at least 1500mm into the room from the shower rose outlet on the wall.

Membrane vertical penetrations: Pipes, ducts and vents: Provide separate sleeves for all pipes, ducts and vents and have fixed to the substrate .

Membrane horizontal Protection: Sleeves: provide a flexible flange to all penetrations, bonded to the penetration and to the membrane.

Overlaying finishes on membrane: Protect water proof membrane with compatible water resistant surface materials that do not cause damage to the membrane bonded or partially bonded systems.

If the topping or bedding mortar requires to be bonded to the membrane provide control joints in the topping or bedding mortar to reduce the control over the membrane.

Keep traffic off membrane surfaces until bonding has set 24 hours after laying. Replace or repair any damaged work.

WINDOW AND GLAZING DETAILS TO EER REPORT

Windows selection and installation to AS 2047.

Glazing selection and installation to AS 1288.

Flashing to AS 2904.

Aluminium extrusions to AS 1866.

Safety glass to AS 2208.

Aluminium frame finishes powder coating to AS 3715- grade architectural coating.

Anodising to AS1231, Thickness : >= 15 microns to 20 microns.

Insect screens: Aluminium extruded or folded box frame sections with mesh fixing channels, mitered, staked and screwed at corners. Provide and extruded frame section where necessary to adapt to window opening gear.

Mesh: Bend the mesh into the frame channel with a continuous resistant gasket so that the mesh is taut and without distortion.

Bushfire screen and sills: Protect windows and doors from the ingress of embers to AS 3959.

STAIRCASE CONSTRUCTION

In accordance with BCA 3.9.1

BALUSTRADE CONSTRUCTION

In accordance with BCA 3.9.2

ARTIFICIAL LIGHTING

Refer to BCA 3.12.5.5

a) The Lamp Power Density or Illumination Power Density of artificial lighting, excluding heaters that emit light, must not exceed:

- i) In a Class 1 building, 5 W/m², and
ii) on a verandah or balcony attached to a Class 1 building, 4W/m², and
iii) In a Class 10A building, 3 W/m², and
where *illumination power density* is used, it may be increased by deviding it by the *illumination power density* adjustment factor in Table 3.12.5.3 where applicable.

b) When designing the *lamp power density* or *illumination power density* , the power of the proposed installation must be used rather than nominal allowances for exposed batten holders or luminaires.

c) Where lamps are used that have a transformer or ballast, the transformers or ballast must be of an electronic type.

d) Halogen lamps must be separately switched from fluorescent lamps.

e) Artificial lighting around the perimeter of a building must-

- i) be controlled by a daylight sensor, or
ii) have an average light source efficiency of not less than 40 lumens/W

RETAINING WALLS

All retaining walls to engineers specification and design.

WATER SUPPLY AND DRAINAGE

To Hydraulics engineers specification and design.

ELECTRICAL INSTALLATION

Electrical installation to AS 3008.1.1 and SAA HB 301
Luminaires to AS 60598.1

Minimum enegy performance standards:

- general to AS 4783.2 and AS 4782.2
- Self ballasted lamps to AS 4847.2
- Incandescent lamps to AS 4934.2

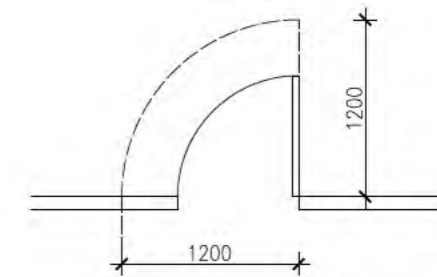
SERVICES PLAN

To hydraulic engineers specifications.

BCA 3.8.3.3 CONSTRUCTION OF SANITARY COMPARTMENTS

The door to fully close in sanitary compartments must:

- a) open outwards, or
b) slide, or
c) be readily removable from outside of compartment, unless there is a clear space of at least 1.2m, measured in accordance with 3.8.3.3, between the closet pan within the sanitary compartment and the doorway.



BCA figure 3.8.3.3
Construction on sanitary compartments

DEMOLITION PLAN

Scale 1:200 @ A3

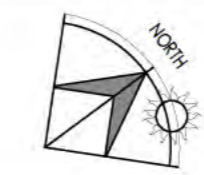
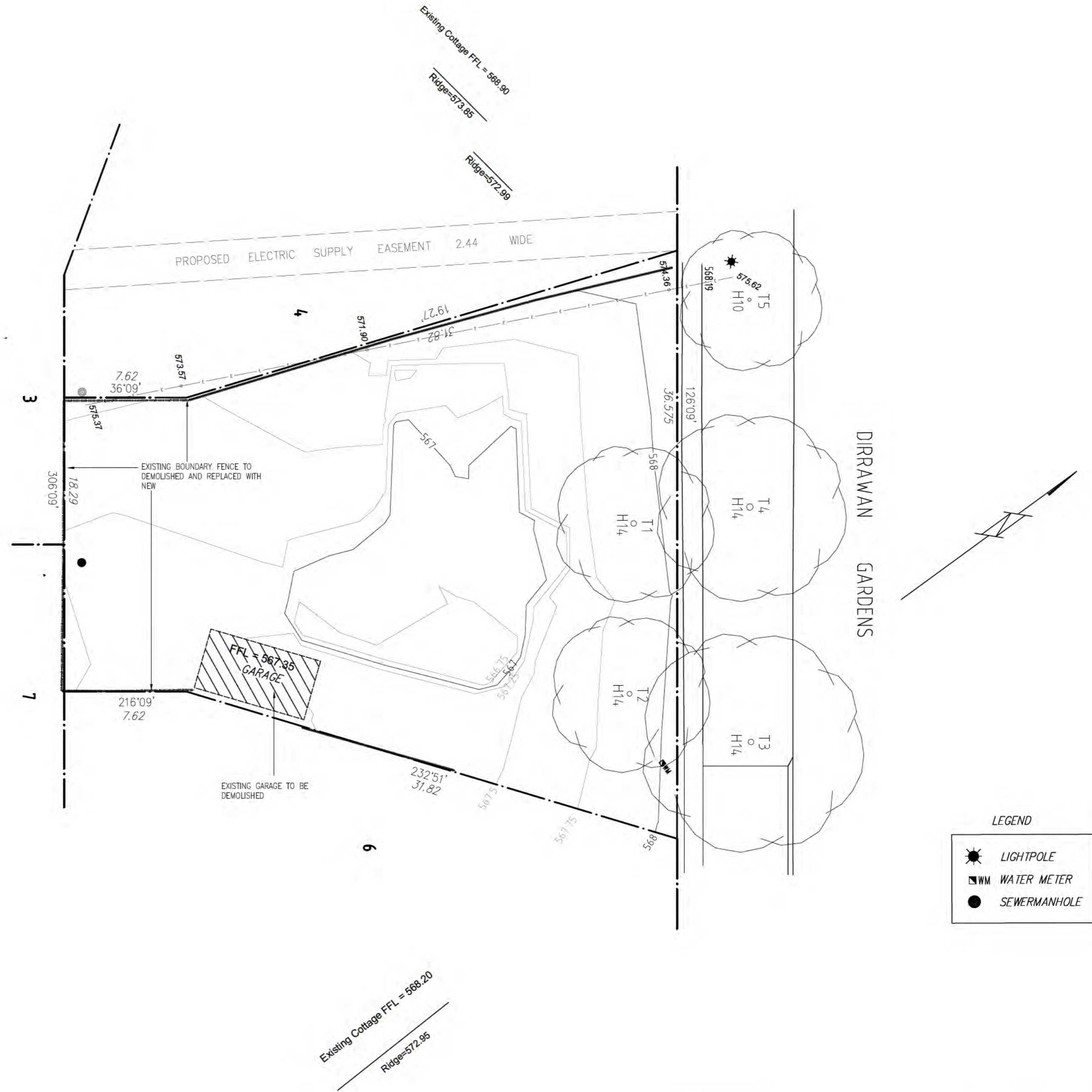
DEMOLITION NOTES

A: PROPOSED METHOD- DISMANTLE ROOF, TIMBER TRUSSES AND TIMBER BEAMS FOR SALVAGE AND RE USE. REMOVAL OF ALL GLASS AND WINDOWS FOR RE USE. BRICK WALLS TO BE DISMANTLED BY HAND AND SOLD. ANY BROKEN REMAINS TO BE CRUSHED FOR RECYCLING. INTERNAL GYPROCK WALLS AND FRAMES TO BE DISMANTLED BY HAND AND TAKEN TO TIP. THE REMAINS WOULD THEN BE MADE UP OF CONCRETE SLABS AND VERANDAHS AND CONCRETE DRIVEWAYS AND CARPARKING. THIS WOULD BE DELIVERED TO CANBERRA RECYCLERS AT PIALLAGO FOR RECYCLING.

B: POLLUTION- AS PER ABOVE AND A.C.T. POLLUTION CONTROL LAWS.

C: ASBESTOS- FIBRO SHEET WHERE ENCOUNTERED WILL BE DISPOSED OF BY BAGGING WITH PROTECTIVE CLOTHING AS PER REGULATION AND DELIVERED AT THE APPROPRIATE AREA OF BELCONNEN TIP.

D: EXISTING SERVICES- ELECTRICITY TO BE DISCONNECTED AS PER ACTEW REQUIREMENTS AND RECONNECTED THROUGH TEMPORARY SUPPLY. SEWERAGE AND STORMWATER TO BE CAPPED OFF WHERE REQUIRED. WATER SUPPLY TO BE CAPPED OFF WHERE NECESSARY TO ALLOW FOR CONSTRUCTION. TELEPHONE LINE TO BE RELOCATED IF NECESSARY TO TELSTRA REQUIREMENTS.



MAINTENANCE SCHEDULE MONTHLY

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

WEEKLY

2. CHECK AND REINSTATE SILT CONTROL FENCES.

DAILY

3. 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

4. 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.

ACCESS

ACCESS POINT SHOULD BE STABILISED TO THE FOLLOWING CRITERIA:

STABILISED PAD OF AGGREGATE UNDERLAIN WITH FILTER CLOTH.

-AGGREGATE SIZE 50mm AGGREGATE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.

-THICKNESS: NOT LESS THAN 150mm.

-WIDTH: 3M MINIMUM BUT NOT LESS THAN THE FULL WIDTH OF VEHICLE ACCESS.

-LENGTH: AS REQUIRED, BUT NOT LESS THAN 15M

-FILTER CLOTH: TO BE PLACED OVER THE ENTIRE AREA TO BE COVERED WITH AGGREGATE.

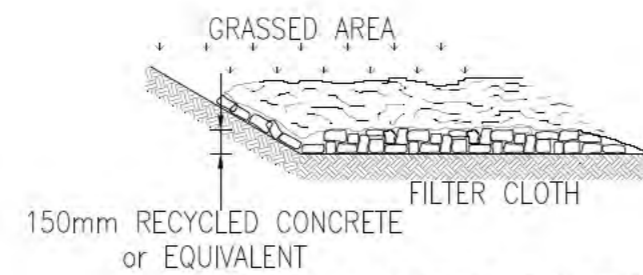
THE LOCATION OF ANY WASH DOWN AND BRICK/PAVING CUTTING AREAS ARE LOCATED UPSTREAM OF THE SEDIMENT FENCE WITH TRENCHING OR SMALL PONDS TO COLLECT WASTE WATER.

THE KERB IS TO BE SWEEP DAILY, AND THE SEDIMENT IS TO BE COLLECTED AND RETURNED TO SITE.

THE DUST FROM THE SITE IS TO BE MANAGED TO PREVENT SIGNIFICANT ADVERSE IMPACT ON NEIGHBOURING SITES.

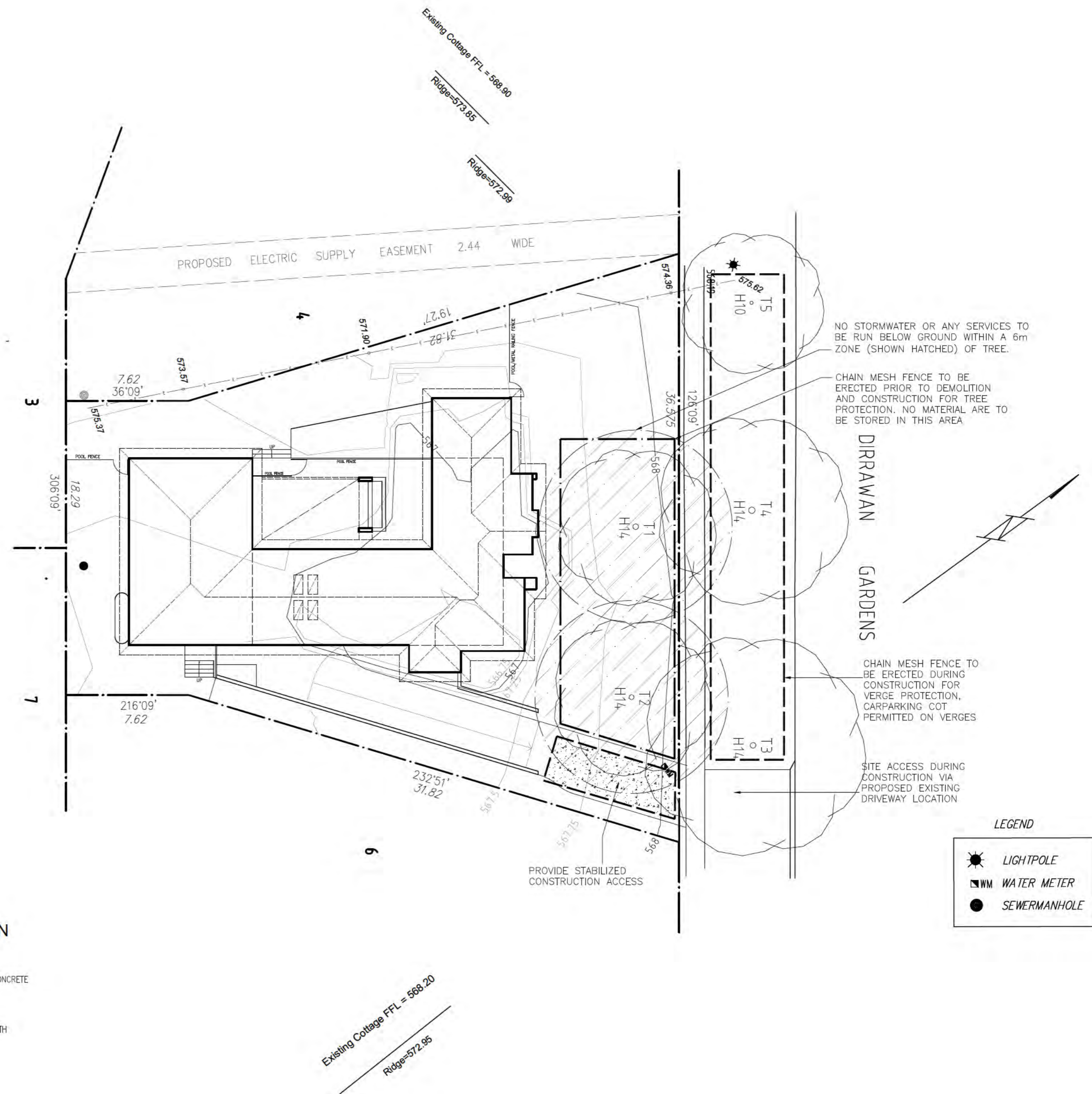
REGULAR MONITORING AND MAINTENANCE OF THE ABOVE POLLUTION CONTROLS ARE TO BE UNDERTAKEN.

CARPARKING IS NOT PERMITTED ON VERGES



STABILISED CONSTRUCTION ENTRANCE NTS

DESIGN CRITERIA
 AGGREGATE SIZE—USE 50mm AGGREGATE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT
 THICKNESS — NOT LESS THAN 150mm
 WIDTH — AS REQUIRED (PROPOSED DRIVEWAY WIDTH)
 LENGTH — AS REQUIRED BUT NOT LESS THAN 15m
 FILTER CLOTH TO BE PLACED OVER THE ENTIRE AREA TO BE COVERED WITH AGGREGATE
 BIDIM U14 OR EQUIVALENT FILTER CLOTH TO BE USED

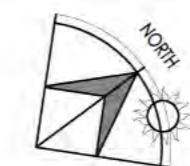


LEGEND

- LIGHTPOLE
- WATER METER
- SEWERMANHOLE

EROSION & SEDIMENT CONTROL PLAN
LANDSCAPE MANAGEMENT & PROTECTION PLAN
 Scale 1:200 @ A3

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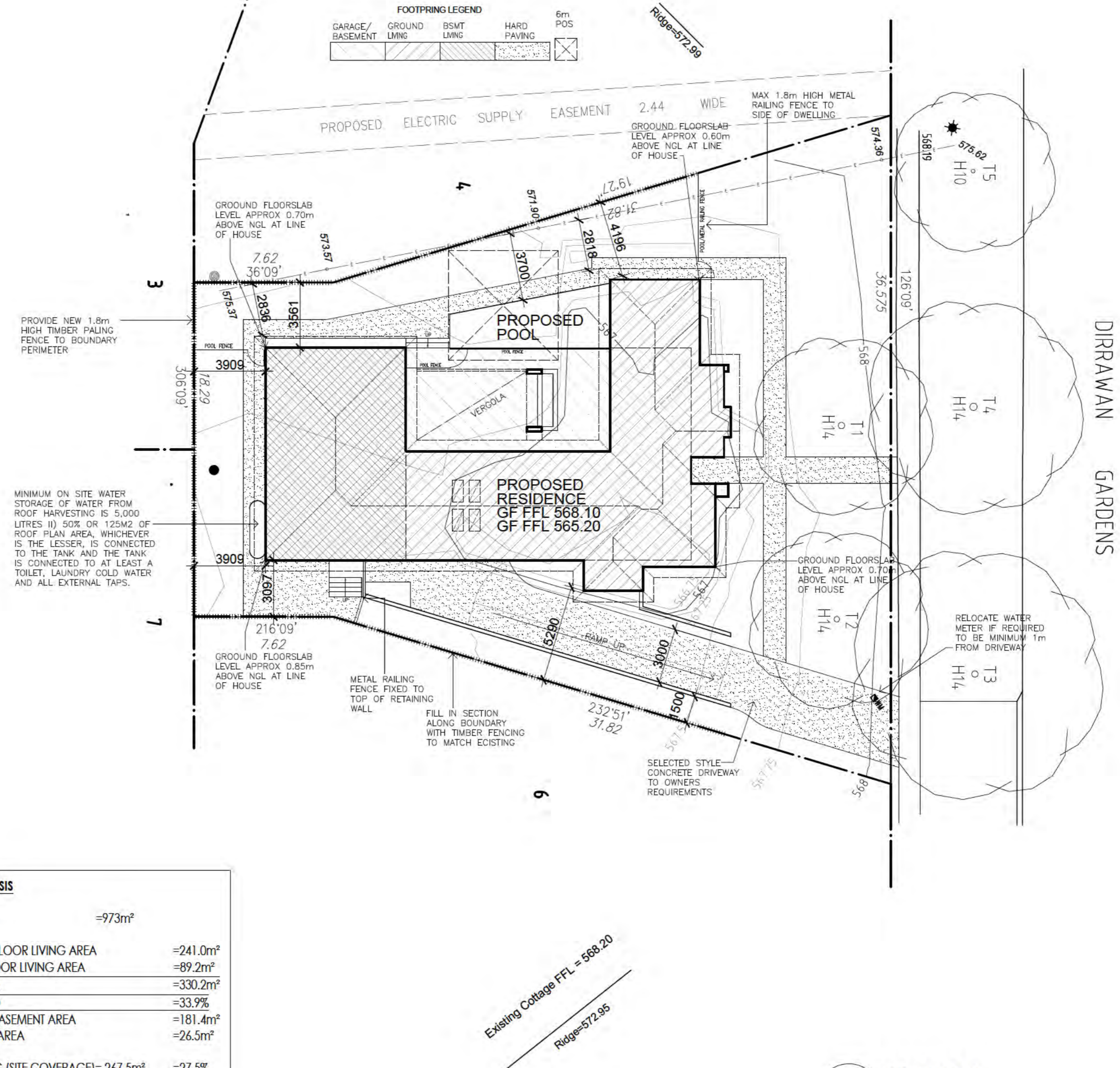


BLOCK	5	DRAWING	EROSION & SEDIMENT CONTROL PLAN / TREE MANAGEMENT & PROTECTION PLAN	DRAWN	RJ
SECTION	28	PROJECT	PROPOSED NEW RESIDENCE	REVISION	
SUBURB	REID	CLIENT	RESIDENCE	REVISION DATE	
SCALE	1:100 @ A2			JOB No:	1007
				PRINT DATE	05/03/2019
				DWG No	BA02

GENERAL NOTES

- Brick on edge sills throughout
- All concrete slabs and footings shall be determined by site classification and AS 2870.1
- Provide termite protection to code in accordance with AS 3660-2000 part 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.
- All insulation to comply with Energy Rating Report.
- Provide smoke alarms in accordance with Part 3.7.2 of the BCA and AS 3766. Wiring to AS 3000
- All windows and glazing to all relevant codes and standards and in accordance with Energy Rating Report.
- All operable windows and doors to have fly screens on aluminium frames, powdercoat colour to match door and window frames.
- All operable doors and windows to have factory fitted fly screens on exterior
- All fire rated separation must be undertaken in accordance with the BCA and all relevant Australian standards. All fire rating construction must be certified by a qualified professional.
- Refer to structural engineers documents for all structural components.
- Bathroom, w.c, Ens and Laundry doors: fit frame type so that door is readily removable from outside of compartment. Sliding cavity doors allow lock set readily openable from outside of compartment.
- All lintel heights to be 2100mm from FFL or nearest brick course, unless otherwise specified on drawings.
- All windows to have brick on edge window sills with damp proof membrane under, all to meet code.
- Where proprietary light weight party wall systems specified between dwellings, all to manufacturers details as per BCA/NCC requirements.
- Provide mechanical ventilation and artificial lighting to BCA requirements where required.
- FFL's are subject to change and are up to builders discretion, to be discussed and agreed upon with client.
- Confirm all levels and contours on site against levels shown on site plan prior to commencement of construction. Builder is responsible to ensure all information shown in these documents 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 suite site conditions, final heights to be confirmed by builder.
- Builder to provide all labour, materials, fittings, paint, 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.
- Verify all services, ie storm water and sewer ties.
- All contractors to inform themselves of the scope of work before commencing.
- Follow figure dimensions only. Check and verify dimensions before starting and report any discrepancies to designer.
- Building setbacks, easements and dimensions to be verified by the surveyor and certifier prior to commencing of any work.
- Materials and workmanship to be in accordance with the BCA, and all other relevant codes and Australian Standards.
- Water tightness to main subcontractors responsibility.

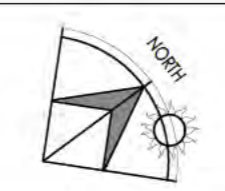
SITE ANALYSIS	
SITE AREA	=973m ²
GROUND FLOOR LIVING AREA	=241.0m ²
LOWER FLOOR LIVING AREA	=89.2m ²
TOTAL GFA	=330.2m ²
PLOT RATIO	=33.9%
GARAGE BASEMENT AREA	=181.4m ²
VERGOLA AREA	=26.5m ²
FOOTPRING (SITE COVERAGE)	=267.5m ² =27.5%

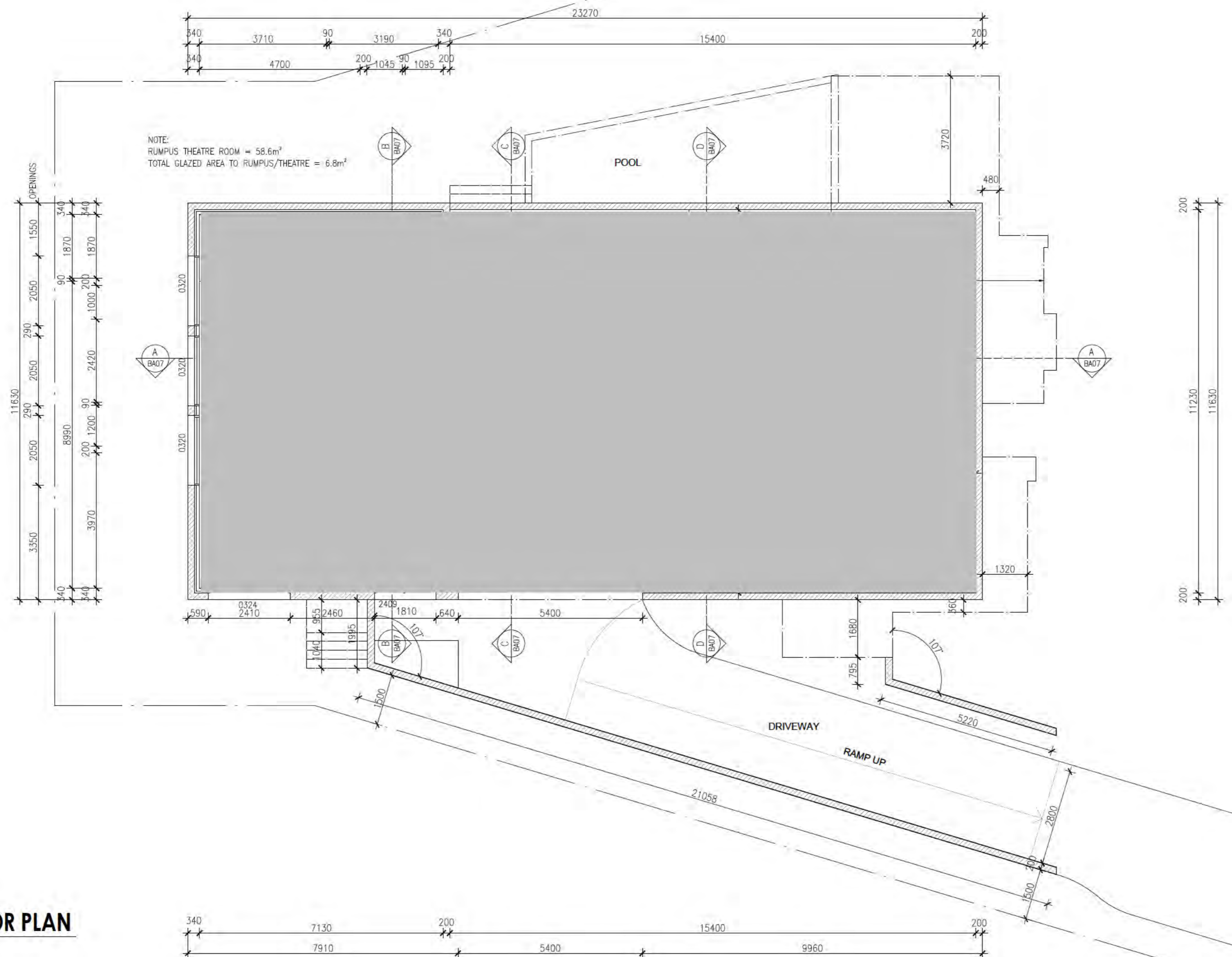


LEGEND

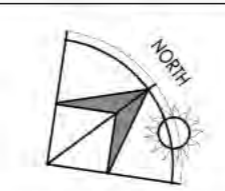
- LIGHTPOLE
- WATER METER
- SEWERMANHOLE

SITE PLAN
Scale 1:200 @ A3





BASEMENT FLOOR PLAN
Scale 1:100 @ A2



BLOCK	5	DRAWING	BASEMENT FLOOR PLAN	DRAWN	BJ
SECTION	28	PROJECT	PROPOSED NEW RESIDENCE	REVISION	
SUBURB	REID	CLIENT	RESIDENCE	REVISION DATE	
SCALE	1:100 @ A2			JOB No:	1807
				PRINT DATE	06/03/2019
				DWG No	BA04

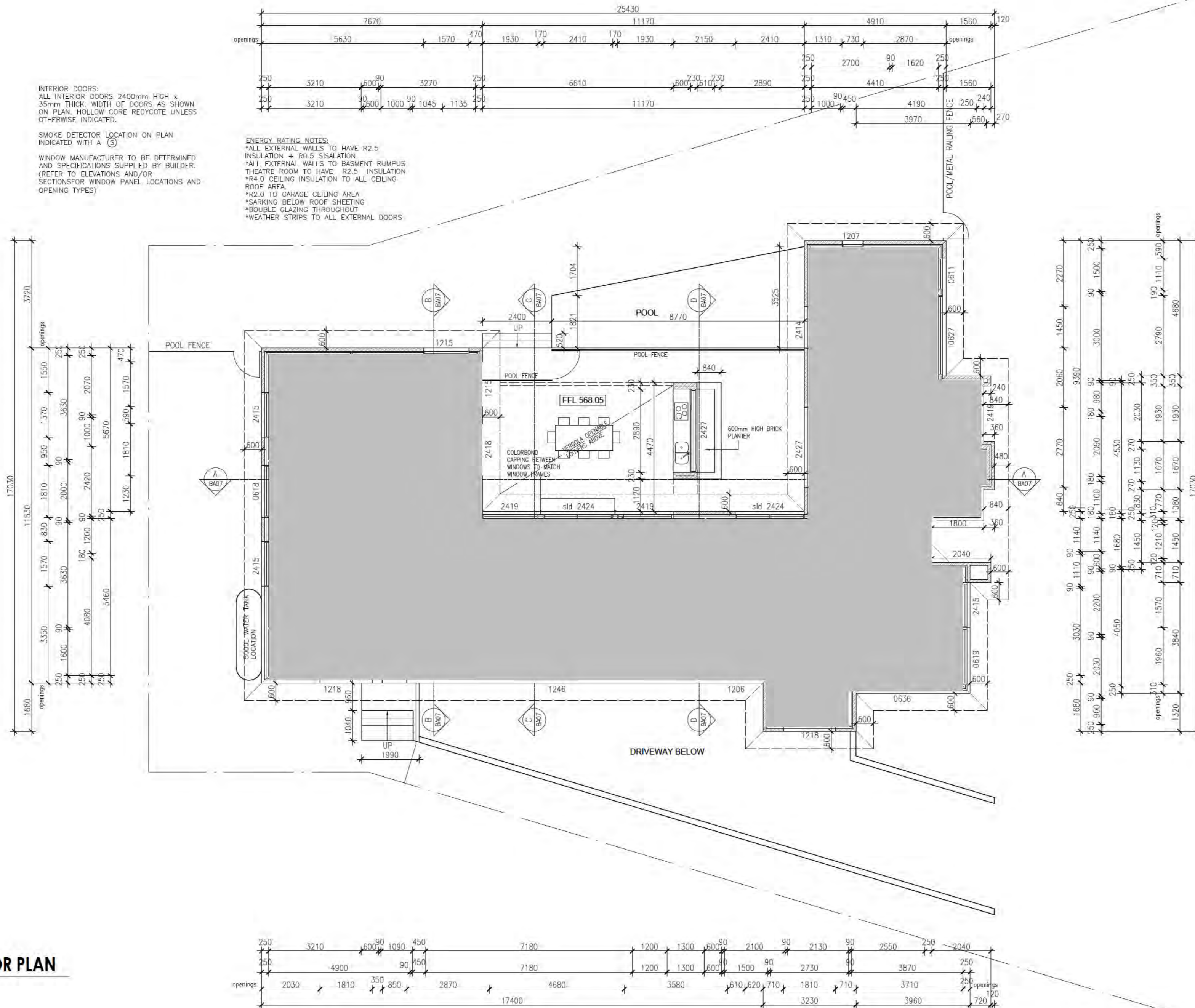
INTERIOR DOORS:
ALL INTERIOR DOORS 2400mm HIGH x 35mm THICK. WIDTH OF DOORS AS SHOWN ON PLAN. HOLLOW CORE REDYCOTE UNLESS OTHERWISE INDICATED.

SMOKE DETECTOR LOCATION ON PLAN INDICATED WITH A (S)

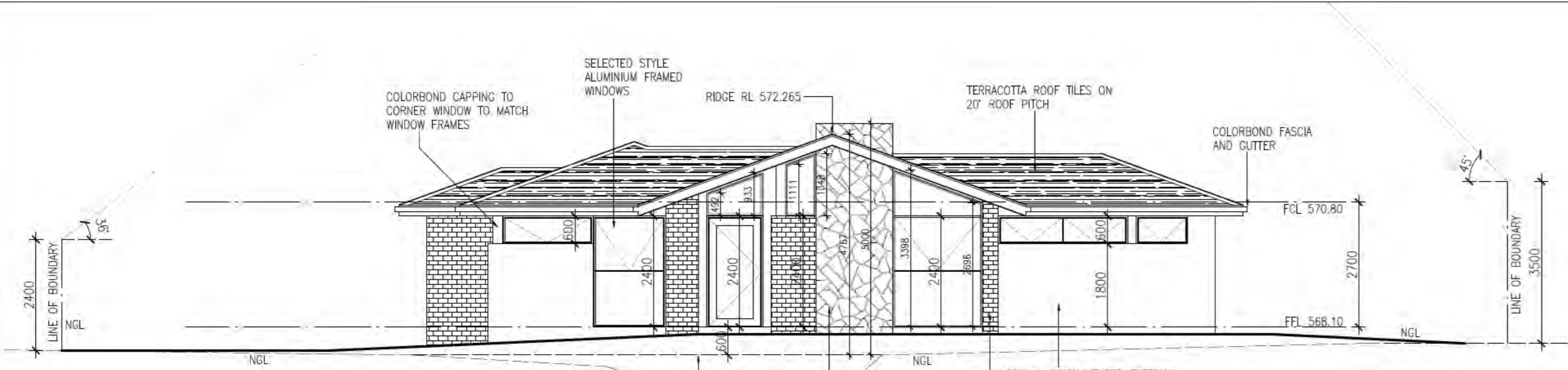
WINDOW MANUFACTURER TO BE DETERMINED AND SPECIFICATIONS SUPPLIED BY BUILDER. (REFER TO ELEVATIONS AND/OR SECTIONS FOR WINDOW PANEL LOCATIONS AND OPENING TYPES)

ENERGY RATING NOTES:

- *ALL EXTERNAL WALLS TO HAVE R2.5 INSULATION + R0.5 SISALATION
- *ALL EXTERNAL WALLS TO BASMENT RUMPUS. THEATRE ROOM TO HAVE R2.5 INSULATION
- *R4.0 CEILING INSULATION TO ALL CEILING ROOF AREA.
- *R2.0 TO GARAGE CEILING AREA
- *SARKING BELOW ROOF SHEETING
- *DOUBLE GLAZING THROUGHOUT
- *WEATHER STRIPS TO ALL EXTERNAL DOORS

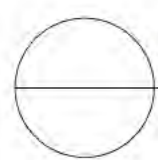


GROUND FLOOR PLAN
Scale 1:100 @ A3



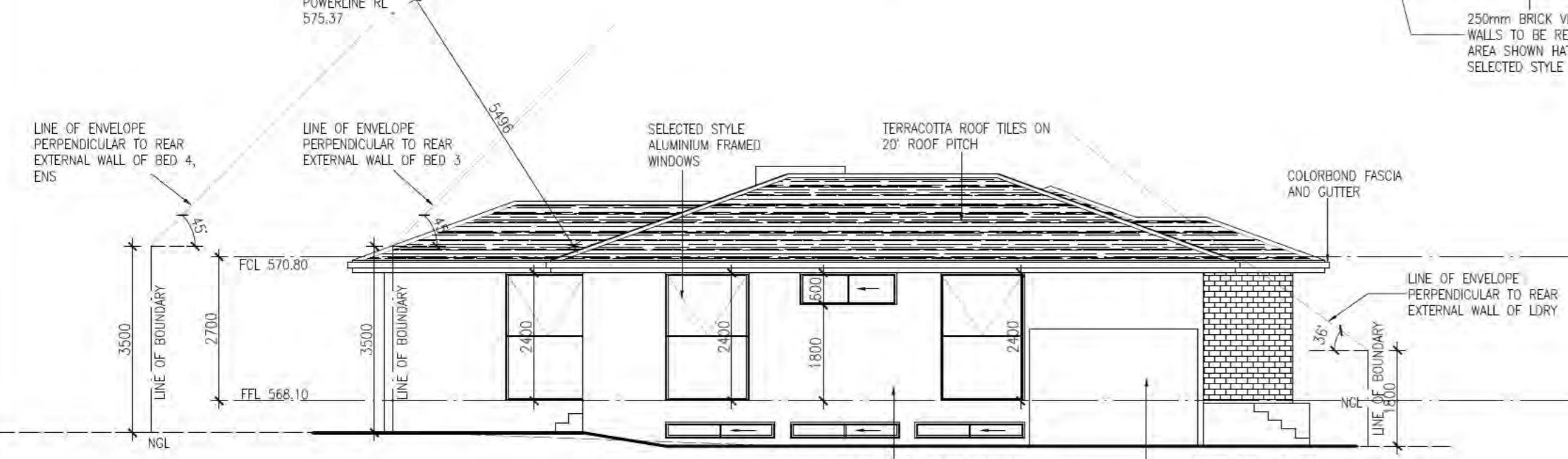
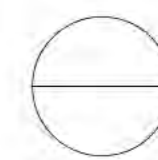
NORTH EAST STREET ELEVATION

Scale 1:100 @ A2



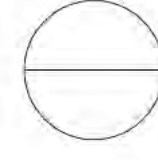
NORTH WEST ELEVATION

Scale 1:100 @ A2



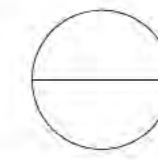
SOUTH WEST ELEVATION

Scale 1:100 @ A2



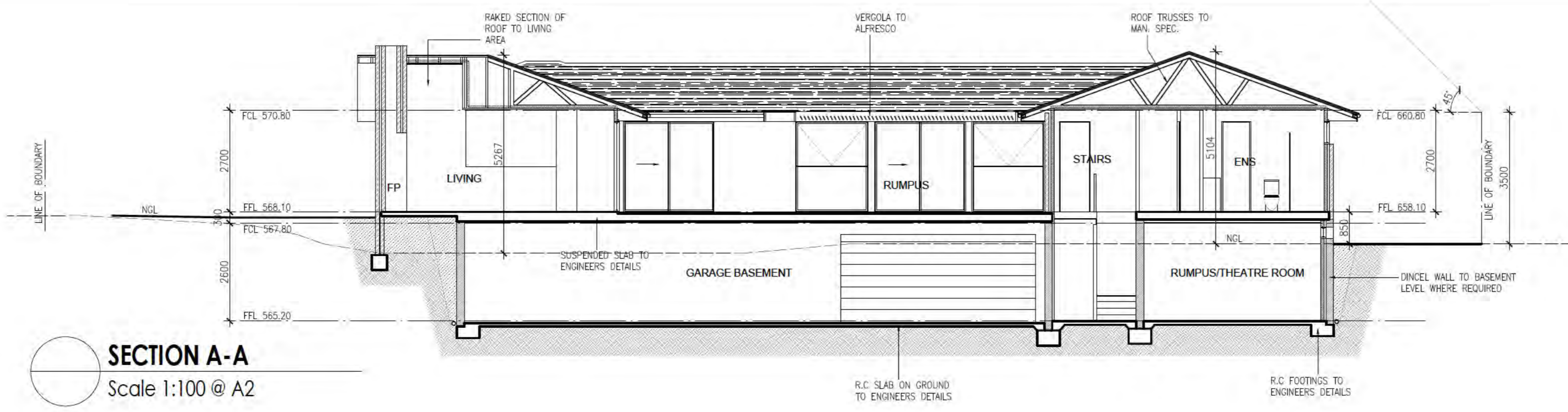
SOUTH EAST ELEVATION

Scale 1:100 @ A2

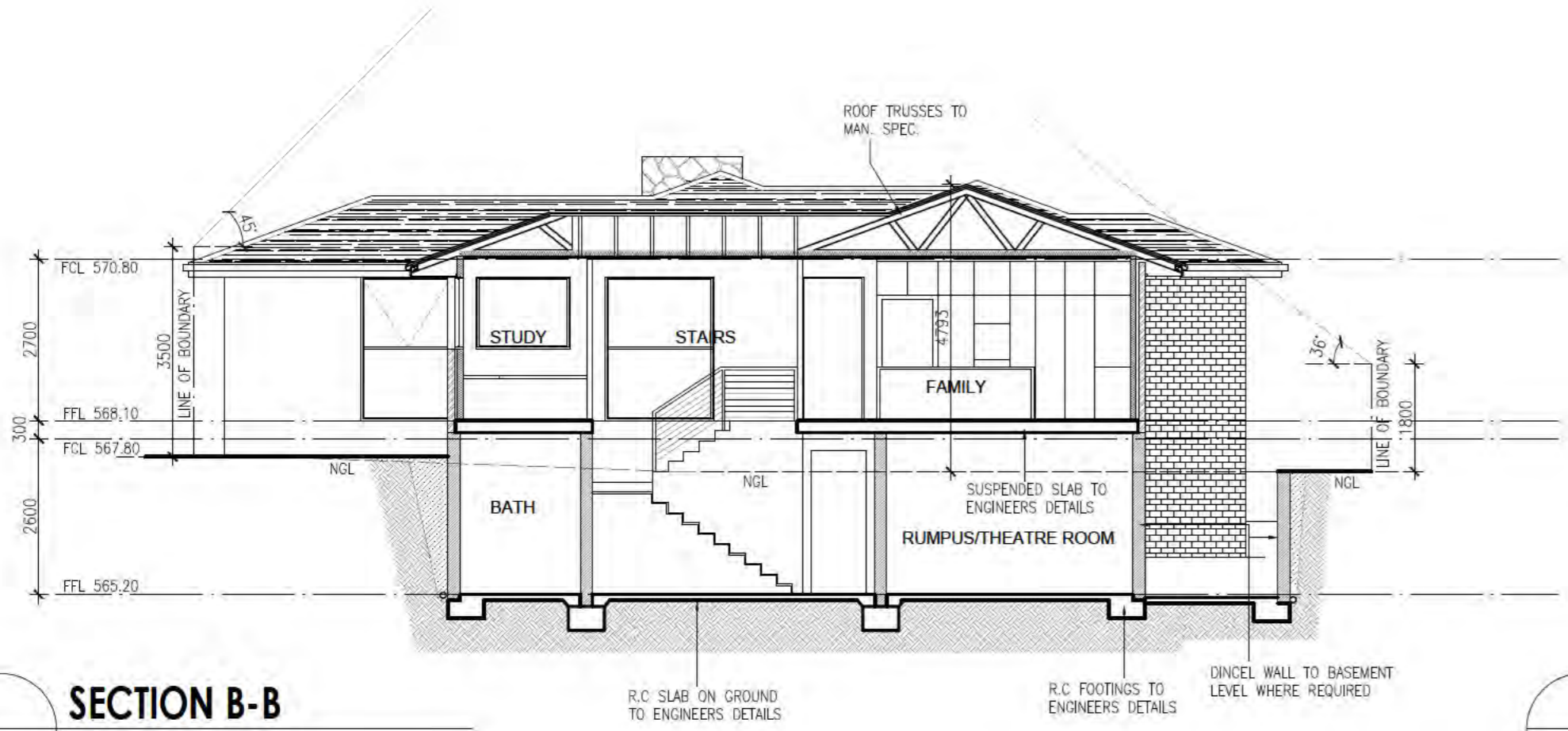


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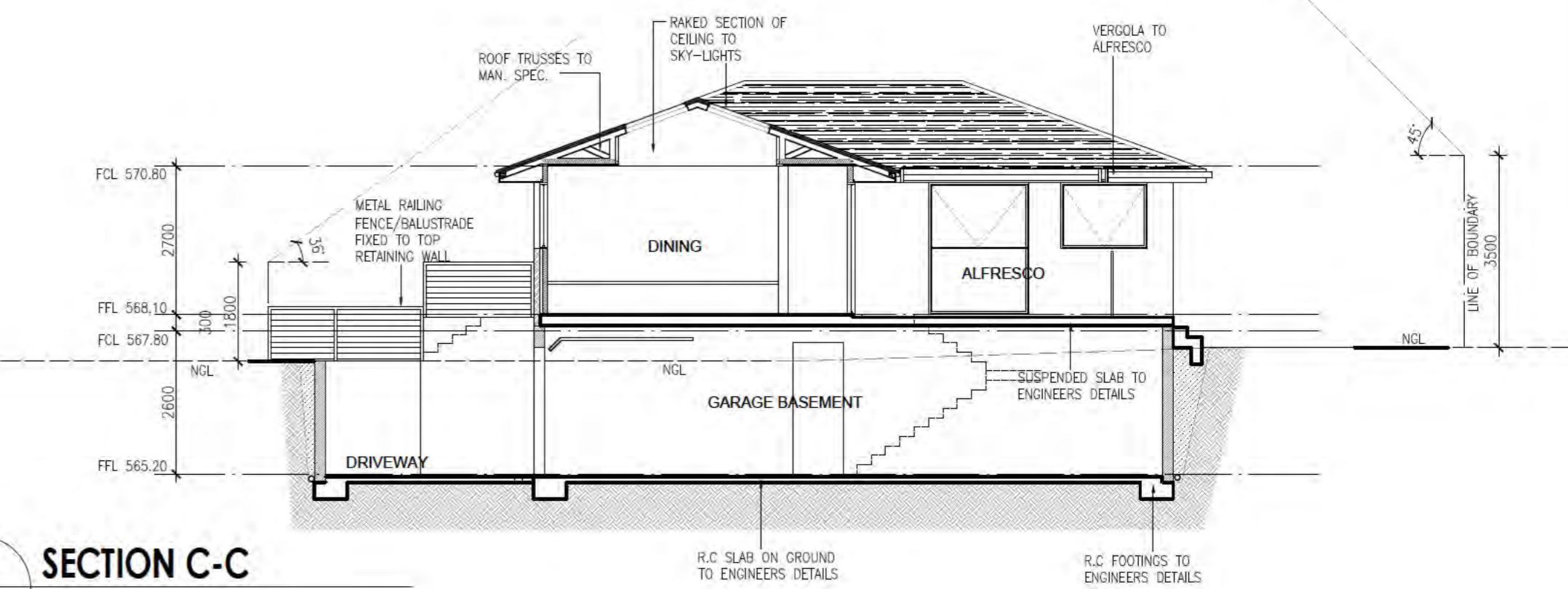
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SECTION	28	PROJECT	PROPOSED NEW RESIDENCE	REVISION	
SUBURB	REID	CLIENT	RESIDENCE	REVISION DATE	
SCALE	1:100 @ A2			JOB No:	1809
				PRINT DATE	06/03/2019
				DWG No:	BA06



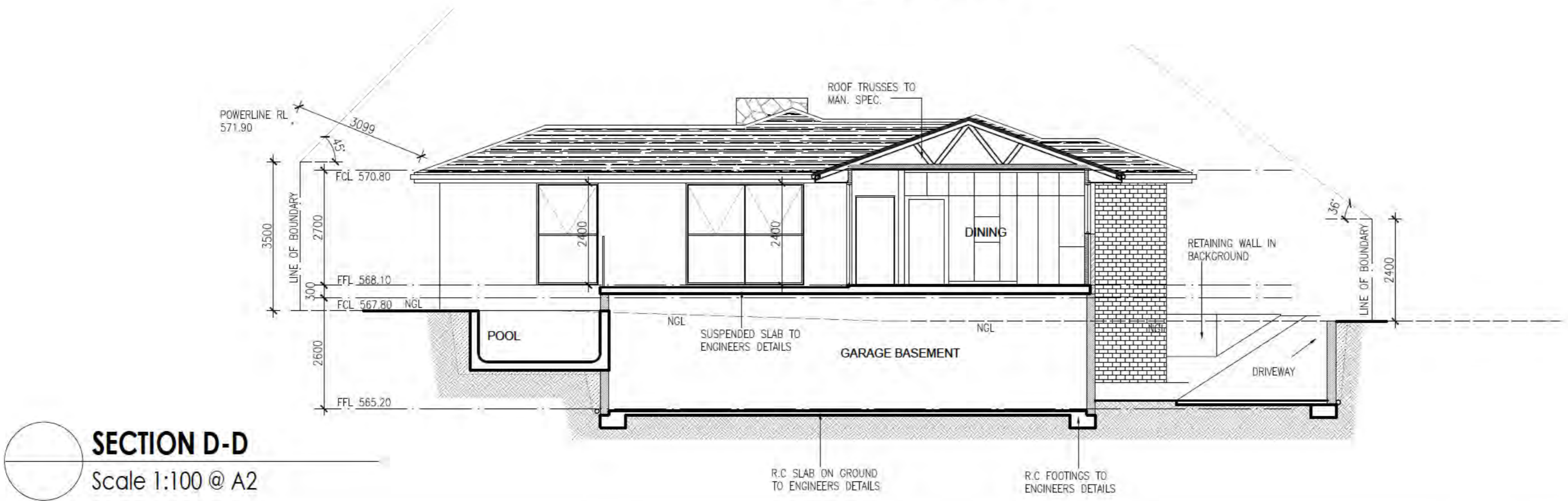
SECTION A-A
Scale 1:100 @ A2



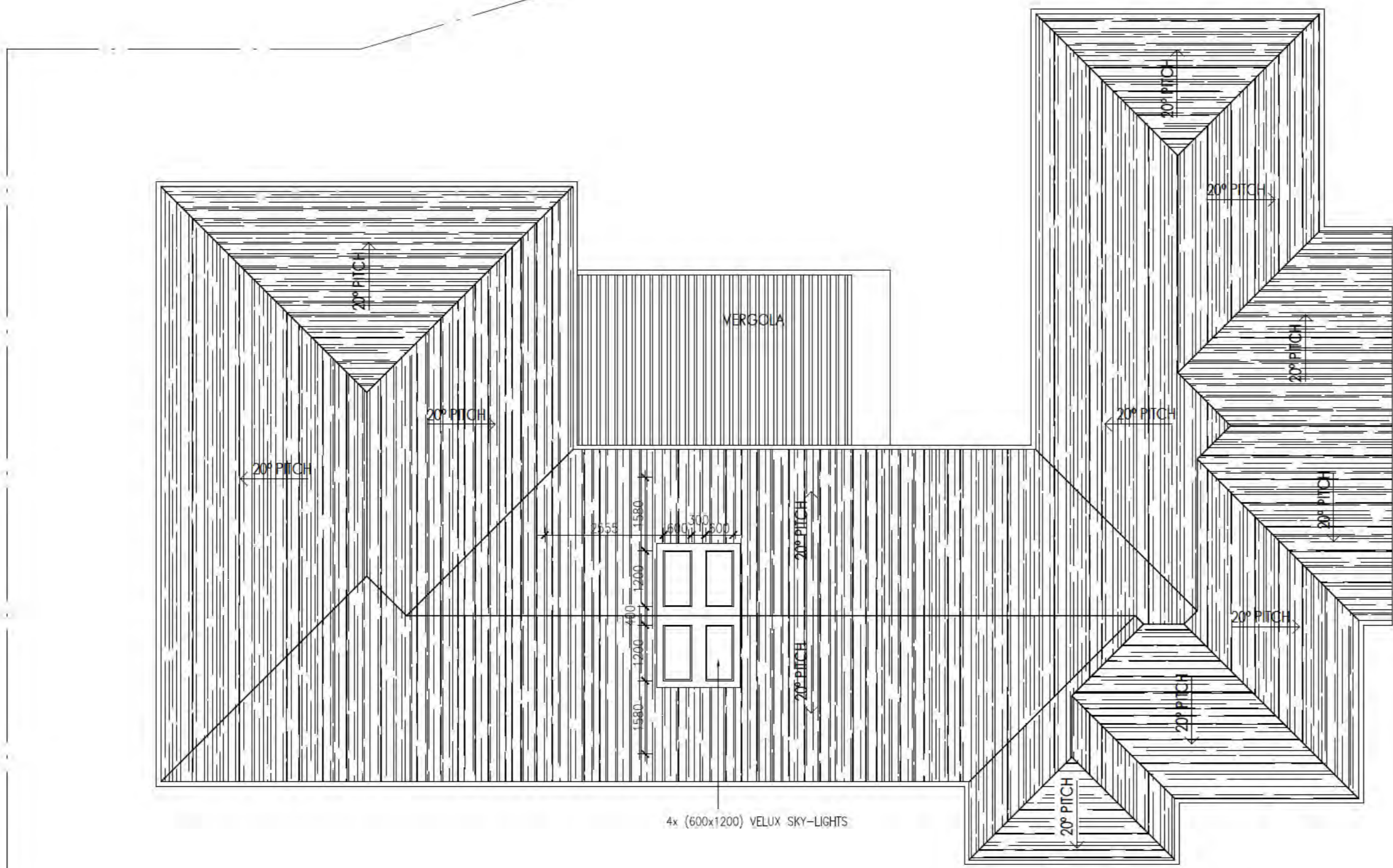
SECTION B-B
Scale 1:100 @ A2



SECTION C-C
Scale 1:100 @ A2



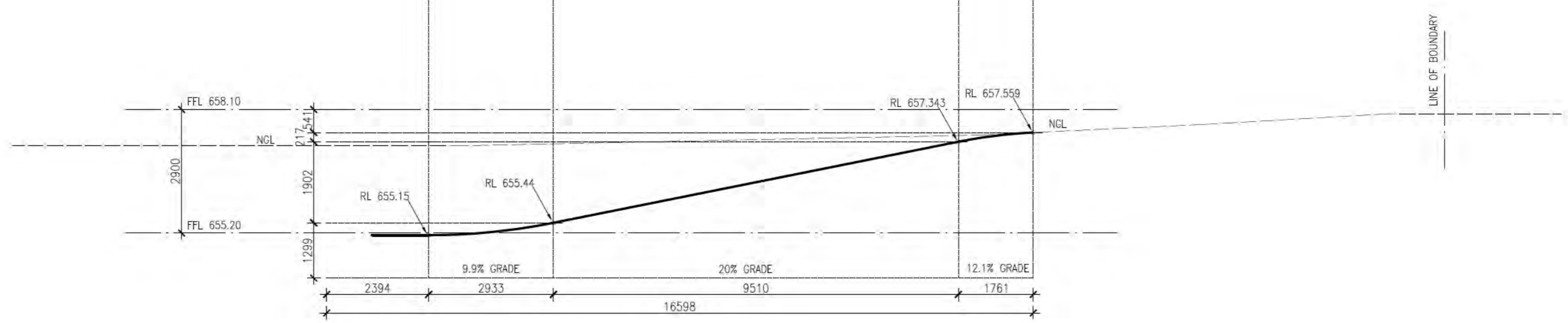
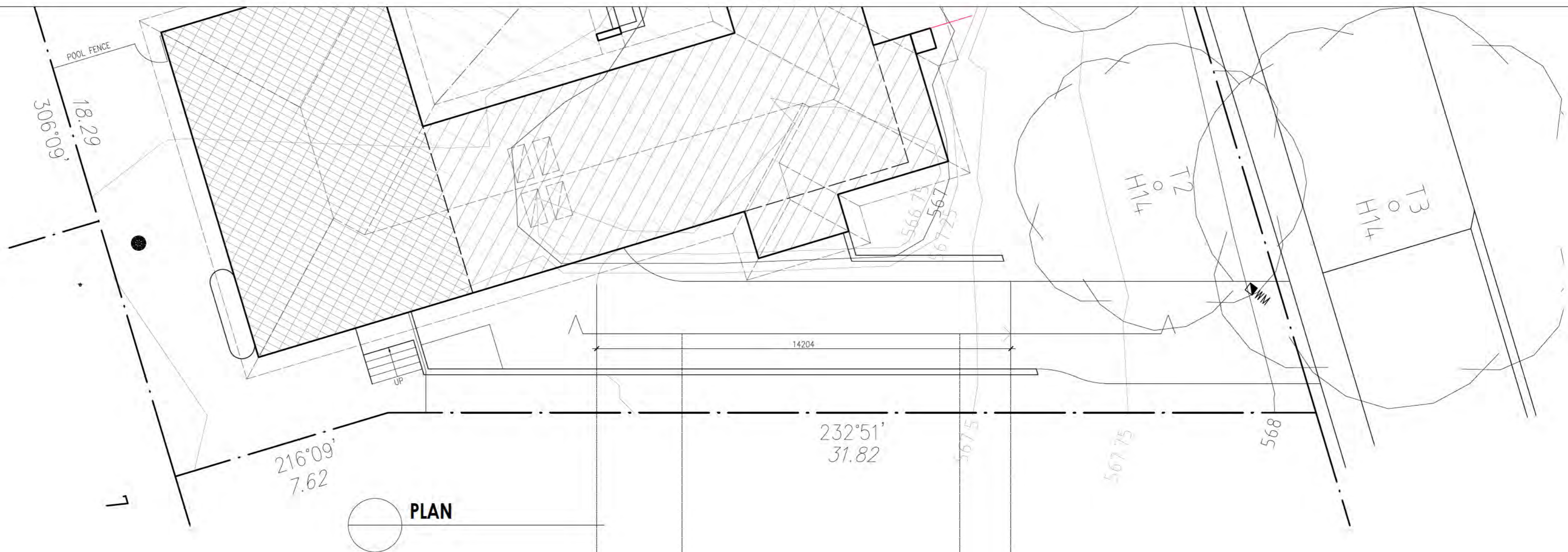
SECTION D-D
Scale 1:100 @ A2



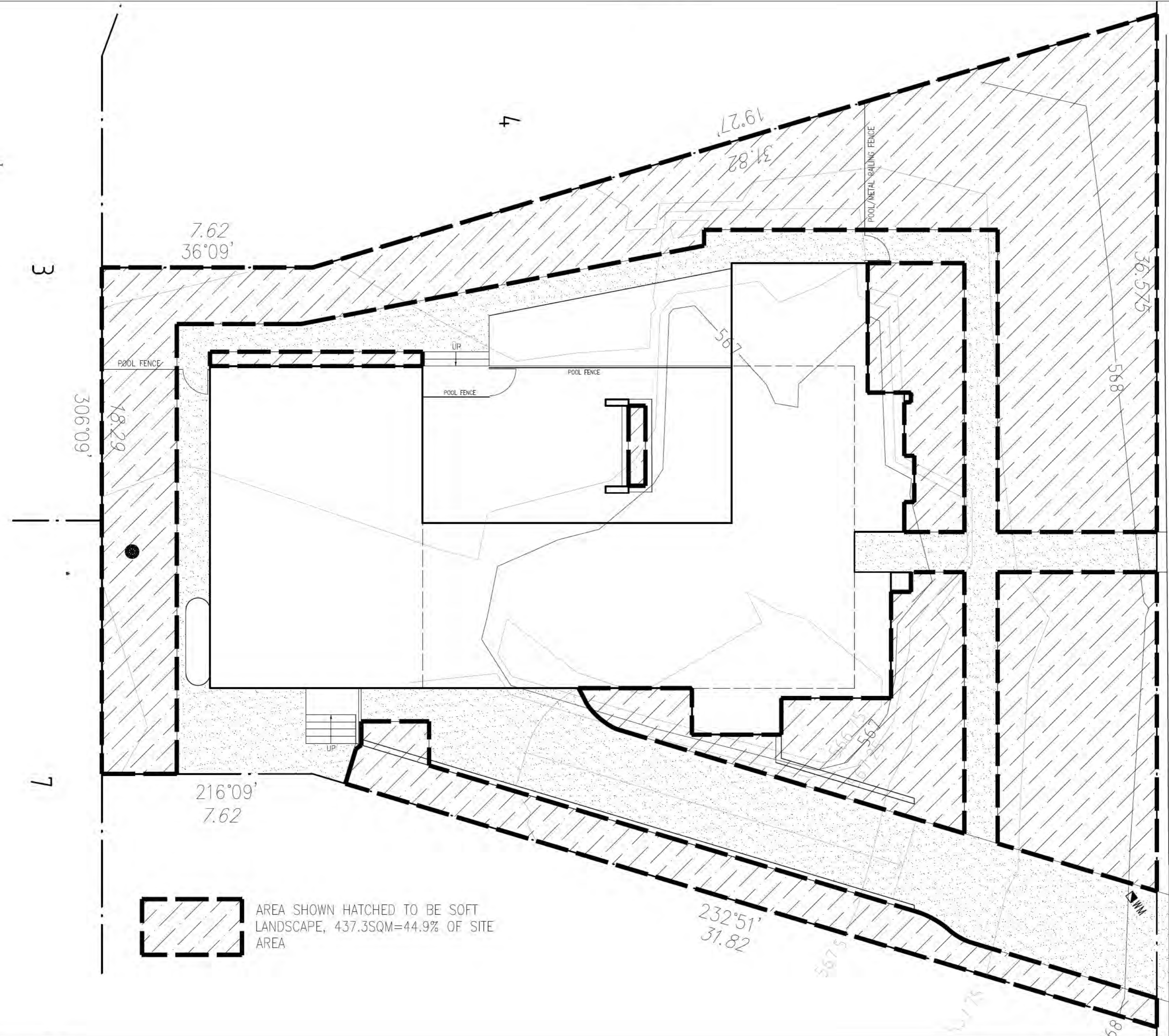
ROOF NOTES:

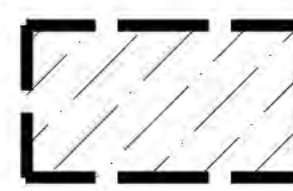
- NATURAL TERRACOTTA ROOF TILES ON 20° ROOF PITCH. UNLESS SHOWN OTHERWISE.
- INSTALL TO MANUFACTURERS RECOMMENDATIONS. BUILDER TO PROVIDE ROOF INSTALLATION SPECIFICATIONS FROM SELECTED MANUFACTURER.
- ALL EAVES, GUTTERS TO BE COLORBOND QUAD GUTTERING. TO BE INSTALLED TO MANUFACTURERS RECOMMENDATIONS.
- PROVIDE FASCIA FLASHING AND PARAPET CAPPING AS REQUIRED.
- DOWN PIPES AND SPREADERS TO BE COLORBOND TO MATCH GUTTERING. FOR LOCATION OF DOWN PIPES REFER TO HYDRAULICS PLAN.
- PROVIDE PAINTED F.C SHEET LINING TO ALL EAVES.
- PROVIDE CEILINGS TO ALL OUTDOOR ROOFED AREAS AND UNDER MAIN HOUSE ROOF.

ROOF PLAN
Scale 1:100 @ A2



DRIVEWAY DETAIL
 Scale 1:100 @ A2

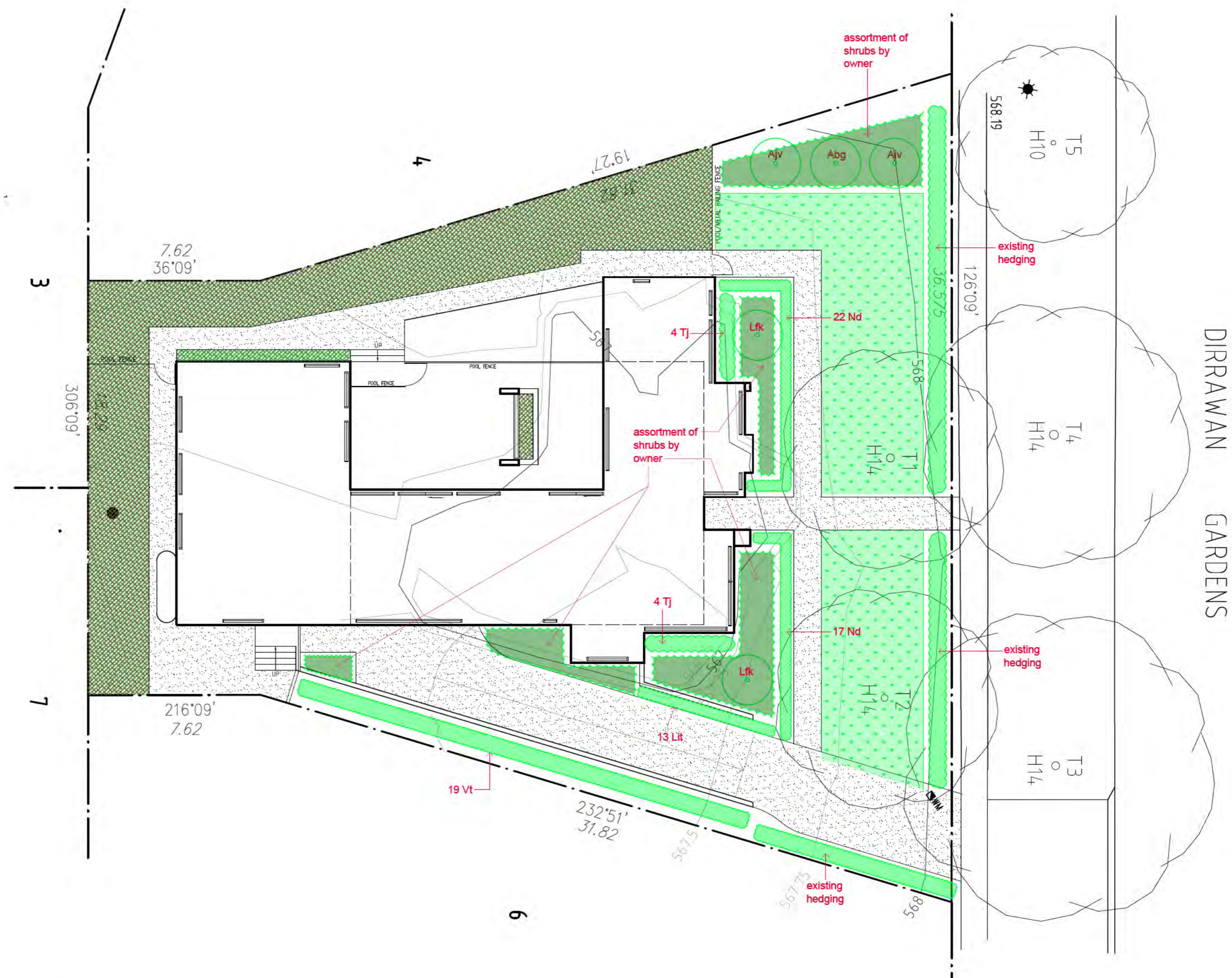


 AREA SHOWN HATCHED TO BE SOFT LANDSCAPE, 437.3SQM=44.9% OF SITE AREA

PLANT SCHEDULE		
Code	Botanical Name	Pot Size (mm)
TREES		
Ajv	Acer Japonicum "vitifolium"	45 Litre
Abg	Acer "bloodgood"	45 Litre
Lfk	Lagerstroemia fauerei kiova	45 Litre
SHRUBS		
Tj	Trachelospermum Jasminoides	140
Nd	Nandina Domestica	140
Lit	Lomandra "tanika"	140
Vt	Viburnum "tinus"	140

LEGEND

- CONCRETE DRIVEWAYS/PATHWAYS
- GRASS TO OWNERS REQUIREMENTS
- PRIVATE OPEN SPACE SOFT LANDSCAPING TO OWNERS REQUIREMENTS



SITE PLAN
Scale 1:150 @ A3

From: Dunn, Jennifer
Sent: Wednesday, 13 March 2019 9:30 AM
To: 'Robert Jukic'
Subject: RE: Block 5 Section 28 Reid [SEC=UNCLASSIFIED]

Thanks Robert,

ACT Heritage anticipates providing further advice within 20 working days, ie by the 9 April 2019.

Jennifer Dunn

Conservation Officer | Approvals and Advice
Phone 02 6207 9392

ACT Heritage | Environment, Planning and Sustainable Development Directorate | ACT Government
Dame Pattie Menzies House, Challis Street Dickson
GPO Box 158 Canberra ACT 2601 www.environment.act.gov.au



From: Robert Jukic [mailto:robert@rinventive.com.au]
Sent: Tuesday, 12 March 2019 4:06 PM
To: Dunn, Jennifer <Jennifer.Dunn@act.gov.au>
Cc: [REDACTED]
Subject: RE: Block 5 Section 28 Reid [SEC=UNCLASSIFIED]

Hi Jennifer

Attached is a final set of plans, for your final comments, hopefully approval. Can you please let us know of a time frame for when we can expect a response from you guys.

Thanks



Robert Jukic

R Inventive Building Design

p: (02) 62538767 m: 0407908688

a: 7 Dibbler Crescent, Throsby, ACT 2914

w: www.rinventive.com.au e: robert@rinventive.com.au

From: Dunn, Jennifer <Jennifer.Dunn@act.gov.au>

Sent: Tuesday, February 12, 2019 3:28 PM

To: Robert Jukic <robert@rinventive.com.au>

Subject: RE: Block 5 Section 28 Reid [SEC=UNCLASSIFIED]

Good afternoon Robert,

Please find ACT Heritage Council advice attached.

Jennifer Dunn

Conservation Officer | Advice

Phone 02 6207 9392

ACT Heritage | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, Challis Street Dickson

GPO Box 158 Canberra ACT 2601 www.environment.act.gov.au



From: Robert Jukic [<mailto:robert@rinventive.com.au>]

Sent: Thursday, 17 January 2019 2:57 PM

To: Dunn, Jennifer <Jennifer.Dunn@act.gov.au>

Cc: Russell, Meaghan <Meaghan.Russell@act.gov.au>

Subject: RE: Block 5 Section 28 Reid [SEC=UNCLASSIFIED]

Hi Jennifer

In response to your email below, I have attached a revised set of sketch plans and 3D sketch images. (I will send the 3D images next email)

My client [REDACTED] and I would like to be able to set up a time for a meeting in relation to his proposed home. Unless of course you guys feel the plans are OK and a meeting is not required please let us know. I have responded to your points below in red.

1. Clarification of the front setback of the proposed new dwelling in relation to the original dwelling is required to ensure consistency with **Mandatory Requirement 2.1b** of the Guidelines which stipulates that additions or new dwellings shall not be permitted closer to the front boundary than the original building line (of the original dwelling). **No original plans show a front setback as they are very very old. However I was able to take a snap shot from google maps still showing the old residence, and overlaid my site plan over the top (refer to attached) showing we are actually set a little further back then the original residence.**
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Robert Jukic

R Inventive Building Design

p: (02) 62538767 m: 0407908688

a: 7 Dibbler Crescent, Throsby, ACT 2914

w: www.rinventive.com.au e: robert@rinventive.com.au

From: Dunn, Jennifer <Jennifer.Dunn@act.gov.au>
Sent: Friday, November 2, 2018 4:37 PM
To: robert@rinventive.com.au
Cc: Russell, Meaghan <Meaghan.Russell@act.gov.au>
Subject: RE: Block 5 Section 28 Reid [SEC=UNCLASSIFIED]

Dear Robert,

Thank you for your email submission below regarding the construction of a new dwelling at Block 5 Section 28 Reid (23 Dirrawan Gardens).

As you are aware, the subject block is located within the Reid Housing Precinct (the Precinct) which is registered on the ACT Heritage Register.

In approving a Statement of Heritage Effects (SHE) for the demolition of the original dwelling on the block due to the presence of loose fill (Mr Fluffy) asbestos, the ACT Heritage Council required that any replacement dwelling on the block must comply with the relevant Heritage Guidelines (the Guidelines) for the Precinct (as attached).

As such, review of the proposal has identified the following:

1. Clarification of the front setback of the proposed new dwelling in relation to the original dwelling is required to ensure consistency with **Mandatory Requirement 2.1b** of the Guidelines which stipulates that additions or new dwellings shall not be permitted closer to the front boundary than the original building line (of the original dwelling).
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Elevations of the proposed building and details of materials and finishes have not been provided with this submission. As a new dwelling within the Precinct the Heritage Council expects that the form, scale and materials of the development complement the architectural character of the existing dwellings ie hipped tiled roof single storey form with a rendered or face brick finish and timber windows

Following submission of a revised scheme that addresses these concerns ACT Heritage is happy to meet to discuss the proposed works in further detail. Please note that any request for a meeting should be forwarded to heritage@act.gov.au

Kind regards,

Jennifer Dunn

Conservation Officer | Advice

Phone 02 6207 9392

ACT Heritage | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, Challis Street Dickson

GPO Box 158 Canberra ACT 2601 www.environment.act.gov.au



From: Robert Jukic [<mailto:robert@rinventive.com.au>]

Sent: Thursday, 25 October 2018 3:40 PM

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

Cc: OConnell, Jennifer <Jennifer.OConnell@act.gov.au>; Russell, Meaghan <Meaghan.Russell@act.gov.au>

Subject: Block 5 Section 28 Reid

Hi Jennifer & Meaghan

I was hoping to set up a meeting in relation to a proposed sketch plan I have attached for my clients. The proposed sketch plans is a proposal for a new single res development with basement garage.

I would appreciate it if someone could give me a buzz to tee up a time, to discuss the plans before we start to get into the detail of the development.

Thanks



Robert Jukic

R Inventive Building Design

p: (02) 62538767 **m:** 0407908688

a: 60A Phyllis Ashton Circuit Gungahlin, ACT 2912

w: www.rinventive.com.au **e:** robert@rinventive.com.au

This email, and any attachments, may be confidential and also privileged. If you are not the intended recipient, please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.

From: Dunn, Jennifer
Sent: Tuesday, 9 April 2019 11:02 AM
To: Caddy, Gabrielle
Subject: 20190408 - Advice - B5 S28 Reid - New Dwelling (A19271240) [SEC=UNCLASSIFIED]
Attachments: 20190408 - Advice - B5 S28 Reid - New Dwelling.obr

Can you please review - for Meaghan's signature.
Jennifer Dunn has sent you a link to "20190408 - Advice - B5 S28 Reid - New Dwelling" (A19271240) from Objective.

Open in Navigator
Double click on the attachment

Open in ECM for Browser
<https://objective.act.gov.au:8443/#/documents/A19271240/details>

Open in Your Browser
Latest: <https://objective.act.gov.au/id:A19271240/document/versions/latest>
Published: <https://objective.act.gov.au/id:A19271240/document/versions/published>



ACT Heritage Council

File Reference: Reid B5 S28
Contact Officer: JD
Phone: 13 22 81

R Inventive Building Design
Robert Jukic
robert@rinventive.com.au

Dear Mr Jukic

Proposed new dwelling – Block 5 Section 28 Reid

I refer to your submission of 12 March 2019 regarding the construction of a new single dwelling and basement parking at Block 5 Section 28 Reid (23 Dirrawan Gardens). 23 Dirrawan Gardens is located within the Reid Housing Precinct (the Precinct) which is registered on the ACT Heritage Register.

On 27 May 2016, the ACT Heritage Council (the Council) approved a Statement of Heritage Effects (SHE) application for the demolition of the existing dwelling on the block as part of the ACT Government's Loose Fill Asbestos Insulation Eradication Scheme (the Scheme), as the dwelling was identified as containing 'Mr Fluffy' loose fill asbestos. The original dwelling on the block has subsequently been demolished.

A condition of the SHE approval required that any replacement construction at 23 Dirrawan Gardens conform to the Heritage Guidelines (the Guidelines) for the Precinct.

Previous Council advice of 12 February 2019 on the proposed development requested: a reduction in site coverage to comply with the maximum 27.5% permitted; provision of a detailed Landscape Plan identifying existing plantings, proposed removals and proposed planting intentions; and revisions to identify that the RL of the new dwelling is not higher than adjacent dwellings;

The 12 March 2019 proposal has been submitted in response and describes the construction of a contemporary single dwelling with basement parking, and swimming pool.

Review of the revised submission against the Guidelines has identified the following:

- **Site coverage**

The Council notes that the reduction in site coverage of the dwelling to 27.49 %, which complies with Mandatory Requirement 2.1d of the Guidelines for the Precinct.

- **Landscaping**

Review of the submission has identified that the intention to retain 44 % of the area of the block for soft landscaping, which complies with Mandatory Requirement 2.1 (e) of the Guidelines.

Previous advice requested a detailed Landscape Plan which identified the retention of any existing plantings, proposed removal of any trees or shrubs over 6 metres tall and proposed planting intentions for the block. The revised submission has identified that two existing trees located at the front of the block will be retained, and that new areas of soft planting including grass and shrubs will be created.

- **RL of new dwelling**

The RL of the original dwelling on the block has not been able to be determined identified through the review of original file material. In previous advice the Council indicated that where the RL of the original dwelling could not be identified, the RL of the dwelling shall not exceed that of adjacent dwellings.

Council notes that the revised submission identifies the RL of the adjacent dwellings as 573.85 and 572.95. At 572.26 the RL of the proposed new dwelling is not greater than the existing adjacent dwellings and is consistent with previous Council advice.

- **Materials and Finishes**

Mandatory Requirement 3.1d of the Guidelines for the Precinct states: “ *The roof form, roof pitch, wall and roof materials, eaves overhang, height-to-width ratio of windows within any new construction visible from the street or adjacent public domain shall complement the architectural character of the original dwellings in the street. Applied finishes to the roof of the dwelling shall complement the roof colours of original dwellings in the street.*”

Revision of the roof tiles to a natural terracotta tile is noted. Face brick to some of the external walls is noted however the colour has not been indicated. Clarification of the face brick colour is required noting that the local ‘Canberra Red’ face brick is prevalent within the Precinct.

However, the finish and colour of the proposed render to the external walls and stone cladding to the fireplace has not been provided and is required to determine consistency with this Requirement.

Mandatory Requirement 2.4d of the Guidelines for the Precinct states: “*Strong textures including stamped concrete, and bright colours including bare or exposed aggregate concrete shall not be permitted on driveways or verge crossings*”. Further, Requirement 2.4h of the Guideline states: “*Driveways should be single vehicle width (<3.6m) between the front boundary and the building line and have a uniform surface of subdued charcoal or earthen tones.*”

Gravel, brick, clay or concrete pavers or bitumen are the preferred surface finishes”.

The intention to provide a concrete finish to the driveway and paths to a selected style is noted. However, clarification of the finish and appearance of the driveway is required to assist the Council in assessing whether the driveway and paths comply with Mandatory Requirement 2.4d and Requirement 2.4h of the Guidelines. Brick or bitumen are preferred surface finishes.

In summary, review of the proposal has identified that the following information is still required.

- Clarification of the colour of the proposed face brick, and colour and finish of the external render and stone cladding to the fireplace to demonstrate consistency with Mandatory Requirement 3.1d of the Guidelines; and
- Clarification of the proposed driveway and path finish to demonstrate consistency with Mandatory Requirement 2.4d and Requirement 2.4h of the Guidelines, noting that brick or bitumen are preferred surface finishes.

The Council welcomes a revised scheme that responds to the above requirements.

Yours sincerely

Meaghan Russell
Manager (Approvals and Advice) (as delegate for),
ACT Heritage Council

10 April 2019

From: Russell, Meaghan
Sent: Wednesday, 10 April 2019 8:56 AM
To: Dunn, Jennifer
Subject: RE: 20190408 - Advice - B5 S28 Reid - New Dwelling (A19271240) [SEC=UNCLASSIFIED]

Hi Jen,

I have some track changes in the Reid advice for you to check - and two questions on whether we can be more specific in our response, ie, concrete not supported for the driveway and verge crossing....

Happy to discuss when you are in.

Cheers,
Meaghan

Meaghan Russell | Manager (Approvals and Advice)
Phone: 13 22 81 | Email: meaghan.russell@act.gov.au ACT Heritage | Environment, Planning and Sustainable Development Directorate | ACT Government Dame Pattie Menzies House 16 Challis Street Dickson | GPO Box 158 Canberra ACT 2601 www.environment.act.gov.au

@EnvironPlan [facebook.com/EnvironPlan](https://www.facebook.com/EnvironPlan)

-----Original Message-----

From: Dunn, Jennifer
Sent: Tuesday, 9 April 2019 12:00 PM
To: Russell, Meaghan <Meaghan.Russell@act.gov.au>
Subject: 20190408 - Advice - B5 S28 Reid - New Dwelling (A19271240) [SEC=UNCLASSIFIED]

For your signature, reviewed by Gaby.

Jennifer Dunn has sent you a link to "20190408 - Advice - B5 S28 Reid - New Dwelling" (A19271240) from Objective.

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Latest: <https://objective.act.gov.au/id:A19271240/document/versions/latest>
Published: <https://objective.act.gov.au/id:A19271240/document/versions/published>

From: Dunn, Jennifer
Sent: Wednesday, 10 April 2019 3:01 PM
To: 'Robert Jukic'
Subject: RE: Block 5 Section 28 Reid [SEC=UNCLASSIFIED]
Attachments: 20190410 - Advice - B5 S28 Reid - New Dwelling.pdf

This should open

From: Robert Jukic [mailto:robert@rinventive.com.au]
Sent: Wednesday, 10 April 2019 1:07 PM
To: Dunn, Jennifer <Jennifer.Dunn@act.gov.au>
Subject: RE: Block 5 Section 28 Reid [SEC=UNCLASSIFIED]

Hi
I am unable to open the attached for some reason



Robert Jukic

R Inventive Building Design

p: (02) 62538767 **m:** 0407908688

a: 7 Dibbler Crescent, Throsby, ACT 2914

w: www.rinventive.com.au **e:** robert@rinventive.com.au

From: Dunn, Jennifer <Jennifer.Dunn@act.gov.au>
Sent: Wednesday, April 10, 2019 12:34 PM
To: Robert Jukic <robert@rinventive.com.au>
Subject: RE: Block 5 Section 28 Reid [SEC=UNCLASSIFIED]

Hi Robert,

Further ACT Heritage Council advice attached. Also below is the link [Heritage Guidelines for the Reid Precinct](https://www.environment.act.gov.au/_data/assets/pdf_file/0010/148474/462.pdf), for your reference.

https://www.environment.act.gov.au/_data/assets/pdf_file/0010/148474/462.pdf

Jennifer Dunn

Conservation Officer | Approvals and Advice

Phone 02 6207 9392

ACT Heritage | Environment, Planning and Sustainable Development Directorate | ACT Government

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GPO Box 158 Canberra ACT 2601 www.environment.act.gov.au



From: Robert Jukic [<mailto:robert@rinventive.com.au>]

Sent: Tuesday, 12 March 2019 4:06 PM

To: Dunn, Jennifer <Jennifer.Dunn@act.gov.au>

Cc: [REDACTED]

Subject: RE: Block 5 Section 28 Reid [SEC=UNCLASSIFIED]

Hi Jennifer

Attached is a final set of plans, for your final comments, hopefully approval. Can you please let us know of a time frame for when we can expect a response from you guys.

Thanks



Robert Jukic

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p: (02) 62538767 **m:** 0407908688

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To: Robert Jukic <robert@rinventive.com.au>

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Jennifer Dunn

Conservation Officer | Advice

Phone 02 6207 9392

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GPO Box 158 Canberra ACT 2601 www.environment.act.gov.au



From: Robert Jukic [<mailto:robert@rinventive.com.au>]

Sent: Thursday, 17 January 2019 2:57 PM

To: Dunn, Jennifer <Jennifer.Dunn@act.gov.au>

Cc: Russell, Meaghan <Meaghan.Russell@act.gov.au>; [REDACTED]

Subject: RE: Block 5 Section 28 Reid [SEC=UNCLASSIFIED]

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Robert Jukic

R Inventive Building Design

p: (02) 62538767 **m:** 0407908688

a: 7 Dibbler Crescent, Throsby, ACT 2914

w: www.rinventive.com.au **e:** robert@rinventive.com.au

From: Dunn, Jennifer <Jennifer.Dunn@act.gov.au>

Sent: Friday, November 2, 2018 4:37 PM

To: robert@rinventive.com.au

Cc: Russell, Meaghan <Meaghan.Russell@act.gov.au>

Subject: RE: Block 5 Section 28 Reid [SEC=UNCLASSIFIED]

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Kind regards,

Jennifer Dunn

Conservation Officer | Advice

Phone 02 6207 9392

ACT Heritage | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, Challis Street Dickson

GPO Box 158 Canberra ACT 2601 www.environment.act.gov.au



From: Robert Jukic [<mailto:robert@rinventive.com.au>]
Sent: Thursday, 25 October 2018 3:40 PM
To: Heritage <Heritage@act.gov.au>
Cc: OConnell, Jennifer <Jennifer.OConnell@act.gov.au>; Russell, Meaghan <Meaghan.Russell@act.gov.au>
Subject: Block 5 Section 28 Reid

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Robert Jukic

R Inventive Building Design

p: (02) 62538767 **m:** 0407908688

a: 60A Phyllis Ashton Circuit Gungahlin, ACT 2912

w: www.rinventive.com.au **e:** robert@rinventive.com.au

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ACT Heritage Council

File Reference: Reid B5 S28
Contact Officer: JD
Phone: 13 22 81

R Inventive Building Design
Robert Jukic
robert@rinventive.com.au

Dear Mr Jukic

Proposed new dwelling – Block 5 Section 28 Reid

I refer to your submission of 12 March 2019 regarding the construction of a new single dwelling and basement parking at Block 5 Section 28 Reid (23 Dirrawan Gardens). 23 Dirrawan Gardens is located within the Reid Housing Precinct (the Precinct) which is registered on the ACT Heritage Register.

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Review of the submission has identified that the intention to retain 44 % of the area of the block for soft landscaping, which complies with Mandatory Requirement 2.1 (e) of the Guidelines.

Previous advice requested a detailed Landscape Plan which identified the retention of any existing plantings, proposed removal of any trees or shrubs over 6 metres tall and proposed planting intentions for the block. The revised submission has identified that two existing trees located at the front of the block will be retained, and that new areas of soft planting including grass and shrubs will be created.

- **RL of new dwelling**

The RL of the original dwelling on the block has not been able to be determined identified through the review of original file material. In previous advice the Council indicated that where the RL of the original dwelling could not be identified, the RL of the dwelling shall not exceed that of adjacent dwellings.

Council notes that the revised submission identifies the RL of the adjacent dwellings as 573.85 and 572.95. At 572.26 the RL of the proposed new dwelling is not greater than the existing adjacent dwellings and is consistent with previous Council advice.

- **Materials and Finishes**

Mandatory Requirement 3.1d of the Guidelines for the Precinct states: “ *The roof form, roof pitch, wall and roof materials, eaves overhang, height-to-width ratio of windows within any new construction visible from the street or adjacent public domain shall complement the architectural character of the original dwellings in the street. Applied finishes to the roof of the dwelling shall complement the roof colours of original dwellings in the street.*”

Revision of the roof tiles to a natural terracotta tile is noted. Face brick to some of the external walls is noted however the colour has not been indicated. Clarification of the face brick colour is required noting that the local ‘Canberra Red’ face brick is prevalent within the Precinct.

However, the finish and colour of the proposed render to the external walls and stone cladding to the fireplace has not been provided and is required to determine consistency with this Requirement.

Mandatory Requirement 2.4d of the Guidelines for the Precinct states: “*Strong textures including stamped concrete, and bright colours including bare or exposed aggregate concrete shall not be permitted on driveways or verge crossings*”. Further, Requirement 2.4h of the Guideline states: “*Driveways should be single vehicle width (<3.6m) between the front boundary and the building line and have a uniform surface of subdued charcoal or earthen tones.*”

Gravel, brick, clay or concrete pavers or bitumen are the preferred surface finishes”.

The intention to provide a concrete finish to the driveway and paths to a selected style is noted. However, clarification of the finish and appearance of the driveway is required to assist the Council in assessing whether the driveway and paths comply with Mandatory Requirement 2.4d and Requirement 2.4h of the Guidelines. Brick or bitumen are preferred surface finishes.

In summary, review of the proposal has identified that the following information is still required.

- Clarification of the colour of the proposed face brick, and colour and finish of the external render and stone cladding to the fireplace to demonstrate consistency with Mandatory Requirement 3.1d of the Guidelines; and
- Clarification of the proposed driveway and path finish to demonstrate consistency with Mandatory Requirement 2.4d and Requirement 2.4h of the Guidelines, noting that brick or bitumen are preferred surface finishes.

The Council welcomes a revised scheme that responds to the above requirements.

Yours sincerely



Meaghan Russell
Team Leader, Advice (as delegate for) as delegate for),
ACT Heritage Council

2 August 2017



images are sketch's only-
refer to architectural
documentation for accurate
details

3.7.1.5 CONSTRUCTION OF EXTERNAL WALLS

external walls (including gable walls) require to be fire resisting, and must extend to the underside of a non-combustible roof covering or a non-combustible eaves lining.

3.7.1.8 SEPERATING WALLS

(a) Separating wall between class 1 building, or a wall that separates a class 1 building from a class 10a building which is not appurtenant to that class 1 building must have an FRL of not less than 60/60/60 and

- (i) Commence at footings or ground slab
(ii) extend-

(A) If a building has a non combustible roof covering to the underside of the roof covering (see figure 3.7.1.10)

(B) If a building has a combustible roof covering to not less than 450mm above the roof covering (see figure 3.7.1.10)

(b) A separating wall of lightweight construction must be tested in accordance with Specification C1.8 of BCA Volume 1.

ROOF LIGHTS

Must be installed in accordance with 3.7.1.10. Have a non combustible covering. Have an aggregate area not more than 20% of roof or part of that roof. Be not less than 900mm from:

- (a) An allotment boundary other than the boundary adjoining a road or other public space.
(b) A vertical projection of a separating wall extending to the underside of a roof covering.

Or 1.8m from any roof light or the like in another building on the same allotment other than an appurtenant building or a detached part of the same building.

SMOKE ALARMS

Must be installed in Class 1a building in accordance with 3.7.2.3

MORTAR JOINTS

3.3.1.7

- a) Unless otherwise specified masonry bed and perpend joints are to be a nominal 10mm.
b) Where raked joints are used they must not be deeper than 10mm.

VERTICAL ARTICULATION JOINTS

a) Must be provided in unreinforced masonry walls except walls built where site soil classification is A or S.

b) Articulation joints between masonry elements must have a width of less than 10mm and be provided in accordance with 3.3.1.8

- In straight continuous walls having no openings, at not more than 6m centres and not closer than the height of the wall away from corners.
- And where the height of the wall changes be more than 20% at the position of change in height, and
- where openings more than 900 square 90mm occurs, at not more than 5m centres, and positioned in line with one edge of the openings.
- Where wall change in thickness.
- At control or construction joints in footing slabs, and
- at junction of walls constructed of different masonry materials, and

7. at deep chases (rebates) for service pipes.

c) For all articulation joints in cavity walls, extendable masonry anchors must be built in at every 4th course. For veneer construction the extendable ties may be omitted.

d) For single leaf walls stabilized by return walls or engaged piers, any articulation joint must be within 300mm of the vertical support.

e) Where masonry is required to be waterproof, all joints must be sealed with flexible, compressible material.

f) Articulation joints must be constructed adjacent to anchored openings.

g) Articulation joints must not be located in unreinforced masonry above garage door openings or the like unless the panel of masonry is laterally supported with masonry ties or other suitable means.

DOORS AND WINDOWS

All windows to be aluminium framed, unless otherwise specified.

LIGHTS

To comply with clause 3.12.5.5 of the BCA

WATER HEATER

In hot water supply system to comply with clause 3.12.5.5 of the BCA.

TIMBER FRAMING

All timber works to be done in accordance with the timber framing code and manufacturers spec. Frames to be built and constructed to AS 1684.

INSULATION REQUIREMENTS

Refer to EER report.

BUSHFIRE

There is no bushfire mitigation on this block

BRICKS

Materials and construction to AS 4773.1 Clause 4.3 Standard to AS 4455.1 and 4455.3

Mortar materials sand: fine aggregate with a low clay content and free from efflorescing salts, selected for grading and colour for brickwork. Proportions: to AS 4773.1 table 3.1

BUILT IN COMPONENTS

Durability class of built in comonents to AS 4773.1 table 4.1

STEEL LINTELS

Angles and flats sizes to AS 4773.1 table 12.1, cold framed lintels designed to AS 4600, corrosion protection to AS 2699.3
Galvanizing: do not cut after galvanizing.

WALL TIES

Standard to AS 2699.1

Type A

Spacing: to AS 4773.2 Clause 9.7 and 10.6
Corrosion protection to AS 2699.1

FLASHING AND DAMP PROOF COURSE

Standard to AS 2904

FLASHING

Location: Sandwich flashing between mortar except where on lintels.

Pointing: Point up joints around flashing to fill voids.

WEEPHOLES

Provide weepholes to external leaves of cavity walls in the course directly above flashing, and cavity fill, and at the bottom of unfilled cavities. Max spacing 1.2m

MORTAR MIXING

Measure volumes accurately to achieve the documented proportions, machine mix for at least 6 minute.

Bond: stretcher bond.

Clearance for timber frame shrinkage: as follows: Timber frame shrinkage in brick veneer timber frame construction, leave clearance between window frames and brick sills and between roof frames and brick veneer as follows:

Accommodate for unseasoned floor timbers, single story frames and ground floor windows 10mm , 2 storey frames and upper floor windows 20mm.

Mortar joints:

Externally tool to give a dense water shedding finish.

Internally if walls are to be plastered to not rake more than 10mm to give a key.

Thickness: 10mm

Face brickwork:

Clean progressively as the work proceeds to remove mortar smears, stains and discoloration. Do not erode joints if using pressure spraying.

Sills and thresholds:

Solidly bed sills and thresholds and lay them with the top surface drain away from the building.

Cavity work:

Provide minimum cavity widths in conformance with the following:

Masonry walls 50mm.

Masonry veneer walls 40mm between the masonry leaf and the load bearing frame and a 25mm min. gap between the masonry leaf and sheet bracing.

DAMP PROOF COURSES

Location: to BCA 3.3.4

Installation: Lay in long lengths. Lap the full width of angles and intersections and 150mm at joints. Step as necessary but not more than 2 courses per step for brickwork and 1 course per step for block work. Sandwich damp proof course between mortar.

WATERPROOFING WET AREAS

Water proofing to AS 3740

Products to AS 4858

MEMBRANE SYSTEMS

Provide a proprietary membrane system certified as suitable for a current Branz Appraisal Certificate intended external water proofing by the following: A current BRANZ appraisal certificate.

Shower tray: Purpose made water proof jointless shower tray with all upstands at least 50mm higher than the hob upstand. Set the hob masonry on the inside of the tray hob upstand.

Provide bond breakers at wall/floor and hob/wall junctions and at control joints where the membrane is bonded to the substrate.

EXTENT OF WATER PROOFING

Water proof or water resistant surfaces to the requirements of BCA Clause 3.8.1.2

Vertical membrane termination:

Upstands: at least 150mm above the finished tile level of the floor or 25mm above the max retaining wall level, whichever is greater.

Anchoring: Secure the sheet membranes along the top edge.

Edge protection: Protect edges of membrane.

Water proofing above terminations: Water proof the structure above the termination to prevent moisture entry behind the membrane using tiller's angle and finish overlaps.

DRAINAGE CONNECTIONS

Floor wastes: Turn membrane down at least 50mm into the floor waste drainage flanges and adhere to form a water proof connection.

Enclosed shower with hob: Extend internal membrane over the hob and into the room at least 50mm.

Uninclosed showers: Extend membranes at least 1500mm into the room from the shower rose outlet on the wall.

Membrane vertical penetrations: Pipes, ducts and vents: Provide separate sleeves for all pipes, ducts and vents and have fixed to the substrate .

Membrane horizontal Protection: Sleeves: provide a flexible flange to all penetrations, bonded to the penetration and to the membrane.

Overlaying finishes on membrane: Protect water proof membrane with compatible water resistant surface materials that do not cause damage to the membrane bonded or partially bonded systems.

If the topping or bedding mortar requires to be bonded to the membrane provide control joints in the topping or bedding mortar to reduce the control over the membrane.

Keep traffic off membrane surfaces until bonding has set 24 hours after laying. Replace or repair any damaged work.

WINDOW AND GLAZING DETAILS TO EER REPORT

Windows selection and installation to AS 2047.

Glazing selection and installation to AS 1288.

Flashing to AS 2904.

Aluminium extrusions to AS 1866.

Safety glass to AS 2208.

Aluminium frame finishes powder coating to AS 3715- grade architectural coating.

Anodising to AS1231, Thickness : >= 15 microns to 20 microns.

Insect screens: Aluminium extruded or folded box frame sections with mesh fixing channels, mitered, staked and screwed at corners. Provide and extruded frame section where necessary to adapt to window opening gear.

Mesh: Bend the mesh into the frame channel with a continuous resistant gasket so that the mesh is taut and without distortion.

Bushfire screen and sills: Protect windows and doors from the ingress of embers to AS 3959.

STAIRCASE CONSTRUCTION

In accordance with BCA 3.9.1

BALUSTRADE CONSTRUCTION

In accordance with BCA 3.9.2

ARTIFICIAL LIGHTING

Refer to BCA 3.12.5.5

a) The Lamp Power Density or Illumination Power Density of artificial lighting, excluding heaters that emit light, must not exceed:

- In a Class 1 building, 5 W/m², and
- on a verandah or balcony attached to a Class 1 building, 4W/m², and
- In a Class 10A building, 3 W/m², and where *illumination power density* is used, it may be increased by deviding it by the *illumination power density* adjustment factor in Table 3.12.5.3 where applicable.

b) When designing the *lamp power density* or *illumination power density* , the power of the proposed installation must be used rather than nominal allowances for exposed batten holders or luminaires.

c) Where lamps are used that have a transformer or ballast, the transformers or ballast must be of an electronic type.

d) Halogen lamps must be separately switched from fluorescent lamps.

e) Artificial lighting around the perimeter of a building must-

- be controlled by a daylight sensor, or
- have an average light source efficiency of not less than 40 lumens/W

RETAINING WALLS

All retaining walls to engineers specification and design.

WATER SUPPLY AND DRAINAGE

To Hydraulics engineers specification and design.

ELECTRICAL INSTALLATION

Electrical installation to AS 3008.1.1 and SAA HB 301 Luminaires to AS 60598.1

Minimum enegy performance standards:

- general to AS 4783.2 and AS 4782.2
- Self ballasted lamps to AS 4847.2
- Incandescent lamps to AS 4934.2

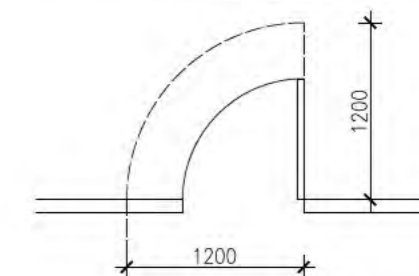
SERVICES PLAN

To hydraulic engineers specifications.

BCA 3.8.3.3 CONSTRUCTION OF SANITARY COMPARTMENTS

The door to fully close in sanitary compartments must:

- open outwards, or
- slide, or
- be readily removable from outside of compartment, unless there is a clear space of at least 1.2m, measured in accordance with 3.8.3.3, between the closet pan within the sanitary compartment and the doorway.



BCA figure 3.8.3.3

Construction on sanitary compartments

DEMOLITION PLAN

Scale 1:200 @ A3

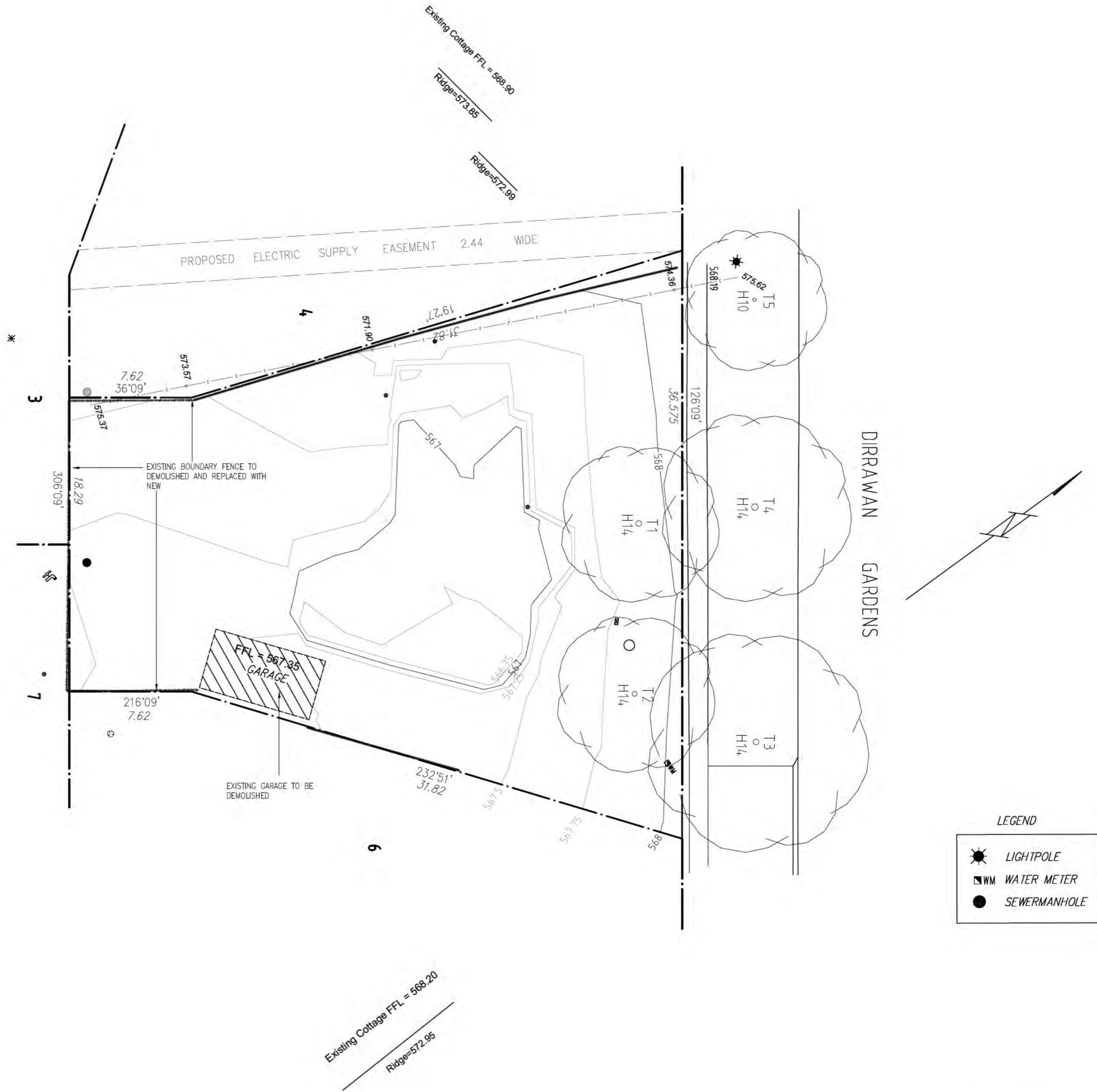
DEMOLITION NOTES

A: PROPOSED METHOD- DISMANTLE ROOF, TIMBER TRUSSES AND TIMBER BEAMS FOR SALVAGE AND RE USE. REMOVAL OF ALL GLASS AND WINDOWS FOR RE USE. BRICK WALLS TO BE DISMANTLED BY HAND AND SOLD. ANY BROKEN REMAINS TO BE CRUSHED FOR RECYCLING. INTERNAL GYPROCK WALLS AND FRAMES TO BE DISMANTLED BY HAND AND TAKEN TO TIP. THE REMAINS WOULD THEN BE MADE UP OF CONCRETE SLABS AND VERANDAHS AND CONCRETE DRIVEWAYS AND CARPARKING. THIS WOULD BE DELIVERED TO CANBERRA RECYCLERS AT PIALLAGO FOR RECYCLING.

B: POLLUTION- AS PER ABOVE AND A.C.T. POLLUTION CONTROL LAWS.

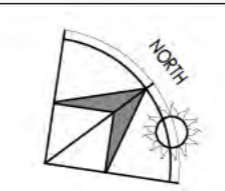
C: ASBESTOS- FIBRO SHEET WHERE ENCOUNTERED WILL BE DISPOSED OF BY BAGGING WITH PROTECTIVE CLOTHING AS PER REGULATION AND DELIVERED AT THE APPROPRIATE AREA OF BELCONNEN TIP.

D: EXISTING SERVICES- ELECTRICITY TO BE DISCONNECTED AS PER ACTEW REQUIREMENTS AND RECONNECTED THROUGH TEMPORARY SUPPLY. SEWERAGE AND STORMWATER TO BE CAPPED OFF WHERE REQUIRED. WATER SUPPLY TO BE CAPPED OFF WHERE NECESSARY TO ALLOW FOR CONSTRUCTION. TELEPHONE LINE TO BE RELOCATED IF NECESSARY TO TELSTRA REQUIREMENTS.



LEGEND

	LIGHTPOLE
	WM WATER METER
	SEWERMANHOLE



GENERAL NOTES

- Brick on edge sills throughout
- All concrete slabs and footings shall be determined by site classification and AS 2870.1
- Provide termite protection to code in accordance with AS 3660-2000 part 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.
- All insulation to comply with Energy Rating Report.

- Provide smoke alarms in accordance with Part 3.7.2 of the BCA and AS 3766. Wiring to AS 3000

- All windows and glazing to all relevant codes and standards and in accordance with Energy Rating Report.
- All operable windows and doors to have fly screens on aluminium frames, powdercoat colour to match door and window frames.
- All operable doors and windows to have factory fitted fly screens on exterior

- All fire rated separation must be undertaken in accordance with the BCA and all relevant Australian standards. All fire rating construction must be certified by a qualified professional.

- Refer to structural engineers documents for all structural components.
- Bathroom, w.c, Ens and Laundry doors: fit frame type so that door is readily removable from outside of compartment. Sliding cavity doors allow lock set readily openable from outside of compartment.

- All lintel heights to be 2100mm from FFL or nearest brick course, unless otherwise specified on drawings.

- All windows to have brick on edge window sills with damp proof membrane under, all to meet code.

- Where proprietary light weight party wall systems specified between dwellings, all to manufacturers details as per BCA/NCC requirements.

- Provide mechanical ventilation and artificial lighting to BCA requirements where required.
- FFL's are subject to change and are up to builders discretion, to be discussed and agreed upon with client.

- Confirm all levels and contours on site against levels shown on site plan prior to commencement of construction. Builder is responsible to ensure all information shown in these documents 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 suite site conditions, final heights to be confirmed by builder.

- Builder to provide all labour, materials, fittings, paint, 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.

- Verify all services, ie storm water and sewer ties.

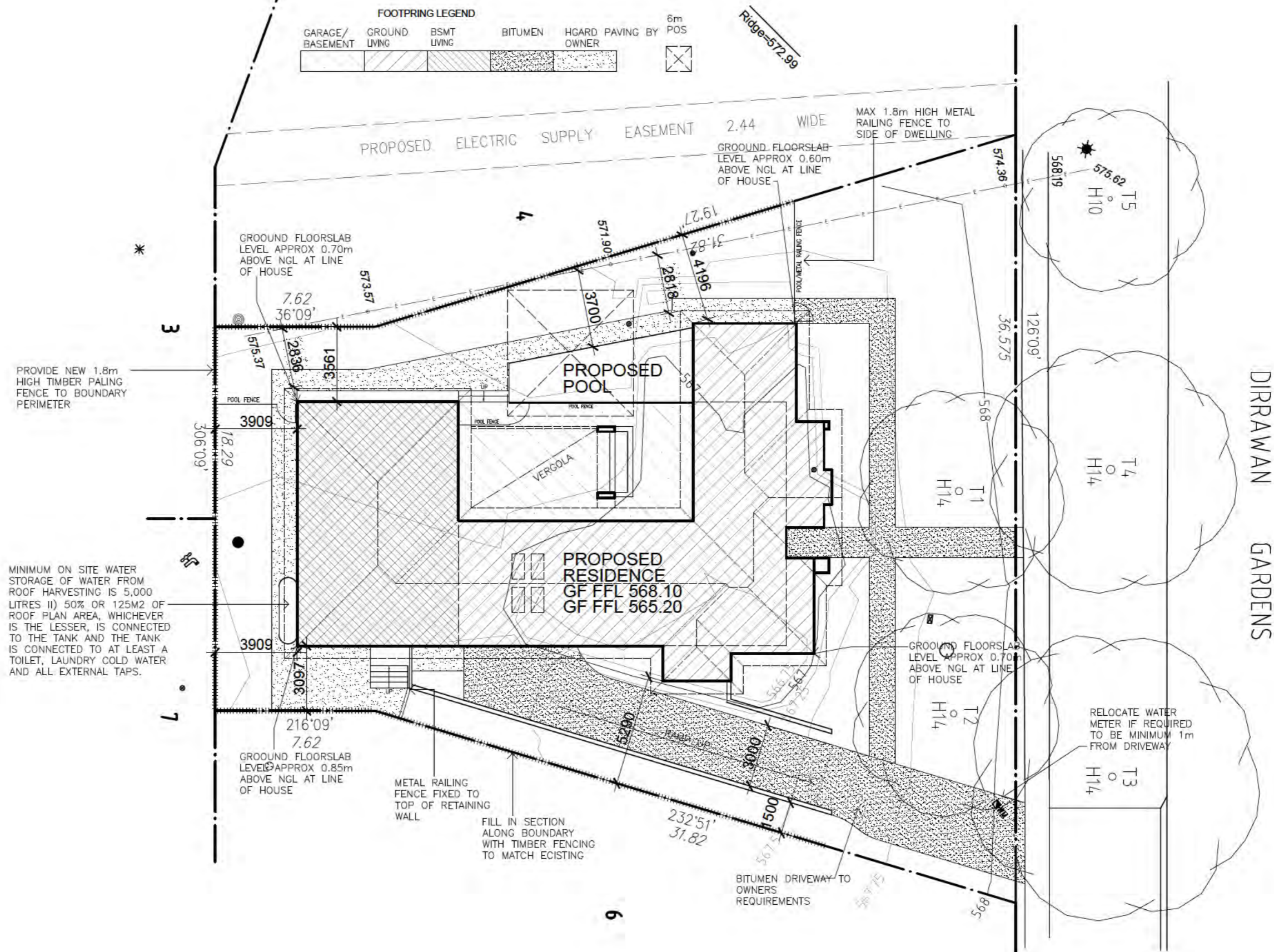
- All contractors to inform themselves of the scope of work before commencing.

- Follow figure dimensions only. Check and verify dimensions before starting and report any discrepancies to designer.

- Building setbacks, easements and dimensions to be verified by the surveyor and certifier prior to commencing of any work.

- Materials and workmanship to be in accordance with the BCA, and all other relevant codes and Australian Standards.

- Water tightness to main subcontractors responsibility.



SITE ANALYSIS	
SITE AREA	=973m ²
GROUND FLOOR LIVING AREA	=241.0m ²
LOWER FLOOR LIVING AREA	=89.2m ²
TOTAL GFA	=330.2m ²
PLOT RATIO	=33.9%
GARAGE BASEMENT AREA	=181.4m ²
VERGOLA AREA	=26.5m ²
FOOTPRING (SITE COVERAGE)	=267.5m ² =27.5%

LEGEND

- LIGHTPOLE
- WATER METER
- SEWERMANHOLE

SITE PLAN
Scale 1:200 @ A3





BASEMENT FLOOR PLAN
Scale 1:100 @ A2



BLOCK	5	DRAWING	BASEMENT FLOOR PLAN	DRAWN	BJ
SECTION	28	PROJECT	PROPOSED NEW RESIDENCE	REVISION	
SUBURB	REID	CLIENT	RESIDENCE	REVISION DATE	
SCALE	1:100 @ A2			JOB No:	1807
				PRINT DATE	18/04/2019
				DWG No	BA04

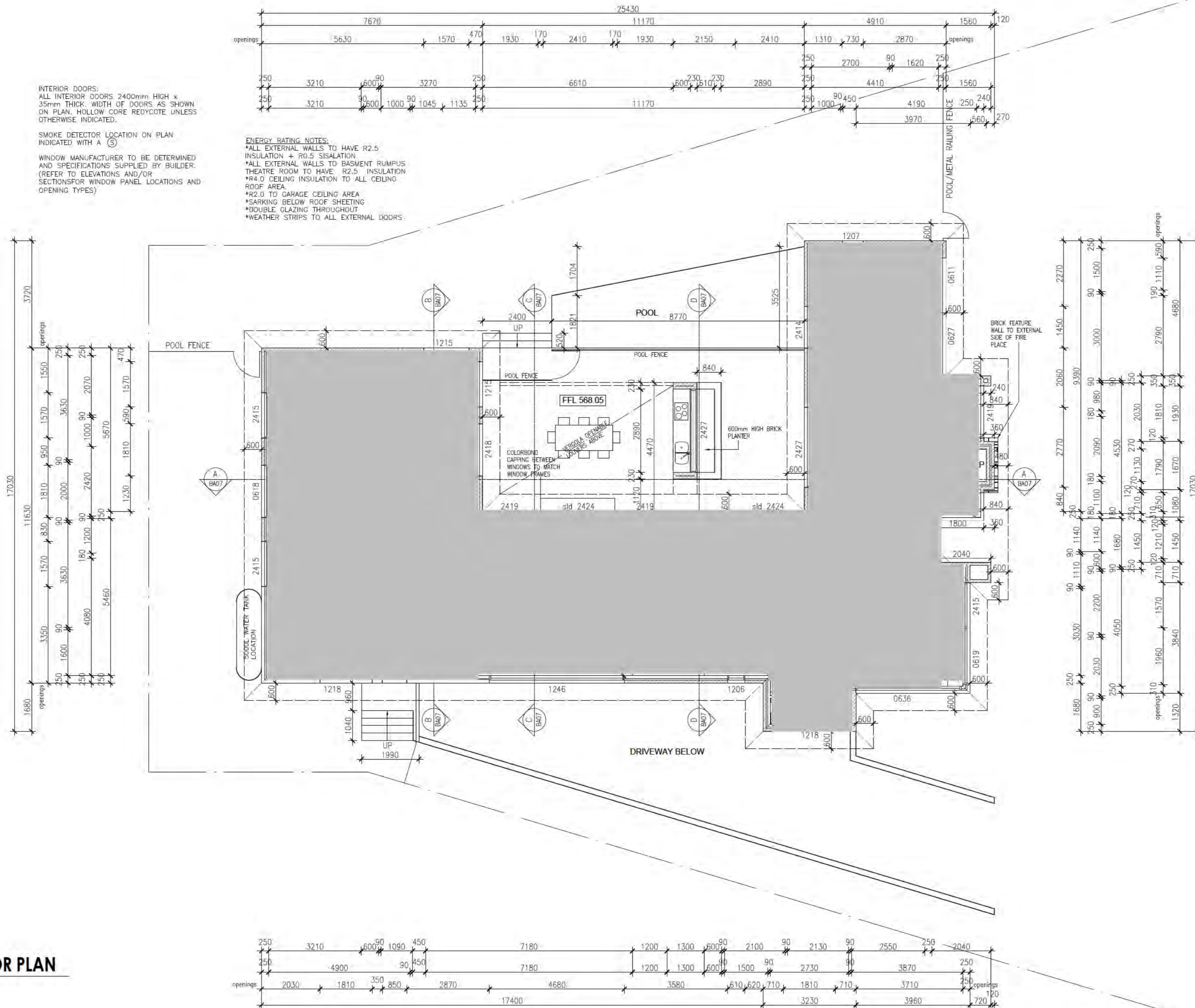
INTERIOR DOORS:
ALL INTERIOR DOORS 2400mm HIGH x 35mm THICK. WIDTH OF DOORS AS SHOWN ON PLAN. HOLLOW CORE REDYCOATE UNLESS OTHERWISE INDICATED.

SMOKE DETECTOR LOCATION ON PLAN INDICATED WITH A (S)

WINDOW MANUFACTURER TO BE DETERMINED AND SPECIFICATIONS SUPPLIED BY BUILDER. (REFER TO ELEVATIONS AND/OR SECTIONS FOR WINDOW PANEL LOCATIONS AND OPENING TYPES)

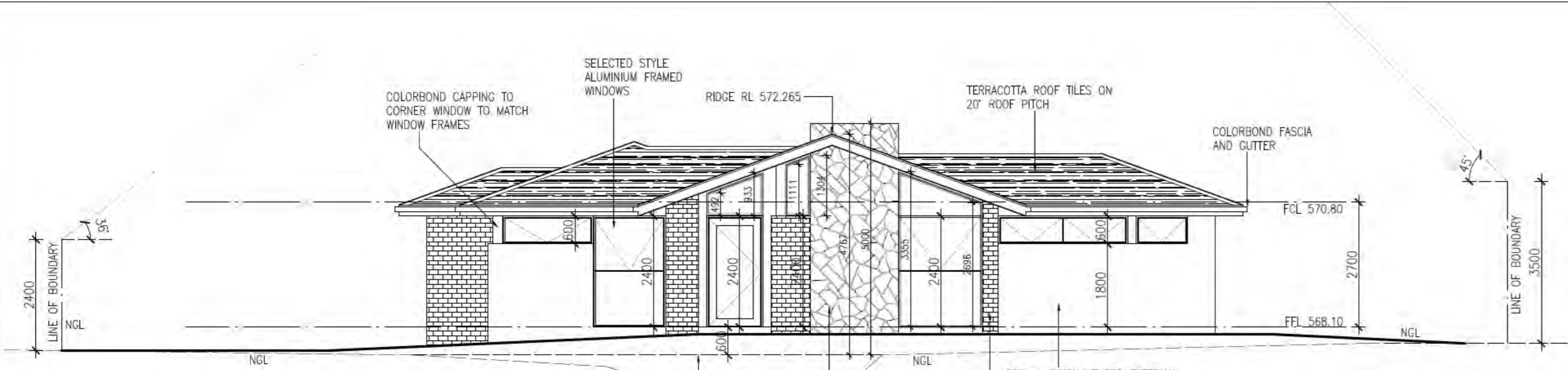
ENERGY RATING NOTES:

- *ALL EXTERNAL WALLS TO HAVE R2.5 INSULATION + R0.5 SISALATION
- *ALL EXTERNAL WALLS TO BASMENT RUMPUS. THEATRE ROOM TO HAVE R2.5 INSULATION
- *R4.0 CEILING INSULATION TO ALL CEILING ROOF AREA.
- *R2.0 TO GARAGE CEILING AREA
- *SARKING BELOW ROOF SHEETING
- *DOUBLE GLAZING THROUGHOUT
- *WEATHER STRIPS TO ALL EXTERNAL DOORS



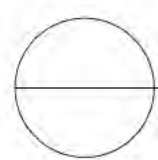
GROUND FLOOR PLAN
Scale 1:100 @ A3

BUILDING ELEMENT	MATERIAL	COLOUR SPEC
ROOF	TERRACOTTA ROOF TILES	
FASCIA & GUTTERS	COLORBOND GUTTERING	BASALT
EXTERNAL WALL TYPE 1- FACE BRICK	FACE BRICKWORK	CANBERRA RED OR SIMILAR
EXTERNAL WALL TYPE 2-RENDER	SMOOTH RENDER	"DULUX" MOUNT BULLER OR SIMILAR
ROCK FEATURE WALL	WEE JASPER- BLU STONE OR SIMILAR	
GARAGE DOOR	PANEL LIFT	BASALT



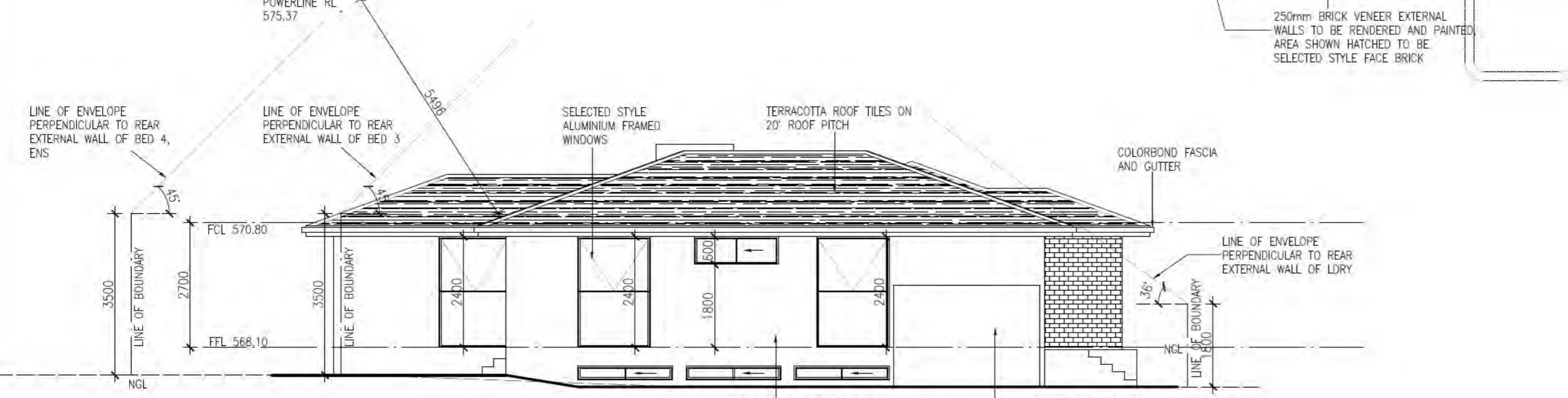
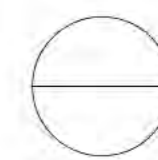
NORTH EAST STREET ELEVATION

Scale 1:100 @ A2



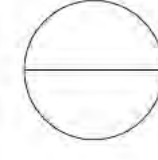
NORTH WEST ELEVATION

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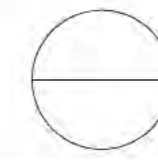
SOUTH WEST ELEVATION

Scale 1:100 @ A2



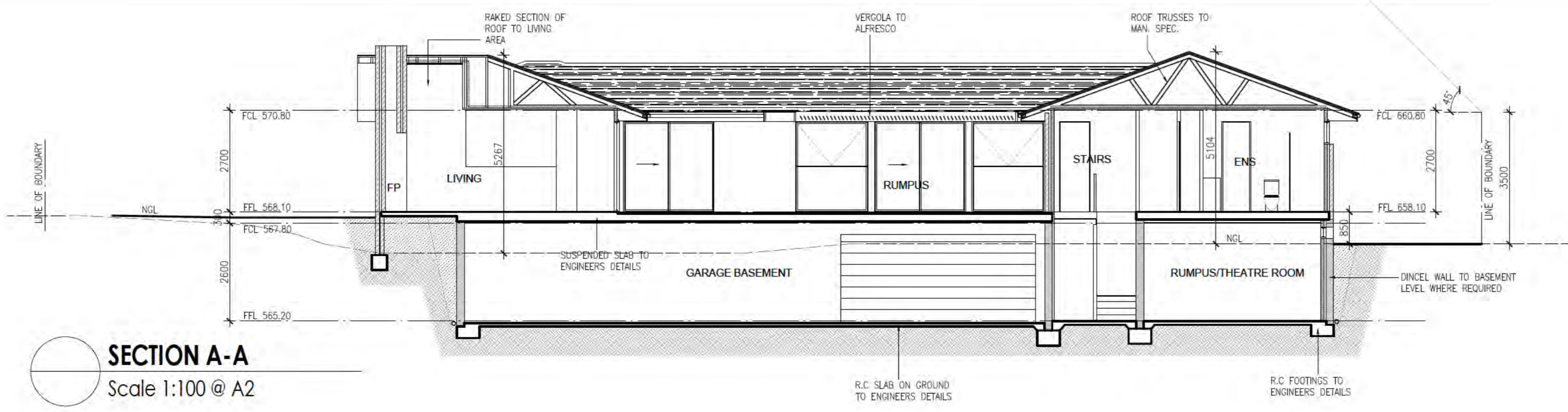
SOUTH EAST ELEVATION

Scale 1:100 @ A2

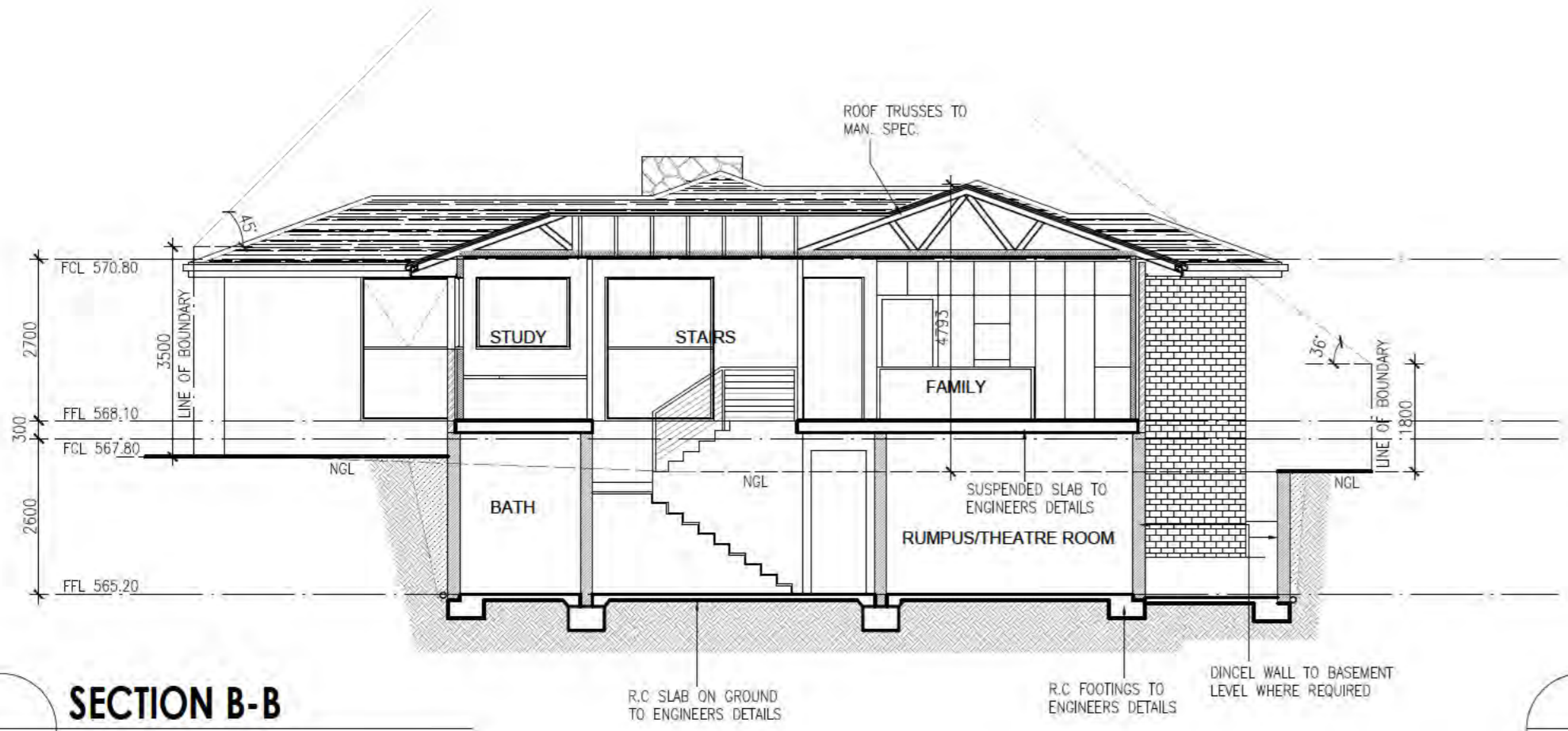


INVENTIVE BUILDING DESIGN
 7 Dibbler Crescent,
 Throsby
 ACT
 2914
 Ph: (02) 62538767
 M: 0407908688

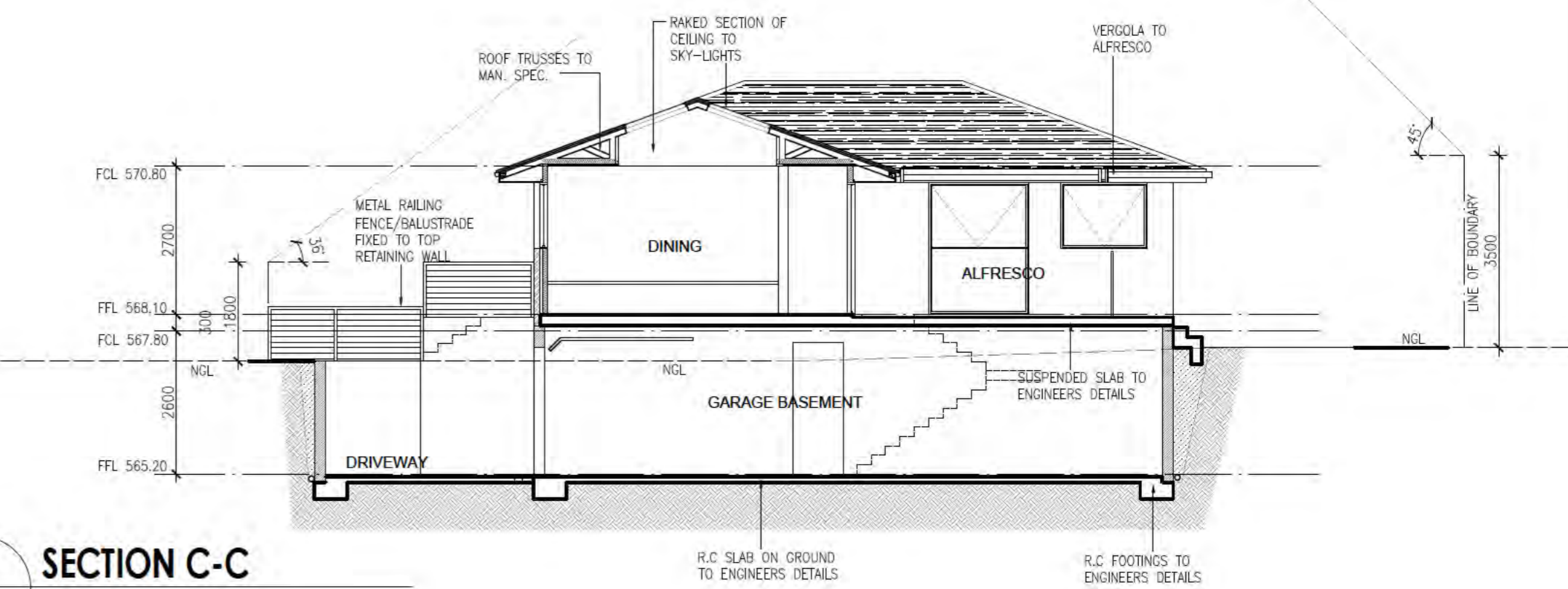
BLOCK	5	DRAWING	ELEVATIONS	DRAWN	RJ
SECTION	28	PROJECT	PROPOSED NEW RESIDENCE	REVISION	
SUBURB	REID	CLIENT	RESIDENCE	REVISION DATE	
SCALE	1:100 @ A2			JOB No:	1809
				PRINT DATE	18/04/2019
				DWG No:	BA06



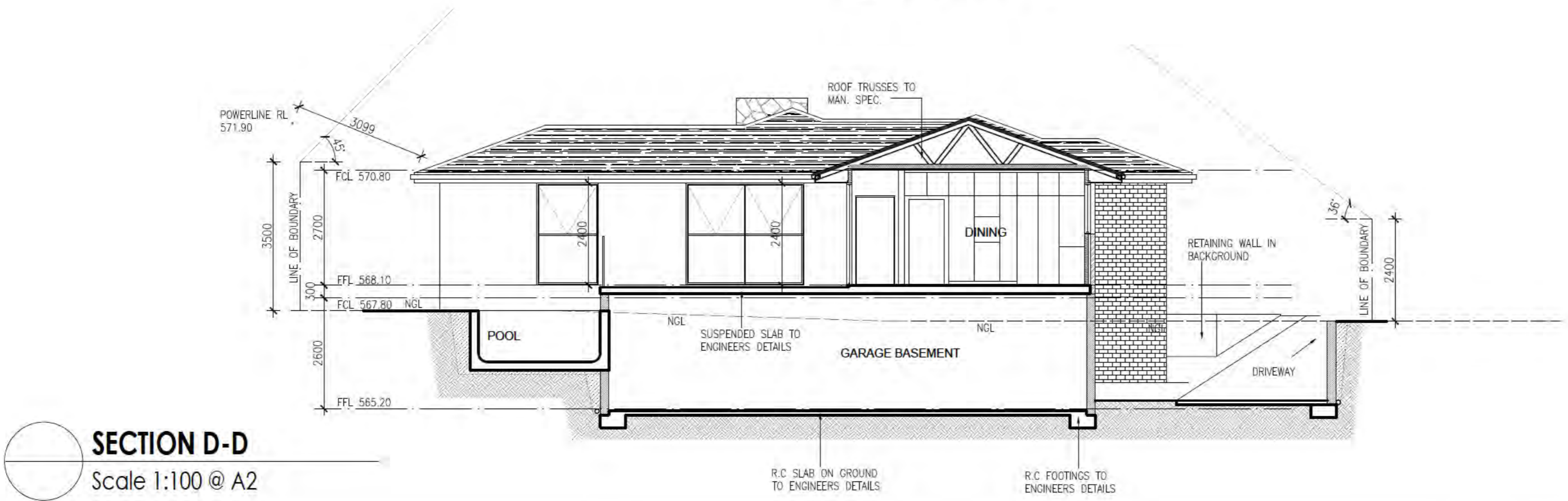
SECTION A-A
Scale 1:100 @ A2



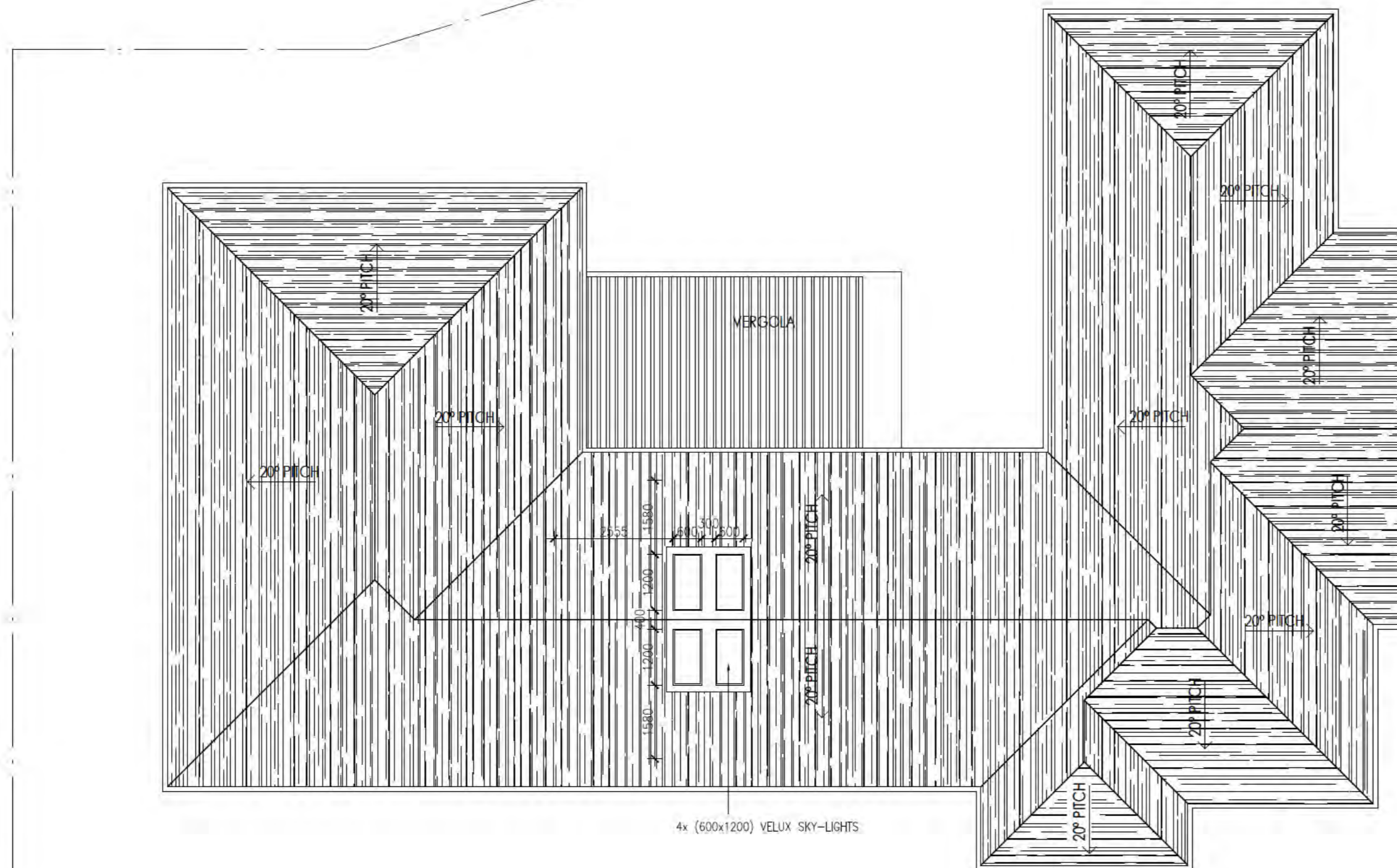
SECTION B-B
Scale 1:100 @ A2



SECTION C-C
Scale 1:100 @ A2



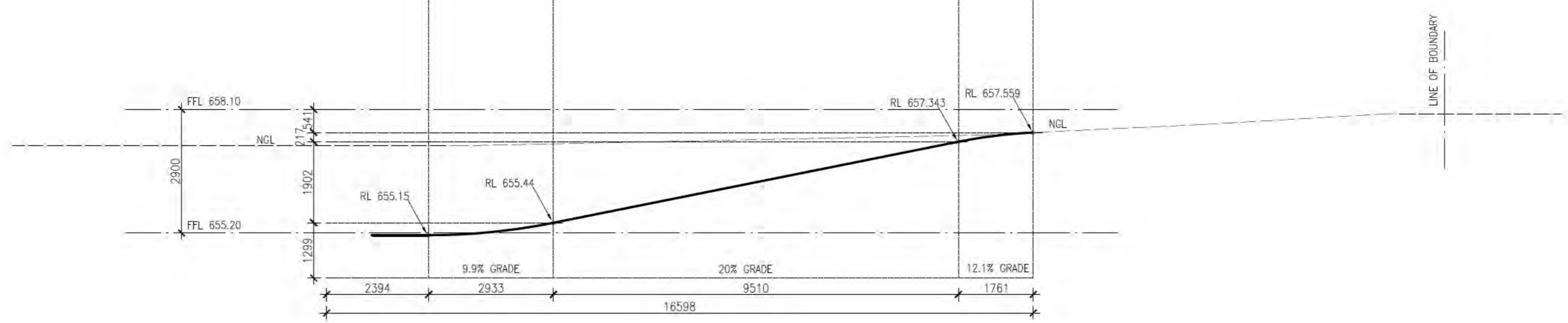
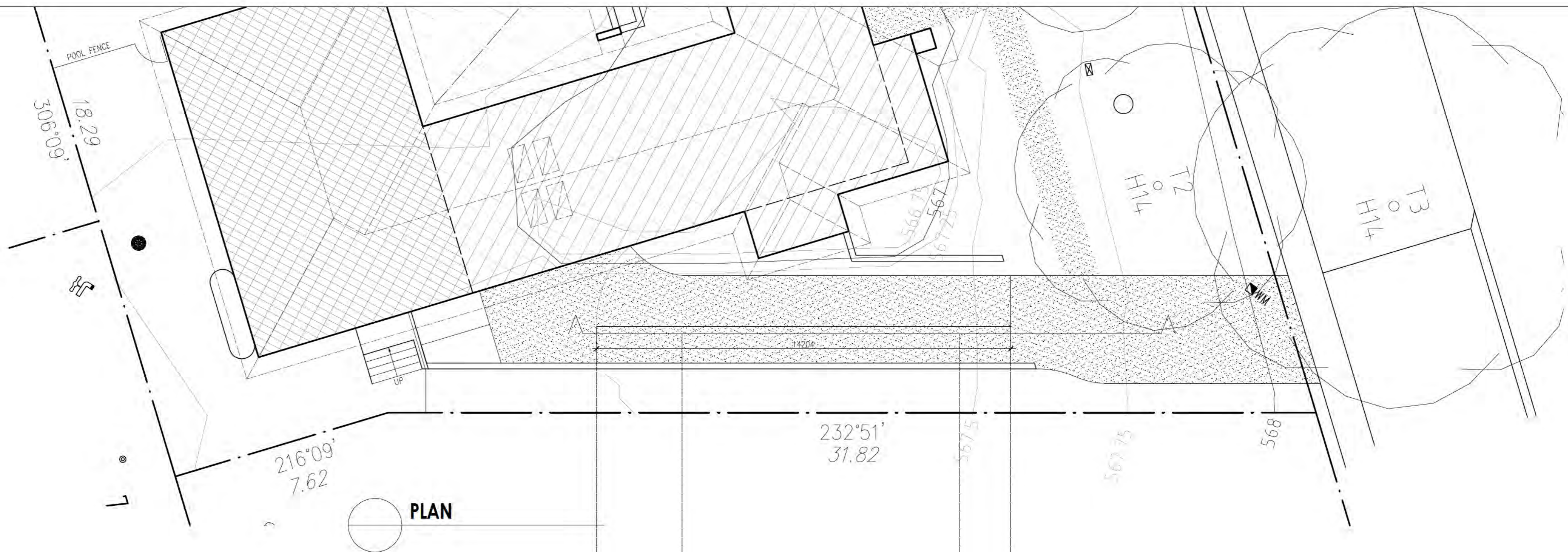
SECTION D-D
Scale 1:100 @ A2



ROOF NOTES:

- NATURAL TERRACOTTA ROOF TILES ON 20° ROOF PITCH. UNLESS SHOWN OTHERWISE.
- INSTALL TO MANUFACTURERS RECOMMENDATIONS. BUILDER TO PROVIDE ROOF INSTALLATION SPECIFICATIONS FROM SELECTED MANUFACTURER.
- ALL EAVES, GUTTERS TO BE COLORBOND QUAD GUTTERING. TO BE INSTALLED TO MANUFACTURERS RECOMMENDATIONS.
- PROVIDE FASCIA FLASHING AND PARAPET CAPPING AS REQUIRED.
- DOWN PIPES AND SPREADERS TO BE COLORBOND TO MATCH GUTTERING. FOR LOCATION OF DOWN PIPES REFER TO HYDRAULICS PLAN.
- PROVIDE PAINTED F.C SHEET LINING TO ALL EAVES.
- PROVIDE CEILINGS TO ALL OUTDOOR ROOFED AREAS AND UNDER MAIN HOUSE ROOF.

ROOF PLAN
Scale 1:100 @ A2

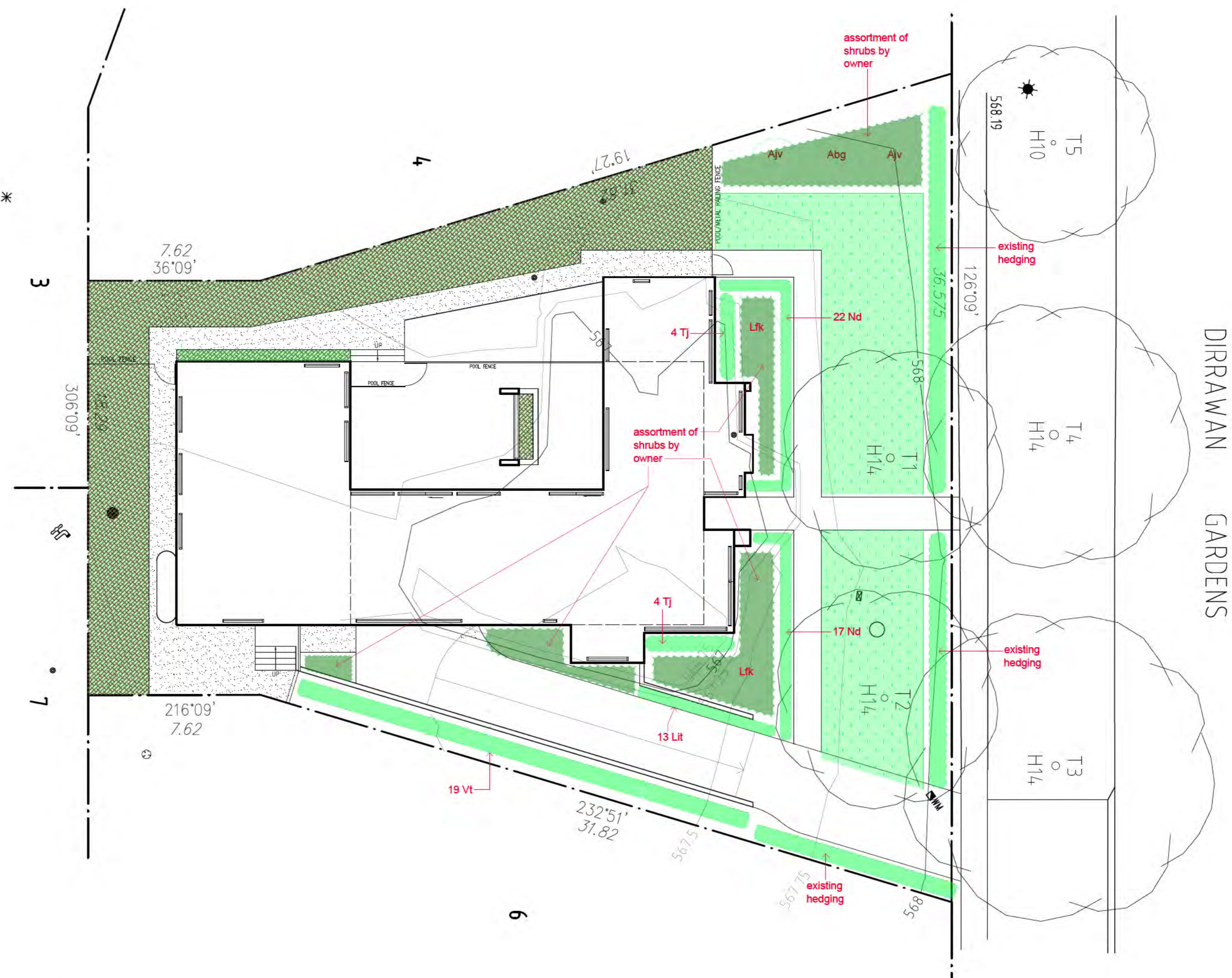


DRIVEWAY DETAIL
 Scale 1:100 @ A2

PLANT SCHEDULE		
Code	Botanical Name	Pot Size (mm)
TREES		
Ajv	Acer Japonicum "vitifolium"	45 Litre
Abg	Acer "bloodgood"	45 Litre
Lfk	Lagerstroemia fauerei kiova	45 Litre
SHRUBS		
Tj	Trachelospermum Jasminoides	140
Nd	Nandia Domestica	140
Lit	Lomandra "tanika"	140
Vt	Viburnum "tinus"	140

LEGEND

- CONCRETE DRIVEWAYS/PATHWAYS
- GRASS TO OWNERS REQUIREMENTS
- PRIVATE OPEN SPACE SOFT LANDSCAPING TO OWNERS REQUIREMENTS



SITE PLAN
Scale 1:150 @ A3

From: Dunn, Jennifer
Sent: Thursday, 18 April 2019 10:26 AM
To: Russell, Meaghan
Subject: RE: Block 5 Section 28 Reid [SEC=UNCLASSIFIED]

FYI. Ill have a look at this next week

From: Robert Jukic [mailto:robert@rinventive.com.au]
Sent: Thursday, 18 April 2019 9:03 AM
To: Dunn, Jennifer <Jennifer.Dunn@act.gov.au>
Cc: [REDACTED]
Subject: RE: Block 5 Section 28 Reid [SEC=UNCLASSIFIED]

Hi Jennifer
Attached are revised drawings for 5 of 28 Reid.
We have allocated bitumen driveway, refer to site plan.
Materials schedule has been provided with the elevations.

How long for a reply this time around, now that we have consulted and emailed up at back a few times. Waiting 20+ days, for a reply is quite frustrating. Can we get a quicker response, as my clients are very keen to start the building process.

Thanks



Robert Jukic

R Inventive Building Design

p: (02) 62538767 **m:** 0407908688

a: 7 Dibbler Crescent, Throsby, ACT 2914

w: www.rinventive.com.au **e:** robert@rinventive.com.au

From: Dunn, Jennifer <Jennifer.Dunn@act.gov.au>
Sent: Wednesday, April 10, 2019 3:01 PM
To: Robert Jukic <robert@rinventive.com.au>
Subject: RE: Block 5 Section 28 Reid [SEC=UNCLASSIFIED]

This should open

From: Robert Jukic [<mailto:robert@rinventive.com.au>]
Sent: Wednesday, 10 April 2019 1:07 PM
To: Dunn, Jennifer <Jennifer.Dunn@act.gov.au>
Subject: RE: Block 5 Section 28 Reid [SEC=UNCLASSIFIED]

Hi
I am unable to open the attached for some reason



Robert Jukic

R Inventive Building Design

p: (02) 62538767 **m:** 0407908688
a: 7 Dibbler Crescent, Throsby, ACT 2914
w: www.rinventive.com.au **e:** robert@rinventive.com.au

From: Dunn, Jennifer <Jennifer.Dunn@act.gov.au>
Sent: Wednesday, April 10, 2019 12:34 PM
To: Robert Jukic <robert@rinventive.com.au>
Subject: RE: Block 5 Section 28 Reid [SEC=UNCLASSIFIED]

Hi Robert,

Further ACT Heritage Council advice attached. Also below is the link Heritage Guidelines for the Reid Precinct, for your reference.

https://www.environment.act.gov.au/_data/assets/pdf_file/0010/148474/462.pdf

Jennifer Dunn

Conservation Officer | Approvals and Advice
Phone 02 6207 9392

ACT Heritage | Environment, Planning and Sustainable Development Directorate | ACT Government
Dame Pattie Menzies House, Challis Street Dickson
GPO Box 158 Canberra ACT 2601 www.environment.act.gov.au





From: Robert Jukic [<mailto:robert@rinventive.com.au>]
Sent: Tuesday, 12 March 2019 4:06 PM
To: Dunn, Jennifer <Jennifer.Dunn@act.gov.au>
Cc: [REDACTED]
Subject: RE: Block 5 Section 28 Reid [SEC=UNCLASSIFIED]

Hi Jennifer

Attached is a final set of plans, for your final comments, hopefully approval. Can you please let us know of a time frame for when we can expect a response from you guys.

Thanks



Robert Jukic

R Inventive Building Design

p: (02) 62538767 **m:** 0407908688

a: 7 Dibbler Crescent, Throsby, ACT 2914

w: www.rinventive.com.au **e:** robert@rinventive.com.au

From: Dunn, Jennifer <Jennifer.Dunn@act.gov.au>
Sent: Tuesday, February 12, 2019 3:28 PM
To: Robert Jukic <robert@rinventive.com.au>
Subject: RE: Block 5 Section 28 Reid [SEC=UNCLASSIFIED]

Good afternoon Robert,

Please find ACT Heritage Council advice attached.

Jennifer Dunn

Conservation Officer | Advice

Phone 02 6207 9392

ACT Heritage | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, Challis Street Dickson
 GPO Box 158 Canberra ACT 2601 www.environment.act.gov.au



From: Robert Jukic [<mailto:robert@rinventive.com.au>]
Sent: Thursday, 17 January 2019 2:57 PM
To: Dunn, Jennifer <Jennifer.Dunn@act.gov.au>
Cc: Russell, Meaghan <Meaghan.Russell@act.gov.au>; [REDACTED]
Subject: RE: Block 5 Section 28 Reid [SEC=UNCLASSIFIED]

Hi Jennifer

In response to your email below, I have attached a revised set of sketch plans and 3D sketch images. (I will send the 3D images next email)

My client [REDACTED] and I would like to be able to set up a time for a meeting in relation to his proposed home. Unless of course you guys feel the plans are OK and a meeting is not required please let us know. I have responded to your points below in red.

1. Clarification of the front setback of the proposed new dwelling in relation to the original dwelling is required to ensure consistency with **Mandatory Requirement 2.1b** of the Guidelines which stipulates that additions or new dwellings shall not be permitted closer to the front boundary than the original building line (of the original dwelling). **No original plans show a front setback as they are very very old. However I was able to take a snap shot from google maps still showing the old residence, and overlaid my site plan over the top (refer to attached) showing we are actually set a little further back then the original residence.**
2. At 30.5% the site coverage of the proposed development exceeds the **27.5%** maximum permitted by **Mandatory Requirement 2.1d** of the Guidelines. A reduction to comply with this Guideline is required. **The site coverage now sits at 26.8%, 260.9sqm. excluding the vergola, louvers above the alfresco area, as we would classify it as an unroofed area. (open louvers)**
3. In the absence of a detailed Landscape Plan for the block, clarification of the extent of any proposed hard surfacing is required to ensure that a minimum of 40% of the area of the block is retained as planting area in accordance with **Mandatory Requirement 2.1e** of the Guidelines. **I have provided a diagram showing soft landscape hatched (SP02)**
4. Clarification of the level (RL) of the new dwelling is required to ensure that the RL of the dwelling is consistent with **Mandatory Requirement 3.1b** which stipulates that the RL of any development shall not exceed the RL of the original dwelling. **No original plans show any existing levels as they are very very old. The existing plans show 4 steps that lead up to the front porch, meaning the floor level would be a minimum of 600mm above ground level and street setback. Meaning it would have been anywhere above**

568.2. After studying levels of the proposed driveway, basement levels and so on, the ground floor slab level will be 568.1.

5. Revision of the siting of the basement entry ramp is required to ensure that the top of the ramp decline does not come forward of the building line in accordance with **Mandatory Requirement 3.2a** of the Guidelines. **The ramp will start behind the building line.**



Robert Jukic

R Inventive Building Design

p: (02) 62538767 m: 0407908688

a: 7 Dibbler Crescent, Throsby, ACT 2914

w: www.rinventive.com.au e: robert@rinventive.com.au

From: Dunn, Jennifer <Jennifer.Dunn@act.gov.au>

Sent: Friday, November 2, 2018 4:37 PM

To: robert@rinventive.com.au

Cc: Russell, Meaghan <Meaghan.Russell@act.gov.au>

Subject: RE: Block 5 Section 28 Reid [SEC=UNCLASSIFIED]

Dear Robert,

Thank you for your email submission below regarding the construction of a new dwelling at Block 5 Section 28 Reid (23 Dirrawan Gardens).

As you are aware, the subject block is located within the Reid Housing Precinct (the Precinct) which is registered on the ACT Heritage Register.

In approving a Statement of Heritage Effects (SHE) for the demolition of the of the original dwelling on the block due to the presence of loose fill (Mr Fluffy) asbestos, the ACT Heritage Council required that any replacement dwelling on the block must comply with the relevant Heritage Guidelines (the Guidelines) for the Precinct (as attached).

As such, review of the proposal has identified the following:

1. Clarification of the front setback of the proposed new dwelling in relation to the original dwelling is required to ensure consistency with **Mandatory Requirement 2.1b** of the Guidelines which stipulates that additions or new dwellings shall not be permitted closer to the front boundary than the original building line (of the original dwelling).
2. At 30.5% the site coverage of the proposed development exceeds the **27.5%** maximum permitted by **Mandatory Requirement 2.1d** of the Guidelines. A reduction to comply with this Guideline is required.

3. In the absence of a detailed Landscape Plan for the block, clarification of the extent of any proposed hard surfacing is required to ensure that a minimum of 40% of the area of the block is retained as planting area in accordance with **Mandatory Requirement 2.1e** of the Guidelines.
4. Clarification of the level (RL) of the new dwelling is required to ensure that the RL of the dwelling is consistent with **Mandatory Requirement 3.1b** which stipulates that the RL of any development shall not exceed the RL of the original dwelling.
5. Revision of the siting of the basement entry ramp is required to ensure that the top of the ramp decline does not come forward of the building line in accordance with **Mandatory Requirement 3.2a** of the Guidelines.

Elevations of the proposed building and details of materials and finishes have not been provided with this submission. As a new dwelling within the Precinct the Heritage Council expects that the form, scale and materials of the development complement the architectural character of the existing dwellings ie hipped tiled roof single storey form with a rendered or face brick finish and timber windows

Following submission of a revised scheme that addresses these concerns ACT Heritage is happy to meet to discuss the proposed works in further detail. Please note that any request for a meeting should be forwarded to heritage@act.gov.au

Kind regards,

Jennifer Dunn

Conservation Officer | Advice

Phone 02 6207 9392

ACT Heritage | Environment, Planning and Sustainable Development Directorate | ACT Government

Dame Pattie Menzies House, Challis Street Dickson

GPO Box 158 Canberra ACT 2601 www.environment.act.gov.au



From: Robert Jukic [<mailto:robert@rinventive.com.au>]

Sent: Thursday, 25 October 2018 3:40 PM

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

Cc: OConnell, Jennifer <Jennifer.OConnell@act.gov.au>; Russell, Meaghan <Meaghan.Russell@act.gov.au>

Subject: Block 5 Section 28 Reid

Hi Jennifer & Meaghan

I was hoping to set up a meeting in relation to a proposed sketch plan I have attached for my clients. The proposed sketch plans is a proposal for a new single res development with basement garage.

I would appreciate it if someone could give me a buzz to tee up a time, to discuss the plans before we start to get into the detail of the development.

Thanks



Robert Jukic

R Inventive Building Design

p: (02) 62538767 **m:** 0407908688

a: 60A Phyllis Ashton Circuit Gungahlin, ACT 2912

w: www.rinventive.com.au **e:** robert@rinventive.com.au

This email, and any attachments, may be confidential and also privileged. If you are not the intended recipient, please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor disclose its contents to any other person.



ACT Heritage Council

File Reference: Reid B5 S28
Contact Officer: JD
Phone: 13 22 81

R Inventive Building Design
Robert Jukic
robert@rinventive.com.au

Dear Mr Jukic

Proposed new dwelling – Block 5 Section 28 Reid

I refer to your revised submission of 18 April 2019 regarding the construction of a new single dwelling and basement parking at Block 5 Section 28 Reid (23 Dirrawan Gardens).

23 Dirrawan Gardens is located within the Reid Housing Precinct (the Precinct) which is registered on the ACT Heritage Register.

On 27 May 2016, the ACT Heritage Council (the Council) approved a Statement of Heritage Effects (SHE) application for the demolition of the existing dwelling on the block as part of the ACT Government's Loose Fill Asbestos Insulation Eradication Scheme (the Scheme), as the dwelling was identified as containing 'Mr Fluffy' loose fill asbestos. The original dwelling on the block has subsequently been demolished.

A condition of the SHE approval required that any replacement construction at 23 Dirrawan Gardens conform to the Heritage Guidelines (the Guidelines) for the Precinct.

Previous Council advice of 10 April 2019 on the proposed development requested: clarification of material finishes and colour in relation to the driveway, external rendered and face brick walls and the stone feature wall to the chimney.

The 18 April 2019 proposal has been submitted in response.

Review of the revised submission against the Guidelines has identified the following:

- **Materials and Finishes**

Mandatory Requirement 3.1d of the Guidelines for the Precinct states: "The roof form, roof pitch, wall and roof materials, eaves overhang, height-to-width ratio of windows within any new construction visible from the street or adjacent public domain shall complement the architectural character of the original dwellings in the street. Applied finishes to the roof of the dwelling shall complement the roof colours of original dwellings in the street."

Revision of the roof tiles to a natural terracotta tile; red face brick to some of the external walls, and smooth painted render to the remaining external walls is noted. These finishes are consistent with this Mandatory Requirement.

Mandatory Requirement 2.4d of the Guidelines for the Precinct states: “*Strong textures including stamped concrete, and bright colours including bare or exposed aggregate concrete shall not be permitted on driveways or verge crossings*”. Further, Requirement 2.4h of the Guideline states: “*Driveways should be single vehicle width (<3.6m) between the front boundary and the building line and have a uniform surface of subdued charcoal or earthen tones. Gravel, brick, clay or concrete pavers or bitumen are the preferred surface finishes*”.

The proposed bitumen finish to the driveway is noted and the proposed works are now consistent with these Requirements.

The Council is satisfied that the proposed works as outlined in drawings *BAO2 – SP01* and *BAO2- BAO1 – BAO10* (dated 18 April 2019) are consistent with the Guidelines for the Precinct and are unlikely to diminish the heritage significance of the place. As such, no further advice or approvals are required under the provisions of the *Heritage Act 2004*.

Compliance with the *Heritage Act 2004* is one DA exemption criteria within Schedule 1 of the *Planning and Development Regulation 2008*, and this Council advice may assist in achieving DA exempt status. However, advice should also be sought from the ACT planning and land authority regarding any requirement for planning approval for the proposed works.

Yours sincerely

Jennifer O'Connell
**Associate Manager (as delegate for),
ACT Heritage Council**

xx April 2019

From: Russell, Meaghan
Sent: Wednesday, 24 April 2019 4:51 PM
To: Dunn, Jennifer
Subject: FW: 20190426 - Advice - B5 S28 Reid - New Dwelling (A19352465) [SEC=UNCLASSIFIED]
Attachments: 20190426 - Advice - B5 S28 Reid - New Dwelling.obr

Hi Jen,

FYI, Jen O signed this one, in case she did not mention it before leaving today.....

Cheers,
Meaghan

Meaghan Russell | Manager (Approvals and Advice)
Phone: 13 22 81 | Email: meaghan.russell@act.gov.au ACT Heritage | Environment, Planning and Sustainable
Development Directorate | ACT Government Dame Pattie Menzies House 16 Challis Street Dickson | GPO Box 158
Canberra ACT 2601 www.environment.act.gov.au

@EnvironPlan facebook.com/EnvironPlan

-----Original Message-----

From: Russell, Meaghan
Sent: Wednesday, 24 April 2019 3:24 PM
To: OConnell, Jennifer <Jennifer.OConnell@act.gov.au>
Subject: FW: 20190426 - Advice - B5 S28 Reid - New Dwelling (A19352465) [SEC=UNCLASSIFIED]

Hi Jen - please see the attached advice, for your review and delegate signature.

Architectural plans are saved in the Objective file....

Cheers,
Meaghan

Meaghan Russell | Manager (Approvals and Advice)
Phone: 13 22 81 | Email: meaghan.russell@act.gov.au ACT Heritage | Environment, Planning and Sustainable
Development Directorate | ACT Government Dame Pattie Menzies House 16 Challis Street Dickson | GPO Box 158
Canberra ACT 2601 www.environment.act.gov.au

@EnvironPlan facebook.com/EnvironPlan

-----Original Message-----

From: Dunn, Jennifer
Sent: Tuesday, 23 April 2019 12:24 PM
To: Russell, Meaghan <Meaghan.Russell@act.gov.au>
Subject: 20190426 - Advice - B5 S28 Reid - New Dwelling (A19352465) [SEC=UNCLASSIFIED]

Further advice on 5 - 28 Reid.

Jennifer Dunn has sent you a link to "20190426 - Advice - B5 S28 Reid - New Dwelling" (A19352465) from Objective.

Open in Navigator

Double click on the attachment

Open in ECM for Browser

<https://objective.act.gov.au:8443/#/documents/A19352465/details>

Open in Your Browser

Latest: <https://objective.act.gov.au/id:A19352465/document/versions/latest>

Published: <https://objective.act.gov.au/id:A19352465/document/versions/published>



ACT HERITAGE UNIT	
ADVICE	Date Received: 18 April 2019
Supported	
Supported with conditions Further clarification required	
Action Officer:	<i>[Signature]</i>
Date:	24 April 2019

images are sketch's only
refer to architectural
documentation for accurate
details



7 Obblin Crescent,
Throsby
ACT
2014
Ph: (02) 4328767
M: 0407906688

BLOCK	S	DRAWING	COVER PAGE	DPAM1	13
SECTION	28			REVISION	
SUBURB	ZBD	PROJECT	PROPOSED NEW RESIDENCE	JOB No:	1009
SCALE	NTS	CLIENT	RESIDENCE	DATE	18/04/2019
				DWG No:	C01

3.7.1.5 CONSTRUCTION OF EXTERNAL WALLS
external walls (including gable walls) require to be fire resisting, and must extend to the underside of a non-combustible roof covering or a non-combustible eaves lining.

3.7.1.8 SEPERATING WALLS
a) Separating wall between class 1 building, or a wall that separates a class 1 building from a class 10a building which is not appurtenant to that class 1 building must have an FRL of not less than 60/60/60 and
i) Commence at footings or ground slab
ii) extend-

(A) If a building has a non combustible roof covering to the underside of the roof covering (see figure 3.7.1.10)
(B) If a building has a combustible roof covering to not less than 450mm above the roof covering (see figure 3.7.1.10)

(b) A separating wall of lightweight construction must be tested in accordance with Specification C1.8 of BCA Volume 1.

ROOF LIGHTS
Must be installed in accordance with 3.7.1.10. Have a non combustible covering. Have an aggregate area not more than 20% of roof or part of that roof. Be not less than 900mm from:
(a) An allotment boundary other than the boundary adjoining a road or other public space.
(b) A vertical projection of a separating wall extending to the underside of a roof covering.

Or 1.8m from any roof light or the like in another building on the same allotment other than an appurtenant building or a detached part of the same building.

SMOKE ALARMS
Must be installed in Class 1a building in accordance with 3.7.2.3

MORTAR JOINTS
3.3.1.7
a) Unless otherwise specified masonry bed and perpend joints are to be a nominal 10mm.
b) Where raked joints are used they must not be deeper than 10mm.

VERTICAL ARTICULATION JOINTS
a) Must be provided in unreinforced masonry walls except walls built where site soil classification is A or S.

b) Articulation joints between masonry elements must have a width of less than 10mm and be provided in accordance with 3.3.1.8

1. In straight continuous walls having no openings, at not more than 6m centres and not closer than the height of the wall away from corners.
2. And where the height of the wall changes be more than 20% at the position of change in height, and
3. where openings more than 900 square 90mm occurs, at not more than 5m centres, and positioned in line with one edge of the openings.
4. Where wall change in thickness.
5. At control or construction joints in footing slabs, and
6. at junction of walls constructed of different masonry materials, and

7. at deep chases (rebates) for service pipes.
- c) For all articulation joints in cavity walls, extendable masonry anchors must be built in at every 4th course. For veneer construction the extendable ties may be omitted.
- d) For single leaf walls stabilized by return walls or engaged piers, any articulation joint must be within 300mm of the vertical support.
- e) Where masonry is required to be waterproof, all joints must be sealed with flexible, compressible material.
- f) Articulation joints must be constructed adjacent to anchored openings.
- g) Articulation joints must not be located in unreinforced masonry above garage door openings or the like unless the panel of masonry is laterally supported with masonry ties or other suitable means.

DOORS AND WINDOWS
All windows to be aluminium framed, unless otherwise specified.

LIGHTS
To comply with clause 3.12.5.5 of the BCA

WATER HEATER
In hot water supply system to comply with clause 3.12.5.5 of the BCA.

TIMBER FRAMING
All timber works to be done in accordance with the timber framing code and manufacturers spec. Frames to be built and constructed to AS 1684.

INSULATION REQUIREMENTS
Refer to EER report.

BUSHFIRE
There is no bushfire mitigation on this block
BRICKS
Materials and construction to AS 4773.1 Clause 4.3 Standard to AS 4455.1 and 4455.3

Mortar materials sand: fine aggregate with a low clay content and free from efflorescing salts, selected for grading and colour for brickwork. Proportions: to AS 4773.1 table 3.1

BUILT IN COMPONENTS
Durability class of built in components to AS 4773.1 table 4.1

STEEL LINTELS
Angles and flats sizes to AS 4773.1 table 12.1, cold framed lintels designed to AS 4600, corrosion protection to AS 2699.3
Galvanizing: do not cut after galvanizing.

WALL TIES
Standard to AS 2699.1
Type A
Spacing: to AS 4773.2 Clause 9.7 and 10.6
Corrosion protection to AS 2699.1

FLASHING AND DAMP PROOF COURSE
Standard to AS 2904

FLASHING
Location: Sandwich flashing between mortar except where on lintels.
Pointing: Point up joints around flashing to fill voids.

WEEPHOLES
Provide weepholes to external leaves of cavity walls in the course directly above flashing, and cavity fill, and at the bottom of unfilled cavities. Max spacing 1.2m

MORTAR MIXING
Measure volumes accurately to achieve the documented proportions, machine mix for at least 6 minutes.
Bond: stretcher bond.
Clearance for timber frame shrinkage: as follows:
Timber frame shrinkage in brick veneer timber frame construction, leave clearance between window frames and brick sills and between roof frames and brick veneer as follows:
Accommodate for unseasoned floor timbers, single story frames and ground floor windows 10mm . 2 storey frames and upper floor windows 20mm.
Mortar joints:
Externally tool to give a dense water shedding finish.
Internally if walls are to be plastered to not rake more than 10mm to give a key.
Thickness: 10mm

Face brickwork:
Clean progressively as the work proceeds to remove mortar smears, stains and discoloration. Do not erode joints if using pressure spraying.
Sills and thresholds:
Solidly bed sills and thresholds and lay them with the top surface drain away from the building.
Cavity work:
Provide minimum cavity widths in conformance with the following:
Masonry walls 50mm.
Masonry veneer walls 40mm between the masonry leaf and the load bearing frame and a 25mm min. gap between the masonry leaf and sheet bracing.

DAMP PROOF COURSES
Location: to BCA 3.3.4
Installation: Lay in long lengths. Lap the full width of angles and intersections and 150mm at joints. Step as necessary but not more than 2 courses per step for brickwork and 1 course per step for block work. Sandwich damp proof course between mortar.

WATERPROOFING WET AREAS
Water proofing to AS 3740
Products to AS 4858
MEMBRANE SYSTEMS
Provide a proprietary membrane system certified as suitable for a current Branz Appraisal Certificate intended external water proofing by the following:
A current BRANZ appraisal certificate.
Shower tray: Purpose made water proof jointless shower tray with all upstands at least 50mm higher than the hob upstand. Set the hob masonry on the inside of the tray hob upstand.
Provide bond breakers at wall/floor and hob/wall junctions and at control joints where the membrane is bonded to the substrate.

EXTENT OF WATER PROOFING
Water proof or water resistant surfaces to the requirements of BCA Clause 3.8.1.2
Vertical membrane termination:
Upstands: at least 150mm above the finished tile level of the floor or 25mm above the max retaining wall level, whichever is greater.
Anchoring: Secure the sheet membranes along the top edge.
Edge protection: Protect edges of membrane.
Water proofing above terminations: Water proof the structure above the termination to prevent moisture entry behind the membrane using filler's angle and finish overlaps.

DRAINAGE CONNECTIONS
Floor wastes: Turn membrane down at least 50mm into the floor waste drainage flanges and adhere to form a water proof connection.
Enclosed shower with hob: Extend internal membrane over the hob and into the room at least 50mm.
Unenclosed showers: Extend membranes at least 1500mm into the room from the shower rose outlet on the wall.
Membrane vertical penetrations: Pipes, ducts and vents: Provide separate sleeves for all pipes, ducts and vents and have fixed to the substrate .
Membrane horizontal Protection: Sleeves: provide a flexible flange to all penetrations, bonded to the penetration and to the membrane.
Overlying finishes on membrane: Protect water proof membrane with compatible water resistant surface materials that do not cause damage to the membrane bonded or partially bonded systems.
If the topping or bedding mortar requires to be bonded to the membrane provide control joints in the topping or bedding mortar to reduce the control over the membrane.
Keep traffic off membrane surfaces until bonding has set 24 hours after laying. Replace or repair any damaged work.

WINDOW AND GLAZING DETAILS TO EER REPORT
Windows selection and installation to AS 2047.
Glazing selection and installation to AS 1288.
Flashing to AS 2904.
Aluminium extrusions to AS 1866.
Safety glass to AS 2208.
Aluminium frame finishes powder coating to AS 3715- grade architectural coating.
Anodising to AS1231, thickness :>= 15 microns to 20 microns.
Insect screens: Aluminium extruded or folded box frame sections with mesh fixing channels, mitered, staked and screwed at corners. Provide and extruded frame section where necessary to adapt to window opening gear.
Mesh: Bend the mesh into the frame channel with a continuous resistant gasket so that the mesh is taut and without distortion.
Bushfire screen and sills: Protect windows and doors from the ingress of embers to AS 3959.

STAIRCASE CONSTRUCTION
In accordance with BCA 3.9.1

BALUSTRADE CONSTRUCTION
In accordance with BCA 3.9.2

ACT HERITAGE UNIT

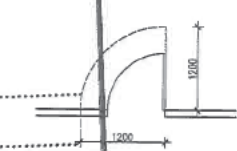
ADVICE
Date Received: 18 April 2019
Supported
Supported with conditions
Further clarification required

Action Officer: [Signature]
Date: 24 April 2019

ARTIFICIAL LIGHTING
Refer to BCA 3.12.5.5
a) The Lamp Power Density or Illumination Power Density of artificial lighting, excluding heaters that emit light, must not exceed:
i) In a Class 1 building, 5 W/m², and
ii) on a verandah or balcony attached to a Class 1 building, 4W/m², and
iii) In a Class 10a building, 3 W/m², and where illumination power density is used, it may be increased by deviating it by the illumination power density adjustment factor in Table 3.12.5.3 where applicable.
b) When designing the lamp power density or illumination power density, the power of the proposed installation must be used rather than nominal allowances for exposed batten holders or luminaires.
c) Where lamps are used that have a transformer or ballast, the transformers or ballast must be of an electronic type.
d) Halogen lamps must be separately switched from fluorescent lamps.
e) Artificial lighting around the perimeter of a building must-
i) be controlled by a daylight sensor, or
ii) have an average light source efficiency of not less than 40 lumens/W

RETAINING WALLS
All retaining walls to engineers specification and design.
WATER SUPPLY AND DRAINAGE
To hydraulics engineers specification and design.
ELECTRICAL INSTALLATION
Electrical installation to AS 3008.1.1 and SAA HB 901 Luminaires to AS 40598.1
Minimum energy performance standards:
-general to AS 4783.2 and AS 4782.2
-self ballasted lamps to AS 4847.2
-Incandescent lamps to AS 4934.2
SERVICES PLAN
To hydraulic engineers specifications.

BCA 3.8.3.3 CONSTRUCTION OF SANITARY COMPARTMENTS
The door to fully close in sanitary compartments must:
a) open outwards, or
b) be readily removable from outside of compartment, unless there is a clear space of at least 1.2m, measured in accordance with 3.8.3.3, between the closet pan within the sanitary compartment and the doorway.



BCA figure 3.8.3.3
Construction on sanitary compartments

INVENTIVE BUILDING DESIGN
2 Dobbler Crescent, Traralgon ACT 2914
PH: (02)45538717
M: 0487901680

BLOCK	S	DRAWING	SPECIFICATIONS	DRAWN	RU
SECTION	2/8	REVISION		REVISION	
SUBJOB	REID	JOB No.	PROPOSED NEW RESIDENCE	JOB DATE	18/04/2019
SCALE	NTS	ISSUE DATE		ISSUE DATE	18/04/2019
		CUSTOMER	RESIDENCE	DWG No.	SP01