

From: [EPD, Customer Services](#)
To: [REDACTED] [@kascon.com.au](mailto:[REDACTED]@kascon.com.au)
Cc: [REDACTED]
Subject: Exemption Declaration Application 8/88 Mckellar
Date: Thursday, 19 March 2015 4:24:00 PM
Attachments: [Application Form.pdf](#)
[Refused Plans.pdf](#)
[image001.png](#)

Good afternoon,

Please find attached decision for 8/88 Mckellar Exemption Declaration application.

Kind regards,

Leah Mokany | ACAT CO-ORDINATION UNIT
Phone 02 6207 1923 | epdcustomerservices@act.gov.au
Dickson Client Services | Environment and Planning | **ACT Government**
16 Challis street Dickson ACT | GPO Box 1908 Canberra ACT 2601 | www.actpla.act.gov.au

ACTGov_EPD_inline_black





ACT
Government
Environment and
Sustainable Development

Planning and Development Act 2007

EXEMPTION DECLARATION FORM

Form 1N

APPLICATION FOR APPROVAL OF MINOR DEPARTURE/S FROM THE SINGLE RESIDENTIAL HOUSING DEVELOPMENT CODE

Departures from the numerical controls in the Rules of the Single Residential Housing Development Code will only be considered in relation to building envelope controls, the minimum dimension for private open space and setbacks for proposed development on residential land. The Planning and Land Authority may only approve a minor departure/s where no-one other than the applicant will be adversely affected by the departure and the environmental impact caused by the approval of the departure will do no more than minimally increase the environmental impact of the development.

Lease/Site Details *Please Print*

If more than one lease/site, attach the following details for each lease/site

Block

Section Unit (if applicable)

Suburb

District

Street Number

Street Name

Postcode

Applicant/Certifier Details *Please Print*

Surname First Name

Company Name

Position held in company Australian Company/Business Number (ACN/ABN)

Postal Address

Suburb State Postcode

Phone Number Business Hours Mobile

EMAIL ADDRESS

Lessee (Property Owners) Details *Please Print*

1st Lessee's Details

Surname First Name

Company Name

Position held in company Australian Company/Business Number (ACN/ABN)

Postal Address

Suburb State Postcode

Phone Number Business Hours Mobile

EMAIL ADDRESS

2nd Lessee's Details

Surname First Name

Company Name

Position held in company Australian Company/Business Number (ACN/ABN)

Postal Address

Suburb State Postcode

Phone Number Business Hours Mobile

EMAIL ADDRESS

All lessees must sign authorising the lodgement of this application. In doing so the lessee gives authority to the applicant to negotiate any dealings in relation to the application through to its determination. If there are more than two lessees please ensure that the details and authorisation are attached to the application.

Decision and Plans

Unless otherwise specified your decision and plans will be returned via email

EMAIL POST TO ME HOLD FOR COLLECTION

Rule Departure/s – Residential Land ONLY

NOTE: An application for a departure from the requirements of a mandatory rule will not be approved

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

Rule Number	Description of Departure
7	SUN ANGLE ENVELOPE ENCROACHMENT, ON SOUTH WEST ELEVATION, MINOR ONLY GUTTER ENCROACHING,
	↳ MARKED IN PURPLE CLOUD ON PLANS.

**Relevant plans and supporting documentation that clearly identify the rule departure/s must be provided at the time of lodgement*


- Is the work detailed in this application currently under construction? YES NO
- Is this application for an existing structure? YES NO
- Is the application being considered subject to a current Building Approval? YES NO
 If YES – provide building approval project number _____
- Is the application subject to a completed Building Approval? YES NO
- Is this application currently subject to compliance action? YES NO


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

Applicant Declaration

I/we declare that this application is accompanied by all of the required information or documents

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

Applicant Signature (s)  Date

Lessee 1 Signature (s)  Date

Lessee 2 Signature (s) Date

If there are more than two lessees please ensure that the details and authorisation are attached to the application.

Privacy Notice

The personal information on this form is being collected to enable processing of your application. Collection of personal information is authorised by Chapters 7, 8 and 9 of the *Planning and Development Act 2007*. The information that you provide may be disclosed to the ACT Revenue Office and the Registrar-General's Office. The information may be accessed by other government agencies, ACTEWAGL, ACTEW Corporation and other commercial organisations interested in development and building information. The *Planning and Development Act 2007* requires the details of applications, decisions and orders to be kept on a register and made available for public inspection. Information and documentation relevant to a development application may be made available via the internet.

Contact Details:

Environment and Sustainable Development Directorate
 Customer Service Centre
 GPO Box 1908, Canberra City 2601
 18 Challis Street, Dickson ACT 2602
 Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)
 Phone: (02) 6207 1923 Fax: (02) 6207 1925 TTY: (02) 6207 2622
 Email: actpla.customer.services@act.gov.au Website: www.actpla.act.gov.au

OFFICE USE ONLY

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

Description of Extended Distance:

R7. Unspecified building envelope
encroachment on upper floors

Assessment:

Is the non-compliance minor? YES NO FAIL

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

- adversely affect someone other than the applicant? NO YES
- increase the environmental impact of the dwelling more than minimally? NO YES

Plans provided adequately identify departures YES NO

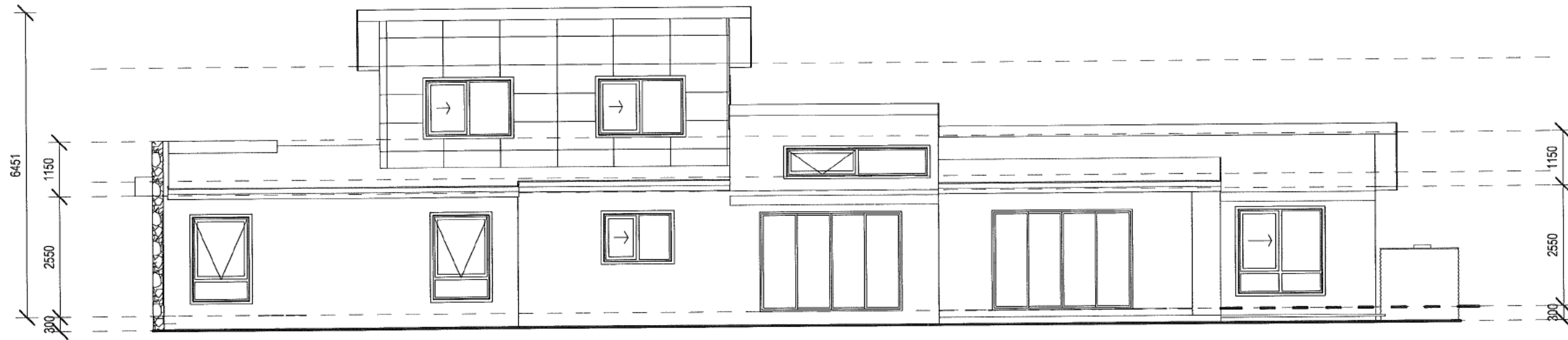
Comments:

Extent of encroachment is not specified as
declaration cannot be made.
Also there appears to be a lower level
building envelope encroachment.

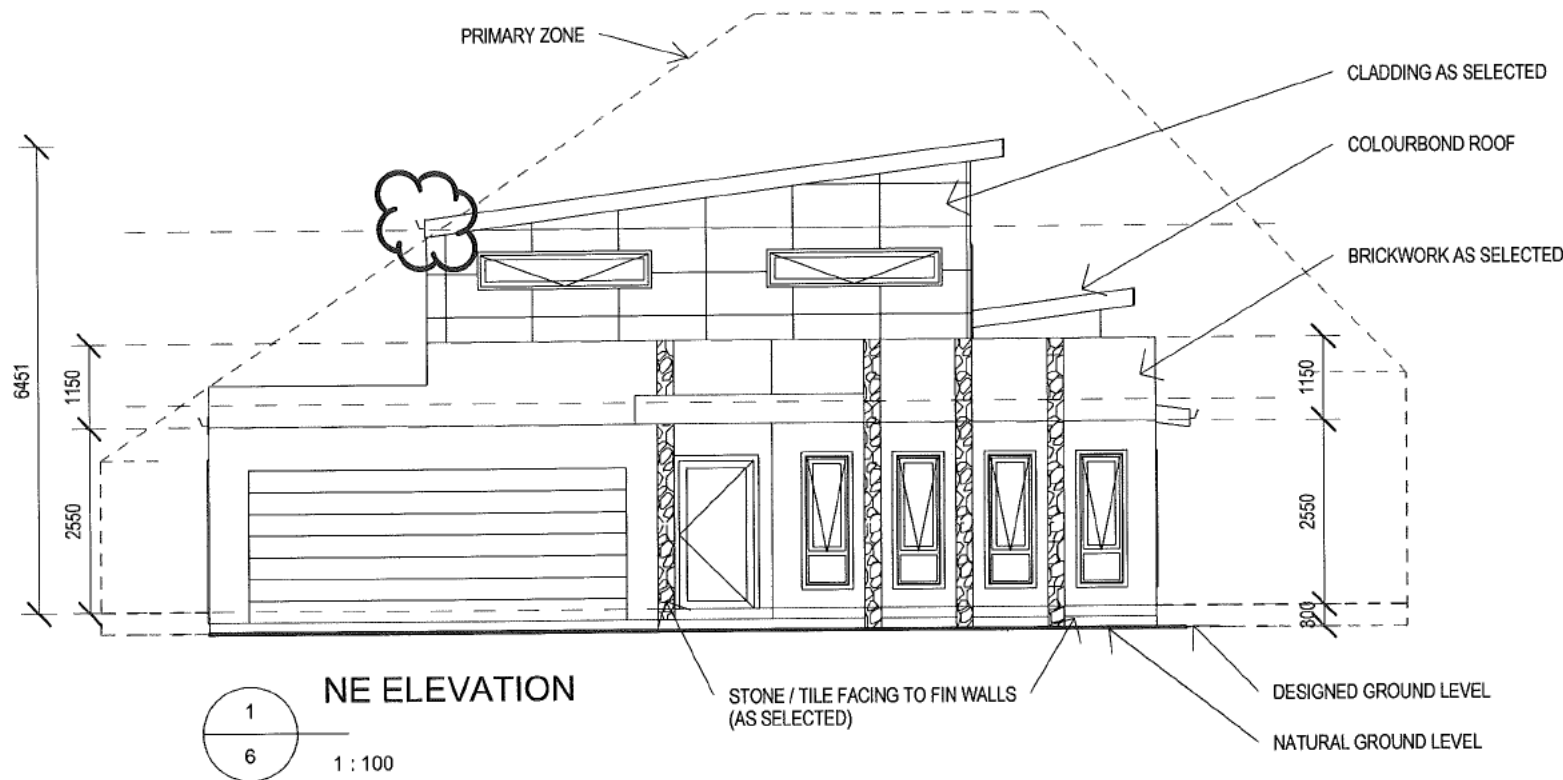
Approved / Refused

Plans Stamped

.....
Delegate of the
Planning and Land Authority
17/3/15



3
6
NW ELEVATION
1:100



1
6
NE ELEVATION
1:100

Planning & Development
Regulation 2008 - Section 1.100A
REFUSED
Delegate of the ACT Planning and Authority
17.3.15

Tru-line
DESIGN
ARCHITECTURAL &
ENGINEERING
DESIGN & DRAFTING
ACT & NSW - URBAN & RURAL
SERVICES
PETER BLAZEWSKI
MANAGER
MOBILE: 0418 627152
PHONE: 02 62522952
FAX: 02 62522923
EMAIL: info@tlp.com.au
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PROJECT:
PROPOSED RESIDENCE
LOCATION:
BL 8 SEC 88 MCKELLAR
NO 36 KITTY McEWAN CIRCUIT
ACT 2617

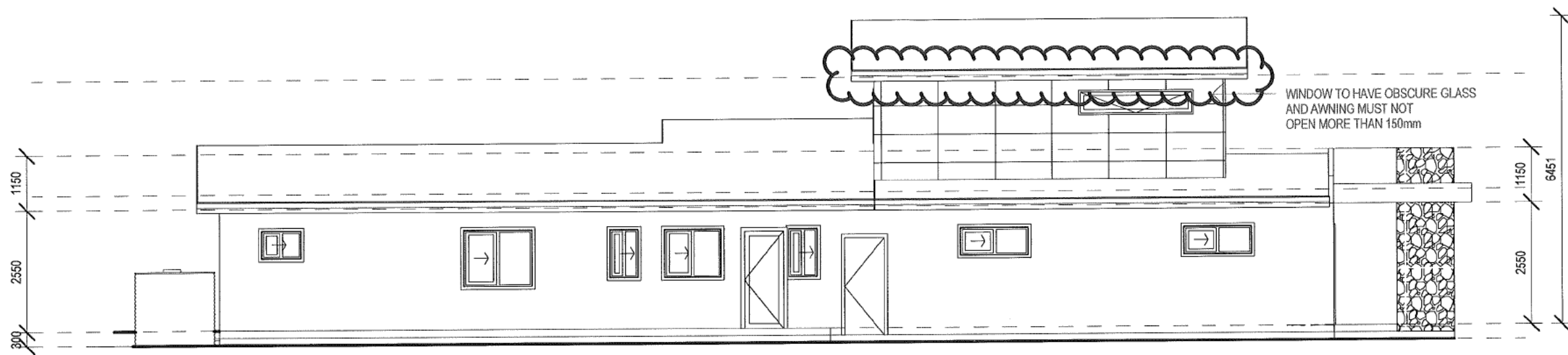
CLIENT:
[REDACTED]

DATE: 11/06/2013
SCALE: 1:100

DRAWING STATUS:
W.D.
SHEET: 6 OF:
DWG No: REV: SHT SIZE:
A3

House Energy Rating
36 Kitty McEwan Circuit McKellar ACT 2617
164 MJ/m2/annum 6 STARS
07/08/2013
Ved Baheti
ACTPLA HERS Assessor # 2011248
e: ved@outsourcideas.net
m: 9421 530 876

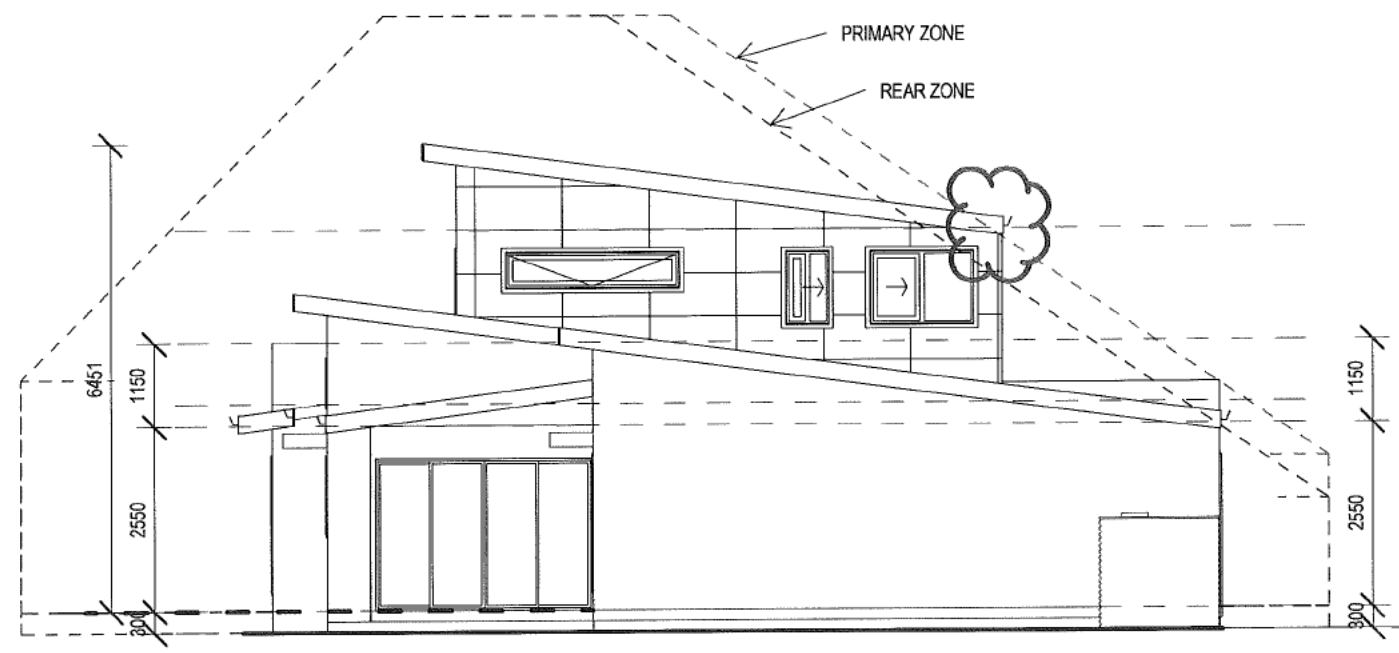
ELEVATIONS



2
7
SE ELEVATION
1:100

Planning & Development
Regulation 2008 - Section 1.100A
REFUSED
Delegate of the ACT Planning and Land Authority
17/3/15

Tru-line
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1
7
SW ELEVATION
1:100

PROJECT:
PROPOSED RESIDENCE
LOCATION:
BL 8 SEC 88 McKELLAR
NO 36 KITTY McEWAN CIRCUIT
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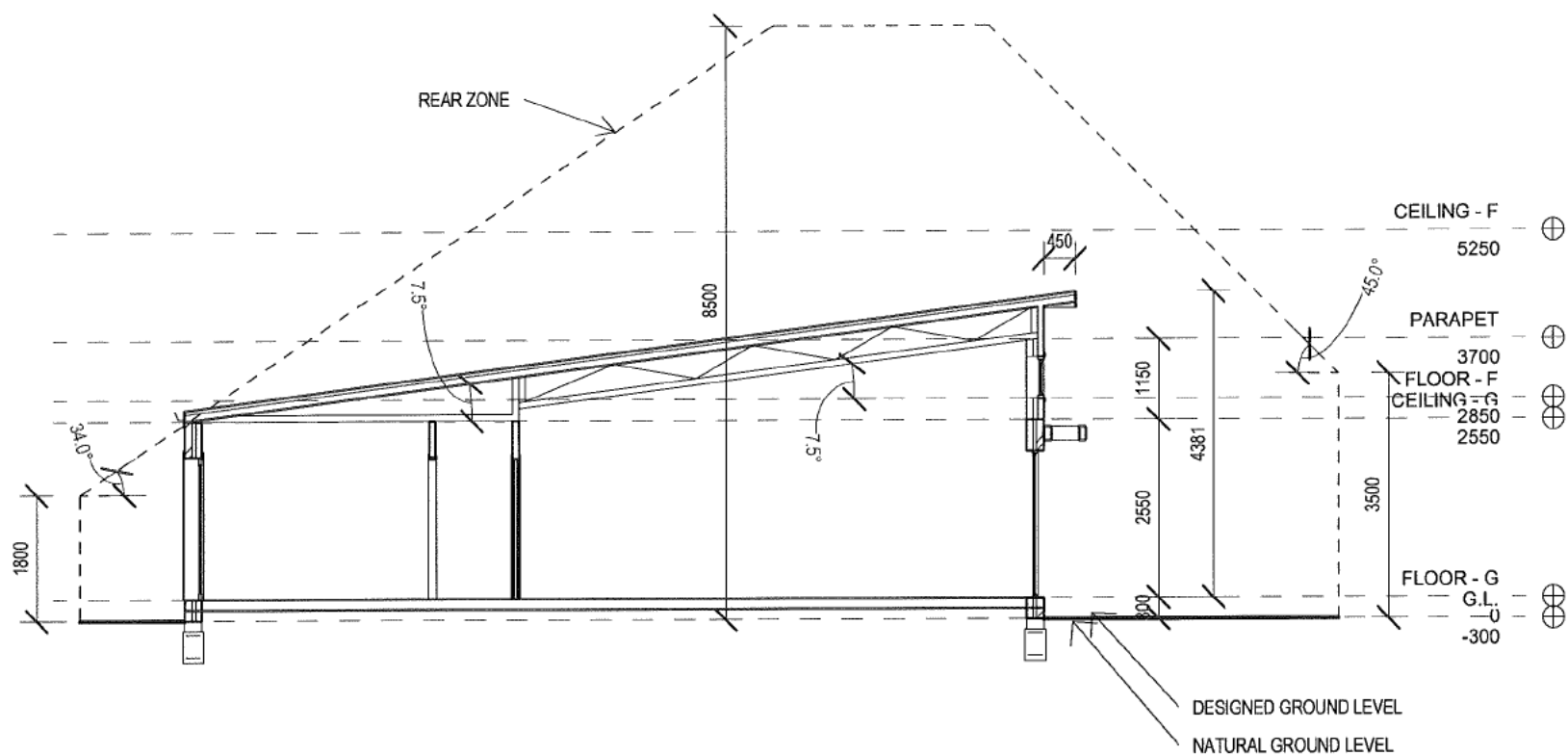
CLIENT:
[Redacted]

DATE: 11/06/2013
SCALE: 1:100

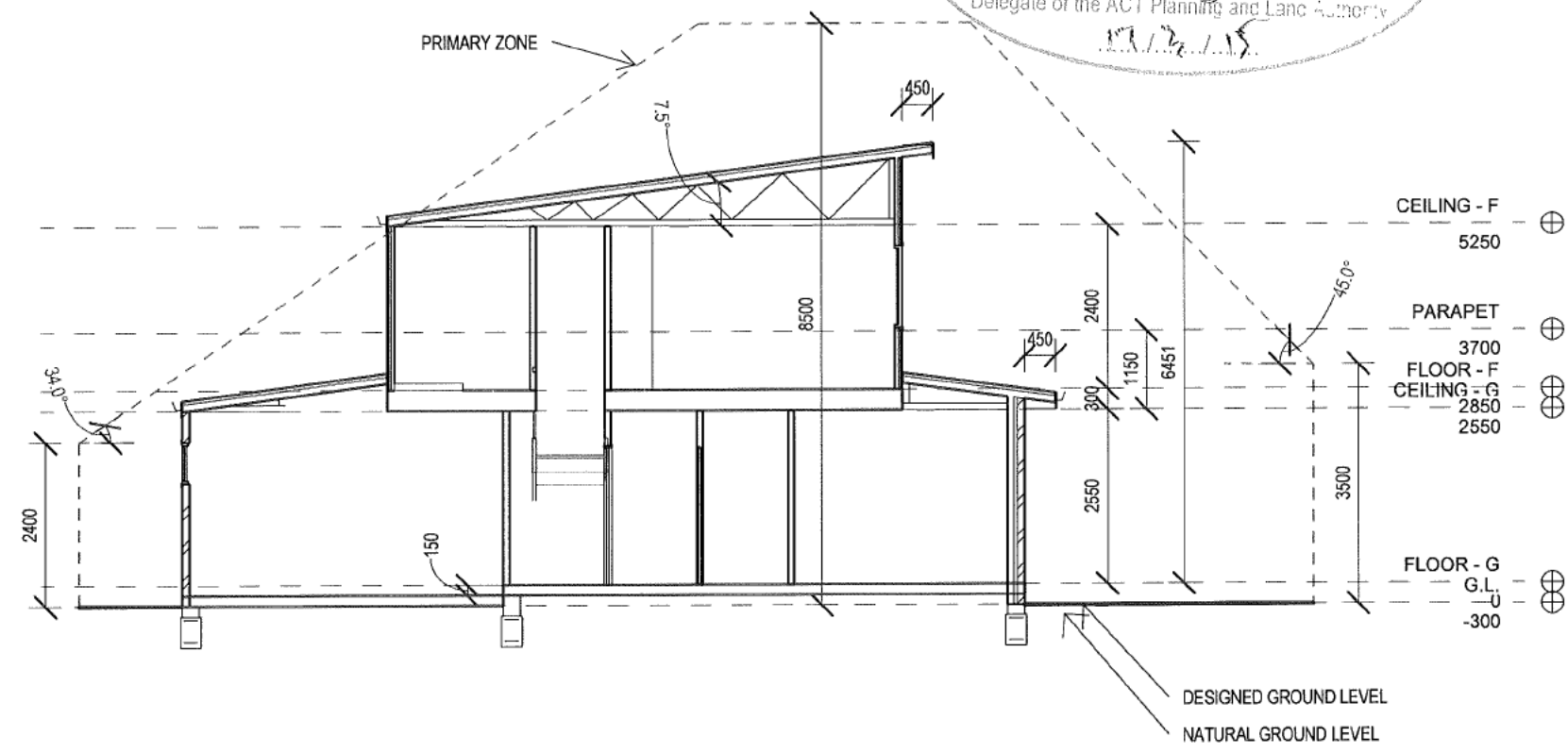
DRAWING STATUS: W.D.		
SHEET: 7	OF:	
DWG No:	REV:	SHT SIZE: A3

House Energy Rating
36 Kitty McEwan Circuit McKellar ACT 2617
164 MJ/m²/annum 6 STARS
07/08/2013
Ved Baheti
ACTPLA HERS Assessor # 2011248
e: ved@outsourceideas.net
m: 0421 530 876

ELEVATIONS



SECTION 1-1
1 : 100



SECTION 2-2
2 : 100

3
8
1:1
NOTES - SECTION

SUMMARY MATERIAL SPECIFICATION:

GENERALLY ALL WORK TO COMPLY WITH THE CURRENT AUSTRALIAN STANDARDS AND THE BCA.

FOOTINGS:
R.C. STRIP

FLOORS:
GROUND FLOOR - R.C. SLAB
FIRST FLOOR - TIMBER FRAMED

WALLS:
EXTERNAL
BRICK VENEER / CLADDING, AS SELECTED

INTERNAL
TIMBER FRAMED / GYPROCK LINED
(VILLABOARD TO WET AREAS)

LININGS & TRIMS
AS SELECTED

ROOF FRAMING:
PRE-FABRICATED ROOF TRUSSES AS PER MANUFACTURER'S DETAILS

ROOF CLADDING:
COLOURBOND

ROOF PITCH:
7.5 DEGREES

EAVES:
450

BARGES:
450

INSULATION:
AS PER ENERGY RATING CERTIFICATE

WINDOWS:
ALUMINIUM FRAMED AS SELECTED
AS PER ENERGY RATING CERTIFICATE

DOORS:
FRONT DOOR AS SELECTED
820 WIDE TO HABITABLE ROOMS & LAUNDRY
720 TO OTHER WET AREAS
CSD DENOTES CAVITY SLIDING DOOR
SD DENOTES SLIDING GLASS DOOR

CONTROL JOINTS:
PROVIDE CONTROL JOINTS IN BRICK WALLS AT 6000 CTS (ADJACENT TO WINDOWS WHERE POSSIBLE)

SITE:
GRADE DRIVEWAY AS REQUIRED
GRADE ACCESS PATHS AS REQUIRED

Tru-line DESIGN
ARCHITECTURAL & ENGINEERING DESIGN & DRAFTING
ACT & NSW - URBAN & RURAL

SERVICES
ARCHITECTURAL DESIGN
ENGINEERING DESIGN
DRAFTING
CONSTRUCTION MANAGEMENT
PROJECT MANAGEMENT
LANDSCAPE ARCHITECTURE
INTERIOR DESIGN
ARTIST ASSISTANT

POSTAL ADDRESS
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PROJECT:
PROPOSED RESIDENCE

LOCATION:
BL 8 SEC 88 McKELLAR
NO 36 KITTY McEWAN CIRCUIT
ACT 2617

CLIENT:
[REDACTED]

DATE: 11/06/2013
SCALE: As indicated

DRAWING STATUS: W.D.	
SHEET: 8	OF: 8
DWG No:	REV: SHT SIZE: A3

House Energy Rating
36 Kitty McEwan Circuit McKellar ACT 2617
164 MJ/m2/annum 6 STARS
07/08/2013
Ved Baheti
ACTPLA HERS Assessor # 2011248
c. ved@outsourcesideas.net
m:0121 530 876

SECTIONS

GENERAL NOTES:

- * ALL WORK TO CONFORM TO THE BUILDING CODE OF AUSTRALIA (B.C.A.), ALL CURRENT S.A.A. CODES & ALL LOCAL AUTHORITY REGULATIONS & BY-LAWS.
- * THIS PLAN TO BE READ IN CONJUNCTION WITH THE ATTACHED SPECIFICATION.
- * ALL DIMENSIONS ARE IN MILLIMETRES (U.N.O.).
- * DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- * THE BUILDER SHALL INSPECT THE SITE & MAKE HIMSELF AWARE OF ALL EXISTING CONDITIONS & SERVICES AND VERIFY ALL DIMENSIONS, ASPECTS, ORIENTATION, LEVELS, SETBACKS, ETC., ON SITE PRIOR TO COMMENCING ANY WORK.
- * DISCREPANCIES (IF ANY) ARE TO BE REPORTED TO THE DESIGNER AND RESOLVED PRIOR TO COMMENCEMENT OF WORK, OR PREPARATION OF ANY SHOP DRAWINGS, OR ORDERING, FABRICATING OR PLACING OF ANY MATERIALS.
- * BUILDING SETBACKS, DIMENSIONS & LOCATION OF EASEMENTS TO BE VERIFIED BY SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY WORK.
- * GROUND LINES ARE INDICATIVE (BASED ON SURVEY INFORMATION) AND SHOULD BE VERIFIED ON SITE.
- * EXCAVATE AS MAY BE NECESSARY TO PROVIDE REQUIRED LEVELS.
- * GRADE SITE TO ALLOW FOR SURFACE DRAINAGE.
- * ALL TIMBER TO BE PAINTED OR STAINED AND ALL METAL TO BE PAINTED TO OWNER'S SELECTIONS.
- * ALL RELEVANT ELECTRICITY TO BE WIRED OR RE-WIRED AS REQUIRED (TO LOCAL AUTHORITY APPROVAL).
- * DIVERT SEWER LINES AND STORMWATER LINES (WHERE REQUIRED) TO LOCAL AUTHORITY APPROVAL.
- * RELOCATE AND MAKE GOOD ALL SERVICES THAT WILL INTERFERE WITH NEW WORK, AS REQUIRED, TO RELEVANT LOCAL AUTHORITY APPROVAL.
- * ELECTRICAL LAYOUT AS REQUIRED BY OWNER.
- * ALL WET AREAS TO BE PERMANENTLY VENTED.
- * PROVIDE MECHANICAL LIGHT AND VENTILATION IN ACCORDANCE WITH THE B.C.A.
- * CEILINGS AND NON-WET AREA WALLS; 10 mm PLASTERBOARD, UNLESS OTHERWISE SHOWN.
- * VILLABOARD TO ALL WET AREA WALLS, UNLESS OTHERWISE SHOWN.
- * PROVIDE "WETSEAL" OR EQUIVALENT TREATMENT TO WET AREAS AFTER INSTALLATION OF WALL SHEETING IN ACCORDANCE WITH THE B.C.A.
- * STEEL TROWEL FINISH TO ALL CONCRETE SLABS.
- * PROVIDE CONTINUOUS DAMP PROOF MEMBRANE UNDER SLABS.
- * EROSION CONTROL MEASURES TO BE PROVIDED WHERE REQUIRED BY THE LOCAL AUTHORITY.
- * PROVIDE SMOKE ALARMS IN ACCORDANCE WITH THE B.C.A. AND CURRENT S.A.A. CODE.
- * PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH THE B.C.A. AND CURRENT S.A.A. CODE.
- * SKYLIGHTS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- * PROVIDE FLYSCREENS TO ALL OPENING WINDOWS AND SLIDING DOORS.
- * PROVIDE KEYS TO ALL WINDOWS AND SLIDING DOORS - KEYS ALIKE - WHERE SHOWN AS PART OF THE CONTRACT.
- * PRE-CAST CONCRETE TREADS BUILT INTO BRICKWORK - NUMBER AS REQUIRED.
- * HARDIES F.C.R. COLUMNS - WHERE SHOWN, INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
- * MAINTAIN CAVITY CONSTRUCTION AT ALL WALL JUNCTIONS.

- * PROVIDE 10mm BITUMINOUS EXPANSION JOINT AT JUNCTION OF EXISTING AND NEW BRICKWORK AND AT JUNCTION OF SLABS & BRICK WALLS.
- * PROVIDE BRICK CONSTRUCTION JOINTS ON WALLS AT MAXIMUM 9000mm CENTRES OR AS SHOWN ON PLAN.
- * PROVIDE 1500mm HIGH STANDARD TIMBER PALING FENCE TO SIDE AND REAR BOUNDARIES AT HALF COST SHARING BASIS BETWEEN ADJOINING OWNERS, UNLESS OTHERWISE ARRANGED.
- * PROVIDE INFILLS OVER WINDOWS, AS SELECTED.
- * PROVIDE SPA BATHS AS PER MANUFACTURER'S SPECIFICATIONS - ALLOW FOR EASY PUMP ACCESS FOR MAINTENANCE PURPOSES.
- * ALL FINISHES AS SELECTED, AS SHOWN ON PLAN OR AS PER BUILDER'S INCLUSIONS LIST - ALSO REFER TO CONTRACT DOCUMENTS.
- * CO-ORDINATE ALL NEW WORK, ASSOCIATED TRADES & ALL OTHER SERVICES ON SITE.

NOTE:

- * ALL STRUCTURAL DETAILS (WHERE REQUIRED) ARE SUBJECT TO ENGINEERING CERTIFICATION BY PRACTISING STRUCTURAL ENGINEER - TO BE OBTAINED BY OWNER / BUILDER.

FOOTING & SLAB NOTES

FOOTING & SLAB DESIGN SUBJECT TO SOIL CLASSIFICATION AS PER AS 2870 TO BE VERIFIED ON SITE BY ENGINEER
 PROVIDE SLAB CONTROL JOINTS AS DIRECTED BY ENGINEER
 PIER PADS (NOT SHOWN) AS REQUIRED
 50 mm SLAB SETDOWN FOR SHOWERS
 WIDEN STRIP FOOTINGS FOR RET WALLS & WHERE SLABS ARE ON FILL GREATER THAN 400mm
 WIDEN STRIP FOOTING BY 100 AT PIERS
 WIDEN STRIP FOOTING AT STEPS

WALL FRAMING:

- * ALL WALL FRAMING TO BE IN ACCORDANCE WITH THE CURRENT S.A.A. TIMBER FRAMING CODE.
- * GENERALLY:
 - 90x35 F5 PINE STUDS (450 AND 600 CTS).
 - 90x45 F5 PINE PLATES
 - (2 TOP PLATES @ LOAD BEARING (L.B.) WALLS).
 - HEADS AS PER SPECIFICATION AND TRUSS MANUFACTURER'S SIZES.

ROOF BRACING:

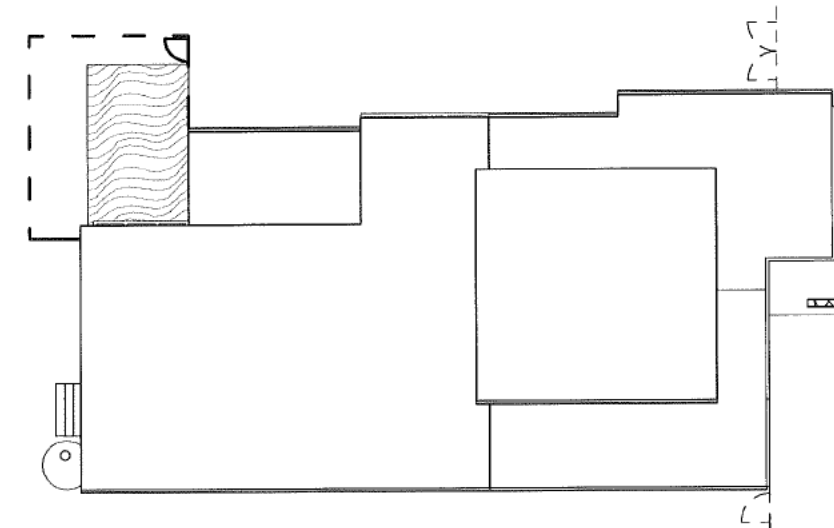
- * DIAGONAL ROOF BRACING IS REQUIRED FOR ALL ROOF SYSTEMS - IN ACCORDANCE WITH THE CURRENT RELEVANT S.A.A. CODE.

STAIRS:

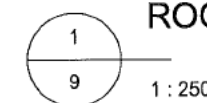
- * INTERNAL STAIRS TO BE TIMBER CONSTRUCTION - AS SELECTED.
- * MAINTAIN MINIMUM HEAD CLEARANCE WHERE STAIRS CONFLICT WITH UPPER FLOORS OR CEILING LINES.
- * BALUSTRADES / HANDRAILS ARE TO BE TIMBER (OR AS SELECTED), MIN HEIGHT TO COMPLY WITH THE B.C.A.
- * TREADS DIMENSION 250 mm MIN
- * RISERS DIMENSION 190 mm MAX
- * VERIFY STAIR REQUIREMENTS ON SITE PRIOR TO MANUFACTURING

ROOFING:

- PITCHED, TRUSSES & COLOURBOND METAL SHEETING
- * PITCH AS SHOWN ON CROSS SECTION
- * PRE-FABRICATED ROOF TRUSSES AT 900mm CENTRES GENERALLY - REFER TO THE MANUFACTURER'S DETAILS.
- * COLOURBOND METAL ROOFING TO BE LAID IN FULL LENGTHS, LAPPED, FLASHED & FIXED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- * COLOURBOND METAL ROOFING TO BE FIXED WITH NECESSARY TIE DOWN METHODS ON 75x50 F8 HW PURLINS AT 900 CTS (U.N.O.).
- * PROVIDE SARKING BETWEEN ROOF TRUSSES AND COLOURBOND METAL ROOFING ON SUPPORTING MESH.
- * GUTTERS, FASCIAS, BARGES, DOWNPIPES - AS SELECTED.
- * COMPRESSED FIBRE SHEETING, 4.5mm THICK TO BE PROVIDED TO U/S OF EAVES AND VERANDAH SOFFITS - UNLESS OTHER METHOD AND MATERIAL SELECTED BY OWNER.
- * GENERALLY, ALL ROOF FRAMING TO BE IN ACCORDANCE WITH THE CURRENT S.A.A. TIMBER FRAMING CODE.



FOR INFORMATION



ROOF PLAN

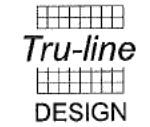
House Energy Rating
 36 Kitty McEwan Circuit McKellar ACT 2617

164 MJ/m2/annum 6 STARS

07/08/2013
 Ved Babeti

ACTPLA HERS Assessor # 2011248
 e: ved@outsourcideas.net
 n: 0121 530 876

NOTES, ROOF PLAN



ARCHITECTURAL & ENGINEERING DESIGN & DRAFTING

ACT & NSW - URBAN & RURAL

SERVICES:

- NEW HOMES
- DUAL OCCUPANCY
- TOWNHOUSES
- EXTENSIONS
- COMMERCIAL STRUCTURAL
- CIVIL ENGINEERING
- LANDSCAPE DESIGN
- SURVEYING
- COST ESTIMATING
- CAD DESIGN
- 3D PRESENTATIONS
- SHADOW DIGRAMS
- SITE ANALYSIS
- LICENCED BUILDER ACT & NSW
- ENERGY RATING SCHEME ACCREDITED ASSESSOR

POSTAL ADDRESS:

PO BOX 780
 QUEANBEYAN NSW 2620

PETER BLAZEWSKI

MANAGER

MOBILE: 0418 627108
 PHONE: 02-62992352
 FAX: 02-62992923
 EMAIL: info@td@tpg.com.au

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PROJECT:
 PROPOSED RESIDENCE

LOCATION:
 BL 8 SEC 88 MCKELLAR
 NO 36 KITTY McEWAN CIRCUIT
 ACT 2617

CLIENT:

Phone:

BUILDER:

Phone:

DRAWING TITLE:
 NOTES, ROOF PLAN

SCALE: 1 : 250

DATE: 11/06/2013

DESIGNED: DRAWN: CHECKED:
 P.B. P.B. P.B.

CAD FILE: DATE PLOTTED:

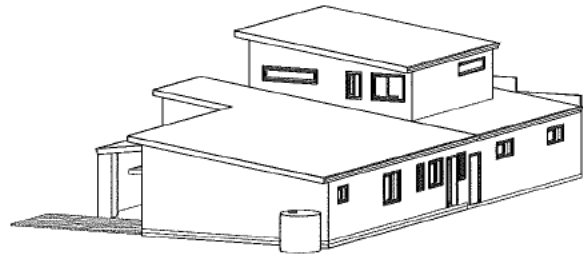
AMENDED:

DRAWING STATUS:
 W.D.

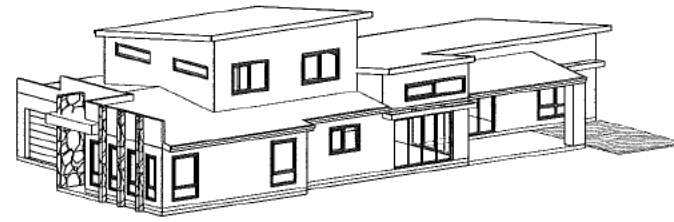
SHEET: 9 **OF:**

DWG No: **REV:** **SHT SIZE:**
 A3

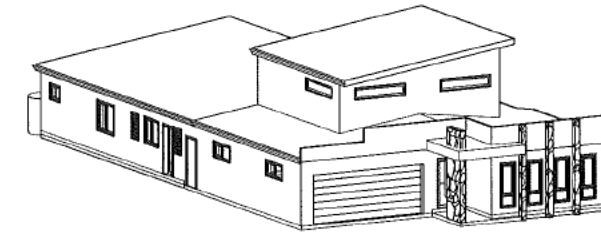
C:\Users\peter\Desktop\11111\REVIT FILES IN PROGRESS\13 SUKLOSKI HOUSE BL8 SEC 88 MCKELLAR\13 SUKLOSKI HOUSE BL8 SEC 88 MCKELLAR - FINAL 1 - AMENDED 3 24022016 - 3 PLOT RATIO LESS THAN 50 PERCENT - REDUCED.vc



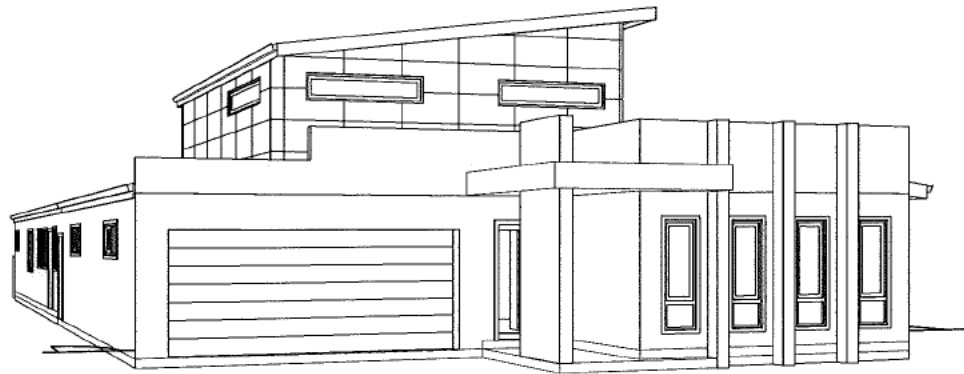
1
2
VIEW 1



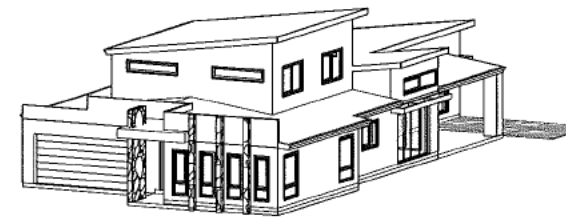
2
2
VIEW 2



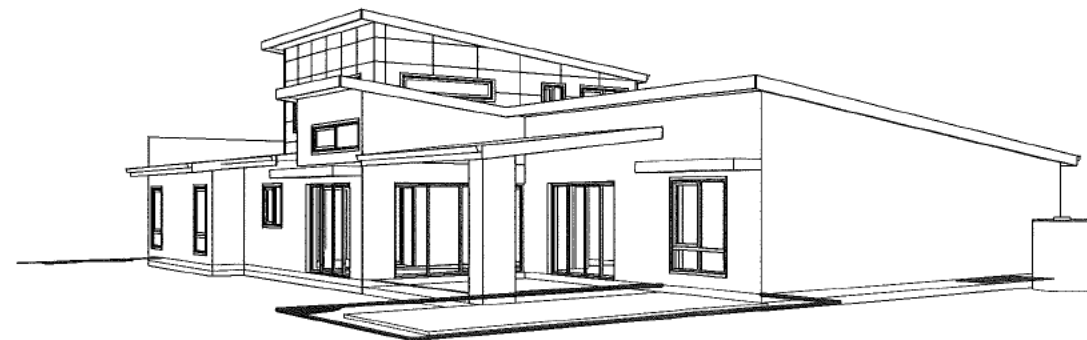
3
2
VIEW 3



5
2
PERSPECTIVE VIEW 1 - FRONT



4
2
VIEW 4



6
2
PERSPECTIVE VIEW 2 - REAR

NOTE:
GROUND LINES NOT SHOWN FOR CLARITY

Tru-line
DESIGN

ARCHITECTURAL &
ENGINEERING
DESIGN & DRAFTING

ACT & NSW - URBAN & RURAL

SERVICES:
- NEW HOMES
- DUAL OCCUPANCY
- TOWNHOUSES
- EXTENSIONS
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- STRUCTURAL
- CIVIL ENGINEERING
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- 3D PRESENTATIONS
- SHADOW DIGRAMS
- SITE ANALYSIS
- LICENCED BUILDER
ACT & NSW
- ENERGY RATING
SCHEME
ACCREDITED
ASSESSOR

POSTAL ADDRESS:
PO BOX 780
QUEANBEYAN NSW 2620

PETER BLAZEWSKI
MANAGER
MOBILE: 0418 627108
PHONE: 02-62992352
FAX: 02-62992923
EMAIL: infotld@tpg.com.au

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PROPOSED RESIDENCE

LOCATION:
BL 8 SEC 88 McKELLAR
NO 36 KITTY McEWAN CIRCUIT
ACT 2617

CLIENT:
Phone:
BUILDER:
Phone:

DRAWING TITLE:
3D VIEWS

SCALE:
DATE: 11/06/2013

DESIGNED: DRAWN: CHECKED:
P.B. P.B. P.B.
CAD FILE: DATE PLOTTED:

AMENDED:

DRAWING STATUS:
W.D.

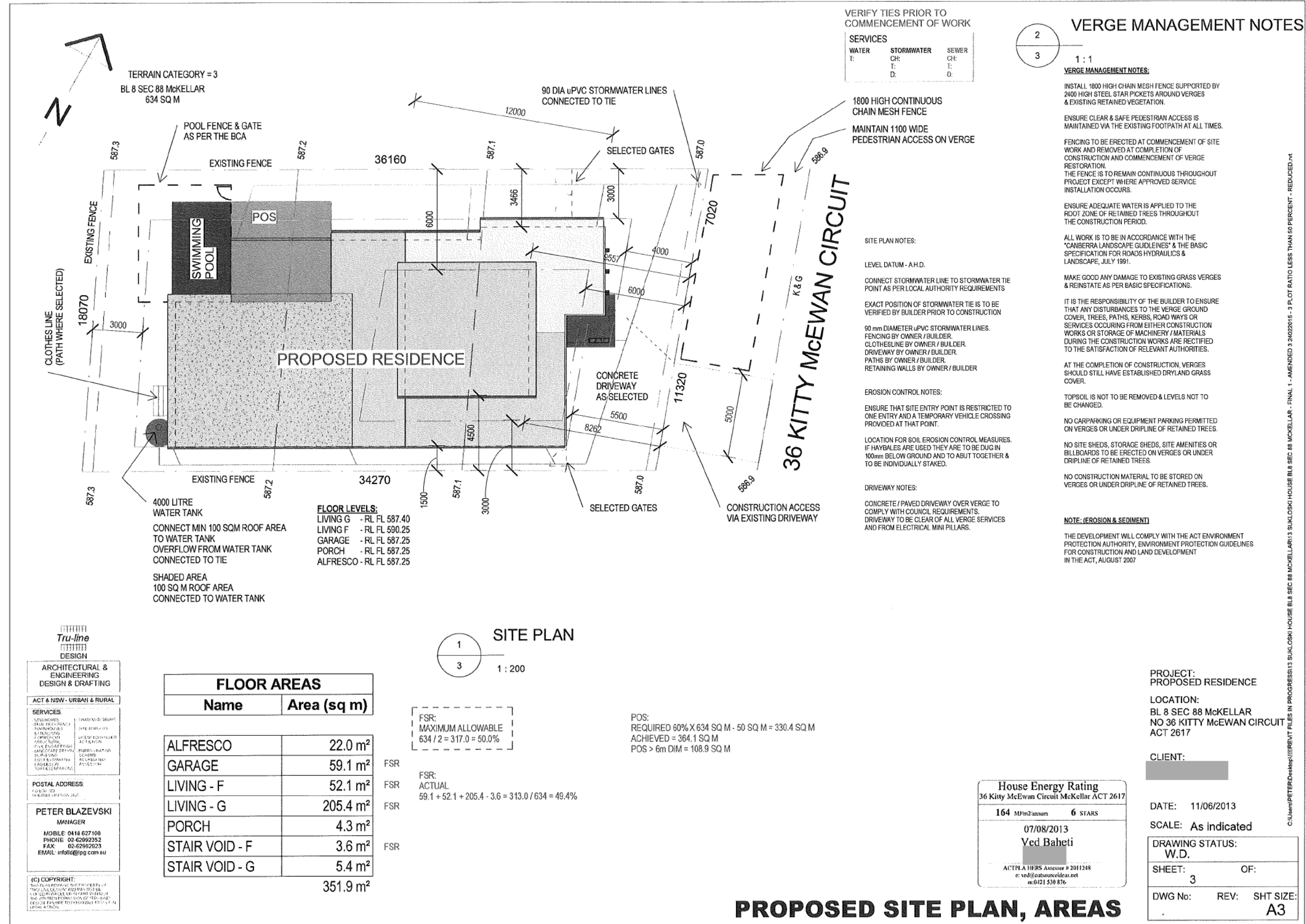
SHEET: 2 OF:

DWG No: REV: SHT SIZE:
A3

House Energy Rating
36 Kitty McEwan Circuit McKellar ACT 2617
164 MJ/m²/annum 6 STARS
07/08/2013
Ved Baheti
ACTPLA HERS Assessor # 2011248
e: ved@outsourcideas.net
m:0421 530 876

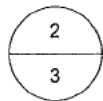
3D VIEWS

C:\Users\PETER\Desktop\1111REVIT FILES IN PROGRESS\13 SUKLOSKI HOUSE BL8 SEC 88 MCKELLAR13 SUKLOSKI HOUSE BL8 SEC 88 MCKELLAR - FINAL 1 - AMENDED 3 24022015 - 3 PLOT RATIO LESS THAN 50 PERCENT - REDUCED.MXD



VERIFY TIES PRIOR TO COMMENCEMENT OF WORK

SERVICES		
WATER	STORMWATER	SEWER
T: _____	CH: _____	CH: _____
T: _____	T: _____	T: _____
D: _____	D: _____	D: _____



VERGE MANAGEMENT NOTES

1 : 1

VERGE MANAGEMENT NOTES:

INSTALL 1800 HIGH CHAIN MESH FENCE SUPPORTED BY 2400 HIGH STEEL STAR PICKETS AROUND VERGES & EXISTING RETAINED VEGETATION.

ENSURE CLEAR & SAFE PEDESTRIAN ACCESS IS MAINTAINED VIA THE EXISTING FOOTPATH AT ALL TIMES.

FENCING TO BE ERECTED AT COMMENCEMENT OF SITE WORK AND REMOVED AT COMPLETION OF CONSTRUCTION AND COMMENCEMENT OF VERGE RESTORATION. THE FENCE IS TO REMAIN CONTINUOUS THROUGHOUT PROJECT EXCEPT WHERE APPROVED SERVICE INSTALLATION OCCURS.

ENSURE ADEQUATE WATER IS APPLIED TO THE ROOT ZONE OF RETAINED TREES THROUGHOUT THE CONSTRUCTION PERIOD.

ALL WORK IS TO BE IN ACCORDANCE WITH THE "CANBERRA LANDSCAPE GUIDELINES" & THE BASIC SPECIFICATION FOR ROADS HYDRAULICS & LANDSCAPE, JULY 1991.

MAKE GOOD ANY DAMAGE TO EXISTING GRASS VERGES & REINSTATE AS PER BASIC SPECIFICATIONS.

IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THAT ANY DISTURBANCES TO THE VERGE GROUND COVER, TREES, PATHS, KERBS, ROADWAYS OR SERVICES OCCURRING FROM EITHER CONSTRUCTION WORKS OR STORAGE OF MACHINERY / MATERIALS DURING THE CONSTRUCTION WORKS ARE RECTIFIED TO THE SATISFACTION OF RELEVANT AUTHORITIES.

AT THE COMPLETION OF CONSTRUCTION, VERGES SHOULD STILL HAVE ESTABLISHED DRYLAND GRASS COVER.

TOPSOIL IS NOT TO BE REMOVED & LEVELS NOT TO BE CHANGED.

NO CARPARKING OR EQUIPMENT PARKING PERMITTED ON VERGES OR UNDER DRIPLINE OF RETAINED TREES.

NO SITE SHEDS, STORAGE SHEDS, SITE AMENITIES OR BILLBOARDS TO BE ERECTED ON VERGES OR UNDER DRIPLINE OF RETAINED TREES.

NO CONSTRUCTION MATERIAL TO BE STORED ON VERGES OR UNDER DRIPLINE OF RETAINED TREES.

NOTE: (EROSION & SEDIMENT)

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

SITE PLAN NOTES:

LEVEL DATUM - A.H.D.

CONNECT STORMWATER LINE TO STORMWATER TIE POINT AS PER LOCAL AUTHORITY REQUIREMENTS

EXACT POSITION OF STORMWATER TIE IS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION

90 mm DIAMETER uPVC STORMWATER LINES. FENCING BY OWNER / BUILDER.

CLOTHESLINE BY OWNER / BUILDER. DRIVEWAY BY OWNER / BUILDER.

PATHS BY OWNER / BUILDER. RETAINING WALLS BY OWNER / BUILDER

EROSION CONTROL NOTES:

ENSURE THAT SITE ENTRY POINT IS RESTRICTED TO ONE ENTRY AND A TEMPORARY VEHICLE CROSSING PROVIDED AT THAT POINT.

LOCATION FOR SOIL EROSION CONTROL MEASURES. IF HAYBALES ARE USED THEY ARE TO BE DUG IN 100mm BELOW GROUND AND TO ABUT TOGETHER & TO BE INDIVIDUALLY STAKED.

DRIVEWAY NOTES:

CONCRETE / PAVED DRIVEWAY OVER VERGE TO COMPLY WITH COUNCIL REQUIREMENTS. DRIVEWAY TO BE CLEAR OF ALL VERGE SERVICES AND FROM ELECTRICAL MINI PILLARS.

TERRAIN CATEGORY = 3
BL 8 SEC 88 MCKELLAR
634 SQ M

POOL FENCE & GATE AS PER THE BCA

90 DIA uPVC STORMWATER LINES CONNECTED TO TIE

1800 HIGH CONTINUOUS CHAIN MESH FENCE

MAINTAIN 1100 WIDE PEDESTRIAN ACCESS ON VERGE

PROPOSED RESIDENCE

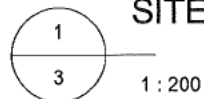
36 KITTY MCEWAN CIRCUIT

FLOOR LEVELS:

LIVING G	- RL FL 587.40
LIVING F	- RL FL 590.25
GARAGE	- RL FL 587.25
PORCH	- RL FL 587.25
ALFRESCO	- RL FL 587.25

4000 LITRE WATER TANK
CONNECT MIN 100 SQM ROOF AREA TO WATER TANK
OVERFLOW FROM WATER TANK CONNECTED TO TIE
SHADED AREA
100 SQ M ROOF AREA CONNECTED TO WATER TANK

SITE PLAN



1 : 200

FLOOR AREAS	
Name	Area (sq m)

ALFRESCO	22.0 m ²	FSR
GARAGE	59.1 m ²	FSR
LIVING - F	52.1 m ²	FSR
LIVING - G	205.4 m ²	FSR
PORCH	4.3 m ²	FSR
STAIR VOID - F	3.6 m ²	FSR
STAIR VOID - G	5.4 m ²	FSR
351.9 m²		

FSR:
MAXIMUM ALLOWABLE
634 / 2 = 317.0 = 50.0%

POS:
REQUIRED 60% X 634 SQ M = 380.4 SQ M
ACHIEVED = 364.1 SQ M
POS > 6m DIM = 108.9 SQ M

FSR:
ACTUAL
59.1 + 52.1 + 205.4 - 3.6 = 313.0 / 634 = 49.4%

Tru-line DESIGN

ARCHITECTURAL & ENGINEERING DESIGN & DRAFTING

ACT & NSW - URBAN & RURAL

SERVICES:
CONCEPT DESIGN
PRELIMINARY DESIGN
FINAL DESIGN
CONSTRUCTION ADMINISTRATION
AS-BUILT DOCUMENTATION
LANDSCAPE ARCHITECTURE
VEGETATION MANAGEMENT
SOIL TESTING & ANALYSIS
EROSION CONTROL MEASURES
DRAINAGE DESIGN
CIVIL ENGINEERING
STRUCTURAL ENGINEERING
MECHANICAL ENGINEERING
ELECTRICAL ENGINEERING
PLUMBING & HEATING ENGINEERING
LANDSCAPE ARCHITECTURE
VEGETATION MANAGEMENT
SOIL TESTING & ANALYSIS

POSTAL ADDRESS:
FOUNDED
1988

PETER BLAZEWSKI
MANAGER
MOBILE: 0418 627 108
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House Energy Rating
36 Kitty McEwan Circuit McKellar ACT 2617

164 MJ/m²annum **6 STARS**

07/08/2013
Ved Baheti

ACTPLA HERS Assessor # 2011248
e: ved@outsourcideas.net
m:0421 530 876

PROJECT:
PROPOSED RESIDENCE

LOCATION:
BL 8 SEC 88 MCKELLAR
NO 36 KITTY MCEWAN CIRCUIT
ACT 2617

CLIENT:
[REDACTED]

DATE: 11/06/2013

SCALE: As indicated

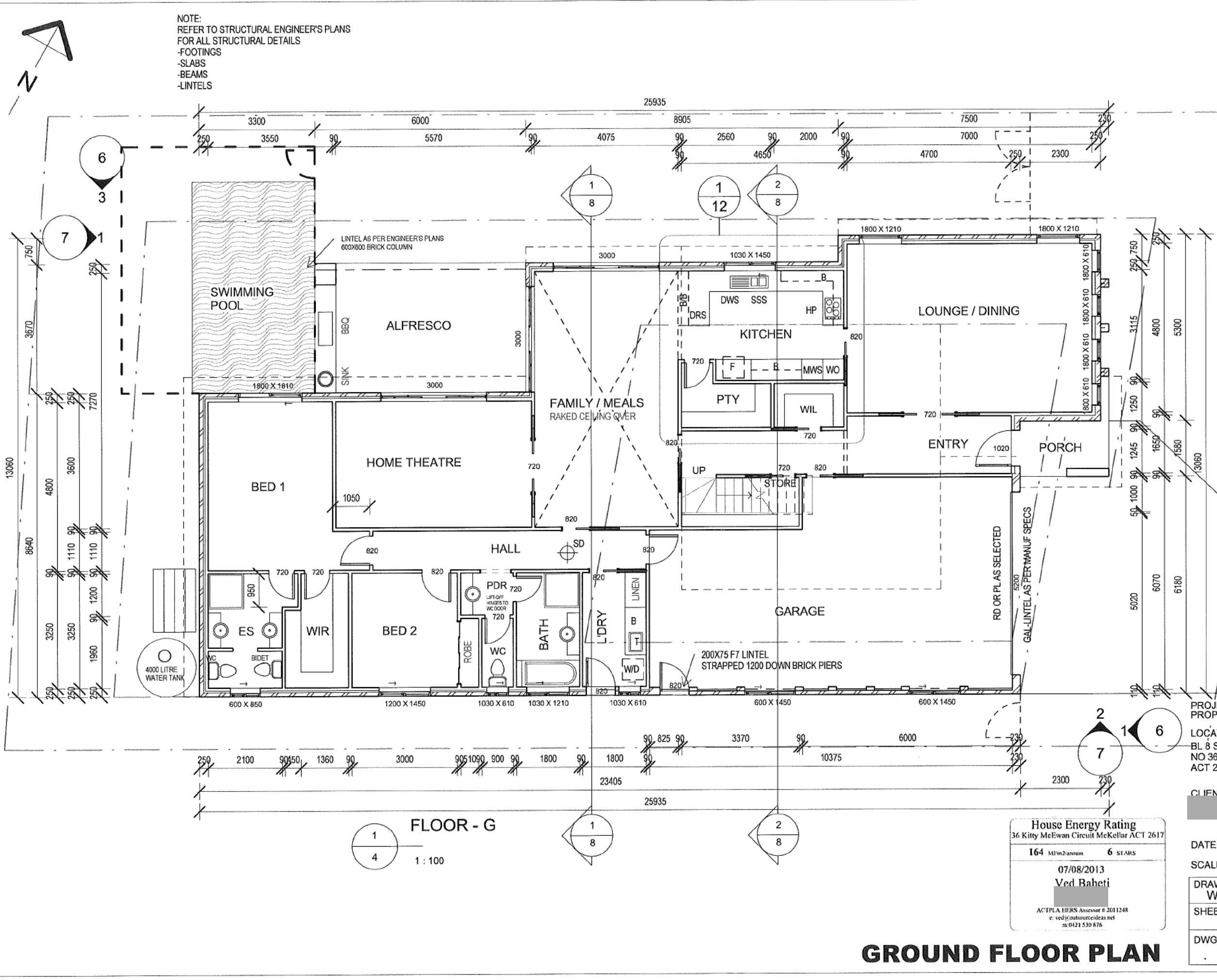
DRAWING STATUS:
W.D.

SHEET: 3 OF:

DWG No: REV: SHT SIZE:
A3

PROPOSED SITE PLAN, AREAS

NOTE:
REFER TO STRUCTURAL ENGINEER'S PLANS
FOR ALL STRUCTURAL DETAILS
-FOOTINGS
-SLABS
-BEAMS
-LINTELS



PROJECT:
PROPOSED RESIDENCE
LOCATION:
BL 8 SEC 88 MCKELLAR
NO 36 KITTY McEWAN CIRCUIT
ACT 2617

CLIENT:
[REDACTED]

DATE: 11/08/2013
SCALE: 1 : 100

DRAWING STATUS: W.D.	
SHEET: 4	OF: 4
DWG No:	REV: SHT SIZE: A3

House Energy Rating
36 Kitty McEwan Circuit McKellar ACT 2617

164 MJ/m²/annum **6** STARS

07/08/2013
Ved Baheti

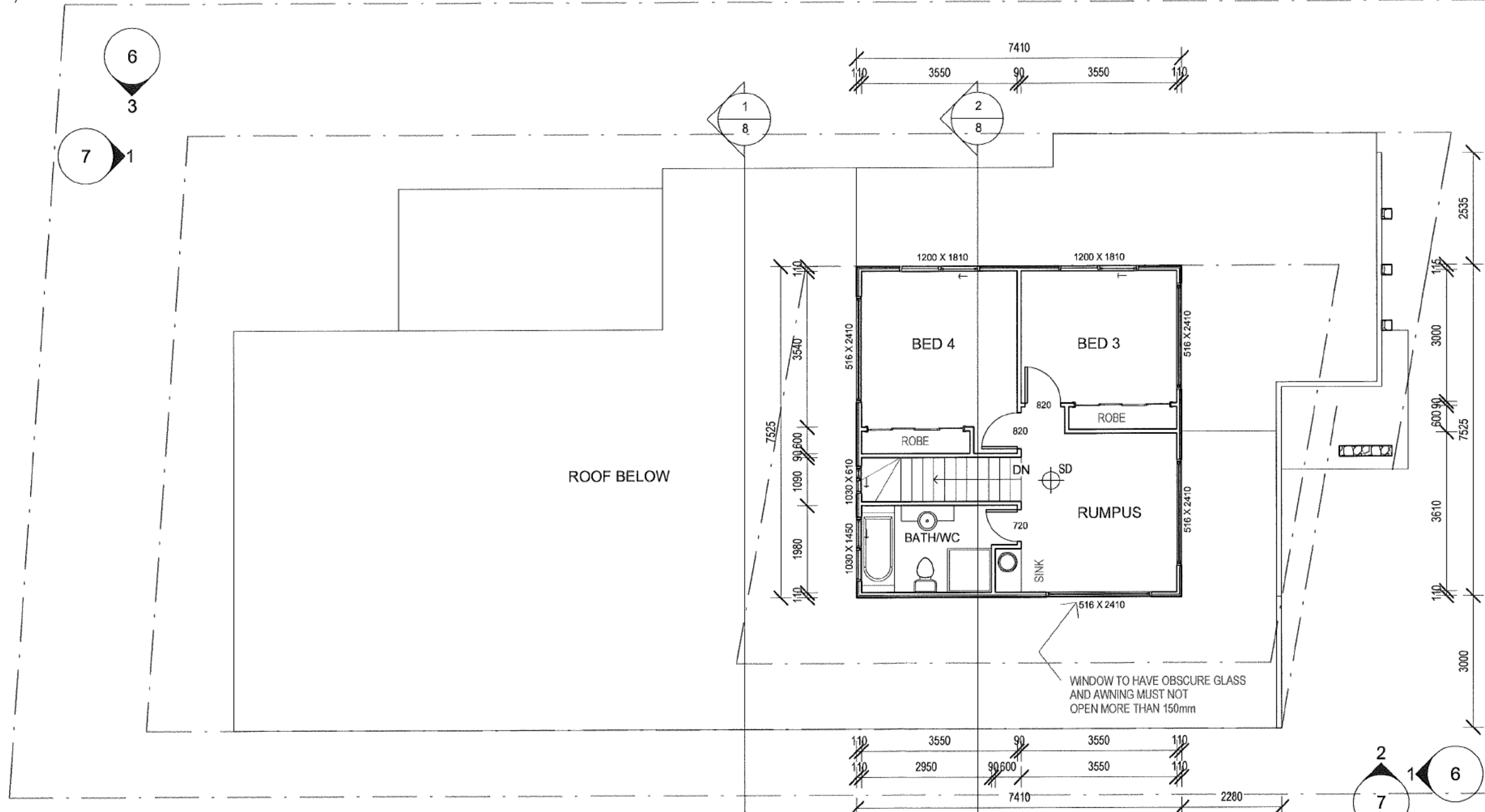
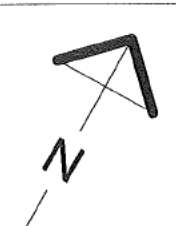
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m. 0421 530 876

1
4
FLOOR - G
1 : 100

GROUND FLOOR PLAN

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NOTE:
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FOR ALL STRUCTURAL DETAILS
-FOOTINGS
-SLABS
-BEAMS
-LINTELS



PROJECT:
PROPOSED RESIDENCE
LOCATION:
BL 8 SEC 88 McKELLAR
NO 36 KITTY McEWAN CIRCUIT
ACT 2617

CLIENT:
[REDACTED]

DATE: 11/06/2013
SCALE: 1 : 100

DRAWING STATUS: W.D.	
SHEET: 5	OF:
DWG No:	REV: SHT SIZE: A3

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m: 0421 530 876

1
5
FLOOR - F
1 : 100

FIRST FLOOR PLAN

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