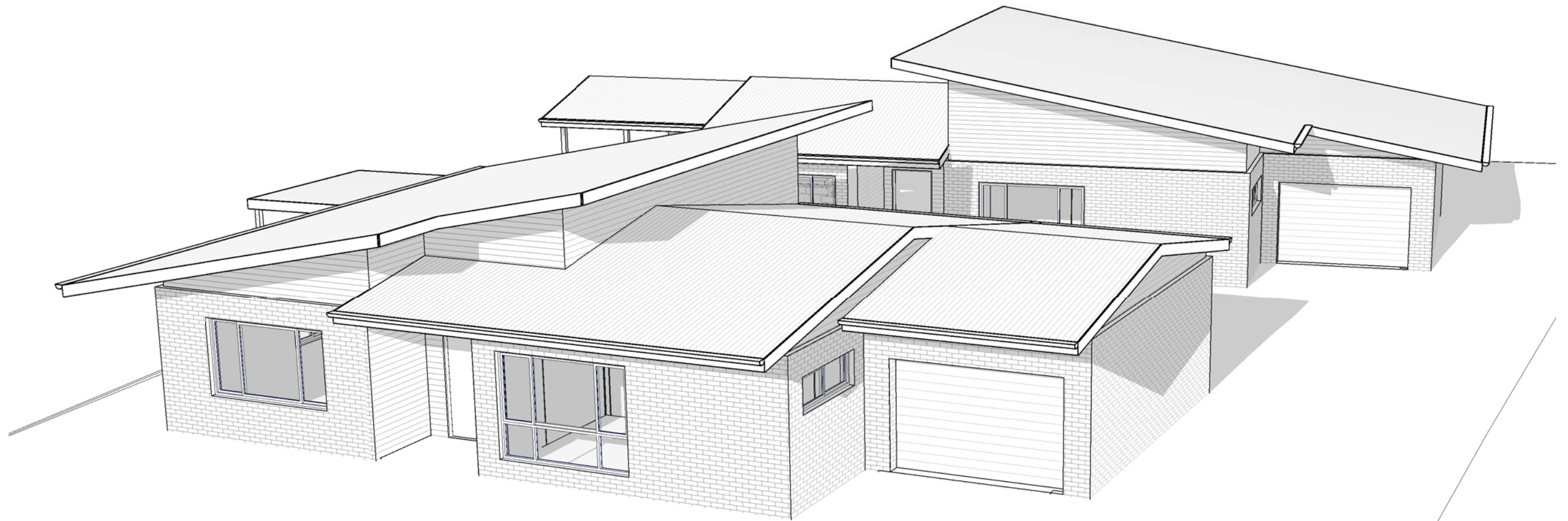


5 JOYNER CRES, FLYNN



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PROJECT NO:

1717

5 JOYNER CRES, FLYNN
ACT HOUSING
Block 1 Section 48
5 JOYNER CRES, FLYNN

AMENDMENTS			
Revised			
By	Date	Description	Code

Checked: ER

Approved: Approver

Reviewed:

DRAWN
CE
DATE
12/04/18

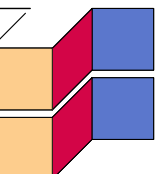
SCALE

REVISION

COVER

DA01

T T ARCHITECTURE
35 KENNEDY STREET KINGSTON ACT
Tel: 62326311 Fax: 62326312
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VERGE MANAGEMENT

- BUILDER TO INSTALL 1800MM TALL CONTINUOUS CHAIN WIRE FENCE SUPPORTED BY STEEL POSTS WITH CONCRETE BASES OR PREFABRICATED FENCING PANELS WITH CONCRETE BASES.
- FENCING TO BE ERECTED PRIOR TO COMMENCEMENT OF SITE WORK AND REMOVED AT COMPLETION OF ALL CONSTRUCTION ACTIVITY EXCEPT DURING VERGE RESTORATION.
-EXISTING VERGE FOOTPATHS AND DRIVEWAYS SHALL REMAIN UNOBSTRUCTED THROUGHOUT THE CONSTRUCTION PERIOD. WHERE NO FOOTPATH A CLEARWAY OF 1800MM MUST BE MAINTAINED FOR THE ENTIRE FRONTAGE.
-ACCESS GATES TO THE SITE SHALL SWING INTO THE SITE AND NOT BLOCK PEDESTRIAN ACCESS ALONG THE VERGE OR VEHICULAR TRAFFIC ON THE ROAD.

-STORAGE OF CONSTRUCTION MATERIALS AND THE PARKING OF VEHICLES OR EQUIPMENT ON VERGES IS NOT PERMITTED WITHOUT PRIOR APPROVAL FROM TAMS. SHEDS, SITE AMENITIES OR BILLBOARDS ARE NOT TO BE ERECTED ON VERGES.
-THE BUILDER IS RESPONSIBLE FOR THE REINSTATEMENT OF ALL DAMAGES INCURRED TO LAND, VEGETATION, SERVICES, PATHS AND ROADS AS A RESULT OF THIS CONSTRUCTION WORK. DURING VERGE RESTORATION WORK TOPSOIL SHALL NOT BE REMOVED AND THE SOIL LEVEL SHALL NOT BE CHANGED WITHIN THE DRIP ZONE OF TREES. VERGES SHALL HAVE ESTABLISHED APPROPRIATE GRASS COVER AS APPROVED BY THE PARKS CONSERVATION AND LANDS SECTION OF TAMS.

TREE MANAGEMENT

IN ACCORDANCE WITH SECTION 148 OF THE PLANNING AND DEVELOPMENT ACT 2007, A STATEMENT OF ENDORSEMENT FOR UTILITIES TO BE OBTAINED BY REFERRAL FROM ACTPLA TO RELEVANT SERVICE PROVIDERS

IN ACCORDANCE WITH THE HERITAGE ACT 2004, A STATEMENT OF ENDORSEMENT TO BE OBTAINED BY REFERRAL FROM ACTPLA TO THE HERITAGE COUNCIL IF NOT PROVIDED BY THE ARCHITECT

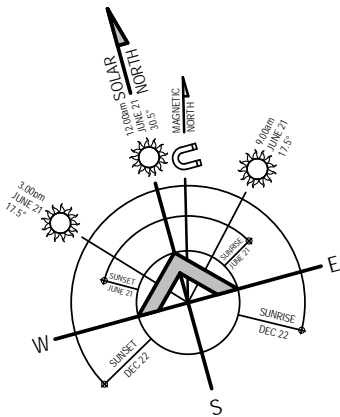
THE PROPOSAL FOR DEVELOPMENT IS TO BE IN ACCORDANCE WITH THE FOLLOWING:

- TREE PROTECTION ACT 2005 (TREE PROTECTION MEASURES)
- ACT ENVIRONMENT PROTECTION AUTHORITY, ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN ACT AUGUST 2007 (EROSION AND SEDIMENT CONTROL)
- DEVELOPMENT CONTROL CODE FOR BEST PRACTICE WASTE MANAGEMENT IN THE ACT 1999 AND THE DESIGN STANDARDS FOR URBAN INFRASTRUCTURE (WASTE MANAGEMENT MEASURES)
- AUSTRALIAN STANDARD AS2700 - COLOUR STANDARDS FOR GENERAL PURPOSES (MATERIALS AND FINISH)
- A2890.1 - THE AUSTRALIAN STANDARDS FOR OFF-STREET PARKING (OFF STREET PARKING)
- COMMON BOUNDARIES ACT 1981 (FENCES)

EROSION & SEDIMENT CONTROL

----- EROSION CONTROL FENCE
ALL GROUNDWORKS ASSOCIATED WITH THIS DEVELOPMENT SHALL COMPLY WITH THE ACT ENVIRONMENT PROTECTION GUIDELINES, MARCH 2011.
GEOTEXTILE SEDIMENT CONTROL FENCING SHALL BE INSALLED ON THE LOW SIDE/S OF THE BLOCK, OR WHERE INDICATED, IN ACCORDANCE WITH EPA POLLUTION PREVENTION ON RESIDENTIAL BUILDINGS SITE INFORMATION SHEET NO.3

REFER TO EPA POLLUTION PREVENTION INFORMATION SHEETS 1-6 BEFORE COMMENCING WORK ON SITE AND IMPLEMENT ALL RELEVANT MEASURES CONCERNING CLEANING AND CUTTING MATERIALS STOCKPILING AND POINT OF ENTRY STABILIZATION.



AREA

RESIDENCE A (2 BED)	113.91m²
GARAGE	26.33m²
TOTAL	140.24m²
RESIDENCE B (2 BED)	113.50m²
GARAGE	26.33m²
TOTAL	139.83m²
SITE TOTAL	280.07m²
PLOT RATIO (35% OF 1004m²)	351.00m²



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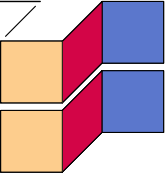
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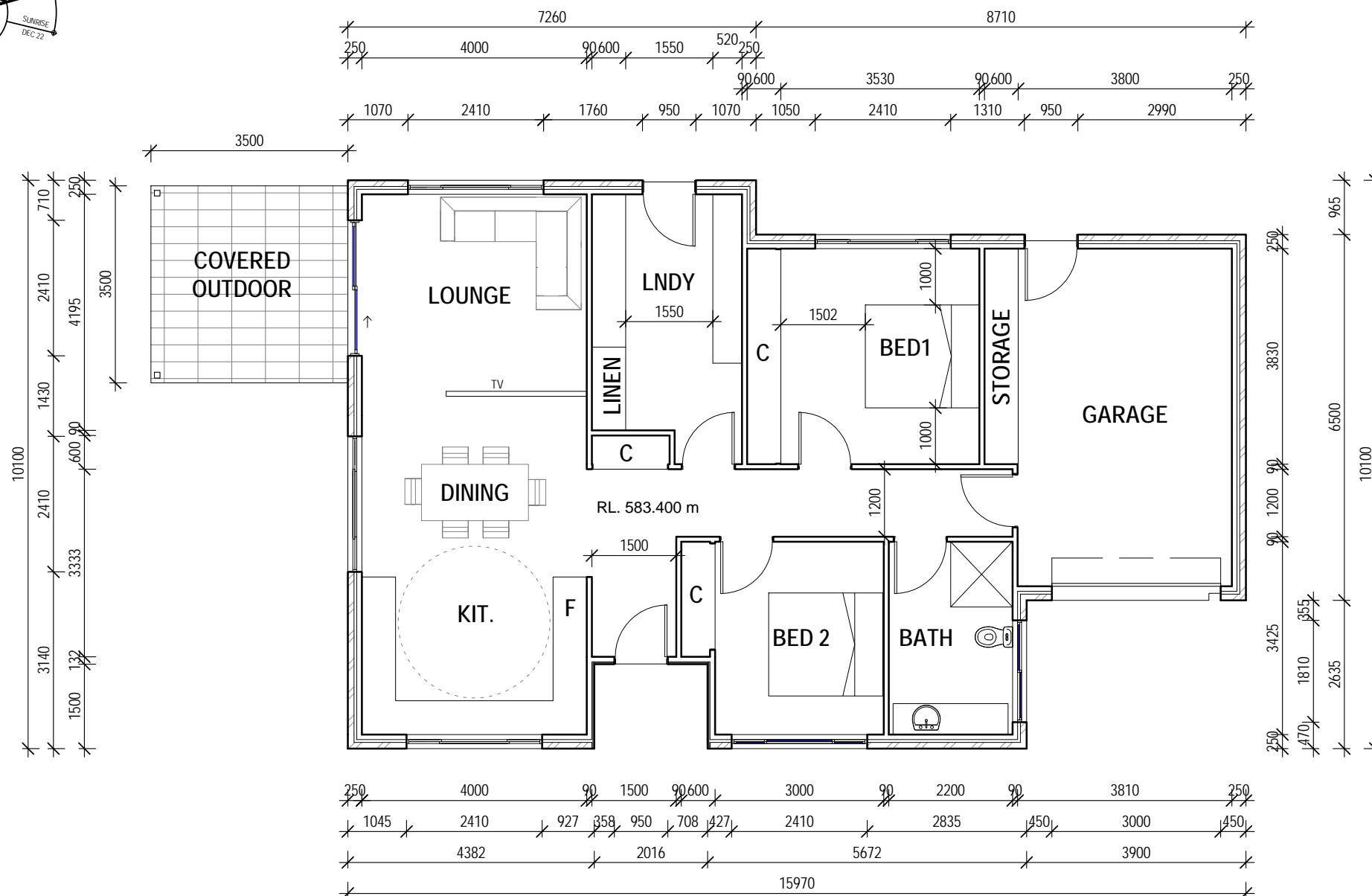
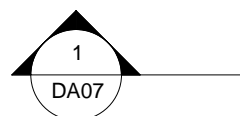
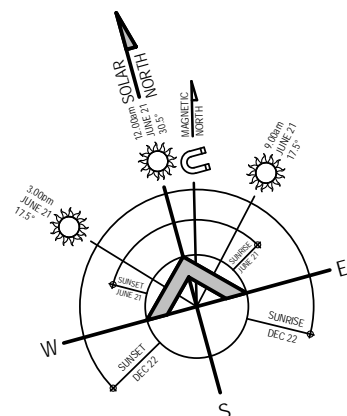
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DATE
12/04/18

SCALE
As indicated
REVISION

SITE
JOYNER CRES
DA02

T T ARCHITECTURE
35 KENNEDY STREET KINGSTON ACT
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RESIDENCE A

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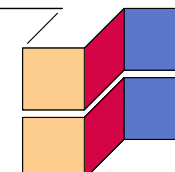
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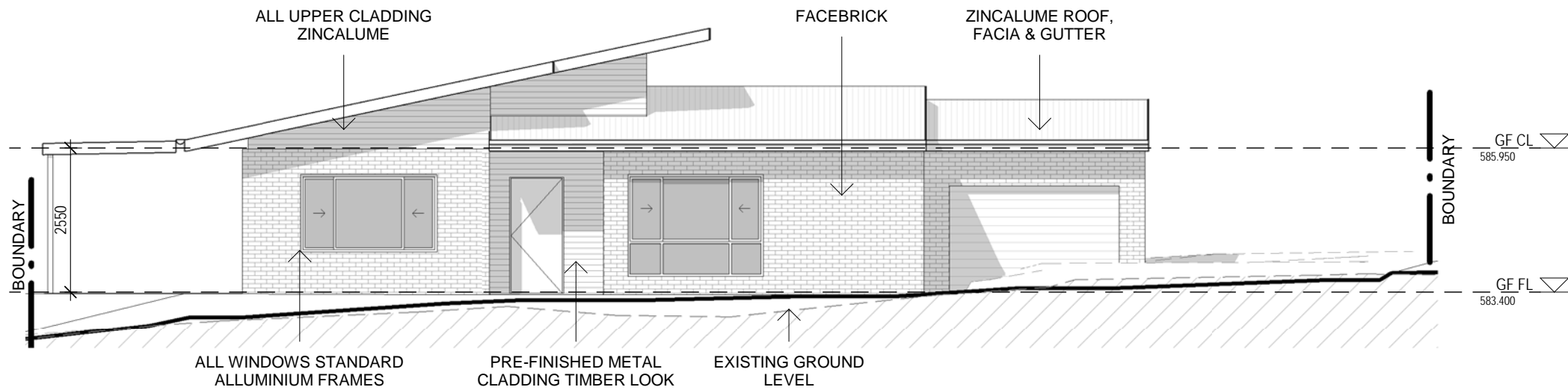
RESIDENCE A -
FLOORPLAN

DA03

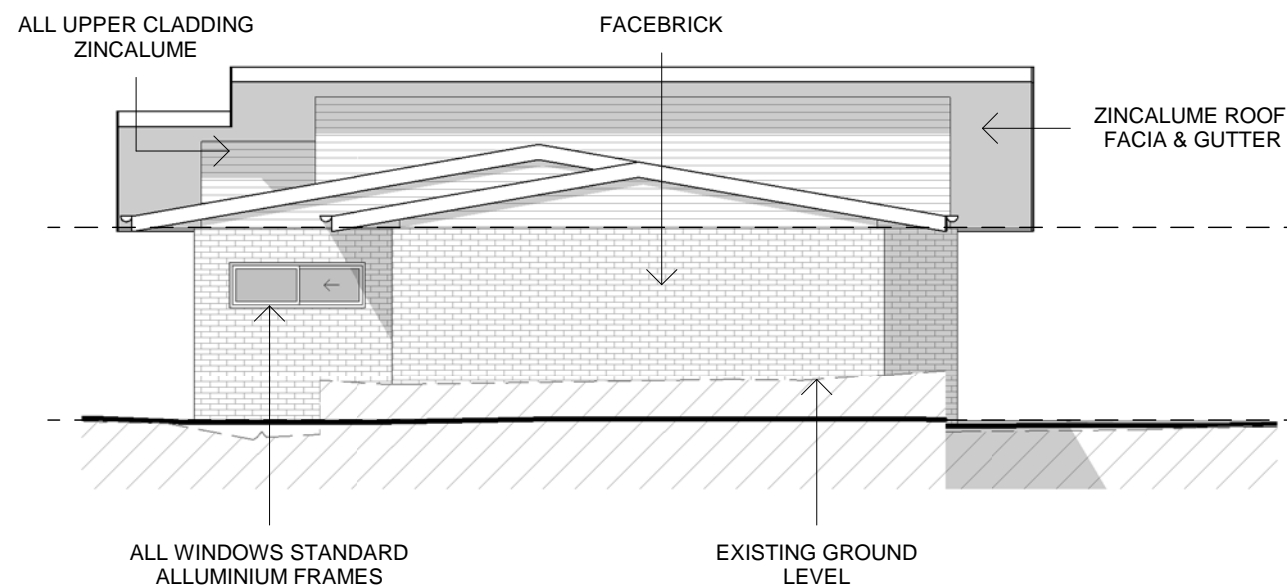
T T ARCHITECTURE
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Tel: 62326311
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KINGSTON ACT
Fax: 62326312
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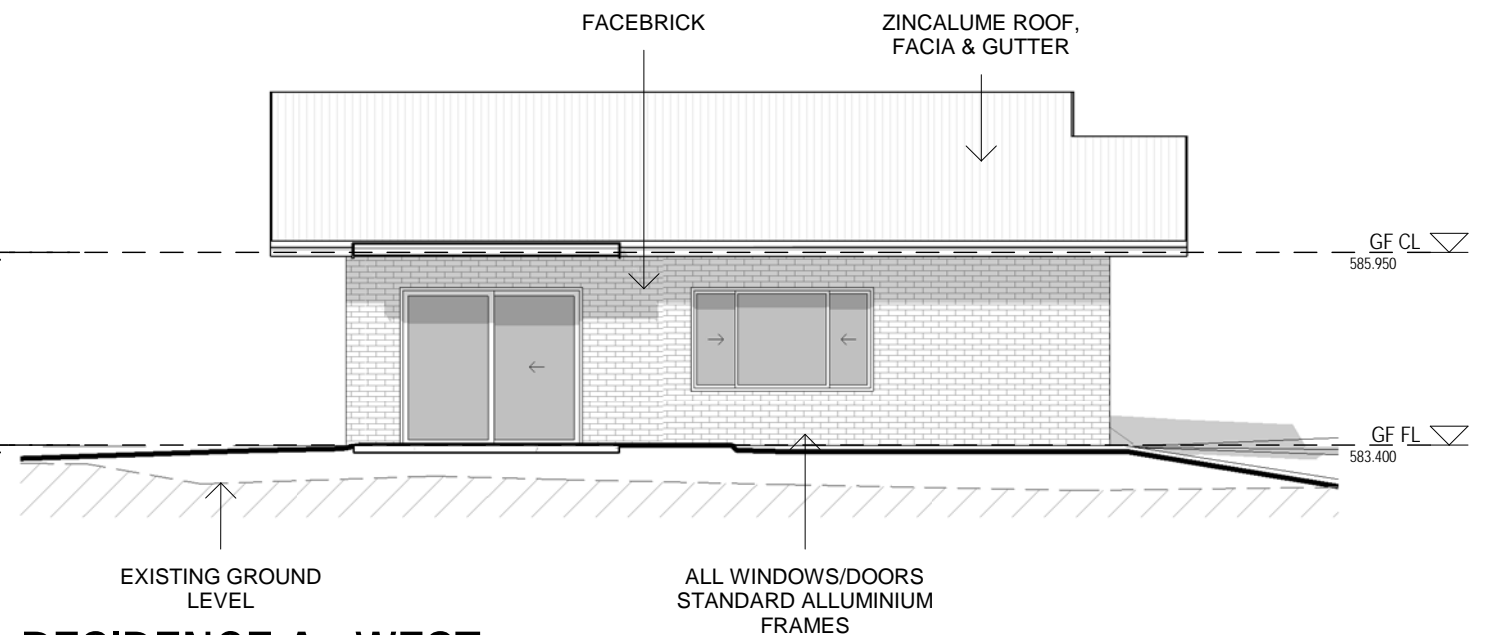




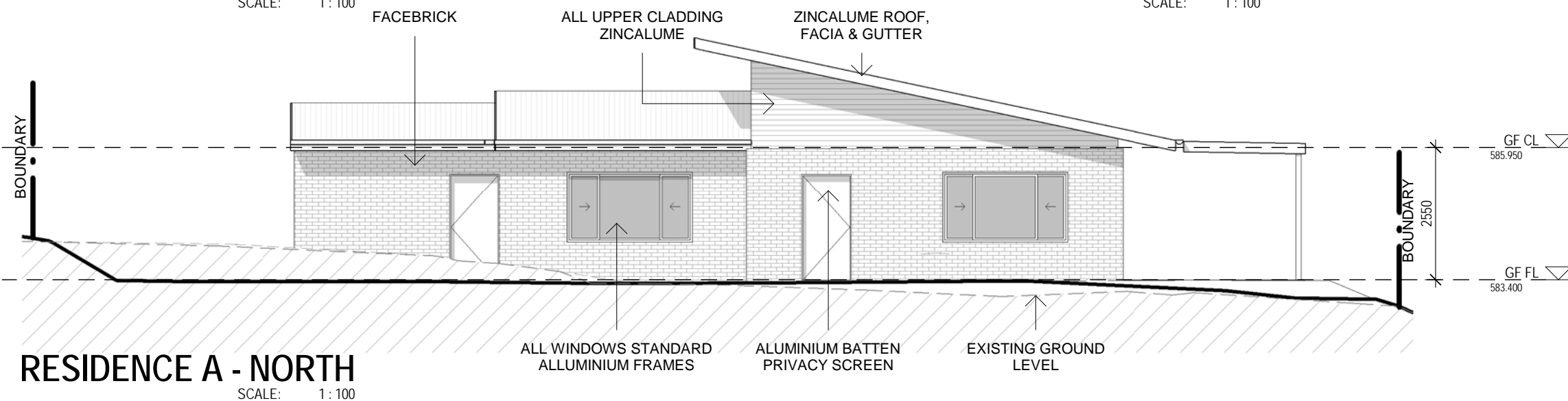
RESIDENCE A - SOUTH
SCALE: 1:100



RESIDENCE A - EAST
SCALE: 1:100



RESIDENCE A - WEST
SCALE: 1:100



RESIDENCE A - NORTH
SCALE: 1:100

DRAFT

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ACT HOUSING
Block 1 Section 48
5 JOYNER CRES, FLYNN

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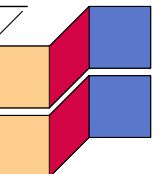
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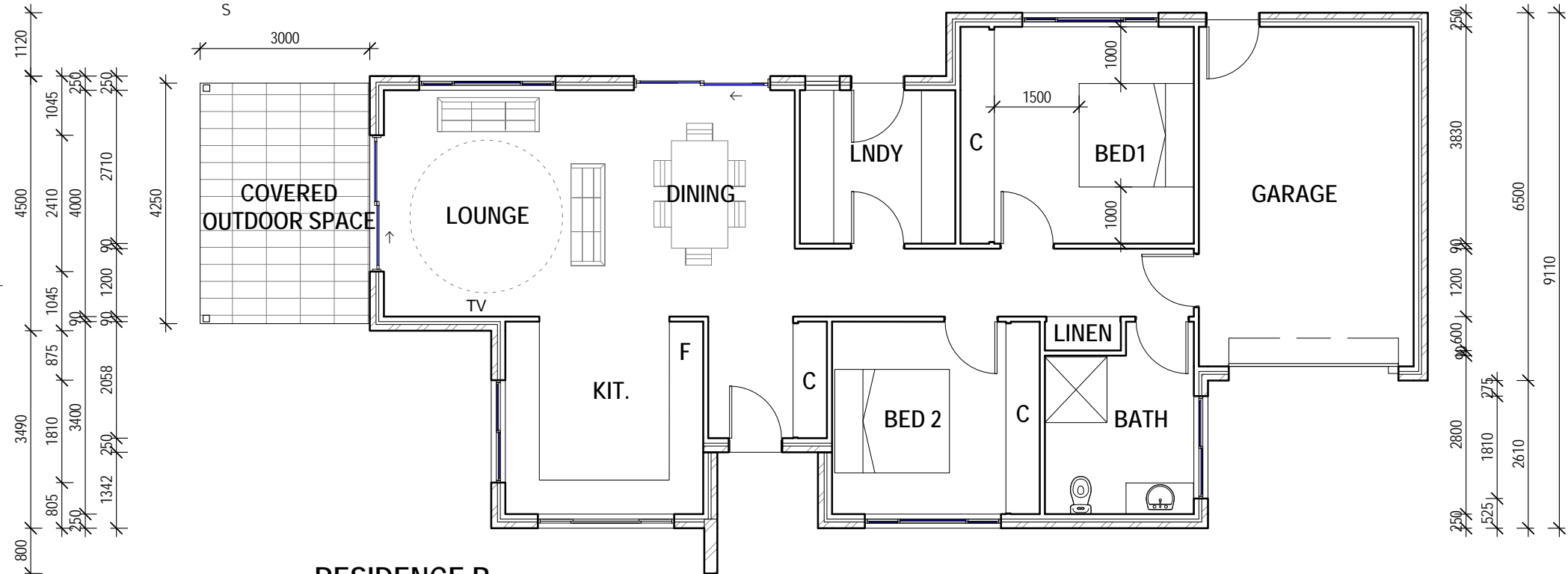
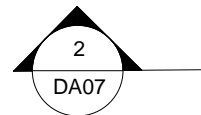
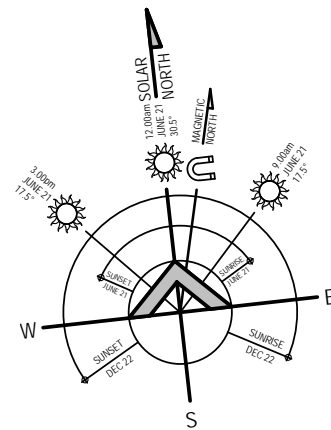
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REVISION

RESIDENCE A -
ELEVATIONS

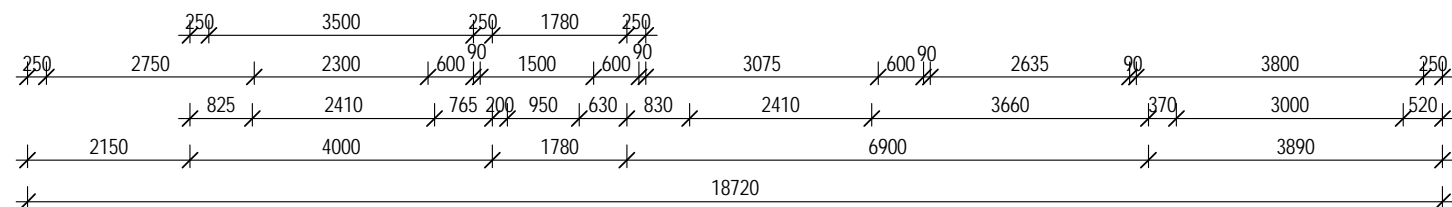
DA04

T T ARCHITECTURE
35 KENNEDY STREET KINGSTON ACT
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RESIDENCE B



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5 JOYNER CRES, FLYNN

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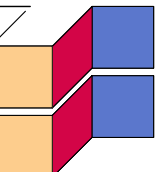
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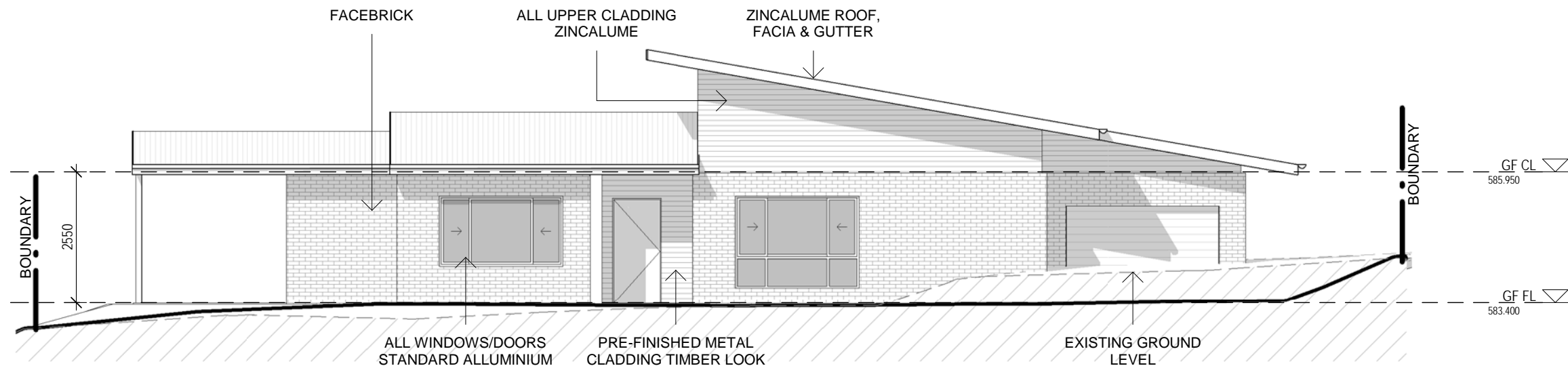
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REVISION

RESIDENCE B -
FLOORPLAN

DA05

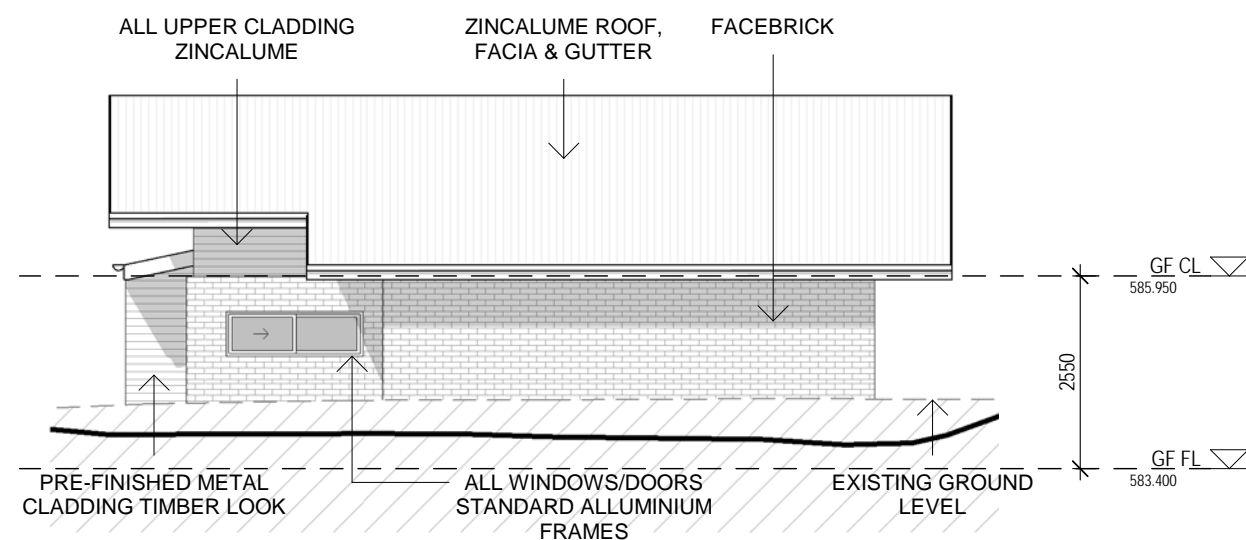
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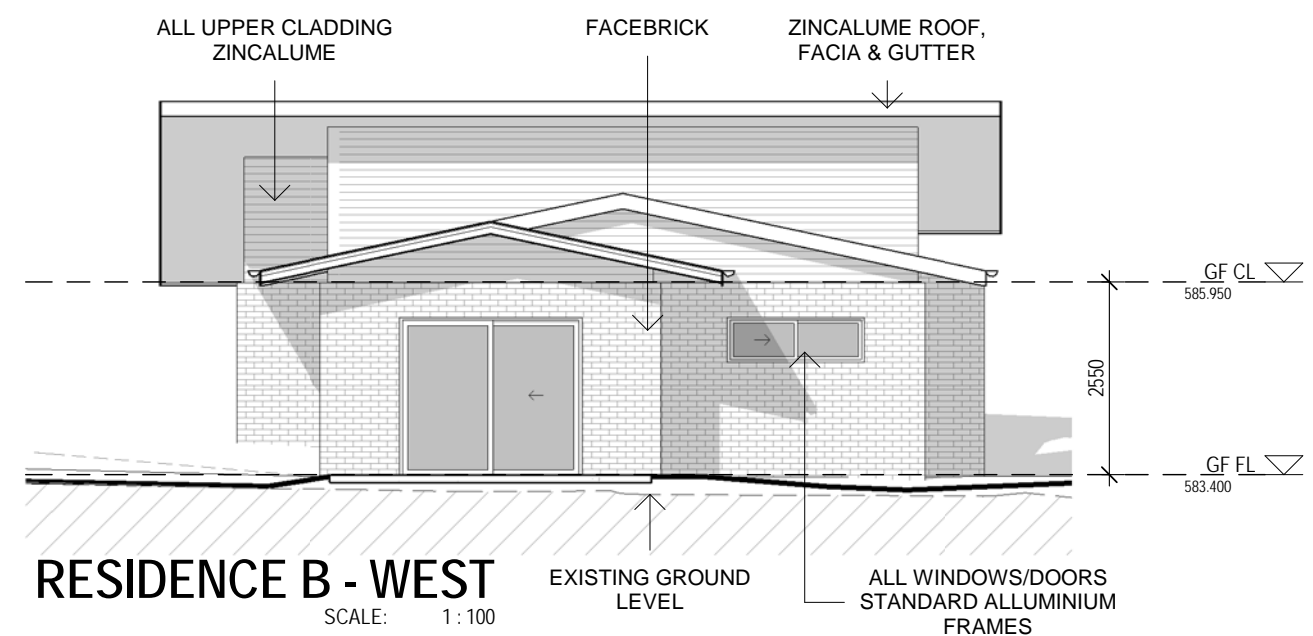
RESIDENCE B - SOUTH

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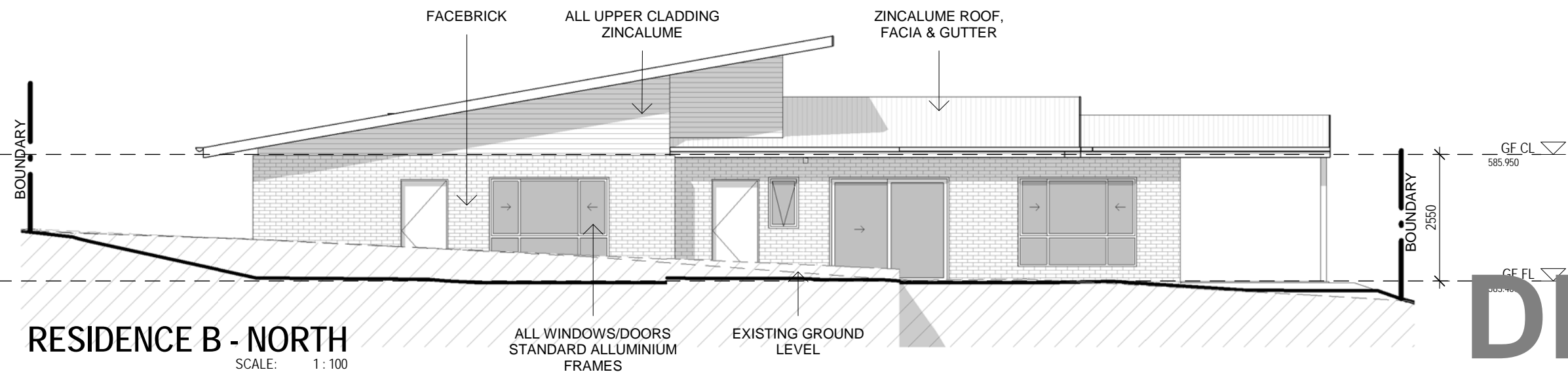
RESIDENCE B - EAST

SCALE: 1 : 100



RESIDENCE B - WEST

SCALE: 1 : 100



RESIDENCE B - NORTH

SCALE: 1 : 100

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ACT HOUSING

Block 1 Section 48

5 JOYNER CRES, FLYNN

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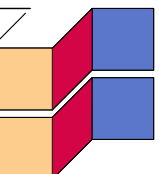
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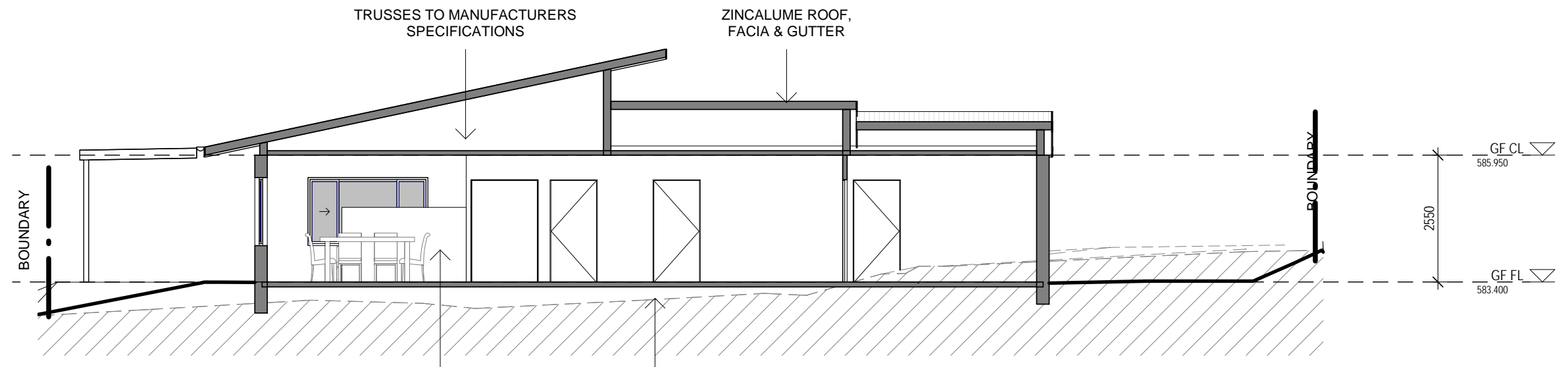
REVISION

RESIDENCE B -
ELEVATIONS

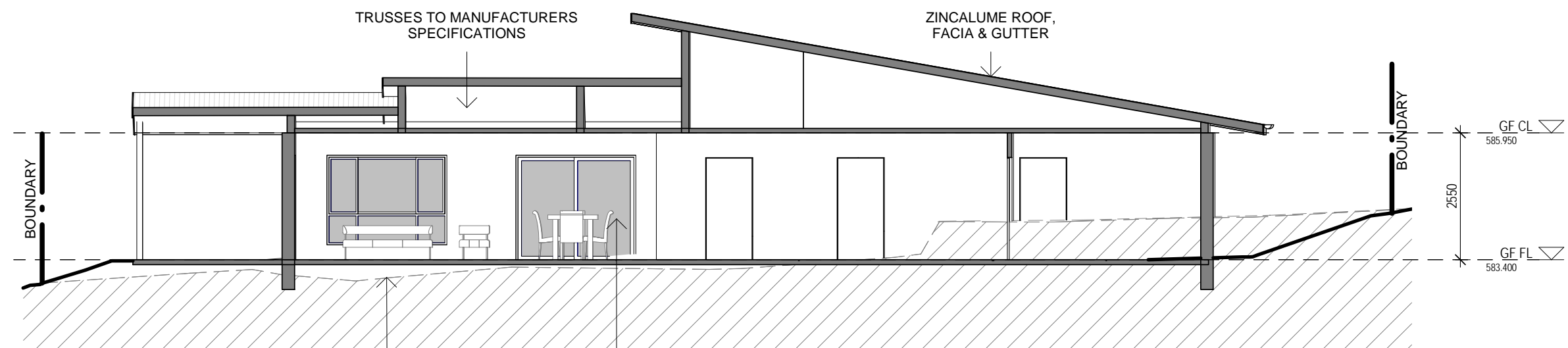
DA06

T T ARCHITECTURE
35 KENNEDY STREET KINGSTON ACT
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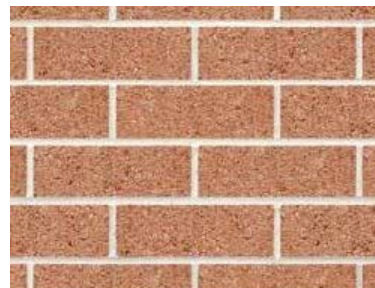


Section Res A
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Section Res B
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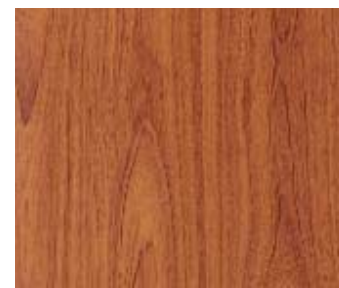
MATERIALS



FACEBRICK



ZINCALUME



KNOTWOOD - BLACKBUTT



KNOTWOOD - BATTEN

DRAFT

PROJECT NO:

1717

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ACT HOUSING
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SCALE
1 : 100
REVISION

SECTIONS

DA07

T T ARCHITECTURE
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