

12 NEWORRA PLACE, GIRALANG



DRAFT

PROJECT NO:

1717

12 NEWORRA PL, GIRALANG
HOUSING ACT
Block 11 Section 31
12 NEWORRA PL, GIRALANG

AMENDMENTS

AMENDMENTS			
Revised			
By	Date	Description	Code

Checked:	Checker	DRAWN
		Author
Approved:	Approver	DATE
Reviewed:		06/04/18

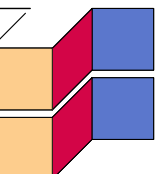
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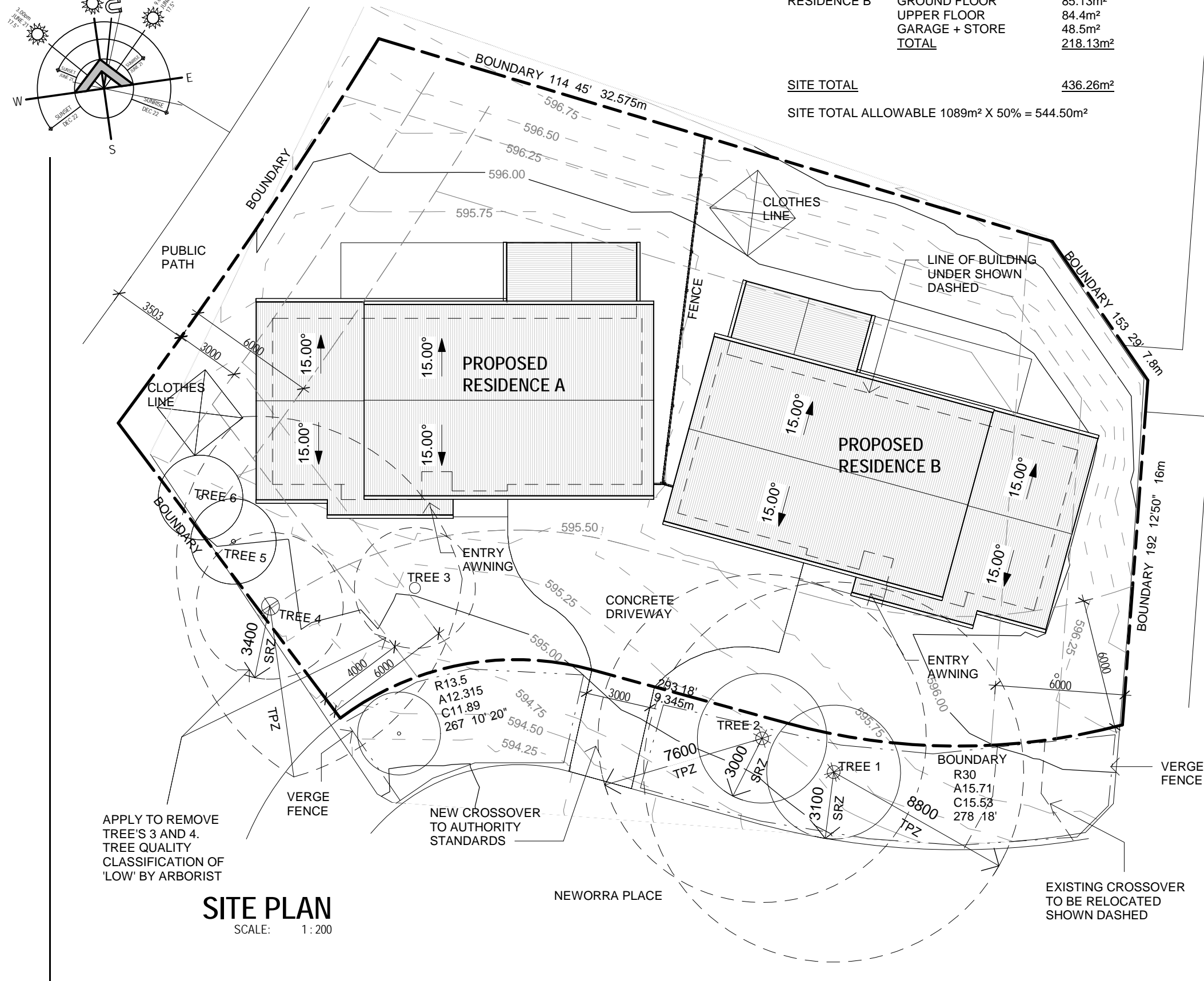
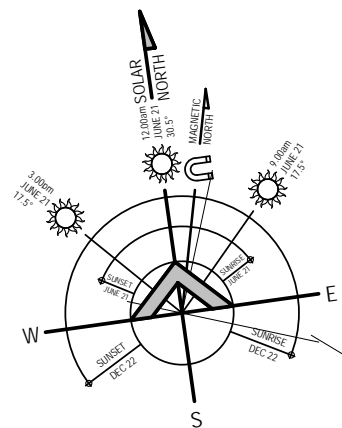
REVISION

COVER

DA00

T T ARCHITECTURE
35 KENNEDY STREET KINGSTON ACT
Tel: 62326311 Fax: 62326312
A.B.N. 72 087 549 835 A.C.N. 087 549 835





SITE PLAN
SCALE: 1 : 200

AREA		
RESIDENCE A	GROUND FLOOR	85.13m ²
	UPPER FLOOR	84.4m ²
	GARAGE + STORE	48.5m ²
	TOTAL	218.13m ²
RESIDENCE B	GROUND FLOOR	85.13m ²
	UPPER FLOOR	84.4m ²
	GARAGE + STORE	48.5m ²
	TOTAL	218.13m ²
SITE TOTAL		436.26m ²
SITE TOTAL ALLOWABLE 1089m ² X 50% = 544.50m ²		

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 INSTALLED ON THE LOW SIDE/S OF THE BLOCK, OR WHERE INDICATED, IN ACCORDANCE WITH EPA POLLUTION PREVENTION ON RESIDENTIAL BUILDINGS SITE INFORMATION SHEET N

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

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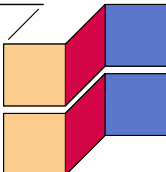
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DATE
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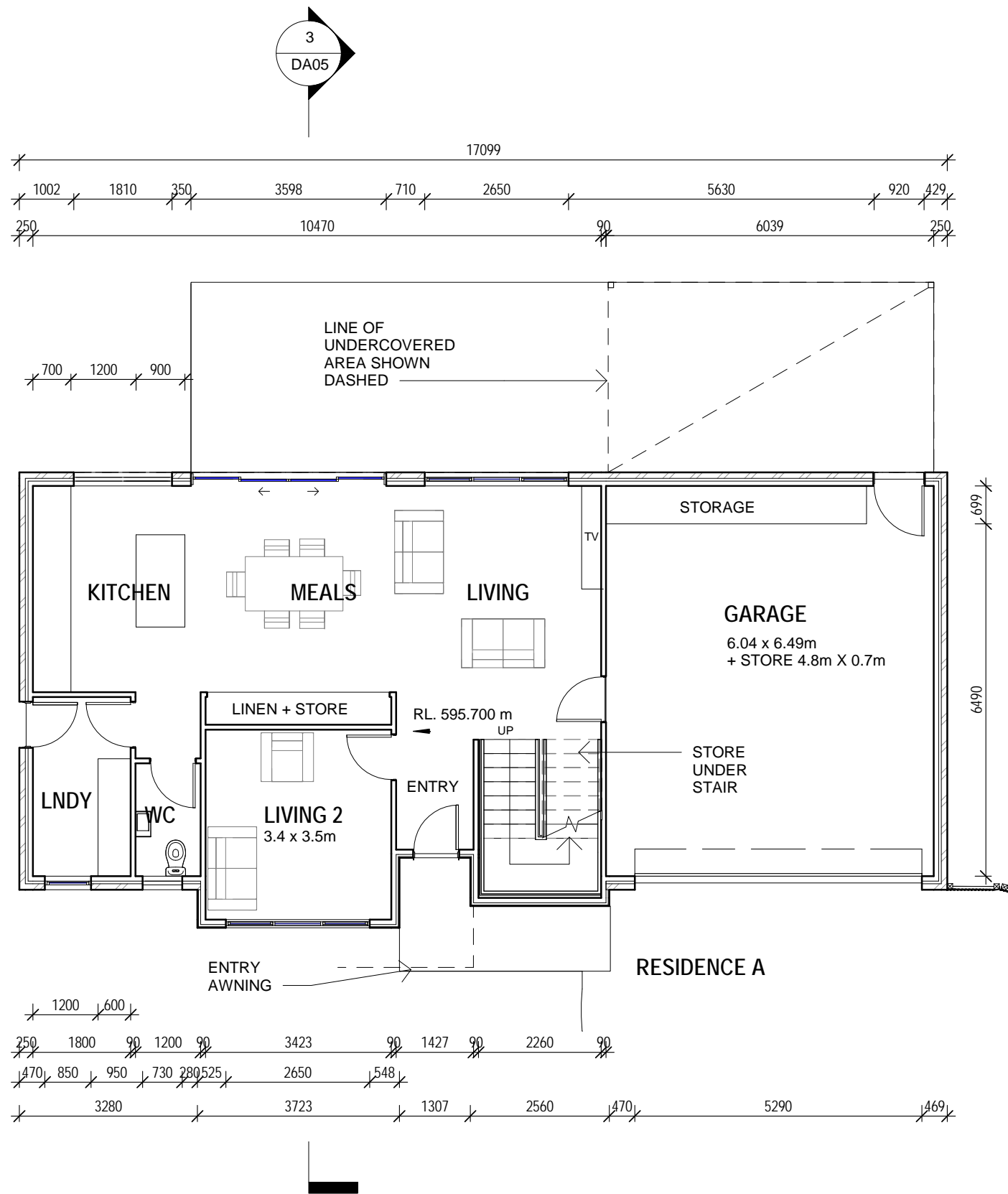
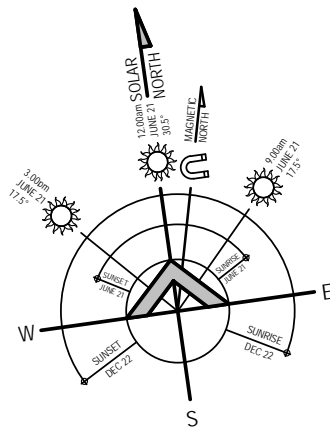
SCALE
As indicated
REVISION

SITE PLAN

DA01

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GROUND FLOOR RES A
SCALE: 1 : 100

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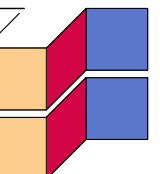
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Reviewed:
DRAWN Author
DATE 12/04/18

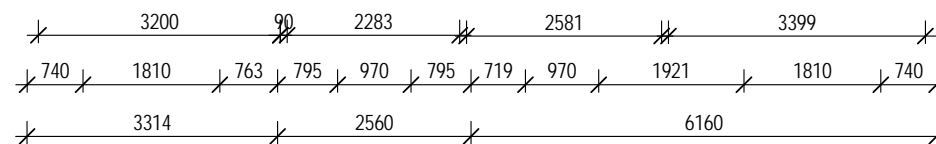
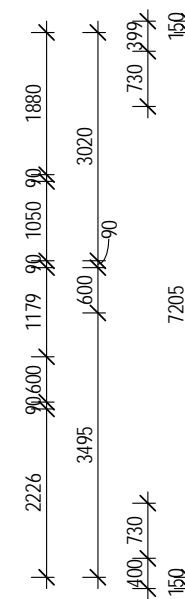
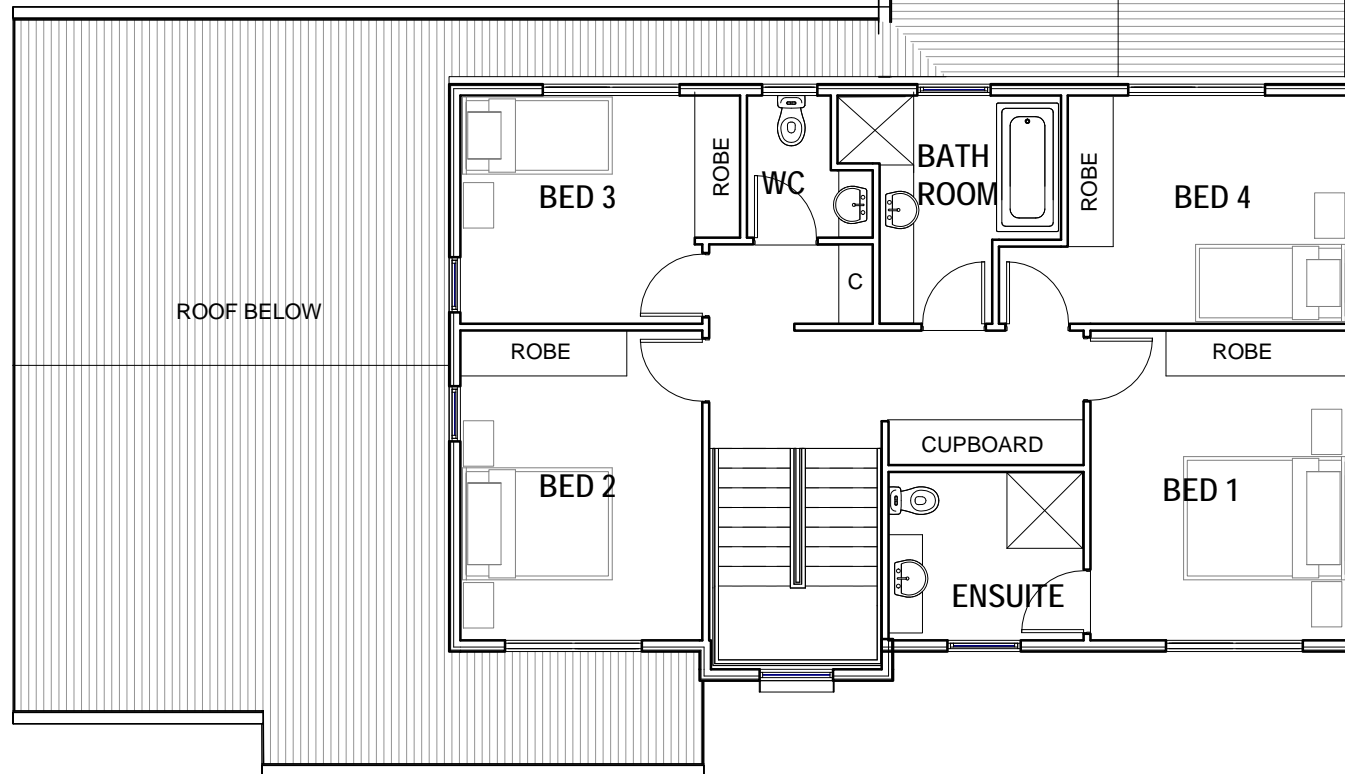
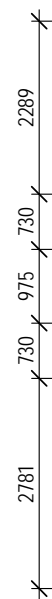
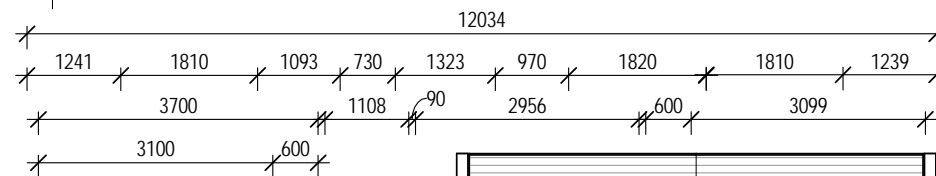
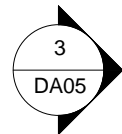
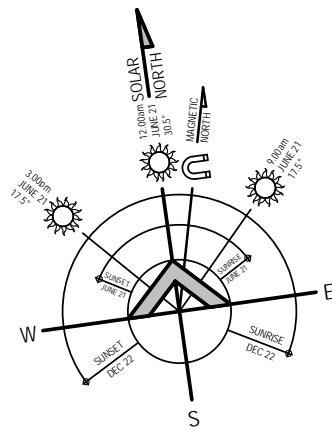
SCALE
1 : 100
REVISION

RES A GROUND
FLOOR PLAN

DA02

T T ARCHITECTURE
35 KENNEDY STREET KINGSTON ACT
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UPPER LEVEL RES A
SCALE: 1 : 100

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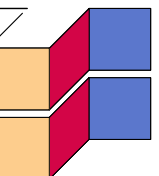
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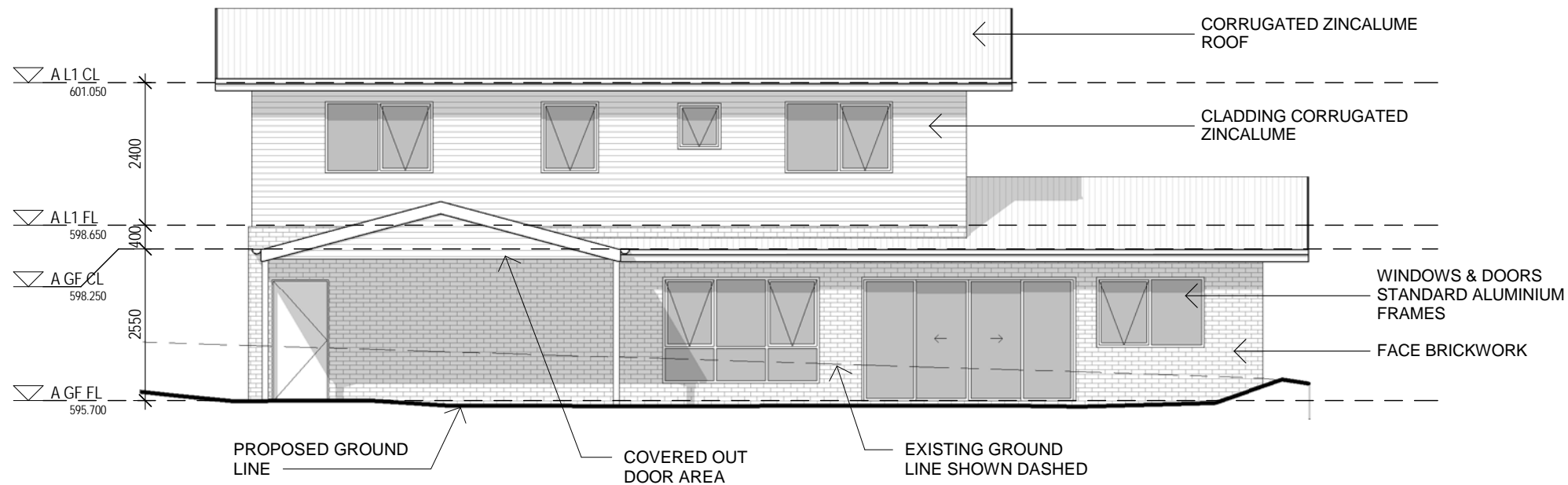
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REVISION

RES A UPPER LEVEL
PLAN

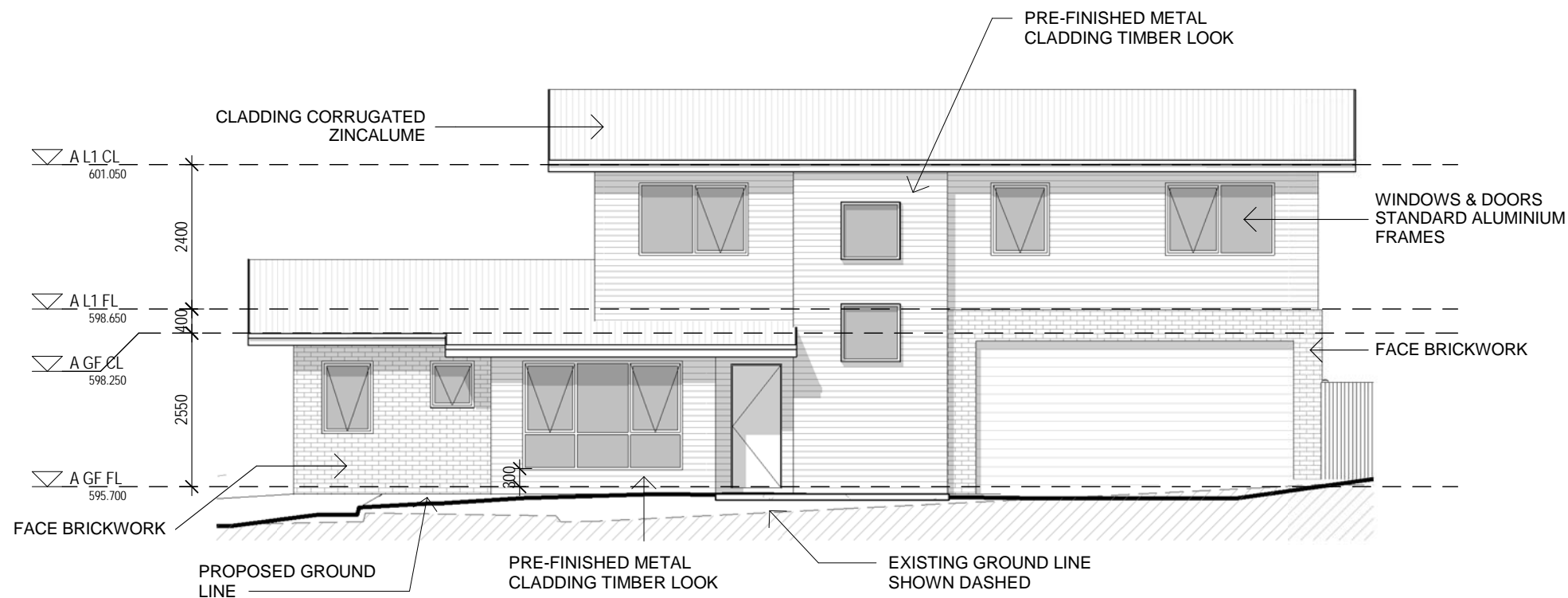
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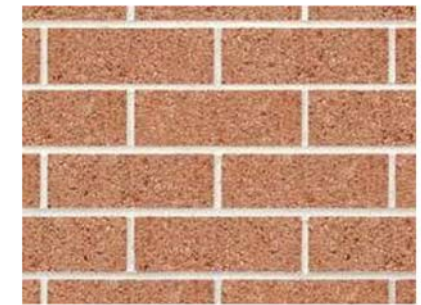


RES A NORTH ELEVATION
SCALE: 1 : 100



RES A SOUTH ELEVATION
SCALE: 1 : 100

MATERIALS



FACE BRICK



CORRUGATED ZINCALUME



PRE-FINISHED METAL CLADDING
TIMBER LOOK

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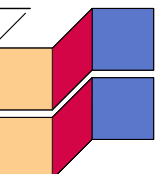
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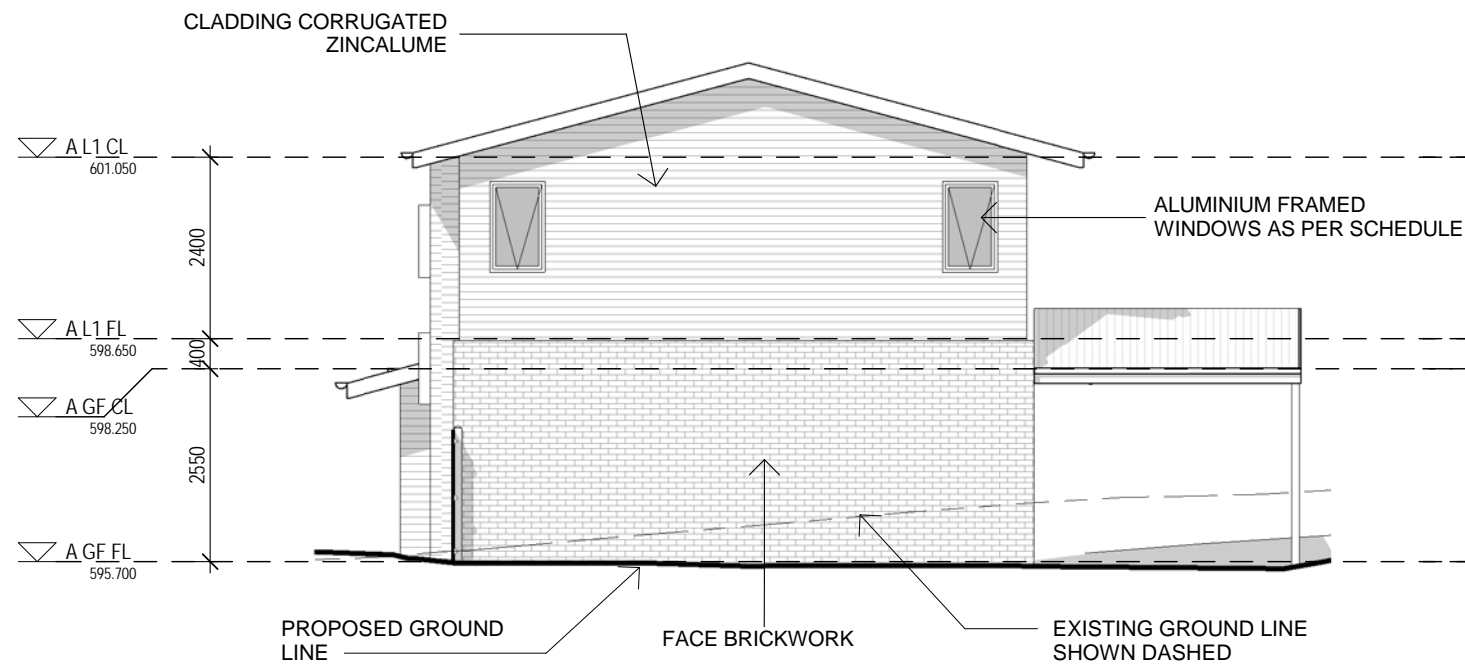
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REVISION

RES A ELEVATIONS

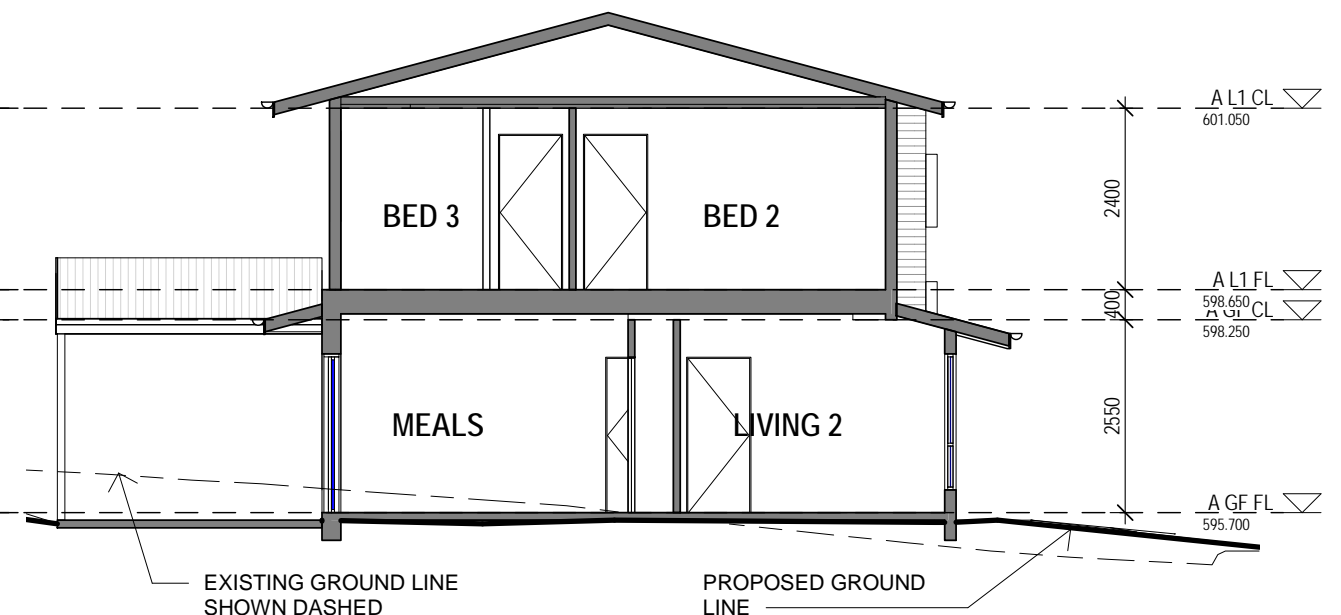
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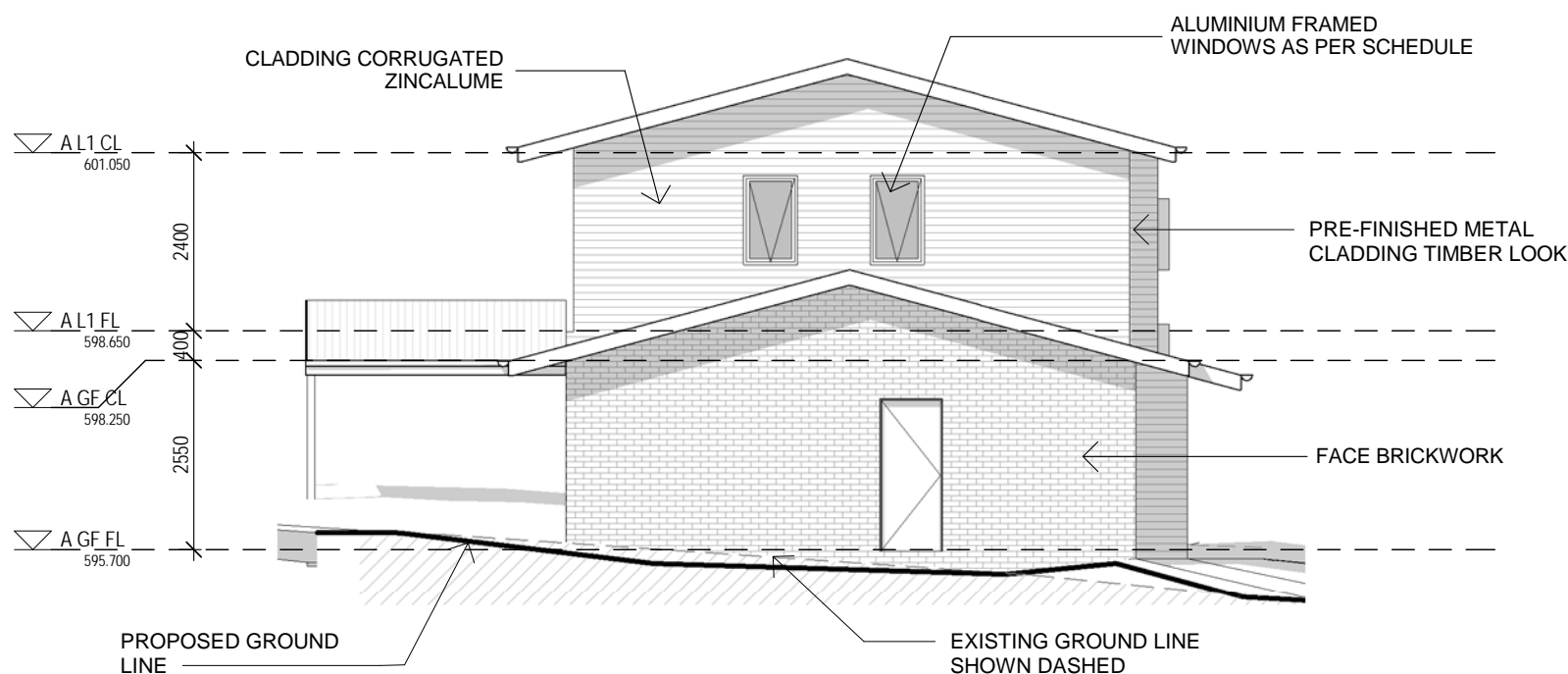




RES A EAST ELEVATION
SCALE: 1 : 100



SECTION 1
SCALE: 1 : 100



RES A WEST ELEVATION
SCALE: 1 : 100

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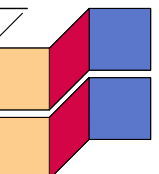
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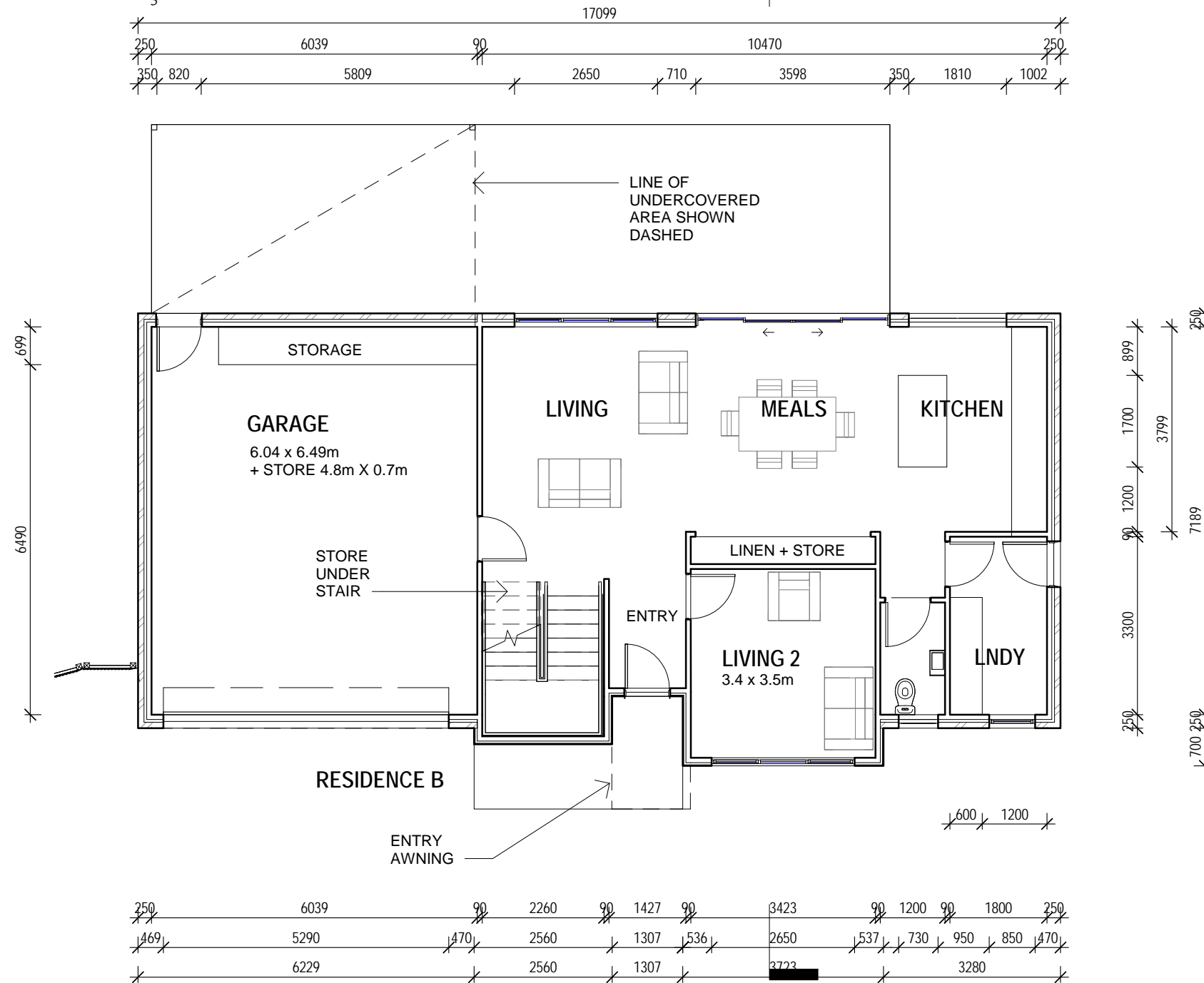
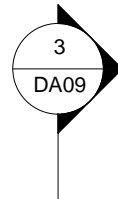
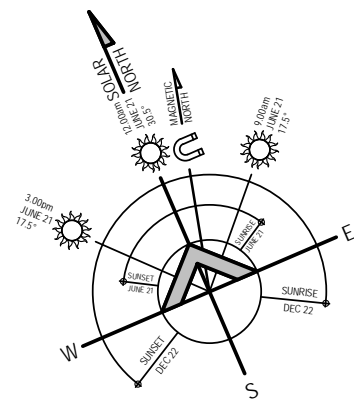
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Approved: Approver
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DATE 12/04/18

SCALE
1 : 100
REVISION

RES A
ELEVATIONS/SECTION
DA05

T T ARCHITECTURE
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GROUND FLOOR RES B
SCALE: 1 : 100

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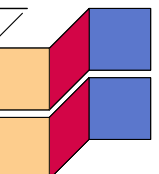
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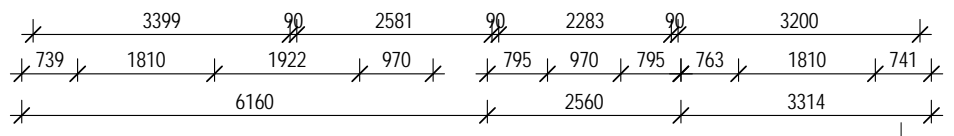
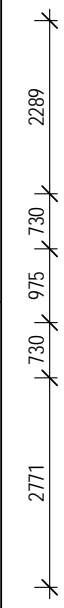
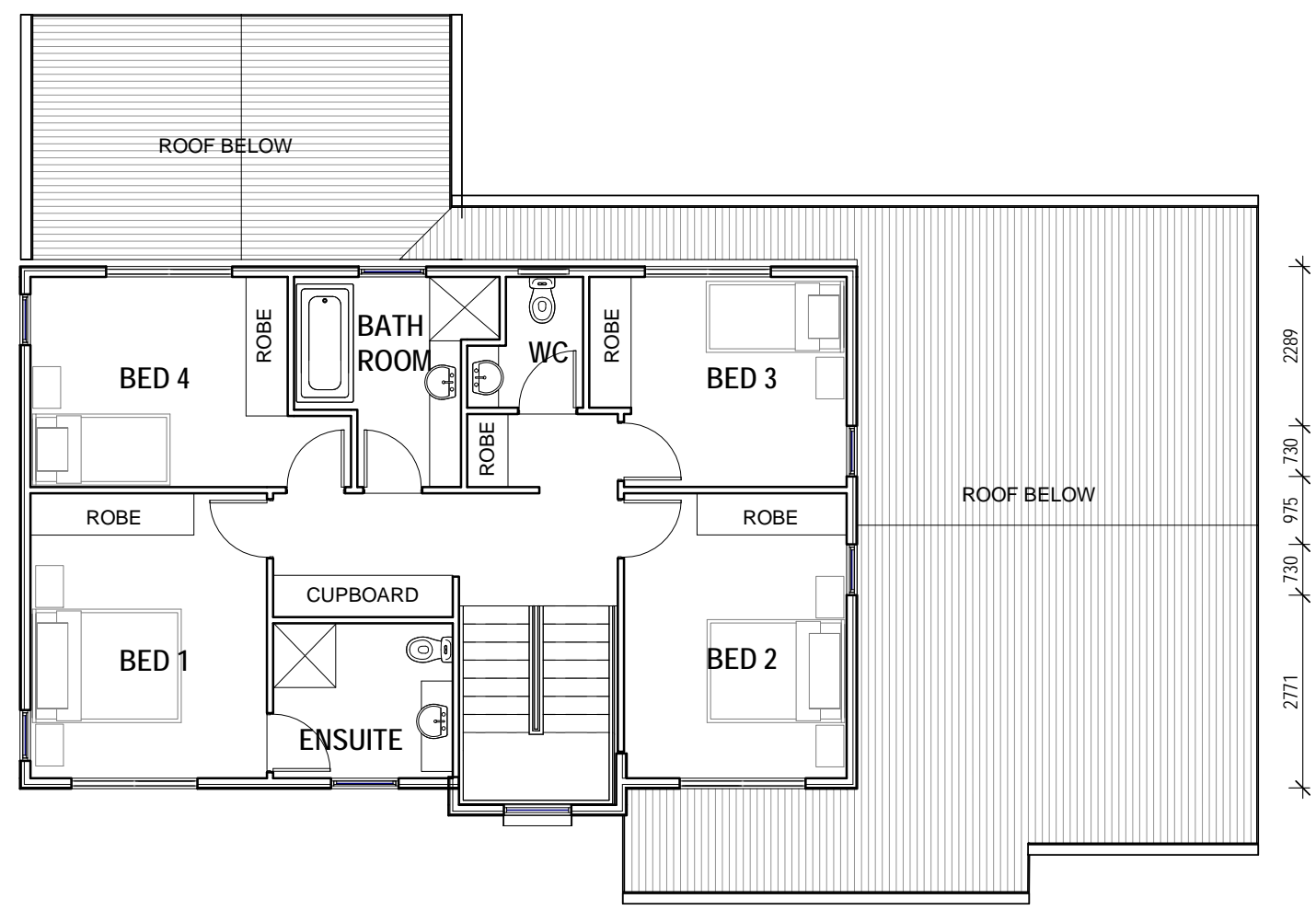
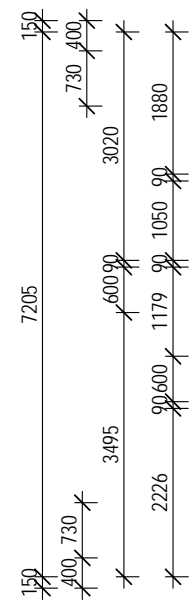
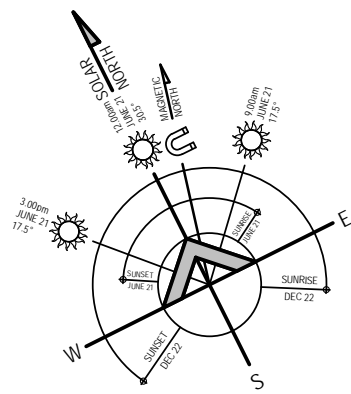
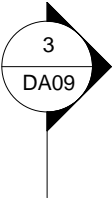
SCALE
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REVISION

RES B GROUND
FLOOR PLAN

DA06

T T ARCHITECTURE
35 KENNEDY STREET KINGSTON ACT
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UPPER LEVEL RES B
SCALE: 1 : 100

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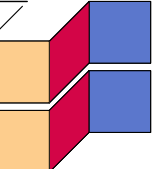
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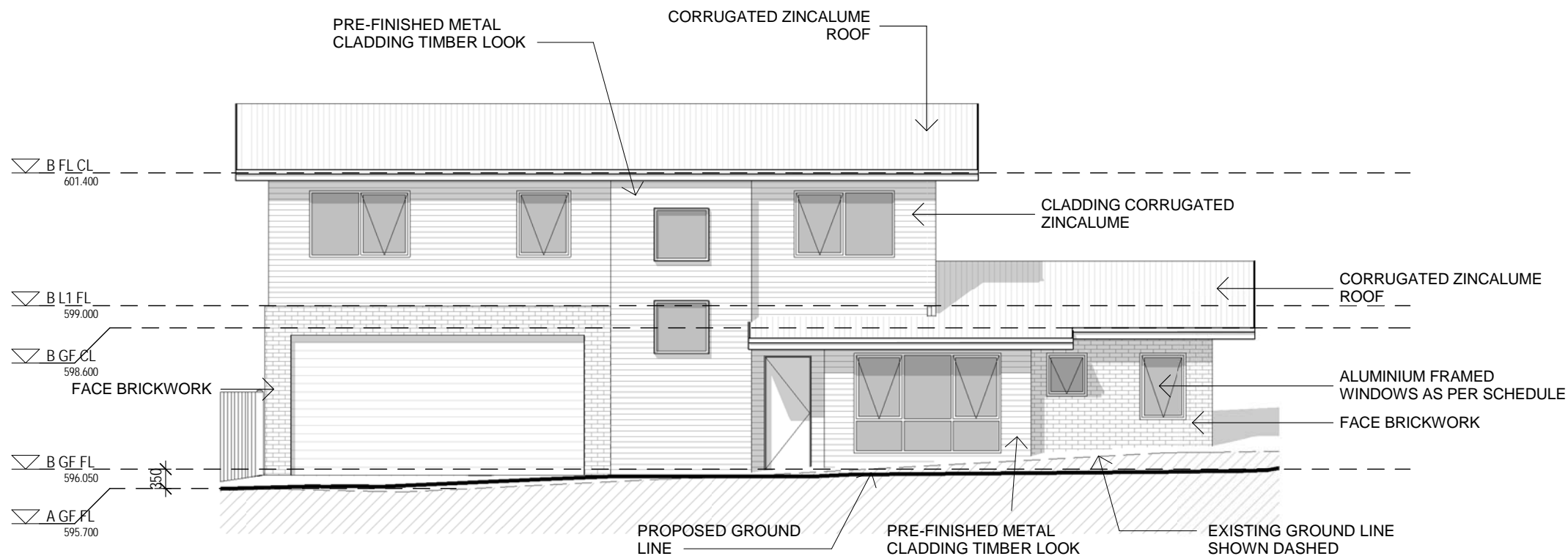
DRAWN
Author
DATE 12/04/18

SCALE
1 : 100
REVISION

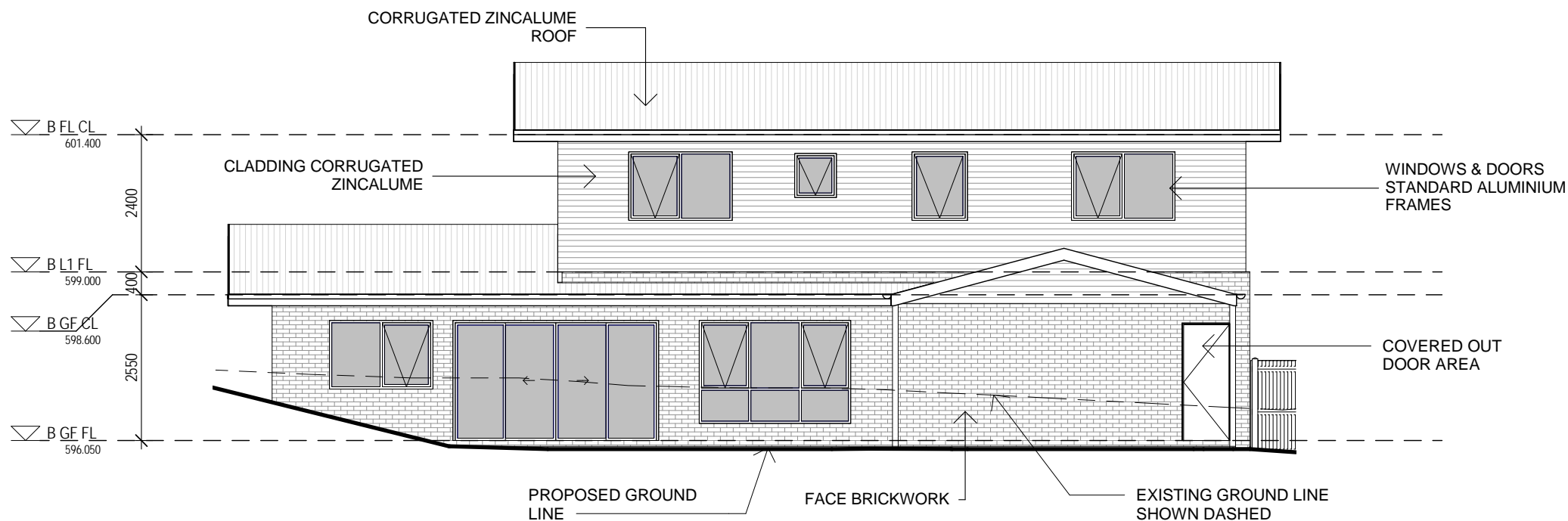
RES B UPPER LEVEL
PLAN
DA07

T T ARCHITECTURE
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A.B.N. 72 087 549 835 A.C.N. 087 549 835





RES B SOUTH ELEVATION
SCALE: 1 : 100



RES B NORTH ELEVATION
SCALE: 1 : 100

MATERIALS



FACE BRICK



CORRUGATED ZINCALUME



PRE-FINISHED METAL CLADDING
TIMBER LOOK

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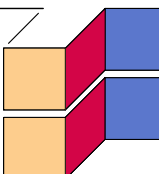
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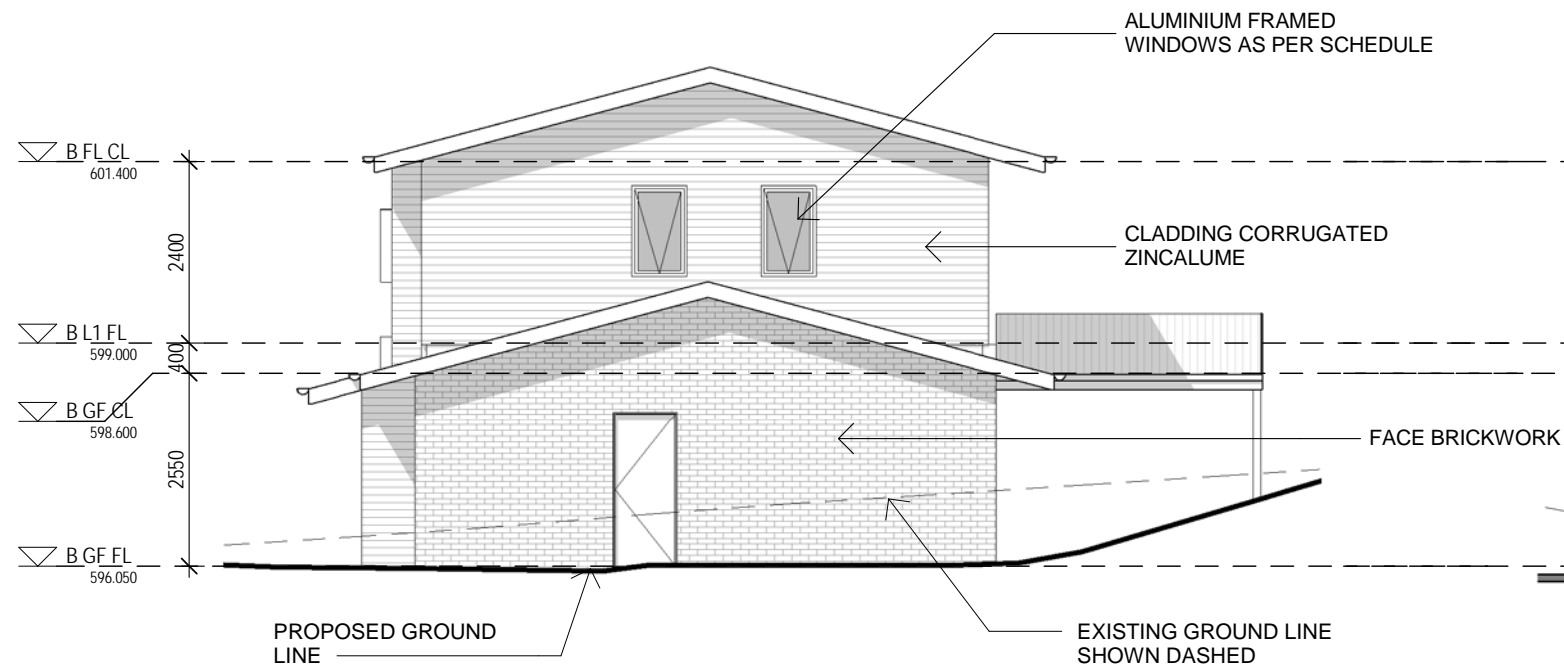
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REVISION

RES B ELEVATIONS

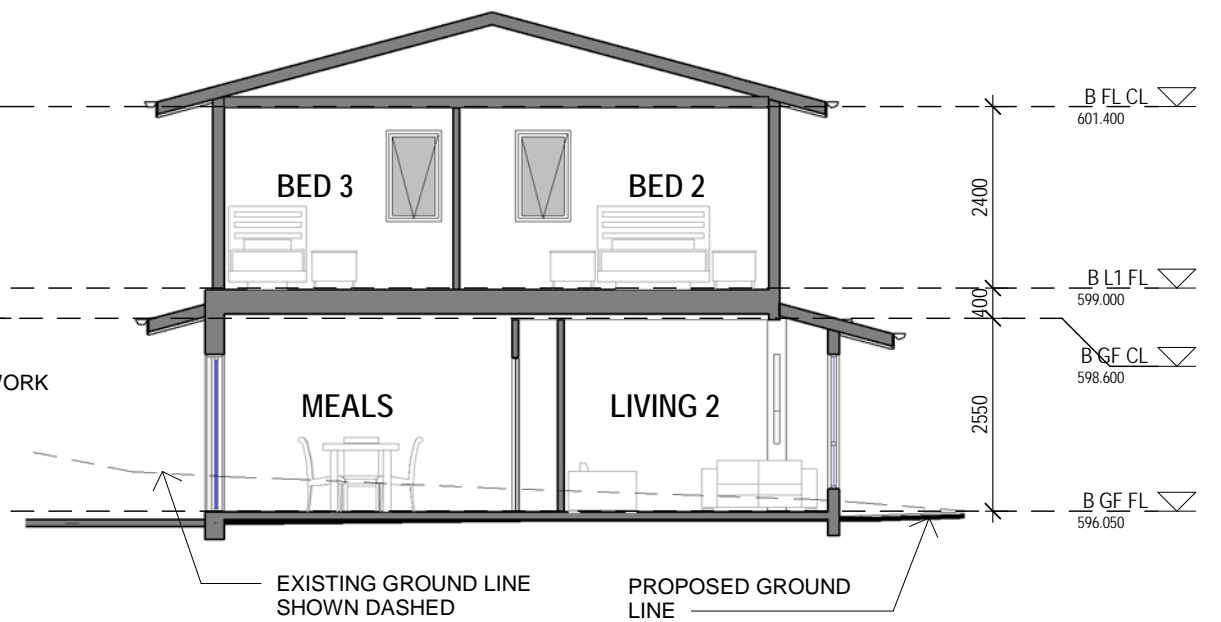
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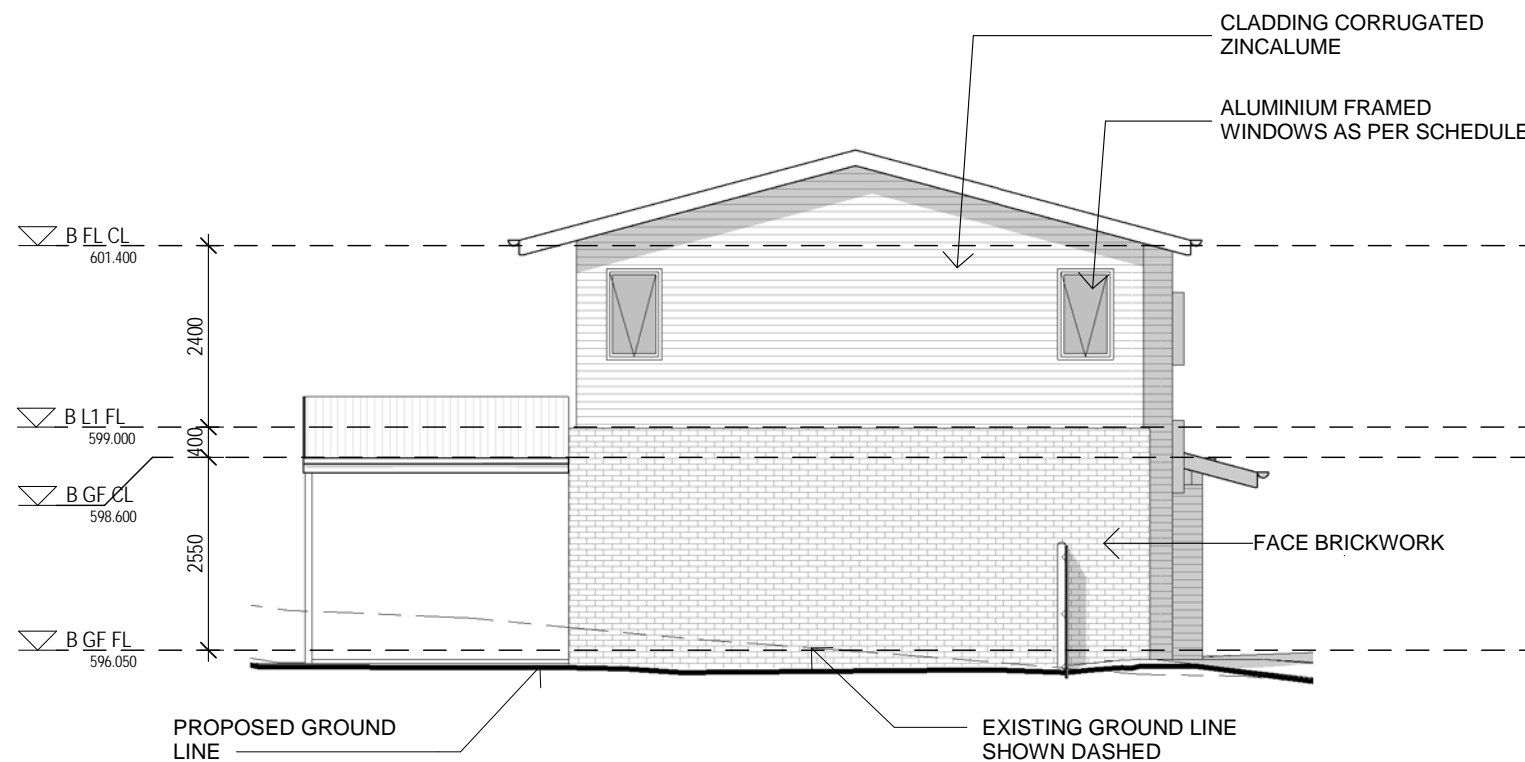




RES B EAST ELEVATION
SCALE: 1 : 100



SECTION 2
SCALE: 1 : 100



RES B WEST ELEVATION
SCALE: 1 : 100

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REVISION
-

RES B
ELEVATIONS/SECTION
DA09

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