

# 4 CANTERBURY CRESCENT, DEAKIN ACT

BLOCK 11 SECTION 3 DEAKIN

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ARTIST'S IMPRESSION



SECTION 3 BLOCK 11  
DEAKIN

CANTERBURY CRESCENT

STATE CIRCLE

MELBOURNE AVENUE





**WATER SUPPLY - DEMOLITION WORKS ACTEWAGL REQUIREMENTS FOR DEMOLITION WORK WHICH HAS THE POTENTIAL TO DAMAGE ACTEW ASSETS OR RESULT IN CONTAMINATION OF THE POTABLE WATER SUPPLY. THE PROPERTY OWNER (OR THEIR DESIGN OR CONSTRUCTION AGENT) IS RESPONSIBLE TO:**

1. WHERE AN ACTEW WATER MAIN TRAVERSES A PROPERTY (AND WHERE AN ACTEW WATER MAIN IS OUTSIDE THE PROPERTY BOUNDARY BUT PROPOSED DEMOLITION WORKS MAY IMPACT ON THE WATER MAINS PIPE-PROTECTION-ENVELOPE), OBTAIN ACCURATE WATER NETWORK SURVEY PLANS FROM ACTEWAGL OR FROM A SITE SURVEY BY A REGISTERED SURVEYOR. SHOW WATER ASSET LOCATIONS (INCLUDING MAINS, VALVES AND HYDRANTS) ON RELEVANT DEMOLITION PLANS (WITH OFF-SET DIMENSIONS TO SITE BOUNDARIES).
2. IDENTIFY THE LOCATION OF THE ACTEW ISOLATION VALVE AND WATER METER ON THE SITE PLAN (WITH OFF-SET DIMENSIONS FROM SITE BOUNDARIES).
3. RECORD THE CONDITION OF THE WATER CONNECTION PIPE, ISOLATION VALVE, WATER METER, VERGE HYDRANTS, VERGE NETWORK VALVES, ETC. CALL ACTEWAGL TO REPAIR DAMAGED COMPONENTS, PHONE 131 193. A FAILURE TO IDENTIFY ANY FAULTS BEFORE DEMOLITION WORKS COMMENCE MAY RESULT IN THE PROPERTY OWNER (OR THEIR CONTRACTORS) BEING HELD RESPONSIBLE TO PAY FOR THE REPAIR OF DAMAGE CAUSED BY A FAILURE TO ADEQUATELY PROTECT THOSE ASSETS DURING THE DEMOLITION OR BUILDING CONSTRUCTION WORKS.
4. ENGAGE A LICENSED PLUMBER TO DISCONNECT THE INTERNAL PLUMBING SERVICE AT THE WATER METER BEFORE ANY DEMOLITION WORKS COMMENCE.
5. WHERE FURTHER CONSTRUCTION WORKS IS PLANNED, INSTALL A TEMPORARY HOSE COCK ADJACENT TO THE METER. RETAIN THE METER, METER BOX AND HOSE COCK FOR THE DURATION OF ANY BUILDING WORKS. IDENTIFY, FLAG, BARRICADE AND PROTECT THE METER ASSEMBLY FROM DEMOLITION OPERATIONS AND ACCIDENTAL DAMAGE. TO AVOID ACCIDENTAL WASTAGE, TURN OFF THE ISOLATION VALVE UNTIL REQUIRED.
6. WHERE FURTHER CONSTRUCTION WORKS IS NOT PROPOSED TO COMMENCE WITHIN 12 MONTHS FROM THE DATE DEMOLITION WORKS COMMENCE, PERMANENT DISCONNECTION AND REMOVAL OF THE METER MAY BE REQUIRED. PLEASE CONSULT WITH ACTEWAGL.
7. FLAG AND PROTECT NETWORK ISOLATION VALVES AND HYDRANTS (ON THE VERGE) FROM DEMOLITION OPERATIONS AND ACCIDENTAL DAMAGE.
8. ADVISE ACTEWAGL THAT THE DEMOLITION IS COMPLETE. (ACTEWAGL MAY TAKE THE OPPORTUNITY TO INSTALL A NEW ISOLATION VALVE AND METER ASSEMBLY TO THE CURRENT ACTEW STANDARD).

**CONTACTS:**  
ALL WATER NETWORK ENQUIRIES SHOULD BE MADE TO THE WATER ENQUIRIES LINE: 6248 3555 (PRESS 2 FOR WATER) OR BY VISITING THE CUSTOMER SERVICE COUNTER AT 12 HOSKINS STREET MITCHELL DURING BUSINESS HOURS.

**SEWER CONNECTIONS DEMOLITION WORKS ACTEWAGL REQUIREMENTS FOR DEMOLITION WORK WHICH HAS THE POTENTIAL TO DAMAGE ACTEW ASSETS OR RESULT IN DISCHARGE OF STORMWATER OR OTHER UNAPPROVED WASTES (OTHER THAN DOMESTIC SEWAGE) TO THE ACTEW SEWAGE NETWORK. THE PROPERTY OWNER (OR THEIR DESIGN OR CONSTRUCTION AGENT) IS RESPONSIBLE TO:**

1. WHERE AN ACTEW SEWER MAIN TRAVERSES A PROPERTY OR AN ACTEW SEWER MAIN IS OUTSIDE THE PROPERTY BOUNDARY (AND PROPOSED DEMOLITION WORKS MAY IMPACT ON THE SEWER MAINS PIPE-PROTECTION-ENVELOPE), OBTAIN ACCURATE SEWER NETWORK SURVEY PLANS FROM ACTEWAGL OR FROM A SITE SURVEY BY A REGISTERED SURVEYOR. SHOW SEWER ASSET LOCATIONS (INCLUDING MANHOLE, BOUNDARY RISER AND THE LOCATION) ON RELEVANT DEMOLITION PLANS (WITH OFF-SET DIMENSIONS FROM SITE BOUNDARIES).
2. RECORD THE CONDITION OF MANHOLE COVERS, ETC. CALL ACTEWAGL TO REPAIR DAMAGED COMPONENTS. PHONE 131 193. A FAILURE TO IDENTIFY ANY FAULTS BEFORE DEMOLITION WORKS COMMENCE MAY RESULT IN THE PROPERTY OWNER (OR THEIR CONTRACTORS) BEING HELD RESPONSIBLE TO PAY FOR THE REPAIR OF DAMAGE CAUSED BY A FAILURE TO ADEQUATELY PROTECT THOSE ASSETS DURING THE DEMOLITION OR BUILDING CONSTRUCTION WORKS.
3. ENGAGE A LICENSED DRAINER TO DISCONNECT THE INTERNAL SANITARY DRAINS BEFORE ANY DEMOLITION WORKS COMMENCE. THE DISCHARGE OF DEBRIS, STORMWATER OR OTHER UNAPPROVED LIQUID WASTES (OTHER THAN DOMESTIC SEWAGE) IS AN OFFENCE UNDER THE UTILITIES ACT 2000.
4. IDENTIFY, FLAG, BARRICADE AND PROTECT THE SANITARY DRAINAGE RISER (INSTALLED) AND MANHOLES FROM DEMOLITION OPERATIONS.
5. WHERE FURTHER CONSTRUCTION WORKS IS PLANNED, SANITARY DRAINS ARE TO BE TEMPORARILY SEALED OFF BY CAPPING NO CLOSER THAN 3 METRES FROM THE ACTEW THE EXCAVATION AND CAPPING IS TO BE UNDERTAKEN BY LICENSED DRAINERS AT THE CUSTOMER EXPENSE. THE CAPPING POINT IS TO BE STAKED BEHIND THE CAP AND IDENTIFIED AT GROUND LEVEL.  
NOTE: THE SUBSEQUENT BUILDING CONTRACTOR WILL BE REQUIRED TO MAKE A NEW SANITARY DRAINAGE CONNECTION AT THE DESIGNATED TIE (NOT AT THE TEMPORARY CAP). THIS MAY REQUIRE THE REMOVAL OF OLD JUMP-UPS IN THE CUSTOMER SANITARY DRAINS. WHEN THE TIE IS EXPOSED IT IS DESIRABLE TO ASK ACTEWAGL TO INSPECT THE BRANCH-LINE TO ENSURE IT IS IN GOOD CONDITION.
6. WHERE FURTHER CONSTRUCTION WORKS IS NOT PROPOSED TO COMMENCE WITHIN 12 MONTHS FROM THE DATE DEMOLITION WORKS COMMENCE, PERMANENT DISCONNECTION MAY BE REQUIRED. PLEASE CONSULT WITH ACTEWAGL.
7. ADVISE ACTEWAGL THAT THE DEMOLITION IS COMPLETE.

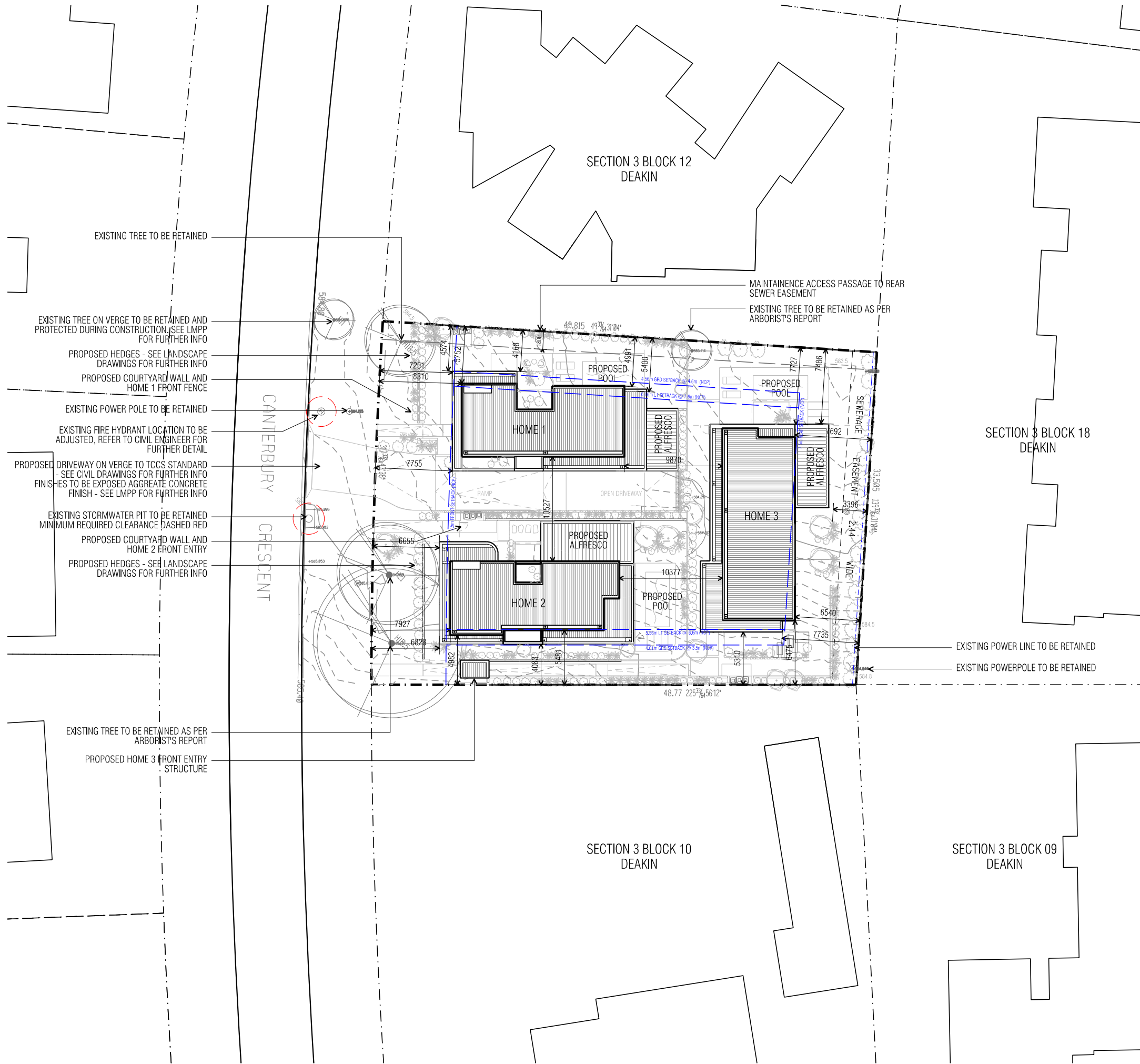
**CONTACTS:**  
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**GENERAL NOTES:**


1. OWNER TO ENGAGE LICENSED CONTRACTOR TO ASSESS EXISTING STRUCTURES AND DETERMINE HAZARDOUS MATERIALS AND ASBESTOS PRIOR TO DEMOLITION.
2. ANY HAZARDOUS MATERIALS AND ASBESTOS LOCATED ON THE EXISTING BUILDING TO BE DISPOSED OF BY A LICENSED CONTRACTOR.
3. SERVICES DISCONNECTIONS IN ACCORDANCE WITH UTILITY REQUIREMENTS. MAINTAIN TEMPORARY SUPPLY FOR CONSTRUCTION.
4. ELECTRICITY TO BE DISCONNECTED IN ACCORDANCE WITH ACTEW REQUIREMENTS.
5. ALSO REFER CIVIL ENGINEERS DOCUMENTATION

**LEGEND**

- BUILDING TO BE DEMOLISHED.
- - - STRUCTURE, PAVINGS AND VEGETATION ON SITE TO BE REMOVED
- (X) TREE TO BE DEMOLISHED



LEGEND

 EXISTING TREES TO BE RETAINED



EXISTING TREE PROPOSED TO BE RETAINED

--- SETBACKS DERIVED FROM NCP DESIGN AND SITING GENERAL CODE

--- SETBACKS DERIVED FROM ACTPLA

**NCP - DESIGN & SITING GENERAL CODE**

- FRONT BOUNDARY SETBACK: 7.5m

- REAR BOUNDARY SETBACK: 7.5m

- MAXIMUM HEIGHTS APPROXIMATED FOR EACH SIDE BOUNDARY

SETBACK FROM SIDE BOUNDARY CALCULATED AS FOLLOWS:

EFFECTIVE FRONTAGE - 36.575m

SETBACK CALCULATIONS FOR EVERY 3m	(36.575 - 23.000) / 3
AFTER 23m OF EFFECTIVE FRONTAGE	13.575m / 3
	4.525 x 0.5
	2.2625m

SETBACK CALCULATIONS @ 6.6m Height (NE)	6.6m / 2 + 2.2625m
	5.56m @ 6.6m HEIGHT

SETBACK CALCULATIONS @ 7.6m Height (NW)	7.6m / 2 + 2.2625m
	6.06m @ 7.6m HEIGHT




SETBACK CALCULATIONS @ 3.5m Height (NE)	3.5m / 2 + 2.2625m
	4.01m @ 3.5m HEIGHT

SETBACK CALCULATIONS @ 4.6m Height (NW)	4.6m / 2 + 2.2625m
	4.56m @ 4.6m HEIGHT

CANTERBURY STREET





-  EXISTING TREE PROPOSED TO BE RETAINED
-  SETBACKS DERIVED FROM NCP DESIGN AND SITING GENERAL CODE
-  SETBACKS DERIVED FROM ACTPLA

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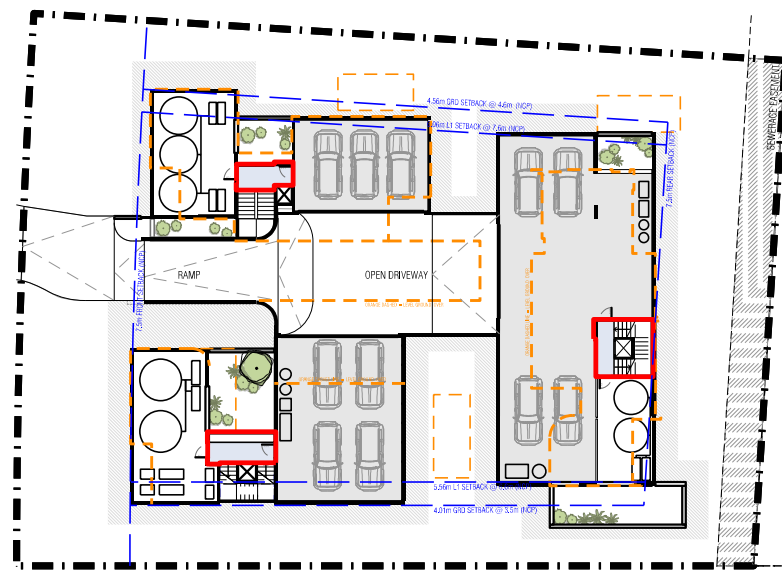
SETBACK CALCULATIONS @ 7.6m Height (NW)	7.6m / 2 + 2.2625m
	6.06m @ 7.6m HEIGHT

SETBACK CALCULATIONS @ 3.5m Height (NE)	3.5m / 2 + 2.2625m
	4.01m @ 3.5m HEIGHT

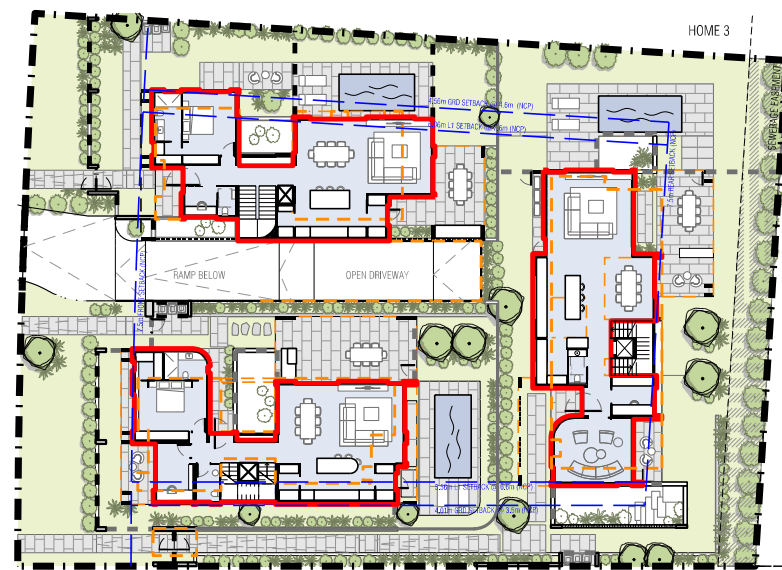
SETBACK CALCULATIONS @ 4.6m Height (NW)	4.6m / 2 + 2.2625m
	4.56m @ 4.6m HEIGHT



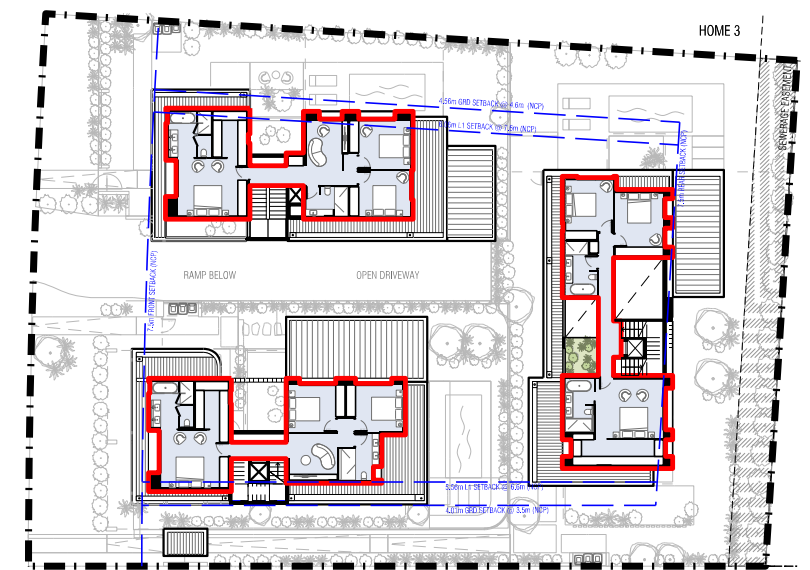




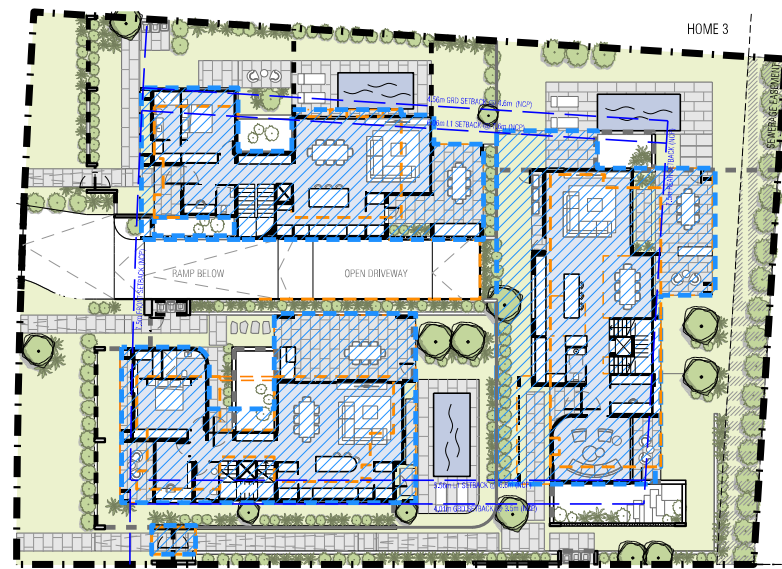
GFA DIAGRAM - BASEMENT  
1:500 @ A3



GFA DIAGRAM - GROUND  
1:500 @ A3

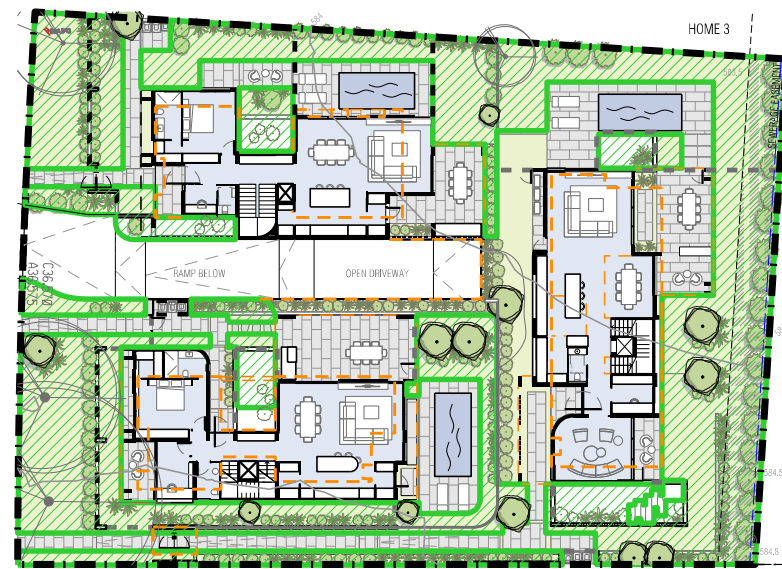


GFA DIAGRAM - LEVEL 1  
1:500 @ A3



COVERAGE DIAGRAM  
1:500 @ A3

SITE COVERAGE



SOFT PLANTING DIAGRAM  
1:500 @ A3

SOFT PLANTING

AREA SCHEDULE

	Ground	Lvl 1	Bsmnt	Total
Home 01	126	94	6	226
Home 02	132	90	9	231
Home 03	128	92	15	235
<b>Total GFA</b>				<b>692.0</b>
Site Area				1732
Plot Ratio @ 40% (sqm)				692.8
<b>Plot Ratio %</b>				<b>40.0%</b>
Site Coverage Max @ 50% (sqm)				866
Building Footprint / Coverage (sqm)				653
<b>Site Coverage %</b>				<b>37.7%</b>
Over / Remain (sqm)				213
Soft Planting Min @ 40% (sqm)				692.8
Soft Planting				694
<b>Soft Planting %</b>				<b>40.1%</b>
Over / Remain (sqm)				1
Basement Area				577






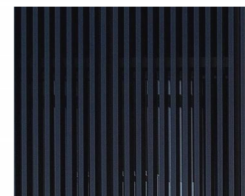
**ELEVATION - NE**  
1:200 @ A3

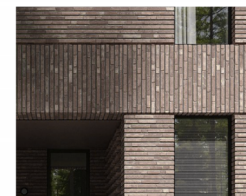


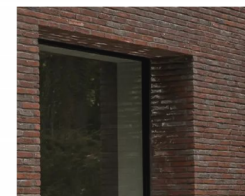
**ELEVATION - SE**  
1:200 @ A3


**LEGEND**


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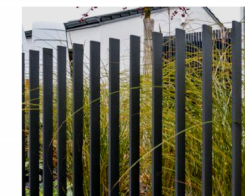
M.01  
CHARRED CHARCOAL  
VERTICAL TIMBER  
CLADDING
- 

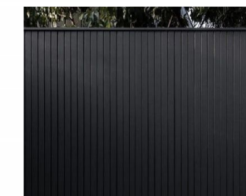
M.02  
CHARCOAL VERTICAL  
ALUMINIUM SCREEN
- 

M.03  
BROWN BRICKS
- 

M.04  
DARK CHARCOAL  
WINDOW / DOOR FRAMES  
WITH CLEAR GLAZING
- 

M.05  
LIGHT CONCRETE  
FINISHES
- 

M.06  
CHARCOAL IN FILL PANEL  
TO MATCH COLOUR OF  
WINDOW FRAMES
- 

M.07  
CHARCOAL VERTICAL  
ALUMINIUM SLAT  
FENCING
- 

M.08  
CHARCOAL PALING  
FENCING



**ELEVATION - SW**  
1:200 @ A3



**ELEVATION - NW**  
1:200 @ A3

**LEGEND**

M.01 CHARRED CHARCOAL VERTICAL TIMBER CLADDING	M.02 CHARCOAL VERTICAL ALUMINIUM SCREEN	M.03 BROWN BRICKS	M.04 DARK CHARCOAL WINDOW / DOOR FRAMES WITH CLEAR GLAZING	M.05 LIGHT CONCRETE FINISHES	M.06 CHARCOAL IN FILL PANEL TO MATCH COLOUR OF WINDOW FRAMES	M.07 CHARCOAL VERTICAL ALUMINIUM SLAT FENCING	M.08 CHARCOAL PALING FENCING



M.01  
CHARCOAL VERTICAL TIMBER CLADDING



M.02  
CHARCOAL VERTICAL ALUMINIUM SCREEN



M.03  
BROWN BRICKS



M.04  
DARK CHARCOAL WINDOW / DOOR FRAMES WITH CLEAR GLAZING



M.05  
LIGHT CONCRETE FINISHES



M.06  
CHARCOAL IN FILL PANEL TO MATCH COLOUR OF WINDOW FRAMES



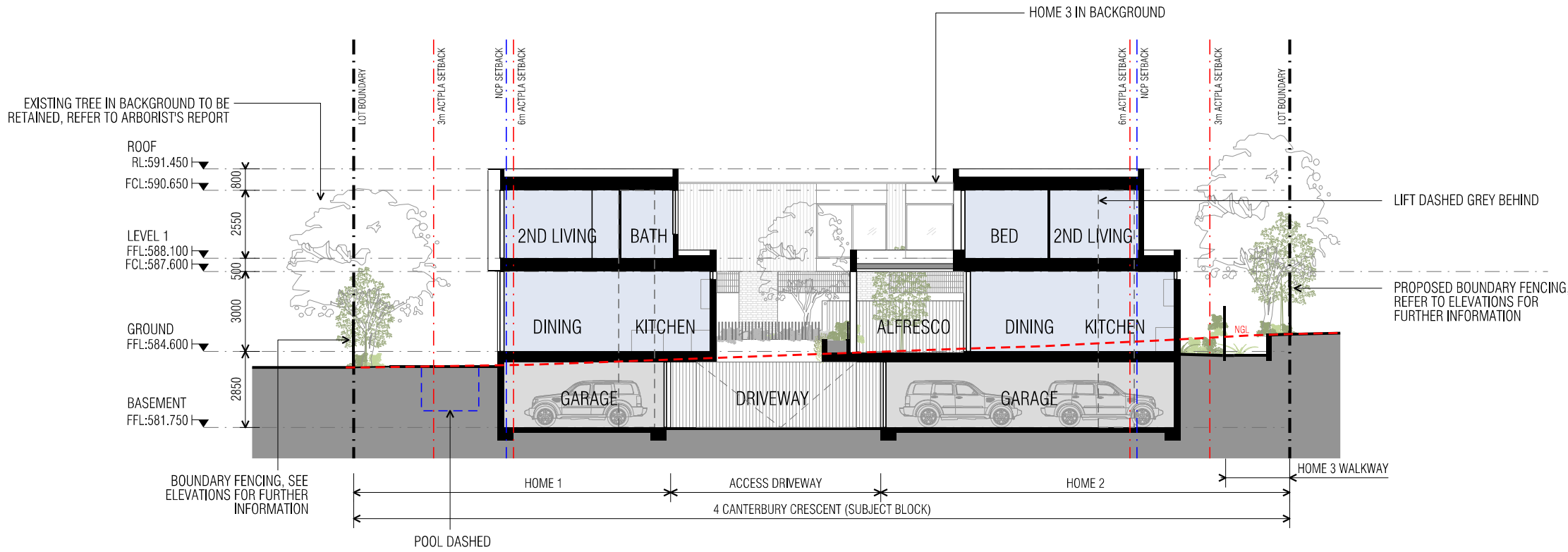
M.07  
CHARCOAL PALING FENCING



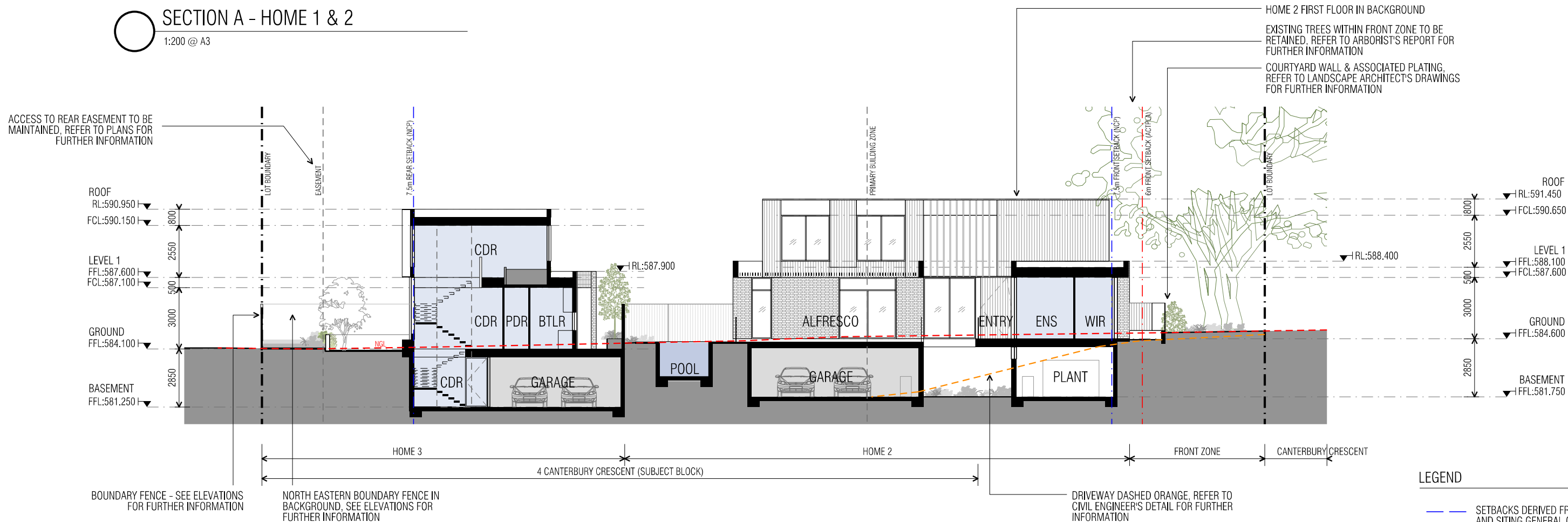
M.08  
CHARCOAL PALING FENCING



ARTIST IMPRESSION

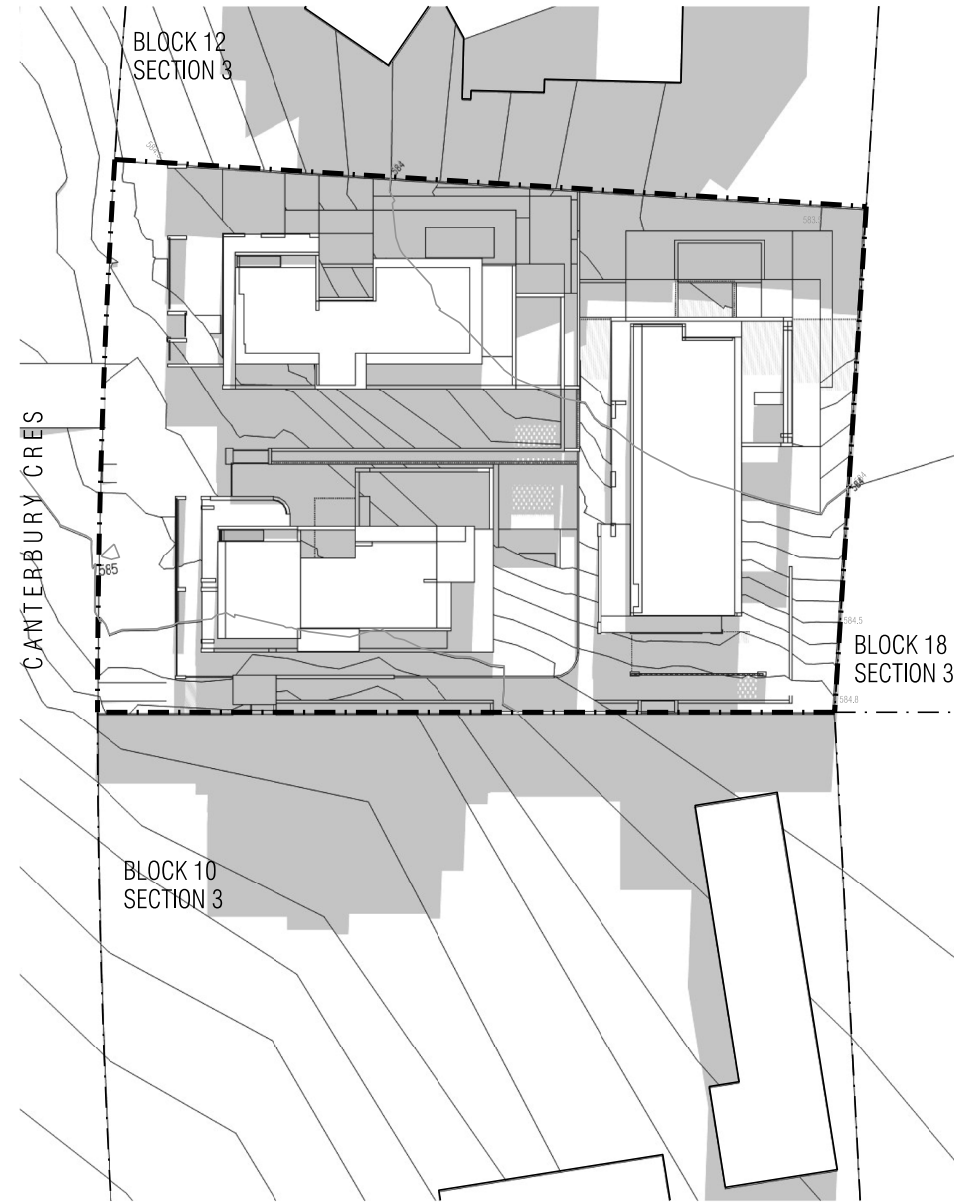
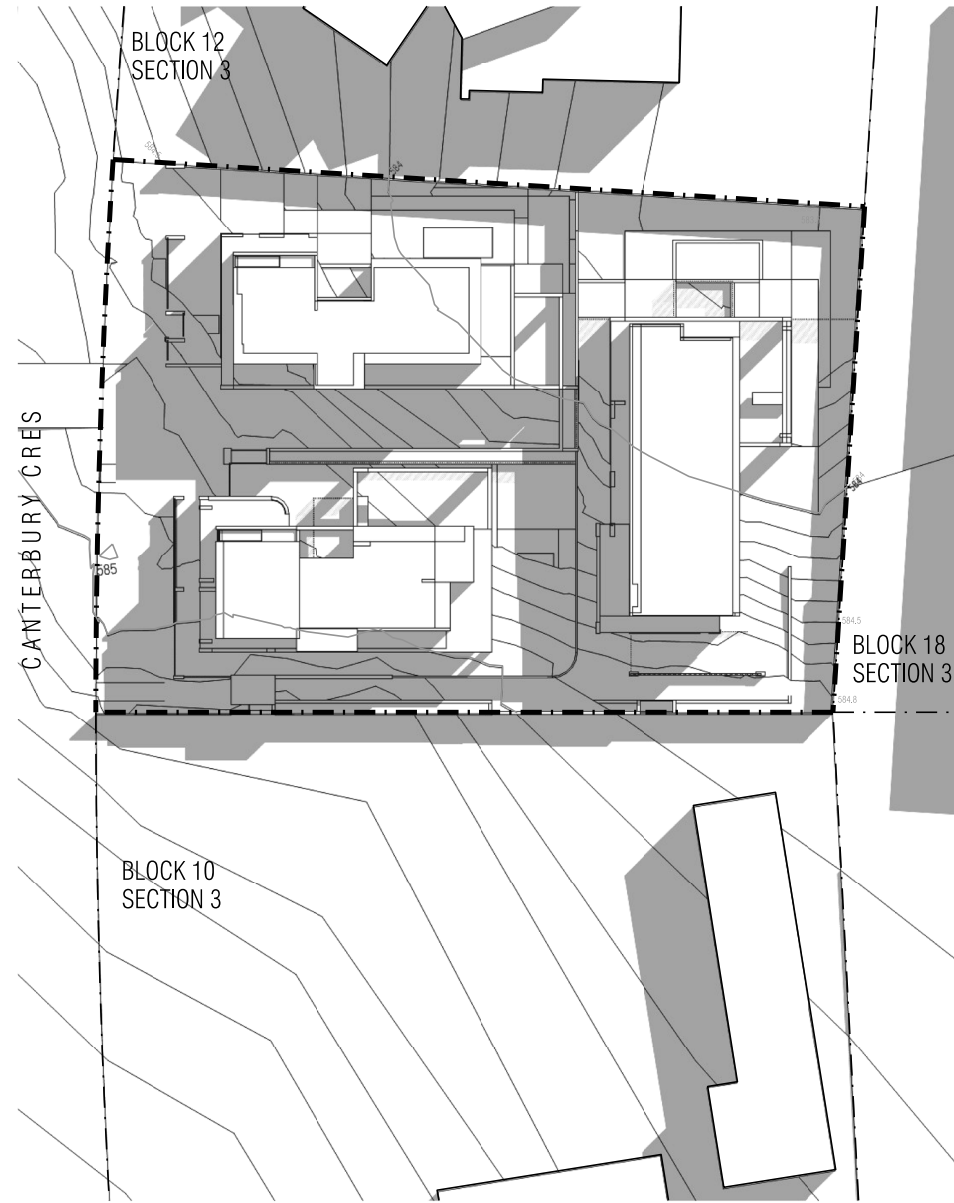
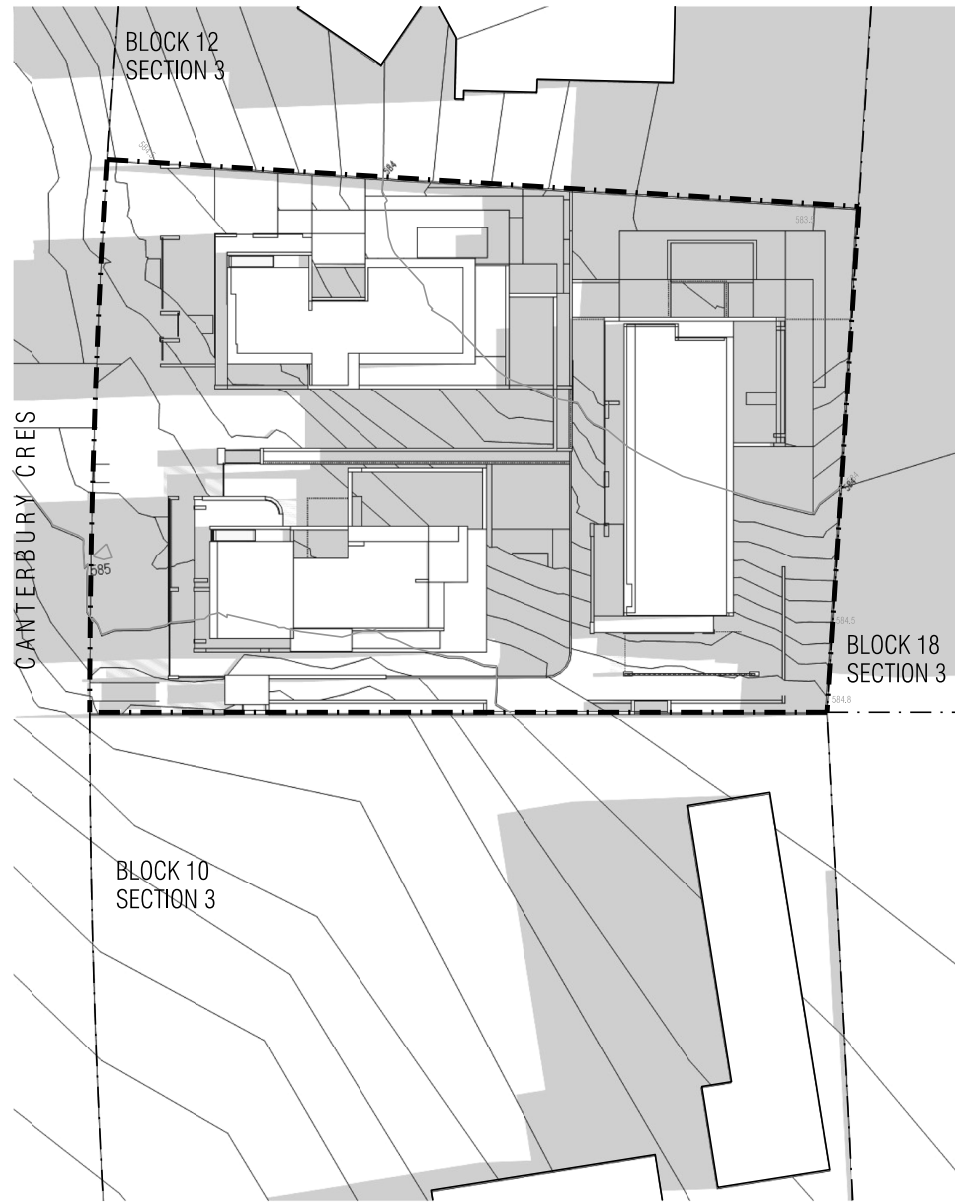


SECTION A - HOME 1 & 2  
1:200 @ A3



SECTION B - HOME 3 & 2  
1:200 @ A3

- LEGEND**
- SETBACKS DERIVED FROM NCP DESIGN AND SITING GENERAL CODE
  - SETBACKS DERIVED FROM ACTPLA



○ SHADOW DIAGRAM - WINTER SOLSTICE 9AM  
1:500 @ A3

○ SHADOW DIAGRAM - WINTER SOLSTICE 12PM  
1:500 @ A3

○ SHADOW DIAGRAM - WINTER SOLSTICE 3PM  
1:500 @ A3

