

DESCRIPTION OF WORKS

# PROPOSED SINGLE STOREY ADDITION TO REAR OF EXISTING TWO STOREY HOME

THE PROPOSAL IS FOR THE DEMOLITION FOR A DETACHED DOUBLE GARAGE TO THE REAR OF THE PROPERTY AND THE ADDITION OF A SINGLE STOREY ADDITION TO THE REAR WHICH INCLUDES THE FOLLWOING ROOMS : 4 BEDROOMS, A 4 CAR GARAGE, ONE ADDITIONAL LIVING AREA AND ASSOCIATED BATHROOMS AS REQUIRED. AS WELL AS THE ADDITION IS THE PROPOSAL FOR A FIBREGLASS INDOOR POOL.

THE ADDITION IS REQUIRED TO ADDRESS THE NEEDS OF THE CURRENT OWNERS/HABITANTS OF THE PROPERTY. THERE IS AN AGEING OWNER THAT REQUIRES LARGER ROOMS ON A LEVEL FLOOR WITH LARGER ACCESSIBLE BATHROOMS, LARGER GARAGE WITH INTERNAL ACCESS FOR EASE OF ACCESS, AS WELL AS A YOUNGER GROWING PART OF THE FAMILY THAT REQUIRES A RANGE OF ADDITIONAL ROOMS AS WELL AS A DESIRE FOR A SWIMMING POOL. THE EXISTING HOME IS QUITE SOLID AND IN AMAZING CONDITION THUS THE DECISION WAS MADE TO PROPOSE THE ADDITION TO THE REAR CREATING A CENTRAL COURTYARD WHICH IS SUNDRNECHED AND BECOMES THE FOCUS OF ALL OUTDOOR LIVING AND ENTERTAINING AS WELL AS CREATING A PRIVATE AND USEABLE AREA IN WHICH THE HABITANTS FEEL COMFORATBLE USING.

THE PROPOSAL IS TUCKED AWAY BEHIND THE FRONT OF TEH EXISTING BUILDING, HAS A LARGER SIDE SETBACK THAN THE PREVIOUS GARAGE AND IS APPROXIMATELY 700MM LOWER THAN THE FRONT THUS ITS VISIBILITY FROM THE STREET WILL BE MINIMAL IF AT ALL. THE DESIGN OF THE ADDITION AS WELL AS MATERIAL CHOICES AND COLOURS WILL ALL BE AS PER THE EXISTING RESIDENCE THUS WILL HAVE THE APPEARANCE OF BEING BUILT ALONG WITH THE ORIGINAL HOME AND WILL NOT CLASH IN ANY ARCHITECTURAL WAY. IT HAS BEEN DESIGNED TO BE SYMPATHETIC TO TO ORIGINAL HOME BUT AT THE SAME TIME COMLEMENTING THE ORIGINAL ARCHITECTURE OF THE RESIDENCE.

A MINIMUM OF 50% OF THE PRIVATE OPEN SPACE IS  
TO BE RETAINED AS PLANTING AREA AS PER THE NCA CODE

BLOCK AREA 1435 SQM  
POS REQUIRED 1435 X 60% - 50SQM  
POS REQUIRED 811 SQM  
POS REQUIRED >6m 14.35 SQM  
PPOS REQUIRED >6m 36 SQM

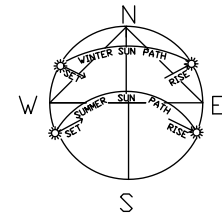
AREAS  
EXISTING LOWER RESIDENCE 250.85 SQM  
EXISTING UPPER RESIDENCE 73.41SQM  
EXISTING UPPER RESIDENCE VOID 5.89 SQM  
EXISTING UPPER RESIDENCE GFA 67.52SQM

PROPOSED  
RESIDENCE ADDITIONS 184.09 SQM  
GARAGE 70.41 SQM

GROSS FLOOR AREA 572.87 SQM  
TOTAL AREAS 572.87 SQM

PLOT RATIO 39.92%

the ffl's are subject to change and are up to builders discretion  
to be verified on site, maximum change to be under 340mm  
unless solar envelope involved then tolerance is zero  
location of cuts are indicative only and to be verified on site  
confirm all levels and contours on site prior to commencement of  
construction. builder is responsible to ensure all information  
shown here 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 suit site conditions. final  
heights to be confirmed by builder on site  
builder to provide all labour, materials, fittings, paint, tools,  
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. see inclusions list for exclusions  
all contractors to inform themselves of the scope of work  
prior to commencing their relevant duties  
follow figured dimensions only. check and verify dimensions  
before starting and report any discrepancies to the designer  
building setbacks, easements and dimensions to be verified by  
surveyor and certifier prior to commencement of any work  
materials and workmanship to be in accordance with the building  
code of australia, and all other relevant codes and australian standards



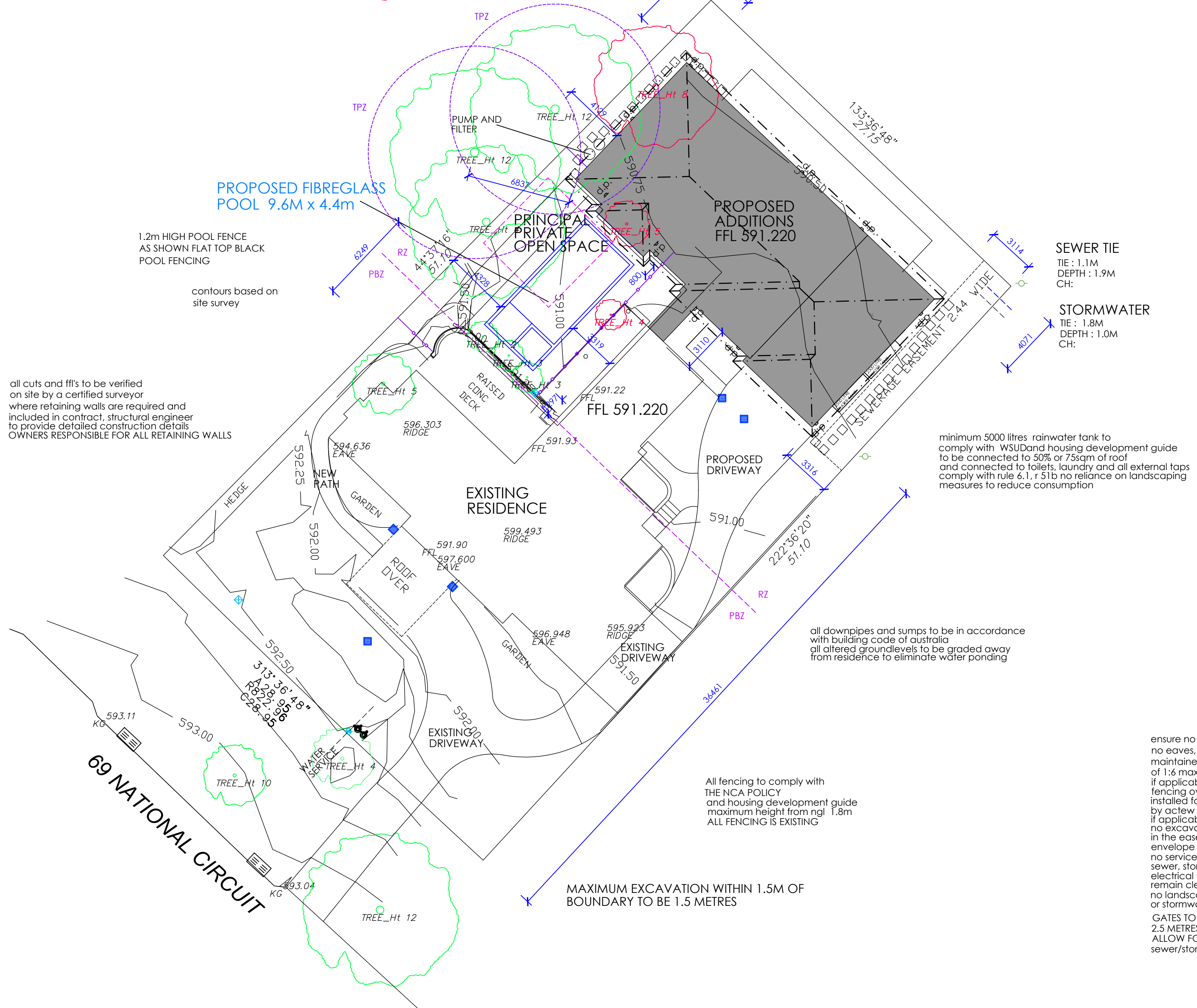
BLK 13  
SEC 2  
1435m<sup>2</sup>



glass pool safety rail as shown  
safety barriers for swimming pools to comply with as1926.1 and 2-2012  
swimming pool water recirculation system must comply with as 1926.3

no pool pumps/equipment to be located in  
easement/pipe protection envelope  
pool to be structurally sound on its own  
when full

all pool dimensions to waters edge



ensure no encroachments, no steps and  
no eaves, ensure vehicle access is  
maintained with a vehicular gradient  
of 1:6 max fall to access easement  
if applicable  
fencing over easement to be  
installed for ease of removal  
by actew if required  
if applicable  
no excavation, cut/fill permissible  
in the easement/pipe protection  
envelope  
no services to be placed in easement  
sewer, stormwater, gas, telephone and  
electrical underground services to  
remain clear of the sewer easement  
no landscaping to impede across sewer  
or stormwater easement access route  
GATES TO BE MINIMUM  
2.5 METRES WIDE TO  
ALLOW FOR ACTEW/TCCS ACCESS  
sewer/stormwater easement access route

ARKITEX  
ALESSANDRO D'AMBROSIO

B.APPSC.ENVDESIGN  
B.ARCHITECTURE

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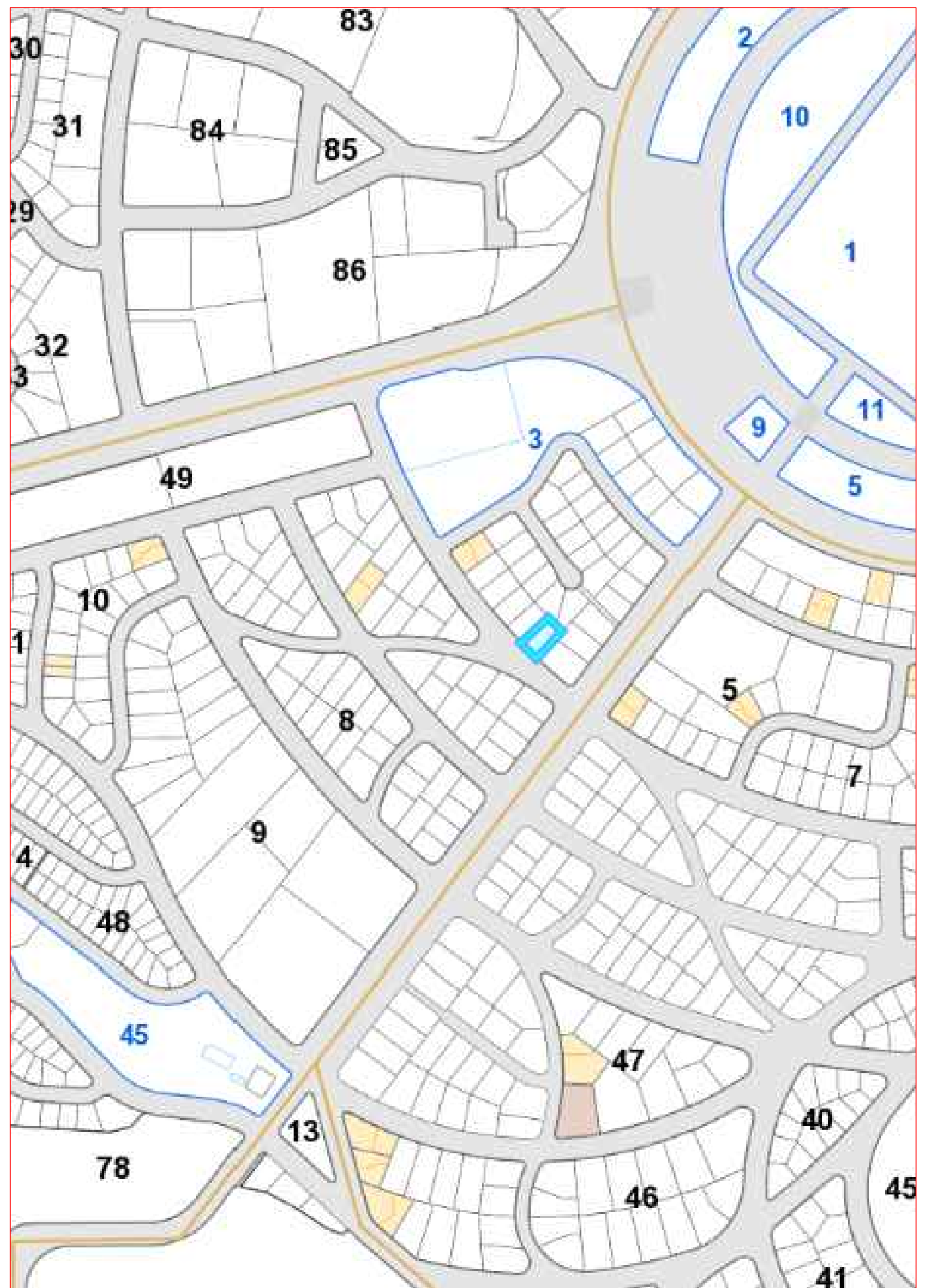
DRAWING TITLE - SITE PLAN  
CLIENT - NOTARAS

PROJECT - PROPOSED RESIDENCE  
BLOCK - 13  
SECTION - 2  
SUBURB - DEAKIN

FOR CONSTRUCTION  
DATE: 15.05.2020  
REVISION - D

JOB No: 1566  
SCALE: 1:200@A2  
SHEET No - A01





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DRAWING TITLE - LOCATION PLAN  
CLIENT - NOTARAS

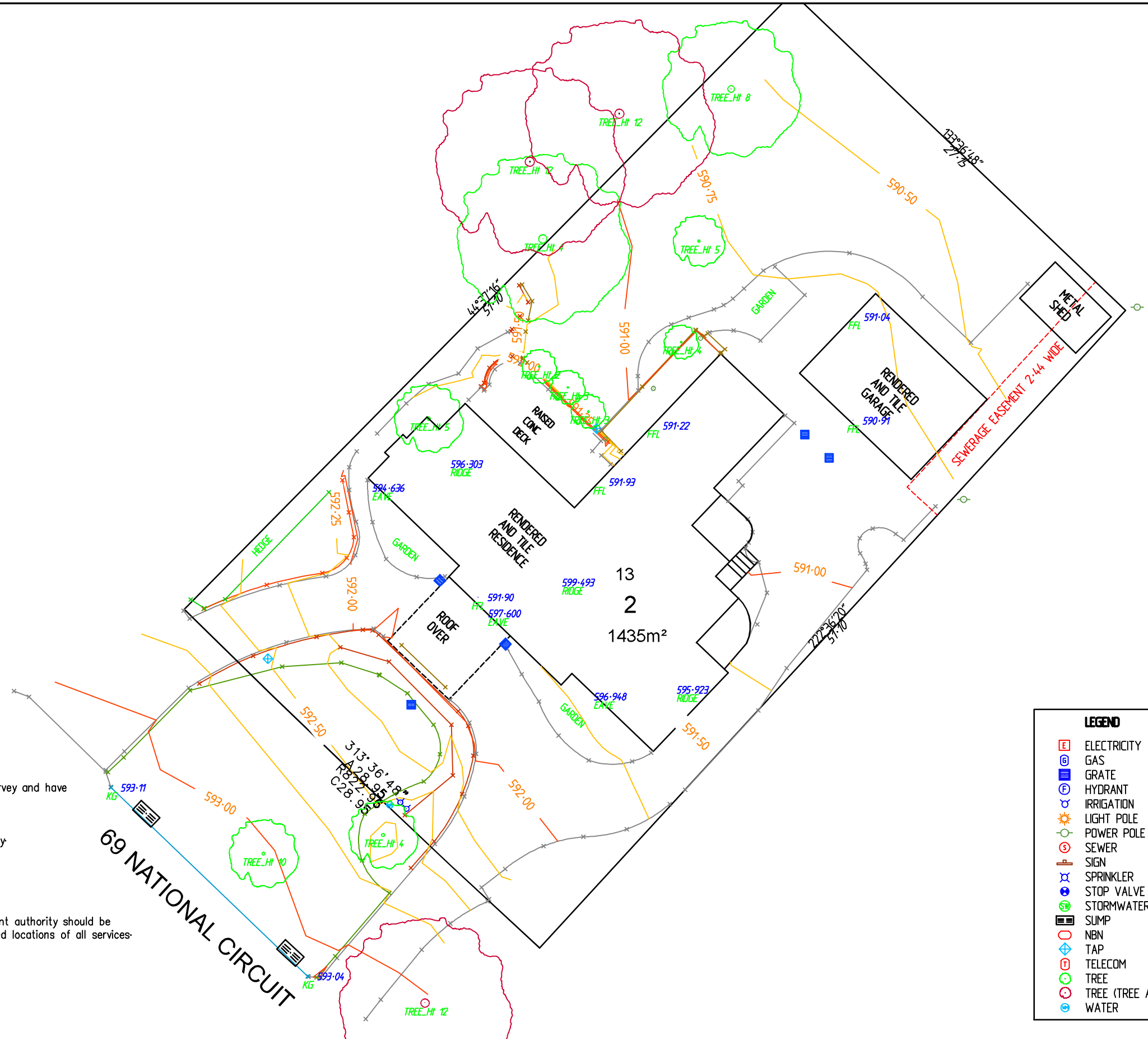
PROJECT - PROPOSED RESIDENCE  
BLOCK - 13  
SECTION - 2  
SUBURB - DEAKIN

FOR CONSTRUCTION  
DATE: 14.01.2020  
REVISION - B

JOB No: 1566  
SCALE: NTS@A2  
SHEET No - A02







The title boundaries as shown hereon were not marked at the time of survey and have been determined by plan dimensions only and not by field survey

Whilst reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during survey

This survey does not include a 'dial before you dig' enquiry

This survey is a detail survey undertaken to detail accuracy

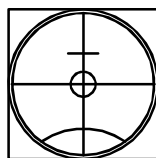
Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services

This plan may not be copied unless this note is included

LEGEND	
	ELECTRICITY
	GAS
	GRATE
	HYDRANT
	IRRIGATION
	LIGHT POLE
	POWER POLE
	SEWER
	SIGN
	SPRINKLER
	STOP VALVE
	STORMWATER
	SUMP
	NBN
	TAP
	TELECOM
	TREE
	TREE (TREE ACT)
	WATER

09/ 10/2019 J:\2019\19485\19485 DETAIL-3.dwg

SCOTT DAVID McNIVEN  
REGISTERED SURVEYOR

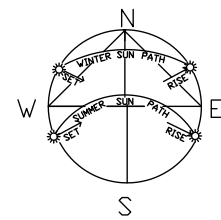


**SCOTT D McNIVEN & ASSOCIATES**  
CONSULTING LAND & ENGINEERING SURVEYORS


UNIT 12 TORRENS PLACE, TORRENS ACT 2607  
T (02) 62902369 F (02) 6286 8148 Email survey@sdma.com.au

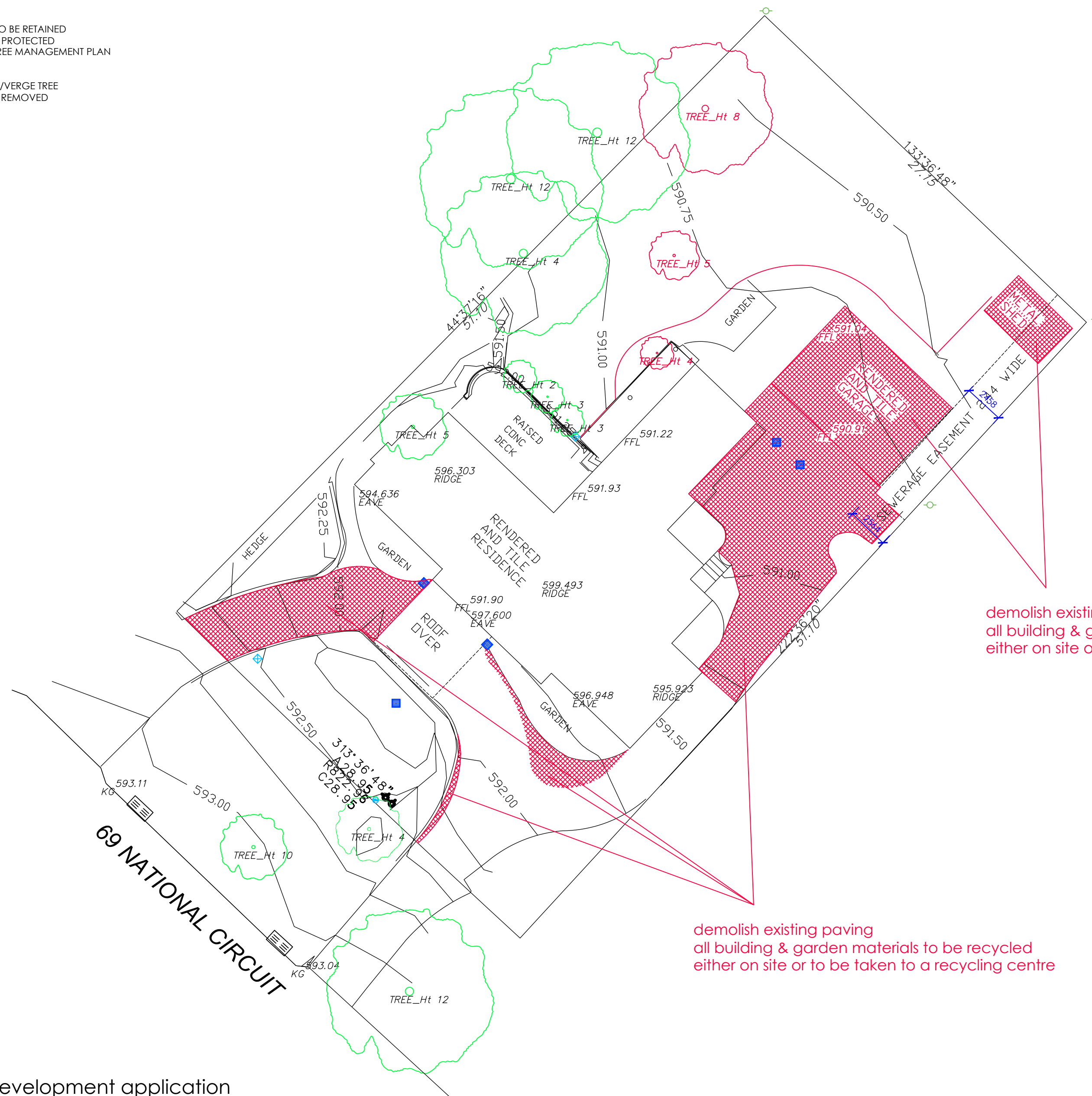
CLIENT		MANNY NOTARAS		PROJECT	13/2 DEAKIN
SCALE	1:250 @A3	JOB No	19485	TITLE	DETAIL SURVEY
DATE	02/10/19	DRAWN	AJ/PW/TB	DRAWING No	19485 DETAIL-3





BLK 13  
SEC 2  
1435m<sup>2</sup>

-  TREE TO BE RETAINED  
TO BE PROTECTED  
SEE TREE MANAGEMENT PLAN
-  STREET/VERGE TREE  
TO BE REMOVED



demolish existing garage and metal shed  
all building & garden materials to be recycled  
either on site or to be taken to a recycling centre

demolish existing paving  
all building & garden materials to be recycled  
either on site or to be taken to a recycling centre

demolition contractor to be appointed upon development application  
approval, and specifications of demolition to be provided to ACTPLA

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DRAWING TITLE - DEMOLITION PLAN  
CLIENT - NOTARAS

PROJECT - PROPOSED RESIDENCE  
BLOCK - 13  
SECTION - 2  
SUBURB - DEAKIN

FOR CONSTRUCTION  
DATE: 15.05.2020  
REVISION - C

JOB No: 1566  
SCALE: 1:200@A2  
SHEET No - A04



fence of any existing verge trees. fencing to be erected before the commencement of any site work and removed at completion of all construction and commencement of verge restoration. the fence is to remain continuous throughout the project. fencing must not be removed for service installation across the verge unless approved by tams

all, if any, street trees are to be retained and kept undamaged. existing crown clearance is not to be altered. ensure construction equipment can pass beneath the lowest limb through the driveway access. crowns and apex of canopies are not to be altered or reduced. ensure lifting equipment and load can clear height and width of free crown without damage to the crown

ALL PROPOSED SERVICE CONNECTIONS/DISCONNECTIONS  
IF ANY IN THE VERGE MUST BE DESIGNED AND UNDERTAKEN  
WITHOUT DAMAGE TO THE STREET TREES

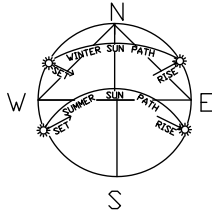
THE VERGE AND STREET TREES ARE TO BE PROTECTED WITH  
TEMPORARY FENCING TO PREVENY ANY USE DURING CONSTRUCTION  
THE FENCING MUST BE PLACED SO THAT THE VERGE IS PROTECTED  
BUT ACCESS TO THE PEDESTRIAN NETWORK IS PROVIDED AT ALL TIMES  
VERGE LEVELS ARE NOT TO BE ALTERED AS A RESULT  
OF THE NEW DRIVEWAY

DRIVEWAY NEAR/UNDER TREE CANOPY TO BE  
PLACED ON NATURAL GROUND. NO EXCAVATION  
OF GROUND TO TAKE PLACE AT ALL. UNEVEN  
SURFACE TO BE LANDSCAPED UP TO DRIVEWAY  
HEIGHT TO CREATE EVEN SURFACE. DRIVEWAY TO  
BE A PERMEABLE MATERIAL OR LAYED IN A  
PERMEABLE MANNER TO MAINTAIN WATER TO TREE ROOTS  
- excavate a 150mm wide trench along the edges of the verge  
crossing using hand tools or hydro excavation to expose roots  
prior to any mechanical excavation  
- there is to be no over excavation towards street  
trees for verge crossings  
- all excavation within the TPZ of the verge trees must  
be carried out through hand digging, hydro excavation  
or any other method to ensure minimal damage to roots  
- ensure tree roots larger than 30mm are avoided  
when selecting the location of pier footings  
and the planting of the plants

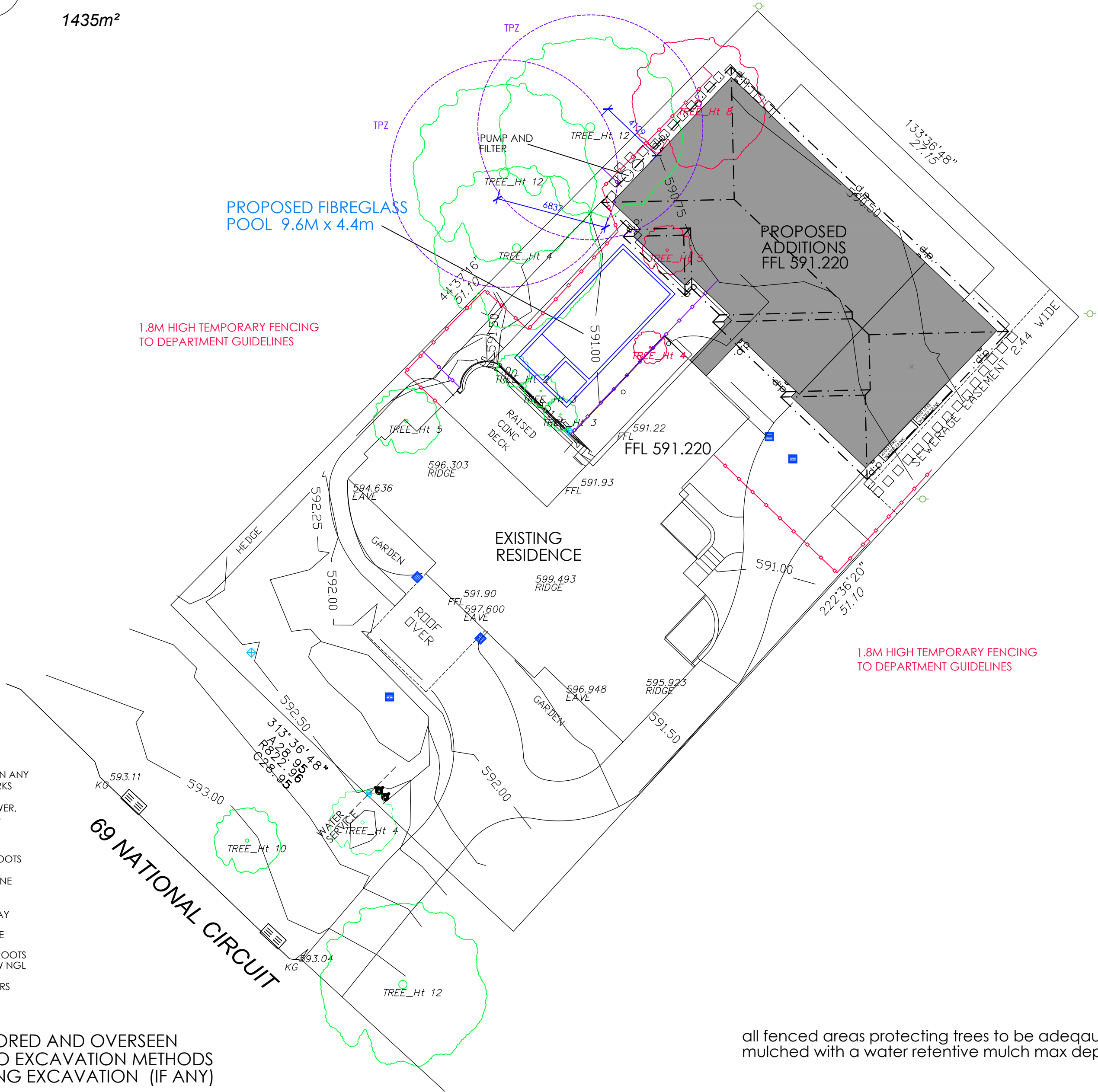
- TREE TO BE RETAINED  
TO BE PROTECTED  
SEE TREE MANAGEMENT PLAN
- STREET/VERGE TREE  
TO BE REMOVED

1. PROTECTED TREES SHALL BE FENCED WITH A 1.8M HIGH CHAINWIRE FENCE NO CLOSER THAN SHOWN ON PLAN FROM THE TRUNK UNLESS OTHERWISE AGREED TO IN WRITING BY THE CONSERVATOR. ALL TREES ARE TO HAVE THE FENCE ON THE BUILDING SITE ONLY AS SHOWN
2. THE FENCE SHALL BE ERECTED PRIOR TO THE COMMENCEMNET OF ANY DEMOLITION/CONSTRUCTION WORKS ON ANY PART OR STAGE OF THE DEVELOPMENT AND IS TO REMAIN IN PLACE UNTILL ALL DEMOLITION/CONSTRUCTION WORKS ARE COMPLETED
3. NO WORK, THAT INCLUDES BUT IS NOT LIMITED TO, EXCAVATION (EG FOR SERVICES INCLUDING GAS, WATER,SEWER, STORMWATER, ELECTRICITY, TELECOMMUNICATIONS, FOOTINGS AND IRRIGATION) OR MODIFICATION OF EXISTING GROUND LEVEL IS TO OCCUR WITHIN THE FENCED AREA/ TREE PROTECTION ZONE
4. IF ROOT PRUNING/REMOVAL IS REQUIRED, ROOTS SHALL BE CUT CLEANLY (NOT PULLED,TORN OR RIPPED)
5. EXPOSED ROOTS SHALL BE KEPT DAMP AND BACKFILLED AS SOON AS POSSIBLE
6. EXCAVATION FOR FOOTINGS WITHIN THE TREE PROTECTION ZONE SHALL BE UNDERTAKEN BY HAND, AND ANY ROOTS UNCOVERED WITH A DIAMETER GREATER THAN 50MM ARE TO BE BRIDGED OVER.
7. CONSTRUCTION OF A LOW IMPACT FOOTING TO ANY PART OF THE RESIDENCE WITHIN THE TREE PROTECTION ZONE A LOW IMPACT FOOTING DOES NOT CUT INTO THE ROOT SYSTEM, EXCEPT FOR ISOLATED PIERS
8. THE PROTECTIVE FENCE SHALL BE MAINTAINED IN GOOD ORDER FOR THE DURATION OF THE BUILDING WORKS.
9. REMOVAL OF THE EXISTING DRIVEWAY WITHIN THE TREE PROTECTION ZONE SHALL BE UNDERTAKEN IN SUCH A WAY THAT NO ROOTS WITH A DIAMETER GREATER THAN 50MM ARE DAMAGED - IF APPLICABLE
10. CONSTRUCTION OF NEW/REPLACEMENT DRIVEWAY WITHIN THE TREE PROTECTION ZONE SHALL BE ON THE SAME ALIGNMENT AS THE EXISTING DRIVEWAY
11. CONSTRUCTION OF NEW/REPLACEMENT DRIVEWAY WITHIN THE TREE PROTECTION ZONE SHALL NOT RESULT IN ROOTS GREATER THAN 20MM IN DIAMETER BEING SEVERED AND INVOLVE SIDE CUTS THAT DO NOT EXCEED 100MM BELOW NGL
12. THE PROPOSED RESIDENCE/GARAGE TO BE CONSTRUCTED WITHIN THE TPZ SHALL BE CONSTRUCTED USING LOW IMPACT FOOTINGS. LOW IMPACT FOOTINGS DO NOT CUT INTO THE ROOT SYSTEM APART FROM ISOLATED PIERS

ALL WORKS BEING UNDERTAKEN WITHIN THE TPZ WILL BE MONITORED AND OVERSEEN  
BY A SUITABLY QUALIFIED ARBORIST AND WITH USING THE HYDRO EXCAVATION METHODS  
TO DEMONSTRATE WHAT ROOTS ARE WITHIN THE AREA REQUIRING EXCAVATION (IF ANY)



BLK 13  
SEC 2  
1435m<sup>2</sup>



all fenced areas protecting trees to be adeqautely  
mulched with a water retentive mulch max depth 100mm

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DRAWING TITLE - TREE MANAGEMENT  
CLIENT - NOTARAS

PROJECT - PROPOSED RESIDENCE  
BLOCK - 13  
SECTION - 2  
SUBURB - DEAKIN

FOR CONSTRUCTION  
DATE: 15.05.2020  
REVISION - D

JOB No: 1566  
SCALE: 1:200@A2  
SHEET No - A05



MAINTENANCE SCHEDULE

monthly

turn over stabilised construction entry material and top up as required

weekly

check and reinstate silt control fences

daily

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

limit vehicle construction access to site during and immediately following wet weather

dust management

- a water cart or sufficient water sprays shall be made available in dry and windy conditions to maintain dust suppression
- water shall be applied to suppress dust from open earthworks as well as unprotected stockpiles
- stockpiles shall be either covered or seeded to prevent dust
- areas of completed earthworks shall be progressively rehabilitated with dryland grass and fenced off as soon as practicable to prevent further erosion
- the contractor shall contact actewagl to obtain an exemption to use water on the site

ALL PROPOSED SERVICE CONNECTIONS/DISCONNECTIONS IF ANY IN THE VERGE MUST BE DESIGNED AND UNDERTAKEN WITHOUT DAMAGE TO THE STREET TREES

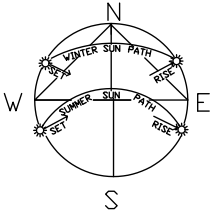
THE VERGE AND STREET TREES ARE TO BE PROTECTED WITH TEMPORARY FENCING TO PREVENT ANY USE DURING CONSTRUCTION THE FENCING MUST BE PLACED SO THAT THE VERGE IS PROTECTED BUT ACCESS TO THE PEDESTRIAN NETWORK IS PROVIDED AT ALL TIMES

the development will comply with the act environment protection authority guidelines for construction and land development in the act, august 2007

- no construction materials to be stored on verges
- no car parking or equipment parking permitted on verges
- no site sheds, storage sheds, site amenities or billboards to be erected on verges

fence of any existing verge trees, fencing to be erected before the commencement of any site work and removed at completion of all construction and commencement of verge restoration, the fence is to remain continuous throughout the project, fencing must not be removed for service installation across the verge unless approved by tams

all, if any, street trees are to be retained and kept undamaged. existing crown clearance is not to be altered. ensure construction equipment can pass beneath the lowest limb through the driveway access. crowns and apex of canopies are not to be altered or reduced. ensure lifting equipment and load can clear height and width of tree crown without damage to the crown



BLK 13

SEC 2

1435m²

GEOTEXTILE FABRIC SEDIMENT CONTROL FENCE  
no waste to drain off site onto territory land

provide kerb inlet  
filter to surrounding sumps

PROPOSED FIBREGLASS  
POOL 9.6M x 4.4m

1.8M HIGH TEMPORARY FENCING  
TO DEPARTMENT GUIDELINES

GEOTEXTILE FABRIC SEDIMENT CONTROL FENCE  
no waste to drain off site onto territory land

cut/wash  
area  
rubbish disposal container  
for food and paper etc to  
comply with cdc requirements  
to have sealed lid

temporary  
toilet

waste/garbage  
enclosure

CONSTRUCTION ACCESS POINT  
AREA TO BE EXCAVATED TO DEPT  
OF 150 MM AND FILLED WITH EITHER  
BLUE METAL 15MM AGGREGATE OR  
RECYCLED CONCRETE/BRICK AGGREGATE  
AND MAINTAINED IN NEAT AND TIDY  
CONDITION THROUGHOUT CONSTRUCTION

ONLY TO BE INSTALLED IF DRIVEWAY IS  
BEING REMOVED AND REPLACED

1.8M HIGH TEMPORARY FENCING  
TO DEPARTMENT GUIDELINES

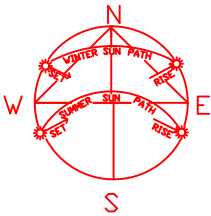
- builder is responsible for the reinstatement of all damage incurred to land, vegetation, services, paths and roads as a result of this construction work
- no excess spoil will be removed from site, all spoil to be reused on site
- all excess soil on street to be swept up, daily check required by builder

development to comply with the environmental protection authority, environment protection guidelines for construction and land development in the act, august 2007



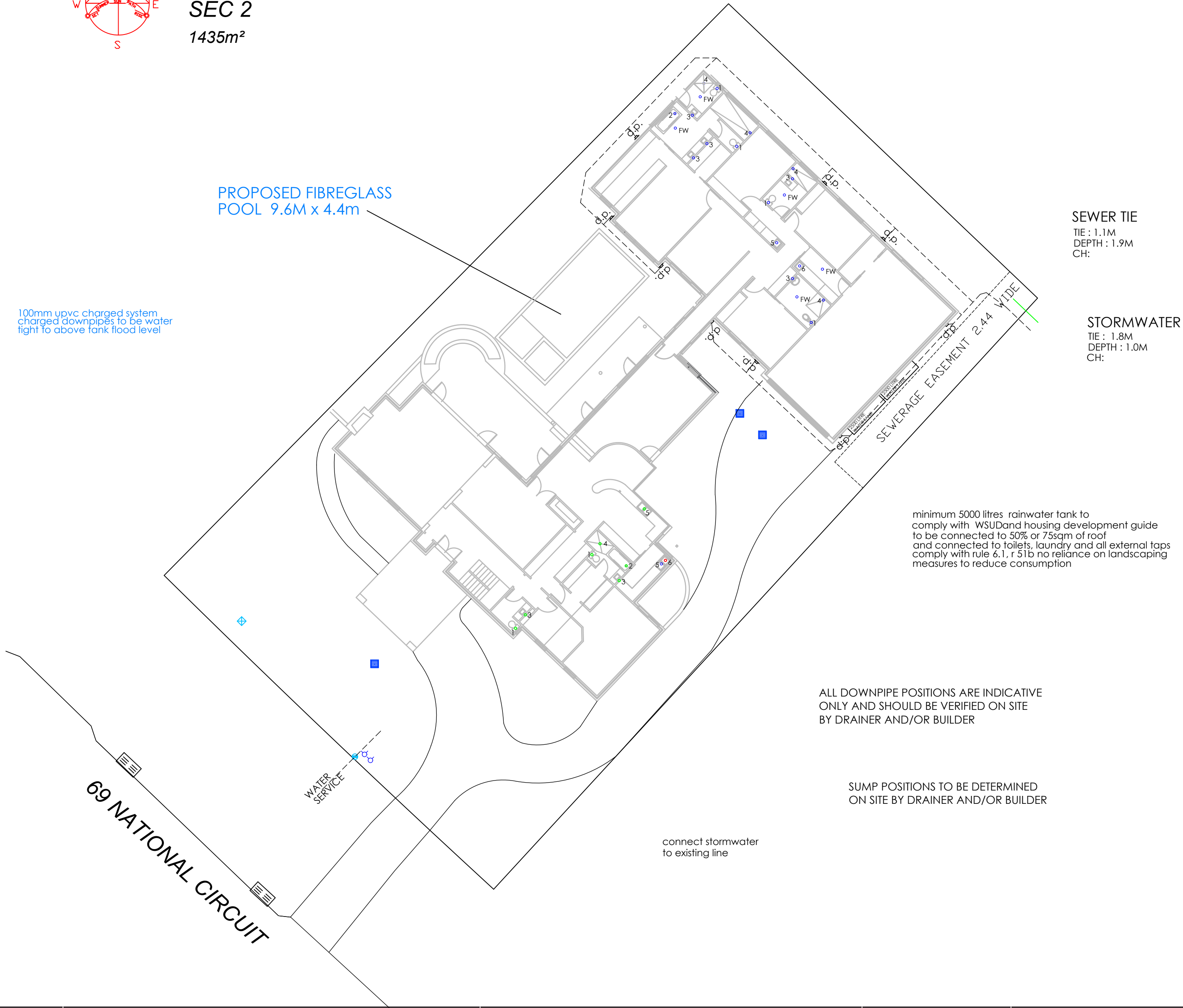
NOTES

1. DRAINS TO BE LAID SHOWN IN BLUE LINES
2. EXISTING DRAINS SHOWN IN GREEN LINES
3. EXISTING DRAINS SHOWN IN RED TO BE ABOLISHED TO APPROVAL
4. DRAINS TO BE SUPPORTED ON OR FROM SOLID GROUND
5. COPPER PIPES TO BE IN ACCORDANCE WITH AS 1432-1973 TYPE B TUBES
6. UNPLASTICISED POLYVINYL CHLORIDE PIPE DRAINS (UPVC) INCLUDING STACKS TO BE CONSTRUCTED IN ACCORDANCE WITH AS 2032-1977 AND THE CANBERRA CODES OF PRACTICE
7. DRAINS UNDER BUILDINGS MUST BE RETESTED. IF TEST FAILS THEN OLD DRAINS MUST BE REPLACED USING EITHER RRJVCP OR UPVC PIPE MATERIAL
8. SEWER BRANCH TO BE LOCATED ON SITE BEFORE ANY WORK IS COMMENCED
9. THIS PLAN IS TO BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL PLANS
10. ORG LEVELS TO BE IN ACCORDANCE WITH AS 3500.2 CLAUSE 4.6.6.6 AND 4.6.6.7



BLK 13  
SEC 2  
1435m²

DRAINAGE PLAN NO:



REFERENCE

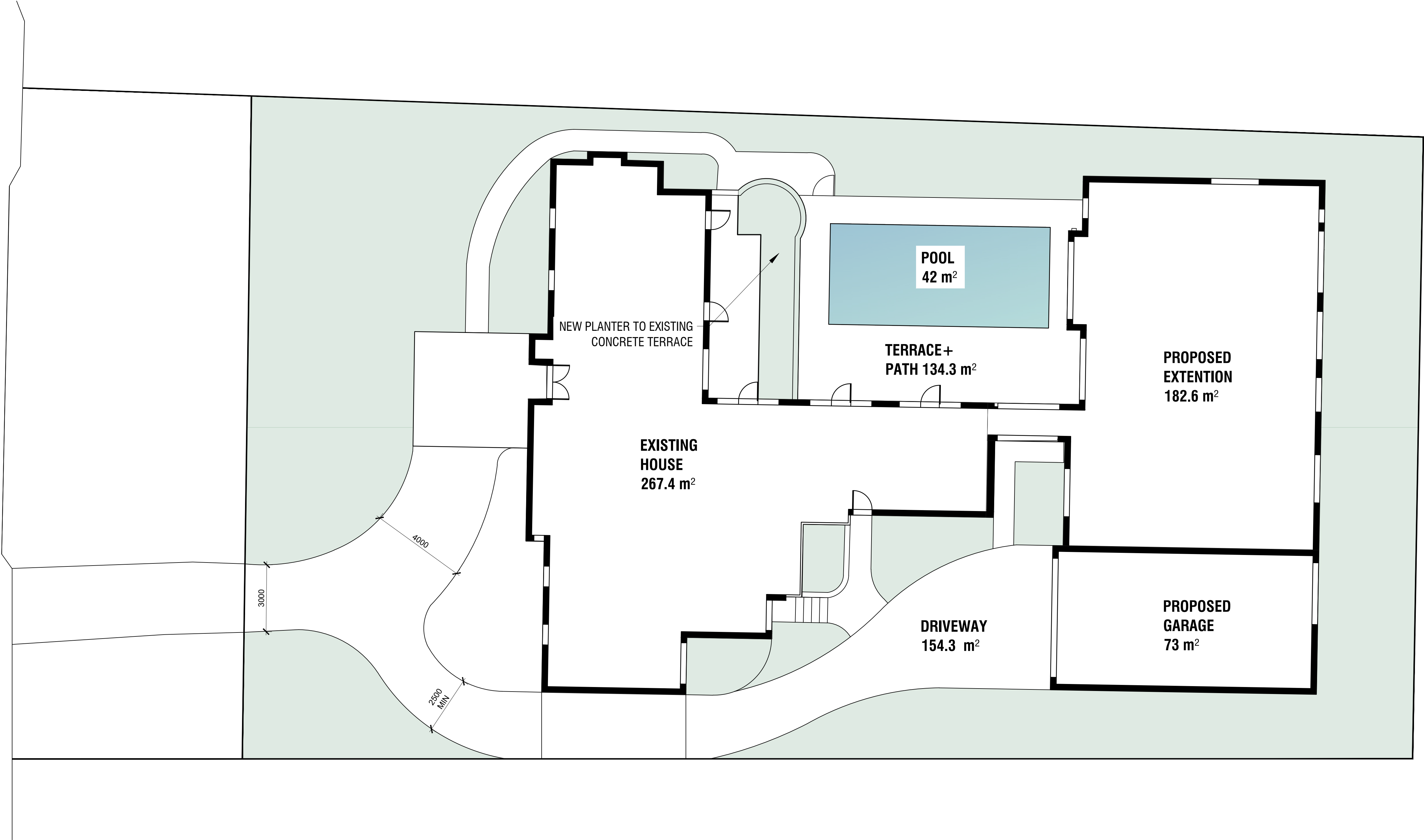
- O.R.G OVERFLOW RELIEF GULLY
- E.V EDUCY VENT
- G.T GULLY TRAP
- J,U JUMP UP
- M.H MAN HOLE
- C.I.P CAST IRON PIPE
- I.O INSPECTION OPENING
- V.C.P VITRIFIED CLAY PIPE
- I.S INSPECTION SHAFT
- F.W FLOOR WASTE
- V.P VENT PIPE
- E.J EXPANSION JOINT
- S.V.P SOIL VENT PIPE
- D.T DISCONNECTOR TRAP
- S.P.D STONE PIPE DRAIN
- UPVC UNPLASTICISED POLYVINYL CHLORIDE

FIXTURES

1. WATER CLOSET = 6
2. BATH = 2
3. BASIN = 7
4. SHOWER = 5
5. KITCHEN SINK = 3
6. LAUNDRY SINK = 1
7. URINAL = 0
8. CLEANERS SINK = 0
9. BIDET = 0

interim plan





LEGEND

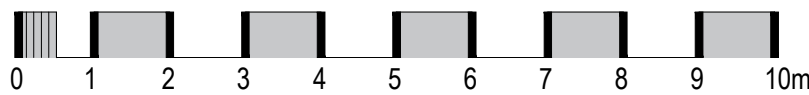
landscaping area = 581.4 m²

AREA		
SECTIONS	SIZE	% OF TOTAL SITE AREA
EXISTING HOUSE	267.4 m²	19%
PROPOSED EXTENSION	182.6 m²	13%
PROPOSED GARAGE	73 m²	5%
PROPOSED POOL	42 m²	3%
DRIVEWAY	154.3 m²	11%
TERRACE + PATH	134.3 m²	9%
LANDSCAPING	581.4 m²	41%
TOTAL SITE AREA	1435 m²	100%

REV.	DESCRIPTION	DRAWN	APPROVED	DATE
A	FOR APPROVAL	HJ	NH	30APR20
B	FOR APPROVAL	HJ	NH	22MAY20
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

HARRIS HOBBS  
LANDSCAPES

Landscape Architect  
16 ROBE STREET  
DEAKIN ACT 2600  
p +61 2 6273 4661  
e hhl@hhl.com.au  
w www.hhl.com.au



SCALE @A3  
1:200

DATE  
MAY 2020

PROJECT  
BLOCK 13 SECTION 2 DEAKIN

CLIENT  
CAVIC

DRAWING TITLE  
LANDSCAPE AREAS

STATUS FOR APPROVAL



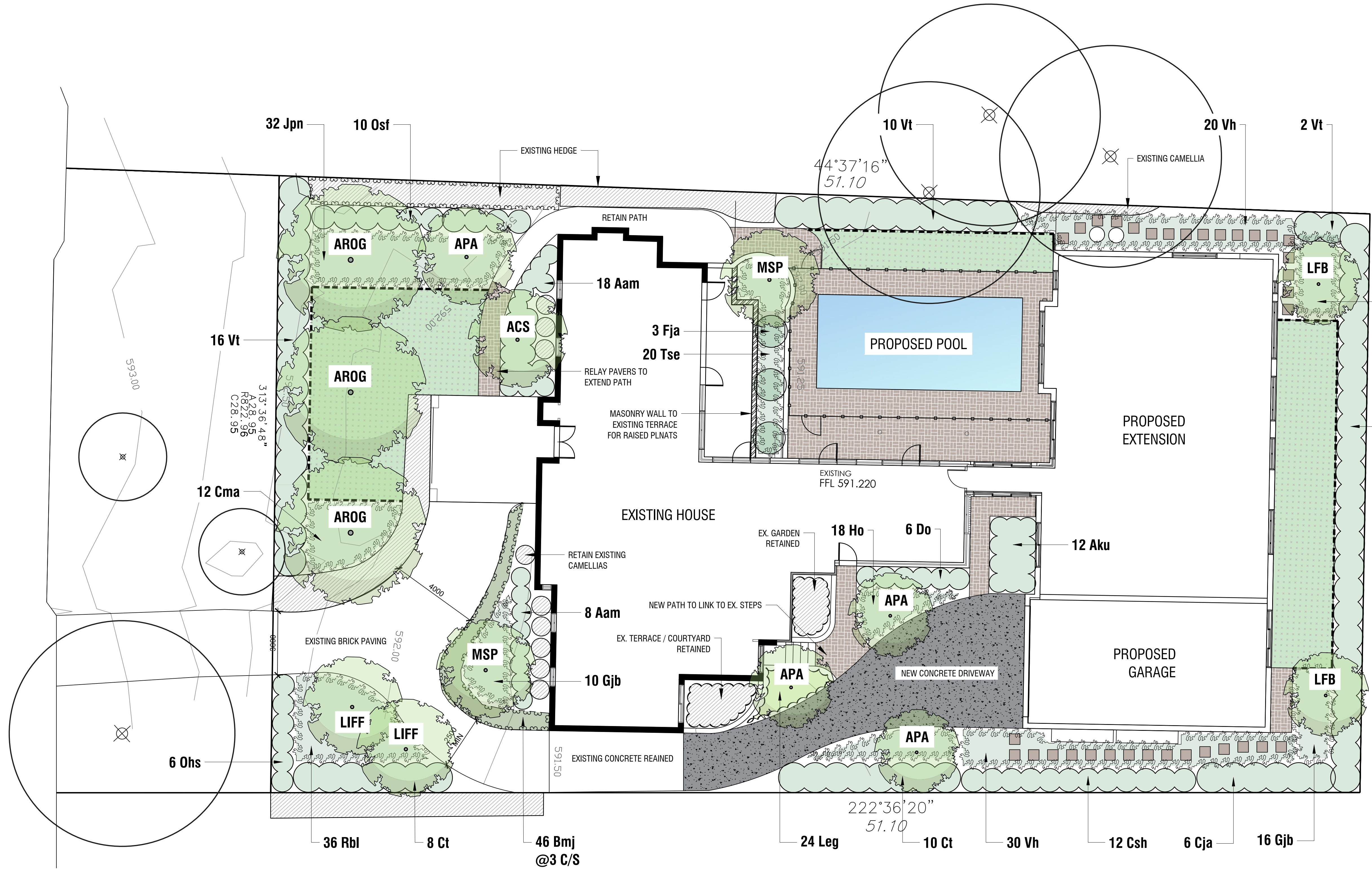
JOB 20075

REV B

DWG

101





- LEGEND**
- existing trees
  - proposed trees
  - existing planting / hedge retained
  - shrubs
  - hedge
  - accent planting
  - ground cover
  - irrigated grass
  - new concrete driveway 'black' exposed aggregate
  - new paving type A
  - masonry retaining wall
  - stepping stone 500mm x 500mm
  - mowing edge
  - pool fence

**PLANT SCHEDULE**

TREES			
SYM	NAME	SIZE	QTY
ACS	Acacia Crimson Sentry	75L	1
APA	Acer palmatum 'Atropurpureum'	75L	2
AROG	Acer rubrum 'October Glory'	75L	3
LFB	Lagerstroemia indica x fauriei 'Biloxi'	75L	2
LIFF	Lagerstroemia fauriei 'Fantasy'	75L	2
MSP	Malus spectabilis 'Plena'	75L	2
SHRUBS			
SYM	NAME	SIZE	QTY
Aam	Azalea 'Alba Magna'	200mm	26
Aku	Azalea kurume varieties	200mm	12
Cja	Camellia japonica 'Ace of Hearts'	200mm	6
Csh	Camellia sasanqua 'Hiryu'	200mm	12
Ct	Choisya ternata	200mm	18
Do	Daphne odora	200mm	6
Fja	Fortunella japonica 'Kumquat'	200mm	3
Ohs	Osmanthus delavayi 'Heaven Scent'	200mm	6
Osfi	Osmanthus x fortunei	200mm	34
Vt	Viburnum tinus	200mm	28
ACCENT PLANTING			
SYM	NAME	SIZE	QTY
Leg	Liriope giganteum 'Evergreen Giant'	140mm	24
GROUND COVERS			
SYM	NAME	SIZE	QTY
Cma	Convolvulus mauretanicus	140mm	12
Eme	Erigeron mucronatus	140mm	8
Gjb	Geranium himalayense x pratense 'Johnson's Blue'	140mm	26
Jpn	Juniperus procumbens 'Nana'	140mm	32
Rbl	Rosmarinus officinalis 'Blue Lagoon'	140mm	36
Tse	Thymus serpyllum	140mm	20
Vh	Viola hederacea	140mm	50

REV.	DESCRIPTION	DRAWN	APPROVED	DATE
A	FOR REVIEW	HJ	NH	08MAY20
B	FOR APPROVAL	HJ	NH	12MAY20
C	FOR APPROVAL	HJ	NH	22MAY20
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-





**LEGEND**

- existing trees
- proposed trees
- tree canopy cover

TREE CANOPY COVER :  
EXISTING + PROPOSED = 330m<sup>2</sup>  
= 23% OF 1435

REV.	DESCRIPTION	DRAWN	APPROVED	DATE
A	FOR APPROVAL	HJ	NH	22MAY20
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HARRIS HOBBS  
LANDSCAPES

Landscape Architect  
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w www.hhl.com.au

SCALE @A3  
1:200

012345678910m

DATE  
MAY 2020

CLIENT  
CAVIC

PROJECT  
BLOCK 13 SECTION 2 DEAKIN

DRAWING TITLE  
TREE CANOPY EXTENT

STATUS  
FOR APPROVAL

JOB  
20075

REV  
A

DWG  
302





## HARRIS HOBBS LANDSCAPES

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Tel. (02) 6273 4661 Fax. (02) 6273 4233  
Email. [hhl@hhl.com.au](mailto:hhl@hhl.com.au)

LANDSCAPE ARCHITECTURE

---

**Tomi Cavic**  
**Buildco**  
[Tomi@buildco.biz](mailto:Tomi@buildco.biz)

**22 May 2020**

**Block 13 Section 9 Deakin**  
**Landscape Design Report for Works Approval Submission**

***This report and the landscape design for the proposed development at block 13 Section 2 Deakin has been prepared in accordance with the Landscape and Sustainability Guidelines for the Deakin/Forrest Residential Area Precinct Code July 2018***

### **Landscape design metrics**

The proposed softscape areas after redevelopment is redevelopment is 41%  
The site coverage of existing and proposed trees (when mature) is 23%

### **Existing conditions**

The subject block is an established house and garden with planting generally around the front facade of the dwelling.

There is good quality screening top the west, and for part of the eastern boundary,.

There are few existing trees.

### **Soft landscape design intent**

The landscape design proposes retention of the viable shrub plantings to the front and side gardens.

The landscape design provides a perimeter hedge to the street boundary, back by medium scaled deciduous trees. The existing drive through driveway is proposed to be removed. The new soft landscape d zone will be a mix of grass and trees. A paved path is retained to access the west side of the block to the rear garden.

Exotic tree and shrub species have been selected to reflect the nature and style of the precinct. All plant species selected are suitable for site conditions and the various aspects around the development (north – sunny) south – shady etc, and are able to grow to full maturity. All planting is planted on natural ground, save for a small podium planter to be installed to the existing rear terrace, which will provide a vegetative screen between the pool zone and the main house.

Hedge species can be maintained at 1500mm height to the front garden, and can be higher to the side and rear garden.



**Private open spaces and deep root planting**

The private open spaces are located to the front garden for the street facing dwelling, and around the pool terrace for the second dwelling. Deep root planting is available for 3 medium scaled trees to the front garden – Acer rubrum October Glory, which will grow to 10m high x 8m diameter when mature.

The private space to the rear or pool zone does not have a specific new medium scaled tree, however there are shared existing trees to the neighbouring block which prevent the planting of a deep rooted tree due to root competition.

**Hardscape materials**

The existing brick paved driveway is proposed to be retained.

**Fences and hedges**

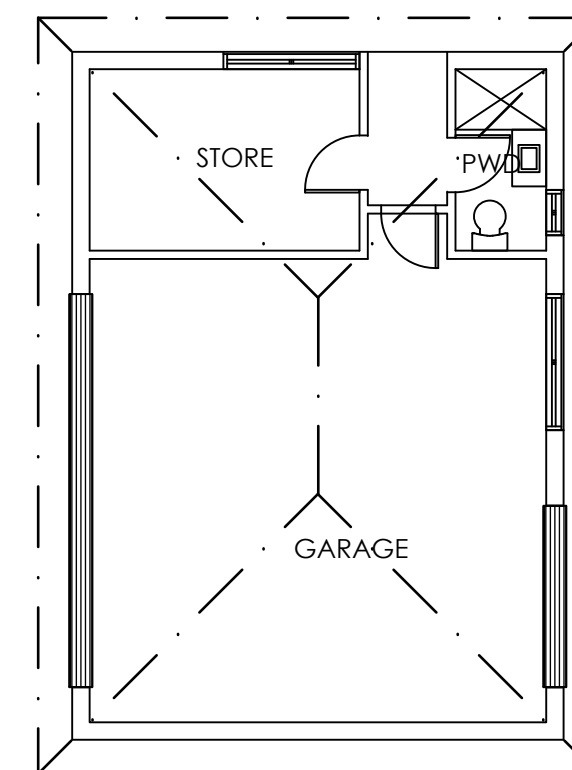
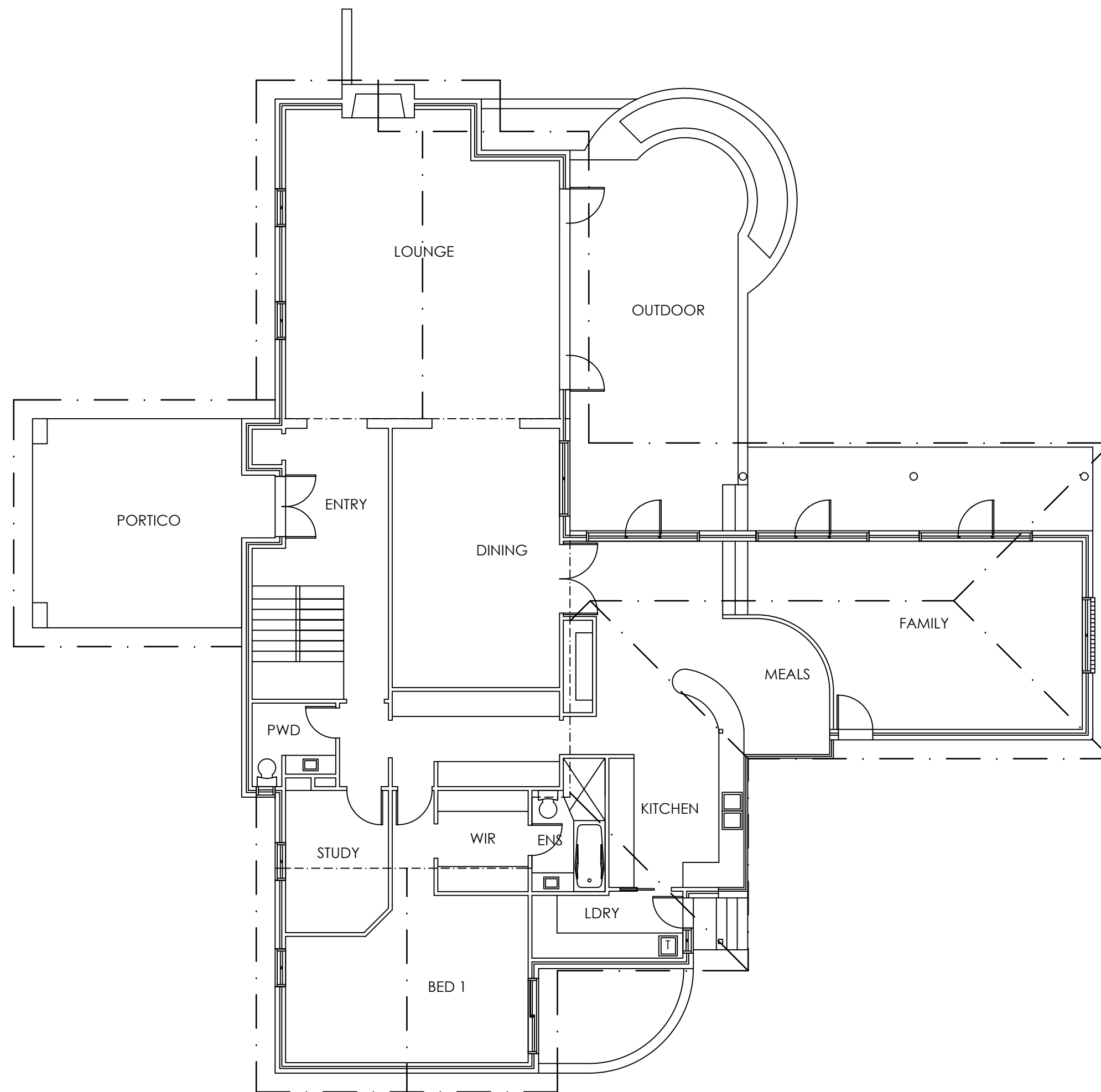
Existing fences and hedges to the side and rear gardens are proposed to be retained. Gaps to planting will be infilled with evergreen shrubs.

We look forward to hearing from you and will be pleased to provide any further information required.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Neil Hobbs', written in a cursive style.

**Neil Hobbs FAILA**  
**Registered Landscape Architect**



## EXISTING AREAS

EXISTING LOWER RESIDENCE	250.85 SQM
EXISTING UPPER RESIDENCE	73.41SQM
EXISTING UPPER RESIDENCE VOID	5.89 SQM
EXISTING UPPER RESIDENCE GFA	67.52SQM
GARAGE	59.15 SQM

## EXISTING RESIDENCE

**ARKITEX**

ALESSANDRO D'AMBROSIO

B.APPSC.ENVDESIGN  
B.ARCHITECTURE

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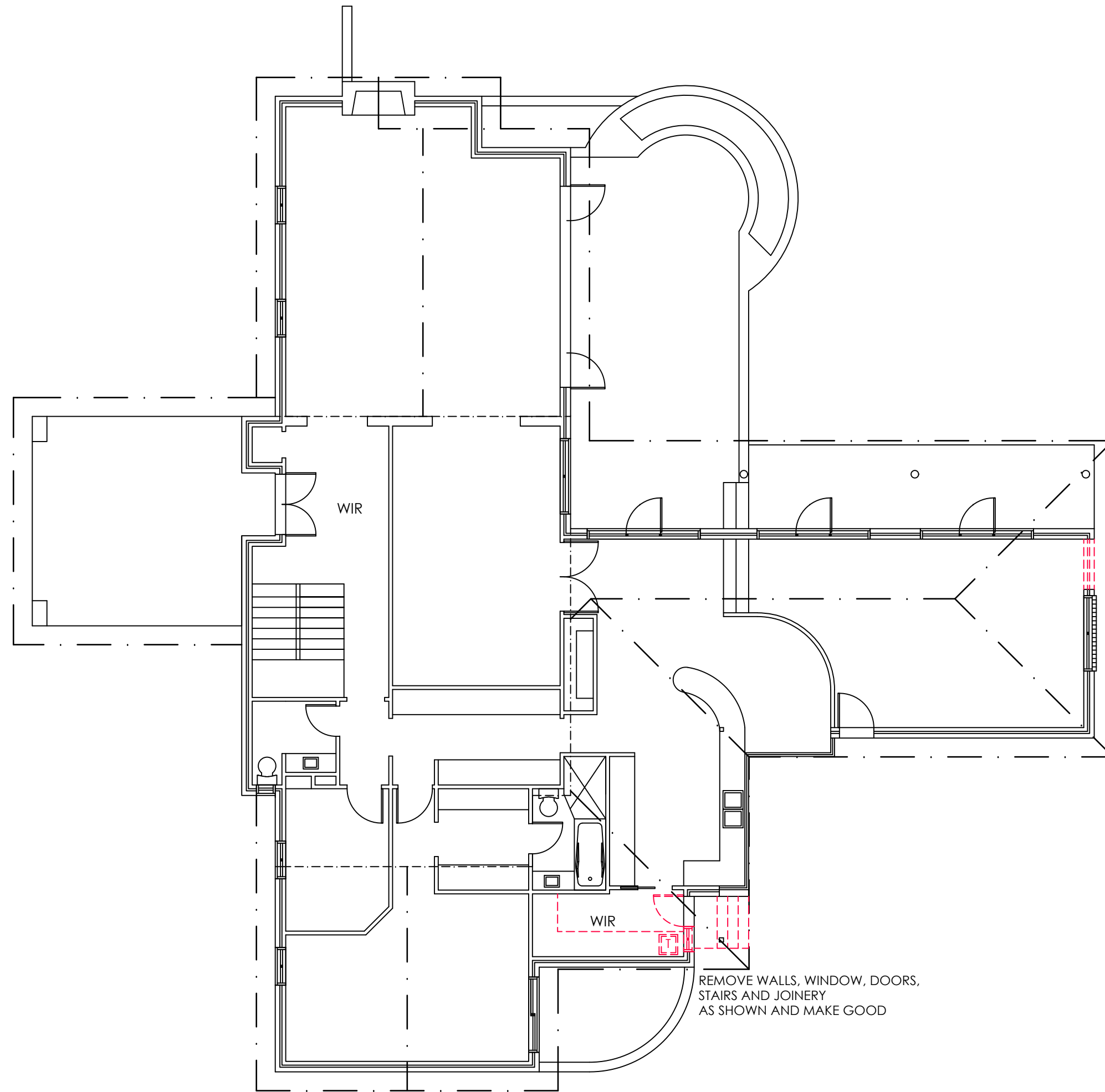
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CLIENT - NOTARAS

PROJECT - PROPOSED RESIDENCE  
BLOCK - 13  
SECTION - 2  
SUBURB - DEAKIN

FOR CONSTRUCTION  
DATE: 3.12.2019  
REVISION - A

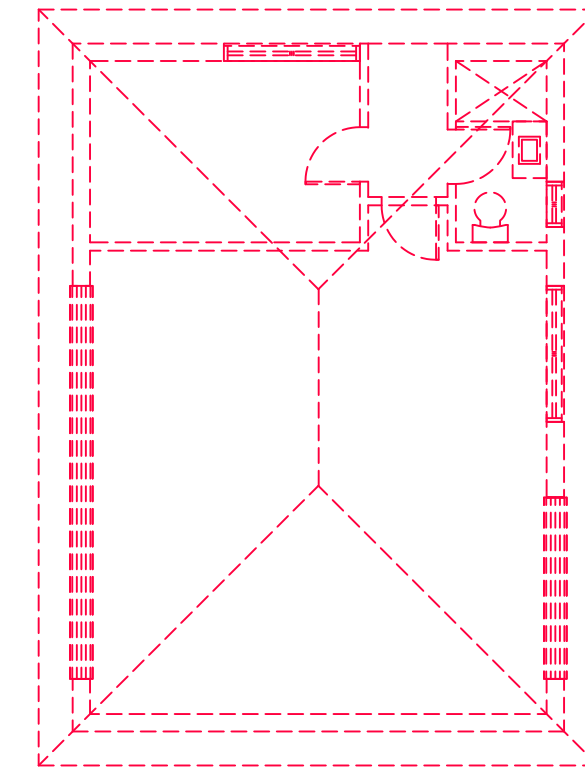
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SHEET No - A08





REMOVE EXISTING PART OF EXTERIOR WALL  
AS SHOWN AND MAKE GOOD

DASHED LINES INDICATE WALLS, WINDOWS, DOORS AND FIXTURES  
THAT ARE TO BE REMOVED AND EITHER DISPOSED OR RECYCLED



REMOVE EXISTING GARAGE  
AS SHOWN AND MAKE GOOD

AREA OF DEMOLITION  
GARAGE 59.15 SQM

DEMOLITION INTERNAL AND EXTERNAL

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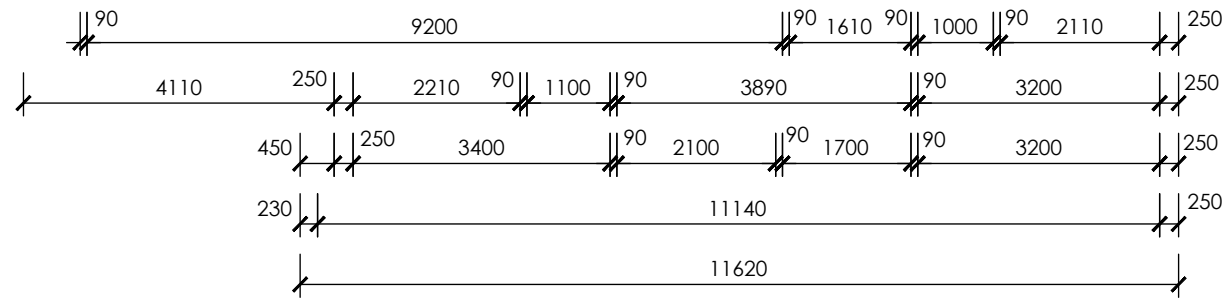
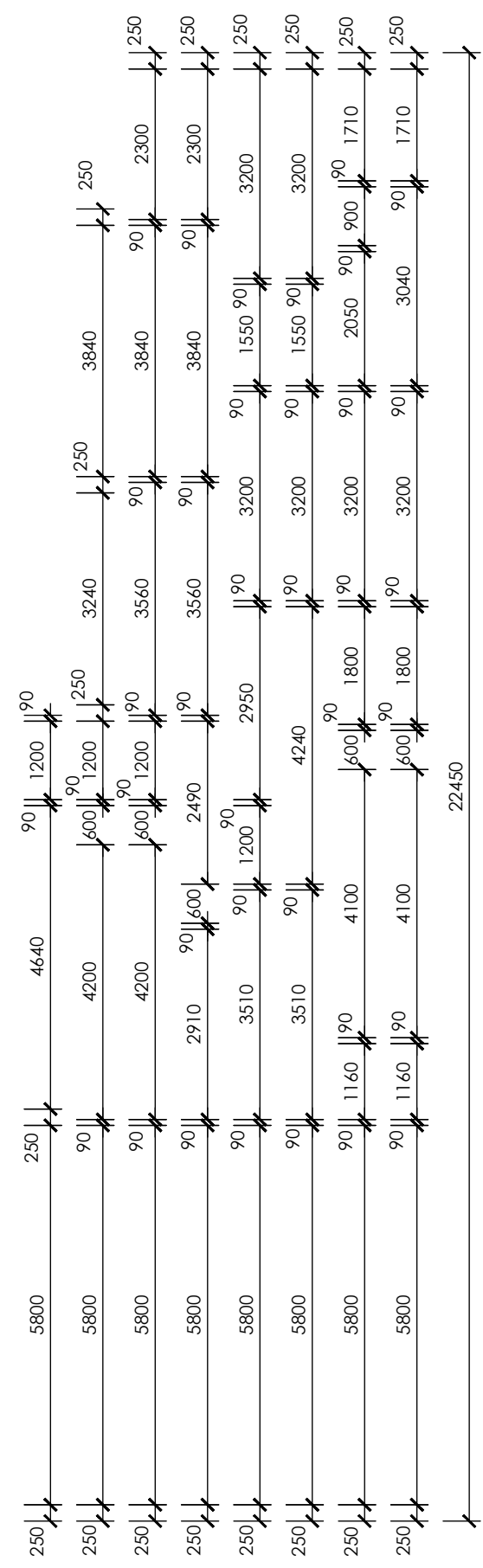
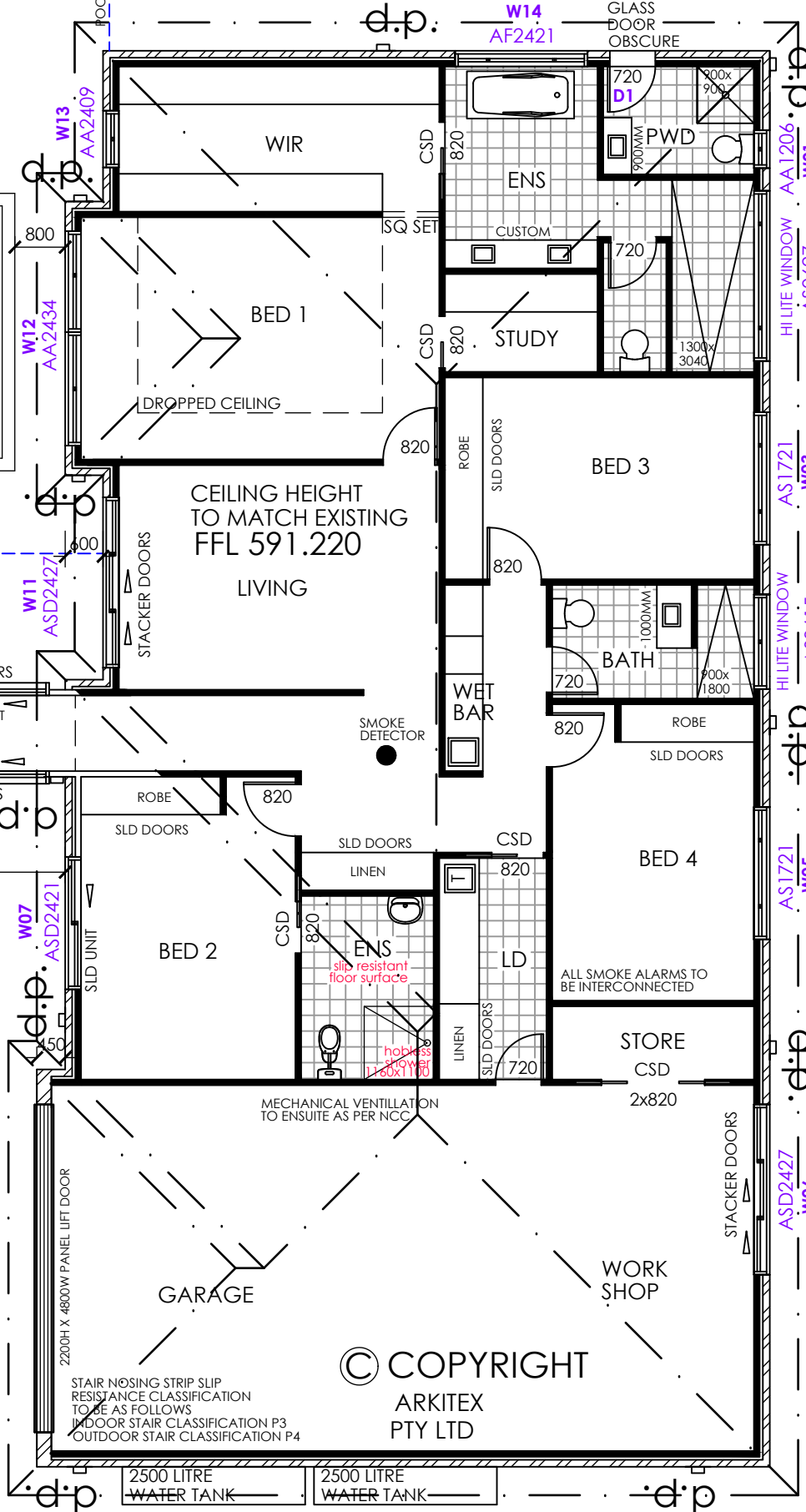
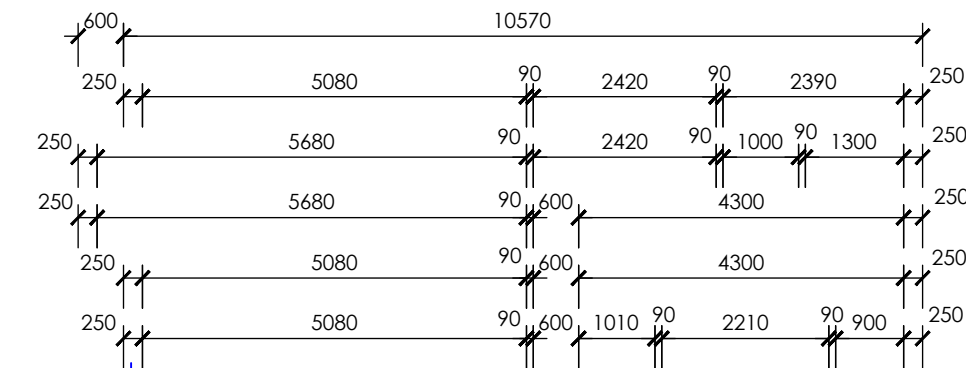
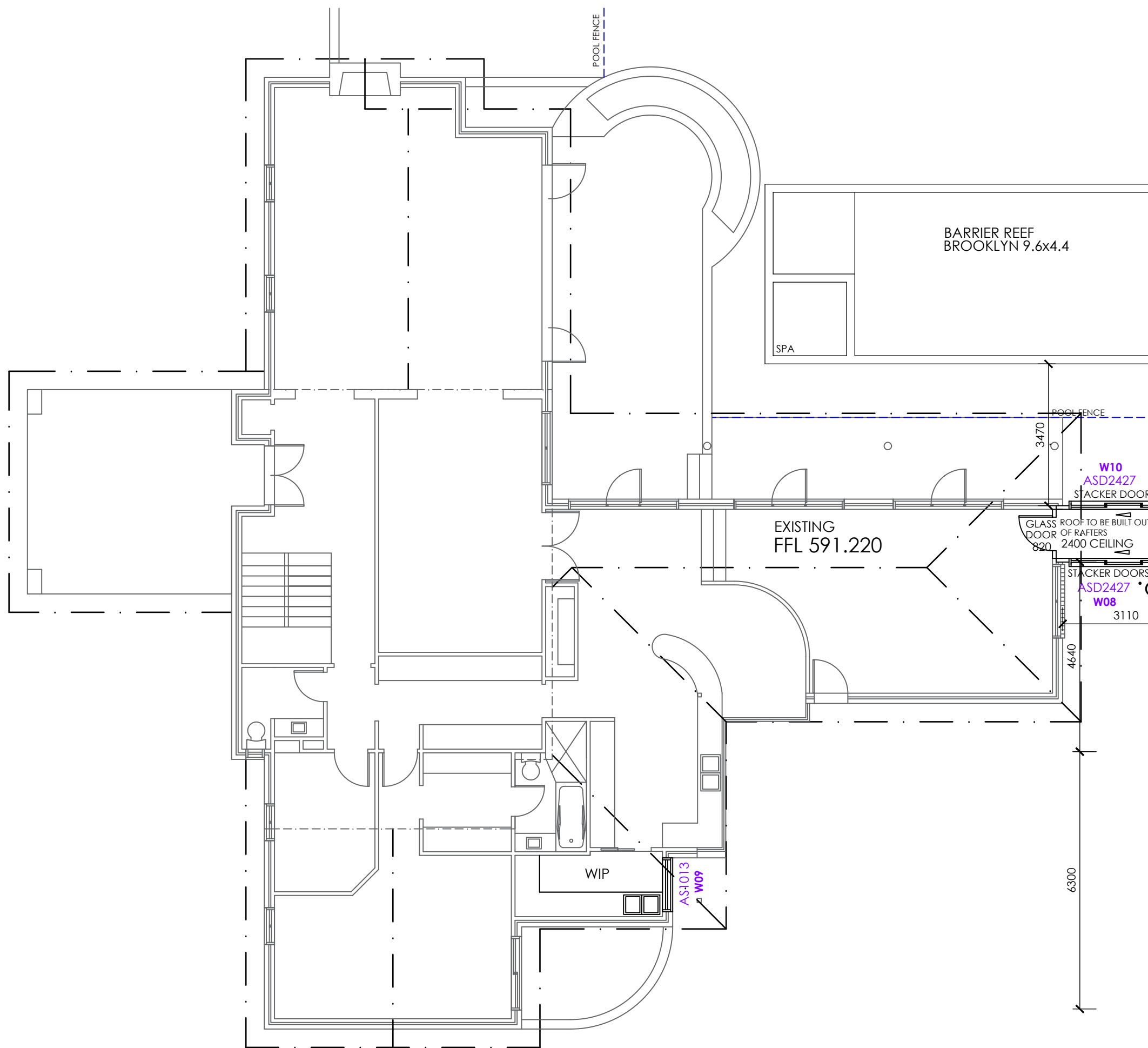
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DRAWING TITLE - DEMOLITION FLOOR PLAN  
CLIENT - NOTARAS

PROJECT - PROPOSED RESIDENCE  
BLOCK - 13  
SECTION - 2  
SUBURB - DEAKIN

FOR CONSTRUCTION  
DATE: 3.12.2019  
REVISION - A

JOB No: 1566  
SCALE: 1:100@A2  
SHEET No - A09

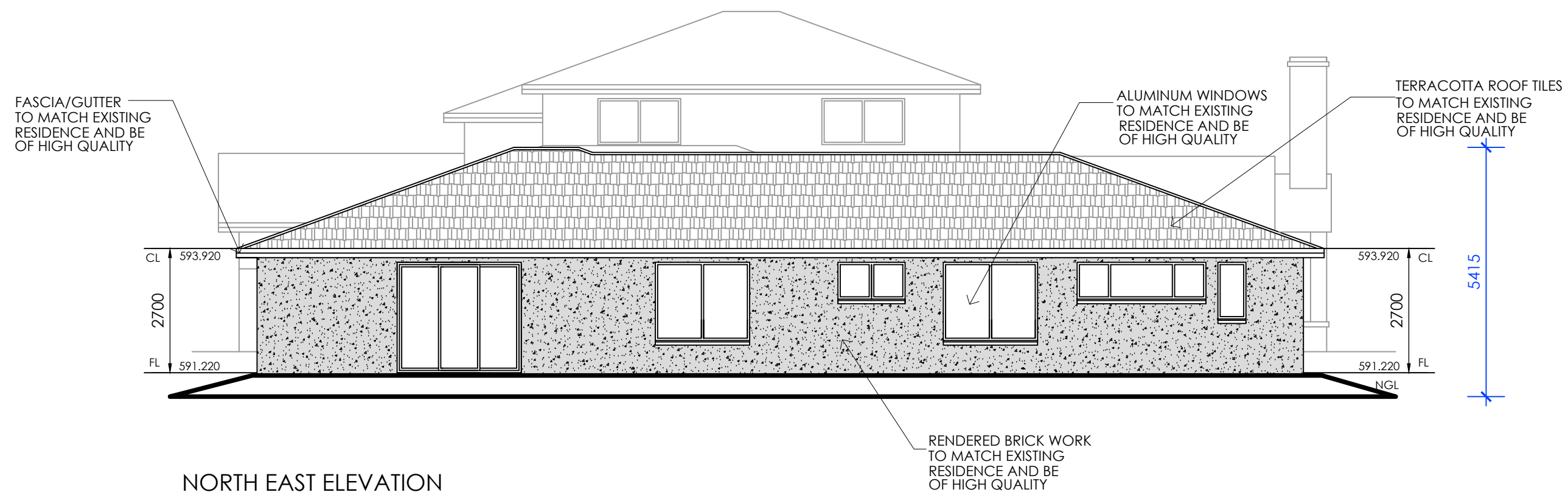
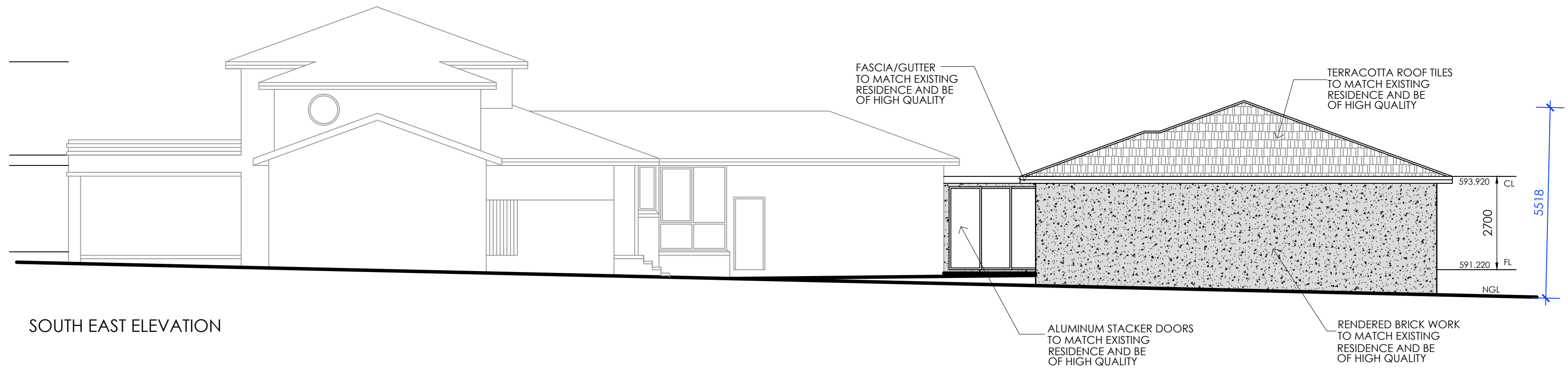


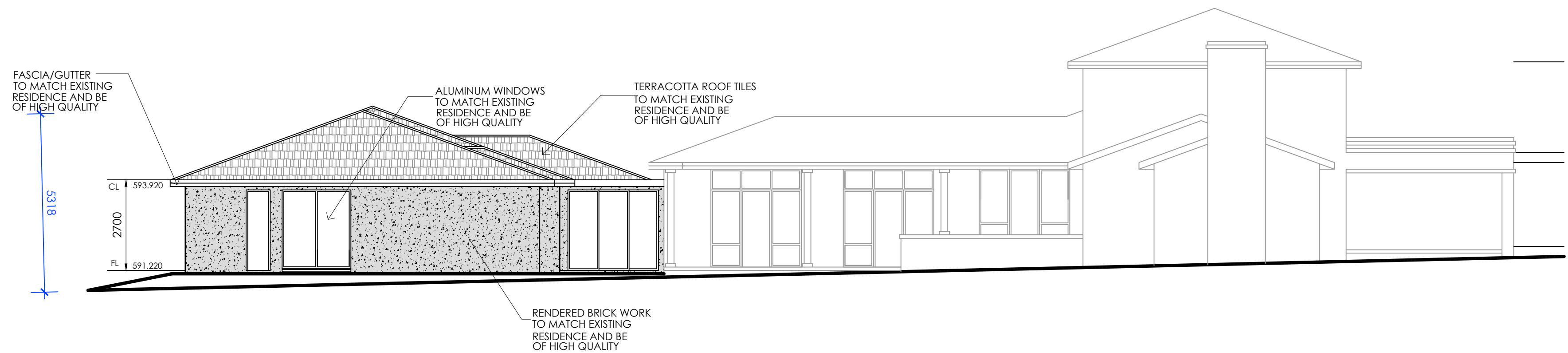
AREAS	
EXISTING LOWER RESIDENCE	250.85 SQM
EXISTING UPPER RESIDENCE	73.41 SQM
EXISTING UPPER RESIDENCE VOID	5.89 SQM
EXISTING UPPER RESIDENCE GFA	67.52 SQM
PROPOSED	
RESIDENCE ADDITIONS	184.09 SQM
GARAGE	70.41 SQM
<hr/>	
GROSS FLOOR AREA	572.87 SQM
TOTAL AREAS	572.87 SQM

ALL DIMENSIONS TO BE VERIFIED ON SITE BY  
BUILDER PRIOR TO CONSTRUCTION AS ALL  
DIMENSIONS HAVE BEEN TAKEN OFF  
EXISTING IMPERIAL PLANS

## PROPOSED ADDITIONS AND ALTERATIONS







NORTH WEST ELEVATION



**ARKITEX**  
ALESSANDRO D'AMBROSIO  
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DRAWING TITLE - ELEVATIONS  
CLIENT - NOTARAS

PROJECT - PROPOSED RESIDENCE  
BLOCK - 13  
SECTION - 2  
SUBURB - DEAKIN

FOR CONSTRUCTION  
DATE: 02.04.2020  
REVISION - C

JOB No: 1566  
SCALE: 1:100@A2  
SHEET No - A12







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BUILDER TO PROVIDE ALL LABOR, MATERIAL , FITTINGS, PLANT, TOOLS , PERMITS , INSURANCE , ETC NECESSARY FOR THE PROPER COMPLETION OF THE WORK AND ENSURE THAT ALL TRADES ARE THE BEST OF THEIR RESPECTIVE KINDS. BUILDER IS TO VISIT THE SITE AND INFORM HIMSELF OF SCOPE OF WORK PRIOR TO COMMENCING.

FOLLOW FIGURED DIMENSIONS ON THE DRAWINGS CHECK AND VERIFY DIMENSIONS PRIOR TO STARTING ANY WORK.

MATERIAL & WORKMANSHIP TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, THE ACT APPENDIX & ALL OTHER RELEVANT CODES BUILDER SHALL BE RESPONSIBLE FOR THE GENERAL WATER TIGHTNESS OF THE ENTIRE WORKS IN ALL TRADES.

GENERAL NOTES

- ALL DIMENSIONS ARE IN MILLIMETERS.
- DIMENSIONS TAKE PREFERENCE OVER SCALE AND ARE TO STRUCTURE NOT FINISH.
- CHECK AND VERIFY DIMENSIONS AND CONFIRM ANY EXISTING DIMENSIONS MARKED.
- WORK SHALL COMPLY WITH THE BCA AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS. ANY OUTDATED STANDARDS LISTED IN THESE NOTES ARE TO BE TAKEN TO REFER TO THE CURRENT EDITION.
- MANUFACTURES SPECIFICATION MEANS A CURRENT APPROVED SPECIFICATION FOR USE UNDER CONDITIONS APPLICABLE.

SITE WORKS

- SITE TO BE EXCAVATED AND OR FILLED TO THE LEVELS SHOWN.
- FOOTING TO PLACED AS PER BUILDER SPEC, ENGINEERING DETAILS OR SURVEY MARK.
- FOOTINGS TO BEAR ON NON-EXPANSIVE NATURAL MATERIALS HAVE A MIN BEARING CAPACITY OF 100KPA.
- GROUND SURFACE TO BE SLOPED 1:20 (MIN) AWAY FROM BUILDING FOR 900MM (MIN) AND TO A POINT WHERE PONDING WILL NOT OCCUR NEAR THE BUILDING.
- DISH DRAINS AND AGG. PIPES TO BE PROVIDED AS INDICATED TO FACILITATE DRAINAGE OF WATER AWAY FROM THE BUILDING TO THE DRAINAGE SYSTEM.

RETAINING WALLS

- RETAINING WALLS NOT SPECIFICALLY DETAILED, AND FOUNDATION WALLING REQUIRED TO RETAIN EARTH ARE TO BE A MIN 230MM THICK, UP TO A HEIGHT OF 750MM OF RETAINED EARTH. CAVITY WALLS USED TO RETAIN EARTH ARE TO HAVE THE LEAF ADJACENT TO THE RETAINED EARTH A MINIMUM OF 230MM THICK, TO A MAXIMUM OF 900MM OF RETAINED EARTH HEIGHT.
- ALL RETAINING WALL BE TO PROPERLY BONDED AND PROVIDE AGRICULTURAL DRAIN TO THE EARTH SIDE OF THE WALL.
- FOR RETAINING WALLS ABOVE HEIGHTS OF RETAINED EARTH LISTED ABOVE SHALL REQUIRED ENGINEERING DETAILS.
- ALL RETAINING WALLS ARE TO COMPLY WITH PLANNING POLICY ON RETAINING WALLS AND EMBANKMENTS ON RESIDENTIAL BUILDING SITES.

DESIGN LOADS

- ALL TIMBER MEMBER SIZES DEDUCED FROM AS 1684
- ALL REMAINING TIMBERS SIZING TO BE DEDUCED FROM AUSTRALIAN DOMESTIC CONSTRUCTION MANUALS OR MANUFACTURES DRAWINGS AND SPECIFICATIONS.
- ALL STEEL MEMBERS TO BE IN ACCORDANCE WITH THE ENGINEERS DRAWINGS AND SPECIFICATIONS.

FOOTINGS

- FOOTINGS TO BE IN ACCORDANCE WITH AS 2870 PART 1.

REINFORCED CONCRETE

- REINFORCE CONCRETE SLAB ON GROUND TO BE CONSTRUCTED IN ACCORDANCE WITH AS 2870.1
- PROVIDE CLEAN WELL - CONSOLIDATED FILL UNDER SLAB AS REQUIRED. WHERE FILL EXCEEDS 400MM PROVIDE BRICK PIER AT 1500MM CENTERS. WITH 2 LAYERS OF (TOP & BOTTOM) OF REINFORCING FABRIC IN SLAB ABOVE PIERS. 0.2MM POLYETHYLENE MOISTURE BARRIER UNDER CONCRETE SLAB.
- PROVIDE REINFORCE CONCRETE STRIPS OR THICKENING IN SLAB UNDER LOAD BEARING WALLS AS PER AS 2870.1
- ALL REINFORCED CONCRETE SHALL BE IN ACCORDANCE WITH THE ENGINEERS DETAILS AND SPECIFICATIONS.

CEMENT MORTAR

- 6 PART SAND, 1 PART CEMENT, 1 PART LIME.

BLOCK WORK

- ALL BLOCK WORK SHALL BE IN ACCORDANCE WITH THE ENGINEERS DETAILS AND SPECIFICATIONS.
- ALL CONCRETE BLOCK WORK AND REINFORCED MASONRY UNITS SHALL COMPLY WITH AS 1500 , AS 4473 OR AS 3700 - 2018.
- CONSTRUCTION BEDDING,- ALL FACE AND END JOINTS SHALL BE FULLY FILLED WITH MORTAR AND JOINTS SHALL BE SQUEEZED TIGHT. SLUSHING OF MORTAR INTO JOINTS SHALL NOT BE PERMITTED. THE FIRST COURSE OF BLOCKS SHALL BE LAID ON A FULL BED OF MORTAR.
- JOINTS - INTERNAL JOINTS SHALL BE IRONED. WHERE FLUSH JOINTS ARE LEFT EXPOSED THEY SHALL BE FIRST COMPACTED, THEN REPOINTED AND EXCESS MORTAR REMOVED. ALL OTHER JOINT SHALL BE FINISHES AS SPECIFIED WITH A JOINT SHAPING TOOL TO AN ADEQUATELY COMPACTED SURFACE.
- ARTICULATION JOINTS - SHALL BE LOCATED WHERE SPECIFIED AND SHALL FORM A CONTINUOUS VERTICAL BREAK FROM TOP TO BOTTOM OF THE WALL OR FROM BOND BEAM. JOINTS SHALL BE FILLED WITH MORTAR AND RAKED BACK 16MM AND POINTED WITH A NON-HARDENING PLASTIC FILLER. NO REINFORCING SHALL BE CARRIED ACROSS CONTROL JOINT. PROVISION SHALL BE MADE FOR ADEQUATE LATERAL STABILITY. ARTICULATION JOINTS ARE PROHIBITED OVER GARAGE DOORS.
- JOINT REINFORCEMENT - REINFORCE EVERY 600MM IN HEIGHT AND IN THE TWO COURSES IMMEDIATELY ABOVE AND BELOW WINDOW OPENINGS. LAP MESH AT LEAST 150MM AT ALL JOINTS AND INTERSECTIONS EXCEPT AT ARTICULATION AND EXPANSION JOINTS WHERE A SLIP JOINT MAY BE REQUIRED.
- WEATHERPROOFING - ALL CONCRETE MASONRY WALL EXPOSED TO THE WEATHER OR BELOW GROUND LEVEL SHALL BE ADEQUATELY WATER PROOFED, USING AN APPROVED PAINT OR OTHER COATING AND APPLIED IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS AND INSTRUCTIONS.

BRICKWORK

- BRICKWORK AS SELECTED GENERALLY 230 X 110 X76 MM BRICKS BONDED IN STRETCHER BOND. MORTAR TO COMPLY WITH THE REQUIREMENTS OF RELEVANT SAA CODES.
- BRICKWORK TO CONFORM TO AS 3700 - 2015 - MASONRY STRUCTURES.
- WALLS SHALL HAVE A CONTINUOUS CAVITY KEPT CLEAR OF MORTAR DROPPINGS.
- BRICK FOUNDATION WALLS UNDER TIMBER FLOORS SHALL HAVE BRICK VENTS AT 2000MM SPACING.
- PROVIDE WALL TILES AT 600MM SPACING BOTH VERTICAL AND HORIZONTAL, AND WITHIN 300MM OF ARTICULATION JOINTS.
- ARTICULATION/ CONTROL JOINTS - TO BRICK WALLS IN ACCORDANCE WITH AS4773.2 - 2015 - MASONRY FOR SMALL BUILDINGS.
- ARTICULATIONS JOINT SHALL FORM A CONTINUOUS VERTICAL JOINT FORM TOP TO BOTTOM OF THE WALL. ARTICULATION JOINT SPACING SHALL NOT EXCEED 6000MM.

LINTELS FOR BRICKWORK

- WHERE SPAN ARE 1500MM PROVIDE 150MM BEARING ONTO BRICKWORK. WHERE SPAN ARE OVER 1500 MM PROVIDE 230MM BEARING ON TO BRICKWORK. WHERE STEEL ANGLE ARE USED ENSURE THAT THE LONGER LEG IS PLACED VERTICAL.
- PROVIDE DAMPROOF COURSE AT BEARER SEATING LEVELS PROVIDE STEPPED CAVITY FLASHING WITH WEEP HOLES AT 1200MM CENTERS TO THE EXTERNAL BRICK SKIN AT GROUND FLOOR LEVEL , UNDER WINDOW SILLS AND BRICKWORK ABOVE WINDOWS.
- EXTERNAL STEPS TO BE 75MM REINFORCE CONCRETE. RISER : 172MM GOING : 250 MM MIN UNLESS OTHERWISE NOTED.

STEEL WORK

- ALL STEEL WORK SHALL BE IN ACCORDANCE WITH THE ENGINEERS DRAWINGS, DETAILS AND SPECIFICATIONS.

TIMBER FRAMING

- ALL TIMBER WORK TO COMPLY WITH THE REQUIREMENTS OF AS 1684 NATIONAL TIMBER FRAMING CODE 90X35MM PINE PLATE & NOGGIN PROVIDE SECOND 90X45MM TOP PLATE TO ALL LOAD -BEARING WALLS. 90X35MM PINE STUDS AT 450MM CENTERS TO ALL LOAD - BEARING WALLS & AT 600 MM CENTERS TO NON LOAD-BEARING WALLS 90X35MM PINE STUDS AT 450MM CENTERS TO ALL LOAD - BEARING WALLS & AT 600MM CENTERS TO NON LOAD-BEARING WALLS PROVIDE 90X45MM F8 STUDS TO BOTH SIDES OF OPENING CARRYING LINTELS F8 TIMBER TO WALLS SUPPORTING TRUSSES WITH SPANS GREATER THAN 6.0M 50X38 MM CEILING BATTENS AT 450MM CENTERS 10 MM PLASTER BOARD WALL & CEILING LINING FIBROUS CEMENT SHEET WALL LINING TO EAVES.
- ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH AS 1684.2-2010 - RESIDENTIAL TIMBER FRAMED CONSTRUCTION - NON - CYCLONIC REGIONS.
- PRE FABRICATED FRAMES AND ROOF TRUSSES SHALL BE INSTALLED AS PER THE MANUFACTURES DRAWINGS, SPEC AND DETAILS.

ROOF

- TRUSSES AT 900MM CENTERS IN ACT AND 600MM CENTERS IN NSW AND FIX MANUFACTURERS SPECIFICATIONS.
- LINTEL SIZE TO TRUSS MANUFACTURERS CHART.
- CONCRETE ROOF TILES AS SELECTED.
- METAL FASCIA & GUTTER AS SELECTED.
- PLASTER INTERNAL LINING. WALL FRAMING TO ALL ROOMS TO BE COVERED JOINTS BEING BACKED WITH EITHER NOGGINS OR STUDS AS REQUIRED BY MANUFACTURER.
- ALL THINGS SHALL BE SECURELY FIXED PLASTER BOARD ( MIN 10MM THICK) WALL & CEILING LINING.
- FIBROUS CEMENT SHEET WALL LINING TO WET AREAS. PROVIDE CORNICE OR AS SELECTED SHALL BE FIXED AT INTERSECTION OF ALL BEAMS AND WALL JUNCTIONS WITH CEILINGS.
- FIBROUS CEMENT SHEET LINING TO EAVES.

DRAINAGE & PLUMBING

- PROVIDE ALL NECESSARY DRAINAGE REQUIRED FOR THE DISCHARGE & CONNECTIONS TO APPROPRIATE TIES OF SEWAGE & STORMWATER & OTHER DRAINAGE SERVICES AS REQUIRED FOR THE PROPER FUNCTIONING OF FACILITIES AS REQUIRED BY THE APPROPRIATE AUTHORITIES PROVIDE ALL AGRICULTURAL DRAINS AS REQUIRED TO DIVERT WATER & MOISTURE, WHICH MAY CAUSE SEEPAGE TO THE BUILDING STRUCTURE.
- PROVIDE ALL NECESSARY PLUMBING MATERIAL & SERVICES REQUIRE FOR THE PROPER OPERATION OF ALL SANITARY FIXTURES & FITTINGS. WATER SUPPLY & RETICULATION, ROOF PLUMBING, FLASHING & THE LIKE AS NECESSITATE BY THE WORKS.

WET AREA SURFACES

- ALL WET AREAS TO COMPLY WITH BCA 3.8.1.2 AND AS 3740.
- FLOOR SURFACES TO BATHROOM AND LAUNDRY AREAS SHALL BE IMPERVIOUS. WITH THE JUNCTIONS BETWEEN WALL AND FLOOR FLASHED TO PREVENT MOISTURE PENETRATION INTO WALLS.
- SPLASH BACKS SHALL BE IMPERVIOUS FOR 150MM ABOVE SINKS, TROUGHS AND HAND BASINS WITHIN 75MM OF THE WALL.
- CERAMIC TILES OR OTHER APPROVED IMPERVIOUS MATERIAL TO SHOWER WALLS TO A HEIGHT OF 1800 MIN ABOVE THE FLOOR.

POOL FENCING

- ALL POOL FENCING SHALL BE A MIN 1200MM HIGH AND IN ACCORDANCE WITH AS 1926.1 - 2012.

STAIR REQUIREMENTS

- STAIRS SHALL BE CONSTRUCTED IN ACCORDANCE WITH BCA 3.9.1 - BCA 3.9.2.
- PROVIDE HANDRAIL ALONG FULL LENGTH OF THE FLIGHT. TOP SURFACE OF HANDRAIL TO BE NO LESS THAN 865MM VERTICALLY ABOVE THE STAIR TREAD NOSING - BCA 3.9.2.4.
- TREAD SURFACE OR NOSING STRIP TO HAVE A SLIP RESISTANCE CLASSIFICATION PER TABLE 3.9.1.1.
- OPENINGS BETWEEN TREADS/BALURSTADES NOT TO PERMIT 125MM SPHERE TO PASS THROUGH.
- RISER AND GOINGS TO BE IN ACCORDANCE WITH BCA FIG. 3.9.1.2.
- MIN TREAD SIZE 240MM - MIN RISER 115MM (NON SPIRAL STAIR)
- MAX TREAD SIZE 355MM - MAX RISER 190MM (NON SPIRAL STAIR)
- CEILING HEIGHT IN STAIRWAY MIN. 2M MEASURED VERTICALLY ABOVE NOSING LINE BCA 3.8.2.2.

BUSH FIRE ATTACK LEVEL (BAL)

- WHERE A BUILDING IS TO BE CONSTRUCTED IN A BUSHFIRE PRONE AREA, THE BAL INDEX (EG BAL 19 - BAL 12.5 ETC) SHALL BE DETERMINED FOR THE SITE.
- BUILDINGS ON LAND WITH A BAL RATING SHALL BE CONSTRUCTED IN ACCORDANCE WITH AS 3959 - 2018.

SMOKE ALARM

- SMOKE ALARM TO BE HARD WIRED WITH EMERGENCY BACKUP INSTALLED PER AS 3786 - 2014.

PAINTER

- PROVIDE ALL PAINTERS WORK AS REQUIRED BY THE BUILDER & AS NECESSITATE BY NATURE OF THE JOB.
- WORK TO BE FINISHED IN THE BEST MANNER, ENSURE SURFACES ARE SMOOTH & PERFECTLY CONDITIONED TO TAKE THE APPLIED FINISH.

ELECTRICAL

- SUPPLY ERECT & CONNECT ALL NECESSARY MATERIALS TO COMPLETE THE ELECTRICAL INSTALLATION FOR IT'S FULL SATISFACTORY OPERATION AS & IN ACCORDANCE WITH AUTHORITY REQUIREMENTS, RELEVANT

CODES & REGULATIONS & AS DIRECTED BY THE BUILDER. FORWARD ALL NOTICES ARRANGE FOR ALL INSPECTIONS AS REQUIRED BY THE RELEVANT AUTHORITY.

- SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH BCA, BUILDING NOTE 19 & TO COMPLY WITH AS3786. SMOKE ALARMS ARE TO BE CONNECTED MAINS POWER WITH BATTERY BACKS, & WIRED IN ACCORDANCE WITH AS3000.

WINDOWS

- PROVIDE ALL NECESSARY MATERIALS. FIXINGS, FRAMES, GLAZING, , FLY SCREENS & THE LIKE CONFORMING TO ALL-RELEVANT TRADE PRACTICES & CODES. ENSURE THE CORRECT OPERATION OF WINDOWS, SLIDING DOORS & THE LIKE ENSURING CORRECT PROTECTION FROM THE WATER & THE LIKE.

EXTERNAL

- GROUND LEVELS & STEPS ARE APPROXIMATE ONLY. ACTUAL GROUND /SIDE CONDITIONS TO BE VERIFIED PRIOR TO CONSTRUCTIONS.

PLIABLE BUILDING MEMBRANE

- 3.8.7.2 PLIABLE BUILDING MEMBRANE (A) WHERE A PLIABLE BUILDING MEMBRANE IS INSTALLED IN AN EXTERNAL WALL, IT MUST-- (I) COMPLY WITH AS/NZS 4200.1; AND (II) BE INSTALLED IN ACCORDANCE WITH AS 4200.2; AND (III) BE A VAPOUR PERMEABLE MEMBRANE FOR CLIMATE ZONES 6, 7 AND 8; AND (IV) BE LOCATED ON THE EXTERIOR SIDE OF THE PRIMARY INSULATION LAYER OF WALL ASSEMBLIES THAT FORM THE EXTERNAL ENVELOPE OF A BUILDING. (B) EXCEPT FOR SINGLE SKIN MASONRY OR SINGLE SKIN CONCRETE, WHERE A PLIABLE BUILDING MEMBRANE IS NOT INSTALLED IN AN EXTERNAL WALL, THE PRIMARY WATER CONTROL LAYER MUST BE SEPARATED FROM WATER SENSITIVE MATERIALS BY A DRAINED CAVITY.

RELEVANT STANDARDS

- AS 1288 - 2006 GLASS IN BUILDINGS SELECTIONS AND INSTALLATION.
- AS 1562 - PART 1 2018 DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING METAL.
- AS 1684.2 - 2010 RESIDENTIAL TIMBER FRAMED CONSTRUCTION - NON CYCLONIC REGIONS.
- AS 2049 - 2002 ROOF TILES.
- AS 2050 - 2018 INSTALLATION OF ROOF TILES.
- AS 2870 - 2011 RESIDENTIAL SLAB AND FOOTINGS - CONSTRUCTION.
- AS/NZS 2904 - 1995 DAMP-PROOF COURSE AND FLASHINGS.
- AS 3600 - 2018 CONCRETE STRUCTURES.
- AS 3660 - 2014 BARRIERS FOR SUBTERRANEAN TERMITES.
- AS 3700 - 2018 MASONRY STRUCTURES.
- AS 3740 - 2010 WATERPROOFING OF DOMESTIC WET AREAS.
- AS 4055 - 2012 WIND LOADING FOR HOUSING.
- AS 4100 - 1998 STEEL STRUCTURES.

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SAFE DESIGN OF STRUCTURES - CODE OF PRACTICE

1. FALLS, SLIPS AND TRIPS

1.1 WORKING AT HEIGHTS

1.1.1 DURING CONSTRUCTION

WHEREVER POSSIBLE, COMPONENTS FOR THIS BUILDING SHOULD BE PREFABRICATED OFF SITE OR AT GROUND LEVEL TO MINIMISE THE RISK OF WORKERS. FALLING MORE THAN TWO METERS, HOWEVER, CONSTRUCTION OF THIS BUILDING WILL. REQUIRE WORKERS TO BE WORKING AT HEIGHTS WHERE A FALL IN EXCESS OF TWO METERS IS POSSIBLE AND INJURY IS LIKELY TO RESULT FROM SUCH A FALL. THE BUILDER SHOULD PROVIDE A SUITABLE BARRIER WHEREVER A PERSON IS REQUIRED TO WORK IN A SITUATION WHERE FALLING MORE THAN TWO METERS IS A POSSIBILITY.

1.1.2 DURING OPERATION OR MAINTENANCE

HOUSES OR OTHER LOW-RISE BUILDINGS WHERE SCAFFOLDING IS APPROPRIATE - CLEANING AND MAINTENANCE OF WINDOWS, WALLS, ROOTS OR OTHER COMPONENTS OF THIS BUILDING WILL REQUIRE PERSONS TO BE SITUATED WHERE A FALL FROM A HEIGHT IN EXCESS OF TWO METERS IS POSSIBLE. WHERE THIS TYPE OF ACTIVITY IS REQUIRED, SCAFFOLDING, LADDERS AND TRESTLES SHOULD BE USED IN ACCORDANCE WITH RELEVANT CODES OF PRACTICE, REGULATIONS OR LEGISLATION. BUILDINGS WHERE SCAFFOLDING, LADDERS AND TRESTLES ARE NOT APPROPRIATE - CLEANING AND MAINTENANCE OF WINDOWS, WALLS, ROOTS OR OTHER COMPONENTS OF THE BUILDING WILL REQUIRE PERSONS TO BE SITUATED WHERE A FALL FROM A HEIGHT IN EXCESS OF TWO METERS IS POSSIBLE. WHERE THIS TYPE OF ACTIVITY IS REQUIRED, FALL BARRIERS OR PERSONAL PROTECTIVE EQUIPMENT (PPE) SHOULD BE USED IN ACCORDANCE WITH RELEVANT CODES OF PRACTICE REGULATIONS OR LEGISLATION.

1.1.3 ANCHORAGE POINTS

ANCHORAGE POINTS FOR PORTABLE SCAFFOLD OR FALL ARREST DEVICES HAVE BEEN INCLUDED IN THE DESIGN FOR USE BY MAINTENANCE WORKERS. ANY PERSONS ENGAGED TO WORK ON THE BUILDING AFTER COMPLETION OF CONSTRUCTION WORK SHOULD BE INFORMED ABOUT THE ANCHORAGE POINTS.

1.2 SLIPPERY OR UNEVEN SURFACES

1.2.1 FLOOR FINISHES -- SPECIFIED

IF FINISHES HAVE BEEN SPECIFIED BY THE DESIGNER, THESE HAVE BEEN SELECTED TO MINIMISE THE RISK OF FLOORS AND PAVED AREAS BECOMING SLIPPERY WHEN WET OR WHEN WALKED ON WITH WET SHOES/FEET. ANY CHANGES TO THE SPECIFIED FINISH SHOULD BE MADE IN CONSULTATION WITH THE DESIGNER OR, IF THIS IS NOT PRACTICAL, SURFACES WITH AN EQUIVALENT OR BETTER SLIP RESISTANCE SHOULD BE CHOSEN.

1.2.2 FLOOR FINISHES - BY OWNER

IF THE DESIGNER HAS NOT BEEN INVOLVED IN THE SELECTION OF SURFACE FINISHES, THE OWNER IS RESPONSIBLE FOR THE SELECTION OF SURFACE FINISHES IN THE PEDESTRIAN-TRAFFICABLE AREAS OF THE BUILDING. SURFACES SHOULD BE SELECTED IN ACCORDANCE WITH AS/HB 197:1999 AND AS/NZS

1.2.3 STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

DUE TO THE DESIGN REQUIREMENTS FOR THE BUILDING, STEPS AND/OR RAMPS ARE INCLUDED IN THE BUILDING THAT MAY BE A HAZARD TO WORKERS CARRYING OBJECTS OR OTHERWISE OCCUPIED. STEPS SHOULD BE CLEARLY MARKED WITH BOTH VISUAL AND TACTILE WARNINGS DURING CONSTRUCTION, MAINTENANCE, DEMOLITION, AND AT ALL TIMES WHEN THE BUILDING OPERATES AS A WORKPLACE.

BUILDING OWNERS AND OCCUPIERS SHOULD MONITOR THE PEDESTRIAN ACCESS WAYS AND, IN PARTICULAR, ACCESS TO AREAS WHERE MAINTENANCE IS ROUTINELY CARRIED OUT, TO ENSURE THAT SURFACES HAVE NOT MOVED OR CRACKED SUCH THAT THEY BECOME UNEVEN AND PRESENT A TRIP HAZARD SPILLS. LOOSE MATERIAL, STRAY OBJECTS OR ANY OTHER MATTER THAT MAY CAUSE A SLIP OR TRIP SHOULD BE CLEANED OR REMOVED FROM ACCESS WAYS. CONTRACTORS SHOULD BE REQUIRED TO MAINTAIN A TIDY WORK SITE DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION TO REDUCE RISK OF TRIPS AND FALLS AT THE WORKPLACE. MATERIALS FOR CONSTRUCTION OR MAINTENANCE SHOULD BE STORED IN DESIGNATED AREAS AWAY FROM ACCESS WAYS AND WORK AREAS.

2. FALLING OBJECTS

2.1 LOOSE MATERIALS OR SMALL OBJECTS

CONSTRUCTION, MAINTENANCE OR DEMOLITION WORK ON OR AROUND THE BUILDING IS LIKELY TO INVOLVE PERSONS WORKING ABOVE GROUND LEVEL OR ABOVE FLOOR LEVELS. WHERE THIS OCCURS, ONE OF THE FOLLOWING MEASURES SHOULD BE TAKEN TO AVOID OBJECTS FALLING, FROM THE AREA WHERE WORK IS BEING CARRIED OUT, ONTO PERSONS BELOW.

1. PREVENT OR RESTRICT ACCESS TO AREAS BELOW WHERE THE WORK IS BEING CARRIED OUT.
2. PROVIDE TOE BOARDS TO SCAFFOLDING AND WORK PLATFORMS
3. PROVIDE A PROTECTIVE STRUCTURE BELOW THE WORK AREA.
4. ENSURE THAT ALL PERSONS BELOW THE WORK AREA HAVE PERSONAL PROTECTIVE EQUIPMENT.

2.2 BUILDING COMPONENTS

DURING CONSTRUCTION, RENOVATION OR DEMOLITION OF THE BUILDING, PARTS OF THE STRUCTURE INCLUDING FABRICATED STEELWORK, HEAVY PANELS AND MANY OTHER COMPONENTS WILL REMAIN STANDING PRIOR TO OR AFTER SUPPORTING PARTS ARE IN PLACE. CONTRACTORS SHOULD ENSURE THAT TEMPORARY BRACING OR OTHER REQUIRED SUPPORT IS IN PLACE AT ALL TIMES WHEN COLLAPSE, WHICH MAY INJURE PERSONS IN THE AREA, IS A POSSIBILITY. MECHANICAL LIFTING OF MATERIALS AND COMPONENTS DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION PRESENTS A RISK OF FALLING OBJECTS. CONTRACTORS SHOULD ENSURE THAT APPROPRIATE LIFTING DEVICES ARE USED, THAT LOADS ARE PROPERLY SECURED, AND THAT ACCESS TO AREAS BELOW THE LOAD IS PREVENTED OR RESTRICTED.

3. TRAFFIC MANAGEMENT

BUILDINGS ON A MAJOR ROAD, NARROW ROAD OR STEEPLY INCLINED ROAD -PARKING OF VEHICLES OR LOADING/UNLOADING OF VEHICLES ON THE ROADWAY MAY CAUSE A TRAFFIC HAZARD. DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION OF THE BUILDING, DESIGNATED PARKING FOR WORKERS AND LOADING AREAS SHOULD BE PROVIDED. TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE RESPONSIBLE FOR SUPERVISION OF THESE AREAS. BUILDINGS WHERE ON-SITE LOADING/UNLOADING IS RESTRICTED - CONSTRUCTION OF THE BUILDING MAY REQUIRE LOADING AND UNLOADING MATERIALS ON THE ROADWAY. DELIVERIES SHOULD BE WELL PLANNED TO AVOID CONGESTION OF LOADING AREAS AND TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE USED TO SUPERVISE LOADING/UNLOADING AREAS. ALL BUILDINGS - BUSY CONSTRUCTION AND DEMOLITION SITES PRESENT A RISK OF COLLISION WHEN DELIVERIES AND OTHER TRAFFIC ARE MOVING WITHIN THE SITE. A TRAFFIC MANAGEMENT PLAN SUPERVISED BY TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE IMPLEMENTED FOR THE WORK SITE.

4 SERVICES

GENERAL: RUPTURE OF SERVICES DURING EXCAVATION FOR OTHER ACTIVITY CREATES A VARIETY OF RISKS INCLUDING RELEASE OF HAZARDOUS MATERIAL. EXISTING SERVICES MAY BE LOCATED ON OR AROUND THE BUILDING SITE. WHERE KNOWN, THESE ARE IDENTIFIED ON THE DRAWINGS, BUT THE EXACT LOCATION AND EXTENT OF SERVICES MAY VARY FROM THAT INDICATED. SERVICES SHOULD BE LOCATED USING AN APPROPRIATE SERVICE (SUCH AS DIAL BEFORE YOU DIG, TELSTRA, ETC.), APPROPRIATE EXCAVATION PRACTICE SHOULD BE USED AND, WHERE NECESSARY, SPECIALIST CONTRACTORS SHOULD BE ENGAGED. LOCATIONS WITH UNDERGROUND POWER LINES - UNDERGROUND POWER LINES MAY BE LOCATED IN OR AROUND THE SITE. ALL UNDERGROUND POWER LINES MUST BE DISCONNECTED OR ACCURATELY LOCATED AND ADEQUATE WARNING SIGNS USED PRIOR TO ANY CONSTRUCTION, MAINTENANCE OR DEMOLITION WORK COMMENCING. LOCATIONS WITH OVERHEAD POWER LINES - OVERHEAD POWER LINES MAY BE LOCATED ON OR NEAR THE SITE. THESE POSE A RISK OF ELECTROCUTION IF STRUCK OR APPROACHED BY LIFTING DEVICES OR OTHER PLANT AND PERSONS WORKING ABOVE GROUND LEVEL. WHERE THERE IS A DANGER OF THIS OCCURRING, POWER LINES SHOULD BE, WHERE PRACTICAL, DISCONNECTED OR RELOCATED. WHERE THIS IS NOT PRACTICAL, ADEQUATE WARNING IN THE FORM OF BRIGHT-COLOURED TAPE OR SIGNAGE SHOULD BE USED, OR A PROTECTIVE BARRIER PROVIDED.

5. MANUAL TASKS

COMPONENTS WITHIN THIS DESIGN WITH A MASS IN EXCESS OF 25 KG SHOULD BE LIFTED BY TWO OR MORE WORKERS OR BY A MECHANICAL LIFTING DEVICE. WHERE THIS IS NOT PRACTICAL, SUPPLIERS OR FABRICATORS SHOULD BE REQUIRED TO LIMIT THE COMPONENT MASS. ALL MATERIAL PACKAGING, BUILDING AND MAINTENANCE

COMPONENTS SHOULD CLEARLY SHOW THE TOTAL MASS OF PACKAGES AND WHERE PRACTICAL ALL ITEMS SHOULD BE STORED ON SITE IN A WAY THAT MINIMISES BENDING BEFORE LIFTING. ADVICE SHOULD BE PROVIDED ON SAFE LIFTING METHODS IN ALL AREAS WHERE LIFTING MAY OCCUR. CONSTRUCTION, MAINTENANCE AND DEMOLITION OF THE BUILDING WILL REQUIRE THE USE OF PORTABLE TOOLS AND EQUIPMENT. THESE SHOULD BE FULLY MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS' SPECIFICATIONS AND NOT USED WHERE FAULTY OR, IN THE CASE OF ELECTRICAL EQUIPMENT, NOT CARRYING A CURRENT ELECTRICAL SAFETY TAG. ALL SAFETY GUARDS AND DEVICES SHOULD BE REGULARLY CHECKED AND PERSONAL PROTECTIVE EQUIPMENT SHOULD BE USED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION.

6. HAZARDOUS SUBSTANCES

6.1 ASBESTOS

FOR ALTERATIONS TO OR DEMOLITION OF A BUILDING CONSTRUCTED PRIOR TO 1990, IF THE BUILDING WAS CONSTRUCTED PRIOR TO: 1990 -- IT MAY CONTAIN ASBESTOS 1986 -- IT IS LIKELY TO CONTAIN ASBESTOS, EITHER CLADDING MATERIAL OR IN FIRE-RETARDANT INSULATION MATERIAL. IN EITHER CASE, THE BUILDER SHOULD CHECK AND, IF NECESSARY, TAKE APPROPRIATE ACTION BEFORE DEMOLISHING, CUTTING, SANDING, DRILLING OR OTHERWISE DISTURBING THE EXISTING STRUCTURE.

6.2 POWDERED MATERIALS

MANY MATERIALS USED IN CONSTRUCTION OF THIS BUILDING CAN CAUSE HARM IF INHALED IN POWDERED FORM. PERSONS WORKING ON OR IN THE BUILDING DURING CONSTRUCTION, OPERATIONAL MAINTENANCE OR DEMOLITION SHOULD ENSURE GOOD VENTILATION AND WEAR PERSONAL PROTECTIVE EQUIPMENT, INCLUDING PROTECTION AGAINST INHALATION WHILE USING POWDERED MATERIAL OR WHEN SANDING, DRILLING, CUTTING OR OTHERWISE DISTURBING OR CREATING POWDERED MATERIAL.

6.3 TREATED TIMBER

THE DESIGN OF THE BUILDING MAY INCLUDE PROVISION FOR INCLUSION OF TREATED TIMBER WITHIN THE STRUCTURE. DUST OR FUMES FROM THIS MATERIAL CAN BE HARMFUL. PERSONS WORKING ON OR IN THE BUILDING DURING CONSTRUCTION, OPERATIONAL MAINTENANCE OR DEMOLITION SHOULD ENSURE GOOD VENTILATION AND WEAR PERSONAL PROTECTIVE EQUIPMENT INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL WHEN SANDING, DRILLING, CUTTING OR USING TREATED TIMBER IN ANY WAY THAT MAY CAUSE HARMFUL MATERIAL TO BE RELEASED. DO NOT BURN TREATED TIMBER.

6.4 VOLATILE ORGANIC COMPOUNDS

MANY TYPES OF GLUES, SOLVENTS, SPRAY PACKS, PAINTS, VARNISHES AND SOME CLEANING MATERIALS AND DISINFECTANTS HAVE DANGEROUS EMISSIONS. AREAS WHERE THESE ARE USED SHOULD BE KEPT WELL VENTILATED WHILE THE MATERIAL IS BEING USED AND FOR A PERIOD AFTER INSTALLATION. PERSONAL PROTECTIVE EQUIPMENT MAY ALSO BE REQUIRED. THE MANUFACTURERS' RECOMMENDATIONS FOR USE MUST BE CAREFULLY CONSIDERED AT ALL TIMES.

6.5 SYNTHETIC MINERAL FIBRE

GLASS FIBRE, ROCK WOOL, CERAMIC AND OTHER MATERIAL USED FOR THERMAL OR ACOUSTIC INSULATION MAY CONTAIN SYNTHETIC MINERAL FIBRE WHICH MAY BE HARMFUL IF INHALED, OR IF IT COMES INTO CONTACT WITH THE SKIN, EYES OR OTHER SENSITIVE PARTS OF THE BODY. PERSONAL PROTECTIVE EQUIPMENT, INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL, SHOULD BE USED WHEN INSTALLING, REMOVING OR WORKING NEAR BULK INSULATION MATERIAL.

6.6 TIMBER FLOORS

THE BUILDING MAY CONTAIN TIMBER FLOORS THAT HAVE AN APPLIED FINISH. AREAS WHERE FINISHES ARE APPLIED SHOULD BE KEPT WELL VENTILATED DURING SANDING AND APPLICATION, AND FOR A PERIOD AFTER INSTALLATION. PERSONAL PROTECTIVE EQUIPMENT MAY ALSO BE REQUIRED. THE MANUFACTURER'S RECOMMENDATIONS FOR USE MUST BE CAREFULLY CONSIDERED AT ALL TIMES.

7. CONFINED SPACES

7.1 EXCAVATION

CONSTRUCTION OF THE BUILDING AND SOME MAINTENANCE ON THE BUILDING MAY REQUIRE EXCAVATION AND INSTALLATION OF ITEMS WITHIN THE

EXCAVATION. WHERE PRACTICAL, INSTALLATION SHOULD BE CARRIED OUT USING METHODS THAT DO NOT REQUIRE WORKERS TO ENTER THE EXCAVATION. WHERE THIS IS NOT PRACTICAL, ADEQUATE SUPPORT FOR THE EXCAVATED AREA SHOULD BE PROVIDED TO PREVENT COLLAPSE. WARNING SIGNS AND BARRIERS TO PREVENT ACCIDENTAL OR UNAUTHORISED ACCESS TO ALL EXCAVATIONS SHOULD BE PROVIDED.

7.2 ENCLOSED SPACES

FOR BUILDINGS WITH ENCLOSED SPACES WHERE MAINTENANCE OR OTHER ACCESS MAY BE REQUIRED: ENCLOSED SPACES WITHIN THE BUILDING MAY PRESENT A RISK TO PERSONS ENTERING FOR CONSTRUCTION, MAINTENANCE OR ANY OTHER PURPOSE. THE DESIGN DOCUMENTATION CALLS FOR WARNING SIGNS AND BARRIERS TO UNAUTHORISED ACCESS. WHERE WORKERS ARE REQUIRED TO ENTER ENCLOSED SPACES, AIR TESTING EQUIPMENT AND PERSONAL PROTECTIVE EQUIPMENT SHOULD BE PROVIDED.

7.3 SMALL SPACE

FOR BUILDINGS WITH SMALL SPACES WHERE MAINTENANCE OR OTHER ACCESS MAY BE REQUIRED: SOME SMALL SPACES WITHIN THE BUILDING MAY REQUIRE ACCESS BY CONSTRUCTION AND MAINTENANCE WORKERS. THE DESIGN DOCUMENTATION CALLS FOR WARNING SIGNS AND BARRIERS TO UNAUTHORISED ACCESS. THESE SHOULD BE MAINTAINED THROUGHOUT THE LIFE OF THE BUILDING. WHERE WORKERS ARE REQUIRED TO ENTER SMALL SPACES, THEY SHOULD BE SCHEDULED SO THAT ACCESS IS FOR SHORT PERIODS. MANUAL LIFTING AND OTHER MANUAL ACTIVITY SHOULD BE RESTRICTED IN SMALL SPACES.

8. PUBLIC ACCESS

PUBLIC ACCESS TO CONSTRUCTION AND DEMOLITION SITES AND TO AREAS UNDER MAINTENANCE CAUSES RISK TO WORKERS AND THE PUBLIC. WARNING SIGNS AND SECURE BARRIERS TO UNAUTHORISED ACCESS SHOULD BE PROVIDED. WHERE ELECTRICAL INSTALLATIONS, EXCAVATIONS, PLANT OR LOOSE MATERIALS ARE PRESENT, THEY SHOULD BE SECURED WHEN NOT FULLY SUPERVISED.

9. OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS THE BUILDING HAS BEEN DESIGNATED AS A RESIDENTIAL BUILDING. IF THE BUILDING, AT A LATER DATE, IS USED OR INTENDED FOR USE AS A WORKPLACE, THE PROVISIONS OF THE WORK HEALTH AND SAFETY ACT 2011 OR SUBSEQUENT REPLACEMENT LEGISLATION SHOULD BE APPLIED TO THE NEW USE.

NON-RESIDENTIAL BUILDINGS NON-RESIDENTIAL BUILDINGS WHERE THE END-USE HAS NOT BEEN IDENTIFIED: THE BUILDING HAS BEEN DESIGNED TO REQUIREMENTS OF THE CLASSIFICATION IDENTIFIED ON THE DRAWINGS. THE SPECIFIC USE OF THE BUILDING IS NOT KNOWN AT THE TIME OF THE DESIGN AND A FURTHER ASSESSMENT OF THE WORKPLACE HEALTH AND SAFETY ISSUES SHOULD BE UNDERTAKEN AT THE TIME OF FIT-OUT FOR THE END USER NON-RESIDENTIAL BUILDINGS WHERE THE END-USE IS KNOWN: THE BUILDING HAS BEEN DESIGNED FOR THE SPECIFIC USE AS IDENTIFIED ON THE DRAWINGS. WHERE A CHANGE OF USE OCCURS AT A LATER DATE, A FURTHER ASSESSMENT OF THE WORKPLACE HEALTH AND SAFETY ISSUES SHOULD BE UNDERTAKEN.

10. OTHER HIGH-RISK ACTIVITY

ALL ELECTRICAL WORK SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODE OF PRACTICE: MANAGING ELECTRICAL RISKS AT THE WORKPLACE, AS/NZS 3012 AND ALL LICENSING REQUIREMENTS. ALL WORK USING PLANT SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODE OF PRACTICE: MANAGING RISKS OF PLANT AT THE WORKPLACE. ALL WORK SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODE OF PRACTICE: MANAGING NOISE AND PREVENTING HEARING LOSS AT WORK DUE TO THE HISTORY OF SERIOUS INCIDENTS, IT IS RECOMMENDED THAT PARTICULAR CARE BE EXERCISED WHEN UNDERTAKING WORK INVOLVING STEEL CONSTRUCTION AND CONCRETE PLACEMENT. ALL THE ABOVE APPLIES.

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (BUT NOT LIMITED TO): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, OPERATORS, RENOVATORS, MAINTAINERS AND DEMOLISHERS.



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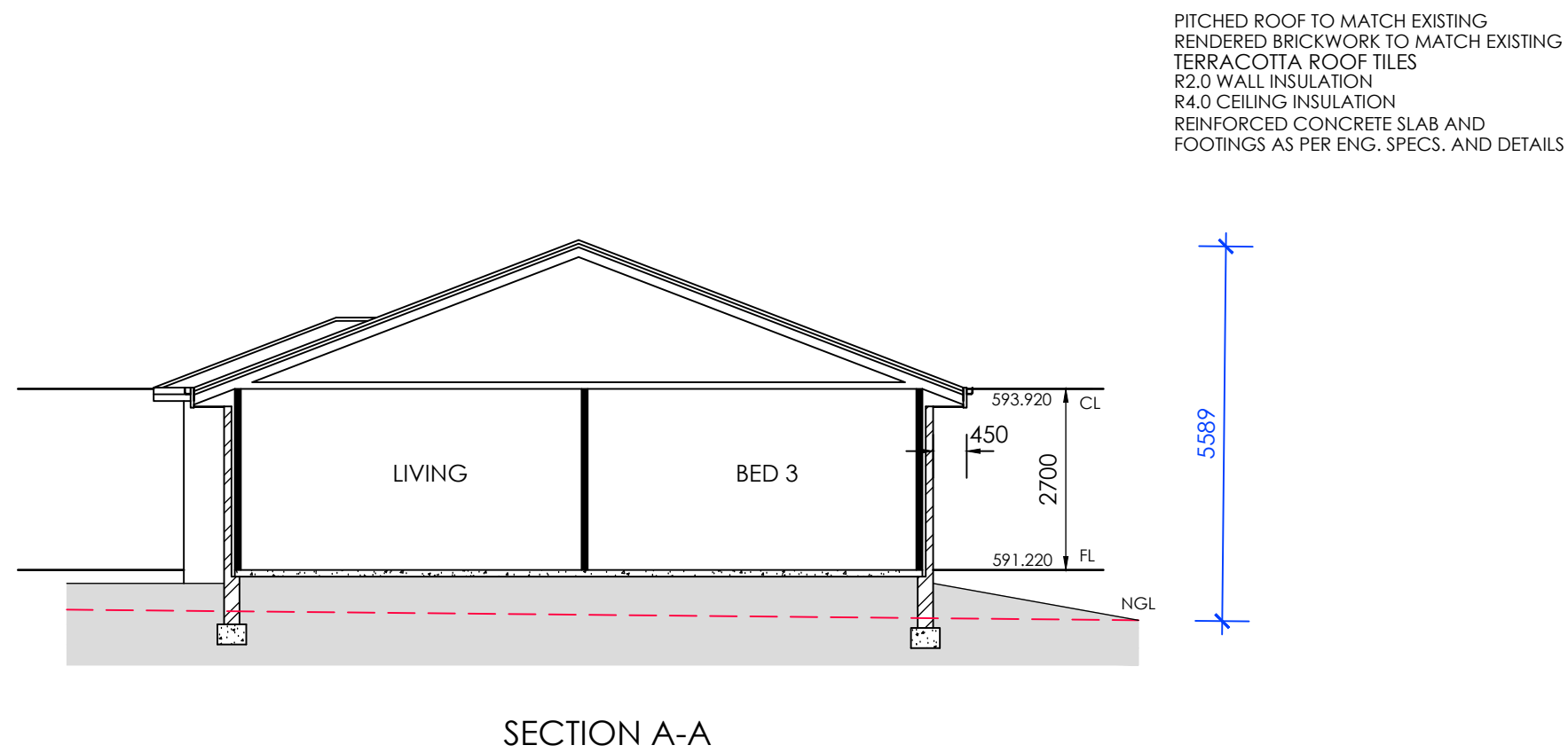
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SECTION - 2  
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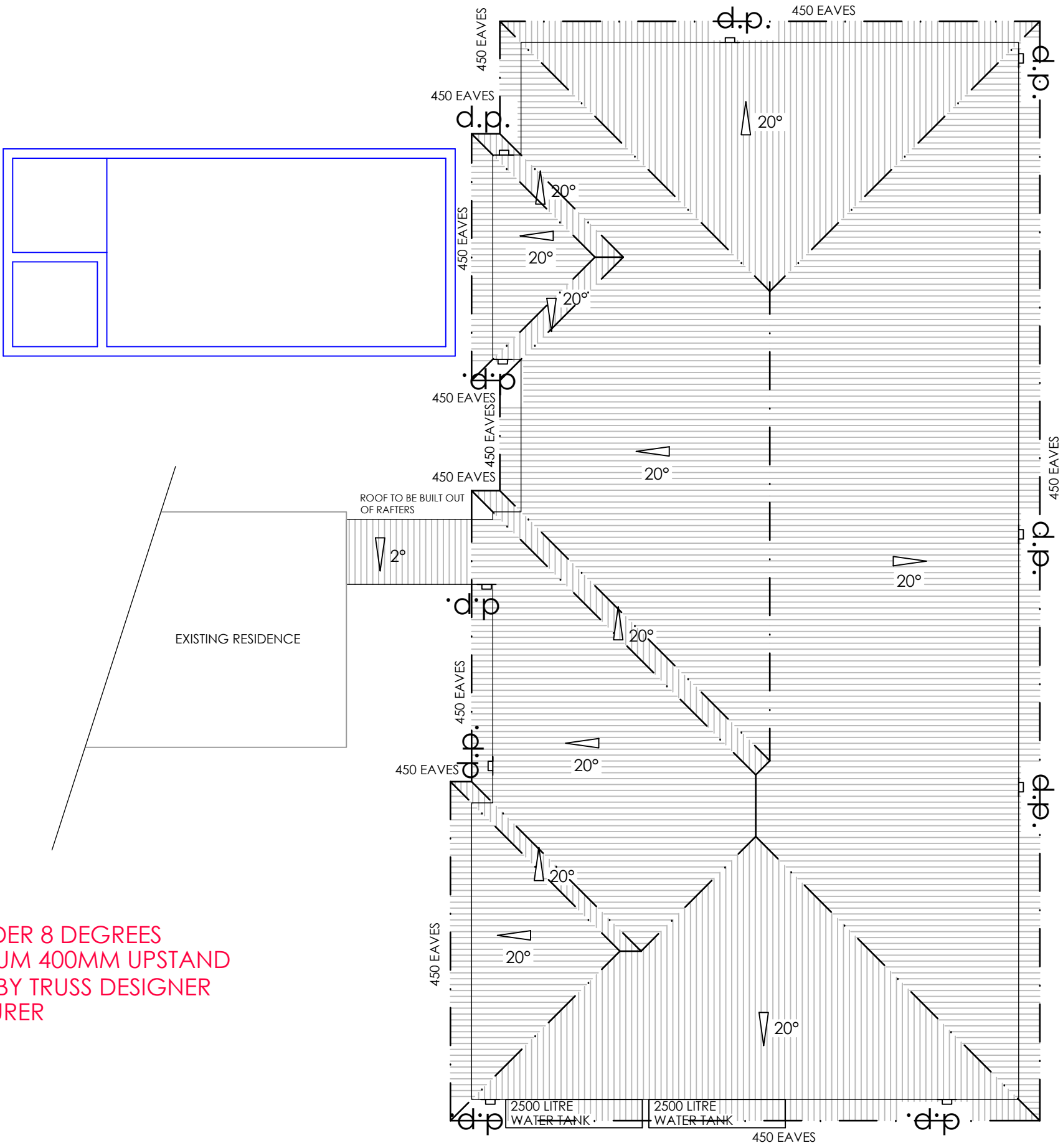
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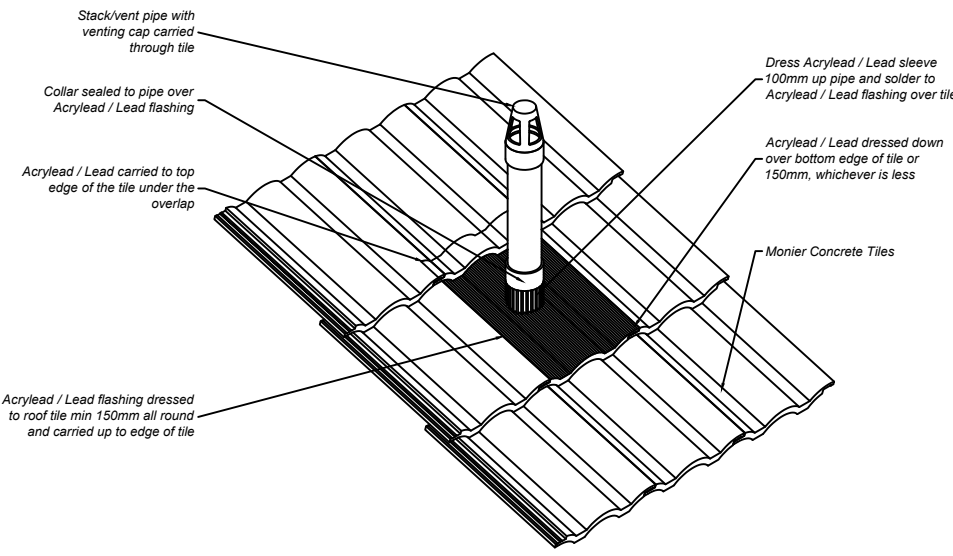
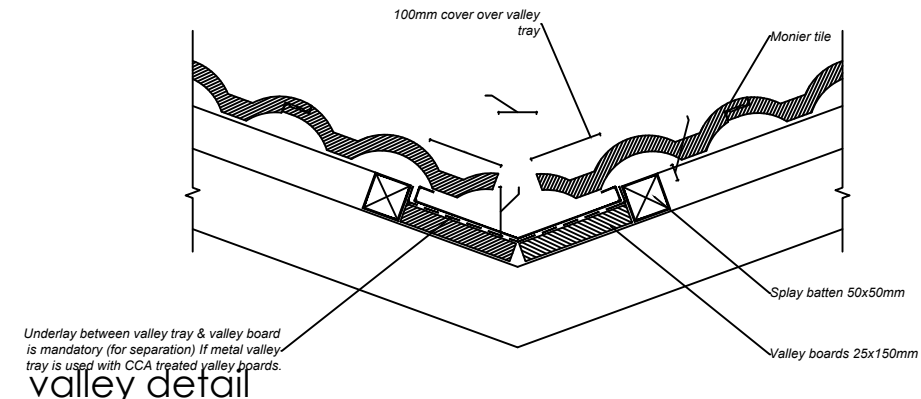
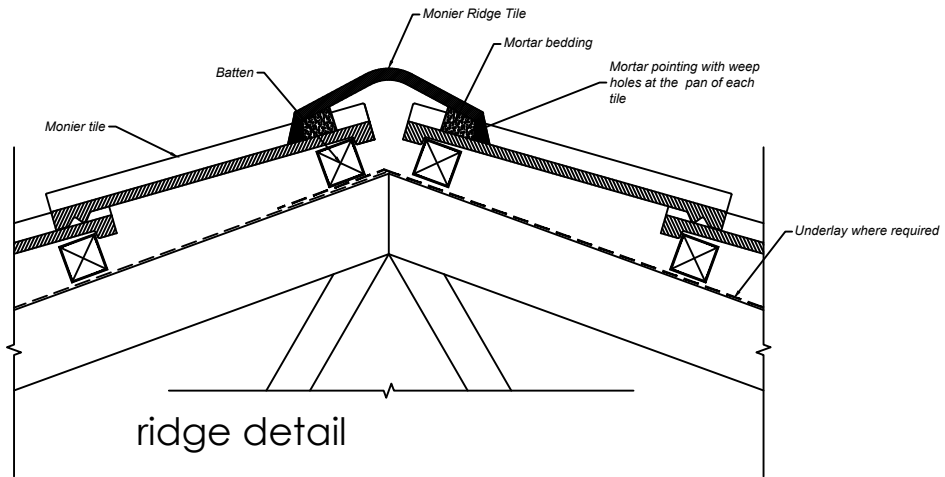
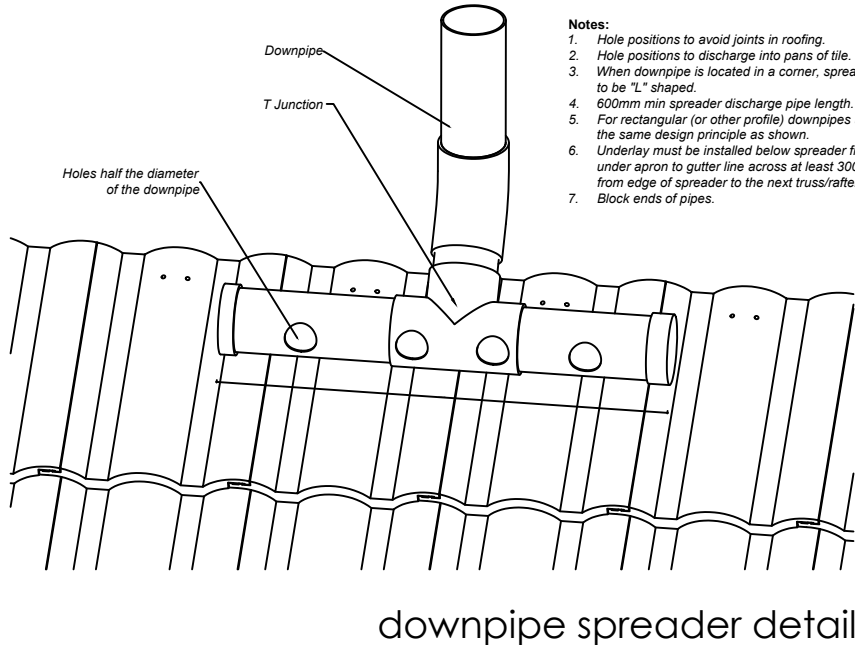
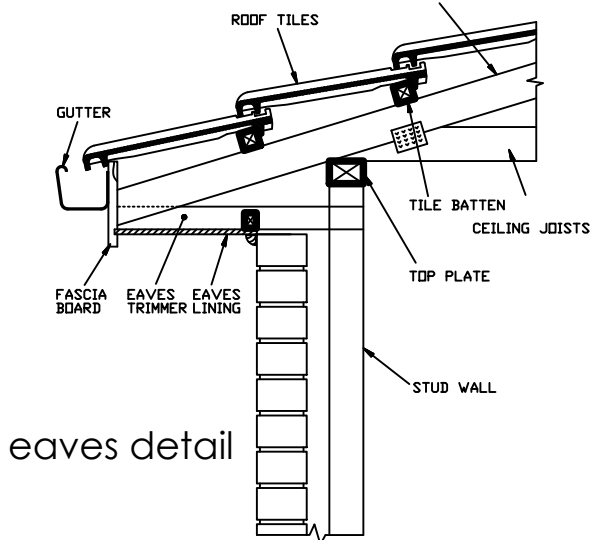
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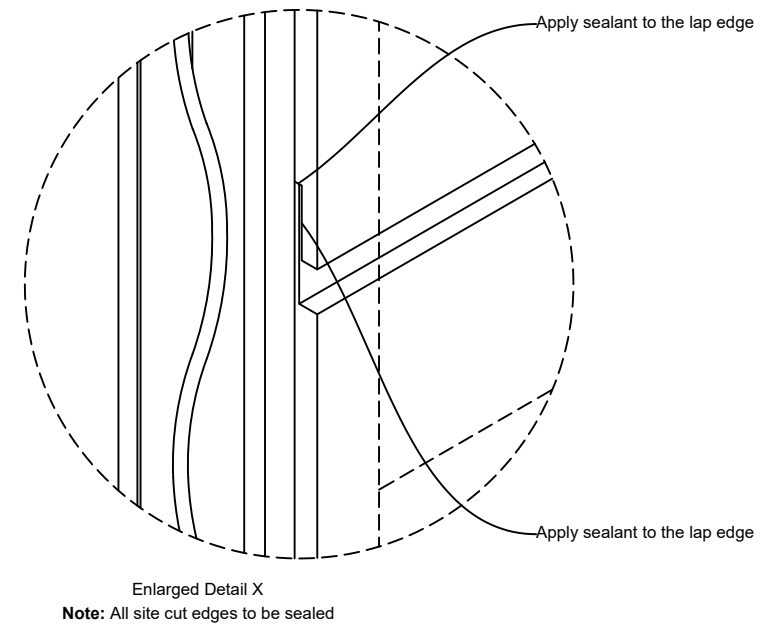
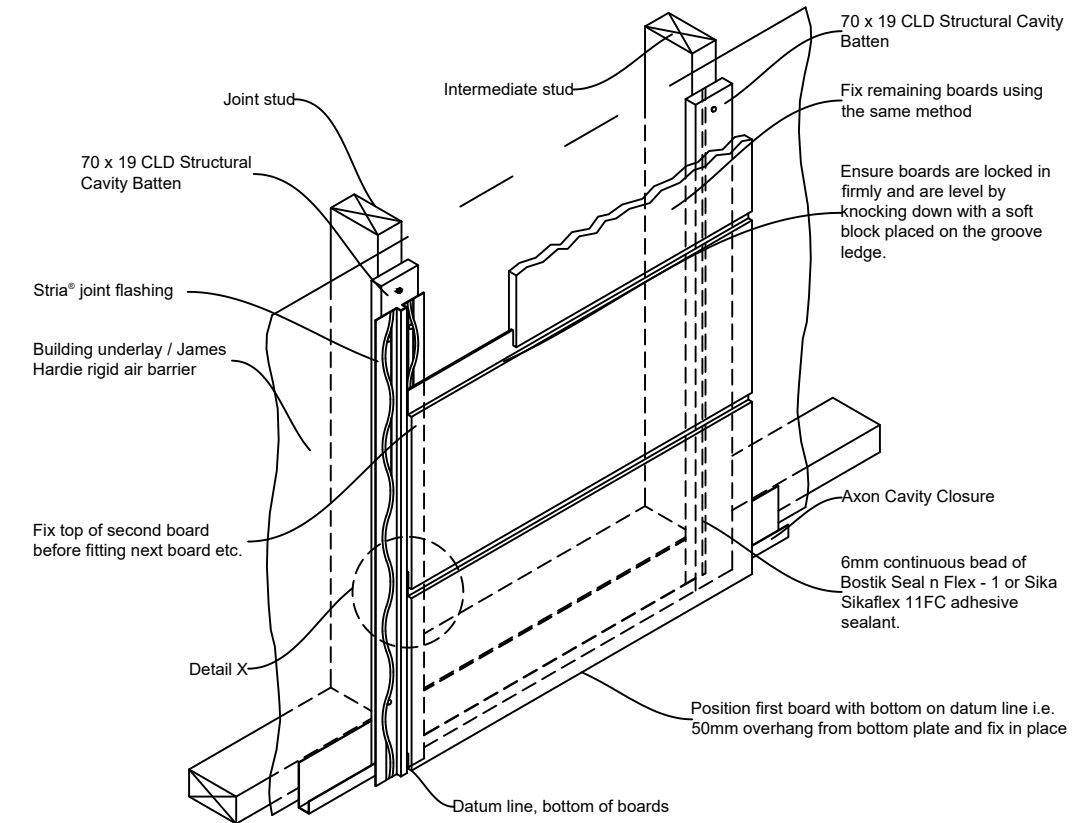
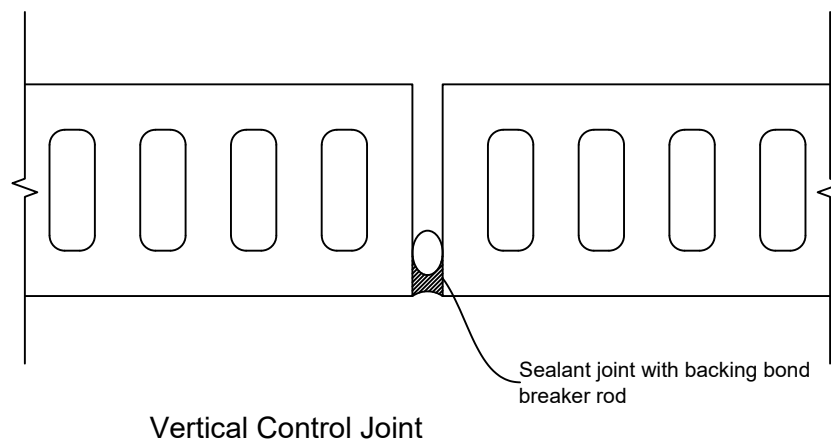
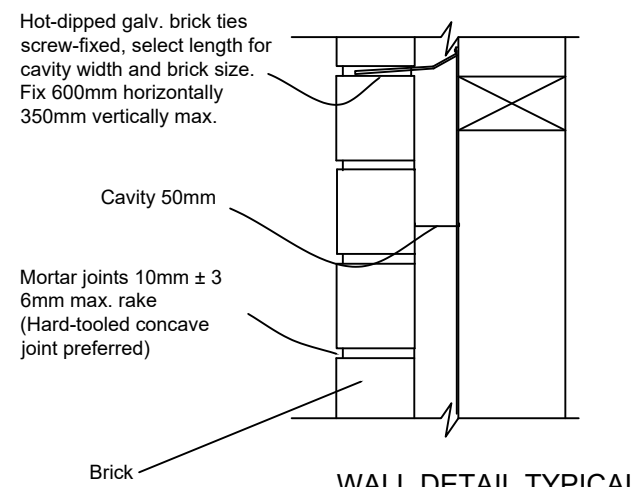
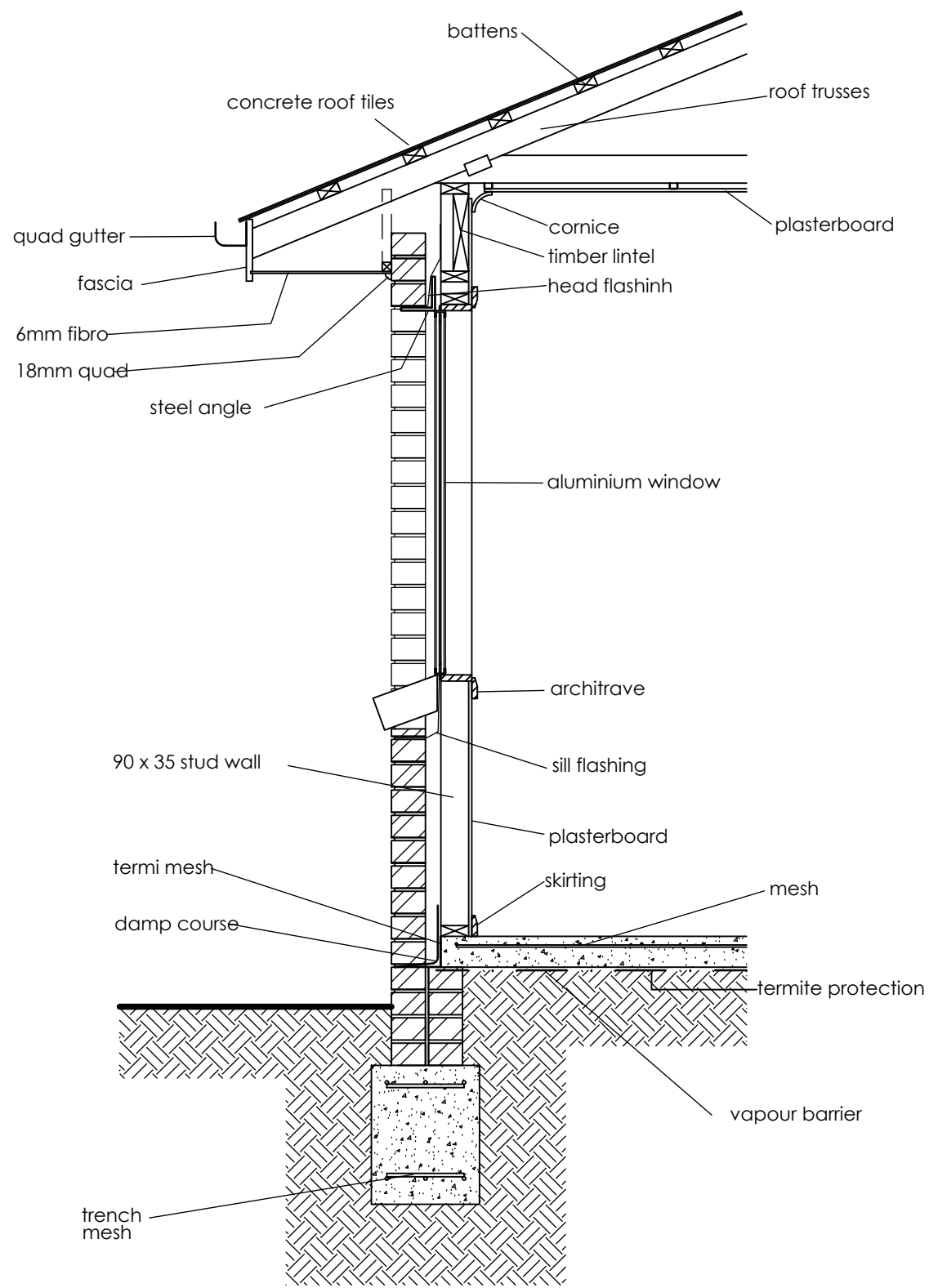
ALL TIMBER FRAMING AND CONSTRUCTION MUST COMPLY WITH THE CURRENT VERSION OF THE  
TIMBER FRAMING CODE AS 1684 AND THE BCA. STRUCTURAL ENGINEER TO PROVIDE STRUCTURAL  
FRAME DESIGN AND BRACING LAYOUT  
TIMBER TRUSS MANUFACTURER TO PROVIDE CERTIFIED TRUSS LAYOUT PLAN AND BRACING DETAILS



ALL TRUSSES UNDER 8 DEGREES  
TO HAVE MINIMUM 400MM UPSTAND  
TO BE DECIDED BY TRUSS DESIGNER  
OR MANUFACTURER







AXON  
CLADDING INSTALLATION



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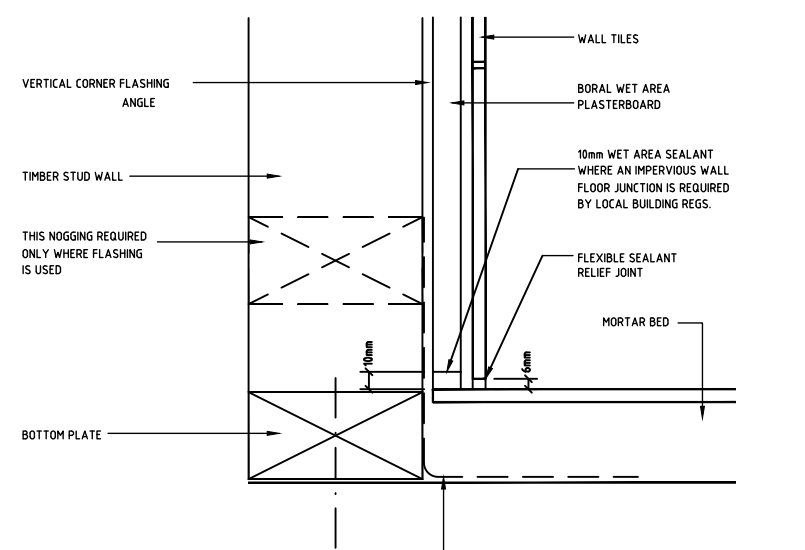
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REVISION - A

JOB No: 1566  
SCALE: 1:100@A2  
SHEET No - A16

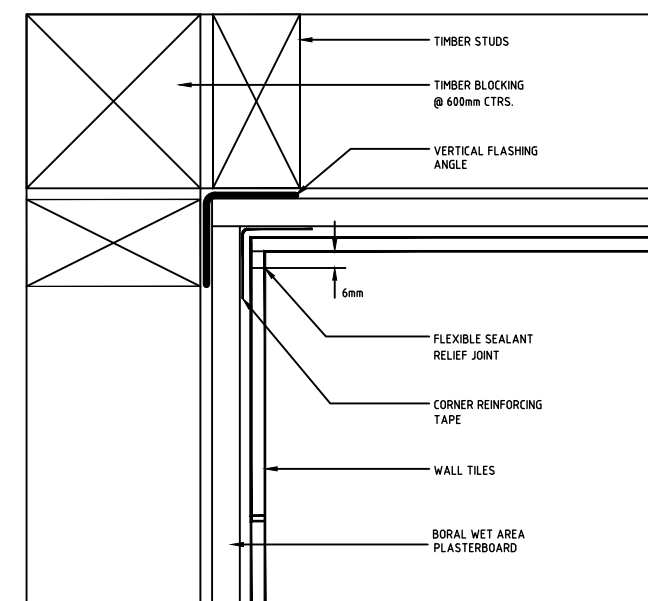


ALL BATHROOM DOORS: FIT FRAME TYPE SO THAT THE DOOR IS READILY REMOVEABLE FROM OUTSIDE OF THE COMPARTMENT. OR DOOR TO SWING OUT FROM COMPARTMENT IF NOT ACHIEVING 1200MM FROM PAN TO NEAREST PART OF DOOR. ON CAVITY SLIDING DOORS ALLOW LOCK SET READILY OPENABLE FROM OUTSIDE OF COMPARTMENT

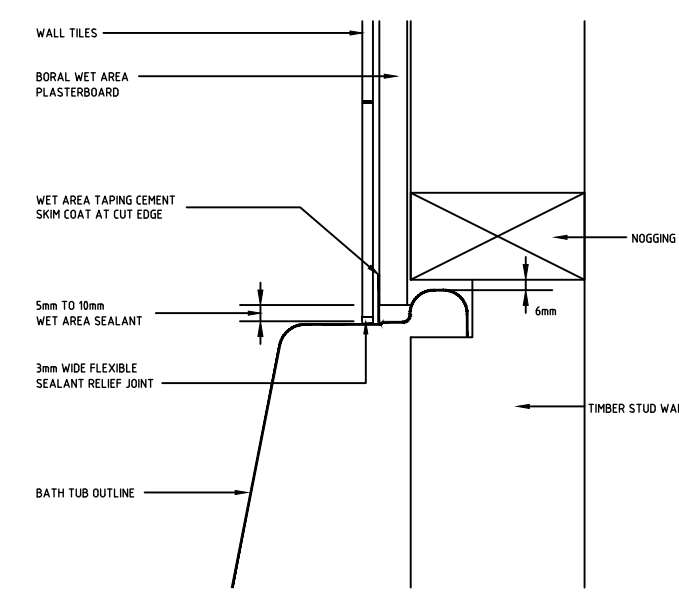


waterproofing system  
davco k10 rapid polyurethane  
waterproofing membrane  
all waterproofing to as/nzs : 4858

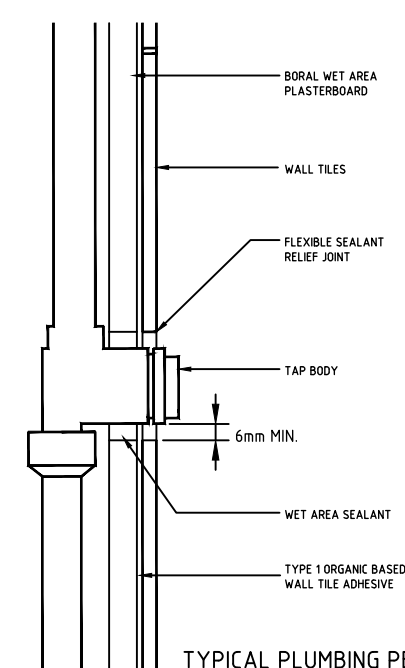
FLOOR/WALL JUNCTION



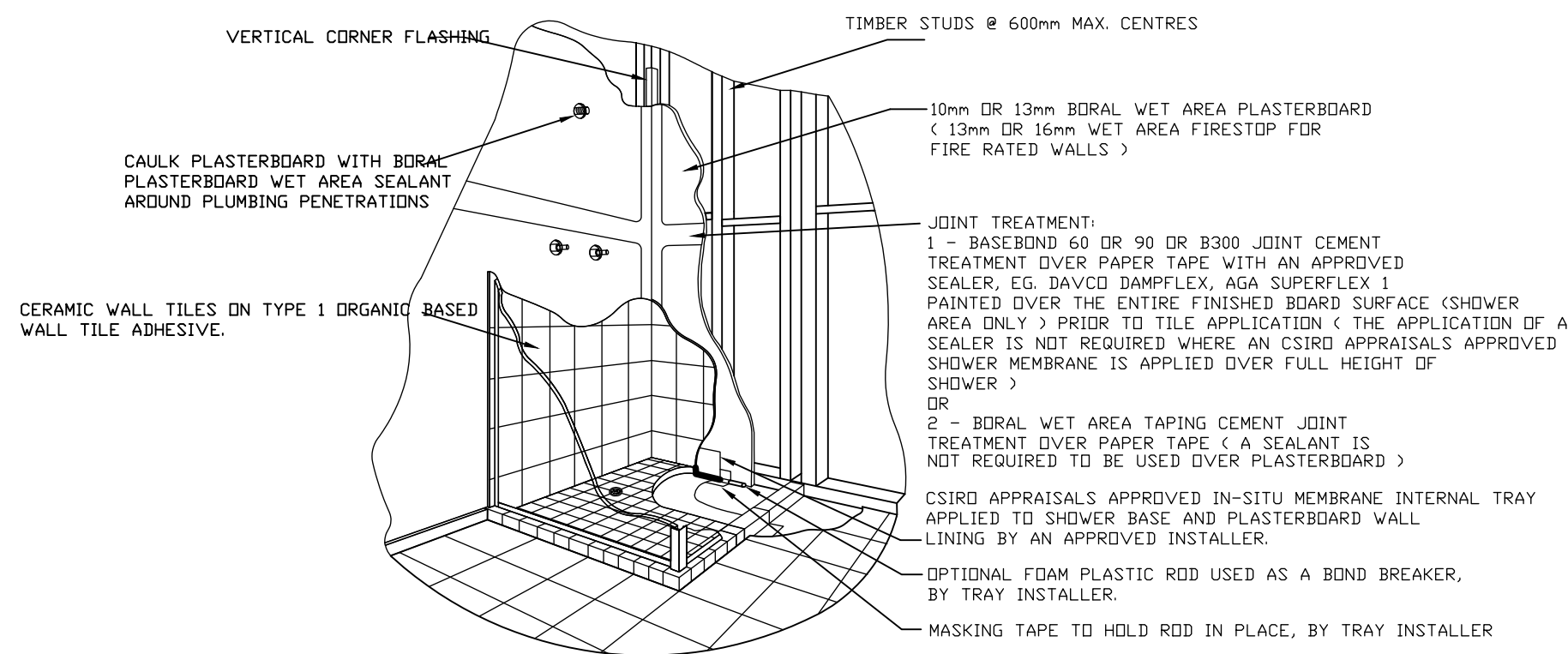
INTERNAL CORNER DETAIL



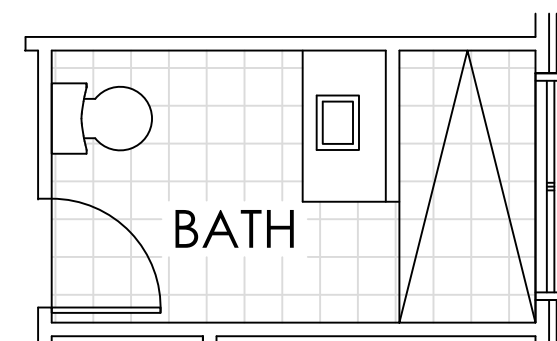
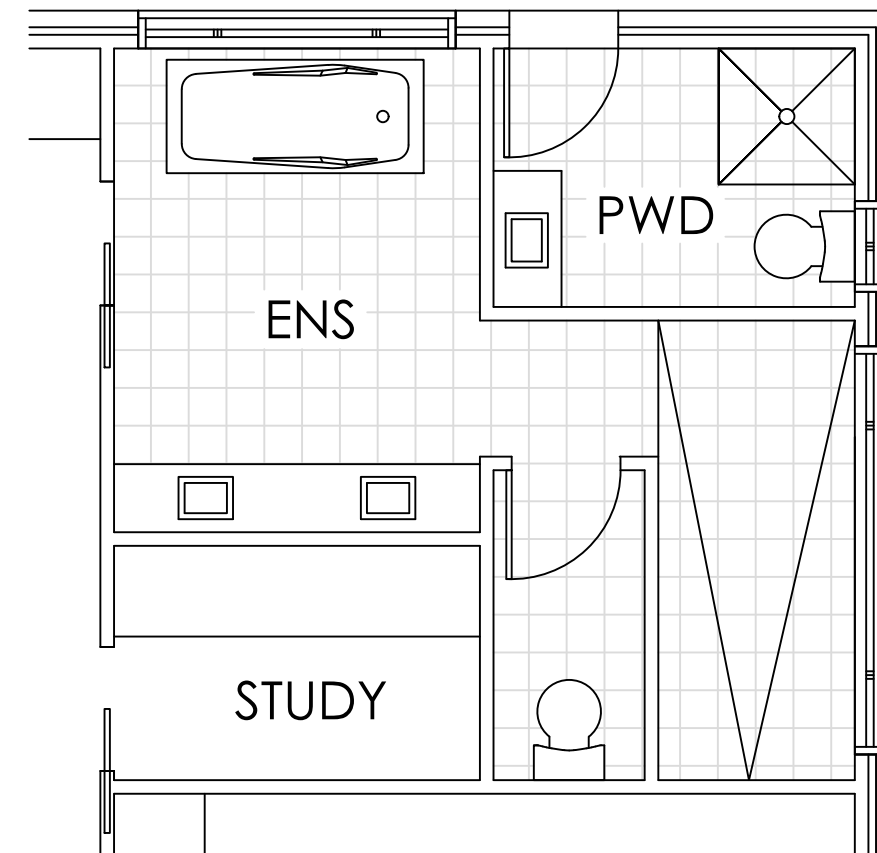
BATH RIM FIXING



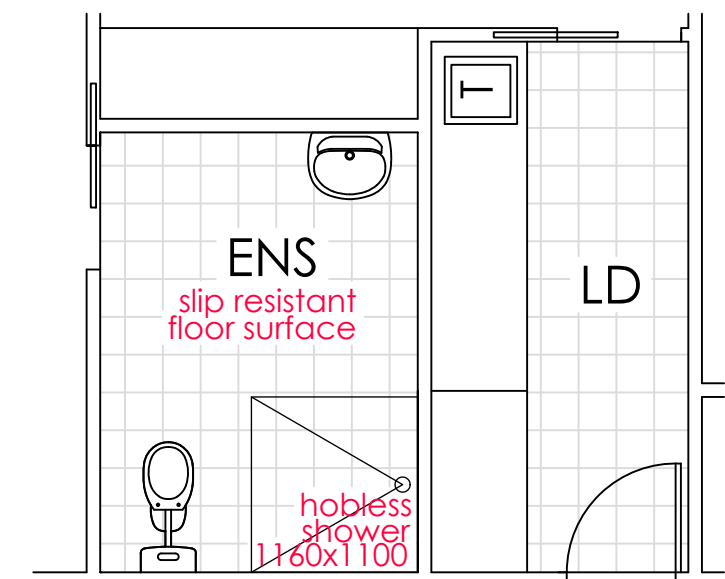
TYPICAL PLUMBING PENETRATION



PERSPECTIVE VIEW - TYPICAL MEMBRANE SHOWER



BOTH ENSUITE'S, BATHROOM AND LAUNDRY  
TILES TO FLOOR  
FULL HEIGHT TILES TO ALL WALLS



**ARKITEX**  
ALESSANDRO D'AMBROSIO

B.APPSC.ENVDISEIN  
B.ARCHITECTURE

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w www.arkitex.com.au

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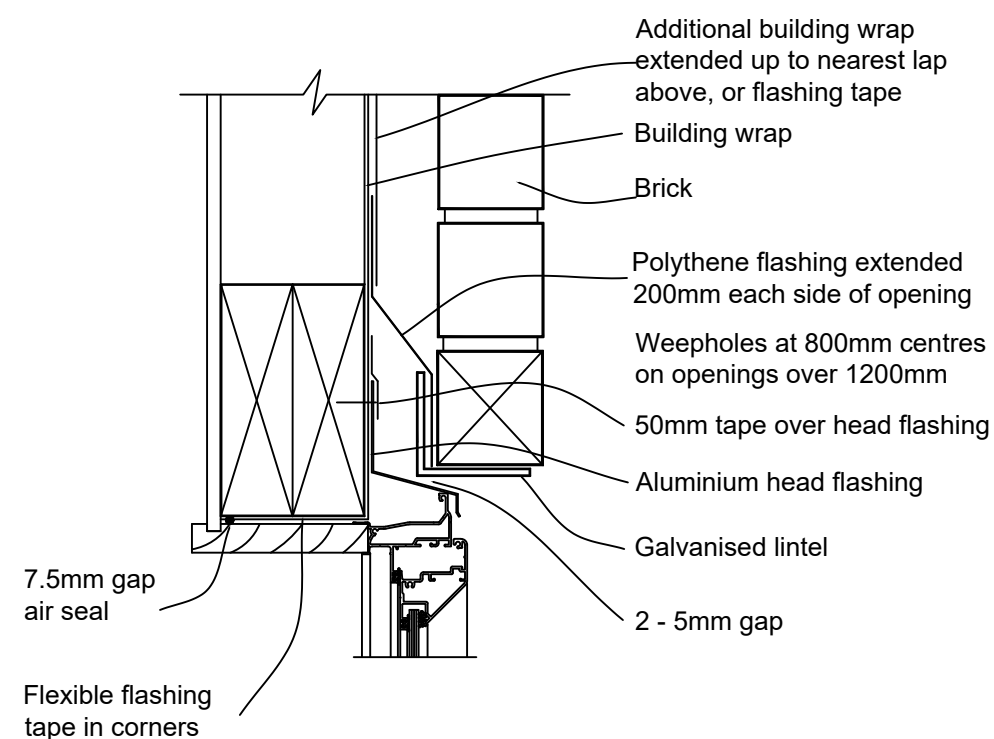
DRAWING TITLE - WET SEAL DETAILS  
CLIENT - NOTARAS

PROJECT - PROPOSED RESIDENCE  
BLOCK - 13  
SECTION - 2  
SUBURB - DEAKIN

FOR CONSTRUCTION  
DATE: 3.12.2019  
REVISION - A

JOB No: 1566  
SCALE: 1:100@A2  
SHEET No - A18





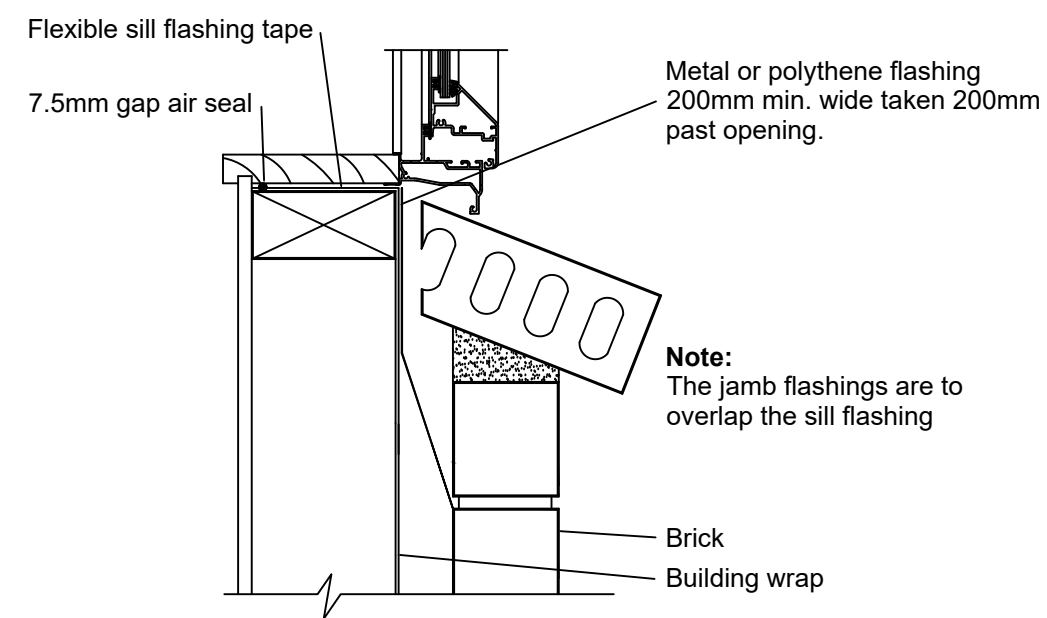
**Note:**

- For openings greater than 2.0m, provide a landing for the lintel of 200mm for each side of the opening.
- For openings less than 2.0m allow 100mm each side of opening.

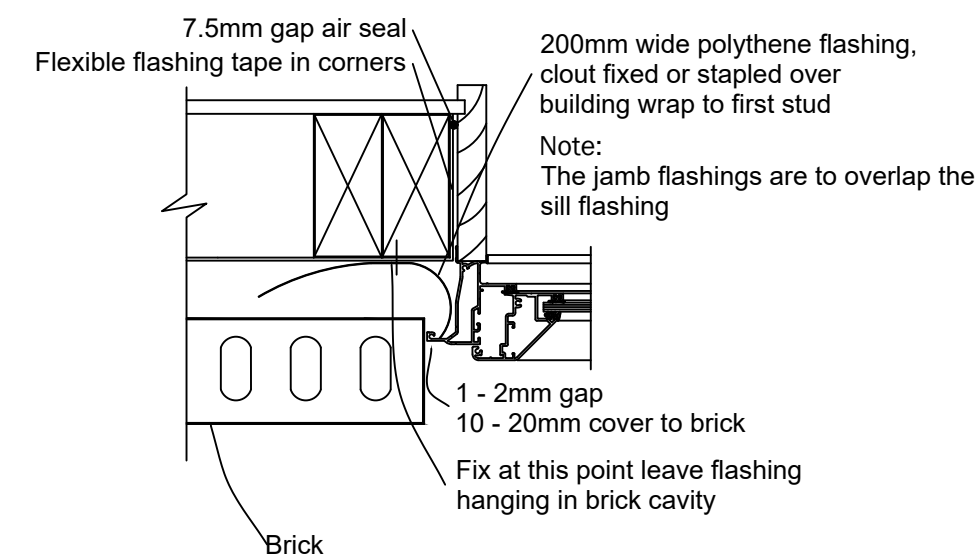
**Important:**

- All lintel bars must be propped until mortar is set (7 days).
- It is important to allow the first 3 courses of the brickwork over an opening to set before laying any more bricks above.
- Provide brick ties within the bottom two courses.

Window Head - Aluminium



Window Sill - Aluminium



Window Jamb - Aluminium



**ARKITEX**

**ALESSANDRO D'AMBROSIO**

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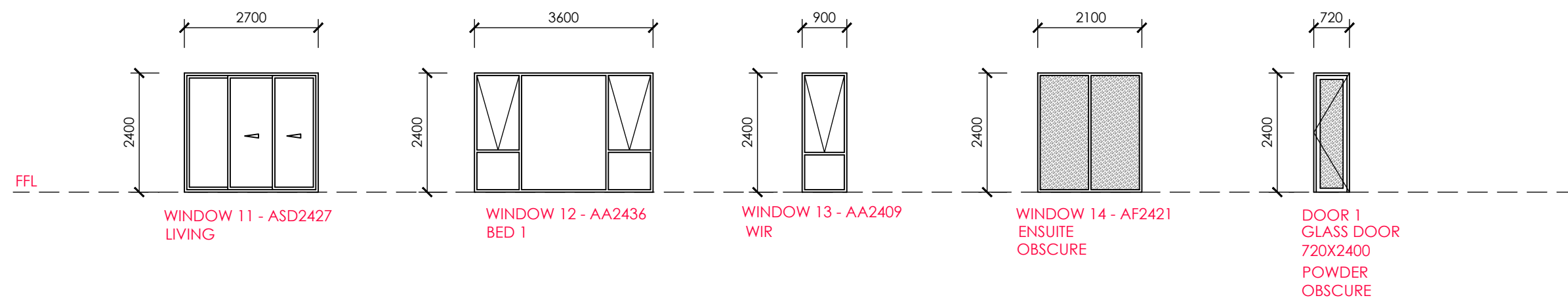
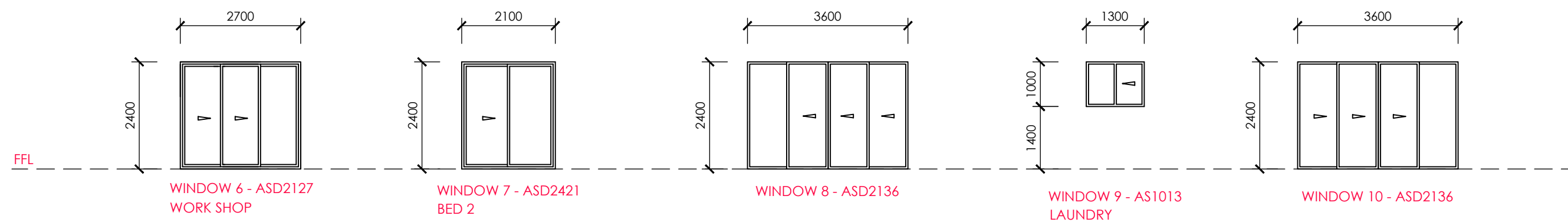
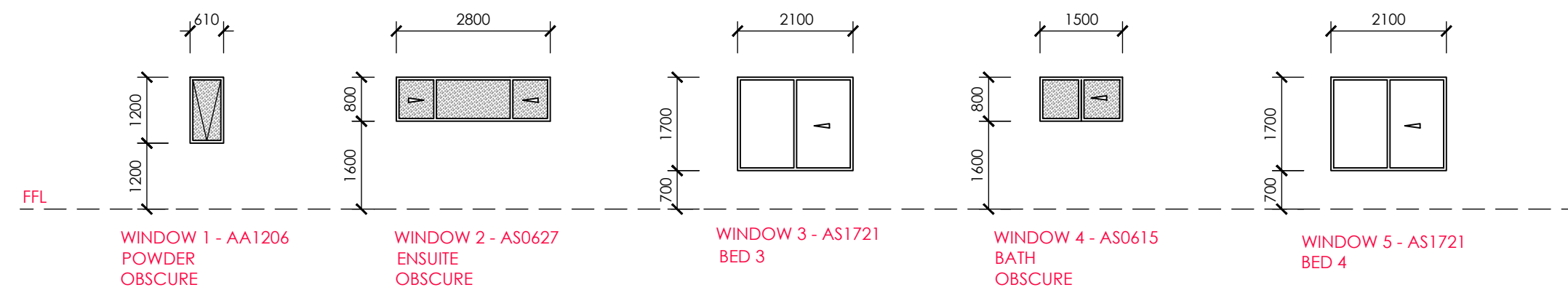
DRAWING TITLE - WINDOW DETAILS  
CLIENT - NOTARAS

PROJECT - PROPOSED RESIDENCE  
BLOCK - 13  
SECTION - 2  
SUBURB - DEAKIN

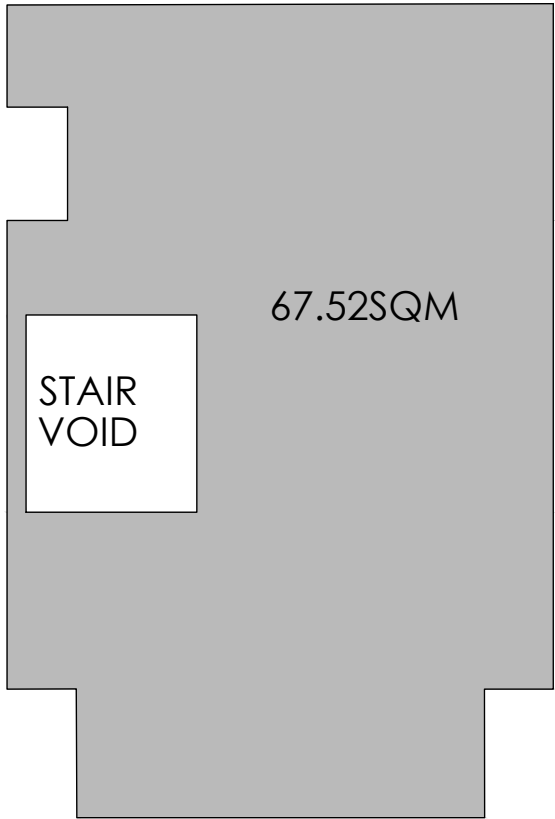
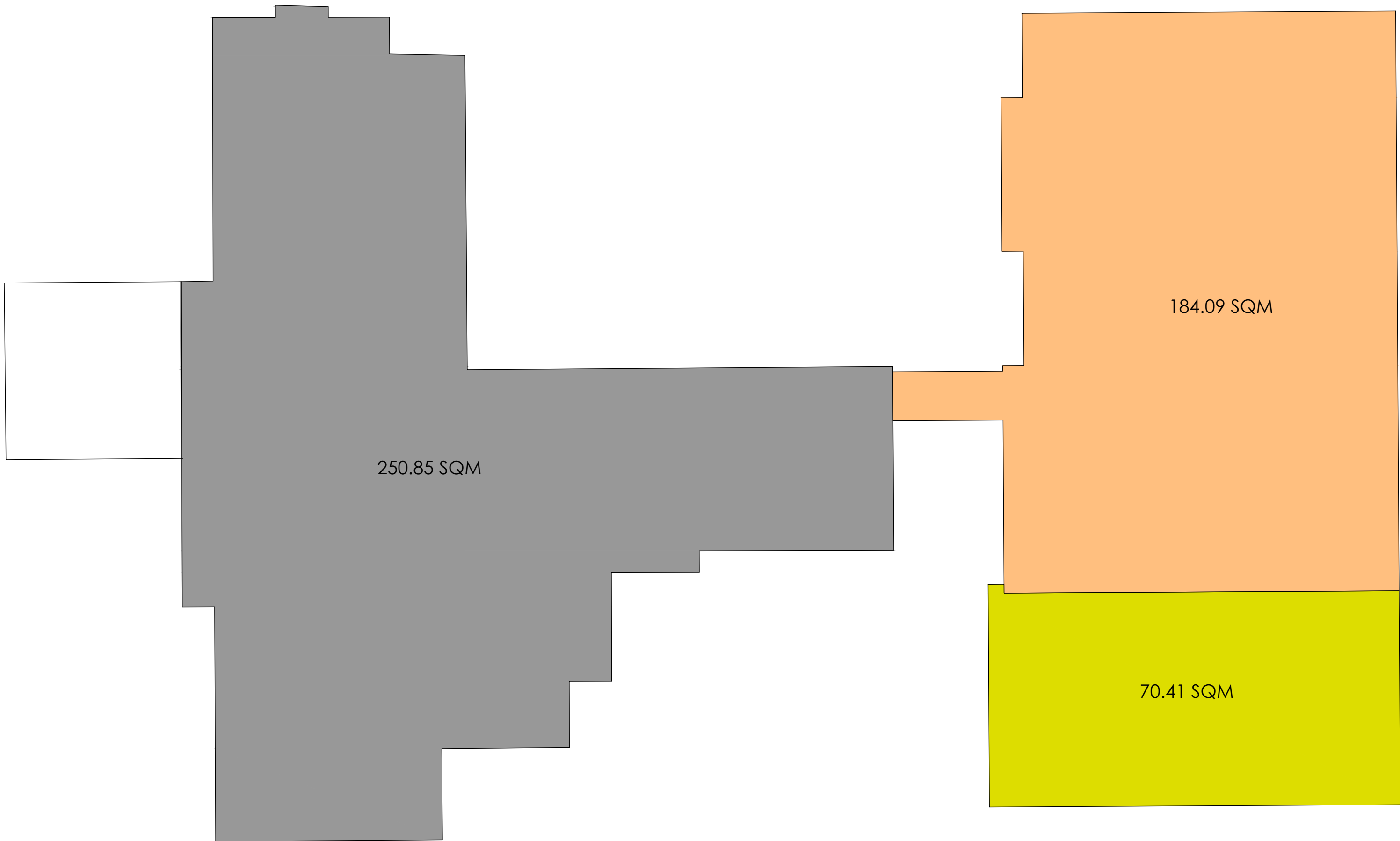
FOR CONSTRUCTION  
DATE: 3.12.2019  
**REVISION - A**

JOB No: 1566  
SCALE: 1:100@A2  
**SHEET No - A17**









AREAS  
EXISTING LOWER RESIDENCE 250.85 SQM  
EXISTING UPPER RESIDENCE 73.41SQM  
EXISTING UPPER RESIDENCE VOID 5.89 SQM  
EXISTING UPPER RESIDENCE GFA 67.52SQM

PROPOSED  
RESIDENCE ADDITIONS 184.09 SQM  
GARAGE 70.41 SQM

GROSS FLOOR AREA 572.87 SQM  
TOTAL AREAS 572.87 SQM

PLOT RATIO 39.92%

- LOWER FLOOR EXISTING
- UPPER FLOOR EXISTING
- LOWER FLOOR PROPOSED
- GARAGE - LFL PROPOSED
- NON GFA



**ARKITEX**  
**ALESSANDRO D'AMBROSIO**

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DRAWING TITLE - AREA CALCULATIONS  
CLIENT - NOTARAS

PROJECT - PROPOSED RESIDENCE  
BLOCK - 13  
SECTION - 2  
SUBURB - DEAKIN

FOR CONSTRUCTION  
DATE: 02.04.2020  
REVISION - B

JOB No: 1566  
SCALE: 1:100@A2  
SHEET No - A21







## Tree Management Report – 69 National Circuit, Deakin

Client: Arkitex Design Solutions  
Client's Contact: Alessandro D'Ambrosio  
Contact no: 0413 570 599  
[alex@arkitex.com.au](mailto:alex@arkitex.com.au)

Contact: Matt Badham  
Senior Consulting Arborist  
Mobile: 0423 228 185  
[matt.badham@arbormanagement.net.au](mailto:matt.badham@arbormanagement.net.au)

*Any use of this document outside the purpose of the report must be authorised by the consulting arborist.*

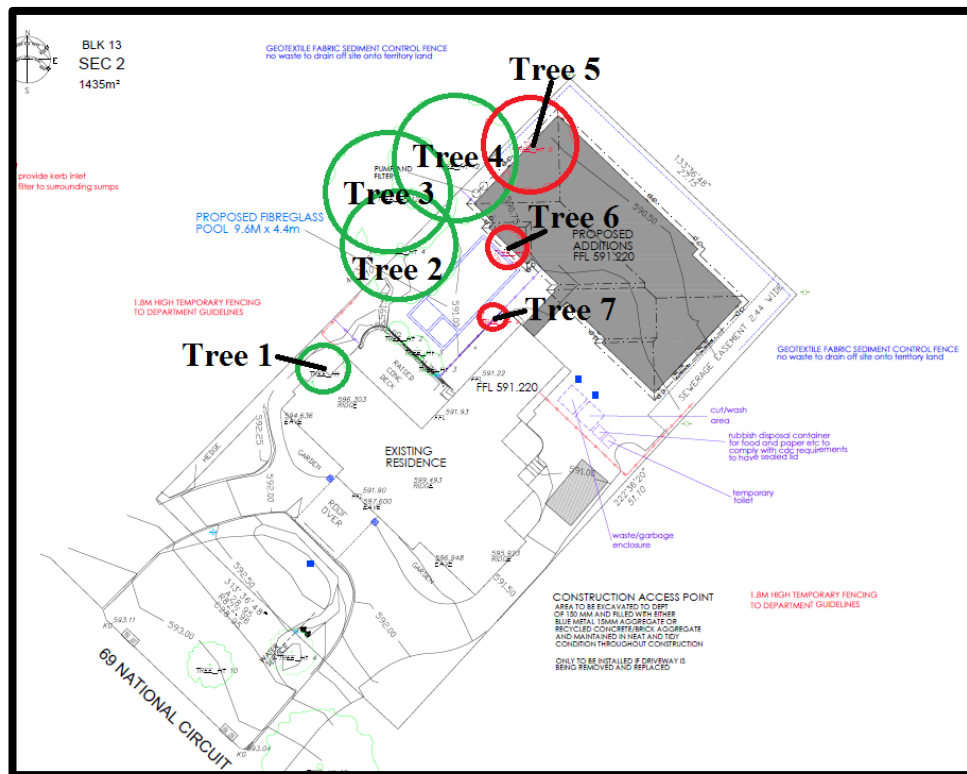


Figure 1. Shows the site and trees to be retained (in green) and trees to be removed (in red) at 69 National Circuit, Deakin.

### Purpose of the report

This impartial report was requested by Arkitex Design Solutions for 69 National Circuit, Deakin (Block 13, Section 2). The site is proposed to be redeveloped as per the footprint design in Figure 1.

The purpose of the report is to:

- Provide the client with technical arboricultural advice of the trees located on the site
- Identify the trees on the site that are to be retained and provide recommendations on protecting them through the proposed redevelopment of the site
- Identify trees that require removal and provide justifications for their removal and
- Provide any other recommendations that may assist with the development of the site.

## Details of trees

### Tree 1

Species	Height	DBH	Health	Condition	Recommendation
Various shrubs	3m	Not taken	Fair	Fair	Retain and protect
Significance rating (STARS)	Significance	ELE	Retention Value	Protected	Date of report
	Low	Short	Low	No	27/02/2020



The shrubs noted as Tree 1 are located outside of the redevelopment envelope and are to be retained and protected throughout the development process.

### Tree 2

Species	Height	Circ.@1m	Health	Condition	Recommendation
<i>Robinia pseudoacacia</i>	8m	Not Taken	Fair-Poor	Fair	Retain and protect
Significance rating (STARS)	Significance	ELE	Retention Value	Protected	Date of report
	Low	Medium	Low (neighbour's tree)	No	27/02/2020



Tree 2 is located within the lease of the neighbouring block (Block 14 section 2) and does not appear to be regulated size and therefore not protected under the *Tree Protection Act 2005* (TPA).

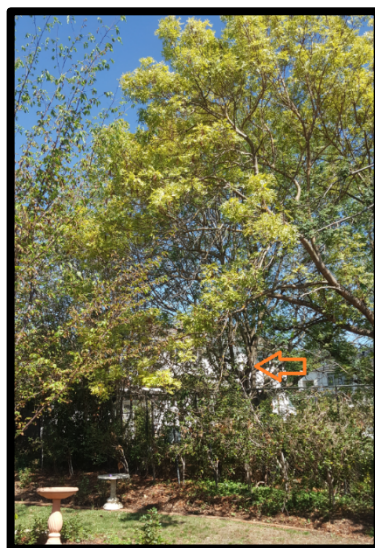
Given that Tree 2 is located on the neighbouring block, all measures should be undertaken to protect and retain the tree throughout the redevelopment of the area.

Recommendation: Retain and protect.



### Tree 3

Species	Height	Circ.@1m	Health	Condition	Recommendation
<i>Pistacia sp.</i>	10.5m	<i>Not Taken</i>	Fair-Poor	Fair	Retain and protect
Significance rating	Significance	ELE	Retention Value	Protected	Date of report
(STARS)	Low	Medium	Low (neighbour's tree)	No	27/02/2020



Tree 3 is located within the lease of the neighbouring block (Block 14 section 2) and does not appear to be a regulated size.

Given that Tree 3 is located on the neighbouring block, all measures should be undertaken to protect and retain the tree throughout the redevelopment of the area.

Recommendation: Retain and protect.

### Tree 4

Species	Height	Circ.@1m	Health	Condition	Recommendation
<i>Fraxinus excelsior 'aurea'</i>	9m	<i>Not Taken</i>	Fair	Fair	Retain and protect
Significance rating	Significance	ELE	Retention Value	Protected	Date of report
(STARS)	Low	Medium	Medium (neighbour's tree)	No	27/02/2020



Tree 4 is located within the lease of the neighbouring block (Block 14 section 2) and does not appear to be a regulated size.

Given that Tree 4 is located on the neighbouring block, all measures should be undertaken to protect and retain the tree throughout the redevelopment of the area.

Recommendation: Retain and protect.

## Tree 5

Species	Height	Circ.@1m	Health	Condition	Recommendation
	8 m	190	Fair-Poor	Poor	Remove
Significance rating (STARS)	Significance	ELE	Retention Value	Protected	Date of report
	Low	Medium	Low	Yes (TPA)	27/02/2020



Tree 5 is located within the lease, and given the circumference of the trunk at 1m above ground level was assessed as being of a regulated size and is therefore not protected under the *Tree Protection Act 2005*.

Tree 5 has received heavy pruning and canopy reduction. The tree is multi leadered and is likely to have large amounts of epicormic growth as a result of the pruning.

Tree 5 is within the development area and will require approval for its removal for the development to proceed.

Recommendation: Given the low retention value, it is recommended to have this tree removed and support the development to proceed.



## Tree 6

Species	Height	Circ.@1m	Health	Condition	Recommendation
<i>Prunus serrulata</i>	6.5	36, 26	Fair-poor	Fair	Remove
Significance rating	Significance	ELE	Retention Value	Protected	Date of report
(STARS)	Low	Medium	Low	No	27/02/2020



Tree 6 is located within the lease, however was measured and is not a regulated size.

Recommendation:

## Tree 7

Species	Height	Circ @ 1m	Health	Condition	Recommendation
<i>Prunus cerasifera nigra</i>	5m	22, 26, 18	Fair-Poor	Fair	Remove
Significance rating	Significance	ELE	Retention Value	Protected	Date of report
(STARS)	Low	Short	Low	No	27/02/2020



Tree 7 is inappropriately located beneath the eave and guttering. Further growth of the tree is only going to cause damage to the guttering and eave.

Recommendation: Have tree removed and look to incorporate a more suitable tree/shrub for this location.

## Potential issues with the development and findings

1/ Removal of trees due to the close proximity of the development to the trees.

Given the footprint of the development proposal has been placed over Trees 5 and 6, these trees will require removal for the development to proceed.

2/ Unnecessary damage to the tree protection zones (TPZ's) of the neighbouring trees.

There is potential for neighbouring trees to be impacted by the proposed development if tree protection methods are not used. This is largely due clearing and working within the TPZ of Tree 4 and the installation of the swimming pool adjacent to Tree 2.

From the assessment of the plans and trees, it is unlikely that the proposed works and development will impact the overall health or condition of these trees.

Retaining the boundary fence line in situ throughout the development will assist with the protection of the neighbouring trees.

3/ Additional compaction to the site.

Reduce compaction and unnecessary damage to the area adjacent to the TPZs by having all access to the site through the current driveway area and not through any of the neighbouring properties.

4/ To assist with monitoring the trees and their health and condition, set hold points during the construction phases and installation of services for a suitably qualified arborist to oversee any works within the TPZs. If an arborist is engaged, they should hold a minimum Certificate V in Arboriculture (AQF\*5 Arborist).

Please do not hesitate to contact me if you require any further information or clarification about the report.

Thank you,



Matt Badham



## Expertise of Consultant

### Education and experience:

- Diploma in Arboriculture, Ryde TAFE, Sydney NSW (2012)
- VALID Tree risk assessment training, Canberra ACT (2019)
- VALID Tree risk assessment workshop, Sydney NSW (2017)
- Tree Anatomy Workshop (Three day workshop) training, Adelaide SA (2015)
- Tree Risk Assessment Qualification (TRAQ), Melbourne VIC (2014)
- Quantified Tree Risk Assessment (QTRA) training, Melbourne VIC (2014)
- Quantified Tree Risk Assessment (QTRA), Visual tree inspection (VTA) training, Melbourne VIC (2014)
- Diploma in Horticulture, Canberra Institute of Technology (CIT), ACT (2006)
- Certificate III in Arboriculture, CIT, ACT (2008)
- Certificate IV in Horticulture, CIT, ACT (2004)
- Certificate III in Horticulture, CIT, ACT (2003)
- 2 day intensive tree hazard risk training with resistograph and quantifying structural strengths of defective trees, IML in Canberra, ACT (2012).
- Fourteen years' experience in tree assessments and administering required works for the Federal and ACT Government
- Twenty-five years' experience in the field of arboriculture, horticulture and maintenance works.

### Conferences attended:

- International Society of Arboriculture (ISA) 2015 Canberra, ACT
- Treenet 2016 Adelaide, SA
- International Society of Arboriculture (ISA) 2015 Adelaide, SA
- International Society of Arboriculture (ISA) 2011 Parramatta, NSW
- International Society of Arboriculture (ISA) 2008 Brisbane, QLD
- Green X 2007 Penrith, NSW
- International Society of Arboriculture (ISA) 2006 Launceston, TAS
- Treenet 2005 Ryde, NSW

### Bibliography

Draper, D. and Richards, P. *Dictionary for managing trees*, 2009.

Pryor, L. and Banks, J. *Trees and Shrubs in Canberra*, 2001.

#### Web sites

ACTmap*i*

[http://www.actmap\*i\*.act.gov.au/](http://www.actmap<i>i</i>.act.gov.au/)