

ACT Council of the Ageing: phone 02 6282 3777

Welfare Rights and Legal Centre: phone 02 6247 177

Access To Documents

You may apply for access to any documents you consider relevant to this decision under the *ACT Freedom of Information Act 1989*. For more information on how you can obtain these documents please send your request to: The Manager, Government and Assembly Relations, ACT Planning and Land Authority, GPO Box 1908, Canberra ACT 2601 or phone the Customer Services Centre 02 6207 1923.

What The AAT Will Do

After an appeal has been lodged, the Tribunal will notify the decision-maker (respondent) and request that he/she provide a statement setting out his/her findings on material questions of fact, referring to the evidence or material on which those findings were based and giving the reasons for the decision. Also he/she will be required to provide copies of all the documents that were considered relevant to the review of the decision. If you are a party to the appeal (AAT applicant or party joined) the Tribunal will provide you with the decision-maker's statement and related documents (Tribunal Documents or 'T-docs') when they have been received.

Party To A Proceeding

The decision-maker, under direction from the Tribunal, may be required to give notice of the appeal to certain persons who will then be given an opportunity to apply to be joined as a party to the proceedings. When lodging an application to be joined as a party to a proceeding you will be required to pay an application fee of not less than \$165 (the Tribunal Registry will advise of the current fee). Check with the Tribunal Registry for more information on whether your interests would be best served by becoming a party to a proceeding or lodging a separate appeal.

If a person whose interests are affected by the decision applies to be joined as a party, the tribunal may, **in its discretion**, by order, make that person a party to the proceeding.

Directions Hearing

Each party to the appeal will be given notice of a directions hearing which they are required to attend personally or to be represented by another person. At the directions hearing, the Tribunal may refer the appeal to a registered mediator. The Tribunal will also give directions to the parties, which are to be followed by them if the matter is not referred to mediation or in the event that mediation is not successful in resolving the appeal. You should be in a position at the directions hearing to inform the Tribunal of any problem with your availability or that of your witnesses to attend the hearing of the appeal. Time limits will be fixed for compliance with the Tribunal's directions. In the event that any party other than the decision-maker fails to comply with the Tribunal's directions that party may be struck out as a party or, in the case of the applicant, the appeal may be dismissed.

Mediation

It is now a requirement that before an appeal is heard the Tribunal must consider whether it is a suitable case for mediation and, if so, refer the appeal to a registered mediator and direct the parties to attend the mediation. You will be requested to indicate on a form provided to you by the Tribunal whether or not you wish to participate in mediation and to provide your reasons.

Mediation is a process by which an independent and neutral person helps you and other parties to identify concerns, evaluate options and reach agreement. The mediator will not make any judgement about who is right or wrong and if the mediation fails will not participate in the Tribunal hearing. If the Tribunal decides to refer your case to a mediator you will be informed of the place and time at which the mediation will be held.

Hearing

The hearing will take place in a hearing room at the Magistrates Court Building.

Prior to the Hearing, a direction will have been issued requiring each party to provide to the Tribunal and the other parties a statement of facts and contentions, a copy of the statement of any witness proposed to be called to give evidence and any other material, such as plans and photographs, proposed to be presented to the Tribunal.

The statement of facts and contentions should set out the facts upon which each party relies, the evidence proposed to be presented to support those facts, the issues in the case to be resolved by the Tribunal and the submissions which each party wishes to make in support of the decision which they ask the Tribunal to make.

Ordinarily the person who lodged the appeal ("the applicant") will be asked to present his/her evidence first; then any other party supporting the applicant's case; then any party opposing the applicant's case ("the parties joined"); then the decision-maker ("the respondent"). Witnesses should be present, or by application to the Tribunal, available to give evidence by phone hook up. If they are not present their evidence cannot be tested by cross-examination and may therefore be excluded.

For more detailed information on the hearing process please refer to the *"Guide to the Hearing"* on the Tribunal's web site.

Time For Deciding Cases

The Tribunal is required to decide appeals in land and planning and tree protection cases within 120 days after the lodging of the appeal, unless that period is extended by the Tribunal upon it being satisfied that it is in the interests of justice to do so.

The following table will give some guidance to the timeframes for an appeal (days are approximate):

Day 1	Application for review lodged at the AAT
Day 16	T-docs lodged and applications for Parties Joined processed
Day 26	Directions Hearing
Day 33	Mediation session
Day 36	Mediation result
Day 50	Mediation successful – consent agreement lodged, case finalised
	Mediation unsuccessful
Day 57	AAT Applicant, and Parties Joined supporting Applicant, Facts and Contentions to be lodged
Day 78	Respondent, and Parties Joined opposing Applicant, Facts and Contentions to be lodged
Day 85	Parties to lodge material in reply
Day 95	Hearing
Day 120	Delivery of Decision

Costs

The Tribunal also has the power to award costs against a party if the party contravenes a direction of the Tribunal and the Tribunal considers it in the interests of justice to make such an order. This power is in addition to the power of the Tribunal to strike out a party and to dismiss an application for failure to comply with the Tribunal's directions as outlined above.

10.0 Other Advice

Damage to Public Assets

It is the responsibility of the applicant/lessee to properly repair any damage to ACT Government assets (including footpaths) caused by the development. The applicant is urged to notify Roads ACT of any existing damage to public facilities before work commences, otherwise the applicant/lessee will be held responsible for all damage.

ActewAGL

The lessee should obtain a plant location advice from ActewAGL to avoid conflict with existing plant or electrical easements. The lessee will be responsible for the costs associated with the relocation of assets, if necessary.

The lessee is to ensure that the water service and water meter are retained in position and in good condition. ActewAGL water meters are accountable items and must not be removed from the site or otherwise disposed of.

Drainage

The *Building Code of Australia* contains provisions affecting surface drainage and the height of finished floor levels. These may apply to this proposal.

Demolition and Asbestos Management

Demolition and asbestos management must be undertaken in accordance with relevant Territory laws, namely the Building Act 2004 (including the Building Code of Australia) and the Dangerous Substances Act 2004. Relevant information is contained in the Authority's advisory note titled *Demolition*, November 2000. This document is available from the Planning and Land Authority Customer Service Centre, 16 Challis Street Dickson (Office hours: 8.30am to 4.30pm, Monday to Friday), or from the Authority's website at <http://www.actpla.act.gov.au/actpla/bepcon/build/demolition.pdf>

Environment Protection

All work shall be carried out in accordance with the *Environment Protection Act 1997*, particularly but not exclusively in relation to noise and pollution control. More Information may be obtained from Environment and Recreation.

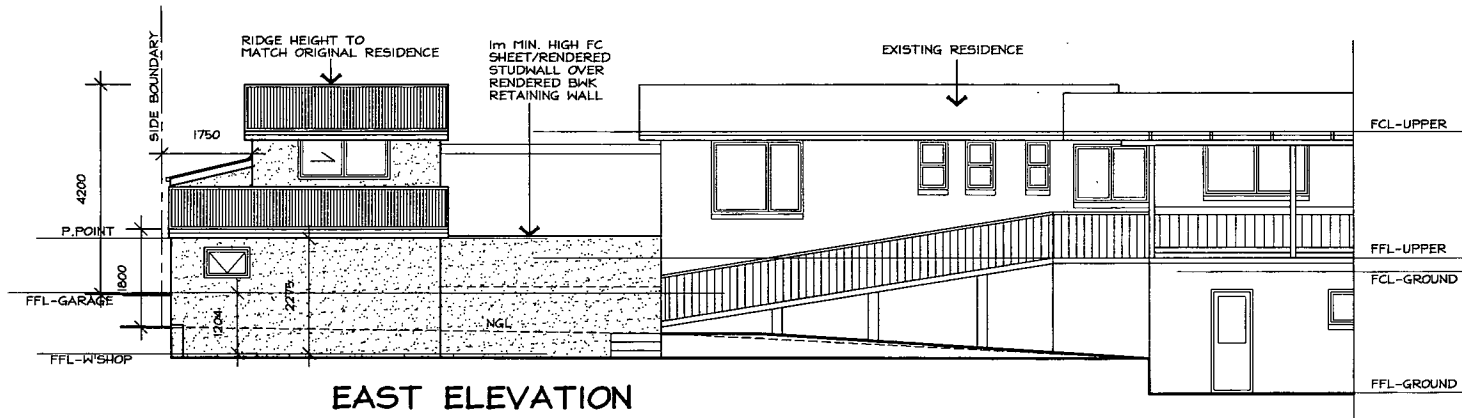
11.0 Translation and Interpretation Service

ENGLISH	If you need interpreting help, telephone:
ARABIC	: إذا احتجت لمساعدة في الترجمة الشفوية ، إتصل برقم الهاتف :
CHINESE	如果你需要传译员的帮助，请打电话：
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήστε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
PERSIAN	: اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ako vam je potrebna pomoć prevodioca telefoniрајте:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacınız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:

TRANSLATING AND INTERPRETING SERVICE

131 450

Canberra and District - 24 hours a day, 7 days a week



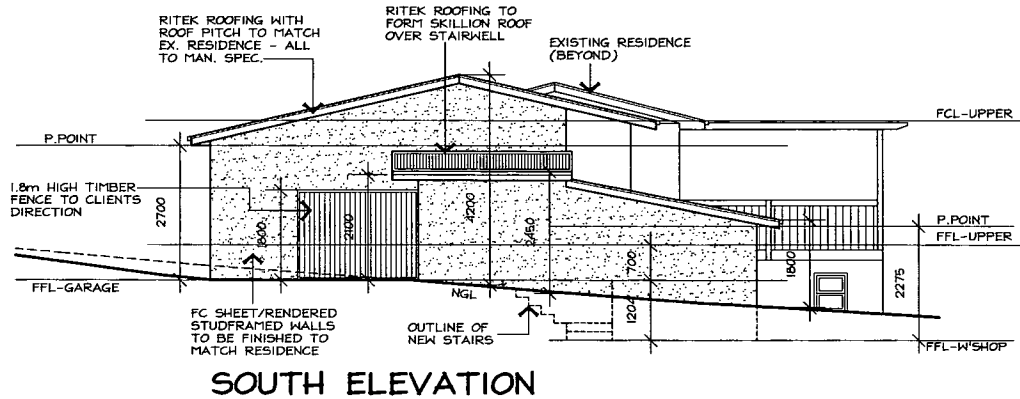
LAND (PLANNING AND ENVIRONMENT) ACT 1991

APPROVAL GRANTED

PURSUANT TO SECTION 230
SUBJECT TO THE CONDITIONS SET OUT IN THE
NOTICE OF DECISION
PURSUANT TO SECTION 245

Delegate name OWEN PANKHURST

Date 15/5/2008



PROPOSED GARAGE:
AND WORKSHOP TO:
BLOCK: 1
SECTION: 84 O'CONNOR



DWN: A.KWONG MHD.FRASER
SCALE: 1:100 DATE: 10 DEC 07
DWG No.: 0790 SHEET: 3 OF 4

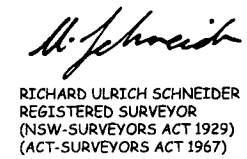
No construction material is to be stored on verges or public open spaces.

No carparking or equipment parking permitted on verges or adjacent parkland.

During the project, all existing verge grass cover must be retained in it's pre-existing condition. Watering may be required to retain grass and trees in good condition.

All trees located in the road reserve, verge, public open space and on unleased Territory land, are to be retained and remain undamaged.

Existing canopy clearance is not to be altered. Crowns and apex of canopies are not to be altered or reduced.



ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING ANY WORK, USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE OFF DRAWINGS

ALL BUILDING WORK TO COMPLY WITH B.C.A. & RELEVANT SUPPLEMENTS

ALL TIMBER FRAMING TO COMPLY WITH AS1604 & RELEVANT SUPPLEMENTS

ALL NEW PLUMBING TO BE CARRIED OUT BY A LICENSED PLUMBER AND IS TO BE IN ACCORDANCE WITH THE CANBERRA SEWERAGE AND WATER SUPPLY REGULATIONS

ALL AREAS TO BE MADE GOOD BY BUILDER WHERE DISTURBED BY NEW WORK

INSTALL SMOKE DETECTORS WHERE REQUIRED AND IN ACCORDANCE WITH AS3786

ALL TIMBER TO BE EXPOSED TO ELEMENTS TO BE ENTIRELY SEALED WITH APPROPRIATE PRODUCT TO PREVENT FURTHER CONSTRUCTION AND MAINTAINED TO PLAN. SPECIFICATIONS

ALL FOOTINGS, SLABS AND STEEL BEAMS TO BE CERTIFIED BY A QUALIFIED ENGINEER

MAINTAIN ALL EXISTING STRUCTURE IN STABLE CONDITION AT ALL TIMES ESPECIALLY DURING CONSTRUCTION AND RELOAD AS REQ'D TO AS1604, BCA AND AUSTRALIAN STANDARDS

GROUND LINES SHOWN ON DRAWING ARE ACCURATELY DEPICTED AS MEASURED ON SITE

CONNECT NEW DP'S TO EXISTING STORMWATER TIES, CONFIRM LOCATION OF SW TIE ON SITE BEFORE COMMENCING WORK

ANY ASBESTOS ON SITE TO BE REMOVED BY QUALIFIED PROFESSIONALS

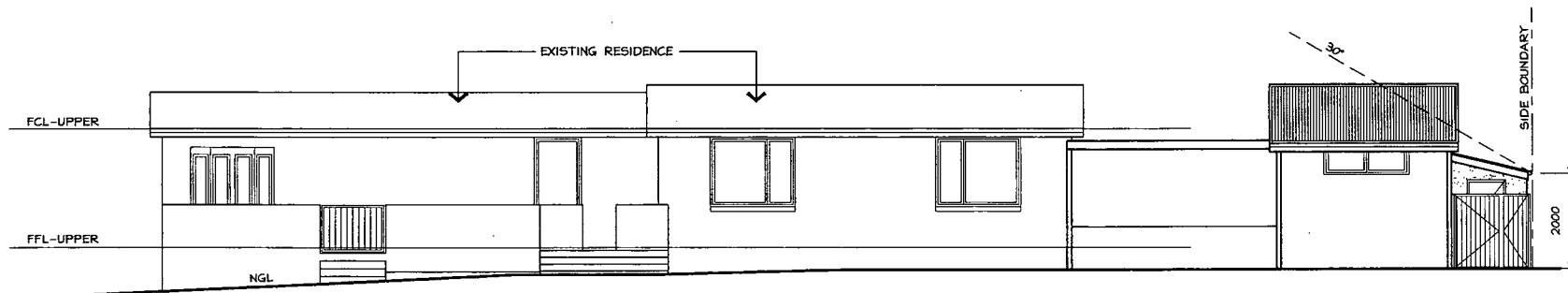
PROVIDE TERMITE PROTECTION TO THE B.C.A AND AUSTRALIAN STANDARDS

PROPOSED GARAGE:
AND WORKSHOP TO:
BLOCK: 1
SECTION: 84 O'CONNOR

Fine line
DESIGN
& DRAFTING

DWN: A.KWONG MHD.FRASER
SCALE: 1:200 DATE: 10 DEC 07
DWG No.: 0790 SHEET: 1 OF 4

AREAS	
BLOCK AREA:	847m ²
EX. GROUND:	79.0m ²
EX. UPPER:	110.0m ²
EX. CARPORT:	29.0m ²
EX. GFA:	218.0m ²
NEW GARAGE:	25.1m ²
NEW W'SHOP:	23.94m ²
TOTAL GFA:	267.04m ²
PLOT RATIO:	31.528%



WEST ELEVATION

LAND (PLANNING AND ENVIRONMENT) ACT 1991

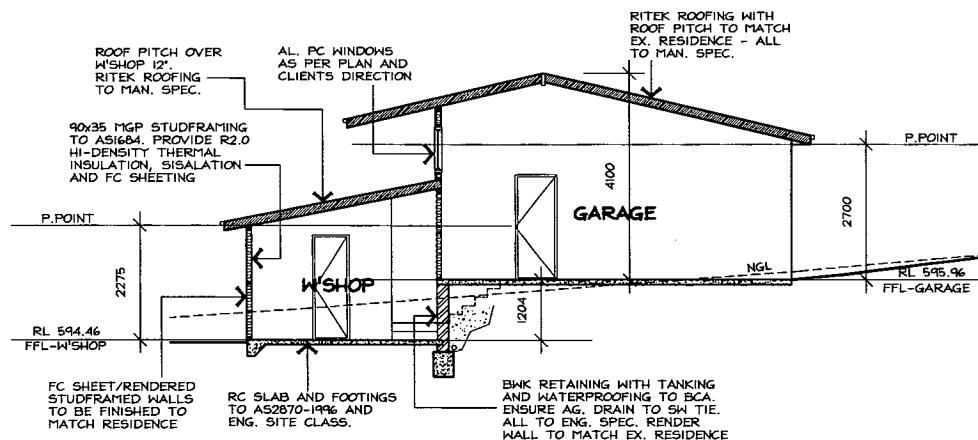
APPROVAL GRANTED

PURSUANT TO SECTION 230
SUBJECT TO THE CONDITIONS SET OUT IN THE
NOTICE OF DECISION
PURSUANT TO SECTION 245

Delegate name OWEN PANKHURST

Date 15/5/2008

**PROPOSED GARAGE:
AND WORKSHOP TO:
BLOCK: 1
SECTION: 84 O'CONNOR**



SECTION A-A



DWN: A.KWONG MHD.FRASER

SCALE: 1:100 DATE: 10 DEC 07

DWG No.: 0790 SHEET: 4 OF 4



ACT Planning &
Land Authority

10

NOTICE OF DECISION

UNDER PART 6 OF THE LAND (PLANNING AND ENVIRONMENT) ACT 1991

APPLICATION NO:

DATE LODGED:

BLOCK: 1

SECTION: 84

SUBURB: O'CONNOR

ADDRESS:

APPLICANT:

Fineline Design

LESSEE:

1.0 THE PROPOSAL

The application seeks approval for:

- (a) the alteration to a dual occupancy development; and
- (b) associated landscaping, car parking, paving and other site works.

2.0 THE DECISION

The "relevant authority" in relation to this application as defined in section 222 of the *Land (Planning and Environment) Act 1991* (the Land Act), is the Planning and Land Authority.

I, OWEN PANKHURST, delegate of the Planning and Land Authority, pursuant to section 230 of the Act hereby **approve** the application subject to the following conditions imposed pursuant to section 245 of the Act.

General

1. that the development is to be carried out only in accordance with the following:

- (a) drawings by Fineline Design & Drafting,

Site Plan, dwg. no. 0013, 28 June 2004;
Upper Floor Plan - Unit 1, 0013, 28 June 2004;
Ground Floor Plan - Unit 2, 0013, 28 June 2004;
Elevations, 0013, 28 June 2004;

- (b) any amendments to those drawings or other items and additional drawings or other items approved or accepted in accordance with the following conditions;

Where there is an inconsistency between the drawings and items listed above and the following conditions, the conditions shall firstly prevail, then the amended or additional drawings or items, to the extent of that inconsistency;

Completion

2. that the approved development shall be completed within 24 months from the date of this approval or within such further time as may be approved in writing by the Planning and Land Authority;

Notes:

1. *Under section 251 of the Land Act this approval will expire if the development is not commenced within two years after the date of approval.*
2. *Under section 252 the applicant may apply to the Planning and Land Authority for any extension to the period specified for completion.*

Cable Reticulation

3. that all utility cables, including electricity, telephone and data, are to be reticulated underground to each house from the boundary or from an existing pole within the block or suitable provision (by way of conduits or the like) for such future reticulation; and

Note: no new poles are to be erected.

Unleased Territory Land

4. that, during construction, the verge is to be managed and protected in accordance with a Verge Management Plan approved by Canberra Urban Parks and Places, City Management, DUS;

Note: see Appendix 1 for more information in relation to other approvals required for work on unleased Territory land.

3.0 DATE THAT THIS APPROVAL TAKES EFFECT

Unless a condition of approval provides for otherwise this approval is effective from the date of this notice. The effective date could be adjusted if the approval is reconsidered by the Planning and Land Authority or if an application for a review of the decision is made to the ACT Administrative Appeals Tribunal.

4.0 REASONS FOR THE DECISION

The application was approved because, in the form modified by the imposed conditions, it was considered to be consistent with the Territory Plan. Conditions have been imposed to address the key issues and ensure that the proposal is consistent with the Territory Plan.

Owen Pankhurst
Delegate of the Planning and Land Authority

9 August 2004

ADVICE TO APPLICANT**1. Contact Telephone Numbers – Relevant Government Agencies****ACT PLANNING AND LAND AUTHORITY****Development Assessment**

DA Enquiries - Owen pankhurst	6207 1781
Applications Secretariat	6207 1687

DEPARTMENT OF URBAN SERVICES**City Management**

Quality Co-ordination	6207 6594
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Roads ACT	6207 6677
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ACT NOWaste	6207 6323
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Canberra Urban Parks and Places Open Space and Built Assets	6207 2500
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Environment ACT

Environment Protection Unit	6207 9777
Significant trees helpline	6207 9777

DEPARTMENT OF HEALTH AND COMMUNITY CARE

Health Protection Service	6205 1700
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OTHERS**Telstra**

Network Planning Engineer (Ted Murray)	6219 1213
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ActewAGL

Location of assets (Dial Before You Dig)	1100
Electricity reticulation (Doug Malcolm)	6293 5738

TransACT

Networks (Craig Seaton)	6229 8000
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2. Unit Titling

2.1 *Restrictions on subdivision (including unit titling) in suburban areas*

Under clause 3.6(b)(iii) of Part B1 of the Territory Plan the subdivision (including under the *Unit Titles Act 2001*) of a lease of a *standard block* for new dual occupancies in Suburban Areas is not permitted.

Standard block means a block with an area greater than 500 m² that was originally leased or used for the purpose of single dwelling housing.

This restriction does not apply where all the dwellings associated with the proposed subdivision were, before **17 June 2003**:

- (a) lawfully constructed **or**
- (b) approved, **or**
- (c) the subject of a formally commenced High Quality Sustainable Design Process under *Designing for High Quality and Sustainability* and for which a development application was lodged by **1 September 2003**.

2.2 *If the property can be subdivided in accordance with clause 3.6 (see 2.1 above) a variation to the Crown lease may be required before an application for subdivision (including unit titling) can be approved*

Clause 3.7 of Part B1 of the Territory Plan provides that an application for the subdivision of a Crown Lease, including a subdivision under the *Unit Titles Act 2001* (unit titling), can only be approved if the lease expressly provides for the number of units or dwellings that can be subdivided. For example, a Crown lease may permit "residential purposes", but until that lease is varied to expressly allow for the subdivision of two dwellings, a dual occupancy development on the land cannot be unit titled.

This provision does not apply to proposals that, by **17 December 2002**:

- (a) were lawfully constructed; **or**
- (b) for which a development application was lodged with the Planning and Land Authority; **or**
- (c) for which an acceptable Design Response Report was submitted under *Designing for High Quality and Sustainability*

provided that the application for unit title subdivision is received by the Planning and Land Authority before **1 July 2004**.

2.3 *Change of Use Charge*

An application to vary a Crown lease can be made with the Planning and Land Authority. If approved, such a variation may attract a change of use charge.

3. Further Approvals

The attached notice of decision grants approval for those items listed at section 1.0. Further approvals from the Territory may be required, as follows:

Works on Unleased Territory Land - Design Acceptance

In accordance with the *Roads and Public Places Act 1937* no work is to be undertaken on road verges and other unleased Territory Land without the approval of the Territory. Such approval is only given by way of a certificate of design acceptance from Quality Co-ordination, City Management, DUS. Unless a certificate of design acceptance is obtained, and the respective work completed in accordance with this certificate, a certificate of compliance under s179 of the Land Act, may not be issued. This applies to works such as the construction or upgrading of driveway verge crossings and the replacement of public foot paths.

Use of Verges and other Unleased Territory Land

In accordance with the *Roads and Public Places Act 1937* road verges and other unleased Territory land shall not be used for the carrying out of works, including storage of materials or waste, without the prior approval of the Territory through Canberra Urban Parks and Places;

Approval required for "Tree Damaging Activity"

Approval from the Conservator of Flora and Fauna is required before a *Tree Damaging Activity* can be undertaken.

Under the *Tree Protection (Interim Scheme) Act 2001* a tree is a *Significant Tree* and protected if it is growing on urban leased land and it has:

- a height of 12 m or more; or
- a circumference of 1.5 m (approx. 0.5 m in diameter) or more at 1 m above ground level; or
- two or more trunks and the total circumference of all the trunks, 1m above ground level, is 1.5m or more ,or
- a minimum crown width of 12 m or more.

Tree Damaging Activity is defined as felling, removing, ringbarking, lopping and topping, poisoning or any ground work under the canopy of a *Significant Tree* or within a 2m wide area out from the canopy, that is likely to harm the health of the tree. Ground work includes building, trenching, changing the soil level and compacting or contaminating the soil.

Maintenance pruning that does not affect the overall appearance of the tree or pruning required for power line clearing is not considered as 'damage' and does not require approval.

These controls are administered by Environment ACT and the decision maker for such applications is the Conservator of Flora and Fauna. An application form for Approval to Undertake a Tree Damaging Activity may be obtained by contacting the Environment ACT.

4. Other Advice

Reconsideration of the Decision

If you are not satisfied with this decision, you are entitled to apply to the Planning and Land Authority for reconsideration within four weeks of the date of this notice.

Applications forms are available from the Planning and Land Authority Customer Service Centre, 16 Challis Street, Dickson. The completed application, including grounds for the application and the lodgement fee may be lodged at the Customer Service Centre.

Within four weeks of receiving your application, or within such further time as agreed to by you, the Planning and Land Authority will either make a new decision or confirm the original decision.

An application for reconsideration does not prevent an application for a review of the same decision being made to the ACT Administrative Appeals Tribunal (AAT). You should be aware, however, that a reconsideration of the approval by the Planning and Land Authority will be suspended on the day an application for a review of the same decision is made to the AAT.

Conditions of Approval

Please read the conditions of your approval carefully. Some will require attention before the approved drawings will be released by the Authority, others before work commences and still others before the completion of building work.

Building Approval

Most building work requires Building Approval. If this applies to your proposal you should engage the services of a private building certifier to assess and approve the building plans. A list of private certifiers is available at the ACT Planning and Land Authority Customer Service Centre, 16 Challis Street Dickson. Office hours are 8.30am to 4.30pm, Monday to Friday. The list is also available on the Authority's website at <http://www.actpla.act.gov.au/bepcon>.

Review by the ACT Administrative Appeals Tribunal

You are entitled to apply for a review of (appeal) the decision to the AAT. An application, together with the required fee, should be lodged with the AAT within four weeks after the notification of this approval.

An application form can be obtained from either the AAT at the ACT Magistrates Court, 4 Knowles Place Canberra City, or from the Planning and Land Authority Customer Service Centre, 16 Challis Street Dickson. If you require further information about the review process, contact the AAT office on (02) 6217 4261.

Damage to Public Assets

It is the responsibility of the applicant/lessee to properly repair any damage to ACT Government assets (including footpaths) caused by the development. The applicant is urged to notify Roads ACT of any existing damage to public facilities before work commences, otherwise the applicant/lessee will be held responsible for all damage.

ActewAGL

The lessee should obtain a plant location advice from ActewAGL to avoid conflict with existing plant or electrical easements. The lessee will be responsible for the costs associated with the relocation of assets, if necessary.

The lessee is to ensure that the water service and water meter are retained in position and in good condition. ActewAGL water meters are accountable items and must not be removed from the site or otherwise disposed of.

Drainage

The *Building Code of Australia* contains provisions affecting surface drainage and the height of finished floor levels. These may apply to this proposal.

Demolition and Asbestos Management

Asbestos management and demolition must be undertaken in accordance with PALM Note 1 and PALM Note 2, respectively. Both documents are available from the Planning and Land Authority Customer Service Centre, 16 Challis Street Dickson (Office hours: 8.30am to 4.30pm, Monday to Friday), or from the Authority's website www.actpla.act.gov.au/bepcon/build/bindex.HTM

Environment Protection

All work shall be carried out in accordance with the *Environment Protection Act 1997*, particularly but not exclusively in relation to noise and pollution control. More Information may be obtained from Environment ACT.

Dual Occupancy Water Management Requirements

The ACT Government has a policy on sustainability. To ensure that water resource management is consistent with designing for high quality and sustainability, Environment ACT requires developments to:

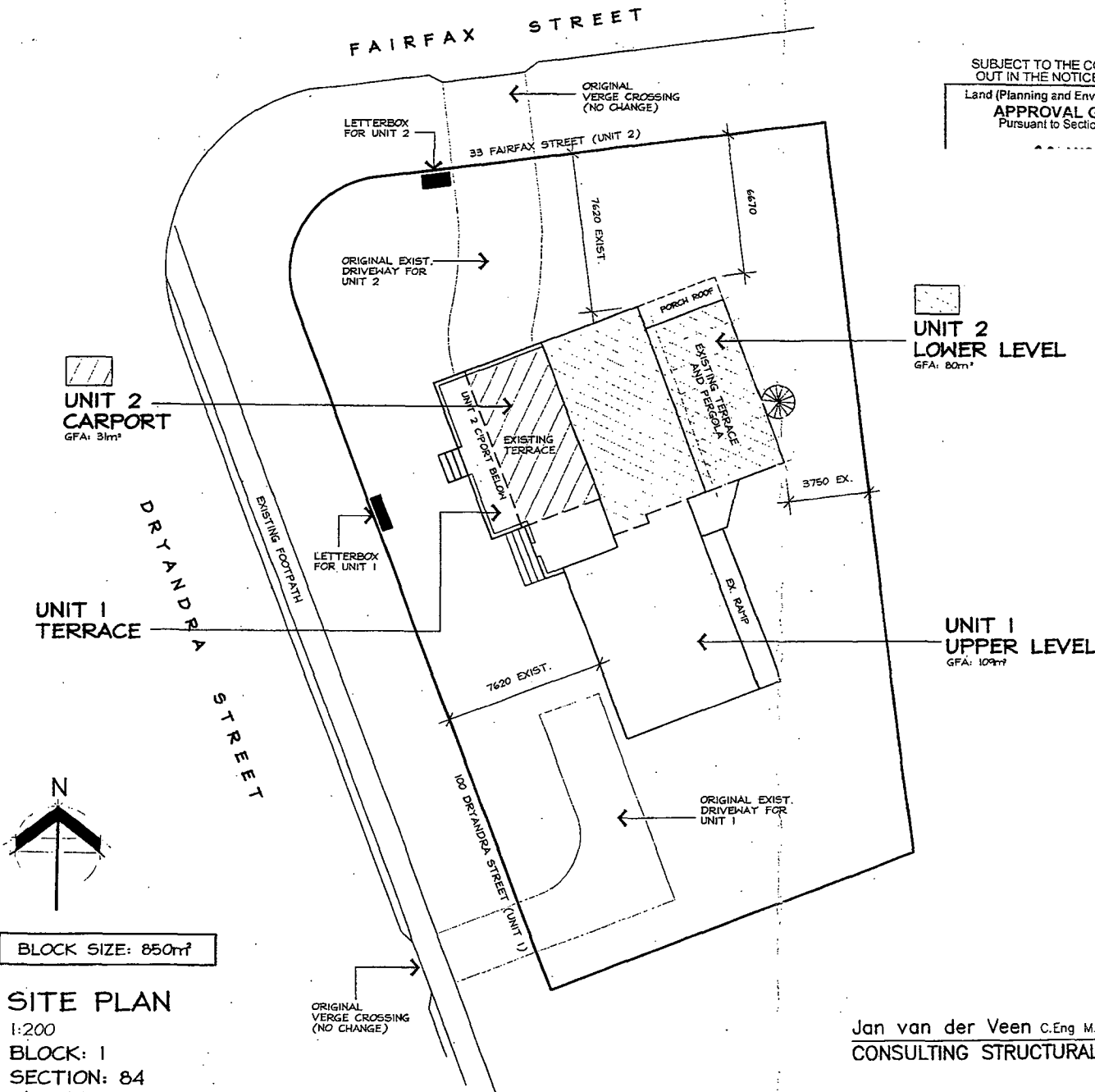
- (a) ensure that no contaminated water, including that containing sediments, is likely to leave the site during development and during the on-going operation of the site;
- (b) incorporate measures and/or operating procedures which ensure that stormwater runoff from the site reflects patterns, volumes and quality which exist prior to development as far as reasonably practicable; and
- (c) incorporate measures and/or operating procedures which will minimise the demand from the dwellings on potable water supplies.

Dual occupancy developments typically cover much of the block with a proportionally large area of hard impervious surfacing resulting in significant impacts on the rate of runoff, on water quality and the hydrological regime in receiving waters.

The proponent needs to include measures which counter these impacts. Initiatives would be expected to include but are not limited to:

- (a) measures to increase infiltration at the block and neighbourhood level, including swales, permeable pavement, neighbourhood or group based extended detention wetlands, vegetated waterways and overland flow zones or corridors;
- (b) measures to retain water on blocks and slow down the movement of water through the landscape, including ornamental ponds and roof drainage to swales/infiltration trenches;
- (c) reuse of water on a block and neighbourhood scale including garden irrigation; and
- (d) building design and siting setbacks enabling swale and infiltration siting.

The proponent should note that impacts can also be reduced by off-site measures such as neighbourhood ponds, wetlands and water re-use arrangements. Environment ACT is likely to support proponent contribution to such measures, particularly where it involves cooperation with relevant community groups.



SUBJECT TO THE CONDITIONS SET
OUT IN THE NOTICE OF DECISION

Land (Planning and Environment Act 1991)

APPROVAL GRANTED

Pursuant to Section 230 or 245

BUILDING NOTES

ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING ANY WORK. USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE OFF DRAWINGS

ALL BUILDING WORK TO COMPLY WITH B.C.A & RELEVANT SUPPLEMENTS

ALL TIMBER FRAMING TO COMPLY WITH AS1684 & RELEVANT SUPPLEMENTS

ALL NEW PLUMBING TO BE CARRIED OUT BY A LICENSED PLUMBER AND IS TO BE IN ACCORDANCE WITH THE CANBERRA SEWERAGE AND WATER SUPPLY REGULATIONS

ALL AREAS TO BE MADE GOOD BY BUILDER WHERE DISTURBED BY NEW WORK

INSTALL SMOKE DETECTORS WHERE REQUIRED AND IN ACCORDANCE WITH AS3876

ALL TIMBER TO BE EXPOSED TO ELEMENTS TO BE ENTIRELY SEALED WITH APPROPRIATE PRODUCT TO MAN. SPEC BEFORE CONSTRUCTION AND MAINTAINED TO MAN. SPECIFICATIONS

ALL FOOTINGS, SLABS AND STEEL BEAMS TO BE CERTIFIED BY A QUALIFIED ENGINEER

MAINTAIN ALL EXISTING STRUCTURE IN STABLE CONDITION AT ALL TIMES ESPECIALLY DURING CONSTRUCTION AND RELOAD AS REQD TO AS1684, BCA AND AUSTRALIAN STANDARDS

GROUND LINES SHOWN ON DRAWING ARE ACCURATELY DEPICTED AS MEASURED ON SITE

CONNECT NEW DP'S TO EXISTING STORMWATER TIES. CONFIRM LOCATION OF SW TIE ON SITE BEFORE COMMENCING WORK

200402845

PROPOSED AMENDMENTS

& WORK AS EXECUTED:

BLOCK: 1

SECTION: 84 O'CONNOR



M.I.E.
9 JUNE '04.

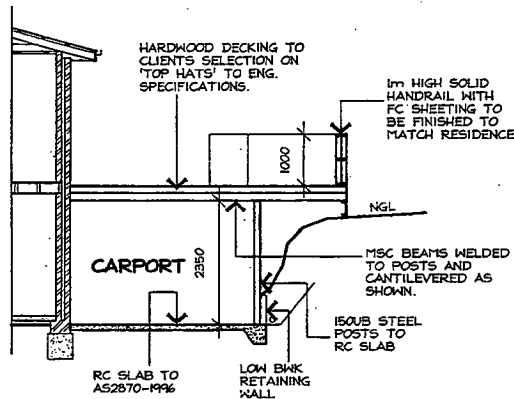
Jan van der Veen C.Eng M.I.Struct.E.M.I.E (Aust)

CONSULTING STRUCTURAL ENGINEER

DWN: A.KWONG MHD.FRASER

SCALE: 1:200 DATE: 28 JUNE 04

DWG No.: 0013 SHEET: 1 OF 4



SECTION A

AMENDMENTS TO ORIGINAL APPROVED PROPOSALS PLANS 171 (1989) AND 171/A (1989)

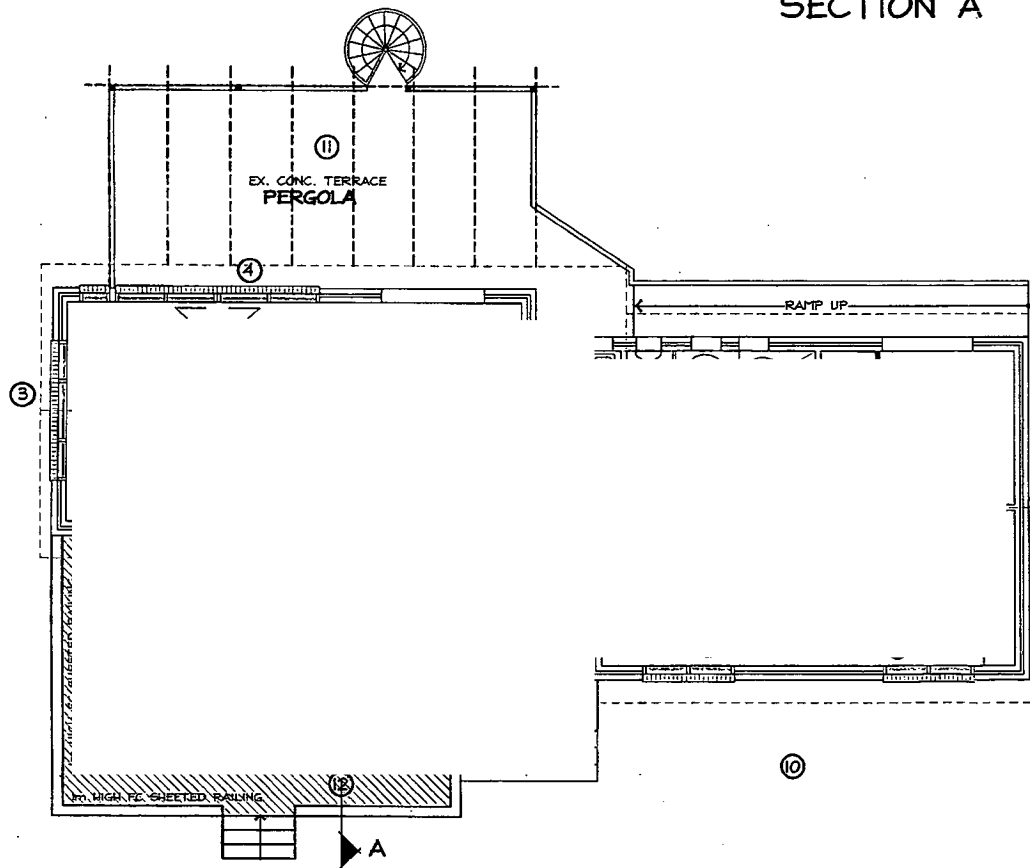
PLAN 171

- 1 DELETE SOLID FUEL HEATER AND CONCRETE HEARTH - NOT BUILT
- 2 ENTRY AND WEST WALL BUILT AS NOTED
- 3 NORTH WALL BUILT WITH WINDOW AS NOTED
- 4 EAST WALL BUILT WITH SLIDING DOORS ONTO CONCRETE TERRACE AS NOTED
- 5 KITCHEN/L'DRY/POWDER ROOM BUILT AS NOTED
- 6 BATHROOM/LINEN BUILT AS NOTED
- 7 BEDROOM/ROBE BUILT AS NOTED
- 8 BEDROOM BUILT AS NOTED WITH 2 MATCHING WINDOWS TO WEST
- 9 PROPOSED WINDOWS BUILT AS DOUBLE DOORS AS NOTED
- 10 PROPOSED FUTURE CARPORT NOT BUILT

PLAN 171/A

- 11 PROPOSED CONCRETE TERRACE BUILT AS NOTED WITH OPEN PERGOLA OVER WITH TIMBER HANDRAIL TO 1m - ALL TO BCA AND AS1684 (25m²)
- 12 PROVIDE CONCRETE TERRACE AMENDED AND BUILT AS TIMBER DECK WITH SPEED DECK HI-10 FIXED TO UNDERSIDE FOR CARPORT BELOW - ALL STRUCTURAL STEEL FRAME BY 'DECOIN' ENGINEERING AS PER SECTION AND 1m MIN RAILING - TIMBER FRAME SHEETED WITH FC SHEET AND PAINT FINISHED TO MATCH RESIDENCE
- 13 DECK BUILT WITH OPEN METAL GRILL TO PROVIDE LIGHT AND VENTILATION TO SPACE BELOW

200402845



UPPER FLOOR PLAN - UNIT 1

SUBJECT TO THE CONDITIONS SET
OUT IN THE NOTICE OF DECISION

Land (Planning and Environment Act 1991)

APPROVAL GRANTED
Pursuant to Section 230 or 245

10 0 11 0 2004

PROPOSED AMENDMENTS
& WORK AS EXECUTED:

BLOCK: 1

SECTION: 84 O'CONNOR



DWN: A.KWONG MHD.FRASER

SCALE: 1:100 DATE: 28 JUNE 04

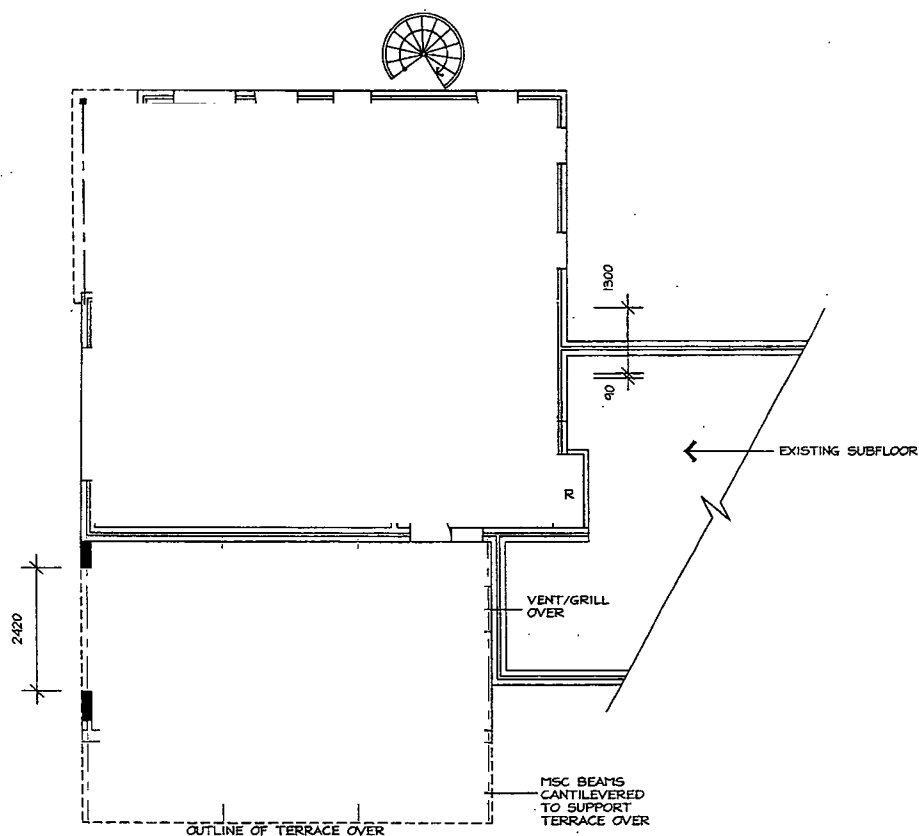
DWG No.: 0013 SHEET: 2 OF 4

AMENDMENTS TO ORIGINAL APPROVED PROPOSALS

PLANS 171 (1969) AND 171/A (1969)

- 14 KITCHEN/STORAGE BUILT AS SHOWN
- 15 PROPOSED WINDOW BUILT AS DOOR/WINDOW COMBINATION
- 16 ROBES BUILT AS NOTED
- 17 BATHROOM/L'DRY BUILT AS NOTED
- 18 CARPORT BUILT AS NOTED - REFER TO SECTION A. (NOT SLAB OVER AS ORIGINALLY PROPOSED)

200402845



GROUND FLOOR PLAN - UNIT 2

SUBJECT TO THE CONDITIONS SET
OUT IN THE NOTICE OF DECISION

Land (Planning and Environment Act 1991)

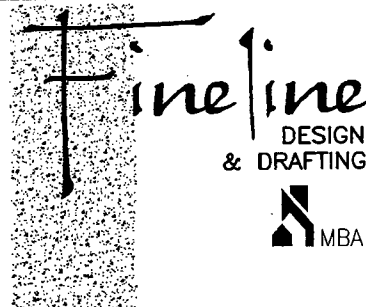
APPROVAL GRANTED
Pursuant to Section 230 or 245

09 AUG 2004

**PROPOSED AMENDMENTS
WORK AS EXECUTED:**

BLOCK: 1

SECTION: 84 O'CONNOR



DWN: A.KWONG MHD.FRASER

SCALE: 1:100 DATE: 28 JUNE 04

DWG No.: 0013 SHEET: 3 OF 4

Buildings within close proximity to boundaries are to be verified by survey check.

Walls to be fire rated as per BCA

UNDERGROUND CABLE CLEARANCES REQUIRED

Approval subject to Electricity and Water Clearances

FAIRFAX STREET

ORIGINAL VERGE CROSSING (NO CHANGE)

LETTERBOX FOR UNIT 2

33 FAIRFAX STREET (UNIT 2)

7620 EXIST.

6670

ORIGINAL EXIST. DRIVEWAY FOR UNIT 2

PORCH ROOF

EXISTING TERRACE AND PERGOLA

UNIT 2 LOWER LEVEL

BUILDING APPROVAL
Approved under s.28 of the Building Act 2004

K.G. Hopkins

29 APR 2010



UNIT 2 CARPORT
GFA: 31m²

EXISTING TERRACE

UNIT 2 CARPORT BELOW

3750 EX.

EX. RAMP

UNIT 1 UPPER LEVEL

GFA: 109m²

Plan No: 101852/A

04 MAY 2010

RECEIVED
ACT Planning & Land Authority

M.I.E.
9 JUNE '04.

BUILDING NOTES

ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING ANY WORK. USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE OFF DRAWINGS

ALL BUILDING WORK TO COMPLY WITH B.C.A. & RELEVANT SUPPLEMENTS

ALL TIMBER FRAMING TO COMPLY WITH AS1684 & RELEVANT SUPPLEMENTS

ALL NEW PLUMBING TO BE CARRIED OUT BY A LICENSED PLUMBER AND IS TO BE IN ACCORDANCE WITH THE CANBERRA SEWERAGE AND WATER SUPPLY REGULATIONS

ALL AREAS TO BE MADE GOOD BY BUILDER WHERE DISTURBED BY NEW WORK

INSTALL SMOKE DETECTORS WHERE REQUIRED AND IN ACCORDANCE WITH AS3876

ALL TIMBER TO BE EXPOSED TO ELEMENTS TO BE ENTIRELY SEALED WITH APPROPRIATE PRODUCT TO MAN. SPEC BEFORE CONSTRUCTION AND MAINTAINED TO MAN. SPECIFICATIONS

ALL FOOTINGS, SLABS AND STEEL BEAMS TO BE CERTIFIED BY A QUALIFIED ENGINEER

MAINTAIN ALL EXISTING STRUCTURE IN STABLE CONDITION AT ALL TIMES ESPECIALLY DURING CONSTRUCTION AND RELOAD AS REQ'D TO AS1684, BCA AND AUSTRALIAN STANDARDS

GROUND LINES SHOWN ON DRAWING ARE ACCURATELY DEPICTED AS MEASURED ON SITE

CONNECT NEW DP'S TO EXISTING STORMWATER TIES. CONFIRM LOCATION OF SW TIE ON SITE BEFORE COMMENCING WORK

200402845

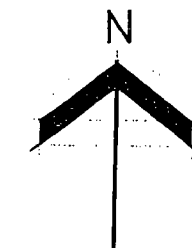
PROPOSED AMENDMENTS & WORK AS EXECUTED:

BLOCK: 1
SECTION: 84 O'CONNOR
CLIENT:



Jan van der Veen C.Eng M.I.Struct.E.M.I.E (Aust)
CONSULTING STRUCTURAL ENGINEER

DWN: A.KWONG MHD.FRASER
SCALE: 1:200 DATE: 28 JUNE 04
DWG No.: 0013 SHEET: 1 OF 4



BLOCK SIZE: 850m²

SITE PLAN

1:200
BLOCK: 1
SECTION: 84
O'CONNOR

ORIGINAL VERGE CROSSING (NO CHANGE)

DRYANDRA STREET

EXISTING FOOTPATH

UNIT 1 TERRACE

7620 EXIST.

100 DRYANDRA STREET (UNIT 1)

ORIGINAL EXIST. DRIVEWAY FOR UNIT 1

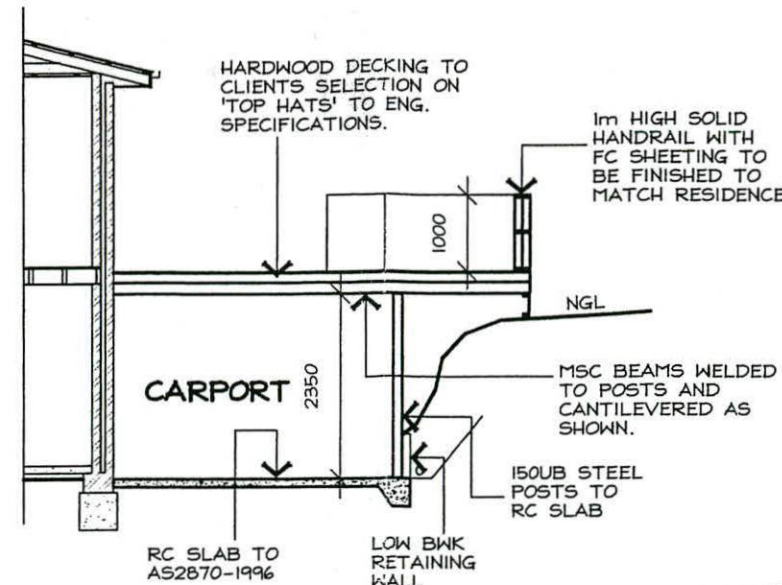
AMENDMENTS TO ORIGINAL APPROVED PROPOSALS
PLANS 171 (1959) AND 171/A (1969)

PLAN 171

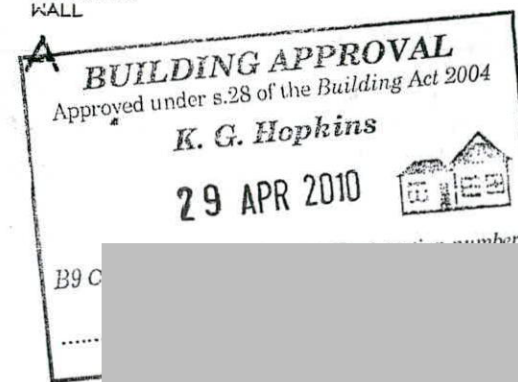
- 1 DELETE SOLID FUEL HEATER AND CONCRETE HEARTH - NOT BUILT
- 2 ENTRY AND WEST WALL BUILT AS NOTED
- 3 NORTH WALL BUILT WITH WINDOW AS NOTED
- 4 EAST WALL BUILT WITH SLIDING DOORS ONTO CONCRETE TERRACE AS NOTED
- 5 KITCHEN/L'DRY/POWDER ROOM BUILT AS NOTED
- 6 BATHROOM/LINEN BUILT AS NOTED
- 7 BEDROOM/ROBE BUILT AS NOTED
- 8 BEDROOM BUILT AS NOTED WITH 2 MATCHING WINDOWS TO WEST
- 9 PROPOSED WINDOWS BUILT AS DOUBLE DOORS AS NOTED
- 10 PROPOSED FUTURE CARPORT NOT BUILT

PLAN 171/A

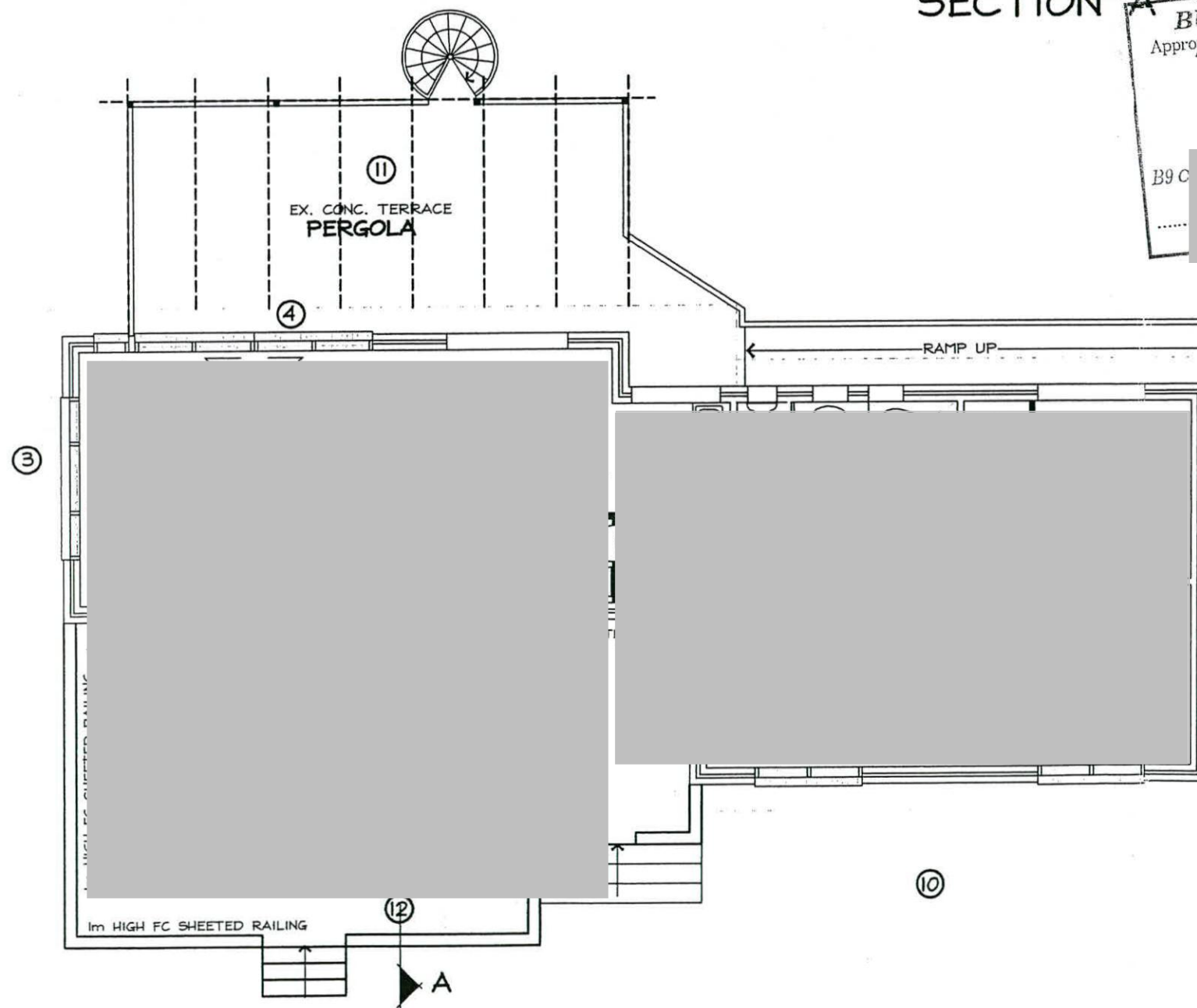
- 11 PROPOSED CONCRETE TERRACE BUILT AS NOTED WITH OPEN PERGOLA OVER WITH TIMBER HANDRAIL TO 1m - ALL TO BCA AND AS1684 (25m²)
- 12 PROVIDE CONCRETE TERRACE AMENDED AND BUILT AS TIMBER DECK WITH SPEED DECK HI-10 FIXED TO UNDERSIDE FOR CARPORT BELOW - ALL STRUCTURAL STEEL FRAME BY 'DECOIN' ENGINEERING AS PER SECTION AND 1m MIN RAILING - TIMBER FRAME SHEETED WITH FC SHEET AND PAINT FINISHED TO MATCH RESIDENCE
- 13 DECK BUILT WITH OPEN METAL GRILL TO PROVIDE LIGHT AND VENTILATION TO SPACE BELOW



SECTION A



200402845



UPPER FLOOR PLAN - UNIT 1

SUBJECT TO THE CONDITIONS SET
OUT IN THE NOTICE OF DECISION

Land (Planning and Environment Act 1991)

APPROVAL GRANT

Pursuant to Section 230

09 AUG 2004



**PROPOSED AMENDMENTS
& WORK AS EXECUTED:**

BLOCK: 1

SECTION: 84 O'CONNOR



DWN: A.KWONG MHD.FRASER

SCALE: 1:100 DATE: 28 JUNE 04

DWG No.: 0013 SHEET: 2 OF 4

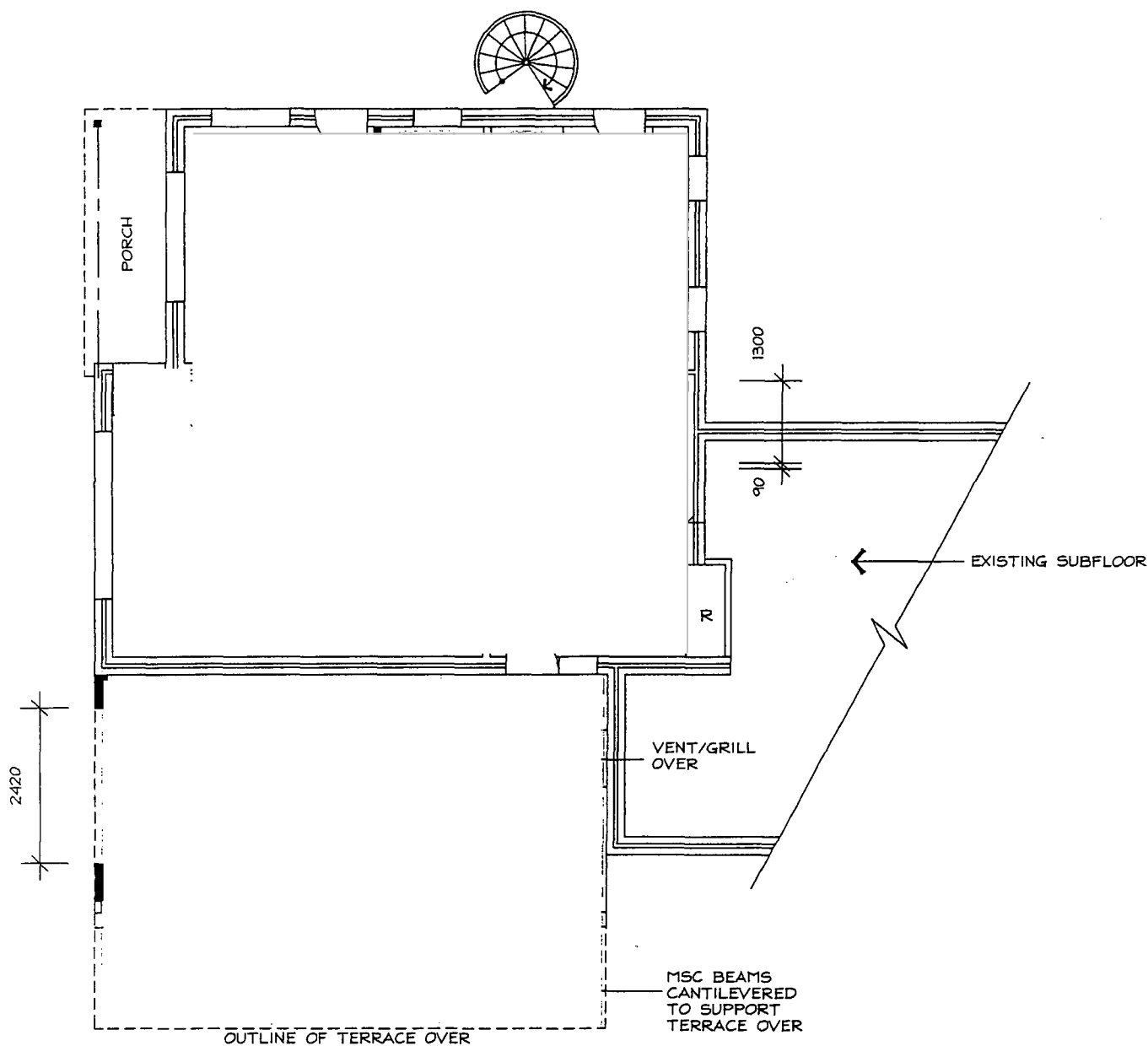
AMENDMENTS TO ORIGINAL APPROVED PROPOSALS

PLANS 171 (1959) AND 171/A (1969)

- 14 KITCHEN/STORAGE BUILT AS SHOWN
- 15 PROPOSED WINDOW BUILT AS DOOR/WINDOW COMBINATION
- 16 ROBES BUILT AS NOTED
- 17 BATHROOM/L'DRY BUILT AS NOTED
- 18 CARPORT BUILT AS NOTED - REFER TO SECTION A. (NOT SLAB OVER AS ORIGINALLY PROPOSED)

* FIRE RATE FLOOR BETWEEN UNIT 1 and Unit 2 AS PER B.C.A. 

200402845



GROUND FLOOR PLAN - UNIT 2

SUBJECT TO THE CONDITIONS SET OUT IN THE NOTICE OF DECISION

Land (Planning and Environment) Act 2004

APPROVAL GRA
Pursuant to Section 23(1)

29 APR 2010

BUILDING APPROVAL
Approved under s.28 of the Building Act 2004

K. G. Hopkins

29 APR 2010



Plan No: 101852/A

04 MAY 2010

RECEIVED

ACT Planning & Land Authority

PROPOSED AMENDMENTS
& WORK AS EXECUTED:

BLOCK: 1

SECTION: 84 O'CONNOR

CLIENT:



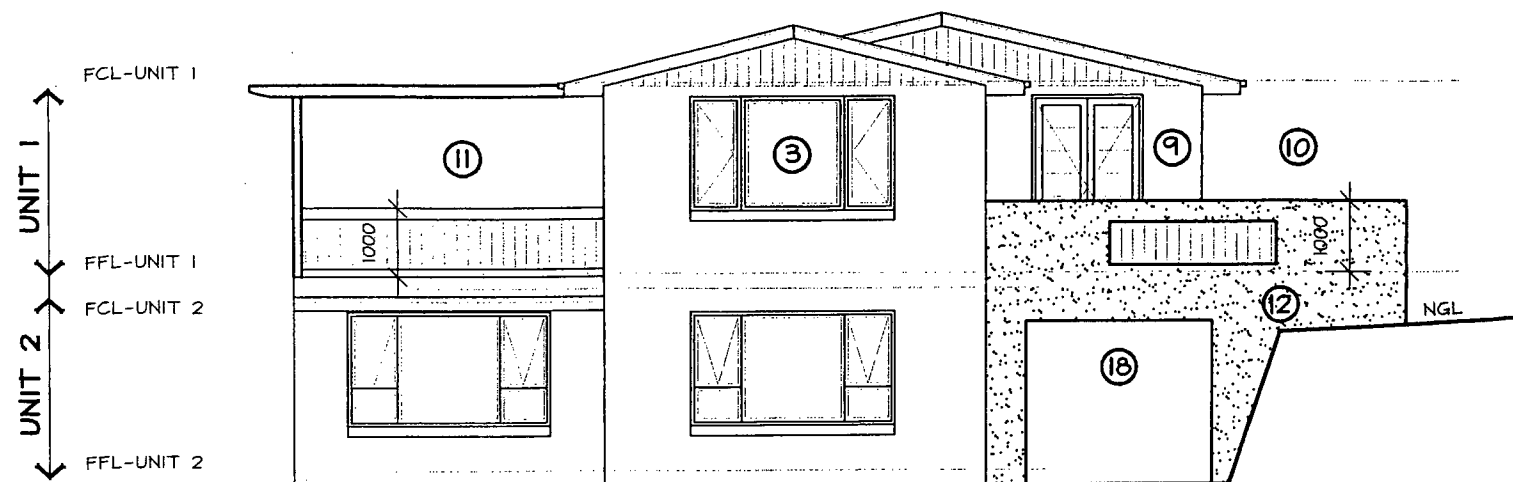
DWN: A.KWONG MHD.FRASER

SCALE: 1:100 DATE: 28 JUNE 04

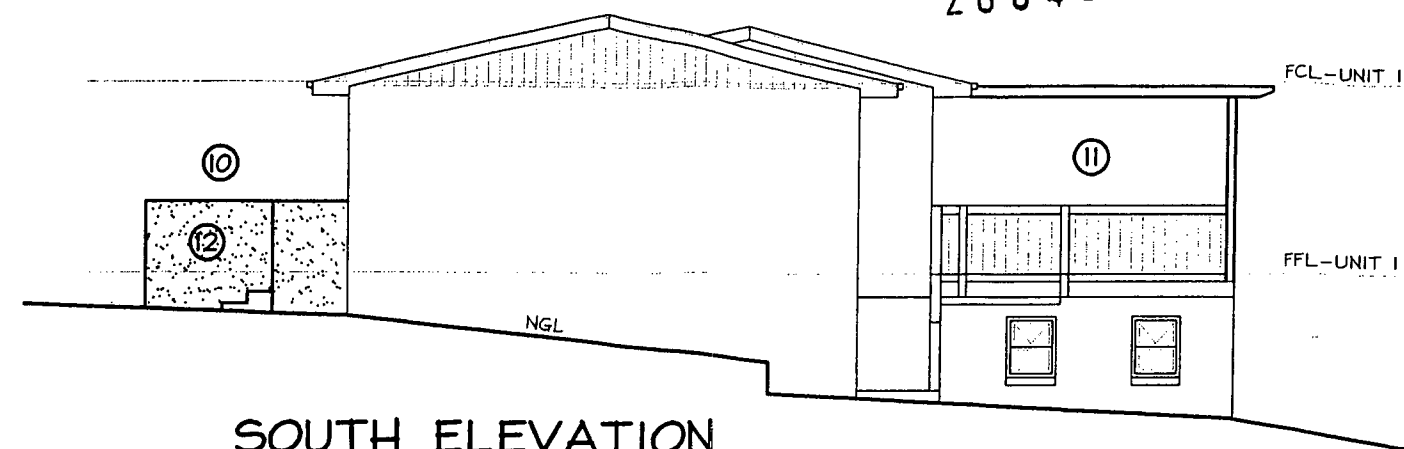
DWG No.: 0013 SHEET: 3 OF 4



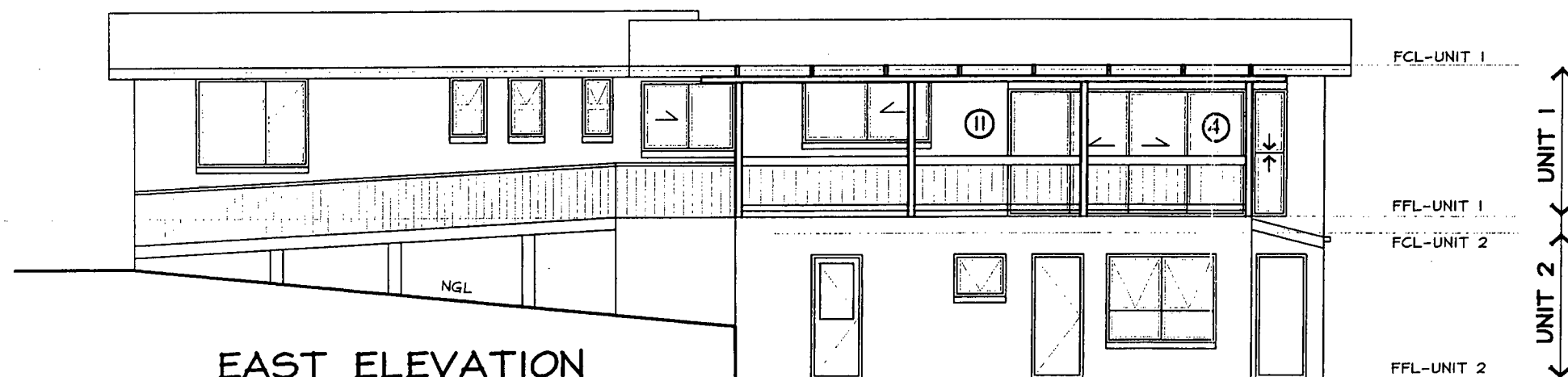
200402845



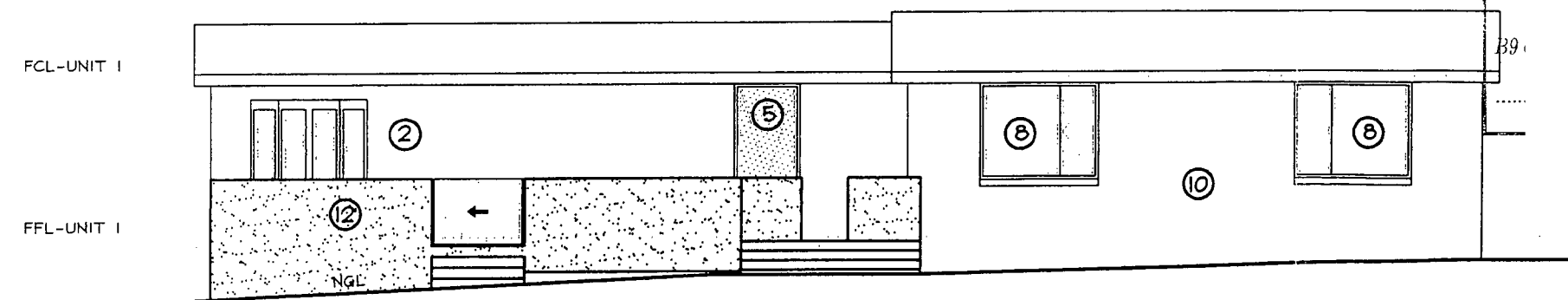
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

SUBJECT TO THE CONDITIONS SET
OUT IN THE NOTICE OF DECISION
Land (Planning and Environment Act 1991)
APPROVAL GRANTED
Pursuant to Section 230 or 245

09 AUG 2004

Plan No:
04 MAY 2010
RECEIVED
ACT Planning & Land Authority

Plan No: 101852/A
04 MAY 2010
RECEIVED
ACT Planning & Land Authority

GROUND LINES SHOWN
ON DRAWING ARE
ACCURATELY DEPICTED
AS MEASURED ON SITE

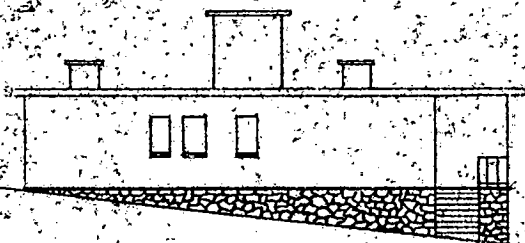
**PROPOSED AMENDMENTS
& WORK AS EXECUTED:**
BLOCK: 1
SECTION: 84 O'CONNOR
CLIENT:

BUILDING APPROVAL
Approved under s.28 of the Building Act 2004
K. G. Hopkins
29 APR 2010

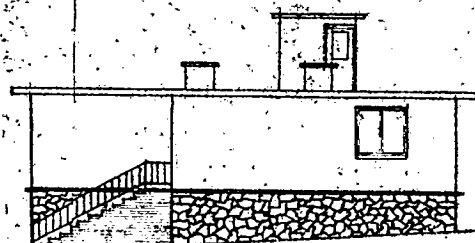
Timeline
DESIGN
& DRAFTING
MBA

DWN: A.KWONG MHD.FRASER
SCALE: 1:100 DATE: 28 JUNE 04
DWG No.: 0013 SHEET: 4 OF 4

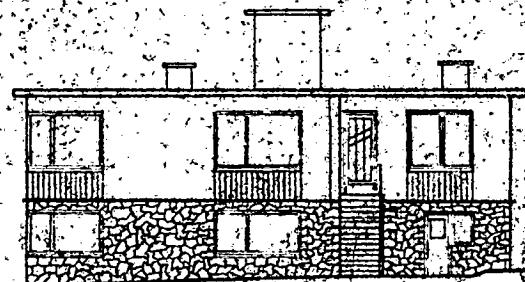
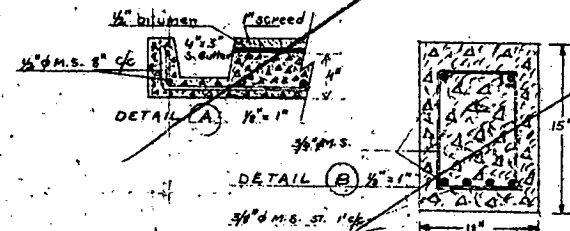
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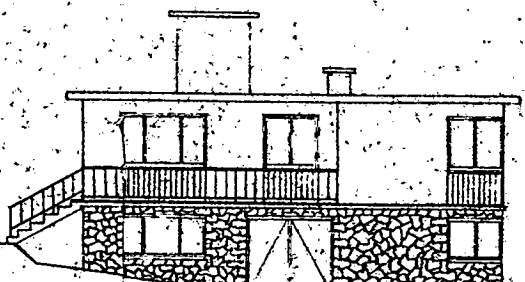
ELEVATION C.



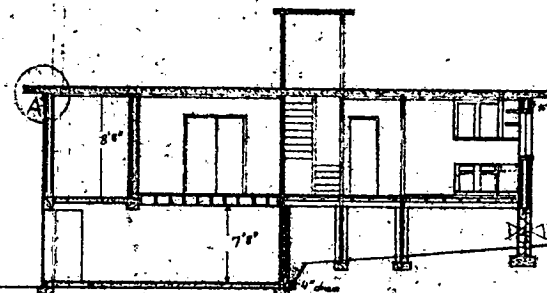
ELEVATION D.



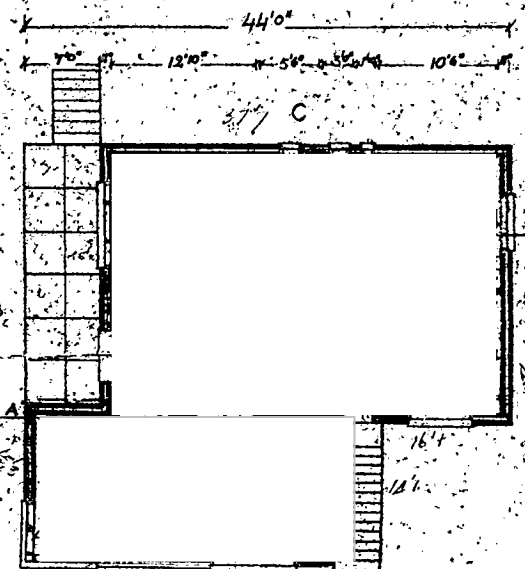
ELEVATION A.



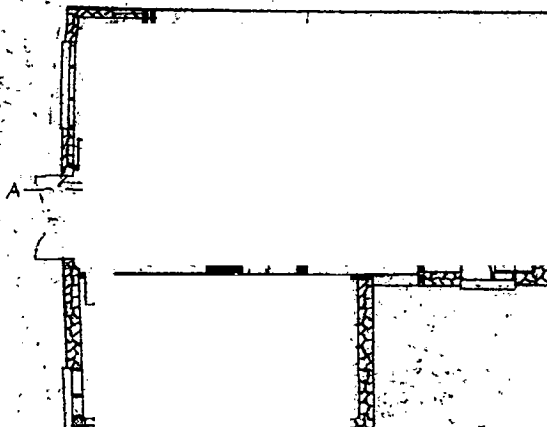
ELEVATION B.



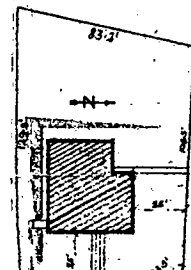
SECTION A.



PLAN



GROUND PLAN



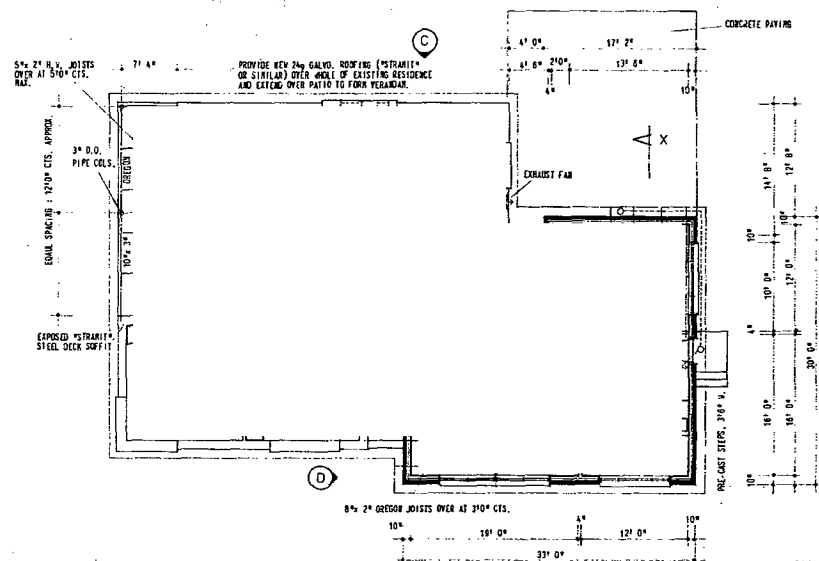
HEMMANT ST.

PROPOSED BRICK HOUSE
 BL. 17, SEC. 84 O'CONNOR
 A.C.T.

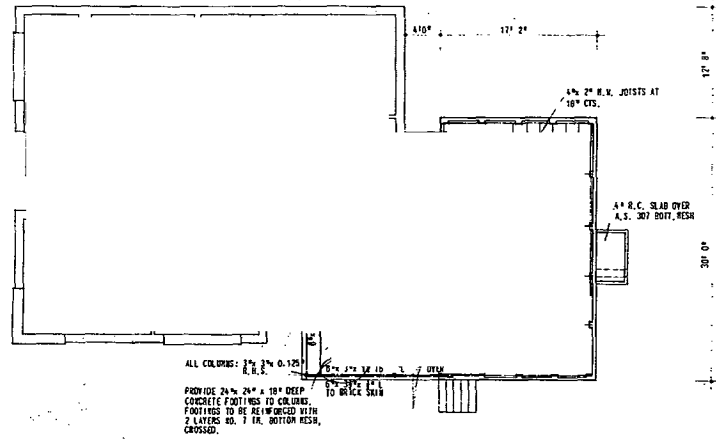
FOR

SCALE 1/8" = 1' FOOT

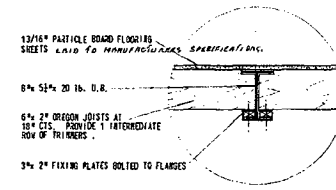
S1/2



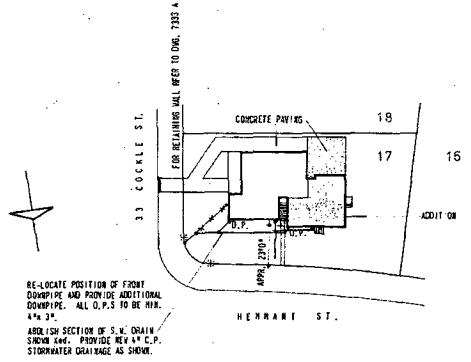
FLOOR PLAN



BASEMENT PLAN



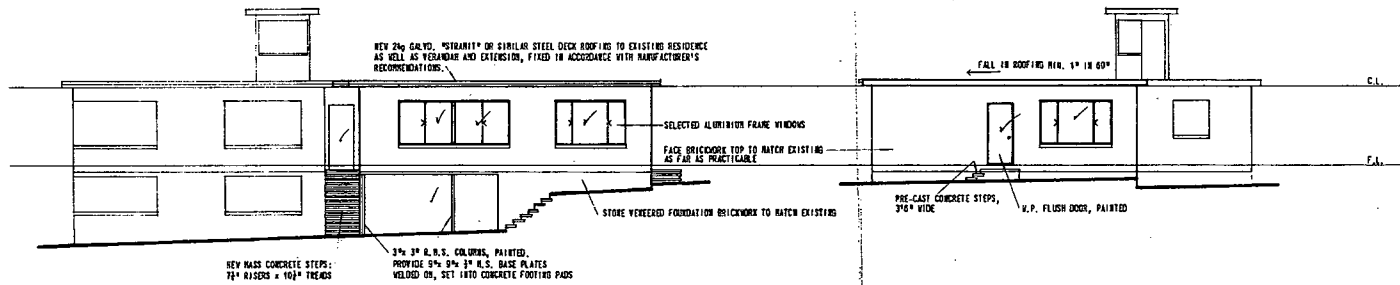
SECTION **Y-Y**
SCALE: 1" = 10' 0"



SITE PLAN SCALE: 1" = 40' 0"

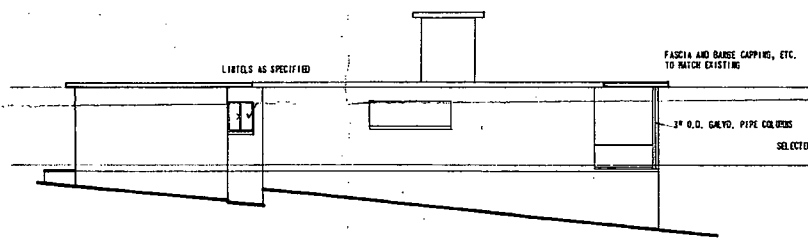
SCALE: 8, 2 DATE: 10, 4, 73 CHECKED: P. E. NOTE: ALL DIMENSIONS SUBJECT TO CHECKING ON SITE	ALTERATIONS AND ADDITIONS TO RESIDENCE FOR	LOCATION: 17/84 O'CONNOR SCALE: 1/8" = 1' - 0" & 1" = 40' 0" AREA: SEE ABOVE NO. 7333 HOME & GENERAL BUILDING CONSULTANTS PTY. LTD. PHONE: 851050
---	---	---

PLANS No. **17/84**
 Received Building Section
 27 APR 1973
 Dept. of the Capital Territory

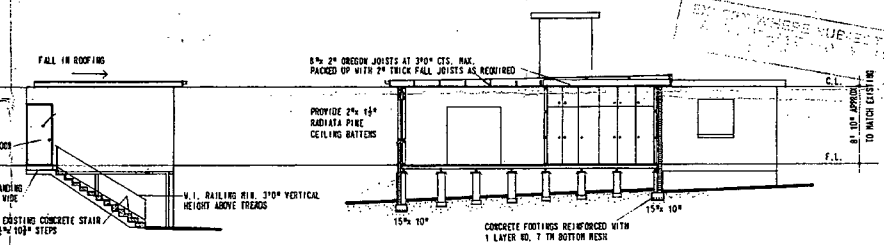


ELEVATION 'A'

ELEVATION 'B'

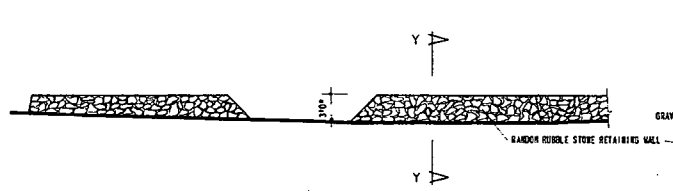


ELEVATION 'C'

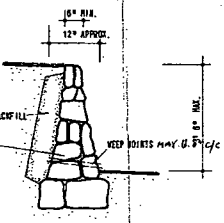


ELEVATION 'D'

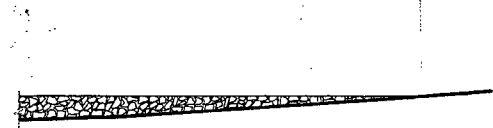
SECTION 'X-X'



ELEVATION OF RETAINING WALL FROM COCKLE STREET



SECTION 'Y-Y'
SCALE: 1/2\"/>



ELEVATION OF RETAINING WALL FROM HEMMANT STREET

WALL FRAMING TO CONSIST OF 4\"/>

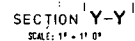
DRAWN: R. R.
 DATE: 19. 4. 73
 CHECKED: P. E.
 NOTE: ALL DIMENSIONS SUBJECT TO CHECKING ON SITE

**ALTERATIONS AND ADDITIONS
 TO RESIDENCE FOR**

LOCATION: **17/84**
O'CONNOR
 SCALES: 1/8\"/>

EXCHANGES (REVISION AND SIGN)
 APPROVAL C
 DATE: 17. 5. 73
 DEVELOPMENT COMM.

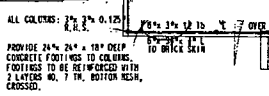
S1/2



NOT WHERE USED
NO OTHERS
JAN 20 1951



SITE PLAN SCALE: 1" = 40' 0"

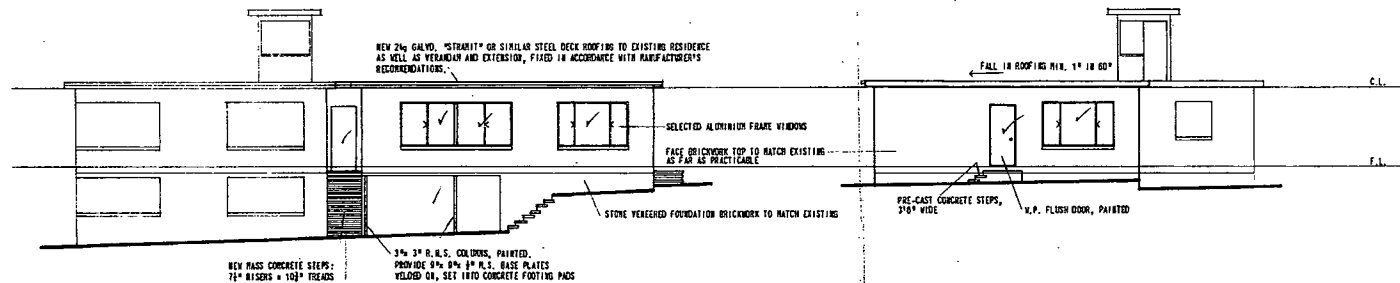


BASEMENT PLAN

5

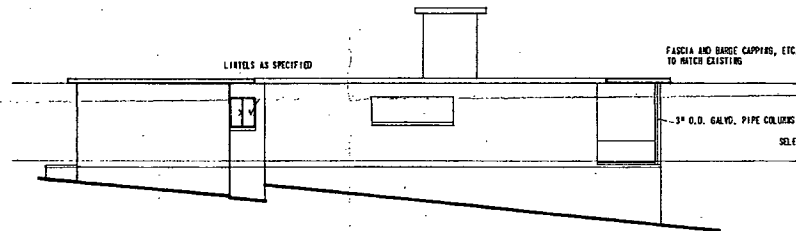
51/2

TRANSFILE No. 11270
Received Building Section
27 APR 1973
Dept. of the Capital Territory

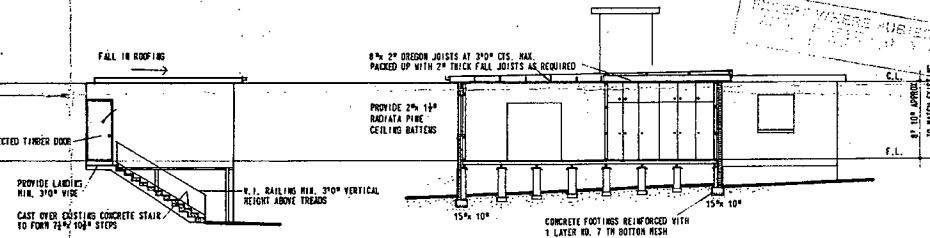


ELEVATION 'A'

ELEVATION 'B'

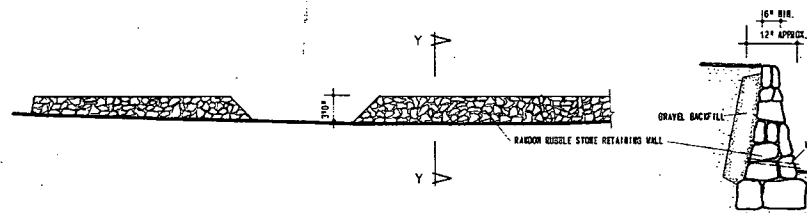


ELEVATION 'C'



ELEVATION 'D'

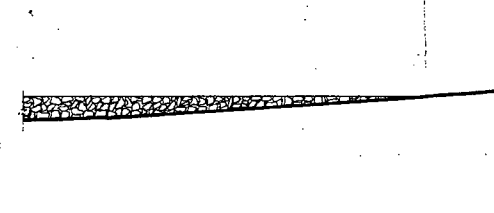
SECTION 'X-X'



ELEVATION OF RETAINING WALL FROM COCKLE STREET

SECTION 'Y-Y'

SCALE: 1/2" = 1' 0"



ELEVATION OF RETAINING WALL FROM HEMMANT STREET

WALL FRAMING TO CONSIST OF 4" x 14" H.V. STUDS AT 18" CTS. GENERALLY, NODDED INTO 4" x 2" TOP AND BOTTOM PLATES. IN BR-SUITE AND TO OPERATES PROVIDE 4" x 2" STADS. PROVIDE R/L, 2 ROWS 4" x 14" ROOFKIDS. ALTERNATELY WALL FRAMING TO BE IN 4" x 2" OREGON OR SEASONED STRUCTURAL GRADE RADIATA PINE. PROVIDE SEMI-DRY HANDMAID LINTELS AS FOLLOWS:

- TO LOBBY 6" x 2"
- TO LIVING 8" x 2"
- TO MASTER BEDRM. 8" x 2"
- ELSEWHERE 4" x 2"

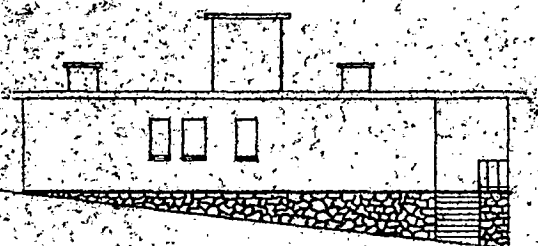
DRAWN: R. R.
DATE: 15. 4. 73
CHECKED: P. E.
NOTE: ALL DIMENSIONS SUBJECT TO CHECKING ON SITE

ALTERATIONS AND ADDITIONS TO RESIDENCE FOR

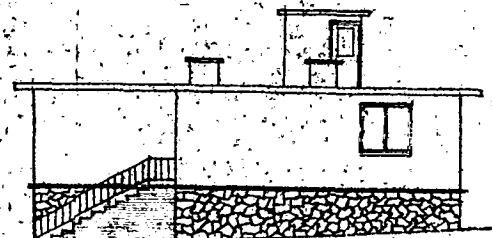
LOCATION: 17/84
O'CONNOR
SCALES: 1/8" & 1/2" = 1' 0"
AREA: NO. 7333A
HOME & GENERAL BUILDING CONSULTANTS PTY. LTD. PHONE: 951890

DESIGNED (BYRON AND STING) DRAWING BY APPROVAL DATE 17/84

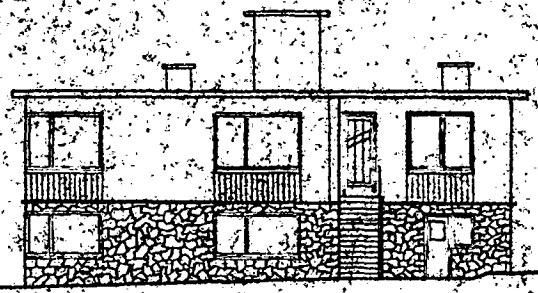
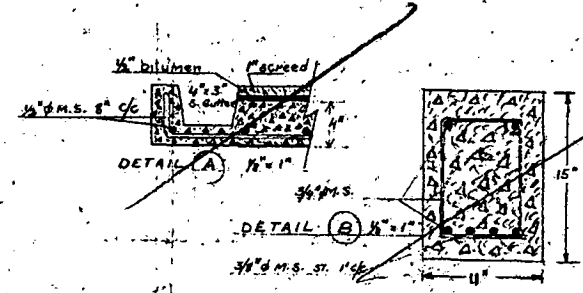
S



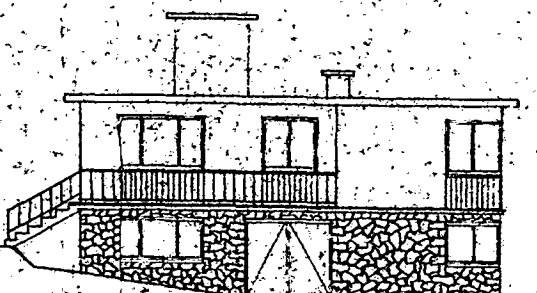
ELEVATION C.



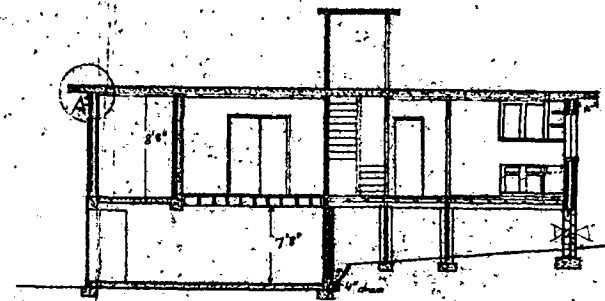
ELEVATION D.



ELEVATION A.

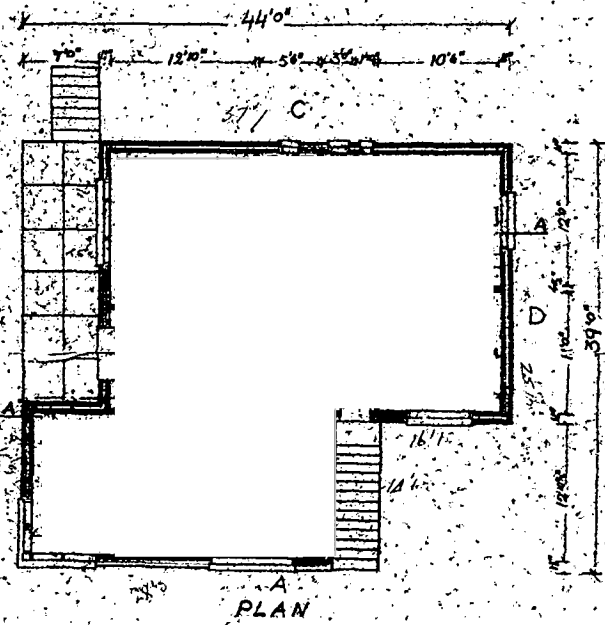


ELEVATION B.

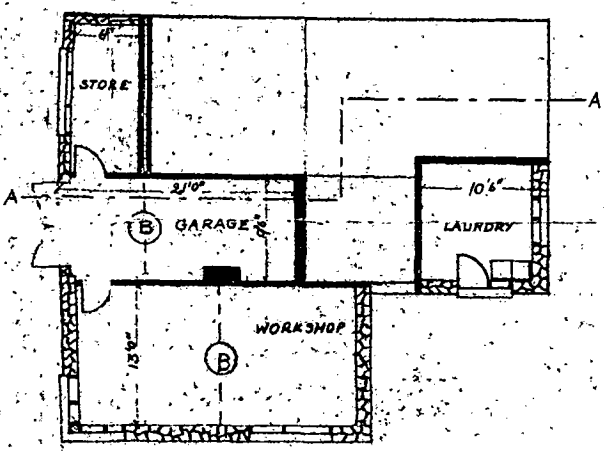


SECTION A.

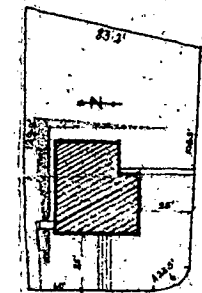
1/24/58



PLAN



GROUND PLAN



HEMANT ST.

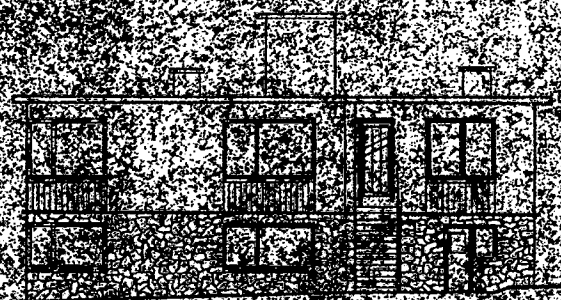
PROPOSED BRICK HOUSE
 BL. 17, SEC. 84 O'CONNOR
 A.C.T.
 FOR SCALE 1/4" = 1' FOOT



ELEVATION A



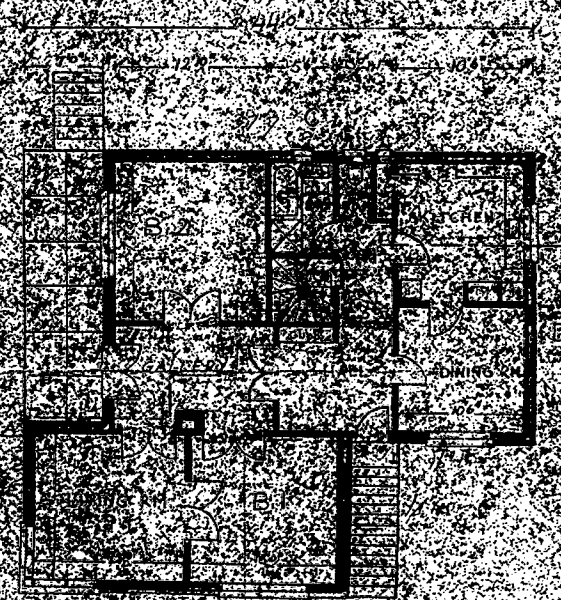
ELEVATION B



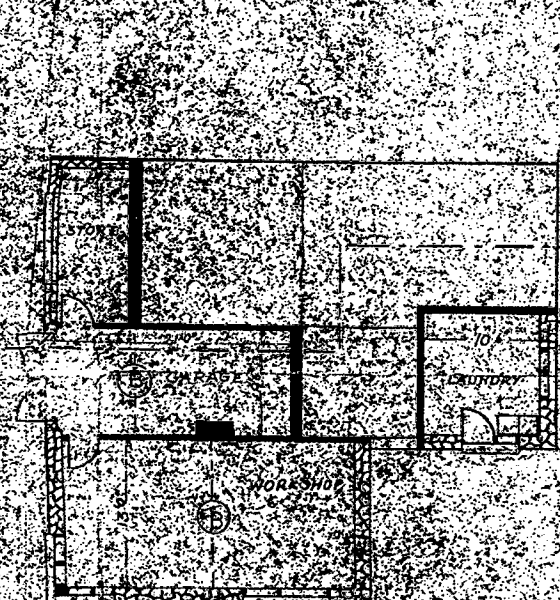
ELEVATION C



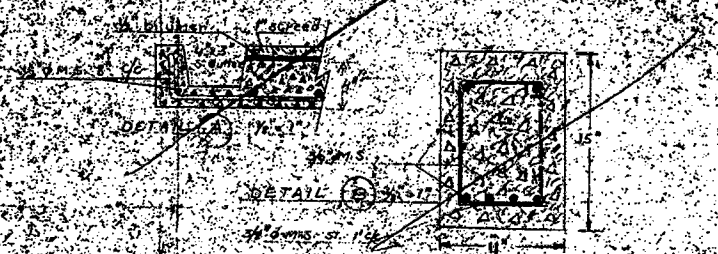
ELEVATION D



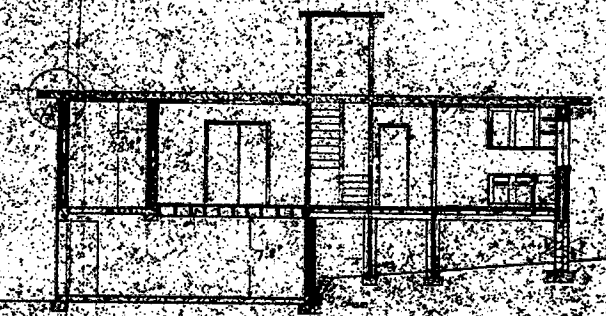
PLAN



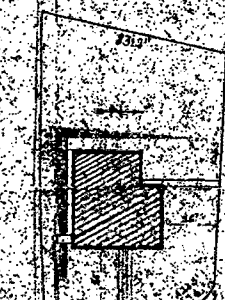
GROUND PLAN



DETAIL (SEE IT)



SECTION A

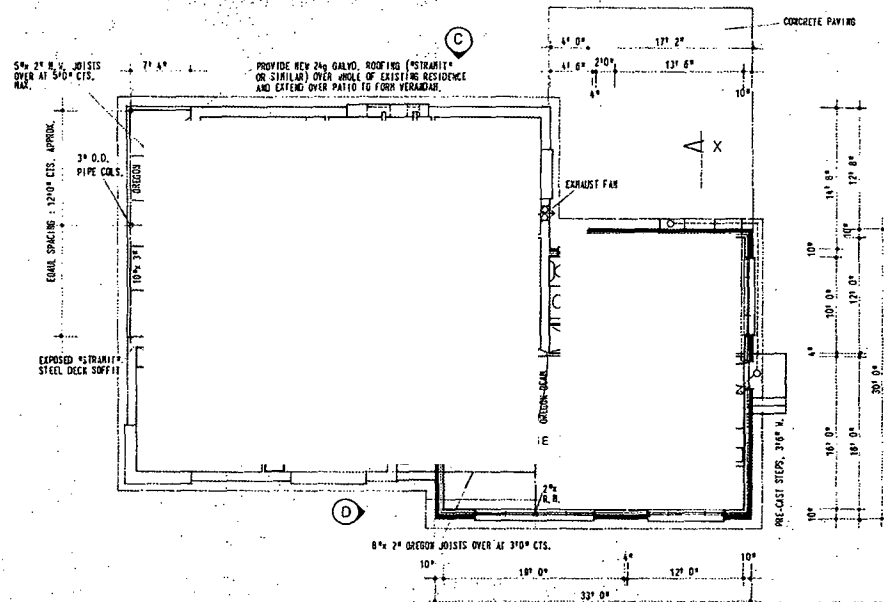


COLE ST
BLOCK PLAN
SCALE 1/4" = 1' 0"

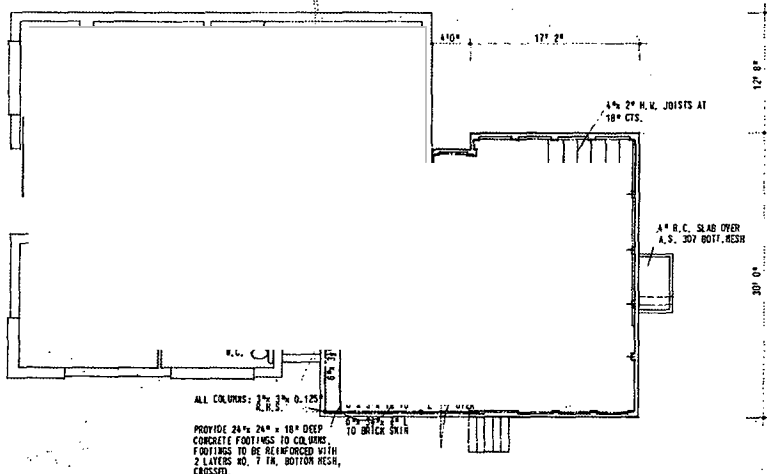
July 25/58

HERBERT J. JONES

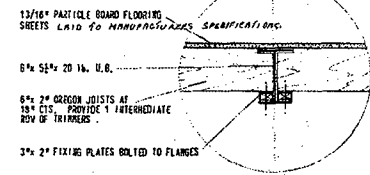
PROPOSED BRICK HOUSE
BL 17, SEC 34, COONOR
A.C.T.
FOR
SCALE 1/4" = 1' 0"



FLOOR PLAN



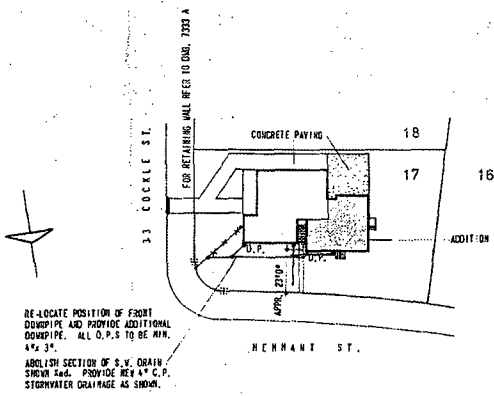
BASEMENT PLAN



SECTION Y-Y
SCALE: 1" = 11' 0"

CONCRETE SHALL BE CAST WITH THE CANADIAN STANDARD AND WATER SUPPLY REGULATIONS.

REPORT WHERE FOUND NO SUPERSEDED



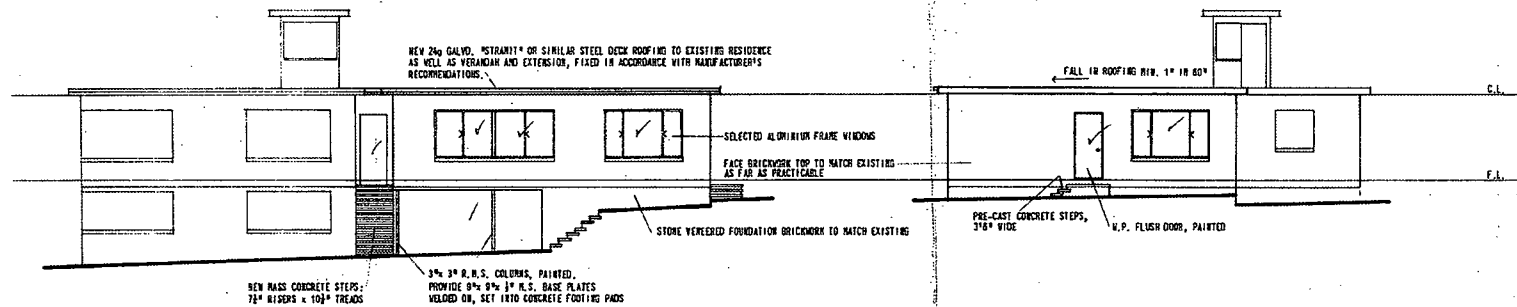
SITE PLAN SCALE: 1" = 40' 0"

DRAWN: R. R.
 DATE: 19. 4. 73
 CHECKED: P. E.
 NOTE: ALL DIMENSIONS SUBJECT TO CHECKING ON SITE

ALTERATIONS AND ADDITIONS TO RESIDENCE FOR

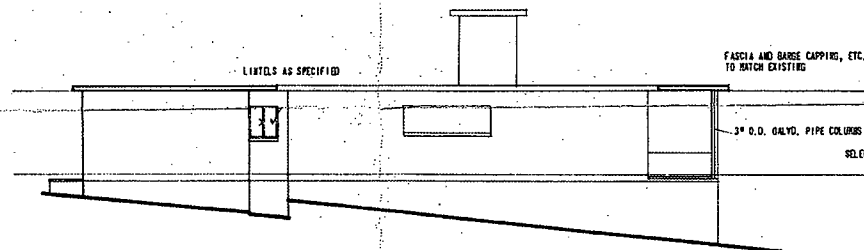
LOCATION: 17/84
 O'CONNOR
 SCALE: 1/8" = 1' - 11' 0" & 1" = 40' 0"
 AREA: SEE ABOVE NO. 7333
 HOME & GENERAL
 BUILDING CONSULTANTS PTY. LTD.
 PHONE: 051650

LANDSCAPE No. 116712
Received Building Section
27 APR 1973
Dept. of the Capital Territory

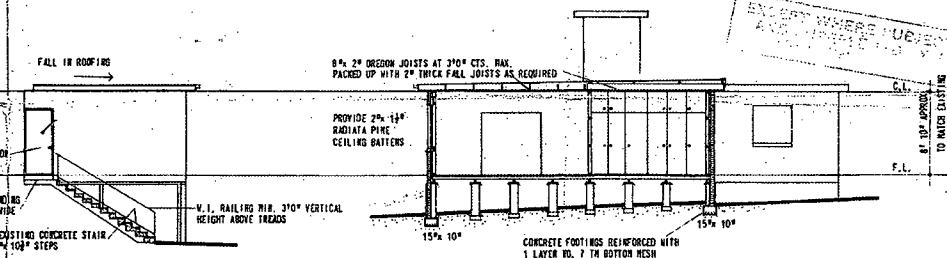


ELEVATION 'A'

ELEVATION 'B'



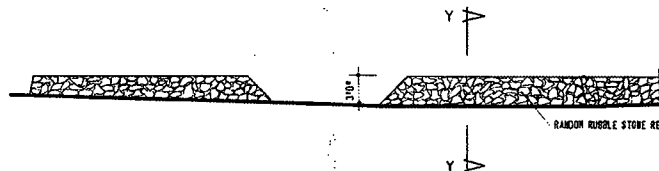
ELEVATION 'C'



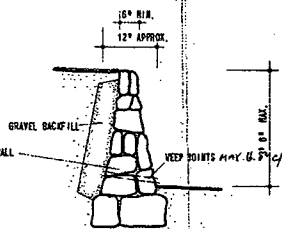
ELEVATION 'D'

SECTION 'X-X'

WALL FRAMING TO CONSIST OF 4\"/>



ELEVATION OF RETAINING WALL FROM COCKLE STREET



SECTION 'Y-Y'
SCALE: 1/2\"/>



ELEVATION OF RETAINING WALL FROM HEMMANT STREET

DRAWN: B. R.
DATE: 10. 4. 73
CHECKED: P. E.
NOTE: ALL DIMENSIONS SUBJECT TO CHECKING ON SITE

ALTERATIONS AND ADDITIONS TO RESIDENCE FOR

LOCATION: 17/84
O'CONNOR
SCALES: 1/8\"/>



ACT Government

200503995

environment ACT



**NOTICE OF DECISION
Tree Protection (Interim Scheme) Act 2001**



This letter is notice of the Conservator of Flora and Fauna's decision regarding an application for a proposed tree damaging activity at **29 COCKLE STREET, O'CONNOR** under the *Tree Protection (Interim Scheme) Act 2001*. The notice is issued in accordance with section 16(1) of the Act. The location of the relevant tree/s are set out in the attached Conservator's decision, dated 20 July 2005.

Where approval for a tree damaging activity has been granted, the activity cannot be commenced before **Monday 22 August 2005** and must be completed before **Tuesday 22 August 2006**.

If you wish to appeal the decision you may apply to the Administrative Appeals Tribunal. We would, however encourage you to contact us to discuss your particular circumstances before proceeding down this path. An appeal must be lodged within 28 days of the decision being made, in this case on or before **Thursday 18 August 2005**.

Please note that the fee for lodging an application for review with the Tribunal, effective from 1 July 2005, is 

The contact details of the Tribunal are as follows:

Tribunals Branch, Magistrates Court, 4 Knowles Place, CANBERRA ACT 2601
Telephone: 6217 4261 Facsimile: 6217 4505
Postal Address: GPO Box 370, CANBERRA, ACT, 2601.

If you would like to discuss any aspect of the decision, please contact me on 6207 5878.

Yours sincerely



David Jongeneel
Natural Resources and Legislation
20 July 2005

ENVIRONMENT ACT

NATURAL RESOURCES AND LEGISLATION

Level 2 South Wing, Macarthur House 12 Wattle Street, Lyneham ACT PO Box 144 Lyneham ACT 2602

Telephone 02 6207 1725 Fax 02 6207 2244 email environmentACT@act.gov.au homepage www.environment.act.gov.au

CONSERVATOR'S DECISION
Tree Protection (Interim Scheme) Act 2001

Address of Activity: _____

O'Connor ACT 2601

Application ID 11916

Block: 19

Section: 84

Tree(s) C: Quercus robur

TREE ADDRESS: _____

LOCATION ON BLOCK: In the front yard, mid way up to driveway on the southern boundary.

DECISION SUMMARY: The request for approval of tree felling/removal of this tree is not granted. Please see details below.

TREE DAMAGING ACTIVITY: TREE FELLING / REMOVAL

CONSERVATOR'S DECISION: NOT GRANTED

BASIS FOR DECISION: It has not been established that any of the non-development related criteria for removal have been satisfied.

Tree(s) D: Callistemon sp.

TREE ADDRESS: _____

LOCATION ON BLOCK: In the front yard, next to the garage door.

DECISION SUMMARY: The tree damaging activity applied for is not covered by the Tree Protection (Interim Scheme) Act 2001. Please see below for details.

TREE DAMAGING ACTIVITY: TREE FELLING / REMOVAL

CONSERVATOR'S DECISION: Not covered by legislation

CONDITIONS: None

BASIS FOR DECISION: The tree is less than 12m high, it has a circumference less than 1.5m at 1m above natural ground level and the canopy of the tree is less than 12m wide, therefore work undertaken on this tree does not require approval.

Tree(s) E: Hakea salicifolia

TREE ADDRESS: _____

LOCATION ON BLOCK: In the front yard, south boundary fence line - next to the garage.

DECISION SUMMARY: The tree damaging activity applied for is not covered by the Tree Protection (Interim Scheme) Act 2001. Please see below for details.

TREE DAMAGING ACTIVITY: TREE FELLING / REMOVAL

CONSERVATOR'S DECISION: Not covered by legislation

CONDITIONS: None

BASIS FOR DECISION: The tree is less than 12m high, it has a circumference less than 1.5m at 1m above natural ground level and the canopy of the tree is less than 12m wide, therefore work undertaken on this tree does not require approval.

CONSERVATOR'S DECISION
Tree Protection (Interim Scheme) Act 2001

Tree(s) F: Eucalyptus nicholii

TREE ADDRESS

LOCATION ON BLOCK: On the southern boundary of the front yard.

DECISION SUMMARY: The request for approval of tree felling/removal of this tree is granted with conditions.

This approval to carry out tree damaging activity is subject to the conditions listed below. There must be strict compliance with these conditions, otherwise you would be acting in contravention of section 10(1) of the Tree Protection (Interim Scheme) Act 2001 which carries a penalty of up to \$10,000 for an individual and up to \$50,000 for a corporation.

TREE DAMAGING ACTIVITY: TREE FELLING / REMOVAL

CONSERVATOR'S DECISION: GRANTED WITH CONDITIONS

CONDITIONS: * As provided in Section 16(2) of the Tree Protection (Interim Scheme) Act 2001, this approval takes effect on the date stated in the notice ('Notice of Decision').

BASIS FOR DECISION: The tree represents an unacceptable risk to public or private safety.

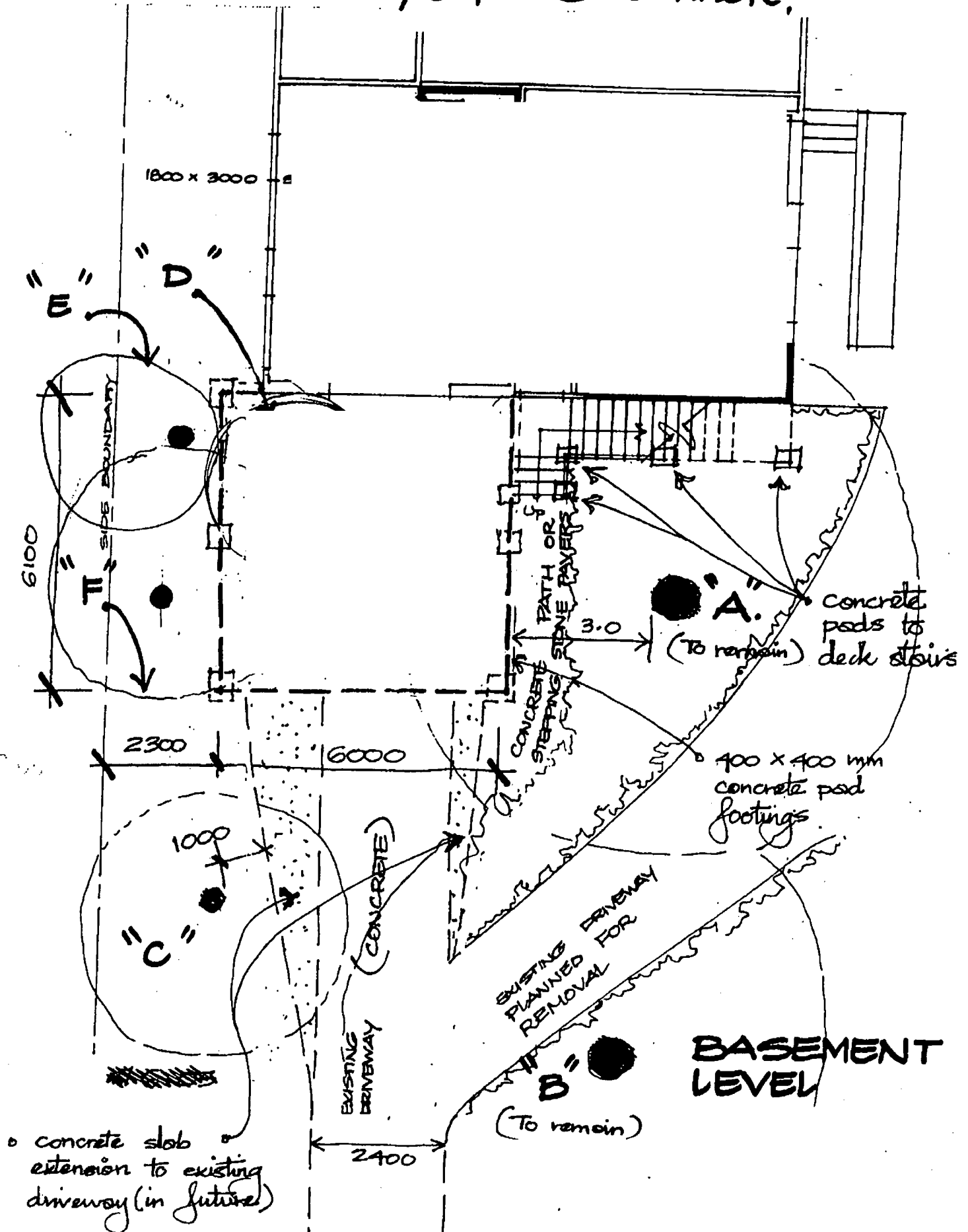
Having considered the application against the 'criteria for approval' determined under section 12(1) of the Tree Protection (Interim Scheme) Act 2001, and the Advisers report, I hereby AGREE with the recommendations made above for this application to undertake a tree damaging activity.

Cor  nd Fauna

20 July 2005

DATE :
04.07.05

19/84 O'Connor,





200503995

environment ACT
PART OF THE ACT GOVERNMENT AND THE DEPARTMENT OF URBAN SERVICES

APPLICATION TO UNDERTAKE A TREE DAMAGING ACTIVITY

Before you complete this application we suggest that you read the *Tree Protection Fact Sheet* which is available from the Environment ACT Helpline on 6207 9777 or our web site on www.environment.act.gov.au

Under the provisions of Section 13 of the *Tree Protection (Interim Scheme) Act 2001* (the Act), the Applicant hereby applies to the Conservator of Flora and Fauna for approval to undertake a tree damaging activity.

The Applicant

Note: The Applicant must be the lessee or the individual/company proposing to conduct the activity.

First Name				Title	
Surname					
Company					
Street Address					
Suburb		Post Code			
Postal Address (if different from above)					
Suburb		Post Code			
Telephone Home		Work		Mobile	
Email Address					

The Activity (The location where the proposed tree damaging activity is to occur)

Street Address			
Suburb		Post Code	
Block		Section	

Type of Application

Please tick one box to describe the kind of tree damaging activity for which the Applicant is applying:

☐

Tree Felling/ Removal

☐

Lopping or topping the tree (This does not include pruning, see note below)

Note: Lopping and topping are defined in Australian Standard 4373 - Pruning of Amenity Trees as the random cutting of branches between branch unions. Maintenance pruning done in accordance with this standard, that does not substantially alter the natural growth habit and crown distribution of the tree, or pruning required for power line clearing, does not require approval.

☐

Ground work within the Tree Protection Zone that could affect the health of the tree.

(The Tree Protection Zone is the area under the canopy of the tree and the 2m wide area adjacent to the dripline of the canopy.)

Note: You are required to obtain approval to undertake groundwork within the tree protection zone of trees on neighbouring properties.

76

Diagram or sketch of the block and location of trees

Is the Applicant the lessee of the land on which the tree damaging activity is to be conducted?

Yes ☐ No ☐

If "No":

You should obtain authorisation from the lessee for you to act on their behalf with regard to this application

Yes ☐ No ☐

You should obtain authorisation from the lessee for you to act on their behalf with regard to this application.

☐ Tick if the application is development related or associated with a proposed development.

☐ Tick if the block of land where the tree is located is on the ACT Heritage Register or other heritage register?

State the reason/s why the application is being made. Include plumbing diagrams, structural engineers reports or other substantiating evidence that would assist the Conservator in assessing the application.

Tick if the block of land where the tree is located is on the ACT Heritage Register or other heritage register?

[illegible]

Please attach relevant documentation

Consent to Enter

To enable assessment of this application, an authorised officer will need to have consent from the **Occupier** to enter upon the land where the tree damaging activity is to occur.

Are you the current occupier of the property where the tree damaging activity is to occur?

Yes ☐

No ☐

If "Yes": you must provide consent to enter by signing the occupier's declaration below.

If "No": you must provide consent to enter from the occupier. If the property is tenanted consent to enter is required from the tenant.

Note: If the property is not occupied the lessee must sign the declaration below.

Occupiers/Lessee's Declaration

I consent to an authorised person entering my premises between the hours of 8:30am and 5:00pm weekdays for the purposes of assessing this application.

Occupier's
Name

Telephone Home

Work

Mobile

Occupier's
Signature

Date

Signature of the Applicant (Unsigned applications cannot be processed)

Applicant's
Signature

Date

This application should be lodged with Environment ACT at:

Level 2 South Wing
Macarthur House
12 Wattle Street
Lyneham ACT 2602

or by post or fax to

Tree Protection Unit
Environment ACT
PO Box 144
Lyneham ACT 2602
Fax: 62076084

Should you have any queries with regard to this application form please contact the Environment Protection Unit of Environment ACT for assistance - telephone 6207 9777.



Australian Capital Territory
Government

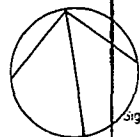
200503995

ActewAGL WATER DIVISION APPROVED

The information contained in this application complies with water and sewerage network protection requirements.

Please note: A failure to accurately locate ActewAGL water, sewerage or electricity assets prior to the commencement of building works could result in damage and costs for which the property owner will be liable.

All services and structures to be located clear of sewer/water mains and easements



signed **G. m. j.**

Date **4 / 8 / 05**

Network Protection Officer

SITE SURVEY/CONTOURS:

- Plans indicate accurate ground lines and finished floor levels on site. This site has been surveyed and levels are based on attached Surveyor's Drawing.

SIGNIFICANT TREES:

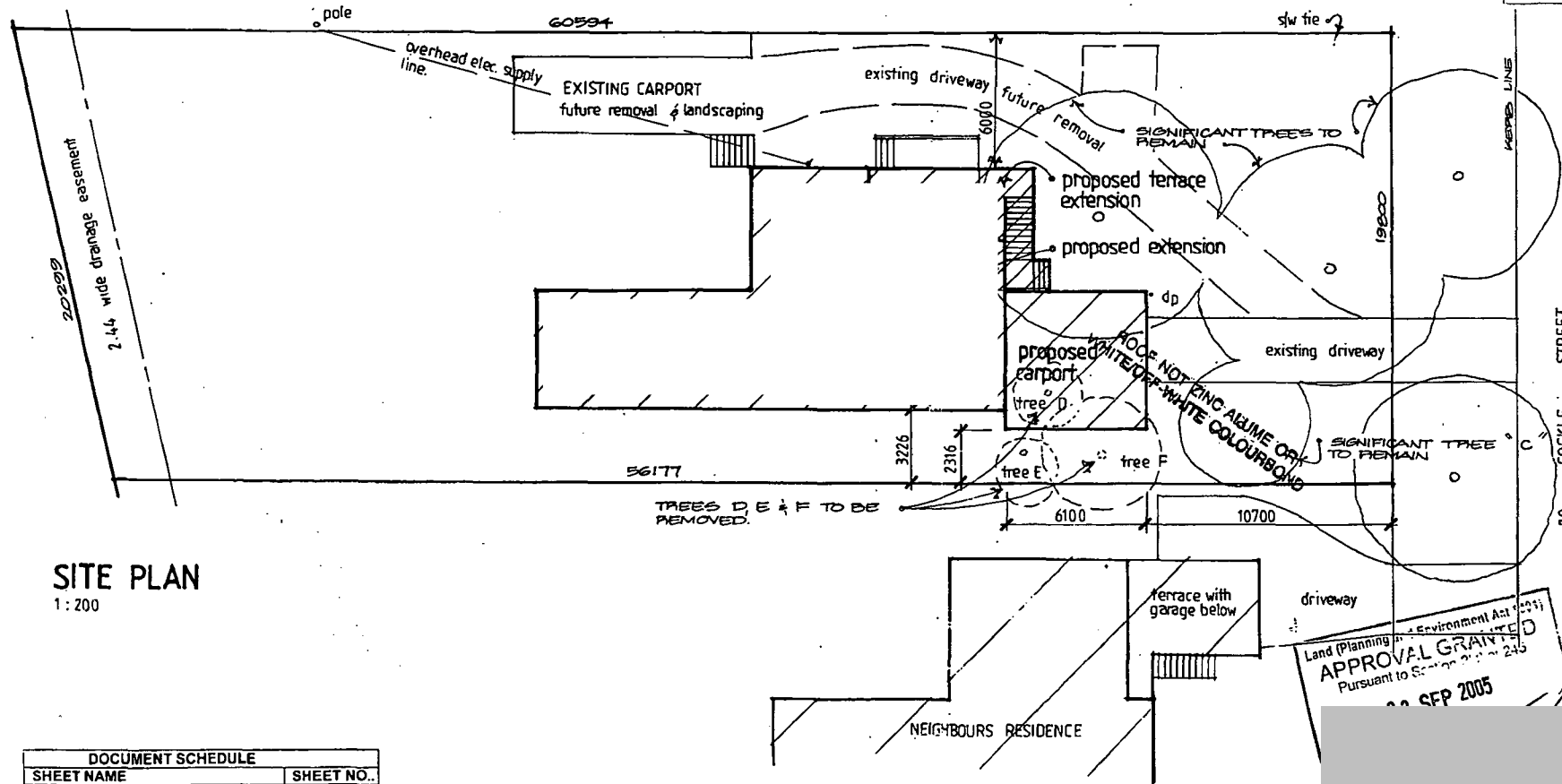
- No significant trees on or adjacent to this block will be affected by this work.
- The proposed new work falls within the 2M tree protection zone of significant trees as covered under ACT Environment Tree Protection Unit.
- Refer to attached Tree Protection Units acceptance letter granting approval for undertaking work within the tree protection zone.

VERGE MANAGEMENT

- The nature strip is not to be used or to be accessible for storage of building materials, equipment or parking of work vehicles during construction without the written approval from actpa.
- The Building Contractor is fully responsible for the reinstatement of all damage incurred to nature strip land, vegetation, services, paths and roads as a result of this construction work.
- Nature strip and associated trees will need to be screened with a 1800mm chain wire fence as required to meet actpa regulations during construction.

AREAS

Existing Site	1156.800 M2
Existing Residence (Lower level, ground & upper floors)	254.352 M2
Existing Terrace	15.600 M2
Proposed Extension (within roof line)	3.052 M2
Proposed Terrace extension (with steps)	11.250 M2
Proposed Carport	36.600 M2
Total GFA	257.750 M2
POS required (site x 60% less 50m2)	644.080 M2
POS available (total GFA less site area)	899.047 M2
Plot Ratio: 22.281%	
(total GFA divided by site area)	
Areas may need to be confirmed on site for accuracy.	
Existing areas taken/measured from original house plans and measured on site	



SITE PLAN

1: 200

DOCUMENT SCHEDULE	
SHEET NAME	SHEET NO.
Site Plan	1
Demolition Plan	2
Ground & Upper Floor Plan, West Elevation	3
Lower Floor Plan & Sections	4
North, South & East Elevations	5
Specification Notes	6
Specification Notes	7

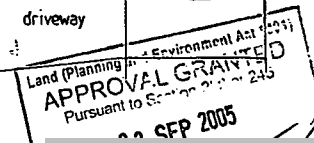
PROPOSED CARPORT, EXTENSION & ALTERATIONS TO RESIDENCE at

**BLOCK 19, SECTION 84,
29 COCKLE STREET
O'CONNOR, ACT**

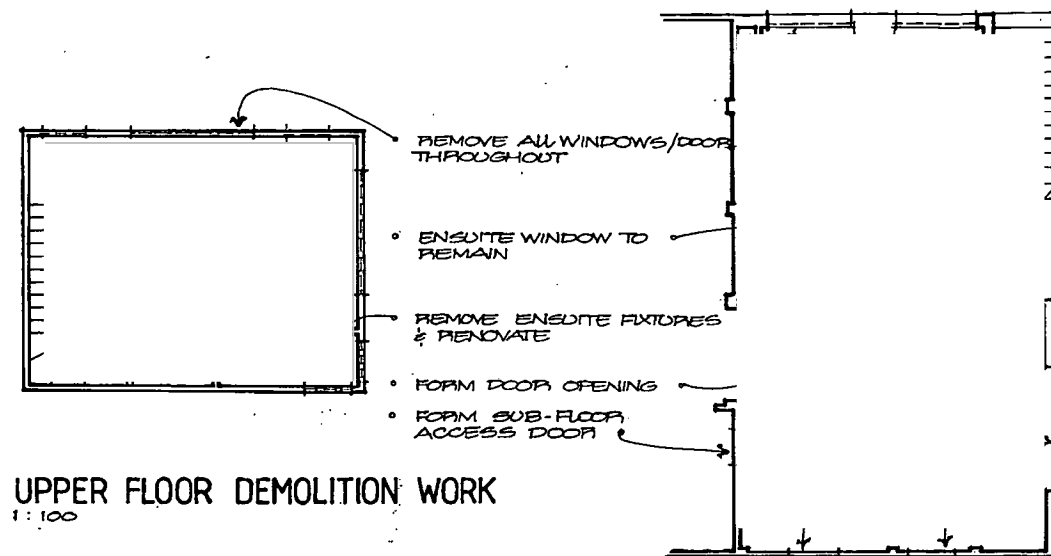
for
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Designed by:
GS **Gavstec Services**
Gavan J Smith
Accredited Building Designer (No. 6131)
Member of the Building Designers Assoc. of NSW
Member Royal Aust. Institute of Architects (Aff. Lvl 2)
62588467, 0416258846
59 William Webb Drive
McKellar ACT 2617

Date: 27 July 2005 Sheet: 1. of 7

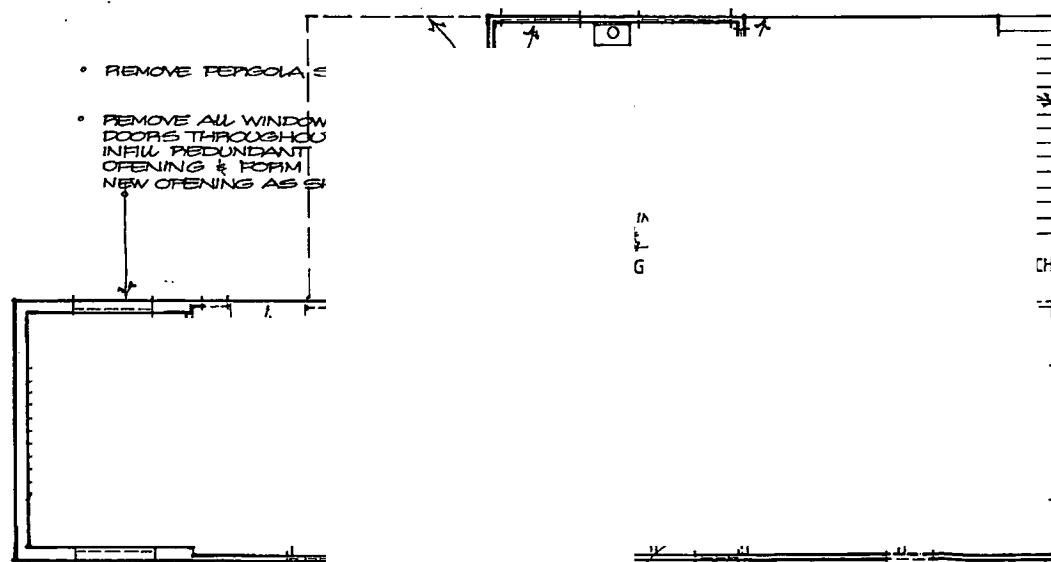


(17)



UPPER FLOOR DEMOLITION WORK
1:100

LOWER FLOOR DEMOLITION WORK
1:100



GROUND FLOOR DEMOLITION WORK 1:100

SPECIFICATION NOTES

DEMOLITION WORK & PROPOSED ALTERATIONS

- Removal of External Walls, Windows & Associated Work, to include, but is not limited to:
 - Remove balustrade to front terrace and entrance steps, rear pergola and associated external concrete slab.
 - Remove sections of external wall (as indicated on plans) at existing front entrance, complete with windows and door unit. Extend front corner of residence within the existing roof line.
 - Remove all windows and doors nominated, infill redundant openings, form new openings (with lintels), increase existing window heights/reduce window widths as indicated on floor plan. Install new aluminium framed units as Scheduled.
 - Remove metal roofing to lower roof area complete with battens where required, install new colorbond roofing, sarking and battens.
 - Remove garage door to existing garage and reuse existing sliding door unit to opening. Infill at sides with stud framing and harditex base board sheeting.
 - Form new sub-floor foundation door opening (with selected door/ and lintel beam) to rear wall of existing garage (proposed store). Exact location to be confirmed on site.
 - Form new door opening between existing garage (proposed stair) and lower floor bedroom. Infill cavity, make good and install lintel beams as required to support upper floor loads.
 - Remove rafters to skillion roof over existing sunroom and replace with new rafters and ceiling joists to suit new roof line. Modify existing roof of residence as required to suit new roof line.
 - Make good to all existing work affected during construction & finish to match-in with existing.
- Internal Alterations and associated work, to include but is not limited to:
 - Remove internal walls, doors and cupboards as nominated on plan. Install new stud walls and doors to suit layout. Ensure all existing roof loads are supported on load bearing walls and that all loads are carried down to solid foundations. Modify/install additional sub-floor framing/supports where required.
 - Remove kitchen, bathrooms fitouts to ground and upper floors, including toilet and laundry fitouts. Install new fixtures and fittings to suit new room layouts.
 - Remove skylight to kitchen and make good roof/ceiling framing.
 - Form opening in ground floor to accommodate internal stair construction. Install load bearing stairwell walls as required to support existing floor load members.
 - Make good to all existing work affected during construction & finish to match-in with existing.
- Services, to include but is not limited to:
 - Existing 'services' drawings and documentation must be read and the site inspected and checked for location of all services prior to commencement of work.
 - Allow for necessary modifications/relocation/extension of existing services (including but not limited to electrical, water, gas heating, stormwater and sanitary drainage services) to BCA & Local Governments Regulations.
 - Make good to all existing work affected during construction and finish to match-in with existing.

- Prior to removal/modification of any support walls/roof framing the existing floor and roof structure must be fully inspected and checked for location of any load points. Temporary support members must be installed below existing load bearing points prior to their removal/modification.
- Stable conditions to be maintained at all times.
- Install support beams as/where required to support existing roof loads to meet AS 1684 and BCA Part 3.4.4, or to Structural Engineers design/certification.
- Ensure all loads are transferred down walls to solid foundations.
- Consult Structural Engineer if on-site conditions change or 'as-built' work requires additional structural design/certification during the demolition stage.

Land (Planning and Environment Act 1951)
APPROVAL GRANTED
Pursuant to Section 220 or 245
2005

**PROPOSED CARPORT,
EXTENSION & ALTERATIONS
TO RESIDENCE at**

**LOCK 19, SECTION 84,
COCKLE STREET
CONNOR, ACT**

Designed by:

Gavstec Services

Gavan J Smith

Accredited Building

Designer (No. 6131)

Member of the Building

Designers Assoc. of NSW

Member Royal Aust.

Institute of Architects (Aff. Lvl 2)

62588467, 0416258846

59 William Webb Drive

McKellar ACT 2517

Date: 27 July 2005 Sheet: 2. of 7

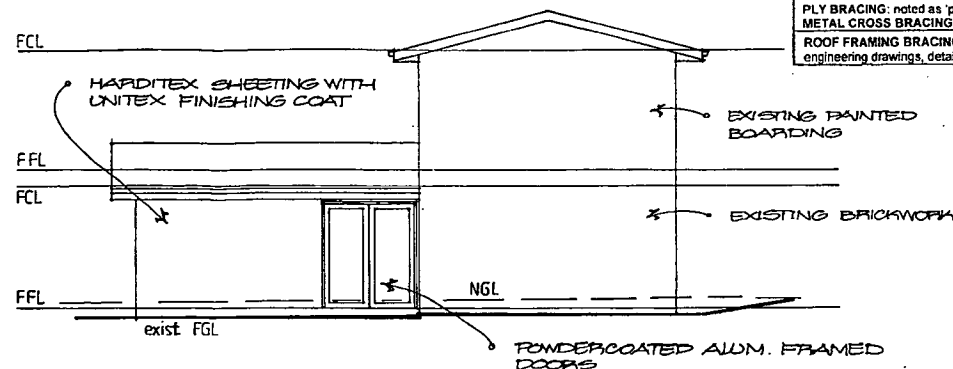
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STRUCTURAL WALL BRACING to conform to requirements of:
Residential Timber Framing Code AS 1684 Section 8 and related sections.
Terrain Category:3..N2 Wind Classification Wind speed:33m/s

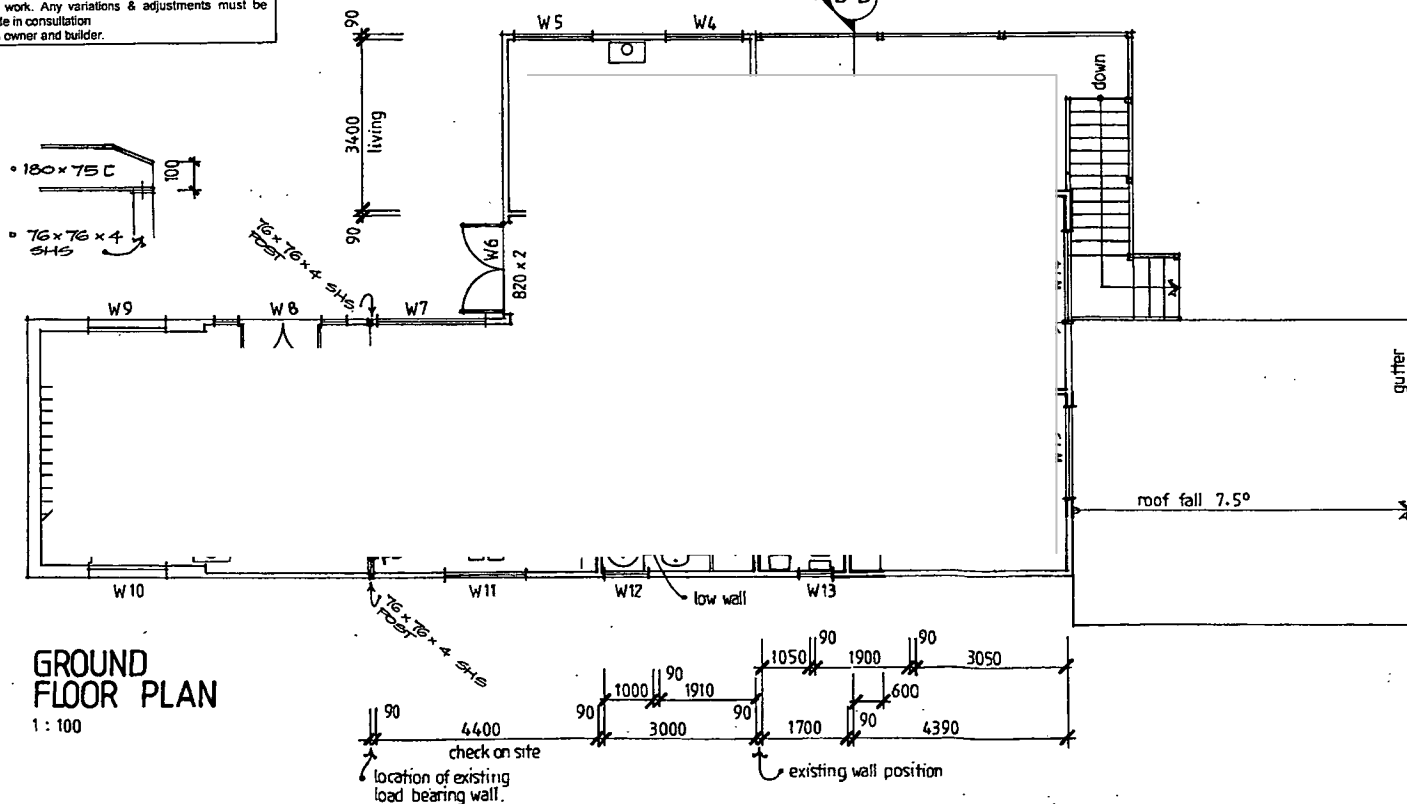
PLY BRACING: noted as 'pb' (plywood bracing) on floor plans.

METAL CROSS BRACING: noted as 'cb' (cross bracing) on floor plans.

ROOF FRAMING BRACING Roof truss manufacturer to provide certified engineering drawings, details & plans of bracing to proposed roof truss design.



UPPER FLOOR PLAN



GROUND
FLOOR PLAN
1 : 100

CONSULTING STRUCTURAL ENGINEER

Unit 11, Birubi Chambers,
Hawker Place, Hawker,
PO Box 4038, Hawker,
Canberra, ACT 2614.
Telephone (02) 6255 1188
Facsimile (02) 6255 1212
Mobile 0428 626 212

Land (Planning and Environment Act 1991)
APPROVAL GRANTED
Pursuant to Section 230 or 245

02 SEP 2005

**PROPOSED CARPORT,
EXTENSION & ALTERATIONS
TO RESIDENCE at**

BLOCK 19, SECTION 84

O'CONNOR, ACT

for _____

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Designed by.

Gavstec Services

Gavan J Smith

Accredited Building

Designer (No. 6131)

Member of the Building

Designers Assoc. of NSW

**Member Royal Aust.
Institute of Architects (Aff. Lvl 2)**

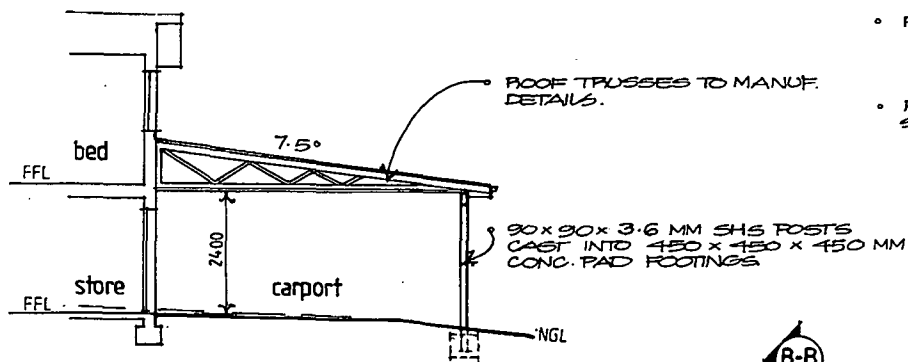
62588467 0416258846

59 William Webb Drive

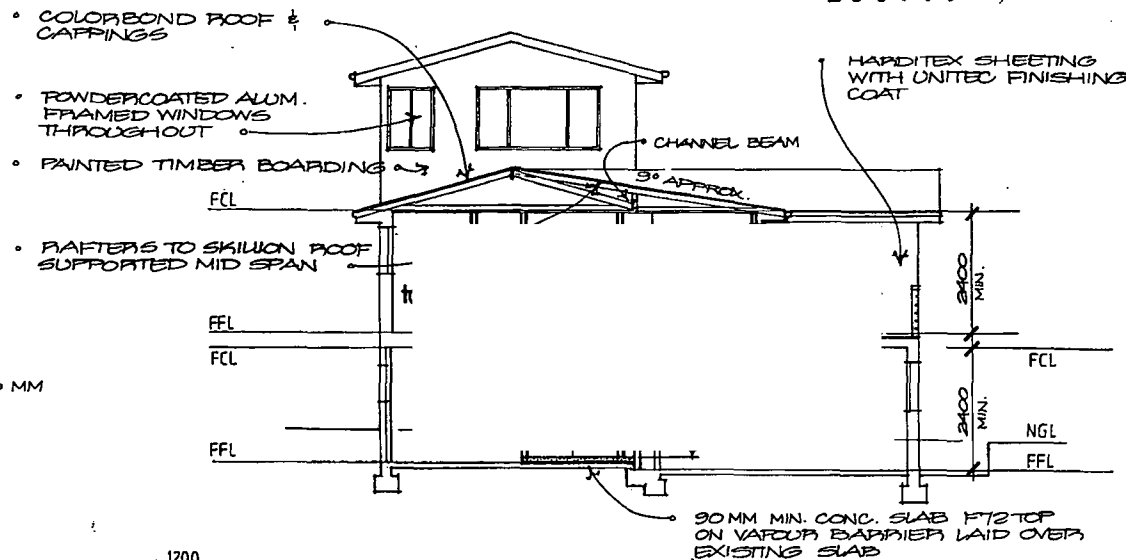
McKellar ACT 2617

Date: 27 July 2005 Sheet: 3. of 7

All dimensions must be checked, confirmed and adjusted if necessary on site before commencing any work. Any variations & adjustments must be made in consultation with owner and builder.



SECTION A-A



SECTION B-B

Jan van der Veen C.Eng. M.J. Struct. E.M.E. (Aust.)
CONSULTING STRUCTURAL ENGINEER

Unit 11, Birubi Chambers,
Hawker Place, Hawker,
PO Box 4038, Hawker,
Canberra, ACT 2614.
Telephone (02) 6255 1188
Facsimile (02) 6255 1212
Mobile 0428 626 212

Jan van der Veen
M.E.
2/8/05

• exist masonry steps & retaining wall 600mm max. high

ACCESS GATE

STUD WALL FRAMING
BUILT UP OFF EXISTING
P.C. STEP TREAD & ASSOC.
SUPPORT WALLS.

• 90x90 MM F1/H3 POST
ON GALV. STEEL STRAP
CAST INTO PAD

landing
up.

rh

W73

S

POST SHS.

POST SHS.

POST SHS.

POST SHS.

POST SHS.

LOWER FLOOR PLAN

1:100

150 90 900 1900 90
3130
check on site

1950 6100

5600
check on site

Land (Planning and Environment Act 1991)
APPROVAL GRANTED
Pursuant to Section 235 of 245
22 SEP 2005

BLOCK 19, SECTION 84,

O'CONNOR, ACT

for

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Designed by:

GS Gavstec Services

Gavan J Smith

Accredited Building

Designer (No. 6131)

Member of the Building

Designers Assoc. of NSW

Member Royal Aust.

Institute of Architects (Aff. Lvl 2)

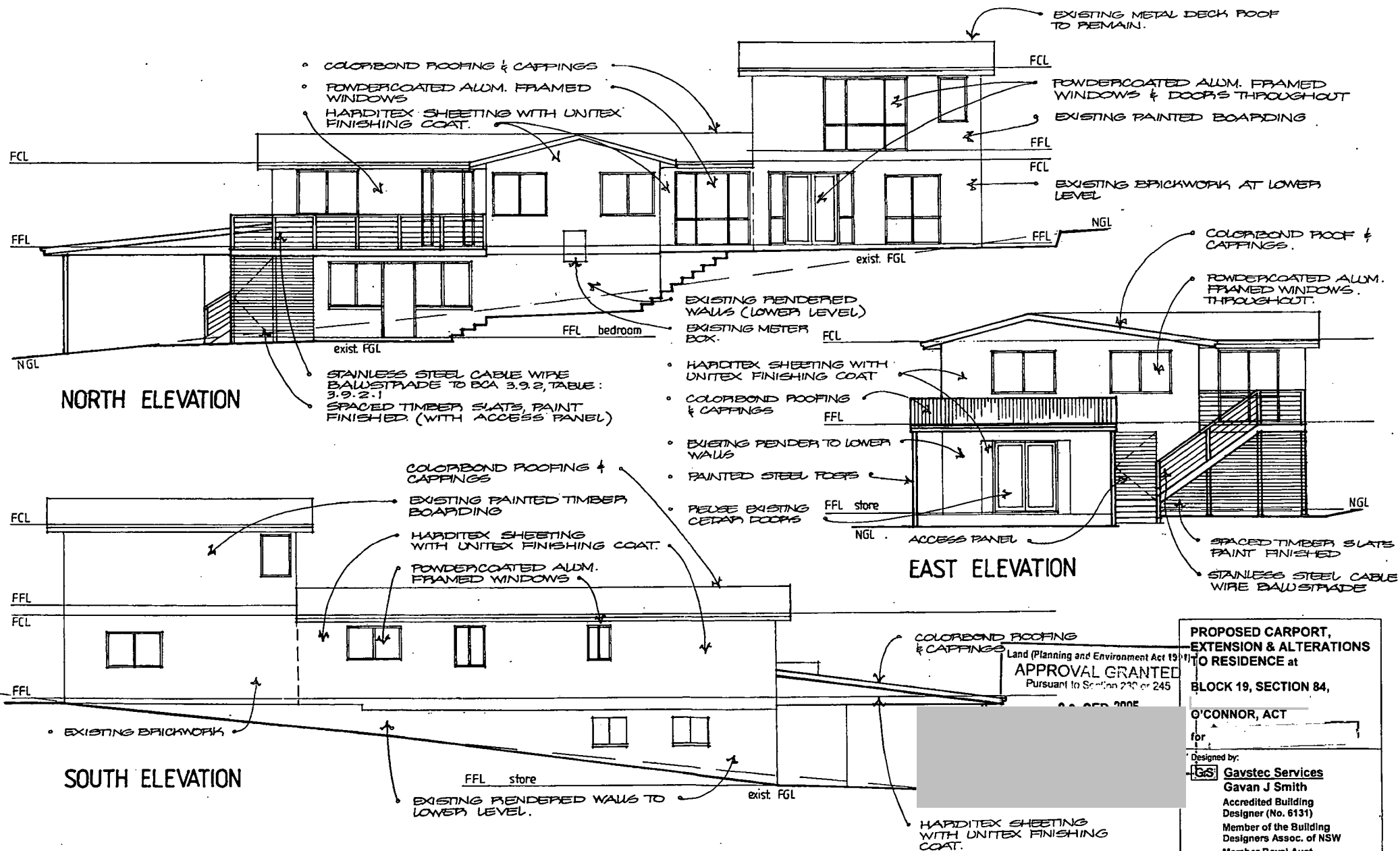
62588467, 0416258846

59 William Webb Drive

McKellar ACT 2617

Date: 27 July 2005 Sheet: 4. of 7

Signed *Jan van der Veen*
31 October



Land (Planning and Environment Act 1997)
APPROVAL GRANTED
 Pursuant to Section 230 or 245
 22 FEB 2005

**PROPOSED CARPORT,
 EXTENSION & ALTERATIONS
 TO RESIDENCE at**

BLOCK 19, SECTION 84,

O'CONNOR, ACT

for

Designed by:
Gavstec Services
 Gavan J Smith
 Accredited Building
 Designer (No. 6131)
 Member of the Building
 Designers Assoc. of NSW
 Member Royal Aust.
 Institute of Architects (Aff. Lvl 2)
 62588467, 0416258846
 59 William Webb Drive
 McKellar ACT 2617

Date: 27 July 2005 Sheet: 5. of 7

*Signed [Signature]
 3/6/05*

SPECIFICATION NOTES**EXTENSION & ASSOCIATED WORK**

- **Roofing to Residence:**
 - Precoloured corrugated metal roofing (to owner colour selection) complete with precoloured cappings, flashings, trims etc. installed to existing residence, (excluding upper floor roof) in accordance with manufacturers recommendation's. Roofing blanket R1.5 'insulco' (or equal) to be installed to underside of roofing.
 - Roofing battens are to be cyclone (bugal) screwed to all rafters/trusses at 900mm cts to suit Terrain Category 3 requirements.
- **Eaves Gutters, Fascia and Downpipes** to conform to BCA Part 3.5.2.
 - Eaves gutters, barge boards and downpipes to remain unchanged.
 - Fascia timber to remain unchanged.
- **Thermal Insulation to Extension** to conform to BCA ACT 5 Energy Efficiency.
 - R3.5 min. above ceiling lining to extended front section of residence.
 - R1.5 min. to new external wall studs with perforated sisalation to outer stud face.
- **Roof Construction to Extension & Internal Modifications:**
 - Rafters with 9° roof pitch to front bedroom 2 extension and over entry (check & confirm on site) 150 x 45mm min. F7 (or equal) at 900mm max. cts supported mid span above steel lintel beam. Diagonal placed 'speed brace' to be fixed across top of new rafters. Ceiling joists 90 x 45mm min. F7 (or equal) at 900mm cts. supported mid span.
 - Rafters to be anchored down to ridge beam and to top plate with double triple grip connectors (or equal) to meet Terrain Category 3 requirements & AS 1684.
 - Timber lintels to include but not limited to those listed (to conform to AS 1684).
 - 200 x 45mm F17 lvl (or equal) to load bearing window openings up to 1810mm wide.
 - 150 x 45mm F7 lintel beam (continuous) secured to existing 150 x 45mm lintel beam existing over external northern wall of proposed entry/bed 2.
 - 170 x 45mm min F17 lvl or equal where indicated on plan.
 - Steel lintels/beams to include but not limited to:
 - 180 x 75mm steel channel beams supported on double studs or steel posts where indicated on plan.
 - Steel posts 76 x 76 x 4.0mm shs (built into external wall). Modify/install additional sub-floor members/supports where necessary to ensure all loads are fully transferred to solid bearing/foundations.
 - Steel lintels to conform to AS4100, AS/NZS4600 and BCA Part 3.3.3 requirements.
 - Repairs to eaves linings to be fibrous cement all finished to match-in with existing.
- **Internal Wall and Ceiling Linings**
 - Wall and ceiling linings to be 10mm thick plasterboard, villaboard/wet area plasterboard to wet areas, all finished with selected skirtings, cornice treatment and trims to match with existing.
- **Studwork** to conform to AS1684.
 - Studwork to load bearing walls to be 90 x 35 rad F5 at 450mm max. cts:
 - Double top plate comprising 90 x 45 rad fixed above 90 x 35 rad. and
 - Single bottom plate 90 x 35 radiata.
 - Studwork to load bearing internal walls or wet areas to be 90 x 35mm rad. F5 at 450mm max. cts.
 - Studwork to internal non-load bearing walls to be 90 x 35mm rad. F5 at 600mm max. cts.
 - Studwork to comprise:
 - Double studs 90 x 45mm min. below all load bearing points. Stud sizes/number to conform to requirements of AS1684.
 - Noggings at 1350 mm max. cts.
 - Perforated sisalation to outer face of external stud walls with R2.0 batts.
- **Bracing**
 - Stud framed walls are to be braced with plywood and metal cross bracing (or equal). Refer to floor plans for layout and extent of bracing as certified by Engineer.
 - Bracing type to be installed in strict accordance with requirements of AS 1684 Section 8.
 - All braced stud walls to be connected and anchored to floor framing and ceiling/roof framing in accordance with BCA Part 3.4.3, bracing requirements in Section 8 of AS 1684 and Terrain Category 3 requirements.
- **External Façades**
 - Harditex fibrous cement sheeting, with 'Unitex' finishing coating, finished to owner's colour selection. Sheeting to be installed to nominated areas of residence in accordance with manufacturer's specifications. Refer Elevations.
- **Smoke Alarms:** must be installed/hard wired to residence in accordance with BCA Part 3.7.2
- **Windows & External Doors** refer to Window Schedule for Scope of Work.
 - Powdercoated aluminium framed windows and glazed door units with flyscreens to owner's selection.
 - ComfortPlus glass to nominated windows.
 - Glazing to all new and existing windows and doors to conform with AS 1288 Glass in Buildings & BCA Part 3.6.
 - Windows to existing garage (proposed store) and lower floor ensuite to remain unchanged.
 - Windows/glazed doors to be designed in accordance with AS 4055 Wind Loads, AS 2047 Windows in Buildings & to suit Terrain Category 3 requirements.
 - Selected timber entry door (820mm leaf) set within timber frame complete with weatherstrip door seal and selected door furniture and hardware.
- **Timber Floor Construction:** to conform to AS 1684.
 - Selected t & g hardwood flooring installed and finished to suit owner's requirements.
 - Joists to extended floor area 100 x 50mm min. (or equal) F7/H3 treated pine at 450mm cts. (1400mm max. single span)
 - Bearers (as required) to extended floor 100 x 75mm min. (or equal) F7/H3 treated pine at 1500mm cts.
- **Internal Timber Framed Stair:** to conform to AS1684 & BCA Part 3.9.1.
 - 90mm min. thick concrete base slab with F72 top mesh, on vapour barrier laid over section of existing garage floor slab.
 - Timber framed stair constructed from medium density fibreboard (or equal) comprising 250mm min. wide treads, 190mm max. high risers, all constructed to conform to BCA Part 3.9.1. Stairs to be finished to owner's requirements.
 - Selected timber railing (or equal) to meet requirements of BCA Part 3.9.2.
 - Balustrade at ground floor level to be 1000mm min. high plasterboard lined stud framed low wall.
- **Termite Protection** to meet requirements of BCA Part 3.1.3. Certificate to be issued.
- **Laundry, Toilet Room & Bathrooms:** to comprise:
 - Waterproofing wall and floor area sections ('Wet Seal') as required to meet requirements of BCA Part 3.8.1 and AS 3740 prior to installation of selected tiles to owner's requirements.
 - Selected sanitary fixtures and fittings (including stainless steel drop-in laundry tub, shower screens, bath, vanity units, dual flush AAA toilet suites) to owner's requirements.
 - Ceiling exhaust fan to ceiling area adjacent shower recess and clothes dryer.
 - Connect to existing services and carry out necessary installation, upgrades and modifications to existing water supply and sanitary lines to meet BCA and Local Government regulations.
- **Kitchen & Laundry Cupboards, and Other Cupboards/Robes:**
 - Kitchen and Laundry fitout cupboards, benches and shelving to selected kitchen manufacturer's design.
 - Wardrobe and cupboard fitout and door selection to meet owner's design requirements.
- **All Building, Hydraulic and Electrical Works/Services** to conform to BCA, current Codes & Local Govt. Reg's
- **Painting:**
 - All exposed painted surfaces/members both internally & externally are to be primed & painted with premium grade paints to owner's colour selection.
 - Oiled finish (or equal) to hardwood decking treads.
 - Painting to conform to AS 2311 Painting of Buildings.

**PROPOSED CARPORT,
EXTENSION & ALTERATIONS
TO RESIDENCE at****BLOCK 19, SECTION 84,****CONNOR, ACT**

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Designed by:

Gavstec Services**Gavan J Smith****Accredited Building****Designer (No. 6131)****Member of the Building****Designers Assoc. of NSW****Member Royal Aust.****Institute of Architects (Aff. Lvl 2)****62588467, 0416258846****59 William Webb Drive****McKellar ACT 2617****Date: 27 July 2005 Sheet: 6. of 7**

SPECIFICATION NOTES

- Timber Framed Entrance Stairs & Terrace Extension:** constructed from F7/H3 treated/primed pine to AS 1684 and steel posts.
 - 18mm compressed fibrous cement sheeting (installed to manufacturer's specifications). Top of compressed sheeting to finish level/plumb with existing level of tiled terrace. Existing terrace and extended section of terrace to be tiled with selected non-slip outdoor floor tiles laid with outward fall. Tiles to be installed in accordance with manufacturer's technical specifications.
 - Joists 100 x 45mm min (1400mm max. single span) at 450mm max. cts. fixed
 - Wall plate 100 x 45mm min. dyna-bolted to wall/slab edge.
 - Deck fascia/perimeter edge beam 240 x 45mm bolted to top of posts.
 - Selected hardwood timber treads 250mm min. wide with 190mm max. high open risers fixed into 240 x 45mm stair stringers, constructed to BCA Part 3.9.1.
 - Posts 90 x 90mm supported on galv. steel stirrups cast into 450 x 450 x 400mm min. concrete pad footings.
 - Extend posts 1000mm above deck floor to form balustrade support post. Intermediate balustrade posts to be 90 x 90mm on galv. shoes masonry anchored to existing terrace slab.
 - Stainless steel cable wire balustrading to be installed below 90 x 45mm min. timber capping board (continuous) fixed to top of balustrade support posts. Cable wire diameter/lay, wire spacing, tensioning and defection must meet requirements of BCA Part 9.9.2, Table 3.9.2.1 Wire Balustrade Construction.
 - Spaced timber slats 90 x 19mm nom. hardwood (with 19mm max. gaps) fixed to outside face of posts to screen underside of stairs/terrace extension and existing front stairs. Provide gate/hinged panels to service under stair space and the recess space immediately outside the lower floor ensuite window (containing electrical box).
 - If alternate deck/pergola framing timber sizes are used, chosen timber & size selection must conform to AS 1684.
 - All cut timber ends to be painted/sealed prior to installation.
 - All bolts, fixings and brackets are to be galvanised.
- Carport Structure**
 - Precoloured corrugated metal roofing (to match residence) complete with precoloured cappings, flashings, trims etc. installed to existing residence, extension & garage in accordance with manufacturers recommendation's. Roofing blanket R1.5 'insulco' or sarking to be installed to underside of roofing.
 - Roofing battens are to be cyclone screwed to all rafters/trusses at 900mm .cts to suit Terrain Category 3 requirements.
 - Eaves gutters and downpipes to be colorbond to match with owners external scheme. Downpipe to discharge into proposed rubble drain (or equal) within front garden.
 - Fascia timber to match existing residence.
 - Timber roof trusses (7.5° pitch, check & confirm on site) at 900mm max. cts installed in accordance with manufacturer's specifications.
 - Trusses to be anchored down to top plate and wall plate with double triple grip connectors (or equal) to meet Terrain Category 3 requirements & AS 1684. Top plate to be bolted/secured to top of channel beam at 600mm max cts. Wall plate: 100 x 100 x 10mm steel angle (or equal) bolted to existing house wall.
 - Steel lintel 230 x 75mm steel channel welded or bolted to top of posts with 2M12 bolts through 8mm thick plate cleat.
 - Steel posts 90 x 90 x 3.5mm shs cast into 450 x 450 x 450mm min deep concrete pad footings.
 - Steel lintels to conform to AS4100, AS/NZS4600 and BCA Part 3.3.3 requirements.
 - Fibrous cement lining to eaves/ ceiling finished to match-in with existing.
 - Harditex fibrous cement sheeting, with 'Unitex' finishing coating, finished to owner's colour selection. Sheetting to be installed to north and south ends of skillion roof and to short section of north wall in accordance with manufacturer's specifications. Outer post to north wall (against stair) to be 90 x 90mm F7/H3 primed pine on galv. steel stirrup cast into pad footing.

INFORMATION NOTES

- Terrain category 3, (N2 wind classification) 33 m/s. min. wind speed.
- All dimensions must be checked, confirmed & adjusted if necessary on site before commencing any work. Any variations/adjustments must be made by builder in consultation with owner.
- These drawings are not to be scaled.
- Timbers to conform to latest edition of timber framing code AS1684.
- All construction (connections & anchorage) to Terrain Category 3 & AS 1684 requirements.
- Ensure surface water drainage/runoff conforms to BCA Part 3.1.2.

WINDOW & DOOR SCHEDULE

- Powdercoated aluminium framed windows and door units(W) sizes are 'approximate' only and may vary slightly based upon manufacturer.
- Exact sizes and window style must be checked and confirmed on site prior to ordering.
- Windows must be glazed in accordance with AS 1288 Glass in Buildings & BCA Part 3.6.
- Windows to be designed in accordance with AS 4055 Wind Loads, AS 2047 Windows in Buildings.
- Terrain category 3, (N2 wind classification) 33 m/s. min. wind speed.

Proposed Windows	No off	Size (approx. only)	Type.
W 1, 3, 14 & 15	4 No.	1200h x 1810w	Sliding sash windows with screens. 'ComfortPlus' glass.
W 2	1 No.	2100h x 1456w opening	Timber framed entrance door (820mm leaf) with fixed glass sidelights. 'ComfortPlus' glass
W 4 & 5	2 No.	1200h x 1570w	Sliding sash windows with screens. 'ComfortPlus' glass.
W 6	1 No.	2065h x 1725w	French door unit. (2 x 820mm leafs) 'ComfortPlus' glass.
W 7	1 No.	2100h x 2110w	Sliding sash window with screens. 'ComfortPlus' glass.
W 8	1 No.	2065h x 2445w	French door unit. (2 x 820mm leafs) with fixed glass sidelights. 'ComfortPlus' glass
W 9	1 No.	1900h x 1620w	Sliding sash window with screen. 'ComfortPlus' glass
W 10	1 No.	1030h x 1620w	Sliding sash window with screen. 'ComfortPlus' glass
W 11	1 No.	1030h x 1570w	Sliding sash window with screen. 'ComfortPlus' glass
W 12	1 No.	1200h x 850w	Sliding sash window with screen. Obscure glass.
W 13	1 No.	1030h x 610w	Sliding sash window with screen. Obscure glass
W 16 & 20	2 No.	1030h x 850w	Fixed sash windows. 'ComfortPlus' glass
W 17	1 No.	1030h x 850w	Sliding sash window with screen. 'ComfortPlus' glass
W 18	1 No.	1030h x 2410w	Sliding sash window with screens. 'ComfortPlus' glass
W 19	1 No.	2100h x 2410w	Sliding sash window with screens. 'ComfortPlus' glass
W 21 & 22	2 No.	1300h x 1650w	Sliding sash windows with screens. 'ComfortPlus' glass
Reuse Window			
W 23 store (former garage)	1 No.	2100h x 1810w approx.	Existing cedar framed sliding glass door to be reuse in existing garage door opening. Ensure glass type conforms to code requirements.

Locks to all opening windows and doors.

PROPOSED CARPORT, EXTENSION & ALTERATIONS TO RESIDENCE at

BLOCK 19, SECTION 84,
29 COCKLE STREET
O'CONNOR, ACT

for:

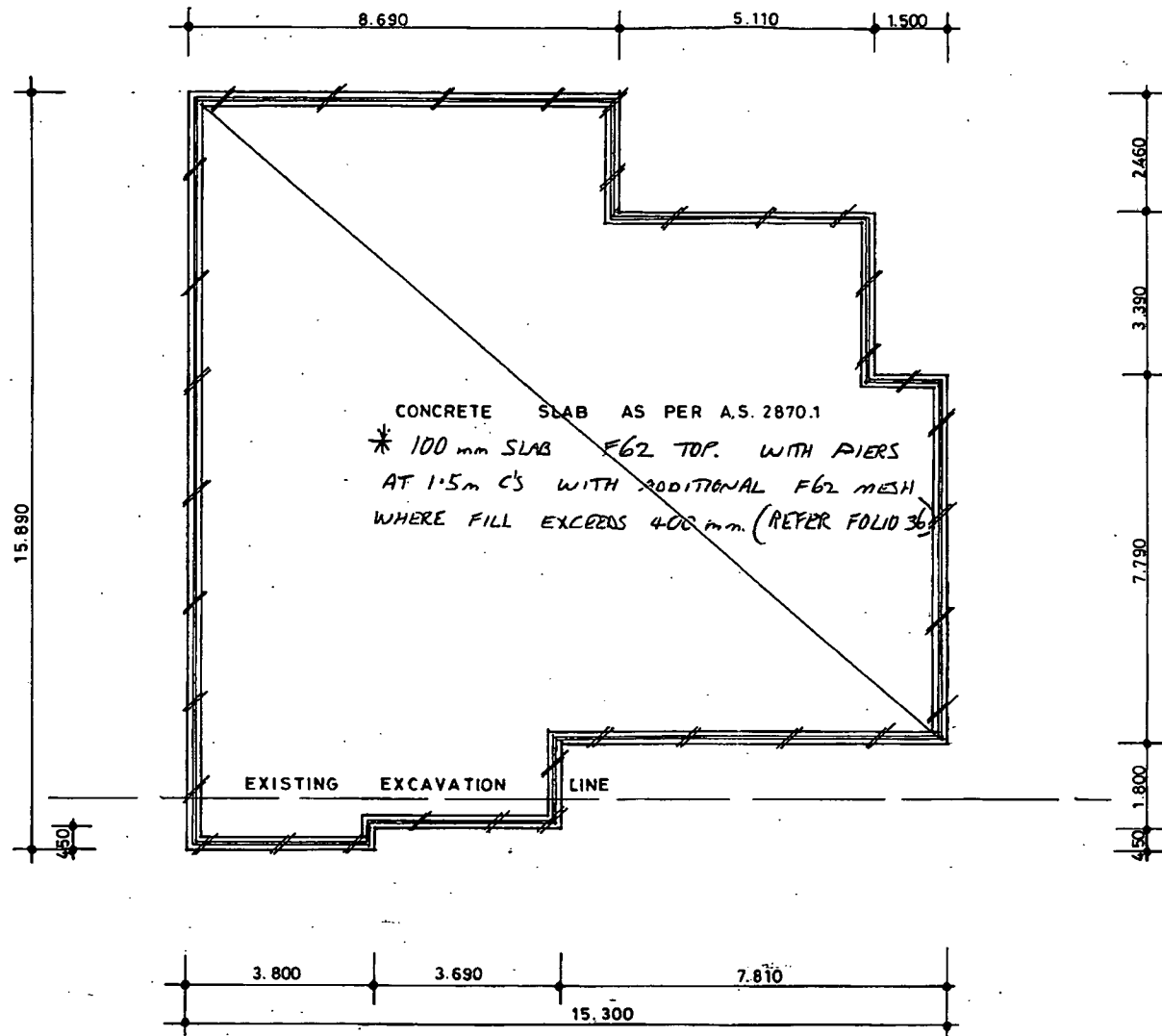
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Designed by:

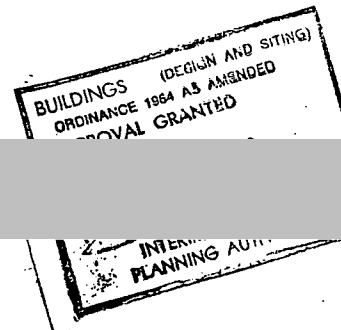
Gavstec Services
Gavan J Smith
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62588467, 0416258846
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Date: 27 July 2005 Sheet: 7. of 7

Signed *[Signature]*
31 Cockle St



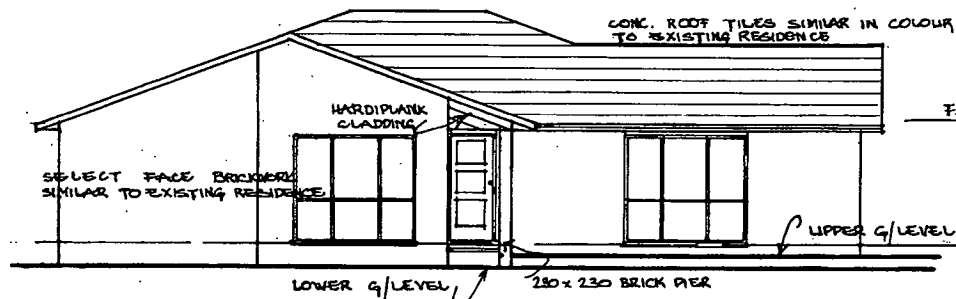
Con plan with the ITPA's
 Planning Policies for
 Dual Occupancy of Detached
 House Blocks.



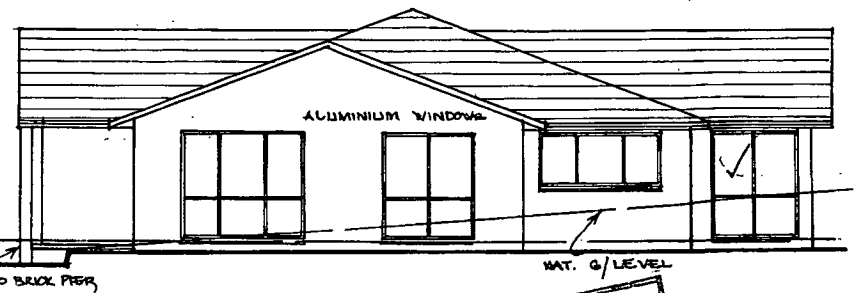
12 OCT 90

FOUNDATION LAYOUT

project FOUNDATION LAYOUT			INHOMES CONSULTANCY Home Plans Designed & Drawn 2961344 With the assistance of HomePlans.com
client [REDACTED]			
job address BLOCK 21, SECTION 84; O'CONNOR			
sheet 2 of 5	scale 1:100	date AUG. 90	



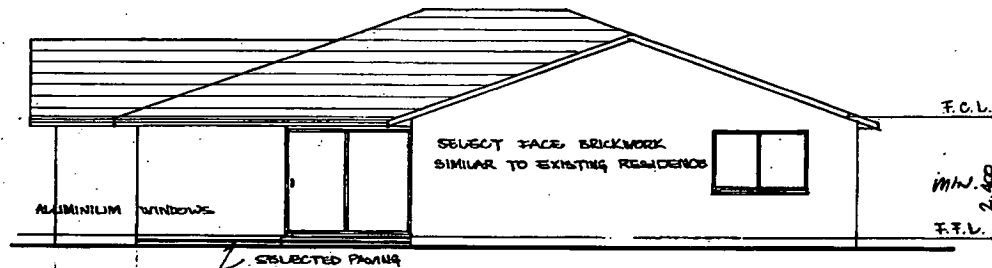
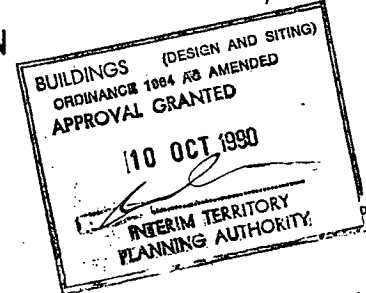
FRONT ELEVATION



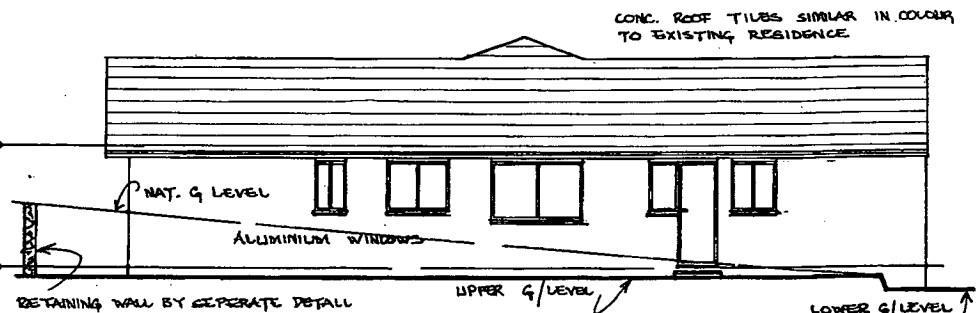
NORTH ELEVATION

STEPS, LANDINGS, BALUSTRADES TO COMPLY
WITH PART D2 BUILDING CODE OF AUSTRALIA

Complies with the ITPA's
Planning Policies for
Dual Occupancy of Detached
House Blocks



REAR ELEVATION



SOUTH ELEVATION

12 OCT 1990

project DUAL OCCUPANCY ELEVATIONS			 INHOME CONSULTANCY - Home Plans Designed & Drawn 2961544 GROUP 30 AS SHOWN BY TERRITORY PLANNING AUTHORITY
client			
job address BLOCK 21, SECTION 84; O'CONNOR			
sheet 3 of 45	scale 1:100	date Aug 90	