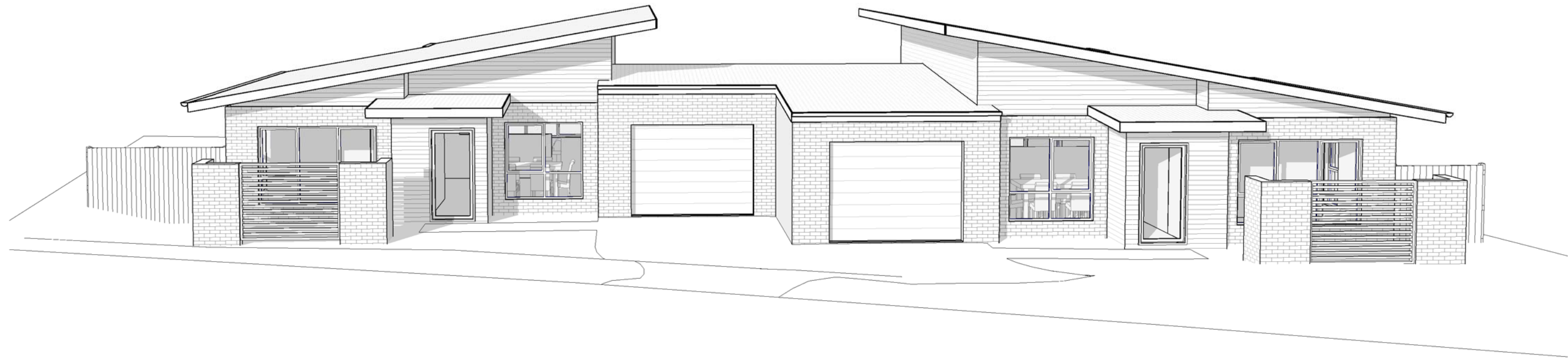


230 SOUTHERN CROSS DRIVE, LATHAM



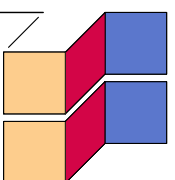
DRAFT

PROJECT NO: **1717** 230 SOUTHERN CROSS DR, LATHAM
 Block 12 Section 43
 230 SOUTHERN CROSS DRIVE, LATHAM

AMENDMENTS			
Revised By	Date	Description	Code

Checked: ER DRAWN: CE SCALE: COVER: DA00
 Approved: Approver DATE: 12/04/18 REVISION: **DA00**
 Reviewed: 12/04/18

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



VERGE MANAGEMENT

- BUILDER TO INSTALL 1800MM TALL CONTINUOUS CHAIN WIRE FENCE SUPPORTED BY STEEL POSTS WITH CONCRETE BASES OR PREFABRICATED FENCING PANELS WITH CONCRETE BASES.
- FENCING TO BE ERECTED PRIOR TO COMMENCEMENT OF SITE WORK AND REMOVED AT COMPLETION OF ALL CONSTRUCTION ACTIVITY EXCEPT DURING VERGE RESTORATION.
- EXISTING VERGE FOOTPATHS AND DRIVEWAYS SHALL REMAIN UNOBSTRUCTED THROUGHOUT THE CONSTRUCTION PERIOD. WHERE NO FOOTPATH A CLEARWAY OF 1800MM MUST BE MAINTAINED FOR THE ENTIRE FRONTAGE.
- ACCESS GATES TO THE SITE SHALL SWING INTO THE SITE AND NOT BLOCK PEDESTRIAN ACCESS ALONG THE VERGE OR VEHICULAR TRAFFIC ON THE ROAD.
- STORAGE OF CONSTRUCTION MATERIALS AND THE PARKING OF VEHICLES OR EQUIPMENT ON VERGES IS NOT PERMITTED WITHOUT PRIOR APPROVAL FROM TAMS.
- SHEDS, SITE AMENITIES OR BILLBOARDS ARE NOT TO BE ERECTED ON VERGES.
- THE BUILDER IS RESPONSIBLE FOR THE REINSTATEMENT OF ALL DAMAGES INCURRED TO LAND, VEGETATION, SERVICES, PATHS AND ROADS AS A RESULT OF THIS CONSTRUCTION WORK. DURING VERGE RESTORATION WORK TOPSOIL SHALL NOT BE REMOVED AND THE SOIL LEVEL SHALL NOT BE CHANGED WITHIN THE DRIP ZONE OF TREES. VERGES SHALL HAVE ESTABLISHED APPROPRIATE GRASS COVER AS APPROVED BY THE PARKS CONSERVATION AND LANDS SECTION OF TAMS.

TREE MANAGEMENT

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

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

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

TREE PROTECTION ACT 2005 (TREE PROTECTION MEASURES)

ACT ENVIRONMENT PROTECTION AUTHORITY, ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN ACT AUGUST 2007 (EROSION AND SEDIMENT CONTROL)

DEVELOPMENT CONTROL CODE FOR BEST PRACTICE WASTE MANAGEMENT IN THE ACT 1999 AND THE DESIGN STANDARDS FOR URBAN INFRASTRUCTURE (WASTE MANAGEMENT MEASURES)

AUSTRALIAN STANDARD AS2700 - COLOUR STANDARDS FOR GENERAL PURPOSES (MATERIALS AND FINISH)

A2890.1 - THE AUSTRALIAN STANDARDS FOR OFF-STREET PARKING (OFF STREET PARKING)

COMMON BOUNDARIES ACT 1981 (FENCES)

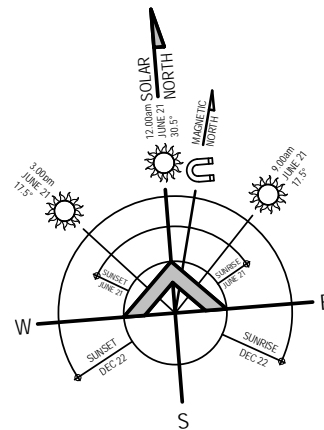
EROSION & SEDIMENT CONTROL

----- EROSION CONTROL FENCE

ALL GROUNDWORKS ASSOCIATED WITH THIS DEVELOPMENT SHALL COMPLY WITH THE ACT ENVIRONMENT PROTECTION GUIDELINES, MARCH 2011.

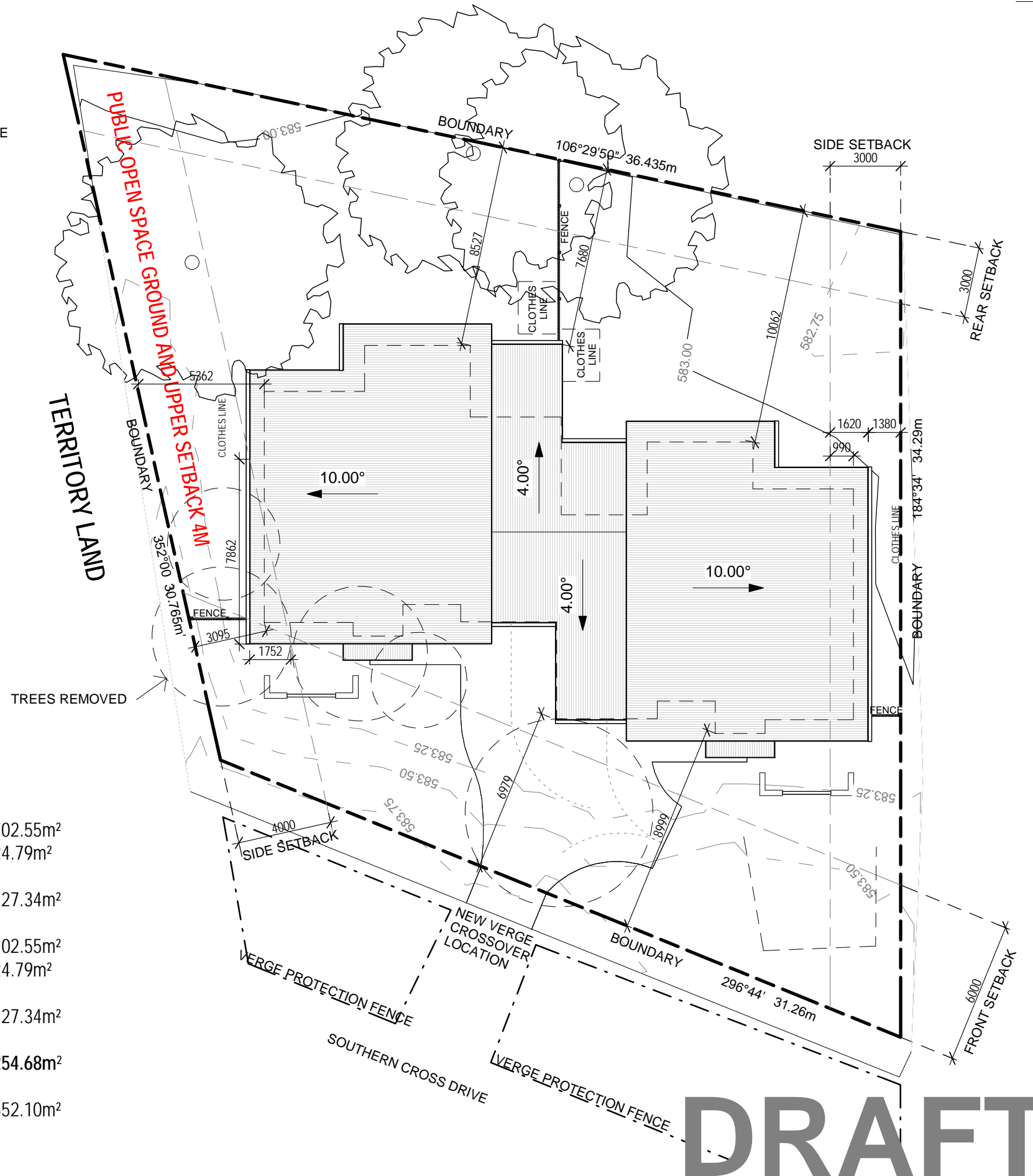
GEOTEXTILE SEDIMENT CONTROL FENCING SHALL BE INSTALLED ON THE LOW SIDE/S OF THE BLOCK, OR WHERE INDICATED, IN ACCORDANCE WITH EPA POLLUTION PREVENTION ON RESIDENTIAL BUILDINGS SITE INFORMATION SHEET NO.3

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



AREA

RESIDENCE A (2 BED)	102.55m ²
GARAGE	24.79m ²
TOTAL	127.34m²
RESIDENCE B (2 BED)	102.55m ²
GARAGE	24.79m ²
TOTAL	127.34m²
SITE TOTAL	254.68m²
PLOT RATIO (35% OF 1006m ²)	352.10m ²



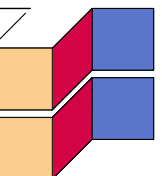
PROJECT NO: 230 SOUTHERN CROSS DR, LATHAM
1717 Block 12 Section 43
 230 SOUTHERN CROSS DRIVE, LATHAM

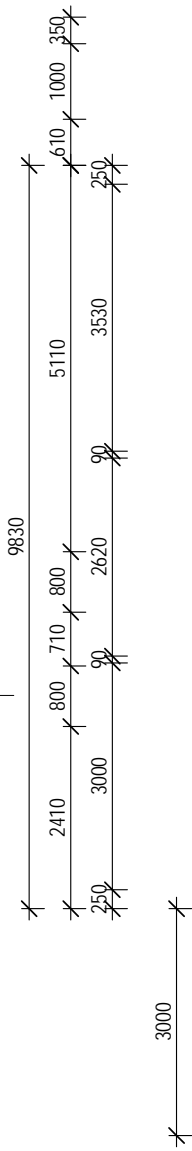
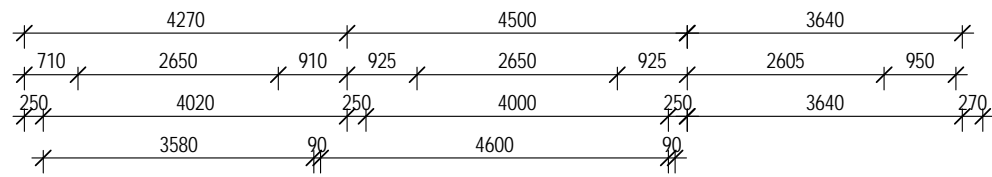
AMENDMENTS			
Revised By	Date	Description	Code

Checked: ER DRAWN CE SCALE As indicated
 Approved: Approver DATE 12/04/18 REVISION
 Reviewed:

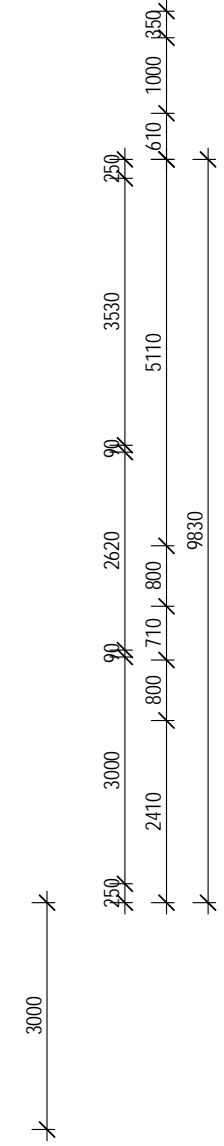
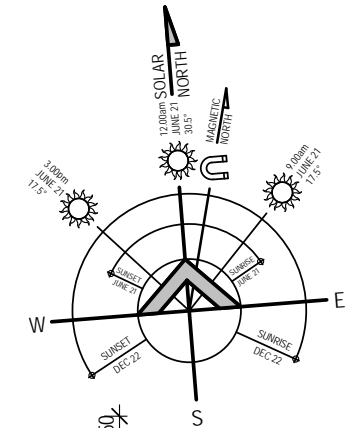
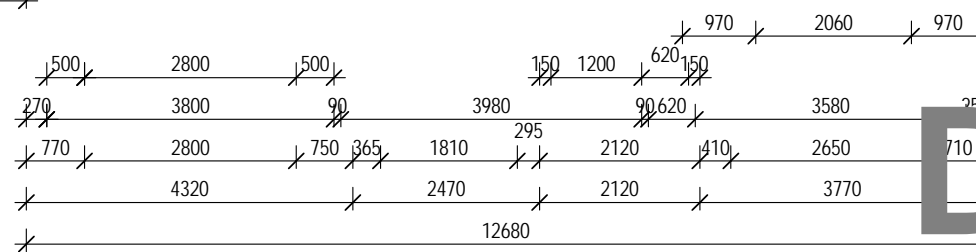
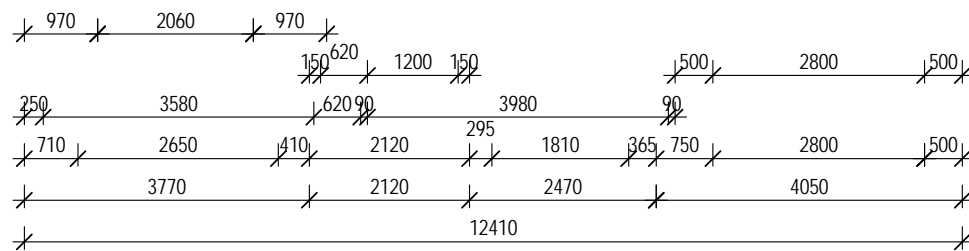
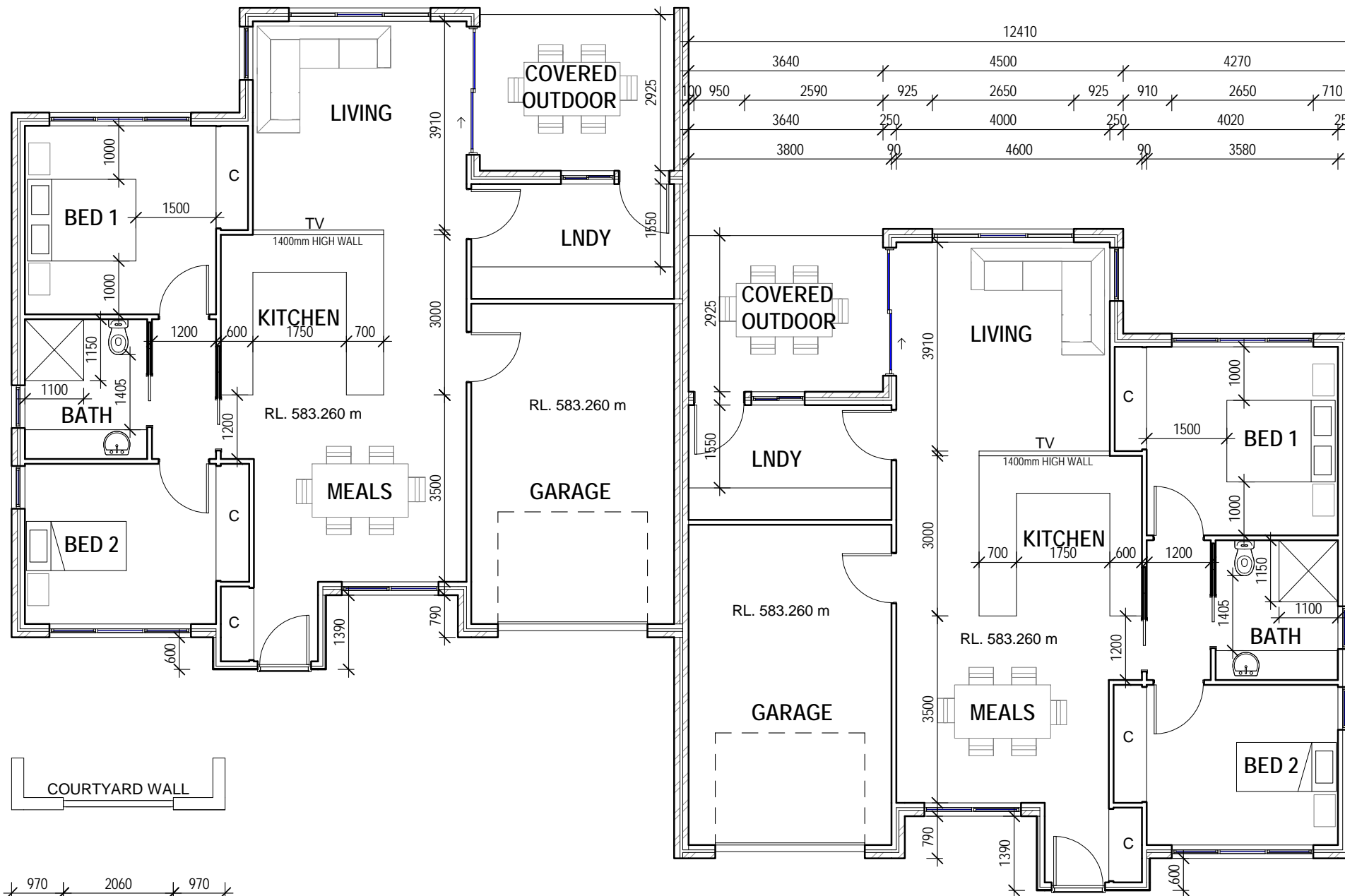
SITE PLAN
DA01

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





1
DA05



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PROJECT NO: 230 SOUTHERN CROSS DR, LATHAM
1717 Block 12 Section 43
 230 SOUTHERN CROSS DRIVE, LATHAM

AMENDMENTS			
Revised By	Date	Description	Code

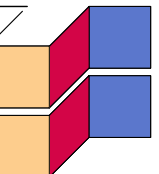
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 Approved: Approver
 Reviewed: 12/4/18

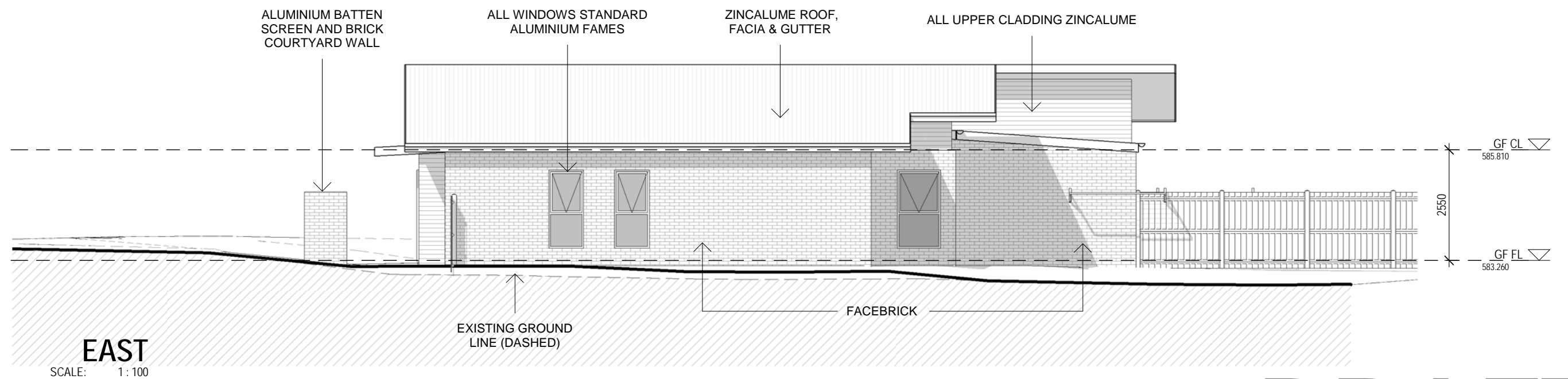
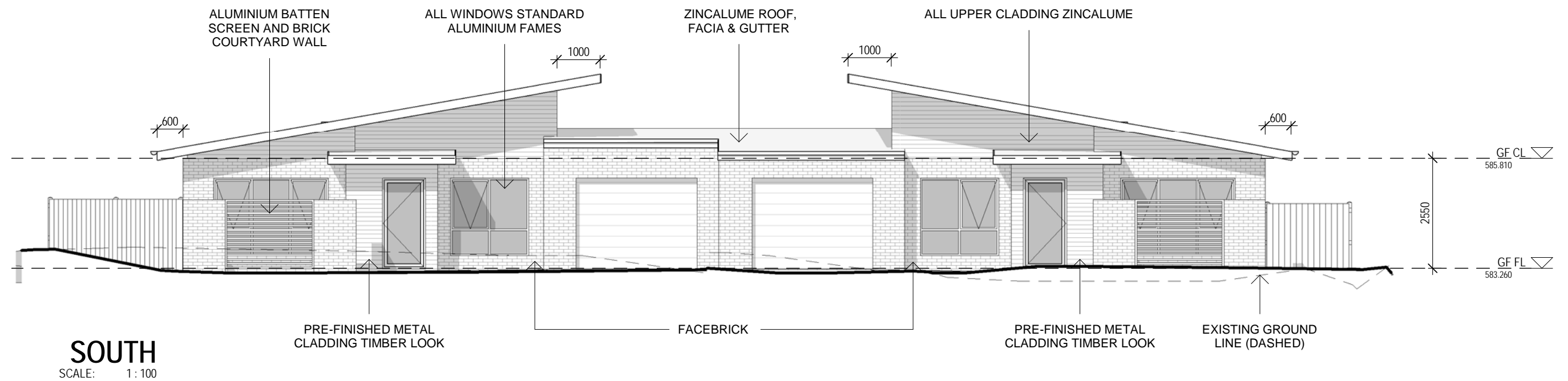
DRAWN
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 DATE
 12/4/18

SCALE
 1 : 100
 REVISION

FLOOR PLAN
DA02

T T ARCHITECTURE
 35 KENNEDY STREET KINGSTON ACT
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PROJECT NO: 1717
230 SOUTHERN CROSS DR, LATHAM
Block 12 Section 43
230 SOUTHERN CROSS DRIVE, LATHAM

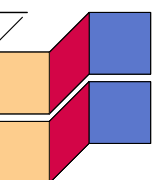
AMENDMENTS			
Revised By	Date	Description	Code

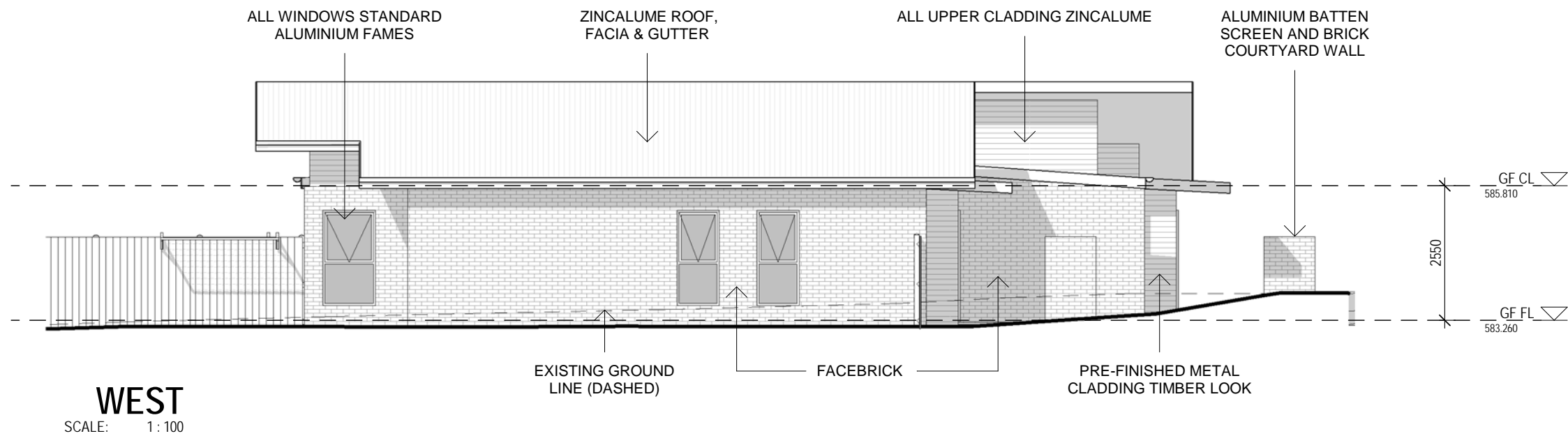
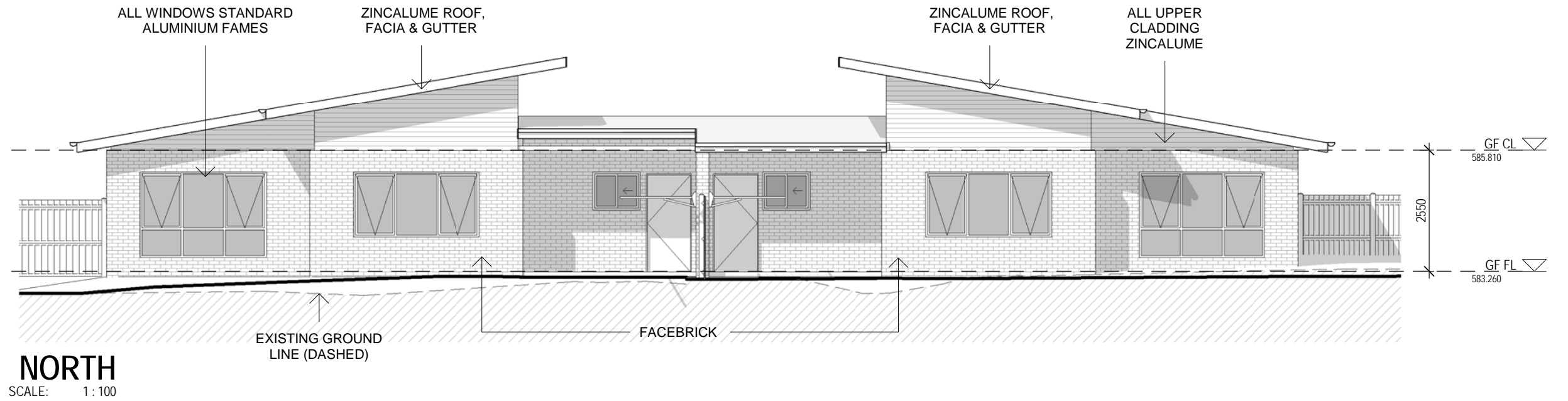
Checked: ER
Approved: Approver
Reviewed: DATE 12/04/18

DRAWN CE
SCALE 1 : 100
REVISION

ELEVATIONS
DA03

T T ARCHITECTURE
35 KENNEDY STREET KINGSTON ACT
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PROJECT NO: 1717

230 SOUTHERN CROSS DR, LATHAM

Block 12 Section 43

230 SOUTHERN CROSS DRIVE, LATHAM

AMENDMENTS			
Revised By	Date	Description	Code

Checked: ER

Approved: Approver

Reviewed:

DRAWN CE

DATE 12/04/18

SCALE 1 : 100

REVISION

ELEVATIONS

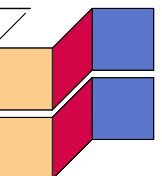
DA04

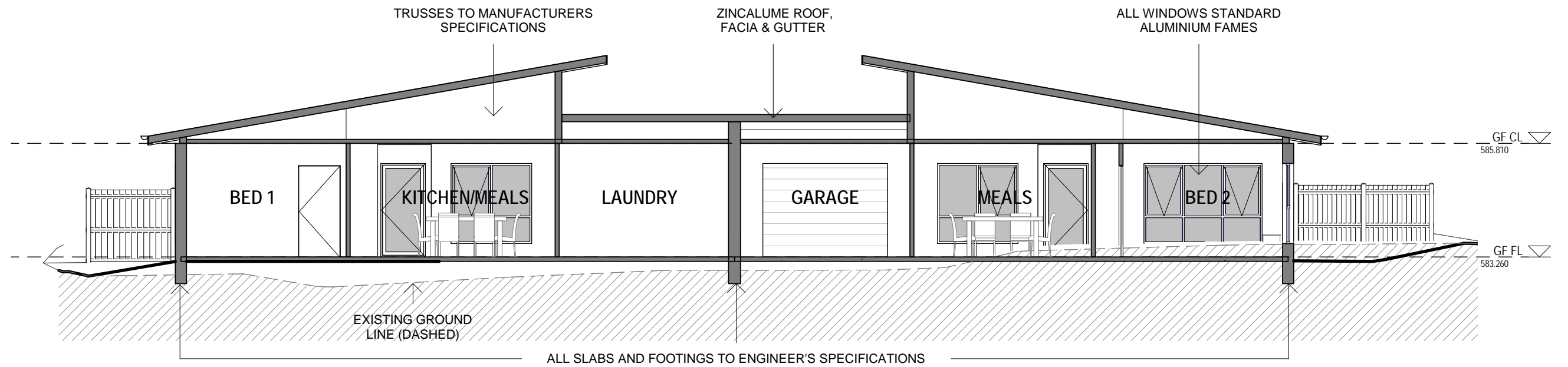
T T ARCHITECTURE

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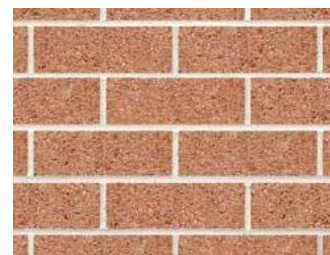
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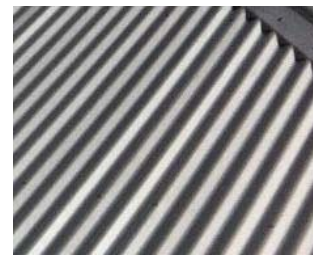


Section 1
SCALE: 1 : 100

MATERIALS



FACE BRICK



ZINCALUME



KNOTWOOD - BLACKBUTT



KNOTWOOD - BATTEN

DRAFT

PROJECT NO: **1717** 230 SOUTHERN CROSS DR, LATHAM
Block 12 Section 43
230 SOUTHERN CROSS DRIVE, LATHAM

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SECTION
DA05

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