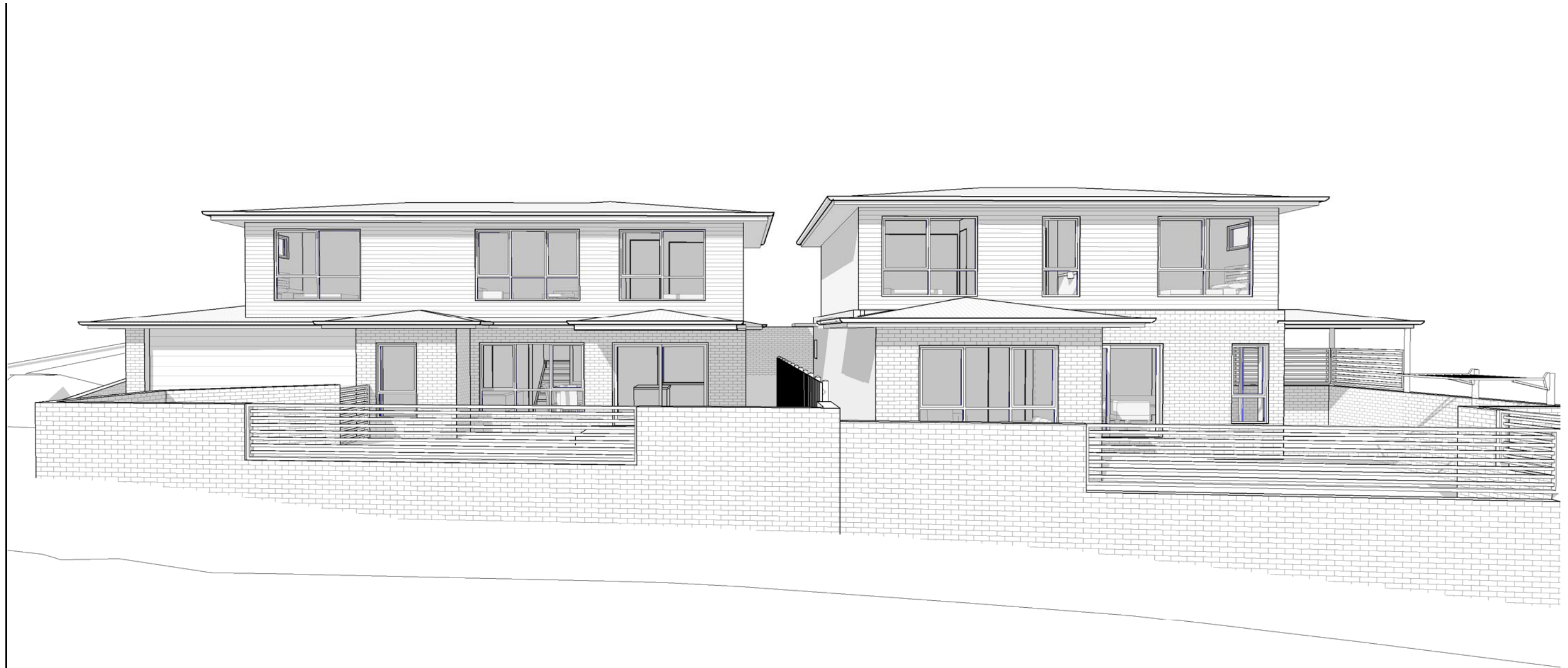


# 95 BINGLEY CRESCENT, FRASER



# DRAFT

PROJECT NO:

## 1717

95 BINGLEY CRES, FRASER  
HOUSING ACT  
Block 1 Section 13  
95 BINGLEY CRES, FRASER

### AMENDMENTS

Revised By	Date	Description	Code

Checked: ER  
Approved: Approver  
Reviewed:

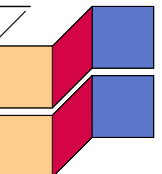
DRAWN MB  
DATE 12/04/18

SCALE  
REVISION

Cover Page

## DA00

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



**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

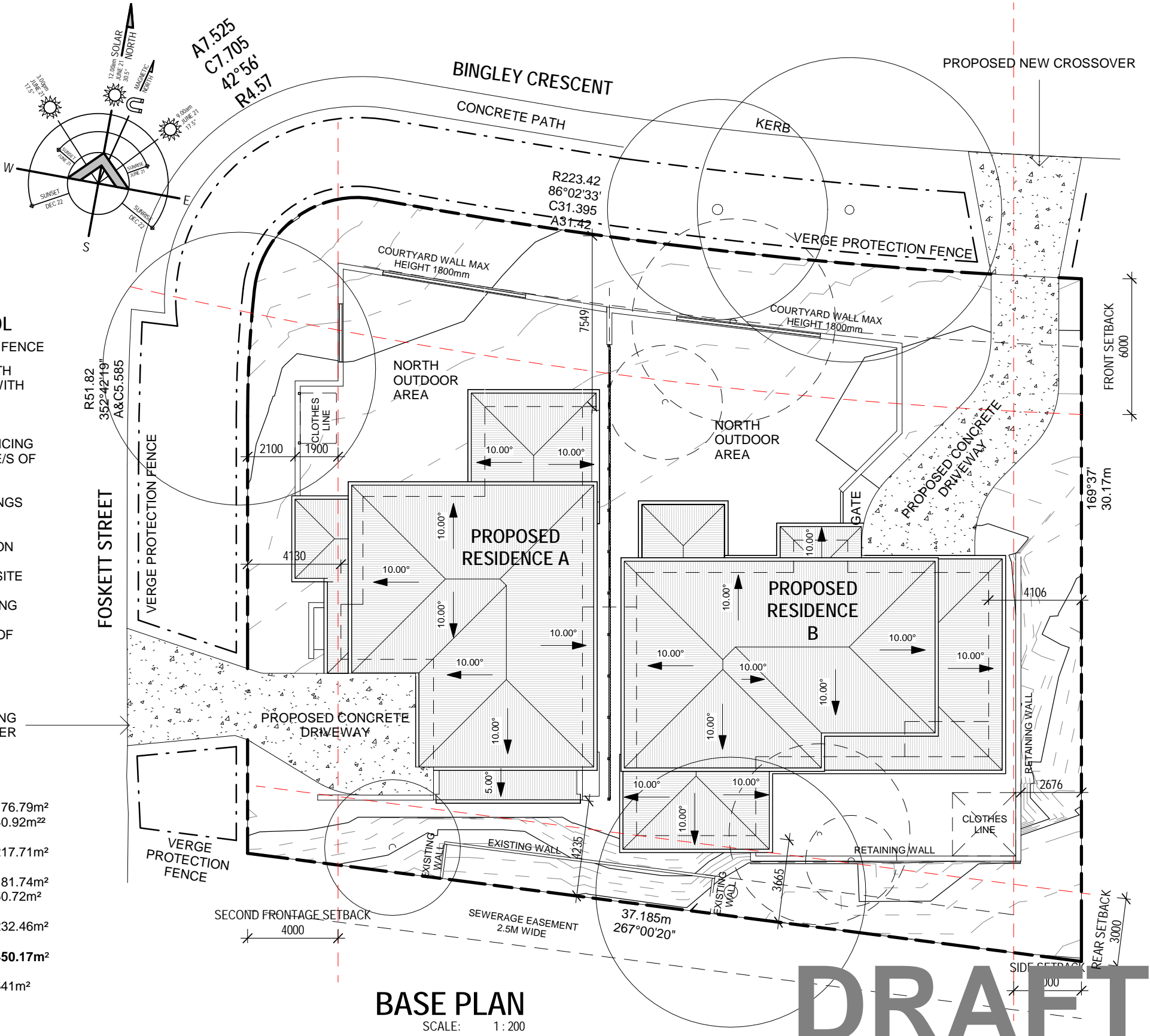
ALL GROUNDWORKS ASSOCIATED WITH THIS DEVELOPMENT SHALL COMPLY WITH THE ACT ENVIRONMENT PROTECTION GUIDELINES, MARCH 2011.

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.

RETAIN AND PROTECT EXISTING VERGE AND CROSSOVER

<b>AREA</b> RESIDENCE A (4 BED)	176.79m <sup>2</sup>
GARAGE	40.92m <sup>2</sup>
<b>TOTAL</b>	217.71m <sup>2</sup>
RESIDENCE B (4 BED)	181.74m <sup>2</sup>
GARAGE	50.72m <sup>2</sup>
<b>TOTAL</b>	232.46m <sup>2</sup>
<b>TOTAL GFA</b>	<b>450.17m<sup>2</sup></b>
PLOT RATIO (50% OF 1082)	541m <sup>2</sup>



**DRAFT**

PROJECT NO:

**1717**

95 BINGLEY CRES, FRASER HOUSING ACT  
Block 1 Section 13  
95 BINGLEY CRES, FRASER

**AMENDMENTS**

Revised By	Date	Description	Code

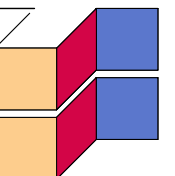
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Reviewed: DATE 12/04/18

DRAWN MB  
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REVISION

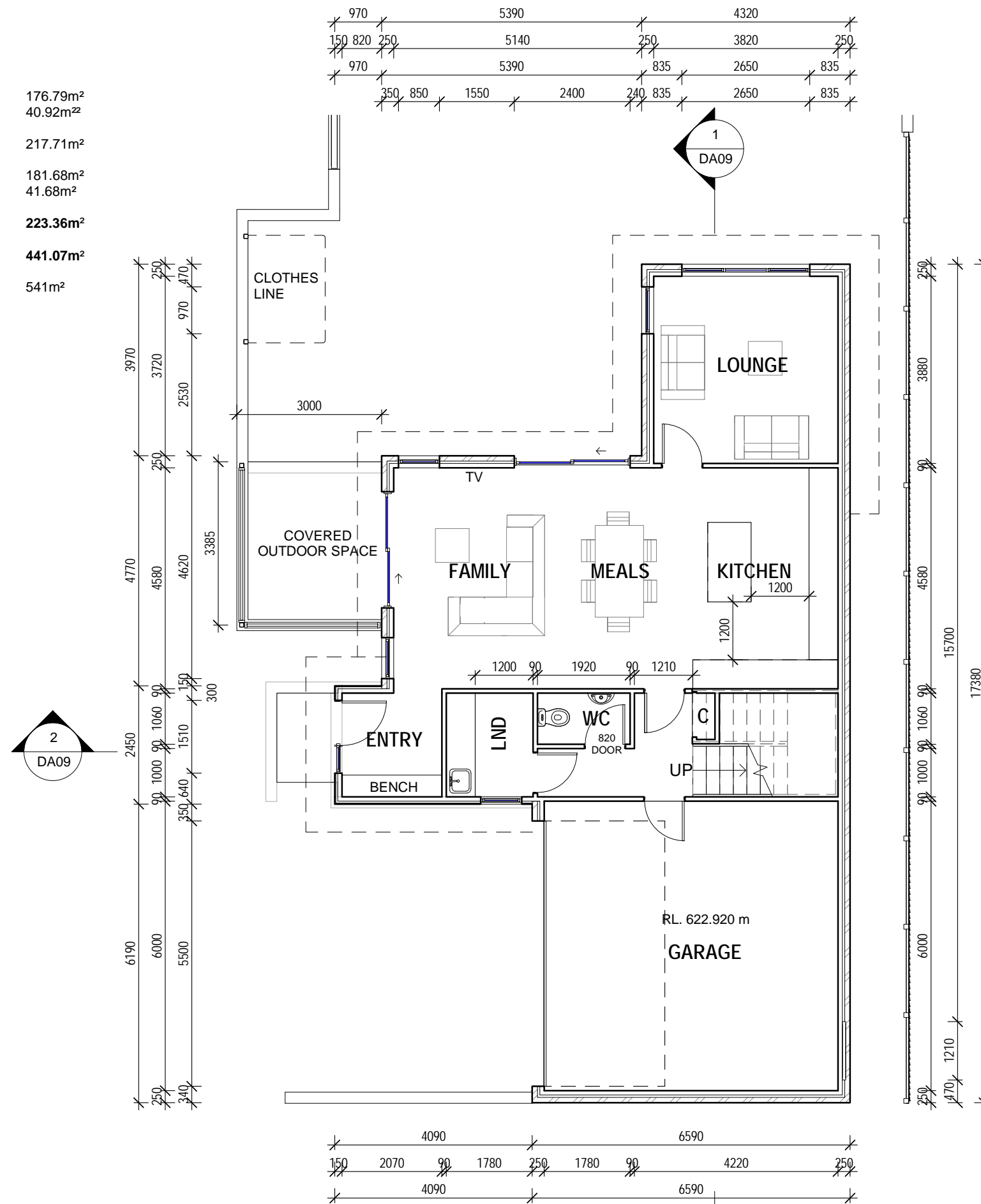
Site Plan

**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



<b>AREA RESIDENCE A (4 BED)</b>	176.79m <sup>2</sup>
<b>GARAGE</b>	40.92m <sup>2</sup>
<b>TOTAL</b>	217.71m <sup>2</sup>
<b>RESIDENCE B (4 BED)</b>	181.68m <sup>2</sup>
<b>GARAGE</b>	41.68m <sup>2</sup>
<b>TOTAL</b>	223.36m <sup>2</sup>
<b>TOTAL GFA</b>	441.07m <sup>2</sup>
<b>PLOT RATIO (50% OF 1082)</b>	541m <sup>2</sup>



# DRAFT

PROJECT NO:

## 1717

95 BINGLEY CRES, FRASER  
HOUSING ACT  
Block 1 Section 13  
95 BINGLEY CRES, FRASER

**AMENDMENTS**

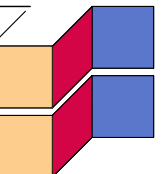
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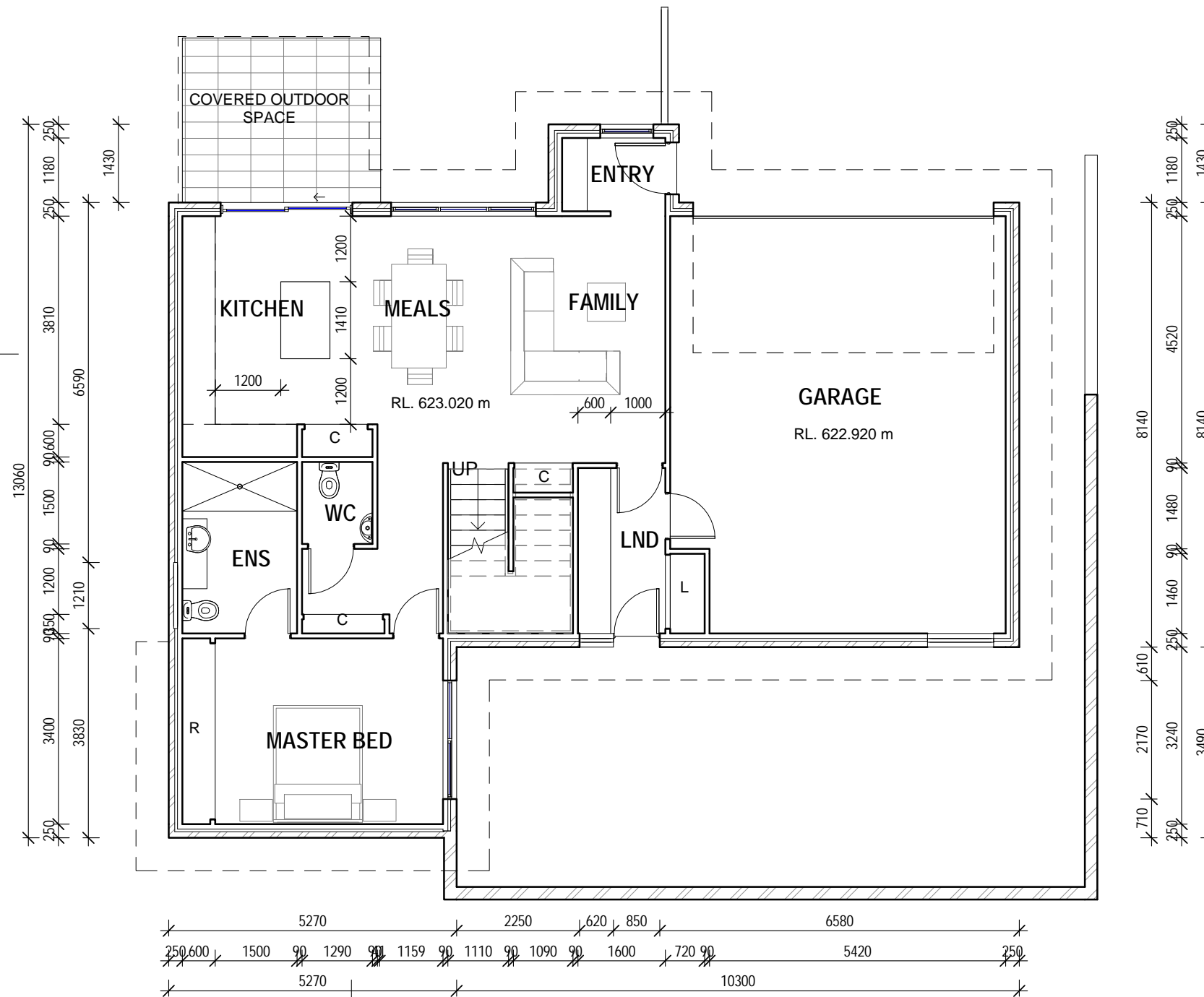
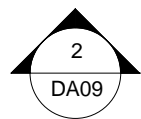
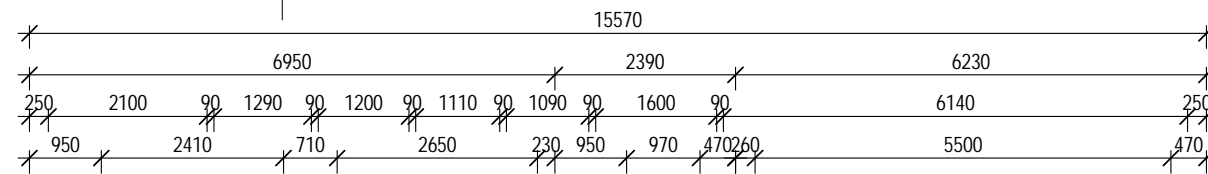
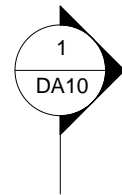
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 Approved: Approver      DATE: 12/04/18      REVISION:  
 Reviewed:

Ground Floor Plan Res A

## DA02

**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





# DRAFT

PROJECT NO:

## 1717

95 BINGLEY CRES, FRASER  
HOUSING ACT  
Block 1 Section 13  
95 BINGLEY CRES, FRASER

### AMENDMENTS

Revised By	Date	Description	Code

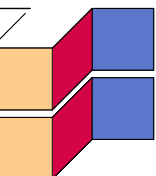
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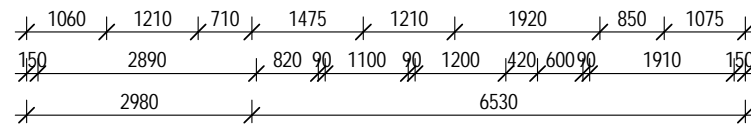
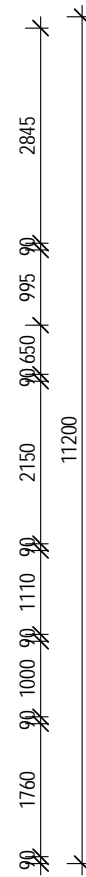
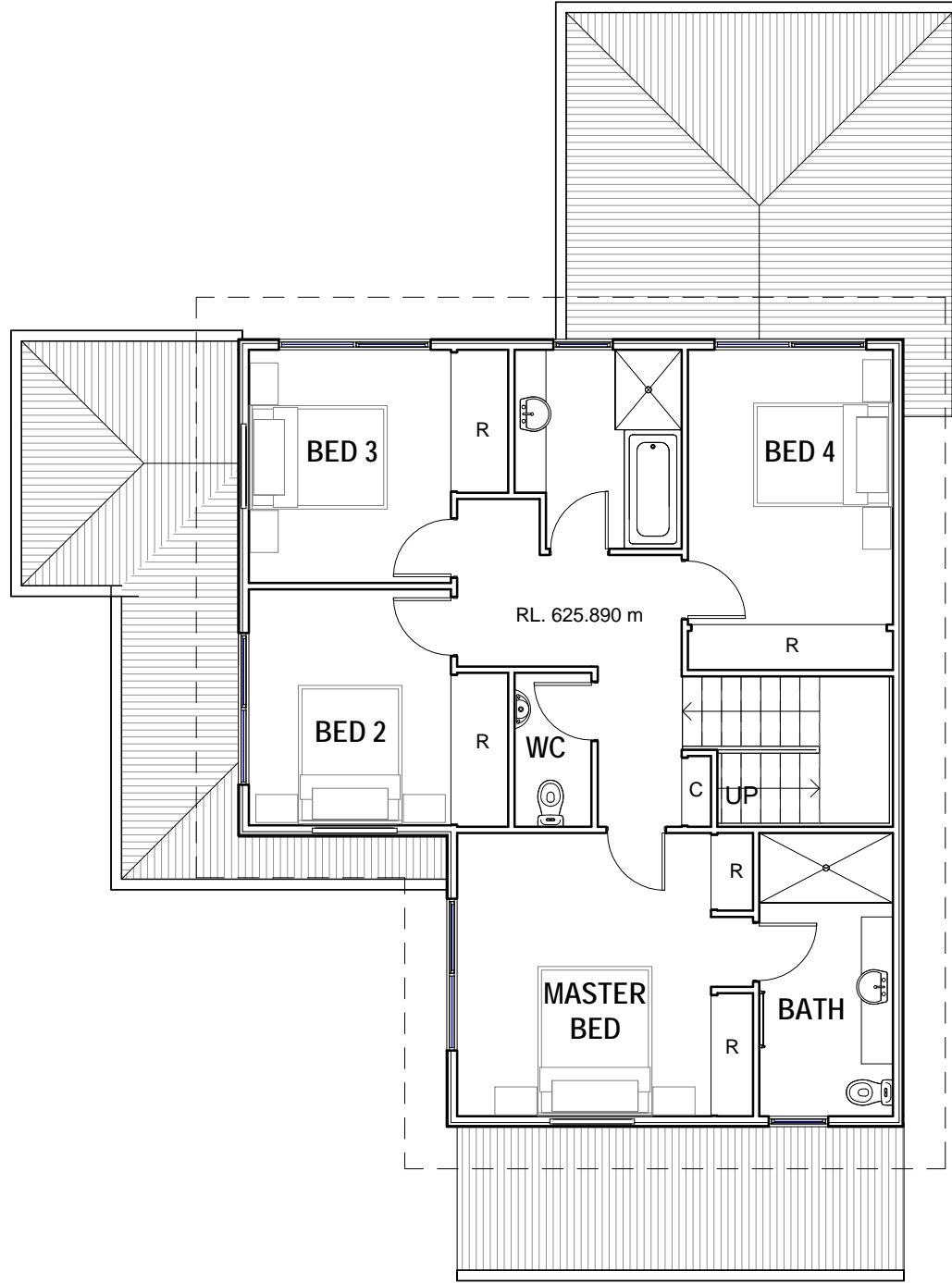
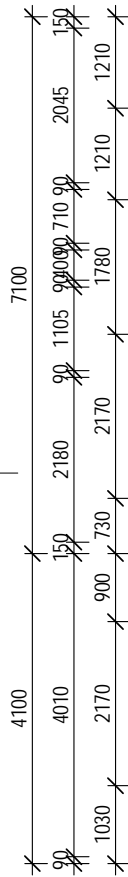
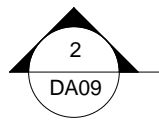
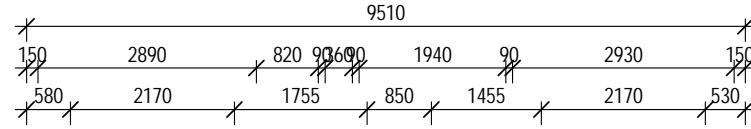
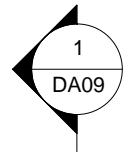
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Ground Floor Res B

## DA03

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





# DRAFT

PROJECT NO:

## 1717

95 BINGLEY CRES, FRASER  
HOUSING ACT  
Block 1 Section 13  
95 BINGLEY CRES, FRASER

### AMENDMENTS

Revised By	Date	Description	Code

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Reviewed: DATE 6/04/18

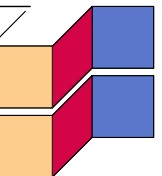
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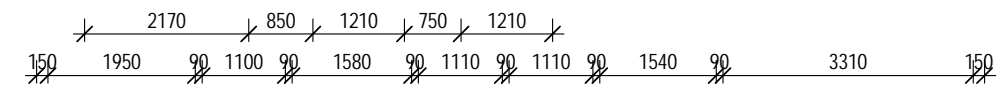
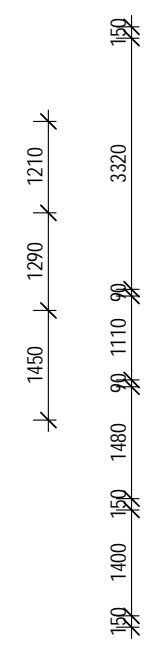
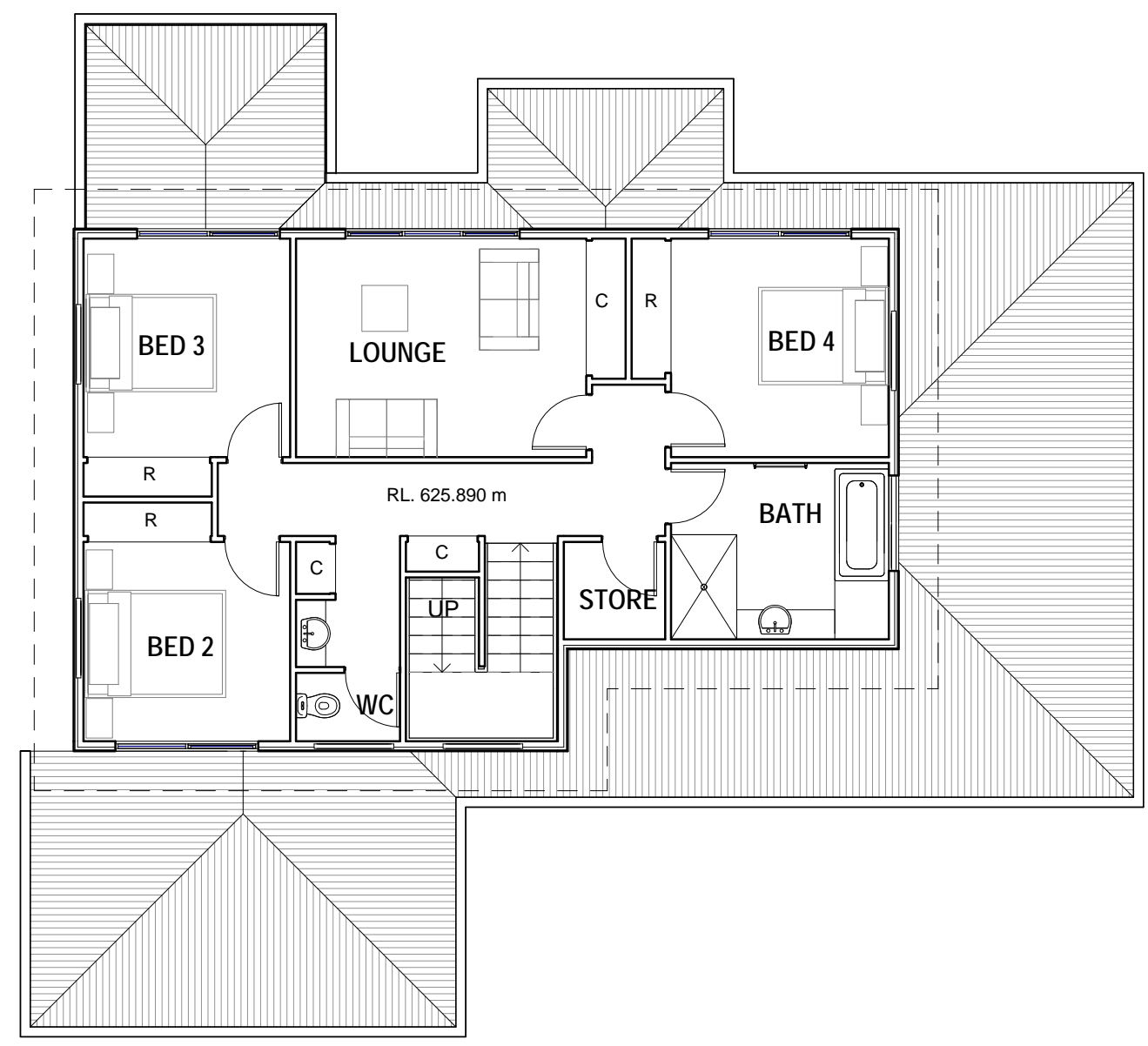
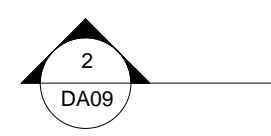
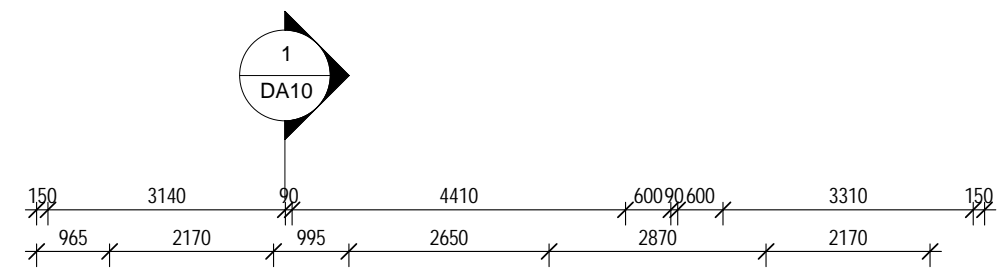
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REVISION

Upper Floor Plan Res A

## DA04

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





# DRAFT

PROJECT NO:  
**1717**

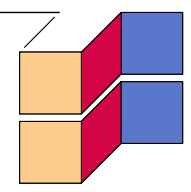
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HOUSING ACT  
Block 1 Section 13  
95 BINGLEY CRES, FRASER

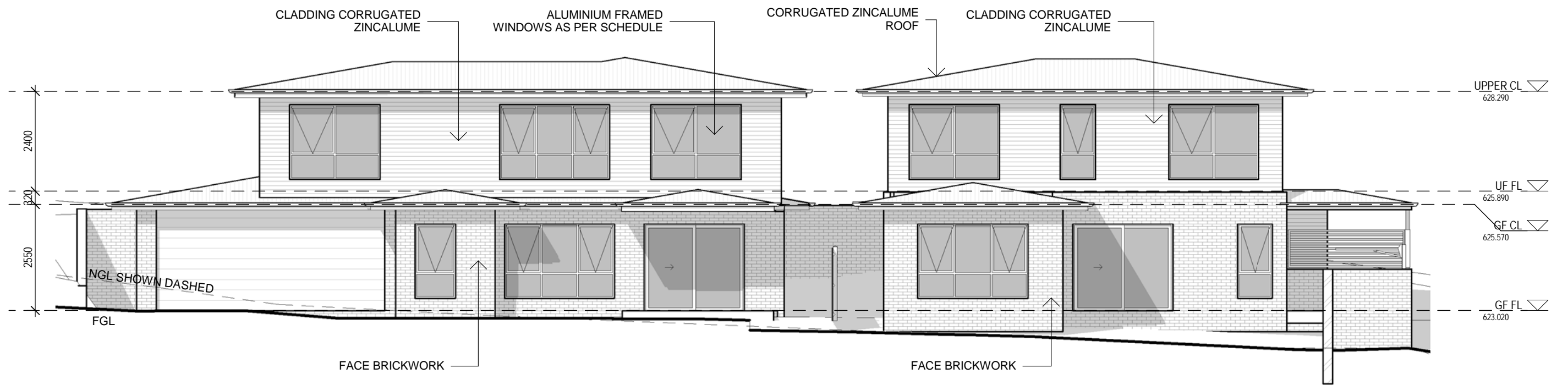
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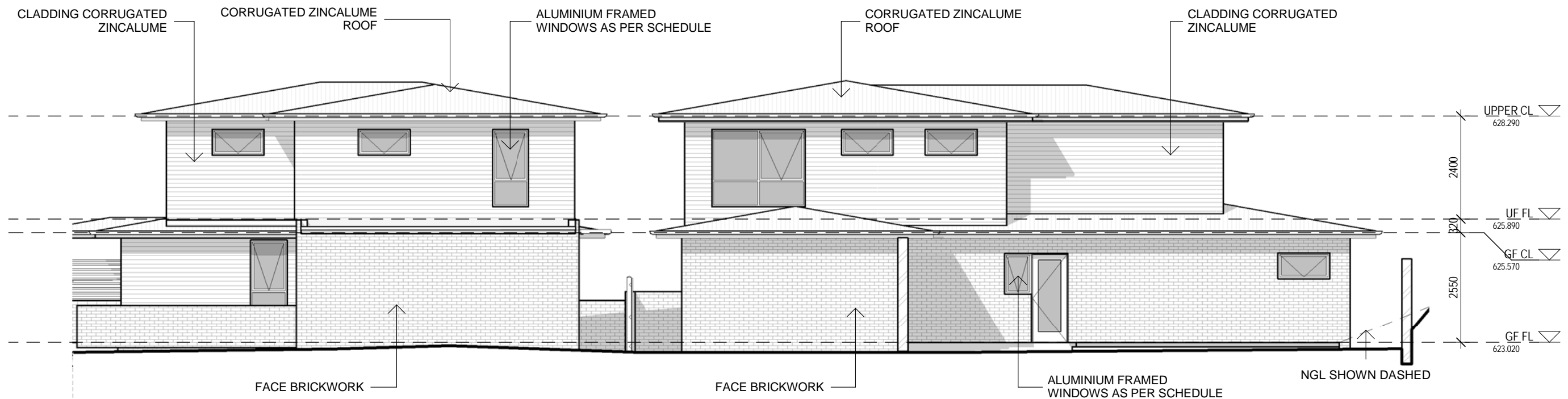
Upper Floor Res B  
**DA05**

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





**NORTH ELEVATION**  
SCALE: 1 : 100



**SOUTH ELEVATION**  
SCALE: 1 : 100

**DRAFT**

PROJECT NO:

**1717**

95 BINGLEY CRES, FRASER  
HOUSING ACT  
Block 1 Section 13  
95 BINGLEY CRES, FRASER

**AMENDMENTS**

Revised By	Date	Description	Code

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Approved: Approver  
Reviewed:                      

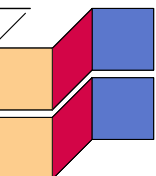
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Author  
**DATE**  
6/04/18

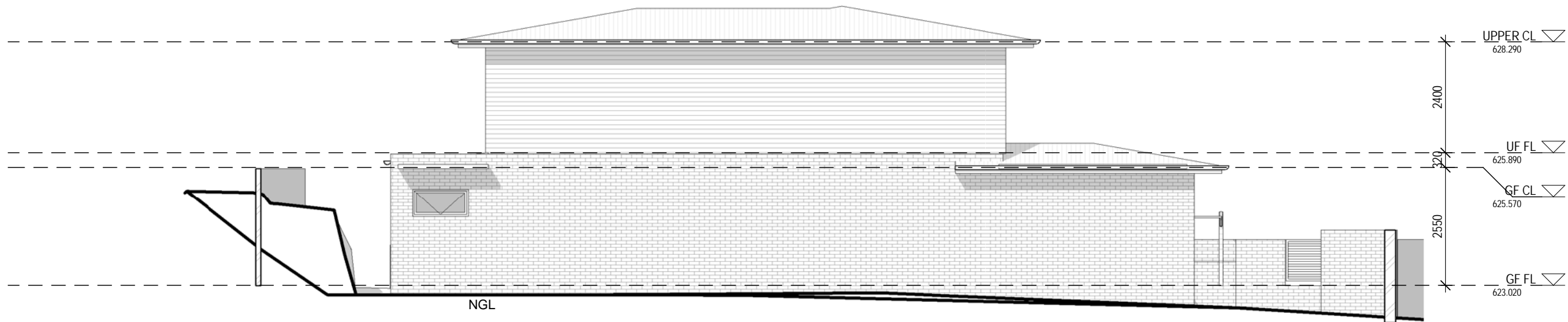
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**REVISION**

Elevations

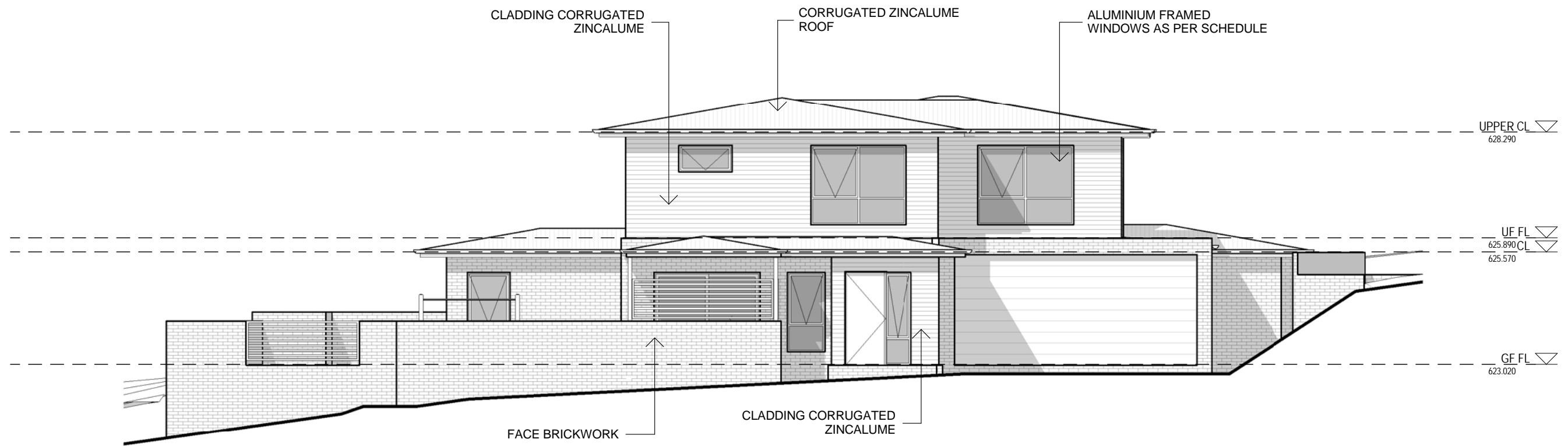
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**T T ARCHITECTURE**  
35 KENNEDY STREET KINGSTON ACT  
Tel: 62326311 Fax: 62326312  
A.B.N. 72 087 549 835 A.C.N. 087 549 835





**EAST ELEVATION RES A**  
SCALE: 1:100



**WEST ELEVATION RES A**  
SCALE: 1:100

**DRAFT**

PROJECT NO:

**1717**

95 BINGLEY CRES, FRASER  
HOUSING ACT  
Block 1 Section 13  
95 BINGLEY CRES, FRASER

**AMENDMENTS**

Revised By	Date	Description	Code

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Reviewed:                      

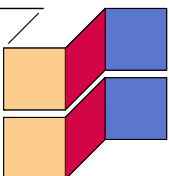
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Author  
**DATE**  
6/04/18

SCALE  
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**REVISION**

Elevations

**DA07**

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

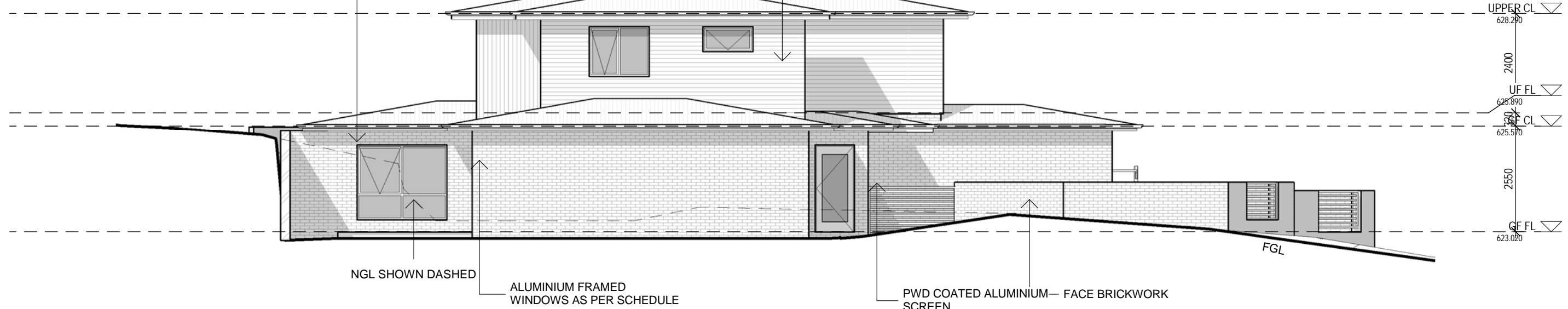




ALUMINIUM FRAMED  
WINDOWS AS PER SCHEDULE

CORRUGATED ZINCALUME  
ROOF

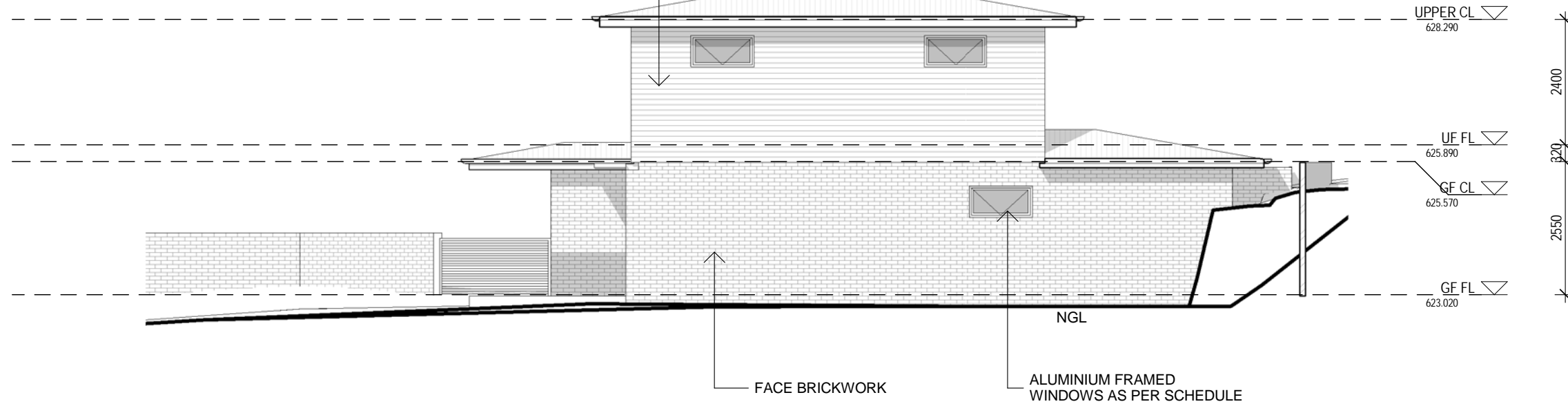
CLADDING CORRUGATED  
ZINCALUME



**EAST ELEVATION RES B**  
SCALE: 1:100

CLADDING CORRUGATED  
ZINCALUME

CORRUGATED ZINCALUME  
ROOF



**WEST ELEVATION RES B**  
SCALE: 1:100

**DRAFT**

PROJECT NO:

**1717**

95 BINGLEY CRES, FRASER  
HOUSING ACT  
Block 1 Section 13  
95 BINGLEY CRES, FRASER

**AMENDMENTS**

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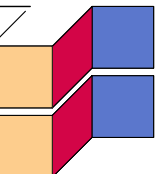
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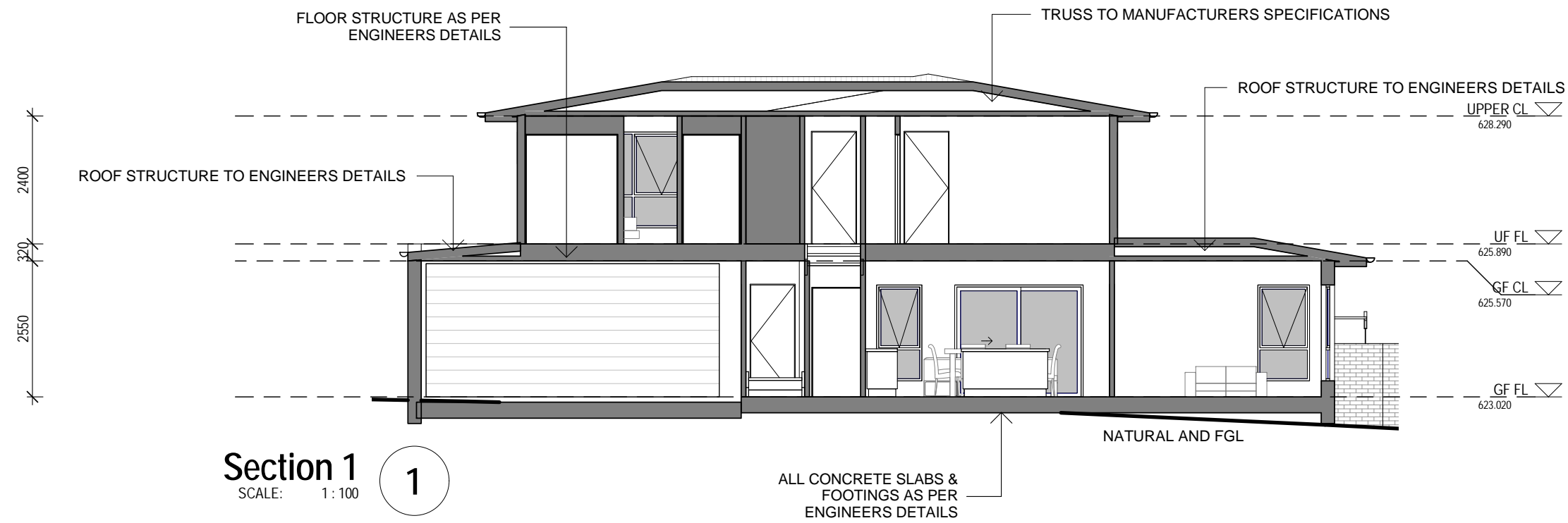
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REVISION

Elevations

**DA08**

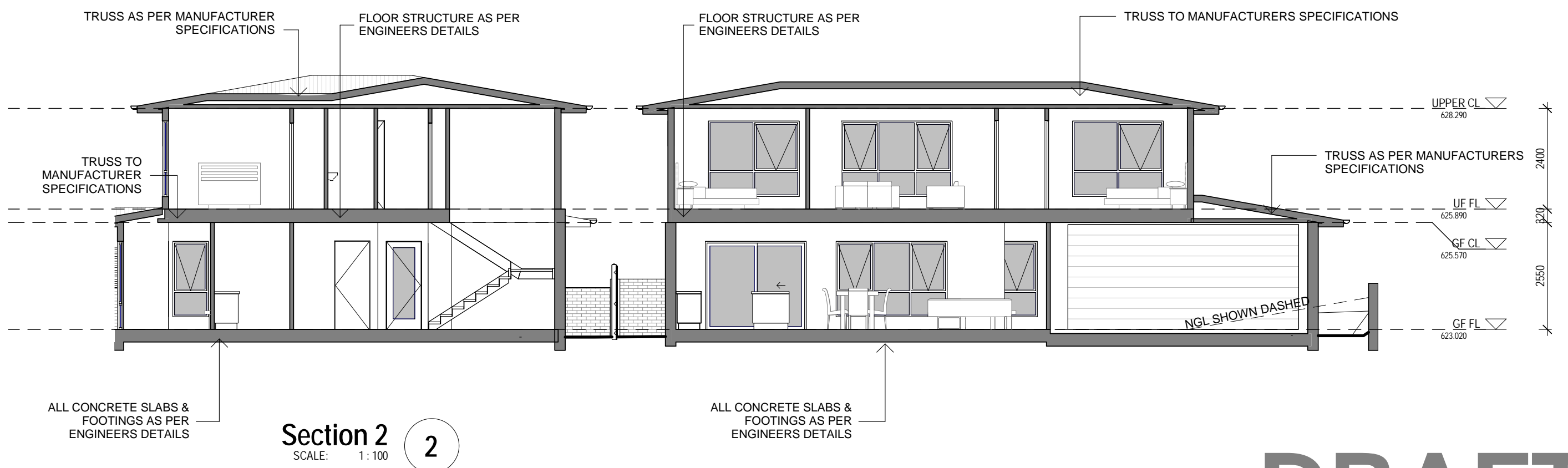
**T T ARCHITECTURE**  
35 KENNEDY STREET KINGSTON ACT  
Tel: 62326311 Fax: 62326312  
A.B.N. 72 087 549 835 A.C.N. 087 549 835





**Section 1**  
SCALE: 1:100

1



**Section 2**  
SCALE: 1:100

2

**DRAFT**

PROJECT NO:

**1717**

95 BINGLEY CRES, FRASER  
HOUSING ACT  
Block 1 Section 13  
95 BINGLEY CRES, FRASER

**AMENDMENTS**

Revised By	Date	Description	Code

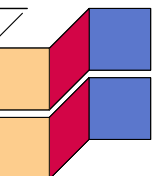
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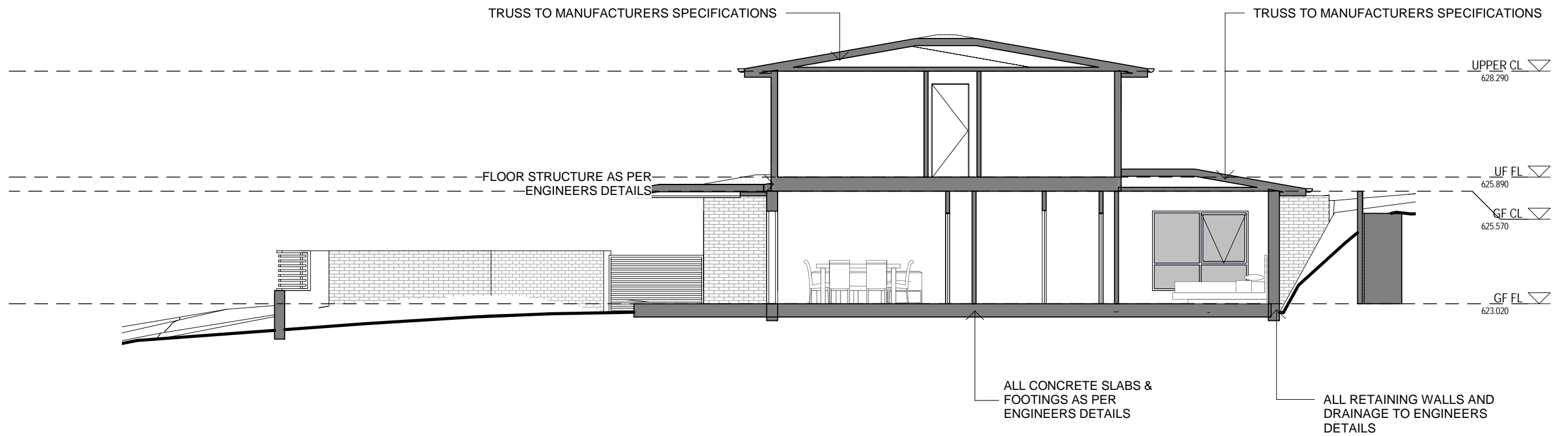
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Author  
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6/04/18  
**REVISION**

Sections

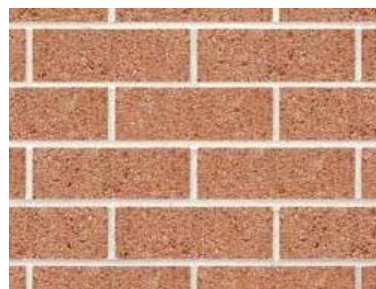
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**T T ARCHITECTURE**  
35 KENNEDY STREET KINGSTON ACT  
Tel: 62326311 Fax: 62326312  
A.B.N. 72 087 549 835 A.C.N. 087 549 835

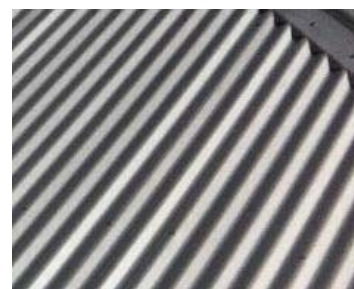




## MATERIALS



FACEBRICK



ZINCALUME



PWD COATED ALUMINIUM SCREEN

# DRAFT

PROJECT NO:

# 1717

95 BINGLEY CRES, FRASER  
HOUSING ACT  
Block 1 Section 13  
95 BINGLEY CRES, FRASER

### AMENDMENTS

Revised By	Date	Description	Code

Checked: Checker  
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Reviewed:

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Author  
**DATE**  
6/04/18

SCALE  
1 : 100  
REVISION

Sections

# DA10

**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

