

GENERAL NOTES:

ALL WORK MUST COMPLY WITH THE BCA & ALL RELEVANT CURRENT AUSTRALIAN STANDARDS ALL DIMENSIONS ARE IN MILLIMETERS. DIMENSIONS TAKE PREFERENCE OVER SCALE & ARE TO STRUCTURE NOT FINISH. ALL DIMENSIONS MUST BE VERIFIED ON SITE BEFORE COMMENCING ANY WORK BLOCK DIMENSIONS AND LEVELS HAVE BEEN TAKEN FROM INFORMATION PROVIDED AND NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF THIS INFORMATION. ANY DISCREPANCIES TO BE DIRECTED TO BUILDER &/OR DESIGNER IMMEDIATELY. INCLUSIONS LIST TO TAKE PRECEDENCE OVER DRAWINGS

CARRY OUT ALL WORK IN COMPLIANCE WITH THE RELEVANT SAA & NCC CODES OF PRACTICE IN THE BEST TRADESMAN-LIKE MANNER TO THE APPROVAL OF THE BUILDING CERTIFIER & AUTHORITIES HAVING JURISDICTION OVER THE WORKS INCLUDING BUT NOT RESTRICTED TO: ACT GOVERNMENT BUILDING CODE OF AUSTRALIA & THE ACT APPENDIX. ACT ELECTRICITY & WATER. AS1684 TIMBER FRAMING CODE & AS FURTHER SPECIFIED. MATERIALS & WORKMANSHIP TO BE IN ACCORDANCE WITH THE BCA. ALL OTHER RELEVANT CODES & AUSTRALIAN STANDARDS. PROVIDE SMOKE ALARMS IN ACCORDANCE WITH PART 3.7.2 OF THE BCA, ELECTRICIAN TO CONFIRM.





RELEVANT CODES

AS 1288 -1994 - GLASS IN BUILDINGS SELECTIONS & INSTALLATION.
 AS 1562 - 1992 - DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING. AS 1684 -1999 - NATIONAL TIMBER FRAMING CODE. AS 2049 - 1992 - ROOF TILES. AS 2050- 1995 - INSTALLATION OF ROOF TILES. AS 2870 - 1996 - RESIDENTIAL SLAB & FOOTINGS - CONSTRUCTION.
 AS/NZS 2904 -1995 - DAMP-PROOF COURSE & FLASHINGS. AS 3600 - 1994 - CONCRETE STRUCTURES. AS 3660 - 2004 - BARRIERS FOR SUBTERRANEAN TERMITES. AS 3700- 1998 - MASONRY IN BUILDINGS. AS 3786 - 1993 - WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDING. AS 4055 -1992 - WIND LOADING FOR HOUSES, 13. AS 4100-1996 - STEEL STRUCTURES.

AREA SCHEDULE

NAME	AREA	PLOT	POS
SITE	7534M2		
EXISTING RESIDENCE	232.1M2		
EXISTING GARAGE	40.5M2		
EXISTING GARAGE 2	180M2		
TOTAL GFA	452M2		
PROPOSED CABANA	39M2		
PROPOSED POOL	32M2		
PROPOSED POOL VOL	38,700L		

SITE LEGEND:

-  PROPOSED STRUCTURES
-  PROPOSED POOL
-  SEDIMENT CONTROL BARRIER
-  BOUNDARY
- FGL FINISHED GROUND LEVEL
- FFL FINISHED FLOOR LEVEL
- NGL NATURAL GROUND LEVEL
- RL REDUCED LEVEL

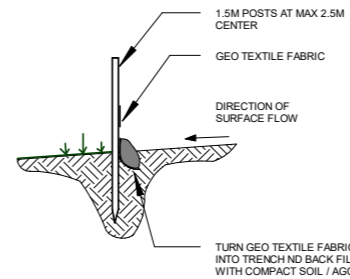
LANDSCAPE MANAGEMENT & PROTECTION

GENERAL

IT IS THE REASONABILITY OF THE DEVELOPER TO ENSURE THAT ALL STATE ASSETS ARE PROTECTED FROM DAMAGE AS PER YVC REQUIREMENTS.

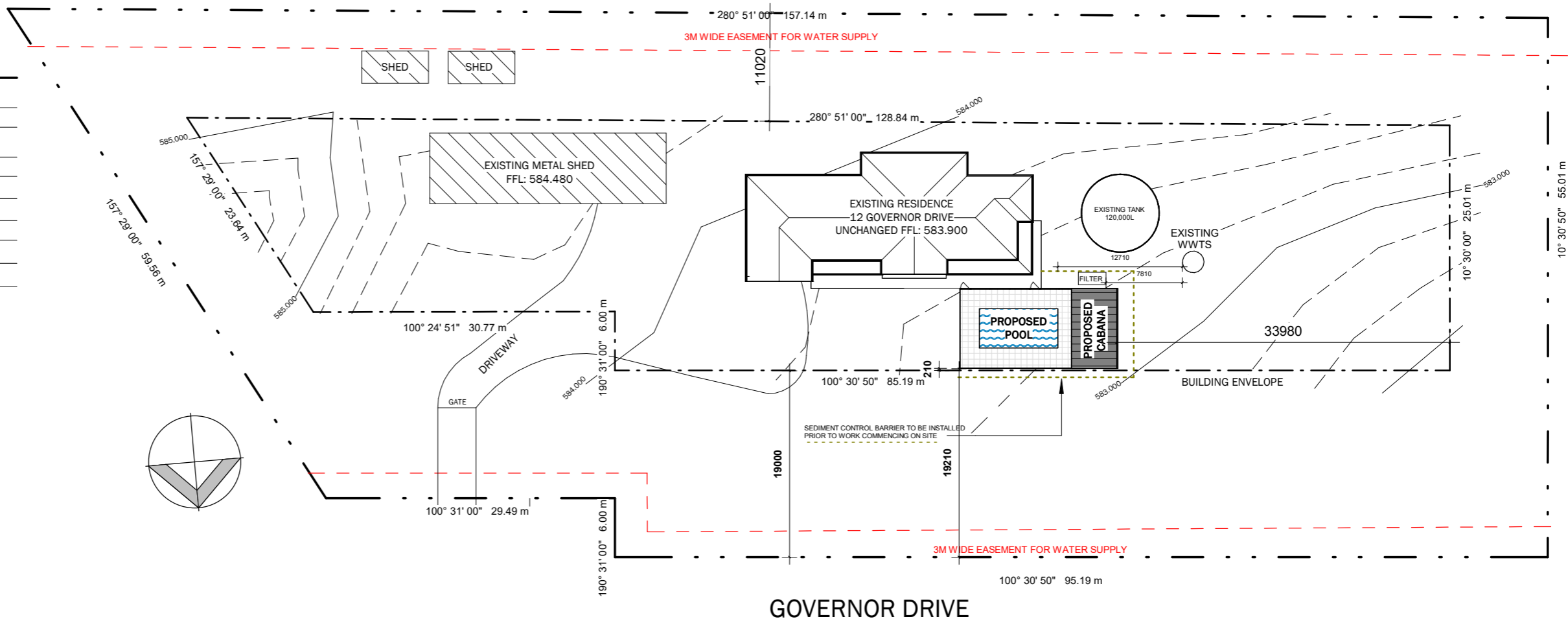
ALL SEDIMENT CONTROL AND SIDE SAFETY MEASURES MUST BE IMPLEMENTED ONSITE PRIOR TO ANY CONSTRUCTION ACTIVITIES COMMENCING INCLUDING:

- ERECT PROTECTIVE FENCE AT COMMENCEMENT OF WORKS AND REMOVE ON COMPLETION OF CONSTRUCTION AND COMMENCEMENT OF RESTORATION WORKS COUNCIL REQUIREMENTS. PROTECTIVE FENCE:- 1800 HIGH CONTINUOUS MESH FENCE SUPPORTED BY STEEL POSTS WITH CONCRETE BASES IS MANDATORY.
- FENCING MUST BE ERECTED BEFORE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES ON SITE, THIS INCLUDED BUT IS NOT LIMITED TO DEMOLITION WORKS, DELIVERY OF MACHINERY OR MATERIALS, STOCKPILING, STORAGE ETC.
- FENCING MUST BE RIGID MESH TEMPORARY FENCE PANELS SUPPORTED BY STEEL POSTS AND CONCRETE BASES.
- SUPPORT POSTS DRIVEN INTO THE GROUND ARE STRICTLY PROHIBITED. E. ALL CONNECTING FIXTURES/ HARDWARE MUST BE SECURELY MOUNTED SO FENCING CANNOT BE DISMANTLED/ REMOVED BY PUBLIC.
- SEDIMENT CONTROL BARRIER TO BE INSTALLED TO COMPLY WITH STATE REGULATIONS. TO BE INSTALLED TO LOWER SIDE OF SITE AS INDICATED SITE ACCOMMODATION NO SITE SHEDS, STORAGE SHEDS, SITE AMENITIES OR BILL BOARDS TO BE ERECTED ON VERGES, PUBLIC OPEN SPACE OR UNLEASED STATE LAND EXCEPT WITH APPROVAL. SERVICE ENTRY TO SITE THE DEVELOPER MUST OBTAIN AND CO-ORDINATE ALL SERVICE APPROVALS. APPROVAL FOR TRENCH LOCATIONS MUST BE OBTAINED AT PLANNING AND DESIGN STAGE. SERVICE INSTALLATION CONDITIONS INCLUDE: · BORING BELOW ROOT ZONE WITHIN THE CROWN SPREAD OF TREES · SHARED TRENCHING FOR SERVICES MANDATORY. · NUMBER OF VERGE CROSSINGS TO BE MINIMISED. · TRENCHING ACROSS THE VERGE SHALL OCCUR MIDWAY BETWEEN STREET TREES · NO TRENCHING WITHIN 5.0M OF STREET TREES. STORAGE OF CONSTRUCTION MATERIAL NO CONSTRUCTION MATERIAL TO BE STORED ON VERGES, PUBLIC OPEN SPACE OR UNLEASED STATE LAND. NO CAR PARKING OR EQUIPMENT PARKING PERMITTED ON VERGES, PUBLIC OPEN SPACE



SEDIMENT CONTROL NOTES:

SEDIMENT CONTROLS MUST BE IN PLACE PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS AND CHECKED DAILY. SEDIMENT CONTROLS MUST BE RETAINED UNTIL RE VEGETATION IS FULLY ESTABLISHED AFTER BUILDING COMPLETION TO COMPLY WITH BEST PRACTICE. GUIDELINES TO PREVENT POLLUTION FROM RESIDENTIAL BUILDING SITES MARCH 2006 THE DEVELOPER WILL COMPLY WITH THE ACT ENVIRONMENT PROTECTION AUTHORITY ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, MARCH 2011 STORM WATER SUMPS TO BE LOCATED ON SITE.



1 Proposed Site Plan

A101 1 : 500



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Kylie Farr

Governor - Pool & Cabana

Block: 17 Section: DP1144964

Suburb: MURRUMBATEMAN

12 Governor Drive

Rev Issued Description

Site Plan 17/02/2025

Status DA SET

A101

Drawn by J.M

Sheet size A3

Scale As indicated