



**LOCATION PLAN**  
N15

**SAFETY IN DESIGN STATEMENT:**  
WE DO NOT BELIEVE THAT THERE ARE ANY DESIGN ELEMENTS ASSOCIATED WITH THIS PROJECT THAT WOULD POSE ANY UNUSUAL RISKS TO HEALTH AND SAFETY THAT WOULD BE CONSIDERED OUTSIDE OF THOSE NORMALLY EXPECTED FOR THIS BUILDING TYPE.  
IF ANY PERSONS CONNECTED WITH THIS PROJECT CAN IDENTIFY ANY UNUSUAL RISKS THAT NEED TO BE ADDRESSED PLEASE CONSULT THE DESIGNER

**NOTE:**

- LIGHTING TO COMPLY WITH CLAUSE 3.12.5.5 OF THE BCA
- WATER HEATER IN HOT WATER SUPPLY SYSTEM TO COMPLY WITH CLAUSE 3.12.5.6

**GENERAL NOTES**

THE DRAWING SHALL BE READ IN CONJUNCTION WITH THE ENGINEERS DETAILS.  
CONFIRM STEEL SIZES PRIOR TO CONSTRUCTION  
ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE OWNERS VARIATIONS TO PLAN AND SPECIFICATION SHALL NOT BE MADE WITHOUT THE CONSENT OF THE OWNERS  
ALL DIMENSIONS SHALL BE VERIFIED ON SITE  
ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE BCA  
DO NOT SCALE OFF DRAWING  
FIRE PRECAUTIONS DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION 4 CLAUSE E1.4 OF THE BCA  
PROVIDE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION E CLAUSE E1.4 OF THE BCA  
FIRE EXTINGUISHERS SHALL COMPLY WITH AS 2444  
ALL MATERIALS AND ASSEMBLIES SHALL COMPLY WITH C1.10 OF THE BCA  
ALL WET AREA FLOORS SHALL BE GRADED AND DRAINED TO FLOOR WASTES TO PLUMBING CODES AND THE BCA  
PROVIDE IMPERVIOUS WALL TO FLOOR JOINT TO THE PERIMETER OF ALL WET AREAS  
WATERPROOFING SHALL COMPLY WITH C1.7 OF THE BCA  
CONFIRM LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION

**EGRESS**  
REQUIRED PATHS OF EXIT RE IN ACCORDANCE WITH PART D1.4 OF THE BCA  
THE UNOBSTRUCTED HEIGHT MUST BE NO LESS THAN 2.0M EXCEPT AT DOORWAYS WHERE THE HEIGHT MAY BE REDUCED TO 1.98M. THE UNOBSTRUCTED WIDTH OF EACH EXIT OR PATH OF TRAVEL TO AN EXIT, EXCEPT AT DOORWAYS MUST BE 1.0M MINIMUM

REQUIRED EXIT SIGNS SHALL BE IN ACCORDANCE WITH PART E4 OF THE BCA  
PROVIDE EMERGENCY ILLUMINATED EXIT SIGNS TO REQUIRED EXITS TO AS 2293.1

EXITS MUST NOT BE BLOCKED AT THE POINT OF DISCHARGE, AND WHERE NECESSARY SUITABLE BARRIERS MUST BE PROVIDED TO PREVENT VEHICLES FROM BLOCKING EXITS

OPERATION OF LATCHES MUST BE IN ACCORDANCE WITH PART D2.1 OF THE BCA  
A REQUIRED EXIT DOOR MUST BE READILY OPERABLE WITHOUT A KEY FROM THE SIDE THAT FACES THE PERSON SEEKING EGRESS BY A SINGLE HAND DOWNWARD ACTION OR PUSHING ACTION ON A SINGLE DEVICE WHICH IS LOCATED BETWEEN 900MM AND 1200MM FROM THE FLOOR

**LIGHTING**  
INSTALL EMERGENCY LIGHTING IN ACCORDANCE WITH AS 2293.1 AND PART E4.2 OF THE BCA INCLUDING DIRECTIONAL SIGNAGE (NOT SHOWN ON PLANS) TO BCA REQUIREMENTS  
PROVIDE ARTIFICIAL LIGHTING TO AS 1680

**ACCESSIBILITY**  
ACCESS FOR PEOPLE WITH DISABILITIES SHALL COMPLY WITH PART D3 OF THE BCA AND AS 1428

DISABLED PERSON TOILETS SHALL COMPLY WITH AS 1428.1  
DISABLED PERSON W/C SHALL HAVE ADEQUATE FACILITIES FOR THE DISPOSAL OF SANITARY TOWELS AND A SHEET MUST ALSO BE PROVIDED  
DISABLED PERSON CAR PARKING SHALL BE IN ACCORDANCE WITH D3.5

**TACTILE INDICATORS**  
PROVIDE TACTILE INDICATORS IN ACCORDANCE WITH D3.8 OF THE BCA AND AS 1428.1 AT THE ENTRANCE TO THE CAR PARK AREA AND AT THE APPROACH TO THE STAIRWAY

THE BUILDING ACCESS SHALL HAVE A SLIP RESISTANT SURFACE  
PROVIDE BRAILLE AND TACTILE SIGNS TO IDENTIFY SANITARY FACILITIES

**SARKING**  
INSTALL ROOF SARKING TO AS/NZS 4200 PARTS 1 AND 2

**IMPORTANT NOTE**  
THIS PLAN IS PREPARED FOR THE CLIENT FROM A COMBINATION OF FIELD SURVEYS AND EXISTING RECORDS PROVIDED BY THE CLIENT SERVICES AND INFORMATION SHOWN HEREON HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. IF NOT ABLE TO BE LOCATED, SERVICES HAVE BEEN PLOTTED FROM RECORDS OF RELEVANT AUTHORITIES WHERE AVAILABLE AND HAVE BEEN NOTED ACCORDINGLY ON THIS PLAN

**STAIRS**  
GOINGS AND RISERS SHALL BE IN ACCORDANCE WITH PART D OF THE BCA  
NOMINAL DIMENSIONS OF RISERS AND TREAD MUST BE CONSISTENT FOR EACH FLIGHT OF STAIRS AND THERE MUST BE NO MORE THAN 18 RISERS PER FLIGHT  
RISER AND GOINGS SHALL BE IN ACCORDANCE WITH THE BCA  
RISER 190 MAX, 115 MIN  
GOINGS 355 MAX 280 MIN  
QUANTITY (RISER+GOINGS) 700MAX, 550 MIN

STAIR SHALL BE BALUSTRADED WHERE HEIGHT TO FINISHED GROUND LEVEL EXCEEDS 1.0M  
BALUSTRADE SHALL BE 1000 HIGH AND NOT LESS THAN 865MM ABOVE STAIR NOSINGS. NO OPENING IN BALUSTRADE MUST ALLOW A 125MM SPHERE TO PASS THROUGH. LOADING FORCES MUST BE IN ACCORDANCE WITH AS 1170.1

WHERE HEIGHT OF STAIR IS GREATER THAN 570 ABOVE FINISHED GROUND LEVEL A LANDING IN ACCORDANCE WITH CLAUSE 3.9.1.3 SHALL BE PROVIDED

**DISABLED COMPLIANCE STATEMENT**

THIS BUILDING HAS BEEN DESIGNED TO COMPLY WITH THE REQUIREMENTS OF DISABLED ACCESS AND MOBILITY IN ACCORDANCE WITH THE BCA AND AS 1428. ACCESS TO ALL AREAS OF THE GROUND FLOOR IS PROVIDED THROUGH THE PRIMARY ENTRY. THE THRESHOLD AND DOOR OPENINGS WILL BE CONSTRUCTED TO COMPLY WITH AS 1428.

DISABLED TOILET FACILITIES HAVE BEEN INCORPORATED INTO THE PRIMARY UNISEX TOILET. THE TOILET WILL BE CONSTRUCTED AND FITTED OUT TO COMPLY WITH AS 1428.

ONE DISABLED CAR PARK HAS BEEN PROVIDED CLOSE TO THE ENTRY OF THE BUILDING TO THE DIMENSIONS OF THE ACT PARKING AND VEHICLE ACCESS GUIDELINES

**CARPARK ALLOCATION**

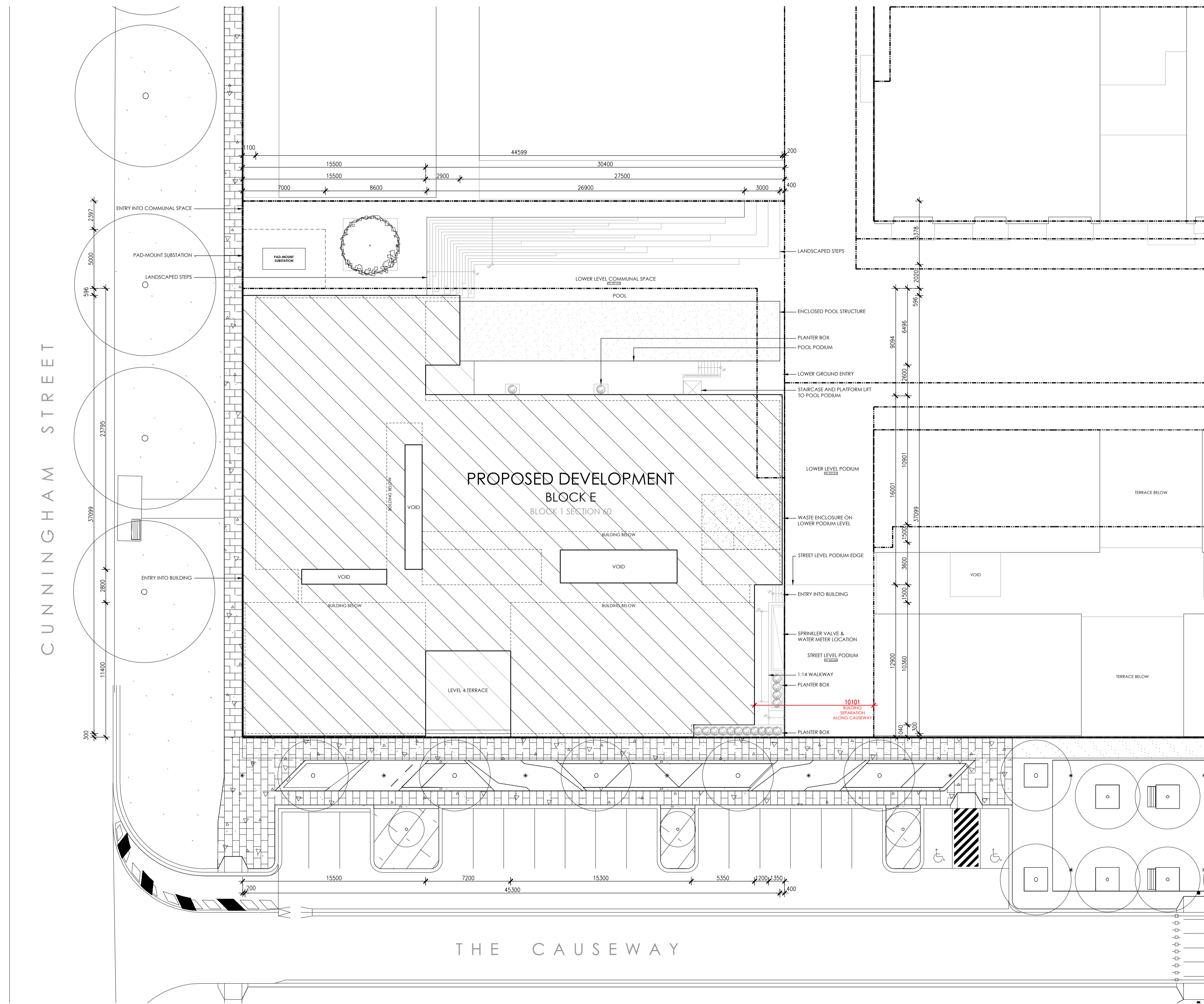
REFER TO PARKING ANALYSIS PREPARED BY CANBERRA TOWN PLANNING FOR DETAILED BREAKDOWN OF DEVELOPMENT CARPARK ALLOCATIONS

GFA CALCULATION - SITE AREA	
<b>SITE AREA</b>	<b>1744.10 m<sup>2</sup></b>
Zone	C25 - MIXED USE
	<b>GFA (M<sup>2</sup>)</b>
1 BEDROOMS	51 3714.2
2 BEDROOMS	5 532.24
3 BEDROOMS	2 333.18
<b>TOTAL NO. OF UNITS</b>	<b>58 4579.62</b>
COMMERCIAL TENANCY	<b>659.68</b>
COMMON AREAS	<b>1314.93</b>
<b>TOTAL GFA</b>	<b>6554.23 m<sup>2</sup></b>
<b>PLOT RATIO (%)</b>	<b>375.79%</b>

COMMERCIAL AREAS				
TENANCY	NLA (M <sup>2</sup> )	STORAGE (M <sup>3</sup> )	GFA (M <sup>2</sup> )	NO. CARS
1	211.85	210.95	436.69	15
2	206.57		222.99	15
<b>TOTAL</b>	<b>418.42</b>		<b>659.68</b>	<b>30</b>

COMMON AREAS	
AREA	GFA (M <sup>2</sup> )
<b>LOWER FLOOR GYM</b>	<b>162.52</b>
<b>LOWER FLOOR WET AREAS</b>	<b>57.03</b>
<b>POOL AREA</b>	<b>232.04</b>
<b>UPPER FLOOR WALKWAYS</b>	<b>205.01</b>
<b>UPPER FLOOR PLANTERS</b>	<b>32.09</b>
<b>LEVEL 1 BALCONY WALKWAY</b>	<b>139.28</b>
<b>LEVEL 2 BALCONY WALKWAY</b>	<b>139.28</b>
<b>LEVEL 3 BALCONY WALKWAY</b>	<b>139.28</b>
<b>LEVEL 4 BALCONY WALKWAY</b>	<b>139.28</b>
<b>LEVEL 4 COMMUNAL TERRACE</b>	<b>69.12</b>
<b>TOTAL</b>	<b>1314.93</b>

NOTE: ALL PLANS TO BE READ IN CONJUNCTION WITH EXTERNAL SCHEDULES AND CROSS REFERENCED WITH ALL CONSULTANT INFORMATION.



**SITE PLAN**  
Scale 1:200 @ A1

**dna architects**  
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Registration 966  
Principal Nominee Glenn Downes

**GENERAL NOTES:**  
All works are to comply with the relevant Australian standards & all relevant authority requirements.  
All dimensions dependent on existing site conditions shall be verified by the builder on site prior to the commencement of the works. DO NOT SCALE OFF DRAWING.  
A registered surveyor to set out structure & confirm positions of all relevant building envelope setbacks & easements prior to the commencement of the works.  
All timber framing & construction must comply with AS 1684 'The national timber framing code'. Provide temporary & permanent bracing to all framing in accordance with the standard.  
All concrete slabs & footings are subject to a soil classification & are to comply with engineers drawings or AS2070 'residential slabs & footings code' including all relevant region specific supplements.  
All storm water drainage & sewerage to be connected to existing services in accordance with the BCA & all local authority requirements or selected rainwater tank or septic system.  
All inlets, beams, & supports to be specified by a registered engineer or relevant Australian Standard.  
provide termite control to sub-floor in accordance with the BCA & all relevant local authority requirements or provide ant capping and termite barrier.  
The structure shall be maintained in a stable condition at all times, & no element shall be over-stressed, during & after construction.  
All wet area fixtures shall be to client's selection or inclusions list.  
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AMENDMENTS REVISION NO	DESCRIPTION	DATE

**COMMUNITY CONSULTATION**  
14.06.2018  
NOT FOR CONSTRUCTION

BLOCK **1**  
SECTION **60**  
ADDRESS **THE CAUSEWAY**  
SUBURB **KINGSTON**  
STATE **ACT**  
SCALE **1:200@A1**

DRAWING **SITE PLAN**  
PROJECT **KINGSBOROUGH - BLOCK E**  
CLIENT **CONSTRUCTION CONTROL**  
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DRAWN **GD/RN/AB**  
REVISION **--**  
REVISION DATE **--**  
PROJECT NO **1806**  
PRINT DATE **14.06.2018**  
DWG NO **A102**