

PROJECT INTRODUCTION

DESIGN INTENT

A Series of Spaces

The landscape design for 70 Allara Street contains variety of landscape rooms that respond to the sites context and built form. The landscape provides a connective element that mitigates the level changes across the site and connects to the external upgrade works along London Circuit.

The overall design has ensured that equitable access is maintained across the site and to all building entrances. Clear sight lines, visual permeability, appropriately scaled landscape walls, understorey planting and trees, and engagement with the street create a high level of passive surveillance throughout the precinct.

London Circuit (Ground Floor)

The ground floor is characterised by commercial and residential use. The proposed landscape design plays an integral role in how the public and residents utilise the external space.

The interface with the residential tenancies includes a large planted buffer with understorey planting and trees. The trees and planting provide an informal screen that softens the interface between the public and private realm.

The use of planting as a screen and threshold extends to the entry of the green stairs, that mitigates the level transition between London Circuit and Allara Street. Planters are used to shelter the internal space. The main pedestrian entrance from London Circuit is slightly offset from the stair, so not to promote public access through the site.

Landscape terraces have been used to mitigate the proposed level change between the ground floor and the upgrade to London Circuit. The landscape terraces incorporate larger platforms for occupation and planters that are used to frame views into the site.

MATERIAL CONSIDERATIONS

The ambition of 70 Allara Street was to integrate the development within Canberra Civic, creating a unified and accessible ground plane that responded to the civic nature of London Circuit and the residential nature of Allara Street. The selected material palette is simple and robust, allowing the planting and architecture to become the focus on the space.

Stone paving, off form concrete walls and timber seating elements create a muted material palette which bring colour and culture to the site.

NOTES

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL LANDSCAPE SCHEDULES AND TECHNICAL SPECIFICATION AND OTHER CONSULTANTS DRAWINGS. CHECK AND VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. DO NOT SCALE DRAWINGS - REFER TO FIGURED DIMENSIONS ONLY. INFORM OCULUS IF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION.

© OCULUS 2017 All rights reserved



SERVICES SHOWN ON THIS DRAWING ARE APPROXIMATELY ONLY. THE EXACT LOCATION IS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT WORK.

FILE PATH:P:\SYDNEY\S20-026 70 ALLARA STREET CIVIC\06 DOCUMENTATION\01 CAD DRAWINGS\02 SHEET SETS\OC\_S20-026\_000\_INFORMATION.DWG; DATE PLOTTED:4/03/2022; PLOTTED BY:PETA MISKOVICH

Residential Amenity (Lower Ground)

The series of spaces continues through to the residential amenity - creating a variety of landscape rooms for habitation.

Green Stair

- A landscape element bridging the civic landscape on London Circuit to the heart of the residential amenity.
- Planter beds mitigate the level change between the Lower Ground and Ground Floor with seating opportunities integrated within the terraces for moments of respite.
- Residents can find a quiet moment within the stair site and work in an intimate setting.

Central Plaza & Outdoor Dining

- A central space within the heart of the residential amenity area, which provides access to the internal amenity including gym and library.
- Raised planter beds with lush understorey planting and trees to assist in providing a variety of spaces for occupation.
- Timber seating elements integrated within planter bed walls.
- External outdoor dining spaces encased with planting and pergolas to provide an intimate setting for residents to occupy and inhabit.

Worker's Corner

- An encased landscape room that incorporates a variety of customised timber seating and table opportunities for residential to work externally.
- Opportunities are for larger groups, or individuals, with access to power and USB outlets.

Outdoor Lounge

- A dedicated space to allows for both large and intimate settings for residents.
- The space incorporates a large lawn area with 'playful' elements for residents to engage with whilst enjoying the external amenity.

LONDON CIRCUIT



Waller Park, MSLA



NewActon Precinct, OCULUS

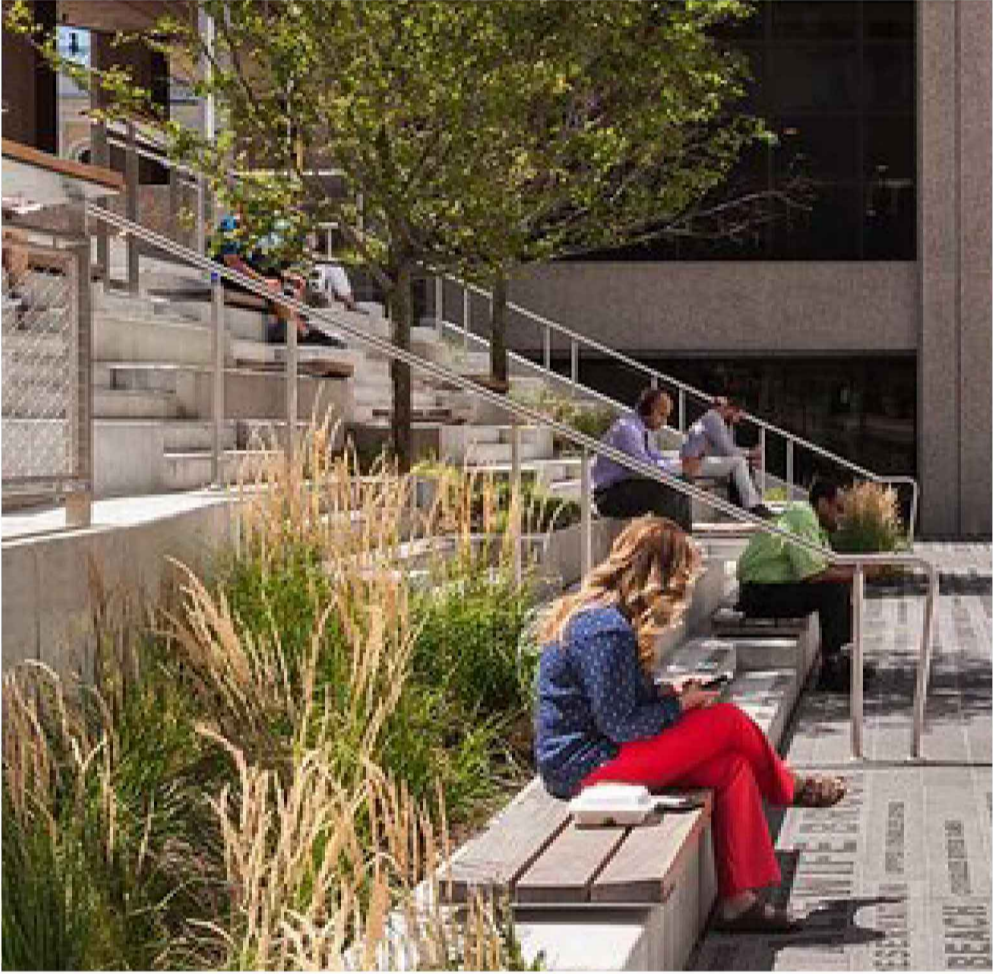


Eve Apartments, 360 Degrees Landscape Architects



Lady Cilento Children's Hospital Garden, Conrad Gargett

RESIDENTIAL AMENITY



Rormer Plaza, Klopfer Martin Design Group



Television Centre, Gillespies



Lafayette City Center Green Roof



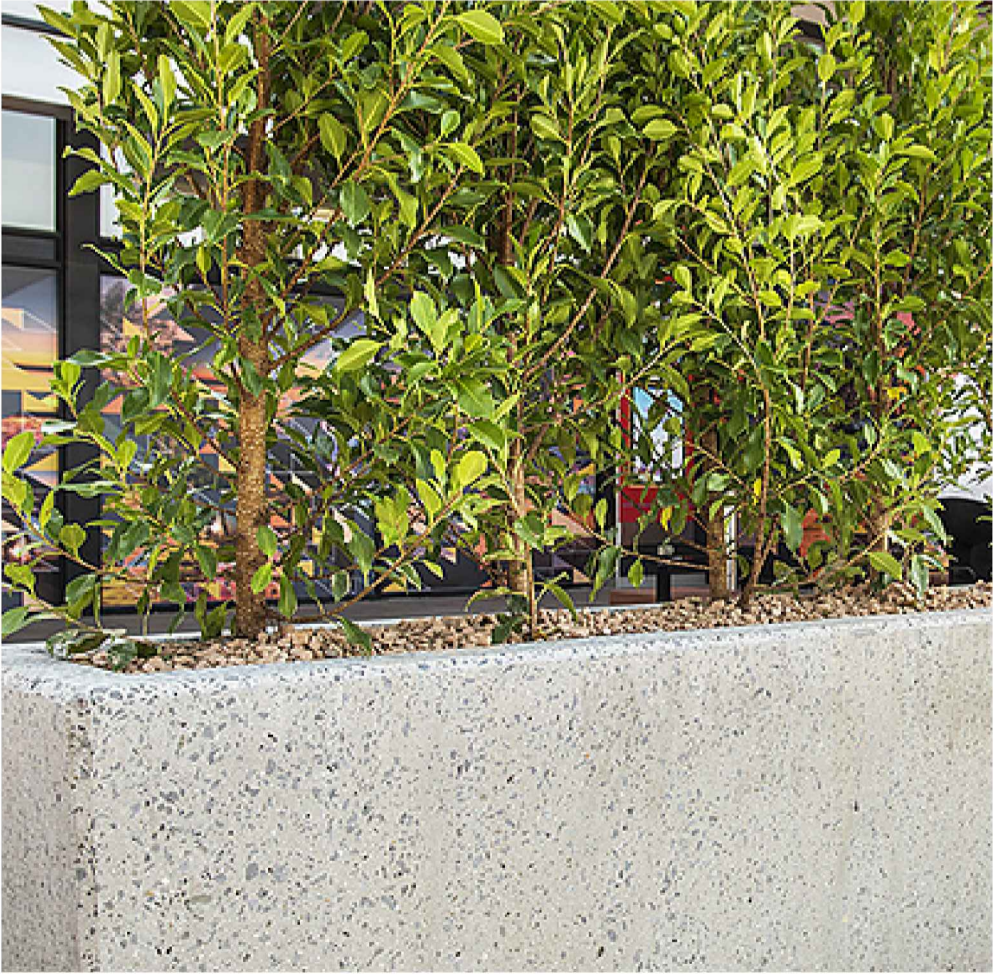
Melbourne Quarter Sky Park, Aspect | Oculus

PAVING



Pedestrian Paving - Large Format Paving

WALLS

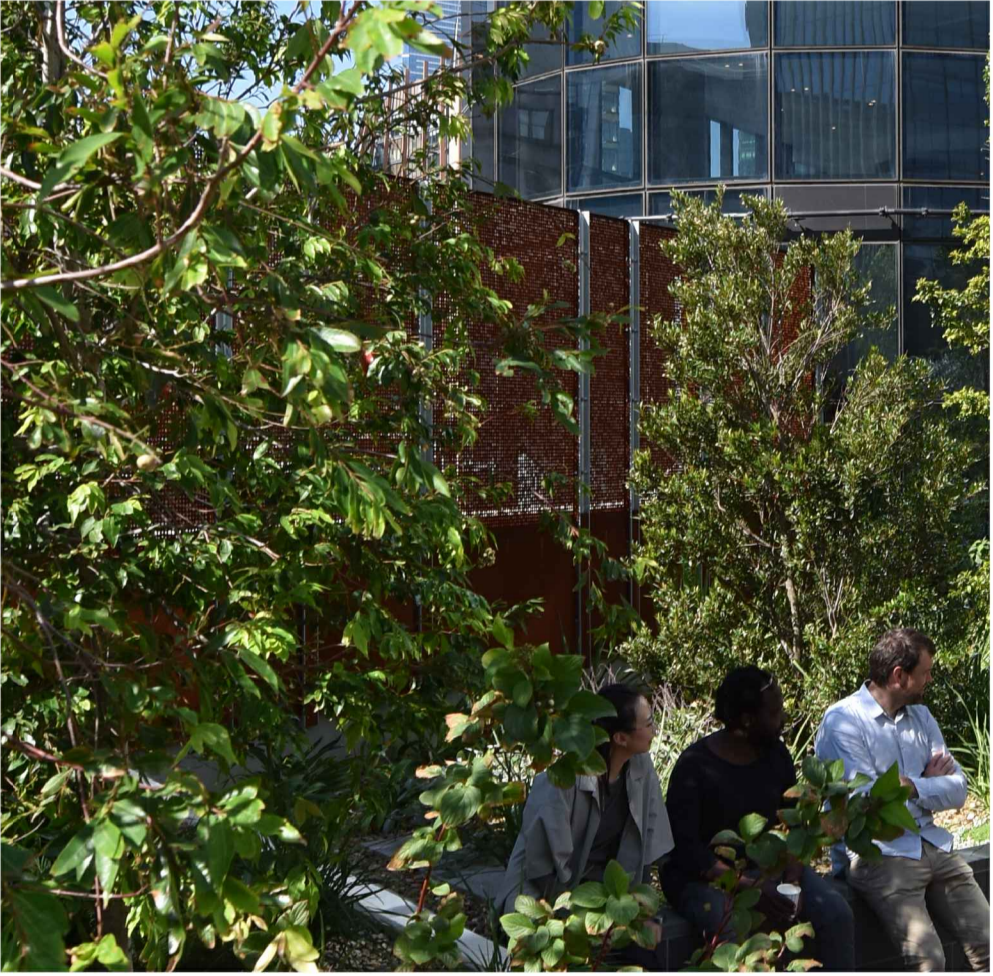


Retaining Walls - Textured



Retaining Walls - Off-form

FURNITURE



Boundary Screen



Timber Seating

KEY PLAN

ISSUE	DATE	AMENDMENT	DRN	APRVD
1	30.06.21	ISSUE FOR INFORMATION	SL	PM
2	21.02.22	ISSUE FOR INFORMATION	PM	PM
3	25.03.22	WORKS APPROVAL ISSUE	PM	PM

OCULUS

level 1 / 5 wilson street, p.o. box 307, newtown, nsw 2042  
p 02.9557.5533 australia@oculus.info  
SYDNEY MELBOURNE WASHINGTON

PROJECT  
**BLOCK 16 SECTION 10**  
70 ALLARA ST, CANBERRA, ACT 2601  
CLIENT  
**GEOCON**  
18/24 IRON KNOB ST, FYSHWICK, ACT 2609  
ARCHITECT  
**FENDER KATSALIDIS**  
2 RIVERSIDE QUAY, SOUTHBANK, VIC 3006

STATUS  
WORKS APPROVAL  
FOR INFORMATION

DRAWING SCALE

NORTH POINT

DRAWING  
DESIGN INTENT &  
MATERIALS PALETTE

PROJECT N°  
**S20-026**

SHEET SIZE  
**A1**

DRAWING N°  
**L002**

ISSUE  
**3**

PLANTING PALETTE

PLANTING APPROACH

The proposed planting design looks to incorporate additional trees where possible to increase canopy cover and amenity. The proposed species look to provide seasonal change and colour. Trees have been utilised within the landscape to provide buffers between the adjoining properties and to delineate the landscape rooms.

Understorey planting and tree selection throughout the ground plane has been carefully selected based on the unique Canberran climate, and relative to the varying level of exposure to both wind and sun throughout the site.

The design also preferences soft landscaping over hard surfaces where practical to minimise surface run off, while materials have been carefully selected to reduce heat island effect and consider albedo levels throughout the landscape.

TREES



*Acer palmatum* 'Senkaki'  
Coral Bark Maple



*Betula pendula* 'Moss White'  
Moss White Silver Birch



*Eucalyptus leucoxylon* 'Rosea'  
Red Yellow Flowering Gum



*Eucalyptus sideroxylon*  
Mugga Ironbark



*Ulmus parvifolia* 'Red Emperor'  
Chinese Elm 'Red Emperor'

SHRUBS & GROUND COVERS



*Anigozanthos* 'Yellow Gem'  
Kangaroo Paw Cultivar



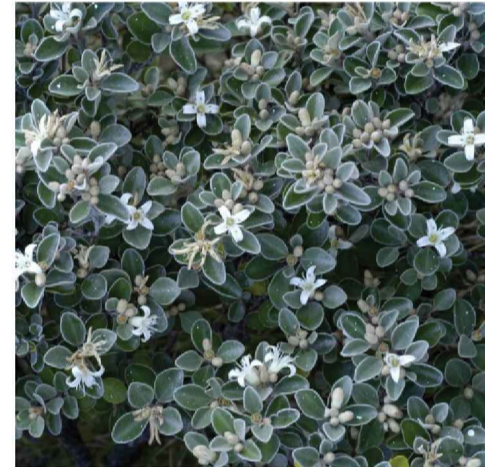
*Ajuga reptans* 'Black Scallop'  
Carpet Bugle



*Choysia ternata*  
Mexican Orange Blossom



*Chrysocephalum semipapposum*  
Clustered Everlasting



*Correa alba*  
Native Fuschia



*Daphne odora*  
Daphne



*Dianella revoluta*  
Flax Lily



*Dianella tasmanica* 'Tas Red'  
Dianella 'Tas Red'



*Hardenbergia violacea*  
Purple Coral Pea



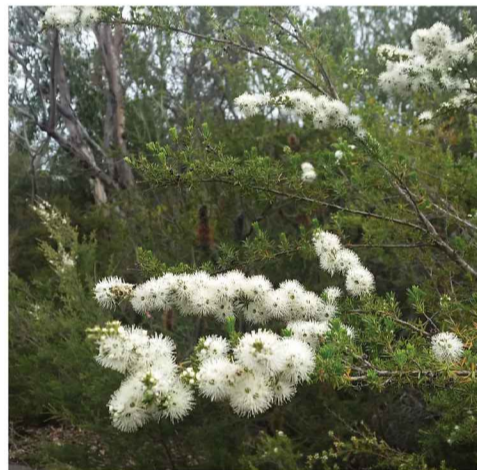
*Hibbertia scandens*  
Snake Vine



*Indigofera australis*  
Austral Indigo



*Juniperus horizontalis* 'Blue Rug'  
Juniperus Blue Rug



*Kunzea ambigua*  
White Kunzea



*Lavandula angustifolia*  
English Lavender



*Leucophyta brownii*  
Cushion Bush



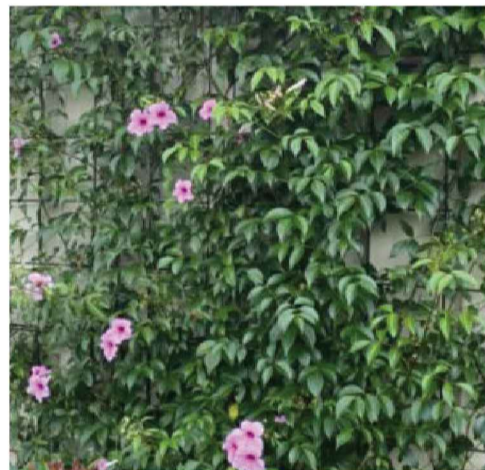
*Lomandra* 'Tanika'  
Lomandra Tanika



*Myoporum parvifolium*  
Creeping Boobialla



*Olearia lirata*  
Snowy Daisy Bush



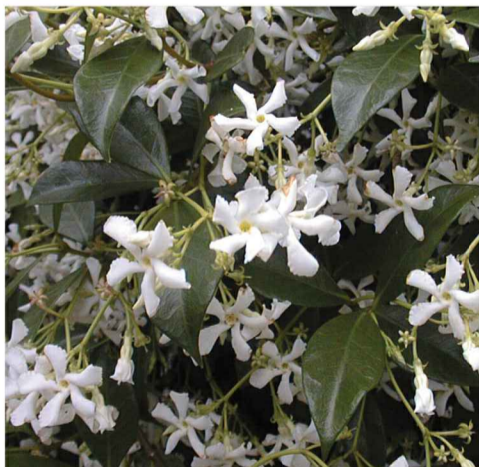
*Pandorea jasminoides*  
Bower of Beauty



*Plectranthus parviflorus* 'Blue Spires'  
Spur Flower



*Poa siberiana*  
Grey Tussock Grass



*Trachelospermum jasminoides*  
Star Jasmine



*Westringia fruticosa*  
Coastal Rosemary

NOTES

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL LANDSCAPE SCHEDULES AND TECHNICAL SPECIFICATION AND OTHER CONSULTANTS DRAWINGS. CHECK AND VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. DO NOT SCALE DRAWINGS - REFER TO FIGURED DIMENSIONS ONLY. INFORM OCULUS OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION.

© OCULUS 2017 All rights reserved



SERVICES SHOWN ON THIS DRAWING ARE APPROXIMATELY ONLY. THE EXACT LOCATION IS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT WORK.

KEY PLAN

ISSUE	DATE	AMENDMENT	DRN	APRVD
1	21.02.22	ISSUE FOR INFORMATION	PM	PM
2	25.03.22	WORKS APPROVAL ISSUE	PM	PM
3	16.05.22	WORKS APPROVAL ISSUE	PM	PM

O C U L U S

level 1 / 5 wilson street, p.o. box 307, newtown, nsw 2042  
p 02.9557.5533 australia@oculus.info  
SYDNEY MELBOURNE WASHINGTON

PROJECT

**BLOCK 16 SECTION 10**  
70 ALLARA ST, CANBERRA, ACT 2601

CLIENT

**GEOCON**  
18/24 IRON KNOB ST, FYSHWICK, ACT 2609

ARCHITECT

**FENDER KATSALIDIS**  
2 RIVERSIDE QUAY, SOUTHBANK, VIC 3006

STATUS

**WORKS APPROVAL**  
FOR INFORMATION

DRAWING SCALE

NORTH POINT

DRAWING

**PLANTING PALETTE**

PROJECT N<sup>o</sup>  
**S20-026**

DRAWING N<sup>o</sup>  
**L003**

SHEET SIZE  
**A1**

ISSUE  
**3**

PRELIMINARY PLANTING SCHEDULE

TREES							
CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE		POT SIZE	SPACING	QTY
			HEIGHT (M)	WIDTH (M)			
AP	<i>Acer palmatum</i> 'Senkaki'	Coral Bark Maple	6	5	140L	AS SHOWN	18
BP	<i>Betula pendula</i> 'Moss White'	Moss White Silver Birch	8-10	3-5	200L	AS SHOWN	6
EL	<i>Eucalyptus leucoxylon</i> 'Rosea'	Red Yellow Flowering Gum	12	7	140L	AS SHOWN	12
EM	<i>Eucalyptus mannifera</i>	Brittle Gum	15	10	200L	AS SHOWN	1
ES	<i>Eucalyptus sideroxylon</i>	Mugga Ironbark	25	6	200L	AS SHOWN	1
UP	<i>Ulmus parvifolia</i> 'Red Emperor'	Chinese Elm 'Red Emperor'	6	7	140L	AS SHOWN	35

MIXED PLANTING							
CODE	BOTANIC NAME	COMMON NAME	POT SIZE	SPACING	DENSITY/m2	% IN MIX	QTY
MIX 1							
Coal	<i>Correa alba</i>	Native Fuschia	200mm	1	2	15%	88
Dire	<i>Dianella revoluta</i>	Black Anther Flax Lily	140mm	0.4	6	14%	246
Hisc	<i>Hibbertia scandens</i>	Snake Vine	140mm	0.4	6	15%	263
Inau	<i>Indigofera australis</i>	Austral Indigo	200mm	As Shown	As Shown		35
Kuam	<i>Kunzea ambigua</i>	White Kunzea	200mm	As Shown	As Shown		35
Lebr	<i>Leucophyta brownii</i>	Cushion Bush	140mm	0.4	6	14%	246
LoTa	<i>Lomandra 'Tanika'</i>	Lomandra Tanika	140mm	0.4	6	14%	246
Mypa	<i>Myoporum parvifolium</i>	Creeping Boobialla	140mm	0.4	6	14%	246
Olli	<i>Olearia lirata</i>	Snowy Daisy Bush	200mm	As Shown	As Shown		38
Posi	<i>Poa siberiana</i>	Grey Tussock Grass	140mm	0.4	6	14%	246

CODE	BOTANIC NAME	COMMON NAME	POT SIZE	SPACING	DENSITY/m2	% IN MIX	QTY
MIX 2							
ArBS	<i>Ajuga reptans</i> 'Black Scallop'	Carpet Bugle	140mm	0.4	6	25%	395
JhBR	<i>Juniperus horizontalis</i> 'Blue Rug'	Juniperus Blue Rug	140mm	0.4	6	25%	395
Laan	<i>Lavandula angustifolia</i>	English Lavender	140mm	0.4	6	25%	395
Wefr	<i>Westringia fruticosa</i>	Coastal Rosemary	140mm	0.5	4	25%	263

CODE	BOTANIC NAME	COMMON NAME	POT SIZE	SPACING	DENSITY/m2	% IN MIX	QTY
MIX 3							
ArBS	<i>Ajuga reptans</i> 'Black Scallop'	Carpet Bugle	140mm	0.4	6	20%	162
Daod	<i>Daphne odora</i>	Daphne	200mm	As Shown	As Shown		23
LoTa	<i>Lomandra 'Tanika'</i>	Lomandra Tanika	140mm	0.4	6	20%	162
MpYa	<i>Myoporum parvifolium</i> 'Yareena'	Creeping Boobialla 'Yareena'	140mm	0.4	6	25%	203
PpBS	<i>Plectranthus parviflorus</i> 'Blue Spires'	Spur Flower	140mm	0.4	6	25%	203
Posi	<i>Poa siberiana</i>	Grey Tussock Grass	140mm	0.4	6	10%	81

CODE	BOTANIC NAME	COMMON NAME	POT SIZE	SPACING	DENSITY/m2	% IN MIX	QTY
MIX 4							
DtTR	<i>Dianella tasmanica</i> 'Tas Red'	Dianella 'Tas Red'	140mm	0.4	6	25%	296
Chte	<i>Choysia ternata</i>	Mexican Orange Blossom	140mm	0.5	4	25%	197
Havi	<i>Hardenbergia violacea</i>	Happy Wanderer	140mm	1	2	25%	99
LoTa	<i>Lomandra 'Tanika'</i>	Lomandra Tanika	140mm	0.4	6	25%	296

CODE	BOTANIC NAME	COMMON NAME	POT SIZE	SPACING	DENSITY/m2	% IN MIX	QTY
MIX 5							
AhGV	<i>Anigozanthos hybrid</i> 'Gold Velvet'	Kangaroo Paw 'Gold Velvet'	140mm	As Shown	As Shown		25
Chse	<i>Chrysocephalum semipapposum</i>	Clustered Everlasting	140mm	0.4	6	25%	361
LoTa	<i>Lomandra 'Tanika'</i>	Lomandra Tanika	140mm	0.4	6	25%	361
Mypa	<i>Myoporum parvifolium</i>	Creeping Boobialla	140mm	0.4	6	25%	361

Posi	<i>Poa siberiana</i>	Grey Tussock Grass	140mm	0.4	6	25%	361
CODE	BOTANIC NAME	COMMON NAME	POT SIZE	SPACING	DENSITY/m2	% IN MIX	QTY
MIX 6							
Paja	<i>Pandorea jasminoides</i>	Bower of Beauty	140mm	0.4	6	50%	273
Trja	<i>Trachelospermum jasminoides</i>	Star Jasmine	140mm	0.4	6	50%	273
MIX 7							
Bavi	<i>Baeckea virgata</i> 'Dwarf'	Dwarf Baeckea	140mm	0.4	6	14%	265
RoBL	<i>Rosmarinus officianalis</i> 'Blue Lagoon'	Prostrate Rosemary	140mm	0.4	6	14%	265
Trja	<i>Trachelospermum jasminoides</i>	Star Jasmine	140mm	0.4	6	14%	265
Juco	<i>Juniperus conferta</i>	Shore juniper	140mm	0.4	6	14%	265
Fegl	<i>Festuca glauca</i>	Blue Fescue	140mm	0.4	6	16%	303
LoTa	<i>Lomandra 'Tanika'</i>	Fine Leaf Lomandra	140mm	0.4	6	14%	265
ArBS	<i>Ajuga reptans</i> 'Black Scallop'	Black Scalop Bugleweed	140mm	0.4	6	14%	265

CODE	BOTANIC NAME	COMMON NAME	POT SIZE	SPACING	DENSITY/m2	% IN MIX	QTY
MIX 8							
Chse	<i>Chrysocephalum semipapposum</i>	Clustered Everlasting	140mm	0.4	6	25%	26
Lebr	<i>Leucophyta brownii</i>	Cushion Bush	140mm	0.4	6	25%	26
Posi	<i>Poa siberiana</i>	Grey Tussock Grass	140mm	0.4	6	25%	26
Wefr	<i>Westringia fruticosa</i>	Coastal Rosemary	140mm	0.5	4	25%	17

NOTES

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL LANDSCAPE SCHEDULES AND TECHNICAL SPECIFICATION AND OTHER CONSULTANTS DRAWINGS. CHECK AND VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. DO NOT SCALE DRAWINGS - REFER TO FIGURED DIMENSIONS ONLY. INFORM OCULUS OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION.

© OCULUS 2017 All rights reserved



SERVICES SHOWN ON THIS DRAWING ARE APPROXIMATELY ONLY. THE EXACT LOCATION IS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT WORK.

KEY PLAN

ISSUE	DATE	AMENDMENT	DRN	APRVD
1	21.02.22	ISSUE FOR INFORMATION	PM	PM
2	25.03.22	WORKS APPROVAL ISSUE	RB	PM
3	16.05.22	WORKS APPROVAL ISSUE	PM	PM

OCULUS

level 1 / 5 wilson street, p.o. box 307, newtown, nsw 2042  
p 02.9557.5533 australia@oculus.info  
SYDNEY MELBOURNE WASHINGTON

PROJECT  
**BLOCK 16 SECTION 10**  
**70 ALLARA ST, CANBERRA, ACT 2601**  
  
CLIENT  
**GEOCON**  
**18/24 IRON KNOB ST, FYSHWICK, ACT 2609**  
  
ARCHITECT  
**FENDER KATSALIDIS**  
**2 RIVERSIDE QUAY, SOUTHBANK, VIC 3006**

STATUS  
**WORKS APPROVAL**  
FOR INFORMATION

DRAWING SCALE

NORTH POINT

DRAWING  
**PLANTING SCHEDULE**

PROJECT № <b>S20-026</b>	SHEET SIZE <b>A1</b>
DRAWING № <b>L004</b>	ISSUE <b>3</b>



NOTES

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL LANDSCAPE SCHEDULES AND TECHNICAL SPECIFICATION AND OTHER CONSULTANTS DRAWINGS. CHECK AND VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. DO NOT SCALE DRAWINGS - REFER TO FIGURED DIMENSIONS ONLY. INFORM OCULUS OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION.



SERVICES SHOWN ON THIS DRAWING ARE APPROXIMATELY ONLY. THE EXACT LOCATION IS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT WORK.

KEY PLAN

ISSUE	DATE	AMENDMENT	DRN	APRVD
1	21.02.22	ISSUE FOR INFORMATION	PM	PM
2	25.03.22	WORKS APPROVAL ISSUE	PM	PM

OCULUS

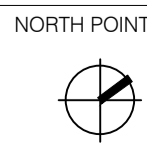
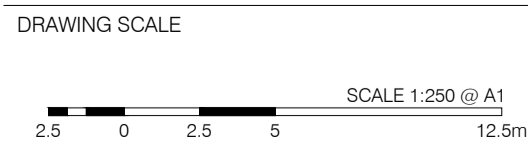
level 1 / 5 wilson street, p.o. box 307, newtown, nsw 2042  
p 02.9557.5533 australia@oculus.info  
SYDNEY MELBOURNE WASHINGTON

PROJECT  
**BLOCK 16 SECTION 10**  
70 ALLARA ST, CANBERRA, ACT 2601

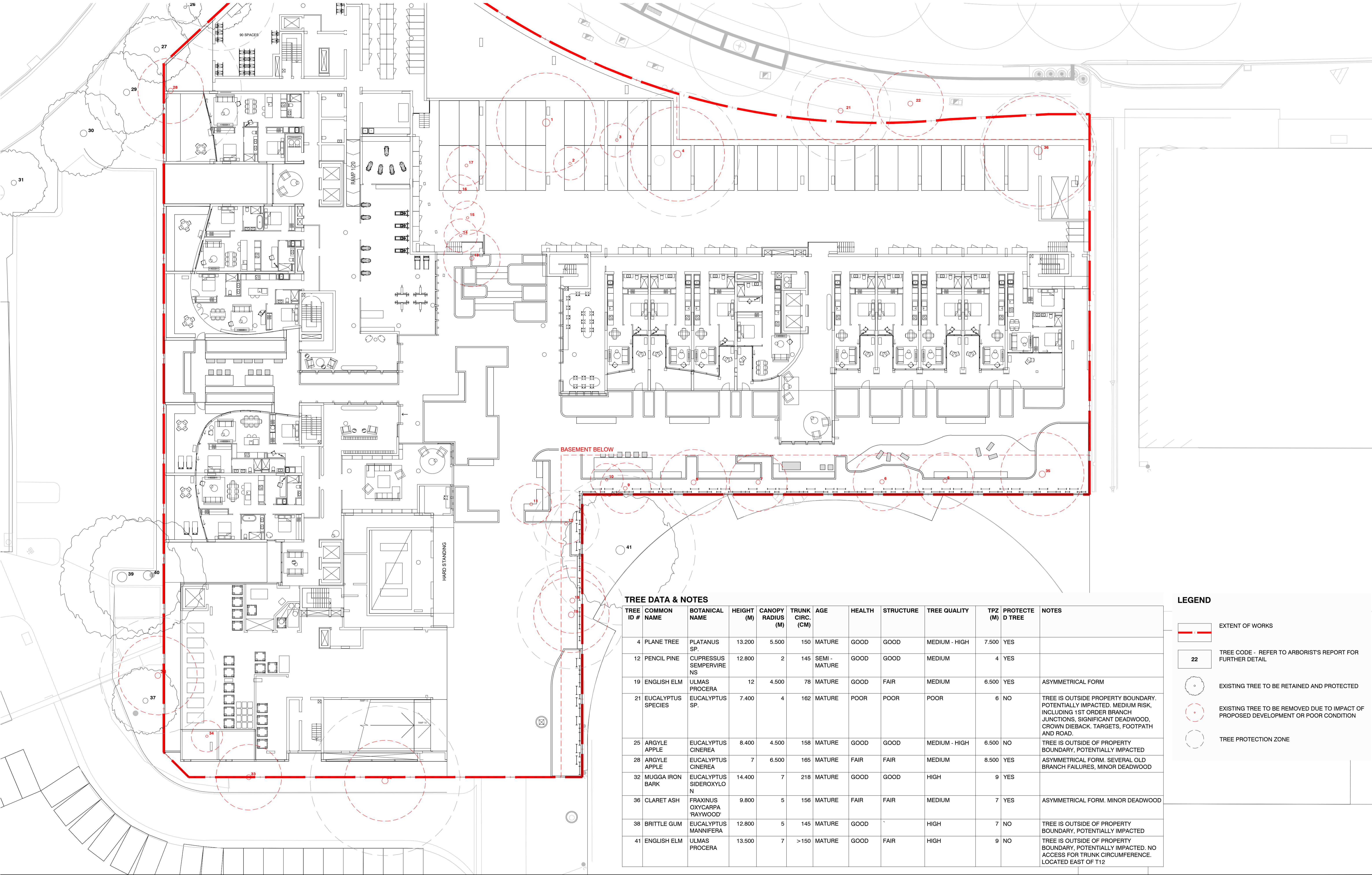
CLIENT  
**GEOCON**  
18/24 IRON KNOB ST, FYSHWICK, ACT 2609

ARCHITECT  
**FENDER KATSAIDIS**  
2 RIVERSIDE QUAY, SOUTHBANK, VIC 3006

STATUS  
**WORKS APPROVAL**  
FOR INFORMATION





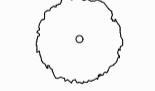


DRAWING	SHEET SIZE
<b>ILLUSTRATIVE MASTER PLAN</b>	<b>A1</b>
PROJECT N° <b>S20-026</b>	ISSUE
DRAWING N° <b>L005</b>	<b>2</b>



TREE DATA & NOTES


TREE ID #	COMMON NAME	BOTANICAL NAME	HEIGHT (M)	CANOPY RADIUS (M)	TRUNK CIRC. (CM)	AGE	HEALTH	STRUCTURE	TREE QUALITY	TPZ (M)	PROTECTE D TREE	NOTES
4	PLANE TREE	PLATANUS SP.	13.200	5.500	150	MATURE	GOOD	GOOD	MEDIUM - HIGH	7.500	YES	
12	PENCIL PINE	CUPRESSUS SEMPERVIRE NS	12.800	2	145	SEMI - MATURE	GOOD	GOOD	MEDIUM	4	YES	
19	ENGLISH ELM	ULMAS PROCERA	12	4.500	78	MATURE	GOOD	FAIR	MEDIUM	6.500	YES	ASYMMETRICAL FORM
21	EUCALYPTUS SPECIES	EUCALYPTUS SP.	7.400	4	162	MATURE	POOR	POOR	POOR	6	NO	TREE IS OUTSIDE PROPERTY BOUNDARY. POTENTIALLY IMPACTED. MEDIUM RISK, INCLUDING 1ST ORDER BRANCH JUNCTIONS, SIGNIFICANT DEADWOOD, CROWN DIEBACK. TARGETS, FOOTPATH AND ROAD.
25	ARGYLE APPLE	EUCALYPTUS CINEREA	8.400	4.500	158	MATURE	GOOD	GOOD	MEDIUM - HIGH	6.500	NO	TREE IS OUTSIDE OF PROPERTY BOUNDARY, POTENTIALLY IMPACTED
28	ARGYLE APPLE	EUCALYPTUS CINEREA	7	6.500	165	MATURE	FAIR	FAIR	MEDIUM	8.500	YES	ASYMMETRICAL FORM. SEVERAL OLD BRANCH FAILURES, MINOR DEADWOOD
32	MUGGA IRON BARK	EUCALYPTUS SIDEROXYLO N	14.400	7	218	MATURE	GOOD	GOOD	HIGH	9	YES	
36	CLARET ASH	FRAXINUS OXYCARPA 'RAYWOOD'	9.800	5	156	MATURE	FAIR	FAIR	MEDIUM	7	YES	ASYMMETRICAL FORM. MINOR DEADWOOD
38	BRITTLE GUM	EUCALYPTUS MANNIFERA	12.800	5	145	MATURE	GOOD		HIGH	7	NO	TREE IS OUTSIDE OF PROPERTY BOUNDARY, POTENTIALLY IMPACTED
41	ENGLISH ELM	ULMAS PROCERA	13.500	7	>150	MATURE	GOOD	FAIR	HIGH	9	NO	TREE IS OUTSIDE OF PROPERTY BOUNDARY, POTENTIALLY IMPACTED. NO ACCESS FOR TRUNK CIRCUMFERENCE. LOCATED EAST OF T12

LEGEND

-  EXTENT OF WORKS
-  TREE CODE - REFER TO ARBORIST'S REPORT FOR FURTHER DETAIL
-  EXISTING TREE TO BE RETAINED AND PROTECTED
-  EXISTING TREE TO BE REMOVED DUE TO IMPACT OF PROPOSED DEVELOPMENT OR POOR CONDITION
-  TREE PROTECTION ZONE

NOTES

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL LANDSCAPE SCHEDULES AND TECHNICAL SPECIFICATION AND OTHER CONSULTANTS DRAWINGS. CHECK AND VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. DO NOT SCALE DRAWINGS - REFER TO FIGURED DIMENSIONS ONLY. INFORM OCULUS OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION.



© OCULUS 2017 All rights reserved

SERVICES SHOWN ON THIS DRAWING ARE APPROXIMATELY ONLY. THE EXACT LOCATION IS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT WORK.

KEY PLAN

ISSUE	DATE	AMENDMENT	DRN	APRVD
1	30.06.21	ISSUED FOR INFORMATION	SL	PM
2	21.02.22	ISSUED FOR INFORMATION	PM	PM
3	25.03.22	WORKS APPROVAL ISSUE	PM	PM

OCULUS

level 1 / 5 wilson street, p.o. box 307, newtown, nsw 2042  
p 02.9557.5533 australia@oculus.info  
SYDNEY MELBOURNE WASHINGTON

PROJECT  
**BLOCK 16 SECTION 10**  
70 ALLARA ST, CANBERRA, ACT 2601

CLIENT  
**GEOCON**  
18/24 IRON KNOB ST, Fyshwick, ACT 2609

ARCHITECT  
**FENDER KATSALIDIS**  
2 RIVERSIDE QUAY, SOUTHBANK, VIC 3006

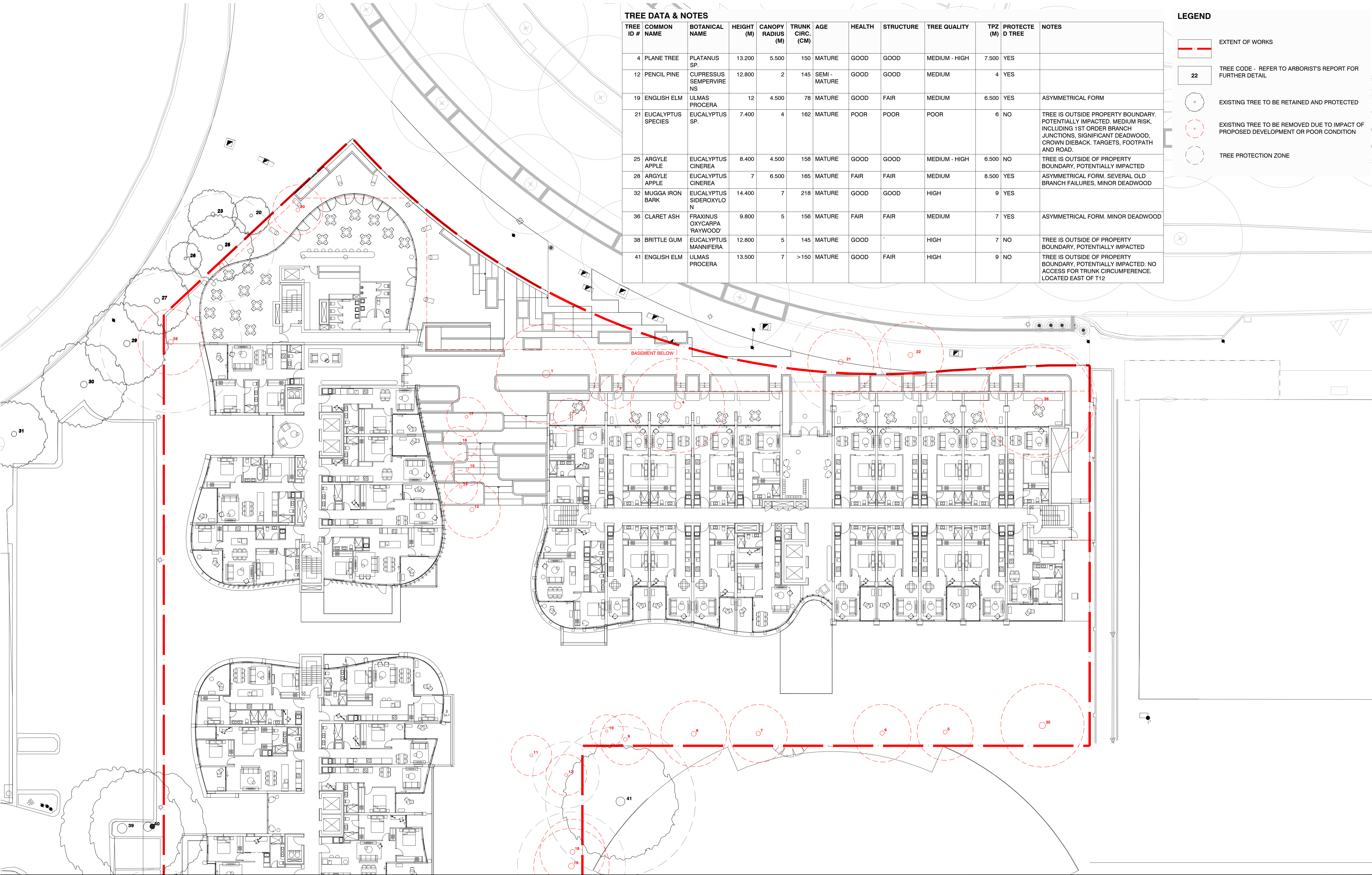
STATUS  
**WORKS APPROVAL**  
FOR INFORMATION

DRAWING SCALE

NORTH POINT



DRAWING <b>TREE PROTECTION &amp; REMOVAL</b> <b>PLAN - LOWER GROUND FLOOR</b>	PROJECT Nbr <b>S20-026</b>	SHEET SIZE <b>A1</b>
DRAWING Nbr <b>L101</b>	ISSUE <b>3</b>	



TREE DATA & NOTES

TREE ID #	COMMON NAME	BOTANICAL NAME	HEIGHT (M)	CANOPY RADIUS (M)	TRUNK CIRC. (CM)	AGE	HEALTH	STRUCTURE	TREE QUALITY	TPZ (M)	PROTECTE D TREE	NOTES
4	PLANE TREE	PLATANUS SP.	13.200	5.500	150	MATURE	GOOD	GOOD	MEDIUM - HIGH	7.500	YES	
12	PENCIL PINE	CUPRESSUS SEMPERVIRE NS	12.800	2	145	SEMI - MATURE	GOOD	GOOD	MEDIUM	4	YES	
19	ENGLISH ELM	ULMAS PROCERA	12	4.500	78	MATURE	GOOD	FAIR	MEDIUM	6.500	YES	ASYMMETRICAL FORM
21	EUCALYPTUS SPECIES	EUCALYPTUS SP.	7.400	4	162	MATURE	POOR	POOR	POOR	6	NO	TREE IS OUTSIDE PROPERTY BOUNDARY. POTENTIALLY IMPACTED. MEDIUM RISK, INCLUDING 1ST ORDER BRANCH JUNCTIONS, SIGNIFICANT DEADWOOD, CROWN DIEBACK. TARGETS, FOOTPATH AND ROAD.
25	ARGYLE APPLE	EUCALYPTUS CINEREA	8.400	4.500	158	MATURE	GOOD	GOOD	MEDIUM - HIGH	6.500	NO	TREE IS OUTSIDE OF PROPERTY BOUNDARY, POTENTIALLY IMPACTED
28	ARGYLE APPLE	EUCALYPTUS CINEREA	7	6.500	165	MATURE	FAIR	FAIR	MEDIUM	8.500	YES	ASYMMETRICAL FORM. SEVERAL OLD BRANCH FAILURES, MINOR DEADWOOD
32	MUGGA IRON BARK	EUCALYPTUS SIDEROXYLO N	14.400	7	218	MATURE	GOOD	GOOD	HIGH	9	YES	
36	CLARET ASH	FRAXINUS OXYCARPA 'RAYWOOD'	9.800	5	196	MATURE	FAIR	FAIR	MEDIUM	7	YES	ASYMMETRICAL FORM. MINOR DEADWOOD
38	BRITTLE GUM	EUCALYPTUS MANNIFERA	12.800	5	145	MATURE	GOOD		HIGH	7	NO	TREE IS OUTSIDE OF PROPERTY BOUNDARY, POTENTIALLY IMPACTED
41	ENGLISH ELM	ULMAS PROCERA	13.500	7	>150	MATURE	GOOD	FAIR	HIGH	9	NO	TREE IS OUTSIDE OF PROPERTY BOUNDARY, POTENTIALLY IMPACTED. NO ACCESS FOR TRUNK CIRCUMFERENCE. LOCATED EAST OF T12

LEGEND

- EXTENT OF WORKS
- 22

TREE CODE - REFER TO ARBORIST'S REPORT FOR FURTHER DETAIL
- EXISTING TREE TO BE RETAINED AND PROTECTED
- EXISTING TREE TO BE REMOVED DUE TO IMPACT OF PROPOSED DEVELOPMENT OR POOR CONDITION
- TREE PROTECTION ZONE

NOTES

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL LANDSCAPE SCHEDULES AND TECHNICAL SPECIFICATION AND OTHER CONSULTANTS DRAWINGS. CHECK AND VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. DO NOT SCALE DRAWINGS - REFER TO FIGURED DIMENSIONS ONLY. INFORM OCULUS OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION.



**DIAL BEFORE YOU DIG**  
www.1100.com.au

SERVICES SHOWN ON THIS DRAWING ARE APPROXIMATELY ONLY. THE EXACT LOCATION IS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT WORK.

KEY PLAN

ISSUE	DATE	AMENDMENT	DRN	APRVD
1	30.06.21	ISSUED FOR INFORMATION	SL	PM
2	21.02.22	ISSUED FOR INFORMATION	PM	PM
3	25.03.22	WORKS APPROVAL ISSUE	PM	PM

OCULUS

level 1 / 5 wilson street, p.o. box 307, newtown, nsw 2042  
p 02.9557.5533 australia@oculus.info  
SYDNEY MELBOURNE WASHINGTON

PROJECT  
**BLOCK 16 SECTION 10**  
70 ALLARA ST, CANBERRA, ACT 2601

CLIENT  
**GEOCON**  
18/24 IRON KNOB ST, Fyshwick, ACT 2609

ARCHITECT  
**FENDER KATSALIDIS**  
2 RIVERSIDE QUAY, SOUTHBANK, VIC 3006

STATUS  
**DEVELOPMENT APPLICATION**  
FOR INFORMATION

DRAWING SCALE

NORTH POINT



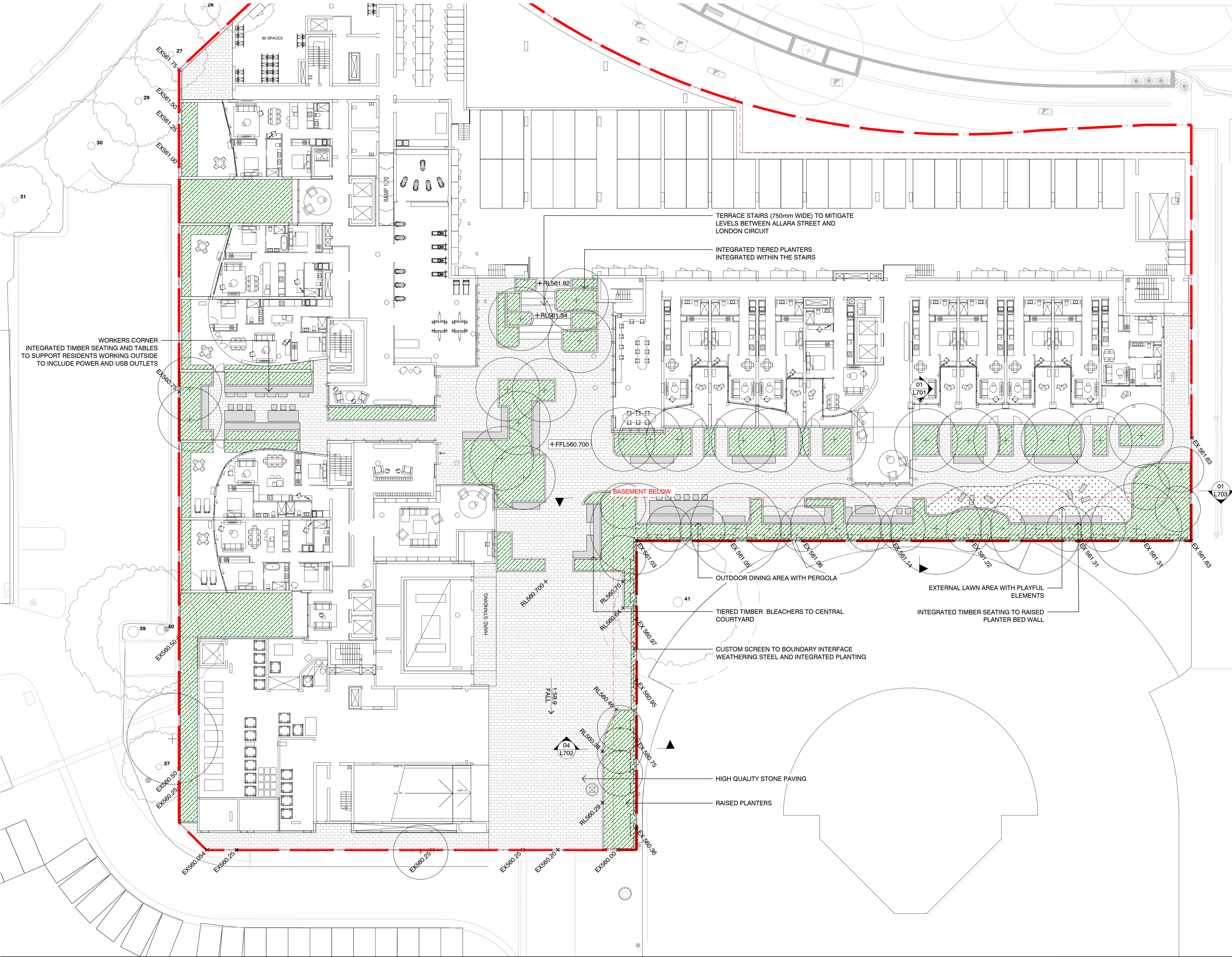
DRAWING  
**TREE PROTECTION & REMOVAL**  
**PLAN - GROUND FLOOR**

PROJECT Nbr  
**S20-026**

DRAWING Nbr  
**L102**

SHEET SIZE  
**A1**

ISSUE  
**3**



- LEGEND**
- EXTENT OF WORKS
  - EXISTING LEVEL
  - RELATIVE LEVEL
  - FINISH FLOOR LEVEL
  - GRADING FALL
  - STONE PAVER
  - CONCRETE RETAINING WALL
  - TERRACES
  - BENCH
  - SEAT
  - STEEL PLATE & MESH BOUNDARY SCREEN
  - IRRIGATED GARDEN BED
  - IRRIGATED LAWN
  - PROPOSED TREE
  - EXISTING TREE TO BE RETAINED

**NOTES**

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL LANDSCAPE SCHEDULES AND TECHNICAL SPECIFICATION AND OTHER CONSULTANTS DRAWINGS. CHECK AND VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. DO NOT SCALE DRAWINGS - REFER TO FIGURED DIMENSIONS ONLY. INFORM OCULUS OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION.

© OCULUS 2017 All rights reserved  
**DIAL BEFORE YOU DIG**  
www.1100.com.au  
SERVICES SHOWN ON THIS DRAWING ARE APPROXIMATELY ONLY. THE EXACT LOCATION IS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT WORK.

FILE PATH: P:\SYDNEY\S20-026 70 ALLARA STREET CIVIC/08 DOCUMENTATION/01 CAD DRAWINGS/02 SHEET SETS/OC\_S20-026\_201\_SURFACE FINISHES.DWG; DATE PLOTTED 4/03/2022; PLOTTED BY: PETA MISKOVICH

**KEY PLAN**

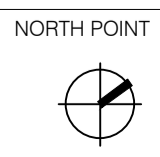
ISSUE	DATE	AMENDMENT	DRN	APPRD
1	30.06.21	ISSUE FOR INFORMATION	SL	PM
2	21.02.22	ISSUED FOR INFORMATION	PM	PM
3	25.03.22	WORKS APPROVAL ISSUE	PM	PM

**OCULUS**  
level 1 / 5 wilson street, p.o. box 307, newtown, nsw 2042  
p 02.9557.5533 australia@oculus.info  
SYDNEY MELBOURNE WASHINGTON

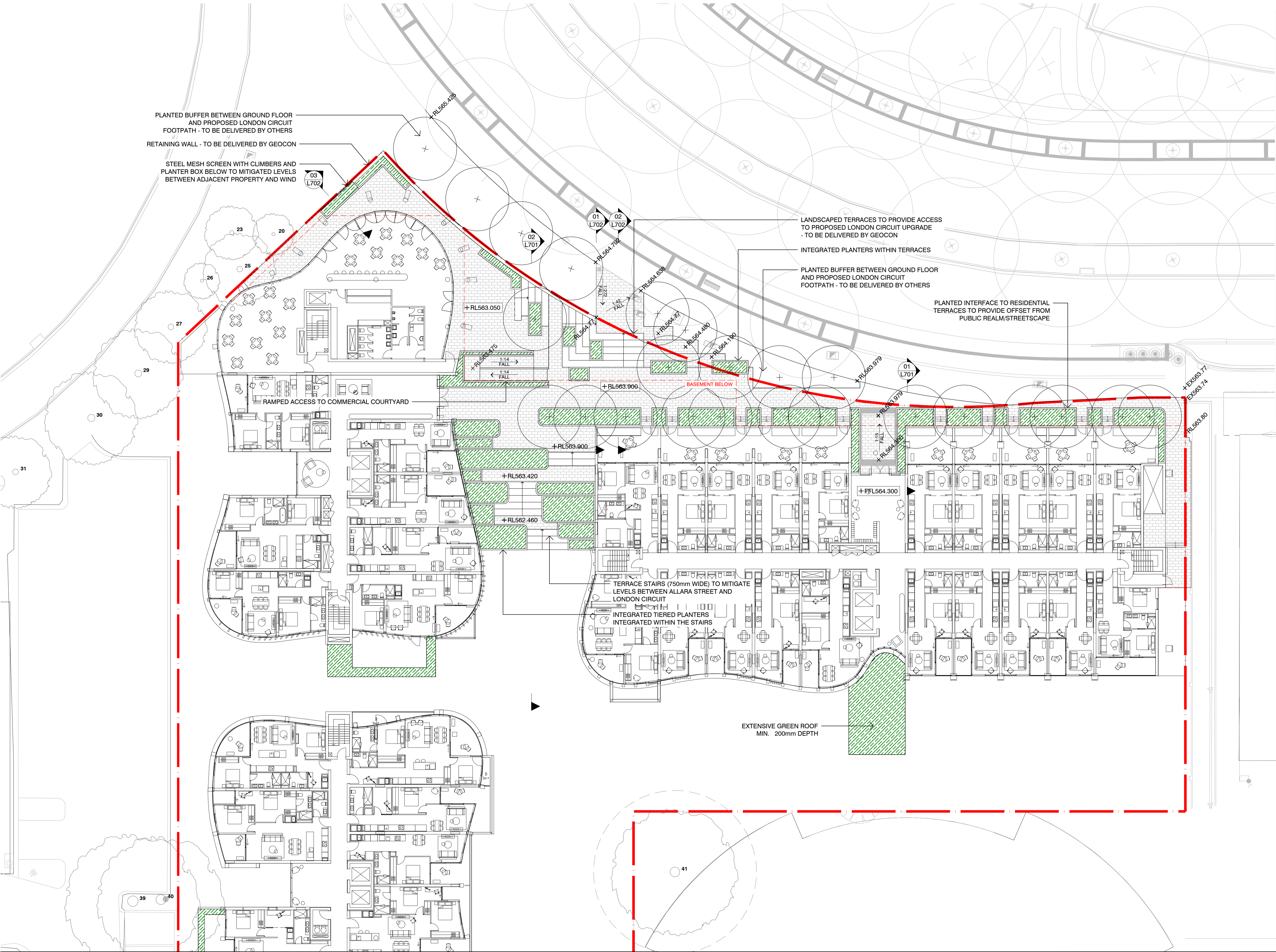
PROJECT  
**BLOCK 16 SECTION 10**  
70 ALLARA ST, CANBERRA, ACT 2601  
CLIENT  
**GEOCON**  
18/24 IRON KNOB ST, Fyshwick, ACT 2609  
ARCHITECT  
**FENDER KATSALIDIS**  
2 RIVERSIDE QUAY, SOUTH BANK, VIC 3006

STATUS  
**WORKS APPROVAL**  
FOR INFORMATION

DRAWING SCALE  
SCALE 1:200 @ A1  
2 0 2 4 10m



DRAWING  
**SURFACE FINISHES PLAN**  
**LOWER GROUND FLOOR**  
PROJECT Nbr  
**S20-026**  
DRAWING Nbr  
**L201**  
SHEET SIZE  
**A1**  
ISSUE  
**3**



LEGEND

EXTENT OF WORKS

+ EX 35.00

EXISTING LEVEL

+ RL 35.00

RELATIVE LEVEL

+ FFL 35.00

FINISH FLOOR LEVEL

1:100 FALL

GRADING FALL

STONE PAVER

RETAINING WALL

RETAINING WALL

TERRACES

INTEGRATED PLANTER WITHIN TERRACES

IRRIGATED GARDEN BED

PROPOSED TREE

EXISTING TREE TO BE RETAINED

NOTES

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL LANDSCAPE SCHEDULES AND TECHNICAL SPECIFICATION AND OTHER CONSULTANTS DRAWINGS. CHECK AND VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. DO NOT SCALE DRAWINGS - REFER TO FIGURED DIMENSIONS ONLY. INFORM OCULUS OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION.

© OCULUS 2017 All rights reserved

DIAL BEFORE YOU DIG

www.1100.com.au

SERVICES SHOWN ON THIS DRAWING ARE APPROXIMATELY ONLY. THE EXACT LOCATION IS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT WORK.

FILE PATH: P:\SYDNEY\S20-026 70 ALLARA STREET CIVIC\08 DOCUMENTATION\01 CAD DRAWINGS\02 SHEET SETS\OC\_S20-026\_202 SURFACE FINISHES.DWG; DATE PLOTTED 9/03/2022; PLOTTED BY: PETA MISKOVICH

ISSUE	DATE	AMENDMENT	DRN	APPRD
1	30.06.21	ISSUE FOR INFORMATION	SL	PM
2	21.02.22	ISSUED FOR INFORMATION	PM	PM
3	25.03.22	WORKS APPROVAL ISSUE	PM	PM

OCULUS

level 1 / 5 wilson street, p.o. box 307, newtown, nsw 2042  
p 02.9557.5533 australia@oculus.info  
SYDNEY MELBOURNE WASHINGTON

PROJECT  
BLOCK 16 SECTION 10  
70 ALLARA ST, CANBERRA, ACT 2601

CLIENT  
GEOCON  
18/24 IRON KNOB ST, FYSHWICK, ACT 2609

ARCHITECT  
FENDER KATSAIDIS  
2 RIVERSIDE QUAY, SOUTHBANK, VIC 3006

STATUS  
WORKS APPROVAL  
FOR INFORMATION

DRAWING SCALE  
SCALE 1:200 @ A1  
2 0 2 4 10m

NORTH POINT

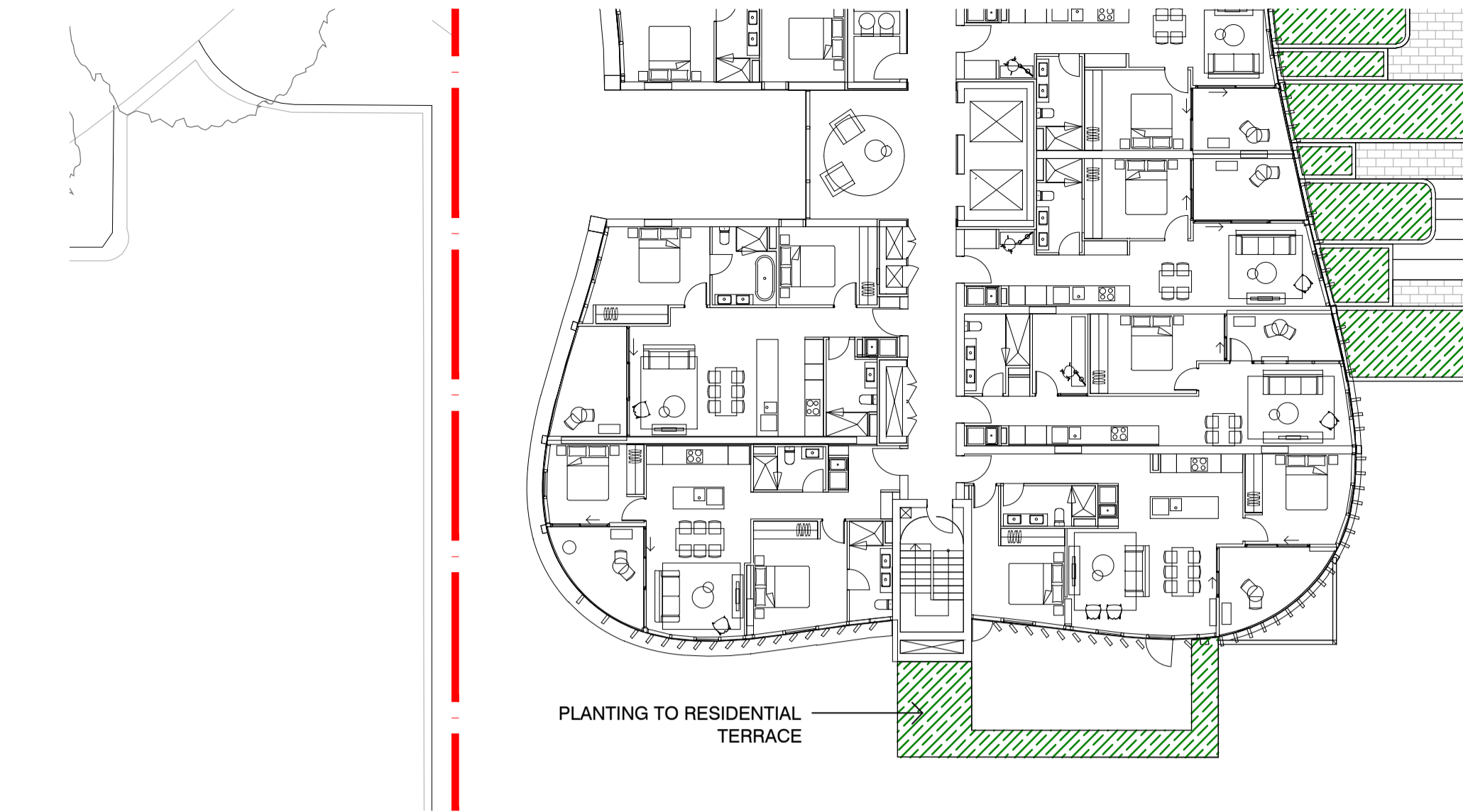
DRAWING  
SURFACE FINISHES PLAN  
GROUND FLOOR

PROJECT No  
S20-026

DRAWING No  
L202

SHEET SIZE  
A1

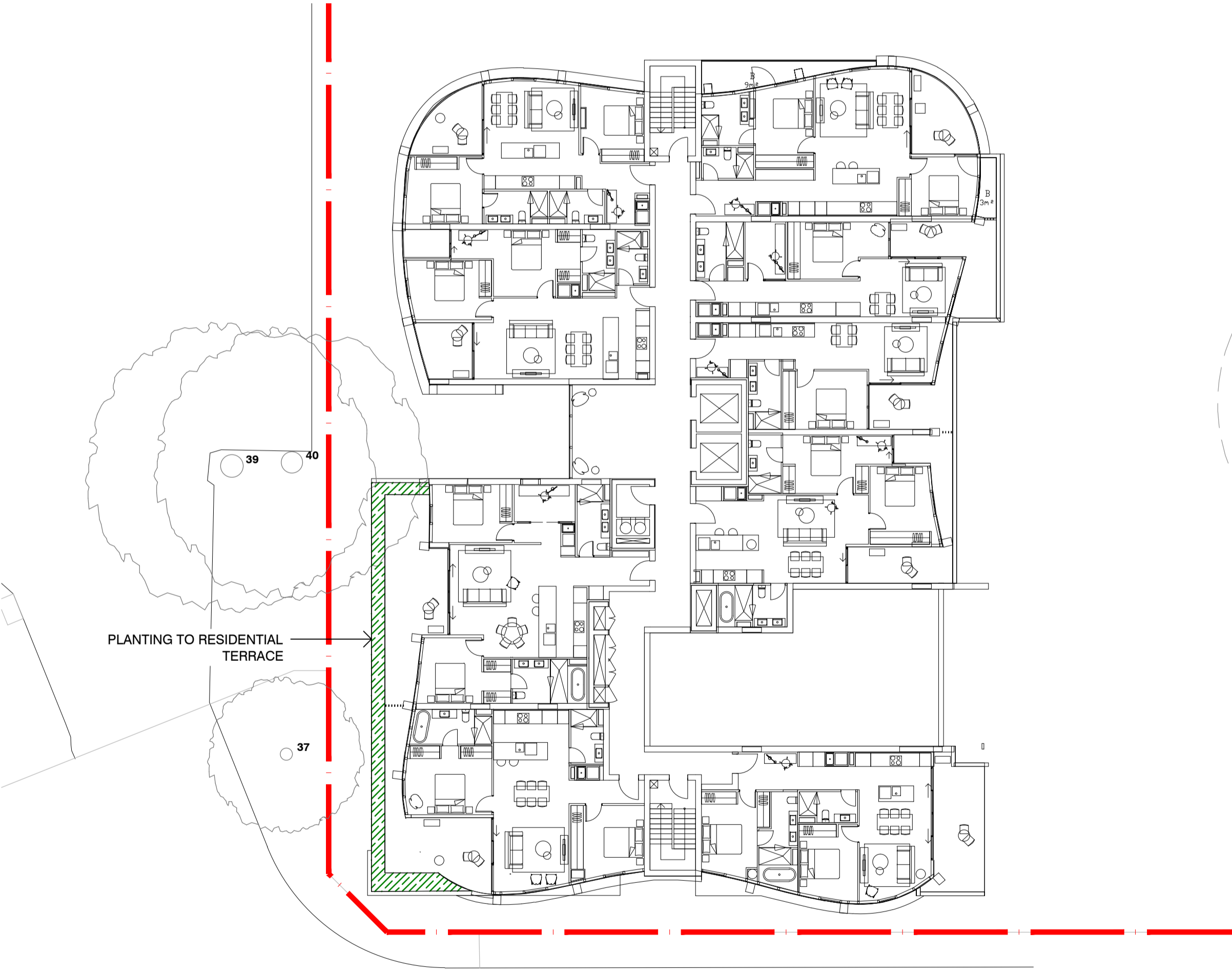
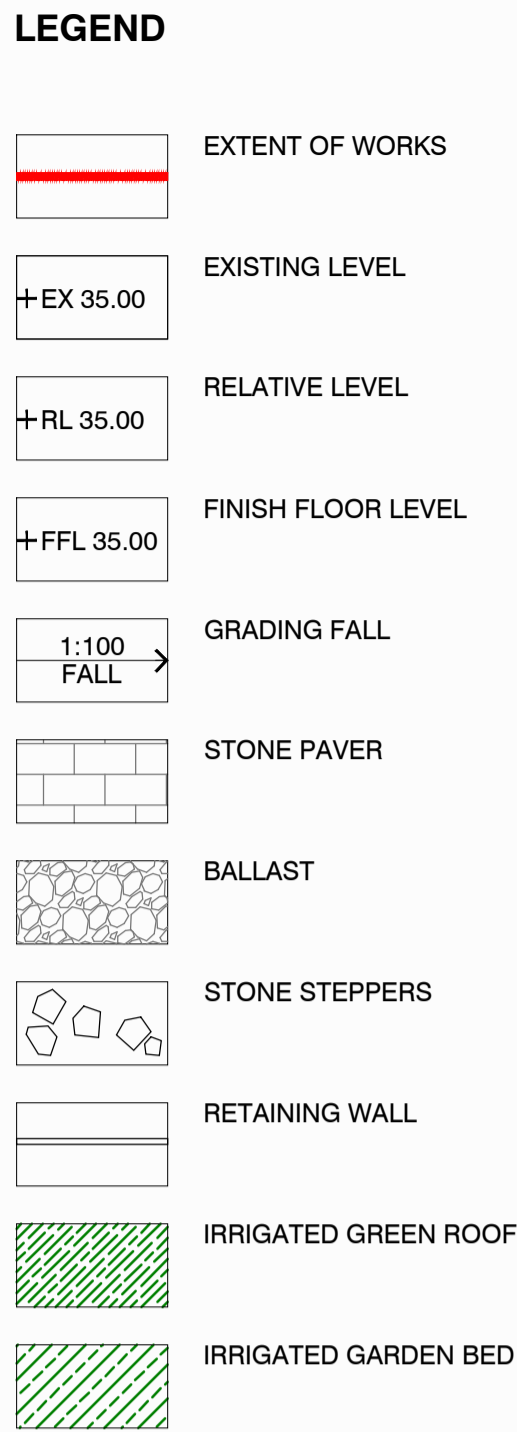
ISSUE  
3



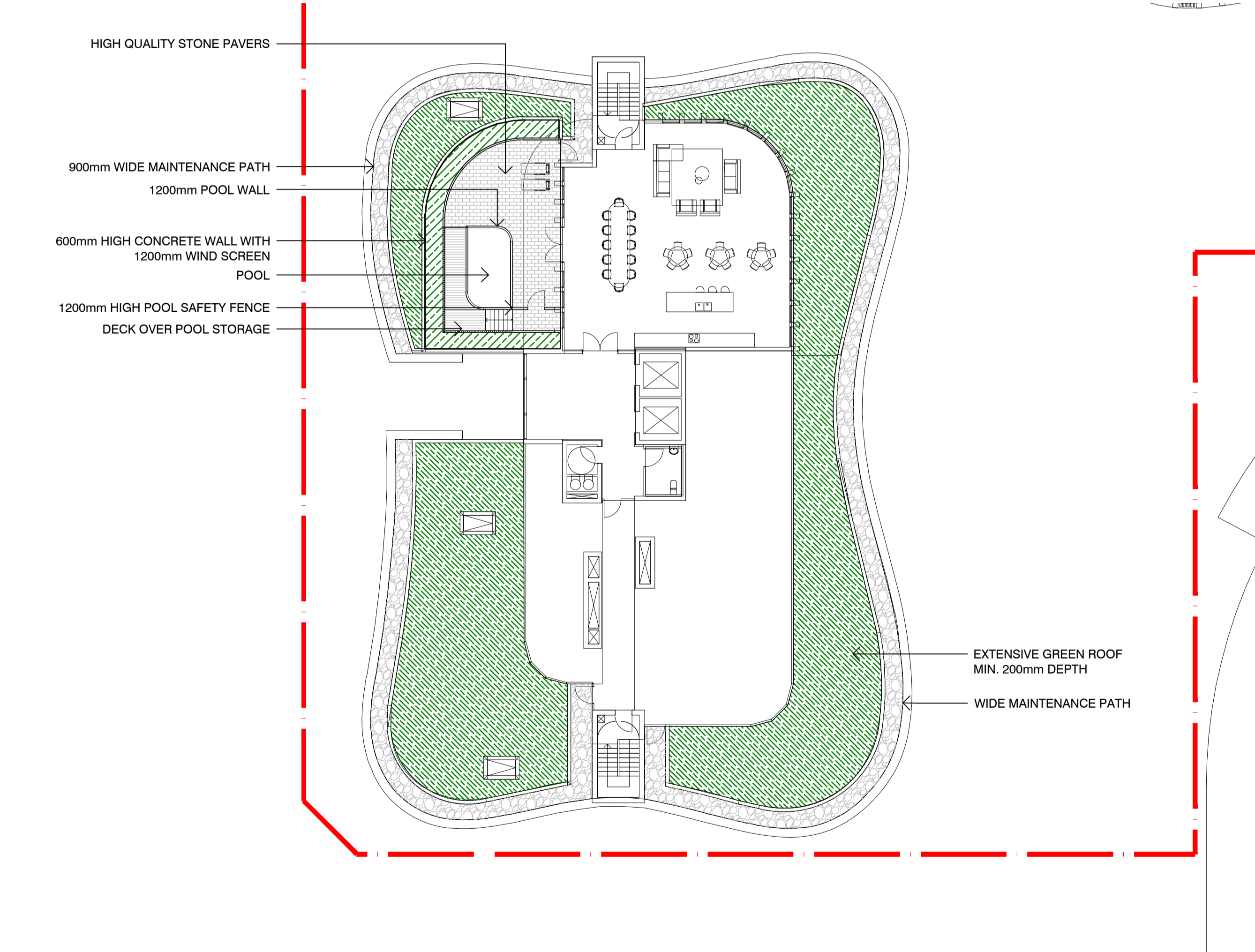
01 SURFACE FINISHES PLAN - BUILDING 2 - GROUND FLOOR  
SCALE 1:200 @ A1



02 SURFACE FINISHES PLAN - BUILDING 3 - GROUND FLOOR  
SCALE 1:200 @ A1



03 SURFACE FINISHES PLAN - BUILDING 1 - GROUND FLOOR  
SCALE 1:200 @ A1



04 SURFACE FINISHES PLAN - BUILDING 1 - LEVEL 7  
SCALE 1:200 @ A1

## NOTES

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL LANDSCAPE SCHEDULES AND TECHNICAL SPECIFICATION AND OTHER CONSULTANTS DRAWINGS. CHECK AND VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. DO NOT SCALE DRAWINGS - REFER TO FIGURED DIMENSIONS ONLY. INFORM OCULUS OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION.

© OCULUS 2017 All rights reserved



SERVICES SHOWN ON THIS DRAWING ARE APPROXIMATELY ONLY. THE EXACT LOCATION IS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT WORK.

FILE PATH: P:\SYDNEY\S20-026 TO ALLARA STREET CIVIC\08 DOCUMENTATION\01 CAD DRAWINGS\02 SHEET SETS\OC\_S20-026\_210 SURFACE FINISHES.DWG; DATE PLOTTED 4/03/2022; PLOTTED BY: PETA MISKOVICH

## KEY PLAN

ISSUE	DATE	AMENDMENT	DRN	APPRD
1	21.02.22	ISSUED FOR INFORMATION	PM	PM
2	25.03.22	WORKS APPROVAL ISSUE	RB	PM

OCULUS

level 1 / 5 wilson street, p.o. box 307, newtown, nsw 2042  
p 02.9557.5533 australia@oculus.info  
SYDNEY MELBOURNE WASHINGTON

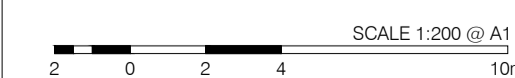
PROJECT  
**BLOCK 16 SECTION 10**  
70 ALLARA ST, CANBERRA, ACT 2601

CLIENT  
**GEOCON**  
18/24 IRON KNOB ST, Fyshwick, ACT 2609

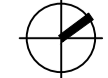
ARCHITECT  
**FENDER KATSALIDIS**  
2 RIVERSIDE QUAY, SOUTHBANK, VIC 3006

STATUS  
**WORKS APPROVAL**  
FOR INFORMATION

DRAWING SCALE



NORTH POINT



DRAWING  
**SURFACE FINISHES PLAN**  
**LEVEL 07**

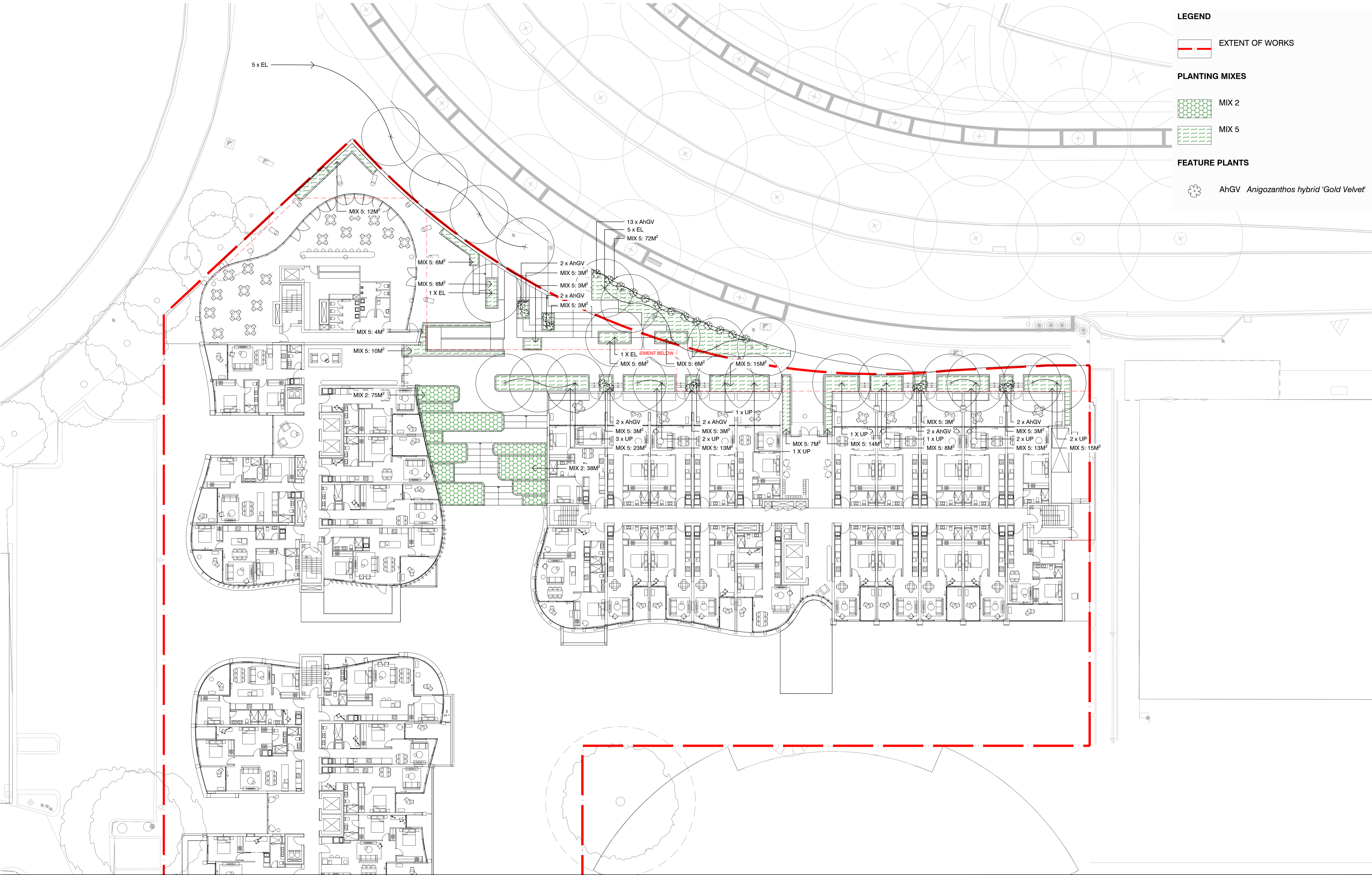
PROJECT N°  
**S20-026**

DRAWING N°  
**L210**

SHEET SIZE  
**A1**

ISSUE  
**2**





LEGEND

EXTENT OF WORKS

PLANTING MIXES

MIX 2

MIX 5

FEATURE PLANTS

AhGV *Anigozanthos hybrid 'Gold Velvet'*

NOTES

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL LANDSCAPE SCHEDULES AND TECHNICAL SPECIFICATION AND OTHER CONSULTANTS DRAWINGS. CHECK AND VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. DO NOT SCALE DRAWINGS - REFER TO FIGURED DIMENSIONS ONLY. INFORM OCULUS OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION.

© OCULUS 2017 All rights reserved

DIAL BEFORE YOU DIG

www.1100.com.au

SERVICES SHOWN ON THIS DRAWING ARE APPROXIMATELY ONLY. THE EXACT LOCATION IS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT WORK.

FILE PATH: P:\SYDNEY\S20-026 70 ALLARA STREET CIVIC\08 DOCUMENTATION\01 CAD DRAWINGS\02 SHEET SETS\OC\_S20-026\_502 PLANTING.DWG; DATE PLOTTED: 9/03/2022; PLOTTED BY: PETA MISKOVICH

ISSUE	DATE	AMENDMENT	DRN	APPRD
1	30.06.21	ISSUE FOR INFORMATION	SL	PM
2	21.02.22	ISSUED FOR INFORMATION	PM	PM
3	25.03.22	WORKS APPROVAL ISSUE	RB	PM

OCULUS

level 1 / 5 wilson street, p.o. box 307, newtown, nsw 2042  
p 02.9557.5533 australia@oculus.info  
SYDNEY MELBOURNE WASHINGTON

PROJECT  
BLOCK 16 SECTION 10  
70 ALLARA ST, CANBERRA, ACT 2601

CLIENT  
GEOCON  
18/24 IRON KNOB ST, FYSHWICK, ACT 2609

ARCHITECT  
FENDER KATSALIDIS  
2 RIVERSIDE QUAY, SOUTHBANK, VIC 3006

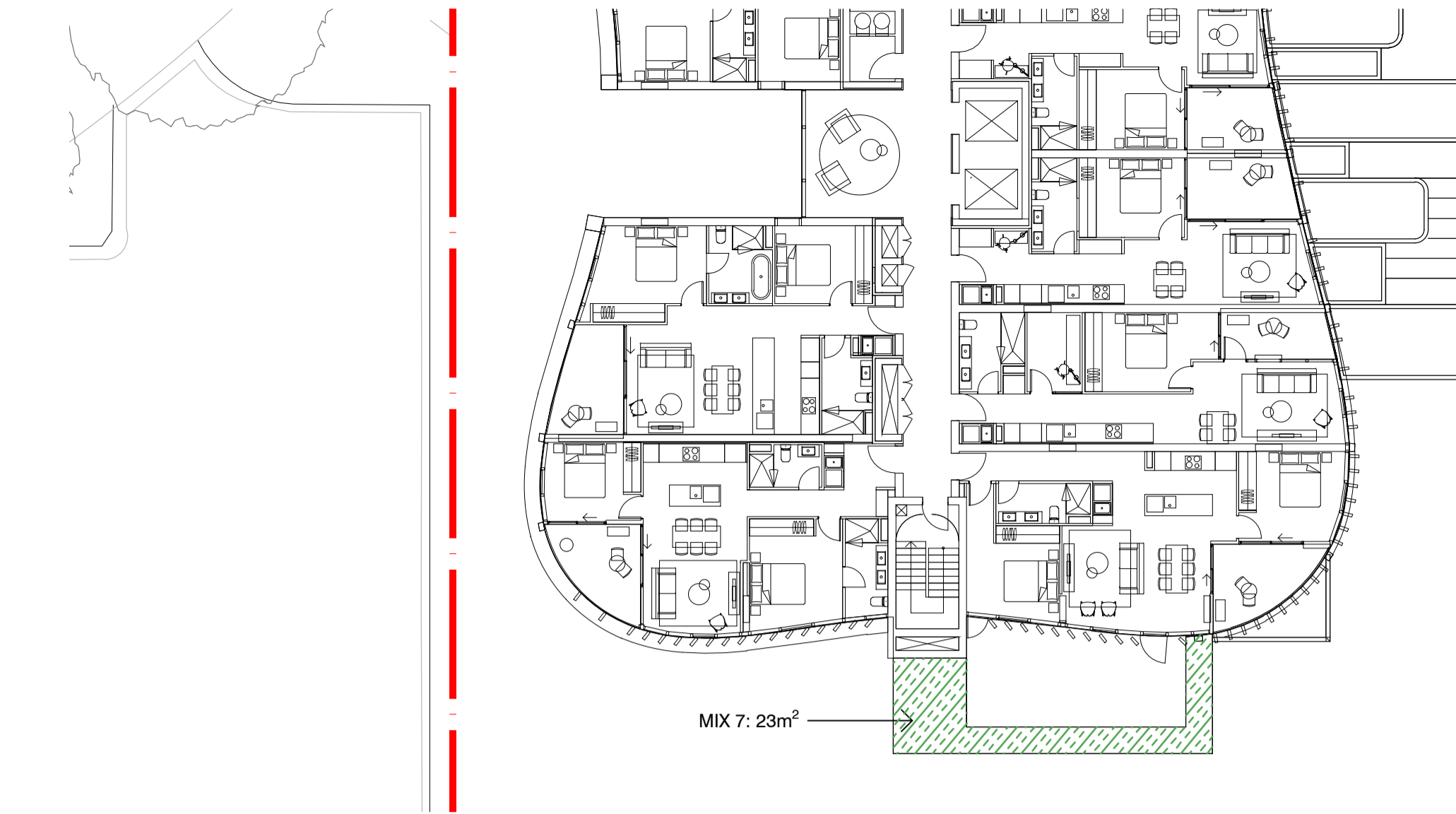
STATUS  
WORKS APPROVAL  
FOR INFORMATION

DRAWING SCALE

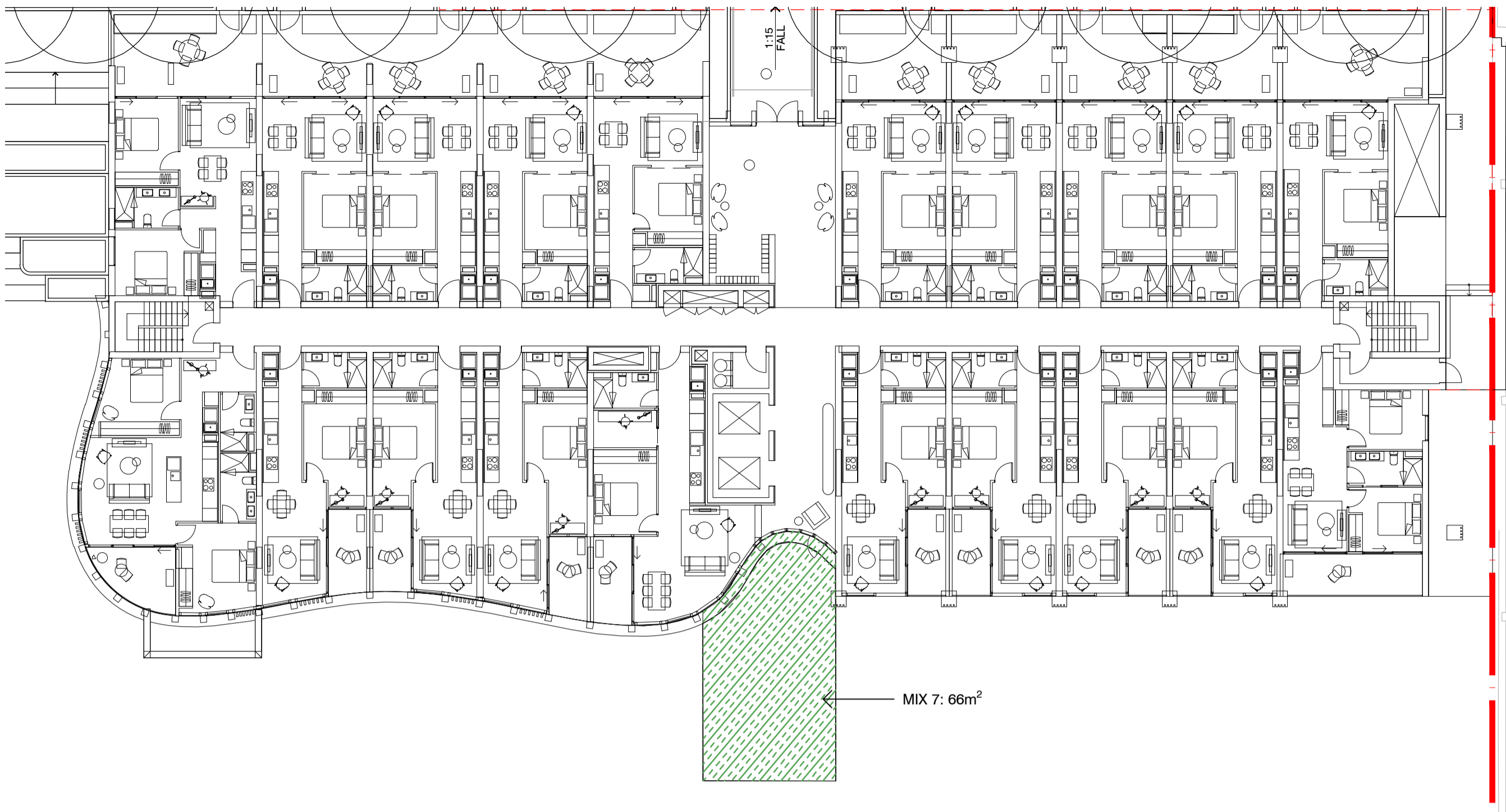
SCALE 1:200 @ A1

NORTH POINT

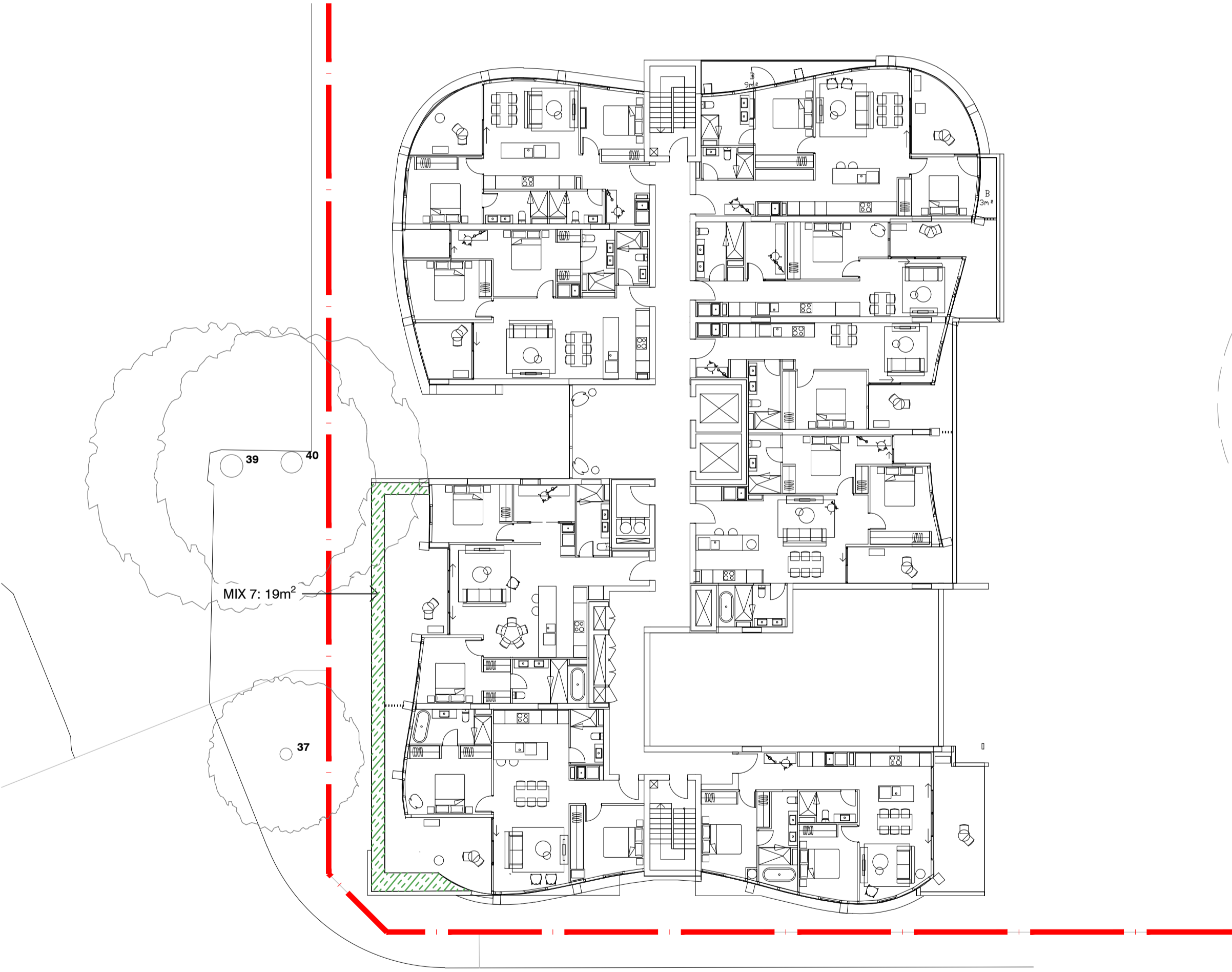
DRAWING	PROJECT N°	SHEET SIZE
PLANTING PLAN GROUND FLOOR	S20-026	A1
DRAWING N°	ISSUE	
L502	3	



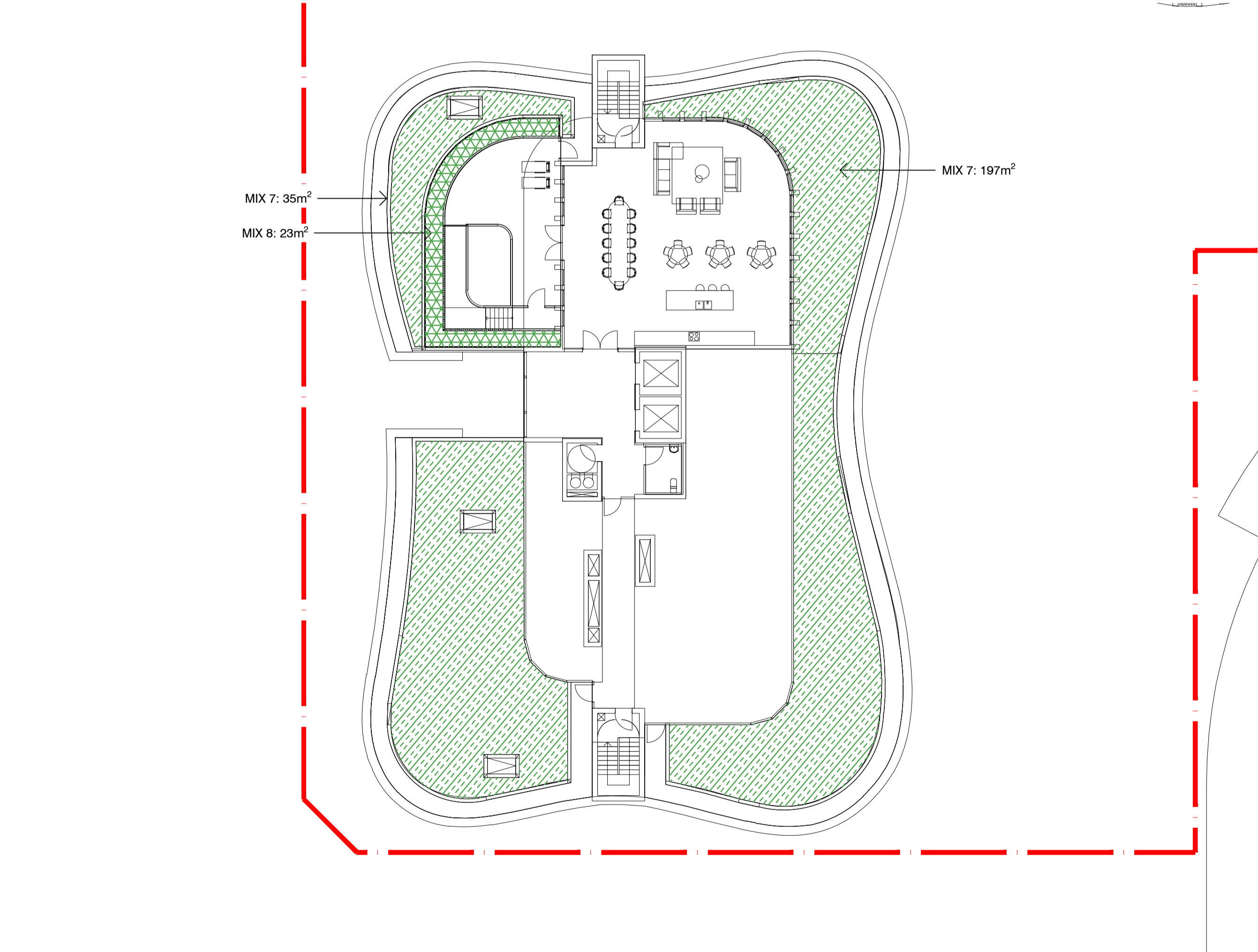
01 PLANTING PLAN - BUILDING 2 - GROUND FLOOR  
SCALE 1:200 @ A1



02 PLANTING PLAN - BUILDING 3 - GROUND FLOOR  
SCALE 1:200 @ A1



03 PLANTING PLAN - BUILDING 1 - GROUND FLOOR  
SCALE 1:200 @ A1



04 PLANTING PLAN - BUILDING 1 - LEVEL 7  
SCALE 1:200 @ A1

**LEGEND**

EXTENT OF WORKS

**PLANTING MIXES**

MIX 7

MIX 8

#### NOTES

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL LANDSCAPE SCHEDULES AND TECHNICAL SPECIFICATION AND OTHER CONSULTANTS DRAWINGS. CHECK AND VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. DO NOT SCALE DRAWINGS - REFER TO FIGURED DIMENSIONS ONLY. INFORM OCULUS OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION.

© OCULUS 2017 All rights reserved



SERVICES SHOWN ON THIS DRAWING ARE APPROXIMATELY ONLY. THE EXACT LOCATION IS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT WORK.

FILE PATH: P:\SYDNEY\S20-026 70 ALLARA STREET CIVIC\08 DOCUMENTATION\01 CAD DRAWINGS\02 SHEET SETS\OC\_S20-026\_510 PLANTING.DWG; DATE PLOTTED: 25/03/2022; PLOTTED BY: PETA MISKOVICH

#### KEY PLAN

ISSUE	DATE	AMENDMENT	DRN	APPRD
1	25.03.22	WORKS APPROVAL ISSUE	RB	PM

## OCULUS

level 1 / 5 wilson street, p.o. box 307, newtown, nsw 2042  
p 02.9557.5533 australia@oculus.info  
SYDNEY MELBOURNE WASHINGTON

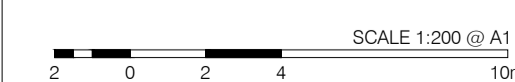
PROJECT  
**BLOCK 16 SECTION 10**  
70 ALLARA ST, CANBERRA, ACT 2601

CLIENT  
**GEOCON**  
18/24 IRON KNOB ST, FYSHWICK, ACT 2609

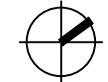
ARCHITECT  
**FENDER KATSALIDIS**  
2 RIVERSIDE QUAY, SOUTHBANK, VIC 3006

STATUS  
**WORKS APPROVAL**  
FOR INFORMATION

DRAWING SCALE



NORTH POINT



DRAWING  
**PLANTING PLAN**  
GROUND FLOOR & LEVEL 07

PROJECT Nbr  
**S20-026**

DRAWING Nbr  
**L510**

SHEET SIZE  
**A1**

ISSUE  
**1**