

National Capital Authority
Treasury Building, King Edward Terrace, PARKES ACT 2600

**70 Allara Street Early Works - Block 16 Section 10 City
Application for Works Approval**

This Planning Report has been prepared by Purdon Planning Pty Ltd as supporting documentation to a Works Approval (**WA**) application on behalf of Geocon (**the Proponent**) for **demolition and associated works** on Block 16 Section 10 City, 70 Allara Street (**the subject site**). The proposed early works package will be followed by a Works Approval for Design and Siting of a proposed mixed-use residential development.

The subject site has a total area of approximately 7,641m² and it is irregular in shape. It is located within the southeast corner of the City and is bound by London Circuit and Parkes Way to the northwest.

The proposed works are situated within 'Designated Areas' where jurisdiction for planning consent rests with the National Capital Authority (**NCA**).

This report should be read in conjunction with plans and supporting information prepared by the project team and lodged as part of the WA, and as listed below:

Table 1: Supporting Documents Enclosed

2025 Engineering Document Release		
No.	Drawing Title	Consultant
Architectural		
WA-0001	Local Context Plan	Fender Katsalidis
WA-0002	Site Plan – Existing	
WA-0003	Site Plan – Demolition	
Civil		
C.1010	Demolition - Sediment and Erosion Control - Notes and Details_5	Vital Design Solutions
C.1011	Demolition - Sediment and Erosion Control - Plan_5	
C.1001	Landscape Management and Protection - Plan_4	
C.1022	Demolition - TTMP - Vehicle Movement Plan_4	

Purdon Planning Pty Ltd

Unit 6 Cooyong Centre
1 Torrens St
Braddon ACT 2612
Ph: 02 6257 1511
www.purdon.com.au

No.	Drawing Title	Consultant
C.1021	Demolition - TTMP - Traffic Guidance Scheme Plan_4	
C.1000	Demolition - Landscape Management and Protection - Notes and Details_4	
Tree		
21-310	70 Allara Street Civic-Preliminary Tree Assessment_A	Gold Leaf Tree Services
Hazmat Report		
23112021	Pre-Demolition Hazardous Materials Survey	Asbestos Assessments ACT
Other		
	Letter of Authorisation	

Schedule of Works

The proposal includes the demolition of all existing structures on site to enable redevelopment.

The proposed **works** will include the following elements for approval by NCA as the consent authority:

- Demolition of the existing single-storey building;
- Removal of 13 non-protected trees on site;
- Landscape reinstatement; and
- Services disconnection

The proposed early works will be contained within the block boundaries with fencing around the block to deter unauthorised access and minimise construction impacts.

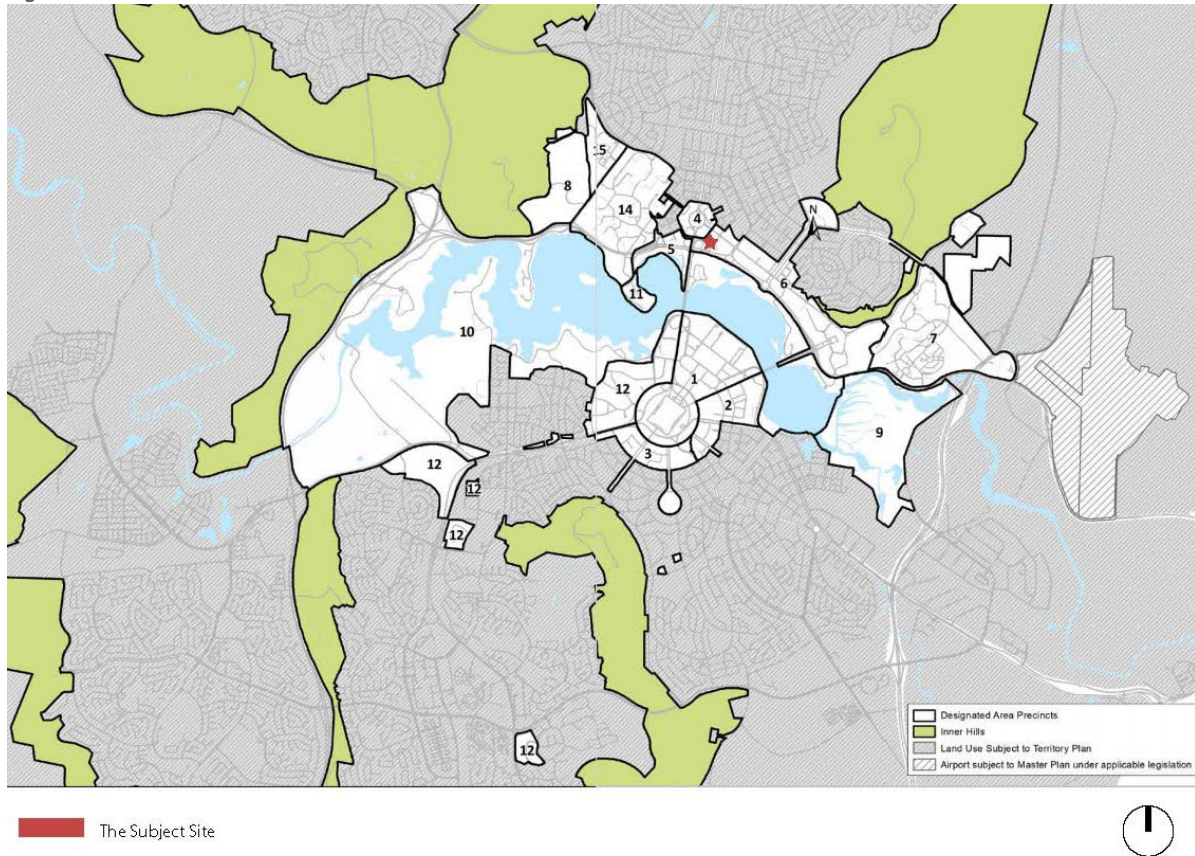
Access for construction vehicles and public vehicles will be distinguished by the proposed temporary traffic management plan and traffic guidance scheme. These plans will be referred to Transport Canberra and City Services (**TCCS**) for endorsement prior to the commencement of works.

A hazardous material survey was undertaken to support the demolition works. Low risk non-friable asbestos was found and requires removal and clearance issued before demolition starts.

13 non-protected trees are proposed to be removed to the northeastern of the existing building. A Tree Assessment has been undertaken by Gold Leaf Tree Services where regulated trees are identified on site. All works associated with regulated trees will be undertaken with appropriate protection measures in accordance with *the Tree Protection Act 2005*.

Block 16 Section 10 is wholly located within the Central National Area (Constitution Avenue and Anzac Parade precinct) of the NCP (refer to number 6 on the map of the Central National Area in Figure 1 below).

Figure 1: Central National Area



A review of all relevant National Capital Plan Codes and criteria has been undertaken and it is considered that the proposed works are not inconsistent with the Plan. Therefore, it is recommended that the National Capital Authority **approve** the proposed works.

Should you require clarification to the issues raised in this letter, please do not hesitate to contact us on 02 6257 1511.

Regards,
Purdon Planning



→ **LEGEND**

-  PARKING FACILITY
-  PUBLIC TOILET
- 01. FORUM APARTMENTS
- 02. DEPARTMENT OF FOREIGN AFFAIRS & TRADE
- 03. NATIONAL ABORIGINAL COMMUNITY CONTROLLED HEALTH ORGANISATION
- 04. CANBERRA OLYMPIC POOL
- 05. NATIONAL CONVENTION CENTRE CANBERRA
- 06. ALAN WOODS BUILDING
- 07. ALLARA HOUSE
- 08. FINLAY CRISP CENTRE
- 09. CHIEF MINISTER & TREASURY DIRECTORATE
- 10. DEPARTMENT OF INDUSTRY INNOVATION & SCIENCE
- 11. THE LOFT APARTMENTS
- 12. CROWNE PLAZA CANBERRA
- 13. GLEBE PARK
- 14. GLEBE PARK APARTMENTS
- 15. CITY HILL
- 16. ROYAL THEATRE
- 17. CANBERRA INSTITUTE OF TECHNOLOGY
- 18. SUPREME COURT OF THE ACT
- 19. OVOLO NISHI BUILDING
- 20. NEW ACTON SOUTH
- 21. NEW ACTON EAST
- 22. QT CANBERRA
- 23. CAPITAL TOWER
- 24. CANBERRA WIDE APARTMENTS
- 25. DEPT. OF AGRICULTURE, WATER & THE ENVIRONMENT
- 26. CANBERRA MUSEUM AND GALLERY
- 27. ACT LEGISLATIVE ASSEMBLY
- 28. CONSTITUTION AVENUE BUS STOP
- 29. COMMONWEALTH AVENUE REGATTA POINT BUS STOP
- 30. PUBLIC BATHROOM
- 31. FUTURE LIGHT RAIL

BIMcloud: BIMSERVER23 - BIMcloud Basic for ARCHICAD 23/19179 70 Allara St Canberra/19179 General

REVISION
Work In Progress 3/12/2021²¹

REVISION

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
AM	03.12.2021	JB	03.12.2021	19179	N.T.S.@A3

PROJECT
BLOCK 16 SECTION 10
70 ALLARA ST
CANBERRA ACT 2601

DRAWING TITLE
LOCAL CONTEXT PLAN

FENDER KATSAIDIS
WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
TELEPHONE: +61 3 8696 3888
FENDER KATSAIDIS (AUST) PTY LTD ACN 092 943 032

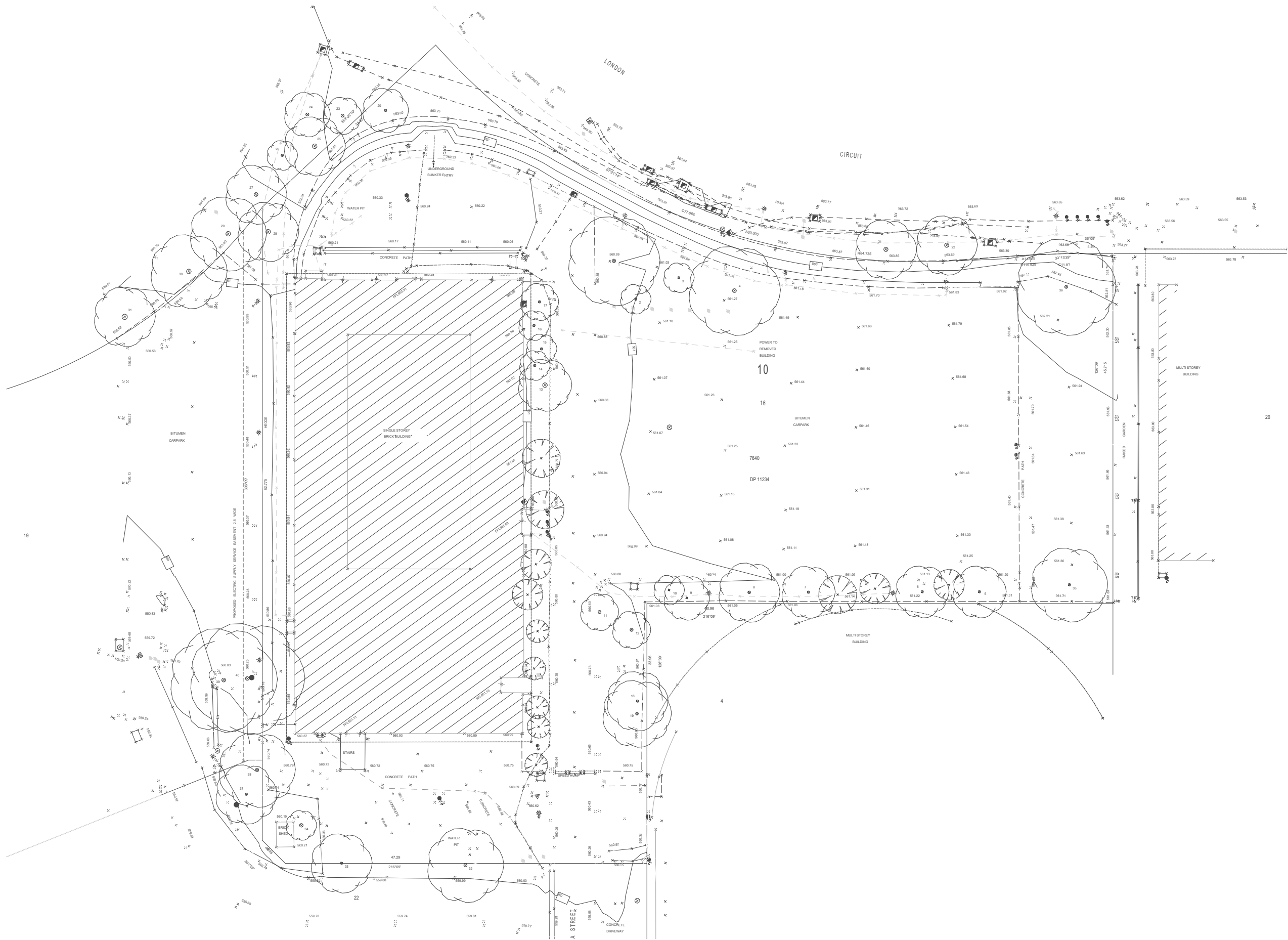
ISSUE PURPOSE
WORKS APPROVAL

REV. —
DRAWING NO.
WA-0001



→ LEGEND

- SIGN
- TREE
- SHRUB
- LIGHT POLE
- BOLLARD
- STORMWATER MANHOLE
- FLOOR LEVEL
- SUBSOIL DRAIN
- HYDRANT
- ELECTRICITY PIT
- COLUMN
- GROUND LIGHT
- COVER LEVEL
- FLAGPOLE
- GAS PLAQUE
- DOWNSPIPE
- TAP
- LETTER BOX
- SEWERAGE MANHOLE
- COMMS PIT
- BOREWELL



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REVISION
Work In Progress 3/12/2021²¹

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
AM	03.12.2021	JB	03.12.2021	19179	1:500@A3

PROJECT
BLOCK 16 SECTION 10
70 ALLARA ST
CANBERRA ACT 2601

DRAWING TITLE
SITE PLAN - EXISTING

FENDER KATSALEDIS
WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTH BANK
VICTORIA 3006 AUSTRALIA
TELEPHONE: +61 3 8696 3888
FENDER KATSALEDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
WORKS APPROVAL



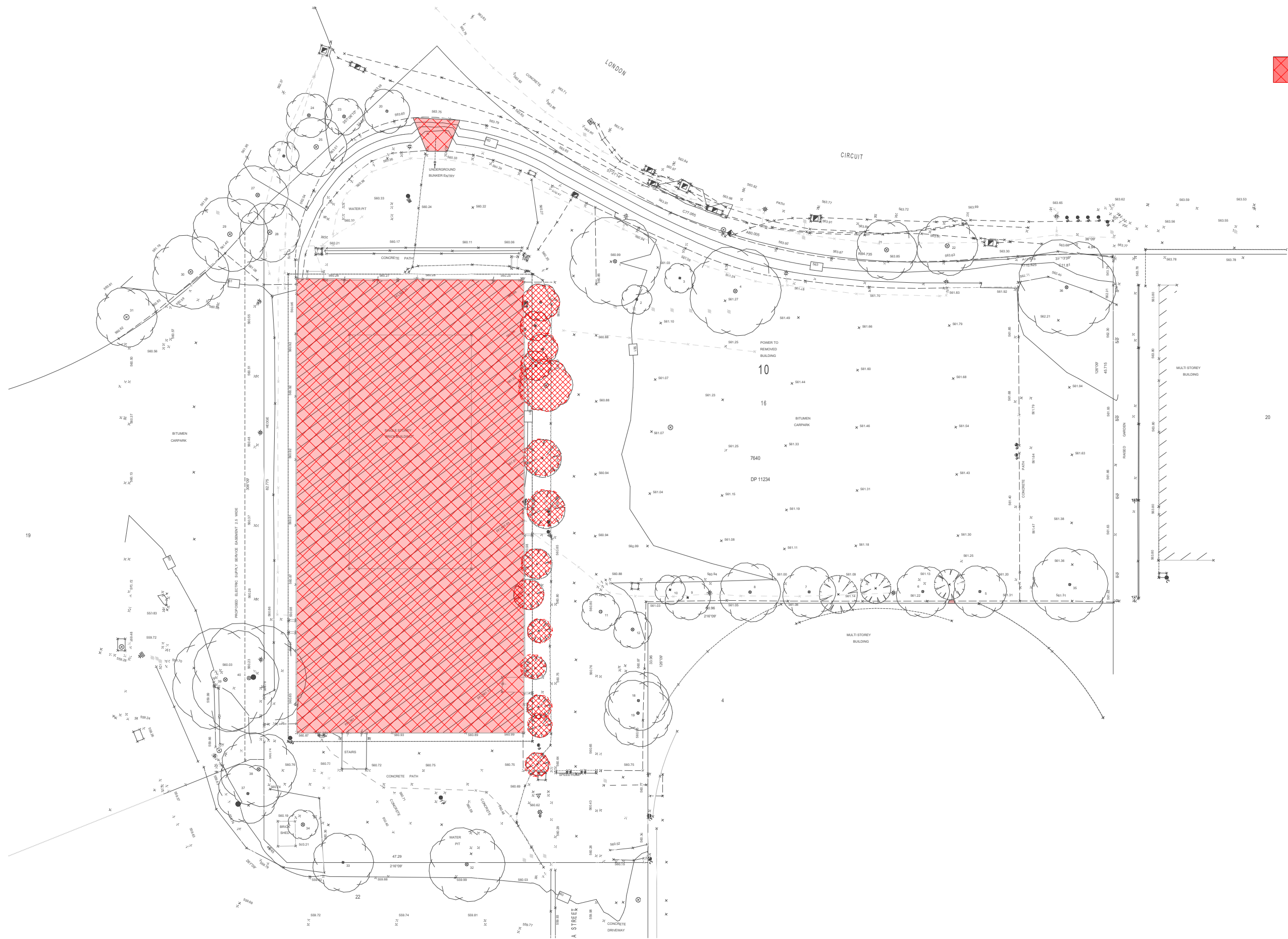
REV.
—
DRAWING NO.
WA-0002

→ LEGEND



EXISTING BUILDINGS AND
TREES TO BE DEMOLISHED

NOTE: THE REMOVAL OR
RELOCATION OF EXISTING
UNDERGROUND SERVICES IS
NOT COVERED BY THESE
DRAWINGS



BIMcloud: BIMSERVER23 - BIMcloud Basic for ARCHICAD 23/19179 70 Allara St Canberra/19179 General

REVISION

- Work In Progress 3/12/2021²¹

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DRAWN
AM

DATE
03.12.2021

CHECKED
JB

PLOT DATE
03.12.2021

JOB NO.
19179

SCALE
1:500@A3

PROJECT

BLOCK 16 SECTION 10
70 ALLARA ST
CANBERRA ACT 2601

DRAWING TITLE

SITE PLAN - DEMOLITION

FENDER KATSALIDIS

WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
TELEPHONE: +61 3 8696 3888
FENDER KATSAUDIS (AUST) PTY LTD ACN 092 943 032

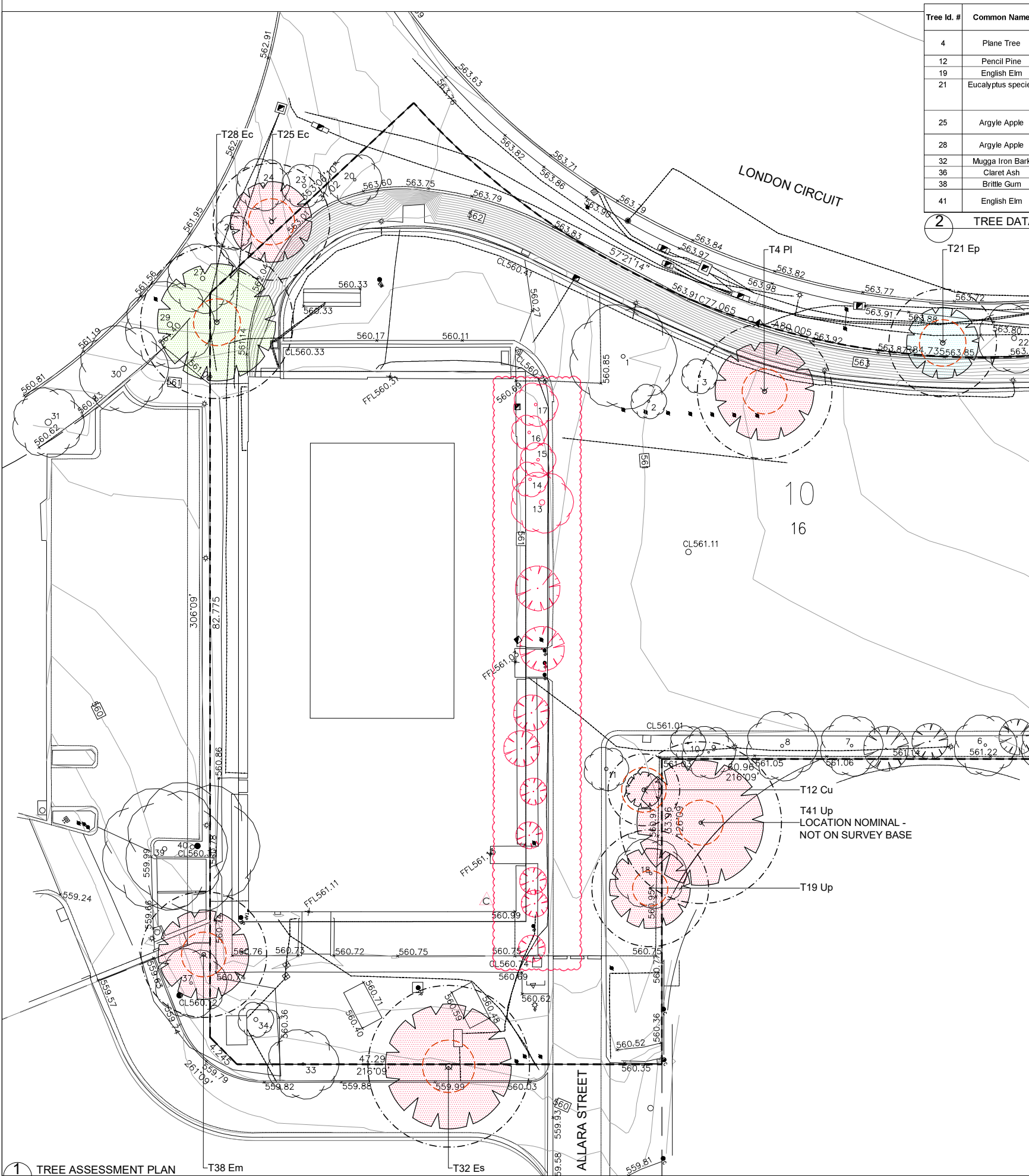
ISSUE PURPOSE

~~WORKS APPROVAL~~

REV. _____ DIS. _____

DRAWING NO.
VA-0003





Tree Id. #	Common Name	Botanical Name	Height (m)	Canopy radius (m)	Trunk Circ. (cm)	Age	Health	Structure	Tree Quality	TPZ (m)	Diam. @ root buttress	SRZ (m)	Notes
4	Plane Tree	<i>Platanus sp.</i>	13.2	5.5	150	Mature	Good	Good	Medium- High	7.5	0.52m	2.51m	
12	Pencil Pine	<i>Cupressus sempervirens</i>	12.8	2	145	Mature	Good	Good	Medium	4	0.51m	2.49m	
19	English Elm	<i>Ulmus procera</i>	12	4.5	78	Semi-Mature	Good	Fair	Medium	6.5	0.29m	1.97m	Asymmetrical form.
21	Eucalyptus species	<i>Eucalyptus sp.</i>	7.4	4	162	Mature	Poor	Poor	Poor	6	0.56m	2.59m	Tree is outside of property boundary, potentially impacted. Medium risk, included 1st order branch junctions, significant deadwood, crown dieback. Targets, footpath and road
25	Argyle Apple	<i>Eucalyptus cinerea</i>	8.4	4.5	158	Mature	Good	Good	Medium-High	6.5	0.55m	2.57m	Tree is outside of property boundary, potentially impacted.
28	Argyle Apple	<i>Eucalyptus cinerea</i>	7	6.5	165	Mature	Fair	Fair	Medium	8.5	0.57m	2.61m	Asymmetrical form. Several old branch failures, minor deadwood.
32	Mugga Iron Bark	<i>Eucalyptus sideroxylon</i>	14.4	7	218	Mature	Good	Good	High	9	0.74m	2.92m	
36	Claret Ash	<i>Fraxinus oxycarpa</i> 'Raywood'	9.8	5	156	Mature	Fair	Fair	Medium	7	0.54	2.55m	Asymmetrical form. Minor deadwood.
38	Brittle Gum	<i>Eucalyptus mannifera</i>	12.8	5	145	Mature	Good	Good	High	7	0.51m	2.49m	Tree is outside of property boundary, potentially impacted.
41	English Elm	<i>Ulmus procera</i>	13.5	7	>150	Mature	Good	Fair	High	9	0.52m	2.51m	Tree is outside of property boundary, potentially impacted. No access for trunk circumference. Located East of T12

2 TREE DATA TABLE AND NOTES

Protected Trees Onsite		Adjacent Protected Trees with TPZ within Site	
Tree Id.	Species	Tree Id.	Species
4	<i>Platanus sp.</i>	21	<i>Eucalyptus sp.</i>
12	<i>Cupressus sempervirens</i>	25	<i>Eucalyptus cinerea</i>
19	<i>Ulmus procera</i>	38	<i>Eucalyptus mannifera</i>
28	<i>Eucalyptus cinerea</i>	41	<i>Ulmus procera</i>
32	<i>Eucalyptus sideroxylon</i>		
36	<i>Fraxinus oxycarpa</i> 'Raywood'		

LEGEND

- BLOCK BOUNDARY LINE
- TPZ - Tree Protection Zone
- SRZ - Structural Root Zone
- ASSESSED PROTECTED TREE
- UNREGULATED TREE
- UNREGULATED SHRUBS AS PER TREE PROTECTION ACT 2005 (SHRUBS UNDER 8M HEIGHT, TRUNK CIRCUMFERENCE UNDER 1.2M, CANOPY SPREAD UNDER 5M)
- T4 PI TREE CALLOUT
 - TREE REFERENCE NUMBER
 - TREE SPECIES CODE

TREE SPECIES CODES

- Pl *Platanus sp.*
- Cu *Cupressus sempervirens*
- Up *Ulmus procera*
- Ep *Eucalyptus sp.*
- Ec *Eucalyptus cinerea*
- Es *Eucalyptus sideroxylon*
- Fr *Fraxinus oxycarpa* 'Raywood'
- Em *Eucalyptus mannifera*

ARBORCULTURAL HEALTH RATINGS

- EXCELLENT HEALTH - REGULATED TREE
 - The tree is demonstrating excellent or exceptional growth. The tree should exhibit a full canopy of foliage and be free of pest and disease problems.
- GOOD HEALTH - REGULATED TREE
 - The tree is demonstrating good or exceptional growth. The tree should exhibit a full canopy of foliage and have only minor pest and disease problems.
- FAIR HEALTH - REGULATED TREE
 - The tree is in reasonable condition and growing well. The tree should exhibit an adequate canopy of foliage. There may be some dead wood present in the crown. Some grazing by insects or possums may be evident.
- POOR HEALTH - REGULATED TREE
 - The tree is not growing to its full capacity. The canopy may be thinning or sparse. Large amounts of dead wood may be evident throughout the crown. Significant pest and disease problems may be evident or symptoms of stress indicating tree decline.
- VERY POOR HEALTH - REGULATED TREE
 - The tree appears to be in a state of decline. The tree is not growing to its full capacity. The canopy may be very thin and sparse. A significant volume of dead wood may be present in the canopy or pest and disease problems may be causing a severe decline in tree health.
- DEAD TREE

NOTE: THIS TREE ASSESSMENT HAS BEEN PREPARED FOR INFORMATION ONLY - ALL WORKS ASSOCIATED WITH TREE TO BE IN ACCORDANCE WITH THE TREE PROTECTION ACT 2005. TREE ASSESSMENT COMPLETED BY GOLD LEAF TREE SERVICES. CONTOUR INTERVAL 250MM.

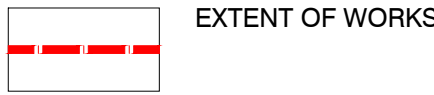


3 TREE DATA TABLE AND NOTES

1 TREE ASSESSMENT PLAN					CLIENT		CONSULTANT		PROJECT		DRAWING		NOT FOR CONSTRUCTION	
					Geocon		 CONTACT DETAILS PRIMARY CONTACT: JAMES MCPHERSON EMAIL: james@goldleaftreeservices.com.au PHONE: 0400 122 068		 CONTACT DETAILS PRIMARY CONTACT: PHOEBE GORDON EMAIL: phoebe@plotdesigngroup.com.au PHONE: 0422 917 937		70 Allara Street Civic Block 16 Section 10 City		SCALE 0 2 4 A1 1:250 A3 1:500	
ISSUE	REASON FOR ISSUE	DATE	DESIGN	CHECKED	PROJECT No		DRAWING No.		ISSUE					
A	Draft - for review	19.07.2021	PG	PG	21-310		TA201.1		C					
B	For information	22.07.2021	PG	PG										
C	Unregulated shrubs updated	13.05.2022	PG	PG										

LEGEND

GENERAL



EXTENT OF WORKS

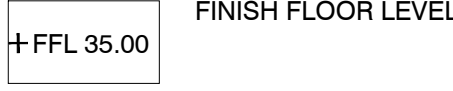
GRADING



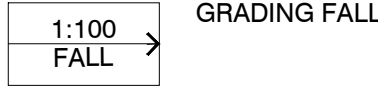
EXISTING LEVEL



RELATIVE LEVEL

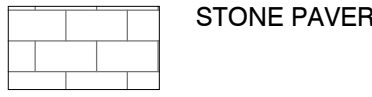


FINISH FLOOR LEVEL

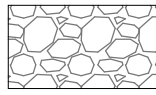


GRADING FALL

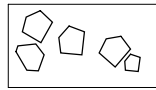
PV - PAVING



STONE PAVER



BALLAST



STONE STEPPERS

WL - WALLS

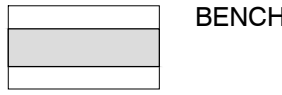


RETAINING WALL

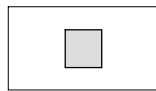


INTEGRATED PLANTER BOX IN TERRACES

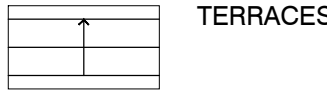
FN - FURNITURE



BENCH

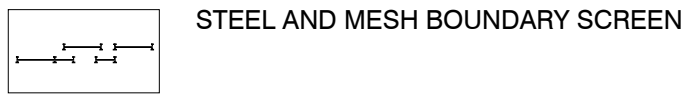


SEAT



TERRACES

FE - FENCES



STEEL AND MESH BOUNDARY SCREEN

TREE MANAGEMENT & PROTECTION PLAN
GENERAL NOTES

Protection of all hard and soft landscape assets on road reserves, street verges, public open spaces and unleased territory land adjacent to development to comply with the "Guidelines For The Protection Of Public Landscape Assets Adjacent To Development Works"

1.0 GENERAL

All construction work must be contained within the site except for approved service connections in the verge.

1.1 NOTIFICATION AND COMPLIANCE

Prior to the commencement of development works advise Asset Acceptance (AA) in writing that the protective measures have been installed in accordance with the approved landscape management and protection plan (LMPP). Notify the Asset Acceptance officer of both the commencement and completion of development/restoration works. (The Manager Asset Acceptance, City Management, PO BOX 352, Civic Square, ACT 2608)

1.2 SUPERVISION

Verge restoration - a Landscape Architect or Horticulturist must be employed to oversee work in the verge to ensure all requirements are followed. They must be present during any cultivation of the verge.

2.0 NOTES FOR LANDSCAPE MANAGEMENT & PROTECTION

2.1 STORAGE OF CONSTRUCTION MATERIAL

No construction material to be stored on verges, public open space or unleased territory land. No car parking or equipment parking permitted on verges, public open space or unleased territory land.

2.2 SITE ACCOMMODATION

No site sheds, storage sheds, site amenities or bill boards to be erected on verges, public open space or unleased territory land except with approval from Asset Acceptance.

2.3 FENCING

Erect protective fence at commencement of works and remove on completion of construction and commencement of restoration works in accordance with the approved LMPP. Protective fence:- 1800 high continuous mesh fence supported by steel posts with concrete bases is mandatory.

2.4 EXISTING TREES

All trees located in road reserve, street verges, public open space and unleased territory land are to be retained (unless noted otherwise) and remain undamaged. Existing clearance from ground to canopy is not to be altered. Ensure construction equipment can pass beneath lowest limb, through driveway access. Crowns and apex of canopy are not to be altered or reduced. Ensure lifting equipment and load can clear height and width of tree crown without damage to crown.

2.5 SITE ACCESS

Provide site access in accordance with the approved LMPP. Alternative access is prohibited without the approval of Asset Acceptance.

2.6 SERVICE ENTRY TO SITE

The developer must obtain and co-ordinate all service approvals. Approval for trench locations must be obtained through Asset Acceptance 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.A

2.7 SERVICE ALONG STREET

The developer must obtain and co-ordinate service approvals. Approval for trench locations must be obtained through Asset Acceptance at planning and design stage. Service installation approved alignments include:-

- Within road paved area.
- Boring below the root zone within the crown spread of trees
- Below existing footpath on the property line
- Immediately behind kerb

2.8 PEDESTRIAN AND BICYCLE MOVEMENT

Existing footpath/cyclepath to be maintained and remain unobstructed throughout the development works.

Maintain

protective fencing 600 offset from each side of path, establish and maintain an 1800 wide fenced clear way along the entire lease boundary where no constructed footpath exists.

2.9 LANDSCAPE MAINTENANCE AND RESTORATION

Provide continuous care and maintenance by horticultural practices of soft landscape assets on road reserves, street verges, public open space and unleased territory land adjacent to the development for the duration of the works (including restoration works).

GRASS AREAS shall have a healthy and vigorous grass sward appropriate to the area. If the standard of grass cover is to be improved, the following requirements apply:-

- Lightly cultivate the soil to 25-50mm depth (50mm maximum to minimise damage to tree roots). Cultivate only in one direction. Avoid major tree roots and keep a minimum of one metre (1.0m) away from tree trunks.
- Add Type 'B' topsoil at 25-50mm depth. Level the topsoil and add NPK fertiliser (equivalent to Multigro) at 40g/m².
- Lay turf or sow seed of suitable drought tolerant species as specified in the ACT Government 'Specification For Urban Infrastructure Works' (Issue 1, Revision 0, 2002). Keep moist during establishment.

PLANT DAMAGE: Damage to trees or other plantings to be rectified by replacement or rehabilitation at the developer's expense and to the satisfaction of Transport Canberra City Services (TCCS). Soft landscape asset restoration work is to be approved by TCCS and carried out by a TCCS approved operator.

3.0 TREE ROOT PROTECTION

Proposed excavation within the drip zone of a tree is restricted to one side of the tree only and must be approved by an Asset Acceptance officer prior to excavation. excavation conditions:

- Do not sever large roots (>30mm diameter) closer than halfway from the drip line to the trunk. Hand trenching to a depth of 300mm is required to locate these roots before any mechanical trenching is undertaken.
- All roots to be cut cleanly with specifically designed equipment or other suitable pruning equipment which will cut roots cleanly.
- Roots exposed during excavation must be protected from desiccation. Keep lightly watered or cover with hessian which must be kept moist.
- Water trees which have had disturbance in their root zone. The amount and frequency of water needs to be adapted to the tree's requirement, based on seasonal conditions.

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.

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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	ISSUE FOR INFORMATION	SL	PM
2	21.02.22	ISSUE FOR INFORMATION	PM	PM
3	25.03.22	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

0.5 0 0.5 1 2.5m
SCALE 1:50 @ A1

NORTH POINT



DRAWING

LEGEND

PROJECT N°

S20-026

DRAWING N°

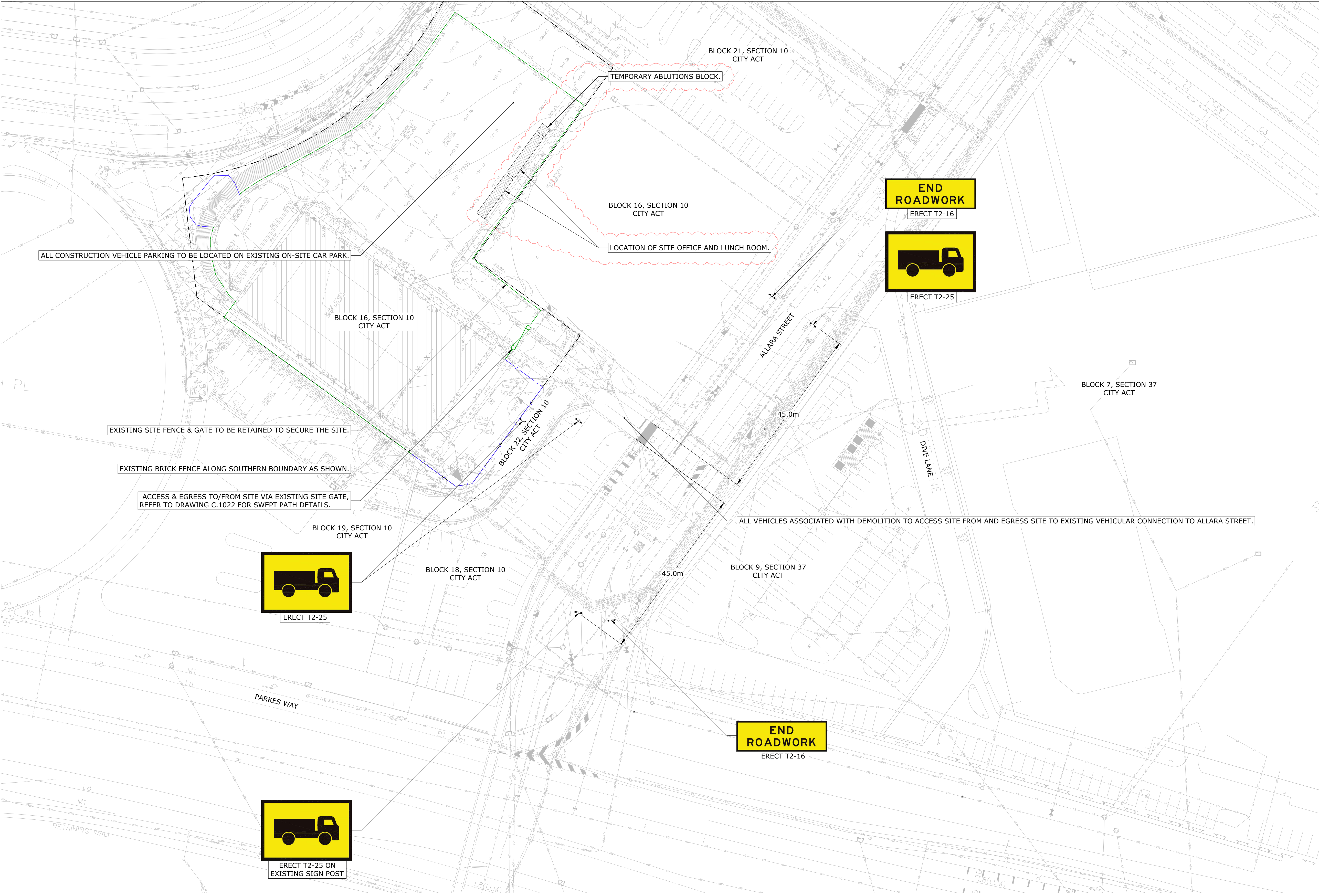
L001

SHEET SIZE

A1

ISSUE

3



- GENERAL:**
- 1. DRAWING TO BE READ IN CONJUNCTION WITH DRAWING C.1022.
 - 2. TGS PREPARED BY SIMON SCHUPFER RMS CARD NO#0052117530.
 - 3. SIGNS AND DELINEATIONS TO BE IN ACCORDANCE WITH AS1742.3 - 2009. ALL TRAFFIC MANAGEMENT INFRASTRUCTURE TO BE MADE FROM REFLECTIVE MATERIAL.
 - 4. ALL CONSTRUCTION WORKERS TO WEAR HIGH VISIBILITY VESTS AT ALL TIMES.
 - 5. TGS MEASURES PROPOSED REPRESENT A PERMANENT INSTALLATION FOR THE DURATION OF CONSTRUCTION UNLESS NOTED OTHERWISE.
 - 6. PLAN TO BE READ IN CONJUNCTION WITH RISK REGISTER PRODUCED BY GEOCON. THIS CAN BE PROVIDED ON REQUEST.
 - 7. NOTIFICATIONS MUST BE GIVEN TO LOCAL RESIDENCES REGARDING WORK ACTIVITY AND TIMES.
- SITE OPERATION - CONSTRUCTION PEDESTRIAN TRAFFIC:**
- 8. CONSTRUCTION WORKERS TO OBEY ALL PEDESTRIAN CROSSING LOCATIONS MEASURES AT ALL TIMES.
 - 9. ADHERENCE TO THE PEDESTRIAN DIVERSION IS TO BE INCLUDED IN INDUCTION REGISTERS AND TOOLBOX TALKS.
- SIGN INSTALLATION:**
- 10. ALL TGS SIGNS SHOWN ARE TO BE INSTALLED AS PERMANENT SIGNS FOR THE DURATION OF THE CONSTRUCTION PERIOD AS PER THE REQUIREMENTS OF AS1742.3.
 - 11. SIGNS DIRECTED AT VEHICULAR TRAFFIC ARE TO BE INSTALLED 2.2m CLEAR HEIGHT ABOVE THE GROUND SURFACE.
 - 12. SIGNS DIRECTED AT PEDESTRIAN TRAFFIC ARE TO BE LOW LEVEL.
- VERGE USE:**
- 13. THE VERGE IS TO BE REINSTATED TO ORIGINAL CONDITIONS AT COMPLETION OF THE WORKS.

DISCIPLINE:
CIVIL SERVICES

REV	ISSUE	CHK'D	APP'D	DATE
1	PRELIMINARY	S.S.	S.G.	30/11/21
2	PRELIMINARY	S.G.	S.G.	03/12/21
3	PRELIMINARY	S.G.	S.G.	08/12/21
4	PRELIMINARY	S.G.	S.G.	14/12/21

KEY PLAN

LEGEND

SERVICE	EXISTING	PROPOSED
BLOCK BOUNDARY		
SITE FENCE		
TGS SIGN AS DESCRIBED		
SITE GATE		

ALL DRAWINGS ARE DESIGNED TO BE PRINTED AND READ IN COLOUR

IT IS THE CONTRACTORS' RESPONSIBILITY TO PRINT DRAWINGS IN COLOUR TO AVOID ANY POTENTIAL DISCREPANCIES IF DRAWINGS ARE PRINTED IN BLACK AND WHITE.

Vital Design Solutions
HYDRAULIC CIVIL FIRE

Canberra - Ground floor, 20 Spongolite Street, Beard ACT 2620
Melbourne - Level 22, 535 Bourke Street, Melbourne Vic 3000
Tel 02 6297 2765 Email admin@vdsol.com.au
Fax 02 6299 2316 Web vdsol.com.au
ABN 45 151 340 788
ACN 151 340 788

CLIENT
GEOCON
BUILDING CANBERRA

ARCHITECT

PROJECT
ALLARA STREET
BLOCK 16, SECTION 10
70 ALLARA STREET
CITY ACT

DRAWING TITLE
DEMOLITION
TRAFFIC GUIDANCE SCHEME
PLAN

ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS, ORDERING MATERIAL OR PRODUCING SHOP DRAWINGS.

THE COPYRIGHT OF THIS DRAWING REMAINS WITH VITAL DESIGN SOLUTIONS PTY LTD.

JOB REFERENCE
VS20069

DRAWING NUMBER
C.1021

DESIGNED S.SCHUPFER

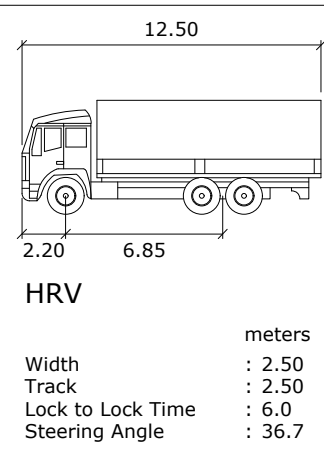
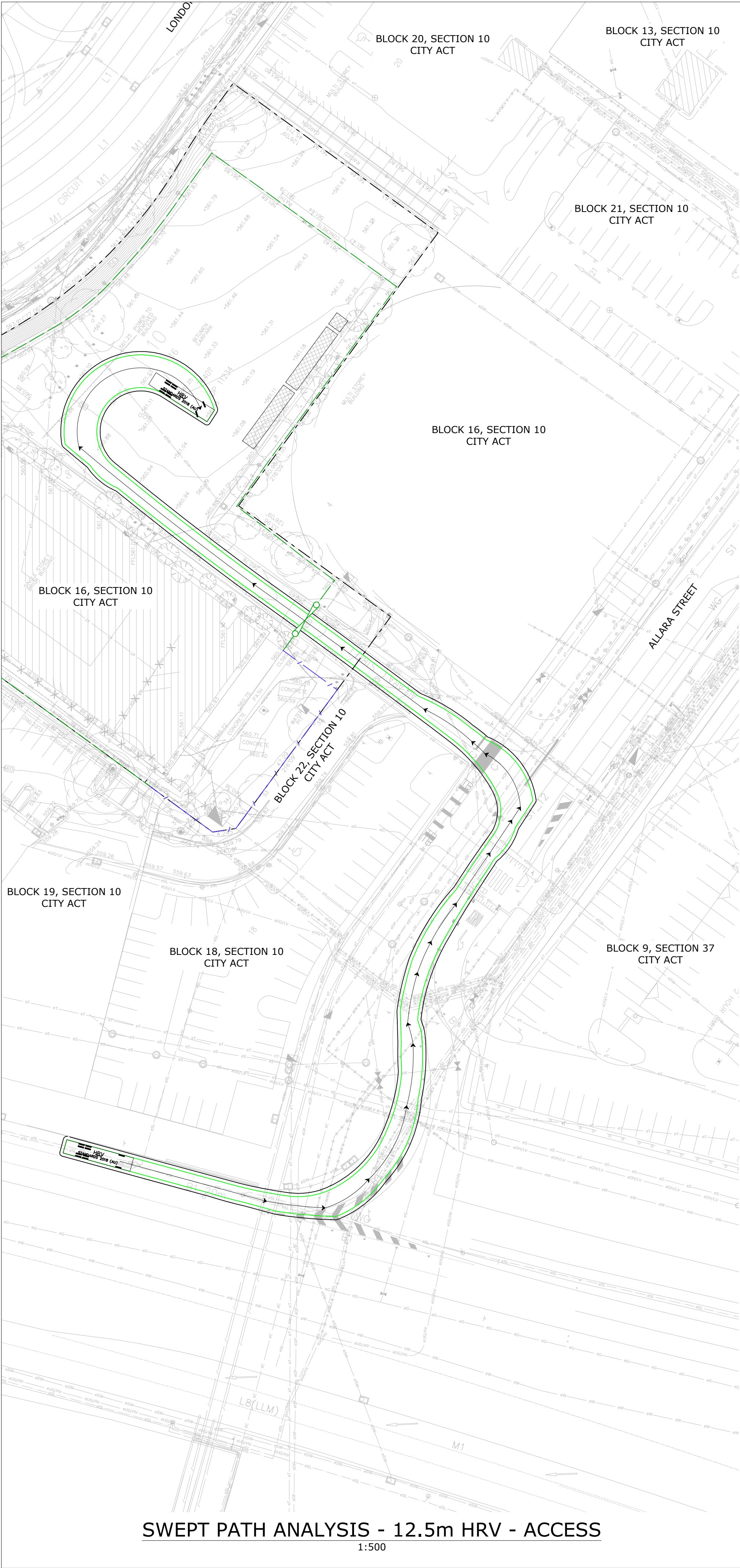
DRAFTED S.SCHUPFER

SCALE

SCALE 1:500 SIZE A1

ISSUE
NOT FOR CONSTRUCTION

REVISION
4



DISCIPLINE:

CIVIL SERVICES

REV	ISSUE	CHK'D	APP'D	DATE
1	PRELIMINARY	S.S.	S.G.	30/11/21
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3	PRELIMINARY	S.G.	S.G.	08/12/21
4	PRELIMINARY	S.G.	S.G.	14/12/21

KEY PLAN

LEGEND

SERVICE	EXISTING	PROPOSED
BLOCK BOUNDARY	- - - - -	- - - - -
SITE FENCE	- - - - -	- - - - -
SITE GATE	- - - - -	- - - - -

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CLIENT

BUILDING CANBERRA

ARCHITECT

PROJECT

ALLARA STREET
BLOCK 16, SECTION 10
70 ALLARA STREET
CITY ACT

DRAWING TITLE

CONCEPT TEMPORARY TRAFFIC
MANAGEMENT
VEHICLE MOVEMENT PLAN

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JOB REFERENCE

VS20069

DRAWING NUMBER

C.1022

DESIGNED

S.SCHUPFER

DRAFTED

S.SCHUPFER

SCALE

0 5.0 10.0 15.0m

SCALE

1:500

SIZE

A1

ISSUE

NOT FOR
CONSTRUCTION

REVISION

4