

1. DRAWING TO BE READ IN CONJUNCTION WITH C.1101.
2. BEFORE COMMENCING WORKS, THE CONTRACTOR SHALL ADVISE THE COORDINATOR IN WRITING THAT THE TREE PROTECTIVE MEASURES HAVE BEEN INSTALLED AS PER THE APPROVED LANDSCAPE MANAGEMENT AND PROTECTION PLAN (LMP). RANDOM AUDITS WILL BE UNDERTAKEN BY ASSET ACCEPTANCE TO ENSURE COMPLIANCE. FAILURE TO COMPLY MAY INCUR THE ISSUE OF A STOP WORK NOTICE.
3. REFER TO DRAWING C.1101 FOR EXISTING SERVICES INFORMATION.
 - 3.1. DETAILS ARE PROVIDED ON PROPOSED CONSTRUCTION TECHNIQUES TO MINIMISE IMPACT ON EXISTING TREES SURROUNDING THE DEVELOPMENT.
 4. ALL WORKS SHALL BE CONTAINED WITHIN THE AUTHORISED SITE EXCEPT FOR APPROVED SERVICE CONNECTIONS IN THE VERGE OR OTHER APPROVED EXCEPTIONS.
 - 4.1. REFER TO APPROPRIATE PLANS FOR CONSTRUCTION METHODOLOGY OF OFF-SITE SERVICES.
5. DURING THE PROGRESS OF THE WORKS ALL EXISTING VERGE GRASS COVER SHALL BE MAINTAINED IN ITS PRE-EXISTING CONDITION. PROTECTIVE MEASURES SHALL INCLUDE REGULAR WATERING OF GRASS AND TREES TO MAINTAIN CONDITION.

1. FOR ALL WORKS, OTHER THAN MINOR WORKS (I.E MINOR IN COMPLEXITY OR SCOPE AND CONFIRMED AS MINOR BY ASSET ACCEPTANCE) AND UNLESS OTHERWISE APPROVED BY ASSET ACCEPTANCE, A SUITABLY QUALIFIED LANDSCAPE ARCHITECT OR HORTICULTURIST SHALL BE EMPLOYED TO ENSURE THAT THE WORK IN THE VERGE MEETS THE REQUIREMENTS. THE ARCHITECT OR HORTICULTURIST SHALL ALSO BE PRESENT DURING ANY CULTIVATION AND RESTORATION OF THE VERGE WHICH AFFECTS PLANT MATERIAL AND SHALL PROVIDE CERTIFICATION THAT ALL WORK, CULTIVATION AND RESTORATION HAVE BEEN PERFORMED TO INDUSTRY STANDARDS.

1. THE STORAGE OF CONSTRUCTION MATERIALS AND PARKING OF VEHICLES OR EQUIPMENT ON VERGES OR ADJACENT PUBLIC OPEN SPACES IS NOT PERMITTED WITHOUT PRIOR APPROVAL FROM TCCS. WHERE THERE IS NO ALTERNATIVE OTHER THAN TO USE THESE AREAS FOR STORAGE AND/OR PARKING, APPROVAL MUST BE OBTAINED FROM TCCS PRIOR TO USE.
2. REFER TO TEMPORARY TRAFFIC MANAGEMENT PLAN FOR INFORMATION REGARDING CONSTRUCTION VEHICLES SERVICING THE SITE.

1. ALL TEMPORARY PROTECTIVE FENCES ERECTED TO PROTECT EXISTING ASSETS SHALL BE IN ACCORDANCE WITH APPROVED LMPD DRAWING. FENCING SHALL BE ERECTED PRIOR TO THE COMMENCEMENT OF ANY SITE WORKS AND REMOVED AT THE COMPLETION OF ALL CONSTRUCTION ACTIVITY EXCEPT DURING VERGE RESTORATION. THE FENCE SHALL REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD.
2. EXISTING TREES, PLANTING AND GRASS SHALL BE FENCED OFF TO ENCLOSE THE STREET VERGE, PUBLIC OPEN SPACE OR UNLEASSED TERRITORY LAND AREA, UNLESS OTHERWISE APPROVED BY ASSET ACCEPTANCE, PROTECTIVE FENCING SHALL BE LOCATED
 - 2.1. ALONG THE DRIP LINE OF EACH TREE, AND
 - 2.2. 1.2m BACK FROM THE BACK OF THE KERB FOR THE FULL FRONTAGE OF THE LEASE, ALONG THE PROPERTY BOUNDARY AND ALONG THE APPROVED DRIVEWAY ACCESS TO ENSURE THAT THE VERGE IS COMPLETELY ENCLOSED.
3. USE OF TEMPORARY 1800mm TALL CONTINUOUS MESH FENCE SUPPORTED BY STEEL POSTS WITH CONCRETE BASES, OR PREFABRICATED FENCING PANELS WITH CONCRETE BASES, IS MANDATORY. ANY VARIATION FROM THIS REQUIRES WRITTEN APPROVAL FROM ASSET ACCEPTANCE.

1. EXISTING VERGE FOOTPATHS ADJACENT SITE ON COMMONWEALTH AVENUE AND QUEEN TERRACE CRESCENT SHALL REMAIN OPEN THROUGHOUT CONSTRUCTION UNLESS OTHERWISE APPROVED BY ROADSACT AS PART OF THE TGS PROCESS.
2. WHERE A CONSTRUCTED FOOTPATH OR CYCLEWAY EXISTS IN THE VERGE AND IS TO BE RETAINED DURING CONSTRUCTION, PROTECTIVE FENCING INCLUDING CONCRETE PEDESTALS ARE TO BE SET BACK 600mm FROM EACH SIDE OF THE PATH.
3. ANY DEVIATION FROM THE ABOVE DUE TO LOCALISED RESTRAINTS REQUIRES APPROVAL FROM ASSET ACCEPTANCE.
4. ACCESS GATES TO THE SITE ARE TO OPERATE INTERNAL TO SITE. NO SWINGING OR SLIDING OF GATES EXTERNAL TO THE SITE IS PERMITTED.

1. ALL TREES LOCATED IN THE ROAD RESERVE, VERGE, PUBLIC OPEN SPACE OR UNLEASED TERRITORY LAND, SHALL BE RETAINED AND MUST REMAIN UNDAMAGED UNLESS NOTED OTHERWISE. THE LMPP PROCESS REQUIRES THE COORDINATOR TO IDENTIFY ANY TREES THAT MAY BE AFFECTED BY THE WORKS AND TO SUBMIT A REQUEST FOR APPROVAL TO PROCEED, CLEARLY IDENTIFYING THE NATURE OF THE WORK AFFECTING THE TREE AND PROTECTIVE MEASURES PROPOSED TO MINIMISE DAMAGE.
2. THE MAJORITY OF TREE ROOTS GROW IN THE TOP 300mm OF SOIL. THESE ARE THE FEED ROOTS, OFTEN VERY FINE ROOTS THAT PROVIDE THE TREE WITH WATER OXYGEN AND NUTRIENTS. THESE ROOTS TYPICALLY GROW FROM THE TRUNK OF THE TREE TO WELL BEYOND THE 'DRIP LINE'.
3. EXCAVATION WITHIN THE DRIP LINE OF A TREE DOES CONSIDERABLE DAMAGE TO ITS ROOT SYSTEM. IT CAN AFFECT TREE STABILITY AND TREE HEALTH TO SUCH AN EXTENT THAT IT WILL LEAD TO THE DECLINE AND POSSIBLY DEATH OF THE TREE OVER A NUMBER OF YEARS.
4. EXCAVATION THAT OCCURS WITHIN THE DRIP LINE OF THE TREE SHALL BE RESTRICTED TO ONE SIDE AND HAVE PRIOR APPROVAL FROM ASSET ACCEPTANCE.
5. WHERE EXCAVATION IS APPROVED, THE FOLLOWING MEASURES SHALL BE ADOPTED:
 - 5.1. DO NOT SEVER LARGE ROOTS (>30mm DIAMETER) CLOSER THAN HALFWAY FROM THE DRIPLINE TO THE TRUNK;
 - 5.2. LOCATE THESE ROOTS BY HAND TRENCHING TO A DEPTH OF 300mm PRIOR TO ANY MECHANICAL EXCAVATION;
 - 5.3. CUT ALL ROOTS CLEANLY WITH EQUIPMENT SPECIFICALLY DESIGNED FOR THIS PURPOSE OR BY SUITABLE PRUNING EQUIPMENTS;
 - 5.4. PROTECT ROOTS EXPOSED BY LIGHTLY WATERING AND COVERING WITH MOIST HESSIAN;
 - 5.5. MAINTAIN THE GOOD HEALTH OF THE TREES THAT HAVE HAD DISTURBANCE IN THEIR ROOT ZONE BY CONTINUAL WATERING, AT NO TIME SHALL THE DISTURBED AREA BE ALLOWED TO DRY OUT TO THE DETERMENT OF TREES HEALTH.

1. SITE ACCESS SHALL BE VIA THE PROPOSED LOCATIONS. REFER TO TRAFFIC GUIDANCE SCHEME FOR INFORMATION.
2. CONSTRUCTION TECHNIQUE SHALL MINIMISE EXCAVATION REQUIRED IN THE VERGE. REFER TO SERVICING AND OFFSITE WORKS PLANS FOR INFORMATION REGARDING PROPOSED CONSTRUCTION TECHNIQUES IN THE VERGE.

1. THE COORDINATOR SHALL COORDINATE ALL SERVICES APPROVALS; APPROVAL BY AA FOR TRENCH LOCATIONS SHALL BE OBTAINED AS PART OF THE LMPP PROCESS.
2. TO MINIMISE DAMAGE AND/OR DISTURBANCES TO THE ROOTS OF ROOT ZONE AND SUBJECT TO APPROVAL BY ASSET ACCEPTANCE, ANY NEW OR UPGRADED SERVICES PARALLEL TO THE KERB OR PROPERTY LINE SHALL BE INSTALLED ON THE FOLLOWING ALIGNMENTS:
 - 2.1. WITHIN THE ROAD PAVED AREA;
 - 2.2. BELOW THE ROOT ZONE IF THE EXCAVATION REQUIRED IS WITHIN THE CANOPY SPREAD OF ANY TREE;
 - 2.3. BELOW THE EXISTING FOOTPATH ON THE PROPERTY LINE; AND
 - 2.4. IMMEDIATELY BEHIND THE KERB.

1. THE CO-ORDINATOR SHALL NOTIFY ASSET RESTORATION AT THE COMPLETION OF WORK AND OBTAIN APPROVAL PRIOR TO COMMENCEMENT OF ANY VERGE RESTORATION. DURING VERGE RESTORATION, TOPSOIL SHALL NOT BE REMOVED AND THE SOIL SHALL BE PROTECTED FROM ANY DAMAGE. THE VERGE SHALL BE PROTECTED FROM ANY DAMAGE PRIOR TO COMPLETION OF THE WORKS. VERGES SHALL HAVE ESTABLISHED APPROPRIATE GRASS COVER AS APPROVED BY PCL, E.G DRYLAND GRASS, NATIVE GRASS OR COUCH.
2. IF THE STANDARD OF GRASS COVER ON THE VERGE NEEDS TO BE IMPROVED, THE FOLLOWING REQUIREMENTS SHALL APPLY:
 - 2.1. WITHIN THE ROOT ZONE OF TREES, LIGHTLY CULTIVATE THE SOIL IN ONE DIRECTION ONLY TO BETWEEN 25mm AND 50mm DEPTH. AVOID MAJOR ROOTS AND KEEP CLEAR OF TRUNKS BY 1m.
 - 2.2. OUTSIDE THE ROOT ZONE NORMAL CULTIVATION PRACTICES APPLY.
 - 2.3. ADD 18 T/ha TOPSOIL AT 25mm TO 30mm DEPTH. LEVEL THE TOPSOIL AND ADD NPK FERTILISER (EQUIVALENT TO MULTIGRLO) AT 40g/m².
 - 2.4. LAY TURF OR SOW SEED OF A SUITABLE DROUGHT TOLERANT SPECIES AS SPECIFIED IN THE STANDARD SPECIFICATION OF URBAN INFRASTRUCTURE WORKS;
 - 2.5. KEEP MOIST DURING ESTABLISHMENT.

TREE TO BE REMOVED

 UNIVERSITY OF CAMBRIDGE

[illegible]

[illegible]

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ARCHITECT

CLIENT

PROJECT

WEST BLOCK
BLOCK 3 SECTION 23
QUEEN VICTORIA TERRACE
PARKES ACT

DRAWING TITLE

LANDSCAPE MANAGEMENT AND
PROTECTION PLAN

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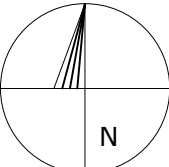
JOB REFERENCE
VS21048

DRAWING NUMBER
C.1101

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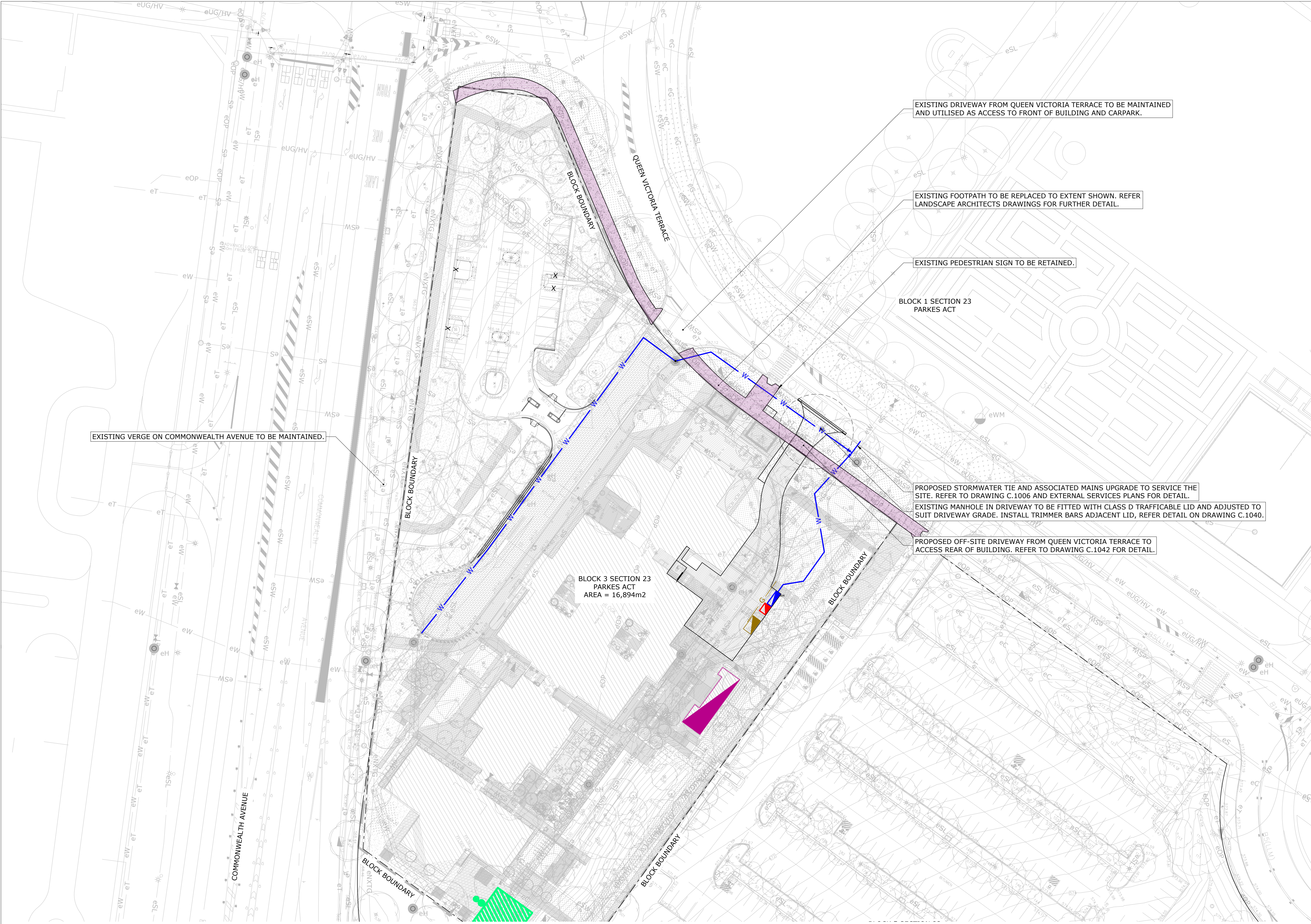
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OFF-SITE WORKS PLAN

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1	PRELIMINARY	S.S.	S.G.	26/07/21

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KEY PLAN

LEGEND:

PROPOSED CONTOUR (0.1m INTERVAL)

PROPOSED CONTOUR (0.05m INTERVAL)

PROPOSED CONCRETE JOINT

PROPOSED TRIMMER BAR

SERVICE DRIVEWAY PAVEMENT

PEDESTRIAN PAVEMENT

Vital Design Solutions

HYDRAULIC CIVIL FIRE

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ACN 151 340 788

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GEOCON

BUILDING CANBERRA

PROJECT

WEST BLOCK
BLOCK 3 SECTION 23
QUEEN VICTORIA TERRACE
PARKES ACT

DRAWING TITLE

OFF-SITE WORKS
GENERAL LAYOUT PLAN

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VS21048

DRAWING NUMBER

C.1041

DESIGNED

S.GWYNNE

DRAFTED

S.GWYNNE

SCALE

0 2.0 4.0 6.0m

SCALE

1:200

SIZE

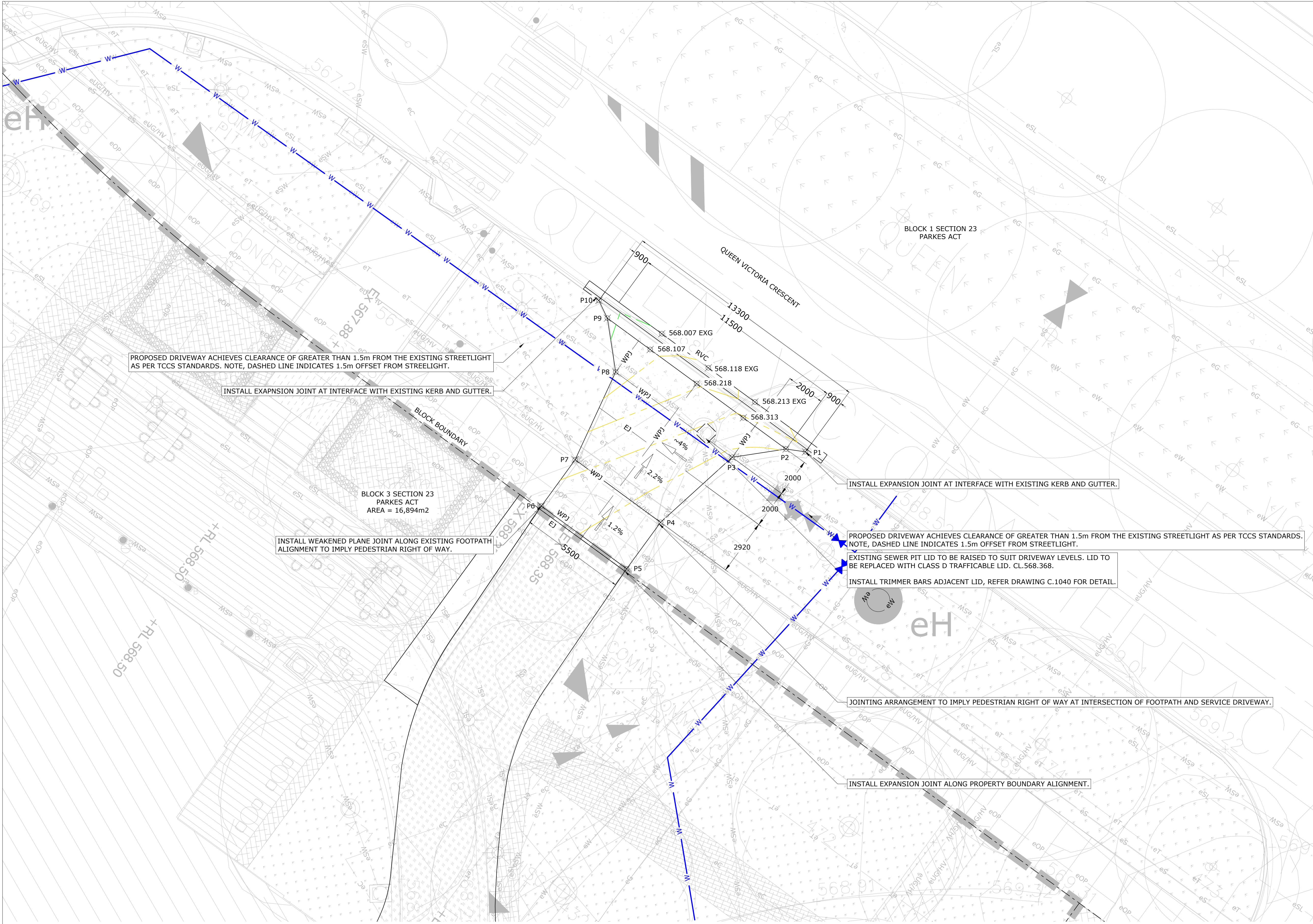
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OFF-SITE DRIVEWAY PLAN - SERVICE DRIVEWAY
1:100 @ A1

POINT (P/TP)	EASTING	NORTHING	RL	NOTE
P1	210598.684	601582.732	568.447	MATCH TO EXISTING (BOK)
P2	210597.674	601582.877	568.427	BACK OF VC
P3	210594.878	601582.447	568.441	DRIVEWAY
P4	210591.159	601579.068	568.450	FOOTPATH
P5	210589.399	601576.652	568.502	BLOCK BOUNDARY
P6	210584.971	601579.915	568.317	BLOCK BOUNDARY
P7	210586.723	601582.321	568.287	FOOTPATH
P8	210588.827	601586.883	568.029	DRIVEWAY
P9	210588.395	601589.679	567.954	BACK OF VC
P10	210587.954	601590.599	567.974	MATCH TO EXISTING (BOK)

*SET OUT TO ACT MAPGRID.
**TANGENT POINTS SET AT NOMINAL KERB LINE, REFER DETAIL.

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KEY PLAN

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DRAWING TITLE
OFF-SITE WORKS DRIVEWAY PLAN

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DRAWING NUMBER
C.1042

DESIGNED S.SCHUPPER
DRAFTED S.SCHUPPER

SCALE
0 1.0 2.0 3.0m
SCALE 1:100 SIZE A1

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ON-SITE PAVEMENT PLAN
1:200 @ A1

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PROJECT
**WEST BLOCK
BLOCK 3 SECTION 23
QUEEN VICTORIA TERRACE
PARKES ACT**

DRAWING TITLE
ON-SITE PAVEMENT PLAN

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JOB REFERENCE
VS21048

DRAWING NUMBER
C.1071

DESIGNED S.GWYNNE

DRAFTED S.SCHUPFER

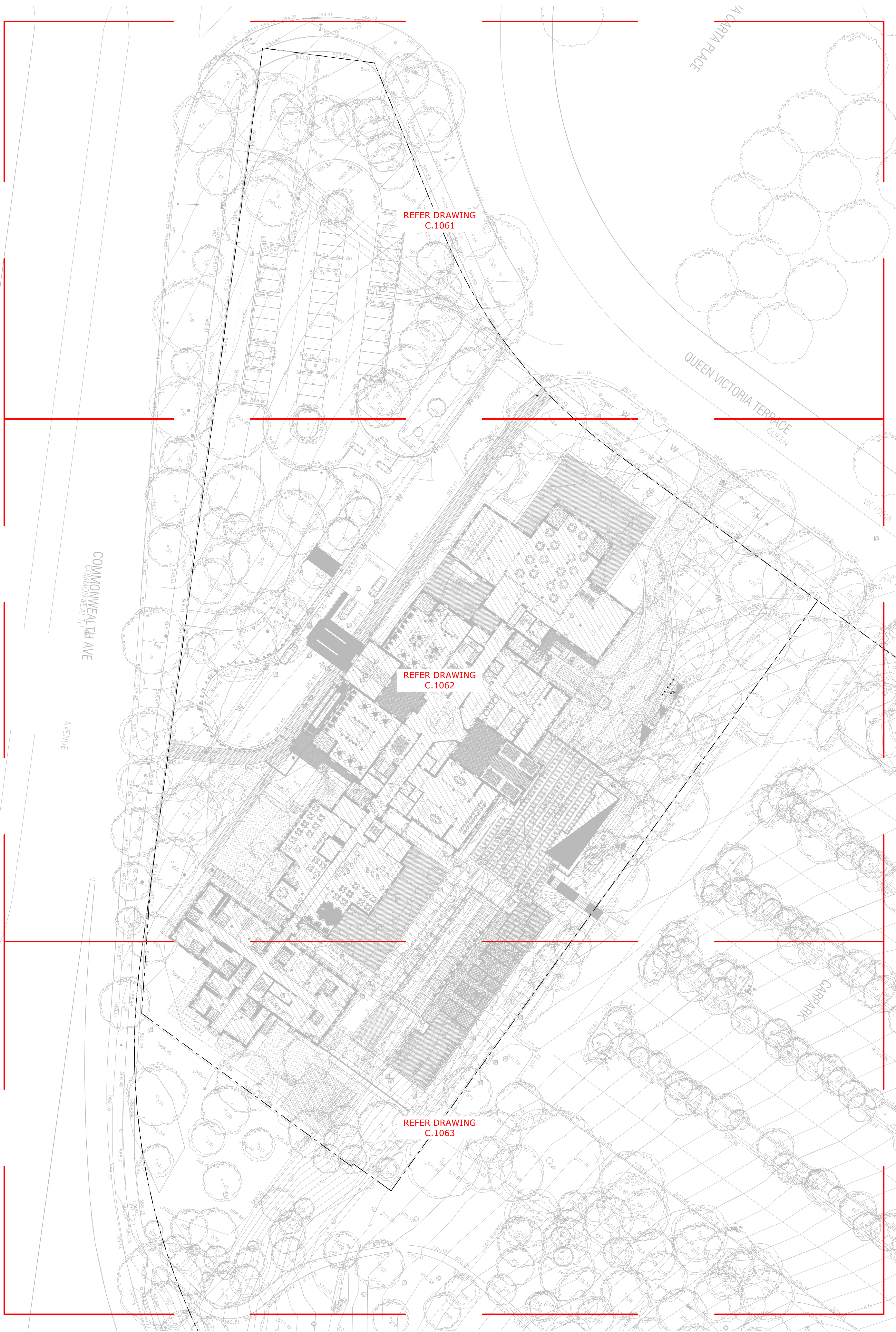
SCALE

SCALE 1:200

SIZE A1

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ON-SITE GRADING - KEY PLAN
1:500 @ A1

NOTES:

1. DRAWING IS TO BE READ IN CONJUNCTION WITH C.1061, C.1062 & C.1063.

AS2890.1 - OFF-STREET PARKING CODE:

GRADIENTS WITHIN PARKING MODULES:

2. MAXIMUM GRADIENT PARALLEL TO THE ANGLE OF PARKING 5%.
3. MEASURED IN ANY OTHER DIRECTION 6%.
4. WITHIN DISABLED SPACES REFER TO NOTES FROM AS2890.6.

ACCESS DRIVEWAYS

5. MAX GRADE OF 5% BETWEEN EDGE OF FRONTAGE ROAD AND PROPERTY LINE, BUILDING ALIGNMENT AND PEDESTRIAN PATH (OVERRULED BY TCCS RULES IN ACT)
6. MAX GRADE OF 5% FOR FIRST 6.0m ON-SITE.
7. MAX GRADE MAY BE INCREASED TO 12.5% PROVIDING ALL THREE OF THE BELOW ARE MET:
7.1. THE GRADE IS DOWNGRADE FOR EXITING TRAFFIC.
7.2. THE USER CLASS OF PARKING IS CLASS 1, 1A OR 2 ONLY.
7.3. THE MAXIMUM CAR PARK SIZE IS 25 SPACES FOR ARTERIAL ROADS OR 100 CARSPACES FOR LOCAL ROADS.

VEHICLE CONTROL POINTS

8. MAX GRADE OF 5% FOR AT LEAST 6m PRIOR TO THE CONTROL POINT.

QUEUING AREA

9. MAX 10% FOR 80% OF THE QUEUE LENGTH.

ACROSS FOOTPATHS

10. MAX GRADE 2.5% OVER A MINIMUM LENGTH OF 1.0m THROUGH FOOTPATH.

AS2890.2 - OFF-STREET COMMERCIAL VEHICLE FACILITIES

GRADIENTS

11. REFER TO EXTRACT FROM AS2890.2 TABLE 3.2 INCLUDED IN RELATION TO MAXIMUM GRADIENTS FOR COMMERCIAL VEHICLES.
12. ANY GRADE CHANGE OF 2% OR LESS CAN TAKE PLACE INSTANTANEOUSLY.
13. ALL OTHER GRADE CHANGES ARE TO TAKE PLACE AT THE RATES AS PER THE TABLE.
14. ALTERNATIVELY VEHICLE CLEARANCE CAN BE CHECKED AS LONG AS 50mm CLEARANCE IS MAINTAINED THROUGHOUT.

DRIVEWAY GRADES

15. MAX GRADE OF 5% FROM THE PROPERTY LINE FOR THE LENGTH OF THE LONGEST WHEELBASE.
16. FOR ARTICULATED VEHICLES THE WHEELBASE TO BE CONSIDERED IS THE LONGEST SINGLE SPAN BETWEEN THE CENTERS OF ANY TWO SUCCESSIVE AXLES OR AXLE GROUPS.

SERVICE AREAS

17. MAXIMUM GRADIENT OF 4% IN ANY DIRECTION IN ANY PART OF SERVICE BAYS.
18. THE MAXIMUM GRADIENT IN SERVICE AREAS SHALL BE 15.4% WHERE ONLY FORWARD MOVEMENT TAKES PLACE OR 12.5% WHERE REVERSE MOVEMENTS OCCUR.

AS1428.1 DESIGN FOR ACCESS AND MOBILITY - PART 1 - GENERAL REQUIREMENTS

WALKWAY GRADIENTS AND LANDINGS

19. WALKWAYS NO GREATER THAN 25m LENGTH, MAX GRADE 3% (LANDINGS AT 25m INTERVALS).
20. WALKWAYS NO GREATER THAN 15m LENGTH, MAX GRADE 5% (LANDINGS AT 15m INTERVALS).
21. MAX GRADES FOR LENGTHS BETWEEN 15m AND 25m TO BE LINEARLY INTERPOLATED. (LANDINGS AT INTERPOLATED INTERVALS).
22. WALKWAYS LESS THAN 3%, NO LANDINGS REQUIRED.
23. LANDING INTERVALS CAN BE INCREASED BY 30% WHERE AT LEAST ONE OF THE BELOW IS PROVIDED:
23.1. A KERB OR KERB RAIL AND HANDRAIL.
23.2. A WALL AND HANDRAIL.

RAMP GRADIENTS AND LANDINGS

24. MAX GRADIENT OF A RAMP LONGER THAN 1.9m IS 7.14%.
25. GRADIENT IS TO BE CONSTANT THROUGHOUT ENTIRE LENGTH
26. RAMP GRADIENTS OF 7.14%, LANDINGS AT 9m INTERVALS.
27. RAMP GRADIENTS STEEPER THAN 5%, LANDINGS AT 15m INTERVALS.
28. LANDINGS TO BE PROVIDED AT INTERVALS OF GRADES IN BETWEEN >5% AND 7.14% AT INTERVALS VIA LINEAR INTERPOLATION.
29. LANDINGS ON STRAIGHT RAMPS TO BE 1.2m MINIMUM LENGTH.

ACT DCC FOR BEST PRACTICE WASTE MANAGEMENT - 2019

MGB CARTING

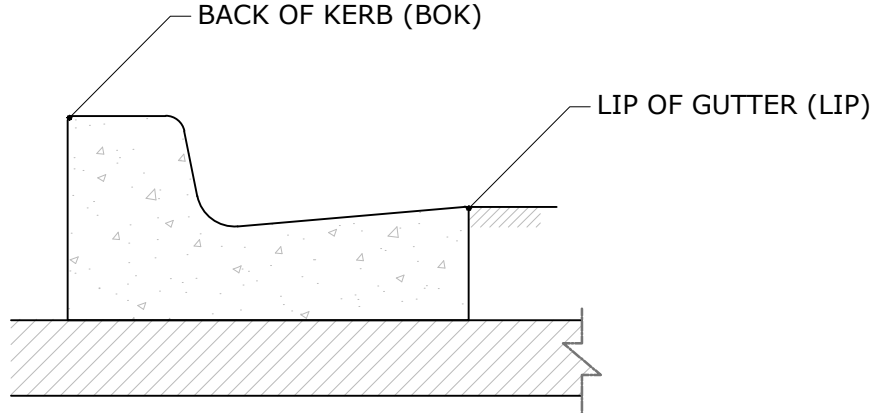
30. MAXIMUM GRADE OF 10% ON MGB CARTING ROUTES (BASED ON RESIDENTIAL REQUIREMENTS).

HOPPER CARTING

31. HOPPER COLLECTION PADS, MAX GRADE 3%.
32. MANUAL TRANSFER ROUTES, MAX GRADE 3%.

WASTE COLLECTION VEHICLE ACCESS

33. GRADIENTS AS PER AS2890.2.
34. LOADING AND UNLOADING ON RAMPS IS NOT PERMITTED.
35. LOADING AREAS, MAX GRADE 3%.



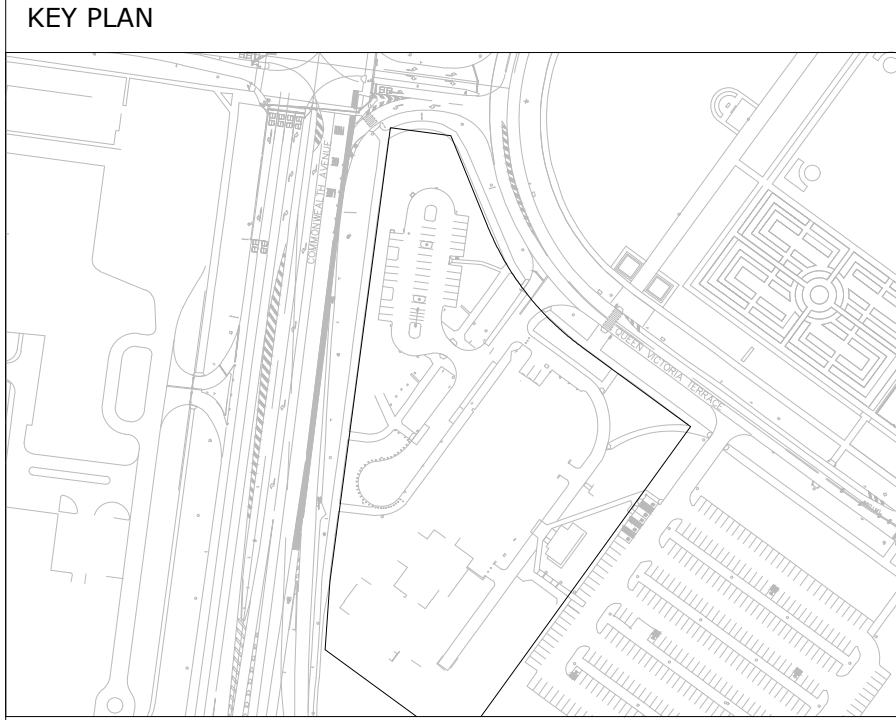
TYPICAL KERB & GUTTER (K&G)
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ARCHITECT

CLIENT



PROJECT
WEST BLOCK
BLOCK 3 SECTION 23
QUEEN VICTORIA TERRACE
PARKES ACT

DRAWING TITLE
ON-SITE GRADING - NOTES
AND DETAILS

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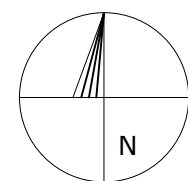
JOB REFERENCE
VS21048

DRAWING NUMBER
C.1060

DESIGNED S.GWYNNE

DRAFTED S.SCHUPFER

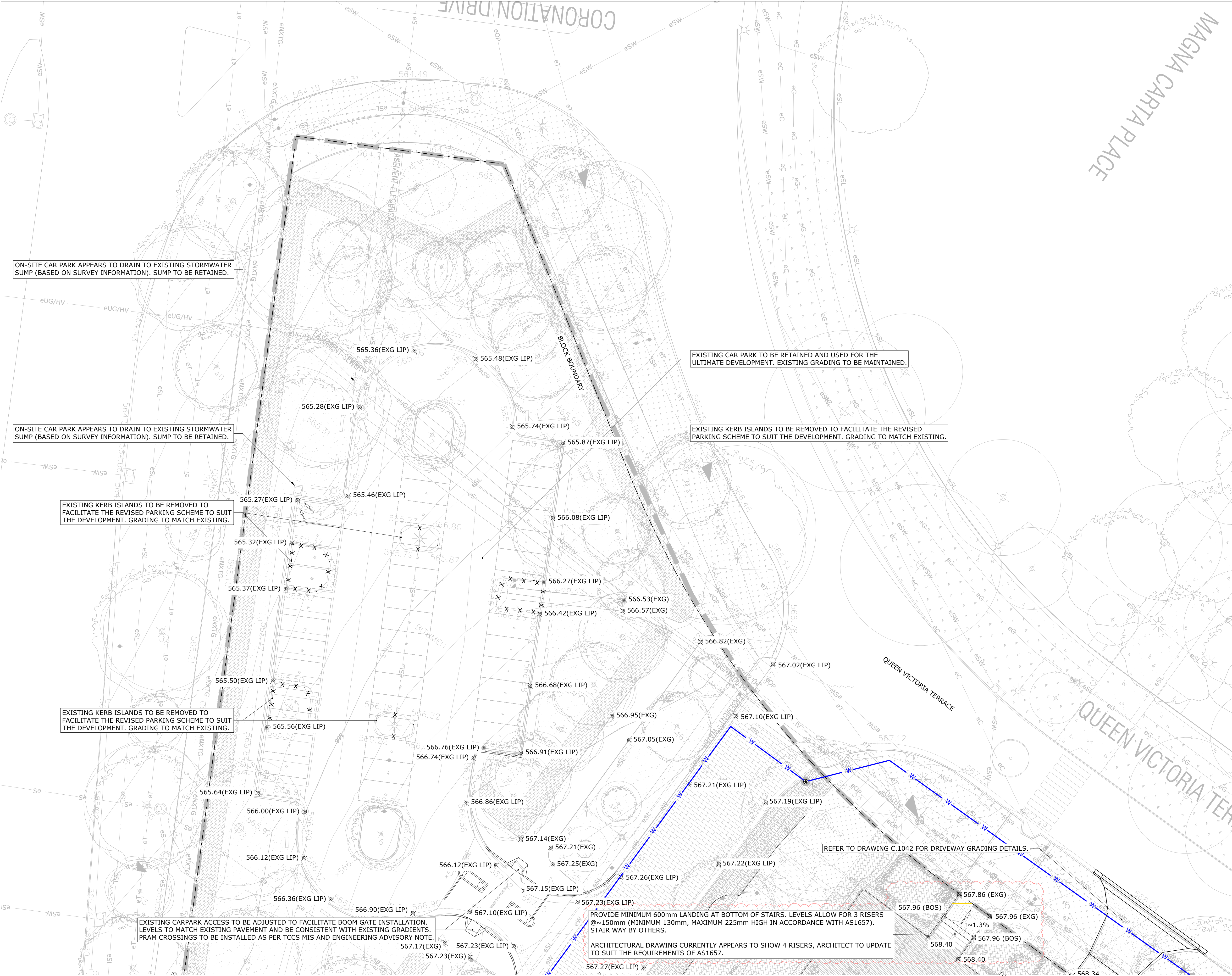
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SCALE 1:500 SIZE A1

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REFER TO DRAWING C.1062 FOR CONTINUATION

REFER TO DRAWING C.1062 FOR CONTINUATION

REFER TO DRAWING C.1062 FOR CONTINUATION

ON-SITE GRADING PLAN - SHEET 1 OF 3
1:200 @ A1

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1	PRELIMINARY	S.S.	S.G.	09/08/21

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KEY PLAN

LEGEND:

PROPOSED CONTOUR (0.50m INTERVAL)

PROPOSED CONTOUR (0.10m INTERVAL)

PROPOSED CONCRETE PAVEMENT

SPOT LEVEL POINT

EXISTING LEVEL LIP OF GUTTER

EXG LIP

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ARCHITECT

CLIENT
GEOCON
BUILDING CANBERRA

PROJECT
WEST BLOCK
BLOCK 3 SECTION 23
QUEEN VICTORIA TERRACE
PARKES ACT

DRAWING TITLE
ON-SITE GRADING PLAN
(SHEET 01 OF 03)

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JOB REFERENCE
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DRAWING NUMBER
C.1061

DESIGNED S.GWYNNE

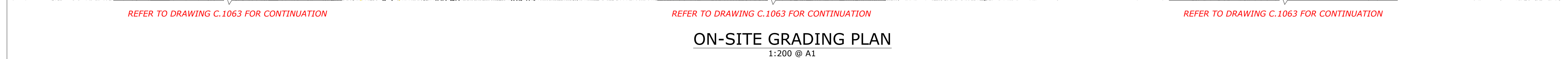
DRAFTED S.SCHUPPER

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SCALE 1:200 SIZE A1

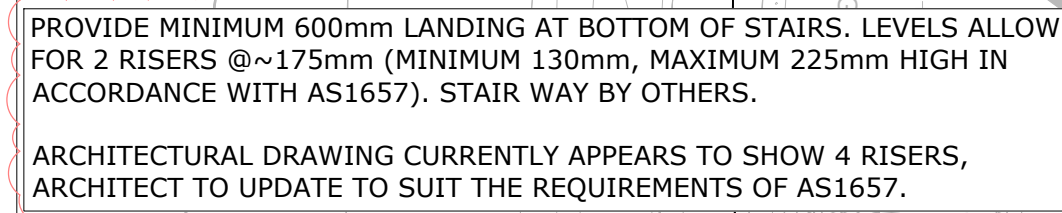
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CIVIL SERVICES				
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1	PRELIMINARY	S.S.	S.G.	09/08/21
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IT IS THE CONTRACTORS' RESPONSIBILITY TO PRINT DRAWINGS IN COLOUR TO AVOID ANY POTENTIAL DISCREPANCIES IF DRAWINGS ARE PRINTED IN BLACK AND WHITE.				
KEY PLAN				
LEGEND:				
PROPOSED CONTOUR (0.50m INTERVAL)				
PROPOSED CONTOUR (0.10m INTERVAL)				
PROPOSED CONCRETE PAVEMENT				
SPOT LEVEL POINT				
EXISTING LEVEL		EXG		
LIP OF GUTTER		LIP		
FINISHED SURFACE LEVEL		FSL		
Vital Design Solutions				
HYDRAULIC CIVIL FIRE				
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Melbourne - Level 22, 535 Bourke Street, Melbourne Vic 3000				
Tel 02 6297 2765 Email admin@vsol.com.au				
Fax 02 6299 2316 Web vsol.com.au				
ABN 45 151 340 788				
ACN 151 340 788				
ARCHITECT				
CLIENT				
PROJECT				
WEST BLOCK				
BLOCK 3 SECTION 23				
QUEEN VICTORIA TERRACE				
PARKES ACT				
DRAWING TITLE				
ON-SITE GRADING PLAN				
(SHEET 02 OF 03)				
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		DRAWING NUMBER		
VS21048		C.1062		
DESIGNED S.GWYNNE		DRAFTED		S.SCHUPPER
SCALE				
SCALE 1:200		SIZE A1		
ISSUE		REVISION		
NOT FOR CONSTRUCTION		1		

REFER TO DRAWING C.1062 FOR CONTINUATION



1:200 @ A1

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1	PRELIMINARY	S.S.	S.G.	09/08/21

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EXG
LIP
FSL



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GEOCON
BUILDING CANBERRA

PROJECT

WEST BLOCK
BLOCK 3 SECTION 23
QUEEN VICTORIA TERRACE
PARKES ACT

DRAWING TITLE

ON-SITE GRADING PLAN (SHEET 03 OF 03)

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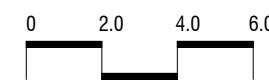
JOB REFERENCE
VS21048

DRAWING NUMBER
C.1063

DESIGNED S.GWYNNE

DRAFTED S.SCHUPFER

SCALE

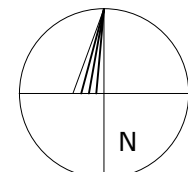


SCALE 1:200

IZE A1

ISSUE NOT FOR CONSTRUCTION

REVISION
1



NOTES:

1. DRAWING TO BE READ IN CONJUNCTION WITH C.1000, C.1002, C.1003, C.1004, C.1005 & C.1006.

2. EXISTING STORMWATER SHOWN WITHIN THE SITE EXTENTS IS BASED ON A SITE INSPECTION AND OPENING OF LIDS.
3. DIRECTION AND EXTENT IS APPROXIMATE ONLY.
4. FURTHER SURVEY INFORMATION REQUIRED TO ADEQUATELY MAP THE EXISTING ON-SITE STORMWATER INFRASTRUCTURE.
5. A NUMBER OF EXISTING LIDS WERE DAMAGED AND UNOPENABLE WITH TOOLS ON HAND AND THEREFORE THE APPROXIMATE NETWORK IS NOT COMPLETE.

SITE SERVICES - EXISTING SERVICES PLAN

NOT FOR
CONSTRUCTION



NOTES:
1. DRAWING TO BE READ IN CONJUNCTION WITH C.1000, C.1001, C.1003, C.1004, C.1005 & C.1006.

SITE SERVICES - INVERT LEVELS PLAN
1:500 @ A1

DISCIPLINE:
CIVIL SERVICES

REV	ISSUE	CHK'D	APP'D	DATE
1	PRELIMINARY	S.S.	S.G.	01/07/21
2	PRELIMINARY	S.S.	S.G.	27/07/21

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KEY PLAN

LEGEND:

STORMWATER INVERT LEVEL
SEWER INVERT LEVEL

SW.IL
SEW.IL

Vital Design Solutions
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Canberra - Ground floor, 20 Spongolite Street, Beard ACT 2620
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BUILDING CANBERRA

PROJECT

WEST BLOCK
BLOCK 3 SECTION 23
QUEEN VICTORIA TERRACE
PARKES ACT

DRAWING TITLE

SITE SERVICES
EXISTING SERVICES INVERT
LEVELS PLAN

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JOB REFERENCE
VS21048
DRAWING NUMBER
C.1002

DESIGNED
S.GWYNNE
DRAFTED
S.SCHUPFER

SCALE

SCALE 1:500
SIZE A1

N

ISSUE
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REVISION
2



NOTES:

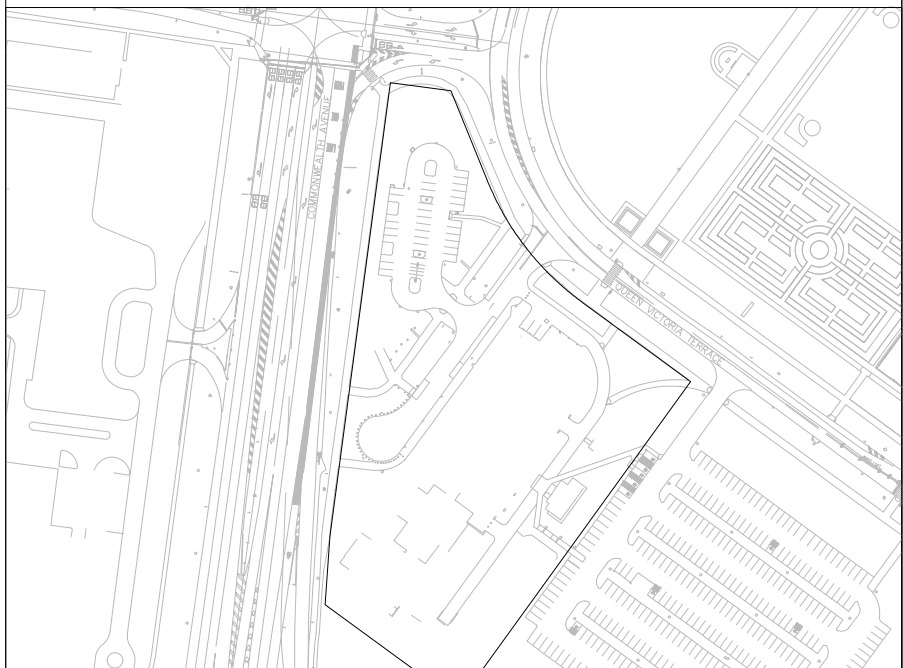
1. DRAWINGS TO BE READ IN CONJUNCTION WITH C.1000, C.1001, C.1002, C.1004, C.1005 & C.1006.
2. EASEMENT INFORMATION SHOWN AND DESCRIBED IS BASED ON INFORMATION GATHERED FROM ACTIMAP1 AND ARCHITECTURAL PLANS PROVIDED BY THE ARCHITECT. NO EASEMENT INFORMATION WAS FOUND ON THE SITE SURVEY.
- 2.1. AN EXISTING SEWER EASEMENT IS LOCATED IN THE NORTHERN CORNER OF THE SITE, FROM QUEEN VICTORIA TERRACE.
- 2.2. AN EXISTING UNDERGROUND HIGH VOLTAGE EASEMENT EXISTS IN THE NORTHERN CORNER OF SITE, BETWEEN COMMONWEALTH AVENUE AND QUEEN VICTORIA TERRACE.
- 2.3. AN EXISTING WATER EASEMENT IS LOCATED ON-SITE ALONG THE PERIMETER OF THE EXISTING BUILDING.
- 2.4. AN EXISTING ELECTRICAL EASEMENT IS LOCATED ADJACENT TO THE BLOCK BOUNDARY ON THE EASTERN EDGE OF THE SITE.

[illegible]

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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.

KEY PLAN



LEGEND:

- | | |
|-------------------------|---|
| ELECTRICAL EASEMENT |  |
| UNDERGROUND HV EASEMENT |  |
| SEWER EASEMENT |  |
| WATER EASEMENT |  |



ARCHITECT

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GEOCON
BUILDING CANBERRA

PROJECT

WEST BLOCK
BLOCK 3 SECTION 23
QUEEN VICTORIA TERRACE
PARKES ACT

DRAWING TITLE

SITE SERVICES
EXISTING EASEMENT PLAN

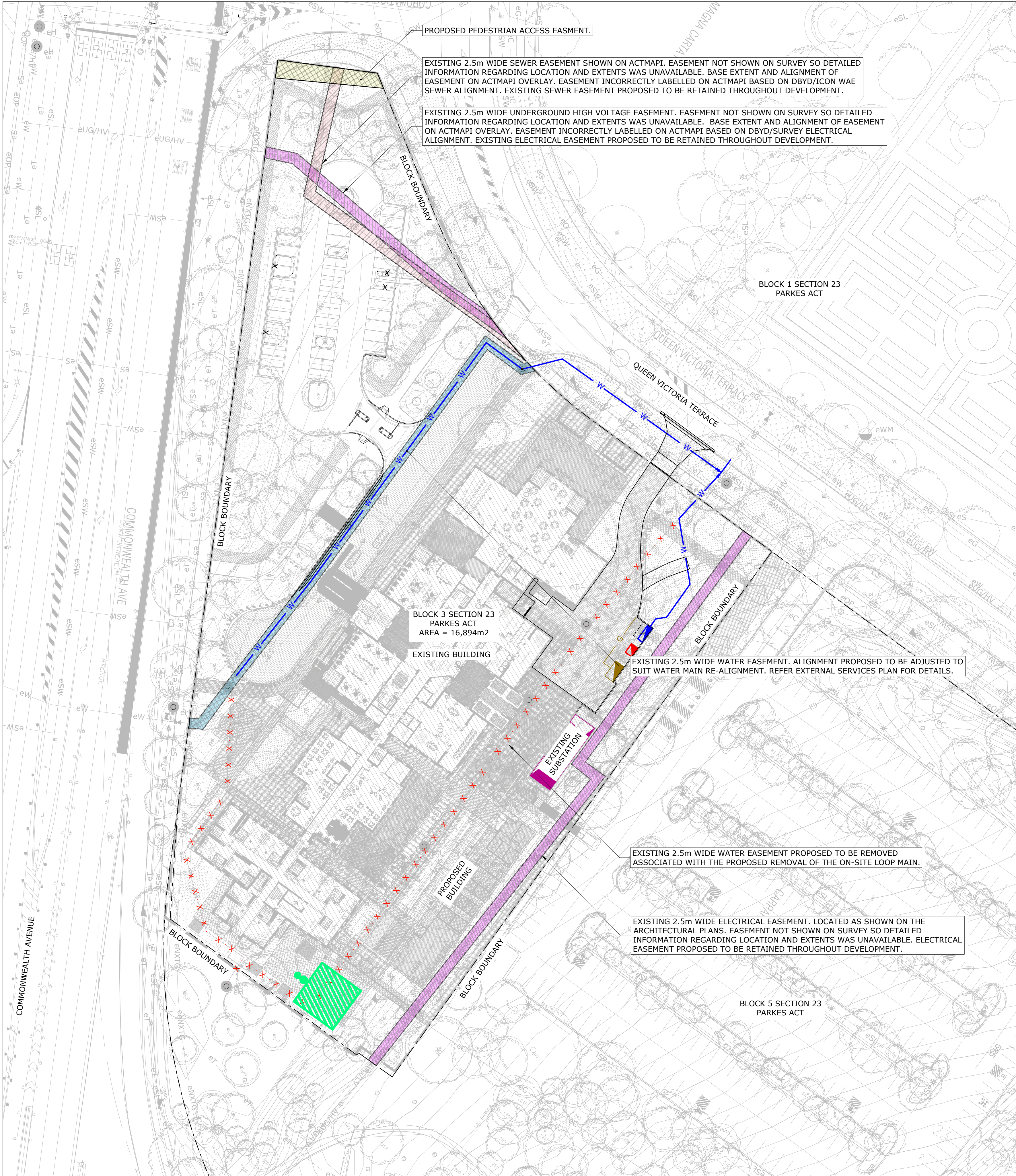
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JOB REFERENCE	DRAWING NUMBER
VS21048	C.1003

DESIGNED	S.GWYNNE	DRAFTED	S.SCHUPFER
----------	----------	---------	------------



ISSUE	REVISION
NOT FOR CONSTRUCTION	2



SITE SERVICES - PROPOSED EASEMENT PLAN
1:500 @ A1

- NOTES:**
1. DRAWING TO BE READ IN CONJUNCTION WITH C.1000, C.1001, C.1002, C.1003, C.1005 & C.1006.
 2. EASEMENT INFORMATION SHOWN AND DESCRIBED IS BASED ON INFORMATION GATHERED FROM ACTIMAPI AND ARCHITECTURAL PLANS PROVIDED BY THE ARCHITECT. NO EASEMENT INFORMATION WAS FOUND ON THE SITE SURVEY.
 - 2.1. AN EXISTING SEWER EASEMENT IS LOCATED IN THE NORTHERN CORNER OF THE SITE, FROM QUEEN VICTORIA TERRACE. THIS IS PROPOSED TO BE RETAINED THROUGHOUT DEVELOPMENT.
 - 2.2. AN EXISTING UNDERGROUND HIGH VOLTAGE EASEMENT EXISTS IN THE NORTHERN CORNER OF SITE, BETWEEN COMMONWEALTH AVENUE AND QUEEN VICTORIA TERRACE. THIS IS PROPOSED TO BE RETAINED THROUGHOUT DEVELOPMENT.
 - 2.3. AN EXISTING WATER EASEMENT IS LOCATED ON-SITE ALONG THE PERIMETER OF THE EXISTING BUILDING.
 - 2.3.1. THE WATER EASEMENT IS PROPOSED TO BE ADJUSTED ASSOCIATED WITH THE REMOVAL OF THE EXISTING LOOP MAIN ON-SITE. REFER TO THE ICON EXTERNAL SERVICES PLAN FOR INFORMATION ON PROPOSED WATER INFRASTRUCTURE WORKS.
 - 2.4. AN EXISTING ELECTRICAL EASEMENT IS LOCATED ADJACENT TO THE BLOCK BOUNDARY ON THE EASTERN EDGE OF THE SITE. THIS IS PROPOSED TO BE RETAINED THROUGHOUT DEVELOPMENT.

DISCIPLINE:

CIVIL SERVICES

REV	ISSUE	CHK'D	APP'D	DATE
1	PRELIMINARY	S.S.	S.G.	07/07/21
2	WATER EASEMENT REALIGNMENT	S.S.	S.G.	15/07/21
3	PEDESTRIAN EASEMENT	S.S.	S.G.	09/08/21

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KEY PLAN

LEGEND:

ELECTRICAL EASEMENT
UNDERGROUND HV EASEMENT
SEWER EASEMENT
WATER EASEMENT
PEDESTRIAN EASEMENT

PROPOSED

Vital Design Solutions
HYDRAULIC CIVIL FIRE

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ACN 151 340 788

ARCHITECT

CLIENT

GEOCON

BUILDING CANBERRA

PROJECT

WEST BLOCK
BLOCK 3 SECTION 23
QUEEN VICTORIA TERRACE
PARKES ACT

DRAWING TITLE

SITE SERVICES
PROPOSED EASEMENT PLAN

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JOB REFERENCE

VS21048

DRAWING NUMBER

C.1004

DESIGNED

S.GWYNNE

DRAFTED

S.SCHUPFER

SCALE

SCALE

1:500

SIZE

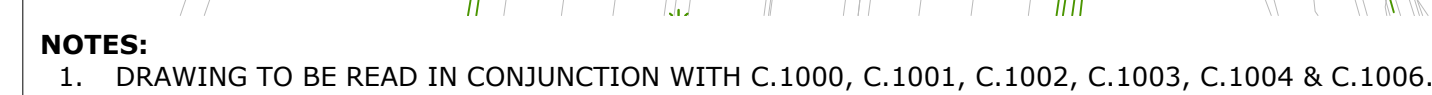
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ISSUE

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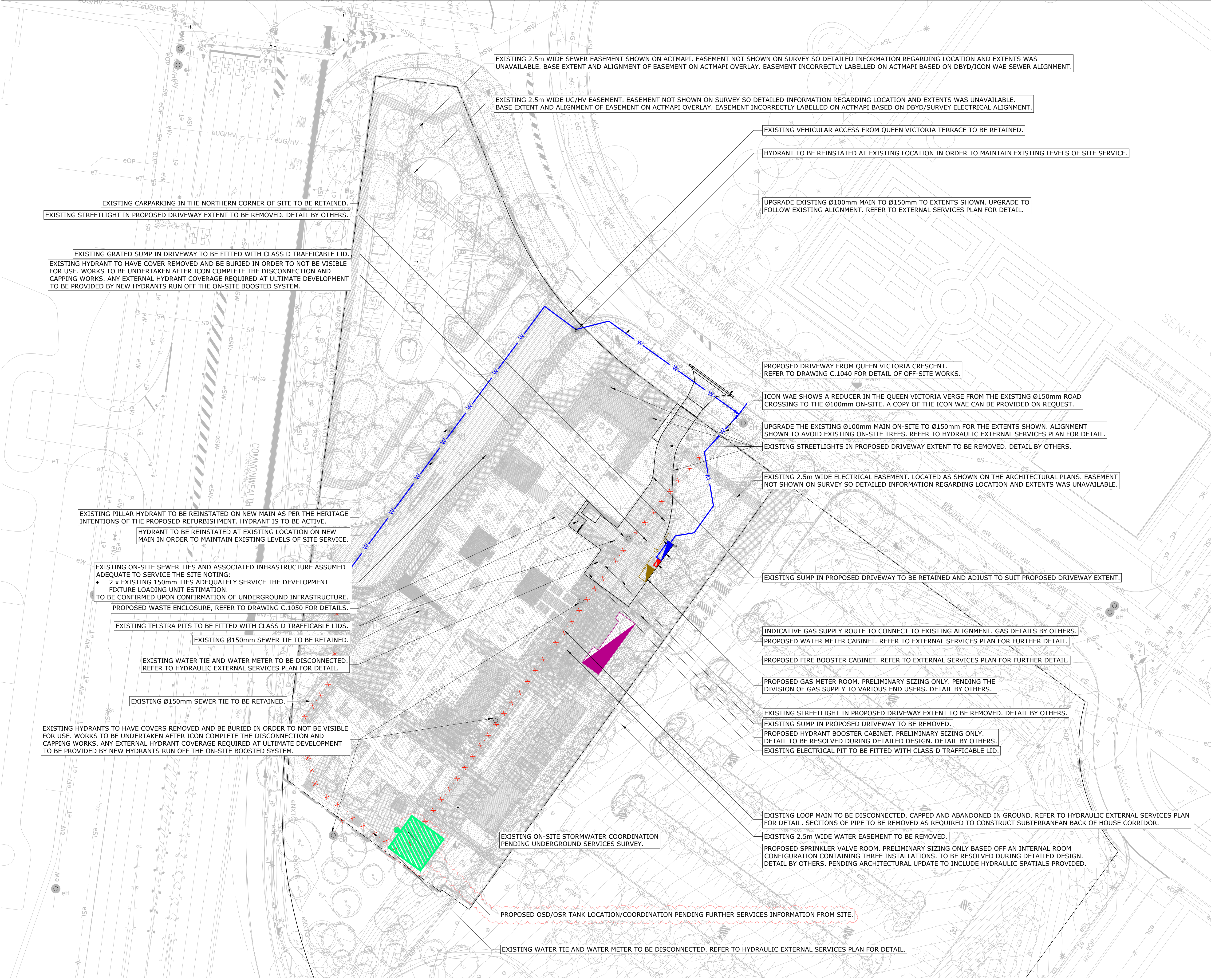
REVISION

3



SITE SERVICES - STREETLIGHT ID PLAN
1:500 @ A1

[illegible]



DISCIPLINE:

CIVIL SERVICES

REV	ISSUE	CHK'D	APP'D	DATE
1	PRELIMINARY	S.S.	S.G.	07/07/21

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KEY PLAN

Vital Design Solutions

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ARCHITECT

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PROJECT

WEST BLOCK
BLOCK 3 SECTION 23
QUEEN VICTORIA TERRACE
PARKES ACT

DRAWING TITLE

SITE SERVICES
PROPOSED SERVICES PLAN

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JOB REFERENCE

VS21048

DRAWING NUMBER

C.1006

DESIGNED

S.GWYNNE

DRAFTED

S.SCHUPFER

SCALE

SCALE

1:500

SIZE

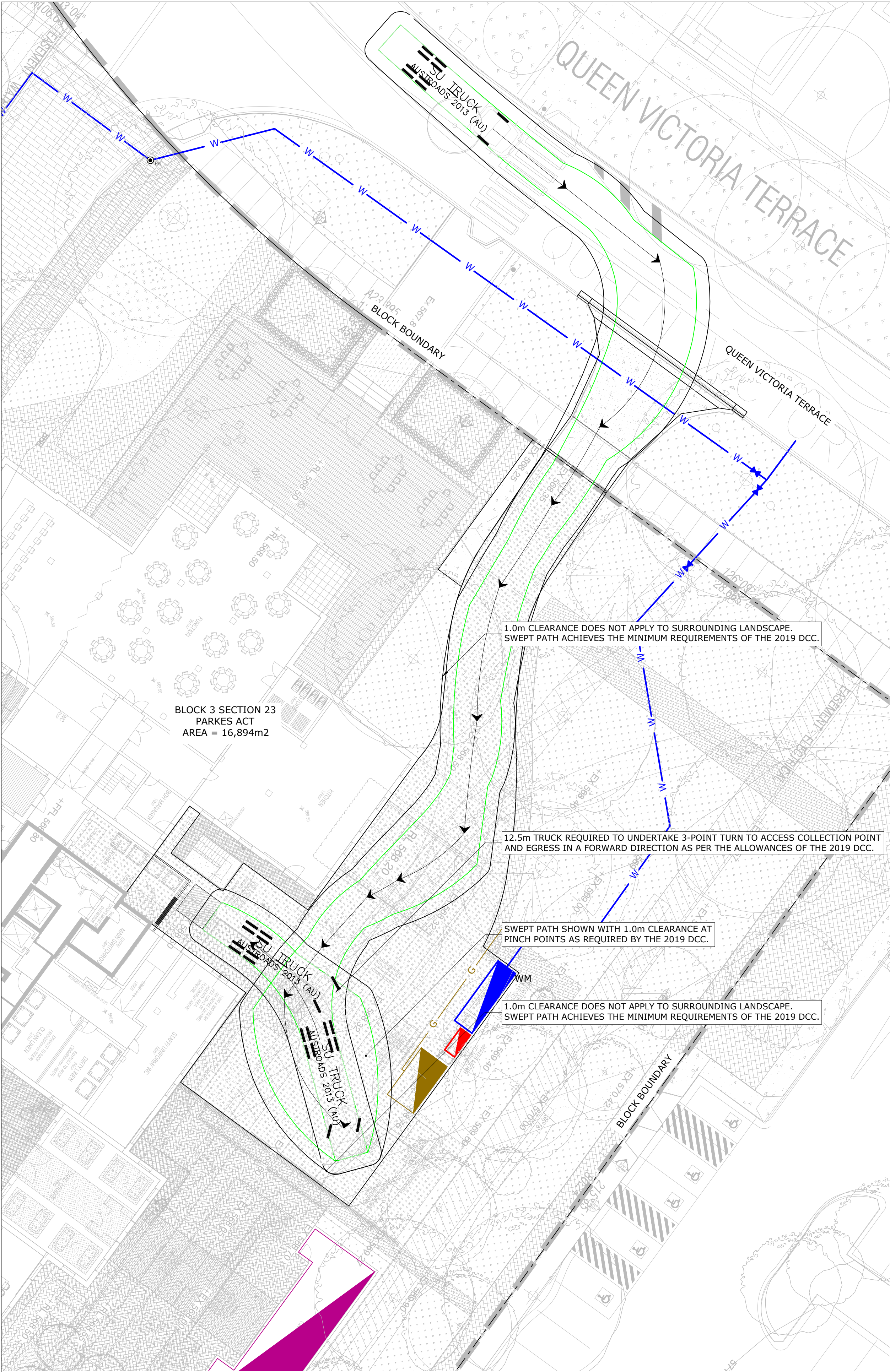
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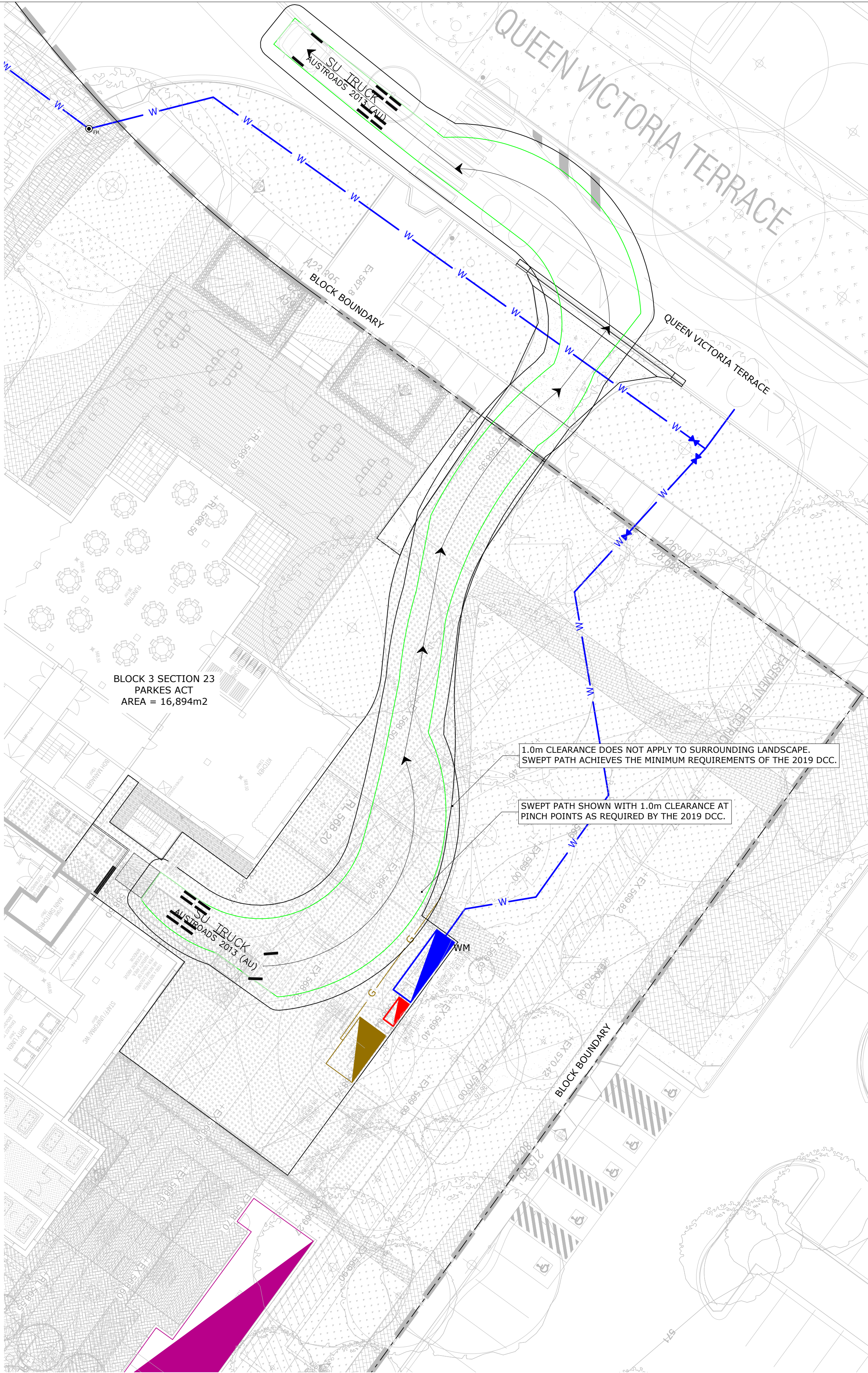
REVISION

1



12.5m HRV - SWEEP PATH - REAR ACCESS TO SITE

- NOTES:**
- DRAWING TO BE READ IN CONJUNCTION WITH C.1051, C.1056, C.1057, C.1058 & C.1059.
 - SWEEP PATH SHOWN IS BASED ON A 12.5m HRV. THE LARGEST VEHICLE PERMITTED TO ACCESS THE SITE.
 - 1.0m CLEARANCE SHOWN OUTSIDE THE 12.5m HRV SWEEP PATH AS REQUIRED AT 'PINCH POINTS' BY THE 2019 DEVELOPMENT CONTROL CODE FOR BEST PRACTICE WASTE MANAGEMENT IN THE ACT. 0.6m CLEARANCE ACHIEVED ON ALL STRAIGHTS.



12.5m HRV - SWEEP PATH - REAR EGRESS FROM SITE

DISCIPLINE:

CIVIL SERVICES

REV	ISSUE	CHK'D	APP'D	DATE
1	PRELIMINARY	S.S.	S.G.	07/07/21

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KEY PLAN

12.50

2.206.85

SU TRUCK

meters

Width: 2.50

Track: 2.50

Lock to Lock Time: 6.0

Steering Angle: 36.6

Vital Design Solutions

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ARCHITECT

CLIENT

PROJECT

WEST BLOCK
BLOCK 3 SECTION 23
QUEEN VICTORIA TERRACE
PARKES ACT

DRAWING TITLE

WASTE MANAGEMENT PLAN
SWEEP PATH ANALYSIS

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DRAWING NUMBER

C.1055

DESIGNED

S.GWYNNE

DRAFTED

S.SCHUPFER

SCALE

02.04.06m

SCALE

1:200

SIZE

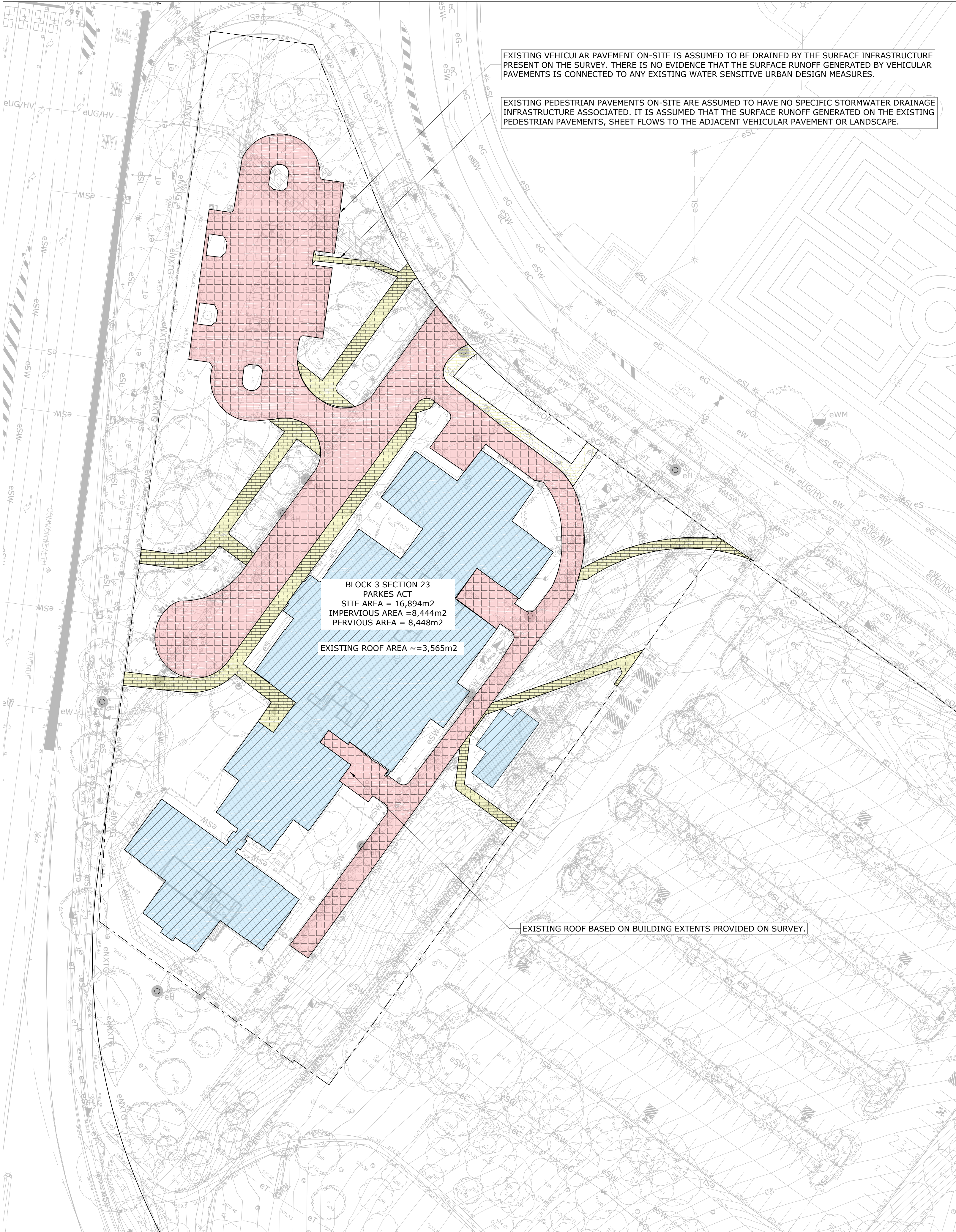
A1

ISSUE

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WSUD - EXISTING CONDITIONS PLAN
1:500 @ A1



ZONED DES - ACTMAPi EXTRACT
www.actmap.act.gov.au

- NOTES:**
- DRAWING TO BE READ IN CONJUNCTION WITH C.1021 & C.1022.
 - THE SITE IS ZONED 'DES' UNDER THE CURRENT TERRITORY PLAN.
 - THEREFORE THE SITE IS NOT STRICTLY SUBJECT TO THE TERRITORY PLAN DEVELOPMENT CODES.
 - WATER SENSITIVE URBAN DESIGN GENERAL CODE APPLIED AS BEST PRACTICE.

- DEVELOPMENT SUMMARY - EXISTING DEVELOPMENT**
- EXISTING CONDITIONS - BLOCKS 17 SECTION 3 PHILLIP:**
- SITE AREA = 16,894m2
 - IMPERVIOUS AREA = ~ 8,444m2 (50.0%)
 - EXISTING ROOF AREA = ~ 3,565m2
 - EXISTING VEHICULAR PAVEMENT AREA = ~ 3,632m2
 - EXISTING PEDESTRIAN PAVEMENT AREA = ~ 1,119m2
 - EXISTING SUBSTATION AREA = ~ 130m2
 - PVIOUS AREA = ~ 8,448m2 (50.0%)
 - IT IS ASSUMED THAT THERE IS NO EXISTING WATER SENSITIVE URBAN DESIGN INFRASTRUCTURE ASSOCIATED WITH THE DEVELOPMENT AND THAT EXISTING IMPERVIOUS AREA IS APPROPRIATELY DRAINED BY STORMWATER INFRASTRUCTURE.

DISCIPLINE:
CIVIL SERVICES

REV	ISSUE	CHK'D	APP'D	DATE
1	PRELIMINARY	S.S.	S.G.	07/07/21

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KEY PLAN

LEGEND:
EXISTING ROOF
EXISTING VEHICULAR PAVEMENT
EXISTING PEDESTRIAN PAVEMENT

Vital Design Solutions
HYDRAULIC CIVIL FIRE
Canberra - Ground floor, 20 Spongolite Street, Beard ACT 2620
Melbourne - Level 22, 535 Bourke Street, Melbourne Vic 3000
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Fax 02 6299 2316 Web vdsol.com.au
ABN 45 151 340 788
ACN 151 340 788

ARCHITECT

CLIENT

PROJECT
**WEST BLOCK
BLOCK 3 SECTION 23
QUEEN VICTORIA TERRACE
PARKES ACT**

DRAWING TITLE
**WATER SENSITIVE URBAN
DESIGN
EXISTING CONDITIONS PLAN**

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JOB REFERENCE
VS21048

DRAWING NUMBER
C.1020

DESIGNED S.GWYNNE

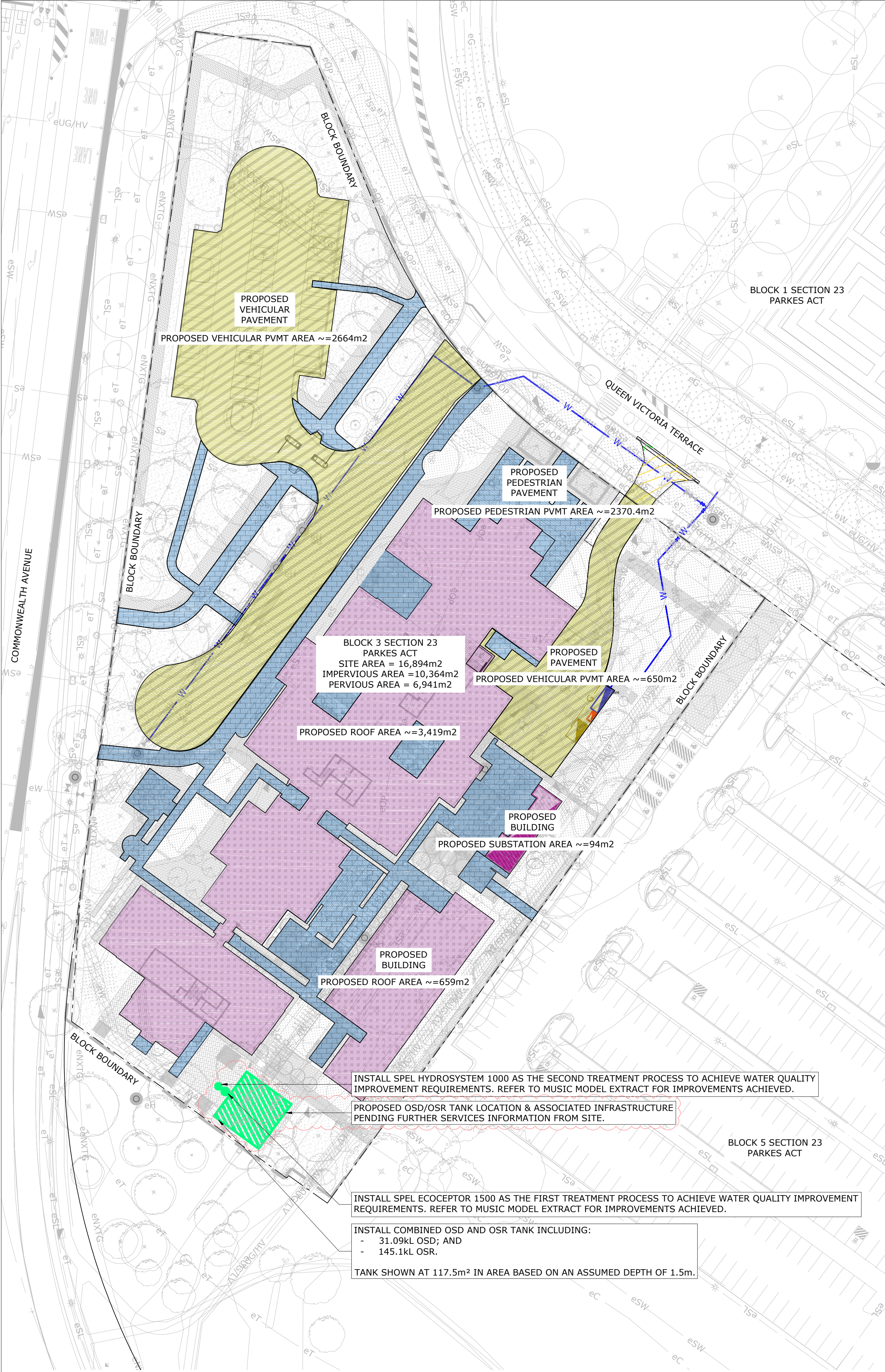
DRAFTED S.SCHUPPER

SCALE

SCALE 1:500 SIZE A1

ISSUE
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CONSTRUCTION**

REVISION
1



- NOTES:**
1. DRAWING TO BE READ IN CONJUNCTION WITH C.1020 & C.1022.
 2. THE SITE IS ZONED 'DES' UNDER THE CURRENT TERRITORY PLAN.
 - 2.1. THEREFORE THE SITE IS NOT STRICTLY SUBJECT TO THE TERRITORY PLAN DEVELOPMENT CODES.
 - 2.2. WATER SENSITIVE URBAN DESIGN GENERAL CODE APPLIED AS BEST PRACTICE.

DEVELOPMENT SUMMARY - ULTIMATE DEVELOPMENT

EXISTING CONDITIONS - BLOCK 3 SECTION 23 PARKES:

3. SITE AREA = 16,894m²
- 3.1. IMPERVIOUS AREA = ~ 8,444m² (50.0%)
 - 3.1.1. EXISTING ROOF AREA = ~ 3,565m²
 - 3.1.2. EXISTING VEHICULAR PAVEMENT AREA = ~ 3,632m²
 - 3.1.3. EXISTING PEDESTRIAN PAVEMENT AREA = ~ 1,119m²
 - 3.1.4. EXISTING SUBSTATION AREA = ~ 130m²
- 3.2. PERVIOUS AREA = ~ 8,448m² (50.0%)
4. IT IS ASSUMED THAT THERE IS NO EXISTING WATER SENSITIVE URBAN DESIGN INFRASTRUCTURE ASSOCIATED WITH THE DEVELOPMENT AND THAT EXISTING IMPERVIOUS AREA IS APPROPRIATELY DRAINED BY STORMWATER INFRASTRUCTURE.

PROPOSED CONDITIONS - BLOCK 3 SECTION 23 PARKES:

5. SITE AREA = 16,894m²
- 5.1. IMPERVIOUS AREA = ~ 9,856m² (58.3%)
 - 5.1.1. PROPOSED ROOF AREA = ~ 4,172m²
 - 5.1.2. PROPOSED VEHICULAR PAVEMENT AREA = ~ 3,314m²
 - 5.1.3. PROPOSED PEDESTRIAN PAVEMENT AREA = ~ 2,370m²
 - 5.1.4. PROPOSED SUBSTATION AREA = ~ 94m² (INCLUDED IN ROOF AREA)
6. PERVIOUS AREA = ~ 7038m² (41.7%)

THE PROPOSED REFURBISHMENT/REDEVELOPMENT REPRESENTS AN INCREASE IN IMPERVIOUS AREA ON-SITE OF 11.3% OF THE TOTAL SITE AREA.

WATER SENSITIVE URBAN DESIGN GENERAL CODE - STATEMENT OF COMPLIANCE

R1 - 40% MAINS WATER USE REDUCTION:

7. TO ACHIEVE WATER USE REDUCTION REQUIREMENTS, THE FOLLOWING COMMERCIAL FIXTURES ARE REQUIRED:

SHOWER HEADS	3 STAR
DISHWASHERS	3 STAR
TOILETS	3 STAR
KITCHEN SINK	3 STAR
URINALS	4 STAR
BASINS	3 STAR

R2 - ON-SITE STORMWATER RETENTION:

8. BLOCK 3: 10,364m² OF IMPERVIOUS AREA REQUIRES 145.1kL OF OSR.

R3 - ON-SITE STORM WATER DETENTION:

9. BLOCK 3: 10,364m² OF IMPERVIOUS AREA REQUIRES 103.64kL OF OSD. THIS IS TO BE REDUCED TO 31.09kL UTILISING 50% OF THE OSR VOLUME FOR OSD AS PER THE ALLOWANCES OF THE WSUD GENERAL CODE.
 - 9.0.1. ALL STORMWATER DETAINED ON-SITE IS TO BE RELEASED OVER A PERIOD OF 6 HOURS AFTER THE STORM EVENT.

R4 - STORMWATER QUANTITY FOR MAJOR ROADS:

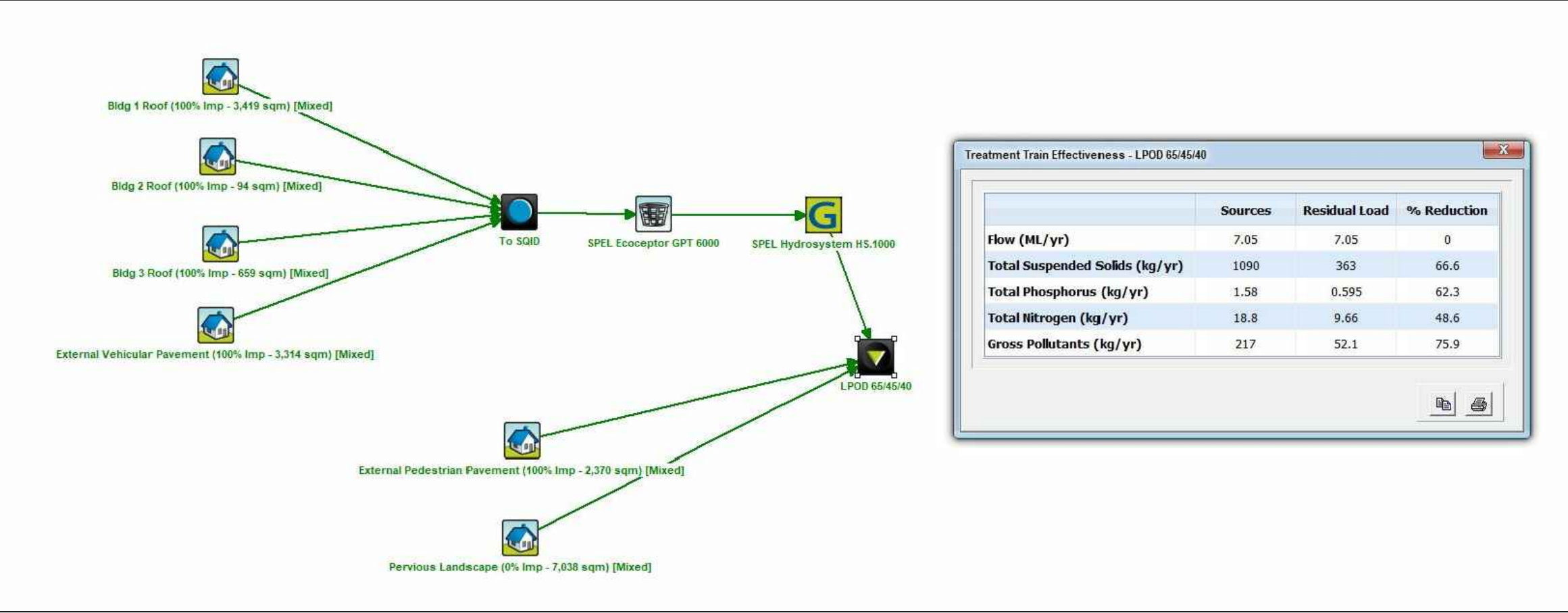
10. DOES NOT APPLY AS THE PROPOSED DEVELOPMENT IS NOT A MAJOR ROAD.

C5 - ON-SITE STORMWATER DETENTION FOR EDP'S:

11. DOES NOT APPLY AS THE PROPOSED DEVELOPMENT IS NOT AN ESTATE DEVELOPMENT.

R6 - STORMWATER QUALITY:

12. THE SITE IS GREATER THAN 2,000m² AND THEREFORE REQUIRES STORM WATER QUALITY IMPROVEMENT BY ACHIEVING THE FOLLOWING POLLUTANT REDUCTIONS:
 - GROSS POLLUTANTS BY AT LEAST 90%
 - SUSPENDED SOLIDS BY AT LEAST 60%
 - TOTAL PHOSPHOROUS BY AT LEAST 45%
 - TOTAL NITROGEN BY AT LEAST 40%



MUSIC MODEL EXTRACT

N.T.S

THE ABOVE REDUCTIONS ARE PROPOSED TO BE ACHIEVED BY THE INSTALLATION OF TWO STORMWATER QUALITY IMPROVEMENT DEVICES:

- INITIAL TREATMENT BY SPEL ECOCEPTOR 1500.
- SECONDARY TREATMENT BY SPEL HYDROSYSTEM 1000.

R7 - STORMWATER QUALITY - MAJOR ROADS:

13. DOES NOT APPLY AS THE PROPOSED DEVELOPMENT IS NOT A MAJOR ROAD.

C8 - NUISANCE FLOODING:

14. DOES NOT APPLY AS THE PROPOSED DEVELOPMENT IS NOT A MAJOR ROAD.

R9 - GREEN LIVING - INFRASTRUCTURE:

15. THE PROPOSED SITE ACHIEVES A 38.7% PERVIOUS AREA AT GROUND FLOOR.

C10 - WATER INFRASTRUCTURE:

16. NO WSUD INFRASTRUCTURE IS PROPOSED TO BE HANDED BACK TO THE ACT GOVERNMENT.

DISCIPLINE:

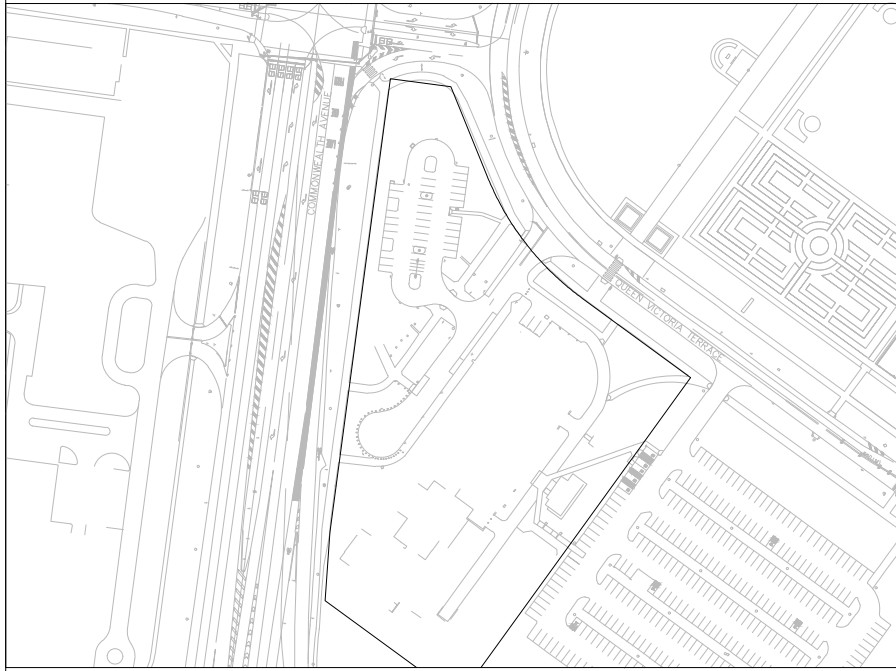
CIVIL SERVICES

REV	ISSUE	CHK'D	APP'D	DATE
1	PRELIMINARY	S.S.	S.G.	07/07/21
2	PRELIMINARY	S.S.	S.G.	14/07/21

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.

KEY PLAN



LEGEND:

BLOCK BOUNDARY

PEDESTRIAN PAVEMENT

EXISTING/PROPOSED ROOF

VEHICULAR PAVEMENT



Canberra - Ground floor, 20 Spongolite Street, Beard ACT 2620
Melbourne - Level 22, 535 Bourke Street, Melbourne Vic 3000
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ARCHITECT

CLIENT

PROJECT

**WEST BLOCK
BLOCK 3 SECTION 23
QUEEN VICTORIA TERRACE
PARKES ACT**

DRAWING TITLE

**WATER SENSITIVE URBAN
DESIGN
PROPOSED CONDITIONS PLAN**

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

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JOB REFERENCE

VS21048

DRAWING NUMBER

C.1021

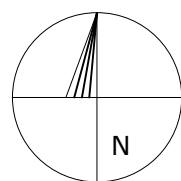
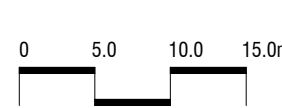
DESIGNED

S.GWYNNE

DRAFTED

S.SCHUPFER

SCALE



SCALE

1:500

SIZE

A1

ISSUE

**NOT FOR
CONSTRUCTION**

REVISION

2

WSUD - PROPOSED CONDITIONS PLAN

1:500 @ A1

