



Memorandum

To: NCA Works Approval Team
From: Major Projects Canberra (MPC) - Light Rail
Cc:
Subject: Comments on CITY: Block 16, Section 10) Works Approval application
Date: 21 June 2022

Introduction

MPC Light Rail welcomes the opportunity to provide comments in response to the Geocon 70 Allara St (CITY: Block 16, Section 10) Works Approval applications for:

- **WA102651** - Demolition of the existing building and removal of 13 non-protected trees landscaping reinstatement and disconnecting services; and
- **WA102762** - Construction of three, 9-storey mixed use buildings and basement car parking. A landscaped central plaza is proposed at ground level, which will connect London Circuit and Allara Street (the Proposal).

Comments and Observations

Works Outside of Development Footprint

- Various drawings indicate plantings, paving and structures (e.g walls, landscaping or fill) outside the project boundary – based on the information available the details of the interface with the approved Raising London Circuit Project are unclear. In particular, the ‘integrated planters’ that form the ‘Landscaped Terraces’ entry arrangement, and the ‘planted buffer that includes 10 street trees and ground cover planting, are understood as being delivered ‘by others’. Noting the importance of a resolved interface to the overall quality of the public realm, MPC would welcome clarifications around how these proposed works are to tie in and be delivered as part of the Proposal.
- MPC notes that there are several new communications utilities proposed within the planted buffer – further detail on the implications (both during construction and longer term) for these utilities within the context of the overall Proposal would be welcomed.

Utility Interfaces

- **Relocation of Assets** – MPC notes the presence of existing TPG and Icon Fibre communications lines in the northwest corner of the site subject to demolition, the Proposal further indicates permanent building is over these utilities.
- **Stormwater** - Three existing stormwater pits are located within the vicinity of the Proposal, and an existing pipe reads as being impacted by the Proposal’s basement plans, but there is limited stormwater plans available for review. No information has been submitted to determine if the proposed development has considered flooding, flood levels and overland flow management as part of the design submitted. Clarification of the implications for the surrounding stormwater network would be beneficial.
- **Development Servicing** - Servicing provisions for water, power and telecommunications for the development are not addressed in the Works Approval submission. Any servicing

requirements involving connection and supply from London Circuit would need to be coordinated with the approved Raising London Circuit Project. MPC notes that currently no provision for service connections have been provided as part of Raising London Circuit Project works.

- **Utility Infrastructure Interfaces** - The Proposal includes regrading of the verge levels between the approved Raising London Circuit footpath and the property boundary. These works must be coordinated with the telecommunications pit adjustments in this area by the approved Raising London Circuit project.

Detailed Interface issues with approved Raising London Circuit Project

- **Verge levels vs development levels** - Difference between verge levels and terraces appear too large for number of stairs shown "*The verge level at the third terrace staircase north of Building 3 Lobby is about 563.7*". There appear to be too few stairs to make up the level difference from an internal FFL of 564.3 (a difference of about 600 mm). MPC recommends checking boundary level at each staircase and that an adequate number of stairs are provided at each staircase.
- **Interface Coordination** – The Proposal involves a multi-story basement very close to the site boundary to the London Circuit frontage. MPC would recommend ongoing consultation and provision of documentation to ensure that the proposed design and construction works will not impact any of the Raising London Circuit Project works (particularly due to movement and vibration).
- **Traffic Assessments** – MPC notes that the TIA doesn't reflect changes as part of the approved Raising London Circuit Project.

Clarifications

- **Existing Bunker** - The bunker is shown for demolition but only up to the existing fence. The bunker extends beyond the fence but still within the property boundary. Clarification around the demolition of the full bunker as part of the Proposal would be welcomed.