AIS PODIUM PROJECT - ATHLETE'S ACCOMMODATION
LANDSCAPE ARCHITECTURAL WORKS

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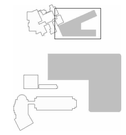
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AIS PODIUM PROJECT
CANBERRA, AUSTRALIA

SHEET TITLE

COVER PAGE

ATHLETE'S ACCOMMODATION

STATUS
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PROJECT NUMBER
C25-009

STAGE
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SCALE

NORTH POINT

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GENERAL

CODE	SYMBOL	DESCRIPTION
		SITE BOUNDARY

PAVEMENTS & SURFACES

PAVEMENT [PV]

CODE	SYMBOL	DESCRIPTION
PV01		COLOURED CONCRETE - TYPE 01 Presure Washed Finish
PV02		COLOURED CONCRETE - TYPE 02 Coloured exposed aggregate concrete
PV03		DECOMPOSED GRANITE GRAVEL Compacted granite gravel
PV04		COLOURED CONCRETE - TYPE 03 Coloured oxide concrete
PV05		BOULEVARD PATHWAY Coloured concrete with pressure wash finish
PV06		CONCRETE PAVING Concrete pavers with exposed aggregate finish
PV07		ROCK MULCH River Rock Mulch 20-30mm
PV08		ARTIFICIAL TURF Refer to Manufacturer's Specification

WALLS & EDGES

EDGE [E], WALL [W]

CODE	SYMBOL	DESCRIPTION
ED01		INSITU CONCRETE [FLUSH] 150mm W concrete mowing edge
ED02		STEEL [FLUSH] 6mm W corten steel edge
WL01		SEATING WALL 450mm W exposed aggregate concrete seating wall
WL02		RETAINING WALL 500mm W, Varies H
WL03		FLOOD WALL Material TBC
WL04		PLANTER WALL 600mm H. Powdercoated aluminium.

FENCES & BALUSTRADES

BALUSTRADE [BL], FENCE [FC], GATE [G]

CODE	SYMBOL	DESCRIPTION
BL01		STEEL BALUSTRADE Corten steel balustrade 900mm H
FE01		FENCE TYPE 01 Powder coated aluminium palisade fence
GA01		GATE TYPE 01 1200mm W. Finish to match FE01

FURNITURE & FIXTURES

FIXTURE [FX], SHELTER [SH], BOULDER [BL]

CODE	SYMBOL	DESCRIPTION
FX01		CAFE TABLE Seam Cafe Table. 750mm DIA
FX02		COMMUNAL CAFE TABLE Jill Communal Table. 1150mm DIA
FX03		CAFE CHAIR Volley Dining Chair
FX04		BAR STOOL Volley Bar Stool
FX05		SEATING PLATFORM TYPE 2 Linear Platform 1800mm x 1800mm
FX06		CUBE SEAT Linear Cube
FX07		TIMBER BENCH TYPE 1 Curved Linear Bench (Fixed to top of wall) Custom radii
FX08		TIMBER BENCH TYPE 2 Curved Linear Bench (Free Standing) Custom radii
FX09		TABLE / BAR BENCH TOP Material TBC
FX10		STORAGE BENCH Bench and storage
SH01		ROUND SHELTER Custom Round Timber Shelter
BLDR		LANDSCAPE BOULDER Natural stone boulder. Size varies

STAIRS & ANCILLARY

STAIR [ST]

CODE	SYMBOL	DESCRIPTION
ST01		STAIR - INSITU CONCRETE ?

SOFTWORKS

MASS PLANTING [MP], GRASS [GR], TREE [TR]

CODE	SYMBOL	DESCRIPTION
GR01		TURF Irrigated Turf Lawn
GR02		GRASS TYPE 02 Dryland Grass
MP		Mass Planting As shown on General Arrangement Plans
		EXISTING TREE To be retained
		PROPOSED TREE Refer to Softwork Plans

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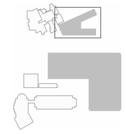
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TREE SCHEDULE

Plant Code	Botanical Name	Common Name	Mature Height	Mature Spread	Pot Size	Count
ANs	Acer negundo 'Sensation'	Box Elder Maple	10m	8m	100L	6
LAn	Lagerstroemia indica x fauriei 'Natchez'	Crepe Myrtle	8m	5m	100L	4
TL	Tristaniopsis laurina 'Luscious'	Water Gum	10m	5m	100L	3

Grand total: 13

TURF SCHEDULE

Keynote	Description	Area
GR01	TURF	864.64 m²

MASS PLANTING MIX

Code/ID	Botanical Name	Common Name	Mature Size	Pot Size	Percentage %	Area m2	Rate/Density	Qty
Mix 01						**582.13 m²**		
Ali	Acacia cognata 'Limelight'	River Wattle	1 x 1	140	5%	29.106322	2	62
Bsp	Banksia spinulosa 'Birthday Candles'	Banksia	0.5 x 1	140	10%	58.212644	6	352
Cse	Chrysocephalum apiculatum	Common Everlasting	0.5 x 0.5	140	15%	87.318966	6	526
Cre	Correa reflexa	Native Fuchsia	1 x 1.2	140	10%	58.212644	4	236
Llo	Lomandra longifolia	Mat Rush	1 x 1	140	15%	87.318966	3	265
Lta	Lomandra longifolia 'Tanika'	Mat Rush	0.7 x 07	140	15%	87.318966	6	526
Mpp	Myoporoum parvifoilium purpurea	Purple leaf Creeping Boobialla	0.3 x 2	140	10%	58.212644	6	352
Pki	Poa poiformis 'Kingsdale'	Tussock Grass	1 X 1	140	10%	58.212644	3	178
Wgb	Westringia fruticosa 'Grey Box'	Grey Box	1 x 1	140	10%	58.212644	3	178
Mix 02						**725.75 m²**		
Cla	Cassinia aculeata	Common Cassinia	2 x 2	140	5%	36.287334	2	74
Cgl	Correa glabra	Smooth Correa	1.5 x 1.5	140	10%	72.574668	3	220
cse	Chrysocephalum apiculatum	Common Everlasting	0.5 x 0.5	140	10%	72.574668	6	438
Csi	Acacia genistifolia	Early Wattle	3 x 3	140	5%	36.287334	1	38
Dmi	Daviesia mimosoides	Narrow-leaf Bitter-pea	1.5 x 1.5	140	5%	36.287334	3	112
Gla	Grevillea lanigera	Woolly Grevillea	1.5 x 1.5	140	10%	72.574668	3	220
Hvi	Hardenbergia violacea	False Sarsparilla	2 x 5	140	5%	36.287334	3	112
Lal	Leucochrysum albicans	Hoary Sunray	0.3 x 0.5	140	10%	72.574668	5	366
Llo	Lomandra longifolia	Mat Rush	1 x 1	140	10%	72.574668	4	293
Llo	Lomandra longifolia	Mat Rush	1 x 1	140	10%	72.574668	4	293
Pla	Poa labillardierei	Common Tussock	1 x 1	140	5%	36.287334	4	147
Tau	Themeda australis	Kangaroo Grass	1 x 0.4	140	5%	36.287334	4	147
Wer	Westringia fruticosa x eremicola	Wynyabbie Gem	2 x 2	140	10%	72.574668	3	220
Mix 03						**474.06 m²**		
Adi	Asterotrichion discolor	Tasmanian Currajon	5 x 3	140	2%	9.481182	1	12
Ama	Anigozanthos manglesii	Red and Green Kangaroo Paw	1.2 x 1.2	140	2%	9.481182	3	31
Bdl	Banksia dallanneyi	Couch Honeypot	0.8 x 3	140	5%	23.702955	6	144
Ble	Boronia ledifolia	Sydney Boronia	1.5 x 1	140	3%	14.221773	4	60
Cca	Conostylis candicans	Cotton Heads	0.6 x 0.5	140	5%	23.702955	6	144
Cde	Correa decumbens	Spreading Correa	0.5 x 2	140	5%	23.702955	6	144
Cex	Calytrix exstipulata	Turkey Bush	4 x 3	140	2%	9.481182	1	12
Cgl	Craspedia globosa	Billy Buttons	0.7 x 0.5	140	6%	28.443546	6	173
Clo	Cassinia longifolia	Cauliflower Bush	3 x 2	140	3%	14.221773	2	31
Cpu	Correa pulchella	Salmon Correa	1 x 1.5	140	3%	14.221773	3	44
Dci	Dillwynia cinerascens	Grey Parrot-Pea	1.5 x 1.5	140	3%	14.221773	3	44
Eim	Epacris impressa	Common Heath	1.5 x 1.5	140	3%	14.221773	3	44
Ian	Isopogon anemonifolius	Broas-Leaved Drumstick	2 x 2	140	4%	18.962364	3	60
Iau	Indigofera australis	Austral indigo	2 x 3	140	5%	23.702955	3	73
Mth	Melaleuca thymifolia	Thyme Honey-Myrtle	1.5 x 2	140	5%	23.702955	3	73
Oas	Olearia astroloba	Star-Lobed Daisy Bush	1 x 2	140	6%	28.443546	3	87
Peu	Prostanthera eurybiades	Monarto Mintbush	0.8 x 2	140	5%	23.702955	6	144
Pex	Ptilotus exaltatus	Pink Mulla Mulla	1 x 0.6	140	5%	23.702955	4	98
Poc	Patersonia occidentalis	Native Iris	0.8 x 0.6	140	5%	23.702955	5	121
Tsp	Telopea speciosissima	NSW Waratah	3 x 2	140	5%	23.702955	2	51
Ttr	Telopea truncata	Tasmanian Waratah	4 x 2	140	3%	14.221773	1	17
Ttr	Themeda triandra	Kangaroo Grass	1 x 1	140	5%	23.702955	3	73
Wbr	Westringia brevifolia	Small Leafed Westringia	1.5 x 1.5	140	3%	14.221773	3	44
Wgl	Wahlenbergia gloriosa	Royal Bluebell	0.4 x 0.2	140	5%	23.702955	3	73
Wpu	Woollsia pungens	Snow Wreath	1 x 0.5	140	2%	9.481182	3	31

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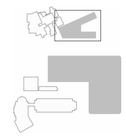
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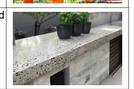
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Keynote	Description	Material Notes	Installation Notes	Image
EDGE				
ED01	INSITU CONCRETE [FLUSH]	Insitu poured concrete mowing edge 150mm x 150mm To finish flush with adjacent surfaces	Supplier and details to be listed in future stages	
ED02	STEEL [FLUSH]	Corten steel edge 6mm x 150mm To finish flush with adjacent surfaces	Supplier and details to be listed in future stages	
FENCES AND BARRIERS				
BL01	STEEL BALUSTRADE	Corten steel balustrade 900mm H Perforated patten to future detail	Supplier and details to be listed in future stages	
FE01	FENCE TYPE 01	Palisade security fence 2100mm H Powder coated aluminium battens	Supplier and details to be listed in future stages	
GA01	GATE TYPE 01	Palisade security gate 2100mm H x 1200mm W Finish to match FE01	Supplier and details to be listed in future stages	
FURNITURE				
BLDR	LANDSCAPE BOULDER	Landscape boulder Size varies Re-used from onsite where possible	Supplier and details to be listed in future stages	
BLDR	LANDSCAPE BOULDER	Landscape boulder Size varies Re-used from onsite where possible	Supplier and details to be listed in future stages	
BLDR	LANDSCAPE BOULDER	Landscape boulder Size varies Re-used from onsite where possible	Supplier and details to be listed in future stages	
FX01	CAFE TABLE	Round cafe table 750mm H x 750mm DIA Powder coated aluminium	Supplier and details to be listed in future stages	
FX02	COMMUNAL CAFE TABLE	Round communal cafe table 750mm H x 1150mm DIA Powder coated aluminium	Supplier and details to be listed in future stages	
FX03	CAFE CHAIR	Cafe chair 760mm H x 610mm D x 560mm W Powder coated aluminium	Supplier and details to be listed in future stages	
FX04	BAR STOOL	Bar stool 875mm H x 430mm D x 500mm W Powder coated aluminium	Supplier and details to be listed in future stages	
FX05	SEATING PLATFORM TYPE 2	Seating platform with back rest 430mm H x 1800mm D x 1800mm W Timber look aluminium battens	Supplier and details to be listed in future stages	
FX06	CUBE SEAT	Cube seat 435mm H x 445mm D x 445mm W Timber look aluminium battens	Supplier and details to be listed in future stages	
FX07	TIMBER BENCH TYPE 1	Timber batten bench Fixed to top of wall Length and Radii subject to future design	Supplier and details to be listed in future stages	
FX08	TIMBER BENCH TYPE 2	Timber batten bench Free standing with back and arm rests Length and Radii subject to future design	Supplier and details to be listed in future stages	
FX09	TABLE / BAR BENCH TOP	Custom bar / table bench top Polished concrete Subject to future detail	Supplier and details to be listed in future stages	
FX10	CUSTOM WORK BENCH	Custom work bench and storage Harwood timber battens Subject to future detail	Supplier and details to be listed in future stages	
SH01	ROUND SHELTER	Custom round shelter Hardwood timber with powder coated steel uprights Subject to future detail	Supplier and details to be listed in future stages	

Keynote	Description	Material Notes	Installation Notes	Image
PAVING				
PV01	COLOURED CONCRETE - TYPE 01	Oxide coloured concrete Off-white oxide Honed finish	Supplier and details to be listed in future stages	
PV02	COLOURED CONCRETE - TYPE 02	Oxide coloured concrete Exposed aggregate finish	Supplier and details to be listed in future stages	
PV03	DECOMPOSED GRANITE GRAVEL	Decomposed granite gravel Compacted finish	Supplier and details to be listed in future stages	
PV04	COLOURED CONCRETE - TYPE 03	Coloured Concrete Pathway	Supplier and details to be listed in future stages	
PV05	BOULEVARD PATHWAY	Coloured oxide concrete Light pressure wash finish Paving patterning subject to future detail	Supplier and details to be listed in future stages	
PV06	CONCRETE PAVING	Unit pavers Concrete with honed finish	Supplier and details to be listed in future stages	
PV07	ROCK MULCH	River rock swale	Supplier and details to be listed in future stages	
PV08	ARTIFICIAL TURF			
STAIRS AND ANCILLARY				
ST01	STAIR - INSITU CONCRETE	Concrete Stairs	Supplier and details to be listed in future stages	
WALL				
WL01	SEATING WALL	Concrete seating wall Off-white oxide with coloured aggregate 450mm H x 450mm D	Supplier and details to be listed in future stages	
WL02	RETAINING WALL	Retaining Wall, Materiality to Be Designed in Future Stages 1800mm H x 500mm D	Supplier and details to be listed in future stages	
WL03	FLOOD WALL	Materiality to Be Designed in Future Stages 870mm H	Supplier and details to be listed in future stages	
WL04	PLANTER WALL	Materiality to Be Designed in Future Stages Powder coated finish 600mm H	Supplier and details to be listed in future stages	

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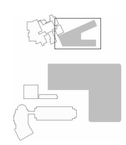
FIRE ENGINEER
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REV	DATE	DESCRIPTION
A	19.10.26	WORKS APPROVAL

KEYPLAN



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PROJECT

AIS PODIUM PROJECT
CANBERRA, AUSTRALIA

SHEET TITLE

MATERIAL SCHEDULE

ATHLETE'S ACCOMMODATION

STATUS
WORKS APPROVAL

PROJECT NUMBER
C25-009

STAGE
WORKS APPROVAL

DRAWN
HS

APROVED
JK

SCALE

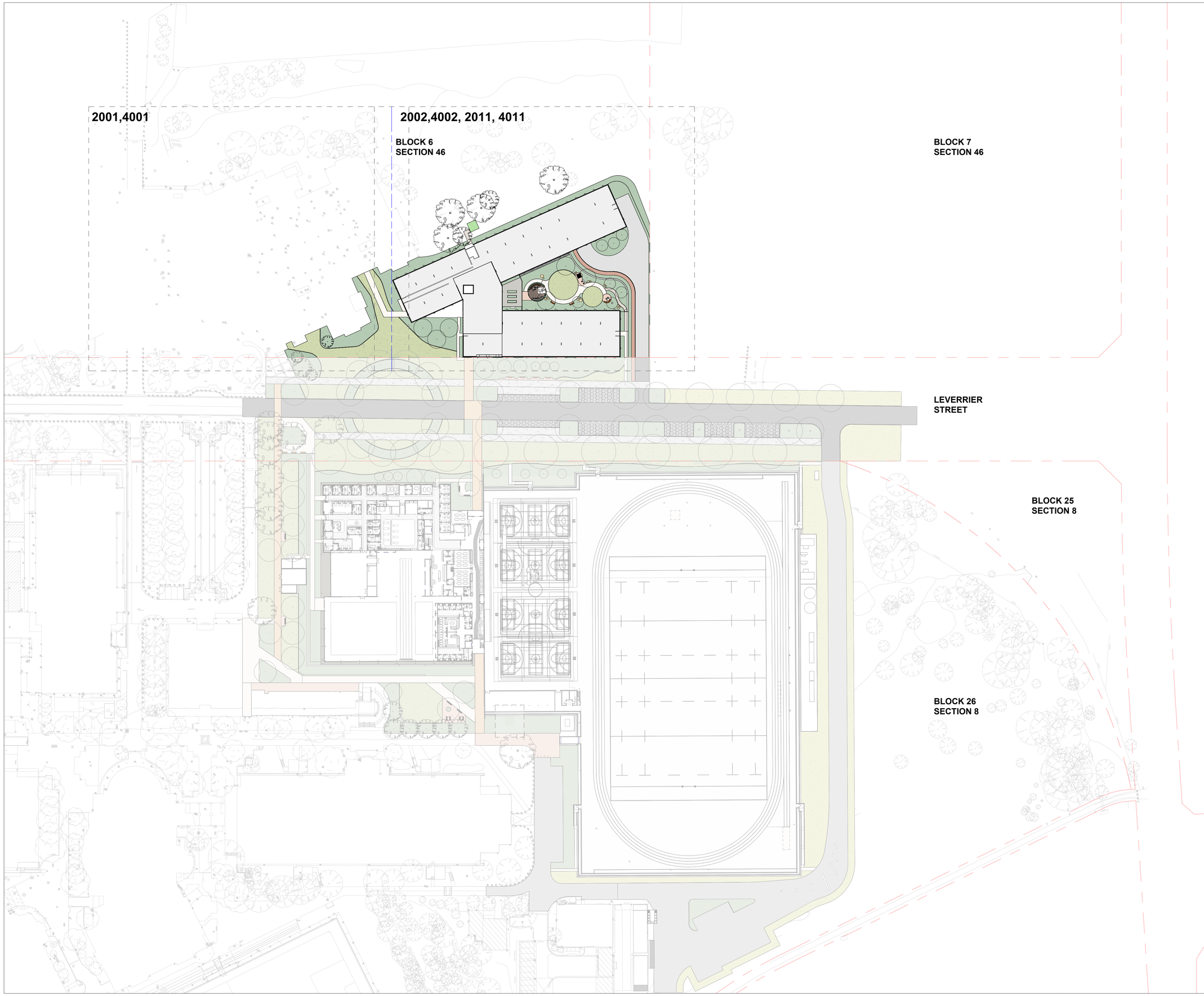
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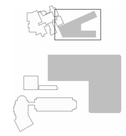
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REV	DATE	DESCRIPTION
A	19.10.26	WORKS APPROVAL

KEYPLAN



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PROJECT

AIS PODIUM PROJECT
CANBERRA, AUSTRALIA

SHEET TITLE

KEY PLAN

ATHLETE'S ACCOMMODATION

STATUS
WORKS APPROVAL

PROJECT NUMBER
C25-009

STAGE
WORKS APPROVAL

DRAWN
HS

APROVED
JK

SCALE
1 : 750

NORTH POINT

DRAWING NUMBER
AIS-ALA-WA-LA-DRW-AAC-0005

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NOTE: REFER WA002250
FOR TREE REMOVALS.

WA5
ATHLETES
ACCOMMODATION

WA4
LEVERRIER STREET
UPGRADES

WA7
SPORTS DOME

WA6
HPTTC

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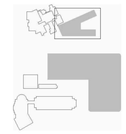
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REV	DATE	DESCRIPTION
A	19.10.26	WORKS APPROVAL

KEYPLAN



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PROJECT

AIS PODIUM PROJECT

CANBERRA, AUSTRALIA

SHEET TITLE

LANDSCAPE MASTERPLAN

ATHLETE'S ACCOMMODATION

STATUS
WORKS APPROVAL

PROJECT NUMBER
C25-009

STAGE
WORKS APPROVAL

DRAWN
HS

APROVED
JK

SCALE
1 : 500

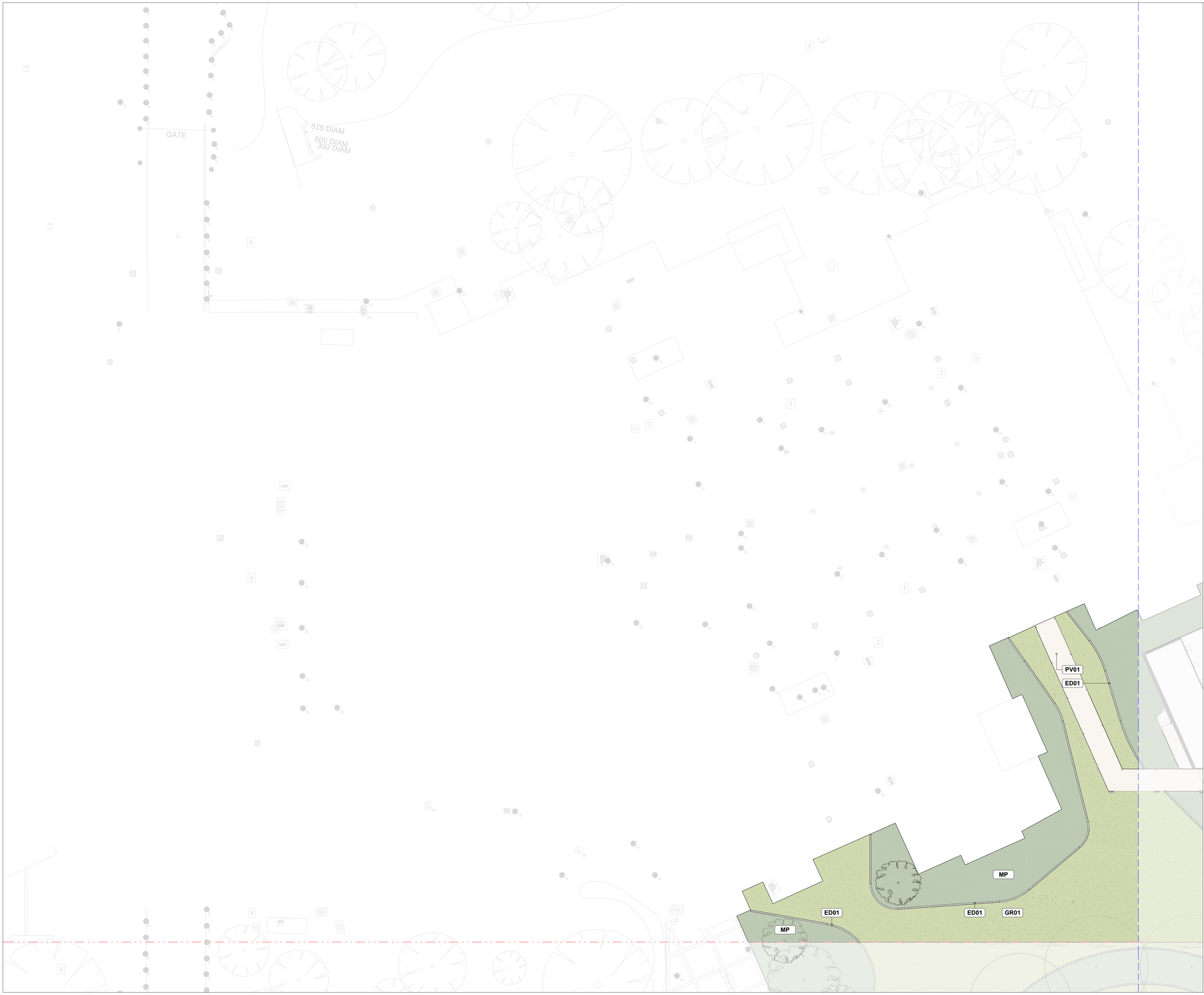
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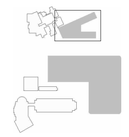
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REV	DATE	DESCRIPTION
A	19.10.26	WORKS APPROVAL

KEYPLAN



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PROJECT

AIS PODIUM PROJECT

CANBERRA, AUSTRALIA

SHEET TITLE

GENERAL ARRANGEMENT PLAN SHEET 1 OF 3

ATHLETE'S ACCOMMODATION

STATUS
WORKS APPROVAL

PROJECT NUMBER
C25-009

STAGE
WORKS APPROVAL

DRAWN
HS

APROVED
JK

SCALE
1 : 200

NORTH POINT

DRAWING NUMBER
AIS-ALA-WA-LA-DRW-AAC-2001

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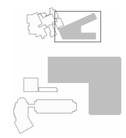
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A	19.10.26	WORKS APPROVAL

KEYPLAN



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PROJECT

AIS PODIUM PROJECT
CANBERRA, AUSTRALIA

SHEET TITLE

GENERAL ARRANGEMENT PLAN SHEET 2 OF 3

ATHLETE'S ACCOMMODATION

STATUS
WORKS APPROVAL

PROJECT NUMBER
C25-009

STAGE
WORKS APPROVAL

DRAWN
HS

APROVED
JK

SCALE
1 : 200

NORTH POINT

DRAWING NUMBER
AIS-ALA-WA-LA-DRW-AAC-2002

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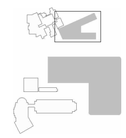
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REV	DATE	DESCRIPTION
A	19.10.26	WORKS APPROVAL

KEYPLAN



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AIS PODIUM PROJECT
CANBERRA, AUSTRALIA

SHEET TITLE

GENERAL ARRANGEMENT PLAN SHEET 3 OF 3

ATHLETE'S ACCOMMODATION

STATUS
WORKS APPROVAL

PROJECT NUMBER
C25-009

STAGE
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HS

APROVED
JK

SCALE
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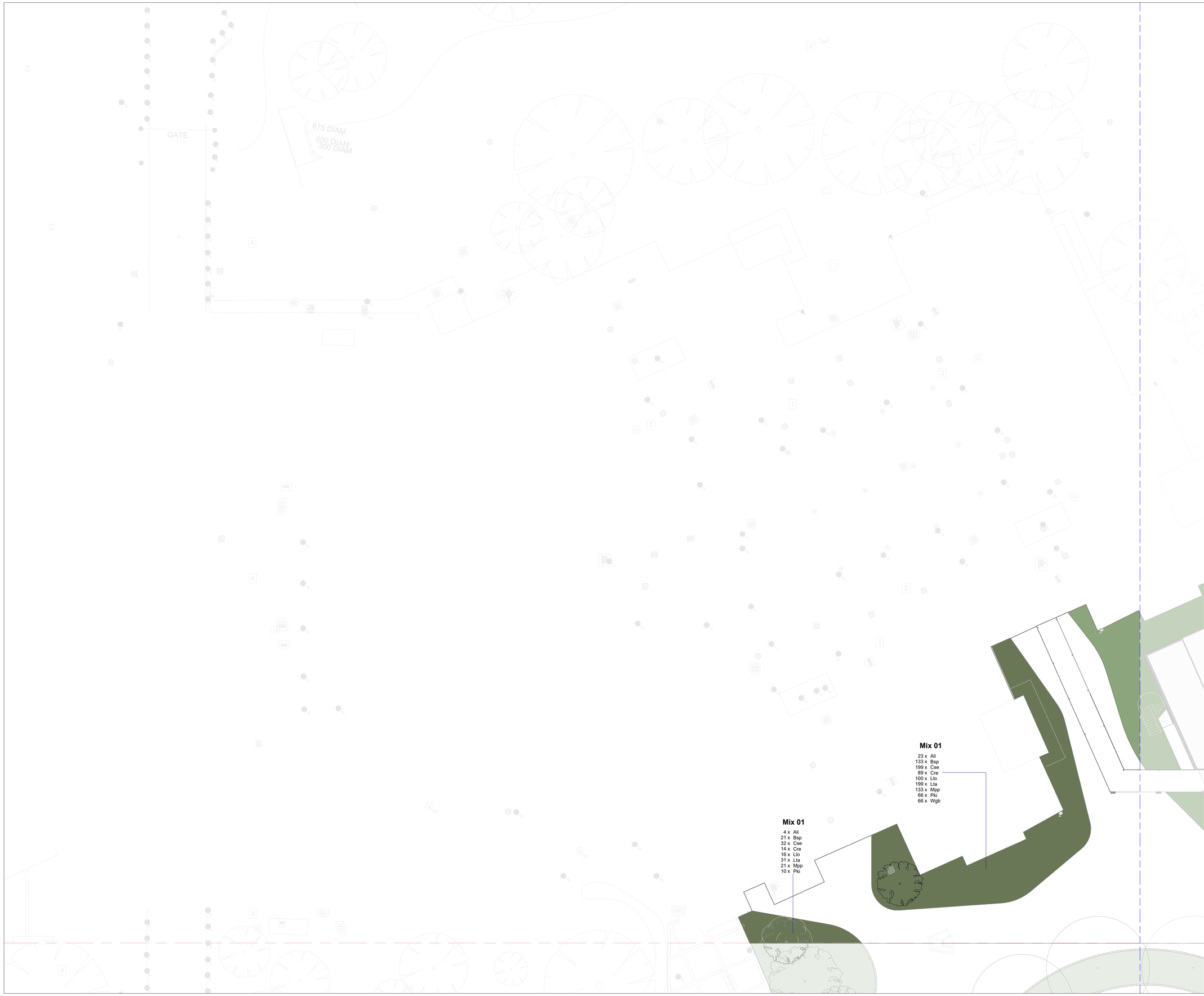
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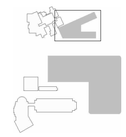
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REV	DATE	DESCRIPTION
A	19.10.26	WORKS APPROVAL

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CANBERRA, AUSTRALIA

SHEET TITLE

SOFTWORK PLAN SHEET 1 OF 3

ATHLETE'S ACCOMMODATION

STATUS
WORKS APPROVAL

PROJECT NUMBER
C25-009

STAGE
WORKS APPROVAL

DRAWN
HS

APROVED
JK

SCALE
1 : 200

NORTH POINT

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REV	DATE	DESCRIPTION
A	19.10.26	WORKS APPROVAL

KEYPLAN



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PROJECT

AIS PODIUM PROJECT

CANBERRA, AUSTRALIA

SHEET TITLE

SOFTWORK PLAN SHEET 2 OF 3

ATHLETE'S ACCOMMODATION

STATUS
WORKS APPROVAL

PROJECT NUMBER	STAGE
C25-009	WORKS APPROVAL
DRAWN	APROVED
HS	JK
SCALE	NORTH POINT
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REVISION: A

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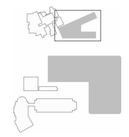
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REV	DATE	DESCRIPTION
A	19.10.26	WORKS APPROVAL

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PROJECT

AIS PODIUM PROJECT
CANBERRA, AUSTRALIA

SHEET TITLE

SOFTWORK PLAN SHEET 3 OF 3

ATHLETE'S ACCOMMODATION

STATUS
WORKS APPROVAL

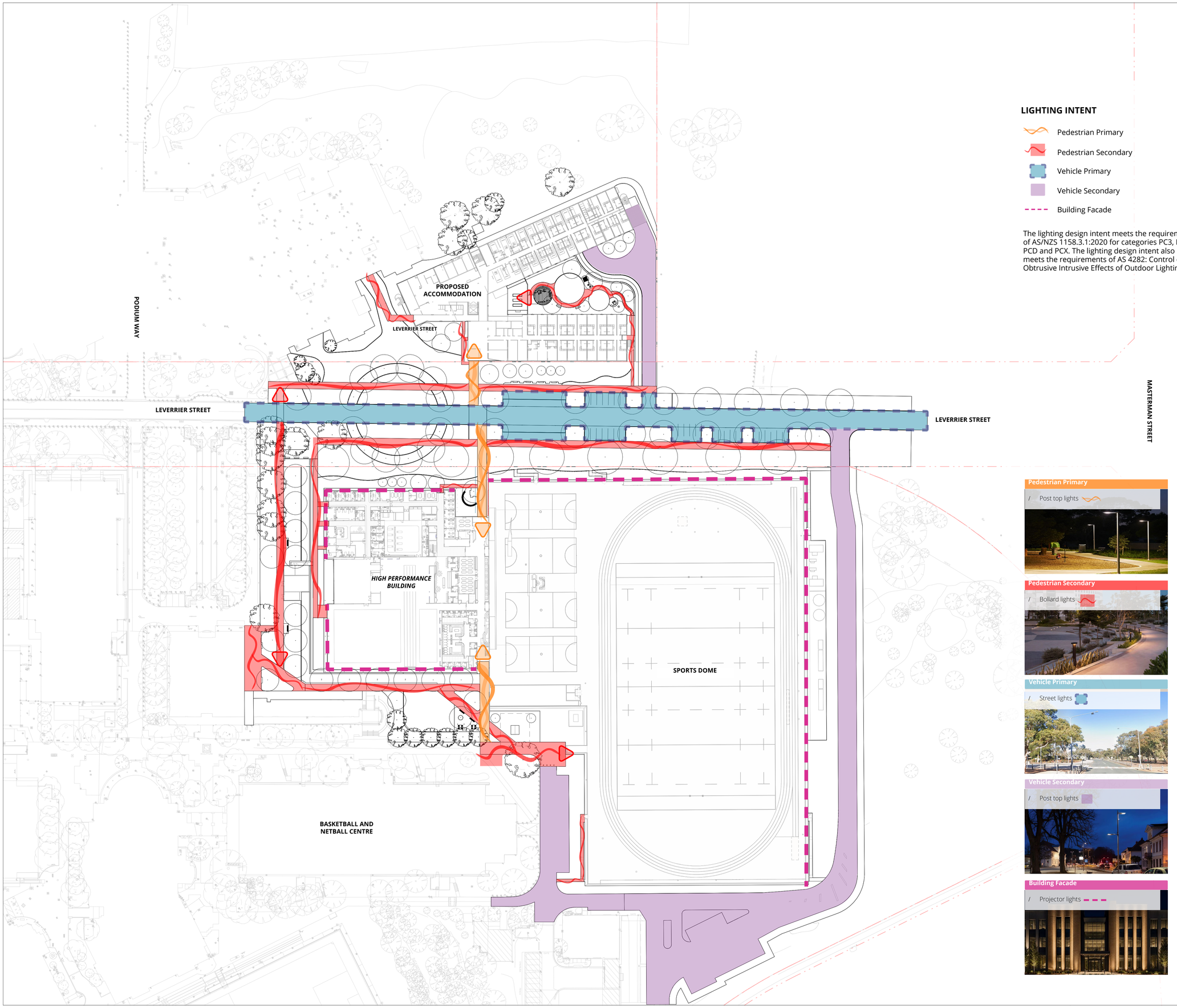
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C25-009	WORKS APPROVAL
DRAWN	APROVED
HS	JK
SCALE	NORTH POINT
1 : 200	

DRAWING NUMBER
AIS-ALA-WA-LA-DRW-AAC-4011

REVISION
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LIGHTING INTENT

- Pedestrian Primary
- Pedestrian Secondary
- Vehicle Primary
- Vehicle Secondary
- Building Facade

The lighting design intent meets the requirements of AS/NZS 1158.3.1:2020 for categories PC3, PR3, PCD and PCX. The lighting design intent also meets the requirements of AS 4282: Control of Obtrusive Intrusive Effects of Outdoor Lighting

Pedestrian Primary

/ Post top lights

Pedestrian Secondary

/ Bollard lights

Vehicle Primary

/ Street lights

Vehicle Secondary

/ Post top lights

Building Facade

/ Projector lights

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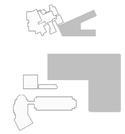
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REV	DATE	DESCRIPTION
A	09.10.26	DRAFT WORKS APPROVAL
B	13.10.26	DRAFT WORKS APPROVAL
C	16.10.26	WORKS APPROVAL

KEYPLAN



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PROJECT

AIS PODIUM PROJECT
CANBERRA, AUSTRALIA

SHEET TITLE

LIGHTING INTENT

STATUS
WORKS APPROVAL

PROJECT NUMBER
C25-009

STAGE
WORKS APPROVAL

DRAWN
AC

APROVED
JK

SCALE
1 : 750

NORTH POINT

DRAWING NUMBER
AIS-ALA-WA-LA-DRW-EXT-7001

REVISION
C

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   - ACTSD-0820 – TYPE R AND QS SUMP INLETS
   - ACTSD-0821 – TYPE R AND QS SUMPS
   - ACTSD-0822 – KIS SUMPS QLD GRATE
   - ACTSD-0823 – KIS SUMPS NSW GRATE
   - ACTSD-0824 – KIS SUMPS LINTEL DETAILS
   - ACTSD-0825 – PLANTATION AND GRATED SUMPS
   - ACTSD-0826 – MULTIPLE TYPE R SUMPS
   - ACTSD-0827 – 1050 ND MAINTENANCE HOLES
   - ACTSD-0828 – SPECIAL CHAMBERED MAINTENANCE HOLES
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   - ACTSD-0854 – PRECAST BOX CULVERTS – HEADWALLS
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   - ACTSD-0856 – STORMWATER ADVISORY SIGNS
   - ACTSD-0873 – GPT TRASH RACKS

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4. ALL PIPES SHALL BE RUBBER RING JOINTED, EXCEPT FOR 100mm BLACKMAX PIPES WHICH SHALL BE SOLVENT WELDED.

5. ALL SUMPS AND MAINTENANCE HOLES OF GREATER DEPTH THAN 900mm SHALL BE FITTED WITH GALVANISED STEP IRONS.

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7. MATERIALS:
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   STORMWATER TIE – Ø600mm CLASS 4 REINFORCED CONCRETE PIPE (RCP).
   MAINTENANCE HOLE ACCESS COVERS – CAST IRON 'CLASS D GATIC' COVERS OR EQUIVALENT.
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   GRATED TRENCH DRAIN – ACO DRAIN KLASSIC SERIES CLASS 'D' LOCKDOWN HEELGUARD GRATE.

8. MINIMUM STORMWATER PIPE COVERS:
   - 300mm IN AREAS NOT SUBJECT TO VEHICULAR LOADING.
   - 600mm IN PAVED AREAS SUBJECT TO VEHICULAR LOADING
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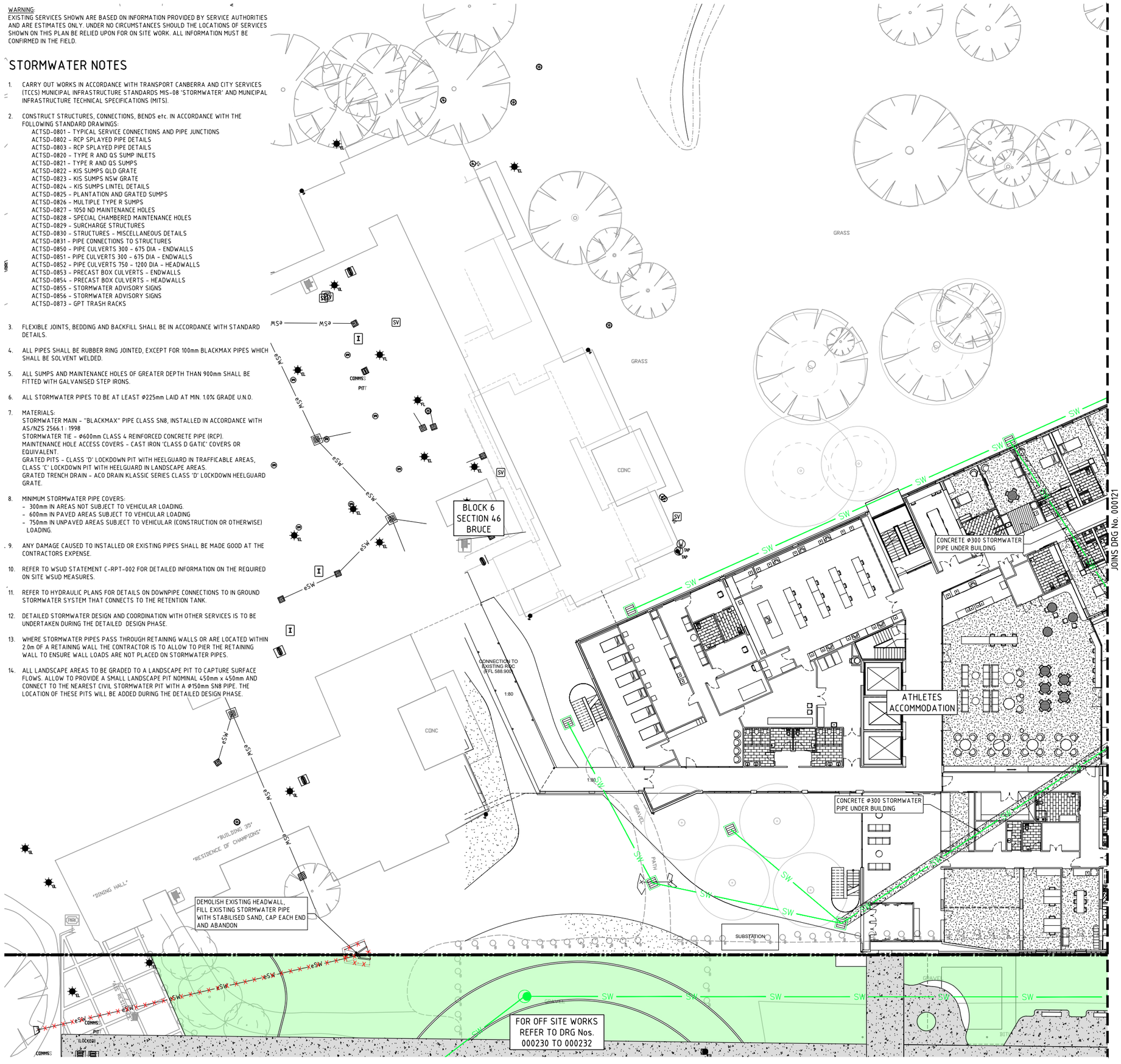
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14. ALL LANDSCAPE AREAS TO BE GRADED TO A LANDSCAPE PIT TO CAPTURE SURFACE FLOWS. ALLOW TO PROVIDE A SMALL LANDSCAPE PIT NOMINAL 450mm x 450mm AND CONNECT TO THE NEAREST CIVIL STORMWATER PIT WITH A Ø150mm SN8 PIPE. THE LOCATION OF THESE PITS WILL BE ADDED DURING THE DETAILED DESIGN PHASE.



DISCLAIMER

USE FIGURED DIMENSIONS ONLY DO NOT SCALE FROM DRAWING CHECK & VERIFY ALL DIMENSIONS ON SITE BEFORE FABRICATION OR SET OUT.

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LEGEND

- SITE BOUNDARY
- SW — STORMWATER MAIN
- STORMWATER MAINTENANCE HOLE
- STORMWATER SUMP
- STORMWATER GRATED PIT
- KERB INLET SUMP
- ACO K200 KLASSICDRAIN (200mm WIDE) STRIP DRAIN. CLASS 'D' LOCKDOWN HEELGUARD COVER/JUNCTION PIT
- STORMWATER RETENTION TANK
- STORMWATER DETENTION TANK
- STORMWATER FLOOD MITIGATION TANK
- DRIVEWAY / CONCRETE PAVEMENT
- FOOTPATH
- HER — SSD — PROPOSED SUBSOIL DRAINAGE
- 1–13 CL576.29 — STORMWATER STRUCTURE NUMBER AND COVER LEVEL
- SWALE
- FALL
- 576.5 — DESIGN CONTOURS – MAJOR
- DESIGN CONTOURS – MINOR
- RL579.57 — SPOT LEVEL
- eSW — EXISTING STORMWATER MAIN
- EXISTING STORMWATER MAINTENANCE HOLE
- EXISTING STORMWATER SUMP

1:200
0 2 4 6 8 10m
SCALE @ A1

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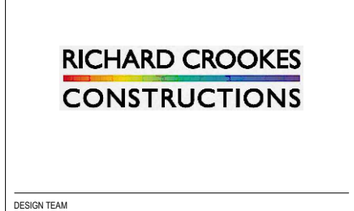
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REV	DATE	DESCRIPTION
A	20.10.2026	FOR WORKS APPROVAL

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SHEET TITLE

ATHLETES ACCOMMODATION CONCEPT STORMWATER MANAGEMENT PLAN SHEET 1 OF 2

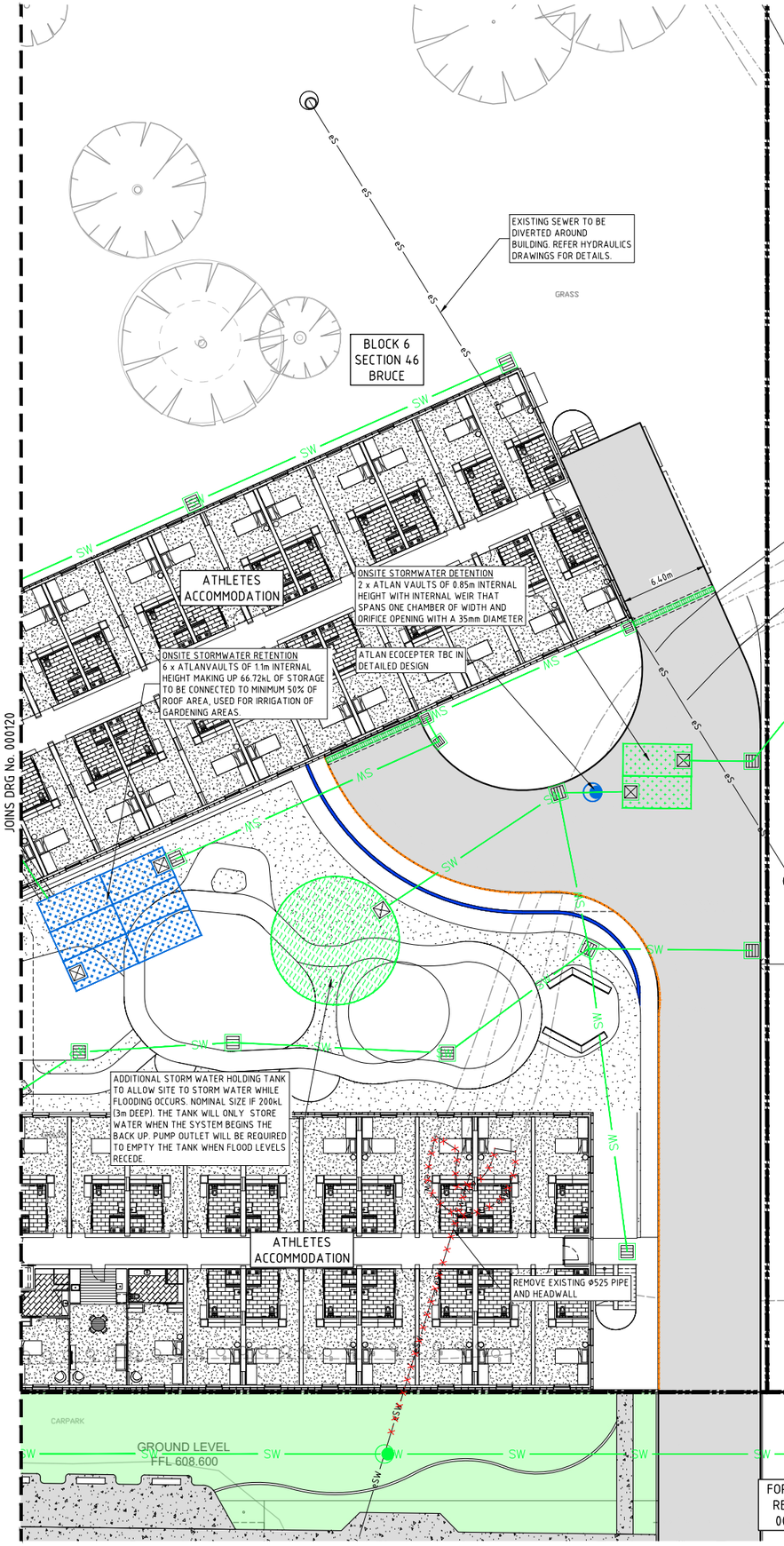
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DRAWN	APROVED
L. RUECKER	J. WILTSHIRE
SCALE	NORTH POINT
1:200	
DRAWING NUMBER	REVISION
AIS-NCE-CE-DRW-AAC-000120	A

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1:200 0 2 4 6 8 10m
SCALE @ A1

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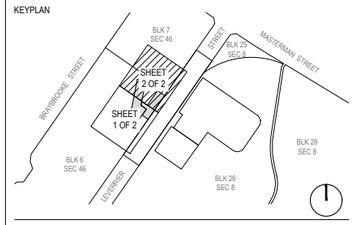
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REV	DATE	DESCRIPTION
A	20.10.2026	FOR WORKS APPROVAL

KEYPLAN



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PROJECT

AIS PODIUM PROJECT

Leverrier Street, Bruce ACT 2617

SHEET TITLE

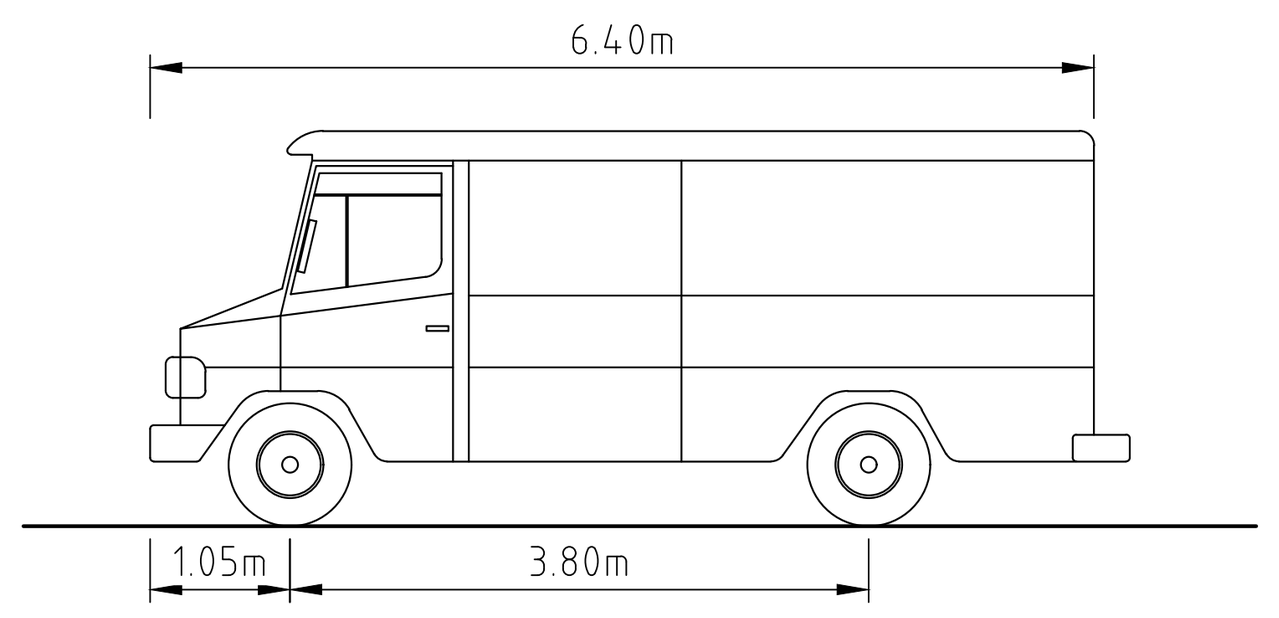
ATHLETES ACCOMMODATION CONCEPT STORMWATER MANAGEMENT PLAN SHEET 2 OF 2

STATUS
NOT FOR CONSTRUCTION

PROJECT NUMBER	STAGE
BRIS3200-29	
DRAWN	APROVED
L. RUECKER	J. WILTSHIRE
SCALE	NORTH POINT
1:200	
DRAWING NUMBER	REVISION
AIS-NCE-CE-DRW-AAC-000121	A

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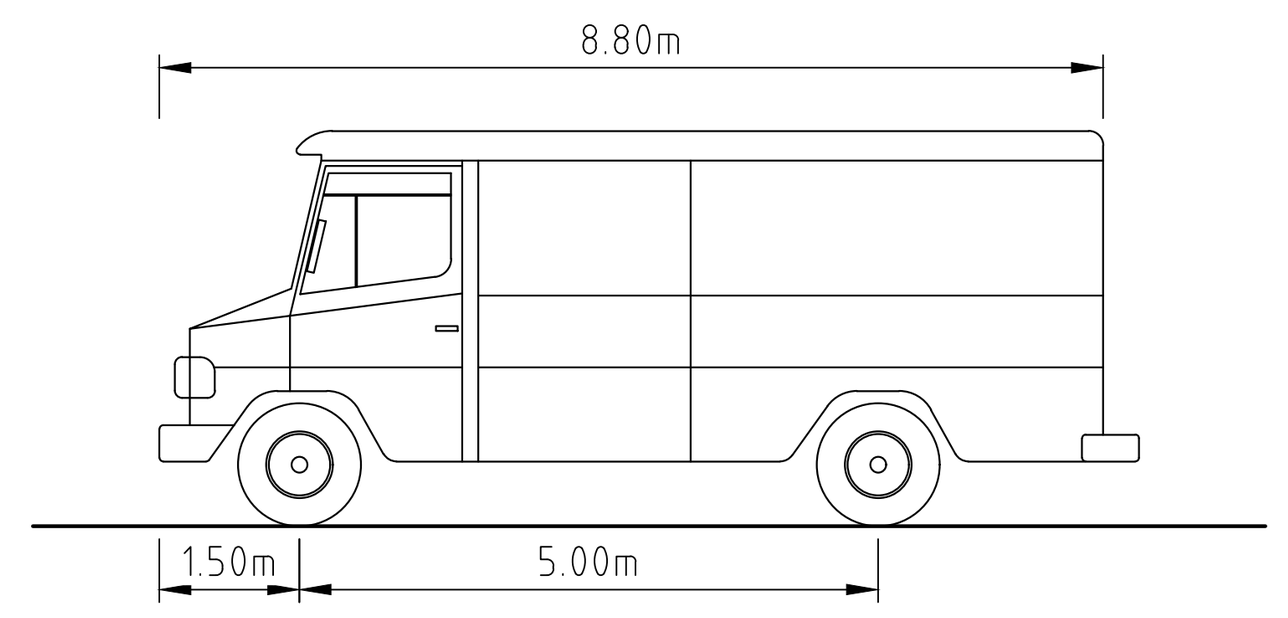
\\northrop.local\Projects\1 Current Bids Projects\BRIS3229 - AIS Revitalisation Project - Canberra\0 civil\C Drawings\AIS-NCE-CE-DRW-AAC-000120 Concept Stormwater Management Plan 10/20/2026 7:03 PM



AS2890.2 – SMALL RIGID VEHICLE

NOT TO SCALE

WIDTH	2.30m
TRACK	2.30m
LOCK TO LOCK TIME	6.0s
STEERING ANGLE	38.0°



AS2890.2 – MEDIUM RIGID VEHICLE

NOT TO SCALE

WIDTH	2.50m
TRACK	2.50m
LOCK TO LOCK TIME	6.0s
STEERING ANGLE	26.2°

LEGEND

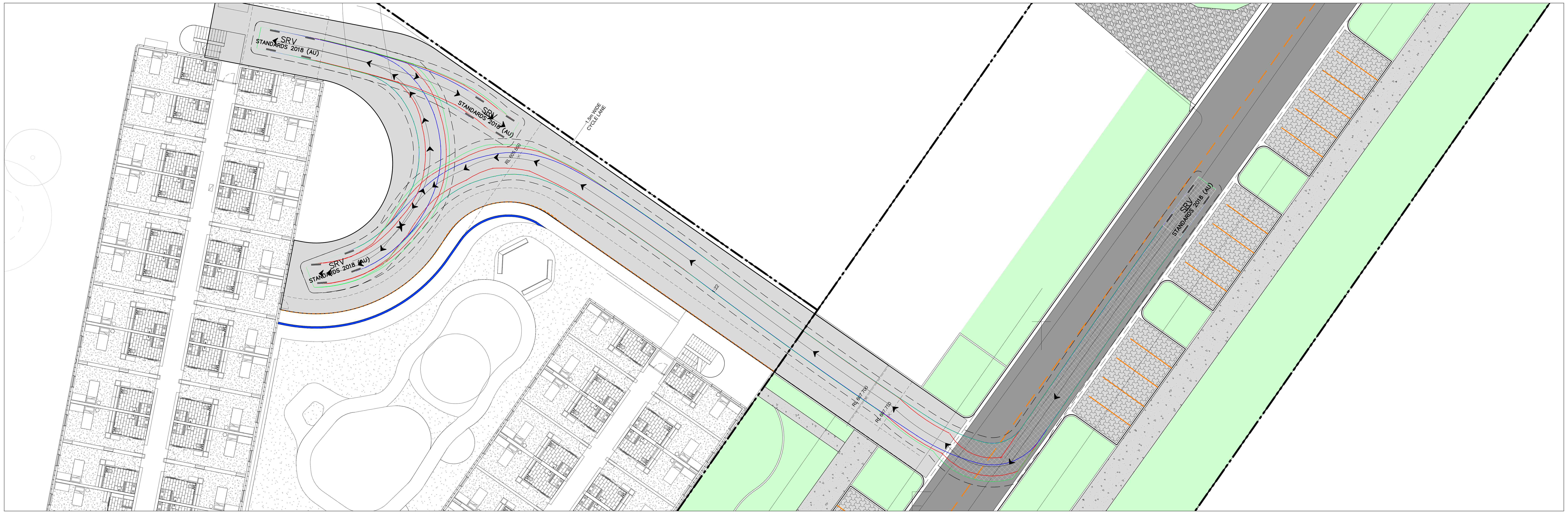
- SITE BOUNDARY
- DENOTES FRONT WHEEL PATH
- DENOTES REAR WHEEL PATH
- DENOTES VEHICLE BODY OVER HANG
- DENOTES 300mm VEHICLE BODY OFFSET

DISCLAIMER

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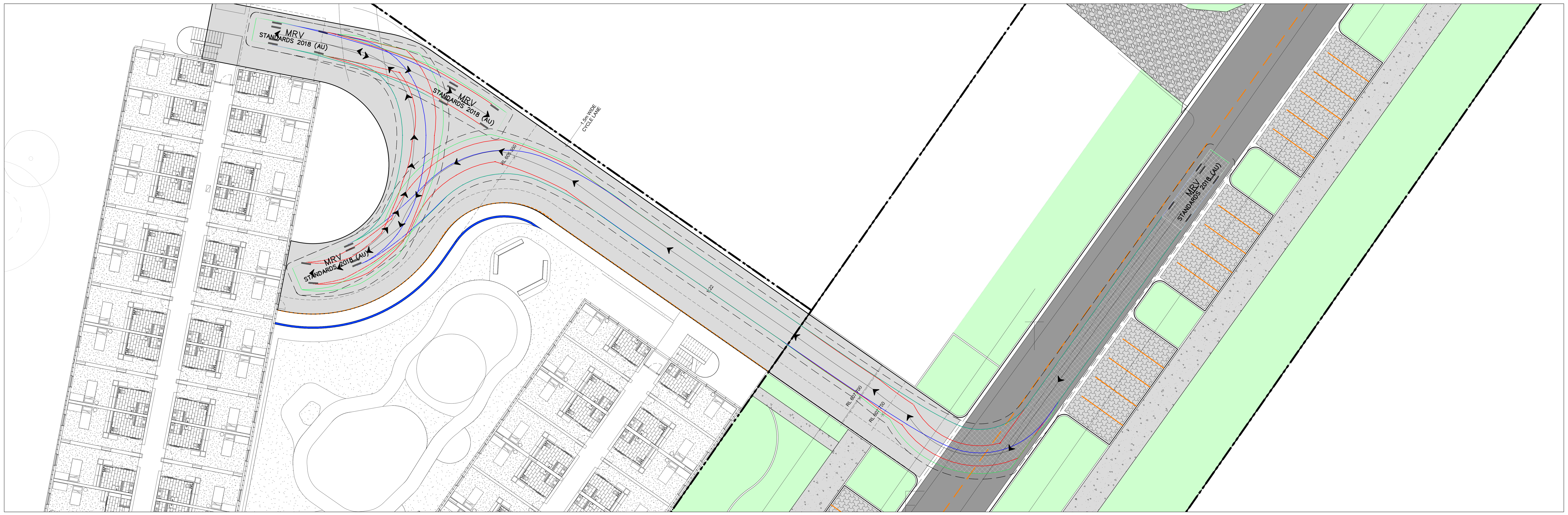
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SMALL RIGID VEHICLE TURN – ENTRY

SCALE 1:250 @ A1



MEDIUM RIGID VEHICLE TURN – ENTRY

SCALE 1:250 @ A1

1:250
0 2 4 6 8 10 12m
SCALE @ A1

CLIENT

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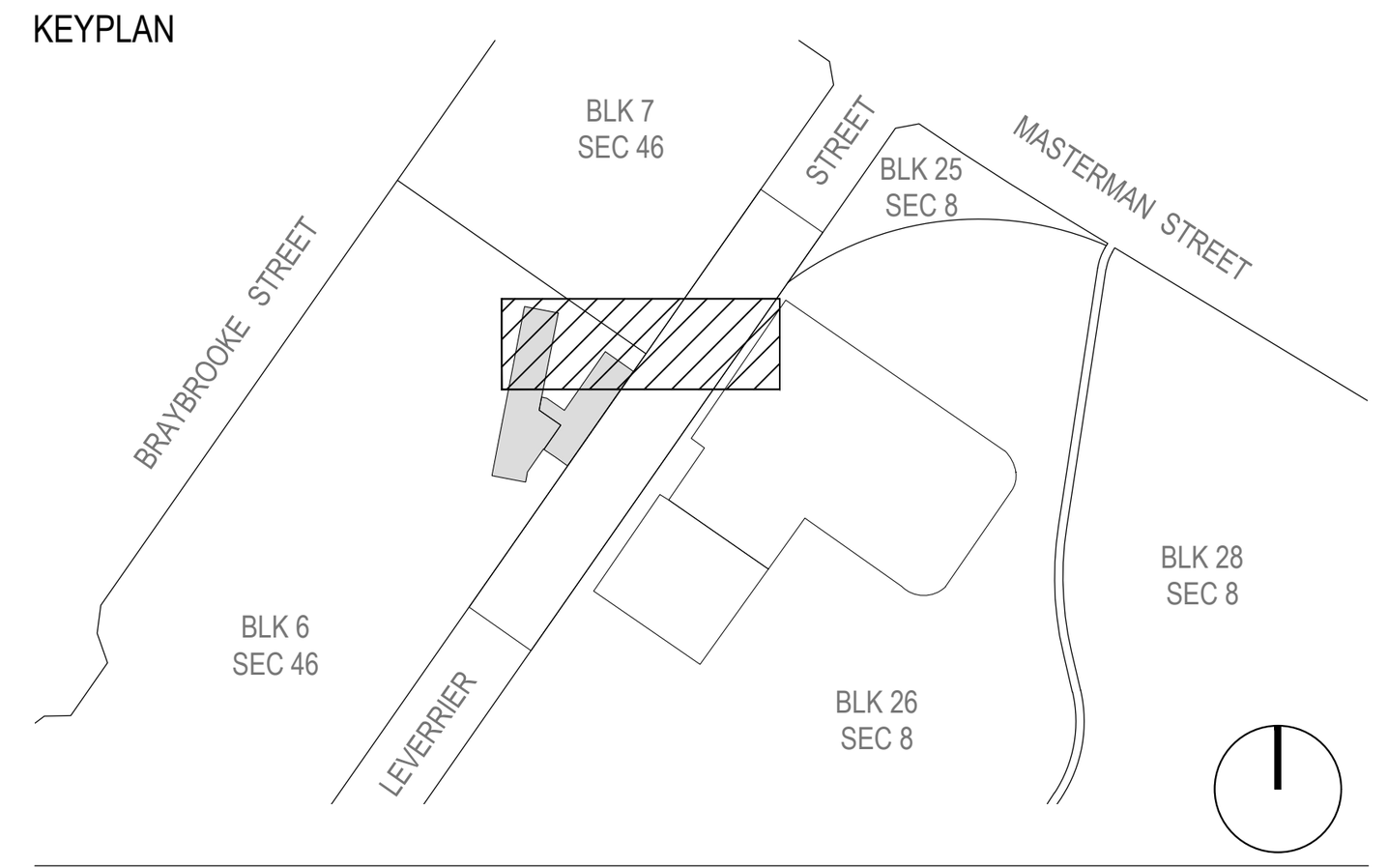
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REV	DATE	DESCRIPTION
A	18.09.2026	WORKS APPROVAL
B	20.10.2026	FOR WORKS APPROVAL

KEYPLAN



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PROJECT

AIS PODIUM PROJECT

Leverrier Street, Bruce ACT 2617

SHEET TITLE

ATHLETES ACCOMMODATION VEHICLE TURNING MOVEMENTS

STATUS
NOT FOR CONSTRUCTION

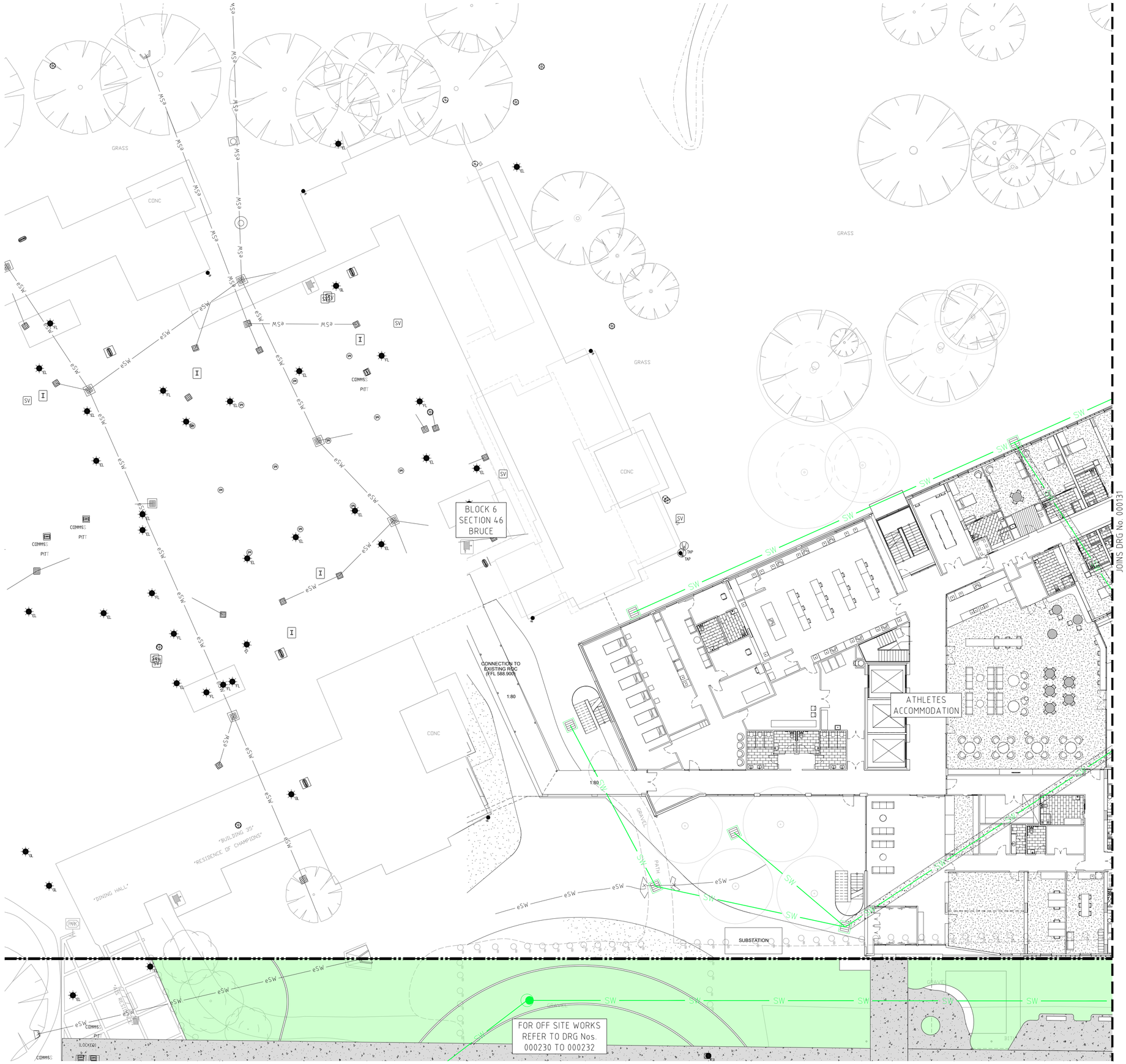
PROJECT NUMBER BRIS3200-29	STAGE
DRAWN L. VANDERPOL	APROVED J. WILTSHIRE
SCALE 1:250	NORTH POINT
DRAWING NUMBER **AIS-NCE-CE-DRW-AAC-000210**	REVISION **B**

ORIGINAL SHEET SIZE A1 - 841x594mm

O:\1 Current Bids Projects\BRIS3229 - AIS Revitalisation Project - Canberra\Civil\C Drawings\AIS-NCE-CE-DRW-AAC-000210 Vehicle Turning Movements

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LEGEND

- SITE BOUNDARY
- SW — STORMWATER MAIN
- STORMWATER MAINTENANCE HOLE
- STORMWATER SUMP
- STORMWATER GRATED PIT
- KERB INLET SUMP
- ACO K200 KLASSICDRAIN (200mm WIDE) STRIP DRAIN. CLASS 'D' LOCKDOWN HEELGUARD COVER/ JUNCTION PIT
- STORMWATER RETENTION TANK
- STORMWATER DETENTION TANK
- STORMWATER FLOOD MITIGATION TANK
- DRIVEWAY / CONCRETE PAVEMENT
  - 150mm N32 CONCRETE
  - BROOM FINISH
  - 1 LAYER SL82 - 50mm TOP COVER
  - 100mm DGB20 COMPACTED TO 100% STANDARD
  - CONFIRM SUBGRADE CBR > 3% AND COMPACTED TO 95% STANDARD
- GENERAL ACCESS ASPHALT PAVEMENT
  - 50mm AC14 AR450
  - PRIMER BINDER AMC0
  - 200mm DGB20 COMPACTED TO 100% STANDARD IN 2 EVEN LAYERS
  - 250mm DGS20 COMPACTED TO 100% STANDARD IN 2 EVEN LAYERS
  - CONFIRM SUBGRADE CBR > 3% AND COMPACTED TO 95% STANDARD
  - DESIGN LIFE 20 YEARS
- FOOTPATH
  - AS PER LANDSCAPE ARCHITECTS SPECIFICATIONS UNLESS NOTED OTHERWISE.
  - 100mm 32MPa CONCRETE, SL82 MESH CENTRAL.
  - 75mm DGB20 COMPACTED TO 100% STANDARD
  - SUBGRADE COMPACTED TO 95% STANDARD
  - REFER TO ACT STD DRG No. ACTSD-0501a FOR DETAILS.
- KR — KERB RAMP WITH TGSI. REFER TO DRG No. 000006 FOR DETAILS
- KG — KERB AND GUTTER (AS PER TCCS STD DWG)
- K4A — KERB TYPE K4A (AS PER TCCS STD DWGS)
- OCI — OPEN CHANNEL INVERT (AS PER TCCS STD DWGS)
- T — KERB TRANSITION
- 576.5 — DESIGN CONTOURS - MAJOR
- DESIGN CONTOURS - MINOR
- RL 579.57 — SPOT LEVEL

1:200
0 2 4 6 8 10m
SCALE @ A1

CLIENT

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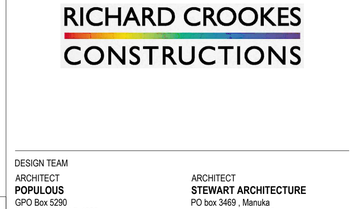
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REV	DATE	DESCRIPTION
A	02.10.2026	SCHEMATIC DESIGN
B	20.10.2026	FOR WORKS APPROVAL

KEYPLAN



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PROJECT

AIS PODIUM PROJECT

Leverrier Street, Bruce ACT 2617

SHEET TITLE

ATHLETES ACCOMMODATION SITE WORKS AND PAVEMENT PLAN SHEET 1 OF 2

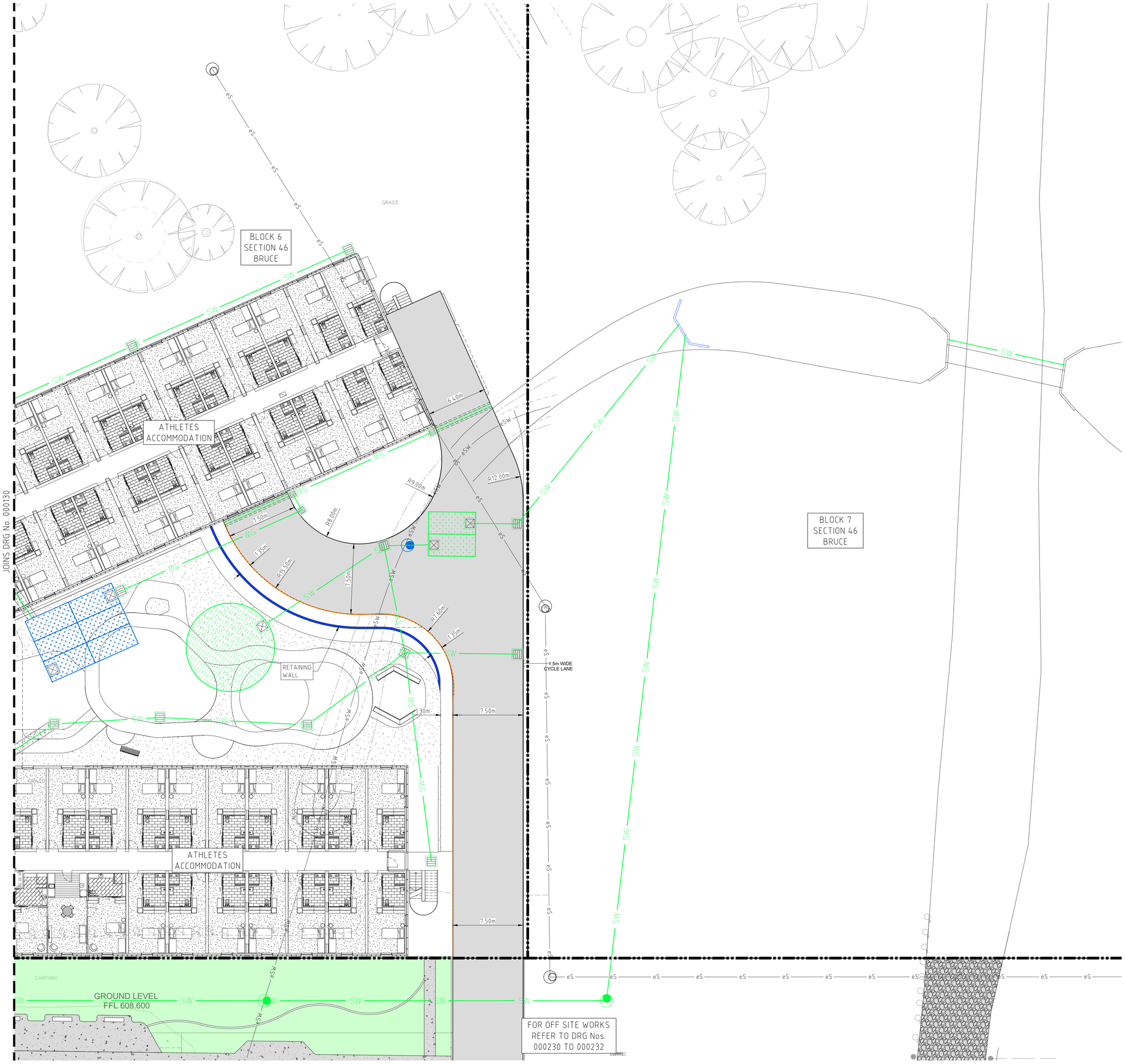
STATUS
NOT FOR CONSTRUCTION

PROJECT NUMBER: BRIS3200-29
STAGE:
DRAWN: L. RUECKER
APROVED: J. WILTSHIRE
SCALE: 1:200
NORTH POINT
DRAWING NUMBER: **AIS-NCE-CE-DRW-AAC-000130**
REVISION: **B**

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O:\1 Current Bris Projects\BRIS3229 - AIS Revitalisation Project - Canberra\Civil\C Drawings\AIS-NCE-CE-DRW-AAC-000130 Site Works & Pavement Plan 10/20/2026 6:21 PM

ORIGINAL SHEET SIZE A1 - 841x594mm



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LEGEND

- SITE BOUNDARY
- SW — STORMWATER MAIN
- STORMWATER MAINTENANCE HOLE
- STORMWATER SUMP
- STORMWATER GRATED PIT
- KERB INLET SUMP
- ACO K200 KLASSICDRAIN (200mm WIDE) STRIP DRAIN. CLASS 'D' LOCKDOWN HEELGUARD COVER/JUNCTION PIT
- STORMWATER RETENTION TANK
- STORMWATER DETENTION TANK
- STORMWATER FLOOD MITIGATION TANK
- DRIVEWAY / CONCRETE PAVEMENT
  - 150mm N32 CONCRETE
  - BROOM FINISH
  - 1 LAYER SL82 - 50mm TOP COVER
  - 100mm DGB20 COMPACTED TO 100% STANDARD
  - CONFIRM SUBGRADE CBR > 3% AND COMPACTED TO 95% STANDARD
- GENERAL ACCESS ASPHALT PAVEMENT
  - 50mm AC14 AR450
  - PRIMER BINDER AMC0
  - 200mm DGB20 COMPACTED TO 100% STANDARD IN 2 EVEN LAYERS
  - 250mm DGS20 COMPACTED TO 100% STANDARD IN 2 EVEN LAYERS
  - CONFIRM SUBGRADE CBR > 3% AND COMPACTED TO 95% STANDARD
  - DESIGN LIFE 20 YEARS
- FOOTPATH
  - AS PER LANDSCAPE ARCHITECTS SPECIFICATIONS UNLESS NOTED OTHERWISE:
  - 100mm 32MPa CONCRETE, SL82 MESH CENTRAL.
  - 75mm DGB20 COMPACTED TO 100% STANDARD
  - SUBGRADE COMPACTED TO 95% STANDARD
  - REFER TO ACT STD DRG No. ACTSD-0501a FOR DETAILS.
- KR — KERB RAMP WITH TGSI REFER TO DRG No. 000006 FOR DETAILS
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- K4A — KERB TYPE K4A (AS PER TCCS STD DWGS)
- OCI — OPEN CHANNEL INVERT (AS PER TCCS STD DWGS)
- T — KERB TRANSITION
- 576.5 — DESIGN CONTOURS - MAJOR
- DESIGN CONTOURS - MINOR
- BL 579.57 — SPOT LEVEL

1:200
0 2 4 6 8 10m
SCALE @ A1

CLIENT

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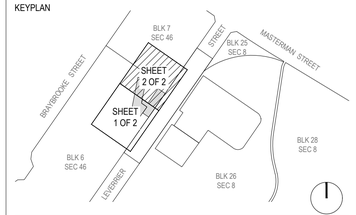
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REV	DATE	DESCRIPTION
A	20.10.2026	FOR WORKS APPROVAL

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PROJECT

AIS PODIUM PROJECT

Leverrier Street, Bruce ACT 2617

SHEET TITLE

ATHLETES ACCOMMODATION SITE WORKS AND PAVEMENT PLAN SHEET 2 OF 2

STATUS

NOT FOR CONSTRUCTION

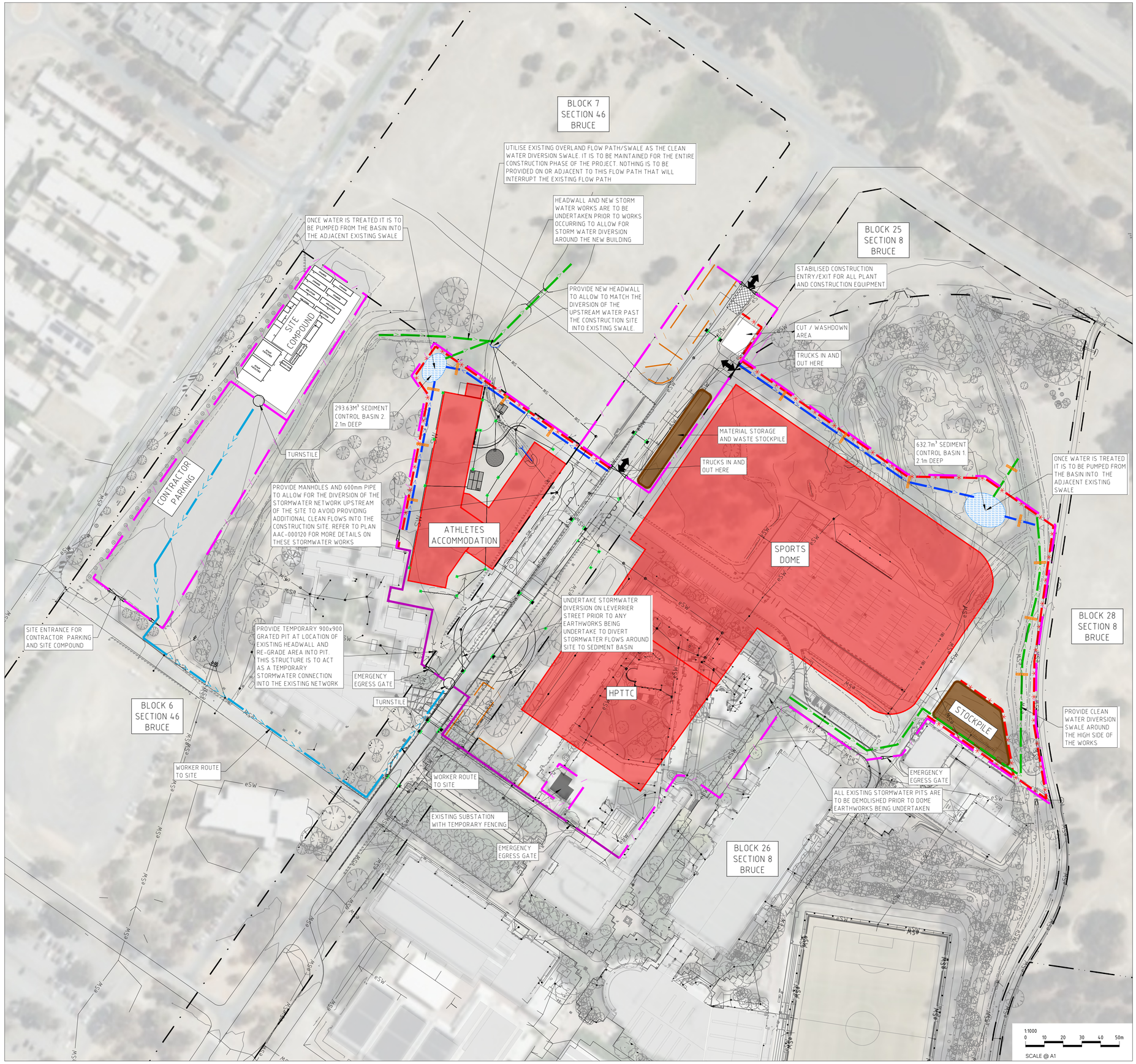
PROJECT NUMBER	STAGE
BRIS3200-29	
DRAWN	APROVED
L. RUECKER	J. WILTSHIRE
SCALE	NORTH POINT
1:200	
DRAWING NUMBER	REVISION
AIS-NCE-CE-DRW-AAC-000131	A

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D:\1 Current Bids Projects\BRIS3229 - AIS Revitalisation Project - Canberra\Civil\C Drawings\AIS-NCE-CE-DRW-AAC-000130 Site Works & Pavement Plan

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ORIGINAL SHEET SIZE A1 - 841x594mm



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BASIN 1 SIZING NOTES

1. TOTAL CATCHMENT AREA XXX HECTARES (BLOCK AREA)
2. DISTURBED AREA XXX HECTARES
3. SITE SLOPE LENGTH (AVERAGE LENGTH TO BASIN) = XXX
4. SITE GRADE (AVERAGE GRADE) = X%
5. SITE SLOPE FACTOR (LS) TABLE A1 NSW BLUEBOOK = XXX 6. SEDIMENT BASIN SIZE FROM "ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT" AUGUST 2022
   = XXX x TOTAL CATCHMENT AREA + XX x LS FACTOR x DISTURBED CATCHMENT AREA
   = XXX x XXX + XX x XXX x XXX =
6. MINIMUM BASIN SIZE IS 632.7m³.

BASIN 2 SIZING NOTES

1. TOTAL CATCHMENT AREA XXX HECTARES (BLOCK AREA)
2. DISTURBED AREA XXX HECTARES
3. SITE SLOPE LENGTH (AVERAGE LENGTH TO BASIN) = XXX
4. SITE GRADE (AVERAGE GRADE) = X%
5. SITE SLOPE FACTOR (LS) TABLE A1 NSW BLUEBOOK = XXX 6. SEDIMENT BASIN SIZE FROM "ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT" AUGUST 2022
   = XXX x TOTAL CATCHMENT AREA + XX x LS FACTOR x DISTURBED CATCHMENT AREA
   = XXX x XXX + XX x XXX x XXX =
6. MINIMUM BASIN SIZE IS 293.6m³.

LEGEND

- SITE BOUNDARY
- 600.0 EXISTING MAJOUR CONTOUR
- EXISTING MINOR CONTOUR
- 1.8m HIGH STEEL MESH TEMPORARY SITE FENCE
- TEMPORARY SEDIMENT CONTROL FENCE
- TREE PROTECTION FENCING
- OVERLAND FLOW DIRECTION
- STABILISED ACCESS
- SITE ACCESS
- PROPOSED LOCATION OF FILTER SOCKS
- PROPOSED LOCATION INLET SEDIMENT CONTROL
- EXISTING STORMWATER
- SW NEW STORMWATER PIPES INSTALLED PRIOR TO EARTHWORKS OCCURRING
- NEW STORMWATER PIT INSTALLED PRIOR TO EARTHWORKS OCCURRING
- NEW STORMWATER MANHOLE INSTALLED PRIOR TO EARTHWORKS OCCURRING
- CLEAN WATER DIVERSION SWALE
- DIRTY WATER DIVERSION SWALE TO BASIN
- STRAW BALE SWALE PROTECTION
- PROPOSED BUILDING
- CLASS 'A' HOARDING WITH ACOUSTIC CURTAIN

CLIENT

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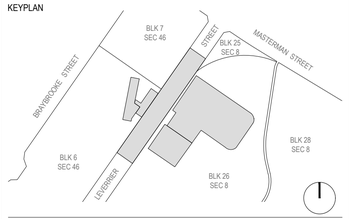
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REV	DATE	DESCRIPTION
A	18.09.2026	WORKS APPROVAL
B	02.10.2026	SCHEMATIC DESIGN
C	15.10.2026	SCHEMATIC DESIGN
D	20.10.2026	FOR WORKS APPROVAL

KEYPLAN



CIVIL ENGINEER

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PROJECT

AIS PODIUM PROJECT

Leverrier Street, Bruce ACT 2617

SHEET TITLE

CIVIL WORKS CONCEPT EROSION AND SEDIMENT CONTROL PLAN

STATUS
NOT FOR CONSTRUCTION

PROJECT NUMBER	STAGE
BRIS3200-29	
DRAWN	APROVED
L. VANDERPOL	J. WILTSHIRE
SCALE	NORTH POINT
1:1000	
DRAWING NUMBER	REVISION
AIS-NCE-CE-DRW-EXT-000041	D

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\\Northrop.local\Projects\1 Current Bris Projects\BRIS3200 - AIS Revitalisation Project - Canberra\Civil\C D drawing\AIS-NCE-CE-DRW-AAC-000040 Concept Erosion & Sediment Control Plan

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ORIGINAL SHEET SIZE A1 - 841x594mm

CONSTRUCTION SEQUENCE

1. CONSTRUCT STABILISED SITE ACCESS
2. CONSTRUCT SEDIMENT FENCE
3. CONSTRUCT SEDIMENT BASINS
4. INSTALL SWALES AND OTHER REQUIRED MEASURES TO DIRECT FLOW TO BASINS.
5. STRIP TOPSOIL AS REQUIRED
6. UNDERTAKE BULK EARTHWORKS
7. INSTALL SEDIMENT CONTROLS AS REQUIRED AROUND STORMWATER INFRASTRUCTURE AS INSTALLED.
8. PROGRESSIVELY REHABILITATE SITE
9. REMOVE SEDIMENT CONTROLS ONCE SITE IS STABILISED

NOTES

1. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH RELEVANT ORDINANCES AND REGULATIONS; NOTE IN PARTICULAR THE REQUIREMENTS OF 2022 ACT EPA GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT", SOILS AND CONSTRUCTION (THE 'BLUE BOOK').
2. INSTALL SEDIMENT PROTECTION FILTERS ON ALL NEW AND EXISTING STORMWATER INLET PITS IN ACCORDANCE WITH EITHER THE MESH AND GRAVEL INLET FILTER DETAIL SD6-11 OR THE GEOTEXTILE INLET FILTER DETAIL SD6-12 OF THE 'BLUE BOOK'.
3. ESTABLISH ALL REQUIRED SEDIMENT FENCES IN ACCORDANCE WITH DETAIL SD6-8 OF THE 'BLUE BOOK'.
4. INSTALL SEDIMENT FENCING AROUND INDIVIDUAL BUILDING ZONE/AREAS AS REQUIRED AND AS DIRECTED BY THE SUPERINTENDENT.
5. ALL TRENCHES INCLUDING ALL SERVICE TRENCHES AND SWALE EXCAVATION SHALL BE SIDE-CAST TO THE HIGH SIDE AND CLOSED AT THE END OF EACH DAY WORK.
6. THE CONTRACTOR SHALL ENSURE THAT ALL VEGETATION (TREE, SHRUB AND GROUND COVER) WHICH IS TO BE RETAINED SHALL BE PROTECTED DURING THE DURATION OF CONSTRUCTION. REFER ARCHITECTS PLANS FOR TREES TO BE KEPT.
7. ALL VEGETATION TO BE REMOVED SHALL BE MULCHED ONSITE AND SPREAD/STOCKPILED AS DIRECTED BY THE SUPERINTENDENT.
8. STRIP TOPSOIL IN AREAS DESIGNATED FOR STRIPPING AND STOCKPILE FOR RE-USE AS REQUIRED. ANY SURPLUS MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN ACCORDANCE WITH RELEVANT AUTHORITY GUIDELINES.
9. CONSTRUCT AND MAINTAIN ALL MATERIAL STOCKPILES IN ACCORDANCE WITH DETAIL SD4-1 OF THE 'BLUE BOOK' (INCLUDING CUT-OFF SWALES TO THE HIGH SIDE AND SEDIMENT FENCES TO THE LOW SIDE).
10. ENSURE STOCKPILES DO NOT EXCEED 2.0m HIGH. PROVIDE WIND AND RAIN EROSION PROTECTION AS REQUIRED IN ACCORDANCE WITH THE 'BLUE BOOK'.
11. PROVIDE WATER TRUCKS OR SPRINKLER DEVICES DURING CONSTRUCTION AS REQUIRED TO SUPPRESS DUST.
12. ONCE CUT/FILL OPERATIONS HAVE BEEN FINALISED ALL DISTURBED AREAS THAT ARE NOT BEING WORKED ON SHALL BE RE-VEGETATED AS SOON AS PRACTICAL.
13. SITE WON TOPSOIL SHALL BE PLACED ON ALL PERMANENT BATTER SLOPES AND GRASS SEEDED OR PLANTED AND MULCHED TO LANDSCAPE ARCHITECTS REQUIREMENTS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING A DETAILED WRITTEN RECORD OF ALL EROSION AND SEDIMENT CONTROLS ON-SITE DURING THE CONSTRUCTION PERIOD. THIS RECORD SHALL BE UPDATED ON A DAILY BASIS AND SHALL CONTAIN DETAILS ON THE CONDITION OF CONTROLS AND ANY/ALL MAINTENANCE, CLEANING AND BREACHES. THIS RECORD SHALL BE KEPT ON-SITE AT ALL TIMES AND SHALL BE MADE AVAILABLE FOR INSPECTION BY THE PRINCIPAL CERTIFYING AUTHORITY AND THE SUPERINTENDENT DURING NORMAL WORKING HOURS.
15. AT THE END OF EACH DAYS WORK, THE CONTRACTOR SHALL TAKE THE APPROPRIATE MEASURES TO STABILISE THE EXPOSED EARTHWORKS, SUCH AS:
    - CLOSING ALL TRENCHES
    - INSTALLING TEMPORARY DIVERSION MULCH BUNDS TO THE HIGH SIDE OF EXPOSED WORKS
    - INSTALLING TEMPORARY SILT FENCES AND/OR STAKED BALES TO DOWN HILL SIDE OF EXPOSED WORKS.

POLLUTION, EROSION & SEDIMENT CONTROL

INSPECTIONS AND MAINTENANCE SCHEDULE

RECORD MAINTENANCE ACTIVITIES AND DETAILS TO PROVIDE TO THE EPA

1. DAILY
   - CHUTES, BARRELS, WHEELBARROWS AND OTHER EQUIPMENT TO BE RINSED IN THE SITE WASH-DOWN AREA.
   - REMOVE ANY SEDIMENT FROM PUBLIC ROADS ADJACENT TO THE WORK AREA. DO NOT WASH INTO THE STORMWATER SYSTEM.
   - SUPPRESS DUST BY REGULAR SPRAYING OF WATER AND COVERING AND SECURING VEHICLE LOADS ENTERING/EXITING SITE.
   - MAINTAIN AND INSPECT POLLUTION CONTROL MEASURES DURING CONSTRUCTION AND UNTIL FULL STABILISATION. REPAIR AND REINSTATE WORKS AS NEEDED.
3. MONTHLY:
   - MAINTAIN AND INSPECT STABILISED SITE ACCESS POINTS.
   - MAINTAIN AND INSPECT HAY BALES, REPLACE AS REQUIRED IF DEGRADED OR DAMAGED.

AIR QUALITY

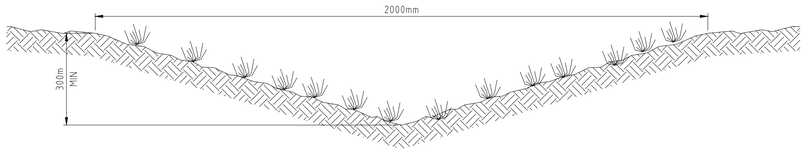
1. SUPPRESS DUST BY THE INCLUDING FOLLOWING METHODS WHERE APPLICABLE:
   - STAGE WORKS TO LIMIT THE EXTENT OF EXPOSED AND UNPROTECTED AREAS.
   - REGULAR SPRAYING OF WATER
   - COVER AND SECURE VEHICLE LOADS ENTERING/EXITING SITE.
   - USE AN ENVIRONMENTALLY FRIENDLY CHEMICAL SPRAY TO BIND SOIL TOGETHER THUS STABILISING UNUSED SOIL
   - RESTRICT SPEED OF VEHICLES ONSITE
   - COVER STOCKPILES TO PROTECT FROM THE WIND
2. IMPLEMENT MEASURES TO LIMIT AIR POLLUTION BY VEHICLES AND PLANT WORKING ON OR PASSING THROUGH THE SITE.
3. MAINTAIN POLLUTION CONTROL MEASURES DURING CONSTRUCTION AND UNTIL FULL STABILISATION. ROUTINELY INSPECT EACH WEEK AND AFTER SIGNIFICANT RAINFALL EVENTS. REPAIR AND REINSTATE WORKS AS NEEDED TO MAINTAIN PROTECTION. RECORD MAINTENANCE ACTIVITIES AND DETAILS AND PROVIDE TO EPA FOR INSPECTION WHEN REQUESTED.

FIRE

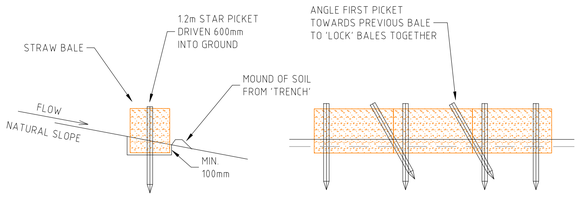
1. BURNING OF WASTE MATERIALS MUST NOT BE UNDERTAKEN.
2. FIRE MAY BE PERMITTED FOR GENERAL HEATING PURPOSES IF IN A BRAZIER OR CONSTRUCTED FIREPLACE, USING SEASONED, UNTREATED TIMBER.

SEDIMENT BASIN NOTES

1. PRIOR TO ANY FORECAST WEATHER EVENT, LIKELY TO RESULT IN SEDIMENT LADEN RUNOFF ON THE SITE, ANY EXISTING DETENTION BASINS/TRAPS SHALL BE DEWATERED TO PROVIDE SUFFICIENT CAPACITY TO CAPTURE SEDIMENT LADEN FROM THE SITE.
2. ANY SEDIMENT LADEN WATER CAPTURED ON-SITE MUST BE TREATED TO ENSURE IT WILL ACHIEVE ACT EPA WATER QUALITY OBJECTIVE PRIOR TO ITS RELEASE FROM SITE. A SAMPLE OF THE RELEASED TREATED WATER MUST BE KEPT ON-SITE IN A CLEAR CONTAINER WITH THE SAMPLE DATE RECORDED.
3. IF DOSING WITH ALUM OR CHEMICALS OTHER THAN GYPSUM, APPLY IN ACCORDANCE WITH IECA 2018 APPENDIX B OR THE NSW BLUE BOOK..
4. THE CHEMICAL/AGENT (FLOCCULATING/COAGULANTS) USED IN TYPE D AND TYPE F BASINS TO TREAT TURBID WATER CAPTURED IN THE BASIN MUST BE APPLIED IN CONCENTRATIONS SUFFICIENT TO ACHIEVE ACT EPA WATER QUALITY OBJECTIVES (TURBIDITY < 50 NTU, 6.5 <pH <8.5) WITHIN THE 5 DAY RAINFALL DEPTH USED TO CALCULATE THE CAPACITY OF THE BASIN, AFTER A RAINFALL EVENT.
5. ALL MANUFACTURERS INSTRUCTIONS MUST BE FOLLOWED FOR THE USE OF ANY CHEMICALS/AGENTS USED ON-SITE, EXCEPT WHERE APPROVED BY THE RESPONSIBLE PERSON OR AN APPROPRIATE EPA OFFICER.
6. SUFFICIENT QUANTITIES OF CHEMICALS/AGENTS TO TREAT TURBID WATER (FLOCCULATING/COAGULANTS) MUST BE PLACED SUCH THAT WATER ENTERING THE BASIN/SEDIMENT TRAP MIXES WITH THE CHEMICALS/AGENTS AND IS CARRIED INTO THE BASIN/TRAP.
7. AN OUTLET IS TO BE DESIGNED, CONSTRUCTED AND MAINTAINED IN SUCH A MANNER THAT UNDER OPERATING CONDITIONS SEDIMENT DOES NOT LEAVE THE BASIN AND EROSION DOES NOT OCCUR. REFER TO "2022 ACT EPA GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT".
8. SPILLWAY TO BE STABLE IN THE PEAK FLOW FROM AT LEAST THE 10-YEAR ARI TIME OF CONCENTRATION EVENT.
9. ANY BASIN MUST BE DEWATERED AS SOON AS PRACTICAL, ONCE WATER CAPTURED IN THE BASIN ACHIEVES ACT EPA WATER QUALITY OBJECTIVES. FLOCCULATION AND DISCHARGE/DEWATERING IS TO OCCUR WITHIN FIVE DAYS OF A RAIN EVENT OR WHEN WATER LEVEL IS ABOVE 20% OF THE BASIN'S FULL CAPACITY (INDICATED BY THE 20% WATER LEVEL INDICATOR WHICH WAS INSTALLED WHEN THE BASIN WAS CONSTRUCTED). DOSING AND DISCHARGE IS TO BE CARRIED OUT AS PER "2022 ACT EPA GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT".
10. INSPECT THE SEDIMENT BASINS AFTER EACH RAINFALL EVENT AND/OR WEEKLY. ENSURE THAT ALL SEDIMENT IS REMOVED ONCE THE SEDIMENT STORAGE ZONE IS FULL. ENSURE THAT OUTLET AND EMERGENCY SPILLWAY WORKS ARE MAINTAINED IN A FULLY OPERATIONAL CONDITION AT ALL TIMES.



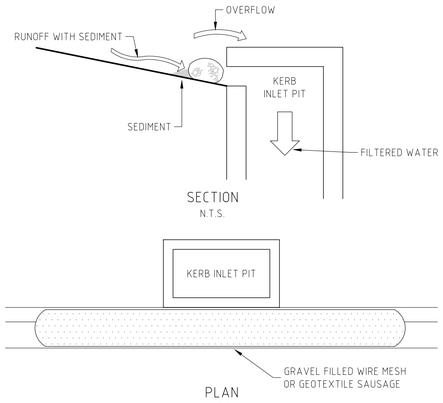
GRASSED SWALE
NTS



- CONSTRUCT THE STRAW BALE FILTER AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE.
- PLACE BALES LENGTHWISE IN A ROW WITH ENDS TIGHTLY ABUTTING. USE STRAW TO FILL ANY GAPS BETWEEN BALES. STRAWS ARE TO BE PLACED PARALLEL TO GROUND.
- ENSURE THAT THE MAXIMUM HEIGHT OF THE FILTER IS ONE BALE.
- EMBED EACH BALE IN THE GROUND 75mm TO 100mm AND ANCHOR WITH TWO 1.2m STAR PICKETS OR STAKES. ANGLE THE FIRST STAR PICKET OR STAKE IN EACH BALE TOWARDS THE PREVIOUSLY LAID BALE. DRIVE THEM 600mm INTO THE GROUND AND, IF POSSIBLE, FLUSH WITH THE TOP OF THE BALES. WHERE STAR PICKETS ARE USED AND THEY PROTRUDE ABOVE THE BALES, ENSURE THEY ARE FITTED WITH SAFETY CAPS.
- WHERE STRAW BALE FILTER IS CONSTRUCTED DOWN SLOPE FROM A DISTURBED AREA OR BATTER, ENSURE THE BALES ARE PLACED 1 TO 2m DOWN SLOPE OF THE TOE.
- ESTABLISH A MAINTENANCE PROGRAM THAT ENSURES THE INTEGRITY OF THE BALES IS RETAINED, THEY MAY REQUIRE REPLACING EVERY 3 TO 4 MONTHS

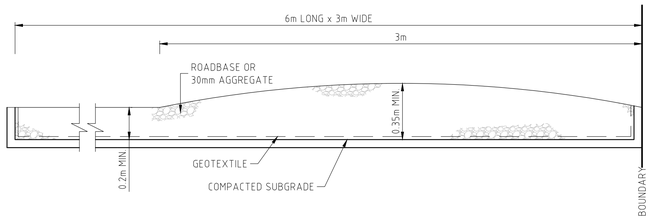
(SOILS AND CONSTRUCTION - MANAGING URBAN STORMWATER)

STRAW BALE CONSTRUCTION FOR TABLE DRAIN SEDIMENT CONTROL
NTS



NOTES
- FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIPE.
- FILL THE SLEEVE WITH 25mm TO 50mm GRAVEL.
- FORM AN ELLIPTICAL CROSS SECTION ABOUT 150mm HIGH x 400mm WIDE.
- PLACE THE FILTER AT THE OPENING OF THE KERB INLET LEAVING A 100mm GAP AT THE TOP TO ACT AS AN EMERGENCY SPILLWAY.
- MAINTAIN THE OPENING WITH SPACER BLOCKS.
- FORM A SEAL WITH THE KERBING AND PREVENT SEDIMENT BYPASSING THE FILTER.
- FIT TO ALL KERB INLETS AT SAG POINTS.

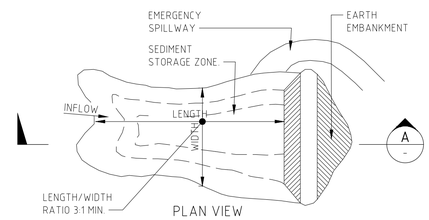
FILTER SOCK DETAIL
NTS



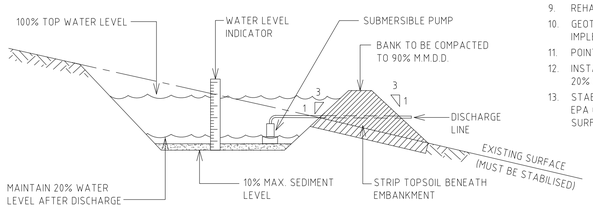
GEOTEXTILE FABRIC DESIGNED TO PREVENT INTERMIXING OF SUBGRADE & BASE MATERIALS & TO MAINTAIN GOOD PROPERTIES OF THE SUB-BASE LAYERS. GEOTEXTILE MAY BE WOVEN OR NEEDLE PUNCHED PRODUCT WITH A MINIMUM CBR BURST STRENGTH (AS3706.4-90) OF 2500N.

NOTES
- STRIP TOPSOIL & LEVEL SITE.
- COMPACT SUB-GRADE.
- COVER AREA WITH NEEDLE PUNCHED GEOTEXTILE.
- CONSTRUCT GRAVEL PAD OVER GEOTEXTILE USING ROADBASE OR 30mm AGGREGATE. MINIMUM 3m WIDE.
- CONSTRUCT HUMP IMMEDIATELY WITHIN BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE OR TRAP

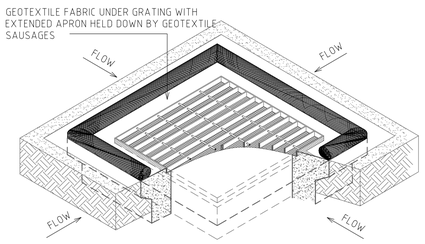
STABILISED SITE ACCESS DETAIL
NTS



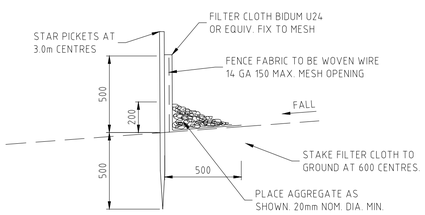
CONSTRUCTION NOTES
1. SLOPES AND BATTERS OF TEMPORARY SEDIMENT BASINS ARE TO BE DESIGNED AND CONSTRUCTED AS PER ACT EPA GUIDELINES SECTION 5.4.1 OR SPECIFIED OTHERWISE BY GEOTECHNICAL ENGINEER.
2. REMOVE ALL VEGETATION AND TOPSOIL FROM UNDER THE DAM WALL AND FROM WITHIN THE STORAGE AREA.
3. CONSTRUCT A CUT-OFF TRENCH 500mm DEEP AND 1200mm WIDE ALONG THE CENTRELINE OF THE EMBANKMENT EXTENDING TO A POINT ON THE GULLY WALL LEVEL WITH THE RISER CREST.
4. MAINTAIN THE TRENCH FREE OF WATER AND RECOMPACT THE MATERIALS WITH EQUIPMENT AS SPECIFIED IN THE SWMP TO 95 PER CENT STANDARD PROCTOR DENSITY.
5. SELECT FILL FOLLOWING THE SWMP THAT IS FREE OF ROOTS, WOOD, ROCK, LARGE STONE OR FOREIGN MATERIAL.
6. PREPARE THE SITE UNDER THE EMBANKMENT BY RIPPING TO AT LEAST 100mm TO HELP BOND COMPACTED FILL TO THE EXISTING SUBSTRATE.
7. SPREAD THE FILL IN 100mm TO 150mm LAYERS AND COMPACT IT AT OPTIMUM MOISTURE CONTENT FOLLOWING THE SWMP.
8. CONSTRUCT THE EMERGENCY SPILLWAY.
9. REHABILITATE THE STRUCTURE FOLLOWING THE SWMP.
10. GEOTECHNICAL ENGINEER TO PROVIDE SPECIFICATION ON EARTH BASIN AND EMBANKMENT PRIOR TO IMPLEMENTATION
11. POINT OF ENTRY INTO EARTH BASIN TO BE NO GREATER THAN 1 in 6.
12. INSTALL A WATER LEVEL INDICATOR IDENTIFYING 'SEDIMENT AT 10% CAPACITY' AND 'WATER AT 20% CAPACITY'.
13. STABILISE THE EMBANKMENT AND EMERGENCY SPILLWAY IN ACCORDANCE WITH SECTION 5.1.2 ACT EPA GUIDELINES IMMEDIATELY FOLLOWING CONSTRUCTION. PROTECT POINTS OF ENTRANCE OF SURFACE RUN-OFF INTO EXCAVATED SEDIMENT BASINS TO PREVENT EROSION.



(APPLIES TO 'TYPE D' AND 'TYPE F' SOILS ONLY)
SEDIMENT BASIN



STORMWATER INLET SEDIMENT CONTROL
NTS



SEDIMENT CONTROL FENCE
NTS

DISCLAIMER

USE FIGURED DIMENSIONS ONLY DO NOT SCALE FROM DRAWING CHECK & VERIFY ALL DIMENSIONS ON SITE BEFORE FABRICATION OR SET OUT.

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REV	DATE	DESCRIPTION
A	18.09.2026	WORKS APPROVAL
B	02.10.2026	SCHEMATIC DESIGN
C	20.10.2026	FOR WORKS APPROVAL

KEYPLAN

CIVIL ENGINEER

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PROJECT

AIS PODIUM PROJECT
Leverrier Street, Bruce ACT 2617

SHEET TITLE

CIVIL WORKS CONCEPT EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

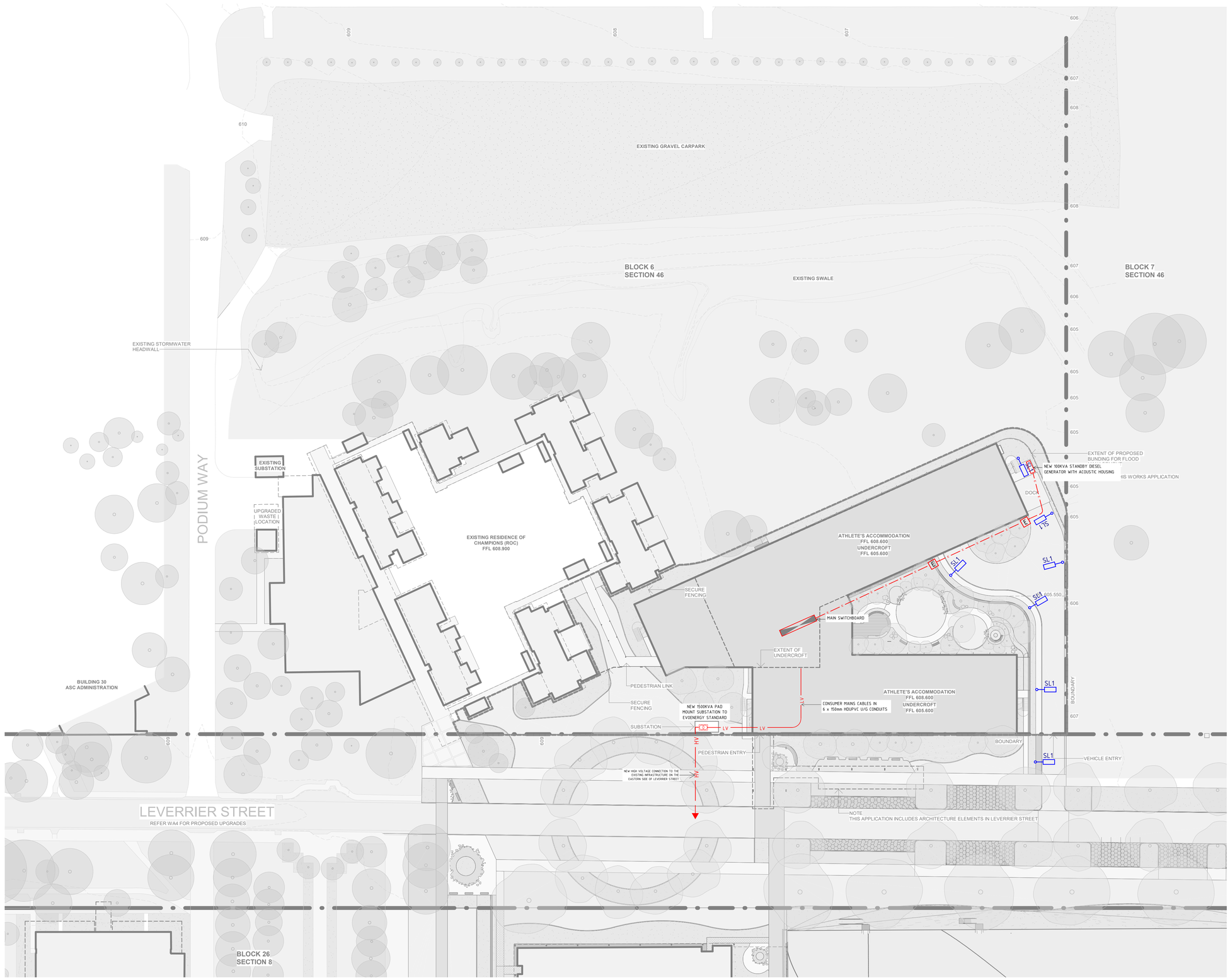
STATUS
NOT FOR CONSTRUCTION

PROJECT NUMBER	STAGE
BRIS3200-29	
DRAWN	APROVED
L. VANDERPOL	J. WILTSHIRE
SCALE	NORTH POINT
N.T.S.	
DRAWING NUMBER	REVISION
AIS-NCE-CE-DRW-XXX-000040	C

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ORIGINAL SHEET SIZE A1 - 841x594mm



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1:500 @A1
0 25000

REV.	DESCRIPTION	ISSUED	DATE
A	SCHEMATIC DESIGN	SP	02.10.26

PROJECT
AIS PODIUM PROJECT

ADDRESS
Leverrier Street,
Bruce ACT
2617

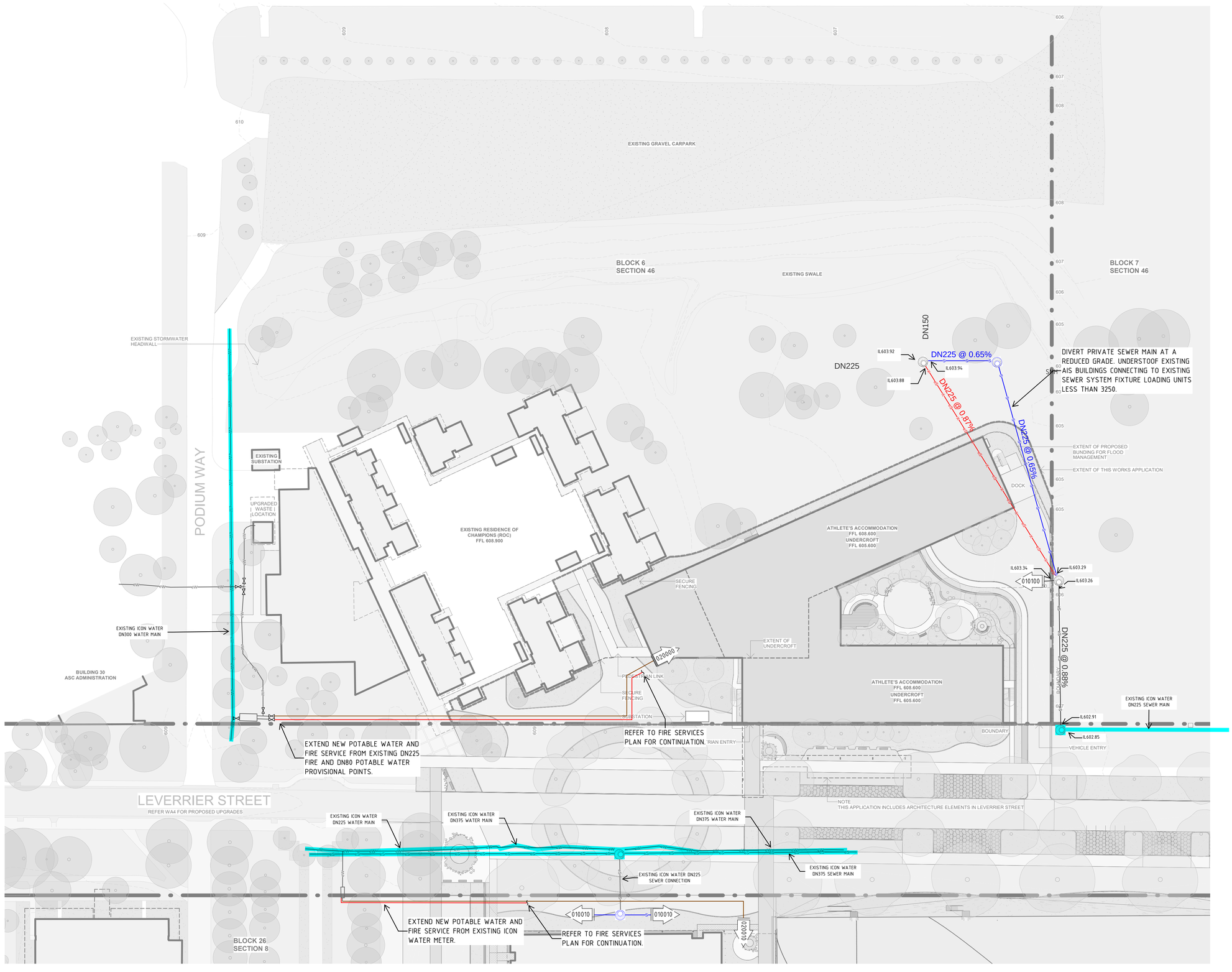
DRAWING TITLE
ELECTRICAL SERVICES
SITE PLAN

DRAWING No.
AIS-NCE-EL-SKE-AAC-000100

NORTHROP JOB No.
BRIS3200-29

REV.
A

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1:500 @A1
0 25000

REV.	DESCRIPTION	ISSUED	DATE
A	SCHEMATIC DESIGN	JK	30.09.26
B	WORKS APPROVAL	JK	21.10.26

PROJECT
AIS PODIUM PROJECT

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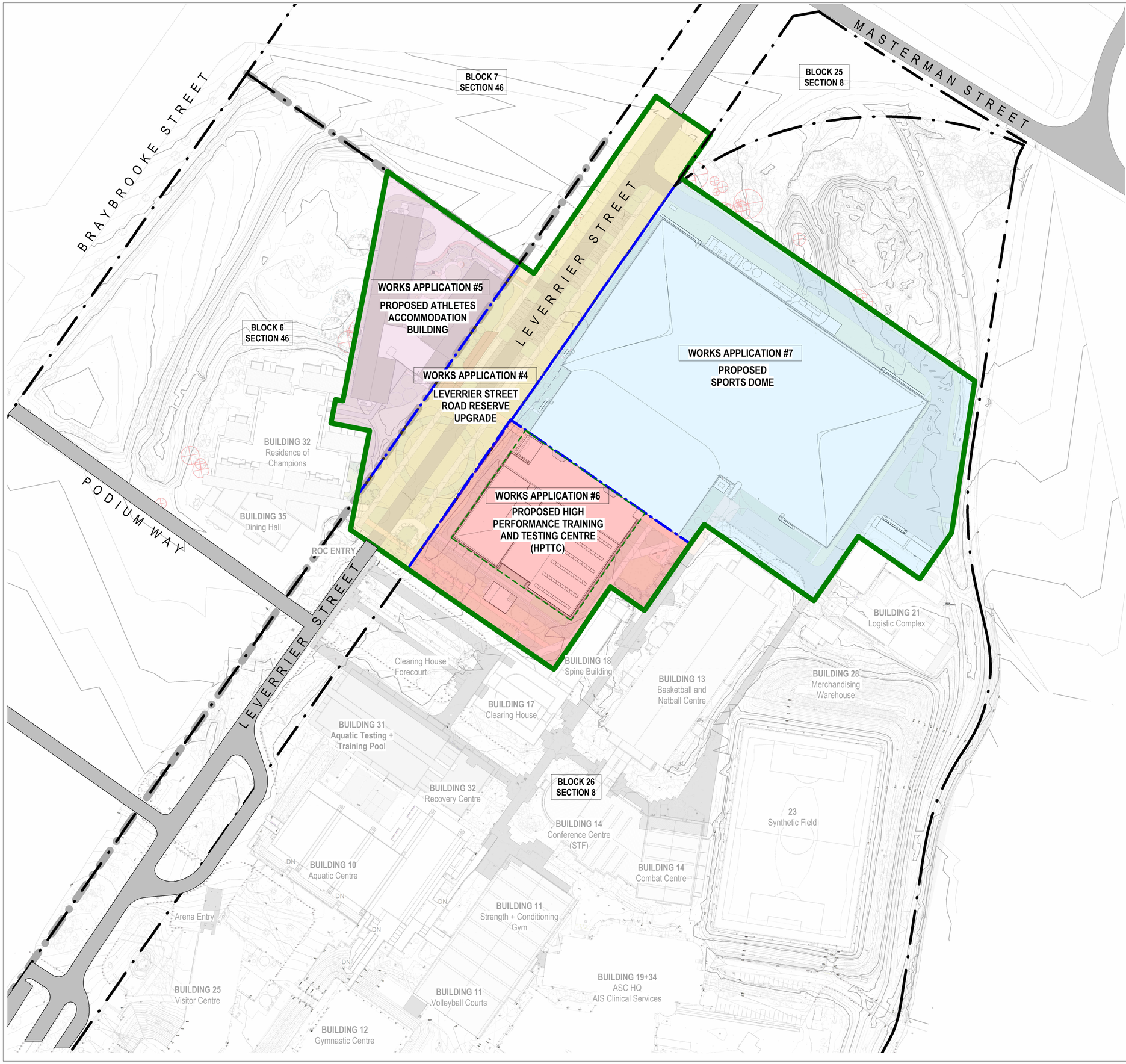
DRAWING TITLE
HYDRAULIC SERVICES
SITE PLAN

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NOTES

DEVELOPMENT AREAS

- OVERALL DEVELOPMENT BOUNDARY
- LEASE BOUNDARY
- APPLICATION BOUNDARY
- PROPOSED SPORTS DOME
- PROPOSED HPTTC
- PROPOSED LANDSCAPING
- PROPOSED ACCOMODATION

GENERAL APPLICATION NOTES:

- REFER WA-002250 (EARLY WORKS) FOR REMOVAL OF TREES, NEW DRIVEWAY & PARKING
- REFER WA-002277 (SITE ESTABLISHMENT) FOR BULK EXCAVATION, REMEDIATION, AND BUILD-UP OF GROUND LEVELS
- REFER LANDSCAPE DRAWINGS FOR EXISTING VEGETATION
- REFER LANDSCAPE DRAWINGS FOR EXTERNAL LIGHTING
- REFER CIVIL AND SERVICES DRAWINGS FOR UNDERGROUND SERVICES
- REFER CIVIL DRAWINGS FOR SURFACE DRAINAGE PATTERN

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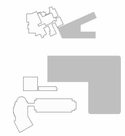
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AIS PODIUM PROJECT
CANBERRA, AUSTRALIA

SHEET TITLE

OVERALL - COLLECTIVE APPLICATION MASTER PLAN

STATUS
FOR APPROVAL

PROJECT NUMBER	STAGE
25.008067.003	SD
DRAWN	APROVED
POP	TM
SCALE	NORTH POINT
1 : 1000	

AIS-POP-DA-AR-DRW-HPC-010000 **A**

ORIGINAL SHEET SIZE A1 - 841x594mm

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AUSTRALIAN INSITUTE OF SPORT (AIS) ATHLETE ACCOMODATION DEVELOPMENT

LEVERRIER STREET, BRUCE ACT

WASTE MANAGEMENT PLAN

Aconex Document No. AIS-SLT-WM-REP-AAC-0001 Rev B

SALT³

AUSTRALIAN INSITUTE OF SPORT (AIS) ATHLETE ACCOMODATION DEVELOPMENT, LEVERRIER STREET, BRUCE ACT

Client: Richard Crookes Constructions (RCC)
Report Reference: 26217

Tuesday, October 20, 2026

Document Control

Revision:	Prepared By:	Position:	Date:	Reviewed By:	Position:	Date:	Authorised By:	Position:	Date:
A	Harry Goodman	Senior Environmental Consultant	09 October 2026	Tom Bloomfield	Director	09 October 2026	Tom Bloomfield	Director	09 October 2026
B	Harry Goodman	Senior Environmental Consultant	20 October 2026	Tom Bloomfield	Director	20 October 2026	Tom Bloomfield	Director	20 October 2026

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EXECUTIVE SUMMARY

SALT has been engaged by Richard Crookes Constructions (RCC) to prepare a Waste and Recycling Management Plan (WRMP) for the proposed Athlete Accommodation development at the Australian Institute of Sport (AIS).

SALT understands that the proposal involves the development of an Athlete Accommodation facility consisting of 180 athlete accommodation units, accommodating for up to 300 occupants, in addition to providing associated facilities that include athlete testing spaces, kitchen areas, office spaces and communal lounge areas.

Waste bins would be stored onsite within the existing waste storage area located at the southern side of the Resident of Champions (ROC) building accessed via Podium Way.

Clinical/hygiene wastes and secure paper recyclables would be stored separately to general waste, commingled recycling, organic recyclables and additional specialised waste streams.

Waste would be collected by private waste contractor as per the existing AIS waste service arrangement, with the following requirements;

- 1 x 4,500L and 12 x 660L general waste bins collected three times per week;
- 9 x 660L commingled recycling bins collected three times per week;
- 10 x 240L and 6 x 80L organics bin collected once per week;
- 1 x 4,500L cardboard/paper recycling bins collected twice per week;
- 1 x 240L secure/confidential paper bin collected once per month; and
- 1 x 120L clinical/hygiene waste collection on as required basis.

Waste collection vehicles would enter from Leverrier Street to travel safely in a forward motion along Podium Way towards the onsite waste storage area.

Collection vehicles would prop safely adjacent to the onsite bins and equipment to perform collections as required. Vehicle operators would return bins and equipment upon emptying, before exiting in a forward motion onto Podium Way.

AIS facility management would ensure that waste vehicle operators are able to access waste storage areas to perform scheduled collections.

In the opinion of SALT, the enclosed WRMP would provide efficient waste management for the proposed development. This report must be read in detail prior to implementation of the waste management strategy.

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1 INTRODUCTION

SALT has been engaged by Richard Crookes Constructions to prepare a Waste and Recycling Management Plan (WRMP) for the proposed Athlete Accommodation development.

This Waste and Recycling Management Plan (WRMP) has been prepared based on industry best practice, AIS operational requirements and relevant design guidelines. The WRMP has been informed by the applicable waste management guidelines, legislative requirements and assessment criteria, including:

- Development Control Code (DCC) Best Practice Waste Management Guidelines (2019)
- ASC Environmental Sustainability Policy (2018)
- Green Star Buildings 5-Star Criteria (Version 1.0)
- ACT Waste Management Strategy 2011-2025
- Work Health and Safety Act 2011
- National Construction Code 2022
- ACT WorkSafe Codes of Practice
- ACT Noise Standards
- AS3816:1998 & AS2107:2016
- ACT Environmental Standards 2021
- Industry Code of Practice: Managing Biohazardous Waste (Including Clinical and Related Wastes)

In the circumstance that the development plans are amended or new legal requirements are introduced, a revision of the enclosed WRMP may be required by the Responsible Authority. The developer would be responsible for engaging with a waste consultant or engineer to prepare the updated report accordingly.

2 INCLUDED IN THIS REPORT

Enclosed is the Waste Management Plan for the proposed AIS podium development. Included are details regarding:

- Land use;
- Waste generation;
- Waste systems;
- Bin quantity, size and colour;
- Collection frequency;
- Bin storage area;
- Signage;
- Waste collection;
- Responsibilities;
- Ventilation, washing and vermin-prevention;
- Noise reduction;
- DDA compliance;
- Supplier contact information; and
- Scaled waste management drawings.

3 LAND USE

Development application number: to be allocated

Land Zone: TSZ2: Services

Land use type: Public Infrastructure

Number of levels: 2 Levels + 1 Lower Ground Level

Accommodation/Usable Space: A total of 180 Athlete Accommodation Units (up to 300 occupants) consisting of:

- 60 x 1-Bed Units and 120 x 2-Bed Units
- 305m^2 Athletes Lounge
- 269m^2 Teaching Kitchen and Pantry Kitchen
- 186m^2 Athlete Testing/Medical
- 518m^2 Office Space

4 GREEN STAR CRITERIA

This WRMP demonstrates compliance with the Green Star Buildings Credit 4 *Responsible Resource Management* criteria as discussed in Table 1 below.

Table 1 Green Star Buildings Credit and Response

Green Star Buildings Credit	Criteria	Response
4. Responsible Resource Management	Building must provide bins or storage containers to building occupants to enable them to separate their waste. An adequate space for storage and collection of waste streams that is easy and safe to access by collection vehicles. A waste specialist and/or contractor must sign-off on the design.	The development will provide bins for the separation of general waste, comingled recycling (including general paper, cardboard, plastic, glass), food organics, and confidential paper. Bins and waste storage areas/enclosures will be located onsite with convenient access of all site users (incl. contractual operators), distributed evenly across the development and sized adequately to provide sufficient circulation as needed. This Waste Management Plan has been reviewed and approved by SALT's Director Waste and Environment, Tom Bloomfield. Tom has over 20 years' experience in the waste and environment sector.

5 OPERATIONAL WASTE MANAGEMENT PLAN

5.1 WASTE GENERATION

Waste generation rates are shown in Table 2 and Table 3. Calculations are based on 7 days per week operation for the subject site.

Waste generation rates have been based on the rates enclosed in the Transport Canberra and City Services (TCCS) Development Control Code for Best Practice Waste Management in the ACT (2019). These rates are considered appropriate for the development for an Athlete Accommodation facility located within the Belconnen area and broader Canberra region.

Waste generation rates for food organics in kitchen/food preparation areas or the equivalent have been calculated based on the State of Victoria, Department of Health and Human Services *Victoria Food Organics Recycling: A guide for small-medium food services organisations* (2016) report, which details that waste generated by food and beverage premises, commercial kitchens and or the equivalent (including food preparation areas) has a general composition of at least 50% food waste by weight. This composition has been applied in the Tables below to reflect organic waste separation and diversion from landfill.

Generation rates for organics recycling for office and communal areas (Athlete Lounge) or the equivalent have been based on NSW EPA Reducing Business Waste: Industry fact sheet (2012), which details general waste streams for office spaces a general composition of 25% organics recyclables. General waste volumes have been adjusted in the below assessment to reflect the separation of organic recyclables and to align with best practice resource recovery and source separation.

Any common spaces for the subject site including corridors, storage, circulation and amenities, have not been included in these calculations as any waste generated in these areas is generated in service of the commercial areas and therefore incorporated into the below rates.

Table 2 Waste Generation Rates (Athlete Accommodation)

Type/Use	Garbage (L/occupant/week)	Commingled Recycling (L/occupant/week)
Athlete Accommodation	60L	20L

Table 3 Waste Generation Rates (Usable Spaces)

Type/Use	Garbage (L/100m²/week)	Commingled Recycling (L/100m²/week)	Organics Recycling (L/100m²/week)
Athletes Lounge	140L	175L	35L
Teaching Kitchen and Pantry Kitchen	840L	840L	840L
Athlete Testing/Medical	140L	175L	-
Office	140L	175L	35L

A waste generation assessment is provided in Table 4.

Table 4 Waste Generation Assessment

Type/Use	No. of Occupants / Floor Area m²	Waste per week		
		Garbage	Recycling	Organics
Athlete Accommodation	300 occupants	18,000L	6,000L	-
Athletes Lounge	305m²	427L	534L	107L
Teaching Kitchen and Pantry Kitchen	269m²	2,260L	2,260L	2,260L
Athlete Testing/Medical	182m²	260L	325L	-
Office	518m²	725L	906L	181L
Total Waste Generated per Week		**21,672L**	**10,025L**	**2,548L**

5.2 WASTE SYSTEMS

Waste would be sorted on-site by staff and cleaners as appropriate into the following streams:

- Garbage (General Waste);
- Commingled Recycling;
- Organic Recycling;
- Confidential/Secured Paper;
- Clinical/Hygiene Waste;
- Cardboard/Paper Recycling;
- E-waste Recycling;
- Batteries;
- Lightbulbs and Fluorescents;
- Metal Recycling; and
- Bulk Waste

5.2.1 BIN STATIONS

Based on Method *Westpac NZ Case Study*, the use of bin stations throughout their office spaces have reduced waste to landfill by 40%. The case study discusses the significance of accountability in ensuring diversion of waste from landfill. It is therefore recommended that bin stations are provided throughout all public and usable spaces.

Each bin station should be equipped with one bin for each waste stream. This would encourage the user to make a conscious decision before depositing their waste product into a specific bin and encourage appropriate segregation especially when bins are placed within an area open to public view.

An example bin station with vertical signage is shown in Figure 1. The vertical signage is recommended to be implemented at each bin station to educate the users on the appropriate separation methods. This would allow for maximum diversion of waste from landfill and recovery of the respective waste streams to be achieved.

Figure 1 Example Bin Station with vertical signage



5.2.2 GARBAGE (GENERAL WASTE)

All usable spaces will be furnished with plastic lined bins for the temporary holding of general waste, to have the following minimum cumulative capacities:

- Athlete Accommodation Units – 10L per occupant
- Athletes Lounge – 20L per 100m^2
- Teaching Kitchen and Pantry Kitchen – 120L per 100m^2
- Athlete Testing/Medical – 20L per 100m^2
- Office Spaces – 20L per 100m^2

These capacities are based on the transfer of waste to the bin storage occurring once per day or as required.

Facility management or cleaning staff would dispose of waste from these bins directly into the appropriate 660L or 4,500L bins provided at the onsite waste storage area located adjacent to Podium Way, as demonstrated in Appendix 1.

Garbage is to be disposed of bagged.

5.2.3 RECYCLING

All usable spaces will be furnished with plastic lined bins for the temporary holding of commingled recycling, to have the following minimum cumulative capacities:

- Athlete Accommodation Units – 5L per occupant
- Athletes Lounge – 25L per 100m^2
- Teaching Kitchen and Pantry Kitchen – 120L per 100m^2
- Athlete Testing/Medical – 25L per 100m^2
- Office Spaces – 25L per 100m^2

These capacities are based on the transfer of recyclables to the bin storage occurring once per day or as required.

Facility management or cleaning staff would dispose of waste from these bins directly into the appropriate 660L bins provided at the onsite waste storage area located adjacent to Podium Way, as demonstrated in Appendix 1.

Recyclables would be disposed of cleaned and loosely.

5.2.4 FOOD ORGANICS AND GARDEN ORGANICS

All usable spaces will be furnished with plastic lined bins for the temporary holding of organic recycling, to have the following minimum cumulative capacities:

- Athletes Lounge – 25L per 100m^2

- Teaching Kitchen and Pantry Kitchen – 120L per 100m^2
- Athlete Testing/Medical – 25L per 100m^2
- Office Spaces – 25L per 100m^2

These capacities are based on the transfer of organic recyclables to the bin storage occurring once per day or as required.

AIS facility management and cleaning staff would dispose of waste from these bins directly into the appropriate 120L bins provided at the onsite waste storage area located adjacent to Podium Way, as demonstrated in Appendix 1.

Organics waste is to be disposed of loosely or in compostable bags that have been approved by the waste contractor.

These compostable bags should be marked with the Australian Standard compostable logo as shown in Figure 2 below. It should be noted that non-compostable bags should not be placed into the organics bins as it cannot be composted and thus will affect the quality of the organic product.

Figure 2 Australian Standard Compostable Logo



Green waste generated by the maintenance of communal landscaped areas would be disposed of via the engaged landscaper.

Food waste is to be disposed of loosely.

5.2.5 CARDBOARD/PAPER RECYCLING

All cardboard/paper recyclables generated per the daily operational requirements of the Athlete Accommodation facility would be broken down and disposed of in the designated 4,500L paper/cardboard bin provided within the onsite waste storage area located adjacent to Podium Way, as demonstrated in Appendix 1.

Facility management would arrange for paper/cardboard collections to occur on as required basis and will be collected as per the existing recycling service for the AIS site.

5.2.6 SECURE/CONFIDENTIAL PAPER RECYCLING

Secure paper recyclables generated per the daily operational requirements of the subject site, would be separated and disposed in the appropriate 240L secure paper recycling bins provided onsite.

Paper recycling would be serviced by a certified contractor to adhere with applicable information security standards and to ensure the protection of confidential records once transported and recycled off-site.

Facility management and directed staff would be responsible for arranging collections as per AIS operational requirements.

5.2.7 CLINICAL/HYGIENE WASTE

Clinical waste generated from Athlete Testing areas or the equivalent would be managed by trained staff members and medical practitioners only. No clinical waste would be accessible by unauthorised personnel.

Clinical waste shall be properly segregated, packaged, labelled and transported to minimize risk to waste handlers and the community. Clinical waste shall be managed in accordance with Industry Code of Practice for the Management of Biohazardous Waste (including Clinical & Related wastes 7th edn. IWRG612, and AS3816:1998).

All sharps and other waste containers shall meet the requirements of AS3816:1998.

Sharps bins of a size deemed appropriate by the occupant (generally less than 60L) would be provided to the appropriate rooms, to contain the intended prescribed waste.

These bins would be transferred to a larger 240L–660L bins located onsite. Clinical waste will be managed and stored separately to garbage and commingled recycling, within designated areas located at the AIS site.

Clinical waste would be collected by a qualified contractor from the clinical waste storage area provided. Collection would be arranged as required, as is common practice.

Clinical waste would be collected by a small or medium rigid waste collection vehicle or AustRoads B99 design vehicle equivalent. Clinical waste would be collected in the same manner as general waste collections occur, as discussed in section 9.6.

5.2.8 E-WASTE RECYCLING

As per the ACT Government's recent ban on e-waste disposal in landfills, all generated e-waste would be stored and separated within the existing 1,100L bins located at the AIS site and logistics compound.

E-waste collections would be serviced by a private contractor, with collections coordinated by facility management or directed staff on an as required basis.

All e-waste collections would be conducted by a certified contractor in accordance with applicable information security standards, to ensure the protection of stored confidential data records.

Staff and personnel would not dispose of e-waste into general waste or commingled recycling streams at any time. General waste and mixed recyclables should be separated from e-waste streams to avoid contamination of e-waste recyclables stored.

5.2.9 BATTERY RECYCLING

All batteries generated per the daily operations of the Athlete Accommodation will be handled in accordance with ACT Government Environmental Standards (2021) and applicable WorkSafe ACT requirements and would be stored separately to onsite waste and recycling streams.

Separated battery recyclables would be disposed of in the dedicated 20L containers located throughout the AIS site. Collections would be arranged as required by facility management or directed staff. Collections will be conducted by an appropriately licensed service contractor transporting battery recyclables to an EPA approved facility.

Staff and personnel would not dispose of batteries into general waste or commingled recycling streams at any time. General waste and mixed recyclables should be separated from battery recycling streams to avoid contamination.

All staff and personnel would be trained on the safe storage, handling and disposal practices for battery recyclables.

5.2.10 LIGHTBULBS AND FLUORESCENTS

All lightbulbs and fluorescents generated per the daily operations of the Athlete Accommodation will be handled in accordance with ACT Government Environmental Standards (2021) and applicable WorkSafe ACT requirements and would be managed onsite by ASC maintenance staff.

Separated lightbulbs and fluorescents recyclables would be disposed of in the dedicated 2m^3 skip bin located at the AIS logistics compound. Collections would be arranged as required by facility management or directed staff. Collections will be conducted by an appropriately licensed service contractor transporting lightbulbs and fluorescents recyclables to an EPA approved facility.

Staff and personnel would not dispose of lightbulbs and fluorescents into general waste or commingled recycling streams at any time. General waste and mixed recyclables will be separated from lightbulb and fluorescents streams to avoid contamination.

All staff and personnel would be trained on the safe storage, handling and disposal practices for lightbulb and fluorescent recyclables.

5.2.11 METAL RECYCLING

Large metal recyclables generated through maintenance activities would be stored onsite within the 3m^3 skip bin located at the AIS logistics compound.

Metal recyclables will be temporarily stored within the provided bins prior to scheduled collections occurring.

Facility management and directed staff will arrange collections for metal recycling via a private contractor on an as required basis.

5.2.12 BULK WASTE

Generated bulk waste materials (pallets and furniture) would be managed at the dedicated areas or disposed of within the 15m^3 skip bin located within the AIS logistics compound.

Bulk waste materials will be disposed of within provided skip bins or temporarily stored within dedicated storage areas prior to scheduled collection occurring.

Facility management and directed staff will arrange collections for bulk waste via a private contractor on an as required basis.

5.3 BIN QUANTITY, SIZE AND COLLECTION FREQUENCY

The bin quantity, size and the frequency of collection are shown below in Table 5 and Table 6.

Collection schedules would occur in accordance with the existing waste service arrangement for the AIS site.

Table 5 Bin Size and Collection Frequency

Waste Stream	Collections per Week	Bin Size	No. Bins	Weekly Capacity	Weekly Volume
*Core Waste and Recycling Streams (Podium Way Bin Store)**					
General Waste	3 (or as required/on demand)	4,500L 660L	1 12	37,260 L	21,672 L
Commingled Recycling	3 (or as required/on demand)	660L	9	17,820 L	10,025 L
Organics Recycling	1	240L 80L	10 6	2,880 L	2,548 L
Cardboard/Paper Recycling	2	4,500L	1	9,000 L	-
Confidential/Secured Paper	Once per month	240L	1	240L	-
Clinical Waste/Hygiene	As required	120L – 660L** (26L containers)	1	120L	-
*Specialised Waste and Recycling Streams (Logistics Compound)***					
E-Waste	As required	1,100L	2	2,200L	-
Battery	As required	20L containers	3	60L	-
Lightbulb and Fluorescents	As required	2m^3 Skip Bin	1	2,000L	-
Metal Recycling	As required	3m^3 Skip Bin	1	3,000L	-
Bulk Waste	As required	15m^3 Skip Bin	1	15,000L	-

*Weekly volume capacities accommodate for the existing ROC waste collection and service requirements in addition to the proposed Athlete Accommodation. The bin store will service both the ROC and Athletes Accommodation.

***Bins and specialised equipment servicing the broader AIS site including the multi-sports dome are located within the designated logistics compound onsite, not the Podium Way bin store.

Table 6 Typical Waste Bin Dimensions

Capacity (L/m^3)	Width (mm)	Depth (mm)	Height (mm)	Area (m^2)
15m^3 / 15,000L	2400	6500	1360	15.60
4.5m^3 / 4,500L	2050	1830	1920	3.75

Capacity (L/m³)	Width (mm)	Depth (mm)	Height (mm)	Area (m²)
3m³ / 3,000L	2030	1450	1660	2.94
2m³ / 2,000L	2020	1200	1500	2.40
1,100L	1240	1070	1330	1.33
660L	1260	780	1330	0.98
240L	585	730	1060	0.43
120L	480	545	930	0.26
80L	440	496	825	0.22
Note: The above dimensions are based on SULO's flat lid bin specifications				

5.4 BIN COLOUR AND SUPPLIER

All bins would be provided by private supplier. The below bin colours are specified by Australian Standard AS4123.7–2006, however due the private nature of the collection, these are only recommendations and are not mandatory:

- Garbage (general waste) shall have red lids with dark green or black body;
- Commingled Recycling shall have yellow lids with dark green or black body;
- Organic Recycling shall have green lids with dark green or black body;
- Cardboard/Paper Recycling shall have blue lids with dark green or black body; and
- Clinical wastes, secure paper recycling and specialised waste/recycling Streams shall have a lid colour as differentiated to the above mentioned above with a dark green or black body.

Note, private contractors often supply bins for collection.

5.5 WASTE STORAGE AREA

Table 7 demonstrates the cumulative space requirements and provision of waste areas for the proposed Athlete Accommodation facility.

Storage requirements for specialised waste and recycling streams, including e-waste, batteries, light bulbs and fluorescent tubes, metal recycling and bulky waste, have been excluded from the waste storage assessment in the table below, as these streams would be managed through the existing waste storage facilities and designated bins or containers provided throughout the AIS site.

The provided waste storage area contains additional space to accommodate the waste service requirements from the existing Residence of Champions (ROC) building.

Please refer to scaled drawing shown in Appendix 1.

Table 7 Waste Area Space Requirements (Athlete Accommodation Facility)

Stream	Space Required (excluding circulation)	Space Provided
General Waste	15.51m²	56m²
Commingled Recycling	8.82m²	
Organics Recycling	5.62m²	
Cardboard/Paper Recycling	3.75m²	
Confidential Paper	0.43m²	
Clinical / Hygiene Waste	0.26m²	
TOTAL	**34.39m²**	**56m²**

Note: clinical waste would not be stored together with conventional disposal streams.

Waste management would be overseen by AIS facility management.

5.6 WASTE COLLECTION

Waste would be collected by private contractor as per the existing AIS waste service arrangement, with the following requirements;

- 1 x 4,500L and 12 x 660L general waste bins collected three times per week;

- 9 x 660L commingled recycling bins collected three times per week;
- 10 x 240L and 6 x 80L organics bin collected once per week;
- 1 x 4,500L cardboard/paper recycling bins collected twice per week;
- 1 x 240L secure/confidential paper bin collected once per month; and
- 1 x 120L clinical/hygiene waste collection on as required basis.

All waste bins would be stored onsite within the existing waste storage area located at the southern side of the Resident of Champions (ROC) building, accessed from Podium Way.

Waste collections would occur as per AIS operational practice and would be scheduled in accordance with ACT Noise Standards for Commercial Waste Collections. This is to ensure minimal noise impacts to the neighbouring properties.

All collections will be performed onsite by a rear-lift (MRV) waste collection vehicle (80L – 660L bins) and via a front-lift waste collection (HRV) vehicle (4,500L) as per current arrangements.

Clinical/hygiene waste and confidential recycling collections would be performed by a utility vehicle, AustRoads B99 design vehicle equivalent, or the waste collection vehicle utilised by the engaged contactor.

Waste collection vehicles would enter from Leverrier Street to travel safely in a forward motion along Podium Way towards the onsite waste storage area.

Collection vehicles would prop safely adjacent to the onsite bins and equipment to perform collections as required. Vehicle operators would return bins and equipment upon emptying, before exiting in a forward motion onto Podium Way.

AIS facility management would ensure that waste vehicle operators are able to access waste storage areas to perform scheduled collections.

6 RESPONSIBILITIES

Facility management would be responsible for overseeing waste management within the development. Responsibilities would include:

- Providing a copy of the endorsed Waste Management Plan to the building operators, facility management and relevant personnel;
- All signages and waste education materials should be based on the latest available information from ACT Waste Sorted, Recyclopedia factsheet. reference on design and style guide is available here: https://www.cityservices.act.gov.au/recyclopaedia/factsheets
- Providing staff, management and site cleaners with an information package which would include the following information:
  - (a) A copy of this Waste Management Plan which includes information on waste storage areas and management methods onsite;
  - (b) Methods and techniques for waste reduction and minimization;
  - (c) Information regarding bin collection days and requirements;
  - (d) Staff members' responsibilities with regard to bin usage, storage, and collection
- Ensure that all bins throughout the site and the bin room are equipped with appropriate signages to guide users on appropriate segregation methods for their waste and recyclables;
- Inspecting waste stores;
- Reviewing contamination within bins;
- Investigating incidents of inappropriate waste storage (or aggregation).

Facility management would ensure anyone found responsible for inappropriate waste disposal would be appropriately educated and made aware of correct waste disposal techniques.

Facility management conducts a waste audit if waste is found to be inappropriately deposited by users or if the bin capacities need to be reviewed.

7 SIGNAGE

Onsite waste enclosures, bin stations or the equivalent would be clearly marked and signed with the industry standard signage approved by the (TCCS) ACT or the equivalent. The typical signage to be supplied is demonstrated in Figure 3 below, with reference to ACT Waste Sorted education and signage material.

Figure 3 Example Waste Signage

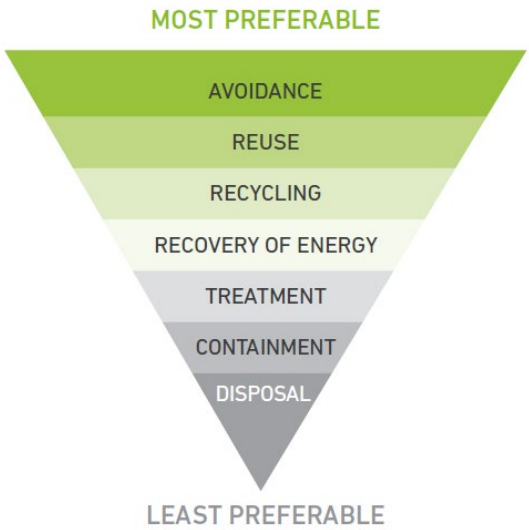


8 SUSTAINABILITY ACTION PLAN AND INITIATIVES

The importance of restructuring the institutional waste management methods in developments is becoming more apparent as we experience the adverse impacts of increasing waste volumes and declining recycling rates. Developments such as the proposed subject site can contribute towards the prevention and reduction of nationwide waste generation volumes as well as to promote a local circular economy system.

Facility management should encourage users by demonstrating a commitment towards waste avoidance and minimisation initiatives. The waste hierarchy as detailed in the *Environmental Protection Act* 2017 should be observed in order of preference (refer to Figure 4).

Figure 4 Waste Management Hierarchy



In addition to the waste management strategy detailed in the enclosed report, facility management can establish landfill diversion and recycling targets and conduct periodic waste audits to monitor contamination levels within onsite waste streams. The results of the audit could be shared with staff, management and appropriate personnel to encourage an improvement towards waste separation and correct segregation. The audit may also be beneficial from a cost perspective as it would inform facility management of opportunities to reduce bin numbers or collection frequencies.

All relevant staff, management and occupants should be inducted on on-site waste management practices and on the development's sustainability action plan via the provision of a handbook or in-person training, as deemed necessary.

9 WASTE AREA DESIGN REQUIREMENTS

9.1 VENTILATION

The existing bin storage area is naturally ventilated.

9.2 LITTER MANAGEMENT, WASHING AND STORMWATER POLLUTION PREVENTION

An appropriately drained wash down area would be provided within existing waste storage areas, in which each bin is to be washed regularly by facility management, via engaging a private contractor. All bin washing practices/services performed onsite should not discharge into stormwater effluents or drainage.

Alternatively, a third-party bin washing service can be engaged to perform this service. Bin washing suppliers must retain all wastewater to within their washing apparatus so as to not impact on the drainage provisions of the site.

Facility management and site cleaners would be responsible in ensuring the following to prevent or minimise the dispersion of litter throughout the site:

- Prevent overfilling of bins by ensuring bin lids are closed at all times;
- Require waste contractor to remove any spillage that may occur during waste collections; and
- Ensure anyone found responsible for inappropriate waste disposal or dumping would be appropriately educated and made aware of correct waste disposal techniques.

9.3 NOISE REDUCTION

All waste areas would meet EPA, BCA and AS2107 acoustic requirements as appropriate within operational hours assigned to minimise acoustic impact on surrounding premises.

Waste collection schedules and timings will be conducted in accordance with the ACT Noise Standards for Commercial Waste Collections as reference in section 9.6 above.

Waste contractors should also abide by the following regulations to ensure minimal noise impacts to the neighbouring properties:

- Compaction only to be carried while on the move;
- Bottles should not be broken up at the point of collection
- Routes that service entirely residential areas should be altered to reduce early morning disturbances; and
- Noisy verbal communication between operators should be avoided where possible.

9.4 DDA COMPLIANCE

All waste areas to be accessed by staff, management and cleaners would comply with AS1428.1:2009.

10 SUPPLIER CONTACT INFORMATION

Table 8 provides a list of equipment specified by this waste management plan.

Below is a complimentary listing of contractors and equipment suppliers. You are not obligated to procure goods/services from these companies. This is not, nor is it intended to be, a complete list of available suppliers.

SALT does not warrant (or make representations for) the goods/services provided by these suppliers.

Table 8 High Level Purchasing Schedule

Item	Quantity	Supplier	Notes
4,500L Bins	2	Private Supplier*	1 x 4,500L general waste bins 1 x 4,500L cardboard/paper recycling bins
660L Bins	21	Private Supplier*	12 x 660L general waste bins 9 x 660L commingled recycling bins
240L Bins	11	Private Supplier*	10 x 240L organics recycling bins 1 x 240L secure/confidential paper recycling bins
120L Bins	1	Private Supplier*	1 x 120L clinical/hygiene waste bins
80L Bins	6	Private Supplier*	6 x 80L organics recycling bins
Bin Station(s)	As required	Private Supplier	Internal and external bin stations. Each bin station will contain one bin per waste stream.

*Private waste collection contractors often supply their own bins for collection.

10.1 EQUIPMENT SUPPLIERS

10.1.1 BIN SUPPLIER

- Sulo MGB Australia (wheelie bin) – 1300 364 388
- Source Separation System (wheelie bin and bin stations) – 1300 739 913

10.2 WASTE COLLECTORS

10.2.1 GARBAGE, RECYCLING AND ORGANICS

- JJ Richards – 02 6270 5000
- Cleanaway – 13 13 39
- Veolia Environmental Services – 02 6126 6400
- Wanless – 1300 926 537
- Bingo Industries – 1300 424 646
- Tiger Waste - 02 6253 9844

10.2.2 E-WASTE

- Shred-X – 1300 226 805
- E-shred – 1300 629 875
- WV Technologies – 1300 989 177

10.2.3 CONFIDENTIAL WASTE

- ZircoData – 1800 686 146
- Aus Shred – 1800 001 008
- Wasteaway – 02 6260 1288

10.3 BIN WASHING SERVICES

- ACT Wheelie Clean – 0405 104 745
- You've been cleaned – 0402 737 032

11 PURPOSE AND LIMITATIONS

This Waste and Recycling Management Plan has been prepared to form a part of the development application, demonstrate compliance with the relevant sections of the DCC 2019 and to demonstrate achievement of Green Star Buildings Credit 4 *Responsible Resource Management*. The report is prepared to:

- Demonstrate that an effective waste management system is compatible with the design of the development. An effective waste management system comprises of a system that is hygienic, clean, tidy, minimises waste being landfilled and maximises recycling and resource recovery;
- Ensure stakeholders are well informed of the design, roles and responsibilities required to implement the system;
- Provide supporting scaled drawings to confirm that the final design and construction is compliant with the report;
- Define the relevant stakeholders involved in ensuring the implementation of the waste management system; and
- Ensure tenants are not disadvantaged in access to recycling and other sustainable waste management options.

The following should be noted regarding the enclosed information:

- The waste generation volumes provided are estimates based on the best available waste generation rates. The actual waste volumes generated on-site may differ slightly from that estimated as it would depend on the operational requirements and occupancy rate of the development;
- The equipment specifications and any information provided regarding the recommended equipment are provided for reference purposes only and should not be relied upon for procurement. SALT recommends that the developer attains the latest specifications of the required equipment and service provisions from the respective contractor(s) prior to engaging them or purchasing the relevant equipment.
- The report should be updated if the development plans are amended or if new legal requirements are introduced.

APPENDIX 1 DESIGN DRAWINGS



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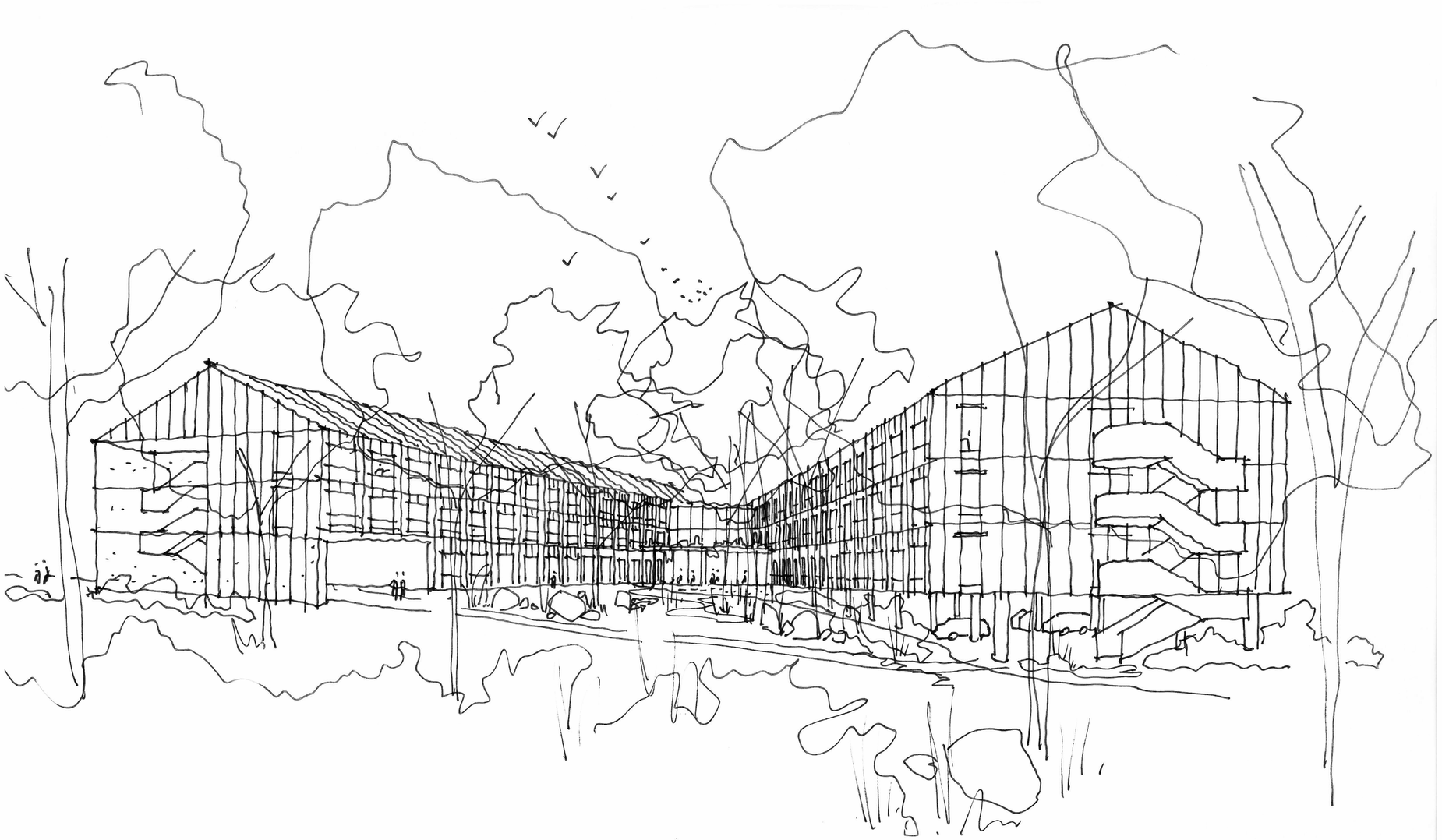
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TRAFFIC ENGINEERS / WASTE ENGINEERS / TRANSPORT PLANNERS / ROAD SAFETY AUDITORS

ATHLETE'S ACCOMMODATION

WORKS APPLICATION



WORKS APPLICATION SHEET LIST

SHEET	SHEET NAME	REV	REV STAMP	REV DATE	COORD	STATUS
00-0000	COVER SHEET / DRAWING SCHEDULE	A	WORKS APPLICATION	15/10/2026	SWA	FOR APPROVAL
04-0001	MATERIALS AND FINISHES	A	WORKS APPLICATION	15/10/2026	SWA	FOR APPROVAL
04-0011	PERSPECTIVE	A	WORKS APPLICATION	15/10/2026	SWA	FOR APPROVAL
04-0012	PERSPECTIVE	A	WORKS APPLICATION	15/10/2026	SWA	FOR APPROVAL
16-0001	SITE PLAN	A	WORKS APPLICATION	15/10/2026	SWA	FOR APPROVAL
20-0000	FLOOR PLAN - UNDERCROFT	A	WORKS APPLICATION	15/10/2026	SWA	FOR APPROVAL
20-0100	FLOOR PLAN - GROUND LEVEL	A	WORKS APPLICATION	15/10/2026	SWA	FOR APPROVAL
20-0200	FLOOR PLAN - LEVEL 01	A	WORKS APPLICATION	15/10/2026	SWA	FOR APPROVAL
20-0300	FLOOR PLAN - LEVEL 02	A	WORKS APPLICATION	15/10/2026	SWA	FOR APPROVAL
20-0400	ROOF PLAN	A	WORKS APPLICATION	15/10/2026	SWA	FOR APPROVAL
40-0001	ELEVATIONS - EAST-WEST	A	WORKS APPLICATION	15/10/2026	SWA	FOR APPROVAL
40-0002	ELEVATIONS - NORTH	A	WORKS APPLICATION	15/10/2026	SWA	FOR APPROVAL
40-0003	ELEVATIONS - SOUTH	A	WORKS APPLICATION	15/10/2026	SWA	FOR APPROVAL
42-0001	SECTIONS	A	WORKS APPLICATION	15/10/2026	SWA	FOR APPROVAL
84-0000	EXTERNAL SIGNAGE PLAN	A	WORKS APPLICATION	15/10/2026	SWA	FOR APPROVAL

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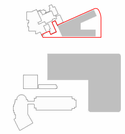
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KEYPLAN



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PROJECT

AIS PODIUM PROJECT
CANBERRA, AUSTRALIA

SHEET TITLE

ATHLETES ACCOMMODATION
COVER SHEET / DRAWING SCHEDULE

STATUS
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PROJECT NUMBER
AIS-SWA-DA-AR-DRW-ACC

STAGE
WORKS APPLICATION

DRAWN
MF

APROVED
MG

SCALE

NORTH POINT

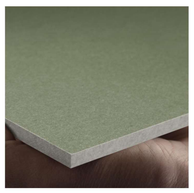
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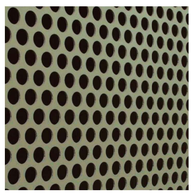
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M01
FIBRE CEMENT CLADDING
GREEN (INTEGRAL COLOR)



M02
PERFORATED PRIVACY SCREENS
GREEN



M03
INSITU CONCRETE
PLAIN GREY



M04
TIMBER LOOK CLADDING
BLACKBUTT



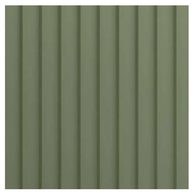
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FIRE STAIR BALUSTRADE
CORTEN STEEL



M06
DOWNPIPES
GALVANISED STEEL



M07
ALUMINIUM WINDOW AND DOOR FRAMES
POWDERCOATED BLACK, SATIN



M08
ROOF SHEETING & GUTTERS
GREEN

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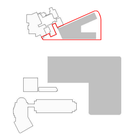
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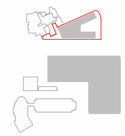
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CANBERRA, AUSTRALIA

SHEET TITLE

ATHLETES ACCOMMODATION PERSPECTIVE

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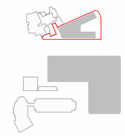
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REV	DATE	DESCRIPTION
A	15/10/2026	WORKS APPLICATION

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PROJECT

AIS PODIUM PROJECT
CANBERRA, AUSTRALIA

SHEET TITLE

ATHLETES ACCOMMODATION PERSPECTIVE

STATUS
FOR APPROVAL

PROJECT NUMBER
AIS-SWA-DA-AR-DRW-ACC

STAGE
WORKS APPLICATION

DRAWN
MF

APROVED
MG

SCALE
1 : 1

NORTH POINT

DRAWING NUMBER
AIS-SWA-DA-AR-DRW-ACC-04-0012

REVISION
A

ORIGINAL SHEET SIZE A1 - 841x594mm

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BRAYBROOK STREET

REFER WA-002250 (EARLY WORKS)
FOR REMOVAL OF TREES

REFER WA-002277 (SITE ESTABLISHMENT)
FOR BULK EXCAVATION,REMEDIATION,
AND BUILD-UP OF GROUND LEVELS

REFER LANDSCAPE DRAWINGS
FOR EXISTING VEGETATION

REFER LANDSCAPE DRAWINGS
FOR EXTERNAL LIGHTING

REFER CIVIL AND SERVICES DRAWINGS
FOR UNDERGROUND SERVICES

REFER CIVIL DRAWINGS
FOR SURFACE DRAINAGE PATTERN

609 608 607 606 610

EXISTING GRAVEL CARPARK

BLOCK 6
SECTION 46

EXISTING SWALE

BLOCK 7
SECTION 46

607 608 608 607 606 605 605 605 605 606 607

EXISTING STORMWATER
HEADWALL

8240 9680
SETBACK

EXTENT OF PROPOSED
BUNDING FOR FLOOD
MANAGEMENT

EXTENT OF THIS WORKS APPLICATION

EXISTING
SUBSTATION

UPGRADED
WASTE /
LOCATION

PODIUM WAY

DOCK

EXISTING RESIDENCE OF
CHAMPIONS (ROC)
FFL 608.900

ATHLETE'S ACCOMMODATION
FFL 608.600
UNDERCROFT
FFL 605.600

SECURE
FENCING

RL 605.550

EXTENT OF
UNDERCROFT

PEDESTRIAN
LINK

SECURE
FENCING

15120
SETBACK

SUBSTATION

ATHLETE'S ACCOMMODATION
FFL 608.600
UNDERCROFT
FFL 605.600

BOUNDARY

BUILDING 30
ASC ADMINISTRATION

609 609

PEDESTRIAN ENTRY

68830

BOUNDARY

12510
SETBACK

VEHICLE ENTRY

LEVERRIER STREET
REFER WA4 FOR PROPOSED UPGRADES

NOTE
THIS APPLICATION INCLUDES ARCHITECTURE ELEMENTS IN LEVERRIER STREET

BOUNDARY

BLOCK 26
SECTION 8

EXISTING BUILDING 31
TESTING & TRAINING POOL

PROPOSED HIGH PERFORMANCE
TESTING & TRAINING CENTRE (HPTTC)
REFER WA6

PROPOSED MULTI-SPORTS DOME
REFER WA7

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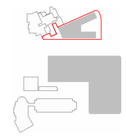
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PROJECT

AIS PODIUM PROJECT
CANBERRA, AUSTRALIA

SHEET TITLE

ATHLETES ACCOMMODATION SITE PLAN

STATUS
FOR APPROVAL

PROJECT NUMBER
AIS-SWA-DA-AR-DRW-ACC

STAGE
WORKS APPLICATION

DRAWN
MF

APROVED
MG

SCALE
1 : 500

NORTH POINT

DRAWING NUMBER
AIS-SWA-DA-AR-DRW-ACC-16-0001

REVISION
A

ORIGINAL SHEET SIZE A1 - 841x594mm

Autodesk Docs://AIS Podium Project/AIS-SWA-AR-MOD-AAC-100001-R21.rvt

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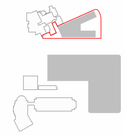
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PROJECT

AIS PODIUM PROJECT
CANBERRA, AUSTRALIA

SHEET TITLE

LOCALITY PLAN

STATUS
FOR APPROVAL

PROJECT NUMBER
AIS-SWA-DA-AR-DRW-ACC

STAGE
WORKS APPLICATION

DRAWN
MF

APROVED
MG

SCALE
1 : 5000

NORTH POINT

DRAWING NUMBER
AIS-SWA-DA-AR-DRW-ACC-16-0011

REVISION
A

ORIGINAL SHEET SIZE A1 - 841x594mm

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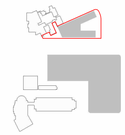
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PROJECT

AIS PODIUM PROJECT
CANBERRA, AUSTRALIA

SHEET TITLE

LOCALITY PLAN

STATUS
FOR APPROVAL

PROJECT NUMBER
AIS-SWA-DA-AR-DRW-ACC

STAGE
WORKS APPLICATION

DRAWN
MF

APROVED
MG

SCALE
1 : 5000

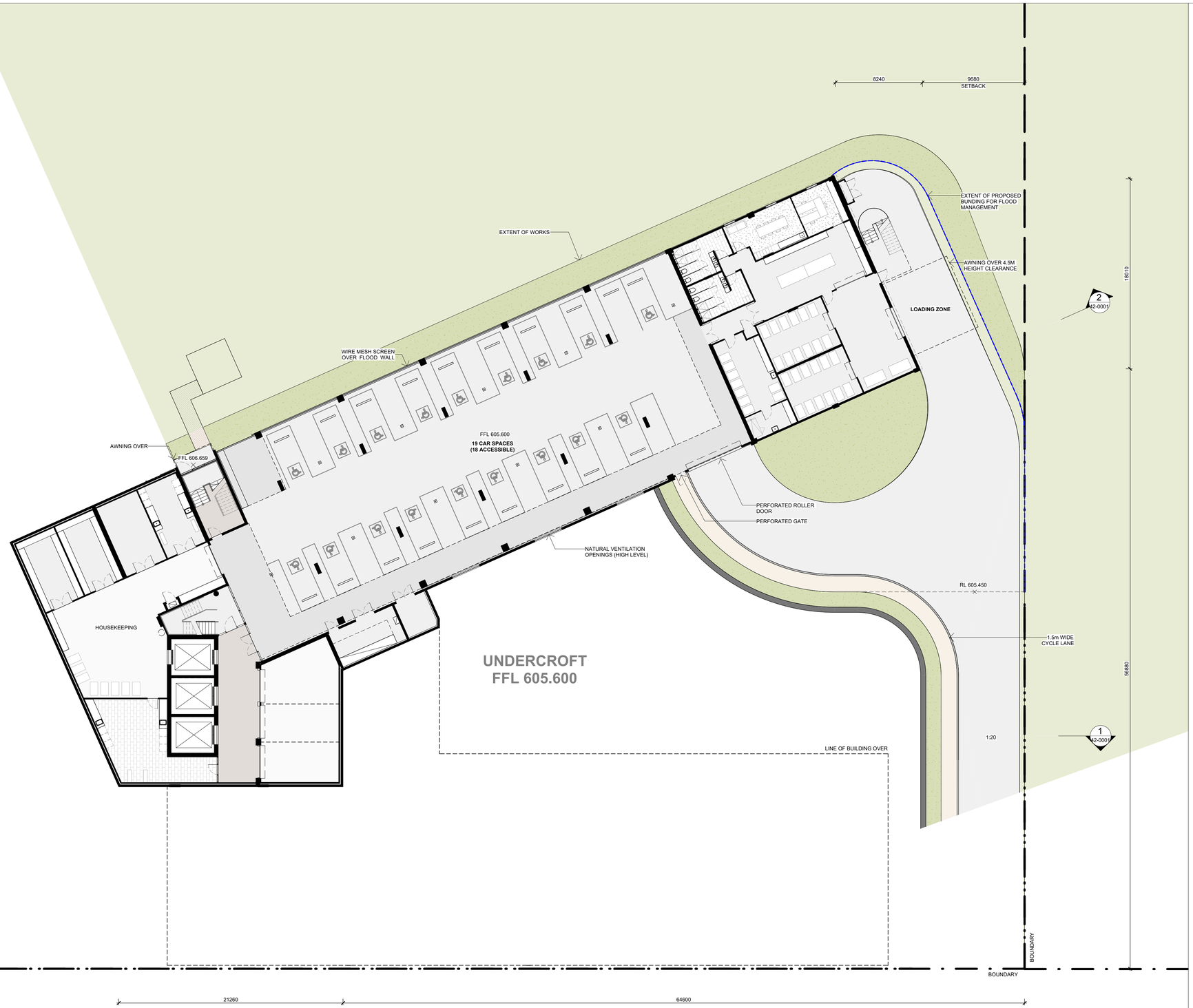
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REVISION
A

ORIGINAL SHEET SIZE A1 - 841x594mm

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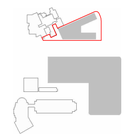
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PROJECT

AIS PODIUM PROJECT
CANBERRA, AUSTRALIA

SHEET TITLE

ATHLETES ACCOMMODATION FLOOR PLAN - UNDERCROFT

STATUS
FOR APPROVAL

PROJECT NUMBER
AIS-SWA-DA-AR-DRW-ACC

STAGE
WORKS APPLICATION

DRAWN
MF

APROVED
MG

SCALE
1 : 200

NORTH POINT

DRAWING NUMBER
AIS-SWA-DA-AR-DRW-ACC-20-0000

REVISION
A

ORIGINAL SHEET SIZE A1 - 841x594mm

Autodesk Docs://AIS Podium Project/AIS-SWA-AR-MOD-AAC-00001-RVT.rvt

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EXISTING RESIDENCE OF CHAMPIONS (ROC)

EXTENT OF WORKS

8240

9680
SETBACK

FIRE EGRESS STAIR E.5.6.2

AWNING OVER

2
12-0001

COMMUNICATION STAIR E.5.6.1

EXTERNAL SUNSHADING TO STAIR

AWNING BELOW

CORRIDOR E.5.6.1

DRIVEWAY TO UNDERCROFT BELOW

RL 605.550

SECURE FENCE

4100
INTERFACE

CONNECTION TO EXISTING ROC (FFL 588.900)

1:80

16230

FIRE EGRESS STAIR E.5.6.3

TESTING

ATHLETES LOUNGE

COURTYARD TO LANDSCAPE ARCHITECT'S DETAILS

CYCLE LANE

AWNING OVER

1
12-0001

1:80

2360

ADMINISTRATION

1:22

14940
SETBACK

LOBBY

SUBSTATION

BOUNDARY

BOUNDARY

68830

12510
SETBACK

RL 607.700

RL 607.750

NOTE:
THIS APPLICATION INCLUDES ARCHITECTURE ELEMENTS IN LEVERRIER STREET

LINE OF AWNING OVER

GROUND LEVEL
FFL 608.600

CLIENT

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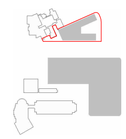
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PROJECT

AIS PODIUM PROJECT
CANBERRA, AUSTRALIA

SHEET TITLE

ATHLETES ACCOMMODATION FLOOR PLAN - GROUND LEVEL

STATUS
FOR APPROVAL

PROJECT NUMBER	STAGE
AIS-SWA-DA-AR-DRW-ACC	WORKS APPLICATION
DRAWN	APROVED
MF	MG
SCALE	NORTH POINT
1 : 200	
DRAWING NUMBER	REVISION
AIS-SWA-DA-AR-DRW-ACC-20-0100	A

ORIGINAL SHEET SIZE A1 - 841x594mm

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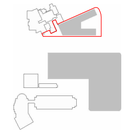
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PROJECT

AIS PODIUM PROJECT
CANBERRA, AUSTRALIA

SHEET TITLE

ATHLETES ACCOMMODATION FLOOR PLAN - LEVEL 01

STATUS
FOR APPROVAL

PROJECT NUMBER
AIS-SWA-DA-AR-DRW-ACC

STAGE
WORKS APPLICATION

DRAWN
MF

APROVED
MG

SCALE
1 : 200

NORTH POINT

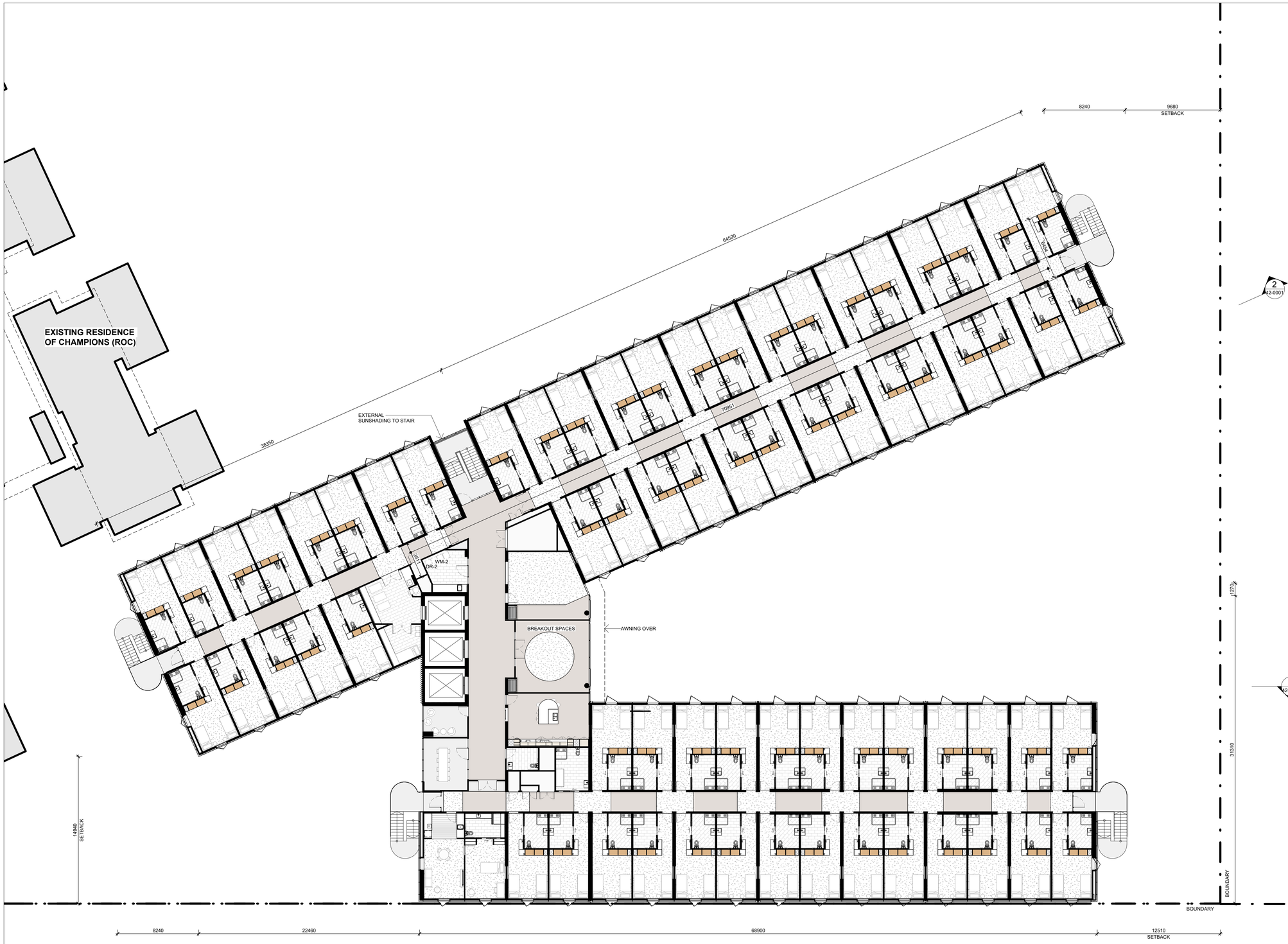
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AIS-SWA-DA-AR-DRW-ACC-20-0200

REVISION
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Autodesk Docs://AIS Podium Project/AIS-SWA-AR-MOD-AAC-000001-R/T.rvt

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LEVEL 2
FFL 615.800

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RICHARD CROOKES CONSTRUCTIONS

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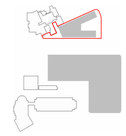
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REV	DATE	DESCRIPTION
A	15/10/2026	WORKS APPLICATION

KEYPLAN



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PROJECT

AIS PODIUM PROJECT
CANBERRA, AUSTRALIA

SHEET TITLE

ATHLETES ACCOMMODATION
FLOOR PLAN - LEVEL 02

STATUS
FOR APPROVAL

PROJECT NUMBER
AIS-SWA-DA-AR-DRW-ACC

STAGE
WORKS APPLICATION

DRAWN
MF

APROVED
MG

SCALE
1 : 200

NORTH POINT

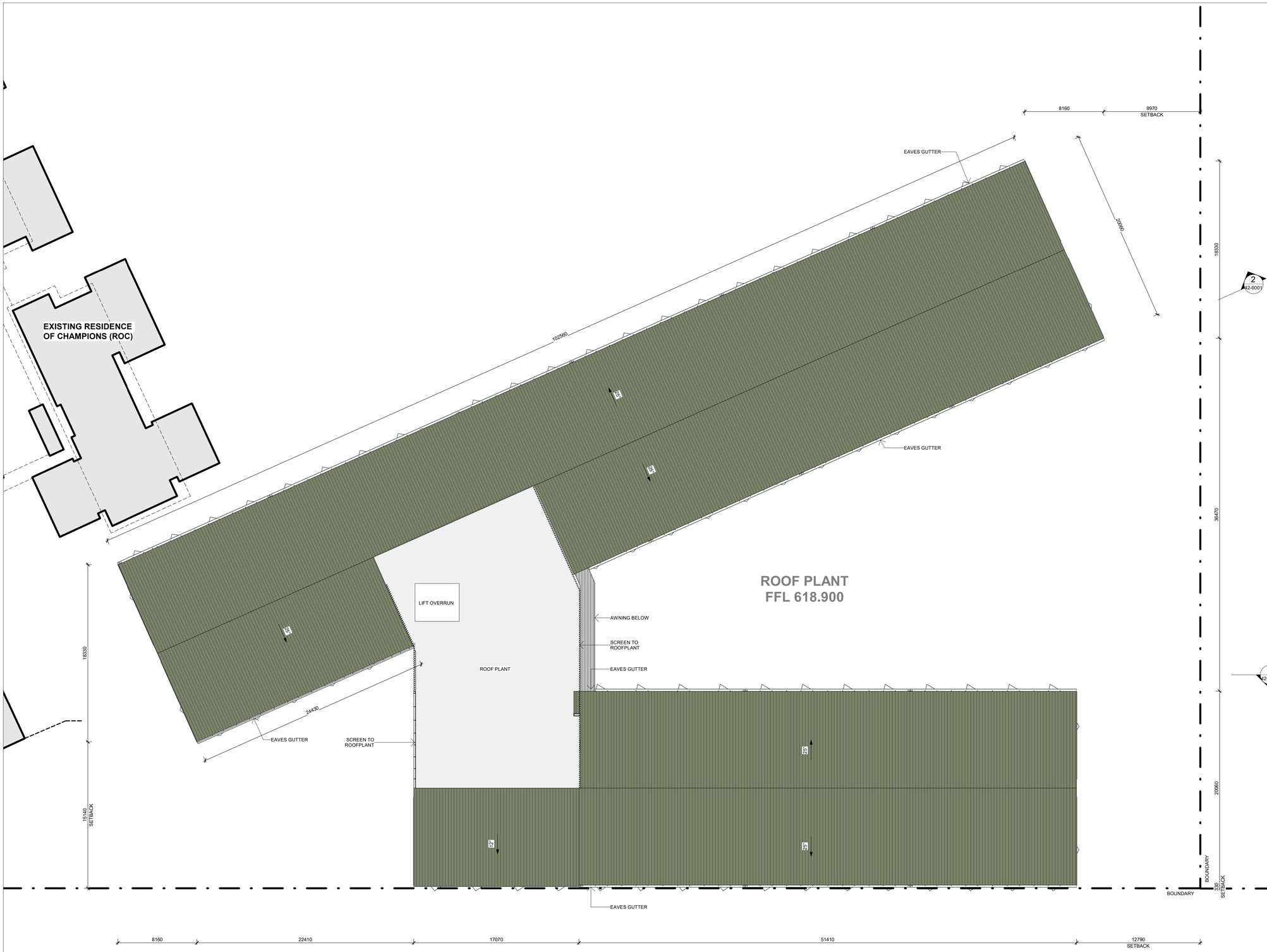
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REVISION
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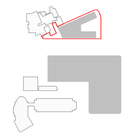
FIRE ENGINEER
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REV	DATE	DESCRIPTION
A	15/10/2026	WORKS APPLICATION

KEYPLAN



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PROJECT

AIS PODIUM PROJECT
CANBERRA, AUSTRALIA

SHEET TITLE

ATHLETES ACCOMMODATION ROOF PLAN

STATUS
FOR APPROVAL

PROJECT NUMBER
AIS-SWA-DA-AR-DRW-ACC

STAGE
WORKS APPLICATION

DRAWN
MF

APROVED
MG

SCALE
1 : 200

NORTH POINT

DRAWING NUMBER
AIS-SWA-DA-AR-DRW-ACC-20-0400

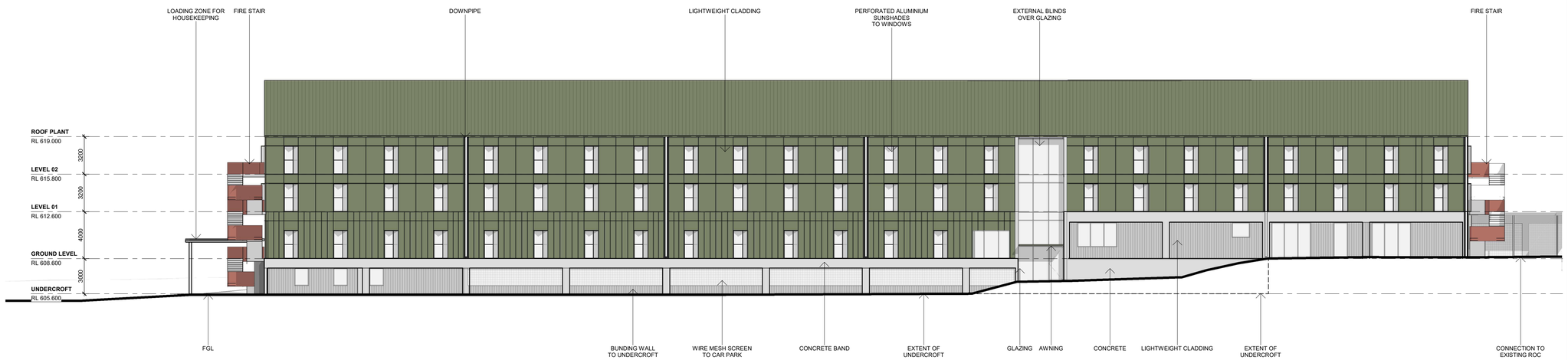
REVISION
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1 **EAST**
TO LEVERRIER STREET



2 **WEST**

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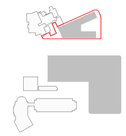
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A	15/10/2026	WORKS APPLICATION

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PROJECT

AIS PODIUM PROJECT
CANBERRA, AUSTRALIA

SHEET TITLE

ATHLETES ACCOMMODATION ELEVATIONS - EAST-WEST

STATUS
FOR APPROVAL

PROJECT NUMBER
AIS-SWA-DA-AR-DRW-ACC

STAGE
WORKS APPLICATION

DRAWN
MF

APROVED
MG

SCALE
1 : 200

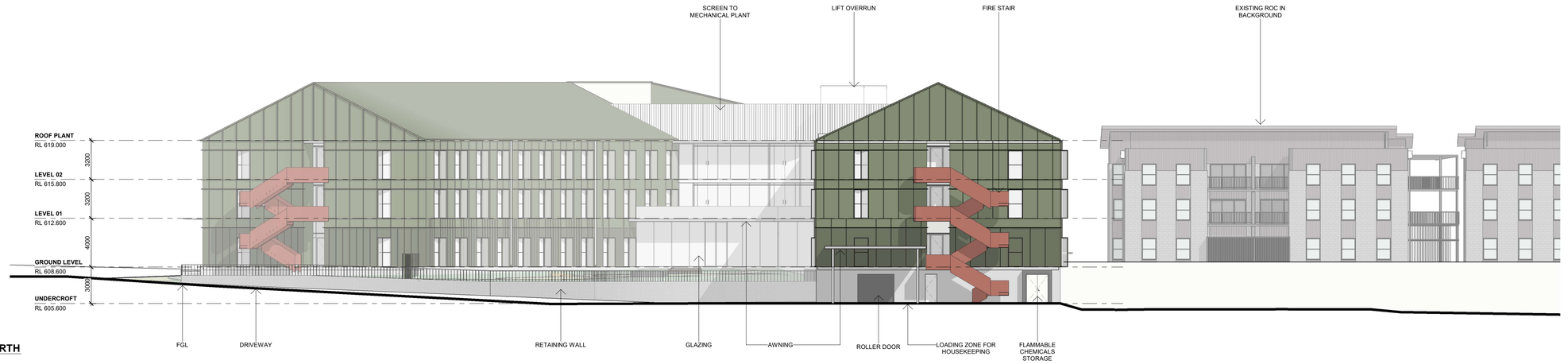
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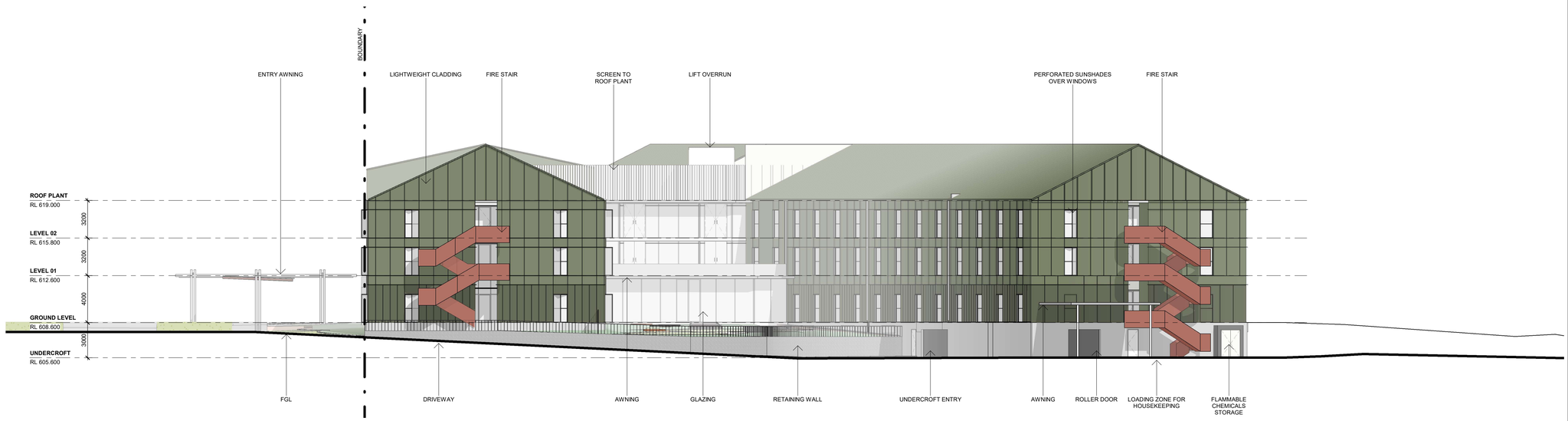
REVISION
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1 NORTH



2 NORTH-EAST

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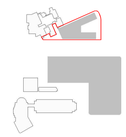
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REV	DATE	DESCRIPTION
A	15/10/2026	WORKS APPLICATION

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PROJECT

AIS PODIUM PROJECT
CANBERRA, AUSTRALIA

SHEET TITLE

ATHLETES ACCOMMODATION ELEVATIONS - NORTH

STATUS
FOR APPROVAL

PROJECT NUMBER
AIS-SWA-DA-AR-DRW-ACC

STAGE
WORKS APPLICATION

DRAWN
MF

APROVED
MG

SCALE
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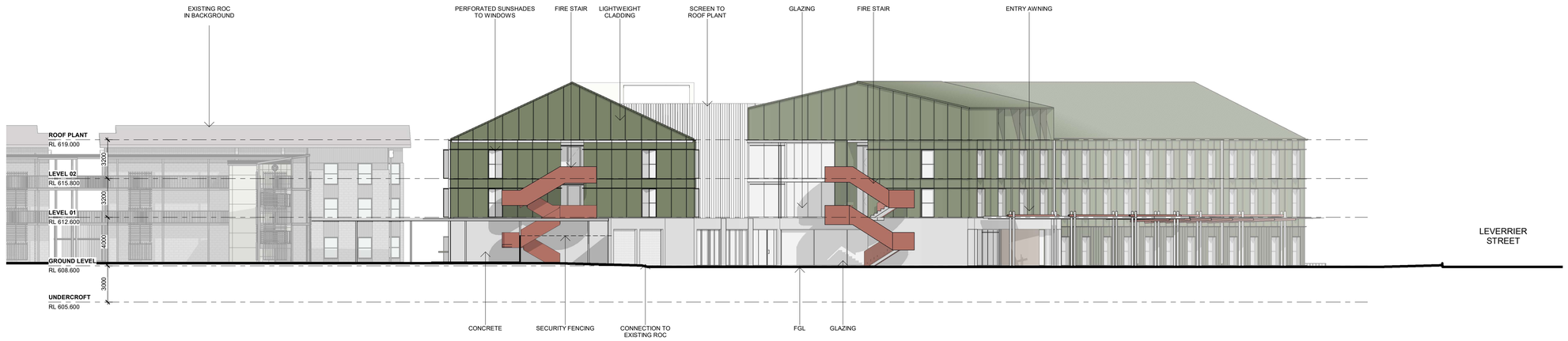
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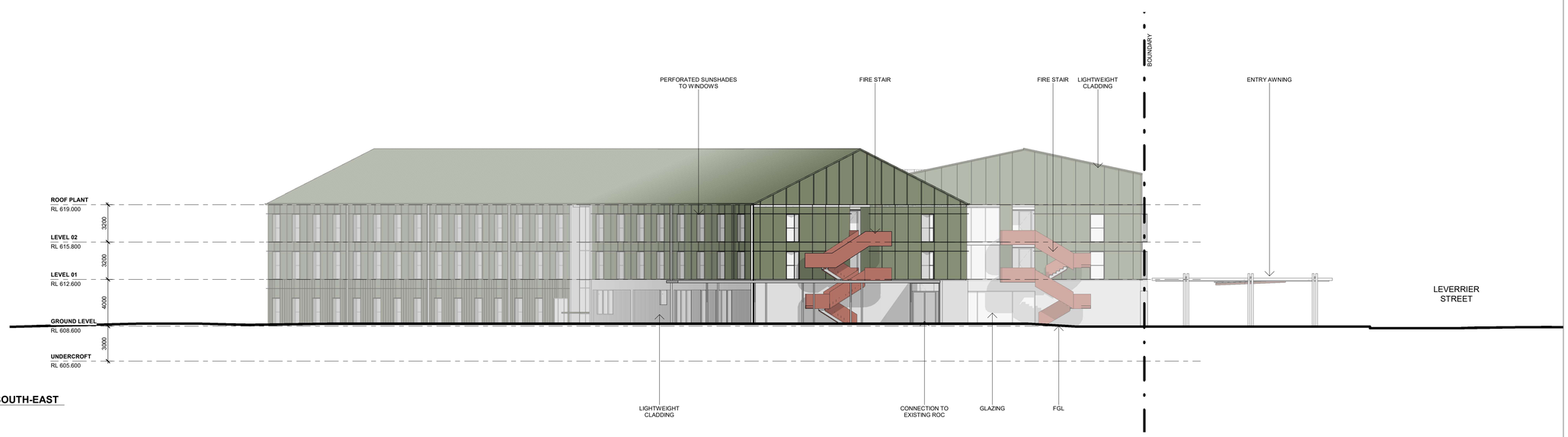
REVISION
A

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1 **SOUTH**



2 **SOUTH-EAST**

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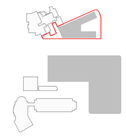
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REV	DATE	DESCRIPTION
A	15/10/2026	WORKS APPLICATION

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PROJECT

AIS PODIUM PROJECT
CANBERRA, AUSTRALIA

SHEET TITLE

ATHLETES ACCOMMODATION
ELEVATIONS - SOUTH

STATUS
FOR APPROVAL

PROJECT NUMBER
AIS-SWA-DA-AR-DRW-ACC

STAGE
WORKS APPLICATION

DRAWN
MF

APROVED
MG

SCALE
1 : 200

NORTH POINT

DRAWING NUMBER
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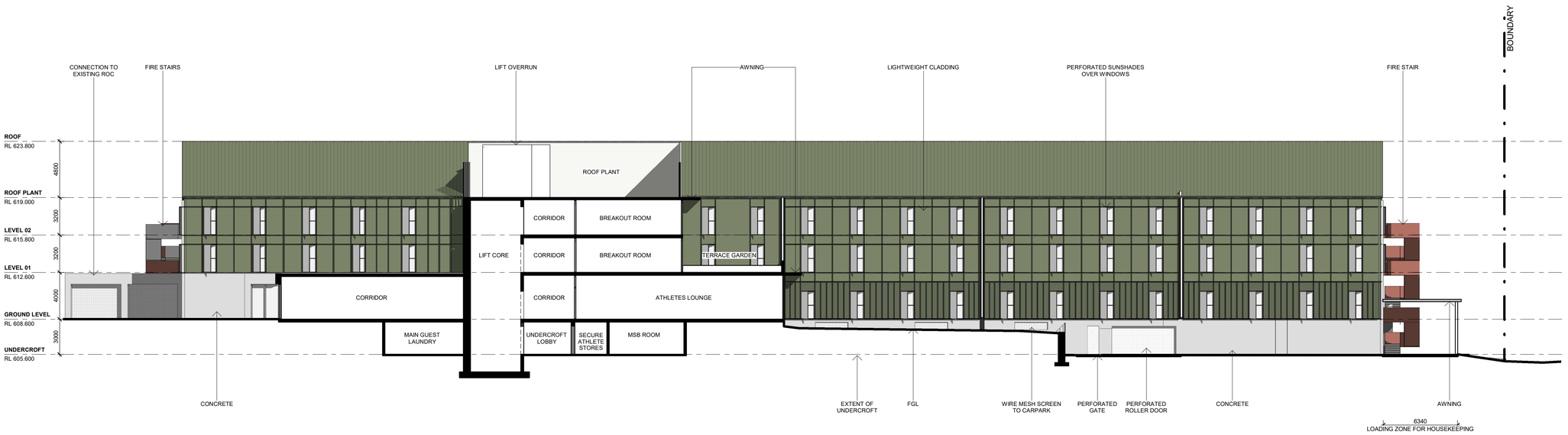
REVISION
A

ORIGINAL SHEET SIZE A1 - 841x594mm

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1 **SECTION 01**



2 **SECTION 02**

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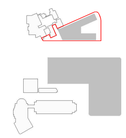
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REV	DATE	DESCRIPTION
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KEYPLAN



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PROJECT

AIS PODIUM PROJECT
CANBERRA, AUSTRALIA

SHEET TITLE

ATHLETES ACCOMMODATION SECTIONS

STATUS
FOR APPROVAL

PROJECT NUMBER
AIS-SWA-DA-AR-DRW-ACC

STAGE
WORKS APPLICATION

DRAWN
MF

APROVED
MG

SCALE
1 : 200

NORTH POINT

DRAWING NUMBER
AIS-SWA-DA-AR-DRW-ACC-42-0001

REVISION
A

ORIGINAL SHEET SIZE A1 - 841x594mm

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LEGEND

- BUILDING IDENTIFICATION
- WAYFINDING SIGNAGE
- PEDESTRIAN ARRIVAL POINT
- PEDESTRIAN CIRCULATION
- CARPARK SIGNAGE
- VEHICLE ARRIVAL POINT
- VEHICLE CIRCULATION
- BUS STOP
- BUS CIRCULATION

UNDERCROFT ENTRY

ATHLETE'S ACCOMMODATION

ROOF LEVEL

GROUND LEVEL

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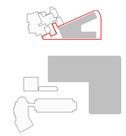
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REV	DATE	DESCRIPTION
A	15/10/2026	WORKS APPLICATION

KEYPLAN



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PROJECT

AIS PODIUM PROJECT
CANBERRA, AUSTRALIA

SHEET TITLE

ATHLETES ACCOMMODATION EXTERNAL SIGNAGE PLAN

STATUS
FOR APPROVAL

PROJECT NUMBER
AIS-SWA-DA-AR-DRW-ACC

STAGE
WORKS APPLICATION

DRAWN
MF

APROVED
MG

SCALE
As indicated

NORTH POINT

DRAWING NUMBER
AIS-SWA-DA-AR-DRW-ACC-84-0000

REVISION
A

ORIGINAL SHEET SIZE A1 - 841x594mm

Autodesk Docs://AIS Podium Project/AIS-SWA-AR-MOD-AAC-00001-RVT.rvt
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LEGEND

- SITE BOUNDARY FENCE
- EXISTING TREES TO RETAINED AND PROTECTED
- TEMPORARY PROTECTIVE FENCING
  Refer section 5 Fencing of the Landscape Management and Protection Notes
- STAR PICKETS WITH FLAGGING FENCE
- EXISTING TREE PROPOSED FOR REMOVAL
- CONSTRUCTION ACCESS
- PEDESTRIAN ONLY CONSTRUCTION ACCESS

LMPP PLANS COMPLETED IN ACCORDANCE WITH THE URBAN FOREST ACT 2023 TREE MANAGEMENT GUIDELINES.

TREE CANOPY CONTRIBUTION TABLE

Canopy Contribution Table (off Lease)	
Number of protected tree removals (proposed through Planning)	17
Number of retained protected trees	5
Proposed number of replants, assuming all removals are approved	43
Type of replant proposed (no.) for non-homeowners only:	
Conifer	0
Introduced under 10m	0
Introduced 10-15m	6
Introduced 15m+	0
Native under 10m	0
Native 10-15m	29
Native 15m+	8

REFER TO MAIN WORKS, WORKS APPROVAL PACKAGE FOR LEVERRIER STREET FOR PROPOSED TREE PLANTING LOCATIONS

LANDSCAPE MANAGEMENT PROTECTION NOTES

1. General

These notes must be read in conjunction with the requirements outlined in TCCS *Reference Document 04 - Landscape Management and Protection Plans.*
All tree protection measures are to be in accordance with:
AS4970:2009
Urban Forest ACT 2023
AS4960:2020 Protection of Trees on Development Sites
It is the responsibility of the contractor to ensure that all territory assets are protected from damage.

No works other than those identified on the approved LMPP are to take place within the Tree Protection Zone (TPZ) of an existing tree. No construction activities such as storage, parking, stockpiling, site sheds, construction access, washdown, excavation, etc. are accepted without approval.

1.1. Prior to construction all protection measures indicated on the approved LMPP MUST be implemented onsite. The project team must notify TCCS Urban Treescapes in writing once the protection measures have been installed (via TCCS_CPUTDDCoord@act.gov.au).

2. Site Access

2.1. Site access must be strictly through the access points identified on this plan. Access through unleased land that is not identified on the approved LMPP is STRICTLY PROHIBITED.

3. Storage of materials

3.1. The storage of construction materials and the parking of vehicles or equipment on verges or adjacent public open spaces is not permitted without TMP prior approval from TCCS. Only storage and parking locations on unleased land identified on this LMPP are approved.

4. Site accommodation

4.1. Site sheds, site amenities, storage sheds, skips, billboards, or containers are STRICTLY PROHIBITED from being placed on unleased land unless identified on the approved LMPP, and Public Unleased Land Permit. Only site amenities on unleased land identified on this LMPP are approved.

5. Fencing

5.1. Protection fencing

5.1.1. Fencing must be erected BEFORE commencement of any construction activities on site, this includes but is not limited to starting of demolition works, delivery of machinery or materials, stockpiling, storage, etc.

5.1.2. Fencing must be erected in the location, alignments and material indicated on the approved LMPP and must stop access throughout construction.

5.1.3. Fencing must remain in place for the entirety of the project duration, and maintained in good, safe working order until Operational Acceptance (OA) is granted. Removal before OA is granted must be approved by TCCS in writing.

5.1.4. Fencing must be 1,800 mm rigid mesh temporary fence panels supported by steel posts and concrete bases. Support posts driven into the ground are STRICTL Y PROHIBITED.

5.1.5. All connecting fixtures/hardware must be securely mounted so fencing cannot be dismantled and removed by the public.

5.1.6. The use of alternative fencing materials must be discussed with, and approved by, TCCS.

5.1.7. Fencing must be setback from footpaths and civil infrastructure as per TCCS *Reference Document 04 - Landscape Management and Protection Plans* requirements, unless otherwise noted on the approved LMPP.

6. Canopy protection

6.1. The contractor is responsible to prevent damage to tree canopies and protect all existing tree canopies from construction activities.

6.2. Pruning of existing canopies is STRICTLY PROHIBITED unless identified on the approved LMPP.

6.3. Where additional canopy impacts to the approved LMPP are identified, the following requirements are mandatory:

6.3.1 Where directed by TCCS, a suitably qualified arborist with a minimum Certificate 5 qualification must be engaged to identify the canopy impacts and propose the preferred tie back of limbs or extent of pruning required.

6.3.2. Where root pruning is identified, refer to tree root protection of these notes.

6.4. Branch pruning of trees on unleased land.

This section of notes is applicable wherever pruning is required to trees on unleased land. All pruning activities MUST be indicated on the approved LMPP.

6.4.1. All pruning and tying of branches must be undertaken by suitably qualified arborists with a minimum Certificate 3 qualification, and as per best practices as defined in AS 4373.

6.4.2. Where practical branches should be tied back, clear of the work, and pruning should only be used as last resort.

6.4.3. Once the pruning report has been endorsed by TCCS Urban Treescapes, the project representative must notify TCCS Urban Treescapes of when the pruning is planned to take place (via TCCS_CPUTDDCoord@act.gov.au).

7. Trunk/branch protection

7.1. Protection battens must be put in place before commencing the Works and maintained in good condition throughout the work period. Protection battens can only be removed at the completion of the Works.

7.2. Trunk protection (as per current AS 4970 requirements)

7.2.1. Loosely wrap the trunk requiring protection in a thick layer of hessian.

7.2.2. Use minimum 2 m lengths of timber for the trunk protection and install at base of trunk for full circumference of tree. Space battens so gaps between battens are no greater than 20 mm. Battens must be untreated timber, free of nails, screws or bolts.

7.2.3. Lash battens to tree using straps, rope or hessian webbing ensuring the battens are secure against the tree, but not too tight on the trunk. Battens must be lashed at the top, bottom and middle as a minimum.

7.3. Branch protection (as per current AS 4970 requirements)

7.3.1. Where low hanging branches greater than 100 mm in diameter will be damaged by the Works, they will require additional protection.

7.3.2. Loosely wrap the branches requiring protection in a thick layer of hessian.

7.3.3. Use timber cut to length to suit the branch requiring protection and install to full circumference of branch. Space battens so gaps between battens are no greater than 20 mm. Battens must be untreated timber, free of nails, screws of bolts.

7.3.4. Lash battens to tree using straps, rope or hessian webbing ensuring the battens are secure against the tree, but not too tight on the trunk. Battens must be lashed at the top, bottom and middle as a minimum.

8. Demolition within the Tree Protection

8.1. Any demolition work within TPZ areas, that is not indicated on the endorsed plan, is not approved by TCCS Urban Treescapes

8.2. If demolition works additional to the approval are required, an updated LMPP must be provided to TCCS for re-endorsement before commencing the Works.

8.3. Demolition of old pavement within TPZ

8.3.1. Where an existing driveway is to be used for construction access, and is proposed to be replaced, all construction work is to be completed prior to removal of the driveway. This is to ensure the tree roots do not dry out before work is completed.

8.3.2. To minimise root damage, the removal of the existing pavement shall be carefully done in small, staged sections and only to the depth of the existing constructed pavement profile (surface layer and base layer), so as to not cause damage to tree roots.

8.3.3. No vehicles or machinery are allowed within the TPZ, and vehicles and machinery must always stay outside of this zone during the removal of the old pavement material.

9. Excavation within the Tree Protection

9.1. The term 'Excavation' in relation to this section means any earthworks greater than 50 mm in depth from the existing surface level, including trenching for services.

9.2. Only the excavations identified on this LMPP are approved within the TPZ.

9.3. Excavation within the Structural Root Zone (SRZ) of a tree as outlined in AS 4970, is STRICTLY PROHIBITED.

9.4. Excavation within the TPZ must be executed using either under-boring, hydro-excavation or hand digging techniques, unless an alternative method has been documented and endorsed by TCCS Urban Treescapes.

9.5. Where identified by TCCS Urban Treescapes, excavation to expose roots may be required to be undertaken by low-pressure hydro-excavation using a fan shaped nozzle head that is kept 150 mm from soil profile.

9.6. A suitably qualified arborist must be present when excavations through the TPZ of a tree are being executed.

9.7. No roots greater than 30 mm in diameter are to be cut, refer to tree root protection of these notes.

9.8. If additional excavation within the TPZ is identified to be required through the construction period, the developer/contractor must seek approval for this excavation from TCCS BEFORE starting the Works.

10. Tree root protection

10.1. Most tree roots are found within the top 300 mm depth of soil.

10.2. 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 detriment of the tree health.

10.3. Where root damage has been caused, the developer must seek advice from an arborist about measures to minimise the impact of the damage on the tree health (i.e. additional watering, fertilising, etc.).

10.4. All exposed roots must be backfilled/covered with soil immediately.

10.4.1. Backfill around tree roots must be in accordance with AS 4970 to match finished levels. Where site soil is unable to be re-used, soil meeting MITS 09A Topsoil soil requirements must be used unless otherwise approved.

10.4.2. Where roots cannot be covered immediately the roots must be protected from desiccation by lightly watering or covering with hessian which must be kept moist.

10.4.3. Where proposed works come in contact with tree roots, a layer of geotextile fabric must be placed over the roots and underneath any new pavement or infrastructure (driveways and footpaths for example).

10.5. Root pruning

10.5.1. Cutting of roots should be the last resort and only undertaken if no other option is available.

10.5.2. Roots greater than 30 mm in diameter must not be cut. If roots greater than 30 mm in diameter are required to be cut, approval from TCCS Urban Treescapes must be sought before cutting.

10.5.3. All roots shall be cut with suitable professional equipment and by suitably qualified arborists with a minimum Certificate 3 qualification.

10.5.4. Any roots that are required to be removed must be cut cleanly with clean and sharp arborist tools. Tree roots are not to be ripped, torn, or pulled away from the root mass.

11. Rectification of unleased land

11.1. At the finalisation of the development works, the territory assets in unleased land adjacent the development must be unaltered and in the same or better condition than before the development works commenced, unless adjustments to these assets have been approved by TCCS.

Where territory assets on unleased land have been damaged by the Contractor these assets must be fully rectified at the cost of the Contractor to the requirements in the TCCS Municipal Infrastructure Technical Specifications, or the requirements in the Composite Verge Landscape Plan, as approved by TCCS.

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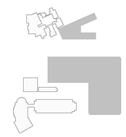
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REV	DATE	DESCRIPTION
A	16.10.2026	WORKS APPROVAL
B	20.10.2026	WORKS APPROVAL

KEYPLAN



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PROJECT

AIS PODIUM PROJECT
CANBERRA, AUSTRALIA

SHEET TITLE

LANDSCAPE MANAGEMENT PROTECTION PLAN LEGEND AND NOTES

STATUS
WORKS APPROVAL

PROJECT NUMBER	STAGE
C25-009	WORKS APPROVAL
DRAWN	APROVED
AC	JK
SCALE : NTS	NORTH POINT

DRAWING NUMBER
AIS-ALA-LA-DRW-XXX-9001

REVISION
B

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ORIGINAL SHEET SIZE A1 - 841x594mm

EXISTING GRAVEL CAR PARK. AREA TO BE USED FOR CONSTRUCTION WORKERS PARKING

PEDESTRIAN ONLY ACCESS TO CONSTRUCTION SITE

EXISTING BUILDING

SITE COMPOUND

PODIUM WAY

LEVERRIER STREET

MASTERMAN STREET

CONSTRUCTION SITE

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

TREE 946

TREE 945

TREE 947

334 352 381 358

217 194 174 157

475 471 467 455

479 503 486 489 493

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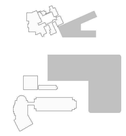
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REV	DATE	DESCRIPTION
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PROJECT

AIS PODIUM PROJECT
CANBERRA, AUSTRALIA

SHEET TITLE

LANDSCAPE MANAGEMENT PROTECTION PLAN

STATUS
WORKS APPROVAL

PROJECT NUMBER
C25-009

STAGE
WORKS APPROVAL

DRAWN
AC

APROVED
JK

SCALE : 1:1000

0 5 10 25 50m

NORTH POINT

DRAWING NUMBER
AIS-ALA-LA-DRW-XXX-9002

REVISION
B

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