

Planning and Development Act 2007

Development Application

Application Number: **201935962**

Before Starting

PLEASE NOTE: This wizard will time out if left inactive for a period of more than two hours, after which time you will lose your application and be required to complete a new wizard. It is recommended you **save** this session if it is to be left inactive for an extended period of time.

Please ensure that your screen is set to the highest resolution (e.g. 1280 by 1024 pixels) to ensure all content in the wizard is visible.

Type of Application

The type of application you are applying for is a **New Application**

Are you applying for a:

Development Application

Has a pre-application meeting been held in relation to this proposal?

No

Lease/Site Details

Site Number: 1

If your rural property is identified by a Block/Section/Suburb, please select the "Urban" radio button.

Urban

Suburb

Section

Block Number

Unit Number

Street Address

Applicant Details

What type of applicant are you:

Business

ACN or ABN

54092706128

Company Name

AMC Architecture

Position held / Title

Admin

Salutation

None

First Name

Hannah-Jean

Surname

Cadon

Postal Address 1

Unit2, 8-10 Hobart place

Postal Address 2

Postal Address 3

Suburb

City

State/Territory

ACT

Postcode

2600

Country

Australia

Phone Number

62573222

Fax Number

Mobile Number

Email

hannah@amcarchitecture.com.au

Lessee (Property Owners) Details

Lessee Number: 1

Is the Lessee a:

 Organisation or Government entity

Australian Business Number (ABN)

82049056234

Company Name

Canberra Health Services

Position held / Title

Salutation

None

First Name

Colin

Surname

Mooney

Postal Address 1

CPO Box 825

Postal Address 2

Canberra

Postal Address 3

Suburb

Woden

State/Territory

ACT

Postcode

2601

Country

Australia

Phone Number

132281

Fax Number

Mobile Number

Email

Notice of Decision and Plans

Please specify the delivery method for the return of plans. Unless otherwise specified, your Notice of Decision and/or plans will be returned via email.

Email

Are you applying for an *Estate Development Plan* OR *Home Business*?

No

Zone

Please specify which zone applies to this application (please select one zone only). Please click [here](#) to access ACTMAPi and locate the zone.

CFZ Community facility zone

If more than one zone is applicable to your application, please specify them below:

Development/Precinct Code

Please specify which development code applies to this application.

Community Facility Zone Development Code

Please specify all relevant precinct code/s applied to your proposal

Fully Describe Your Proposal

Please provide a full description of your proposal (Note: This must accurately describe all aspects of your proposal and include any lease changes being applied for.)

Construction of a new 2-storey demountable office building, and associated works.

Proposed Use of the Land

Describe the use of the development. **Example:** Office, childcare facility, gymnasium. (Note: Please refer to the Territory Plan definitions for land use definitions. Please also consider what is permitted under any Crown Lease for the site.)

2-storey demountable to be used as an office building

Is the proposed use consistent with the current Crown lease?

Yes

Assessment Track

Please indicate which assessment track applies to this Development Application: (If you are not sure which assessment track applies, please contact Environment, Planning and Sustainable Development Directorate on (02)62071923)

Merit

Has an Environmental Significance Opinion been sought for this proposal?

No

For more information about which track your development application will be assessed in, please click [here](#). *Please note, the Environment, Planning and Sustainable Development Directorate may refuse to accept a development application made in an incorrect assessment track. If the Environment, Planning and Sustainable Development Directorate assesses an application made in the incorrect assessment track it must refuse the application (S.114 (3)).*

Type of Development

Please indicate which type of development applies to this development application.

Non-Residential (including Commercial and Industrial)

Non-Residential

Please select a Non-Residential sub type:

New building

Community Consultation Summary

Is this proposal -

A building for residential use with 3 or more storeys and 15 or more dwellings?

No

A building with a gross floor area of more than 5000m²?

No

A building or structure more than 25m above finished ground level?

No

A variation of a lease to remove its concessional status?

No

Please Note A development application cannot be lodged if the development proposal meets one of the triggers and the application does not include the pre-DA lodgement community consultation form.

Gross Floor Area (GFA) and Cost of Works

Please ensure that all values contain a decimal point followed by two digits

Gross Floor Area Calculation

A - Gross Floor Area (existing) (m²)

B - Gross Floor Area to be demolished (m²)

C - Gross Floor Area to be added (m²)

D - Total Gross Floor Area of development (A-B+C)(m²)

E - COST OF WORKS (\$)

Other Area Calculation (not already included in the areas provided above)

F - Area of other BCA Class 10 structures included in this application
(e.g. metal carport, pergola, deck, verandah) (m²)

G - Parking areas – undercover

H - COST OF WORKS (F & G) (\$)

Cost of Associated Works

I - Cost of all associated works such as landscaping (\$)

J - Cost of all public works and/or off site works (\$)

K - TOTAL COST OF WORKS (E+H+I+J)

*Cost of works **MUST** be calculated in accordance with the current version of [Building \(General\) \(Cost of Building Work\) Determination](#) OR a summary of costs from a bill of quantities prepared by

a quantity surveyor supplied with application. A summary of costs from a bill of quantities MAY be requested for proposals where cost of work is between \$0 and \$10 million. A summary of costs from a bill of quantities MUST be provided for proposals where cost of work is over \$10 million.

Demolition, Trees

Demolition

Is the *Demolition* item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

Have you provided required documentation for *referral* to Entity?

Yes

Trees

Is the Trees item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

Have you provided required documentation for *referral* to Entity?

Yes

Heritage

Heritage

Is the *Heritage* item relevant to your proposal?

No

Hazardous Materials, Contamination, Erosion and Sediment Control

Hazardous Material

Is the Hazardous Materials item relevant to your proposal?

No

Contamination

Is the Contamination item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

Have you provided required documentation for [referral](#) to Entity?

Yes

Erosion and Sediment Control (for sites less than 0.3 of a hectare)

Is the Erosion and Sediment Control (for sites less than 0.3 of a hectare) item relevant to your proposal?

No

For works such as class 10 structures, additions and alterations, and backyard swimming pools - a note on the plan that "the development will comply with the ACT Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT" is required. In circumstances where there is a reasonable risk that soil from the required earth works in the front of the block will impact on the stormwater system because the block slopes towards the street a separate Erosion & Sediment Control Plan will be required

Erosion and Sediment Control (for sites greater than 0.3 of a hectare)

Is the Erosion and Sediment Control (for sites greater than 0.3 of a hectare) item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

Have you provided required documentation for [referral](#) to Entity?

Yes

Servicing & Site Management, Utilities

Servicing and Site Management

Is the Servicing and Site Management item relevant to your proposal?

Yes

Have you provided Entity Endorsement?

No

Have you provided required documentation for [referral](#) to Entity?

Yes

Utilities

Is the [Utilities](#) item relevant to your proposal?

Yes

Please tick the relevant entities

- Water
- Electricity
- Sewerage

Have you provided Entity Endorsement?

- No

Have you provided required documentation for *referral* to Entity?

- Yes

Location Requirements

Location Requirements

Is the Location Requirements item relevant to your proposal?

- No

Subdivision, National Capital Plan, Crime Prevention, Access & Mobility, Traffic Ge

Subdivision (other than residential zones)

Is the Subdivision (other than residential zones) item relevant to your proposal?

- No

National Capital Plan

Is the *National Capital Plan* item relevant to your proposal?

- No

Crime Prevention through Environmental Design

Is the *Crime Prevention* item relevant to your proposal?

- Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the *Territory Plan*?

- Yes

Access and Mobility

Is the *Access and Mobility* item relevant to your proposal?

- Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the *Territory Plan*?

- Yes

Traffic Generation

Is the Traffic Generation item relevant to your proposal?

Yes

Have you provided a Traffic and Parking Assessment Report/Statement prepared by a suitably qualified consultant?

Yes

Site Access, Parking, Lighting

Site Access

Is the Site Access item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?

Yes

Parking (Car)

Is the [Parking \(car\)](#) item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?

Yes

Parking (Bicycle)

Is the [Parking \(bicycle\)](#) item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?

Yes

Lighting

Is the [Lighting](#) item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the [Territory Plan](#)?

Yes

Signs, Neighbourhood Plans, Water Sensitive Urban Design

Signs

Is the *Signs* item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the *Territory Plan*?

Yes

Neighbourhood Plans

Is the *Neighbourhood Plans* item relevant to your proposal?

No

Water Sensitive Urban Design (Mains Water Consumption)

Is the Water Sensitive Urban Design (Mains Water Consumption) item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the *Territory Plan*?

Yes

Water Sensitive Urban Design (Stormwater Quality)

Is the Water Sensitive Urban Design (Stormwater Quality) item relevant to your proposal?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the *Territory Plan*?

Yes

Water Sensitive Urban Design

Water Sensitive Urban Design (Stormwater Quantity)

Is the Water Sensitive Urban Design (Stormwater Quantity) item relevant to your application?

Yes

Have you provided documentation that demonstrates how your proposal complies with the requirements of the *Territory Plan*?

Yes

Driveways (For works on verge only)

PLEASE NOTE: For proposals that include construction or modification of a driveway this application **MUST** be signed by the land custodian (Government Land Custodian - Asset Acceptance) as the works will be undertaken on unleased land **EXCEPT FOR DUAL OCCUPANCY DEVELOPMENT PROPOSALS**. For more information on driveways, garages and carparks, please click [here](#).

Does your proposal include construction or modification of driveway/s?

No

Survey Requirements - S.139(2)(l) - P & D Act 2007

If this application is for approval of a development that requires construction work to be carried out on land that has previously been developed and is not leased for rural purposes, a survey certificate for the land where the development is to be carried out (prepared and signed by a registered surveyor) must accompany this application unless exempt by Regulation 25 of the [Planning and Development Regulations 2008](#)

Do you have a [survey certificate](#) with this application?

Yes

Development Undertaken Without Approval - S.205 - P & D Act 2007

Is this application for development undertaken without approval?

No

*If YES - Under Section 139(2)(m) of the Planning and Development Act 2007, plans of the development signed by a registered surveyor confirming the location and dimensions of the development **must** be submitted with this application. The plans need to confirm the height, width and length dimensions of the development and the setback dimensions of the development from the block boundaries. The information may be provided on one plan or on a series of plans provided each plan is signed by a registered surveyor. Note: For all unapproved development involving construction the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features must comply with utility standards, access provisions and asset clearance zones. For more information on development exempt from approval, please click [here](#). For more information on development applications for developments undertaken without approval, please refer to S205 under the [Planning and Development Act 2007](#)*

Exclusion from Public Inspection

In accordance with the requirements of Sections 28 and 30 of the [Planning and Development Act 2007](#), the Environment, Planning and Sustainable Development Directorate must make the details and associated documents relevant to a development application available for public inspection.

If you wish to apply to have all or part of this development application excluded from public inspection, you must meet the requirements of Section 411(5) or 412(1) of the Planning and Development Act 2007

Are you requesting an exclusion from [Public Inspection](#)?

No

Conflict of Interest Declaration

Does the applicant or the lessee have any association with the Environment, Planning and Sustainable Development Directorate staff?

No

NOTE: There are penalties for deliberately giving false and misleading information. The Planning and Land Authority or Minister may revoke an approval if satisfied that the approval was obtained by fraud or misrepresentation

Applicant/Lessee Declaration

I/we hereby apply for approval to carry out the development described on the land specified in this application;

I/we declare that this application is accompanied by all of the required information or documents that address the relevant rules and/or relevant criteria for it to be considered for approval;

I/we understand that the information submitted with this application form will undergo a documentation check prior to the payment of fees and formal lodgement of the application. Further information may be required prior to the acceptance of the development application by the Authority;

I/we understand that this application will be considered lodged once the relevant application fees have been paid;

I/we understand that if during the assessment of this application it is found to have been submitted in the incorrect assessment track the application will be refused and I/we will not be entitled to a refund or transfer of fees;

I/we understand that the documentation provided on CD/DVD or via the electronic lodgement process will be considered to be the relevant documentation associated with this application. All development application documentation will be made available for *public inspection* including via the Internet unless exclusion has been approved;

If the time for deciding the application (prescribed period) has ended and a decision has not been reached I/we understand that the application will be deemed refused and the Environment, Planning and Sustainable Development Directorate will not provide written advice of this decision. I/we also understand that the Environment, Planning and Sustainable Development Directorate is able to still consider the application and make a decision after the expiration of the prescribed period;

I/we hereby authorise the Environment, Planning and Sustainable Development Directorate its servants and agents to erect sign/s on the subject property(s) as required;

I/we hereby authorise ACT Government officers to access the subject property(s) for the purpose

of evaluating the proposal(including the inspection of driveways and trees);

I/we (lessee) appoint the applicant whose signature appears in the attached *letter of appointment* to act on my/our behalf in relation to this Development Application. This authorises the applicant to pay all application fees, bonds and securities, liaise with the Environment, Planning and Sustainable Development Directorate when required, alter, amend or provide further information as necessary and receive any communications relating to this Development Application;

I understand that costs associated with the relocation of any engineering services (light poles, storm water, sumps etc) will be at my expense and that I will indemnify the ACT Government, its servants and agents against any claims arising during the relocation of these services;

I understand that construction of any driveway associated with this application may not commence until the contractor has received endorsement by the relevant government entity;

I understand that a Certificate of Design Acceptance and a Road Opening Permit and Temporary Management Plan must be obtained from the relevant government agencies prior to the start of construction works;

I/we declare that all the information given on this form and its attachments is true and complete;

If lodging on behalf of a company, organisation or Government agency: -

I/we declare I/we have the appropriate delegation or authority to sign on behalf of the company, organisation or Government agency.

I declare that I am the person shown in this eDA form as the Applicant, and by clicking the ACCEPT button below I understand that this replaces my requirement to sign a hard copy of this application.

I accept the above declarations

Accept

Acceptance date

16 Aug 2019

Before Submitting

You have almost completed the first stage of your Development Application/Pre-Application request. **PLEASE ENSURE YOUR WIZARD SESSION IS SAVED BEFORE PROCEEDING.** This will enable you to resume your session in the event of a system outage or other interruption.

When you click on Finish below, you will be navigated to a new page which will enable you to upload any associated plans/documents prior to submitting to EPSDD for review.

Development applications (DAs) can be delayed unnecessarily because EPSDD does not have all the information it needs to undertake an assessment and make a decision.

To avoid delays ensure all required sections of the wizard are answered correctly and all required documentation is uploaded. In particular:

1. A signed appointment letter from all lessee's must be provided if works are to be performed on the verge, a signed endorsement letter must be provided by the relevant Government Custodian;
2. Public register plans for residential applications are included;
3. You MUST include a statement against the criteria for development applications that will be assessed in the Merit track;
4. If the application is for a single unit on a unit titled block body corporate authorisation is required if there is works on a common property

If you are still not sure how to proceed or want to ensure you have everything you need for your application, you can visit the EPSDD Customer Service Centre, 16 Challis Street, Dickson, or call us on 6207 1923 and ask to speak with a technical officer.

Privacy Notice

The personal information on this form is provided to the Environment, Planning and Sustainable Development Directorate (EPSDD) to enable the processing of your application. The collection of personal information is authorised by the Planning and Development Act 2007. If all or some of the personal information is not collected EPSDD cannot process your application. The Planning and Development Act 2007 requires the details of applications, decisions and orders to be kept on a register and made available for public inspection. Information and documentation relevant to a development application may be made available via the Internet. The personal information you provide may be disclosed to Australian Bureau of Statistics, ACT Revenue Office, the Registrar General's Office, ACTEW Corporation, ActewAGL, Territory and Municipal Services Directorate and other Government agencies with a direct interest in the development assessment process. The information may also be disclosed where authorised by law or court order, or where the Directorate reasonably believes that the use or disclosure of the information is reasonably necessary for enforcement-related activities conducted by, or on behalf of, an enforcement body. EPSDD's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by EPSDD, and how you may complain about an alleged breach of the Territory Privacy Principles. The EPSDD Information Privacy Policy can be found at www.environment.act.gov.au

Does the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC) affect your proposal?

The EPBC came into operation on 16 July 2000. It establishes an environmental assessment and approval system that is separate and distinct from the ACT system. It does not affect the validity of ACT development assessment and approval processes, but may affect the assessment track. The ACT cannot provide preliminary advice on whether a proposal falls within the definition of a controlled action, or requires referral to the Commonwealth. You should consult with the Commonwealth to determine if your proposal is a controlled action before seeking any approvals under the Planning and Development Act 2007. For information about the EPBC, including the referral process and when a referral should be made, contact: the Department of Sustainability, Environment, Water, Population and Communities, GPO Box 787, CANBERRA ACT 2601
Telephone: 62741111

Contact Details: Environment, Planning and Sustainable Development Directorate Customer Service Centre GPO Box 158, Canberra City 2601 16 Challis Street, Dickson ACT 2602

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays) Phone: (02) 6207 1923
Email: epdcustomerservices@act.gov.au Website: www.environment.act.gov.au

Access Report

Date of Report: 2 August 2019

Re: Proposed Building 24 – Office Building
Canberra Health Services
Hospital & Bateson Roads Garran ACT

For: Shape

Assessment: Plans by AMC Architecture dated 26/07/2019
Project Number 16.001
Drawing Numbers DA000, DA100 (Rev 2), DA110 (Rev 1), DA200 – DA201,
DA500, DA600, DA960 (Rev 3)

This Access Report is an assessment of the proposed building to demonstrate the consideration of access for people with a disability for the Development Application submission.

The following comments are based on requirements of the Access and Mobility General Code. Reference is also made to the Building Code of Australia 2019 (BCA) where compliance with amended standards will be required for building approval. Relevant parts of the BCA have generally adopted the Access Code for Buildings from the Disability (Access to Premises – Buildings) Standards 2010 (including Amendment No. 1) which is made under subsection 31 (1) of the Disability Discrimination Act 1992.

1. Continuous accessible path of travel

- 1.1 A continuous accessible path of travel is to be provided from the property boundary to the principal pedestrian entry. It is to continue to and within all areas of the building.

The Access and Mobility General Code requires compliance with:

- a) AS 1428.1 – A scaled assessment indicates this is generally achievable, although the level 01 corridor is to be widened near the collaboration space to offer a turning space of 1540mm x 2070mm at the end of the corridor. Consideration is to be given to specific dimensions and features at detailed design stage which are not currently shown on plans such as level transitions between surfaces and the locations of any fixed joinery such as at reception and in the breakout spaces are to be suitable for accessible circulation spaces. (Refer also to section 3.2 of this report regarding the entry walkway).
- b) AS 1428.4 – Tactile ground surface indicators are not shown on plans and will be required for all stairs. These are to be incorporated at detailed design stage and during construction.
- c) AS 4586 for slip resistance – The BCA requires slip-resistance of stair treads and landings or their nosing strips to be tested in accordance with AS 4586 and comply with BCA Table D2.14.
- d) AS 1428.1 & AS 1428.2 – Any glazing capable of being mistaken for a doorway or opening is to be identified with a solid line in accordance with AS 1428.1.

Full details are not shown at this early stage of design and are to be confirmed as the design progresses.

2. Doorways

- 2.1 The doorways at the principal pedestrian entrance and to and within all areas are to comply with AS 1428.1 (unless exempt under BCA D3.4 or used for emergency egress only, although compliance to the extent possible remains a best practice recommendation).

This will be achievable subject to confirmation of the following as the design progresses:

- a) Door circulation spaces are to comply with AS 1428.1 including minimum dimensions which vary depending on the direction of approach and a maximum gradient and crossfall of 1:40. A scaled assessment indicates compliance will generally be achievable in the spaces available.
- b) A minimum clear door opening width of 850mm is required. Note that for manual sliding doors, a D-handle is to be provided with 60mm clearance on each side when in the open and closed positions and this will require an increased door leaf and constructed opening.
- c) Features such as luminance contrast to the doors or frames, opening force of the doors, level or ramped thresholds and door hardware are to comply with AS 1428.1.

3. Circulation

- 3.1 A passenger lift is shown for vertical circulation to provide an accessible path of travel. This is to comply with BCA E3.6 including minimum floor dimensions of 1100mm x 1400mm for a lift travelling less than 12m. (Note that the BCA may prescribe requirements in relation to accommodating a stretcher in addition to elements required for access for people with a disability). Plans do not show details at this early stage of design and are to demonstrate compliance as the design progresses including placement of landing control buttons at least 500mm from an internal corner.
- 3.2 A 1:20 walkway is shown for the approach to the building from Hospital Road. This is to comply with AS 1428.1 including sharp transition angles and landings at any change in direction with minimum dimensions appropriate to the turn (this is currently not shown at the change in direction and will require amendment).

Handrails are indicated and kerbs/kerb rails will also be required on both sides to satisfy AS 1428.1-10.2. Plans showing more details and dimensions are to confirm compliance as the design progresses.

- 3.3 Plans show stairs as an alternative approach to the building from Hospital Road, within the foyer for alternative vertical circulation and for egress from the southern side of the building on both levels. The BCA requires full compliance with AS 1428.1 for all stairs including contrasting nosing strips, opaque risers, sharp nosing profile, handrails on both sides and tactile ground surface indicators. Plans showing more details and dimensions are to confirm compliance as the design progresses.

4. Sanitary facilities

- 4.1 An accessible sanitary facility is shown on each level to satisfy BCA F2.4. These are to comply with AS 1428.1. A scaled assessment indicates that sufficient space is available for compliant circulation spaces to be provided within the accessible WC, however, clearance of 1450mm is not provided between successive doors in the airlock (where the airlock door can be removed and an opening retained, this will achieve compliance, otherwise performance based solutions may be explored with regard to the available space within the airlock). Plans showing details including elevations, specific features and dimensions are to be assessed as the design progresses.
 - 4.2 BCA F2.4 (c) further requires sanitary facilities for people with an ambulant disability for use by males and females and these are indicated on each level with outward opening doors. They are to comply with AS 1428.1 and a scaled assessment indicates that the cubicle width will need to be reduced to 900-920mm for compliance to be achieved. Plans showing details including elevations, specific features and dimensions are to be assessed as the design progresses.
 - 4.3 Braille and tactile signage is required to identify sanitary facilities and is to comply with BCA D3.6 and AS 1428.1.
-

Conclusion

Generally, an assessment of the plans indicates that compliance with requirements for access for people with a disability is achievable. At this early stage of design, full details are not shown on plans. As further planning occurs, consideration is to be given to specific elements, and plans showing more detailed dimensions and features should be assessed prior to building approval.

Report prepared by:



Aja Goddard
Access Consultant
ACAA Accredited Member 243

Reasonable care and skill have been exercised in the assessment of the building and the preparation of this report. However, this report shall not be construed as relieving any other party of their responsibilities or obligations.

The advice given is based on the assessment of the plans and other relevant documentation supplied regarding access requirements in the BCA, Australian Standards, Premises Standards and Disability Discrimination Act current at the time. The advice relates specifically to this project and may not apply to any other building or to this building at any other point in time.



ACT
Government

Environment, Planning and
Sustainable Development

Planning and Development Act 2007, s425

Form 4 - LETTER OF AUTHORISATION

PRE APPLICATION MEETINGS

DEVELOPMENT APPLICATION

APPLICATION FOR RECONSIDERATION

LEASE/SITE DETAILS (Please Print)

If more than two leases/sites please attach the following details for each additional lease/site on a separate sheet

Block Section Suburb

Unit No. Street Address

Block Section Suburb

Unit No. Street Address

Describe location where no block and section details are available (e.g. for outdoor dining area location)

LESSEE(S) DETAILS - If more than two lessees please provide details of each additional lessee (Please Print)

1st Lessee Name 2nd Lessee Name

LESSEE AUTHORISATION

This appointment is made under the *Planning and Development Act 2007* and relates to: (please tick)

- Pre - application meeting
- Development Application
- Application for Reconsideration

I/we the lessee(s) authorise the person/company (to be known as *the Applicant*) detailed below:

- to obtain information in relation to this site through the pre-application process
- to act on my/our behalf in relation to a development application for the abovementioned site/s
- to act on my/our behalf in relation to an application for a reconsideration of a development application for the abovementioned site/s
- to pay all application fees, bonds and securities, liaise with the Planning and Land Authority when required, alter, amend or provide further information as necessary and receive any communications relating to the DA or Application for Reconsideration.

APPLICANT DETAILS (Please Print)

Applicant Name Email address

OR


Company Name Email address

Company Nominees – a Company can list up to three nominees. The first nominee must be authorised to sign on behalf of the Company

Nominee 1 Nominee 2 Nominee 3

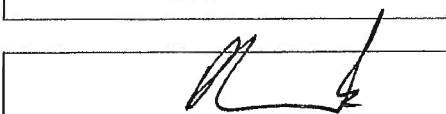
LESSEE(S) DECLARATION If more than two lessees please provide details of each additional lessee on a separate sheet

- I/we declare that I am/we are the lessee(s) of the land described above;
- I/we have been made aware of the declaration clauses in the DA or Application for Reconsideration form; and
- I/we declare that all the information given on this form is true and complete.

1 st Lessee's Signature		Date	<input type="text" value="15.8.19"/>
2 nd Lessee's Signature	<input type="text"/>	Date	<input type="text"/>

APPLICANT DECLARATION

- I declare that I am the person authorised to sign/sign on behalf of the company described in this form
- I declare that all the information given on this form and its attachments are true and complete;

Applicant Name	<input type="text" value="DAVID COOK"/>	Company Name	<input type="text" value="AMC ARCHITECTURE"/>
Signature		Date	<input type="text" value="30/7/19"/>

LAND CUSTODIAN AUTHORISATION

- I/we declare that I am/we are the land custodian(s) of the public land or unleased land as described above;
- I/we authorise the applicant to obtain information in relation to this site through the pre-application process and make an application for development approval.

Delegate Name	<input type="text"/>	Agency Name	<input type="text"/>
Signature	<input type="text"/>	Date	<input type="text"/>
Delegate Name	<input type="text"/>	Agency Name	<input type="text"/>
Signature	<input type="text"/>	Date	<input type="text"/>

THIS AUTHORISATION DOES NOT CONSTITUTE AN APPROVAL IN PRINCIPLE OR OTHERWISE BY THE LAND CUSTODIAN IN RELATION TO THE PROPOSED DEVELOPMENT.

Privacy Notice

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Contact Details:

Environment, Planning and Sustainable Development Directorate Customer Service Centres GPO Box 158, Canberra City 2601 16 Challs Street Dickson ACT 2602	Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays) Phone: (02) 6207 1923 Email: epdcustomerservices@act.gov.au Website: www.planning.act.gov.au
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Statement Against Criteria:
COMMUNITY + RECREATION FACILITIES LOCATION GUIDE
The Canberra Hospital – Proposed Demountable Office Building
Block 1, Section 58, Garran



PROJECT:	The Canberra Hospital – Proposed Demountable Office Building
ZONE:	CFZ
PROJECT NO. :	18.146
LOCATION:	Block 1, Section 58 – Garran

The proposed development of Executive Office ancillary to the operation of The Canberra Hospital complies with all location guidelines stipulated in the Community and Recreation Facilities Location Guidelines General Code.

This has been achieved by meeting the following criteria:

Element 3 – General Location Guidelines				
Rule	Complies	Criteria	Complies	Statement
3.1 Public Transport Routes				
All community and recreation facilities which are directly used by the public should be located on or near public transport routes.				
The code calls for the centre to be located within 500m of a bus stop, 400m for elderly, and 200m for children.				
The proposed development will have a bus stop located immediately adjacent to the front boundary on the internal Hospital Rd, with a maximum walking distance of 58m to the front door of the community centre following the provided as.1428 compliant pathway.				
3.2 Parks				
Not Applicable to the proposed development.				
3.3 Retail Facilities				
Community Centres generally should be located near a retail centre. TCH is a self-contained facility purposefully remote from the nearby Woden and Garran Centres				
3.4 Co-location / Mixed-Use Opportunities				
Compatible Facilities should be clustered at every opportunity. The proposed office development is ancillary to the operation of the Hospital and is collocated with this primary facilities. / uses.				
3.5 Separation				
In considering relationship to other uses, 'separated from' means:				
1. Noise Separation – Set apart from roads, or other noise generating activities.				



2. Social Separation – Distance between access points

The proposed development is ancillary to, but an integrated element of the operation of the TCH .

3.6 Access and Mobility

Community site should be as flat as possible. Refer to Australian Standards 1249.1-1993 Design and Access to ensure access to all the community.

The proposed development for offices will be located on the internal Hospital Rd and will have accessible paths of travel to both the adjacent structured car park and the main Hospital Entry

3.7 Parking

The location of parking should enable safe, well lit pedestrian access after dark, should not disrupt the amenity of the area, and is convenient for older persons and people with disabilities.

The proposed development for offices is adjacent a structured car park which contains accessible spaces.

3.8 Pedestrian Access

Safe access is a key location criteria for all community facilities. Permeability should be maximised, and pathways easily identifiable, follow logic desire lines and have clear and safe entry / exit points.

The proposed development for offices will be located on the internal Hospital Rd and will have accessible paths of travel to both the adjacent structured car park and the main Hospital Entry

3.9 Lighting / Surveillance

All facilities likely to be used at night should provide well-lit pedestrian and cycling routes to parking areas on and off the site. Good artificial lighting and maximise surveillance.

Public space lighting will be provided to the car park and to the exterior of the Office Building. All entrances will be lit, as will the exterior spaces. Care has been taken to ensure no dark spots, or areas of concern as the Crime Prevention through Environmental Design Code stipulates.

3.10 Design and Siting in Residential Areas

The proposed office development is not sited near a residential area.





<i>Element 4 – Detailed Location Guidelines for Community + Recreation Facilities</i>				
Rule	Complies	Criteria	Complies	Statement
<i>Not Applicable</i>				



Statement Against Criteria:
COMMUNITY FACILITY ZONE DEVELOPMENT CODE
The Canberra Hospital – Proposed Demountable Office Building
Block 1, Section 58, Garran



PROJECT:	The Canberra Hospital – Proposed Demountable Office Building
ZONE:	CFZ
PROJECT NO. :	18.146
LOCATION:	Block 1, Section 58 – Garran

PART A - GENERAL DEVELOPMENT CONTROLS				
Element 1 - Restrictions on Use				
Rule	Complies	Criteria	Complies	Statement
1.1 Supportive Housing				
R1	N/A			The proposed development does not include supportive housing
1.2 Retirement Village				
R2	N/A			The proposed development does not include retirement village
1.3 Business agency, office, public agency				
R3	N/A			The proposed development is not to be located with in a former ACT Government building
R4	N/A			The proposed office building is for the purpose of housing TCH executive staff and as such meets the definition of Not For Profit use
R5	N/A			The proposed offices building is for the purpose of housing TCH executive staff. This office space over and above the maximum GFA in the rule is covered by the Lease Purpose clause which permits x m2 of Office Space.
1.4 Development proposals affected by approved lease and development conditions				
R6	YES	C6		The proposed development complies with the current lease and development conditions that apply to the site.

Element 2 - Building and Site Controls				
Rule	Complies	Criteria	Complies	Statement
2.1 Building height				
R7	YES	C7		The proposed development is two storeys and less than 15m in height.
2.2 Setbacks				
R8	NO	C8	YES	The proposed development is set back more than 6m from the site / lease boundaries.
2.3 Storage				
R9	YES	C9		The proposed developments outdoor storage areas are screened from view from any road or other public areas.



Element 3 - Built Form				
Rule	Complies	Criteria	Complies	Statement
3.1 Materials and Finish				
		C10	YES	While proposed to be constructed of prefabricated and ultimately demountable elements, the development utilises; colour, materiality, an expressed entry and ordered window arrangement to connect the new structure to the immediate context within the Hospital Campus
		C11	YES	While proposed to be constructed of prefabricated and ultimately demountable elements, the development utilises; colour, materiality, an expressed entry and ordered window arrangement to create visual interest
3.2 Interface				
		C12	YES	The proposed development integrates with the rest of the Hospital Campus by formally addressing Hospital Road as well as tilting the entry wall to the north to improve legibility from the main hospital entry
		C13	YES	As noted above, the proposed development addresses the internal Hospital Road

Element 4 - Traffic Impact				
Rule	Complies	Criteria	Complies	Statement
4.1 Traffic Generation				
		C14	YES	The proposed development is to temporarily house the existing hospital executive staff and as such does not in itself create additional load or impact on the road network. Refer to the accompanying Parking and Traffic Statement prepared by Northrop Consulting for details
		C14A	YES	Access to and within the site, pedestrian and cyclist entrances and vehicle driveways are clearly visible from the front boundary. The pedestrian and cycle access paths to community facilities feed into an appropriate off-road path network. The cyclist entry complies with the Bicycle Parking General Code.

Element 5 - Environment protection				
Rule	Complies	Criteria	Complies	Statement
5.1 Water sensitive urban design				
R15	YES			Please refer to the accompanying WSUD report prepared by Northrop Consulting for details of compliance
R16	YES			Please refer to the accompanying WSUD report prepared by Northrop Consulting for details of compliance
R17	YES			Please refer to the accompanying WSUD report prepared by Northrop Consulting for details of compliance
		C18	YES	The proposed development minimised underground piping of natural stormwater overland flow paths.
5.2 Sediment and erosion control				
R19	YES			The proposed development complies with a sediment and erosion control concept plan. Please refer to documentation from Northrop Consulting for further information.
5.3 Earthworks				
		C20	YES	The proposed development site includes minimal earthworks.



5.4 Tree Protection				
R21	N/A			The proposed development site contains no protected trees.
5.5 Heritage				
R22	N/A	C22	N/A	The proposed development site is not a heritage site.
5.6 Contamination				
R23	YES			The proposed development will be undertaken with the parameters of the existing contamination management report


Element 6 - Amenity				
Rule	Complies	Criteria	Complies	Statement
6.1 Noise				
R24	YES	C24		As an office building, the proposed development is not one of the identified uses. The propose use as an office building will not unreasonably diminish the residential amenity of neighbouring residents

Element 7 - Services and utilities				
Rule	Complies	Criteria	Complies	Statement
7.1 Waste Management				
R25	YES			The proposed development complies with the requirements of the Waste Management General Code. Waste from the building will managed within the existing Hospital System
7.2 Utilities				
R26	NO	C26	YES	The proposed development is required to be referred to the relevant agency as part of the Development Application process
7.3 Waste Water				
R27	YES			All under cover areas in the proposed development will drain to sewer

Element 8 - Demolition				
Rule	Complies	Criteria	Complies	Statement
8.1 Utilities				
R28	N/A			The proposed development includes the partial demolition of the existing overhead foot bridge link to the adjacent carpark. This demolition will be contained and will impact on any Utilities
8.2 Hazardous materials				
R29	N/A	C29	N/A	The proposed development does not include any demolition works

Element 9 - Subdivision				
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Rule	Complies	Criteria	Complies	Statement
9.1 Subdivision				
R30	YES			The proposal does not include subdivision



THE CANBERRA HOSPITAL SPIRE DEMOUNTABLE

BLOCK 1 SECTION 58 GARRAN CIVIL ENGINEERING WORKS PACKAGE





LOCALITY PLAN
NOT TO SCALE

DRAWING LIST

NUMBER	TITLE
C000	COVER SHEET, DRAWING LIST & LOCALITY PLAN
C001	STANDARD NOTES
C010	EROSION, SEDIMENT & POLLUTION CONTROL PLAN
C012	TEMPORARY TRAFFIC MANAGEMENT & CONSTRUCTION VEHICLE MOVEMENT PLAN
C070	EXISTING SERVICES PLAN
C080	DEMOLITION PLAN
C100	BULK EARTHWORKS PLAN
C120	CIVIL WORKS & PAVEMENT PLAN
C160	CONCEPT STORMWATER MANAGEMENT PLAN

DRAWN: R CRADY
DESIGNED: D FIELD
JOB MANAGER: D FIELD
VERIFIER:

NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE	CLIENT	ARCHITECT	PROJECT	DRAWING TITLE	JOB NUMBER	DRAWING NUMBER	REVISION
1	DRAFT DA		RC	DF	01.08.19			NORTHROP Canberra Unit 2, 2-6 Shea Street, Phillip ACT 2606 Ph (02) 6285 1822 Fax (02) 6285 1863 Email canberra@northrop.com.au ABN 81 094 433 100	THE CANBERRA HOSPITAL SPIRE - DEMOUNTABLE	CIVIL WORKS COVER SHEET, DRAWING LIST AND LOCALITY PLAN	C000	1

DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS VERIFICATION SIGNATURE HAS BEEN ADDED

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DRAWING SHEET SIZE = A1

NOTE: ALL CIVIL ENGINEERING CONSTRUCTION WORKS TO BE CARRIED OUT IN ACCORDANCE WITH TCCS DEVELOPMENT GUIDELINES .THE AFOREMENTIONED GUIDELINES INCLUSIVE OF ALL SPECIFICATIONS TAKE PRECEDENCE OVER NOTES PROVIDED BELOW.

CIVIL NOTES

- UNLESS NOTED OTHERWISE, CARRY OUT ALL WORK IN ACCORDANCE WITH THE CURRENT EDITION OF "TRANSPORT CANBERRA AND CITY SERVICES STANDARD SPECIFICATION FOR URBAN INFRASTRUCTURE".
- CONTRACTOR TO OBTAIN SERVICES CLEARANCES FROM ALL RELEVANT AUTHORITIES PRIOR TO COMMENCING WORKS. UNDERTAKE ALL NECESSARY TEMPORARY WORKS TO PROTECT & MAINTAIN EXISTING SERVICES DURING CONSTRUCTION. RESTORE ALL SERVICES AT THE COMPLETION OF THE WORKS.
- CONTRACTOR IS TO DESIGN, OBTAIN APPROVALS AND CARRY OUT REQUIRED TEMPORARY TRAFFIC CONTROL PROCEDURES.
- CONTRACTOR IS TO CHECK WITH RELEVANT AUTHORITIES TO ENSURE WORKS ARE CLEAR OF EXISTING SERVICES.
- RESTORE ALL PAVED, GRASSED AND LANDSCAPED AREAS OUTSIDE THE BOUNDARY DAMAGED BY THE WORK TO THEIR ORIGINAL CONDITION ON COMPLETION OF WORKS.
- CONFIRM LEVELS ON SITE. IF ANY DISCREPANCIES, CHECK WITH THE SUPERINTENDENT.

EARTH WORKS (CONT)

TESTING:

- UNDERTAKE THE FOLLOWING TESTS BY NATA REGISTERED LABORATORY COMPACTION TESTS - NOT LESS THAN 1 TEST PER 1000m² FOR EACH SUCCESSIVE ODD LAYER. TESTS TO BE TAKEN ON EXPOSED SURFACE LAYERS No. 1, 3, 5 & EACH SUCCESSIVE ODD LAYER TO OBTAIN REPRESENTATIVE CROSS SECTION CBR TESTS TO CONFIRM IN-SITU CBR STRENGTH OF CUT & FILL SUBGRADES.
- FILL TO BE CERTIFIED BY AN APPROPRIATELY QUALIFIED ENGINEER TO LEVEL 1 STANDARD AS DEFINED IN AS 3798. STOCKPILED TOPSOIL TO BE SPREAD IN LANDSCAPE BATTERS TO FINISH LEVEL. ALL EXCESS TOPSOIL & FILL MATERIAL TO BE SPOILED FROM SITE IN A LEGAL MANNER.
- STABILISE ALL EXCAVATION FACES IN ACCORDANCE WITH DETAILS SPECIFIED ON STRUCTURAL ENGINEERS DRAWING.
- CONTROL ALL RAINWATER & GROUNDWATER SEEPAGE BY PUMPING. COMPLY WITH ALL PROVISIONS OF THE ENVIRONMENT PROTECTION AGREEMENT RELATING TO DISPOSAL OF SITE WATER.
- TOLERANCES: LEVEL: = +25mm -10mm

TREE PROTECTION (CONT)

SERVICES AND UTILITIES

- SERVICES AND UTILITIES SHALL BE LAID ONLY IN THE LOCATIONS SHOWN ON THE DRAWINGS. TRENCHING ACROSS THE VERGE SHALL BE UNDERTAKEN ONLY WHERE SHOWN ON THE DRAWINGS
- UNLESS OTHERWISE SHOWN ON THE DRAWINGS NO TRENCHING SHALL BE CARRIED OUT WITHIN THE DRIP LINE OF ANY TREE
- THE NUMBER OF VERGE CROSSINGS SHALL BE MINIMISED. WHERE PRACTICAL AND PERMITTED SHARED TRENCHING SHALL BE ADOPTED
- TRENCHES SHALL BE LOCATED MIDWAY BETWEEN TREES

SITE ACCESS

- SITE ACCESS SHALL ONLY BE VIA THE ACCESS POINTS SHOWN ON THE DRAWINGS.
- PRIOR WRITTEN APPROVAL FOR ALTERNATIVE OR ADDITIONAL ACCESS POINTS SHALL BE OBTAINED THROUGH TCCS.
- NEW ACCESS POINTS SHALL BE LOCATED MIDWAY BETWEEN EXISTING TREES WHERE SPACE IS ADEQUATE. DO NOT LOCATE ANY ACCESS WITHIN THE DRIP LINE OF ANY TREE.

POLLUTION, EROSION & SEDIMENT CONTROL

GENERAL

- THE CONTRACTOR MUST ENTER INTO AN ENVIRONMENT PROTECTION AGREEMENT WITH THE EPA
- ENSURE THAT ALL ENVIRONMENT PROTECTION WORKS ARE IN PLACE BEFORE COMMENCING CONSTRUCTION ON THE SITE.
- LIAISE AS NECESSARY WITH THE EPA AND OBTAIN AGREEMENT TO THE ADEQUACY OF THE PROTECTION WORKS.
- KEEP A COPY OF THE EPA SIGNED EROSION AND SEDIMENT CONTROL PLAN ON SITE AT ALL TIMES. DISPLAY IN A PROMINENT LOCATION.
- LOCATE ALL PROTECTION WORKS WHOLLY WITHIN THE SITE UNLESS OTHERWISE PRE-APPROVED.
- CONSTRUCT AND MAINTAIN PROTECTION WORKS IN ACCORDANCE WITH THE "ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT" (2011) AND THE NSW BLUE BOOK AS APPROPRIATE.
- ASSIGN A DESIGNATED PARKING AREA. ALL WORKERS VEHICLES ARE TO BE PARKED IN LEGAL PARKING ZONES, WHERE POSSIBLE VEHICLES TO BE PARKED WITHIN THE BLOCK.
- MINIMISE DISTURBANCE OF THE EXISTING SURFACE AND VEGETATION.

POLLUTION, EROSION & SEDIMENT CONTROL

INSPECTIONS AND MAINTENANCE SCHEDULE

RECORD MAINTENANCE ACTIVITIES AND DETAILS TO PROVIDE TO EPA.

- 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.
- WEEKLY:
 - MAINTAIN AND INSPECT POLLUTION CONTROL MEASURES DURING CONSTRUCTION AND UNTIL FULL STABILISATION. REPAIR AND REINSTATE WORKS AS NEEDED.
- MONTHLY:
 - MAINTAIN AND INSPECT STABILISED SITE ACCESS POINTS.
 - MAINTAIN AND INSPECT HAY BALES, REPLACE AS REQUIRED IF DEGRADED OR DAMAGED.

EARTHWORKS

- ALLOW FOR EXCAVATION IN ALL MATERIALS AS FOUND U.N.O.
- INSTALL AGREED POLLUTION CONTROL MEASURES IN ACCORDANCE WITH THE ENVIRONMENTAL PROTECTION AGREEMENT REQUIREMENTS.
- REMOVE ALL VEGETATION, GRASSING, BUILDERS DEBRIS AND CONCRETE & BITUMEN PAVING AND SPOIL OFF SITE TO AN APPROVED LOCATION. STRIP TOPSOIL AND STOCK PILE FOR LATER REUSE.
- REMOVE ALL TREES AND ROOTS EXCEPTING THOSE INTENDED FOR RETENTION. GRUB OUT ROOTS AND STUMPS OVER 75mm DIAMETER TO MINIMUM DEPTH OF 500mm BELOW THE PLATFORM LEVEL. FILL GRUB HOLES AND OTHER VOIDS WITH GENERAL FILL AND COMPACT IN 150mm COMPACTED THICKNESS LAYERS TO THE LEVELS SHOWN ON THE DRAWINGS.
- WHERE THERE IS INSUFFICIENT EXCAVATED MATERIAL SUITABLE FOR FILLING OR SUBGRADE REPLACEMENT, IMPORT FILL.
- IMPORTED FILL SHALL COMPLY WITH THE FOLLOWING:
 - MAXIMUM SIZE 50mm.
 - PASSING 75 MICRON SIEVE - NOT GREATER THAN 25%.
 - PLASTICITY INDEX - LESS THAN 15%
 - CBR - NO LESS THAN 8.
 - FREE OF ORGANIC MATTER AND LUMPS OF CLAY.
- PROOF ROLL THE EXPOSED SURFACE WITH AT LEAST A 10 TONNE ROLLER IN THE PRESENCE OF THE ENGINEER TO DETERMINE THE INTEGRITY OF THE EXPOSED SURFACE. CARRY OUT REPLACEMENT AS NECESSARY TO ACHIEVE THE REQUIRED COMPACTION.
- EXCAVATE AND REPLACE UNSUITABLE SUBGRADE IN SELECT MATERIAL FROM EXCAVATION, PLACED IN 200mm LAYERS, WITH EACH LAYER COMPACTED TO 95% MDD. UNSUITABLE MATERIAL TO BE SPOILED FROM SITE.
- UNDERTAKE CUT/FILL OPERATIONS TO ESTABLISH THE BUILDING PLATFORM LEVELS NOMINATED.
- COMPACT THE EXPOSED SURFACE TO THE FOLLOWING CONDITIONS:
 - UNDER FUTURE BUILDINGS: COMPACT TO 95% MODIFIED MAXIMUM DRY DENSITY (MDD)
 - UNDER FUTURE ROADS/CARPARKING/PAVING: COMPACT TO 90% MDD IF GREATER THAN 600mm BELOW NOMINATED PAVEMENT SUBGRADE LEVEL, OTHERWISE 95% MDD.
 - OTHER AREAS: COMPACT TO 90% MDD
 - OMC -1% / - 3% DURING COMPACTION
- MATERIALS WON FROM EXCAVATION CAN BE USED FOR ENGINEERING FILL ON THE FOLLOWING CONDITIONS:
 - TOPSOIL IS EXCLUDED - TOPSOIL MAY BE USED IN LANDSCAPE BATTERS.
 - FILL MATERIALS MAY BE USED PROVIDED DELETERIOUS MATERIALS ARE REMOVED.
 - MEDIUM/HIGH PLASTICITY SANDY CLAYS (RESIDUAL SOILS) ARE THOROUGHLY MIXED WITH GRANULAR SOILS.
 - HIGHLY WEATHERED ROCK/MODERATELY WEATHERED ROCK IS BROKEN DOWN TO PARTICLES WITH A SIZE NO GREATER THAN 100mm BIGGER PARTICLES MUST BE EXCLUDED.
- FILL MATERIALS TO BE PLACED IN MAXIMUM 200mm LAYERS, EACH LAYER COMPACTED TO THE NOMINATED DENSITY AND MOISTURE CONTENT.

TREE PROTECTION

GENERAL

- INSTALL ALL PROTECTIVE MEASURES PRIOR TO COMMENCING CONSTRUCTION WORKS. ADVISE TRANSPORT CANBERRA AND CITY SERVICES (AA) IN WRITING THAT THE PROTECTIVE MEASURES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED LMPP.
- ALL VERGE VEGETATION INCLUDING GRASS SHALL BE PROTECTED AND RETAINED UNO ON THE DRAWINGS. ROUTINELY WATER TO RETAIN VEGETATION IN GOOD CONDITION.
- A SUITABLY QUALIFIED LANDSCAPE ARCHITECT OR HORTICULTURIST SHALL BE ENGAGED BY THE CONTRACTOR TO OVERSEE ALL MAJOR WORK IN THE VERGE.
- CONSTRUCTION MATERIAL SHALL NOT BE STORED ON VERGES OR PUBLIC OPEN SPACES
- CAR PARKING OR EQUIPMENT PARKING SHALL NOT BE PERMITTED ON VERGES OR ADJACENT PARKLAND
- SITE SHEDS, STORAGE SHEDS, SITE AMENITIES OR BILLBOARDS SHALL NOT BE ERECTED ON VERGES OR PUBLIC OPEN SPACES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE MANAGER, TCCS, FOR THE USE OF VERGES, PUBLIC OPEN SPACES OR UNLEASED TERRITORY LAND.

PROTECTIVE FENCING

- ALL TEMPORARY PROTECTIVE FENCES SHALL BE IN ACCORDANCE WITH THE APPROVED LMPP
- FENCE OFF TREES, PLANTINGS AND GRASS MARKED FOR RETENTION TO ENCLOSE THE STREET VERGE, PUBLIC OPEN SPACE OR UNLEASED TERRITORY LAND AREA.
- THE STANDARD LOCATIONS FOR FENCING SHALL BE:
 - FOR EACH TREE ALONG ITS DRIP-LINE 1.2m OFFSET TO THE BACK OF THE KERB FOR THE FULL FRONTAGE OF THE LEASE, ALONG THE PROPERTY BOUNDARY AND ALONG APPROVED DRIVEWAY ACCESS TO ENSURE THAT THE VERGE IS COMPLETELY ENCLOSED.
- FENCING SHALL BE ERECTED BEFORE THE COMMENCEMENT OF ANY SITE WORKS, SHALL BE REMAIN IN PLACE THROUGHOUT THE WORKS AND REMOVED PRIOR TO RESTORATION OF THE VERGE.
- USE TEMPORARY 1800mm CONTINUOUS MESH FENCE SUPPORTED BY STEEL POSTS WITH CONCRETE BASES UNLESS OTHERWISE APPROVED IN WRITING BY TCCS.
- MAINTAIN ALL EXISTING FOOTPATHS AND PROVIDE SAFE PEDESTRIAN MOVEMENT AT ALL TIMES.
- WHERE A CONSTRUCTED FOOTPATH/CYCLEWAY EXISTS IN THE VERGE, OFFSET FENCING 600mm EACH SIDE.
- IF THERE IS NO CONSTRUCTED FOOTPATH/CYCLEWAY PROVIDE A FENCED CLEARWAY 1800mm WIDE FOR PEDESTRIAN ACCESS ALONG THE ENTIRE FRONTAGE
- FENCING SHALL NOT BE REMOVED FOR THE SERVICE INSTALLATION UNLESS OTHERWISE APPROVED IN WRITING FROM TCCS. ENSURE ALL TREES ARE ADEQUATELY PROTECTED BEFORE COMMENCING TRENCHING. ON COMPLETION RETURN THE FENCE TO ORIGINAL ALIGNMENT.

TREE PROTECTION (CONT)

WORKING NEAR TREES

- ALL TREES LOCATED IN THE ROAD RESERVE, PUBLIC OPEN SPACE AND UNLEASED TERRITORY LAND SHALL BE PROTECTED FROM DISTURBANCE, DAMAGE OR DESTRUCTION. PRIOR WRITTEN AUTHORISATION FROM TCCS IS REQUIRED FOR ANY DISTURBANCE, DAMAGE OR DESTRUCTION OF ANY TREE OR LANDSCAPE ASSET.
- EXISTING CANOPY CLEARANCES SHALL NOT BE ALTERED. CROWNS AND APEX OF CANOPIES SHALL NOT BE ALTERED OR REDUCED
- ENSURE LIFTING EQUIPMENT AND LOAD CAN CLEAR HEIGHT AND WIDTH OF TREE CANOPY WITHOUT DAMAGE TO CROWN. ENSURE CONSTRUCTION EQUIPMENT CAN PASS BENEATH LOWEST LIMB.
- DO NOT EXCAVATE OR OTHERWISE DISTURB THE SURFACE LAYER WITHIN THE DRIP-LINE OF ANY TREE WITHOUT THE PRIOR WRITTEN APPROVAL OF TCCS.
- DO NOT SEVER ROOTS >30mm DIAMETER CLOSER THAN HALF-WAY FROM THE DRIP-LINE TO THE TRUNK.
- HAND EXCAVATE TO A DEPTH OF 300mm TO LOCATE ROOTS BEFORE COMMENCING MACHINE EXCAVATION.
- CUT ROOTS CLEANLY WITH EQUIPMENT SPECIFICALLY DESIGNED FOR PRUNING ROOTS.
- PROTECT ANY EXPOSED ROOTS FROM DESICCATION. KEEP LIGHTLY WATERED OR COVER WITH MOIST HESSIAN. AFTER REPLACEMENT OF TOPSOIL REGULARLY WATER TREES UNTIL REESTABLISHED.

CONDITION AND RESTORATION

- PRIOR TO COMMENCEMENT NOTIFY TCCS OF COMMENCEMENT OF WORK AND UNDERTAKE A JOINT CONDITION SURVEY.
- AT THE COMPLETION OF WORK ENSURE THAT THE CONDITION OF ALL VEGETATION IS CONSISTENT WITH THE INITIAL CONDITION SURVEY.
- UNDERTAKE A JOINT CONDITION SURVEY AT COMPLETION OF WORKS AND IMPLEMENT ANY DIRECTIVE FROM TCCS.
- IF THE GRASS COVER REQUIRES IMPROVEMENT LIGHTLY CULTIVATE THE SOIL TO 50mm. ADD 50mm OF TYPE 9B TOPSOIL AND GRADE EVENLY. ADD NPK FERTILISER AT 40G/sqm. LAY TURF, WATER AND MAINTAIN UNTIL ESTABLISHED.
- DAMAGED TREES SHALL BE ASSESSED BY TCCS AND REPAIRED OR REPLACED BY THE CONTRACTOR AS DIRECTED.

POLLUTION, EROSION & SEDIMENT CONTROL

SPOIL MANAGEMENT

- DESIGNATE AN AREA ON SITE FOR CONCRETE TRUCK WASH-DOWNS.
- BRICK CUTTING TO OCCUR ON SITE WITHIN THE MATERIALS AND WASTE STORAGE AREA.
- SPOIL TO BE DISPOSED OF APPROPRIATELY TO AN APPROVED LOCATION OFF SITE.

NOISE

- ENSURE ALL CONSTRUCTION WORK THAT GENERATES NOISE TAKES PLACE ONLY WITHIN THE PRE-APPROVED OPERATING HOURS FOR THE PROJECT: T.B.A.

SEDIMENT CONTROLS AND STORMWATER

- MAINTAIN STRICT SITE ACCESS CONTROL WITH A STABILISED ACCESS POINT THAT ALL VEHICLES MUST USE.
- AT THE END OF EACH DAY OR WHEN DIRT OCCURS OR PRIOR TO ANY RAIN EVENT, REMOVE ANY SEDIMENT FROM PUBLIC ROADS ADJACENT TO THE WORK AREA. DO NOT WASH INTO THE STORMWATER SYSTEM.
- MAINTAIN AS MUCH VEGETATIVE COVER AS PRACTICAL PARTICULARLY BESIDE MAIN DRAINAGE LINES. FENCE OFF BUFFER AREAS TO PREVENT DISTURBANCE
- PROTECT ALL CUT AND FILL BATTERS FROM RUN-OFF AND STABILISE IMMEDIATELY AFTER CONSTRUCTION.
- USE CONTOUR PLOUGHING AND/OR SURFACE ROUGHENING OF FINISHED LANDFORM TO SLOW WATER FLOW DURING RAIN EVENTS.
- INSTALL SILT FENCES ON THE LOW SIDE OF ANY STOCKPILE
- INSTALL PERMANENT DRAINAGE FACILITIES AT AN EARLY STAGE.
- FILTER SOCKS TO BE INSTALLED AT ALL OPEN PITS AND KERB SIDE SUMPS PROGRESSIVELY AS CONSTRUCTION PROCEEDS
- PROVIDE PROTECTION TO NEW DRAINAGE INLETS IMMEDIATELY ON CONNECTION TO THE DRAINAGE SYSTEM
- ESTABLISH ALTERNATIVE STABLE DRAINAGE SYSTEMS THROUGH THE SITE WHILE PERMANENT FACILITIES ARE BEING INSTALLED.
- USE DIVERSION STRUCTURES TO CONVEY RUN-OFF TO A STABLE DISPOSAL AREA.
- STABILISE AND GRASS ALL DIVERSION SWALES AND DRAINS. WHERE MAJOR TEMPORARY DRAINAGE PATHS ARE CREATED CONSTRUCT HAY BALE WEIRS (WRAPPED IN BIDDUM) ACROSS THE ENTIRE FLOW PATH AND AT 25m INTERVALS.
- STABILISE AND GRASS ALL DIVERSION SWALES AND DRAINS.
- INSTALL SEDIMENT TRAPS AT DRAINAGE INLETS AND OTHER POINTS OF DISCHARGE FROM AREAS OF DISTURBANCE.
- UNDERTAKE VEGETATIVE STABILISATION MEASURES IMMEDIATELY AFTER COMPLETION OF FINAL LAND FORMING.
- PLACE HAY BALES LENGTHWISE IN A ROW WITH ENDS TIGHTLY ABUTTING. USE HAY TO FILL ANY GAPS BETWEEN BALES. - ENSURE THAT THE MAXIMUM HEIGHT OF THE FILTER IS ONE BALE.
- EMBED EACH BALE IN THE GROUND 75mm-100mm AND ANCHOR WITH TWO 1.2m STAR PICKETS OR STAKES. ANGLE FIRST STAR PICKET/STAKE IN EACH BALE TOWARDS PREVIOUSLY LAID BALE. DRIVE 600mm INTO THE GROUND AND WHERE STAR PICKETS PROTRUDE ABOVE BALES, ENSURE THEY ARE FITTED WITH SAFETY CAPS.

POLLUTION, EROSION & SEDIMENT CONTROL

AIR QUALITY

- 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
- IMPLEMENT MEASURES TO LIMIT AIR POLLUTION BY VEHICLES AND PLANT WORKING ON OR PASSING THROUGH THE SITE.
- 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

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

SAFETY IN DESIGN

CIVIL SAFETY REPORT

PURSUANT TO CLAUSE 22 OF THE WORK HEALTH AND SAFETY ACT 2011, SO FAR AS WE ARE REASONABLY AWARE AND BASED ON THE DESIGNS FOR WHICH WE HAVE BEEN COMMISSIONED, THERE ARE NO HAZARDS RELATING TO THE DESIGN OF THE CIVIL WORKS SHOWN ON THESE DRAWINGS THAT REPRESENT A SAFETY RISK DURING THE CONSTRUCTION OR DEMOLITION BEYOND THOSE THAT WOULD NORMALLY BE EXPECTED IN OTHER DESIGNS OF THE SAME TYPE.

THE METHOD OF CONSTRUCTION AND THE MAINTENANCE OF SAFETY DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE BUILDER.

THE METHOD OF DEMOLITION AND THE MAINTENANCE OF SAFETY DURING DEMOLITION IS THE RESPONSIBILITY OF THE DEMOLITION CONTRACTOR.



IF ANY CIVIL ELEMENT UNDER OUR DESIGN PRESENTS AN UNMANAGEABLE RISK IN RESPECT TO SAFETY, THE MATTER SHALL BE REFERRED TO NORTHRUP CONSULTING ENGINEERS THROUGH THE APPROPRIATE CHANNELS FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.

CONFIRMING SIZING OF THE SERVICE TIES IS THE RESPONSIBILITY OF THE SUITABLY QUALIFIED ENGINEER IN THE DETAILED DESIGN PHASE WHEN DESIGNING THE INTERNALS OF THE BLOCK. ANY REPLACEMENT OF TIES WILL NEED TO BE COMPLETE AS PART OF THE CONSTRUCTION OF THE INTERNALS OF THE BLOCK.

THIS REPORT IS PREPARED FOR THE PURPOSES OF EACH PERSON WHO IS PROVIDED THE DESIGN (UNDER CLAUSE 22).

SIGNED: _____

VERIFIER: _____
JOB MANAGER: DFIELD
DESIGNED: DFIELD
DRAWN: RCRADDY

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE	CLIENT	ARCHITECT	PROJECT	DRAWING TITLE	JOB NUMBER					
1	DRAFT DA	RC		DF	01.08.19	 <p>DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS VERIFICATION SIGNATURE HAS BEEN ADDED</p>	<p>THE COPYRIGHT OF THIS DRAWING REMAINS WITH NORTHRUP CONSULTING ENGINEERS PTY.LTD.</p>	 <p>Unit 2, 2-6 Shea Street, Phillip ACT 2606 Ph (02) 6285 1822 Fax (02) 6285 1863 Email canberra@northrop.com.au ABN 81 094 433 100</p>	<p>THE CANBERRA HOSPITAL SPIRE - DEMOUNTABLE</p>	<p>CIVIL WORKS STANDARD NOTES</p>	CR191888				
										<p>C001</p>					
										<p>1</p>					
										<p>DRAWING SHEET SIZE = A1</p>					

NOT FOR CONSTRUCTION

PAVEMENT LEGEND

 CONCRETE PATH CONNECTION
 100mm N32 CONCRETE, F82 FABRIC,
 BROOM FINISH
 100mm DGS20 COMPACTED TO 98% MMDD
 SUBGRADE COMPACTED TO 95% MMDD



DRAWN: R CRADY DESIGNED: D FIELD JOB MANAGER: S BLAND VERIFIER:

NOT FOR CONSTRUCTION


REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
1	DRAFT DA	RC		DF	01.08.19

CLIENT 

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ARCHITECT

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0 1 2 3 4 5m PLAN
SCALE 1:100 @ A1

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PROJECT
**THE CANBERRA HOSPITAL
 SPIRE - DEMOUNTABLE**

DRAWING TITLE
**CIVIL WORKS
 SITE WORKS AND
 PAVEMENT PLAN**

JOB NUMBER
CR191888

DRAWING NUMBER	REVISION
C120	1

DRAWING SHEET SIZE = A1



Crime Prevention Through Environmental Design Report

Block 1 Section 58
Garran

Prepared for SHAPE Australia
August 2019



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Senior Town Planner

Version Control

Draft: 01.08.19

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1

Introduction

This report focuses on the Crime Prevention Through Environmental Design (CPTED) performance of the proposed temporary office accommodation for the Canberra Health Services Executives staff.

The report will consider the characteristics of the site and surrounding development and assess how the proposed design responds to the key design elements of CPTED.

The report will also include an assessment of the proposal against the Territory Plan's Crime Prevention Through Environmental Design General Code.

DRAFT

2

Site Details

2.1 Property Description

The development is located on Block 1 Section 58 in the suburb of Garran which is a large land parcel encompassing the Canberra Hospital, National Capital Private Hospital, and associated services. This hospital precinct services Canberra and the surrounding region.

Within this land parcel the site of the proposed development is located on the north western corner of the intersection of Hospital Road and Basteson Road. Under the Territory Plan the site is zoned CF: Community Facilities.

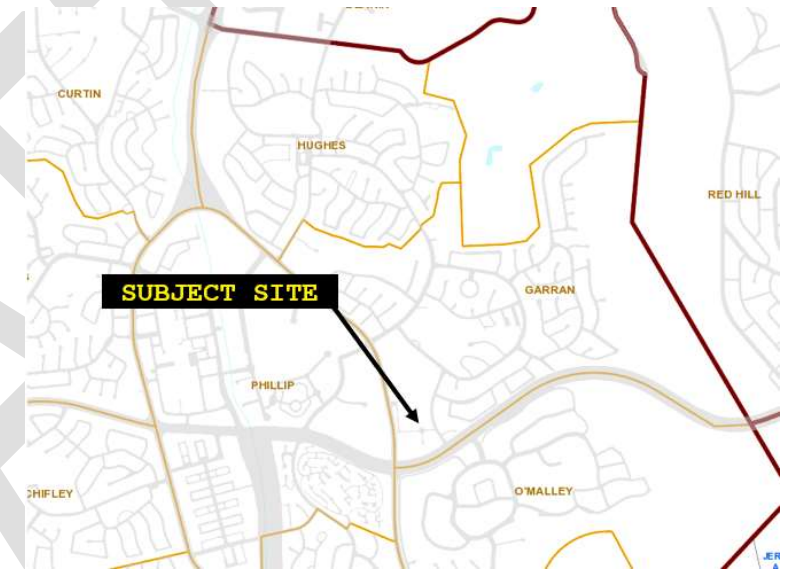


Figure 1: Location of Subject Block and Site (ACTMAPi July 2019)

2.2 Adjoining Development

The site is centrally located within Block 1 Section 58 Garran. Adjoining development is all zoned CF: Community Facilities by the Territory Plan. Adjoining development comprises:

- To the north is 'Building 15' (per Canberra Hospital Campus Map), a two-storey office building supporting various departments of Canberra Hospital with its primary frontage to Hospital Road;
- To the south, across the intersection of Hospital Road and Bateson Road is Brindabella Medical Centre, the Adult Mental Health Clinic and Hospital Childcare Centre;
- To the east, across Hospital Road is 'Building 9', being two storey doctor's residences; and
- To the west directly interfacing with the subject site is the seven storey 'Southern Car Park'.

The site and its surrounding context is shown in **Figure 2** below.



Figure 2: Site location and aerial photograph highlighted in yellow. (ACTMAPi, July 2019)

3

Development Proposal

The proposed development (Building 24) is to be a two-storey modular construction, surrounding a fully encapsulated lift-shaft and standard office fit-out. It is anticipated that the development will have a Gross Floor Area of 992m².

The building will front Hospital Road and is located adjacent to the existing bridge that provides access from the Southern Carpark to the Adult Mental Health Clinic. This bridge is fully enclosed as is the western façade of the Southern Carpark. A small part of the bridge will be demolished to permit the proposed building.

Access to the proposed building will be via a main entrance onto Hospital Road towards the north of the site. There will also be emergency access via the southern frontage of the building at ground and first floor levels. These stairs will be open.

The proposal will maintain the three existing trees between the site area and Hospital Road.

4

CPTED Design Assessment Processes

4.1 Risk Assessment Process

The stages of investigation that supported the preparation of this Assessment are as follows:

1. Preliminary review of site context
2. Crime assessment - analysis of available statistics
3. Design review - Review of building and landscape plans using CPTED principles

The first two steps are intended to assess the subject site in order to gain an understanding of the CPTED issues which are likely to occur from the proposed development. The third step is to assess the proposed development against a range of factors and assess whether the outcome will create any new safety problems.

4.2 Preliminary Review

The Assessment has been done of the development site and surrounds. The preliminary review has identified the following CPTED interests:

- Canberra Hospital operates 24 hours a day. The development site is located adjacent to Hospital Road and the Southern Carpark, both generating significant pedestrian and vehicular activity during the day and evening.
- Uses in close proximity to the proposed temporary office are unlikely to generate conflicting user groups.
- The simplicity of the design and its response to the surrounding built environment maintains sight lines thus limiting opportunities for entrapment.
- The grassed area at the rear of the building between the Southern Carpark and the western building façade requires free and well-lit passage of pedestrians through this space to minimise potential for entrapment.

4.3 Crime Assessment Analysis of Existing Statistics

The ACT Police publicises crime statistics illustrating known offences in a certain patrol region or sector in the ACT. It must be noted that the crime statistics cover a non-homogenous group, is extended over a large area and that the pattern of land use could affect the nature and frequency of crimes that occur in the area.

The suburb of Garran covers a variety of land uses and zoning and is primarily residential in nature. It neighbours the suburbs of O'Malley and Phillip. To ensure a clear snapshot of the surrounding area's crime activity neighbouring suburbs have been included in this assessment.

A summary of the crime data for each of the three suburbs is shown in **Table 2** below. It should be qualified that the data for Garran relates to the suburb as a whole, not just the hospital precinct.

Table 1: Crime statistics for Garran, O'Malley and Phillip for 2018 – 2019 during the period of April-June.

Crime Type	Garran		O'Malley		Phillip	
	2018	2019	2018	2019	2018	2019
Homicide	1	0	0	0	0	0
Assault	13	14	0	0	8	22
Sexual Assault	6	3	0	0	3	0
Robbery	0	1	0	0	5	1
Burglary	7	9	0	0	15	13
Stolen motor vehicles	4	7	0	0	18	9
Property damage	7	7	1	2	36	32
Other offences	17	20	4	1	85	61
Theft	17	21	0	1	147	87
Total	72	82	5	4	317	225

Source: ACT Policing Crime Statistics: <https://policenews.act.gov.au/crime-statistics-and-data/crime-statistics>

The three suburbs detailed in the above table are existing and well-established suburbs of the Canberra Inner South. The instances of crime are significantly higher in Phillip than Garran and O'Malley. O'Malley had close to no instances of crime in 2019.

The most common types of crime in Garran are assault, other offences (including deception and related offences, weapons, environmental, public order, and driving offences), and theft.

4.4 Design review

The proposed development establishes itself within the hospital precinct in a way that generally supports CPTED design principles. It maintains the existing and well-established pedestrian pathways and the existing street trees, while providing long, uninterrupted facades that promote clear sightlines and limit opportunities for entrapment.

In the context of the proposed development, theft may be a risk within the proposed building, but can be mitigated through monitoring by staff, visitors and pedestrian activity surrounding the development.

Assault could also be considered a risk given the crime statistics for Garran. Design features incorporated to respond to this include clear sightlines, extensive external lighting, close proximity to activity generators (Southern Car Park, Building 15, Hospital Road) and as previously noted, minimised opportunity for entrapment by site and species landscape treatment and straight, uninterrupted building facades.

More generally the building materials and the overall design limits opportunities for vandalism and climbing.

5

Key Design Elements Considered in CPTED Assessments

There are several key design elements to consider in assessing potential CPTED risks to safety in an urban space. These include items outlined in the *ACT Crime Prevention and Urban Design Resource Manual*, such as:

- Activity generators - opportunities to generate activity such as playgrounds or bus stops;
- Edge effects - the 'edge' of different land uses;
- Movement predictors - predictable paths of pedestrian movement;
- Conflicting User Groups- Different types of users utilising the development;
- Building design - buildings designed to negate opportunities for criminal activity; and
- Sight lines - paths of clear physically un-interrupted sight.

5.1 Activity Generators

Activity generators are features that create local activity. As the proposed development is surrounded by the Canberra Hospital and associated car parking and services, the site and its surrounds can be seen to be a significant activity generator.

As patients and staff will be using the public realm surrounding the subject site, there will be a high level of overall activity.

The location of the development site will also provide opportunities for natural surveillance of the surrounding areas.

5.2 Edge Effects

Edge effects are created around actual or perceived physical borders between land uses. This can include the edge between a public open space and residential areas, or between commercial and residential uses.

The proposed development is to support the hospital precinct. It would be the continuation of the same use as the precinct. This limits the possibility for edge effects.

5.3 Movement Predictors

Movement predictors are foreseeable or unchangeable routes or paths that offer few choices to pedestrians. Pedestrian bridges, enclosed pathways, and staircases are examples. Often alternate routes are unavailable to pedestrians and this becomes a problem, especially if the route contains entrapment areas, or is not lit at night.

A key predictable movement path is the vehicular and pedestrian entrances to the site and on-site buildings. The presence of windows, open space, and surrounding roads and buildings will provide opportunities for overlooking and surveillance to assist in mitigating against anti-social behaviour and crime within proximity of on-site buildings.

Site access will be limited to the Hospital Road frontage. This frontage is open and in view from the windows that run along this interface. These design features, combined with suitable lighting, significantly limit potential entrapment areas and provide an open feel to building entrance to ensure any predictable paths and entrances are safe for users.

5.4 Conflicting User Groups

Users of certain facilities or spaces may present a perceived concern for users of other nearby facilities. While these conflicting uses do not necessarily generate crime, the different groups using the facility for different reasons can cause conflict. Attention must be given to the relationship between different uses, the likely users of an area or facility and how they access it, and the location of activities to avoid creating or exacerbating conflicts between user groups.

In the context of the proposed development, the possible user groups are as follows:

- Staff of the facility
- Patients of the Canberra Hospital and associated services
- Visitors of the Canberra Hospital and associated services
- Service Operators – Security and Maintenance contractors and cleaners for the facility

The design of the building and landscaping has considered the relationship between user groups to minimise the incidence of conflict.

Close proximity of the development site to the Southern Car Park enables users to get access to their vehicles in a safe and efficient manner.

5.5 Building Design

It is necessary to consider whether building elements may contribute to safety and crime prevention at the site. Potential problems include blank walls, service areas, alleyways, gaps or indentations in fences and walls, bushes, planter boxes, and remotely located toilets. Where it is not possible to avoid these building elements, their impact on CPTED must be addressed and reduced as much as possible by best practice building design.

Buildings should be designed to support natural surveillance of open spaces and provide clear sightlines in their design to reduce the risk of public crime and safety issues. The design of buildings can contribute to community safety by:

- Reducing opportunities for entrapment and aiding natural surveillance by providing opportunities for people to see inside buildings before entering the space and similarly to be able to survey the outside space before exiting buildings.

The subject development achieves this outcome by placing the main building entrance in an open, well trafficked area surrounded by windows, that allow views and passive surveillance out over the both entry and exit points to the building.

The number and location of windows allows for passive surveillance of the entire site.

Further to this, the building boasts long, mostly uninterrupted frontages allowing good sightlines.

- Providing adequate and suitable lighting at entries to buildings and facilities where activity is to be encouraged at night.

The proposal has achieved this by providing external lighting across the site for external circulation at night. The lighting proposed will minimise any hidden built elements and allow staff and other users to see any potential issues and change their travel route accordingly.

Refer to the Lighting Plan included in the DA submission.

- Not providing lighting and other supporting infrastructure in areas where access and activities are not encouraged (especially after dark).

The proposal includes external lighting plan detailing lighting along all building frontages that will complement existing street lighting and light spill from adjoining development.

- Avoiding materials and fixtures on the exterior of the building which might encourage crime.

Buildings and structures in the project have been designed in a manner to minimise the ability for people to climb or vandalise.

- Providing for building security by ensuring windows and doors at street level (in particular) are secure, but do not create a 'fortress-like' appearance.

Per the perspective and elevation plans provided with the DA proposal, a combination of long and floor to ceiling windows has been used along each frontage of the proposed building providing a secure but open feel and permitting strong surveillance opportunity of the building surrounds.

- Providing multiple entry and egress points.

The building comprises the main entrance facing Hospital Road and emergency exits at both levels along the southern frontage of the building.

5.6 Natural Surveillance and Sight Lines

The configuration of the proposed building facilitates natural surveillance. The long, rectangular design, provision of windows and placement within a high pedestrian activity area of the Hospital affords the opportunity for staff, patients and visitors to survey the area.

Staff and users from both floors will be able to monitor the external environment and report any suspicious behaviour.

The development affords opportunities for natural surveillance, which enables users to actively survey their locality and determine the security of an area before deciding to enter the space.

5.7 Building Materials

The selection of building elements, materials and detailing for the project has been considered to purposefully discourage unauthorised climbing of the building to gain access through upper level windows or roof areas.

The predominant external materials are durable, easy to maintain and reasonably vandal proof.

5.8 Landscaping

Landscaping should enforce security principles by enabling sightlines and natural surveillance by the strategic placement of appropriate planting and surfaces. A high-quality landscape design should increase the level of safety for users and in doing so, increase their level of enjoyment.

The following features have been incorporated in the proposal to enhance the security of the site:

- The proposal maintains the well connected established pedestrian path network and landscaping of the hospital precinct.
- The three established trees along the Hospital Road frontage will be maintained and integrated into the overall design but will have little influence over passive surveillance opportunities.
- The corridor between the proposed building and the existing car park will be an open grassed corridor. No landscape treatments are proposed that would provide places to hide. This is complemented by the provision of security lighting along the building frontage and overlooking from the façade windows.

The proposed landscape elements have been carefully selected and designed not to obstruct sightlines or undermine passive surveillance opportunities.

6

Assessment Against CPTED General Code

The Table below provides an assessment against the Crime Prevention Through Environmental Design General Code rules and criteria as per the statutory requirement for Development Assessment. The Table includes the Code requirements as well as a statement of performance against the criteria listed as applicable.

Table 2: Assessment of CPTED General Code

Criteria	Response
Neighbourhood Design	
<p>C1</p> <p>Design is in accordance with the recommendations of a crime risk assessment as outlined in the ACT Crime Prevention and Urban Design Resource Manual.</p>	<p>Criterion satisfied.</p> <p>The design has been assessed and found to be in accordance with CPTED Guidelines, including the ACT Crime Prevention and Urban Design Resource Manual. Please consider the assessment above, particularly Section 5 of this report.</p>
General Code	
<p>C2</p> <p>The development described in Table 1 meets the Crime Prevention Through Environmental Design General Code.</p>	<p>Criterion satisfied.</p> <p>Table 1 identifies the following development types relevant to this proposal as triggering the requirement for an assessment against the CPTED General Code:</p> <ul style="list-style-type: none"> ▪ Office <p>The design for this Block meets the code as outlined in this assessment.</p>
Open Space and Community (shared) Areas	

Criteria	Response
<p>C3</p> <p>Natural surveillance of open space and community areas is provided by:</p> <ul style="list-style-type: none">a) locating to adjacent activity centres;b) encouraging pedestrian (or cyclist) movement through the space;c) ensuring clear site lines from, and between, buildings and open space areas and community areas; andd) designing out any entrapment spaces.	<p>Criterion satisfied.</p> <ul style="list-style-type: none">a) The development site is centrally located within the hospital precinct and is situated adjacent activity generators; in particular The Southern Carpark and Building 15.b) The proposed development maintains the well-established pedestrian network that runs along Hospital and Bateson Road, and from the Southern Carpark to Hospital Road (northern site frontage).c) Clear sightlines are provided internally along building corridors, and externally-facing through entry doors and building windows to the adjacent street frontage. The rectangular design of the building with its uninterrupted facades also promotes clear sightlines.d) Entrapment opportunities have been minimised throughout the design and detailing of the building facades, both externally and internally to open space areas, and around the building. Free and well-lit access is provided to pedestrians around the entire building. The design is rectangular in shape with straight, uninterrupted facades combined with landscaping that promotes clear sightlines and passive surveillance.
<p>C4</p> <p>Natural access is considered, providing clear entry and exit points and a legible, accessible route through the space.</p>	<p>Criterion satisfied.</p> <p>Entry and exit points to the building are clear due to the rectangular building layout and prominence of the main entrance and exit to Hospital Road, the main thoroughfare. The existing pedestrian network surrounding the building has been maintained and integrated into the proposal.</p>
<p>C5</p>	<p>Criterion satisfied.</p>

Criteria	Response
Planting in public spaces do not obscure views along paths and streets, or to entrances and should not create secluded, hiding areas.	No new planting is proposed that obscures views along paths or streets or to entrances. Please refer to landscape plan provided with this proposal.
<p>C6</p> <p>Selection of plant materials are sturdy and in areas of high crime, to make it difficult to snap main growing stems, heavy standard (140-160mm girth) or semi-mature trees (200-270mm girth) should be used to increase their chance of survival.</p>	<p>Criterion satisfied.</p> <p>No new planting is proposed and existing, well established trees are to be maintained. Please refer to landscape plan provided with this proposal.</p>
<p>C7</p> <p>Plant material, such as creepers or low hedges may be used to deter access and limit the opportunity for graffiti on fences and walls.</p>	<p>Criterion satisfied.</p> <p>In the interest of providing clear sightlines and minimising opportunity for entrapment, no new planting is proposed. It is anticipated that opportunity for graffiti will be limited primarily by the external lighting proposed combined with the prominence of the building within an area of the hospital precinct with high passive surveillance.</p>
<p>C8</p> <p>Hard landscape features such as low walls, bollards are used to delineate movement areas from semi-private areas.</p>	<p>Criterion satisfied.</p> <p>Bollards, and other hard landscaping elements have been appropriately used to delineate movement within open areas of the site. Please refer to landscape plans provided with this development application.</p>
Children's Play Area	
<p>C9</p> <p>Children's play areas are located and designed to comply with each of the following:</p> <ul style="list-style-type: none"> a) there is natural surveillance from adjoining areas b) adjacent areas are used by compatible groups c) there are multiple entry/exits 	<p>Not applicable.</p> <p>No children's play areas are proposed.</p>
Lighting	
<p>C10</p> <p>Provide a schedule of lighting showing that lighting complies with each of the following:</p>	<p>Criterion satisfied.</p> <p>Refer to external lighting plan provided with the development application submission.</p>

Criteria	Response
<p>a) Australian Standard AS1158 Lighting for Roads and Public Spaces Part 3.1: Pedestrian Area (Category P) Lighting – Performance and Design Requirements</p> <p>b) Australian Standard AS1158: Lighting for Roads and Public Spaces Part 2: Computer Procedures for the Calculations of Light Technical Parameters for Category V and Category P Lighting</p> <p>c) Australian Standard AS3282: The Control of Obtrusive Effects of Outdoor Lighting, in the case of security lighting</p>	
<p>C11</p> <p>Legitimate users and activities at night are encouraged by lighting:</p> <p>a) spaces evenly and consistently (except where accent/feature lighting is necessary)</p> <p>b) Inset spaces, entries/exits and paths</p> <p>c) to reduce the casting of shadows that could hide intruders</p> <p>d) directional signage</p> <p>e) building entries</p> <p>f) exterior to interior spaces evenly to allow for surveillance.</p>	<p>Criterion satisfied.</p> <p>The architectural Site Plan and the External Lighting Plan included in this submission demonstrate that the development:</p> <p>a) Includes regularly spaced lighting fixtures to building entries;</p> <p>b) Includes lighting fixtures at building entrances and exits and along all pathways around the site;</p> <p>c) Minimises the casting of shadows through the use of light fixtures strategically attached to external building facades and in outdoor spaces;</p> <p>d) No signage is proposed;</p> <p>e) Includes wall mounted lighting to provide ease of identification of entry points at night;</p> <p>f) Provides adequate lighting levels to common areas of the site and buildings to permit surveillance between interior and adjacent on-site exterior spaces.</p>
<p>C12</p> <p>Areas that are not intended for night time use are not lit and are closed off to pedestrians.</p>	<p>Not relevant.</p> <p>As the site surrounds are open to pedestrians at all hours, external lighting has been provided along all building frontages.</p>
<p>C13</p> <p>Damage to light fixtures are minimised by selecting vandal-resistant, high mounted light fixtures. All light bulbs are protected with a suitable lantern bowl.</p>	<p>Criterion satisfied.</p> <p>External light fixtures are of a type and height that reduces opportunities for vandalism. Refer to the External Lighting Plan included with the DA submission.</p>

Criteria	Response
Signs	
<p>R14</p> <p>A statement is provided that all directional signage will comply with the requirements of AS1742.10 (1991) Manual of Uniform Traffic Control Devices - Pedestrian Control and Protection.</p>	Not applicable. No signs proposed.
<p>C15</p> <p>Locate signs so that they comply with each of the following:</p> <ul style="list-style-type: none"> a) they are clearly visible from a distance at all times b) they are not likely to be obscured by growing vegetation c) they are strategically placed at entrances and near activity centres including bus stops, taxi rank and public facilities 	Not applicable. No signs proposed.
<p>C16</p> <p>Provide legible signs for all users:</p> <ul style="list-style-type: none"> a) specify signs of high contrast, with light lettering on dark backgrounds with non-reflective surfaces; b) signs should be developed as a system with a consistent pattern, based on a hierarchy of most important messages. 	Not applicable. No signs proposed.
Interface Between Buildings and Public Realm	
<p>C17</p> <p>Building entrances are easily identified, providing easy access to all users, affording visibility to and from the street and minimising the potential for hiding spots.</p>	<p>Criterion satisfied.</p> <p>The building entrance will be easily identifiable through use of surrounding open space, existing street lighting and proposed external lighting. The access ramp is located adjacent to the stairs to the main entrance.</p> <p>Building design and proposed landscaping along pathways to the entries will minimise opportunities for hiding spots and entrapment.</p>
<p>C18</p>	<p>Criterion satisfied.</p>

Criteria	Response
<p>Provide clear sightlines from the building foyer so that occupants can see the nearest pedestrian area/car park before leaving the building.</p>	<p>Clear sightlines are supported by large areas of floor-to-ceiling glass at ground level entrances and overlook the outer pedestrian area.</p>
<p>C19 Recessed sections in the building elevation/façade are detailed and located so as that there is opportunity for natural surveillance, for spill lighting and the potential for hiding is minimised.</p>	<p>Criterion satisfied. Recessed sections of the building façade are to be, detailed with floor to ceiling glass or located where on-site pedestrian activity and light spill is high. This will allow all recessed areas to be visible at ground level through windows either within the recessed areas or nearby.</p>
<p>C20 Buildings are detailed in a manner that deters scaling (climbing) the building to access balconies from the ground and/or access between individual balconies.</p>	<p>Criterion Satisfied. The building has been designed and fitted with materials which reduce the potential for scaling the building. No balconies or protruding design features that would allow climbing are proposed on the first floor. The stairs located on the building’s southern frontage are primarily for emergency exit. Potential for scaling using these stairs is minimised by their exposed location to the street frontage, extensive external lighting and lighting spill from surrounding development. Further to this the pedestrian bridge from level 4 of the Southern Car Park to the Adult Mental Health facility will be reduced in length to ensure separation between it and the development proposal. The design and materials significantly limit any possibility of climbing between these two structures.</p>
<p>C21 Where buildings are set back from the street and/or pedestrian path, the area is developed to minimise hiding and entrapment spots.</p>	<p>Criterion satisfied. The building is close to a street, car park and pedestrian areas. Those parts of the site not close to such features optimise windows and lighting opportunities to allow passive surveillance and discourage hiding.</p>
<p>C22 Building materials and finishes are of an appropriate quality and detailed in a manner to:</p> <ul style="list-style-type: none"> a) reduce opportunities for graffiti and vandalism b) facilitate cleaning and replacement c) avoid facilitating illegal access to the building and to services 	<p>Criterion satisfied.</p> <ul style="list-style-type: none"> a) The building materials palette includes durable materials with high quality finishes that have been selected to deter vandalism and graffiti whilst minimising ongoing maintenance requirements for the development. b) The building has been designed with easy maintenance for the lifetime of the building. Concrete and other selected materials are easy to clean, maintain and replace.

Criteria	Response
	<p>c) The building materials have been selected to minimise the opportunity for facilitating unauthorised access to the building. Services have predominantly been located within the building.</p>
<p>Pedestrian Routes, Bicycle Paths and Lanes</p>	
<p>C23 Pedestrian Routes, Bicycle Paths and Lanes are designed to maximise opportunities for natural surveillance by:</p> <p>a) maintaining sightlines along paths between destination points</p> <p>b) allowing overlooking from adjacent areas</p>	<p>Criterion satisfied.</p> <p>a) Clear sightlines will be maintained along existing paths of travel, linking the building with the hospital precinct.</p> <p>b) Pedestrian routes will be visible from surrounding buildings and street</p>
<p>C24 Provide direct access routes to buildings, streets, car parks and public transport. Signs should be used to assist pedestrians where it is not possible to establish clear sightlines between destinations.</p>	<p>Criterion satisfied. Clear and legible access routes are provided to and from the surrounding hospital precinct.</p>
<p>C25 Security of pedestrian routes, bicycle paths and lanes are provided by:</p> <p>a) selecting and lighting 'safe routes' to the standard required for pedestrian areas so that these become the focus of legitimate movement after dark;</p> <p>b) ensuring that laneways have more than one entrance to avoid "dead-ends" and entrapment spots, where possible.</p>	<p>Criterion satisfied.</p> <p>a) Main pedestrian access routes to and from on-site buildings will be illuminated to enable safe navigation at night. Refer to the Lighting Plan included in the DA submission.</p> <p>b) The on-site pedestrian network is highly permeable and has multiple access and egress points that create choice of movement and escape routes that minimise opportunities for entrapment.</p>
<p>C26 When planting adjacent to pedestrian / bicycle routes:</p> <p>a) ensuring there are open sightlines. Low planting (maximum height 600mm) and high-branching trees (two metres) should be used;</p>	<p>Criterion satisfied.</p> <p>Landscaping and planting has been designed with CPTED principles in mind. No dense shrubbery is proposed. Existing trees will be maintained and will not limit sightlines. No other major planting is proposed, noting significant areas of the development site are to be turfed.</p>

Criteria	Response
b) avoiding tall bushes, dense shrubbery and dense clusters of trees, especially immediately adjacent to routes and at predictable stopping points such as road crossings.	
R27 A Statement is provided that pedestrian paths are designed in accordance with AUSTRROADS Guide to Traffic Engineering Practice Part 13. - Pedestrians	Rule met. Any pathways will be designed to the relevant standards as part of detailed design works.
R28 A Statement is provided that Bicycle Paths are designed in accordance with AUSTRROADS Guide to Traffic Engineering Practice Part 14. - Bicycles.	Not applicable. No public cycleway infrastructure is to be developed or handed back to the Territory as part of this development.
Pedestrian Underpass and Overpasses	
C29 and C30	Not applicable to the proposal. No pedestrian underpass or overpass is proposed. It should be noted that the pedestrian bridge from the Southern Carpark will not be linked or attached to the proposed building.
Bus Interchange, Bus Stops and Taxi Ranks	
C31 Locate bus stops and taxi ranks so that: a) natural surveillance is possible b) there are no walls, landscaping, fences or other structures which block sightlines to bus stops and taxi ranks c) they are not located adjacent to vacant land, alleys, car parks or near possible entrapment spots d) there are short, safe routes to bus stops and taxi ranks from night-time venues such as cinemas, theatres etc.	Not applicable to the proposal. No bus stops or taxi ranks are proposed.
C32 Major bus stops and taxi ranks are well lit and protected from the weather, or adjacent to areas which are well lit or that provide protection from the weather.	Not applicable to the proposal. No bus stops or taxi ranks are proposed.
C33 Directional signage makes it easy to find bus stops or taxi ranks, and provides up-to-date passenger information.	Not applicable to the proposal. No bus stops or taxi ranks are proposed.

Criteria	Response
<p>C34</p> <p>Interchanges are located on the same level as significant activity generators to avoid entrapment, increase natural surveillance and provide direct routes of access.</p>	<p>Not applicable to the proposal.</p> <p>No interchanges are proposed.</p>
Automatic Teller Machines	
<p>C35 – C38</p>	<p>Not applicable to the proposal.</p> <p>No ATM is proposed as part of this development.</p>
Local Waste Storage Facilities	
<p>C39</p> <p>Screening does not provide entrapment or hiding spots and safe access and adequate lighting is provided near the waste storage areas.</p>	<p>Criterion satisfied.</p> <p>No designated waste facility on site. Waste generated by the use of the building will be collected and treated in the same manner in which the hospital is being serviced.</p>
Local Utility Facilities	
<p>C40</p> <p>Air conditioning plants, meter boxes and other service points are mounted within a secure building / enclosure for protection.</p>	<p>Criterion satisfied.</p> <p>Air conditioning plants proposed along the western building frontage will be secured for protection.</p>
Delivery and Storage Facilities	
<p>C41</p> <p>Ensure that:</p> <ul style="list-style-type: none"> a) Delivery and storage areas are not isolated from the main building b) Secure storage areas are provided for shop owners 	<p>Criterion satisfied.</p> <ul style="list-style-type: none"> a) Delivery and storage areas do not form part of this proposed building b) No shops are proposed on site
Public Toilets	
<p>C42</p> <p>Ensure that:</p> <ul style="list-style-type: none"> a) Public toilets are located in obvious locations, but not in isolated areas of activity centres b) Entrances are highly visible so that people cannot loiter or enter without being seen, particularly for toilets close to Children's' playgrounds c) Public seating and telephones are located away from public toilets to avoid opportunities for loitering. 	<p>Not applicable.</p> <p>No external public toilets are proposed as part of this development.</p>

Criteria	Response
Public Telephones	
C43 Public telephones are located in obvious locations, are well lit and well signposted, e.g. near bus stops or taxi ranks.	Not applicable. No external public telephones are proposed as part of this development.

DRAFT

7

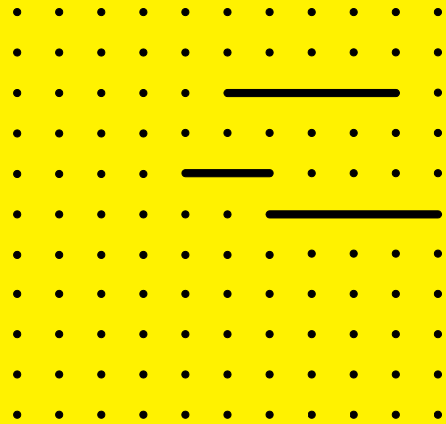
Conclusion

The proposal provides for a convenient user-friendly development which has addressed and considered the various CPTED requirements.

The design of the development has considered natural surveillance, visual sightlines, reduction of 'edges' and adequate lighting.

Any issues raised with respect to CPTED have been addressed as part of the design process, in consultation with the Design Team. The result is a well-rounded design that responds well to CPTED principles.

DRAFT





LEGEND:

- REMOVE NOMINALLY 100mm TOPSOIL AND STOCKPILE FOR REUSE
- TRIM EXPOSED SUBGRADE TO REQUIRED LEVELS
- SUBGRADE COMPACTED TO 90% MMDD
- 150mm DGB20 COMPACTED TO 95% MMDD

NOTES:

- BULK EARTHWORKS & CIVIL WORKS**
- UNLESS OTHERWISE NOTED, CARRY OUT ALL WORK IN ACCORDANCE WITH TCCS STANDARD SPECIFICATION FOR URBAN INFRASTRUCTURE WORKS.
 - CONTRACTOR TO OBTAIN SERVICES CLEARANCES FROM ALL RELEVANT AUTHORITIES PRIOR TO COMMENCING WORKS. UNDERTAKE ALL NECESSARY TEMPORARY WORKS TO PROTECT & MAINTAIN EXISTING SERVICES DURING CONSTRUCTION. RESTORE ALL SERVICES AT THE COMPLETION OF THE WORKS.
 - RESTORE ALL PAVED, GRASSED AND LANDSCAPED AREAS OUTSIDE THE BOUNDARY DAMAGED BY THE WORK TO THEIR ORIGINAL CONDITION ON COMPLETION OF WORKS.
 - CONFIRM LEVELS ON SITE. IF ANY DISCREPANCIES, CHECK WITH THE SUPERINTENDENT.

POLLUTION CONTROL

- CONTRACTOR TO COMPLY WITH ENVIRONMENTAL PROTECTION ACT 1997 & TAKE OUT ENVIRONMENT PROTECTION AGREEMENT WITH EPA PRIOR TO COMMENCING WORKS.
- ALL EROSION & SEDIMENT CONTROL TO BE CONSTRUCTED IN ACCORDANCE WITH DRAWING C03 AND THE DESIGN MANUAL FOR EROSION & SEDIMENT CONTROL.
- EROSION & SEDIMENT CONTROL MEASURES ARE TO BE MAINTAINED, ADJUSTED AND/OR SUPPLEMENTED THROUGHOUT THE CONSTRUCTION PERIOD AS NECESSARY.

BULK EARTHWORKS PROCEDURE

- INSTALL AGREED POLLUTION CONTROL MEASURES IN ACCORDANCE WITH THE ENVIRONMENTAL PROTECTION AGREEMENT REQUIREMENTS.
 - REMOVE ALL VEGETATION, GRASSING, BUILDERS DEBRIS AND CONCRETE & BITUMEN PAVING. STRIP TOPSOIL FROM VEGETATED AREAS AND SPOIL ALL MATERIALS OFF SITE.
 - REMOVE ALL TREES AND ROOTS EXCEPTING THOSE INTENDED FOR RETENTION. GRUB OUT ROOTS AND STUMPS OVER 75mm DIAMETER TO MINIMUM DEPTH OF 500mm BELOW PLATFORM LEVEL. FILL GRUB HOLES AND OTHER VOIDS WITH GENERAL FILL AND COMPACT IN 150mm COMPACTED LAYERS TO THE LEVELS SHOWN ON THE DRAWINGS.
 - PROOF ROLL THE EXPOSED SURFACE WITH AT LEAST A 10 TONNE ROLLER IN THE PRESENCE OF THE ENGINEER TO DETERMINE THE INTEGRITY OF THE EXPOSED SURFACE. CARRY OUT REPLACEMENT AS NECESSARY TO ACHIEVE THE REQUIRED COMPACTION.
 - EXCAVATE AND REPLACE UNSUITABLE SUBGRADE IN SELECT MATERIAL FROM EXCAVATION, PLACED IN 200mm LAYERS, WITH EACH LAYER COMPACTED TO 95% MMDD. UNSUITABLE MATERIAL TO BE SPOILED FROM SITE.
 - UNDERTAKE CUT/FILL OPERATIONS TO ESTABLISH THE BUILDING PLATFORM LEVELS NOMINATED.
 - COMPACT THE EXPOSED SURFACE TO THE FOLLOWING CONDITIONS:
 - UNDER FUTURE BUILDINGS
COMPACT TO 95% MODIFIED MAXIMUM DRY DENSITY (MMDD)
 - UNDER FUTURE ROADS/CARPARKING/PAVING
COMPACT TO 90% MMDD IF GREATER THAN 600mm BELOW NOMINATED PAVEMENT SUBGRADE LEVEL, OTHERWISE 95%MMDD.
 - OTHER AREAS
COMPACT TO 90% MMDD
 - OMC -1%/+3% DURING COMPACTION
 - MATERIALS WON FROM EXCAVATION CAN BE USED FOR ENGINEERING FILL ON THE FOLLOWING CONDITIONS:
 - TOPSOIL IS EXCLUDED TOPSOIL MAY BE USED IN LANDSCAPE BATTERS.
 - FILL MATERIALS MAY BE USED PROVIDED DELETERIOUS MATERIALS ARE REMOVED.
 - MEDIUM/HIGH PLASTICITY SANDY CLAYS (RESIDUAL SOILS) ARE THOROUGHLY MIXED WITH GRANULAR SOILS.
 - HIGHLY WEATHERED ROCK/MODERATELY WEATHERED ROCK IS BROKEN DOWN TO PARTICLES WITH A SIZE NO GREATER THAN 100mm BIGGER PARTICLES MUST BE EXCLUDED.
 - FILL MATERIALS TO BE PLACED IN MAXIMUM 200mm LAYERS, EACH LAYER COMPACTED TO THE NOMINATED DENSITY AND MOISTURE CONTENT.
 - IMPORT FILL TO MAKE UP ANY SHORTFALL. IMPORTED FILL TO COMPLY WITH FOLLOWING SPECIFICATION.
 - MAXIMUM SIZE 75mm
 - PASSING 75 MICRON SIEVE - NOT GREATER THAN 25%
 - PLASTICITY INDEX - LESS THAN 15%
 - CBR - NO LESS THAN 8
 - FREE OF ORGANIC MATTER AND LUMPS OF CLAY.
- TESTING:**
- UNDERTAKE THE FOLLOWING TESTS BY NATA REGISTERED LABORATORY
 - COMPACTION TESTS - NOT LESS THAN 1 TEST PER 1000m² FOR EACH SUCCESSIVE ODD LAYER
 - TESTS TO BE TAKEN ON EXPOSED SURFACE
 - LAYERS No 1, 3, 5 & EACH SUCCESSIVE ODD LAYER TO OBTAIN REPRESENTATIVE CROSS SECTION
 - CBR TESTS TO CONFIRM IN-SITU CBR STRENGTH OF CUT & FILL SUBGRADES.
 - FILL TO BE CERTIFIED BY AN APPROPRIATELY QUALIFIED ENGINEER TO LEVEL 1 STANDARD AS DEFINED IN AS 3798. STOCKPILED TOPSOIL TO BE SPREAD IN LANDSCAPE BATTERS TO FINISH LEVEL. ALL EXCESS TOPSOIL & FILL MATERIAL TO BE SPOILED FROM SITE IN A LEGAL MANNER.
 - STABILISE ALL EXCAVATION FACES IN ACCORDANCE WITH DETAILS SPECIFIED ON STRUCTURAL ENGINEERS DRAWING.
 - CONTROL ALL RAINWATER & GROUNDWATER SEEPAGE BY PUMPING. COMPLY WITH ALL PROVISIONS OF THE ENVIRONMENT PROTECTION AGREEMENT RELATING TO DISPOSAL OF SITE WATER.
 - TOLERANCES: LEVEL: = +25mm -10mm

VERIFIER

JOB MANAGER: DFIELD

DESIGNED: DFIELD

DRAWN: RCRADDY

NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
1	DRAFT DA	RC		DF	01.08.19

CLIENT

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

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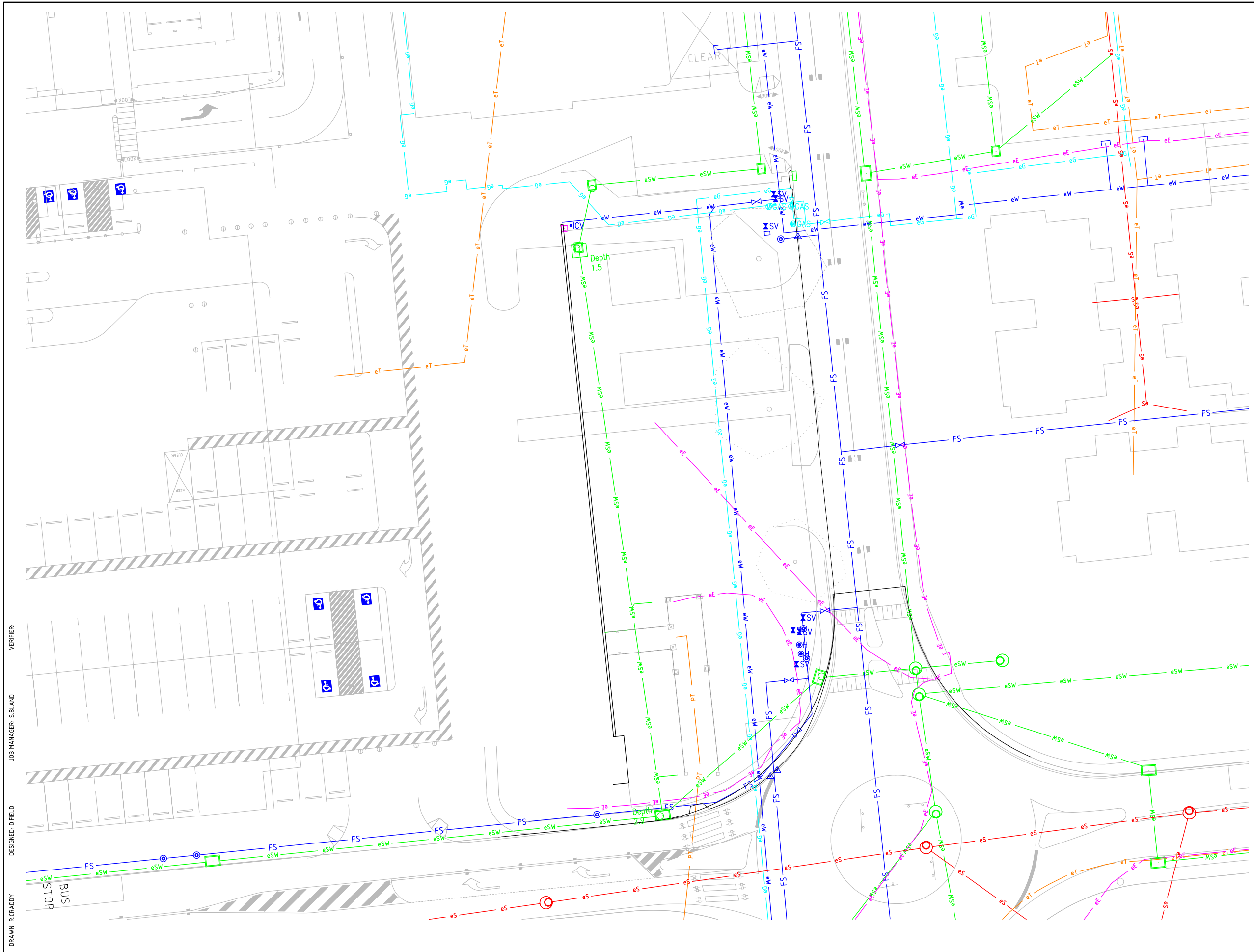
PROJECT
THE CANBERRA HOSPITAL SPIRE - DEMOUNTABLE

DRAWING TITLE
CIVIL WORKS CONCEPT BULK EARTHWORKS PLAN

JOB NUMBER
CR191888

DRAWING NUMBER C100	REVISION 1
-------------------------------	----------------------

DRAWING SHEET SIZE = A1



EXISTING SERVICES LEGEND

	eSW	STORMWATER PIPE / MAINTENANCE HOLE / SIDE ENTRY PIT
	eS	SEWER PIPE / MAINTENANCE HOLE / VERTICAL DROP
	eSRM	SEWER RISING MAIN / MAINTENANCE HOLE
	eW	EXISTING WATER PIPE
	HC	HYDRANT - STANDARD / HIGH CAPACITY
	WM	EXISTING WATER PIPE / SLUICE VALVE / METER PIT
	H	EXISTING FIRE SERVICE / SLUICE VALVE / HYDRANT
	eEF	EFFLUENT PIPE / SLUICE VALVE
	eE	ELECTRICAL SERVICE / POWER POLE / PIT
	eSL	STREETLIGHT SERVICE / LIGHT POLE
	eG	GAS SERVICE / VALVE / MARKER
	eT	TELSTRA SERVICE / PIT / MINI PILLAR
	eOP	OPTUS SERVICE / PIT
	eIC	ICON SERVICE / PIT / MARKER
	eTA	TRANSCAT SERVICE / PIT
	eFC	OPTIC FIBRE

- ### GENERAL NOTES
- REFER SPECIFICATIONS NOTES DRAWING FOR EXISTING SERVICES GENERAL REQUIREMENTS.
 - ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH LOCAL, RELEVANT AUTHORITY SPECIFICATIONS AND DETAILS.
 - ALL EXISTING SERVICES INDICATED ON THE DRAWINGS ORIGINATE FROM SUPPLIED DATA OR DIAL BEFORE YOU DIG SEARCHES, THEREFORE THEIR ACCURACY AND COMPLETENESS IS NOT GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE AND CONFIRM THE LOCATION AND LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE SUPERINTENDENT. CLEARANCES SHALL BE OBTAINED FROM THE RELEVANT SERVICE AUTHORITY. NOTE SERVICE AUTHORITY REQUIREMENTS FOR LOCATING OF SERVICES PRIOR TO COMMENCEMENT OF WORKS.
 - CONTRACTOR TO ALLOW TO ADJUST AND LIAISE WITH RELEVANT SERVICE AUTHORITIES IN RELATION TO EXISTING SERVICE ADJUSTMENT AND MODIFICATION.
 - ANY EXISTING COVER DEPTHS SHOWN ARE ASSUMPTIONS BASED ON AUTHORITY MINIMUM DESIGN REQUIREMENTS ONLY. ACCURATE CONFIRMATION BY SAFE POT HOLING OF THE EXISTING SERVICES AND CHECKING DEPTHS IS REQUIRED PRIOR TO CONSTRUCTION AT THE CONTRACTOR'S EXPENSE.
 - COVER DEPTHS THAT DIFFER FROM THAT SPECIFIED ARE TO BE REPORTED TO THE SUPERINTENDENT FOR ADVICE ON CONSTRUCTION REQUIREMENTS.

DRAWN: R CRADY
 DESIGNED: D FIELD
 JOB MANAGER: S BLAND
 VERIFIER:



NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
1	DRAFT DA	RC		DF	01.08.19

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

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PROJECT
THE CANBERRA HOSPITAL SPIRE - DEMOUNTABLE

DRAWING TITLE
CIVIL WORKS EXISTING SERVICES PLAN

JOB NUMBER
CR191888

DRAWING NUMBER
C070

REVISION
1

DRAWING SHEET SIZE = A1

LEGEND

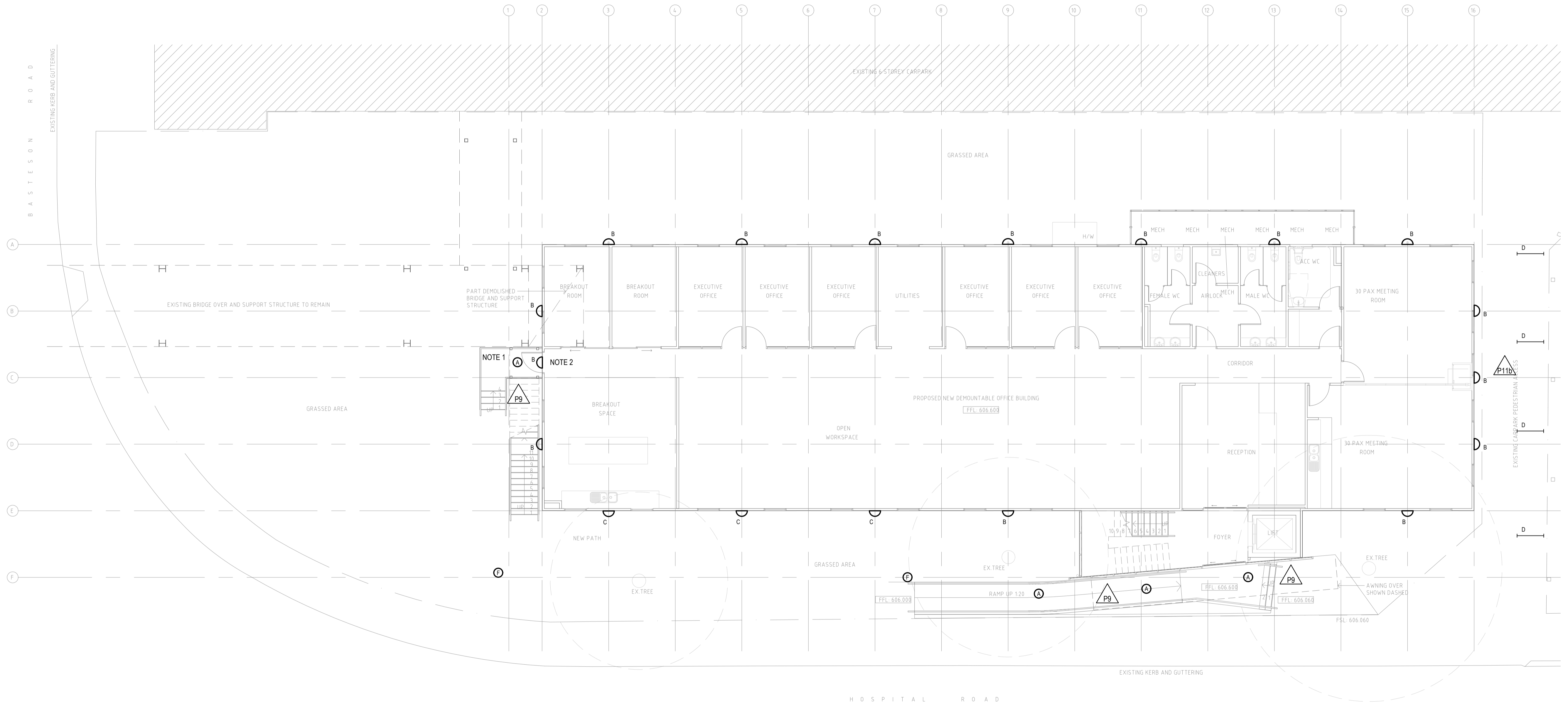
SYMBOL	DESCRIPTION	REQUIREMENTS
Ⓐ	24W SURFACE MOUNTED LED LUMINAIRE WITH IP65 AND IK07 RATING. EQUAL TO WE-EF DAC220 LED 134-1428.	PROVIDE WITH DALI BALLAST.
Ⓓ ^B	12W WALL MOUNTED LED LUMINAIRE WITH IP65 AND IK07 RATING. EQUAL TO WE-EF OLV334 LED 132-0529.	PROVIDE WITH DALI BALLAST. MOUNT AT 2400mm AFFL
Ⓓ ^C	24W WALL MOUNTED LED LUMINAIRE WITH IP65 AND IK07 RATING. EQUAL TO WE-EF OLV334 LED 132-0539.	PROVIDE WITH DALI BALLAST. MOUNT AT 2400mm AFFL
Ⓓ	EXISTING SURFACE MOUNTED LUMINAIRE TO REMAIN.	
Ⓢ	17W BOLLARD LUMINAIRE WITH IP66 AND IK10 RATING. EQUAL TO WE-EF ZFY230-LED 117-0200.	PROVIDE WITH DALI BALLAST.

NOTES:

- LUMINAIRE SURFACE MOUNTED BELOW STAIRS FROM LEVEL 1.
- LUMINAIRE INSTALLED ABOVE DOOR FOR GROUND AND LEVEL 1.

EXTERNAL LIGHTING IS A VERY IMPORTANT ASPECT OF COMMUNITY SAFETY AND CRIME PREVENTION. THE PERFORMANCE CRITERIA WHICH HAS BEEN CONSIDERED FOR THE EXTERNAL CAR PARK AND PEDESTRIAN AREA LIGHTING DESIGN ASSOCIATED WITH THIS DEVELOPMENT INCLUDES FACILITATION OF SAFE MOVEMENT, THE DISCOURAGEMENT OF ILLEGAL ACTS, THE VISUAL REQUIREMENTS FOR THE VEHICULAR AND PEDESTRIAN ACTIVITIES. EXTERNAL CAR PARK AND PATHWAY LIGHTING HAS BEEN DESIGNED TO MEET THE RELEVANT REQUIREMENTS OF:

- CRIME PREVENTION THROUGH ENVIRONMENT DESIGN GENERAL CODE (MARCH 2009)
- AS 4282:1997 CONTROL OF THE OBTRUSIVE EFFECTS OF OUTDOOR LIGHTING.
- AS/NZS 1158.3.1:2005 CATEGORY P11b, PARKING SPACES, AISLES AND CIRCULATION ROADWAYS WITH THE FOLLOWING CRITERIA:
 - MEDIUM NIGHT TIME OR PEDESTRIAN MOVEMENTS,
 - BETWEEN 25% AND 75% NIGHT TIME OCCUPANCY RATES AND
 - MEDIUM RISK OF CRIME.
- AS/NZS 1158.3.1:2005 CATEGORY P9: STEPS AND STAIRS.
- PERIMETER OF BUILDING LIT TO 20 LUX TO COMPLY WITH CEPTED.



Rev.	Date	Details and Status	By	Rev.	Date	Details and Status	By
01	02.08.19	ISSUED FOR DA	JM				

SCALEBAR FOR 1:100

NOT FOR TENDER	<p>5 Bodalla Place Fyshwick, ACT 2609 Tel: (02) 6240 2900 Fax: (02) 6280 9951 Email: firstname.surname@rudds.com.au Website: www.rudds.com.au</p>				
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Drawing Title SITE PLAN EXTERNAL LIGHTING ELECTRICAL SERVICES		Scale 1:100	Sheet Size A1	Drawing No. 120010-E100	Rev. 01

MATERIALS SCHEDULE

CODE	DESCRIPTION
AW:01	ALUMINIUM FRAMED WINDOWS
AW:02	ALUMINIUM FRAMED CURTAIN WALL WINDOW FRAMING
CM:01	INSULATED PANEL EXTERNAL WALLS
DP:01	SELECTED DOWNPIPE / SPREADER SUMP & OVERFLOW TO HYDRAULIC ENGINEERS DETAILS
GL:01	CLEAR GLAZING
GL:02	OPAQUE GLAZING
HR:01	FLOOR MOUNTED STEEL HANDRAIL
LV:01	ALUMINIUM FRAMED MECHANICAL LOUVRE
MC:01	FOLDED METAL FASCIA CAPPING
MF:01	ROOF FASCIA
MG:01	METAL GUTTERING
MI:01	COLORBOND INFILL - MONUMENT
MR:01	METAL ROOFING
SF:01	FIBRE CEMENT SOFFIT
SM:01	STEEL MESH SCREENING
TP:01	TIMBER SCREENING



01 - CM:01
COLORBOND ARIES
EXTERNAL WALLS



02 - RF:01
COLORBOND WINDSPRAY
METAL ROOFING



03 - AW:01, AW:02, DP:01, HR:01, MC:01, MG:01, SF:01, SM:01
COLORBOND NIGHT SKY
ANODIZED ALUMINIUM GLAZING FRAMES AND CURTAIN WALL FRAMING, HANDRAILS, FIBRE CEMENT SOFFITS, FASCIAS AND FOLDED METAL FASCIA CAPPING



04 - TP:01
MODWOOD PANELLING SILVERGUM
EXTERNAL FEATURE WALL



05 - GL:01
CLEAR GREY COLOURED TRANSPARENT GLAZING
AS SCHEDULED



06 - GL:02
GREY COLOURED TRANSLUCENT GLAZING
AS SCHEDULED



07 - MI:01
COLORBOND INFILL PANELLING MONUMENT FINISH
AS SCHEDULED

3	ISSUED FOR DA	02.08.19
2	PRELIMINARY ISSUE	26.07.19
1	PRELIMINARY ISSUE	23.07.19

Amendments

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Project
**ACT HEALTH - CANBERRA HOSPITAL
PROPOSED DEMOUNTABLE OFFICE BUILDING
HOSPITAL & BATESON ROADS GARRAN, ACT 2605**

BLOCK 1 SECTION 58 GARRAN

Drawing FINISHES SCHEDULE		Scale 1 : 1 @ A1	Project Number 16.001	Drawing No. DA050
Drawn DC	Checked CP			

PRELIMINARY

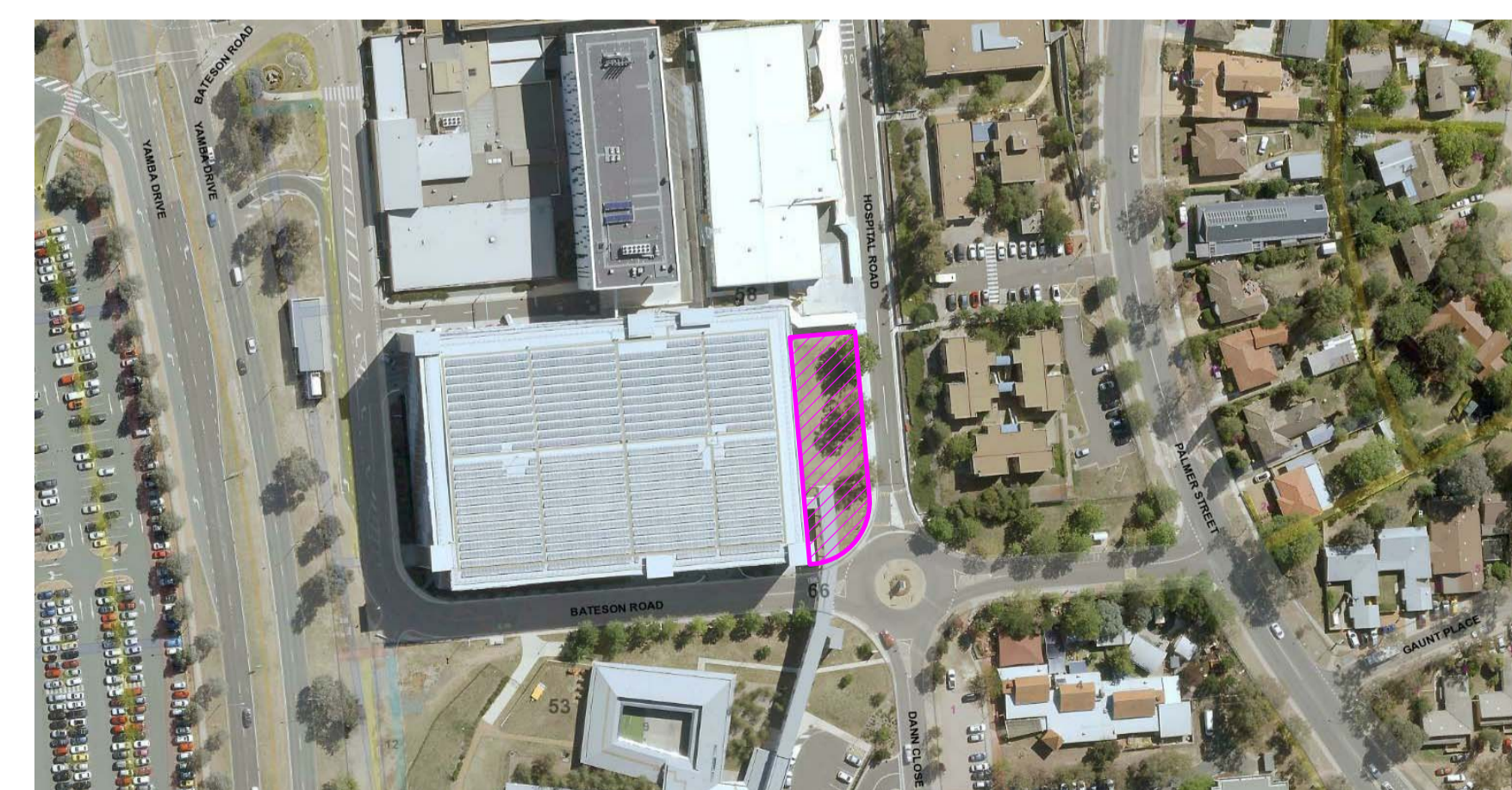
DRAWING LIST

SHEET NO.	DRAWING TITLE	REVISION
DA000	TITLE SHEET	3
DA050	FINISHES SCHEDULE	3
DA100	SITE PLAN	3
DA110	SITE ANALYSIS PLAN	2
DA200	GROUND FLOOR PLAN	4
DA201	LEVEL 01 FLOOR PLAN	4
DA202	ROOF PLAN	3
DA500	BUILDING ELEVATIONS	4
DA600	BUILDING SECTIONS	4
DA941	AREA PLANS	1
DA942	WINTER SOLSTICE SHADOWS (21 JUNE)	1
DA943	SUMMER SOLSTICE SHADOWS (22 DECEMBER)	1



ACT HEALTH - CANBERRA HOSPITAL PROPOSED DEMOUNTABLE OFFICE BUILDING

HOSPITAL & BATESON ROADS GARRAN, ACT 2605



LOCATION PLAN - HOSPITAL AND BATESON ROADS GARRAN ACT 2605

3	ISSUED FOR DA	02.08.19
2	PRELIMINARY ISSUE	26.07.19
1	PRELIMINARY ISSUE	23.07.19

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Project
**ACT HEALTH - CANBERRA HOSPITAL
PROPOSED DEMOUNTABLE OFFICE BUILDING
HOSPITAL & BATESON ROADS GARRAN, ACT 2605**

BLOCK 1 SECTION 58 GARRAN

Drawing
TITLE SHEET

Scale 1 : 1 @ A1	Project Number 16.001	Drawing No. DA000
Drawn DC	Checked CP	

PRELIMINARY

STREET REPORT

History Location: HOSPITAL ROAD - showing Intersections and Midblocks
Report Date Range: 01/01/2013 12:00:00 AM -> 31/12/2017 11:59:59 PM

Location Type: Intersection
Location Description: BATESON/DANN/HOSPITAL

Location : Chainage	Police Reference	Date/Time Direction	Severity Lane	Injury Type Position	Crash Type Movement	Number of Casualties Visibility	Number of Vehicles	Road Surface	Weather	Rum Code
Crashes = 0										

Location Type: Mid Block
Location Description: HOSPITAL ROAD (BATESON / DANN -> GILMORE)

Location : Chainage	Police Reference	Date/Time Direction	Severity Lane	Injury Type Position	Crash Type Movement	Number of Casualties Visibility	Number of Vehicles	Road Surface	Weather	Rum Code
Crashes = 0										

Location Type: Intersection
Location Description: GILMORE/HOSPITAL

Location : Chainage	Police Reference	Date/Time Direction	Severity Lane	Injury Type Position	Crash Type Movement	Number of Casualties Visibility	Number of Vehicles	Road Surface	Weather	Rum Code
Crashes = 0										

Total Crashes = 0

STREET REPORT

History Location: BATESON ROAD - showing Intersections and Midblocks
 Report Date Range: 01/01/2013 12:00:00 AM -> 31/12/2017 11:59:59 PM

Location Type: Intersection
 Location Description: BATESON/YAMBA

Location : Chainage	Police Reference	Date/Time Direction	Severity Lane	Injury Type Position	Crash Type Movement	Number of Casualties Visibility	Number of Vehicles	Road Surface	Weather	Rum Code
BATESON/YAMBA	2013-1182509 Vehicle 1 Vehicle 2	23/01/2013 16:45	Property Damage Only Left turn lane Left turn lane	Within intersection Within intersection	Left turn Left turn	6 Not obstructed Not obstructed	0	2 Good dry surface	Fine	302
BATESON/YAMBA	2013-2169812 Vehicle 1	27/02/2013 9:30	Injury 1st (kerb or left) lane	Received medical treatme Approaching intersection	Straight ahead	13 Not obstructed	1	1 Wet surface	Heavy rain	705
BATESON/YAMBA	2013-1099429 Vehicle 1 Vehicle 2	14/08/2013 8:20	Property Damage Only 1st (kerb or left) lane 1st (kerb or left) lane	Approaching intersection Approaching intersection	Straight ahead Straight ahead	6 Not obstructed Not obstructed	0	2 Good dry surface	Fine	301
BATESON/YAMBA	2013-1141792 Vehicle 1 Vehicle 2	14/08/2013 17:00	Property Damage Only 2nd lane 2nd lane	Within intersection Within intersection	Straight ahead Straight ahead	6 Not obstructed Not obstructed	0	2 Good dry surface	Fine	301
BATESON/YAMBA	2013-1107061 Vehicle 1 Vehicle 2	8/10/2013 8:20	Property Damage Only 1st (kerb or left) lane 1st (kerb or left) lane	Approaching intersection Approaching intersection	Straight ahead Straight ahead	6 Not obstructed Not known	0	2 Good dry surface	Fine	301
BATESON/YAMBA	2013-1204307 Vehicle 1 Vehicle 2	5/11/2013 19:00	Property Damage Only 1st (kerb or left) lane 1st (kerb or left) lane	Within intersection Within intersection	Straight ahead Straight ahead	6 Not obstructed Not obstructed	0	2 Good dry surface	Fine	301
BATESON/YAMBA	2014-1112624 Vehicle 1 Vehicle 2 Vehicle 3	1/07/2014 9:25	Property Damage Only 1st (kerb or left) lane 1st (kerb or left) lane 1st (kerb or left) lane	Within intersection Within intersection Within intersection	Straight ahead Straight ahead Straight ahead	6 Not known Not known Not known	0	3 Good dry surface	Fine	301
BATESON/YAMBA	2014-1175774 Vehicle 1 Vehicle 2	1/08/2014 16:08	Property Damage Only 2nd lane 2nd lane	Within intersection Approaching intersection	Straight ahead Straight ahead	6 Not obstructed Not obstructed	0	2 Wet surface	Light rain	301
BATESON/YAMBA	2015-1188212 Vehicle 1 Vehicle 2	29/01/2015 17:20	Property Damage Only 1st (kerb or left) lane 1st (kerb or left) lane	Within intersection Approaching intersection	Straight ahead Straight ahead	6 Not obstructed Not obstructed	0	2 Good dry surface	Fine	301
BATESON/YAMBA	2015-1114579 Vehicle 1 Vehicle 2	9/02/2015 8:30	Property Damage Only 2nd lane Right turn lane	Within intersection Within intersection	Straight ahead Right turn	3 Not obstructed Not known	0	2 Good dry surface	Fine	305
BATESON/YAMBA	2015-1210398 Vehicle 1 Vehicle 2	20/04/2015 13:45	Property Damage Only Right turn lane Right turn lane	Approaching intersection Within intersection	Right turn Right turn	6 Not obstructed Not obstructed	0	2 Good dry surface	Cloudy or	303
BATESON/YAMBA	2015-1224577 Vehicle 1 Vehicle 2	15/06/2015 8:15	Property Damage Only Left turn lane Left turn lane	Within intersection Within intersection	Left turn Left turn	6 Not obstructed Not obstructed	0	2 Good dry surface	Fine	302
BATESON/YAMBA	2015-2137481 Vehicle 1 Vehicle 2	12/08/2015 17:40	Property Damage Only 2nd lane 2nd lane	Approaching intersection Approaching intersection	Straight ahead Straight ahead	6 Not obstructed Not obstructed	0	2 Wet surface	Light rain	301
BATESON/YAMBA	2016-1182897 Vehicle 1 Vehicle 2	15/08/2016 16:00	Property Damage Only 1st (kerb or left) lane 1st (kerb or left) lane	Approaching intersection Approaching intersection	Straight ahead Straight ahead	6 Not obstructed Not obstructed	0	2 Good dry surface	Fine	301
BATESON/YAMBA	2016-1219684 Vehicle 1 Vehicle 2	19/10/2016 17:45	Property Damage Only 2nd lane 2nd lane	Within intersection Approaching intersection	Straight ahead Straight ahead	6 Not obstructed Not obstructed	0	2 Good dry surface	Fine	301
BATESON/YAMBA	2017-2216655 Vehicle 1 Vehicle 2	5/06/2017 16:15	Injury 1st (kerb or left) lane Right turn lane	Admitted to hospital Within intersection Within intersection	Straight ahead Right turn	1 Not obstructed Not obstructed	1	2 Good dry surface	Fine	202
BATESON/YAMBA	2017-1203037 Vehicle 1 Vehicle 2	22/06/2017 18:45	Property Damage Only 1st (kerb or left) lane 1st (kerb or left) lane	Within intersection Approaching intersection	Straight ahead Straight ahead	6 Not obstructed Not obstructed	0	2 Good dry surface	Fine	301
BATESON/YAMBA	2017-1185328 Vehicle 1 Vehicle 2	31/07/2017 15:50	Property Damage Only Left turn lane Left turn lane	Within intersection Within intersection	Left turn Left turn	6 Not obstructed Not obstructed	0	2 Wet surface	Light rain	302
BATESON/YAMBA	2017-1113919 Vehicle 1 Vehicle 2	22/08/2017 10:40	Property Damage Only 2nd lane 2nd lane	Approaching intersection Approaching intersection	Straight ahead Straight ahead	6 Not obstructed Not obstructed	0	2 Good dry surface	Fine	301
BATESON/YAMBA	2017-1108755 Vehicle 1	19/10/2017 16:40	Property Damage Only Right turn lane	Within intersection	Right turn	19 Not obstructed	0	1 Good dry surface	Cloudy or	707

Crashes = 20

Location Type	Mid Block											
Location Description	BATESON ROAD (YAMBA -> HOSPITAL)											
Location : Chainage	Police Reference	Date/Time Direction	Severity Lane	Injury Type Position	Crash Type Movement	Number of Casualties Visibility	Number of Vehicles	Road Surface	Weather	Rum Code		
	BATESON ROAD (YAMBA -> HOS	2014-1173444	1/10/2014 16:55	Property Damage Only			6	0	3	Good dry surface	Fine	301
	Vehicle 1	West bound	Left turn lane	Approaching intersection	Straight ahead	Not obstructed						
	Vehicle 2	West bound	Left turn lane	Approaching intersection	Straight ahead	Not obstructed						
	Vehicle 3	West bound	Left turn lane	Approaching intersection	Straight ahead	Not obstructed						

Crashes = 1

Location Type	Intersection											
Location Description	BATESON/HOSPITAL											
Location : Chainage	Police Reference	Date/Time Direction	Severity Lane	Injury Type Position	Crash Type Movement	Number of Casualties Visibility	Number of Vehicles	Road Surface	Weather	Rum Code		
	BATESON/HOSPITAL	2013-1118870	26/04/2013 10:15	Property Damage Only			2	0	2	Good dry surface	Fine	107
	Vehicle 1	North bound	1st (kerb or left) lane	Within intersection	Straight ahead	Not obstructed						
	Vehicle 2	East bound	1st (kerb or left) lane	Within intersection	Left turn	Not obstructed						
	BATESON/HOSPITAL	2014-1097548	14/08/2014 8:05	Property Damage Only			2	0	2	Good dry surface	Fine	107
	Vehicle 1	North bound	1st (kerb or left) lane	Within intersection	Straight ahead	Not obstructed						
	Vehicle 2	East bound	1st (kerb or left) lane	Within intersection	Left turn	Glare or dazzle						
	BATESON/HOSPITAL	2015-1167155	10/08/2015 16:35	Property Damage Only			9	0	2	Good dry surface	Fine	406
	Vehicle 1	North bound	1st (kerb or left) lane	Not related to intersection	Straight ahead	Not obstructed						
	Vehicle 2	East bound	Other	Out of driveway	Backing	Not obstructed						
	BATESON/HOSPITAL	2015-1117445	13/08/2015 8:50	Property Damage Only			2	0	2	Good dry surface	Fine	104
	Vehicle 1	East bound	1st (kerb or left) lane	Within intersection	Right turn	Not obstructed						
	Vehicle 2	North bound	1st (kerb or left) lane	Within intersection	Straight ahead	Not obstructed						
	BATESON/HOSPITAL	2016-1179687	28/11/2016 16:10	Property Damage Only			6	0	2	Good dry surface	Fine	302
	Vehicle 1	North bound	1st (kerb or left) lane	Within intersection	Left turn	Not obstructed						
	Vehicle 2	North bound	1st (kerb or left) lane	Within intersection	Left turn	Not obstructed						

Crashes = 5

Location Type	Mid Block											
Location Description	BATESON ROAD (HOSPITAL ACCESS NORTH -> HOSPITAL ACCESS SOUTH)											
Location : Chainage	Police Reference	Date/Time Direction	Severity Lane	Injury Type Position	Crash Type Movement	Number of Casualties Visibility	Number of Vehicles	Road Surface	Weather	Rum Code		

Crashes = 0

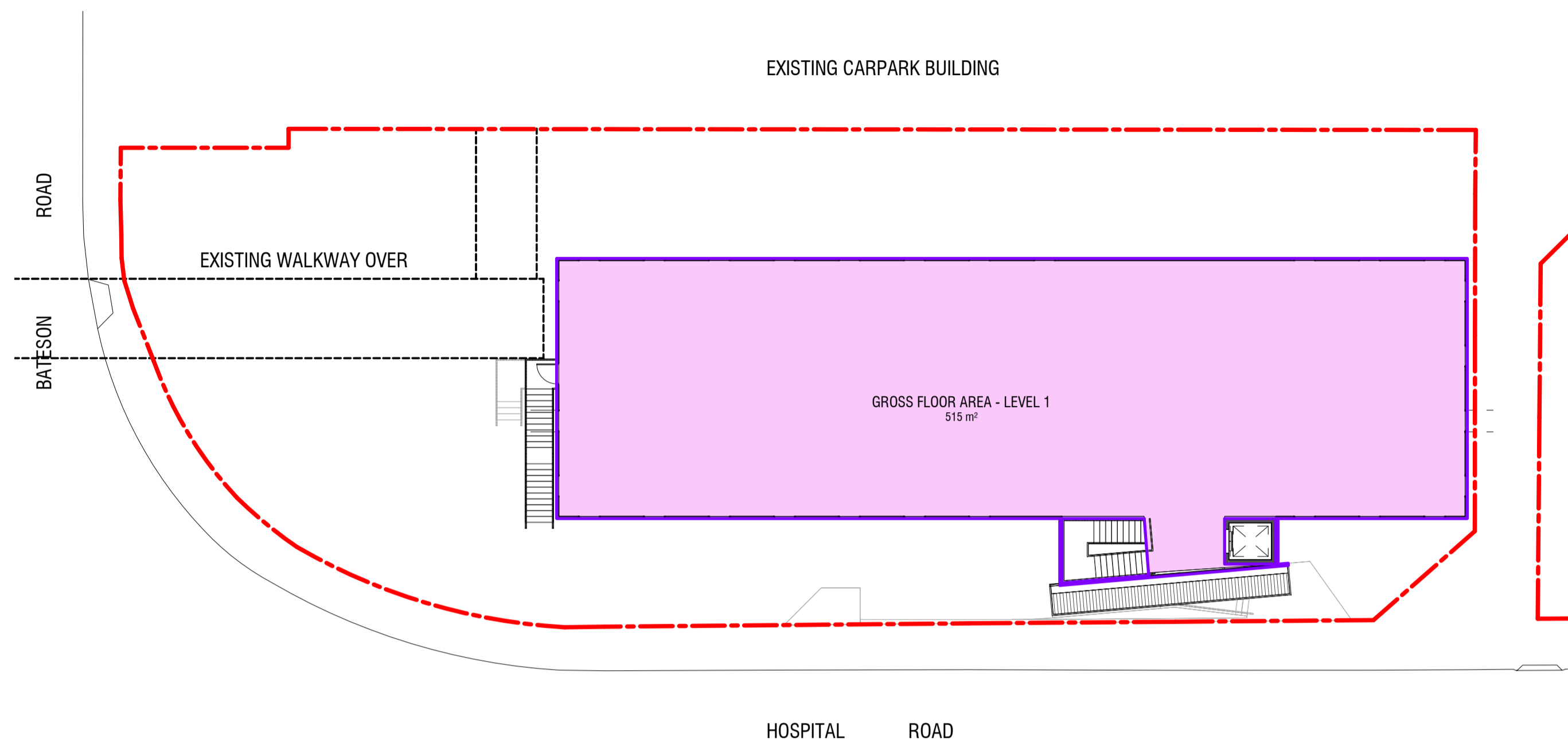
Location Type	Intersection											
Location Description	BATESON/HOSPITAL ACCESS SOUTH											
Location : Chainage	Police Reference	Date/Time Direction	Severity Lane	Injury Type Position	Crash Type Movement	Number of Casualties Visibility	Number of Vehicles	Road Surface	Weather	Rum Code		
	BATESON/HOSPITAL ACCESS SOI	2013-1168589	30/07/2013 13:30	Property Damage Only			3	0	2	Good dry surface	Fine	307
	Vehicle 1	North bound	Right turn lane	Into driveway	Right turn	Not obstructed						
	Vehicle 2	North bound	1st (kerb or left) lane	Not related to intersection	Right turn	Not obstructed						

Crashes = 1

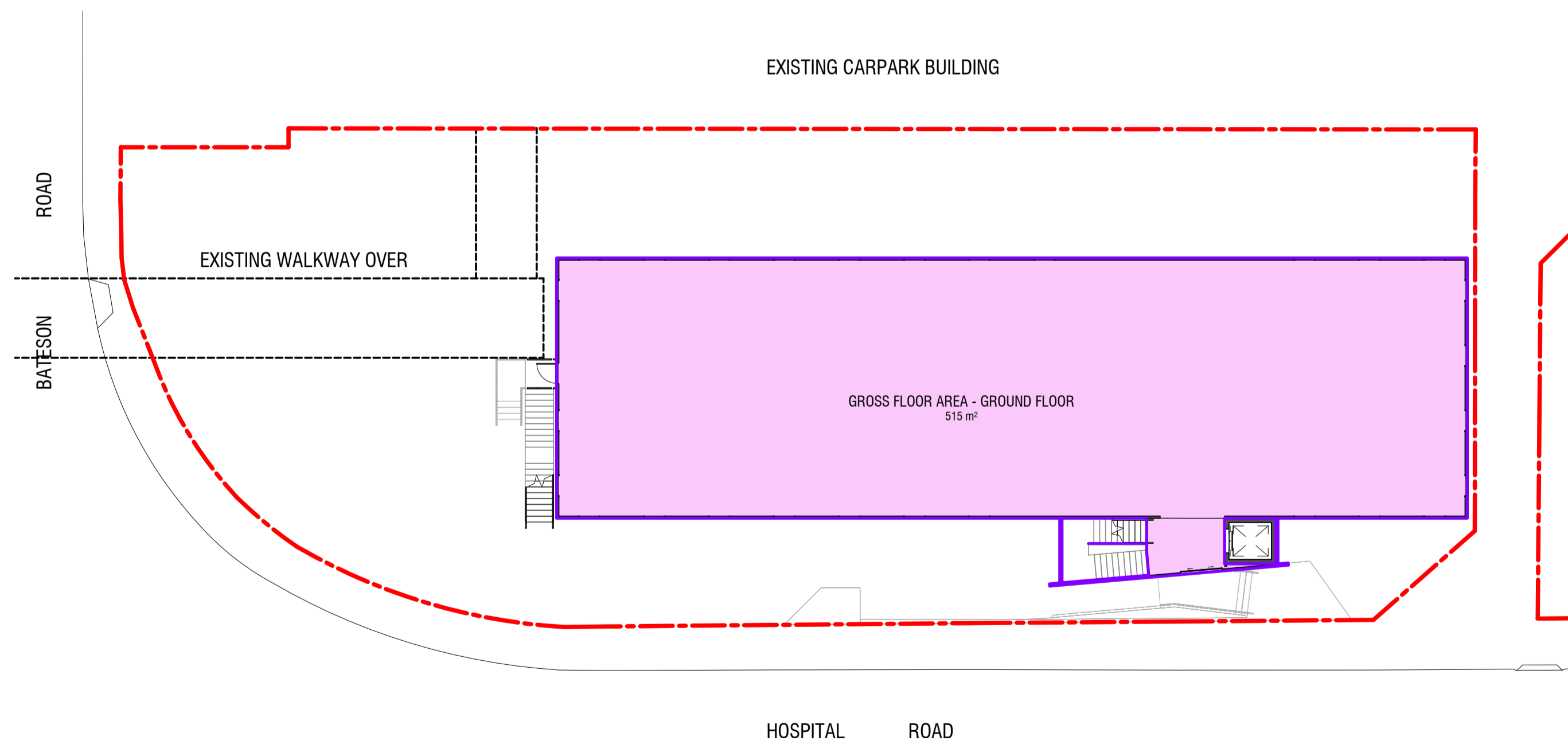
Location Type	Mid Block											
Location Description	BATESON ROAD (HOSPITAL ACCESS SOUTH -> HOSPITAL / DANN)											
Location : Chainage	Police Reference	Date/Time Direction	Severity Lane	Injury Type Position	Crash Type Movement	Number of Casualties Visibility	Number of Vehicles	Road Surface	Weather	Rum Code		
	BATESON ROAD (HOSPITAL ACCI	2016-1088543	8/03/2016 21:40	Property Damage Only			9	0	2	Good dry surface	Fine	406
	Vehicle 1	East bound	1st (kerb or left) lane	Not related to intersection	Straight ahead	Not obstructed						
	Vehicle 2	South bound	Other	Out of driveway	Right turn	Not obstructed						
	BATESON ROAD (HOSPITAL ACCI	2016-1158241	13/12/2016 14:35	Property Damage Only			9	0	2	Good dry surface	Fine	406
	Vehicle 1	East bound	1st (kerb or left) lane	Not related to intersection	Straight ahead	Not obstructed						
	Vehicle 2	South bound	Other	Out of driveway	Right turn	Not obstructed						

Crashes = 2

Location Type	Intersection									
Location Description	BATESON/DANN/HOSPITAL									
Location : Chainage	Police Reference	Date/Time	Severity	Injury Type	Crash Type	Number of Casualties	Number of	Road Surface	Weather	Rum
Crashes = 0	Direction	Direction	Lane	Position	Movement	Visibility	Vehicles			Code
Location Type										
Mid Block										
Location Description										
BATESON ROAD (HOSPITAL / DANN -> PALMER)										
Location : Chainage	Police Reference	Date/Time	Severity	Injury Type	Crash Type	Number of Casualties	Number of	Road Surface	Weather	Rum
Crashes = 0	Direction	Direction	Lane	Position	Movement	Visibility	Vehicles			Code
Location Type										
Intersection										
Location Description										
BATESON/PALMER										
Location : Chainage	Police Reference	Date/Time	Severity	Injury Type	Crash Type	Number of Casualties	Number of	Road Surface	Weather	Rum
BATESON/PALMER	2014-1191978	1/12/2014 7:30	Property Damage Only			2	0	2 Good dry surface	Fine	104
	Vehicle 1	East bound	1st (kerb or left) lane	Within intersection	Right turn	Glare or dazzle				
	Vehicle 2	North bound	1st (kerb or left) lane	Within intersection	Straight ahead	Not obstructed				
BATESON/PALMER	2015-1172378	8/11/2015 15:40	Property Damage Only			2	0	2 Good dry surface	Fine	104
	Vehicle 1	North bound	1st (kerb or left) lane	Within intersection	Straight ahead	Not obstructed				
	Vehicle 2	East bound	1st (kerb or left) lane	Within intersection	Right turn	Not obstructed				
BATESON/PALMER	2017-1093172	17/07/2017 14:55	Property Damage Only			2	0	2 Good dry surface	Cloudy or	104
	Vehicle 1	East bound	1st (kerb or left) lane	Within intersection	Right turn	Other				
	Vehicle 2	North bound	1st (kerb or left) lane	Within intersection	Straight ahead	Not obstructed				
BATESON/PALMER	2017-1179741	16/10/2017 16:00	Property Damage Only			2	0	2 Good dry surface	Fine	105
	Vehicle 1	South bound	1st (kerb or left) lane	Within intersection	Right turn	Glare or dazzle				
	Vehicle 2	East bound	1st (kerb or left) lane	Within intersection	Right turn	Not obstructed				
Crashes = 4										
Total Crashes = 33										



2 AREA PLAN - LEVEL 1
 Scale: 1:200



1 AREA PLAN - GROUND FLOOR
 Scale: 1:200

AREA SCHEDULE	
NAME	AREA
GROSS FLOOR AREA - GROUND FLOOR	515 m ²
GROSS FLOOR AREA - LEVEL 1	515 m ²
TOTAL GROSS FLOOR AREA	1030 m ²

PRELIMINARY

1	ISSUED FOR DA	02.08.19
Amendments		

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Project
**ACT HEALTH - CANBERRA HOSPITAL
 PROPOSED DEMOUNTABLE OFFICE BUILDING
 HOSPITAL & BATESON ROADS GARRAN, ACT 2605**

BLOCK 1 SECTION 58 GARRAN

Drawing
AREA PLANS

Scale 1 : 200 @ A1	Project Number 16.001	Drawing No. DA941
Drawn DC	Checked CP	



1 BATESON AND HOSPITAL ROADS (SOUTH VIEW)
 Scale:



2 HOSPITAL AND BATESON ROADS (NORTH VIEW)
 Scale:

4	ISSUED FOR DA	02.08.19
3	PRELIMINARY ISSUE	26.07.19
2	PRELIMINARY ISSUE	23.07.19
1	ISSUE TO CLIENT	12.07.19

Amendments

Client



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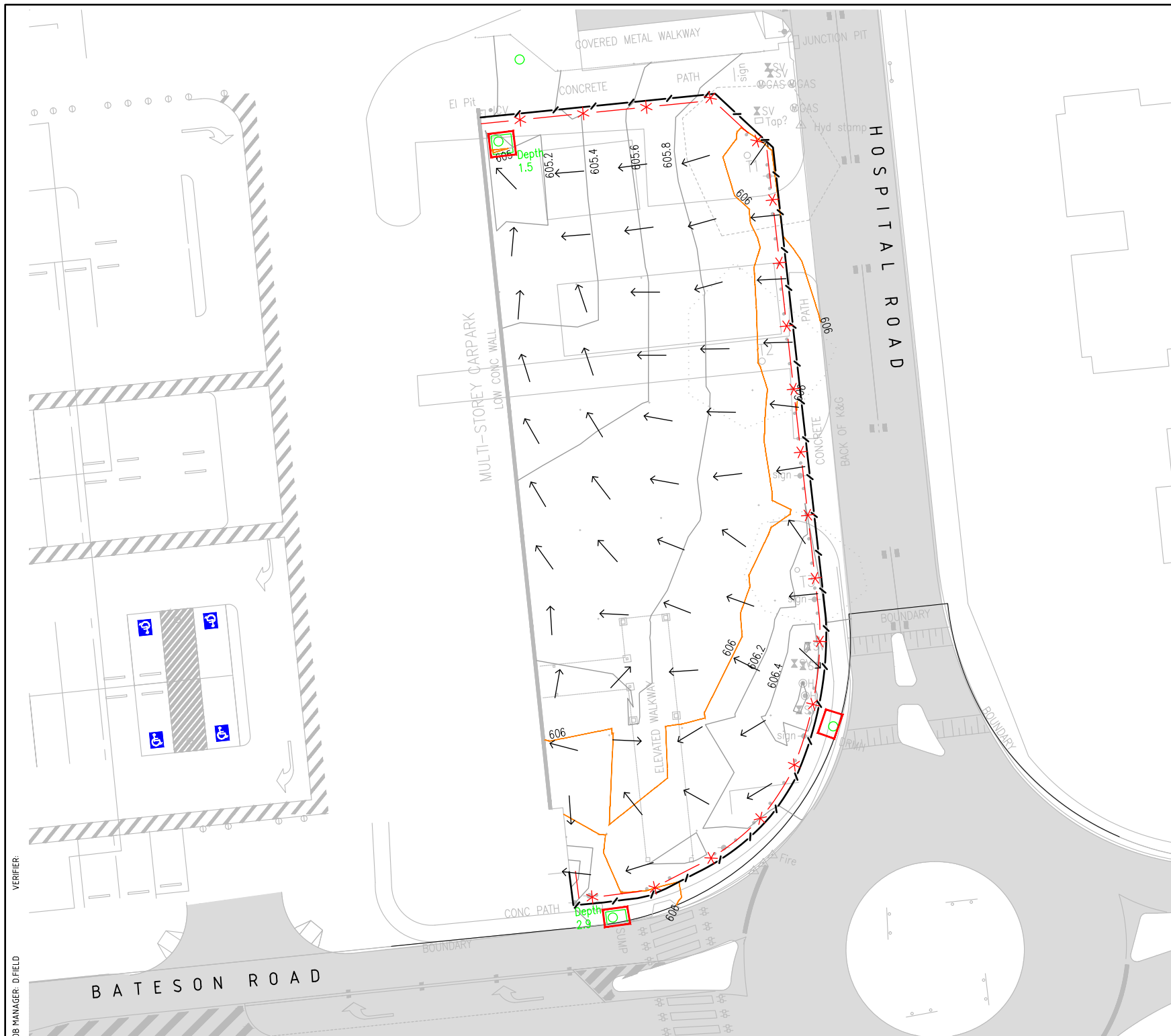
Project
**ACT HEALTH - CANBERRA HOSPITAL
 PROPOSED DEMOUNTABLE OFFICE BUILDING
 HOSPITAL & BATESON ROADS GARRAN, ACT 2605**

BLOCK 1 SECTION 58 GARRAN

Drawing
PERSPECTIVE VIEWS

Scale	Project Number	Drawing No.
@ A1	16.001	DA950
Drawn	Checked	
DC	CP	

PRELIMINARY



NOTES

- GENERAL:**
- THE CONTRACTOR MUST ENTER INTO AN ENVIRONMENT PROTECTION AGREEMENT WITH THE EPA
 - ENSURE THAT ALL ENVIRONMENT PROTECTION WORKS ARE IN PLACE BEFORE COMMENCING CONSTRUCTION ON THE SITE.
 - LIASE AS NECESSARY WITH THE EPA AND OBTAIN AGREEMENT TO THE ADEQUACY OF THE PROTECTION WORKS.
 - KEEP A COPY OF THE EPA SIGNED EROSION AND SEDIMENT CONTROL PLAN ON SITE AT ALL TIMES. DISPLAY IN A PROMINENT LOCATION.
 - LOCATE ALL PROTECTION WORKS WHOLLY WITHIN THE SITE UNLESS OTHERWISE PRE-APPROVED.
 - CONSTRUCT AND MAINTAIN PROTECTION WORKS IN ACCORDANCE WITH THE "ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT" (2011) AND THE NSW BLUE BOOK AS APPROPRIATE.
 - ASSIGN A DESIGNATED PARKING AREA. ALL WORKERS VEHICLES ARE TO BE PARKED IN LEGAL PARKING ZONES, WHERE POSSIBLE VEHICLES TO BE PARKED WITHIN THE BLOCK.
 - MINIMISE DISTURBANCE OF THE EXISTING SURFACE AND VEGETATION.

- SPOIL MANAGEMENT:**
- DESIGNATE AN AREA ON SITE FOR CONCRETE TRUCK WASH-DOWNS.
 - BRICK CUTTING TO OCCUR ON SITE WITHIN THE MATERIALS AND WASTE STORAGE AREA.
 - SPOIL TO BE DISPOSED OF APPROPRIATELY TO AN APPROVED LOCATION OFF SITE.

- NOISE:**
- ENSURE ALL CONSTRUCTION WORK THAT GENERATES NOISE TAKES PLACE ONLY WITHIN THE PRE-APPROVED OPERATING HOURS FOR THE PROJECT: MONDAY TO SATURDAY, BETWEEN 7AM AND 6PM.

- SEDIMENT CONTROLS AND STORMWATER:**
- MAINTAIN STRICT SITE ACCESS CONTROL WITH A STABILISED ACCESS POINT THAT ALL VEHICLES MUST USE.
 - AT THE END OF EACH DAY OR WHEN DIRT OCCURS OR PRIOR TO ANY RAIN EVENT, REMOVE ANY SEDIMENT FROM PUBLIC ROADS ADJACENT TO THE WORK AREA. DO NOT WASH INTO THE STORMWATER SYSTEM.
 - MAINTAIN AS MUCH VEGETATIVE COVER AS PRACTICAL PARTICULARLY BESIDE MAIN DRAINAGE LINES. FENCE OFF BUFFER AREAS TO PREVENT DISTURBANCE.
 - PROTECT ALL CUT AND FILL BATTERS FROM RUN-OFF AND STABILISE IMMEDIATELY AFTER CONSTRUCTION.
 - USE CONTOUR PLOUGHING AND/OR SURFACE ROUGHENING OF FINISHED LANDFORM TO SLOW WATER FLOW DURING RAIN EVENTS.
 - INSTALL SILT FENCES ON THE LOW SIDE OF ANY STOCKPILE.
 - INSTALL PERMANENT DRAINAGE FACILITIES AT AN EARLY STAGE.
 - FILTER SOCKS TO BE INSTALLED AT ALL OPEN PITS AND KERB SIDE SUMPS PROGRESSIVELY AS CONSTRUCTION PROCEEDS.
 - PROVIDE PROTECTION TO NEW DRAINAGE INLETS IMMEDIATELY ON CONNECTION TO THE DRAINAGE SYSTEM
 - ESTABLISH ALTERNATIVE STABLE DRAINAGE SYSTEMS THROUGH THE SITE WHILE PERMANENT FACILITIES ARE BEING INSTALLED.
 - USE DIVERSION STRUCTURES TO CONVEY RUN-OFF TO A STABLE DISPOSAL AREA.
 - STABILISE AND GRASS ALL DIVERSION SWALES AND DRAINS. WHERE MAJOR TEMPORARY DRAINAGE PATHS ARE CREATED CONSTRUCT HAY BALE WEIRS (WRAPPED IN BIDDUM) ACROSS THE ENTIRE FLOW PATH AND AT 25M INTERVALS.
 - STABILISE AND GRASS ALL DIVERSION SWALES AND DRAINS.
 - INSTALL SEDIMENT TRAPS AT DRAINAGE INLETS AND OTHER POINTS OF DISCHARGE FROM AREAS OF DISTURBANCE.
 - UNDERTAKE VEGETATIVE STABILISATION MEASURES IMMEDIATELY AFTER COMPLETION OF FINAL LAND FORMING.
 - PLACE HAY BALES LENGTHWISE IN A ROW WITH ENDS TIGHTLY ABUTTING. USE HAY TO FILL ANY GAPS BETWEEN BALES. - ENSURE THAT THE MAXIMUM HEIGHT OF THE FILTER IS ONE BALE
 - EMBED EACH BALE IN THE GROUND 75mm-100mm AND ANCHOR WITH TWO 12M STAR PICKETS OR STAKES. ANGLE FIRST STAR PICKET/STAKE IN EACH BALE TOWARDS PREVIOUSLY LAID BALE. DRIVE 600mm INTO THE GROUND AND, WHERE STAR PICKETS PROTRUDE ABOVE BALES, ENSURE THEY ARE FITTED WITH SAFETY CAPS.

- INSPECTIONS AND MAINTENANCE SCHEDULE:**
(RECORD MAINTENANCE ACTIVITIES AND DETAILS TO PROVIDE TO EPA.)
- 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.
- MONTHLY:**
- MAINTAIN AND INSPECT STABILISED SITE ACCESS POINTS.
 - MAINTAIN AND INSPECT HAY BALES, REPLACE AS REQUIRED IF DEGRADED OR DAMAGED.
- AIR QUALITY:**
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 ON SITE
 - COVER STOCKPILES TO PROTECT FROM THE WIND
- IMPLEMENT MEASURES TO LIMIT AIR POLLUTION BY VEHICLES AND PLANT WORKING ON OR PASSING THROUGH THE SITE.
 - 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:**
- BURNING OF WASTE MATERIALS MUST NOT BE UNDERTAKEN.
 - FIRE MAY BE PERMITTED FOR GENERAL HEATING PURPOSES IF IN A BRAZIER OR CONSTRUCTED FIREPLACE, USING SEASONED, UNTREATED TIMBER.

TREE PROTECTION

- GENERAL**
- INSTALL ALL PROTECTIVE MEASURES PRIOR TO COMMENCING CONSTRUCTION WORKS. ADVISE TRANSPORT CANBERRA AND CITY SERVICES (AA) IN WRITING THAT THE PROTECTIVE MEASURES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED LMP.
 - ALL VERGE VEGETATION INCLUDING GRASS SHALL BE PROTECTED AND RETAINED UNO ON THE DRAWINGS. ROUTINELY WATER TO RETAIN VEGETATION IN GOOD CONDITION.
 - A SUITABLY QUALIFIED LANDSCAPE ARCHITECT OR HORTICULTURIST SHALL BE ENGAGED BY THE CONTRACTOR TO OVERSEE ALL MAJOR WORK IN THE VERGE.
 - CONSTRUCTION MATERIAL SHALL NOT BE STORED ON VERGES OR PUBLIC OPEN SPACES
 - CAR PARKING OR EQUIPMENT PARKING SHALL NOT BE PERMITTED ON VERGES OR ADJACENT PARKLAND
 - SITE SHEDS, STORAGE SHEDS, SITE AMENITIES OR BILLBOARDS SHALL NOT BE ERECTED ON VERGES OR PUBLIC OPEN SPACES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE MANAGER, TCCS, FOR THE USE OF VERGES, PUBLIC OPEN SPACES OR UNLEASED TERRITORY LAND.

- PROTECTIVE FENCING**
- ALL TEMPORARY PROTECTIVE FENCES SHALL BE IN ACCORDANCE WITH THE APPROVED LMP
 - FENCE OFF TREES, PLANTINGS AND GRASS MARKED FOR RETENTION TO ENCLOSE THE STREET VERGE, PUBLIC OPEN SPACE OR UNLEASED TERRITORY LAND AREA.
 - THE STANDARD LOCATIONS FOR FENCING SHALL BE:
FOR EACH TREE ALONG ITS DRIP-LINE 12m OFFSET TO THE BACK OF THE KERB FOR THE FULL FRONTAGE OF THE LEASE, ALONG THE PROPERTY BOUNDARY AND ALONG APPROVED DRIVEWAY ACCESS TO ENSURE THAT THE VERGE IS COMPLETELY ENCLOSED.
 - FENCING SHALL BE ERECTED BEFORE THE COMMENCEMENT OF ANY SITE WORKS, SHALL BE REMAIN IN PLACE THROUGHOUT THE WORKS AND REMOVED PRIOR TO RESTORATION OF THE VERGE.
 - USE TEMPORARY 1800mm CONTINUOUS MESH FENCE SUPPORTED BY STEEL POSTS WITH CONCRETE BASES UNLESS OTHERWISE APPROVED IN WRITING BY TCCS.
 - MAINTAIN ALL EXISTING FOOTPATHS AND PROVIDE SAFE PEDESTRIAN MOVEMENT AT ALL TIMES.
 - WHERE A CONSTRUCTED FOOTPATH/CYCLEWAY EXISTS IN THE VERGE, OFFSET FENCING 600mm EACH SIDE.
 - IF THERE IS NO CONSTRUCTED FOOTPATH/CYCLEWAY PROVIDE A FENCED CLEARWAY 1800mm WIDE FOR PEDESTRIAN ACCESS ALONG THE ENTIRE FRONTAGE
 - FENCING SHALL NOT BE REMOVED FOR THE SERVICE INSTALLATION UNLESS OTHERWISE APPROVED IN WRITING FROM TCCS. ENSURE ALL TREES ARE ADEQUATELY PROTECTED BEFORE COMMENCING TRENCHING. ON COMPLETION RETURN THE FENCE TO ORIGINAL ALIGNMENT.

- SERVICES AND UTILITIES**
- SERVICES AND UTILITIES SHALL BE LAID ONLY IN THE LOCATIONS SHOWN ON THE DRAWINGS. TRENCHING ACROSS THE VERGE SHALL BE UNDERTAKEN ONLY WHERE SHOWN ON THE DRAWINGS
 - UNLESS OTHERWISE SHOWN ON THE DRAWINGS NO TRENCHING SHALL BE CARRIED OUT WITHIN THE DRIP LINE OF ANY TREE
 - THE NUMBER OF VERGE CROSSINGS SHALL BE MINIMISED. WHERE PRACTICAL AND PERMITTED SHARED TRENCHING SHALL BE ADOPTED
 - TRENCHES SHALL BE LOCATED MIDWAY BETWEEN TREES

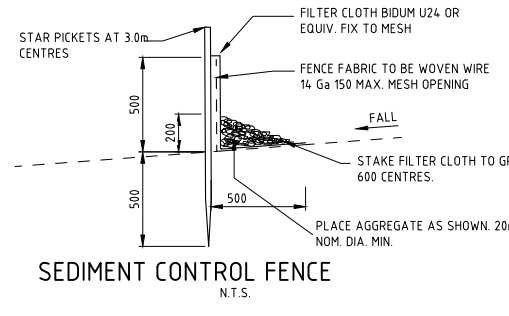
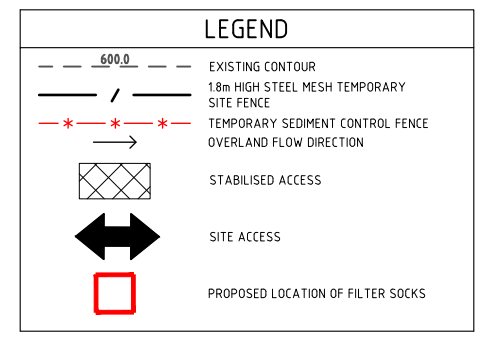
- SITE ACCESS**
- SITE ACCESS SHALL ONLY BE VIA THE ACCESS POINTS SHOWN ON THE DRAWINGS.
 - PRIOR WRITTEN APPROVAL FOR ALTERNATIVE OR ADDITIONAL ACCESS POINTS SHALL BE OBTAINED THROUGH TCCS.
 - NEW ACCESS POINTS SHALL BE LOCATED MIDWAY BETWEEN EXISTING TREES WHERE SPACE IS ADEQUATE. DO NOT LOCATE ANY ACCESS WITHIN THE DRIP LINE OF ANY TREE.

- WORKING NEAR TREES**
- ALL TREES LOCATED IN THE ROAD RESERVE, PUBLIC OPEN SPACE AND UNLEASED TERRITORY LAND SHALL BE PROTECTED FROM DISTURBANCE, DAMAGE OR DESTRUCTION. PRIOR WRITTEN AUTHORISATION FROM TCCS IS REQUIRED FOR ANY DISTURBANCE, DAMAGE OR DESTRUCTION OF ANY TREE OR LANDSCAPE ASSET.
 - EXISTING CANOPY CLEARANCES SHALL NOT BE ALTERED. CROWNS AND APEX OF CANOPIES SHALL NOT BE ALTERED OR REDUCED
 - ENSURE LIFTING EQUIPMENT AND LOAD CAN CLEAR HEIGHT AND WIDTH OF TREE CANOPY WITHOUT DAMAGE TO CROWN. ENSURE CONSTRUCTION EQUIPMENT CAN PASS BENEATH LOWEST LIMB.
 - DO NOT EXCAVATE OR OTHERWISE DISTURB THE SURFACE LAYER WITHIN THE DRIP-LINE OF ANY TREE WITHOUT THE PRIOR WRITTEN APPROVAL OF TCCS.
 - DO NOT SEVER ROOTS >30mm DIAMETER CLOSER THAN HALFWAY FROM THE DRIP-LINE TO THE TRUNK.
 - HAND EXCAVATE TO A DEPTH OF 300MM TO LOCATE ROOTS BEFORE COMMENCING MACHINE EXCAVATION.
 - CUT ROOTS CLEANLY WITH EQUIPMENT SPECIFICALLY DESIGNED FOR PRUNING ROOTS.
 - PROTECT ANY EXPOSED ROOTS FROM DESICCATION. KEEP LIGHTLY WATERED OR COVER WITH MOIST HESSIAN. AFTER REPLACEMENT OF TOPSOIL REGULARLY WATER TREES UNTIL REESTABLISHED.

- CONDITION AND RESTORATION**
- PRIOR TO COMMENCEMENT NOTIFY TCCS OF COMMENCEMENT OF WORK AND UNDERTAKE A JOINT CONDITION SURVEY.
 - AT THE COMPLETION OF WORK ENSURE THAT THE CONDITION OF ALL VEGETATION IS CONSISTENT WITH THE INITIAL CONDITION SURVEY.
 - PROVIDE CONTINUOUS CARE AND MAINTENANCE BY HORTICULTURAL PRACTICES OF SOFT LANDSCAPE ASSETS ON ROAD RESERVES, STREET VERGES, PUBLIC OPEN SPACE AND UNLEASED TERRITORY LAND ADJACENT TO THE DEVELOPMENT FOR THE DURATION OF THE WORKS (INCLUDING RESTORATION WORKS)
 - GRASS AREAS SHALL HAVE A HEALTHY AND VIGOROUS GRASS SWARD APPROPRIATE TO THE AREA. IF THE STANDARD OF GRASS COVER IS TO BE IMPROVED, THE FOLLOWING REQUIREMENTS APPLY:
 - LIGHTLY CULTIVATE THE SOIL TO 25-50mm DEPTH (50mm MAXIMUM TO MINIMISE DAMAGE TO TREE ROOTS). CULTIVATE ONLY IN ONE DIRECTION. AVOID MAJOR TREE ROOTS AND KEEP A MINIMUM OF ONE METER (1.0m) AWAY FROM TREE TRUNKS.
 - ADD TYPE 'B' TOPSOIL AT 25-50mm DEPTH. LEVEL THE TOPSOIL AND ADD NPK FERTILISER (EQUIVALENT TO MULTIGRO) AT 4.0g/m².
 - LAY TURF OR SOW SEED OF SUITABLE DROUGHT TOLERANT SPECIES AS SPECIFIED IN THE ACT GOVERNMENT 'SPECIFICATION FOR URBAN INFRASTRUCTURE WORKS' (ISSUE 1, REVISION 0, 2002). KEEP MOIST DURING ESTABLISHMENT.
 - PLANT DAMAGE/DAMAGE TO TREES OR OTHER PLANTINGS TO BE RECTIFIED BY REPLACEMENT OR REHABILITATION AT CONTRACTORS EXPENSE AND TO THE SATISFACTION OF THE TCCS SPECIFICATION.

VERIFIER: [blank]
JOB MANAGER: D FIELD
DESIGNED: D FIELD
DRAWN: R CRAIDDY

CIVIL WORKS		
THE CANBERRA HOSPITAL BLOCK 1, SECTION 58 GARRAN, A.C.T		
TOTAL WORKS AREA: APPROX. 1308m ²		
HOURS OF OPERATION: MONDAY-SATURDAY, BETWEEN 7A.M-6P.M		
CONTACT DETAILS		
COMPANY: Name: TBC Ph. TBC	SITE MANAGER: Name: TBC Ph. TBC	PROJECT MANAGER: Name: TBC Ph. TBC



REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE	CLIENT
1	DRAFT DA	RC		DF	01.08.19	

SHAPE

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0 2 4 6 8 10m PLAN

SCALE 1:200 @ A1

NORTHROP

Canberra

Unit 2, 2-6 Shea Street, Phillip ACT 2606
Ph (02) 6285 1822 Fax (02) 6285 1863
Email canberra@northrop.com.au ABN 81 094 433 100

PROJECT

**THE CANBERRA HOSPITAL
SPIRE - DEMOUNTABLE**

DRAWING TITLE

**CIVIL WORKS
CONCEPT EROSION, SEDIMENT
AND POLLUTION CONTROL PLAN**

JOB NUMBER

CR191888

DRAWING NUMBER

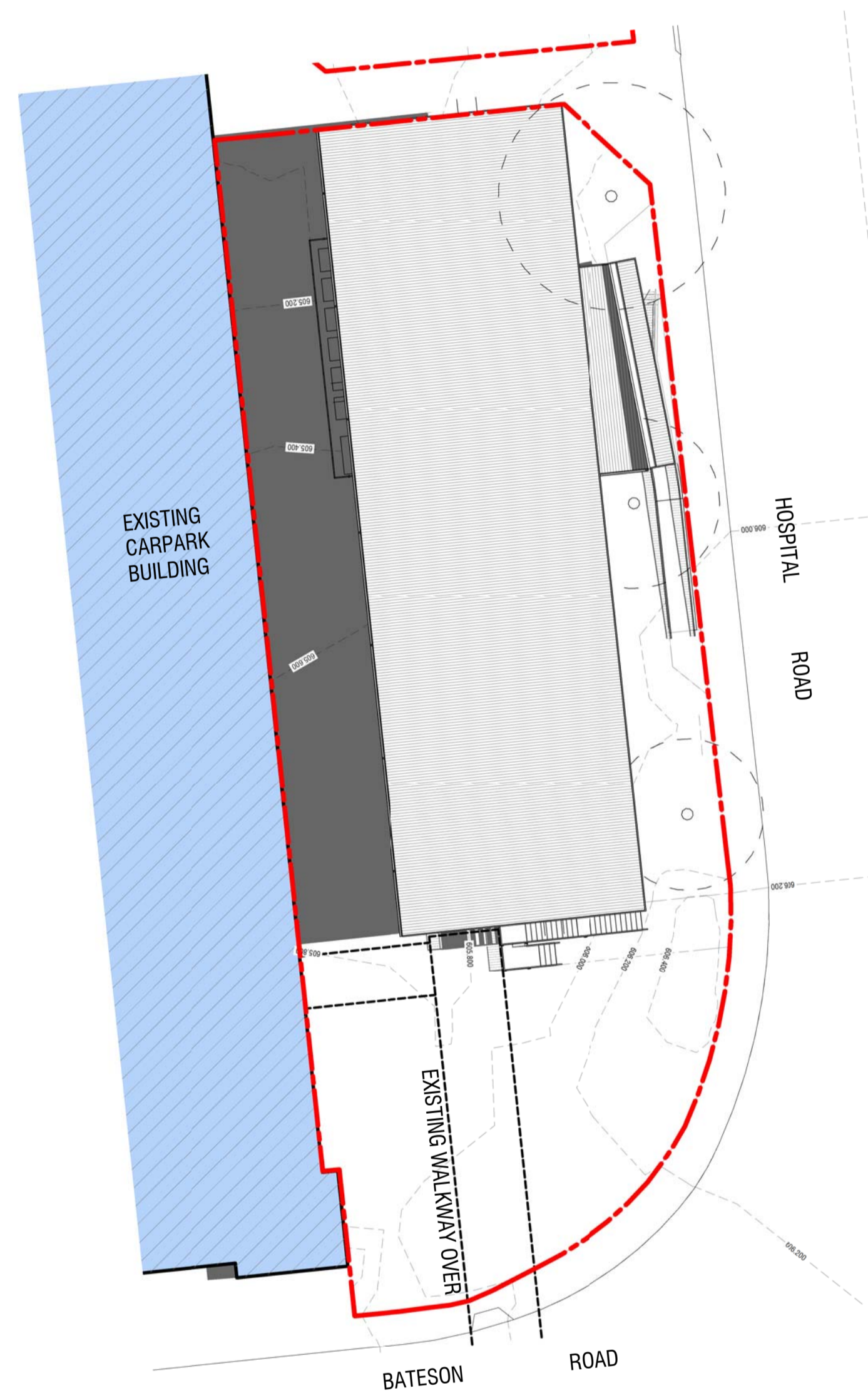
C010

REVISION

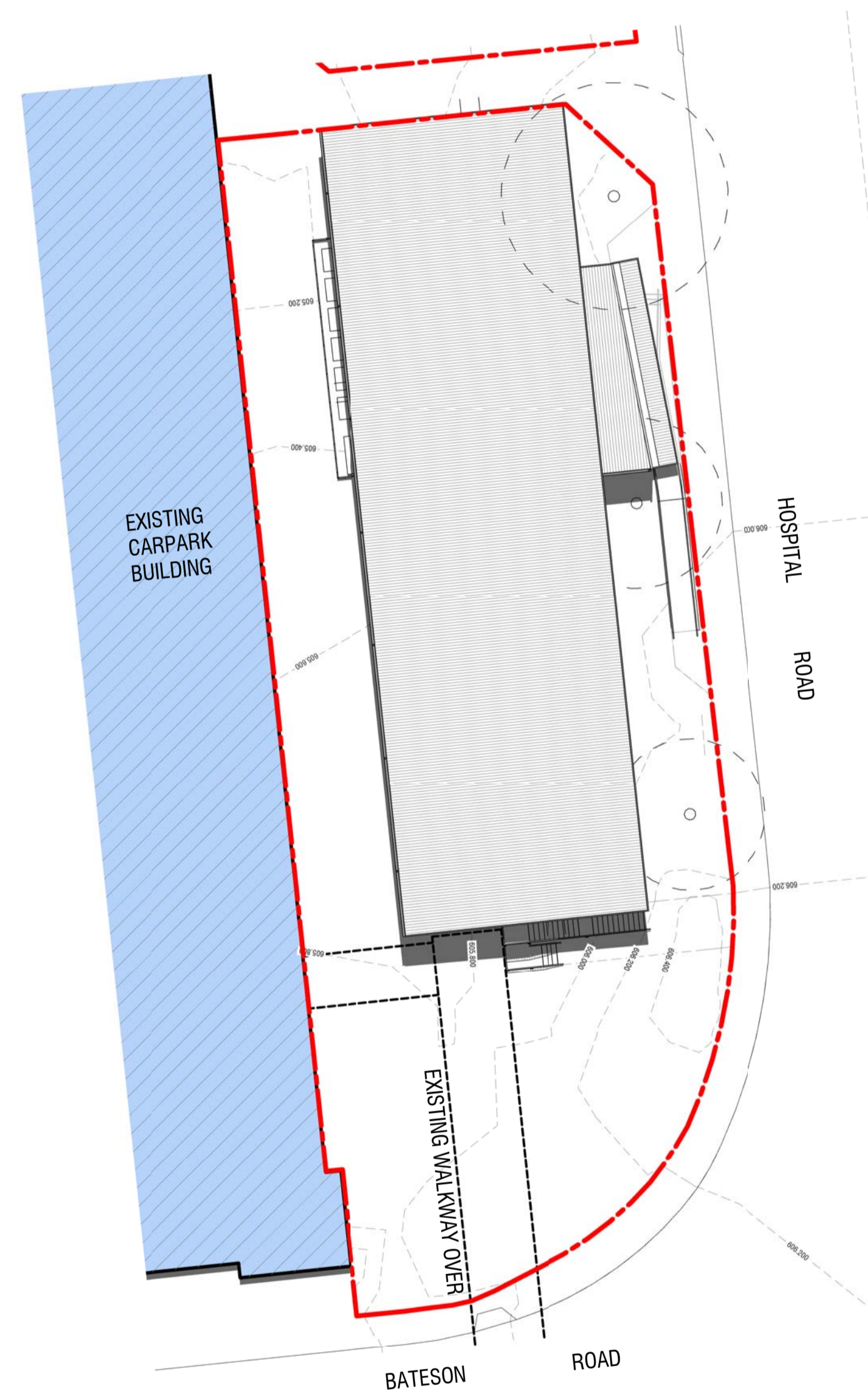
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DRAWING SHEET SIZE = A1

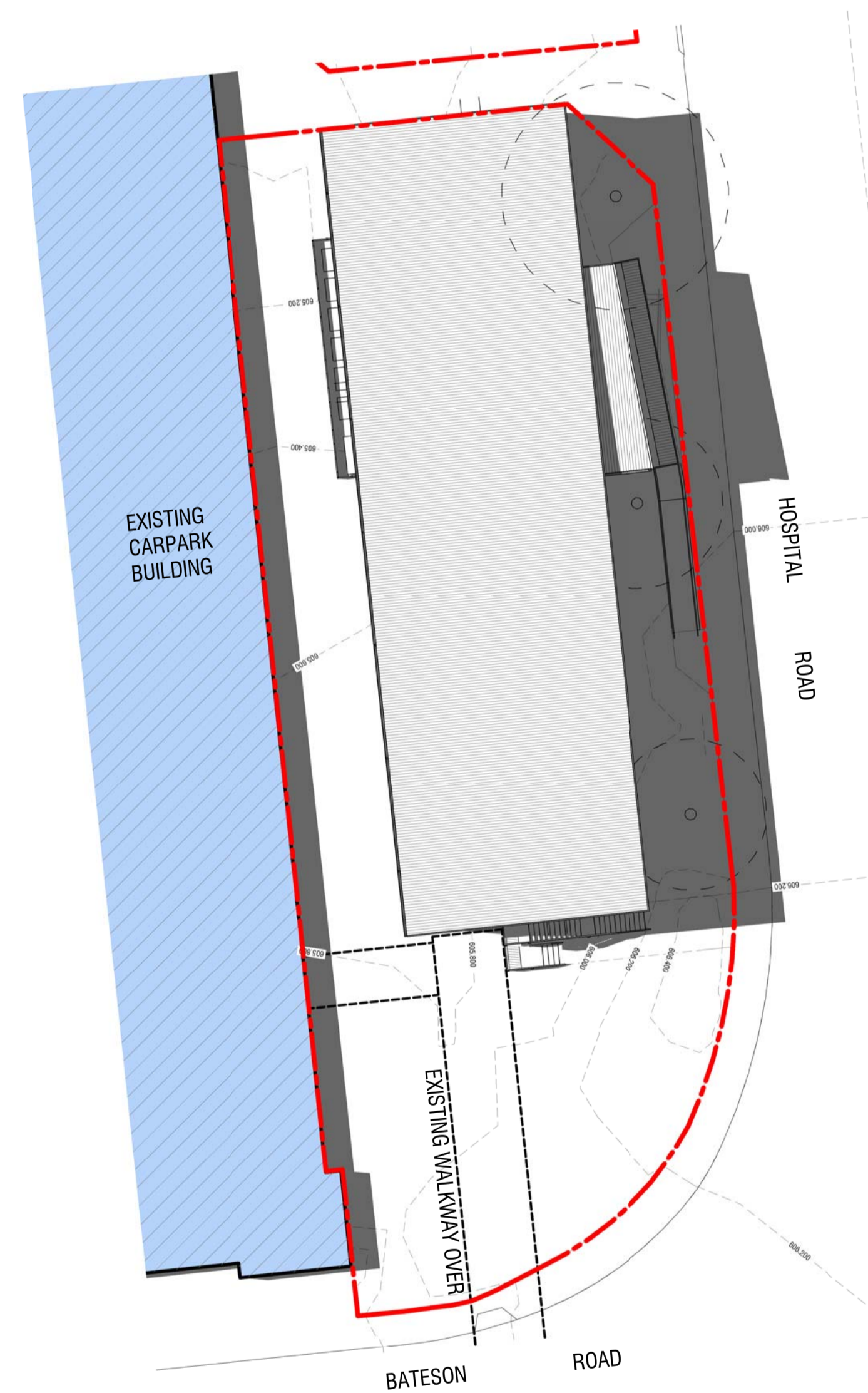
NOT FOR CONSTRUCTION



1 SUMMER SOLTICE SHADOWS (9AM - 21 DECEMBER)
 Scale: 1 : 250



2 SUMMER SOLTICE SHADOWS (12PM - 21 DECEMBER)
 Scale: 1 : 250



3 SUMMER SOLTICE SHADOWS (3PM - 21 DECEMBER)
 Scale: 1 : 250

PRELIMINARY

1 ISSUED FOR DA 02.08.19
 Amendments

Client



ACT Government Health
 GPO Box 825
 Canberra City ACT 2601
 Ph. 13 2281
 www.health.act.gov.au



Level 1/121 Marcus Clarke Street
 Canberra City ACT 2601
 Ph. 6241 6166
 www.shape.com.au

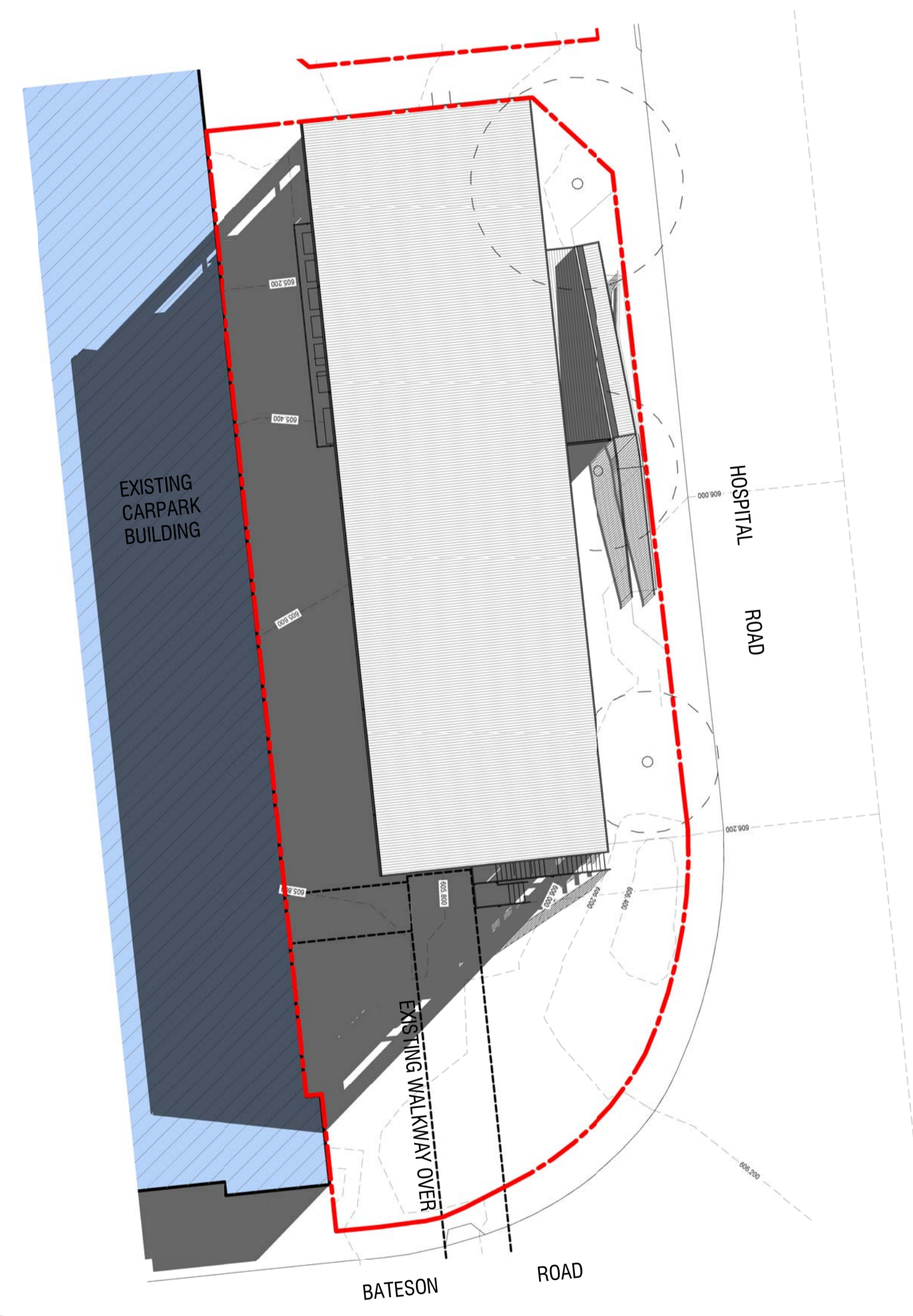


Unit 2 B-10 Hobart Place
 Canberra City ACT 2600
 Ph. 6257 3222
 AMCARCHITECTURE.COM.AU

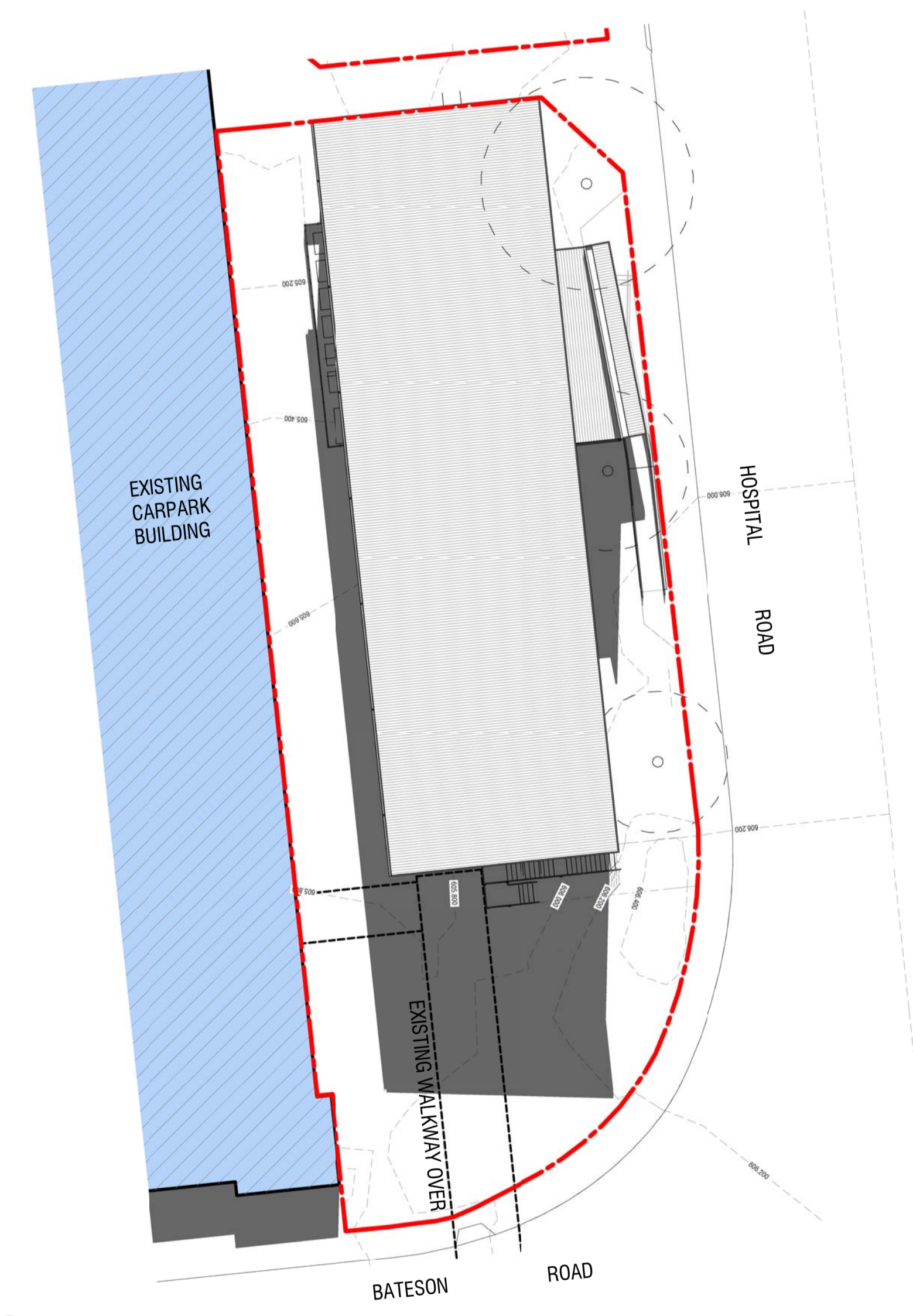
Project
**ACT HEALTH - CANBERRA HOSPITAL
 PROPOSED DEMOUNTABLE OFFICE BUILDING
 HOSPITAL & BATESON ROADS GARRAN, ACT 2605**
 BLOCK 1 SECTION 58 GARRAN

Drawing
SUMMER SOLTICE SHADOWS (22 DECEMBER)

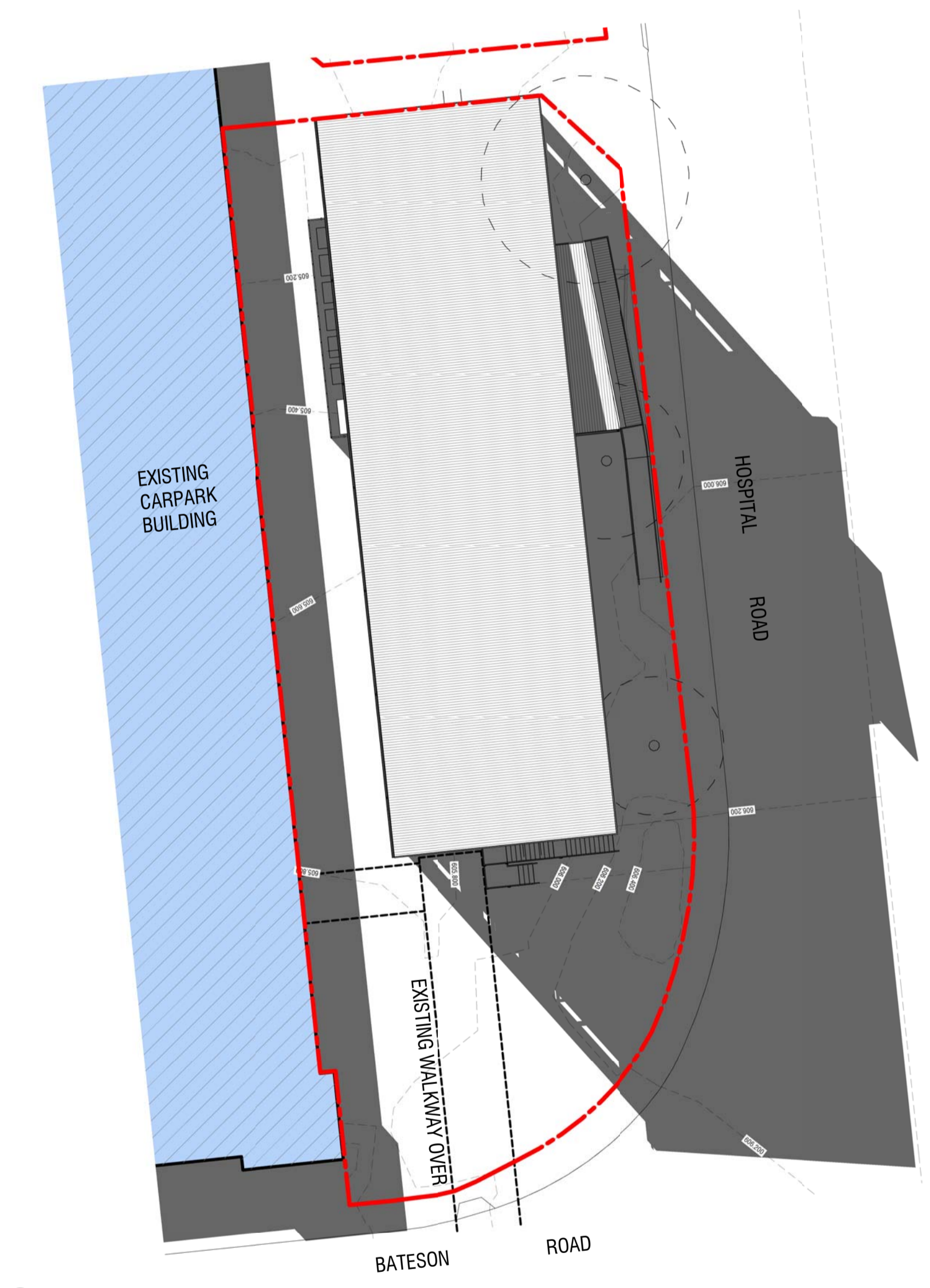
Scale 1 : 250 @ A1	Project Number 16.001	Drawing No. DA943
Drawn Author	Checked Checker	



1 WINTER SOLTICE SHADOWS (9AM - 21 JUNE)
 Scale: 1 : 250



2 WINTER SOLTICE SHADOWS (12PM - 21 JUNE)
 Scale: 1 : 250



3 WINTER SOLTICE SHADOWS (3PM - 21 JUNE)
 Scale: 1 : 250

PRELIMINARY

1 ISSUED FOR DA 02.08.19
 Amendments

Client



ACT Government
 Health

GPO Box 825
 Canberra City ACT 2601
 Ph. 13 2281
 www.health.act.gov.au



Level 1/121 Marcus Clarke Street
 Canberra City ACT 2601
 Ph. 6241 6166
 www.shape.com.au



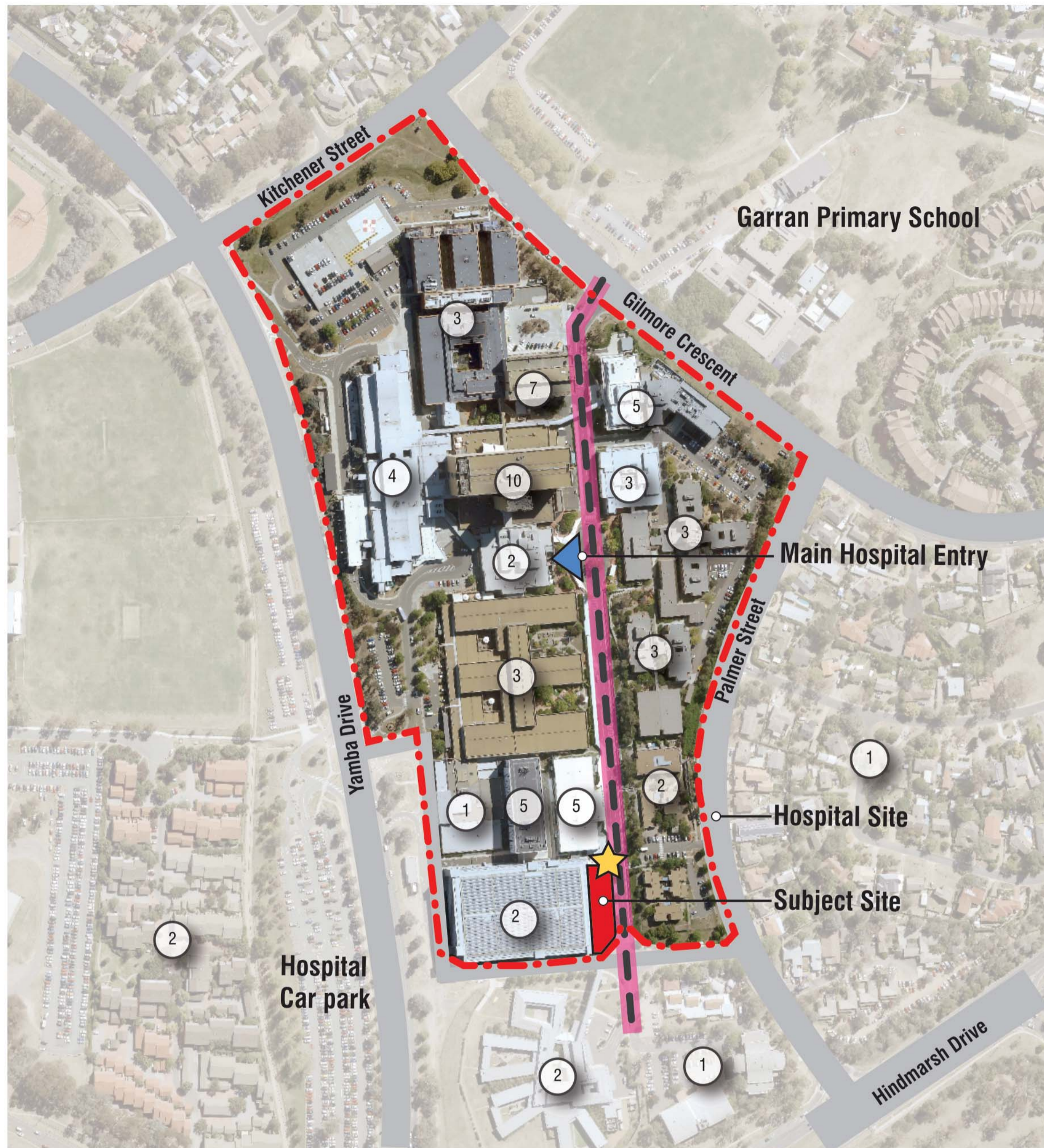
Unit 2 B-10 Hobart Place
 Canberra City ACT 2600
 T 02 6297 3222
 AMCARCHITECTURE.COM.AU

Project
**ACT HEALTH - CANBERRA HOSPITAL
 PROPOSED DEMOUNTABLE OFFICE BUILDING
 HOSPITAL & BATESON ROADS GARRAN, ACT 2605**

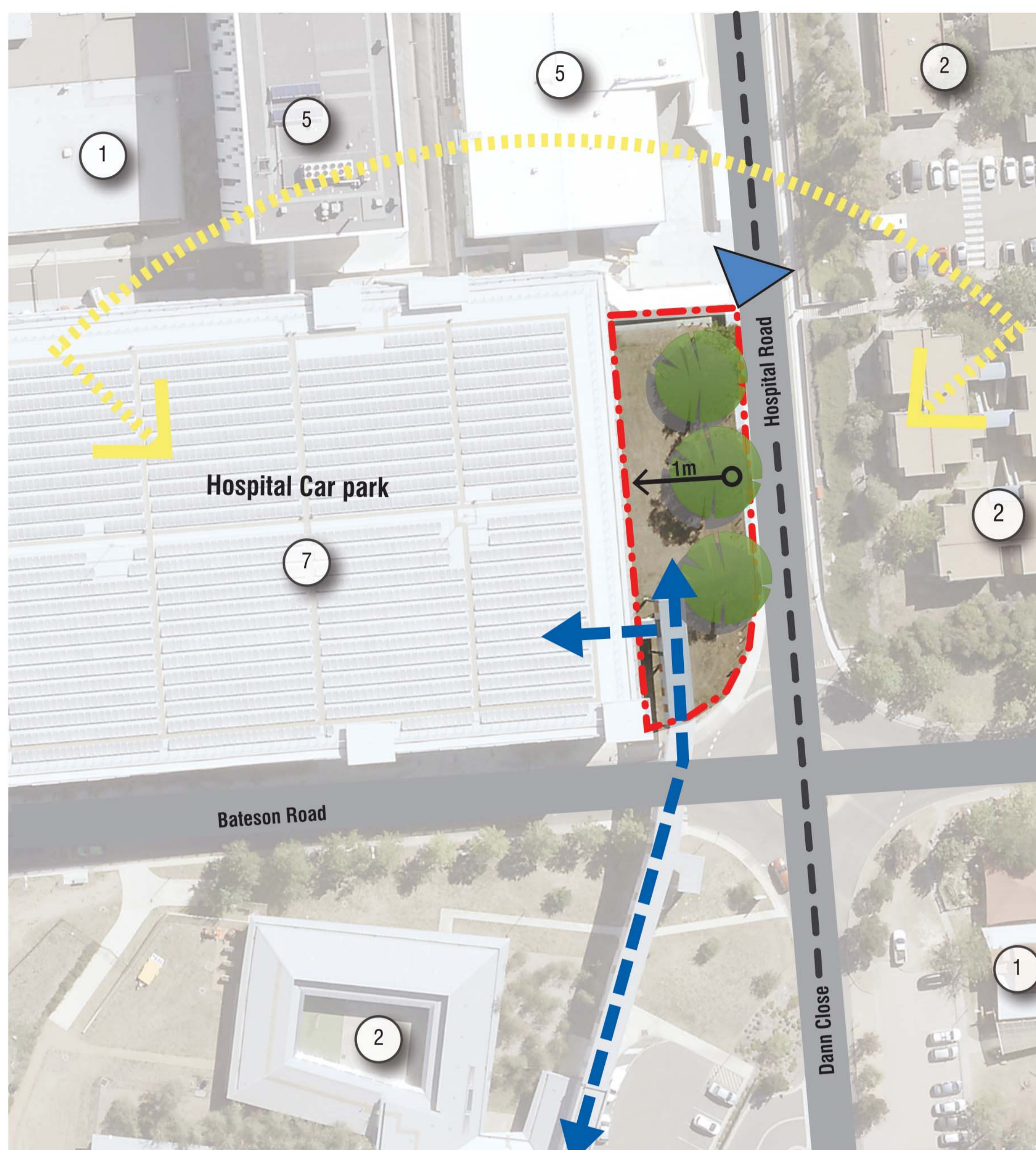
BLOCK 1 SECTION 58 GARRAN

Drawing
WINTER SOLTICE SHADOWS (21 JUNE)

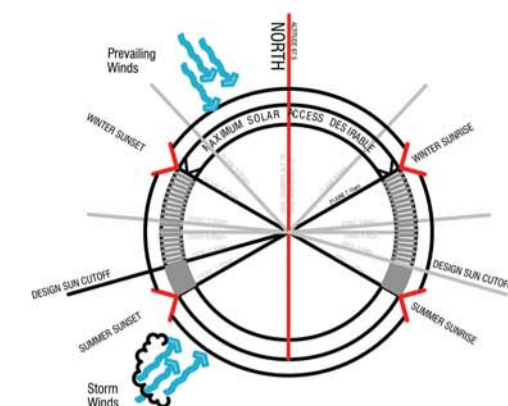
Scale 1 : 250 @ A1	Project Number 16.001	Drawing No. DA942
Drawn DC	Checked CP	



CONTEXT PLAN
Scale: 1:2500



SITE ANALYSIS
Scale: 1:500



Legend

- - - Site Boundary
- - - Solar Access
- ↔ Site Slope
- 1 No. of Storeys
- ▲ Entry
- Trees
- ↔ Bridge Link
- - - Hospital Thoroughfare
- ★ Significant Interface



PRELIMINARY

2	ISSUED FOR DA	02.08.19
1	PRELIMINARY ISSUE	26.07.19
Amendments		

Client

ACT Government
Health

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SHAPE

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Project
**ACT HEALTH - CANBERRA HOSPITAL
PROPOSED DEMOUNTABLE OFFICE BUILDING
HOSPITAL & BATESON ROADS GARRAN, ACT 2605**

BLOCK 1 SECTION 58 GARRAN
Drawing
SITE ANALYSIS PLAN

Scale	Project Number	Drawing No.
As Indicated @ A1	16.001	DA110
Drawn	Checked	
DC	CP	

TREE TABLE

No	Trunk Diam	Trunk Circum	Canopy Diam	Height	Type
T1	0.50	1.57	13.13	14.0	DECIDUOUS
T2	0.50	1.57	13.03	16.1	NATIVE
T3	0.38	1.19	9.88	13.2	NATIVE



Clarke & Di Pauli
surveyors

6299 1836

www.cdsurveyors.com.au



CLARKE & DI PAULI SURVEYORS PTY LTD A.B.N. 011 087 968 358 QUALITY MANAGEMENT SYSTEM
LEV 1, 19 MONARO STREET, PO BOX 88 QUEANBEYAN N.S.W. 2620 ISO: 9001 C34433

WARNING:

* The purpose of this Detail & Contour Survey is for general design and concept planning only and is not to be used for any form of construction.

* A full boundary definition must be made where any construction is to take place on or near the boundaries.

* No responsibility will be taken for any other information that may be added or overlaid on this plan

* Clarke & Di Pauli have surveyed all services visible on the surface at the time of survey.

* The location of any other underground services shown on the plan were marked on the ground by specialist service locators and Clarke & Di Pauli in no way accepts any professional responsibility for their correctness or completeness.

* Depth of services was determined by service locators.

Beware: Detection instruments can only locate services containing metal pipes/cables so there may be other existing services that may not be shown on this plan.

* It is strongly recommended that a full services search be made with the relevant authorities and "Dial-Before-Dig" before any construction takes place.

NOTES

* Title boundaries are from DP8680 plan dimensions only and were not marked as part of this survey.

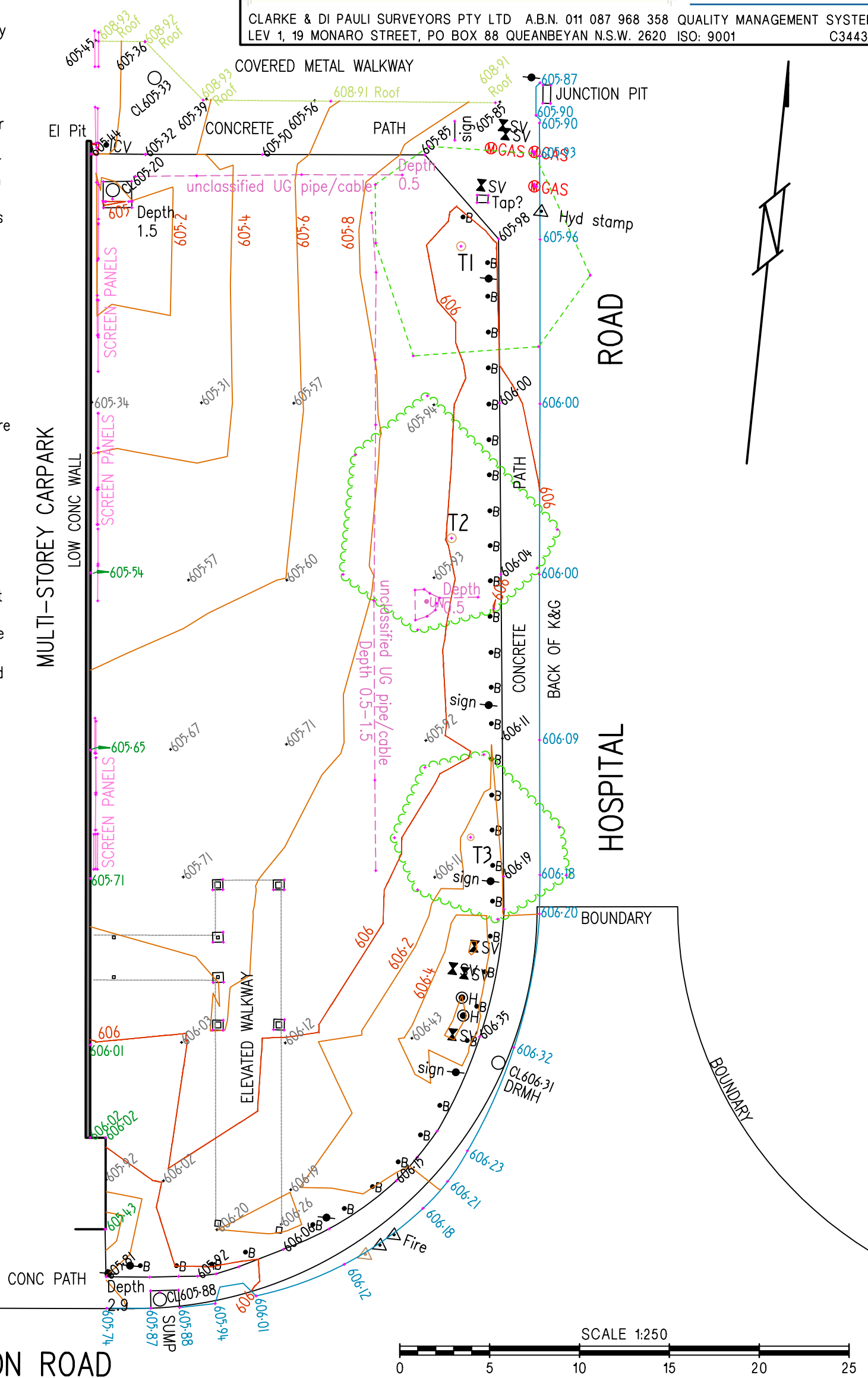
* Symbols shown herewith may not reflect the object's actual size & orientation.

* Coordinates are on the ACT PGC datum and have been determined from RTK GPS survey.

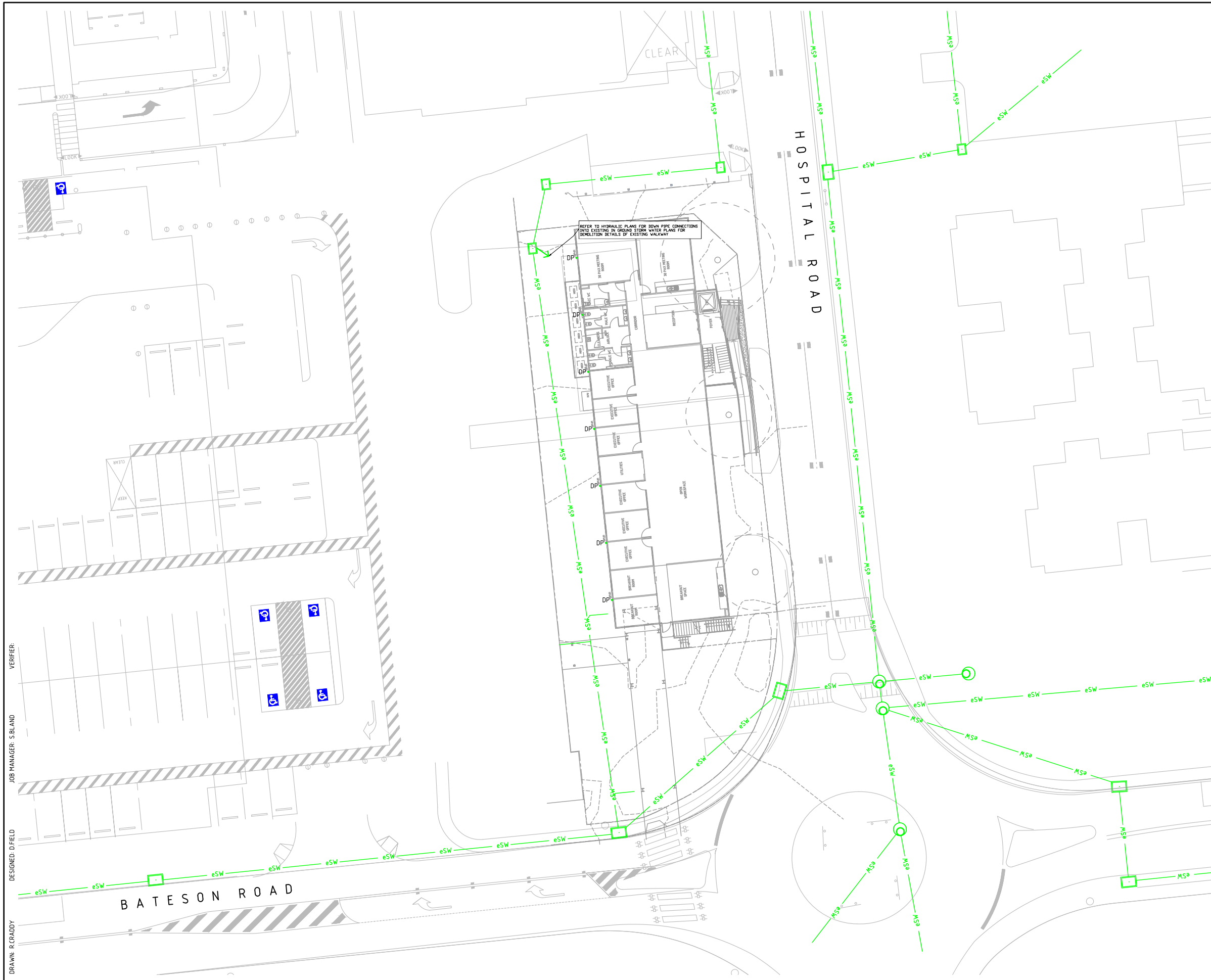
* Reduced levels are on the AHD datum and have been determined from published values for KBM4247.

LEGEND

- ELEC PIT
- BOLLARD
- SIGN
- WS KERB STAMP
- GAS KERB STAMP
- UN UNCLASSIFIED
- IRRIG CONTROL VALVE
- STOP VALVE
- HYDRANT
- ⊗GAS GAS MARKER



SURVEYOR BH	LEVEL DATUM AHD	PROJECT THE CANBERRA HOSPITAL BLOCK 1 SEC 58	DRAWING TITLE DETAIL & CONTOUR SURVEY		
CHECKED BY SB	CONTOUR INTERVAL 0.2	CLIENT SHAPE	SHEET 1 OF 1		
Approved: STEVEN BELJANSKI <i>Steven Beljanski</i>			JOB NO. 12401	DRAWING REFERENCE 12401_DC03	REV.
3/07/2019 REGISTERED SURVEYOR					



LEGEND

PROPOSED SERVICES

- SW STORMWATER MAIN
- STORMWATER MANHOLE
- STORMWATER SUMP
- 1-1 STRUCTURE NUMBER
- DP+ DOWN PIPE LOCATION

EXISTING SERVICES

- - - eSW STORMWATER MAIN
- STORMWATER MANHOLE
- STORMWATER SUMP

WARNING:
EXISTING SERVICES SHOWN ARE BASED ON INFORMATION PROVIDED BY SERVICE AUTHORITIES AND ARE ESTIMATES ONLY. UNDER NO CIRCUMSTANCES SHOULD THE LOCATIONS OF SERVICES SHOWN ON THIS PLAN BE RELIED UPON FOR ON SITE WORK. ALL INFORMATION MUST BE CONFIRMED IN THE FIELD.


STORMWATER

1. CARRY OUT WORKS IN ACCORDANCE WITH TCCS STANDARD SPECIFICATION FOR URBAN INFRASTRUCTURE WORKS.
2. CONSTRUCT STRUCTURES, CONNECTIONS, BENDS etc. IN ACCORDANCE WITH THE FOLLOWING STANDARD DRAWINGS:
 - ST-0001 - PIPE JUNCTIONS
 - ST-0002 - PIPE DETAILS
 - ST-0011 - SUMP INLETS ON KERBS AND GUTTERS
 - ST-0012 - TYPE R AND QS SUMPS
 - ST-0013 - PLANTATION AND GRATED SUMPS
 - ST-0014 - 1050 ND MANHOLES
 - ST-0015 - SPECIAL CHAMBERED MANHOLES
 - ST-0016 - SURCHARGE STRUCTURES
 - ST-0017 - STRUCTURES - MISCELLANEOUS DETAILS
 - ST-0018 - PIPE CONNECTIONS TO STRUCTURES
 - ST-0019 - MULTIPLE TYPE R SUMPS
 - ST-0021 - PIPE CULVERTS 300 - 675 DIA - ENDWALLS
 - ST-0022 - PIPE CULVERTS 750 - 1200 DIA - HEADWALLS
 - ST-0023 - PRECAST BOX CULVERTS - ENDWALLS
 - ST-0024 - PRECAST BOX CULVERTS - HEADWALLS
 - ST-0025 - FLOODWAY LOW FLOW PROVISIONS
 - ST-0026 - AT-GRADE FLOODWAY CROSSING
 - ST-0031 - MINOR GPT LAYOUT - PARALLEL TO FLOODWAY
 - ST-0032 - MINOR GPT LAYOUT - PERPENDICULAR TO FLOODWAY
 - ST-0033 - MAJOR GPT LAYOUT
 - ST-0034 - GPT TRASH RACKS
3. FLEXIBLE JOINTS, BEDDING AND BACKFILL SHALL BE IN ACCORDANCE WITH STANDARD DETAILS.
4. ALL PIPES SHALL BE RUBBER RING JOINTED, EXCEPT FOR 100mm UPVC PIPES WHICH SHALL BE SOLVENT WELDED.
5. ALL SUMPS AND MANHOLES OF GREATER DEPTH THAN 900mm SHALL BE FITTED WITH GALVANISED STEP IRONS.
6. ALL STORMWATER TIES TO BE 100mm DIA LAID AT 1% GRADE.
7. MATERIALS:
STORMWATER MAIN - STEEL REINFORCED CONCRETE PIPES (SRC) MANHOLE ACCESS COVERS - HD MH INDICATES MANHOLE WITH CAST IRON 'CLASS D GATIC' COVERS OR EQUIVALENT.
8. MINIMUM STORMWATER PIPE COVERS:
 - 300mm IN AREAS NOT SUBJECT TO VEHICULAR LOADING
 - 450mm IN PAVED AREAS SUBJECT TO VEHICULAR LOADING
 - 750mm IN UNPAVED AREAS SUBJECT TO VEHICULAR LOADING
9. ANY DAMAGE CAUSED TO INSTALLED OR EXISTING PIPES SHALL BE MADE GOOD AT THE CONTRACTORS EXPENSE.


DRAWN: R CRADY
 DESIGNED: D FIELD
 JOB MANAGER: S BLAND
 VERIFIER:

NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE	CLIENT
1	DRAFT DA	RC		DF	01.08.19	


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 0 5 10 15 20 25m PLAN
 SCALE 1:500 @ A1


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 Canberra
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 Ph (02) 6285 1822 Fax (02) 6285 1863
 Email canberra@northrop.com.au ABN 81 094 433 100

PROJECT
THE CANBERRA HOSPITAL SPIRE - DEMOUNTABLE

DRAWING TITLE
CIVIL WORKS CONCEPT STORMWATER MANAGEMENT PLAN

JOB NUMBER CR191888	
DRAWING NUMBER C160	REVISION 1
DRAWING SHEET SIZE = A1	

LEGEND - Tree Management Plan

TREE IDENTIFICATION

1 PLa [H] TREE NUMBER

1 PLa [H] TREE IDENTIFICATION CODE

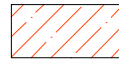
1 PLa [H] TREE QUALITY RATING



TREE TO BE RETAINED



TREE PROTECTION ZONE (OF REGULATED AND TCCS TREES SUBJECT TO DA WORKS)
Canopy plus 2m



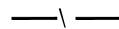
SUGGESTED SELECTIVE TREE BRANCH REMOVAL
As required



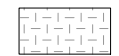
GROUND FLOOR BUILDING
Refer architects documents



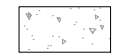
1800 HIGH TEMPORARY PROTECTIVE FENCING
Chain link mesh panels to be maintained for duration of site construction works



INDICATIVE SITE FENCING



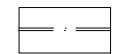
EXISTING CONCRETE PAVING:
To be retained



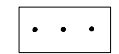
PLAIN GREY CONCRETE
Lightly exposed finish
To engineers detail



GRADED BLUE STONE MULCH



TIMBER EDGE
To future detail



RELOCATED TIMBER BOLLARDS
To match existing detail



MULCHED PLANTING BED:
Mass planting on structure including:
soil and mulch



DRYLAND GRASS

TREE ASSESSMENT SPECIES LIST

CODE	SPECIES
Emf	<i>Eucalyptus mannifera</i>
PLa	<i>Platanus acerifolia</i>

Tree Protection Notes

FENCING

Maintain temporary protective fences erected in accordance with the approved drawing. Fencing must be erected before the commencement of any site works and removed at completion of all construction and commencement of verge restoration. The fence is to remain in place throughout the duration of the project.
Use of temporary 1800 mm tall continuous mesh fence supported by steel posts with concrete bases is mandatory. Variation from this requirement must be accompanied by written agreement from the Project Arborist. All construction activity including stockpiling of materials, vehicle access and parking must be excluded from the fenced area. Ensure that site access points are outside all the protection zones.

WORKING INSIDE THE TREE PROTECTION ZONE

Work inside the tree protection zone shall be conducted according to this drawing and the following controls:

ROOT PROTECTION

Excavation that occurs within the drip zone of a tree shall be restricted to one side of the tree only and shall have prior approval from the Project Arborist. Where excavation is approved, the following measures are to be adopted for tree protection:
Do not sever large roots (>30 mm diameter) closer than halfway from the drip-line to the trunk.
Locate these roots by hand trenching to a depth of 300 mm before any mechanical trenching is undertaken.
Cut roots cleanly with equipment specifically designed for this purpose or by suitable pruning equipment.
Protect exposed roots from desiccation by lightly watering or covering with hessian which must be kept moist, and
Maintain the good health of the trees that have had disturbance in their roots zone by continual watering. At no time shall the disturbed area be allowed to dry out to the detriment of the trees health.

ROOT DAMAGING ACTIVITIES

Techniques to minimise damage to roots within the tree root zone will include hand excavation, under boring or hydro excavation to expose the roots. The use of these techniques within the tree root zone is mandatory. Where roots are required to be cut as part of this process they are to be cut cleanly with equipment specifically designed to cut roots cleanly or other suitable pruning equipment, and root cutting will be carried out by a suitably qualified arborist /experienced horticulturist /urban forester:
If any trench/hole is not going to be back-filled within 24 hours, keep the roots lightly watered, cover with hessian and keep hessian moist; and
Where hydro excavation methods are used, water pressure must be limited so that bark surrounding roots and roots greater than 30 mm diameter are not damaged.

BRANCH PROTECTION

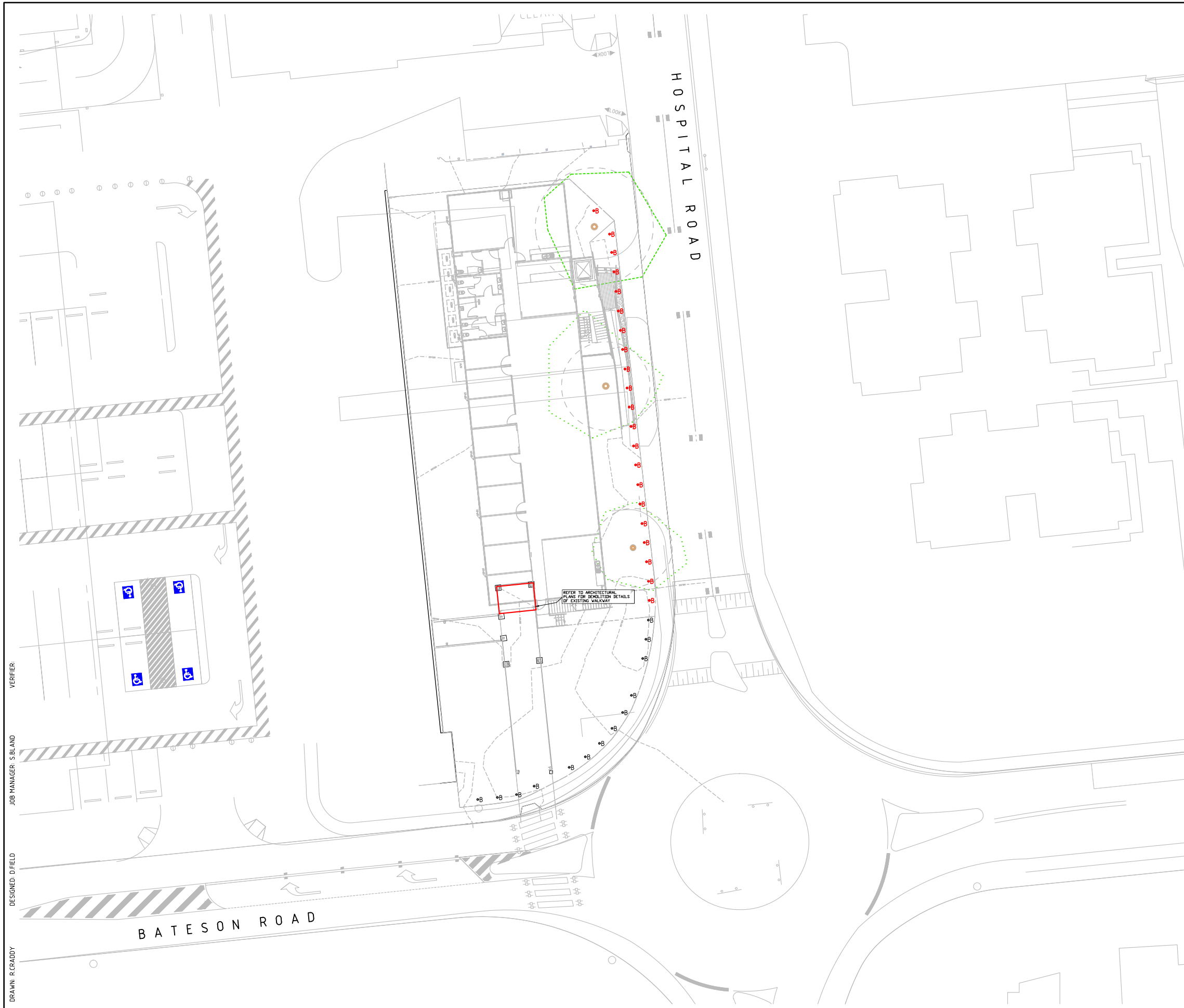
On the advice of the project arborist and with written approval from Lessee of the block on which any tree is located, remove any branches that are impeding access, and trunk wrap those that are likely to be damaged during works as per Figure 4, AS 4970, or similar;

EXCAVATION WITHIN THE TPZ

Excavation for walls, services and any other enabling works shall be carried out strictly by hydro-excavation using minimal pressure with no over-excavation towards the tree side of the wall. All exposed roots are to be cleanly cut by a qualified arborist and root pruning is to be inspected by the consulting arborist before the footings are put in place. Contractor shall organise for Arborist to be present at time of basement excavation to monitor tree root presence & management.

NOTES

1. Work shall be in accordance with TCCS Standard Specification for Urban Infrastructure Works
2. Implement approved construction management plans (Trees, Landscape, Traffic, Environmental)
3. Read Drawings in conjunction with relevant specifications, contracts and statutory approval conditions
4. Locate services (existing, redundant and designed) prior to works, Report discrepancies with design to Managing Contractor
5. Provide samples of all nominated materials for approval
6. Confirm supplier information for all nominated plant material
7. Disturbance and damage to retained features to be rectified to at least pre-work conditions
8. Figured dimensions take precedence to scaled measurements
9. Drawings to be used only for stated project and issue status



LEGEND:

- B EXISTING BOLLARD TO BE REMOVED
- B EXISTING BOLLARD TO BE RETAINED

DRAWN: R CRADY
 DESIGNED: D FIELD
 JOB MANAGER: S BLAND
 VERIFIER:

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 SUBJECT TO THE CONDITIONS SET OUT IN THE
 NOTICE OF DECISION
 PURSUANT TO SECTION 162

 Delegate name: CHRIS GELL
 Date: 24/10/2019

NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
1	DRAFT DA	RC		DF	01.08.19

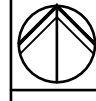
CLIENT



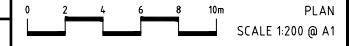
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PLAN
SCALE 1:200 @ A1



Canberra
 Unit 2, 2-6 Shea Street, Phillip ACT 2606
 Ph (02) 6285 1822 Fax (02) 6285 1863
 Email canberra@northrop.com.au ABN 81 094 433 100

PROJECT

**THE CANBERRA HOSPITAL
 SPIRE - DEMOUNTABLE**

DRAWING TITLE

**CIVIL WORKS
 DEMOLITION PLAN**

JOB NUMBER

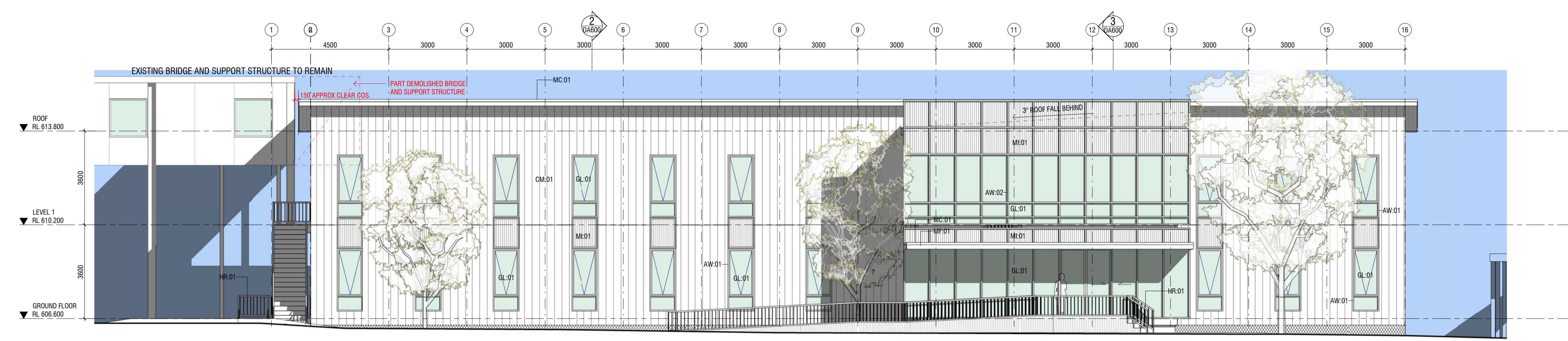
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DRAWING NUMBER	REVISION
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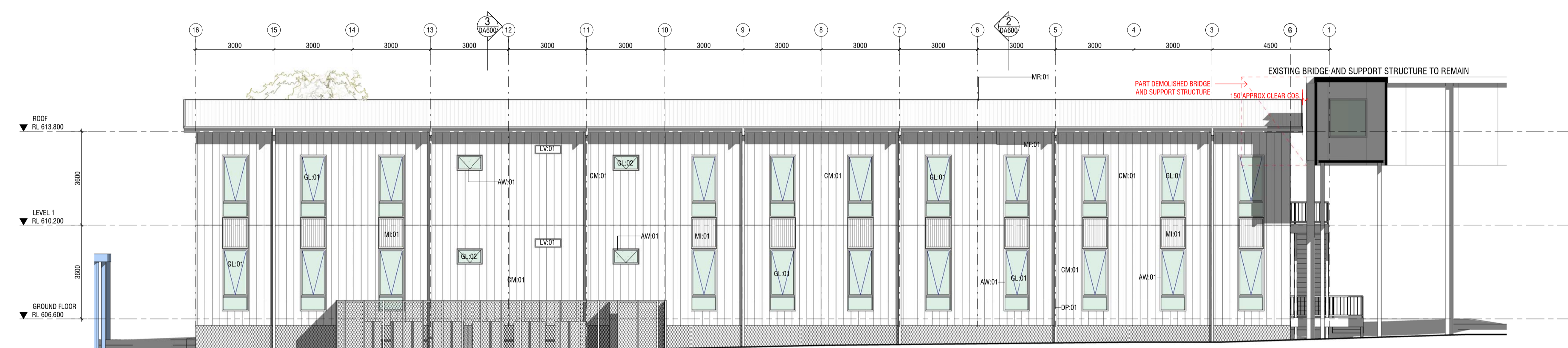
DRAWING SHEET SIZE = A1

MATERIALS SCHEDULE

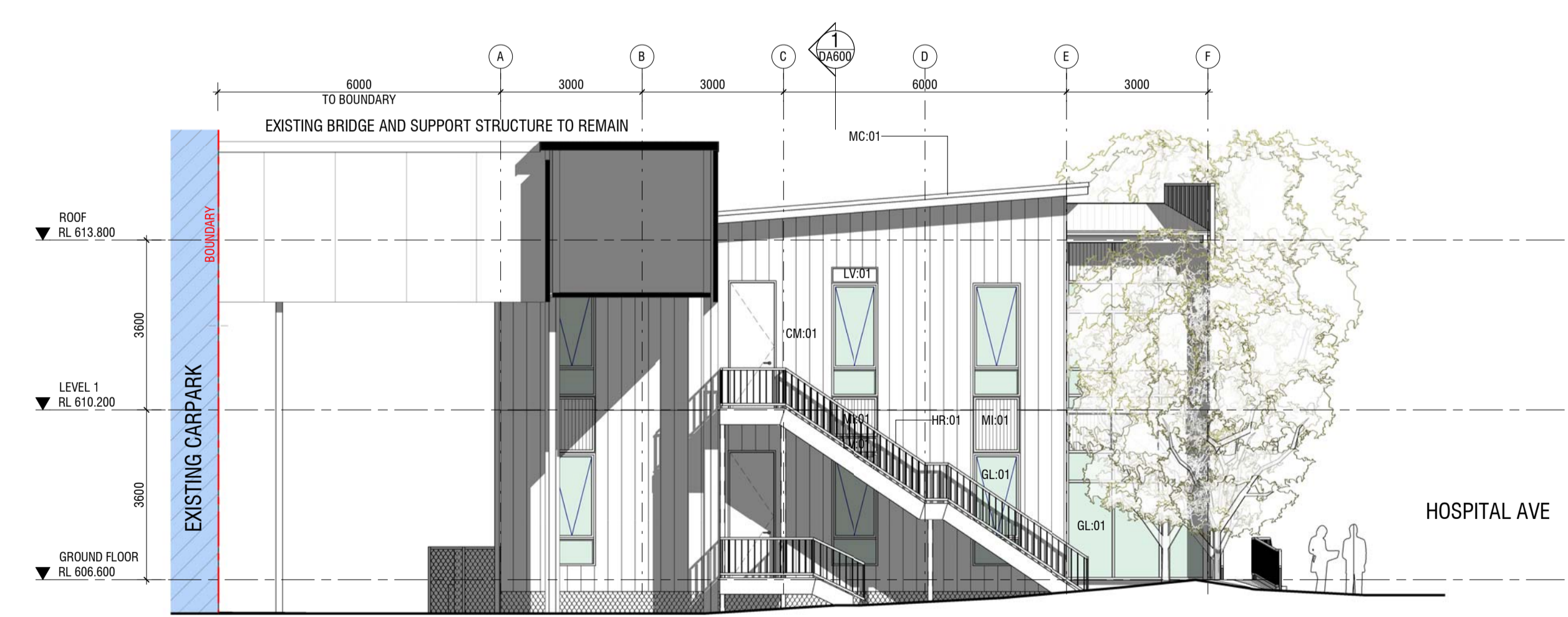
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AW-01	ALUMINIUM FRAMED WINDOWS
AW-02	ALUMINIUM FRAMED CURTAIN WALL WINDOW FRAMING
CM-01	INSULATED PANEL EXTERNAL WALLS
DP-01	SELECTED DOWNPIPE / SPREADER SUMP & OVERFLOW TO HYDRAULIC ENGINEERS DETAILS
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GL-02	OPAQUE GLAZING
HR-01	FLOOR MOUNTED STEEL HANDRAIL
LV-01	ALUMINIUM FRAMED MECHANICAL LOUVRE
MC-01	FOLDED METAL FASCIA CAPPING
MF-01	ROOF FASCIA
MG-01	METAL GUTTERING
MI-01	COLORBOND INFILL - MONUMENT
MR-01	METAL ROOFING
SF-01	FIBRE CEMENT SOFFIT
SM-01	STEEL MESH SCREENING
TP-01	TIMBER SCREENING



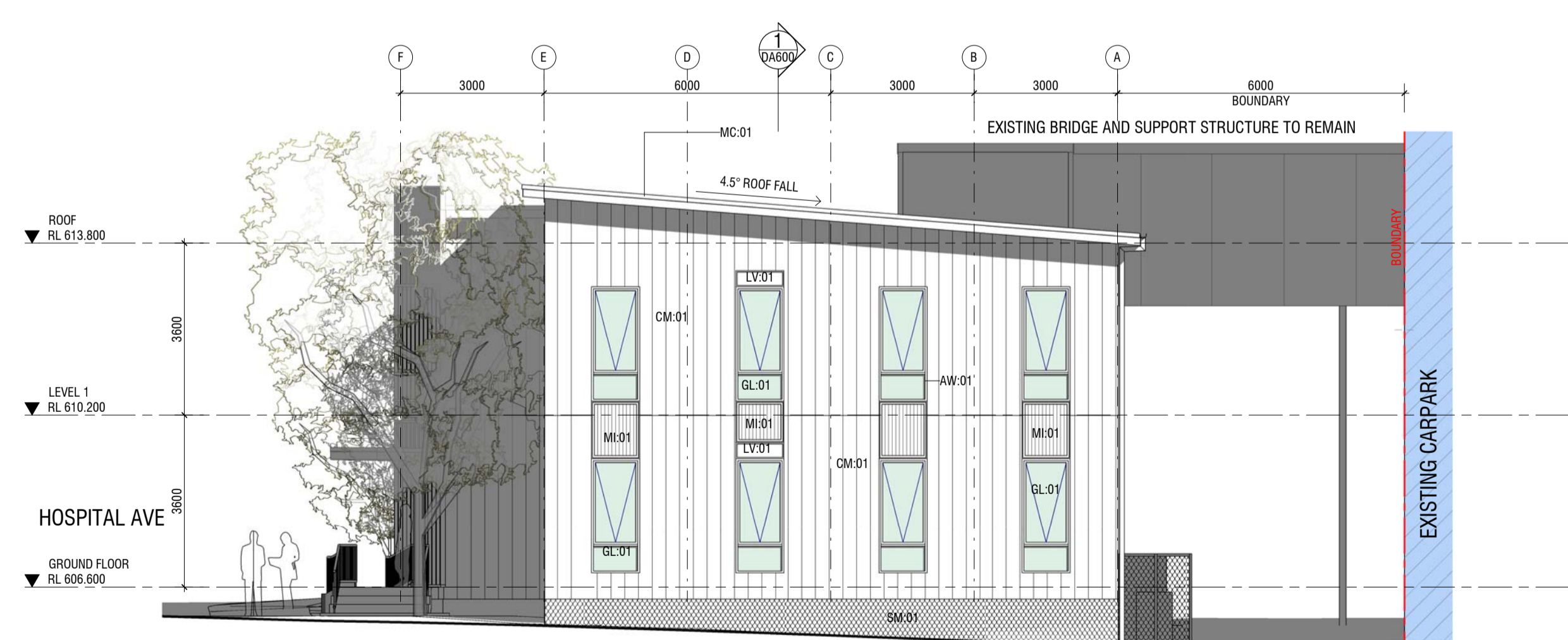
1 HOSPITAL ROAD ELEVATION
Scale: 1:100



3 WEST ELEVATION
Scale: 1:100



2 BATESON ROAD ELEVATION
Scale: 1:100



4 NORTH ELEVATION
Scale: 1:100

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
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NOTICE OF DECISION
PURSUANT TO SECTION 162

Delegate name **CHRIS GELL**
Date **24/10/2019**

PRELIMINARY

4	ISSUED FOR DA	02.08.19
3	PRELIMINARY ISSUE	26.07.19
2	PRELIMINARY ISSUE	23.07.19
1	ISSUE TO CLIENT	12.07.19

Client

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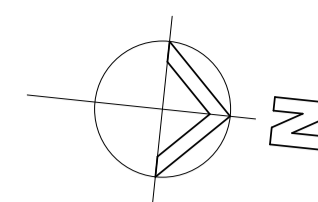
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Project
**ACT HEALTH - CANBERRA HOSPITAL
PROPOSED DEMOUNTABLE OFFICE BUILDING
HOSPITAL & BATESON ROADS GARRAN, ACT 2605**

Block 1 SECTION 58 GARRAN

Drawing
BUILDING ELEVATIONS

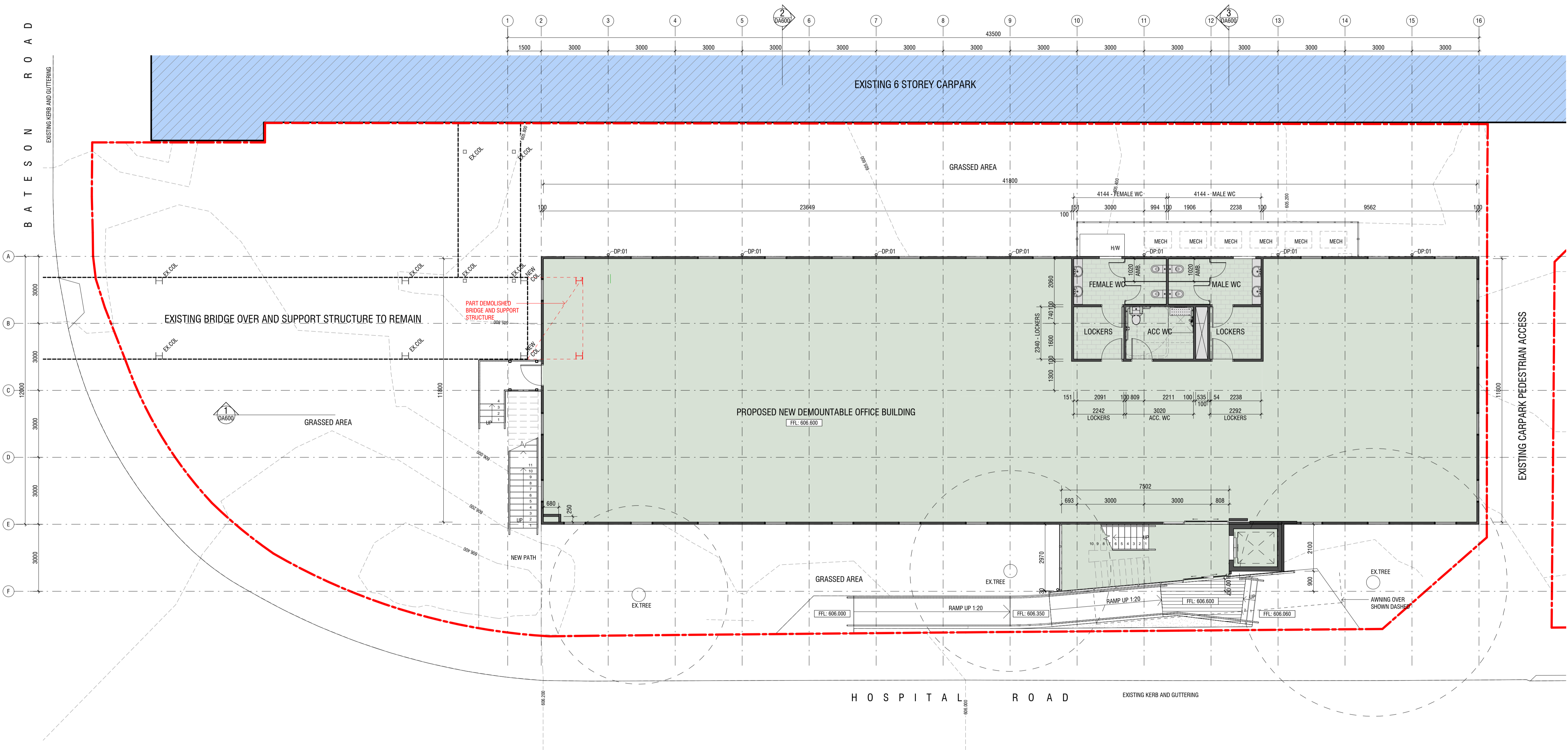
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Drawn DC	Checked CP	



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MF-01	ROOF FASCIA
MG-01	METAL GUTTERING
MI-01	COLORBOND INFILL - MONUMENT
MR-01	METAL ROOFING
SF-01	FIBRE CEMENT SOFFIT
SM-01	STEEL MESH SCREENING
TP-01	TIMBER SCREENING



1 GROUND FLOOR PLAN
Scale: 1:100

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Project
**ACT HEALTH - CANBERRA HOSPITAL
PROPOSED DEMOUNTABLE OFFICE BUILDING
HOSPITAL & BATESON ROADS GARRAN, ACT 2605**

BLOCK 1 SECTION 58 GARRAN

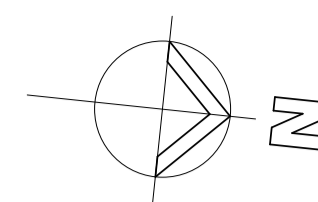
Drawing
GROUND FLOOR PLAN

**PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED**
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PURSUANT TO SECTION 162

Delegate name **CHRIS GELL**
Date **24/10/2019**

PRELIMINARY

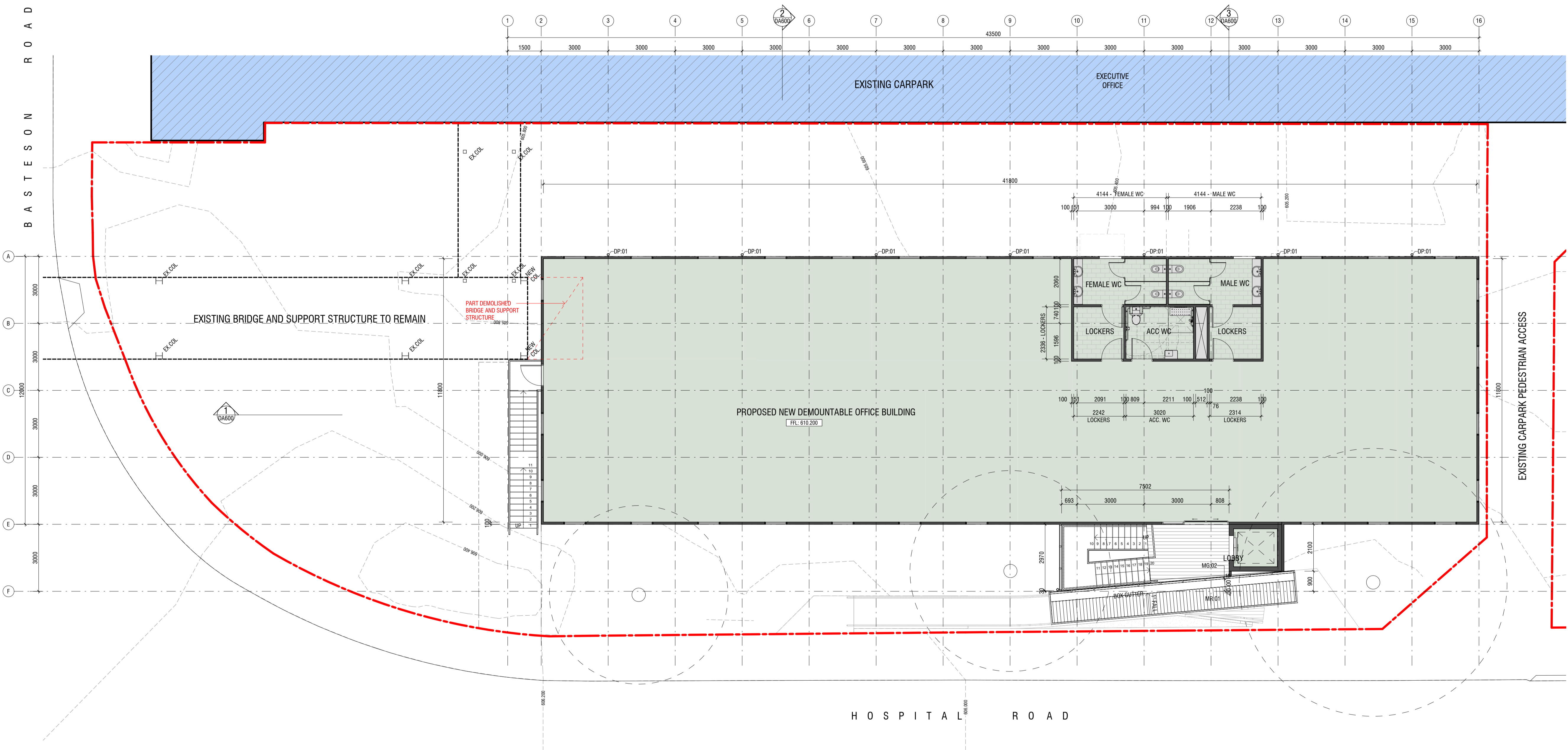
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Drawn DC	Checked CP	



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TP-01	TIMBER SCREENING



1 LEVEL 1 FLOOR PLAN
Scale: 1:100

4	ISSUED FOR DA	02.08.19
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Project
**ACT HEALTH - CANBERRA HOSPITAL
PROPOSED DEMOUNTABLE OFFICE BUILDING
HOSPITAL & BATESON ROADS GARRAN, ACT 2605**

Block 1 SECTION 58 GARRAN

Drawing
LEVEL 01 FLOOR PLAN

PLANNING AND DEVELOPMENT ACT 2007
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PURSUANT TO SECTION 162

Delegate name **CHRIS GELL**
Date **24/10/2019**

PRELIMINARY

Scale 1:100 @ A1	Project Number 16.001	Drawing No. DA201
Drawn DC	Checked CP	

CANBERRA HOSPITAL SPIRE CHS EXECUTIVE ADMINISTRATION DEMOUNTABLE BUILDING

DEVELOPMENT APPLICATION

DRAWING REGISTER

LANDSCAPE WORKS

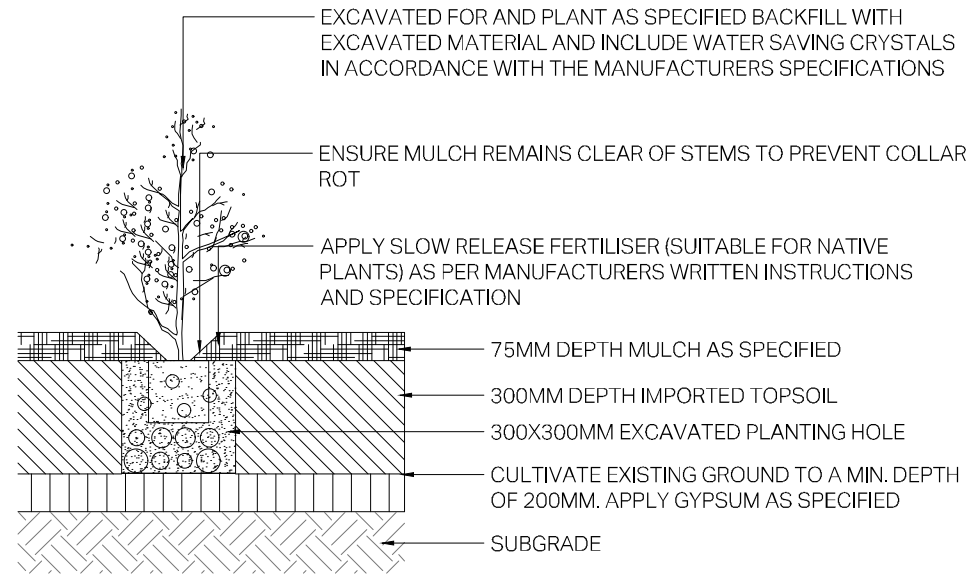
DWG#	TITLE	DATE	REVISION
1551 - 000	COVER PAGE	01.08.19	C
1551 - 101	TREE ASSESSMENT	29.07.19	B
1551 - 130	TREE MANAGEMENT PLAN - LEGEND AND NOTES	01.08.19	C
1551 - 131	TREE MANAGEMENT PLAN - SHEET 1	01.08.19	C
1551 - 132	TREE MANAGEMENT PLAN - SHEET 2	29.07.19	B
1551 - 301	LANDSCAPE PLAN	01.08.19	C
1551 - 901	MATERIALS AND DETAILS	29.07.19	B

LOCATION PLAN



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 Date 24/10/2019



1 DETAIL: TYPICAL SHRUB PLANTING ON GRADE
SCALE: 1:10@A1 - 1:20@A3

MATERIALS



P1 Grey Concrete (finish as existing)



P2 Graced Blue Stone mulch



MU1 Pine Bark mulch

PLANTING PALETTE



G1 Dryland grass



Lomandra 'Tanica'



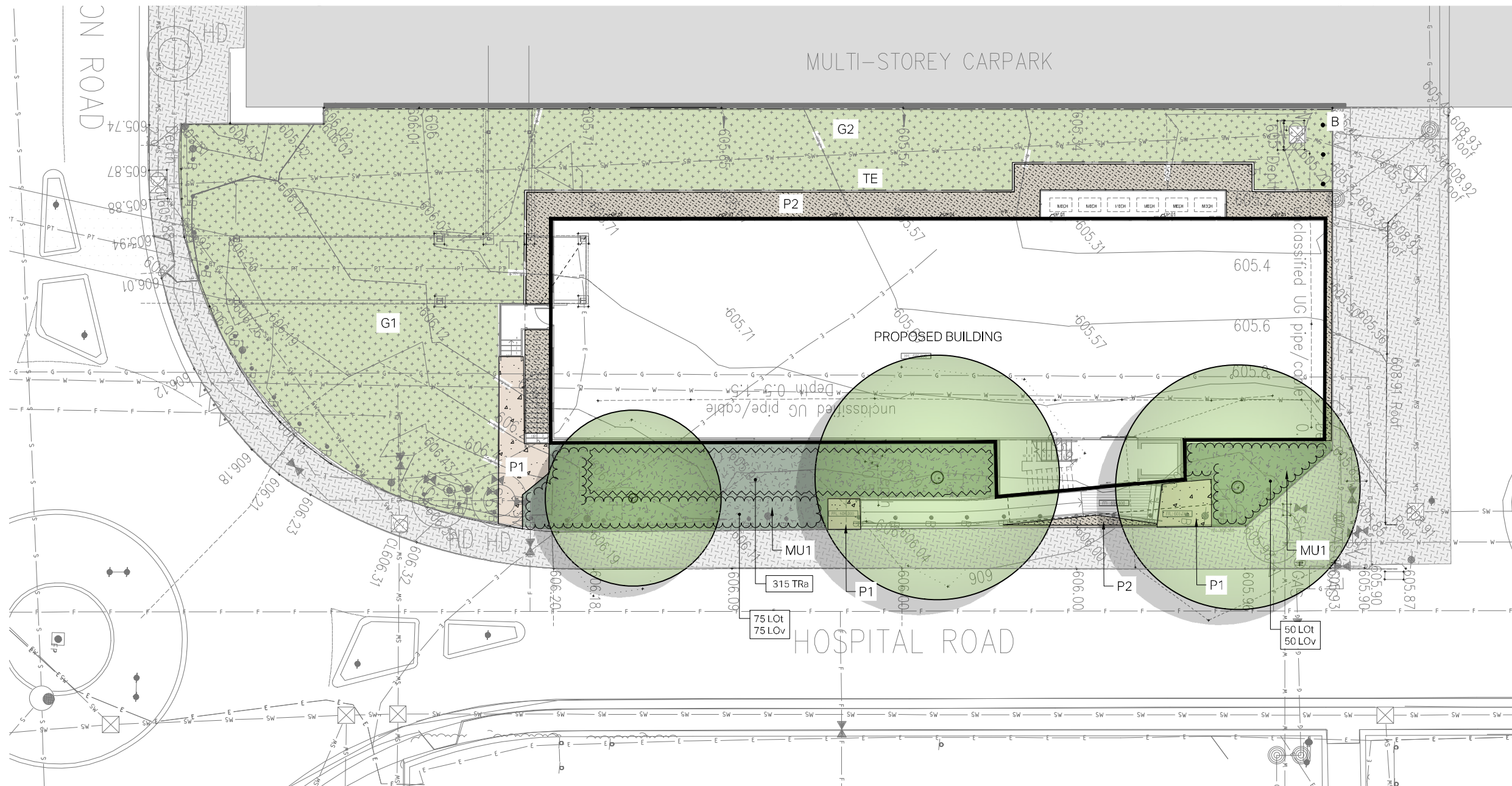
Lomandra 'Verday'



Trachelospermum asiaticum 'Flat Mat'

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Delegate name CHRIS GELL
Date 24/10/2019



NOTES

1. Work shall be in accordance with TCCS Standard Specification for Urban Infrastructure Works
2. Implement approved construction management plans (Trees, Landscape, Traffic, Environmental)
3. Read Drawings in conjunction with relevant specifications, contracts and statutory approval conditions
4. Locate services (existing, redundant and designed) prior to works, Report discrepancies with design to Managing Contractor
5. Provide samples of all nominated materials for approval
6. Confirm supplier information for all nominated plant material
7. Disturbance and damage to retained features to be rectified to at least pre-work conditions
8. Figured dimensions take precedence to scaled measurements
9. Drawings to be used only for stated project and issue status

LEGEND

EXISTING

EXISTING TREE
To be retained and protected

EXISTING CONCRETE PAVING:
To be retained

PROPOSED

PLAIN GREY CONCRETE
Lightly exposed finish
To engineers detail

GRADED BLUE STONE MULCH

TIMBER EDGE
To future detail

RELOCATED TIMBER BOLLARDS
To match existing detail

MULCHED PLANTING BED:
Mass planting on structure including:
soil and mulch

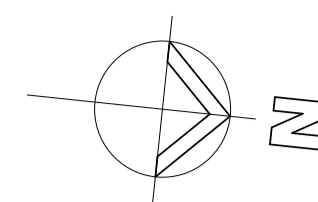
DRYLAND GRASS

GROUND COVERS

CODE	SPECIES	SPACING	SIZE	TOTAL
TRa	<i>Trachelospermum asiaticum</i> 'Flat Mat'	6 m ²	140mm	315

CODE	SPECIES	SPACING	SIZE	TOTAL
LOt	<i>Lomandra 'Tanika'</i>	6 m ²	140mm	125
LOv	<i>Lomandra 'Verday'</i>	6 m ²	140mm	125

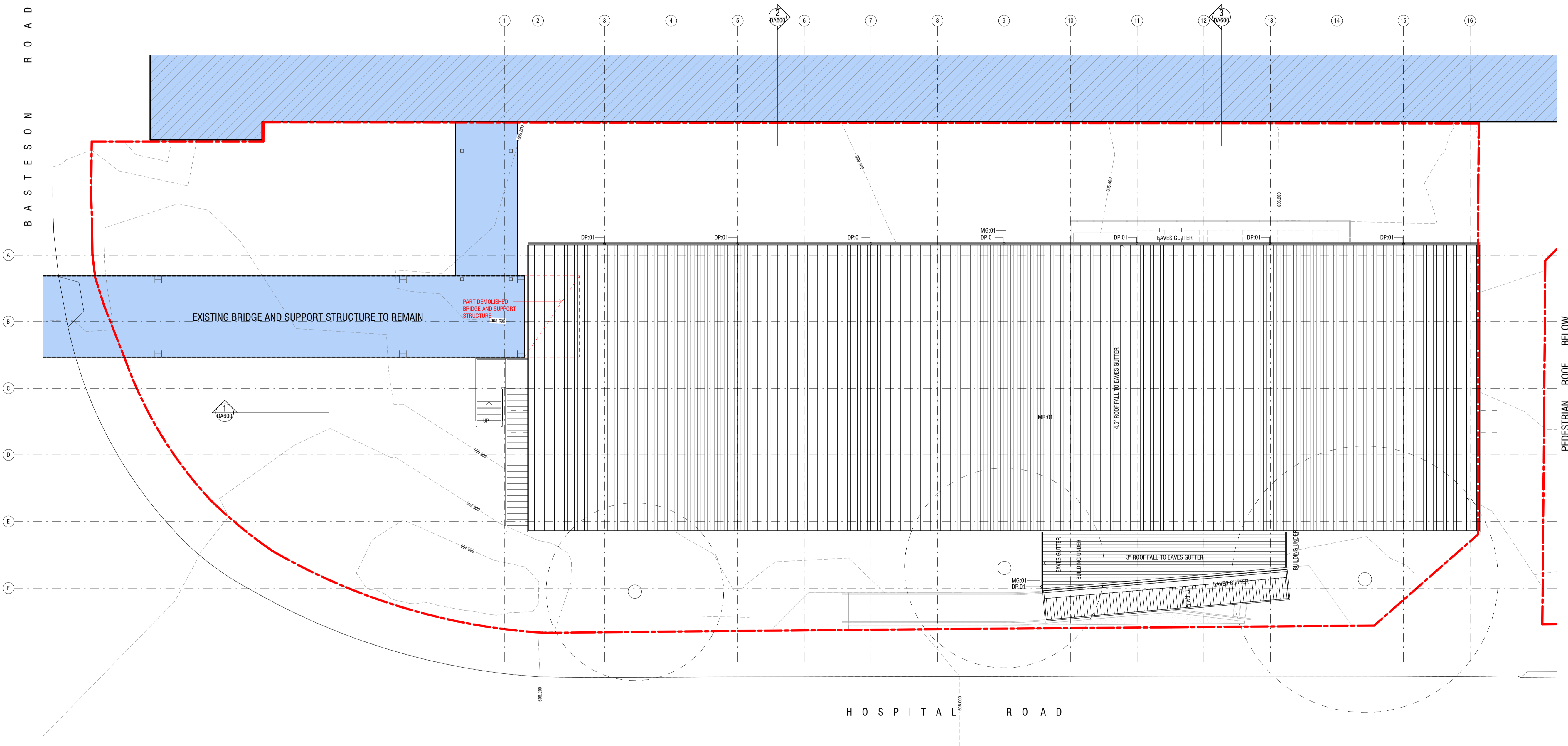
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3	ISSUED FOR DA	02.08.19
2	PRELIMINARY ISSUE	26.07.19
1	PRELIMINARY ISSUE	23.07.19

Client

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Project
**ACT HEALTH - CANBERRA HOSPITAL
PROPOSED DEMOUNTABLE OFFICE BUILDING
HOSPITAL & BATESON ROADS GARRAN, ACT 2605**

BLOCK 1 SECTION 58 GARRAN

Drawing ROOF PLAN	
Scale 1 : 100 @ A1	Project Number 16.001
Drawn DC	Checked CP
DA202	

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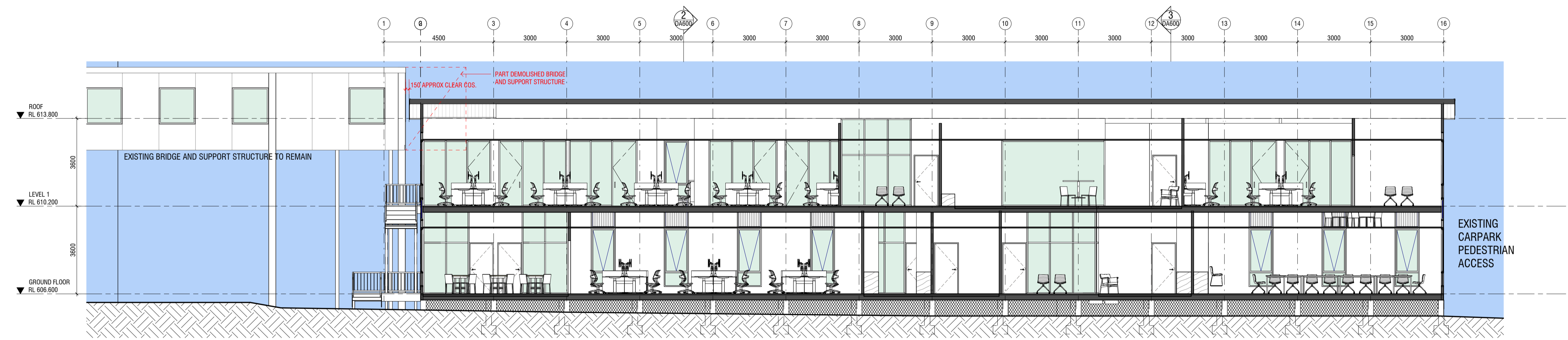
PRELIMINARY

1 ROOF PLAN
Scale: 1:100

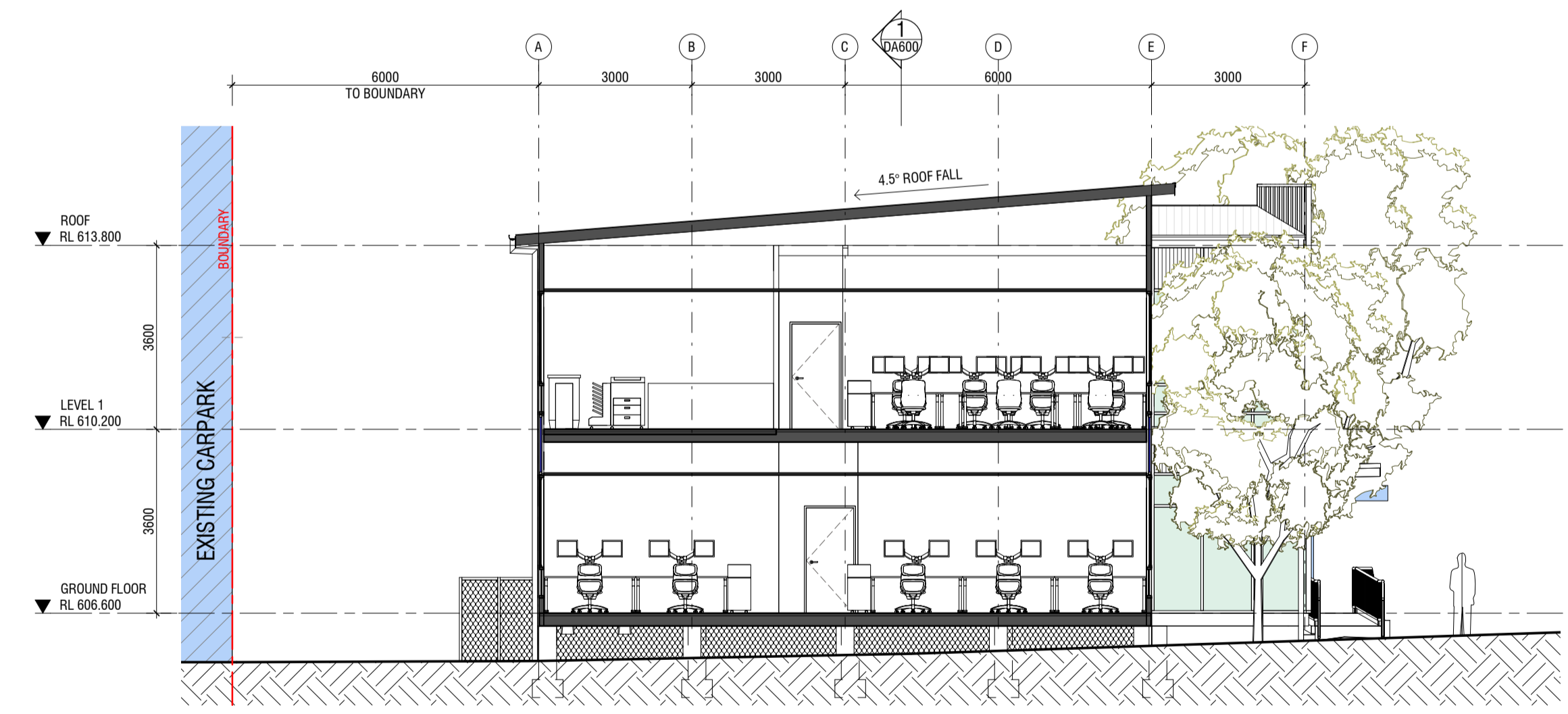
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MATERIALS SCHEDULE

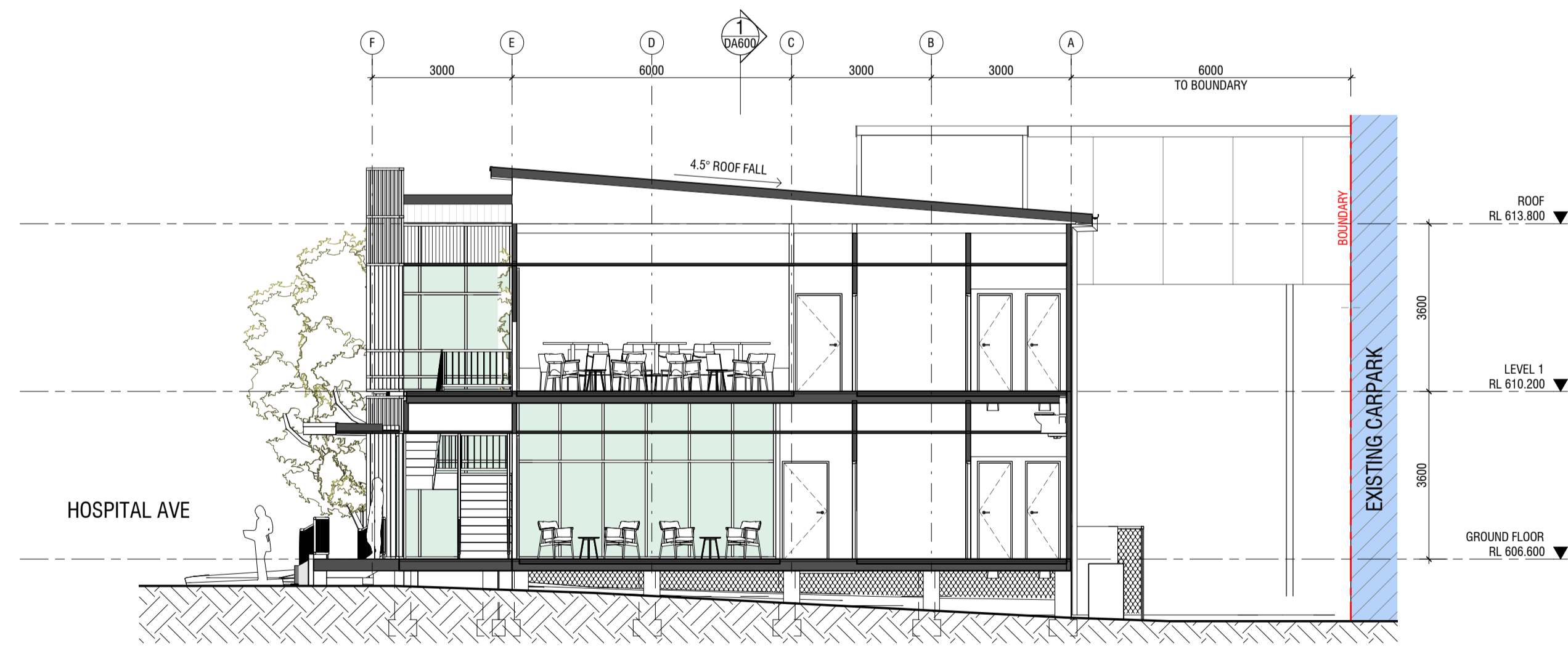
CODE	DESCRIPTION
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1 BUILDING SECTION AT GRID C
 Scale: 1 : 100



2 BUILDING SECTION AT GRID 6
 Scale: 1 : 100



3 BUILDING SECTION AT GRID 12
 Scale: 1 : 100

4	ISSUED FOR DA	02.08.19
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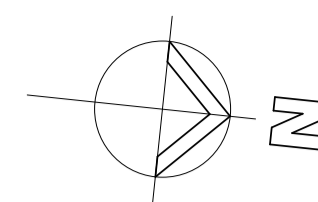
Project
**ACT HEALTH - CANBERRA HOSPITAL
 PROPOSED DEMOUNTABLE OFFICE BUILDING
 HOSPITAL & BATESON ROADS GARRAN, ACT 2605**

BLOCK 1 SECTION 58 GARRAN
 Drawing
BUILDING SECTIONS

Scale	Project Number	Drawing No.
1 : 100 @ A1	16,001	DA600
Drawn DC	Checked CP	

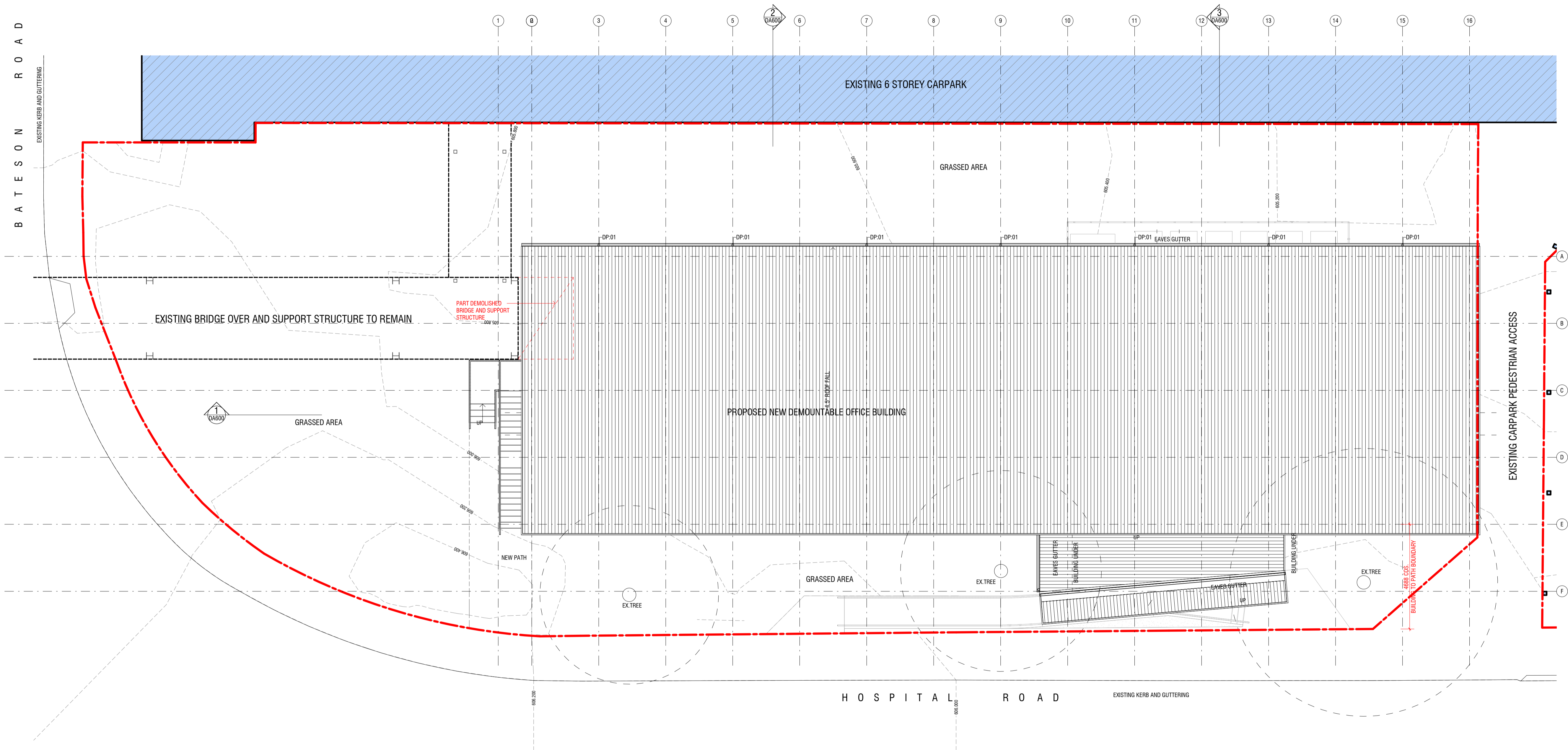
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B A T E S O N R O A D



1 SITE PLAN
Scale: 1:100

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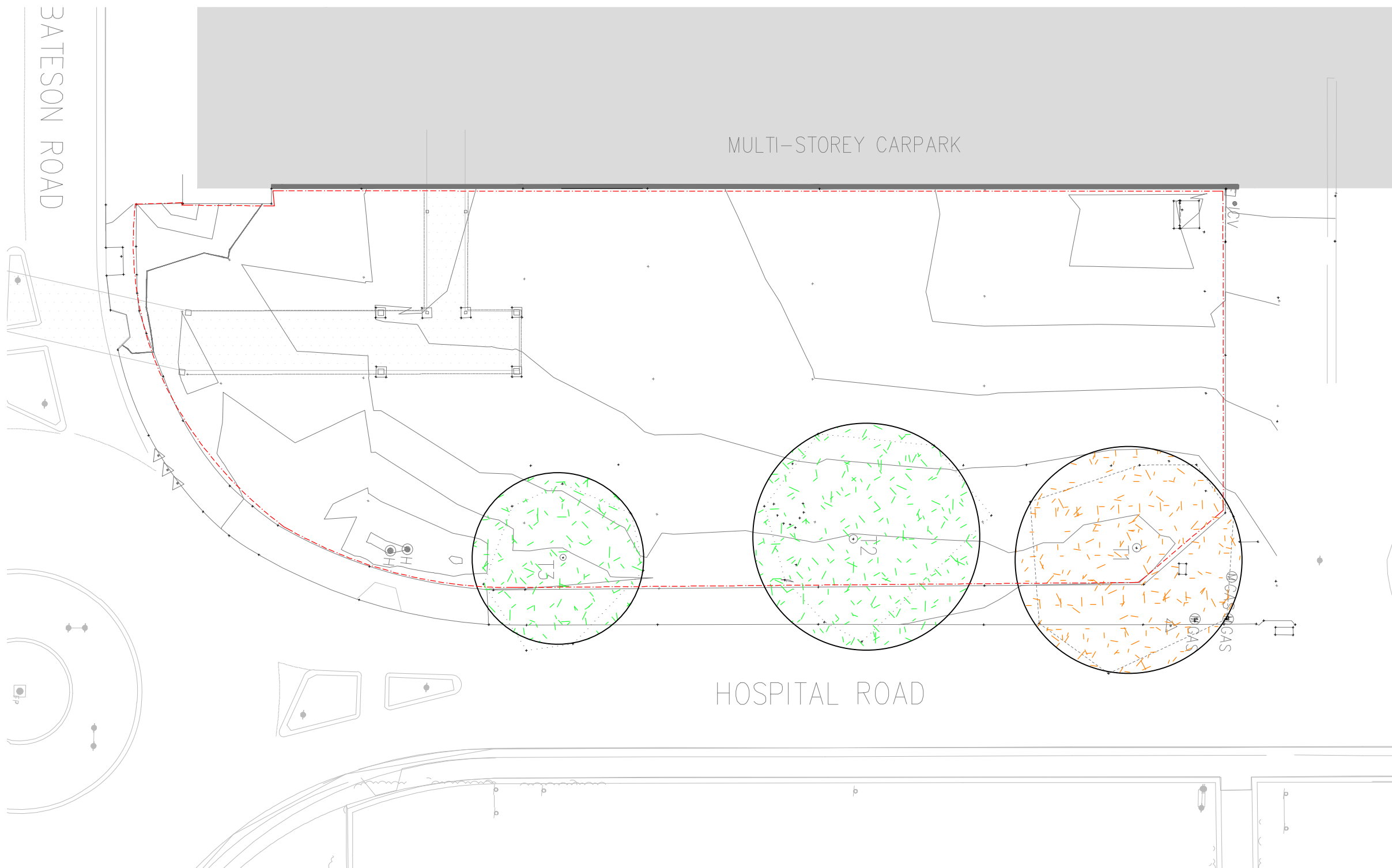
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Project
**ACT HEALTH - CANBERRA HOSPITAL
PROPOSED DEMOUNTABLE OFFICE BUILDING
HOSPITAL & BATESON ROADS GARRAN, ACT 2605**

BLOCK 1 SECTION 58 GARRAN

Scale	Project Number	Drawing No.
1 : 100 @ A1	16.001	DA100
Drawn	Checked	
DC	CP	

Plot Date: 24/08/2019 3:26:52 PM



LEGEND

- EXTENT OF ON-SITE WORKS
- EXISTING TREE - ON-SITE
Based on survey

TREE IDENTIFICATION

- 1 PLa [H] TREE ASSESSMENT NUMBER
- 1 PLa [H] TREE SPECIES
- 1 PLa [H] TREE QUALITY RATING

SUPPLEMENTARY NOTES

- (REGU) REGULATED TREE

TREE QUALITY ASSESSMENT

An overall assessment of the quality of the tree and its relative importance for retention within an urban context

- Poor (P)** A tree that:
Is of poor, structure or health, is in decline; which has limited potential to contribute to the landscape
- Medium (M)** A tree that:
Is of reasonable form, structure or health; and whose presence contributes to the landscape but not as significantly as high/exceptional quality trees.
- High (H)** A tree that:
is of good form, structure and health; is without significant defect; and which has the potential to make a significant contribution to the landscape
- Exceptional (E)** A tree that:
has natural or cultural heritage importance; or has high aesthetic value and will have a major contribution to the surrounding landscape; or is of outstanding form, structure and health, and is an excellent example of the species; or has significant scientific value, including ecological importance

TREE ASSESSMENT SPECIES LIST

CODE	SPECIES
Emf	<i>Eucalyptus mannifera</i>
PLa	<i>Platanus acerifolia</i>

TREE TABLE

Tree Number	Botanical Name	Canopy	Trunk Dia.	Height	Condition/Health (E,G,F,P)	Growth Stage (J,SM,M,OM)	Tree Quality (P,M,H,E)	Regulated/TCCS	Comments
1	Platanus acerifolia	13	0.5	14	G	SM	H	Regulated	
2	Eucalyptus mannifera	13	0.5	16	F	SM	M	Regulated	
3	Eucayptus mannifera	10	0.38	13	F	SM	M		

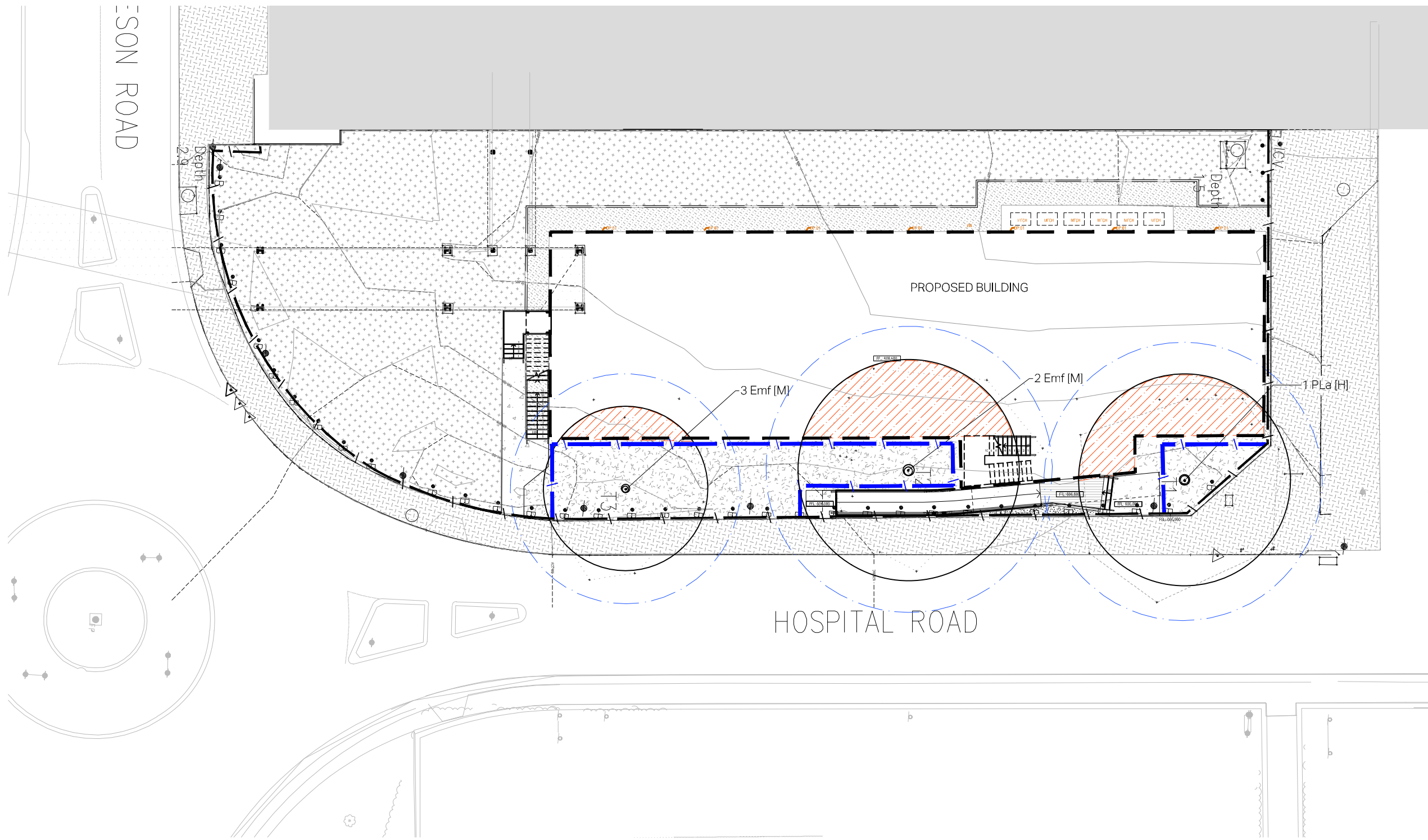
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- NOTES**
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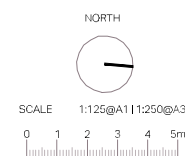
LANDSCAPE ARCHITECT
redbox design group
 02 6290 1949 (ret)
 inbox@redboxdesigngroup.com.au
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 PO Box 4574 Kingston ACT 2604
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CONSULTANTS
 PROJECT MANAGER: SHAPE
 ARCHITECT: AMC ARCHITECTURE
 ENGINEER: NORTHROP ENGINEERS
 PLANNER: CANBERRA TOWN PLANNING



REV	ISSUE	DATE	DRN	CHK
C	DEVELOPMENT APPLICATION	01.08.19	IS	DT
B	DEVELOPMENT APPLICATION	29.07.19	IS	DT
A	DA REVIEW	23.07.19	IS	DT

DATE	DRN	CHK
01.08.19	IS	DT
29.07.19	IS	DT
23.07.19	IS	DT



PROJECT
CANBERRA HOSPITAL
 SPIRE CHS EXECUTIVE ADMINISTRATION
 DEMOUNTABLE BUILDING

REFER SHEET 130 FOR LEGEND AND NOTES

PROJECT No.	SHIFT	ISSUE
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TREE MANAGEMENT PLAN Sheet 1		