

NOTES

HEAD HEIGHT OVER ACCESSIBLE CAR PARKING SPACES TO BE IN ACCORDANCE WITH AS 2896.6

PASSENGER LIFTS TO AS 1735.12 & BCA E3.6

ACCESSIBLE PATH OF TRAVEL PROVIDED TO ALL SOUL OCCUPANCY UNITS SERVED BY A LIFT

TACTILE INDICATORS TO ROAD CROSSINGS AS PER AS 1428.4

ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO AS 128.1

ALL DOORS SINGLE LEAF 920mm OR ACTIVE LEAF OF DOUBLE DOORS MIN 520mm

ACCESS TO WASTE ROOM NOT PROVIDED TO TENANTS

ALL FLOOR SURFACES TO BE SLIP RESISTANT, BROOM FINISHED CONCRETE EXTERNAL (OR SIMILAR), SLIP RESISTANT FLOOR FINISH INTERNALLY (TO BE SELECTED BY COMMERCIAL TENANT)

HANDRAIL TO AS 1428.1

EXTERNAL LIGHTING DESIGNED IN ACCORDANCE WITH AS 1158.3 - LIGHTING OF ROADS & PUBLIC SPACES & TO THE ACT CRIME PREVENTION & URBAN DESIGN RESOURCES MANUAL

TO BE READ IN CONJUNCTION WITH LANDSCAPE DRAWINGS

ALL ADAPTABLE UNITS TO COMPLY WITH AS 4299-1995 & THE ACCESS MOBILITY CODE

REFER TO ACOUSTIC REPORT

REFER TO WIND REPORT

TENANCY LAYOUT, RETAIL CONFIGURATION & ACCESS OFF STREET TENANCIES TO BE CONFIRMED WITH SUBSEQUENT INDIVIDUAL DEVELOPMENT APPLICATIONS

MINIMUM SIGHTLINES FOR PEDESTRIAN SAFETY WILL OCCUR IN ACCORDANCE WITH AS 2896.1

NOTES

PASSENGER LIFTS TO AS1735.12 & BCA E3.6

ALL ADAPTABLE UNITS TO COMPLY WITH AS 4299-1995 & THE ACCESS MOBILITY CODE

ALL UNITS TO COMPLY WITH RELEVANT SECTIONS OF THE BCA & AUST STANDARDS

ALL TOWER UNITS HAVE DIRECT ACCESS TO WASTE CHUTE THAT FEED TO WASTE ROOM BELOW

ACCESSIBLE PATH OF TRAVEL PROVIDED TO SOUL OCCUPANCY UNITS SERVED BY A LIFT

TACTILE INDICATORS TO ROAD CROSSINGS AS PER AS 1428.4

ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO AS 128.1

ALL DOORS SINGLE LEAF 920mm OR ACTIVE LEAF OF DOUBLE DOORS MIN 520mm

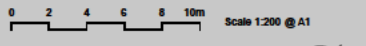
ACCESS TO WASTE ROOM, ELECTRICAL ROOM OR GREASE TRAP ROOM NOT PROVIDED TO TENANTS

ALL FLOOR SURFACES TO BE SLIP RESISTANT, BROOM FINISHED CONCRETE EXTERNAL (OR SIMILAR), SLIP RESISTANT FLOOR FINISH INTERNALLY (TO BE SELECTED BY COMMERCIAL TENANT)

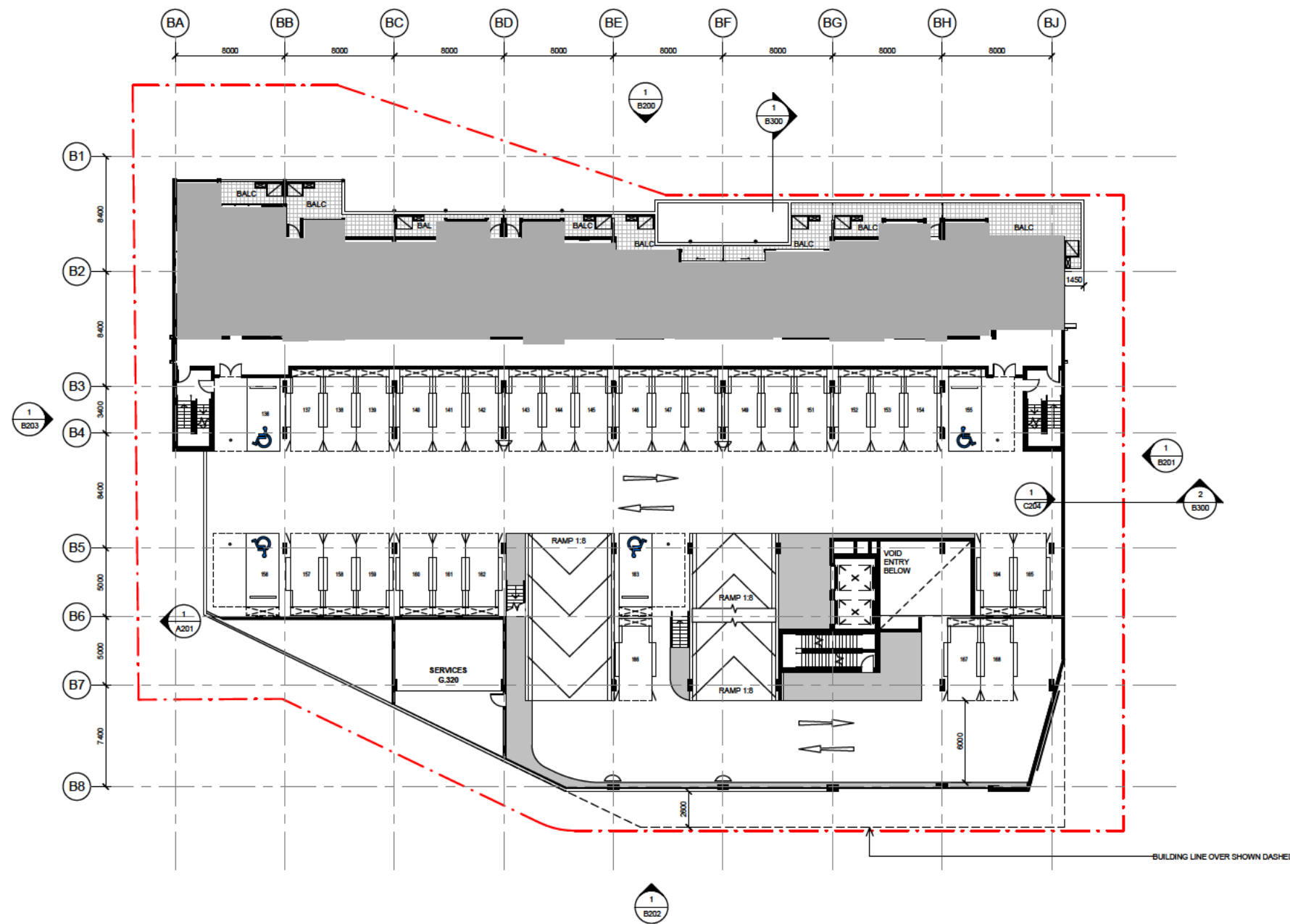
HANDRAIL TO AS 1428.1

- LEGEND**
- A ACCESSIBLE APARTMENT
 - PS 1.8 NOM. HIGH PRIVACY SCREENING
 - ADAPTABLE PARKING
 - BICYCLE PARKING
 - STORAGE AREA 2400mm x 600mm
 - V VISITOR PARKING
 - CAR PARK MIRRORS
 - DRYING AREA
 - CONDENSOR UNITS
 - SITE BOUNDARY

NOT TO BE USED FOR CONSTRUCTION



revision 1 date 11.11.15 project 4188



NOTES

HEAD HEIGHT OVER ACCESSIBLE CAR PARKING SPACES TO BE IN ACCORDANCE WITH AS 2890.6

PASSENGER LIFTS TO AS 1735.12 & BCA E3.6

ACCESSIBLE PATH OF TRAVEL PROVIDED TO ALL SOUL OCCUPANCY UNITS SERVED BY A LIFT

TACTILE INDICATORS TO ROAD CROSSINGS AS PER AS 1428.4

ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO AS 128.1

ALL DOORS SINGLE LEAF 920mm OR ACTIVE LEAF OF DOUBLE DOORS MIN 920mm

ACCESS TO WASTE ROOM NOT PROVIDED TO TENANTS

ALL FLOOR SURFACES TO BE SLIP RESISTANT, BROOM FINISHED CONCRETE EXTERNAL (OR SIMILAR), SLIP RESISTANT FLOOR FINISH INTERNALLY (TO BE SELECTED BY COMMERCIAL TENANT)

HANDRAIL TO AS 1428.1

EXTERNAL LIGHTING DESIGNED IN ACCORDANCE WITH AS 1583.3 - LIGHTING OF ROADS & PUBLIC SPACES & TO THE ACT CRIME PREVENTION & URBAN DESIGN RESOURCES MANUAL

TO BE READ IN CONJUNCTION WITH LANDSCAPE DRAWINGS

ALL ADAPTABLE UNITS TO COMPLY WITH AS 4299-1995 & THE ACCESS MOBILITY CODE

REFER TO ACOUSTIC REPORT

REFER TO WIND REPORT

TENANCY LAYOUT, RETAIL CONFIGURATION & ACCESS OFF STREET TENANCIES TO BE CONFIRMED WITH SUBSEQUENT INDIVIDUAL DEVELOPMENT APPLICATIONS

MINIMUM SIGHTLINES FOR PEDESTRIAN SAFETY WILL OCCUR IN ACCORDANCE WITH AS 2890.1

NOTES

PASSENGER LIFTS TO AS 1735.12 & BCA E3.6

ALL ADAPTABLE UNITS TO COMPLY WITH AS 4299-1995 & THE ACCESS MOBILITY CODE

ALL UNITS TO COMPLY WITH RELEVANT SECTIONS OF THE BCA & AUST STANDARDS

ALL TOWER UNITS HAVE DIRECT ACCESS TO WASTE CHUTE THAT FEED TO WASTE ROOM BELOW

ACCESSIBLE PATH OF TRAVEL PROVIDED TO SOUL OCCUPANCY UNITS SERVED BY A LIFT

TACTILE INDICATORS TO ROAD CROSSINGS AS PER AS 1428.4

ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO AS 128.1

ALL DOORS SINGLE LEAF 920mm OR ACTIVE LEAF OF DOUBLE DOORS MIN 920mm

ACCESS TO WASTE ROOM, ELECTRICAL ROOM OR GREASE TRAP ROOM NOT PROVIDED TO TENANTS

ALL FLOOR SURFACES TO BE SLIP RESISTANT, BROOM FINISHED CONCRETE EXTERNAL (OR SIMILAR), SLIP RESISTANT FLOOR FINISH INTERNALLY (TO BE SELECTED BY COMMERCIAL TENANT)

HANDRAIL TO AS 1428.1

LEGEND

A ACCESSIBLE APARTMENT

PS 1.8 NOM. HIGH PRIVACY SCREENING

ADAPTABLE PARKING

BICYCLE PARKING

STORAGE AREA 2400mm x 600mm

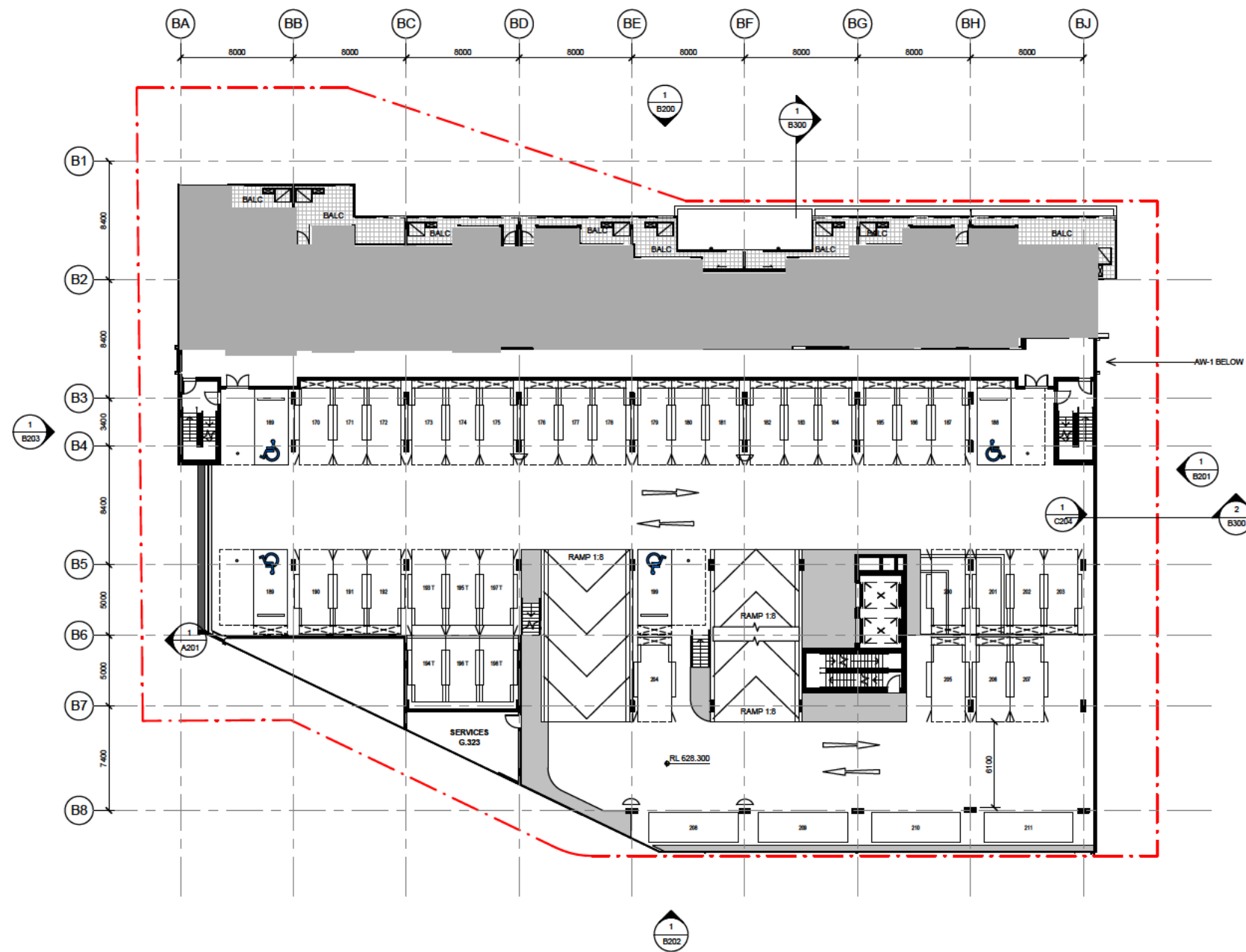
V VISITOR PARKING

CAR PARK MIRRORS

DRYING AREA

CONDENSOR UNITS

NOT TO BE USED FOR CONSTRUCTION



NOTES

HEAD HEIGHT OVER ACCESSIBLE CAR PARKING SPACES TO BE IN ACCORDANCE WITH AS 2890.6

PASSENGER LIFTS TO AS 1735.12 & BCA E3.6

ACCESSIBLE PATH OF TRAVEL PROVIDED TO ALL SOUL OCCUPANCY UNITS SERVED BY A LIFT

TACTILE INDICATORS TO ROAD CROSSINGS AS PER AS 1428.4

ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO AS 128.1

ALL DOORS SINGLE LEAF 920mm OR ACTIVE LEAF OF DOUBLE DOORS MIN 920mm

ACCESS TO WASTE ROOM NOT PROVIDED TO TENANTS

ALL FLOOR SURFACES TO BE SLIP RESISTANT, BROOM FINISHED CONCRETE EXTERNAL, (OR SIMILAR), SLIP RESISTANT FLOOR FINISH INTERNALLY (TO BE SELECTED BY COMMERCIAL TENANT)

HANDRAIL TO AS 1428.1

EXTERNAL LIGHTING DESIGNED IN ACCORDANCE WITH AS 1158.3 - LIGHTING OF ROADS & PUBLIC SPACES & TO THE ACT CRIME PREVENTION & URBAN DESIGN RESOURCES MANUAL

TO BE READ IN CONJUNCTION WITH LANDSCAPE DRAWINGS

ALL ADAPTABLE UNITS TO COMPLY WITH AS 4299-1995 & THE ACCESS MOBILITY CODE

REFER TO ACOUSTIC REPORT

REFER TO WIND REPORT

TENANCY LAYOUT, RETAIL CONFIGURATION & ACCESS OFF STREET TENANCIES TO BE CONFIRMED WITH SUBSEQUENT INDIVIDUAL DEVELOPMENT APPLICATIONS

MINIMUM SIGHTLINES FOR PEDESTRIAN SAFETY WILL OCCUR IN ACCORDANCE WITH AS 2890.1

NOTES

PASSENGER LIFTS TO AS 1735.12 & BCA E3.6

ALL ADAPTABLE UNITS TO COMPLY WITH AS 4299-1995 & THE ACCESS MOBILITY CODE

ALL UNITS TO COMPLY WITH RELEVANT SECTIONS OF THE BCA & AUSTRALIAN STANDARDS

ALL TOWER UNITS HAVE DIRECT ACCESS TO WASTE CHUTE THAT FEED TO WASTE ROOM BELOW

ACCESSIBLE PATH OF TRAVEL PROVIDED TO SOUL OCCUPANCY UNITS SERVED BY A LIFT

TACTILE INDICATORS TO ROAD CROSSINGS AS PER AS 1428.4

ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO AS 128.1

ALL DOORS SINGLE LEAF 920mm OR ACTIVE LEAF OF DOUBLE DOORS MIN 920mm

ACCESS TO WASTE ROOM, ELECTRICAL ROOM OR GREASE TRAP ROOM NOT PROVIDED TO TENANTS

ALL FLOOR SURFACES TO BE SLIP RESISTANT, BROOM FINISHED CONCRETE EXTERNAL, (OR SIMILAR), SLIP RESISTANT FLOOR FINISH INTERNALLY (TO BE SELECTED BY COMMERCIAL TENANT)

HANDRAIL TO AS 1428.1

LEGEND

A ACCESSIBLE APARTMENT

PS 1.8 NOM. HIGH PRIVACY SCREENING

ADAPTABLE PARKING

BICYCLE PARKING

STORAGE AREA 2400mm x 600mm

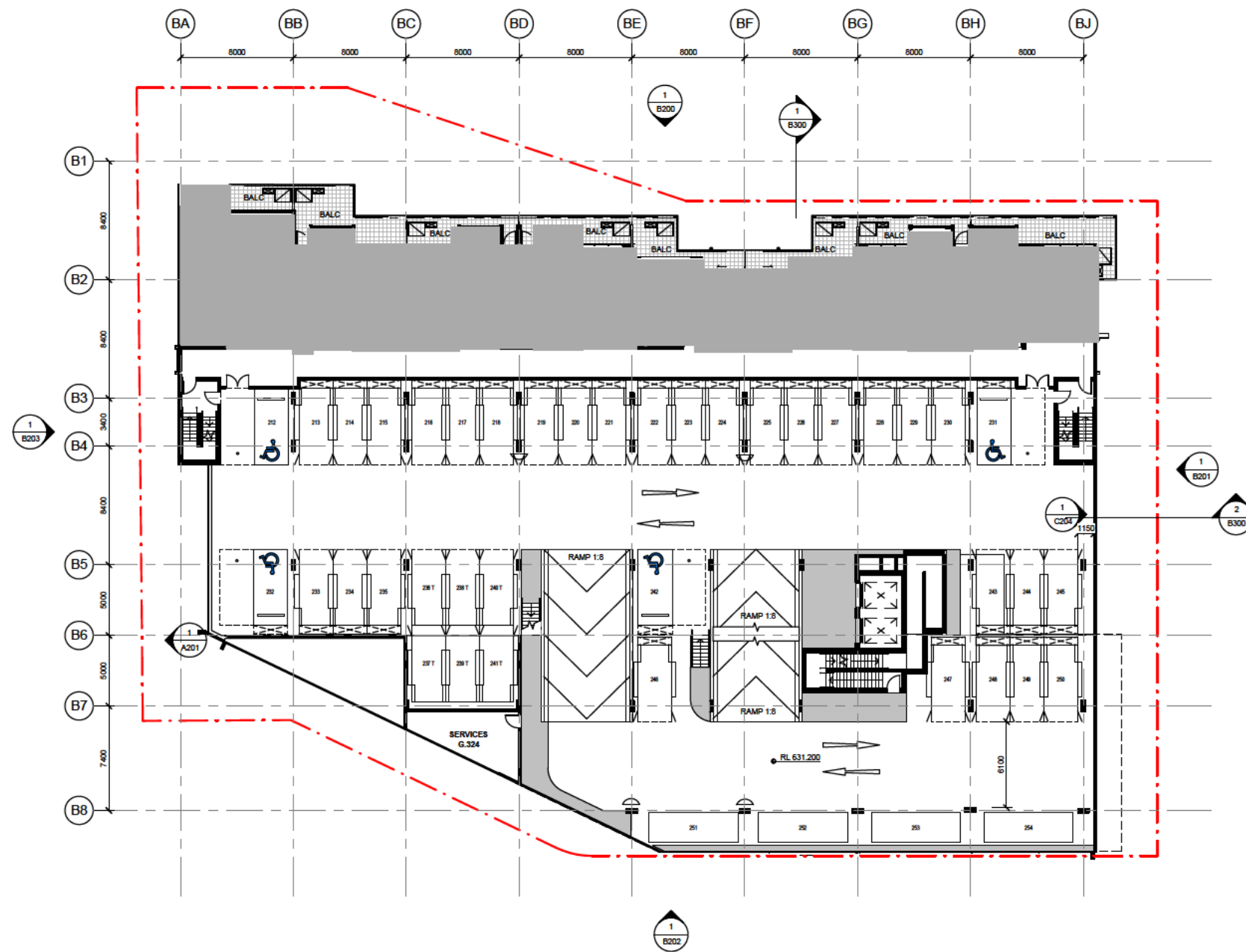
V VISITOR PARKING

CAR PARK MIRRORS

DRYING AREA

CONDENSOR UNITS

SITE BOUNDARY TO BE USED FOR CONSTRUCTION



NOTES

HEAD HEIGHT OVER ACCESSIBLE CAR PARKING SPACES TO BE IN ACCORDANCE WITH AS 2890.6

PASSENGER LIFTS TO AS 1735.12 & BCA E3.6

ACCESSIBLE PATH OF TRAVEL PROVIDED TO ALL SOUL OCCUPANCY UNITS SERVED BY A LIFT

TACTILE INDICATORS TO ROAD CROSSINGS AS PER AS 1428.4

ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO AS 128.1

ALL DOORS SINGLE LEAF 920mm OR ACTIVE LEAF OF DOUBLE DOORS MIN 920mm

ACCESS TO WASTE ROOM NOT PROVIDED TO TENANTS

ALL FLOOR SURFACES TO BE SLIP RESISTANT, BROOM FINISHED CONCRETE EXTERNAL (OR SIMILAR), SLIP RESISTANT FLOOR FINISH INTERNALLY (TO BE SELECTED BY COMMERCIAL TENANT)

HANDRAIL TO AS 1428.1

EXTERNAL LIGHTING DESIGNED IN ACCORDANCE WITH AS 1198.3 - LIGHTING OF ROADS & PUBLIC SPACES & TO THE ACT CRIME PREVENTION & URBAN DESIGN RESOURCES MANUAL

TO BE READ IN CONJUNCTION WITH LANDSCAPE DRAWINGS

ALL ADAPTABLE UNITS TO COMPLY WITH AS 429-1995 & THE ACCESS MOBILITY CODE

REFER TO ACOUSTIC REPORT

REFER TO WIND REPORT

TENANCY LAYOUT, RETAIL CONFIGURATION & ACCESS OFF STREET TENANCIES TO BE CONFIRMED WITH SUBSEQUENT INDIVIDUAL DEVELOPMENT APPLICATIONS

MINIMUM SIGHTLINES FOR PEDESTRIAN SAFETY WILL OCCUR IN ACCORDANCE WITH AS 2890.1

NOTES

PASSENGER LIFTS TO AS 1735.12 & BCA E3.6

ALL ADAPTABLE UNITS TO COMPLY WITH AS 429-1995 & THE ACCESS MOBILITY CODE

ALL UNITS TO COMPLY WITH RELEVANT SECTIONS OF THE BCA & AJUST STANDARDS

ALL TOWER UNITS HAVE DIRECT ACCESS TO WASTE CHUTE THAT FEED TO WASTE ROOM BELOW

ACCESSIBLE PATH OF TRAVEL PROVIDED TO SOUL OCCUPANCY UNITS SERVED BY A LIFT

TACTILE INDICATORS TO ROAD CROSSINGS AS PER AS 1428.4

ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO AS 128.1

ALL DOORS SINGLE LEAF 920mm OR ACTIVE LEAF OF DOUBLE DOORS MIN 920mm

ACCESS TO WASTE ROOM, ELECTRICAL ROOM OR GREASE TRAP ROOM NOT PROVIDED TO TENANTS

ALL FLOOR SURFACES TO BE SLIP RESISTANT, BROOM FINISHED CONCRETE EXTERNAL (OR SIMILAR), SLIP RESISTANT FLOOR FINISH INTERNALLY (TO BE SELECTED BY COMMERCIAL TENANT)

HANDRAIL TO AS 1428.1

LEGEND

A ACCESSIBLE APARTMENT

PS 1.8 NOM. HIGH PRIVACY SCREENING

ADAPTABLE PARKING

BICYCLE PARKING

STORAGE AREA 2400mm x 600mm

V VISITOR PARKING

CAR PARK MIRRORS

DRYING AREA

CONDENSOR UNITS

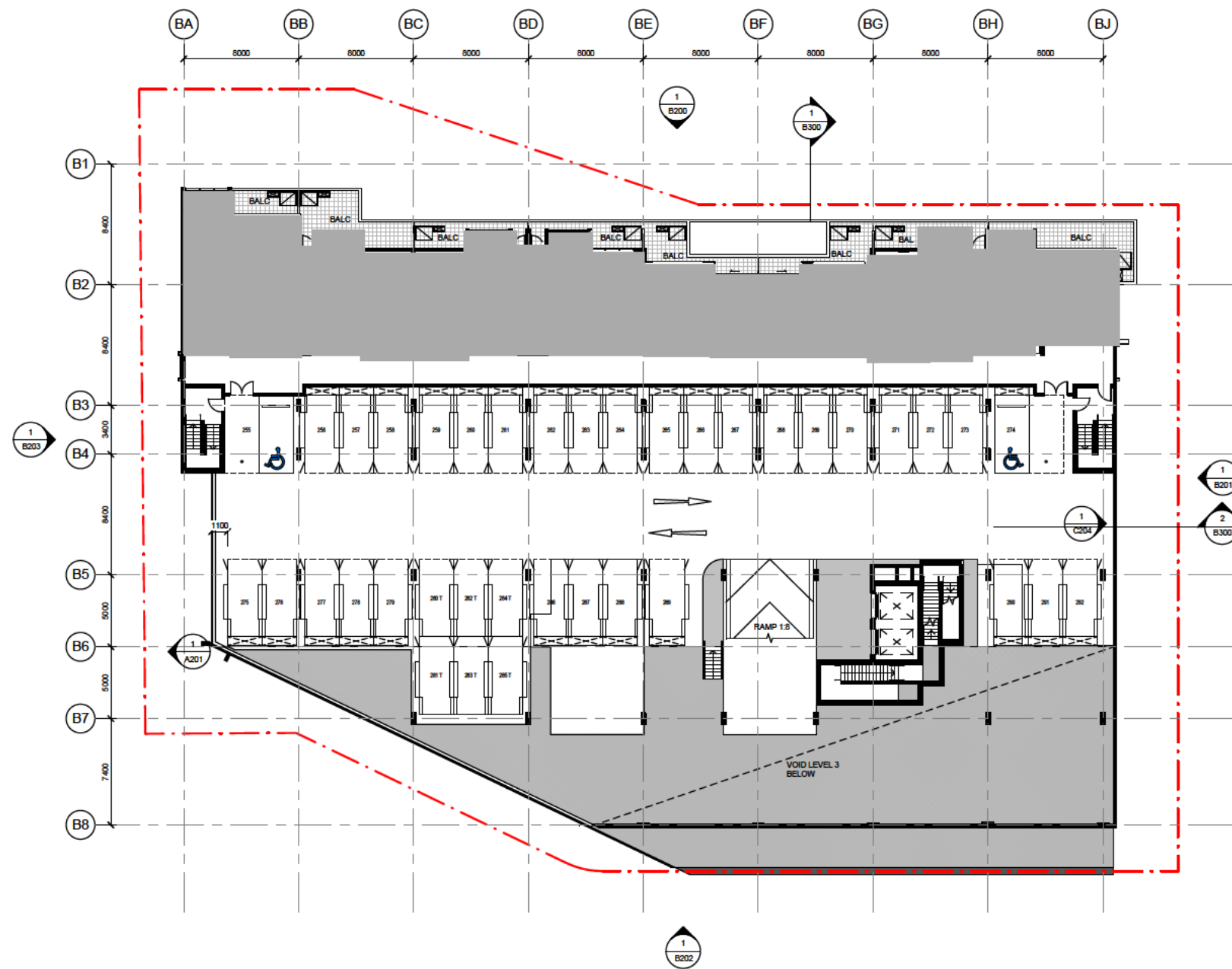
TYPE PVC PLUMBING TO BE USED FOR CONSTRUCTION

Scale 1:200 @ A1

revision 1 date 11.11.15 project 4188

GEOCON GUNGAHLIN
BLOCK 3 SECTION 209 GUNGAHLIN

DA-B105 BUILDING B - LEVEL 03 FLOOR PLAN



NOTES

HEAD HEIGHT OVER ACCESSIBLE CAR PARKING SPACES TO BE IN ACCORDANCE WITH AS 2890.6

PASSENGER LIFTS TO AS 1735.12 & BCA E3.6

ACCESSIBLE PATH OF TRAVEL PROVIDED TO ALL SOUL OCCUPANCY UNITS SERVED BY A LIFT

TACTILE INDICATORS TO ROAD CROSSINGS AS PER AS 1428.4

ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO AS 128.1

ALL DOORS SINGLE LEAF 920mm OR ACTIVE LEAF OF DOUBLE DOORS MIN 920mm

ACCESS TO WASTE ROOM NOT PROVIDED TO TENANTS

ALL FLOOR SURFACES TO BE SLIP RESISTANT, BROOM FINISHED CONCRETE EXTERNAL (OR SIMILAR), SLIP RESISTANT FLOOR FINISH INTERNALLY (TO BE SELECTED BY COMMERCIAL TENANT)

HANDRAIL TO AS 1428.1

EXTERNAL LIGHTING DESIGNED IN ACCORDANCE WITH AS 1158.3 - LIGHTING OF ROADS & PUBLIC SPACES & TO THE ACT CRIME PREVENTION & URBAN DESIGN RESOURCES MANUAL

TO BE READ IN CONJUNCTION WITH LANDSCAPE DRAWINGS

ALL ADAPTABLE UNITS TO COMPLY WITH AS 4299-1995 & THE ACCESS MOBILITY CODE

REFER TO ACOUSTIC REPORT

REFER TO WIND REPORT

TENANCY LAYOUT, RETAIL CONFIGURATION & ACCESS OFF STREET TENANCIES TO BE CONFIRMED WITH SUBSEQUENT INDIVIDUAL DEVELOPMENT APPLICATIONS

MINIMUM SIGHTLINES FOR PEDESTRIAN SAFETY WILL OCCUR IN ACCORDANCE WITH AS 2890.1

NOTES

PASSENGER LIFTS TO AS 1735.12 & BCA E3.6

ALL ADAPTABLE UNITS TO COMPLY WITH AS 4299-1995 & THE ACCESS MOBILITY CODE

ALL UNITS TO COMPLY WITH RELEVANT SECTIONS OF THE BCA & ALBT STANDARDS

ALL TOWER UNITS HAVE DIRECT ACCESS TO WASTE CHUTE THAT FEED TO WASTE ROOM BELOW

ACCESSIBLE PATH OF TRAVEL PROVIDED TO SOUL OCCUPANCY UNITS SERVED BY A LIFT

TACTILE INDICATORS TO ROAD CROSSINGS AS PER AS 1428.4

ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO AS 128.1

ALL DOORS SINGLE LEAF 920mm OR ACTIVE LEAF OF DOUBLE DOORS MIN 920mm

ACCESS TO WASTE ROOM, ELECTRICAL ROOM OR GREASE TRAP ROOM NOT PROVIDED TO TENANTS

ALL FLOOR SURFACES TO BE SLIP RESISTANT, BROOM FINISHED CONCRETE EXTERNAL (OR SIMILAR), SLIP RESISTANT FLOOR FINISH INTERNALLY (TO BE SELECTED BY COMMERCIAL TENANT)

HANDRAIL TO AS 1428.1

LEGEND

A ACCESSIBLE APARTMENT

PS 1.8 NOM. HIGH PRIVACY SCREENING

ADAPTABLE PARKING

BICYCLE PARKING

STORAGE AREA 2400mm x 600mm

V VISITOR PARKING

CAR PARK MIRRORS

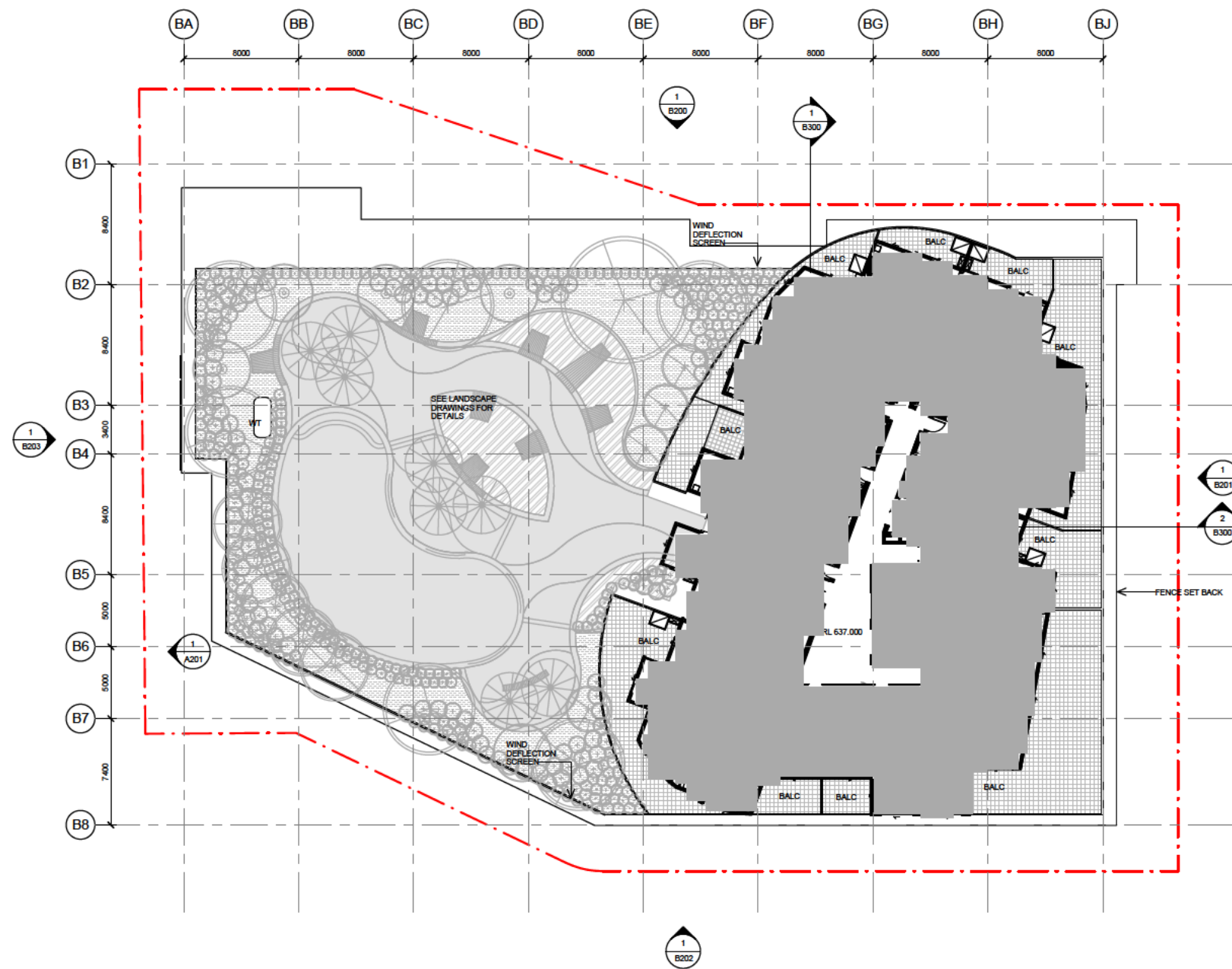
DRYING AREA

CONDENSOR UNITS

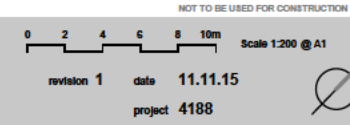
BE USED FOR CONSTRUCTION

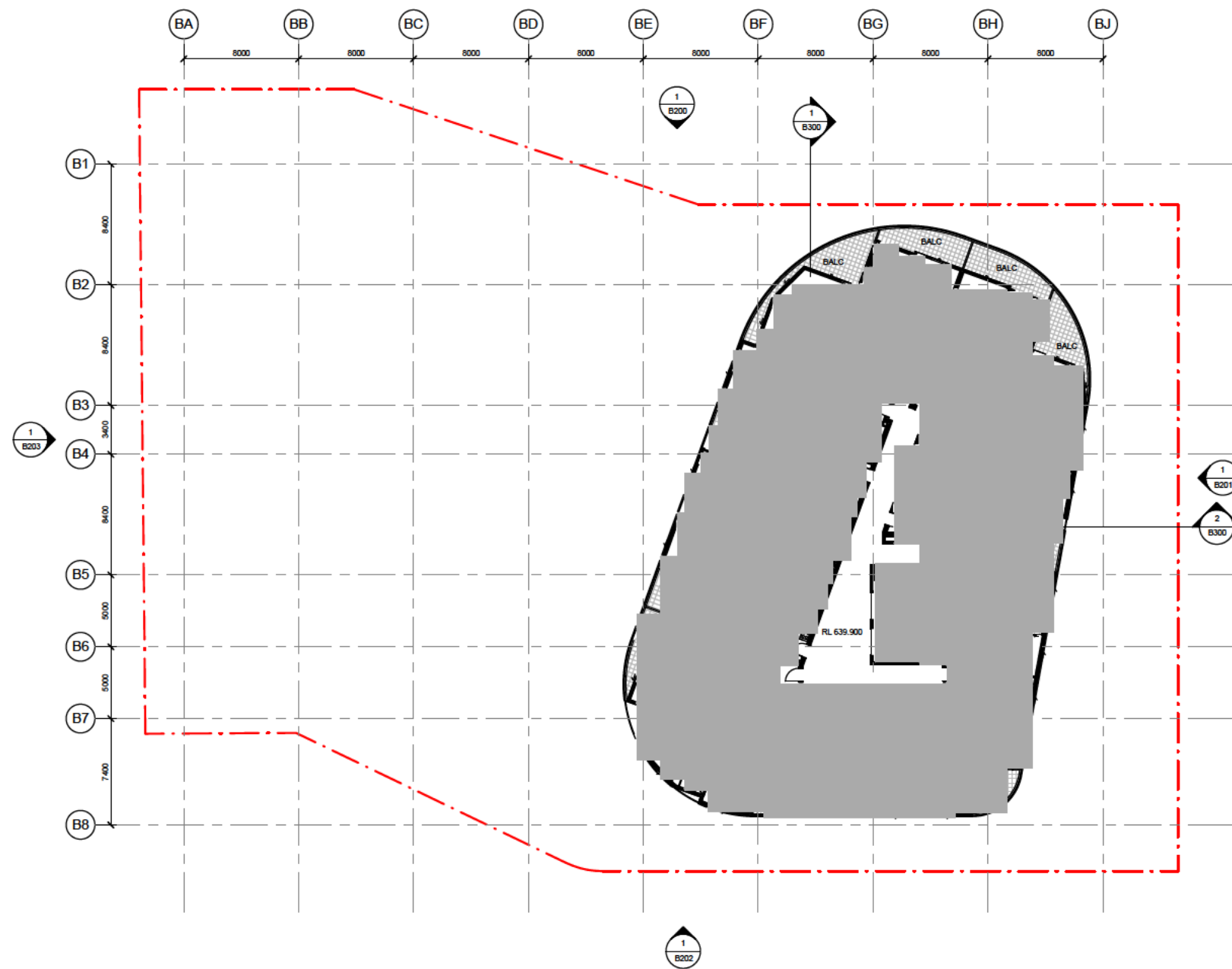
Scale 1:200 @ A1

revision 1 date 11.11.15 project 4188



- NOTES**
- PASSENGER LIFTS TO AS1735.12 & BCA E3.6
 - ALL ADAPTABLE UNITS TO COMPLY WITH AS 4299-1995 & THE ACCESS MOBILITY CODE
 - ALL UNITS TO COMPLY WITH RELEVANT SECTIONS OF THE BCA & AUSTRALIAN STANDARDS
 - ALL TOWER UNITS HAVE DIRECT ACCESS TO WASTE CHUTE THAT FEED TO WASTE ROOM BELOW
 - ACCESSIBLE PATH OF TRAVEL PROVIDED TO SOUL OCCUPANCY UNITS SERVED BY A LIFT
 - TACTILE INDICATORS TO ROAD CROSSINGS AS PER AS 1428.4
 - ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO AS 128.1
 - ALL DOORS SINGLE LEAF 920mm OR ACTIVE LEAF OF DOUBLE DOORS MIN 920mm
 - ACCESS TO WASTE ROOM, ELECTRICAL ROOM OR GREASE TRAP ROOM NOT PROVIDED TO TENANTS
 - ALL FLOOR SURFACES TO BE SLIP RESISTANT, BROOM FINISHED CONCRETE EXTERNAL (OR SIMILAR), SLIP RESISTANT FLOOR FINISH INTERNALLY (TO BE SELECTED BY COMMERCIAL TENANT)
 - HANDRAIL TO AS 1428.1
- LEGEND**
- A ACCESSIBLE APARTMENT
 - PS 1.8 NOM. HIGH PRIVACY SCREENING
 - ADAPTABLE PARKING
 - BICYCLE PARKING
 - STORAGE AREA 2400mm x 600mm
 - V VISITOR PARKING
 - CAR PARK MIRRORS
 - DRYING AREA
 - CONDENSOR UNITS
 - SITE BOUNDARY



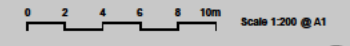


NOTES

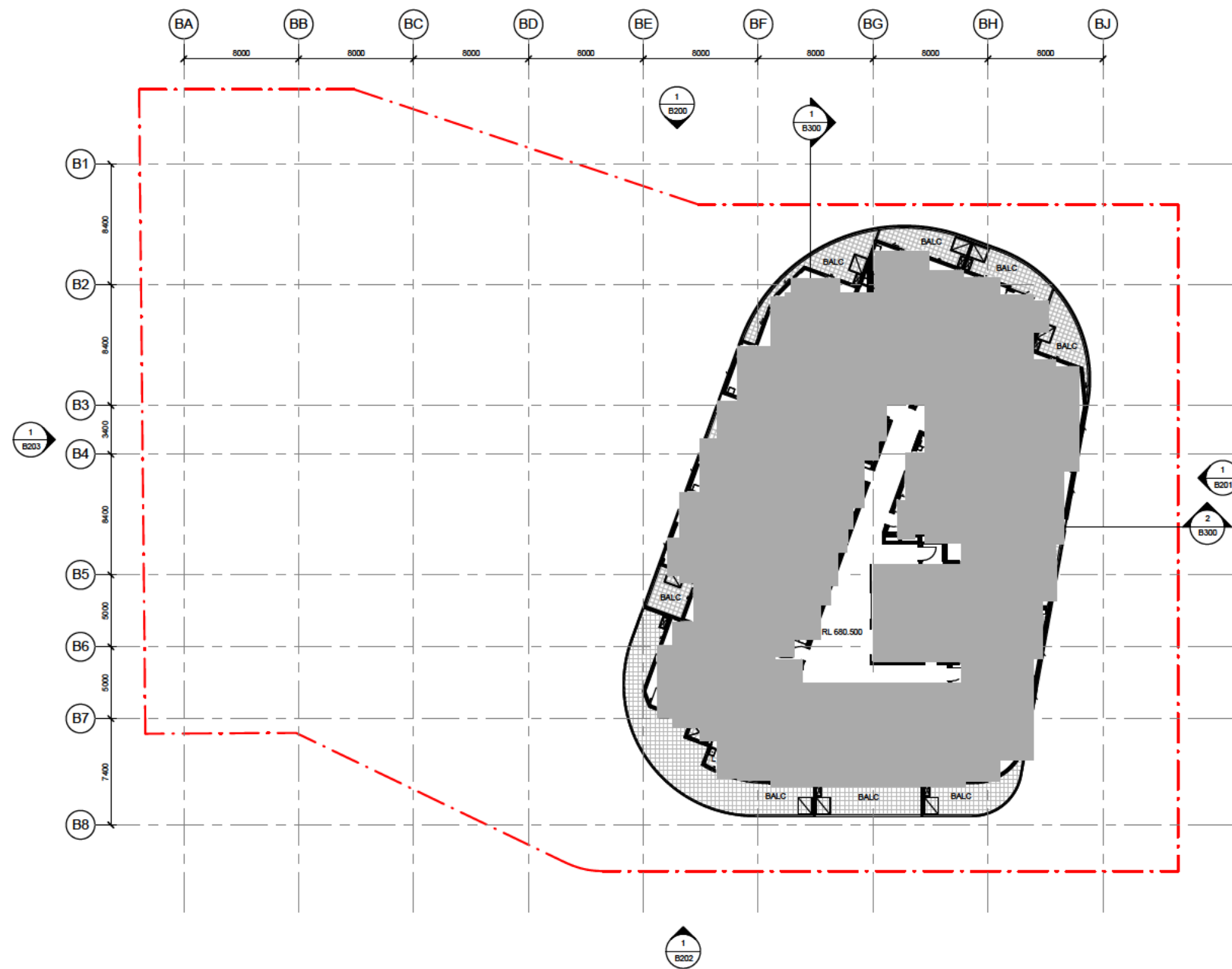
- PASSENGER LIFTS TO AS1735.12 & BCA E3.6
- ALL ADAPTABLE UNITS TO COMPLY WITH AS 4299-1995 & THE ACCESS MOBILITY CODE
- ALL UNITS TO COMPLY WITH RELEVANT SECTIONS OF THE BCA & AJUST STANDARDS
- ALL TOWER UNITS HAVE DIRECT ACCESS TO WASTE CHUTE THAT FEED TO WASTE ROOM BELOW
- ACCESSIBLE PATH OF TRAVEL PROVIDED TO SOUL OCCUPANCY UNITS SERVED BY A LIFT
- TACTILE INDICATORS TO ROAD CROSSINGS AS PER AS 1428.4
- ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO AS 128.1
- ALL DOORS SINGLE LEAF 920mm OR ACTIVE LEAF OF DOUBLE DOORS MIN 920mm
- ACCESS TO WASTE ROOM, ELECTRICAL ROOM OR GREASE TRAP ROOM NOT PROVIDED TO TENANTS
- ALL FLOOR SURFACES TO BE SLIP RESISTANT, BROOM FINISHED CONCRETE EXTERNAL (OR SIMILAR), SLIP RESISTANT FLOOR FINISH INTERNALLY (TO BE SELECTED BY COMMERCIAL TENANT)
- HANDRAIL TO AS 1428.1

- LEGEND**
- A ACCESSIBLE APARTMENT
 - PS 1.8 NOM. HIGH PRIVACY SCREENING
 - ADAPTABLE PARKING
 - [] BICYCLE PARKING
 - [] STORAGE AREA 2400mm x 600mm
 - V VISITOR PARKING
 - ◡ CAR PARK MIRRORS
 - ▨ DRYING AREA
 - CONDENSOR UNITS
 - SITE BOUNDARY

NOT TO BE USED FOR CONSTRUCTION

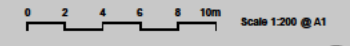


revision 1 date 11.11.15 project 4188

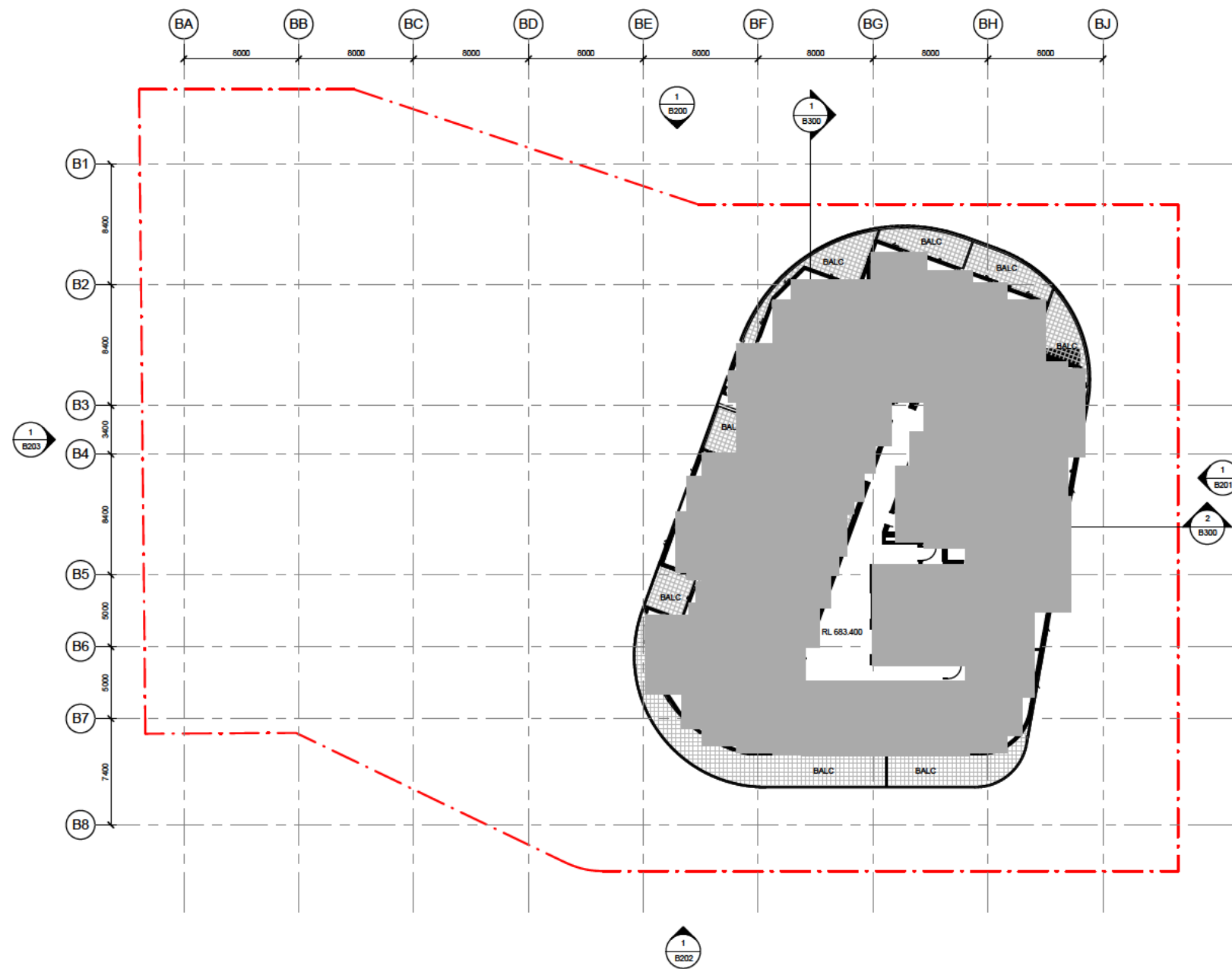


- NOTES**
- PASSENGER LIFTS TO AS1735.12 & BCA E3.6
 - ALL ADAPTABLE UNITS TO COMPLY WITH AS 4299-1995 & THE ACCESS MOBILITY CODE
 - ALL UNITS TO COMPLY WITH RELEVANT SECTIONS OF THE BCA & AUSTRALIAN STANDARDS
 - ALL TOWER UNITS HAVE DIRECT ACCESS TO WASTE CHUTE THAT FEED TO WASTE ROOM BELOW
 - ACCESSIBLE PATH OF TRAVEL PROVIDED TO SOUL OCCUPANCY UNITS SERVED BY A LIFT
 - TACTILE INDICATORS TO ROAD CROSSINGS AS PER AS 1428.4
 - ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO AS 128.1
 - ALL DOORS SINGLE LEAF 900mm OR ACTIVE LEAF OF DOUBLE DOORS MIN 920mm
 - ACCESS TO WASTE ROOM, ELECTRICAL ROOM OR GREASE TRAP ROOM NOT PROVIDED TO TENANTS
 - ALL FLOOR SURFACES TO BE SLIP RESISTANT, BROOM FINISHED CONCRETE EXTERNAL (OR SIMILAR), SLIP RESISTANT FLOOR FINISH INTERNALLY (TO BE SELECTED BY COMMERCIAL TENANT)
 - HANDRAIL TO AS 1428.1
- LEGEND**
- A ACCESSIBLE APARTMENT
 - PS 1.8 NOM. HIGH PRIVACY SCREENING
 - ADAPTABLE PARKING
 - BICYCLE PARKING
 - STORAGE AREA 2400mm x 600mm
 - V VISITOR PARKING
 - CAR PARK MIRRORS
 - DRYING AREA
 - CONDENSOR UNITS
 - SITE BOUNDARY

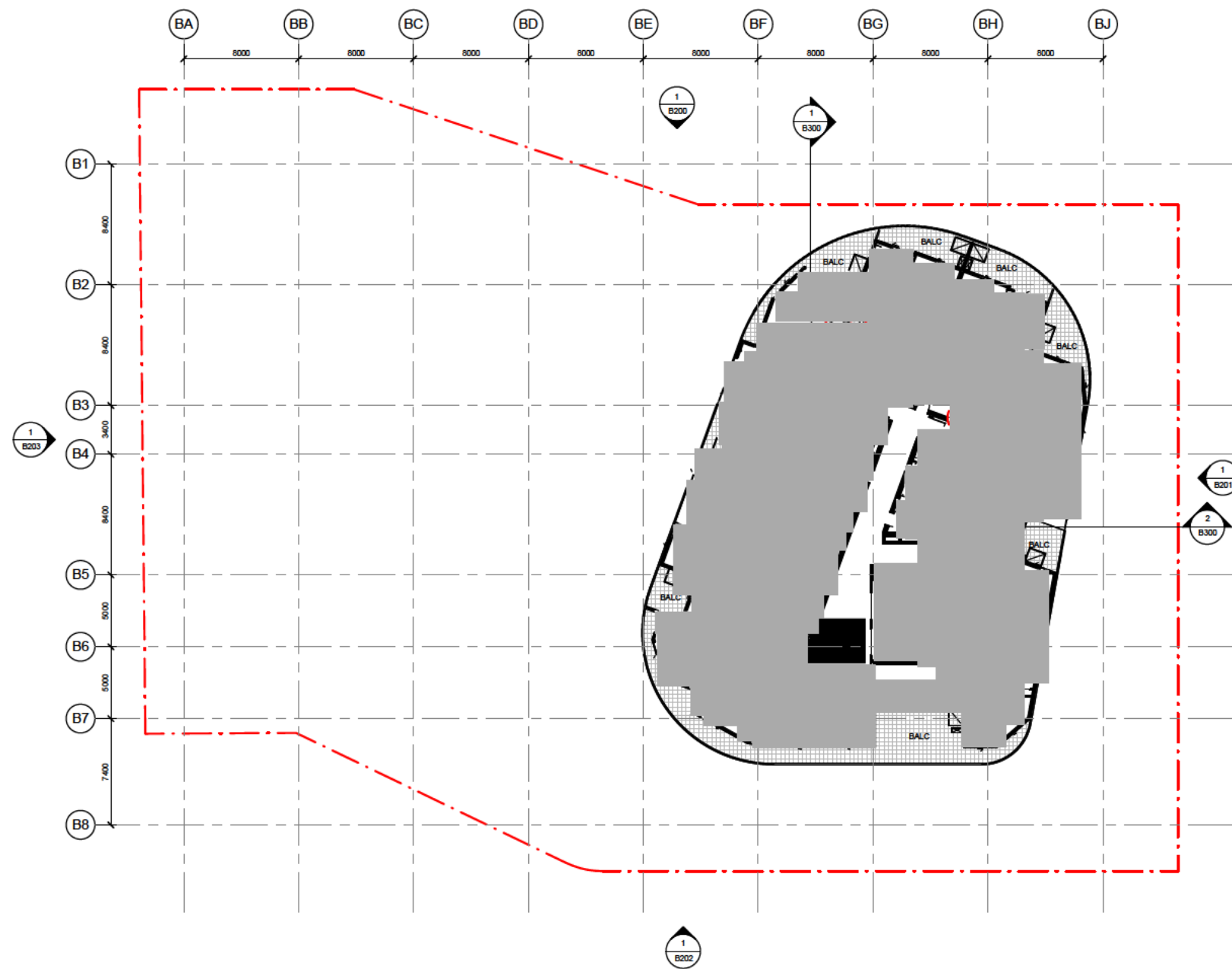
NOT TO BE USED FOR CONSTRUCTION



revision 1 date 11.11.15 project 4188

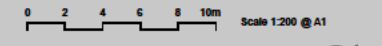


- NOTES**
- PASSENGER LIFTS TO AS1735.12 & BCA E3.6
 - ALL ADAPTABLE UNITS TO COMPLY WITH AS 4299-1995 & THE ACCESS MOBILITY CODE
 - ALL UNITS TO COMPLY WITH RELEVANT SECTIONS OF THE BCA & AUSTRALIAN STANDARDS
 - ALL TOWER UNITS HAVE DIRECT ACCESS TO WASTE CHUTE THAT FEED TO WASTE ROOM BELOW
 - ACCESSIBLE PATH OF TRAVEL PROVIDED TO SOUL OCCUPANCY UNITS SERVED BY A LIFT
 - TACTILE INDICATORS TO ROAD CROSSINGS AS PER AS 1428.4
 - ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO AS 128.1
 - ALL DOORS SINGLE LEAF 920mm OR ACTIVE LEAF OF DOUBLE DOORS MIN 920mm
 - ACCESS TO WASTE ROOM, ELECTRICAL ROOM OR GREASE TRAP ROOM NOT PROVIDED TO TENANTS
 - ALL FLOOR SURFACES TO BE SLIP RESISTANT, BROOM FINISHED CONCRETE EXTERNAL (OR SIMILAR), SLIP RESISTANT FLOOR FINISH INTERNALLY (TO BE SELECTED BY COMMERCIAL TENANT)
 - HANDRAIL TO AS 1428.1
- LEGEND**
- A ACCESSIBLE APARTMENT
 - PS 1.8 NOM. HIGH PRIVACY SCREENING
 - ADAPTABLE PARKING
 - BICYCLE PARKING
 - STORAGE AREA 2400mm x 600mm
 - V VISITOR PARKING
 - CAR PARK MIRRORS
 - DRYING AREA
 - CONDENSOR UNITS
 - SITE BOUNDARY

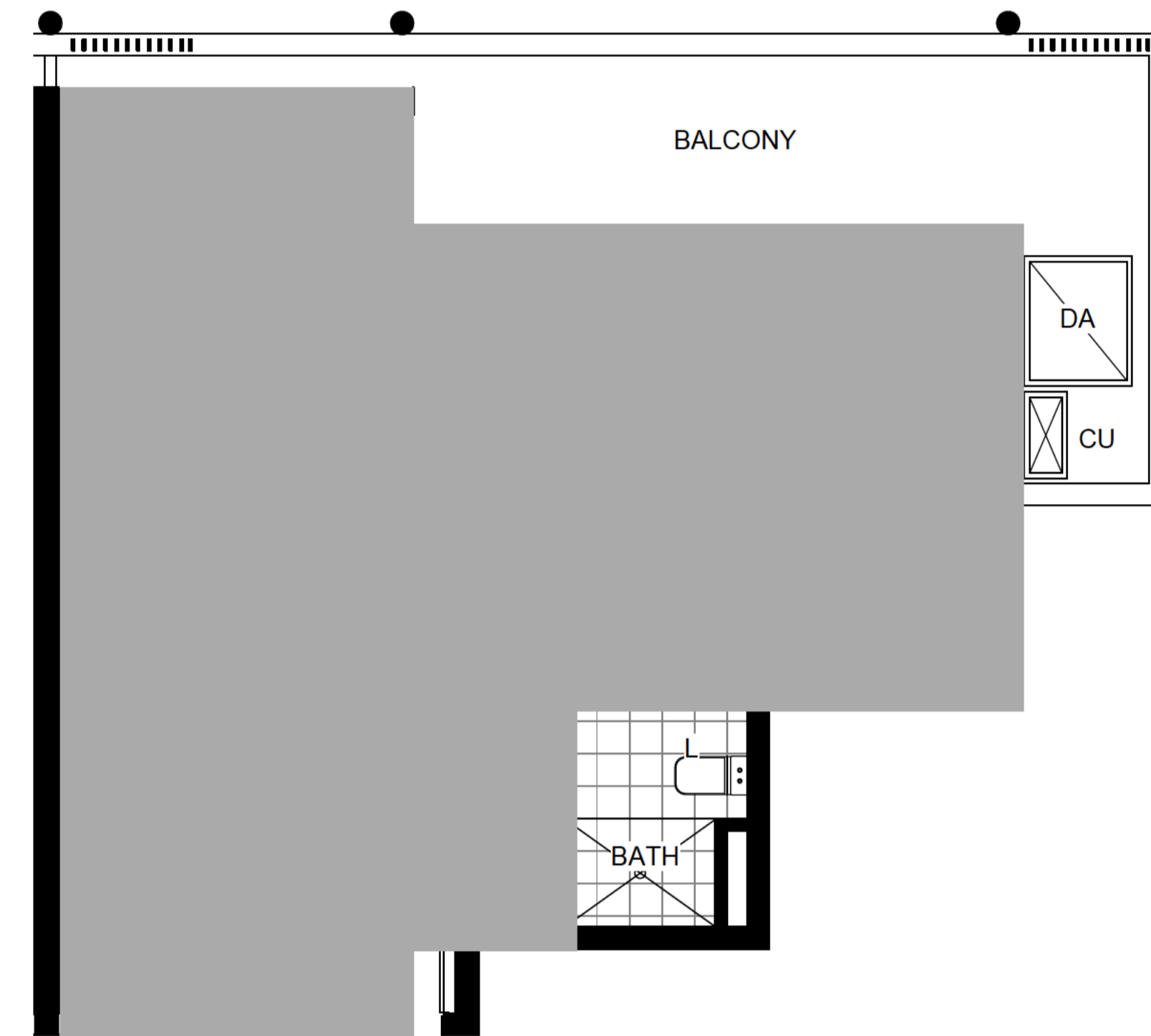
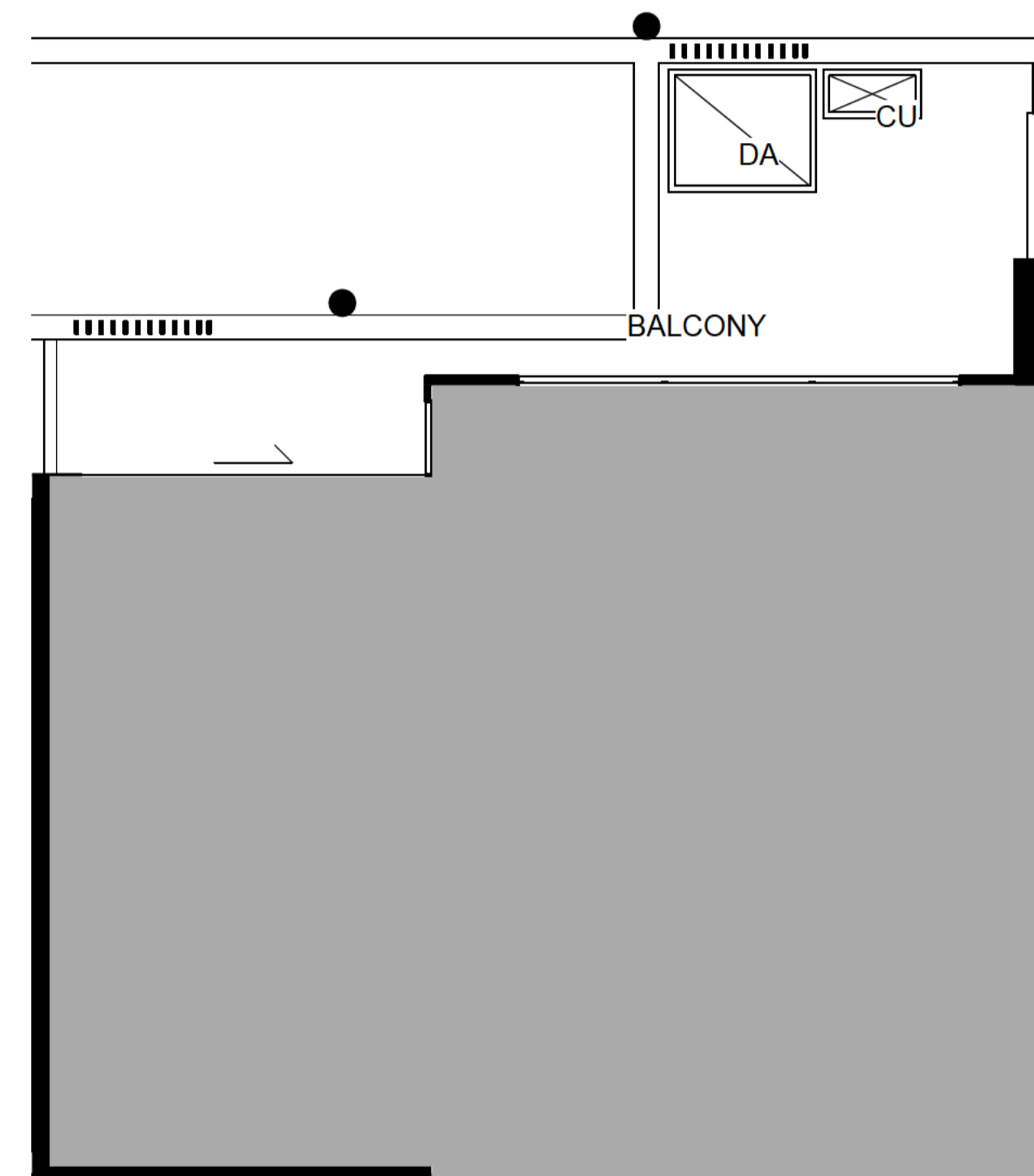
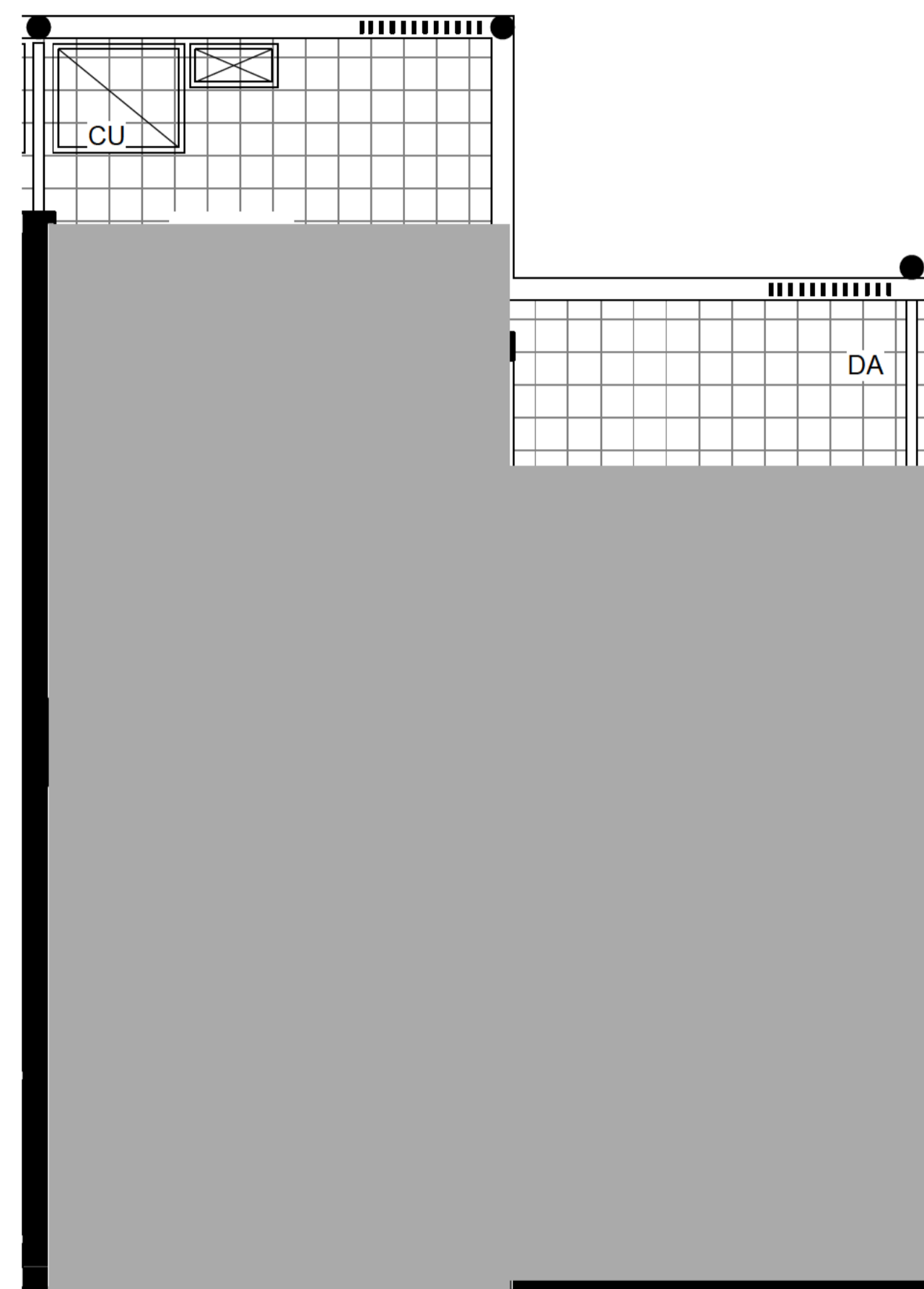
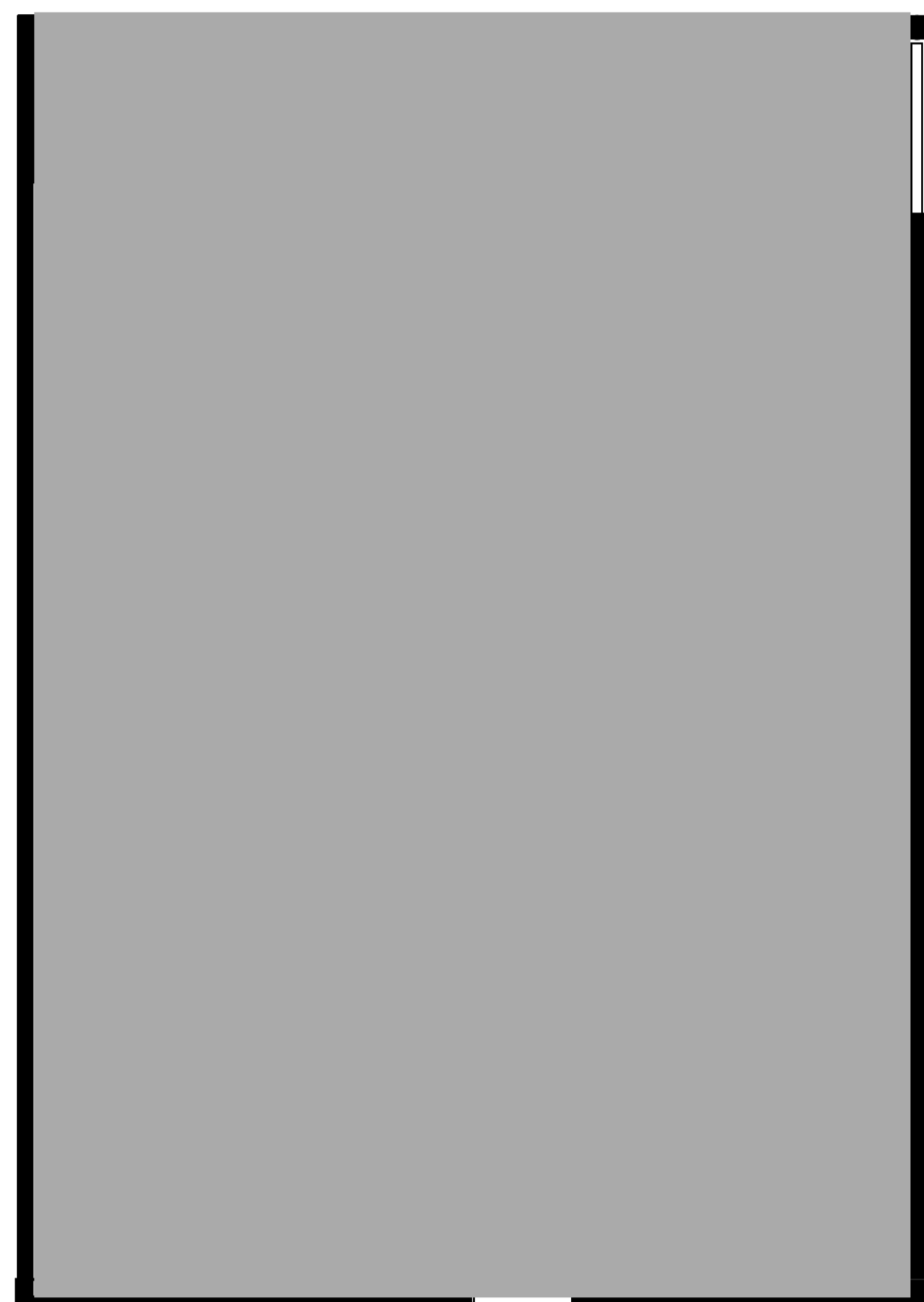


- NOTES**
- PASSENGER LIFTS TO AS1735.12 & BCA E3.6
 - ALL ADAPTABLE UNITS TO COMPLY WITH AS 4299-1995 & THE ACCESS MOBILITY CODE
 - ALL UNITS TO COMPLY WITH RELEVANT SECTIONS OF THE BCA & AUST STANDARDS
 - ALL TOWER UNITS HAVE DIRECT ACCESS TO WASTE CHUTE THAT FEED TO WASTE ROOM BELOW
 - ACCESSIBLE PATH OF TRAVEL PROVIDED TO SOUL OCCUPANCY UNITS SERVED BY A LIFT
 - TACTILE INDICATORS TO ROAD CROSSINGS AS PER AS 1428.4
 - ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO AS 128.1
 - ALL DOORS SINGLE LEAF 920mm OR ACTIVE LEAF OF DOUBLE DOORS MIN 920mm
 - ACCESS TO WASTE ROOM, ELECTRICAL ROOM OR GREASE TRAP ROOM NOT PROVIDED TO TENANTS
 - ALL FLOOR SURFACES TO BE SLIP RESISTANT, BROOM FINISHED CONCRETE EXTERNAL (OR SIMILAR), SLIP RESISTANT FLOOR FINISH INTERNALLY (TO BE SELECTED BY COMMERCIAL TENANT)
 - HANDRAIL TO AS 1428.1
- LEGEND**
- A ACCESSIBLE APARTMENT
 - PS 1.8 NOM. HIGH PRIVACY SCREENING
 - ADAPTABLE PARKING
 - BICYCLE PARKING
 - STORAGE AREA 2400mm x 600mm
 - V VISITOR PARKING
 - CAR PARK MIRRORS
 - DRYING AREA
 - CONDENSOR UNITS
 - SITE BOUNDARY

NOT TO BE USED FOR CONSTRUCTION



revision 1 date 11.11.15 project 4188



1 **BUILDING B - 3 BED TYPE A**
1:50

UNIT AREA: 79m²
BALCONY AREA: 8m²
GF COURTYARD AREA: 53m²
NUMBER OF UNITS: 5

2 **BUILDING B - 1 BED + TYPE B**
1:50

UNIT AREA: 58m²
BALCONY AREA: 9 - 18m²
GF COURTYARD AREA: 10 - 70m²
NUMBER OF UNITS: 15

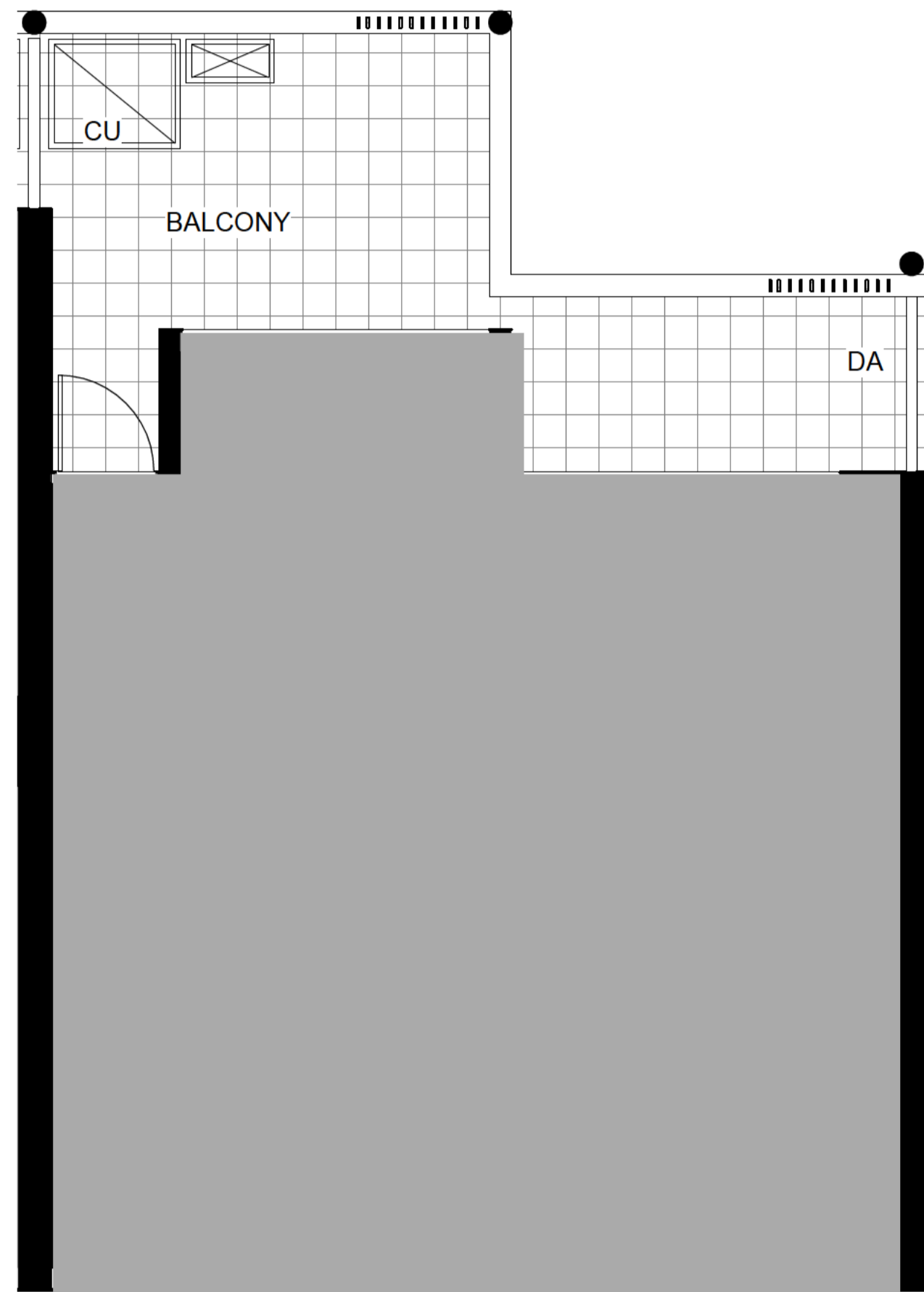
3 **BUILDING B - 1 BED TYPE F**
1:50

UNIT AREA: 44m²
BALCONY AREA: 11m²
GF COURTYARD AREA: 25m²
NUMBER OF UNITS: 10

4 **BUILDING B - 1 BED TYPE G**
1:50

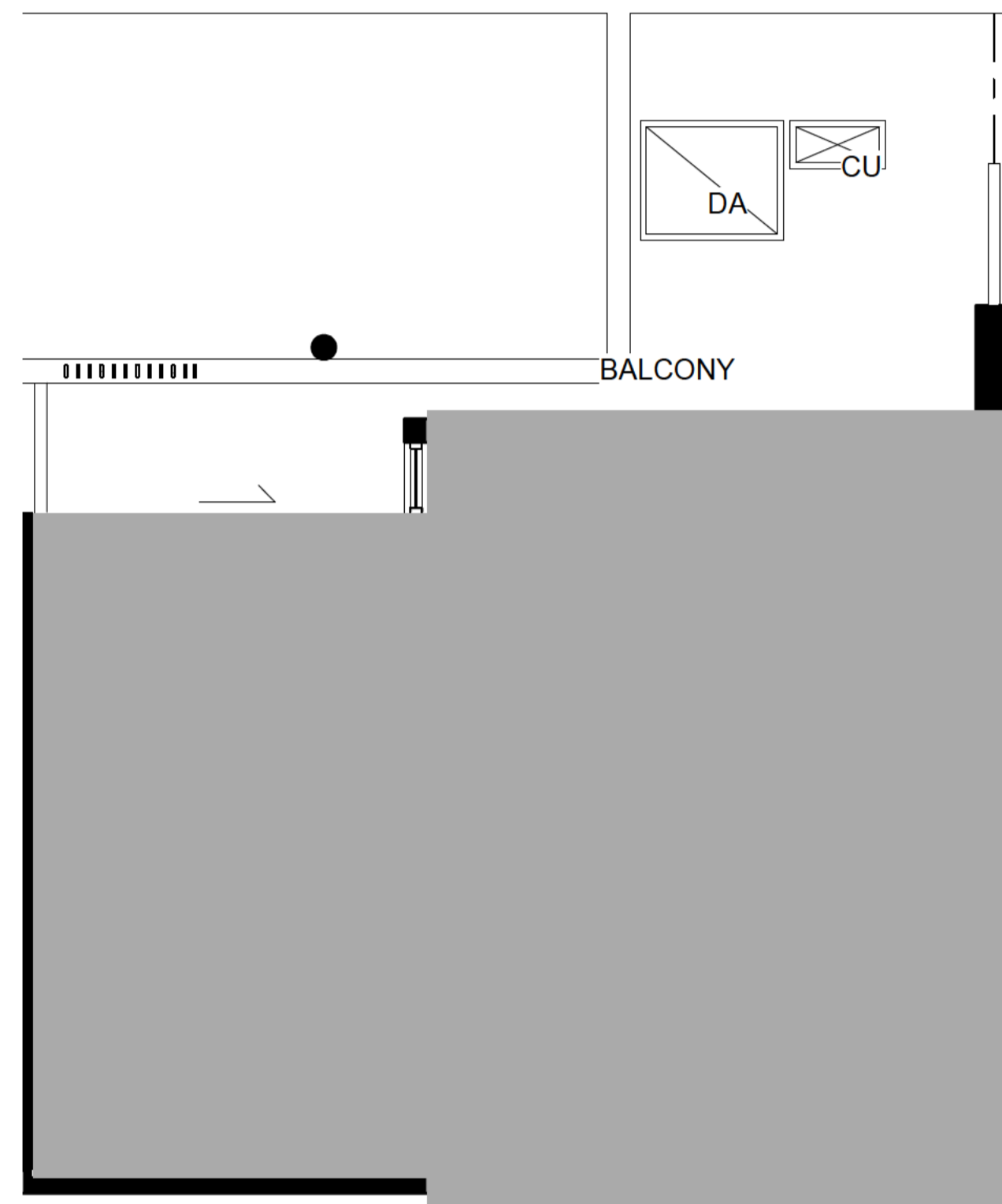
UNIT AREA: 61m²
BALCONY AREA: 15m²
GF COURTYARD AREA: 12m²
NUMBER OF UNITS: 5

- ADAPTABLE PARKING
- BICYCLE PARKING
- STORAGE AREA 2400mm x 600mm
- VISITOR PARKING
- CAR PARK MIRRORS
- DRYING AREA
- CONDENSOR UNITS
- SITE BOUNDARY



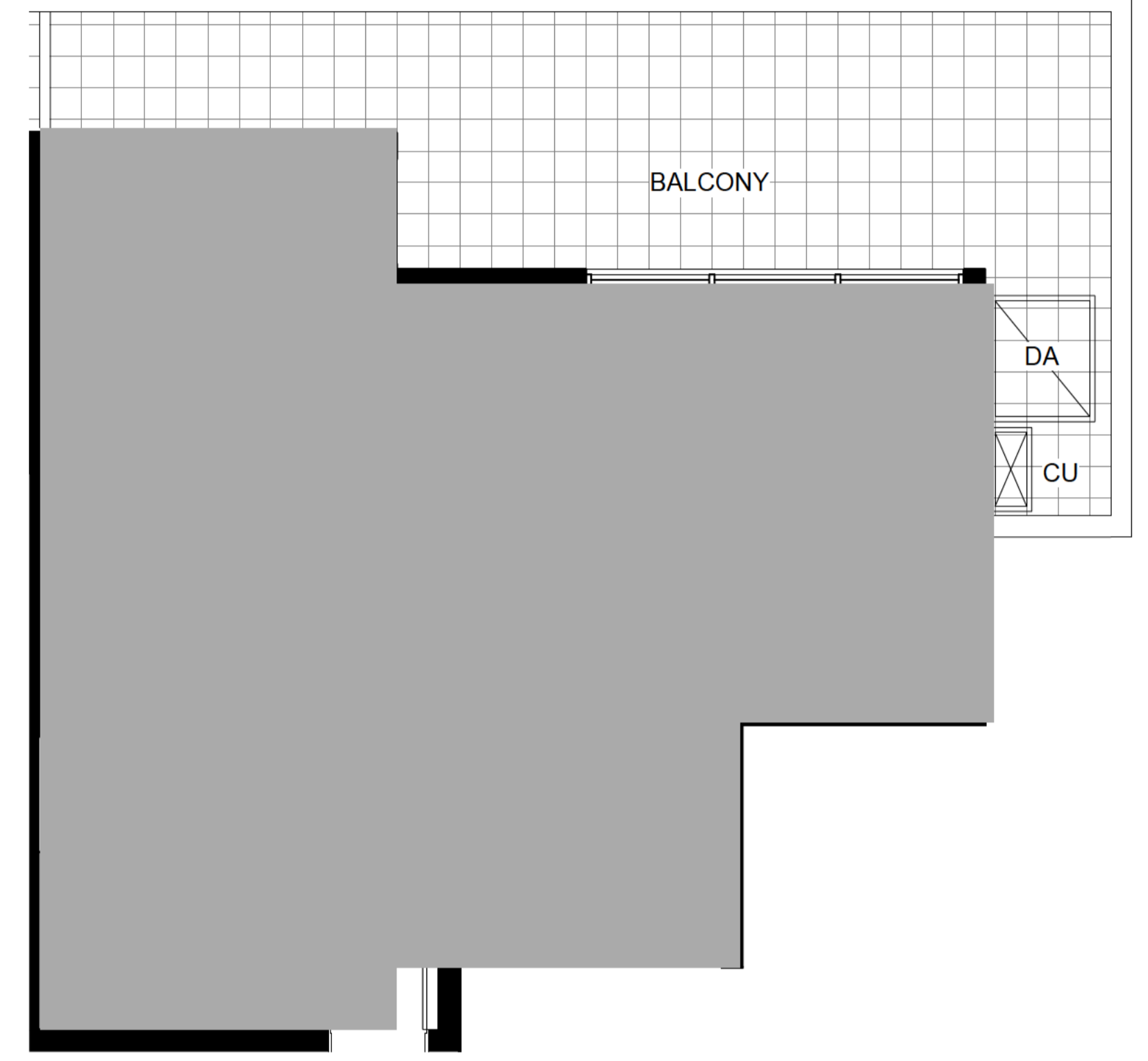
1 **BUILDING B - 1 BED + TYPE B**
1:50

UNIT AREA: 58m²
BALCONY AREA: 9 - 18m²
GF COURTYARD AREA: 10 -70m²
NUMBER OF UNITS: 15



2 **BUILDING B - 1 BED TYPE F**
1:50

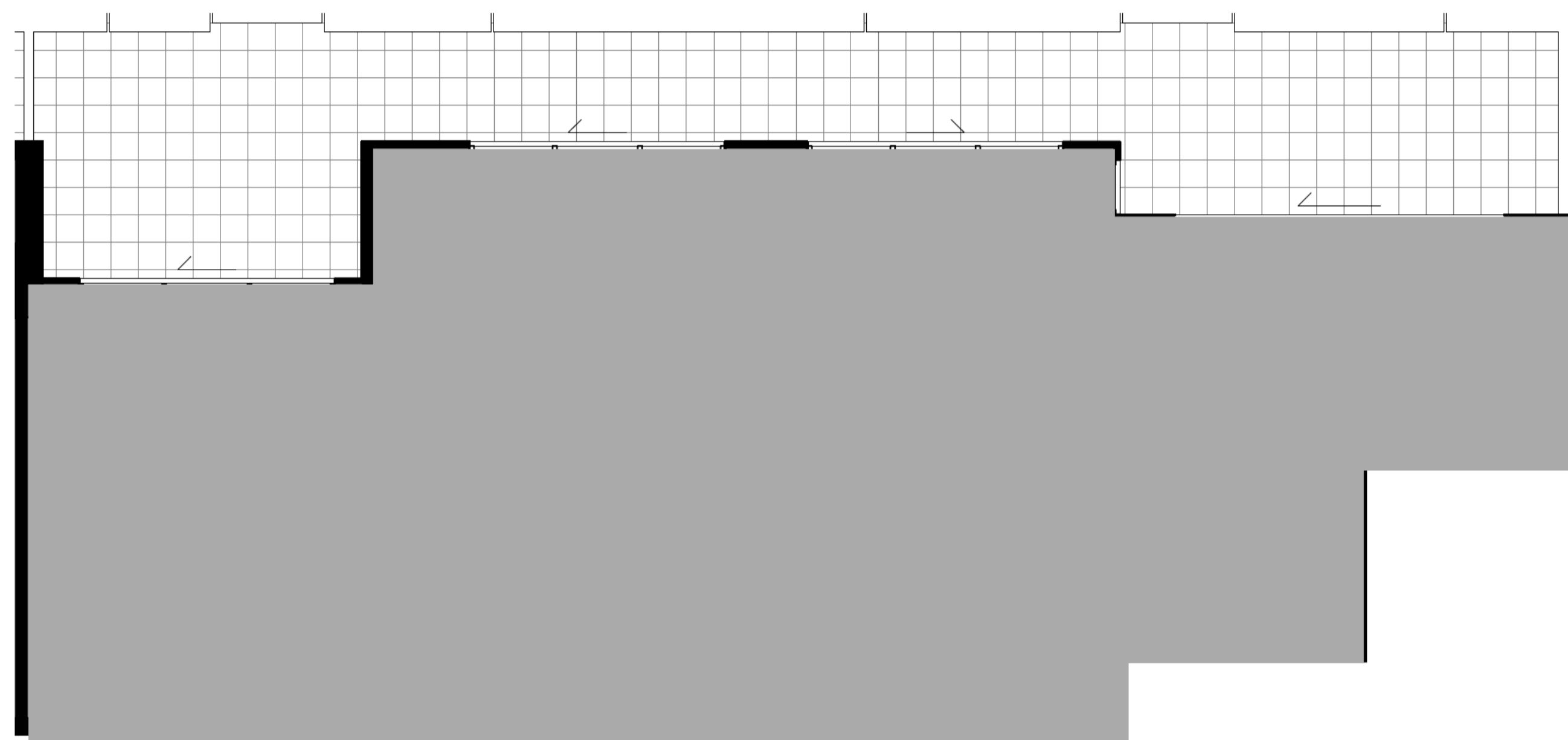
UNIT AREA: 44m²
BALCONY AREA: 11m²
GF COURTYARD AREA: 12m²
NUMBER OF UNITS: 11



3 **BUILDING B - 1 BED TYPE G**
1:50

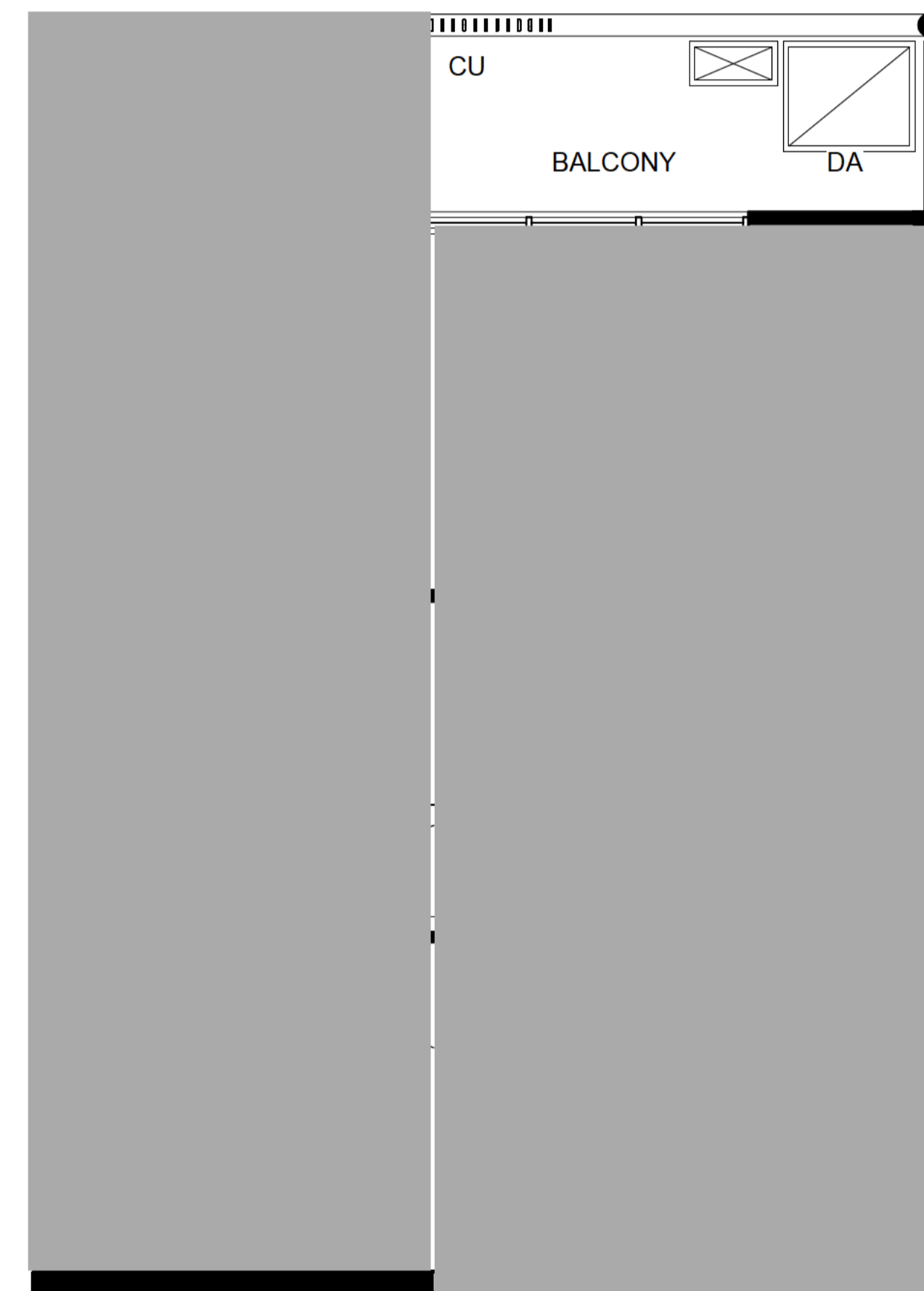
UNIT AREA: 61m²
BALCONY AREA: 15m²
NUMBER OF UNITS: 4

- ADAPTABLE PARKING
- BICYCLE PARKING
- STORAGE AREA 2400mm x 600mm
- VISITOR PARKING
- CAR PARK MIRRORS
- DRYING AREA
- CONDENSOR UNITS
- SITE BOUNDARY



1 **BUILDING B - 2 BED 2B TYPE L**
1:50

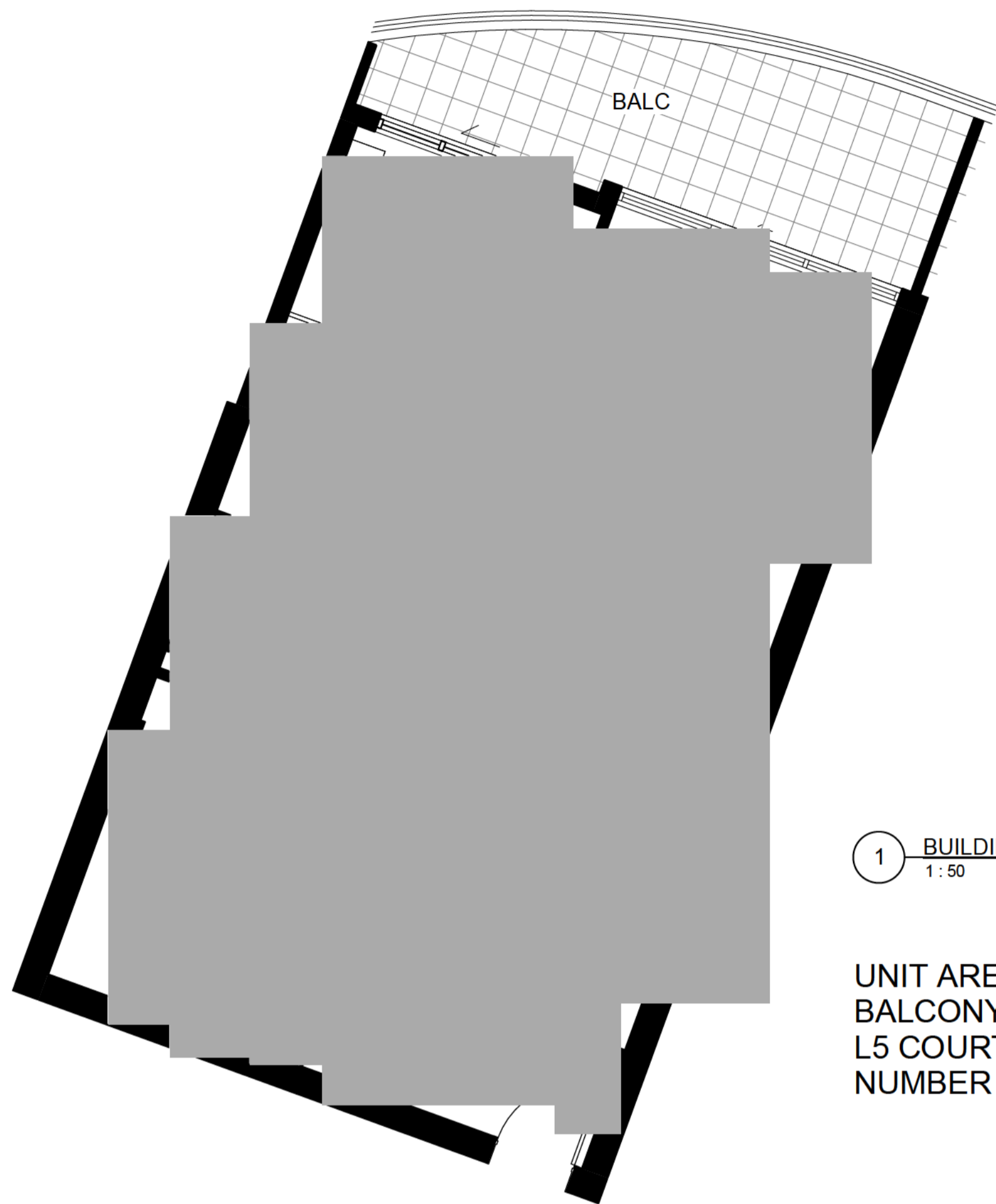
UNIT AREA: 91m²
 COURTYARD AREA: 25m²
 NUMBER OF UNITS: 1



2 **BUILDING B - 3 BED TYPE A**
1:50

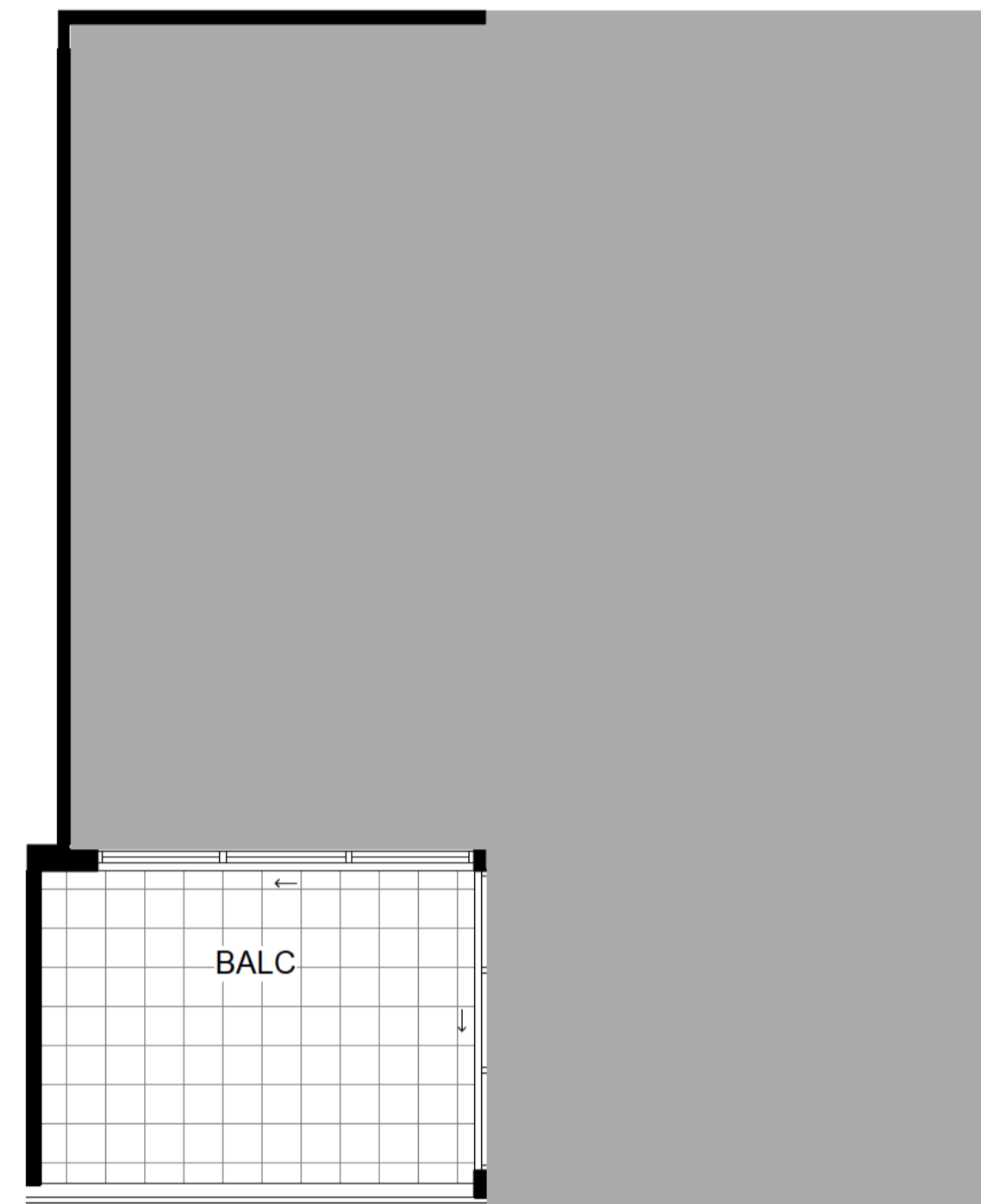
UNIT AREA: 79m²
 BALCONY AREA: 8m²
 GF COURTYARD AREA: 53m²
 NUMBER OF UNITS: 5

- ADAPTABLE PARKING
- BICYCLE PARKING
- STORAGE AREA 2400mm x 600mm
- VISITOR PARKING
- CAR PARK MIRRORS
- DRYING AREA
- CONDENSOR UNITS
- SITE BOUNDARY



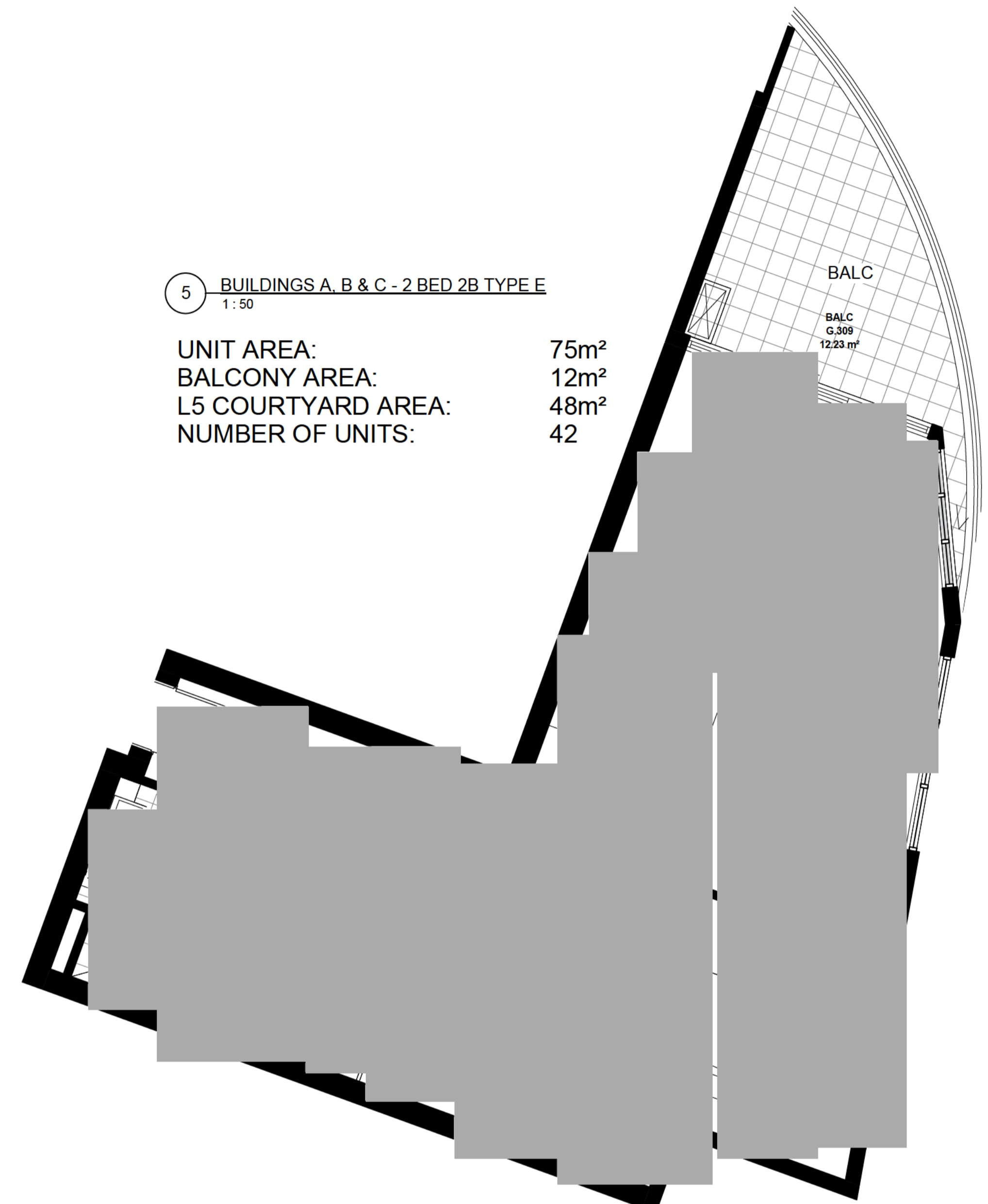
1 BUILDINGS A, B & C - 1 BED + TYPE A
1:50

UNIT AREA: 59m²
BALCONY AREA: 11m²
L5 COURTYARD AREA: 53m²
NUMBER OF UNITS: 42



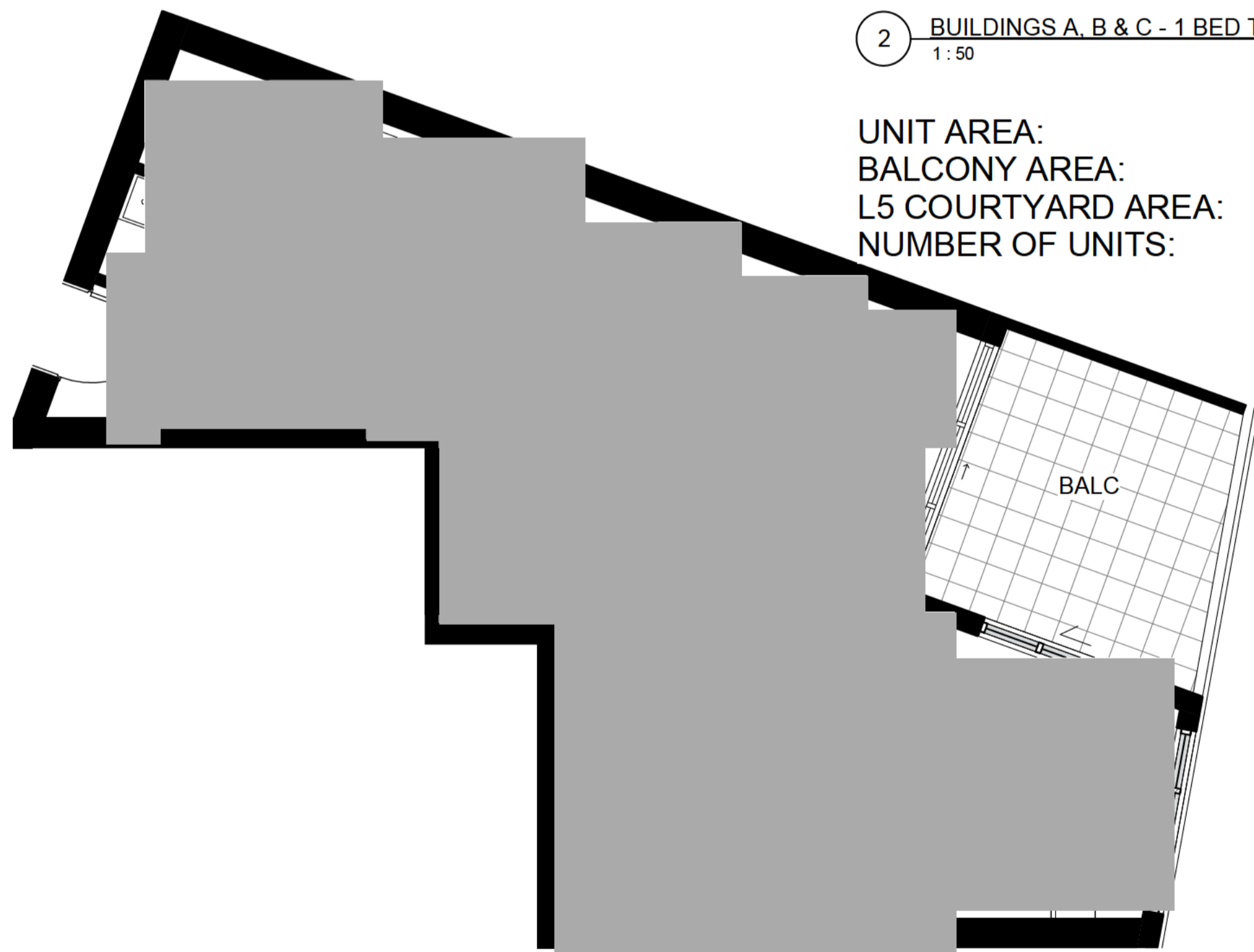
3 BUILDINGS A, B & C - 1 BED TYPE B
1:50

UNIT AREA: 46m²
BALCONY AREA: 8m²
L5 COURTYARD AREA: 39m²
NUMBER OF UNITS: 37



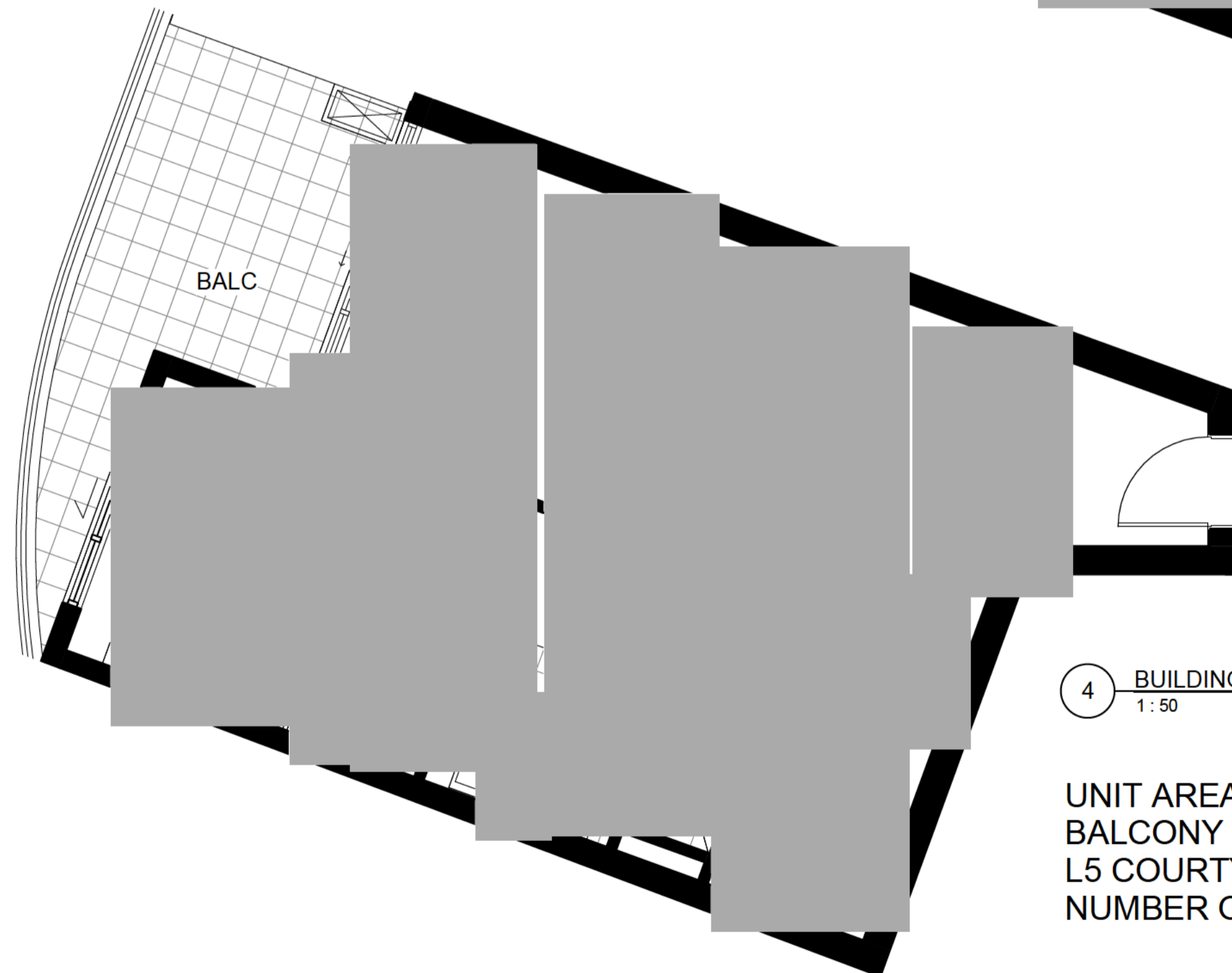
5 BUILDINGS A, B & C - 2 BED 2B TYPE E
1:50

UNIT AREA: 75m²
BALCONY AREA: 12m²
L5 COURTYARD AREA: 48m²
NUMBER OF UNITS: 42



2 BUILDINGS A, B & C - 1 BED TYPE A
1:50

UNIT AREA: 48m²
BALCONY AREA: 8m²
L5 COURTYARD AREA: 74m²
NUMBER OF UNITS: 41

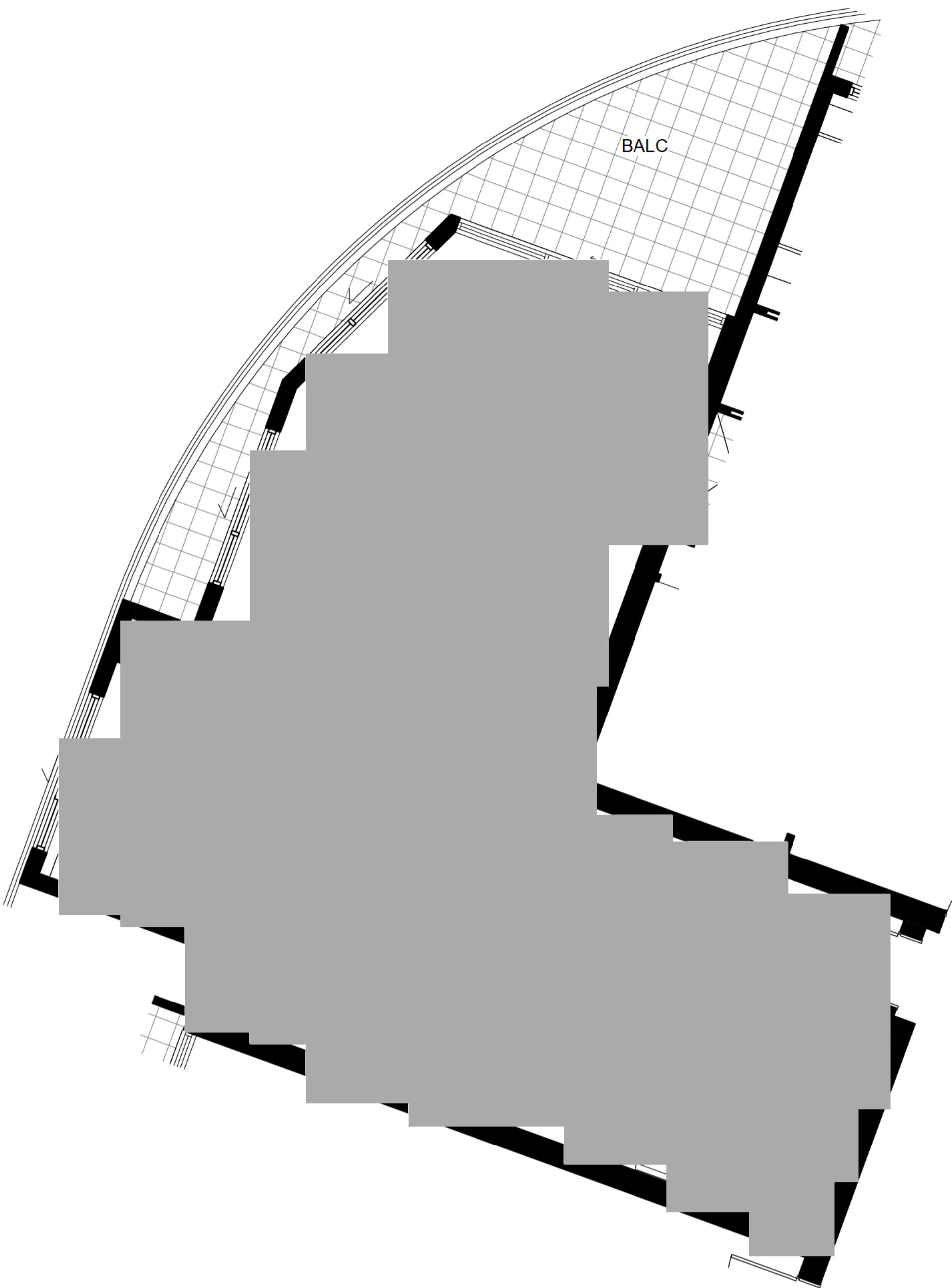


4 BUILDINGS A, B & C - 1 BED TYPE C
1:50

UNIT AREA: 52m²
BALCONY AREA: 11m²
L5 COURTYARD AREA: 74m²
NUMBER OF UNITS: 38

- ADAPTABLE PARKING
- BICYCLE PARKING
- STORAGE AREA 2400mm x 600mm
- VISITOR PARKING
- CAR PARK MIRRORS
- DRYING AREA
- CONDENSATOR UNITS
- SITE BOUNDARY

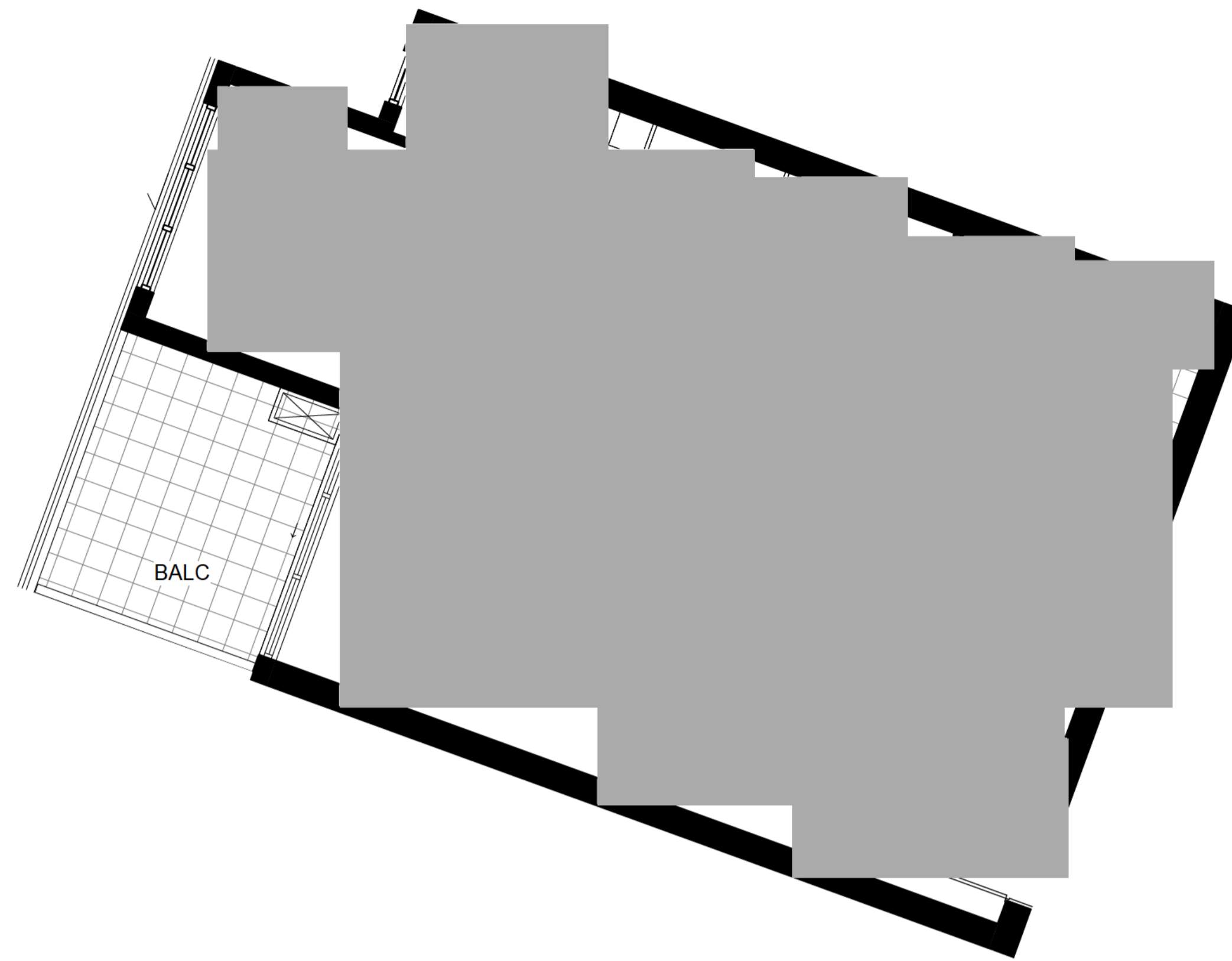
NOT TO BE USED FOR CONSTRUCTION



3 BUILDINGS A, B & C - 2 BED 2B TYPE B
1:50

UNIT AREA: 77m²
BALCONY AREA: 15m²

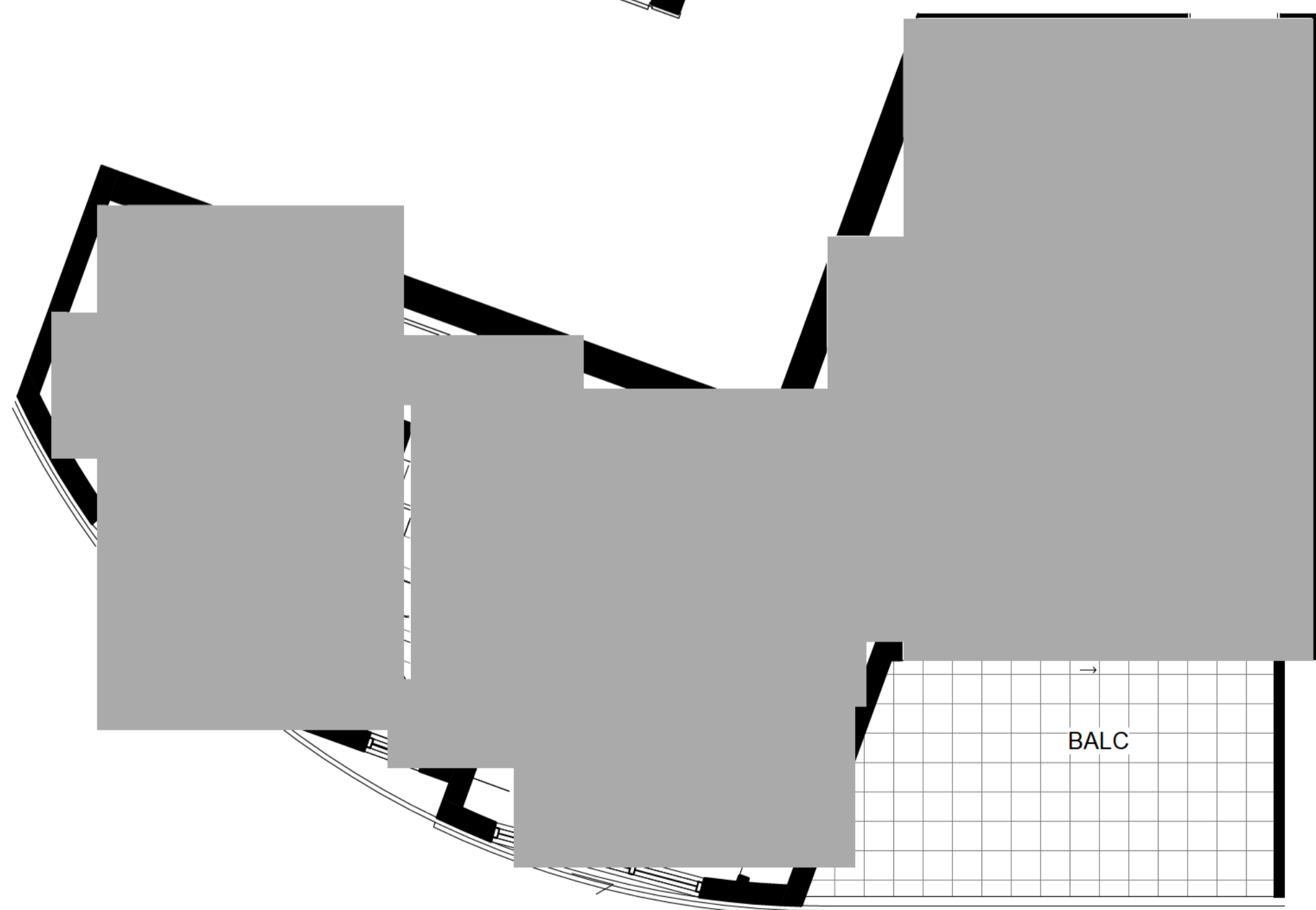
LEVEL 5 COURTYARD AREA
BLDG A: 21m²
BLDG B: 11m²
BLDG C: 16m²
NUMBER OF UNITS: 42



2 BUILDINGS A, B & C - 2 BED 2B TYPE A
1:50

UNIT AREA: 69m²
BALCONY AREA: 8m²

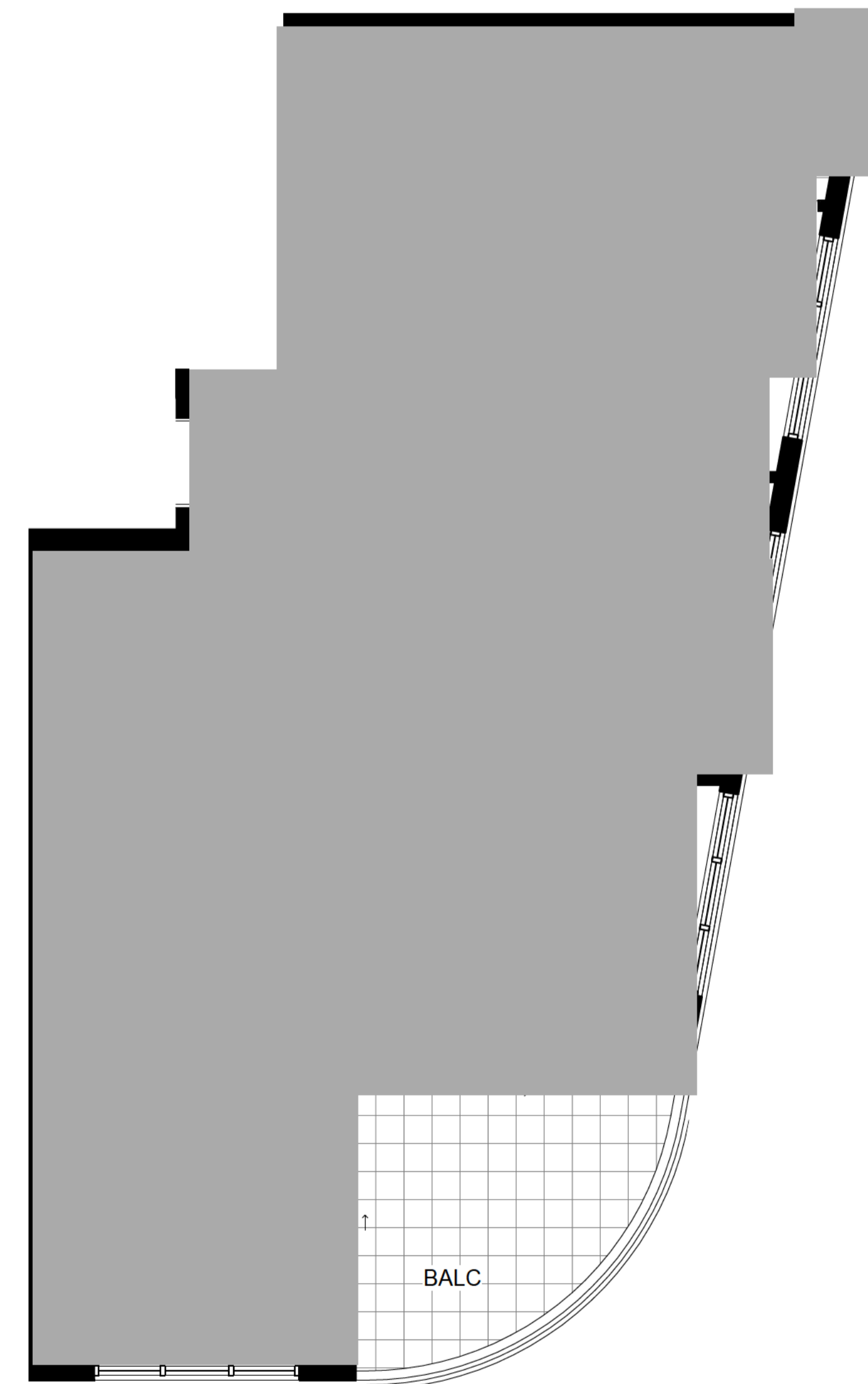
LEVEL 5 COURTYARD AREA
BLDG A: 55m²
BLDG B: 33m²
BLDG C: 29m²
NUMBER OF UNITS: 41



1 BUILDINGS A, B & C - 2 BED 1B TYPE B
1:50

UNIT AREA: 61m²
BALCONY AREA: 10m²

LEVEL 5 COURTYARD AREA
BLDG A: 65m²
BLDG B: 28m²
BLDG C: 48m²
NUMBER OF UNITS: 37



4 BUILDINGS A, B & C - 3 BED 2B TYPE A
1:50

UNIT AREA: 79m²
BALCONY AREA: 8m²

LEVEL 5 COURTYARD AREA
BLDG A: 55m²
BLDG B: 33m²
BLDG C: 29m²
NUMBER OF UNITS: 37

- ADAPTABLE PARKING
- BICYCLE PARKING
- STORAGE AREA 2400mm x 600mm
- VISITOR PARKING
- CAR PARK MIRRORS
- DRYING AREA
- CONDENSOR UNITS
- SITE BOUNDARY

ADAPTABLE UNITS - BUILDING A

Unit Type	Level	Room Number
1 BED (B)	LEVEL 5	A036
1 BED (B)	LEVEL 6	A047
1 BED (B)	LEVEL 7	A057
1 BED (B)	LEVEL 8	A068
1 BED (B)	LEVEL 9	A080
1 BED (B)	LEVEL 10	A091
1 BED (B)	LEVEL 11	A102
1 BED (B)	LEVEL 12	A113
1 BED (B)	LEVEL 13	A124
1 BED (B)	LEVEL 14	A135
1 BED (B)	LEVEL 15	A146
1 BED (B)	LEVEL 16	A157
1 BED (B)	LEVEL 17	A168

Total Adaptable Units: 13

ADAPTABLE UNITS - BUILDING B

Unit Type	Level	Room Number
1 BED (B)	LEVEL 5	B049
1 BED (B)	LEVEL 6	B060
1 BED (B)	LEVEL 7	B071
1 BED (B)	LEVEL 8	B082
1 BED (B)	LEVEL 9	B093
1 BED (B)	LEVEL 10	B104
1 BED (B)	LEVEL 11	B115
1 BED (B)	LEVEL 12	B126
1 BED (B)	LEVEL 13	B137
1 BED (B)	LEVEL 14	B148
1 BED (B)	LEVEL 15	B159
1 BED (B)	LEVEL 16	B170
1 BED (B)	LEVEL 17	B181
1 BED (B)	LEVEL 18	B192
1 BED (B)	LEVEL 19	B203

Total Adaptable Units: 15

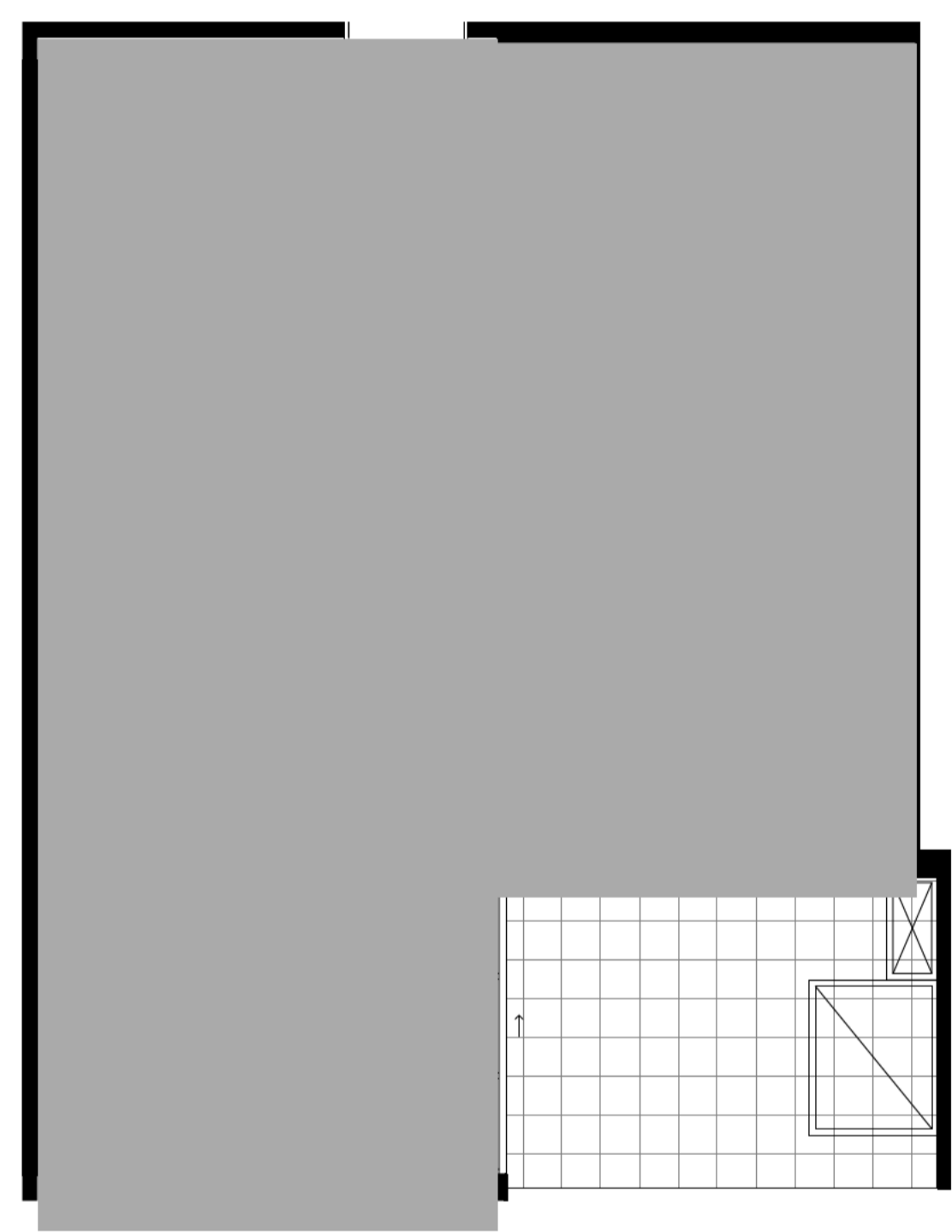
ADAPTABLE UNITS - BUILDING C

Unit Type	Level	Room Number
1 BED (B)	LEVEL 4.5	C030
1 BED (B)	LEVEL 5	C042
1 BED (B)	LEVEL 6	C053
1 BED (B)	LEVEL 7	C064
1 BED (B)	LEVEL 8	C075
1 BED (B)	LEVEL 9	C086
1 BED (B)	LEVEL 10	C090
1 BED (B)	LEVEL 11	C101
1 BED (B)	LEVEL 12	C114

Total Adaptable Units: 9

ADAPTABLE UNITS...

Total Adaptable Units: 37



1 BUILDING A - 1 BED TYPE B
1:50

UNIT AREA: 47m²
BALCONY AREA: 9m²

ADDITIONAL INFORMATION	DATE
1. BUILDING HEIGHT REDUCED BY 5 LEVELS	11.09.15
2. SCHEDULES UPDATED TO SHOW NEW FLOORPLANS SETBACKS LAYOUT ON TOWERS A & B	15.09.15

ADAPTABLE UNIT

ALL LIFTS TO BE AS 1735.12 COMPLIANT
ALL ADAPTABLE UNITS TO COMPLY WITH AS 4299-1995 & THE ACCESS AND MOBILITY CODE

KITCHEN:
FLOOR FINISH TO CONTINUE UNDER RELEVANT JOINERY.
RECONFIGURE JOINERY TO SUIT END USER. TURNING CIRCLE OF 1550 ACHIEVED AS SHOWN.

LIVING:
TURNING CIRCLE OF 2500MM ACHIEVED AS SHOWN.

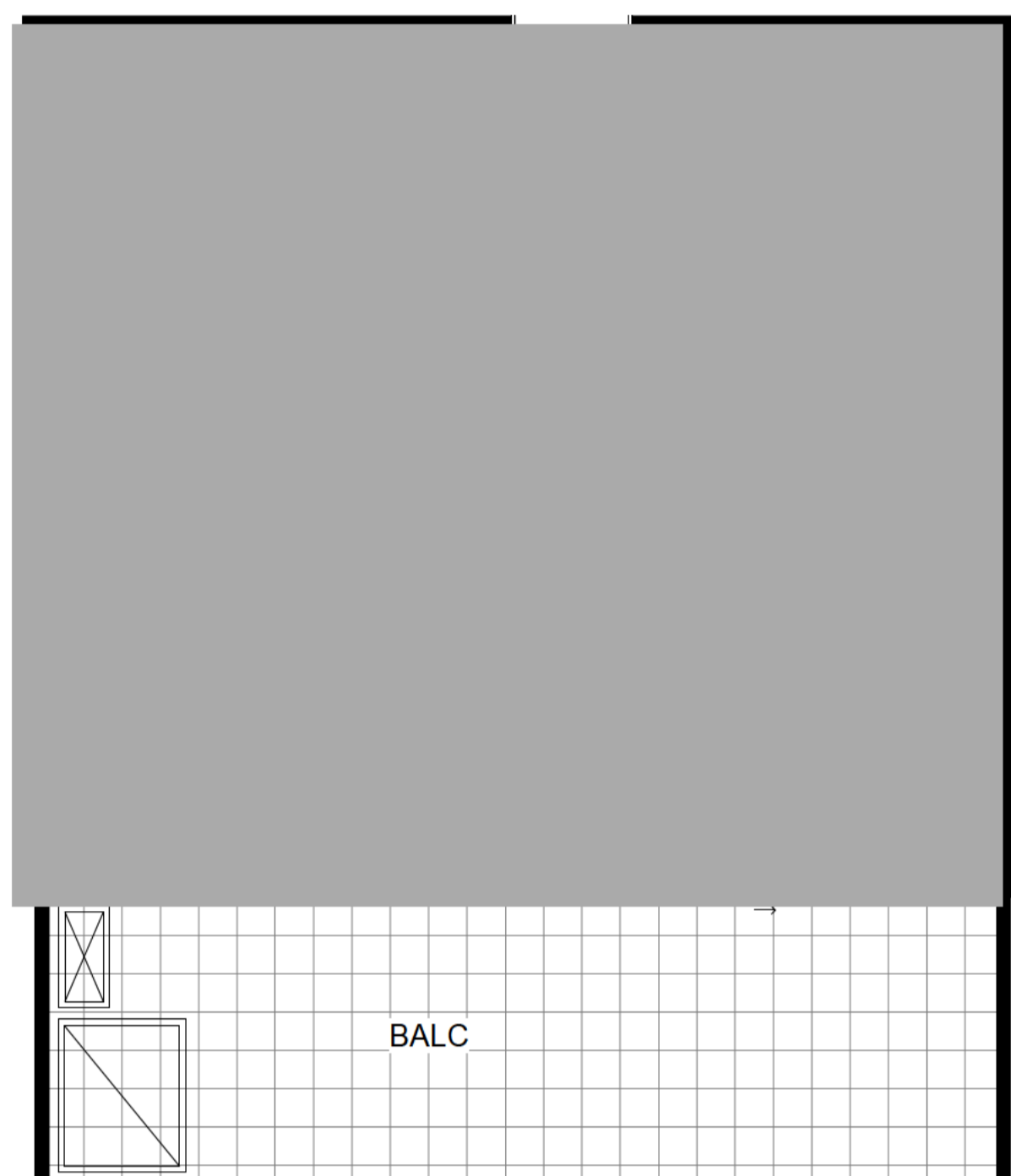
BEDROOM:
1550MM TURNING CIRCLE ACHIEVED AS SHOWN WITH STANDARD DOUBLE BED. REMOVE JOINERY AS SHOWN. FLOOR FINISH TO CONTINUE UNDER RELEVANT JOINERY.

BATHROOM:
REPLACE AND RELOCATE SHOWER, BASIN & WC WITH AS1428 APPROVED VERSIONS. INSTALL SHOWER CURTAIN, FOLD DOWN SEAT & GRAB RAILS AS REQUIRED.

BALCONY:
STEPLESS TRANSITION TO BALCONY. ACCESS FROM LIVING ROOM.

LAUNDRY:
PROVISION FOR FUTURE REPLUMBING & POWER TO BE INSTALLED.

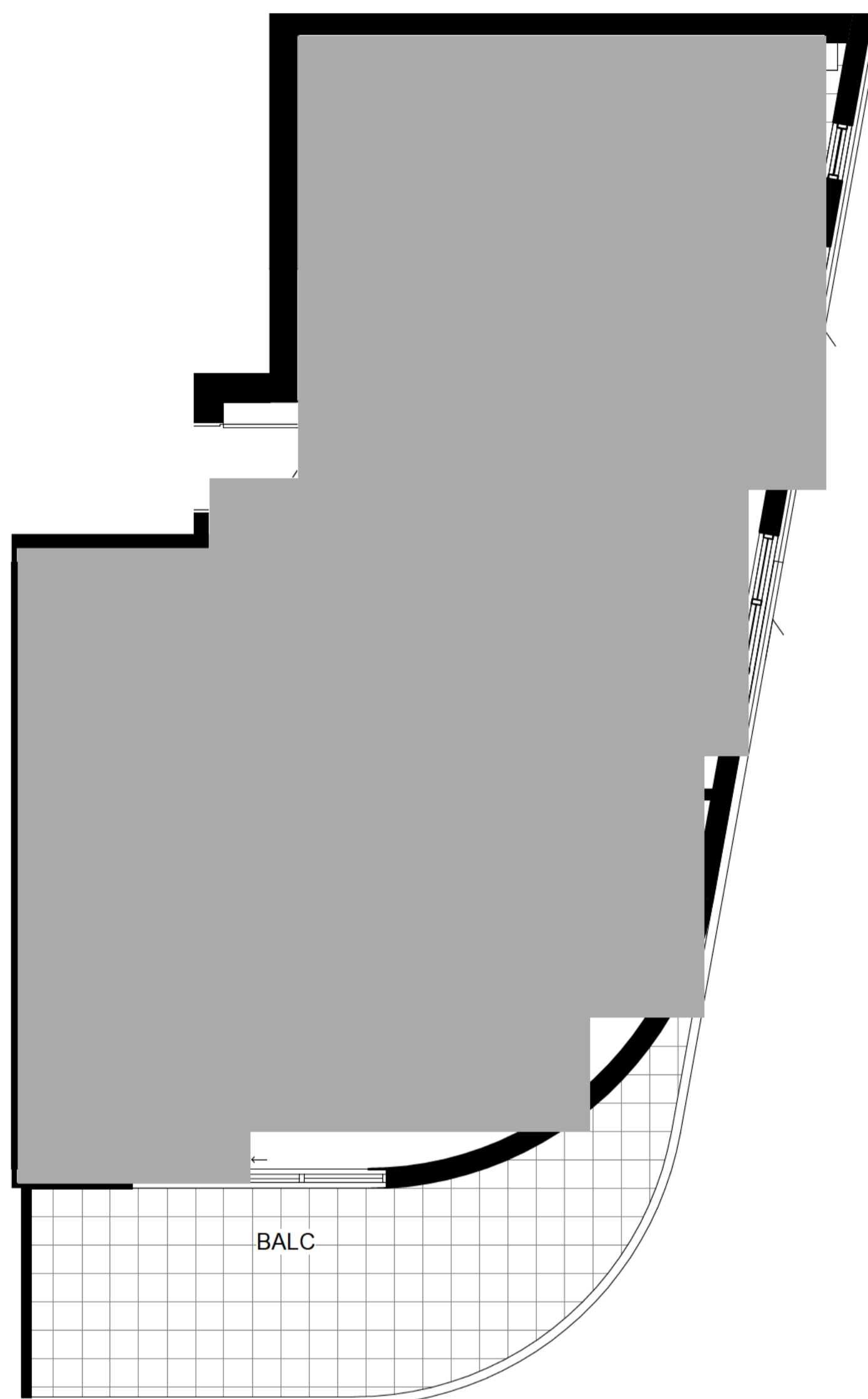
GENERAL NOTES.
Living/Dining
Please ensure a telephone point is adjacent a GPO. Ensure illumination level of min. 300 lux provided.
Kitchen
Ensure heights and provisions of kitchen facilities are in accordance with AS4299 - 1995
Bathroom
Fixtures and fittings within bathroom to comply with AS1428.1 and AS4299. Flooring to bathroom to comply with HB197 and AS3740
Laundry
Ensure a double GPO is provided.



1 BUILDINGS A & B - 1 BED TYPE J
1:50

UNIT AREA: 46m²
BALCONY AREA: 16m²

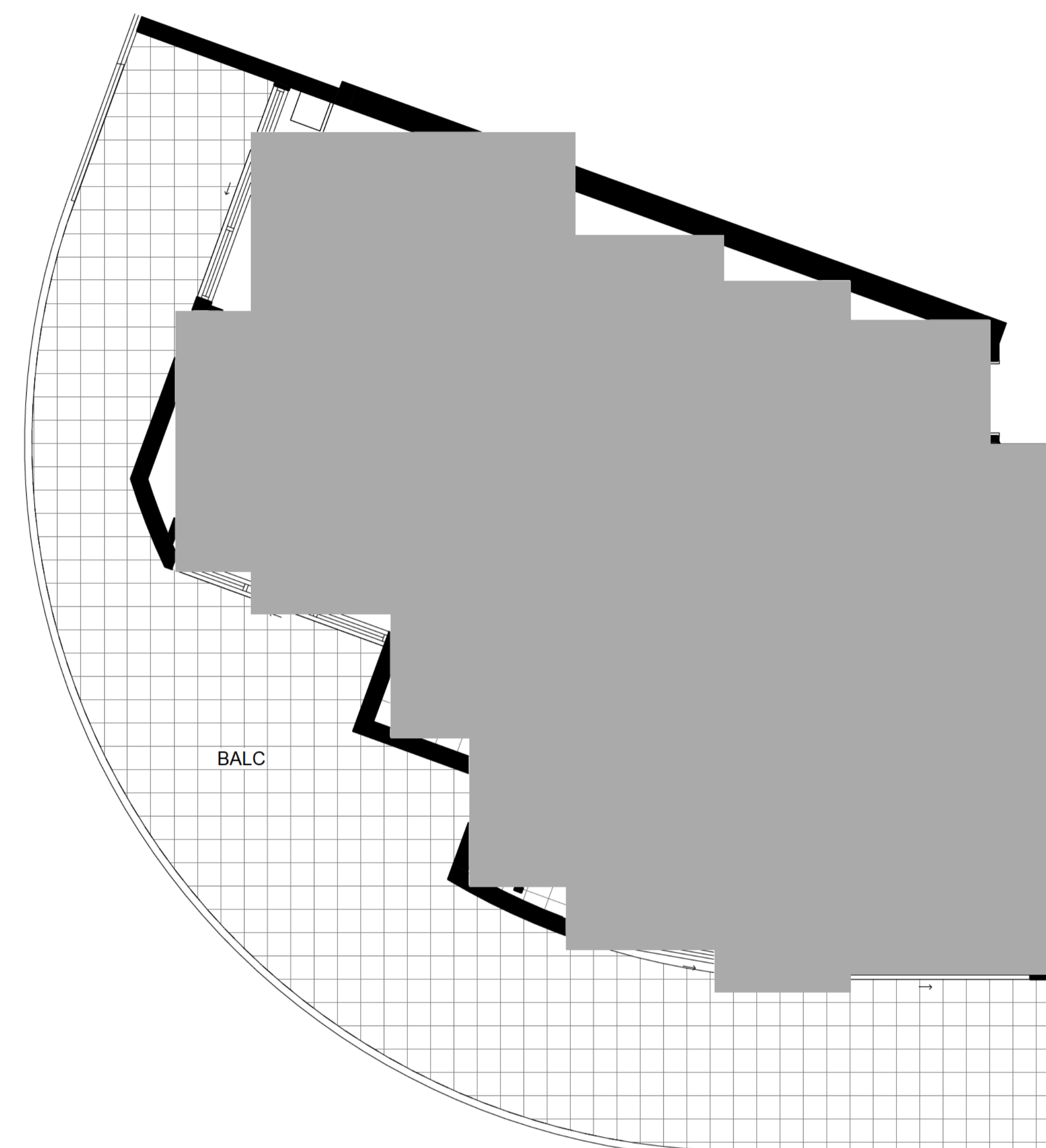
LEVEL 5 COURTYARD AREA
BLDG B: 81m²
BLDG C: 75m²
NUMBER OF UNITS: 2



2 BUILDINGS A & B - 2 BED 2B TYPE C
1:50

UNIT AREA: 72m²
BALCONY AREA: 14m²

LEVEL 5 COURTYARD AREA
BLDG A: 33-47m²
BLDG B: 9-35m²
BLDG C: 9-35m²
NUMBER OF UNITS: 2



3 BUILDINGS A & B - 2 BED 2B TYPE D
1:50

UNIT AREA: 86m²
BALCONY AREA: 50m²

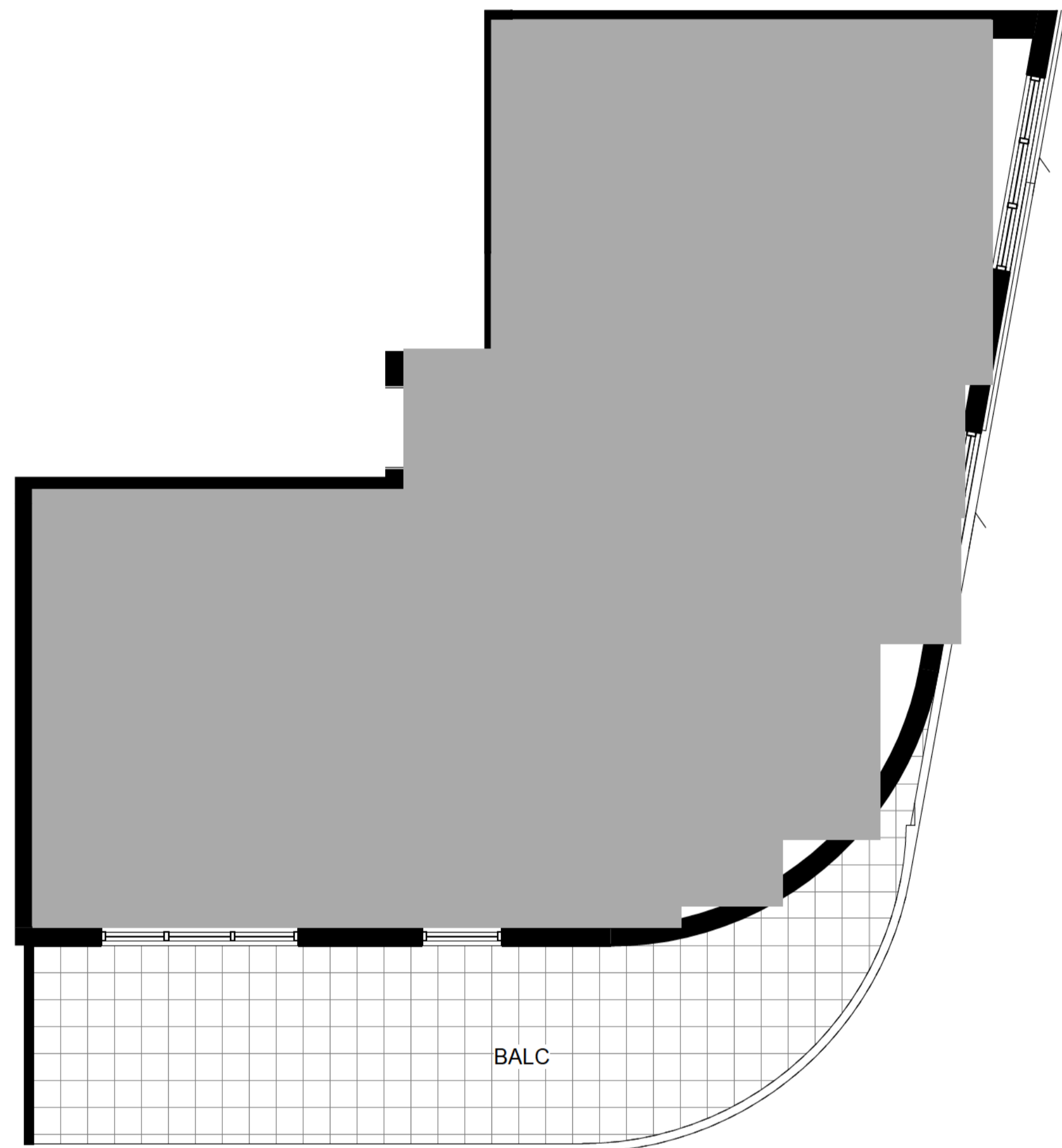
LEVEL 5 COURTYARD AREA
BLDG A: 21m²
BLDG B: 28m²
BLDG C: 25m²
NUMBER OF UNITS: 2

- ADAPTABLE PARKING
- BICYCLE PARKING
- STORAGE AREA 2400mm x 600mm
- VISITOR PARKING
- CAR PARK MIRRORS
- DRYING AREA
- CONDENSOR UNITS
- SITE BOUNDARY

NOT TO BE USED FOR CONSTRUCTION

0 0.5 1 1.5 2 2.5m Scale 1:50 @ A1

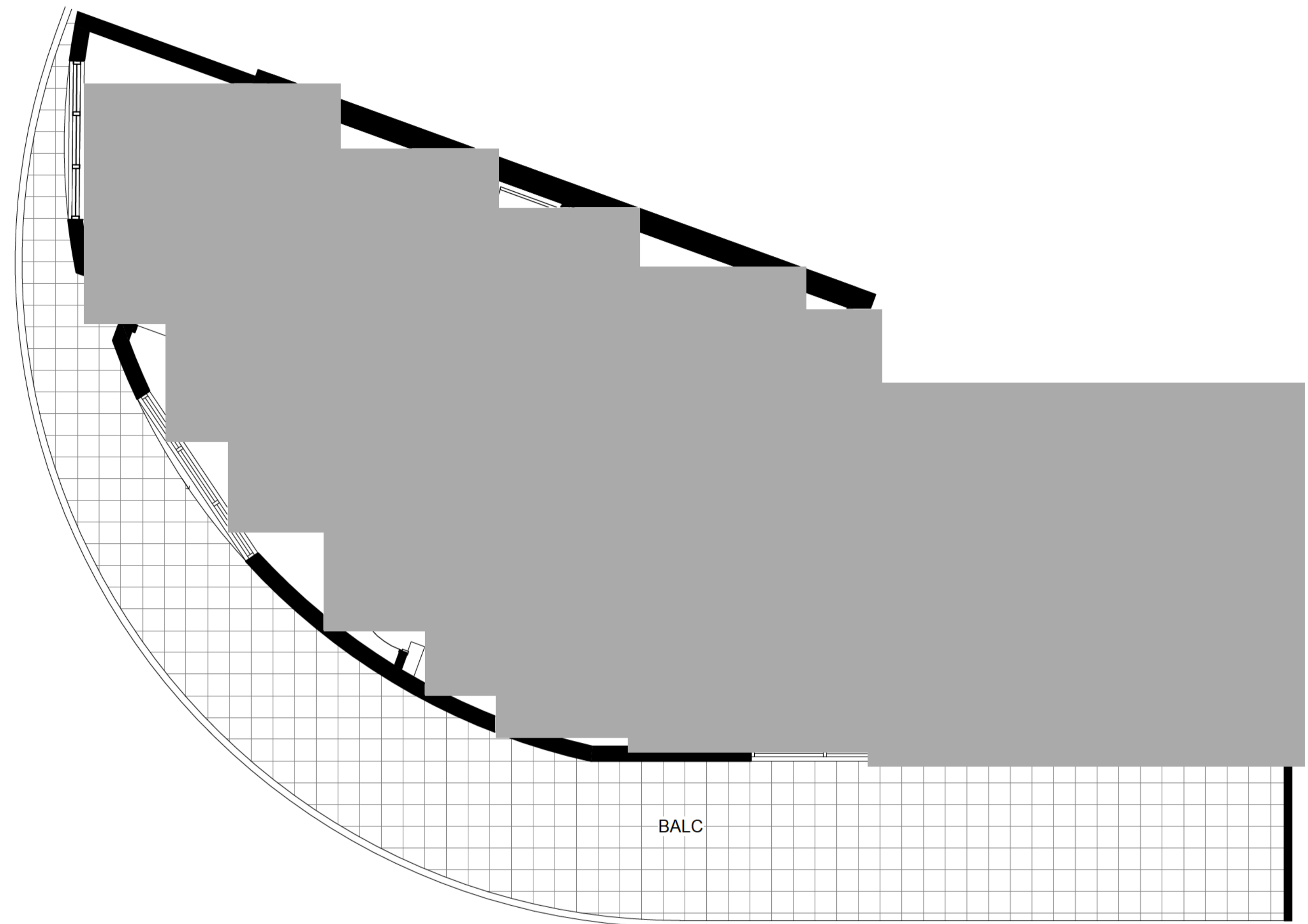
revision G date 15.09.15
project 4188



1 BUILDINGS A & B - 2 BED 2B TYPE F
1:50

UNIT AREA: 72m²
BALCONY AREA: 20m²

LEVEL 5 COURTYARD AREA
BLDG B: 81m²
BLDG C: 75m²
NUMBER OF UNITS: 3



2 BUILDINGS A & B - 3 BED 2B TYPE B
1:50

UNIT AREA: 95m²
BALCONY AREA: 43m²

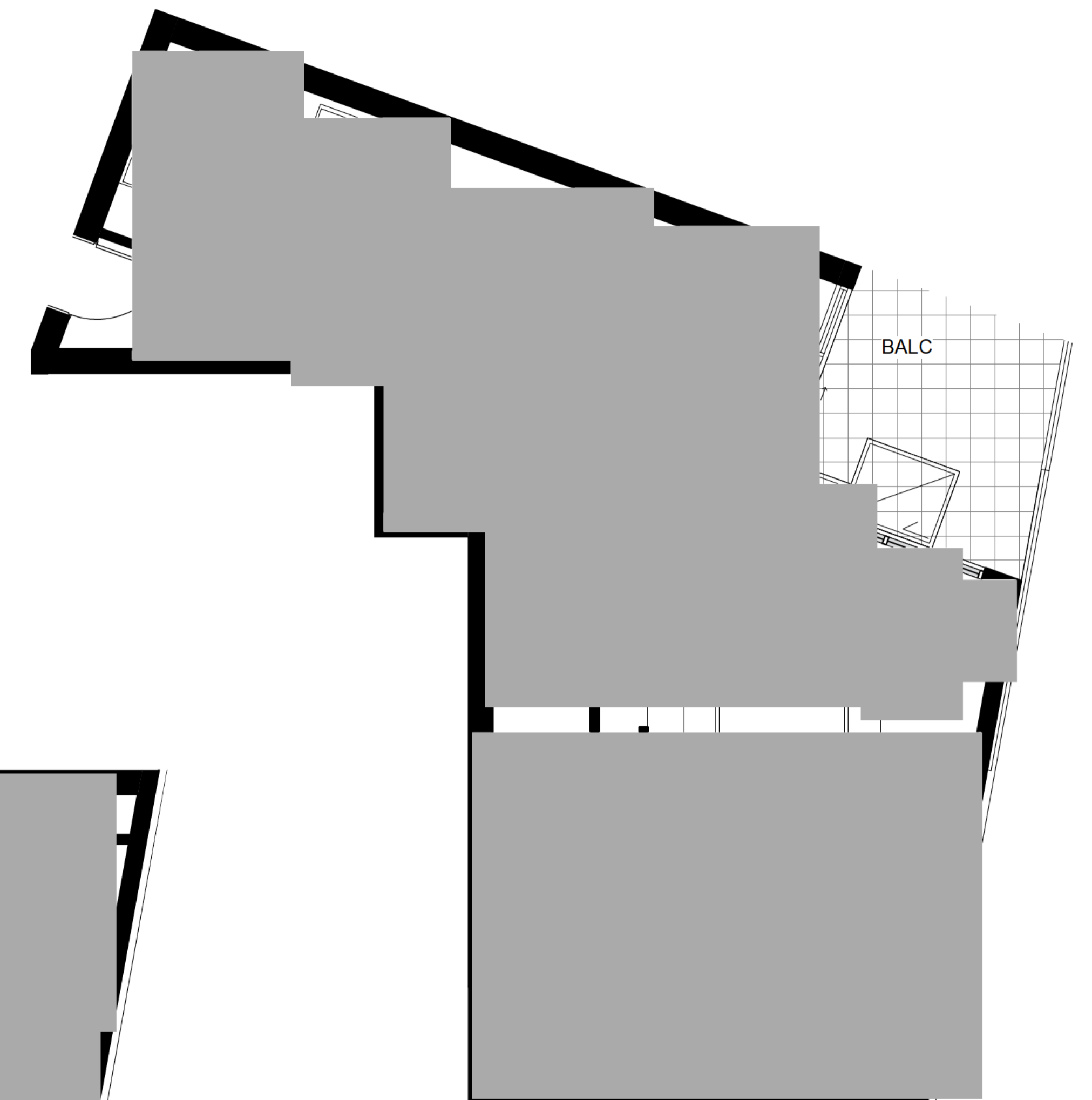
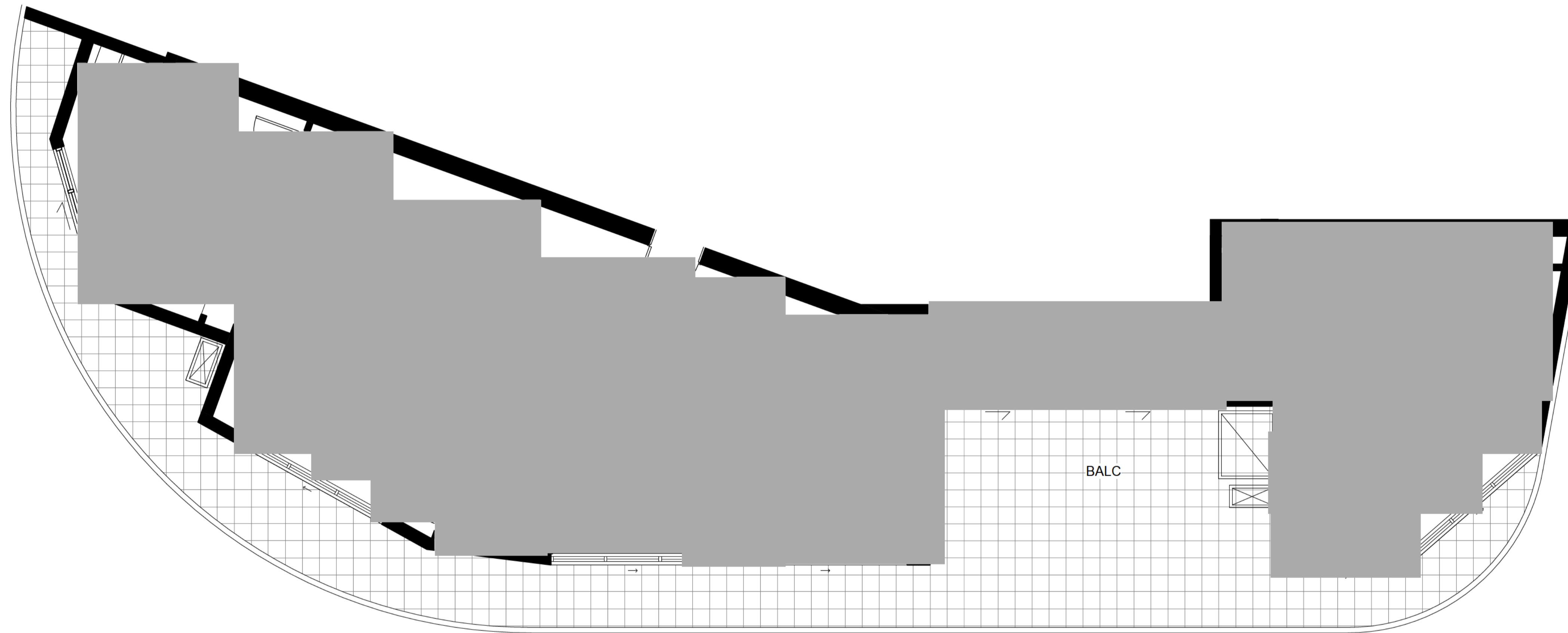
LEVEL 5 COURTYARD AREA
BLDG A: 33-47m²
BLDG B: 9-35m²
BLDG C: 9-35m²
NUMBER OF UNITS: 2

- ADAPTABLE PARKING
- BICYCLE PARKING
- STORAGE AREA 2400mm x 600mm
- VISITOR PARKING
- CAR PARK MIRRORS
- DRYING AREA
- CONDENSOR UNITS
- SITE BOUNDARY

NOT TO BE USED FOR CONSTRUCTION

0 0.5 1 1.5 2 2.5m Scale 1:50 @ A1

revision G date 15.09.15 project 4188



1 BUILDINGS A & B - 3 BED 2B TYPE C
1:50

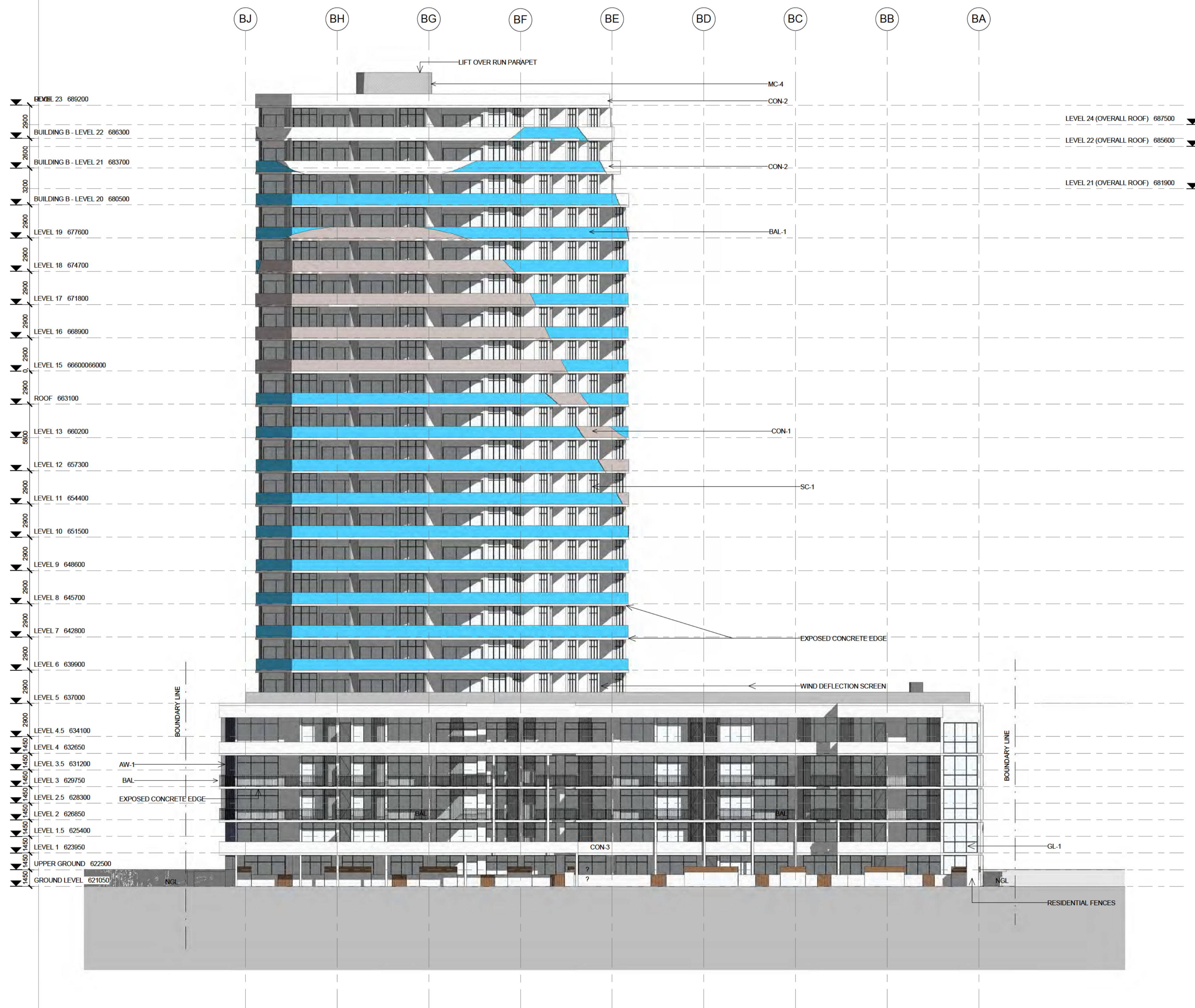
UNIT AREA: 112m²
BALCONY AREA: 54m²

LEVEL 5 COURTYARD AREA
BLDG B: 81m²
BLDG C: 75m²
NUMBER OF UNITS: 2

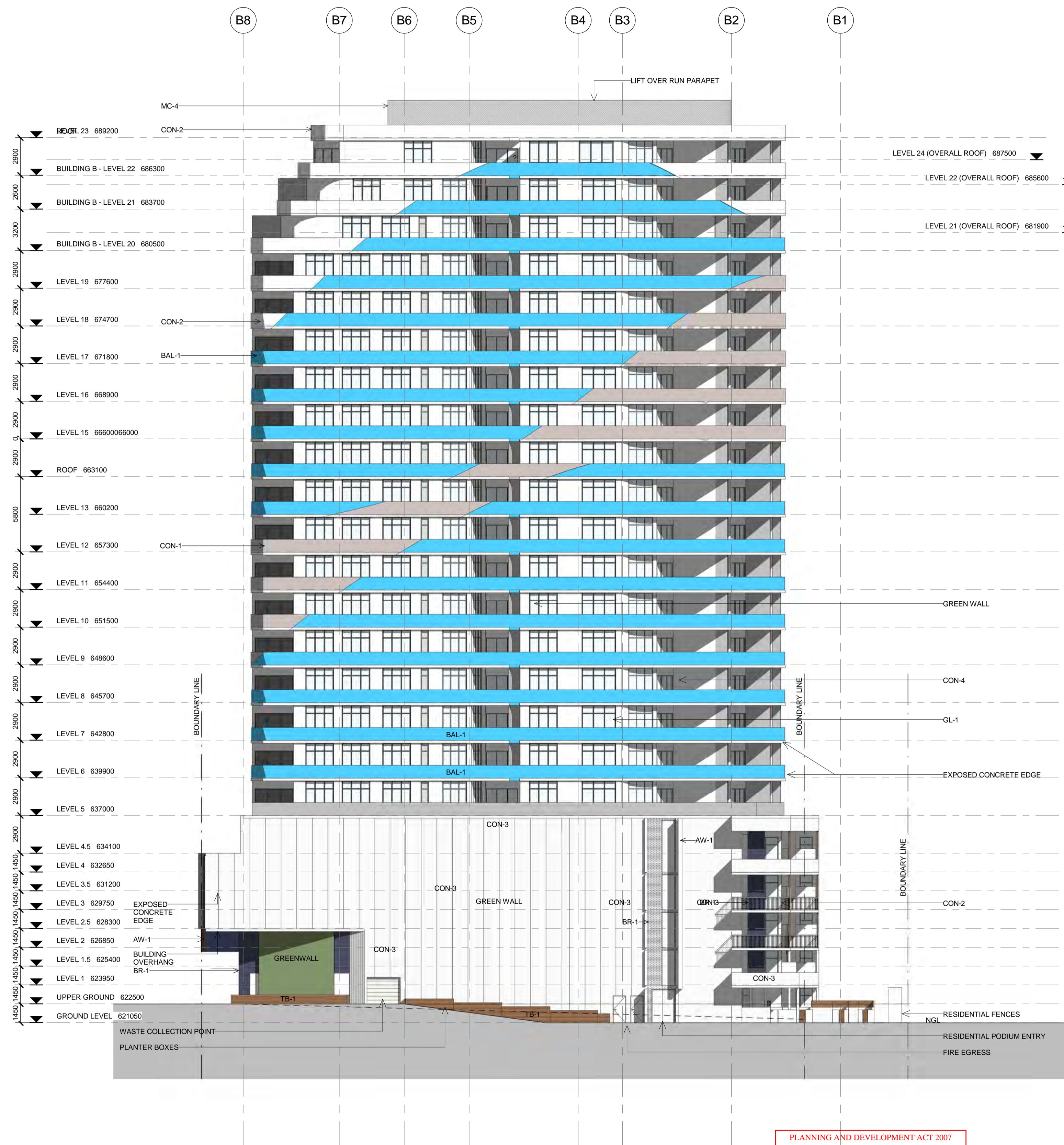
2 BUILDINGS A & B - 2 BED 1B TYPE C
1:50

UNIT AREA: 68m²
BALCONY AREA: 8m²

LEVEL 5 COURTYARD AREA
BLDG A: 33-47m²
BLDG B: 9-35m²
BLDG C: 9-35m²
NUMBER OF UNITS: 2

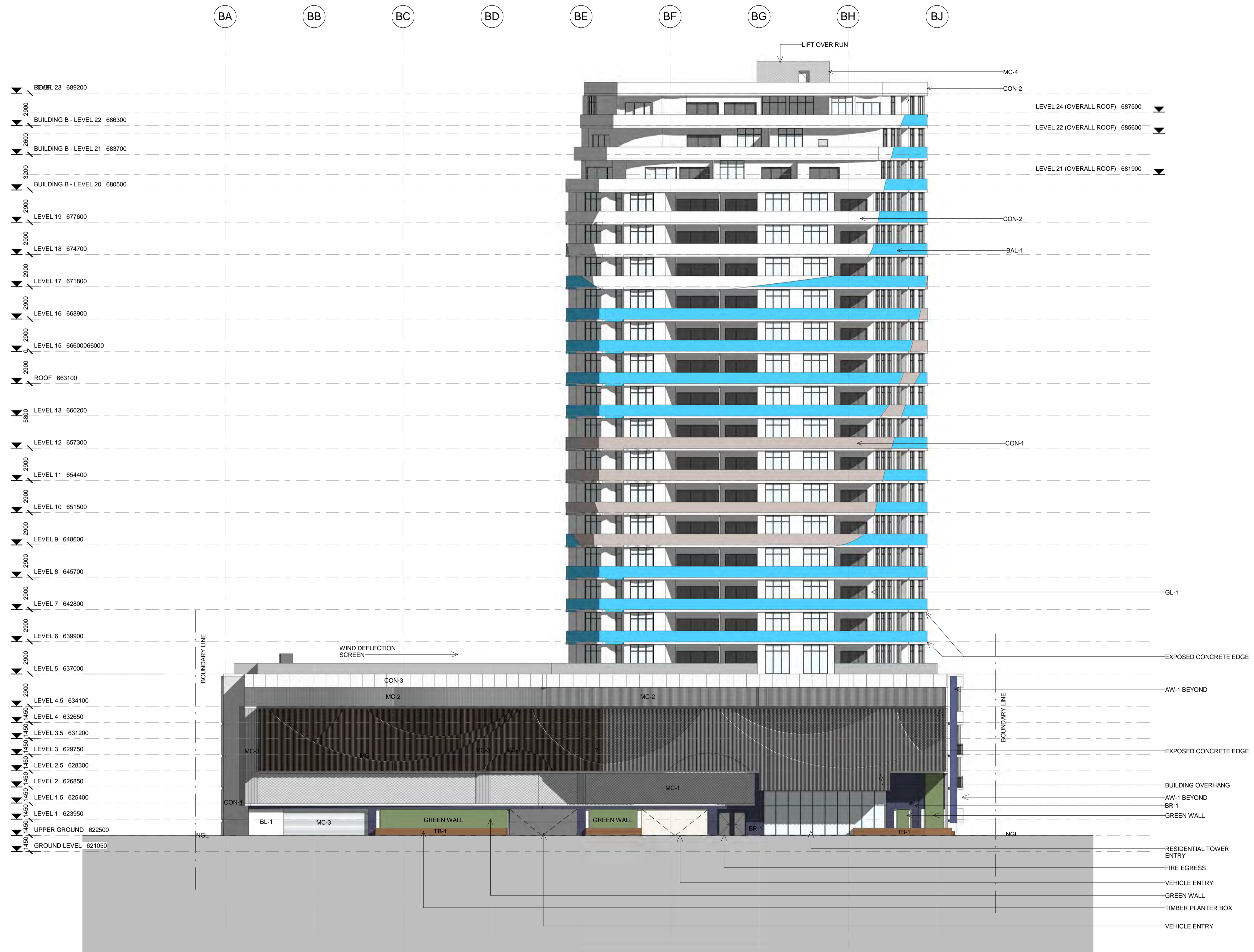


1 BLOCK 3 - NORTH ELEVATION
1:200



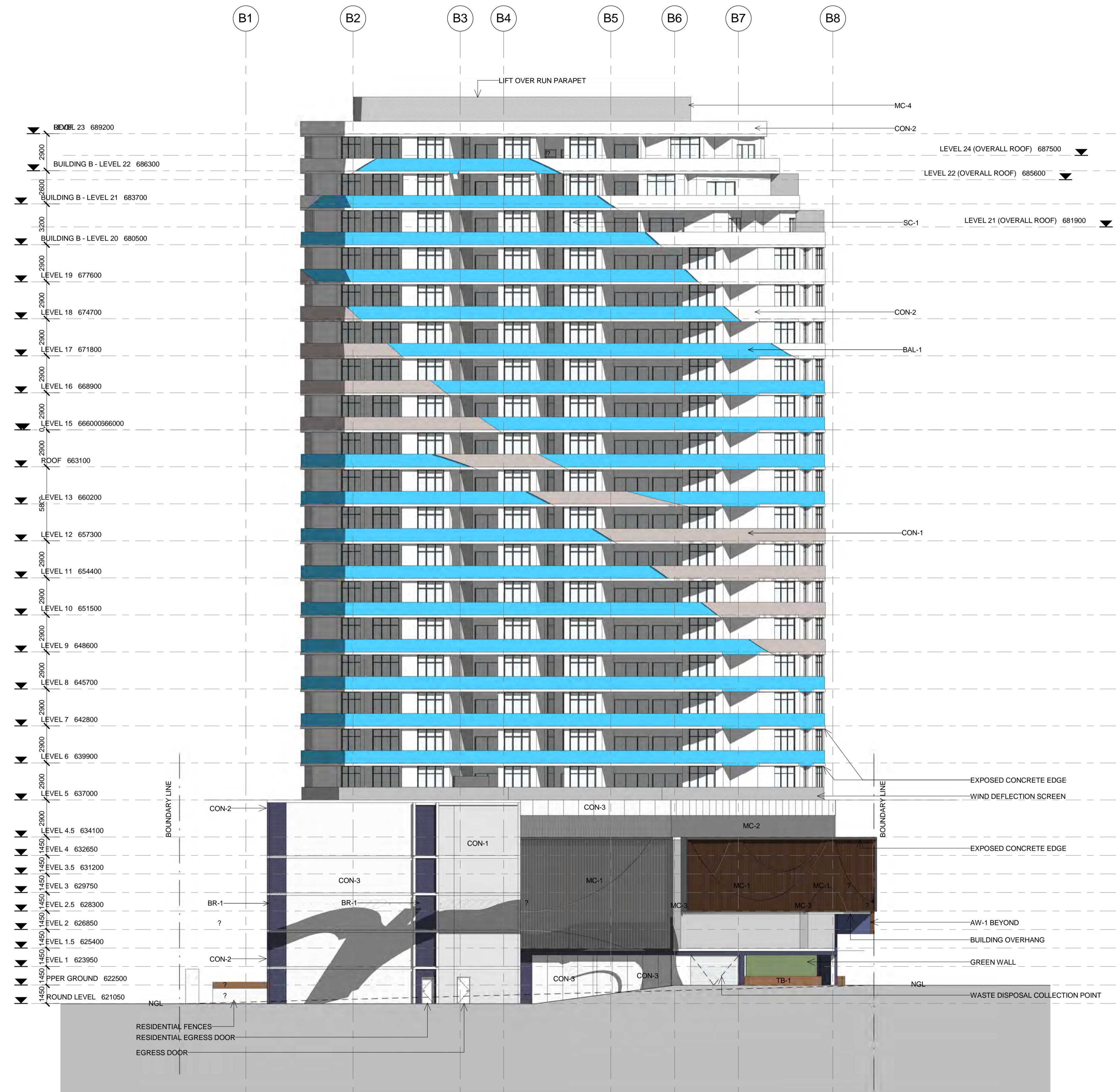
1 BLOCK 3- EAST ELEVATION
1 : 200

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 165
 Delegate name SYED ALI
 Date 24/1/2017



1 BLOCK 3 - SOUTH ELEVATION
1 : 200

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 165
 Delegate name SYED ALI
 Date 24/1/2017



PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 165
 Delegate name SYED ALI
 Date 24/1/2017

1 BLOCK 3 - WEST ELEVATION
 1:200

PARKING SCHEDULE - BUILDING B BASEMENT

TYPE	COUNT
ACCESSIBLE	6
STANDARD	97
STANDARD (PARALLEL)	2
Total	105

GFA SCHEDULE - BUILDING B - OVERALL

LEVEL	AREA
BASEMENT 1.5	179 m ²
GROUND LEVEL	1019 m ²
LEVEL 1	699 m ²
LEVEL 2	658 m ²
LEVEL 3	658 m ²
LEVEL 4	631 m ²
LEVEL 5	810 m ²
LEVEL 6	810 m ²
LEVEL 7	810 m ²
LEVEL 8	810 m ²
LEVEL 9	810 m ²
LEVEL 10	810 m ²
LEVEL 11	810 m ²
LEVEL 12	810 m ²
LEVEL 13	810 m ²
LEVEL 14	810 m ²
LEVEL 15	810 m ²
LEVEL 16	810 m ²
LEVEL 17	810 m ²
LEVEL 18	810 m ²
LEVEL 19	810 m ²
LEVEL 20	810 m ²
LEVEL 21	810 m ²
LEVEL 22 (PLANT)	616 m ²
TOTAL	18231 m²



- NOTES**
- HEAD HEIGHT OVER ACCESSIBLE CAR PARKING SPACES TO BE IN ACCORDANCE WITH AS 2890.6
 - PASSENGER LIFTS TO AS 1735.12 & BCA E3.6
 - ACCESSIBLE PATH OF TRAVEL PROVIDED TO ALL SOUL OCCUPANCY UNITS SERVED BY A LIFT
 - TACTILE INDICATORS TO ROAD CROSSINGS AS PER AS 1428.4
 - ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO AS 128.1
 - ALL DOORS SINGLE LEAF 920mm OR ACTIVE LEAF OF DOUBLE DOORS MIN 920mm
 - ACCESS TO WASTE ROOM NOT PROVIDED TO TENANTS
 - ALL FLOOR SURFACES TO BE SLIP RESISTANT, BROOM FINISHED CONCRETE EXTERNAL (OR SIMILAR), SLIP RESISTANT FLOOR FINISH INTERNALLY (TO BE SELECTED BY COMMERCIAL TENANT)
 - HANDRAIL TO AS 1428.1
 - EXTERNAL LIGHTING DESIGNED IN ACCORDANCE WITH AS 1188.3 - LIGHTING OF ROADS & PUBLIC SPACES & TO THE ACT CRIME PREVENTION & URBAN DESIGN RESOURCES MANUAL
 - TO BE READ IN CONJUNCTION WITH LANDSCAPE DRAWINGS
 - ALL ADAPTABLE UNITS TO COMPLY WITH AS 4299-1995 & THE ACCESS MOBILITY CODE
 - REFER TO ACOUSTIC REPORT
 - REFER TO WIND REPORT
 - TENANCY LAYOUT, RETAIL CONFIGURATION & ACCESS OFF STREET TENANCIES TO BE CONFIRMED WITH SUBSEQUENT INDIVIDUAL DEVELOPMENT APPLICATIONS
 - MINIMUM SIGHTLINES FOR PEDESTRIAN SAFETY WILL OCCUR IN ACCORDANCE WITH AS 2890.1

- ADAPTABLE PARKING
- BICYCLE PARKING
- STORAGE AREA 2400mm x 600mm
- VISITOR PARKING
- CAR PARK MIRRORS
- DRYING AREA
- CONDENSOR UNITS

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 165
 Delegate name SYED ALI
 Date 24/1/2017

NOT TO BE USED FOR CONSTRUCTION
 0 2 4 6 8 10m Scale 1:200 @ A1

revision E date 03.02.15
 project 4188

PARKING SCHEDULE - BUILDING B OVERALL	
TYPE	COUNT
ACCESSIBLE	24
STANDARD	258
STANDARD (PARALLEL)	10
Total	292

PARKING SCHEDULE - BUILDING B LEVEL 1	
TYPE	COUNT
ACCESSIBLE	4
STANDARD	29
Total	33

GFA SCHEDULE - BUILDING B - OVERALL	
LEVEL	AREA

BASEMENT 1.5	179 m ²
GROUND LEVEL	1019 m ²
LEVEL 1	699 m ²
LEVEL 2	658 m ²
LEVEL 3	658 m ²
LEVEL 4	631 m ²
LEVEL 5	810 m ²
LEVEL 6	810 m ²
LEVEL 7	810 m ²
LEVEL 8	810 m ²
LEVEL 9	810 m ²
LEVEL 10	810 m ²
LEVEL 11	810 m ²
LEVEL 12	810 m ²
LEVEL 13	810 m ²
LEVEL 14	810 m ²
LEVEL 15	810 m ²
LEVEL 16	810 m ²
LEVEL 17	810 m ²
LEVEL 18	810 m ²
LEVEL 19	810 m ²
LEVEL 20	810 m ²
LEVEL 21	810 m ²
LEVEL 22 (PLANT)	616 m ²
TOTAL	18231 m²

STORAGE SCHEDULE - BUILDING B	
DESCRIPTION	COUNT
PARKING STORAGE UNIT	243



NOTES

PASSENGER LIFTS TO AS 1735.12 & BCA E3.6

ALL ADAPTABLE UNITS TO COMPLY WITH AS 4299-1995 & THE ACCESS MOBILITY CODE

ALL UNITS TO COMPLY WITH RELEVANT SECTIONS OF THE BCA & AUSTRALIAN STANDARDS

ALL TOWER UNITS HAVE DIRECT ACCESS TO WASTE CHUTE THAT FEED TO WASTE ROOM BELOW

ACCESSIBLE PATH OF TRAVEL PROVIDED TO SOUL OCCUPANCY UNITS SERVED BY A LIFT

TACTILE INDICATORS TO ROAD CROSSINGS AS PER AS 1428.4

ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO AS 128.1

ALL DOORS SINGLE LEAF 920mm OR ACTIVE LEAF OF DOUBLE DOORS MIN 920mm

ACCESS TO WASTE ROOM, ELECTRICAL ROOM OR GREASE TRAP ROOM NOT PROVIDED TO TENANTS

ALL FLOOR SURFACES TO BE SLIP RESISTANT, BROOM FINISHED CONCRETE EXTERNAL (OR SIMILAR), SLIP RESISTANT FLOOR FINISH INTERNALLY (TO BE SELECTED BY COMMERCIAL TENANT)

HANDRAIL TO AS 1428.1

LEGEND

A ACCESSIBLE APARTMENT

PS 1.8 NOM. HIGH PRIVACY SCREENING

NOTES

HEAD HEIGHT OVER ACCESSIBLE CAR PARKING SPACES TO BE IN ACCORDANCE WITH AS 2890.6

PASSENGER LIFTS TO AS 1735.12 & BCA E3.6

ACCESSIBLE PATH OF TRAVEL PROVIDED TO ALL SOUL OCCUPANCY UNITS SERVED BY A LIFT

TACTILE INDICATORS TO ROAD CROSSINGS AS PER AS 1428.4

ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO AS 128.1

ALL DOORS SINGLE LEAF 920mm OR ACTIVE LEAF OF DOUBLE DOORS MIN 920mm

ACCESS TO WASTE ROOM NOT PROVIDED TO TENANTS

ALL FLOOR SURFACES TO BE SLIP RESISTANT, BROOM FINISHED CONCRETE EXTERNAL (OR SIMILAR), SLIP RESISTANT FLOOR FINISH INTERNALLY (TO BE SELECTED BY COMMERCIAL TENANT)

HANDRAIL TO AS 1428.1

EXTERNAL LIGHTING DESIGNED IN ACCORDANCE WITH AS 1168.3 - LIGHTING OF ROADS & PUBLIC SPACES & TO THE ACT CRIME PREVENTION & URBAN DESIGN RESOURCES MANUAL

TO BE READ IN CONJUNCTION WITH LANDSCAPE DRAWINGS

ALL ADAPTABLE UNITS TO COMPLY WITH AS 4299-1995 & THE ACCESS MOBILITY CODE

REFER TO ACOUSTIC REPORT

REFER TO WIND REPORT

TENANCY LAYOUT, RETAIL CONFIGURATION & ACCESS OFF STREET TENANCIES TO BE CONFIRMED WITH SUBSEQUENT INDIVIDUAL DEVELOPMENT APPLICATIONS

MINIMUM SIGHTLINES FOR PEDESTRIAN SAFETY WILL OCCUR IN ACCORDANCE WITH AS 2890.1

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 165

Delegate name SYED ALI
 Date 24/1/2017

- ADAPTABLE PARKING
- BICYCLE PARKING
- STORAGE AREA 2400mm x 600mm
- VISITOR PARKING
- CAR PARK MIRRORS
- DRYING AREA
- CONDENSOR UNITS

NOT TO BE USED FOR CONSTRUCTION

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

revision E date 03.02.15 project 4188

GFA SCHEDULE - BUILDING B - OVERALL	
LEVEL	AREA
BASEMENT 1.5	179 m ²
GROUND LEVEL	1019 m ²
LEVEL 1	699 m ²
LEVEL 2	658 m ²
LEVEL 3	658 m ²
LEVEL 4	631 m ²
LEVEL 5	810 m ²
LEVEL 6	810 m ²
LEVEL 7	810 m ²
LEVEL 8	810 m ²
LEVEL 9	810 m ²
LEVEL 10	810 m ²
LEVEL 11	810 m ²
LEVEL 12	810 m ²
LEVEL 13	810 m ²
LEVEL 14	810 m ²
LEVEL 15	810 m ²
LEVEL 16	810 m ²
LEVEL 17	810 m ²
LEVEL 18	810 m ²
LEVEL 19	810 m ²
LEVEL 20	810 m ²
LEVEL 21	810 m ²
LEVEL 22 (PLANT)	616 m ²
TOTAL	18231 m ²

PARKING SCHEDULE - BUILDING B LEVEL 1	
TYPE	COUNT
ACCESSIBLE	4
STANDARD	29
Total	33



NOTES

PASSENGER LIFTS TO AS1735.12 & BCA E3.6

ALL ADAPTABLE UNITS TO COMPLY WITH AS 4299-1995 & THE ACCESS MOBILITY CODE

ALL UNITS TO COMPLY WITH RELEVANT SECTIONS OF THE BCA & AUSTRALIAN STANDARDS

ALL TOWER UNITS HAVE DIRECT ACCESS TO WASTE CHUTE THAT FEED TO WASTE ROOM BELOW

ACCESSIBLE PATH OF TRAVEL PROVIDED TO SOUL OCCUPANCY UNITS SERVED BY A LIFT

TACTILE INDICATORS TO ROAD CROSSINGS AS PER AS 1428.4

ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO AS 128.1

ALL DOORS SINGLE LEAF 920mm OR ACTIVE LEAF OF DOUBLE DOORS MIN 920mm

ACCESS TO WASTE ROOM, ELECTRICAL ROOM OR GREASE TRAP ROOM NOT PROVIDED TO TENANTS

ALL FLOOR SURFACES TO BE SLIP RESISTANT, BROOM FINISHED CONCRETE EXTERNAL (OR SIMILAR), SLIP RESISTANT FLOOR FINISH INTERNALLY (TO BE SELECTED BY COMMERCIAL TENANT)

HANDRAIL TO AS 1428.1

LEGEND

A ACCESSIBLE APARTMENT

PS 1.8 NOM. HIGH PRIVACY SCREENING

NOTES

HEAD HEIGHT OVER ACCESSIBLE CAR PARKING SPACES TO BE IN ACCORDANCE WITH AS 2890.6

PASSENGER LIFTS TO AS 1735.12 & BCA E3.6

ACCESSIBLE PATH OF TRAVEL PROVIDED TO ALL SOUL OCCUPANCY UNITS SERVED BY A LIFT

TACTILE INDICATORS TO ROAD CROSSINGS AS PER AS 1428.4

ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO AS 128.1

ALL DOORS SINGLE LEAF 920mm OR ACTIVE LEAF OF DOUBLE DOORS MIN 920mm

ACCESS TO WASTE ROOM NOT PROVIDED TO TENANTS

ALL FLOOR SURFACES TO BE SLIP RESISTANT, BROOM FINISHED CONCRETE EXTERNAL (OR SIMILAR), SLIP RESISTANT FLOOR FINISH INTERNALLY (TO BE SELECTED BY COMMERCIAL TENANT)

HANDRAIL TO AS 1428.1

EXTERNAL LIGHTING DESIGNED IN ACCORDANCE WITH AS 1168.3 - LIGHTING OF ROADS & PUBLIC SPACES & TO THE ACT CRIME PREVENTION & URBAN DESIGN RESOURCES MANUAL

TO BE READ IN CONJUNCTION WITH LANDSCAPE DRAWINGS

ALL ADAPTABLE UNITS TO COMPLY WITH AS 4299-1995 & THE ACCESS MOBILITY CODE

REFER TO ACOUSTIC REPORT

REFER TO WIND REPORT

TENANCY LAYOUT, RETAIL CONFIGURATION & ACCESS OFF STREET TENANCIES TO BE CONFIRMED WITH SUBSEQUENT INDIVIDUAL DEVELOPMENT APPLICATIONS

MINIMUM SIGHTLINES FOR PEDESTRIAN SAFETY WILL OCCUR IN ACCORDANCE WITH AS 2890.1

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 165

Delegate name SYED ALI
 Date 24/1/2017

- ADAPTABLE PARKING
- BICYCLE PARKING
- STORAGE AREA 2400mm x 600mm
- VISITOR PARKING
- CAR PARK MIRRORS
- DRYING AREA
- CONDENSOR UNITS

NOT TO BE USED FOR CONSTRUCTION

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

revision E date 03.02.15
 project 4188

GEOCON GUNGAHLIN
 BLOCK 3 SECTION 209 GUNGAHLIN

DA-B153 **BUILDING B - PUBLIC**
 NOTIFICATION PLAN - LEVEL 01

GFA SCHEDULE - BUILDING B - OVERALL

LEVEL	AREA
BASEMENT 1.5	179 m ²
GROUND LEVEL	1019 m ²
LEVEL 1	699 m ²
LEVEL 2	658 m ²
LEVEL 3	658 m ²
LEVEL 4	631 m ²
LEVEL 5	810 m ²
LEVEL 6	810 m ²
LEVEL 7	810 m ²
LEVEL 8	810 m ²
LEVEL 9	810 m ²
LEVEL 10	810 m ²
LEVEL 11	810 m ²
LEVEL 12	810 m ²
LEVEL 13	810 m ²
LEVEL 14	810 m ²
LEVEL 15	810 m ²
LEVEL 16	810 m ²
LEVEL 17	810 m ²
LEVEL 18	810 m ²
LEVEL 19	810 m ²
LEVEL 20	810 m ²
LEVEL 21	810 m ²
LEVEL 22 (PLANT)	616 m ²
TOTAL	18231 m²

PARKING SCHEDULE - BUILDING B LEVEL 2

TYPE	COUNT
ACCESSIBLE	4
STANDARD	35
STANDARD (PARALLEL)	4
Total	43



NOTES

- PASSENGER LIFTS TO AS1735.12 & BCA E3.6
- ALL ADAPTABLE UNITS TO COMPLY WITH AS 4299-1995 & THE ACCESS MOBILITY CODE
- ALL UNITS TO COMPLY WITH RELEVANT SECTIONS OF THE BCA & AUSTRALIAN STANDARDS
- ALL TOWER UNITS HAVE DIRECT ACCESS TO WASTE CHUTE THAT FEED TO WASTE ROOM BELOW
- ACCESSIBLE PATH OF TRAVEL PROVIDED TO SOUL OCCUPANCY UNITS SERVED BY A LIFT
- TACTILE INDICATORS TO ROAD CROSSINGS AS PER AS 1428.4
- ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO AS 128.1
- ALL DOORS SINGLE LEAF 920mm OR ACTIVE LEAF OF DOUBLE DOORS MIN 920mm
- ACCESS TO WASTE ROOM, ELECTRICAL ROOM OR GREASE TRAP ROOM NOT PROVIDED TO TENANTS
- ALL FLOOR SURFACES TO BE SLIP RESISTANT, BROOM FINISHED CONCRETE EXTERNAL (OR SIMILAR), SLIP RESISTANT FLOOR FINISH INTERNALLY (TO BE SELECTED BY COMMERCIAL TENANT)
- HANDRAIL TO AS 1428.1

LEGEND

- A ACCESSIBLE APARTMENT
- PS 1.8 NOM HIGH PRIVACY SCREENING

NOTES

- HEAD HEIGHT OVER ACCESSIBLE CAR PARKING SPACES TO BE IN ACCORDANCE WITH AS 2890.6
- PASSENGER LIFTS TO AS 1735.12 & BCA E3.6
- ACCESSIBLE PATH OF TRAVEL PROVIDED TO ALL SOUL OCCUPANCY UNITS SERVED BY A LIFT
- TACTILE INDICATORS TO ROAD CROSSINGS AS PER AS 1428.4
- ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO AS 128.1
- ALL DOORS SINGLE LEAF 920mm OR ACTIVE LEAF OF DOUBLE DOORS MIN 920mm
- ACCESS TO WASTE ROOM NOT PROVIDED TO TENANTS
- ALL FLOOR SURFACES TO BE SLIP RESISTANT, BROOM FINISHED CONCRETE EXTERNAL (OR SIMILAR), SLIP RESISTANT FLOOR FINISH INTERNALLY (TO BE SELECTED BY COMMERCIAL TENANT)
- HANDRAIL TO AS 1428.1
- EXTERNAL LIGHTING DESIGNED IN ACCORDANCE WITH AS 1169.3 - LIGHTING OF ROADS & PUBLIC SPACES & TO THE ACT CRIME PREVENTION & URBAN DESIGN RESOURCES MANUAL
- TO BE READ IN CONJUNCTION WITH LANDSCAPE DRAWINGS
- ALL ADAPTABLE UNITS TO COMPLY WITH AS 4299-1995 & THE ACCESS MOBILITY CODE
- REFER TO ACOUSTIC REPORT
- REFER TO WIND REPORT
- TENANCY LAYOUT, RETAIL CONFIGURATION & ACCESS OFF STREET TENANCIES TO BE CONFIRMED WITH SUBSEQUENT INDIVIDUAL DEVELOPMENT APPLICATIONS
- MINIMUM SIGHTLINES FOR PEDESTRIAN SAFETY WILL OCCUR IN ACCORDANCE WITH AS 2890.1

- ADAPTABLE PARKING
- BICYCLE PARKING
- STORAGE AREA 2400mm x 600mm
- VISITOR PARKING
- CAR PARK MIRRORS
- DRYING AREA
- CONDENSOR UNITS

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 165
 Delegate name SYED ALI
 Date 24/1/2017

NOT TO BE USED FOR CONSTRUCTION

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

revision E date 03.02.15
 project 4188

GEOCON GUNGAHLIN
 BLOCK 3 SECTION 209 GUNGAHLIN

DA-B154 BUILDING B - PUBLIC
NOTIFICATION PLAN - LEVEL 02



GEOCON
 BUILDING CANBERRA

GFA SCHEDULE - BUILDING B - OVERALL	
LEVEL	AREA
BASEMENT 1.5	179 m ²
GROUND LEVEL	1019 m ²
LEVEL 1	699 m ²
LEVEL 2	658 m ²
LEVEL 3	658 m ²
LEVEL 4	631 m ²
LEVEL 5	810 m ²
LEVEL 6	810 m ²
LEVEL 7	810 m ²
LEVEL 8	810 m ²
LEVEL 9	810 m ²
LEVEL 10	810 m ²
LEVEL 11	810 m ²
LEVEL 12	810 m ²
LEVEL 13	810 m ²
LEVEL 14	810 m ²
LEVEL 15	810 m ²
LEVEL 16	810 m ²
LEVEL 17	810 m ²
LEVEL 18	810 m ²
LEVEL 19	810 m ²
LEVEL 20	810 m ²
LEVEL 21	810 m ²
LEVEL 22 (PLANT)	616 m ²
TOTAL	18231 m ²

PARKING SCHEDULE - BUILDING B LEVEL 3	
TYPE	COUNT
ACCESSIBLE	4
STANDARD	35
STANDARD (PARALLEL)	4
Total	43



NOTES

PASSENGER LIFTS TO AS1735.12 & BCA E3.6

ALL ADAPTABLE UNITS TO COMPLY WITH AS 4299-1995 & THE ACCESS MOBILITY CODE

ALL UNITS TO COMPLY WITH RELEVANT SECTIONS OF THE BCA & AUSTRALIAN STANDARDS

ALL TOWER UNITS HAVE DIRECT ACCESS TO WASTE CHUTE THAT FEED TO WASTE ROOM BELOW

ACCESSIBLE PATH OF TRAVEL PROVIDED TO SOUL OCCUPANCY UNITS SERVED BY A LIFT

TACTILE INDICATORS TO ROAD CROSSINGS AS PER AS 1428.4

ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO AS 128.1

ALL DOORS SINGLE LEAF 920mm OR ACTIVE LEAF OF DOUBLE DOORS MIN 920mm

ACCESS TO WASTE ROOM, ELECTRICAL ROOM OR GREASE TRAP ROOM NOT PROVIDED TO TENANTS

ALL FLOOR SURFACES TO BE SLIP RESISTANT, BROOM FINISHED CONCRETE EXTERNAL (OR SIMILAR), SLIP RESISTANT FLOOR FINISH INTERNALLY (TO BE SELECTED BY COMMERCIAL TENANT)

HANDRAIL TO AS 1428.1

LEGEND

A ACCESSIBLE APARTMENT

PS 1.8 NOM. HIGH PRIVACY SCREENING

NOTES

HEAD HEIGHT OVER ACCESSIBLE CAR PARKING SPACES TO BE IN ACCORDANCE WITH AS 2890.6

PASSENGER LIFTS TO AS 1735.12 & BCA E3.6

ACCESSIBLE PATH OF TRAVEL PROVIDED TO ALL SOUL OCCUPANCY UNITS SERVED BY A LIFT

TACTILE INDICATORS TO ROAD CROSSINGS AS PER AS 1428.4

ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO AS 128.1

ALL DOORS SINGLE LEAF 920mm OR ACTIVE LEAF OF DOUBLE DOORS MIN 920mm

ACCESS TO WASTE ROOM NOT PROVIDED TO TENANTS

ALL FLOOR SURFACES TO BE SLIP RESISTANT, BROOM FINISHED CONCRETE EXTERNAL (OR SIMILAR), SLIP RESISTANT FLOOR FINISH INTERNALLY (TO BE SELECTED BY COMMERCIAL TENANT)

HANDRAIL TO AS 1428.1

EXTERNAL LIGHTING DESIGNED IN ACCORDANCE WITH AS 1158.3 - LIGHTING OF ROADS & PUBLIC SPACES & TO THE ACT CRIME PREVENTION & URBAN DESIGN RESOURCES MANUAL

TO BE READ IN CONJUNCTION WITH LANDSCAPE DRAWINGS

ALL ADAPTABLE UNITS TO COMPLY WITH AS 4299-1995 & THE ACCESS MOBILITY CODE

REFER TO ACOUSTIC REPORT

REFER TO WIND REPORT

TENANCY LAYOUT, RETAIL CONFIGURATION & ACCESS OFF STREET TENANCIES TO BE CONFIRMED WITH SUBSEQUENT INDIVIDUAL DEVELOPMENT APPLICATIONS

MINIMUM SIGHTLINES FOR PEDESTRIAN SAFETY WILL OCCUR IN ACCORDANCE WITH AS 2890.1

- ADAPTABLE PARKING
- BICYCLE PARKING
- STORAGE AREA 2400mm x 600mm
- VISITOR PARKING
- CAR PARK MIRRORS
- DRYING AREA
- CONDENSOR UNITS

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 165

Delegate name SYED ALI
 Date 24/1/2017

GFA SCHEDULE - BUILDING B - OVERALL	
LEVEL	AREA
BASEMENT 1.5	179 m ²
GROUND LEVEL	1019 m ²
LEVEL 1	689 m ²
LEVEL 2	668 m ²
LEVEL 3	668 m ²
LEVEL 4	631 m ²
LEVEL 5	810 m ²
LEVEL 6	810 m ²
LEVEL 7	810 m ²
LEVEL 8	810 m ²
LEVEL 9	810 m ²
LEVEL 10	810 m ²
LEVEL 11	810 m ²
LEVEL 12	810 m ²
LEVEL 13	810 m ²
LEVEL 14	810 m ²
LEVEL 15	810 m ²
LEVEL 16	810 m ²
LEVEL 17	810 m ²
LEVEL 18	810 m ²
LEVEL 19	810 m ²
LEVEL 20	810 m ²
LEVEL 21	810 m ²
LEVEL 22 (PLANT)	810 m ²
TOTAL	18231 m ²

PARKING SCHEDULE - BUILDING B LEVEL 4	
TYPE	COUNT
ACCESSIBLE	2
STANDARD	36
Total	38



NOTES

PASSENGER LIFTS TO AS1735.12 & BCA E3.6

ALL ADAPTABLE UNITS TO COMPLY WITH AS 4299-1995 & THE ACCESS MOBILITY CODE

ALL UNITS TO COMPLY WITH RELEVANT SECTIONS OF THE BCA & AUST STANDARDS

ALL TOWER UNITS HAVE DIRECT ACCESS TO WASTE CHUTE THAT FEED TO WASTE ROOM BELOW

ACCESSIBLE PATH OF TRAVEL PROVIDED TO SOUL OCCUPANCY UNITS SERVED BY A LIFT

TACTILE INDICATORS TO ROAD CROSSINGS AS PER AS 1428.4

ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO AS 128.1

ALL DOORS SINGLE LEAF 920mm OR ACTIVE LEAF OF DOUBLE DOORS MIN 920mm

ACCESS TO WASTE ROOM, ELECTRICAL ROOM OR GREASE TRAP ROOM NOT PROVIDED TO TENANTS

ALL FLOOR SURFACES TO BE SLIP RESISTANT, BROOM FINISHED CONCRETE EXTERNAL (OR SIMILAR), SLIP RESISTANT FLOOR FINISH INTERNALLY (TO BE SELECTED BY COMMERCIAL TENANT)

HANDRAIL TO AS 1428.1

LEGEND

A ACCESSIBLE APARTMENT

PS 1.8 NOM. HIGH PRIVACY SCREENING

NOTES

HEAD HEIGHT OVER ACCESSIBLE CAR PARKING SPACES TO BE IN ACCORDANCE WITH AS 2890.6

PASSENGER LIFTS TO AS 1735.12 & BCA E3.6

ACCESSIBLE PATH OF TRAVEL PROVIDED TO ALL SOUL OCCUPANCY UNITS SERVED BY A LIFT

TACTILE INDICATORS TO ROAD CROSSINGS AS PER AS 1428.4

ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO AS 128.1

ALL DOORS SINGLE LEAF 920mm OR ACTIVE LEAF OF DOUBLE DOORS MIN 920mm

ACCESS TO WASTE ROOM NOT PROVIDED TO TENANTS

ALL FLOOR SURFACES TO BE SLIP RESISTANT, BROOM FINISHED CONCRETE EXTERNAL (OR SIMILAR), SLIP RESISTANT FLOOR FINISH INTERNALLY (TO BE SELECTED BY COMMERCIAL TENANT)

HANDRAIL TO AS 1428.1

EXTERNAL LIGHTING DESIGNED IN ACCORDANCE WITH AS 1158.3 - LIGHTING OF ROADS & PUBLIC SPACES & TO THE ACT CRIME PREVENTION & URBAN DESIGN RESOURCES MANUAL

TO BE READ IN CONJUNCTION WITH LANDSCAPE DRAWINGS

ALL ADAPTABLE UNITS TO COMPLY WITH AS 4299-1995 & THE ACCESS MOBILITY CODE

REFER TO ACOUSTIC REPORT

REFER TO WIND REPORT

TENANCY LAYOUT, RETAIL CONFIGURATION & ACCESS OFF STREET TENANCIES TO BE CONFIRMED WITH SUBSEQUENT INDIVIDUAL DEVELOPMENT APPLICATIONS

MINIMUM SIGHTLINES FOR PEDESTRIAN SAFETY WILL OCCUR IN ACCORDANCE WITH AS 2890.1

ADAPTABLE PARKING

BICYCLE PARKING

STORAGE AREA 2400mm x 600mm

V VISITOR PARKING

CAR PARK MIRRORS

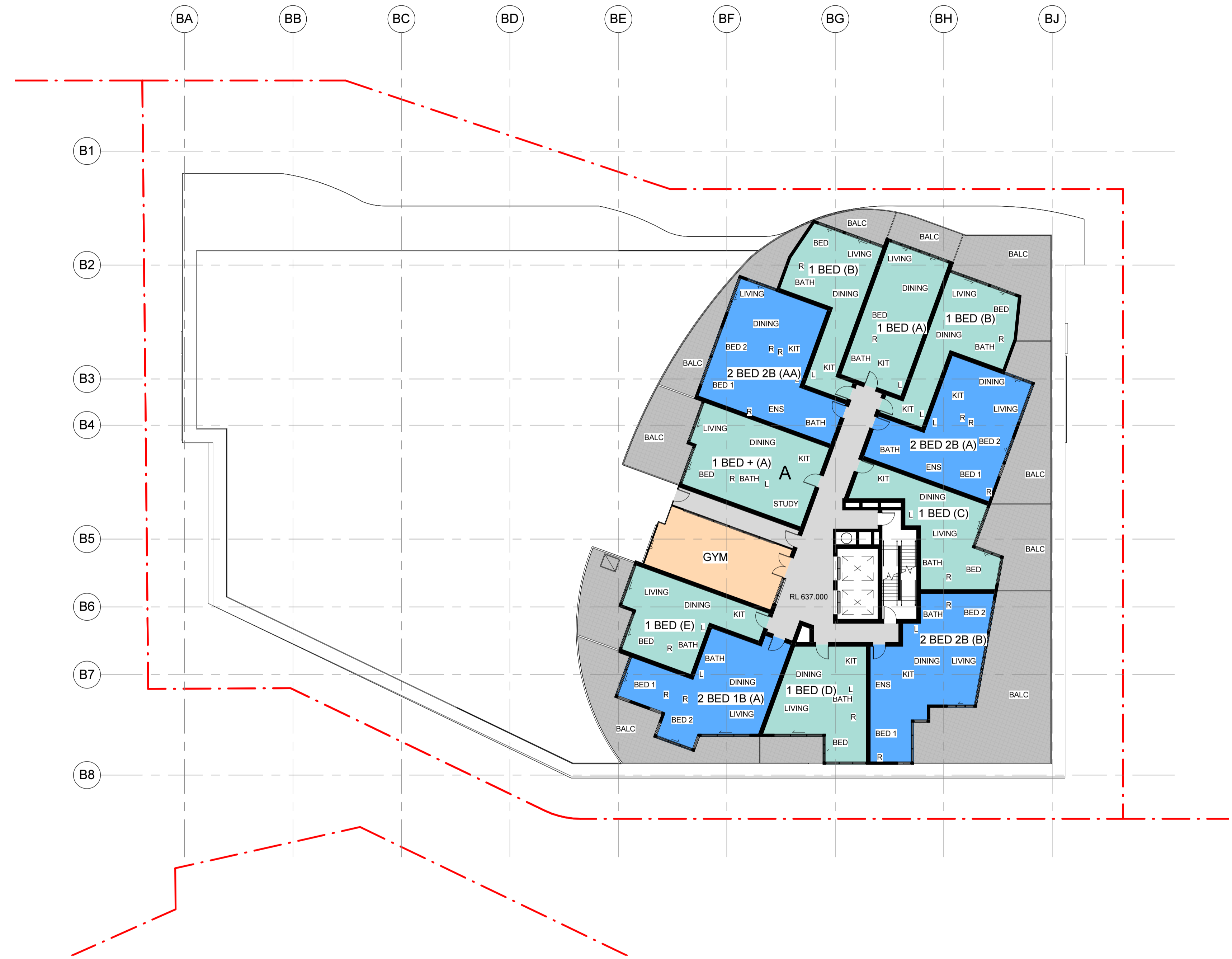
DRYING AREA

CONDENSOR UNITS

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 165
 Delegate name SYED ALI
 Date 24/1/2017

GFA SCHEDULE - BUILDING B - OVERALL

LEVEL	AREA
BASEMENT 1.5	179 m ²
GROUND LEVEL	1019 m ²
LEVEL 1	699 m ²
LEVEL 2	658 m ²
LEVEL 3	658 m ²
LEVEL 4	631 m ²
LEVEL 5	810 m ²
LEVEL 6	810 m ²
LEVEL 7	810 m ²
LEVEL 8	810 m ²
LEVEL 9	810 m ²
LEVEL 10	810 m ²
LEVEL 11	810 m ²
LEVEL 12	810 m ²
LEVEL 13	810 m ²
LEVEL 14	810 m ²
LEVEL 15	810 m ²
LEVEL 16	810 m ²
LEVEL 17	810 m ²
LEVEL 18	810 m ²
LEVEL 19	810 m ²
LEVEL 20	810 m ²
LEVEL 21	810 m ²
LEVEL 22 (PLANT)	616 m ²
TOTAL	18231 m²



NOTES

PASSENGER LIFTS TO AS1735.12 & BCA E3.6

ALL ADAPTABLE UNITS TO COMPLY WITH AS 4299-1995 & THE ACCESS MOBILITY CODE

ALL UNITS TO COMPLY WITH RELEVANT SECTIONS OF THE BCA & AUSTRALIAN STANDARDS

ALL TOWER UNITS HAVE DIRECT ACCESS TO WASTE CHUTE THAT FEED TO WASTE ROOM BELOW

ACCESSIBLE PATH OF TRAVEL PROVIDED TO SOUL OCCUPANCY UNITS SERVED BY A LIFT

TACTILE INDICATORS TO ROAD CROSSINGS AS PER AS 1428.4

ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO AS 128.1

ALL DOORS SINGLE LEAF 920mm OR ACTIVE LEAF OF DOUBLE DOORS MIN 920mm

ACCESS TO WASTE ROOM, ELECTRICAL ROOM OR GREASE TRAP ROOM NOT PROVIDED TO TENANTS

ALL FLOOR SURFACES TO BE SLIP RESISTANT. BROOM FINISHED CONCRETE EXTERNAL (OR SIMILAR), SLIP RESISTANT FLOOR FINISH INTERNALLY (TO BE SELECTED BY COMMERCIAL TENANT)

HANDRAIL TO AS 1428.1

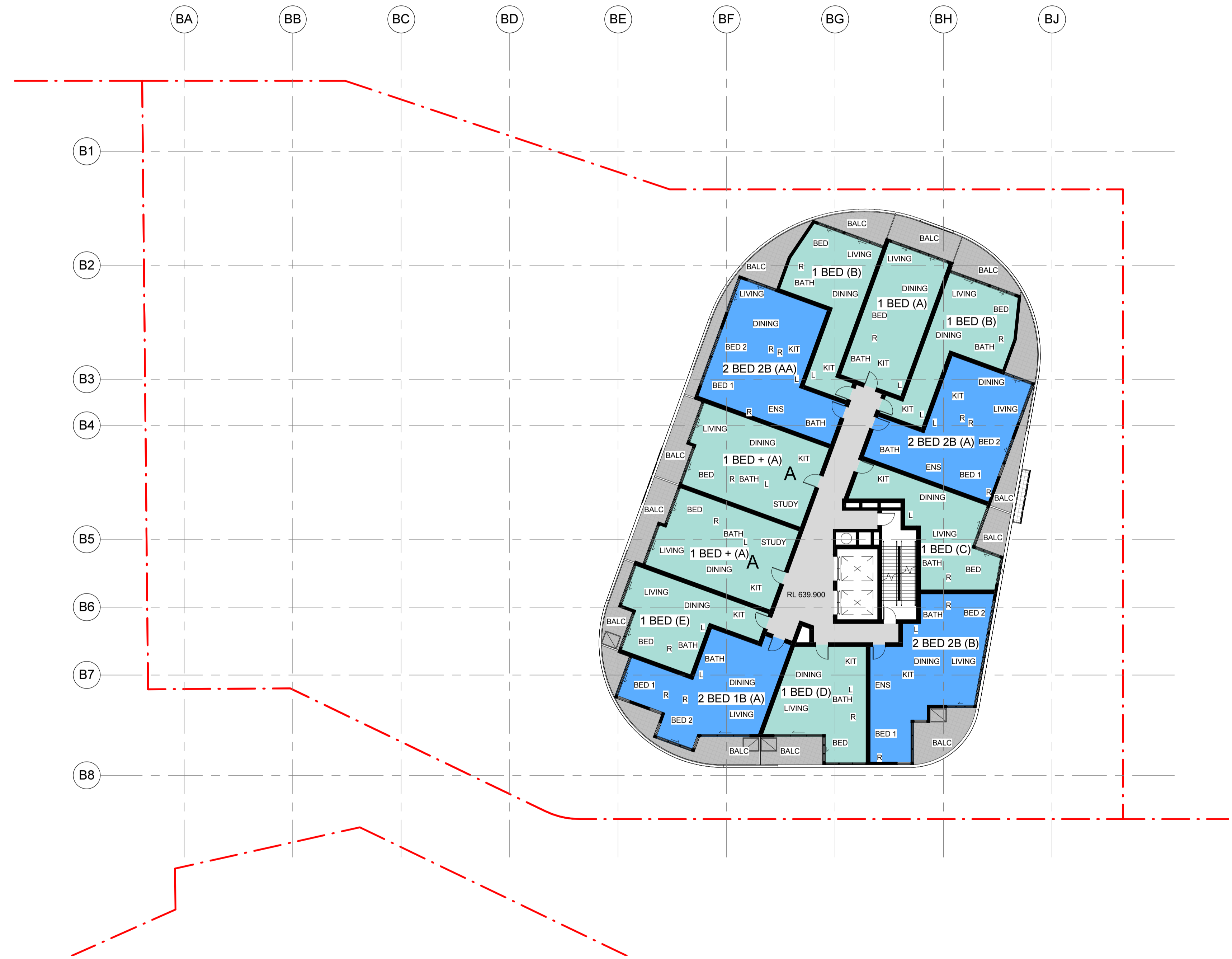
- LEGEND**
- A ACCESSIBLE APARTMENT
 - PS 1.8 NOM. HIGH PRIVACY SCREENING
 - ADAPTABLE PARKING
 - BICYCLE PARKING
 - STORAGE AREA 2400mm x 600mm
 - V VISITOR PARKING
 - CAR PARK MIRRORS
 - DRYING AREA
 - CONDENSOR UNITS

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 165

Delegate name SYED ALI
 Date 24/1/2017

GFA SCHEDULE - BUILDING B - OVERALL

LEVEL	AREA
BASEMENT 1.5	179 m ²
GROUND LEVEL	1019 m ²
LEVEL 1	699 m ²
LEVEL 2	658 m ²
LEVEL 3	658 m ²
LEVEL 4	631 m ²
LEVEL 5	810 m ²
LEVEL 6	810 m ²
LEVEL 7	810 m ²
LEVEL 8	810 m ²
LEVEL 9	810 m ²
LEVEL 10	810 m ²
LEVEL 11	810 m ²
LEVEL 12	810 m ²
LEVEL 13	810 m ²
LEVEL 14	810 m ²
LEVEL 15	810 m ²
LEVEL 16	810 m ²
LEVEL 17	810 m ²
LEVEL 18	810 m ²
LEVEL 19	810 m ²
LEVEL 20	810 m ²
LEVEL 21	810 m ²
LEVEL 22 (PLANT)	616 m ²
TOTAL	18231 m²

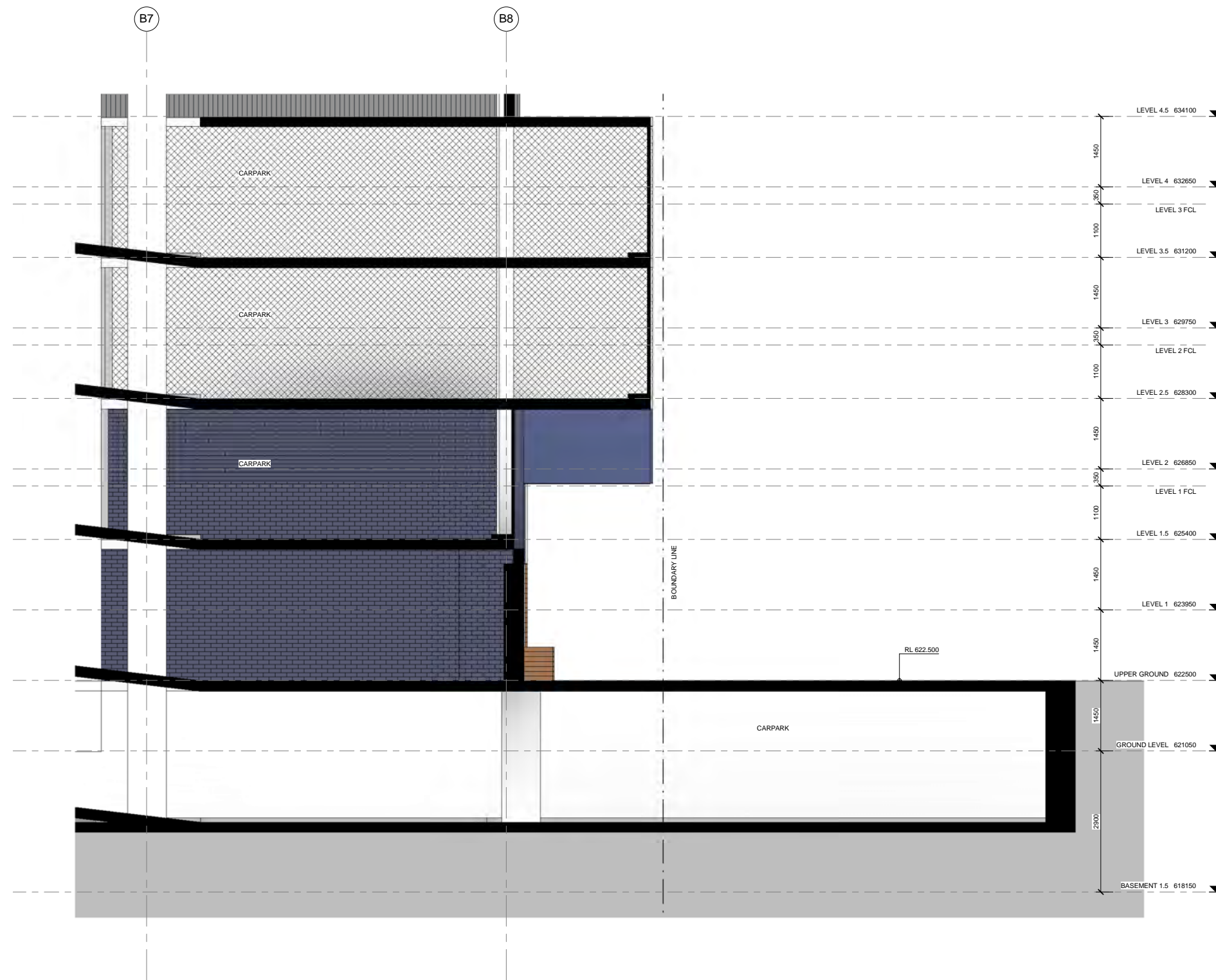


PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 165
 Delegate name SYED ALI
 Date 24/1/2017

- NOTES**
- PASSENGER LIFTS TO AS 1735.12 & BCA E3.6
 - ALL ADAPTABLE UNITS TO COMPLY WITH AS 4299-1995 & THE ACCESS MOBILITY CODE
 - ALL UNITS TO COMPLY WITH RELEVANT SECTIONS OF THE BCA & AUST STANDARDS
 - ALL TOWER UNITS HAVE DIRECT ACCESS TO WASTE CHUTE THAT FEED TO WASTE ROOM BELOW
 - ACCESSIBLE PATH OF TRAVEL PROVIDED TO SOUL OCCUPANCY UNITS SERVED BY A LIFT
 - TACTILE INDICATORS TO ROAD CROSSINGS AS PER AS 1428.4
 - ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO AS 128.1
 - ALL DOORS SINGLE LEAF 920mm OR ACTIVE LEAF OF DOUBLE DOORS MIN 920mm
 - ACCESS TO WASTE ROOM, ELECTRICAL ROOM OR GREASE TRAP ROOM NOT PROVIDED TO TENANTS
 - ALL FLOOR SURFACES TO BE SLIP RESISTANT, BROOM FINISHED CONCRETE EXTERNAL (OR SIMILAR), SLIP RESISTANT FLOOR FINISH INTERNALLY (TO BE SELECTED BY COMMERCIAL TENANT)
 - HANDRAIL TO AS 1428.1

- LEGEND**
- A ACCESSIBLE APARTMENT
 - PS 1.8 NOM. HIGH PRIVACY SCREENING
 - ADAPTABLE PARKING
 - BICYCLE PARKING
 - STORAGE AREA 2400mm x 600mm
 - V VISITOR PARKING
 - CAR PARK MIRRORS
 - DRYING AREA
 - CONDENSOR UNITS

NOT TO BE USED FOR CONSTRUCTION
 0 2 4 6 8 10m Scale 1:200 @ A1
 revision E date 03.02.15
 project 4188



1 BLOCK 3 SECTION 1 - DETAIL
1:50

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 165
 Delegate name SYED ALI
 Date 24/1/2017

GEOCON GUNGAHLIN
 GUNGAHLIN

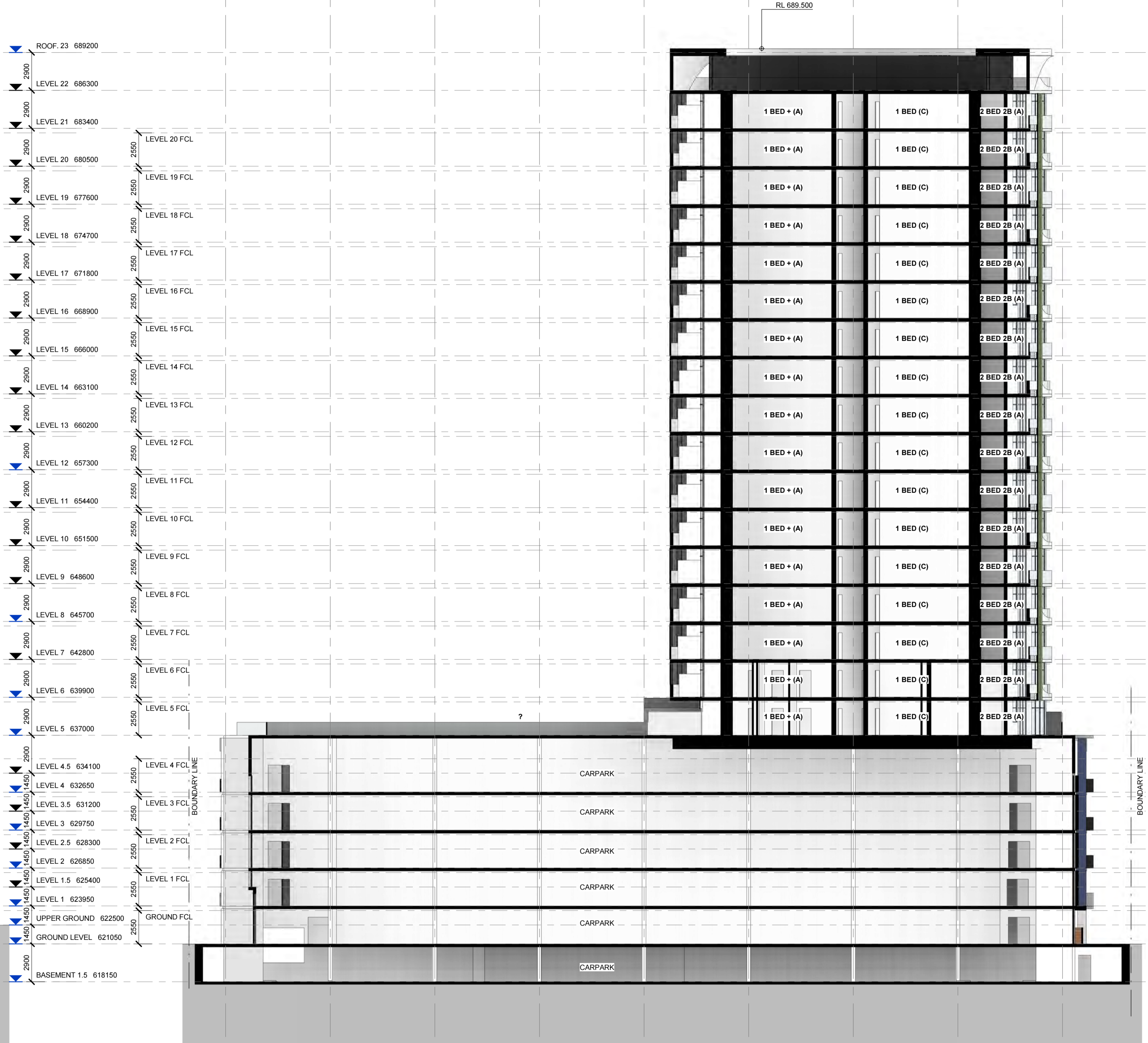
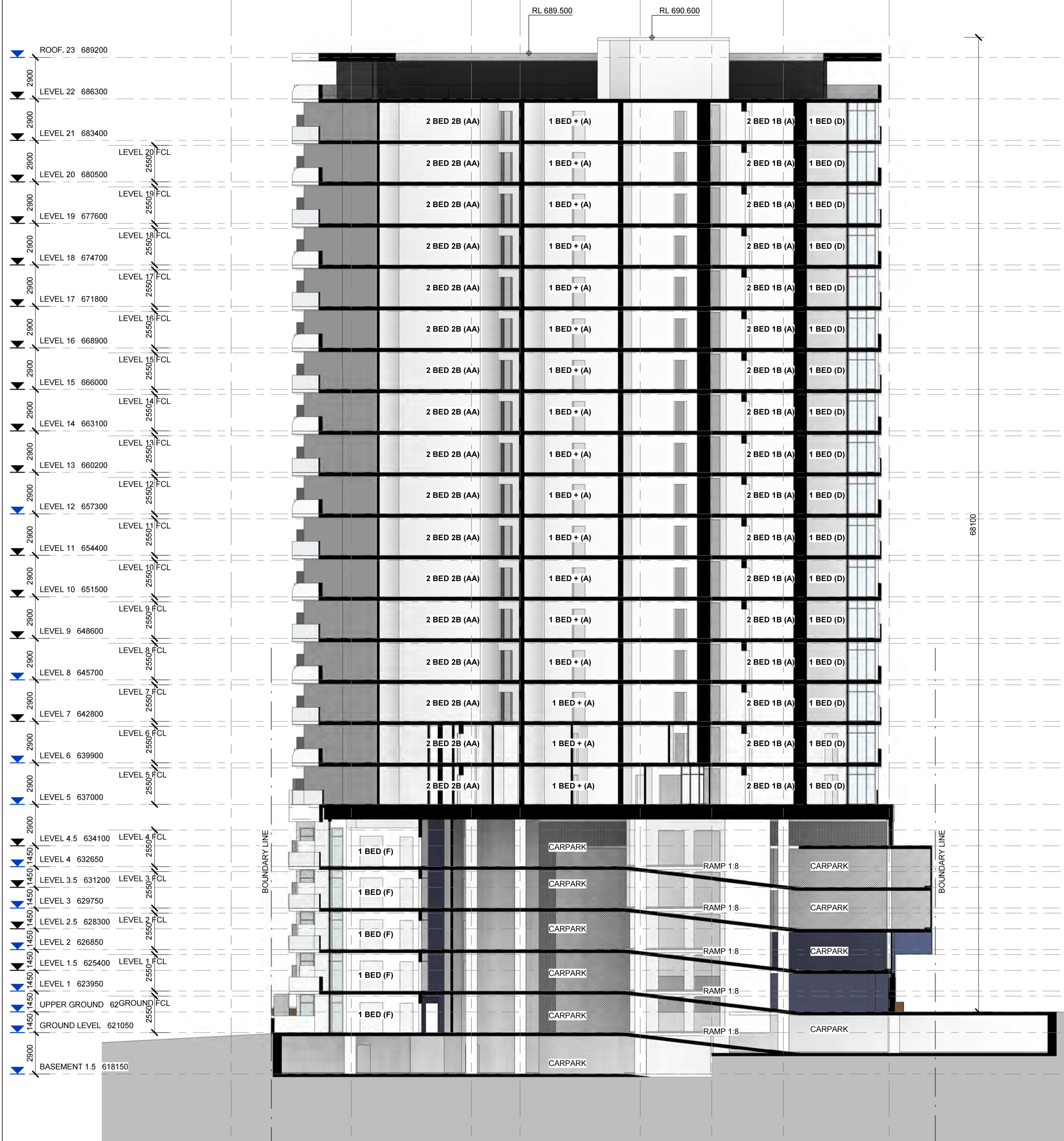
DA-B301 BUILDING B - SECTION 2

NOT TO BE USED FOR CONSTRUCTION
 0 10 20 30 40 50mm Scale 1:1 @ A1
 revision date project 4188



B1 B2 B3 B4 B5 B6 B7 B8

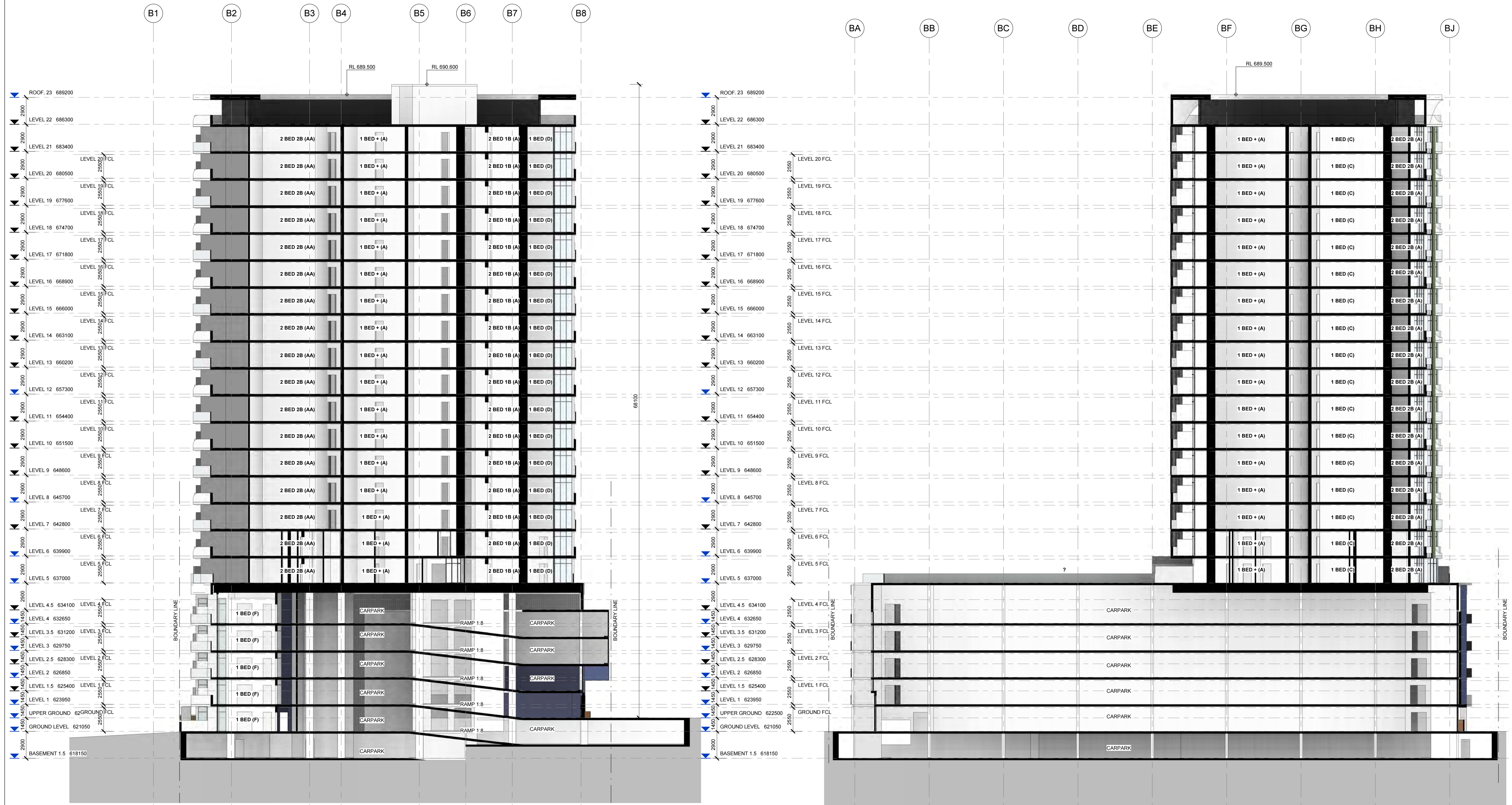
BA BB BC BD BE BF BG BH BJ



PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 165
 Delegate name SYED ALI
 Date 24/1/2017

1 BLOCK 3 SECTION 1
 1 : 200

2 BLOCK 3 SECTION 2
 1 : 200



1 BLOCK 3 SECTION 1
1 : 200

2 BLOCK 3 SECTION 2
1 : 200

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 165
 Delegate name SYED ALI
 Date 24/1/2017

GEOCON GUNGAHLIN
 BLOCK 3 SECTION 209 GUNGAHLIN

DA-B300 BUILDING B - SECTIONS

NOT TO BE USED FOR CONSTRUCTION
 0 2 4 6 8 10m Scale 1:200 @ A1
 revision E date 03.02.15
 project 4188

BLOCK 3 SECTION 209 GUNGAHLIN LANDSCAPE WORKS

14/1075

ISSUE DATE: 25.09.2015
ISSUE: E
ISSUE FOR DA



PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
PURSUANT TO SECTION 165

Delegate name AJITH BUDDHADASA

Date 14/12/2015

DRAWING SCHEDULE

LANDSCAPE DRAWINGS:

Drawing NO.	Drawing Title	Scale @A1	Rev	Drawing NO.	Drawing Title	Scale @A1	Rev
L501.1	SURFACES, SETOUT AND GRADING- SHEET 1	1:100	E	L505.1	LANDSCAPE MATERIALS PALETTE - SHEET 12	Varies	E
L501.2	SURFACES, SETOUT AND GRADING- SHEET 2	1:100	E	L505.2	LANDSCAPE DETAILS- SHEET 13	Varies	E
L501.3	SURFACES, SETOUT AND GRADING- SHEET 3	1:100	E	L505.3	LANDSCAPE DETAILS- SHEET 14	Varies	E
L501.4	SURFACES, SETOUT AND GRADING- SHEET 4	1:100	E	L505.4	LANDSCAPE DETAILS- SHEET 15	Varies	E
L501.5	SURFACES, SETOUT AND GRADING- SHEET 5	1:100	E	L505.5	LANDSCAPE DETAILS- SHEET 16	Varies	E
L502.1	PLANTING PLAN- SHEET 6	1:100	E	L505.6	LANDSCAPE MASTER PLAN - SHEET 17	1:300	E
L502.2	PLANTING PLAN- SHEET 7	1:100	E	L506.1	LANDSCAPE MANAGEMENT AND PROTECTION PLAN - SHEET 18	1:300	F
L502.3	PLANTING PLAN- SHEET 8	1:100	E				
L502.4	PLANTING PLAN- SHEET 9	1:100	E				
L502.5	PLANTING PLAN- SHEET 10	1:100	E				
L502.6	PLANTING PLAN- SHEET 11	1:400	D				
































PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 165

Delegate name **AJITH BUDDHADASA**

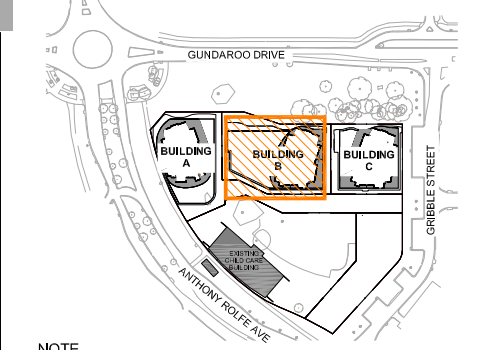
Date **14/12/2015**

SURFACES LEGEND

-  LEASEHOLD BOUNDARY
-  LANDSCAPE STAGING BOUNDARY
-  CANOPY TREES
Refer to planting plan for species
-  METAL SUN SHELTER
Single pole fixing
-  TIMBER DECKING SEATING PLATFORM
-  TIMBER SLATS OVER CONCRETE SEATWALL
-  PAVING TYPE 1: Non-slip finish
-  PAVING TYPE 2: Non-slip finish
-  PUBLIC CONCRETE FOOTPATH
-  COLOURED CONCRETE TYPE 1: Sawcut as detailed
-  COLOURED CONCRETE TYPE 2: Sawcut as detailed
-  PRIVATE COURTYARD PAVING
PAVING TYPE 1: Non-slip finish
-  400mm WIDE CONCRETE SEATWALL
-  200mm WIDE CONCRETE PLANTER WALL
-  450mm DEEP PLANTER BED
-  900mm DEEP PLANTER BED
-  PLANTED RAIN GARDEN
-  NATURAL PLANTER BED
-  BARBEQUE
-  SCULPTURAL LIGHT POLE LOCATION
-  TREE PIT
-  SUPPLY AND INSTALL SARAH BENCH SEAT
BY BOTTON AND GARDINER
-  BOLLARD: HUB S505
-  ACCESS GATE FROM PRIVATE COURTYARD
TO PUBLIC PATHWAY
-  ACCESS ROAD - TO ENGINEERS DETAILS
-  900mm RELATIVE LEVEL
-  1% MIN SLOPE / FALL
-  GLASS POOL WALL
-  WATER WALL INTO POOL

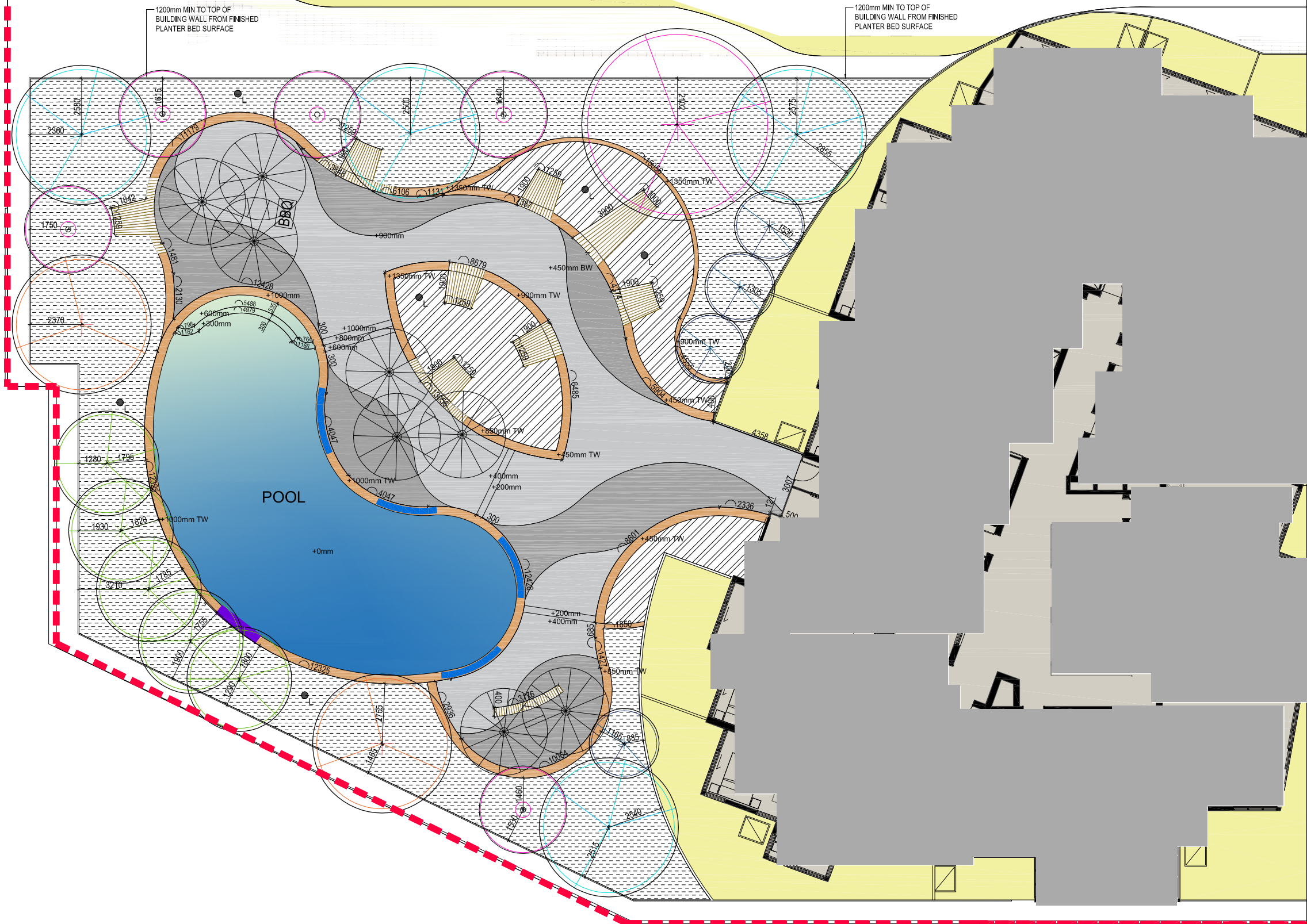
KEY PLAN

NOT TO SCALE



NOTE
 Preliminary works by other consultants shown on these drawings are for site context only and are indicative. Subject to change based on this assessment.

NOT FOR CONSTRUCTION



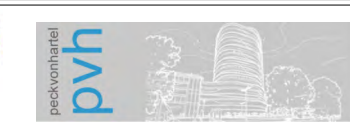
ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE
A	ISSUE FOR DA - DRAFT	28/11/2014	PG	PG BC AJ	JE	CS
B	ISSUE FOR DA	05/12/2014	PG	PG BC AJ	JE	CS
C	ISSUE FOR DA - AS 3209	22/01/2015	PG	PG BC AJ	JE	CS
D	DA RESUBMISSION	31/08/2015	PG	AJ MR	CS	CS
E	DA RESUBMISSION - GROUND FLOOR BUILDING AMENDMENTS	25/09/2015	PG	AJ	CS	CS

DRAWING STATUS
 Warning unless there is an authorised SPACELAB signature in the approved for Issue column, this drawing is not approved for issue.

COPYRIGHT
 This drawing remains the property of SPACELAB Studio it may be used for the purpose for which it was commissioned & in accordance with the terms of engagement for that commission. Unauthorised use of the drawing is prohibited.

CLIENT
GEOCON
 BUILDING CANBERRA 036

CONSULTANTS
SPACELAB
 CREATING TIMELESS PLACES



PROJECT
BLOCK 3 SECTION 209
GUNGAHLIN
 BUILDING B PODIUM

DRAWING		ISSUE	
SURFACES & SETOUT SHEET 1		DA	E
PROJECT No: 14/1075	DRAWING No: L501.1	ISSUE	REVISION



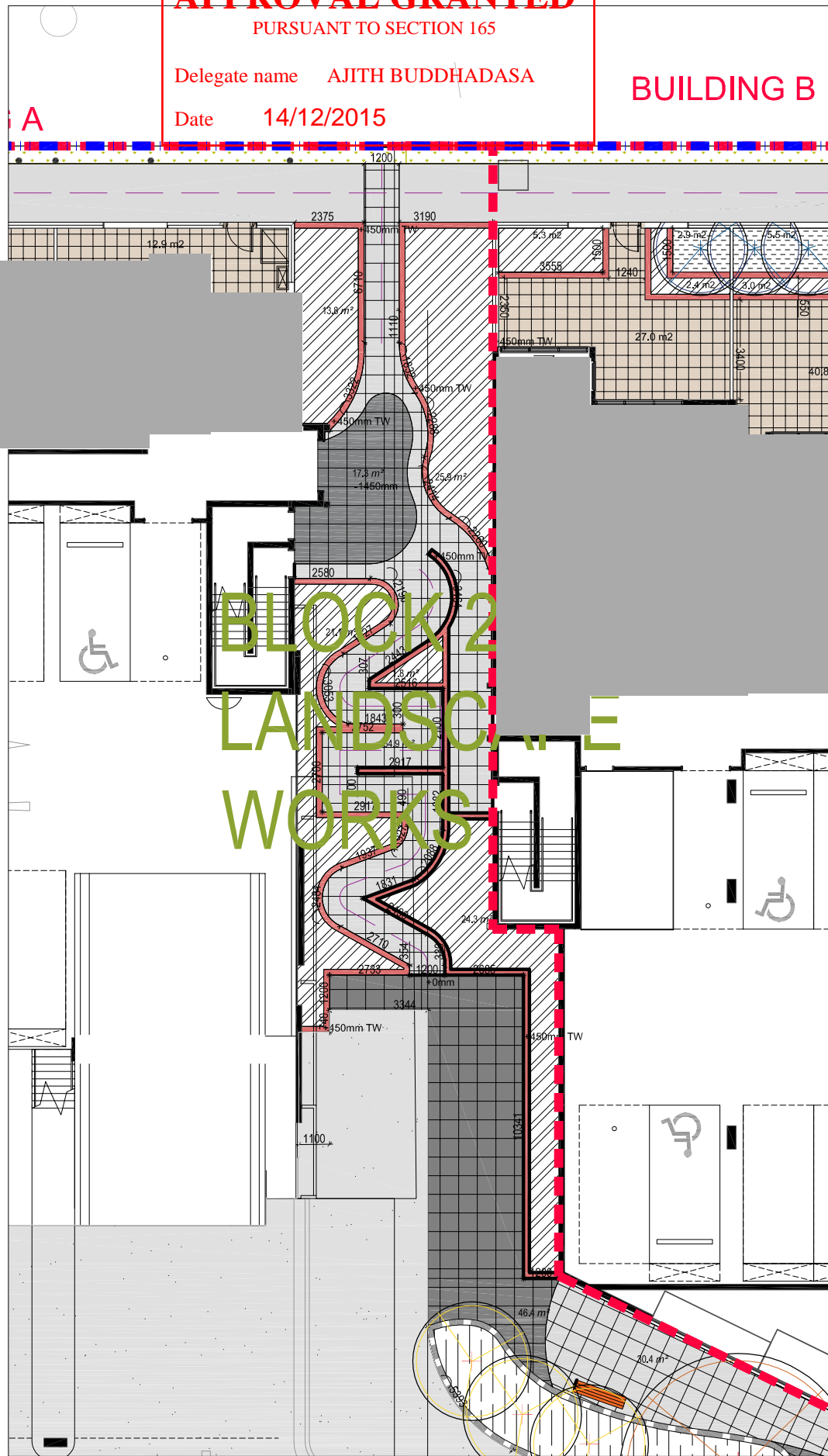
APPROVAL GRANTED

PURSUANT TO SECTION 165

Delegate name AJITH BUDDHADASA

Date 14/12/2015

BUILDING B



1 GROUND FLOOR PUBLIC SPACE BETWEEN BUILDING A AND B



ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE
A	ISSUE FOR DA - DRAFT	28/11/2014	PG	PG BC AJ	JE	CS
B	ISSUE FOR DA	05/12/2014	PG	PG BC AJ	JE	CS
C	ISSUE FOR DA - AS 3209	22/01/2015	PG	PG BC AJ	JE	CS
D	DA RESUBMISSION	31/08/2015	PG	AJ MR	CS	CS
E	DA RESUBMISSION - GROUND FLOOR BUILDING AMENDMENTS	25/09/2015	PG	AJ	CS	CS

DRAWING STATUS
Warning unless there is an authorised SPACELAB signature in the approved for Issue column, this drawing is not approved for issue.

COPYRIGHT
This drawing remains the property of SPACELAB Studio it may be used for the purpose for which it was commissioned & in accordance with the terms of engagement for that commission. Unauthorised use of the drawing is prohibited.

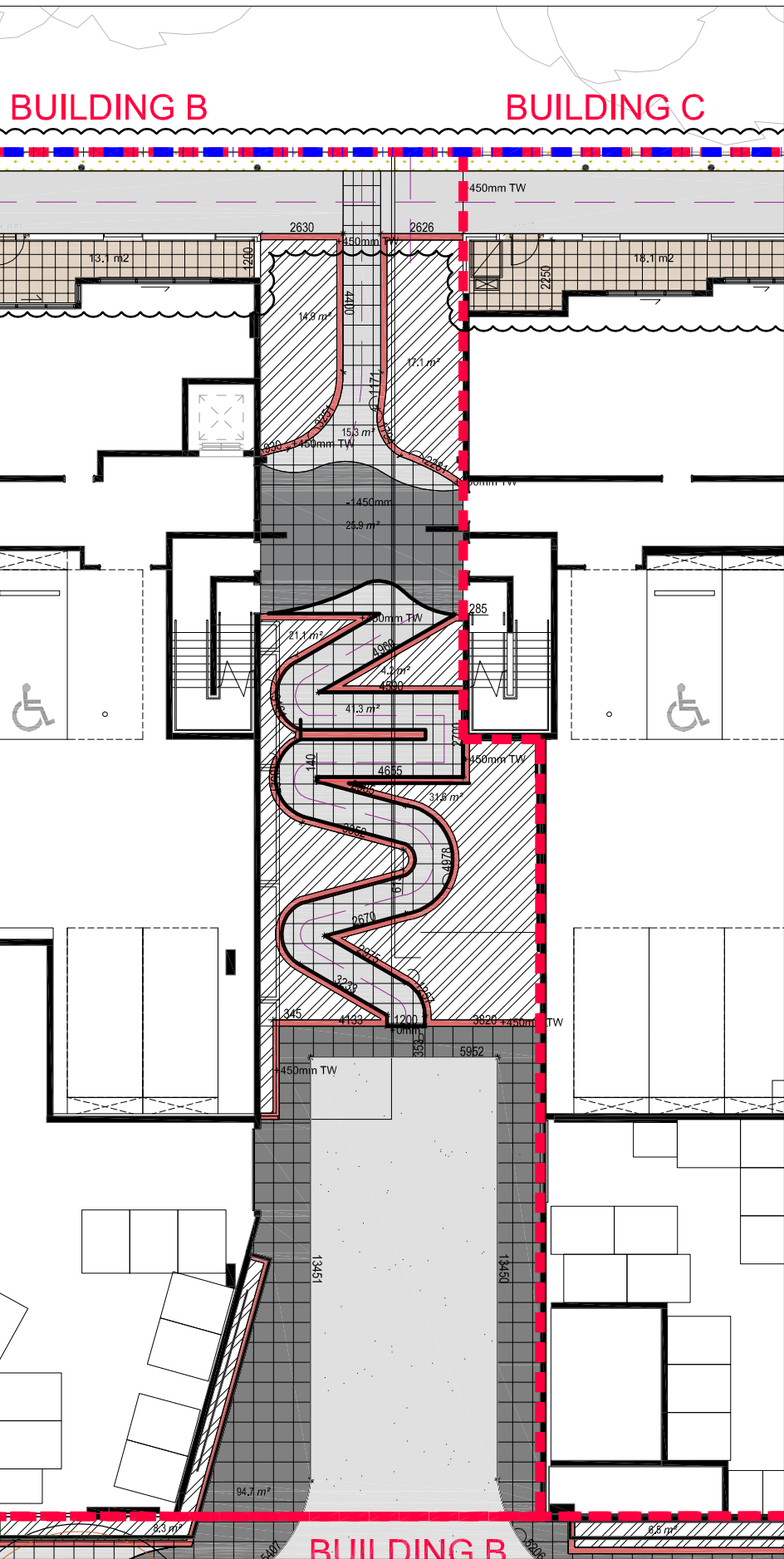
CLIENT
GEOCON
BUILDING CANBERRA 03

CONSULTANTS
SPACELAB
CREATING TIMELESS PLACES

peckvohartel
pvh

PROJECT
BLOCK 3 SECTION 209
GUNGAHLIN
PUBLIC COURTYARDS

DRAWING		ISSUE		REVISION	
SURFACES & SETOUT SHEET 2		DA	E		
PROJECT No: 14/1075	DRAWING No: L501.2	ISSUE	REVISION		

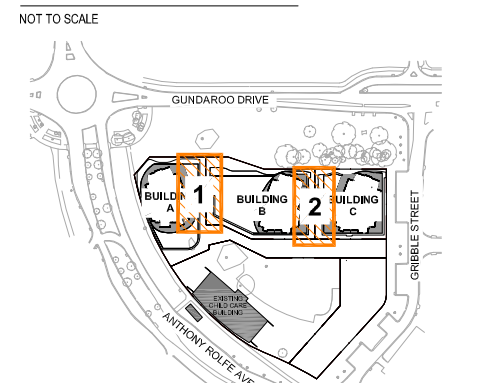


2 GROUND FLOOR PUBLIC SPACE BETWEEN BUILDING B AND C

SURFACES LEGEND

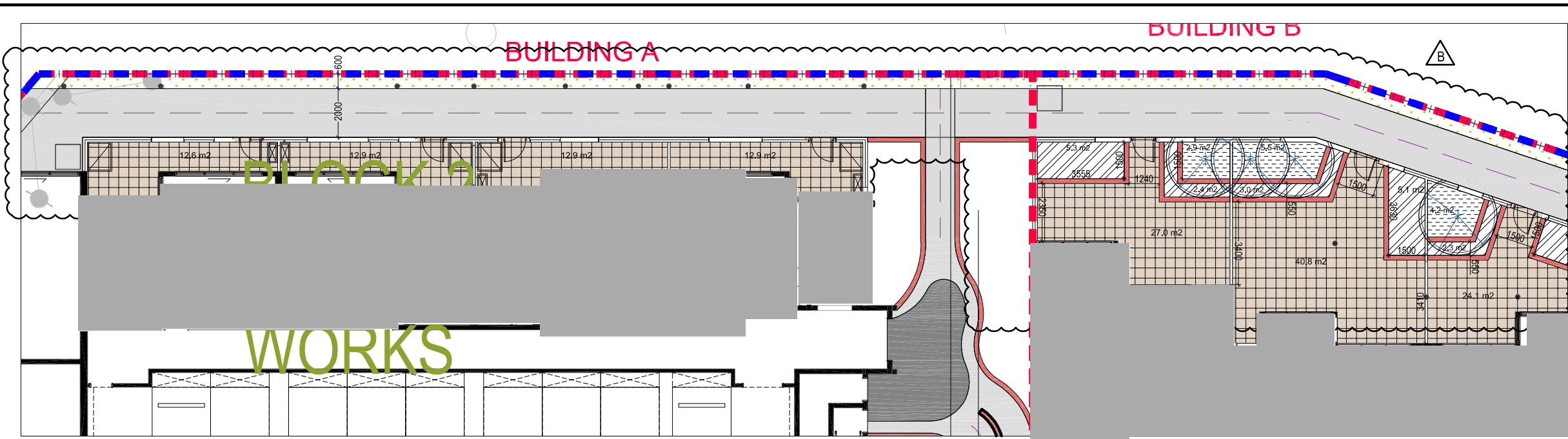
- LEASEHOLD BOUNDARY
- LANDSCAPE STAGING BOUNDARY
- CANOPY TREES
Refer to planting plan for species
- METAL SUN SHELTER
Single pole fixing
- TIMBER DECKING SEATING PLATFORM
- TIMBER SLATS OVER CONCRETE SEATWALL
- PAVING TYPE 1: Non-slip finish
- PAVING TYPE 2: Non-slip finish
- PUBLIC CONCRETE FOOTPATH
- COLOURED CONCRETE TYPE 1: Sawcut as detailed
- COLOURED CONCRETE TYPE 2: Sawcut as detailed
- PRIVATE COURTYARD PAVING PAVING TYPE 1: Non-slip finish
- 400mm WIDE CONCRETE SEATWALL
- 200mm WIDE CONCRETE PLANTER WALL
- 450mm DEEP PLANTER BED
- 900mm DEEP PLANTER BED
- PLANTED RAIN GARDEN
- NATURAL PLANTER BED
- BARBEQUE
- SCULPTURAL LIGHT POLE LOCATION
- TREE PIT
- SUPPLY AND INSTALL SARAH BENCH SEAT BY BOTTON AND GARDINER
- BOLLARD: HUB S505
- ACCESS GATE FROM PRIVATE COURTYARD TO PUBLIC PATHWAY
- ACCESS ROAD - TO ENGINEERS DETAILS
- 900mm RELATIVE LEVEL
- 1% MIN SLOPE / FALL

KEY PLAN



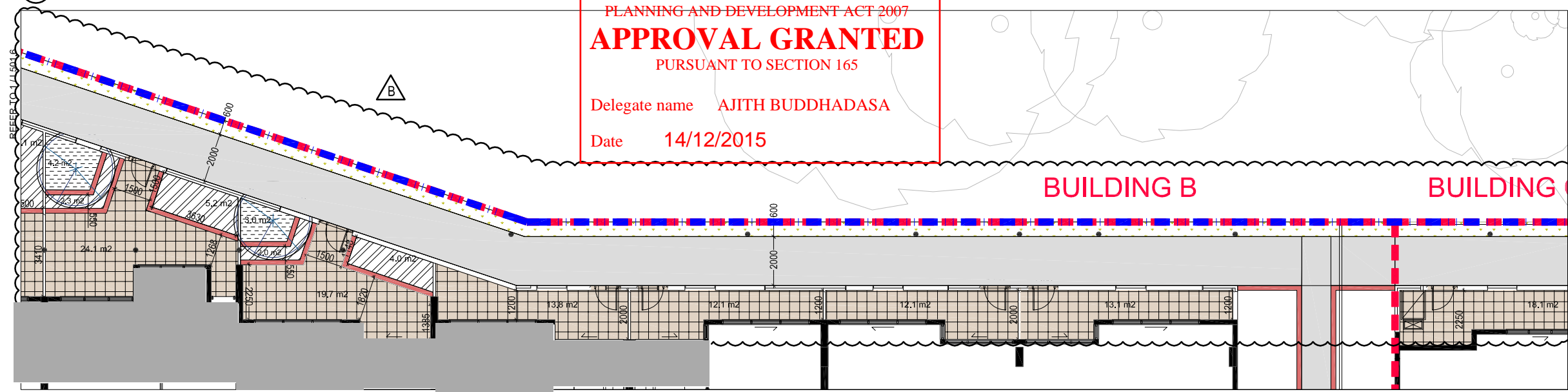
NOTE
Preliminary works by other consultants shown on these drawings are for site context only and are indicative. Subject to change based on this assessment.

NOT FOR CONSTRUCTION

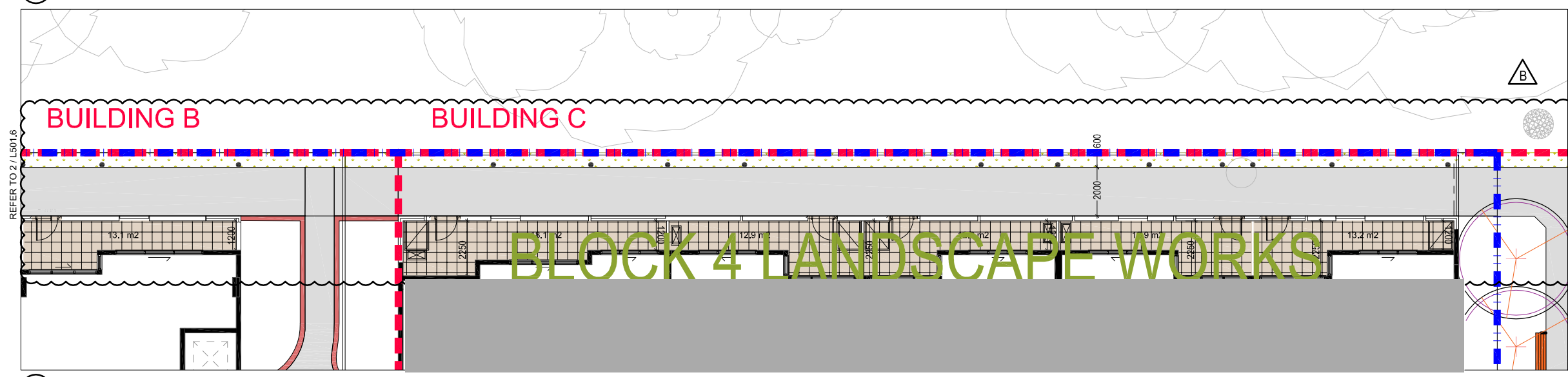


1 NORTH WESTERN COURTYARDS

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 165
 Delegate name AJITH BUDDHADASA
 Date 14/12/2015



2 NORTH CENTRAL COURTYARDS

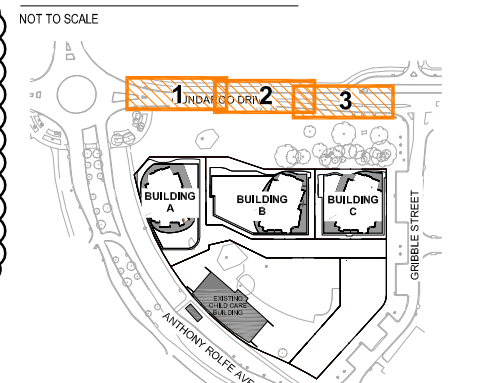


3 NORTH EASTERN COURTYARDS

SURFACES LEGEND

- LEASEHOLD BOUNDARY
- LANDSCAPE STAGING BOUNDARY
- CANOPY TREES
Refer to planting plan for species
- METAL SUN SHELTER
Single pole fixing
- TIMBER DECKING SEATING PLATFORM
- TIMBER SLATS OVER CONCRETE SEATWALL
- PAVING TYPE 1: Non-slip finish
- PAVING TYPE 2: Non-slip finish
- PUBLIC CONCRETE FOOTPATH
- COLOURED CONCRETE TYPE 1: Sawcut as detailed
- COLOURED CONCRETE TYPE 2: Sawcut as detailed
- PRIVATE COURTYARD PAVING
PAVING TYPE 1: Non-slip finish
- 400mm WIDE CONCRETE SEATWALL
- 200mm WIDE CONCRETE PLANTER WALL
- 450mm DEEP PLANTER BED
- 900mm DEEP PLANTER BED
- PLANTED RAIN GARDEN
- NATURAL PLANTER BED
- BARBEQUE
- SCULPTURAL LIGHT POLE LOCATION
- TREE PIT
- SUPPLY AND INSTALL SARAH BENCH SEAT BY BOTTON AND GARDINER
- BOLLARD: HUB S505
- ACCESS GATE FROM PRIVATE COURTYARD TO PUBLIC PATHWAY
- ACCESS ROAD - TO ENGINEERS DETAILS
- 900mm RELATIVE LEVEL
- 1% MIN SLOPE / FALL

KEY PLAN



NOTE
 Preliminary works by other consultants shown on these drawings are for site context only and are indicative. Subject to change based on this assessment.

NOT FOR CONSTRUCTION

ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE
A	ISSUE FOR DA - DRAFT	28/11/2014	PG	PG BC AJ	JE	CS
B	ISSUE FOR DA	05/12/2014	PG	PG BC AJ	JE	CS
C	ISSUE FOR DA - AS 3209	22/01/2015	PG	PG BC AJ	JE	CS
D	DA RESUBMISSION	31/08/2015	PG	AJ MR	CS	CS
E	DA RESUBMISSION - GROUND FLOOR BUILDING AMENDMENTS	25/09/2015	PG	AJ	CS	CS

DRAWING STATUS
 Warning unless there is an authorised SPACELAB signature in the approved for Issue column, this drawing is not approved for issue.

COPYRIGHT
 This drawing remains the property of SPACELAB Studio it may be used for the purpose for which it was commissioned & in accordance with the terms of engagement for that commission. Unauthorised use of the drawing is prohibited.

CLIENT
GEOCON
 BUILDING CANBERRA 03

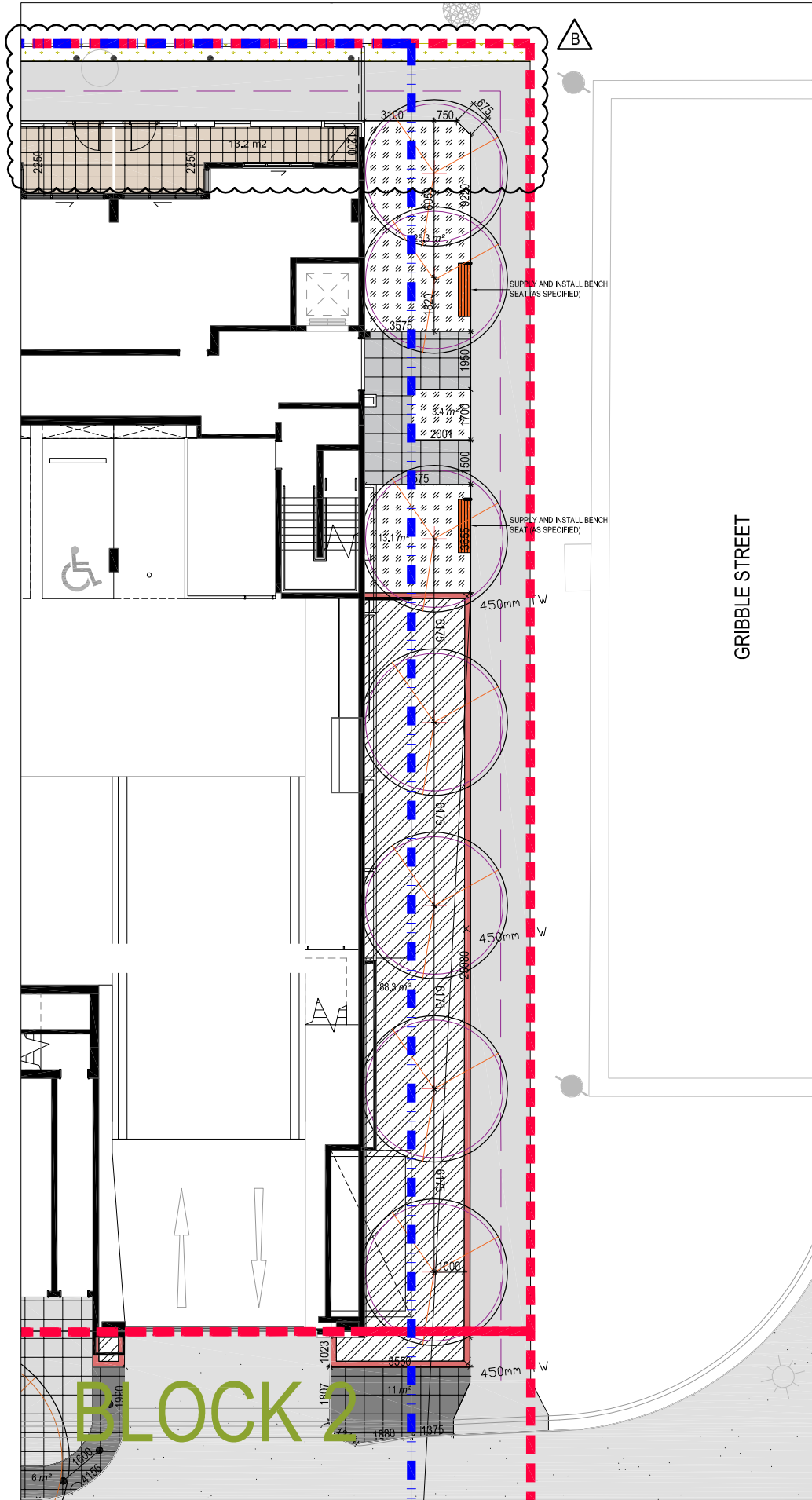
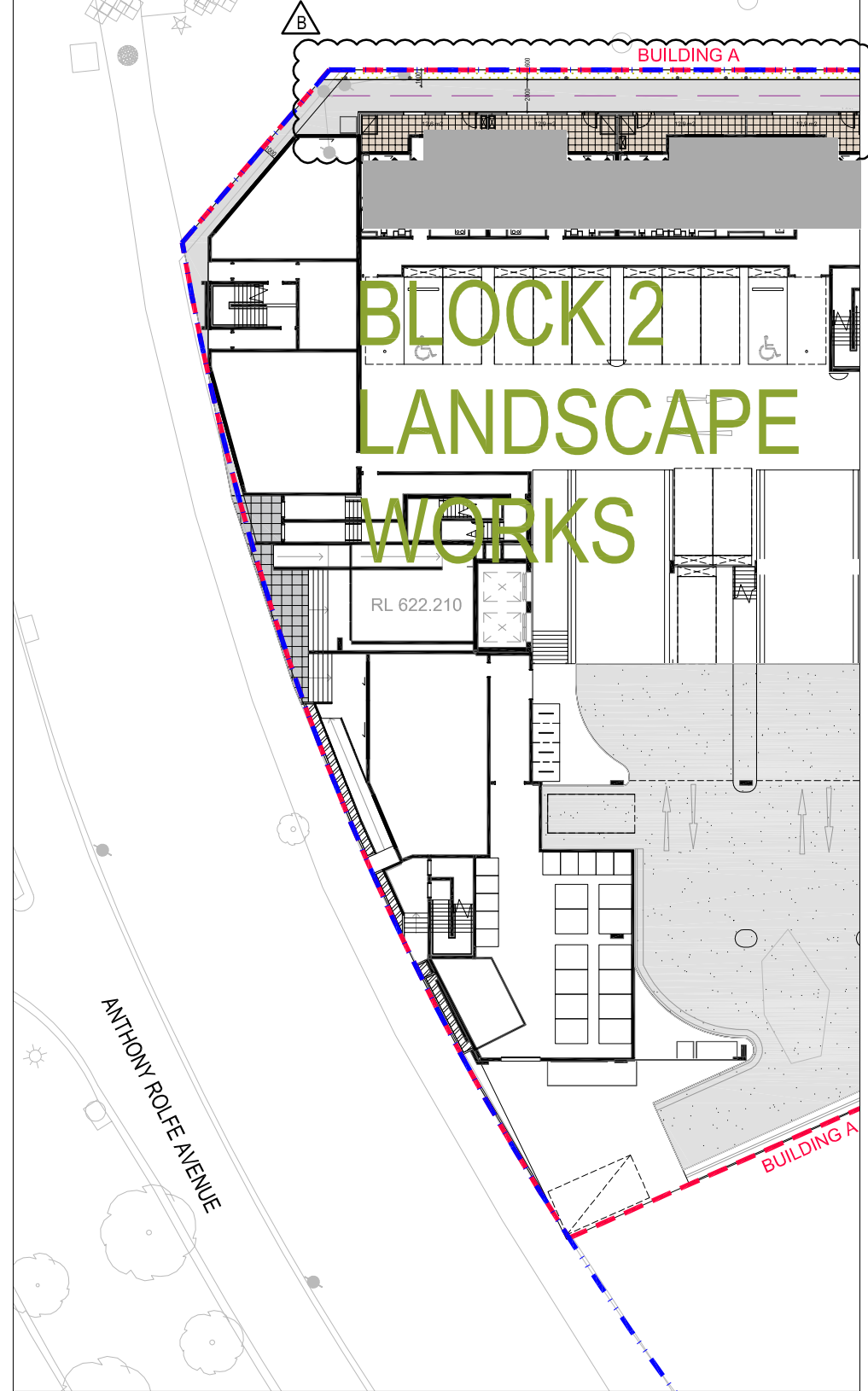
CONSULTANTS
SPACELAB
 CREATING TIMELESS PLACES

peckvohartel
pvh

PROJECT
BLOCK 3 SECTION 209
GUNGAHLIN
 PRIVATE COURTYARDS

DRAWING		SCALE	
SURFACES & SETOUT SHEET 4		SCALE @ A1 1:100	SCALE @ A3 1:200
PROJECT No 14/1075	DRAWING No L501.4	ISSUE DA	REVISION E

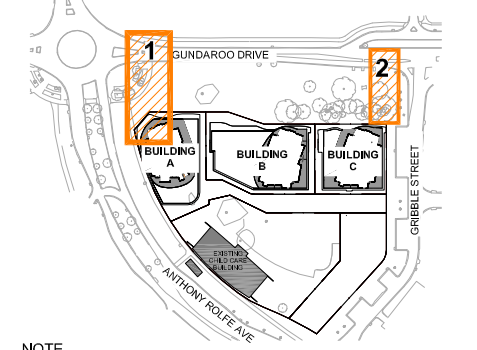
PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
 PURSUANT TO SECTION 165
 Delegate name AJITH BUDDHADASA
 Date 14/12/2015



SURFACES LEGEND

	LEASEHOLD BOUNDARY	
	LANDSCAPE STAGING BOUNDARY	
	CANOPY TREES	Refer to planting plan for species
	METAL SUN SHELTER	Single pole fixing
	TIMBER DECKING SEATING PLATFORM	6.7.8 / 1.505.4
	TIMBER SLATS OVER CONCRETE SEATWALL	6.7.8 / 1.505.4
	PAVING TYPE 1: Non-slip finish	2 / 1.505.4
	PAVING TYPE 2: Non-slip finish	2 / 1.505.4
	PUBLIC CONCRETE FOOTPATH	1 / 1.505.4
	COLOURED CONCRETE TYPE 1: Sawcut as detailed	1 / 1.505.5
	COLOURED CONCRETE TYPE 2: Sawcut as detailed	1 / 1.505.5
	PRIVATE COURTYARD PAVING	3+4 / 1.505.4
	400mm WIDE CONCRETE SEATWALL	9 / 1.505.4
	200mm WIDE CONCRETE PLANTER WALL	9 / 1.505.4
	450mm DEEP PLANTER BED	4 / 1.505.3
	900mm DEEP PLANTER BED	2 / 1.505.3
	PLANTED RAIN GARDEN	2 / 1.505.5
	NATURAL PLANTER BED	1+3 / 1.505.3
	BARBEQUE	8 / 1.505.5
	SCULPTURAL LIGHT POLE LOCATION	8 / 1.505.5
	TREE PIT	4+5 / 1.505.5
	SUPPLY AND INSTALL SARAH BENCH SEAT BY BOTTON AND GARDINER	8 / 1.505.5
	BOLLARD: HUB S505	8 / 1.505.5
	ACCESS GATE FROM PRIVATE COURTYARD TO PUBLIC PATHWAY	
	ACCESS ROAD - TO ENGINEERS DETAILS	
	RELATIVE LEVEL	900mm
	SLOPE / FALL	1% MIN

KEY PLAN
 NOT TO SCALE



NOTE
 Preliminary works by other consultants shown on these drawings are for site context only and are indicative. Subject to change based on this assessment.

NOT FOR CONSTRUCTION

1 GROUND FLOOR SURFACES - WESTERN EDGE OF BUILDING A (ADJACENT TO ANTHONY ROLFE AVE)

2 GROUND FLOOR SURFACES - EASTERN EDGE OF BUILDING C (ADJACENT TO GRIBBLE STREET)

	ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE	DRAWING STATUS Warning unless there is an authorised SPACELAB signature in the approved for Issue column, this drawing is not approved for issue. COPYRIGHT This drawing remains the property of SPACELAB Studio it may be used for the purpose for which it was commissioned & in accordance with the terms of engagement for that commission. Unauthorised use of the drawing is prohibited.	CLIENT GEOCON BUILDING CANBERRA 03	CONSULTANTS 	PROJECT BLOCK 3 SECTION 209 GUNGAHLIN PUBLIC BUILDING EDGES	DRAWING SURFACES & SETOUT SHEET 5	 SCALE @ A1: 1:100 SCALE @ A3: 1:200	PROJECT No	DRAWING No	ISSUE	REVISION
	A	ISSUE FOR DA - DRAFT	28/11/2014	PG	PG BC AJ	JE	CS							14/1075	L501.5	DA	E
	B	ISSUE FOR DA	05/12/2014	PG	PG BC AJ	JE	CS										
	C	ISSUE FOR DA - AS 3209	22/01/2015	PG	PG BC AJ	JE	CS										
	D	DA RESUBMISSION	31/08/2015	PG	AJ MR	CS	CS										
E	DA RESUBMISSION - GROUND FLOOR BUILDING AMENDMENTS	25/09/2015	PG	AJ	CS	CS											

PLANTING LEGEND - Podium B

- LEASEHOLD BOUNDARY
- LANDSCAPE STAGING BOUNDARY

PROPOSED TREES

SYM	Plant Species	TOT	Minimum Stock Size
UPt	Ulmus parvifolia 'Todd'	1	150L/3.5m
GTs	Gleditsia tricanthos 'Speczam'	2	150L/3.5m
LFf	Lagerstroemia fauriei 'Fantasy'	4	150L/3.5m
MgE	Magnolia grandiflora 'Exmouth'	5	100L/3m
PYc	Pyrus betulaeifolia 'Southwood Dancer'	5	100L/3m
ApO	Acer palmatum 'Osakazuki'	4	100L/3m

Note: All trees to be anchored to roof structure.

PROPOSED SHRUBS/PERENNIALS

SYM	Plant Species	SPACING	TOT	Min Stock Size
WbG	Westringia 'Blue Gem'	0.6m	218	200mm pot
CoA	Correa alba	0.8m	99	200mm pot
ChA	Chrysocephalum apiculatum	0.6m	108	200mm pot

PROPOSED GROUNDCOVERS

SYM/Code	Plant Species	Total	Area	Stock size	Rate
CG	Casuarina glauca 'Cousin It'	80	79.5m ²	140mm pot	2 / m ²
HM	Hardenbergia 'Meema'	15	131.5m ²	140mm pot	2 / m ²
MY	Myoporum parvifolium 'Yareena'	21	79.5m ²	140mm pot	2 / m ²
SH	Scaevola humilis 'Purple Fusion'	40	131.5m ²	140mm pot	2 / m ²
TS	Thymus praecox 'Coccineus'	116	79.5m ²	140mm pot	9 / m ²

PROPOSED GRASSES AND FLAXES

SYM	Plant Species	Total	Area	Stock size	Rate
CA	Carex appressa	339	79.5m ²	140mm pot	6 / m ²
DL	Dianella caerulea 'Lucta'	151	131.5m ²	140mm pot	6 / m ²
FN	Ficinia nodosa	313	79.5m ²	140mm pot	6 / m ²
PE	Poa labillardieri 'Eskdale'	285	131.5m ²	140mm pot	6 / m ²

OTHER PLANTINGS

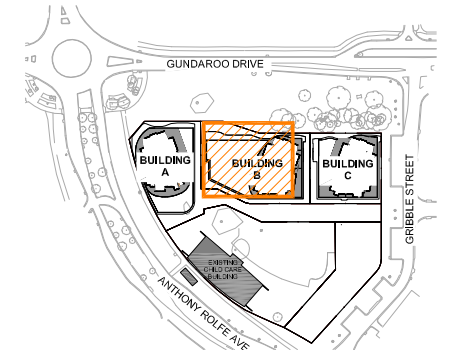
SYM	Plant Species	Total	Area	Stock size	Rate
PO	Paterosnia occidentalis	150	79.5m ²	140mm pot	6 / m ²
RA	Rhodanthe 'Paper Star'	40	131.5m ²	140mm pot	6 / m ²
SB	Stachys byzantina	34	79.5m ²	140mm pot	6 / m ²

GENERAL NOTES:

ENSURE ALL PLANTINGS ADJACENT PATHS AND DRIVEWAYS ARE PLANTED CC MATURE WIDTH OF PLANT (AS SHOWN) + 0.2m SETBACK.
ALL PLANTING TO BE IRRIGATED.

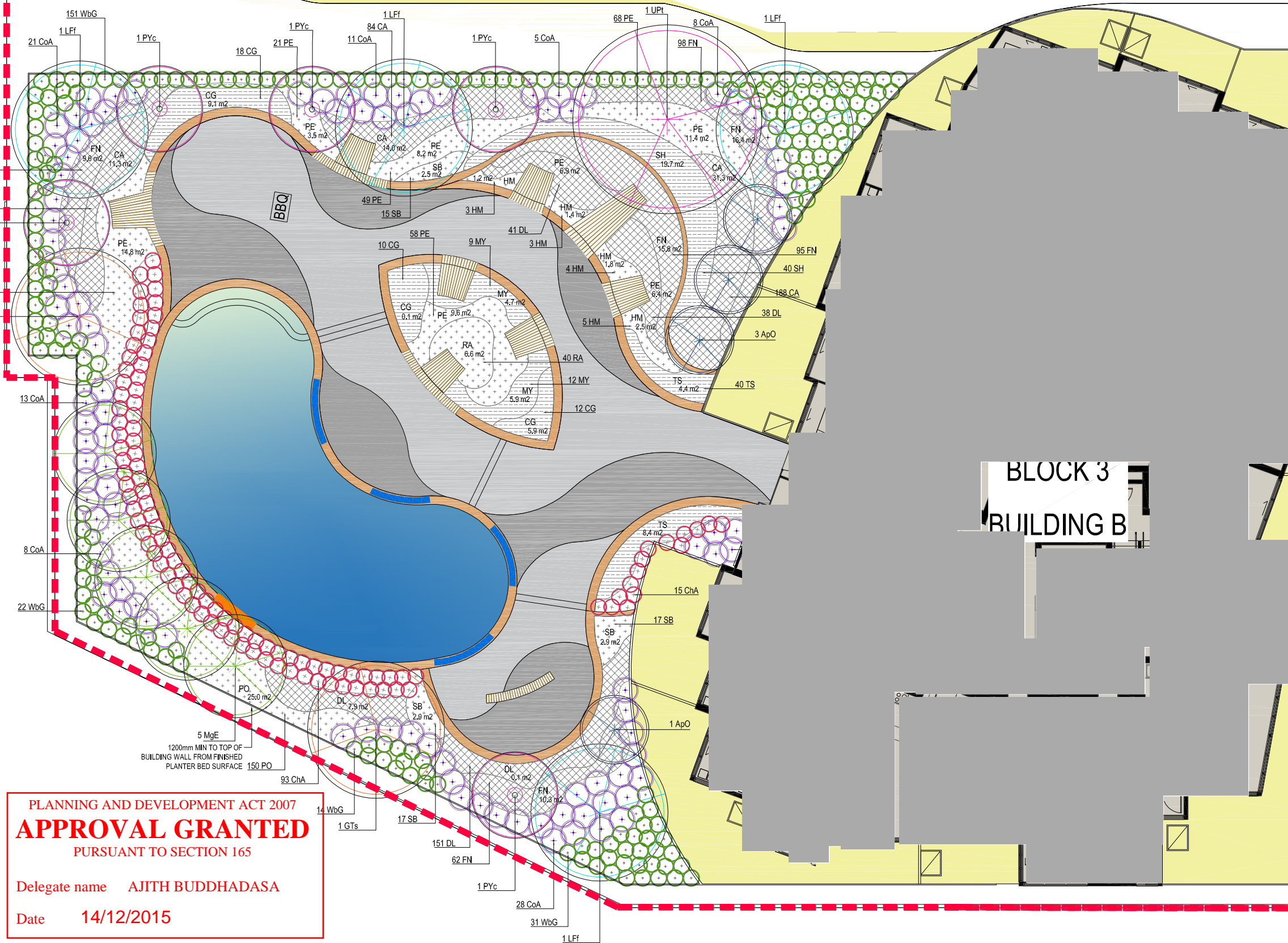
KEY PLAN

NOT TO SCALE



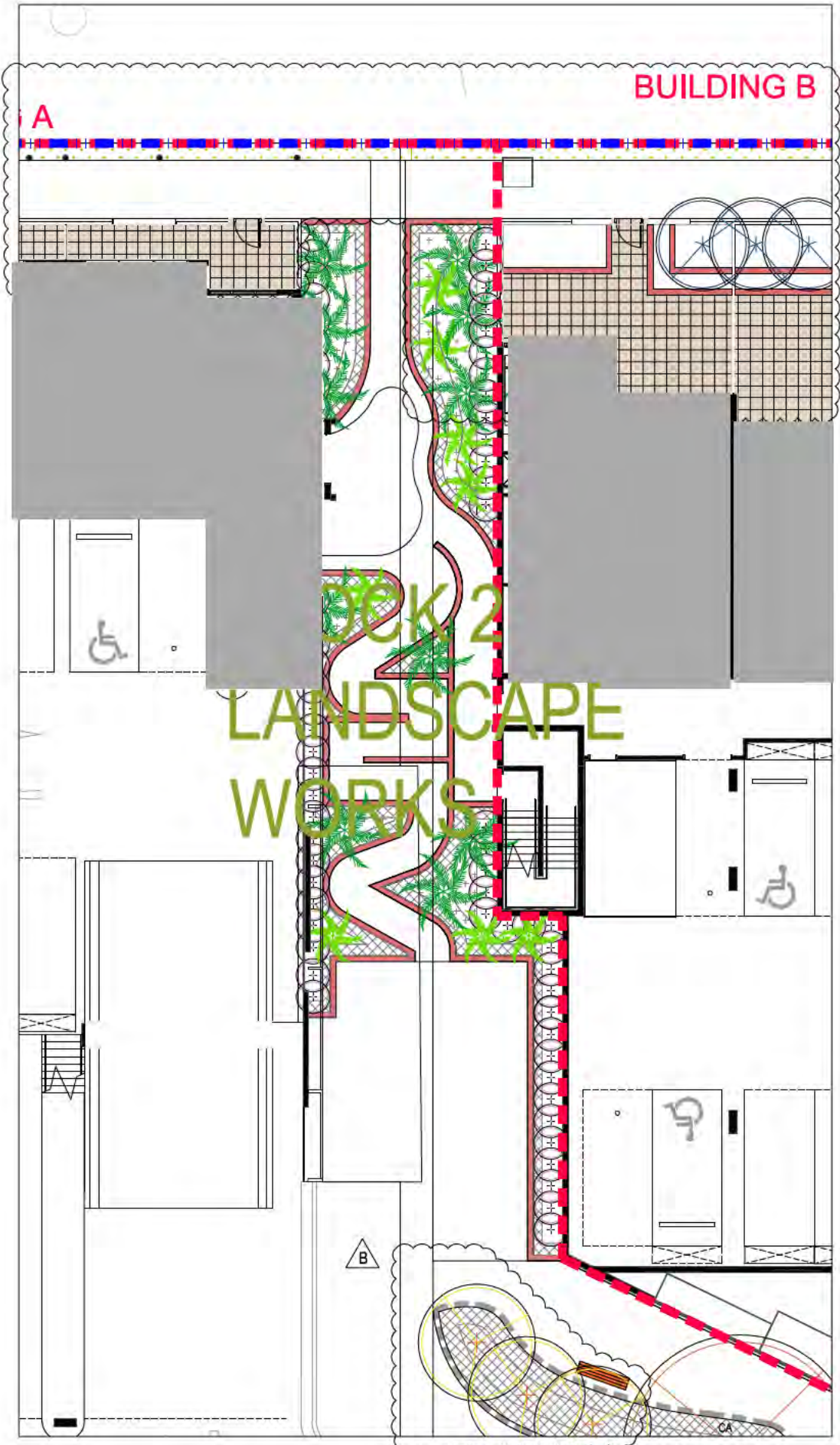
NOTE
Preliminary works by other consultants shown on these drawings are for site context only and are indicative. Subject to change based on this assessment.

NOT FOR CONSTRUCTION



PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
PURSUANT TO SECTION 165
Delegate name AJITH BUDDHADASA
Date 14/12/2015

1200mm MIN TO TOP OF BUILDING WALL FROM FINISHED PLANTER BED SURFACE 150 PO



1 GROUND FLOOR PUBLIC COURTYARD BETWEEN BUILDING A AND B



2 GROUND FLOOR PUBLIC COURTYARD BETWEEN BUILDING B AND C

**PLANTING LEGEND - Building B
Common Space Landscape**

--- LEASEHOLD BOUNDARY
- - - LANDSCAPE STAGING BOUNDARY

PROPOSED TREES

SYM	Plant Species	TOT	Minimum Stock Size
DT	Dicksonia antarctica	11	1.5m
DT	Dicksonia antarctica	6	0.5m

PROPOSED SHRUBS/PERENNIALS

SYM	Plant Species	SPACING	TOT	Stock Size
CaM	Carrisa lasanqua 'Pure Silk'	0.75m	40	200mm pot
HeO	Hebe 'Cliff Delight'	0.5m	24	140mm pot

PROPOSED STRAPPY PLANTING

SYM	Plant Species	Total Area	Stock size	Rate
Li	Lilippe muscari 'Evergreen Cliff'	136 33m²	140mm pot	6 / m²

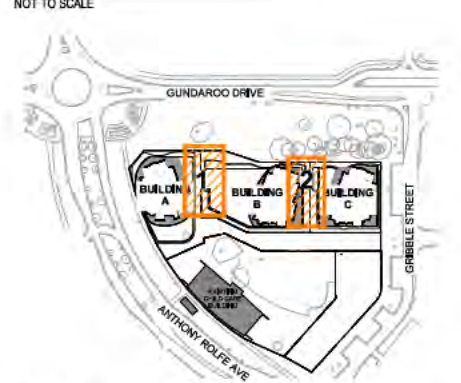
PROPOSED OTHER PLANTINGS

SYM	Plant Species	Total Area	Stock size	Rate
GR	Gardenia radicans	112 21m²	140mm pot	6 / m²
AcM	Acanthus mollis	185 36m²	140mm pot	6 / m²

GENERAL NOTES:
ENSURE ALL PLANTINGS ADJACENT PATHS AND DRIVEWAYS ARE PLANTED TO MATURE WIDTH OF PLANT (AS SHOWN) + 0.2m SETBACK.
ALL PLANTING TO BE IRRIGATED.

PLANT No.s
UPDATED

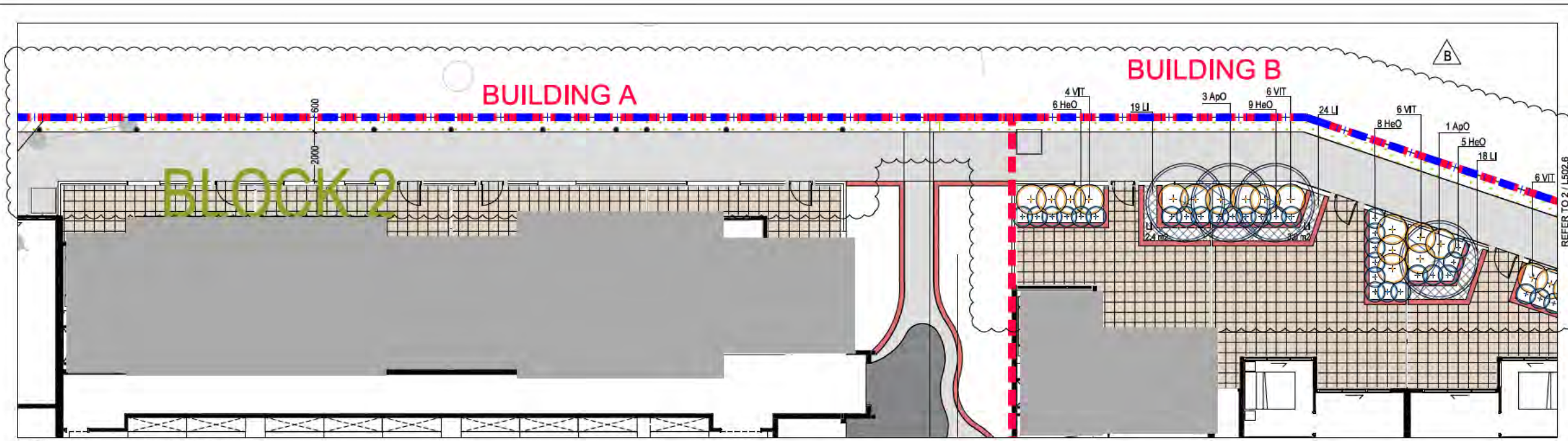
KEY PLAN



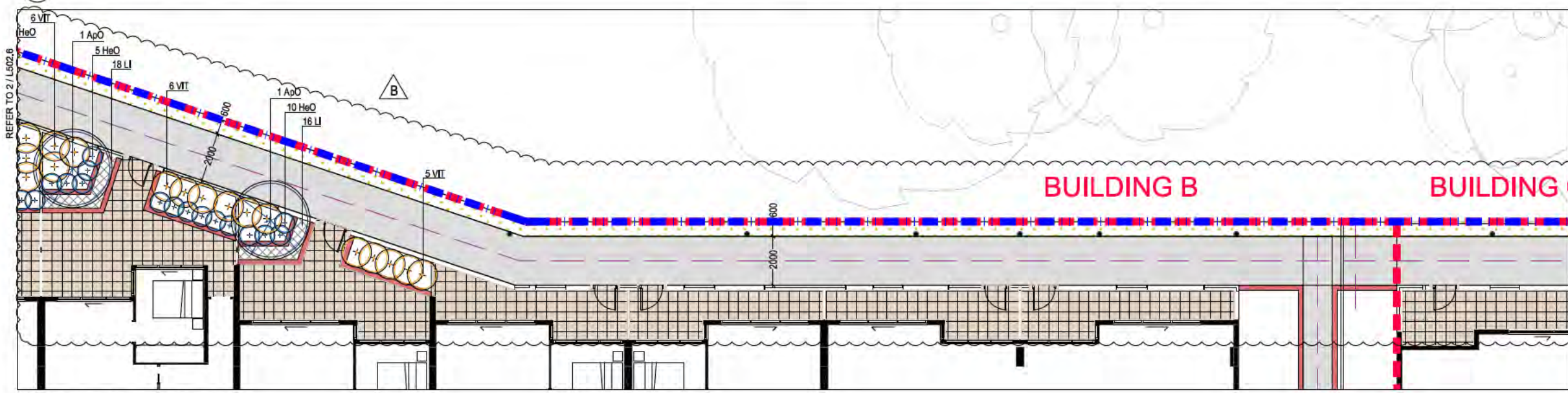
NOTE
Preliminary works by other consultants shown on these drawings are for site context only and are indicative. Subject to change based on this assessment.

NOT FOR CONSTRUCTION

	ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE	DRAWING STATUS Warning unless there is an authorized SPACELAB signature in the approved for issue column, this drawing is not approved for issue. COPYRIGHT This drawing remains the property of SPACELAB Studio. It may be used for the purpose for which it was commissioned & in accordance with the terms of engagement for that commission. Unauthorised use of the drawing is prohibited.	CLIENT BUILDING CANBERRA	CONSULTANTS SPACELAB CREATING TIMELESS PLACES	PROJECT BLOCK 3 SECTION 209 GUNGAHLIN PUBLIC COURTYARDS	DRAWING PLANTING PLAN SHEET 7	SCALE @ 1:100 SCALE @ 1:200
	A	ISSUE FOR DA - DRAFT	28/11/2014	PG	PG BC AJ	JE	CS						
	B	ISSUE FOR DA	05/12/2014	PG	PG BC AJ	JE	CS						
	C	ISSUE FOR DA - AS 3/2009	22/01/2015	PG	PG BC AJ	JE	CS						
	D	DA RESUBMISSION	31/08/2015	PG	AJ MR	CS	CS						
E	DA RESUBMISSION - GROUND FLOOR BUILDING AMENDMENTS	25/09/2015	PG	AJ	CS	CS							
PROJECT BLOCK 3 SECTION 209 GUNGAHLIN PUBLIC COURTYARDS													
DRAWING PLANTING PLAN SHEET 7													
PROJECT No: 14/1075 DRAWING No: L502.2 ISSUE: DA REVISION: E													



1 NORTH WESTERN COURTYARDS



2 NORTH CENTRAL COURTYARDS



3 NORTH EASTERN COURTYARDS

PLANTING LEGEND - Building B Private Courtyards

- LEASEHOLD BOUNDARY
- LANDSCAPE STAGING BOUNDARY

PROPOSED TREES

SYM	Plant Species	TOT	Minimum Stock Size
ApO	Acer palmatum 'Osakazuki'	5	75L/2m

PROPOSED SHRUBS/PERENNIALS

SYM	Plant Species	SPACING	TOT	Stock Size
VIT	Viburnum tinus	0,75m	27	200mm pot
HeO	Hebe 'Clara Dalghe'	0,6m	37	140mm pot

PROPOSED GRASSES AND FLAXES

SYM	Plant Species	Total Area	Stock size	Rate
LI	Liriope muscari 'Evergreen Giant'	77	23 m ²	Virtube 8 / m ²

GENERAL NOTES:

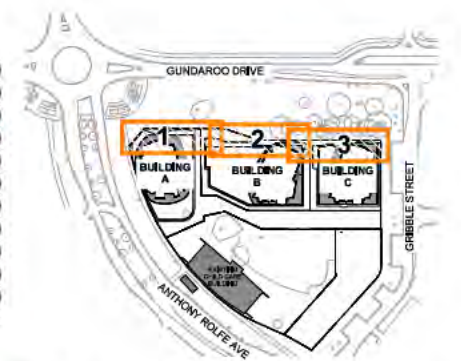
ENSURE ALL PLANTINGS ADJACENT PATHS AND DRIVEWAYS ARE PLANTED CC MATURE WIDTH OF PLANT (AS SHOWN) + 0.2m SETBACK.

ALL PLANTING TO BE IRRIGATED.

PLANT No.s UPDATED

KEY PLAN

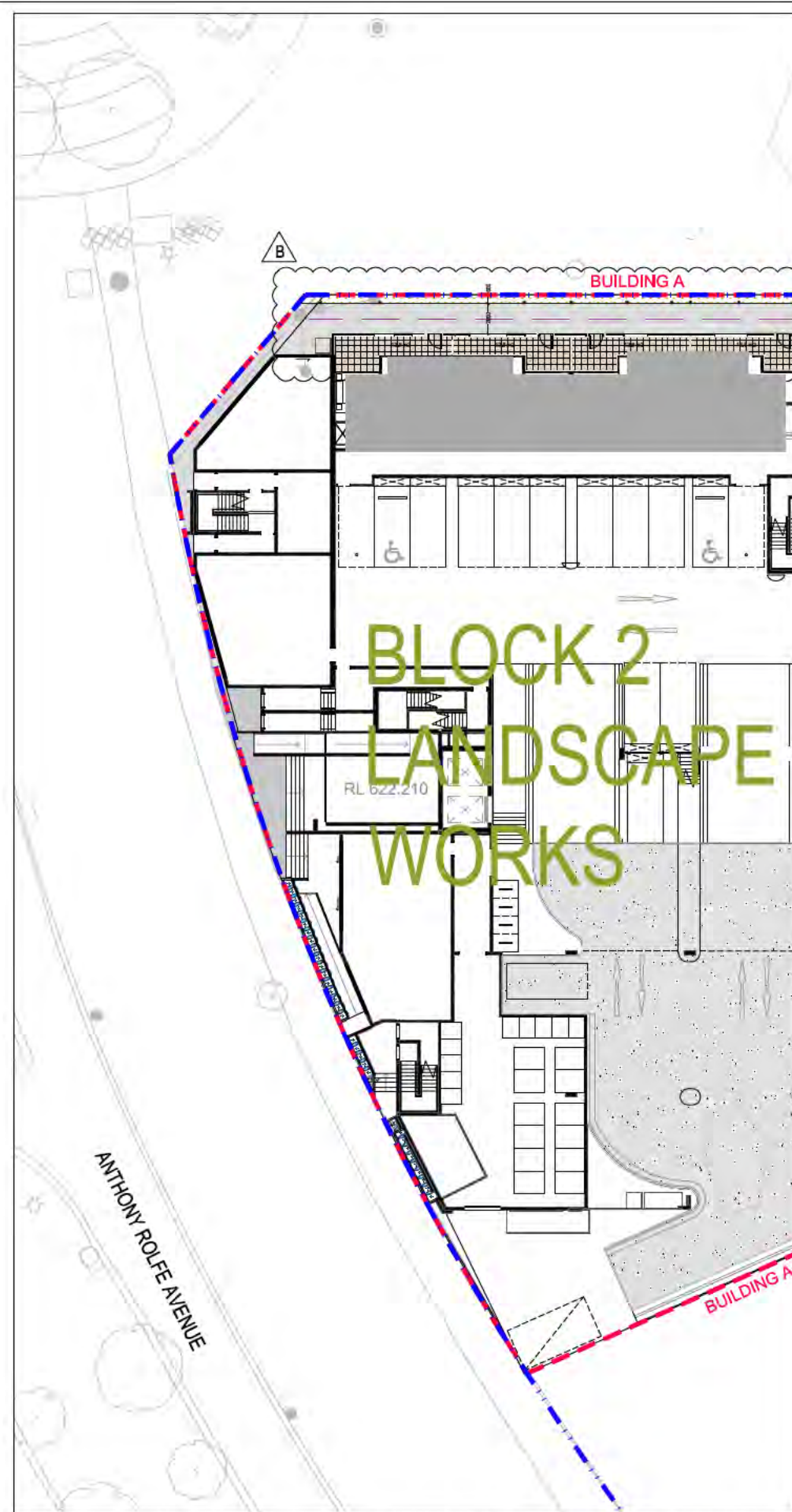
NOT TO SCALE



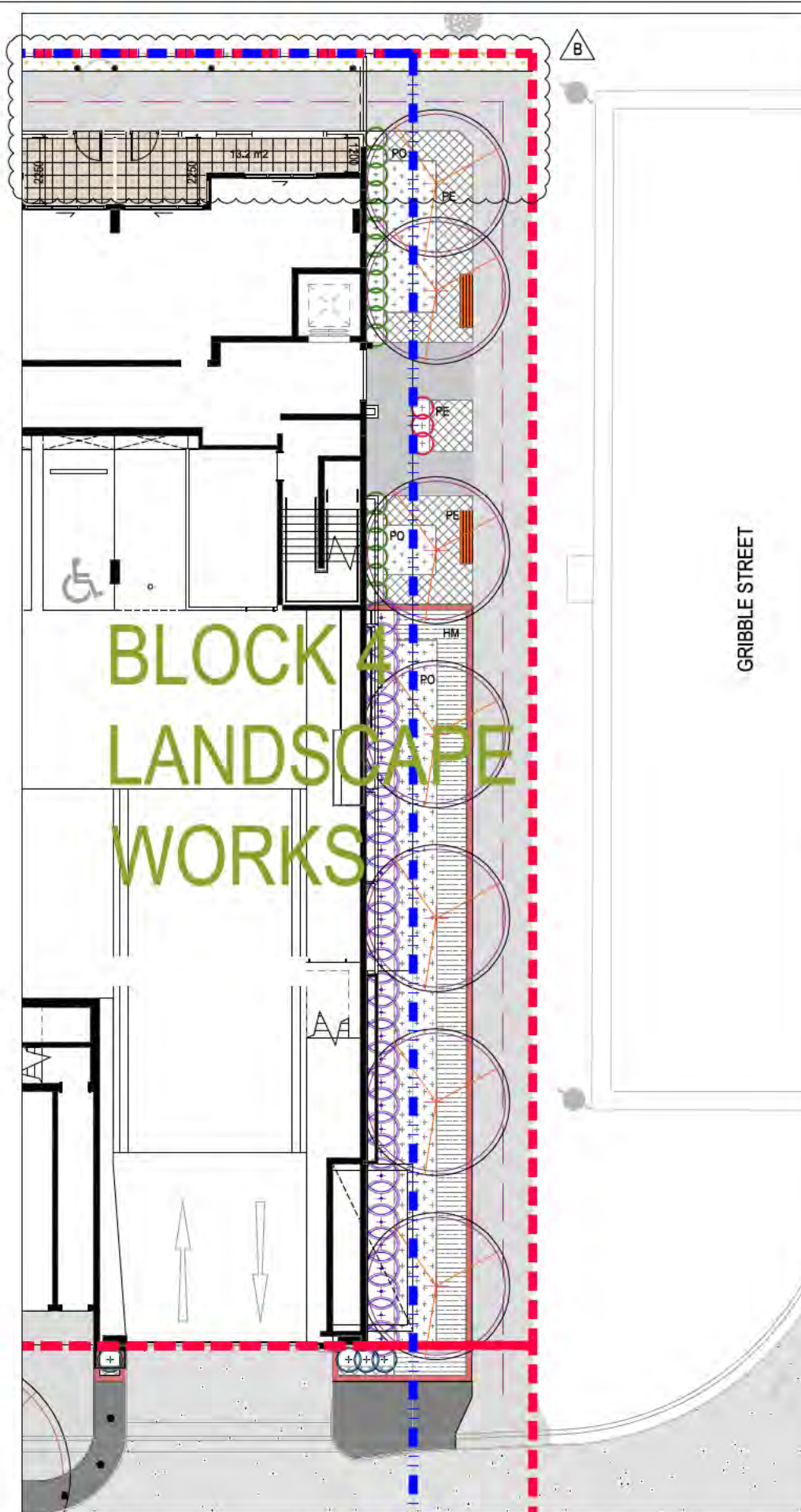
NOTE
Preliminary works by other consultants shown on these drawings are for site context only and are Indicative. Subject to change based on this assessment.

NOT FOR CONSTRUCTION

	<table border="1"> <thead> <tr> <th>ISSUE</th> <th>REASON FOR ISSUE</th> <th>DATE</th> <th>DESIGN</th> <th>DRAWN</th> <th>CHECKED</th> <th>APPROVED FOR ISSUE</th> <th>DRAWING STATUS</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>ISSUE FOR DA - DRAFT</td> <td>28/11/2014</td> <td>PG</td> <td>PG BC AJ</td> <td>JE</td> <td>CS</td> <td>Warning unless there is an authorized SPACELAB signature in the approved for issue column, this drawing is not approved for issue.</td> </tr> <tr> <td>B</td> <td>ISSUE FOR DA</td> <td>05/12/2014</td> <td>PG</td> <td>PG BC AJ</td> <td>JE</td> <td>CS</td> <td></td> </tr> <tr> <td>C</td> <td>ISSUE FOR DA - AS 3200</td> <td>22/12/2015</td> <td>PG</td> <td>PG BC AJ</td> <td>JE</td> <td>CS</td> <td></td> </tr> <tr> <td>D</td> <td>DA RESUBMISSION</td> <td>31/08/2015</td> <td>PG</td> <td>AJ MR</td> <td>CS</td> <td>CS</td> <td></td> </tr> <tr> <td>E</td> <td>DA RESUBMISSION - GROUND FLOOR BUILDING AMENDMENTS</td> <td>25/09/2015</td> <td>PG</td> <td>AJ</td> <td>CS</td> <td>CS</td> <td></td> </tr> </tbody> </table>	ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE	DRAWING STATUS	A	ISSUE FOR DA - DRAFT	28/11/2014	PG	PG BC AJ	JE	CS	Warning unless there is an authorized SPACELAB signature in the approved for issue column, this drawing is not approved for issue.	B	ISSUE FOR DA	05/12/2014	PG	PG BC AJ	JE	CS		C	ISSUE FOR DA - AS 3200	22/12/2015	PG	PG BC AJ	JE	CS		D	DA RESUBMISSION	31/08/2015	PG	AJ MR	CS	CS		E	DA RESUBMISSION - GROUND FLOOR BUILDING AMENDMENTS	25/09/2015	PG	AJ	CS	CS		<p>CLIENT</p> <p>GEOCON BUILDING CANBERRA</p>	<p>CONSULTANTS</p> <p>SPACELAB CREATING TIMELESS PLACES</p>	<p>PROJECT</p> <p>BLOCK 3 SECTION 209 GUNGAHLIN PRIVATE COURTYARDS</p>	<p>DRAWING</p> <p>PLANTING PLAN SHEET 9</p>	<p>PROJECT No</p> <p>14/1075</p>	<p>DRAWING No</p> <p>L502.4</p>	<p>ISSUE</p> <p>DA</p>	<p>REVISION</p> <p>E</p>	<p>SCALE @ 1:100</p> <p>SCALE @ 1:200</p>
	ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE	DRAWING STATUS																																																		
A	ISSUE FOR DA - DRAFT	28/11/2014	PG	PG BC AJ	JE	CS	Warning unless there is an authorized SPACELAB signature in the approved for issue column, this drawing is not approved for issue.																																																			
B	ISSUE FOR DA	05/12/2014	PG	PG BC AJ	JE	CS																																																				
C	ISSUE FOR DA - AS 3200	22/12/2015	PG	PG BC AJ	JE	CS																																																				
D	DA RESUBMISSION	31/08/2015	PG	AJ MR	CS	CS																																																				
E	DA RESUBMISSION - GROUND FLOOR BUILDING AMENDMENTS	25/09/2015	PG	AJ	CS	CS																																																				



1 GROUND FLOOR PLANTINGS - WESTERN EDGE OF BUILDING A (ADJACENT TO ANTHONY ROLFE AVE)



2 GROUND FLOOR PLANTINGS - EASTERN EDGE OF BUILDING C (ADJACENT TO GRIBBLE STREET)

**PLANTING LEGEND - Building A
Common Space Landscape**

- LEASEHOLD BOUNDARY
- - - LANDSCAPE STAGING BOUNDARY

PROPOSED CANOPY TREES

SYM	Plant Species	TOT	Minimum Stock Size
AcF	Acer x fraxinoides 'Jefferson'	7	150/3.5m
AcB	Acer rubrum 'Bowhall'	3	150/3.5m

PROPOSED TREE FERNS

SYM	Plant Species	TOT	Minimum Stock Size
DF	Dicksonia bartramiae	10	1.5m
DF	Dicksonia bartramiae	7	0.5m

PROPOSED SHRUBS/RELIQUALS

SYM	Plant Species	SPACING	TOT	Stock Size
CaM	Camellia sasanqua 'Pure Silk'	0.75m	60	200mm pot
HaO	Hydrangea 'Hortensia'	0.6m	99	140mm pot

PROPOSED STRAPPY PLANTING

SYM	Plant Species	Total	Area	Stock size	Rate
Ca	Carex appressa	292	49m ²	1/10tube	6 / m ²
FN	Festuca novae	199	33m ²	1/10tube	6 / m ²
U	Liloxe muscoid 'Evergreen Giant'	240	40m ²	140mm pot	6 / m ²

PROPOSED OTHER PLANTINGS

SYM	Plant Species	Total	Area	Stock size	Rate
GR	Gardenia radicans	54	9m ²	140mm pot	6 / m ²
AcM	Acanthus mollis	82	14m ²	140mm pot	6 / m ²

GENERAL NOTES:
ENSURE ALL PLANTINGS ADJACENT PATHS AND DRIVEWAYS ARE PLANTED CC MATURE WIDTH OF PLANT (AS SHOWN) + 0.2m SETBACK.
ALL PLANTING TO BE IRRIGATED.

PLANT No.s
UPDATED

KEY PLAN
NOT TO SCALE



NOTE
Preliminary works by other consultants shown on these drawings are for site context only and are indicative. Subject to change based on this assessment.

NOT FOR CONSTRUCTION

	<table border="1"> <thead> <tr> <th>ISSUE</th> <th>REASON FOR ISSUE</th> <th>DATE</th> <th>DESIGN</th> <th>DRAWN</th> <th>CHECKED</th> <th>APPROVED FOR ISSUE</th> <th>DRAWING STATUS</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>ISSUE FOR DA - DRAFT</td> <td>28/11/2014</td> <td>PG</td> <td>PG BC AJ</td> <td>JE</td> <td>CS</td> <td>Warning unless there is an authorized SPACELAB signature in the approved for issue column, this drawing is not approved for issue.</td> </tr> <tr> <td>B</td> <td>ISSUE FOR DA</td> <td>05/12/2014</td> <td>PG</td> <td>PG BC AJ</td> <td>JE</td> <td>CS</td> <td></td> </tr> <tr> <td>C</td> <td>ISSUE FOR DA - AS 3/2009</td> <td>22/12/2015</td> <td>PG</td> <td>PG BC AJ</td> <td>JE</td> <td>CS</td> <td></td> </tr> <tr> <td>D</td> <td>DA RESUBMISSION</td> <td>31/08/2015</td> <td>PG</td> <td>AJ MR</td> <td>CS</td> <td>CS</td> <td></td> </tr> <tr> <td>E</td> <td>DA RESUBMISSION - GROUND FLOOR BUILDING AMENDMENTS</td> <td>25/09/2015</td> <td>PG</td> <td>AJ</td> <td>CS</td> <td>CS</td> <td></td> </tr> </tbody> </table>	ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE	DRAWING STATUS	A	ISSUE FOR DA - DRAFT	28/11/2014	PG	PG BC AJ	JE	CS	Warning unless there is an authorized SPACELAB signature in the approved for issue column, this drawing is not approved for issue.	B	ISSUE FOR DA	05/12/2014	PG	PG BC AJ	JE	CS		C	ISSUE FOR DA - AS 3/2009	22/12/2015	PG	PG BC AJ	JE	CS		D	DA RESUBMISSION	31/08/2015	PG	AJ MR	CS	CS		E	DA RESUBMISSION - GROUND FLOOR BUILDING AMENDMENTS	25/09/2015	PG	AJ	CS	CS		<p>CLIENT GEOCON BUILDING CANBERRA</p> <p>CONSULTANTS SPACELAB CREATING TIMELESS PLACES</p> <p></p>	<p>PROJECT BLOCK 3 SECTION 209 GUNGAHLIN PUBLIC BUILDING EDGES</p>	<p>DRAWING PLANTING SHEET 10</p> <p>PROJECT No: 14/1075 DRAWING No: L502.5 ISSUE: DA REVISION: E</p> <p>SCALE @ 1:100 SCALE @ 1:200</p>
	ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE	DRAWING STATUS																																												
A	ISSUE FOR DA - DRAFT	28/11/2014	PG	PG BC AJ	JE	CS	Warning unless there is an authorized SPACELAB signature in the approved for issue column, this drawing is not approved for issue.																																													
B	ISSUE FOR DA	05/12/2014	PG	PG BC AJ	JE	CS																																														
C	ISSUE FOR DA - AS 3/2009	22/12/2015	PG	PG BC AJ	JE	CS																																														
D	DA RESUBMISSION	31/08/2015	PG	AJ MR	CS	CS																																														
E	DA RESUBMISSION - GROUND FLOOR BUILDING AMENDMENTS	25/09/2015	PG	AJ	CS	CS																																														

PARKING SCHEDULE - BUILDING B BASEMENT

TYPE	COUNT
ACCESSIBLE	7
STANDARD	96
STANDARD (PARALLEL)	2
Total	105

GFA SCHEDULE - BUILDING B - OVERALL

LEVEL	AREA
Not Placed	0 m ²
BASEMENT 1.5	179 m ²
GROUND LEVEL	638 m ²
LEVEL 1	638 m ²
LEVEL 2	638 m ²
LEVEL 3	638 m ²
LEVEL 4	638 m ²
LEVEL 5	835 m ²
LEVEL 6	835 m ²
LEVEL 7	835 m ²
LEVEL 8	835 m ²
LEVEL 9	835 m ²
LEVEL 10	835 m ²
LEVEL 11	835 m ²
LEVEL 12	835 m ²
LEVEL 13	835 m ²
LEVEL 14	835 m ²
LEVEL 15	835 m ²
LEVEL 16	835 m ²
LEVEL 17	835 m ²
LEVEL 18	835 m ²
LEVEL 19	835 m ²
LEVEL 20	835 m ²
LEVEL 21	835 m ²
LEVEL 22	835 m ²
TOTAL	18401 m²



NOTES

HEAD HEIGHT OVER ACCESSIBLE CAR PARKING SPACES TO BE IN ACCORDANCE WITH AS 2890.6

PASSENGER LIFTS TO AS 1736.12 & BCA E3.6

ACCESSIBLE PATH OF TRAVEL PROVIDED TO ALL SOUL OCCUPANCY UNITS SERVED BY A LIFT

TACTILE INDICATORS TO ROAD CROSSINGS AS PER AS 1428.4

ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO AS 128.1

ALL DOORS SINGLE LEAF 920mm OR ACTIVE LEAF OF DOUBLE DOORS MIN 920mm

ACCESS TO WASTE ROOM NOT PROVIDED TO TENANTS

ALL FLOOR SURFACES TO BE SLIP RESISTANT, BROOM FINISHED CONCRETE EXTERNAL (OR SIMILAR), SLIP RESISTANT FLOOR FINISH INTERNALLY (TO BE SELECTED BY COMMERCIAL TENANT)

HANDRAIL TO AS 1428.1

EXTERNAL LIGHTING DESIGNED IN ACCORDANCE WITH AS 1188.3 - LIGHTING OF ROADS & PUBLIC SPACES & TO THE ACT CRIME PREVENTION & URBAN DESIGN RESOURCES MANUAL

TO BE READ IN CONJUNCTION WITH LANDSCAPE DRAWINGS

ALL ADAPTABLE UNITS TO COMPLY WITH AS 4299-1995 & THE ACCESS MOBILITY CODE

REFER TO ACOUSTIC REPORT

REFER TO WIND REPORT

TENANCY LAYOUT, RETAIL CONFIGURATION & ACCESS OFF STREET TENANCIES TO BE CONFIRMED WITH SUBSEQUENT INDIVIDUAL DEVELOPMENT APPLICATIONS

MINIMUM SIGHTLINES FOR PEDESTRIAN SAFETY WILL OCCUR IN ACCORDANCE WITH AS 2890.1

- ADAPTABLE PARKING
- BICYCLE PARKING
- STORAGE AREA 2400mm x 600mm
- VISITOR PARKING
- CAR PARK MIRRORS
- DRYING AREA
- CONDENSOR UNITS
- SITE BOUNDARY

NOT TO BE USED FOR CONSTRUCTION

ADDITIONAL INFORMATION	DATE
1. BUILDING HEIGHT REDUCED BY 5 LEVELS	11.09.15



**GEOCON GUNGAHLIN
BLOCK 3 SECTION 209 GUNGAHLIN**

**DA-B101 BUILDING B - BASEMENT 01
PLAN**

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

revision G date 29.05.15 project 4188

PARKING SCHEDULE - BUILDING B BASEMENT

TYPE	COUNT
ACCESSIBLE	7
STANDARD	96
STANDARD (PARALLEL)	2
Total	105

GFA SCHEDULE - BUILDING B - OVERALL

LEVEL	AREA
Not Placed	0 m ²
BASEMENT 1.5	179 m ²
GROUND LEVEL	638 m ²
LEVEL 1	638 m ²
LEVEL 2	638 m ²
LEVEL 3	638 m ²
LEVEL 4	638 m ²
LEVEL 5	835 m ²
LEVEL 6	835 m ²
LEVEL 7	835 m ²
LEVEL 8	835 m ²
LEVEL 9	835 m ²
LEVEL 10	835 m ²
LEVEL 11	835 m ²
LEVEL 12	835 m ²
LEVEL 13	835 m ²
LEVEL 14	835 m ²
LEVEL 15	835 m ²
LEVEL 16	835 m ²
LEVEL 17	835 m ²
LEVEL 18	835 m ²
LEVEL 19	835 m ²
LEVEL 20	835 m ²
LEVEL 21	835 m ²
LEVEL 22	835 m ²
TOTAL	18401 m²



NOTES

- HEAD HEIGHT OVER ACCESSIBLE CAR PARKING SPACES TO BE IN ACCORDANCE WITH AS 2890.6
- PASSENGER LIFTS TO AS 1736.12 & BCA E3.6
- ACCESSIBLE PATH OF TRAVEL PROVIDED TO ALL SOUL OCCUPANCY UNITS SERVED BY A LIFT
- TACTILE INDICATORS TO ROAD CROSSINGS AS PER AS 1428.4
- ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO AS 128.1
- ALL DOORS SINGLE LEAF 920mm OR ACTIVE LEAF OF DOUBLE DOORS MIN 920mm
- ACCESS TO WASTE ROOM NOT PROVIDED TO TENANTS
- ALL FLOOR SURFACES TO BE SLIP RESISTANT, BROOM FINISHED CONCRETE EXTERNAL (OR SIMILAR), SLIP RESISTANT FLOOR FINISH INTERNALLY (TO BE SELECTED BY COMMERCIAL TENANT)
- HANDRAIL TO AS 1428.1
- EXTERNAL LIGHTING DESIGNED IN ACCORDANCE WITH AS 1188.3 - LIGHTING OF ROADS & PUBLIC SPACES & TO THE ACT CRIME PREVENTION & URBAN DESIGN RESOURCES MANUAL
- TO BE READ IN CONJUNCTION WITH LANDSCAPE DRAWINGS
- ALL ADAPTABLE UNITS TO COMPLY WITH AS 4299-1995 & THE ACCESS MOBILITY CODE
- REFER TO ACOUSTIC REPORT
- REFER TO WIND REPORT
- TENANCY LAYOUT, RETAIL CONFIGURATION & ACCESS OFF STREET TENANCIES TO BE CONFIRMED WITH SUBSEQUENT INDIVIDUAL DEVELOPMENT APPLICATIONS
- MINIMUM SIGHTLINES FOR PEDESTRIAN SAFETY WILL OCCUR IN ACCORDANCE WITH AS 2890.1

- ADAPTABLE PARKING
- BICYCLE PARKING
- STORAGE AREA 2400mm x 600mm
- VISITOR PARKING
- CAR PARK MIRRORS
- DRYING AREA
- CONDENSOR UNITS
- SITE BOUNDARY

NOT TO BE USED FOR CONSTRUCTION



revision G date 29.05.15 project 4188

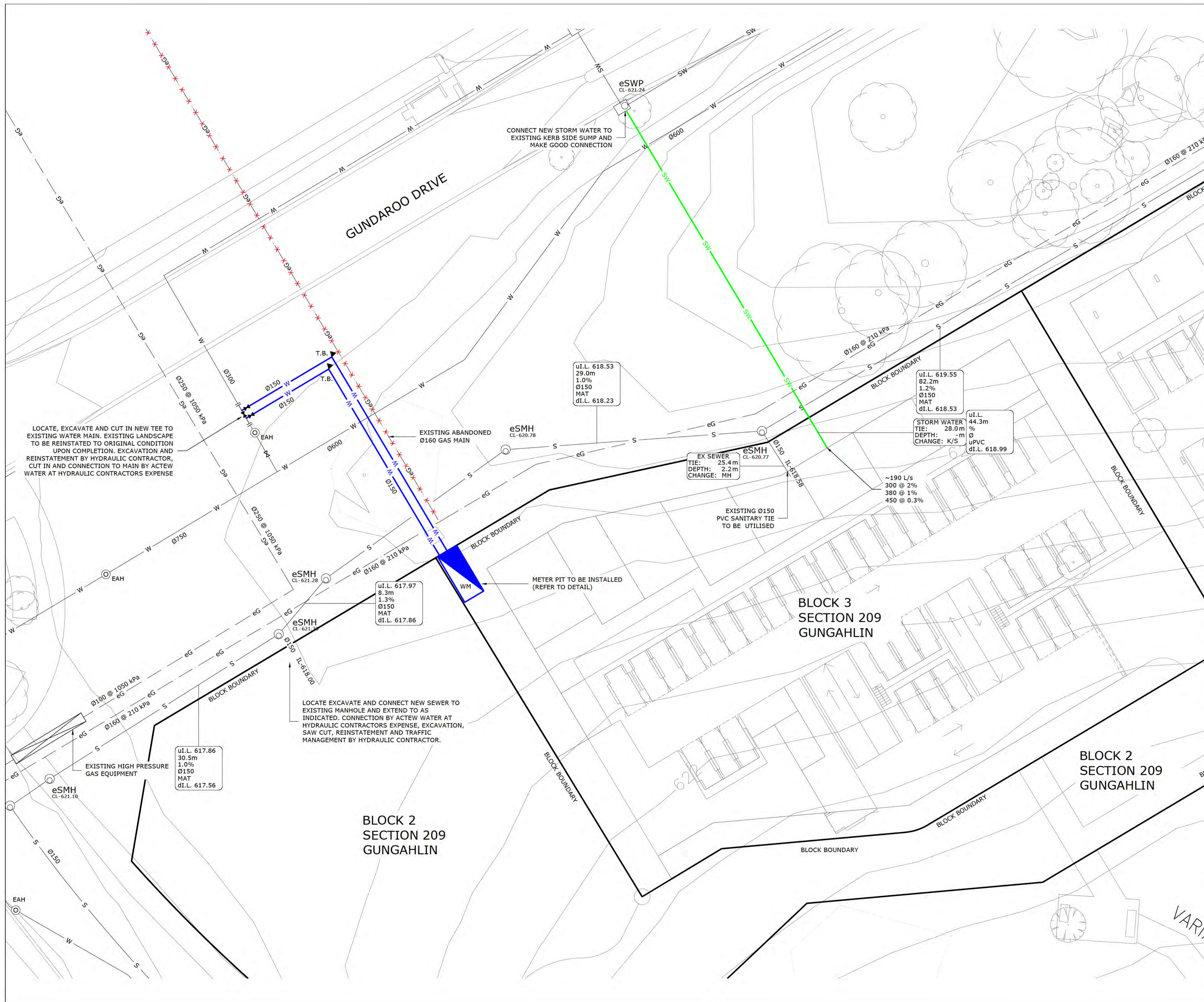
ADDITIONAL INFORMATION	DATE
1. BUILDING HEIGHT REDUCED BY 5 LEVELS	11.09.15



GEOCON
BUILDING CANBERRA

GEOCON GUNGAHLIN
BLOCK 3 SECTION 209 GUNGAHLIN

DA-B101 BUILDING B - BASEMENT 01
PLAN



REV	ISSUE	CHK'D	APP'D	DATE
1	ISSUED FOR PRELIMINARY	J.P.	J.P.	18/09/14
2	FOR DEVELOPMENT APPLICATION	J.P.	J.P.	05/12/14

SERVICE	LEGEND	
	EXISTING	PROPOSED
COLD WATER	CW	CW
WATER MAIN	W	W
SANITARY DRAINAGE	D	D
SEWER	S	S
STORMWATER	SW	SW
ELECTRICITY	E	
STREET LIGHT	SL	
COMMUNICATIONS	C	
HYDRANT	eFH	FH
MANHOLE	eSMH	SMH
STOP VALVE	eSV	SV
WATER METER & PIT	eWM	WM
STREET LIGHT	eSL	
STORMWATER STRUCTURE	eSS	
CONTINUATION	}	
END CAP]	

DEVELOPER	GEOCON
AS3500 DESIGN FLOW RATES	
DESIGN FLOW: -- L/s	No FIRE HOSE REELS: -
IRRIGATION FLOW: -- L/s	No FIRE HYDRANTS: -
MECHANICAL FLOW: -- L/s	

VITAL DESIGN SOLUTIONS CERTIFY THAT THESE WORK AS EXECUTED DRAWINGS ARE CORRECT AND THE HYDRAULIC WORKS SHOWN HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE RELEVANT CONDITIONS, APPROVED DRAWINGS STANDARDS AND SPECIFICATIONS.

SIGNATURE:
DATE:

Tel 02 6297 2765
Fax 02 6299 2316
Email admin@vital.com.au
13 Bedford Street
Queanbeyan NSW 2620
vital.com.au
ABN 45 151 340 788
ACN 151 340 788

PROJECT
**HYDRAULIC SERVICES
BLOCK 3
SECTION 209
GUNGAHLIN**

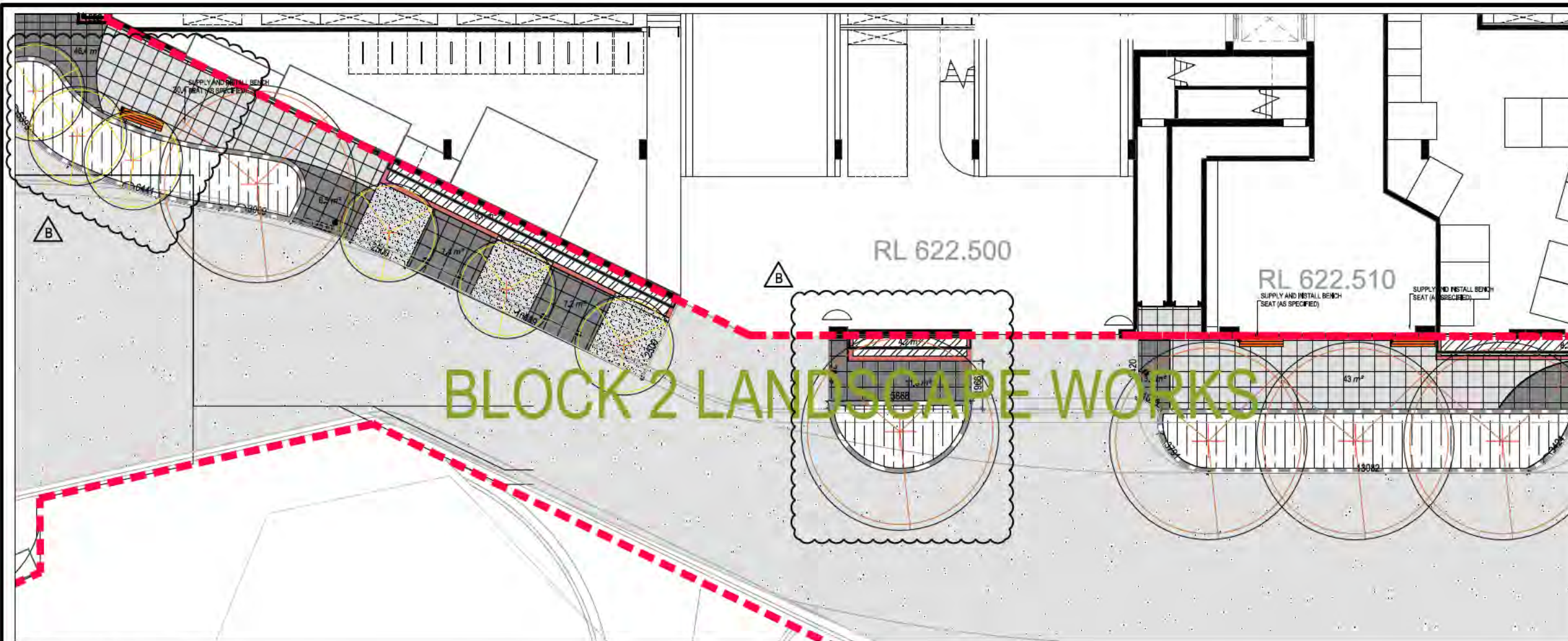
DRAWING TITLE
**HYDRAULIC SERVICES
EXTERNAL SERVICES PLAN**

ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS, ORDERING MATERIAL OR PRODUCING SHOP DRAWINGS.
THE COPYRIGHT OF THIS DRAWING REMAINS WITH VITAL DESIGN SOLUTIONS PTY LTD.

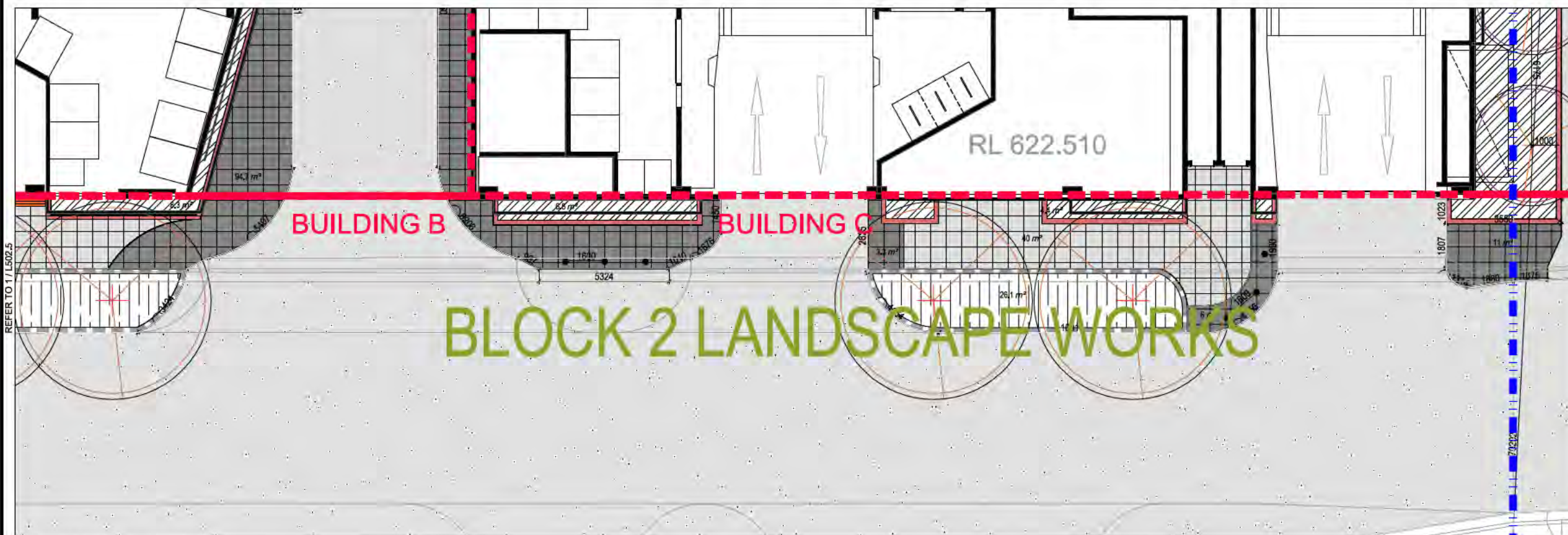
JOB REFERENCE	DRAWING NUMBER
VS14071	ES.302
DESIGNED T.KALMS	DRAFTED T.KALMS

SCALE
0 2 4 6 8 10 12m
1:200

SCALE 1:200	SIZE A1	ISSUE	REVISION
		NOT FOR CONSTRUCTION	2



1 ACCESS ROAD LANDSCAPE



2 ACCESS ROAD LANDSCAPE

SURFACES LEGEND

- LEASEHOLD BOUNDARY
- LANDSCAPE STAGING BOUNDARY
- CANOPY TREES
Refer to planting plan for species
- METAL SUN SHELTER
Single pole fixing
- TIMBER DECKING SEATING PLATFORM
- TIMBER SLATS OVER CONCRETE SEATWALL
- PAVING TYPE 1: Non-slip finish
- PAVING TYPE 2: Non-slip finish
- PUBLIC CONCRETE FOOTPATH
- COLOURED CONCRETE TYPE 1: Sawcut as detailed
- COLOURED CONCRETE TYPE 2: Sawcut as detailed
- PRIVATE COURTYARD PAVING
PAVING TYPE 1: Non-slip finish
- 400mm WIDE CONCRETE SEATWALL
- 200mm WIDE CONCRETE PLANTER WALL
- 450mm DEEP PLANTER BED
- 900mm DEEP PLANTER BED
- PLANTED RAIN GARDEN
- NATURAL PLANTER BED
- BARBEQUE
- SCULPTURAL LIGHT POLE LOCATION
- TREE PIT
- SUPPLY AND INSTALL SARAH BENCH SEAT BY BOTTOM AND GARDINER
- BOLLARD: HUB S505
- ACCESS GATE FROM PRIVATE COURTYARD TO PUBLIC PATHWAY
- ACCESS ROAD - TO ENGINEERS DETAILS
- 900mm RELATIVE LEVEL
- 1% MIN SLOPE / FALL

KEY PLAN

NOT TO SCALE



NOTE
Preliminary works by other consultants shown on these drawings are for site context only and are Indicative. Subject to change based on this assessment.

NOT FOR CONSTRUCTION



ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE	DRAWING STATUS
A	ISSUE FOR DA - DRAFT	28/12/2014	PG	PG BC AJ	JE	CS	Warning unless there is an authorised SPACELAB signature in the approved for issue column, this drawing is not approved for issue.
B	ISSUE FOR DA	05/12/2014	PG	PG BC AJ	JE	CS	
C	ISSUE FOR DA - AS 3209	22/12/2015	PG	PG BC AJ	JE	CS	
D	DA RESUBMISSION	21/09/2015	PG	AJ MR	CS	CS	
E	DA RESUBMISSION - GROUND FLOOR BUILDING AMENDMENTS	25/09/2015	PG	AJ	CS	CS	

COPYRIGHT
This drawing remains the property of SPACELAB Studio. It may be used for the purpose for which it was commissioned & in accordance with the terms of engagement for that commission. Unauthorised use of the drawing is prohibited.

CLIENT
GEOCON
BUILDING CANBERRA 04

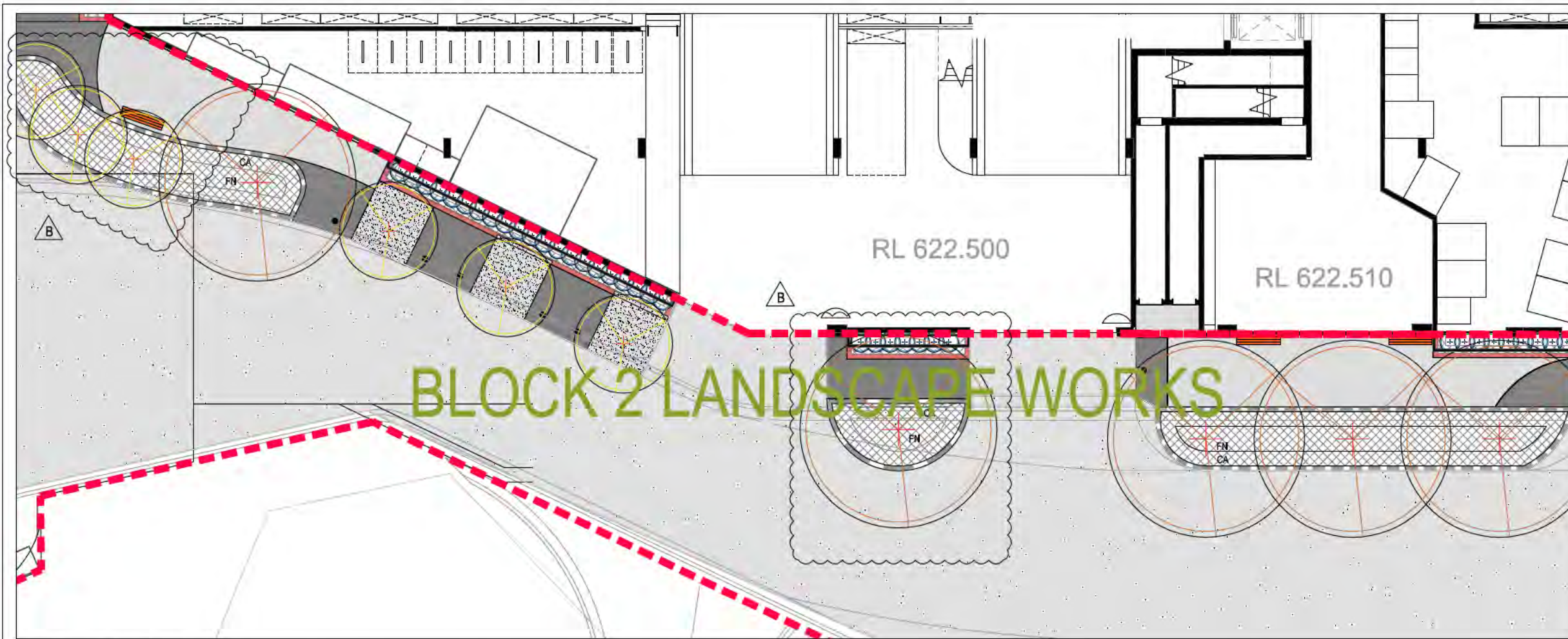
CONSULTANTS
SPACELAB
CREATING TIMELESS PLACES

pvh

PROJECT
BLOCK 3 SECTION 209
GUNGAHLIN
ACCESS ROAD

PROJECT No	DRAWING No	ISSUE	REVISION
14/1075	L501,3	DA	E

SCALE @ 1:100 SCALE @ 1:200



PLANTING LEGEND - Building A

Common Space Landscape

--- LEASEHOLD BOUNDARY
--- LANDSCAPE STAGING BOUNDARY

PROPOSED CANOPY TREES

SYM	Plant Species	TOT	Minimum Stock Size
AcF	Acer x freemanii 'Jeffersred'	7	150L/3.2m
AcB	Acer rubrum 'Bowling Green'	3	150L/3.5m

PROPOSED TREE FERNS

SYM	Plant Species	TOT	Minimum Stock Size
D1	Dicksonia antarctica	10	1.5m
D2	Dicksonia blaxlandii	10	1.5m

PROPOSED SHRUBS / PERENNIALS

SYM	Plant Species	SPACING	TOT	Stock Size
CaM	Camelexia sasanna 'Pure Silk'	0.75m	60	200mm pot
HeO	Hebe 'Oval Degré'	0.8m	99	140mm pot

PROPOSED STRAPPY PLANTING

SYM	Plant Species	Total Area	Stock size	Rate
CA	Carex appressa	292 49m ²	Vtrotube	6 / m ²
FN	Filiphea nodosa	199 33m ²	Vtrotube	6 / m ²
U	Lilope muscardi 'Evergreen Giant'	240 40m ²	140mm pot	6 / m ²

PROPOSED OTHER PLANTINGS

SYM	Plant Species	Total Area	Stock size	Rate
GR	Gardenia radicans	54 9m ²	140mm pot	6 / m ²
AcM	Acanthus mollis	82 14m ²	140mm pot	6 / m ²

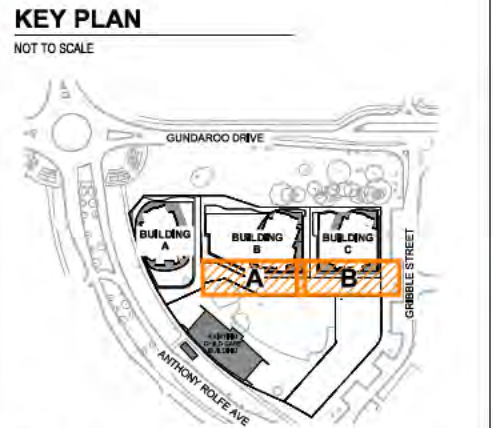
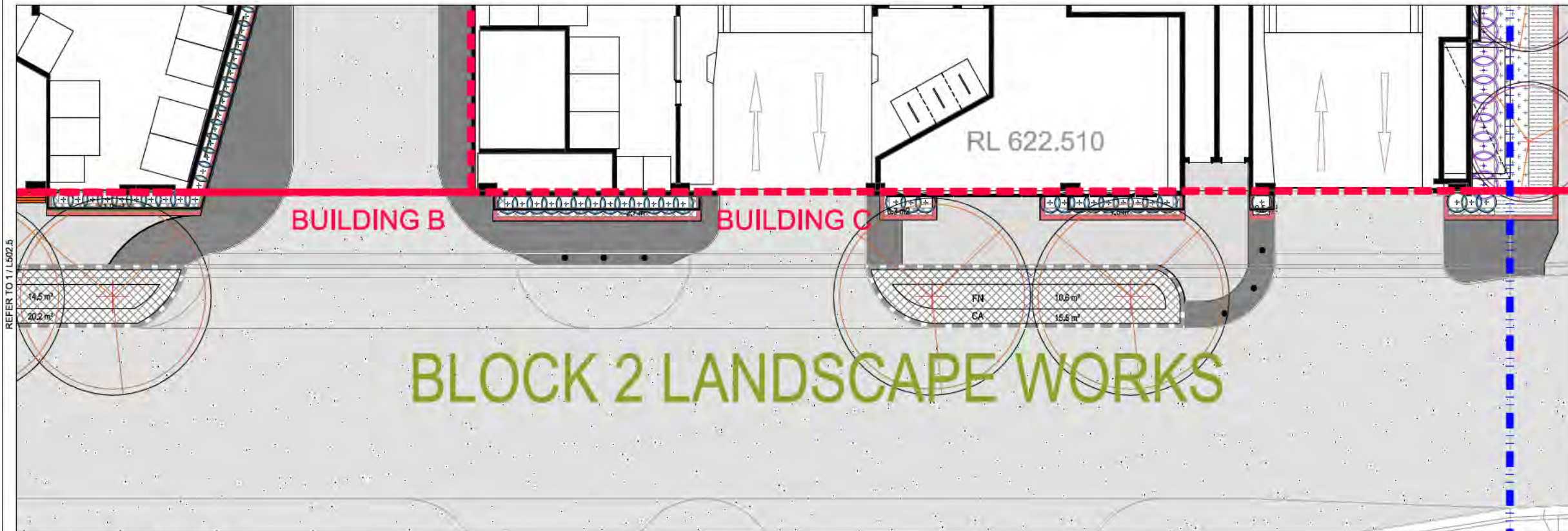
GENERAL NOTES:

ENSURE ALL PLANTINGS ADJACENT PATHS AND DRIVEWAYS ARE PLANTED CC MATURE WIDTH OF PLANT (AS SHOWN) + 0.2m SETBACK.

ALL PLANTING TO BE IRRIGATED.

1 ACCESS ROAD LANDSCAPE

PLANT No.s
UPDATED



NOTE
Preliminary works by other consultants shown on these drawings are for site context only and are indicative. Subject to change based on this assessment.

NOT FOR CONSTRUCTION

2 ACCESS ROAD LANDSCAPE

	<table border="1"> <thead> <tr> <th>ISSUE</th> <th>REASON FOR ISSUE</th> <th>DATE</th> <th>DESIGN</th> <th>DRAWN</th> <th>CHECKED</th> <th>APPROVED FOR ISSUE</th> <th>DRAWING STATUS</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>ISSUE FOR DA - DRAFT</td> <td>28/11/2014</td> <td>PG</td> <td>PG BC AJ</td> <td>JE</td> <td>CS</td> <td>Warning unless there is an authorized SPACELAB signature in the approved for issue column, this drawing is not approved for issue.</td> </tr> <tr> <td>B</td> <td>ISSUE FOR DA</td> <td>05/12/2014</td> <td>PG</td> <td>PG BC AJ</td> <td>JE</td> <td>CS</td> <td></td> </tr> <tr> <td>C</td> <td>ISSUE FOR DA - AS 3/2009</td> <td>22/01/2015</td> <td>PG</td> <td>PG BC AJ</td> <td>JE</td> <td>CS</td> <td></td> </tr> <tr> <td>D</td> <td>DA RESUBMISSION</td> <td>31/08/2015</td> <td>PG</td> <td>AJ MR</td> <td>CS</td> <td>CS</td> <td></td> </tr> <tr> <td>E</td> <td>DA RESUBMISSION - GROUND FLOOR BUILDING AMENDMENTS</td> <td>25/06/2015</td> <td>PG</td> <td>AJ</td> <td>CS</td> <td>CS</td> <td></td> </tr> </tbody> </table>	ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE	DRAWING STATUS	A	ISSUE FOR DA - DRAFT	28/11/2014	PG	PG BC AJ	JE	CS	Warning unless there is an authorized SPACELAB signature in the approved for issue column, this drawing is not approved for issue.	B	ISSUE FOR DA	05/12/2014	PG	PG BC AJ	JE	CS		C	ISSUE FOR DA - AS 3/2009	22/01/2015	PG	PG BC AJ	JE	CS		D	DA RESUBMISSION	31/08/2015	PG	AJ MR	CS	CS		E	DA RESUBMISSION - GROUND FLOOR BUILDING AMENDMENTS	25/06/2015	PG	AJ	CS	CS		<p>CLIENT</p> <p>GEOCON BUILDING CANBERRA</p>	<p>CONSULTANTS</p> <p>SPACELAB CREATING TIMELESS PLACES</p>	<p>PROJECT</p> <p>BLOCK 3 SECTION 209 GUNGAHLIN ACCESS ROAD</p>	<p>DRAWING</p> <p>PLANTING PLAN SHEET 8</p>	<p>PROJECT No</p> <p>14/1075</p>	<p>DRAWING No</p> <p>L502.3</p>	<p>ISSUE</p> <p>DA</p>	<p>REVISION</p> <p>E</p>
	ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE	DRAWING STATUS																																																	
A	ISSUE FOR DA - DRAFT	28/11/2014	PG	PG BC AJ	JE	CS	Warning unless there is an authorized SPACELAB signature in the approved for issue column, this drawing is not approved for issue.																																																		
B	ISSUE FOR DA	05/12/2014	PG	PG BC AJ	JE	CS																																																			
C	ISSUE FOR DA - AS 3/2009	22/01/2015	PG	PG BC AJ	JE	CS																																																			
D	DA RESUBMISSION	31/08/2015	PG	AJ MR	CS	CS																																																			
E	DA RESUBMISSION - GROUND FLOOR BUILDING AMENDMENTS	25/06/2015	PG	AJ	CS	CS																																																			
<p>SCALE @ 1:100</p> <p>SCALE @ 1:200</p>	<p>NOT FOR CONSTRUCTION</p>																																																								

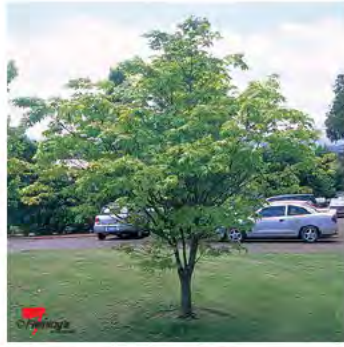
1. PROPOSED TREE SPECIES



Fraxinus pennsylvanica 'Clmmzam' Clmmaron



Magnolia grandiflora 'Exmouth'



Acer palmatum 'Osakazuki'



Ulmus parvifolia 'Todd'



Gleditsia triacanthos var. Inermis 'Speczam' - Spectrum



Lagerstroemia x fauriei 'Fantasy'



Acer x freemanii 'Jeffersred' Autumn Blaze



Acer rubrum 'Bowhall'



Pyrus calleryana 'Bursnozam' Burgundy Snow

2. PROPOSED SHRUB AND PERENNIAL SPECIES



Dicksonia antarctica



Chrysocephalum apiculatum



Correa alba



Patersonia occidentalis



Rhodanthe anthemoides



Stachys byzantina



Westringia 'Blue Gem'



Camellia 'Pure Silk'



Gardenia radicans



Ficinia nodosa



Poa labillardieri 'Eskdale'



Carex appressa



Dianella caerulea 'Lucla'



Liriope muscari 'Evergreen Giant'



Acanthus mollis



Viburnum thunbergii



Hebe 'Otari Delight'

3. PROPOSED GROUND COVER SPECIES



Casuarina glauca 'Cousin It'



Hardenbergia violacea 'Meema'



Thymus praecox 'Cocagne'



Scaevola humilis 'Purple Fusion'



Myoporum 'Yareena'

4. PROPOSED GREEN WALL SPECIES



Jasminum polyanthum



Muehlenbeckia complexa



Clematis armandii



Trachelospermum jasminoides



Gelsemium sempervirens



Solanum jasminoides

NOT FOR CONSTRUCTION

ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE
A	ISSUE FOR DA - DRAFT	28/11/2014	PG	PG BC AJ	JE	CS
B	ISSUE FOR DA	05/12/2014	PG	PG BC AJ	JE	CS
C	ISSUE FOR DA - AS 3029	22/1/2015	PG	PG BC AJ	JE	CS
D	DA RESUBMISSION	31/08/2015	PG	MR	AJ	CS
E	DA RESUBMISSION - GROUND FLOOR BUILDING AMENDMENTS	25/09/2015	PG	AJ	AJ	CS

DRAWING STATUS
Warning: unless there is an authorised SPACELAB signature in the approved for issue column, this drawing is not approved for issue.
COPYRIGHT
This drawing remains the property of SPACELAB Studio. It may be used for the purpose for which it was commissioned & in accordance with the terms of engagement for that commission. Unauthorised use of the drawing is prohibited.

CLIENT
GEOCON
BUILDING CANBERRA

CONSULTANTS
SPACELAB
CREATING TIMELESS PLACES

PROJECT
pvh

PROJECT
BLOCK 3 SECTION 209 GUNGAHLIN

DRAWING
LANDSCAPE PLANTING PALETTE SHEET 12

AS SHOWN

PROJECT No	DRAWING No	ISSUE	REVISION
14/1075	L505.1	DA	E

PODIUMS



Curved concrete seat walls/ podium planters with radial timber slats



Seating nodes that protrude into planted areas



Kidney shaped pool with windows



BBQ island



Timber decking rest platform

STREETSCAPE/ URBAN INTERFACES



Hess VIGO lighting columns or similar



Metal sun shelters - solid texture



Metal sun shelters - perforated texture



Water feature into pool



Two-tone paving



Courtyard paving - concrete coloured sawcut



Pedestrian pathways between buildings



Precast concrete planter boxes



Standalone concrete/ timber bench seats



Grassing

GREEN WALLS



Mixed vines growing up tensile wire balcony to balcony to top of buildings



Cable trellis detail



Green wall buildings concept



Green wall buildings concept elevation

NOT FOR CONSTRUCTION

ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE
A	ISSUE FOR DA - DRAFT	28/1/2014	PG	PG BC AJ	JE	CS
B	ISSUE FOR DA	05/12/2014	PG	PG BC AJ	JE	CS
C	ISSUE FOR DA - AS 3/2014	22/1/2015	PG	PG BC AJ	JE	CS
D	DA RESUBMISSION	31/08/2015	PG	MR	AJ	CS
E	DA RESUBMISSION - GROUND FLOOR BUILDING AMENDMENTS	25/09/2015	PG	AJ	AJ	CS

DRAWING STATUS
Warning unless there is an authorised SPACELAB signature in the approved for issue column, this drawing is not approved for issue.

COPYRIGHT
This drawing remains the property of SPACELAB Studio. It may be used for the purpose for which it was commissioned & in accordance with the terms of engagement for that commission. Unauthorised use of the drawing is prohibited.

CLIENT
GEOCON
BUILDING CANBERRA

CONSULTANTS
SPACELAB
CREATING TIMELESS PLACES

peacemakers
pvh

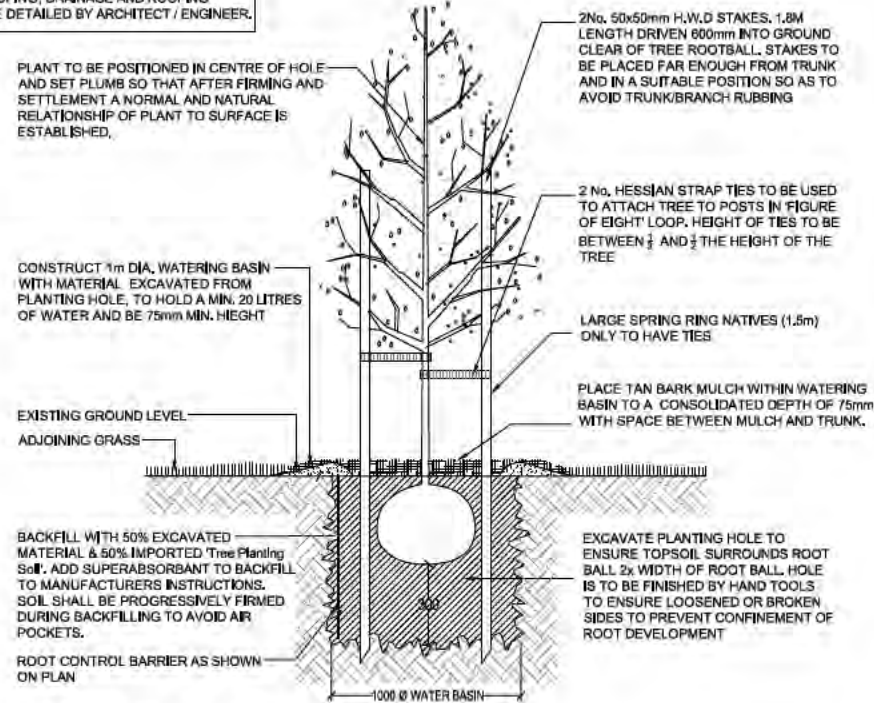
PROJECT
BLOCK 3 SECTION 209 GUNGAHLIN

DRAWING
LANDSCAPE MATERIALS PALETTE
SHEET 13

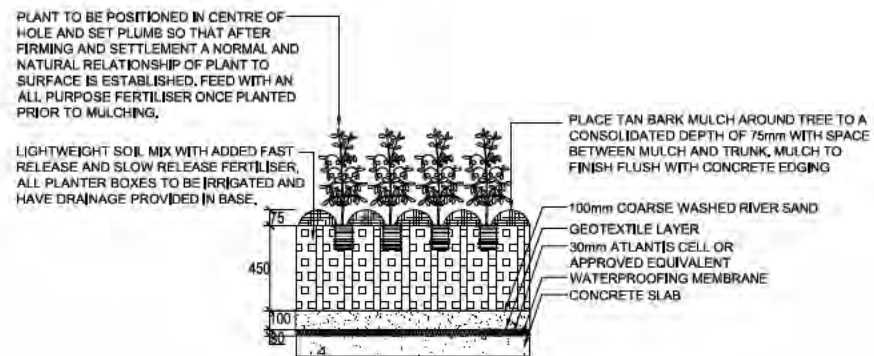
AS SHOWN

PROJECT No	DRAWING No	ISSUE	REVISION
14/1075	L505,2	DA	E

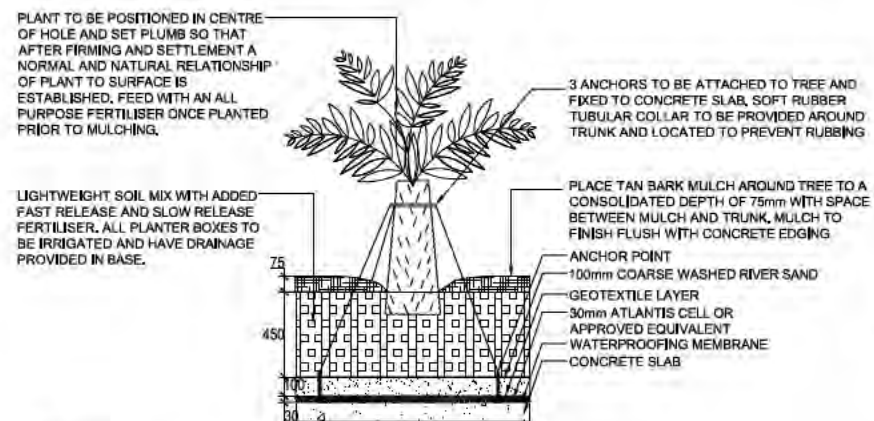
NOTES:
 JUTE MESH THICK TO BE INSTALLED ON PLANTED SLOPES GREATER THAN 20% FALL.
 ALL WATER PROOFING, DRAINAGE AND ROOFING ELEMENTS TO BE DETAILED BY ARCHITECT / ENGINEER.



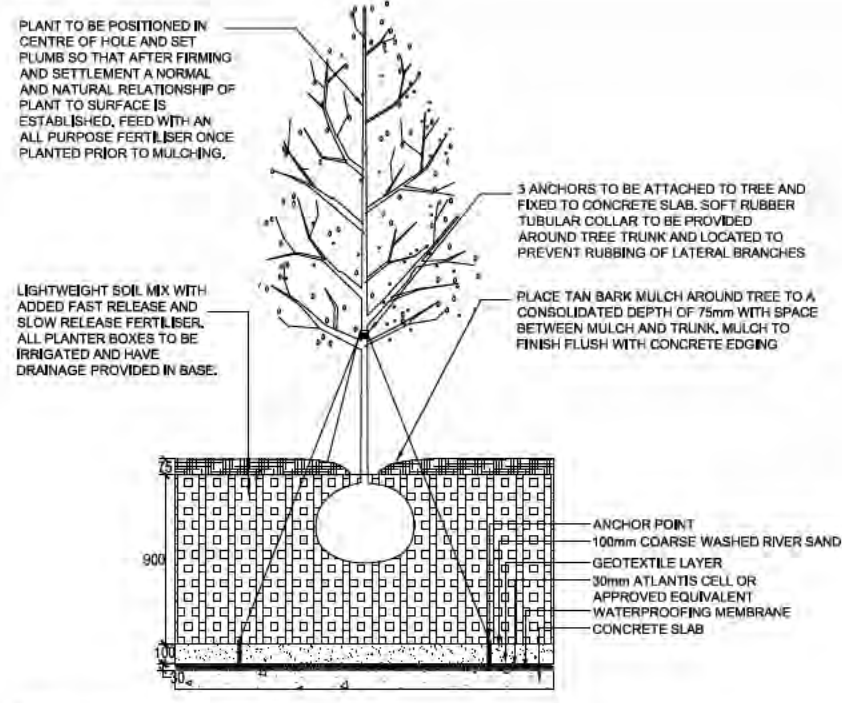
1 DECIDUOUS TREE IN GRASS
 SCALE 1:40 @ A3 1:20 @ A1



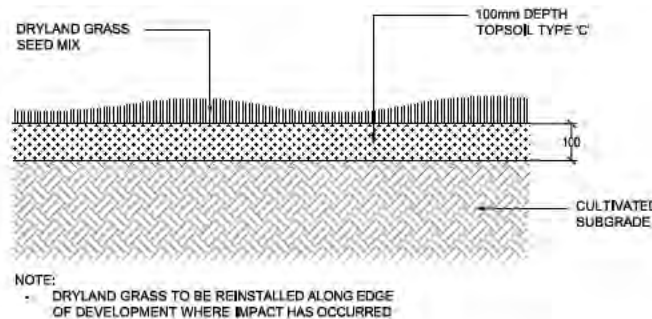
4 SHRUBS IN RAISED PLANTER BOX
 SCALE 1:40 @ A3 1:20 @ A1



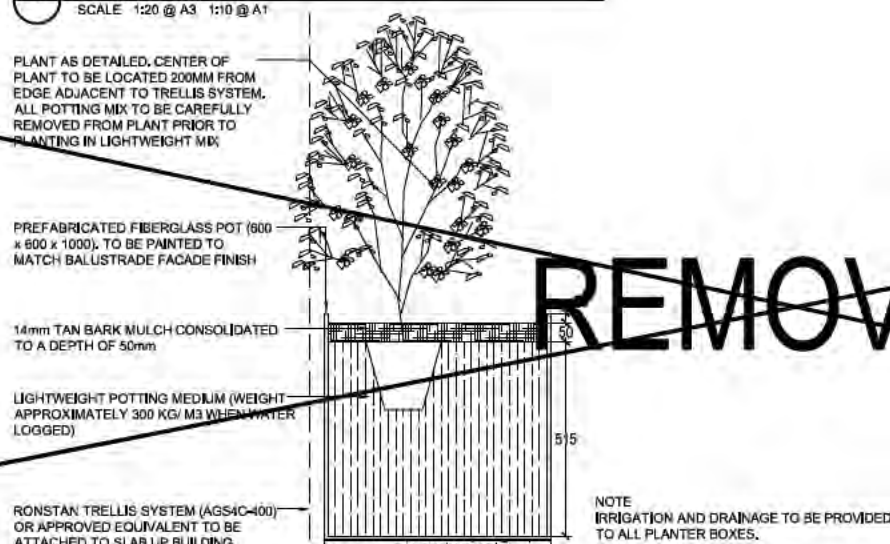
7 TREE FERN IN RAISED PLANTER BOX
 SCALE 1:40 @ A3 1:20 @ A1



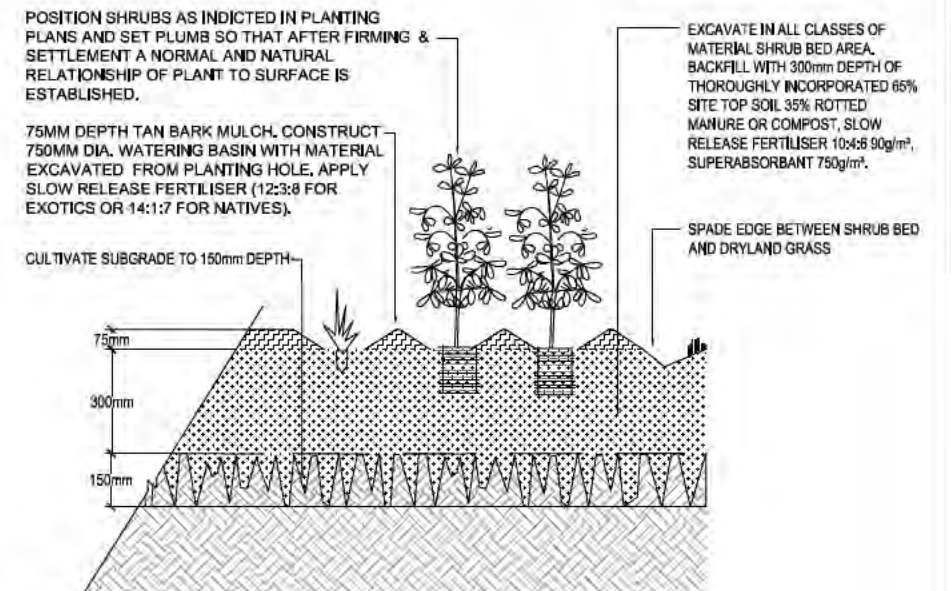
2 DECIDUOUS TREE IN RAISED PLANTER BOX
 SCALE 1:40 @ A3 1:20 @ A1



5 DRYLAND GRASS
 SCALE 1:20 @ A3 1:10 @ A1



8 MOUNTED PLANTER BOX DETAIL
 SCALE 1:20 @ A3 1:10 @ A1



3 PLANTING IN SHRUB BED
 SCALE 1:10 @ A3 1:12.5 @ A1

DRYLAND GRASS SPECIFICATION

DRYLAND GRASS MIX (kg/ha):

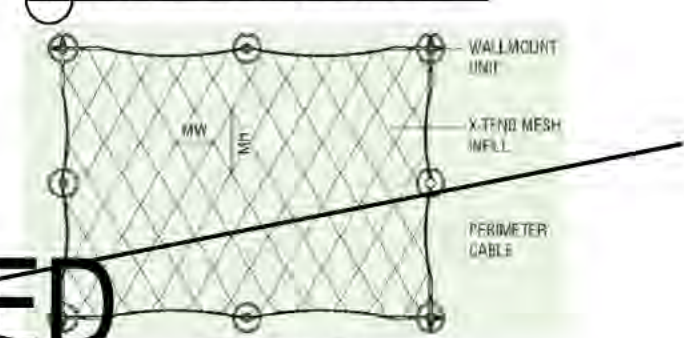
SUMMER (SEPT. TO FEB.)

TALL FESCUE	140
PERENNIAL RYE GRASS	50
CREeping RED FESCUE	40
WHITE CLOVER	20
COUCH GRASS HULLED	30
TOTAL	280

WINTER (MARCH TO AUGUST)

TALL FESCUE	140
PERENNIAL RYE GRASS	50
CREeping RED FESCUE	40
WHITE CLOVER	20
TOTAL	250

6 NON-IRRIGATED DRYLAND GRASS MIX



AGS4C - Cable Border

AGS4C - Cable Border	FW	HT	W	Wt	Notes
AGS4C-200	100	175	80	1.2	Steel Gridwork with 10mm Trellis Gridwork
AGS4C-400	100	350	80	2.4	Steel Gridwork with 10mm Trellis Gridwork
AGS4C-600	100	525	80	3.6	Steel Gridwork with 10mm Trellis Gridwork
AGS4C-800	100	700	80	4.8	Steel Gridwork with 10mm Trellis Gridwork
AGS4C-1000	100	875	80	6.0	Steel Gridwork with 10mm Trellis Gridwork

9 RONSTAN TRELLIS SYSTEM

NOT FOR CONSTRUCTION

ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE
A	ISSUE FOR DA-DRAFT	20/12/2014	PG	PG/BC/AJ	JE	CS
B	ISSUE FOR DA	05/12/2014	PG	PG/BC/AJ	JE	CS
C	ISSUE FOR DA-AS-3008	22/01/2015	PG	PG/BC/AJ	JE	CS
D	DA RESUBMISSION	3/09/2015	PG	MR	AJ	CS
E	DA RESUBMISSION- GROUND FLOOR BUILDING AMENDMENTS	25/02/2015	PG	AJ	AJ	CS

DRAWING STATUS
 Warning: unless there is an authorised SPACELAB signature in the approved for issue column, this drawing is not approved for issue.
 COPYRIGHT
 This drawing remains the property of SPACELAB Studio. It may be used for the purpose for which it was commissioned & in accordance with the terms of engagement for that commission. Unauthorised use of the drawing is prohibited.

CLIENT
GEOCON
 BUILDING CANBERRA 05

CONSULTANTS
SPACELAB
 THE 4TH FLOOR, 100 GUNGAHLIN DRIVE, CANBERRA ACT 2614

PROJECT
BLOCK 3 SECTION 209 GUNGAHLIN

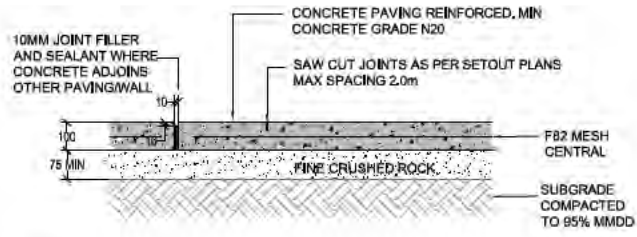
PROJECT	DRAWING	ISSUE	REVISION
14/10/75	LANDSCAPE DETAILS SHEET 14	DA	E

NOTES:
 JUTE MESH THICK TO BE INSTALLED ON PLANTED SLOPES GREATER THAN 20% FALL.
 ALL WATER PROOFING, DRAINAGE AND ROOFING ELEMENTS TO BE DETAILED BY ARCHITECT / ENGINEER.

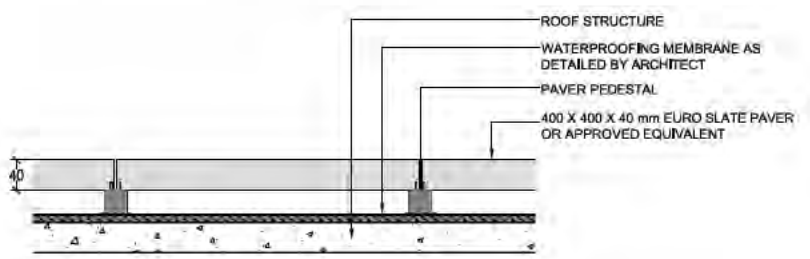
PAVING TYPE 1 - EURO SLATE PAVER 400 x 400 x 40 BY AMBER
 COLOUR: CYPRUS or approved equivalent

PAVING TYPE 2 - EURO SLATE PAVER 400 x 400 x 40 BY AMBER
 COLOUR: PRAGUE or approved equivalent

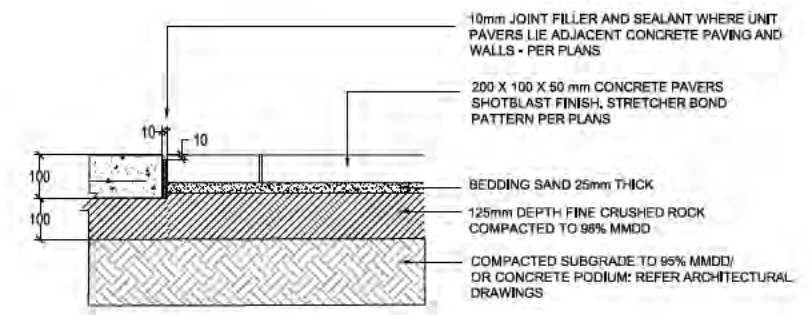
PAVING TYPE 1 - EURO SLATE PAVER 400 x 400 x 40 BY AMBER
 COLOUR: CYPRUS or approved equivalent



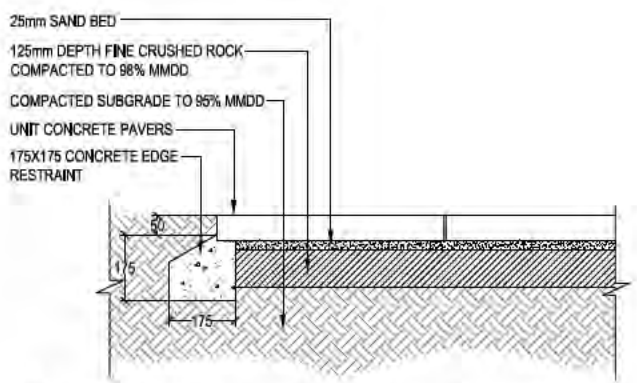
1 CONCRETE PATH
 SCALE: 1:20@A3 1:10@A1



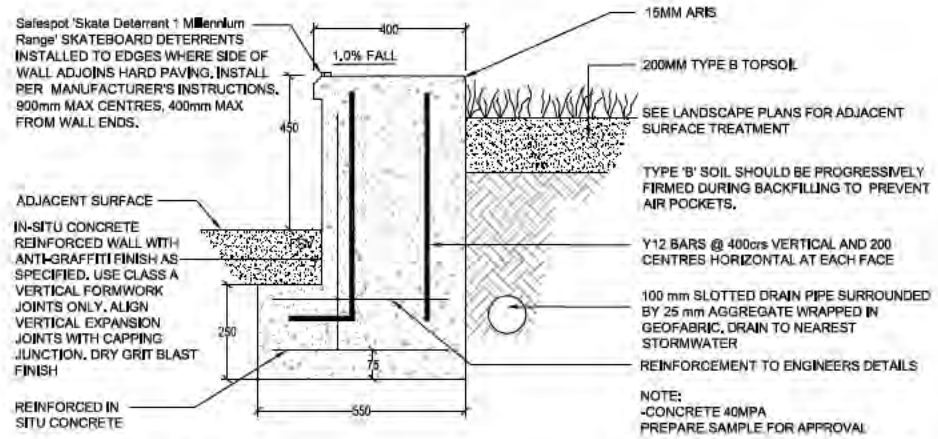
2 PODIUM PAVING DETAIL
 SCALE 1:10 @ A3 1:5 @ A1



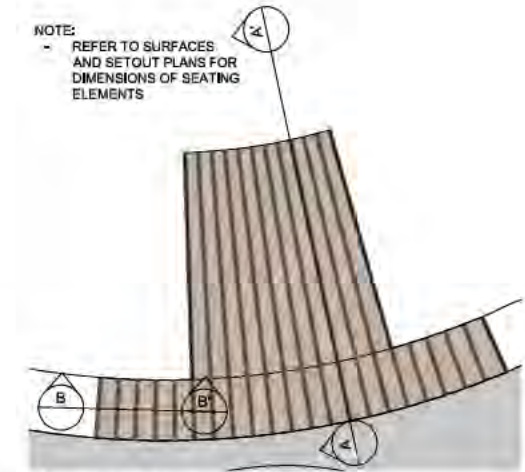
3 CONCRETE UNIT PAVING ON SAND BASE
 SCALE 1:25 @ A3 1:12.5 @ A1



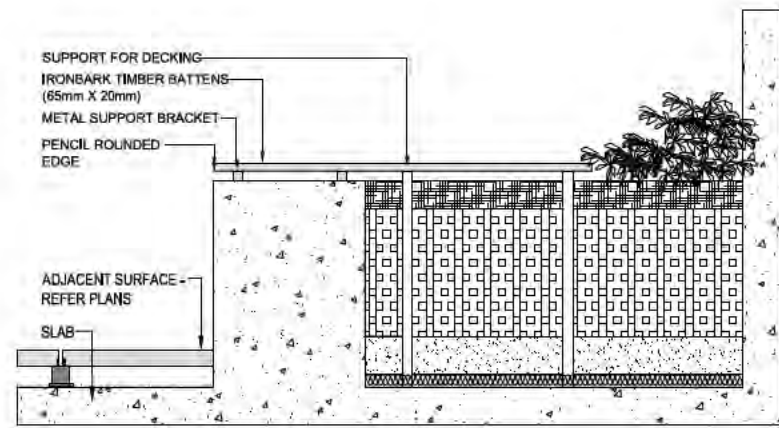
4 TYPICAL EDGE RESTRAINT & PAVED SURFACE
 SCALE: 1:10@A3 1:5@A1



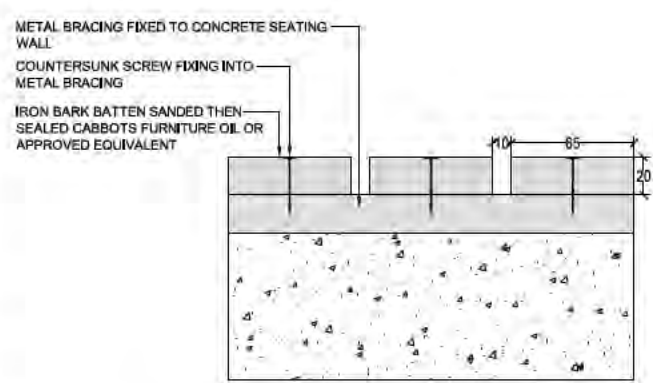
5 CONCRETE SEAT WALL DETAIL
 SCALE 1:20 @ A3 1:10 @ A1



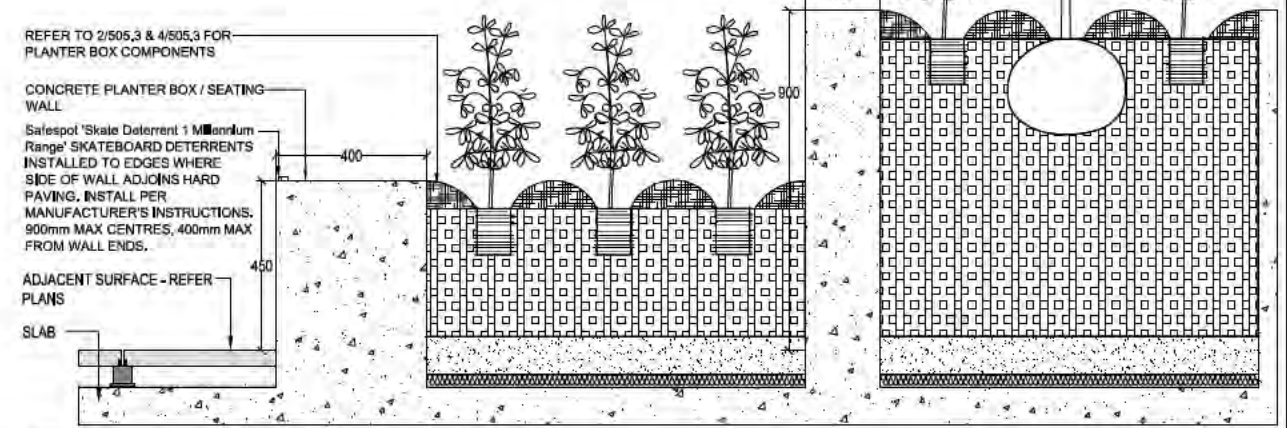
6 TIMBER SEAT ON WALL PLAN
 SCALE NTS



7 TIMBER SEAT WALL - SECTION A-A
 SCALE: 1:20@A3 1:10@A1



8 TIMBER SEAT WALL - SECTION B-B
 SCALE 1:4 @ A3 1:2 @ A1



9 PODIUM PLANTER SECTION
 SCALE: 1:20@A3 1:10@A1

NOT FOR CONSTRUCTION

ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE
A	ISSUE FOR DA - DRAFT	20/12/2014	PG	PG BC AJ	JE	CS
B	ISSUE FOR DA	05/12/2014	PG	PG BC AJ	JE	CS
C	ISSUE FOR DA - AS 3008	22/12/2014	PG	PG BC AJ	JE	CS
D	DA RESUBMISSION	3/09/2015	PG	MR AJ	AJ	CS
E	DA RESUBMISSION - GROUND FLOOR BUILDING AMENDMENTS	25/02/2015	PG	AJ	AJ	CS

DRAWING STATUS
 Warning: unless there is an authorized SPACELAB signature in the approved for issue column, this drawing is not approved for issue.

COPYRIGHT
 This drawing remains the property of SPACELAB Studio & may be used for the purpose for which it was commissioned & in accordance with the terms of engagement for that commission. Unauthorised use of the drawing is prohibited.

CLIENT
GEOCON
 BUILDING CANBERRA 05

CONSULTANTS
SPACELAB
 STUDIO



PROJECT
BLOCK 3 SECTION 209 GUNGAHLIN

PROJECT NO	DRAWING NO	ISSUE	REVISION
14/1075	L505.4	DA	E

3 LANDSCAPE NOTES

SOFTWORKS NOTES

- PLANT MATERIALS
- SUPPLY OF PLANT MATERIAL WILL BE BY THE CONTRACTOR.
- ALL GRASS AREAS TO BE BITUMEN STRAW MULCHED.

ROOT CONTROL BARRIERS

ROOT CONTROL BARRIERS ARE TO BE INSTALLED TO ALL TREES PLANTED CLOSER TO A PATH OR KERB THAN THE MIN. DISTANCE SPECIFIED IN THE PLANT SCHEDULE. THESE DISTANCES ARE REFERENCED FROM A.C.T. URBAN SERVICES DESIGN STANDARDS FOR URBAN INFRASTRUCTURE, 23: PLANT SPECIES FOR URBAN LANDSCAPE PROJECTS, EDITION 1, REVISION 0 / SEPTEMBER 2002. BARRIERS TO BE EQUAL TO NYLEX ROOT CONTROL BARRIER AND SHALL BE 450MM DEEP AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. WHERE TREES ARE PLANTED ADJACENT TO A KERB, A ROOT BARRIER SHALL BE INSTALLED EXTENDING 8 METRES MINIMUM ALONG THE BACK OF KERB AND CENTRED AT THE TRUNK OF THE TREE (6 LM PER TREE). WHERE TREES ARE PLANTED ADJACENT TO A KERB AND FOOTPATH, 6 METRES LENGTH OF ROOT BARRIER SHALL BE INSTALLED ALONG BOTH THE BACK OF KERB AND THE FOOTPATH AND CENTRED AT THE TRUNK OF THE TREE (2 NO 6M LENGTHS = 12 LM PER TREE).

CLEARANCES REQUIRED FOR TREE PLANTING LOCATIONS IN VERGE AREAS:

- MINIMUM 900MM TO STORMWATER MAIN, SEWER MAIN, WATER MAIN, GAS
- MINIMUM 900MM TO STORMWATER TIE, SEWER TIE, WATER TIE
- MINIMUM 1500MM FROM MATURE TRUNK FOR CATEGORY 1 TREES TO STORMWATER SUMP, SEWER MANHOLE, ELECTRICAL MINIPILLAR
- MINIMUM CLEARANCE TO LIGHT STANDARDS 2M FROM MATURE CANOPY

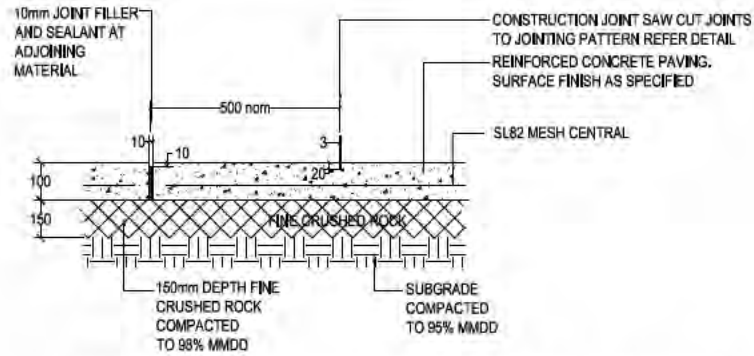
THE MINIMUM REQUIRED CLEARANCES BETWEEN TREES AND FOOTPATHS DEPENDS UPON THE FOOTPATH WIDTH AND TREE SHAPE CATEGORY. THEY MUST BE IN ACCORDANCE WITH A.C.T. URBAN SERVICES' DESIGN STANDARDS FOR URBAN INFRASTRUCTURE, 23: PLANT SPECIES FOR URBAN LANDSCAPE PROJECTS, EDITION 1, REVISION 0 / SEPTEMBER 2002 (PAGES 5 & 6).

NOTES

- FINAL TREE LOCATIONS TO BE CONFIRMED ON SITE.
- ALL SERVICES SHALL BE LOCATED ON SITE PRIOR TO WORKS COMMENCING BY THE APPROPRIATE SERVICE AUTHORITY. MAKE ALL ARRANGEMENTS AND PAY ANY COSTS OR CHARGES SHOULD DAMAGES OCCUR.
- ALL AREAS DISTURBED DURING THE WORKS MUST BE REINSTATED WITH DRYLAND GRASSING TO THE SATISFACTION OF A.C.T. URBAN SERVICES.
- TEMPORARY FENCES ARE TO BE INSTALLED TO PROTECT LANDSCAPE WORKS DURING CONSOLIDATION. CONTRACTORS WHO INSTALL PERMANENT BOUNDARY FENCES ON INDIVIDUAL LEASED SITES (DWELLINGS) ADJACENT TO UNLEASED LAND ARE RESPONSIBLE FOR REINSTATING DISTURBED AREAS.

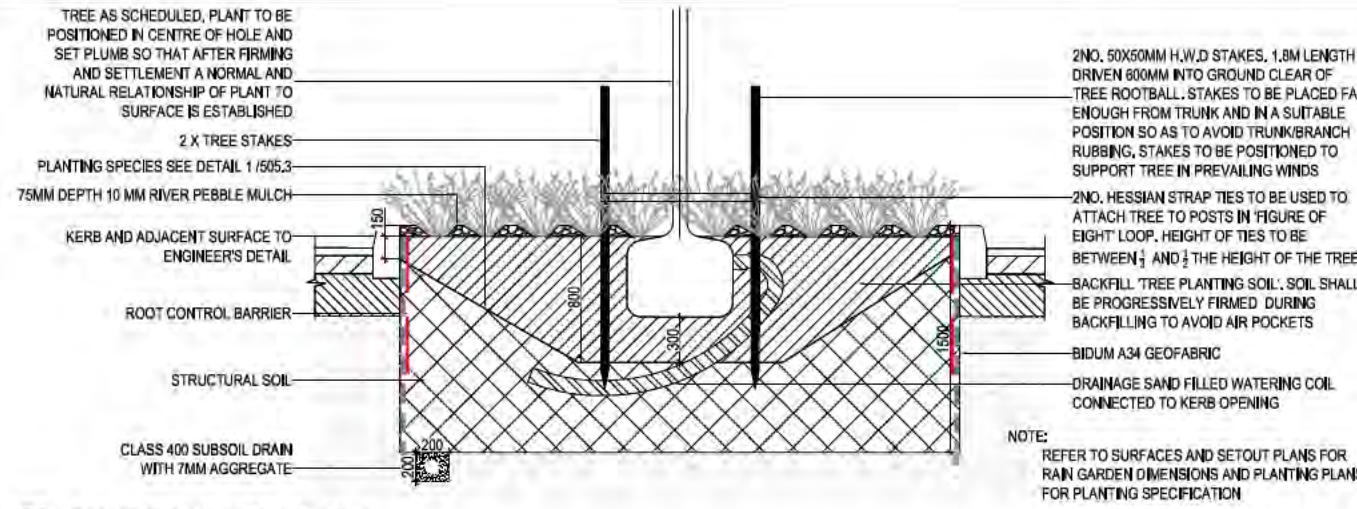
HARDWORKS NOTES

CONCRETE WORKS
ALL CONCRETE FOOTINGS ARE TO HAVE ENGINEERS CERTIFICATION PRIOR TO COMMENCEMENT OF WORKS AND ARE TO BE TO AS2870

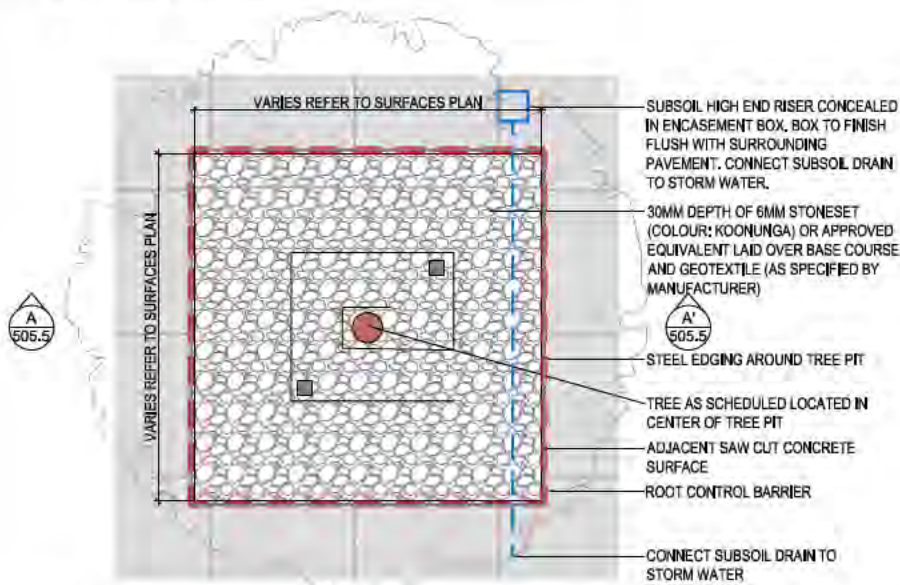


TYPE 1: COLOURED CONCRETE - 'ABILOX' MOONLIGHT GREY @ 4.15% IN GREY CEMENT (BY WEIGHT)
TYPE 2: COLOURED CONCRETE - 'ABILOX' BLACK CAF-X2 @ 4.15% IN GREY CEMENT (BY WEIGHT)

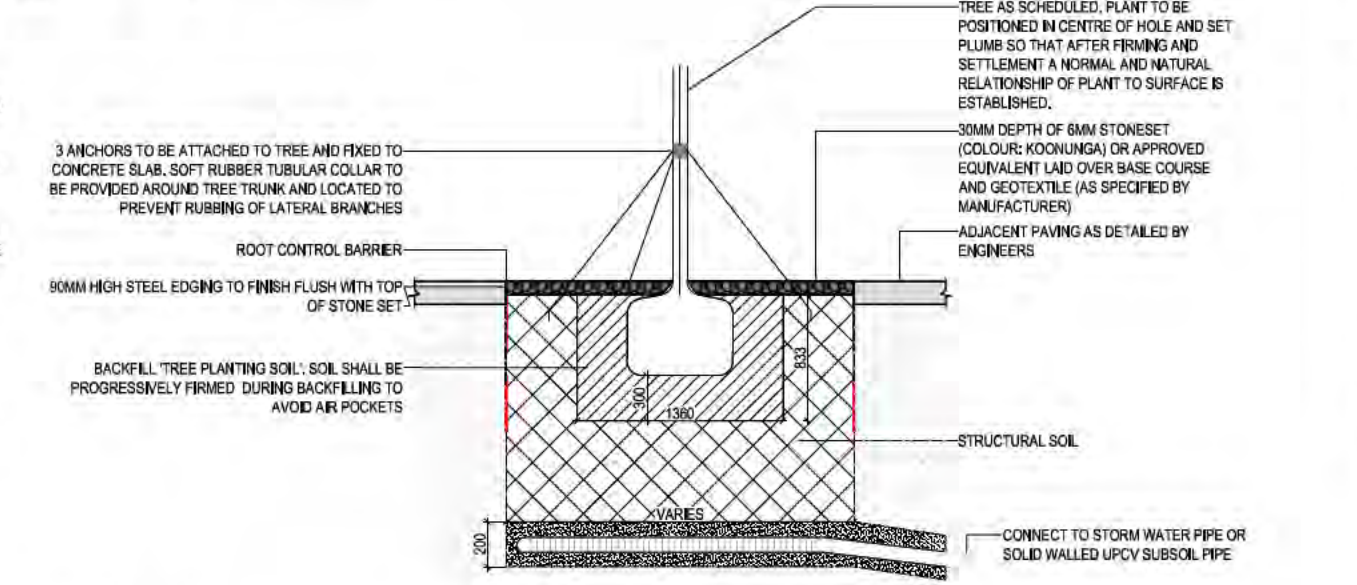
1 COLOURED CONCRETE PAVING - SAW CUT
SCALE: 1:10@A3 1:5@A1



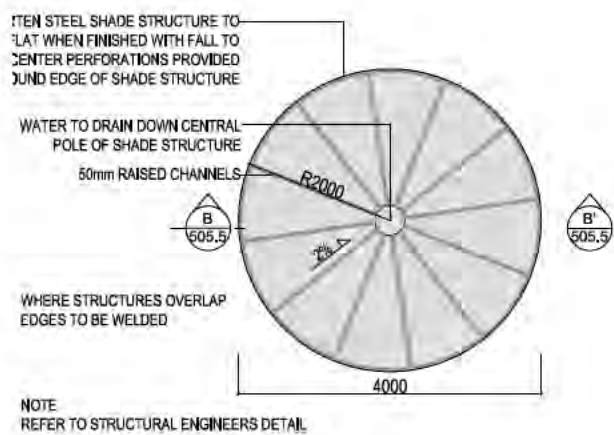
2 RAIN GARDEN ADJACENT TO ROAD
SCALE: 1:50@A3 1:25@A1



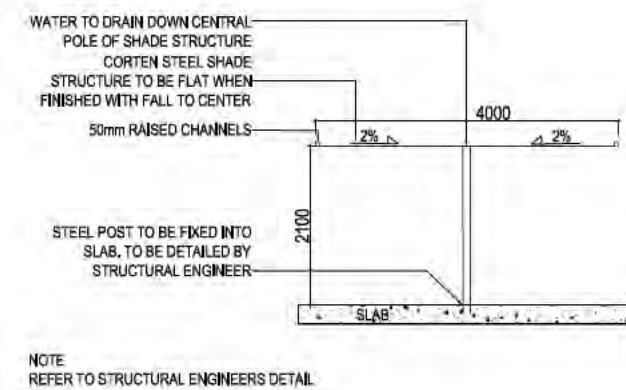
4 PLAN: TREE PIT ON VERGE
SCALE: 1:50@A3 1:25@A1



5 SECTION A-A: TREE PIT ON VERGE
SCALE: 1:50@A3 1:25@A1



6 PLAN: SHADE STRUCTURE
SCALE: 1:100@A3 1:50@A1



7 SECTION B-B: PODIUM SHADE STRUCTURE
SCALE: 1:100@A3 1:50@A1

PRODUCT NAME	CODE	SUPPLIER	NUMBER	NOTES
ECO DOUBLE BBQ-LH SINGLE PLATE	KB204	LANDMARK	1	TO HAVE TAP INSTALLED AND TO BE CLAD IN HARDWOOD TIMBER
FAIRHAVEN LARGE PATHLIGHT	220360	BEACON LIGHTING	6	STAINLESS STEEL FINISH WITH OPAL DIFFUSER

8 FURNITURE SCHEDULE

NOT FOR CONSTRUCTION

ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE
A	ISSUE FOR DA - DRAFT	20/12/2014	PG	PG/BC/AJ	JE	CS
B	ISSUE FOR DA	05/12/2014	PG	PG/BC/AJ	JE	CS
C	ISSUE FOR DA - AS 3008	22/12/2014	PG	PG/BC/AJ	JE	CS
D	DA RESUBMISSION	3/1/2015	PG	MR	AJ	CS
E	DA RESUBMISSION - GROUND FLOOR BUILDING AMENDMENTS	24/02/2015	PG	AJ	AJ	CS

DRAWING STATUS
Warning: unless there is an authorized SPACELAB signature in the approved for issue column, this drawing is not approved for issue.

COPYRIGHT
This drawing remains the property of SPACELAB Studio. It may be used for the purpose for which it was commissioned & in accordance with the terms of engagement for that commission. Unauthorised use of the drawing is prohibited.

CLIENT
GEOCON
BUILDING CANBERRA 05

CONSULTANTS
SPACELAB
THE WIND TIME-TESTED EXPERTS

PROJECT
pvh

PROJECT
BLOCK 3 SECTION 209 GUNGAHLIN

PROJECT NO	DRAWING NO	ISSUE	REVISION
14/1075	L505,5	DA	E

PODIUM SPACES



SUN SHELTERS



TIMBER SLATS OVER CONCRETE SEAT WALLS



CURVED TIMBER SLAT BENCH SEATING



POOL WATER FEATURE (BUILDING B)



TWO-TONE CONCRETE PAVING



BUILDING B PODIUM- LANDSCAPE CONCEPT



PLANTING PALETTE



SEATING AREAS SURROUNDED BY PLANTING



TIMBER DECKING PLATFORMS



CURVED CONCRETE SEAT WALLS



POOL WITH GLASS WINDOWS (BUILDING B)



GREEN WALLS



GREEN WALL CONCEPT

GREEN WALL PLANT SPECIES



GREEN WALL CONCEPT- ELEVATION



URBAN INTERFACES



STREETSCAPE PLANTING- TREES



TIMBER BENCH SEATS



TRAFFIC CONTROL BOLLARDS








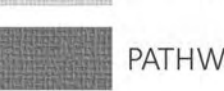


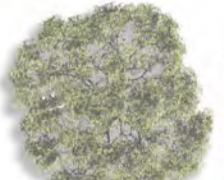

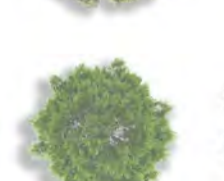



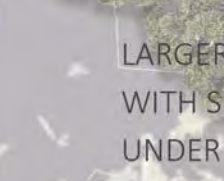


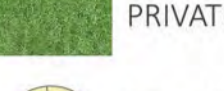




TREE FERN WALKWAYS



TWO-TONE CONCRETE PAVING

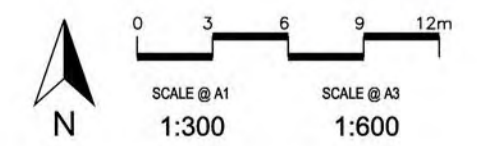


LEGEND

- | | |
|--|--|
|  PUBLIC LANDSCAPE TREES (GROUND FLOOR) |  PRIVATE COURTYARD PAVING |
|  MEDIUM ORNAMENTAL TREES ON INTERNAL ROAD BUFFER |  PATHWAY PAVING- LIGHT GREY |
|  ORNAMENTAL TREES TO MATCH TREES ON SOUTHERN ROAD |  PATHWAY PAVING- CHARCOAL |
|  TREE FERNS (THROUGH PUBLIC WALKWAYS) |  INTERNAL ACCESS ROAD |
|  PRIVATE COURTYARD TREES (GROUND FLOOR) |  ROOF LINE |
|  SMALL ORNAMENTAL TREES |  INDICATIVE BUILDING AND COURTYARDS ON PODIUM |
|  PODIUM TREES (PODIUM LEVELS) |  PLANTING IN PLANTER BOXES AND SHRUB BEDS |
|  MEDIUM ORNAMENTAL TREES TO BE PLANTED IN 900mm DEEP PLANTERS |  PRIVATE COURTYARD PLANTING |
|  SMALL ORNAMENTAL TREES TO BE PLANTED IN 900mm DEEP PLANTERS |  SCULPTURAL CORTEN SHADE STRUCTURE |
| |  LIGHTING ELEMENT |
| |  BARBECUE |
| |  INTEGRATED TIMBER BENCH SET ON TOP OF PLANTER BED PLANTER WALL (450mm OR 900mm HIGH) |
| |  PUBLIC BENCH SEAT |

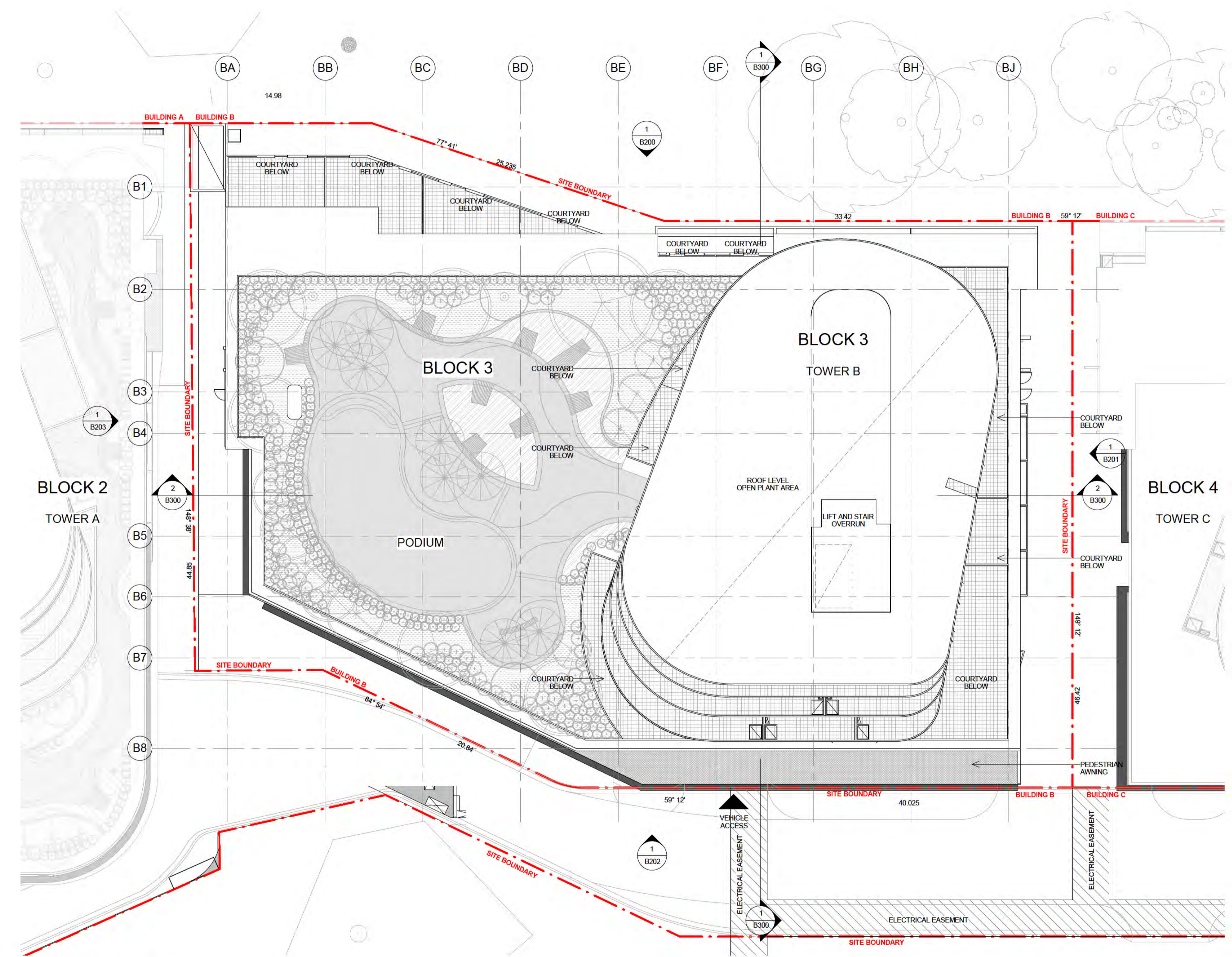


DRAWING No. L505.6 ISSUED: 02.09.2015



GFA SCHEDULE - BUILDING B - OVERALL

LEVEL	AREA
BASEMENT 1.5	180 m ²
GROUND LEVEL	600 m ²
LEVEL 1	640 m ²
LEVEL 2	640 m ²
LEVEL 3	640 m ²
LEVEL 4	640 m ²
LEVEL 5	836 m ²
LEVEL 6	835 m ²
LEVEL 7	835 m ²
LEVEL 8	835 m ²
LEVEL 9	835 m ²
LEVEL 10	835 m ²
LEVEL 11	835 m ²
LEVEL 12	835 m ²
LEVEL 13	835 m ²
LEVEL 14	835 m ²
LEVEL 15	835 m ²
LEVEL 16	835 m ²
LEVEL 17	835 m ²
LEVEL 18	835 m ²
LEVEL 19	835 m ²
LEVEL 20	795 m ²
LEVEL 21	751 m ²
LEVEL 22	713 m ²
TOTAL	18126 m ²



1 BUILDING B - SITE PLAN (OVERALL ROOF PLAN)
1:200

ADDITIONAL INFORMATION	DATE
1. BUILDING HEIGHT REDUCED BY 5 LEVELS	11.09.15
2. SCHEDULES UPDATED TO SHOW NEW FLOORPLANS SETBACKS LAYOUT ON TOWERS A & B	15.09.15
3. TOWER C CAP AMENDED	22.09.15

- NOTES**
- HEAD HEIGHT OVER ACCESSIBLE CAR PARKING SPACES TO BE IN ACCORDANCE WITH AS 2890.6
 - PASSENGER LIFTS TO AS 1736.12 & BCA E3.6
 - ACCESSIBLE PATH OF TRAVEL PROVIDED TO ALL SOUL OCCUPANCY UNITS SERVED BY A LIFT
 - TACTILE INDICATORS TO ROAD CROSSINGS AS PER AS 1428.4
 - ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO AS 128.1
 - ALL DOORS SINGLE LEAF 920mm OR ACTIVE LEAF OF DOUBLE DOORS MIN 920mm
 - ACCESS TO WASTE ROOM NOT PROVIDED TO TENANTS
 - ALL FLOOR SURFACES TO BE SLIP RESISTANT, BROOM FINISHED CONCRETE EXTERNAL (OR SIMILAR), SLIP RESISTANT FLOOR FINISH INTERNALLY (TO BE SELECTED BY COMMERCIAL TENANT)
 - HANDRAIL TO AS 1428.1
 - EXTERNAL LIGHTING DESIGNED IN ACCORDANCE WITH AS 1158.3 - LIGHTING OF ROADS & PUBLIC SPACES & TO THE ACT CRIME PREVENTION & URBAN DESIGN RESOURCES MANUAL
 - TO BE READ IN CONJUNCTION WITH LANDSCAPE DRAWINGS
 - ALL ADAPTABLE UNITS TO COMPLY WITH AS 4299-1995 & THE ACCESS MOBILITY CODE
 - REFER TO ACOUSTIC REPORT
 - REFER TO WIND REPORT
 - TENANCY LAYOUT, RETAIL CONFIGURATION & ACCESS OFF STREET TENANCIES TO BE CONFIRMED WITH SUBSEQUENT INDIVIDUAL DEVELOPMENT APPLICATIONS
 - MINIMUM SIGHTLINES FOR PEDESTRIAN SAFETY WILL OCCUR IN ACCORDANCE WITH AS 2890.1
- LEGEND**
- ADAPTABLE PARKING
 - BICYCLE PARKING
 - STORAGE AREA 2400mm x 600mm
 - VISITOR PARKING
 - CAR PARK MIRRORS
 - DRYING AREA
 - CONDENSOR UNITS
 - SITE BOUNDARY



GEOCON GUNGALIN
GUNGALIN

DA-B100 BUILDING B - SITE PLAN (ROOF PLAN)

NOT TO BE USED FOR CONSTRUCTION

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

revision C date 22.09.15 project 4188



LEGEND

- LEASEHOLD BOUNDARY
 - LANDSCAPE STAGING BOUNDARY
 - STREET TREE TO BE RETAINED
Fence tree as detailed
 - ADJACENT OPEN SPACE TREES
Fence tree as detailed
 - EXISTING VERGE GRASSING TO BE REMOVED- Refer to detail drawings for details
 - TREE PROTECTION FENCING
Refer to tree protection notes
 - PROPOSED SCREENING SHRUBS AND TREES
- | SYM | Plant Species | TOT | Minimum Stock Size |
|-----|--|-----|--------------------|
| PYc | <i>Pinus betulata</i> 'Southwood Dancer' | 3 | 100L/3m |
| UPI | <i>Ulmus parvifolia</i> 'Todd' | 3 | 150L/3.5m |
| VII | <i>Viburnum tinus</i> -spacing 900mm CC | 88 | 200mm pot |
- SCREENING SHRUBS BETWEEN CHILDCARE CENTRE AND RESIDENTIAL
 - PROPOSED PINE BARK MULCH UNDER TREES
 - OPEN SPACE GRASSING TO BE REGRADED AND REINSTATED IN AREAS OF DISTURBANCE IF REQUIRED
 - PLANTING AND SEATING WALLS PROPOSED ON VERGE, REFER TO LANDSCAPE PLANS FOR DETAILS
 - VERGE GRASSING TO BE REGRADED AND REINSTATED IN AREAS OF DISTURBANCE IF REQUIRED
 - PROPOSED FOOTPATH CONNECTION ON VERGE

TREE PROTECTION CONDITIONS

- STANDARD CONDITIONS**
- A copy of these conditions shall be kept on site from the time that the protective fences are erected to the time that all works are completed on site.
- Tree removal**
- All protected trees are to be retained unless otherwise stated in Specific Conditions below.
- Fencing of protected trees**
- 1800 mm high chain wire protective fence at the extent of the tree protection zones as identified in the 'Tree Protection Act 2005'.
 - The protective fences shall be erected prior to the commencement of any earthworks, construction or demolition activity on any part or stage of the development and shall remain in place until all construction works are completed.
 - The protective fence shall be maintained in good order for the duration of the construction works.
 - A Tree Protection Sign, as specified by Environment ACT, shall be prominently displayed on the fences of all fenced off areas.
- No activities permitted within the fenced off area**
- No activities are permitted in the fenced off area unless otherwise stated in Specific Conditions below.
 - Tree surgery will be permitted to trees requiring such action. Activity is to be undertaken in accordance with AS 4373 by a qualified arboriculturist to ensure that the activity results in a balanced tree.
- SPECIFIC CONDITIONS**
- Protective Fencing**
- Protective fencing is to be erected and maintained in accordance with the Standard Conditions except for trees included on the drawings that are affected by works adjacent to trees. These trees are to be fenced to the tree protection zone with the exception of the area identified as 'affected' and may include a 1 metre buffer area to allow works to occur.
 - For the purposes of these conditions, the area inside the protective fencing is referred to as the 'fenced off area'.
- Tree Removal**
- Only trees that have been endorsed within the Landscape Management Protection Plan as marked for removal may be removed.
- Services**
- Services and Utilities reticulation is permitted in accordance with the following conditions:
 - Works under the Canopy extent must be undertaken by underboring.
 - Works within the Tree Protection Zone but outside the drip line must be undertaken by hand excavation.
 - No roots greater than 50mm in diameter are damaged; and
 - Are at the minimum depth provided by the relevant Standards or Authority requirements.

- Low Impact Works**
- Low Impact activity may occur within the fenced off areas of trees (other than Registered Trees and those classified as being of 'Exceptional' quality) for the purpose of "light works", which includes the constructing footpaths, bike paths, driveways, swale drains, specific footing, garden beds and the like, provided the activity is in accordance with the following conditions:
- The cultivation of soil for irrigation and shrub beds is not considered a groundwork activity provided it is in accordance with the limitations below.
 - Generally, no activity occurs within 3 metres of the trunk, with the exception of landscaping activities specified below.
 - Garden beds, where within 3 metres of the trunk must be no greater than 300mm in depth, excavation is limited to 50mm and where the garden beds adjoin a tree, a gravel breathing layer is used.
 - Fences and walls within the drip line and more than 3 metres from the trunk will not be allowed unless pliers are used at 2.5m centre. No strip footings permitted.
 - Any soil required for landscaping and irrigation purposes adjacent to trees must not be excavated below 50mm and result in soil which would exceed the natural surface level by 100mm.
 - Generally, excavation is limited to a depth of 150mm below natural ground level, except where it may be specified within the specific conditions.
 - No roots greater than 50mm in diameter are damaged;
 - The excavated area for footpaths, swale drains, bike paths etc is less than 2.5 metres in width.
 - Protective fences may be moved to provide sufficient space to allow footpaths, bike paths or swale drains to be constructed whilst continuing to protect areas not affected by the activity; and
 - Where there are existing structures, paths and services, low impact works may be undertaken provided there is no increase in the development footprint and excavation is limited to a depth of 300mm below natural ground level.
- Notice**
- Failure to comply with the above conditions is an offence under the Tree Protection Act 2005 and may result in an infringement notice of up to \$1,000 for an individual or \$5,000 for a corporation. Prosecution of a more serious offence may result in a criminal conviction and a penalty of up to \$40,000 for an individual or a penalty of up to \$200,000 for a corporation.

LANDSCAPE MANAGEMENT NOTES

- 1.0 GENERAL NOTES:**
- 1.1 These drawings are to be read in conjunction with Vital Design Solutions and Peckvonhartel's drawings.
 - 1.2 This plan is to be implemented in accordance with "City Management Guidelines for the Protection of Public Landscape Assets Adjacent to Development Works-REF-04"
- 2.0 STORAGE OF CONSTRUCTION MATERIALS**
- 2.1 No construction material to be stored inside protected areas. No car parking or equipment parking to be permitted inside protected areas.
- 3.0 SITE ACCOMMODATION**
- 3.1 No site sheds, storage sheds, site amenities or billboards to be erected inside protected areas. Advertising and signage to be located within property boundary.
- 4.0 LANDSCAPE RESTORATION**
- 4.1 The landscape must be restored to pre-development conditions. Any disturbance to be reinstated to match pre development conditions and species.
- 5.0 FENCING**
- 5.1 Use 1800mm tall temporary security fence for the protection of verge trees. Fencing to be erected on commencement of construction and removed at commencement of site restoration.
- ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH: The A.C.T. Government's "Standard Specification for Urban Infrastructure Works" and the "Design Standards for Urban Infrastructure", Edition 1, Revision 0, September 2002.

NOTE
Preliminary works by other consultants shown on these drawings are for site context only and are indicative. Subject to change based on this assessment.

NOT FOR CONSTRUCTION

ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE	DRAWING STATUS
A	ISSUE FOR DA - DRAFT	28/11/2014	PG	PG BC AJ	JE	CS	DRAWING STATUS Warning unless there is an authorized SPACELAB signature in the approved for issue column, this drawing is not approved for issue. COPYRIGHT This drawing remains the property of SPACELAB Studio. It may be used for the purpose for which it was commissioned & in accordance with the terms of engagement for that commission. Unauthorised use of the drawing is prohibited.
B	ISSUE FOR DA	05/12/2014	PG	PG BC AJ	JE	CS	
C	ISSUE FOR DA - UPDATED BASED ON PLANNING COMMENTS	15/12/2014	PG	PG BC AJ	JE	CS	
D	ISSUE FOR DA - AS BBOX 2.3.4 Section 209	22/12/2015	PG	PG BC AJ	JE	CS	
E	ISSUE FOR DA - SCREENING PLANTINGS TO BOUNDARY	19/02/2015	AJ	AJ	JE	CS	
F	DA RESUBMISSION	28/02/2015	AJ	AJ	MR	CS	

CLIENT	CONSULTANTS	PROJECT	DRAWING
GEOCON BUILDING CANBERRA	SPACELAB CREATING TIMELESS PLACES	BLOCKS 2,3&4 SECTION 209 GUNGAHLIN	LANDSCAPE MANAGEMENT AND PROTECTION PLAN SHEET 18
PROJECT No 14/1075	DRAWING No L506.1	ISSUE DA	REVISION F

PARKING SCHEDULE - BUILDING B BASEMENT

TYPE	COUNT
ACCESSIBLE	2
STANDARD	59
Total	61

GFA SCHEDULE - BUILDING B - OVERALL

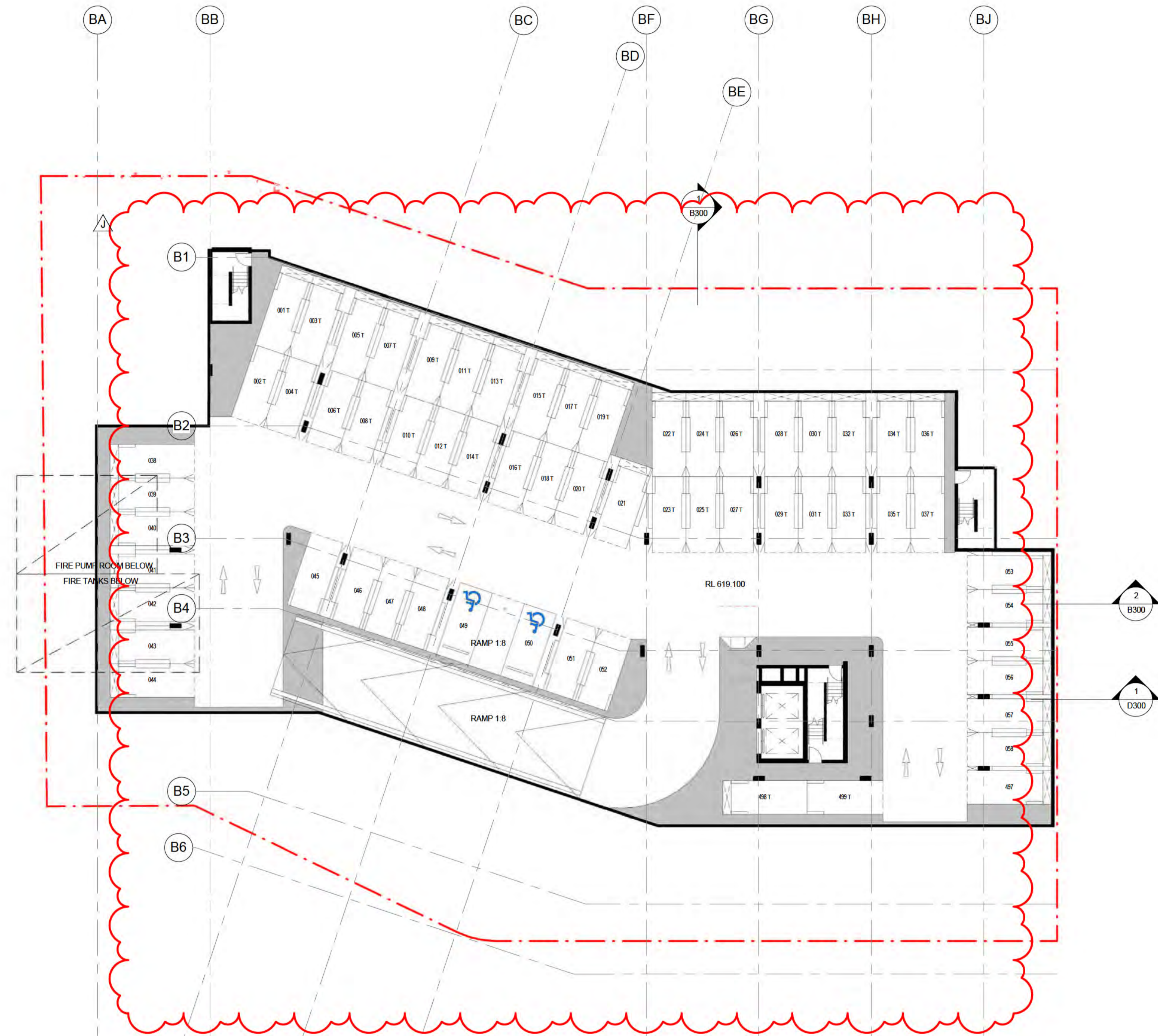
LEVEL	AREA
GROUND LEVEL	2553 m ²
LEVEL 1	2512 m ²
LEVEL 2	2624 m ²
LEVEL 3	2624 m ²
LEVEL 4	2624 m ²
LEVEL 5	931 m ²
LEVEL 6	844 m ²
LEVEL 7	844 m ²
LEVEL 8	844 m ²
LEVEL 9	844 m ²
LEVEL 10	844 m ²
LEVEL 11	844 m ²
LEVEL 12	844 m ²
LEVEL 13	844 m ²
LEVEL 14	844 m ²
LEVEL 15	844 m ²
LEVEL 16	844 m ²
LEVEL 17	844 m ²
LEVEL 18	844 m ²
LEVEL 19	844 m ²
LEVEL 20	807 m ²
LEVEL 21	753 m ²
LEVEL 22	746 m ²
TOTAL	27996 m²

DA AMENDMENTS

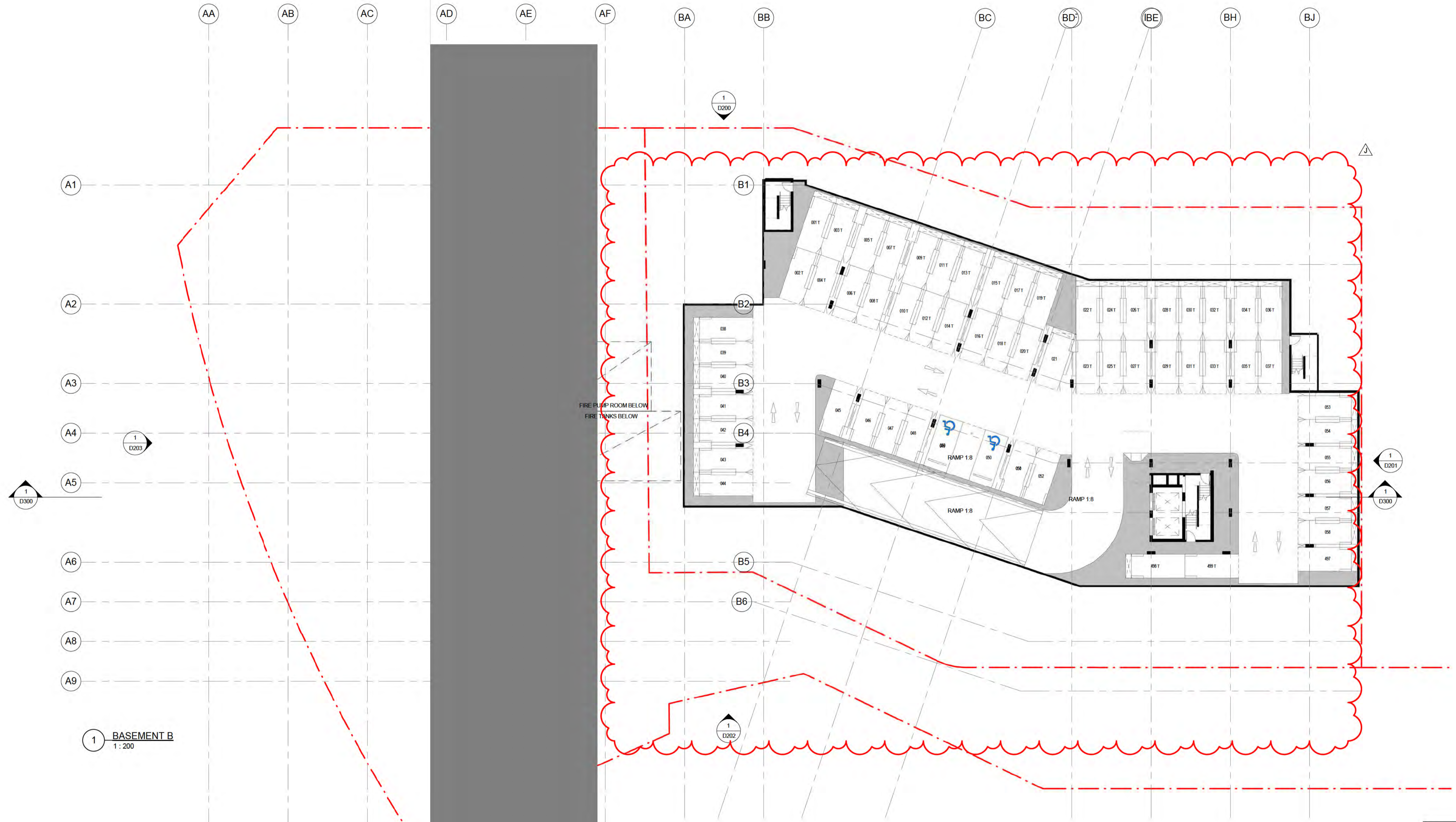
A	BUILDING A & B PODIUM LEVELS COMBINED - REVISED LANDSCAPING
B	BUILDING A & B PODIUMS COMBINED - REVISED RESIDENTIAL, RETAIL, AMENITIES AND PARKING ON GROUND FLOOR
C	PARKING NUMBERS CHANGED - OVERALL AN ADDITIONAL 10 SPACES PROVIDED
D	BUILDING A & B PODIUM LEVELS COMBINED & TOWER UNITS MODIFIED - REVISED GFA
E	BUILDING A & B PODIUM LEVELS COMBINED - REVISED RESIDENTIAL & CAR PARKING
F	REVISED BUILDING A & B TOWER LEVEL UNITS
G	BUILDING A & B PODIUM LEVELS COMBINED - REVISED ELEVATION TREATMENT
H	BUILDING A BASEMENT LEVELS DELETED
I	REVISED PODIUM UNIT LAYOUTS FOR BUILDINGS A&B
J	BUILDING B BASEMENT REVISED
K	UNIT MAKE UP REVISED
L	ADAPTABLE UNIT PLANS REVISED

NOTES

- HEAD HEIGHT OVER ACCESSIBLE CAR PARKING SPACES TO BE IN ACCORDANCE WITH AS 2890.6
- PASSENGER LIFTS TO AS 1736.12 & BCA E3.6
- ACCESSIBLE PATH OF TRAVEL PROVIDED TO ALL SOLE OCCUPANCY UNITS SERVED BY A LIFT
- TACTILE INDICATORS TO ROAD CROSSINGS AS PER AS 1428.4
- ENTRANCE TO ALL BUILDINGS ALONG ACCESSIBLE PATH OF TRAVEL ARE ACCESSIBLE TO AS 128.1
- ALL DOORS SINGLE LEAF 920mm OR ACTIVE LEAF OF DOUBLE DOORS MIN 920mm
- ACCESS TO WASTE ROOM NOT PROVIDED TO TENANTS
- ALL FLOOR SURFACES TO BE SLIP RESISTANT, BROOM FINISHED CONCRETE EXTERNAL (OR SIMILAR), SLIP RESISTANT FLOOR FINISH INTERNALLY (TO BE SELECTED BY COMMERCIAL TENANT)
- HANDRAIL TO AS 1428.1
- EXTERNAL LIGHTING DESIGNED IN ACCORDANCE WITH AS 1158.3 - LIGHTING OF ROADS & PUBLIC SPACES & TO THE ACT CRIME PREVENTION & URBAN DESIGN RESOURCES MANUAL
- TO BE READ IN CONJUNCTION WITH LANDSCAPE DRAWINGS
- ALL ADAPTABLE UNITS TO COMPLY WITH AS 4299-1995 & THE ACCESS MOBILITY CODE
- REFER TO ACOUSTIC REPORT
- REFER TO WIND REPORT
- TENANCY LAYOUT, RETAIL CONFIGURATION & ACCESS OFF STREET TENANCIES TO BE CONFIRMED WITH SUBSEQUENT INDIVIDUAL DEVELOPMENT APPLICATIONS
- MINIMUM SIGHTLINES FOR PEDESTRIAN SAFETY WILL OCCUR IN ACCORDANCE WITH AS 2890.1



ADDITIONAL INFORMATION	DATE
1. BUILDING HEIGHT REDUCED BY 5 LEVELS	11.09.15
2. SCHEDULES UPDATED TO SHOW NEW FLOORPLANS SETBACKS LAYOUT ON TOWERS A & B	15.09.15
3. TOWER C CAP AMENDED	22.09.15
4. BUILDING A & B PODIUMS COMBINED	14.10.15
5. UNIT TYPES & LANDSCAPING REFINED	18.11.15
6. PODIUM SETBACK FROM NORTH BOUNDARY INCREASED. UNIT TYPES & LANDSCAPING REFINED	05.02.16



DA AMENDMENTS	
A	BUILDING A & B PODIUM LEVELS COMBINED - REVISED LANDSCAPING
B	BUILDING A & B PODIUMS COMBINED - REVISED RESIDENTIAL, RETAIL, AMENITIES AND PARKING ON GROUND FLOOR
C	PARKING NUMBERS CHANGED - OVERALL AN ADDITIONAL 10 SPACES PROVIDED
D	BUILDING A & B PODIUM LEVELS COMBINED & TOWER UNITS MODIFIED - REVISED GFA
E	BUILDING A & B PODIUM LEVELS COMBINED - REVISED RESIDENTIAL & CAR PARKING
F	REVISED BUILDING A & B TOWER LEVEL UNITS
G	BUILDING A & B PODIUM LEVELS COMBINED - REVISED ELEVATION TREATMENT
H	BUILDING A BASEMENT LEVELS DELETED
I	REVISED PODIUM UNIT LAYOUTS FOR BUILDINGS A&B
J	BUILDING B BASEMENT REVISED
K	UNIT MAKE UP REVISED
L	ADAPTABLE UNIT PLANS REVISED



PARKING SCHEDULE - BUILDING C BASEMENT	
TYPE	COUNT
ACCESSIBLE	3
SMALL CAR	3
STANDARD	68
Total	74

ADDITIONAL INFORMATION	DATE
1. BUILDING HEIGHT REDUCED BY 5 LEVELS	11.09.15
2. SCHEDULES UPDATED TO SHOW NEW FLOORPLANS SETBACKS LAYOUT ON TOWERS A & B	15.09.15
3. TOWER C CAP AMENDED	22.09.15
4. BUILDING A & B PODIUMS COMBINED	14.10.15
5. UNIT TYPES & LANDSCAPING REFINED	18.11.15
6. PODIUM SETBACK FROM NORTH BOUNDARY INCREASED. UNIT TYPES & LANDSCAPING REFINED	05.02.16

DA AMENDMENTS	
A	BUILDING A & B PODIUM LEVELS COMBINED - REVISED LANDSCAPING
B	BUILDING A & B PODIUMS COMBINED. REVISED RESIDENTIAL, RETAIL, AMENITIES AND PARKING ON GROUND FLOOR
C	PARKING NUMBERS CHANGED. OVERALL AN ADDITIONAL 10 SPACES PROVIDED.
D	BUILDING A & B PODIUM LEVELS COMBINED & TOWER UNITS MODIFIED - REVISED OF A
E	BUILDING A & B PODIUM LEVELS COMBINED - REVISED RESIDENTIAL & CAR PARKING
F	REVISED BUILDING A & B TOWER LEVEL UNITS
G	BUILDING A & B PODIUM LEVELS COMBINED - REVISED ELEVATION TREATMENT
H	BUILDING A BASEMENT LEVELS DELETED
I	REVISED PODIUM UNIT LAYOUTS FOR BUILDINGS A&B
J	BUILDING B BASEMENT REVISED
K	UNIT MAKE UP REVISED
L	ADAPTABLE UNIT PLANS REVISED

- LEGEND**
- ADAPTABLE PARKING
 - BICYCLE PARKING
 - STORAGE AREA 2400mm x 600mm
 - VISITOR PARKING
 - CAR PARK MIRRORS
 - DRYING AREA
 - CONDENSOR UNITS
 - SITE BOUNDARY

BLOCK 2&3 SECTION 209 GUNGAHLIN LANDSCAPE WORKS

14/1075

ISSUE DATE: 05.02.2016
ISSUE: H
ISSUE FOR DA



DRAWING SCHEDULE

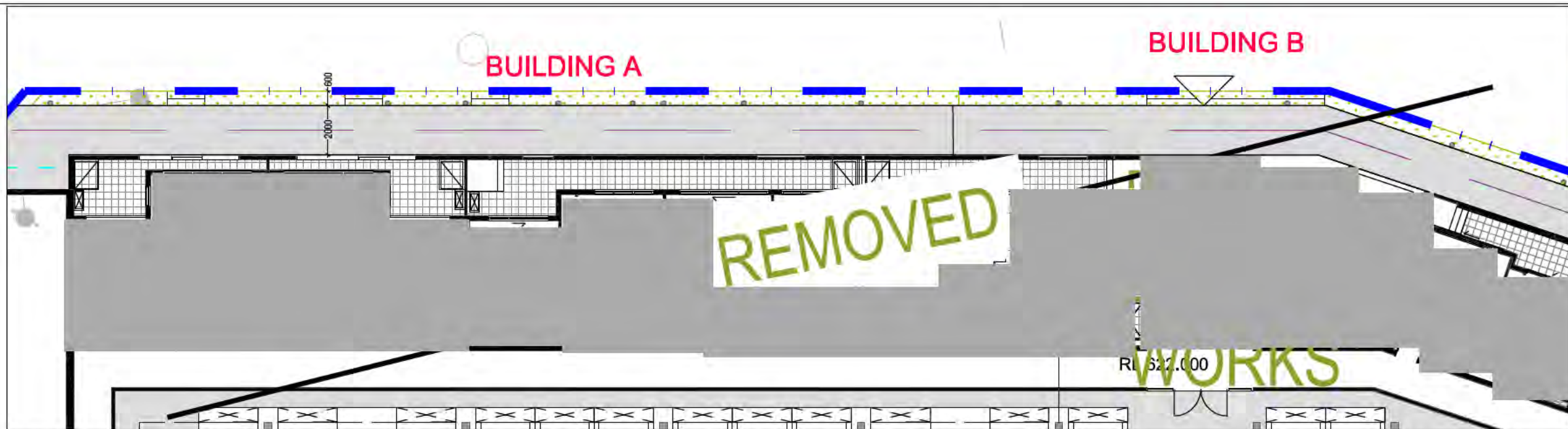
LANDSCAPE DRAWINGS:

Drawing NO.	Drawing Title	Scale @A1	Rev	Drawing NO.	Drawing Title	Scale @A1	Rev
L501.1	SURFACES, SETOUT AND GRADING- SHEET 1	1:150	H	L505.1	LANDSCAPE MATERIALS PALETTE - SHEET 12	Varies	H
L501.2	SURFACES, SETOUT AND GRADING- SHEET 2	1:100	H	L505.2	LANDSCAPE DETAILS- SHEET 13	Varies	H
L501.3	SURFACES, SETOUT AND GRADING- SHEET 3	1:100	H	L505.3	LANDSCAPE DETAILS- SHEET 14	Varies	H
L501.4	SURFACES, SETOUT AND GRADING- SHEET 4	1:100	H	L505.4	LANDSCAPE DETAILS- SHEET 15	Varies	H
L501.5	SURFACES, SETOUT AND GRADING- SHEET 5	1:100	H	L505.5	LANDSCAPE DETAILS- SHEET 16	Varies	H
L502.1	PLANTING PLAN- SHEET 6	1:150	H	L506.1	LANDSCAPE MANAGEMENT AND PROTECTION PLAN - SHEET 18	1:300	H
L502.2	PLANTING PLAN- SHEET 7	1:100	H				
L502.3	PLANTING PLAN- SHEET 8	1:100	H				
L502.4	PLANTING PLAN- SHEET 9	1:100	H				
L502.5	PLANTING PLAN- SHEET 10	1:100	H				
L502.6	PLANTING PLAN- SHEET 11	1:100	D				



DRAWING STATUS
Warning: unless there is an authorized SPACELAB signature in the approved for issue column, this drawing is not approved for issue.

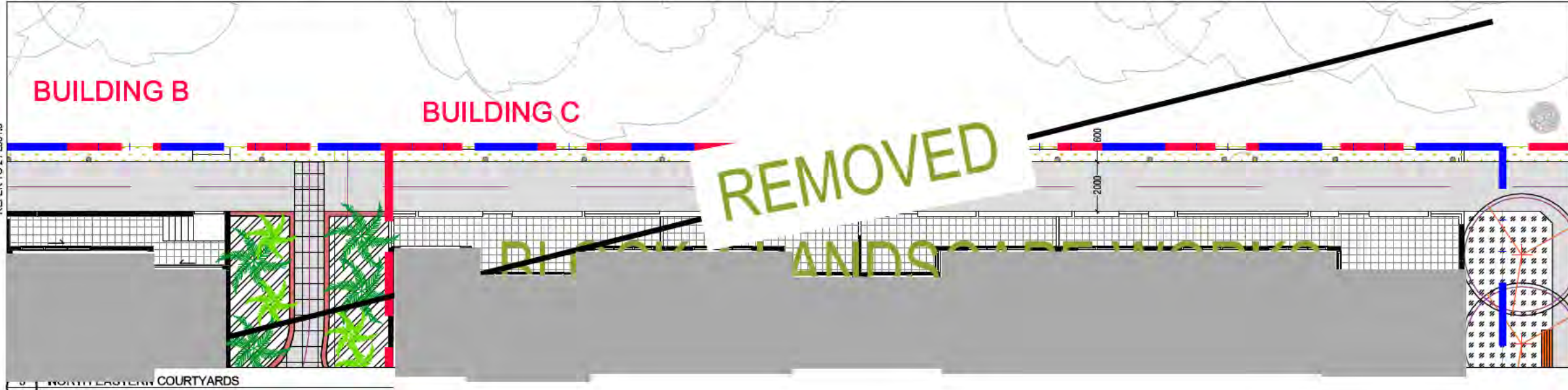
COPYRIGHT
This drawing remains the property of SPACELAB Studio. It may be used for the purpose for which it was commissioned & in accordance with the terms of engagement for that commission. Unauthorised use of the drawing is prohibited.



1 NORTH WESTERN COURTYARDS



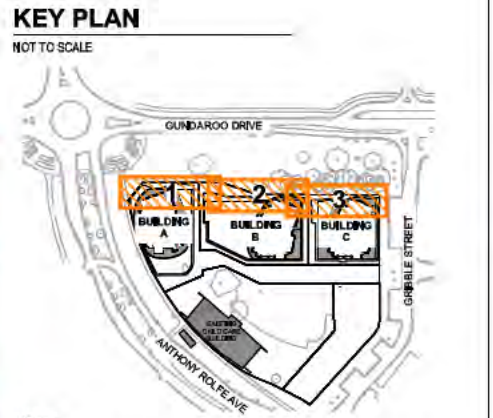
2 NORTH CENTRAL COURTYARDS



3 NORTH EASTERN COURTYARDS

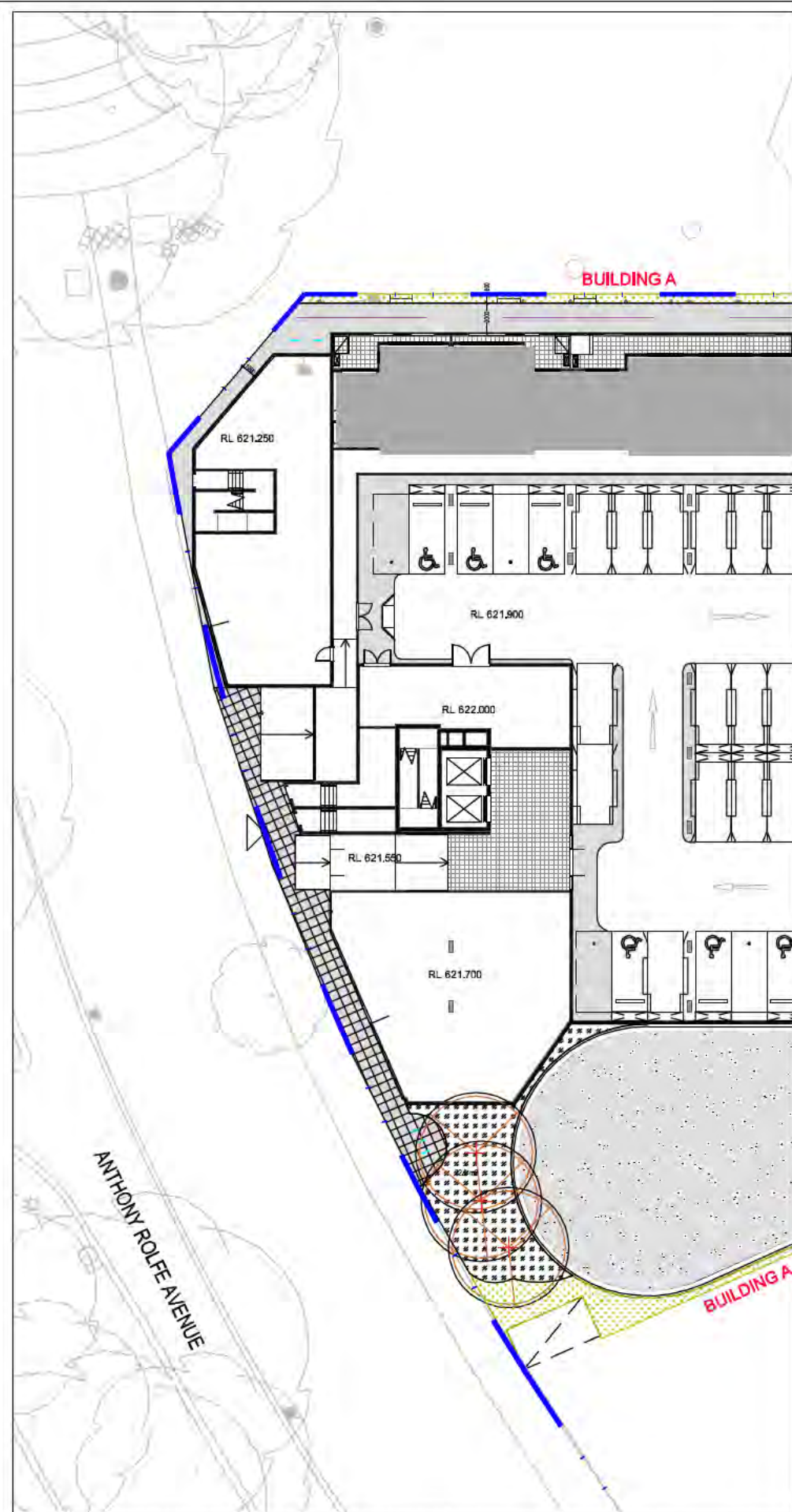
SURFACES LEGEND

- LEASEHOLD BOUNDARY
- LANDSCAPE STAGING BOUNDARY
- CANOPY TREES
Refer to planting plan for species
- METAL SUN SHELTER
Single pole fixing
- TIMBER DECKING SEATING PLATFORM
- PAVING TYPE 1: Non-slip finish
- PAVING TYPE 2: Non-slip finish
- PUBLIC CONCRETE FOOTPATH
- COLOURED CONCRETE TYPE 1: Sawcut as detailed
- COLOURED CONCRETE TYPE 2: Sawcut as detailed
- PRIVATE COURTYARD PAVING
PAVING TYPE 1: Non-slip finish
- 400mm WIDE CONCRETE SEATWALL
- 200mm WIDE CONCRETE PLANTER WALL
- 450mm DEEP PLANTER BED
- 900mm DEEP PLANTER BED
- PLANTED RAIN GARDEN
- NATURAL PLANTER BED
- BBQ
- SCULPTURAL LIGHT POLE LOCATION
- TREE PIT
- SUPPLY AND INSTALL SARAH BENCH SEAT BY BOTTON AND GARDINER
- ACCESS GATE FROM PRIVATE COURTYARD TO PUBLIC PATHWAY
- ACCESS ROAD - TO ENGINEERS DETAILS
- RELATIVE LEVEL
- SLOPE / FALL
- IMPRESSED CONCRETE RUMBLE PAVING - TO BE DETAILED AT BA STAGE
- BIKE RACKS

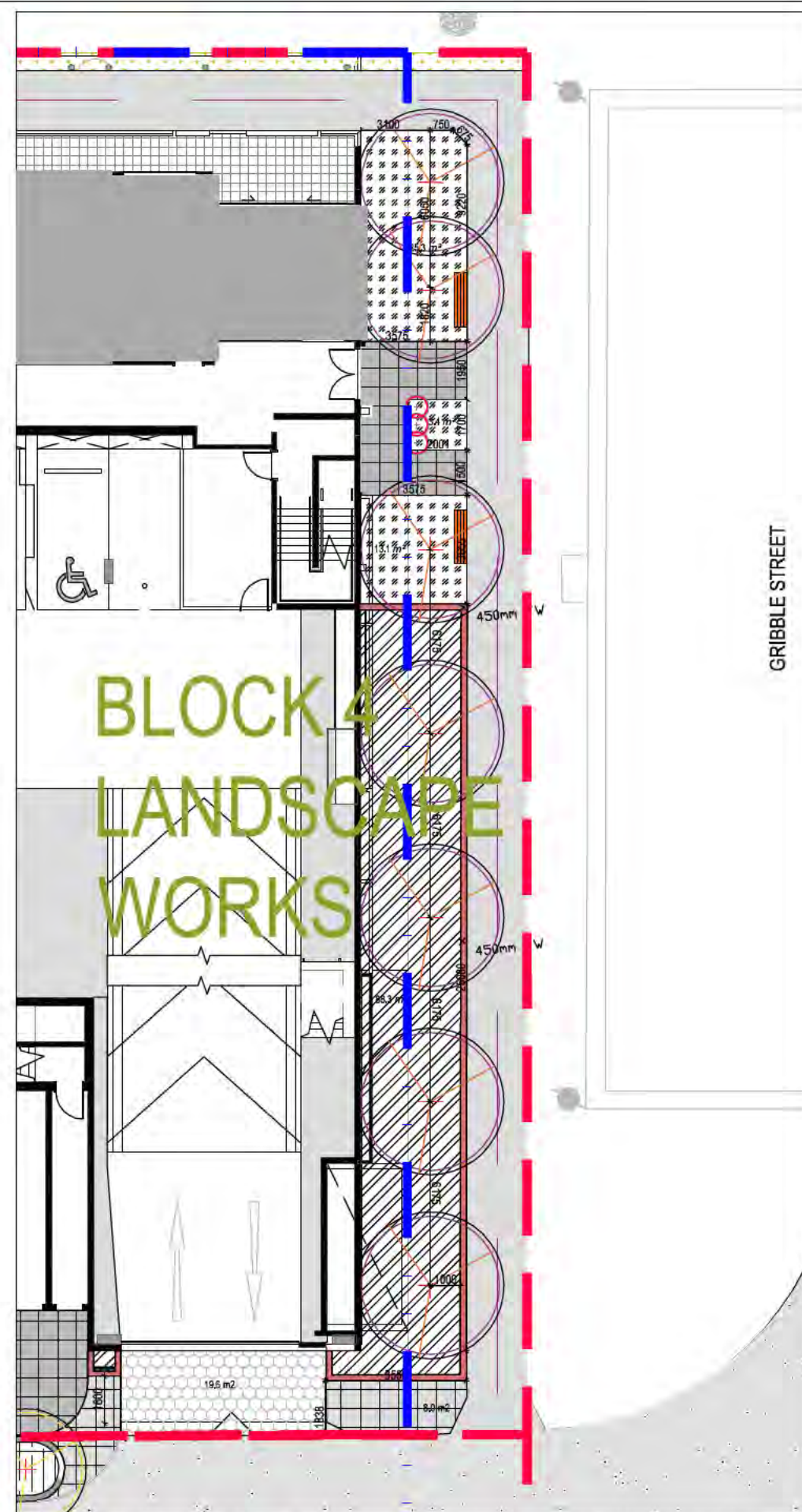


NOTE
Preliminary works by other consultants shown on these drawings are for site context only and are indicative. Subject to change based on this assessment. NOT FOR CONSTRUCTION

ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE	DRAWING STATUS	CLIENT	CONSULTANTS	PROJECT	DRAWING	SCALE	SCALE				
H	ISSUE FOR DA - POOL PODIUM LANDSCAPE REVISED	06/02/2016	AJ	AJ	MR	CS	WARNING: Unless there is an authorized SPACELAB signature in the approved for issue column, this drawing is not approved for issue. COPYRIGHT This drawing remains the property of SPACELAB Studio. It may be used for the purpose for which it was commissioned & in accordance with the terms of engagement for that commission. Unauthorised use of the drawing is prohibited.	GEOCON BUILDING CANBERRA	 CREATING TIMELESS PLACES	pvh	PROJECT B 2 AND 3 SECTION 209 GUNGALIN PRIVATE COURTYARDS	DRAWING SURFACES & SETOUT SHEET 4	SCALE: 1:100 SCALE: 1:200				
B	ISSUE FOR DA	06/12/2014	PG	PG BC AJ	JE	CS											
C	ISSUE FOR DA - AS 2009	22/01/2015	PG	PG BC AJ	JE	CS											
D	DA RESUBMISSION	31/09/2015	PG	MR	AJ	CS											
E	DA RESUBMISSION - GROUND FLOOR BUILDING COMMITMENTS	15/09/2015	PG	AJ	AJ	CS											
F	DA RESUBMISSION - AMALGAMATED BUILDINGS AND B	10/11/2015	PG	AJ	AJ	CS											
G	DA RESUBMISSION - WASTE VEHICLE SHEEP PATHS	23/11/2015	AJ	AJ	AJ	CS											
PROJECT: B 2 AND 3 SECTION 209 GUNGALIN PRIVATE COURTYARDS																	
DRAWING: SURFACES & SETOUT SHEET 4																	
PROJECT NO: 14/1075 DRAWING NO: L501.A ISSUE: DA REVISION: H																	



1 GROUND FLOOR SURFACES - WESTERN EDGE OF BUILDING A (ADJACENT TO ANTHONY ROLFE AVE)

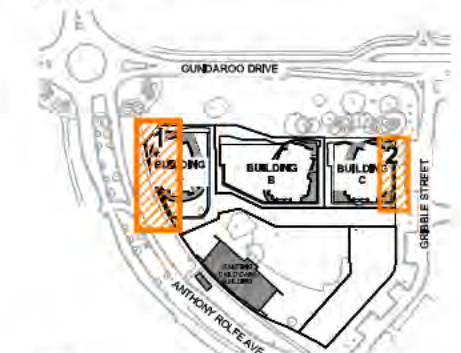


2 GROUND FLOOR SURFACES - EASTERN EDGE OF BUILDING C (ADJACENT TO GRIBBLE STREET)

SURFACES LEGEND	
	LEASEHOLD BOUNDARY
	LANDSCAPE STAGING BOUNDARY
	CANOPY TREES Refer to planting plan for species
	METAL SUN SHELTER Single pole fixing
	TIMBER DECKING SEATING PLATFORM
	PAVING TYPE 1: Non-slip finish
	PAVING TYPE 2: Non-slip finish
	PUBLIC CONCRETE FOOTPATH
	COLOURED CONCRETE TYPE 1: Sawcut as detailed
	COLOURED CONCRETE TYPE 2: Sawcut as detailed
	PRIVATE COURTYARD PAVING PAVING TYPE 1: Non-slip finish
	400mm WIDE CONCRETE SEATWALL
	200mm WIDE CONCRETE PLANTER WALL
	450mm DEEP PLANTER BED
	900mm DEEP PLANTER BED
	PLANTED RAIN GARDEN
	NATURAL PLANTER BED
	BARBEQUE
	SCULPTURAL LIGHT POLE LOCATION
	TREE PIT
	SUPPLY AND INSTALL SARAH BENCH SEAT BY BOTTON AND GARDINER
	ACCESS GATE FROM PRIVATE COURTYARD TO PUBLIC PATHWAY
	ACCESS ROAD - TO ENGINEERS DETAILS
	RELATIVE LEVEL
	SLOPE / FALL
	IMPRESSED CONCRETE
	RUMBLE PAVING
	BIKE RACKS

KEY PLAN

NOT TO SCALE



NOTE
Preliminary works by other consultants shown on these drawings are for site context only and are indicative. Subject to change based on this assessment. NOT FOR CONSTRUCTION

ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE	DRAWING STATUS
H	ISSUE FOR DA - POOL PODIUM LANDSCAPE REVISED	05/02/2016	AJ	AJ	MR	CS	Warning unless there is an authorized SPACELAB signature in the approved for issue column, this drawing is not approved for issue.
B	ISSUE FOR DA	05/12/2014	PG	PG/BC/AJ	JE	CS	
C	ISSUE FOR DA - AS 2009	22/01/2015	PG	PG/BC/AJ	JE	CS	
D	DA RESUBMISSION	31/09/2015	PG	MR	AJ	CS	
E	DA RESUBMISSION - GROUND FLOOR CONFINEMENTS	15/08/2015	PG	AJ	AJ	CS	
F	DA RESUBMISSION - AMALGAMATED BUILDINGS AND S	10/11/2015	PG	AJ	AJ	CS	
G	DA RESUBMISSION - WASTE VEHICLE SHEEP PATH	23/11/2015	AJ	AJ	AJ	CS	

COPYRIGHT
This drawing remains the property of SPACELAB Studio. It may be used for the purposes for which it was commissioned & in accordance with the terms of engagement for that commission. Unauthorised use of the drawing is prohibited.

CLIENT
GEOCON
BUILDING CANBERRA

CONSULTANTS
SPACELAB
DESIGNING TIMELESS PLACES

pvh

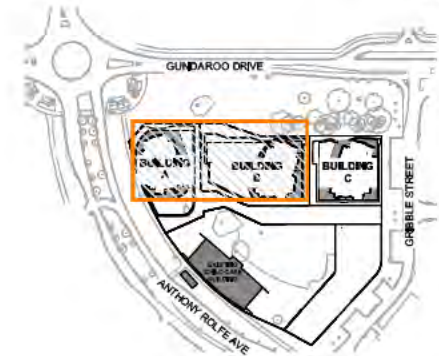
PROJECT
B 2 AND 3 SECTION
209 GUNGAHLIN
PUBLIC BUILDING EDGES

PROJECT NO	DRAWING NO	ISSUE	REVISION
14/1075	L501.5	DA	H



KEY PLAN

NOT TO SCALE



PLANTING LEGEND - Podium A/B

LEASEHOLD BOUNDARY
LANDSCAPE STAGING BOUNDARY

PROPOSED TREES Note: All trees to be anchored to roof structure.

SYM	Plant Species	TOT	Minimum Stock Size
PYc	<i>Pyrus calleryana</i> 'Bursanoze'	20	150L/3.5m
GTc	<i>Gleditsia macrantha</i> 'Spectrum'	6	150L/3.5m
UPr	<i>Ulmus parviflora</i> 'Toot'	3	150L/3.5m
LPT	<i>Lagerstroemia speciosa</i> 'Fantasy'	5	150L/3.5m
MgE	<i>Magnolia grandiflora</i> 'Conoult'	10	100L/3m
DIT	<i>Dioscorea antarctica</i>	7	1.5m tall
DID	<i>Dioscorea antarctica</i>	12	0.5m tall
Xha	<i>Xanthorrhoea australis</i>	6	400mm pot 40-50cm tall

PROPOSED SHRUBS/PERENNIALS

SYM	Plant Species	SPACING	TOT	Min Stock Size	Rate
WbG	<i>Westringia filicaulis</i> 'Glen'	0.8m	70	140mm pot	8 / m ²
CoA	<i>Correa alba</i>	0.8m	86	140mm pot	8 / m ²

PROPOSED GROUNDCOVERS

SYMCode	Plant Species	Total	Stock size	Rate
CG	<i>Casuarina glauca</i> 'Counilt'	128	140mm pot	2 / m ²
ChA	<i>Chrysanthemum apiculatum</i>	99	140mm pot	6 / m ²
HM	<i>Hardenbergia 'Moerna'</i>	171	140mm pot	2 / m ²
MY	<i>Myoporum parviflorum</i> 'Yarandu'	124	140mm pot	2 / m ²
SH	<i>Scaevola humilis</i> 'Purple Fuster'	24	140mm pot	2 / m ²
TS	<i>Thymus praecox</i> 'Coccineus'	40	140mm pot	9 / m ²

Note: All where ground covers have been specified adjacent walls they are to be planted in an evenly offset line.

PROPOSED GRASSES AND FLAXES

SYM	Plant Species	Total	Stock size	Rate
PE	<i>Poa labillardieri</i> 'Ensisol'	810	140mm pot	6 / m ²

OTHER PLANTINGS

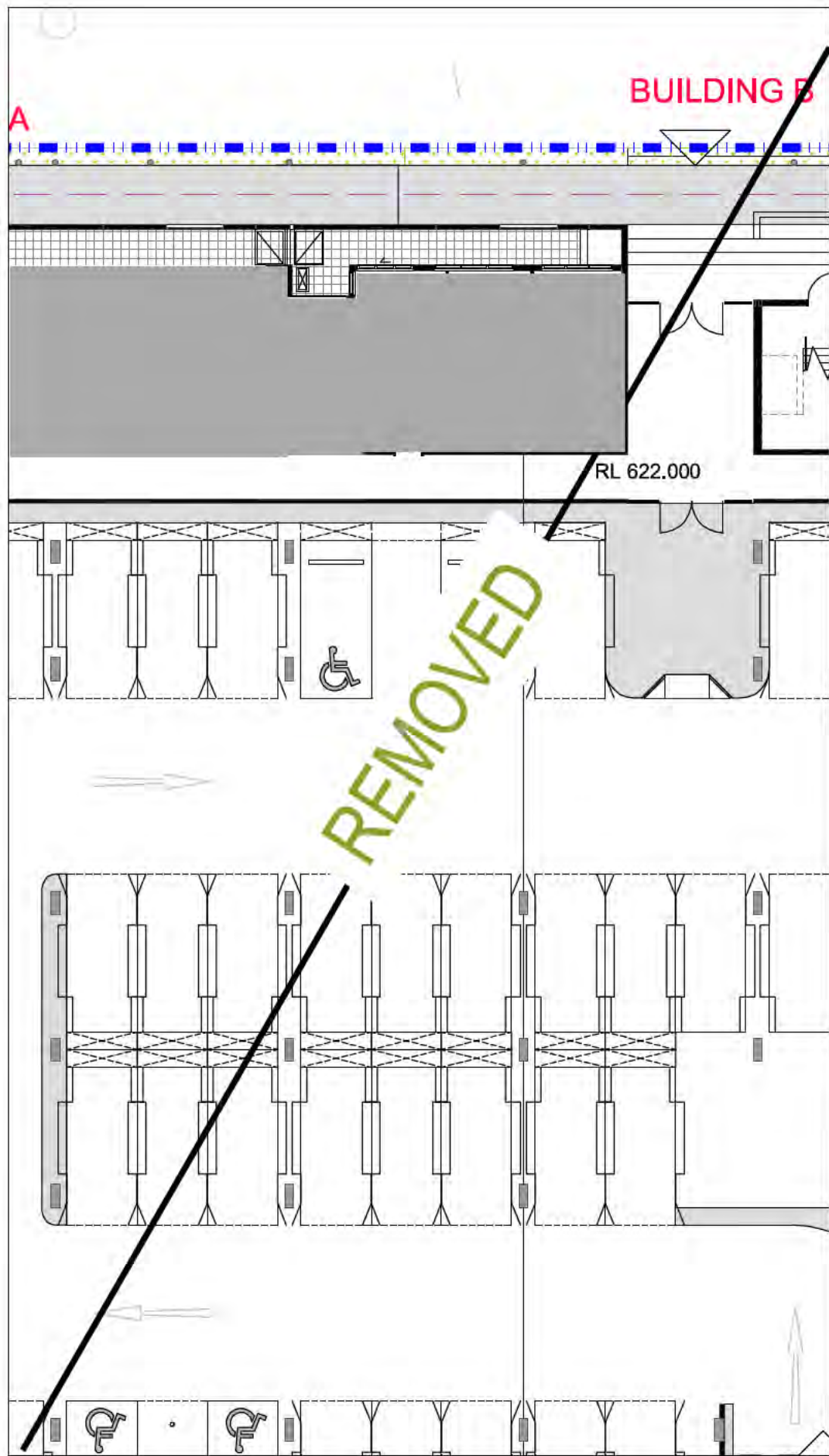
SYM	Plant Species	Total	Stock size	Rate
PO+	<i>Pteris caudata</i>	336	140mm pot	6 / m ²
SB	<i>Stachys byzantina</i>	48	140mm pot	6 / m ²
AcA	<i>Acanthus mollis</i>	248	140mm pot	4 / m ²

GENERAL NOTES:
ENSURE ALL PLANTINGS ADJACENT PATHS AND DRIVEWAYS ARE PLANTED CC MATURE WIDTH OF PLANT (AS SHOWN) + 0.2m SETBACK.
ALL PLANTING TO BE IRRIGATED.

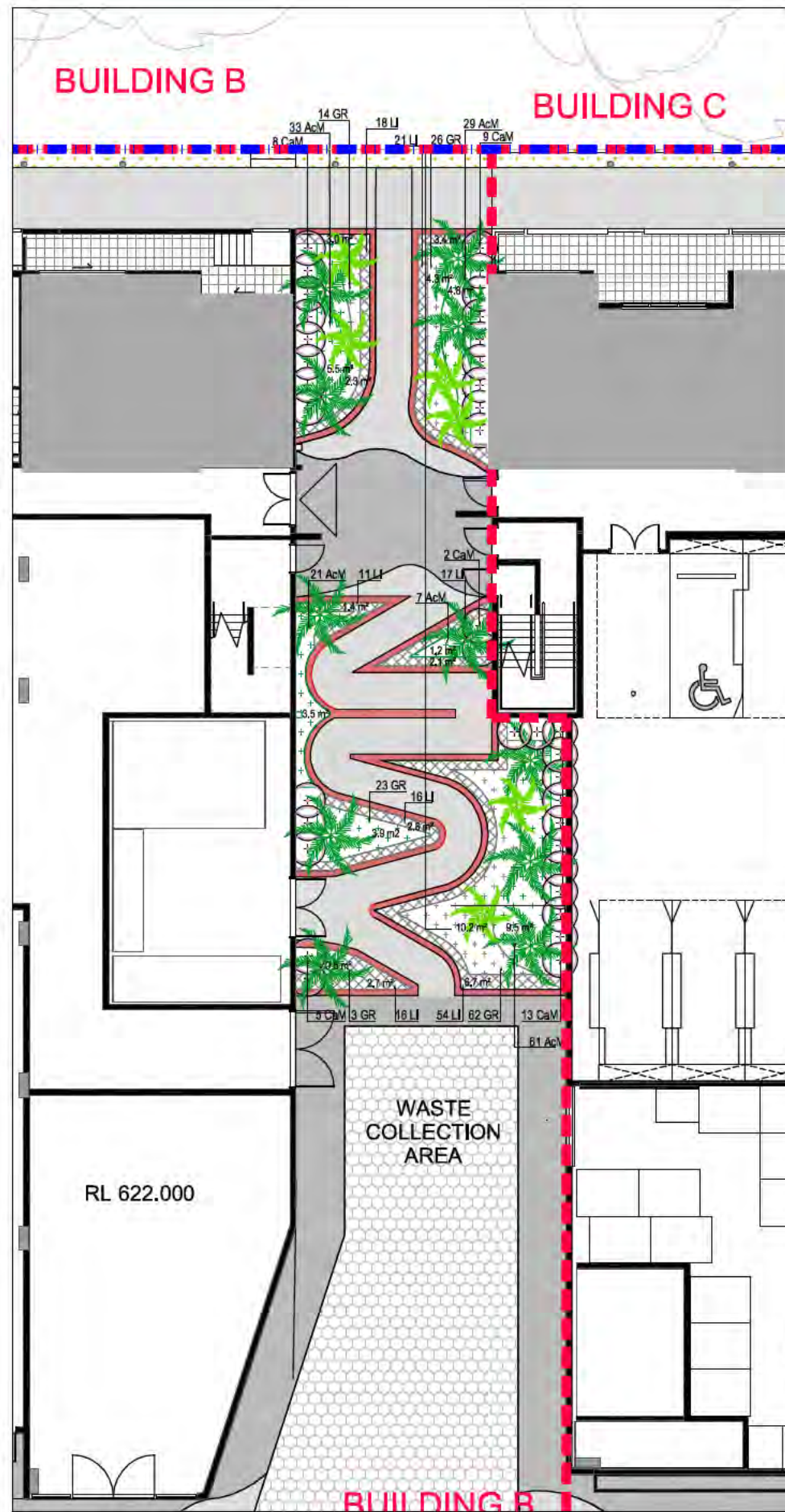
NOTE:
Preliminary works by other consultants shown on these drawings are for site context only and are Indicative. Subject to change based on this assessment.

NOT FOR CONSTRUCTION

ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE	DRAWING STATUS	CLIENT	CONSULTANTS	PROJECT	DRAWING	SCALE	SCALE
H	ISSUE FOR DA - POOL, PODIUM LANDSCAPE REVISED	06/02/2016	AJ	AJ	MR	CS	Warning unless there is an authorized SPACELAB signature in the approved for issue column, this drawing is not approved for issue.	GEOCON	SPACELAB	B 2 AND 3 SECTION 209 GUNGALHIN BUILDING A/B PODIUM	PLANTING PLAN SHEET 6	1:100	1:200
B	ISSUE FOR DA	05/12/2014	RG	PG BC AJ	JE	CS							
C	ISSUE FOR DA - AS 2009	22/01/2015	RG	PG BC AJ	JE	CS							
D	DA RESUBMISSION	31/08/2015	RG	AJ MR	CS	CS							
F	DA RESUBMISSION - GROUND FLOOR BUILDING AMENDMENTS	25/09/2015	RG	AJ	CS	CS							
F	DA RESUBMISSION - AMALGAMATED BUILDINGS A AND B	19/11/2015	AJ	AJ	CS	CS							
G	DA RESUBMISSION - WASTE VEHICLE SWEEP PATHS	23/11/2015	AJ	AJ	MR	CS							



1 GROUND FLOOR PUBLIC COURTYARD BETWEEN BUILDING A AND B



2 GROUND FLOOR PUBLIC COURTYARD BETWEEN BUILDING B AND C

PLANTING LEGEND - Building A
Common Space Landscape

--- LEASEHOLD BOUNDARY
- - - LANDSCAPE STAGING BOUNDARY

PROPOSED CANOPY TREES

SYM	Plant Species	TOT	Minimum Stock Size
AdF	Acer x Fraxinus 'Jefferson'	4	150L/3.5m
AdB	Acer rubrum 'Bowling'	13	150L/3.5m

PROPOSED TREE FERNS

SYM	Plant Species	TOT	Minimum Stock Size
DF	Clivia miniata	10	1.5m
DF	Clivia miniata	7	0.3m

PROPOSED SHRUBS/PERENNIALS

SYM	Plant Species	SPACING	TOT	Stock Size
CaM	Camellia sasanqua 'Purpurea'	0.75m	80	200mm pot
CoA	Correa alba	0.8m	8	200mm pot
HeO	Hebe 'Clara Delacy'	0.8m	37	140mm pot

PROPOSED GROUNDCOVERS

SYM	Plant Species	Total Area	Stock size	Rate
HM	Hardyburke 'Mascot'	5 10.2m²	140mm pot	2 / m²

PROPOSED STRAPPY PLANTING

SYM	Plant Species	Total Area	Stock size	Rate
CA	Carex appressa	554 49m²	140mm pot	6 / m²
FN	Festuca nodosa	399 33m²	140mm pot	6 / m²
Q	Lilium muscari 'Evergreen Claret'	305 40m²	140mm pot	6 / m²

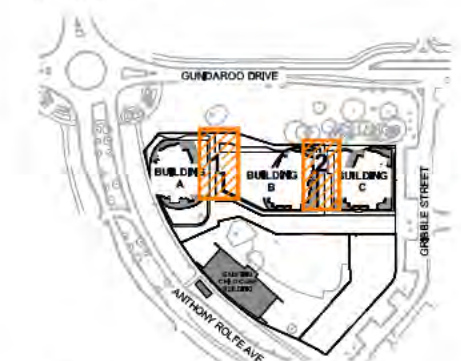
PROPOSED OTHER PLANTINGS

SYM	Plant Species	Total Area	Stock size	Rate
AcM	Acanthus mollis	170 14m²	140mm pot	6 / m²
PO	Patersonia occidentalis	158 5m²	140mm pot	6 / m²
GR	Gardenia radicans	54 9m²	140mm pot	6 / m²
AcM	Acanthus mollis	82 14m²	140mm pot	6 / m²

GENERAL NOTES:
ENSURE ALL PLANTINGS ADJACENT PATHS AND DRIVEWAYS ARE PLANTED CC MATURE WIDTH OF PLANT (AS SHOWN) + 0.2m SETBACK.
ALL PLANTING TO BE IRRIGATED.

KEY PLAN

NOT TO SCALE



NOTE
Preliminary works by other consultants shown on these drawings are for site context only and are indicative. Subject to change based on this assessment.

NOT FOR CONSTRUCTION

ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE	DRAWING STATUS
H	ISSUE FOR DA - POOL, PODIUM LANDSCAPE REVISED	06/02/2016	AJ	AJ	MR	CS	Warning unless there is an authorised SPACELAB signature in the approved for issue column, this drawing is not approved for issue.
B	ISSUE FOR DA	05/12/2014	RG	PG/BC/AJ	JE	CS	
C	ISSUE FOR DA - AS 2209	22/01/2015	RG	PG/BC/AJ	JE	CS	
D	DA RESUBMISSION	31/09/2015	RG	AJ/MR	CS	CS	
E	DA RESUBMISSION - GROUND FLOOR BUILDING AMENDMENTS	25/09/2015	RG	AJ	CS	CS	
F	DA RESUBMISSION - AMALGAMATED BUILDINGS A AND B	19/11/2015	AJ	AJ	CS	CS	
G	DA RESUBMISSION - WASTE VEHICLE SWEEP PATHS	23/11/2015	AJ	AJ	MR	CS	

DRAWING STATUS
Warning unless there is an authorised SPACELAB signature in the approved for issue column, this drawing is not approved for issue.
COPYRIGHT
This drawing remains the property of SPACELAB Studio. It may be used for the purpose for which it was commissioned & in accordance with the terms of engagement for that commission. Unauthorised use of the drawing is prohibited.

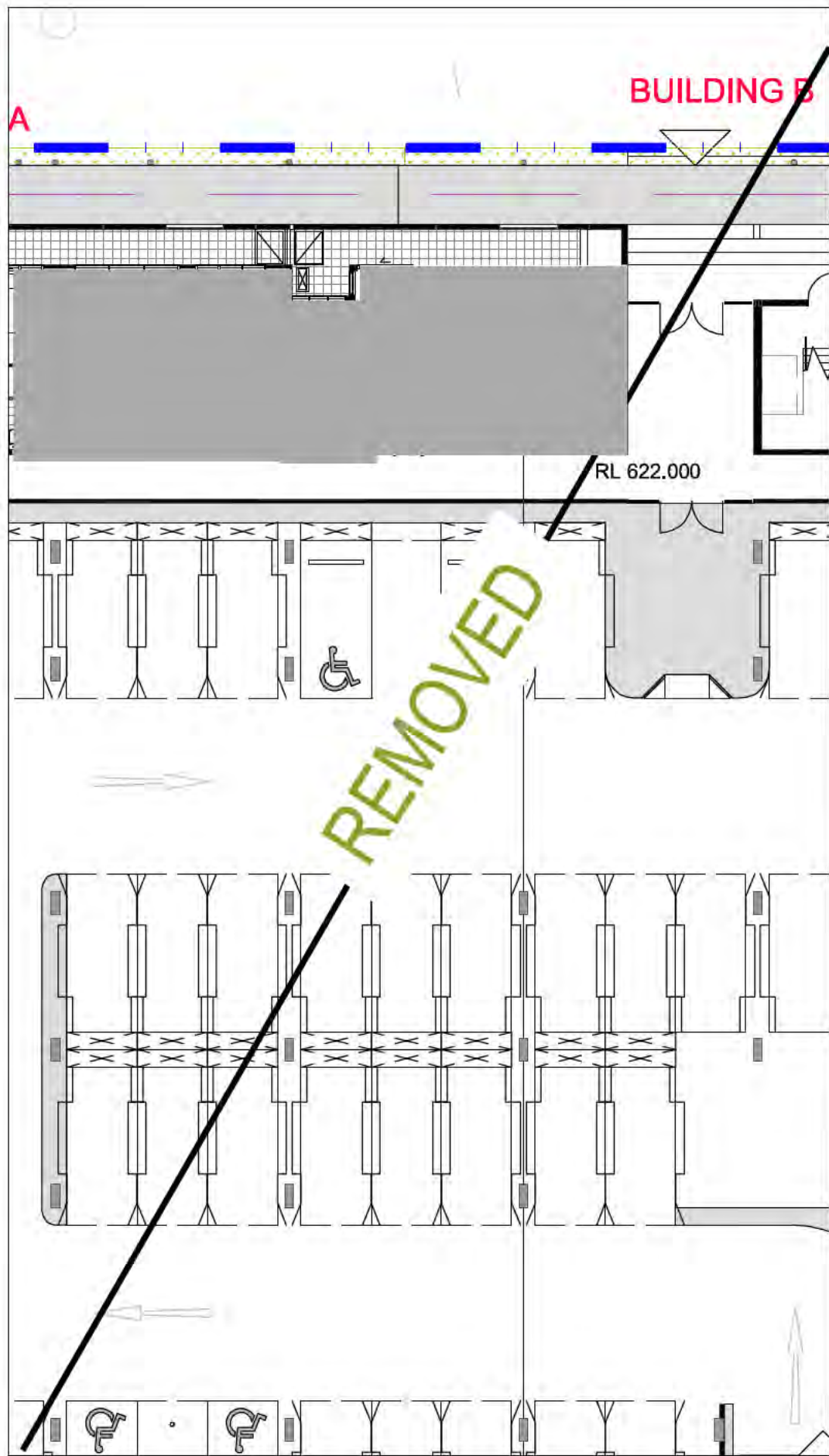
CLIENT
GEOCON
BUILDING CANBERRA

CONSULTANTS
SPACELAB
CREATING TIMELESS PLACES

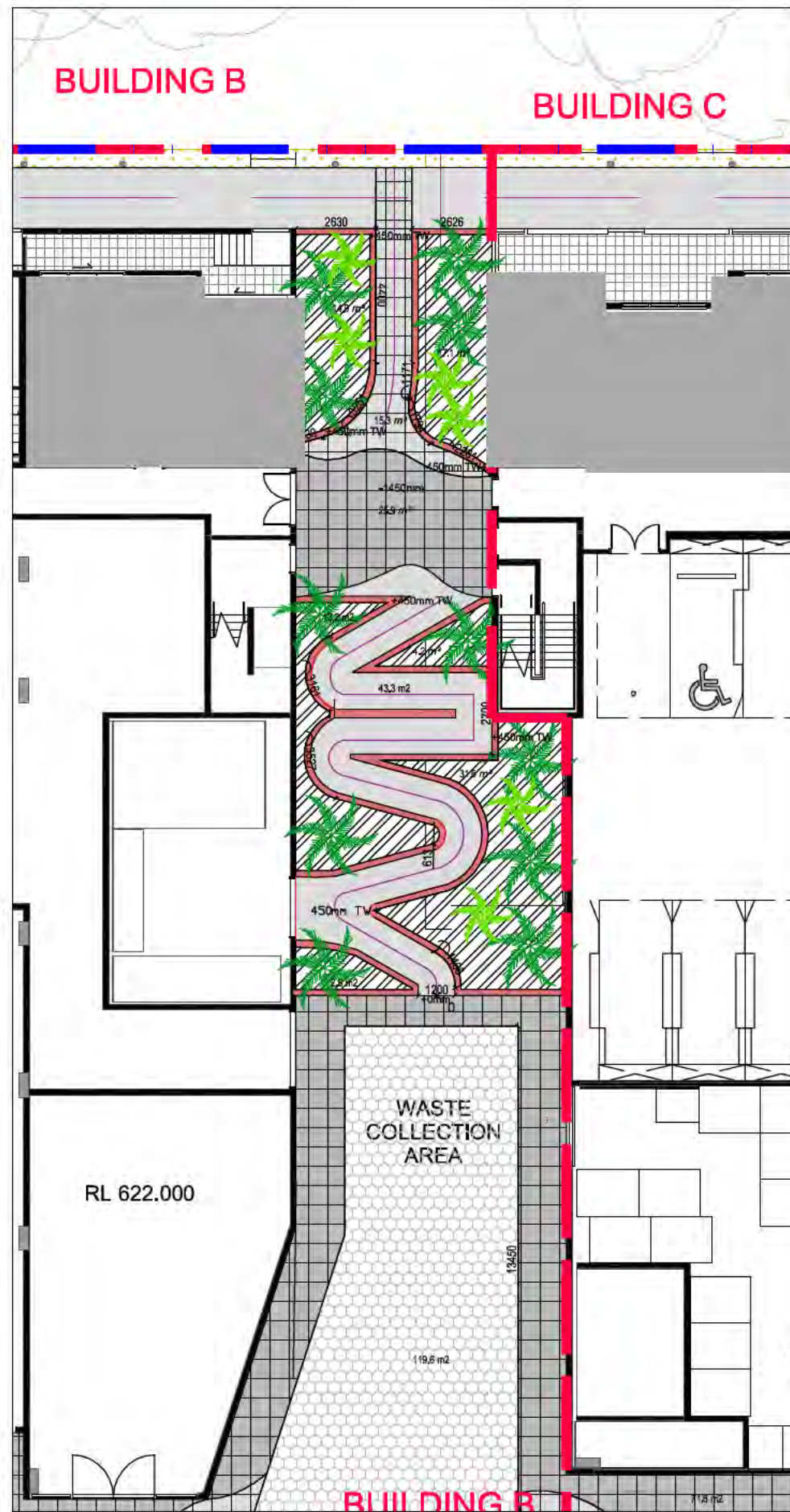
CONSULTANTS
pvh

PROJECT
B 2 AND 3 SECTION
209 GUNGALHIN
PUBLIC COURTYARDS

DRAWING	PROJECT No	DRAWING No	ISSUE	REVISION
PLANTING PLAN SHEET 7	14/1075	L502.2	DA	H



1 GROUND FLOOR PUBLIC SPACE BETWEEN BUILDING A AND B



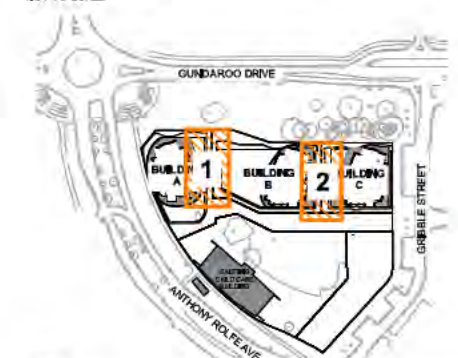
2 GROUND FLOOR PUBLIC SPACE BETWEEN BUILDING B AND C

SURFACES LEGEND

- LEASEHOLD BOUNDARY
- LANDSCAPE STAGING BOUNDARY
- CANOPY TREES
Refer to planting plan for species
- METAL SUN SHELTER
Single pole fixing
- TIMBER DECKING SEATING PLATFORM
- PAVING TYPE 1: Non-slip finish
- PAVING TYPE 2: Non-slip finish
- PUBLIC CONCRETE FOOTPATH
- COLOURED CONCRETE TYPE 1: Sawcut as detailed
- COLOURED CONCRETE TYPE 2: Sawcut as detailed
- PRIVATE COURTYARD PAVING
PAVING TYPE 1: Non-slip finish
- 400mm WIDE CONCRETE SEATWALL
- 200mm WIDE CONCRETE PLANTER WALL
- 450mm DEEP PLANTER BED
- 900mm DEEP PLANTER BED
- PLANTED RAIN GARDEN
- NATURAL PLANTER BED
- BARBEQUE
- SCULPTURAL LIGHT POLE LOCATION
- TREE PIT
- SUPPLY AND INSTALL SARAH BENCH SEAT BY BOTTON AND GARDNER
- ACCESS GATE FROM PRIVATE COURTYARD TO PUBLIC PATHWAY
- ACCESS ROAD - TO ENGINEERS DETAILS
- RELATIVE LEVEL
- SLOPE / FALL
- IMPRESSED CONCRETE RUMBLE PAVING
- BIKE RACKS

KEY PLAN

NOT TO SCALE



NOTE
Preliminary works by other consultants shown on these drawings are for site context only and are indicative. Subject to change based on this assessment. **NOT FOR CONSTRUCTION**

ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE	DRAWING STATUS
H	ISSUE FOR DA - POOL, PODIUM LANDSCAPE REVISED	05/02/2016	AJ	AJ	MR	CS	Warning unless there is an authorized SPACELAB signature in the approved for issue column, this drawing is not approved for issue.
B	ISSUE FOR DA	05/12/2014	PG	PG/SC/AJ	JE	CS	
C	ISSUE FOR DA - AS 2009	22/01/2015	PG	PG/SC/AJ	JE	CS	
D	DA RESUBMISSION	31/09/2015	PG	MR	AJ	CS	
E	DA RESUBMISSION - GROUND FLOOR BUILDING AMENITIES	15/09/2015	PG	AJ	AJ	CS	
F	DA RESUBMISSION - AMALGAMATED BUILDINGS AND S	10/11/2015	PG	AJ	AJ	CS	
G	DA RESUBMISSION - WASTE VEHICLE SWEEP PATHS	23/11/2015	AJ	AJ	AJ	CS	

DRAWING STATUS
Warning unless there is an authorized SPACELAB signature in the approved for issue column, this drawing is not approved for issue.

COPYRIGHT
This drawing remains the property of SPACELAB Studio. It may be used for the purposes for which it was commissioned & in accordance with the terms of engagement for that commission. Unauthorised use of the drawing is prohibited.

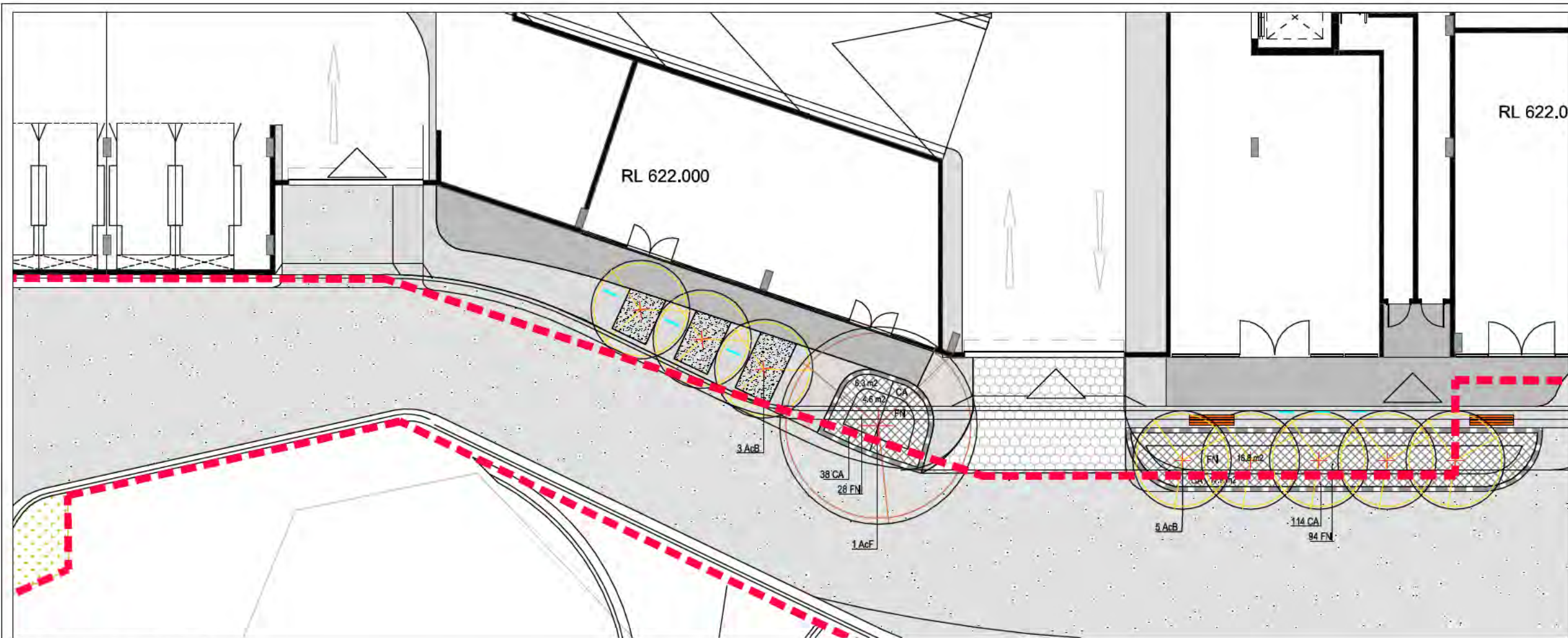
CLIENT
GEOCON
BUILDING CANBERRA

CONSULTANTS
SPACELAB
CREATING TIMELESS PLACES

CONSULTANTS
pvh

PROJECT
B 2 AND 3 SECTION
209 GUNGALHIN
PUBLIC COURTYARDS

PROJECT NO	DRAWING NO	ISSUE	REVISION
14/1075	L501.2	DA	H



1 ACCESS ROAD LANDSCAPE

**PLANTING LEGEND - Building A
Common Space Landscape**

--- LEASEHOLD BOUNDARY
--- LANDSCAPE STAGING BOUNDARY

PROPOSED CANOPY TREES

SYM	Plant Species	TOT	Minimum Stock Size
AcF	Acer x freemanii 'Vitifera'	4	150L/3.5m
AcB	Acer rubrum 'Bowling'	13	150L/3.5m

PROPOSED TREE FERNS

SYM	Plant Species	TOT	Minimum Stock Size
DF	Dicksonia antarctica	10	1.5m
DF	Dicksonia antarctica	7	0.5m

PROPOSED SHRUBS/PERENNIALS

SYM	Plant Species	SPACING	TOT	Minimum Stock Size
CaM	Camellia sasanqua 'Pure White'	0.75m	90	200mm pot
CoA	Cornus alba	0.8m	9	200mm pot
HeO	Hebe 'Oval Dapple'	0.5m	37	140mm pot

PROPOSED GROUNDCOVERS

SYM	Plant Species	Total Area	Stock size	Rate
HM	Hardenbergia 'Meema'	5	10.2m ²	140mm pot 2 / m ²

PROPOSED STRAPPY PLANTING

SYM	Plant Species	Total Area	Stock size	Rate
Ca	Carex appressa	554	49m ²	Vitotube 6 / m ²
FN	Ficinia rostrata	399	33m ²	Vitotube 6 / m ²
LI	Litorea muscarii 'Evergreen Clear'	305	40m ²	140mm pot 6 / m ²

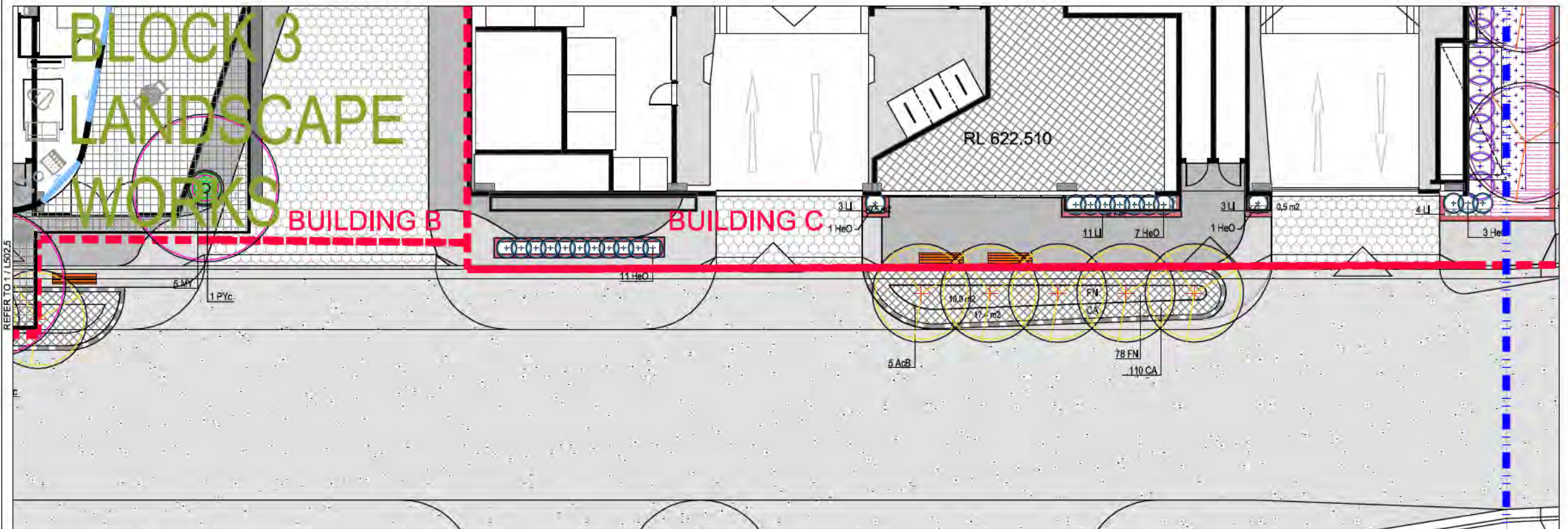
PROPOSED OTHER PLANTINGS

SYM	Plant Species	Total Area	Stock size	Rate
AcM	Acanthus mollis	170	14m ²	140mm pot 6 / m ²
PO	Palmeria occidens	158	5m ²	140mm pot 6 / m ²
GR	Gardenia nivalis	54	9m ²	140mm pot 6 / m ²
AcM	Acanthus mollis	82	14m ²	140mm pot 6 / m ²

GENERAL NOTES:

ENSURE ALL PLANTINGS ADJACENT PATHS AND DRIVEWAYS ARE PLANTED CC MATURE WIDTH OF PLANT (AS SHOWN) + 0.2m SETBACK.

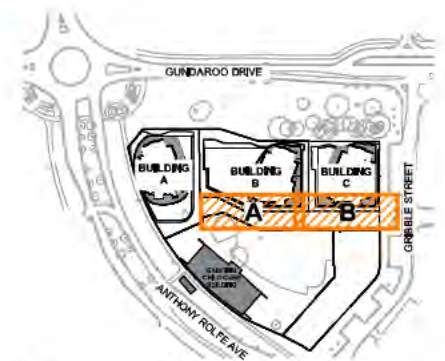
ALL PLANTING TO BE IRRIGATED.



2 ACCESS ROAD LANDSCAPE

KEY PLAN

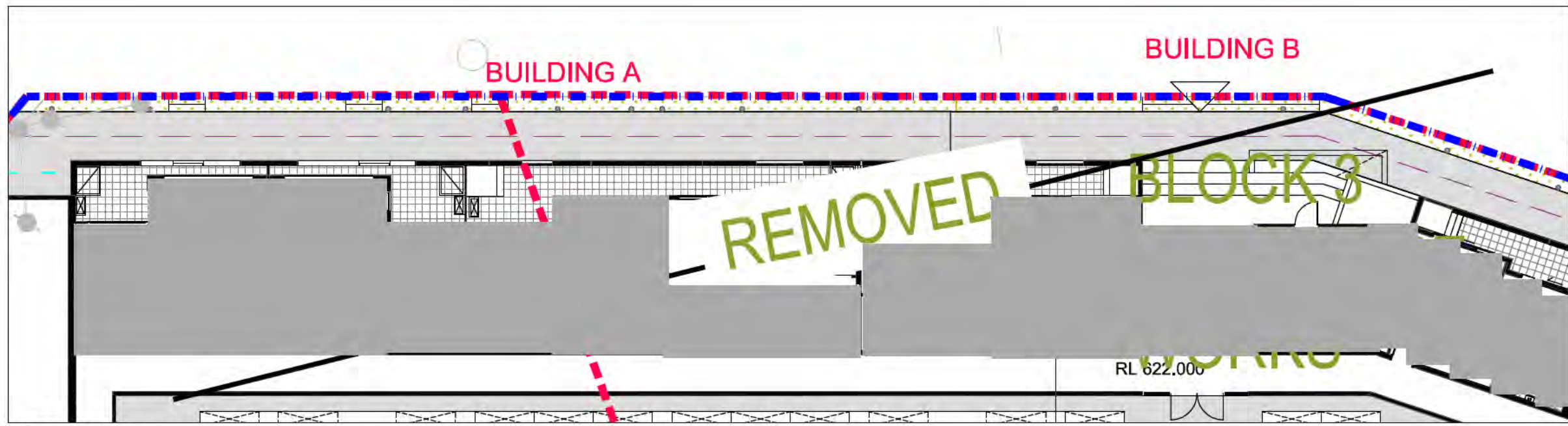
NOT TO SCALE



NOTE
Preliminary works by other consultants shown on these drawings are for site context only and are indicative. Subject to change based on this assessment.

NOT FOR CONSTRUCTION

	<table border="1"> <thead> <tr> <th>ISSUE</th> <th>REASON FOR ISSUE</th> <th>DATE</th> <th>DESIGN</th> <th>DRAWN</th> <th>CHECKED</th> <th>APPROVED FOR ISSUE</th> <th>DRAWING STATUS</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>ISSUE FOR DA - POOL PODIUM LANDSCAPE REVISED</td> <td>06/02/2016</td> <td>AJ</td> <td>AJ</td> <td>MR</td> <td>CS</td> <td>Warning unless there is an authorized SPACELAB signature in the approved for issue column, this drawing is not approved for issue.</td> </tr> <tr> <td>B</td> <td>ISSUE FOR DA</td> <td>05/12/2014</td> <td>PG</td> <td>PG/BC/AJ</td> <td>JE</td> <td>CS</td> <td></td> </tr> <tr> <td>C</td> <td>ISSUE FOR DA - AS 2009</td> <td>22/01/2015</td> <td>PG</td> <td>PG/BC/AJ</td> <td>JE</td> <td>CS</td> <td></td> </tr> <tr> <td>D</td> <td>DA RESUBMISSION</td> <td>31/08/2015</td> <td>PG</td> <td>AJ/MR</td> <td>CS</td> <td>CS</td> <td></td> </tr> <tr> <td>E</td> <td>DA RESUBMISSION - GROUND FLOOR BUILDING AMENDMENTS</td> <td>25/09/2015</td> <td>PG</td> <td>AJ</td> <td>CS</td> <td>CS</td> <td></td> </tr> <tr> <td>F</td> <td>DA RESUBMISSION - AMALGAMATED BUILDINGS A AND B</td> <td>19/11/2015</td> <td>AJ</td> <td>AJ</td> <td>CS</td> <td>CS</td> <td></td> </tr> <tr> <td>G</td> <td>DA RESUBMISSION - WASTE VEHICLE SWEEP PATHS</td> <td>23/11/2015</td> <td>AJ</td> <td>AJ</td> <td>MR</td> <td>CS</td> <td></td> </tr> </tbody> </table>	ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE	DRAWING STATUS	H	ISSUE FOR DA - POOL PODIUM LANDSCAPE REVISED	06/02/2016	AJ	AJ	MR	CS	Warning unless there is an authorized SPACELAB signature in the approved for issue column, this drawing is not approved for issue.	B	ISSUE FOR DA	05/12/2014	PG	PG/BC/AJ	JE	CS		C	ISSUE FOR DA - AS 2009	22/01/2015	PG	PG/BC/AJ	JE	CS		D	DA RESUBMISSION	31/08/2015	PG	AJ/MR	CS	CS		E	DA RESUBMISSION - GROUND FLOOR BUILDING AMENDMENTS	25/09/2015	PG	AJ	CS	CS		F	DA RESUBMISSION - AMALGAMATED BUILDINGS A AND B	19/11/2015	AJ	AJ	CS	CS		G	DA RESUBMISSION - WASTE VEHICLE SWEEP PATHS	23/11/2015	AJ	AJ	MR	CS		<p>CLIENT GEOCON BUILDING CANBERRA</p> <p>CONSULTANTS SPACELAB CREATING TIMELESS PLACES</p> <p></p>	<p>PROJECT B 2 AND 3 SECTION 209 GUNGALHIN ACCESS ROAD</p>	<p>DRAWING PLANTING PLAN SHEET 8</p> <p>PROJECT No: 14/1075 DRAWING No: L502.3 ISSUE: DA REVISION: H</p> <p>SCALE: 1:100 SCALE: 1:200</p>
	ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE	DRAWING STATUS																																																												
H	ISSUE FOR DA - POOL PODIUM LANDSCAPE REVISED	06/02/2016	AJ	AJ	MR	CS	Warning unless there is an authorized SPACELAB signature in the approved for issue column, this drawing is not approved for issue.																																																													
B	ISSUE FOR DA	05/12/2014	PG	PG/BC/AJ	JE	CS																																																														
C	ISSUE FOR DA - AS 2009	22/01/2015	PG	PG/BC/AJ	JE	CS																																																														
D	DA RESUBMISSION	31/08/2015	PG	AJ/MR	CS	CS																																																														
E	DA RESUBMISSION - GROUND FLOOR BUILDING AMENDMENTS	25/09/2015	PG	AJ	CS	CS																																																														
F	DA RESUBMISSION - AMALGAMATED BUILDINGS A AND B	19/11/2015	AJ	AJ	CS	CS																																																														
G	DA RESUBMISSION - WASTE VEHICLE SWEEP PATHS	23/11/2015	AJ	AJ	MR	CS																																																														



1 NORTH WESTERN COURTYARDS



2 NORTH CENTRAL COURTYARDS



3 NORTH EASTERN COURTYARDS

PLANTING LEGEND - Building A Private Courtyards
 - - - - LEASEHOLD BOUNDARY
 - - - - LANDSCAPE STAGING BOUNDARY

REFER TO 2 / L502.6

REFER TO 3 / L502.6



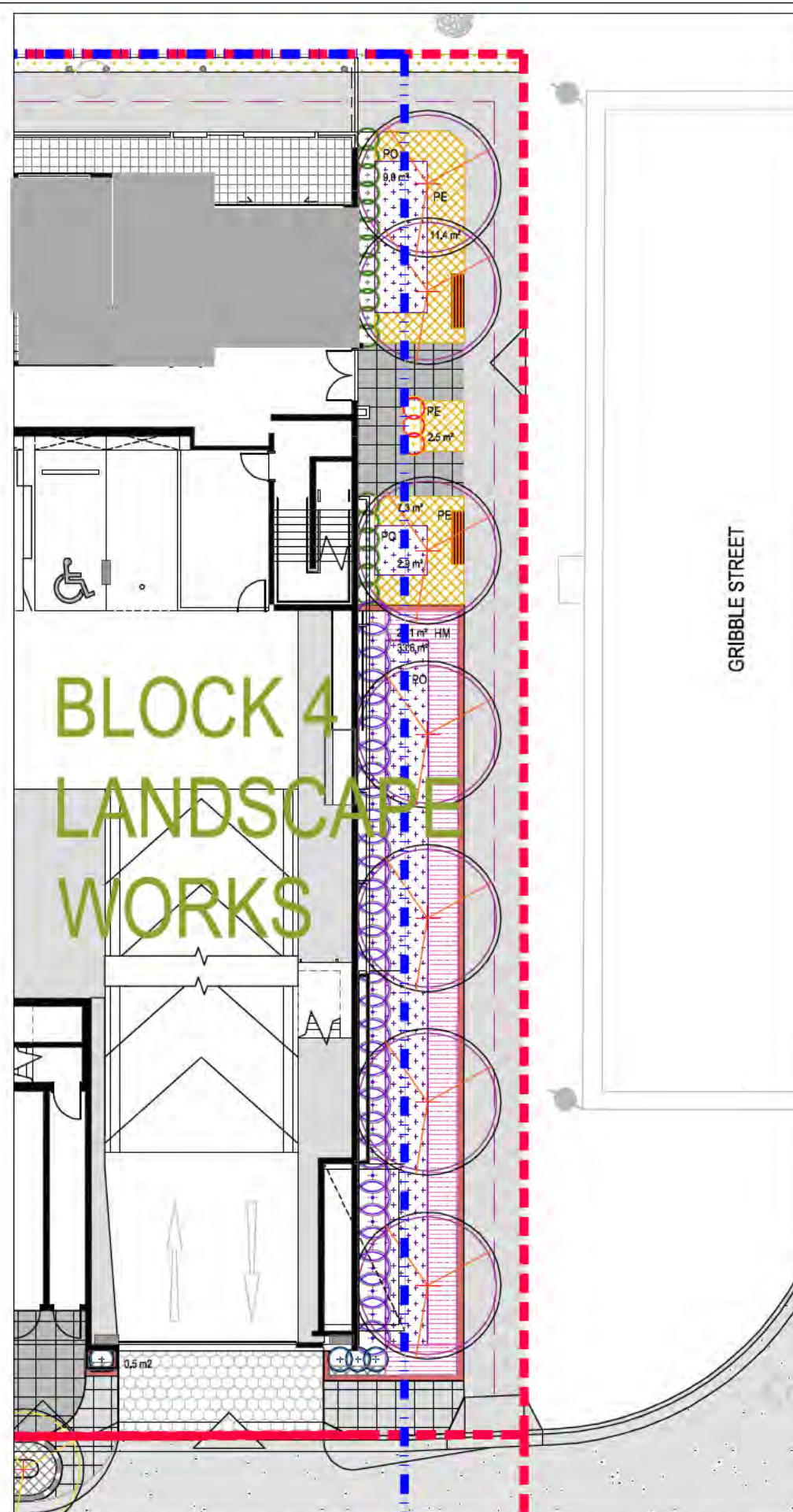
NOTE
 Preliminary works by other consultants shown on these drawings are for site context only and are indicative. Subject to change based on this assessment.

NOT FOR CONSTRUCTION

	<table border="1"> <thead> <tr> <th>ISSUE</th> <th>REASON FOR ISSUE</th> <th>DATE</th> <th>DESIGN</th> <th>DRAWN</th> <th>CHECKED</th> <th>APPROVED FOR ISSUE</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>ISSUE FOR DA - POOL PODIUM LANDSCAPE REVISED</td> <td>06/02/2016</td> <td>AJ</td> <td>AJ</td> <td>MR</td> <td>CS</td> </tr> <tr> <td>B</td> <td>ISSUE FOR DA</td> <td>05/12/2014</td> <td>PG</td> <td>PG BC AJ</td> <td>JE</td> <td>CS</td> </tr> <tr> <td>C</td> <td>ISSUE FOR DA - AS 2009</td> <td>22/01/2015</td> <td>PG</td> <td>PG BC AJ</td> <td>JE</td> <td>CS</td> </tr> <tr> <td>D</td> <td>DA RESUBMISSION</td> <td>31/08/2015</td> <td>PG</td> <td>AJ MR</td> <td>CS</td> <td>CS</td> </tr> <tr> <td>F</td> <td>DA RESUBMISSION - GROUND FLOOR BUILDING AMENDMENTS</td> <td>25/09/2015</td> <td>PG</td> <td>AJ</td> <td>CS</td> <td>CS</td> </tr> <tr> <td>F</td> <td>DA RESUBMISSION - AMALGAMATED BUILDINGS A AND B</td> <td>18/11/2015</td> <td>AJ</td> <td>AJ</td> <td>CS</td> <td>CS</td> </tr> <tr> <td>G</td> <td>DA RESUBMISSION - WASTE VEHICLE SWEEP PATHS</td> <td>23/11/2015</td> <td>AJ</td> <td>AJ</td> <td>MR</td> <td>CS</td> </tr> </tbody> </table>	ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE	H	ISSUE FOR DA - POOL PODIUM LANDSCAPE REVISED	06/02/2016	AJ	AJ	MR	CS	B	ISSUE FOR DA	05/12/2014	PG	PG BC AJ	JE	CS	C	ISSUE FOR DA - AS 2009	22/01/2015	PG	PG BC AJ	JE	CS	D	DA RESUBMISSION	31/08/2015	PG	AJ MR	CS	CS	F	DA RESUBMISSION - GROUND FLOOR BUILDING AMENDMENTS	25/09/2015	PG	AJ	CS	CS	F	DA RESUBMISSION - AMALGAMATED BUILDINGS A AND B	18/11/2015	AJ	AJ	CS	CS	G	DA RESUBMISSION - WASTE VEHICLE SWEEP PATHS	23/11/2015	AJ	AJ	MR	CS	<p>DRAWING STATUS Warning unless there is an authorized SPACELAB signature in the approved for issue column, this drawing is not approved for issue.</p> <p>COPYRIGHT This drawing remains the property of SPACELAB Studio. It may be used for the purpose for which it was commissioned & in accordance with the terms of engagement for that commission. Unauthorised use of the drawing is prohibited.</p>	<p>CLIENT GEOCON BUILDING CANBERRA</p>	<p>CONSULTANTS SPACELAB CREATING TIMELESS PLACES</p> <p></p>	<p>PROJECT B 2 AND 3 SECTION 209 GUNGAHLIN PRIVATE COURTYARDS</p>	<p>DRAWING PLANTING PLAN SHEET 9</p> <p>SCALE: 1:100 1:200</p>	<p>PROJECT No 14/1075</p> <p>DRAWING No L502.4</p> <p>ISSUE DA</p> <p>REVISION H</p>
	ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE																																																								
H	ISSUE FOR DA - POOL PODIUM LANDSCAPE REVISED	06/02/2016	AJ	AJ	MR	CS																																																									
B	ISSUE FOR DA	05/12/2014	PG	PG BC AJ	JE	CS																																																									
C	ISSUE FOR DA - AS 2009	22/01/2015	PG	PG BC AJ	JE	CS																																																									
D	DA RESUBMISSION	31/08/2015	PG	AJ MR	CS	CS																																																									
F	DA RESUBMISSION - GROUND FLOOR BUILDING AMENDMENTS	25/09/2015	PG	AJ	CS	CS																																																									
F	DA RESUBMISSION - AMALGAMATED BUILDINGS A AND B	18/11/2015	AJ	AJ	CS	CS																																																									
G	DA RESUBMISSION - WASTE VEHICLE SWEEP PATHS	23/11/2015	AJ	AJ	MR	CS																																																									



1 GROUND FLOOR PLANTINGS - WESTERN EDGE OF BUILDING A (ADJACENT TO ANTHONY ROLFE AVE)



2 GROUND FLOOR PLANTINGS - EASTERN EDGE OF BUILDING C (ADJACENT TO GRIBBLE STREET)

PLANTING LEGEND - Building A Common Space Landscape

- LEASEHOLD BOUNDARY
- LANDSCAPE STAGING BOUNDARY

PROPOSED CANOPY TREES

SYM	Plant Species	TOT	Minimum Stock Size
AcF	Acer x freemanii 'Infrance'	4	150/3.5m
AcB	Acer rubrum 'Bowhall'	13	150/3.5m

PROPOSED TREE FERNS

SYM	Plant Species	TOT	Minimum Stock Size
DF1	Dicksonia antarctica	10	1.5m
DF2	Dicksonia antarctica	7	0.5m

PROPOSED SHRUBS/PERENNIALS

SYM	Plant Species	SPACING	TOT	Min Stock Size
CaM	Camellia sasanqua 'Pure Silk'	0.75m	80	200mm pot
CoA	Correa alba	0.8m	9	200mm pot
HaO	Hebe 'Clara Dalgry'	0.8m	37	140mm pot

PROPOSED GROUNDCOVERS

SYM	Plant Species	Total Area	Stock size	Rate
HM	Hardenburgia 'Meena'	5 10.2m²	140mm pot	2 / m²

PROPOSED STRAPPY PLANTING

SYM	Plant Species	Total Area	Stock size	Rate
CaE	Carex obovata	554 49m²	140mm pot	8 / m²
FN	Filipendula rosacea	399 33m²	140mm pot	8 / m²
LiO	Lilope muscari 'Evergreen Giant'	305 40m²	140mm pot	8 / m²

PROPOSED OTHER PLANTINGS

SYM	Plant Species	Total Area	Stock size	Rate
AcM	Acanthus mollis	170 14m²	140mm pot	8 / m²
PO	Pteris caudata	158 5m²	140mm pot	8 / m²
Gr	Gardenia radicans	54 9m²	140mm pot	8 / m²
AcM	Acanthus mollis	82 14m²	140mm pot	8 / m²

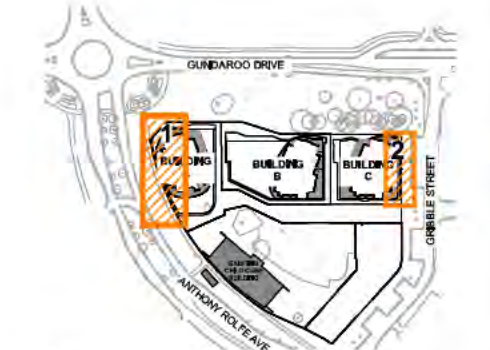
GENERAL NOTES:

ENSURE ALL PLANTINGS ADJACENT PATHS AND DRIVEWAYS ARE PLANTED TO MATURE WIDTH OF PLANT (AS SHOWN) + 0.2m SETBACK.

ALL PLANTING TO BE IRRIGATED.

KEY PLAN

NOT TO SCALE



NOTE
Preliminary works by other consultants shown on these drawings are for site context only and are indicative. Subject to change based on this assessment.

NOT FOR CONSTRUCTION



ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE	DRAWING STATUS
H	ISSUE FOR DA - POOL PODIUM LANDSCAPE REVISED	06/02/2016	AJ	AJ	MR	CS	Warning unless there is an authorized SPACELAB signature in the approved for issue column, this drawing is not approved for issue.
B	ISSUE FOR DA	05/12/2014	RG	PG BC AJ	JE	CS	
C	ISSUE FOR DA - AS 2009	22/01/2015	RG	PG BC AJ	JE	CS	
D	DA RESUBMISSION	31/09/2015	PG	AJ MR	CS	CS	
E	DA RESUBMISSION - GROUND FLOOR BUILDING AMENDMENTS	25/09/2015	PG	AJ	CS	CS	
F	DA RESUBMISSION - AMALGAMATED BUILDINGS A AND B	19/11/2015	AJ	AJ	CS	CS	
G	DA RESUBMISSION - WASTE VEHICLE SWEEP PATHS	23/11/2015	AJ	AJ	MR	CS	

DRAWING STATUS
Warning unless there is an authorized SPACELAB signature in the approved for issue column, this drawing is not approved for issue.

COPYRIGHT
This drawing remains the property of SPACELAB Studio. It may be used for the purpose for which it was commissioned & in accordance with the terms of engagement for that commission. Unauthorised use of the drawing is prohibited.

CLIENT
GEOCON
BUILDING CANBERRA

CONSULTANTS
SPACELAB
CREATING TIMELESS PLACES

pvh

PROJECT
B 2 AND 3 SECTION
209 GUNGALIN
PUBLIC BUILDING EDGES

DRAWING	PROJECT No	DRAWING No	ISSUE	REVISION
PLANTING SHEET 10	14/1075	L502.5	DA	H



LEGEND

- LEASEHOLD BOUNDARY
 - LANDSCAPE STAGING BOUNDARY
 - STREET TREE TO BE RETAINED
Fence tree as detailed
 - ADJACENT OPEN SPACE TREES
Fence tree as detailed
 - EXISTING VERGE GRASSING TO BE REMOVED. Refer to civil drawings for details
 - TREE PROTECTION FENCING
Refer to tree protection notes
 - PROPOSED SCREENING SHRUBS AND TREES
- | SYM | Plant Species | TOT | Minimum Stock Size |
|-----|--|-----|--------------------|
| PYc | <i>Pyrus betulaefolia</i> 'Southwood Dancer' | 3 | 100L/3m |
| UP: | <i>Ulmus parvifolia</i> 'Todd' | 3 | 150L/3.5m |
| Vlt | <i>Viburnum tinus</i> -spacing 900mm CC | 88 | 200mm pot |
- SCREENING SHRUBS BETWEEN CHILDCARE CENTRE AND RESIDENTIAL
 - PROPOSED PINE BARK MULCH UNDER TREES
 - OPEN SPACE GRASSING TO BE REGRADED AND REINSTATED IN AREAS OF DISTURBANCE IF REQUIRED
 - PLANTING AND SEATING WALLS PROPOSED ON VERGE. REFER TO LANDSCAPE PLANS FOR DETAILS
 - VERGE GRASSING TO BE REGRADED AND REINSTATED IN AREAS OF DISTURBANCE IF REQUIRED
 - PROPOSED FOOTPATH CONNECTION ON VERGE

TREE PROTECTION CONDITIONS

STANDARD CONDITIONS

- A copy of these conditions shall be kept on site from the time that the protective fences are erected to the time that all works are completed on site.

Tree removal

- All protected trees are to be retained unless otherwise stated in Specific Conditions below.

Fencing of protected trees

- 1800 mm high chain wire protective fence at the extent of the tree protection zones as identified in the Tree Protection Act 2005.
- The protective fences shall be erected prior to the commencement of any earthworks, construction or demolition activity on any part or stage of the development and shall remain in place until all construction works are completed.
- The protective fence shall be maintained in good order for the duration of the construction works.
- A Tree Protection Sign, as specified by Environment ACT, shall be prominently displayed on the fences of all fenced off areas.

No activities permitted within the fenced off area

- No activities are permitted in the fenced off area unless otherwise stated in Specific Conditions below.
- Tree surgery will be permitted to trees requiring such action. Activity is to be undertaken in accordance with AS 4373 by a qualified arboriculturist to ensure that the activity results in a balanced tree.

SPECIFIC CONDITIONS

Protective Fencing

- Protective fencing is to be erected and maintained in accordance with the Standard Conditions except for trees included on the drawings that are affected by works adjacent to trees. These trees are to be fenced to the tree protection zone with the exception of the area identified as 'affected' and may include a 1 metre buffer area to allow works to occur.
- For the purposes of these conditions, the area inside the protective fencing is referred to as the 'fenced off area'.

Tree Removal

Only trees that have been endorsed within the Landscape Management Protection Plan as marked for removal may be removed.

Services

Services and Utilities reticulation is permitted in accordance with the following conditions:

- Works under the Canopy extent must be undertaken by underboring.
- Works within the Tree Protection Zone but outside the drip line must be undertaken by hand excavation.
- No roots greater than 50mm in diameter are damaged; and
- Are at the minimum depth provided by the relevant Standards or Authority requirements.

Low Impact Works

Low Impact activity may occur within the fenced off areas of trees (other than Registered Trees and those classified as being of 'Exceptional' quality) for the purpose of 'light works', which includes the constructing footpaths, bike paths, driveways, swale drains, specific footings, garden beds and the like, provided the activity is in accordance with the following conditions:

- The cultivation of soil for irrigation and shrub beds is not considered a groundwork activity provided it is in accordance with the limitations below.
- Generally, no activity occurs within 3 metres of the trunk, with the exception of landscaping activities specified below.
- Garden beds, where within 3 metres of the trunk must be no greater than 300mm in depth, excavation is limited to 50mm and where the garden beds adjoin a tree, a gravel breathing layer is used.
- Fences and walls within the drip line and more than 3 metres from the trunk will not be allowed unless pliers are used at 2.5m centre. No strip footings permitted.
- Any soil required for landscaping and irrigation purposes adjacent to trees must not be excavated below 50mm and result in fill which would exceed the natural surface level by 100mm.
- Generally, excavation is limited to a depth of 150mm below natural ground level, except where it may be specified within the specific conditions.
- No roots greater than 50mm in diameter are damaged;
- The excavated area for footpaths, swale drains, bike paths etc is less than 2.5 metres in width.
- Protective fences may be moved to provide sufficient space to allow footpaths, bike paths or swale drains to be constructed whilst continuing to protect areas not affected by the activity; and
- Where there are existing structures, paths and services, low impact works may be undertaken provided there is no increase in the development footprint and excavation is limited to a depth of 300mm below natural ground level.

Notice

Failure to comply with the above conditions is an offence under the Tree Protection Act 2005 and may result in an infringement notice of up to \$1,000 for an individual or \$5,000 for a corporation. Prosecution of a more serious offence may result in a criminal conviction and a penalty of up to \$40,000 for an individual or a penalty of up to \$200,000 for a corporation.

LANDSCAPE MANAGEMENT NOTES

1.0 GENERAL NOTES:

1.1 These drawings are to be read in conjunction with Vital Design Solutions and Peckvonhartel's drawings.

1.2 This plan is to be implemented in accordance with "City Management Guidelines for the Protection of Public Landscape Assets Adjacent to Development Works-REF-04"

2.0 STORAGE OF CONSTRUCTION MATERIALS

2.1 No construction material to be stored inside protected areas. No car parking or equipment parking to be permitted inside protected areas.

3.0 SITE ACCOMMODATION

3.1 No site sheds, storage sheds, site amenities or billboards to be erected inside protected areas. Advertising and signage to be located within property boundary.

4.0 LANDSCAPE RESTORATION

4.1 The landscape must be restored to pre-development conditions. Any disturbance to be reinstated to match pre development conditions and species.

5.0 FENCING

5.1 Use 1800mm tall temporary security fence for the protection of verge trees. Fencing to be erected on commencement of construction and removed at commencement of site restoration.

ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH: The A.C.T. Government's "Standard Specification for Urban Infrastructure Works" and the "Design Standards for Urban Infrastructure", Edition 1, Revision 0, September 2002.

NOTE
Preliminary works by other consultants shown on these drawings are for site context only and are indicative. Subject to change based on this assessment.

NOT FOR CONSTRUCTION

ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE	DRAWING STATUS
H	DA RESUBMISSION-WASTE VEHICLE SWEEP PATHS	23/11/2015	AJ	AJ	M/R	CS	DRAWING STATUS Warning: unless there is an authorized SPACELAB signature in the approved for issue column, this drawing is not approved for issue. COPYRIGHT This drawing remains the property of SPACELAB Studio. It may be used for the purpose for which it was commissioned & in accordance with the terms of engagement for that commission. Unauthorised use of the drawing is prohibited.
B	ISSUE FOR DA	05/12/2014	PG	PG/RC/AJ	JF	CS	
D	ISSUE FOR DA-UPDATED BASED ON PLANNING COMMENTS	15/12/2014	PG	PG/BC/AJ	JE	CS	
C	ISSUE FOR DA-AS 3903.2.3A Section 208	22/01/2015	PG	PG/BC/AJ	JE	CS	
E	ISSUE FOR DA-SCREENING PLANTINGS TO BOUNDARY	10/06/2015	AJ	AJ	JE	CS	
F	DA RESUBMISSION	28/02/2015	AJ	AJ	M/R	CS	
G	DA RESUBMISSION-GROUND/FLOOR CHANGE	10/11/2015	AJ	AJ	M/R	CS	

GEOCON
BUILDING CANBERRA

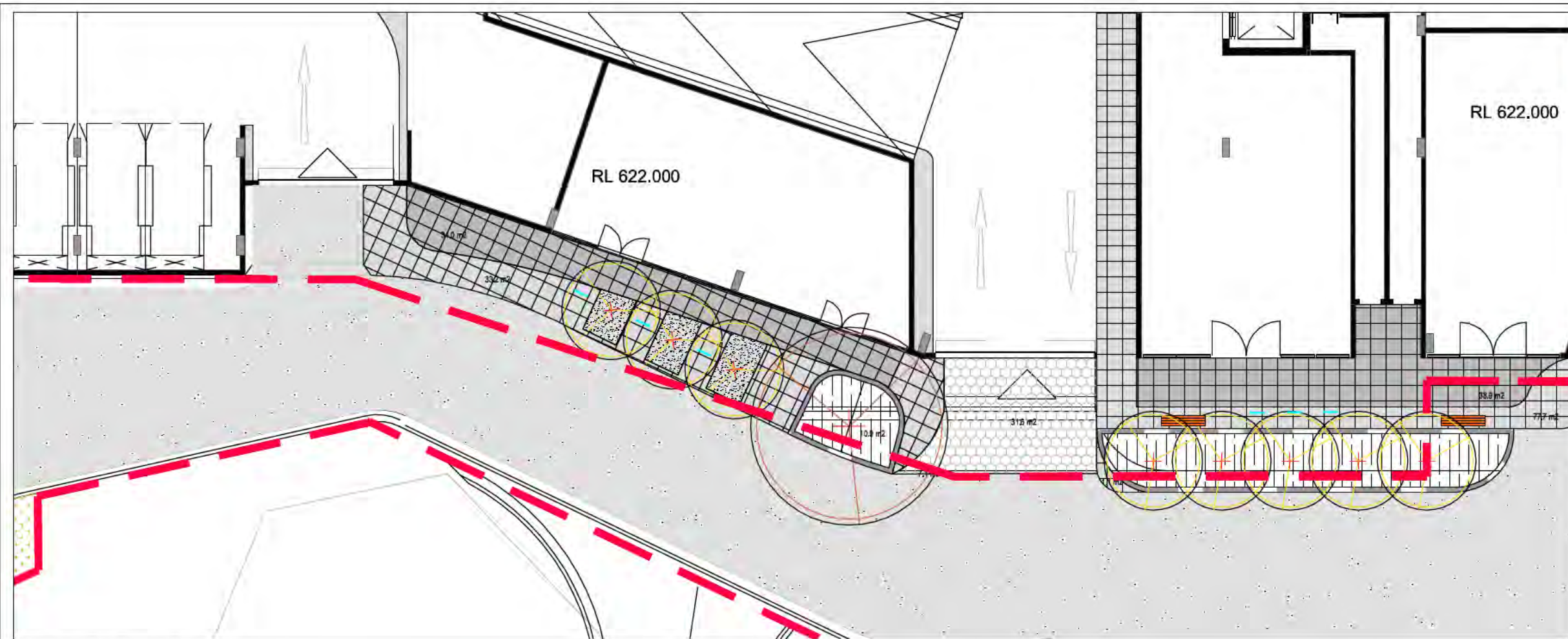
SPACELAB
CREATING TIMELESS PLACES

pvh

PROJECT: **BLOCKS 2,3&4 SECTION 209 GUNGAHLIN**

DRAWING: **LANDSCAPE MANAGEMENT AND PROTECTION PLAN SHEET 18**

PROJECT NO: 14/1075 DRAWING NO: L506.1 ISSUE: DA REVISION: H



1 ACCESS ROAD LANDSCAPE



2 ACCESS ROAD LANDSCAPE

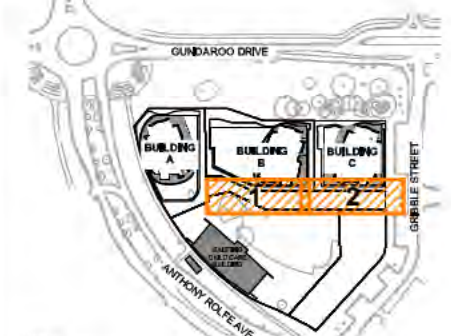
SURFACES LEGEND

- LEASEHOLD BOUNDARY
- - - LANDSCAPE STAGING BOUNDARY
- CANOPY TREES
Refer to planting plan for species
- METAL SUN SHELTER
Single pole fixing (B-7) (L505.5)
- TIMBER DECKING SEATING PLATFORM (B-7, B) (L505.4)
- PAVING TYPE 1: Non-slip finish (2) (L505.4)
- PAVING TYPE 2: Non-slip finish (2) (L505.4)
- PUBLIC CONCRETE FOOTPATH (1) (L505.4)
- COLOURED CONCRETE TYPE 1: Sawcut as detailed (1) (L505.5)
- COLOURED CONCRETE TYPE 2: Sawcut as detailed (1) (L505.5)
- PRIVATE COURTYARD PAVING
PAVING TYPE 1: Non-slip finish (3-4) (L505.4)
- 400mm WIDE CONCRETE SEATWALL (9) (L505.4)
- 200mm WIDE CONCRETE PLANTER WALL (9) (L505.4)
- 450mm DEEP PLANTER BED (4) (L505.3)
- 900mm DEEP PLANTER BED (2) (L505.3)
- PLANTED RAIN GARDEN (2) (L505.5)
- NATURAL PLANTER BED (1+3) (L505.3)
- BBQ (8) (L505.5)
- SCULPTURAL LIGHT POLE LOCATION (8) (L505.5)
- TREE PIT (4+5) (L505.5)
- SUPPLY AND INSTALL SARAH BENCH SEAT BY BOTTON AND GARDNER (8) (L505.5)
- ACCESS GATE FROM PRIVATE COURTYARD TO PUBLIC PATHWAY
- ACCESS ROAD - TO ENGINEERS DETAILS
- x 900mm RELATIVE LEVEL
- 1% RBN SLOPE / FALL
- IMPRESSED CONCRETE RUMBLE PAVING (TO BE DETAILED AT BA STAGE)
- BIKE RACKS (8) (L505.5)

REFER TO 2 / L502.5

KEY PLAN

NOT TO SCALE



NOTE
Preliminary works by other consultants shown on these drawings are for site context only and are indicative. Subject to change based on this assessment. **NOT FOR CONSTRUCTION**

ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE	DRAWING STATUS	CLIENT	CONSULTANTS	PROJECT	DRAWING	PROJECT NO.	DRAWING NO.	ISSUE	REVISION
H	ISSUE FOR DA - POOL, PODIUM LANDSCAPE REVISED	06/02/2016	AJ	AJ	MR	CS	WARNING: unless there is an authorised SPACELAB signature in the approved for issue column, this drawing is not approved for issue. COPYRIGHT This drawing remains the property of SPACELAB Studio. It may be used for the purposes for which it was commissioned & in accordance with the terms of engagement for that commission. Unauthorised use of the drawing is prohibited.	GEOCON BUILDING CANBERRA	SPACELAB CREATING TIMELESS PLACES	pvh	B 2 AND 3 SECTION 209 GUNGAHLIN ACCESS ROAD	14/1075	L501.3	DA	H
B	ISSUE FOR DA	06/12/2014	PG	PG, BC, AJ	JE	CS									
C	ISSUE FOR DA - AS 2009	22/01/2015	PG	PG, BC, AJ	JE	CS									
D	DA RESUBMISSION	31/09/2015	PG	MR	AJ	CS									
E	DA RESUBMISSION - GROUND FLOOR BUILDING COMMITMENTS	15/09/2015	PG	AJ	AJ	CS									
F	DA RESUBMISSION - AMALGAMATED BUILDINGS A AND B	10/11/2015	PG	AJ	AJ	CS									
G	DA RESUBMISSION - WASTE VEHICLE SWEEP PATHS	23/11/2015	AJ	AJ	AJ	CS									

1. PROPOSED TREE SPECIES



Fraxnus pennsylvanica 'Cimmzam' Cimmazon
 Magnolia grandiflora 'Exmouth'
 Acer palmatum 'Osakazuki'
 Ulmus parvifolia 'Todd'
 Gleditsia triacanthos var. Inermis 'Speczam' - Spectrum
 Lagerstroemia x fauriei 'Fantasy'
 Acer x freemanii 'Jeffersred' Autumn Blaze
 Acer rubrum 'Bowhall'
 Pyrus calleryana 'Bursnozam' Burgundy Snow

2. PROPOSED SHRUB AND PERENNIAL SPECIES



Chrysocephalum apiculatum
 Correa alba
 Patersonia occidentalis
 Rhodanthe anthemoides '
 Stachys byzantina
 Westringia 'Blue Gem'
 Camellia 'Pure Silk'
 Gardenia radicans

Dicksonia antarctica



Fichla nodosa
 Poa labillardieri 'Eskdale'
 Carex appressa
 Dianella caerulea 'Lucla'
 Liriope muscari 'Evergreen Giant'
 Acanthus mollis
 Viburnum tinus
 Hebe 'Otarf Delight'

Xanthorrhoea australis

3. PROPOSED GROUNDCOVER SPECIES



Casuarina glauca 'Cousin II'
 Hardenbergia violacea 'Meema'
 Thymus praecox 'Coccineus'
 Scaevola humilis 'Purple Fusion'
 Myoporum 'Yareena'

4. PROPOSED GREEN WALL SPECIES



Jasminum polyanthum
 Muehlenbeckia complexa
 Clematis armandii
 Trachelospermum jasminoides
 Gelsemium sempervirens
 Solanum jasminoides

NOT FOR CONSTRUCTION

ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE
H	ISSUE FOR DA - POOL, POOL DECK LANDSCAPE REVISED	09/02/2018	AJ	AJ	MR	CS
B	ISSUE FOR DA	05/12/2014	PG	PG BC AJ	JE	CS
C	ISSUE FOR DA - AS 2208	22/01/2015	PG	PG BC AJ	JE	CS
D	DA RE SUBMISSION	31/08/2015	PG	MR	AJ	CS
E	DA RE SUBMISSION - GROUND FLOOR BUILDING AMENDMENTS	25/06/2015	PG	AJ	AJ	CS
F	DA RE SUBMISSION - BALCONY TERRACE AND B	13/11/2015	AJ	AJ	MR	CS
G	DA RE SUBMISSION - WASTE VEHICLE SWEEP PATH	23/11/2015	AJ	AJ	MR	CS

DRAWING STATUS
 Warning: unless there is an authorized SPACELAB signature in the approved for issue column, this drawing is not approved for issue.
 COPYRIGHT
 This drawing remains the property of SPACELAB Studio. It may be used for the purpose for which it was commissioned & in accordance with the terms of engagement for that commission. Unauthorised use of the drawing is prohibited.

CLIENT
GEOCON
 BUILDING CANBERRA

CONSULTANTS
SPACELAB
 CREATING TIMELESS PLACES

ped+vertical
pvh

PROJECT
B2 & 3 SECTION 209
GUNGAHLIN

DRAWING		ISSUE	
LANDSCAPE PLANTING PALETTE SHEET 11		DA	H
PROJECT No:	DRAWING No:	ISSUE	REVISION
14/1075	L505,1	DA	H

PODIUMS



Indicative curvy landscape character



Indicative metal sun shelters



BBQ



Curved edge timber deck



Indicative spa shelter

STREETSCAPE/ URBAN INTERFACES



Curved concrete seat walls/ podium planters with radial timber slats



Rooftop hang out nodes with BBQs



Pool paving colours



Infinity pool edge with maintenance pathway below



Awning style, substitute timberimage slats



Two-tone paving



Concrete coloured sawcut - ground floor



Non-slip, outdoor wood look ceramic tiles



Sculptural light poles



Indicative landscape lighting

GREEN WALLS



Mixed vines growing up tensile wire balcony to balcony to top of buildings



Cable trellis detail



Green wall buildings concept



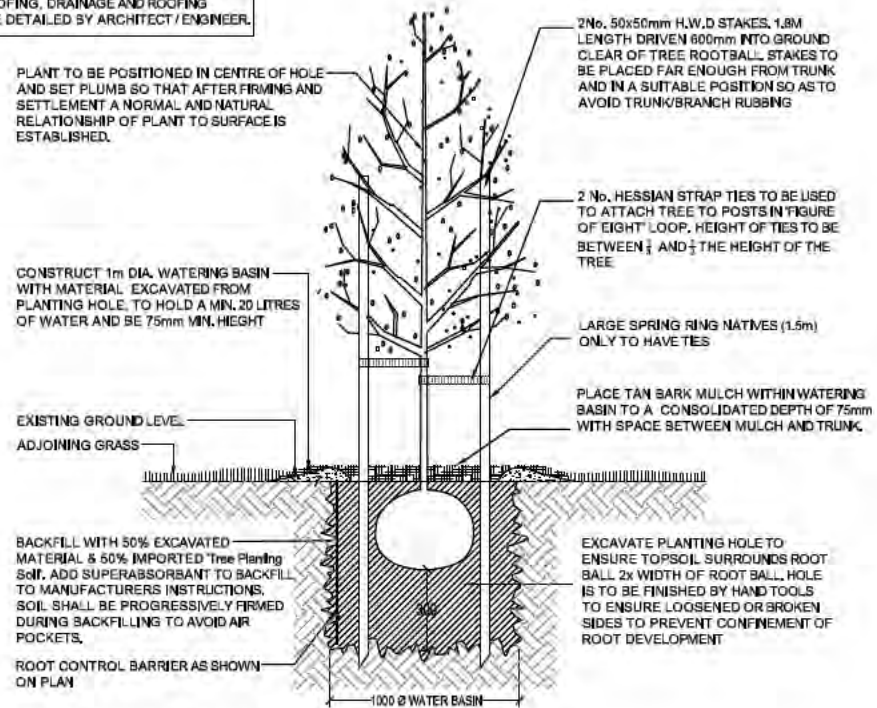
Green wall buildings concept elevation

REMOVED

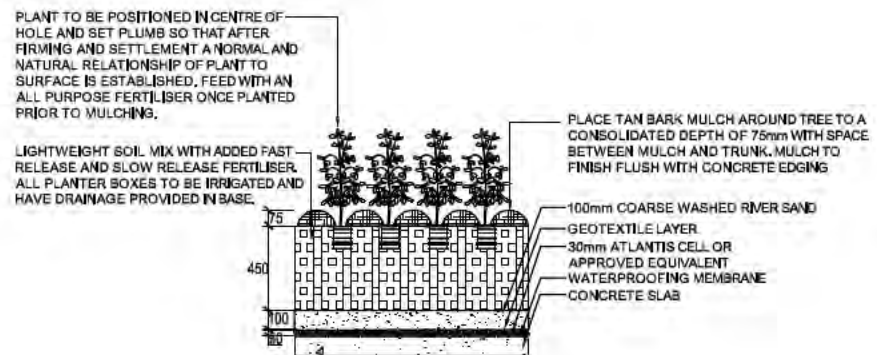
NOT FOR CONSTRUCTION

ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE	DRAWING STATUS	CLIENT	CONSULTANTS	PROJECT	DRAWING	ISSUE	REVISION			
H	ISSUE FOR DA - POOL PODIUM LANDSCAPE REVISED	09/02/2018	AJ	AJ	MR	CS	Warning: unless there is an authorized SPACELAB signature in the approved for issue column, this drawing is not approved for issue.	GEOCON BUILDING CANBERRA SPACELAB CREATING TIMELESS PLACES	ped+vertical pvh	B2 & 3 SECTION 209 GUNGAHLIN	LANDSCAPE MATERIALS PALETTE SHEET 12	AS SHOWN				
B	ISSUE FOR DA	05/12/2014	PG	PG BC AJ	JE	CS										
C	ISSUE FOR DA - AS 2208	22/01/2015	PG	PG BC AJ	JE	CS										
D	DA RE SUBMISSION	31/08/2015	PG	MR	AJ	CS										
E	DA RE SUBMISSION - GROUND FLOOR BUILDING AMENDMENTS	25/06/2015	PG	AJ	AJ	CS										
F	DA RE SUBMISSION - BALCONY RAILING BUILDINGS A AND B	13/11/2015	AJ	AJ	MR	CS										
G	DA RE SUBMISSION - WASTE VEHICLE SHEEP PATH	23/11/2015	AJ	AJ	MR	CS										
COPYRIGHT: This drawing remains the property of SPACELAB Studio. It may be used for the purpose for which it was commissioned & in accordance with the terms of engagement for that commission. Unauthorised use of the drawing is prohibited.													PROJECT No:	DRAWING No:	ISSUE	REVISION
													14/1075	L605,2	DA	H

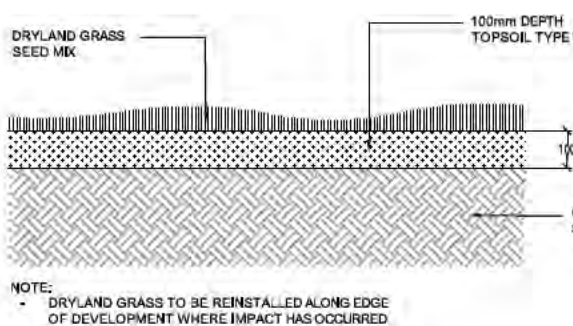
NOTES:
 JUTE MESH THICK TO BE INSTALLED ON PLANTED SLOPES GREATER THAN 20% FALL.
 ALL WATER PROOFING, DRAINAGE AND ROOFING ELEMENTS TO BE DETAILED BY ARCHITECT/ENGINEER.



1 DECIDUOUS TREE IN GRASS
 SCALE: 1:40 @ A3 1:20 @ A1



2 DECIDUOUS TREE IN RAISED PLANTER BOX
 SCALE: 1:40 @ A3 1:20 @ A1



5 DRYLAND GRASS
 SCALE: 1:20 @ A3 1:10 @ A1

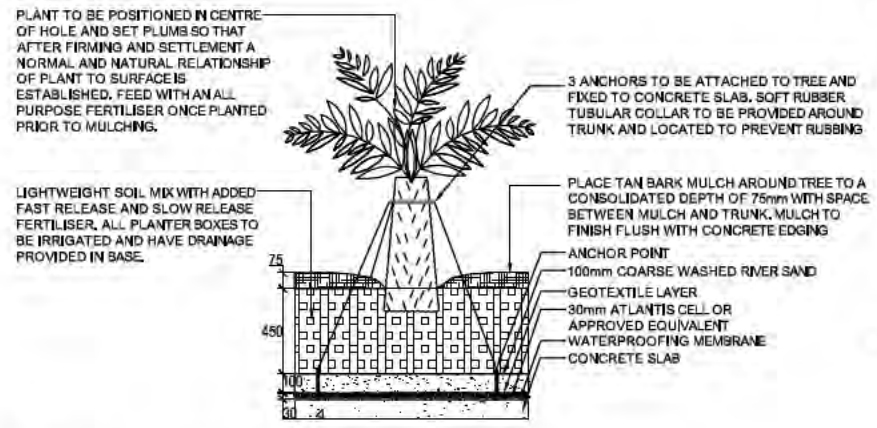
DRYLAND GRASS SPECIFICATION
 DRYLAND GRASS MIX (kg/ha):

Grass Type	Summer (Sept. to Feb.)	Winter (March to August)
TALL FESCUE	140	140
PERENNIAL RYE GRASS	50	50
CREeping RED FESCUE	40	40
WHITE CLOVER	20	20
COUCH GRASS HULLED	30	20
TOTAL	280	250

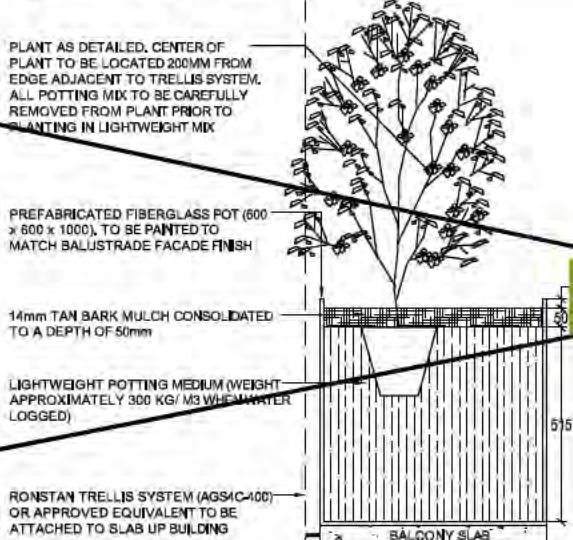
GRASS SPECIFICATION: CANTURF CANBERRABLEND



4 SHRUBS IN RAISED PLANTER BOX
 SCALE: 1:40 @ A3 1:20 @ A1



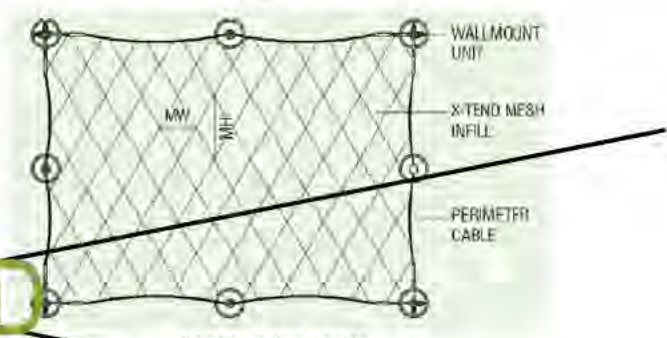
7 TREE FERN/ GRASS TREE IN RAISED PLANTER BOX
 SCALE: 1:40 @ A3 1:20 @ A1



8 MOUNTED PLANTER BOX DETAIL
 SCALE: 1:20 @ A3 1:10 @ A1

6 NON-IRRIGATED DRYLAND GRASS MIX

10 IRRIGATED TURF ON PODIUM
 NTS



AGS4C - Cable Border

System No.	PW	PH	S	Suitable for
AGS4C-01	140	472	01	Slow Growing Vines and Trellis Climbers
AGS4C-02	180	518	02	Slow Growing Vines and Trellis Climbers
AGS4C-03	240	612	03	Fast Growing Vines and Trellis Climbers
AGS4C-04	300	753	04	Fast Growing Vines and Trellis Climbers
AGS4C-05	360	894	05	Fast Growing Vines and Trellis Climbers

9 RONSTAN TRELLIS SYSTEM

NOT FOR CONSTRUCTION

ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE
H	ISSUE FOR DA + POOL PODIUM LANDSCAPE REVIEW	05/12/2016	AJ	AJ	MR	OS
B	ISSUE FOR DA	05/12/2014	PG	PG/BC/AJ	JE	OS
C	ISSUE FOR DA - AS 2009	22/01/2015	PG	PG/BC/AJ	JE	OS
D	DA RESUBMISSION	21/08/2015	PG	MR	AJ	OS
E	DA RESUBMISSION - GROUND FLOOR BUILDING AMENDMENTS	25/06/2015	PG	AJ	AJ	OS
F	DA RESUBMISSION - VALLAHART BUILDINGS X AND Y	13/01/2015	AJ	AJ	MR	OS
G	DA RESUBMISSION - WASTE VEHICLE SERVICE PATHS	23/11/2014	AJ	AJ	MR	OS

DRAWING STATUS
 Warning: unless there is an authorised SPACELAB signature in the approved for issue column, this drawing is not approved for issue.

CLIENT
GEOCON
 BUILDING CANBERRA

CONSULTANT
SPACELAB
 CONSULTANTS

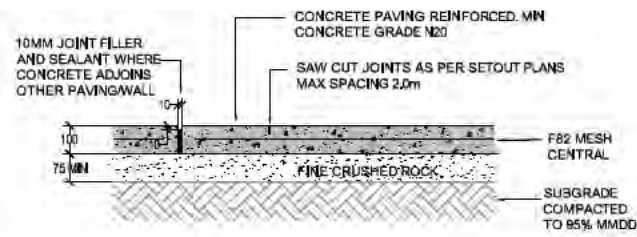
PROJECT
B2 & 3 SECTION 209 GUNGALHIN

DRAWING
 LANDSCAPE DETAILS SHEET 13

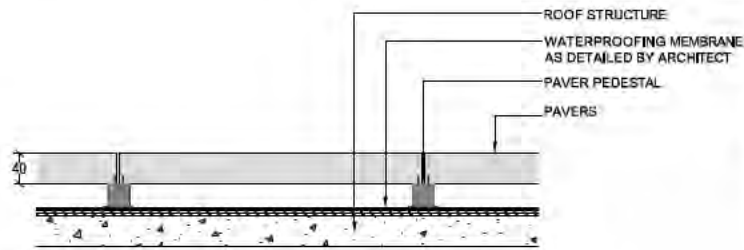
PROJECT No.	DRAWING No.	ISSUE	REVISION
14/1075	L505.3	DA	H

NOTES:
 JUTE MESH THICK TO BE INSTALLED ON PLANTED SLOPES GREATER THAN 20% FALL.
 ALL WATER PROOFING, DRAINAGE AND ROOFING ELEMENTS TO BE DETAILED BY ARCHITECT / ENGINEER.

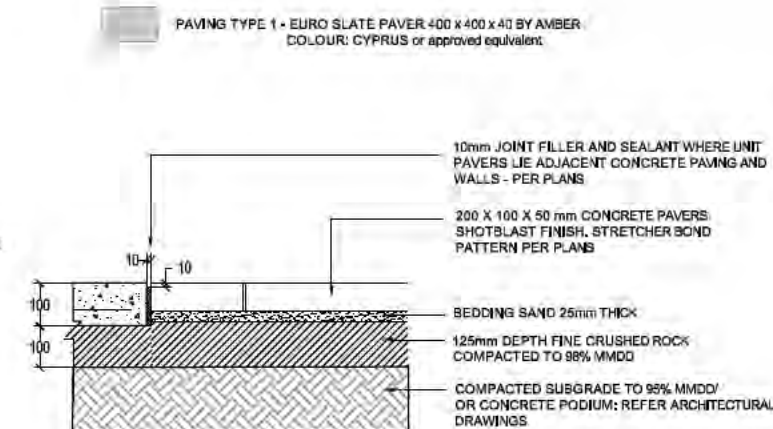
- PAVING TYPE 1 - EURO SLATE PAVER 400 x 400 x 40 BY AMBER COLOUR: CYPRUS or approved equivalent
- PAVING TYPE 2 - EURO SLATE PAVER 400 x 400 x 40 BY AMBER COLOUR: PRAGUE or approved equivalent



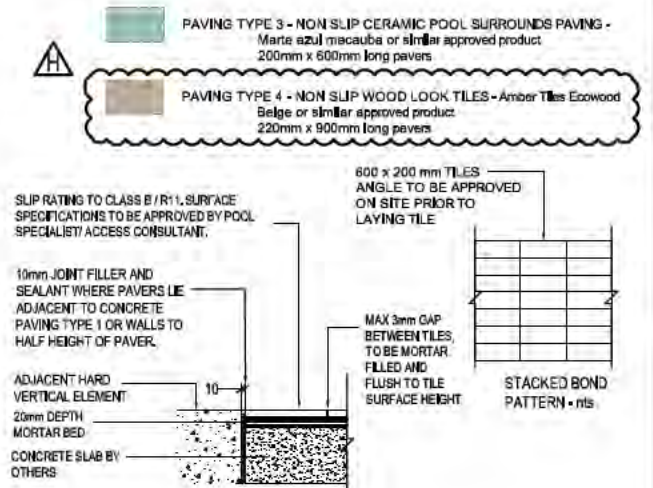
1 CONCRETE PATH
 SCALE: 1:20@A3 1:10@A1



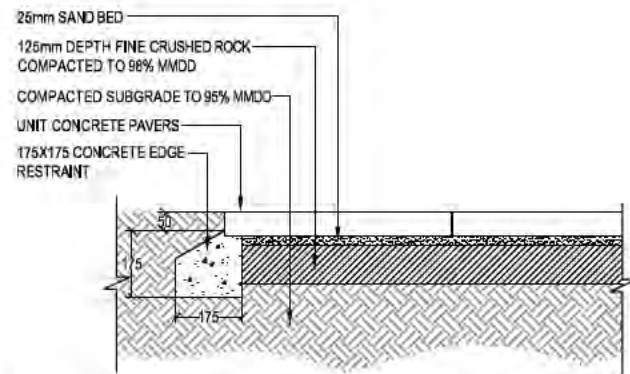
2 PODIUM PAVING DETAIL
 SCALE: 1:10 @ A3 1:5 @ A1



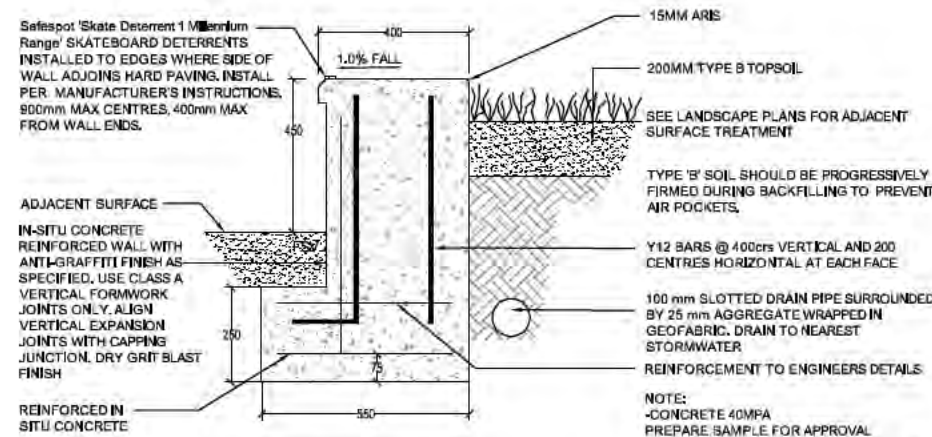
3 CONCRETE UNIT PAVING ON SAND BASE
 SCALE: 1:25 @ A3 1:12.5 @ A1



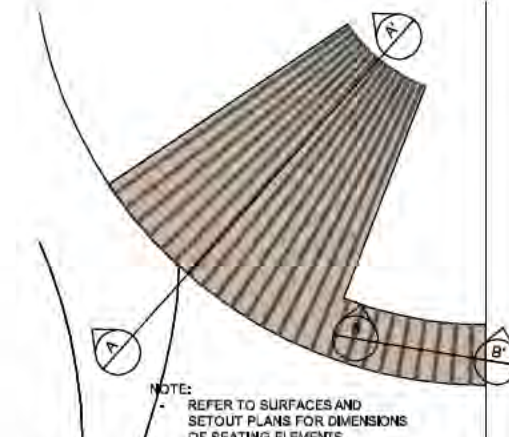
10 PAVING TYPE 3 & 4: TILES
 SCALE: NTS



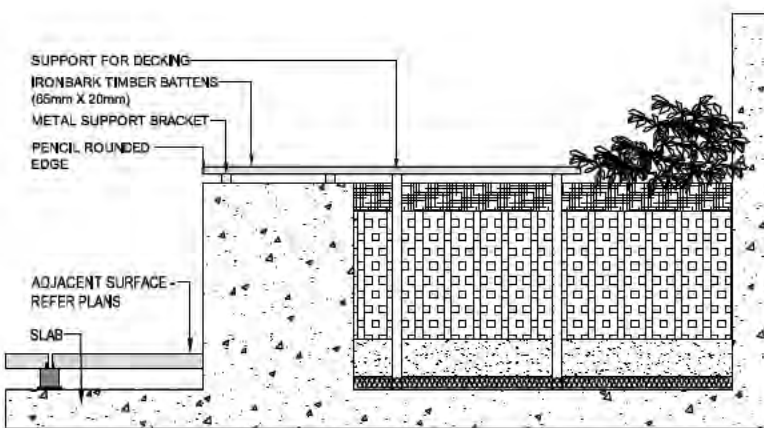
4 TYPICAL EDGE RESTRAINT & PAVED SURFACE
 SCALE: 1:10@A3 1:5@A1



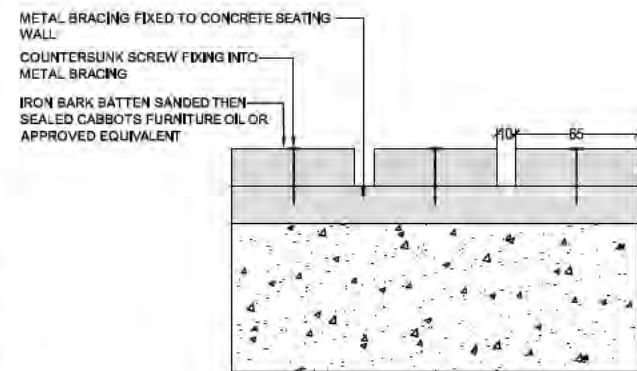
5 CONCRETE SEAT WALL DETAIL
 SCALE: 1:20 @ A3 1:10 @ A1



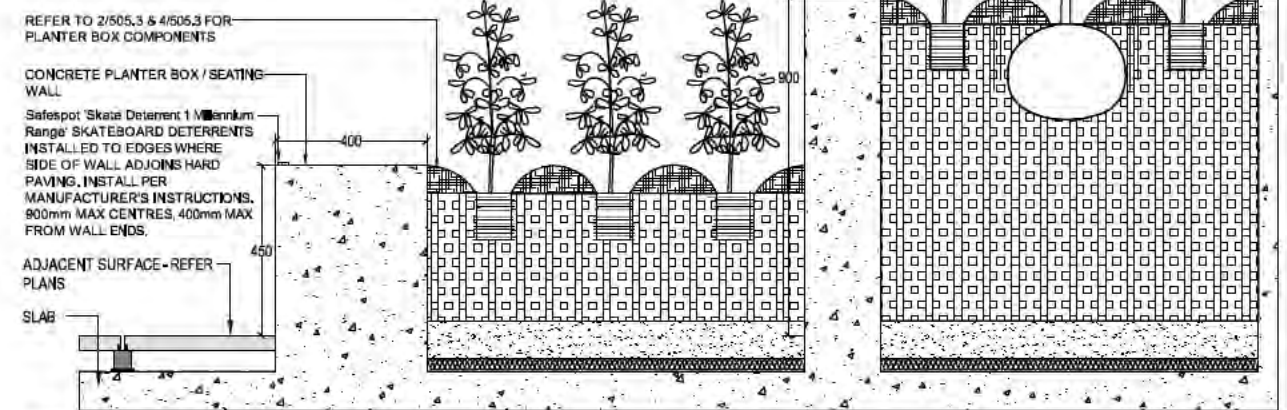
6 TIMBER SEAT ON WALL PLAN
 SCALE: NTS



7 TIMBER SEAT WALL - SECTION A-A
 SCALE: 1:20@A3 1:10@A1



8 TIMBER SEAT WALL - SECTION B-B
 SCALE: 1:4 @ A3 1:2 @ A1



9 PODIUM PLANTER SECTION
 SCALE: 1:20@A3 1:10@A1

NOTE:
 REFER TO SURFACES AND SETOUT PLANS FOR DIMENSIONS OF SEATING ELEMENTS

1No. HESSIAN STRAP TO BE TIED IN A FIGURE OF EIGHT BETWEEN THE TREE AND BOTH STAKES, HEIGHT OF TIES TO BE BETWEEN 1/3 AND 1/2 THE HEIGHT OF THE TREE

2No. 50x50mm H.W.D STAKES, 1.5m LENGTH DRIVEN 100mm INTO GROUND CLEAR OF TREE ROOTBALL, MINIMUM 300mm FROM TRUNK, STAKES TO BE PLACED FAR ENOUGH FROM TRUNK AND IN A SUITABLE POSITION SO AS TO AVOID TRUNK BRANCH RUBBING. STAKES TO BE POSITIONED TO SUPPORT TREE IN PREVAILING WINDS.

NOT FOR CONSTRUCTION

ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE
H	ISSUE FOR DA - POOL PODIUM LANDSCAPE REVISED	09/02/2016	AJ	AJ	MR	CS
B	ISSUE FOR DA	09/12/2014	PG	PG/BCAJ	JE	CS
C	ISSUE FOR DA - AS 2009	22/01/2015	PG	PG/BCAJ	JE	CS
D	DA RE SUBMISSION	31/08/2015	PG	MR	AJ	CS
E	DA RE SUBMISSION - GROUND FLOOR BUILDINGS AMENDMENTS	25/09/2015	PG	AJ	AJ	CS
F	DA RE SUBMISSION - BAL CONCRETE SLAB THICKS & AND'S	10/11/2015	AJ	AJ	MR	CS
G	DA RE SUBMISSION - WASTE VEHICLE SHEET PATHS	27/11/2015	AJ	AJ	MR	CS

DRAWING STATUS
 Warning: unless there is an authorized SPACELAB signature in the approved for issue column, this drawing is not approved for issue.

COPYRIGHT
 This drawing remains the property of SPACELAB Studio. It may be used for the purpose for which it was commissioned & in accordance with the terms of engagement for that commission. Unauthorised use of the drawing is prohibited.

CLIENT
GEOCON
 BUILDING CANBERRA

CONSULTANTS
SPACELAB
 LANDSCAPE ARCHITECTS

PROJECT
B2 & 3 SECTION 209 GUNGAHLIN

DRAWING	PROJECT No	DRAWING No	DATE	REVISION
LANDSCAPE DETAILS SHEET 14	14/1075	L505.4	DA	H

3 LANDSCAPE NOTES

SOFTWORKS NOTES

PLANT MATERIALS
 -SUPPLY OF PLANT MATERIAL WILL BE BY THE CONTRACTOR.
 -ALL GRASS AREAS TO BE BITUMEN STRAW MULCHED.

ROOT CONTROL BARRIERS
 ROOT CONTROL BARRIERS ARE TO BE INSTALLED TO ALL TREES PLANTED CLOSER TO A PATH OR KERB THAN THE MIN. DISTANCE SPECIFIED IN THE PLANT SCHEDULE. THESE DISTANCES ARE REFERENCED FROM A.C.T. URBAN SERVICES DESIGN STANDARDS FOR URBAN INFRASTRUCTURE, 23: PLANT SPECIES FOR URBAN LANDSCAPE PROJECTS, EDITION 1, REVISION 0 / SEPTEMBER 2002. BARRIERS TO BE EQUAL TO NYLEX ROOT CONTROL BARRIER AND SHALL BE 450MM DEEP AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. WHERE TREES ARE PLANTED ADJACENT TO A KERB, A ROOT BARRIER SHALL BE INSTALLED EXTENDING 6 METRES MINIMUM ALONG THE BACK OF KERB AND CENTRED AT THE TRUNK OF THE TREE (6 LM PER TREE). WHERE TREES ARE PLANTED ADJACENT TO A KERB AND FOOTPATH, 6 METRES LENGTH OF ROOT BARRIER SHALL BE INSTALLED ALONG BOTH THE BACK OF KERB AND THE FOOTPATH AND CENTRED AT THE TRUNK OF THE TREE (2 NO 6M LENGTHS = 12 LM PER TREE).

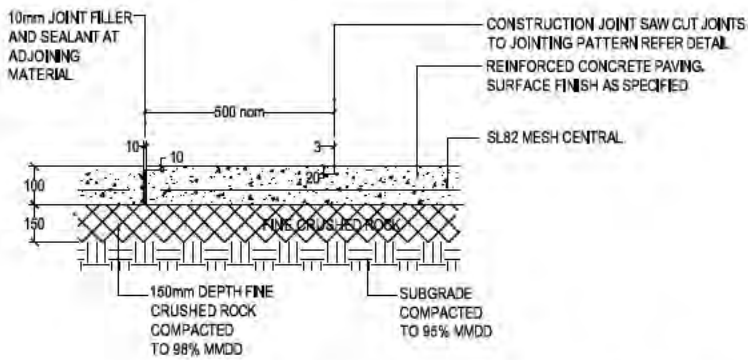
CLEARANCES REQUIRED FOR TREE PLANTING LOCATIONS IN VERGE AREAS:
 -MINIMUM 900MM TO STORMWATER MAIN, SEWER MAIN, WATER MAIN, GAS
 -MINIMUM 900MM TO STORMWATER TIE, SEWER TIE, WATER TIE
 -MINIMUM 1500MM FROM MATURE TRUNK FOR CATEGORY 1 TREES TO STORMWATER SUMP, SEWER MANHOLE, ELECTRICAL MIP/PILLAR
 -MINIMUM CLEARANCE TO LIGHT STANDARDS 2M FROM MATURE CANOPY

THE MINIMUM REQUIRED CLEARANCES BETWEEN TREES AND FOOTPATHS DEPENDS UPON THE FOOTPATH WIDTH AND TREE SHAPE CATEGORY. THEY MUST BE IN ACCORDANCE WITH A.C.T. URBAN SERVICES' DESIGN STANDARDS FOR URBAN INFRASTRUCTURE, 23: PLANT SPECIES FOR URBAN LANDSCAPE PROJECTS, EDITION 1, REVISION 0 / SEPTEMBER 2002 (PAGES 5 & 6).

NOTES
 1. FINAL TREE LOCATIONS TO BE CONFIRMED ON SITE.
 2. ALL SERVICES SHALL BE LOCATED ON SITE PRIOR TO WORKS COMMENCING BY THE APPROPRIATE SERVICE AUTHORITY. MAKE ALL ARRANGEMENTS AND PAY ANY COSTS OR CHARGES SHOULD DAMAGES OCCUR.
 3. ALL AREAS DISTURBED DURING THE WORKS MUST BE REINSTATED WITH DRYLAND GRASSING TO THE SATISFACTION OF A.C.T. URBAN SERVICES.
 4. TEMPORARY FENCES ARE TO BE INSTALLED TO PROTECT LANDSCAPE WORKS DURING CONSOLIDATION. CONTRACTORS WHO INSTALL PERMANENT BOUNDARY FENCES ON INDIVIDUAL LEASED SITES (DWELLINGS) ADJACENT TO UNLEASED LAND ARE RESPONSIBLE FOR REINSTATING DISTURBED AREAS.

HARDWORKS NOTES

CONCRETE WORKS
 ALL CONCRETE FOOTINGS ARE TO HAVE ENGINEERS CERTIFICATION PRIOR TO COMMENCEMENT OF WORKS AND ARE TO BE TO AS2870



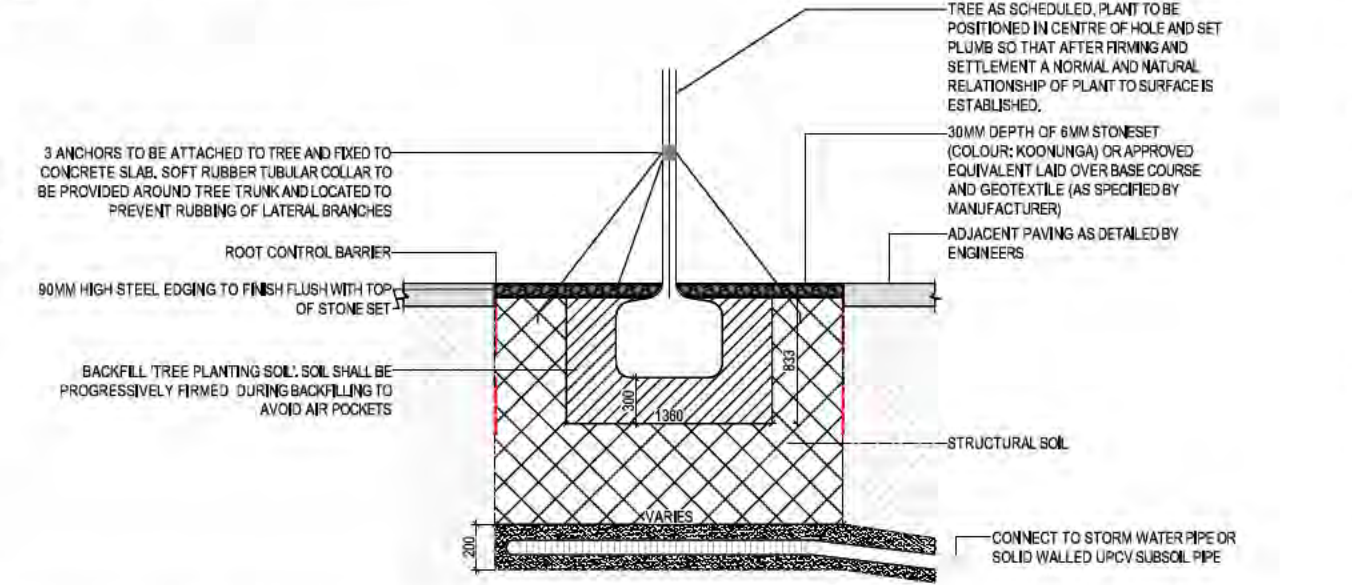
TYPE 1: COLOURED CONCRETE - 'ABILOX' MOONLIGHT GREY @ 4.15% IN GREY CEMENT (BY WEIGHT)
 TYPE 2: COLOURED CONCRETE - 'ABILOX' BLACK CAF-X2 @ 4.15% IN GREY CEMENT (BY WEIGHT)

1 COLOURED CONCRETE PAVING - SAW CUT

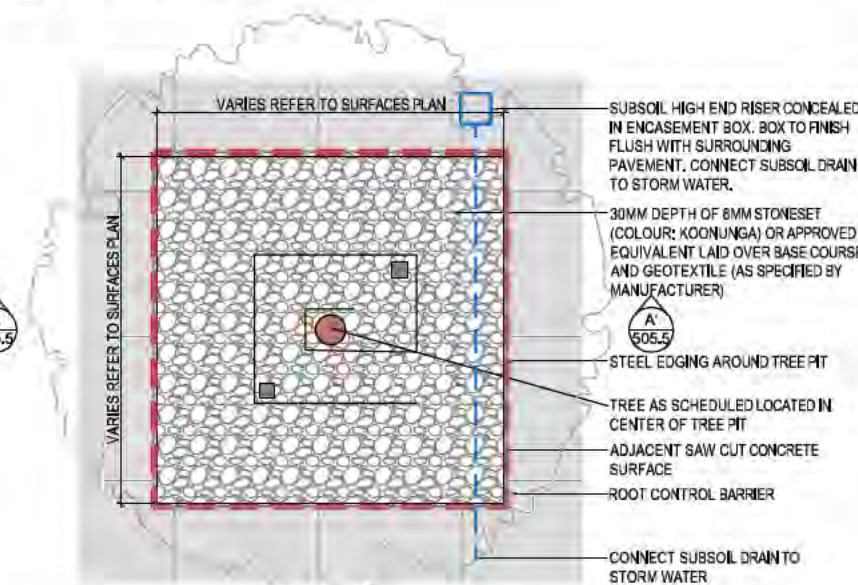
SCALE: 1:10 @ A3 1:5 @ A1

2 RAIN GARDEN ADJACENT TO ROAD

SCALE: 1:50 @ A3 1:25 @ A1



NOTE:
 REFER TO SURFACES AND SETOUT PLANS FOR RAIN GARDEN DIMENSIONS AND PLANTING PLANS FOR PLANTING SPECIFICATION

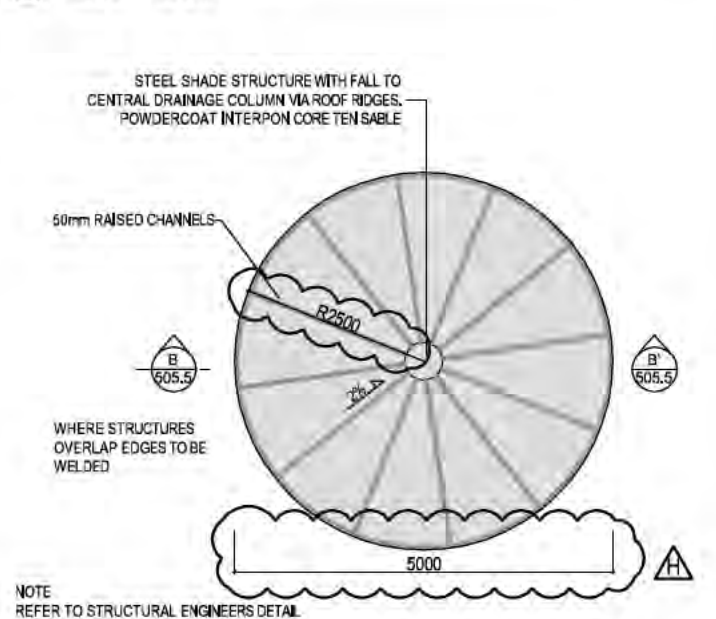


4 PLAN: TREE PIT ON VERGE

SCALE: 1:50 @ A3 1:25 @ A1

5 SECTION A-A: TREE PIT ON VERGE

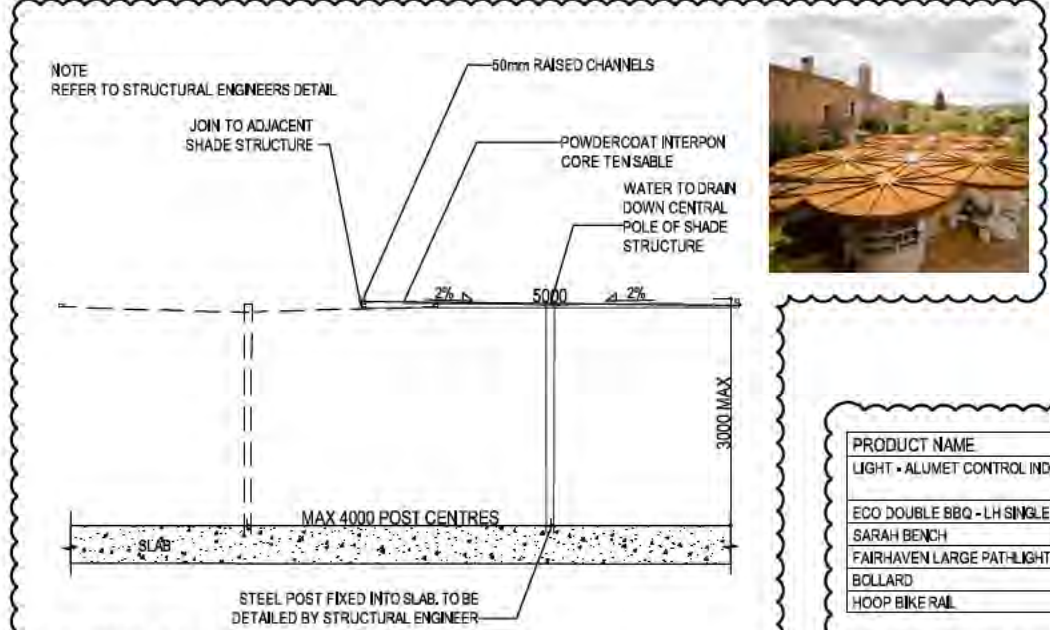
SCALE: 1:50 @ A3 1:25 @ A1



NOTE:
 REFER TO STRUCTURAL ENGINEERS DETAIL

6 PLAN: SHADE STRUCTURE

SCALE: 1:100 @ A3 1:50 @ A1



7 SECTION B-B: PODIUM SHADE STRUCTURE

SCALE: 1:100 @ A3 1:50 @ A1



PRODUCT NAME	CODE	SUPPLIER	NUMBER	NOTES
LIGHT - ALUMET CONTROL INDIRECT	IP65	THORN	4	35-150W HIT-ICE CPO LAMP WITH FRESNEL OPTICAL RINGS AND LIGHT GREY POWDER COATED ALUMINUM COLUMN
ECO DOUBLE BBQ - LH SINGLE PLATE	KB204	LANDMARK	1	TO HAVE TAP INSTALLED AND TO BE CLAD IN HARDWOOD TIMBER
SARAH BENCH	SARA,2200	BOTTON + GARDNER	6	SUBSURFACE FIXINGS
FAIRHAVEN LARGE PATH-LIGHT	220360	BEACON LIGHTING	5 LIGHTS	STAINLESS STEEL FINISH WITH OPAL DIFFUSER
BOLLARD	S505	HUB	6	STAINLESS STEEL FINISH
HOOP BIKE RAIL	CBR3	CORA	11	STAINLESS STEEL FINISH

8 FURNITURE SCHEDULE

NOT FOR CONSTRUCTION

ISSUE	REASON FOR ISSUE	DATE	DESIGN	DRAWN	CHECKED	APPROVED FOR ISSUE
H	ISSUE FOR DA - POOL PODIUM LANDSCAPE REVISED	09/02/2016	AJ	AJ	MR	CS
B	ISSUE FOR DA	09/12/2014	PG	PG/BC/AJ	JE	CS
C	ISSUE FOR DA - AS 2200	22/10/2015	PG	PG/BC/AJ	JE	CS
D	DA RESUBMISSION	31/08/2015	PG	MR	AJ	CS
E	DA RESUBMISSION - GROUND FLOOR BUILDING AMENDMENTS	25/06/2015	PG	AJ	AJ	CS
F	DA RESUBMISSION - BALCONY/DECKING & AND'S	10/11/2015	AJ	AJ	MR	CS
G	DA RESUBMISSION - WASTE VEHICLE SWEEP PATHS	27/11/2015	AJ	AJ	MR	CS

DRAWING STATUS
 Warning: unless there is an authorized SPACELAB signature in the approved for issue column, this drawing is not approved for issue.
 COPYRIGHT
 This drawing remains the property of SPACELAB Studio. It may be used for the purpose for which it was commissioned & in accordance with the terms of engagement for that commission. Unauthorised use of the drawing is prohibited.

CLIENT: **GEOCON** BUILDING CANBERRA

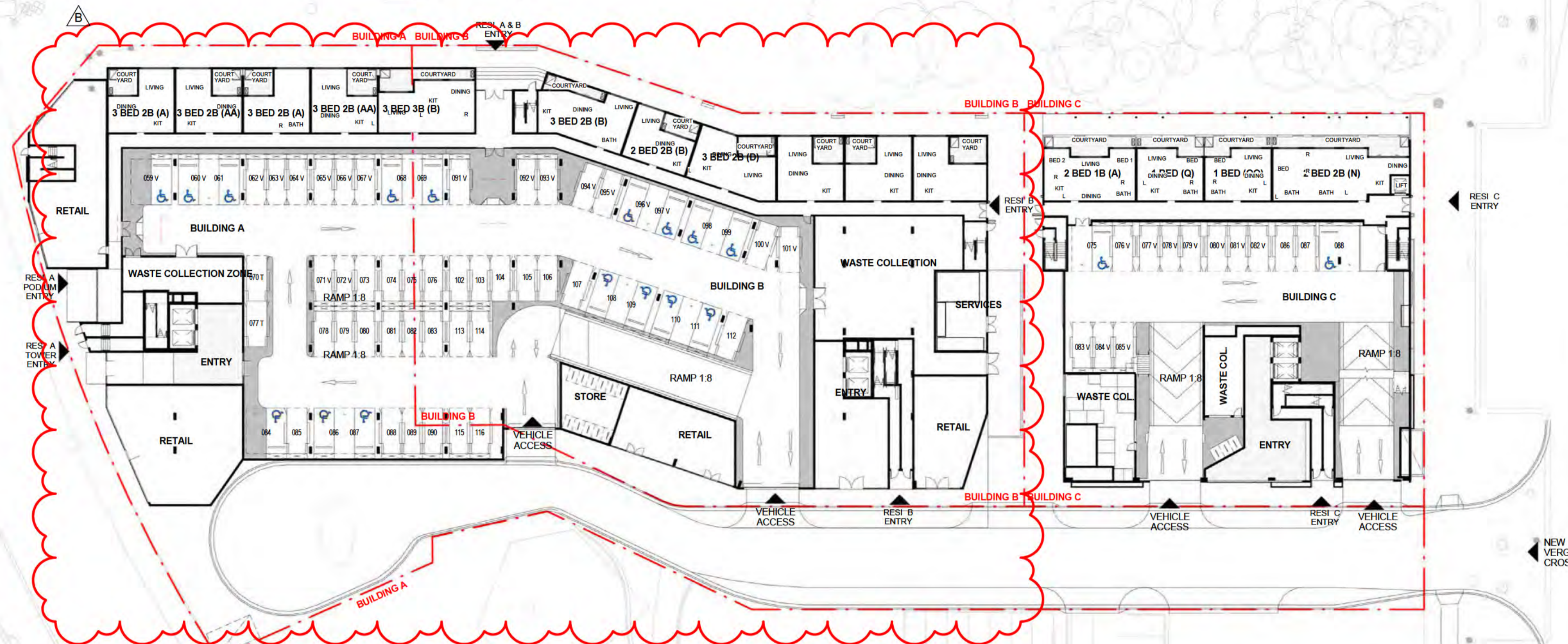
CONSULTANTS: **OSPACE LAB**

PROJECT: **B2 & 3 SECTION 209 GUNGAHLIN**

PROJECT #	DRAWING #	DATE	REVISION
14/1075	L505.5	DA	H

GUNDAROO DRIVE

GRIBBLE STREET



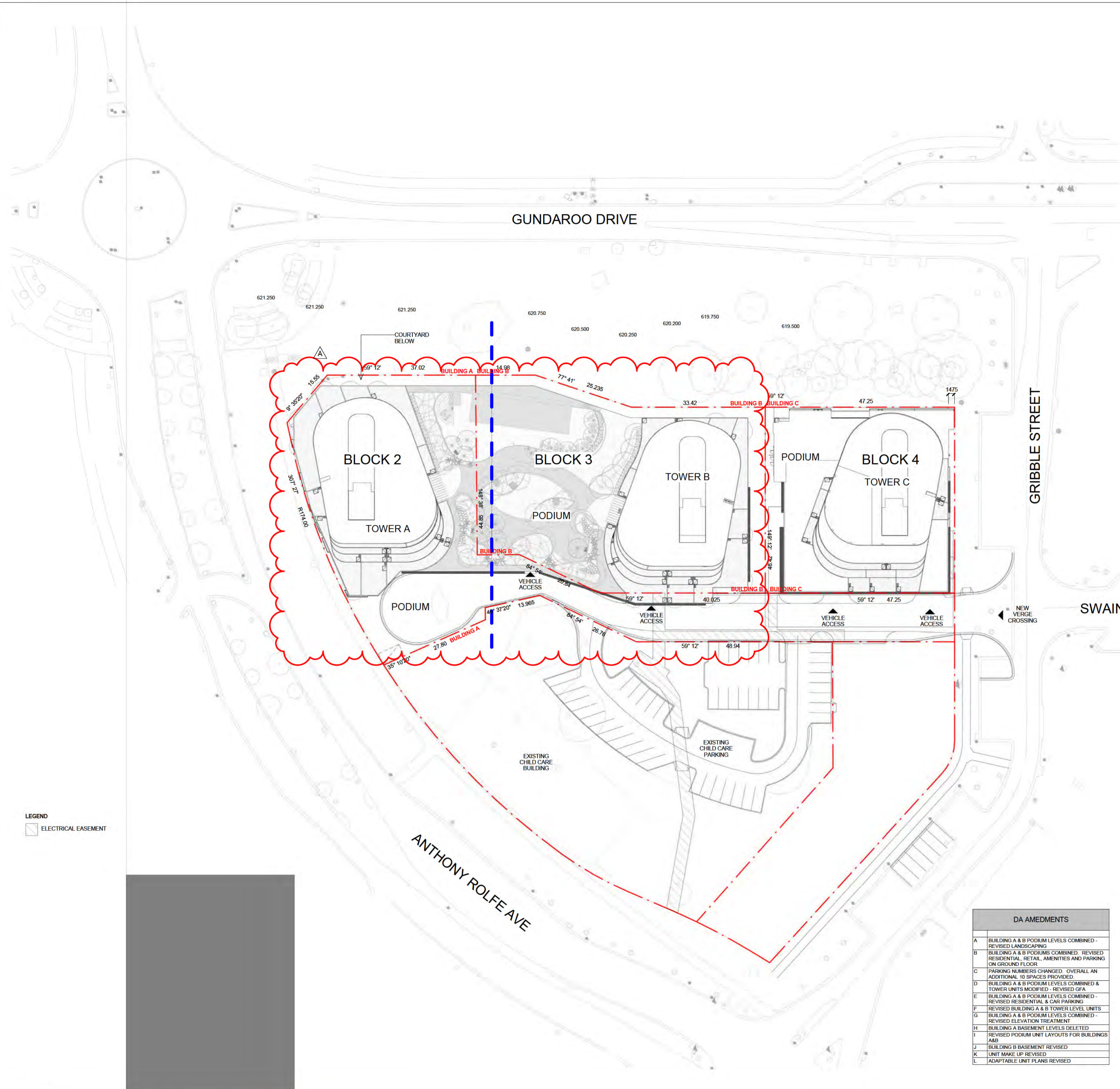
ANTHONY ROLFE AVE

ADDITIONAL INFORMATION	DATE
1. BUILDING HEIGHT REDUCED BY 5 LEVELS	11.09.15
2. SCHEDULES UPDATED TO SHOW NEW FLOORPLANS SETBACKS LAYOUT ON TOWERS A & B	15.09.15
3. TOWER C CAP AMENDED	22.09.15
4. BUILDING A & B PODIUMS COMBINED	14.10.15
5. UNIT TYPES & LANDSCAPING REFINED	18.11.15
6. PODIUM SETBACK FROM NORTH BOUNDARY INCREASED. UNIT TYPES & LANDSCAPING REFINED	05.02.16

1 OVERALL GROUND LEVEL(1)
1:400

DA AMENDMENTS	
A	BUILDING A & B PODIUM LEVELS COMBINED - REVISED LANDSCAPING
B	BUILDING A & B PODIUMS COMBINED. REVISED RESIDENTIAL, RETAIL, AMENITIES AND PARKING ON GROUND FLOOR
C	PARKING NUMBERS CHANGED. OVERALL AN ADDITIONAL 10 SPACES PROVIDED.
D	BUILDING A & B PODIUM LEVELS COMBINED & TOWER UNITS MODIFIED. REVISED GFA
E	BUILDING A & B PODIUM LEVELS COMBINED - REVISED RESIDENTIAL & CAR PARKING
F	REVISED BUILDING A & B TOWER LEVEL UNITS
G	BUILDING A & B PODIUM LEVELS COMBINED - REVISED ELEVATION TREATMENT
H	BUILDING A BASEMENT LEVELS DELETED
I	REVISED PODIUM UNIT LAYOUTS FOR BUILDINGS A&B
J	BUILDING B BASEMENT REVISED
K	UNIT MAKE UP REVISED
L	ADAPTABLE UNIT PLANS REVISED

LEGEND	
[Symbol]	ADAPTABLE PARKING
[Symbol]	BICYCLE PARKING
[Symbol]	STORAGE AREA 2400mm x 600mm
[Symbol]	VISITOR PARKING
[Symbol]	CAR PARK MIRRORS
[Symbol]	DRYING AREA
[Symbol]	CONDENSOR UNITS
[Symbol]	SITE BOUNDARY



GFA SCHEDULE - BUILDING A - OVERALL

LEVEL	AREA
GROUND	1809 m ²
LEVEL 1	1980 m ²
LEVEL 2	2029 m ²
LEVEL 3	2029 m ²
LEVEL 4	1976 m ²
LEVEL 5	931 m ²
LEVEL 6	844 m ²
LEVEL 7	844 m ²
LEVEL 8	844 m ²
LEVEL 9	844 m ²
LEVEL 10	844 m ²
LEVEL 11	844 m ²
LEVEL 12	844 m ²
LEVEL 13	844 m ²
LEVEL 14	844 m ²
LEVEL 15	844 m ²
LEVEL 16	844 m ²
LEVEL 17	844 m ²
LEVEL 18	806 m ²
LEVEL 19	753 m ²
LEVEL 20	746 m ²
TOTAL	23191 m ²

GFA SCHEDULE - BUILDING A - RETAIL

LEVEL	AREA
GROUND	348 m ²

PARKING SCHEDULE - BUILDING A OVERALL

TYPE	COUNT
ACCESSIBLE	20
STANDARD	152
Total	172

UNIT SCHEDULE - BUILDING A

NAME	COUNT
1 BED (A)	8
1 BED (AA)	6
1 BED (AB)	3
1 BED (AC)	3
1 BED (AD)	3
1 BED (AE)	3
1 BED (B)	4
1 BED (C)	4
1 BED (H)	1
1 BED (I)	12
1 BED (J)	12
1 BED (K)	14
1 BED (L)	1
1 BED (M)	1
1 BED (N)	1
1 BED (O)	1
1 BED (P)	15
1 BED+ (B)	15
1 BED+ (C)	1
1 BED+ (D)	1
2 BED 1B (B)	4
2 BED 2B (A)	1
2 BED 2B (C)	1
2 BED 2B (D)	1
2 BED 2B (E)	1
2 BED 2B (F)	16
2 BED 2B (G)	16
2 BED 2B (H)	16
2 BED 2B (I)	14
2 BED 2B (J)	14
2 BED 2B (K)	16
2 BED 2B (L)	1
2 BED 2B (M)	1
2 BED 2B (N)	1
2 BED 2B (O)	1
2 BED 2B (P)	1
2 BED 2B (Q)	1
2 BED 2B (R)	1
2 BED 2B (S)	1
2 BED 2B (T)	1
2 BED 2B (U)	1
2 BED 2B (V)	1
2 BED 2B (W)	1
2 BED 2B (X)	1
2 BED 2B (Y)	1
2 BED 2B (Z)	1
3 BED 2B (A)	1
3 BED 2B (AA)	1
3 BED 2B (B)	1
3 BED 2B (C)	1
3 BED 2B (D)	1
3 BED 2B (E)	1
3 BED 2B (F)	1
3 BED 2B (G)	1
3 BED 2B (H)	1
3 BED 2B (I)	1
3 BED 2B (J)	1
3 BED 2B (K)	1
3 BED 2B (L)	1
3 BED 2B (M)	1
3 BED 2B (N)	1
3 BED 2B (O)	1
3 BED 2B (P)	1
3 BED 2B (Q)	1
3 BED 2B (R)	1
3 BED 2B (S)	1
3 BED 2B (T)	1
3 BED 2B (U)	1
3 BED 2B (V)	1
3 BED 2B (W)	1
3 BED 2B (X)	1
3 BED 2B (Y)	1
3 BED 2B (Z)	1
Total: 211	

GFA SCHEDULE - BUILDING B - OVERALL

LEVEL	AREA
GROUND LEVEL	2553 m ²
LEVEL 1	2512 m ²
LEVEL 2	2624 m ²
LEVEL 3	2624 m ²
LEVEL 4	2515 m ²
LEVEL 5	931 m ²
LEVEL 6	844 m ²
LEVEL 7	844 m ²
LEVEL 8	844 m ²
LEVEL 9	844 m ²
LEVEL 10	844 m ²
LEVEL 11	844 m ²
LEVEL 12	844 m ²
LEVEL 13	844 m ²
LEVEL 14	844 m ²
LEVEL 15	844 m ²
LEVEL 16	844 m ²
LEVEL 17	844 m ²
LEVEL 18	844 m ²
LEVEL 19	844 m ²
LEVEL 20	807 m ²
LEVEL 21	753 m ²
LEVEL 22	746 m ²
TOTAL	27887 m ²

GFA SCHEDULE - BUILDING B - RETAIL

LEVEL	AREA
GROUND LEVEL	216 m ²

PARKING SCHEDULE - BUILDING B OVERALL

TYPE	COUNT
ACCESSIBLE	25
STANDARD	290
STANDARD (PARALLEL)	12
Total	327

UNIT SCHEDULE - BUILDING B

NAME	COUNT
1 BED (A)	5
1 BED (AA)	3
1 BED (B)	3
1 BED (C)	2
1 BED (D)	2
1 BED (E)	3
1 BED (F)	3
1 BED (G)	3
1 BED (H)	1
1 BED (I)	14
1 BED (J)	14
1 BED (K)	16
1 BED (L)	1
1 BED (M)	1
1 BED (N)	1
1 BED (O)	1
1 BED (P)	17
1 BED+ (B)	17
1 BED+ (C)	1
1 BED+ (D)	1
2 BED 2B (B)	1
2 BED 2B (C)	1
2 BED 2B (D)	1
2 BED 2B (E)	1
2 BED 2B (F)	16
2 BED 2B (G)	16
2 BED 2B (H)	16
2 BED 2B (I)	14
2 BED 2B (J)	14
2 BED 2B (K)	16
2 BED 2B (L)	1
2 BED 2B (M)	1
2 BED 2B (N)	1
2 BED 2B (O)	1
2 BED 2B (P)	1
2 BED 2B (Q)	1
2 BED 2B (R)	1
2 BED 2B (S)	1
2 BED 2B (T)	1
2 BED 2B (U)	1
2 BED 2B (V)	1
2 BED 2B (W)	1
2 BED 2B (X)	1
2 BED 2B (Y)	1
2 BED 2B (Z)	1
3 BED 2B (A)	1
3 BED 2B (AA)	1
3 BED 2B (B)	1
3 BED 2B (C)	1
3 BED 2B (D)	1
3 BED 2B (E)	1
3 BED 2B (F)	1
3 BED 2B (G)	1
3 BED 2B (H)	1
3 BED 2B (I)	1
3 BED 2B (J)	1
3 BED 2B (K)	1
3 BED 2B (L)	1
3 BED 2B (M)	1
3 BED 2B (N)	1
3 BED 2B (O)	1
3 BED 2B (P)	1
3 BED 2B (Q)	1
3 BED 2B (R)	1
3 BED 2B (S)	1
3 BED 2B (T)	1
3 BED 2B (U)	1
3 BED 2B (V)	1
3 BED 2B (W)	1
3 BED 2B (X)	1
3 BED 2B (Y)	1
3 BED 2B (Z)	1
Total: 215	

GFA SCHEDULE - BUILDING C - OVERALL

LEVEL	AREA
BASEMENT 1.5	39 m ²
GROUND	1520 m ²
LEVEL 1	386 m ²
LEVEL 2	1693 m ²
LEVEL 3	1693 m ²
LEVEL 4	1068 m ²
LEVEL 5	840 m ²
LEVEL 6	840 m ²
LEVEL 7	840 m ²
LEVEL 8	840 m ²
LEVEL 9	840 m ²
LEVEL 10	840 m ²
LEVEL 11	811 m ²
LEVEL 12	754 m ²
LEVEL 13	417 m ²
TOTAL	13423 m ²

GFA SCHEDULE - BUILDING C - RETAIL

LEVEL	AREA
GROUND LEVEL	216 m ²

PARKING SCHEDULE - BUILDING C OVERALL

TYPE	COUNT
ACCESSIBLE	16
SMALL CAR	3
STANDARD	131
STANDARD (PARALLEL)	4
Total	154

UNIT SCHEDULE - BUILDING C

NAME	COUNT
1 BED (Q)	5
1 BED (QQ)	5
1 BED (R)	4
1 BED (S)	1
1 BED (T)	1
1 BED (U)	1
1 BED (V)	1
1 BED (W)	6
1 BED (X)	6
1 BED (Y)	8
1 BED (Z)	1
1 BED+ (E)	4
1 BED+ (F)	9
1 BED+ (FF)	9
2 BED 1B (A)	1
2 BED 1B (C)	1
2 BED 1B (E)	1
2 BED 2B (D)	6
2 BED 2B (N)	1
2 BED 2B (O)	4
2 BED 2B (P)	10
2 BED 2B (Q)	8
2 BED 2B (QQ)	8
2 BED 2B (R)	9
2 BED 2B (S)	1
2 BED 2B (T)	1
2 BED 2B (U)	1
3 BED 2B (M)	1
3 BED 2B (N)	1
3 BED 2B (O)	1
3 BED 2B (P)	6
Total: 122	

DA AMENDMENTS

A	BUILDING A & B PODIUM LEVELS COMBINED - REVISED LANDSCAPING
B	BUILDING A & B PODIUMS COMBINED - REVISED RESIDENTIAL, RETAIL, AMENITIES AND PARKING ON GROUND FLOOR
C	PARKING NUMBERS CHANGED - OVERALL AN ADDITIONAL 10 SPACES PROVIDED.
D	BUILDING A & B PODIUM LEVELS COMBINED & TOWER UNITS MODIFIED - REVISED GFA
E	BUILDING A & B PODIUM LEVELS COMBINED - REVISED RESIDENTIAL & CAR PARKING
F	REVISED BUILDING A & B TOWER LEVEL UNITS
G	BUILDING A & B PODIUM LEVELS COMBINED - REVISED ELEVATION TREATMENT
H	BUILDING A BASEMENT LEVELS DELETED
I	REVISED PODIUM UNIT LAYOUTS FOR BUILDINGS A&B
J	BUILDING B BASEMENT REVISED
K	UNIT MAKE UP REVISED
L	ADAPTABLE UNIT PLANS REVISED

LEGEND
ELECTRICAL EASEMENT

LEGEND
ADAPTABLE PARKING
BICYCLE PARKING
STORAGE AREA 2400mm x 600mm
VISITOR PARKING
CAR PARK MIRRORS
DRYING AREA
CONDENSOR UNITS
SITE BOUNDARY