

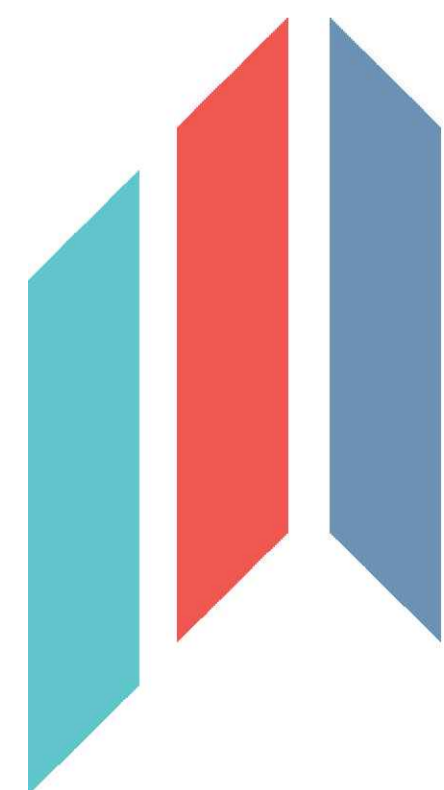
# PROPOSED MIXED USE DEVELOPMENT

CLIENT:

## MORRIS PROPERTY GROUP

PROJECT STAGE

## DEVELOPMENT APPLICATION

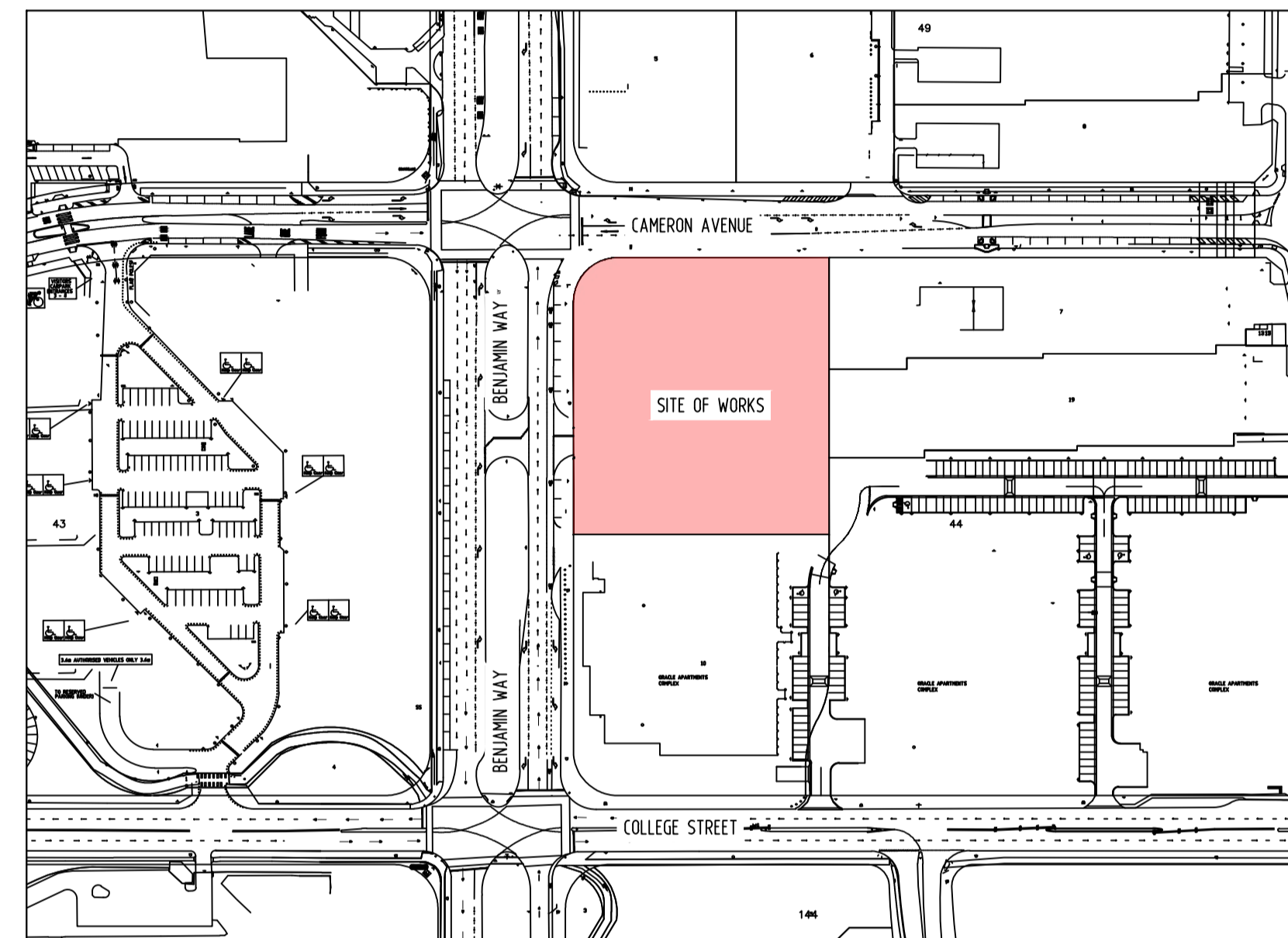


**ACT  
CONSULTING  
ENGINEERS**

CIVIL • STRUCTURAL • HYDRAULIC

**PROJECT NUMBER  
23-0257**

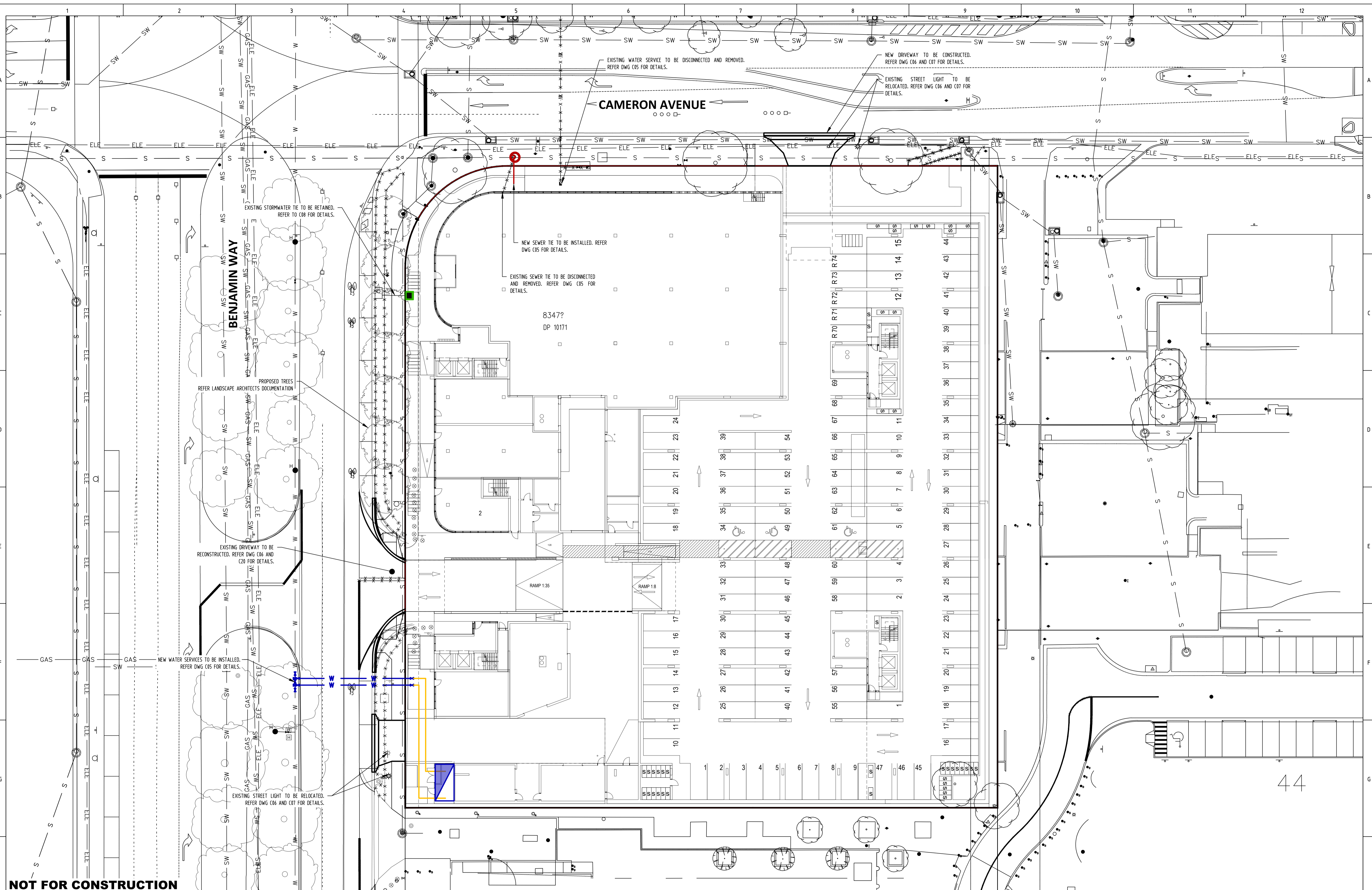
PROJECT LOCALITY



DRAWING INDEX

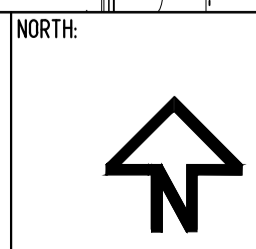
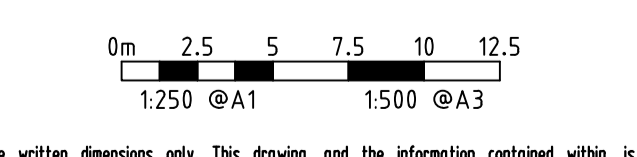
DRAWING NUMBER	DRAWING TITLE
C01	GENERAL ARRANGEMENTS PLAN
C02	GENERAL CONSTRUCTION NOTES AND DETAILS
C03	LANDSCAPE MANAGEMENT & PROTECTION PLAN
C04-01	SEDIMENT AND EROSION CONTROL NOTES 1
C04-02	SEDIMENT AND EROSION CONTROL NOTES 2
C04-03	SEDIMENT AND EROSION CONTROL PLAN
C05	EXTERNAL SERVICES PLAN
C06	CIVIL WORKS PLAN
C07	CIVIL WORKS DETAILS
C08	STORMWATER MANAGEMENT PLAN
C09-01	VEHICLE TURNING PLAN
C09-02	VEHICLE TURNING PLAN
C10	WASTE COLLECTION PLAN
C11	WASTE ROOM PLAN
C12	WASTE ROOM DETAILS
C13	COMMERCIAL COLLECTION
C14	INTERNAL SIGNAGE
C20	TRAFFIC CONTROL DEVICES

# BLOCK 11 SECTION 44 BELCONNEN



**NOT FOR CONSTRUCTION**

ACT CONSULTING ENGINEERS  
 5 TORRENS STREET BRADDON ACT 2612  
 WWW.ACTCE.COM.AU • OFFICE@ACTCE.COM.AU • (02) 693 8671



REV	REVISION	DATE	DESIGNED	DRAWN	APPROVED	CLIENT
A	FOR DEVELOPMENT APPLICATION	12.05.2023	R.J.	R.J.	L.K.	MORRIS PROPERTY GROUP
B	FOR DEVELOPMENT APPLICATION	05.07.2023	R.J.	R.J.	L.K.	
C						
D						
E						

PROJECT: MIXED USE DEVELOPMENT  
 SITE ADDRESS: BLOCK 11 SECTION 44  
 53 BENJAMIN WAY  
 BELCONNEN

SCALE: AS SHOWN  
 PROJECT No.: 23-0257  
 DRAWING TITLE: GENERAL ARRANGEMENTS PLAN

DATE: 12.05.2023  
 REVISION: B  
 DWG No.: C01

LANDSCAPE MANAGEMENT AND PROTECTION NOTES

1. General

- 1.1. THESE NOTES MUST BE READ IN CONJUNCTION WITH THE REQUIREMENTS OUTLINED IN TCCS REFERENCE DOCUMENT 04 –LANDSCAPE MANAGEMENT AND PROTECTION PLANS.
1.2. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO ENSURE THAT ALL TERRITORY ASSETS ARE PROTECTED FROM DAMAGE.
1.3. NO WORKS OTHER THAN THOSE IDENTIFIED ON THE APPROVED LMPP ARE TO TAKE PLACE WITHIN THE TREE PROTECTION ZONE (TPZ) OF AN EXISTING TREE. NO CONSTRUCTION ACTIVITIES SUCH AS STORAGE, PARKING, STOCKPILING, SITE SHEDS, CONSTRUCTION ACCESS, WASHDOWN, EXCAVATION, ETC. ARE ACCEPTED WITHOUT APPROVAL.
1.4. PRIOR TO CONSTRUCTION ALL PROTECTION MEASURES INDICATED ON THE APPROVED LMPP MUST BE IMPLEMENTED ONSITE. THE PROJECT TEAM MUST NOTIFY TCCS URBAN TREESCAPES IN WRITING ONCE THE PROTECTION MEASURES HAVE BEEN INSTALLED (VIA TCCS\_CPJTDDCOORD@ACT.GOV.AU).

2. SITE ACCESS – ALSO REFER TO VEHICLE ACCESS WITHIN THE TREE PROTECTION ZONE

- THIS SECTION OF NOTES IS APPLICABLE FOR ALL DEVELOPMENTS.
2.1. SITE ACCESS MUST BE STRICTLY THROUGH THE ACCESS POINTS IDENTIFIED ON THIS PLAN. ACCESS THROUGH UNLEASED LAND THAT IS NOT IDENTIFIED ON THE APPROVED LMPP IS STRICTLY PROHIBITED.

3. STORAGE OF MATERIALS

- THIS SECTION OF NOTES IS APPLICABLE FOR ALL DEVELOPMENTS.
3.1. THE STORAGE OF CONSTRUCTION MATERIALS AND THE PARKING OF VEHICLES OR EQUIPMENT ON VERGES OR ADJACENT PUBLIC OPEN SPACES IS NOT PERMITTED WITHOUT PRIOR APPROVAL FROM TCCS.
3.1.1. ONLY STORAGE AND PARKING LOCATIONS ON UNLEASED LAND IDENTIFIED ON THIS LMPP ARE APPROVED.

4. SITE ACCOMMODATION

- THIS SECTION OF NOTES IS APPLICABLE FOR ALL DEVELOPMENTS.
4.1. SITE SHEDS, SITE AMENITIES, STORAGE SHEDS, SKIPS, BILLBOARDS, OR CONTAINERS ARE STRICTLY PROHIBITED FROM BEING PLACED ON UNLEASED LAND UNLESS IDENTIFIED ON THE APPROVED LMPP, AND PUBLIC UNLEASED LAND PERMIT.
4.1.1. ONLY SITE AMENITIES ON UNLEASED LAND IDENTIFIED ON THIS LMPP ARE APPROVED.

5. FENCING

THIS SECTION IS APPLICABLE FOR ALL DEVELOPMENT SITES ADJACENT TO UNLEASED LAND. PROTECTION FENCING MUST BE IDENTIFIED ON THE LMPP TO PROTECT TERRITORY ASSETS ADJACENT THE DEVELOPMENT SITE.

- 5.1. PROTECTION FENCING
5.1.1. FENCING MUST BE ERECTED BEFORE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES ON SITE, THIS INCLUDES BUT IS NOT LIMITED TO STARTING OF DEMOLITION WORKS, DELIVERY OF MACHINERY OR MATERIALS, STOCKPILING, STORAGE, ETC.
5.1.2. FENCING MUST BE ERECTED IN THE LOCATION, ALIGNMENTS AND MATERIAL INDICATED ON THE APPROVED LMPP AND MUST STOP ACCESS THROUGHOUT CONSTRUCTION.
5.1.3. FENCING MUST REMAIN IN PLACE FOR THE ENTIRETY OF THE PROJECT DURATION, AND MAINTAINED IN GOOD, SAFE WORKING ORDER UNTIL OPERATIONAL ACCEPTANCE (OA) IS GRANTED. REMOVAL BEFORE OA IS GRANTED MUST BE APPROVED BY TCCS IN WRITING.
5.1.4. FENCING MUST BE 1,800 MM RIGID MESH TEMPORARY FENCE PANELS SUPPORTED BY STEEL POSTS AND CONCRETE BASES. SUPPORT POSTS DRIVEN INTO THE GROUND ARE STRICTLY PROHIBITED.
5.1.5. ALL CONNECTING FIXTURES/HARDWARE MUST BE SECURELY MOUNTED SO FENCING CANNOT BE DISMANTLED AND REMOVED BY THE PUBLIC.
5.1.6. THE USE OF ALTERNATIVE FENCING MATERIALS MUST BE DISCUSSED WITH, AND APPROVED BY, TCCS.
5.1.7. FENCING MUST BE SETBACK FROM FOOTPATHS AND CIVIL INFRASTRUCTURE AS PER TCCS REFERENCE DOCUMENT 04 –LANDSCAPE MANAGEMENT AND PROTECTION PLANS REQUIREMENTS, UNLESS OTHERWISE NOTED ON THE APPROVED LMPP.

6. CANOPY PROTECTION

THIS SECTION OF NOTES IS APPLICABLE WHERE THE EXISTING CANOPY OF A TREE ON UNLEASED LAND IS LIKELY TO BE IMPACTED BY CONSTRUCTION WORKS. THE FOLLOWING CANOPY PROTECTION REQUIREMENTS ARE MANDATORY.

- 6.1. THE DEVELOPER IS RESPONSIBLE TO PREVENT DAMAGE TO TREE CANOPIES AND PROTECT ALL EXISTING TREE CANOPIES FROM CONSTRUCTION ACTIVITIES.
6.2. PRUNING OF EXISTING CANOPIES IS STRICTLY PROHIBITED UNLESS IDENTIFIED ON THE APPROVED LMPP.
6.3. WHERE ADDITIONAL CANOPY IMPACTS TO THE APPROVED LMPP ARE IDENTIFIED, THE FOLLOWING REQUIREMENTS ARE MANDATORY:
6.3.1. IDENTIFY ANY PRUNING REQUIREMENTS BY NOTIONALLY INDICATING ON A PHOTOGRAPH WHERE THE LIMBS MAY NEED TO BE PRUNED OR TIED BACK AND SUBMIT THIS TO TCCS URBAN TREESCAPES.
6.3.2. WHERE DIRECTED BY TCCS, A SUITABLY QUALIFIED ARBORIST WITH A MINIMUM CERTIFICATE 5 QUALIFICATION MUST BE ENGAGED TO IDENTIFY THE CANOPY IMPACTS AND PROPOSE THE PREFERRED TIE BACK OF LIMBS OR EXTENT OF PRUNING REQUIRED.
6.3.3. WHERE ROOT PRUNING IS IDENTIFIED, REFER TO TREE ROOT PROTECTION OF THESE NOTES.
6.4. BRANCH PRUNING OF TREES ON UNLEASED LAND.
THIS SECTION OF NOTES IS APPLICABLE WHEREVER PRUNING IS REQUIRED TO TREES ON UNLEASED LAND. ALL PRUNING ACTIVITIES MUST BE INDICATED ON THE APPROVED LMPP.
6.4.1. ALL PRUNING AND TYING OF BRANCHES MUST BE UNDERTAKEN BY SUITABLY QUALIFIED ARBORISTS WITH A MINIMUM CERTIFICATE 3 QUALIFICATION, AND AS PER BEST PRACTICES AS DEFINED IN AS 4373.
6.4.2. WHERE PRACTICAL BRANCHES SHOULD BE TIED BACK, CLEAR OF THE WORK, AND PRUNING SHOULD ONLY BE USED AS LAST RESORT.
6.4.3. A PRUNING REPORT FROM THE ARBORIST MUST BE COMPLETED AND ISSUED TO TCCS URBAN TREESCAPES WITH THE LMPP AND LETTER OF DESIGN REVIEW (LDDR) FOR APPROVAL BEFORE PRUNING ACTIVITIES CAN COMMENCE.
6.4.4. ONCE THE PRUNING REPORT HAS BEEN ENDORSED BY TCCS URBAN TREESCAPES, THE PROJECT REPRESENTATIVE MUST NOTIFY TCCS URBAN TREESCAPES OF WHEN THE PRUNING IS PLANNED TO TAKE PLACE (VIA TCCS\_CPJTDDCOORD@ACT.GOV.AU).

7. TRUNK/BRANCH PROTECTION

THIS SECTION IS APPLICABLE WHERE WORK IS REQUIRED WITHIN THE TREE PROTECTION ZONE (TPZ) OF AN EXISTING TREE. TRUNK PROTECTION MUST BE INSTALLED WHEN WORK IS REQUIRED WITHIN THE TPZ OF A TREE.

- 7.1. PROTECTION BATTENS MUST BE PUT IN PLACE BEFORE COMMENCING THE WORKS AND MAINTAINED IN GOOD CONDITION THROUGHOUT THE WORK PERIOD. PROTECTION BATTENS CAN ONLY BE REMOVED AT THE COMPLETION OF THE WORKS.
7.2. TRUNK PROTECTION (AS PER CURRENT AS 4970 REQUIREMENTS)
7.2.1. LOOSELY WRAP THE TRUNK REQUIRING PROTECTION IN A THICK LAYER OF HESSIAN.
7.2.2. USE MINIMUM 2 M LENGTHS OF TIMBER FOR THE TRUNK PROTECTION AND INSTALL AT BASE OF TRUNK FOR FULL CIRCUMFERENCE OF TREE. SPACE BATTENS SO GAPS BETWEEN BATTENS ARE NO GREATER THAN 20 MM. BATTENS MUST BE UNTREATED TIMBER, FREE OF NAILS, SCREWS OR BOLTS.
7.2.3. LASH BATTENS TO TREE USING STRAPS, ROPE OR HESSIAN WEBBING ENSURING THE BATTENS ARE SECURE AGAINST THE TREE, BUT NOT TOO TIGHT ON THE TRUNK. BATTENS MUST BE LASHED AT THE TOP, BOTTOM AND MIDDLE AS A MINIMUM.
7.3. BRANCH PROTECTION (AS PER CURRENT AS 4970 REQUIREMENTS)
7.3.1. WHERE LOW HANGING BRANCHES GREATER THAN 100 MM IN DIAMETER WILL BE DAMAGED BY THE WORKS, THEY WILL REQUIRE ADDITIONAL PROTECTION.
7.3.2. LOOSELY WRAP THE BRANCHES REQUIRING PROTECTION IN A THICK LAYER OF HESSIAN.
7.3.3. USE TIMBER CUT TO LENGTH TO SUIT THE BRANCH REQUIRING PROTECTION AND INSTALL TO FULL CIRCUMFERENCE OF BRANCH. SPACE BATTENS SO GAPS BETWEEN BATTENS ARE NO GREATER THAN 20 MM. BATTENS MUST BE UNTREATED TIMBER, FREE OF NAILS, SCREWS OR BOLTS.
7.3.4. LASH BATTENS TO TREE USING STRAPS, ROPE OR HESSIAN WEBBING ENSURING THE BATTENS ARE SECURE AGAINST THE TREE, BUT NOT TOO TIGHT ON THE TRUNK. BATTENS MUST BE LASHED AT THE TOP, BOTTOM AND MIDDLE AS A MINIMUM.

8. DEMOLITION WITHIN THE TREE PROTECTION ZONE – ALSO REFER TO CANOPY PROTECTION, TRUNK/BRANCH PROTECTION AND ROOT PROTECTION NOTES

THIS SECTION OF NOTES IS APPLICABLE WHERE EXISTING INFRASTRUCTURE IS REQUIRED TO BE DEMOLISHED WITHIN THE TREE PROTECTION ZONE (TPZ) OF AN EXISTING TREE.

- 8.1. ANY DEMOLITION WORK WITHIN TPZ AREAS, THAT IS NOT INDICATED ON THE ENDORSED PLAN, IS NOT APPROVED BY TCCS URBAN TREESCAPES.
8.2. IF DEMOLITION WORKS ADDITIONAL TO THE APPROVAL ARE REQUIRED, AN UPDATED LMPP MUST BE PROVIDED TO TCCS FOR RE-ENDORSEMENT BEFORE COMMENCING THE WORKS.
8.3. DEMOLITION OF OLD PAVEMENT WITHIN TPZ
8.3.1. WHERE AN EXISTING DRIVEWAY IS TO BE USED FOR CONSTRUCTION ACCESS, AND IS PROPOSED TO BE REPLACED, ALL CONSTRUCTION WORK IS TO BE COMPLETED PRIOR TO REMOVAL OF THE DRIVEWAY. THIS IS TO ENSURE THE TREE ROOTS DO NOT DRY OUT BEFORE WORK IS COMPLETED.
8.3.2. TO MINIMISE ROOT DAMAGE, THE REMOVAL OF THE EXISTING PAVEMENT SHALL BE CAREFULLY DONE IN SMALL, STAGED SECTIONS AND ONLY TO THE DEPTH OF THE EXISTING CONSTRUCTED PAVEMENT PROFILE (SURFACE LAYER AND BASE LAYER), SO AS TO NOT CAUSE DAMAGE TO TREE ROOTS.
8.3.3. NO VEHICLES OR MACHINERY ARE ALLOWED WITHIN THE TPZ, AND VEHICLES AND MACHINERY MUST ALWAYS STAY OUTSIDE OF THIS ZONE DURING THE REMOVAL OF THE OLD PAVEMENT MATERIAL.

9. EXCAVATION WITHIN THE TREE PROTECTION ZONE – ALSO REFER TO DEMOLITION WITHIN THE TREE PROTECTION ZONE AND TREE ROOT PROTECTION

THIS SECTION OF NOTES IS APPLICABLE WHERE EXCAVATION WITHIN THE TREE PROTECTION ZONE (TPZ) OF A TREE ON UNLEASED LAND IS APPROVED BY TCCS. ALL EXCAVATIONS WITHIN THE TPZ MUST BE SHOWN ON THE LMPP, OTHERWISE IF EXCAVATION IS NOT SHOWN ON THE LMPP THE IMPACT ON THE TREES CAUSED BY THE EXCAVATION IS CONSIDERED UNAPPROVED.

- 9.1. THE TERM 'EXCAVATION' IN RELATION TO THIS SECTION MEANS ANY EARTHWORKS GREATER THAN 50 MM IN DEPTH FROM THE EXISTING SURFACE LEVEL, INCLUDING TRENCHING FOR SERVICES.
9.2. ONLY THE EXCAVATIONS IDENTIFIED ON THIS LMPP ARE APPROVED WITHIN THE TPZ.
9.3. EXCAVATION WITHIN THE STRUCTURAL ROOT ZONE (SRZ) OF A TREE AS OUTLINED IN AS 4970, IS STRICTLY PROHIBITED.
9.4. EXCAVATION WITHIN THE TPZ MUST BE EXECUTED USING EITHER UNDER-BORING, HYDRO-EXCAVATION OR HAND DIGGING TECHNIQUES, UNLESS AN ALTERNATIVE METHOD HAS BEEN DOCUMENTED AND ENDORSED BY TCCS URBAN TREESCAPES.
9.5. WHERE IDENTIFIED BY TCCS URBAN TREESCAPES, EXCAVATION TO EXPOSE ROOTS MAY BE REQUIRED TO BE UNDERTAKEN BY LOW-PRESSURE HYDRO-EXCAVATION USING A FAN SHAPED NOZZLE HEAD THAT IS KEPT 150 MM FROM SOIL PROFILE.
9.6. A SUITABLY QUALIFIED ARBORIST MUST BE PRESENT WHEN EXCAVATIONS THROUGH THE TPZ OF A TREE ARE BEING EXECUTED.
9.7. NO ROOTS GREATER THAN 30 MM IN DIAMETER ARE TO BE CUT, REFER TO TREE ROOT PROTECTION OF THESE NOTES.
9.8. IF ADDITIONAL EXCAVATION WITHIN THE TPZ IS IDENTIFIED TO BE REQUIRED THROUGH THE CONSTRUCTION PERIOD, THE DEVELOPER/CONTRACTOR MUST SEEK APPROVAL FOR THIS EXCAVATION FROM TCCS BEFORE STARTING THE WORKS.

10. TREE ROOT PROTECTION – ALSO REFER TO DEMOLITION WITHIN THE TREE PROTECTION ZONE AND EXCAVATION WITHIN THE TREE PROTECTION ZONE

THIS SECTION IS APPLICABLE WHERE EXISTING TREE ROOTS ARE FOUND IN EXCAVATION LOCATIONS.
10.1. MOST TREE ROOTS ARE FOUND WITHIN THE TOP 300 MM DEPTH OF SOIL.
10.2. MAINTAIN THE GOOD HEALTH OF THE TREES THAT HAVE HAD DISTURBANCE IN THEIR ROOT ZONE BY CONTINUAL WATERING. AT NO TIME SHALL THE DISTURBED AREA BE ALLOWED TO DRY OUT TO THE DETRIMENT OF THE TREE HEALTH.

- 10.3. WHERE ROOT DAMAGE HAS BEEN CAUSED, THE DEVELOPER MUST SEEK ADVICE FROM AN ARBORIST ABOUT MEASURES TO MINIMISE THE IMPACT OF THE DAMAGE ON THE TREE HEALTH (I.E. ADDITIONAL WATERING, FERTILISING, ETC.).
10.4. ALL EXPOSED ROOTS MUST BE BACKFILLED/COVERED WITH SOIL IMMEDIATELY.
10.4.1. BACKFILL AROUND TREE ROOTS MUST BE IN ACCORDANCE WITH AS 4970 TO MATCH FINISHED LEVELS. WHERE SITE SOIL IS UNABLE TO BE RE-USED, SOIL MEETING MITS 09A TOPSOIL SOIL REQUIREMENTS MUST BE USED UNLESS OTHERWISE APPROVED.
10.4.2. WHERE ROOTS CANNOT BE COVERED IMMEDIATELY THE ROOTS MUST BE PROTECTED FROM DESICCATION BY LIGHTLY WATERING OR COVERING WITH HESSIAN WHICH MUST BE KEPT MOIST.
10.4.3. WHERE PROPOSED WORKS COME IN CONTACT WITH TREE ROOTS, A LAYER OF GEOTEXTILE FABRIC MUST BE PLACED OVER THE ROOTS AND UNDERNEATH ANY NEW PAVEMENT OR INFRASTRUCTURE (DRIVEWAYS AND FOOTPATHS FOR EXAMPLE).
10.5. ROOT PRUNING
10.5.1. CUTTING OF ROOTS SHOULD BE THE LAST RESORT AND ONLY UNDERTAKEN IF NO OTHER OPTION IS AVAILABLE.
10.5.2. ROOTS GREATER THAN 30 MM IN DIAMETER MUST NOT BE CUT. IF ROOTS GREATER THAN 30 MM IN DIAMETER ARE REQUIRED TO BE CUT, APPROVAL FROM TCCS URBAN TREESCAPES MUST BE SOUGHT BEFORE CUTTING.
10.5.3. ALL ROOTS SHALL BE CUT WITH SUITABLE PROFESSIONAL EQUIPMENT AND BY SUITABLY QUALIFIED ARBORISTS WITH A MINIMUM CERTIFICATE 3 QUALIFICATION.
10.5.4. ANY ROOTS THAT ARE REQUIRED TO BE REMOVED MUST BE CUT CLEANLY WITH CLEAN AND SHARP ARBORIST TOOLS. TREE ROOTS ARE NOT TO BE RIPPED, TORN, OR PULLED AWAY FROM THE ROOT MASS.

11. VEHICLE ACCESS WITHIN THE TREE PROTECTION ZONE

THIS SECTION OF NOTES IS APPLICABLE WHERE ANY VEHICLE MOVEMENT IS REQUIRED THROUGH THE TREE PROTECTION ZONE (TPZ) OF AN EXISTING TREE. ALL ACCESS THROUGH THE TPZ OF AN EXISTING TREE MUST BE INDICATED ON THE APPROVED LMPP.

- 11.1. VEHICLE ACCESS THROUGH THE TPZ OF AN EXISTING TREE IS STRICTLY PROHIBITED UNLESS INDICATED AND APPROVED ON THE PROJECT LMPP.
11.2. VEHICLE ACCESS WITHIN THE STRUCTURAL ROOTS ZONE (REFER TO CURRENT AS 4970) IS STRICTLY PROHIBITED.
11.3. VEHICLE ACCESS THROUGH A LOW HANGING CANOPY (LESS THAN 3.5 M CLEARANCE FROM EXISTING GROUND TO THE LOWEST MAJOR LIMB) IS STRICTLY PROHIBITED.
11.4. CLEARLY MARK OUT THE APPROVED ACCESS ROUTE ONSITE SO VEHICLES DO NOT DEVIATE FROM THE APPROVED ROUTE.
11.5. ACCESS ROUTE STABILISATION WITHIN THE TPZ
11.5.1. PLACE A MINIMUM 200 MM LAYER OF ORGANIC 25 MM WOOD CHIP MULCH ON THE AREA OF THE TPZ THE VEHICLE ROUTE PASSES THROUGH. THE MULCH LAYER IS TO BE MAINTAINED AT THIS THICKNESS UNDER VEHICLE ROUTES AS LONG AS ACCESS IS REQUIRED.
11.5.2. PLACE A PROTECTIVE BOARD (RUMBLE BOARD) OVER THE MULCH ENSURING EACH BOARD IS SECURELY CONNECTED TO THE NEXT BOARD (AS REQUIRED) WITH GAPS NO GREATER THAN 30 MM BETWEEN BOARDS.
11.5.3. BOARDS MUST BE KEPT IN PLACE AND IN GOOD CONDITION FOR AS LONG AS ACCESS IS REQUIREMENTS.
11.5.4. ALTERNATIVE STABILISATION METHODOLOGY FOR AN ACCESS ROUTE, SUCH AS TO ENABLE ACCESS FOR HEAVY VEHICLES, MUST BE BASED ON A DESIGN BY A SUITABLY QUALIFIED DESIGNER AND MUST BE APPROVED FOR USE BY TCCS.
11.6. WHERE VEHICLES ARE LIKELY TO CONFLICT WITH BRANCHES, BRANCH PROTECTION MUST BE IMPLEMENTED. REFER TO CANOPY PROTECTION AND TRUNK/BRANCH PROTECTION FOR LIMB PROTECTION REQUIREMENTS.
11.7. IF PRUNING OF A TREE IS REQUIRED TO FACILITATE ACCESS, REFER TO CANOPY PROTECTION FOR PRUNING REQUIREMENTS.
11.8. VEHICLE ACCESS THROUGH THE TPZ OF AN EXISTING TREE MUST NOT BE CLOSER THAN 3 M TO THE TRUNK OF THE TREE (UNLESS OTHERWISE AGREED WITH TCCS).

12. RECTIFICATION OF UNLEASED LAND

THIS SECTION OF NOTES IS APPLICABLE TO ALL DEVELOPMENTS.

- 12.1. AT THE FINALISATION OF THE DEVELOPMENT WORKS, THE TERRITORY ASSETS IN UNLEASED LAND ADJACENT THE DEVELOPMENT MUST BE UNALTERED AND IN THE SAME OR BETTER CONDITION THAN BEFORE THE DEVELOPMENT WORKS COMMENCED, UNLESS ADJUSTMENTS TO THESE ASSETS HAVE BEEN APPROVED BY TCCS.
12.2. WHERE TERRITORY ASSETS ON UNLEASED LAND HAVE BEEN DAMAGED BY THE DEVELOPMENT, THESE ASSETS MUST BE FULLY RECTIFIED AT THE COST OF THE DEVELOPER TO THE REQUIREMENTS IN THE TCCS MUNICIPAL INFRASTRUCTURE TECHNICAL SPECIFICATIONS, OR THE REQUIREMENTS IN THE COMPOSITE VERGE LANDSCAPE PLAN, AS APPROVED BY TCCS.
13. SITE SPECIFIC TREE PROTECTION MEASURES THIS SECTION IS WHERE THE PROPONENT OR TCCS CAN INSERT ADDITIONAL SITE-SPECIFIC PROTECTION REQUIREMENTS TO THE ABOVE



LEGEND

Table with columns: SERVICE, EXISTING, PROPOSED. Rows include: STORMWATER, WATER, SEWER, WATER (PRIVATE), SERVICE TO BE EXHAUMED, UTILITY, ELECTRICITY, COMMUNICATION, GAS.

SERVICE STRUCTURES

Table with columns: ITEM, LEGEND. Rows include: STORMWATER, MANHOLE, GRATED PIT, SUMP, ENDCAP, WATER, HYDRANT, WATER METER, STOCK COCK / VALVE, THRUST BLOCK, SEWER, MANHOLE, ENDCAP, OTHER, STREET LIGHT, ELECTRICITY POLE, STREET TREE INC 2m TPZ.

LANDSCAPE MANAGEMENT

Table with columns: ITEM, LEGEND. Rows include: SITE ACCESS LOCATION, STABILISED CONSTRUCTION ACCESS, TREE TO BE REMOVED, SERVICE TRENCH, SITE / TEMP FENCING.

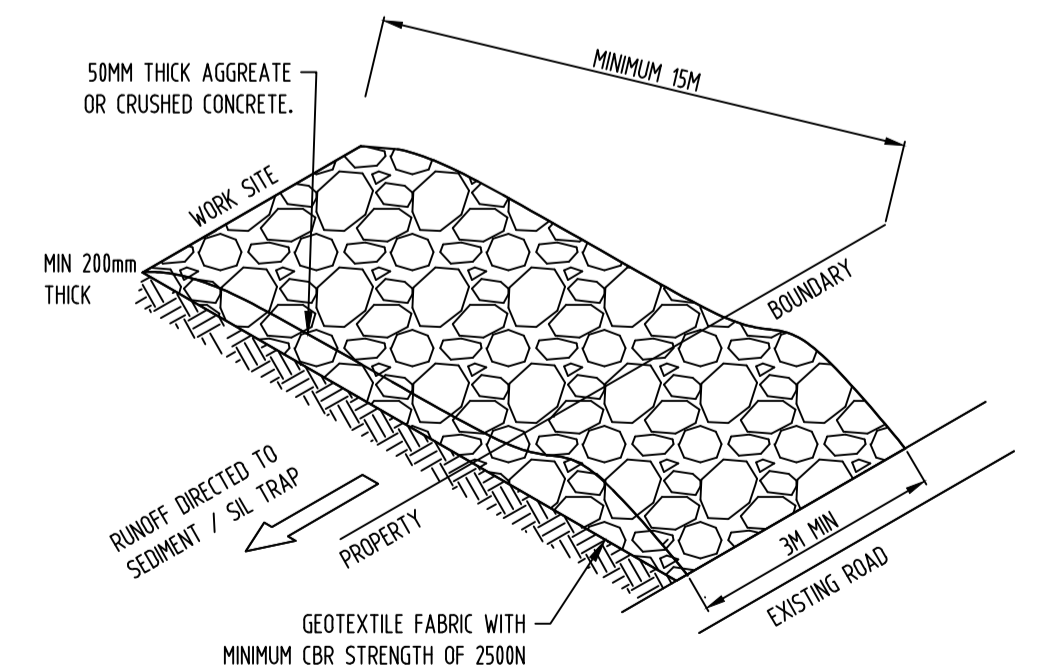
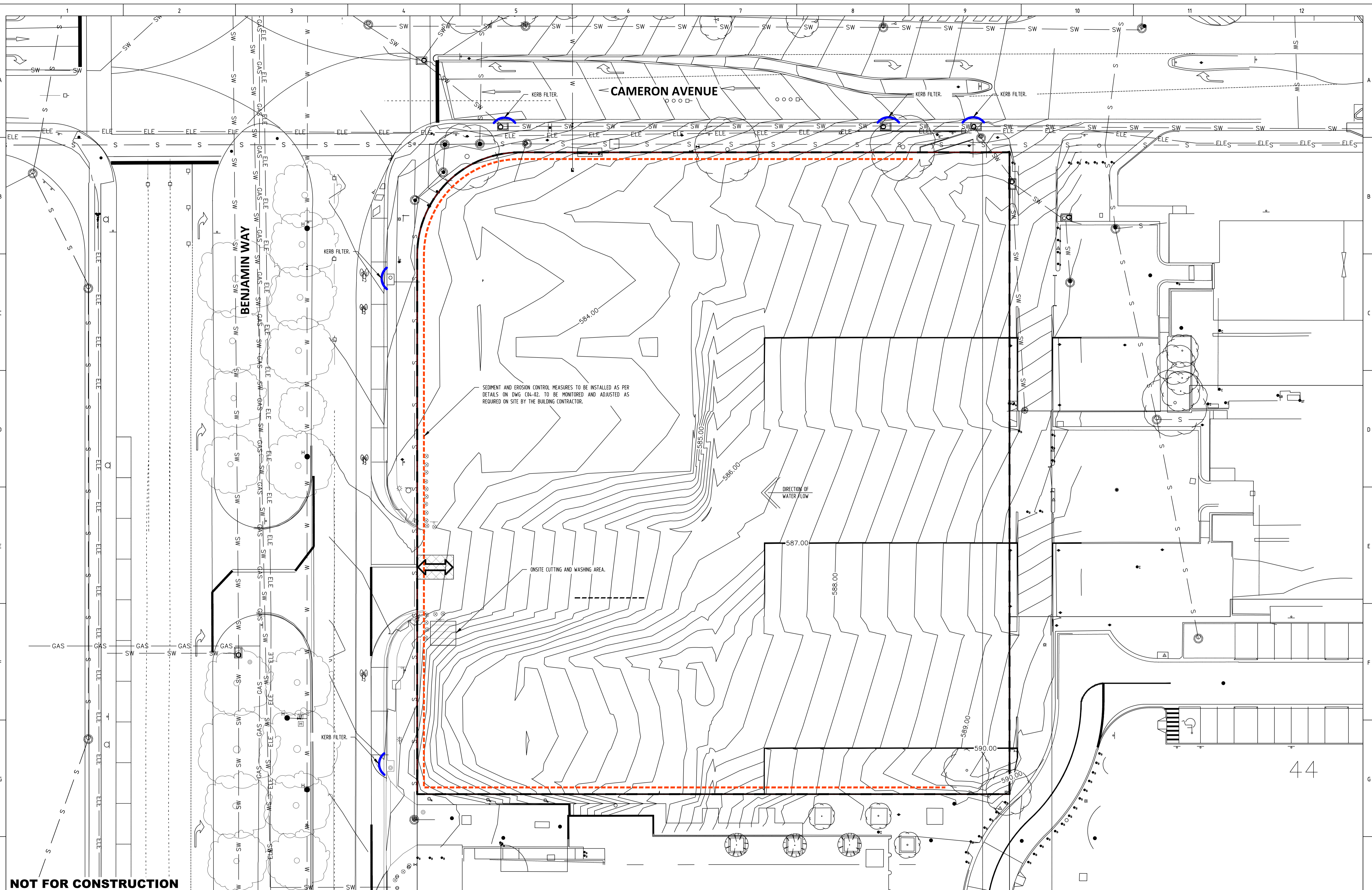


Table with columns: NORTH, REV, REVISION, DATE, DESIGNED, DRAWN, APPROVED, CLIENT, PROJECT, SITE ADDRESS, SCALE, DATE, DWG No., DRAWING TITLE. Includes ACT CONSULTING ENGINEERS logo and project details for MORRIS PROPERTY GROUP, MIXED USE DEVELOPMENT, BLOCK 11 SECTION 44, 53 BENJAMIN WAY, BELCONNEN.



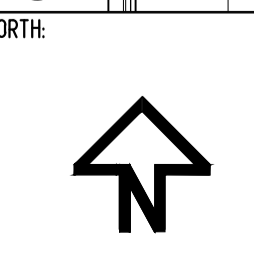
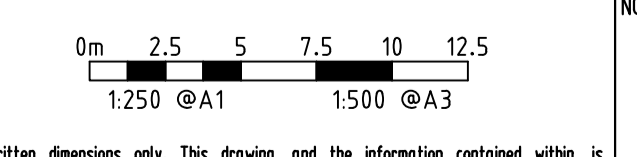
SEDIMENT AND EROSION CONTROL MEASURES TO BE INSTALLED AS PER DETAILS ON DWG C04-02. TO BE MONITORED AND ADJUSTED AS REQUIRED ON SITE BY THE BUILDING CONTRACTOR.

ON-SITE CUTTING AND WASHING AREA.

DIRECTION OF WATER FLOW

**NOT FOR CONSTRUCTION**

ACT CONSULTING ENGINEERS  
 5 TORRENS STREET BRADDON ACT 2612  
 WWW.ACTCE.COM.AU - OFFICE@ACTCE.COM.AU - 021 683 8671



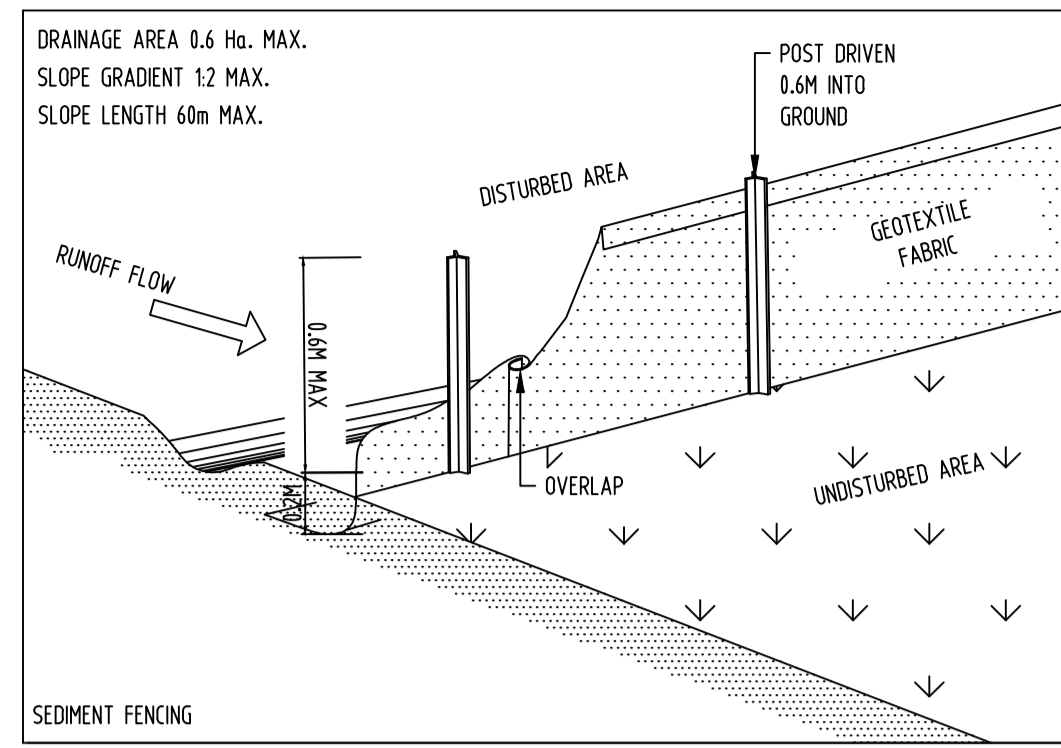
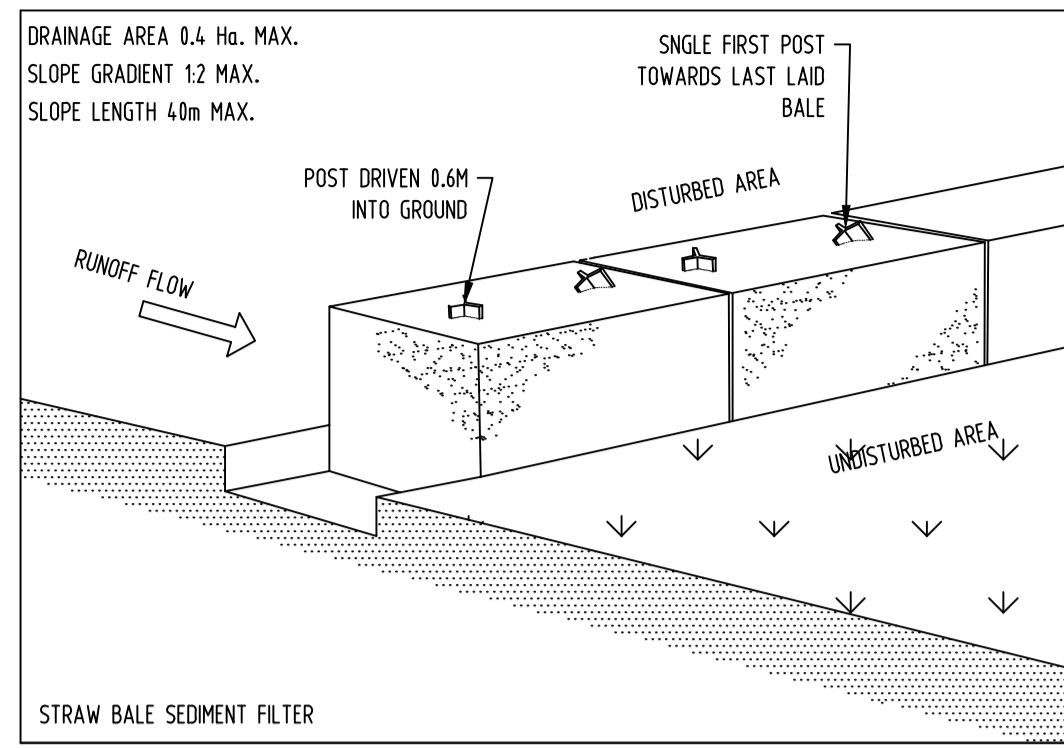
REV	REVISION	DATE	DESIGNED	DRAWN	APPROVED	CLIENT
A	FOR DEVELOPMENT APPLICATION	12.05.2023	R.J	R.J	L.K	MORRIS PROPERTY GROUP
B	FOR DEVELOPMENT APPLICATION	05.07.2023	R.J	R.J	L.K	
C						
D						
E						

PROJECT: MIXED USE DEVELOPMENT

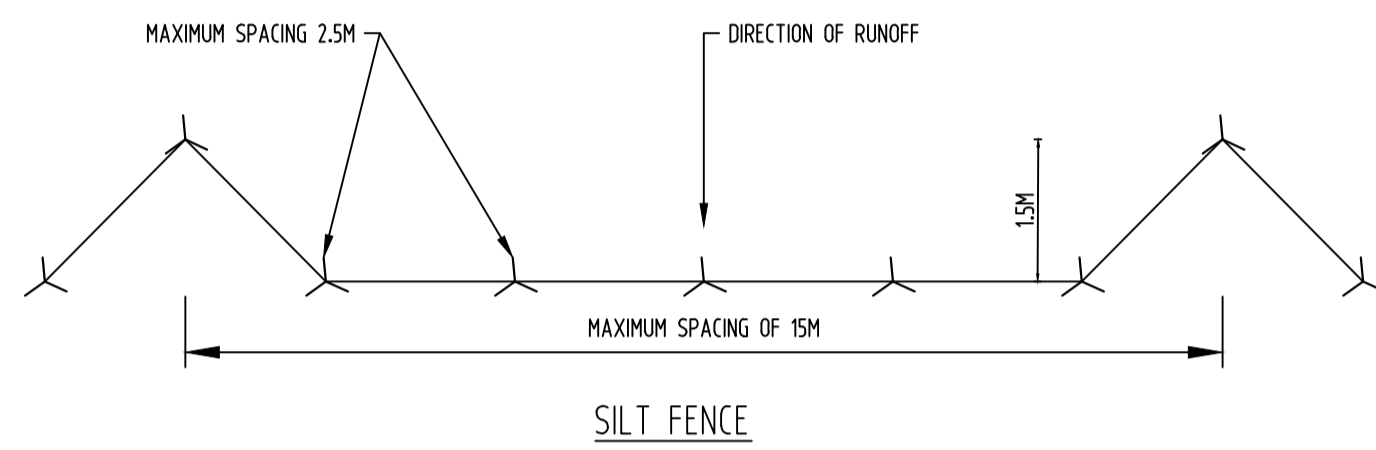
SITE ADDRESS: BLOCK 11 SECTION 44  
53 BENJAMIN WAY  
BELCONNEN

SCALE: AS SHOWN	DATE: 12.05.2023	DWG No.: C04-03
PROJECT No.: 23-0257	REVISION: B	
DRAWING TITLE: POLLUTION CONTROL AND MANAGEMENT PLAN		

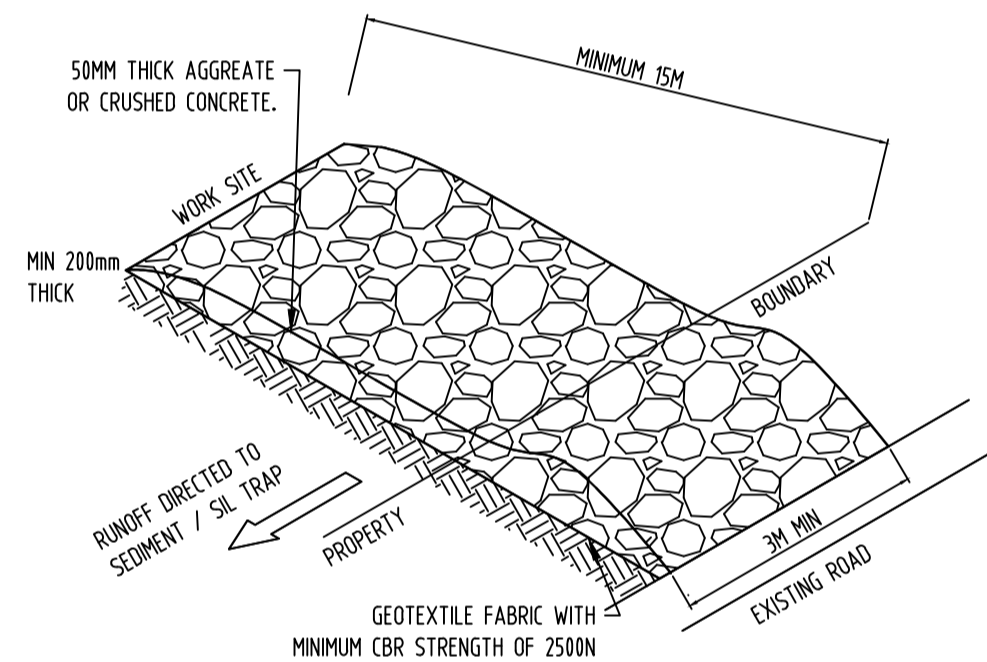




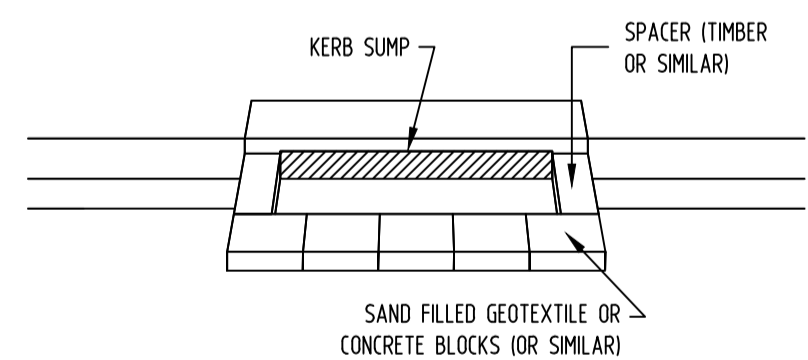
SEDIMENT CONTROL DETAILS



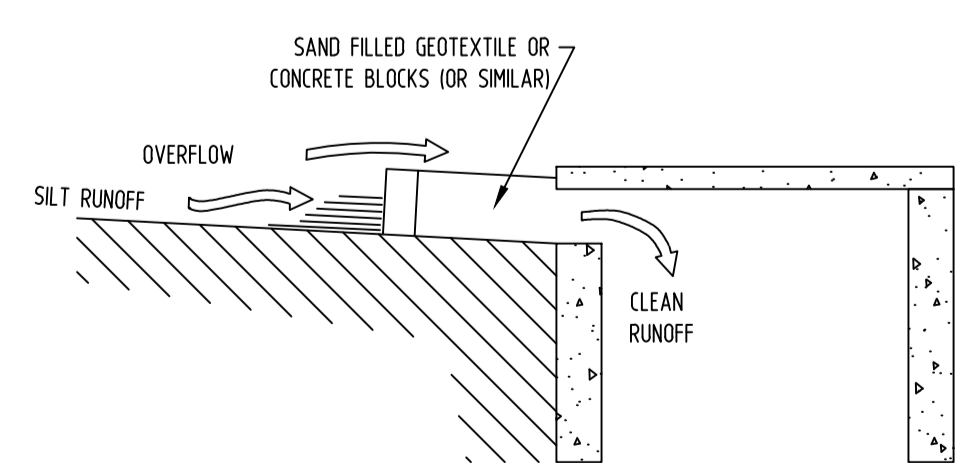
SILT FENCE



STABILISED CONSTRUCTION ACCESS



KERB INLET FILTER



KERB INLET FILTER - SECTION

TOTAL SITE AREA:	-----m2
SITE CONTRACTOR:	-----
SITE SUPERVISOR:	-----
CONTACT NUMBER:	-----
EPA AGREEMENT No.:	-----

WORK HOURS		
BUILDING WORK DETAIL	MONDAY TO SATURDAY	SUNDAY AND PUBLIC HOLIDAYS
INDUSTRIAL, CITY AND TOWN CENTRES	6AM TO 8PM	6AM TO 8 PM
ANY OTHER AREA WHEN COMPLETED WITHIN 2 WEEKS	7AM TO 8PM	8AM TO 8PM
ANY OTHER AREA WHEN NOT COMPLETED WITHIN 2 WEEKS	7AM TO 6PM	CONSTRUCTION WORK MUST NOT EXCEED NOISE STANDARD

ALL WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH THE ENVIRONMENTAL PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT 2022.

**NOT FOR CONSTRUCTION**

Use written dimensions only. This drawing, and the information contained within, is copyright to ACT Consulting Engineers Pty Ltd. Using or copying this drawing, in part or whole, without the prior consent of ACT Consulting Engineers Pty Ltd may result in legal action. © ACT Consulting Engineers Pty Ltd

NORTH:

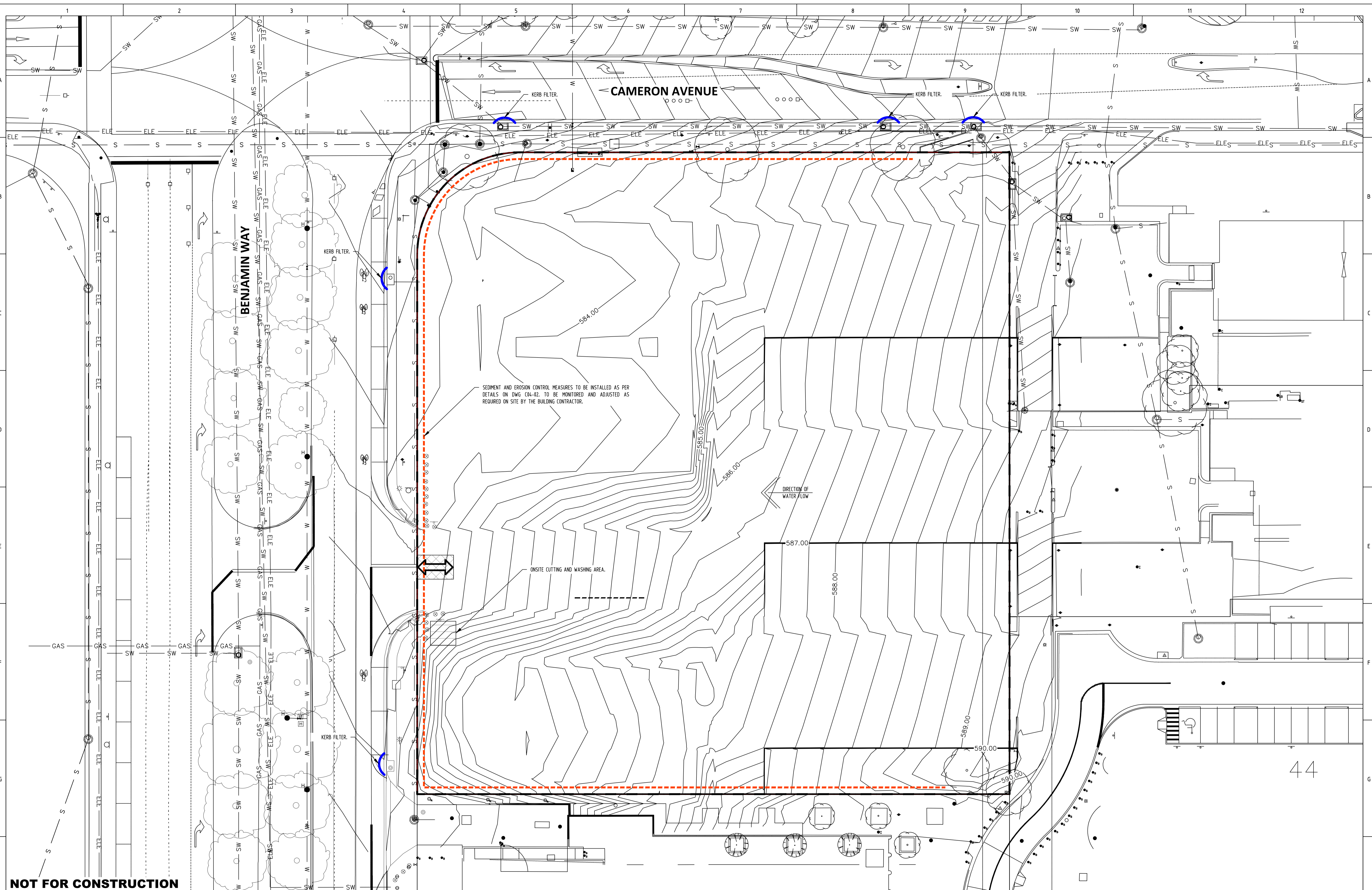
REV	REVISION	DATE	DESIGNED	DRAWN	APPROVED
A	FOR DEVELOPMENT APPLICATION	12.05.2023	R.J	R.J	L.K
B	FOR DEVELOPMENT APPLICATION	05.07.2023	R.J	R.J	L.K
C					
D					
E					

CLIENT: MORRIS PROPERTY GROUP

PROJECT: MIXED USE DEVELOPMENT

SITE ADDRESS: BLOCK 11 SECTION 44  
53 BENJAMIN WAY  
BELCONNEN

SCALE: AS SHOWN	DATE: 12.05.2023	DWG No.: C04-02
PROJECT No.: 23-0257	REVISION: B	
DRAWING TITLE: POLLUTION CONTROL AND MANAGEMENT NOTES 2		



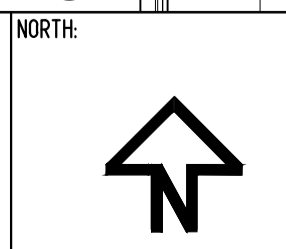
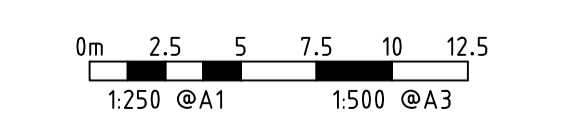
SEDIMENT AND EROSION CONTROL MEASURES TO BE INSTALLED AS PER DETAILS ON DWG C04-02. TO BE MONITORED AND ADJUSTED AS REQUIRED ON SITE BY THE BUILDING CONTRACTOR.

ON-SITE CUTTING AND WASHING AREA.

DIRECTION OF WATER FLOW

**NOT FOR CONSTRUCTION**

ACT CONSULTING ENGINEERS  
 5 TORRENS STREET BRADDON ACT 2612  
 WWW.ACTCE.COM.AU - OFFICE@ACTCE.COM.AU - MOB 0883 8671

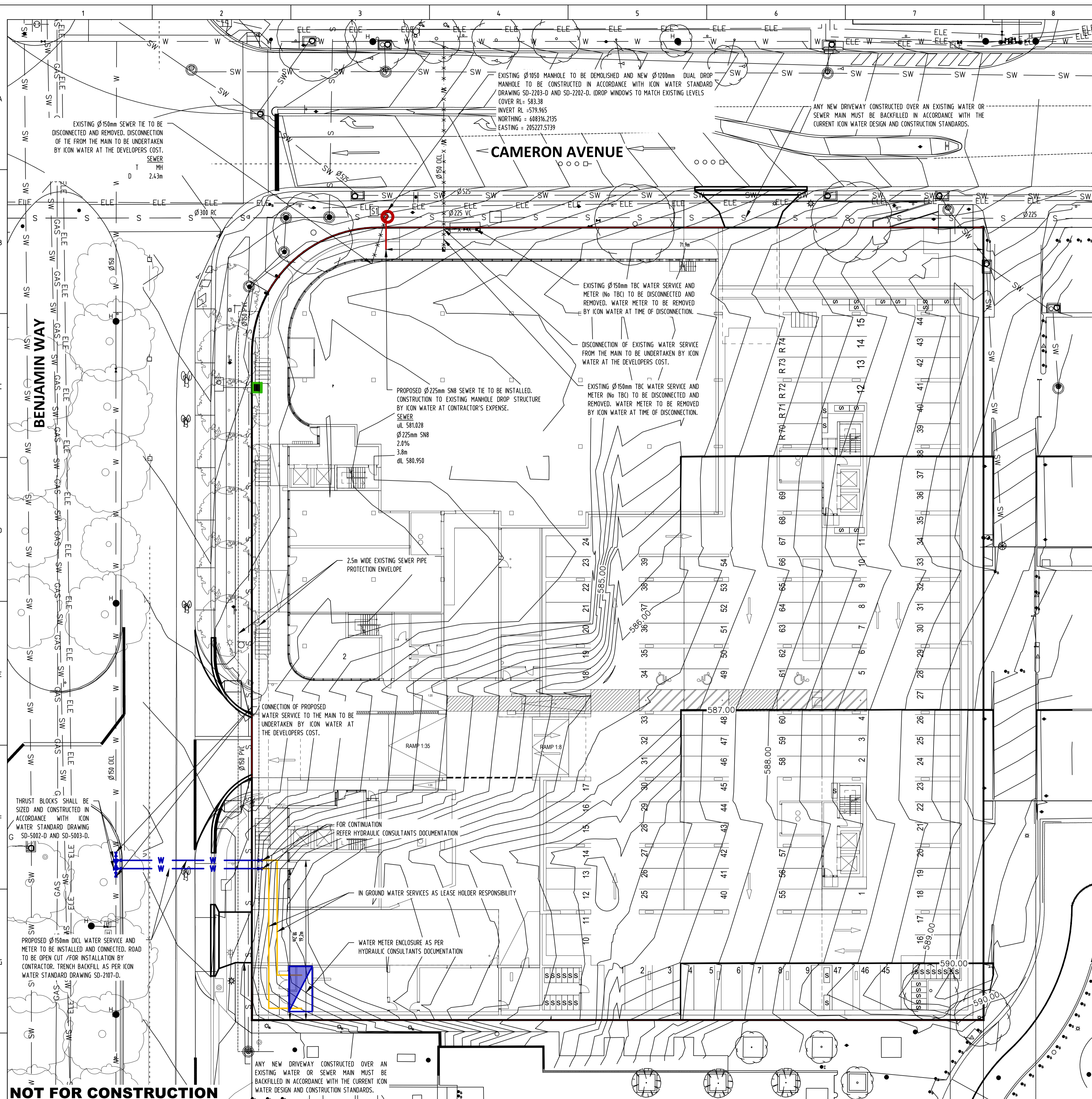


REV	REVISION	DATE	DESIGNED	DRAWN	APPROVED	CLIENT
A	FOR DEVELOPMENT APPLICATION	12.05.2023	R.J	R.J	L.K	MORRIS PROPERTY GROUP
B	FOR DEVELOPMENT APPLICATION	05.07.2023	R.J	R.J	L.K	
C						
D						
E						

PROJECT: MIXED USE DEVELOPMENT

SITE ADDRESS: BLOCK 11 SECTION 44  
 53 BENJAMIN WAY  
 BELCONNEN

SCALE: AS SHOWN	DATE: 12.05.2023	DWG No.: C04-03
PROJECT No.: 23-0257	REVISION: B	
DRAWING TITLE: POLLUTION CONTROL AND MANAGEMENT PLAN		



**LEGEND**

SERVICE	EXISTING	PROPOSED
STORMWATER	SW	SW
WATER	W	W
SEWER	S	S
SERVICE TO BE EXHUMED	- X - X - X - X - X - X - X - X - X - X - X - X - X - X - X - X -	
UTILITY		
ELECTRICITY	ELE	ELE
COMMUNICATION	TEL	TEL
GAS	GAS	GAS
ADDITIONAL STRUCTURES		
STORMWATER	EXISTING	PROPOSED
ENDCAP		
MANHOLE		
GRATED PIT		
SUMP		
WATER		
HYDRANT		
WATER METER		
STOP COCK/VALVE		
SEWER		
ENDCAP		
MANHOLE		
OTHER		
STREET LIGHT / POLE		
ELECTRICITY POLE		

- EXTERNAL SERVICES**
- GENERAL NOTES
- ALL WORK ON WATER SUPPLY AND SEWER MAINS IS TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT ICON WATER'S WATER SUPPLY AND SEWERAGE STANDARDS. ALL WORK ON STORMWATER MAINS TO BE CARRIED OUT IN ACCORDANCE WITH DESIGN STANDARDS FOR URBAN INFRASTRUCTURE WORKS.
  - CONNECTIONS AND OR DISCONNECTIONS OF SEWER AND WATER AT THE MAIN TO BE MADE BY ICON WATER AT THE CONTRACTORS EXPENSE. THE CONTRACTOR IS TO EXPOSE THE MAIN AT THE LOCATION OF THE CONNECTION/DISCONNECTION IN PREPARATION FOR THE WORK BY ICON WATER. ALL EXCAVATION IN THE VICINITY OF MAINS IS TO BE CARRIED OUT BY HAND.
  - THE CONTRACTOR MUST VISIT THE SITE OF WORKS BEFORE TENDERING AND MAKE ALLOWANCES ON HIS TENDER FOR ALL TOPOGRAPHIC CONSTRAINTS AFFECTING THE EXECUTION OF THE WORKS AND THE RESTORATION OF THE SITE.
  - ALTHOUGH THE POSITION OF EXISTING UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS, THE CONTRACTOR SHALL CONFIRM THE DEPTH AND LOCATION OF ALL SERVICES ON SITE BEFORE COMMENCING EXCAVATIONS.
  - ALL LEVELS TO AUSTRALIAN HEIGHT DATUM (AHD). ALL COORDINATES ARE BASED ON THE CANBERRA LOCAL GRID SYSTEM.
  - THE CONTRACTOR MUST SECURE ALL PERMITS, ARRANGE ALL CLEARANCES AND PAY ALL FEES REQUIRED TO COMPLETE THE PROJECT PRIOR TO THE COMMENCEMENT OF WORK.
  - WORK AS EXECUTED DRAWINGS AND THE BOOK MUST BE SUBMITTED BEFORE CONNECTION.
  - ANY NON-METALLIC WATER SERVICE IS TO BE INSTALLED WITH TRACER WIRE AND TESTED.
  - EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AND DUMPED AT AN APPROVED SPOIL AREA.
  - THE CONTRACTOR SHALL REINSTATE ALL DISTURBED SURFACES TO MATCH EXISTING.
  - THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION OF ALL NECESSARY TEMPORARY TRAFFIC MANAGEMENT PLANS AND THEIR APPROVAL.
  - CONTRACTOR TO CONFIRM DEPTH OF SEWER AND STORMWATER TIE POINTS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ADVISE DESIGN ENGINEER IF NOT IN ACCORDANCE WITH THE PLAN.
  - ANY NEW DRIVEWAY CONSTRUCTED OVER AN EXISTING WATER OR SEWER MAIN MUST BE BACKFILLED IN ACCORDANCE WITH THE CURRENT ICON WATER DESIGN AND CONSTRUCTION STANDARDS.

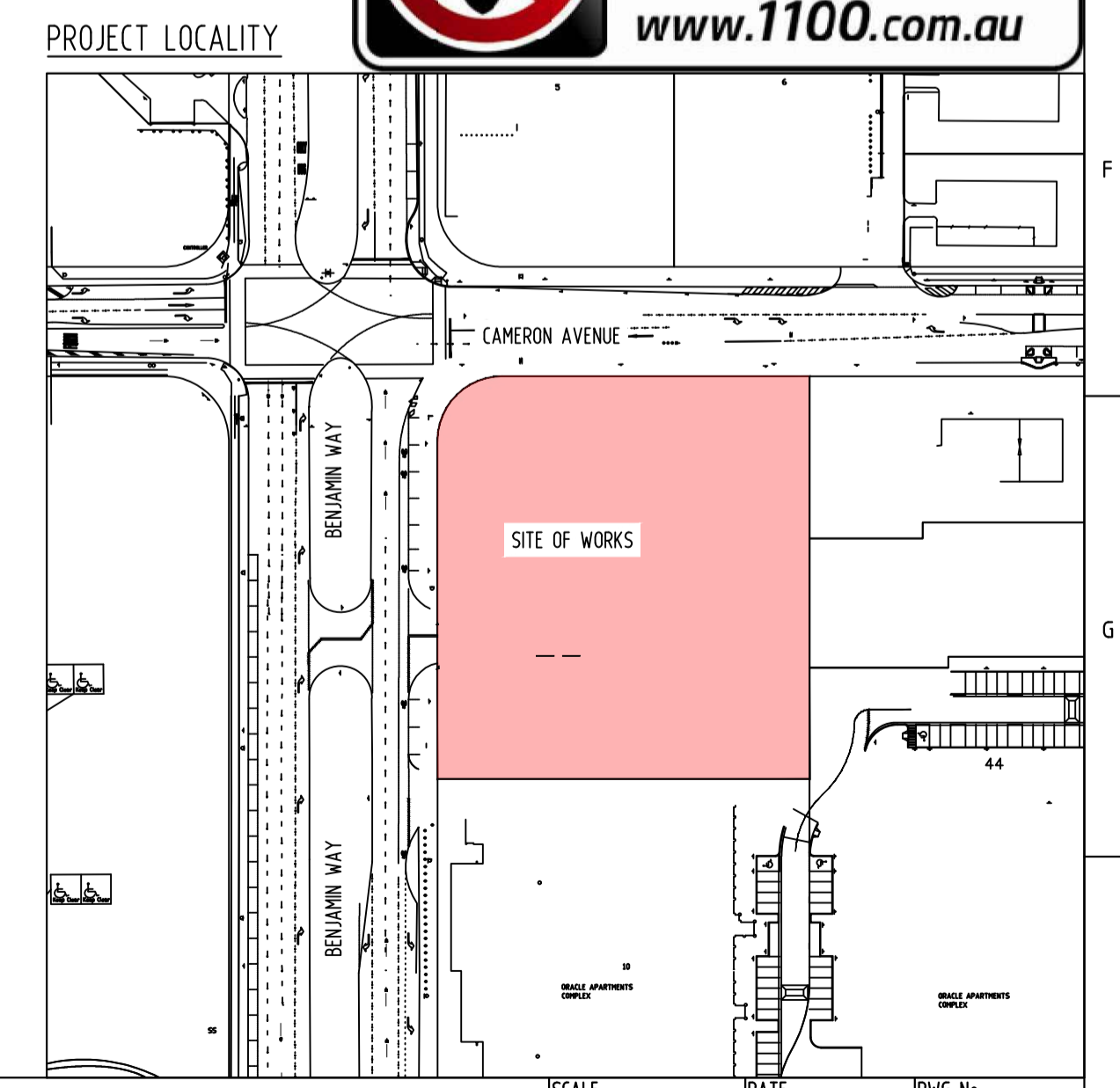
**NOTE:**

- ALL ASSETS TO COMPLY WITH THE ICON WATER STANDARDS
- WATER METER ROOM TO BE DIRECTLY ACCESSIBLE FROM STREET FRONTAGE
- PUMP OVER DURING MANHOLE CONSTRUCTION TO BE UNDERTAKEN AT CONTRACTOR'S EXPENSE

ARBORIST INVOLVEMENT REQUIRED FOR WORKS WITHIN TREE PROTECTION ZONES. ENSURE ALL APPROVALS REQUIRED TO CONNECT WATER TIES ARE CONSIDERED PRIOR TO REQUIRED WORKS, INCLUDING POTENTIAL REMOVAL OF TREES.

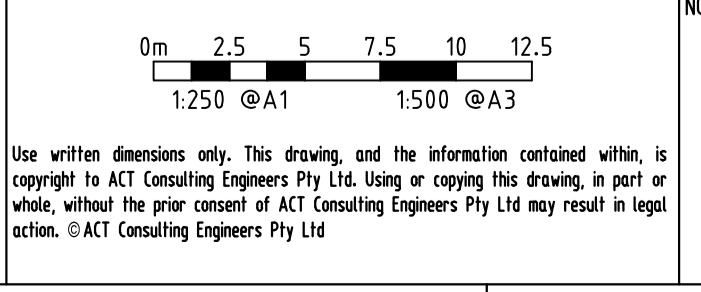
**SEWER STRUCTURE TABLE**

SMH No.	EASTING	NORTHING	COVER TYPE	DIAMETER / CONS. METHOD	COVER LEVEL	INVERT LEVEL
S1	608316.2135	205227.5739	STD CONC.	$\phi 1200$ P/C	583.3800	579.9650



**NOT FOR CONSTRUCTION**

**ACT CONSULTING ENGINEERS**  
 CONSULTING ENGINEERS  
 5 TORRENS STREET BRADDON ACT 2612  
 www.actce.com.au OFFICE@ACTCE.COM.AU TEL 083 8671

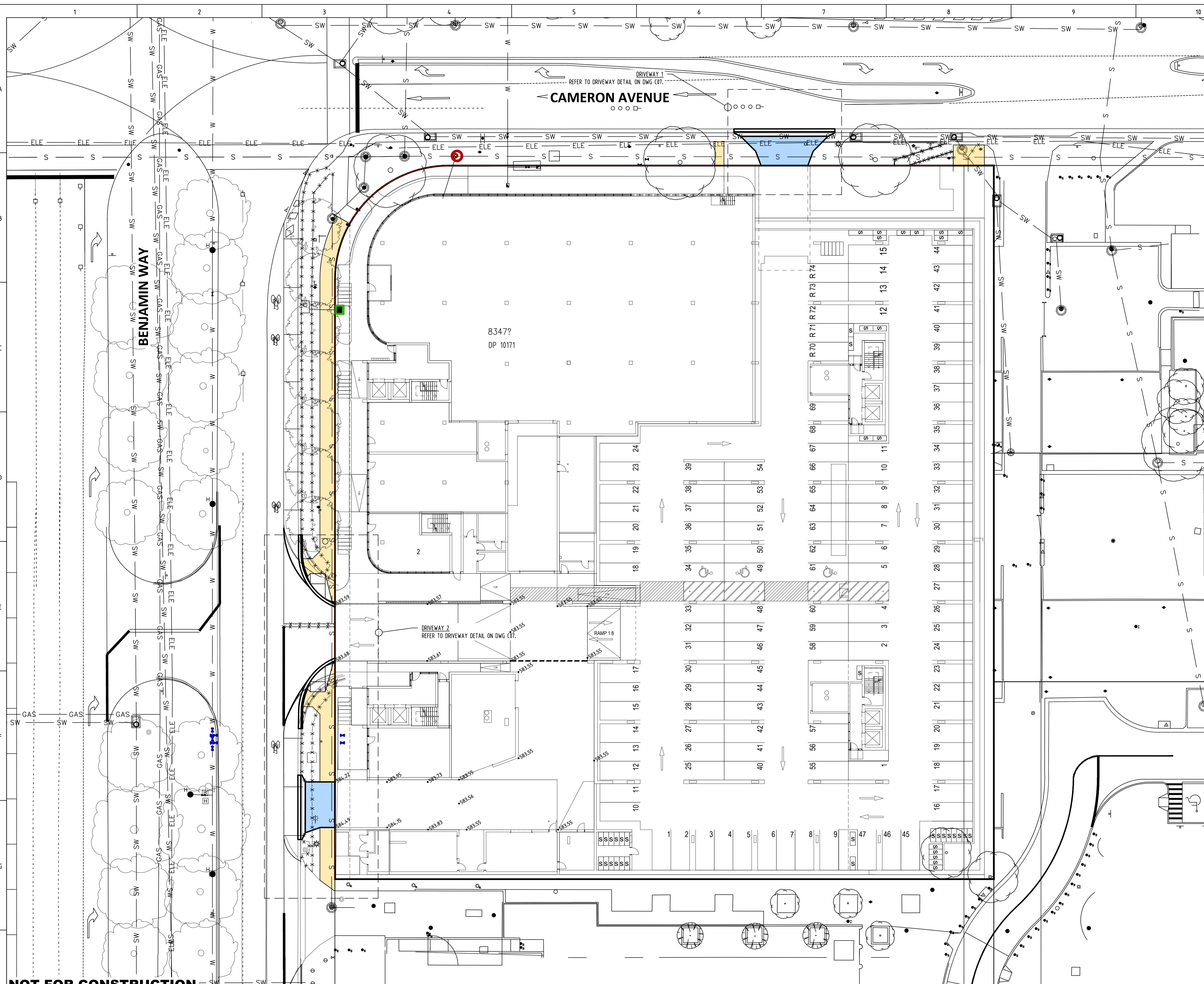


REV	REVISION	DATE	DESIGNED	DRAWN	APPROVED	CLIENT:
A	FOR DEVELOPMENT APPLICATION	12.05.2023	R.J.	R.J.	L.K.	MORRIS PROPERTY GROUP
B	FOR DEVELOPMENT APPLICATION	01.06.2023	R.J.	R.J.	L.K.	
C	FOR DEVELOPMENT APPLICATION	19.06.2023	R.J.	R.J.	L.K.	
D	FOR DEVELOPMENT APPLICATION	05.07.2023	R.J.	R.J.	L.K.	
E						

PROJECT: MIXED USE DEVELOPMENT  
 SITE ADDRESS: BLOCK 11 SECTION 44, 53 BENJAMIN WAY, BELCONNEN

SCALE:	DATE:	DWG No.:
AS SHOWN	12.05.2023	C05
PROJECT No.:	REVISION:	
23-0257	D	
DRAWING TITLE: EXTERNAL SERVICES PLAN		





**DRIVEWAY CONSTRUCTION AND CONCRETE WORKS**

**GENERAL NOTES**

- THE COST OF OFF SITE CONCRETE WORKS ARE TO BE AT FULL COST TO THE DEVELOPER.
- THE MODIFICATION OF EXISTING VERGE LEVELS IS NOT PERMITTED WITHOUT THE PRIOR APPROVAL FROM TRANSPORT CANBERRA AND CITY SERVICES.
- DRIVEWAYS ARE TO BE CONSTRUCTED, UNLESS NOTED OTHERWISE, A MINIMUM OF 1200mm AWAY FROM INFRASTRUCTURE SUCH AS SUMPS AND PITS; 1500mm AWAY FROM STREET LIGHTS, PILLARS, SUBSTATIONS, AND BUS SHELTERS; 3000mm AWAY FROM TREES;

**SPECIFICATION - DRIVEWAYS**

- ALL CONCRETE SHALL BE GRADE 32 (32 MPa). AGGREGATE SIZE TO BE 20mm MAXIMUM.
- PAVEMENT TO BE MINIMUM OF 150mm THICK AND REINFORCED WITH S182 MESH AT 50mm TOP COVER UNLESS OTHERWISE NOTED.
- ALL DRIVEWAYS SHALL BE CONSTRUCTED ON GRANULAR SUBBASE CLASS 1 WITH 75MM MINIMUM THICKNESS AND COMPACTED TO 95% MDD.
- DRIVEWAYS SHALL BE INSPECTED AT FORM WORK, PRIOR TO POURING CONCRETE, BY A MEMBER OF TRANSPORT CANBERRA AND CITY SERVICES OR THE DESIGN ENGINEER.
- BROOMED FINISH TO BE APPLIED TO ALL KERB CROSSINGS AND PRAM RAMPS. ALL OTHER EXPOSED SURFACES TO HAVE STEEL FLOAT FINISH.
- ALL CONCRETE TO BE WATER CURED CONTINUOUSLY FOR 3 DAYS OR ALTERNATIVELY COATED WITH AN APPROVED CURING COMPOUND.

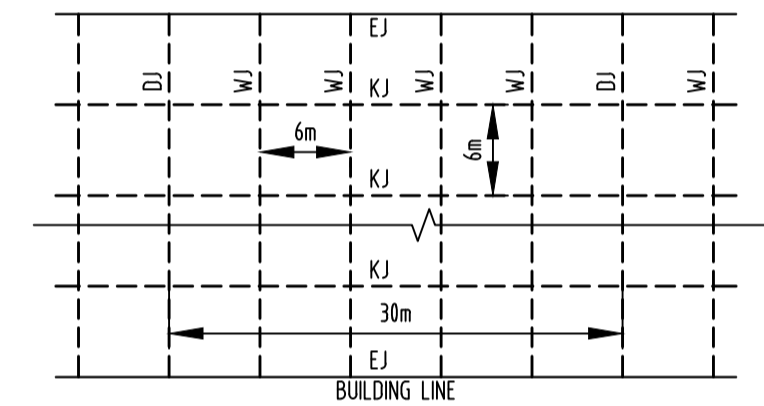
**SPECIFICATION - KERBS, FOOTPATHS AND MINOR WORKS**

- CONSTRUCTION OF CONCRETE KERBING, LAYBACKS AND FOOTPATHS SHALL BE DONE IN ACCORDANCE WITH TRANSPORT CANBERRA AND CITY SERVICES STANDARD DRAWINGS AND SPECIFICATIONS.
- ALL CONCRETE TO BE MINIMUM GRADE N25 (25MPa) UNLESS NOTED OTHERWISE. AGGREGATE SIZE TO BE 20 MAXIMUM.
- JOINTS IN THE CONCRETE SHALL BE AS PER THE GIVEN DETAILS, IN ACCORDANCE WITH TRANSPORT CANBERRA AND CITY SERVICES STANDARDS.
- ALL KERBS, CUTTERS, INVERTS AND CROSSINGS TO BE CONSTRUCTED ON COMPACTED GRANULAR SUBBASE CLASS 1 (S11) OF 75mm MINIMUM THICKNESS OR AS OTHERWISE DETAILED.
- EXPANSION JOINTS (EJ) TO BE SEALED WITH 12mm JOINTEX FOR THE FULL DEPTH OF THE SECTION AND CUT TO PROFILE. EJS TO BE LOCATED AT ALL DRAINAGE STRUCTURES (BOTH SIDES), ON TPs OF CURVES LESS THAN 15m RADIUS AND ELSEWHERE AT 15m CENTRES.
- WEAKENED PLANE JOINTS (WJ) TO BE 3mm WIDE TO 1/4 DEPTH FOR EXTRUDED WORK AND TO THE FULL DEPTH OF FORMED SECTIONS. WJS TO BE LOCATED AT ALL VES, PCS AND ELSEWHERE AT 3m CENTRES.
- FOR KG NOT LAID BY MACHINE, RADIUS AT THE TOP OF KERB FACE TO BE REDUCED TO 10mm.
- BROOMED FINISH TO BE APPLIED TO ALL KERB CROSSINGS AND PRAM RAMPS. ALL OTHER EXPOSED SURFACES TO HAVE STEEL FLOAT FINISH.
- ALL CONCRETE TO BE WATER CURED CONTINUOUSLY FOR 3 DAYS OR ALTERNATIVELY COATED WITH AN APPROVED CURING COMPOUND.

**GENERAL JOINTING DETAILS**

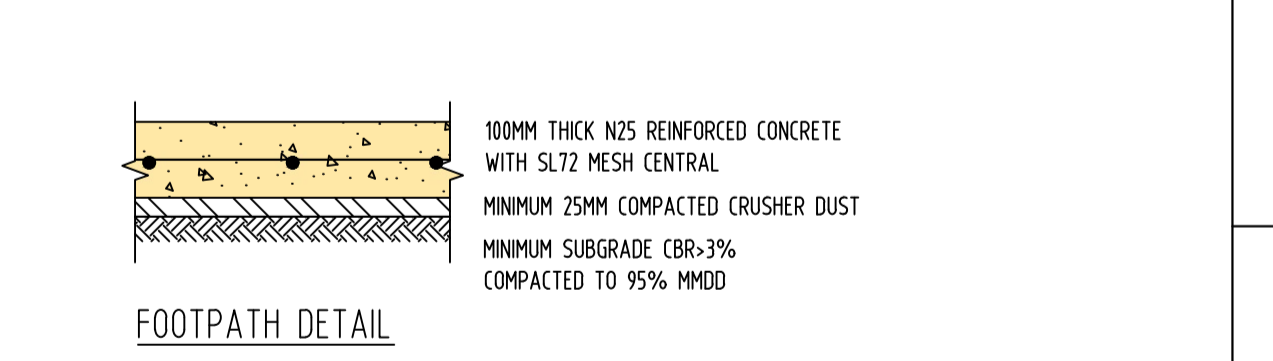
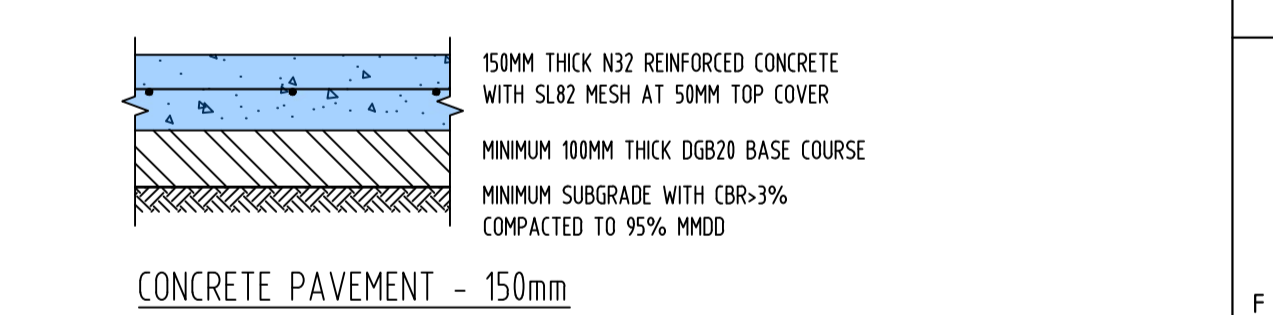
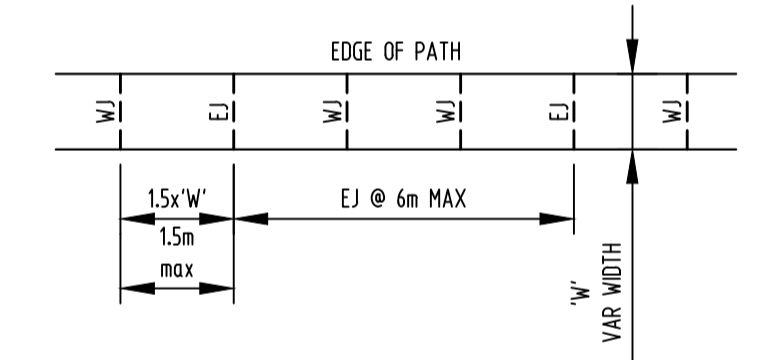
**GENERAL DRIVEWAY JOINT DETAILS**

- JOINTS ON THE VERGE CROSSING IS TO BE AS PER DETAIL PROVIDED IN THESE DRAWINGS.
- PROVIDE 10MM WIDE FULL DEPTH EXPANSION JOINTS BETWEEN BUILDINGS AND ALL OTHER CONCRETE SURFACES.
- JOINT PATTERN AND LAYOUT TO BE USED AS A GUIDE ONLY. TO BE CONFIRMED ON SITE BY THE BUILDER / CONTRACTORS.



**FOOTPATH JOINT DETAILS**

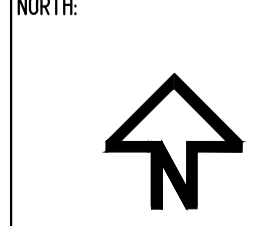
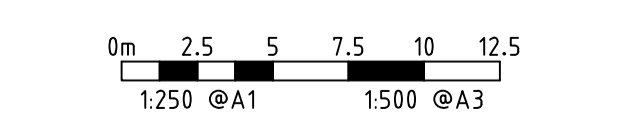
- EXPANSION JOINTS ARE TO BE LOCATED AT A MAXIMUM DISTANCE OF 6m APART AND ON ALL JOINTS TO OTHER EXISTING PATHS, VERGE CROSSINGS OR STRUCTURES.
- THE NEW JOINT PATTERN SHALL MATCH THE EXISTING ADJOINING JOINT PATTERN TO PROMOTE PEDESTRIAN TRAFFIC MOVEMENTS.



**NOT FOR CONSTRUCTION**

**ACT CONSULTING ENGINEERS**  
 CIVIL • STRUCTURAL • HYDRAULIC

5 TORRENS STREET BRADDON ACT 2612  
 WWW.ACTC.COM.AU • OFFICE@ACTC.COM.AU • (02) 683 8671

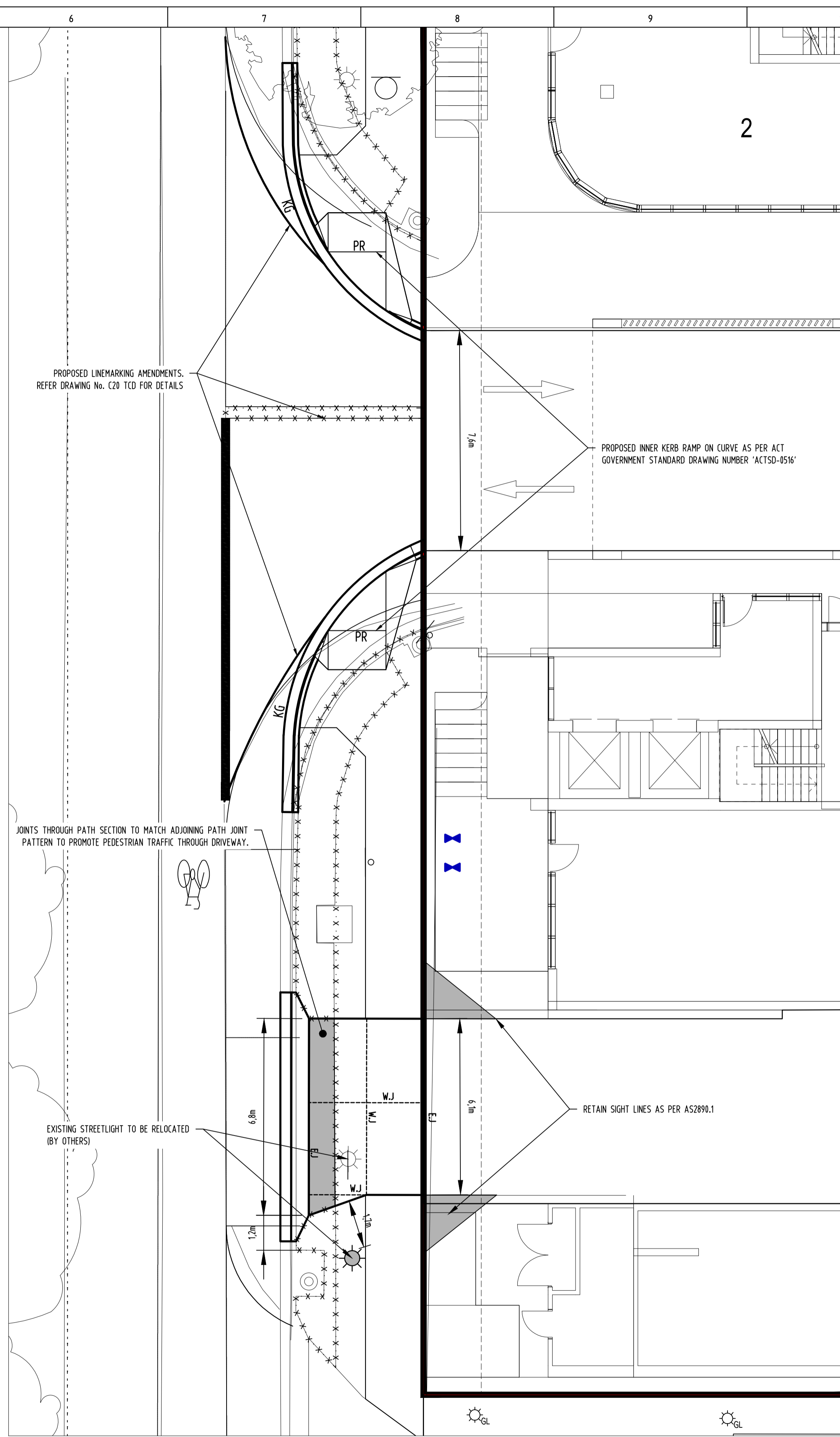
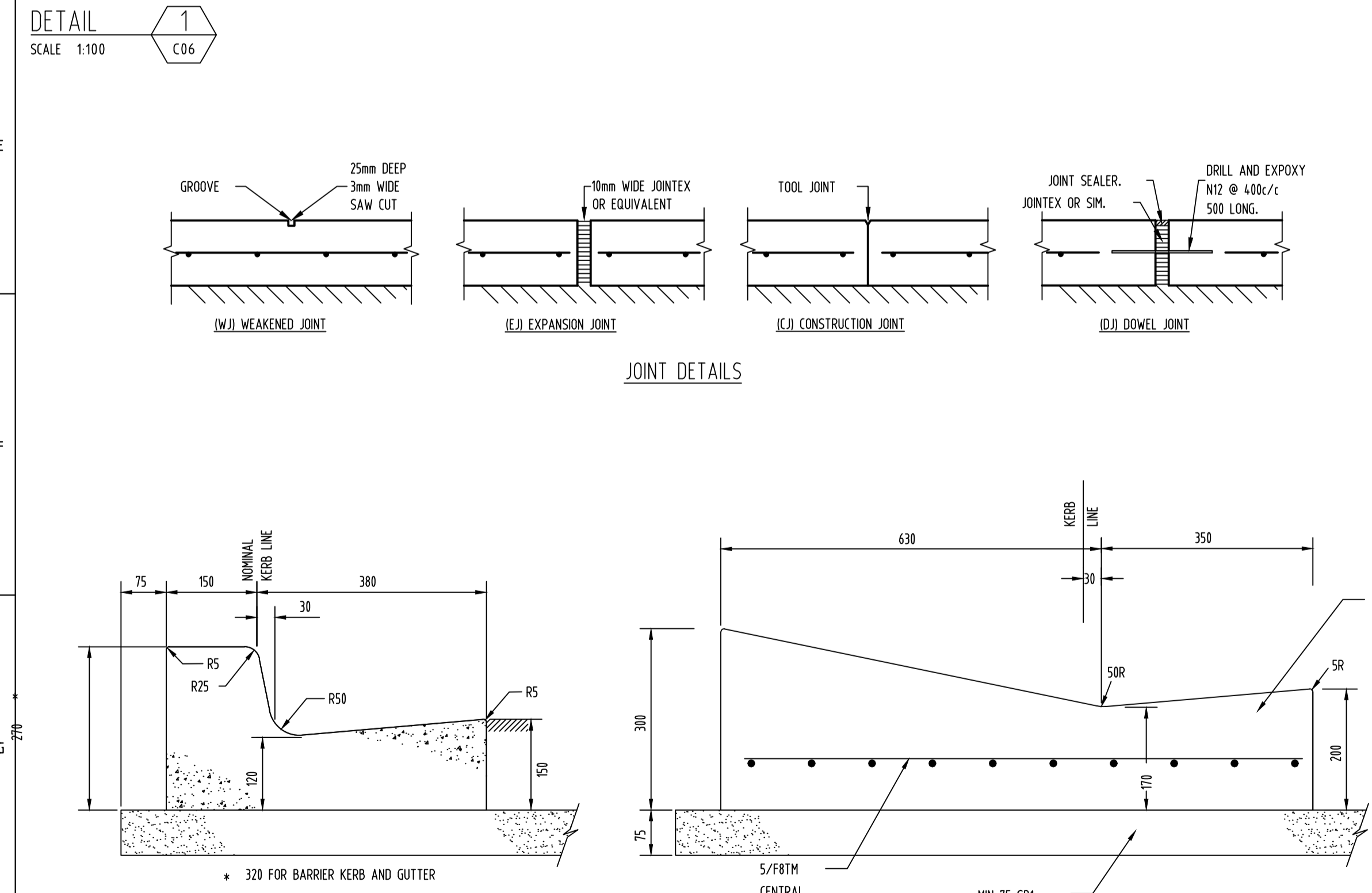
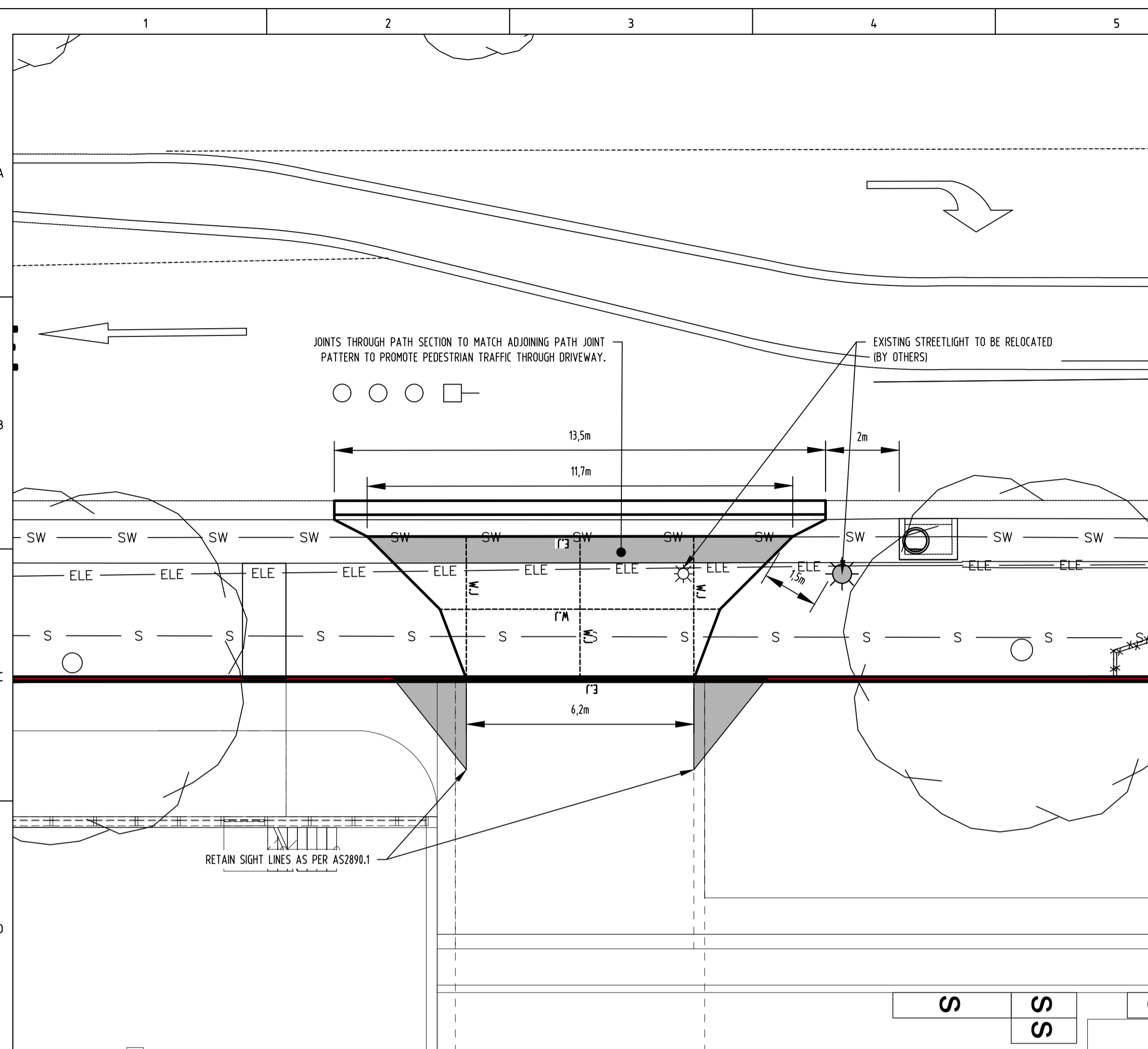


REV	REVISION	DATE	DESIGNED	DRAWN	APPROVED	CLIENT
A	FOR DEVELOPMENT APPLICATION	12.05.2023	R.J.	R.J.	L.K.	MORRIS PROPERTY GROUP
B	FOR DEVELOPMENT APPLICATION	05.07.2023	R.J.	R.J.	L.K.	
C						
D						
E						

PROJECT: **MIXED USE DEVELOPMENT**

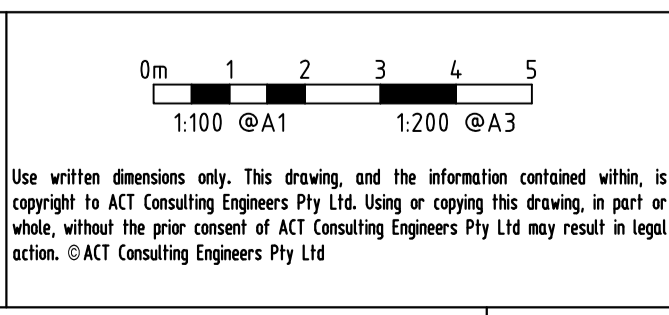
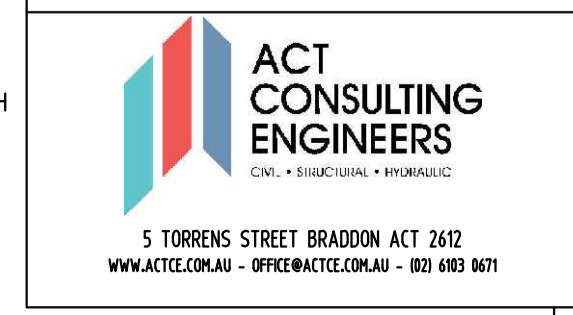
SITE ADDRESS: **BLOCK 11 SECTION 44  
53 BENJAMIN WAY  
BELCONNEN**

SCALE: AS SHOWN	DATE: 12.05.2023	DWG No.: C06
PROJECT No.: 23-0257	REVISION: B	
DRAWING TITLE: <b>CIVIL WORKS PLAN</b>		



- DRIVEWAY CONSTRUCTION AND CONCRETE WORKS**
- GENERAL NOTES**
- THE COST OF OFF SITE CONCRETE WORKS ARE TO BE AT FULL COST TO THE DEVELOPER.
  - THE MODIFICATION OF EXISTING VERGE LEVELS IS NOT PERMITTED WITHOUT THE PRIOR APPROVAL FROM TRANSPORT CANBERRA AND CITY SERVICES.
  - DRIVEWAYS ARE TO BE CONSTRUCTED, UNLESS NOTED OTHERWISE, A MINIMUM OF:
    - 1200mm AWAY FROM INFRASTRUCTURE SUCH AS SUMPS AND PITS;
    - 1500mm AWAY FROM STREET LIGHTS, PILLARS, SUBSTATIONS, AND BUS SHELTERS;
    - 3000mm AWAY FROM TREES;
- SPECIFICATION - DRIVEWAYS**
- ALL CONCRETE SHALL BE GRADE 32 (32 MPa), AGGREGATE SIZE TO BE 20mm MAXIMUM
  - PAVEMENT TO BE MINIMUM OF 150mm THICK AND REINFORCED WITH S182 MESH AT 50mm TOP COVER UNLESS OTHERWISE NOTED
  - ALL DRIVEWAYS SHALL BE CONSTRUCTED ON GRANULAR SUBBASE CLASS 1 WITH 75MM MINIMUM THICKNESS AND COMPACTED TO 95% MDD.
  - DRIVEWAYS SHALL BE INSPECTED AT FORM WORK, PRIOR TO POURING CONCRETE, BY A MEMBER OF TRANSPORT CANBERRA AND CITY SERVICES OR THE DESIGN ENGINEER.
  - BROOMED FINISH TO BE APPLIED TO ALL KERB CROSSINGS AND PRAM RAMP. ALL OTHER EXPOSED SURFACES TO HAVE STEEL FLOAT FINISH.
  - ALL CONCRETE TO BE WATER CURED CONTINUOUSLY FOR 3 DAYS OR ALTERNATIVELY COATED WITH AN APPROVED CURING COMPOUND.
- SPECIFICATION - KERBS, FOOTPATHS AND MINOR WORKS**
- CONSTRUCTION OF CONCRETE KERBING, LAYBACKS AND FOOTPATHS SHALL BE DONE IN ACCORDANCE WITH TRANSPORT CANBERRA AND CITY SERVICES STANDARD DRAWINGS AND SPECIFICATIONS.
  - ALL CONCRETE TO BE MINIMUM GRADE N25 (25MPa) UNLESS NOTED OTHERWISE. AGGREGATE SIZE TO BE 20 MAXIMUM.
  - JOINTS IN THE CONCRETE SHALL BE AS PER THE GIVEN DETAILS, IN ACCORDANCE WITH TRANSPORT CANBERRA AND CITY SERVICES STANDARDS.
  - ALL KERBS, GUTTERS, INVERTS AND CROSSINGS TO BE CONSTRUCTED ON COMPACTED GRANULAR SUBBASE CLASS 1 (SB1) OF 75mm MINIMUM THICKNESS OR AS OTHERWISE DETAILED.
  - EXPANSION JOINTS (EJ) TO BE SEALED WITH 12mm JOINTEX FOR THE FULL DEPTH OF THE SECTION AND CUT TO PROFILE. EJS TO BE LOCATED AT ALL DRAINAGE STRUCTURES (BOTH SIDES), ON TPs OF CURVES LESS THAN 15m RADIUS AND ELSEWHERE AT 15m CENTRES.
  - WEAKENED PLANE JOINTS (WJ) TO BE 3mm WIDE TO 1/4 DEPTH FOR EXTRUDED WORK AND TO THE FULL DEPTH OF FORMED SECTIONS. WJS TO BE LOCATED AT ALL VCS, PEs AND ELSEWHERE AT 3m CENTRES.
  - FOR KG NOT LAID BY MACHINE, RADIUS AT THE TOP OF KERB FACE TO BE REDUCED TO 10mm.
  - BROOMED FINISH TO BE APPLIED TO ALL KERB CROSSINGS AND PRAM RAMP. ALL OTHER EXPOSED SURFACES TO HAVE STEEL FLOAT FINISH.
  - ALL CONCRETE TO BE WATER CURED CONTINUOUSLY FOR 3 DAYS OR ALTERNATIVELY COATED WITH AN APPROVED CURING COMPOUND.

**NOT FOR CONSTRUCTION**

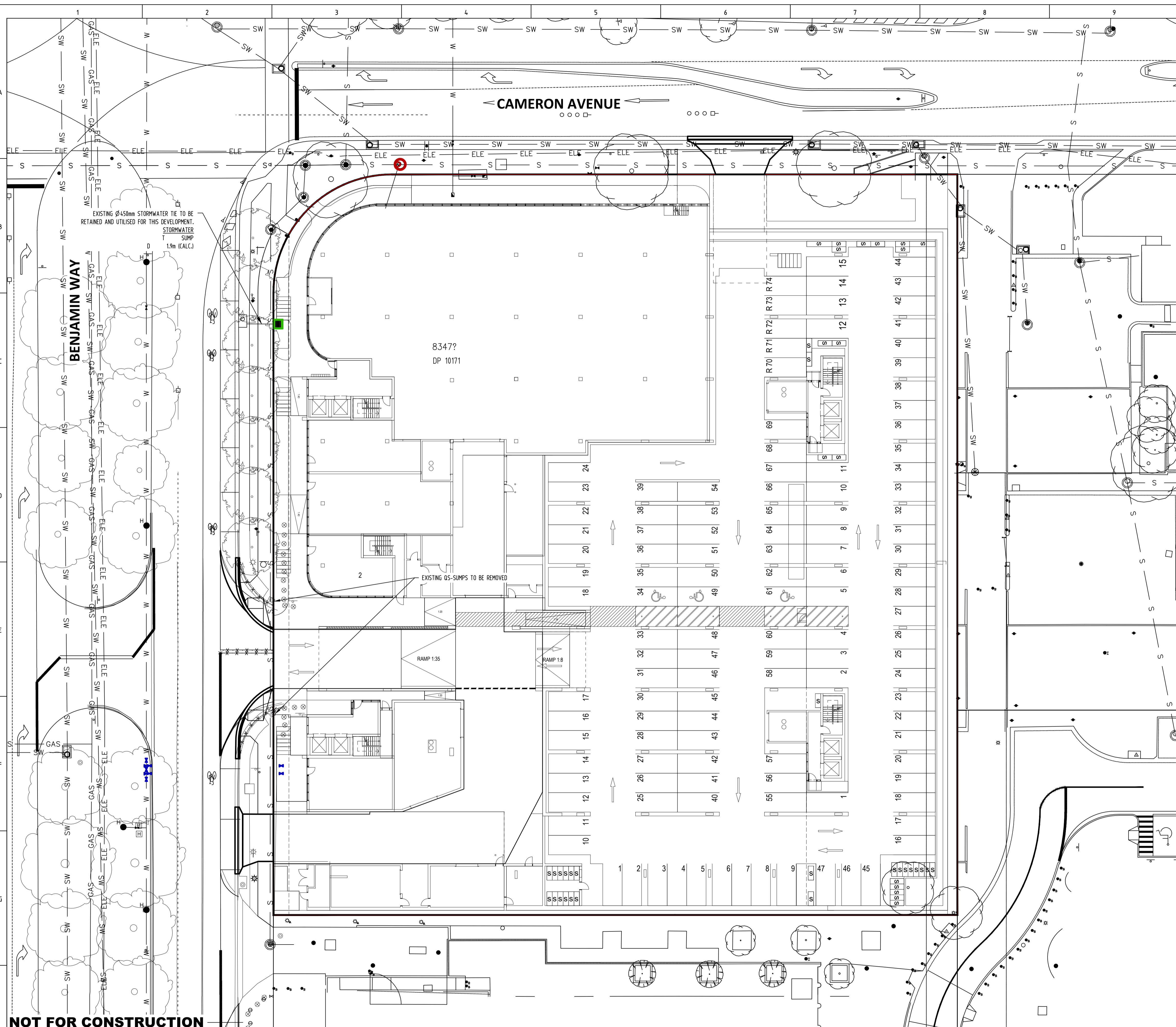


REV	REVISION	DATE	DESIGNED	DRAWN	APPROVED	CLIENT
A	FOR DEVELOPMENT APPLICATION	12.05.2023	R.J	R.J	L.K	MORRIS PROPERTY GROUP
B	FOR DEVELOPMENT APPLICATION	05.07.2023	R.J	R.J	L.K	
C						
D						
E						

PROJECT: MIXED USE DEVELOPMENT

SITE ADDRESS: BLOCK 11 SECTION 44, 53 BENJAMIN WAY, BELCONNEN

SCALE: AS SHOWN	DATE: 12.05.2023	DWG No.: C07
PROJECT No.: 23-0257	REVISION: B	
DRAWING TITLE: CIVIL WORKS DETAILS PLAN		



**LEGEND**

EXISTING SERVICES  
STORMWATER — SW —

PROPOSED SERVICES  
STORMWATER — SW —

ADDITIONAL STRUCTURES

STORMWATER	EXISTING	PROPOSED
ENDCAP		
MANHOLE		
GRATED PIT		
SUMP		

FOR WSUD REQUIREMENTS REFER HYDRAULIC CONSULTANTS DOCUMENTATION

MINIMUM INTERNAL DIMENSIONS FOR STORMWATER AND INLET PITS

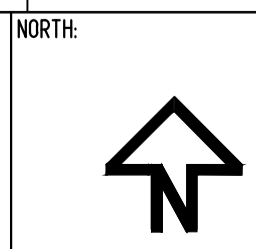
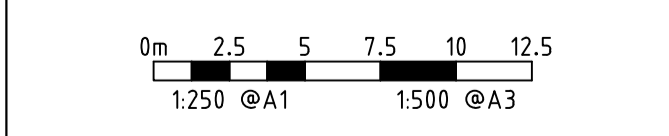
DEPTH TO INVERT OF OUTLET	MINIMUM INTERNAL DIMENSIONS		
	RECTANGULAR		CIRCULAR DIAMETER
	WIDTH	LENGTH	
<= 600	450	450	600
>600 - <900	600	600	900
>900 - <1200	600	900	1000
>1200	900	900	1000

REF: AS3500.3.2 TABLE B.2

**NOT FOR CONSTRUCTION**

ACT CONSULTING ENGINEERS  
Civil • Structural • Mechanical

5 TORRENS STREET BRADDON ACT 2612  
WWW.ACTCE.COM.AU - OFFICE@ACTCE.COM.AU - 029 6983 0671



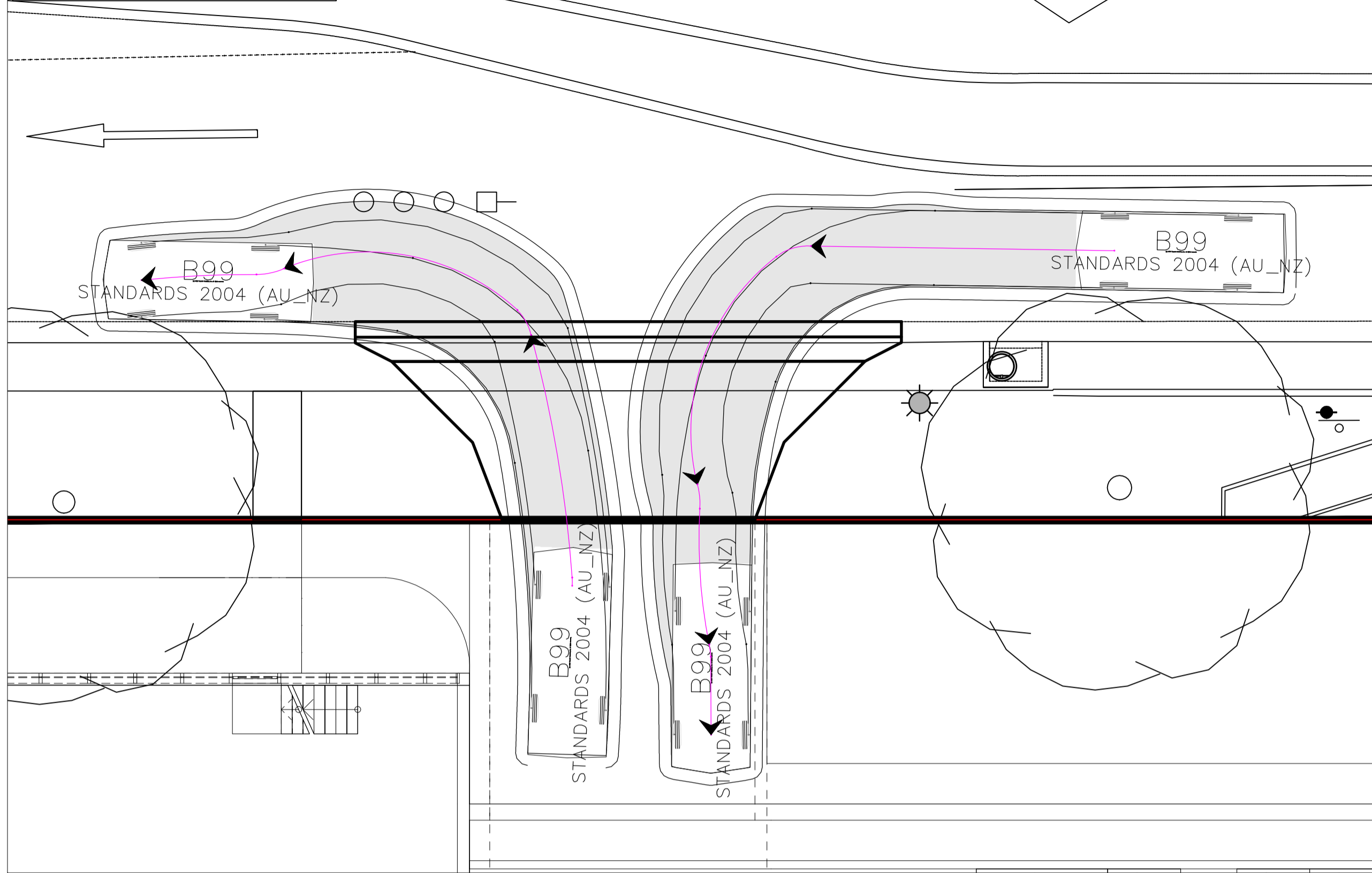
REV	REVISION	DATE	DESIGNED	DRAWN	APPROVED	CLIENT
A	FOR DEVELOPMENT APPLICATION	12.05.2023	R.J	R.J	L.K	MORRIS PROPERTY GROUP
B	FOR DEVELOPMENT APPLICATION	05.07.2023	R.J	R.J	L.K	
C						
D						
E						

PROJECT: MIXED USE DEVELOPMENT

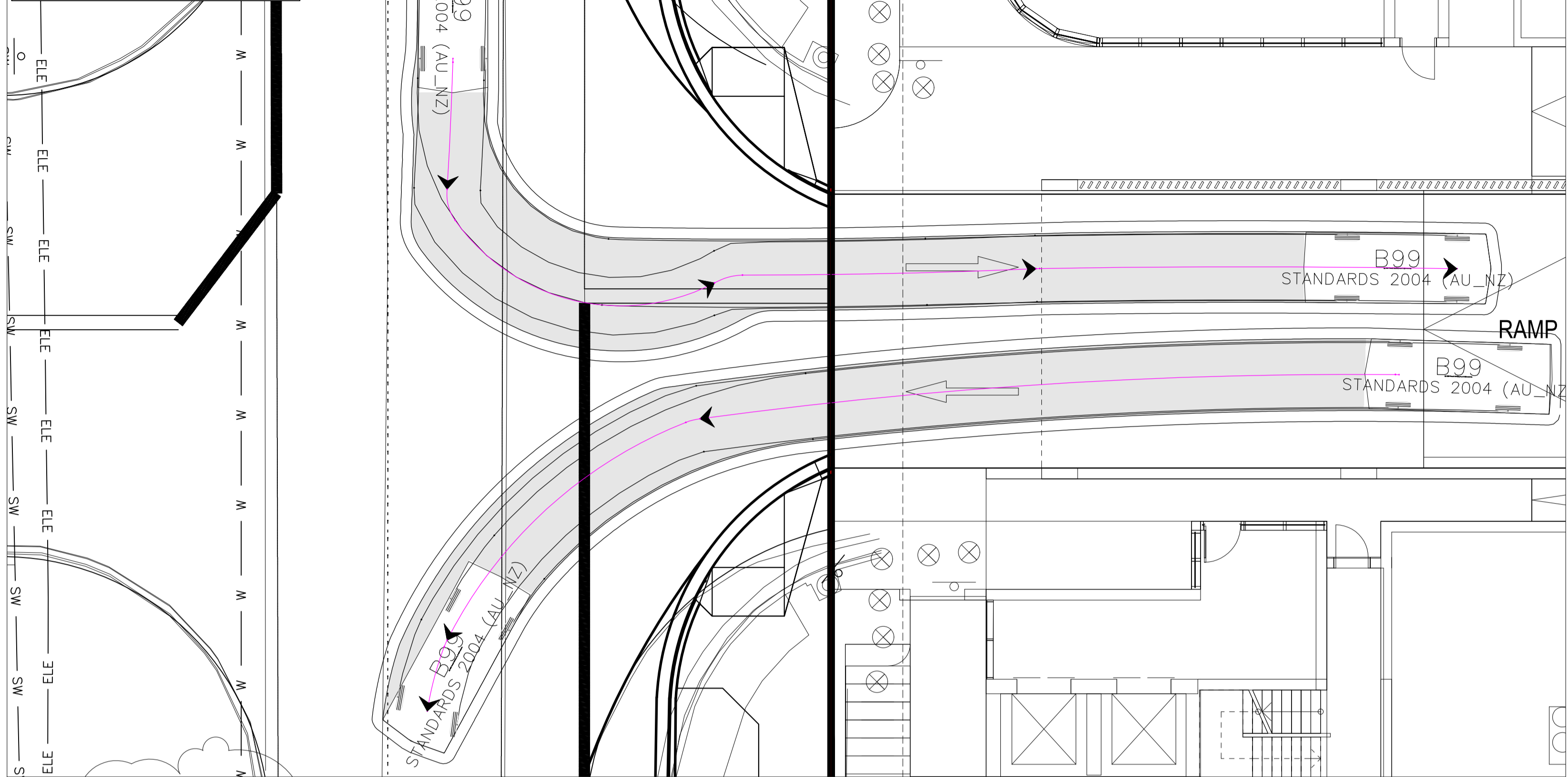
SITE ADDRESS: BLOCK 11 SECTION 44  
53 BENJAMIN WAY  
BELCONNEN

SCALE: AS SHOWN	DATE: 12.05.2023	DWG No.: C08
PROJECT No.: 23-0257	REVISION: B	
DRAWING TITLE: STORMWATER MANAGEMENT PLAN		

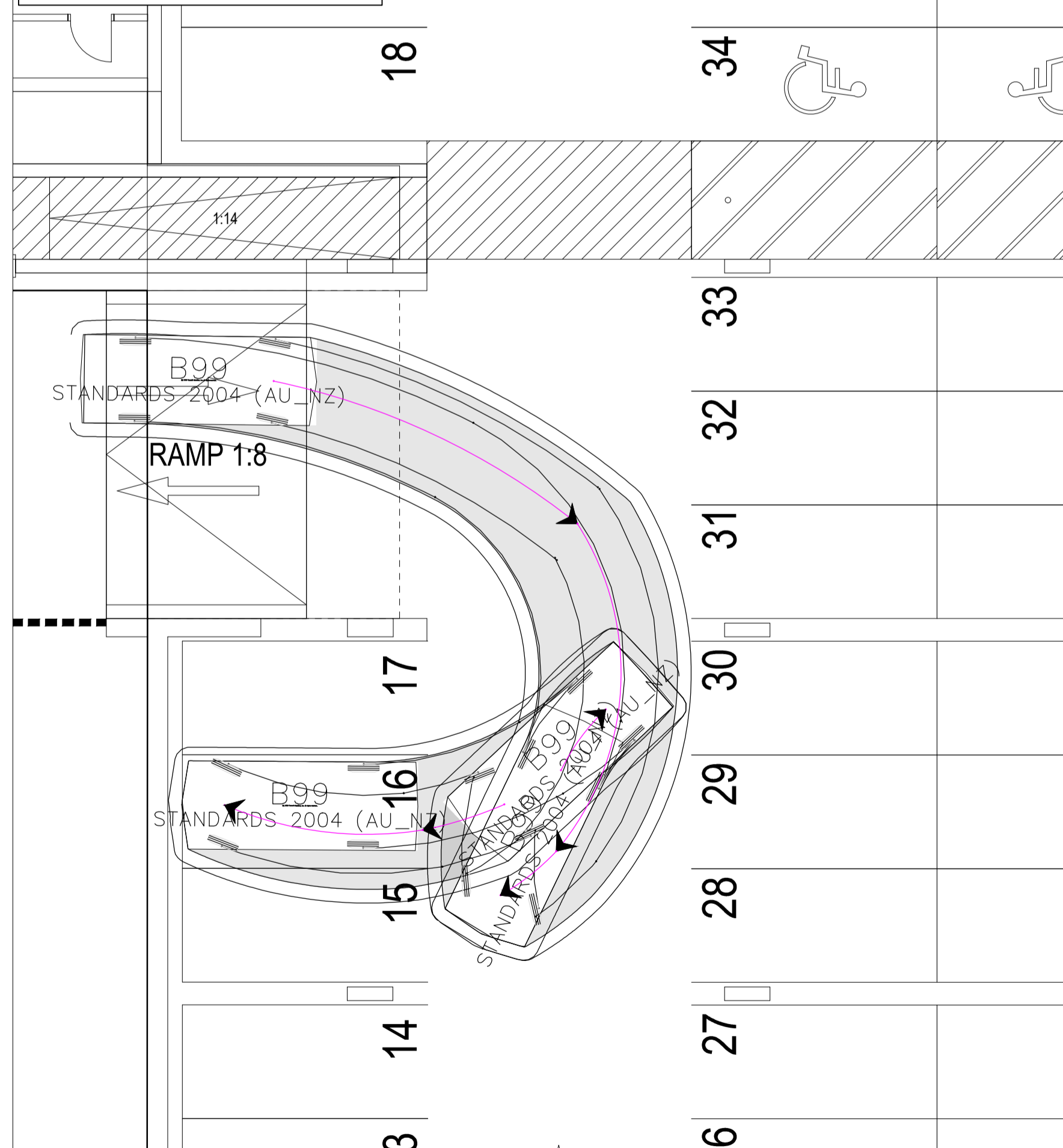
TURNING MOVEMENT 1 - IN/OUT



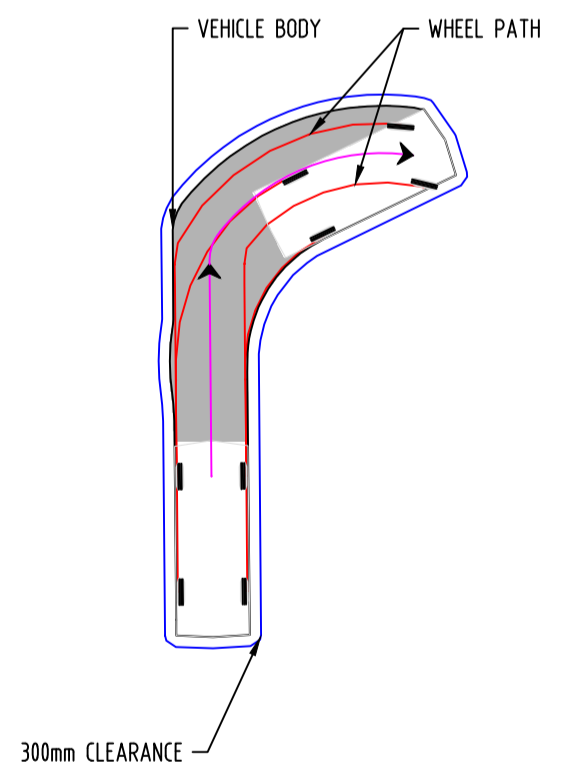
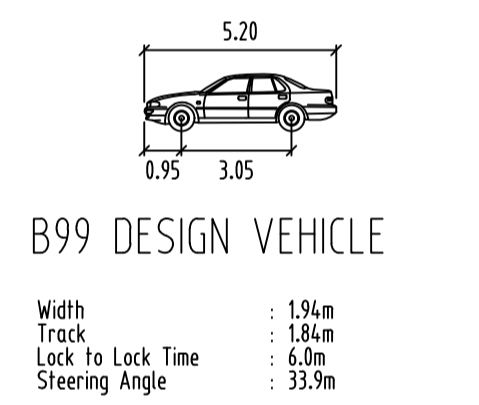
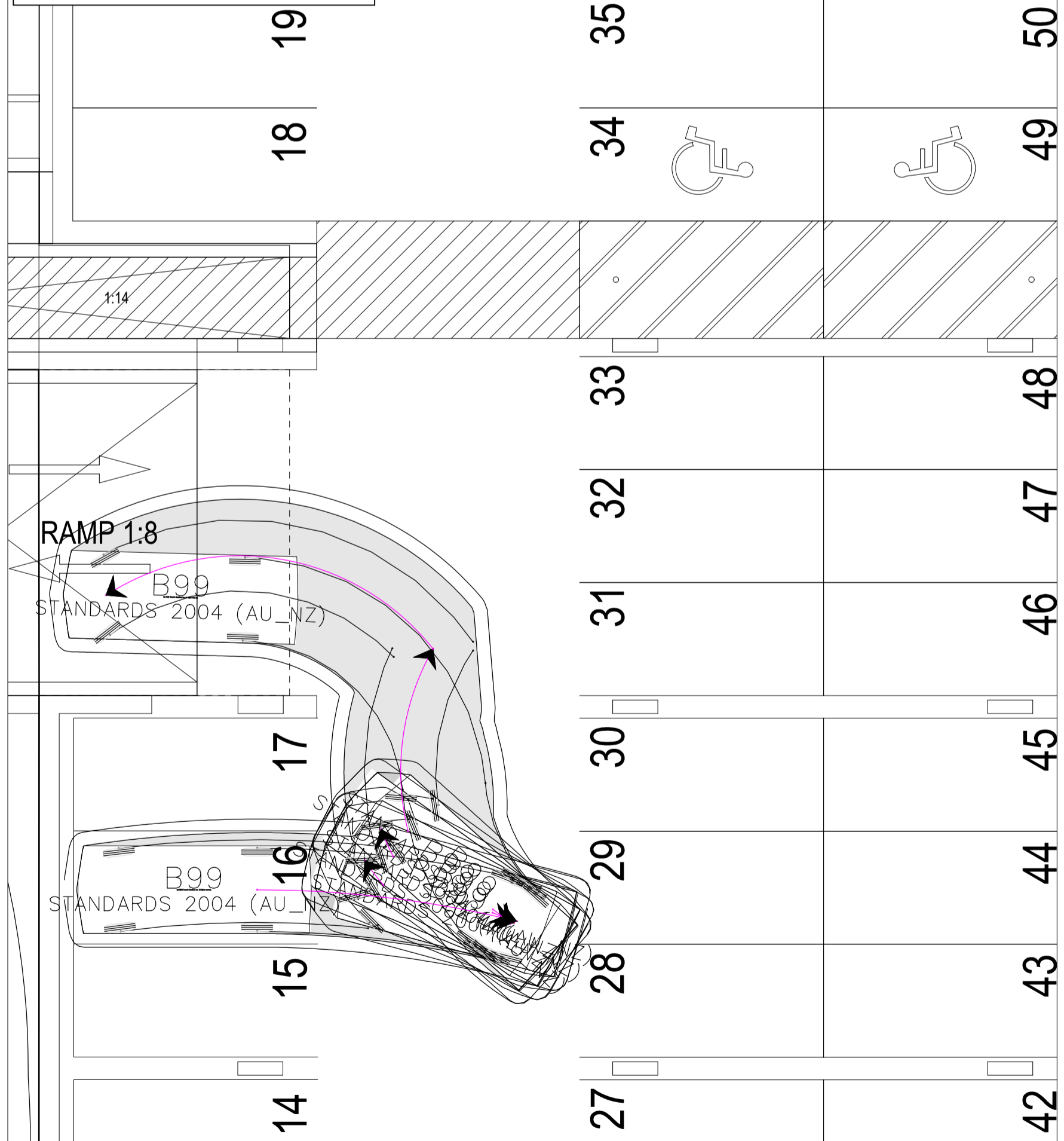
TURNING MOVEMENT 2 - IN



TURNING MOVEMENT 3 - IN



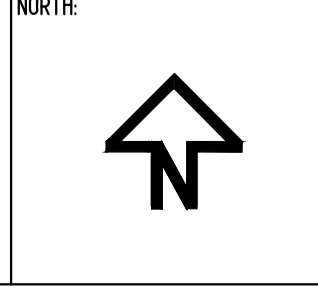
TURNING MOVEMENT 3 - OUT



**NOT FOR CONSTRUCTION**

Scale: 1:100 @A1, 1:200 @A3

Use written dimensions only. This drawing, and the information contained within, is copyright to ACT Consulting Engineers Pty Ltd. Using or copying this drawing, in part or whole, without the prior consent of ACT Consulting Engineers Pty Ltd may result in legal action. © ACT Consulting Engineers Pty Ltd



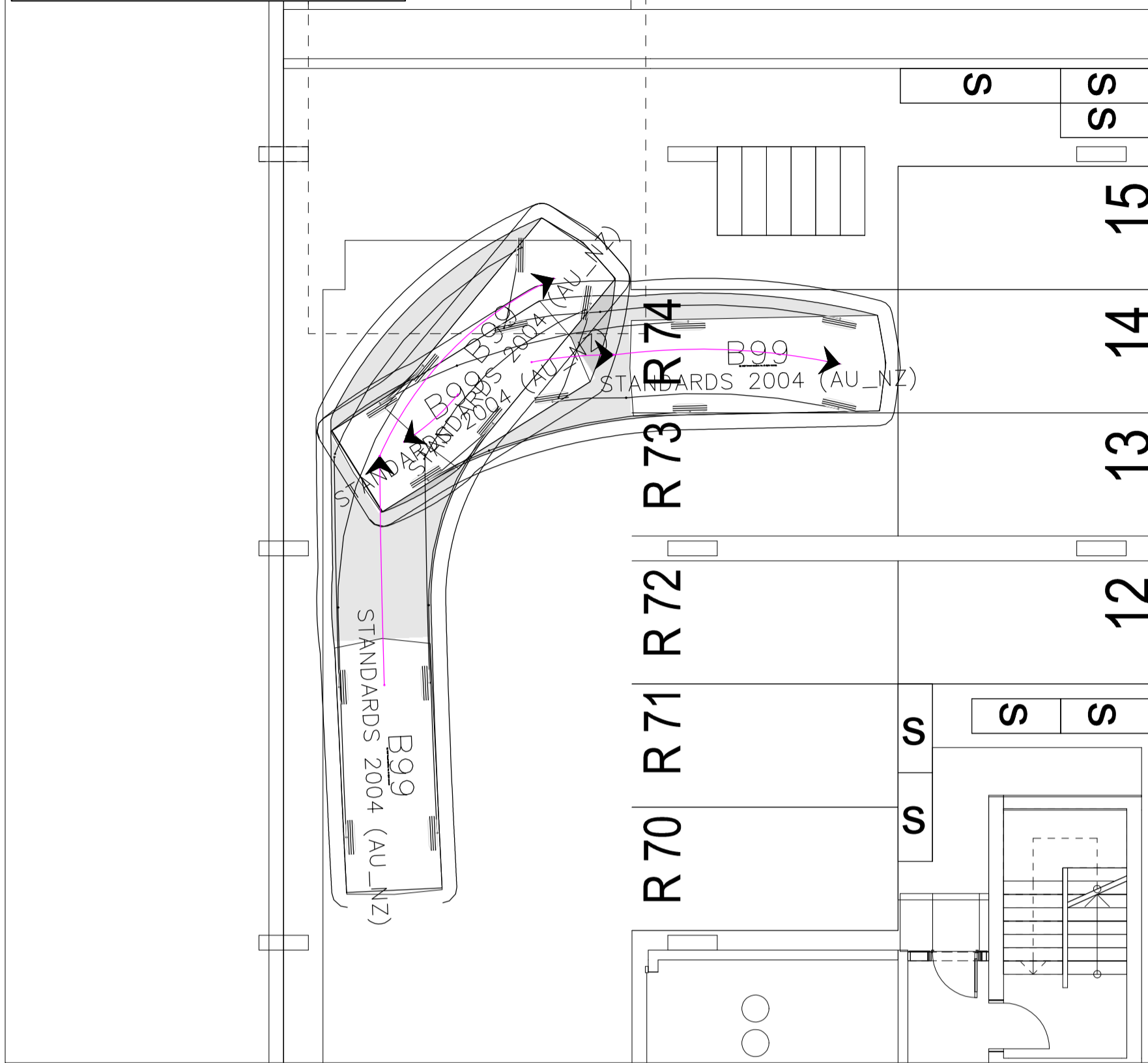
REV	REVISION	DATE	DESIGNED	DRAWN	APPROVED	CLIENT
A	FOR DEVELOPMENT APPLICATION	12.05.2023	R.J	R.J	L.K	MORRIS PROPERTY GROUP
B	FOR DEVELOPMENT APPLICATION	05.07.2023	R.J	R.J	L.K	
C						
D						
E						

PROJECT: MIXED USE DEVELOPMENT

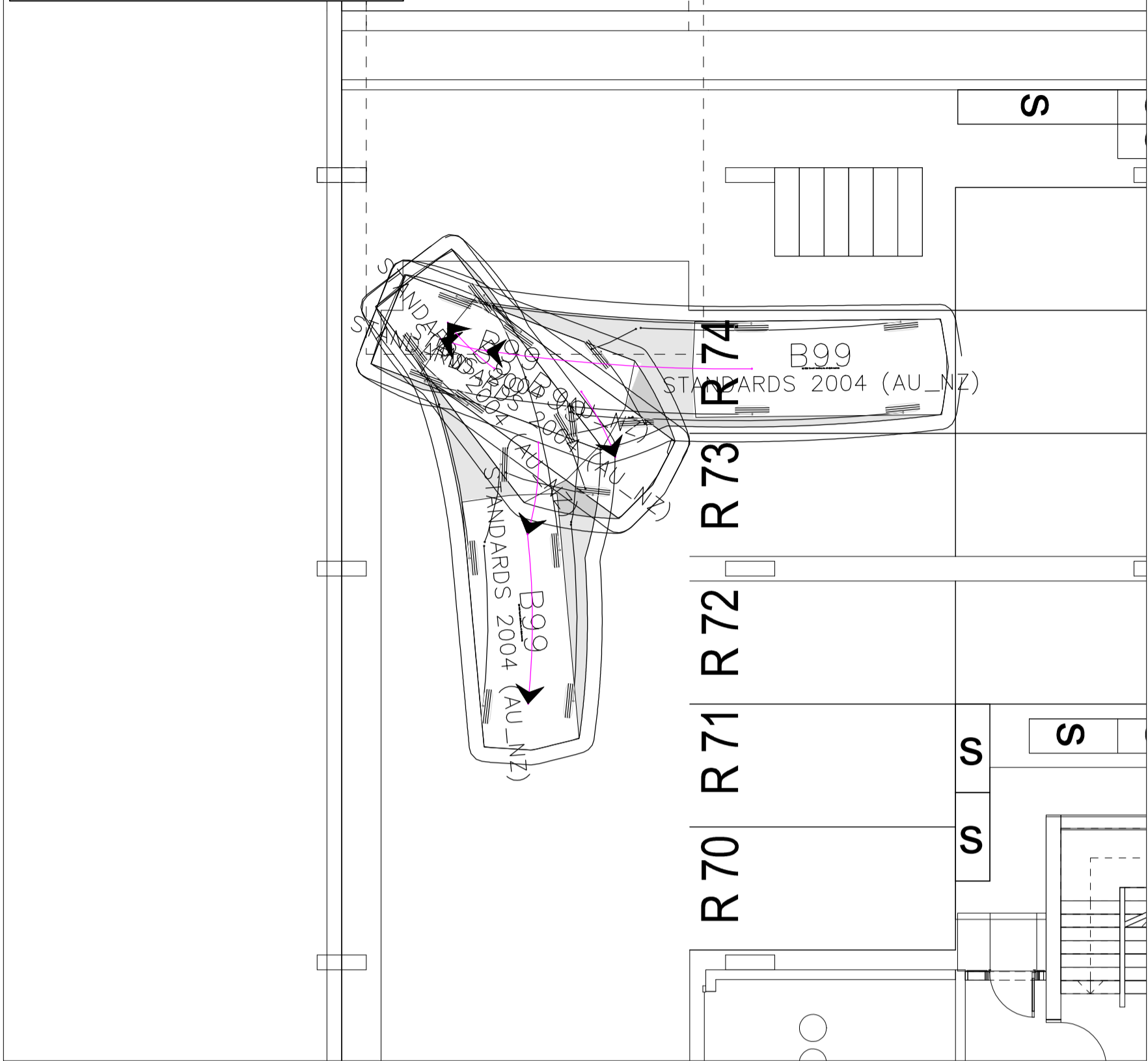
SITE ADDRESS: BLOCK 11 SECTION 44, 53 BENJAMIN WAY, BELCONNEN

SCALE: AS SHOWN	DATE: 12.05.2023	DWG No.: C09-01
PROJECT No.: 23-0257	REVISION: B	
DRAWING TITLE: VEHICLE TURNING PLAN		

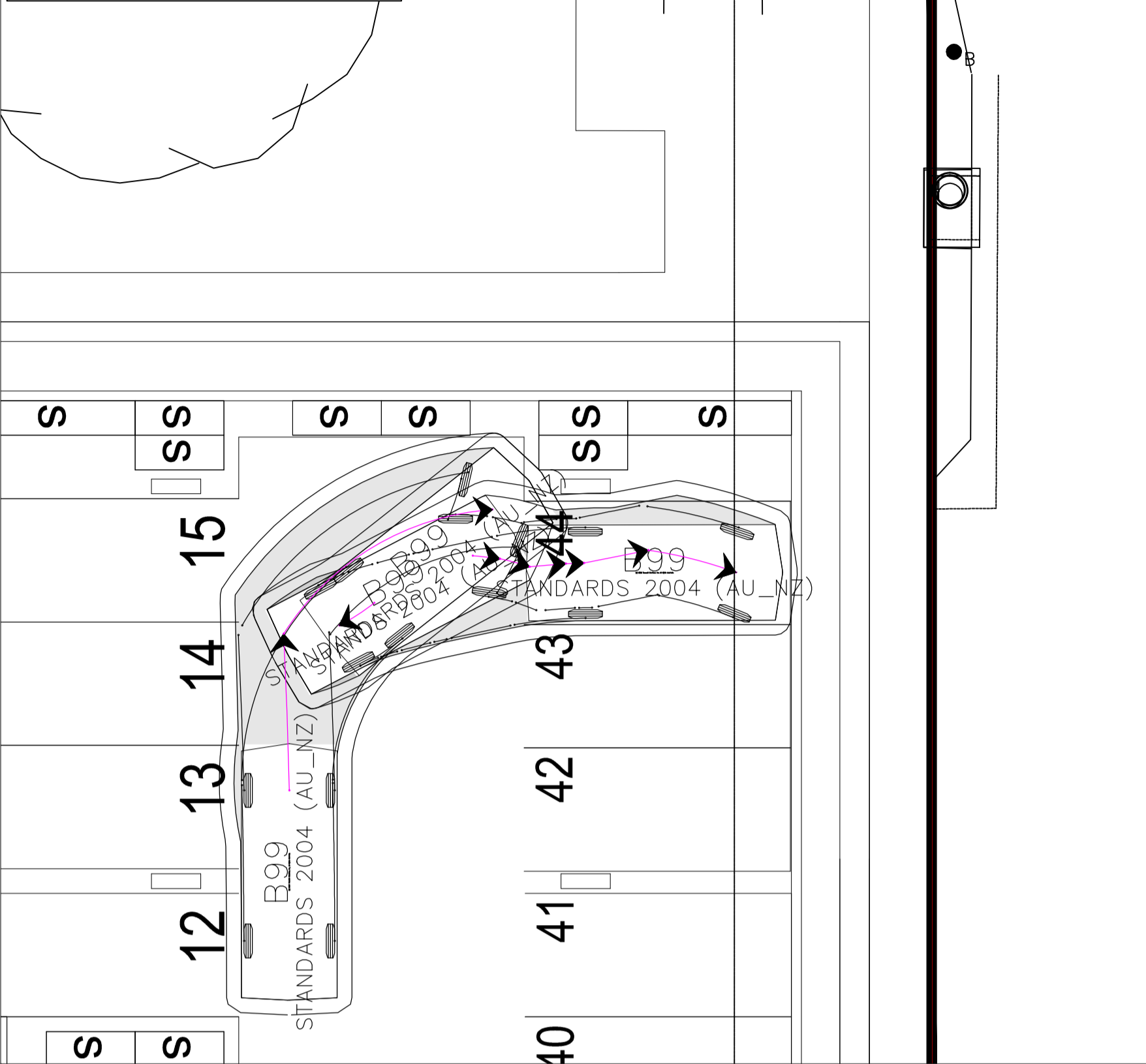
TURNING MOVEMENT 4 - IN



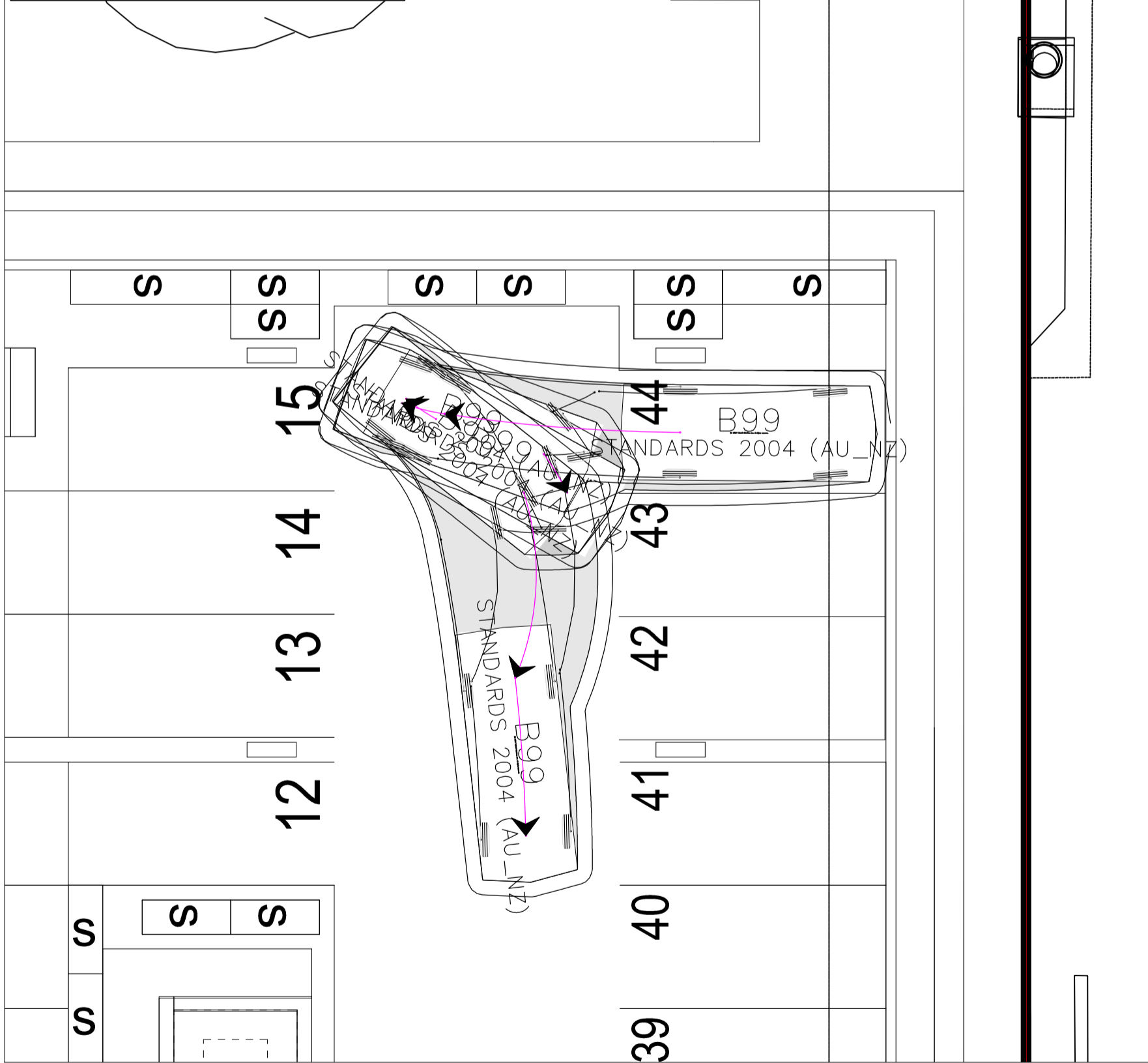
TURNING MOVEMENT 4 - OUT



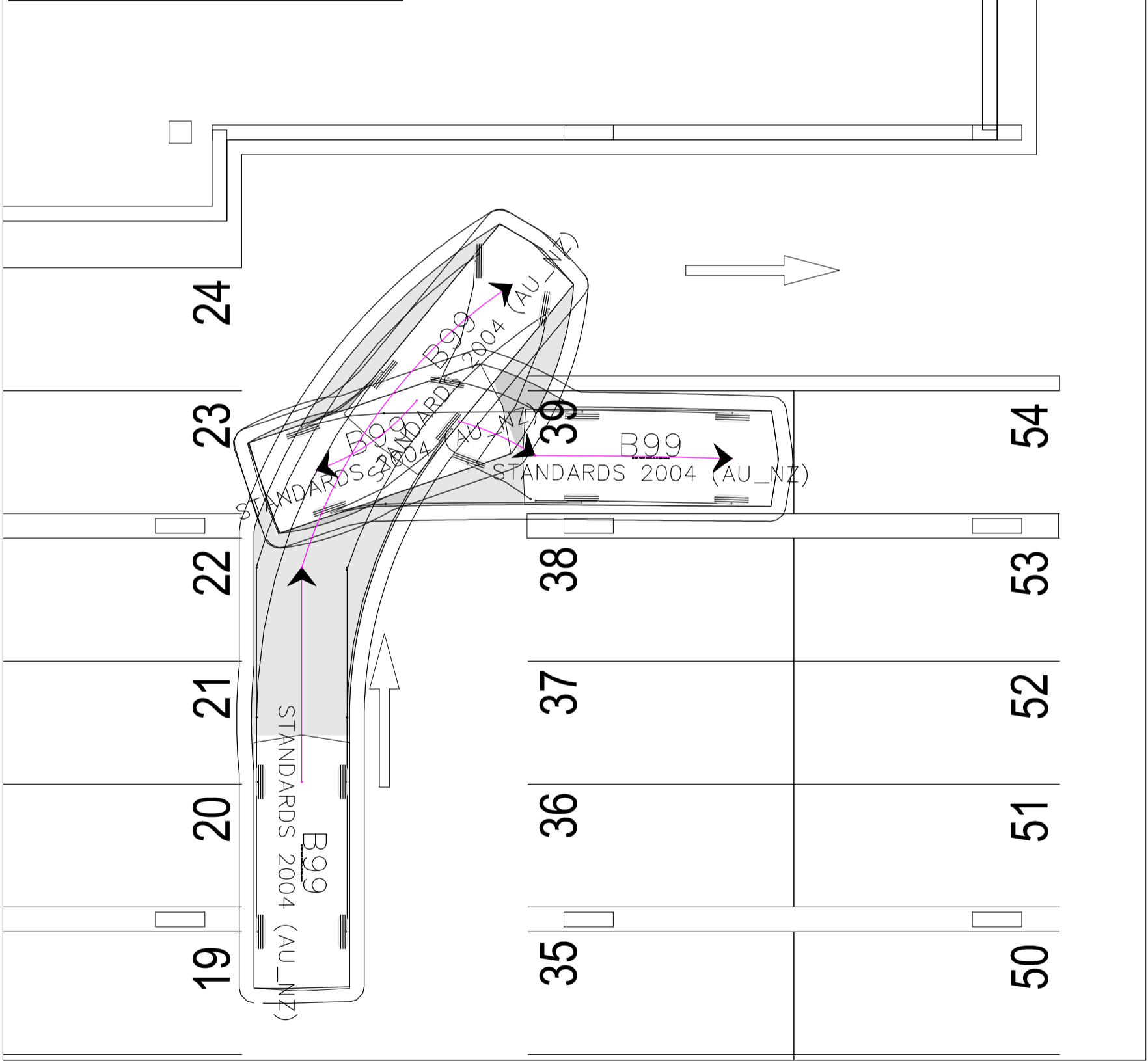
TURNING MOVEMENT 5 - IN



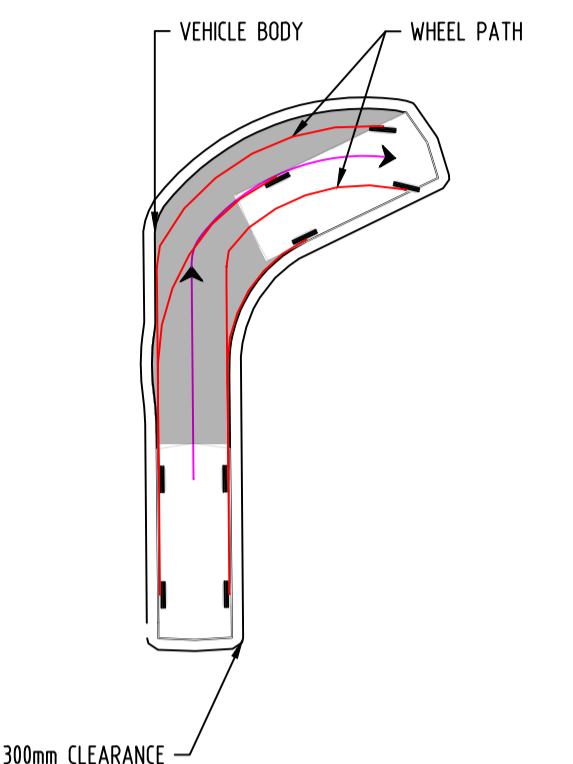
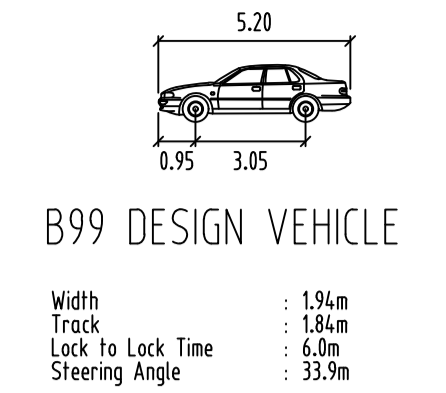
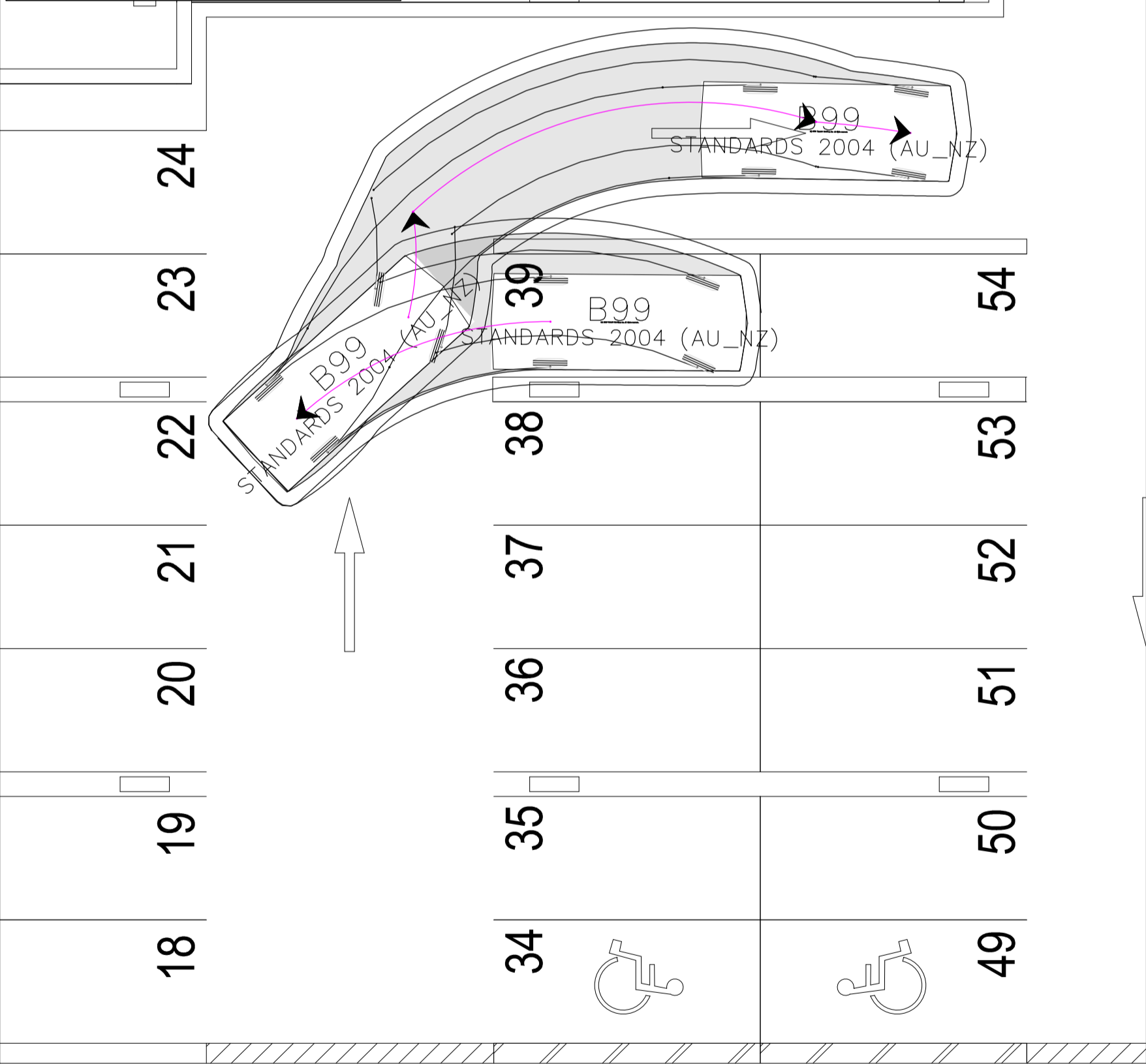
TURNING MOVEMENT 5 - OUT



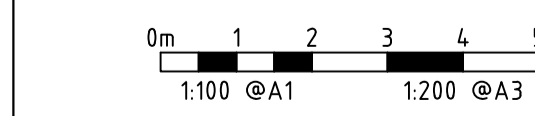
TURNING MOVEMENT 6 - IN



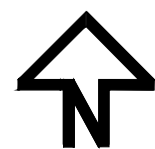
TURNING MOVEMENT 6 - OUT



**NOT FOR CONSTRUCTION**



NORTH:



REV	REVISION	DATE	DESIGNED	DRAWN	APPROVED	CLIENT:
A	FOR DEVELOPMENT APPLICATION	12.05.2023	R.J	R.J	L.K	MORRIS PROPERTY GROUP
B	FOR DEVELOPMENT APPLICATION	05.07.2023	R.J	R.J	L.K	
C						
D						
E						

PROJECT: MIXED USE DEVELOPMENT

SITE ADDRESS: BLOCK 11 SECTION 44  
53 BENJAMIN WAY  
BELCONNEN

SCALE: AS SHOWN  
PROJECT No.: 23-0257  
DRAWING TITLE: VEHICLE TURNING PLAN

DATE: 12.05.2023  
REVISION: B  
DWG No.: C09-02

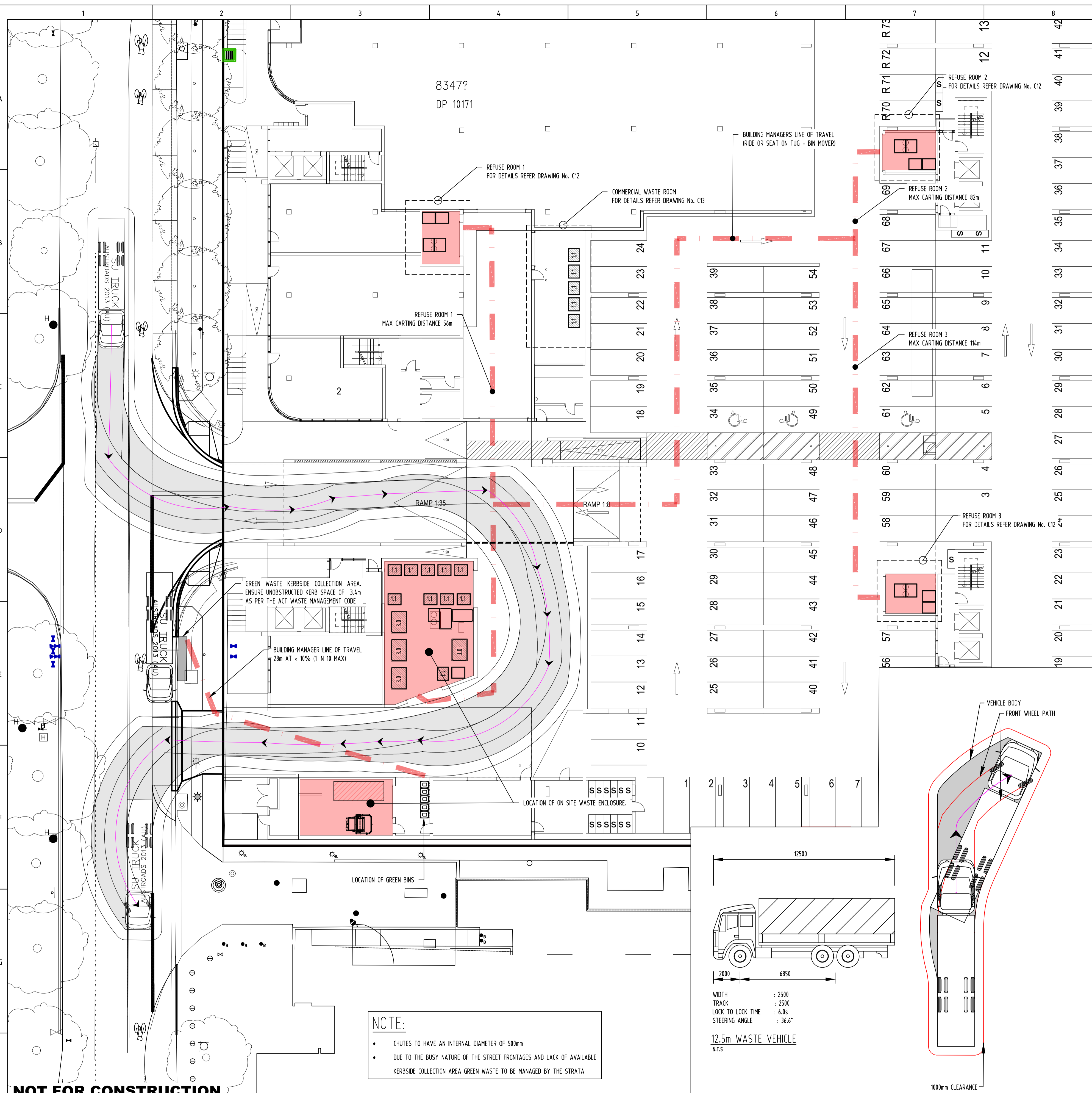


TABLE 4.2 SUBMISSION REQUIREMENTS FOR COMMERCIAL, PUBLIC AND INDUSTRIAL DEVELOPMENTS

NUMBER	SUBMISSION REQUIREMENT	SUBMISSION RESPONSE
R1	EACH DEVELOPMENT APPLICATION MUST INCLUDE A COMPLETED COPY OF ALL RELEVANT PARTS OF THE WRMP (SEE APPENDIX 10).	WRMP HAS BEEN INCLUDED IN THIS SUBMISSION
R2	DEVELOPMENT APPLICATION SUBMISSION DOCUMENTS MUST INCLUDE PLANS, ELEVATIONS, SECTIONS AND WRITTEN DESCRIPTIONS OR SPECIFICATIONS FOR COLLECTION SERVICES, AS APPLICABLE, SHOWING.	REFER TO ARCHITECTURAL PLANS FOR ELEVATION AND SECTION DETAILS
R2.1	-THE SPECIFIC WASTES AND RECYCLING LIKELY TO BE GENERATED BY EACH OF THE PROPOSED ACTIVITIES ACCOMMODATED IN THE DEVELOPMENT INCLUDING LIKELY VOLUMES, STORAGE REQUIREMENTS AND PROPOSED BINS.	REFER TO DWG C11 FOR GENERATION DETAILS
R2.2	-THE LOCATION AND DIMENSIONS OF ALL INDIVIDUAL WASTE AND RECYCLING STORAGE OR HOLDING AREAS AND WASTE AND RECYCLING STORAGE FACILITIES (INCLUDING REFRIGERATED WASTE STORAGE IF USED) FOR THE ENTIRE DEVELOPMENT. THESE MUST INCLUDE TABULATED CALCULATIONS TO DEMONSTRATE THE ADEQUACY OF THE SPACE.	REFER TO DWG C10 NO C13 FOR ENCLOSURE DETAILS
R2.3	-DOCUMENTATION THAT ADEQUATELY DESCRIBES THE METHOD OF TRANSFERRING WASTE AND RECYCLING WITHIN THE DEVELOPMENT FROM THE POINT OF ORIGIN TO THE WASTE AND RECYCLING STORAGE FACILITIES, DIMENSIONS, CLEARANCES, GRADIENTS AND ANY MITIGATION OF ODOUR AND NOISE IMPACTS MUST ALSO BE PROVIDED. A SPECIFIC COLLECTION TIME IS NOT PERMITTED FOR THE PURPOSE OF SUPPORTING A DESIGN PROPOSAL UNDER THIS REQUIREMENT.	REFER TO OPERATIONS MANAGEMENT PLAN
R2.4	-THE LOCATION OF THE DESIGNATED COLLECTION POINT FOR THE COLLECTION AND EMPTYING OF WASTE AND RECYCLING MGBS OR, IF HOPPERS ARE TO BE USED, THE LOCATION OF THE HOPPER PADS.	WASTE COLLECTED ON DRIVEWAY IN DEDICATED SERVICES AREA. REFER TO DWG C10
R2.5	-THE PATH OF TRAVEL FOR MOVING BINS FROM INDIVIDUAL STORAGE FACILITIES TO THE DESIGNATED COLLECTION POINT, INDICATING DIMENSIONS, CLEARANCES AND GRADIENTS.	REFER TO DWG C13 FOR DETAILS
R2.6	-THE ON-SITE PATH OF TRAVEL FOR COLLECTION VEHICLES INDICATING ALL CLEARANCES, TRAVEL, TURNING AND MANOEUVRING PATHS, RAMP ACCESS AND PAVEMENT DETAILS	REFER TO DWG C10 FOR DETAILS
R2.7	-THE LOCATION OF WASTE AND RECYCLING CHUTES AND THE LOCATION AND DIMENSIONS OF ANY WASTE SERVICE COMPARTMENTS ON EACH FLOOR OF THE BUILDING ASSOCIATED WITH THESE. THESE MUST BE ACCOMPANIED BY TABULATED CALCULATIONS TO DEMONSTRATE THE ADEQUACY OF THE SPACE.	N/A
R2.8	-SUPPORTING DOCUMENTARY EVIDENCE ON THE TYPE OF COMPACTION AND ASSOCIATED WASTE AND RECYCLING PLANT AND EQUIPMENT PROPOSED, INCLUDING: MANUFACTURER, MODEL, PROPOSED, INCLUDING: MANUFACTURER, MODEL, COMPACTOR RATIO, DIMENSIONS INCLUDING MAXIMUM HEIGHT AT POINT OF LIFT, VOLUME, AND EXPECTED WEIGHT WHEN FULLY LOADED AT THE DEFINED COMPACTION RATIO.	N/A
R2.9	-DETAILS ON THE WASTE AND RECYCLING FACILITIES TO RECEIVE WASTE AND RECYCLABLES WHERE RORO COMPACTORS ARE TO BE USED, AS INDICATED IN R2.8.	N/A

GREEN BIN ALLOCATION			
UNIT TYPE	CODE ALLOCATION	CALCULATION OR NUMBER OF UNITS IN DEVELOPMENT	TOTAL GREEN MGB REQUIRED / PROPOSED
WITH GROUND FLOOR PRIVATE OPEN SPACE (E.G. COURTYARD, FRONT GARDEN AREA)	TOTAL AREA OF GROUND FLOOR RESIDENCES (IN SQUARE METRES) DIVIDED BY 300. ROUNDED UP TO THE NEAREST BIN.	N/A	0
WITHOUT PRIVATE OPEN SPACE	1 X 240 LITRE MGB PER 50 RESIDENTIAL UNITS.	239	5
TOTAL NUMBER OF 240L MGB GREEN WASTE BINS PROVIDED.			5

TABLE 3.8 SUBMISSION REQUIREMENTS FOR ON-SITE COLLECTION FOR MULTI-UNIT RESIDENTIAL DEVELOPMENTS

NUMBER	SUBMISSION REQUIREMENT	SUBMISSION RESPONSE
R1	EACH DEVELOPMENT APPLICATION MUST INCLUDE A COMPLETED COPY OF ALL RELEVANT PARTS OF THE WRMP (SEE APPENDIX 10).	WRMP HAS BEEN INCLUDED IN THIS SUBMISSION
R2	DEVELOPMENT APPLICATION SUBMISSION DOCUMENTS MUST INCLUDE PLANS, ELEVATIONS, SECTIONS AND WRITTEN DESCRIPTIONS OR SPECIFICATIONS FOR COLLECTION SERVICES, AS APPLICABLE, SHOWING.	REFER TO ARCHITECTURAL PLANS FOR ELEVATION AND SECTION DETAILS
R2.1	-THE LOCATION AND DIMENSIONS OF THE WASTE AND RECYCLING STORAGE FACILITY WITH TABULATED CALCULATIONS TO DEMONSTRATE THE ADEQUACY OF THIS SPACE. REFER TO A4.3 AND WWW.TCCS.ACT.GOV.AU/RECYCLING-AND-WASTE/COLLECTION/GREEN-BIN-PROGRAM FOR GREEN WASTE STORAGE REQUIREMENTS.	REFER TO DWG C10 NO C13 FOR ENCLOSURE DETAILS
R2.2	-TABULATED WASTE AND RECYCLING GENERATION RATES PER DWELLING (I.E. BEDROOMS) IN ACCORDANCE WITH TABLE 7.1.	REFER TO DWG C11 FOR GENERATION DETAILS
R2.3	-A METHOD STATEMENT DESCRIBING HOW WASTE AND RECYCLING MUST BE TRANSFERRED FROM EACH DWELLING TO THE WASTE AND RECYCLING STORAGE FACILITY.	REFER TO OPERATIONS MANAGEMENT PLAN
R2.4	-THE LOCATION OF ANY WASTE AND RECYCLING CHUTES (IF INCLUDED IN A PROPOSED DEVELOPMENT) AND THE LOCATION AND DIMENSIONS OF ANY WASTE SERVICE COMPARTMENT ON EACH FLOOR OF THE BUILDING. IT MUST INCLUDE TABULATED CALCULATIONS TO DEMONSTRATE THE ADEQUACY OF THESE FACILITIES.	REFER TO ARCHITECTURAL PLANS FOR CHUTE LOCATION DETAILS. OUTLINED OMP FOR DETAILS
R2.5	-THE LOCATION OF THE DESIGNATED COLLECTION POINT, HOPPER PAD OR BOTH FOR THE COLLECTION AND EMPTYING OF THE TERRITORY'S WASTE AND RECYCLING BINS.	REFER TO C11 FOR DETAILS
R2.6	-THE PATH OF TRAVEL FOR MOVING BINS FROM THE WASTE AND RECYCLING STORAGE FACILITY TO THE DESIGNATED COLLECTION POINT; IT MUST INDICATE DIMENSIONS, CLEARANCES AND GRADIENTS, WHERE APPLICABLE.	REFER TO DWG C10-C12 FOR DETAILS
R2.7	-THE PATH OF TRAVEL FOR COLLECTION VEHICLES IF COLLECTION OCCURS ON SITE; IT MUST INDICATE ALL CLEARANCES, TRAVEL, TURNING AND MANOEUVRING PATHS, RAMP ACCESS, CLEARANCES IN ALL DIRECTIONS AND PAVEMENT DETAILS, WHERE APPLICABLE.	REFER TO DWG C10 FOR DETAILS
R2.8	-SUPPORTING DOCUMENTARY EVIDENCE ON THE TYPE OF COMPACTION AND ASSOCIATED WASTE AND RECYCLING PLANT AND EQUIPMENT PROPOSED. THIS MUST INCLUDE THE MANUFACTURER, MODEL, COMPACTOR RATIO, AND DIMENSIONS - INCLUDING MAXIMUM HEIGHT AT POINT OF LIFT, VOLUME, AND EXPECTED WEIGHT WHEN FULLY LOADED AT THE DEFINED COMPACTION RATIO.	N/A

TABLE 5.2 SUBMISSION REQUIREMENTS FOR MIXED-USE DEVELOPMENTS

NUMBER	SUBMISSION REQUIREMENT	SUBMISSION RESPONSE
R1	EACH DEVELOPMENT APPLICATION MUST INCLUDE A COMPLETED COPY OF ALL PARTS OF THE WRMP (SEE APPENDIX 10).	WRMP HAS BEEN INCLUDED IN THIS SUBMISSION
R2	THE SUBMISSION REQUIREMENTS IN PARTS 3.5, 3.6 AND 3.7 (MULTI-UNIT RESIDENTIAL DEVELOPMENTS) APPLY TO THE RESIDENTIAL COMPONENT OF MIXED-USE DEVELOPMENTS.	REFER TO DA SUBMISSION FOR DETAILS
R3	THE SUBMISSION REQUIREMENTS IN PART 4 (COMMERCIAL, PUBLIC AND INDUSTRIAL DEVELOPMENTS) APPLY TO THE NON-RESIDENTIAL COMPONENT OF MIXED-USE DEVELOPMENTS.	REFER TO DA SUBMISSION FOR DETAILS
R4	IN ADDITION, THE SUBMISSION DOCUMENTS MUST INCLUDE WRITTEN DESCRIPTIONS CLEARLY IDENTIFYING HOW RESIDENTIAL AND NON-RESIDENTIAL WASTES AND RECYCLING ARE KEPT PHYSICALLY SEPARATED AND METHODS THAT MINIMISE THE POTENTIAL FOR COMMERCIAL TENANTS TO USE RESIDENTIAL WASTE AND RECYCLING BINS.	REFER TO OPERATIONS MANAGEMENT PLAN

NOT FOR CONSTRUCTION

**ACT CONSULTING ENGINEERS**  
CIVIL • STRUCTURAL • HYDRAULIC

5 TORRENS STREET BRADDON ACT 2612  
WWW.ACTCONSULTINGENGINEERS.COM.AU • OFFICE@ACTCE.COM.AU • (02) 6883 8671

Scale: 1:200 @A1, 1:400 @A3

North Arrow

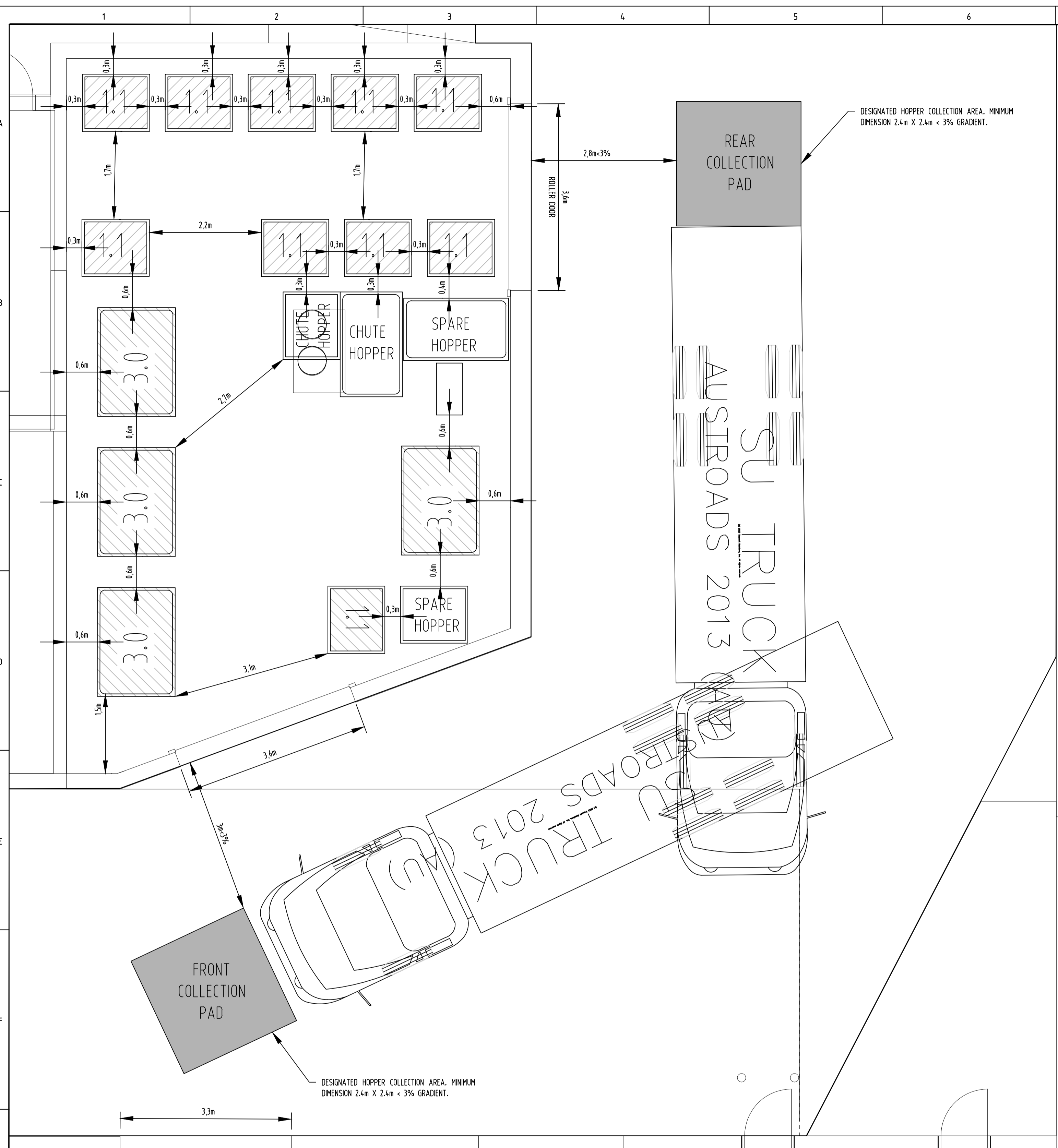
REV	REVISION	DATE	DESIGNED	DRAWN	APPROVED	CLIENT:
A	FOR DEVELOPMENT APPLICATION	12.05.2023	R.J	R.J	L.K	MORRIS PROPERTY GROUP
B	FOR DEVELOPMENT APPLICATION	05.07.2023	R.J	R.J	L.K	
C						
D						
E						

PROJECT: MIXED USE DEVELOPMENT

SITE ADDRESS: BLOCK 11 SECTION 44, 53 BENJAMIN WAY, BELCONNEN

SCALE: AS SHOWN  
PROJECT No.: 23-0257  
DATE: 12.05.2023  
REVISION: B  
DWG No.: C10

DRAWING TITLE: WASTE COLLECTION PLAN



**ACT**  
Government  
Transport Canberra  
and City Services

**Multi-unit residential development  
Shared waste and recycling allocation calculator**

Type of units by size	Waste (litres/week)			Recycling (litres/week)		
	Number of units	litres/week per unit	Total litres/week	Number of units	litres/week per unit	Total litres/week
1 bedroom or studio unit	32	80	2,560	32	70	2,240
1 bedroom with separate study room	16	90	1,440	16	80	1,280
2 bedroom unit	161	100	16,100	161	90	14,490
3 bedroom unit	30	120	3,600	30	110	3,300
4 bedroom unit or greater		140	0		120	0
<b>Total calculated waste</b>			<b>23,700</b>			<b>21,310</b>

*\*NB: Standard allocations updated as of 1 February 2019  
\*NB: If the calculated waste volume in litres/week exceeds 36,000, compactors MUST be used.*

**Shared waste allocation calculated as per assumptions above**

Calculated waste volume (litres/week)	Waste hopper quantity			Service frequency*
	1.5 m <sup>3</sup>	2 m <sup>3</sup>	3m <sup>3</sup>	
23,700	0	1	2	Three times/week (see note 2)

**Scenario 2 (only applicable to total calculated waste volume greater than 22,351 litres/week)**

Calculated waste volume (litres/week)	Waste hopper quantity			Service frequency*
	1.5 m <sup>3</sup>	2 m <sup>3</sup>	3m <sup>3</sup>	
23,700	0	0	4	Twice weekly

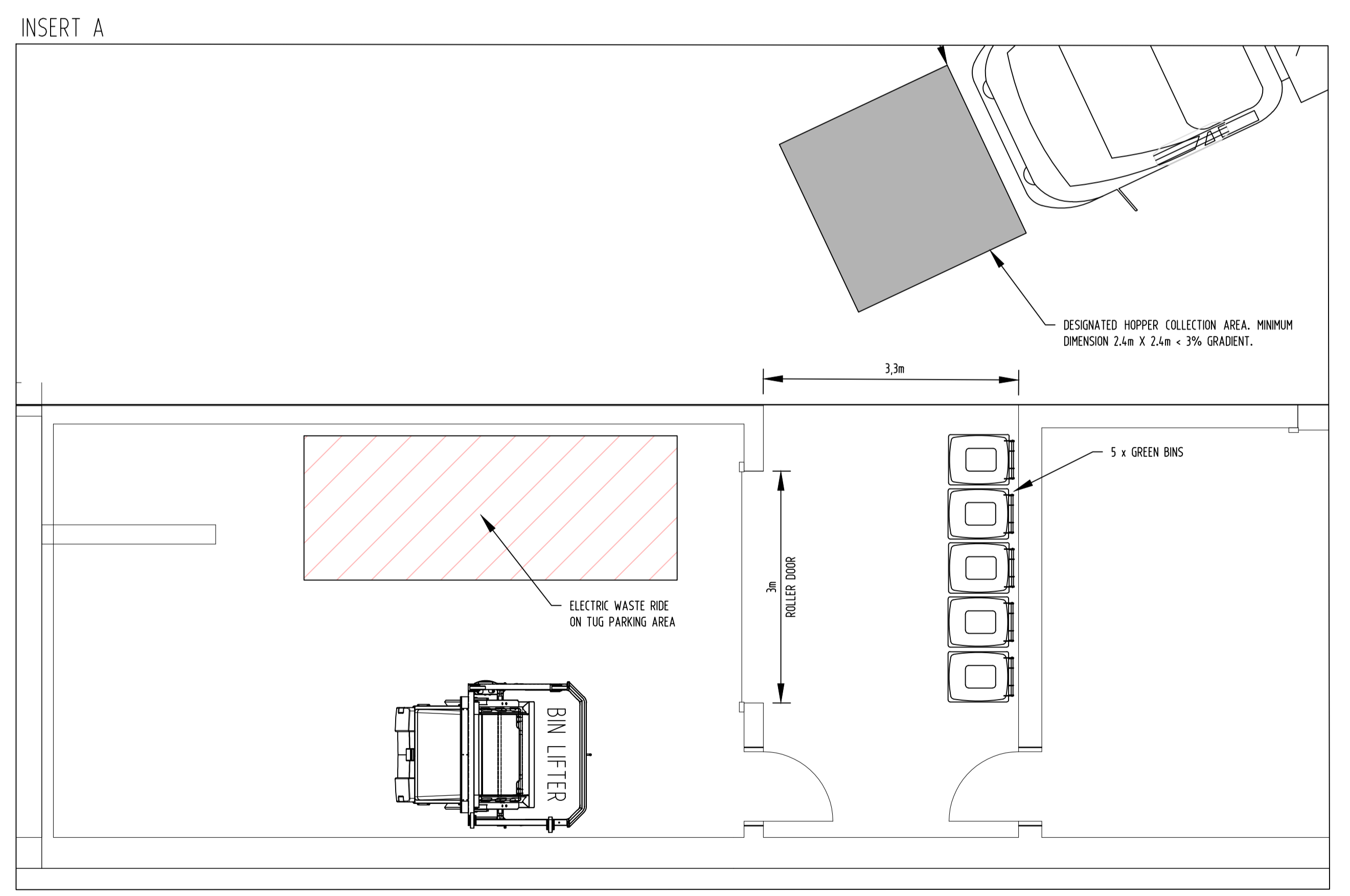
**Shared recycling allocation calculated as per assumptions above**

Calculated recycling volume (litres/week)	Recycling hopper quantity		Service frequency*
	1,100L	1,100L	
21,310	10		Twice weekly

**Scenario 2 (only applicable to total calculated recycling volume greater than 22,001 litres/week)**

Calculated recycling volume (litres/week)	Recycling hopper quantity		Service frequency*
	1,100L	1,100L	
0	0		

*\*Note 1: This calculator does not apply if the option of shared MGBs with kerbside collection is available.  
\*Note 2: Developments where sufficient waste is generated as per the above may be entitled to three (3) times a week collection only in those areas where three (3) times a week collection is already provided. Availability of this limited service is subject to operational considerations and may not be available in all areas. Three (3) times a week collection requires Place Coordination's approval in writing at the pre-application stage. In cases where a three (3) times a week collection cannot be provided, the development must be able to accommodate sufficient waste and recycling storage space to accommodate twice a week collection.*



Commercial - Waste									
Use	Area/Beds	Waste/100m2 /Day (litres)	Total Waste/ Day (L)	No. of Bins	Bin Size (m3)	No. of Collections	Compaction	Operating Days	Weekly Generation (L)
commercial over 100m2	1491	50	746	1	3	2		5	3728
commercial under 100m2	328	50	164					7	980
								<b>Total Waste</b>	<b>4708</b>

Commercial - Recycling									
Use	Area	Recycling/ 100m2/Day (litres)	Total Recycling /Day (L)	No. of Bins	Bin Size (m3)	No. of Collections	Compaction	Operating Days	Weekly Generation (L)
commercial over 100m2	1491	50	746	2	1.1	2		5	3728
commercial under 100m2	328	25	82					7	210
								<b>Total Recycling</b>	<b>3938</b>

**NOT FOR CONSTRUCTION**

5 TORRENS STREET BRADDON ACT 2612  
WWW.ACTCE.COM.AU - OFFICE@ACTCE.COM.AU - 021 683 8671

0m 0.5 1 1.5 2 2.5  
1:50 @A1 1:100 @A3

NORTH

REV	REVISION	DATE	DESIGNED	DRAWN	APPROVED	CLIENT:
A	FOR DEVELOPMENT APPLICATION	12.05.2023	R.J	R.J	L.K	MORRIS PROPERTY GROUP
B	FOR DEVELOPMENT APPLICATION	05.07.2023	R.J	R.J	L.K	
C						
D						
E						

PROJECT: MIXED USE DEVELOPMENT

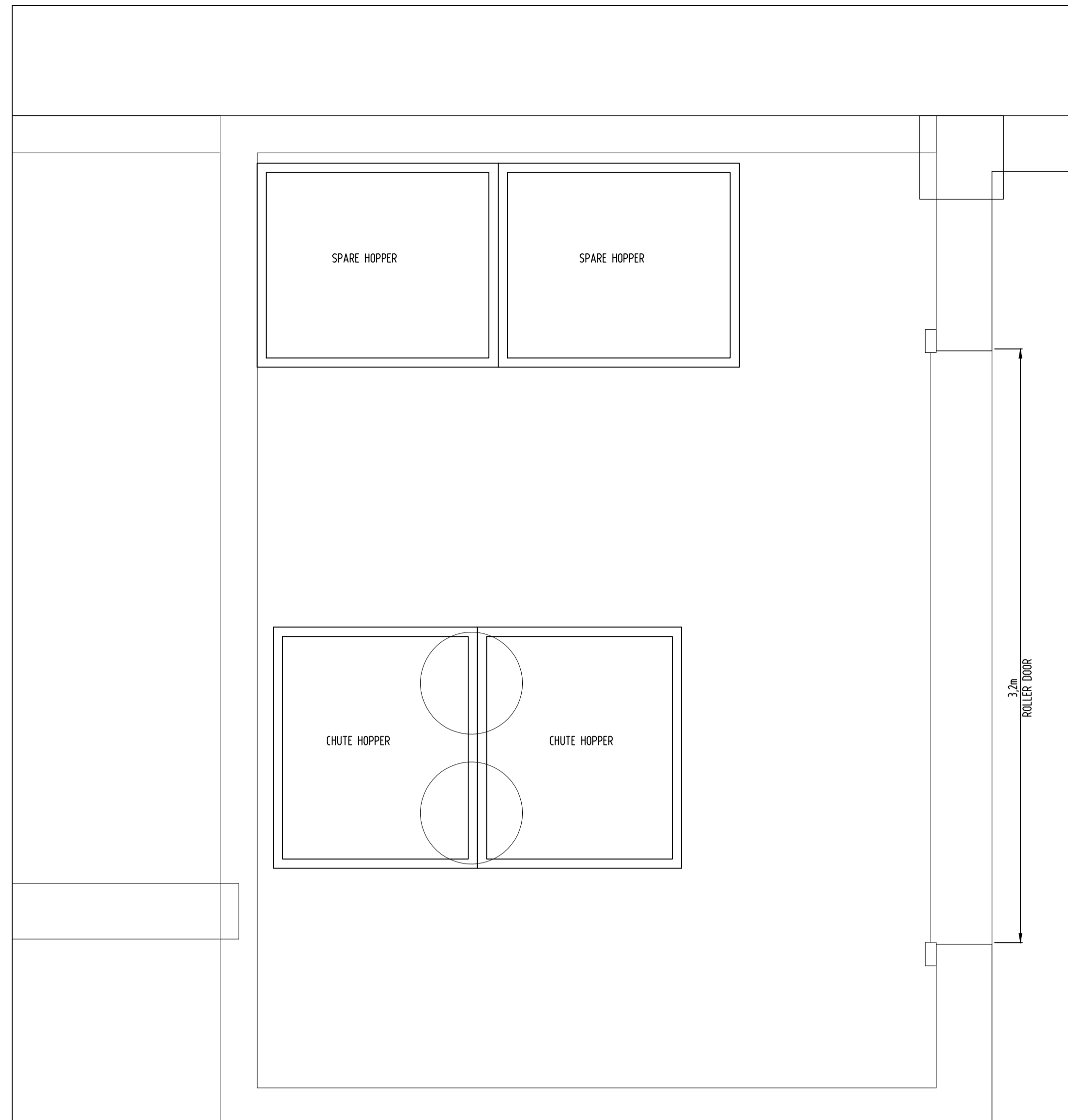
SITE ADDRESS: BLOCK 11 SECTION 44  
53 BENJAMIN WAY  
BELCONNEN

SCALE: AS SHOWN  
PROJECT No.: 23-0257  
DRAWING TITLE: WASTE ENCLOSURE DETAILS

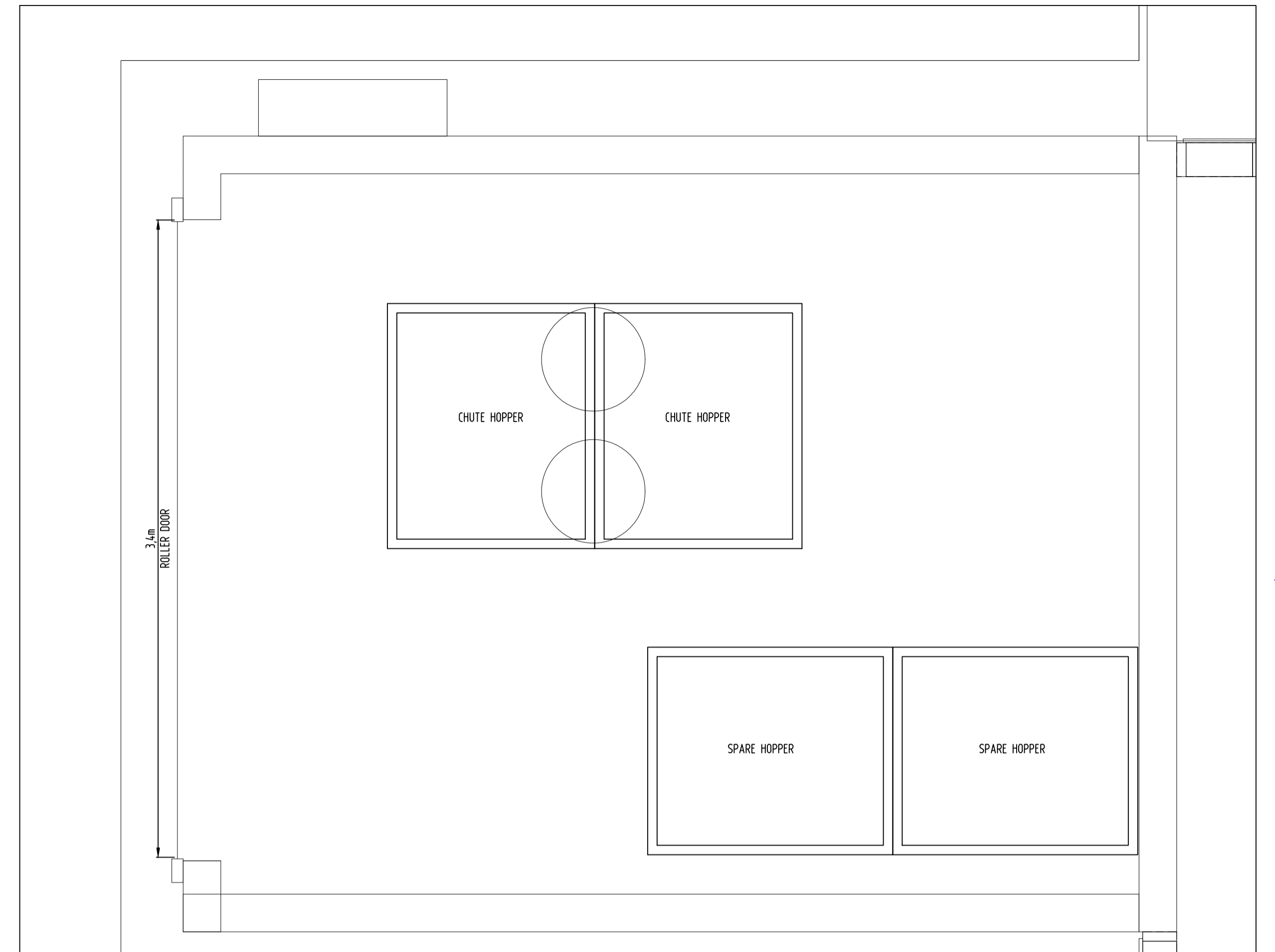
DATE: 12.05.2023  
REVISION: B

DWG No.: C11

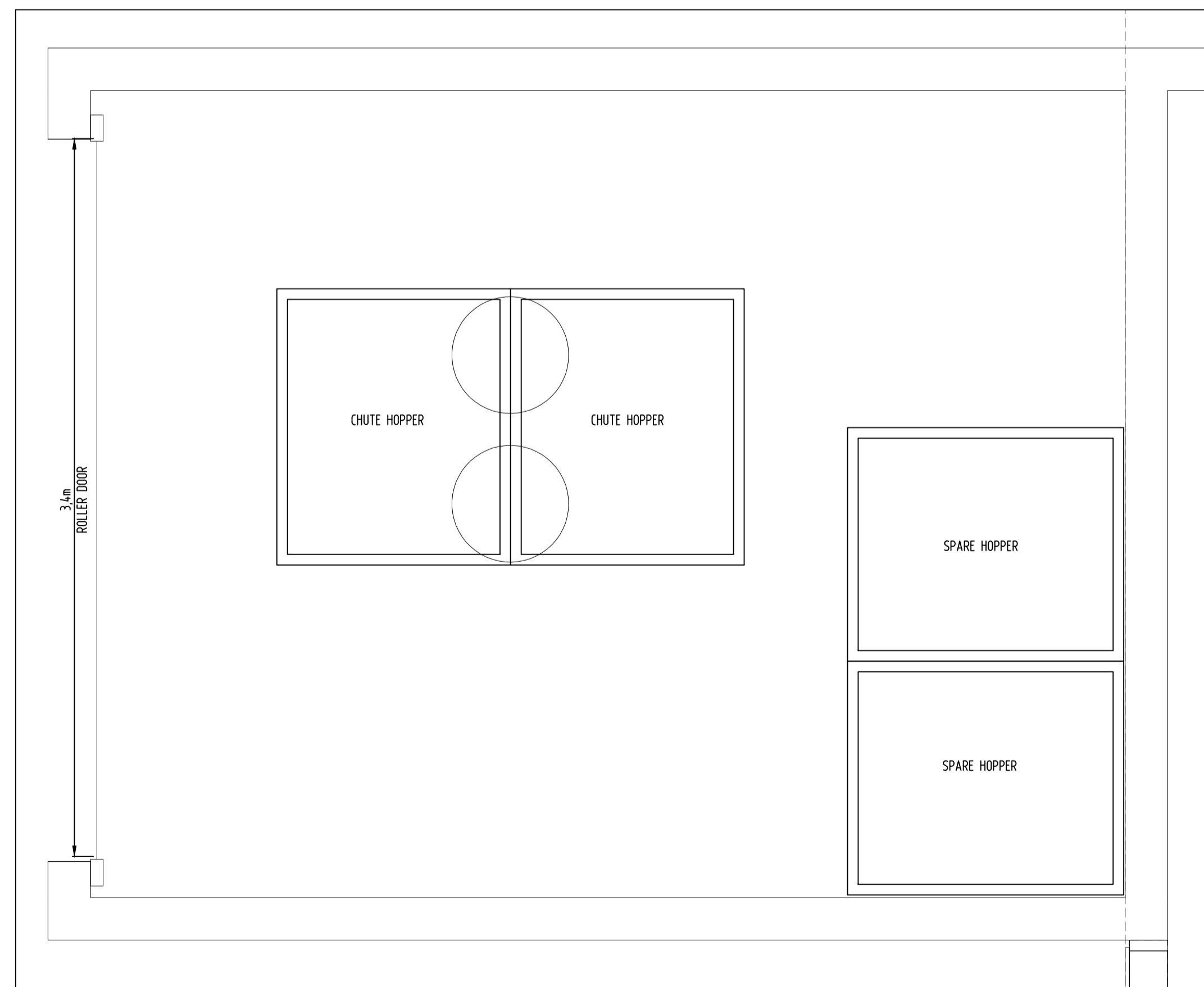
Date Plotted: 21/07/2023



REFUSE ROOM 1 - DETAILS  
SCALE 1:20

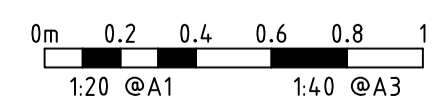


REFUSE ROOM 2 - DETAILS  
SCALE 1:20

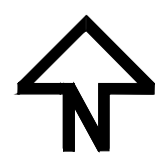


REFUSE ROOM 3 - DETAILS  
SCALE 1:20

**NOT FOR CONSTRUCTION**



NORTH:



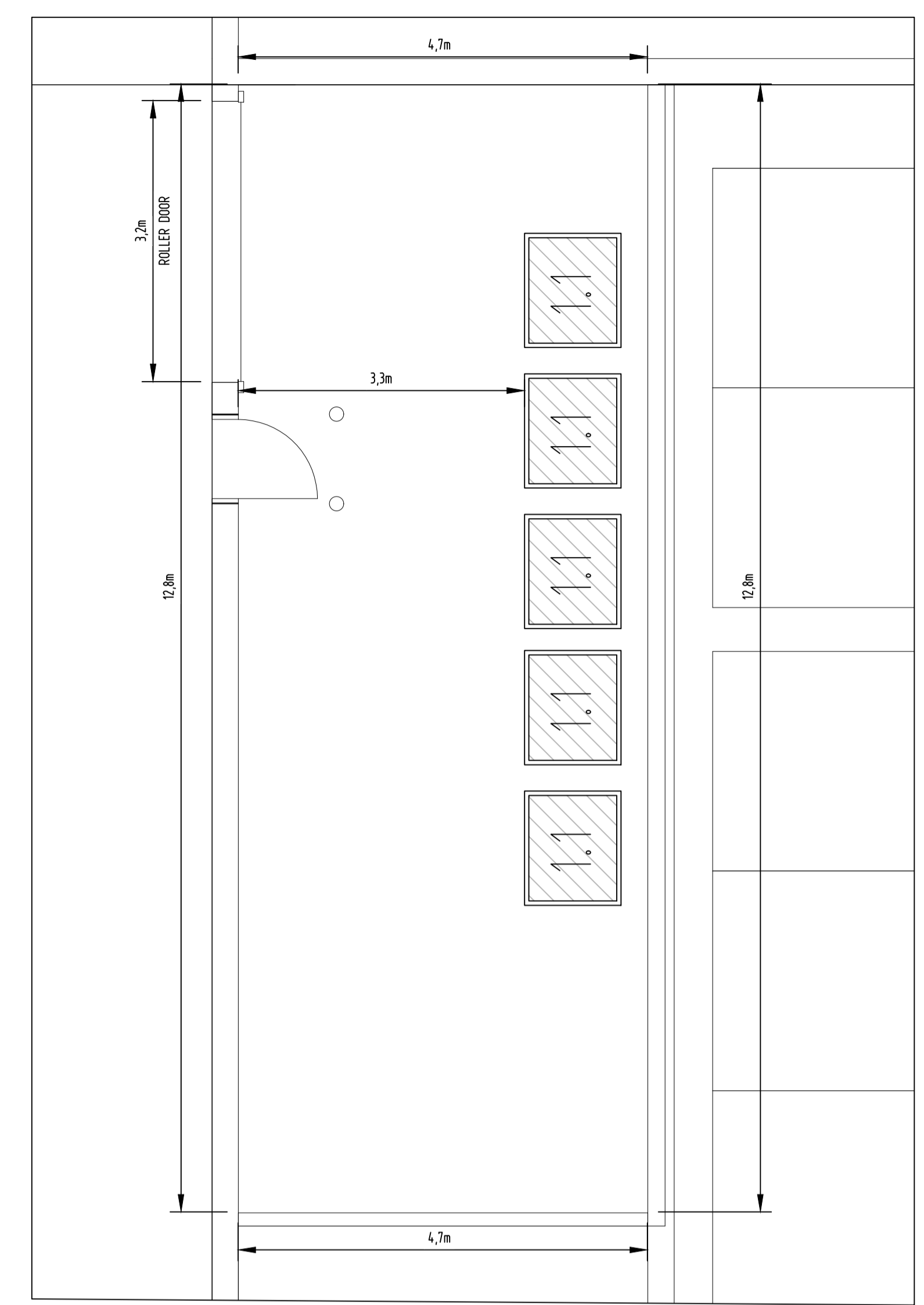
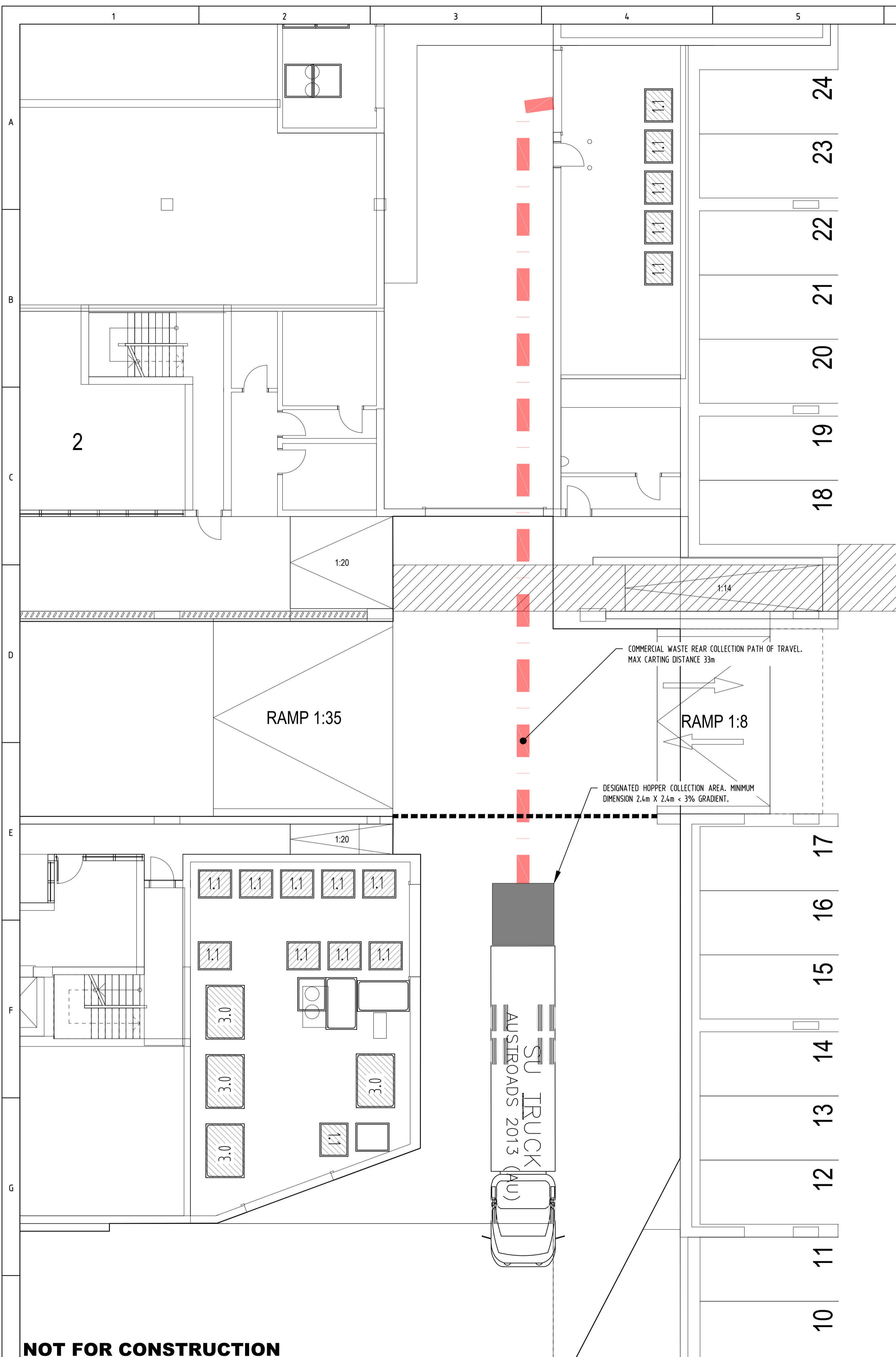
REV	REVISION	DATE	DESIGNED	DRAWN	APPROVED	CLIENT:
A	FOR DEVELOPMENT APPLICATION	12.05.2023	R.J	R.J	L.K	MORRIS PROPERTY GROUP
B	FOR DEVELOPMENT APPLICATION	05.07.2023	R.J	R.J	L.K	
C						
D						
E						

PROJECT: MIXED USE DEVELOPMENT

SITE ADDRESS: BLOCK 11 SECTION 44  
53 BENJAMIN WAY  
BELCONNEN

SCALE: AS SHOWN	DATE: 12.05.2023	DWG No.: C12
PROJECT No.: 23-0257	REVISION: B	
DRAWING TITLE: WASTE ROOM DETAILS		



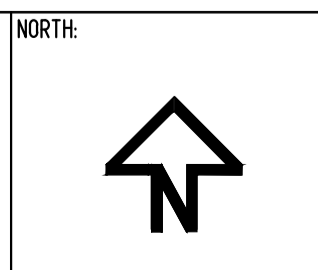


COMMERCIAL WASTE ROOM - DETAILS  
SCALE 1:20

**NOT FOR CONSTRUCTION**

0m 1 2 3 4 5  
1:100 @A1 1:200 @A3

Use written dimensions only. This drawing, and the information contained within, is copyright to ACT Consulting Engineers Pty Ltd. Using or copying this drawing, in part or whole, without the prior consent of ACT Consulting Engineers Pty Ltd may result in legal action. © ACT Consulting Engineers Pty Ltd



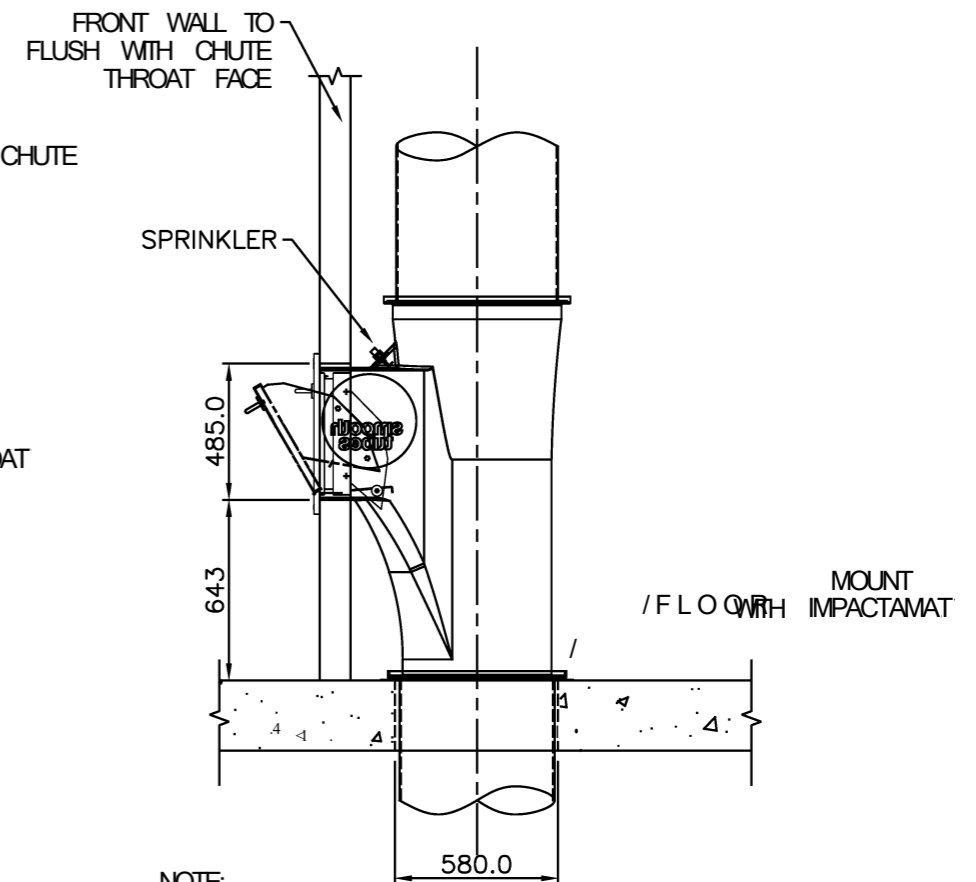
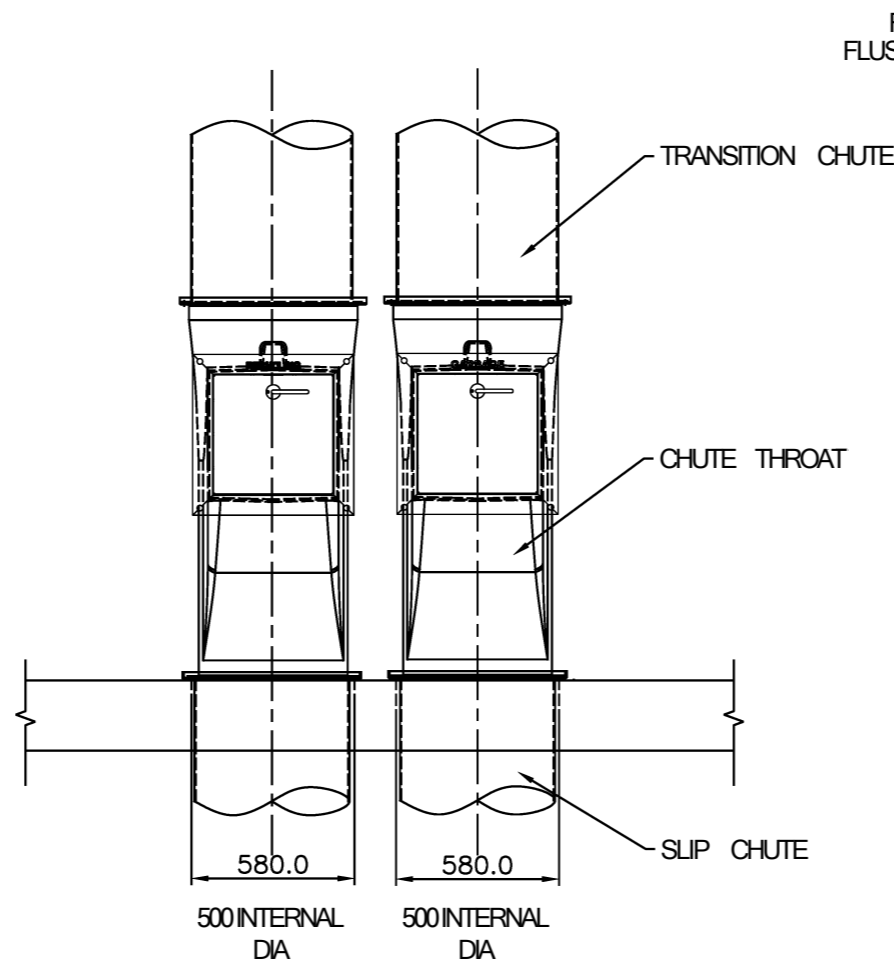
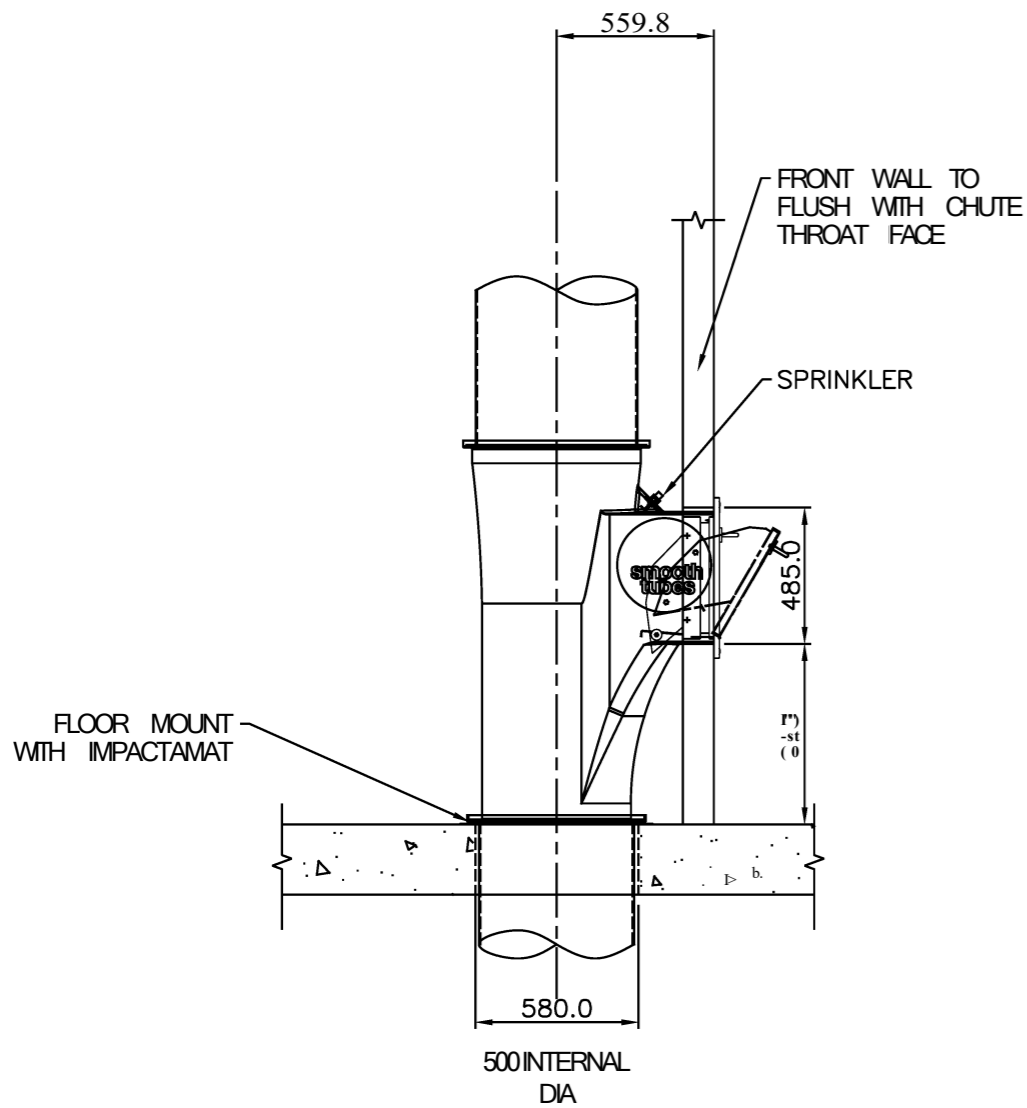
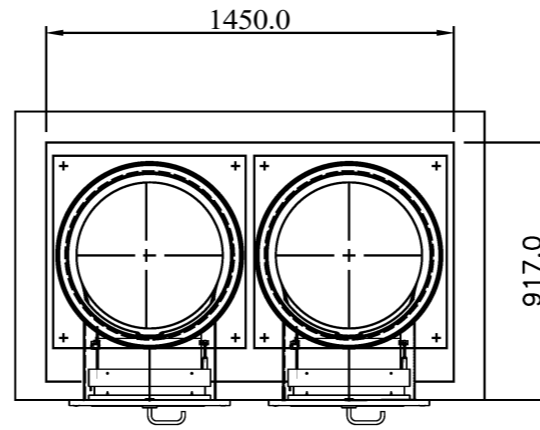
REV	REVISION	DATE	DESIGNED	DRAWN	APPROVED
A	FOR DEVELOPMENT APPLICATION	12.05.2023	R.J	R.J	L.K
B	FOR DEVELOPMENT APPLICATION	05.07.2023	R.J	R.J	L.K
C					
D					
E					

CLIENT: MORRIS PROPERTY GROUP

PROJECT: MIXED USE DEVELOPMENT

SITE ADDRESS: BLOCK 11 SECTION 44  
53 BENJAMIN WAY  
BELCONNEN

SCALE:	DATE:	DWG No.:
AS SHOWN	12.05.2023	C13
PROJECT No.: 23-0257	REVISION: B	
DRAWING TITLE: COMMERCIAL COLLECTION		



NOTE:

WALLS MUST BE FORMED ACCORDING TO THIS DRAWING.  
 FINISHED WALL FACE MUST BE FLUSH WITH CHUTE THROAT.  
 PENETRATION FOR CHUTE DOOR MUST BE AS PER THIS DRAWING.  
 WASTECH CANNOT MODIFY THE CHUTE THROAT TO SUIT INCORRECT  
 PLACEMENT OF SURROUNDING WALL.

No.	DATE	REVISION	INT.	MATERIAL		<p>Specifying in DESIGN, MANUFACTURE AND SERVICE OF WASTE DISPOSAL AND RECYCLING EQUIPMENT</p> <p>33 WEDGEWOOD ROAD, HALLAM, VIC. 3803 PHONE (03) 87871600 FAX (03) 87871650; (03) 87871670</p>
				---		
				QTY: A.S.	<p>The details and design shown on this drawing are the property of WASTECH ENGINEERING PTY. LTD. and as such are not to be copied or reproduced without written approval of WASTECH ENGINEERING PTY. LTD.</p>	<p>CAD FILE NAME</p> <p>PCT-01-11323</p>
				UNLESS OTHERWISE SPECIFIED		<p>DATE 18-12-2012</p> <p>REV. 0</p>
				<p>ANGULAR ±0.3</p> <p>FACES SQUARE WITHIN 0.05/100 ±30'</p> <p>FACES PARALLEL WITHIN 0.03/100</p> <p>DIA'S CONCENTRIC WITHIN 0.03</p> <p>DIMENSIONS IN MILLIMETERS</p> <p>CHAMFERED EDGES 1X45°</p> <p>MACHINED SURFACES 3.2/17</p> <p>DEBURR ALL EDGES</p>		