

17 April 2025
Ref 24526

Department of Planning, Housing and Infrastructure
Locked Bag 5022
PARRAMATTA NSW 2124

Dear Sir/Madam,

SSD-77825469
PROPOSED RESIDENTIAL DEVELOPMENT
2-16 POCKLEY AVENUE ROSEVILLE
CONSTRUCTION TRAFFIC MANAGEMENT PLAN

Introduction

This Construction Traffic Management Plan has been prepared on behalf of The Applicant, *Aqualand Prestige 2 Pty Ltd*, to review the traffic, parking and pedestrian arrangements to be implemented during construction of the abovementioned residential development.

This CTMP has been prepared to address part of Requirement 10 set out in the SEARs, which reads:

“Provide a preliminary Construction Traffic Management Plan detailing predicted construction vehicle routes, access and parking arrangements, coordination with other construction occurring in the area, and how impacts on existing traffic, pedestrian and bicycle networks would be managed and mitigated”

Following individual Development Approval and availability of the Development Approval conditions, the CTMP will be reviewed and revised to incorporate the detailed design, including appropriate arrangements for detailed Construction, Staging and Construction Management Plans by the relevant head contractors.

All correspondence on this matter must be addressed to The Applicant’s representative:

Wayne Xiong
Aqualand Prestige 2 Pty Ltd
Level 37 Australia Square
264 George Street
SYDNEY NSW 2000
P: 02 9228 1888
E: wayne.xiong@aqualand.com.au

It should be noted that *Varga Traffic Planning* accepts full responsibility for the preparation of this Construction Traffic Management Plan, but does not accept any responsibility for its implementation which is to be undertaken by others.

Site

The subject site is located on a large block of land bounded by Pockley Avenue to the north and west, Larkin Street to the east and Maclaurin Parade to the south (Figures 1 and 2). The site has a combined street frontage of approximately 173m to Pockley Avenue, 47m to Larkin Street and 134m to Maclaurin Parade and occupies an area of 6,539m².

The site is currently occupied by eight residential dwellings. Off-street parking is provided in separate garages/carports, with vehicular access provided via respective access driveways off Maclaurin Parade and Pockley Avenue site frontages. A recent aerial image of the site and its surroundings is reproduced below.



Existing Road Network

Pacific Highway typically carries three traffic lanes in each direction, separated by a raised median island. Additional turning lanes are provided at key locations, including where it intersects with Maclaurin Parade. Clearway restrictions apply along both sides of the Pacific Highway during peak periods, with No Stopping/No Parking restrictions generally applying at all other times.

Maclaurin Parade has a pavement width of approximately 9m wide in the vicinity of the site frontage, which tapers out to 11m wide in the vicinity of the Pacific Highway intersection. Unrestricted kerbside parking is generally permitted along both sides of Maclaurin Parade, including along the site frontage.

Larkin Street has a pavement width of approximately 7.5m wide in the vicinity of the site frontage, with two-way traffic flows permitted. Unrestricted kerbside parking is generally permitted along both sides of Larkin Street, including along the site frontage.

Pockley Avenue has a variable pavement width of approximately 7m wide, which tapers down to approximately 4.8m wide along the western road. Unrestricted parking is generally permitted on both sides of the road. In this regard, no existing kerb & gutter are located along either side of the road, with parking generally provided within the existing grass verge/indented parking areas.

Proposed Development

The proposed works involves the demolition of the existing dwelling houses on the site to facilitate the construction of a new residential flat building containing 3 elements of up to 9 storeys.

Off-street parking is to be provided in a new lower ground/basement car parking area which is to be located underneath the future buildings. Vehicular access to the site to be provided via a new entry/exit driveway located midway off the Maclaurin Parade site frontage.

Construction Schedule

The construction activities are expected to be undertaken over a duration of approximately 24 months as set out below.

Demolition, excavation, construction work and deliveries of building material and equipment will not take place outside the hours of 7:00am to 6:00pm Monday to Friday and 8:00am to 1:00pm on Saturday, in accordance with the Construction Noise Guidelines set out by the *NSW Environmental Protection Authority*. No work and no deliveries are to take place on Sundays or Public Holidays.

Where it is necessary for works to occur outside of the above hours, approval for an “outside of hours works permit” will be obtained by Council prior to the activity commencing.

CONSTRUCTION PROGRAM – APPROXIMATE DURATIONS		
Stage	Work	Duration
1	Demolition & Site Establishment	4 weeks
2	Excavation	3 months
3	Construction	20 months

Demolition & Excavation Stages

All demolition and excavated spoil will be loaded *wholly* within the site, using a variety of truck types and sizes, ranging from small and medium bogey trucks up to and including 11m in length, as detailed on TCP No. 1.

Trucks will enter and exit the site in a forward direction via the existing/future driveway located midway off the Maclaurin Parade site frontage, as shown on the attached *swept turning path* diagrams.

Notwithstanding, trucks may need to reverse onto the site off Maclaurin Parade during certain periods, particularly during the initial demolition stage. Once loaded, the truck will exit the site in a forward direction.

All vehicles carrying spoil or rubble to or from the site shall at all times be covered to prevent the escape of dust. All truck movements onto/off site and across the footpath must be undertaken under the supervision of SafeWork (formerly RMS)-accredited with traffic controllers.

Concrete Pour & Construction Stage

Construction material deliveries, including concrete pumping will also be unloaded from within the 8m front setback area of the site, fronting the Pockley Avenue site frontage, as detailed on TCP No. 2.

Deliveries will typically arrive on small and medium rigid trucks with the occasional 11m long rigid truck, as shown on the attached *swept turning path* diagram.

A tower crane will be installed to transfer materials onto site. Once the basement and ground floor are complete smaller deliveries can load and unload within the lower ground/basement parking area.

SafeWork (formerly RMS)-accredited traffic controllers will again be in place at all times during truck movements to assist with truck manoeuvring and pedestrian safety.

All materials are to be stored on site. At no time are materials to be stored on Pockley Avenue, Maclaurin Parade, Larkin Street or any other road or Council property. The site manager will ensure that multiple deliveries do not occur at the same time, unless they can all be accommodated on site.

Proposed Works Zone

As mentioned above, loading/unloading activities will occur *entirely* within the front setback area of the site, fronting the Pockley Avenue site frontage and therefore a Works Zone is not considered necessary. If the situation changes in the future for whatever reason, a Works Zone application must be submitted to and approved by the Ku-ring-gai Local Traffic Committee.

Hoarding

In order to protect the public and prohibit unauthorised entry, it is proposed to install temporary fencing along the perimeter of the site, prior to the commencement of works. The site fencing must have a minimum height of 1.8m. As the building is sufficiently setback from the footpath area along each of the site frontage/s, B-Class Hoarding is not considered necessary.

Sediment Control

All practicable measures must be taken to ensure that vehicles leaving the site do not deposit mud or debris on the road. All equipment, including truck wheels, shall be washed before exiting the site using manual or automated sprayers and drive-through washing bays.

Hosing down of vehicle tyres shall be conducted in a suitable off-street area where wash water is prevented from entering the stormwater system or adjoining property. Any mud or debris deposited on the road must be cleaned up immediately in a manner that does not pollute waters (i.e. by sweeping or vacuuming).

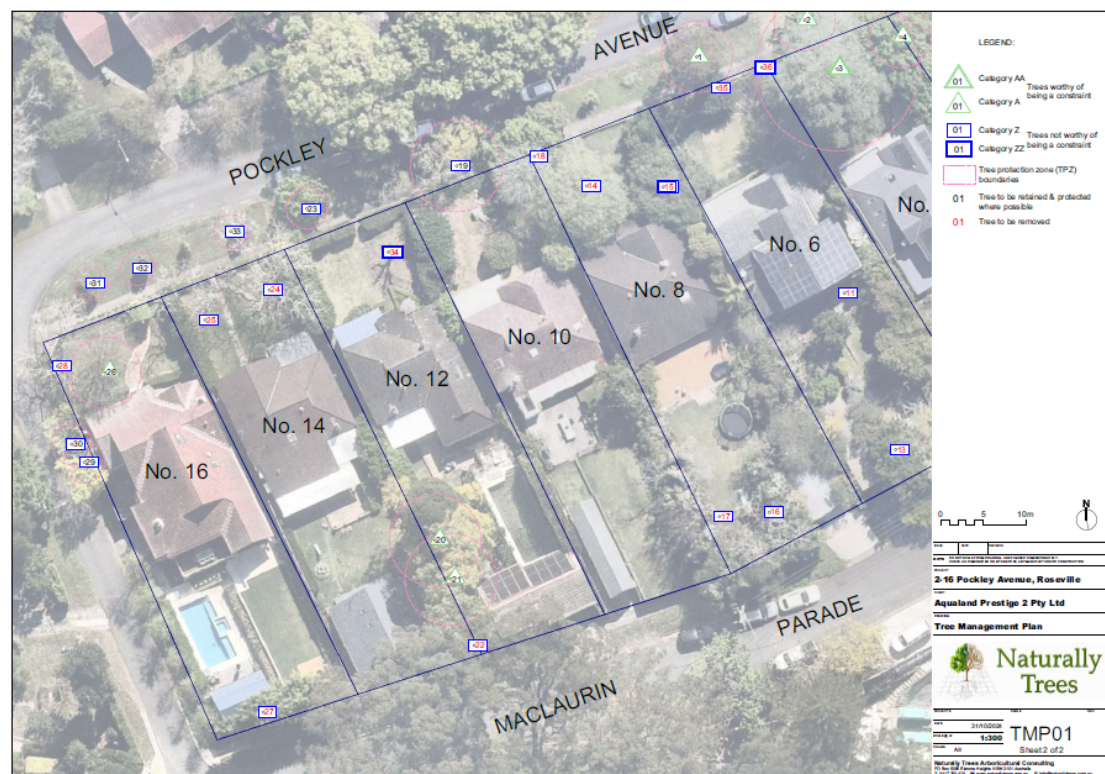
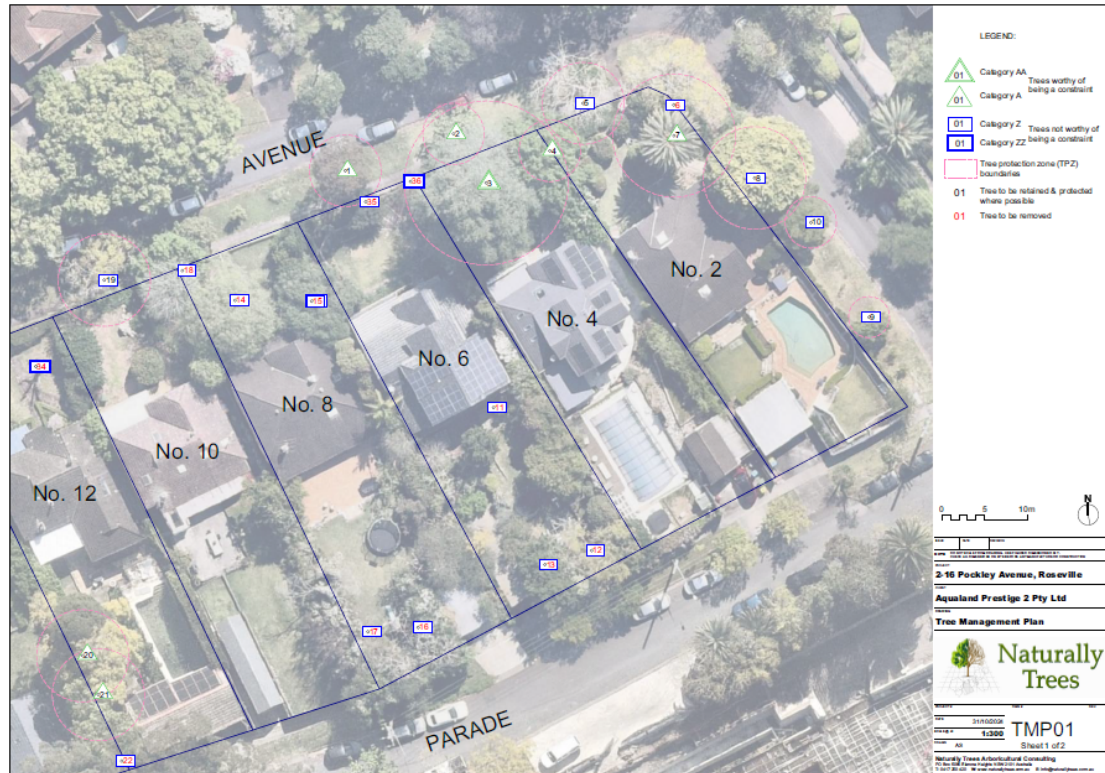
Tree Protection Devices

In order to preserve the protected tree/s located within the site, as well as along the Pockley Avenue, Larkin Street and the Maclaurin Parade Council verge area/s, Tree Protection Zones shall be fenced with a 1.8m high chainmesh or weldmesh fence and secured to restrict access.

The fence shall be established prior to any materials being brought onto the site and before the commencement of works including demolition.

The area within the fence shall be mulched and maintained to a depth of 75mm. The soil within the TPZ shall be kept in a moist condition for the duration of the construction works. Unless approved by the site arborist there must be no access within the TPZ area.

A Tree Retention and Removal Plan, prepared by *Naturally Trees*, indicating the trees to be retained and removed is reproduced on the following pages.



In this regard, it is noted that the *swept turning path* diagrams demonstrate that the construction vehicle movements will *not* encroach within the necessary tree protection areas throughout the demolition and excavation stages of the project, when trucks are loading/unloading within the site.

Neighbouring Properties

All neighbouring properties are to have their access maintained at all times. All nearby residents will be updated on a regular basis and at key construction stages with respect to the construction process, particularly in relation to construction vehicles movements, and be provided with a phone number to contact the site manager.

Construction Truck Routes

All heavy vehicles involved in the demolition, excavation and construction of the proposed development are to approach and depart the site via the Pacific Highway, McLaurin Parade, Larkin Street and Pockley Avenue, as indicated on Figures 3A and 3B.

The site manager will ensure that the route map is prominently displayed on the site and that all contractors and employees are given a copy of the route map and understand their obligations as part of their site induction procedure.

The site manager will also ensure that all vehicle activity is managed in a way that no construction vehicles will queue on Pacific Highway. Construction vehicles (such as concrete trucks) will be radioed to the site when required. Light traffic roads and those subject to load or height limits will be avoided as well as minimising heavy vehicle movements during school peak periods.

Truck Movements

The proposed development is expected to generate the following truck movements during demolition, excavation and construction:

1. Demolition - approximately 2 to 3 trucks carrying out approximately 2 to 3 loads per day. This would not be every day as they would not be loading out every day of the demolition period.
2. Excavation - approximately 5 to 8 trucks carrying out approximately 5 to 6 trips per day – i.e. 40 truck movements per day. This would not occur every day as they would not be loading out every day of the construction period.
3. Large Concrete Pours - there are approximately 35 major concrete pours and a similar number of minor pours. Major pours would take approximately 8 hours to pour with 6 trucks per hour or 40 to 50 truck movements per day. Smaller pours would have a similar amount of truck movements per hour however the duration would be a lot shorter say 3 to 4 hours maximum.
4. General Deliveries - these would occur intermittently throughout the project with the major deliveries being reinforcing steel, plasterboard and bricks. The remainder would generally comprise smaller truck deliveries.

Traffic Control Plans

Two Traffic Control Plans have been prepared to facilitate the demolition, excavation and construction activities on the subject site when trucks are loading/unloading *wholly* on-site. Key features of the Traffic Control Plans are:

- advance warning signs alerting approaching traffic of the presence of possible road works and traffic controllers ahead

- warning signs alerting pedestrians to watch their step as they walk along the northern side of Maclaurin Parade and/or the southern side of Pockley Avenue, in the vicinity of the construction access driveway/s
- two traffic controllers situated outside the construction access driveway/s in Maclaurin Parade and/or the Pockley Avenue site frontage who will have three primary responsibilities when trucks are accessing the on-site loading/unloading area:
 1. to ensure the safety of pedestrian movements along the Maclaurin Parade and/or the Pockley Avenue site frontage/s so that no pedestrian enters the path of a heavy vehicle,
 2. to control heavy vehicle movements into and out of the site. The traffic controllers should wait for a safe gap in the passing traffic and pedestrian flows on Maclaurin Parade and/or Pockley Avenue before allowing the vehicle to exit the site, and
 3. to momentarily control local traffic and pedestrian movements along Maclaurin Parade and/or Pockley Avenue when trucks are entering and/or exiting the site.

The Traffic Control Plans have been prepared generally in accordance with the RMS's publication *Traffic Control at Works Sites (2022), version 6.1* and the Standards Australia publication *AS1742.3: Traffic Control Devices for Work Sites on Road*.

Permits

All necessary permits such as hoarding, mobile crane, roadway/footpath/nature strip occupation etc. will require separate approval from Council and/or the Transport Management Centre. Any related task-specific Traffic Control Plans will be prepared by the respective contractor and provided under separate cover.

Tradesmen and Contractor Parking

The site manager will ensure that there is adequate on-site parking available for employee, tradesperson and construction vehicles, where practical.

Parking shall be provided in the lower ground/basement car parking area as soon as is practicable. In addition, staff will be encouraged to utilise public transport and carpooling which will minimise traffic and parking impacts as a consequence of the construction process.

In this regard, it should be noted that Roseville Railway Station is located approximately 350m walking distance north of the site. Furthermore, the 565 bus service operates along the Pacific Highway, with the closest bus stop located approximately 200m walking distance from the site.

Site Inductions

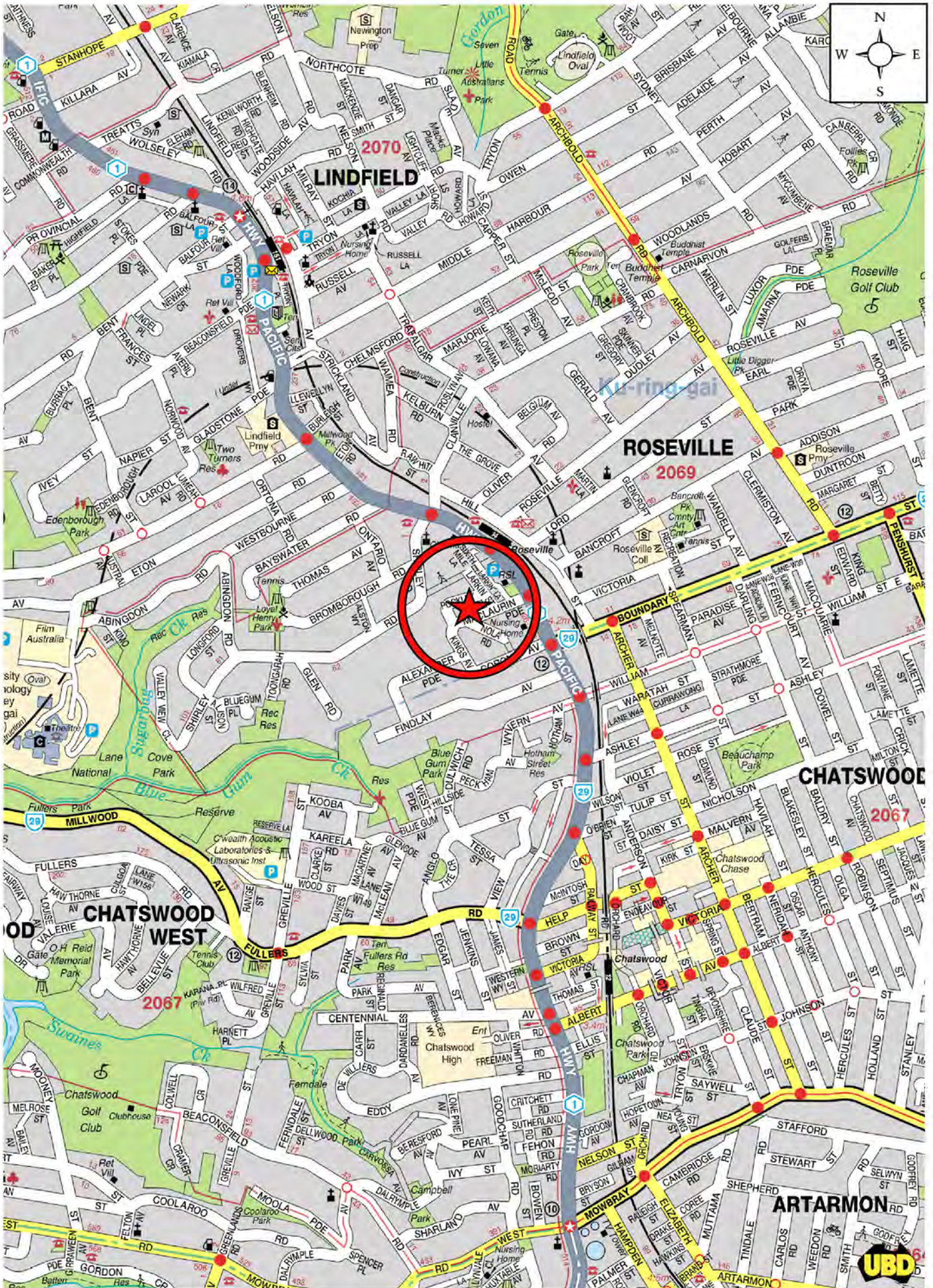
The requirements of this Construction Traffic Management Plan must be followed by the demolition, excavation and construction contractors, builders, owner and any subcontractors. The site manager will ensure that site inductions occur on a regular basis or as deemed necessary.

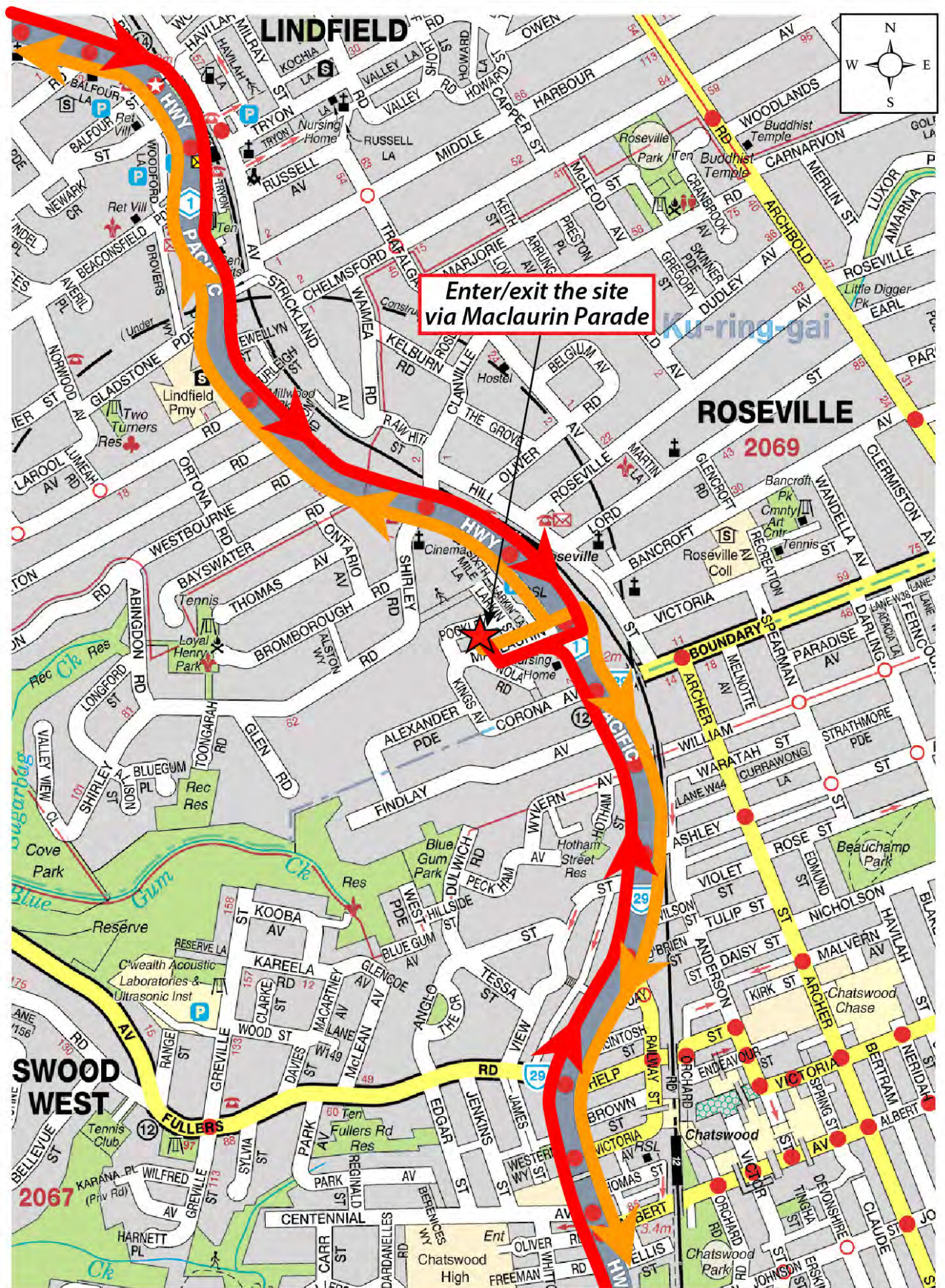
I trust this advice satisfies your requirements. Please do not hesitate to contact me on telephone 9904 3224 should you wish to discuss any aspect of the above.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Donald Lee', with a stylized flourish at the end.

Donald Lee
Director | *BE(Civil) MIEAust CPEng NER 4596630*
Varga Traffic Planning Pty Ltd



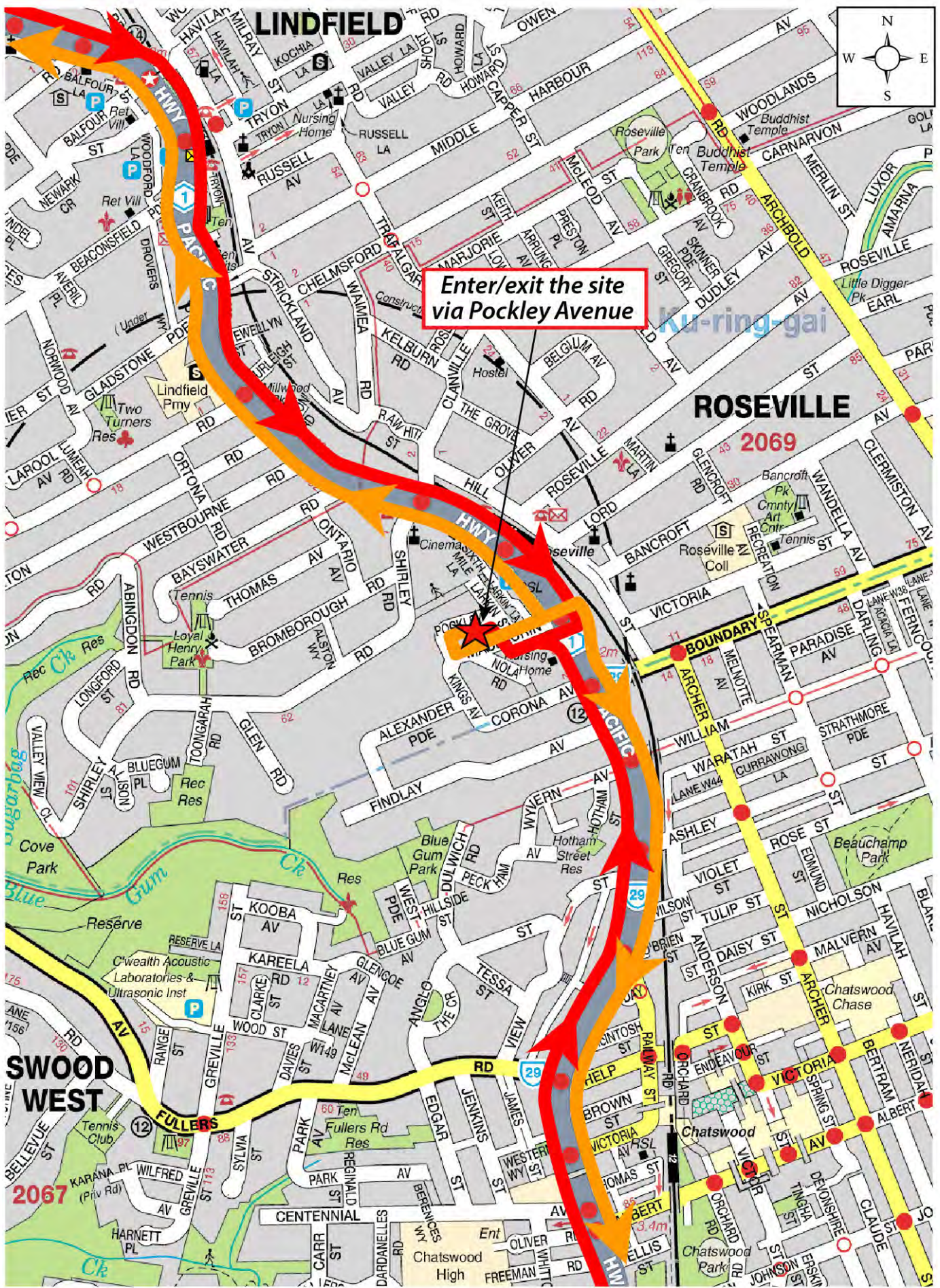


Enter/exit the site
via Maclaurin Parade

Key: — Approaching Traffic
— Departing Traffic

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**HEAVY VEHICLE
 ROUTE MAP
 FIGURE 3A**



Enter/exit the site via Pockley Avenue

Key: — Approaching Traffic
— Departing Traffic

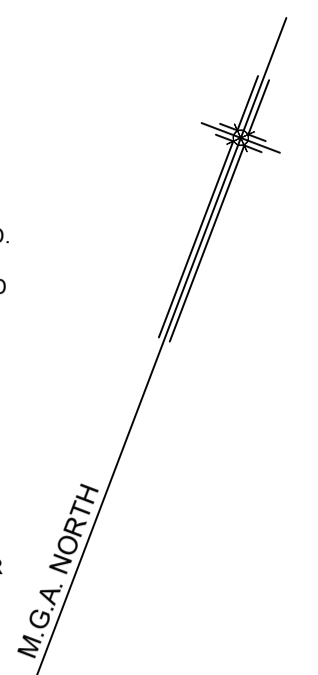
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**HEAVY VEHICLE
ROUTE MAP
FIGURE 3B**

NOTES:
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Michael Brown
 M.A. BROWN, B.Surv. M.I.S.
 Registered Land Surveyor
 Surveyor ID: SU008739

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	GATE
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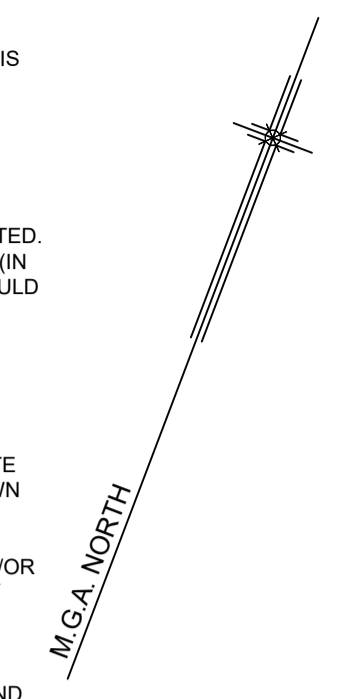
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PLAN
 SHOWING DETAIL & LEVELS
 No. 2, 4, 6, 8, 10, 12, 14 & 16
 POCKLEY AVENUE

REFERENCE No.	PLAN No.	DATE	SHEET NO
80598	80598-A.DWG	03/09/2024	1 OF 7 SHEETS



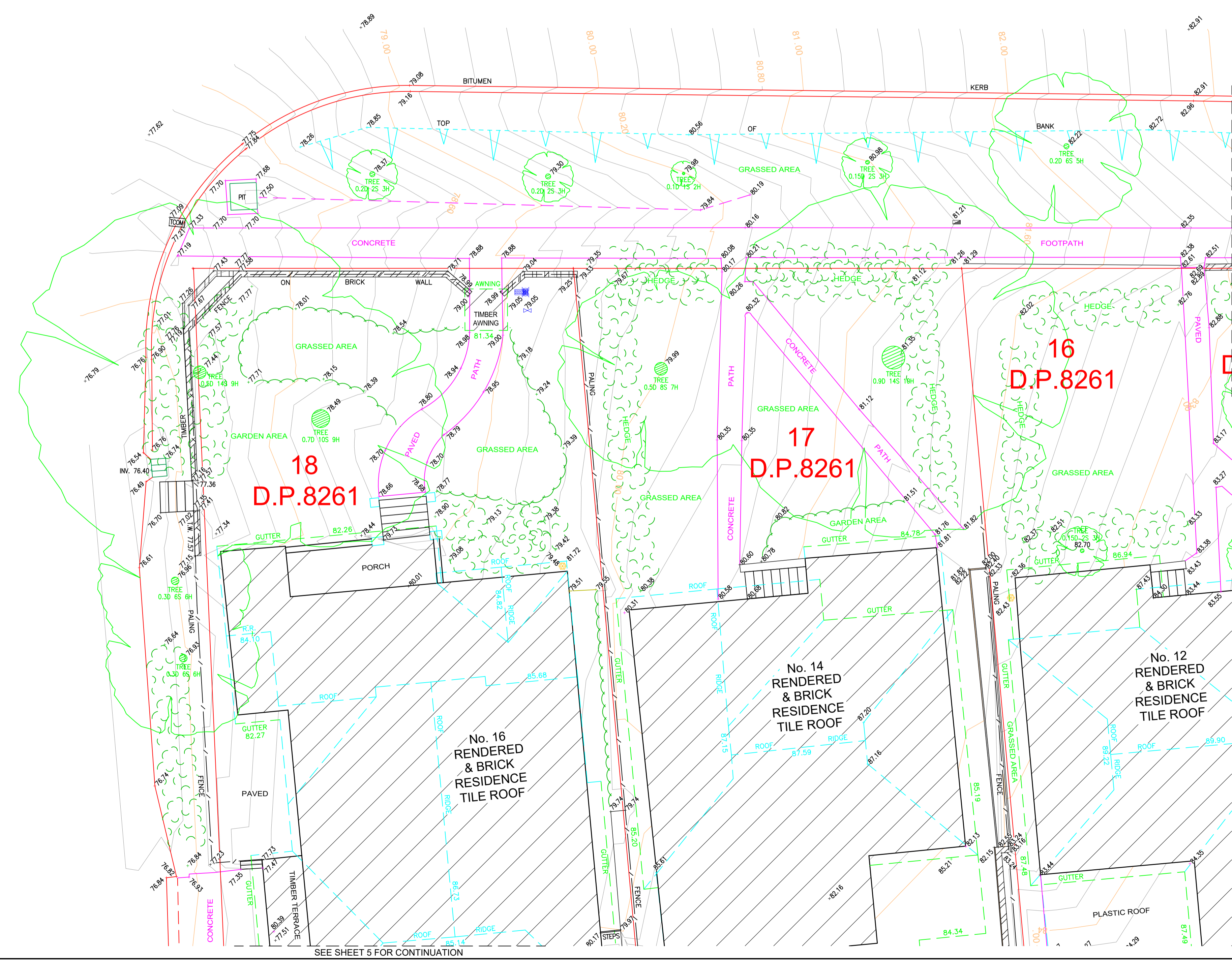
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 Registered Land Surveyor
 Surveyor ID: SU008739

POCKLEY AVENUE

POCKLEY AVENUE



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 [B] - POSITIVE CONVEYANT (AS501672)

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	LIGHT POLE
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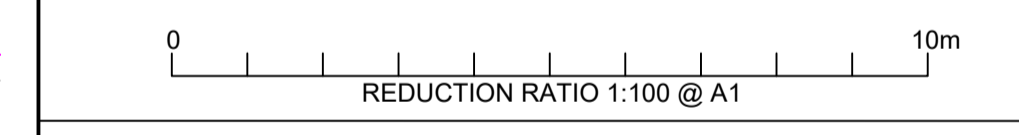
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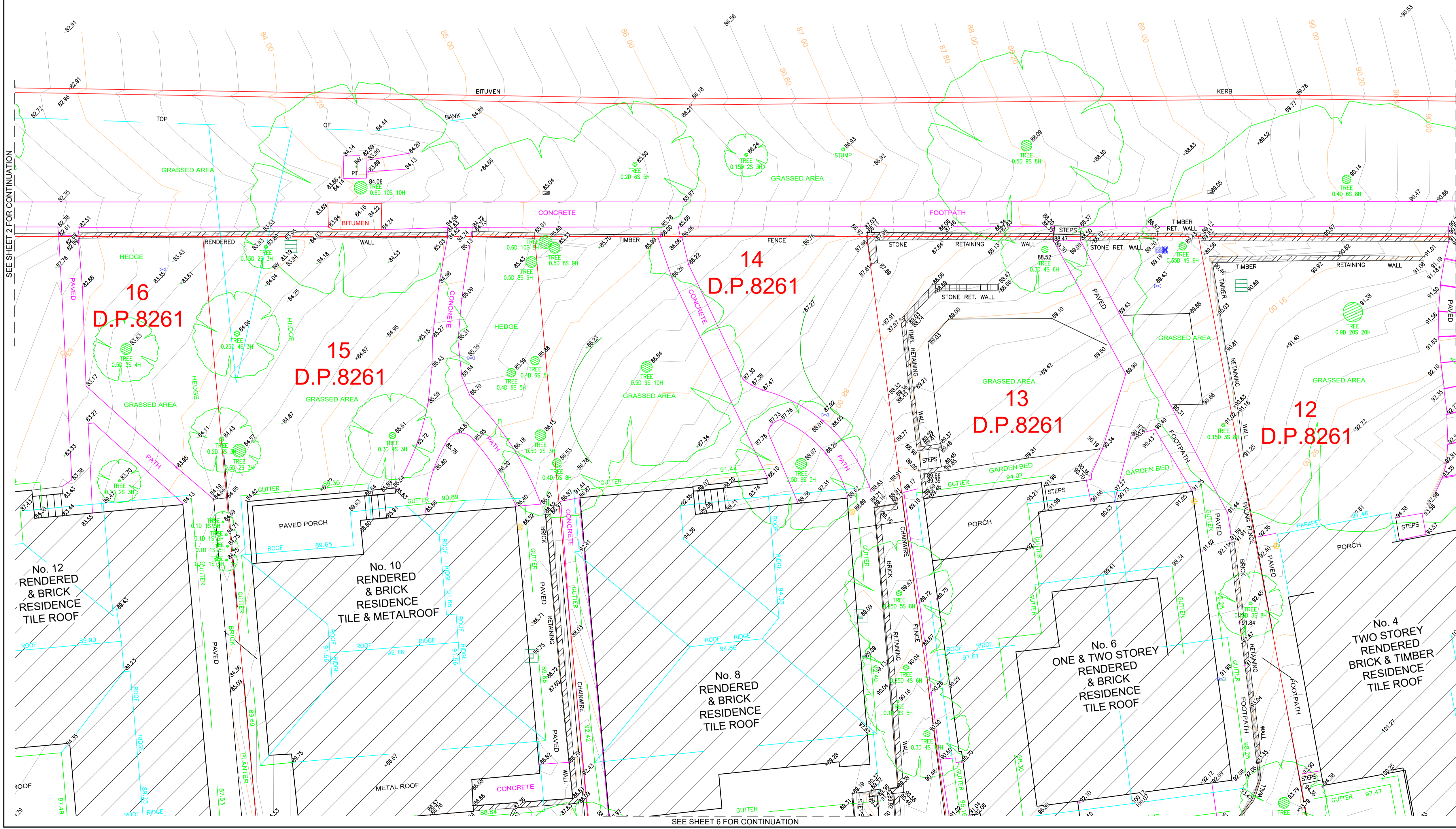
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POCKLEY

AVENUE



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CLIENT	AQUALAND
LOCALITY	ROSEVILLE
L.G.A.	KU-RING-GAI

PLAN
 SHOWING DETAIL & LEVELS
 No. 2, 4, 6, 8, 10, 12, 14 & 16
 POCKLEY AVENUE

REFERENCE No.	PLAN No.	DATE	SHEET No
80598	80598-A.DWG	03/09/2024	3 OF 7 SHEETS

SEE SHEET 2 FOR CONTINUATION

SEE SHEET 4 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION

NOTES:

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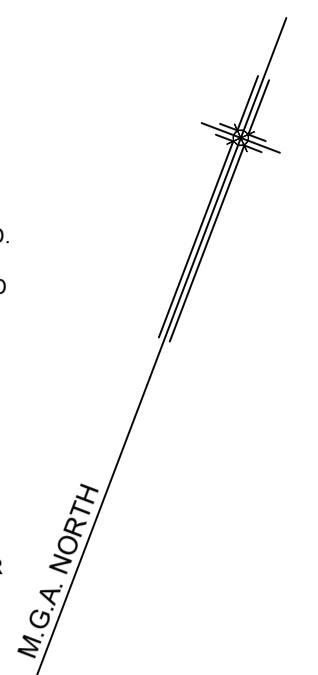
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Michael Brown
 M.A. BROWN, B.Surv. M.I.S.
 Registered Land Surveyor
 Surveyor ID: SU008739

POCKLEY AVENUE



[A] - RESTRICTION(S) ON THE USE OF LAND (AS397609)
 [B] - POSITIVE CONVEYANT (AS501672)

LEGEND	
	ELECTRICITY PIT
	ELEC POLE WITH LIGHT
	ELECTRICITY POLE
	LIGHT POLE
	TRAFFIC SIGNAL
	ELECTRICITY PILLAR
	GAS METER
	GAS VALVE
	POLE (UNSPECIFIED)
	PIT (UNSPECIFIED)
	PIT (UNSPECIFIED)
	TELECOM PIT
	TELECOM PILLAR
	WATER METER
	WATER TAP
	STOP VALVE
	HYDRANT
	STORM WATER GRATE
	STORM WATER GRATE
	STORM WATER MANHOLE
	STORM WATER PIT
	DOWNPIPE
	SEWER INSPECTION POINT
	MANHOLE SEWER
	MANHOLE SEWER
	BOLLARD
	BENCHMARK
	GROUND CONTROL POINT
	PERMANENT MARK
	STATE SURVEY MARK
	REFERENCE MARK
	BIN
	CAMERA
	HILLS HOIST
	MAILBOX
	SIGN
	PARKING METER
	FIRE HYDRANT
	GATE
	RTA PIT

REV.	DATE	AMENDMENTS
A	03/09/2024	ISSUED FOR INFORMATION

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 F +61 2 9262 6843
 W rygate.com.au

SURVEYING SINCE 1893

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SURVEYOR	DRAWN	CHECKED	APPROVED
A.C. / B.G.	T.O.	A.C.	M.A.B.



DATUM : AUSTRALIAN HEIGHT DATUM
 CONTOUR INTERVAL : 0.2m
 ORIGIN OF LEVELS : S.S.M.164151 R.L. 100.57m (A.H.D.)

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LOCALITY	ROSEVILLE
L.G.A.	KU-RING-GAI

PLAN
 SHOWING DETAIL & LEVELS
 No. 2, 4, 6, 8, 10, 12, 14 & 16
 POCKLEY AVENUE

REFERENCE No.	PLAN No.	DATE	SHEET NO
80598	80598-A.DWG	03/09/2024	4 OF 7 SHEETS

SEE SHEET 3 FOR CONTINUATION

SEE SHEET 7 FOR CONTINUATION

POCKLEY AVENUE



NOTES:
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BOUNDARIES HAVE BEEN SURVEYED IN ACCORDANCE WITH THE SURVEYING & SPATIAL INFORMATION REGULATION 2017.
 M.A. BROWN, B.Surv. M.I.S.
 Registered Land Surveyor
 Surveyor ID: SU008739

[A] - RESTRICTION(S) ON THE USE OF LAND (AS397609)
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LEGEND	
	ELECTRICITY PIT
	ELEC POLE WITH LIGHT
	ELECTRICITY POLE
	LIGHT POLE
	TRAFFIC SIGNAL
	ELECTRICITY PILLAR
	GAS METER
	GAS VALVE
	POLE (UNSPECIFIED)
	PIT (UNSPECIFIED)
	MAN-HOLE (UNSPECIFIED)
	TELECOM PIT
	TELECOM PILLAR
	WATER METER
	WATER TAP
	STOP VALVE
	HYDRANT
	STORM WATER GRATE
	STORM WATER MAN-HOLE
	STORM WATER PIT
	DOWNPIPE
	SEWER INSPECTION POINT
	MAN-HOLE SEWER
	MAN-HOLE SEWER
	BOLLARD
	BENCHMARK
	GROUND CONTROL POINT
	PERMANENT MARK
	STATE SURVEY MARK
	REFERENCE MARK
	BIN
	CAMERA
	HILLS HOIST
	MAILBOX
	SIGN
	PARKING METER
	FIRE HYDRANT
	GATE
	RTA PIT

REV.	DATE	AMENDMENTS
A	03/09/2024	ISSUED FOR INFORMATION

RYGATE SURVEYORS
 Rygate & Company Pty Limited
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 F +61 2 9262 6843
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SURVEYOR	DRAWN	CHECKED	APPROVED
A.C. / B.G.	T.O.	A.C.	M.A.B.

0 10m
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DATUM : AUSTRALIAN HEIGHT DATUM
 CONTOUR INTERVAL : 0.2m
 ORIGIN OF LEVELS : S.S.M.164151 R.L. 100.57m (A.H.D.)

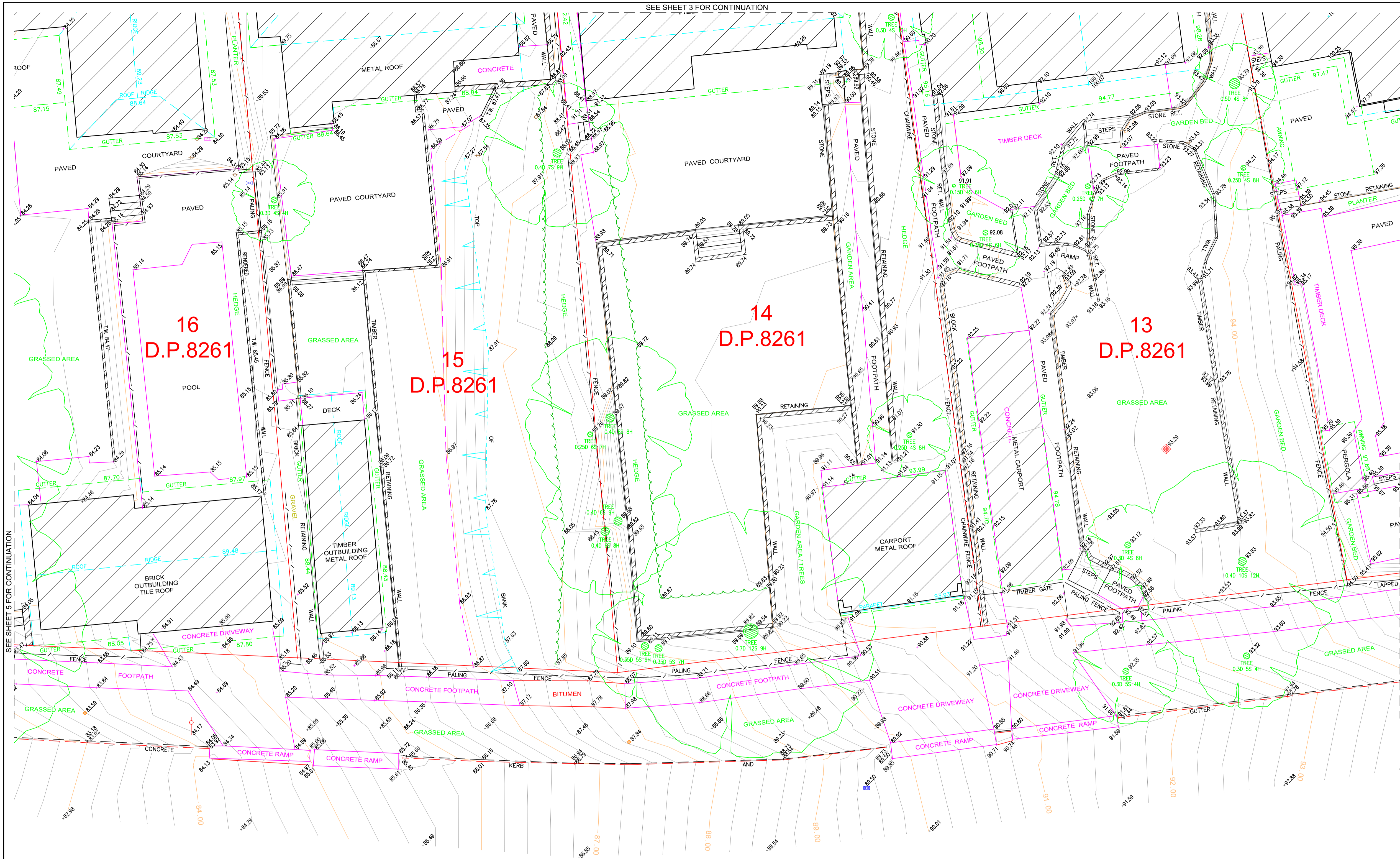
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 LOCALITY: ROSEVILLE
 L.G.A.: KU-RING-GAI

PLAN
 SHOWING DETAIL & LEVELS
 No. 2, 4, 6, 8, 10, 12, 14 & 16
 POCKLEY AVENUE

REFERENCE No.	PLAN No.	DATE	SHEET NO
80598	80598-A.DWG	03/09/2024	5 OF 7 SHEETS



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Michael Brown
 M.A. BROWN, B.Surv. M.I.S.
 Registered Land Surveyor
 Surveyor ID: SU008739

[A] - RESTRICTION(S) ON THE USE OF LAND (AS397609)
 [B] - POSITIVE CONVEYANT (AS501672)

LEGEND	
	WATER METER
	WATER TAP
	STOP VALVE
	HYDRANT
	STORM WATER GRATE
	STORM WATER GRATE
	STORM WATER MANHOLE
	STORM WATER PIT
	DOWNPIPE
	SEWER INSPECTION POINT
	MANHOLE SEWER
	MANHOLE SEWER
	BOLLARD
	BENCHMARK
	GROUND CONTROL POINT
	PERMANENT MARK
	STATE SURVEY MARK
	REFERENCE MARK
	BIN
	CAMERA
	HILLS HOIST
	MAILBOX
	SIGN
	PARKING METER
	FIRE HYDRANT
	GATE
	RTA PIT

REV.	DATE	AMENDMENTS
A	03/09/2024	ISSUED FOR INFORMATION

RYGATE SURVEYORS
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SURVEYOR	DRAWN	CHECKED	APPROVED
A.C. / B.G.	T.O.	A.C.	M.A.B.



DATUM : AUSTRALIAN HEIGHT DATUM
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REFERENCE No.	PLAN No.	DATE	SHEET No
80598	80598-A.DWG	03/09/2024	6
			OF 7 SHEETS

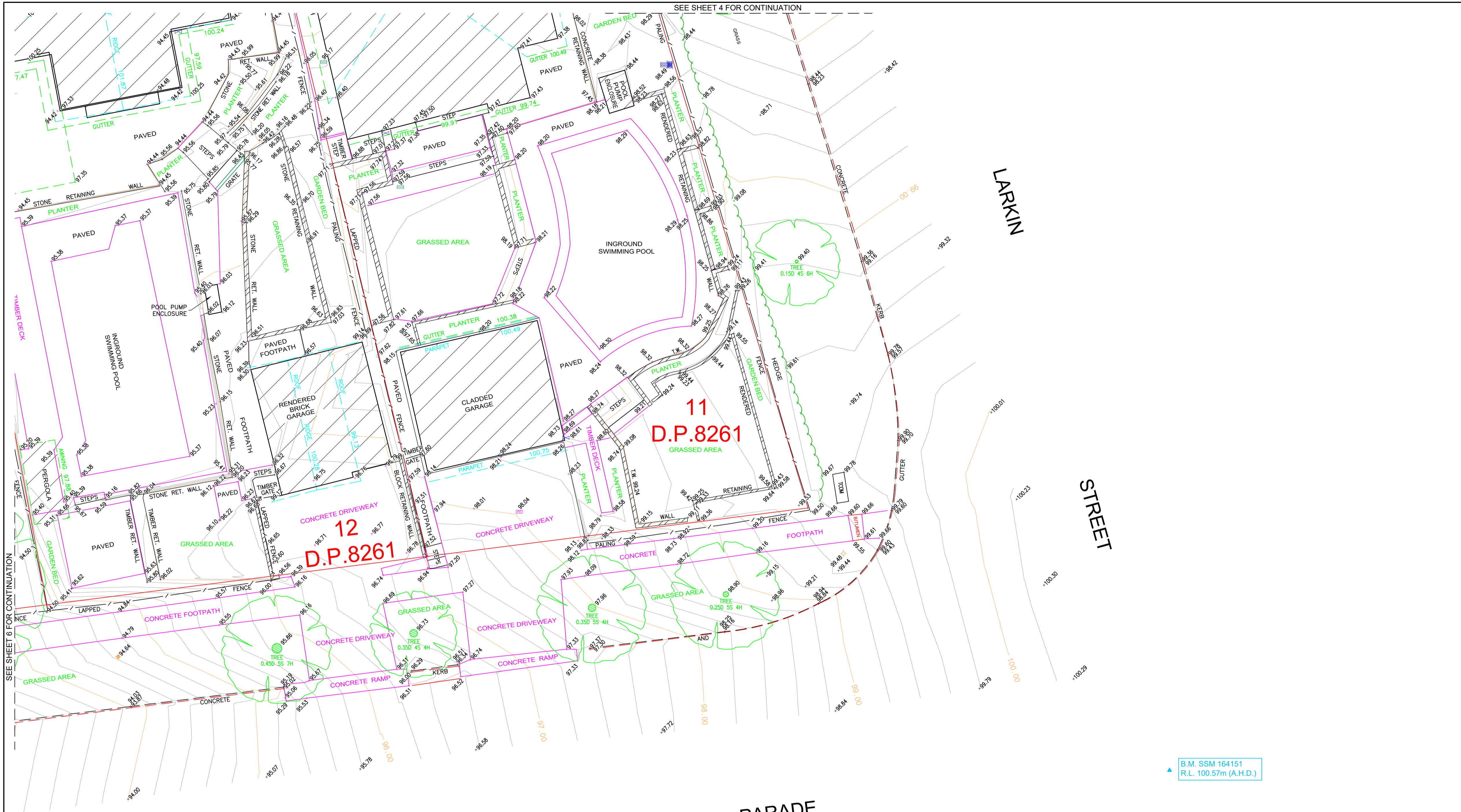
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PARADE

SEE SHEET 5 FOR CONTINUATION

SEE SHEET 7 FOR CONTINUATION

SEE SHEET 3 FOR CONTINUATION



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LEGEND

REV.	DATE	AMENDMENTS
A	03/09/2024	ISSUED FOR INFORMATION

RYGATE SURVEYORS
 Rygate & Company Pty Limited
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 ABN 61 001 204 897
 surveyors@rygate.com.au
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A.C. / B.G.	T.O.	A.C.	M.A.B.



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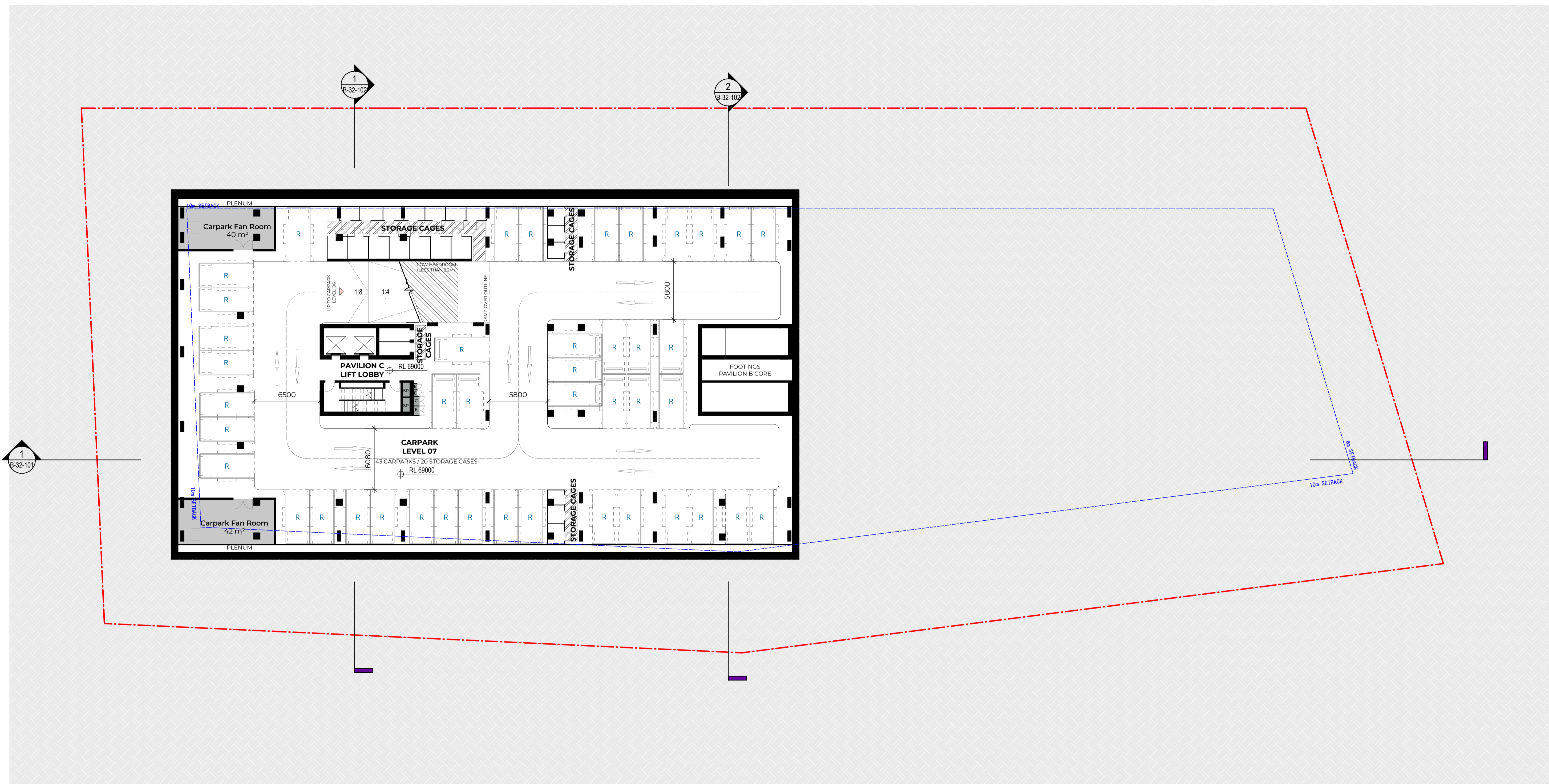
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L.G.A.	KU-RING-GAI

PLAN
 SHOWING DETAIL & LEVELS
 No. 2, 4, 6, 8, 10, 12, 14 & 16
 POCKLEY AVENUE

REFERENCE No.	PLAN No.	DATE	SHEET No
80598	80598-A.DWG	03/09/2024	7
			OF 7 SHEETS

B.M. SSM 164151
 R.L. 100.57m (A.H.D.)



#	Status	Description	Date
A		Issue For DA	17/04/25

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LEGEND

- | | |
|---------------------------|-------------------------|
| LR - LOBBY RELIEF | F - FIRE EXTINGUISHER |
| SP - STAIR PRESSURIZATION | FCR - FIRE CONTROL ROOM |
| GE - GARBAGE EXHAUST | FHR - FIRE HOSE REEL |
| C - COMM CUPBOARD | W - WATER METER |
| E - ELECTRICAL CUPBOARD | GM - GAS METER |
| KE - KITCHEN EXHAUST | GC - GARBAGE CHUTE |
| CE - CARPARK EXHAUST | WR - WASTE ROOM |
| HR - HYDRAULIC RISER | |

Project
 Pockley Avenue

Client
 Aqualand Prestige

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W-B
 WOODS BAGOT

Project number
 122021

Size check
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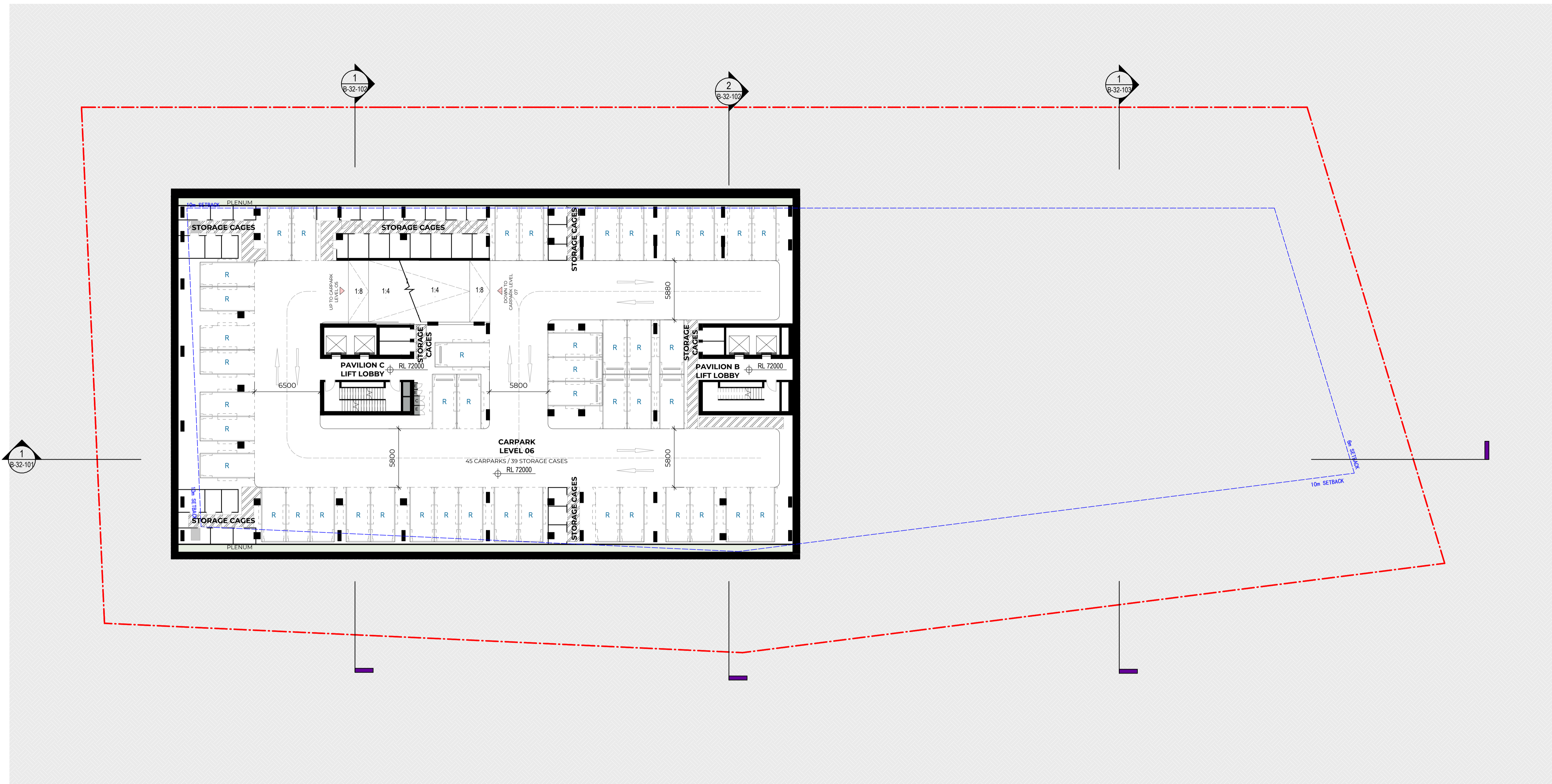
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Sheet title
 Basement 07 Plan

Sheet number
DA-AR-B-22-093 A

Status
 For Information



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Project
 Pockley Avenue

Client
 Aqualand Prestige

Issuer
W-B
 WOODS BAGOT

Project number
 122021

Size check
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Checked
 Checker

Approved
 Approver

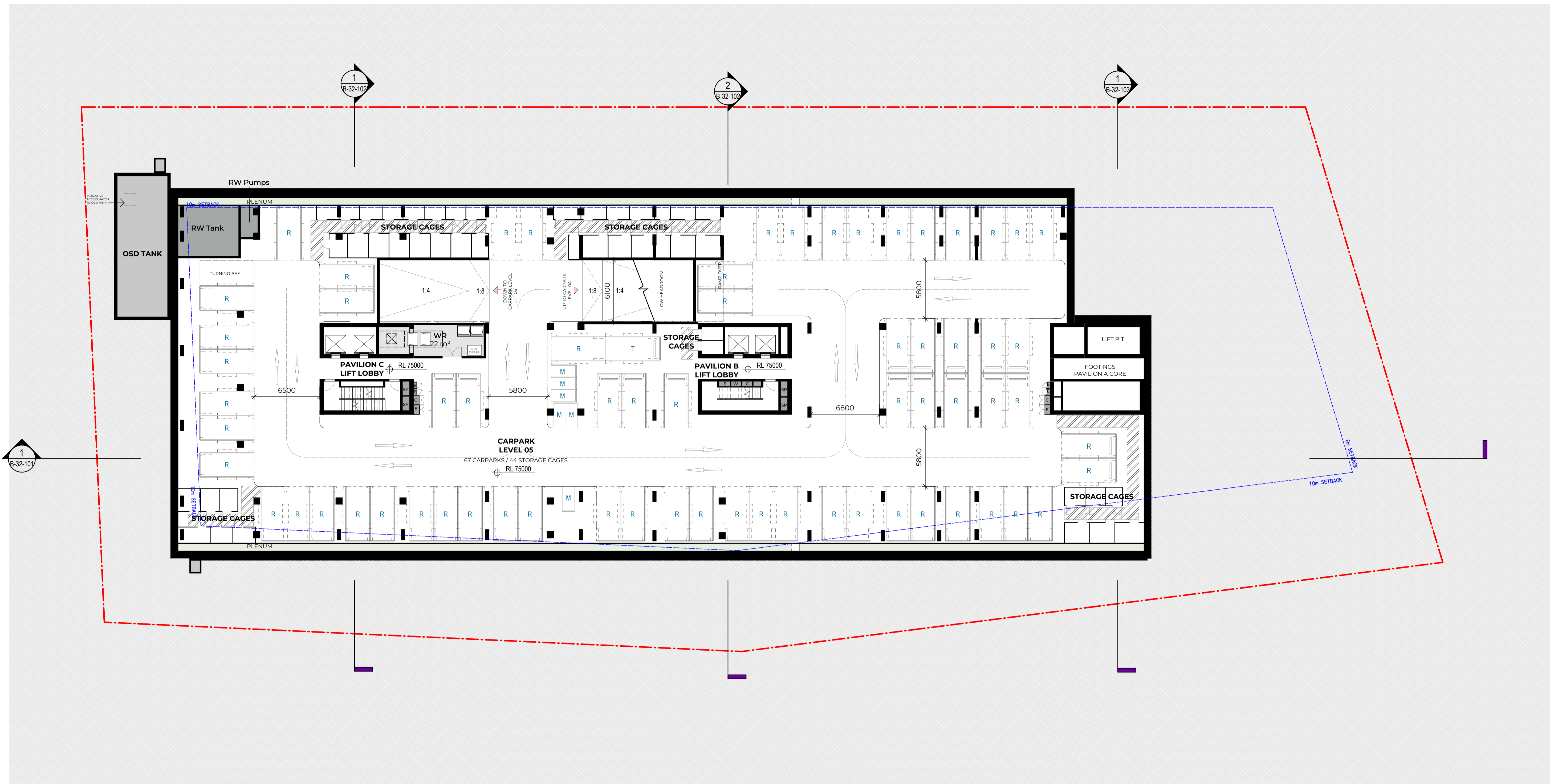
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Sheet title
 Basement 06 Plan

Sheet number
DA-AR-B-22-094 A

Status
 For Information



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 122021

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 25mm

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Sheet size
 A1

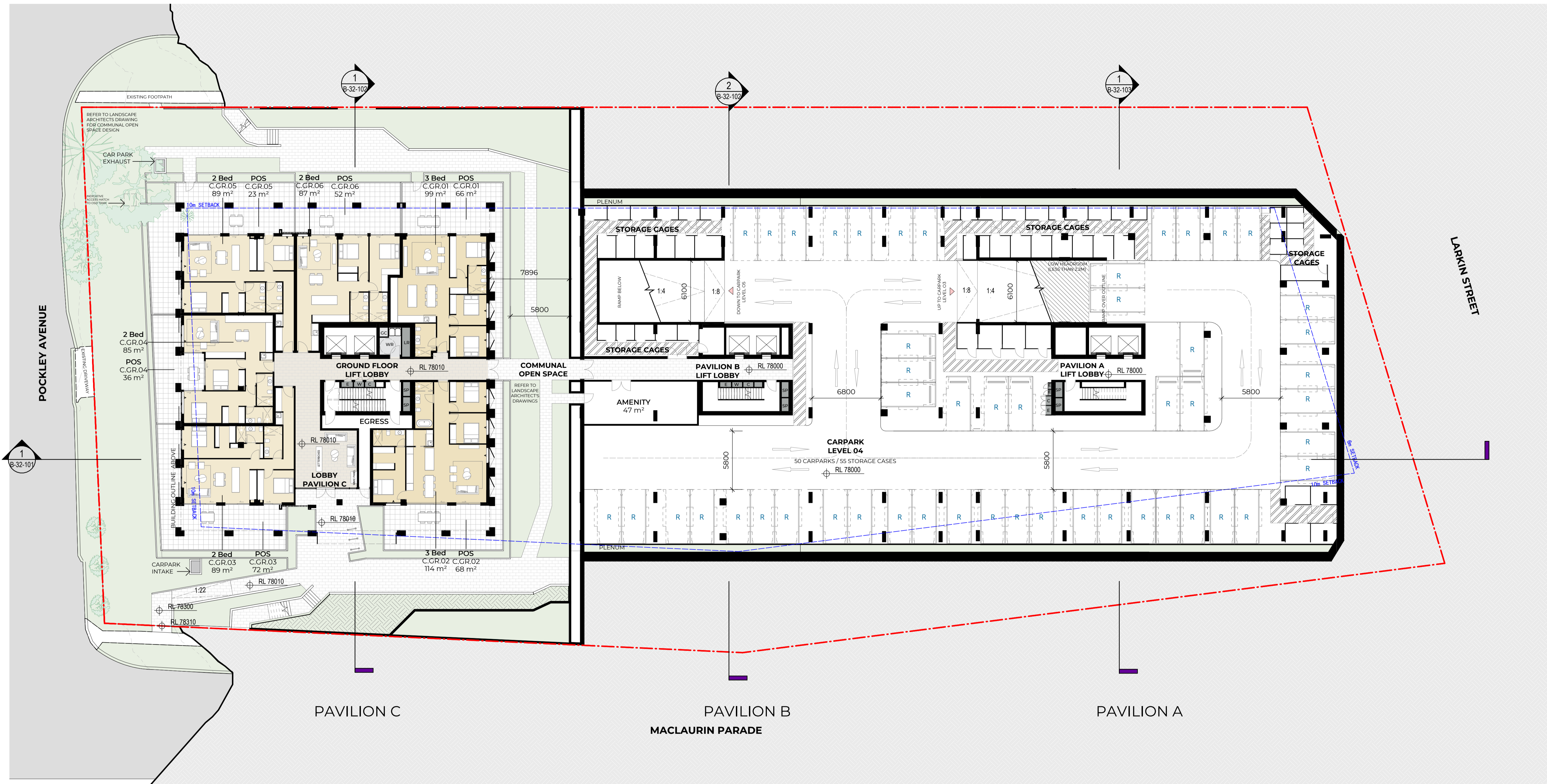
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 Basement 05 Plan

Sheet number
 DA-AR-B-22-095 A

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POCKLEY AVENUE



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Project
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Client
 Aqualand Prestige

Issuer
W-B
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Project number
 122021

Size check
 25mm

Checked

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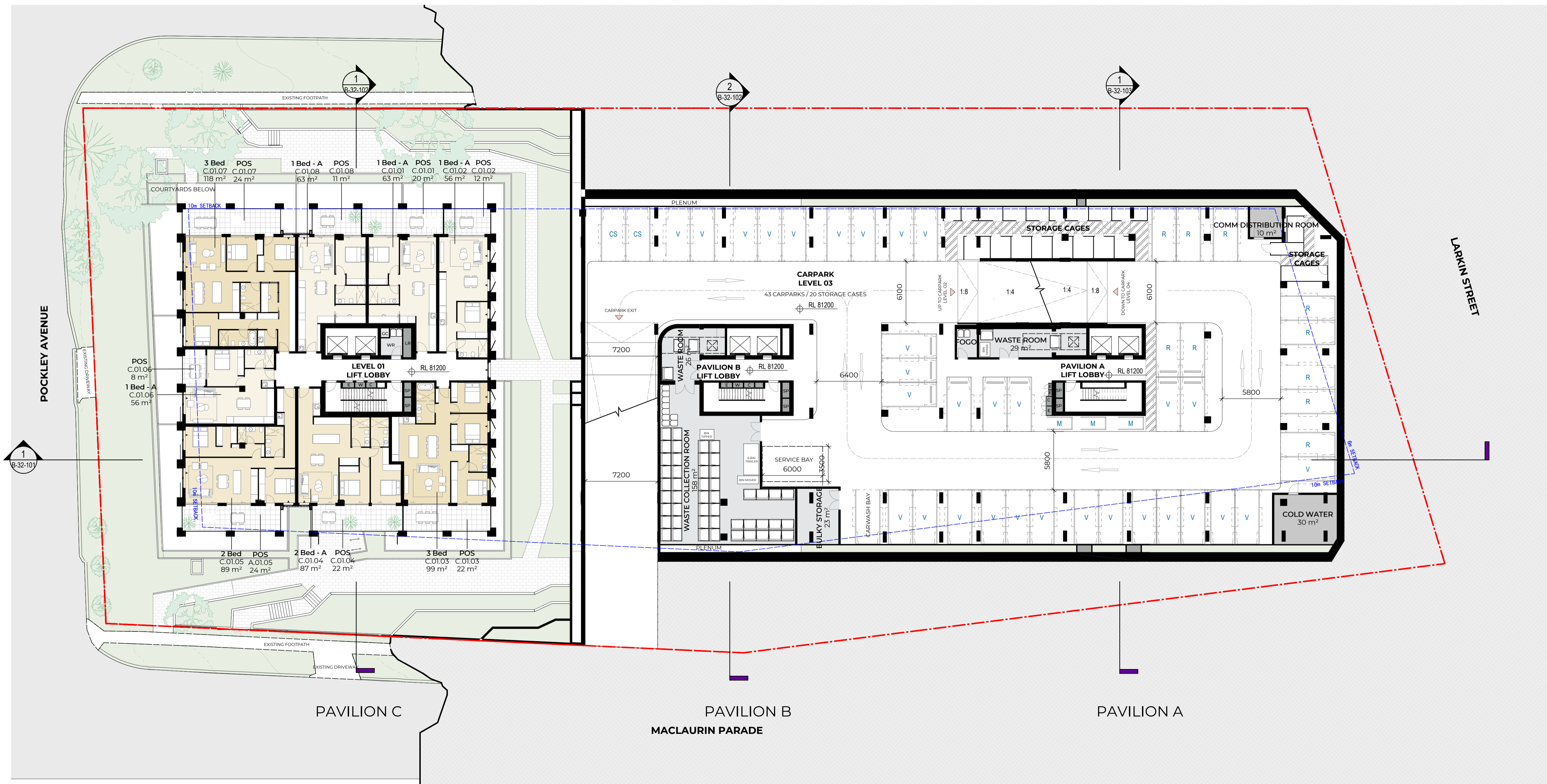
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Sheet title
 Basement 04 Plan

Sheet number
DA-AR-B-22-096 A
 Status
 For Information

POCKLEY AVENUE



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1	A	Issue For DA	17/04/25

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Project
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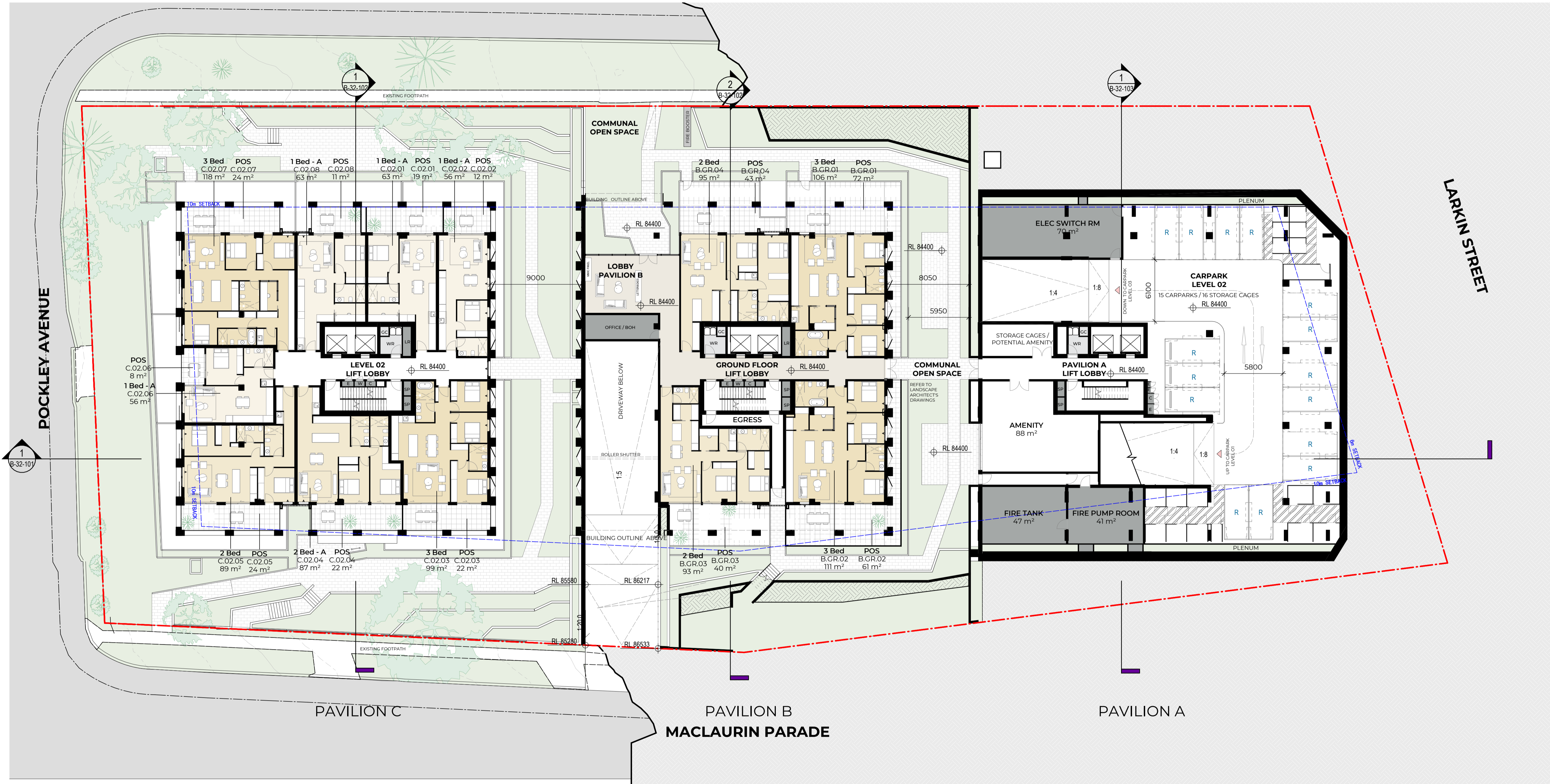
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Checked Approved Sheet size Scale
 A1 1:200

Sheet title
 Basement 03 Plan

Sheet number
DA-AR-B-22-097 A
 Status
 For Information

POCKLEY AVENUE



#	Status	Description	Date
A		Issue For DA	17/04/25

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 Contractor must verify all dimensions on site before commencing work or preparing shop drawings.
 Do not scale drawings.

LEGEND

- | | |
|---------------------------|-------------------------|
| LR - LOBBY RELIEF | F - FIRE EXTINGUISHER |
| SP - STAIR PRESSURIZATION | FCR - FIRE CONTROL ROOM |
| GE - GARBAGE EXHAUST | FHR - FIRE HOSE REEL |
| C - COMM CUPBOARD | W - WATER METER |
| E - ELECTRICAL CUPBOARD | GM - GAS METER |
| KE - KITCHEN EXHAUST | GC - GARBAGE CHUTE |
| CE - CARPARK EXHAUST | WR - WASTE ROOM |
| HR - HYDRAULIC RISER | |

Project
 Pockley Avenue

Client
 Aqualand Prestige

Issuer
W-B
 WOODS BAGOT

Project number
 122021

Size check
 25mm

Checked
 Checker

Approved
 Approver

Sheet size
 A1

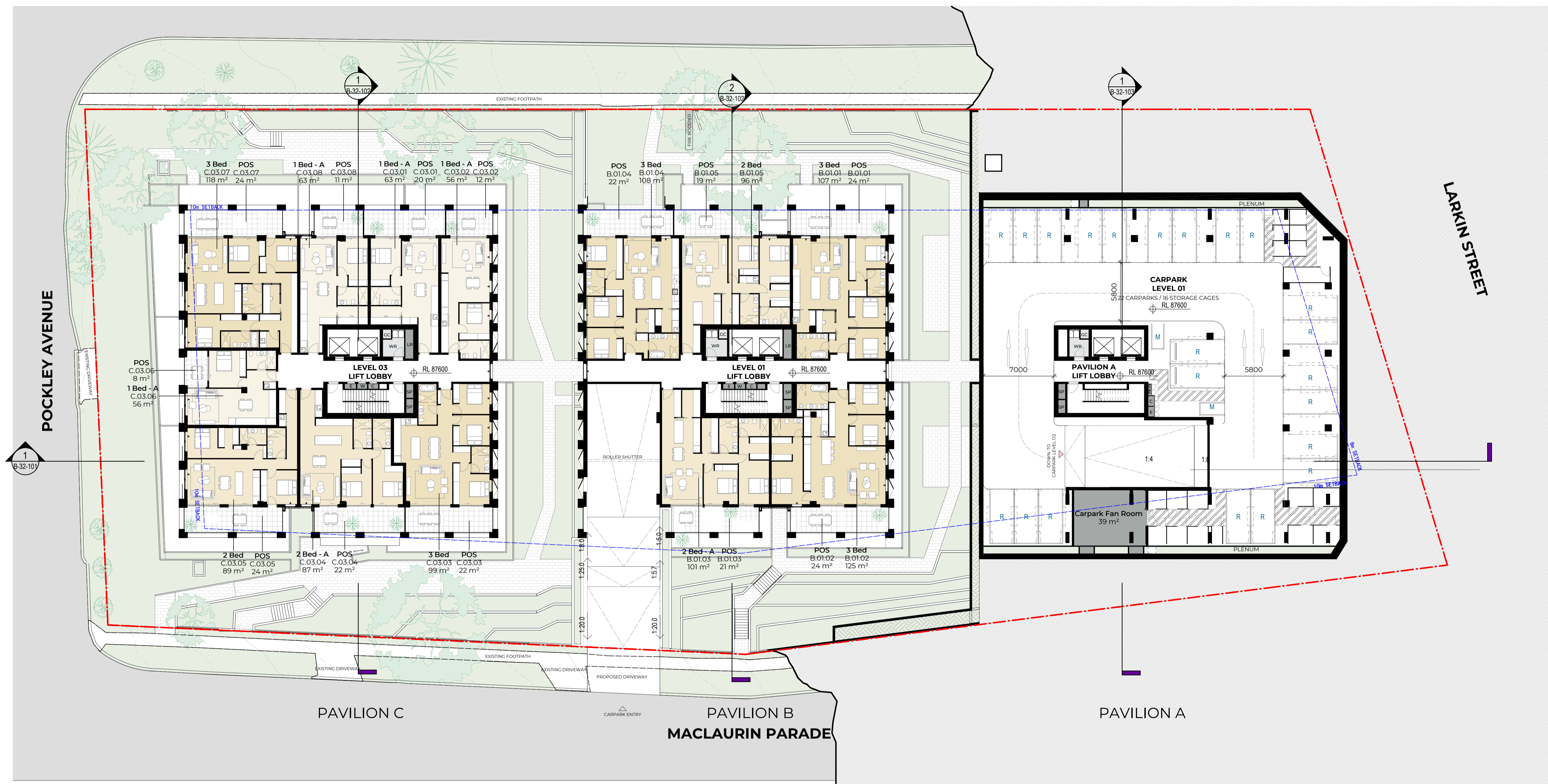
Scale
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Sheet title
 Basement 02 Plan

Sheet number
 DA-AR-B-22-098 A

Revision
 For Information

POCKLEY AVENUE



#	Status	Description	Date
A		Issue For DA	17/04/25

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Project
 Pockley Avenue

Client
 Aqualand Prestige

Issuer
W-B
 WOODS BAGOT

Project number
 122021

Size check
 25mm

Checked
 Checker

Approved
 Approver

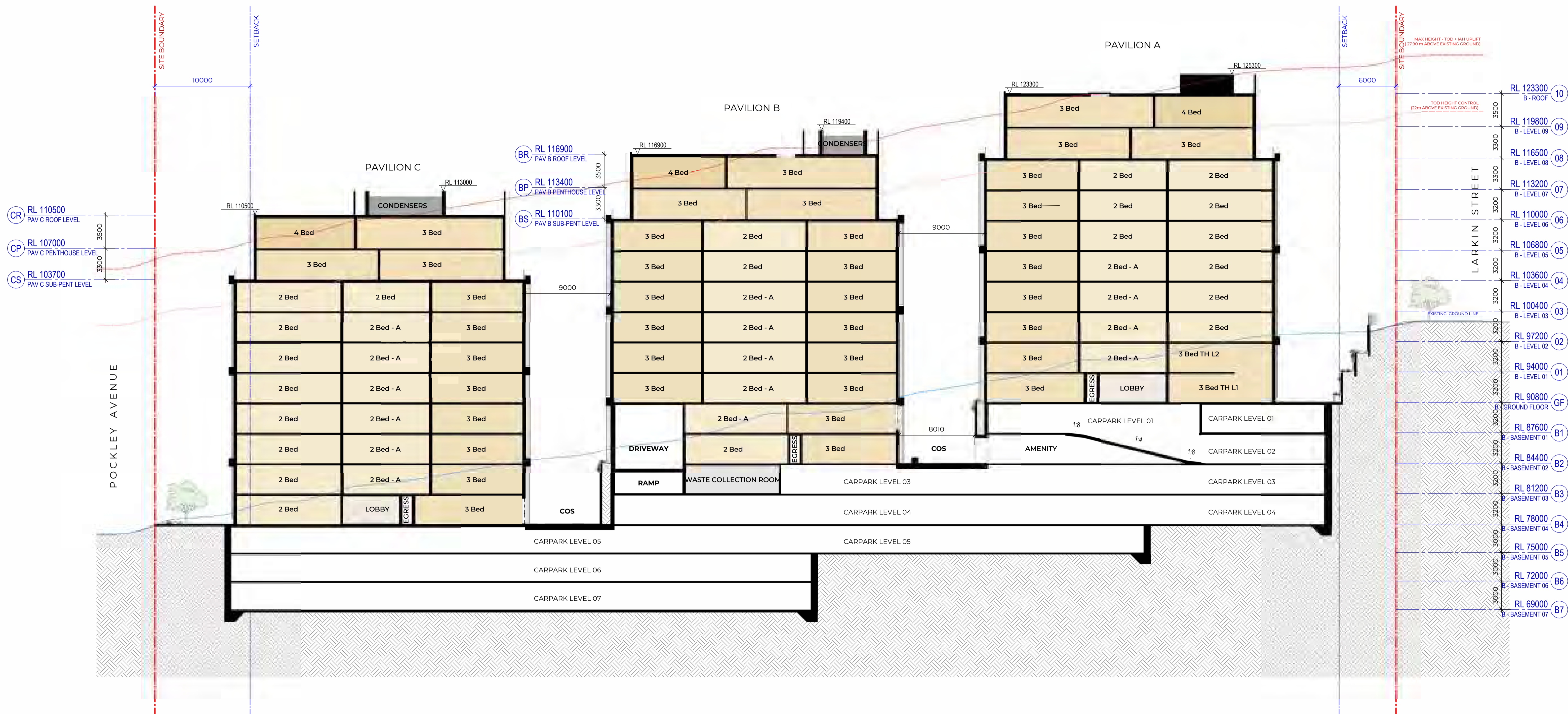
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Scale
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Sheet title
 Basement 01 Plan

Sheet number
 DA-AR-B-22-099 A
 Status
 For Information

Revision



1 B - Building Section A - Long Section
SCALE 1 : 200

#	Status	Description	Date	Notes
A		Issue For DA	17/04/25	<p>Copyright © Woods Bagot 2018 All Rights Reserved No material may be reproduced without prior permission</p> <p>Contractor must verify all dimensions on site before commencing work or preparing shop drawings.</p> <p>Do not scale drawings.</p>

Date generated 17/04/2025 9:06:37 AM

Project
Pockley Avenue

Client
Aqualand Prestige

Issuer
W-B
WOODS BAGOT

Project number
122021

Size check
25mm

Checked
Checker

Approved
Approver

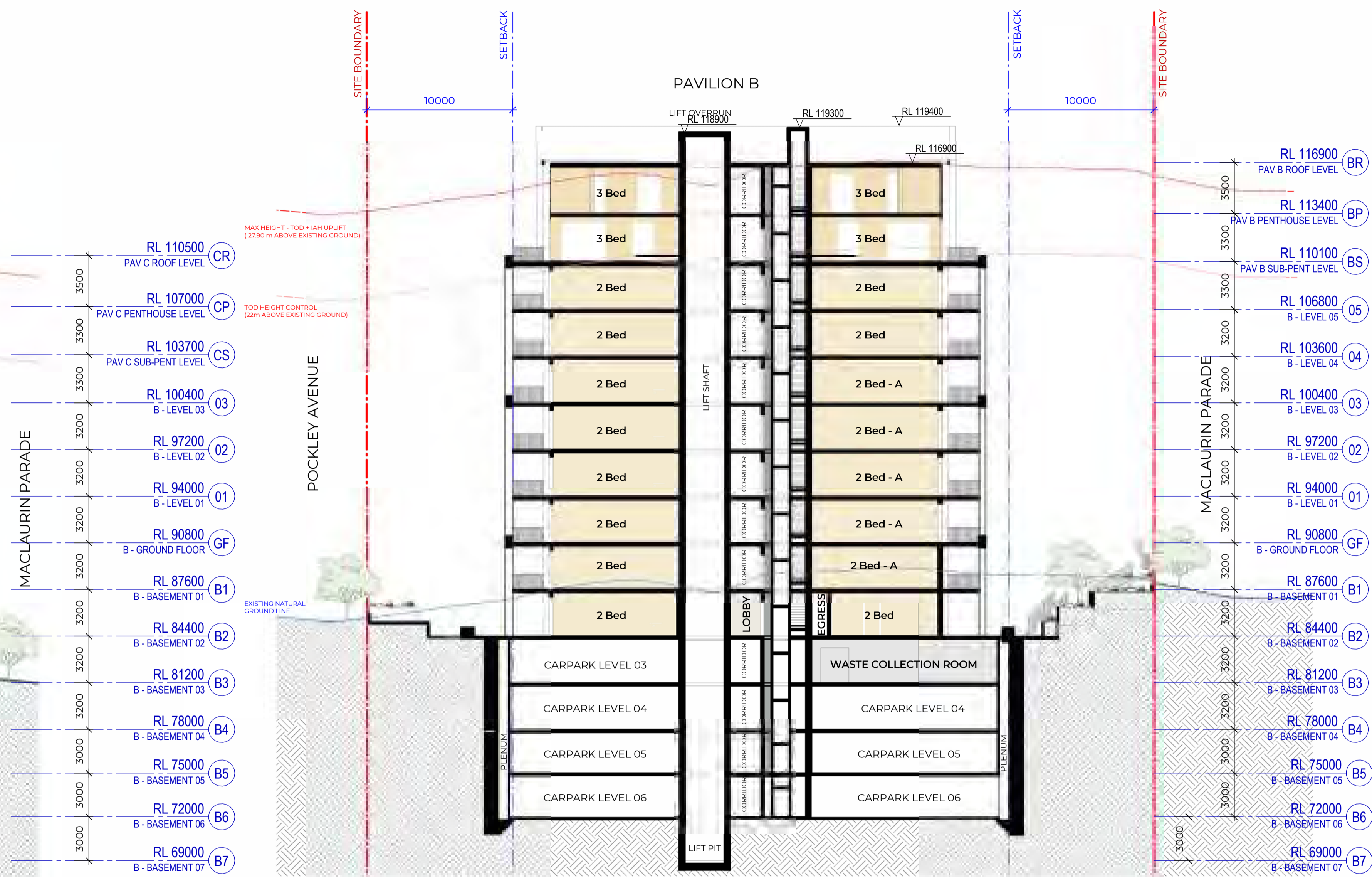
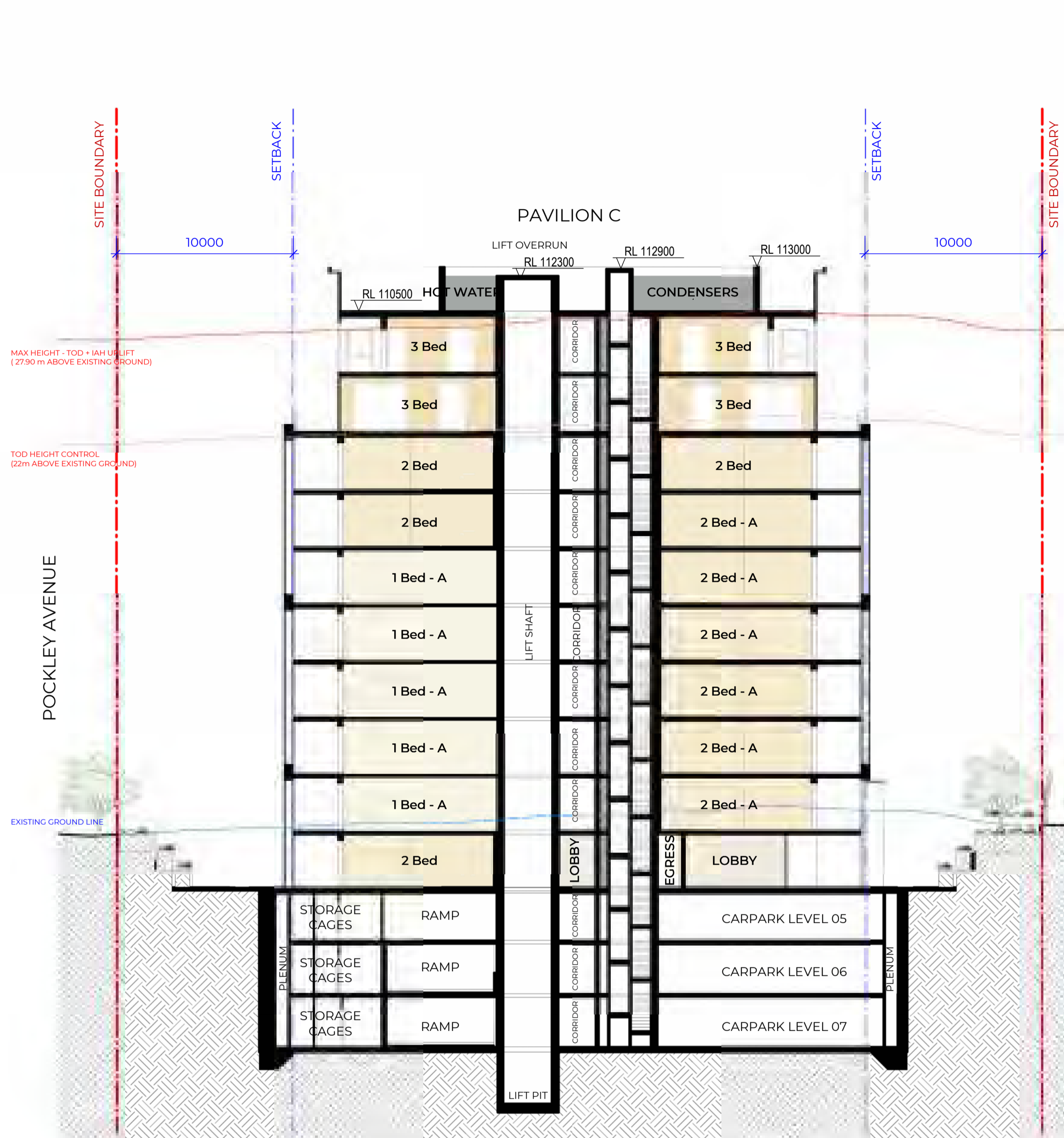
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Scale
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Sheet title
Building Sections - A

Sheet number
DA-AR-B-32-101 A

Revision
Status



1 Building Section B - Pavilion C
SCALE 1 : 200

2 B - Building Section C - Pavilion B
SCALE 1 : 200

#	Status	Description	Date
A		Issue For DA	17/04/25

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Project
Pockley Avenue

Client
Aqualand Prestige

Issuer
W-B
WOODS BAGOT

Project number
122021

Size check
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Checked
Checker

Approved
Approver

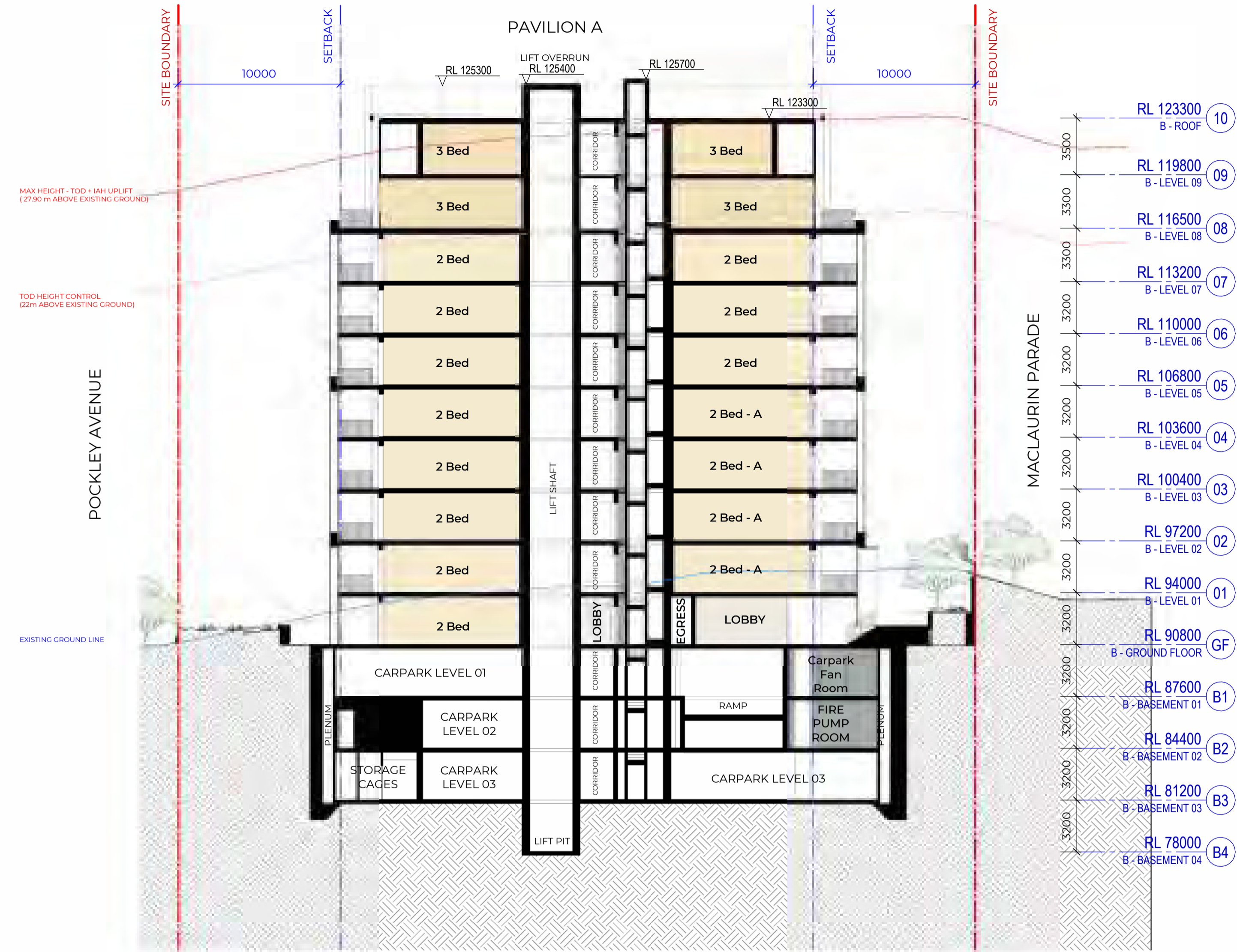
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Scale
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Sheet title
Building Sections - B&C

Sheet number
DA-AR-B-32-102 A

Revision
Status



1 B - Short A
SCALE 1 : 200

#	Status	Description	Date
A		Issue For DA	17/04/25

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Project
Pockley Avenue

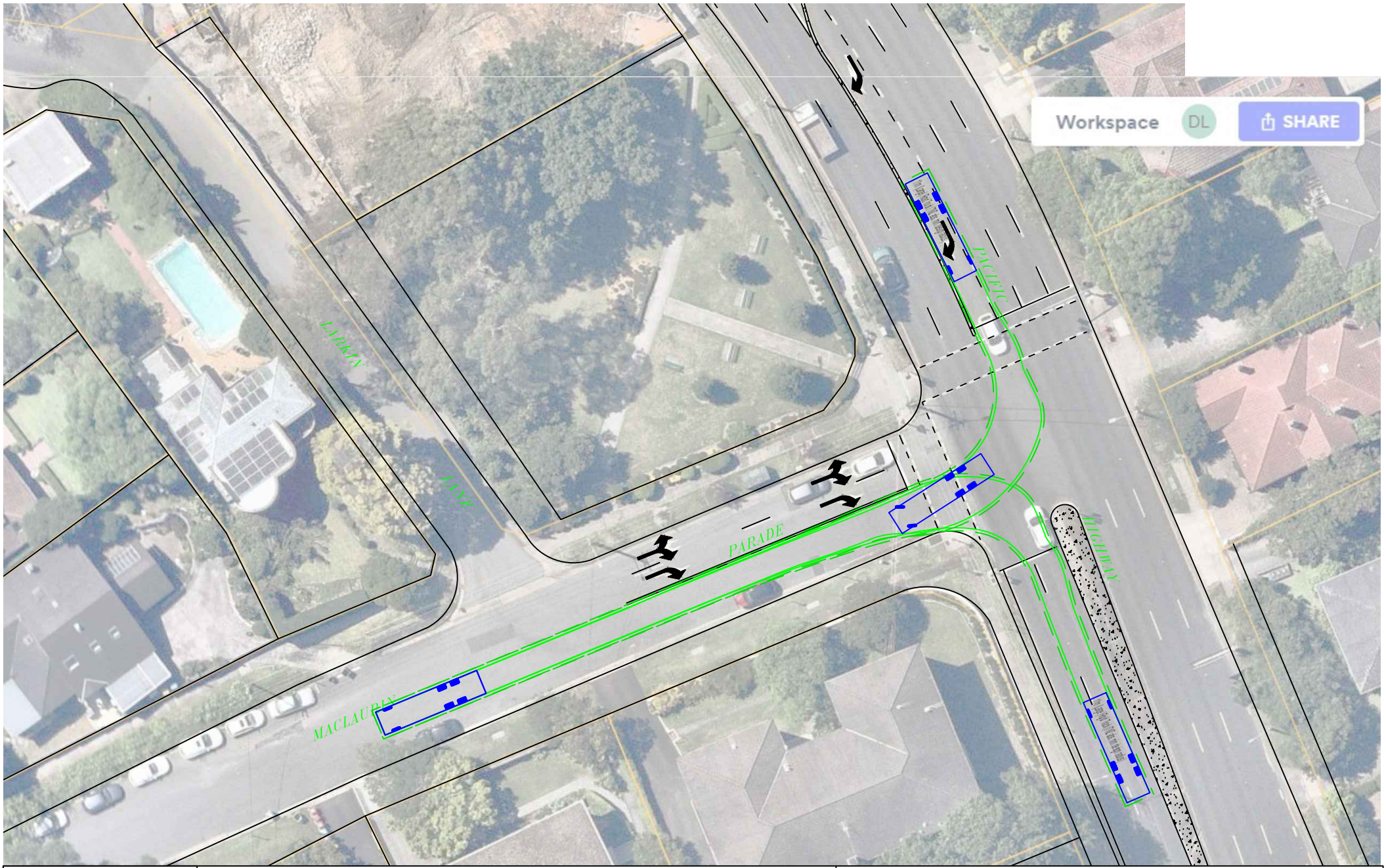
Client
Aqualand Prestige

Issuer
W-B
WOODS BAGOT

Project number
122021
Size check
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Checked
Approved
Sheet size
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Scale
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Sheet title
Building Sections - D

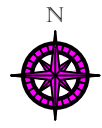
Sheet number
DA-AR-B-32-103 A
Revision
Status



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 Neutral Bay, NSW 2089
 www.vargatrafic.com.au
 Sydney, Australia

PROJECT
 RESIDENTIAL DEVELOPMENT



DRAWING TITLE
11M LONG TRUCK TURNING PATH
 Entering MacLaurin Parade from Pacific Highway

ADDRESS
 2-16 Pockley Avenue, ROSEVILLE

PROJECT NO.
 24526

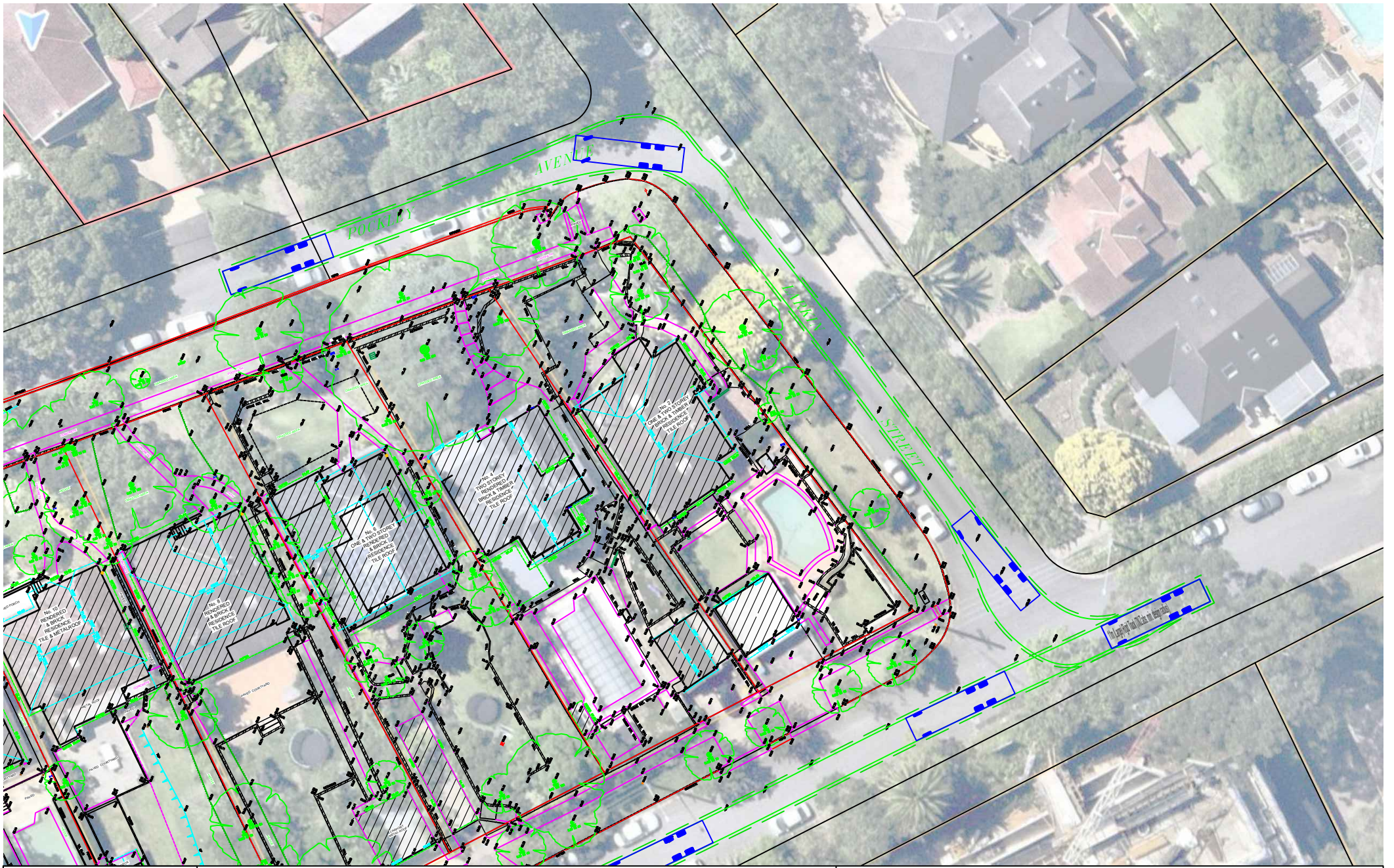
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 IN

1:500 @ A4

DATE DRAWN
 2025-4-9

REVIEWED
 DL

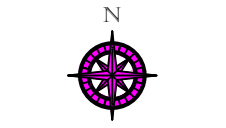
VARGA TRAFFIC PLANNING Pty Ltd
 Transport, Traffic and Parking Consultants



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 Neutral Bay, NSW 2089
 www.vargatraffic.com.au
 Sydney, Australia

PROJECT
RESIDENTIAL DEVELOPMENT



DRAWING TITLE
11M LONG TRUCK TURNING PATH
 Entering Pockley Avenue from MacLaurin Parade

ADDRESS
 2-16 Pockley Avenue, ROSEVILLE

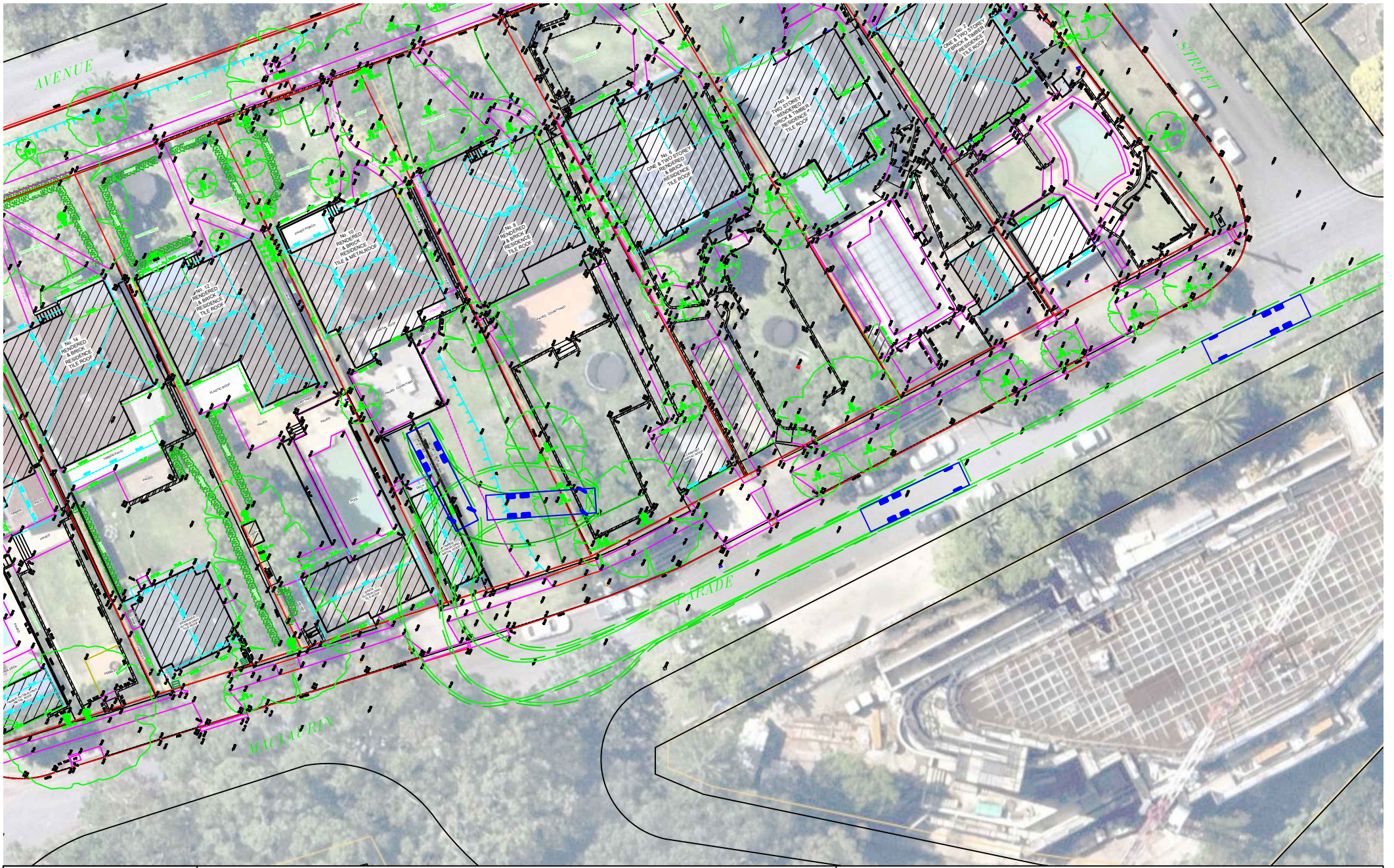
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 DL

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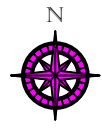
Transport, Traffic and Parking Consultants



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 www.vargatrafic.com.au
 Sydney, Australia

PROJECT
 RESIDENTIAL DEVELOPMENT



DRAWING TITLE
11M LONG TRUCK TURNING PATH
 Entering / Exiting On-site Loading Area via Maclaurin Parade

ADDRESS
 2-16 Pockley Avenue, ROSEVILLE

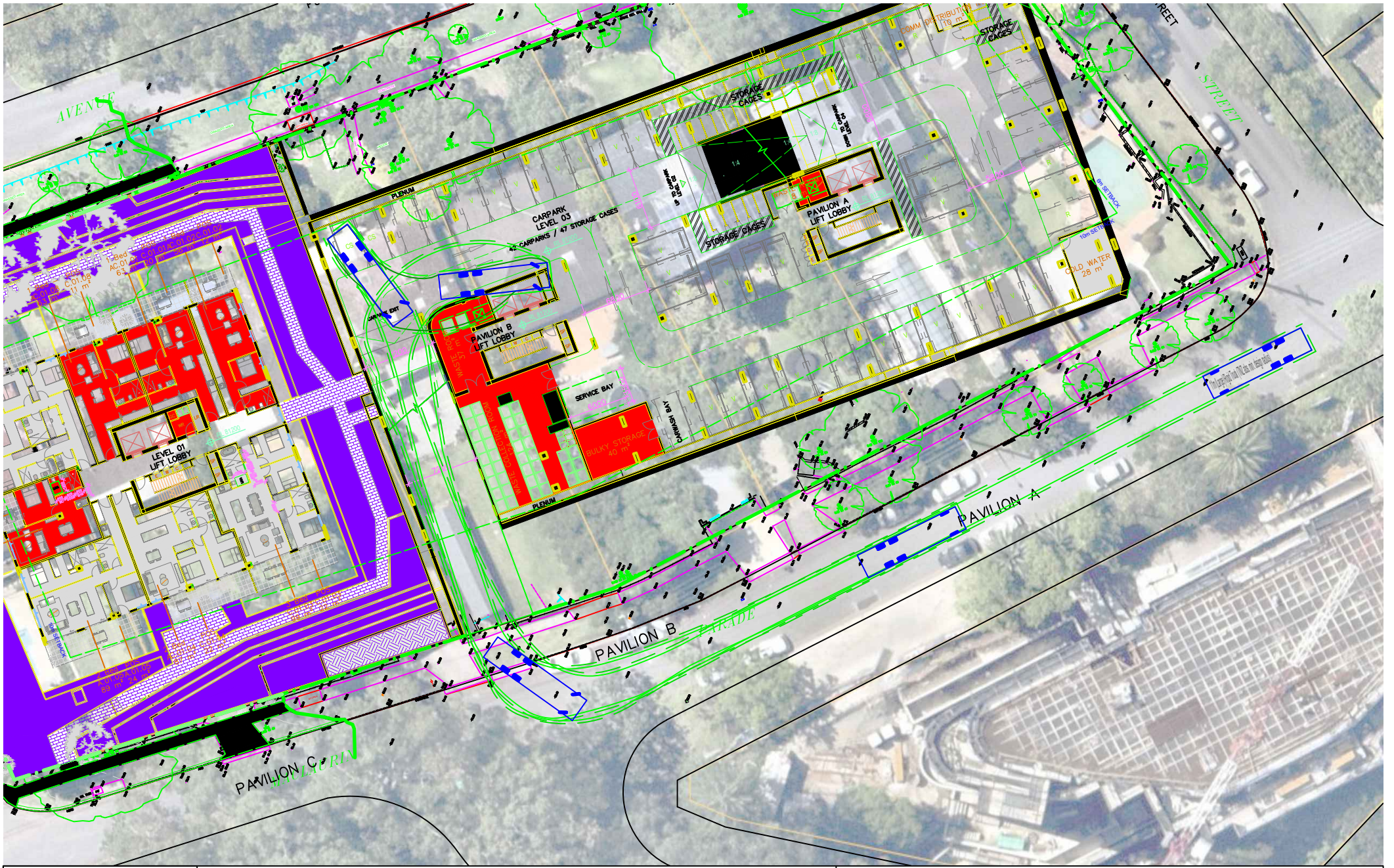
PROJECT NO.
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 DATE DRAWN
 2025-4-9
 REVIEWED
 DL

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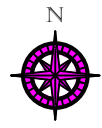
Transport, Traffic and Parking Consultants



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PROJECT
RESIDENTIAL DEVELOPMENT



DRAWING TITLE
11M LONG TRUCK TURNING PATH
 Entering / Exiting On-site Loading Area via Maclaurin Parade

ADDRESS
 2-16 Pockley Avenue, ROSEVILLE

PROJECT NO.
 24526

PREPARED
 IN

1:500 @ A4
 DATE DRAWN
 2025-4-9
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 DL

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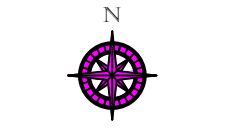
Transport, Traffic and Parking Consultants



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PROJECT
 RESIDENTIAL DEVELOPMENT



DRAWING TITLE
11M LONG TRUCK TURNING PATH
 Entering / Exiting On-site Loading Area during Demolition & Excavation Stage

ADDRESS
 2-16 Pockley Avenue, ROSEVILLE

PROJECT NO.
 24526

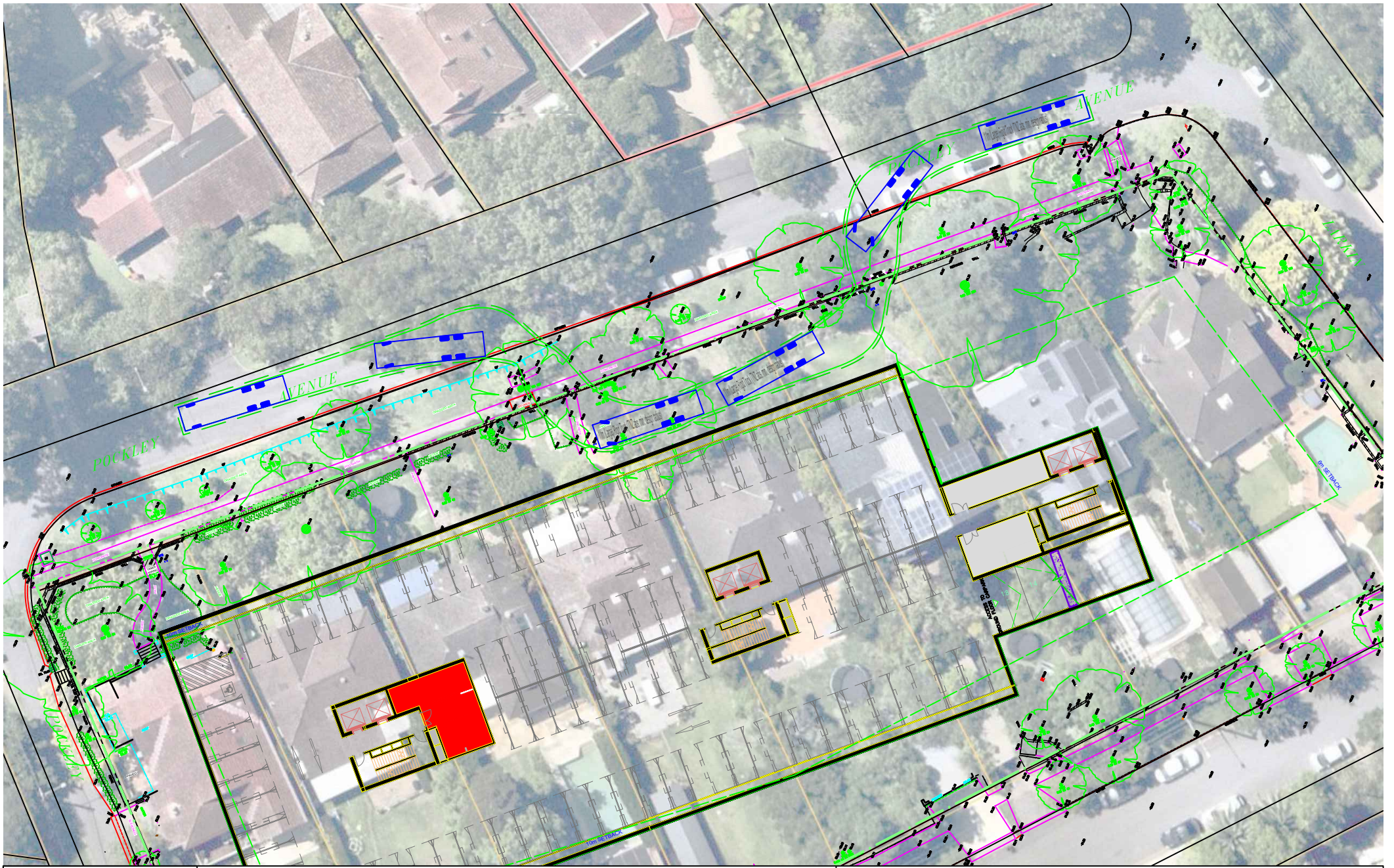
PREPARED
 IN

DATE DRAWN
 2025-4-9

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 DL

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 Sydney, Australia



DRAWING TITLE
11M LONG TRUCK TURNING PATH
 Entering / Exiting On-site Loading Area during Construction Stage
 ADDRESS
 2-16 Pockley Avenue, ROSEVILLE

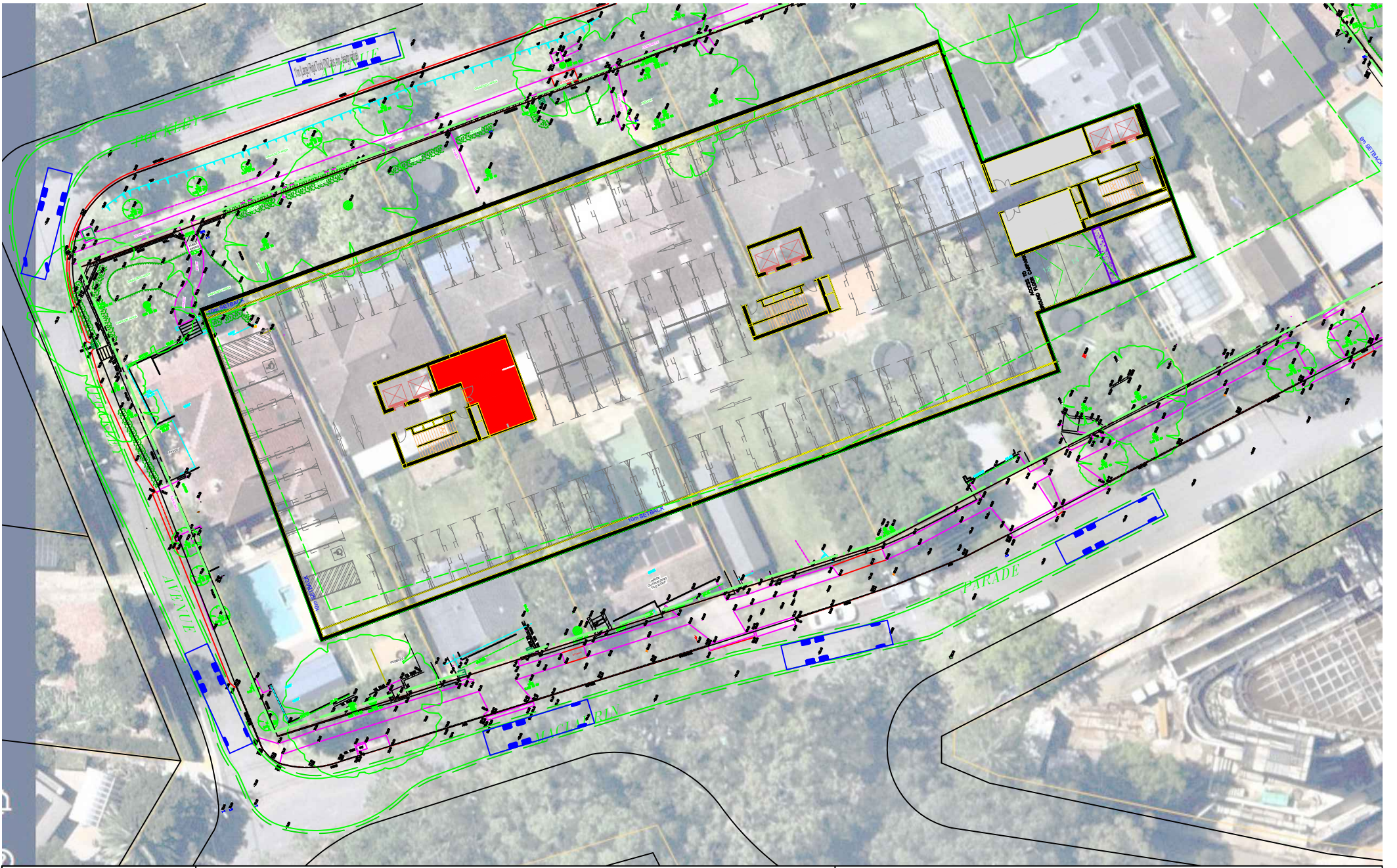
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 24526
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 IN

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 DATE DRAWN
 2025-4-9
 REVIEWED
 DL

PROJECT
 RESIDENTIAL DEVELOPMENT

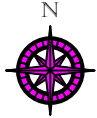
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 20 Young Street www.vargatraffic.com.au
 Neutral Bay, NSW 2089 Sydney, Australia

PROJECT
 RESIDENTIAL DEVELOPMENT



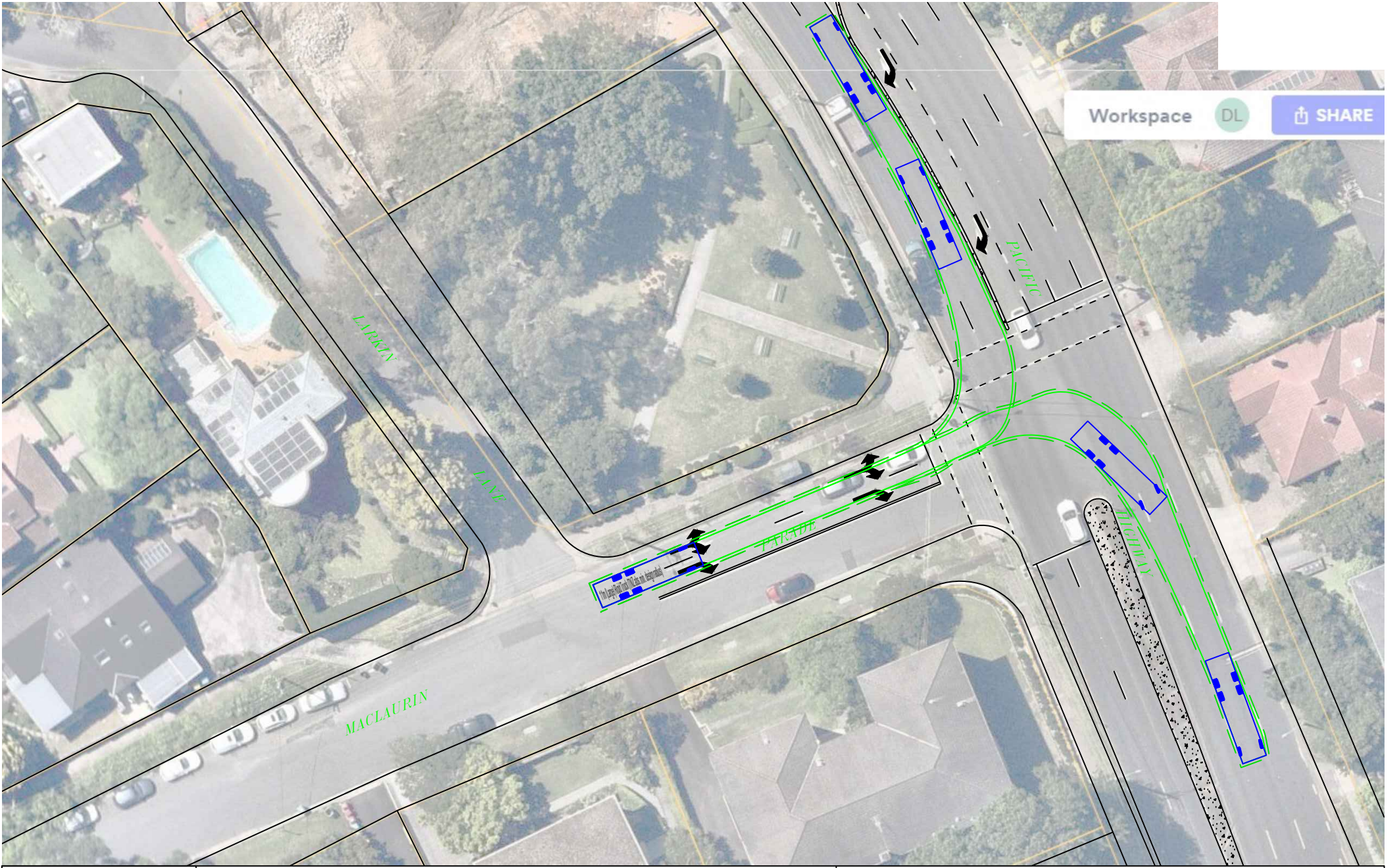
DRAWING TITLE
11M LONG TRUCK TURNING PATH
 Exiting Pockley Avenue back onto Maclaurin Parade
 ADDRESS
 2-16 Pockley Avenue, ROSEVILLE

PROJECT NO.
 24526
 PREPARED
 IN

1:500 @ A4
 DATE DRAWN
 2025-4-9
 REVIEWED
 DL

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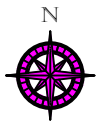




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Phone +61 2 9904 3224
 PO Box 1889
 Neutral Bay, NSW 2089
 www.vargatrafic.com.au
 Sydney, Australia

PROJECT
 RESIDENTIAL DEVELOPMENT



DRAWING TITLE
11M LONG TRUCK TURNING PATH
 Exiting Maclaurin Parade back onto Pacific Highway

ADDRESS
 2-16 Pockley Avenue, ROSEVILLE

PROJECT NO.
 24526

PREPARED
 IN

1:500 @ A4
 DATE DRAWN
 2025-4-9
 REVIEWED
 DL

VARGA TRAFFIC PLANNING Pty Ltd
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Notes:

Check regularly that signs are in correct position and clearly visible to approaching traffic.
Check regularly that signs have not been obscured by parked cars.
Signs are to be covered or removed at the end of the working day.
All traffic control works, signs and devices to comply with Australian Standard AS1742.3.
Adjustments to the TCP may be only made by persons holding an RMS "Prepare a Work Zone TMP" ticket.
Signs to be erected so they are visible to motorists and not a hazard to pedestrians.
The position of the signs, traffic controllers and equipment are only suggested locations, amendments to the locations may be required depending on site condition
Tolerances on positioning of signs and devices must be in accordance with AS1742.3 Cl 4.1.6.

LEGEND



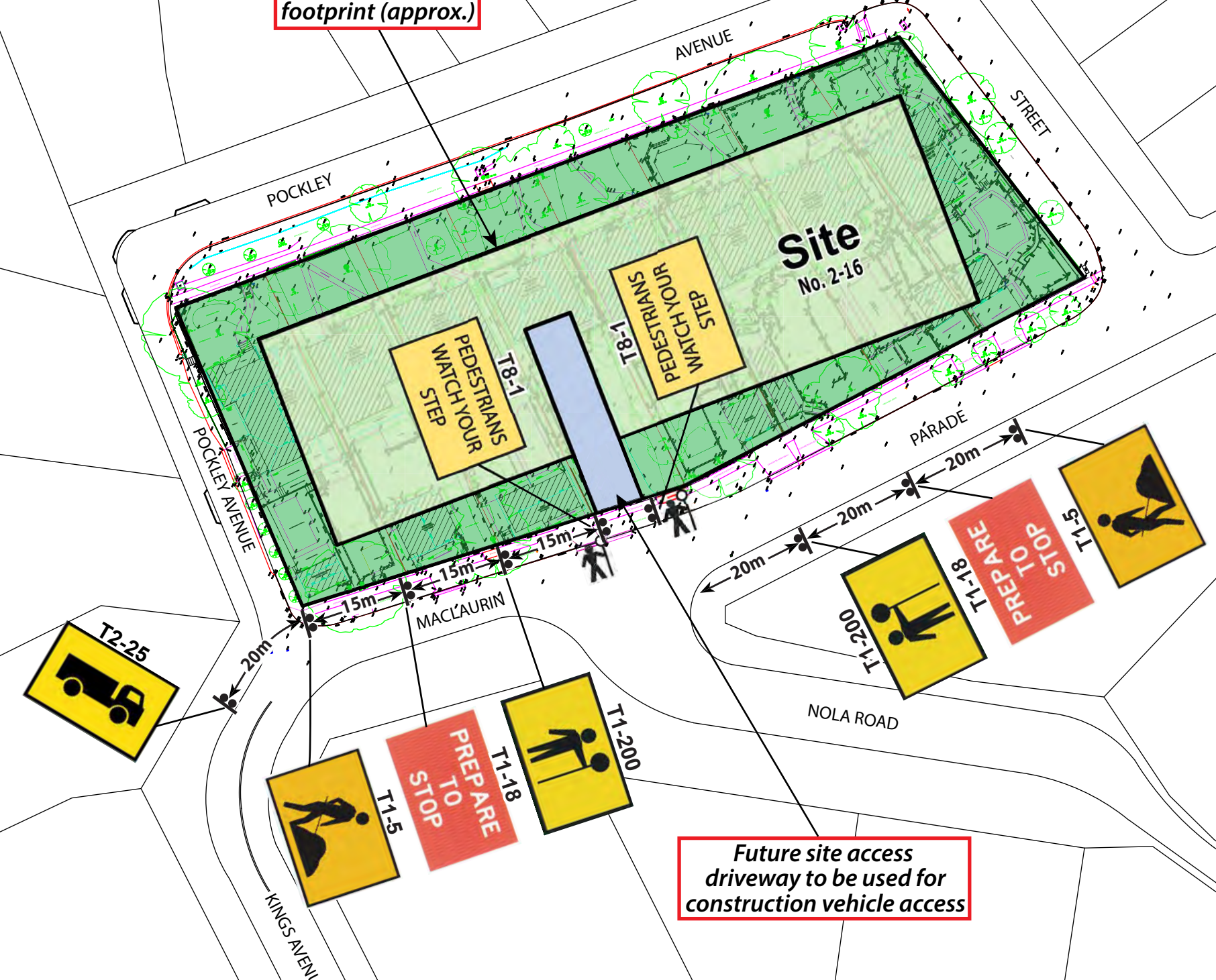
Traffic Controller



Single Sided Sign



Future Basement footprint (approx.)



Future site access driveway to be used for construction vehicle access

TRAFFIC CONTROL PLAN No. 1
PROPOSED TRAFFIC ARRANGEMENTS DURING DEMOLITION & EXCAVATION STAGES WHEN TRUCKS ARE LOADING/UNLOADING WHOLLY WITHIN THE SITE

2-16 Pockley Avenue, Roseville

0m 25m 50m

Scale 1:800 @ A3 Size

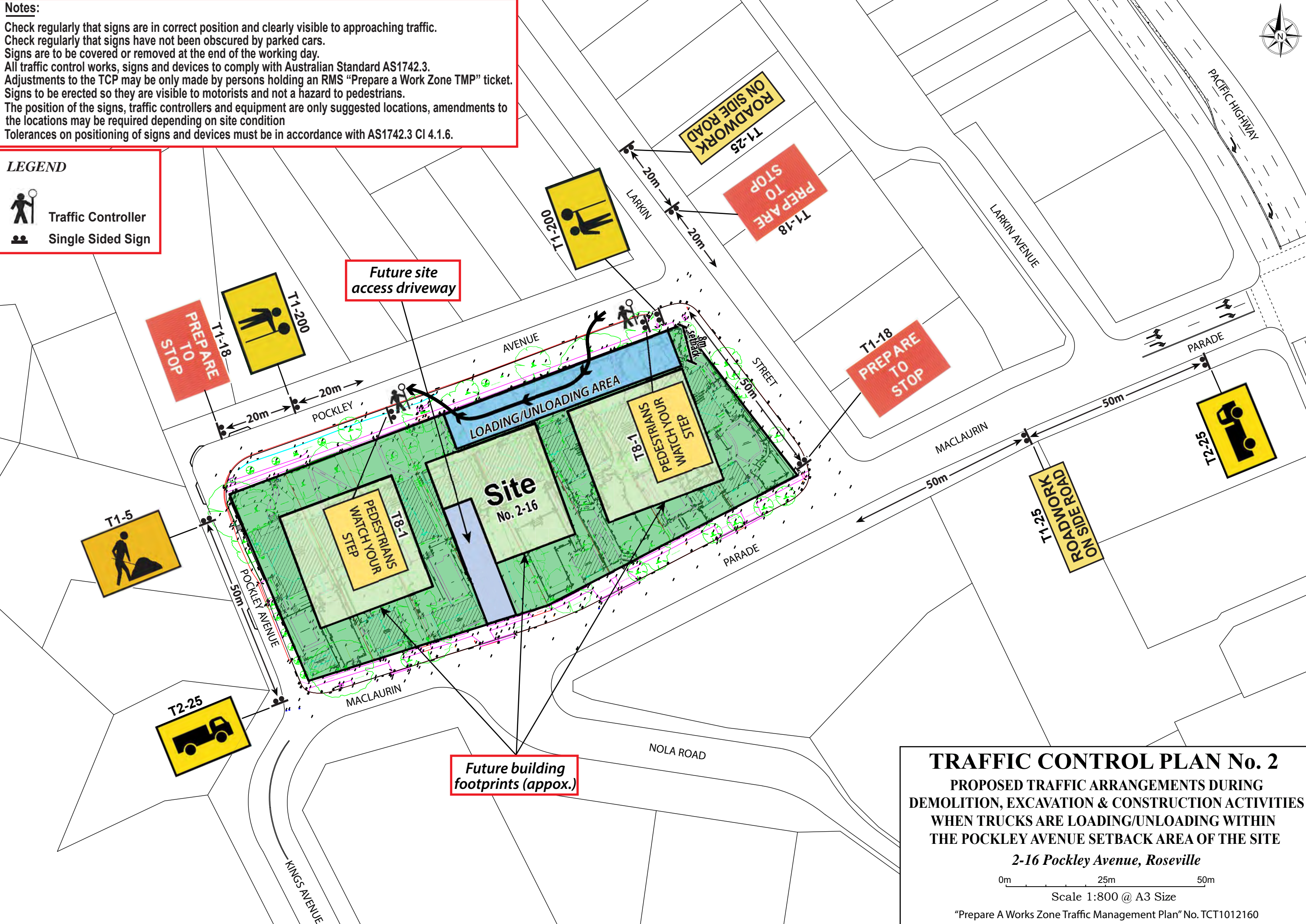
"Prepare A Works Zone Traffic Management Plan" No. TCT1012160



Notes:
 Check regularly that signs are in correct position and clearly visible to approaching traffic.
 Check regularly that signs have not been obscured by parked cars.
 Signs are to be covered or removed at the end of the working day.
 All traffic control works, signs and devices to comply with Australian Standard AS1742.3.
 Adjustments to the TCP may be only made by persons holding an RMS "Prepare a Work Zone TMP" ticket.
 Signs to be erected so they are visible to motorists and not a hazard to pedestrians.
 The position of the signs, traffic controllers and equipment are only suggested locations, amendments to the locations may be required depending on site condition
 Tolerances on positioning of signs and devices must be in accordance with AS1742.3 Cl 4.1.6.

LEGEND

- Traffic Controller
- Single Sided Sign



TRAFFIC CONTROL PLAN No. 2
 PROPOSED TRAFFIC ARRANGEMENTS DURING
 DEMOLITION, EXCAVATION & CONSTRUCTION ACTIVITIES
 WHEN TRUCKS ARE LOADING/UNLOADING WITHIN
 THE POCKLEY AVENUE SETBACK AREA OF THE SITE
2-16 Pockley Avenue, Roseville

0m 25m 50m
 Scale 1:800 @ A3 Size
 "Prepare A Works Zone Traffic Management Plan" No. TCT1012160