



## FREEDOM OF INFORMATION COVERSHEET

The following information is provided pursuant to section 28 of the *Freedom of Information Act 2016*.

FOI reference: 21-097

Information to be published	Status
1. Access application	Published
2. Decision notice and schedule	Published
3. Documents	Published
4. Additional information identified	n/a
5. Fees	n/a
6. Processing time (in working days)	29 days
7. Decision made by Ombudsman	n/a
8. Additional information identified by Ombudsman	n/a
9. Decision made by ACAT	n/a
10. Additional information identified by ACAT	n/a



**ACT**  
Government

Transport Canberra  
and City Services

## Freedom of Information – Access Application Form

### Privacy notice

The personal information you supply on this form will only be used for the purpose of processing your request. Your application must include an email or postal address to which the respondent can send notices under the *Freedom of Information Act 2016* (the Act). If all or some of this information is not collected, Transport Canberra and City Services may not be able to communicate with you, inhibiting their obligations under the Act. This could mean the request cannot be dealt with. Your personal information will not be disclosed to a third party without your consent unless statutory obligations require otherwise.

The Transport Canberra and City Services Privacy Policy contains information on how you can access or seek to correct any of your personal information that is held by the Transport Canberra and City Services, as well as the process for lodging a complaint about an alleged breach of the *Information Privacy Act 2014*. The Privacy Policy can be found at [www.cityservices.act.gov.au](http://www.cityservices.act.gov.au).

### Applicant details

I wish to make an access application to Transport Canberra and City Services under the *Freedom of Information Act 2016*.

Name		
Address (where notices relating to this request can be sent – either postal or electronic)		
Telephone (Business hours)		
Telephone (Mobile)		
Email		

### What documents are you requesting under the Act?

As a follow-up to FOI request reference 20-029 I seek details of the conditions offered by the ACT government and accepted by Hindmarsh for use of part Block 34 Section 29 aka RSL Park Campbell, for use as a work site prior to the completion of the Iskia Apartments. This advice has yet to be received. The Information Officer response was dated 20 May 2020. My response is dated 25 May 2020. The subsequent correspondence from TCCS over the past year, much of interest but still with no answer to the original request, is also attached.

The information is in the public interest to show ect both good practice and auditing of City Services (CS) requirements and to demonstrate to developers that their obligation is to meet each of the conditions of a Public Unleased Land Permit. Further that the costs, in the short or longer term, of any failure to do so across the entire area of Campbell Block 29 Section 19 are neither met by the taxpayer nor community volunteers.

For [REDACTED] please advise the obligations due to CS by Hindmarsh covering the conditions needed to be satisfied for handover of the second stage of works as per the Specifications for Urban Infrastructure of the Municipal Infrastructure Standards/Landscape Management Plan submitted to you for acceptance. In particular, the condition of the batter, the drainage and the tree and grass cover. Inter alia, the plan of which we have a copy specifies the new planting of 16 trees – some of which are now present, and a number of those, very small and spindly in no way compensate for the massive tree cover lost during construction of the adjacent Iskia Apartments. The Park's neighbours were promised much by the developers, to gain their acquiescence to the request.

## Fee waiver

If you wish to apply for a fee waiver, the Act sets out a number of provisions to do so:

- The information being requested was previously publicly available but no longer is.
- The information being requested is of special benefit to the public (Ombudsman guidelines see Section 66).
- The applicant is a concession card holder and demonstrates a material connection with the information requested (concession cards include a current health care or pensioner card issued under the [Social Security Act 1991](#); a current pensioner concession card issued in relation to a pension under the [Veterans' Entitlements Act 1986](#) or [the Military Rehabilitation and Compensation Act 2004](#); a current gold card; or a card prescribed by regulation).
- The applicant is a not-for-profit organisation and the application relates to the activities or purposes of the organisation.
- The applicant is a member of the Legislative Assembly.

Transport Canberra and City Services must waive any fees for providing information if the information was not publicly available and the agency makes the information publicly available before or within 3 working days after giving it to the applicant.

To apply for a fee waiver please complete the following.

I would like to apply for a fee waiver because (state reason/s from the list above).	
With no resolution since your advice (Samantha, 12 June 2020) regarding the four requirements listed, and anticipated then by September 2020, the Friends of RSL Park, of which I am convenor, remain uniformed. The volunteer group engaged with the Park on the understanding that the open space in former work site area would be remediated to its original condition and that Hindmarsh implemented its Landscape Management Plan for the area.	
I would like	a copy of these documents sent to the above address  OR  <del>to inspect these document</del>

Applicant's signature	Date of request

[REDACTED]  
[REDACTED]

Dear [REDACTED]

### **Freedom of Information Request - Reference 21-097**

I refer to your application made under the *Freedom of Information Act 2016* (the Act), which was received by Transport Canberra and City Services Directorate (TCCS) on 1 October 2021. It is my understanding that you are seeking access to the following information under the *Freedom of Information Act 2016* (the FOI Act):

- *details of the conditions offered by the ACT Government and accepted by Hindmarsh for use of part Block 34 Section 29 aka RSL Park Campbell, for use as a work site prior to the completion of the Iskia Apartments;*
- *the obligations due to City Services by Hindmarsh covering the conditions needed to be satisfied for handover of the second stage of works as per the Specifications for Urban Infrastructure of the Municipal Infrastructure Standards/Landscape Management Plan submitted for your acceptance; in particular; the condition of the batter, the drainage and the tree and grass cover.*

### **Timeframes**

TCCS was required to provide a decision on your access application on 1 November 2021. I thank you for agreeing to an extension to 12 November 2021.

### **Authority**

I am an Information Officer appointed by the Director-General under section 18 of the Act to deal with access applications made under Part 5 of the Act.

### **Decision on access**

A search for documents has been completed and a total of 10 documents (39 pages) have been identified as relevant to your request.

I have found that some of the information within these documents is, on balance, contrary to the public interest to disclose. I have decided to provide you with:

- full access to 3 documents
- partial access to 7 documents.

My decision is detailed further in the following statement of reasons. I have included a schedule of the documents at [Attachment A](#). The documents are enclosed at

Attachment B with deletions applied to information which is contrary to the public interest to disclose.

As identified in the documents provided to you, pages 5 and 12, the relevant works are not complete. I note that information relating to stage 2 is likely to be of interest to you and further information may become available in due course.

### **Statement of Reasons**

In reaching my access decision, I have taken the following into account:

- the Act;
- the content of the documents that fall within the scope of your request;
- ACT Ombudsman Office Freedom of Information guidelines; and
- the *Humans Rights Act 2004*.

In making my decision on disclosing government information, I must identify all relevant factors in schedule 2 of the FOI Act and determine, on balance, where the public interest lies. In reaching my access decision, I have taken the following into account:

#### *Factors favouring disclosure in the public interest (Schedule 2.1)*

- Section 2.1 (a) (viii) reveal the reason for a government decision and any background or contextual information that informed the decision.

#### *Factors favouring non-disclosure (Schedule 2.1)*

- Section 2.2 (a)(ii) – prejudice the protection of an individual’s right to privacy or any other right under the *Human Rights Act 2004*

In reviewing the information in scope of your applications, the personal information of third parties was identified, including the names and contact details of these parties. As such, I find that the disclosure of this information would prejudice their right to privacy under the *Information Privacy Act* and the *Humans Rights Act 2004*.

Deletions have been applied to information where it would prejudice the protection of an individual’s right to privacy or any other right under the *Human Rights Act 2004*. Factors in favour of release can still be met while protecting the personal information of these individuals. The protection of this information outweighs disclosure in this instance.

### **Charges**

No fees apply as the number pages being released fall within the fee-free threshold.

### **Online publishing – disclosure log**

Under section 28 of the Act, TCCS maintains an online record of access applications called a disclosure log. Your original access application, my decision and documents released to you will be published with your personal information removed.

**Ombudsman review**

My decision on your access request is a reviewable decision as identified in Schedule 3 of the FOI Act. You have the right to seek Ombudsman review of this outcome under section 73 of the FOI Act within 20 working days from the day that my decision is published in TCCS' disclosure log, or a longer period allowed by the Ombudsman.

If you wish to request a review of my decision you may write to the Ombudsman at:

The ACT Ombudsman  
GPO Box 442  
CANBERRA ACT 2601  
Via email: [ombudsman@ombudsman.gov.au](mailto:ombudsman@ombudsman.gov.au)

**ACT Civil and Administrative Tribunal (ACAT) review**

Under section 84 of the FOI Act, if a decision is made under section 82(1) on an Ombudsman review, you may apply to the ACAT for review of the Ombudsman decision.

Further information may be obtained from the ACAT at:

ACT Civil and Administrative Tribunal  
Level 4, 1 Moore Street  
GPO Box 370  
Canberra City ACT 2601  
Telephone: (02) 6207 1740  
[www.acat.act.gov.au](http://www.acat.act.gov.au)

If you have any queries concerning the directorate's processing of your request, or would like further information, please contact the TCCS FOI team on (02) 62072987 or email to [tccs.foi@act.gov.au](mailto:tccs.foi@act.gov.au).

Yours sincerely



Kristine Scheul  
Information Officer

12 November 2021

## FREEDOM OF INFORMATION REQUEST SCHEDULE

Please be aware that under the *Freedom of Information Act 2016*, some of the information provided to you will be released to the public through the ACT Government's Open Access Scheme. The Open Access release status column of the table below indicates what documents are intended for release online through open access.

Personal information or business affairs information will not be made available under this policy. If you think the content of your request would contain such information, please inform the contact officer immediately.

Information about what is published on open access is available online at: [https://www.tccs.act.gov.au/about-us/freedom\\_of\\_information/disclosure-log](https://www.tccs.act.gov.au/about-us/freedom_of_information/disclosure-log)

File number		WHAT ARE THE PARAMETERS OF THE REQUEST				
FOI – 21-97		Block 28 Section 19 Campbell				
Ref No	No of Folios	Description	Date	Status	Reason for non-release or deferral	Open Access release status
1	1-3	20180215 - Letter of Design Review amended with correct drawings numbers	15 February 2018	Partial access	Schedule 2, Section 2.2 (a)(ii) Prejudice the Protection of an Individual's Right to Privacy	Documents to be published
2	4-9	20190624 - Email with 2 attachments - Subject - 150404 b28 s19 Campbell Process Variation request	24 June 2019	Partial access	Schedule 2, Section 2.2 (a)(ii) Prejudice the Protection of an Individual's Right to Privacy	
3	10	20190624 - Attachment 1 of 2 - TCCS Dispensation	24 June 2019	Full access	Not applicable	
4	11	20190624 - Attachment 2 of 2 - ACKNOWLEDGEMENT OF FEES - Campbell Section19 Block 28	24 June 2019	Full access	Not applicable	
5	12-18	20210107 - Email with 5 attachments - Subject - 150404 b28 s19 Campbell Process Variation request	7 January 2021	Partial access	Schedule 2, Section 2.2 (a)(ii) Prejudice the Protection of an Individual's Right to Privacy	

6	19	20210107 - Attachment 1 of 5 to email - Subject - TCCS Dispensation	7 January 2021	Full access	Not applicable
7	20-25	20210107 - Attachment 2 of 5 to email - Subject - 13.9.2019 - t Operational Certificate Campbell Section 19 Block 34 (Formerly Block 28)	13 September 2019	Partial access	Schedule 2, Section 2.2 (a)(ii)  Prejudice the Protection of an Individual's Right to Privacy
8	26-34	20210107 - Attachment 3 of 5 to email - 09.12.20 Follow up B28 S19 Campbell - Iskia Development TCCS handovers outstanding	9 December 2020	Partial access	Schedule 2, Section 2.2 (a)(ii)  Prejudice the Protection of an Individual's Right to Privacy
9	35-38	20210107 - Attachment 4 of 5 to email - Appendix E - Landscape Architects drawings	7 January 2021	Partial access	Schedule 2, Section 2.2 (a)(ii)  Prejudice the Protection of an Individual's Right to Privacy
10	39	20210107 - Attachment 5 of 5 (same as attachment 1) to email - TCCS Dispensation	7 January 2021	Partial access	Schedule 2, Section 2.2 (a)(ii)  Prejudice the Protection of an Individual's Right to Privacy



## LETTER OF DESIGN REVIEW

Developer: Hindmarsh Constructions  
 Address: 81 Constitution Avenue Campbell ACT 2617  
 Contact: [REDACTED]  
 Project Title: Campbell Section 19 Block 28 (Stage 2)  
 Consultant: Sellick Consultants P/L  
 Address: PO Box 5005 Braddon ACT 2612  
 Contact: [REDACTED]  
 TCCS Project Lead: Ruwan Abeysekera

Dear [REDACTED]

Date: 15/02/2018

On behalf of the Transport Canberra and City Services (TCCS) Directorate, this Letter of Design Review is issued to confirm acceptance of the Drawings and Documents listed in the Attachment A.

TCCS has carried out selective audits of certain elements of the design only from the documentation submitted. This letter of design review is therefore issued on the basis of the Consultant's certification that each design element prepared by the Consultant complies with the design criteria and the standards. This letter addresses the following design components

Stormwater	X	Driveways	X	Street Lighting	X
Footpaths	X	TCD's	X	Landscape	X

This Letter is issued with the following conditions:

1. Garden plantings (groundcovers and shrubs) to be maintained by Block 28 lessee. Ongoing tree management by TCCS." This is to apply to adjoining planting bed on adjacent park and to any planting bed shown on adjoining verges/government land.
2. At Consolidation Commencement within Operational Acceptance submission, the above "condition1" is to be clearly stated on WAE drawings; also provide any agreement with the lessee; and provide perpetual typical maintenance plan [table] which includes periodic action/checks for: watering, weeding, shrub pruning, fertilising, pest control, mulch top-up, replacement of failed shrubs/groundcovers, and litter picking.



3. The issue of this Letter does not waive or diminish the continuing responsibilities of the Consultant with respect to the suitability and integrity of the design; nor does it absolve the Consultant of continuing obligations under the Standards.
4. Any Landscape Management and Protection Plan (LMPP) submitted have been approved.
5. Should any road closure be proposed, this will be subject to a separate design approval from Roads ACT of a Temporary Traffic Management Plan.
6. Any proposed amendments, that impact on the integrity of the design, shall be resubmitted for assessment by DRC prior to the implementation of such changes.
7. On the satisfactory completion of all design and construction activities, a Certificate of Operational Acceptance will be issued for the project on receipt of all relevant documents as specified in TCCS *Reference 07 - Requirements for Operational Acceptance Submission*.

A handwritten signature in black ink, appearing to read 'Lingam Jatheendran'.

Lingam Jatheendran

On behalf of

**Gabriel Joseph | Senior Manager Development Review and Coordination**  
**Capital works and Development Support | Transport Canberra and City Services Directorate**  
**ACT Government**

Note that the definition of the terms 'Consultant', 'Works' and 'Standards' shall be the same as that given in TCCS Reference Document 6.

**Attachments:**

Attachment A: Drawings and Documentation included in the Letter of Design Review



ATTACHMENT A

## DRAWINGS AND DOCUMENTS INCLUDED IN THE LETTER OF DESIGN REVIEW

### *Civil Drawings*

Drawing Number	Drawing Title	Revision at TCCS submission
L02	General Arrangement Plan (offsite works)	A
L01	Landscape General Arrangement Plan	H
L01.1	Landscape Grading Plan	B
C200.1	Staging Plan	A
C201	External Services Plan and Details	J
C203	External Services Details - 1	E
C204	External Services Details - 2	E
C206	External Services- Storm water Diversion	D
C208	Storm water Long section	C
C210	Services Cross sections	B
C211	Storm water Run-Off from block 29	B
C301	Pavement plan	F
C302	Details Plan 1	E
C303	Driveway Grading plan	E
C304	Driveway Sections - 1	D
C305	Driveway Sections - 2	D
C501	Turning Demonstration Plan 1 – Front collection	D
C502	Turning Demonstration Plan 2 – Rear collection	C
C503	Turning Demonstration Plan 3 – Truck Egress	B
RG 18002	Street Lighting Plan	o
C601	Traffic Control Devices Plan - Demolition	B
C601	Traffic Control Devices Plan - Construction	B
L02.1	Grading Plan (offsite Plan)	B

**Bruan, Nicole**

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**From:** Abeysekera, Ruwan  
**Sent:** Monday, 24 June 2019 4:42 PM  
**To:** [REDACTED]  
**Subject:** FW: 150404 b28 s19 Campbell Process Variation request  
**Attachments:** TCCS Dispensation.pdf; ACKNOWLEDGEMENT OF FEES - Campbell Section19 Block 28.doc

UNCLASSIFIED

Hi [REDACTED],

I think the block and section numbers are incorrect my previous attachment. It Must Section 19 Block 28.

Kind regards,

Ruwan Abeysekera | Compliance Inspection Officer Place Coordination  
Phone 02 62077386 | Email: [ruwan.abeysekera@act.gov.au](mailto:ruwan.abeysekera@act.gov.au)  
Place Coordination and Planning | Transport Canberra and City Services Directorate | ACT Government  
Level 1, 490 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2601 | [www.act.gov.au](http://www.act.gov.au)

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**From:** Abeysekera, Ruwan  
**Sent:** Monday, 24 June 2019 4:25 PM  
**To:** [REDACTED] <[REDACTED]@sellickconsultants.com.au>  
**Cc:** [REDACTED] <[REDACTED]@sellickconsultants.com.au>; TCCS\_PC POSTDACOORD <TCCS.POSTDACOORD@act.gov.au>  
**Subject:** RE: 150404 b28 s19 Campbell Process Variation request

UNCLASSIFIED

Hi [REDACTED],

TCCS can approve the two stages for Operational Acceptance as per the below email and the attached sketch plan. However, the final acceptance must submit as one submission after the defects liability period of both stages. Please complete and send back to me the attached acknowledgement form for stage Operational Acceptance.

Kind regards,

Ruwan Abeysekera | Compliance Inspection Officer Place Coordination  
Phone 02 62077386 | Email: [ruwan.abeysekera@act.gov.au](mailto:ruwan.abeysekera@act.gov.au)  
Place Coordination and Planning | Transport Canberra and City Services Directorate | ACT Government  
Level 1, 490 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2601 | [www.act.gov.au](http://www.act.gov.au)

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**From:** [REDACTED] <[REDACTED]@sellickconsultants.com.au>  
**Sent:** Friday, 21 June 2019 2:49 PM  
**To:** Abeysekera, Ruwan <[Ruwan.Abeysekera@act.gov.au](mailto:Ruwan.Abeysekera@act.gov.au)>  
**Cc:** [REDACTED] <[REDACTED]@sellickconsultants.com.au>  
**Subject:** RE: 150404 b28 s19 Campbell Process Variation request

Hi Ruwan,

Apologies for the delayed response.

The list of works to occur in each stage as follows:

Stage 1:

- The stormwater main running along the western side of the block that drains blocks 26 – 27 to the north of the site;
- All public infrastructure and landscaping along the frontage onto Constitution Avenue and Blamey Crescent;
- Installation of the stormwater sump next to the eastern corner of the site and the connection to the nearby 1800mm main;
- Earthworks within the immediate vicinity of the above stormwater sump
- Replacement of the demolished driveway/vc with landscaping and a KG respectively;

Stage 2:

- All remaining earthworks and landscaping (soft and hard) to the north-east of the site;
- Construction of the spoon drain along the north-eastern boundary and its connection to the stormwater sump near the eastern corner of the site.

Please let me know if you need any additional clarification.

Regards,

  
**Civil Engineer**  
**Sellick Consultants Pty Ltd**



P: 02 6201 0200 F: 02 6247 2203

A: 24 Lonsdale Street, Suite 122 Mode 3, Braddon ACT 2612

E: @sellickconsultants.com.au W: [www.sellickconsultants.com.au](http://www.sellickconsultants.com.au)

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**From:** Abeysekera, Ruwan <[Ruwan.Abeysekera@act.gov.au](mailto:Ruwan.Abeysekera@act.gov.au)>

**Sent:** Tuesday, 11 June 2019 11:44 AM

**To:** @sellickconsultants.com.au>

**Subject:** RE: 150404 b28 s19 Campbell Process Variation request

UNCLASSIFIED

Hi 

There are some stormwater works along the boundary, and not clear stormwater works are in which stage. So, as my previous email, **please list down the stage 2 off-site works** and send back to me.

Kind regards,

Ruwan Abeysekera | Compliance Inspection Officer Place Coordination  
Phone 02 62077386 | Email: [ruwan.abeysekera@act.gov.au](mailto:ruwan.abeysekera@act.gov.au)  
Place Coordination and Planning | Transport Canberra and City Services Directorate | ACT Government  
Level 1, 490 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2601 | [www.act.gov.au](http://www.act.gov.au)

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**From:** [REDACTED] <[\[REDACTED\]@sellickconsultants.com.au](mailto:[REDACTED]@sellickconsultants.com.au)>  
**Sent:** Tuesday, 11 June 2019 9:32 AM  
**To:** Abeysekera, Ruwan <[Ruwan.Abeysekera@act.gov.au](mailto:Ruwan.Abeysekera@act.gov.au)>; [REDACTED] <[\[REDACTED\]@sellickconsultants.com.au](mailto:[REDACTED]@sellickconsultants.com.au)>  
**Subject:** RE: 150404 b28 s19 Campbell Process Variation request

Good Morning Ruwan,

Please find attached a mark up (pink area) of all works that are to be included in stage 2. All over verge works (e.g Constitution Avenue and a small section of Blamey Crescent) will be included in the stage 1 hand over.

Regards,

[REDACTED]  
**Civil Engineer**  
**Sellick Consultants Pty Ltd**



P: 02 6201 0200 F: 02 6247 2203  
A: 24 Lonsdale Street, Suite 122 Mode 3, Braddon ACT 2612  
E: [REDACTED]@sellickconsultants.com.au W: [www.sellickconsultants.com.au](http://www.sellickconsultants.com.au)

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**From:** Abeysekera, Ruwan <[Ruwan.Abeysekera@act.gov.au](mailto:Ruwan.Abeysekera@act.gov.au)>  
**Sent:** Friday, 7 June 2019 9:11 AM  
**To:** [REDACTED] <[\[REDACTED\]@sellickconsultants.com.au](mailto:[REDACTED]@sellickconsultants.com.au)>  
**Cc:** [REDACTED] <[\[REDACTED\]@sellickconsultants.com.au](mailto:[REDACTED]@sellickconsultants.com.au)>  
**Subject:** FW: 150404 b28 s19 Campbell Process Variation request

UNOFFICIAL

Hi [REDACTED],

Thank you for your email and the attached staging plan for Operational Acceptance Submission. It is not very clear which elements are included in stage 2. Please list down the off-site work intended to hand over in stage 2.

Kind regard

Ruwan Abeysekera | Compliance Inspection Officer Place Coordination  
Phone 02 62077386 | Email: [ruwan.abeysekera@act.gov.au](mailto:ruwan.abeysekera@act.gov.au)  
Place Coordination and Planning | Transport Canberra and City Services Directorate | ACT Government  
Level 1, 490 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2601 | [www.act.gov.au](http://www.act.gov.au)

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**From:** Dunn, Maggie  
**Sent:** Thursday, 6 June 2019 4:39 PM  
**To:** Abeysekera, Ruwan <[Ruwan.Abeysekera@act.gov.au](mailto:Ruwan.Abeysekera@act.gov.au)>  
**Cc:** [REDACTED] <[\[REDACTED\]@sellickconsultants.com.au](mailto:[REDACTED]@sellickconsultants.com.au)>; [REDACTED] <[\[REDACTED\]@redboxdesigngroup.com.au](mailto:[REDACTED]@redboxdesigngroup.com.au)>; [REDACTED] <[\[REDACTED\]@hindmarsh.com.au](mailto:[REDACTED]@hindmarsh.com.au)>; [REDACTED] <[\[REDACTED\]@sellickconsultants.com.au](mailto:[REDACTED]@sellickconsultants.com.au)>  
**Subject:** FW: 150404 b28 s19 Campbell Process Variation request

UNOFFICIAL

Ruwan,

Can you please see below request and see if we can agree to the proposed staging?

Regards,

**Maggie Dunn | Operational Coordinator | Place Coordination**  
Place Coordination and Planning | Transport Canberra and City Services | ACT Government  
**Phone: 02 6205 8261** | Email: [maggie.dunn@act.gov.au](mailto:maggie.dunn@act.gov.au)  
490 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601 | [www.act.gov.au](http://www.act.gov.au)

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**From:** [REDACTED] <[\[REDACTED\]@sellickconsultants.com.au](mailto:[REDACTED]@sellickconsultants.com.au)>  
**Sent:** Tuesday, 28 May 2019 5:07 PM  
**To:** TCCS\_PlaceCoord <[TCCS.PlaceCoord@act.gov.au](mailto:TCCS.PlaceCoord@act.gov.au)>  
**Cc:** Dunn, Maggie <[Maggie.Dunn@act.gov.au](mailto:Maggie.Dunn@act.gov.au)>; [REDACTED] <[\[REDACTED\]@sellickconsultants.com.au](mailto:[REDACTED]@sellickconsultants.com.au)>; [REDACTED] <[\[REDACTED\]@redboxdesigngroup.com.au](mailto:[REDACTED]@redboxdesigngroup.com.au)>; [REDACTED] <[\[REDACTED\]@hindmarsh.com.au](mailto:[REDACTED]@hindmarsh.com.au)>  
**Subject:** 150404 b28 s19 Campbell Process Variation request

Dear Place Coordination,

My client is wanting to stage handover of external works. Attached is a sketch indicating the extent of off-site works that is proposed to be deferred for handover until August/September. The remainder of the works is proposed to be handed over in early July.

To do so I seek consent from TCCS and note that fees will apply.

[REDACTED]

Can you please provide entity details including ABN for TCCS to raise an invoice for this?

Any queries, please let me know.

Regards and thanks,

[Redacted Signature]

Civil Director  
Sellick Consultants Pty Ltd



P: 02 6201 0200 F: 02 6247 2203

Canberra: 24 Lonsdale Street, Suite 122 Mode 3, Braddon ACT 2612

Sydney: 99 Mount Street, Suite 1601, Level 16, North Sydney NSW 2060

Brisbane: 410 Queen Street, Level 1, Brisbane QLD 4000

E: [Redacted]@sellickconsultants.com.au W: [www.sellickconsultants.com.au](http://www.sellickconsultants.com.au)

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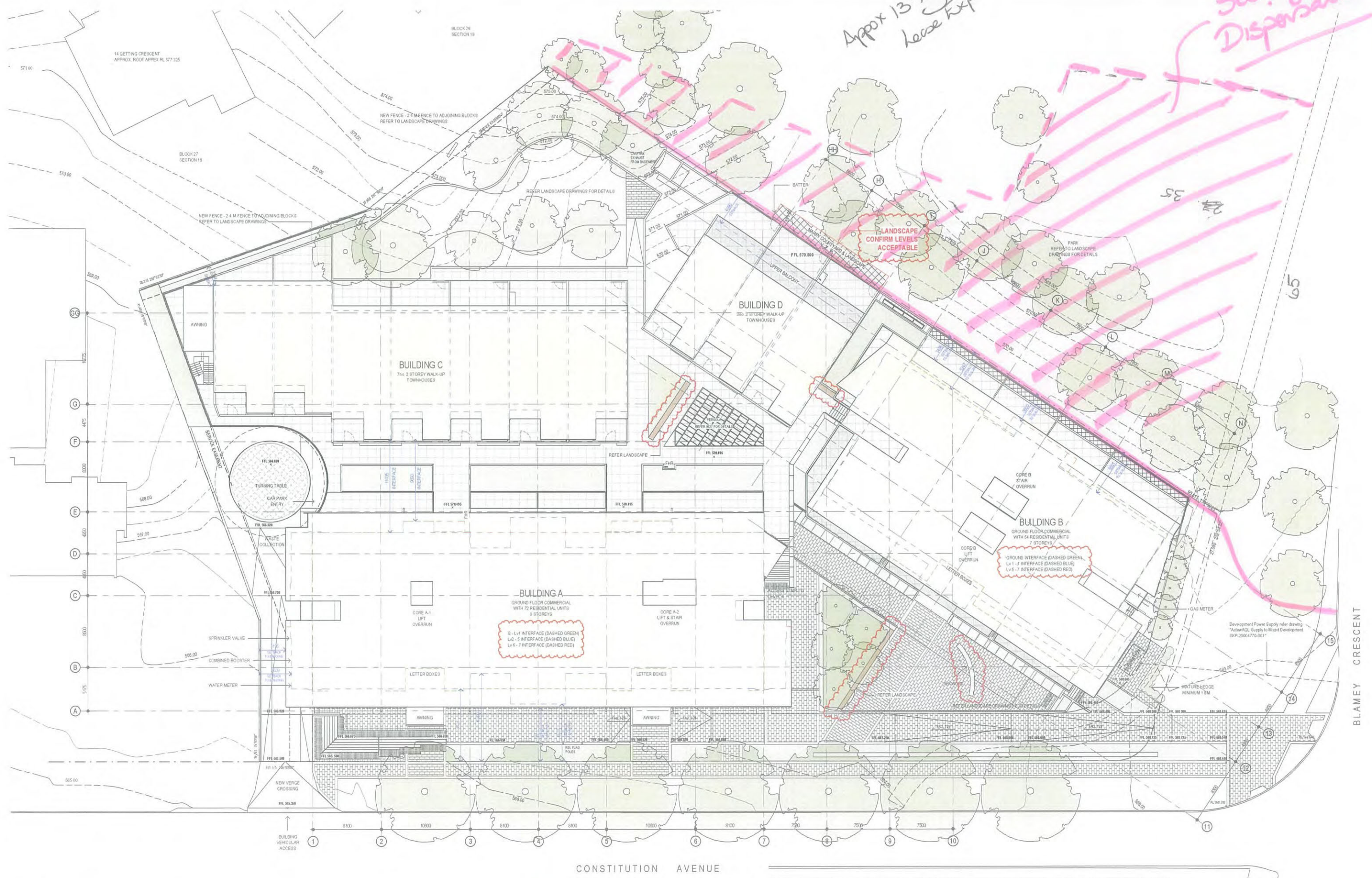
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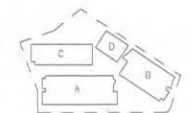
Approx 13<sup>th</sup> August  
Lease Expires

Seeking  
Dispensation



REV	DESCRIPTION	DATE
A	ISSUE FOR COORDINATION	18/07/17
B	ISSUE FOR 30% CONSTRUCTION	07/12/17
C	DRIVEWAY UPDATE & LANDSCAPE COORDINATION	23/01/18
D	ISSUE FOR CONSTRUCTION	27/08/18

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**STEWART ARCHITECTURE**  
 26 MELBOURNE STREET FISHWICK 3209  
 PO BOX 342 MARUJA APT 2002  
 OFFICE@STEWARTARCHITECTURE.COM.AU

PROJECT: ISKIA  
 BLOCK 29 SECTION 19  
 CAMPBELL  
 1510

DRAWING TITLE: PLAN - SITE  
 SCALE: 1:200 @ A1  
 DATE: 2018

DWG: A 002  
 REV: D



### ACKNOWLEDGEMENT OF FEES

Project Title: Campbell Section 19 Block 28

We **(name of the entity which agrees to pay the invoice)** acknowledge the fee of \$3382.50 for the staged submission.

Contact name

[Redacted]

On behalf of *(enter the name of the entity)*

[Redacted]

Signature

[Redacted]

Date

[Redacted]

**Invoice details;**

- Customer billing contact; [Redacted]
- Customer phone; [Redacted]
- Customer email; [Redacted]
- Address ; [Redacted]
- ABN number; [Redacted]

**Bruan, Nicole**

---

**From:** Jatheendran, Lingam  
**Sent:** Thursday, 7 January 2021 3:07 PM  
**To:** [REDACTED]@hindmarsh.com.au  
**Cc:** [REDACTED]; Hauzer, Angela; Abeysekera, Ruwan  
**Subject:** FW: 150404 b28 s19 Campbell Process Variation request  
**Attachments:** TCCS Dispensation.pdf; Appendix E - Landscape Architects drawings.pdf; Operational Certificate Campbell Section 19 Block 34 (Formerly Block 28).pdf; TCCS Dispensation.pdf; FW: FOLLOW UP: B28 S19 Campbell - Iskia development TCCS handovers outstanding

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

UNCLASSIFIED

Hi [REDACTED]

Reference your email to [REDACTED] dated 9 December 2020 (attached above), I am forwarding the necessary documents for you to figure out the outstanding works at the above location. Completion of these remaining works are very important not only to issue the Final Acceptance Certificate for this project but also to fulfill the commitments given to the residents regarding the offsite works in the adjoining Open Land.

Further you will note that the Operational Acceptance for Stage 1 of the works (excluding the offsite works in the open area) was issued in September 2019. The developer has completely abandon the site since then. Please therefore we shall be glad if you could take action and complete the outstanding works as early as possible to avoid further implications. Should you need any further assistance please contact me.

Thank you for your cooperation on this matter.

Regards

Lingam Jatheendran  
 MEngSc FIEAust CPEng EngExec NER  
 Senior Director  
 Design Review and Asset Acceptance  
 Phone 02 6207 6592 | Email: [Lingam.Jatheendran@act.gov.au](mailto:Lingam.Jatheendran@act.gov.au)  
 Development Coordination Branch | Transport Canberra and City Services Directorate | **ACT Government**  
 490, Northbourne Avenue, Dickson, GPO Box 158 Canberra ACT 2601 | [www.act.gov.au](http://www.act.gov.au)

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---

**From:** Jatheendran, Lingam <Lingam.Jatheendran@act.gov.au>  
**Sent:** Sunday, 19 July 2020 7:37 PM  
**To:** [REDACTED]@sellickconsultants.com.au>  
**Cc:** Abeysekera, Ruwan <Ruwan.Abeysekera@act.gov.au>; Hauzer, Angela <Angela.Hauzer@act.gov.au>; Noble, Richard <Richard.Noble@act.gov.au>  
**Subject:** FW: 150404 b28 s19 Campbell Process Variation request  
**Importance:** High

UNCLASSIFIED

Hi [REDACTED]

Please see the chain of communication between [REDACTED] of your office and Ruwan Abeysekera of TCCS. As you may be aware TCCS issued the Operational Acceptance for the Stage 1 of the offsite works for the above development in September 2019. To date you have not come back for operational acceptance for the Stage 2 works. Further TCCS has received several complaints from members of public regarding the incomplete works in the open land adjoining this block.

Could you please therefore take action to complete the works listed under Stage 2 and lodge the submission for our assessment without any further delay. The connected emails are attached for your information.

Thank you for your assistance on this matter.

Regards

Lingam Jatheendran  
 MEngSc FIEAust CPEng EngExec NER  
 Senior Director  
 Development and Design Review  
 Phone 02 6207 6592 | Email: [Lingam.Jatheendran@act.gov.au](mailto:Lingam.Jatheendran@act.gov.au)  
 Development Coordination Branch | Transport Canberra and City Services Directorate | ACT Government  
 490, Northbourne Avenue, Dickson, GPO Box 158 Canberra ACT 2601 | [www.act.gov.au](http://www.act.gov.au)

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---

**From:** Abeysekera, Ruwan  
**Sent:** Monday, 24 June 2019 4:25 PM  
**To:** [REDACTED]@sellickconsultants.com.au>  
**Cc:** [REDACTED]@sellickconsultants.com.au>; TCCS\_PC POSTDACOORD  
 <[TCCS.POSTDACOORD@act.gov.au](mailto:TCCS.POSTDACOORD@act.gov.au)>  
**Subject:** RE: 150404 b28 s19 Campbell Process Variation request

UNCLASSIFIED

Hi [REDACTED]

TCCS can approve the two stages for Operational Acceptance as per the below email and the attached sketch plan. However, the final acceptance must submit as one submission after the defects liability period of both stages. Please complete and send back to me the attached acknowledgement form for stage Operational Acceptance.

Kind regards,

Ruwan Abeysekera | Compliance Inspection Officer Place Coordination  
 Phone 02 62077386 | Email: [ruwan.abeysekera@act.gov.au](mailto:ruwan.abeysekera@act.gov.au)  
 Place Coordination and Planning | Transport Canberra and City Services Directorate | ACT Government  
 Level 1, 490 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2601 | [www.act.gov.au](http://www.act.gov.au)

**From:** [REDACTED]@sellickconsultants.com.au>  
**Sent:** Friday, 21 June 2019 2:49 PM  
**To:** Abeysekera, Ruwan <Ruwan.Abeysekera@act.gov.au>  
**Cc:** [REDACTED]@sellickconsultants.com.au>  
**Subject:** RE: 150404 b28 s19 Campbell Process Variation request

Hi Ruwan,

Apologies for the delayed response.

The list of works to occur in each stage as follows:

Stage 1:

- The stormwater main running along the western side of the block that drains blocks 26 – 27 to the north of the site;
- All public infrastructure and landscaping along the frontage onto Constitution Avenue and Blamey Crescent;
- Installation of the stormwater sump next to the eastern corner of the site and the connection to the nearby 1800mm main;
- Earthworks within the immediate vicinity of the above stormwater sump
- Replacement of the demolished driveway/vc with landscaping and a KG respectively;

Stage 2:

- All remaining earthworks and landscaping (soft and hard) to the north-east of the site;
- Construction of the spoon drain along the north-eastern boundary and its connection to the stormwater sump near the eastern corner of the site.

Please let me know if you need any additional clarification.

Regards,

[REDACTED]  
**Civil Engineer**  
**Sellick Consultants Pty Ltd**



P: 02 6201 0200 F: 02 6247 2203  
A: 24 Lonsdale Street, Suite 122 Mode 3, Braddon ACT 2612  
E: [REDACTED]@sellickconsultants.com.au W: [www.sellickconsultants.com.au](http://www.sellickconsultants.com.au)

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**From:** Abeysekera, Ruwan <[Ruwan.Abeysekera@act.gov.au](mailto:Ruwan.Abeysekera@act.gov.au)>  
**Sent:** Tuesday, 11 June 2019 11:44 AM  
**To:** [REDACTED] <[\[REDACTED\]@sellickconsultants.com.au](mailto:[REDACTED]@sellickconsultants.com.au)>  
**Subject:** RE: 150404 b28 s19 Campbell Process Variation request

UNCLASSIFIED

Hi [REDACTED]

There are some stormwater works along the boundary, and not clear stormwater works are in which stage. So, as my previous email, **please list down the stage 2 off-site works** and send back to me.

Kind regards,

Ruwan Abeysekera | Compliance Inspection Officer Place Coordination  
Phone 02 62077386 | Email: [ruwan.abeysekera@act.gov.au](mailto:ruwan.abeysekera@act.gov.au)  
Place Coordination and Planning | Transport Canberra and City Services Directorate | ACT Government  
Level 1, 490 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2601 | [www.act.gov.au](http://www.act.gov.au)

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---

**From:** [REDACTED] <[\[REDACTED\]@sellickconsultants.com.au](mailto:[REDACTED]@sellickconsultants.com.au)>  
**Sent:** Tuesday, 11 June 2019 9:32 AM  
**To:** Abeysekera, Ruwan <[Ruwan.Abeysekera@act.gov.au](mailto:Ruwan.Abeysekera@act.gov.au)>; [REDACTED] <[\[REDACTED\]@sellickconsultants.com.au](mailto:[REDACTED]@sellickconsultants.com.au)>  
**Subject:** RE: 150404 b28 s19 Campbell Process Variation request

Good Morning Ruwan,

Please find attached a mark up (pink area) of all works that are to be included in stage 2. All over verge works (e.g Constitution Avenue and a small section of Blamey Crescent) will be included in the stage 1 hand over.

Regards,

[REDACTED]  
**Civil Engineer**  
**Sellick Consultants Pty Ltd**



P: 02 6201 0200 F: 02 6247 2203  
A: 24 Lonsdale Street, Suite 122 Mode 3, Braddon ACT 2612  
[REDACTED] <[sellickconsultants.com.au](http://sellickconsultants.com.au)> W: [www.sellickconsultants.com.au](http://www.sellickconsultants.com.au)

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**From:** Abeysekera, Ruwan <[Ruwan.Abeysekera@act.gov.au](mailto:Ruwan.Abeysekera@act.gov.au)>  
**Sent:** Friday, 7 June 2019 9:11 AM  
**To:** [REDACTED] <[\[REDACTED\]@sellickconsultants.com.au](mailto:[REDACTED]@sellickconsultants.com.au)>  
**Cc:** [REDACTED] <[\[REDACTED\]@sellickconsultants.com.au](mailto:[REDACTED]@sellickconsultants.com.au)>  
**Subject:** FW: 150404 b28 s19 Campbell Process Variation request

UNOFFICIAL

Hi [REDACTED]

Thank you for your email and the attached staging plan for Operational Acceptance Submission. It is not very clear which elements are included in stage 2. Please list down the off-site work intended to hand over in stage 2.

Kind regard

Ruwan Abeysekera | Compliance Inspection Officer Place Coordination  
Phone 02 62077386 | Email: [ruwan.abeysekera@act.gov.au](mailto:ruwan.abeysekera@act.gov.au)  
Place Coordination and Planning | Transport Canberra and City Services Directorate | ACT Government  
Level 1, 490 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2601 | [www.act.gov.au](http://www.act.gov.au)

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Hi [REDACTED]

Further to your email dated 9 December 2020 to [REDACTED] regarding the extent of the outstanding works, please see the attached documents and the chain of emails. We have received several complaints from the residents in area regarding the current status of the adjoining open land. Please note that no final acceptance for this development has not yet been issued.

---

**From:** Dunn, Maggie  
**Sent:** Thursday, 6 June 2019 4:39 PM  
**To:** Abeysekera, Ruwan <[Ruwan.Abeysekera@act.gov.au](mailto:Ruwan.Abeysekera@act.gov.au)>  
**Cc:** [REDACTED] <[\[REDACTED\]@sellickconsultants.com.au](mailto:[REDACTED]@sellickconsultants.com.au)>; [REDACTED] <[\[REDACTED\]@redboxdesigngroup.com.au](mailto:[REDACTED]@redboxdesigngroup.com.au)>; [REDACTED] <[\[REDACTED\]@hindmarsh.com.au](mailto:[REDACTED]@hindmarsh.com.au)>; [REDACTED] <[\[REDACTED\]@sellickconsultants.com.au](mailto:[REDACTED]@sellickconsultants.com.au)>  
**Subject:** FW: 150404 b28 s19 Campbell Process Variation request

UNOFFICIAL

Ruwan,

Can you please see below request and see if we can agree to the proposed staging?

Regards,

**Maggie Dunn | Operational Coordinator | Place Coordination**  
Place Coordination and Planning | Transport Canberra and City Services | ACT Government  
**Phone: 02 6205 8261** | Email: [maggie.dunn@act.gov.au](mailto:maggie.dunn@act.gov.au)  
490 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601 | [www.act.gov.au](http://www.act.gov.au)

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---

From: [REDACTED]@sellickconsultants.com.au>  
Sent: Tuesday, 28 May 2019 5:07 PM  
To: TCCS\_PlaceCoord <TCCS.PlaceCoord@act.gov.au>  
Cc: Dunn, Maggie <Maggie.Dunn@act.gov.au>; [REDACTED]@sellickconsultants.com.au>; [REDACTED]  
[REDACTED]@redboxdesigngroup.com.au>; [REDACTED]@hindmarsh.com.au  
Subject: 150404 b28 s19 Campbell Process Variation request

Dear Place Coordination,

My client is wanting to stage handover of external works. Attached is a sketch indicating the extent of off-site works that is proposed to be deferred for handover until August/September. The remainder of the works is proposed to be handed over in early July.

To do so I seek consent from TCCS and note that fees will apply.

[REDACTED]

Can you please provide entity details including ABN for TCCS to raise an invoice for this?

Any queries, please let me know.

Regards and thanks,

[REDACTED]

Civil Director  
Sellick Consultants Pty Ltd



P: 02 6201 0200 F: 02 6247 2203  
Canberra: 24 Lonsdale Street, Suite 122 Mode 3, Braddon ACT 2612  
Sydney: 99 Mount Street, Suite 1601, Level 16, North Sydney NSW 2060  
Brisbane: 410 Queen Street, Level 1, Brisbane QLD 4000  
E: [REDACTED]@sellickconsultants.com.au W: [www.sellickconsultants.com.au](http://www.sellickconsultants.com.au)

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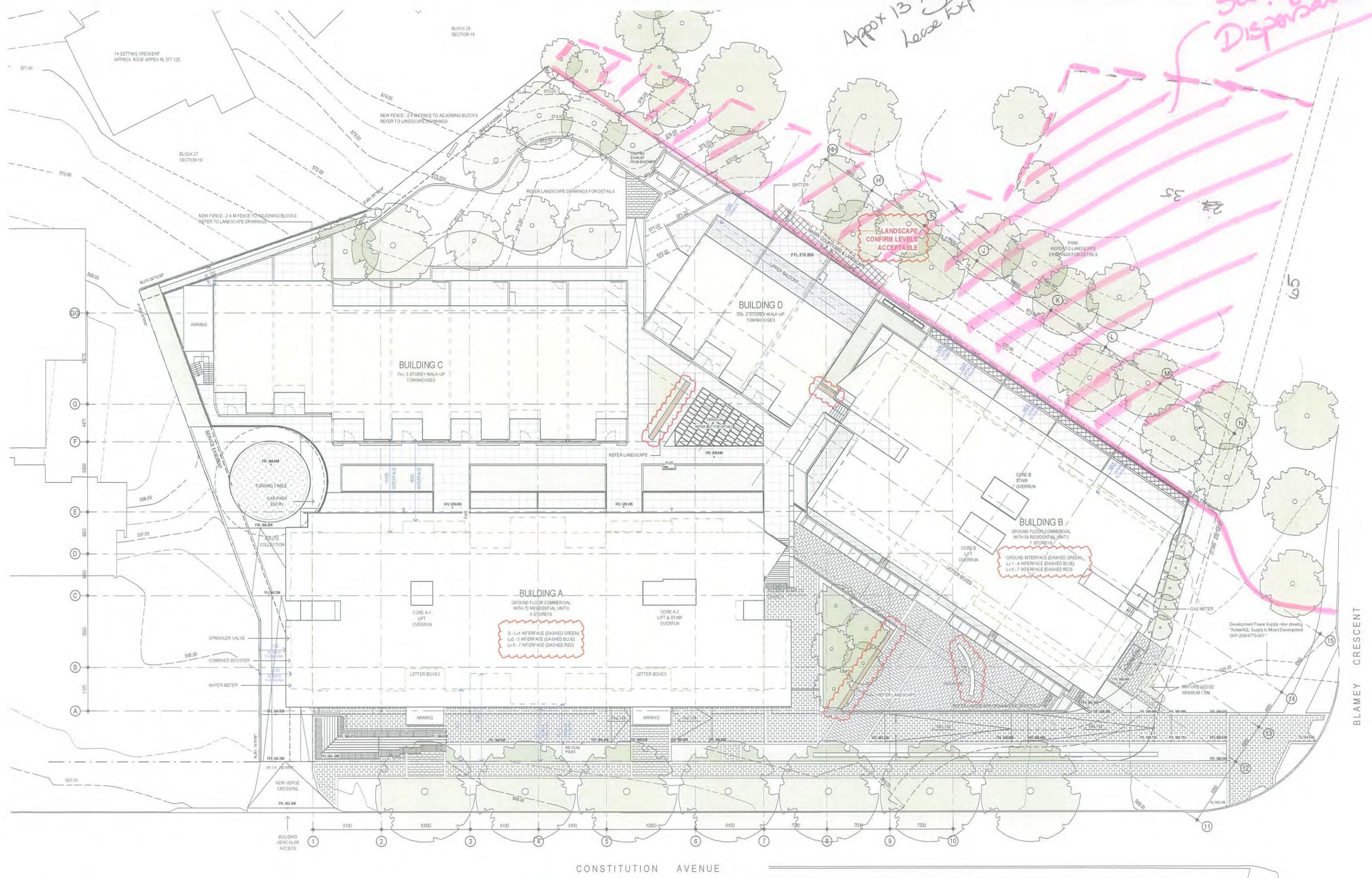
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Approx 13<sup>th</sup> August  
Lease Expiry

Seeking  
Dispensation

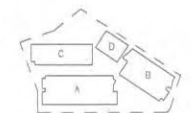


CONSTITUTION AVENUE

BLAMEY CRESCENT

REV	DESCRIPTION	DATE
A	ISSUE FOR COORDINATION	18/07/17
B	ISSUE FOR 30% CONSTRUCTION	07/12/17
C	DRIVEWAY UPDATE & LANDSCAPE COORDINATION	23/01/18
D	ISSUE FOR CONSTRUCTION	27/08/18

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**STEWART ARCHITECTURE**  
 26 MELBURA STREET FISHWICK 2608  
 PO BOX 342 MANUKA ACT 2603  
 OFFICE@STEWARTARCHITECTURE.COM.AU

PROJECT: ISKIA  
 BLOCK 29 SECTION 19  
 CAMPBELL  
 1510

DRAWING TITLE: PLAN - SITE  
 SCALE: 1:200 @ A1  
 DATE: 2018

DWG: A 002  
 REV: D



**ACT**  
Government

## CERTIFICATE OF OPERATIONAL ACCEPTANCE

Developer/Client: Foursticks  
Address: Level1 41/65 Constitution Avenue Campbell ACT 2612  
Contact: [REDACTED]  
Consultant Name: Sellick Consultants  
Address: PO Box 5005, Braddon ACT 2612  
Contact: [REDACTED]  
Project Title: Campbell Section 19 Block 34 (Formerly Block 28)  
TCCS Project Lead: Anand Joshi

Dear [REDACTED]

Date: 13/09/2019

On behalf of the Transport Canberra and City Services (TCCS) Directorate, this *Certificate of Operational Acceptance* is issued in accordance with "Letter of Design Review" on 15/02/2018 to confirm TCCS acceptance of the Offsite Works subject to the completion of all outstanding works identified in Attachment A to the satisfaction of TCCS.

The defects liability period for the offsite works commence and is due for Final Acceptance in the week commencing 12 months from date of this certificate. The Applicant is to confirm in writing that all items listed in Attachment A have been closed out when requesting the Certificate of Final Acceptance.

Kind Regards,

Chandra Chandramohan | Assistant Director

Development and Design Review | Transport Canberra and City Services | ACT Government

Note that the definition of the terms 'Operational Acceptance', 'Consultant' and 'Works' shall be the same as that given in TCCS Reference Document 7.

### Attachments:

Attachment A: List of Outstanding Works

Attachment B: Conditions for Final Acceptance

## LIST OF OUTSTANDING WORKS

- As per the Waste Code maximum 3% gradient is allowed on hopper pad/collection area. The gradient in front of the waste enclosure' roller door and the turntable is 5% and is therefore non-complaint with Waste Code. The gradient must be rectified.
- Appendix 7-2 of the Waste Code requires a hopper pad size of a minimum of 2.4m x 2.4m. The distance from the column next to the waste enclosure roller door and the turntable is 2.1m and is non-compliant with the Waste Code. A waste truck will have to visit the site to test whether a hopper can be loaded.
- The turntable should have a manual override in case of turntable malfunction. If the turntable cannot be retrofitted with a manual override function, the Operational Acceptance must detail a contingency plan how vehicles will be maintained and how quickly the turntable must be made operational.
- The applicant to provide a traffic management plan for when access to the site is blocked when using the turntable or if turntable is broken. There needs to be a plan in place as no manual override is in place.
- The turntable controls must be installed so that unauthorised persons cannot activate the turntable while the waste contractor is on the turntable.
- To be able to collect waste, the waste truck would have to reverse toward the residential garage/wall. Wheel stops may assist in stopping the truck reversing into the garage/wall therefore, wheel stops to be provided.
- As the turntable only has a diameter of 9m, the turntable must have painted markings to show the position of wheels to avoid overshooting the turntable.
- Grassing coverage was non-existent at the time of inspection. The bitumen straw mulch has been newly laid and due to the time of year has yet to germinate. Due to the 12 months consolidation period it is expected that the grass will germinate during the spring period and be acceptable at handover in 12 months' time.
- Intersection line marking fronting the development to be repainted (This is not a defect as a good will gesture developer agree on site inspection to repaint).
- Verge to remain closed to public under current approved TTM until 07/10/2019 to complete the segmental paving works on footpath.

As agreed by developer/consultant email dated 05/09/2019 that all above waste related defects will be reassessed on waste truck trial test and any modification suggested in a report will be attended by developer/consultant.

## CONDITIONS FOR FINAL ACCEPTANCE



Note that the issue of a *Certificate of Final Acceptance* at the completion of the defects liability period requires the following:

1. Satisfactory submission of WAE Drawings and test certificates which were not included in the *Certificate of Operational Acceptance* or for any rectification works carried out during the defects liability period.
2. Certification and evidence by the Consultant that all the backfilled trenches were regularly monitored for any settlement or defects and made good if necessary, during the defects liability period.
3. All Outstanding Works listed in Attachment A are completed to the satisfaction of TCCS

## Joshi, Anand

---

**From:** [REDACTED]@sellickconsultants.com.au>  
**Sent:** Thursday, 5 September 2019 2:42 PM  
**To:** Joshi, Anand  
**Cc:** [REDACTED]  
**Subject:** 150404 RE: Campbell Section 19 Block 34 - Operational Comments  
**Attachments:** IMG\_0897.JPG

Good afternoon Anand,

Further to my previous email and our phone conversation, I offer this consolidated email.

Per your request to liaise directly with [REDACTED] of Suez regarding waste truck trial test. We are happy to liaise directly with [REDACTED] on the trial test, however it is likely this will take a bit of time and we have no influence over when Suez will attend the site. As was discussed with ACT NoWaste on site by my client at the time of OA inspection, on behalf of my client I seek issue of the OA certificate with a condition that the trial test be undertaken and any necessary modifications or enhancements included as a result of the test. This will enable the UTAR process to commence and not cause unnecessary and significant holding cost to my client. I trust TCCS will be able to do this given the direct commitment to working with the contractor and ACT NoWaste at the time of the OA inspection.

Per your email below, I offer the following response in corresponding order:

1. It is noted that this 5% grade is approximately 1m long and not considered to be an excessive challenge to WH&S conditions and is something that can be discussed with the contractor on site as part of the trial.
2. It is believed that the 4m roll out distance permits the hopper to be transported past this point. Again, something as noted below which can be assessed at the trial.
3. I am awaiting advice from the supplier on this point and will advise accordingly
4. A traffic management plan can be prepared and issued to residents via the body corporate. Essentially the plan will note that resident vehicles are to give way to the waste collection vehicles. In the event of a truck having to reverse out, a spotter will be required to check traffic conditions for the driver to advise when it is safe to egress the site. Please advise if there is anything specific Act NoWaste wants included in this plan.
5. There is no known mandatory requirement for key pad operation only. It was explained on site that the turntable was not able to be retro-fitted with a key pad as this would void the product warranty. I discussed this on site with ACT NoWaste and left the meeting with the understanding that the agreed alternative was to install a key lock box with a key pad that would hold the key to operate the turntable. That way only a code would be required to enable operation of the system and the key could remain on site. Is there any substantive reason why this proposal is not considered acceptable?
6. Something which can be assessed at the trial and implemented afterwards if required.
7. Something which can be assessed at the trial and implemented afterwards if required. The contractor will have to advise what they want at the time of the trial, if anything at all.
8. Complete
9. Complete
10. Noted

In addition, I note that

- a) The communications pit beside the driveway has been relocated. Refer attached photo.
- b) Refreshing of the intersection line marking as requested by TCCS has been booked for 14/9/2019
- c) Crack sealing of road pavement is in the process of being arranged. I do not have a booking date as yet.

With the above noted, I again request that OA be issued with resolution of waste servicing to be achieved over the coming 6 weeks to allow the UTAR process to proceed and sufficient time to organise Suez trial lift and implementation of any agreed/required modifications/enhancements.

I look forward to your reply.

Regards and thanks,

**From:** Joshi, Anand <Anand.Joshi@act.gov.au>  
**Sent:** Wednesday, 4 September 2019 12:33 PM  
**To:** [REDACTED]@sellickconsultants.com.au>  
**Cc:** [REDACTED]@hindmarsh.com.au>  
**Subject:** Campbell Section 19 Block 34 - Operational Comments

UNCLASSIFIED

Hi [REDACTED]

Thanks for giving us an opportunity to walkthrough on Campbell Section 19 Block 34.  
Please see below our comments in addition to your listed comments in email dated 30/08/2019.

1. The Waste Code states that the maximum gradient allowed on hopper pad/collection area must not exceed 3%. The gradient in front of the waste enclosure's roller door and the turntable is 5% and is therefore non-compliant with the Waste Code. The gradient must be rectified as not to exceed 3%.
2. Appendix 7-2 of the 2016 Waste Code requires a hopper pad size of a minimum of 2.4m x 2.4m. The distance from the column next to the waste enclosure roller door and the turntable is 2.1m and is non-compliant with the Waste Code. A waste truck will have to visit the site to test whether a hopper can be loaded.
3. The turntable should have a manual override in case of turntable malfunction. If the turntable cannot be retrofitted with a manual override function, the Operational Acceptance must detail a contingency plan how vehicles will be removed from the turntable within the hour, how access for residents and commercial vehicles will be maintained and how quickly the turntable must be made operational.
4. The applicant to provide a traffic management plan for when access to the site is blocked when using the turntable or if the turntable is broken. There needs to be a plan in place as no manual override is in place.
5. The turntable controls must have a keypad so that the waste contractor can activate the turntable without using a key. A fail-safe must be installed so that unauthorised persons cannot activate the turntable while the waste contractor is on the turntable.
6. To be able to collect waste, the waste truck would have to reverse toward the residential garage/wall. There is little room to reverse. Wheel stops may assist in stopping the truck reversing into the garage/wall. Positioning of wheel stops, if required, can be determined when the Territory's waste contractor conducts their on-site test.
7. As the turntable only has a diameter of 9m, the turntable must have painted markings to show the position of wheels to avoid overshooting the turntable.
8. Top up mulch next to footpath.
9. Reform all tree watering soil rings where required. Work started during site inspection.
10. Grassing coverage was non-existent at the time of inspection. The bitumen straw mulch has been newly laid and due to the time of year has yet to germinate. Due to the 12 month consolidation period it is expected that the grass will germinate during the spring period and be acceptable at handover in 12 months' time.

Regards,

**ANAND JOSHI | MIEAust |**  
**Manager – Infrastructure Planning**

**Development and Design Review**

**PHONE 02 6205 4934 | EMAIL: [anand.joshi@act.gov.au](mailto:anand.joshi@act.gov.au)**

**Transport Canberra and City Services Directorate | ACT Government**

**490 Northbourne Avenue, Dickson | GPO Box 158 ACT 2601 | [www.act.gov.au](http://www.act.gov.au)**

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**Bruan, Nicole**

---

**From:** Jatheendran, Lingam  
**Sent:** Thursday, 7 January 2021 2:37 PM  
**To:** Jatheendran, Lingam  
**Subject:** FW: FOLLOW UP: B28 S19 Campbell - Iskia development TCCS handovers outstanding

UNCLASSIFIED

---

**From:** [REDACTED] <[\[REDACTED\]@sellickconsultants.com.au](mailto:[REDACTED]@sellickconsultants.com.au)>  
**Sent:** Wednesday, 9 December 2020 10:30 AM  
**To:** Jatheendran, Lingam <[Lingam.Jatheendran@act.gov.au](mailto:Lingam.Jatheendran@act.gov.au)>  
**Cc:** Hauzer, Angela <[Angela.Hauzer@act.gov.au](mailto:Angela.Hauzer@act.gov.au)>  
**Subject:** FW: 150404 b28 s19 Campbell Process Variation request

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Good morning Lingam,

Please see response from Hindmarsh below.

I will be in touch with you as soon as they come back to me.

Regards,

[REDACTED]

---

**From** [REDACTED] <[\[REDACTED\]@hindmarsh.com.au](mailto:[REDACTED]@hindmarsh.com.au)>  
**Sent:** Wednesday, 9 December 2020 6:59 AM  
**To:** [REDACTED] <[\[REDACTED\]@sellickconsultants.com.au](mailto:[REDACTED]@sellickconsultants.com.au)>  
**Subject:** RE: 150404 b28 s19 Campbell Process Variation request

Hi [REDACTED]

I had a look at the area in question and I will obtain some background information to get me up to speed. I understand that this matter needs to be closed out and I will attend to this.

In the interim if I have any questions I will give you a call.

Regards



[REDACTED]  
State Construction Manager (ACT)  
M [REDACTED]

T 02 6129 1501 F 02 6247 8898  
65 Constitution Avenue, Campbell ACT 2612 Australia  
[REDACTED]@hindmarsh.com.au  
[www.hindmarsh.com.au](http://www.hindmarsh.com.au)

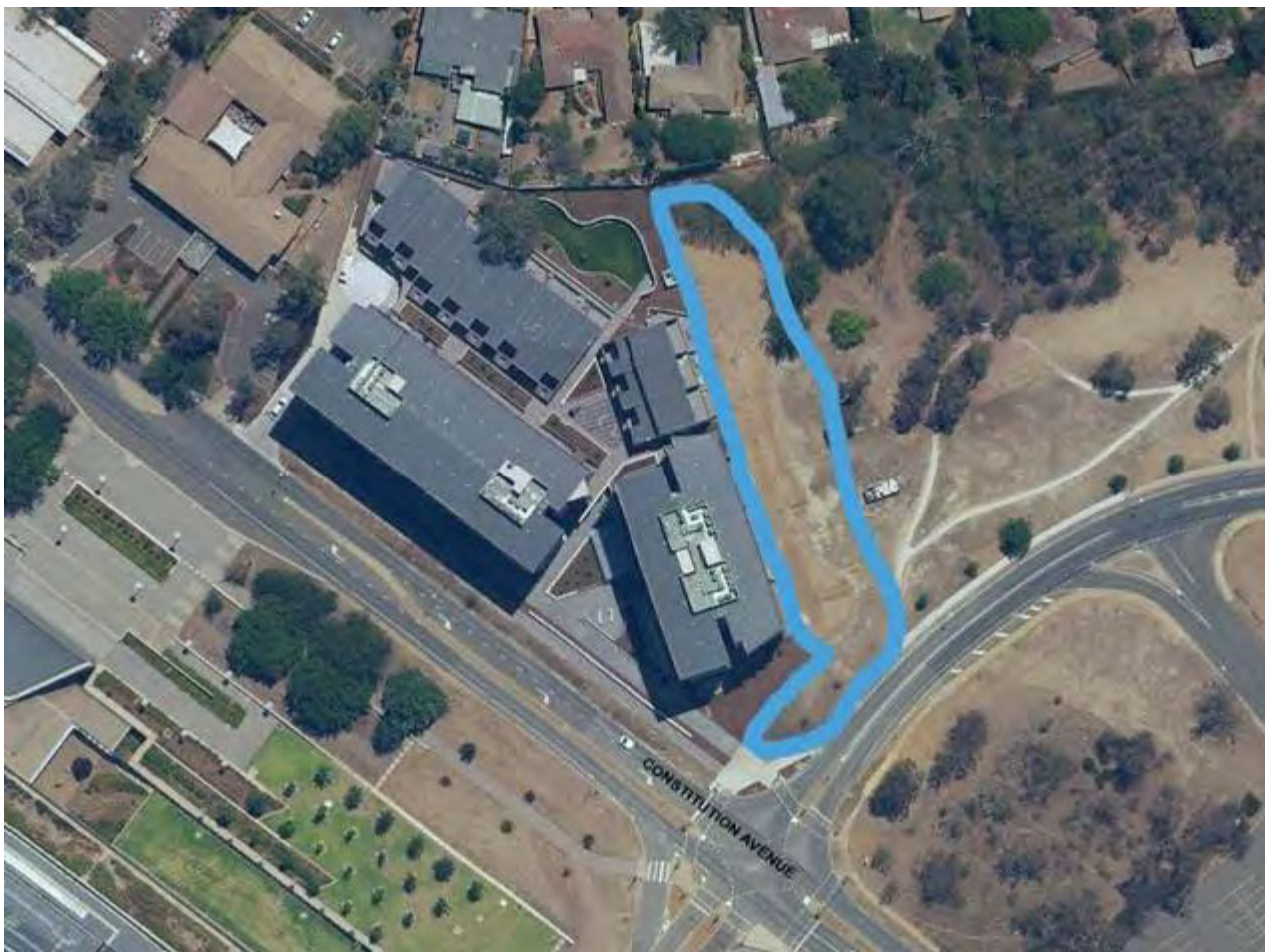


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**From:** [REDACTED]@sellickconsultants.com.au>  
**Sent:** Tuesday, 8 December 2020 5:51 PM  
**To:** [REDACTED]@hindmarsh.com.au>  
**Subject:** FW: 150404 b28 s19 Campbell Process Variation request  
**Importance:** High

Good afternoon [REDACTED]

Thanks for taking my call to discuss this matter. It relates to the area highlighted below in blue.



This area was held over as a second stage for operational acceptance, for which approval was obtained, however to date finalisation of the works and WAE submission has not occurred.

Despite following up the matter remains outstanding which I understand is attributable to change in staff. Could you please review and advise on Hindmarsh' steps to close the matter out as soon as possible please.

I would be happy to meet with you and run through the history to bring you up to speed should you wish, just let me know.

Regards and thanks,

██████████.

---

**From:** Jatheendran, Lingam <[Lingam.Jatheendran@act.gov.au](mailto:Lingam.Jatheendran@act.gov.au)>  
**Sent:** Tuesday, 8 December 2020 4:05 PM  
**To:** ██████████@sellickconsultants.com.au>  
**Cc:** Hauzer, Angela <[Angela.Hauzer@act.gov.au](mailto:Angela.Hauzer@act.gov.au)>  
**Subject:** FW: 150404 b28 s19 Campbell Process Variation request  
**Importance:** High

UNCLASSIFIED

Hi ██████████

It appears that no progress has been made with respect to the completion of the outstanding works identified within Stage 2 of the above project. Today also we have received complaints from the residents regarding the unsafe nature of the park adjoining the development which was supposed to be maintained as part of Stage 2 works of this project.

It has become necessary to take action on the above issue. If you are unable to get the work done by the consultant could you please send me the details of the contact person in Hindmarsh Group for us to take further action on this issue.

An early reply on this is much appreciated please.

Regards

Lingam Jatheendran  
MEngSc FIEAust CPEng EngExec NER  
Senior Director  
Design Review and Asset Acceptance  
Phone 02 6207 6592 | Email: [Lingam.Jatheendran@act.gov.au](mailto:Lingam.Jatheendran@act.gov.au)  
Development Coordination Branch | Transport Canberra and City Services Directorate | ACT Government  
490, Northbourne Avenue, Dickson, GPO Box 158 Canberra ACT 2601 | [www.act.gov.au](http://www.act.gov.au)

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---

**From:** ██████████@sellickconsultants.com.au>  
**Sent:** Monday, 20 July 2020 6:47 AM  
**To:** Jatheendran, Lingam <[Lingam.Jatheendran@act.gov.au](mailto:Lingam.Jatheendran@act.gov.au)>  
**Cc:** Abeysekera, Ruwan <[Ruwan.Abeysekera@act.gov.au](mailto:Ruwan.Abeysekera@act.gov.au)>; Hauzer, Angela <[Angela.Hauzer@act.gov.au](mailto:Angela.Hauzer@act.gov.au)>; Noble, Richard <[Richard.Noble@act.gov.au](mailto:Richard.Noble@act.gov.au)>  
**Subject:** RE: 150404 b28 s19 Campbell Process Variation request

Good morning Lingam,

I have previously prompted my client for this information. One of the issues was WAE survey of the earth mound and conformance to ensure compliance with the flood study.

I know that there have been a number of changes at Hindmarsh with respect to structure so maybe this has been forgotten so I will follow up today.

Cheers,

From: Jatheendran, Lingam <[Lingam.Jatheendran@act.gov.au](mailto:Lingam.Jatheendran@act.gov.au)>  
 Sent: Sunday, 19 July 2020 7:37 PM  
 To: [REDACTED] <[\[REDACTED\]@sellickconsultants.com.au](mailto:[REDACTED]@sellickconsultants.com.au)>  
 Cc: Abeysekera, Ruwan <[Ruwan.Abeysekera@act.gov.au](mailto:Ruwan.Abeysekera@act.gov.au)>; Hauzer, Angela <[Angela.Hauzer@act.gov.au](mailto:Angela.Hauzer@act.gov.au)>; Noble, Richard <[Richard.Noble@act.gov.au](mailto:Richard.Noble@act.gov.au)>  
 Subject: FW: 150404 b28 s19 Campbell Process Variation request  
 Importance: High

UNCLASSIFIED

Hi [REDACTED]

Please see the chain of communication between [REDACTED] of your office and Ruwan Abeysekera of TCCS. As you may be aware TCCS issued the Operational Acceptance for the Stage 1 of the offsite works for the above development in September 2019. To date you have not come back for operational acceptance for the Stage 2 works. Further TCCS has received several complaints from members of public regarding the incomplete works in the open land adjoining this block.

Could you please therefore take action to complete the works listed under Stage 2 and lodge the submission for our assessment without any further delay. The connected emails are attached for your information.

Thank you for your assistance on this matter.

Regards

Lingam Jatheendran  
 MEngSc FIEAust CPEng EngExec NER  
 Senior Director  
 Development and Design Review  
 Phone 02 6207 6592 | Email: [Lingam.Jatheendran@act.gov.au](mailto:Lingam.Jatheendran@act.gov.au)  
 Development Coordination Branch | Transport Canberra and City Services Directorate | ACT Government  
 490, Northbourne Avenue, Dickson, GPO Box 158 Canberra ACT 2601 | [www.act.gov.au](http://www.act.gov.au)

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From: Abeysekera, Ruwan  
 Sent: Monday, 24 June 2019 4:25 PM  
 To: [REDACTED] <[\[REDACTED\]@sellickconsultants.com.au](mailto:[REDACTED]@sellickconsultants.com.au)>  
 Cc: [REDACTED] <[\[REDACTED\]@sellickconsultants.com.au](mailto:[REDACTED]@sellickconsultants.com.au)>; TCCS\_PC POSTDACOORD <[TCCS.POSTDACOORD@act.gov.au](mailto:TCCS.POSTDACOORD@act.gov.au)>  
 Subject: RE: 150404 b28 s19 Campbell Process Variation request

UNCLASSIFIED

Hi [REDACTED]

TCCS can approve the two stages for Operational Acceptance as per the below email and the attached sketch plan. However, the final acceptance must submit as one submission after the defects liability period of both stages. Please complete and send back to me the attached acknowledgement form for stage Operational Acceptance.

Kind regards,

Ruwan Abeysekera | Compliance Inspection Officer Place Coordination  
Phone 02 62077386 | Email: [ruwan.abeysekera@act.gov.au](mailto:ruwan.abeysekera@act.gov.au)  
Place Coordination and Planning | Transport Canberra and City Services Directorate | ACT Government  
Level 1, 490 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2601 | [www.act.gov.au](http://www.act.gov.au)

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**From:** [REDACTED]@sellickconsultants.com.au>  
**Sent:** Friday, 21 June 2019 2:49 PM  
**To:** Abeysekera, Ruwan <[Ruwan.Abeysekera@act.gov.au](mailto:Ruwan.Abeysekera@act.gov.au)>  
**Cc:** [REDACTED]@sellickconsultants.com.au>  
**Subject:** RE: 150404 b28 s19 Campbell Process Variation request

Hi Ruwan,

Apologies for the delayed response.

The list of works to occur in each stage as follows:

**Stage 1:**

- The stormwater main running along the western side of the block that drains blocks 26 – 27 to the north of the site;
- All public infrastructure and landscaping along the frontage onto Constitution Avenue and Blamey Crescent;
- Installation of the stormwater sump next to the eastern corner of the site and the connection to the nearby 1800mm main;
- Earthworks within the immediate vicinity of the above stormwater sump
- Replacement of the demolished driveway/vc with landscaping and a KG respectively;

**Stage 2:**

- All remaining earthworks and landscaping (soft and hard) to the north-east of the site;
- Construction of the spoon drain along the north-eastern boundary and its connection to the stormwater sump near the eastern corner of the site.

Please let me know if you need any additional clarification.

Regards,

[REDACTED]  
**Civil Engineer**  
**Sellick Consultants Pty Ltd**



P: 02 6201 0200 F: 02 6247 2203

A: 24 Lonsdale Street, Suite 122 Mode 3, Braddon ACT 2612

E [REDACTED]@sellickconsultants.com.au W: [www.sellickconsultants.com.au](http://www.sellickconsultants.com.au)

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**From:** Abeysekera, Ruwan <[Ruwan.Abeysekera@act.gov.au](mailto:Ruwan.Abeysekera@act.gov.au)>  
**Sent:** Tuesday, 11 June 2019 11:44 AM  
**To:** [REDACTED]@sellickconsultants.com.au  
**Subject:** RE: 150404 b28 s19 Campbell Process Variation request

UNCLASSIFIED

Hi [REDACTED]

There are some stormwater works along the boundary, and not clear stormwater works are in which stage. So, as my previous email, **please list down the stage 2 off-site works** and send back to me.

Kind regards,

Ruwan Abeysekera | Compliance Inspection Officer Place Coordination  
Phone 02 62077386 | Email: [ruwan.abeysekera@act.gov.au](mailto:ruwan.abeysekera@act.gov.au)  
Place Coordination and Planning | Transport Canberra and City Services Directorate | ACT Government  
Level 1, 490 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2601 | [www.act.gov.au](http://www.act.gov.au)

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**From:** [REDACTED]@sellickconsultants.com.au  
**Sent:** Tuesday, 11 June 2019 9:32 AM  
**To:** Abeysekera, Ruwan <[Ruwan.Abeysekera@act.gov.au](mailto:Ruwan.Abeysekera@act.gov.au)>; [REDACTED]@sellickconsultants.com.au  
**Subject:** RE: 150404 b28 s19 Campbell Process Variation request

Good Morning Ruwan,

Please find attached a mark up (pink area) of all works that are to be included in stage 2. All over verge works (e.g Constitution Avenue and a small section of Blamey Crescent) will be included in the stage 1 hand over.

Regards,

[REDACTED]  
**Civil Engineer**  
**Sellick Consultants Pty Ltd**



P: 02 6201 0200 F: 02 6247 2203

A: 24 Lonsdale Street, Suite 122 Mode 3, Braddon ACT 2612

██████████@sellickconsultants.com.au W: [www.sellickconsultants.com.au](http://www.sellickconsultants.com.au)

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**From:** Abeysekera, Ruwan <[Ruwan.Abeysekera@act.gov.au](mailto:Ruwan.Abeysekera@act.gov.au)>  
**Sent:** Friday, 7 June 2019 9:11 AM  
**To:** ██████████@sellickconsultants.com.au  
**Cc:** ██████████@sellickconsultants.com.au  
**Subject:** FW: 150404 b28 s19 Campbell Process Variation request

UNOFFICIAL

Hi ██████████

Thank you for your email and the attached staging plan for Operational Acceptance Submission. It is not very clear which elements are included in stage 2. Please list down the off-site work intended to hand over in stage 2.

Kind regard

Ruwan Abeysekera | Compliance Inspection Officer Place Coordination  
Phone 02 62077386 | Email: [ruwan.abeysekera@act.gov.au](mailto:ruwan.abeysekera@act.gov.au)  
Place Coordination and Planning | Transport Canberra and City Services Directorate | ACT Government  
Level 1, 490 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2601 | [www.act.gov.au](http://www.act.gov.au)

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**From:** Dunn, Maggie  
**Sent:** Thursday, 6 June 2019 4:39 PM  
**To:** Abeysekera, Ruwan <[Ruwan.Abeysekera@act.gov.au](mailto:Ruwan.Abeysekera@act.gov.au)>  
**Cc:** ██████████@sellickconsultants.com.au; ██████████@redboxdesigngroup.com.au;  
██████████@hindmarsh.com.au; ██████████@sellickconsultants.com.au  
**Subject:** FW: 150404 b28 s19 Campbell Process Variation request

UNOFFICIAL

Ruwan,

Can you please see below request and see if we can agree to the proposed staging?

Regards,

**Maggie Dunn | Operational Coordinator | Place Coordination**  
Place Coordination and Planning | Transport Canberra and City Services | ACT Government  
**Phone:** 02 6205 8261 | Email: [maggie.dunn@act.gov.au](mailto:maggie.dunn@act.gov.au)  
490 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601 | [www.act.gov.au](http://www.act.gov.au)

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**From:** [REDACTED]@sellickconsultants.com.au>  
**Sent:** Tuesday, 28 May 2019 5:07 PM  
**To:** TCCS\_PlaceCoord <TCCS.PlaceCoord@act.gov.au>  
**Cc:** Dunn, Maggie <Maggie.Dunn@act.gov.au>; [REDACTED]@sellickconsultants.com.au>; [REDACTED]  
 [REDACTED]@redboxdesigngroup.com.au>; [REDACTED]@hindmarsh.com.au  
**Subject:** 150404 b28 s19 Campbell Process Variation request

Dear Place Coordination,

My client is wanting to stage handover of external works. Attached is a sketch indicating the extent of off-site works that is proposed to be deferred for handover until August/September. The remainder of the works is proposed to be handed over in early July.

To do so I seek consent from TCCS and note that fees will apply.

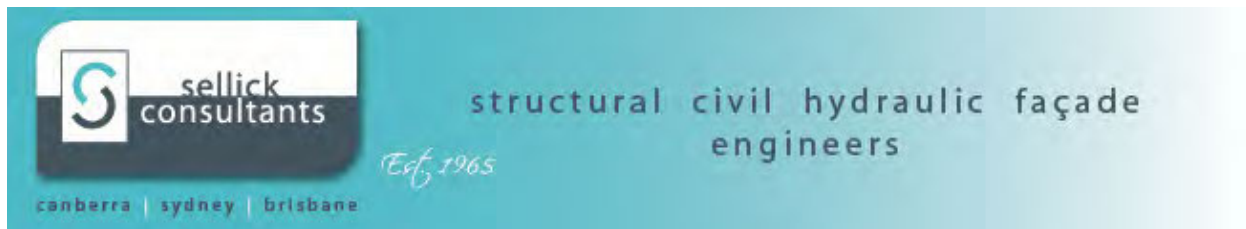
[REDACTED]

Can you please provide entity details including ABN for TCCS to raise an invoice for this?

Any queries, please let me know.

Regards and thanks,

[REDACTED]  
**MIEAust CPEng EngExec NER APEC Engineer IntPE(Aus)**  
**Civil Director**  
**Sellick Consultants Pty Ltd**



**P: 02 6201 0200 F: 02 6247 2203**

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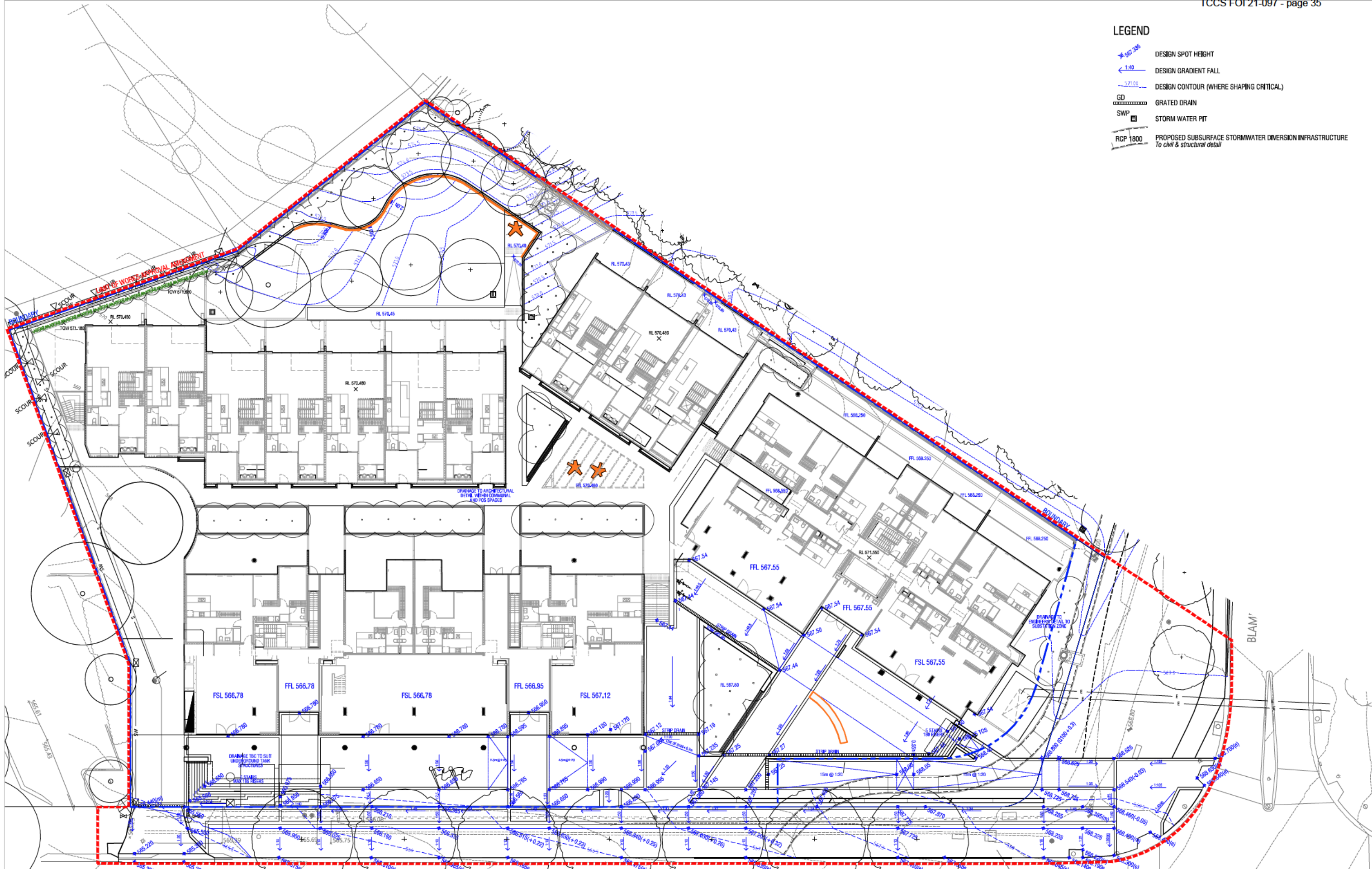
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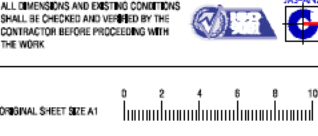
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**LEGEND**

-  DESIGN SPOT HEIGHT
-  DESIGN GRADIENT FALL
-  DESIGN CONTOUR (WHERE SHAPING CRITICAL)
-  GRATED DRAIN
-  STORM WATER PIT
-  PROPOSED SUBSURFACE STORMWATER DIVERSION INFRASTRUCTURE  
*To civil & structural detail*



ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK



ORIGINAL SHEET SIZE A1

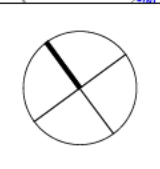
ISSUE	DATE	AMENDMENT DESCRIPTION	BY	CLIENT
A	02.06.19	ISSUED FOR WORKS APPROVAL	JK	IS
B	29.11.17	AMENDED ARCHITECTURAL BASE, ISSUED FOR WORKS APPROVAL	JK	IS

**HINDMARSH**

**STEWART ARCHITECTURE**

**sellick consultants**







**redbox design group**



PROJECT  
**ISKIA**  
BLOCK 28 SECTION 19 CAMPBELL  
TITLE  
**LANDSCAPE GRADING PLAN**

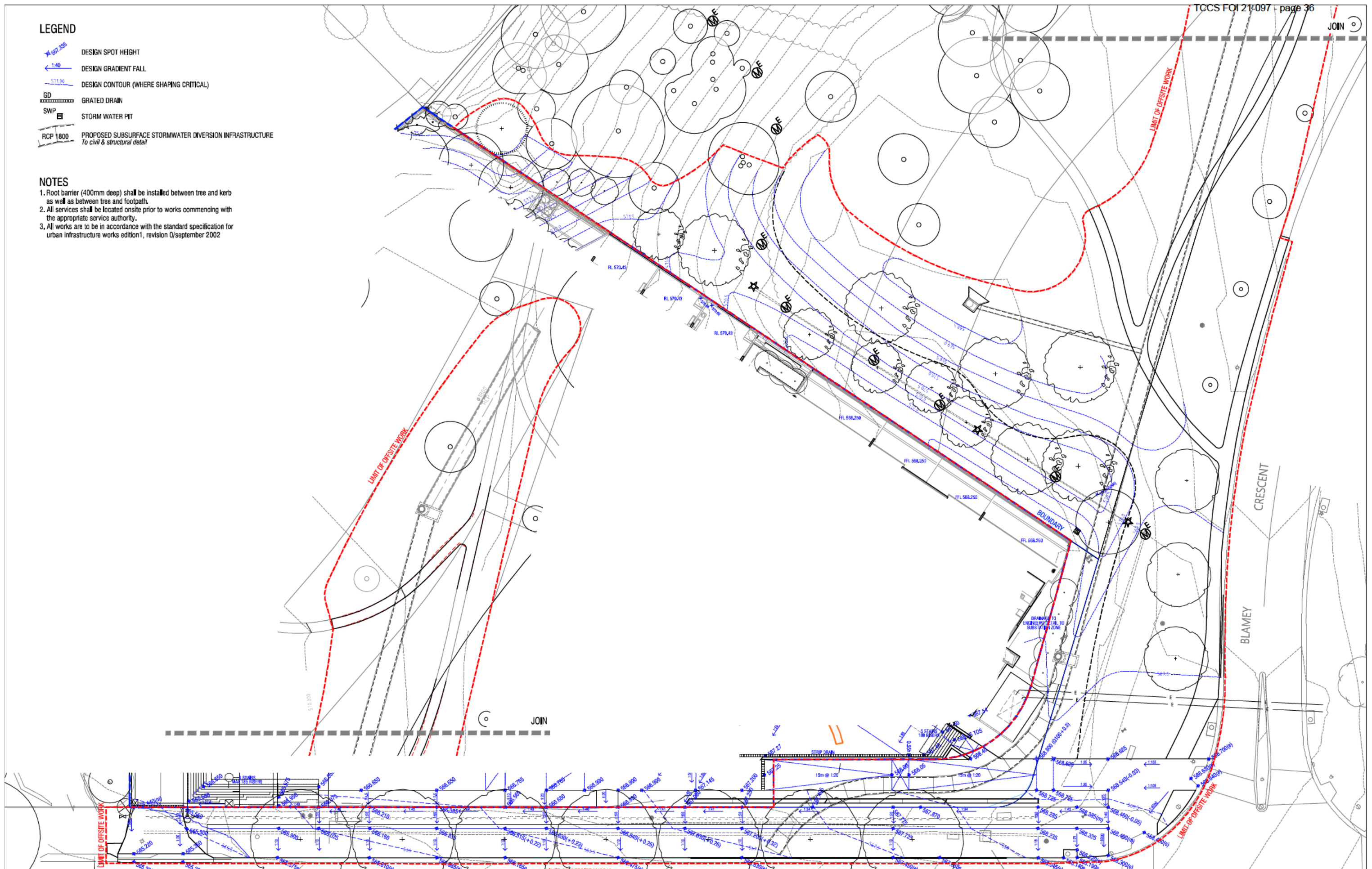
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CHECKED: [initials]	DM APPROVED: [initials]	ISSUE: [initials]
PROJECT CODE: L-1175	SHEET NO.: L01.1	ISSUE: B
<b>WORKS APPROVAL</b>		






**LEGEND**

-  DESIGN SPOT HEIGHT
-  DESIGN GRADIENT FALL
-  DESIGN CONTOUR (WHERE SHAPING CRITICAL)
-  GRATED DRAIN
-  STORM WATER PIT
-  PROPOSED SUBSURFACE STORMWATER DIVERSION INFRASTRUCTURE  
*To civil & structural detail*

**NOTES**

1. Root barrier (400mm deep) shall be installed between tree and kerb as well as between tree and footpath.
2. All services shall be located onsite prior to works commencing with the appropriate service authority.
3. All works are to be in accordance with the standard specification for urban infrastructure works edition 1, revision 0/september 2002



<p>ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK</p> 	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>ISSUE</th> <th>DATE</th> <th>AMENDMENT DESCRIPTION</th> <th>BY</th> <th>CLIENT</th> </tr> <tr> <td>A</td> <td>25/1/17</td> <td>ISSUED FOR DESIGN ACCEPTANCE</td> <td></td> <td></td> </tr> </table>	ISSUE	DATE	AMENDMENT DESCRIPTION	BY	CLIENT	A	25/1/17	ISSUED FOR DESIGN ACCEPTANCE			<p>ARCHITECT</p> 	<p>ARCHITECT</p> 	<p>CONSULTING ENGINEER</p> 	<p>LANDSCAPE ARCHITECT</p> 	<p>PROJECT</p> <p><b>ISKIA</b></p> <p>BLOCK 28 SECTION 19 CAMPBELL</p> <p>TITLE</p> <p><b>GRADING PLAN</b></p> <p>(OFFSITE WORKS)</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">DAD FILE: g:\projects - current\1175 - section 19 campbell\current drawings</td> </tr> <tr> <td>SCALE: 1:200@A1 + 1:400@A3</td> <td>DRAWN: [initials]</td> </tr> <tr> <td>DRAWN: [initials]</td> <td>APPROVED: [initials]</td> </tr> <tr> <td>PROJECT CODE</td> <td>SHEET NO.</td> </tr> <tr> <td>L-1175</td> <td>L02.1</td> </tr> <tr> <td colspan="2" style="text-align: center;">ISSUE</td> </tr> <tr> <td colspan="2" style="text-align: center;"><b>B</b></td> </tr> </table> <p style="text-align: center;"><b>DESIGN ACCEPTANCE</b></p>	DAD FILE: g:\projects - current\1175 - section 19 campbell\current drawings		SCALE: 1:200@A1 + 1:400@A3	DRAWN: [initials]	DRAWN: [initials]	APPROVED: [initials]	PROJECT CODE	SHEET NO.	L-1175	L02.1	ISSUE		<b>B</b>	
ISSUE	DATE	AMENDMENT DESCRIPTION	BY	CLIENT																											
A	25/1/17	ISSUED FOR DESIGN ACCEPTANCE																													
DAD FILE: g:\projects - current\1175 - section 19 campbell\current drawings																															
SCALE: 1:200@A1 + 1:400@A3	DRAWN: [initials]																														
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PROJECT CODE	SHEET NO.																														
L-1175	L02.1																														
ISSUE																															
<b>B</b>																															

**LEGEND**

- BLOCK BOUNDARY
- EXISTING TREE - RETAIN  
Refer Tree Management Plan
- TREE - NATIVE  
Emt - Eucalyptus mannifera
- TREE - DECIDUOUS  
Ac - Acer rubrum 'October Glory'
- TREE - ORNAMENTAL  
eg. Lagerstromia, Magnolia, Prunus
- EV TREE - COMPACT EVERGREEN  
eg. Magnolia 'Little Gem'
- SC SHRUB PLANTING - TALL SCREENING  
eg. Callistemon, Hakea, Leptospermum, Viburnum, Photinia, Oleander  
200mm Pot supply size, planted @ 1/m<sup>2</sup>
- HE HEDGE PLANTING  
Westringea 'Naringa' (maintained to non 0.6m high)
- SU SUBSTATION PLANTING  
Viburnum tinus (to be removed in event of substation replacement)
- ME SHRUB PLANTING - MEDIUM  
eg. Correa, Crowea, Banksia, Grevillea, Westringea, Choisya, Camelia, Azalea
- AC ACCENT PLANTING  
Correa, Erigeron, Leucochrysum, Chrysocephalum,
- GC GROUND COVER PLANTING  
eg. Trachelospermum, Grevillea, Vinca, Coprosma, Myoporum, Juniperus, Lomandra, Dianella
- CL CLIMBING VINE ON TRELIS
- AR ARTWORK OPPORTUNITY (TO BE CONFIRMED)
- UR URBAN FURNITURE SEAT
- BR BICYCLE RAIL
- FP FLAG POLE
- POS PRIVATE OPEN SPACE (COURTYARD) PAVEMENT  
Finishes, falls & drainage to Client specification
- COS COMMUNAL OPEN SPACE PAVEMENT  
Finishes, falls & drainage to Client specification
- P18 DRIVEWAY PAVEMENT  
Oxide coloured concrete, sawcut 100x100 grid, to civil detail
- M Austral Black Granite or approved equivalent Margin / Band 900x300mm / 600x300mm, exfoliated finish
- P15 Austral Black Granite or approved equivalent 900x450mm, exfoliated finish, stretcher pattern, trafficable thickness to civil detail
- P15a Austral Black Granite or approved equivalent 600x300mm, exfoliated finish, stretcher pattern
- ST STAIR  
Austral Black Granite or approved equivalent, exfoliated finish, to AS1428, pier footings & substructure to Engineer's detail where over stormwater infrastructure
- HR HANDRAIL  
Stainless steel, to AS1428
- PW PLANTER WALL  
Concrete, finish class & colour to match architectural façade
- SE INTEGRATED TIMBER SEATING  
Recessed within planter wall
- RW RETAINING WALL  
Concrete, finish class & colour to match architectural façade, pier footings & substructure to Engineer's detail where over stormwater infrastructure
- SG SIGNAGE  
Indicatively recessed / expressed lettering 400mm high, to architectural detail
- TU TURF, IRRIGATED
- BF BOUNDARY FENCE BLACK CHAINMESH



ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK

ORIGINAL SHEET SIZE A1

ISSUE	DATE	AMENDMENT DESCRIPTION
A	02.06.15	ISSUED FOR WORKS APPROVAL
B	16.05.15	ISSUED FOR WORKS APPROVAL
C	07.04.17	ADDED STORM WATER DISTRIBUTION, ISSUED FOR COORDINATION
D	11.24.17	ISSUED FOR WORKS APPROVAL
E	17.08.17	AMENDED ARCHITECTURAL BASE, ISSUED FOR WORKS APPROVAL
F	23.08.17	MINOR EDITS, ISSUED FOR WORKS APPROVAL
G	23.08.17	MINOR EDITS, ISSUED FOR WORKS APPROVAL
H	29.11.17	AMENDED ARCHITECTURAL BASE, ISSUED FOR WORKS APPROVAL

BY CLIENT

**HINDMARSH**

ARCHITECT

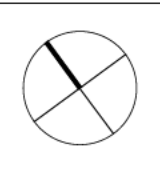
**STEWART ARCHITECTURE**

CONSULTING ENGINEER

**sellick consultants**

LANDSCAPE ARCHITECT

**redbox design group**



PROJECT  
**ISKIA**  
**'BLOCK 28 SECTION 19 CAMPBELL**

TITLE  
**LANDSCAPE GENERAL ARRANGEMENT PLAN**

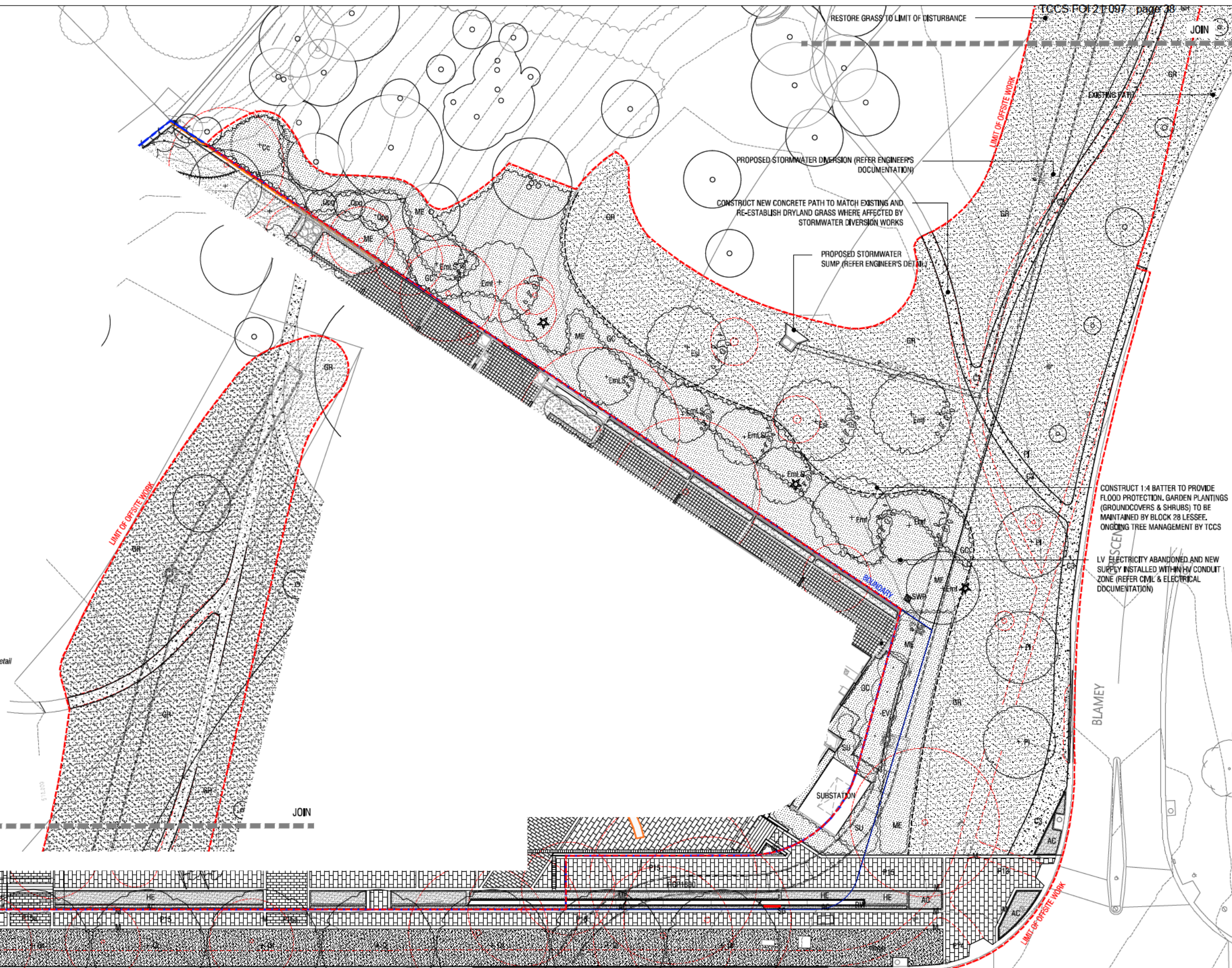
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CHECKED: DM	APPROVED: [initials]	
PROJECT CODE: L-1175	SHEET NO: L01	ISSUE: H
<b>WORKS APPROVAL</b>		

**LEGEND - OFFSITE WORKS**

- BLOCK BOUNDARY
- EXISTING FEATURE TO BE DEMOLISHED
- TREE TO BE REMOVED
- EXISTING TREE - RETAIN  
Refer Landscape Management & Protection Plan
- PROPOSED TREE - NATIVE EUCALYPT (Installation size spring ring)  
Emf - *Eucalyptus mannifera*  
EmLS - *Eucalyptus 'Little Spotty'*  
Esl - *Eucalyptus sideroxylon*
- PROPOSED TREE - NATIVE CONIFER (Installation size spring ring)  
CC - *Casuarina cunninghamiana*
- PROPOSED TREE - DECIDUOUS  
Qpp - *Quercus palustris 'Pringreer'* (Installation height 3.0m)  
Pl - *Platanus orientalis* (Installation height 3.0m)  
Qr - *Quercus robur* (Installation height 8-9m)  
Quercus robur notes:  
- Rootball size 1800x1000  
- Supplier Established Tree Transplanters, Wandin East, Victoria 03 59644240  
- Install to Constitution Avenue Upgrade WAF Detail PT7 Dwg 3002325-DLS-2706 or equivalent as agreed on site by Landscape Architect to suit conditions + underground services
- GARDEN PLANTINGS - BLENDED IMPORTED & SITE TOPSOIL. FOREST LITTER MULCH (NOTE: ONGOING MAINTENANCE OF PLANTINGS BY LESSEE, TREES BY TCCS)
- SHRUB PLANTING - MEDIUM  
eg. *Correa, Crowea, Banksia, Grevillea*
- GROUND COVER PLANTING  
eg. *Grevillea, Coprosma, Myoporum, Lamandra, Dianella*
- SPADE GARDEN EDGE
- GRASS - DRYLAND (REINSTATE)
- CONCRETE PAVEMENT - VERGE  
*Light textured finish*
- CONCRETE PAVEMENT - DRIVEWAY  
*Oxide coloured concrete, sawcut 100x100 grid, to civil detail*
- Austral Black Granite Margin / Band 900x300mm / 600x300mm, exfoliated finish
- Austral Verde Granite or approved equivalent 900x450mm, exfoliated finish, scattered arrangement
- Grande Granite or approved equivalent 900x450mm, exfoliated finish
- Austral Black Granite or approved equivalent 900x450mm, exfoliated finish, stretcher pattern, trafficable thickness to civil detail
- Austral Black Granite or approved equivalent 600x300mm, exfoliated finish, stretcher pattern
- RETAINING WALL  
*Concrete, finish class & colour to architectural detail, pier footings & substructure to Engineer's detail where over stormwater infrastructure*
- SIGNAGE  
*Indicatively recessed / expressed lettering 400mm high, to architectural detail*
- GRASS - NON IRRIGATED

**NOTES**

1. Root barrier (400mm deep) shall be installed between trees and kerbs + footpaths
2. All services shall be located onsite prior to works commencing with the appropriate service authority.
3. All works are to be in accordance with the standard specification for urban infrastructure works edition 1, revision 0/September 2002



CONSTRUCT 1:4 BATTER TO PROVIDE FLOOD PROTECTION. GARDEN PLANTINGS (GROUNDCOVERS & SHRUBS) TO BE MAINTAINED BY BLOCK 28 LESSEE. ONGOING TREE MANAGEMENT BY TCCS

LV ELECTRICITY ABANDONED AND NEW SUPPLY INSTALLED WITH HV CONDUIT ZONE (REFER CIVIL & ELECTRICAL DOCUMENTATION)

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK

ORIGINAL SHEET SIZE A1

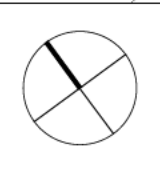
ISSUE	DATE	AMENDMENT DESCRIPTION	BY	CLIENT
A	30/JUL/17	ISSUED FOR DESIGN ACCEPTANCE		

**HINDMARSH**

**STEWART ARCHITECTURE**

**sellick consultants**

**redbox design group**



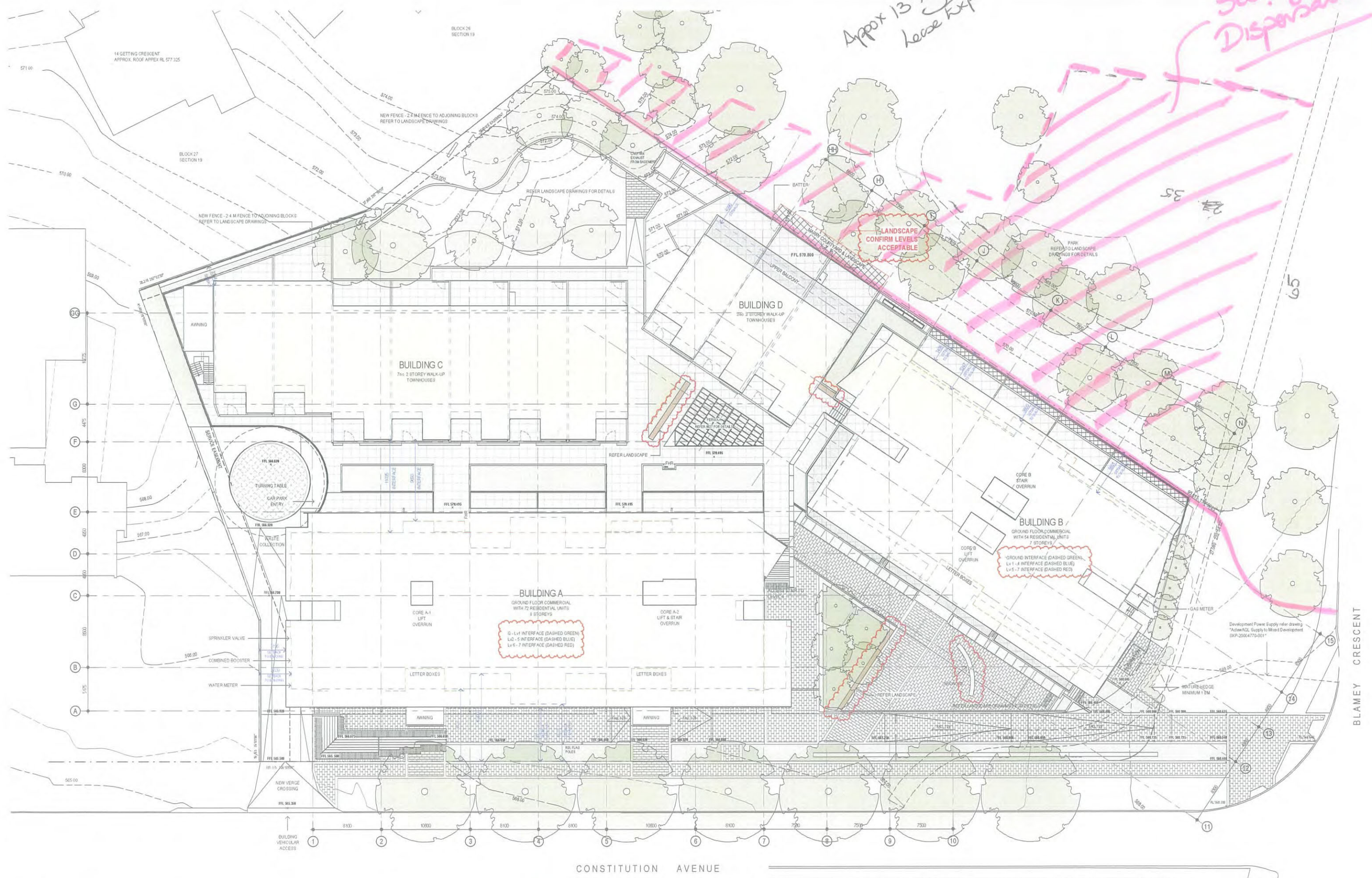
PROJECT  
**ISKIA**  
BLOCK 28 SECTION 19 CAMPBELL

TITLE  
GENERAL ARRANGEMENT PLAN  
(OFFSITE WORKS)

DWG FILE: g:\projects - current\1175 - section 19 campbell\current drawings	SCALE: 1:200(A1) - 1:400(A3)	DRAWN: [initials]
DRAWN: [initials]	APPROVED: [initials]	ISSUE: [initials]
PROJECT CODE: L-1175	SHEET No.: L02	ISSUE: A
<b>DESIGN ACCEPTANCE</b>		

Approx 13<sup>th</sup> August  
Lease Expiry

Seeking  
Dispensation

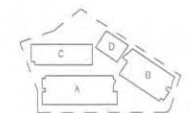


CONSTITUTION AVENUE

BLAMEY CRESCENT

REV	DESCRIPTION	DATE
A	ISSUE FOR COORDINATION	18/07/17
B	ISSUE FOR 30% CONSTRUCTION	07/12/17
C	DRIVEWAY UPDATE & LANDSCAPE COORDINATION	23/01/18
D	ISSUE FOR CONSTRUCTION	27/08/18

This drawing is to be read in conjunction with all other contract documents including all conditions, specifications and other documents incorporated by reference or otherwise. Any discrepancy or inconsistency shall be referred to the contract documents. The drawings are prepared on the basis of the information provided to the architect. The architect is not responsible for the accuracy of the information provided.



**STEWART ARCHITECTURE**  
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 PO BOX 342 MARUJA APT 2002  
 OFFICE@STEWARTARCHITECTURE.COM.AU

PROJECT: ISKIA  
 BLOCK 29 SECTION 19  
 CAMPBELL  
 PROJECT No: 1510

DRAWING TITLE: PLAN - SITE  
 SCALE: 1:200 @ A1  
 DATE: 2018

DWG: A 002  
 REV: D