



FREEDOM OF INFORMATION COVERSHEET

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

FOI reference: 22-056

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)	20 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



Freedom of Information - Access Application to Transport Canberra and City Services - Submission confirmation

Your submission has been successful. Please keep a copy of this receipt for your records.

Date and time

Reference code

13 Apr 2022 11:12:36 AM

Q8G4YKZ4

Transport Canberra and City Services (TCCS)

GPO Box 158
Canberra ACT 2601

Phone: 02 6207 2987
Email: TCCS.FOI@act.gov.au

Applicant details

Title	Given name	Family name
<input type="text" value="Mr"/>	<input type="text" value="REDACTED"/>	<input type="text" value="REDACTED"/>

Preferred name

Preferred method of contact

Phone Email Post

Contact phone number	Contact email address
<input type="text" value="REDACTED"/>	<input type="text" value="REDACTED"/>

Contact postal address

Address line 1

Address line 2

Suburb	State	Postcode
<input type="text" value="CANBERRA"/>	<input type="text" value="ACT"/>	<input type="text" value="2601"/>

Preferred method to receive information *

Email Post

Same as contact email address

Information request

Who are you making the request on behalf of?

What type of information are you requesting access to? *

What information are you requesting access to under the Act? *

I am seeking details about the plans submitted by a building contractor (Paynters) for a site office on Marcus Clarke St for works on the roof (repairing hail damaged roof). The camp - an office for the foreman, a tea room and a toilet shed, three containers in total in a large, fenced area - requires electricity, water and a sewage outlet to function.

Was Owners Corporation approval gained prior to submission of the plans?

Water is trucked in, and another truck takes the waste out of the toilet block. And the whole site requires electricity. This electricity is drawn from the building being repaired, via holes drilled through external walls, and power cables run through conduit suspended above the footpath from the building to the site. It is not a small camp. See short video uploaded for an idea of its scale.

The Strata Manager insists she only found out about the site when approval was granted by TCCS. The foreman does not know the detail as it was requested by the company prior to him starting on the site. So, absent any clear information from the key parties I am seeking confirmation from TCCS that Owners Corporation agreement to supply power was gained prior to the submission of the plan for this site.

Note - this is not a 'brown fields' construction site where a camp like this is justified. It is an office for one, a place for meetings of up to 8, a tea room and a toilet. Less than the footprint of a one bedroom apartment of which we have many vacant inside the building, so the decision to not use these options and camp outside requires an explanation. And no credible explanation has been available to date. Hence our request.

Also, we know there is a 20 day turn around and there are Public Holidays coming, however it would be really appreciated if this could be resolved by the morning of 9 May as we have a Committee Meeting that evening which will be informed by this information. Or not, depends on what is available.

Attach a description or additional details about the information you are requesting access to (optional)

Do you have a similar or identical request currently under review by another ACT Government Directorate?

Yes No

Are you enquiring as

Other

Do you wish to apply for a waiver of fees associated with processing your application?

Yes No

Provide a statement about how the release of information is in the public interest (optional)

This is an interesting edge case. In theory the ACT govt is only interested in the nature strip (approving its use in this case) and rightly assumes the Owners Corporation is representing the interests of the residents in the building. The Owners Corporation for its part, in theory, has no interest in what a builder is applying for when using Territory land adjacent to the building. OK. However, what about a case like this where the site, if approved by TCCS can only work if it draws power from the building? Does the ACT Govt require confirmation that power supply has been confirmed prior to submission of their plans?

If this is currently not the case, then perhaps the approval process might benefit from having Owners Corporation signature on applications like these just to make sure that builders are consulting Owners Corporations, and Strata Managers on residents' behalf are also signing that they have agreed to supply power.

Because it does not make sense that the Owners Corporation can be 'surprised' by a site office going up on the lawn and drilling holes through walls to access electricity.

I have attached a short clip of the water truck servicing the camp to give an idea of the scale of this thing, and hence how incredible it is that Owners Corporation agreement was not gained prior to it being installed. If not, formal agreement should be required.

All we need from you, please, is confirmation the agreement to draw power was provided by the Strata Manager to the building contractor prior to submission of the builder's plans for approval to use TCCS land. We do not need names, prices or any other contractual info, just this Owners Corp confirmation.

Would you like to provide any additional information? (optional)

Attach additional documents to support your application (optional)

Site Office.mp4

[REDACTED]

Dear [REDACTED]

Freedom of Information Request - Reference 22-056

I refer to your application for access to government information received by Transport Canberra and City Services (TCCS) on 13 April 2022 seeking access to the following government information under the *Freedom of Information Act 2016* (FOI Act):

" I am seeking details about the plans submitted by a building contractor (Paynters) for a site office on Marcus Clarke St for works on the roof (repairing hail damaged roof)... confirmation from TCCS that Owners Corporation agreement to power was gained prior to the submission of the plans for this site."

I note that in your application you raised a few questions which fall outside of the scope of the FOI Act. Where possible, I have provided answers to these questions in the below section 'decision on access'.

Timeframes

In making your application, you requested a decision to be provided to you by 9 May 2022. Unfortunately, we were unable to meet this request.

In accordance with section 40 of the FOI Act, a decision is due on your access application on 16 May 2022.

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 FOI Act.

Decision on access

In accordance with the FOI Act, a search of TCCS records has been completed. This search identified 16 records as relevant to your application.

In reviewing the information within these records, and applying the public interest test under section 17 of the FOI Act, I have decided to provide you with:

- Full access to 2 records; and
- Partial access to 14 records.

The documents are listed in the schedule at Attachment A, and a copy of the records with deletions applied to the information I have found to be contrary to the public interest is at Attachment B.

In relation to your questions, I provide the below:

- TCCS cannot confirm Owners Corporation approval of the site compound arrangement. Record 16 shows that the proposal was circulated on 17 November 2021. However, the ACT Government was not party to these conversations. TCCS was provided a copy of this email by Paynters.
- TCCS cannot confirm Owners Corporation approval for the use of the building's power supply. In this case, the land use application relates to the temporary use of public land for a site compound only, TCCS does not generally request details associated with power provided from a private source, unless it can potentially impact pedestrian/ vehicle movements. If a power source is requested from a Territory asset or trenching required, potentially damaging Territory assets, further information will be requested.

Should you have any further questions relating to the use of urban land, please contact the Licensing and Compliance area by email at TCCS.commlanduse@act.gov.au.

Statement of Reasons

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

- The FOI Act
- The *Human Rights Act 2016*
- The scope of your application

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. I have taken the following sections of schedule 2 into account:

Factors favouring disclosure in the public interest (Schedule 2, Section 2.1)

- Section 2.1(a)(i) - promote open discussion of public affairs and enhance the government's accountability; and
- 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, Section 2.2)

- Section 2.2(a)(ii) - prejudice the protection of an individual's right to privacy or any other right under the *Human Rights Act 2016*; and

In reviewing the relevant records, personal information relating to third parties has been identified. I have considered that this information is not readily available to the public and the disclosure of this information is likely to prejudice the protection of an individual's right to privacy under the *Human Rights Act 2004* and carries significant weight. In this instance, I have found the disclosure of personal information to be, on balance, contrary to the public interest.

I have found that the factors favouring disclosure can be satisfied with the deletion of information which is contrary to the public interest. A copy of the relevant information is enclosed at [Attachment B](#).

Charges

No fee is applicable to this application, as the total number of pages falls within the fee free threshold.

Disclosure log

Under section 28 of the FOI Act, TCCS maintains an online record of access applications called a disclosure log. A copy of your application, this decision notice and the information disclosed to you will be published on the [TCCS disclosure log](#) within 3 – 10 business days. Your personal information will be removed from this copy prior to publication.

Ombudsman review

My decision on your access request is a reviewable decision as identified in Schedule 3 of the Act. You have the right to seek an Ombudsman review of this outcome under section 73 of the 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: actfoi@ombudsman.gov.au

ACT Civil and Administrative Tribunal (ACAT) review

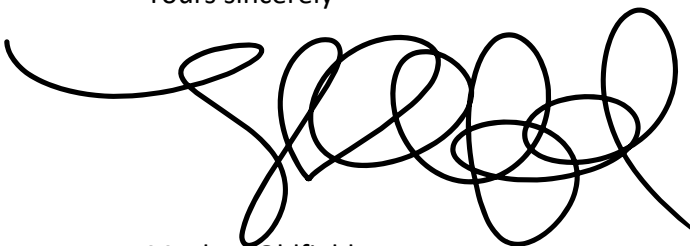
Under section 84 of the Act, if a decision is made under section 82 on an Ombudsman review, you may apply to the ACAT for review of the Ombudsman decision.

Further information may be obtained from 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

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) 6207 2987 or email to tccs.foi@act.gov.au.

Yours sincerely



Meghan Oldfield
Information Officer

16 May 2022

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.cityservices.act.gov.au/about-us/freedom_of_information/disclosure-log

Factors favouring non disclosure:

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

Reference Number		Description				
22-056		Plans submitted by a building contractor (Paynters) for a site office on Marcus Clarke St for works on the roof (repairing hail damaged roof).				
Reference number	Page number	Description	Date	Status	Reason for non release or deferral	Open Access release status
1	1	Email: Ref 10908 - Metropolitan Roof Replacement	28 March 2022	Full access	Not applicable	Documents will be published on the TCCS Disclosure Log 3 – 10 business day from the date of decision.
2	2	Email attachment: 10908 OXT - PNT - 14A		Partial access	Schedule 2.2(a)(ii)	
3	3	Email attachment: 10908 OXT - PNT - 14B		Partial access	Schedule 2.2(a)(ii)	
4	4	Email attachment: 10908 OXT - PNT - 14C 1		Partial access	Schedule 2.2(a)(ii)	
5	5	Email attachment: 10908 OXT - PNT - 14C		Partial access	Schedule 2.2(a)(ii)	
6	6	Email attachment: 10908 OXT - PNT - 14D 1		Partial access	Schedule 2.2(a)(ii)	
7	7	Email attachment: 10908 OXT - PNT - 14D 2		Partial access	Schedule 2.2(a)(ii)	
8	8	Email attachment: 10908 OXT - PNT - 14D		Partial access	Schedule 2.2(a)(ii)	

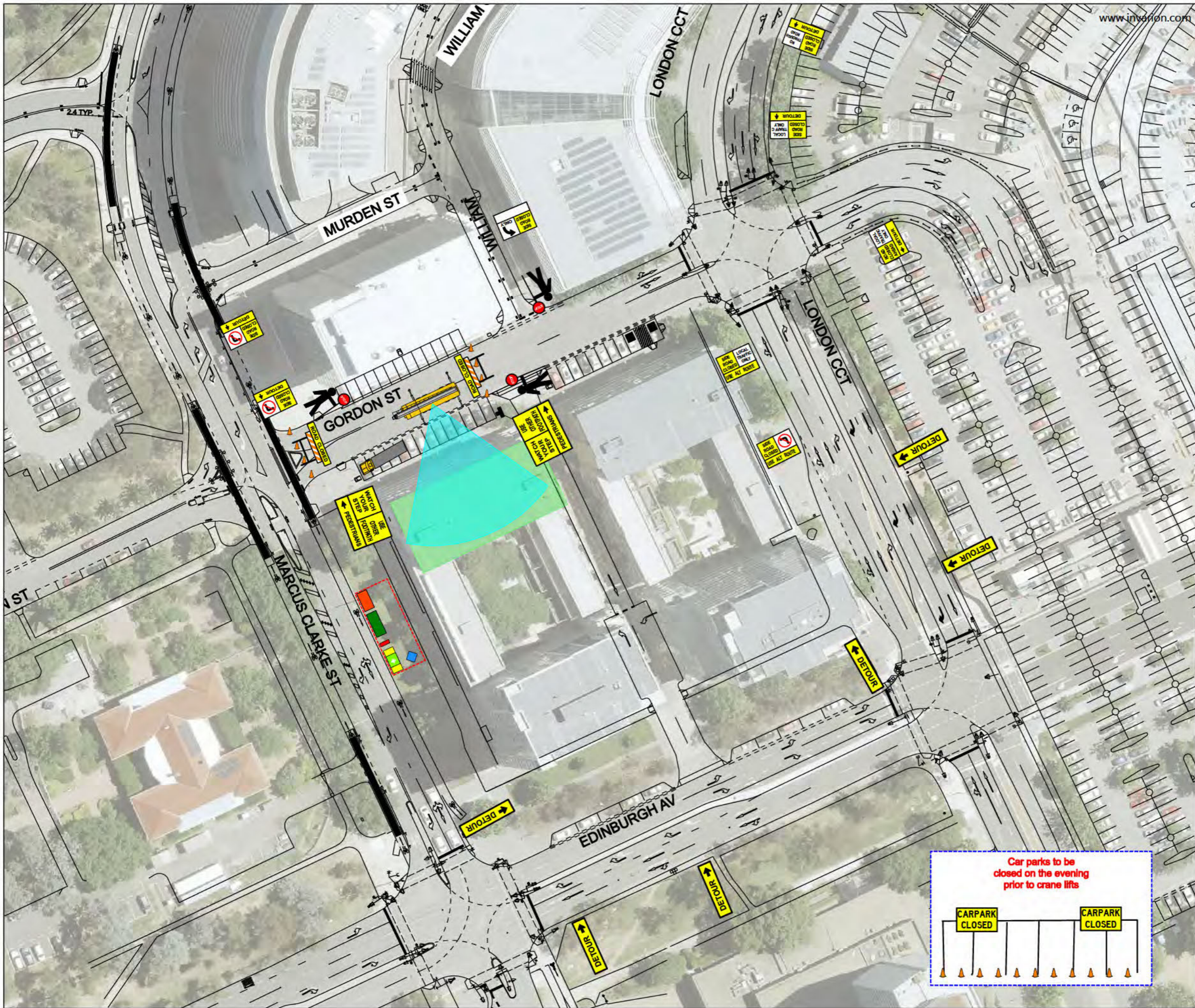
9	9	Email attachment: 10908 OXT - PNT - 14E		Partial access	Schedule 2.2(a)(ii)
10	10	Email attachment: 10908 OXT - PNT - 14F		Partial access	Schedule 2.2(a)(ii)
11	11 - 16	Email attachment: 10908 Paynters - Authorisation of Temporary Traffic Management Plans		Partial access	Schedule 2.2(a)(ii)
12	17	Landscape Management and Protection Plan (LMPP)	22 February 2022	Partial access	Schedule 2.2(a)(ii)
13	18	27861 - Draft LMPP (Not endorsed)	22 February 2022	Partial access	Schedule 2.2(a)(ii)
14	19	27861 - Land use area 230m2	Undated	Partial access	Schedule 2.2(a)(ii)
15	20	Email - Meeting Actions - The Metropolitan	17 November 2021	Partial access	Schedule 2.2(a)(ii)
16	21 – 23	Attachment - METR0101_CD_A01- 40_2_MASTER PLAN - ESTABLISHMENT & ACCESS.		Full access	Not applicable

Total number of documents: 16

From: TCCS_RA_TTM
To: oxtraffic@outlook.com.au
Subject: Ref 10908 - Metropolitan Roof Replacement - Authorised - PAYMENTS RECEIVED
Date: Friday, 25 March 2022 1:18:55 PM
Attachments: [10908 Paynters \(A33242640\).pdf](#)
[10908 OXT - PNT - 14A.pdf](#)
[10908 OXT - PNT - 14B.pdf](#)
[10908 OXT - PNT - 14C.pdf](#)
[10908 OXT - PNT - 14C 1.pdf](#)
[10908 OXT - PNT - 14D.pdf](#)
[10908 OXT - PNT - 14D 1.pdf](#)
[10908 OXT - PNT - 14D 2.pdf](#)
[10908 OXT - PNT - 14D 3.pdf](#)
[10908 OXT - PNT - 14E.pdf](#)
[10908 OXT - PNT - 14F.pdf](#)

OFFICIAL

Good Afternoon,
Please find attached approved TTM.
Regards
Roads ACT

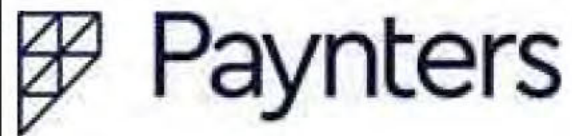
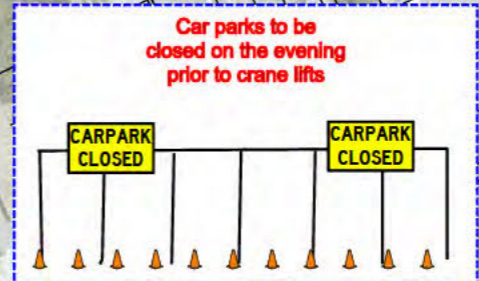
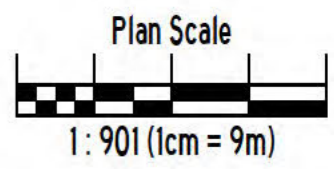


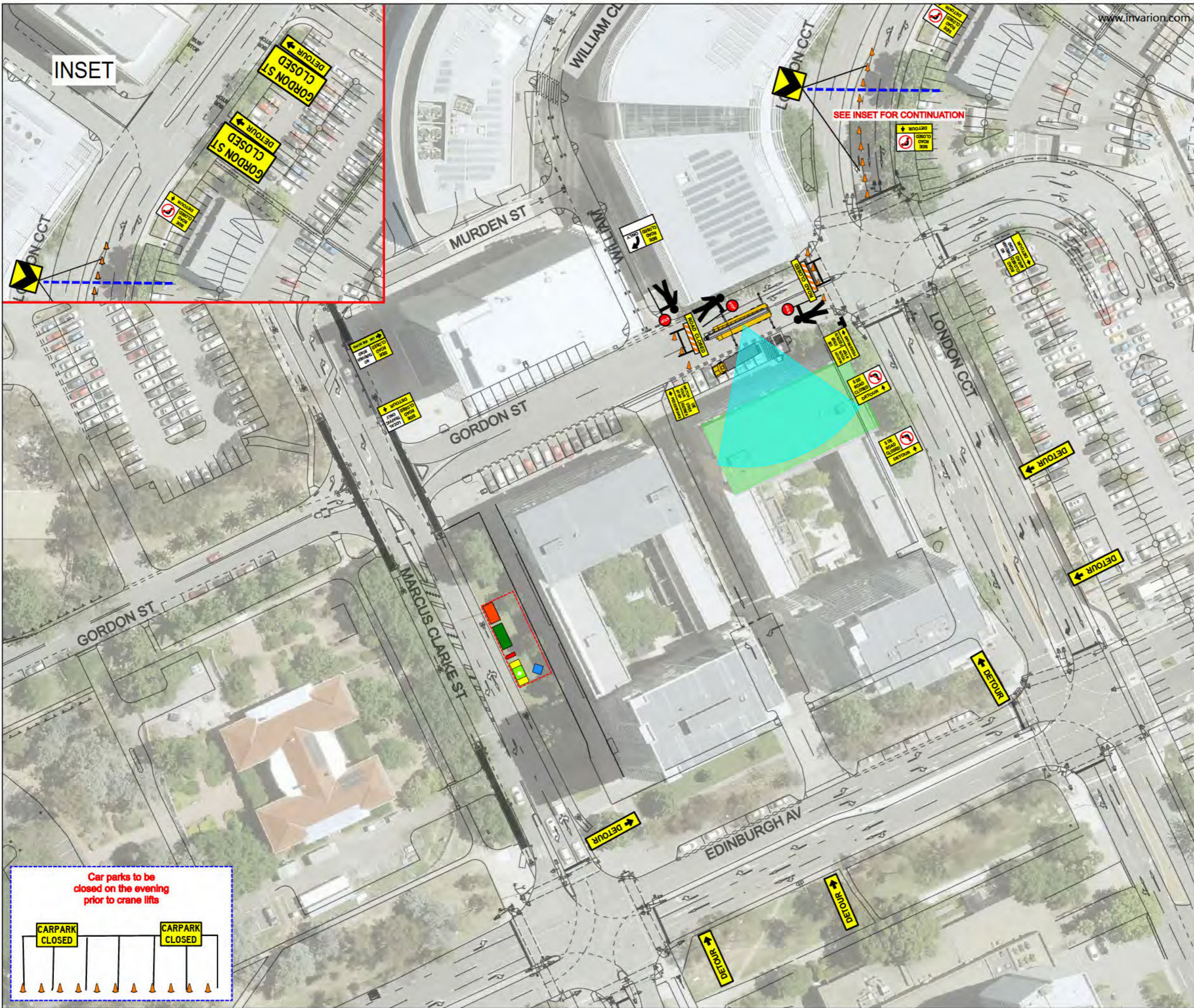
www.invision.com



Plan No:	OXT - PNT - 14A
Project	Roof Replacement
Location	1 Gordon St, City
Author	[REDACTED]
Licence	[REDACTED]
Signature	[REDACTED]
Date Drawn	23/2/2022
Hours	TBA

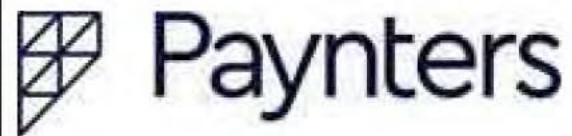
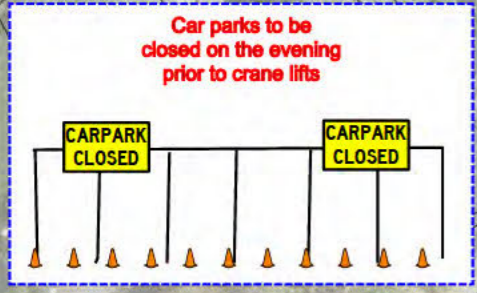
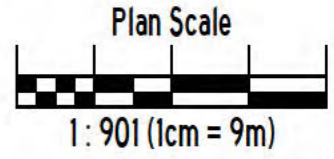
- Notes:
1. All temporary traffic management devices are to be in accordance with the AS 1742.3
 2. All sign facings shall be of Class 1 material as specified in the AS/NZS 1906-1
 3. Employees are to wear high visibility clothing
 4. All signs and devices shall be erected within line sight of the road users. They shall not be obscured by vegetation or parked vehicles and shall be positioned where they do not become a hazard to pedestrians or vehicles
 5. All conflicting signage including parking signs within the worksite shall be covered or removed while traffic operation is in progress.
 6. The contractor responsible for the work site TTM shall comply with the requirements of the AS 1742.3 2009

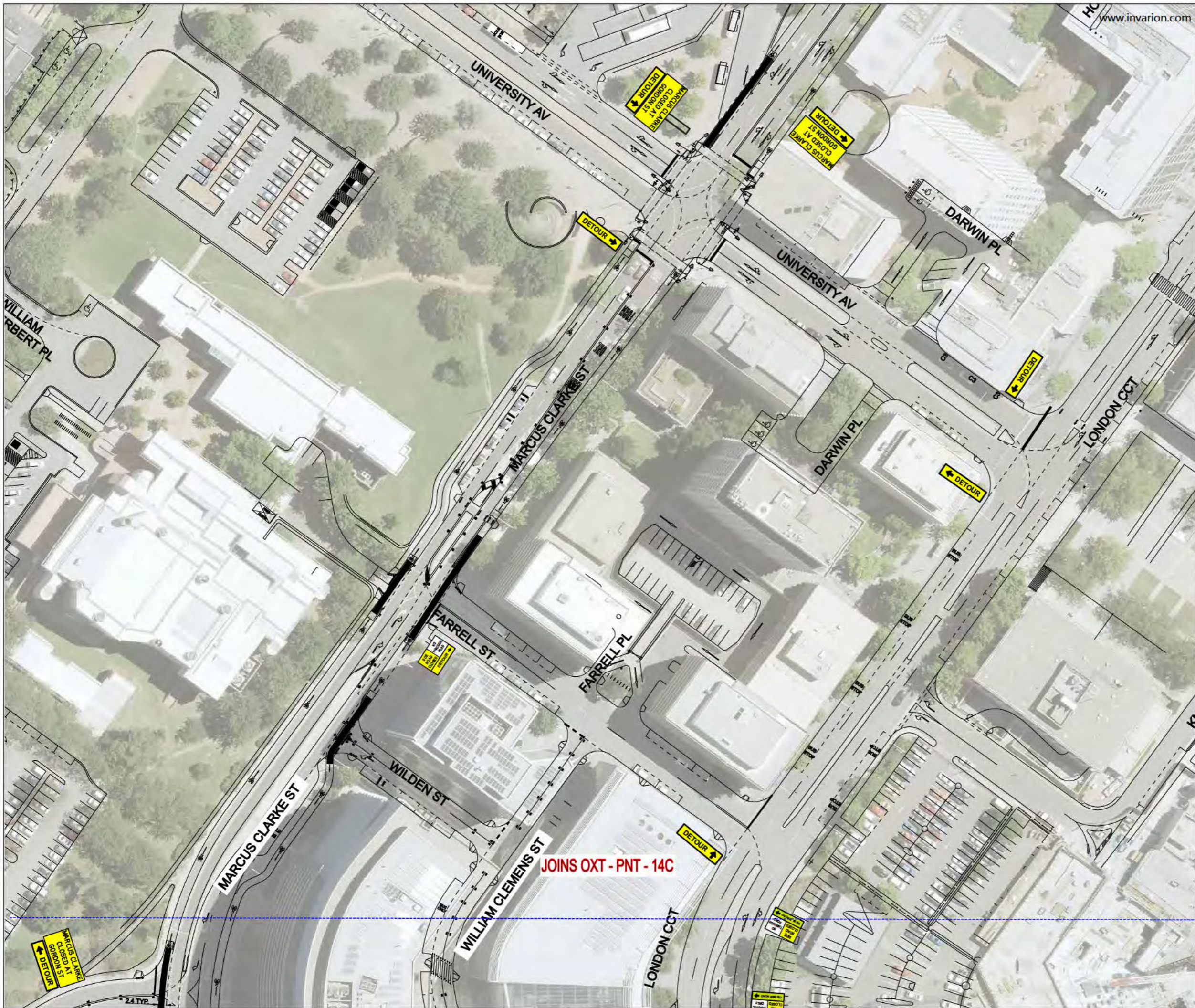




Plan No:	OXT - PNT - 14B
Project	Roof Replacement
Location	1 Gordon St, City
Author	[REDACTED]
Licence	TCT0007698
Signature	[REDACTED]
Date Drawn	23/2/2022
Hours	TBA

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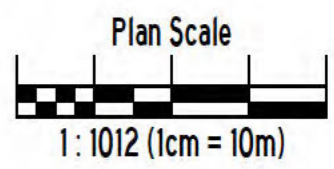


www.invarion.com



Plan No:	OXT - PNT - 14C 1
Project	Roof Replacement
Location	1 Gordon St, City
Author	[REDACTED]
Licence	[REDACTED]
Signature	[REDACTED]
Date Drawn	23/2/2022
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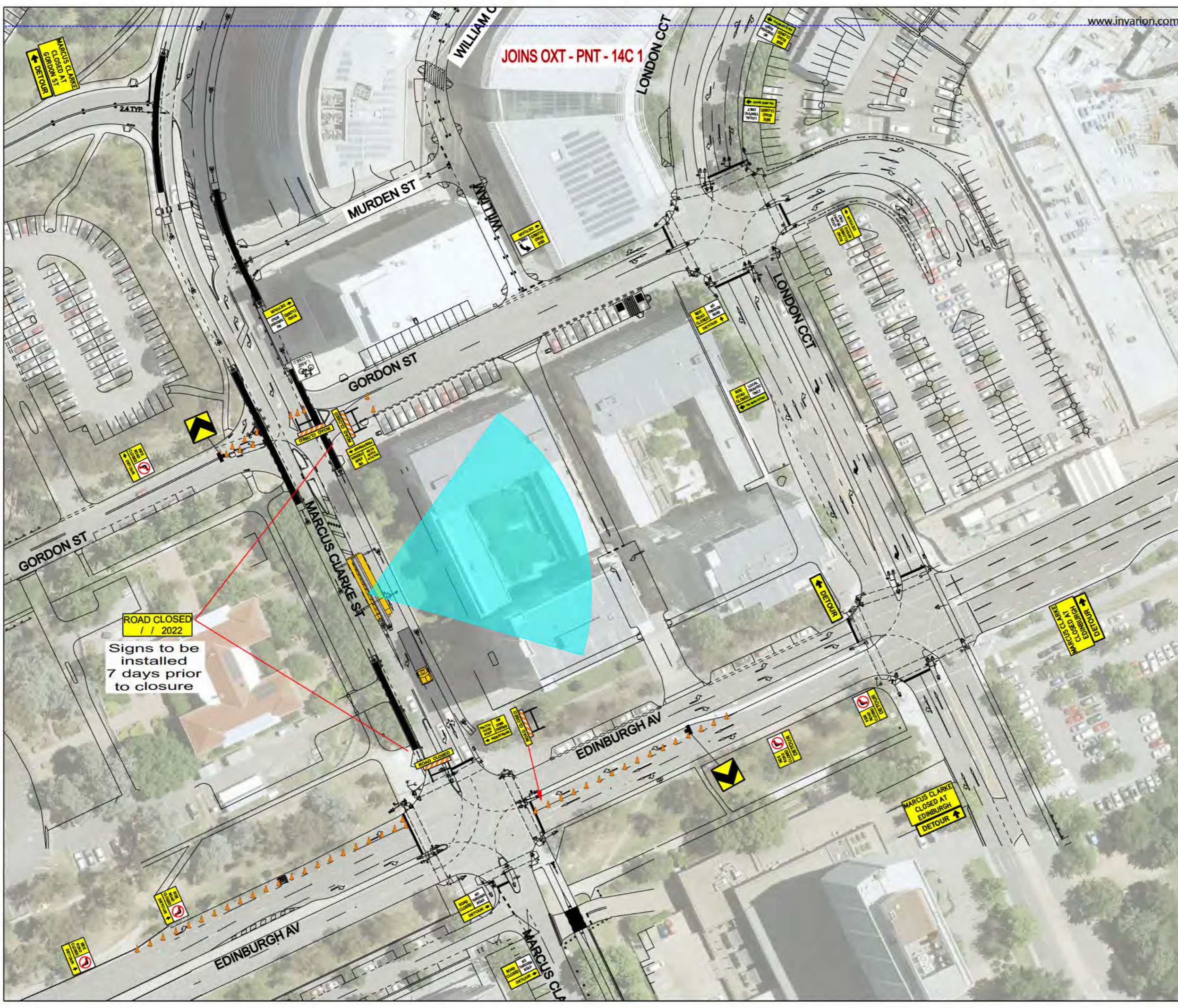


JOINS OXT - PNT - 14C





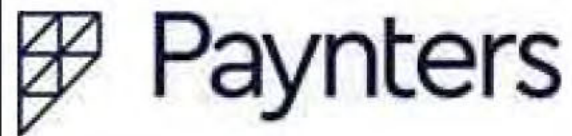
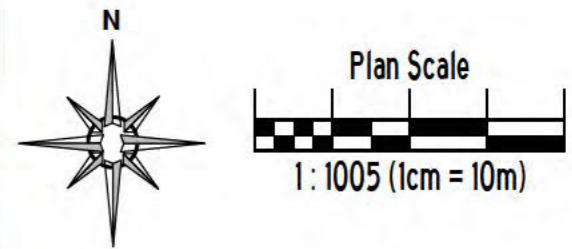
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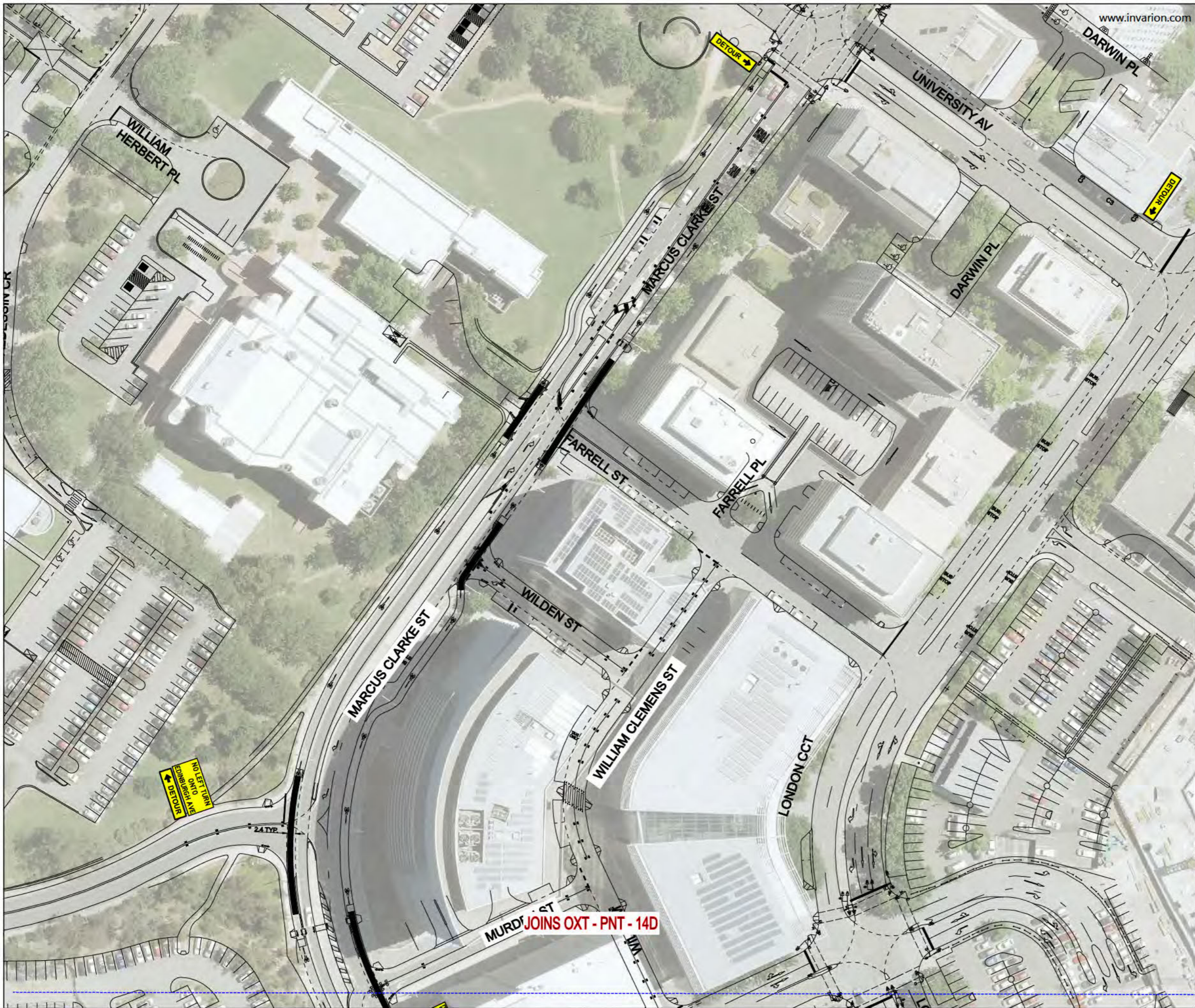


Plan No:	OXT - PNT - 14C
Project	Roof Replacement
Location	1 Gordon St, City
Author	
Licence	
Signature	
Date Drawn	23/2/2022
Hours	TBA

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ROAD CLOSED
/ / 2022
Signs to be installed
7 days prior
to closure



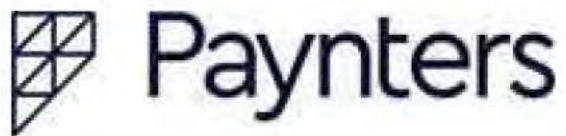
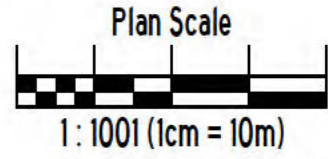


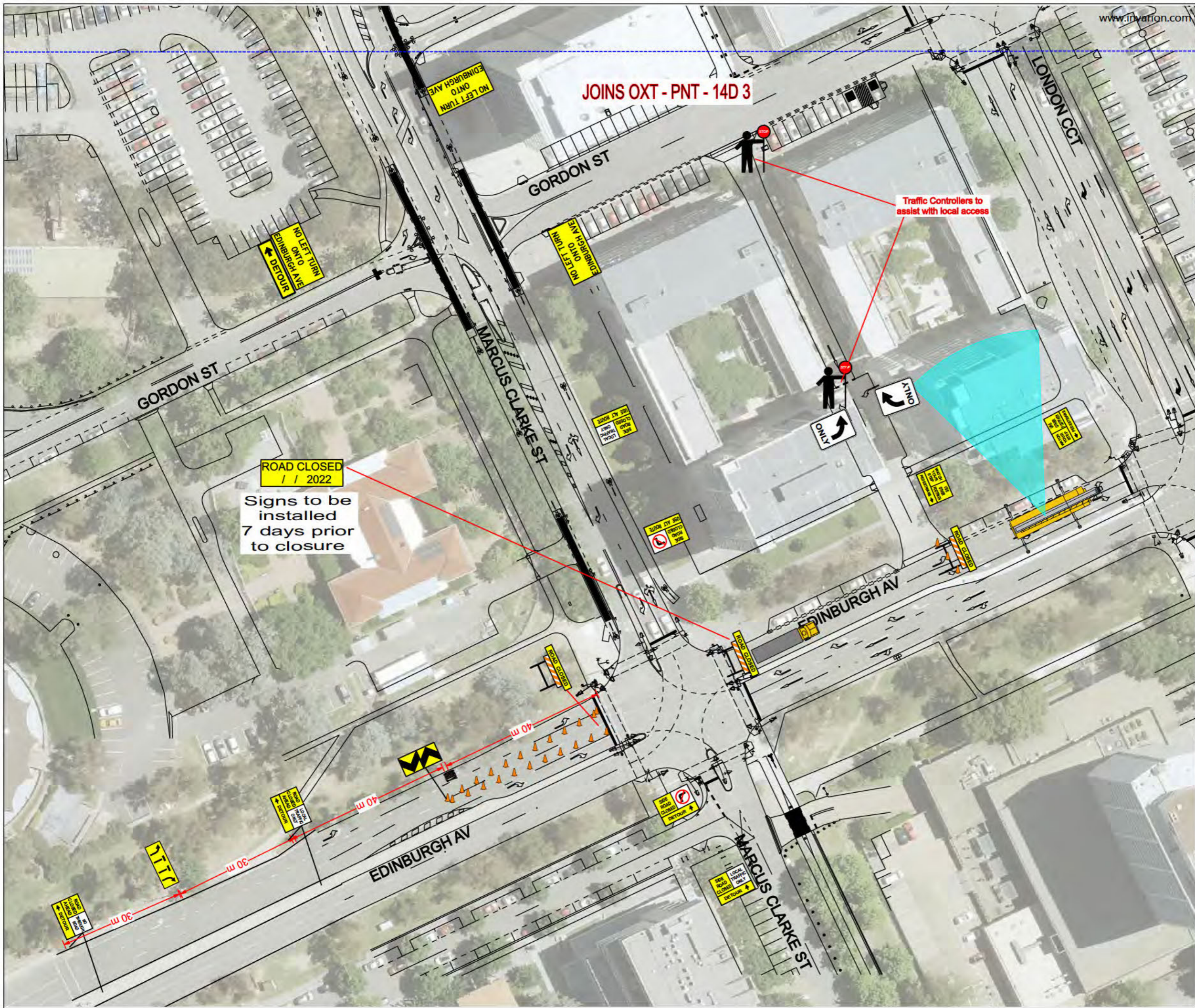
www.invarion.com



Plan No:	OXT - PNT - 14D 1
Project	Roof Replacement
Location	1 Gordon St, City
Author	[REDACTED]
Licence	[REDACTED]
Signature	[REDACTED]
Date Drawn	23/12/2022
Hours	TBA

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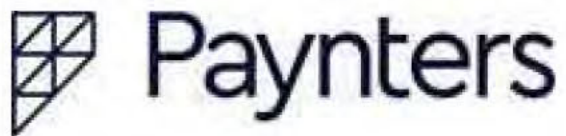
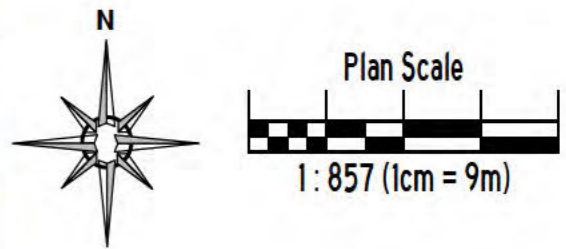


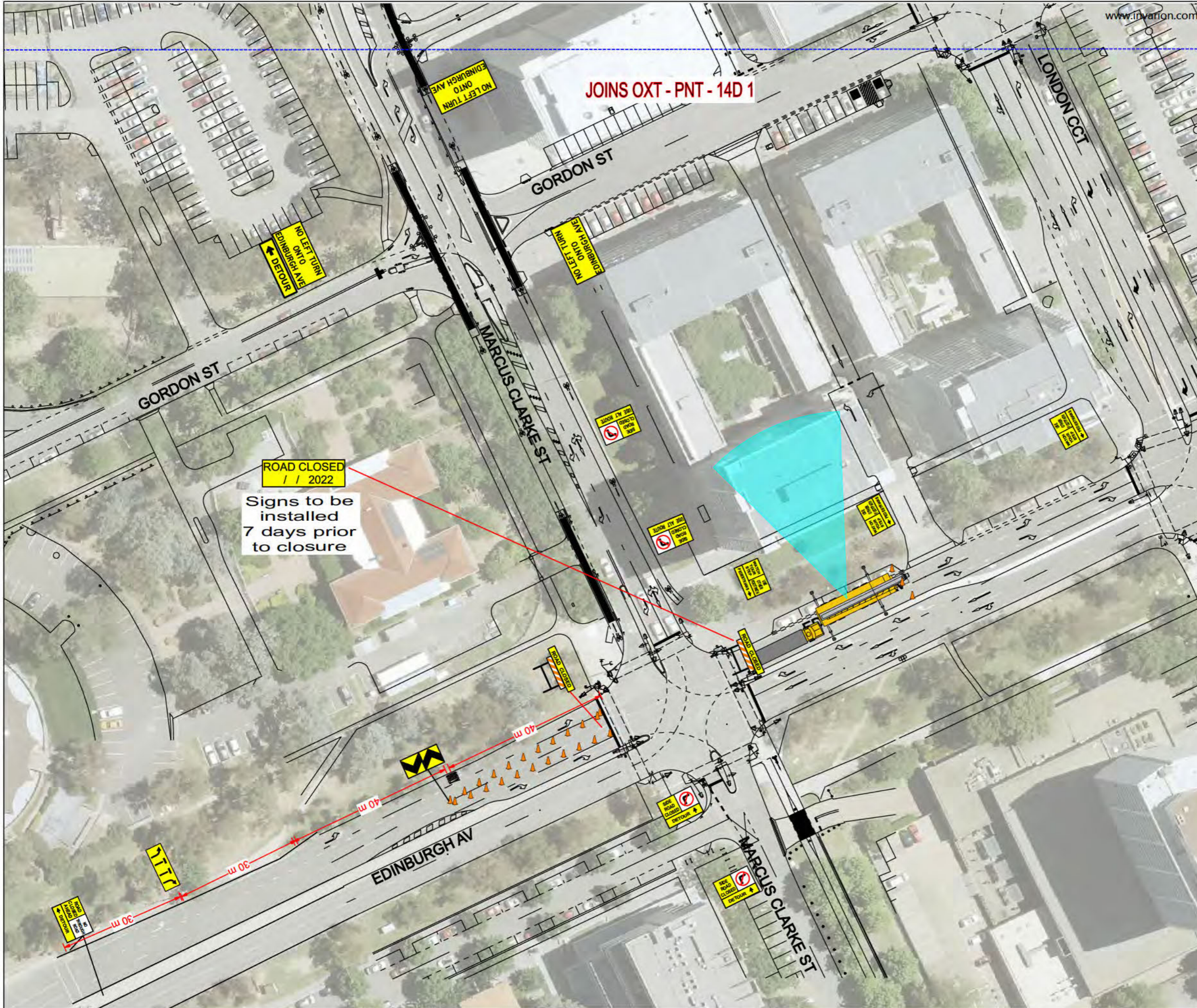
www.invarion.com



Plan No:	OXT - PNT - 14D 2
Project	Roof Replacement
Location	1 Gordon St, City
Author	[REDACTED]
Licence	[REDACTED]
Signature	[REDACTED]
Date Drawn	23/2/2022
Hours	TBA

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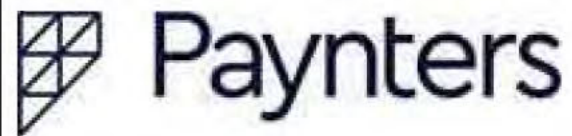
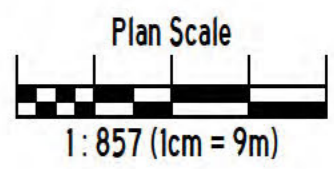


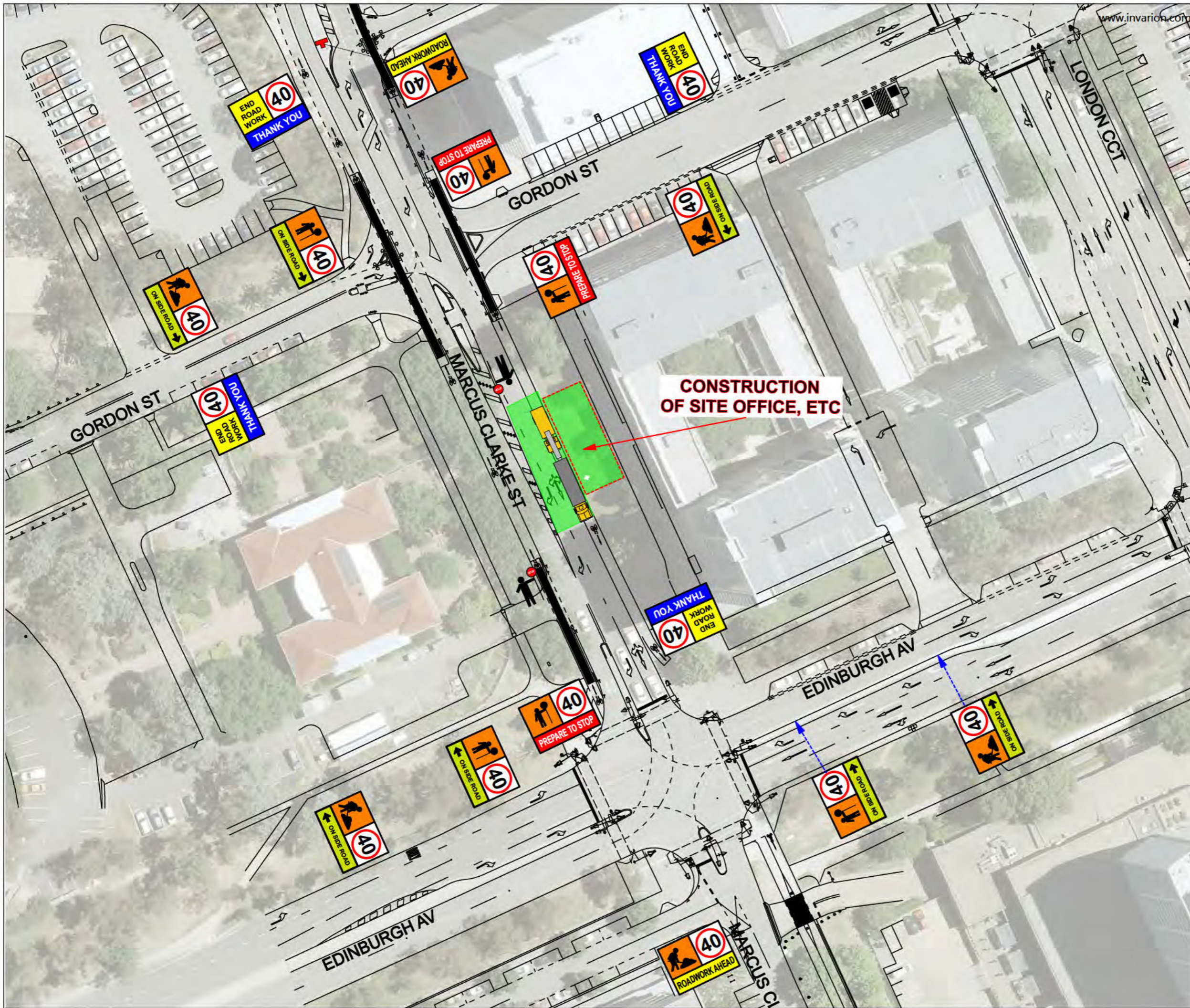
JOINS OXT - PNT - 14D 1

ROAD CLOSED
/ / 2022
Signs to be
installed
7 days prior
to closure

Plan No:	OXT - PNT - 14D
Project	Roof Replacement
Location	1 Gordon St, City
Author	
Licence	TCT0007698
Signature	
Date Drawn	23/2/2022
Hours	TBA

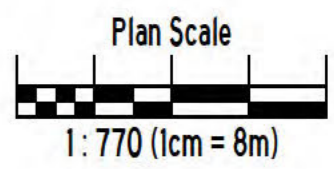
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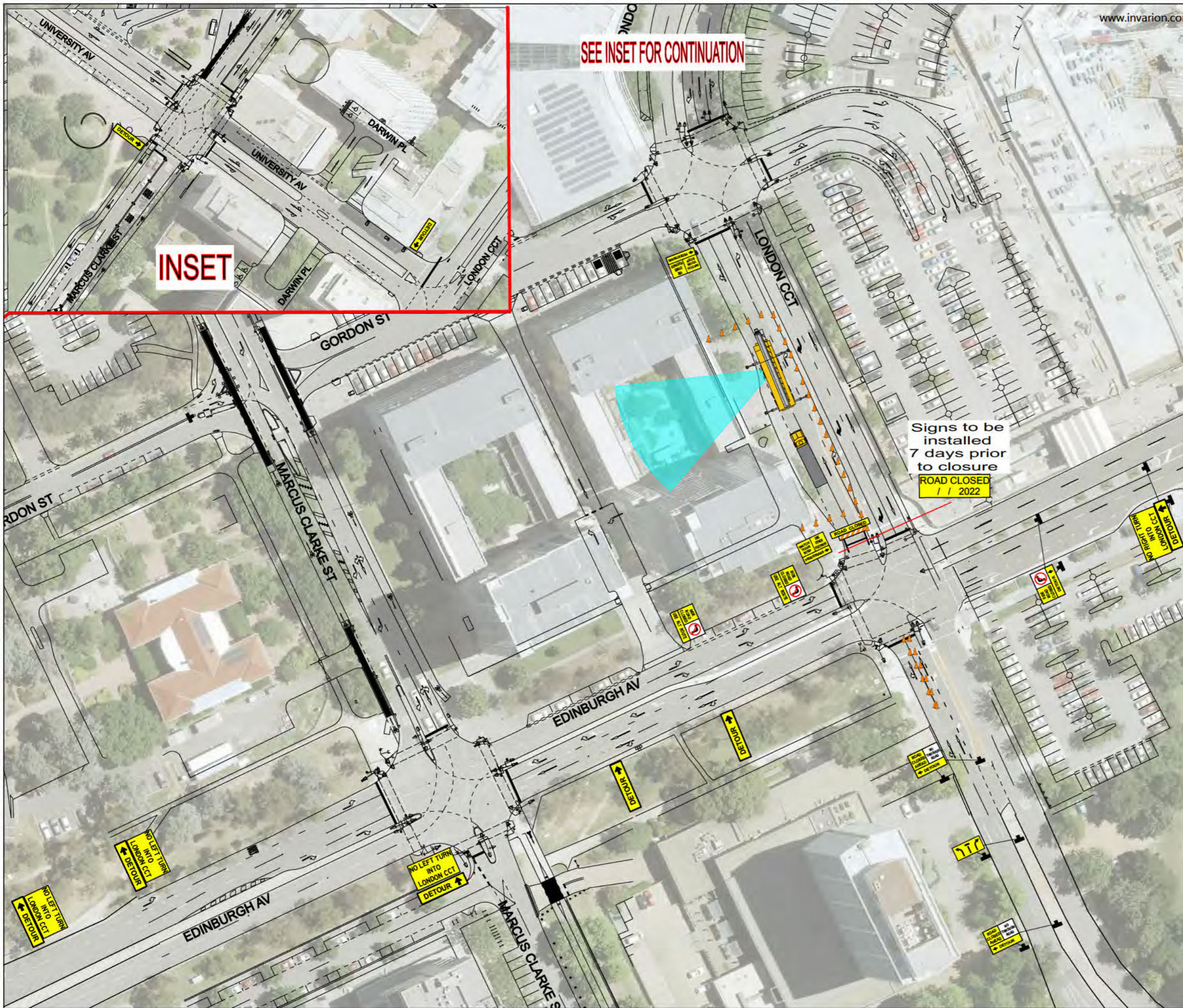




Plan No:	OXT - PNT - 14E
Project	Roof Replacement
Location	1 Gordon St, City
Author	[REDACTED]
Licence	TCT0007698
Signature	[REDACTED]
Date Drawn	23/2/2022
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 2. All sign facings shall be of Class 1 material as specified in the AS/NZS 1906-1
 3. Employees are to wear high visibility clothing
 4. All signs and devices shall be erected within line of sight of the road users. They shall not be obscured by vegetation or parked vehicles and shall be positioned where they do not become a hazard to pedestrians or vehicles
 5. All conflicting signage including parking signs within the worksite shall be covered or removed while traffic operation is in progress.
 6. The contractor responsible for the work site TTM shall comply with the requirements of the AS 1742.3 2009





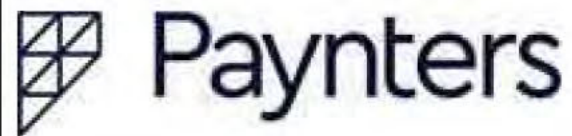
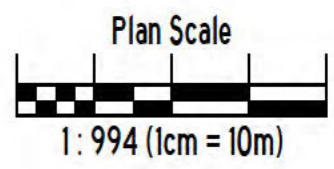
SEE INSET FOR CONTINUATION

INSET



Plan No:	OXT - PNT - 14F
Project	Roof Replacement
Location	1 Gordon St, City
Author	[REDACTED]
Licence	TCT0007698
Signature	[REDACTED]
Date Drawn	23/2/2022
Hours	TBA

- Notes:
1. All temporary traffic management devices are to be in accordance with the AS 1742.3
 2. All sign facings shall be of Class 1 material as specified in the AS/NZS 1906-1
 3. Employees are to wear high visibility clothing
 4. All signs and devices shall be erected within line of sight of the road users. They shall not be obscured by vegetation or parked vehicles and shall be positioned where they do not become a hazard to pedestrians or vehicles
 5. All conflicting signage including parking signs within the worksite shall be covered or removed while traffic operation is in progress.
 6. The contractor responsible for the work site TTM shall comply with the requirements of the AS 1742.3 2009





ACT
Government

Transport Canberra
and City Services

TTM registered number:	TM/	10908
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Authorisation of Temporary Traffic Management (TTM) Plans

Paynters

is authorised pursuant to Part 5 of Road Transport (Safety and Traffic Management) Act 1999 to install or display (or to interfere with, change or remove) the prescribed traffic control devices shown on the authorised TTM plans for the period of authorisation and for the daily authorised times for each TTM plan and in accordance with the attached conditions of authorisation.

A copy of this authorisation together with the plans authorised, the conditions of authorisation and the risk assessment must be available at the work site during working hours.

Period of authorisation

From		To	
Date:	26/03/2022	Time:	06:00 AM
Date:	02/07/2022	Time:	06:00 PM

Authorised prescribed traffic control devices and daily authorised times

Authorised Plan	Devices authorised	Day/s	Times authorised
OXT - PNT - 014A Daily	All prescribed traffic control devices	Mon, Tue, Wed, Thu, Fri, Sat	06:00 AM - 06:00 PM 26/03/2022 - 02/07/2022

Authorised Plan	Devices authorised	Day/s	Times authorised
OXT - PNT - 014B Daily	All prescribed traffic control devices	Mon, Tue, Wed, Thu, Fri, Sat	06:00 AM - 06:00 PM 26/03/2022 - 02/07/2022

Authorised Plan	Devices authorised	Day/s	Times authorised
OXT - PNT - 014C OXT - PNT - 014C1 Daily	All prescribed traffic control devices	Sat, Sun	06:00 AM - 06:00 PM 26/03/2022 - 02/07/2022

Authorised Plan	Devices authorised	Day/s	Times authorised
OXT - PNT - 014D OXT - PNT - 014D1 OXT - PNT - 014D2 OXT - PNT - 014D3 Daily	All prescribed traffic control devices	Sat, Sun	06:00 AM - 06:00 PM 26/03/2022 - 02/07/2022

Authorised Plan	Devices authorised	Day/s	Times authorised
OXT - PNT – 014E Daily	All prescribed traffic control devices	Mon, Tue, Wed, Thu, Fri	09:00 AM - 04:30 PM 28/03/2022 - 02/07/2022
OXT - PNT – 014E Daily	All prescribed traffic control devices	Sat	06:00 AM –06:00 PM 26/03/2022 - 02/07/2022

Authorised Plan	Devices authorised	Day/s	Times authorised
OXT - PNT – 014F Daily	All prescribed traffic control devices	Sat, Sun	06:00 AM - 06:00 PM 26/03/2022 - 02/07/2022

Date and time of road closure/s

From				To			
Date:	26/03/2022	Time:	06:00AM	Date:	02/07/2022	Time:	06:00PM

All roads approved for closure

Gordon Street (both directions): between Marcus Clarke Street and William Clemens Street.

Gordon Street (both directions): between William Clemens Street and London Circuit.

Will be periodically closed as required between the hours of 6 am - 6 pm Monday to Saturday.

Edinburgh Avenue (eastbound direction): between Marcus Clarke Street and London Circuit.

London Circuit (northbound direction): between Edinburgh Avenue and Gordon Street.

Marcus Clarke Street (both directions): between Edinburgh Avenue and Gordon Street.

Will be periodically closed as required between the hours of 6 am - 6 pm Saturday or Sunday.

Date and time of footpath closure/s

From				To			
Date:	26/03/2022	Time:	06:00AM	Date:	02/07/2022	Time:	06:00PM

All footpaths approved for closure

Gordon Street (southern side): between Marcus Clarke Street and William Clemens Street.

Gordon Street (southern side): between William Clemens Street and London Circuit. Will be periodically closed as required between the hours of 6 am - 6 pm Monday to Saturday.

Edinburgh Avenue (northern side): between Marcus Clarke Street and London Circuit.

London Circuit (western side): between Edinburgh Avenue and Gordon Street.

Marcus Clarke Street (eastern side): between Edinburgh Avenue and Gordon Street. Will be periodically closed as required between the hours of 6 am - 6 pm Saturday or Sunday.

Additional details on proposed daily working hours

Plan set to follow

Conditions of Authorisation:

The ACT Government reserves the right to revoke this TTM application should there be any incidence of non-compliance to the conditions of authorisation listed.

National Capital Authority Works Approval will be required for any works undertaken on National or Designated land.

The contractor shall liaise with the Transport Canberra Light Rail project surveillance officer Graham Hampton (graham.hampton@act.gov.au or [REDACTED] at least 2 business days prior to implementing the authorised traffic guidance schemes.

The contractor shall contact TCCS Traffic Signals, Roads ACT) 6207 5222 or tccs.trafficsignalsection@act.gov.au at least 24 hours prior to implementing any lane / road closures on the approaches to signalised intersections which will affect traffic signal operations.

The contractor shall liaise with Transport Canberra Field Operations at least 24 hours prior to installing any lane / road closures or traffic controller operations on any Transport Canberra service delivery route. Access to bus stops shall be always maintained.

Les Gallagher, North Field Operations Manager [REDACTED] or les.gallagher@act.gov.au

Marcus Clarke Street Daily Lane closure and or traffic controller operations shall not be installed before 9:00 am and shall be removed by no later than 4:30 pm Monday to Friday.

The contractor shall ensure advance warning signage advising road users of the proposed road closures shall be required to be installed in a prominent location at least 7 days prior to the commencement of the road closure.

TCCSD will require a dilapidation report to be undertaken on the condition of the assets located within the road / road related area under the area of works as shown on the authorised TTM drawing. Any damage to the assets located above or below

the ground will be repaired at the contractor's expense in accordance with TCCS Municipal Infrastructure Technical Specifications (MITS).

A Use of Public Land Application for Construction Activities will be required from TCCSD, City Services, Licensing and Compliance unit prior to any works commencing.

This work approval is granted for the following work activities only:

- Installation, modification, and removal of traffic control devices in accord with an authorised temporary traffic management plan.
- Excavation and construction on public unleased land

Note: All other land use requirements, such as material storage, site compounds and parking bay use, that require the use of public unleased land are likely to attract additional land use permits and associated fees. For further information please contact the Public Land Use Unit on 6205 8794 for further information.

The contractor shall notify ACT Parking Operations parking.operations@act.gov.au to advise of the location, dates, and times when closures of regulatory parking control areas have been installed / removed.

Signs and devices shall be installed by a competent person who has the necessary training, skills and experience as defined in Austroads Guide to Temporary Traffic Management Part 8.

Site inspections and record keeping shall be undertaken and documented in accordance with the requirements of the Austroads Guide to Temporary Traffic Management Part 2: Traffic Management Planning.

A record of dates and times temporary speed limits are in operation shall be kept, including any changes made, the name of personnel installing, changing, or removing signs (see Section 2.5.3 Austroads Guide to Temporary Traffic Management).

Any permanent speed signs that contradict the temporary speed limit in the required zone shall be covered or removed. The contractor shall ensure all permanent speed signs have been reinstated as per the authorised TCD drawing at the completion of each shift.

It is a mandatory requirement that any person who undertakes on-site traffic control tasks has successfully completed a State or Territory Road transport authority accredited traffic controller course provided by an accredited training provider.

Traffic controllers shall always keep their traffic controller's ticket with them on their person indicating their accreditation details. Traffic controllers are not authorised to undertake any on-site traffic controlling tasks unless they hold a valid accreditation as a traffic controller at the time.

The contractor shall only install or display (or to interfere with, change or remove) a prescribed traffic control device during the authorised working times. Prescribed traffic control devices shall be fully covered or removed at all other times.

The contractor shall ensure that all temporary signs and devices are removed at the completion of these works.

Where pedestrians including people with disabilities or visual impairment have to move through, past or around a work site or to cross the road within a work site they shall be provided with and directed to suitably constructed and protected temporary footpaths and crossing points or formal pedestrian crossings or refuges if warranted.

The contractor shall provide advice to Pedal Power ACT regarding any works on or adjacent to any shared use path / on road cycle facility for the information and awareness of their members.

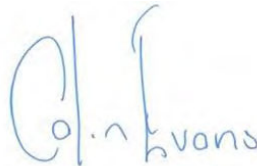
The principal contractor shall ensure that all directly affected businesses / residents and Government Agencies have been advised in writing at least 5 business days prior to these works commencing This letter shall include the following information.

- **Scope of works to be undertaken.**
- **Proposed road closure dates and times.**
- **Access / egress arrangements for residents / commercial tenants during the road closure.**
- **Principal contractors' details including contact numbers to answer any enquiries in relation to these works.**

Access to commercial and residential properties including any driveways shall be always maintained unless agreed to otherwise with the property owners prior to works commencing.

Delegate: Colin Evans Pos. No. 23592

Signature:



Date: 25/03/2022

(Delegate of the road transport authority)

THE AUTHORISATIONS

TTM plan authorisation	Authorised
Public unleased land Act work approval	Approved
Approval to use a road closure and Temporary public road closure	Yes

Area of Works

GORDON STREET - All directions: from MARCUS CLARKE STREET to EDINBURGH AVENUE.

Applicant details

Organisation: Ox Traffic Pty Ltd

Contact: [REDACTED]

email: [REDACTED]

Contact number: [REDACTED]

Contractor details

Organisation: Paynters

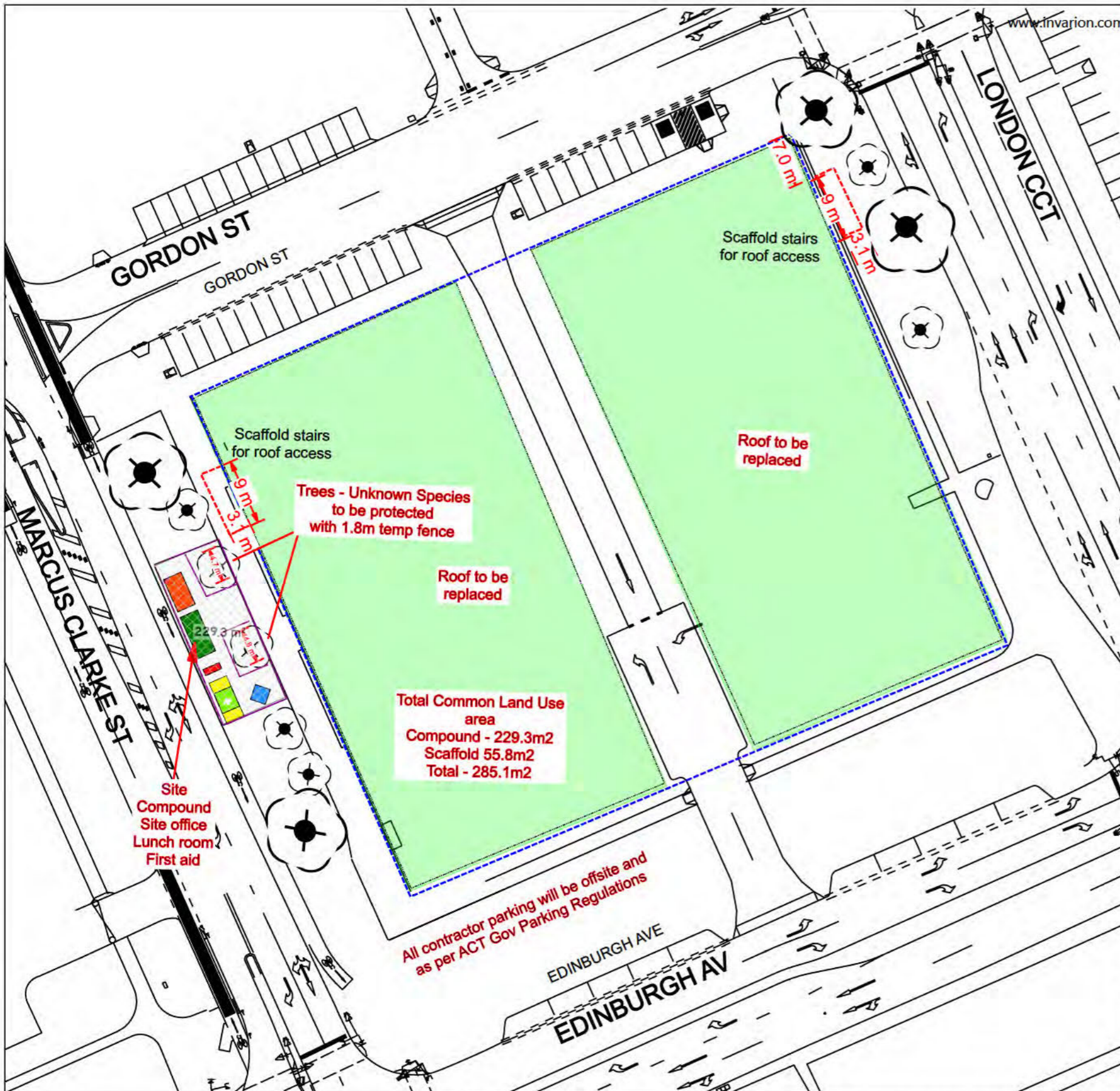
Contact: [REDACTED]

email: [REDACTED]

Contact number: [REDACTED]

REQUIREMENTS FOR THE PROTECTION OF PUBLIC LANDSCAPE ASSETS ADJACENT TO DEVELOPMENT WORKS ON UNLEASED TERRITORY LAND - PUBLIC OPEN SPACE.

1. GENERAL
CONSTRUCTION WORK MUST BE CONTAINED WITHIN THE SITE EXCEPT FOR SERVICE CONNECTIONS AND LANDSCAPE / CIVIL WORKS APPROVED AS PART OF TCCS DESIGN ACCEPTANCE. If there is a specific need to utilise unleased Territory land adjacent to the Lease not covered in this plan, the proponent or their authorised representative is required to contact and consult with TCCS to seek approval.
- 1.1 NOTIFICATION AND COMPLIANCE
The client and/or their authorised representative after attaining design approval, are to provide certification in the form of Compliance Notification (email/letter) indicating that the protective fencing has been installed in accordance with the approved LMP is to be forwarded to the relevant Coordinator within TCCS before works (demolition/clearing/excavation/construction) commencing on the site.
- 1.2 SUPERVISION OF VERGE RESTORATION
A suitably qualified Landscape Architect or Horticulturist must be employed to oversee work in the verge to ensure all requirements are followed. They must be present during any cultivation/restoration of the verge.
2. VERGE MANAGEMENT
- 2.0 ANY SERVICE INSTALLATION NOT SHOWN ON THIS PLAN WITHIN 5.0m OF AN EXISTING TREE REQUIRES PRIOR APPROVAL FROM TCCS URBAN TREESCAPES.
- 2.1 STORAGE OF CONSTRUCTION MATERIALS
No construction material to be stored on verges, or public open spaces. No car parking or equipment parking permitted on verges, or public open spaces (unless approved by TCCS)
- 2.2 SITE ACCOMMODATION
No site sheds, storage sheds, site amenities or billboards to be erected on verges without the written approval of TCCS
- 2.3 FENCING
Fence off existing trees in accordance with this plan, Site Management Plan and Temporary Traffic Management Plans by others. Use of temporary 1800mm tall continuous mesh fence supported by steel posts with concrete bases is mandatory. Any variation from this requirement must be approved by the relevant section and coordinated through Asset Acceptance of the Municipal Services Network. Fencing to be erected before the commencement of any site work and removed at completion of all construction and commencement of verge restoration. The fence is to remain continuous throughout the project. Fencing must not be removed for service installation across the verge unless in accordance with this plan.
- 2.3 EXISTING TREES
All street trees are to be retained and kept undamaged unless indicated on this plan and specifically approved in writing by TCCS. Ensure construction equipment can pass beneath lowest limb, through driveway access. Ensure lifting equipment and load can clear height and width of tree crown without damage to crown. A suitably qualified arborist / landscape architect approved by TCCS Urban Treescaping must be present for all excavation works beneath tree canopies, restoration or any works that occur beneath tree canopies. Arborist is to provide regular inspections and reporting that all tree protection measures are being complied with and that the LMPP fencing is installed and maintained as approved.
- 2.4 SITE ACCESS
Construction access for the site is to be in the location shown on this plan, Site Management Plan and Temporary Traffic Management Plans by others.
- 2.6 SERVICE ENTRY TO SITE
The developer/proponent must coordinate all service approvals. Servicing of the site is to be as per plan. Any variations from this plan are to be approved in writing by TCCS Urban Tree scapes prior to enacting on site. Realign fence to provide lane for service trenching, but re-erect fence to enclose trees before trenching commences. Upon completion of trenching, return the fence to its' original alignment.
- 2.7 SERVICE ALONG STREET
The developer/proponent must coordinate all service approvals.
- 2.8 PEDESTRIAN AND BICYCLE MOVEMENT
Verge footpath closures and detours must be managed in accordance with TCCS approved Temporary Traffic Management Plans.
- 2.9 VERGE CONDITION AND RESTORATION
All areas of existing verge must be maintained in their current condition for the period of the construction. Where areas are being utilised for construction activities, the rectification of the verge must be undertaken in accordance with the rectification conditions outlined in the LMPP and or pulp approval
- 3.0 TREE ROOT PROTECTION
Excavation within drip line of existing trees approved by Municipal Services' Asset Acceptance Section is to be undertaken by hand only. No machinery is to be used. A qualified and experienced horticulturist or tree surgeon must carry out all root cuts and ensure the cuts are suitably protected to minimise any risk of long term damage to street verge trees. The majority of tree roots grow in the top 300mm of soil. These are the feeder roots, often very fine roots that provide the tree with water, oxygen and nutrients. These roots typically grow between the tree trunk to well beyond its 'drip-line' (the canopy edge). Excavation within the drip zone of a tree does considerable damage to its root system. It can affect tree stability and tree health to such an extent that it will lead to die back and decline of the tree. Excavation that occurs within the drip zone of a tree must be approved and is to be restricted to one side of the tree only. Where excavation is approved the following measures are to be adopted for tree protection:
Do not sever large roots (>30 mm diameter) closer than halfway from the drip-line to the trunk.
All roots must be cut cleanly with equipment specifically designed to cut roots or other pruning equipment.
Roots exposed during excavation must be protected from desiccation. Keep lightly watered or cover with hessian, which must be kept moist.
Water trees that have had disturbance in their root zone. The amount and frequency of water needs to be adapted to the trees' requirement, based on seasonal conditions.

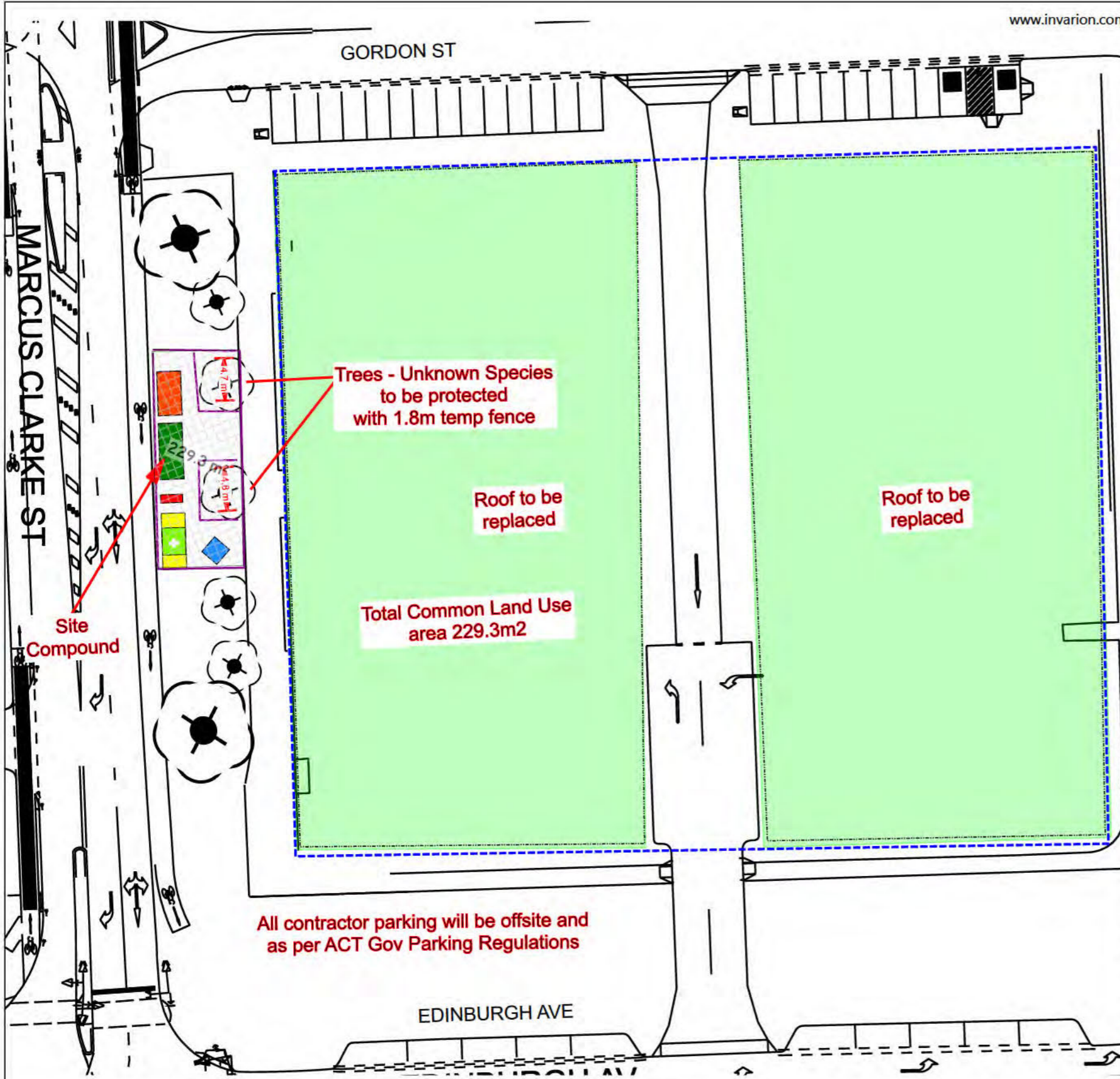


	DRAWING NO	OXT - PNT - 14LMPP
	BLOCK NO	2
	SECTION NO	6
	DIVISION	City
	ADDRESS	1 Gordon St, City
	DATE	22/2/2022

SITE/LANDSCAPE MANAGEMENT AND PROTECTION PLAN	
LEGEND	
SCAFFOLD	TREE TRUNK
PEDESTRIAN DIVERSION	PLANTING BED
BLOCK BOUNDARY	TEMP FENCE
TREE	BUILDING LINE

Plan Scale

1 : 637 (1cm = 6m)



SEDIMENT CONTROL NOTES

SEDIMENT CONTROLS MUST BE IN PLACE PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS AND CHECKED DAILY. SEDIMENT CONTROLS MUST BE REGAINED UNTIL RE VEGETATION IS FULLY ESTABLISHED AFTER BUILDING COMPLETION TO COMPLY WITH BEST PRACTICE GUIDELINES TO PREVENT POLLUTION FROM RESIDENTIAL BUILDING SITES MARCH 2006. THE DEVELOPER WILL COMPLY WITH THE ACT ENVIRONMENT PROTECTION AUTHORITY, ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, MARCH 2011 STORMWATER SUMPS TO BE LOCATED ON SITE DURING SITE DELIVERIES, NEIGHBOURING PROPERTIES AND PUBLIC AREAS MUST BE KEPT CLEAR. AS A MINIMUM A 1.8M HIGH TEMPORARY SITE FENCE IS TO BE PROVIDED TO SECURE YOUR SITE, FROM THE TIME OF SETTLEMENT UNTIL THE 'LOCK UP' STAGE. THIS ALSO INCLUDES THE INSTALLATION OF APPROPRIATE SEDIMENT AND EROSION CONTROLS. ALL BUILDING MATERIALS STORED ON SITE MUST BE WITHIN THE PROPERTY BOUNDARY AT ALL TIMES. ANY DAMAGE TO STREET TREES, TREE GUARDS OR WELLS DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO REPAIR OR REINSTATE TO ORIGINAL SPECIFICATIONS. THE LOCATION OF ANY TEMPORARY OR RELOCATABLE BUILDING/STRUCTURE IN THE VERGE IS NOT PERMITTED UNDER ACT LAW. THE DUMPING OR STORAGE OF EXCESS EARTHWORKS ON NEIGHBOURING SITES AS WELL AS PUBLIC AREAS IS STRICTLY PROHIBITED AS PER THE A.C.T. LITTER ACT 2004

VERGE MANAGEMENT NOTES

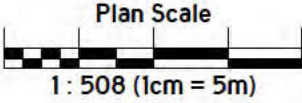
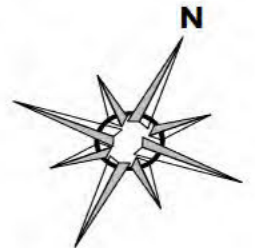
VERGE MANAGEMENT GUIDELINES: INSTALL 1800mm, HIGH CONTINUOUS MESH FENCE SUPPORTED BY 2400mm HIGH STAR METAL POSTS AROUND VERGES AND EXISTING VEGETATION TO BE RETAINED WITHIN THE BLOCK AS SHOWN FENCING TO BE ERECTED ON COMMENCEMENT OF SITE WORK AND REMOVED UPON COMPLETION OF VERGE RESTORATION ENSURE ADEQUATE WATER IS APPLIED TO THE ROOT ZONE OF RETAINED VEGETATION THROUGHOUT CONSTRUCTION PERIOD ALL WORK IS TO BE IN ACCORDANCE WITH THE "CANBERRA LANDSCAPE AND THE BASIC SPECIFICATION FOR ROAD HYDRAULICS AND LANDSCAPE, JULY 1991" MAKE GOOD ANY DAMAGE TO EXISTING GRASS VERGES, REINSTATE AS PER THE BASIC SPECIFICATION BUILDER MUST ENSURE THAT ANY DISTURBANCES TO THE VERGE GROUND COVER, TREES, PATHS, KERBS, ROADWAYS OR SERVICES OCCURRING FROM EITHER CONSTRUCTION WORKS OR STORAGE OF MACHINERY/MATERIALS DURING THE CONSTRUCTION WORKS ARE RECTIFIED TO THE SATISFACTION OF RELEVANT AUTHORITIES UPON COMPLETION OF CONSTRUCTION, VERGES SHOULD STILL HAVE ESTABLISHED DRYLAND GRASS COVER, TOPSOIL IS NOT TO BE REMOVED AND LEVELS NOT TO BE CHANGED IF THE STANDARD OF GRASS COVER ON THE VERGE IS TO BE IMPROVED, THE FOLLOWING REQUIREMENTS APPLY, - LIGHTLY CULTIVATE THE SOIL TO 25MM-50MM DEPTH (50MM MAXIMUM TO MINIMISE DAMAGE TO TREE ROOTS) CULTIVATE ONLY IN ONE DIRECTION, AVOID MAJOR ROOTS AND KEEP A MINIMUM OF 1.0M FROM TREE TRUNK. NO CAR PARKING OR EQUIPMENT PARKING PERMITTED ON VERGE CONTOURS PER DEVELOPERS DRAFT CONTOURS ONLY LEVELS TO BE VERIFIED BY A REGISTERED SURVEYOR -ADD 'B' TYPE SOIL AT 25MM-50MM DEPTH. LEVEL THE TOP SOIL AND ADD NPK FERTILISER (EQUIVALENT TO MULTIGRO) AT 40G/M2 -LAY TURF OR SOW SEED OF SUITABLE DROUGHT TOLERANT SPECIES -AN IN GROUND IRRIGATION SYSTEM WILL NOT BE PERMITTED ON THE VERGE, A SYSTEM OF QUICK COUPLERS AT THE LEASE BOUNDARY EDGE OF THE VERGE MAY BE INSTALLED, SUBJECT TO CANBERRA URBAN PARKS AND PLACES APPROVAL OF THE IRRIGATION PLAN. -ANY DAMAGE THAT OCCURS TO TREES TO BE REPAIRED AT THE BUILDERS EXPENSE. RETORATIVE WORK IS TO BE APPROVED BY CANBERRA URBAN PARKS AND PLACES AND CARRIED OUT BY QUALIFIED OPERATOR.

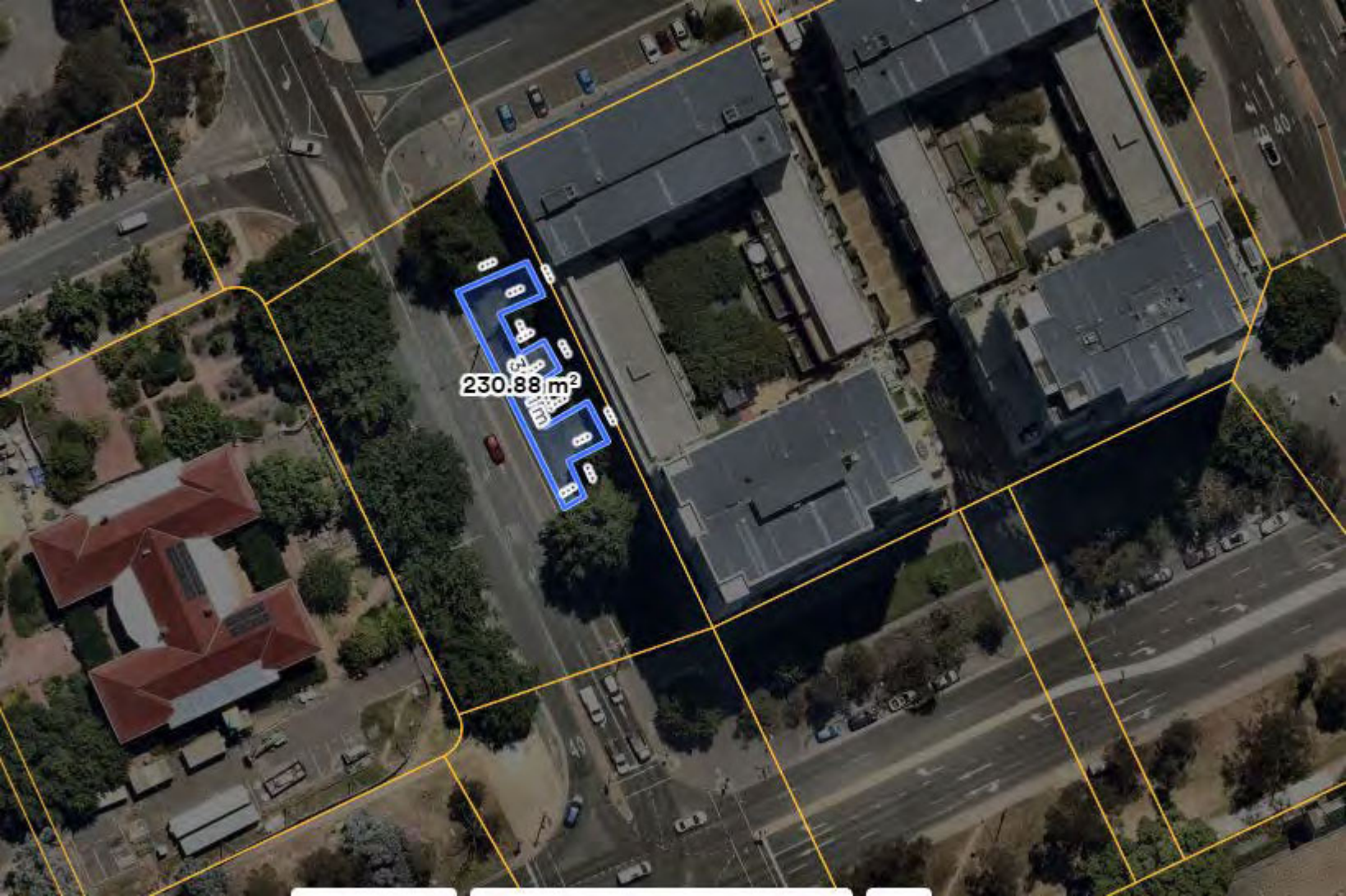
DRAWING NO	OXT - PNT - 14LMPP
BLOCK NO	2
SECTION NO	6
DIVISION	CITY
ADDRESS	1 Gordon St, City
DATE	22/2/2022

SITE/LANDSCAPE MANAGEMENT AND PROTECTION PLAN

LEGEND

SCAFFOLD	TREE TRUNK
PEDESTRIAN DIVERSION	PLANTING BED
BLOCK BOUNDARY	TEMP FENCE
TREE	BUILDING LINE





230.88 m²

From: [REDACTED]
To: [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]
Subject: Meeting Actions - The Metropolitan - MAU.177406
Date: Wednesday, 17 November 2021 3:16:26 PM
Attachments: [METR0101_CD_A01-40_2_MASTER_PLAN - ESTABLISHMENT & ACCESS.pdf](#)

Hi All,

Action points from today:

1. OC to confirm approval of layout / methodology to enable commencement of approval process (refer enclosed)
2. OC to arrange discussions with 116LT or 118LT regarding access via Unit, please advise if you need any further information to facilitate discussions.
3. Paynters to submit detailed process on replacing flashings in 117LT and impact on occupancy.
 - a. Subject to Insurers approval, proposal to be issued to OC / owner for approval
4. Paynters to issue draft programme for OC review
5. Paynters to schedule Vergola replacement of 115LT, extra over cost recoverable under the claim.

We note OC have provided approval regarding the additional works / non-compliant works split as follows:

- Insurance related works (Additional Damage) : \$41,024
- Non-Insurance works (Undamaged Areas / Compliance issues): \$49,173

Will issue a meeting invite for 2pm on 1 December 2021.

Regards,

[REDACTED]
[REDACTED]
[REDACTED]
[@mclarens.com](#)

Level 8, Suite 801,
45 William Street,
Melbourne, Victoria, 3000 Australia
+61 1300.780.748 | office
[REDACTED] | mobile

www.mclarens.com

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<https://www.mclarens.com/privacy-policy/>



1 SITE PLAN - ESTABLISHMENT
1 : 400

REV.	DESCRIPTION	BY	DATE
1	CONSTRUCTION ISSUE	IP	21/06/21
2	CONSTRUCTION ISSUE	RW	05/11/21

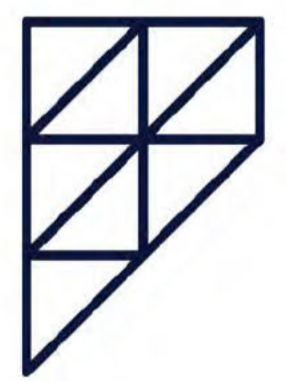
	FIRE EXTINGUISHER
	SPEED LIMIT
	FIRST AID
	EMERGENCY ASSEMBLY POINT
	SITE OFFICE
	LUNCH ROOM
	ABLUTION BLOCK
	STORAGE CONTAINERS
	SPILL KIT
	TEMPORARY POWER BOARDS
	CONCRETE WASH-DOWN
	CONSTRUCTION TRAFFIC DIRECTION
	EMERGENCY EXIT DIRECTION
	PEDESTRIAN TRAFFIC
	SITE COMPOUND
	PERMANENT / TEMPORARY FENCE
	CLIENT SITE ACCESS
	BUNTING
	SILT FENCE

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DRAWING STATUS

CONSTRUCTION ISSUE

CONSULTANTS



Paynters

QBCC 63889 ABN 32 060 951 162
paynters.com.au

PROJECT
1 GORDON STREET, CANBERRA ACT 2601
METROPOLITAN - IRW

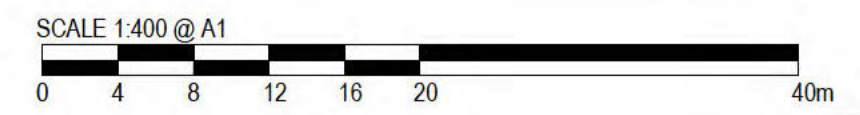
TITLE

SITE PLAN - ESTABLISHMENT

DATE 05/11/21	DRAWN BY IP
SCALE As indicated @ A1	CHECKED BY HB
CLIENT NO.	APPROVED BY HB

PROJECT NO.	PHASE	DRAWING NO.	REV.
-------------	-------	-------------	------

METR0101 CD **A01-40** **2**





- ACCESS AND PROTECTION**
- BRIDGE
 - STRETCHER STAIR TO LOWER AND UPPER ROOF
 - STRETCHER STAIR TO LOWER ROOF
 - STANDARD STAIR FROM LOWER TO UPPER ROOF AS SECONDARY EGRESS
 - STRETCHER STAIR BALCONY TO ROOF
 - ACCESS AND PROTECTION TO BOTH SIDES OF ARCHWAY - REFER DETAILS ATTACHED
 - EDGE PROTECTION WITH UNIMESH

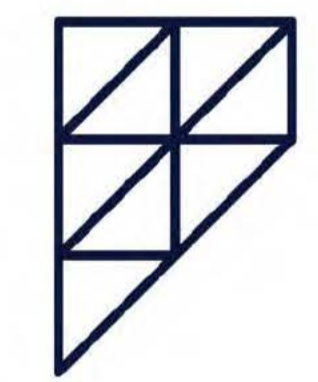
REV.	DESCRIPTION	BY	DATE
1	CONSTRUCTION ISSUE	RW	05/11/21

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DRAWING STATUS

CONSTRUCTION ISSUE

CONSULTANTS



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paynters.com.au

PROJECT
1 GORDON STREET, CANBERRA ACT 2601
METROPOLITAN - IRW

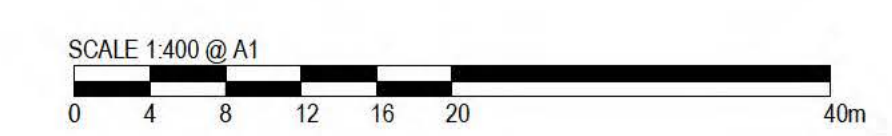
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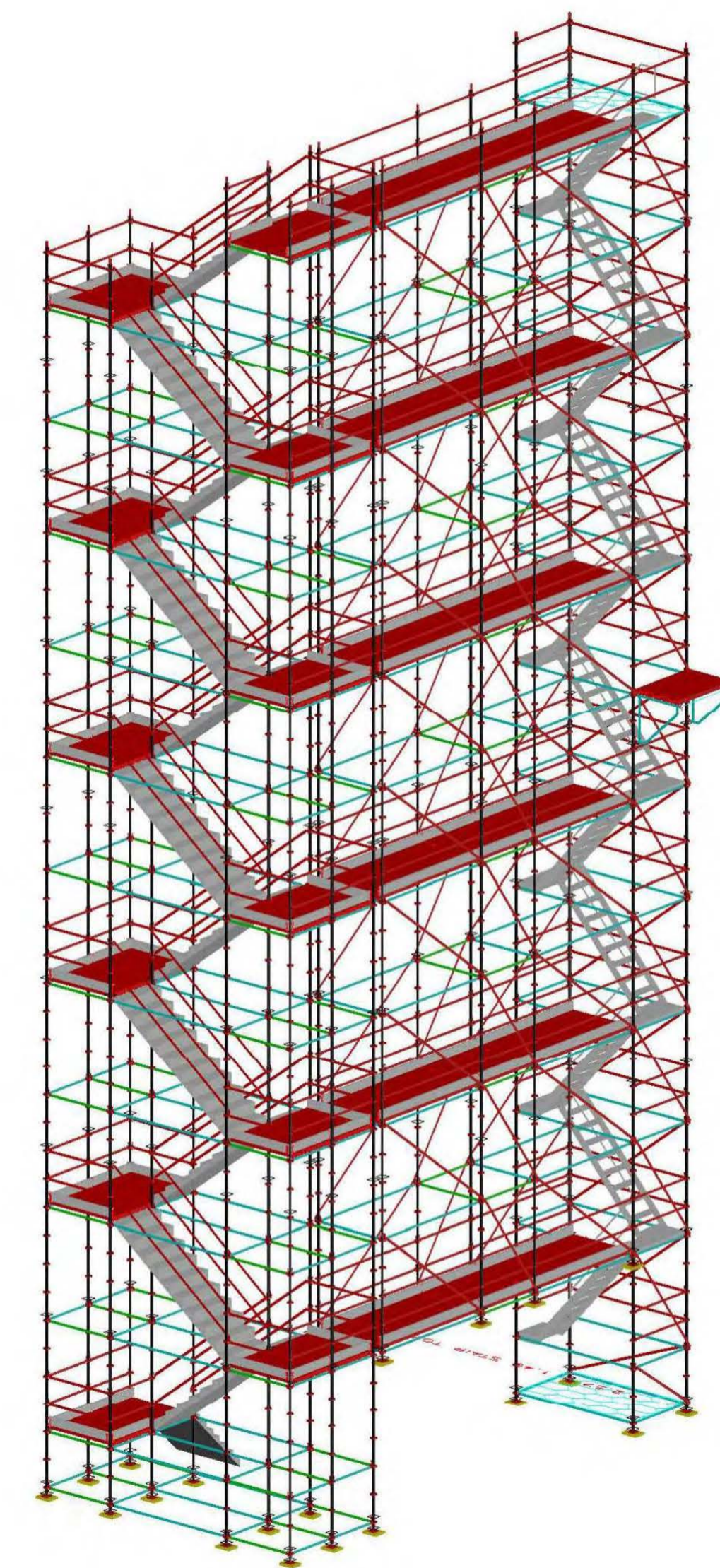
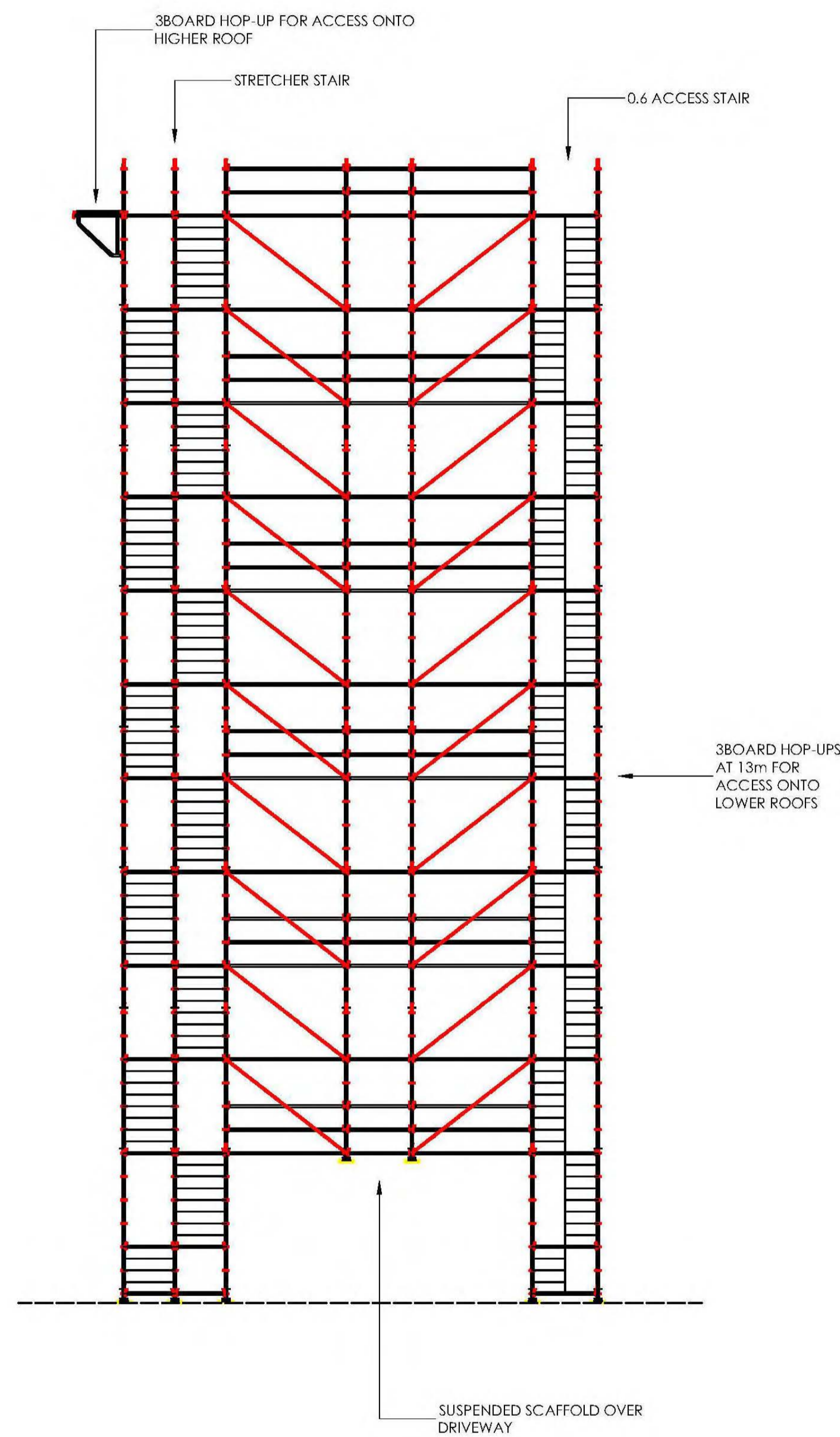
SITE PLAN - INDICATIVE ROOF ACCESS AND PROTECTION

<small>DATE</small> 05/11/21	<small>DRAWN BY</small> Author
<small>SCALE</small> As indicated @ A1	<small>CHECKED BY</small> Checker
<small>CLIENT NO.</small>	<small>APPROVED BY</small> Approver
<small>PROJECT NO.</small>	<small>DRAWING NO.</small>

PROJECT NO. METR0101 PHASE CD DRAWING NO. **A01-10** REV. 1

1 SITE PLAN - ACCESS AND SCAFFOLDING
1 : 400





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DRAWING STATUS

CONSTRUCTION ISSUE

CONSULTANTS



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PROJECT
1 GORDON STREET, CANBERRA ACT 2601
METROPOLITAN - IRW

TITLE

DETAIL - BRIDGE AND STAIR ACCESS

DATE 05/11/21	DRAWN BY
SCALE 1:1000 @ A1	CHECKED BY
CLIENT NO.	APPROVED BY

PROJECT NO.	PHASE	DRAWING NO.	REV.
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METR0101 CD **A07-00** 1