



ACT
Government

Transport Canberra and
City Services

FREEDOM OF INFORMATION COVERSHEET

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

FOI reference: 22-049

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)	33 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

From: [REDACTED]
To: [EPSDFOI](#)
Subject: Melrose Drive eucalypt tree
Date: Tuesday, 22 March 2022 4:23:48 PM

CAUTION: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe.

FOI – Information Management Team
Environment, Planning and Sustainable Development Directorate
CANBERRA ACT 2601

I would be pleased if you would provide me with the following documents under the [Freedom of Information Act 2016](#):

All documents concerning the 60+ year old eucalypt tree that was located on the Melrose Drive verge adjacent to Block 17, Section 3, Phillip since Geocon Development Holdings Pty Ltd first lodged its DA No. 201833492.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Sent from [Mail](#) for Windows



Dear 

Freedom of Information Request - Reference 22-049

I refer to your application for access to government information received by Transport Canberra and City Services (TCCS) on 31 March 2022 seeking access to the following government information under the *Freedom of Information Act 2016*:

“All documents concerning the 60+ year old Eucalypt tree that was located on the Melrose Drive verge adjacent to Block 17, Section 3, Phillip since Geocon Development Holdings Pty Ltd first lodge its DA No. 201833492.”

I have been advised that the Environment, Planning and Sustainable Development directorate has provided you with a separate response to your access application.

Timeframes

I thank you for agreeing to an extension to 20 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 and four documents have been identified.

Applying the public interest test under section 17 of the FOI Act, I have decided to provide you with partial access to these 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. The reasons for my decision are provided below.

Statement of Reasons

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, 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*.

In reviewing the relevant record, personal information relating to third parties has been identified. I find that factor 2.2(a)(ii) is relevant to this information and I must consider if the disclosure is likely to prejudice the protection of an individual's right to privacy under the *Human Rights Act 2004*.

Furthermore, I have found that this information is not readily available to the public and has not otherwise been disclosed by TCCS. I find that the protection of an individual's right to privacy under the *Human Rights Act 2004* 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 the deletion of information which is contrary to the public interest.

A copy of the relevant information is enclosed at Attachment A.

Charges

No fees are applicable to this application as the number of pages being released are 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 will be published in the TCCS disclosure log between 3 – 10 business days from the date of this decision.

Your personal contact details will not be published. You may view the TCCS' disclosure log at <https://www.cityservices.act.gov.au/about-us/freedom-of-information/disclosure-log>.

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



Kristine Scheul
Information Officer

20 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.tccs.act.gov.au/about-us/freedom_of_information/disclosure-log

File number		WHAT ARE THE PARAMETERS OF THE REQUEST				
FOI – 22-049		<i>All documents concerning the 60+ year old Eucalypt tree that was located on the Melrose Drive verge adjacent to Block 17, Section 3, Phillip since Geocon Development Holdings Pty Ltd first lodge its DA No. 201833492</i>				
Ref No	No of Folios	Description	Date	Status	Reason for non-release or deferral	Open Access release status
1	1-6	VS20120 WOVA - Design Review Submission - Stage 1 DA - TCCS Coversheet	9 December 2021	Partial access	<i>Information Privacy Act 2014</i> Schedule 2, Section 2.2 (a)(ii)	Documents to be published.
2	7-8	Letter of Design Review - Phillip Section 3 Block 17 (Stage 1) listing C1100 and C1101 drawings	7 January 2022	Partial access	<i>Information Privacy Act 2014</i> Schedule 2, Section 2.2 (a)(ii)	
3	9	Drawing – Landscape Management and Protection Attachment to Document 1 - VS21040 WOVA C.1100	12 November 2021	Partial access	<i>Information Privacy Act 2014</i> Schedule 2, Section 2.2 (a)(ii)	
4	10	Drawing – Landscape Management and Protection - Attachment to Document 2 - VS21040 WOVA C.1101	12 November 2021	Partial access	<i>Information Privacy Act 2014</i> Schedule 2, Section 2.2 (a)(ii)	

Requirements for Design Review submission for Infill Developments

Project Title (suburb/ block / section)

Project description

Developer's/Client's details

Name of the entity

Address

Contact person

E-mail **Phone**

Applicant details

Company **Contact person**

Address

E-mail **Phone**

These documents are submitted for audit and comments or endorsement.

All documents are in accordance with the design brief and have been prepared in accordance with the Requirements detailed in Reference Document AA-REF-06A Infill Developments- Requirements for submission Requesting Design Acceptance (Ref 06A)

Note: The Submission must be complete and include all Civil, Landscape, TCD's and Public Lighting, and any other design elements of the Works. TCCS will not accept incomplete Submissions or Submissions from individual Consultants for separate design elements of the Works. Where TCCS considers the Submission to be incomplete, the Applicant will be advised to this effect within five working days following receipt of the Submission and will be requested to collect the Submission from TCCS offices. Assessment will not commence until a complete Submission has been received.

Privacy Statement: Transport Canberra and City Services adheres to the ACT Information Privacy Act 2014. As a general rule, the personal information that is provided to us is not passed on to other organisations or third parties without your written consent. However, your information may be provided to the ACT Civil and Administrative Tribunal or another court or tribunal if required by law. You can view our privacy policy on the About Us page of the Directorate's website (<https://www.tccs.act.gov.au/about-us/privacy-policy-statement>)

Prepared by **Date**

	Yes	No	N/A	Office use
Has agent authority been provided?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Are evidence of previous discussions, agreements with NCA provided?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does Notice of Decision require Design Acceptance?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the proposal addresses Prescribed Conditions?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Have the relevant approval/s and licences been obtained?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Has supporting documentation/approvals been provided?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Refer to relevant clause of Reference Document 06 A for details

	Yes	No	N/A	Office use
Index (clause 6.2.1)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Letter of Authorisation (clause 6.2.2)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Certifications (clause 6.2.3)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Project description (clause 6.2.4)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Consultation (clause 6.2.5)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Products (clause 6.2.6)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Exception clause (6.2.7)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A list of all drawings and revisions (clause 6.2.8)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Dilapidation report (clause 6.2.9)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Plan Index and/or Key Plan (clause 6.3.1)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Landscape Management and Protection Plan (LMPP) (6.3.2)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Project Site Plans (clause 6.3.3)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
General Arrangement Plans (clause 6.3.4)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Location Plan (clause 6.3.5)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Standard Details (clause 6.3.6)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Office use only

Compliance with documentation requirements of Reference Document 06A

	Compliant	Not compliant
Submission	<input type="radio"/>	<input type="radio"/>

Checked by

Date

Does this project include driveway? if "Yes" then answer below questions
 if "No" go to section 2

(1) Access/Driveway (Ref DS05, AS 2890.1)

	Yes	No	N/A
Is the location as per DA?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Are there any heritage restrictions?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Are all dimensions checked and shown on drawings?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do the design details (incl: materials, thickness, joints, reinforcements, vertical & horizontal geometry) comply with the Standards?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Have the vertical and horizontal clearances been checked and shown on drawings (this include trees, services, street lights and other solid objects) ?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Has the path crossing been checked for priority and visual separation between path and driveway?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Are the sight lines shown and satisfactory?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Does this project include verge landscape works? if "Yes" than answer below questions
 if "No" go to section 3

(2) Landscape : (DS 22 & 23)

	Yes	No	N/A
Is the removal or relocation of trees in accordance with the DA?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Are the tree species in accordance with the DA?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Has the LMPP been prepared in accordance with requirements of Ref 04?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Do the design drawings clearly show the proposed landscape treatment?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Does this project include public lighting? if "Yes" than answer below questions
 if "No" go to section 4

(3) Public Lighting: (DS 12, AS1158)

	Yes	No	N/A
Is the location and clearances shown on the drawings and are they satisfactory?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Is the design of the public lighting in accordance with the Standards	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Has the Certification by an electrical engineer been provided?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Does this project include a new path? if "Yes" then answer below questions
 if "No" go to section 5

(4) Paths and Crossings : (ref DS05, AUSTRROADS Guide to Road Design Part 6A, AS 1428)

	Yes	No	N/A
Is the path crossing at the driveway satisfactory?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Is the path continuity satisfactory?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Are the design details satisfactory (materials, thickness, vertical & horizontal geometry)?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Have the vertical & horizontal clearances(continuous and rigid objects) been checked?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Has the pram ramp been designed in accordance with the Standards?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Has the pram ramp design follow requirements of the Standards in regards to tactile indicators?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Does this project require waste management plan? if "Yes" than answer below questions
 if "No" go to section 6

(5) Waste : (Ref Development Control Code – For Best Practice Waste Management in the ACT)

	Yes	No	N/A
Has the waste management plan been provided?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Is the kerbside collection satisfactory?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Is the carting distance in accordance with the Development Control Code?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Have the dimensions and location of the waste enclosure been provided?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Has adequate space been provided for the storage of MGBs and Hoppers?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Has separate storage space been provided for commercial and residential waste?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Has the turning template for the waste collection vehicle been provided?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Has the Waste vehicle travel path adequate clearances?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Does this project include proposal for on-street or off-street parking? if "Yes" than answer below questions
 if "No" go to section 7

(6) Parking : (DS 10, AS2840, AS1428)

	Yes	No	N/A
Is the number of parking spaces in accordance with DA, NCA or EDD requirements?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Are the dimensions of bays in accordance with AS2840 and Parking Code?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the layout (eg. circulation) satisfy relevant Standards?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Does this project include **Traffic Control Devices?** if "Yes" than answer below questions
 if "No" go to section 8

(7) Traffic Control Devices: (DS 09, AS1742, AS1743)

	Yes	No	N/A
Is the line marking satisfactory?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Are proposed signs in accordance with the Standards?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Are proposed RRPMS in accordance with the Standards ?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Has details of non standard signs been provided	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Does this project impact on **an easement or SW?** if "Yes" then answer below questions
 if "No" go to section 9

(8) Stormwater and Easement : (Ref DS01, Construction in the Vicinity of Stormwater Easement)

Note: Sites that are located adjacent to low points in roads or sites that are subject to overland flows from adjacent property need to have a flood assessment report. This report should demonstrate, among other things, how flows up to the 1%AEP (Annual Exceedance Probability) level are to be accommodated around or through the site in a safe manner to the satisfaction of TAMS as the maintenance authority for the drainage system.

	Yes	No	N/A
Is this development in close proximity to floodway?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Is this development site located adjacent to low point in a road?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
For developments adjacent to the floodway: Has the certification that the development is above 1:100ARI + 500mm freeboard provided?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Have flood assessment including overland floodpaths been provided?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Have details (location/depth/grades) of new ties been provided?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
If existing tie is used, is it adequate (material, grade, invert levels, joints and capacity etc)?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Has the longitudinal section through the pipe been provided in accordance with the Standards?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Has the pipe cover been provided in accordance with the Standards?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Have the clearances between other services been provided in accordance with the Standards?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Has the manhole been designed in accordance with the Standards?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Has the SW easement and location of the service within the easment been shown on plan?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Has the detail of the access to the easement been provided?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Has the vertical clearance to the easement been provided as per Standards?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does the proposal include new easement?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

(9) Miscellaneous items:a) Please answer below questions if this project include new or relocation of a **bus stop**?

	Yes	No	N/A
Does the location satisfy safety requirements?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Has consultation with ACTION been carried out?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Has consultation with the affected residents been carried out?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

b) Please answer below if your project includes **retaining wall**;

	Yes	No	N/A
Does the design satisfy relevant standards?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Has certification by the structural engineer been provided?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Have the safety implications and sight lines been considered?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Have details of fences and barriers been provided?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Comments

Stage 1 consists of excavation only.

Adjustment to existing 300mm storm water main on Launceston Street to facilitate excavation.



LETTER OF DESIGN REVIEW

Developer/Client: GEOCON
 Address: Level 4, 16-18 Mort Street, Canberra ACT 2601
 Contact: [REDACTED]
 Project Title: Phillip Section 3 Block 17 – Stage 1 (Stormwater Main relocation)
 Applicant: Vital Design Solutions Pty Ltd
 Address: 20 Spongolite Street, Beard ACT 2620
 Contact: [REDACTED]
 TCCS Project Lead: Ruwan Abeysekera

Dear [REDACTED],

Date: 17/01/2022

On behalf of the Transport Canberra and City Services (TCCS) Directorate, this Letter of Design Review is issued in accordance with Notice of Decision 201833492 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 based on 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	Road Geometry	N/A	Parking	N/A	
Footpaths	N/A	TCD's	N/A	Verge Works	N/A	
Driveways	N/A	Landscape	N/A	Is SMEC inspection required?	Yes	X
LMPP	X	Street Lighting	N/A			

This Letter is issued with the following conditions:

1. 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.



2. Should any road closure be proposed, this will be subject to a separate design approval from Roads ACT of a Temporary Traffic Management Plan.
3. Any proposed amendments, that impact on the integrity of the design, shall be resubmitted for assessment by Place Coordination prior to the implementation of such changes.
4. 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*.

Kind Regards,

Lingam Jatheendran | Senior Director

Design Review and Asset Acceptance | Transport Canberra and City Services | 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
C.1010a	Site Services - Early works proposed Services Plan notes and details	1
C.1011a	Site Services - Early works proposed Services Plan	1
C.1012a	Site Services – Stormwater Long Section Plan	1
C.1100	Landscape management & Protection- Notes & Details Excavation	1
C.1101	Landscape management and Protection Plan	1

GENERAL NOTES:

1. DRAWING TO BE READ IN CONJUNCTION WITH C.1101.
2. BEFORE COMMENCING WORKS, THE CONTRACTOR SHALL ADVISE THE COORDINATOR IN WRITING THAT THE TREE PROTECTIVE MEASURES HAVE BEEN INSTALLED AS PER THE APPROVED LANDSCAPE MANAGEMENT AND PROTECTION PLAN (LMPP). RANDOM AUDITS WILL BE UNDERTAKEN BY ASSET ACCEPTANCE TO ENSURE COMPLIANCE. FAILURE TO COMPLY MAY INCUR THE ISSUE OF A STOP WORK NOTICE.
3. REFER TO DRAWING VS20120_C.01 FOR EXISTING SERVICES INFORMATION.
4. REFER TO DRAWING VS20120_C.10 FOR INFORMATION REGARDING PROPOSED SERVICES AND ABANDONED SERVES.
 - 4.1. DETAILS ARE PROVIDED ON PROPOSED CONSTRUCTION TECHNIQUES TO MINIMISE IMPACT ON EXISTING TREES SURROUNDING THE DEVELOPMENT.
5. ALL WORKS SHALL BE CONTAINED WITHIN THE AUTHORISED SITE EXCEPT FOR APPROVED SERVICE CONNECTIONS IN THE VERGE OR OTHER APPROVED EXCEPTIONS.
 - 5.1. REFER TO APPROPRIATE PLANS FOR CONSTRUCTION METHODOLOGY OF OFF-SITE SERVICES.
6. DURING THE PROGRESS OF THE WORKS, ALL EXISTING VERGE GRASS COVER SHALL BE MAINTAINED IN ITS PRE-EXISTING CONDITION. PROTECTIVE MEASURES SHALL INCLUDE REGULAR WATERING OF GRASS AND TREES TO MAINTAIN CONDITION.

SUPERVISION:

7. FOR ALL WORKS, OTHER THAN MINOR WORKS (I.E MINOR IN COMPLEXITY OR SCOPE AND CONFIRMED AS MINOR BY ASSET ACCEPTANCE) AND UNLESS OTHERWISE APPROVED BY ASSET ACCEPTANCE, A SUITABLY QUALIFIED LANDSCAPE ARCHITECT OR HORTICULTURIST SHALL BE EMPLOYED TO ENSURE THAT THE WORK IN THE VERGE MEETS THE REQUIREMENTS. THE ARCHITECT. HORTICULTURALIST SHALL ALSO BE PRESENT DURING ANY CULTIVATION AND RESTORATION OF THE VERGE WHICH AFFECTS PLANT MATERIAL AND SHALL PROVIDE CERTIFICATION THAT ALL WORK, CULTIVATION AND RESTORATION HAVE BEEN PERFORMED TO INDUSTRY STANDARDS.

STORAGE OF CONSTRUCTION MATERIALS:

8. THE STORAGE OF CONSTRUCTION MATERIALS AND PARKING OF VEHICLES OR EQUIPMENT ON VERGES OR ADJACENT PUBLIC OPEN SPACES IS NOT PERMITTED WITHOUT PRIOR APPROVAL FROM TCCS. WHERE THERE IS NO ALTERNATIVE OTHER THAN TO USE THESE AREAS FOR STORAGE AND/OR PARKING, APPROVAL MUST BE OBTAINED FROM TCCS PRIOR TO USE.
9. REFER TO TEMPORARY TRAFFIC MANAGEMENT PLAN FOR INFORMATION REGARDING CONSTRUCTION VEHICLES SERVICING THE SITE.

PROTECTIVE FENCING:

10. ALL TEMPORARY PROTECTIVE FENCES ERECTED TO PROTECT EXISTING ASSETS SHALL BE IN ACCORDANCE WITH APPROVED LMPP DRAWING. FENCING SHALL BE ERECTED PRIOR TO THE COMMENCEMENT OF ANY SITE WORKS AND REMOVED AT THE COMPLETION OF ALL CONSTRUCTION ACTIVITY EXCEPT DURING VERGE RESTORATION. THE FENCE SHALL REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD.
11. EXISTING TREES, PLANTINGS AND GRASS SHALL BE FENCED OFF TO ENCLOSE THE STREET VERGE, PUBLIC OPEN SPACE OR UNLEASED TERRITORY LAND AREA, UNLESS OTHERWISE APPROVED BY ASSET ACCEPTANCE. PROTECTIVE FENCING SHALL BE LOCATED
 - 11.1. ALONG THE DRIP LINE OF EACH TREE; AND
 12. 1.2m BACK FROM THE BACK OF THE KERB FOR THE FULL FRONTAGE OF THE LEASE, ALONG THE PROPERTY BOUNDARY AND ALONG THE APPROVED DRIVEWAY ACCESS TO ENSURE THAT THE VERGE IS COMPLETELY ENCLOSED. ALL TREES ADJACENT SITE WERE APPROVED FOR REMOVAL DURING THE DEMOLITION PHASE.
 13. USE OF TEMPORARY 1800mm TALL CONTINUOUS MESH FENCE SUPPORTED BY STEEL POSTS WITH CONCRETE BASES, OR PREFABRICATED FENCING PANELS WITH CONCRETE BASES, IS MANDATORY. ANY VARIATION FROM THIS REQUIRES WRITTEN APPROVAL FROM ASSET ACCEPTANCE.

PEDESTRIAN AND TRAFFIC CONSIDERATIONS

14. EXISTING VERGE FOOTPATHS SHALL BE MAINTAINED UNLESS OTHERWISE APPROVED BY ROADSACT AS PART OF THE TMP PROCESS.
 - 14.1. THE VERGE SURROUNDING SITE IS PROPOSED TO BE CLOSED TO THE PUBLIC TO FACILITATE EXCAVATION. REFER TO C.1130 DRAWING SERIES FOR TMP DETAILS.
 15. WHERE A CONSTRUCTED FOOTPATH OR CYCLEWAY EXISTS IN THE VERGE AND IS TO BE RETAINED DURING CONSTRUCTION, PROTECTIVE FENCING INCLUDING CONCRETE PEDESTALS IS TO BE SET BACK 600mm FROM EACH SIDE OF THE PATH.
 - 15.1. THE VERGE SURROUNDING SITE IS PROPOSED TO BE CLOSED TO THE PUBLIC TO FACILITATE EXCAVATION. REFER TO C.1130 DRAWING SERIES FOR TMP DETAILS.
 16. ANY DEVIATION FROM THE ABOVE DUE TO LOCALISED RESTRAINTS REQUIRES APPROVAL FROM ASSET ACCEPTANCE.
 17. ACCESS GATES TO THE SITE ARE TO OPERATE INTERNAL TO SITE. NO SWINGING OR SLIDING OF GATES EXTERNAL TO THE SITE IS PERMITTED.

SERVICE INSTALLATIONS:

18. PROPOSED SERVICES AND DRIVEWAYS SHOWN FOR INFORMATION. REFER TO SERVICES PLANS AND OFFSITE WORKS PLANS FOR INFORMATION REGARDING CONSTRUCTION TECHNIQUES PROPOSED TO REDUCE IMPACTS ON EXISTING TREES. ALL TREES ADJACENT SITE WERE APPROVED FOR REMOVAL DURING THE DEMOLITION PHASE.
19. FENCING SHALL NOT BE REMOVED FOR SERVICE INSTALLATION ACROSS THE VERGE WITHOUT PRIOR APPROVAL FROM ASSET ACCEPTANCE FOR THE SERVICE INSTALLATION.
20. WHERE APPROVAL HAS BEEN GRANTED, THE FENCE SHALL BE REALIGNED TO PROVIDE A LANE FOR SERVICE TRENCHING BUT FENCES SHALL BE REERECTED TO ENCLOSE TREES BEFORE TRENCHING COMMENCES. UPON COMPLETION OF THE WORKS, THE FENCING SHALL BE RETURNED TO IT'S ORIGINAL ALIGNMENT.
21. PROPOSED SERVICE CONNECTION ALIGNMENTS ARE TO BE HYDROEXCAVATED AT A LOWERED PRESSURE TO PREVENT BARK DAMAGE TO TREE ROOTS PRIOR TO INSTALLATION. FOLLOWING THAT IT IS LIKELY THAT DIRECTION BORING ALL TREES ADJACENT SITE WERE APPROVED FOR REMOVAL DURING THE DEMOLITION PHASE.

EXISTING TREES - (ALL TREES ADJACENT SITE WERE APPROVED FOR REMOVAL DURING THE DEMOLITION PHASE)

22. ALL TREES LOCATED IN THE ROAD RESERVE, VERGE, PUBLIC OPEN SPACE OR UNLEASED TERRITORY LAND, SHALL BE RETAINED AND MUST REMAIN UNDAMAGED UNLESS NOTED OTHERWISE. THE LMPP PROCESS REQUIRES THE COORDINATOR TO IDENTIFY ANY TREES THAT MAY BE AFFECTED BY THE WORKS AND TO SUBMIT A REQUEST FOR APPROVAL TO PROCEED, CLEARLY IDENTIFYING THE NATURE OF THE WORK AFFECTING THE TREE AND PROTECTIVE MEASURES PROPOSED TO MINIMISE DAMAGE.
23. THE MAJORITY OF TREE ROOTS GROW IN THE TOP 300mm OF SOIL. THESE ARE THE FEED ROOTS, OFTEN VERY FINE ROOTS THAT PROVIDE THE TREE WITH WATER OXYGEN AND NUTRIENTS. THESE ROOTS TYPICALLY GROW FROM THE TRUNK OF THE TREE TO WELL BEYOND THE 'DRIP LINE'.
24. EXCAVATION WITHIN THE DRIP LINE 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 THE DECLINE AND POSSIBLY DEATH OF THE TREE OVER A NUMBER OF YEARS.
25. EXCAVATION THAT OCCURS WITHIN THE DRIP LINE OF THE TREE SHALL BE RESTRICTED TO ONE SIDE AND HAVE PRIOR APPROVAL FROM ASSET ACCEPTANCE.
26. WHERE EXCAVATION IS APPROVED, THE FOLLOWING MEASURES SHALL BE ADOPTED:
 - 26.1. DO NOT SEVER LARGE ROOTS (>30mm DIAMETER) CLOSER THAN HALF WAY FROM THE DRIPLINE TO THE TRUNK;
 - 26.2. LOCATE THESE ROOTS BY HAND TRENCHING TO A DEPTH OF 300mm PRIOR TO ANY MECHANICAL EXCAVATION;
 - 26.3. CUT ALL ROOTS CLEANLY WITH EQUIPMENT SPECIFICALLY DESIGNED FOR THIS PURPOSE OR BY SUITABLE PRUNING EQUIPMENTS;
 - 26.4. PROTECT ROOTS EXPOSED BY LIGHTLY WATERING AND COVERING WITH MOIST HESSIAN;
 - 26.5. MAINTAIN THE GOOD HEALTH OF THE TREES THAT HAVE HAD DISTURBANCE IN THEIR ROOT ZONE BY CONTINUAL WATERING, AT NO TIME SHALL THE DISTURBED AREA BE ALLOWED TO DRY OUT TO THE DETERMENT OF TREES HEALTH.

SITE ACCESS:

27. SITE ACCESS SHALL BE VIA THE PROPOSED LOCATIONS. REFER TO TEMPORARY TRAFFIC MANAGEMENT PLAN FOR INFORMATION.
28. CONSTRUCTION TECHNIQUE SHALL MINIMISE EXCAVATION REQUIRED IN THE VERGE. REFER TO SERVICING AND OFFSITE WORKS PLANS FOR INFORMATION REGARDING PROPOSED CONSTRUCTION TECHNIQUES IN THE VERGE.

SERVICES AND UTILITIES:

29. THE COORDINATOR SHALL COORDINATE ALL SERVICES APPROVALS; APPROVAL BY AA FOR TRENCH LOCATIONS SHALL BE OBTAINED AS PART OF THE LMPP PROCESS.
30. TO MINIMISE DAMAGE AND/OR DISTURBANCES TO THE ROOTS OF ROOT ZONE AND SUBJECT TO APPROVAL BY ASSET ACCEPTANCE, ANY NEW OR UPGRADED SERVICES PARALLEL TO THE KERB OR PROPERTY LINE SHALL BE INSTALLED ON THE FOLLOWING ALIGNMENTS:
 - 30.1. WITHIN THE ROAD PAVED AREA;
 - 30.2. BELOW THE ROOT ZONE IF THE EXCAVATION REQUIRED IS WITHIN THE CANOPY SPREAD OF ANY TREE;
 - 30.3. BELOW THE EXISTING FOOTPATH ON THE PROPERTY LINE; AND
 - 30.4. IMMEDIATELY BEHIND THE KERB.
31. ALL TREES ADJACENT SITE WERE APPROVED FOR REMOVAL DURING THE DEMOLITION PHASE SO NO TREE PROTECTION WORKS ARE NECESSARY.

VERGE INFRASTRUCTURE CONDITION AND RESTORATION:

32. THE COORDINATOR SHALL NOTIFY ASSET ACCEPTANCE AT THE COMPLETION OF WORK AND OBTAIN APPROVAL PRIOR TO COMMENCEMENT OF ANY VERGE RESTORATION. DURING VERGE RESTORATION, TOPSOIL SHALL NOT BE REMOVED AND THE SOIL LEVEL SHALL NOT BE CHANGED WITHIN THE DRIP ZONE OF TREES OR AS OTHERWISE APPROVED. UPON COMPLETION OF THE WORKS, VERGES SHALL HAVE ESTABLISHED APPROPRIATE GRASS COVER AS APPROVED BY PCL, E.G DRYLAND GRASS, NATIVE GRASS OR COUCH.
33. IF THE STANDARD OF GRASS COVER ON THE VERGE NEEDS TO BE IMPROVED, THE FOLLOWING REQUIREMENTS SHALL APPLY:
 - 33.1. WITHIN THE ROOT ZONE OF TREES, LIGHTLY CULTIVATE THE SOIL IN ONE DIRECTION ONLY TO BETWEEN 25mm AND 50mm DEPTH. AVOID MAJOR ROOTS AND KEEP CLEAR OF TRUNKS BY 1m.
 - 33.2. OUTSIDE THE ROOT ZONE NORMAL CULTIVATION PRACTICES APPLY;
 - 33.3. ADD 'B TYPE' TOPSOIL AT 25mm TO 50mm DEPTH. LEVEL THE TOPSOIL AND ADD NPK FERTILISER (EQUIVALENT TO MULTIGRO) AT 40g/M2.
 - 33.4. LAY TURF OR SOR SEED OF A SUITABLE DROUGHT TOLERANT SPECIES AS SPECIFIED IN THE STANDARD SPECIFICATION OF URBAN INFRASTRUCTURE WORKS;
 - 33.5. KEEP MOIST DURING ESTABLISHMENT.

ICON WATER - ACCESS TO INFRASTRUCTURE:

34. ALL ICON WATER HYDRANTS ARE TO BE MAINTAINED EXTERNAL TO THE SITE FENCE WITH 1.0m CLEARANCE IN ALL DIRECTIONS.
35. MINIMUM 2.8m WIDE CONTINUOUS ACCESS, INCLUDING GATES, TO BE PROVIDED TO ICON WATER SEWER MANHOLES LOCATED WITHIN SITE.

LEGEND

SERVICE	EXISTING	PROPOSED
WATER MAIN		
SEWER MAIN		
STORMWATER MAIN		
GAS MAIN		
ELECTRICITY		
BLOCK BOUNDARY		
SITE FENCE		
PEDESTRIAN DIVERSION		
TTM SIGN AS DESCRIBED		
SITE FENCE		
BARRIER		

DISCIPLINE:				
CIVIL SERVICES				
REV	ISSUE	CHK'D	APP'D	DATE
1	PRELIMINARY			12/11/21



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GEOCON
BUILDING CANBERRA

ARCHITECT

PROJECT

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PHILLIP ACT

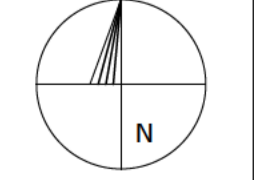
DRAWING TITLE

LANDSCAPE MANAGEMENT & PROTECTION - NOTES & DETAILS EXCAVATION

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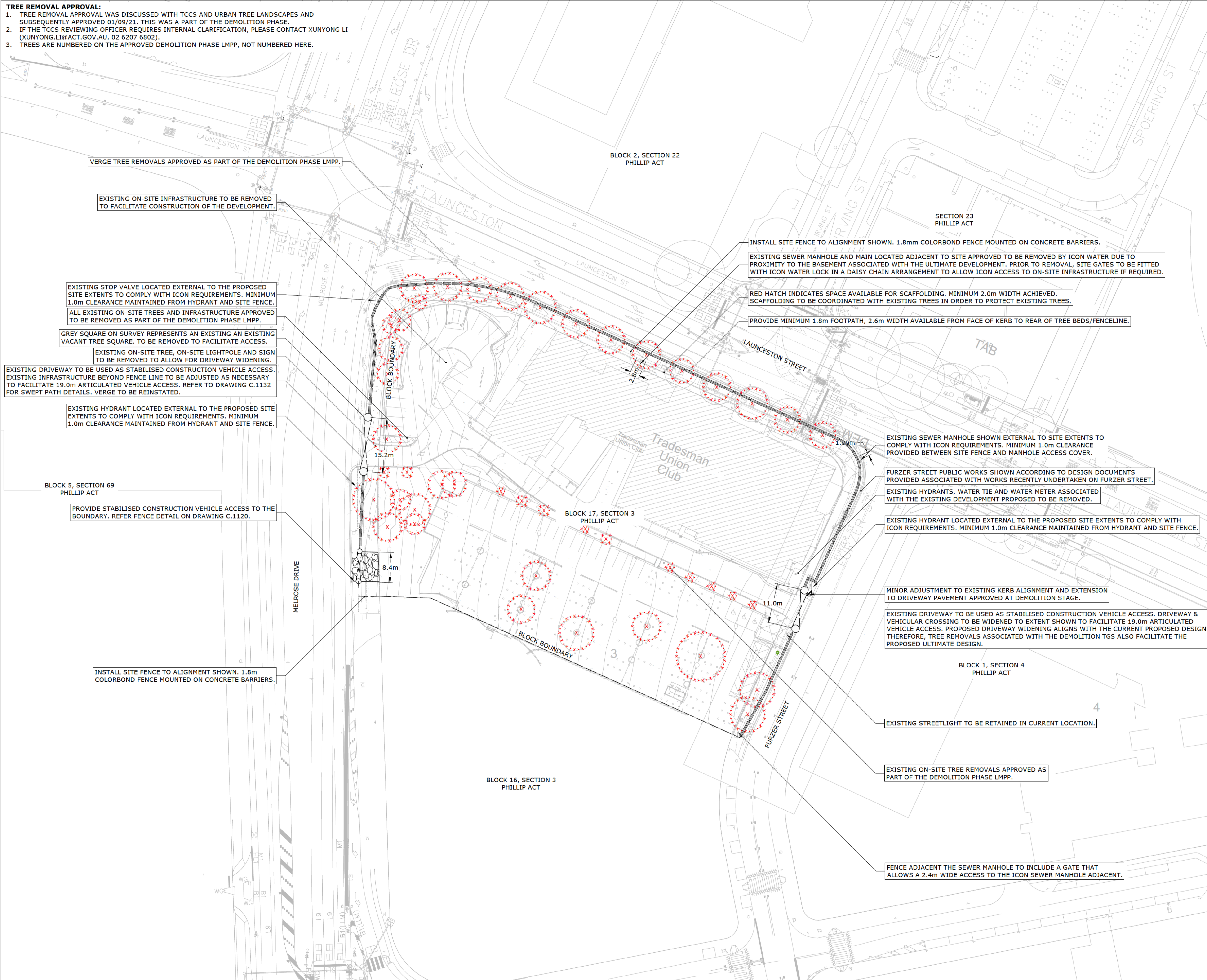
JOB REFERENCE	DRAWING NUMBER
VS21040	C.1100

DESIGNED	DRAFTED
SCALE	
NTS	
SCALE NTS	SIZE A1



ISSUE	REVISION
NOT FOR CONSTRUCTION	1

TREE REMOVAL APPROVAL:
 1. TREE REMOVAL APPROVAL WAS DISCUSSED WITH TCCS AND URBAN TREE LANDSCAPES AND SUBSEQUENTLY APPROVED 01/09/21. THIS WAS A PART OF THE DEMOLITION PHASE.
 2. IF THE TCCS REVIEWING OFFICER REQUIRES INTERNAL CLARIFICATION, PLEASE CONTACT XUNYONG LI (XUNYONG.LI@ACT.GOV.AU, 02 6207 6802).
 3. TREES ARE NUMBERED ON THE APPROVED DEMOLITION PHASE LMPP, NOT NUMBERED HERE.



DISCIPLINE: **CIVIL SERVICES**

REV	ISSUE	CHK'D	APP'D	DATE
1	PRELIMINARY			12/11/21



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 LANDSCAPE MANAGEMENT AND PROTECTION PLAN EXCAVATION

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DESIGNED: [Signature] DRAFTED: [Signature]
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