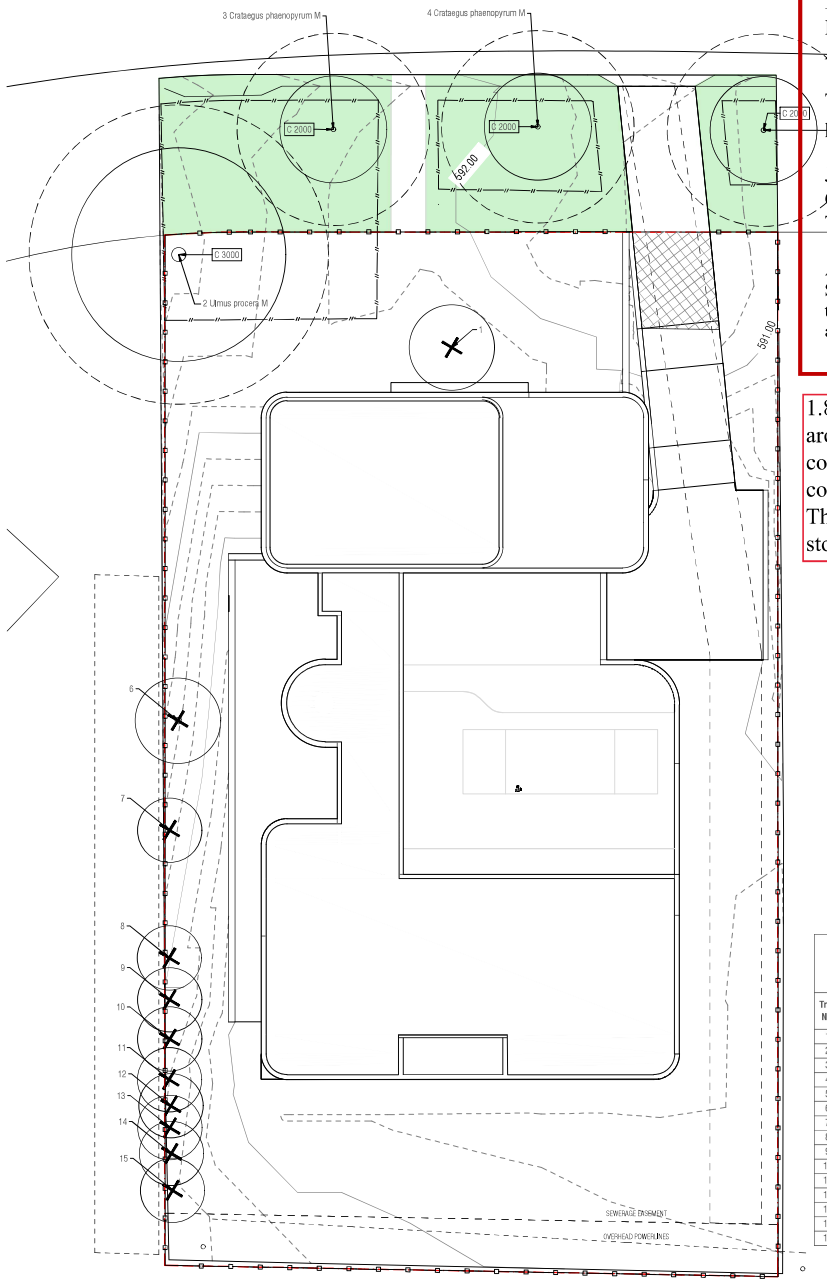


ENDORSED
LANDSCAPE MANAGEMENT
AND PROTECTION PLAN

The information contained in this plan complies with TCCS requirements.

Jai Huynh
Compliance Officer
Transport Canberra and City Services
20/06/2022

A Failure to accurately locate Stormwater assets, Subsoil drains or Street lighting assets prior to commencement could result in damage and costs which the property owner will be liable.

1.8 m chain mesh must be provided around the verge prior to any works commencing, and construction works are completed.
There must be no parking of vehicle, storage of materials or use of the verge for

**NOTES-GENERAL**

Protection of all hard and soft landscape assets on road reserves, street verges, public open spaces and unleased territory land adjacent to development to comply with the *"Guidelines For The Protection Of Public Landscape Assets Adjacent To Development Works"*

**1.0 GENERAL**
All construction work must be contained within the site except for approved service connections in the verge.

**1.1 SUPERVISION**
Verge restoration - a 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 of the verge.

**2.0 NOTES FOR LANDSCAPE MANAGEMENT & PROTECTION**
**2.1 STORAGE OF CONSTRUCTION MATERIAL**
No construction material to be stored on verges, public open space or unleased territory land. No car parking or equipment parking permitted on verges, public open space or unleased territory land.

**2.2 SITE ACCOMMODATION**
No site sheds, storage sheds, site amenities or bill boards to be erected on verges, public open space or unleased territory land except with approval from Asset Acceptance.

**2.3 FENCING**
Erect protective fence at commencement of works and remove on completion of construction and commencement of restoration works in accordance with the approved LMPP.

Protective fence - 1800 high continuous mesh fence supported by steel posts with concrete bases is mandatory.

**2.4 EXISTING TREES**
All trees located in road reserve, street verges, public open space and unleased territory land are to be retained (unless noted otherwise) and remain undamaged. Existing clearance from ground to canopy is not to be altered. Ensure construction equipment can pass beneath lowest limb, through driveway access. Crowns and apex of canopy are not to be altered or reduced. Ensure lifting equipment and load can clear height and width of tree crown without damage to crown.

**2.5 SITE ACCESS**
Provide site access in accordance with the approved LMPP. Alternative access is prohibited without the approval of TCCS.

**2.6 SERVICE ENTRY TO SITE**
The developer must obtain and co-ordinate all service approvals. Approval for trench locations must be obtained at planning and design stage. Service installation conditions include:

- Boring below root zone within the crown spread of trees
- Shared trenching for services mandatory.
- Number of verge crossings to be minimised.
- Trenching across the verge shall occur midway between street trees
- No trenching within 5.0m of street trees.

**2.7 SERVICE ALONG STREET**
The developer must obtain and co-ordinate service approvals. Approval for trench locations must be obtained at planning and design stage. Service installation approved alignments include:-

- Within road paved area.
- Boring below the root zone within the crown spread of trees
- Below existing footpath on the property line
- Immediately behind kerb

**2.8 PEDESTRIAN AND BICYCLE MOVEMENT**
Existing footpath/cyclepath to be maintained and remain unobstructed throughout the development works. Maintain protective fencing 600 offset from each side of path, establish and maintain an 1800 wide fenced clear way along the entire lease boundary where no constructed footpath exists.

**NOTES-SPECIFIC**

**1.0 GENERAL**
1.1 It is the reasonability of the developer to ensure that all territory assets are protected from damage as per the development approvals.
1.2 Prior to construction commencing:
All protection measures indicated on the approved LMPP MUST be implemented onsite prior to any construction activities commencing.

**2.0 EXCAVATION WITHIN THE TREE PROTECTION ZONE (TPZ)**
This section of notes is applicable where excavation within the TPZ of a tree on unleased land is approved by TCCS. All excavations within the TPZ must be shown on the LMPP, otherwise if excavation is not shown on the LMPP the impact on the trees caused by the excavation is considered unapproved
2.1 The term 'Excavation' in relation to this clause means any earth works greater than 100mm in depth from the existing surface level, including trenching for services.
2.2 Excavation within the structural root zone (SRZ) of a tree as outlined in AS4970, is STRICTLY prohibited.
2.3 Only the excavations identified on this LMPP area approved to be undertaken within the TPZ.
2.4 Excavation within the TPZ must be executed by using either under boring or hydro excavation techniques, unless and alternative method has been endorsed by Urban Treescapes and documented on the approved services plans.
2.5 No roots greater than 30mm in diameter are to be cut, where roots are required to be cut, the contractor must seek advice from Urban Treescapes.
2.6 If additional excavation within the TPZ is identified to be required through the construction period, the developer/ contractor must seek approval for this excavation from TCCS BEFORE starting the works.

**LEGEND & NOTES**

- SITE BOUNDARY — Refer Project Survey Drawing
- 256 — EXISTING TREE LOCATION, CANOPY & TREE PROTECTION ZONE, Tree Number
- TREE CANOPY / DRIP ZONE
- GRASS REINSTATEMENT
- EXISTING TREE TO BE REMOVED
- CONSTRUCTION ACCESS
- PROPOSED PROTECTION FENCE, Refer Notes (2.3 FENCING)
- PROPOSED SITE FENCE, Refer Notes (2.3 FENCING)
- C 1600 — VERTICAL CLEARANCE TO TREE CANOPY

**3.0 FENCING**
This section is applicable for all development sites adjacent unleased land, Protection fencing must be identified on the LMPP to protect territory assets adjacent the development site,
3.1 Protection Fencing:
a. Fencing must be erected before commencement of any construction activities on site, this included but is not limited to demolition works, delivery of machinery or materials, stockpiling, storage etc.
b. Fencing must remain place for the entirely of the project, until operational acceptance is granted. Removal before Operational Acceptance granted must be approved by TCCS in writing.
c. Fencing must be erected in the location and alignments indicated on the approved LMPP.
d. Fencing must be rigid mesh temporary fence panels supported by steel posts and concrete bases. Support posts driven into the ground are STRICTLY prohibited.
e. All connecting fixtures/ hardware must be securely mounted so fencing cannot be dismantled/ removed by public.

**4.0 TRUNK/ BRANCH PROTECTION**
This section is applicable where work is required within the tree protection zone of an existing tree.
4.1 Loosely wrap the trunk and branches requiring protection in a thick layer of hessian.
4.2 Use min 2m lengths of timber for the trunk protection, and install at base of trunk for full circumference of tree, Space battens so gaps between battens are no greater than 20mm, Battens must be untreated timber free of nails, screw of bolts.
4.3 Use timber cut to length to suit the branch requiring protection and install to full circumference of branch, Space battens so gaps between battens are no greater than 20mm, Battens must be untreated timber free of nails, screw of bolts,
4.4 Lash battens to tree using straps, rope or hessian webbing ensuring the battens are secure against the tree, but not too tight on the trunk. Battens must be lashed at the top, bottom and middle as a minimum.

**5.0 DEMOLITION WITHIN THE TPZ**
This section of notes is applicable where existing infrastructure is required to be demolished within the TPZ of existing tree,
5.1 Only the demolition works within TPZ areas indicated on endorsed LMPP are approved, and additional demolition works that are required within TPZ area, that is not indicated on this plan must be endorsed by TCCS.
5.2 Demolition of old pavement within TPZ
a. All construction work is to be completed prior to excavation and removal of the existing pavement, This is to ensure the tree roots do not dry out before work is completed,
b. To ensure no root damage occurs, the removal of the existing pavement shall be carefully done in small section and only to the depth of the existing material, so as to not cause damage to tree roots.
c. No machinery is to be allowed within the TPZ and must always stay outside this zone during the removal of the old pavement,
d. Protect exposed roots from desiccation by lightly watering or covering with hessian which must be kept moist with a watering regime adjusted to seasonal changes,
e. Any damage to the tree/ tree roots which causes the tree to decline, will require tree replacement at the developer's expense.

**6.0 VEHICLE ACCESS WITHIN THE TPZ**
This section of notes is applicable where any vehicle movement is required through the TPZ of an existing tree excluding existing paved areas,
6.1 Vehicle access within the structural roots zone (Refer AS4970-2009) is strictly prohibited,
6.2 Vehicle access through the TPZ of an existing tree is strictly prohibited unless indicated and approved on the project LMPP.
6.3 Vehicle access through the TPZ of an existing tree must not be closer than 3m to the trunk of the tree (unless otherwise agreed with TCCS)
6.4 The access route must be clearly indicated onsite so vehicles do not deviate from the approved route.
6.5 A 100mm layer of organic mulch must be placed on the ground to the area of the vehicle route that passes through the TPZ, for the full width of the required access.
6.6 Rumble Boards must be placed ontop of the mulched access route, and must be maintained in good condition for the entire period access is required,

**7.0 CANOPY PROTECTION**
This section of notes is applicable where the existing canopy of a tree on unleased land will be impacted by construction works, The following canopy protection requirements are mandatory,
7.1 Engage a suitably qualified arborist with a minimum cert 3 qualification to identify the canopy impacts onsite,
7.2 Tie back limbs as per the arborist's recommendation to achieve required clearances,
7.3 Where pruning is identified, a pruning report from the arborist must be completed and issued to TCCS Urban Treescapes with the approved LMPP and LoDR for approval BEFORE pruning activities can commence, All pruning must be done by a suitably qualified arborist with a minimum cert 3 qualification to AS4373-2007 specifications.

**8.0 PRUNING OF TERRITORY TREES**
This section of notes is applicable wherever pruning is required to tree on unleased land
8.1 Above ground pruning
a. Any Tree branch pruning requires prior TCCS Urban Trees approval and must be done by a suitably qualified arborist as per AS4373-2007 'Pruning of amenity trees',
b. The contact person is required to notify UTS TCCS officer email TCCS,UrbanTreesDDCoord@act.gov.au prior to to pruning,
c. Where practicable, UTS preference is for branches to be tied back by a suitably qualified Arborist during the works for release on completion.
8.2 Below ground pruning
a. Maintain the good health of the trees that have had disturbance in their root zone by continual watering, at no time shall the disturbed area be allowed to dry out to the detriment of the trees health,
b. Any uncovered tree roots shall be covered immediately with geotextile or hessian fabric and watered regularly to ensure roots don't dry out.

**9.0 RECTIFICATION OF UNLEASED LAND**
This section of notes is applicable to all developments
9.1 At the finalisation of the development works, the territory assets in unleased land adjacent the development must be unaltered and in the same or better condition than before the development works commenced, unless adjustments to the assets have been approved by TCCS as part of the development approvals.
9.2 Where territory assets on unleased land have been damaged by the development, these assets must be fully rectified at the cost of the developer to the requirements in the TCCS Municipal Infrastructure Technical Specifications, or the requirements in the Composite Verge landscape Plan as approved by TCCS.
9.3 At minimum the areas damaged by the works must be rectified to the following requirements:
a. Decompaction of the topsoil
b. Removal of any topsoil that has been contaminated with foreign material (rubbish, gravel, chemicals etc.)
c. Removal of any topsoil that has been excessively compacted,
d. Replacement of topsoil as required, to areas where soil has been contaminated, or excessively compacted
e. Re-seeding of all damaged grass areas,
f. Replacement of any trees that are damaged,
g. Replacement of any shrubs/ shrub beds damaged by the works,
h. Replacemnt of any hard works that are damaged (paths, kerbs, signs etc)
The rectification works are required to undergo a 26 weeks consolidation period,before being presented back to territory, The proponent is to notify TCCS via TCCS,DCDevelopmentCoordination@act.gov.au, that the works has been rectified, so a TCCS officer can inspect the works, At the completion of the 26 weeks consolidation, the proponent must notify TCCS so the works can be inspected for suitability to be handed back to territory,

**VEGETATION ASSESSMENT**
**15 Talbot Street, Forrest**
**Block 2 Section 7, Forrest**

| Tree No. | Species | M'ment Status | Height (m) | Trunk Circ (mm) | Number of Trunks | Canopy Dia (m) | Health | Expected Longevity | Tree Surgery | Regulated Tree | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | *Washingtonia robusta* | M | 4 | 1550 | 1 | 4 | Good | L | | R | |
| 2 | *Ulmus procera* | M | 10 | 2700 | 3 | 8 | Good | L | FF | R | |
| 3 | *Crataegus phaenopyrum* | M | 5 | 650 | 1 | 5 | Good | L | | | 2m to underside of canopy |
| 4 | *Crataegus phaenopyrum* | M | 5 | 600 | 1 | 5 | Good | L | | | 2m to underside of canopy |
| 5 | *Crataegus phaenopyrum* | M | 6 | 600 | 1 | 5 | Good | L | | | 2m to underside of canopy |
| 6 | *Ilex aquifolium* | M | 6 | 1100 | 2 | 3 | Good | L | | | |
| 7 | *Acer negundo* | M | 7 | 2400 | 2 | 2 | Good | L | FF | | |
| 8 | *Acer negundo* | M | 8 | 600 | 1 | 3 | Good | L | FF | | |
| 9 | *Acer negundo* | M | 8 | 600 | 1 | 3 | Good | L | FF | | |
| 10 | *Acer negundo* | M | 8 | 600 | 1 | 3 | Good | L | FF | | |
| 11 | *Acer negundo* | M | 8 | 600 | 1 | 3 | Good | L | FF | | |
| 12 | *Acer campestre* | M | 6 | 600 | 1 | 3 | Good | L | FF | | |
| 13 | *Acer campestre* | P | 4 | 800 | 2 | 3 | Good | L | FF | | Pdlarded |
| 14 | *Fraxinus oxycarpus* | P | 6 | | Multi | 3 | Good | L | FF | | |
| 15 | *Acer campestre* | P | 4 | | Multi | 3 | Good | L | FF | | |

| NO. | DESIGN | DRAWN | CHECKED | VERD | DATE | AMENDMENT / ISSUE |
|---|---|---|---|---|---|---|
| A | | IL | Mr | | 07/06/22 | ISSUE FOR APPROVAL |

NOTES
DRAWINGS TO BE READ IN CONJUNCTION WITH THE INFORMATION CONTAINED IN THE ACCOMPANYING VEGETATION ASSESSMENT REPORT.
TREE LOCATIONS BASED ON SURVEY SUPPLIED BY THE CLIENT.
DO NOT SCALE FROM DRAWING.

0 1 2 3 4 5m
1:125 @ A1 1:250 @ A3

dsb Landscape Architects
Deakin Chambers
14 Hannah Place
Deakin ACT 2600
Tel 02 6285 1955
csb@dsbla.com.au

Project
15 TALBOT STRRET
BLOCK 2, SECTION 7 FORREST

Client
TONY YANG

Drawing Title
LANDSCAPE MANAGEMENT & PROTECTION PLAN

Scale | Plot Date:
Drg. No. 4550-G301 A
Sheet No. 1.1