

GENERAL NOTES

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- WATERALL EXCAVATION IN THE VICINITY OF MAINS IS TO BE CARRIED OUT BY HAND.

12. PRIOR TO COMMENCEMENT OF CONSTRUCTION, ADVISE DESIGN ENGINEER IF

D	FOR DEVELOPMENT APPROVAL.	23.12.21
A	FOR DEVELOPMENT APPROVAL.	02.12.21

PU BOX 336 HALL AL 2618

CLIENT

RUMBLE

PROJECT

BLOCK 9, SECTION 6

TITLE

EXTERNAL SERVICES PLAN

DATE _____

DRAWING NO. _____



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LOCALITY PLAN

NOT TO SCALE

LEGEND

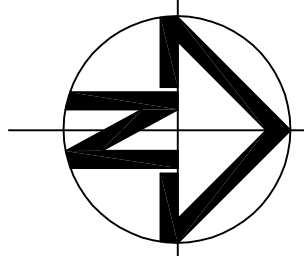
- WATER

-
- GATE OR SLUICE VALVE OR STOPCOCK

- R-11PE SOAP



SCALE 1:200 @A



NOTES

PROTECTION OF ALL HARD AND SOFT LANDSCAPE ASSETS ON ROAD RESERVES, STREET VERGES, PUBLIC OPEN SPACES AND UNLEASSED 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 NOTIFICATION AND COMPLIANCE

PRIOR TO THE COMMENCEMENT OF DEVELOPMENT WORKS ADVISE TCS IN WRITING THAT THE PROTECTIVE MEASURES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE MANAGEMENT AND PROTECTION PLAN (LMP). NOTIFY THE TCS OFFICER OF BOTH THE COMMENCEMENT AND COMPLETION OF DEVELOPMENT/RESTORATION WORKS. (THE MANAGER TCS, CITY MANAGEMENT, PO BOX 352, CIVIC SQUARE, ACT 2608)

1.2 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 UNLEASSED TERRITORY LAND. NO CAR PARKING OR EQUIPMENT PARKING PERMITTED ON VERGES, PUBLIC OPEN SPACE OR UNLEASSED 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 UNLEASSED TERRITORY LAND EXCEPT WITH APPROVAL FROM TCS.

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 LMP.

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 UNLEASSED 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 APPEX 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 LMP. ALTERNATIVE ACCESS IS PROHIBITED WITHOUT THE APPROVAL OF TCS.

2.6 SERVICE ENTRY TO SITE

THE DEVELOPER MUST OBTAIN AND CO-ORDINATE ALL SERVICE APPROVALS. APPROVAL FOR TRENCH LOCATIONS MUST BE OBTAINED THROUGH TCS 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 THROUGH TCS 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 600mm OFFSET FROM EACH SIDE OF PATH. ESTABLISH AND MAINTAIN AN 1800mm WIDE FENCED CLEAR WAY ALONG THE ENTIRE LEASE BOUNDARY WHERE NO CONSTRUCTED FOOTPATH EXISTS.

2.9 LANDSCAPE MAINTENANCE AND RESTORATION

PROVIDE CONTINUOUS CARE AND MAINTENANCE BY HORTICULTURAL PRACTICES OF SOFT LANDSCAPE ASSETS ON ROAD RESERVES, STREET VERGES, PUBLIC OPEN SPACE AND UNLEASSED TERRITORY LAND ADJACENT TO THE DEVELOPMENT FOR THE DURATION OF THE WORKS (INCLUDING RESTORATION WORKS).

GRASS AREAS SHALL HAVE A HEALTHY AND VIGOROUS GRASS SWARD APPROPRIATE TO THE AREA. IF THE STANDARD OF GRASS COVER IS TO BE IMPROVED, THE FOLLOWING REQUIREMENTS APPLY:-

- LIGHTLY CULTIVATE THE SOIL TO 25-50mm DEPTH (50mm MAXIMUM TO MINIMISE DAMAGE TO TREE ROOTS). CULTIVATE ONLY IN ONE DIRECTION. AVOID MAJOR TREE ROOTS AND KEEP A MINIMUM OF ONE METRE (1000mm) AWAY FROM TREE TRUNKS.
- ADD TYPE 'B' TOPSOIL AT 25-50mm DEPTH. LEVEL, THE TOPSOIL AND ADD NPK FERTILISER EQUIVALENT TO MULTIGRO AT 146G/M².
- LAY TURF OR SOW SEED OF SUITABLE DROUGHT TOLERANT SPECIES AS SPECIFIED IN THE ACT GOVERNMENT SPECIFICATION FOR URBAN INFRASTRUCTURE WORKS (ISSUE 1, REVISION 0, 2002). KEEP MOIST DURING ESTABLISHMENT.

PLANT DAMAGE. DAMAGE TO TREES OR OTHER PLANTINGS TO BE RECTIFIED BY REPLACEMENT OR REHABILITATION AT THE DEVELOPER'S EXPENSE AND TO THE SATISFACTION OF TRANSPORT CANBERRA CITY SERVICES (TCS). SOFT LANDSCAPE ASSET RESTORATION WORK IS TO BE APPROVED BY TCS AND CARRIED OUT BY A TCS APPROVED OPERATOR.

3.0 TREE ROOT PROTECTION

PROPOSED EXCAVATION WITHIN THE DRIP ZONE OF A TREE IS RESTRICTED TO ONE SIDE OF THE TREE ONLY AND MUST BE APPROVED BY A TCS OFFICER PRIOR TO EXCAVATION. EXCAVATION CONDITIONS:

- DO NOT SEVER LARGE ROOTS (>30mm DIAMETER) CLOSER THAN HALFWAY FROM THE TRUNK. HAND TRENCHING TO A DEPTH OF 300mm IS REQUIRED TO LOCATE THESE ROOTS BEFORE ANY MECHANICAL TRENCHING IS UNDERTAKEN.
- ALL ROOTS TO BE CUT CLEANLY WITH SPECIALLY DESIGNED EQUIPMENT OR OTHER SUITABLE PRUNING EQUIPMENT WHICH WILL CUT ROOTS CLEANLY.
- ROOTS EXPOSED DURING EXCAVATION MUST BE PROTECTED FROM DESICCATION. KEEP LIGHTLY WATERED OR COVER WITH HESSIAN WHICH MUST BE KEPT MOIST.
- WATER TREES WHICH 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.

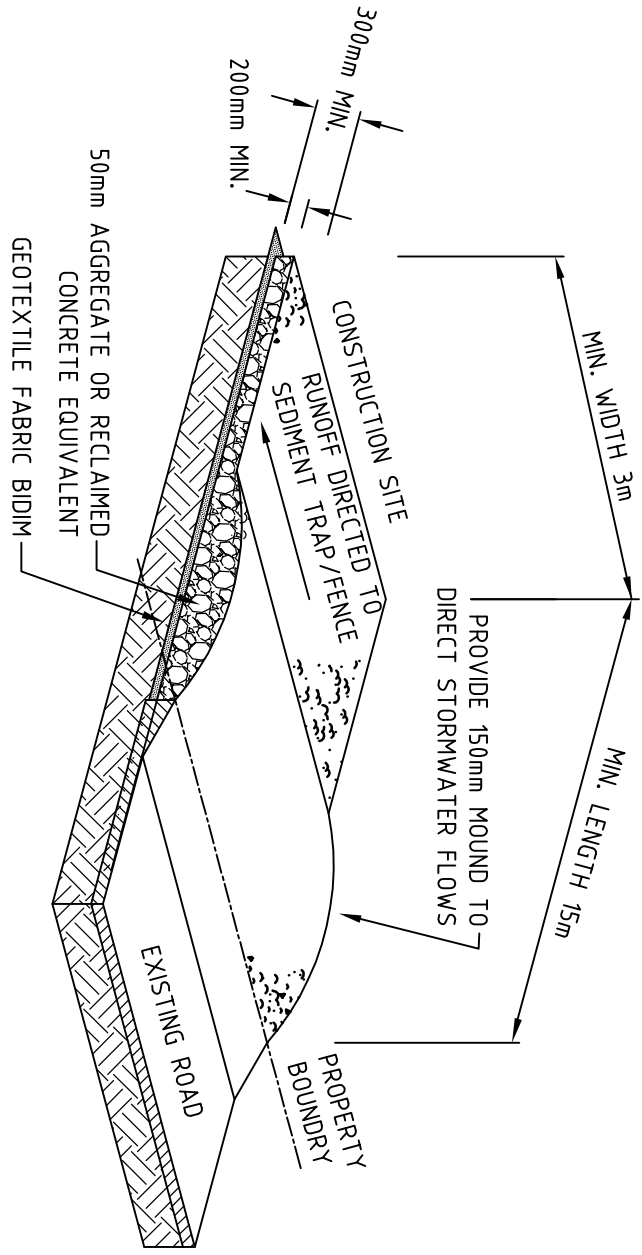
NOTES

EXCAVATION WITHIN TPZ

- NO WORKS SHALL BE UNDERTAKEN WITHOUT FIRST UNDERAKING DIAL BEFORE YOU DIGS [HTTPS://WWW.100.COM.AU/](https://www.100.com.au/) TO ENSURE ANY INFRASTRUCTURE IS IDENTIFIED AND PROTECTED DURING THE WORKS.
- NO WORK THAT INCLUDES BUT IS NOT LIMITED TO EXCAVATION (E.G. FOR SERVICES INCLUDING GAS, WATER, SEWER, STORMWATER, ELECTRICITY, TELECOMMUNICATIONS, FOOTINGS AND IRRIGATION) OR MODIFICATION OF EXISTING GROUND LEVELS AND PLACEMENT OF SITE SHEDS, BUILDING MATERIALS, EQUIPMENT, FILL OR VEHICLES SHALL OCCUR WITHIN THE FENCED OFF TREE PROTECTION ZONE (DRIFLINE + 2 METRES) WITHOUT PRIOR PERMISSION FROM TCS URBAN TREESCAPES.
- ANY FURTHER EXCAVATION WITHIN THE DRIFLINE IS SUPPORTED WITHOUT CONSULTATION WITH TCS URBAN TREESCAPES.

PRUNING

- ANY TREE BRANCH OR ROOT PRUNING REQUIRES PRIOR TCS URBAN TREESCAPES APPROVAL AND MUST BE DONE BY A SUITABLY QUALIFIED ARBORIST AS PER AS4970.
- 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.
- ANY UNCOVERED TREE ROOTS SHALL BE COVERED IMMEDIATELY WITH GEOTEXTILE OR HESSIAN FABRIC AND WATERED REGULARLY TO ENSURE ROOTS DON'T DRY OUT.
- ANY WASH DOWN OF TOOLS OR CHEMICALS INCLUDING CONCRETE WASH IS NOT PERMITTED WITHIN THE TREE PROTECTION ZONE (CANOPY +2 METRES) OR TO RUN OFF INTO THE VERGE.
- THE CANOPY AREA UNDERNEATH THE TREE SHALL BE MULCHED AND WATERED POST-CONSTRUCTION. MULCH SHALL BE RECOMMENDED BY THE ARBORIST AND IRRIGATION IS TO BE UNDERTAKEN FOR A MINIMUM OF SIX MONTHS FOLLOWING ROOT DAMAGE.
- ANY DAMAGE TO THE TREE/ TREE ROOTS WHICH CAUSES THE TREE TO DECLINE, WILL REQUIRE TREE REPLACEMENT AT THE DEVELOPERS EXPENSE.



STABLISED CONSTRUCTION ENTRANCE

NOT TO SCALE

NOTES

PROPOSED DRIVEWAY

- ANY CONSTRUCTION ACTIVITIES ADDITIONAL TO THOSE DOCUMENTED ON THE APPROVED PLANS ARE PROHIBITED WITHOUT FURTHER APPROVAL.
- **TREE ROOT PROTECTION AND REMOVAL OF EXISTING DRIVEWAY**
- THE EXISTING DRIVEWAY MUST STAY IN PLACE UNTIL ALL OTHER WORKS ARE COMPLETED
- NO MACHINERY IS TO BE ALLOWED WITHIN THE VERGE OR TPZ WITHOUT APPROVAL FROM TCS URBAN TREES. THE CONTACT PERSON IS REQUIRED TO NOTIFY A TCS OFFICER ON 62051574 OR EMAIL TCS.URBANTRESCAPES@ACT.GOV.AU
- EXCAVATION TO REMOVE THE EXISTING DRIVEWAY SHALL STRICTLY BE TO THE DEPTH OF THE MATERIAL TO BE REMOVED.
- TO ENSURE NO ROOT DAMAGE OCCURS, THE REMOVAL OF THE EXISTING DRIVEWAY SHALL BE CAREFULLY DONE IN SMALL SECTIONS AND ONLY TO THE DEPTH OF THE EXISTING MATERIAL, SO AS TO NOT CAUSE DAMAGE TO TREE ROOTS.
- CARE MUST BE TAKEN WITH PAVEMENT AND SUBBASE REMOVAL TO ENSURE NO ROOTS ARE PULLED AWAY IN THE PROCESS.
- ANY DAMAGE TO THE TREE/ TREE ROOTS WHICH CAUSES THE TREE TO DECLINE, WILL REQUIRE TREE REPLACEMENT AT THE DEVELOPERS EXPENSE.
- **VERGE REINSTATEMENT**
- VERGE MUST BE CORRECTLY DECOMPACTED PRIOR TO REINSTATEMENT.
- ANY EXCAVATION AROUND TREE ROOT ZONES MUST BE DONE BY HAND IN A RADIAL MANNER FROM THE TRUNK OUTWARD TO A MAX DEPTH OF 25mm.
- REINSTATE VERGE SOIL WITH A 50/50 MIX OF TYPE 2 & TYPE 3 TOPSOIL AS PER MITS-09A-TOPSOIL-1-0 (A28714.72).PDF TO MATCH FINISHED LEVELS.
- MULCH SHALL BE RECOMMENDED BY THE ARBORIST AND IRRIGATION IS TO BE UNDERTAKEN FOR A MINIMUM OF SIX MONTHS FOLLOWING ANY ROOT DAMAGE.

B	FOR DEVELOPMENT APPROVAL.	21.01.22	CHECKED
	A FOR DEVELOPMENT APPROVAL.		
ISSUE DESCRIPTION			

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CONSULTING ENGINEERS PTY. LTD.
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(m) 0412 330 243

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RUMBLE

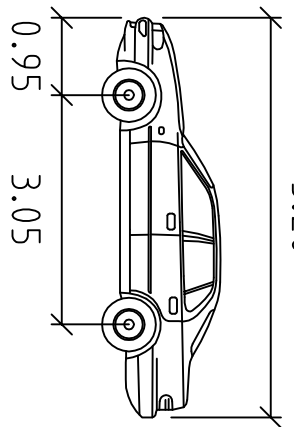
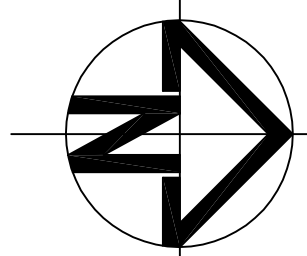
PROJECT

PROPOSED UNIT DEVELOPMENT
BLOCK 9, SECTION 6
FOREST, ACT

TITLE

LANDSCAPE MANAGEMENT
PROTECTION PLAN

DESIGNED BY	SCALE
KS	1:200 @ A1
DRAWN BY	JOB NO.
KS	21RUMBLES
AUTHORISED	DRAWING NO.
DATE	DA04
JAN 22	



B99	metres
Width	: 1.94
Track	: 1.84
Lock to Lock Time	: 6.00
Steering Angle	: 33.5

A	FOR DEVELOPMENT APPROVAL.	02.12.21	
	ISSUE DESCRIPTION	DATE	CHECKED

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PROJECT
PROPOSED UNIT DEVELOPMENT
BLOCK 9, SECTION 6
FOREST, ACT

TITLE
TURNING DEMONSTRATION PLAN

DESIGNED BY KS	SCALE 1:100 @ A1
DRAWN BY KS	JOB NO. 21RUMBLE5
AUTHORISED	DRAWING NO.
DATE DEC 21	DA06

