

GENERAL NOTES:

1. DRAWING TO BE READ IN CONJUNCTION WITH C.101.
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 C.01 FOR EXISTING SERVICES INFORMATION.
 - 3.1. DETAILS ARE PROVIDED ON PROPOSED CONSTRUCTION TECHNIQUES TO MINIMISE IMPACT ON EXISTING TREES SURROUNDING THE DEVELOPMENT.
4. ALL WORKS SHALL BE CONTAINED WITHIN THE AUTHORISED SITE EXCEPT FOR APPROVED SERVICE CONNECTIONS IN THE VERGE OR OTHER APPROVED EXCEPTIONS.
 - 4.1. REFER TO APPROPRIATE PLANS FOR CONSTRUCTION METHODOLOGY OF OFF-SITE SERVICES.
5. DURING THE PROGRESS OF THE WORKS ALL 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:

6. 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. 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:

7. 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.
8. REFER TO TEMPORARY TRAFFIC MANAGEMENT PLAN FOR INFORMATION REGARDING CONSTRUCTION VEHICLES SERVICING THE SITE.

PROTECTIVE FENCING:

9. ALL TEMPORARY PROTECTIVE FENCES ERRECTED TO PROTECT EXISTING ASSETS SHALL BE IN ACCORDANCE WITH APPROVED LMPP DRAWING. FENCING SHALL BE ERRECTED 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.
10. 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
 - 10.1. ALONG THE DRIP LINE OF EACH TREE, AND
 11. 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.
12. 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

13. EXISTING VERGE FOOTPATHS SHALL BE MAINTAINED UNLESS OTHERWISE APPROVED BY ROADSACT AS PART OF THE TTM PROCESS.
14. 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. ANY DEVIATION FROM THE ABOVE DUE TO LOCALISED RESTRAINTS REQUIRES APPROVAL FROM ASSET ACCEPTANCE.
16. 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:

17. 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. FENCING SHALL NOT BE REMOVED FOR SERVICE INSTALLATION ACROSS THE VERGE WITHOUT PRIOR APPROVAL FROM ASSET ACCEPTANCE FOR THE SERVICE INSTALLATION.
18. 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.
19. 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.

EXISTING TREES:

20. 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.
21. 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'.
22. 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.
23. EXCAVATION THAT OCCURS WITHIN THE DRIP LINE OF THE TREE SHALL BE RESTRICTED TO ONE SIDE AND HAVE PRIOR APPROVAL FROM ASSET ACCEPTANCE.
24. WHERE EXCAVATION IS APPROVED, THE FOLLOWING MEASURES SHALL BE ADOPTED:
 - 24.1. DO NOT SEVER LARE ROOTS (>30mm DIAMETER) CLOSER THAN HALFWAY FROM THE DRIPLINE TO THE TRUNK;
 - 24.2. LOCATE THESE ROOTS BY HAND TRENCHING TO A DEPTH OF 300mm PRRIOR TO ANY MECHANICAL EXCAVATION;
 - 24.3. CUT ALL ROOTS CLEANLY WITH EQUIPMENT SPECIFICALLY DESIGNED FOR THIS PURPOSE OR BY SUITABLE PRUNING EQUIPMENTS;
 - 24.4. PROTECT ROOTS EXPOSED BY LIGHTLY WATERING AND COVERING WITH MOIST HESSIAN;
 - 24.5. 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:

25. SITE ACCESS SHALL BE VIA THE PROPOSED LOCATIONS. REFER TO TEMPORARY TRAFFIC MANAGEMENT PLAN FOR INFORMATION.
26. 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:

27. THE COORDINATOR SHALL COORDINATE ALL SERVICES APPROVALS; APPROVAL BY AA FOR TRENCH LOCATIONS SHALL BE OBTAINED AS PART OF THE LMPP PROCESS.
28. 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:
 - 28.1. WITHIN THE ROAD PAVED AREA;
 - 28.2. BELOW THE ROOT ZONE IF THE EXCAVATION REQUIRED IS WITHIN THE CANOPY SPREAD OF ANY TREE;
 - 28.3. BELOW THE EXISTING FOOTPATH ON THE PROPERTY LINE; AND
 - 28.4. IMMEDIATELY BEHIND THE KERB.

VERGE INFRASTRUCTURE CONDITION AND RESTORATION:

29. THE CO-ORDINAOR 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.
 30. IF THE STANDARD OF GRASS COVER ON THE VERGE NEEDS TO BE IMPROVED, THE FOLLOWING REQUIREMENTS SHALL APPLY:
 - 30.1. 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.
 - 30.2. OUTSIDE THE ROOT ZONE NORMAL CULTIVATION PRACTICES APPLY;
 - 30.3. ADD 'B TYPE' TOPSOIL AT 25mm TO 50mm DEPTH. LEVEL THE TOPSOIL AND ADD NPK FERTILISER (EQUIVALENT TO MULTIGRO) AT 40g/M2,
 - 30.4. LAY TURF OR SOR SEED OF A SUITABLE DROUGHT TOLERANT SPECIES AS SPECIFIED IN THE STANDARD SPECIFICATION OF URBAN INFRASTRUCTURE WORKS;
 - 30.5. KEEP MOIST DURING ESTABLISHMENT.

LEGEND

SERVICE	EXISTING	PROPOSED
WATER MAIN		
SEWER MAIN		
STORMWATER MAIN		
GAS MAIN		
ELECTRICITY		
BLOCK BOUNDARY		
ABANDONED SERVICE		
SITE FENCE		
TREE PROTECTION FENCE		
SITE GATE		
TREE TO BE REMOVED		

DISCIPLINE:

CIVIL SERVICES

REV	ISSUE	CHK'D	APP'D	DATE
1	PRELIMINARY	S.G.	S.G.	29/11/21
2	PRELIMINARY	S.G.	S.G.	18/08/22

ALL DRAWINGS ARE DESIGNED TO BE PRINTED AND READ IN COLOUR

IT IS THE CONTRACTORS' RESPONSIBILITY TO PRINT DRAWINGS IN COLOUR TO AVOID ANY POTENTIAL DISCREPANCIES IF DRAWINGS ARE PRINTED IN BLACK AND WHITE.



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ARCHITECT

CLIENT

PROJECT

**WESTON VILLAGE
BLOCK 1 SECTION 82
UNWIN STREET
WESTON ACT**

DRAWING TITLE

**LANDSCAPE MANAGEMENT AND
PROTECTION
NOTES AND DETAILS PLAN**

ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS, ORDERING MATERIAL, OR PRODUCING SHOP DRAWINGS.	THE COPYRIGHT OF THIS DRAWING REMAINS WITH VITAL DESIGN SOLUTIONS PTY LTD.
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JOB REFERENCE	DRAWING NUMBER
VS21063	C.100

DESIGNED S.GWYNNE	DRAFTED E.PEARSON
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SCALE	
NTS	
SCALE NTS	SIZE A1

ISSUE	REVISION
NOT FOR CONSTRUCTION	2