

1. ON-SITE MANAGEMENT OF VERGES AND OPEN SPACE

1.1 GENERAL

BEFORE COMMENCING WORKS, THE APPLICANT OR THEIR REPRESENTATIVE MUST ADVISE ASSET ACCEPTANCE IN WRITING THAT THE PROTECTIVE MEASURES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED LMP. RANDOM AUDITS WILL BE ARRANGED BY AA TO ENSURE COMPLIANCE. ALL DEVELOPMENT WORK MUST BE CONTAINED WITHIN THE SITE EXCEPT FOR APPROVED SERVICE CONNECTIONS IN THE VERGE. NOTE THAT THE WORKS MAY REQUIRE THE PROVISION OF AN APPROVED TEMPORARY TRAFFIC MANAGEMENT PLAN, WHICH WILL INFLUENCE THE LANDSCAPE MANAGEMENT AND PROTECTION PLAN (LMP) REQUIREMENTS.

DURING THE PROJECT, ALL EXISTING VERGE GRASS COVER MUST BE RETAINED IN ITS PRE-EXISTING CONDITION. WATERING MAY BE REQUIRED TO RETAIN GRASS AND TREES IN GOOD CONDITION.

1.2 SUPERVISION

FOR ALL PROJECTS, OTHER THAN MINOR WORKS (I.E. MINOR IN COMPLEXITY AND / OR SCOPE OF WORKS) 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 WHICH AFFECTS PLANT MATERIAL.

1.3 STORAGE OF CONSTRUCTION MATERIALS

NO CONSTRUCTION MATERIAL IS TO BE STORED ON VERGES OR PUBLIC OPEN SPACES. NO CAR PARKING OR EQUIPMENT PARKING PERMITTED ON VERGES OR ADJACENT PARKLAND.

1.4 SITE ACCOMMODATION

GENERALLY, SITE SHEDS, STORAGE SHEDS, SITE AMENITIES OR BILLBOARDS ARE NOT TO BE ERECTED ON VERGES OR PUBLIC OPEN SPACES. HOWEVER, AN APPLICATION BE BE LODGED TOGETHER WITH THE LMP, WITH THE MANAGER, ASSET ACCEPTANCE (AA) FOR THE USE OF VERGES, PUBLIC OPEN SPACES OR UN-LEASED TERRITORY LAND. APPROVAL MAY BE GRANTED SUBJECT TO THE DEVELOPER'S AGREEMENT TO COMPLY WITH THE TERMS AND CONDITIONS, AS SPECIFIED BY ASSET ACCEPTANCE ON APPLICATION, FOR A SPECIFIC SITE.

1.5 PROTECTIVE FENCING

1.5.1 EXTENT

ALL TEMPORARY PROTECTIVE FENCES ERECTED TO PROTECT EXISTING PUBLICLY OWNED LANDSCAPE

ASSETS ARE TO BE IN ACCORDANCE WITH THE APPROVED LMP DRAWING.

FENCE OFF EXISTING TREES, PLANTINGS AND GRASS TO ENCLOSE THE STREET VERGE, PUBLIC OPEN SPACE OR UN-LEASED TERRITORY LAND AREA. THE LOCATION OF PROTECTIVE FENCING WILL BE:

- FENCE EACH TREE ALONG ITS DRIP-LINE (AT A MINIMUM),
- 1.2M FROM THE BACK OF THE KERB FOR THE FULL FRONTAGE OF THE LEASE, ALONG THE PROPERTY BOUNDARY AND ALONG APPROVED DRIVEWAY ACCESS TO ENSURE THAT THE VERGE IS COMPLETELY ENCLOSED. FENCING MUST BE ERECTED BEFORE THE COMMENCEMENT OF ANY SITE WORKS AND REMOVED AT COMPLETION OF ALL CONSTRUCTION AND COMMENCEMENT OF VERGE RESTORATION.

THE FENCE IS TO REMAIN CONTINUOUS THROUGHOUT THE PROJECT.

1.5.2 MATERIALS

USE OF TEMPORARY 1800MM TALL CONTINUOUS MESH FENCE SUPPORTED BY STEEL POSTS WITH CONCRETE BASES IS MANDATORY. VARIATION FROM THIS REQUIREMENT MUST BE ACCOMPANIED BY WRITTEN AGREEMENT FROM ASSET ACCEPTANCE.

1.5.3 PEDESTRIAN AND TRAFFIC CONSIDERATIONS

EXISTING VERGE FOOTPATHS TO BE MAINTAINED AND MUST REMAIN UNOBSTRUCTED THROUGHOUT THE CONSTRUCTION PERIOD, TO PROVIDE SAFE PEDESTRIAN MOVEMENT AT ALL TIMES.

WHERE A CONSTRUCTED FOOTPATH OR CYCLE-WAY EXISTS WITHIN THE VERGE, PROTECTIVE FENCING MUST IN ALL CASES BE SET BACK 0.6M, FROM EACH SIDE OF THE FOOTPATH / CYCLEWAY TO ENSURE SAFE PASSAGE FOR CYCLISTS AND PEDESTRIANS.

IF THERE IS NO CONSTRUCTED PUBLIC FOOTPATH ON THE VERGE A FENCED CLEARWAY OF 1.8M IN WIDTH MUST BE MAINTAINED FOR THE ENTIRE FRONTAGE OF THE LEASE TO ALLOW FOR PEDESTRIANS AND CYCLISTS. ACCESS GATES INTO THE SITE MUST SWING INTO THE SITE. THEY MUST NOT BE CAPABLE OF BLOCKING PEDESTRIAN ACCESS ALONG THE VERGE OR VEHICULAR TRAFFIC ON THE ROAD.

1.5.4 ACCESS FOR SERVICE INSTALLATIONS

FENCING MUST NOT BE REMOVED FOR SERVICE INSTALLATION ACROSS THE VERGE UNLESS AA APPROVES THE SERVICE INSTALLATION.

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.

1.6 EXISTING TREES

1.6.1 GENERAL

ALL TREES LOCATED IN THE ROAD RESERVE, VERGE, PUBLIC OPEN SPACE AND ON UN-LEASED TERRITORY LAND, ARE TO BE RETAINED AND REMAIN UNDAMAGED. WRITTEN AUTHORISATION FROM AA IS REQUIRED IF ANY PLANT MATERIAL IS TO BE DISTURBED AS A PART OF CONSTRUCTION. THIS APPROVAL WILL BE GIVEN AS A PART OF THE LMP

EXISTING CANOPY CLEARANCE IS NOT TO BE ALTERED.

CROWNS AND APEX OF CANOPIES ARE NOT TO BE ALTERED OR REDUCED.

ENSURE LIFTING EQUIPMENT AND LOAD CAN CLEAR HEIGHT AND WIDTH OF TREE CANOPY WITHOUT DAMAGE TO CROWN.

ENSURE CONSTRUCTION EQUIPMENT CAN PASS BENEATH LOWEST LIMB, THROUGH DRIVEWAY ACCESS.

1.6.2 TREE ROOT PROTECTION

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'S 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 THE DECLINE AND POSSIBLE DEATH OF THE TREE OVER A PERIOD OF YEARS.

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. APPROVAL CAN BE SOUGHT BY CONTACTING THE ASSET ACCEPTANCE OFFICER.

WHERE EXCAVATION IS APPROVED, THE FOLLOWING MEASURES ARE TO BE ADOPTED FOR TREE PROTECTION:

- DO NOT SEVER LARGE ROOTS (>30MM DIAMETER) CLOSER THAN HALFWAY FROM THE DRIP-LINE TO THE TRUNK. HAND TRENCHING TO A DEPTH OF 300MM IS REQUIRED TO LOCATE THESE ROOTS BEFORE ANY MECHANICAL TRENCHING IS UNDERTAKEN.
- ALL ROOTS MUST BE CUT CLEANLY WITH EQUIPMENT SPECIFICALLY DESIGNED TO CUT ROOTS CLEANLY OR OTHER SUITABLE PRUNING EQUIPMENT.

-ROOTS EXPOSED DURING EXCAVATION MUST BE PROTECTED FROM DESICATION. 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.

1.7 SITE ACCESS

SITE ACCESS MUST INITIALLY BE BY THE EXISTING DRIVEWAY ACCESS POINTS FOR THE NEW DEVELOPMENT.

IN SOME CASES, CONSIDERATION MAY BE GIVEN TO ALLOWING NEW ACCESS POINTS ACROSS PUBLIC LAND. APPROVAL FOR ALTERNATIVE OR ADDITIONAL ACCESS POINTS MUST BE OBTAINED THROUGH ASSET ACCEPTANCE. IN SUCH CASES, THE SITE ACCESS MUST BE POSITIONED

MIDWAY BETWEEN EXISTING TREE TRUNKS. THIS, HOWEVER, IS DEPENDENT ON THE DISTANCE BETWEEN TREES. IN SOME CASES TREES MAY BE TOO CLOSE TO ALLOW ACCESS. ACCESS IS NOT TO OCCUR ON TWO SIDES OF A TREE.

CONSTRUCTION TECHNIQUE SHOULD MINIMIZE THE NEED FOR EXCAVATION ACROSS THE VERGE.

ACCESS ACROSS ADJOINING PUBLIC OPEN SPACES, PARKS, RECREATIONAL RESERVES,

ADJOINING PROPERTIES, E.G. SCHOOL PLAYGROUND, COMMUNITY HALLS ETC, IS PROHIBITED WITHOUT WRITTEN AUTHORISATION FROM ASSET ACCEPTANCE.

1.8 SERVICES AND UTILITIES

1.8.1 SERVICE CONNECTION TO SITE

THE DEVELOPER MUST COORDINATE ALL SERVICE APPROVALS THAT ARE PROPOSED WITHIN THE ROAD RESERVE, PUBLIC OPEN SPACE AND UN-LEASED TERRITORY LAND.

APPROVAL FOR TRENCH LOCATIONS MUST BE OBTAINED THROUGH ASSET ACCEPTANCE AND THE RELEVANT CITY MANAGEMENT AGENCIES AT THE PLANNING AND DESIGN STAGES.

IN MOST SITUATION, EXCAVATION MUST NOT OCCUR WITHIN THE VERGE. WHERE

EXCAVATION IS ALLOWED THE FOLLOWING REQUIREMENTS APPLY:

- BORING OR TUNNELING BELOW THE ROOT ZONE MUST BE UNDERTAKEN IF THE

EXCAVATION IS WITHIN THE CANOPY SPREAD OF ANY TREE.

- SHARED TRENCHING FOR SERVICES IS MANDATORY.

- NUMBER OF VERGE CROSSINGS TO BE MINIMISED.

- EXCAVATION FOR SERVICES ACROSS VERGE (I.E. AT RIGHT ANGLES TO KERB,

PROPERTY LINE) IS TO BE MIDWAY BETWEEN THE TREE TRUNKS.

- ANY SERVICE INSTALLATION WITHIN 5.0M OF AN EXISTING TREE TRUNK, OR WITHIN

THE TREE CANOPY REQUIRES PRIOR APPROVAL.

NOTE: A TEMPORARY TRAFFIC MANAGEMENT PLAN (TTM) AND A ROADS AND PUBLIC PLACES OPENING PERMIT (RPPOP) MUST BE OBTAINED FROM ROADS ACT BEFORE ANY EXCAVATION IS UNDERTAKEN ON TERRITORY LAND.

1.8.2 SERVICES AND UTILITIES ALONG ROAD RESERVES

THE DEVELOPER MUST COORDINATE ALL SERVICE APPROVALS. AA APPROVAL FOR TRENCH LOCATIONS MUST BE OBTAINED AT THE PLANNING AND DESIGN STAGE.

NEW OR UPGRADED SERVICES PARALLEL TO KERB OR PROPERTY LINE ARE TO BE INSTALLED

ON THE FOLLOWING ALIGNMENTS (SUBJECT TO APPROVAL) TO MINIMISE DAMAGE / DISTURBANCE TO ROOTS / ROOT ZONE:

- WITHIN ROAD PAVED AREA.

- BORING OR TUNNELING BELOW THE ROOT ZONE IS TO BE UNDERTAKEN IF THE

EXCAVATION REQUIRED IS WITHIN THE CANOPY SPREAD OF ANY TREE.

- BELOW EXISTING FOOTPATH ON THE PROPERTY LINE.

- IMMEDIATELY BEHIND KERB.

1.9 IRRIGATION

CUPP ACTIVELY DISCOURAGES THE USE OF IN-GROUND IRRIGATION SYSTEMS, AND GENERALLY DOES NOT ENDORSE THEIR INSTALLATION IN THE VERGE. HOWEVER, A SYSTEM OF QUICK COUPLERS AT THE LEASE EDGE OF THE VERGE MAY BE INSTALLED, SUBJECT TO CUPP'S APPROVAL OF THE IRRIGATION PLAN.

1.10 VERGE INFRASTRUCTURE CONDITION AND RESTORATION

CONTACT THE ASSET ACCEPTANCE OFFICER TO NOTIFY COMMENCEMENT OF VERGE RESTORATION AND AT THE COMPLETION OF WORK.

AT THE COMPLETION OF CONSTRUCTION, VERGES SHOULD HAVE ESTABLISHED DRYLAND GRASS COVER. TOPSOIL IS NOT TO BE REMOVED AND THE SOIL LEVEL MUST NOT 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 TO 50MM DEPTH (50MM MAXIMUM TO MINIMISE DAMAGE TO TREE ROOTS). CULTIVATE ONLY IN ONE DIRECTION. AVOID MAJOR ROOTS, AND KEEP A MINIMUM OF 1M AWAY FROM TREE TRUNKS.

- ADD 'B' TYPE' TOPSOIL AT 25MM TO 50MM DEPTH. LEVEL THE TOPSOIL AND ADD NPK FERTILISER (EQUIVALENT TO MULTIGRO) AT 40g/M2.

- LAY TURF OR SOW SEED OR SUITABLE DROUGHT TOLERANT SPECIES AS SPECIFIED IN THE DEPARTMENT OF URBAN SERVICES (DUS) STANDARDS AND SPECIFICATIONS FOR URBAN INFRASTRUCTURE. KEEP MOIST DURING ESTABLISHMENT.

IF DAMAGE DOES OCCUR TO TREES OR OTHER PLANTS ON STREET VERGES OR PUBLIC OPEN

SPACES, THEY ARE TO BE REPLACED OR REHABILITATED TO CUPP'S SATISFACTION AT THE

DEVELOPER'S EXPENSE. RESTORATION WORK IS TO BE APPROVED BY CUPP AND CARRIED OUT BY APPROVED OPERATORS.

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GENERAL NOTES:

ALL WORKS ARE TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS & ALL RELEVANT AUTHORITY REQUIREMENTS.

ALL DIMENSIONS DEPENDENT ON EXISTING SITE CONDITIONS SHALL BE VERIFIED BY THE BUILDER ON SITE PRIOR TO THE COMMENCEMENT OF THE WORKS. DO NOT SCALE OFF DRAWING.

A REGISTERED SURVEYOR TO SET OUT STRUCTURE & CONFIRM POSITIONS OF ALL RELEVANT

BUILDING ENVELOPE SETBACKS & EASEMENTS PRIOR TO THE COMMENCEMENT OF THE

WORKS.

ALL TIMBER FRAMING & CONSTRUCTION MUST COMPLY WITH AS1684 THE NATIONAL TIMBER

FRAMING CODE. PROVIDE TEMPORARY & PERMANENT BRACING TO ALL FRAMING IN

ACCORDANCE WITH THE STANDARDS.

ALL CONCRETE SLABS & FOOTINGS ARE SUBJECT TO A SOIL CLASSIFICATION & ARE TO

COMPLY WITH ENGINEERS DRAWINGS OR ASSET'S RESIDENTIAL SLABS & FOOTINGS CODE'

INCLUDING ALL RELEVANT REGION SPECIFIC SUPPLEMENTS.

ALL STORM WATER DRAINAGE & SEWERAGE TO BE CONNECTED TO EXISTING SERVICES IN

ACCORDANCE WITH THE NCC & ALL LOCAL AUTHORITY REQUIREMENTS OR SELECTED

RAINWATER TANK OR SEPTIC SYSTEM.

ALL UNITS/L.S. BEAMS & SUPPORTS TO BE SPECIFIED BY A REGISTERED ENGINEER OR

RELEVANT AUSTRALIAN STANDARDS.

PROVIDE TERMITE CONTROL TO SUB-FLOOR IN ACCORDANCE WITH THE NCC & ALL RELEVANT

LOCAL AUTHORITY REQUIREMENTS OR PROVIDE ANY CAPPING AND TERMITE BARRIER.

THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AT ALL TIMES, & NO ELEMENT

SHALL BE OVERSTRESSED, DURING & AFTER CONSTRUCTION.

ALL WET AREA FIXTURES SHALL BE TO CLIENT'S SELECTION OR INCLUSIONS LIST AND

SATIFY THE APPROPRIATE WELL-BEING RATING.

ALL WINDOWS TO BE CERTIFIED TO MEET THE REQUIRED ENERGY RATING SPECIFICATION AND

BE INSTALLED WITH FLASHINGS TO PREVENT WATER INGRESS.