

Carson, Lucia

From: Neilsen, Andrew
Sent: Friday, 28 March 2014 4:28 PM
To: Carson, Lucia
Subject: FW: Rivett Shops - Draft Forward Design Study
Attachments: V1 1 Rivett SHOPPING CENTRE FORWARD DESIGN STUDY_draft 2 6 August.pdf; 13033 RIVETT - 104 DETAILS - REV A.PDF; 13033 RIVETT - 103 SKETCH PLAN - REV F.PDF; 1302 Access and Mobility Report Rivett Shops v1 16 May 2013.pdf; Rivett Shopping Centre Lighting Audit Report.pdf

Hi Lucia,

I only have the draft attached. It would probably be worth getting a newer version. If there is one, I would contact Diana or Julia.

Regards

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From: Coddington, Julia
Sent: Wednesday, 18 September 2013 2:22 PM
To: Neilsen, Andrew
Cc: Breckwoldt, Anne
Subject: FW: Rivett Shops - Draft Forward Design Study

Hi Andrew

In response to your email to Diana Hill regarding the Direct Sale application for Block 13, Section 28 Rivett please find attached the draft Forward Design Study circulated for comment last week. We have asked for comments to be returned by Friday (see email below).

Can you let us know what the Direct Sale application is for and if you think it will impact on parking and other proposals put forward in the Forward Design?

Thanks

Julia

Julia Coddington • Senior Project Officer/Landscape Architect • **Design and Development**
PARKS AND CONSERVATION • PARKS AND CITY SERVICES • TERRITORY AND MUNICIPAL SERVICES
p 62054873 • f 62075366 • m 0424284634 • e julia.coddington@act.gov.au



From: Coddington, Julia
Sent: Monday, 9 September 2013 11:08 AM
To: 'enworks@actewagl.com.au'; McHugh, Ben; Gallagher, Richard; Marshall, Ken; Schofield, Ross; Kupke, Max; Cloos, Karl; Taylor, John; Deschamps, Chris; Dimitrovska, Snezana; Hawkins, Robyn; Carder, Jane; Garbode, Julie; Brice, Michael; Buckley, Prue; Sneyers, Andre; Ekmescic, Zoran; Roberts, David; Brown, Robin; Keirnan, Catherine; 'communityrequests@afp.gov.au'; Gell, Chris; Halestrap, Terry; Boersma, Timo; Ashcroft, Kelly;

@team.telstra.com'; 'greg.flood@austpost.com.au'; Azzopardi, Adam; Laufer, Ben; Ahmed, Sharfuddin; Friend, Jody; Saha, Jayanta; Egle, Craig; Harding, Barbara (ACTPLA); ESD, LRAC; Campbell, Katharine; @heartfoundation.org.au'; 'Collins, Peter'; Roy, Jotish Chandra; Thomas, Grant; Rae, Kirsten; Luchetti, Christine; Jatheendran, Lingam; Sammut, Kevin

Cc: hhl@hhl.com.au

Subject:

Parks and City Services have engaged Harris Hobbs to prepare a forward design study for minor works for the Rivett shopping centre. The aim of the study is to develop design plans, priorities and cost plans to guide a minor works program that improves public access, safety and security as well as the function and amenity of the local centre.

Please find attached the DRAFT Forward Design Study Report, Preliminary Sketch Plans, Accessibility Audit and Lighting Audit for your comment. Comments and suggestions will be used by the consultant to inform the final report, plans and cost estimates.

We very much appreciate the time it takes to review the reports and it will be very important for the consultant to have your feedback. **Please provide comment by FRIDAY 20 SEPTEMBER 2013.**

My apologies if this has been sent to you in error. Please forward to the relevant person in your area.

Thanks very much.

.ia

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RIVETT SHOPPING CENTRE FORWARD DESIGN STUDY



DRAFT REPORT

AUGUST 2013

For

PARKS AND CONSERVATION SERVICES

HARRIS HOBBS LANDSCAPES

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EXECUTIVE SUMMARY

This report outlines the Forward Design Study (FDS) for the refurbishment of public spaces at the Rivett Shopping Centre. Rivett Shopping Centre has been assessed for minor capital works upgrades, building upon the previous upgrades works that occurred in 2000.

The Forward Design was prepared in response to a brief issued by Parks and City Services, Territory and Municipal Services Directorate, (TAMS) ACT Government, in March 2013. The Forward Design Study comprises this report, Site Analysis drawings, Lighting and Accessibility audits, and the Preliminary Sketch Plan. The FDS identifies options and prioritises areas for refurbishment, based on value for money and potential improvements to the functioning of the shopping centre. These will form the basis for future design and documentation components of the work.

Rivett Shopping Centre was constructed in the mid 1970's. Upgrade works were undertaken in 2000 and included improvements to the pedestrian pavements, streetlighting, seating and tree planting. At the time of the 2000 upgrade, additional upgrade work was , however the budget was limited and the scope of work was reduced.. In 2008, Rivett Primary School was closed. A portion of the school buildings were retained and refurbished as a childcare centre. The balance of the site has been developed as community housing, and the open space spine was developed as a community park.

The 2013 FDS has reviewed the existing condition of the public infrastructure at the centre. There are several accessibility issues adjacent to the shop fronts, and impediments to access from the community park and community housing complex. There are major conflicts for pedestrians accessing the shops from the aged care facility immediately to the northwest of the shops. This facility occupies Territory land zoned for Community Facilities and is leased to the Salvation Army.

As part of the FDS, consultation was undertaken with ACT Government stakeholders, lessees, traders and with the staff at the aged care facility.

The key outcomes from the trader/lessee and Government agency consultation were:

- To resolve the security issues around the public telephone;
- To improve accessibility from the respite/aged care facility to the shops;
- To reduce the vermin issue relating to pigeon roosting in unoccupied premises;
- To improve access from the bus stop to the shops;
- To restrict unauthorised access to the adjacent open spaces;
- To improve access from adjacent public open space and residential areas;
- To improve the quality of tree planting within the shopping precinct;
- To improve maintenance of external areas such as paving and seating
- To improve lighting
- To resolve drainage problems

The forward design study proposes a suite of upgrading proposals that address the key concerns of the lessees, owners and traders. The design provides for the potential for a stronger community focus and a community hub to develop, through improvements to amenity, lighting and access. The forward design complies with ACT Government Design Standards for Urban Infrastructure.

1.00 INTRODUCTION

1.1 BACKGROUND

This report outlines the Forward Design Study (FDS) for the refurbishment of public spaces at the Rivett Shopping Centre. Rivett Shopping Centre has been assessed for minor capital works upgrades, building upon the previous upgrades works that occurred in 2000.

The Forward Design was prepared in response to a brief issued by Parks and City Services, Territory and Municipal Services Directorate, (TAMS) ACT Government, in March 2013. The Forward Design Study comprises this report, Site Analysis drawings, Lighting and Accessibility audits, and the Preliminary Sketch Plan. The FDS identifies options and prioritises areas for refurbishment, based on value for money and potential improvements to the functioning of the shopping centre. These will form the basis for future design and documentation components of the work.

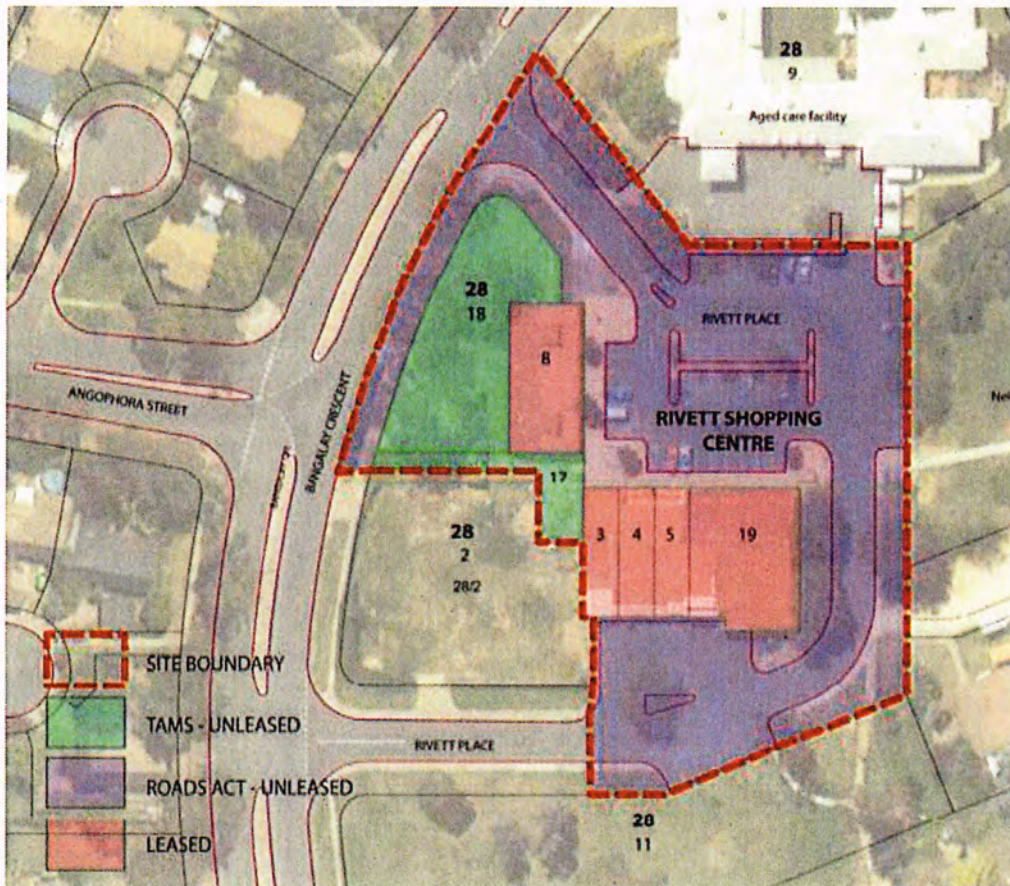


FIGURE 1: Site Plan

1.2 SITE AND CULTURAL CONTEXT

Rivett is a suburb in Weston Creek, located south west of the Weston Creek Group Centre. The suburb is well connected to other areas within Weston Creek through a pedestrian open space spine running east west below the shops linking with Fisher and Waramanga to the east and Chapman to the south. An irrigated oval borders the eastern edge of the shopping centre, and a community park is located to the south, leading to community housing recently developed on the former public school site.

The Rivett shopping centre is surrounded by single storey residential blocks to the west, and the community housing development to the south. An aged care facility is immediately to the north of the central carpark. The demographics of the suburb have changed since the closure of the public school in 2008 and subsequent development of a community housing complex. The closure of the school would have had an impact on the viability of the shops however this has been offset by the new housing development and the use of the oval as an evening training facility, extending patronage of the supermarket into the early evening.

The suburb is named after Sir David Rivett. Rivett was an Australian scientist and Rhodes Scholar, and Deputy Chairman, Chief Executive Officer then Chairman of the Council of Commonwealth Scientific and Industrial Research Organisation, from 1927 to 1949. Refer to the site plan and locality plan.

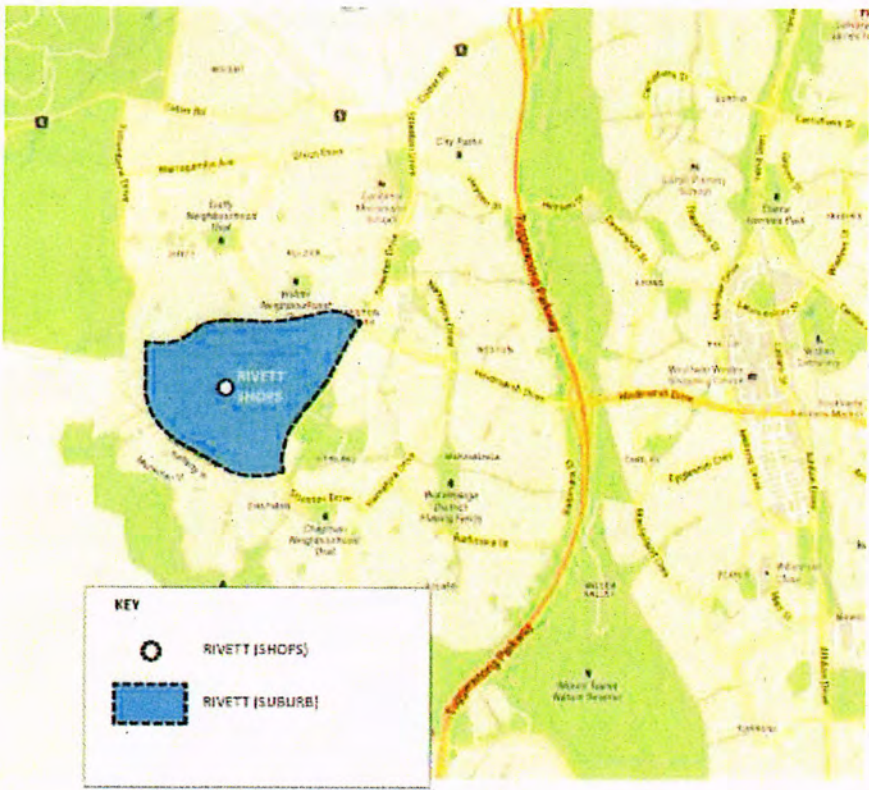


FIGURE 2: Locality Plan

1.3 OBJECTIVES

The public spaces of local shopping centres in Canberra have been improved since 1995 when the ACT Government suburban precincts refurbishment program commenced. Rivett has been selected for minor works upgrades and the forward design study is the first stage in this process.

Forward Design Process

Upgrade works were undertaken in 2000 and included improvements to the pedestrian pavements to the shop fronts, streetlighting, seating and landscaping. While this work has generally stood the test of time, there have been changes to tenancies at the shops which have created different use patterns, creating areas that are not well used and have become dilapidated. The 2000 upgrade only covered the area immediately adjacent to the shops. There were other accessibility issues identified which did not proceed due to budget constraints.

In 2008, the Rivett Primary School was closed. A portion of the school buildings were retained and refurbished as a childcare centre. The balance of the site was been developed for community housing and the open space spine was developed into a community park.

Objectives

The forward design plan must be developed to guide future refurbishment works in a way that improves the function and vitality of this local centre that also establishes a unique identity for the place. This is in accordance with ACT Government Policy.

The Forward Design for Rivett shops will guide the construction of an upgrade that addresses community concerns and user requirements, incorporates functional relationships within the shopping centre and between other sections of the suburb of Rivett and the Weston Creek community more generally. Most importantly, it will provide an opportunity for the enhancement of the shopping precinct as a vibrant community hub for the Rivett community.

The FDS is to consider:

- Spaces and their functions;
- Safety and security;
- Pedestrian and vehicular access and circulation;
- Materials and finishes;
- WSUD principles;
- Accessibility;
- Landscape character and vegetation;
- Services and utilities including lighting; and
- Signage and information.

The process the Forward Design Study followed is:

- To identify issues through consultation with ACT Government stakeholders, lessees and traders. In particular, to identify specific concerns about the operation, physical condition and maintenance of existing infrastructure.

- To undertake audits of existing conditions of pavements, street furniture, lighting, access impediments, including identifying services locations.
- To undertake one-on-one consultation with traders and adjacent lessees, to identify specific concerns regarding the physical condition of the spaces, opportunities to improve the function and to establish usage patterns of the carpark and pedestrian flows.
- To identify opportunities and constraints which are tested against ACT Government stakeholder concerns and trader concerns and costed to establish best value for money for each component of the work.
- To issue draft of the plans, report, and draft costings to ACT Government Agencies for comment.

1.4 APPROACH

The following activities were undertaken in the preparation of the Preliminary Sketch Plan:

- Various site inspections by the consultant team, at several different times of day and night;
- Comprehensive site analysis. To review vegetation condition and quality, condition of facilities such as seating;
- A lighting and access audit. To measure luminance for existing lighting against current standards, and to audit the precinct for non-compliant areas for equality of access;
- ACT Government stakeholder consultation, to identify asset management and maintenance issues ;
- Trader and building owner consultation, to identify specific areas of concern with regard to the operation and function of existing facilities in un-leased land;
- Identification of opportunities and constraints;
- To test parking capacity and provision of carparking, the civil engineer undertook traffic counts of vehicles using the centre on weekdays and weekends;
- To identify then prioritise opportunities, to deliver best value for money outcomes for any future expenditure of public funds;
- Testing of proposals and options against objectives, to ensure that the proposals were consistent with the FFDS process and consistent across local centres;
- To undertake a second stage ACT Government consultation to explore options and identify if the proposals satisfied asset managers; and
- Preparation of Preliminary Sketch Plans.

1.5 CONSULTATION

The consultation process implemented for 'minor work' upgrade projects Consultation has comprised :

- Identification of key stakeholders;
- Background research;
- One ACT Government stakeholder meeting;
- Trader and lessee consultation with Rivett Shopping Centre owners & traders;

- Owners & tenants of neighbouring buildings, in particular the Aged Care Facility;
- Once draft proposals were prepared, a second round of ACT Government stakeholder consultation occurred. This comprised face to face meetings, and distribution of the draft FDS to a wide range of ACT Government Agencies for detailed review and comment.
- Subsequent to the second stage of comments, the FDS was revised to incorporate the feedback from ACT Government Agencies.

In summary the traders and adjacent lessees were generally happy with the urban fabric of the shops. Key areas of concern were:

- The perceived safety issues relating to the telephone location and safety issues for night staff at the aged care facility;
- The lack of a suitable accessible path of travel from the aged care facility to the shops;
- Parking issues relating to the church on Sundays;

1.6 PROJECT TEAM

Landscape Architectural Team

Harris Hobbs

Traffic & WSUD Consultant

Access Consultant

Murray Coleman, Small Quinton Coleman Architects

Lighting Consultant

Rusden Consulting Engineers

Structural Engineering consultant

2.0 PLANNING CONTEXT

2.1 LAND TENURE

The project site includes the public spaces of Section 28 Rivett, adjacent to Bangalay Crescent, and un-leased land surrounding five commercial leases fronting Rivett Place.

There are good links to public open space to the east and south.

There is a small portion of leased land in front of Blocks 4 and 5 Section 28 that forms part of the overall public realm.

Adjacent land uses

A disused petrol station (vacant site) is southwest of Rivett Place, off Bangalay Crescent. (Block 2 Section 28).

An aged care/respice facility is sited to the north of Rivett Place. (Block 9 Section 28).

A church is located to the east of Rivett Place. (Block 14 Section 28).

3.0 SITE DESCRIPTION AND ANALYSIS

3.1 EXISTING CONDITIONS

Shopping Terrace

The shops are two single storey building set to face footpaths and carparks to Rivett Place, on the western and southern sides of the space. The building to the west is set into the slope and shopfronts are accessed from the carpark area in Rivett Place. Shopfronts in the southern building are accessed from Rivett Place to the north and there is a service area off Rivett Place to the rear of the building.

New paving to the front of the shops was installed in 2000. The paving and new tree plantings from that time are still in good condition.

There are four rubbish bins in steel surrounds, four seats, two benches (painted steel strap form). There are two rendered masonry seating walls with ceramic artworks by Bev Hogg. These walls have been damaged by skateboarders and are a safety risk due to exposed steel trim.

Lighting

There are four large galvanized poles with outreach arms that light the central space. Light levels have been assessed as adequate in the central area. Light levels to the southern side of Rivett Place do not meet current standards.

Car parking

There are 53 car spaces and two designated spaces to the main carpark area. There are a further eight spaces located to the south of the shops section of Rivett Place. The civil

consultant has undertaken traffic counts on weekdays and Sundays, to assess the impact of the church on parking capacity.

Peripheral paths

Paving to peripheral paths (excluding the unit paving fronting the shops) is grey concrete. There are a number of areas where the paving is cracked or damaged through tree roots or unauthorised vehicle use.

3.2 LANDSCAPE CHARACTER

- The existing Eucalyptus trees in the open space areas to Bangalay Crescent (Block 18) are an attractive element that softens and gives a sense of scale to the open space leading up to the rear of the shops.
- Deciduous trees to the carpark are in poorer condition, but have an important role in balancing the scale of the paved carpark area.
- The existing site facilities are located in unsuitable or impractical locations. There is congestion around mail boxes due to postal vehicle collection, and the public telephone is in an inappropriate location close to the aged cared facility.
- Seats and benches are in poor condition and present a dated infrastructure.
- Pavements beyond the central 'square' are in poor condition, with numerous trip points and other pedestrian hazards.
- The architectural style is pragmatic and little to distinguish it from other commercial centres in Canberra. The façade treatment and exposed pergola to the southern building in is degraded condition. The awning/pergola is located over unleased land.

3.3 LEASED LAND

There is a small portion of leased land immediately outside Blocks 4 and 5 Section 28 (the vacant shops). All other paved areas considered part of the upgrade area are un-leased Territory land.

3.4 LINKAGES

There is potential to improve linkages to the Aged Care facility, Rivett Community Park to the south east, and to Rivett Oval.

3.5 ACCESS

Refer to the appended Accessibility Report at Attachment 1

A summary of recommendations is as follows:

1. Provide compliant handrails and high visual contrast nosings to the steps leading to the bus stop/shelter, complemented by a new accessible ramp replacing the existing non-compliant ramp which is too steep;
2. Provide compliant accessible path of travel to and from the aged care facility;
3. Provide a compliant line of travel replacing the desire line pathway to the bus stop/shelter on Bangalay Crescent, a detail survey with 0.2m contours would be required to confirm the potential and to facilitate design;

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4. Repair footpaths and pram crossings within the centre;
 5. Review night time lighting for code compliance and upgrade if needed. This review should review both street and carpark lighting suitability and spill lighting from shops and the covered walkway.
 6. Create shore-lining opportunities along both shopfronts, to assist access by people with a vision impairment (this work appears to be on leased land and therefore requires cooperation of the lessees) including the re-alignment of the pram crossing adjacent to the supermarket, as this provides access to the footpath leading to neighbouring housing;
 7. Provide kerb crossings in the median strip and pram crossings on the western side of Bangalay Crescent to allow access to the bus stop/shelter on the opposite side;
 8. Repair footpaths along the long route to the bus stop (via the footpath alongside the entry driveway);
 9. Consider providing accessible carparking compliant to current code, this would require new line-marking, a bollard in the shared space and a new pram ramp from the shared space so that people in wheelchairs don't necessarily have to enter the traffic aisle to access the centre;
 10. Provide a continuous path of travel into and out of the centre to the surrounding footpath infrastructure utilising paths, pram ramps and, where necessary, less trafficked sections of driveways;

3.6 LIGHTING

Refer to the appended Lighting Audit at Attachment 2.

Carpark lighting has poor uniformity and levels are generally lower than code requirements for both vertical and horizontal illuminance. Pathway lighting also has poor uniformity and would generally rate at about category P3 to P4.

3.7 VEGETATION

Vegetation to Bangalay Crescent consists of mixed Eucalypt species. One large Eucalypt has recently died. Planting to the shops zone consists of mixed deciduous trees, in varying condition. Trees planted in the 2000 upgrade, (*Acer rubrum* 'October Glory' and *Pyrus Calleryana*) have developed well over the last decade. The row of *Pistachia chinensis* to the side of the supermarket is also in good condition. Trees remaining from the original plantings to the carpark are in very poor condition, due to the limited growing conditions.

3.8 VEHICULAR CIRCULATION

The existing central carpark operates below capacity for most of the day. The stall lengths are adequate, and the aisle width is wider than standard.

3.9 EXISTING SERVICES

Refer to Sheet 101, Existing Services.

Water and sewer assets are generally located around the perimeter of the shops. There is stormwater to the centre of the carpark, as the carpark drains to the centre then away to

the east. Few service conflicts are likely with the installation of a rain garden to improve soil moisture incorporation of WSUD elements into the carpark.

3.10 SIGNAGE

An entry sign was installed as part of the 2000 upgrade. The sign is in good condition and remains visible from Bangalay Crescent. No remedial works are required. The text "Rivett Shops" comprises ceramic tiles for each letter by artist Bev Hogg.

Refer to appended Site Analysis plans:

- 101 Existing Services
- 102 Opportunities and Constraints
- 103 Preliminary Sketch plan

Existing Conditions – Site Photographs



Brick paving in good condition - maintain and match / contrast with new paver if original no longer available



Non compliant ramp + stair limit access into shopping centre from adjacent bus stop - replace with new by recapturing fenced space beside building



Extend new paving to replace existing exposed aggregate concrete + replace worn / damaged furniture



Seating walls badly damaged - remove and replace where appropriate with more durable product



Cracked and uneven paving + drainage issues - install new at higher level to allow for adequate drainage to adjacent sump



Extra wide aisle - ability to extend tree planting zone to meet in line with aisle on shopping centre side

4.0 RECOMMENDATIONS

4.1 KEY OPPORTUNITIES AND CONSTRAINTS

The key opportunities to improve functionality of the centre are in accessibility improvements from the Aged Care Facility, and from the bus stop on Bangalay Crescent.

Other accessibility improvements include realigning of pram crossings to better suit visually impaired users, provision of a compliant ramp from the Bangalay Crescent level to the shops level, and general pavement improvements to remove damaged paths sections and trip points

The public area lighting was generally considered adequate through the centre of the shop and carpark, however lighting was below standard to the southern service area, albeit a lightly used area in the evenings.

The public telephone is seen by many traders and users of the centre as a constraint, due to inappropriate use in the evenings. Discussions with Telstra have identified two possible locations for relocation, either to the south east corner of the carpark, across from the Spar Supermarket, or, (less likely due to limited services) on the Bangalay Crescent verge.

4.2 SPACES AND FUNCTIONS

Shopping terrace and accessibility

The design team considered several options for improving the accessibility from the aged care facility to the shops. The preferred option was chosen as it would provide for the safest crossing point (furthest from the intersection from Bangalay Crescent, was on relatively level land with minimal works required to meet codes, and was the most direct path of travel).

Potential for increased public use of the space

There is a potential for outdoor café/outdoor use fronting the two vacant shops. In the short term, there is an opportunity for activation through a program such as the 'Empty Spaces' program(<http://emptyspaces.culturemap.org.au/page/about-empty-spaces>) which promotes short-term reuses of empty shops and spaces for creative and community development. Uses could include a 'pop-up' initiative, artist run space, workshop space and other community focused activities.

4.3 CARPARKING

No significant changes are proposed to the parking. The removal of two car space is proposed to allow for an accessible path of travel from the aged care facility to the shops.

The civil consultant attended the site at several times of the day, and on weekends, to view the function of the car park during church services. This was in response to anecdotal evidence from some traders that Sundays during church services were a busy period for carparking.

The civil consultant concluded that traffic circulation and parking appear to have no problem except car parking spaces taken up in front of shops when church services are being held. To assist in turnover of spaces closets to the supermarket, the consultant

recommended timed parking (30 minutes) to the 13 bays immediately adjacent to the shopfronts.

4.4 LIGHTING

A summary of the existing lighting and recommendations are as follows:

The main car park and access road was observed to be well lit with good uniformity. Levels were generally above code requirements for both vertical and horizontal illuminance. Disabled car parks were also adequately lit with light fittings located in close proximity. The main pathway from Bangalay Crescent to the shopping centre was also well lit with spill light from the car park at one end and the street lights on Bangalay Crescent at the other end. The broken light fitting was not required for illumination. This pathway includes a set of steps (tripping hazard) which were adequately lit. The grassy area between the shopping centre buildings and Bangalay Crescent was adequately lit by spill light from the road lighting on Bangalay Crescent. Rivett Place, on the other hand, was not adequately lit except at the entry to Bangalay Crescent which received spill light from the street lighting on Bangalay Crescent. The rear car park was very dark especially in comparison to the main car park. The pedestrian path beside the shops in Rivett Place is lit from the other side of Rivett Place which explains the maximum horizontal illumination level of 0.5 lux. It was observed to be too dark to safely use the path.

Car park lighting in Rivett Place does not meet the Australian Standards and is very dark in comparison to the main car park. The pathway along the side of the shops in Rivett Place requires lighting to make it safe to use at night.

The lighting in the main car park and pedestrian access to Bangalay Crescent is in our opinion adequate and does not require modification, however, the existing damaged pole mounted fitting should be removed.

If the Rivett shops are to be upgraded, we recommend that consideration be given to the installation of additional lighting in the secondary car park and the walk way adjacent the shops in Rivett Place. The existing damaged light pole on the main walkway from the shops to Bangalay Crescent should also be removed.

New lighting will be required to conform to Pedestrian areas category P2 and P3 for pathway lighting Carpark lighting category P11b and P12

Recommended new pole top fixtures are:

Type 1: Decorative pole top fitting Bega 8081 mounted on a 4.5M pole c/w dropped lens and 150W metal halide lamp.

Type 2: Pole top fitting (Sylvania Roadster) mounted on a 6.5M galvanised pole c/w 3M outreach arm, 150W metal halide and aero screen.

The proposed lighting plan will improve surveillance, deter vandalism and create a sense of public security throughout the centre. Light spill over into adjacent residential development will be ameliorated by installing shrouds to specific lights.

4.5 VEGETATION

A 'rain garden' or water infiltration zone is proposed to the central median. The rain garden comprises layers of highly permeable sands and soil mixes to allow for rapid percolation of water into lower soil horizons. Slotted drainage pipes are placed at the base of the spoil mixes, with connections to stormwater, preventing the soil mix from reaching saturation even in periods of heavy rain or run off.

New trees are proposed for the rain garden and the end stalls to the centre of the carpark. *Pyrus Calleryana* (Flowering Pears) are proposed to match the trees planted at the western end of the central parking block in 2000. *Lagerstroemia indica* (Crepe Myrtles) are proposed to the planting in the central rain garden.

Understorey planting to the rain garden is proposed to be *Lomandra 'Tanika'*, *Lomandra 'Frosty Tops'*, and *Scirpus nodosa*.

4.6 ACCESS

New accessible paths of travel are proposed for two areas:

- from the bus stop to the shopping terrace.
- From the aged care facility;

Proposed pavements and kerb crossings will be designed to comply with AS 1428. Tactile indicators and handrails are required for all proposed ramps and stairs. Refer to Accessibility report.

4.7 SECURITY

The proposed upgraded lighting will provide a more secure environment to public areas after dark. CPTED principles have been applied to the design options and design proposals with regard to visibility, surveillance, and reducing the potential for antisocial behaviour to occur.

The relocation or removal of the telephone (subject to Telstra consultation process) will assist in removing the potential for antisocial activities to occur in conflict with staff leaving the aged care/respice facility in the evenings.

4.8 MATERIALS AND FINISHES

Proposed materials will be durable and low maintenance. Material and furniture selections will provide consistency to public areas.

Proposed treatments include:

- Replacement of steel strap seats and benches with a high quality duraslat (or similar) slatted seat. Five new seats and two new benches are proposed;
- Replacement of galvanised steel bike racks with a higher quality stainless steel product;
- Removal of rendered masonry seating walls and replacement with cast concrete and antiskate devices;
- Reduction from four bins to three bins. Bin surrounds to be updated;

- New handrails to the existing steps and railing/balustrade to proposed ramp.
- Retention of existing brick paving to central square, with new paving to be coloured concrete to match with existing to form a consistent appearance. A small section of brick paving is to be replaced which will allow for pavers to be re-used to make good at various areas around the central plaza;

A materials palette will incorporate functional, comfortable, easy to use materials and elements. The materials palette will produce a unique and contemporary feel creating variety, diversity and interest, injecting vitality into the place. Suggested furniture is shown on drawing 104.

4.9 WATER SENSITIVE URBAN DESIGN (WSUD)

The proposed rain garden to the central car space will allow for a level of ground water infiltration that will benefit the new tree planting and reduce stormwater surges downstream.

Refer to typical detail on sheet 104.

4.10 RECYCLED MATERIALS

Existing pavements are poured in situ concrete. While it is not practical to re-use this material, it could be crushed and re-used as subgrade material where appropriate.

4.11 CIRCULATION, TRAFFIC AND PARKING

1. A bus stop is located beside the service station on Bangalay Crescent and there are frequent bus services on this road. No improvements are required to the bus services or facilities;
2. There is a convenient pedestrian refuge on Bangalay Crescent.
3. There are six existing cycle racks;
4. The provision for designated parking is compliant to the former AS2890 'Off Street Parking Standard', and works well. No further works are required.
5. There is no special provision for motorcycle parking, as there appears to be no demand;
6. Timed parking (30 minute) is recommended to 13 spaces to the front of the shops.
7. Both the intersections of Bangalay Crescent into Rivett Place operate at high levels-of-service with few delays and queues. No improvements are necessary;
8. There is no outstanding road or pedestrian safety issue.

4.12 COMMUNITY ART

There is potential to integrate community artworks within the new hard landscape fabric, for example within the proposed balustrades to the ramps and new step handrails,

Artworks integrated with handrails or balustrades must not provide pinch or entrapment points, and must not restrict use of the handrail with regard to AS 1428.

4.13 SUMMARY OF RECOMMENDATIONS

The following table summarises the key strategies for public area improvements, and provides a rating priority.

Forward Design Study Prioritised works and cost estimates

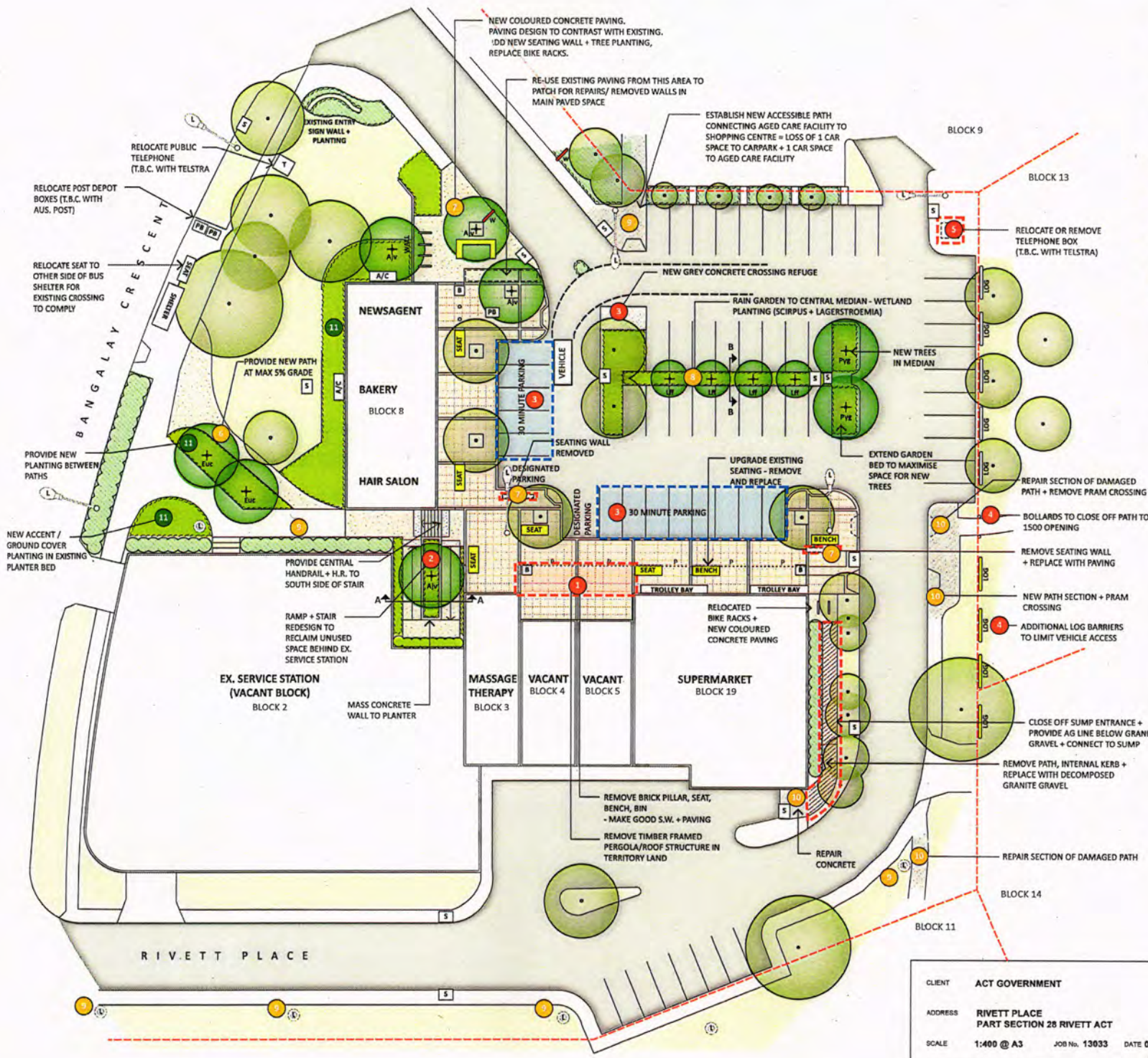
Item	Description	Priority	Approval
1	Pergola removal over unleased land – outside the two vacant shops on Blocks 4 and 5) There is a pigeon vermin issue outside the two vacant shops. The section of pergola, fascia and brick column that is in unleased Territory land is proposed to be removed, reducing the roosting area for pigeons. There is associated stormwater and paving restoration works required to make good following the removal of the pergola structure and brick column.	High	Building owners, ESDD
2	Compliant ramp and modifications to existing stairs Add handrails and tactiles to existing stairs Demolish existing ramp and construct new ramp at max 7% grade and bring TGS1 and handrails to meet AS1428. Small garden area and retaining walls required to retain soil.	High	PACS
3	Accessible path from Respite/Aged Care Facility to shops + carpark changes Several potential alignments were considered. The alignment with the least impact to enable installation is shown on plans: Remove 1 car space from car park, and re-linemarking carpark in Aged Care Facility. Provide path at max 5% from aged care facility, and new pram crossing. The path of travel requires a 90 degree turn across the roadway to reach an existing pram crossing leading to the newsagent. May require safety/warning signs on road, and some form of linemarking? 30 minute time limited parking to spaces fronting the shops	High	PACS/ Roads ACT/ Access
4	Log barriers to open space Provide log vehicle barriers and bollards to restrict access by vehicles to the open space to the east	High	PACS
5	Remove/relocate Public Telephone Potential to relocate telephone. Consultation process to be undertaken by Telstra	High	Telstra/ PACS
6	Accessible path from Bus Stop to top of stairs The current path does not comply with accessible grades. There is an opportunity to provide a compliant grade, and to relocate the seat currently blocking the pram crossing	Medium	PACS
7	Public realm improvements adjacent to newsagent, furniture upgrades to precinct New pavement to area beside newsagent. Remove masonry walls and replace with new seats where practical. New tree planting	Medium	PACS
8	Rain garden to central median Remove trees and kerb, excavate to provide for sand based soil media. Provide new kerb with slots to allow for runoff. Amend sumps, provide new planting	Medium	PACS/ Roads ACT
9	Lighting upgrade to Rivett Place Remove and replace 4 concrete light poles and upgrade light output	Medium	TAMS/ Actew
10	Pavement upgrades to various areas Replace damaged sections of pavement, replace noncompliant pram crossings, relocate bike racks and generally make good damaged or degraded paved areas. Upgrades to location of pram crossings to improve 'shorelining' potential for visually impaired pedestrians.	Medium	PACS
11	Planting, soft landscaping to rear of shops Low planting to rear of shops to soften building and restrict access to glazing. Mowing edge, garden bed + mulching	Low	PACS

5.0 DRAWINGS AND ATTACHMENTS

- 101 Existing Services
- 102 Site Analysis
- 103 Preliminary Sketch Plan
- 104 Typical details and images

Accessibility Audit – ATTACHMENT 1

Lighting Audit – ATTACHMENT 2



KEY

- CONCRETE PATH REPAIR
- EXISTING PAVING RETAINED
- NEW DECOMPOSED GRANITE GRAVEL
- NEW COLOURED CONCRETE
- EXISTING PLANTING
- PROPOSED PLANTING
- EXISTING TREES
- PROPOSED TREES
- SITE BOUNDARY
- EXISTING PERGOLA
- BIN (4 EXISTING, 1 REMOVAL)
- EXISTING SUMP
- EXISTING BOLLARD
- PRAM RAMP
- PROPOSED SEATING
- PROPOSED CAST CONCRETE SEAT + ANTI SKATING DEVICES
- PROPOSED BIKE RACKS
- EXISTING POST BOX
- EXISTING LIGHT
- AIR CONDITIONING UNIT
- PROPOSED T.G.S.I.
- EXISTING LOG BARRIER
- PROPOSED LOG BARRIER
- PROPOSED WARNING SIGN
- ITEMS FOR REMOVAL
- PRIORITY WORKS NUMBER

PRIORITY WORKS TABLE

Item	Description	Priority
1	Pergola removal over unleased land - outside 2 x vacant shops. There is a pigeon vermin issue outside the 2 x vacant shops. The section of pergola, fascia and brick column that is in unleased Territory land is proposed to be removed, reducing the roosting area for pigeons. The degraded rafters are non-compliant for durability to BCA. There is associated stormwater and paving restoration works required to make good following the removal of structure. Future potential to develop an area for outdoor dining.	High
2	Compliant ramp and modifications to existing stairs. Add handrails and treads to existing stairs. Demolish existing ramp and construct new ramp at max 7% grade, + TOSI and handrails to AS1428. Small garden area and retaining walls required to retain soil.	High
3	Accessible path from Respite/ Aged Care facility to shops/30min Parking. Several potential alignments were considered. The alignment with the least impact to enable installation is shown on plan: Remove 1 car space from car park, and re-linemarking carpark in Aged Care Facility. Provide path at max 5% from aged care facility, and new pram crossing. The path of travel requires a 90 degree turn across the roadway to reach an existing pram crossing leading to the newsagent. May require safety/warning signs on road, and some form of linemarking? 30min parking zones instigated for 13 existing bays adjacent to shops.	High
4	Log barriers to open space. Provide log vehicle barriers + bollards to restrict vehicle access to open space to the east.	High
5	Remove/Relocate Public Telephone. Potential to relocate or remove. Consultation process to be undertaken by Telstra.	Medium
6	Accessible path from Bus Stop to top of stairs. The current path does not comply with accessible grades. There is an opportunity to provide a compliant grade, and to relocate the seat currently blocking the pram crossing.	Medium
7	Public realm improvements adjacent to newsagent. Furniture upgrades to protect new pavement to area beside newsagent. Remove masonry walls and replace with new seats where practical. New tree planting.	Medium
8	Rain garden to central median. Remove trees and kerb, excavate to provide for sand based soil media. Provide new kerb with slots to allow for runoff. Amend sumps, provide new planting.	Medium
9	Lighting Upgrade. Upgrade lighting to meet standard requirements in Rivett Place following recommendations from Lighting Report.	Medium
10	Pavement upgrades to various areas. Replace damaged sections of pavement, replace non-compliant pram crossings, relocate bike racks and generally make good damaged or degraded paved areas.	Medium
11	Planting, soft landscaping to rear of shops. Low planting to rear of shops to soften building and restrict access to glazing. Mowing edge, garden bed + mulching. Provide new planting adjacent to ex. service station.	Low

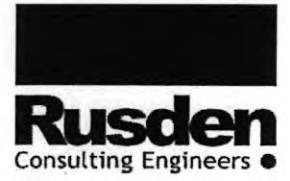
PROPOSED TREE SPECIES

Pyr	A/Jv	Lf	Exc
Pyrus 'Glenform Chanticleer'	Acer japonicum 'Vitifolium'	Lagerstroemia fauriei 'Fantasy'	Eucalyptus species

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CLIENT	ACT GOVERNMENT	PROJECT	RIVETT SHOPPING CENTRE REFURBISHMENT
ADDRESS	RIVETT PLACE PART SECTION 28 RIVETT ACT	TITLE	PRELIMINARY SKETCH PLAN (DRAFT)
SCALE	1:400 @ A3	JOB No. 13033	DATE 02 AUG 2013
		DRAWING No.	103
		REVISION	F

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RIVETT SHOPPING CENTRE
LIGHTING
AUDIT REPORT

1. INTRODUCTION

An after dark survey was made of the existing light fittings located around the shopping centre, and of their current light outputs.

2. EXISTING LIGHTING

Light fittings around the shopping centre were audited and are identified on a sketch plan. The fittings comprise various free standing pole mounted fittings and building mounted fittings, and are as follows:

a) Pole top Fittings

There are two different types of Pole top fittings installed around the site. The main shopping centre car park has four high pressure sodium street light style fittings mounted on 6.5 metre poles with outreach arms. A similar fitting illuminates the entry to the main car park from Bangalay Crescent. This style of luminaire is installed as street lighting on Bangalay Crescent with two fittings providing lighting to the back of the shops where they face the road.



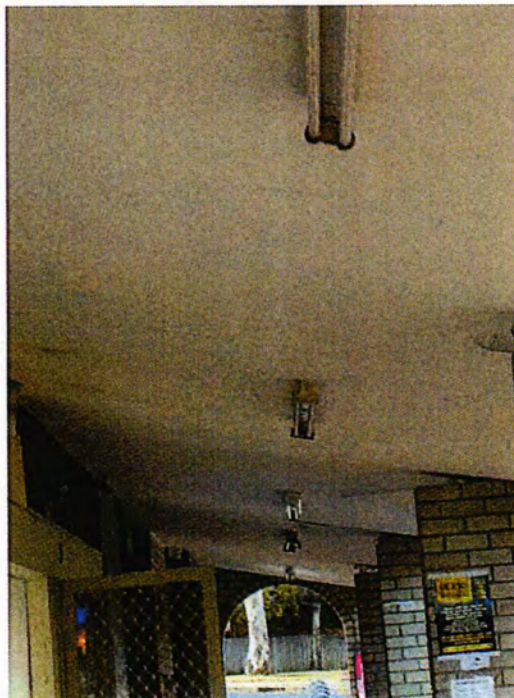
The service laneway, Rivett Place, is lit with three suburban style mercury vapour fittings mounted on 4 metre concrete poles. There is also a similar pole with a broken fitting located on the pedestrian walkway from Bangalay Crescent to the shopping centre.



b) Building Mounted Fittings

There are various fluorescent, tungsten halogen and PAR flood light fittings mounted around the buildings for security purposes and which provide additional illumination.

At the time of our visit the eaves lighting was providing an adequate level of illumination.





The lighting in the loading area of the building off Rivett Place was also adequate for security purposes.



3. CODE REQUIREMENTS AND LIGHT LEVEL READINGS

Australian Standard, AS/NZS 1158.3.1 sets out requirements for lighting of roads and public pathways to provide a safe and comfortable visual environment for pedestrian movement at night. The standard identifies various categories or P ratings for various areas or activities.

For Rivett Shops there are car park areas including disabled parking, and various footpaths and laneways.

Readings taken on site indicate the following results.

Area	Horizontal Illuminance		Approx P rating to AS1158
	Maximum lux	Minimum lux	
Main car park	32.7	4.7	P11b
Rivett Place	9.0	0.1	none
Main pathway to Bangalay Cres	5.0	1.1	P1
Path along side of shops in Rivett Place	0.5	0	None

The main car park and access road was observed to be well lit with good uniformity. Levels were generally above code requirements for both vertical and horizontal illuminance. Disabled car parks were also adequately lit with light fittings located in close proximity.

The main pathway from Bangalay Crescent to the shopping centre was also well lit with spill light from the car park at one end and the street lights on Bangalay Crescent at the other end. The broken light fitting was not required for illumination. This pathway includes a set of steps (tripping hazard) which were adequately lit. The grassy area between the shopping centre buildings and Bangalay Crescent was adequately lit by spill light from the road lighting on Bangalay Crescent.

Rivett Place, on the other hand, was not adequately lit except at the entry to Bangalay Crescent which received spill light from the street lighting on Bangalay Crescent. The rear car park was very dark especially in comparison to the main car park.

The pedestrian path beside the shops in Rivett Place is lit from the other side of Rivett Place which explains the maximum horizontal illumination level of 0.5 lux. It was observed to be too dark to safely use the path.

4. CONCLUSIONS

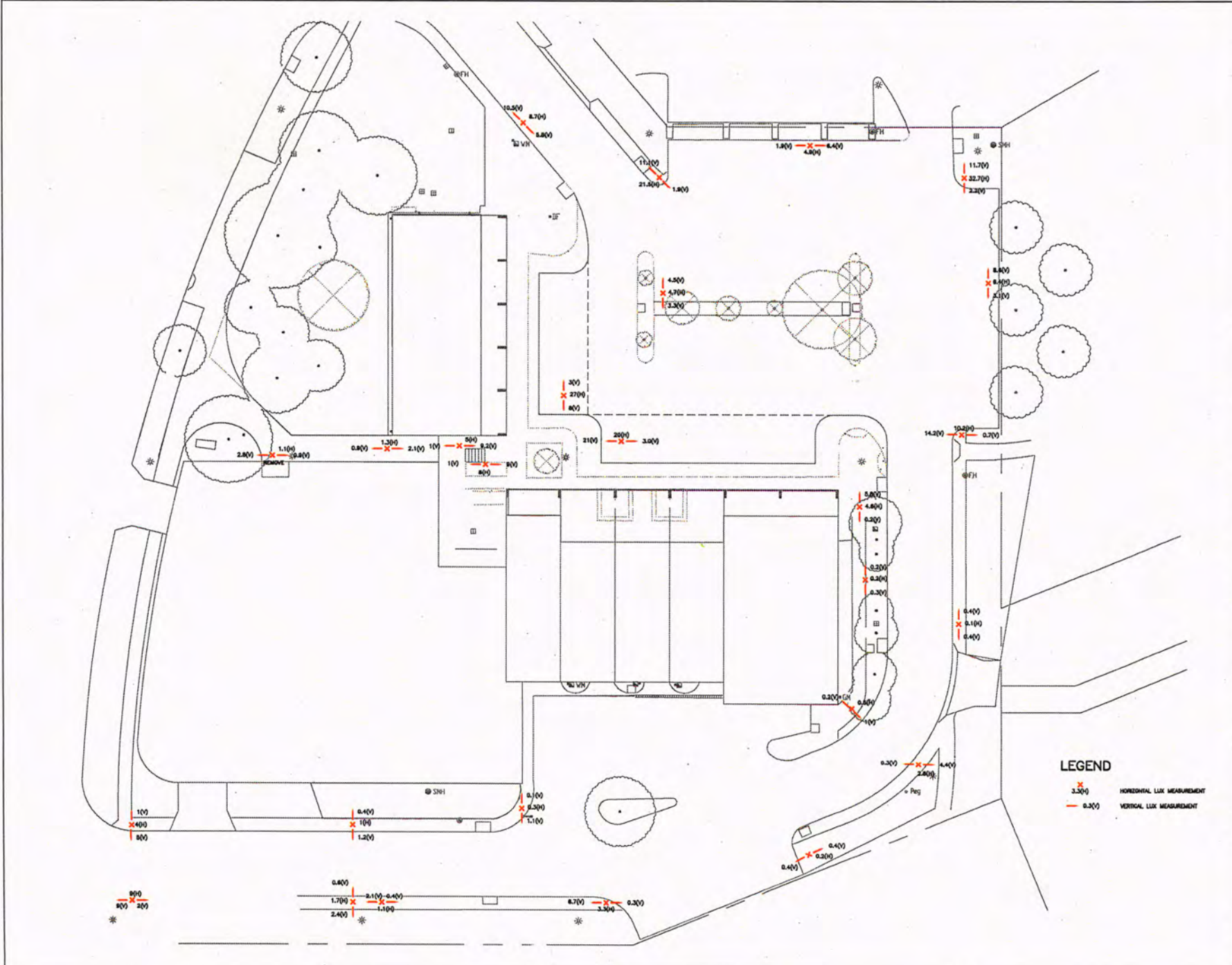
Car park lighting in Rivett Place does not meet the Australian Standards and is very dark in comparison to the main car park. The pathway along the side of the shops in Rivett Place requires lighting to make it safe to use at night.

The lighting in the main car park and pedestrian access to Bangalay Crescent is in our opinion adequate and does not require modification, however, the existing damaged pole mounted fitting should be removed.

5. RECOMMENDATION

If the Rivett shops are to be upgraded, we recommend that consideration be given to the installation of additional lighting in the secondary car park and the walk way adjacent the shops in Rivett Place. The existing damaged light pole on the main walkway from the shops to Bangalay Crescent should also be removed.

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A. ISSUE FOR INFORMATION		17.05.2013	AM
B. DESCRIPTION OF AMENDMENT		DATE	BY
<p>LANDSCAPE ARCHITECT</p> <p>HARRIS HOBBS LANDSCAPES Landscapel Architects 18 Robie Street Telephone: (02) 6273 4651 DEANIN ACT 2600 Facsimile: (02) 6273 4233 Email: hh@hhl.com.au</p>			
<p>ACT Government Territory and Municipal Services</p>			
11285 Canberra Avenue Fyshwick ACT 2609 T (02) 6226 1740 F (02) 6226 1735 E rous@rusden.com.au		<p>Rusden Consulting Engineers</p>	
<p>THIS DRAWING IS STRICTLY CONFIDENTIAL AND SHALL NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE CONSULTING ENGINEER. THE CONTRACTOR MUST VERIFY ALL THE DIMENSIONS AT THE JOB BEFORE COMMENCING ANY WORK OR PREPARING ANY SHOP DRAWINGS. THE CONTRACTOR MUST LOCATE ALL AIR CONDITIONING, TELEPHONE, OUTLETS, LIGHT FITTINGS AND POWER OUTLETS FROM ARCHITECTS PANEL, REFLECTED CEILING PLANS AND CHECK BEFORE DIMENSIONS. DEVELOPMENT APPROVAL (DA) ISSUE, BUILDING APPROVAL (BA) ISSUE AND CONCEPT AND SKETCH PLANS ARE NOT TO BE USED FOR CONSTRUCTION.</p>			
<p>PROJECT</p> <p>RIVETT SHOPPING CENTRE REFURBISHMENT</p>			
<p>WORKS</p> <p>ELECTRICAL SERVICES</p>			
<p>OCCUPATION</p> <p>EXISTING SERVICES LIGHTING SURVEY</p>			
<p>DATE</p> <p>16.05.13</p>		<p>DATE</p> <p>16.05.13</p>	
<p>ISSUED BY</p> <p>AM</p>		<p>ISSUED BY</p> <p>AM</p>	
<p>VERIFIED BY</p> <p>BJN</p>		<p>VERIFIED BY</p> <p>BJN</p>	
<p>DRAWING No.</p> <p>W5807-E1</p>		<p>SCALE</p> <p>1:200 @ A1</p>	
<p>DATE</p> <p>16.05.13</p>		<p>DATE</p> <p>16.05.13</p>	
<p>ISSUE</p> <p>A</p>		<p>ISSUE</p> <p>A</p>	



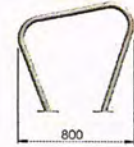
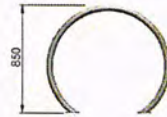
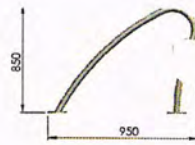
Acer japonicum 'Vitifolium'



Pyrus 'Glenform Chanticleer'



Lagerstroemia fauriei 'Fantasy'



CBR 4,5,6 Bike Racks
CORA



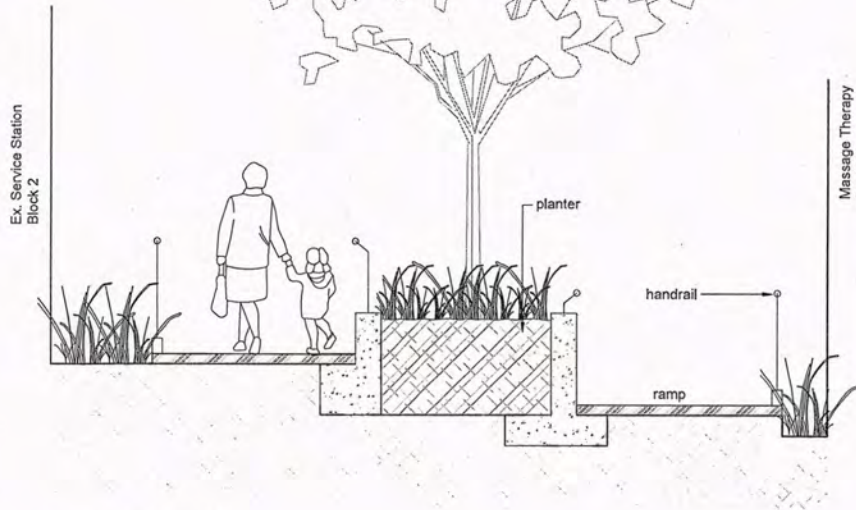
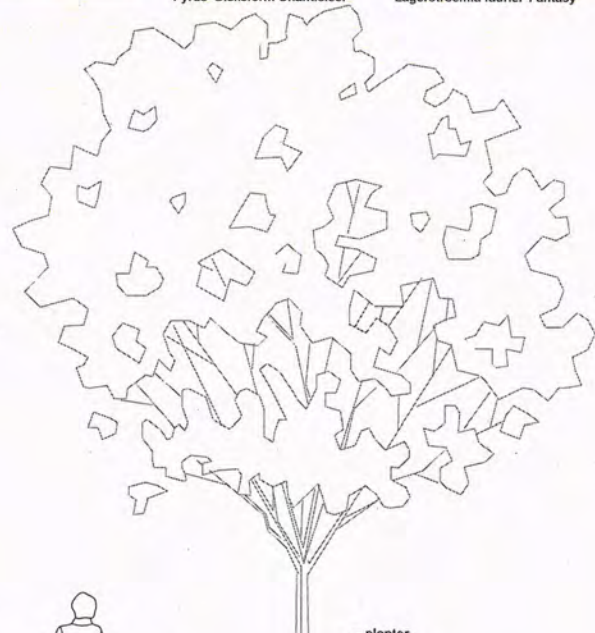
S/Steel 240L bin
Botton + Gardiner



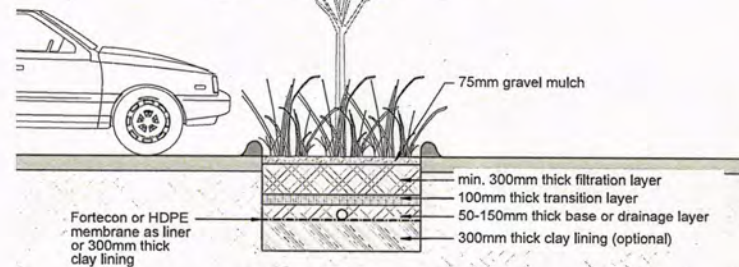
Urban seat 55 (post mounted)
Botton + Gardiner



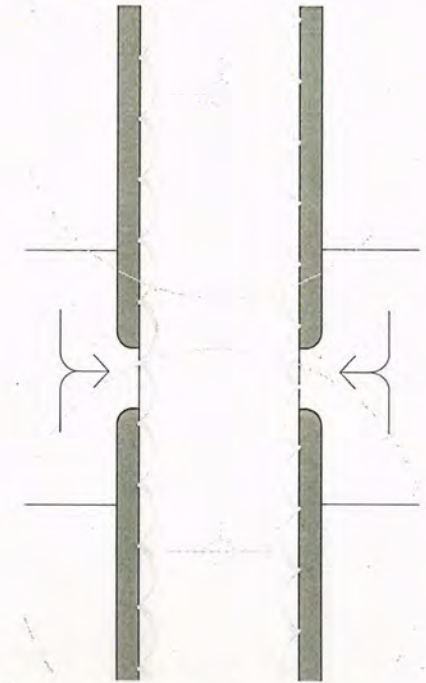
Bench seat 45 (post mounted)
Botton + Gardiner



RAMP SECTION DETAIL
1:50 @ A3



RAIN GARDEN SECTION DETAIL
1:50 @ A3



RAIN GARDEN PLAN VIEW
1:50 @ A3

HARRIS HOBBS
LANDSCAPES

CLIENT	ACT GOVERNMENT	PROJECT	RIVETT SHOPPING CENTRE REFURBISHMENT
ADDRESS	RIVETT PLACE PART SECTION 28 RIVETT ACT	TITLE	DETAILS
SCALE	1:50 @ A3	JOB No. 13033	DATE AUG 2013
		DRAWING No.	104
		REVISION	A



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ACCESS AND MOBILITY REPORT



Small Quinton Coleman Architects

Suite 4, Hawker Professional Centre, Hawker Place, Hawker ACT ■ PO Box 4262 HAWKER ACT 2614
 ABN: 81 091 693 350 ■ Ph: (02) 6278 8500 ■ Fax: (02) 6255 2921 ■ Email:
 murray.coleman@sqca.com.au

DATE: 16 May 2013 Version 1	PROJECT: Rivett Shops Forward Design Study	PROJECT No:1302
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TO:	Harris Hobbs Landscapes 16 Robe St, DEAKIN, ACT 2600	From:	Dr Murray Coleman FRAIA Membership no. 164 Association of Consultants in Access, Australia Inc.
ATTENTION:	Neil Hobbs Design Consultant		

RIVETT SHOPPING CENTRE MINOR WORKS PROJECT NO. 2013.21845.110

ACCESS AND MOBILITY SITE REVIEW

Provision of Services

The project site is the public spaces of Section 28 Rivett, ACT, as shown in the briefing documents. Included is unleased Territory Land (TAMS) on blocks 17 and 18 and unleased Territory Land (Roads ACT) in Rivett Place. The study area excludes Block 2 of Section 28 (a demolished former service station?) but includes the footpaths and bustops in the public domain surrounding the centre.

The report is to provide a prioritised listing of recommendations in terms of access upgrades.

Also included in the scope is access to and from the aged care facility located immediately adjacent to the site, and accessed from within the site. A manager from the aged care facility provided recommendations that would improve their access and mobility requirements, plus gave comment on certain CEPTED matters. These are included in this report.

Provided Information and Referenced Standards:

- Design Brief provided with the Tender Documents
- Site Plan in dwg and pdf format from the c.2000 upgrade of the centre.
- AS1428.1.2009 Design for Access and Mobility – New building works
- AS2890.6.2009 Off-street parking for people with disabilities

At the time of writing, there is no complete Australian Standard for the public domain, and this report uses the requirements of AS1428.1.2009 as a suitable reference.

Assessors Qualifications

I am an experienced architect and accredited Access Consultant, registered with the Association of Consultants in Access, Australia Inc, the peak body for Access Consultants in Australia. I am a registered architect and principal of Small Quinton Coleman Architects. I have practiced architecture for 30 years including extensive responsibility for design, documentation and (on-site) contract administration of numerous public infrastructure projects around Australia. I have been an Access Consultant for 7 years and have made numerous presentations on the local, national and international arena in relation to aged care and disabled access requirements. I am qualified to make an assessment of this case.

Report

The report includes

- Introductory statement providing a general assessment, with initial prioritisation for enhancements
- Access and mobility audit, considering
 - pedestrian links to adjacent parts of Rivett,
 - access to and from the aged care facility, and
 - compliant access to and from the bus stops on Bangalay Crescent
- Recommendations to improve access for people with all levels of disability, including the visually disadvantaged.

Introductory statement providing a general assessment

The topography of Rivett works against practicable disability access via the pedestrian footpath network. The shopping centre comprising two buildings containing shops in an "L" configuration served by a carpark has been excavated into the landscape and provides generally satisfactory accessibility for those arriving by car.

Good features include:

- Two accessible car spaces offering left and right handed access on either side of a pram ramp: these comply suitably to the earlier parking standards;
- A good proliferation of pram ramps providing suitable access from other parts of the carpark;
- A generous pedestrian zone which is essentially level offering excellent access to and between shops;
- Level thresholds into shops (minor lips which could be readily rectified by building owners);
- Covered walkway in front of shops providing some protection from the elements;
- Apparently suitably located street lights and courtyard type car park trees which should provide reasonable night time lighting (night inspection not included in report);
- Compliant bus stops/shelters;
- Co-location with an aged care facility, a church, an oval and a child care centre ..

Poor features include:

- Very poor connection to the surrounding footpath infrastructure, including to and from the two bus stops/shelters, there are no pram crossings to allow access to the bus stop/shelter on the opposite side (west side) of Bangalay Crescent;
- Direct access from the shops to the bus stops/shelter;
- Very poor connection to the adjacent aged care facility;
- The comparatively narrow covered walkway along the shopfronts does not provide good opportunity for "shore-lining" by people with vision impairment, the recent trolley bays outside the supermarket also make this difficult.

Initial prioritisation for enhancements (without reference to the _____ budget) would be:

1. Create shore-lining opportunities along both shopfronts, to assist access by people with a vision impairment;
2. Repair footpaths within the centre and the long route to the bus stop (via the footpath alongside the entry driveway);
3. Provide compliant handrails and high visual contrast nosings to the steps leading to the bus stop/shelter (but do nothing to the ramp: it should be closed as it is too steep);
4. Provide compliant accessible path of travel to and from the aged care facility;
5. Provide a compliant line of travel along the desire line pathway to the bus stop/shelter, a detail survey with 0.2m contours would be required to confirm the potential and to facilitate design;
6. Provide kerb crossings in the median strip and pram crossings on the western side of Bangalay Crescent to allow access to the bus stop/shelter on the opposite side;
7. Consider providing accessible carparking compliant to current code, this would require new line-marking, a bollard in the shared space and a new pram ramp from the shared space so that people in wheelchairs don't necessarily have to enter the traffic aisle to access the centre;
8. Review night time lighting for code compliance and upgrade if needed. This review should review both street and carpark lighting suitability and spill lighting from shops and the covered walkway.

Pedestrian links to adjacent parts of Rivett

The existing footpath infrastructure does not provide compliant access for the following reasons:

- poor condition means that lipping between adjacent concrete sections or damage due to tree roots makes them un-trafficable to many users (wheelchairs, walkers and perhaps strollers and prams);
- excessive grades make them unsuitable to wheelchair users: grades are typically in the vicinity 7% (slightly in excess of the maximum 1 in 14 for a 9m ramp under AS1428.1) but with no landings for people to take a rest and no handrails;
- marginally excessive cross grades (commonly 3% compared to compliant 2.5%) make it difficult to keep a straight line in a wheelchair, or for a person with balance difficulties;
- there is no footpath connection to the change rooms overlooking the oval (desire line pathway evident)
- the steps and ramp in the angle between the shops are both non-compliant (20% ramp slope greatly exceeds the 12.5% allowed by the BCA for fire egress routes) and the footpath linking to the bus stop is approximately 6% exceeds the 5% walkway gradient under AS1428.1 and does not have landings to enable people to take a rest. It has no handrails;
- a desire line pathway at a much lower gradient that also links to the bus stop indicates this is a suitable location for a pathway connection, but the eroded natural ground surface is obviously inadequate.
- see below for discussion of pedestrian links to the aged care facility and to the bus stop.

The diagram on the following page shows areas of non-compliant pedestrian links. The images below show the general condition of these pedestrian links.



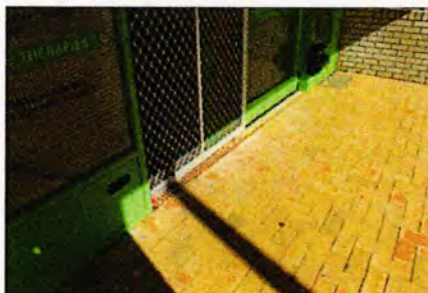
Typical pram crossing and good quality Level pavement within the centre



Accessible car parking spaces with shared pram ramp compliant with earlier codes



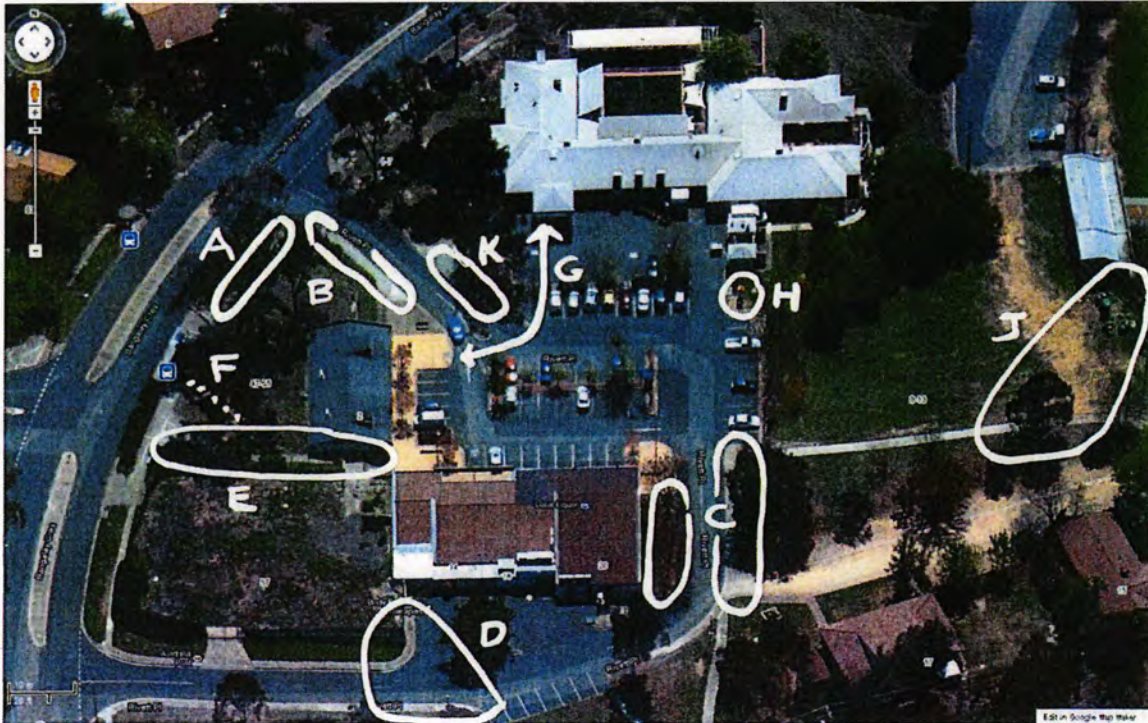
Trolley structures prevent "shorelining" By people with vision impairment



Typical near level threshold to shops



Typical poor condition of pavement and pram crossing (this one provides access to the nearby oval and neighbouring houses)



- A footpath to the bus stop/shelter on Bangalay Crescent - poor condition, complex and non compliant cross falls, grade generally acceptable
- B footpath alongside the northern vehicular entry to the centre, which provides pedestrian access to the Bangalay Crescent footpath – average condition, excessive grade on concrete sections, pebblecrete section nearest shops appears non compliant due to roughness
- C footpath on either side of driveway around the back of the centre is in very poor condition, western side nearest the supermarket appears to suffer ponding. Neither path connects directly to an accessible path of travel leading to the street.
- D footpath on either side of southern vehicular entry to the centre suffer excessive grades and do not connect directly to an accessible path of travel leading to the centre.
- E steps, ramp and pathway leading from the gap between the shops to the bus stop/shelter are non-compliant. There is an electrical box at the top of the ramp that may prevent installation of a compliant ramp in this location, although the steps could be readily upgraded.
- F the desire line pathway under the trees offers a potentially compliant grade of access.
- G illustrates the desire line pathway to the aged care facility (see next section for further discussion)
- H isolated public phone (see next section for further discussion) This phone box does not provide for users with a disability, and there is not a compliant path of travel leading to it.
- J desire line tracking to the clubhouse (?) at the oval. This is more evident on site than in the google.com image.
- K truncated path on the aged care facility side of the northern entry driveway, see image in the next section.

Pedestrian links to and from the aged care facility

Burrangiri Respite Services aged care facility was established by the ACT Government in conjunction with the Salvation Army who operate it. Its street entry is from the Rivett shopping centre carpark and, despite the obvious benefits of co-location, it suffers on three matters, not all strictly access related but recorded here for completeness:

1. Desire line pedestrian access to the shopping centre is obstructed by the carpark kerbing, forcing residents to travel via the Burrangiri entry driveway (against the flow as it has a "no exit sign for safety reasons), into the oncoming traffic entering the shopping centre and then by an ill defined route into the centre. The provided footpath has drainage impediments to travel and no pram crossing, see image below. A better route would be via the accessible car space in their carpark, remove some of the kerb where a patch of bitumen has been installed and then to the pram crossing opposite. This would of course lose two carparking spaces, but the accessway could be part of an AS2890.6 shared zone for an accessible space adjacent.



Desire line pathway from the pram crossing (fore-ground, around the island planter, and via two opposing carparking spaces to the entry portal visible in the background



Removal of the kerb on both sides of the dividing planter bed and replacement with a accessible path would provide desire line access to and from the aged care facility



Current footpath access from the aged care facility: nil pram crossing



Tree obscuring "no exit" sign

2. The trees obscure the "no exit" sign causing some visitors to exit the facility into on-coming traffic which is dangerous, they suggest both removing the tree and providing linemarked arrow showing in only at the entry point to reduce the danger from errant driving;

3. The telephone box near their service area is considered a drug dealing hot spot and it's relocation or removal (given near universal mobile phone usage) would greatly reduce the amount of hoon behavior they currently experience. This is a CEPTED rather than an access and mobility matter.



Barbara Liquorish, Assistant Care Manager of the Burrangiri Respite Services provided this information.

Compliant access to and from the bus stops on Bangalay Crescent

- the steps and ramp in the angle between the shops are both non-compliant (20% ramp slope greatly exceeds the 12.5% allowed by the BCA for fire egress routes) and the footpath linking to the bus stop is approximately 6% exceeds the 5% walkway gradient under AS1428.1 and does not have landings to enable people to take a rest. It has no handrails;
- a desire line pathway at a much lower gradient that also links to the bus stop indicates this is a suitable location for a pathway connection, but the eroded natural ground surface is obviously inadequate.



Gap between shops leading to bus stop/shelter, with an option of steps or a ramp leading to a pathway connecting to the footpath along Bangalay Crescent



Desire line pathway leading from the top of the pathway shown in the photo opposite



Bangalay Crescent footpath access to bus stop/shelter (in middle of photo).



Alternative route via steps from a gap between the shops: steps are not compliant but could be rectified



Non compliant and unsafe ramp adjacent to steps



Power cubicles and fence to adjacent block that might preclude introduction of a compliant ramp in this location

Recommendations to improve access for people with all levels of disability, including the visually disadvantaged.

These recommendations have been condensed on page two to a prioritized list.

1. Repair footpaths and pram crossings within the centre;
2. Provide a continuous path of travel into and out of the centre to the surrounding footpath infrastructure utilising paths, pram ramps and, where necessary, less trafficked sections of driveways;
3. As a priority, repair footpaths outside the centre that centre providing access via the long route to the bus stop (via the footpath alongside the entry driveway);
4. Provide Provide kerb crossings in the median strip and pram crossings on the western side of Bangalay Crescent to allow access to the bus stop/shelter on the opposite side;
5. Provide compliant handrails and high visual contrast nosings to the steps leading to the bus stop/shelter (but do nothing to the ramp: it should be closed as it is too steep);
6. From the top of the steps, provide a compliant line of travel merging into the desire line pathway to the bus stop/shelter, a detail survey with 0.2m contours would be required to confirm the potential and to facilitate design, some excavation of the current path may be required to correct levels;
7. Provide compliant accessible path of travel to and from the aged care facility, this may require the loss of two carparking spaces;
8. Provide accessible carparking compliant to current code, this would require new line-marking, a bollard in the shared space and a new pram ramp from the shared space so that people in wheelchairs don't necessarily have to enter the traffic aisle to access the centre;
9. Create shore-lining opportunities along both shopfronts, to assist access by people with a vision impairment;
10. Review night time lighting for code compliance and upgrade if needed. This review should review both street, carpark and accessway lighting suitability and spill lighting from shops and the covered walkway.

Thankyou for the opportunity to provide comment on this matter.

Yours faithfully,

DRAFT

Dr Murray Coleman FRAIA
Accredited member #164 of the Association of Consultants in Access, Australia, Inc.

Small Quinton Coleman

Carson, Lucia

From: Breen, Mike J
Sent: Friday, 28 March 2014 4:05 PM
To: Carson, Lucia
Subject: FW: Tree Assessment for Rivett Block 13 Section 28
Attachments: 1317_GordonB2S517RivettB13S28_TA_28.03.14.pdf

Lucia
Correction made
Mike Breen

From: James Norton
Sent: Friday, 28 March 2014 3:20 PM
To: Breen, Mike J
Cc: Lucia.Carson@act.gov.au
Subject: FW: Tree Assessment for Rivett Block 13 Section 28

Sorry, attached now

From: James Norton
Sent: Friday, 28 March 2014 3:19 PM
To: 'Breen, Mike J'
Cc: 'Lucia.Carson@act.gov.au'
Subject: RE: Tree Assessment for Rivett Block 13 Section 28

Hi Mike,
Please find attached Block & Section corrected,
James

From: Breen, Mike J
Sent: Friday, 28 March 2014 2:52 PM
To: James Norton
Subject: FW: Tree Assessment for Rivett Block 13 Section 28

James, pls amend
Mike Breen

From: Carson, Lucia [[mailto:](#)]
Sent: Friday, 28 March 2014 2:45 PM
To: Breen, Mike J
Subject: FW: Tree Assessment for Rivett Block 13 Section 28

Mike,

I can't sent this out for agency circulation when the Block and Section are wrong. Please could you have envirolinks amend the block and section to Block 13 Section 28 and Not Block 28 Section 13.

Many thanks & regards,

Lucia Carson
Project Officer
Site Preparation
Land Development Agency
Economic Development Directorate

Level 7 TransACT House
470 Northbourne Avenue
DICKSON ACT 2602
T: 6207 9604
F: 6207 7324
E: lucia.carson@act.gov.au

From: Breen, Mike J
Sent: Friday, 28 March 2014 11:42 AM
To: Carson, Lucia
Subject: FW: Rivett TA

Lucia
Please find attached revised Tree Assessment with background information below.
Mike Breen

From: James Norton
Sent: Friday, 28 March 2014 11:21 AM
To: Breen, Mike J
Subject: Rivett TA

Hi Mike,

Please find attached revised TA with Protected references taken out or edited.

Essentially when preparing some tree assessments we like to cover ourselves for the eventuality that the Land, currently Unleased, may be transferred to a developer and therefore the protection status changes from 'Protected' (Unleased Gov. Land) to Regulated if on Lease land by a developer.
These are the definitions as defined under the Tree Act for each Land Custodianship situation

There have been instances where a developer not fully understanding the jurisdictional change in Tree protection Laws when they take up a Lease to develop.
For example, at the time of assessment, trees were on Government Land. The developer thought more trees were a constraint than happened to be the case (once they took over the lease).

Similarly for all future Urban LDA Tree assessments we were advised yesterday that LDA prefer no definitive statements to particular trees that reference Urban Amenity, Retain / Remove advices or definitive tree Protection status comments.

However, for TaMS UTU advise when submitting with DA applications they prefer things to be more definitive for them to go ahead and confirm / check against & if not approved on Conservator grounds then the same plans and comments can be passed onto ACTPLA for approvals to remove on design grounds (or practical / pragmatic grounds)... That's been my experience at least.

Happy to discuss if needed.

Regards

James Norton Landscape Architect
BLArch BEnviroSc

Unit 5, 61 Dundas Court, Phillip ACT 2606
PO Box 88 Waramanga ACT 2611
P 02 8261 6066
www.envirolinks.com.au



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- 2012 AILA ACT Landscape Architecture **Award for Land Management** [North Canberra Urban Waterways Initiative]
- 2012 Stormwater NSW **New South Wales Award for Excellence in Infrastructure** [North Canberra Urban Waterways Initiative]

*Think before you print: 1 ream of paper=6% of a tree and 5.4kg of CO₂ in the atmosphere; 3 sheets of A4 paper=1 litre of water

From: Carson, Lucia [<mailto:Lucia.Carson@act.gov.au>]
Sent: Friday, 28 March 2014 9:11 AM
To: Breen, Mike J
Subject: Tree Assessment for Rivett Block 13 Section 28

Mike,

We have an issue with the Tree Assessment for Rivett Block 13 Section 28 please see attachment above.

EXCEPTIONAL VALUE (PROTECTED TREE)

HIGH VALUE (PROTECTED TREE)

MEDIUM VALUE (PROTECTED TREE)

POOR VALUE (PROTECTED TREE)

LOW VALUE (UN-PROTECTED TREE)

Could you please have Enviro Links Design remove the (PROTECTED TREE) Statements and re-send the Tree Assessment to me.

Regards,

Lucia Carson
Project Officer
Site Preparation
Land Development Agency
Economic Development Directorate
Level 7 TransACT House
470 Northbourne Avenue
DICKSON ACT 2602
T: 6207 9604
F: 6207 7324
E: lucia.carson@act.gov.au

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311006
28 March 2014

Land Development Agency
Level 6, TransACT House,
470 Northbourne Avenue,
DICKSON, ACT 2602

Attention: Lucia Carson

Dear Lucia,

RIVETT SECTION 28 BLOCK 13- PEDESTRIAN ASSESSMENT

We are pleased to submit our proposal and plan for the provision of civil engineering services for the above project.

SCOPE OF WORK

The proposed scope for undertaking TAMS request for information on the pedestrian route through Block 13 is as follows :

- Observations and pedestrian volumes counts on this path and adjacent paths – 3 x 2 hour periods
- Prepare maximum two page report
- Prepare plan indicating pedestrian counts and routes
- Submission and discussion with TAMS

This investigation report will form an appendix to the main Sir Investigation Report completed for this site in 2013.

TIMING/PROGRAM

Completed draft report to be available within two weeks from the date of your approval and advice to proceed.

FEE

The lump sum fee for the scope of work described above is excluding GST.

We trust that you will find our proposal acceptable and we look forward to working with you on this project. Please do not hesitate to contact the undersigned if you require clarification or further assistance.

Yours faithfully

Mike Breen
Technical Director
Mott MacDonald

Carson, Lucia

From: Carson, Lucia
Sent: Friday, 28 March 2014 9:11 AM
To: 'Breen, Mike J'
Subject: Tree Assessment for Rivett Block 13 Section 28
Attachments: Appendix D Tree Assessment[1].pdf

Mike,

We have an issue with the Tree Assessment for Rivett Block 13 Section 28 please see attachment above.

EXCEPTIONAL VALUE (PROTECTED TREE)

HIGH VALUE (PROTECTED TREE)

MEDIUM VALUE (PROTECTED TREE)

POOR VALUE (PROTECTED TREE)

W VALUE (UN-PROTECTED TREE)

Could you please have Enviro Links Design remove the (PROTECTED TREE) Statements and re-send the Tree Assessment to me.

Regards,

Lucia Carson
Project Officer
Site Preparation
Land Development Agency
Economic Development Directorate
Level 7 TransACT House
470 Northbourne Avenue
DICKSON ACT 2602
6207 9604
F: 6207 7324
E: lucia.carson@act.gov.au



TREE ASSESSMENT ELEMENTS

Number: Unique and sequential identification number
Name: Botanical name+Height (m)
Trunk: circumference (m) at 1 metre above natural ground level
Canopy: Diameter (m) at the furthest point from the trunk (m)
Health: The general health and vigour of the tree
Defects / Decay: Structural defects or evidence of internal decay
Damage / Disturbance: Evidence of past damage to the tree or disturbance within the root zone
Disease: Evidence of past or present disease or insect infestation;
Stage: Current growth stage (e.g. juvenile, semi-mature, mature or over-mature).
Quality: Tree quality classification trees are to be classified as being of Exceptional (E), High (H), Medium (M), Poor (P), or Low (L) quality.
Tree Act Status: Refer notes below

Tree 'Regulated' Status by Virtue of Size (On-Lease)

Under the Tree Protection Act 2005 a tree is termed a Regulated Tree and is to be protected if it is growing on Urban Leased land and has at least one of:
 * A height of 12m or more; or
 * A trunk circumference of 1.5m (approx 0.5m in diameter) or more at 1m above ground level; or
 * Two or more trunks and the total circumference of all the trunks, 1m above ground level, is 1.5m or more, or
 * A minimum crown width of 12m or more, and
 * Must be alive - all dead trees have been ranked as Non Protected tree.
 * Is not a weed species under the Pest Plant & Animals Declaration 2005

Tree Protected Status

YES - The tree has a dimension that any activity must be assessed under the Tree Protection Act on Leased land; or is on Government land eg. road verge, park, etc as all trees on Government land are protected.
NO - The tree if on Leased land is sufficiently small or declared a Weed Species that it does not require assessment under the Tree Protection Act.
NA - Not applicable as Off Lease but often protected as these trees are on Government (Unleased) land.

Trees nominated as Protected can only be removed / pruned if approval in writing gained from all applicable Government agencies.

Future Tree Appraisal

On-Leased land: If a tree has protected status then approval must be gained from TaMS Urban TreeScapes Unit prior to removal, lopping or ground damaging activity.

Off-Leased (Territory) land: Please note all trees located external to the leased block boundary i.e. the verge or open space, cannot be removed, pruned or damaged without the approval of the Urban TreeScapes Unit, City Services (13 22 81) as on Government land.

Tree Management

Trees within lease require a Tree Management Plan (TMP) and on the verge a Landscape Management Protection Plan (LMPP) outlining removals, pruning, tree protection measures, site access and restorative works issues as part of the design process.

TREE ASSESSMENT REPORT

BLOCK 13 OF SECTION 28 CONTAINS A MIX OF DECIDUOUS EXOTIC TREES AND EVERGREEN NATIVES. THE SITE IS GRASSED THROUGHOUT WITH THE EXCEPTION OF CONCRETE FOOT PATHS AS SHOWN. ALTHOUGH PROTECTED BY BOLLARDS, SOME POINTS ARE ACCESSIBLE TO CONSTRUCTION & MAINTENANCE VEHICLES WHO USE THE PAVEMENT CROSSING TO PARK UP ON THE VERGE AND WITHIN THE BLOCK, EVIDENT WHERE WORN AND COMPACTED AS SHOWN AS BROWN AREAS IN AERIAL.

MATURE MEDIUM & HIGH QUALITY RATED *Eucalyptus mannifera* & *E. sideroxylon* 'Rosae' TREES 3 & 5 APPEAR TO BE GROWING & ARE IN GOOD HEALTH.

GROUP 1 TREES ARE SEMI - MATURE *Ulmus parvifolia*. THESE TREES HAVE BEEN PLANTED AS A STAND WITHIN A RELATIVELY TIGHT PLANTING ARRANGEMENT. AS SUCH, SOME TREES WITHIN THE STAND ARE SUPPRESSED & OR HAVE LEANING / UNDER DEVELOPED CANOPIES.

SELECTIVE THINNING MAY BE AN ADVANTAGE TO ALLOW SOME INDIVIDUAL IMPROVED LARGER TREE FORMS



Group 2 tree 2 - Evidence of insect infestation. Leaf canopy for dead western covey 0.5m.



Tree 1 & 2 plus Group 2, both looking South East from within the block.



Group 1 stand of healthy Ulmus parvifolia along northern boundary



Close-up of hole in trunk



Close-up of Group 1 Ulmus



Group 1 stand of trees along southern boundary

PLEASE NOTE TREE LOCATIONS & NUMBERS WERE LOCATED ACT/MAP 2012 AERIAL AND WERE VERIFIED FROM SITE INSPECTION UNDERTAKEN BY ENVIRO LINKS DESIGN PTY LTD, JUNE 2013 WHEN TREES WERE DORMANT & IDENTIFYING FEATURES NOT EXHIBITED. TREE NUMBERS ALLOCATED BY ENVIRO LINKS DESIGN.

TREES ASSESSED BY GROUP as being of similar species and attributes (eg. size, health, stage)

VALUE RANKING - INDIVIDUAL TREES

The delineation within the value classification is based on the works being on leased land and therefore under the jurisdiction of the TaMS Urban TreeScapes Unit (UTU) All trees on Government Land are regarded as protected trees and can not be removed or damaged or works undertaken near them without the approval of the UTU. (The Tree Act, and Regulated Tree definitions are therefore applicable to leased site, unless otherwise advised).

EXCEPTIONAL VALUE (PROTECTED TREE) - trees that are outstanding examples of their species and have significant visual impact. They have most of the following: mature specimens with grand appearance and stature; may have unusual character; may be a rare species; well balanced; cultural heritage importance; significant scientific value; presents a low hazard/safety risk. Significant value within the landscape context of the site and should be preserved.

HIGH VALUE (PROTECTED TREE) - trees that are good examples of their species and have significant visual impact. They have most of the following: high arboricultural value or potential; good form; healthy specimens with good size and little or no epicormic shoots or other arboricultural problems. Good value within the landscape context of the site and should be preserved if at all possible.

MEDIUM VALUE (PROTECTED TREE) - trees generally complying with most of the following: reasonable form or reasonable current size with good health / growth potential; healthy specimen with significant growth (or with moderate tree surgery a large tree can be modified from fair to good health, it can carry some deadwood); has value within the landscape context of the site; presents a medium to low hazard/safety risk. Does not justify special attention of construction expenditure but justifies a minor design adjustment to save or could be removed if necessary. Retain if appropriate to land use and future management cost and risks.

POOR VALUE (PROTECTED TREE) - trees generally complying with most of the following: specimen with low growth or poor form and possible health problems; trees of little value; presents a high or very high hazard/safety risk. . Expendable, remove if necessary - retain if appropriate to land use and future management costs and risks.

LOW VALUE (UN-PROTECTED TREE) - non-significant tree under the 2005 Tree Protection Act. Trees therefore can range from well established quality trees to poor health small trees of no significance. Some possibly with important landscape impact (e.g. regeneration) or future growth potential to contribute to the landscape in future years. Expendable, remove if necessary - retain if appropriate to land use and future management costs and risks.

DEAD TREE

TREE ASSESSMENT SCHEDULE

ELD No.	Botanical Name	Height (m)	No. Trunks	Trunk circ. (m)	Canopy dia. (m)	Health and Vigour	Structural defects and decay	Past Damage or root disturbance	Disease or infestation	Stage	Quality Rating	Protected Status
						(G-good, P-fair, F-poor, DW-deadwood, EI-epicormic growth)	(OC- occluded fork, AOL - Above Ground Level)	(AOL - Above Ground Level)	(AOL - Above Ground Level)	Juvenile (J), Semi-mature (SM), Mature (M), Over mature (OM)	Low (L), Poor (P), Medium (M), High (H), Exceptional (E) <i>NOTE: Quality Rating also noted with (C) specifies on exceptional rating due to heritage listed status)</i>	Unleased Land / Yes - TaMS Unit Ad / (Yes - Y, No - N) - Note: N* denotes a tree not regulated due to ACT Declared Weed Species status
G1	<i>Ulmus parvifolia</i>	5-10	1	0.55-1.8	5-10	Good	None apparent	Some past up pruning of lower canopy	None apparent	Semi - Mature	Low	No
G2	<i>Prunus</i> sp.	4-5	1	0.55	4	Fair, some dead branches / trunks	None apparent	Some past up pruning of lower canopy	Some have rotted / dead stem	Semi - Mature	Low	No
G3	<i>Prunus</i> sp.	4-5	1	0.55	4	Fair, some dead branches / trunks	None apparent	Some past up pruning of lower canopy	None apparent	Semi - Mature	Low	No
1	<i>Zizyphia serrata</i>	8.5	1	1	8	Good	None apparent	Some past up pruning of lower canopy	None apparent	Mature	Low	No
2	<i>Zizyphia serrata</i>	6.5	1	1	8	Good	None apparent	Some past up pruning of lower canopy	None apparent	Mature	Low	No
3	<i>Eucalyptus sideroxylon</i> 'Rosae'	11	1	2.5	14	Good	None apparent	None apparent	None apparent	Mature	High	Yes
4	<i>Quercus robur</i>	11	1	1.5	10	Good	None apparent	None apparent	None apparent	Mature	Medium	Yes
5	<i>Eucalyptus mannifera</i>	10.5	1	1.3	14	Good, slight lean to North West	None apparent	None apparent	None apparent	Mature	Medium	Yes
6	<i>Ulmus</i> sp.	10	4	2.5	12	Good, multi trunk	None apparent	Some past up pruning of lower canopy	None apparent	Mature	Medium- (multi trunk)	Yes
7	<i>Ulmus</i> sp.	7	4.00	2	5	Fair, multi trunk suckering right up against building	None apparent	None apparent	None apparent	Mature	Medium- (multi trunk)	Yes

Project Information	IN	JRD	STW
Client Information	EN	EN	EN

NOTES
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 - To be used in compliance with all relevant contracts, specifications, reports, drawings and development approval conditions. Check any necessary statutory approvals after commencement of works.
 - Spatial distribution of trees in preference to model measurements. Dimensions to determine value noted in notes.
 - Where indicated by coordinates.
 - Contractors responsible for locating all poles and setting necessary dimensions and equipment. Contractor to verify dimensions, books & locate in site conditions and plan site. Any error of measurement to the disadvantage of the contractor will be the contractor's responsibility.
 - Reported condition and job approval from Environment for any treated materials or sites.
 - All work to be undertaken in accordance with the Management Plan Landscape Management & Protection No. 4 - Environmental control and all works to be in accordance with general Land Use/ Planning Regulations for Urban Fringe and Woodlands.
 - Where indicated, all dimensions by years must be obtained to indicate condition.

LANDSCAPE ARCHITECT

enviro links design

5/81 Denison Court, PHILIP ACT 2606
 PO Box 88 WARRAMANGA ACT 2611
 PHONE 6281 6281 FAX 6281 6900
 www.enviro-links.com.au

PROJECT
 BLOCK 28
 SECTION 13
 RIVETT

TREE ASSESSMENT PLAN

SCALE
 1:1000 @ A3

DATE
 13/17

DRAWN BY
 TA-01

REVISION
 A

LAND DEVELOPMENT AGENCY PURCHASE ORDER REQUEST FORM

Document Type	PURCHASE ORDER or AMENDMENT (DELETE ONE)	INSERT ORDER NUMBER	INSERT CONTRACT NUMBER
	SELECTED SUPPLIER		LDA ADDRESS
Name	ACT Survey Pty Ltd	Section	Urban Releases
Address	P.O. Box 378, MAWSON ACT 2607	Street Address	Level 7 TransACT House 470 Northbourne Ave Dickson ACT 2602
ABN Number	23 108 758 310		
Contact		Postal Address	GPO Box 158 CANBERRA ACT 2601
Procurement Methodology	<i>Quotation</i>		

ACCOUNTING FLEXFIELD

LINE	DESCRIPTION	AMOUNT (exc GST)	GST	TOTAL (inc GST)	Entity	Cost Centre	Account	Int Trading	Project	Agency Code
	(Additional Survey to determine low point in block - Rivett Block 13 Section 28)				150	16714	111538	.		.
	.				150	.	.	.	.	.
	.				150	.	.	.	.	.
	.				150	.	.	.	.	.
	.				150	.	.	.	.	.

ORDER TOTAL:

Requests/Comments: **Requests/Comments**

APPROVING OFFICER (signature and name)	Date	REQUESTING OFFICER (signature and name)	Tel
<i>H Chappell</i> Name: Hazel Chappell	Date: 27.03.2014	<i>[Signature]</i> Name: Lucia Carson	Phone: 6207 9604

243



ACT
Government

Land
Development
Agency
CANBERRA FIRST

✓ 242

ABN: 20 419 925 579

Purchase Order

Send To
ACT SURVEY PTY LTD PO BOX 378 MAWSON, ACT 2607

Deliver To
Level 6 TransACT House 470 Northbourne Avenue Dickson ACT 2602

Invoice To
Level 6 TransACT House 470 Northbourne Avenue Dickson ACT 2602

Order Number: L14359

Please quote this number on all deliveries and invoices.
Please supply the undermentioned goods/services in accordance with the terms and conditions.

Supplier No: 654	Buyer: H TRINDER	Creation Date: 27-MAR-2014
Contact:		Payment Terms: 30 Days
Phone: (02) 6231 0059		

Notes: Additional survey to determine low point in block - 13/28 Rivett	Page: 1 of 1
--	---------------------

Item	Description	Qty	Unit	Unit Price	Unit Total (Ex GST)
1	Additional survey to determine low point in block - 13/28 Rivett	0	DOLLAR	1.00	

HAYLEY TRINDER
Finance Officer


Person Authorised to Sign

Total Exclusive of GST:

Total Inclusive of GST, where applicable:

Enquiries to:

Kaz Wilson
Phone: (02) 6205 1168
Email: karen.wilson@act.gov.au


Signature

27-MAR-2014
Date



ACT SURVEY PTY LTD

LAND & ENGINEERING SURVEYORS

ABN 23 108 758 310

2007
AS-FM-2b

ESTIMATE OF COSTS FOR SURVEY PROJECT

Client:LDA

Contact:Lucia Carson

Project: Rivett Section 28 Block 13 Additional Survey

Agreed Scope of Work: As per brief

Project Officer: Telephone:

Survey Cost: Fieldwork and processing :
Drafting
Total

Total Estimate: GST inclusive

Thank you for the opportunity to quote for this project.

If you have any questions regarding this Quotation please contact the project officer.

27 March, 2014

-----	-----	-----
Signature	Name	Date

Client instructions: Please complete section below and FAX to 62965901

Estimate approved yes no (Please circle one)

Approving officer:

-----	-----	-----
Signature	Name	Date

Carson, Lucia

From: Carson, Lucia
Sent: Thursday, 27 March 2014 10:11 AM
To: Chappell, Hazel
Subject: FW: Scanned Survey for Rivett Block 13 Section 28
Attachments: LDA - Rivett Sec 28 Blk 13 - Extra Survey Quote.pdf

Hazel,

Your approval is required for an additional survey for Rivett Block 13 Section 28 site. The quote from ACT Survey is attached above and is for the total sum of including GST. The extra survey is required to determine the location of the low point in the kerb adjacent to the block.

Regards,

Lucia

-----Original Message-----

From:
Sent: Thursday, 27 March 2014 8:25 AM
To: Carson, Lucia
Subject: Re: Scanned Survey for Rivett Block 13 Section 28

Hi Lucia
Here is our quote for the extra survey at Rivett.
Regards

ACT Survey Pty Ltd
T: 02 62310059 | F: 02 62310086 | M:
Email:

-----Original Message-----

From: Carson, Lucia
Sent: Wednesday, March 26, 2014 10:28 AM
Subject: FW: Scanned Survey for Rivett Block 13 Section 28

Morning

I need an additional survey done for the Rivett Block 13 Section 28 site which needs to also take in the block next door (see attached information above). As you can see from the e-mail below the additional survey required is to determine the location of the low point in the kerb adjacent to the block.

Could you please send me the quote for the additional survey as soon as possible.

If you require any further additional information for the survey please call Mike Breen from Mott MacDonald on (02) 6253 1555.

Regards,

Lucia Carson
Project Officer
Site Preparation
Land Development Agency
Economic Development Directorate
Level 7 TransACT House
470 Northbourne Avenue
DICKSON ACT 2602
T: 6207 9604
F: 6207 7324
E: lucia.carson@act.gov.au

-----Original Message-----

From: Breen, Mike J
Sent: Wednesday, 26 March 2014 10:08 AM
To: Carson, Lucia
Subject: RE: Scanned Survey for Rivett Block 13 Section 28

Lucia

Information attached for additional survey.
Part of the purpose of the additional survey extent is to determine the location of the low point in the kerb adjacent to the block.
The surveyor can ring me if he has any queries.

Mike Breen
Technical Director

Mott MacDonald
Level 6, SAP House
224 Bunda St, Canberra City ACT 2601
PO Box 224 Civic Square ACT 2608Australia

T +61 (0)2 6253 1555

E
W www.mottmac.com

-----Original Message-----

From: Carson, Lucia [<mailto:Lucia.Carson@act.gov.au>]
Sent: Wednesday, 26 March 2014 8:29 AM
To: Breen, Mike J
Subject: FW: Scanned Survey for Rivett Block 13 Section 28

Morning Mike,

Attached above is the survey for Rivett Block 13 Section 28.

Regards,

Lucia Carson

Project Officer
Site Preparation
Land Development Agency
Economic Development Directorate
Level 7 TransACT House
470 Northbourne Avenue
DICKSON ACT 2602
T: 6207 9604
F: 6207 7324
E: lucia.carson@act.gov.au

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<http://www.avast.com>

Carson, Lucia

From: Carson, Lucia
Sent: Thursday, 27 March 2014 1:44 PM
To: 'Breen, Mike J'
Subject: SIR Rivett Block 13 Section 28

Hi Mike,

I was going through the appendices attached to the SIR for Rivett Block 13 Section 28, and it appears that Section 'C' the 'Authority Correspondence' is missing. Would you please forward me the missing correspondence so I am able to attach to the SIR.

Many thanks & regards,

Lucia Carson
Project Officer
Site Preparation
Land Development Agency
Economic Development Directorate
Level 7 TransACT House
470 Northbourne Avenue
DICKSON ACT 2602
T: 6207 9604
F: 6207 7324
E: lucia.carson@act.gov.au

Carson, Lucia

From: Chappell, Hazel
Sent: Thursday, 27 March 2014 1:06 PM
To: Carson, Lucia
Subject: RE: Scanned Survey for Rivett Block 13 Section 28

Importance: High

Hi Lucia
Please proceed with a Purchase Order The quotation from ACT Survey is accepted.
Thanks Hazel

-----Original Message-----

From: Carson, Lucia
Sent: Thursday, 27 March 2014 10:11 AM
To: Chappell, Hazel
Subject: FW: Scanned Survey for Rivett Block 13 Section 28

Hazel,

Your approval is required for an additional survey for Rivett Block 13 Section 28 site.
quote from ACT Survey is attached above and is for the total sum of including
GST. The extra survey is required to determine the location of the low point in the kerb
adjacent to the block.

Regards,

Lucia

-----Original Message-----

From:
Sent: Thursday, 27 March 2014 8:25 AM
To: Carson, Lucia
Subject: Re: Scanned Survey for Rivett Block 13 Section 28

Lucia
here is our quote for the extra survey at Rivett.
Regards

ACT Survey Pty Ltd
T: | F: | M:
Email:

-----Original Message-----

From: Carson, Lucia
Sent: Wednesday, March 26, 2014 10:28 AM
To:
Subject: FW: Scanned Survey for Rivett Block 13 Section 28

Morning

I need an additional survey done for the Rivett Block 13 Section 28 site which needs to
also take in the block next door (see attached information above). As you can see from
the e-mail below the additional survey required is to determine the location of the low
point in the kerb adjacent to the block.

Could you please send me the quote for the additional survey as soon as possible.

If you require any further additional information for the survey please call Mike Breen from Mott MacDonald on (02) 6253 1555.

Regards,

Lucia Carson
 Project Officer
 Site Preparation
 Land Development Agency
 Economic Development Directorate
 Level 7 TransACT House
 470 Northbourne Avenue
 DICKSON ACT 2602
 T: 6207 9604
 F: 6207 7324
 E: lucia.carson@act.gov.au

-----Original Message-----

From: Breen, Mike J
 Sent: Wednesday, 26 March 2014 10:08 AM
 To: Carson, Lucia
 Subject: RE: Scanned Survey for Rivett Block 13 Section 28

Lucia
 Information attached for additional survey.
 Part of the purpose of the additional survey extent is to determine the location of the low point in the kerb adjacent to the block.
 The surveyor can ring me if he has any queries.

Mike Breen
 Technical Director

Mott MacDonald
 Level 6, SAP House
 224 Bunda St, Canberra City ACT 2601
 PO Box 224 Civic Square ACT 2608 Australia

T +61 (0)2 6253 1555

E
 W www.mottmac.com

-----Original Message-----

From: Carson, Lucia [<mailto:Lucia.Carson@act.gov.au>]
 Sent: Wednesday, 26 March 2014 8:29 AM
 To: Breen, Mike J

Subject: FW: Scanned Survey for Rivett Block 13 Section 28

Morning Mike,

Attached above is the survey for Rivett Block 13 Section 28.

Regards,

Lucia Carson
Project Officer
Site Preparation
Land Development Agency
Economic Development Directorate
Level 7 TransACT House
470 Northbourne Avenue
DICKSON ACT 2602
T: 6207 9604
F: 6207 7324
E: lucia.carson@act.gov.au

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<http://www.avast.com>

Carson, Lucia

From: Breen, Mike J
Sent: Thursday, 27 March 2014 1:54 PM
To: Carson, Lucia
Subject: RE: SIR Rivett Block 13 Section 28
Attachments: Appendix C Authority Correspondence.pdf

Lucia
Attached as requested
Mike Breen

From: Carson, Lucia [<mailto:Lucia.Carson@act.gov.au>]
Sent: Thursday, 27 March 2014 1:44 PM
To: Breen, Mike J
Subject: SIR Rivett Block 13 Section 28

Hi Mike,

I was going through the appendices attached to the SIR for Rivett Block 13 Section 28, and it appears that Section 'C' the 'Authority Correspondence' is missing. Would you please forward me the missing correspondence so I am able attach to the SIR.

Many thanks & regards,

Lucia Carson
Project Officer
Site Preparation
Land Development Agency
Economic Development Directorate
Level 7 TransACT House
470 Northbourne Avenue
DICKSON ACT 2602
T: 6207 9604
F: 6207 7324
E: lucia.carson@act.gov.au

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Appendix C. Authority Correspondence

- C.1. ACTER Water Sewer & Water Tie Connections**
- C.2. ActewAGL network enquiry**
- C.3. ZNX gas service connection**
- C.4. Telsta communications connection**
- C.5. TAMS Access, footpath and Stormwater Connections**

Filardo, Michael D

From: Reid, Bruce
Sent: 05 July 2013 15:44
To:
Subject: RE: Water Network Query - Rivett Section 28 Block 13

Rivett Section 28 Block 13

The location of the new water supply connection and existing sewer tie appear to be in acceptable locations. Water service location and size maybe adjusted to suit the proposed development, otherwise a nominal diameter service be supplied.

Regards

Bruce Reid
Senior Technical Officer
ACTEW Water
12 Hoskins St Mitchell, ACT 2911
Ph;
Email;

From:
Sent: Tuesday, 25 June 2013 16:02
To: Reid, Bruce
Cc: Breen, Mike J
Subject: RE: Water Network Query - Rivett Section 28 Block 13

Hi Bruce,

Further to my email below, please refer to the attached sketch showing the:

- proposed location for a new water service tie to the west boundary of Block 13, connecting to an existing water main on Rivett Place; and
- location of an existing 150mm dia sewer tie at the north corner of Block 13, to be utilised.

Could you please review the sketch and provide in-principle approval for these service ties?

Kind Regards,

- Civil Design Drafter

Mott MacDonald T: +61(0)2 6253 1555 F: +61(0) 6253 1666 Email:
First Floor, block C, Trevor Percy House, 28-30 Traeger Court, Bruce ACT 2617

From:
Sent: 24 June 2013 3:43 PM
To: Bruce Reid
Cc: Breen, Mike J
Subject: Water Network Query - Rivett Section 28 Block 13

Hi Bruce,

Mott MacDonald is undertaking a Site Investigation Report on behalf of the LDA for the aforementioned block. As part of this investigation we are required to identify ActewWater networks that can provide a water connection for a future development. According to the plans provided via Dial Before You Dig there are ActewWater water main parallel to the western of Block 13 within the road reserve of Rivett Place (please see attached).

Could you please advise of a suitable location to provide a service connection to the site?

Please do not hesitate to contact me should you require anything further.

Kind Regards,

Civil Design Drafter

Mott MacDonald

Units 11 & 12, First Floor, Block C, Trevor Pearcey House,
28-30 Traeger Court, Bruce ACT 2617 Australia
www.mottmac.com

T +61 (0)2 6253 1555 | F +61 (0)2 6253 1666
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Filardo, Michael D

From: enworks <enworks@actewagl.com.au>
Sent: 28 June 2013 14:35
To: enworks
Cc: Breen, Mike J
Subject: RE: Electricity Network Query - Rivett Section 28 Block 13

Hi

The service that exist within the easement of the block 13 is to be retained and if developer requires to relocate this service then they need to provide us the route. There is another enquiry going on for the relocation of this service, you need to contact me so that I can discuss further as what is required and how this can be done.

Moreover in regards to the current capacity of the network, we need to know type and size of the development for block 13 before we can tell you how this will be service. It would be better if you submit the PNA request in future when you have further details available for the development.

Please feel free to contact me for further clarification.

Thank you.

Kind Regards

Senior Network Connections Engineer
ActewAGL

T: | F | M:

www.actewagl.com.au

Please consider our environment before printing this email.

From:
Sent: Friday, 28 June 2013 10:29 AM
To: enworks
Cc: Breen, Mike J
Subject: Electricity Network Query - Rivett Section 28 Block 13

Hi,

Mott MacDonald are currently undertaking a Site Investigation Report on behalf of the LDA for the aforementioned block. As part of this investigation we are required to identify electrical services that may limit development of the site and also those that can provide a potential connection for a future development. ActewAGL Dial Before You Dig plans indicate that there is an electrical service line located within the north boundary of Block 13 (please refer attached). It is understood that this main is located within an established easement as indicated on ACTMAPi.

Could ActewAGL please advise if:

- it is preferred that the service that exists with the easement of Block 13 be retained and not relocated; and
- there is capacity within the current network to provide electrical services to a development on Block 13?

Please do not hesitate to contact me should you require anything further.

Kind Regards,

Civil Design Drafter

Mott MacDonald

Units 11 & 12, First Floor, Block C, Trevor Pearcey House,
28-30 Traeger Court, Bruce ACT 2617 Australia
www.mottmac.com

T +61 (0)2 6253 1555 | F +61 (0)2 6253 1666
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Any views expressed in this message are those of the individual sender, except where the sender expressly, and with authority, states them to be the views of the organisation.

From:
Sent: 25 June 2013 09:11
To:
Cc: Breen, Mike J
Subject: RE: Gas Network Query - Rivett Section 28 Block 13

G'day

In response to your queries:

1. If you leave the gas main in its current location, then the block usage is limited.
2. We might need to bore under the car park to move the main outside the property.
3. No issues with servicing from anywhere along the main.

I had a look at Catnap, and can see the frontage nominated (coloured) as a 'gas easement'. Is it tho? I can't remember asking for one? What does the Deposited Plan (amended?) show? If this is a *registered* easement, then I recommend leaving the main 'as is' and advise the developer that he is restricted in building right to the boundary line. If there is not a registered easement on this block, then ZNX will relocate the main from the property at the developer's cost.

Regards

Construction Project Planner

Ph:

E:



5-7 Johns Place
 HUME ACT 2620

ZNX is part of the Zinfra Group, previously known as Jemena Infrastructure Services, and was launched as a specialist infrastructure service provider on 1st April 2012.

From:
Sent: Monday, 24 June 2013 12:18 PM
To:
Cc: Breen, Mike J
Subject: Gas Network Query - Rivett Section 28 Block 13

Hi

Mott MacDonald are currently undertaking a Site Investigation Report on behalf of the LDA for the aforementioned block. As part of this investigation we are required to identify gas mains that may limit development of the site and can provide a potential connection for a future development. ActewAGL Dial Before You Dig plans indicate that there is a 210 kPa main 32mm in diameter is located parallel to the western boundary of Block 13 (please refer attached). It is understood that this main is located within an established easement as indicated on ACTMAPi.

Could ZNX please provide the following preliminary advice:

- any limitations on and future development of Block 13 by retaining the gas main in the current easement;
- a suitable route to relocate the gas main outside of the block if this is seen as a viable option;
- whether a connection would be allowed off this line (or any relocation), if required?

Please do not hesitate to contact me should you require anything further.

Kind Regards,

Civil Design Drafter

Mott MacDonald

Units 11 & 12, First Floor, Block C, Trevor Pearcey House,
28-30 Traeger Court, Bruce ACT 2617 Australia
www.mottmac.com

T +61 (0)2 6253 1555 | F +61 (0)2 6253 1666
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From: >
Sent: 25 June 2013 17:35
To:
Cc: Breen, Mike J
Subject: RE: Telstra Network Query - Rivett Section 28 Block 13

Developer will need to bring the leadin conduits(s) to the property boundary close to the existing pit. Authorise Telstra personnel will connect developer provided conduit to the Telstra network.

Regards,



Principal Planner - NSW Country South & ACT
 Forecasting & Area Planning NSW and Wideband | Networks & Access Technologies | Telstra Operations
 P | M | ? | E | W <http://www.in.telstra.com.au/ism/nswareaplanning/>

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From:
Sent: Monday, 24 June 2013 12:54 PM
To:
Cc: Breen, Mike J
Subject: Telstra Network Query - Rivett Section 28 Block 13

Hi

Mott MacDonald are undertaking a Site Investigation Report on behalf of the LDA for the aforementioned block. As part of this investigation we are required to identify Telstra Networks that can provide a connection for a future development. Telstra Dial Before You Dig plans indicate there is an existing a Telstra cables parallel to the western and southern boundaries of Block 13 (please refer attached).

Could Telstra please advise if it will be acceptable in principle, to provide a connection from (one of) the existing C type Telstra Pits to the proposed development Site? If this is not acceptable could Telstra please advise of a suitable location to connect a service connection to the site?

Please do not hesitate to contact me should you require anything further.

Kind Regards,

Civil Design Drafter

Mott MacDonald

Units 11 & 12, First Floor, Block C, Trevor Pearcey House,
 28-30 Traeger Court, Bruce ACT 2617 Australia
www.mottmac.com

From:
Sent: 22 July 2013 15:50
To: Jatheendran, Lingam (Lingam.Jatheendran@act.gov.au)
Cc: Breen, Mike J; Lucia Carson (Lucia.Carson@act.gov.au); Grdur, Michael (Michael.Grdur@act.gov.au);
Subject: RE: TaMS Query - Rivett Section 28 Block 13

Hi Lingam,

Thankyou for your response. Mott MacDonald have prepared a proposed services plan (refer attached) for inclusion into the Site Investigation report on the following basis:

1. Stormwater Tie

Mott MacDonald have identified that there is an existing public 525dia stromwater line outside the eastern boundary of the Site within adjacent Section 27 Block 4 – Urban Open Space. This existing stormwater line is located on the low side of the Site. It is considered appropriate for the service tie for Section 28 Block 13 to connect into the existing manhole along this line at the lower eastern corner of the block as shown on the proposed services plan attached.

2. Path Connection

The existing footpath through the Site currently provides access from Rivett shops to the path network within the open space system as well as neaby playground facilities. It is proposed that the existing footpath through the Site be removed and offsite pedestrian facilities be improved by providing footpath continuity to the existing carpark servicing the oval. It is anticipated that the existing footpath south of the development Site could be utilised to access the path network and the playground from the Rivett shops.

3. Vehicle Access

An indicative location for vehicle access has been shown on the proposed service plan. This location is clear of the existing 90 degree parking spaces adjacent to the western boundary of the Site. This proposed driveway location is also clear of the circulation isle of the carpark which serves Rivett shops. Note that the indicative location will provide for a similar arrangement to the existing access driveway for Section 28 Block 15 which is adjacent to the Site.

Rivett Place is a public road and is classified as an access street. There is no visual indication of pavement failure within Rivett Place and it is therefore considered appropriate that waste vehicles utilise Rivett Place to service the waste requirements of the proposed development. The road width of Rivett Place at the proposed access is approximately 7.5m and the verge is approximately 5.5m. It is anticipated that this width should allow a waste vehicle entering the development Site to be perpendicular at the block boundary.

Kind regards,

Civil Engineer
Mott MacDonald

Units 11 & 12, First Floor, Block C, Trevor Pearcey House,
28-30 Traeger Court, Bruce ACT 2617 Australia
www.mottmac.com |

T +61 (0)2 6253 1555 | F +61 (0)2 6253 1666 |
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From: Jatheendran, Lingam [<mailto:Lingam.Jatheendran@act.gov.au>]
Sent: 18 July 2013 3:26 PM
To:
Cc: Grdur, Michael; Arul, Adrian; Breen, Mike J
Subject: RE: TaMS Query - Rivett Section 28 Block 13

Hi

You have to carry out further investigation in relation to (1) existing storm water network in the vicinity to identify possible connection, (2) the current use of the existing footpath and the impact of removing them 3) identify the safe location for vehicular access and the impact on other facilities in the vicinity, (4) any other territory plan issues etc

Please note that TAMS has no knowledge of the subject site, it is the responsibility of the consultant to investigate all the issues in consultation with LDA. TAMS will provide comments once a report is produced.

Regards

Lingam Jatheendran

Chief Engineer

**Asset Acceptance Section | Operational Support Branch | Directorate Services Division
Territory & Municipal Services Directorate (TAMS) | ACT Government**

Ph: (02) 6207 6592 | Fax: (02) 6207 7484

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ACT
Government
Territory and Municipal Services

From:
Sent: Friday, 28 June 2013 12:10 PM
To: Jatheendran, Lingam
Cc: Grdur, Michael; Breen, Mike J
Subject: TaMS Query - Rivett Section 28 Block 13

Hi Lingham,

Mott MacDonald is undertaking a Site Investigation Report on behalf the LDA for Rivett Section 28 Block 13. Mott MacDonald is not currently aware of any proposed development for the site however it is listed as a Community Facilities Zone under the Territory Plan.

The following is a brief explanation of the current stormwater and access arrangements indicated on the drawings:

- No stormwater tie for Block 13;
- No vehicular access for Block 13;
- A footpath through the site linking a trunk path and play ground to Rivett shops.

Could you please review the sketch attached and provide in-principal approval for:

- Stormwater maintenance hole and service tie;
- The demolition of a footpath through Block 13;
- A new footpath connection to the Rivett Oval car park; and
- Location of proposed vehicular access to the site

Please do not hesitate to contact me should you require anything further.

Kind Regards,

Civil Design Drafter

Mott MacDonald

Units 11 & 12, First Floor, Block C, Trevor Pearcey House,
28-30 Traeger Court, Bruce ACT 2617 Australia
www.mottmac.com

T +61 (0)2 6253 1555 | F +61 (0)2 6253 1666

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ACT
Government

Land
Development
Agency
LANBERRA FIRST

221

ABN: 20 419 925 579

Purchase Order

Send To
ACT SURVEY PTY LTD PO BOX 378 MAWSON, ACT 2607

Deliver To
Level 6 TransACT House 470 Northbourne Avenue Dickson ACT 2602

Invoice To
Level 6 TransACT House 470 Northbourne Avenue Dickson ACT 2602

Order Number: L14349

Please quote this number on all deliveries and invoices.
Please supply the undermentioned goods/services in accordance with the terms and conditions.

Supplier No: 654	Buyer: H TRINDER	Creation Date: 26-MAR-2014
Contact:		Payment Terms: 30 Days
Phone: (02) 6231 0059		

Notes: Topographical survey for 28/13 Rivett	Page: 1 of 1
---	---------------------

Item	Description	Qty	Unit	Unit Price	Unit Total (Ex GST)
1	Topographical survey for 28/13 Rivett	0	DOLLAR	1.00	

HAYLEY TRINDER
Finance Officer

Person Authorised to Sign

Total Exclusive of GST:

Total Inclusive of GST, where applicable:

Enquiries to:

Kaz Wilson
Phone: (02) 6205 1168
Email: karen.wilson@act.gov.au

Signature

26-MAR-2014

Date

Carson, Lucia

From: Breen, Mike J
Sent: Wednesday, 26 March 2014 10:08 AM
To: Carson, Lucia
Subject: RE: Scanned Survey for Rivett Block 13 Section 28
Attachments: Rivett additional information required existing survey.pdf; Rivett extension to existing survey.pdf

Lucia
Information attached for additional survey.
Part of the purpose of the additional survey extent is to determine the location of the low point in the kerb adjacent to the block.
The surveyor can ring me if he has any queries.

Mike Breen
Technical Director

Mott MacDonald
Level 6, SAP House
724 Bunda St, Canberra City ACT 2601
Box 224 Civic Square ACT 2608Australia

T +61 (0)2 6253 1555

E _____
W www.mottmac.com

-----Original Message-----

From: Carson, Lucia [<mailto:Lucia.Carson@act.gov.au>]
Sent: Wednesday, 26 March 2014 8:29 AM
To: Breen, Mike J
Subject: FW: Scanned Survey for Rivett Block 13 Section 28

ning Mike,

Attached above is the survey for Rivett Block 13 Section 28.

Regards,

Lucia Carson
Project Officer
Site Preparation
Land Development Agency
Economic Development Directorate
Level 7 TransACT House
470 Northbourne Avenue
DICKSON ACT 2602
T: 6207 9604
F: 6207 7324
E: lucia.carson@act.gov.au

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✓

Carson, Lucia

From: Carson, Lucia
Sent: Wednesday, 26 March 2014 10:29 AM
To:
Subject: FW: Scanned Survey for Rivett Block 13 Section 28
Attachments: Rivett additional information required existing survey.pdf; Rivett extension to existing survey.pdf

Morning ,

I need an additional survey done for the Rivett Block 13 Section 28 site which needs to also take in the block next door (see attached information above). As you can see from the e-mail below the additional survey required is to determine the location of the low point in the kerb adjacent to the block.

Could you please send me the quote for the additional survey as soon as possible.

If you require any further additional information for the survey please call Mike Breen from Mott MacDonald on (02) 6253 1555.

ards,

Lucia Carson
Project Officer
Site Preparation
Land Development Agency
Economic Development Directorate
Level 7 TransACT House
470 Northbourne Avenue
DICKSON ACT 2602
T: 6207 9604
F: 6207 7324
E: lucia.carson@act.gov.au

-----Original Message-----

From: Breen, Mike J
Sent: Wednesday, 26 March 2014 10:08 AM
To: Carson, Lucia
Subject: RE: Scanned Survey for Rivett Block 13 Section 28

Lucia
Information attached for additional survey.
Part of the purpose of the additional survey extent is to determine the location of the low point in the kerb adjacent to the block.
The surveyor can ring me if he has any queries.

Mike Breen
Technical Director

Mott MacDonald
Level 6, SAP House
224 Bunda St, Canberra City ACT 2601
PO Box 224 Civic Square ACT 2608Australia

T +61 (0)2 6253 1555

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W www.mottmac.com

-----Original Message-----
From: Carson, Lucia [<mailto:Lucia.Carson@act.gov.au>]
Sent: Wednesday, 26 March 2014 8:29 AM
To: Breen, Mike J
Subject: FW: Scanned Survey for Rivett Block 13 Section 28

Morning Mike,

Attached above is the survey for Rivett Block 13 Section 28.

Regards,

Lucia Carson
Project Officer
Site Preparation
Land Development Agency
Economic Development Directorate
Level 7 TransACT House
470 Northbourne Avenue
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T: 6207 9604
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purpose, nor disclose its contents to any other person.

Carson, Lucia

From: Carson, Lucia on behalf of LDA, Planning & Design
Sent: Tuesday, 25 March 2014 10:19 AM
To:
Subject: FW: Rivett Section 28 Block 13 - Draft SIR
Attachments: Rivett SIR REV1.pdf

Hi Mike,

The Rivett Block 13 Section 28 site is back on again. I have read the SIR and in particular the Proposed Services Plan, which was undertaken by Michael Filardo in July of last year. I need a couple of things clarified, would you be available sometime this week to come up to LDA and discuss.

*check northern corner of the site -
check southern verge contains footpath.*

Regards,

Lucia Carson
Project Officer
Site Preparation
Land Development Agency
Economic Development Directorate
Level 7 TransACT House
470 Northbourne Avenue
DICKSON ACT 2602
T: 6207 9604
F: 6207 7324
E: lucia.carson@act.gov.au

From:
Sent: Thursday, 25 July 2013 5:25 PM
To: Carson, Lucia
Cc: Breen, Mike J
Subject: Rivett Section 28 Block 13 - Draft SIR

Hi Lucia,

Please refer attached Draft Site Investigation Report for Rivett Section 28 Block 13,

Appendices will follow shortly,

Kind regards,

Civil Engineer
Mott MacDonald

Units 11 & 12, First Floor, Block C, Trevor Pearcey House,
28-30 Traeger Court, Bruce ACT 2617 Australia
www.mottmac.com |

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LAND & ENGINEERING SURVEYORS
A.B.N. 23 108 758 310

TAX INVOICE

Land Development Agency
27 Wentworth Ave
Kingston
ACT 2603

Invoice #: 19539

→ Date: 24th March 2014

Client contact: Lucia Carson

Project: Block 13 Section 28, River

Description:

Carry out survey as requested and supply data for site:

- 3-D AutoCad digital data
- 2-D AutoCad digital data
- AutoCad triangles
- 1 x pdf plotfile
- XL Tree Assessment File

Cost: Fieldwork

Drafting:

Subtotal:

Total amount due this invoice

LAND DEVELOPMENT AGENCY - ACCOUNTS PAYABLE					
Entity	Cost Centre	Accounts	Int Trading	Project	Agency
150	16714	111538			
Amount			PO No. 14349		
Goods/Services Received					
Name (print please)			Signature		
Lucia Carson			<i>[Signature]</i>		
Payment Approved					
Delegated Name (print please)			Signature		
H. B. HAPPELL			<i>[Signature]</i>		
Designation			Date		
SOPF			26/3/14		
FINANCIALS USE ONLY					
Description					
Detail Survey					
Tax Code: 10% AP Free Exempt Outside Scope Capital 10% Capital Free Other - IT, ITCap NABN					

Please quote INVOICE # on payment advice and email to

Please EFT Payment to: ACT Survey Pty Ltd.

Thank you.

Any account inquiries please contact

Phone: 02 62310059 - Mobile:

- Fax: 02 62310086

ACT SURVEY Pty Ltd
PO Box 378
Mawson
ACT 2607