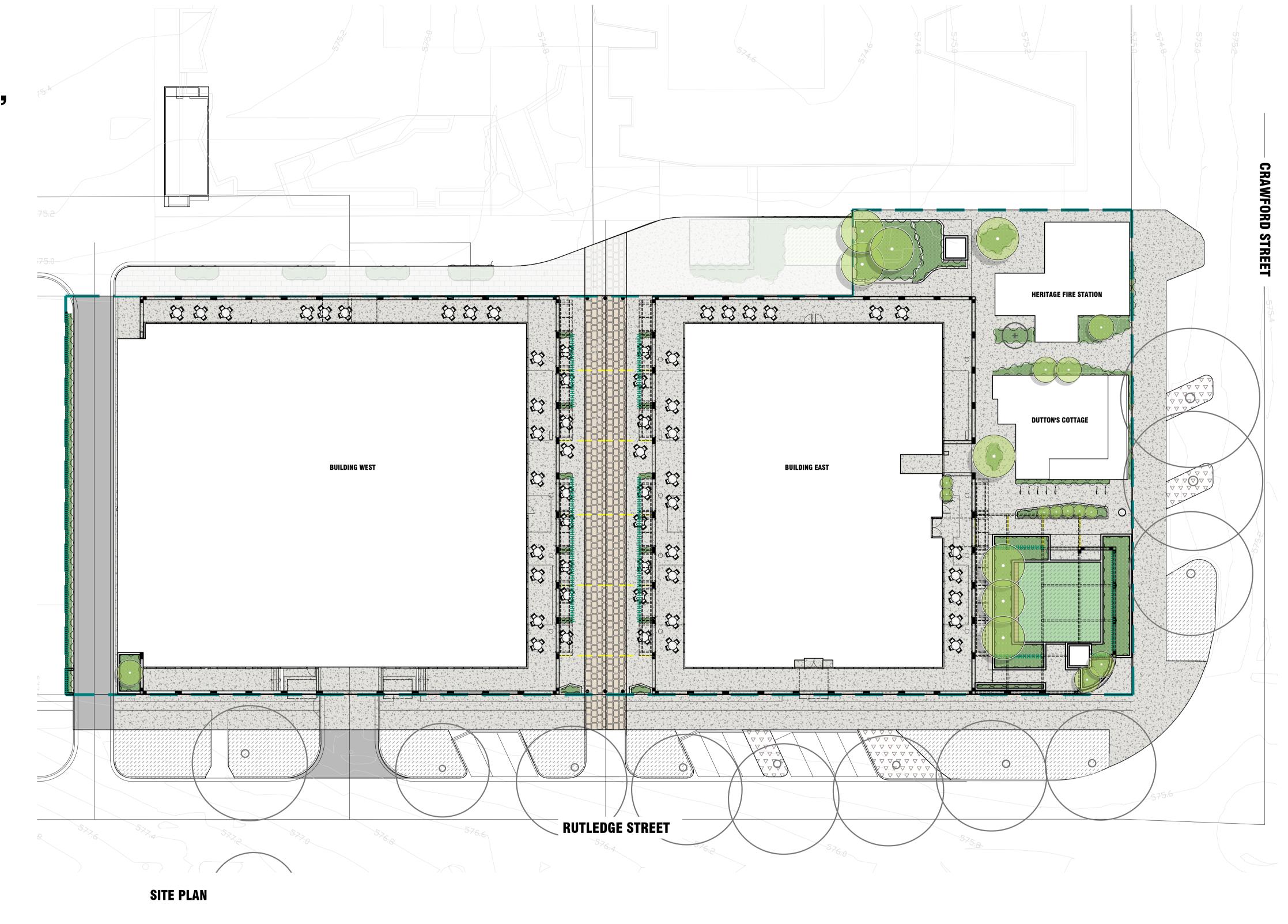
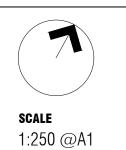
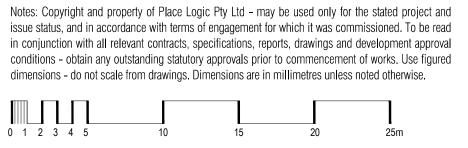
22-380 Rutledge St QBN Lot 31 DP 771673, Lot 2 DP 748338, Lot 18 DP 548244, Part Lot 2 DP 1179998

FOR APPROVAL

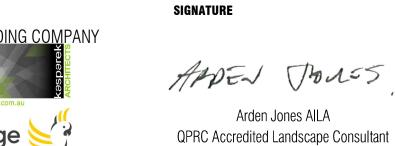
COVER SHEET + SITE PLAN TREE MANAGEMENT PLAN LANDSCAPE PLAN - GROUND FLOOR LANDSCAPE PLAN - LEVEL 1 LANDSCAPE PLAN - LEVEL 8 PLANTING PALETTE MATERIAL PALETTE + SCHEDULE

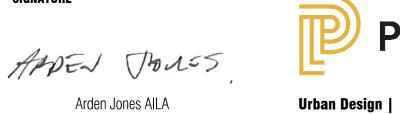












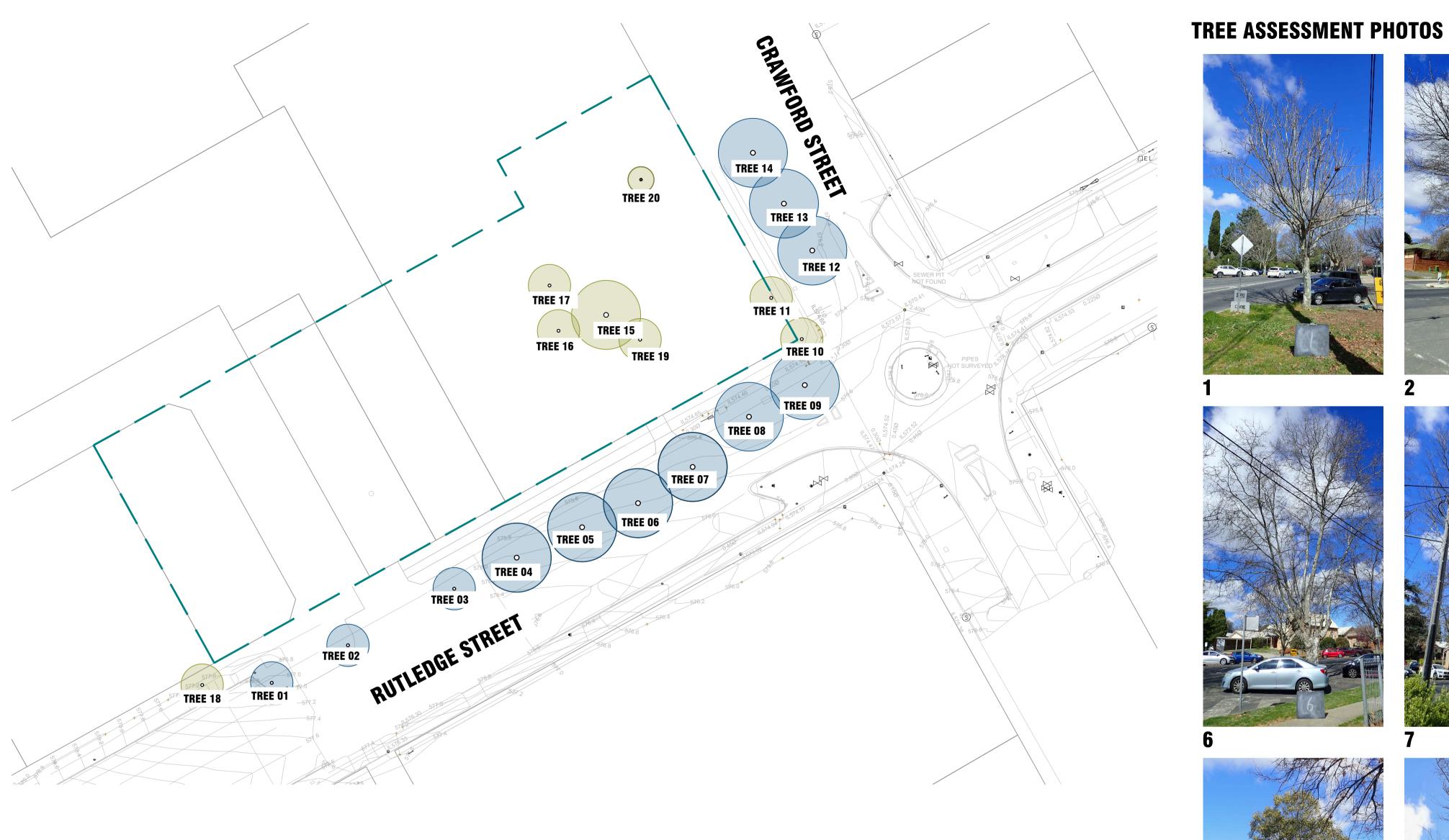


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COVER PAGE

PROJECT 22-380 Rutledge Street QBN Queanbeyan, NSW

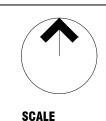


TREE ASSESSMENT TABLE

Arborist Assessment by BMS Forestry

Tree No.	Botanical Name	Common Name	Canopy	_	Number of Trunks	Trunk Circumfer ence mm	Cultural Signific ance	Classifica tion	Exp Longev ity		Retain	Comments	Date	Arboris
1	Platanus acerifolia	London plane	8	8	1	1000	Low	High	Long	Low	Remove	To enable site access. Replacement street tree proposed	13/9/22	ST
2	Platanus acerifolia	London plane	9	8	1	1700	Low	High	Long	Low	Retain	Street tree Previously pollarded	13/9/22	ST
3	Platanus acerifolia	London plane	10	14	1	1000	Low	High	Long	Low	Retain	Street tree Previously pollarded	13/9/22	ST
4	Platanus acerifolia	London plane	11	14	1	1600	Low	High	Long	Low	Retain	Street tree Previously pollarded	13/9/22	ST
5	Platanus acerifolia	London plane	12	14	1	1700	Low	High	Long	Low	Retain	Street tree Previously pollarded	13/9/22	ST
6	Platanus acerifolia	London plane	12	14	1	2100	Low	High	Long	Low	Retain	Street tree Previously pollarded	13/9/22	ST
7	Platanus acerifolia	London plane	14	14	1	2200	Low	High	Long	Low	Retain	Street tree Previously pollarded	13/9/22	ST
8	Platanus acerifolia	London plane	13	15	1	2000	Low	High	Long	Low	Retain	Street tree Previously pollarded	13/9/22	ST
9	Platanus acerifolia	London plane	13	14	1	2400	Low	High	Long	Low	Retain	Street tree Previously pollarded	13/9/22	ST
10	Eucalyptus mannifera	White brittle gum	3	12	1	1000	Low	Low	Short	Low	Remove	Low leafiness, bark disease	13/9/22	ST
11	Acacia pycnantha	Golden wattle	4	5	3	700	Low	Low	Short	Low	Remove	Poor form	13/9/22	ST
12	Quercus palustris	Pin oak	20	12	1	2000	Low	High	Long	Low	Retain	Street tree drought affected	13/9/22	ST
13	Quercus palustris	Pin oak	10	15	1	2000	Low	High	Long	Low	Retain	Street tree	13/9/22	ST
14	Quercus palustris	Pin oak	20	11	1	2000	Low	High	Long	Low	Retain	Street tree drought affected	13/9/22	ST
15	Schinus areira	Peppercorn tree	18	8	2	6000	Low	Low	Medium	Low	Remove	To enable development. Senile, low leafiness, environmental weed.	13/9/22	ST
16	Prunus serrulata	Flowering cherry cultivar	3	4	1	800	Low	Low	Medium	Low	Remove	To enable development	13/9/22	ST
17	Prunus serrulata	Flowering cherry cultivar	9	4	1	900	Low	Low	Medium	Low	Remove	To enable development	13/9/22	ST
18	Ulmus procera	English elm	8	6	3	2900	Low	Low	Short	Low	Remove	Poor unions, inappropriate species for site, likely to be wildling	13/9/22	ST
19	Pyrus ussuriensis	Manchurian pear	5	4	3	1400	Low	Low	Short	Low	Remove		13/9/22	ST
20	Pyrus ussuriensis	Manchurian pear	2	3	2	700	Low	Low	Short	Low	Retain		13/9/22	ST





LEGEND

———— SITE BOUNDARY

EXISTING VEGETATION - ARBORICULTURAL ASSESSMENT

HIGH RATING

MEDIUM RATING

LOW RATING

TREE XX TREE NO.

BOUNDARIES

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DESCRIPTION DRAFT FOR REVIEW FOR APPROVAL

12.11.22 MD SK 25.07.23 MD/HS AJ



Arden Jones AlLA

QPRC Accredited Landscape Consultant

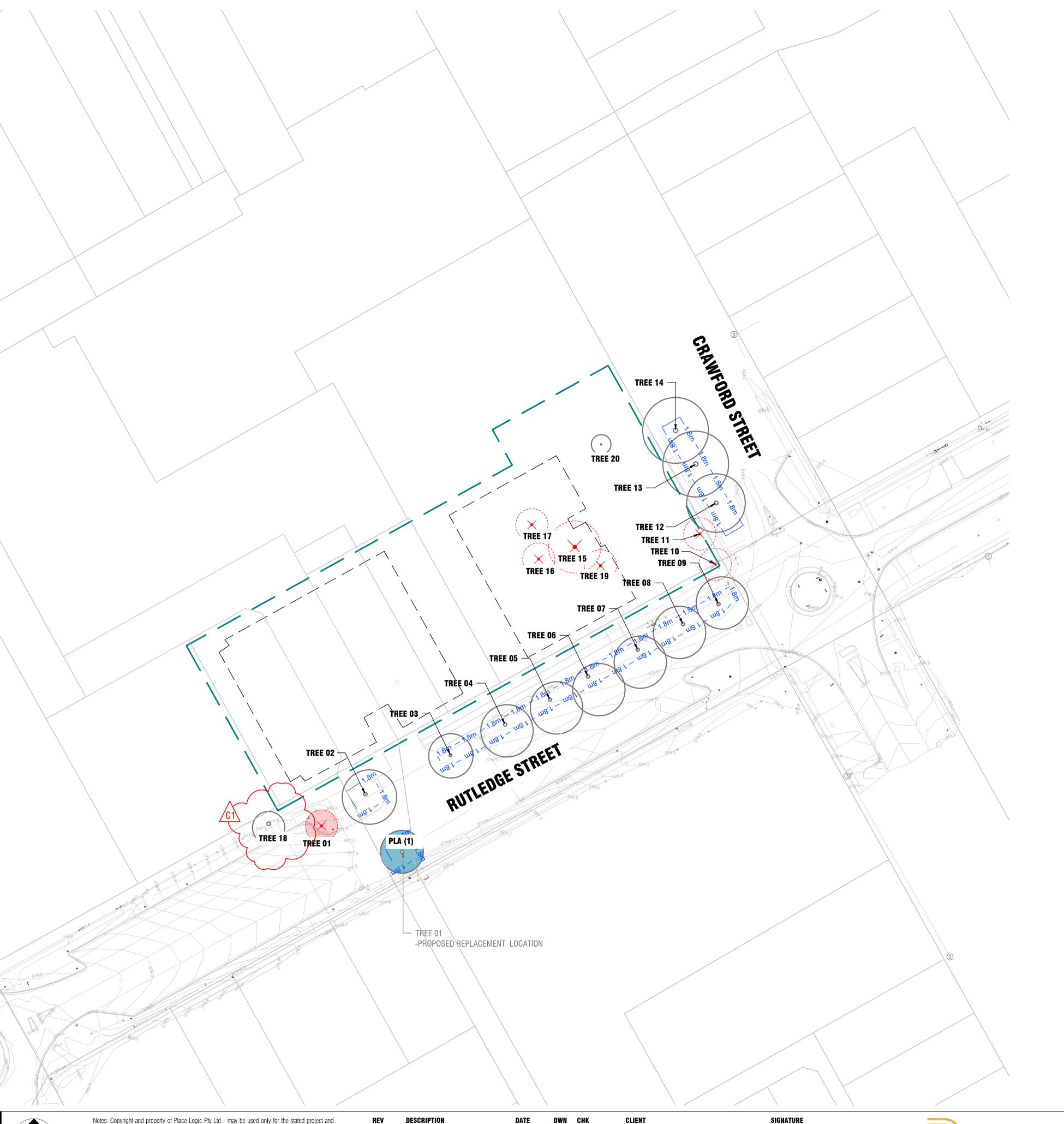
SIGNATURE



TREE ASSESSMENT PLAN

22-380 Rutledge Street QBN Queanbeyan, NSW

FOR APPROVAL



TREE MANAGEMENT + PROTECTION NOTES

FENCING

- Maintain temporary protective fences erected in accordance with the approved drawing.
- Fencing must be erected before the commencement of any site works and removed at completion of all construction and commencement of verge restoration.
- The fence is to remain in place throughout the duration of the project.
- Use of temporary 1800 mm tall continuous mesh fence supported by steel posts with concrete
- Variation from this requirement must be accompanied by written agreement from the Project
- All construction activity including stockpiling of materials, vehicle access and parking must be excluded from the fenced area.
- Ensure that site access points are outside all the protection zones.

WORKING INSIDE THE TREE PROTECTION ZONE

Work inside the tree protection zone shall be conducted according to this drawing and the following controls:

ROOT PROTECTION

- 1.1. Excavation that occurs within the drip zone of a tree shall be restricted to one side of the tree only and shall have prior approval from the Project Arborist.
- 1.2. Where excavation is approved, the following measures are to be adopted for tree protection: Do not sever large roots (>30 mm diameter) closer than halfway from the drip-line to the
- 1.3. Exploratory low-pressure hydro-excavation trenching must be undertaken in structural root zone to a depth of 300mm prior to side of excavation and trenching being undertaken. Where roots > 30mm are uncovered, underbore or contact the TCCS tree unit.
- 1.4. Cut roots cleanly with equipment specifically designed for this purpose or by suitable pruning
- 1.5. Protect exposed roots from desiccation by lightly watering or covering with hessian which must be kept moist, and maintain the good health of the trees that have had disturbance in their roots zone by continual watering.
- 1.6. At no time shall the disturbed area be allowed to dry out to the detriment of the trees health.

2. ROOT DAMAGING ACTIVITIES

Techniques to minimise damage to roots within the tree root zone will include hand excavation, under boring or hydro excavation to expose the roots. The use of these techniques within the tree root zone is

Do not cut large roots > 30mm diameter. where roots > 30mm are uncovered, underbore or contact the TCCS tree unit. Tree roots less than 30mm in diameter that are required to be removed must be cut cleanly with pruning equipment specifically designed for this purpose.

If any trench/hole is not going to be back-filled within 24 hours, keep the roots lightly watered, cover with hessian and keep hessian moist; and where hydro excavation methods are used, water pressure must be limited so that bark surrounding roots and roots greater than 30mm diameter are not damaged;

3. BRANCH PROTECTION

On the advice of the project arborist and with written approval from Lessee of the block on which any tree is located, remove any branches that are impeding access, and trunk wrap those that are likely to be damaged during works as per Figure 4, AS 4970, or similar;

Any pruning, if required, to be in accordance with AS4373 - 2007 Pruning of Amenity Trees and is to be carried out by a qualified, experienced, practicing arborist/tree surgeon who is a member of Arboriculture

4. EXCAVATION WITHIN THE TPZ

Excavation for walls, services and any other enabling works shall be carried out strictly by hydro-excavation using minimal pressure with no over-excavation towards the tree side of the wall.

All exposed roots are to be cleanly cut by a qualified arborist and root pruning is to be inspected by the consulting arborist before the footings are put in place.

Contractor shall organise for Arborist to be present at time of excavation to monitor tree root presence & management.

LEGEND

BOUNDARIES

———— SITE BOUNDARY

TREES TO BE PROTECTED + RETAINED



EXISTING TREES to be retained



TREES PROPOSED FOR REMOVAL





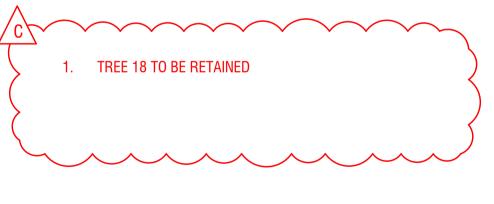
OTHER

TREE XX TREE NO.

— PROPOSED BUILDING FOOTPRINT (GROUND FLOOR) refer to Architect's drawings

1800mm H TEMPORARY PROTECTION FENCING Indicative - refer to Tree Protection Notes

STREET	TREES		
ID	Botanical Name	Pot Size	Quantity
PLA	Platanus x acerifolia	200L	1





PROJECT 22-380 Rutledge Street QBN

Queanbeyan, NSW

FOR APPROVAL

L101

TREE MANAGEMENT PLAN

Urban Design |

issue status, and in accordance with terms of engagement for which it was commissioned. To be read

in conjunction with all relevant contracts, specifications, reports, drawings and development approval

conditions - obtain any outstanding statutory approvals prior to commencement of works. Use figured

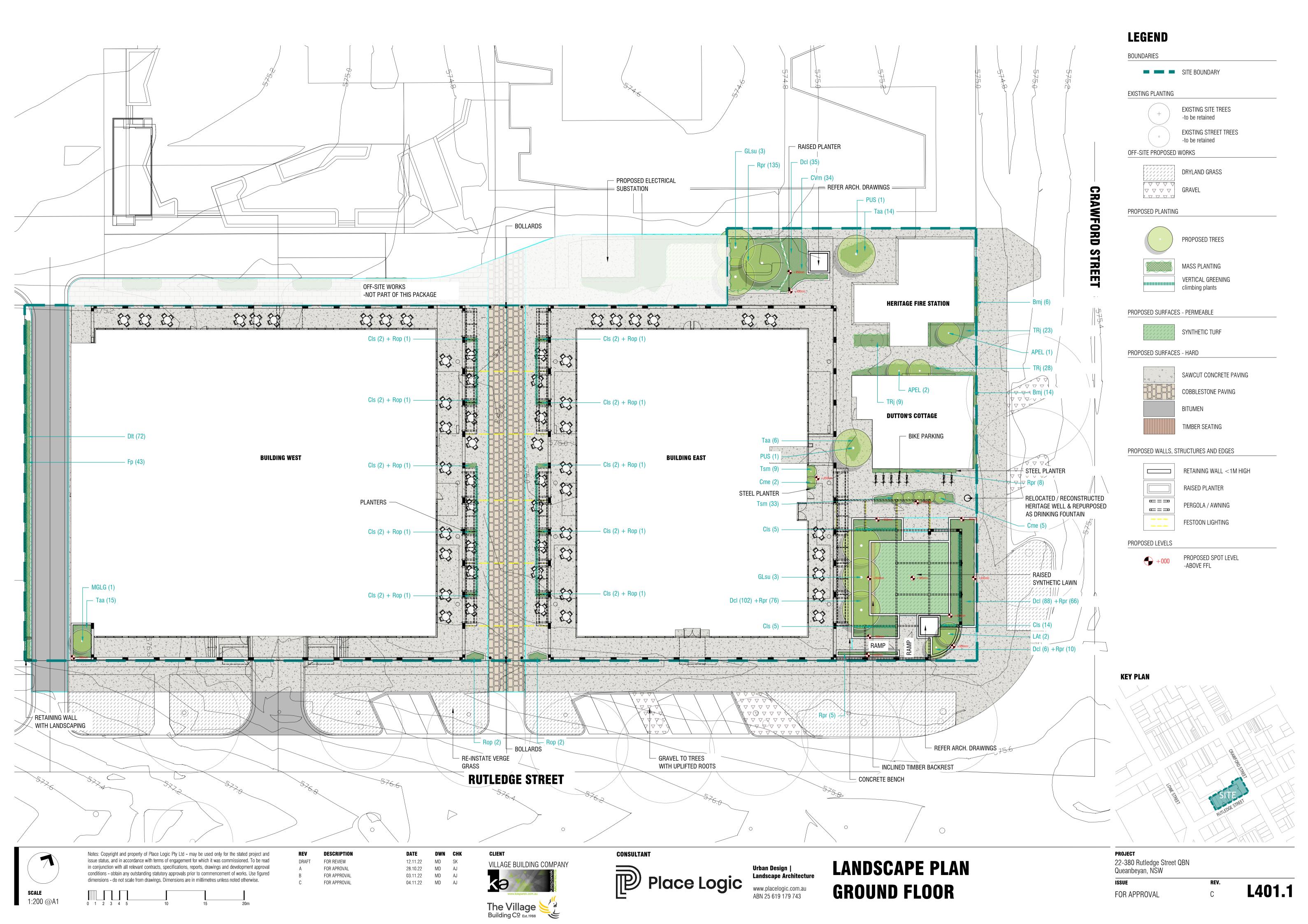
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DWN CHK

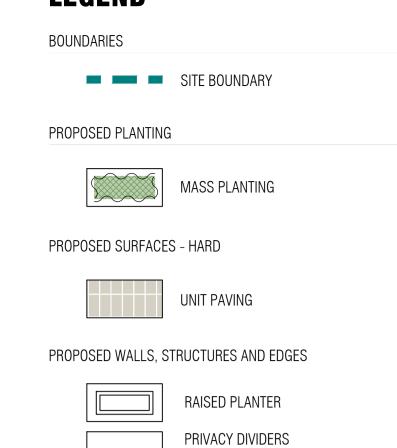
CLIENT

VILLAGE BUILDING COMPANY





LEGEND



Opaque glass



PROJECT 22-380 Rutledge Street QBN

Queanbeyan, NSW

SCALE 1:200 @A1 Notes: Copyright and property of Place Logic Pty Ltd - may be used only for the stated project and issue status, and in accordance with terms of engagement for which it was commissioned. To be read in conjunction with all relevant contracts, specifications, reports, drawings and development approval conditions – obtain any outstanding statutory approvals prior to commencement of works. Use figured dimensions – do not scale from drawings. Dimensions are in millimetres unless noted otherwise.

DESCRIPTION FOR APROVAL FOR APPROVAL FOR APPROVAL

DATE DWN CHK 28.10.22 MD AJ MD AJ 03.11.22 25.07.23 MD/HS AJ

CLIENT VILLAGE BUILDING COMPANY The Village
Building Cº Est. 1988

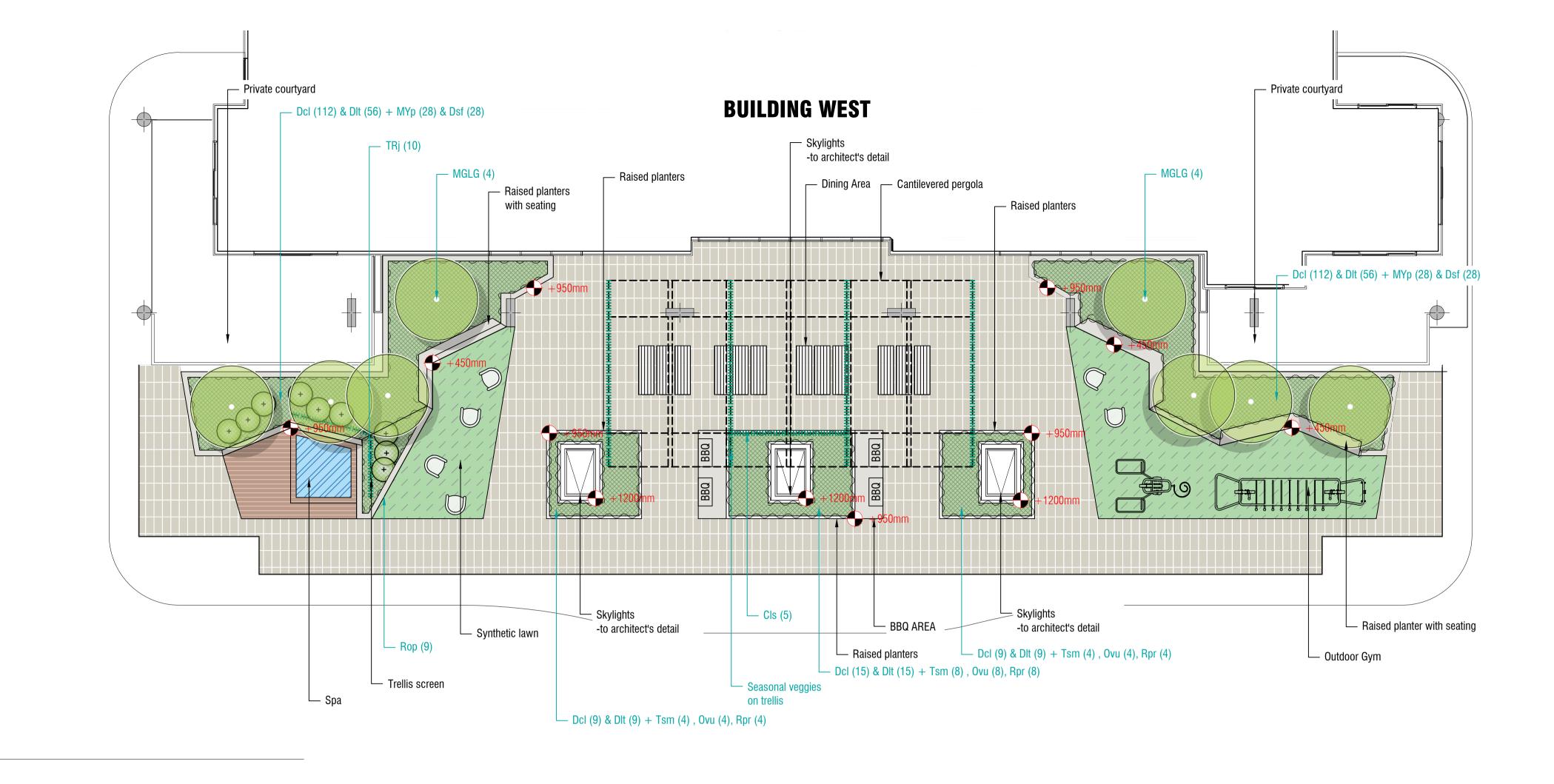
AMEN JONES Arden Jones AILA QPRC Accredited Landscape Consultant

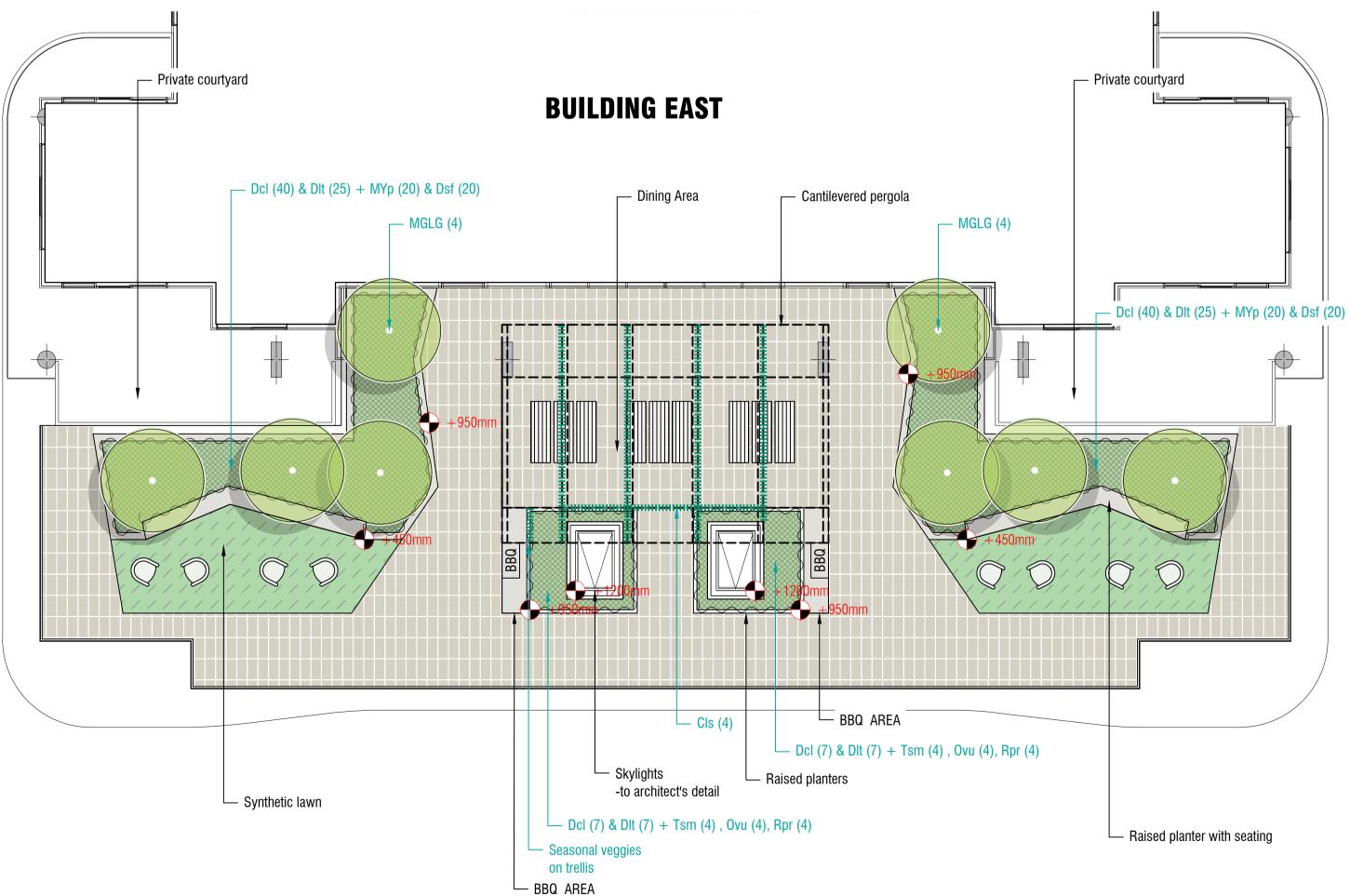
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LANDSCAPE PLAN **LEVEL 1**





SCALE 1:100 @A1

ROOFTOP L8

BUILDING EAST

ROOFTOP L8

BUILDING WEST

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DESCRIPTION DRAFT FOR REVIEW FOR APROVAL FOR APPROVAL

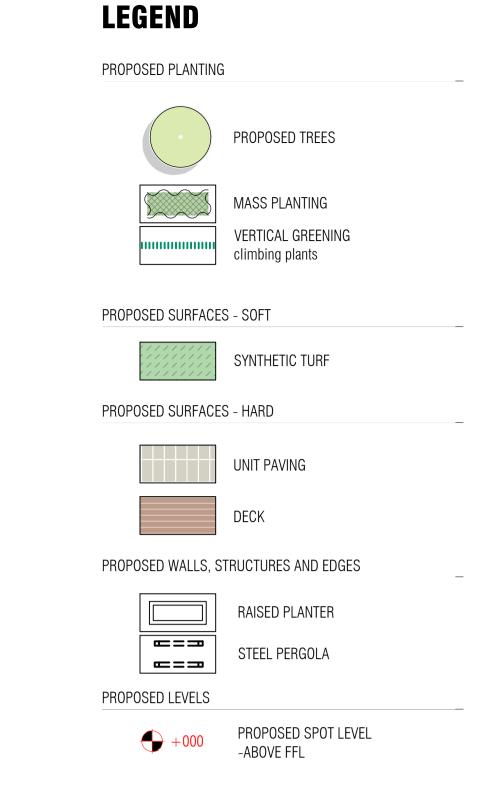
DWN CHK 12.11.22 MD SK 28.10.22 MD AJ 25.07.23 MD AJ

CLIENT VILLAGE BUILDING COMPANY The Village
Building Co Est. 1988

SIGNATURE AMEN JONES Arden Jones AILA QPRC Accredited Landscape Consultant



LANDSCAPE PLAN **LEVEL 8**





PROJECT 22-380 Rutledge Street QBN

Queanbeyan, NSW

L401.3 FOR APPROVAL



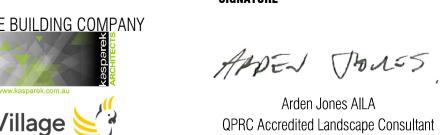
Dianella 'Tasmanica

Magnolia 'Little Gem

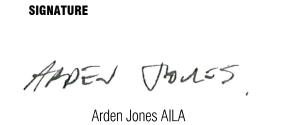
Thymus minima

Origanum vulgare





Rosmarinus officionalis 'Prostratus'



Trachelospermum jasminoides



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Raphiolepis 'Oriental Pearl'

Dichondra 'Silver Falls'

Myoporum parvifolium

 PROJECT
22-380 Rutledge Street QBN Queanbeyan, NSW

Westringia 'Aussie Box'











PLANTING SCHEDULE

APEL

Botanical Name

Citrus x meyeri

Acer palmatum 'Elegans'

MGLG Magnolia grandiflora 'Little Gem'

Pyrus ussuriensis

Botanical Name

Botanical Name

Dianella tasmanica

Botanical Name

Buxus microphylla japonica

Dianella caerulea 'Little Jess'

Convolvulus mauritanicus

Myoporum parvifolium

Origanum vulgare

Botanical Name

Ficus pumila

Dichondra argentea 'Silver Falls'

Rosmarinus officinalis 'Prostratus'

Trachelospernum asiaticum

Trachelospermum jasminoides

Thymus serphyllum 'Minima'

Clematis armandii 'Snowdrift'

Trachelospermum jasminoides

Rhaphiolepis indica 'Oriental Pearl'

Westringia fruticosa 'Aussie Box'

MASS PLANTING 1

MASS PLANTING 2

MASS PLANTING 3

VERTICAL GREENING

Gleditsia triacanthos 'Sunburst'

Lagerstroemia x L. fauriei 'Tuscarora'

Pot Size Quantity

100L

100L

100L

100L

100L 100L

medium - high shrub planting

200mm

200mm

200mm

200mm 140mm

140mm

140mm 140mm

140mm

140mm

140mm

140mm

140mm

200mm

200mm

climbing plants

Pot Size Quantity

low ground cover planting

Pot Size Quantity

low - medium grasses + accent planting

Pot Size Quantity

Pot Size Quantity

Sawcut concrete paving

Elevated lawn

Raised planters

Steel edging



"Eat street"

Pergola



Cobblestone paving







Raised planters











Seating / gathering spaces

Outdoor gym

CLIENT VILLAGE BUILDING COMPANY



AMEN JONES Arden Jones AlLA QPRC Accredited Landscape Consultant

SIGNATURE

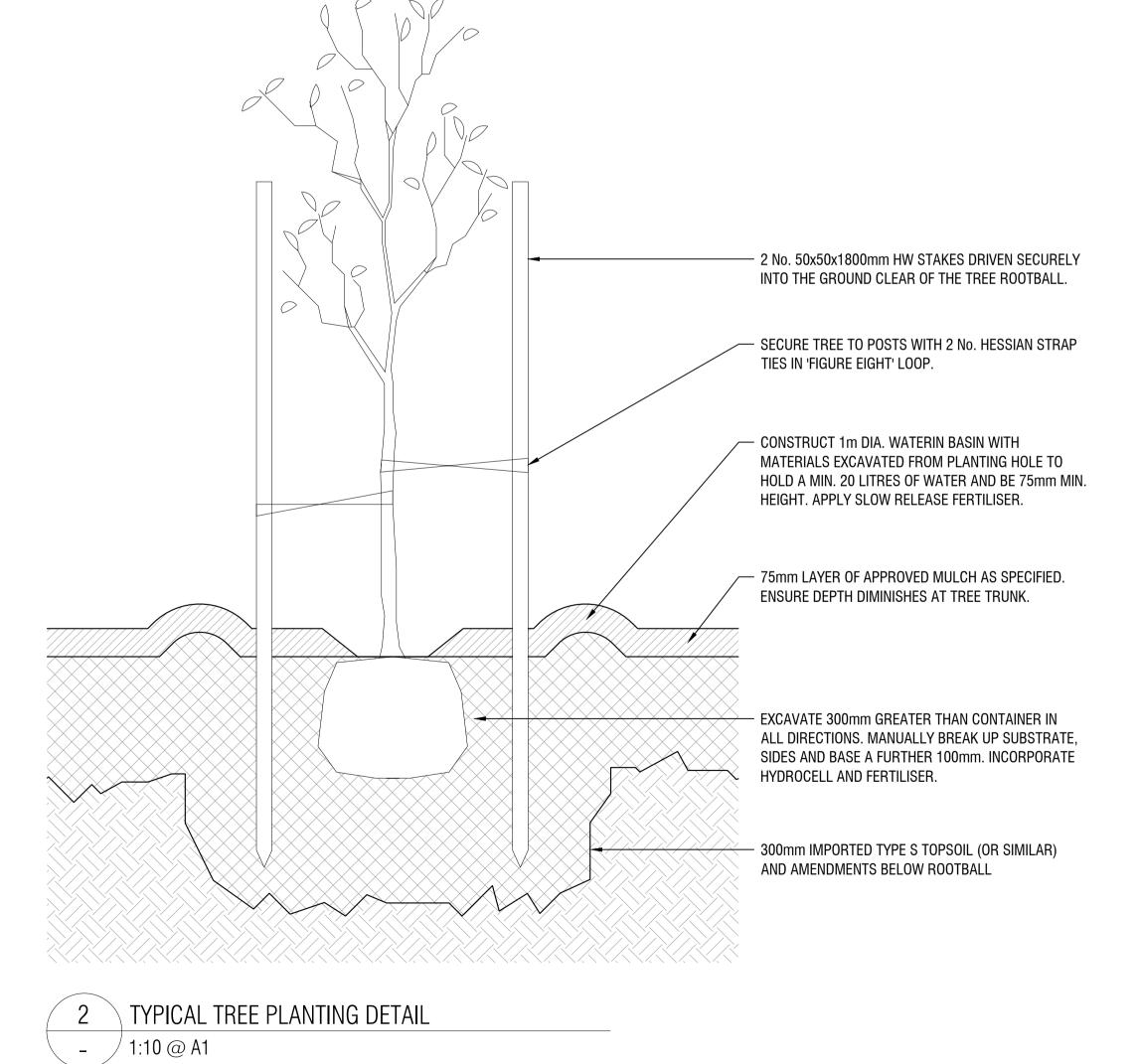
Place Logic



MATERIALS PALETTE + PLANTING SCHEDULE

75mm LAYER OF APPROVED MULCH AS SPECIFIED. ENSURE DEPTH DIMINISHES AT PLANT STEM.
—— EXCAVATE SPOT PLANTING HOLES 200mm WIDER AND DEEPER THAN ROOT BALL. BREAK UP SIDES AND BASE OF HOLE, AND BACKFILL WITH IMPORTED TOPSOIL.
—— 300mm IMPORTED TOPSOIL
—— CULTIVATE SUBSOIL 150mm
SUBGRADE

SHRUB STOCK AS SPECIFIED



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L402.2 FOR APPROVAL

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BBQ Area

DESCRIPTION DWN CHK FOR REVIEW 12.11.22 MD FOR APROVAL 28.10.22 MD FOR APPROVAL 03.11.22 MD AJ FOR APPROVAL 10.11.22 MD AJ FOR APPROVAL 25.07.23 MD/HS AJ

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www.placelogic.com.au

Stephen Gareth Thomas

7 Schomburgk St. YARRALUMLA ACT 2600

Date of Birth

8th September 1946

Qualifications

Masters in Educational Administration Canberra 1982

Workplace Assessor Statement of Attainment Certificate IV

Statement of Attainment Falling trees manually – intermediate (non commercial/non production) Unit no. FPI FGM111A

Chem cert for the safe use of agricultural chemicals (lapsed)

Construction Induction (White card)

Police check 2015

Specialist Skills

Human Resource Management:

- Over thirty years managing the activities of professional and technical officers. 1970 – 2001
- Monitoring Occupational Health and Safety in workshops and laboratories.
- Managing employees and contractors for the development of a plantation.
 1988 2009
- First line supervision of teams conducting plantation plot assessment for inventory work in private plantations in the region.1998
- Understanding and practical experience in the biology of plant growth with particular reference to trees.

Ability to prepare and present information to groups large or small eg. Presentation Treenet conference Adelaide, *Data from Weston Eucalypt Trial* September 2016 Presentation for ACT Tree week 2014 *Genetic drift: an issue for species selection for Canberra*.

Invited presentation at the Australian National Botanic Gardens *Problems and Opportunities for Canberra's Urban Forest* August 2012, and talk to Hawker Community representatives about trees on redevelopment site.

Forestry experience.

1987 - 2020

All aspects of the development of a plantation: nursery, planting, tending and silvicultural work including fertilising weeding pruning, thinning and pest control, to achieve a commercial outcome.

Co-ordination of harvesting for my plantation and two others (2014).

The management of an agroforestry cattle cooperative run through 4 plantations.

Management of other private plantations.

Nursery work growing clonal material and specialist native and exotic trees. Measurement and sample techniques for forest inventory and growth models. Early life - family involvement in timber industry in the UK

Urban Forestry experience

1997-2023

Presently working with landscape architects on Acton Waterfront, Recently Tree assessment for signalising intersections, Assessment of trees at University of Canberra, Canberra hospital redevelopment, Dairy Road development, A Queanbeyan development, Tree assessment for two primary school redevelopment.

Previously numerous tree and landscape assessments for Landscape Architects, Environmental Consultants and government in Canberra including:-

Jacka, Section 72 Dickson, Googong development (NSW), Jumping Creek (NSW), William Slim Drive, Denman Prospect, Wetlands developments, Northbourne Avenue,

Parliamentary Triangle trees,

Molonglo development, Yarralumla Brickworks, CSIRO Ginninnderra land, Canberra Metro route, City to the Lake, New suburbs of Riverview West Belconnen, Kenny, Moncrieff, Royal Canberra Golf Club,

Developments in Campbell, Tuggeranong, Garran, Fyshwick, Flemington Road and Downer, New Russian Embassy site, Weston Park and English Garden, Lindsay Pryor arboretum, Street trees of Holder Weston and Duffy, Anzac Park West

Re-assessment of trees identified as almost dead for ACT Government tree removal program.

Fieldwork for tree retention at Molonglo Coombes Wright development.

Tree assessment along new alignment for the Kings Highway

Tree survey for DHCS development sites.

Tree assessment of trees at CIT Weston site.

Safety Assessment of trees in Parliamentary Triangle.

Contributed to Parliamentary Triangle and Anzac Parade Tree Avenue Report for NCA on the strategic management of the Parliamentary Triangle trees.

Development or re-development sites in Tuggeranong, Watson - Canberra Fair Park, Gungahlin - Wells Station, Harrison and Franklin Greenfield Developments, Gungahlin Drive Extension.

Namadgi National Park – safety assessment of trees along tracks and fire trails following bushfires

Cotter/Casuarina Sands tree assessment and recommendations for removing damaged, unsafe and inappropriate trees.

Major urban street tree and park assessments for the Government Street tree replacement program.

Many tree assessments in "Greenfield" land development sites – eg. Forde, Harrison, Bonner and Moncrieff.

Tree audits for 16 Government schools.

Tree audits for all NCA areas.

Tree survey for Gungahlin Drive and proposed Majura Parkway

Assessment of street trees for replacement program 2005 including the problematic trees on Mugga Way.

Belconnen busway proposed routes tree assessment

Assessment and tagging of trees in National Gallery precinct.

Trees along the Majura road redevelopment.

Trees associated with the Gungahlin Drive Extension.

Training

The development and delivery of;

Eighteen week Trees on Farms course for CIT for several years

Six unit Commercial Farm Trees course for the Southern Tablelands Farm Forestry Network delivered throughout the region.

Involved in the development of the original Forest industries Training Package Development of support materials for units Stand Management Level 4 and Managing Genetic Resources Level 5 through Box Hill TAFE

Materials for ANM newsprint producers Albury

Publications

Thomas S 2018 *Pine (Pinus) species in the ACT* in Woods Wiki Brown A. FACTT Thomas S 2018 *TAGFOR: a successful private forestry enterprise* in Woods Wiki Brown A. FACTT

Thomas S 2015 Articles on Genetic drift in Eucalypts, Why Planting New Trees Under Older Trees is not a Good Strategy, Reconceptualising the Urban Forest Growth Habits of the Eucalypts in FACTT newsletters

Thomas S 2013 *Hooray for Theophrastus the search for order in the world of plants* Fronds Friends of ANBG 73 April 2013.

Thomas S Turnbull J Laity J 2010 Weston Eucalypt Trial Final Report Internal document ACT Government

Borough C Thomas S 2000 *Measuring and Valuing Trees* Special Liftout Australian Forest Grower 23 (3)

Thomas S Borough C 1997 *The Pinus halepensis brutia complex* Special Liftout Australian Forest Grower 20 (1)

Thomas S 1995 *Bishop Pine (Pinus muricata)* Special Liftout Australian Forest Grower 18 (2)

Articles on Pruning ladders, Pruning equipment, and Genetics in Australian Forest Grower. and Southern Tablelands Farm Forestry Network Newsletter.

Article on Acacia mearnsii in Newsletter of Institute of Foresters of Australia.

Feature items in Canberra Times on Landcare funding and The fundamentals of the forestry debate.

Editor Friends of ACT Trees newsletter

Organisation membership and involvement

Life Member Forestry Australia Committee member ACT branch President Friends of ACT Trees (FACTT inc.) 2015 Vice-president FACTT 2016 - 2023