
From: Santosuosso, Daniel
Sent: Thursday, 13 May 2021 8:49 AM
To: Thompson, Rodney
Cc: Overton, Jane
Subject: Denman/Molonglo Survey Brief
Attachments: 14 Survey.obr; 11104.pdf; FINAL Survey Brief.pdf

OFFICIAL

Hi Rodney,

Please find attached the Brief and fee proposal for the survey that was in the Assurance Package for Molonglo/Denman Prospect. I think it would be valuable to get any survey information from TCCS that they did for the finalisation of John Gorton Drive and Holborow Ave as they cut straight through the Detail Survey that was undertaken.

Kind Regards

Daniel Santosuosso | Project Director

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Development and Implementation | Environment, Planning and Sustainable Development Directorate | ACT Government

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***I'm currently working remotely and can be contacted by email, phone, MS Teams or Webex**



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DISCLAIMER:
This plan of survey and its associated digital data was prepared under instruction to meet specification as agreed. This information should not be used or relied upon by any other party.

| REVISION | DATE |
|----------|------|
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DISCLAIMERS:
Tree canopies are shown as a circular representation only and may not reflect irregular canopies.
The symbols used in this plan and associated digital data do not necessarily reflect the size and orientation of the object they represent.

For the purpose of this plan, the boundary information shown is from Acmipm digital data base only.
Services shown hereon have been determined from visual evidence only. Prior to any demolition, excavation or construction on the site the relevant authority should be contacted to establish detailed location and depth.

Survey data including services shown on this plan is correct at the date of survey. Site conditions may have altered since the date of survey & we advise that the survey data may need verification.
In difficult areas, where survey detail is sparse, contours are indicative only.



Contour Interval 0.25 Datum A.M.D

SCALE 1:6000



Unit 3
150 Woodside Street
P.O. BOX 107
PUNAHU, A.S.T. 2019
T 02 6239 3088 F 02 6239 3089
JULY 2011-272 2012
VARIOUS
Drawn
Checked
Approved

**MOLONGLO
MASTER SURVEY**

Scope of Work

Molonglo

Detail Survey
for
Molonglo Stage 2

JULY 2011

Project Objective

This brief is for the provision of Detail Survey (the Survey) services for the future proposed residential development in the Molonglo Valley. A detail Survey is required for various land parcels as summarised below. See also Figure 1 – Study Area.

- Part Block 13 – District of Stromlo
- Block 45 – District of Stromlo
- Part Block 388 – District of Stromlo
- Block 387 – District of Stromlo
- Part Block 482 - District of Stromlo
- Block 181 – District of Weston Creek
- Block 1125 - District of Weston Creek
- Block 1130 - District of Weston Creek
- Part Block 657 - District of Weston Creek
- Part Block 1187 - District of Weston Creek
- Part Block 658 – District of Weston Creek
- Block 1207 - District of Weston Creek
- Block 1213 - District of Weston Creek
- Block 1166 - District of Weston Creek
- Part Coppins Crossing Road reserve

The key objective of the Survey is to provide details of the topography, trees and existing infrastructure (above and below ground) associated with the Study Area to facilitate the detailed assessment of existing trees and stands of vegetation and engineering design of the proposed future residential estate.

The area of the site(s) to be surveyed is approximately 660 hectares. Tenderers are responsible for verifying the site area.

Scope

The Survey is to be undertaken by a suitably qualified and experienced consultant.

The Survey is to tie in with existing survey information and other associated surveys being undertaken for the ACT Government in the area. The following survey work (Table 1) has been undertaken and is therefore not a requirement of this Brief.

The study area is shown on Figure 1, inclusive of existing survey data (existing survey work held by LDA which will be made available to the successful tenderer).

For administrative purposes the Survey is to be streamlined. Figure 2 identifies the staging boundaries (Area 1, Area 2 and Area 3) – refer also Timing and Staging - below.

To ensure adequate overlap of survey information the limit of the Survey is to include a 50 metre wide buffer to:

- the study area boundary; and
- where the Survey work joins an existing survey boundary

Table 1

| Surveyor | Contact | Client Contact | Area |
|----------|---------|----------------|---------------------------------|
| LANDDATA | | ACTPLA/LDA | John Gorton Drive (preliminary) |

The Survey is to include (as applicable) but not limited to, the following existing services and features:

- Intersections of roads namely:
 - Uriarra Road and Coppins Crossing Road
- Existing street-lighting and signs
- Creeks and tributaries draining into Molonglo River
- Sewer infrastructure, if any, including:
 - Location of trunk and local sewer mains
 - Manhole covers, type and level
 - Pipe sizes and invert levels
 - Pump stations and sewer vents
 - Septic Tanks
- Stormwater infrastructure including:
 - Open drains/swales identifying top of bank and watercourse;
 - Sumps and manholes identifying cover levels, type, inverts of connecting pipes and pipe sizes;
 - Culverts/headwalls identifying type and inverts and pipe sizes; and
 - Dams and/or significant water bodies identifying limit of surface capacity and holding walls
- Rural land use features such as fences, gates, cattle grids, tracks, sheep dips, water troughs and the like
- Electrical poles and HV towers, as applicable
- Underground services (e.g. gas, telecommunications, water etc) identifying pit and marker locations only
- Surface levels at no greater than 15-metre spacing and additional levels at changes of grade
- All existing and placed survey control used in the survey (new marks to include marker stake)
- The Tree Survey component is to:
 - confirm the location and dimension of the 63 trees “Exceptional Tree” survey undertaken by ACTPLA (reference to be provided to the successful Tenderer) including the precise outline of the existing canopy; and
 - identify all trees and stands of vegetation with canopy (or extent) greater than 5 metres, or a trunk girth exceeding 500mm (measured at 1000mm above natural ground level); and
 - include seemingly dead species with a girth exceeding 1000mm at 1 metre at natural ground level
 - group homogenous stands of vegetation / trees; noting the trunk and canopy of individual trees with a height and/or canopy exceeding 12 metres
 - reference all individual trees with GIS Co-ordinates and a centre point GIS co-ordinate for groups of trees
- Contours at 200mm intervals

- Any other detail deemed to be of significance to the project by the surveyor at the time of survey such as rock outcrop, building ruin, landfill, salt scald, wells, natural springs etc.

Specifications:

Survey data provided is to be on ACT Grid Coordinates and with individual points having an accuracy of $\pm 0.02\text{m}$ for both horizontal and vertical.

NOTES:

- 1 Should inaccessible land be encountered the Tenderers are required to:
 - detail their methodology as to how they will adequately survey land deemed inaccessible; and
 - advise of the accuracy of data in survey areas that are deemed inaccessible.
- 2 The Survey is to be connected to at least three (3) **ACT Government Survey Control Marks** with an Order of 3 or higher (horizontal and vertical) as listed on the ACT Governments Survey Control Database, available at the following webpage:

<http://www.surveymarks.canberra.net.au>.
- 3 If GPS equipment is used, check strings using an EDM Total Station are to be undertaken to verify accuracy compliance.
- 4 A statement of compliance that the Survey work has been undertaken to the requirement of the brief is to be submitted for each stage.

Timing and Staging

The work and receipt of the deliverables by the LDA must be completed within eight (8) weeks of the letter of offer and as outlined by the tentative program below.

Figure 2 (staging plan) identifies three Areas of work. The Tenderer is to confirm (or otherwise propose an alternate staging plan) their ability to the delivery timeframe to achieve the LDA's progressive eight week timeframe (Table 2).

For administrative purposes the 3 Areas are to be costed separately.

It should be noted that services for Area 3 is contingent on the availability of funding from an allied Agency (i.e. beyond the control of LDA).

Start Up Meeting

Sites within the survey area require priority and continuity with the subsequent tree assessment - in particular the allocation of a unique number to individual and groups of trees/vegetation. A mandatory start up meeting to confirm timing, staging and the tree numbering technique will be held with the successful surveyor and tree assessor(s).

Table 2

| Week | Stage | Task | Stage Completion Date | Responsible |
|------|--------|---|-----------------------|-----------------|
| 1 | | Engage Consultant | | Project Manager |
| 2-8 | | Fieldwork progressively undertaken and submitted to LDA | | Consultant |
| 2 | Area 1 | Package 1 | | Consultant |
| 3 | | Package 2 | | Consultant |
| 4 | Area 2 | Package 1 | | Consultant |
| 5 | | Package 2 | | Consultant |
| 6 | | Package 3 | | Consultant |
| 7 | Area 3 | Package 1 | | Consultant |
| 8 | | Package 2 | | Consultant |
| 8 | | Project Complete | | |

Deliverables

The following is to be submitted:

1. All data as 3D digital information (points and lines) including contours generated at a 0.2m contour interval in AutoCAD format.
2. 2 x B1 check plots of entire survey at an appropriate scale to fit sheet.
3. All digital data in layered structure including attribute information in associated text layers (individual contours in layers associated with the contour value).
4. 1 x CD-ROM of all digital data in AutoCad (version 2000) format.
5. Copy of all 3D data in a format that can be typically read by terrain modelling software, such as 12D and Moss.
6. Inventory of trees correlating Tree Identification Number, GIS Co-ordinates and tree dimension - consistent with the LDA Tree Survey Data Sheet ([Appendix 1](#)).
7. Statement of compliance by registered surveyor that the survey work was undertaken to the requirements of the Brief.

Tender Response and Lump Sum Fee Proposal

Tenderers are required to respond by proposing a lump sum fee, inclusive of GST, for services outlined by this Brief and the terms and conditions of the Detail Land Survey Panel contract.

The Tender response must be consistent with requirements of the Detailed Land Survey Panel Agreement, and is to address the following:

- demonstrate an understanding of the project's tasks (methodology, milestones and critical dates);
- clearly articulate the role, responsibility and experience of the key personnel involved in the project;
- include a one page resume (maximum) of the key personnel to be used in the project, inclusive of recent (within 5 years) relevant experience;
- Schedule of Rates for services and expenses clearly describing the work breakdown structure allocation of human resources, time and hourly fee rate (refer to Appendix 2 as a guide)
- provide details of quality assurance systems in place with specific reference to back up of electronic information
- copies of relevant certificates of insurance (Public Liability \$20M, Professional Indemnity \$10M)

Invoices

The Consultant will submit an invoice for work on completion of each Stage (Area) of the works quoting the Purchase Order number to the Project Manager. The Project Manager will assess the invoice and, where the work is deemed to have been satisfactorily completed, will pay the Consultant as soon as practical.

Additional Works

For the purposes of variations, if any (i.e. beyond the scope of this brief), Tenderers are requested to confirm a schedule of hourly rates (including GST) consistent with the Panel Services Agreement for key personnel.

Liaison and Site Access

The Tenderer must liaise with the Project Manager to arrange site access.

Note

All members of the field workers are to work in accordance with safe work practices approved by ACT Workcover.

Confidentiality and CopyrightMedia Contact

The Tenderer will refrain from discussing their works in relation to this agreement to any media organisation or representative without the written approval of the Project Manager.

Copyright

The Project Manager on behalf of the Land Development Agency and the ACT Government will hold copyright of the Survey including all data.

Project Management

The Project Manager for this project is:

Meagan Cousins

Planning and Design
Land Development Agency
Level 6 TransACT House
470 Northbourne Avenue
Dickson ACT 2602

Phone: 02 6205 2932

Fax: 02 6207 6110

meagan.cousins@act.gov.au

The successful Consultant will:

- follow all reasonable instructions issued by the Project Manager or their agents
- provide weekly progress / data updates to the Project Manager; and
- advise the Project Manager of any project related matters that may impact on their ability meet LDA timeframe

ATTACHMENT TO EMAIL

FIGURE 1.1 and FIGURE 1.2 – STUDY AREA

FIGURE 2 – Staging and Timing

APPENDIX 1 – LDA Tree Survey Data Base

APPENDIX 2 – Schedule of Rates

Appendix 1 – SCHEDULE OF RATES - example

| TASK | PERSON | DESCRIPTION OF SERVICES | ALLOCATION OF HOURS | HOURLY RATE INCLUDING GST | SUBTOTAL |
|-----------------------|--------|-------------------------|---------------------------|---------------------------|----------|
| AREA 1.1 | | | | | |
| AREA 1.2 | | | | | |
| | | | TOTAL | | |
| AREA 2.1 | | | | | |
| AREA 2.2 | | | | | |
| AREA 2.3 | | | | | |
| | | | TOTAL | | |
| AREA 3.1 | | | | | |
| AREA 3.2 | | | | | |
| | | | TOTAL | | |
| DISBURSEMENTS SPECIFY | | | | | |
| SUNDRIES - SPECIFY | | | | | |
| | | | TOTAL | | |
| | | | GRAND TOTAL INCLUDING GST | | |