

Industry Consultation Outcomes

The Asset Acceptance (AA) section of Asset Information and Management Services endeavours to improve communication between TAMS and the industry by holding regular industry consultation meetings and workshops. This consultation process was initiated in 2010 and has been running successfully since then. Between 2010 and 2014 the meetings were held with the industry groups of Civil Consultants, Landscape Architects and Developers.

Last year AA, was approached by 3 other industry groups and as a result AA has organised additional meetings with;

- ACT Master Plumbers Association (ACTMPA);
- Master Builders Association and civil Contractors ; and
- Builders and Building Certifiers.

The issues presented during these meetings were from across TAMS and other ACT Government Directorates. To resolve them, AA was required to conduct multiple internal and external consultation process that often resulted in changes to existing procedures.

Issues and actions

1. 3rd party damage to Territory assets:

Issue: Construction activities can commence on individual residential and commercial blocks after completed civil and landscape works are handed over to the Territory, however, the developer is still responsible for the quality of assets during the 12 month defect liability period. Any damage to the infrastructure and landscape assets caused by construction activities such as; delivery and storage of materials, illegal parking of vehicles and heavy rigid vehicles on residential roads had to be fixed by the developer or by the Territory.

Action: AIMS/AA carried out consultations with stakeholders, prepared a list of 38 recommendations and organised a cross directorate blitz in the most affected suburbs. This project is still in progress and it has been transferred to Access Canberra.

2. Handover of trees

Issue: industry requested clarification on requirements for tree handover as they felt that TAMS doesn't have clear specifications that can be easily followed. Industry felt that Parks and Territory Services officers attending site inspections are unnecessarily, overly pedantic and that outcomes of the inspections often depend on the personal view of the attending officer.

Action: AA requested assistance from PATS and organised a presentation attended by over 70 attendees. During this presentation, the manager of Urban Treescapes Section- Michael Brice, explained issues they are experiencing soon after handover of trees and explained the desired outcome, including planting methods, quality and size of planted trees and their maintenance. In addition, the site inspection process has been reviewed and to ensure consistency, all inspections are now being undertaken by AA.

3. Nature strip workshop

Issue: This issue is related to 3rd party damage. Residential property owners amend the nature strip in front of their property and therefore change the streetscape, causing damage to Storm Water systems and create safety hazards for pedestrian and vehicle traffic. This issue is hard to control due to unsuccessful attempts to communicate the design concept and design standards and specifications after property resale by the original owner.

Action: AA in collaboration with PATS – Land Use Unit, organised a workshop and invited community councils, builders and all other industry groups to discuss what nature strip treatments should be permitted and how to communicate this message to the wider community. As a result, changes have been made to the draft “Guidelines for the Use of Nature Strips and Public Land Adjacent to Private Property in Urban Areas”.

4. Meeting with Master Plumbers Association (ACTMPA)

Issue: AA was approached by the president of the ACTMPA with request to open a forum for presenting their issues. Similar attempts had been made by ACTMPA for several years.

Action: Invitations were sent to all ACTMPA members and the meeting was also attended by SMEC. The most common issues with handover of SW assets were discussed. Further regular meetings will be planned for the future.

5. Icon water standards vs TAMS Standards

Issue: civil consultants informed AA about discrepancies between ACTEW Water and TAMS standards for installation of trees on the nature strips. Rework to assure compliance with ACTEW Water standards have been, in some cases, at substantial cost to the developer.

Action: series of meetings between ACTEW Water and TAMS – Urban Treescapes, have been carried out. A satisfactory outcome couldn't be reached at the current level and the issue has been elevated for resolution.

6. Changes to Notice of Decision

Issue: various industry groups have been complaining about lack of a consistent template used for Notices of Decision. Various requirements are spread over 10 to 30 pages of the document making it hard to follow.

Action: AA followed up on the request for clarification of requirements provided in the Notice of Decision and presented proposed changes to the Environment and Planning Directorate, Planning Delivery Division. Template of Notice of Decision is being currently prepared to address AA comments.

7. Electronic Submission checklists forms

Issue: Every submission should include a relevant "submission cover sheet". The original submission cover sheets are an attachment to the Reference Documents which were created in 2010 and published on the internet in pdf format. Industry requested that AA provides templates that can be filled in electronically.

Action: AA created electronic versions of the submission cover sheets for;

- Design Acceptance,
- Operational Acceptance, and
- Final Acceptance submissions.

These are currently being made accessible and published on the TAMS website.

8. Electronic Asset Description Forms

Issue: One of the requirements of Reference Document 08 "Requirements for Works as Executed Records" is to provide Asset Description Forms. The whole document has 33 pages and includes cross referenced information as well as calculations. The document was originally created in an electronic version, however, it was published (in approx 2009) as a scanned pdf. It was reported to AA in 2014 and the original electronic version couldn't be found.

Action: In consultation with asset owners, AA reviewed the previous version and created excel based electronic forms. These have been distributed for comments to external stakeholders and once approved, will be made accessible and published on the internet.

9. Requirements for Design Acceptance submissions for simple infill developments

Issue: AA had one version of requirements for Design Acceptance submissions for estate projects and infill developments. Consultants requested a simplified version of Reference Document 06 – "Requirements for Design Acceptance Submissions" and relevant checklist to be created.

Action: A simplified version has been created and is currently waiting to be published on the TAMS website.

10. Access and mobility training

Issue: Changes made to AS 1428

Action: AA organised half day training session to which industry was offered free attendance. During the presentation that was carried out by Eric Martin from Eric Martin and Associates, the amendments, interpretation and methodology behind AS 1428 was presented.

11. Pre submission meetings

Issue – AA was receiving proposals with design solutions that were not supported by standards, codes, specifications or guidelines. As the design was advanced, any amendments required substantial resources from the consultant.

Action: AA encouraged Industry to prepare a list of project specific issues and proposed solutions and to meet with AA to discuss them and come to an agreement prior to formal lodgement of the submission.

12. Public lighting process

Issue: Streetlight element of the works requires design approval from ACTEW AGL at the design stage as well as endorsement at the Operational Stage. This was causing delays and extending AA project assessment timeframes.

Action: AA implemented changes to the design and handover processes for projects that include public lighting. AA allowed for the street light element of the design submission to be provided separately prior to the complete design and at Operational Acceptance to be provided at the later stage.

13. Minor gifted assets

Issue: TAMS is receiving small assets from various community groups. These assets are created with very often limited resources and managed by people with no prior experience in creating or handing over civil and landscape assets.

Action: AA and PATS have agreed on a separate simplified process to be introduced for small and medium community projects. These projects will be treated differently and special assistance will be provided to assist the community groups in achieving their programs.