AREA ANALYSIS

TOTAL SITE AREA = 608.00m²

GROUND FLOOR OFFICE - 82.47m²
GROUND FLOOR OFFICE ADDITION - 95.82m²
UPPER FLOOR OFFICE ADDITION - 66.37m²

PROPOSED RESIDENCE

EXISTING GROUND FLOOR - 57.00m²
CARPORT 1 - 44.14m²
EXISTING UPPER FLOOR AREA - 90.82m²
UPPER FLOOR ADDITION - 57.72m²

TOTAL RESIDENCE AREA - 227.21m²

TOTAL AREA - 494.34m²

VERGE MANAGEMENT NOTES *

INSTALL 1800MM HIGH TEMPORARY FENCING WITH CONCRETE FEET OR INSTALL 1600mm CHAIN MESH FENCE SUPPORTED BY 2400mm TALL STAR STEEL POSTS AROUND VERGES AND EXISTING VEGETATION.

FENCING TO BE ERECTED ON COMMENCEMENT OF SITE WORK AND REMOVED AT COMPLETION OF CONSTRUCTION AND COMMENCEMENT OF VERGE RESTORATION. THE FENCE IS TO REMAIN CONTINUOUS THROUGHOUT PROJECT. EXCEPT WHERE APPROVED SERVICE INSTALLATION OCCURS.

ENSURE ADEQUATE WATER IS APPLIED TO THE ROOT ZONE OF RETAINED TREES THROUGHOUT THE CONSTRUCTION PERIOD.

ALL WORK IS TO BE IN ACCORDANCE WITH THE 'CANBERRA LANDSCAPE GUIDELINES' & THE BASIC SPECIFICATIONS FOR ROADS HYDRAULICS AND LANDSCAPE. JULY 1991.

MAKE GOOD ANY DAMAGE TO EXISTING GRASS VERGES, REINSTATE AS PER BASIC SPECIFICATIONS.

IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THAT ANY DISTURBANCES TO THE VERGE GROUND COVER, TREES, PATHS, KERB, ROAD WAYS OR SERVICES OCCURRING FROM EITHER CONSTRUCTION WORKS OR STORAGE OF MACHINERY DURING THE CONSTRUCTION WORKS ARE RECTIFIED TO THE SATISFACTION OF RELEVANT AUTHORITIES.

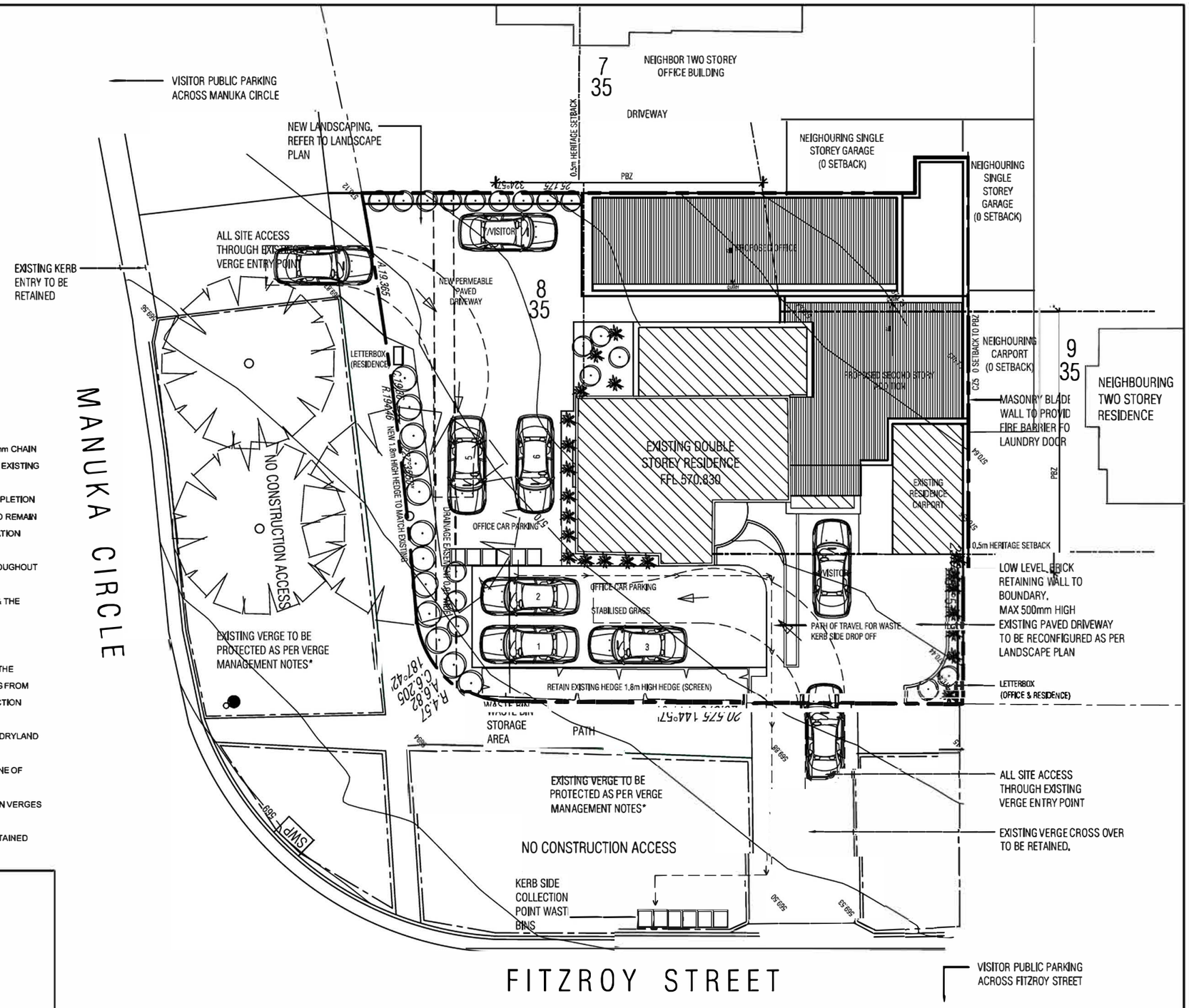
AT THE COMPLETION OF CONSTRUCTION. VERGES SHOULD STILL HAVE ESTABLISHED DRYLAND GRASS COVER. TOPSOIL IS NOT TO BE REMOVED AND LEVELS NOT TO BE CHANGED.

NO CAR PARKING OR EQUIPMENT PARKING PERMITTED ON VERGES OR UNDER DRIPLINE OF RETAINED TREES.

NO SITE SHEDS, STORAGE SHEDS, SITE AMENITIES OR BILLBOARDS TO BE ERECTED ON VERGES OR UNDER DRIPLINE OF RETAINED TREES.

NO CONSTRUCTION MATERIAL TO BE STORED ON VERGES OR UNDER DRIPLINE OF RETAINED TREES.

LOCATION PLAN NTS



PROPOSED SITE PLAN 1:200

CARPARKING

REQUIRED CARPARKS FOR OFFICE - 5 SPACES
CARPARKS PROVIDED - 7 SPACES

REQUIRED CARPARKS FOR RESIDENCE - 2 SPACES
CARPARKS PROVIDED - 2 SPACES

SEDIMENT & EROSION CONTROL *

THE DEVELOPMENT WILL COMPLY WITH THE ACT ENVIRONMENTAL PROTECTION AUTHORITY, ENVIROMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, AUGUST 2007.

PROVIDE CONTOL MEASURE IN ACCORDANCE WITH TERRITORY & MUNICIPAL SERVICES GUIDELINES

INSTALL & MAINTAIN ALL EROSION & SEDIMENT CONTROL MEASURES DEAILED FOR THE DURATION OF CONSTRUCTION

REVISION	DESCRIPTION	DATE
A	DA ISSUE - HERITAGE	2.8.16

All dimensions must be verified on site by the contractor before the commencement of work or production of shop drawings. All dimensions are in millimeters unless otherwise stated. Do not scale of drawings.

CLIENT
GEORGE

PROJECT
8/35F

BLOCK 8, SECTION 35 FORREST ACT

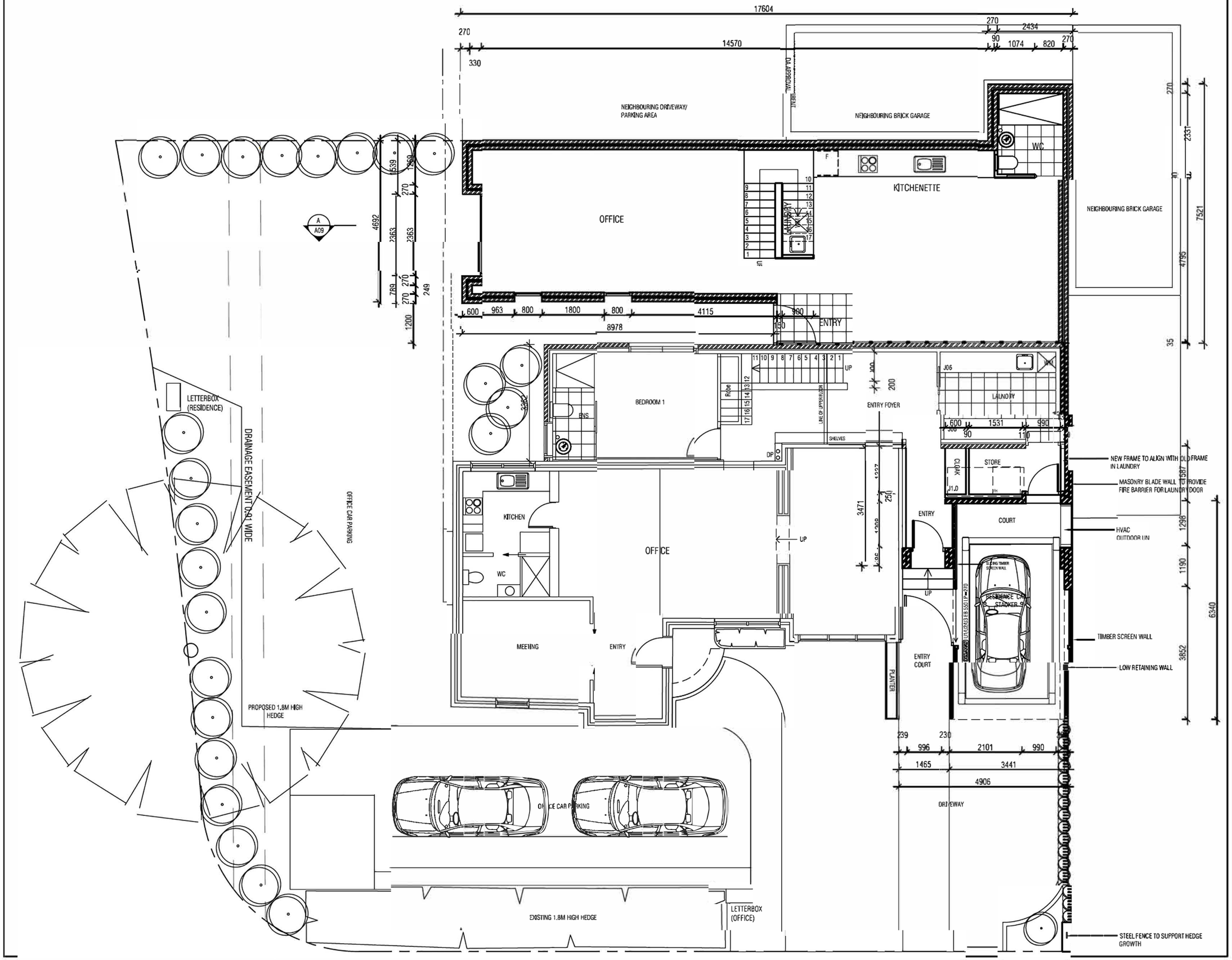
PROJECT No.
BLK8SEC35 - FORREST

DRAWING
SITE PLAN/VERGE MANAGEMENT PLAN

DATE **24.7.16**
SCALE **1:200 @ A3**
DRAWN TK

DEVELOPMENT APPROVAL

DRAWNING No.
A02



REVISION	DESCRIPTION	DATE
A	DA ISSUE HERITAGE	2.8.16
B	HERITAGE ADVICE AMENDMENTS	12.8.16

All dimensions must be verified on site by the contractor before the commencement of work or production of shop drawings. All dimensions are in millimeters unless otherwise stated. Do not scale of drawings.

CLIENT
GEORGE

PROJECT
8/35F

BLOCK 8, SECTION 35 FORREST ACT

PROJECT No.
BLK8SEC35 - FORREST

DRAWING
GROUND FLOOR PLAN

DATE 12/08/2016
SCALE 1:100 @ A3
DRAWN TK

DEVELOPMENT APPROVAL

DRAWNING No.
A02