

**VERGE MANAGEMENT**

**STORAGE OF CONSTRUCTION MATERIALS**

.NO CONSTRUCTION MATERIAL TO BE STORED ON VERGES  
 .NO CAR PARKING OR EQUIPMENT PARKING PERMITTED ON VERGES  
 .NO SITE SHEDS, STORAGE SHEDS, SITE AMENITIES OR BILLBOARDS TO BE ERECTED ON VERGES.

**VERGE CONDITION AND RESTORATION**

.DURING THE PROJECT RETAIN ALL EXISTING VERGE GRASS COVER, WATERING MAY BE REQUIRED TO RETAIN GRASS AND TREES IN GOOD CONDITION.

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

IF THE STANDARD OF GRASS COVER ON THE VERGE IS TO BE IMPROVED, THE FOLLOWING REQUIREMENTS APPLY.

.LIGHTLY CULTIVATE THE SOIL TO 25mm-50mm DEPTH (50mm MAX. TO MINIMISE DAMAGE TO TREE ROOTS). CULTIVATE ONLY IN ONE DIRECTION. AVOID MAJOR ROOTS, AND KEEP A MINIMUM OF 1m AWAY FROM TREE TRUNKS.

.ADD 'B' TYPE TOPSOIL AT 25mm-50mm DEPTH. LEVEL THE TOPSOIL AND ADD NPK FERTILISER (EQUIVALENT TO MULTIGRO) AT 40g/m<sup>2</sup>.

.LAY TURF OR SOW SEED OF SUITABLE DROUGHT TOLERANT SPECIES. KEEP MOIST DURING ESTABLISHMENT.

.AN IN-GROUND IRRIGATION SYSTEM WILL NOT BE PERMITTED IN THE VERGE. A SYSTEM OF QUICK COUPLERS AT THE LEASE EDGE OF THE VERGE MAY BE INSTALLED, SUBJECT TO CANBERRA URBAN PARKS AND PLACES APPROVAL.

ANY DAMAGE THAT OCCURS TO TREES IS TO BE REPAIRED AT THE DEVELOPERS EXPENSE. RESTORATIVE WORK IS TO BE APPROVED BY CANBERRA URBAN PARKS AND PLACES AND CARRIED OUT BY APPROVED OPERATORS.

VERGE FENCING WILL COMPLY WITH THE GUIDELINES FOR PROTECTION OF PUBLIC LANDSCAPE ASSETS ADJACENT TO DEVELOPMENT WORKS

THIS DEVELOPMENT SHALL COMPLY WITH THE ACT ENVIRONMENT PROTECTION AUTHORITY, ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, AUG 2007.

**AREAS:**

EXISTING GFA = 161.9

BLOCK = 963m<sup>2</sup>

PLOT RATIO = 16.8%

EXISTING BUILDING = 161.9m<sup>2</sup>

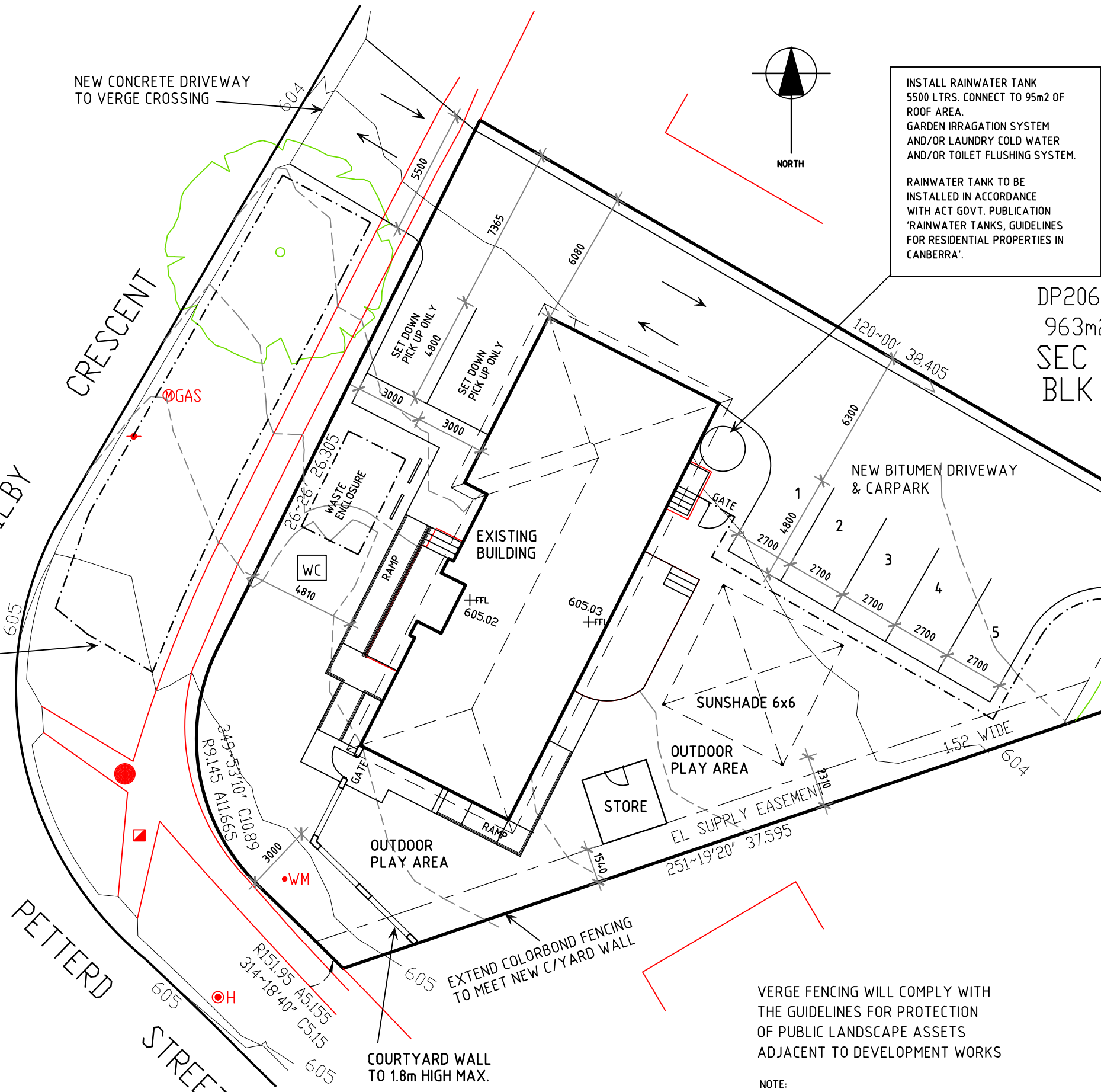
DRIVEWAY/CARPARK = 302.3m<sup>2</sup>

MULCHED GARDEN BED = 121.8m<sup>2</sup>

GRASSED AREAS = 109.3m<sup>2</sup>

RUBBER SOFT FALL MATTING = 114.5m<sup>2</sup>

CONCRETE PATHS = 105.6m<sup>2</sup>



INSTALL RAINWATER TANK  
 5500 LTRS. CONNECT TO 95m<sup>2</sup> OF ROOF AREA.  
 GARDEN IRRIGATION SYSTEM AND/OR LAUNDRY COLD WATER AND/OR TOILET FLUSHING SYSTEM.  
 RAINWATER TANK TO BE INSTALLED IN ACCORDANCE WITH ACT GOVT. PUBLICATION 'RAINWATER TANKS, GUIDELINES FOR RESIDENTIAL PROPERTIES IN CANBERRA'.

**NOTE:** FIGURED DIMENSIONS TO TAKE PRECEDENCE DO NOT SCALE FROM DRAWINGS ALL WORK TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND THE BCA ALL DIMENSIONS SHOULD BE VERIFIED BEFORE COMMENCING CONSTRUCTION OR FABRICATION ON OR OFF SITE.

**COPYRIGHT:** NOT TO BE REPRODUCED WITHOUT WRITTEN CONSENT FROM MJC DESIGN AND DRAFTING.

AMENDMENTS		DATE	DRAWN
NO.	ITEM		

DP2065  
 963m<sup>2</sup>  
 SEC 41  
 BLK 1



**1 SITE PLAN/ CARPARKING PLAN**  
 SCALE - 1:200

**MJC DESIGN**  
 BUILDING DESIGN  
 MB. 0411 286 494  
 PH. 02 6299 6966  
 FAX 02 6299 7195  
 28 Calen Crescent  
 NARRABUNDAH ACT 2604

CLIENT  
**M & S SHAHZAD**  
**33 OGILBY CRESCENT.**

PROJECT  
**CHILD CARE CENTRE**

**BLK 1 SEC 41. PAGE ACT**

DRAWING NAME  
**SITE PLAN**  
**CARPARKING PLAN**

DRAWN BY	MC	CHECKED	MC
APPROVED		DATE	4.17
SCALE	1:200	DATE	4.17
PROJECT NO.	17-02	PAGE	1
		ISSUE	A

VERGE FENCING WILL COMPLY WITH THE GUIDELINES FOR PROTECTION OF PUBLIC LANDSCAPE ASSETS ADJACENT TO DEVELOPMENT WORKS

**NOTE:**  
 WEATHERSTRIPS TO ALL EXTERNAL DOORS  
 SELF SEALING DAMPERS TO ALL EXHAUST FANS  
 SEALED AND INSULATED COVERS TO ALL DOWNLIGHTS