

VERGE MANAGEMENT PLAN

1. NO PART OF THE VERGE IS PLANNED FOR USE DURING CONSTRUCTION. NO MATERIALS ARE TO BE STORED OR PLACED ON THE VERGE AND ALL CONSTRUCTION VEHICLES WILL USE THE BLOCK ACCESS POINT/S. IF THERE IS SUBSEQUENTLY A NEED TO USE UNLEASED LAND, THE BUILDER WILL APPLY IN THE CORRECT MANNER.

2. ANY TREES ON THE VERGE ARE TO BE PROTECTED FOR THE DURATION OF THE JOB, BY CONTINUOUS TEMPORARY CHAIN MESH FENCING 1800 HIGH, TO THE FULL PERIMETER OF THE TREE.

3. THE BUILDER WILL BE RESPONSIBLE FOR THE REINSTATEMENT OF ALL DAMAGED INCURRED TO THE LAND VEGETATION, SERVICES, PATHS AND ROADS AS A RESULT OF THIS CONSTRUCTION WORK. VERGE AREAS, IF USED, WILL BE HANDED BACK TO URBAN SERVICES IN THE SAME STATE THAT THEY WERE IN PRIOR TO COMMENCEMENT OF WORK.

UNDERGROUND SERVICES HAVE NOT BEEN LOCATED

UNLESS OTHERWISE STATED, OPEN AREAS ARE DRY-LAND GRASSED OR OTHER PLANTING AS NOTED, EXCEPT FOR MINOR PATHWAYS.

LANDSCAPE MANAGEMENT NOTES:

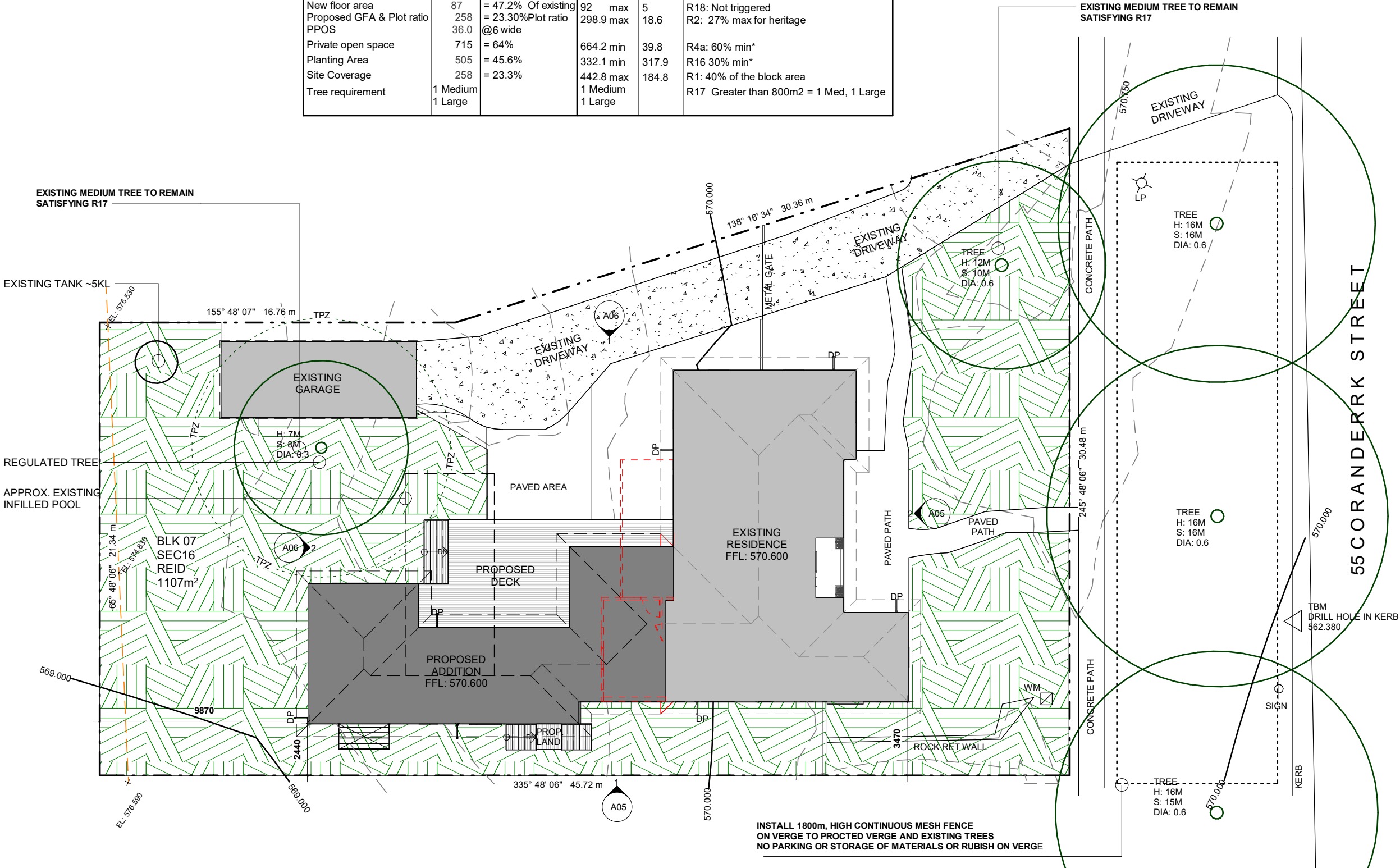
1. INSTALL 1800MM TALL CONTINUOUS CHAIN MESH FENCE SUPPORTED BY 2400MM TALL START STEEL POSTS TO ISOLATE CONSTRUCTION SITE WORKS.
2. ALL FENCING TO BE ERECTED ON COMMENCEMENT OF SITE WORK AND REMOVED AT COMPLETION OF CONSTRUCTION. THE FENCE IS TO REMAIN CONTINUOUS THROUGHOUT THE PROJECT, EXCEPT WHERE APPROVED SERVICE INSTALLATION OCCURS.
3. ALL WORKS TO BE IN ACCORDANCE WITH THE STANDARD SPECIFICATION FOR URBAN INFRASTRUCTURE, 2002.
4. MAKE GOOD ANY DAMAGE TO EXISTING VERGES. REINSTATE AS PER THE STANDARD SPECIFICATION.
5. IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THAT ANY DISTURBANCES TO THE VERGE, TREES, PATHS, KERBS, ROADWAYS OR SERVICES OCCURRING FROM EITHER CONSTRUCTION WORKS OR STORAGE OF MACHINERY/MATERIALS DURING THE CONSTRUCTION WORKS, ARE RECTIFIED TO THE SATISFACTION OF RELEVANT AUTHORITIES.
6. NO CARPARKING OR EQUIPMENT PERMITTED ON VERGES/OPEN SPACE.
7. NO SITE SHEDS, STORAGE SHEDS, SITE AMENITIES OR BILLBOARDS TO BE ERECTED ON VERGES.
8. NO CONSTRUCTION MATERIAL TO BE STORED ON VERGES.

TREE PROTECTION NOTES:

1. PROVIDE 1800H HIGH TEMPORARY CHAIN MESH FENCE MIN 4M FROM TRUNK ON ALL SIDES .
2. ERECT PROTECTIVE FENCING PRIOR TO COMMENCEMENT OF ANY PART OR STAGE OF DEMOLITION / CONSTRUCTON WORKS.
3. FENCE TO REMAIN IN PLANCE UNTILL ALL CONSTRUCTION WORKS ARE COMPLETED
- 4.MAINTAIN FENCE IN GOOD ORDER FOR DURATION OF BUILDING WORKS.
5. ANY ROOTDISTURBED SHOULD BE CLEANLY PRUNED, NOT RIPPED, PULLED OR TORN.
6. ALL EXPOSED ROOT ARE TO BE KEPT DAMP BY WRAPPING IN WET HESSIAN OR SIMILAR AND BACK FILLED ASAP.
7. ANY PRUNING TO REMOVE BRANCHES TO BE IN ACCORDANCE WITH AS4373 PRUNING OF AMENITY TREES.

EXISTING GFA	PROPOSED GFA	EXISTING COVERAGE	PROPOSE COVERAGE	PLANTING	PRIVATE OPEN SPACE	DEMOLITION

Block Area	m²	%	Requirement or allowance	Available m²	Rule
Existing residence floor	138				
Existing sunroom	13.1				
Existing garage	33				
New floor area	87	= 47.2% Of existing	92 max	5	R18: Not triggered
Proposed GFA & Plot ratio	258	= 23.30%Plot ratio	298.9 max	18.6	R2: 27% max for heritage
PPOS	36.0	@6 wide			
Private open space	715	= 64%	664.2 min	39.8	R4a: 60% min*
Planting Area	505	= 45.6%	332.1 min	317.9	R16 30% min*
Site Coverage	258	= 23.3%	442.8 max	184.8	R1: 40% of the block area
Tree requirement	1 Medium 1 Large		1 Medium 1 Large		R17 Greater than 800m2 = 1 Med, 1 Large



1 SITE PLAN - LANDSCAPE
1 : 200

BUILD PROFESSIONAL
DESIGNERS AND BUILDERS

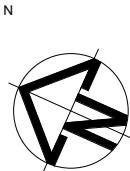
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PROJECT TITLE:
INTERIOR/ EXTERIOR
ALTERATIONS/ ADDITIONS

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CLIENT:
JOE RITCHIE &
VANESSA HIGGINS

STREET ADDRESS:
55 CORANDERRK STREET

BLOCK: 07 SECTION: 16 SUBURB: REID

DRAWING TITLE:
SITE PLAN - LANDSCAPE

0 10mm 20mm 30mm 40mm 50mm 60mm 70mm			
SC	SCALE: As indicated	DRAWING PHASE CONTRACT	DESIGN: DS2
DESIGN BY: MH	DATE: 03.07.2025	SHEET NO: A02	VP: -3
DRAWN BY: JM			VC: -