



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

SANDRINGHAM STREET

MULBERRY STREET

CRANBOURNE ROAD

KENSINGTON PARK ROAD

**LOT 110**

**LOT 111**

communal open space

play equipment

childrens bike track

transmission lines over no trees taller than 5.0m

open park area

boundary 238.98  
146° 33' 25"

Lot 109  
Lot 108

Lot 107

Lot 106

Lot 105

Lot 104

Lot 103

Lot 102

Lot 101

NEW ROAD 18m wide

NEW ROAD 8m wide

NEW ROAD 8m wide

boundary 100.585  
238° 30' 25"

boundary 107.29  
244° 46' 25"

boundary 226.115  
146° 33' 25"

1 Overall Site Plan  
1:400

- Material and Finishes Samples:  
Refer to Elevations dwgs
- Landscape Details:  
Refer to landscape Drawings
- Stormwater Details + Site Levels:  
Refer to Hydraulic Eng. Drawings
- Vehicle Crossing: medium duty concrete  
layback and cross over to engineer's detail
- Sedimentation control:  
Refer to Hydraulic Eng. Drawings
- Provide termite protection  
in accordance with AS 3660.1
- Bin Room and Mail/ Fence Details:  
Refer to dwg No. 16
- Notes:  
- Party walls are not to be compromised by the incorporation of a plumbing pipe or any other service element.  
- Internal Wet Areas: selected ceramic floor tiles on screed laid to fall to floorwells. Provide waterproof membrane in accordance with AS 3740.  
- All mechanical ventilation to mechanical engineer's details and specifications.  
- Provide termite protection in accordance with AS 3660.1  
- Provide downpipes in accordance with hydraulic engineer's drawings.
- Notes:  
RL XX.XX Structural Floor Level  
RL XX.XX Finished Floor Level

Issue	Issue description	Date
E	Development Application	13/07/17
D	General Amendments	27/08/17
C	Issued to Consultants	03/09/17
B	Preliminary DA Issue 2	12/05/17
A	Preliminary DA Issue	08/03/17

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**DEVELOPMENT APPLICATION**

Project Proposed Townhouse Development		
Project Address 103 Kensington Park Road, Riverstone		
Client Kembla Homes Pty Ltd		
Title Overall - Site Plan		
Drawn AH	Scale 1:400	Checked Checker
Job No 2331	Drawing No. 03	Issue E