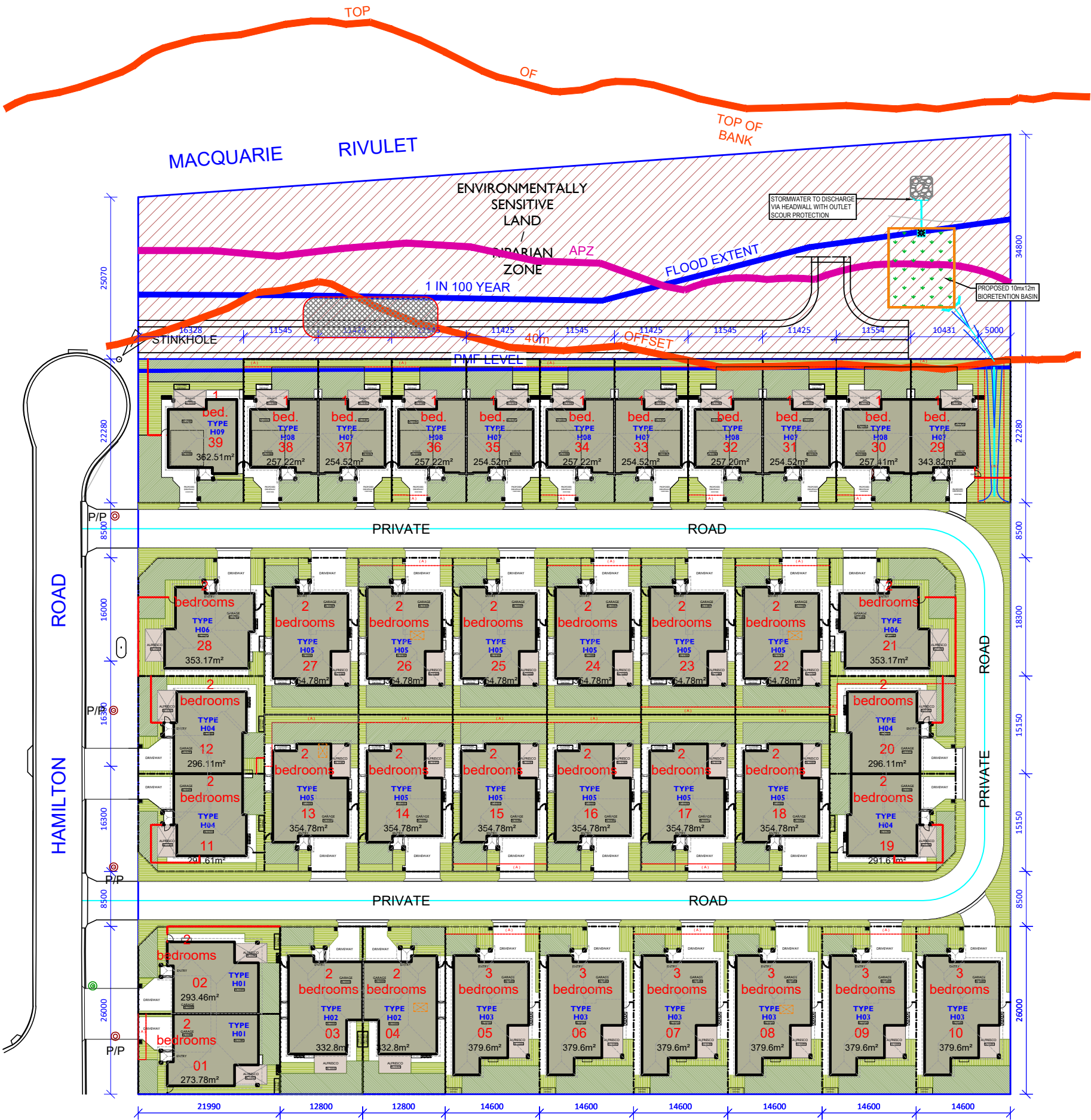


GENERAL NOTE:
Building Work - Compliance with the Building Code of Australia
All building work must be carried out in compliance with the provisions of the Building Code of Australia.
NOTE:
Building Code Compliance
Residential buildings are required to be provided with a smoke alarm to AS 3786 and as per the BCA requirements.
This location of the smoke alarms shall be positioned on each floor, at intermediate stair levels, and outside bedrooms.
REFER TO FLOOR PLANS FOR DETAILS

- NOTES:
1. ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE CIVIL ENGINEERS DOCUMENTATION.
2. ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE LANDSCAPE PLAN. REFER TO LANDSCAPE PLAN FOR DETAILS OF PAVING AND PLANTING.
3. REFER TO THE CIVIL ENGINEERS DOCUMENTATION FOR DRAINAGE AND STORM WATER DETAILS AND ALL EXTERNAL SURFACE LEVELS.

NOTE:
Car Parking and Access
The parking dimensions, internal circulation, aisle widths, kerb splay corners, head clearance heights, ramp widths and grades of the car parking areas are compliant with the current relevant Australian Standard AS2890.1



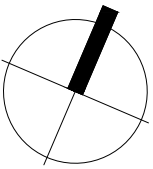
- 6 - 3 Bedrooms Un - 15.4%
14 - 2 Bedrooms Un - 35.9%
8 - Duplex un 2-bed- 20.5%
10 - Duplex un 1-bed- 25.6%
1 - 1 Bedrooms Un - 2.6%

- LEGEND:
TOTAL SITE AREA - 19,442m²
ENVIRONMENTALLY SENSITIVE LAND - 4,046.50m²
-DEVELOPMENT AREA -15,395.5m²
DEEP SOIL ZONES >15% - 2311.48 = 15.01%
TOTAL LANDSCAPING AREA > 30% - 4952.77= 32.17%
HOUSE / GFA 3733.96m² - FSR24.25%
ALFRESCO > 15m² - 585m²
DRAINAGE EASEMENT - 1.2m wide
DRAINAGE EASEMENT - 3m wide

Scale 1 : 700

Date:	Description:	Issue:
November 2020	FOR DEVELOPMENT APPLICATION	A

Notes:
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Verify all dimensions on site and refer any discrepancies before proceeding with the works.
These drawings are not to be scaled. Figured dimensions shall be used in all cases.
This drawing is to be read in conjunction with other documentation in the drawing set.



Project : A RETIREMENT VILLAGE TO COMPRISE THIRTY NINE (39) SERVICED SELF-CARE DWELLINGS AND PRIVATE ACCESS ROAD at LOT 1, DP 1069961, HAMILTON ROAD, ALBION PARK, NSW			
Drawing Title: SITE PLAN			
Project No.: T2 _ 2020 _ 02c			Drawing No.: A02
Date: NOVEMBER 2020	Scale: 1 : 700	Sheet: A3	Issue: A