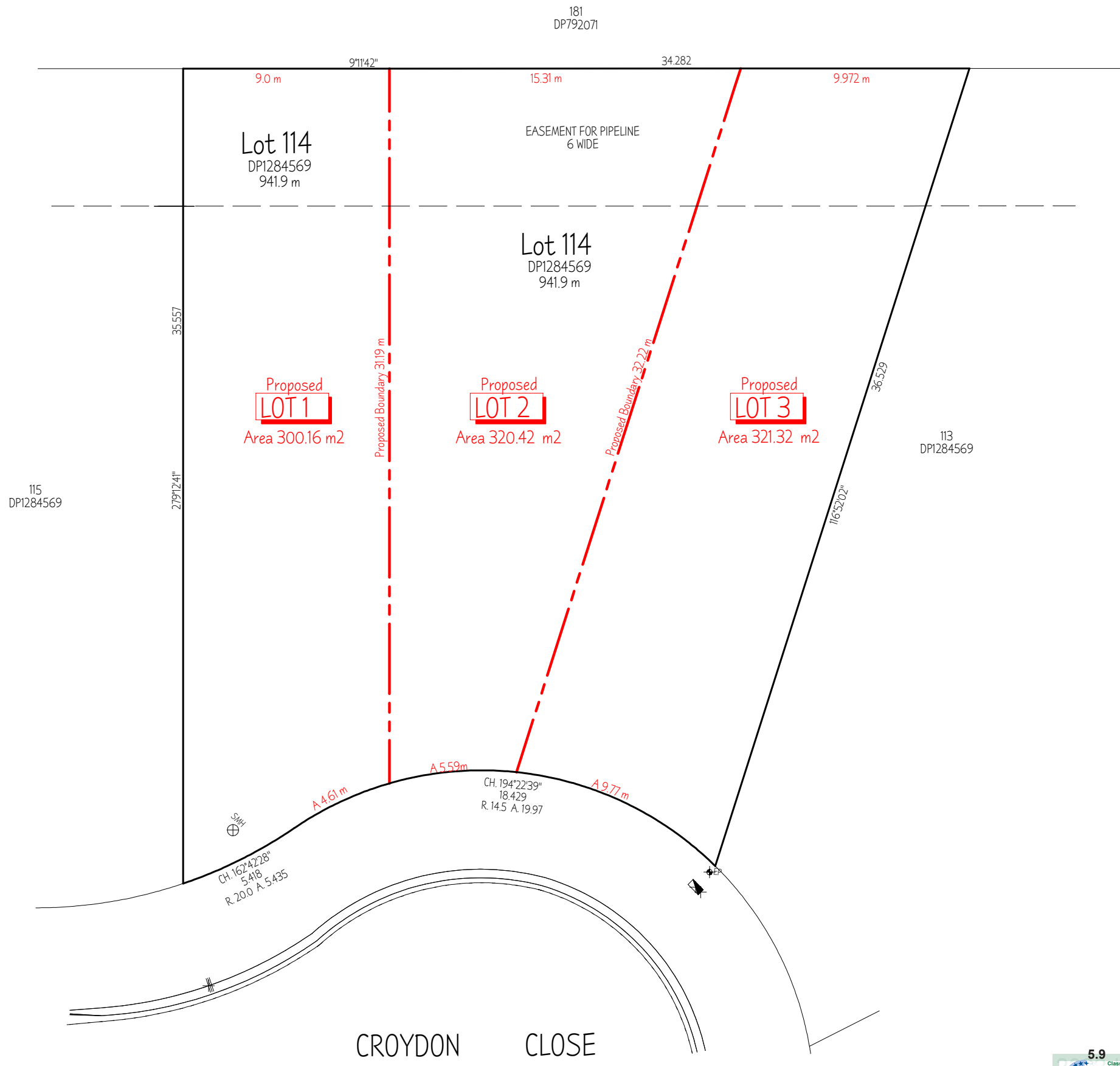


**NOTE:**  
 - FINAL SUB-DIVISION PLANS AS PER  
 FUTURE PLANS AND CALCULATIONS  
 BY REGISTERED SURVEYOR

**SITE NOTES**  
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 - Where Engineers drawings are required such must take  
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 - Contours have been interpolated from the spot heights taken and are  
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 - Finished site levels, banks excavations & filling may vary due to site  
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 - All boundary clearances are to be verified by survey before any work.  
 - All services to be located and verified by the Builder with the relevant  
 authorities prior to any work commencing.  
 - All work to be carried out in accordance with the  
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 Ordinances, relevant Australian Standards, Electricity and  
 Water Authorities Regulations and all other relevant Authorities.



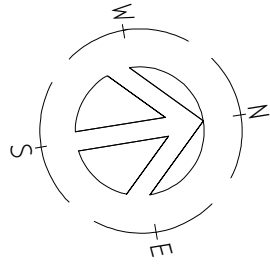
**LEGEND**

EP	Elec pillar/turret
—	Electricity
—	Fence
—	Sewer line
—	Water
—	Street light column
—	Sewer Maintenance Hole
G	Gutter Invert
IL	Invert Level
KB	Top of Kerb
—	Telecomms pit

**SUBDIVISION PLAN**  
 scale 1 : 200



<b>3 x RESIDENCES &amp; SUB-DIVISION</b>		
client	REWARD HOMES	
project	LOT 114 DP 1284569 5 CROYDON CLOSE THORNTON	
scale	1:200	drawing title SITE PLAN
drawn	JS	job no. REW ---
date	22/01/24	drawing no. 2/16
		issue C.



Tree Table				
Tag No	Canopy Radius	Trunk (cm)	Height	Tree Type
#1	1	5	2	Tree
#2	4	30	8	Eucalypt

181  
DP792071

**BAL 12.5 REQUIREMENTS**  
TO ALL FACADES

**NOTE:**  
- SITE LEVELS SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO SITE CONDITIONS  
- FINAL FINISHED FLOOR LEVELS TO BE DETERMINED ON SITE BY BUILDER

LOCATION OF NEW DOWNPIPES SHOWN ARE SUBJECT TO VERIFICATION BY THE BUILDER DURING CONSTRUCTION. DOWNPIPES, SURFACE INLETS & KERB OUTLET LOCATIONS MAY VARY PROVIDING THE INTENT OF THE STORMWATER DESIGN IS MAINTAINED.

# ANY EXISTING STREET TREE AND VERGE PLANTING TO BE PROTECTED DURING CONSTRUCTION



DEVELOPMENT CALCULATIONS	
Total Build Area	462.5 m <sup>2</sup>
Proposed Lot 1	
site area:	300.16
Itemised Floor Areas:	
ground floor :	126.9
garage :	18.4
porch :	7.5
total floor area:	152.8 m <sup>2</sup>
private open space - min 45m <sup>2</sup>	54 m <sup>2</sup>
unbuilt area - min 40%	40%
site coverage - max 60%	60%
Proposed Lot 2	
site area:	320.42
Itemised Floor Areas:	
ground floor :	120.9
garage :	17.7
porch :	4.8
total floor area:	143.4 m <sup>2</sup>
private open space - min 45m <sup>2</sup>	86 m <sup>2</sup>
unbuilt area - min 40%	45%
site coverage - max 60%	55%
Proposed Lot 3	
site area:	321.32
Itemised Floor Areas:	
ground floor :	132.8
garage :	18.2
porch :	4.5
alfresco :	10.8
total floor area:	166.3 m <sup>2</sup>
	79 m <sup>2</sup>
	42%
	58%

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**LEGEND**

EP	Elec pillar/turret
—	Electricity
—	Fence
—	Sewer line
—	Water
—	Street light column
⊙	Sewer Maintenance Hole
G	Gutter Invert
IL	Invert Level
KB	Top of Kerb
■	Telecomms pit



issue	date	revision
A	21-06-23	VALUATION
B	28-08-23	PRELIMINARY PLANS
C	22-01-24	DA SUBMISSION

**3 x RESIDENCES & SUB-DIVISION**

client: REWARD HOMES

project: LOT 114 DP 1284569  
5 CROYDON CLOSE  
THORNTON

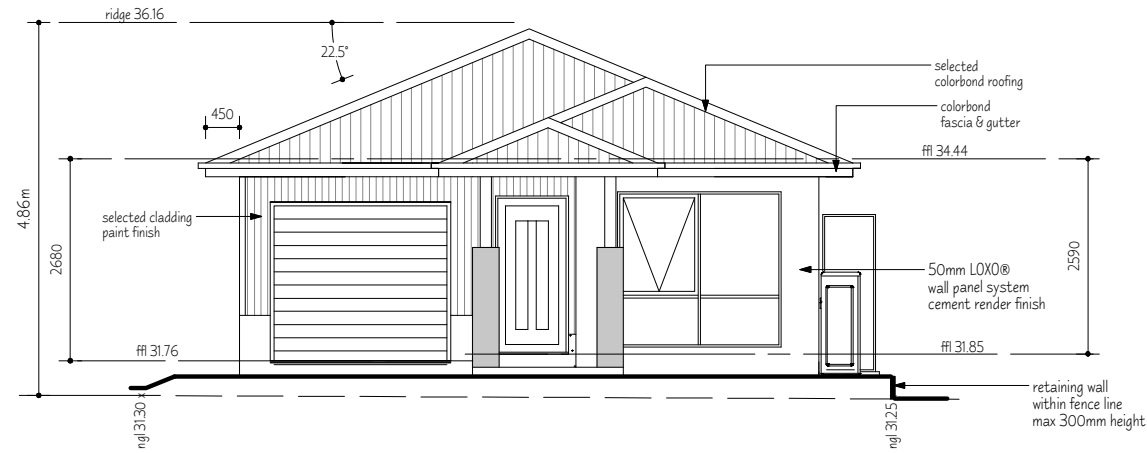
scale: 1:200 drawing title: SITE PLAN

drawn: J.S job no.: REW ---

date: 22/01/24 drawing no.: 1/16 issue: C.

**SITE PLAN**  
scale 1:200

**EXTERNAL WALL NOTE:**  
 LOXO® EXTERIOR WALL PANEL SYSTEM  
 USED WITH REBATED CONCRETE  
 SLAB. REFER TO MANUFACTURER  
 SPECIFICATIONS AT [www.loxo.com.au](http://www.loxo.com.au)  
 OR PHONE 02 9756 5029  
 OR PHONE 1300 782 399



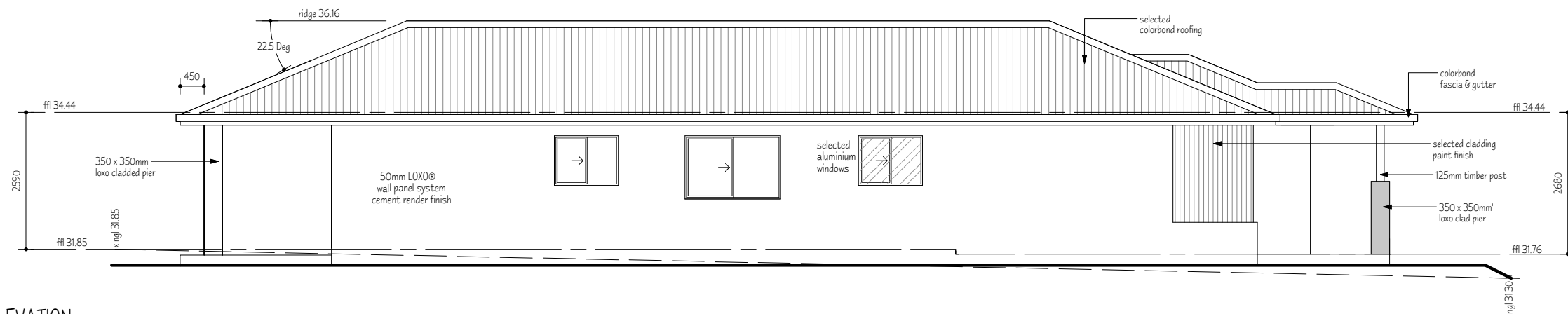
EAST ELEVATION

scale 1:100



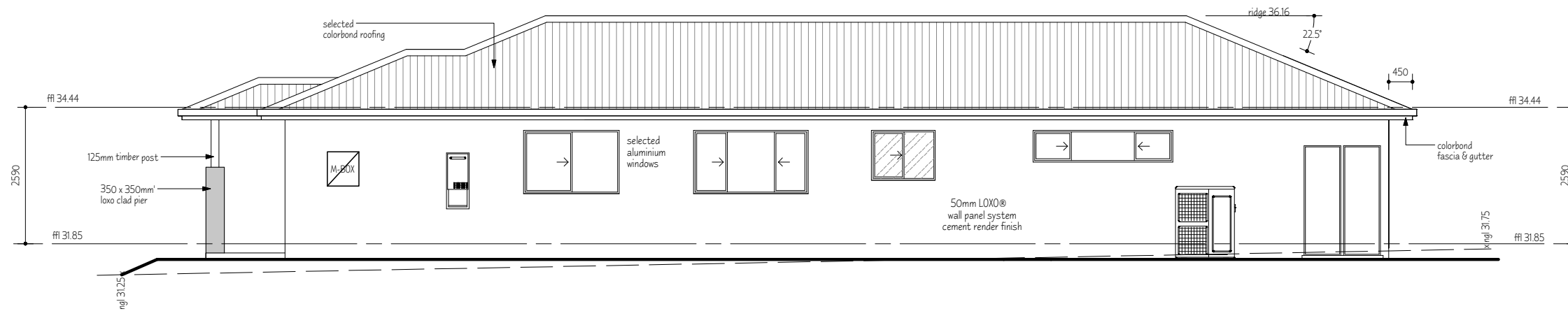
WEST ELEVATION

scale 1:100



SOUTH ELEVATION

scale 1:100



NORTH ELEVATION

scale 1:100



Proposed  
**LOT 3**

**BAL 12.5 REQUIREMENTS**  
 TO ALL FACADES

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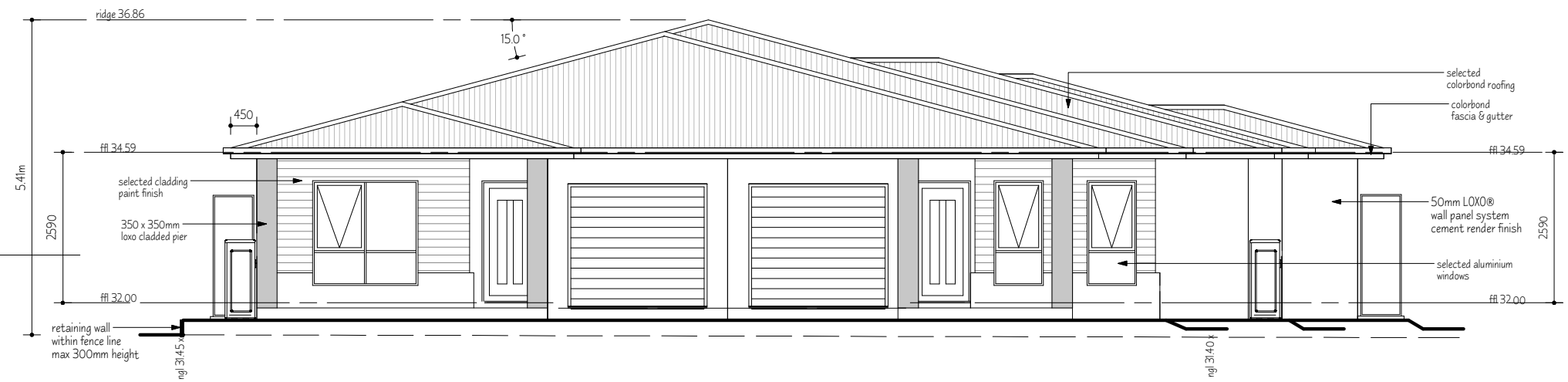


client	3 x RESIDENCES & SUB-DIVISION	scale	1:100	drawing title	ELEVATIONS
project	REWARD HOMES	drawn	J.S	job no.	REW ---
	LOT 114 DP 1284569 5 CROYDON CLOSE THORNTON	date	22/01/24	drawing no.	4/16
				issue	C.

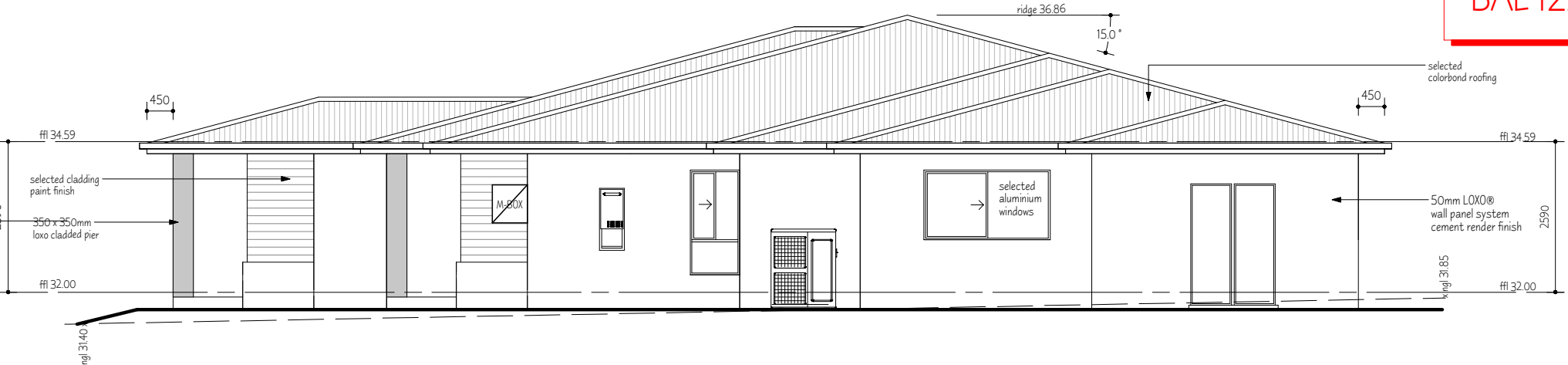
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**EAST ELEVATION**  
 scale 1 : 100



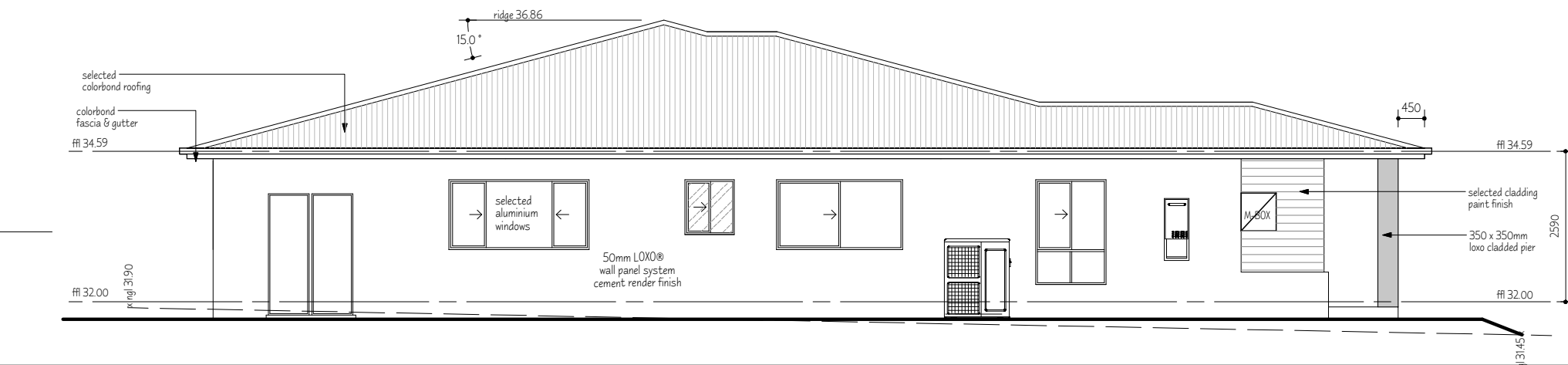
**NORTH ELEVATION**  
 scale 1 : 100



**WEST ELEVATION**  
 scale 1 : 100



**SOUTH ELEVATION**  
 scale 1 : 100



**BAL 12.5 REQUIREMENTS**  
 TO ALL FACADES



3 x RESIDENCES & SUB-DIVISION

client REWARD HOMES

project LOT 114 DP 1284569  
 5 CROYDON CLOSE  
 THORNTON

scale 1:100 drawing title ELEVATIONS

drawn J.S job no. REW ---

date 21/06/23	drawing no. 6/16	issue C.
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