

SITE CALCULATIONS

| | |
|------------------------|--|
| SITE AREA | 9421 m ² |
| TYPE 1 | |
| SITE COVERAGE | 22 x 75 m ² 1650 m ² |
| TYPE 2 | |
| SITE COVERAGE | 3 x 112.2 m ² 336.6 m ² |
| TYPE 3 | |
| SITE COVERAGE | 6 x 78.5 m ² 471 m ² |
| ROADS, PARKING & PATHS | 1971 m ² |
| DRIVEWAYS & WASTE | 459 m ² |
| TOTAL SITE COVERAGE | 4888 m ² |
| FSR | 51.9 % |
| LANDSCAPE AREA | 0.328 : 1 4533 m ² |

LEGEND

- TYPE 1**
2 BED & GARAGE
22
- TYPE 2**
1 BED & GARAGE ACCESSIBLE
3
- TYPE 3**
2 BED & GARAGE
6

TOTAL UNITS
31

- 2500L WATER TANK
- CLOTHES LINES
- RETAINING WALLS
- COURTYARD FENCES
- DWELLING DRIVEWAYS
- DRIVEWAY ROAD
- STATION LANE ROAD WIDENING
REFER CIVIL ENG. PLANS

SITE PLAN
SCALE 1 : 500

BLACKDRAFT
 architectural design
 blackdraft333@gmail.com
 mob 0449 75 88 66 abn 53 392 045 355

PROJECT
 RESIDENTIAL UNIT DEVELOPMENT
LOCATION
 No. 119 Lot 268 DP.1271229
 SPRINGFIELD DRIVE, LOCHINVAR

CLIENT
 TOCAE
DRAWING
 SITE PLAN

DRAWN
 MLB
SCALE
 AS SHOWN
DATE
 20/06/24
ISSUE
 DA

DWG No.
 003 / 015
JOB No.
 21 01

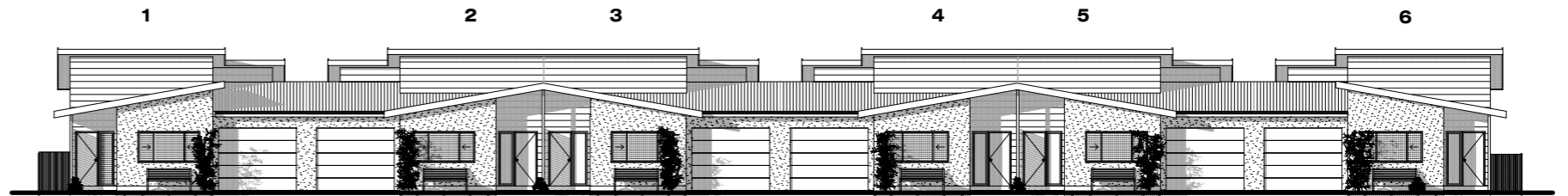
ISSUE
 DA
DATE
 20 / 06 / 24
AMENDMENT
 DA ISSUED FOR SUBMISSION

Certificate No. 0009480630
 Scan QR code or follow website link for rating details.
Assessor name Gavin Chambers
Accreditation No. DMN/13/1491
Property Address 119 Springfield Drive, Lochinvar NSW, 2321
 hstar.com.au/QR/Generate?p=CeZFGGUXI



STATION LANE STREETSCAPE

SCALE 1 : 250



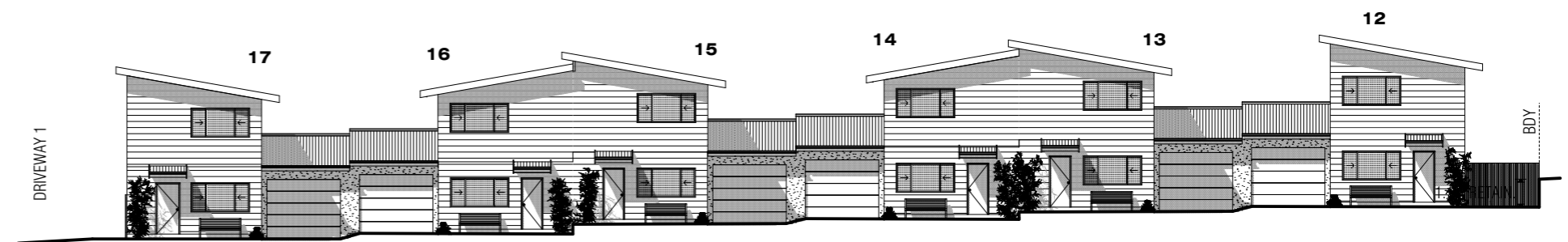
DRIVEWAY 1 STREET ELEVATION

SCALE 1 : 250



DRIVEWAY 2 WEST STREET ELEVATION




SCALE 1 : 250



DRIVEWAY 2 EAST STREET ELEVATION

SCALE 1 : 250

DRIVEWAY 2 EAST TYP. FOR DRIVEWAYS 3 & 4

| EXTERNAL COLOURS | |
|---|---|
|  | EXTERNAL WALLS <i>SURFMIST</i> |
|  | EXTERNAL WALLS <i>DUNE</i> |
|  | ROOF FASCIA GUTTERS GARAGE DOORS <i>WOODLAND GREY</i> |

LOCATION PLAN

PRELIMINARY ONLY

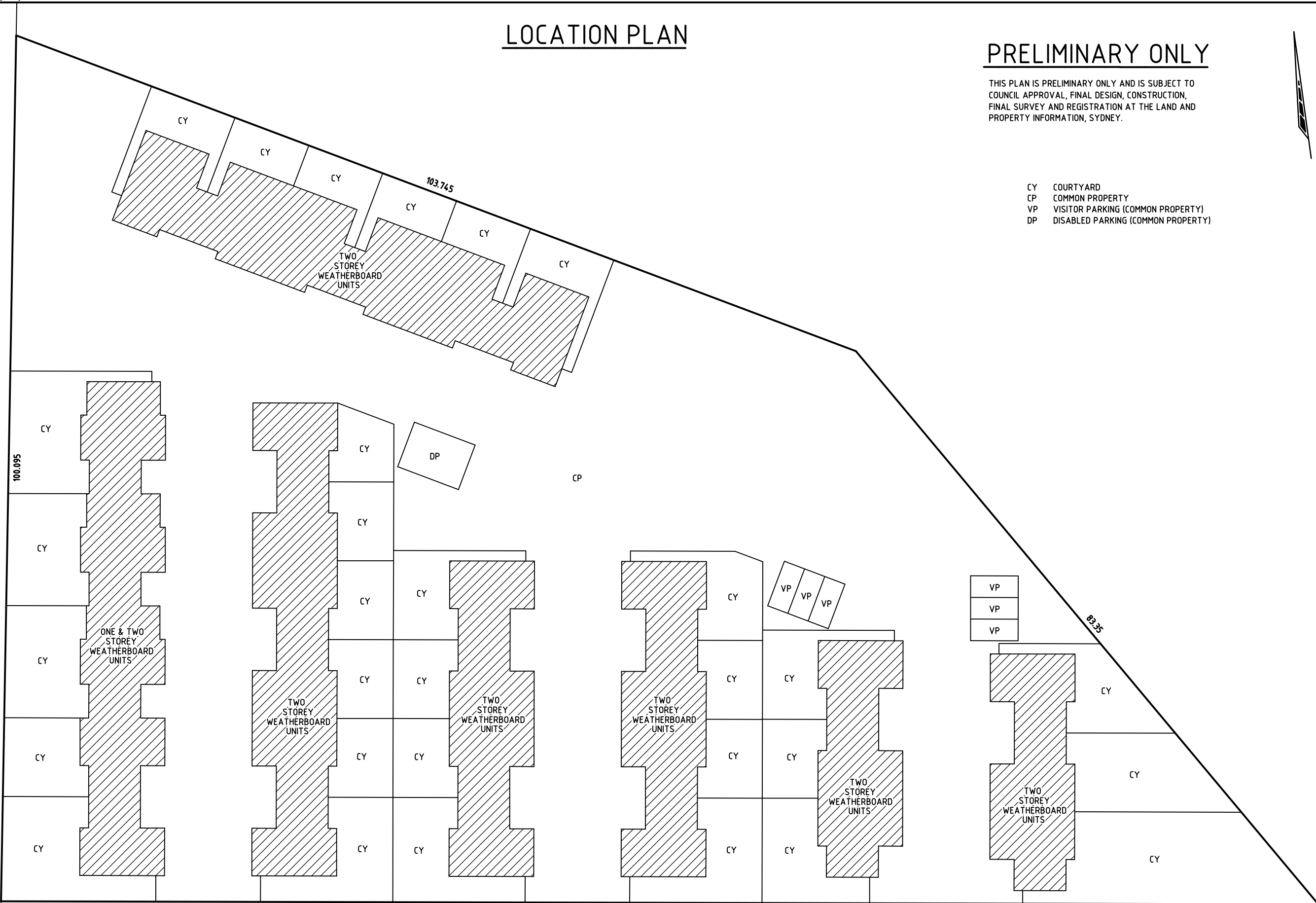
THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO COUNCIL APPROVAL, FINAL DESIGN, CONSTRUCTION, FINAL SURVEY AND REGISTRATION AT THE LAND AND PROPERTY INFORMATION, SYDNEY.



- CY COURTYARD
- CP COMMON PROPERTY
- VP VISITOR PARKING (COMMON PROPERTY)
- DP DISABLED PARKING (COMMON PROPERTY)

LANE

STATION



SURVEYOR

Name: NIGEL DELFS

Date:

Reference: 22436

PLAN OF SUBDIVISION OF LOT 268 D.P.1271229

LGA: MAITLAND
 Locality: LOCHINVAR
 Reduction Ratio 1:300
 Lengths are in metres.

REGISTERED

D.P.