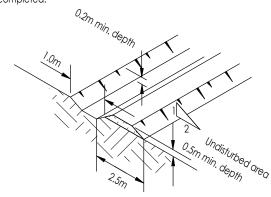
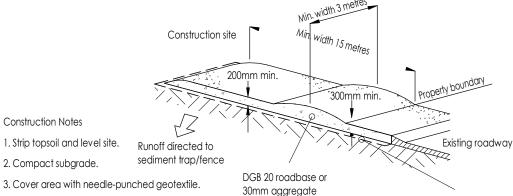


All erosion and sediment control measures required as conditions of building approval to be installed prior to any other work such as cut and fill taking place on site. These measures to be maintained throughout the course of construction and satisfactory stabilisation of the site upon completion of the works.

Control measures to be in accordance with Council's information brochure, and the Department of Conservation and Land Management

All sediment control techniques including runoff diversion techniques, sediment trapping devices, construction of entrances/exits, buffer zones and revegetation techniques shall be constructed to prevent sediment and other debris leaving the site or entering council drainage system. All such Reinforcing tape, rope or control measures to be maintained in a sound and workable condition and shall not be removed from site until permanent rehabilitation measures have been completed.





4. Construct 200mm thick pad over geotextile using roadbase or 300mm aggregate. Minimum length 15 metres or to building alignment. Minimum width 3 metres.

5. Construct hump immediately within boundary to divert water to a sediment fence or other sediment trap.

Geotextile fabric designed to prevent intermixing of subgrade and base materials and to maintain good properties of the sub-base layers

Geofabric may be a woven or needle punched product with a minimum CBR burst strength (AS3706.4-90) or 2500 N.

EROSION CONTROL



25.49 **FO**1 LOT 2 LANE LOT 4 COMMUNITY TITLE UNIT 1-3 LOT SIZE: 848.9M2 239 DP1271229 (UNREG'D) 266 DP1271229 264 DP 271229 STATION DP1271229 757.9 m² 757.9 m² 1061 m² /ACANT VACANT **TØRRENS** TORRENS TIT/LE TITLE UNIT 4/LOT UNIT 5 LOT SIZE:/333.5M2 SIZE: 333/5M2 วศ์ °1 1'1∩" $\bigcirc \otimes$ **SPRINGFIELD DRIVE** ELECTRICAL PILLAR LOCATED IN CENTRE OF

STAGE 1:

3 LOT SUBDIVISION

2 FRONT LOTS - TORRENS TITLE

STAGE 2:

3 UNIT COMMUNITY TITLE SUBDIVISION



REFER TO TENDER

TORRENS TITLE SUBDIVISION

COMMUNITY TITLE SUBDIVISION

SITE ANALYSIS PLAN 1:350

MAMBARE PTY LTD T/A VALLEY HOMES

457 HIGH STREET, MAITLAND. 2320

PHONE:(02)49341400

BUILDERS LIC. No. 5117

VALLEY

HOMES

A.C.N. 000 939 980



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EXPRESSLY PERMATTED BY US IN WRITING.

No. Date Description 21.03.24 ISSUED FOR DA APPLICATION 24.05.24 ISSUED FOR DA APPLICATION

LOT 265 & 266 - DP1271229 TEAKMILL PTY LTD 128 - 130 SPRINGFIELD DRIVE **LOCHINVAR** NSW 2321

Sheet Title SITE ANALYSIS, EROSION CONTROL

ACCESS DRIVEWAY TO BE RELOCATED

As indicated 25.10.23 Drawn by Checked **CUSTOM** GR Checked by Owne Signed by Builder





SECTION F

1:100



REFER TO TENDER

COMMUNITY TITLE SUBDIVISION



MAMBARE PTY LTD T/A VALLEY HOMES A.C.N. 000 939 980 www.valleyhomes.com.au

VALLEY
HOMES
SINCE 1 9 7 1

457 HIGH STREET, MAITLAND. 2320
PHONE:(02)49341400

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RK	Α	21.03.24	ISSUED FOR DA APPLICATION	GR
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AS				

TEAKMILL PTY LTD

LOT 265 & 266 - DP1271229 128 - 130 SPRINGFIELD DRIVE LOCHINVAR NSW 2321 Sheet Title
DRIVEWAY PROFILE



AP TAP AS SPECIFIED

WINDSPRAY COLORBOND ROOF (0.60 SOLAR ABSORPTANCE) AS PER SELECTION SCHEDULE, SHEETING FIXED IN ACCORDANCE WITH MANUFACTURERS SPEC. INSULATION BLANKET UNDER LIGHTWEIGHT CLADDING TYPE 1 AS PER SELECTION SCHEDULE UNIT 1 LVL 02 CL 41.690 m UNIT 1 LVL Q2 WIN 41.450 m LIGHTWEIGHT CLADDING TYPE 1 AS PER SELECTION SCHEDULE UNIT 1 LVL 02 UNIT 1 LVL 01 CL 🔻 38.970 m FACE BRICKWORK TYPE 1 AS PER SELECTION SCHEDULE UNIT 1 LVL Q1 WIN METER BOX 38.430 m UNIT 1_LVL 01 🔻 36.250 m CONCRETE SLEEPER RETAINING WALL UNIT 1 EXCAV. LVL AS PER ENGINEERS DETAIL 35.865 m LIGHTWEIGHT CLADDING TYPE 1 AS FACE BRICKWORK TYPE 1 AS PER PER SELECTION SCHEDULE SELECTION SCHEDULE

SOUTH ELEVATION - UNIT 1

WINDSPRAY COLORBOND ROOF (0.60

1:100

BAL 12.5

SOLAR ABSORPTANCE) AS PER SELECTION SCHEDULE, SHEETING FIXED IN ACCORDANCE WITH MANUFACTURERS SPEC. INSULATION BLANKET UNDER LIGHTWEIGHT CLADDING TYPE 1 AS LIGHTWEIGHT CLADDING TYPE 1 AS PER SELECTION SCHEDULE PER SELECTION SCHEDULE UNIT 1 LVL 02 CL 41.690 m WINDSPRAY COLORBOND ROOF (0.60 UNIT-1 LVL 02 WIN 41.450 m SOLAR ABSORPTANCE) AS PER SELECTION SCHEDULE, SHEETING TIMBER FRAMED PERGOLA IN FIXED IN ACCORDANCE WITH UNIT 1 LVL 02 ACCORDANCE WITH MANUFACTURERS MANUFACTURERS SPEC. INSULATION BLANKET UNDER 39.270 m UNIT 1 LVL 01 CL 38.970 m UNIT LVL 01 WIN 🔻 38.430 m UNIT 1 LVL 01 36.250 m NHT_L EXCAV. LVL 🔻 135 x 135 TIMBER POSTS AS SPECIFIED-35.865 m FACE BRICKWORK TYPE 1 AS PER SELECTION SCHEDULE FACE BRICKWORK TYPE 1 AS PER SELECTION SCHEDULE CONCRETE SLEEPER RETAINING WALL

AS PER ENGINEERS DETAIL

NORTH ELEVATION - UNIT 1

1:100

BAL 12.5



REFER TO TENDER

COMMUNITY TITLE SUBDIVISION



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Α	21.03.24	ISSUED FOR DA APPLICATION	GR
В	24.05.24	ISSUED FOR DA APPLICATION	GR

FOF

TEAKMILL PTY LTD

AT:

LOT 265 & 266 - DP1271229 128 - 130 SPRINGFIELD DRIVE LOCHINVAR NSW 2321

Sheet Title

ELEVATIONS - UNIT 1

Date 25.10.23

Drawn by

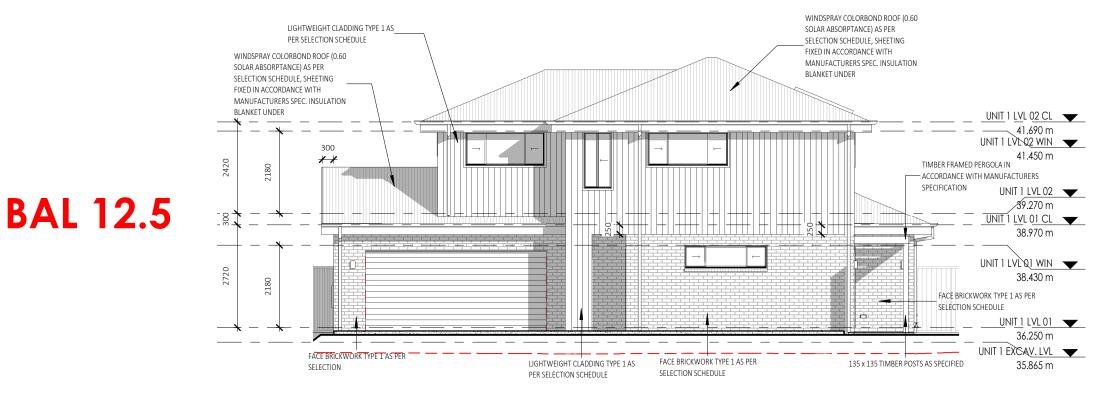
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Checked by Owner Date Signed by Builder

As indicated

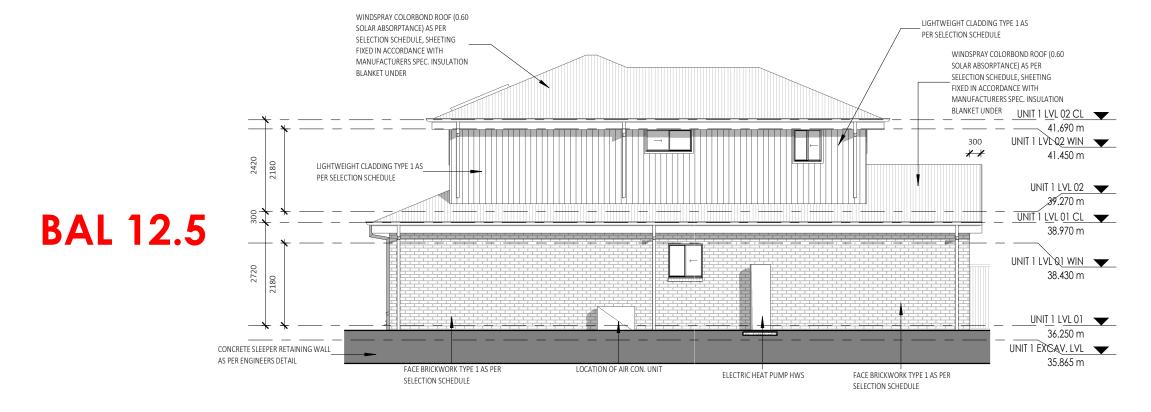
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EAST ELEVATION - UNIT 1

1:100 LEGEND - KEYNOTES (REFER SPECIFICATIONS)



WEST ELEVATION - UNIT 1

1:100



REFER TO TENDER

COMMUNITY TITLE SUBDIVISION



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TEAKMILL PTY LTD

AT

LOT 265 & 266 - DP1271229 128 - 130 SPRINGFIELD DRIVE LOCHINVAR NSW 2321

Sheet Title

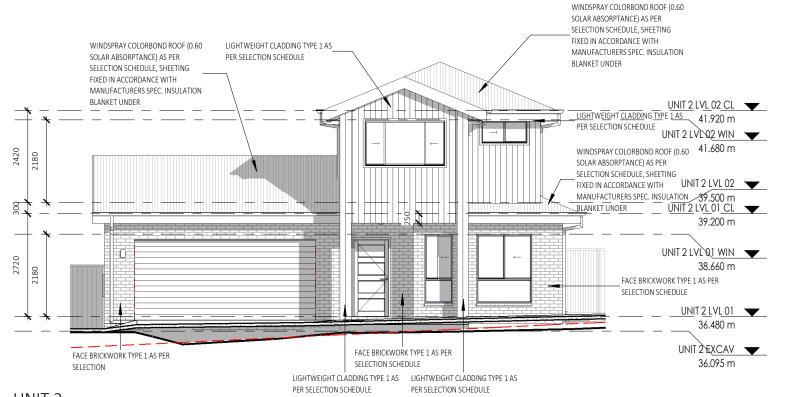
ELEVATIONS - UNIT 1

Checked by Owner Date Signed by Builder

As indicated

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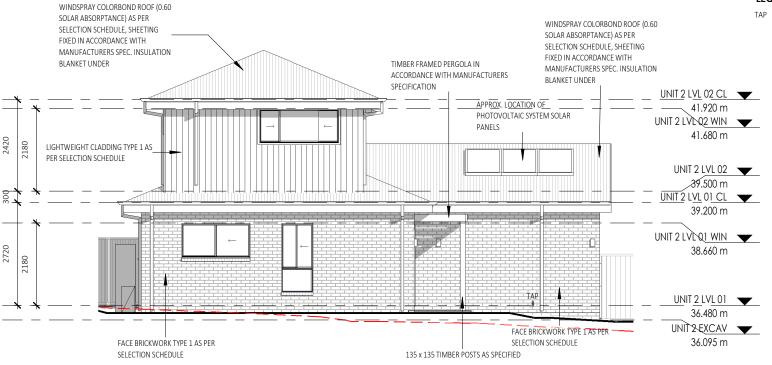


SOUTH ELEVATION - UNIT 2

1:100

LEGEND - KEYNOTES (REFER SPECIFICATIONS)

P TAP AS SPECIFIED



NORTH ELEVATION - UNIT 2

1:100



REFER TO TENDER

COMMUNITY TITLE SUBDIVISION



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A B	21.03.24	ISSUED FOR DA APPLICATION	GR
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TEAKMILL PTY LTD

AT:

LOT 265 & 266 - DP1271229 128 - 130 SPRINGFIELD DRIVE LOCHINVAR NSW 2321

Sheet Title

ELEVATIONS - UNIT 2

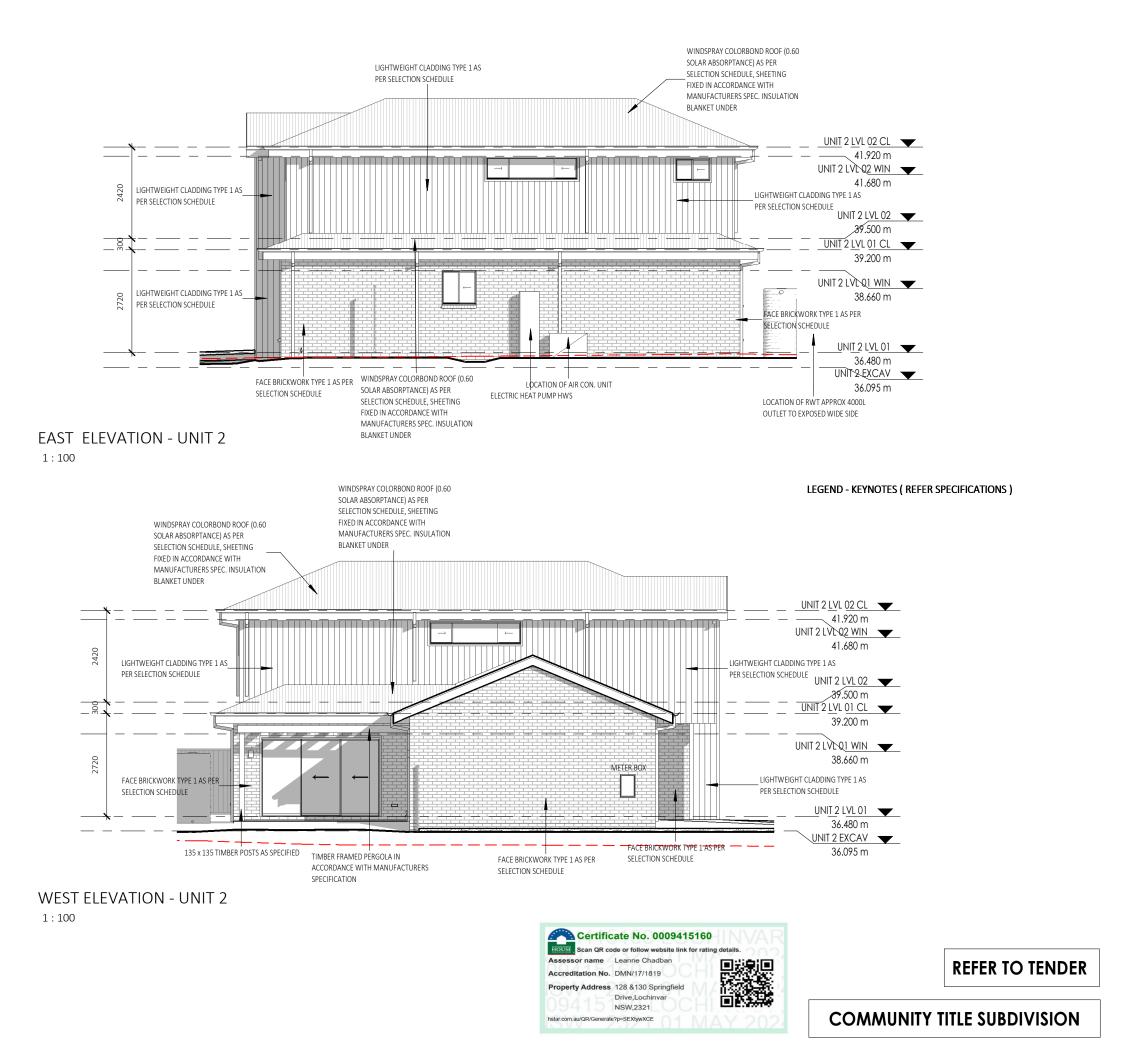
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As indicated

Design CUSTOM

Drawing No.

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FOR

TEAKMILL PTY LTD

AT:

LOT 265 & 266 - DP1271229 128 - 130 SPRINGFIELD DRIVE LOCHINVAR NSW 2321

Sheet Title

ELEVATIONS - UNIT 2

Date 25.10.23

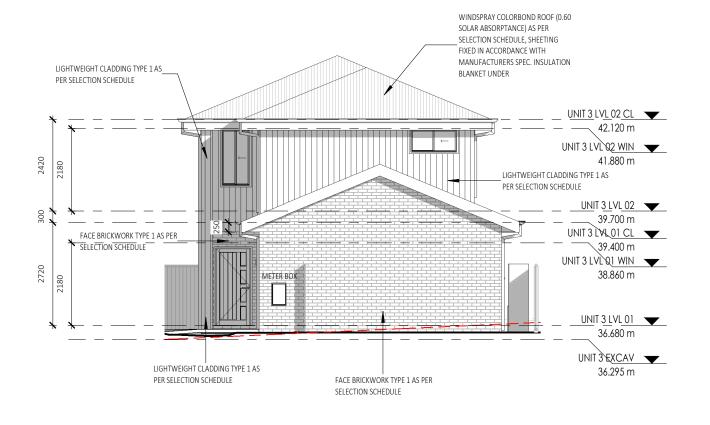
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As indicated

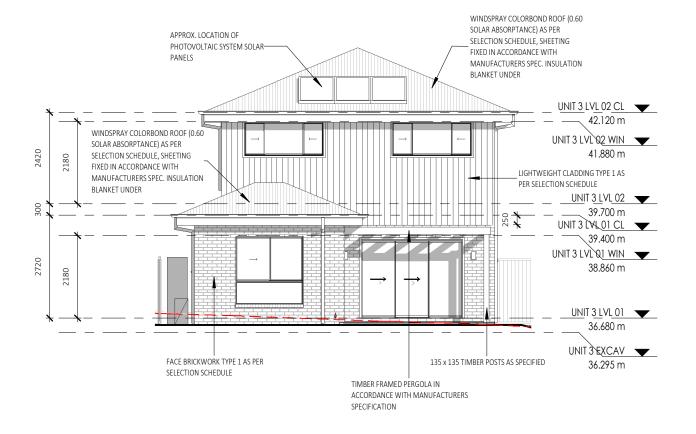
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SOUTH ELEVATION - UNIT 3 1:100

NORTH ELEVATION - UNIT 3



Certificate No. 0009415160 Assessor name Leanne Chadbar Property Address 128 &130 Springfield Drive,Lochinvar NSW,2321 hstar.com.au/QR/Generate?p=SEXtywXCE

REFER TO TENDER

COMMUNITY TITLE SUBDIVISION

MAMBARE PTY LTD T/A VALLEY HOMES A.C.N. 000 939 980 www.valleyhomes.com.au 457 HIGH STREET, MAITLAND. 2320 PHONE:(02)49341400 BUILDERS LIC. No. 5117 INTELLECTUAL PROPERTY CLAUSE: THIS AND ALL ASSOCIATED MATERIAL PROVIDED BY MAMBARE PTY LTD ("US") TO YOU IS OUR PROPERT AND IS PROTECTED BY COPYRIGHT, TRADE MARK AND OTHER INTELLECTUAL PROPERTY LAWS UNLESS EXPRESSLY INDICATED OTHERWISE ("THE MATERIAL") THE MATERIAL REMAINS OUR EXCLUSIVE PROPERTY YOU MUST NOT USE THE MATERIAL IN ANY WAY OR FOF ANY PURPOSE WHICH IS UNLAWFUL OR WHICH INFRINGES OUR OWNERSHIP OF THE MATERIAL. YOU MUST NOT UNDER ANY CIRCUMSTANCES (EITHER YOURSELF OR WITH A THIRD PARTY) USE, DISTRIBUTE EMPLOY OR EXPLOIT THE MATERIAL OTHER THAN AS EXPRESSLY PERMITTED BY US IN WRITING. 21.03.24 ISSUED FOR DA APPLICATION 24.05.24 ISSUED FOR DA APPLICATION

TEAKMILL PTY LTD

LOT 265 & 266 - DP1271229 128 - 130 SPRINGFIELD DRIVE LOCHINVAR NSW 2321

Sheet Title

ELEVATIONS - UNIT 3

25.10.23 Checked

GR Checked by Owner Signed by Builder

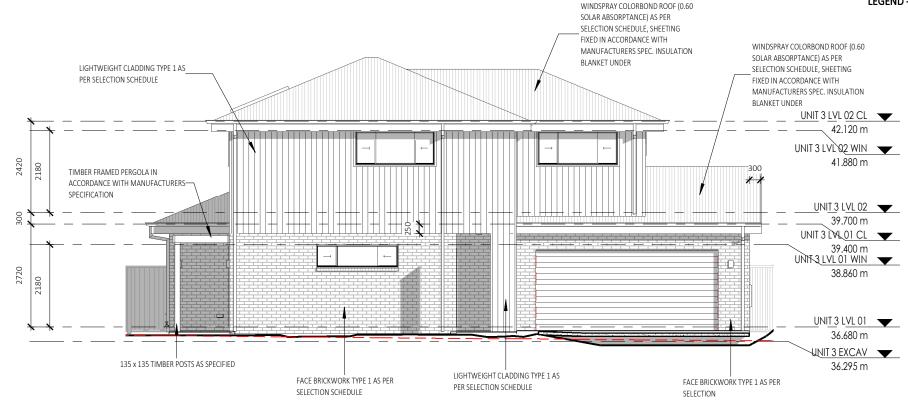
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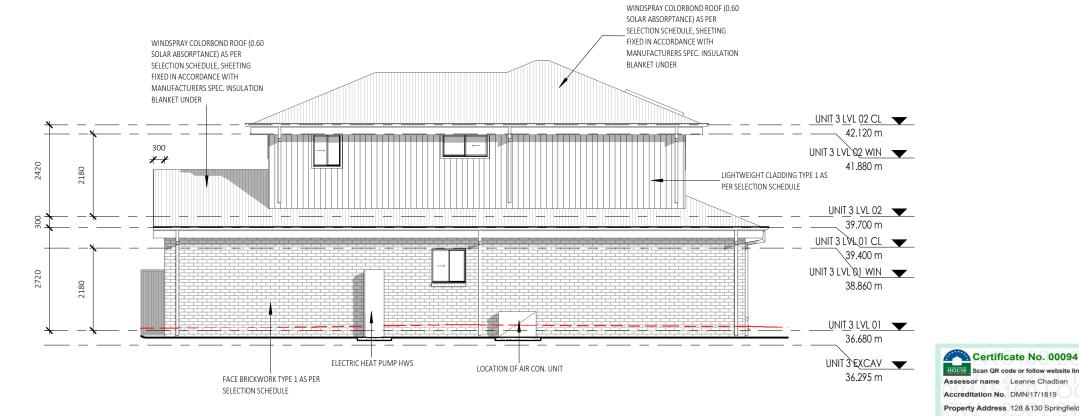
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WEST ELEVATION - UNIT 3

1:100



EAST ELEVATION - UNIT 3

1:100

REFER TO TENDER

COMMUNITY TITLE SUBDIVISION

Certificate No. 0009415160

Drive, Lochinvar

Scan QR code or follow website link for ra



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TEAKMILL PTY LTD

LOT 265 & 266 - DP1271229 128 - 130 SPRINGFIELD DRIVE LOCHINVAR NSW 2321

Sheet Title

ELEVATIONS - UNIT 3

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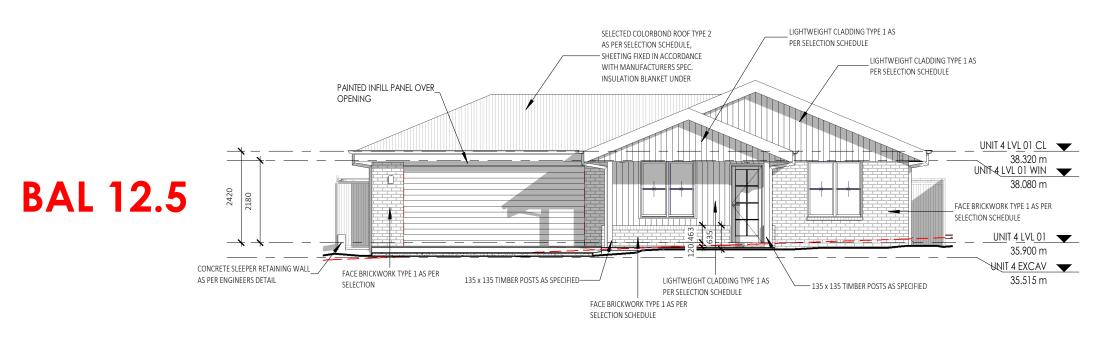
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Scale As indicated

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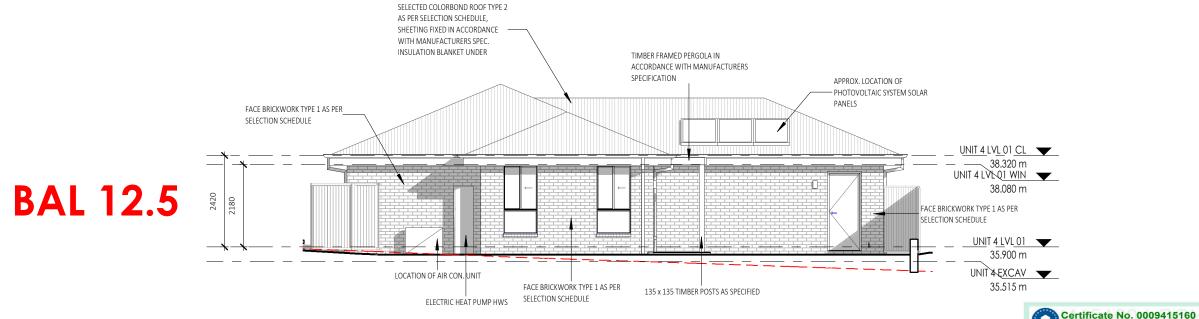
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SOUTH ELEVATION - UNIT 4

1:100

LEGEND - KEYNOTES (REFER SPECIFICATIONS)



NORTH ELEVATION - UNIT 4

1:100

Reseasor name

Accreditation No. DMN/17/1819

Property Address 128 &130 Springfield
Drive, Lochinvar
NSW,2321

hstar.com.au/QR/Generate?p=SEXtywXCE

REFER TO TENDER

TORRENS TITLE SUBDIVISION



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TEAKMILL PTY LTD

AT:

LOT 265 & 266 - DP1271229 128 - 130 SPRINGFIELD DRIVE LOCHINVAR NSW 2321

Sheet Title

ELEVATIONS - UNIT 4

Drawn by

GR Checked

As indicated

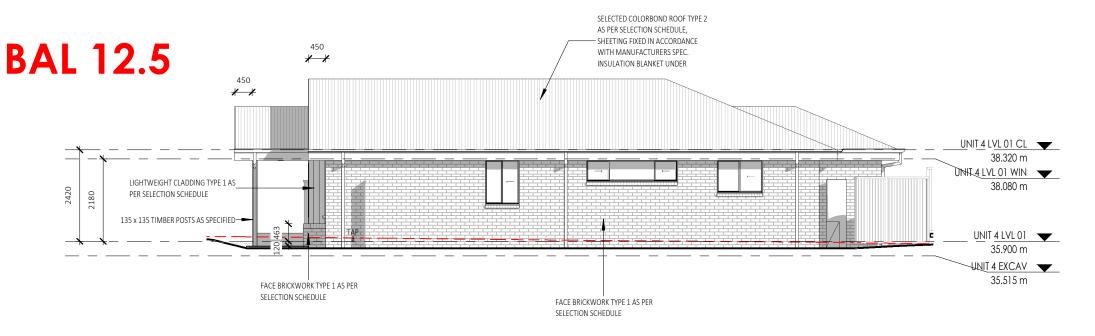
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Design CUSTOM
Drawing No.

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Signed by Builder

25.10.23

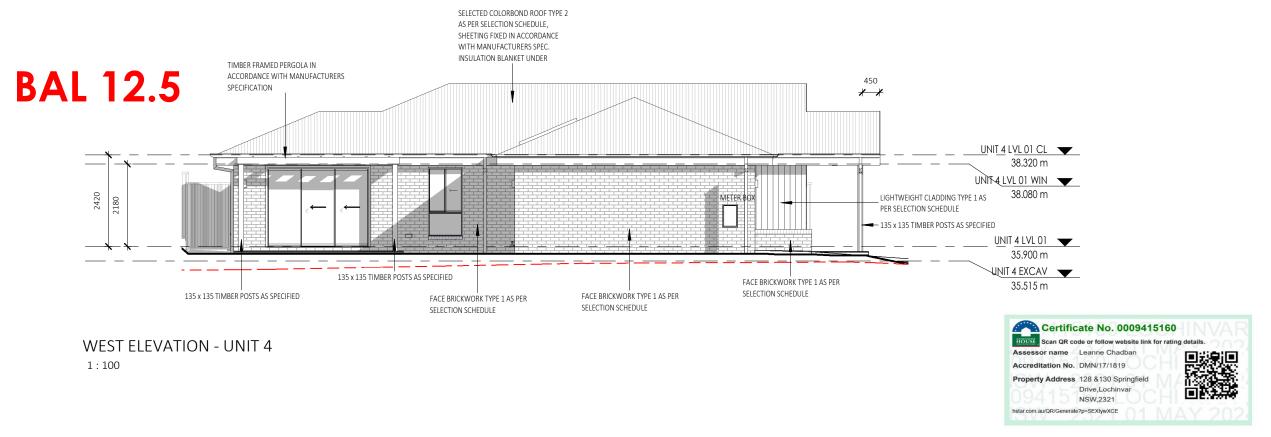


EAST ELEVATION - UNIT 4

1:100

LEGEND - KEYNOTES (REFER SPECIFICATIONS)

TAP AS SPECIFIED



REFER TO TENDER

TORRENS TITLE SUBDIVISION



MAMBARE PTY LTD T/A VALLEY HOME A.C.N. 000 939 980 www.valleyhomes.com.au

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TEAKMILL PTY LTD

AT:

LOT 265 & 266 - DP1271229 128 - 130 SPRINGFIELD DRIVE LOCHINVAR NSW 2321

Sheet Title

ELEVATIONS - UNIT 4

Date 25.10.23

Drawn by Checked

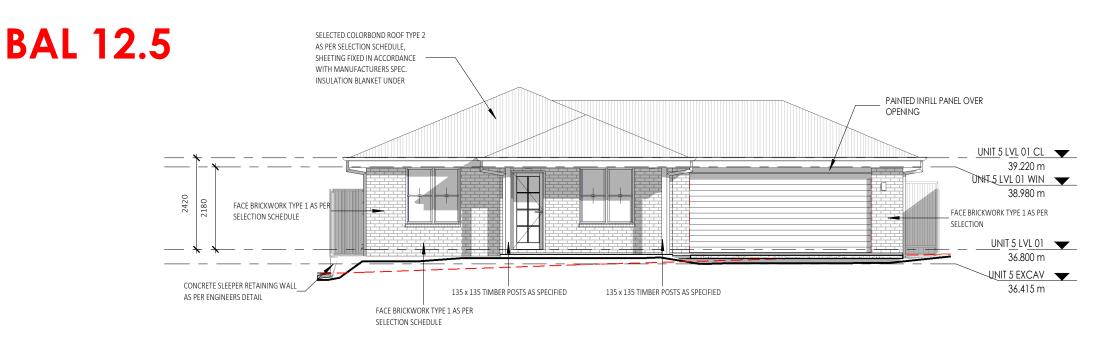
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As indicated

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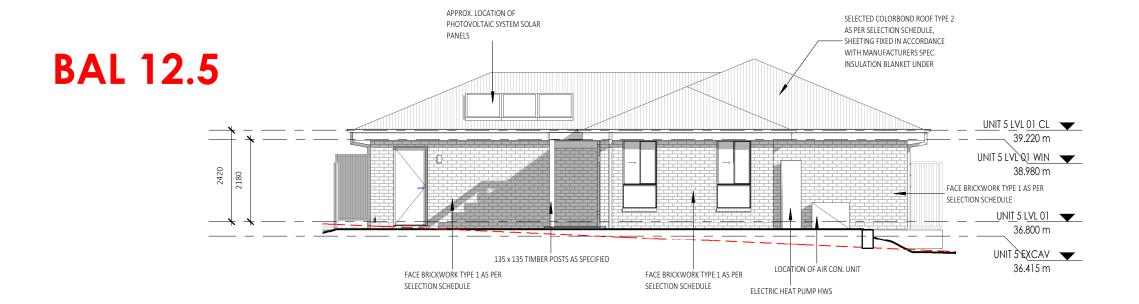
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SOUTH ELEVATION - UNIT 5

1:100



NORTH ELEVATION - UNIT 5

1:100



REFER TO TENDER

TORRENS TITLE SUBDIVISION



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TEAKMILL PTY LTD

AT

LOT 265 & 266 - DP1271229 128 - 130 SPRINGFIELD DRIVE LOCHINVAR NSW 2321

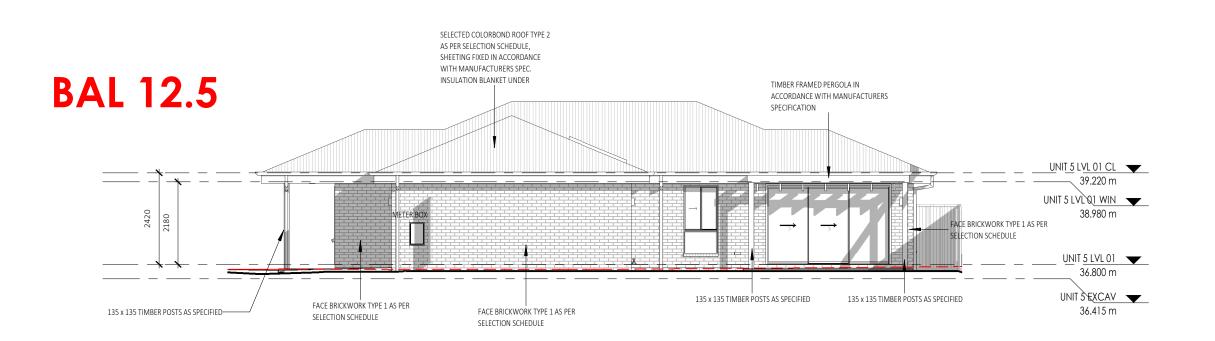
Sheet Title

ELEVATIONS - UNIT 5

As indicated

Design CUSTOM

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EAST ELEVATION - UNIT 5

1:100

LEGEND - KEYNOTES (REFER SPECIFICATIONS) SELECTED COLORBOND ROOF TYPE 2 AS PER SELECTION SCHEDULE, SHEETING FIXED IN ACCORDANCE WITH MANUFACTURERS SPEC. INSULATION BLANKET UNDER **BAL 12.5** UNIT 5 LVL 01 CL 39.220 m UNIT-5 LVL 01 WIN 38.980 m UNIT 5 LVL 01 36.800 m UNIT 5 EXCAV FACE BRICKWORK TYPE 1 AS PER FACE BRICKWORK TYPE 1 AS PER FACE BRICKWORK TYPE 1 AS PER 36.415 m 135 x 135 TIMBER POSTS AS SPECIFIED SELECTION SCHEDULE CONCRETE SLEEPER RETAINING WALL SELECTION SCHEDULE SELECTION SCHEDULE

AS PER ENGINEERS DETAIL

WEST ELEVATION - UNIT 5

1:100



REFER TO TENDER

TORRENS TITLE SUBDIVISION



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В	24.05.24	ISSUED FOR DA APPLICATION	GR
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TEAKMILL PTY LTD

LOT 265 & 266 - DP1271229 128 - 130 SPRINGFIELD DRIVE LOCHINVAR NSW 2321

Sheet Title

ELEVATIONS - UNIT 5

25.10.23

GR Checked by Owner Signed by Builder

Scale As indicated

@ A3 В CUSTOM Drawing No.