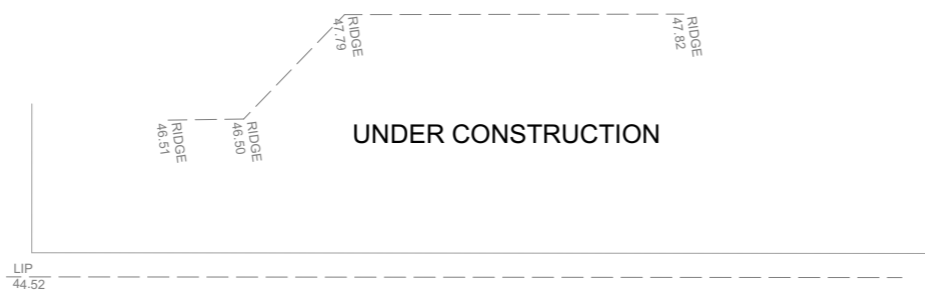
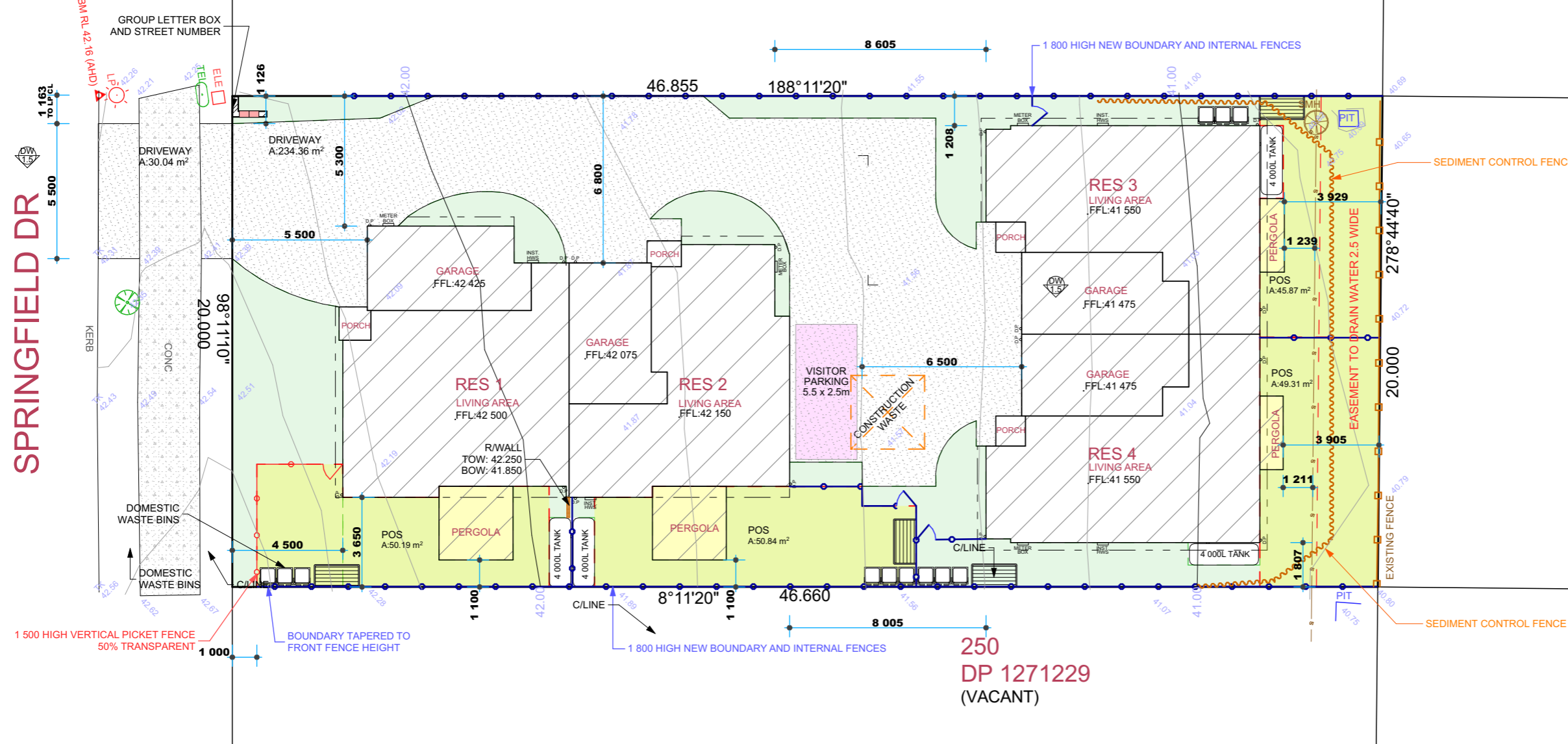


**Certificate No. # EDK3PPU1C6**  
 Scan QR code or follow website link for rating details.  
 Assessor name: siva nagarajan  
 Accreditation No.: HERA10225  
 Property Address: 106 SPRINGFIELD DRIVE, LOCHINVAR, NSW, 2321  
 https://www.f15.com.au/QRCodeLanding?PublicId=EDK3PPU1C6&GrpCert#1



248  
 DP 1271229

SPRINGFIELD DR



250  
 DP 1271229  
 (VACANT)

> SITE PLAN

1:200

> NOTE  
 > SITE LEVELS ARE APPROXIMATE ONLY. PLEASE EVALUATE ON SITE BEFORE ANY ORDERING OR WORK BEGINS.  
 > NO SUBTERRANEAN INVESTIGATIONS HAVE BEEN UNDERTAKEN. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT DIAL BEFORE YOU DIG ON PHONE No. 1100 or www.1100.com.au PRIOR TO ANY EXCAVATION OR EARTHWORKS



- > **SEDIMENT CONTROLS**
- ATTENTION IS DRAWN TO THE ENVIRONMENT PROTECTION ACT AND THE REQUIREMENTS FOR THE PROTECTION FROM DISCHARGE OF ANY POLLUTION FROM THE SITE.
  - ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AND MAINTAINED.
  - ALL SEDIMENT RETAINING STRUCTURES SHALL BE CLEARED UPON REACHING A MAXIMUM OF 75% CAPACITY. REMOVED SEDIMENT SHALL BE SPREAD WITHIN DISTRIBUTION AREAS ON THE SITE.
  - IMMEDIATELY FOLLOWING THE COMPLETION OF WORKS ALL EXPOSED AREAS SHALL BE STABILISED BY TURFING OR MULCHING (BY OWNER). SEDIMENT CONTROL SHALL BE MAINTAINED UNTIL GROUND COVER IS ESTABLISHED.

> **SITE STATISTICS**

FLOOR SPACE RATIO	N/A
SITE COVERAGE	66.2%
UNBUILT AREA	33.0%

> **AREAS**

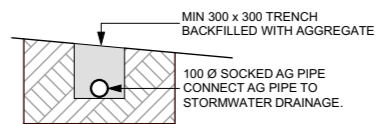
	AREA (m <sup>2</sup> ):
SITE AREA	935.11
SITE COVERAGE	618.45
UNBUILT	308.55
DRIVEWAY	264.40

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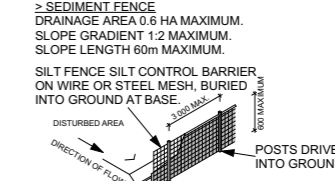
> 1:200 - UNLESS NOTED OTHERWISE

> North Point

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**A3**



> SITE DRAINAGE DETAIL



> SEDIMENT CONTROL FENCE

THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE ORDERING OR CONSTRUCTION STARTS AND VERIFY ALL ERRORS AND OMISSIONS WITH THE DESIGNER.

> Client  
**> NEACON**  
 > Development  
 > MULTI RES  
 > 106 SPRINGFIELD DRIVE, LOCHINVAR  
 > LOT 249, DP 1271229

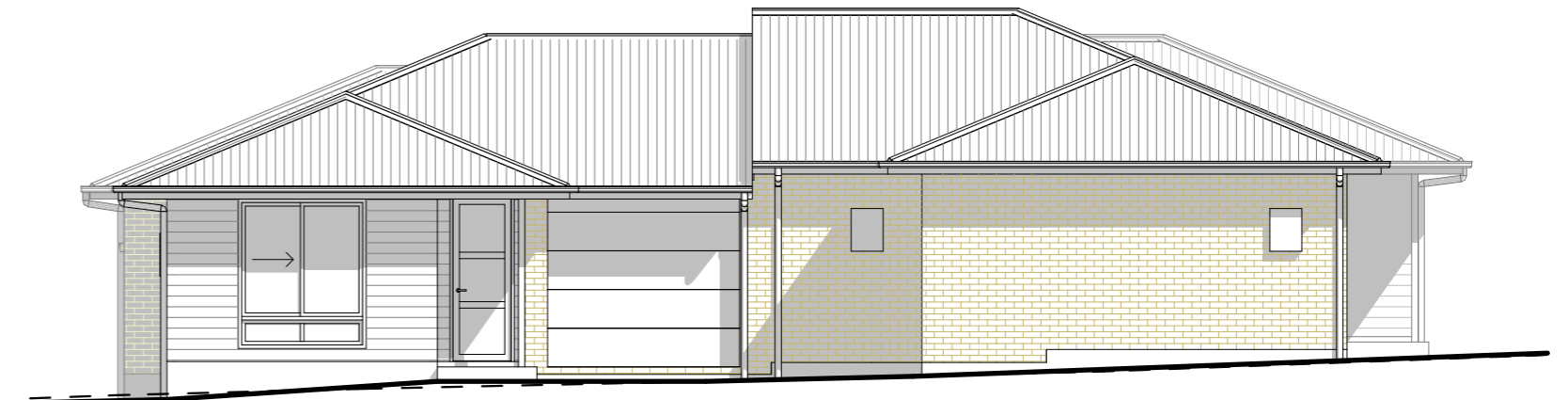
> DEVELOPMENT APPLICATION

> Designer JB	> Drafter SN
> Job No. 5202	> Revision No. DA1
> Drawing No. 1.3	

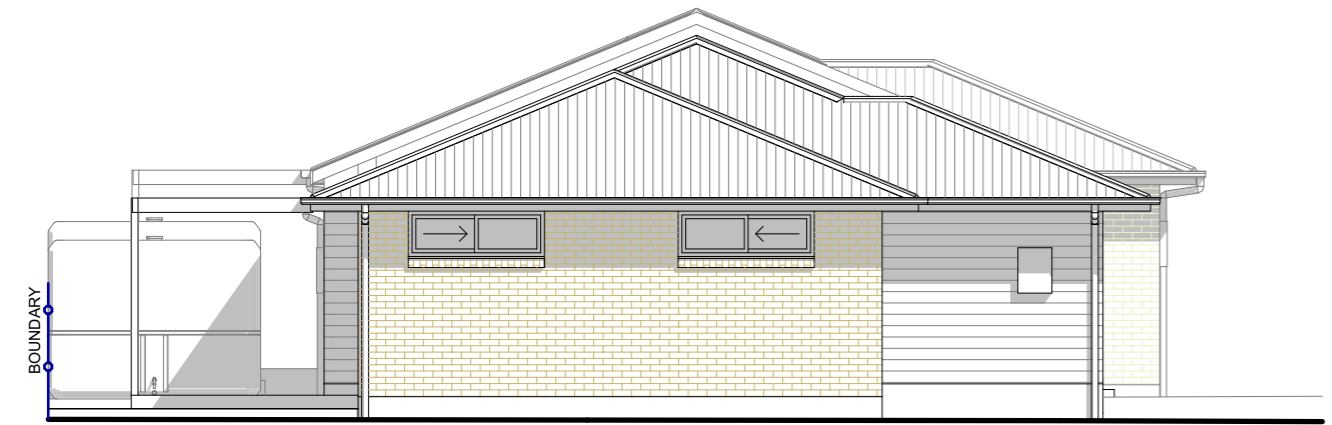
> DO NOT SCALE. IF IN DOUBT, ASK



1 > RES 1 & 2 SOUTH ELEVATION 1:100



2 > RES 1 & 2 WEST ELEVATION 1:100



3 > RES 1 & 2 NORTH ELEVATION 1:100



4 > EAST ELEVATION 1:100

**Certificate No. # EDK3PPU1C6**  
 Scan QR code or follow website link for rating details.

Assessor name: siva nagarajan  
 Accreditation No.: HERA10225  
 Property Address: 106 SPRINGFIELD DRIVE, LOCHINVAR, NSW, 2321

<https://www.fr5.com.au/QRcodeLanding?PublicId=EDK3PPU1C6&GrpCert=1>

- > GENERAL NOTES**
- > 1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND ENGINEERS DRAWINGS.
  - > 2. ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED BY THE BUILDER.
  - > 3. ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, CODES AND LOCAL AUTHORITIES.
  - > 4. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.
  - > 5. ALL MATERIALS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS.
  - > 6. SITE LEVELS ARE APPROXIMATE ONLY. PLEASE EVALUATE ON SITE BEFORE ANY ORDERING OR WORK BEGINS.
  - > 7. CJ BRICKWORK CONTROL JOINT

- > WINDOW NOTES**
- WINDOWS LABELLED (FS) ARE TO COMPLY WITH PART 11.3.7 AND 11.3.8 OF THE HOUSING PROVISIONS STANDARD 2022
  - WINDOWS LABELLED OBS - OBSCURED GLASS

- > EXTERNAL FINISHES**
- > CLADDING: BRICK VNEER / LIGHTWEIGHT
  - > WINDOWS: ALUMINIUM
  - > HINGED DOORS: AS SELECTED
  - > ROOF CLADDING: CUSTOM ORB
  - > RIDGES AND HIPS: COLORBOND
  - > GUTTERS: COLORBOND
  - > DOWN PIPES: PVC

THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE ORDERING OR CONSTRUCTION STARTS AND VERIFY ALL ERRORS AND OMISSIONS WITH THE DESIGNER.

> DO NOT SCALE. IF IN DOUBT, ASK

> DEVELOPMENT APPLICATION

> Client		
> NEACON		
> Development		
> MULTI RES		
> 106 SPRINGFIELD DRIVE, LOCHINVAR		
> LOT 249, DP 1271229		
> Designer	> Drafter	
> JB	> SN	
> Job No.	> Revision No.	> Drawing No.
> 5202	> DA1	> 1.9

**ADVANTAGE**  
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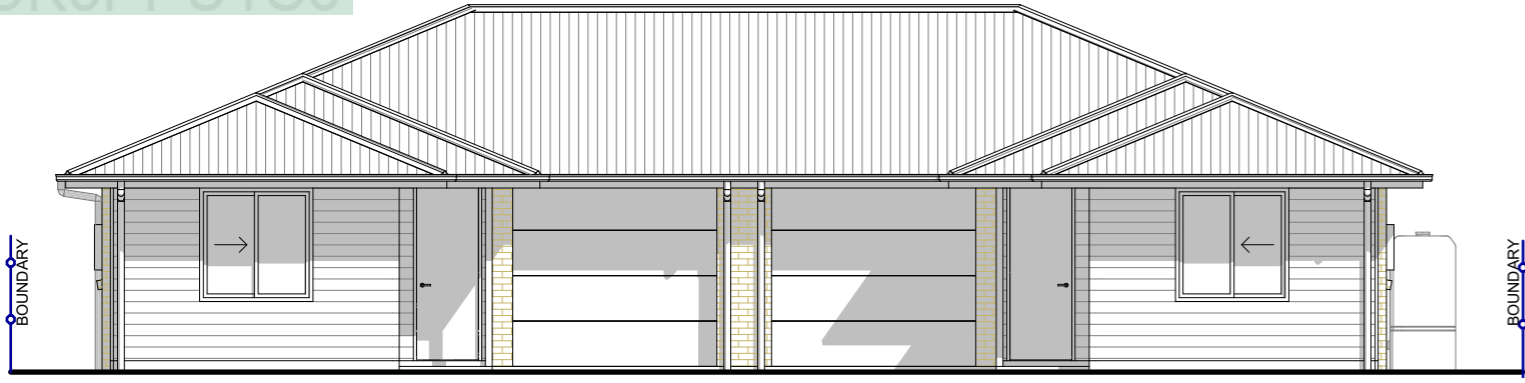
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1 > RES 3 & 4 SOUTH ELEVATION 1:100



2 > WEST ELEVATION 1:100



3 > RES 3 & 4 NORTH ELEVATION 1:100



4 > RES 3 & 4 NORTH ELEVATION 1:100

- > GENERAL NOTES**
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**> WINDOW NOTES**

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NOT FOR CONSTRUCTION