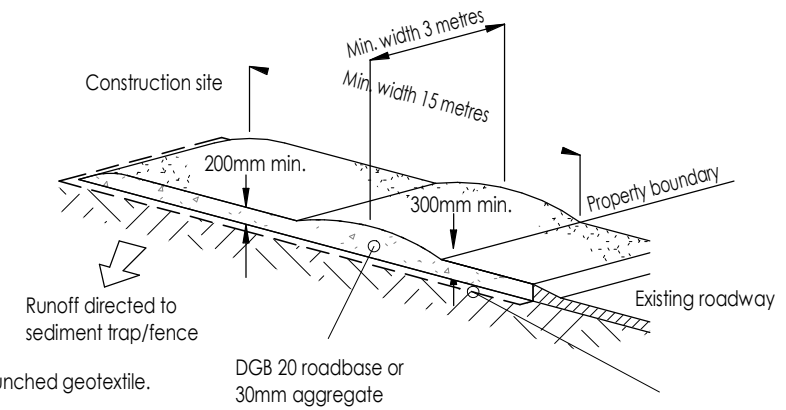
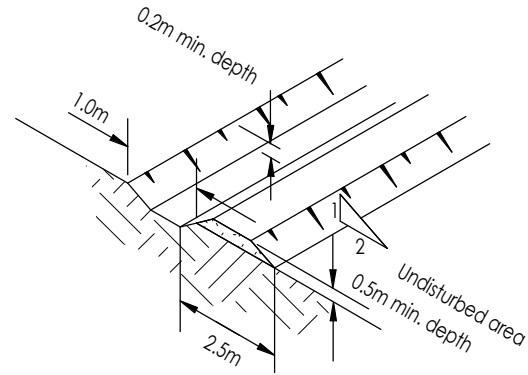


All erosion and sediment control measures required as conditions of building approval to be installed prior to any other work such as cut and fill taking place on site. These measures to be maintained throughout the course of construction and satisfactory stabilisation of the site upon completion of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



**Construction Notes**

- Strip topsoil and level site.
- Compact subgrade.
- Cover area with needle-punched geotextile.
- Construct 200mm thick pad over geotextile using roadbase or 300mm aggregate. Minimum length 15 metres or to building alignment. Minimum width 3 metres.
- Construct hump immediately within boundary to divert water to a sediment fence or other sediment trap.

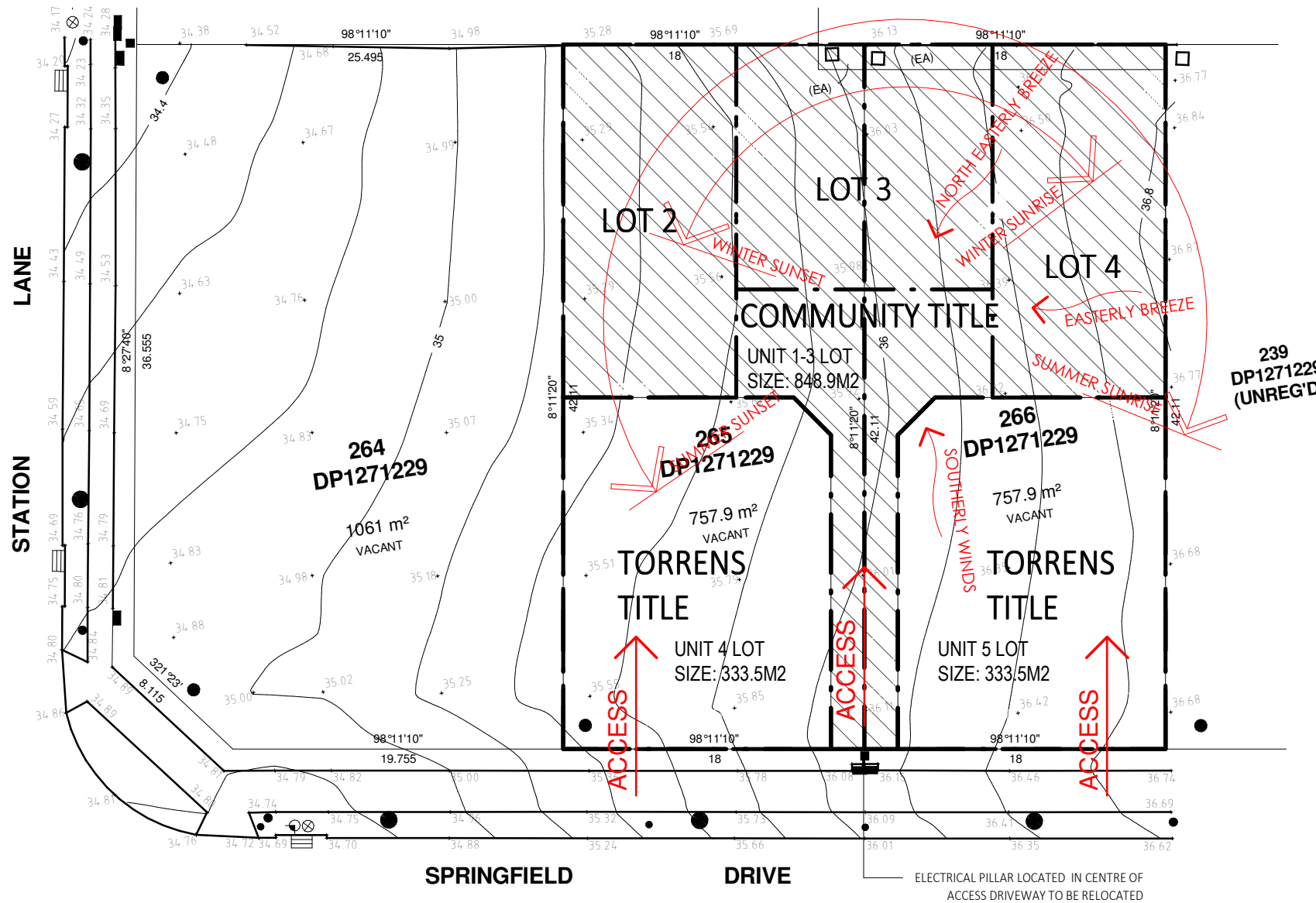
Geotextile fabric designed to prevent intermixing of subgrade and base materials and to maintain good properties of the sub-base layers

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

# EROSION CONTROL

**LEGEND**

- BOUNDARY LINE
- ADJACENT BOUNDARY
- CONTOUR LINE
- EASEMENT
- TOP & TOE OF BANKS
- LIGHT POLE
- ELECTRICAL PILLAR
- KERB INLET PIT
- DRAINAGE PIT
- HYDRANT
- STOP VALVE
- SEWER MAN HOLE
- TELSTRA PIT
- SIGN
- TREE



**STAGE 1:**  
3 LOT SUBDIVISION  
2 FRONT LOTS - TORRENS TITLE

**STAGE 2:**  
3 UNIT COMMUNITY TITLE SUBDIVISION

**Certificate No. 0009415160**

Scan QR code or follow website link for rating details.

Assessor name: Leanne Chadban  
Accreditation No.: DMN/17/1819  
Property Address: 128 & 130 Springfield Drive, Lochinvar NSW, 2321

01 MAY 2021

**REFER TO TENDER**

**TORRENS TITLE SUBDIVISION**

**COMMUNITY TITLE SUBDIVISION**

SITE ANALYSIS PLAN  
1 : 350



**VALLEY HOMES**  
SINCE 1971

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

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No.	Date	Description	Drn
A	21.03.24	ISSUED FOR DA APPLICATION	GR
B	24.05.24	ISSUED FOR DA APPLICATION	GR

FOR: **TEAKMILL PTY LTD**

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

Sheet Title  
**SITE ANALYSIS, EROSION CONTROL**

Date	25.10.23	Scale	As indicated	@ A3
Drawn by	GR	Checked	Design	CUSTOM
Checked by Owner	Date	Signed by Builder	Drawing No.	24005
				A10.0.1



SECTION F  
1 : 100

**Certificate No. 0009415160**  
 Scan QR code or follow website link for rating details.  
 Assessor name Leanne Chadban  
 Accreditation No. DMN/17/1819  
 Property Address 128 & 130 Springfield Drive, Lochinvar NSW, 2321  
 hstar.com.au/QR/Generate?P=SEXYwXCE

**REFER TO TENDER**

**COMMUNITY TITLE SUBDIVISION**

**VALLEY HOMES**  
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FOR: **TEAKMILL PTY LTD**

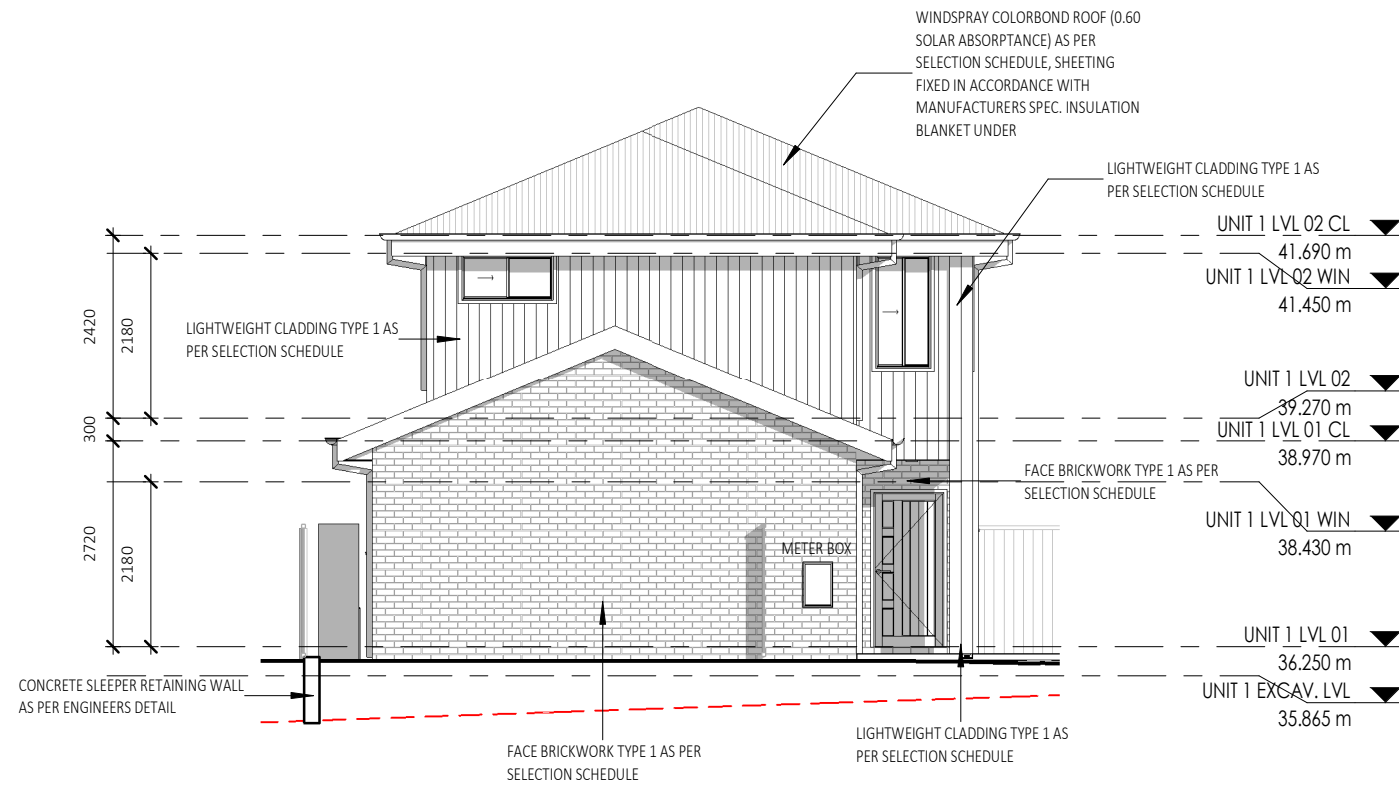
AT: **LOT 265 & 266 - DP1271229  
 128 - 130 SPRINGFIELD DRIVE  
 LOCHINVAR  
 NSW 2321**

Sheet Title  
**DRIVEWAY PROFILE**

Date	25.10.23	Scale	As indicated	@ A3
Drawn by	GR	Checked	Design	CUSTOM
Checked by Owner	Date	Signed by Builder	Drawing No.	24005
				A18.0.1

Rev **B**

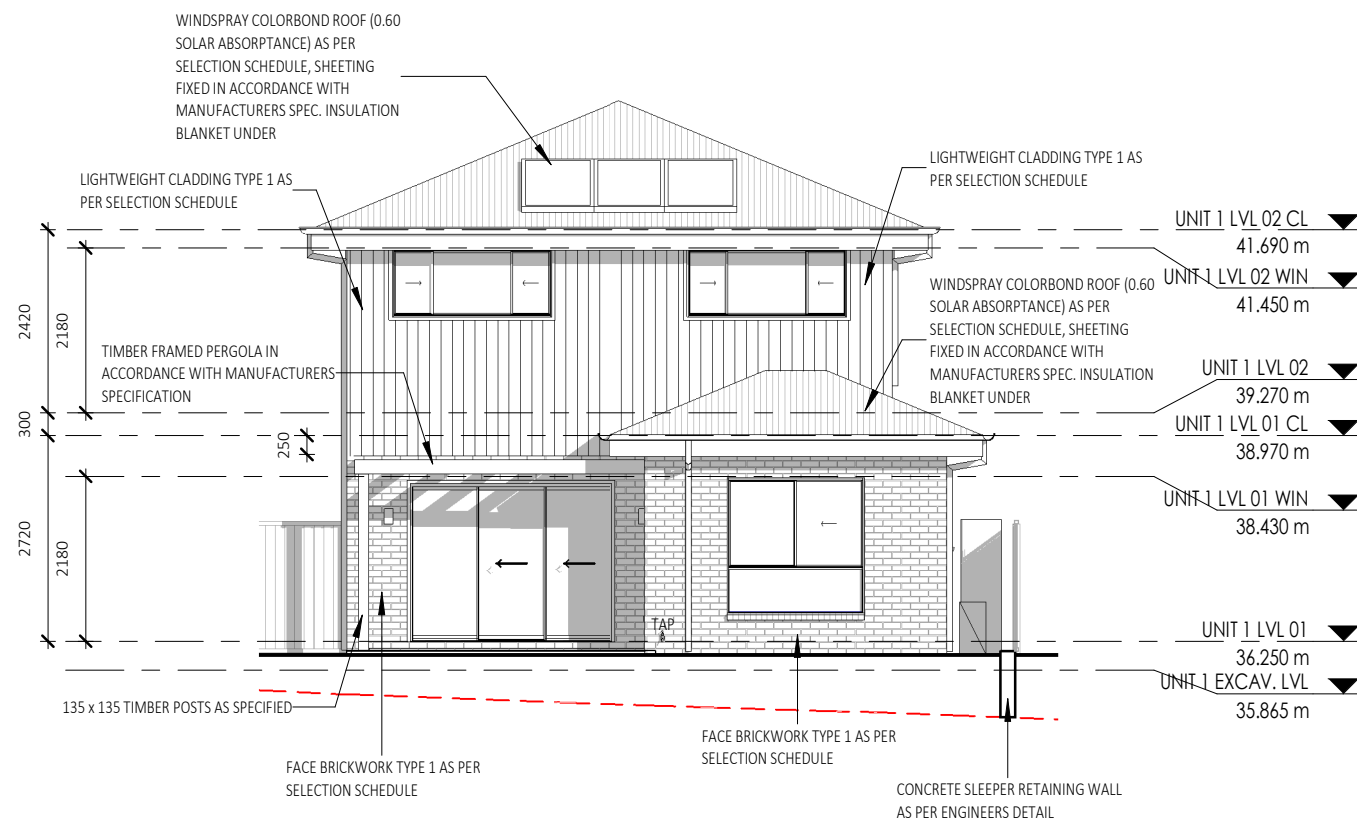
**BAL 12.5**



SOUTH ELEVATION - UNIT 1

1 : 100

**BAL 12.5**



NORTH ELEVATION - UNIT 1

1 : 100

LEGEND - KEYNOTES ( REFER SPECIFICATIONS )

TAP TAP AS SPECIFIED



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www.valleyhomes.com.au

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BUILDERS LIC. No. 5117

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128 - 130 SPRINGFIELD DRIVE  
LOCHINVAR  
NSW 2321

Sheet Title  
ELEVATIONS - UNIT 1

Date  
25.10.23

Drawn by GR Checked  
Checked by Owner Date Signed by Builder

Scale  
As indicated @ A3

Design  
CUSTOM B

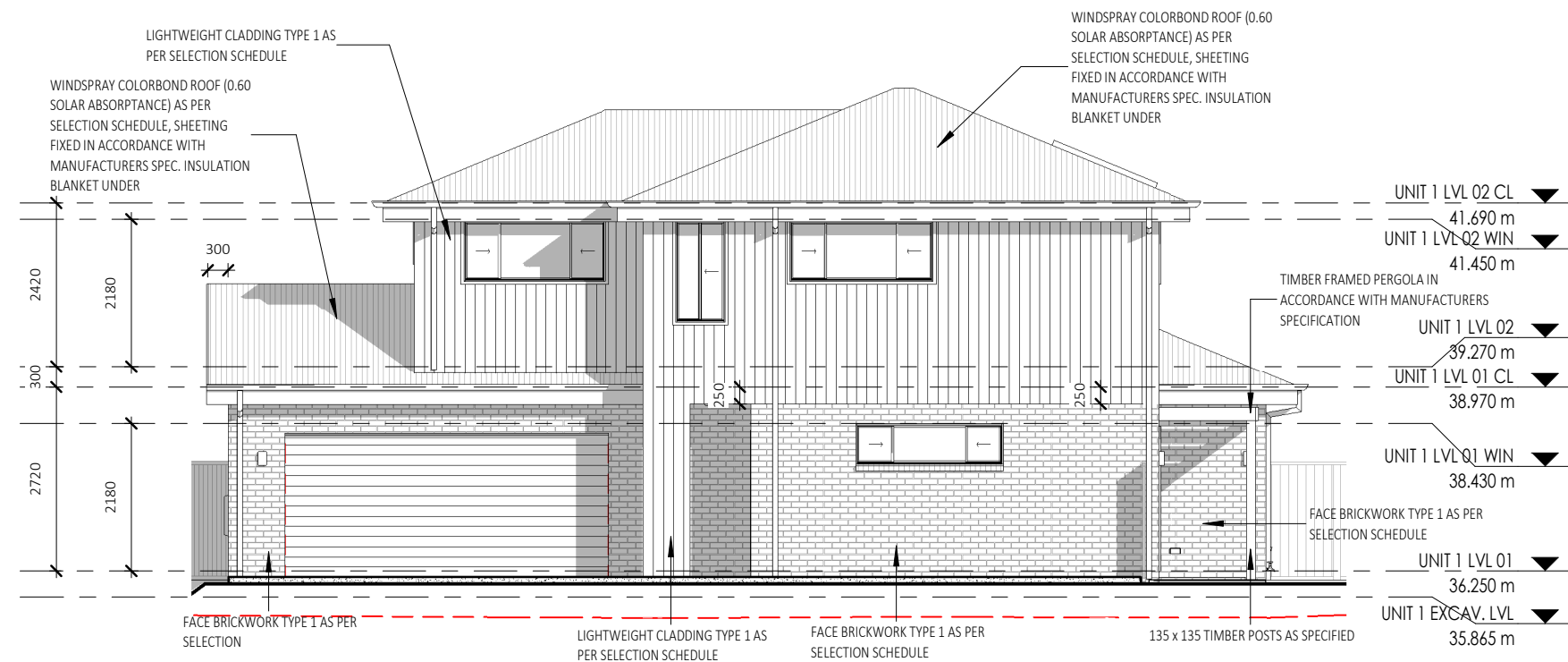
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REFER TO TENDER

COMMUNITY TITLE SUBDIVISION

# BAL 12.5



EAST ELEVATION - UNIT 1  
1 : 100

LEGEND - KEYNOTES ( REFER SPECIFICATIONS )

# BAL 12.5



WEST ELEVATION - UNIT 1  
1 : 100



REFER TO TENDER

COMMUNITY TITLE SUBDIVISION



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BUILDERS LIC. No. 5117

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FOR:  
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  
GR

Checked by Owner  
Date  
Signed by Builder

Scale  
As indicated @ A3

Design  
CUSTOM B

Drawing No.  
24005 A30.0.2



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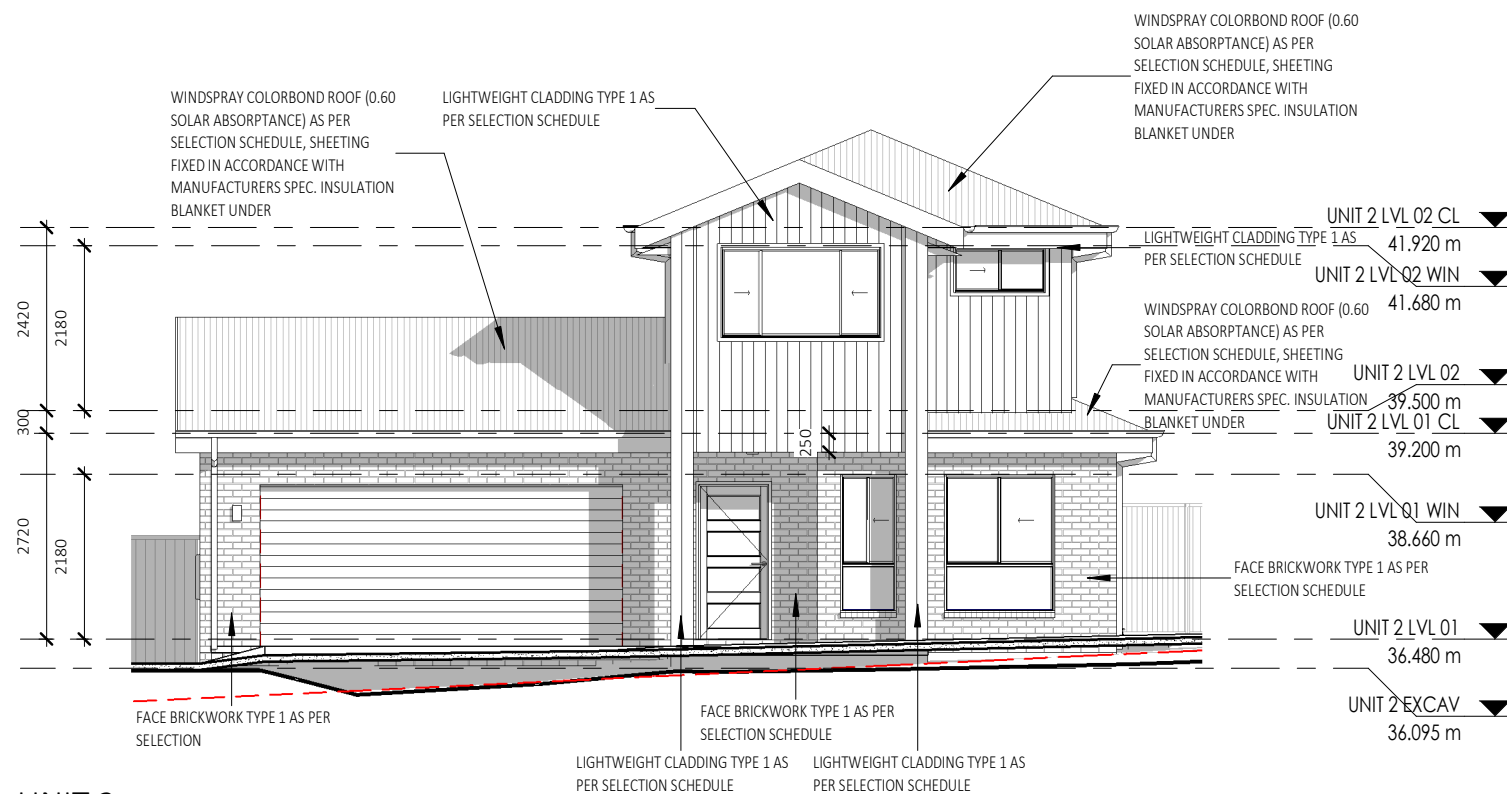
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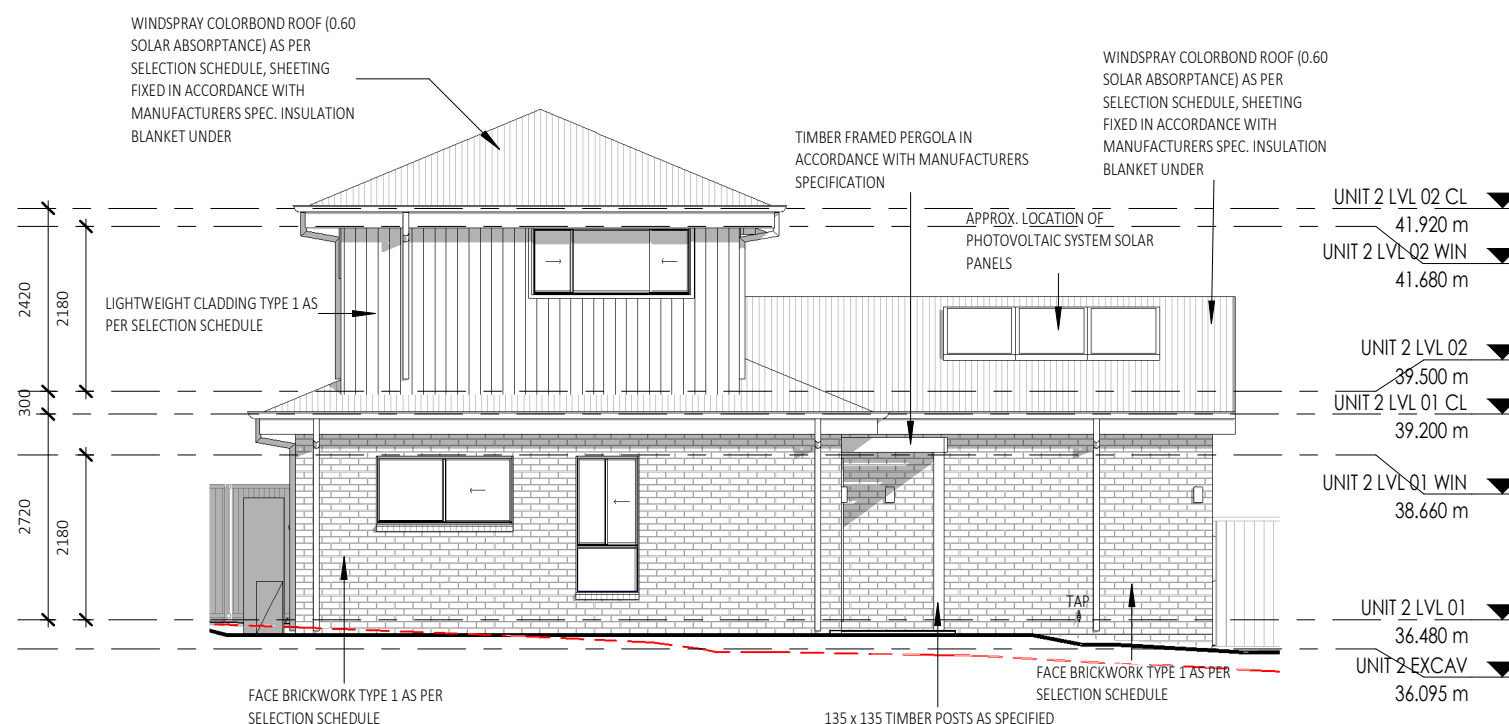
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A	21.03.24	ISSUED FOR DA APPLICATION	GR
B	24.05.24	ISSUED FOR DA APPLICATION	GR



**SOUTH ELEVATION - UNIT 2**

1 : 100



**NORTH ELEVATION - UNIT 2**

1 : 100

**LEGEND - KEYNOTES ( REFER SPECIFICATIONS )**

TAP TAP AS SPECIFIED

**Certificate No. 0009415160**  
Scan QR code or follow website link for rating details.  
Assessor name Leanne Chadban  
Accreditation No. DMN/17/1819  
Property Address 128 & 130 Springfield Drive, Lochinvar NSW, 2321  
hstar.com.au/QR/Generate?p=SEXYWXC

**REFER TO TENDER**

**COMMUNITY TITLE SUBDIVISION**

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

Drawn by GR Checked  
Checked by Owner Date Signed by Builder

Scale As indicated @ A3

Design CUSTOM B

Drawing No. 24005 B30.0.1



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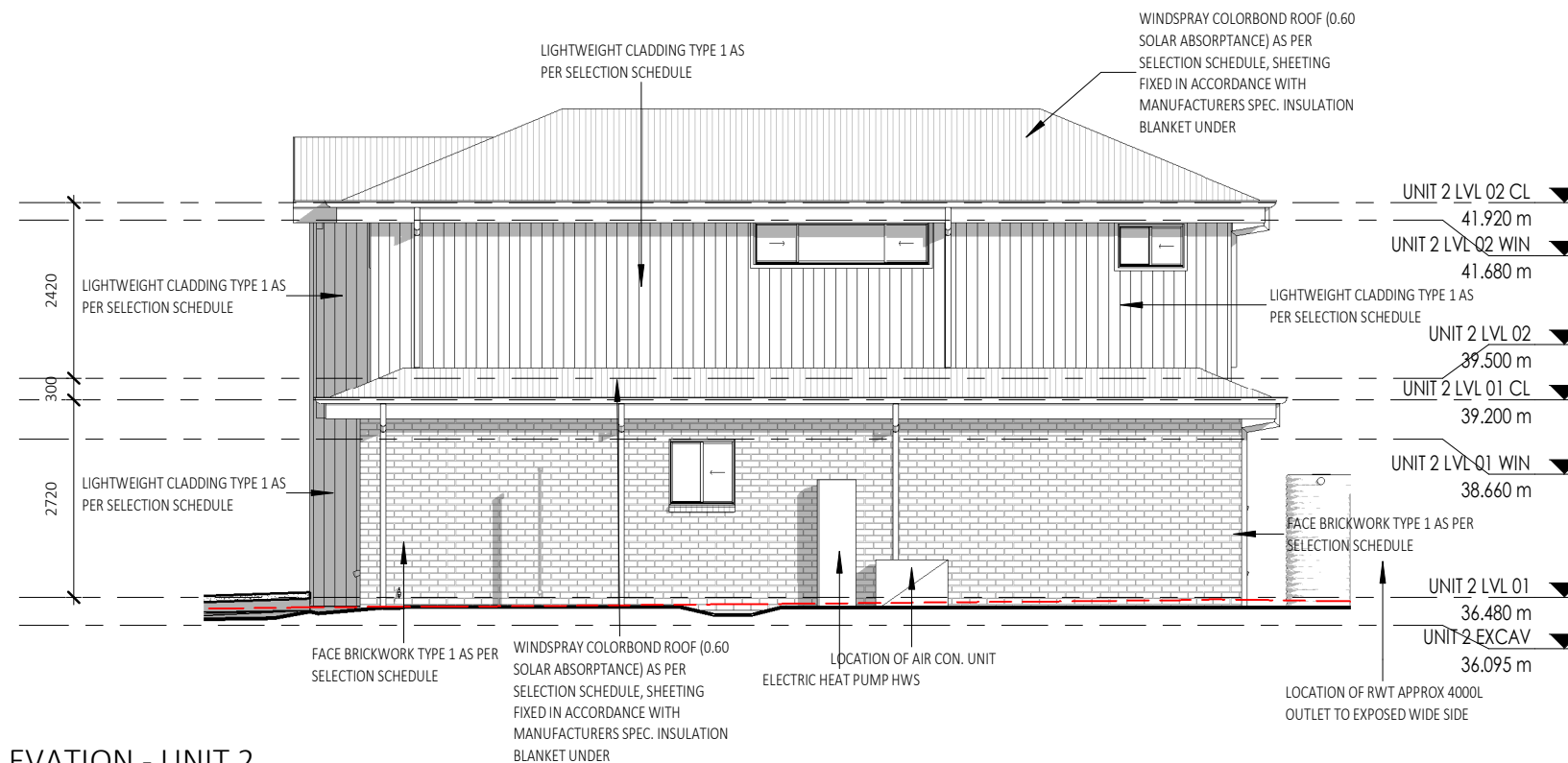
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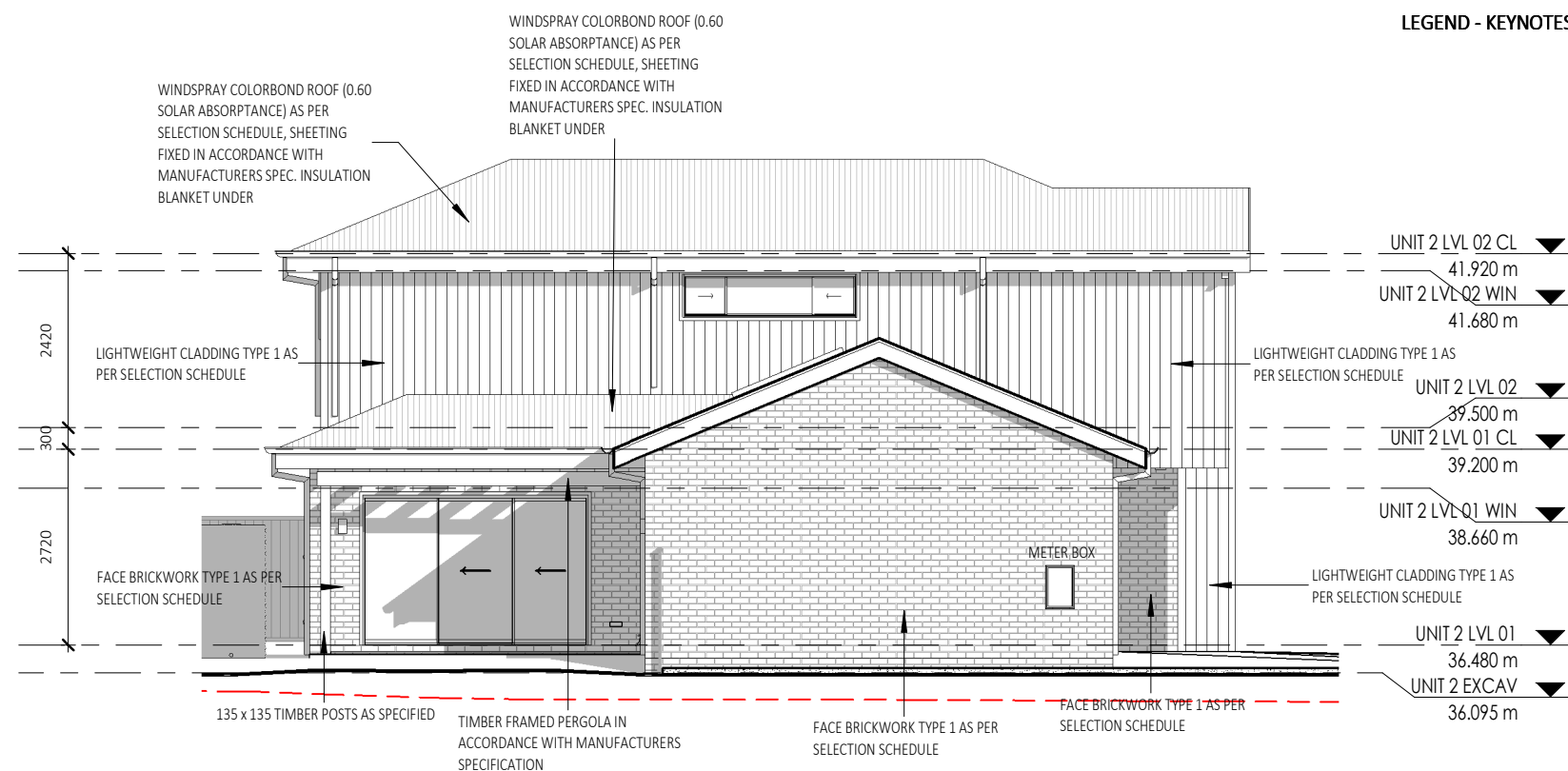
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**EAST ELEVATION - UNIT 2**

1 : 100



**WEST ELEVATION - UNIT 2**

1 : 100

**LEGEND - KEYNOTES ( REFER SPECIFICATIONS )**

**Certificate No. 0009415160**  
 Scan QR code or follow website link for rating details.  
 Assessor name: Leanne Chadban  
 Accreditation No. DMN/17/1819  
 Property Address: 128 & 130 Springfield Drive, Lochinvar NSW, 2321  
 hstar.com.au/QR/Generate?r=SEXYWXCCE

**REFER TO TENDER**

**COMMUNITY TITLE SUBDIVISION**

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

Drawn by: GR Checked

Checked by Owner: Date Signed by Builder

Scale: As indicated @ A3

Design: CUSTOM B

Drawing No. 24005 B30.1.1

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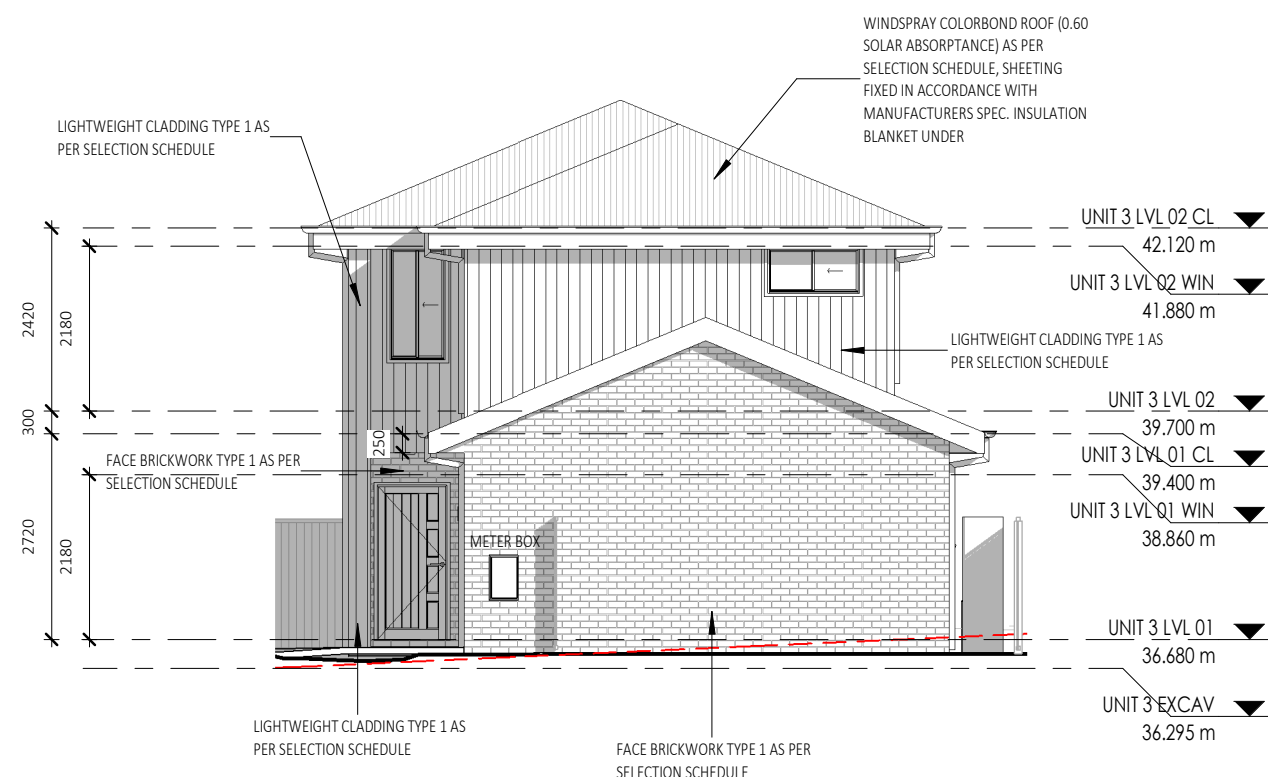
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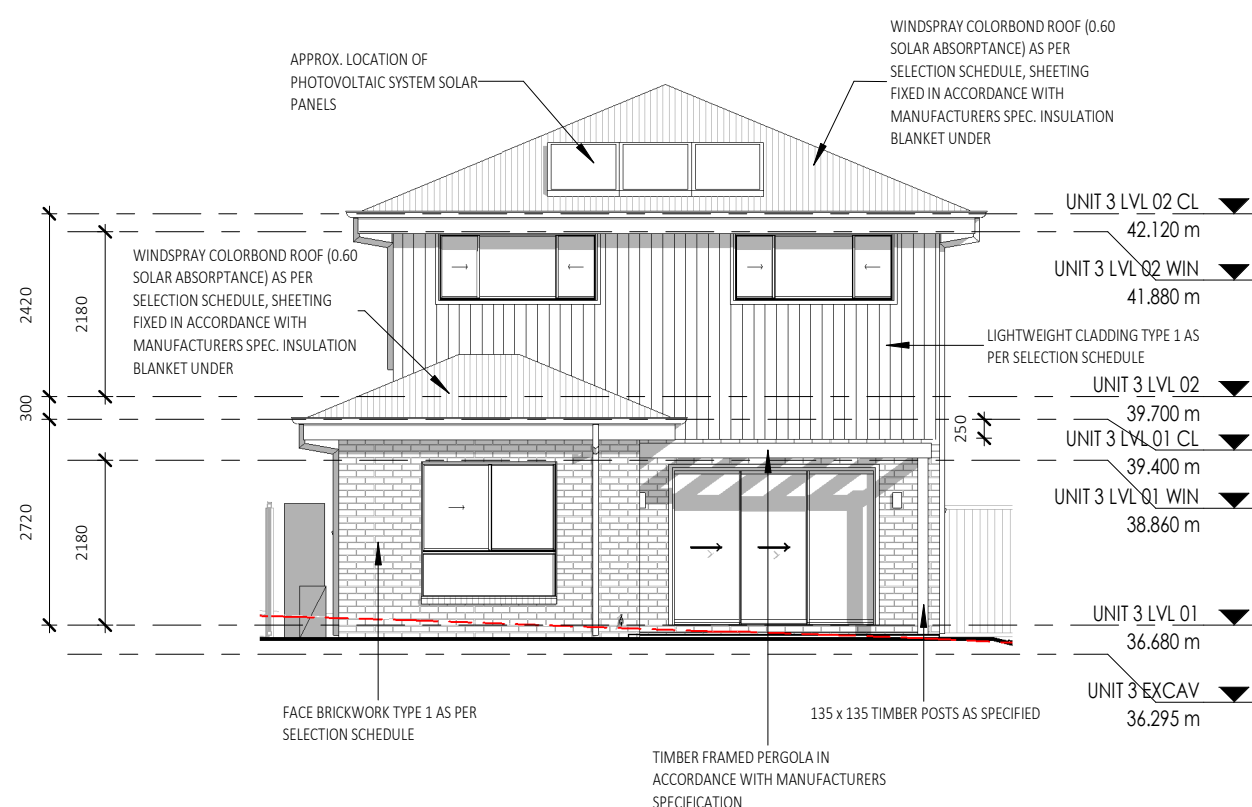
**SOUTH ELEVATION - UNIT 3**

1 : 100



**NORTH ELEVATION - UNIT 3**

1 : 100



**REFER TO TENDER**

**COMMUNITY TITLE SUBDIVISION**

FOR:  
**TEAKMILL PTY LTD**

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

Sheet Title  
ELEVATIONS - UNIT 3

Date	25.10.23	
Drawn by	GR	Checked
Checked by Owner	Date	Signed by Builder
Scale	As indicated @ A3	
Design	CUSTOM	<b>B</b>
Drawing No.	24005	C30.0.1



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 A.C.N. 000 939 980  
 www.valleyhomes.com.au  
 457 HIGH STREET, MAITLAND. 2320  
 PHONE:(02)49341400  
 BUILDERS LIC. No. 5117

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

Sheet Title  
 ELEVATIONS - UNIT 3

Date  
 25.10.23

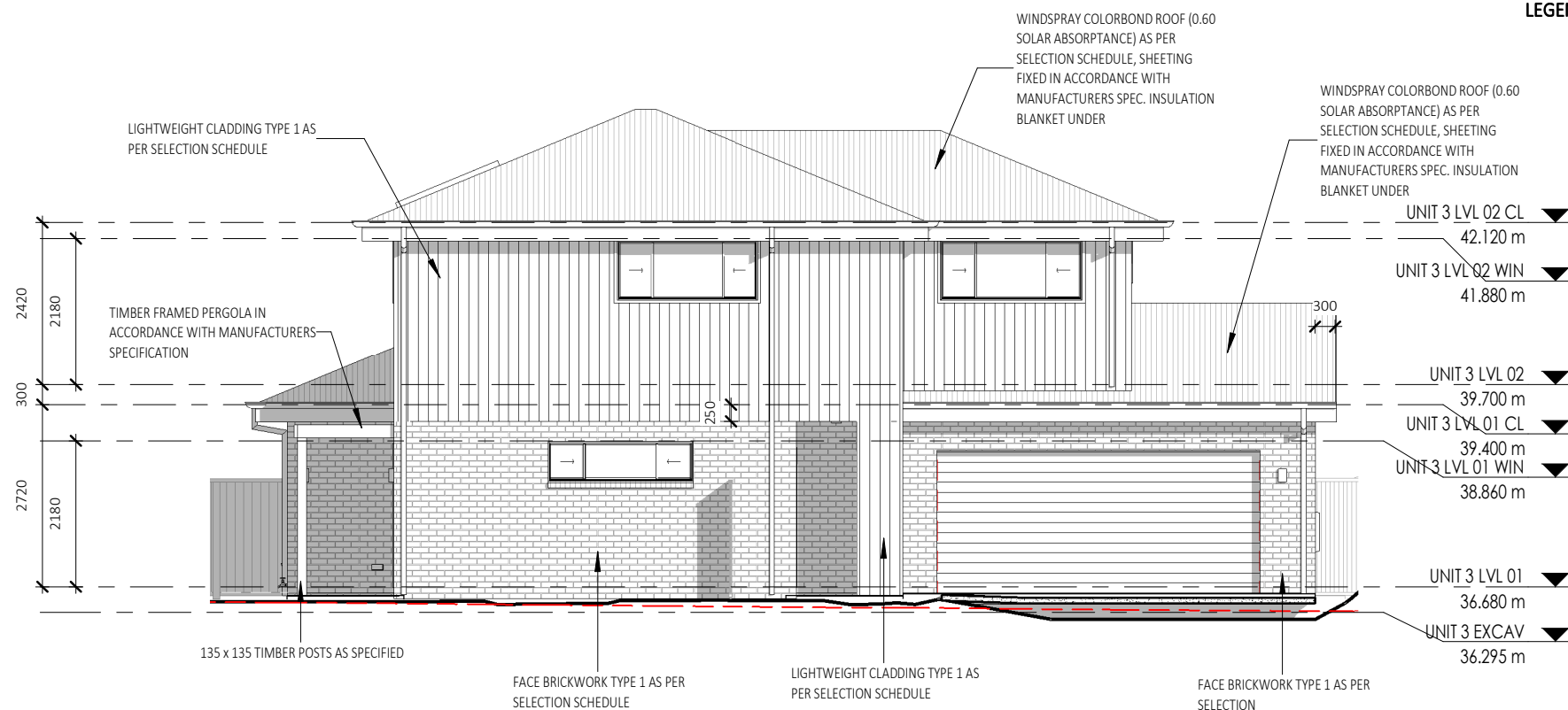
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 As indicated @ A3

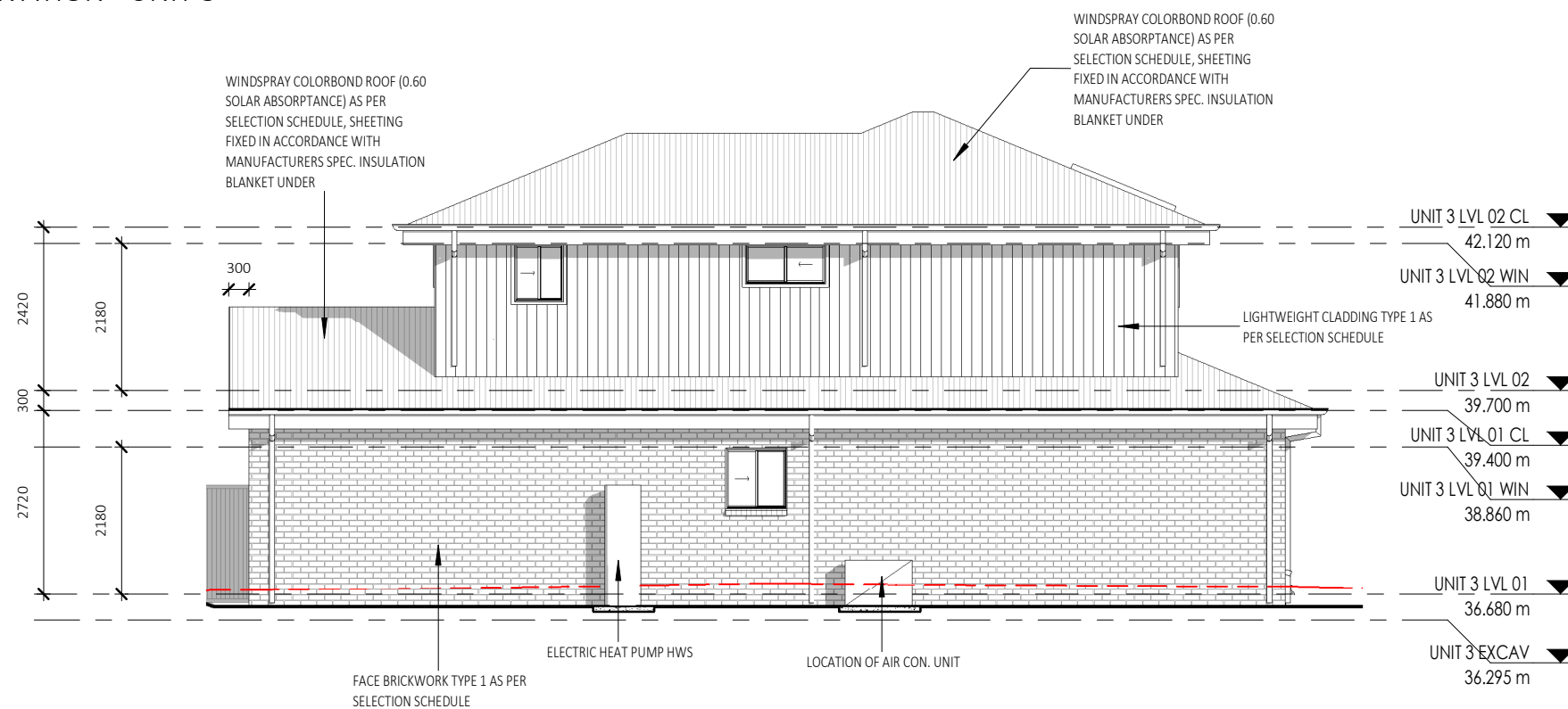
Design  
 CUSTOM B

Drawing No.  
 24005 C30.0.2

**LEGEND - KEYNOTES ( REFER SPECIFICATIONS )**



**WEST ELEVATION - UNIT 3**  
 1 : 100



**EAST ELEVATION - UNIT 3**  
 1 : 100

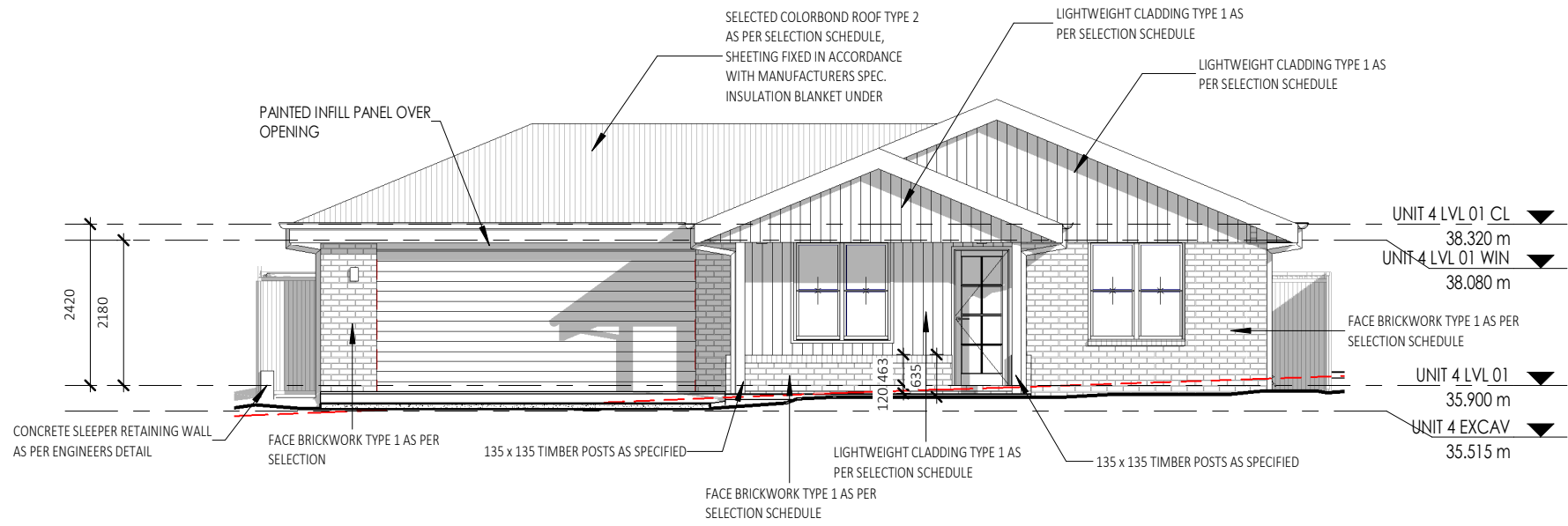


**REFER TO TENDER**

**COMMUNITY TITLE SUBDIVISION**



**BAL 12.5**

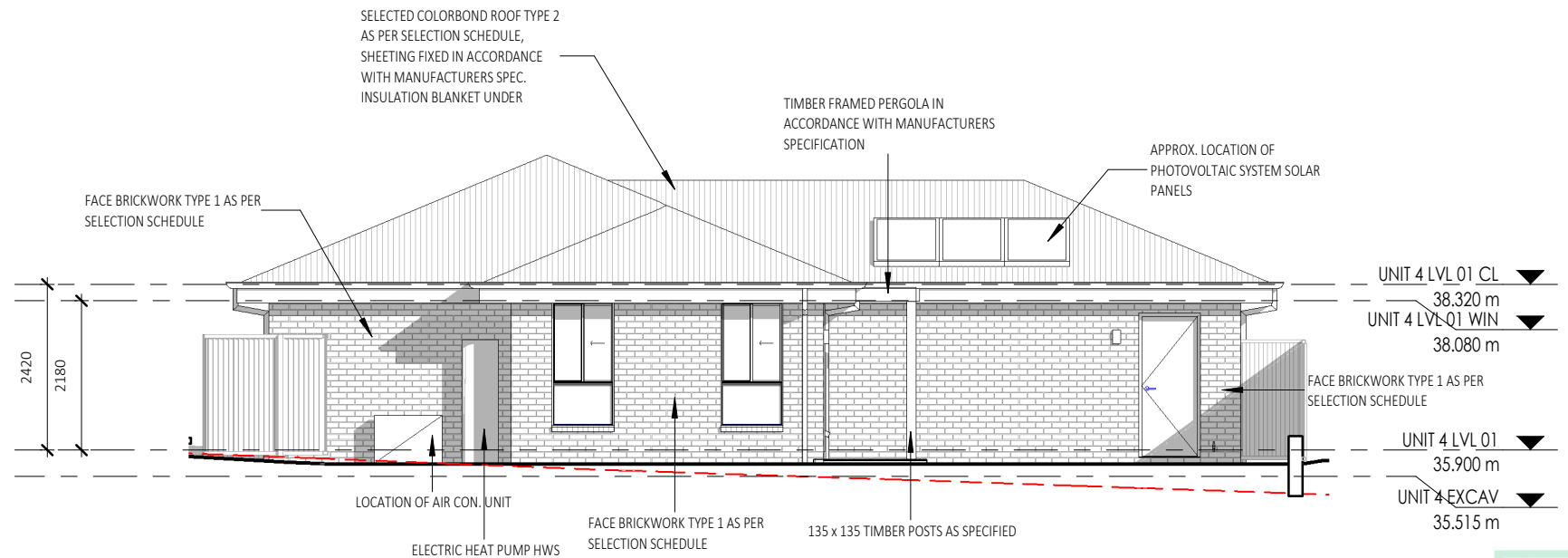


SOUTH ELEVATION - UNIT 4

1 : 100

LEGEND - KEYNOTES ( REFER SPECIFICATIONS )

**BAL 12.5**



NORTH ELEVATION - UNIT 4

1 : 100



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BUILDERS LIC. No. 5117

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FOR:  
**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	GR	Checked	
Checked by Owner	Date	Signed by Builder	

Scale  
As indicated @ A3

Design  
CUSTOM B

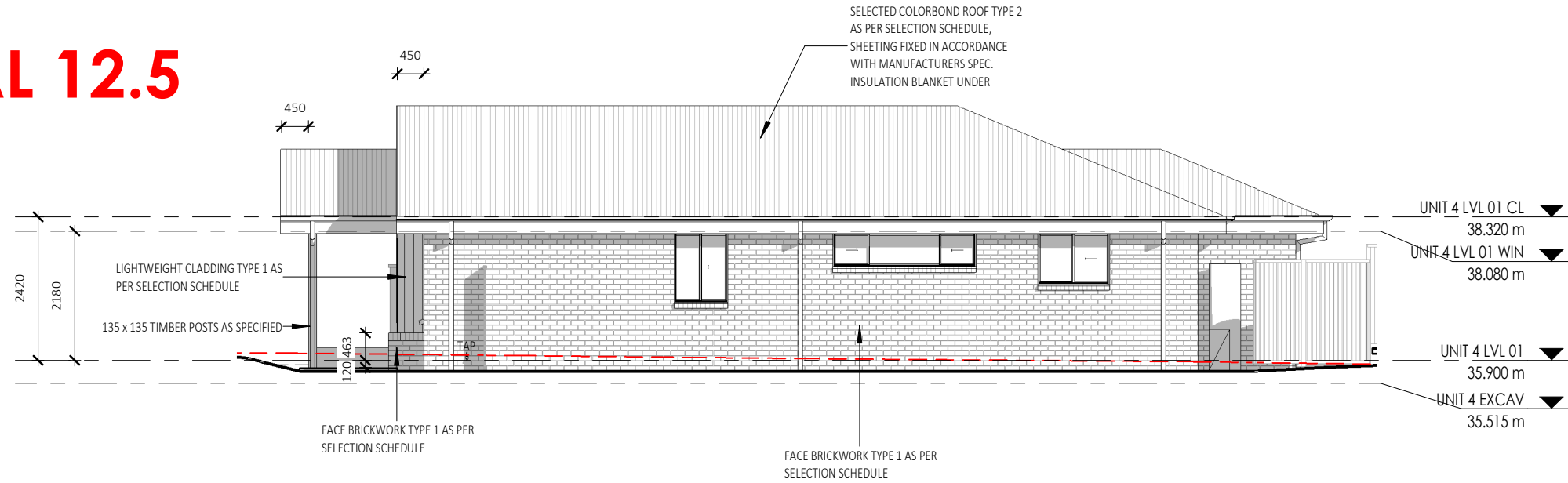
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**REFER TO TENDER**

**TORRENS TITLE SUBDIVISION**

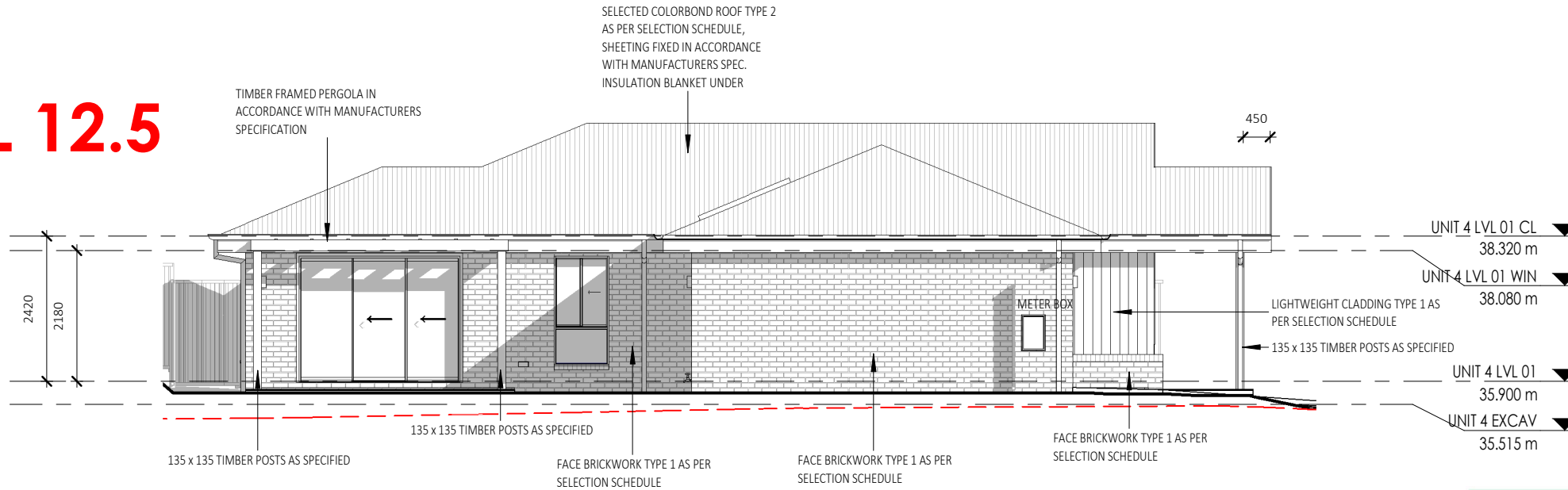
# BAL 12.5



EAST ELEVATION - UNIT 4  
1 : 100

**LEGEND - KEYNOTES ( REFER SPECIFICATIONS )**  
TAP      TAP AS SPECIFIED

# BAL 12.5



WEST ELEVATION - UNIT 4  
1 : 100

**Certificate No. 0009415160**  
Scan QR code or follow website link for rating details.  
**Assessor name** Leanne Chadban  
**Accreditation No.** DMN/17/1819  
**Property Address** 128 & 130 Springfield Drive, Lochinvar NSW, 2321  
hstar.com.au/QR/Generate?ps=SEXYXCE

**REFER TO TENDER**

**TORRENS TITLE SUBDIVISION**



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LOCHINVAR  
NSW 2321

Sheet Title  
ELEVATIONS - UNIT 4

Date  
25.10.23

Drawn by  
Checked  
GR

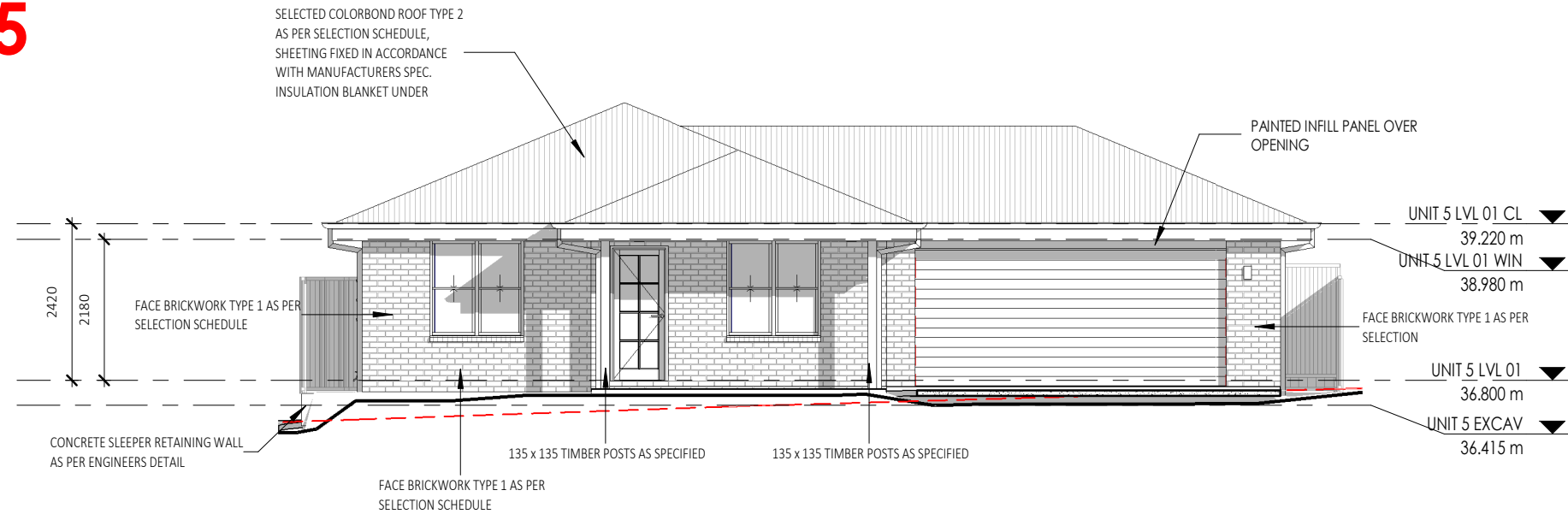
Checked by Owner  
Date  
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Scale  
As indicated @ A3

Design  
CUSTOM B

Drawing No.  
24005  
D30.0.2

# BAL 12.5

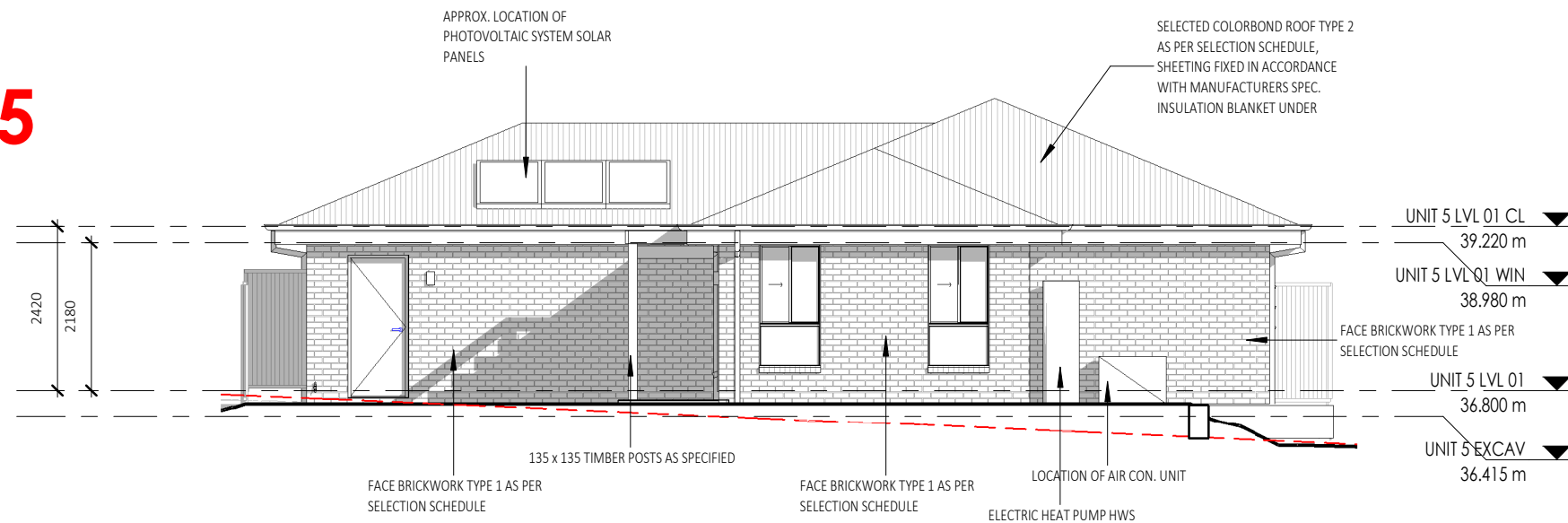


SOUTH ELEVATION - UNIT 5

1 : 100

LEGEND - KEYNOTES ( REFER SPECIFICATIONS )

# BAL 12.5



NORTH ELEVATION - UNIT 5

1 : 100



REFER TO TENDER

TORRENS TITLE SUBDIVISION



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www.valleyhomes.com.au  
457 HIGH STREET, MAITLAND. 2320  
PHONE:(02)49341400  
BUILDERS LIC. No. 5117

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No.	Date	Description	Drm
A	21.03.24	ISSUED FOR DA APPLICATION	GR
B	24.05.24	ISSUED FOR DA APPLICATION	GR

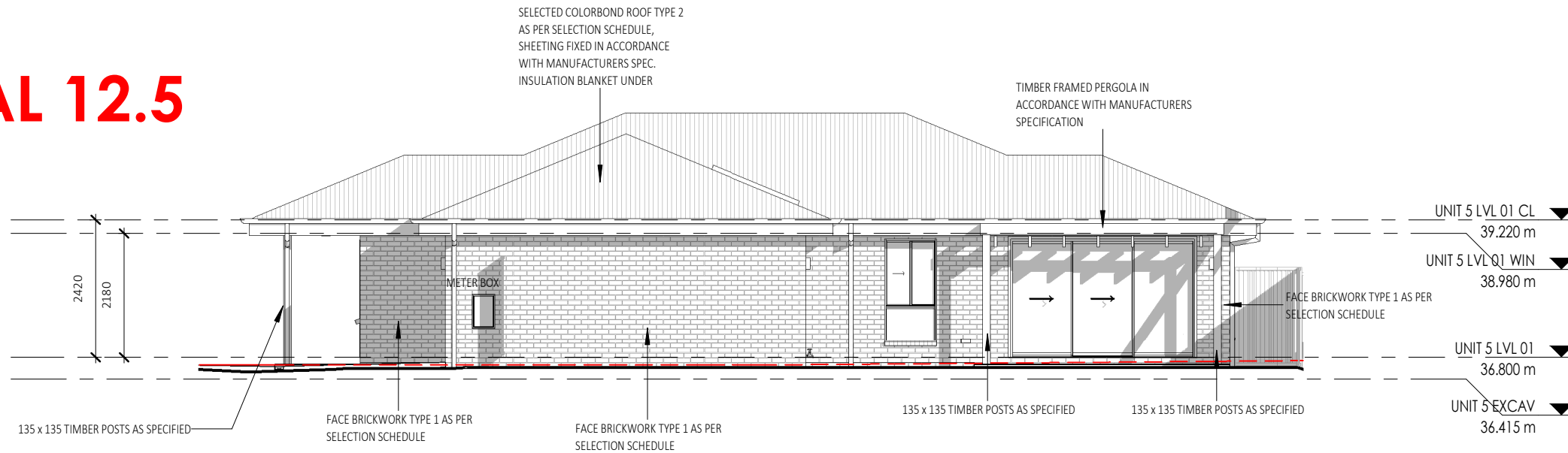
FOR:  
**TEAKMILL PTY LTD**

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

Sheet Title  
ELEVATIONS - UNIT 5

Date	25.10.23	
Drawn by	GR	Checked
Checked by Owner	Date	Signed by Builder
Scale	As indicated	@ A3
Design	CUSTOM	B
Drawing No.	24005	E30.0.1

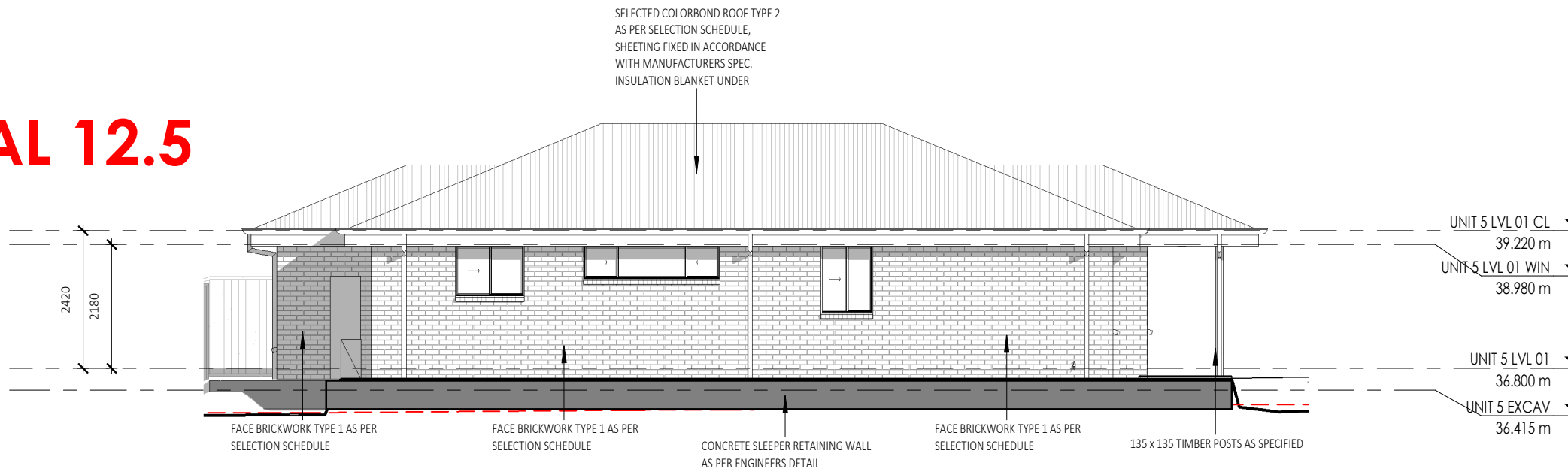
# BAL 12.5



EAST ELEVATION - UNIT 5  
1 : 100

LEGEND - KEYNOTES ( REFER SPECIFICATIONS )

# BAL 12.5



WEST ELEVATION - UNIT 5  
1 : 100



MAMBARE PTY LTD T/A VALLEY HOMES  
A.C.N. 000 939 980  
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Checked by Owner	Date	Signed by Builder

Scale  
As indicated @ A3

Design  
CUSTOM B

Drawing No.  
24005 E30.0.2



**REFER TO TENDER**

**TORRENS TITLE SUBDIVISION**