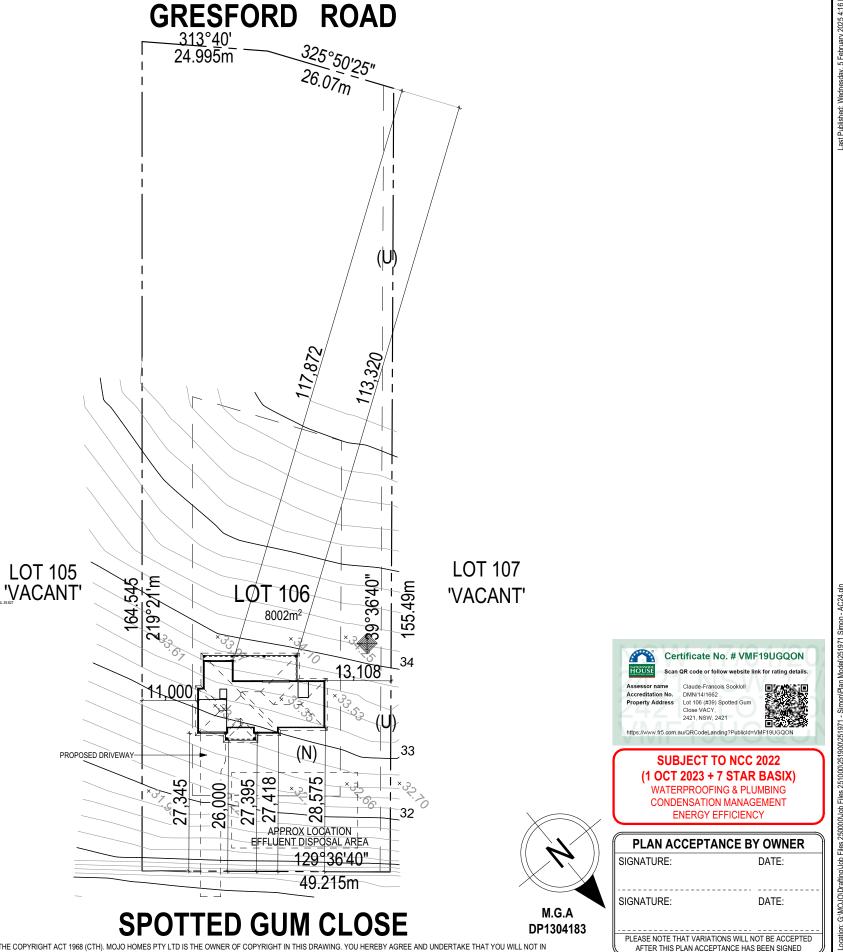
ALL BUILDING INFORMATION REGARDING SUSTAINABILITY REQUIREMENTS SITE CLASSIFICATION GENERAL BUILDING INFORMATION RETAINING WALLS AND DROPPED EDGE BEAMS ARE SUBJECT TO SITE CONDITIONS STORMWATER LAYOUT IS DIAGRAMMATIC ONLY AND NO REPRESENTATION IS MADE AS TO THE AS-BUILT LOCATION OF STORMWATER ASSETS (INCLUDING SURFACE INLET PITS) OR THE TYPE OF SYSTEM USED (CHARGED OR GRAVITY FED). ALL STORMWATER DESIGN IS SUBJECT TO CONTRACTORS RECOMMENDATIONS AND/OR ANY CONSTRUCTION CONSTRAINTS OR CHANGES AT THE DISCRETION OF THE BUILDER. THE STORMWATER SYSTEM IS NOT SUITABLE FOR ANY OTHER USE. ALL SURFACE WATER DRAINAGE MUST BE MANAGED BY OWNER INCLUDING INSTALLATION OF ADDITIONAL DISCHARGE LINES AND INLETS AS REQUIRED. THE BUILDER PROVIDES CAPACITY FOR DISPOSAL OF ROOF COLLECTED STORMWATER ONLY AND TAKES NO RESPONSIBILITY FOR OVERFLOW OR DAMAGE TO PROPERTY IF OWNER ADDS ADDITIONAL DISCHARGE LOADS TO EXISTING STANDARD PROVISIONS DRIVEWAY AND RETAINING WALLS BY OWNER UNLESS NOTED OTHERWISE IN THE SCOPE OF WORK AND/OR COLOUR SELECTIONS DOCUMENTATION. PROPOSED TREES BY OWNER AFTER HANDOVER UNLESS NOTED OTHERWISE IN THE TENDER DOCUMENTATION. APPROX. CUT/FILL 94.15m³ 211.84t 95.27m³ 214.36t DIFFERENCE 1.12m³ 2.52t **EVEN CUT & FILL**

+/- 100mm TOLERANCE TO NOMINATED FINISHED FLOOR LEVELS.

SUBJECT TO MAXIMUM DRIVEWAY PROFILE AND/OR ANY FLOOD RELATED LEVELS

SITE WORKS INDICATIVE ONLY, THE LOCATIONS AND HEIGHTS OF ANY PROPOSED



SHEET TITLE:

LOCALITY PLAN

(N) POSITIVE COVENANT (BUILDING ENVELOPE) (DP1304183) (U) EASEMENT FOR UNDERGROUND POWERLINES 2 WIDE (DP1304183)

5 BASIX STAMP & NUMBER ADDED

6 AMENDMENT (NON-STRUC)

32.877

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COUNCIL:

ENE 20/01/2025 LOT / SECTION / DP:

KHA 05/02/2025 106 / - / 1304183



SPECIFICATION:	REVISION	D	RAWN	CLIENT:	HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS, USE
MOJO MORE	2 AMENDMENTS BY APPOINTMENT	BYL	12/12/2024	TAHLIA KATHLEEN MARI SIMON & JAKE WILLIAM BRACKEN	CARRINGTON GRAND 31 TWO	H-JMMCRT20SB	FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE
COPYRIGHT:	3 AMENDMENTS - SOW2	BYL	18/12/2024	ADDRESS:	FACADE DESIGN:	FACADE CODE:	COMMENCEMENT OF ANY WORK. ALL
© 2025	4 WORKING DRAWING PLAN	TNT	16/01/2025	39 SPOTTED GUM CLOSE , VACY NSW 2421	LONGREACH	F-JMMCRT20LRCHB	DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.

DUNGOG SHIRE COUNCIL

LEVELS PRIOR TO THE MENCEMENT OF ANY WORK. AL CREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 251971

SHEET No.: SCALES:

1:750

2 / 16

+/- 100mm TOLERANCE TO NOMINATED FINISHED FLOOR LEVELS. ALL BUILDING INFORMATION REGARDING SUBJECT TO MAXIMUM DRIVEWAY PROFILE AND/OR ANY FLOOD RELATED LEVELS SUSTAINABILITY REQUIREMENTS SITE WORKS INDICATIVE ONLY. THE LOCATIONS AND HEIGHTS OF ANY PROPOSED SITE CLASSIFICATION GENERAL BUILDING INFORMATION RETAINING WALLS AND DROPPED EDGE BEAMS ARE SUBJECT TO SITE CONDITIONS LOCATION OF OUTDOOF CLOTHESLINE BY OWNER SITE CLASSIFICATION P-M. SOIL SURFACE MOVEMENT CHARACTERISTICS STORMWATER LAYOUT IS DIAGRAMMATIC ONLY AND NO REPRESENTATION IS MADE EQUIVALENT TO M CLASS AS PER GEOTECH BY HUNTER CIVILAB REPORT NO. NGL 33.693 NGL 33.978 AS TO THE AS-BUILT LOCATION OF P20072-WR-17270 STORMWATER ASSETS (INCLUDING CUT 0.278 XW SAST @ APPROX. 1000mm BELOW THE NATURAL GROUND LEVEL. SURFACE INLET PITS) OR THE TYPE OF SYSTEM USED (CHARGED OR GRAVITY CLIENT TO SUPPLY AND INSTALL COMPLETE WATER TANK INCLUDING: FED). ALL STORMWATER DESIGN IS SUBJECT TO CONTRACTORS EXCAVATION FOR TANK AND REMOVAL OF SPOIL FROM SITE. TANK MUST BE LOCATED AT REQUIRED LEVEL BELOW GUTTERING. RECOMMENDATIONS AND/OR ANY CONSTRUCTION CONSTRAINTS OR CONCRETE SLAB AND CONCRETE PIERS FOR WATER TANK TO PREVENT .545 219°21'm CHANGES AT THE DISCRETION OF THE BUILDER. THE STORMWATER SYSTEM IS WATER TANK, PUMP, FILTER AND REQUIRED FITTINGS MUST BE INSTALLED APPROX. LOCATION OF MIN 8000LT WATER TANK SUPPLIED -WHEN REQUESTED BY BUILDER. NOT SUITABLE FOR ANY OTHER USE. ALI SURFACE WATER DRAINAGE MUST BE 164. BUILDER WILL SUPPLY AND INSTALL DOWNPIPES AND STORMWATER THE & INSTALLED BY OWNER **GROUND** STORMWATER WILL BE TERMINATED 6.0 LINEAL METRES FROM HOME AND MANAGED BY OWNER INCLUDING INSTALLATION OF ADDITIONAL DISCHARGE RAISED APPROX. 200mm ABOVE GROUND. BUILDER WILL TERMINATE WATER CONNECTION POINT AT EXTERNAL BRICKWORK OF HOME. BUILDER WILL FLOOR FFL LINES AND INLETS AS REQUIRED. THE SUPPLY EXTERNAL DOUBLE POWER POINT ATTACHED TO BRICKWORK. BUILDER PROVIDES CAPACITY FOR 33.725 OWNER IS TO CONNECT TERMINATED STORMWATER TO TANK. DISPOSAL OF ROOF COLLECTED OWNER IS TO SUPPLY AND INSTALL WATER TANK OVERFLOW TO TUNNE STORMWATER ONLY AND TAKES NO PAD-RL 33.415 RESPONSIBILITY FOR OVERFLOW OR DAMAGE TO PROPERTY IF OWNER ADDS OWNER IS TO CONNECT WATER SUPPLY FROM EXTERNAL BRICKWORK OF NGL 33.094 HOME TO WATER TANK. ADDITIONAL DISCHARGE LOADS TO OWNER IS TO SUPPLY POWER FROM POWER POINT ON EXTERNAL BRICKWORK OF HOME TO WATER TANK. **TANK PAD RL** EXISTING STANDARD PROVISIONS DRIVEWAY AND RETAINING WALLS BY OWNER IS TO FILL WATER TANK WITH CLEAN POTABLE WATER AND REFILL AS REQUIRED FOR BUILDER TO USE DURING CONSTRUCTION. 33.415 11,000 / OWNER UNLESS NOTED OTHERWISE IN ALL WORK IS TO BE DONE BY LICENSED TRADES PEOPLE. OWNERS CONTRACTORS TRADE LICENCE, INSURANCES AND CURRENT WORK COVER THE SCOPE OF WORK AND/OR COLOUR SELECTIONS DOCUMENTATION. **GARAGE** REQUIREMENTS MUST BE SUPPLIED TO THE BUILDER AT CONTRACT SIGNING PROPOSED TREES BY OWNER AFTER APPROX. LOCATION OF FFL 33.655 SEPTIC TANK (BY OWNER) HANDOVER UNLESS NOTED OTHERWISE THE CLIENT IS TO ARRANGE FOR THE INSTALLATION OF AN APPROVED SEPTIC SYSTEM AND IF REQUIRED THE PUMP LINE FROM THE TANK TO THE SEWER MAIN. IN THE TENDER DOCUMENTATION. 3,182 THE SEPTIC SYSTEM IS TO BE DESIGNED BY AN APPROVED INSTALLER AND DESIGN APPROX. CUT/FILL 3,500 PLANS/SEPTIC APPLICATION FORMS ARE TO BE PROVIDED TO THE BUILDER PRIOR -SOLAR INVERTER 94 15m³ TO THE BUILDING APPLICATION BEING LODGED AT COUNCIL. THE SEPTIC TANK
MUST BE SUPPLIED AND INSTALLED NO LATER THAN INTERNAL LININGS BEING 95.27m3 214.36t COMPLETED. THIS WORK IS TO BE CO-ORDINATED WITH SITE SUPERVISOR 3-PHASE METER BOX DIFFERENCE 1.12m³ 2.52t ADDITIONAL DRAINER COSTS COULD OCCUR IF THE INSTALLATION OF THE TANK IS **EVEN CUT & FILL** CLIENT TO CONNECT ELECTRICITY SUPPLY TO THE SEPTIC TANK CLIENT TO CONNECT ELECTRICITY SUPPLY TO THE WATER TANK KRPROX. DRIVEWAY NGL 33.13° FILL 0.678 OWNER SHALL INSTALL AND MAINTAIN AN ALL-WEATHER ACCESS ROAD TO & WITHIN THE PROPERTY BOUNDARIES AND UP TO TOTAL AREA: 137m2 THE BUILDING SITE, SUITABLE FOR ARTICULATED VEHICLES FOR CONSTRUCTION PURPOSES TO THE SATISFACTION OF THE FILL 0.284 LINE OF DRIVEWAY PROFILE TO BDY: 146mx BDRY HARD WASTE BRICK CONCRETE CLIENT TO REMOVE TREES, STUMPS INCLUDING ROOTS, MULCH & UNDERGROWTH AND SLASH/SCRAPE LONG GRASS FROM THE AREA. WHERE STUMPS HAVE BEEN REMOVED THE GROUND IS TO BE FILLED AND COMPACTED RUBBISH 5 BDRY NGL 32.800 FILL 0.615 BDRY SEDIMENT CONTROL FENCE BDRY NGL 32.712 345 FILL 0.703 은 26,000 TO 2 27 418 FIRE HYDRANT LINE OF DRIVEWAY PROFILE 2 WITHIN 60M OF LOT NO 27 2 32.66 Certificate No. # VMF19UGQON 37.05 DMN/14/1662 Lot 106 (#39) Spotted Gum ROAD 2421 NSW 2421 ,469 TO M.G.A 9 DP1304183 SUBJECT TO NCC 2022 APPROX LOCATION ,082 (1 OCT 2023 + 7 STAR BASIX) EFFLUENT DISPOSAL AREA 32, WATERPROOFING & PLUMBING 3 CONDENSATION MANAGEMENT BERM (0.3m MIN. HEIGHT) 25,000 50 x 25 x 1000 STAKE OR SANDBAGS OVERLAP MEMBRANE TO BE BIDIM U24 **ENERGY EFFICIENCY** CONSTRUCTION SITE ONTO KERB OR APPROVED EQUIVALENT STAR PICKET PLAN ACCEPTANCE BY OWNER GEOTEXTILE GAP BETWEEN SANDBAGS THREE LAYERS OF SIGNATURE: BURY APPROXIMATELY 150mm OF MEMBRANE AND TEMPORARILY SANDBAGS WITH ENDS OVERLAPPED ACTS AS SPILLWAY

NATURAL SURFACE NATURAL SURFACE LEVEL NOT TO BE DISTURBED

SILT FENCING DETAIL

RUNOFF FROM PAD DIRECTED TO SEDIMENTATION TRAF TEMPORARY CONSTRUCTION EXIT

129°36'40' SANDBAG KERB INLET (N) POSITIVE COVENANT (BUILDING ENVELOPE) (DP1304183) SEDIMENTATION TRAP (U) EASEMENT FOR UNDERGROUND POWERLINES 2 WIDE (DP1304183)

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MOJO MORE	2 AMENDMENTS BY APPOINTMENT	BYL 12/12/2024	TAHLIA KATHLEEN MAF	RI SIMON & JAKE WILLIAM BRACKEN	CARRINGTON GRAND 31 TWO		H-JMMCRT20SB	AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE
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© 2025	4 WORKING DRAWING PLAN	TNT 16/01/2025	39 SPOTTED GUM CLOS	SE, VACY NSW 2421	LONGREACH		F-JMMCRT20LRCHB	DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
				COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:	251971
	6 AMENDMENT (NON-STRUC)	KHA 05/02/2025	106 / - / 1304183	DUNGOG SHIRE COUNCIL	SITE PLAN	3 / 16	1:200	Z319/1

155.49m

NGL 34.037

CUT 0.622

NGL 33.459

CUT 0.044

33

DATE:

DATE:

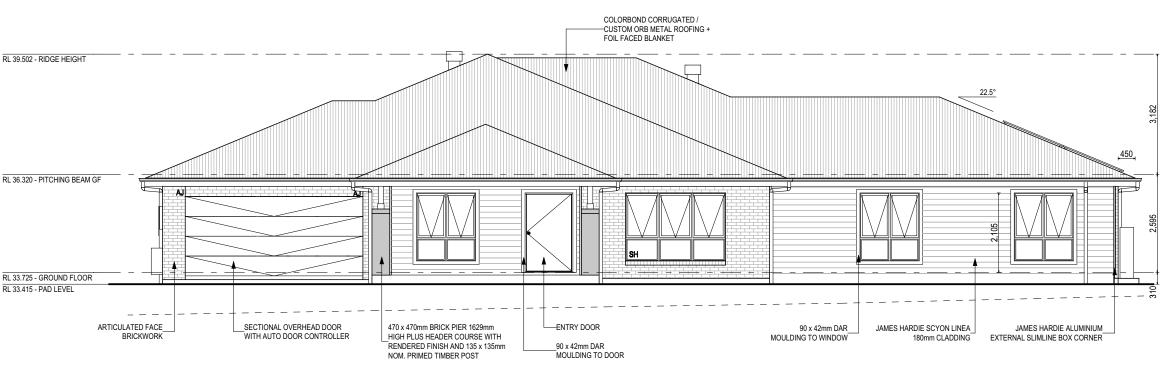
PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED

AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

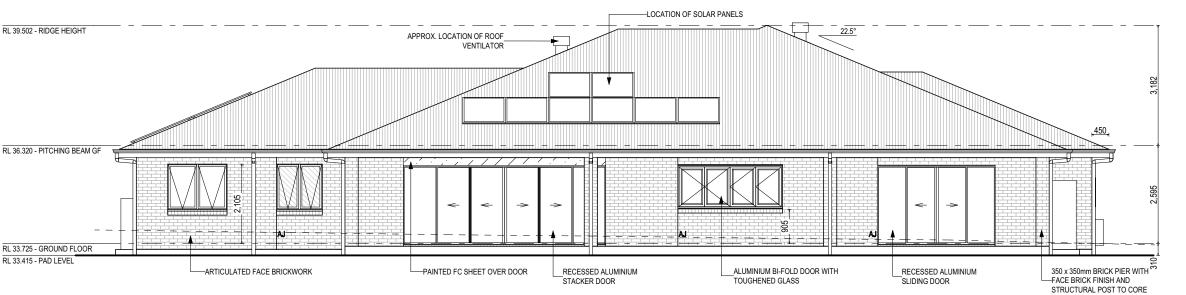
SIGNATURE:

39

ARE SUBJECT TO CHANGE. SH = SNAP HEADER SILL



FRONT ELEVATION (NORTH - EAST) SCALE: 1:100



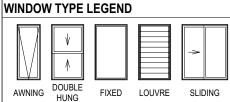


SUBJECT TO NCC 2022 (1 OCT 2023 + 7 STAR BASIX) WATERPROOFING & PLUMBING **CONDENSATION MANAGEMENT**

ENERGY EFFICIENCY

REAR ELEVATION (SOUTH - WEST) SCALE: 1:100

GLASS TYPE	LEGEND	
CLEAR	OBSCURE	

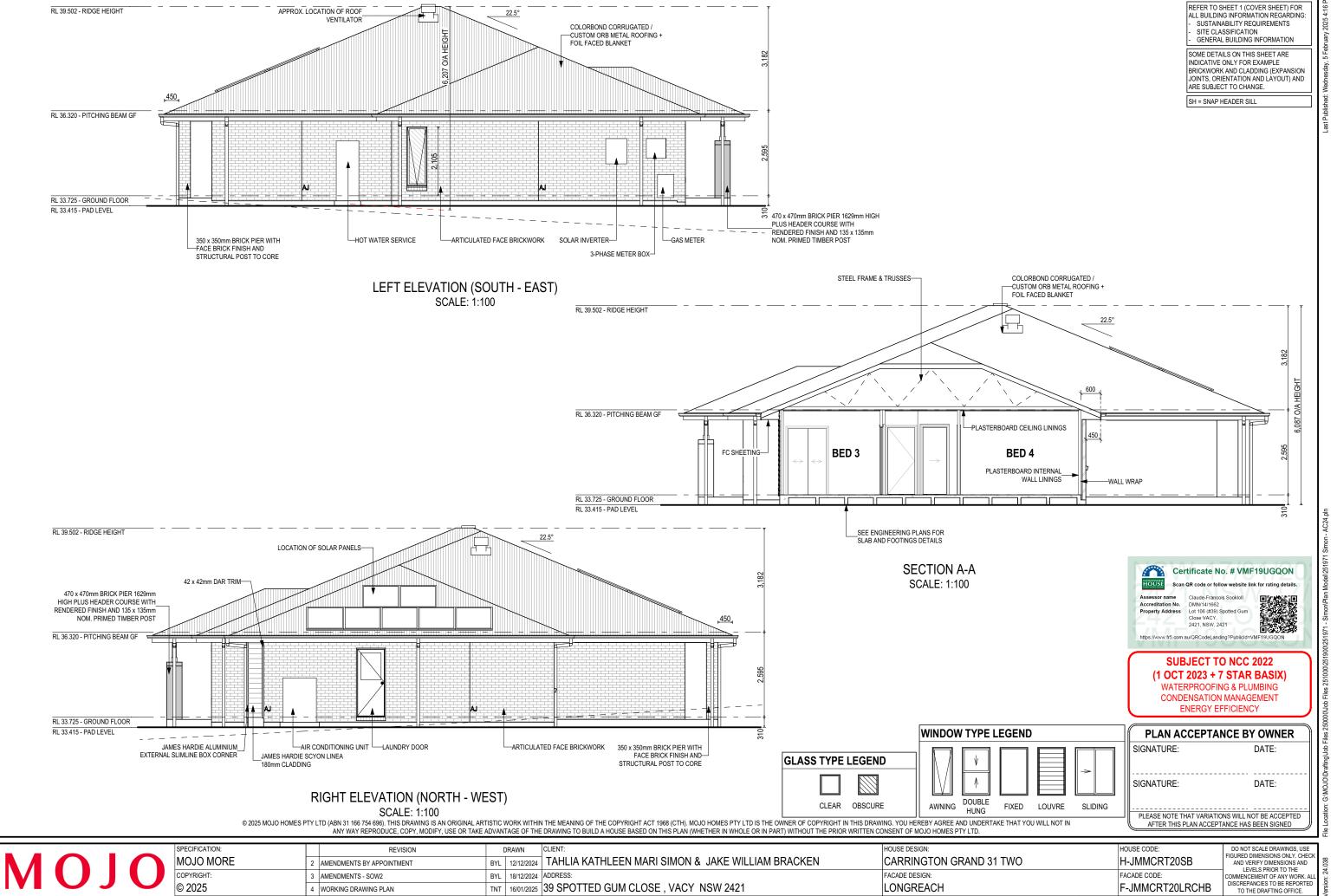


PLAN ACCEPTANCE BY OWNER								
SIGNATURE:	DATE:							
SIGNATURE:	DATE:							
	ONS WILL NOT BE ACCEPTED TANCE HAS BEEN SIGNED							

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F	НОМЕ	S

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SPECIFICATION:	REVISION		DRAWN	CLIENT:		HOUSE DESIGN:		HOUSE CODE:	DO NOT SCALE DRAWINGS, USE	
MOJO MORE 2	AMENDMENTS BY APPOINTMENT	BYL	12/12/2024	TAHLIA KATHLEEN MAF	RI SIMON & JAKE WILLIAM BRACKEN	CARRINGTON GRAND 31 TWO		H-JMMCRT20SB	FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND	.038
COPYRIGHT: 3	AMENDMENTS - SOW2		1	ADDRESS:		FACADE DESIGN:		FACADE CODE:	COMMENCEMENT OF ANY WORK. ALL	n: 24
© 2025 4	WORKING DRAWING PLAN	TNT	16/01/2025	39 SPOTTED GUM CLOS	SE, VACY NSW 2421	LONGREACH		F-JMMCRT20LRCHB	DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.	Versic
5	BASIX STAMP & NUMBER ADDED				COUNCIL:	SHEET TITLE:	SHEET No.:		251971	olate \
6	AMENDMENT (NON-STRUC)	KHA	05/02/2025	106 / - / 1304183	DUNGOG SHIRE COUNCIL	ELEVATIONS / SECTION	8 / 16	1:100	201971	Temp



DUNGOG SHIRE COUNCIL

ENE | 20/01/2025 | LOT / SECTION / DP:

KHA 05/02/2025 106 / - / 1304183

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6 AMENDMENT (NON-STRUC)

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