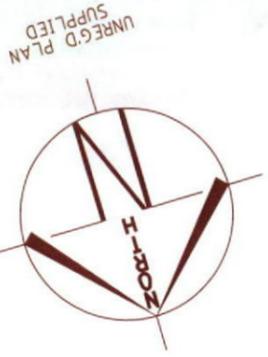


NORTH



LOCALITY SKETCH
UBD AREA: SYD REVISION: 49
MAP: 163 REF: J7
GPS
S
E

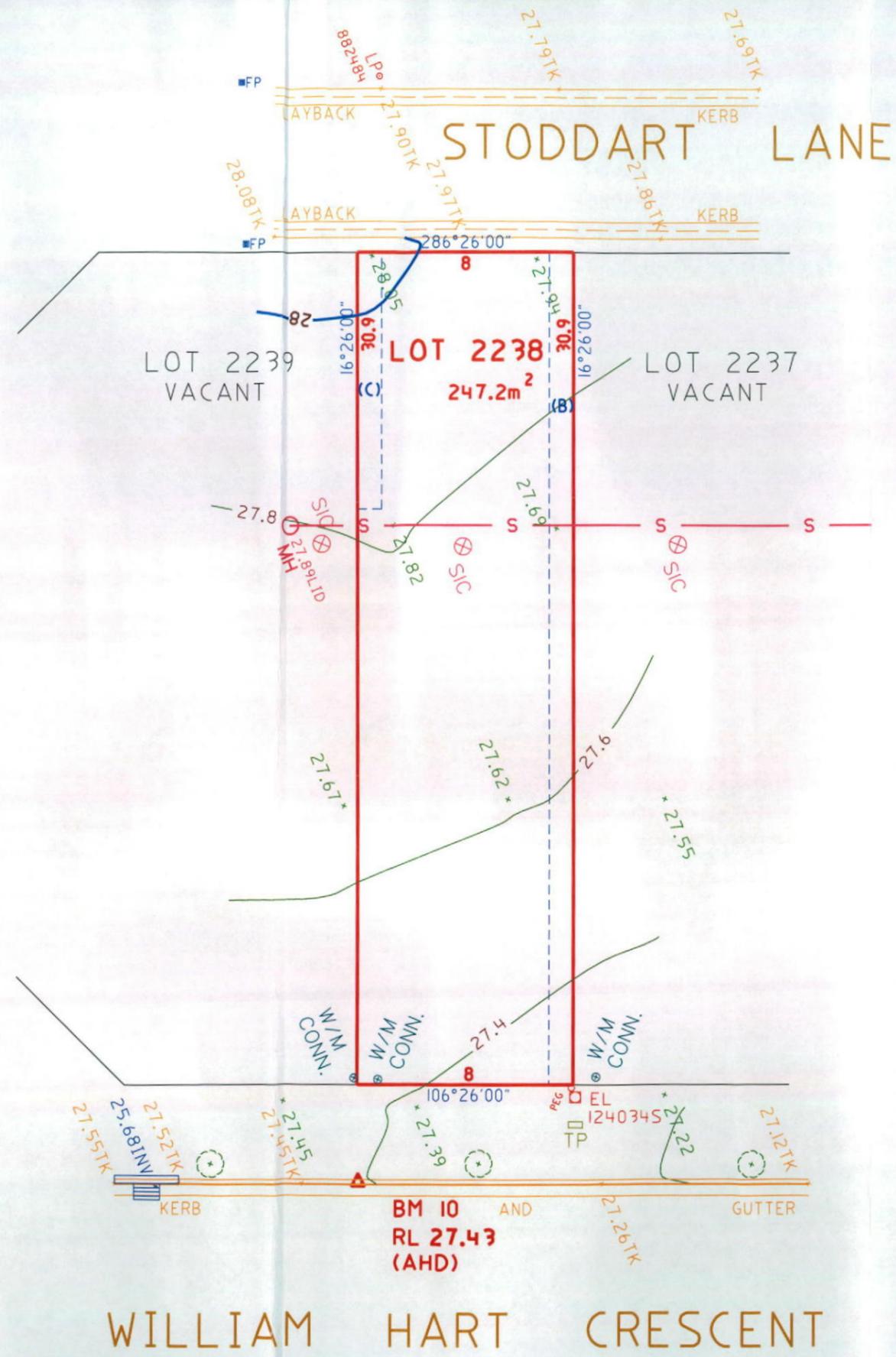
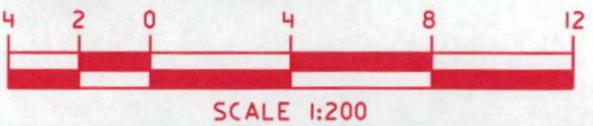
NOTE : POSITION OF PROPOSED SEWER MAIN IS APPROXIMATE ONLY AND HAS BEEN TAKEN FROM A DOCUMENT RECEIVED FROM FIRSTYLE HOMES AND IS TO BE VERIFIED BY THE WATER SERVICES PROVIDER.

SERVICES NOTE:-
SURVEY PLAN UNREGISTERED
SERVICES CONNECTION PLAN NOT AVAILABLE AT TIME OF SURVEY

NOTE: AREAS AND DIMENSIONS ARE FROM AN UNREGISTERED PLAN AND ARE TO BE VERIFIED UPON REGISTRATION OF DEPOSITED PLAN. THE BOUNDARY POSITION IS APPROXIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION WORKS INCLUDING THE SITING OF A RESIDENCE.

NOTE: DIMENSIONS FOR LOT 2238 HAVE BEEN TAKEN FROM A DOCUMENT RECEIVED FROM FIRSTYLE HOMES ON 13/11/14 AND ARE TO BE VERIFIED UPON REGISTRATION OF DEPOSITED PLAN.

(B) (PROPOSED EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE (B1))
(C) PROPOSED EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE (B2)



WILLIAM HART CRESCENT

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COPYRIGHT OF THIS PLAN AND IN THE ACCOMPANYING CAD FILES WHERE APPLICABLE VESTS WITH ASPECT DEVELOPMENT & SURVEY PTY LTD.
THE PLAN AND CAD FILE SHALL ONLY BE USED BY THE ADDRESSED CLIENT FOR THE PURPOSE FOR WHICH THE SURVEY WAS CARRIED OUT.

GENERAL NOTES
A) THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED AND THE POSITION SHOWN IS APPROXIMATE ONLY.
B) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY.
C) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
D) CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.

SYMBOLS & ABBREVIATIONS:

GP	GULLY PIT	-E-	OVERHEAD ELEC LINE
HYD	HYDRANT	-S-	SEWER LINE
SIP	SURFACE INLET PIT	GM	GAS METER
SIC	SEWER INSPECTION COVER	LP	LIGHT POLE
SMH	SEWER MANHOLE	EC	ELECTRICITY CONDUIT
W/M	WATER METER	ECT	ELEC & TELE CONDUIT
EL	ELECTRICITY BOX	TC	TELECOM CONDUIT
TP	TELECOM PIT	WC	WATER CONDUIT
VC	VEHICLE CROSSING	INV	INVERT
SV	STOP VALVE	KO	KERB OUTLET
SWMH	STORMWATER MANHOLE	TK	TOP of KERB

ASPECT DEVELOPMENT & SURVEY PTY LTD
CONSULTING REGISTERED SURVEYORS
ABN 60 078 649 000
SUITE 1
103 VANESSA STREET
KINGSGROVE NSW 2208
PHONE (02) 9554 8388
FAX (02) 9554 8588
PO BOX 161
KINGSGROVE NSW 1480
DX 11392
HURSTVILLE

PROJECT

OUR REFERENCE	3/1027906/161565
LOT 2238	DP UNREG'D SECTION
DATUM AHD	SOURCE SCIMS 9/5/13
ORIGIN OF LEVELS	PM 40864 REDUCED LEVEL 36.47
SURVEYED NR	DATE 20/11/14
DRAWN SK/NZ	DATE 24/11/14
SCALE 1: 200	A3 SHEET

CLIENT: FIRSTYLE HOMES
REF:
REF: 778-14
ADDRESS: WILLIAM HART CRESCENT
SUBURB PENRITH

BASIX

= 37.79m² of roof area to discharge to water tank.
=125.21m² stormwater and overflow to discharge to existing street channel.
o/a= 161m² of roof area.

LEGEND:

- = SURFACE INLETS AS REQUIRED
- = SURFACE INLETS LINE
- = STORMWATER LINE

EARTHWORKS TO AHD

HOUSE: FFL 28.05
(LIVING) FGL 27.65
GARAGE: FFL 28.020
FGL 27.695

NOTE:
REFER TO BASIX CERTIFICATE FOR MORE INFORMATION ON WATER USAGE.

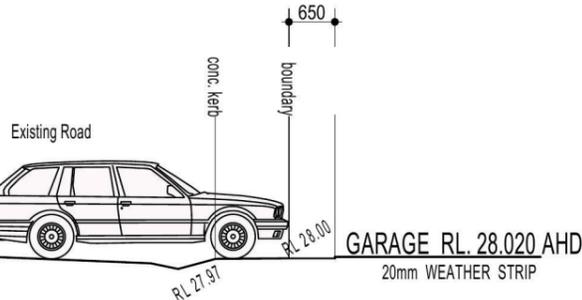
GENERAL DRAINAGE NOTES

1. Roof Plumber to locate Downpipes as indicated on FLOOR PLANS per spec. provided.
 2. Stormwater pipes to be 100mm DIA.(Min) at 1 deg. Grade (Min) to AS 3500
 3. Stormwater pipes may run via sub-floor to achieve minimum Grade to invert level.
 4. ALL LEVELS SHOWN ON PLAN ARE APPROXIMATE ONLY UNLESS ACCOMPANIED BY LEVELS PREPARED BY REGISTERED SURVEYOR TO A.H.D
 5. Stormwater lines to be Discharged into Existing City Drainage system & connected to local government authority requirements.
- note:
r.l. levels indicative to a building tolerance of +/- 90mm.
- NOTE:
EAVES O/IH TO ENCROACH AS ALLOWED BY B.C.A:CL3.7.1.7 & FIGURE 3.7.1.9

NOTE:
PROVIDE GRANITGARD TERMITE TREATMENT

FIBRE OPTIC WIRING PACKAGE

NOTE:
ALL COMPONENTS SUCH AS: APPLIANCES; PLUMBING FITTINGS & FIXTURES; DOORS; CABINETRY; HANDLES; PC ITEMS; ARE SHOWN ON THE PLANS & ELEVATIONS FOR ILLUSTRATION PURPOSES ONLY & TO COMMUNICATE APPROX SIZES. PLEASE REFER TO YOUR SPECIFICATIONS FOR YOUR RELEVANT INCLUSIONS.



DRIVEWAY GRADIENT
SCALE 1:100

SYMBOLS & ABBREVIATIONS:

GP	GULLY PIT	-E-	OVERHEAD ELEC LINE
Φ	HYD HYDRANT	-S-	SEWER LINE
⊞	SIP SURFACE INLET PIT	□	GM GAS METER
○	SIC SEWER INSPECTION COVER	○	LP LIGHT POLE
○	SMH SEWER MANHOLE	EC	ELECTRICITY CONDUIT
□	WIM WATER METER	ECT	ELEC & TELE CONDUIT
□	EL ELECTRICITY BOX	TC	TELECOM CONDUIT
□	TP TELECOM PIT	WC	WATER CONDUIT
VC	VEHICLE CROSSING	INV	INVERT
SV	STOP VALVE	KO	KERB OUTLET
□	SWMH STORMWATER MANHOLE	TK	TOP OF KERB

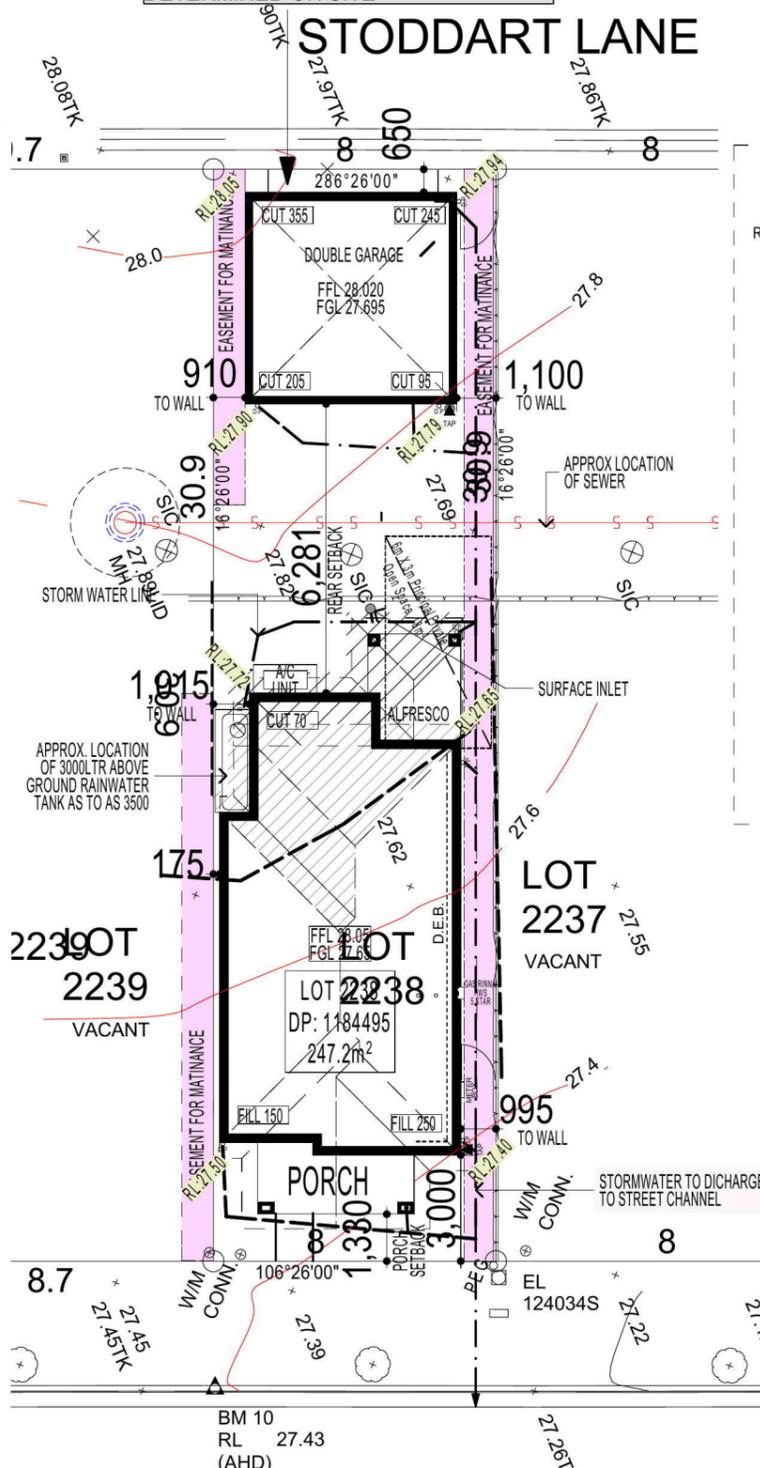
(B) EASEMENT FOR ACCESS AND MAINTENANCE AND OVERHANG 0.9 WIDE

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MAP: 163 REF: J7
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E

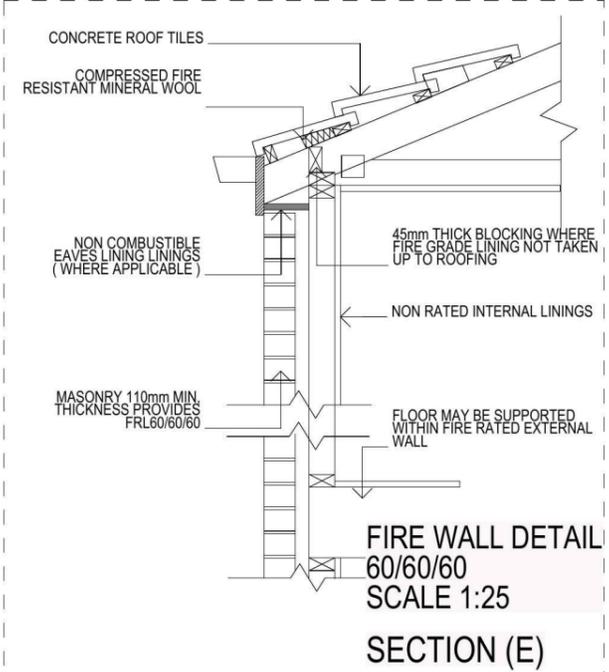
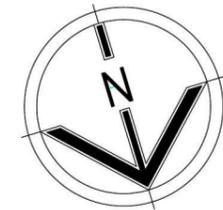


NOTE
AIR CONDITIONING ONLY
(EER 2.5-3.0 OR GREATER)
3-PHASE POWER

NOTE:
DRIVEWAY DESIGN IN ACCORDANCE WITH AS/NZS 2890.1:2004 WITH COUNCIL DCP GUIDELINE
SIGN:..... DATE:.....
NOTE:
FINAL GARAGE LEVELS TO BE DETERMINED ON SITE



WILLIAM HART CRESCENT
SITE PLAN & STORMWATER CONCEPT PLAN



FIRSTSTYLE HOMES
FIRSTSTYLE HOMES Pty Ltd
Lic No. 113412C
ACN. 087 773 779
PO BOX 171, HOXTON PARK 2171
ADMIN: (02) 9601 0111
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MASTER BUILDER, BETTER BUILDER

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DEVELOPMENT CALCULATIONS

LOT: 2238 SITE AREA: 247.2m²

Itemised Floor Areas:	Totals:
living ground floor:	82.52m ²
first floor: (excl. void 72.81m ²)	7.6m ²
garage: (excess 00.000m ²)	35.88m ²
alfresco:	7.43m ²
porch:	7.96m ²
balcony:	7.96m ²
total floor area:	218.35m ²

FLOOR SPACE RATIO CALCULATION:

gross floor areas:	Totals:
living ground floor: (internal area)	72.82m ²
first floor excl. void: (internal area)	64.78m ²
total gross floor area:	137.6m ²
floor space ratio:	0.56:1

SITE AREA COVERAGE/LANDSCAPE:

house ground floor:	82.52m ²
garage:	35.88m ²
porch/alfresco:	15.39m ²
driveway/paved area:	4.55m ²
site coverage Area:	133.79m ² (54.1%)
landscape area:	113.54m ² (45.9%)
pervious areas (soft)	108.96m ² (44.1%)
impervious areas (hard)	138.24m ² (55.9%)
front yard landscape area	15.64m ² (6.3%)
front yard hard paved area	1.43m ² (0.5%)
private open space o/a:	49.85m ²
principal private open space:	18m ²
total car space incl. carstand:	2 carspace

COUNCIL ZONE: R1

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
J.O WEI & W.C.TAN

LOCATION:
LOT 2238
WILLIAM HART CRESCENT
PENRITH NSW 2750

DP: 1184495	council: PENRITH
model: CHESTER 23	facade: AUGUSTINE
date: 20/02/2015	quotation assessment: QA1
Sheet: 1 of 14	drawn: GP/L.D.S. checked: P.D. scale: 1:200
778-14	

CLIENTS SIGNATURE: _____ DATE: _____ S.P. 00

STRAW BALE IMPALED ON STAR PICKET
PLACED FIRMLY INTO THE GROUND
2 STAR PICKETS PER STRAW BALE

STRAW BALES TO BE REBOUND
WITH METAL PACKING STRIP
PRIOR TO PLACEMENT

ROCK DRILL HOLE 300mm DEEP AND GROUT
STAR PICKETS OR 2 x 16mm REINFORCEMENT
BARS AS OPTION TO STAR PICKETS

**STRAW BALE BARRIER
(TYPICAL SECTION)**

50 x 50 x 1000 STAKE
OR STAR PICKET

MEMBRANE TO BE BIDIM
U 24 OR APP EQUIVALENT

BURY APPROXIMATELY 150mm OF
MEMBRANE AND TEMP. BACKFILL
TO RESTORE PRIOR NATURAL
SURFACE LEVEL

NATURAL SURFACE DOWNHILL
OF MEMBRANE NOT TO BE
DISTURBED

SILT FENCING DETAIL

CONSTRUCTION SITE

GEOTEXTILE FABRIC

Min. length 15m

BERM (0.3m
MIN. HIGH)

0.2m

50-75mm
GRAVEL

RUNOFF FROM PAD
DIRECTED TO SEDIMENT TRAP

EXISTING
ROADWAY

TEMPORARY CONSTRUCTION EXIT

SANDBAGS OVERLAP
ONTO KERB

THREE LAYERS OF SAND BAGS
WITH ENDS OVERLAPPED

GAP BETWEEN SANDBAGS
ACT AS SPILLWAY

**SANDBAG KERB INLET
SEDIMENTATION TRAP**

DUST CONTROL MEASURES:

IF THE SITE BECOMES DUSTY DURING HOTTER MONTHS
(CLIENT) WILL SPRINKLE WATER ON THE DUST

ANY AREA OF ROAD BASE WILL BE POSITIONED FOR HEAVY
VEHICLES TO REDUCE & PROVIDE AN AREA TO WASH TRUCKS
OFF (IF REQUIRED)

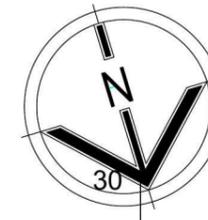
NOISE & VIBRATION MEASURES:

ALL EXCAVATION WILL BE CARRIED OUT BETWEEN THE TIME
SETOUT IN THE COUNCIL CONDITIONS

MACHINERY SIZE WILL BE KEPT TO A MINIMUM REQUIRED FOR
THE JOB

NOTE:

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PLUMBING FITTINGS & FIXTURES; DOORS;
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FIRSTYLE HOMES

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Lic No. 113412C
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PO BOX 171, HOXTON PARK 2171

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FAX: (02) 9601 0711
EMAIL: design@firstyle.com.au

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KEY	
	SOLAR ACCESS
	NUMBER OF STOREY'S
	PREVAILING WINDS
	EXISTING TREES
	TREES TO BE REMOVED
	DIRECTION & DISTANCES
	NOISE
	VEHICULAR SITE ENTRY
	HWS
	VIEWS
	PRIVATE OPEN SPACE
	OVERLOOKING
	RAINWATER TANK (Underground)
	A/C UNIT (if required)

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
J.O WEI & W.C.TAN

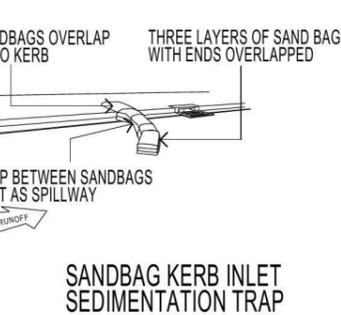
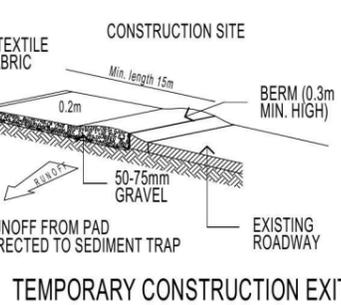
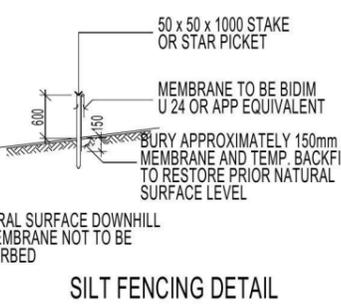
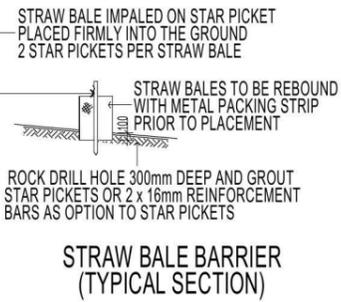
LOCATION:
**LOT 2238
WILLIAM HART CRESCENT
PENRITH NSW 2750**

DP: 1184495	council: PENRITH
model: CHESTER 23	facade: AUGUSTINE
date: 20/02/2015	quotation assessment: QA1
drawn: GP/L.D.S.	checked: P.D.
scale: 1:250	778-14

CLIENTS SIGNATURE: _____ DATE: _____ S.P. 00



WASTE MANAGEMENT / SITE ANALYSIS



DUST CONTROL MEASURES:

IF THE SITE BECOMES DUSTY DURING HOTTER MONTHS (CLIENT) WILL SPRINKLE WATER ON THE DUST

ANY AREA OF ROAD BASE WILL BE POSITIONED FOR HEAVY VEHICLES TO REDUCE & PROVIDE AN AREA TO WASH TRUCKS OFF (IF REQUIRED)

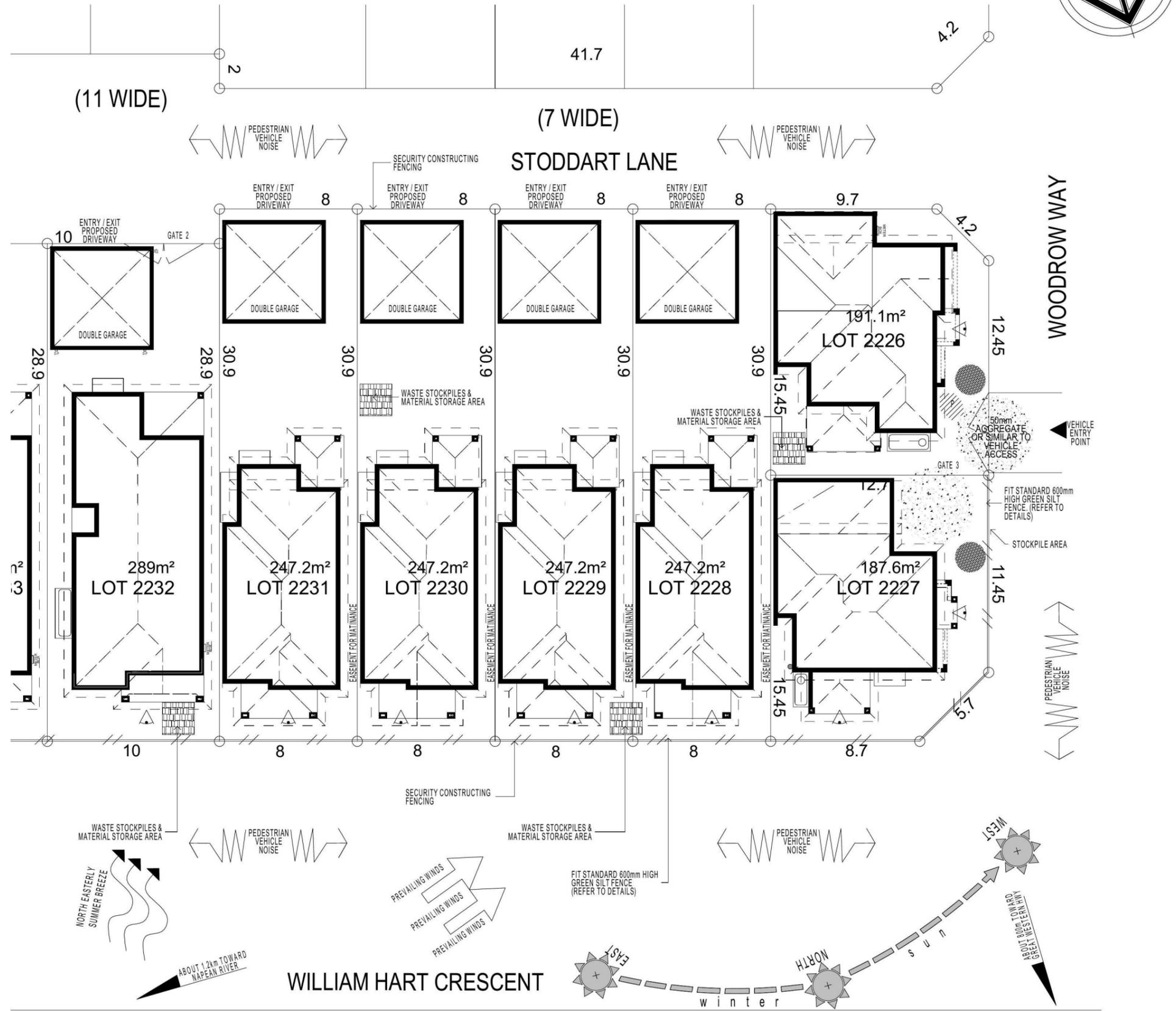
NOISE & VIBRATION MEASURES:

ALL EXCAVATION WILL BE CARRIED OUT BETWEEN THE TIME SETOUT IN THE COUNCIL CONDITIONS

MACHINERY SIZE WILL BE KEPT TO A MINIMUM REQUIRED FOR THE JOB

NOTE:

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KEY	
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	NUMBER OF STOREYS
	PREVAILING WINDS
	EXISTING TREES
	TREES TO BE REMOVED
	DIRECTION & DISTANCES
	NOISE
	VEHICULAR SITE ENTRY
	HWS
	VIEWS
	PRIVATE OPEN SPACE
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	RAINWATER TANK (Underground)
	A/C UNIT (if required)

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
J.O WEI & W.C.TAN

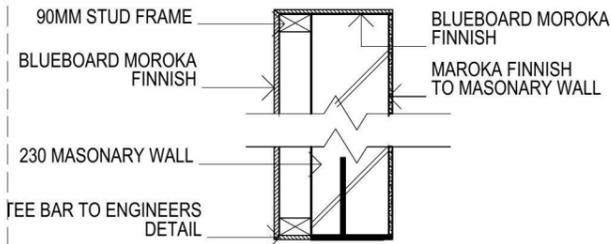
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drawn: GP/L.D.S.	checked: P.D.
scale: 1:250	778-14

WASTE MANAGEMENT / SITE ANALYSIS (2)

KEY

-  FACE BRICK (AS SELECTED)
-  MOROKA TEXTURE TO FRONT AND RETURN AS DRAWN (AS SELECTED)
-  CEMINTEL (ASPECT) PLANK 300-SMOOTH PAINT FINISH (AS SELECTED)



**BALCONY SECTION A
SCALE 1:20**

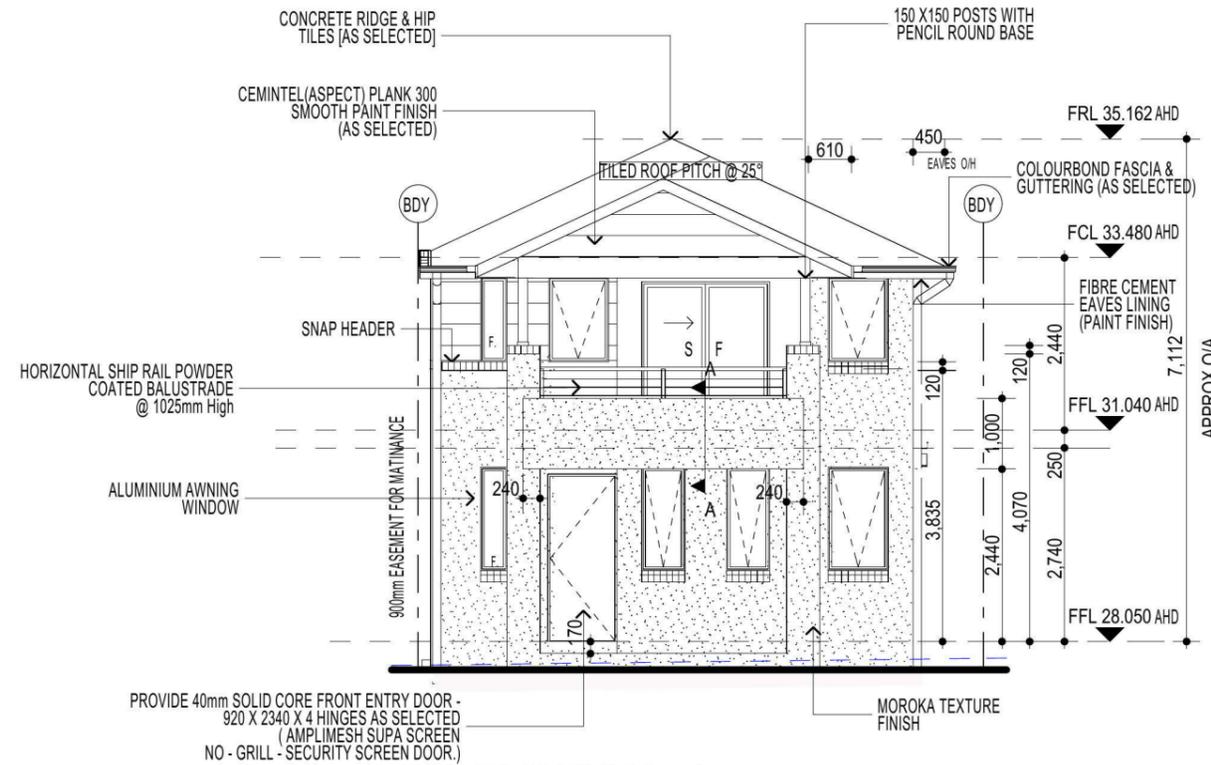
FIBRE OPTIC WIRING PACKAGE

**NOTE:
PROVIDE GRANITGARD
TERMITE TREATMENT**

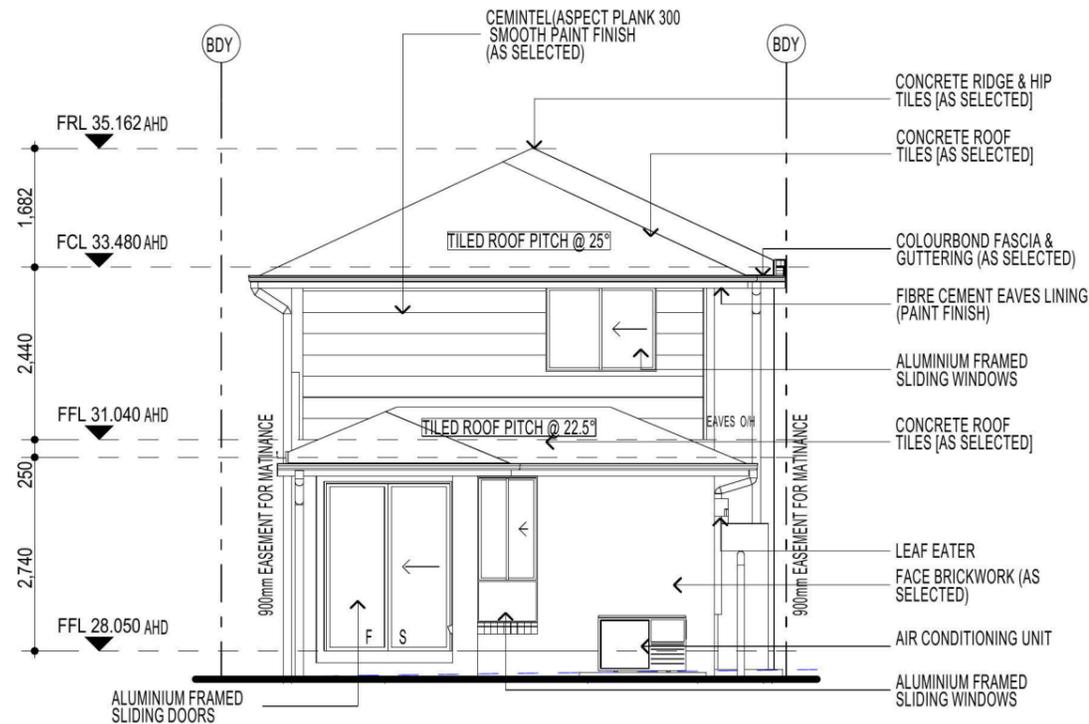
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AIR CONDITIONING ONLY
(EER 2.5-3.0 OR GREATER)
3-PHASE POWER**

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NOTE:
FIRST FLOOR WINDOWS TO COMPLY WITH CLAUSE
3.9.2.5 OF VOLUME 2 OF THE BCA.



ELEVATION A



ELEVATION C

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PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: J.O WEI & W.C.TAN			
LOCATION: LOT 2238 WILLIAM HART CRESCENT PENRITH NSW 2750			
DP: 1184495	facade: CHESTER 23	council: PENRITH	quotation assessment: QA1
date: 20/02/2015	drawn: GP/L.D.S.	checked: P.D.	scale: 1:100
Sheet: 6 of 14	778-14		
CUSTOMER SIGNATURE:	DATE:	S.P. 00.	

ELEVATIONS

KEY

-  FACE BRICK (AS SELECTED)
-  MOROKA TEXTURE TO FRONT AND RETURN AS DRAWN (AS SELECTED)
-  CEMINTEL (ASPECT) PLANK 300-SMOOTH PAINT FINISH (AS SELECTED)

NOTE:
FIRST FLOOR WINDOWS TO COMPLY WITH CLAUSE 3.9.2.5 OF VOLUME 2 OF THE BCA.

FIRSTSTYLE HOMES

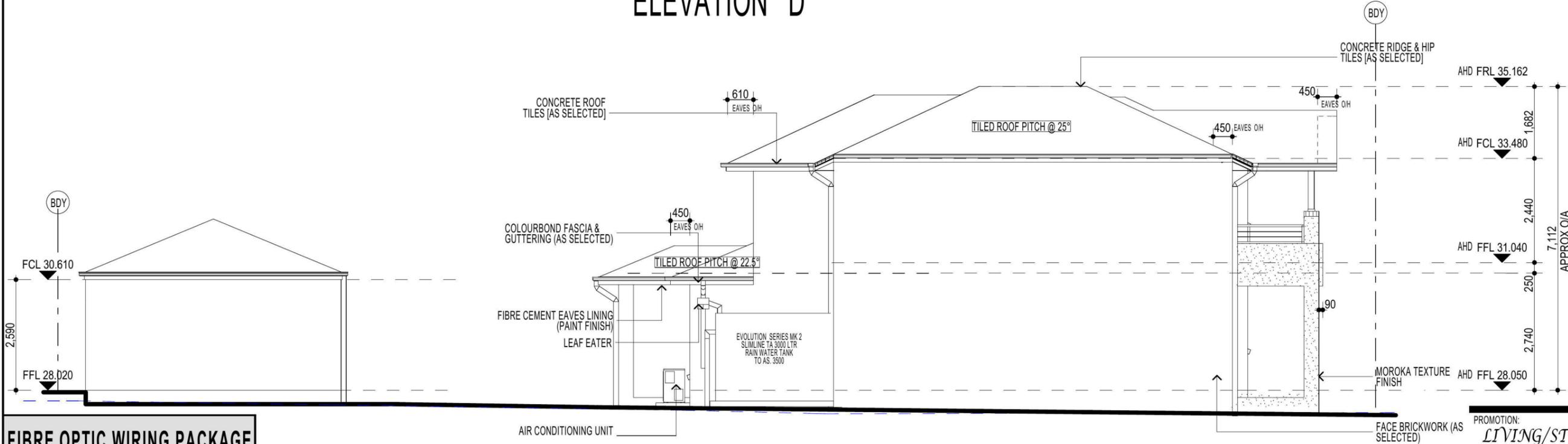
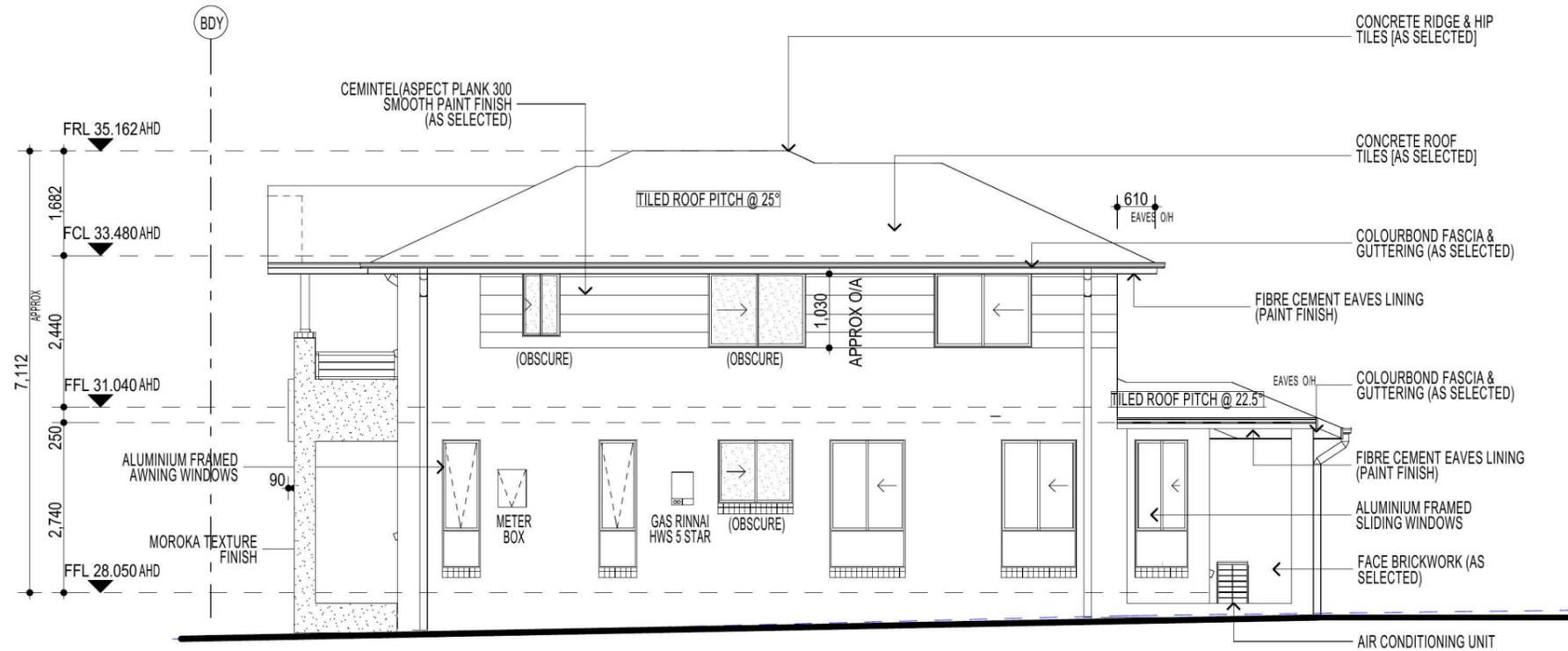
FIRSTSTYLE HOMES Pty.Ltd
Lic No. 113412C
ACN: 087 773 779
PO BOX 171, HOXTON PARK 2171

ADMIN: (02) 9601 0111
FAX: (02) 9601 0711
EMAIL: design@firststyle.com.au

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FIBRE OPTIC WIRING PACKAGE

NOTE
AIR CONDITIONING ONLY
(EER 2.5-3.0 OR GREATER)
3-PHASE POWER

NOTE:
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NOTE:
PROVIDE GRANITGARD
TERMITE TREATMENT

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
J.O WEI & W.C.TAN

LOCATION:
LOT 2238
WILLIAM HART CRESCENT
PENRITH NSW 2750

DP: 1184495 council: PENRITH

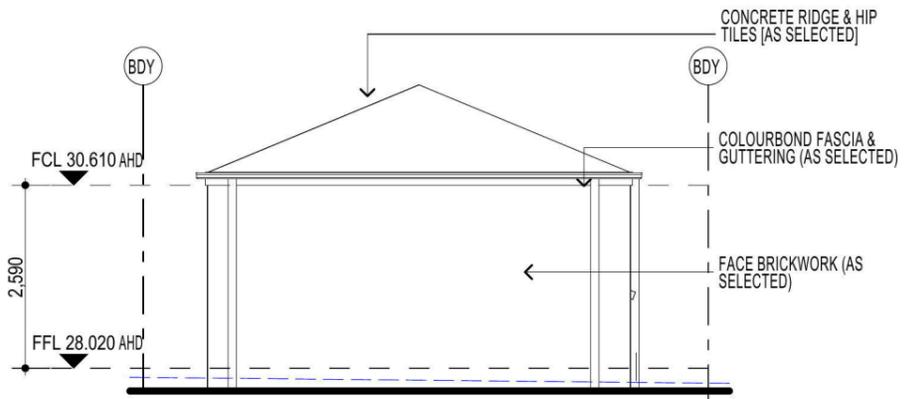
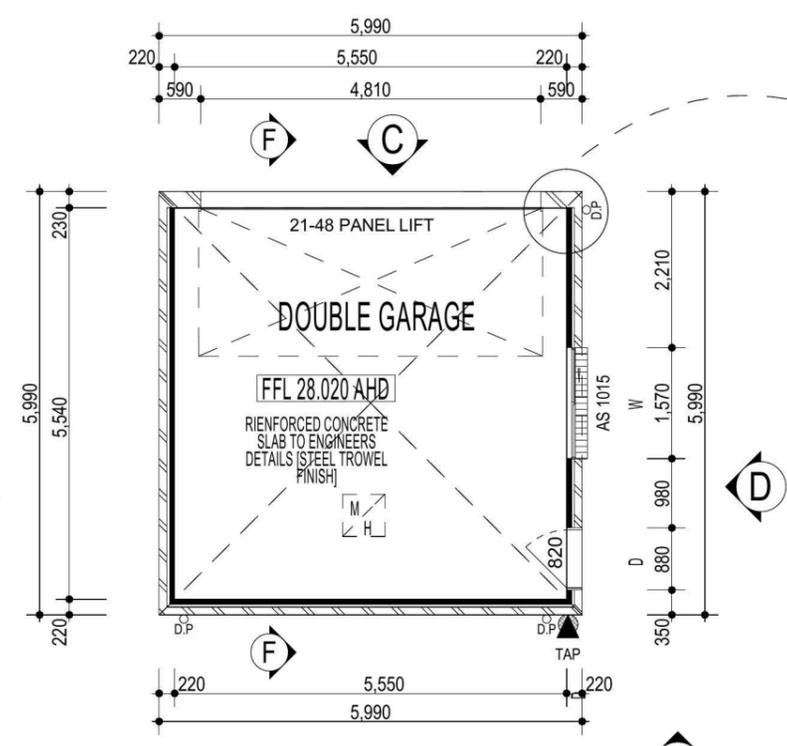
model: CHESTER 23 facade: AUGUSTINE date: 20/02/2015 quotation assessment: QA1

Sheet: 7 of 14 drawn: GP/L.D.S. checked: P.D scale: 1:100 **778-14**

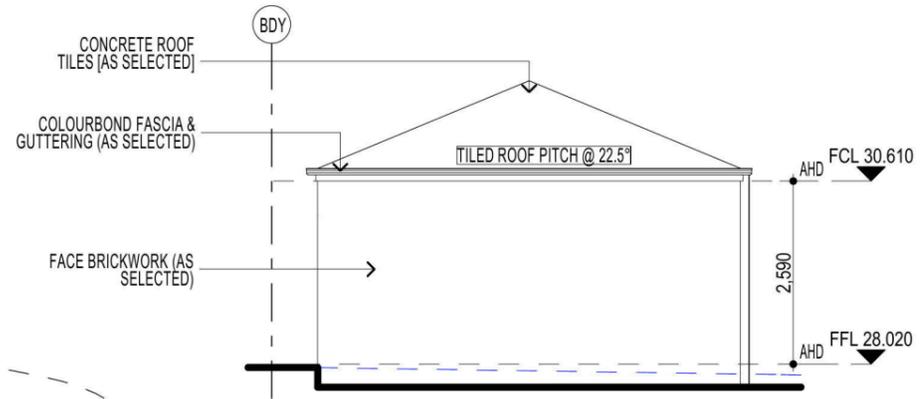
ELEVATIONS

CLIENTS SIGNATURE: DATE: S.P. 00.

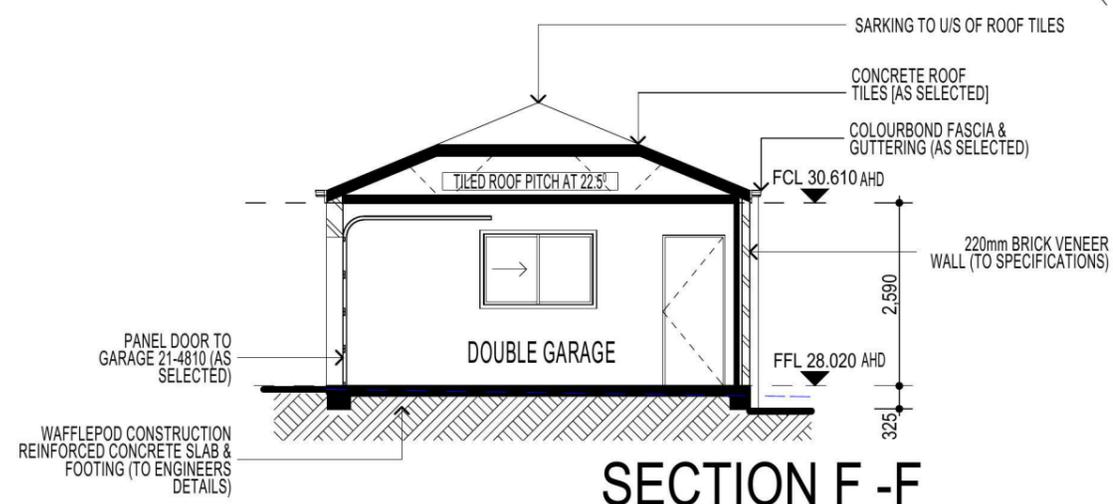
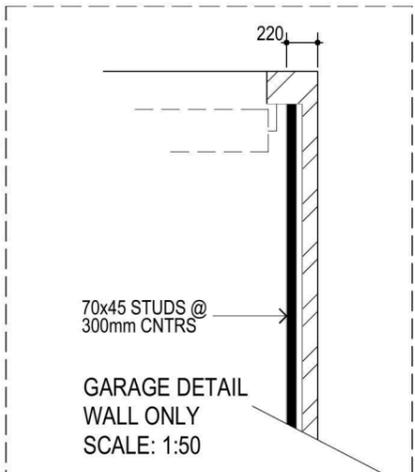
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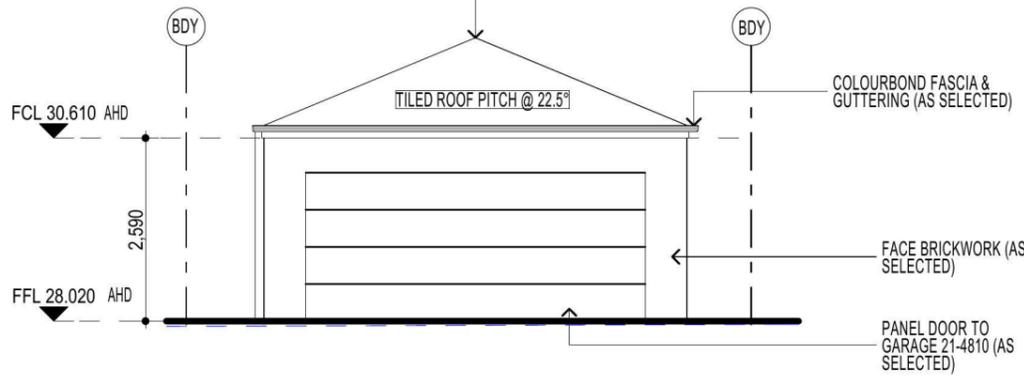
ELEVATION A



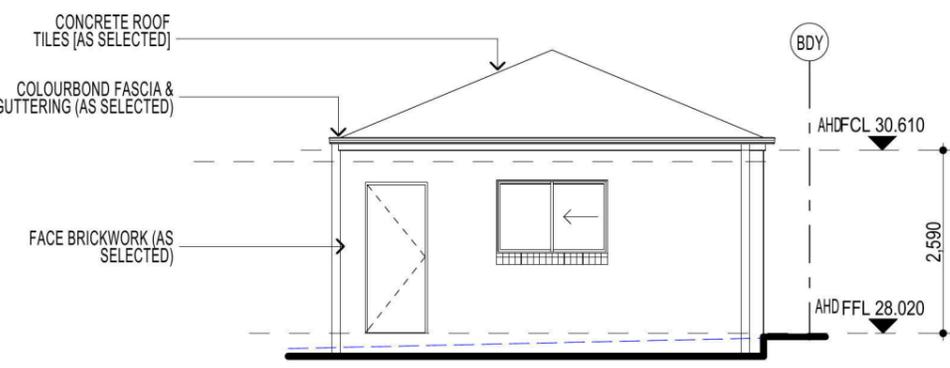
ELEVATION B



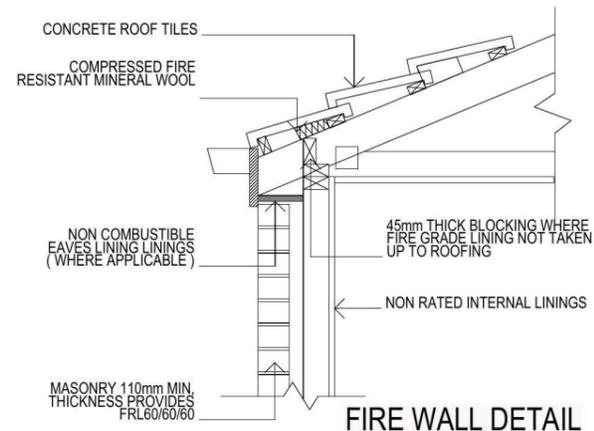
SECTION F - F



ELEVATION C



ELEVATION D



FIRE WALL DETAIL 60/60/60 SCALE 1:25 SECTION (E)

FIBRE OPTIC WIRING PACKAGE

NOTE
 AIR CONDITIONING ONLY (EER 2.5-3.0 OR GREATER)
 3-PHASE POWER

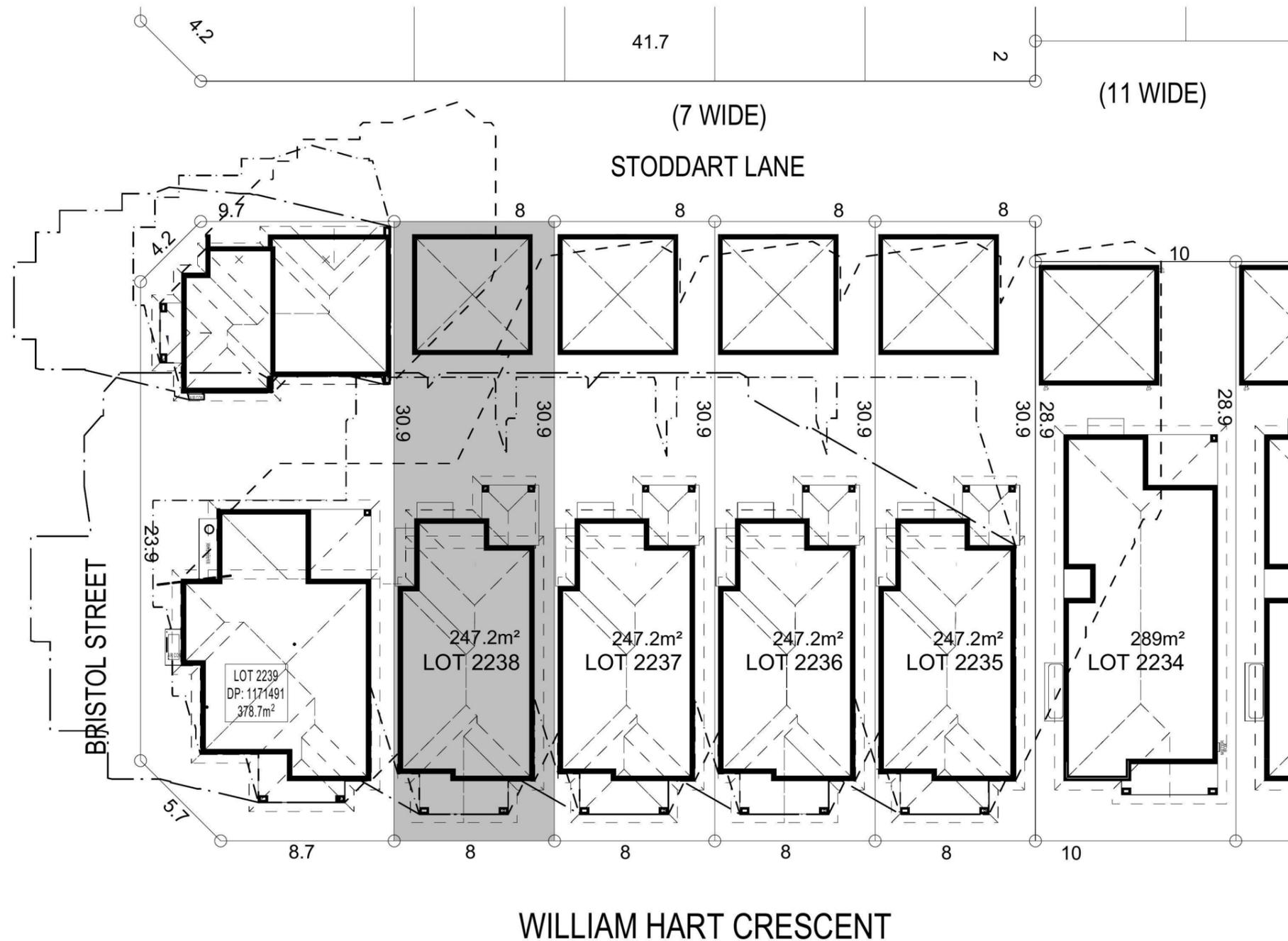
NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT

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PROMOTION: LIVING/STYLE COLLECTION			
CLIENT: J.O WEI & W.C.TAN			
LOCATION: LOT 2238 WILLIAM HART CRESCENT PENRITH NSW 2750			
DP: 1184495	model: CHESTER 23	facade: AUGUSTINE	council: PENRITH
date: 20/02/2015	drawn: GP/L.D.S.	checked: P.D.	quotation assessment: QA1
8 of 14	scale: 1:100	778-14	
CLIENTS SIGNATURE:		DATE:	



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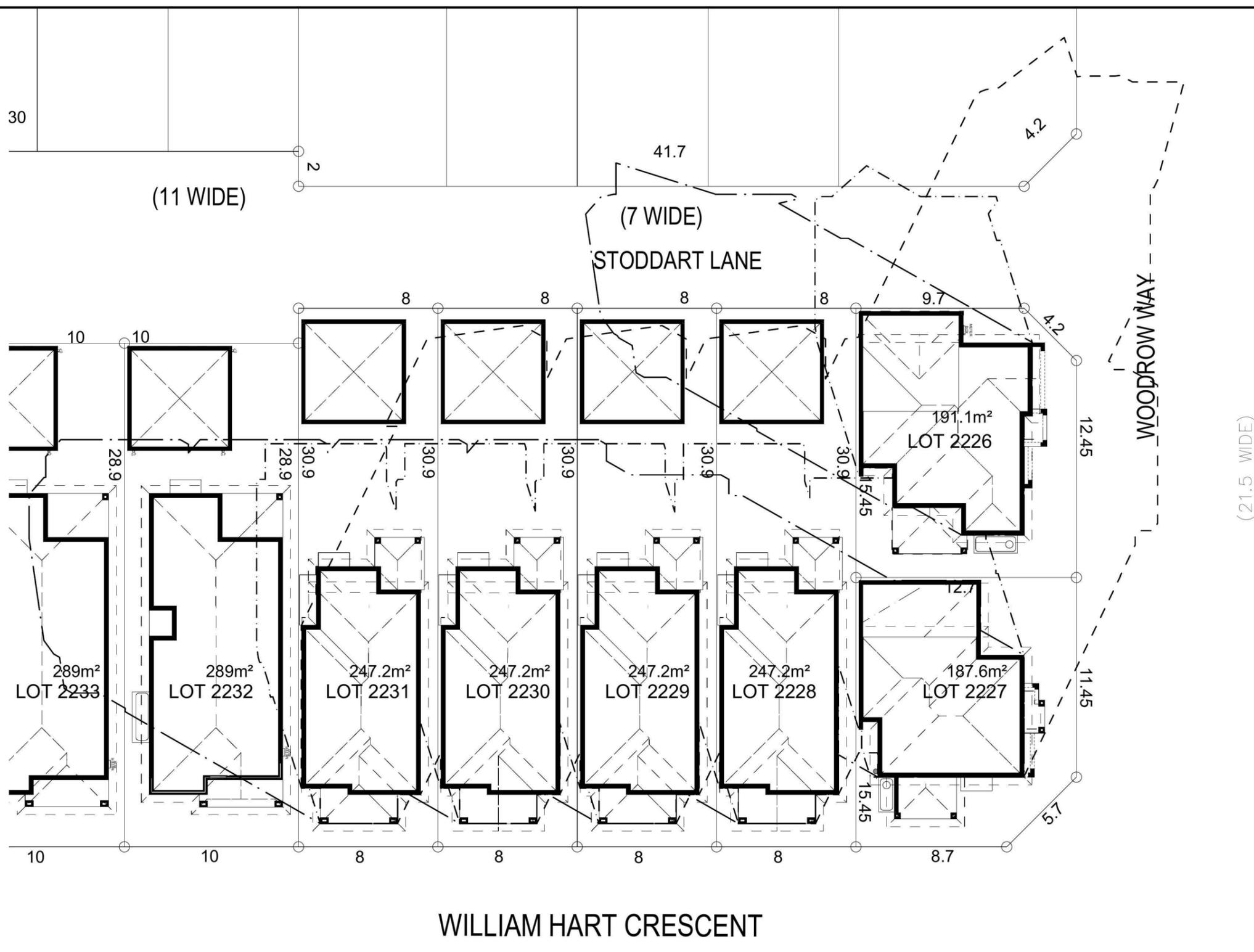
SHADOW DIAGRAM

9:00am June 21st	
12:00pm June 21st	
3:00pm June 21st	

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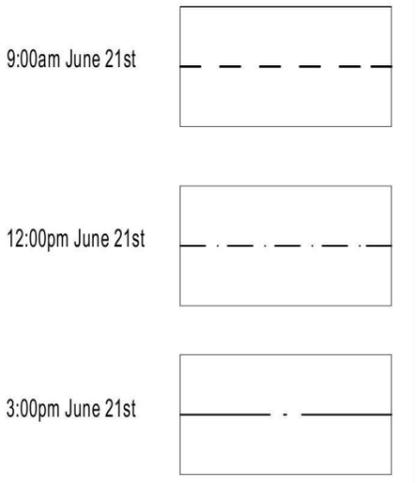
SHADOW DIAGRAM

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Sheet: 10 of 14	scale: 778-14		
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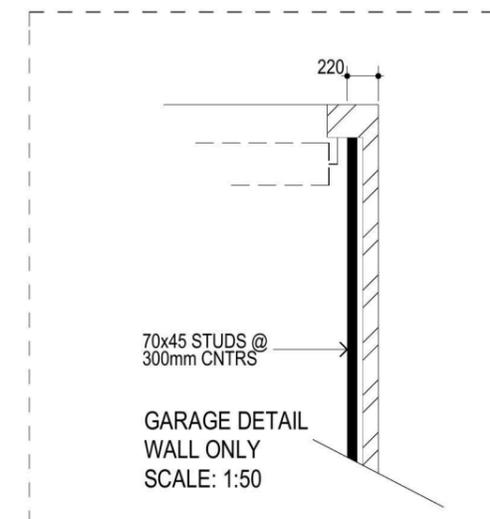
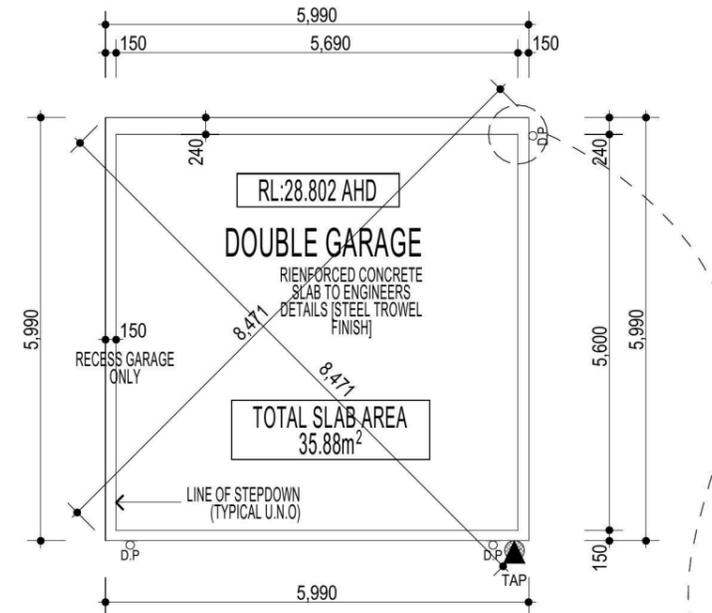
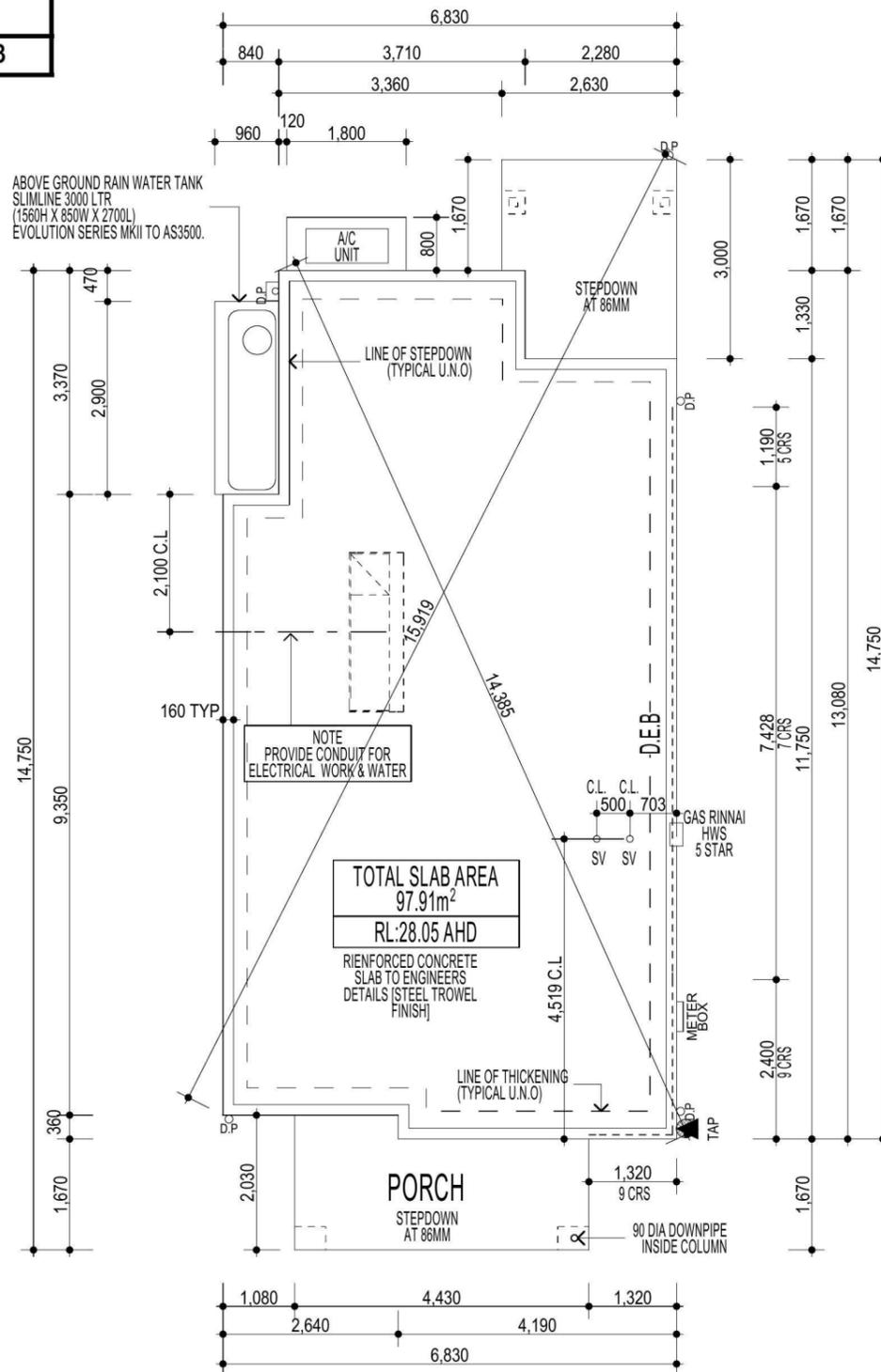


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Sheet: 11 of 14	CLIENTS SIGNATURE: _____ DATE: _____ S.P. 00.		

DROP EDGE BEAM CALCULATIONS

Length (mm)	Depth (Courses)	Depth (mm)	Area (m2)
1190	5		0.51
7430	7		4.46
2390	9		1.85
1320	9		1.02
TOTAL			7.83



NOTE:
PLEASE REFER TO ACOUSTIC LOGIC REPORT. REF No.20120708.2/2606A/R1/HP - DATED:26.06.13 > FOR ADDITIONAL INFORMATION. (REFER TO PAGE 8 ALSO FOR ADDITIONAL NOTES)

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SUPPLEMENTARY NOTES

- THE "SLAB LAYOUT PLAN" IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL FLOOR-PLANS.
- THE "SLAB LAYOUT PLAN" IS TO BE READ FOR THE SOLE PURPOSE OF "SETTING OUT" THE SLAB.
- THE "SLAB LAYOUT PLAN" SHALL NOT BE USED TO DETERMINE THE LOCATION OF THICKENING BEAMS AND OTHER STRUCTURAL ELEMENTS.
- QUERIES OR DISCREPANCIES ARE TO BE RESOLVED PRIOR TO THE COMMENCEMENT OF EXCAVATION.
- REFER TO ENGINEER'S DRAWINGS FOR STRUCTURAL DETAILS & CONCRETE SPECIFICATIONS.
- REFER TO ENGINEER'S DRAWINGS FOR PLUMBING & OTHER SERVICE PENETRATION DETAILS.
- IF IN DOUBT... CONTACT THE BUILDING DESIGNER PRIOR TO COMMENCEMENT OF WORKS.

PROMOTION: **LIVING/STYLE COLLECTION**

CLIENT: **J.O WEI & W.C.TAN**

LOCATION: **LOT 2238 WILLIAM HART CRESCENT PENRITH NSW 2750**

DP: **1184495** council: **PENRITH**

model: **CHESTER 23** facade: **AUGUSTINE** date: **20/02/2015** quotation assessment: **QA1**

Sheet: **12 of 14** drawn: **GP/L.D.S.** checked: **P.D.** scale: **1:100** **778-14**

CLIENTS SIGNATURE: _____ DATE: _____ S.P. 00.

SLAB LAYOUT PLAN