

• ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A. RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED
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DEVELOPMENT CALCULATIONS

LOT: 2340 NO: 00 OF SITE AREA: 270.1m²

Itemised Floor Areas:	Totals:
living ground floor:	70.84m ²
first floor: (excl. void 73.73m ²)	77.97m ²
garage: (excess 00.000m ²)	18.70m ²
alfresco:	11.78m ²
porch:	5.09m ²
balcony:	00.00m ²
total floor area:	184.38m²

FLOOR SPACE RATIO CALCULATION:

gross floor areas:	Totals:
living ground floor: (internal area)	62.07m ²
first floor excl. void: (internal area)	64.81m ²
total gross floor area:	126.88m²
floor space ratio:	0.47:1

SITE AREA COVERAGE/LANDSCAPE:

house ground floor:	70.78m ²
garage:	18.70m ²
porch/alfresco:	16.87m ²
driveway/paved area:	21.36m ²
site coverage Area:	106.35m ² (39.37%)
landscape area:	163.75m ² (60.6%)
pervious areas (soft)	142.39m ² (52.7%)
impervious areas (hard)	127.71m ² (39.4%)
front yard landscape area	59.46m ² (22.0%)
front yard hard paved area	4.27m ² (1.58%)
private open space o/a:	97.74m ²
principal private open space:	18.00m ²
total car space incl. carstand:	2 carspace

COUNCIL ZONE: R1

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTYLE

LOCATION:

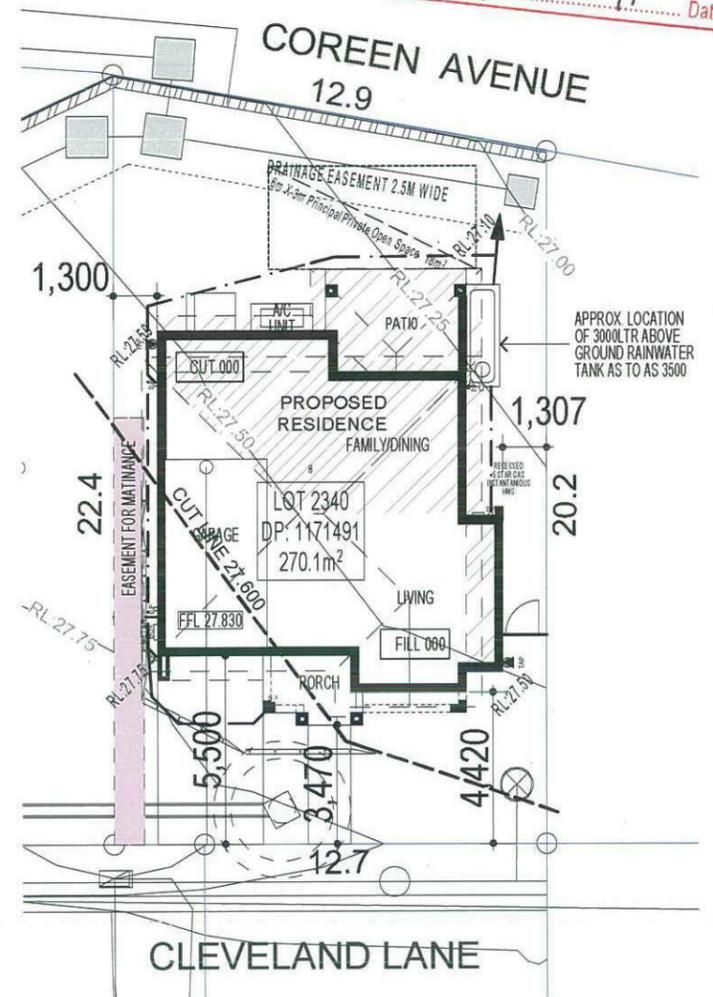
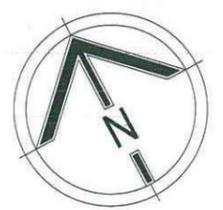
LOT 2340 CLEVELAND LANE,
 PENRITH NSW 2750

DP:	SUBDIVISION OF LOT 1197 DP1171491	council:	PENRITH
model:	SANDBFIELD 20	date:	19/03/2014
Sheet:	drawn: G.P.	checked: P.D.	quality assessment: SK1

1 of 9 scale: 1:200, 1:100 **740-14**

CLIENT'S SIGNATURE: _____ DATE: _____ SP: 00

Thorton Design Review Panel
LANDCOM
 Reviewed *Ascott* Date *24/3/14*



BASIX

= 60.62m² of roof area to discharge to water tank.
 = 64.36m² stormwater and overflow to discharge to existing street channel.
 o/a= 124.98m² of roof area.

LEGEND:

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

EARTHWORKS

HOUSE:	FFL: R.L: 28.000
(LIVING)	FGL: R.L: 27.600
GARAGE:	FFL: R.L: 27.830
	FGL: R.L: 27.505

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 AS3500
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/H TO ENCROACH AS ALLOWED BY B.C.A:CL3.7.1.7 & FIGURE 3.7.1.9

FIBRE OPTIC WIRING PACKAGE

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

NOTE:
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SITE PLAN & STORMWATER CONCEPT PLAN

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 (FIRSTYLE) 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

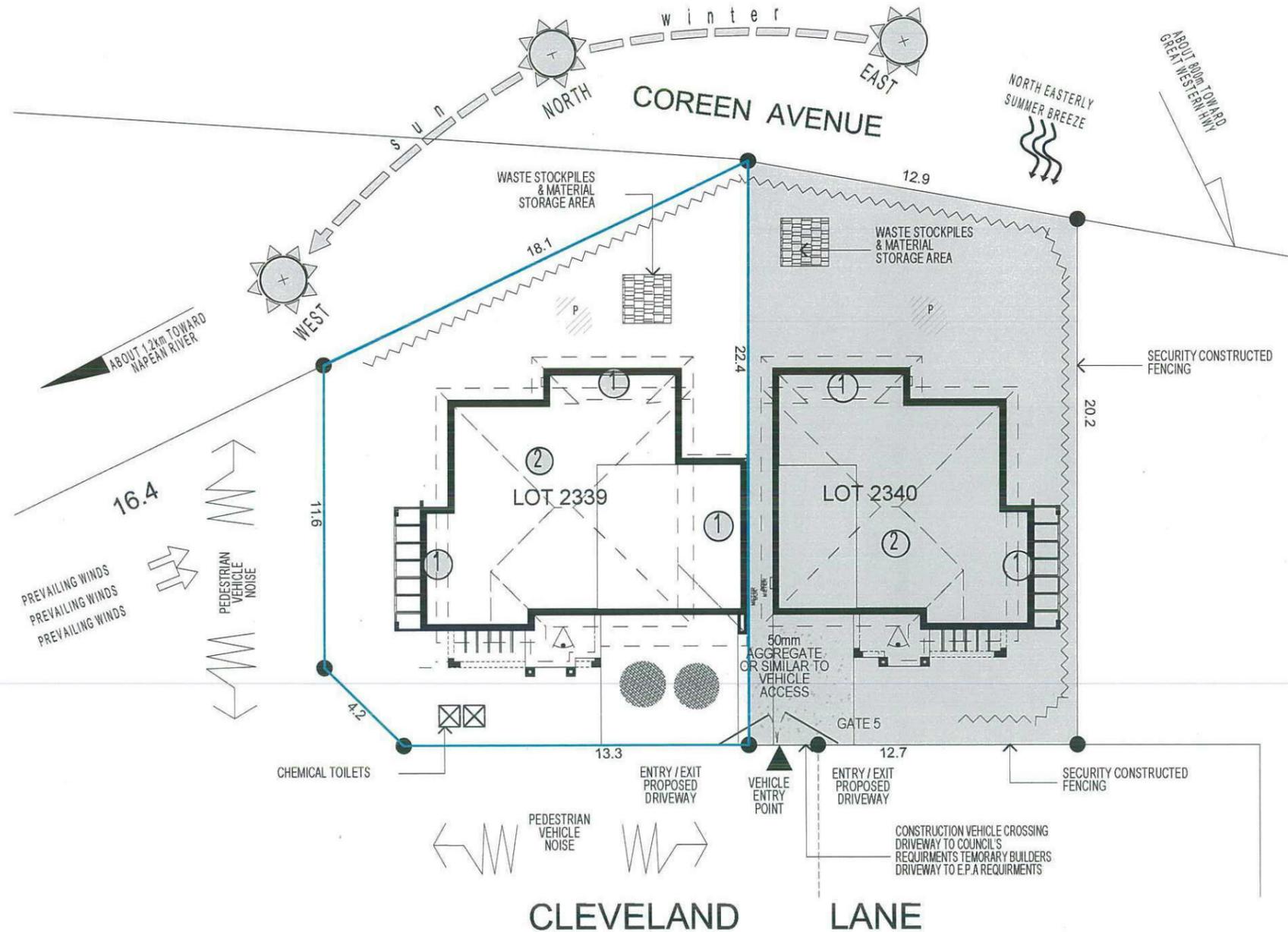
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Thorton Design Review Panel

LANDCOM

Reviewed *Ascoff* Date *24/3/14*



FIRSTYLE HOMES

FIRSTYLE HOMES Pty Ltd
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MASTER BUILDERS ASSOCIATION MEMBER

MASTER BUILDERS, BETTER BUILDERS

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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:
FIRSTYLE

LOCATION:
LOT 2340 CLEVELAND LANE, PENRITH NSW 2750

DP: SUBDIVISION OF LOT 1197 DP1171491 council: PENRITH

model: SANDFIELD 20 facade: MILLENIUM date: 19/03/2014 (upload on assessment) SK1

Sheet: drawn: G.P. checked: P.D. scale: 1:200, NTS

2 of 9

740-14

CLIENT'S SIGNATURE DATE SP. 0.6

SITE ANALYSIS & WASTE MANAGEMENT PLAN

KEY

-  FACE BRICK (AS SELECTED)
-  MOROKA TEXTURE FINISH TO BRICKWORK (AS SELECTED)
-  WEATHERTEX CLADDING PAINTED FINISH (AS SELECTED)

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

Thorton Design Review Panel

 Reviewed *Asat* Date *29/3/14*

FIRSTYLE HOMES

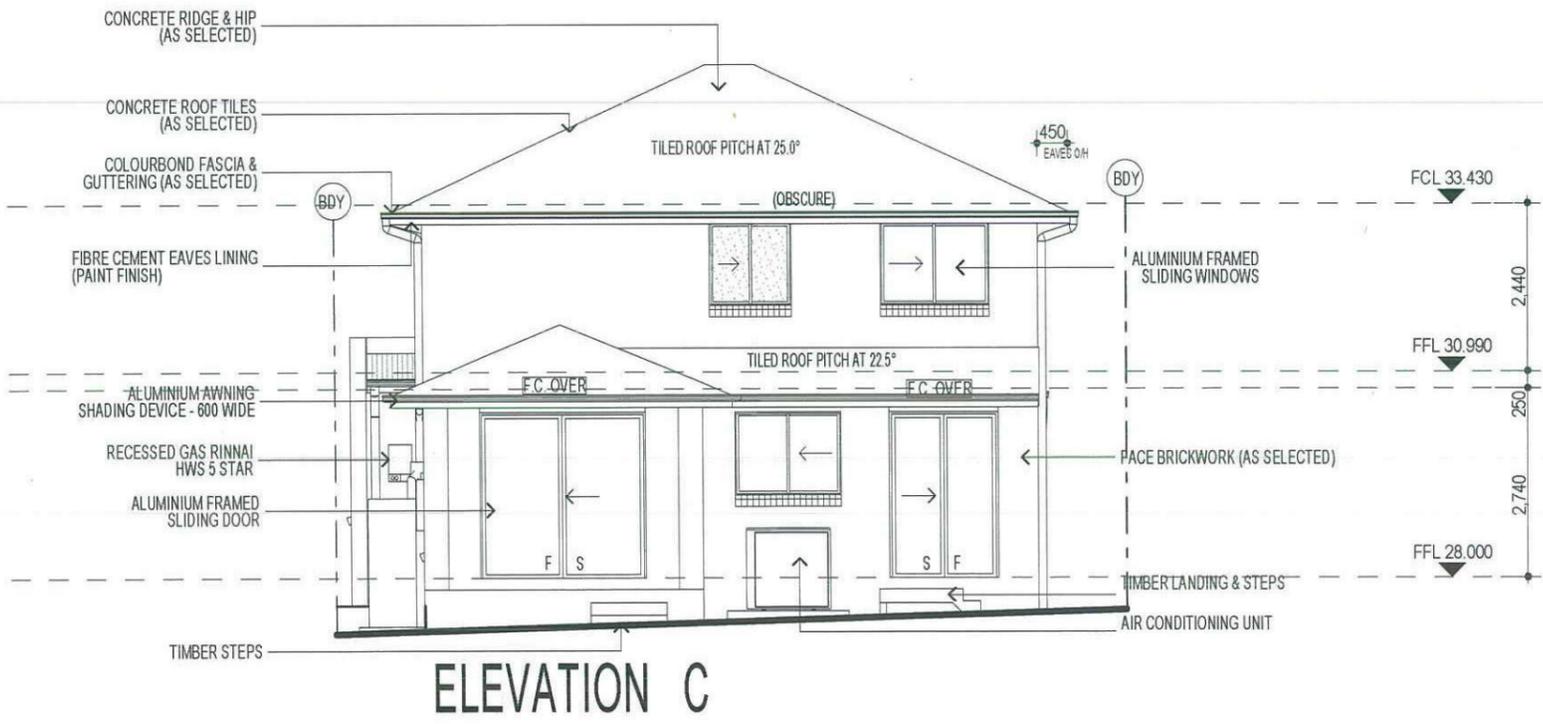
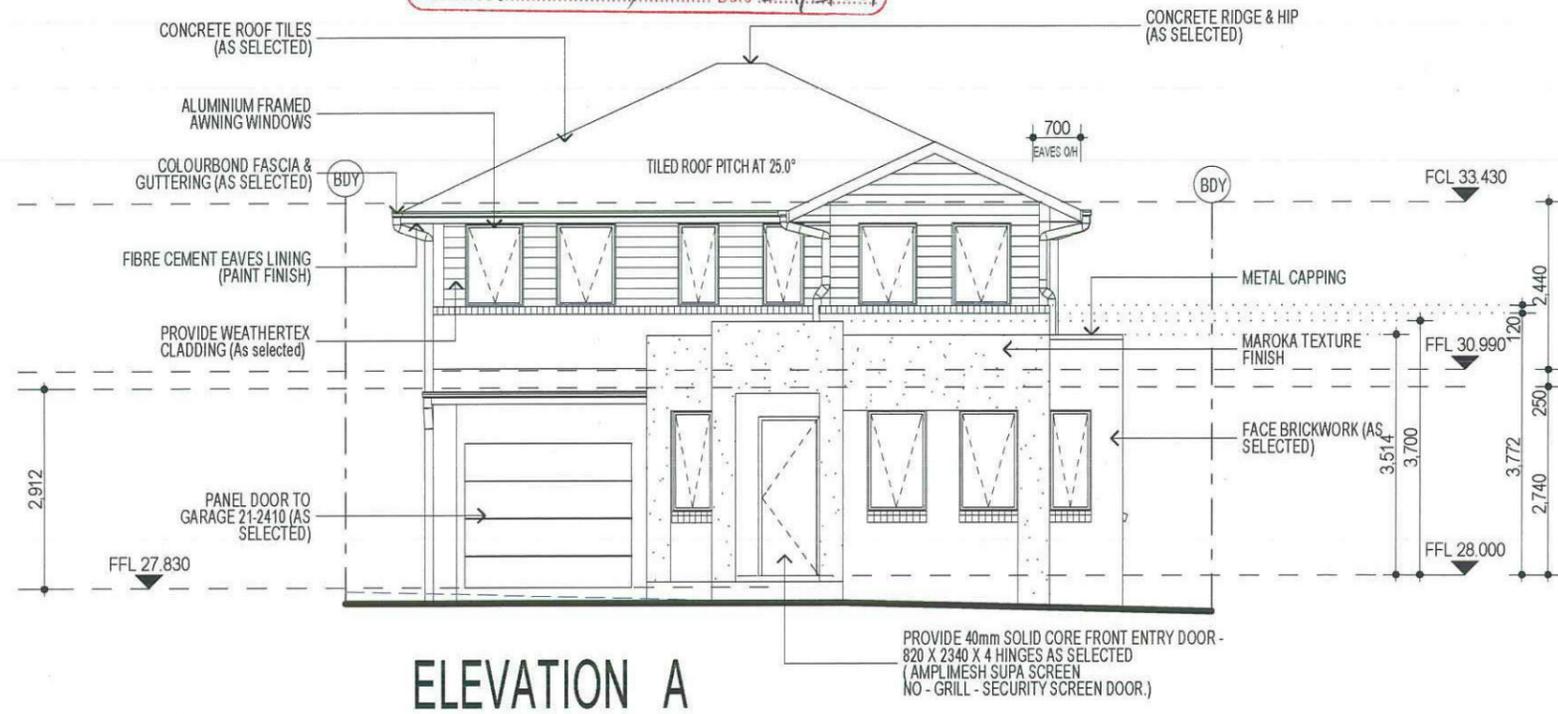
FIRSTYLE HOMES Pty Ltd
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 PO BOX 171, HOXTON PARK 2171

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MASTER BUILDERS ASSOCIATION
MEMBER

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FIBRE OPTIC WIRING PACKAGE

NOTE
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3-PHASE POWER

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PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTYLE

LOCATION:
LOT 2340 CLEVELAND LANE,
PENRITH NSW 2750

DP: SUBDIVISION OF LOT 1197 DP1171491	council: PENRITH
model: SANDFIELD 20	facade: MILLENNIUM
date: 19/03/2014	quote assessment: SK1
Sheet: 5 of 9	drawn: G.P.
checked: P.D.	scale: 1:100, NTS

740-14

CLIENT'S SIGNATURE _____ DATE _____ SP. 00

ELEVATIONS

KEY

-  FACE BRICK (AS SELECTED)
-  MOROKA TEXTURE FINISH TO BRICKWORK (AS SELECTED)
-  WEATHERTEX CLADDING PAINTED FINISH (AS SELECTED)

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

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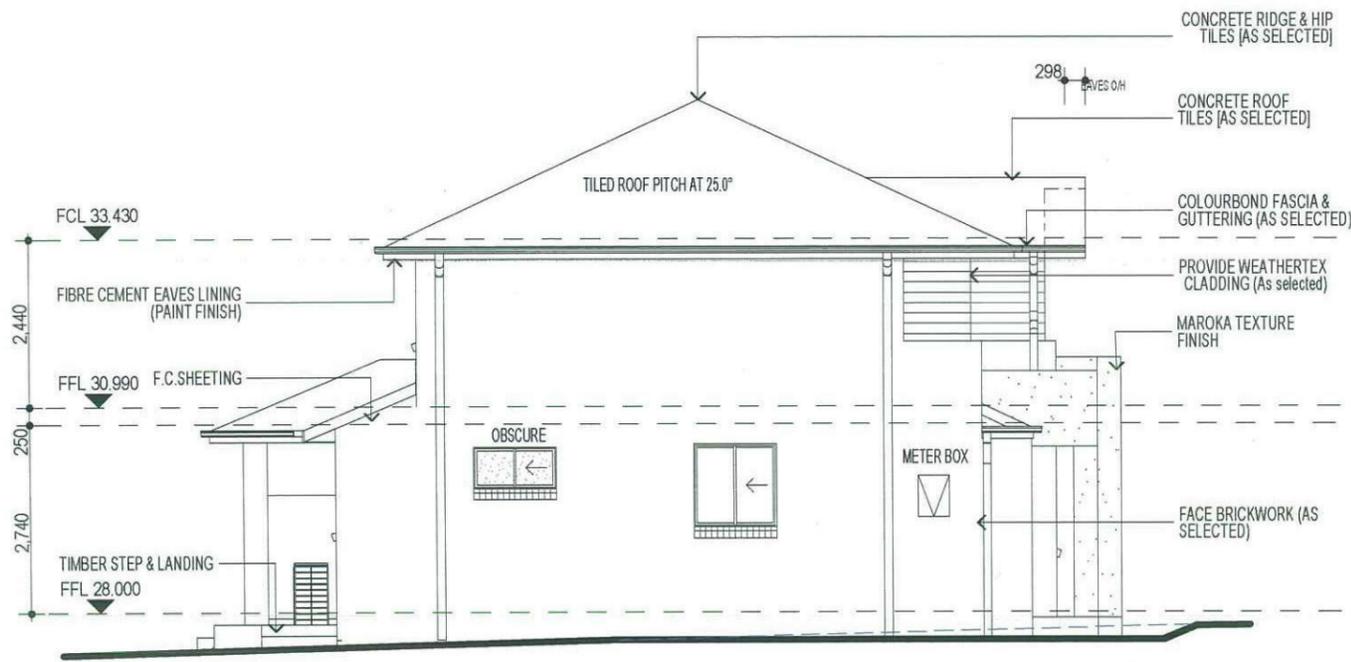
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Reviewed: *As set* Date: *24/3/14*

FCL 33.430



ELEVATION B



ELEVATION D

FIBRE OPTIC WIRING PACKAGE

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PROMOTION: LIVING/STYLE COLLECTION			
CLIENT: FIRSTSTYLE			
LOCATION: LOT 2340 CLEVELAND LANE, PENRITH NSW 2750			
DP: SUBDIVISION OF LOT 1197 DP1171491	facade:	council: PENRITH	date: 19/03/2014
model: SANDFIELD 20	MILLENIUM	quality assessment: SK1	
Sheet: 6 of 9	drawn: G.P.	checked: P.D.	scale: 1:100, NTS
CLIENT'S SIGNATURE			DATE

ELEVATIONS 740-14

Lot 2340 WALSHAW

PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Cpl	Camellia sasanqua 'Paradise Pearl'	Camellia	10	300mm	2m
Crf	Cordyline 'Red Fountain'	Red Fountain Cordyline	8	175mm	1m
Gfs	Gardenia 'Four Seasons'	Four Seasons Gardenia	8	300mm	1m
Lmv	Liriope muscari 'Variegatum'	Variegated Liriope	15	150mm	0.3m
Mip	Malus ioensis 'Plena'	Bechtel Crab Apple	1	25L	6m
Mq	Magnolia quinquepeta 'Nigra'	Lily Magnolia	1	25L	3-4m

LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ ground-covers	Total Trees
43	10	0	33	2

WALSHAW STREET CROSS-OVER - Supply + construction by BUILDER

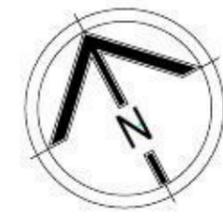
MATERIAL SCHEDULE	Area m ² URBANGROWTH*	Area m ² BUILDER **
DRIVEWAY+PATHWAY		
Coloured concrete (CCS Onyx colour or equivalent)	0.00	17.19
Total area	0.00	17.19

*Area's outside of the allotment boundary. **Area's inside of the allotment boundary



<table border="1"> <tr> <th>REVISION</th> <th>DESCRIPTION</th> <th>DRAWN</th> <th>CHECK</th> <th>DATE</th> </tr> <tr> <td>A</td> <td>SUBMITTED TO CLIENT FOR COMMENT</td> <td>VF</td> <td>RS</td> <td>21-02-14</td> </tr> <tr> <td>B</td> <td>SUBMITTED FOR APPROVAL</td> <td>VF</td> <td>RS</td> <td>26-02-14</td> </tr> <tr> <td>C</td> <td>AMENDED ARCHITECTURAL</td> <td>VF</td> <td>RS</td> <td>28-02-14</td> </tr> </table>	REVISION	DESCRIPTION	DRAWN	CHECK	DATE	A	SUBMITTED TO CLIENT FOR COMMENT	VF	RS	21-02-14	B	SUBMITTED FOR APPROVAL	VF	RS	26-02-14	C	AMENDED ARCHITECTURAL	VF	RS	28-02-14	<p>PO Box 8136, Southham NSW 1513 Ph: (02) 9480 7712 Fax: (02) 9480 7700 Email: info@ecodeign.com.au Web: www.ecodeign.com.au Source of the ecodeign logo: Landscape Designers & Managers</p>	<p>PROJECT: NEW RESIDENCE</p> <p>PLANT SCHEDULE - LOT 2340</p> <p>SCALE: 1:100 @ A3</p> <p>DATE: 28-02-14</p> <p>CLIENT: FIRSTSTYLE HOMES</p>	
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NOTE:
 DRIVEWAY DESIGN IN ACCORDANCE WITH AS/NZS 2890.1:2004 WITH COUNCIL DCP GUIDELINE
 SIGN:..... DATE:.....

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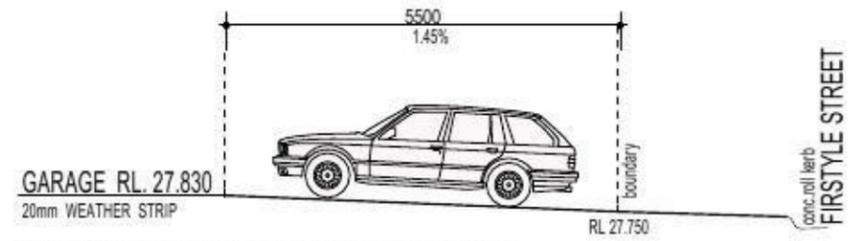
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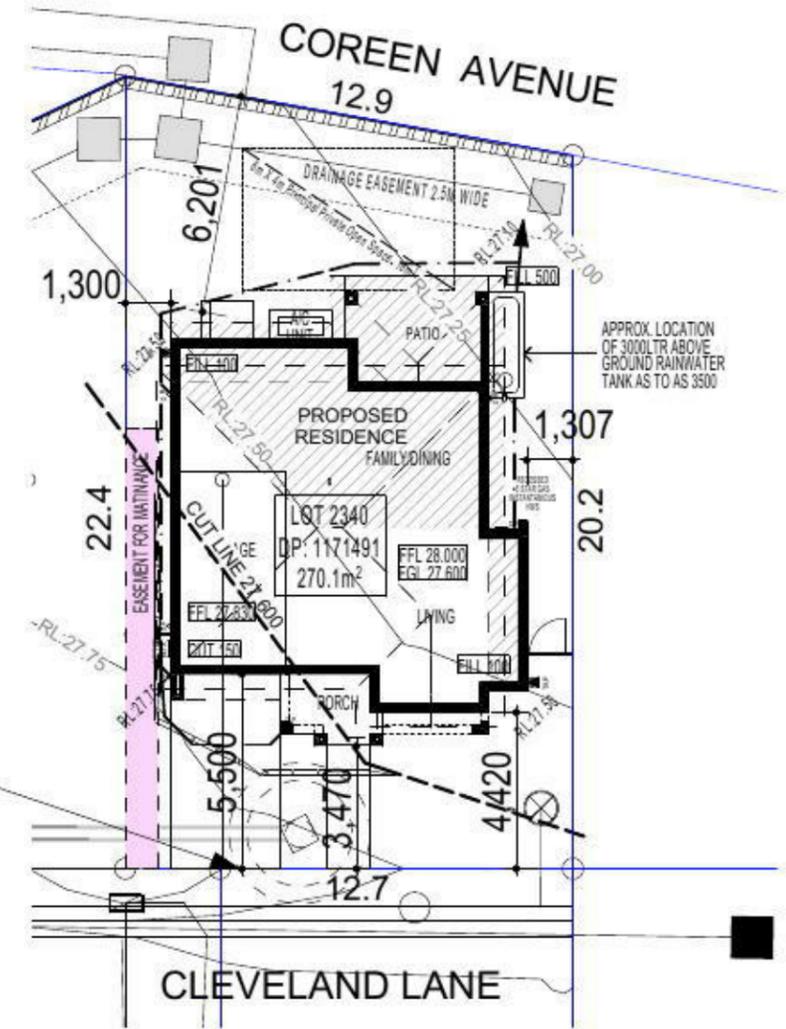
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DRIVEWAY GRADIENT
 SCALE 1:100



NOTE:
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PROMOTION:
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CLIENT:
FIRSTSTYLE

LOCATION:

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DP:	1197 DP1171491	council:	PENRITH
SUBDIVISION OF LOT 1197 DP1171491		date:	25/03/2014
model:	SANFIELD 20	facade:	MILLENIUM
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1 of 9	scale: 1:200, 1:100		



SITE PLAN & STORMWATER CONCEPT PLAN

KEY

-  FACE BRICK (AS SELECTED)
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-  WEATHEREX CLADDING PAINTED FINISH (AS SELECTED)

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FIRSTSTYLE HOMES

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Lic No: 113412C
ACN: 687 773 775
PO BOX 171, HOXTON PARK 2171

ADMIN: (02) 9731 9600
FAX: (02) 9601 0711
EMAIL: design@firststyle.com.au

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the best in the business



- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A. RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.
- ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND CERTIFICATION AS PER REQUIRED BY COUNCIL.
- ALL WORK TO BE CARRIED OUT IN A PROFESSIONAL AND WORKMANSHIP LIKE WORKMANSHIP LIKE MANNER ACCORDING TO THE PLANS AND SPECIFICATION.
- ALL DIMENSIONS ARE TO BE CHECKED & VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORK. ALL LEVELS ARE SUBJECT TO FINAL SURVEY AND SETOUT BY REGISTERED SURVEYOR.
- FIRSTSTYLE HOMES SITE SAFETY RULES APPLY.
- DO NOT SCALE FROM DRAWING. LARGER SCALE DRAWINGS & WRITTEN DIMENSIONS TAKE PREFERENCE.
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ELEVATION A



ELEVATION C

FIBRE OPTIC WIRING PACKAGE

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

NOTE:
ALL COMPONENTS SUCH AS: APPLIANCES; PLUMBING FITTINGS & FIXTURES; DOORS; CABINERY; 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

ABSA Class 1 Building Single-Dwelling Certification

Certification Number: 1006174161
Certification Date: 14/03/2014
Assessor Name: Vic Vicaretti
Assessor Number: 20311
Assessor Signature: [Signature]

Simulated Energy: HEATING: 64.9 MJ/m2 pa
Simulated Energy: COOLING: 90.7 MJ/m2 pa
Rated with Solarlights: Yes

NATHERS Rating 119.8 MJ/m2 pa

4.5/10

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTSTYLE

LOCATION:

LOT 2340 CLEVELAND LANE,
PENRITH NSW 2750

DP:	SUBDIVISION OF LOT 1197 DP1171491	Council:	PENRITH
model:	SANDEFIELD 20	facade:	MILLENNIUM
Sheet:	drawn: G.P.	checked: P.D.	date: 25/03/2014
5 of 9	scale: 1:100, NTS	740-14	SK1

ELEVATIONS

KEY

-  FACE BRICK (AS SELECTED)
-  MOROKA TEXTURE FINISH TO BRICKWORK (AS SELECTED)
-  WEATHERTEX CLADDING PAINTED 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: 667 773 775
 PO BOX 171, HOXTON PARK 2171

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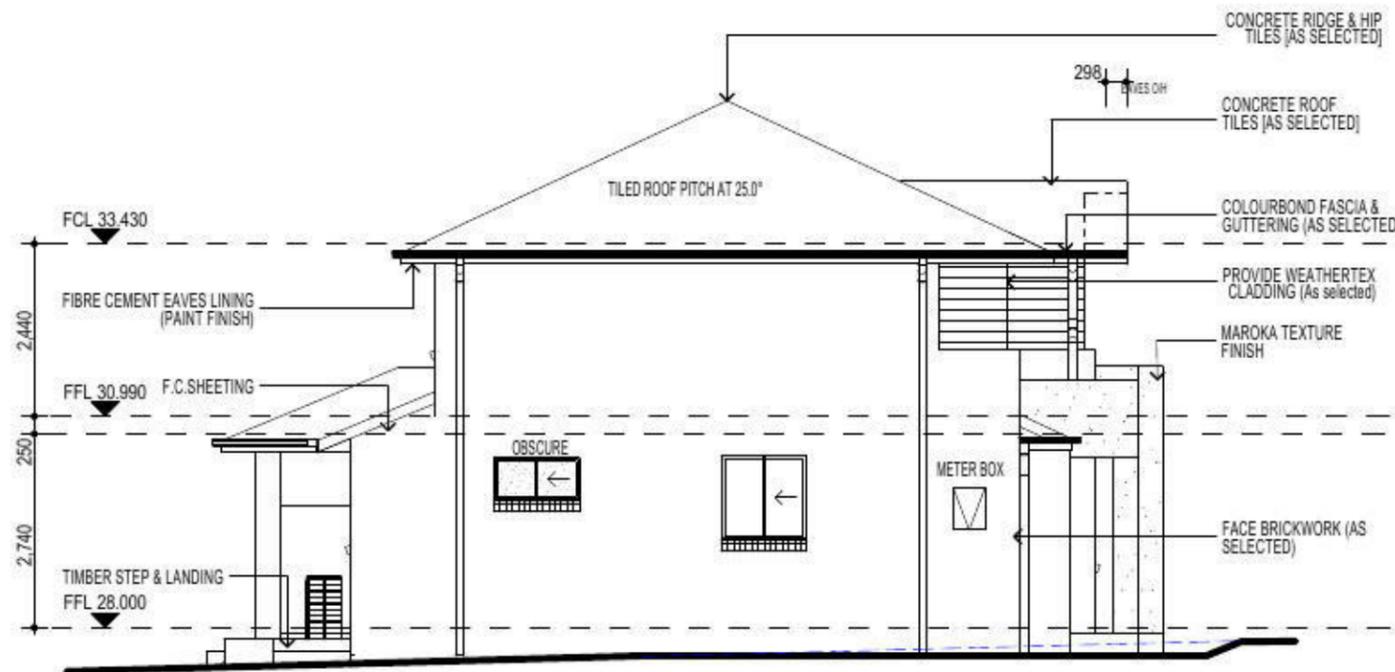
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the best in the business



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ELEVATION B



ELEVATION D

FIBRE OPTIC WIRING PACKAGE

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

NOTE:
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ABSA Class 1 Building Single-Dwelling Certification

Certification Number: 1006174161
 Certification Date: 14/03/2014
 Assessor Name: Vic Vicaretti
 Assessor Number: 20311
 Assessor Signature: [Signature]

Simulated Energy: HEATING: 44.6 MJ/m2 pa
 Simulated Energy: COOLING: 50.7 MJ/m2 pa
 Based with Solarlights: Yes

NATHERS Rating 115.6 MJ/m2 pa

4.5/10

PROMOTION:
LIVING/STYLE COLLECTION

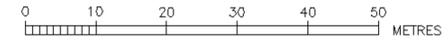
CLIENT:
FIRSTSTYLE

LOCATION:
LOT 2340 CLEVELAND LANE,
PENRITH NSW 2750

DP:	SUBDIVISION OF LOT 1197 DP1171491	Council:	PENRITH
model:	SANDEFIELD 20	facade:	MILLENNIUM
Sheet:	drawn: G.P.	checked: P.D.	date: 25/03/2014
6 of 9	scale: 1:100, NTS		740-14

ELEVATIONS

**DEVELOPER CONTRACT PLAN
STAGE 1.3
LOW INFILTRATION SEWER
WORK-AS-CONSTRUCTED**



NOTES :-

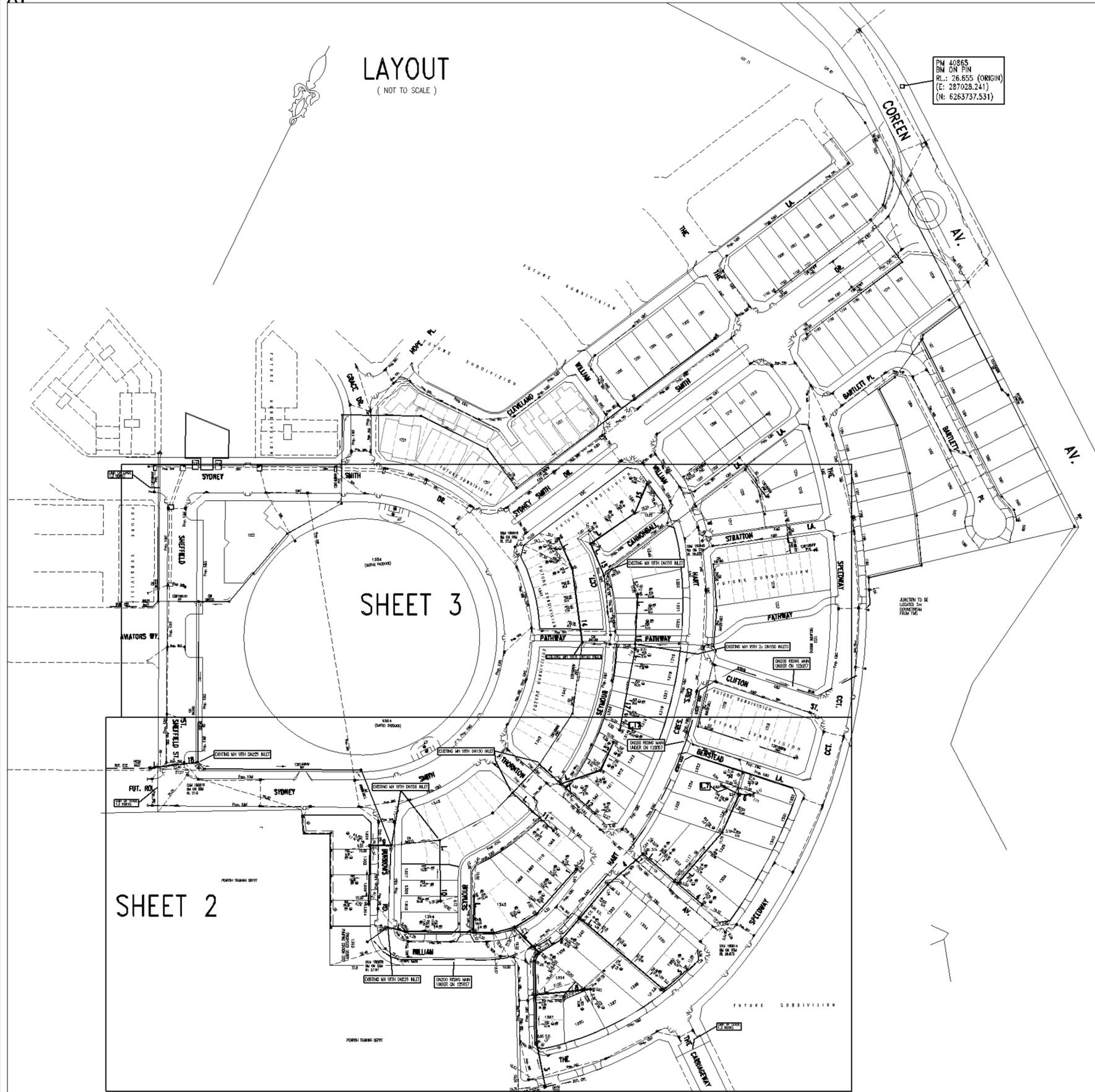
- WATER SERVING COORDINATOR
QALCHEK PTY LTD (CERTIFIED No. 289)
77 UNION RD
PENRITH 2750
Ph. No. 47 228181
FOR :
LANDCOM
c/o WORLEY PARSONS
141 WALKER ST., NORTH SYDNEY, NSW 2060
PH: 8923 8866
- ALL LOTS WERE VACANT AT TIME OF SURVEY.
- ALL STRUCTURES CONSTRUCTED TO FINISHED SURFACE LEVELS.
- PIPES CONCRETE ENCASED SHOWN ACCORDINGLY: (REFER SEW-1205-V)
- BUILDING OVER/ADJACENT TO SEWER. CONDITIONS WILL APPLY. REFER TO QALCHEK FOR DETAILS.
- ALL LEVELS ELECTRONICALLY GENERATED. NO LEVEL BOOK AVAILABLE.
- THE MINIMUM NUMBER OF FIELD COMPACTION TESTS CONDUCTED TO SATISFY THE SEWERAGE CODE OF AUSTRALIA ARE:
SAND/CEMENT BACKFILL WAS USED AT ROAD CROSSINGS.
PIPE EMBEDMENT ZONE: 7 TESTS CONDUCTED
TRENCH FILL ZONE (TRAFFICABLE): 0 TESTS CONDUCTED (SAND/CEMENT BACKFILL WAS USED AT ROAD CROSSINGS)
TRENCH FILL ZONE (NON TRAFFICABLE): 28 TESTS CONDUCTED
TRENCH FILL ZONE (MANHOLES): 107 TESTS CONDUCTED
TRENCH FILL ZONE (TOTAL): 135 TESTS CONDUCTED
- THE REVIEW OF ENVIRONMENTAL FACTORS WAS AN INTEGRAL PART OF THIS DESIGN AND ARE READ IN CONJUNCTION WITH THIS PLAN.
- ALL EXCAVATION, SHORING EXCAVATION AND STABILITY OF ADJACENT STRUCTURES WAS THE RESPONSIBILITY OF THE CONSTRUCTOR
- FOR ALL MS'S EXTERNAL BENDS WAS ONLY USED IF NECESSARY
- THE PLANS ARE BASED ON THE FOLLOWING ENGINEERING PLANS SUPPLIED BY WORLEY PARSONS:
07210115[02].DWG (FROM 26.09.11)
X-STAGE1 STORMWATER PLAN.DWG (FROM 04.10.11)
DRAINAGE-LS-PLOT1.DWG (FROM 04.10.11)
X-LOT LAYOUT.DWG (FROM 04.10.11)
X- ROAD CONTOURS.DWG (FROM 04.10.11)
STORMWATER LAYOUT.DWG (FROM 04.10.11, 06.07.12)
FOR ELECTRICAL PLANS: SUPPLIED BY CRAIG AND RHODES 31.01.2012: PLANS DONE BY CONNECT (REF. NUMBER M600C D1-01 AND M600D D1-01)
SURFACE PROFILE: STAGE 1 DESIGN.DWG (FROM 06.07.11)
- THE WORKS AND MATERIALS ARE IN ACCORDANCE WITH THE SEWER RETICULATION CODE OF AUSTRALIA (WSA 02-2002-2.2 VERSION 3) INCLUDING THE SYDNEY WATER SUPPLEMENT & APPENDICES AND THE TECHNICAL SPECIFICATION FOR LOW INFILTRATION SEWER SYSTEMS
- MAINTENANCE STRUCTURE OPTIONS ARE LIMITED TO CAST IN-SITU MAINTENANCE HOLES, PLASTIC MAINTENANCE SHAFTS AND PLASTIC TERMINAL MAINTENANCE SHAFTS.
- CONSTRUCTOR WAS RESPONSIBLE TO FOLLOW ANY TESTING PROCEDURES SET OUT IN SECTION L10.1 AND L10.2 OF THE TECHNICAL SPECIFICATION FOR LOW INFILTRATION SEWER SYSTEMS
- AREAS HATCHED THUS NOT DRAINED.

IMPORTANT NOTES FOR PCS'S:

- ALL PCS CONNECTIONS TO L.S. ARE AT 1.0m & 90° TO MAIN UNLESS OTHERWISE INDICATED. CONTRACTOR ADVISED THAT ALL L.S. ARE AT SURFACE LEVEL UNLESS OTHERWISE INDICATED.
- DENOTES STANDARD PCS CONNECTION (REFER LIS FIG.5 STANDARD CONNECTION)
- DENOTES SLOPED PCS CONNECTION (REFER LIS FIG.5 SLOPED CONNECTION)
- DENOTES DEEP PCS CONNECTION (REFER LIS FIG.6)
- DENOTES PCS CONCRETE ENCASED (IN CONJUNCTION WITH SYMBOLS ABOVE)
- PCS'S HAVE MINIMUM STIFFNESS RATING OF SN10 JOINING ARE SOLVENT WELDED.
- IT WAS THE RESPONSIBILITY OF THE CONSTRUCTOR TO PROVIDE THE CHAINAGES FOR THE PCS'S, THE LENGTH OF THE PCS'S, THE TYPE OF CONNECTION USED, THE LENGTH TO THE 10 AND THE INVERT LEVEL AT THE PCS (IF APPLICABLE) TO THE WSC FOR WAE PURPOSES
- WAE PREPARED FROM INFORMATION SUPPLIED (IN PARTS) BY GRAHAM HALL REGISTERED SURVEYOR.

- EASEMENT FOR PADMOUNT SUBSTATION (2.75m WIDE)
- RESTRICTION ON THE USE OF LAND (3m WIDE)
- RESTRICTION ON THE USE OF LAND (5m WIDE)
- DRAINAGE EASEMENT 1.5 WIDE
- INFORMATION NOT AVAILABLE, MEASUREMENT INDICATIVE ONLY.

LAYOUT
(NOT TO SCALE)



SHEET 2

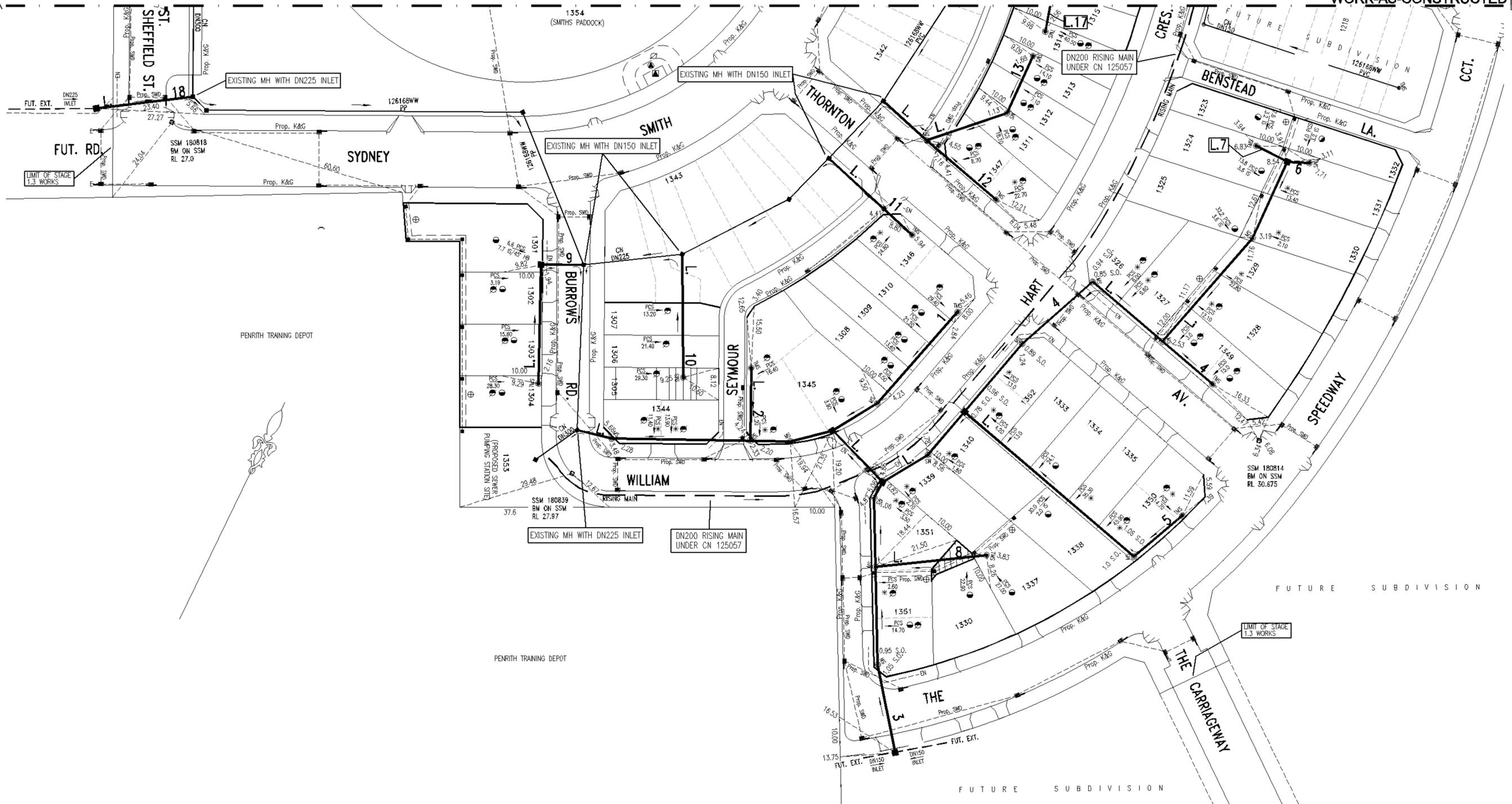
SHEET 3

NUMBER	AMENDMENT	INITIAL	DATE
A	FIRST ISSUE (FOR CLIENT ONLY)	F.J.	17.10.11
B	ISSUE FOR COMMENT	F.J.	15.01.12
C	ISSUE FOR SMC ENDORSEMENT	F.J.	20.02.12
D	AMENDED DESIGN AS PER MARKUP FROM LANDCOM BASED ON THE LATEST PROP. ARCHITECTURAL LAYOUT	F.J.	12.07.12
E	L15 EXTENDED BY 20m, LEVELS AMENDED	F.J.	02.08.12
F	MS CHANGED TO MH AT L4/L5 CONNECTION	F.J.	09.08.12
G	FUTURE BOUNDARIES OF LOTS 1341-1343 CHANGED. L14 EXTENDED BY 1.60m AND JUNCTION ADDED ON L14	F.J.	18.11.12
H	WORK AS CONSTRUCTED	S.D.	07.03.13
I	WORK AS CONSTRUCTED AMENDMENT L14	G.W.	25.02.14

<p>PLAN TO BE READ IN CONJUNCTION WITH CURRENT SYDNEY WATER STANDARDS SYDNEY WATER CORPORATION</p> <p>PRIOR TO COMMENCEMENT OF EXCAVATION FOR PROPOSED AND EXISTING SERVICES CONTACT :- ELECTRICITY Ph. 1100 GAS Ph. 1100 TELECOMMUNICATIONS Ph. 132 092 GIVING AT LEAST 48 HOURS NOTICE.</p>	<p>UTILITIES</p> <table border="1"> <thead> <tr> <th>TYPE</th> <th>DATE</th> <th>REF.</th> </tr> </thead> <tbody> <tr> <td>PROP. STORMWATER: SMD</td> <td>21.07.11</td> <td>DESIGN</td> </tr> <tr> <td></td> <td>19.07.11</td> <td>ENG.PLAN</td> </tr> <tr> <td>PM 40865 (ORIGIN)</td> <td>01.03.11</td> <td>SURVEY</td> </tr> </tbody> </table>			TYPE	DATE	REF.	PROP. STORMWATER: SMD	21.07.11	DESIGN		19.07.11	ENG.PLAN	PM 40865 (ORIGIN)	01.03.11	SURVEY	<p>WORK AS CONSTRUCTED CERTIFICATION</p> <p>DEVELOPER LANDCOM WATER SERVICE CO-ORDINATOR QALCHEK PTY LTD CONSTRUCTOR BOONDILL P/L COMPLETED 19/02/2013 W.A.C. PREPARED 07/03/2013</p> <p>DESIGNER QALCHEK PTY LTD</p> <p>I CERTIFY THAT THE WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE WORK AS CONSTRUCTED DRAWINGS.</p>			<p>PIPE SCHEDULE</p> <table border="1"> <thead> <tr> <th>SIZE DN</th> <th>TYPE</th> <th>CLASS</th> <th>LENGTH</th> <th>PIPE JOINING METHOD / NOTES</th> </tr> </thead> <tbody> <tr> <td>225</td> <td>UPVC</td> <td>SN8</td> <td>89.46</td> <td>RRJ</td> </tr> <tr> <td>150</td> <td>UPVC</td> <td>SN8</td> <td>789.73</td> <td>RRJ</td> </tr> <tr> <td>100</td> <td>UPVC</td> <td>SN10</td> <td>86.3</td> <td>SW (NOTE 16 & 17)</td> </tr> </tbody> </table>		SIZE DN	TYPE	CLASS	LENGTH	PIPE JOINING METHOD / NOTES	225	UPVC	SN8	89.46	RRJ	150	UPVC	SN8	789.73	RRJ	100	UPVC	SN10	86.3	SW (NOTE 16 & 17)	<p>AUSTRALIAN HEIGHT DATUM</p> <p>SCALES PLAN 1:500 SECTION HOR. 1:500 VERT. 1:125</p> <p>CROSS SECTIONS NATURAL.</p> <p>LAND LEVELS, OFFSETS & LEVELS ARE IN METRES.</p>		<p>NO AMENDMENTS ARE TO BE MADE TO THIS PLAN WITHOUT REFERENCE TO SYDNEY WATER. THIS PLAN IS NOT NECESSARILY UP TO DATE OR CORRECT AND SYDNEY WATER ACCEPTS NO RESPONSIBILITY.</p> <p>U.B. DIRECTORY MAP 163K8 (48th Ed.)</p> <p>SHEET 1 OF 6 File No. N/A</p>		<p>Sydney WATER SYDNEY WATER CORPORATION</p> <p>Case No. 126169WW</p> <p>PENRITH SEWERAGE DRAINS TO SPS 1142 PENRITH STP</p>	
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<p>DESIGN HEAD . . . m</p> <p>NO BOUNDARY TRAPS REQUIRED.</p>		<p>DESIGNED: F.J. DRAFTED: F.J. VERIFIED: C.T. REVIEWED: C.T. APPROVED: C.T. ISSUED: 25.02.2014</p>		<p>FILE LOCATION: PM89B4S1-1</p>																																										

PLAN DRAWN DATE: 26/02/2014 VERSION: 1 SHEET 1 OF 6 SHEETS

SEE SHEET 3 FOR CONTINUATION



PENRITH TRAINING DEPOT

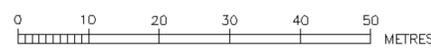
PENRITH TRAINING DEPOT

FUTURE SUBDIVISION

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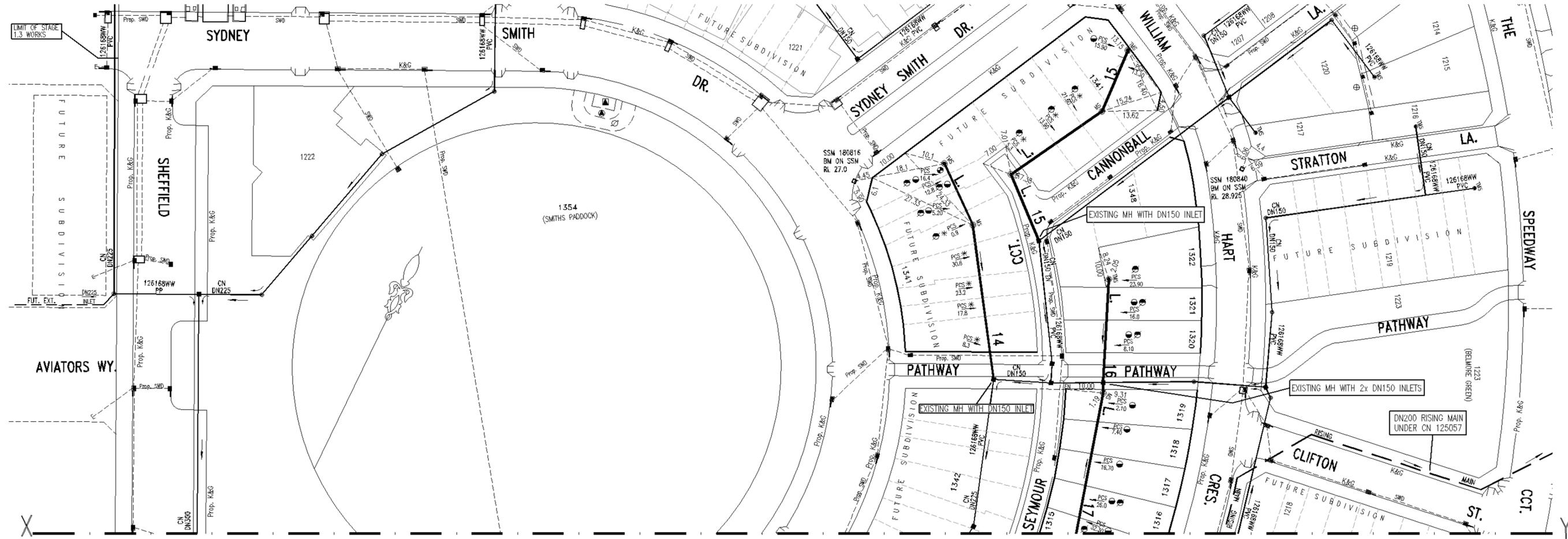
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- ⊙ RESTRICTION ON THE USE OF LAND (3m WIDE)
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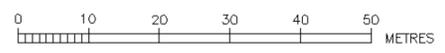
WORK AS CONSTRUCTED CERTIFICATION		Sydney WATER SYDNEY WATER CORPORATION	
DEVELOPER	LANDCOM	Case No. 126169WW SHT 2 OF 8 SHTS.	
W.S.C.	QALCHEK PTY LTD		
CONSTRUCTOR	BOOMBELL P/L		
COMPLETED	19/02/2013		
W.A.C. PREPARED	07/03/2013	SYDNEY WATER CORPORATION FOR DETAILS OF SERVICES SEE SHEET 1	
DESIGNER	QALCHEK PTY LTD		

PLAN DRAWN DATE: 25/02/2014 VERSION: 1 SHEET 2 OF 8 SHEETS



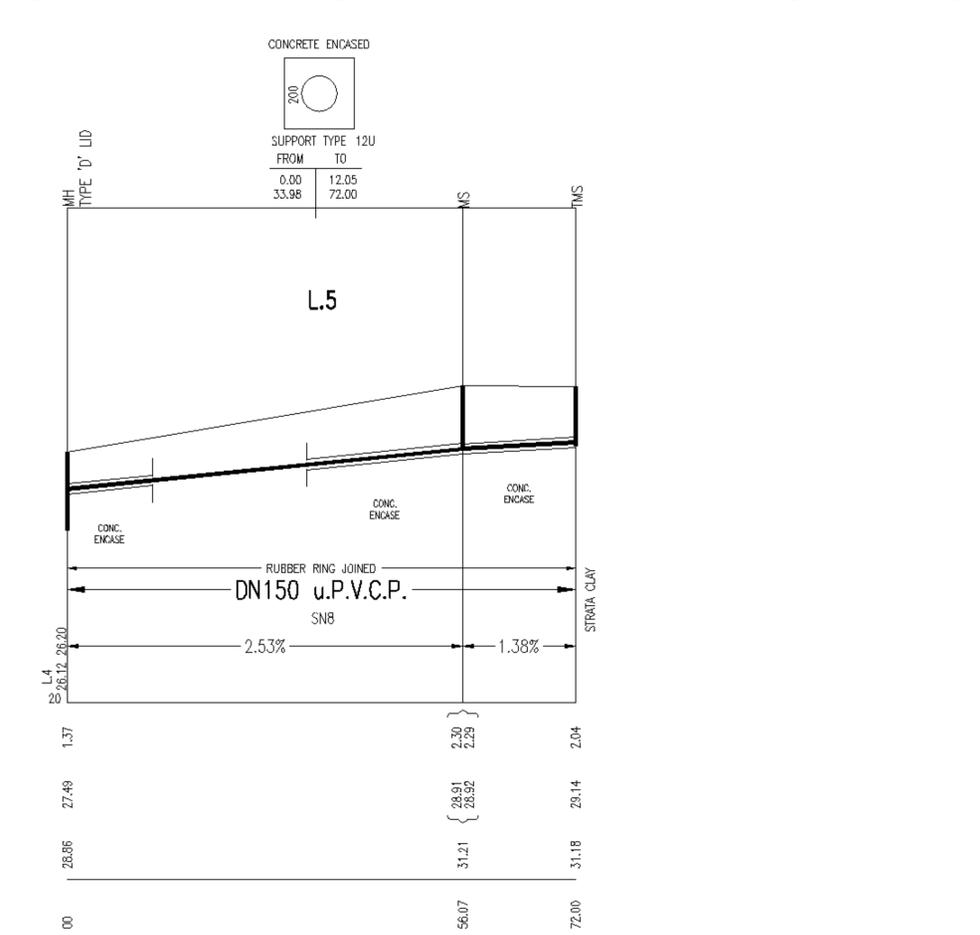
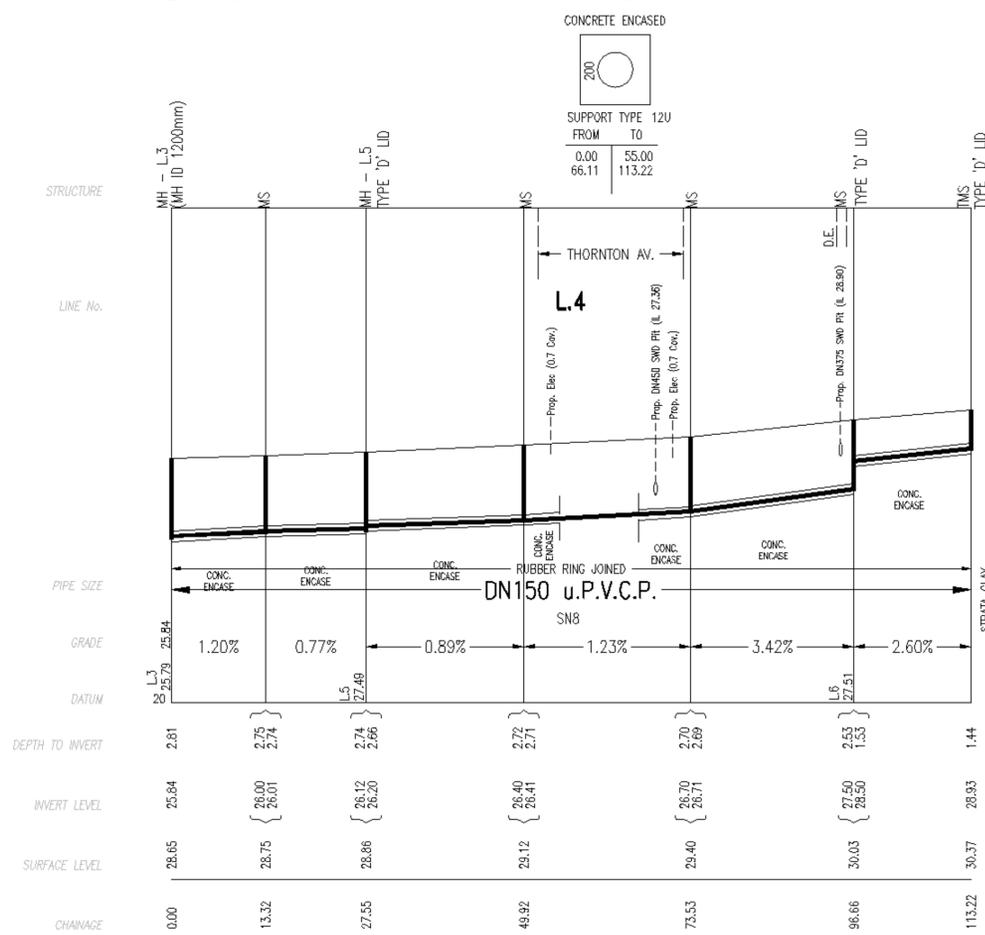
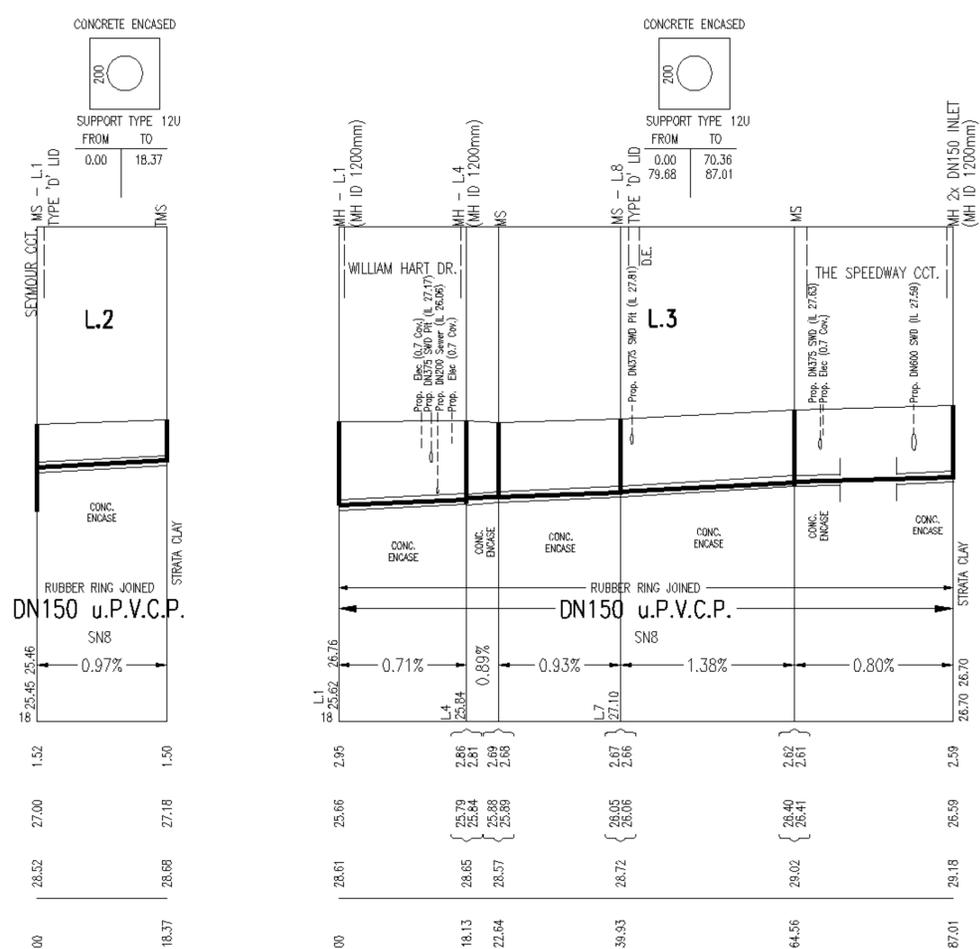
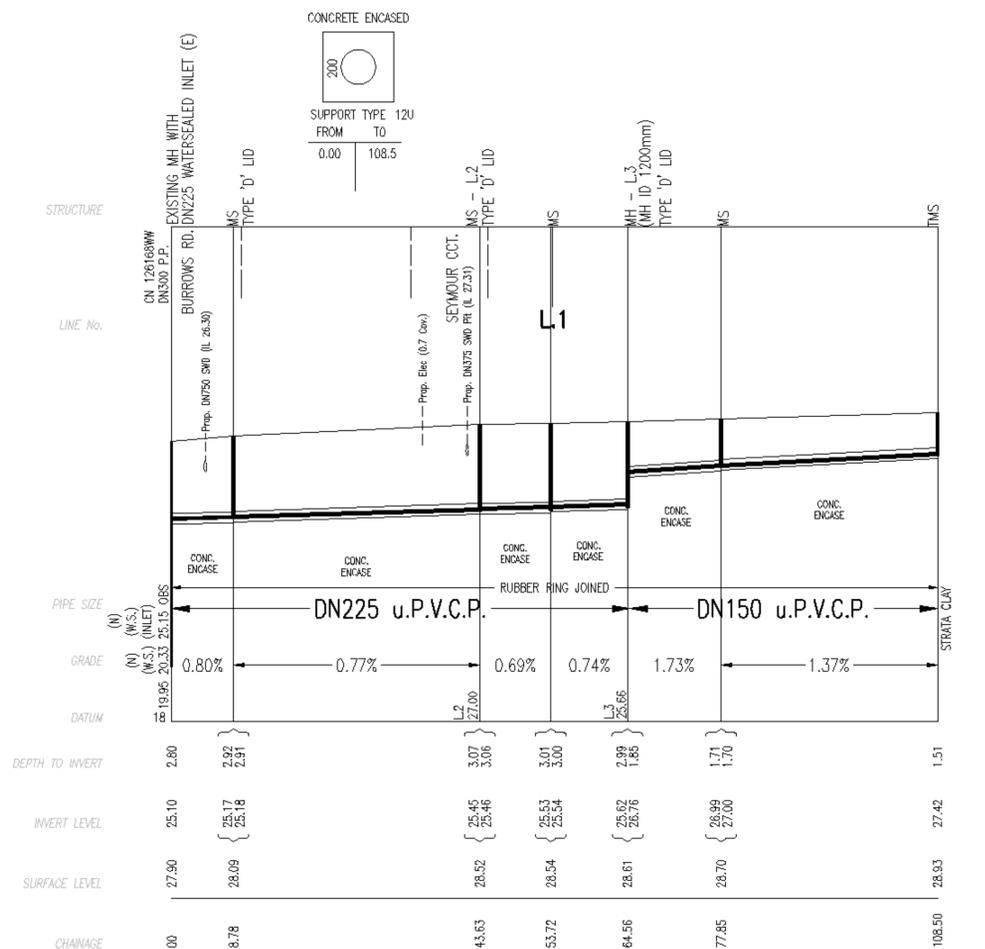
CONTINUATION FROM SHEET 2

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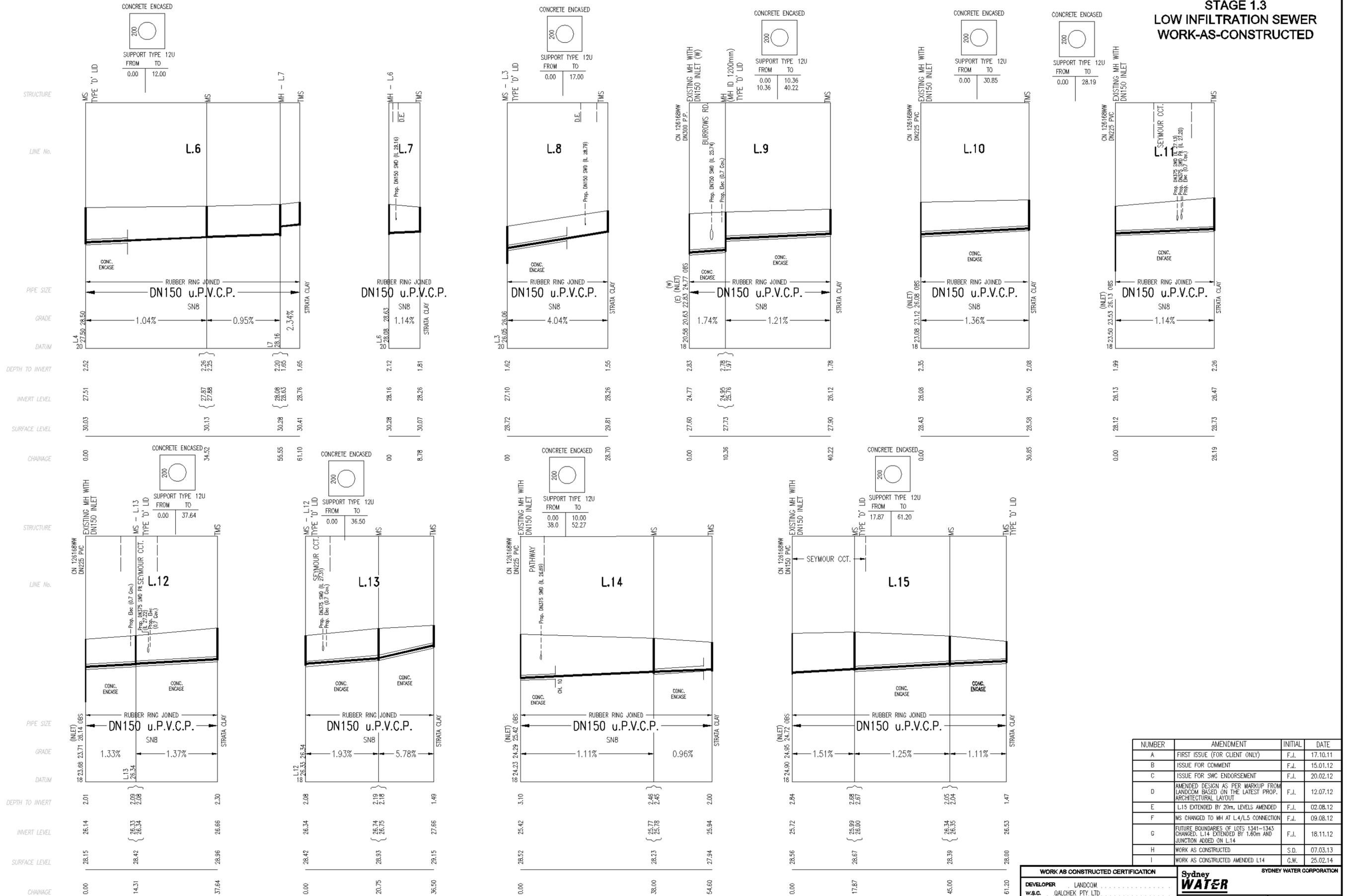
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WORK AS CONSTRUCTED CERTIFICATION		Sydney WATER SYDNEY WATER CORPORATION	
DEVELOPER	LANDCOM	Case No. 126169WW SHT 3 OF 6 SHTS. SYDNEY WATER CORPORATION FOR DETAILS OF SERVICES SEE SHEET 1	
W.S.C.	QALCHEK PTY. LTD.		
CONSTRUCTOR	BOOMDELL P/L		
COMPLETED	19/02/2013		
W.A.C. PREPARED	07/03/2013		
DESIGNER	QALCHEK PTY. LTD.	I CERTIFY THAT THE WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE WORK AS CONSTRUCTED DRAWINGS	



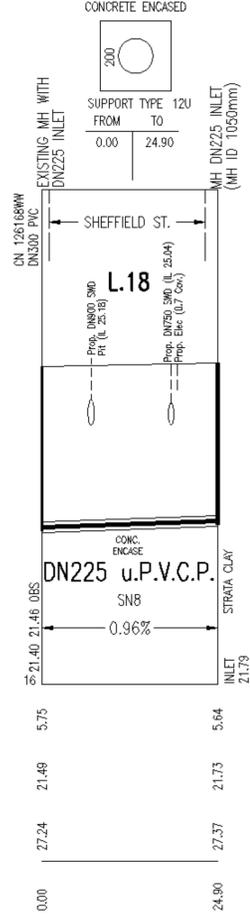
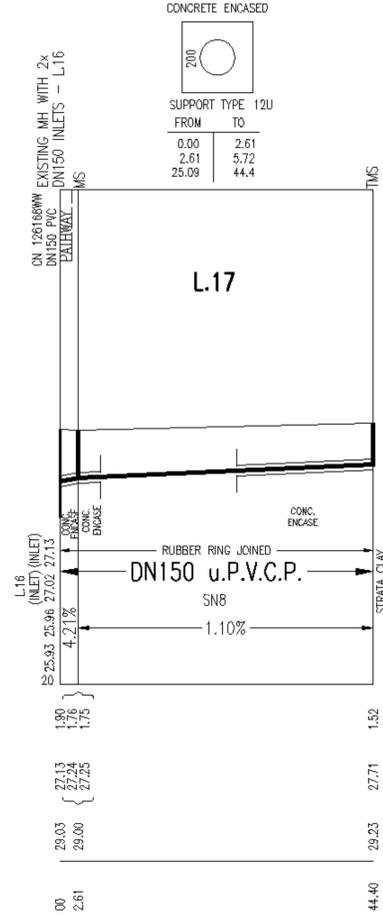
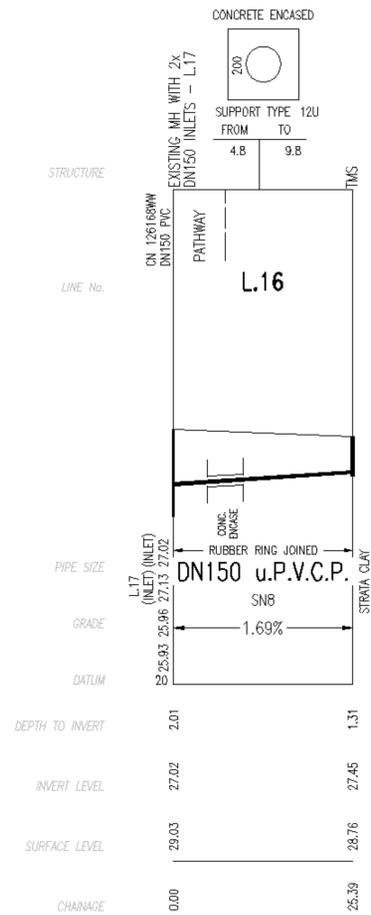
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WORK AS CONSTRUCTED CERTIFICATION		SYDNEY WATER CORPORATION	
DEVELOPER	LANDCOM	Sydney WATER	
W.S.C.	QALCHEK PTY. LTD.		
CONSTRUCTOR	BOOMDELL P/L	Case No. 126169WW SH 4 OF 6 SHTS.	
COMPLETED	19/02/2013	SYDNEY WATER CORPORATION FOR DETAILS OF SERVICES SEE SHEET 1	
W.A.C. PREPARED	07/03/2013		
DESIGNER	QALCHEK PTY LTD.		



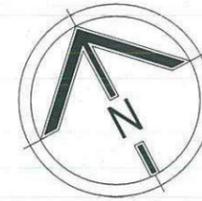
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F	MS CHANGED TO MH AT L4/L5 CONNECTION	F.J.	09.08.12
G	FUTURE BOUNDARIES OF LOTS 1341-1343 CHANGED, L14 EXTENDED BY 1.80m AND JUNCTION ADDED ON L14	F.J.	18.11.12
H	WORK AS CONSTRUCTED	S.D.	07.03.13
I	WORK AS CONSTRUCTED AMENDED L14	G.W.	25.02.14

WORK AS CONSTRUCTED CERTIFICATION		SYDNEY WATER CORPORATION	
DEVELOPER	LANDCOM	 Case No. 126169WW SHT 5 OF 8 SHTS.	
W.S.C.	QALCHEK PTY. LTD.		
CONSTRUCTOR	BOOMDELL P/L		
COMPLETED	19/02/2013		
W.A.C. PREPARED	07/03/2013	SYDNEY WATER CORPORATION FOR DETAILS OF SERVICES SEE SHEET 1	
DESIGNER	QALCHEK PTY LTD		

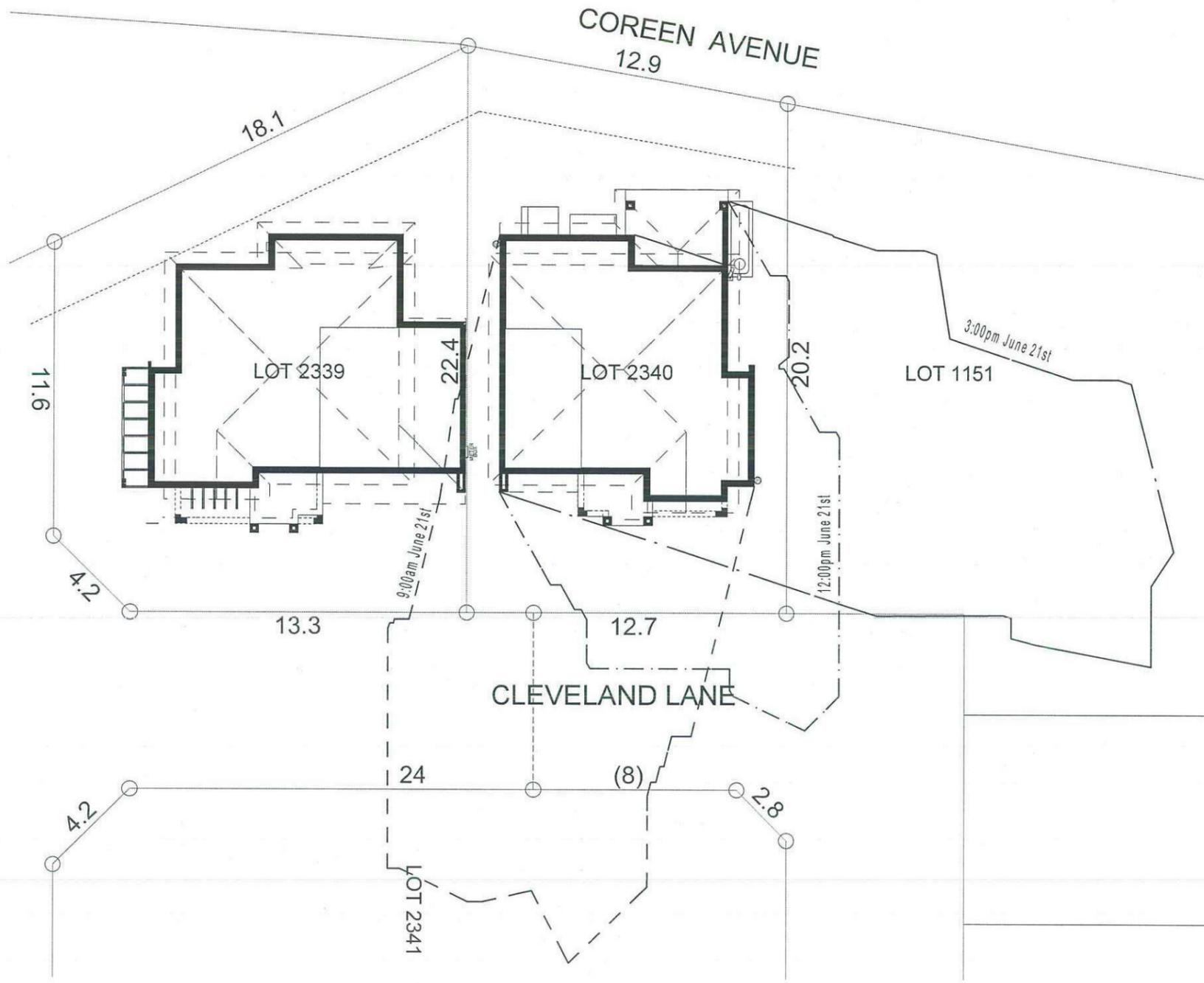


NUMBER	AMENDMENT	INITIAL	DATE
A	FIRST ISSUE (FOR CLIENT ONLY)	F.J.	17.10.11
B	ISSUE FOR COMMENT	F.J.	15.01.12
C	ISSUE FOR SMC ENDORSEMENT	F.J.	20.02.12
D	AMENDED DESIGN AS PER MARKUP FROM LANDCOM BASED ON THE LATEST PROP. ARCHITECTURAL LAYOUT	F.J.	12.07.12
E	L15 EXTENDED BY 20m, LEVELS AMENDED	F.J.	02.08.12
F	MS CHANGED TO MH AT L4/L5 CONNECTION	F.J.	09.08.12
G	FUTURE BOUNDARIES OF LOTS 1341-1343 CHANGED. L14 EXTENDED BY 1.80m AND JUNCTION ADDED ON L14	F.J.	18.11.12
H	WORK AS CONSTRUCTED	S.D.	07.03.13
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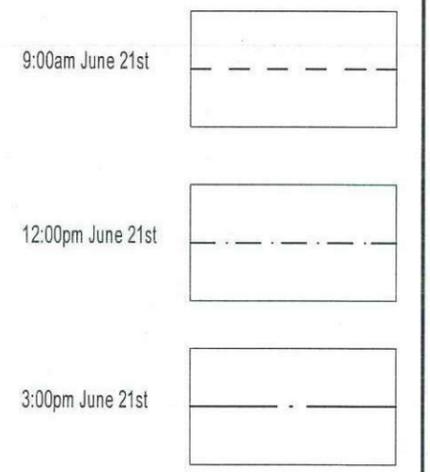
WORK AS CONSTRUCTED CERTIFICATION		SYDNEY WATER CORPORATION	
DEVELOPER	LANDCOM	Sydney WATER	
W.S.C.	QALCHEK PTY LTD		
CONSTRUCTOR	BOOMDELL P/L	Case No. 126169WW SH 8 OF 8 SHTS.	
COMPLETED	19/02/2013	SYDNEY WATER CORPORATION FOR DETAILS OF SERVICES SEE SHEET 1	
W.A.C. PREPARED	07/03/2013		
DESIGNER	QALCHEK PTY LTD		



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SHADOW DIAGRAM



NOTE:
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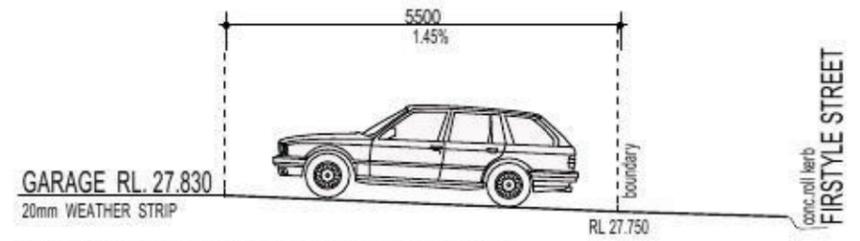
PROMOTION: LIVING/STYLE COLLECTION			
CLIENT: FIRSTYLE			
LOCATION: LOT 2340 CLEVELAND LANE, PENRITH NSW 2750			
DP: SUBDIVISION OF LOT 1197 DP1171491	council: PENRITH	date: 24/03/2014	
model: SANDFIELD 20	facade: MILLENNIUM	position assessment: SK1	
sheet: 8 of 9	drawn: G.P.	checked: P.D.	scale: 1:200
			740-14
CLIENT'S SIGNATURE:		DATE:	SP...00

SHADOW DIAGRAM

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NOTE:
 DRIVEWAY DESIGN IN ACCORDANCE WITH AS/NZS 2890.1:2004 WITH COUNCIL DCP GUIDELINE
 SIGN:..... DATE:.....



DRIVEWAY GRADIENT
 SCALE 1:100

BASIX

= 60.62m² of roof area to discharge to water tank.
 = 64.36m² stormwater and overflow to discharge to existing street channel.
 o/a= 124.98m² of roof area.

LEGEND:

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

EARTHWORKS

HOUSE:	F.F.L: R.L: 28.000
(LIVING)	F.G.L: R.L: 27.600
GARAGE:	F.F.L: R.L: 27.830
	F.G.L: R.L: 27.505

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

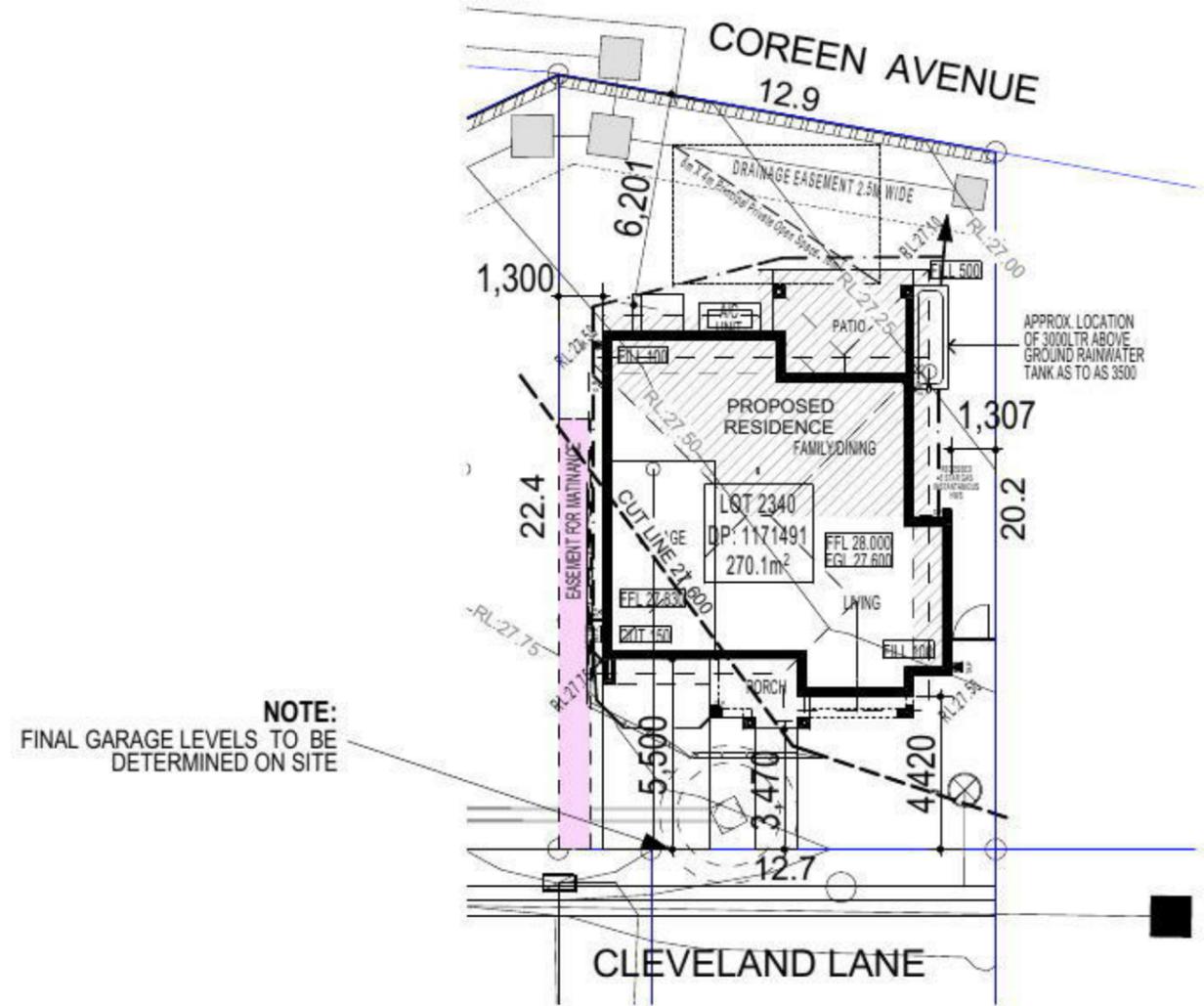
GENERAL DRAINAGE NOTES

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 AS3500
 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 OIH TO ENCROACH AS ALLOWED BY B.C.A:CL3.7.1.7 & FIGURE 3.7.1.9

FIBRE OPTIC WIRING PACKAGE

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

NOTE:
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NOTE:
 FINAL GARAGE LEVELS TO BE DETERMINED ON SITE

SITE PLAN & STORMWATER CONCEPT PLAN

DEVELOPMENT CALCULATIONS

LOT: 2340 NO: 00 OF SITE AREA: 270.1m²

Itemised Floor Areas:	Totals:
living ground floor:	70.84m ²
first floor: (excl. void 73.73m ²)	77.97m ²
garage: (excess 00.000m ²)	18.70m ²
alfresco:	11.78m ²
porch:	5.09m ²
balcony:	00.00m ²
total floor area:	184.38m²

FLOOR SPACE RATIO CALCULATION:

gross floor areas:	Totals:
living ground floor: (internal area)	62.07m ²
first floor excl. void: (internal area)	64.81m ²
total gross floor area:	126.88m²
floor space ratio:	0.47:1

SITE AREA COVERAGE/LANDSCAPE:

house ground floor:	70.78m ²
garage:	18.70m ²
porch/alfresco:	16.87m ²
driveway/paved area:	21.36m ²
site coverage Area:	106.35m²(39.37%)
landscape area:	163.75m ² (60.6%)
pervious areas (soft)	142.39m ² (52.7%)
impervious areas (hard)	127.71m ² (39.4%)
front yard landscape area	59.46m ² (22.0%)
front yard hard paved area	4.27m ² (1.58%)
private open space o/a:	97.74m ²
principal private open space:	18.00m ²
total car space incl. carstand:	2 carspace

COUNCIL ZONE: R1

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTSTYLE

LOCATION:

LOT 2340 CLEVELAND LANE, PENRITH NSW 2750

DP: SUBDIVISION OF LOT 1197 DP1171491 council: PENRITH

model: SANDFIELD 20 facade: MILLENNIUM date: 25/03/2014 assessment: SK1

Sheet: 1 of 9 drawn: G.P. checked: P.D. scale: 1:200, 1:100

740-14

CLIENT'S SIGNATURE: DATE: SP. 33

KEY

-  FACE BRICK (AS SELECTED)
-  MOROKA TEXTURE FINISH TO BRICKWORK (AS SELECTED)
-  WEATHEREX CLADDING PAINTED 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: 667 773 779
PO BOX 171, HOXTON PARK 2171

ADMIN: (02) 9731 9600
FAX: (02) 9601 0711
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MASTER BUILDERS ASSOCIATION
MEMBER

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ELEVATION A



ELEVATION C

FIBRE OPTIC WIRING PACKAGE

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

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PROMOTION:
LIVING/STYLE COLLECTION

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DP: SUBDIVISION OF LOT 1197 DP1171491	model: SANDFIELD 20	facade: MILLENNIUM	council: PENRITH	date: 25/03/2014	assessment: SK1
Sheet: 5 of 9	drawn: G.P.	checked: P.D.	scale: 1:100, NTS	740-14	

ELEVATIONS

CLIENT'S SIGNATURE: _____ DATE: _____ SP. 33

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ELEVATION B



ELEVATION D

FIBRE OPTIC WIRING PACKAGE

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PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTSTYLE

LOCATION:
**LOT 2340 CLEVELAND LANE,
PENRITH NSW 2750**

DP: SUBDIVISION OF LOT 1197 DP1171491
 council: PENRITH

model: SANDFIELD 20
 facade: MILLENNIUM
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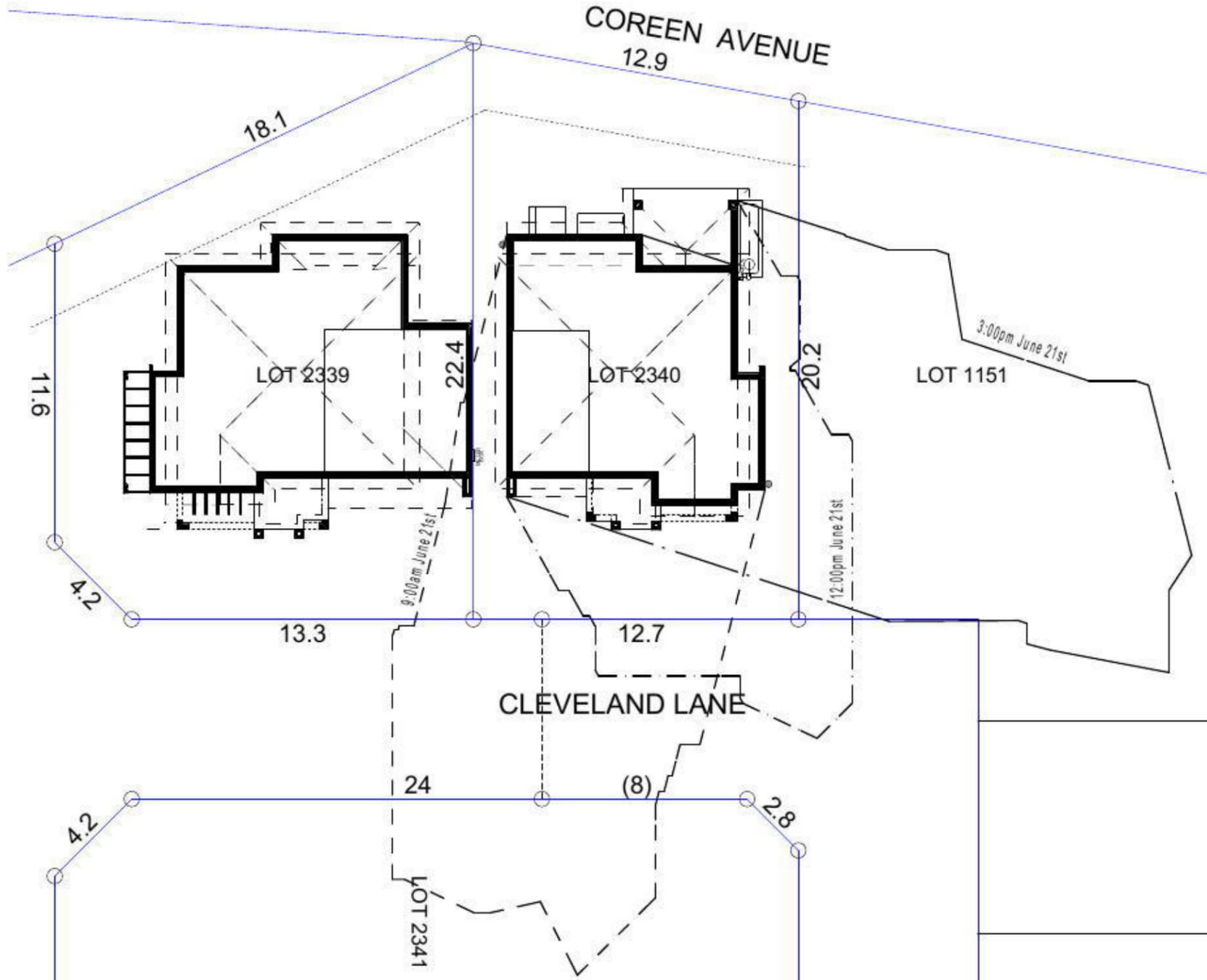
Sheet: 6 of 9
 drawn: G.P.
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740-14

ELEVATIONS

CLIENT'S SIGNATURE: _____ DATE: _____ SP. 33



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SHADOW DIAGRAM

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

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model: SANDFIELD 20	facade: MILLENNIUM	date: 25/03/2014	model assessment: SK1
Sheet: 8 of 9	drawn: G.P.	checked: P.D.	scale: 1:200
			740-14
CLIENT'S SIGNATURE		DATE:	SP. 33