

ASPECT DEVELOPMENT & SURVEY PTY LTD
CONSULTING REGISTERED SURVEYORS
ABN 80 078 649 000

SUITE 1
103 VANESSA STREET
KINGSGRROVE NSW 2208
PHONE (02) 9554 8388
FAX (02) 9554 8588

PO BOX 161
KINGSGRROVE NSW 1480
DX 11392
HURSTVILLE

BASIX LOTS 155

= 77.75m² of roof area to discharge to water tank.
= stormwater and overflowing to discharge to existing street channel.

o/a= 99.47m² of roof area.

LEGEND:

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

LOT 155

EARTHWORKS TO AHD

HOUSE: FFL: R.L: 27.950 AHD
(LIVING) FGL: R.L: 27.550 AHD

GARAGE: FFL: R.L: 27.480 AHD
FGL: R.L: 27.155 AHD

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

NOTE:
PROVIDE GRANITGARD TERMITE TREATMENT

FIBRE OPTIC WIRING PACKAGE

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

NOTE:
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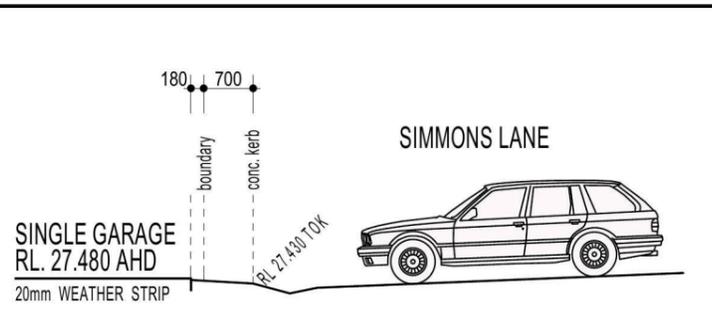
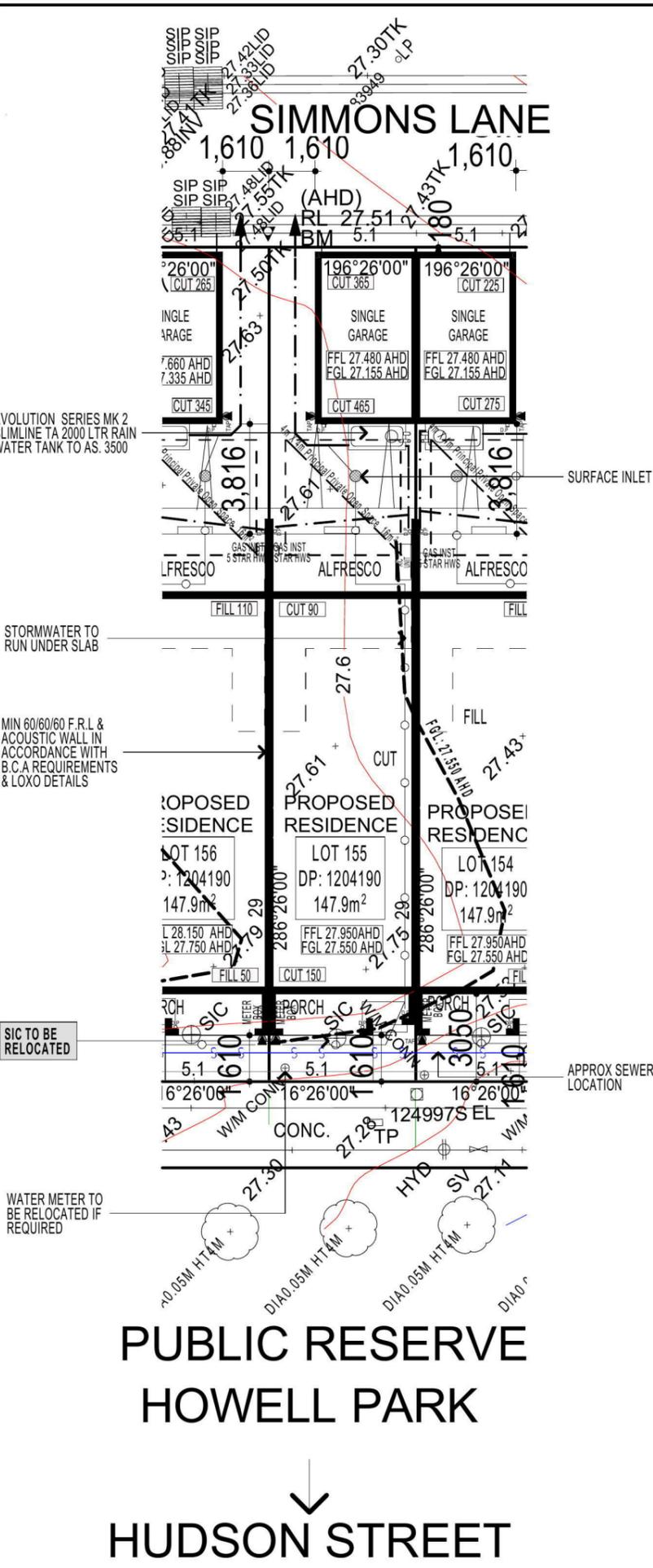
NOTE:
PLEASE REFER TO "ECO DESIGN" LANDSCAPE PLANS ISSUE: 'F' DATED 10.09.14

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

LOCALITY SKETCH

UBD AREA: SYD REVISION: 49
MAP: 163 REF: K7
GPS S E



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

FIRSTSTYLE HOMES

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MASTER BUILDERS ASSOCIATION
MEMBER
MASTER BUILDER, BETTER BUILDER

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DEVELOPMENT CALCULATIONS

LOT: 155 NO: 00 OF SITE AREA: 147.90m²

Itemised Floor Areas:	Totals:
living ground floor:	71.35m ²
first floor: (excl. void 52.68m ²)	56.09m ²
garage: (excess 00.000m ²)	20.80m ²
alfresco:	10.37m ²
porch:	6.75m ²
balcony:	5.74m ²
total floor area:	171.10m²

SITE AREA COVERAGE/LANDSCAPE:

house ground floor:	71.35m ²
garage:	20.80m ²
porch/alfresco:	17.12m ²
driveway/paved area:	4.11m ²
site coverage Area:	109.26m²(73.87%)
landscape area:	38.64m ² (26.13%)
pervious areas (soft)	34.53m ² (23.34%)
impervious areas (hard)	113.37m ² (80.46%)
private open space o/a:	29.69m ²
principal private open space:	16.0m ²
total car space incl. carstand:	1 carspace

COUNCIL ZONE: R1

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
M. J. PEEK

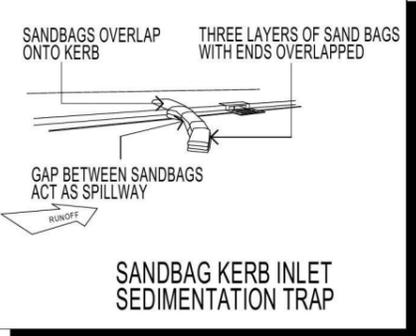
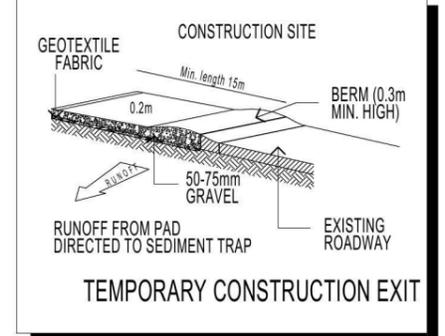
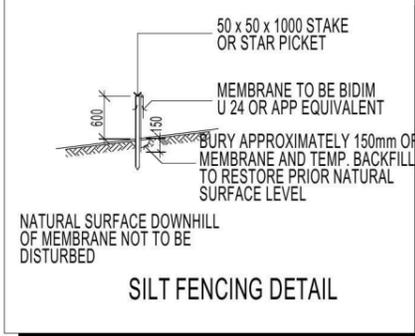
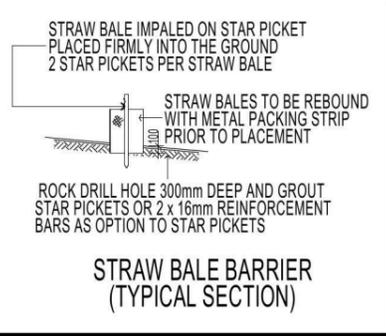
LOCATION:
LOTS 155
HUDSON STREET
NORTH PENRITH, NSW 2750

DP: 1204190	council: PENRITH
model: PARKVIEW18.5	facade: CUSTOM
date: 27/07/2015	valuation assessment: QA1
Sheet: 1 of 17	drawn: G.P/S.W
checked: P.D	scale: 1:100, 1:200
	805-14

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

SITE PLAN & STORMWATER CONCEPT PLAN

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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

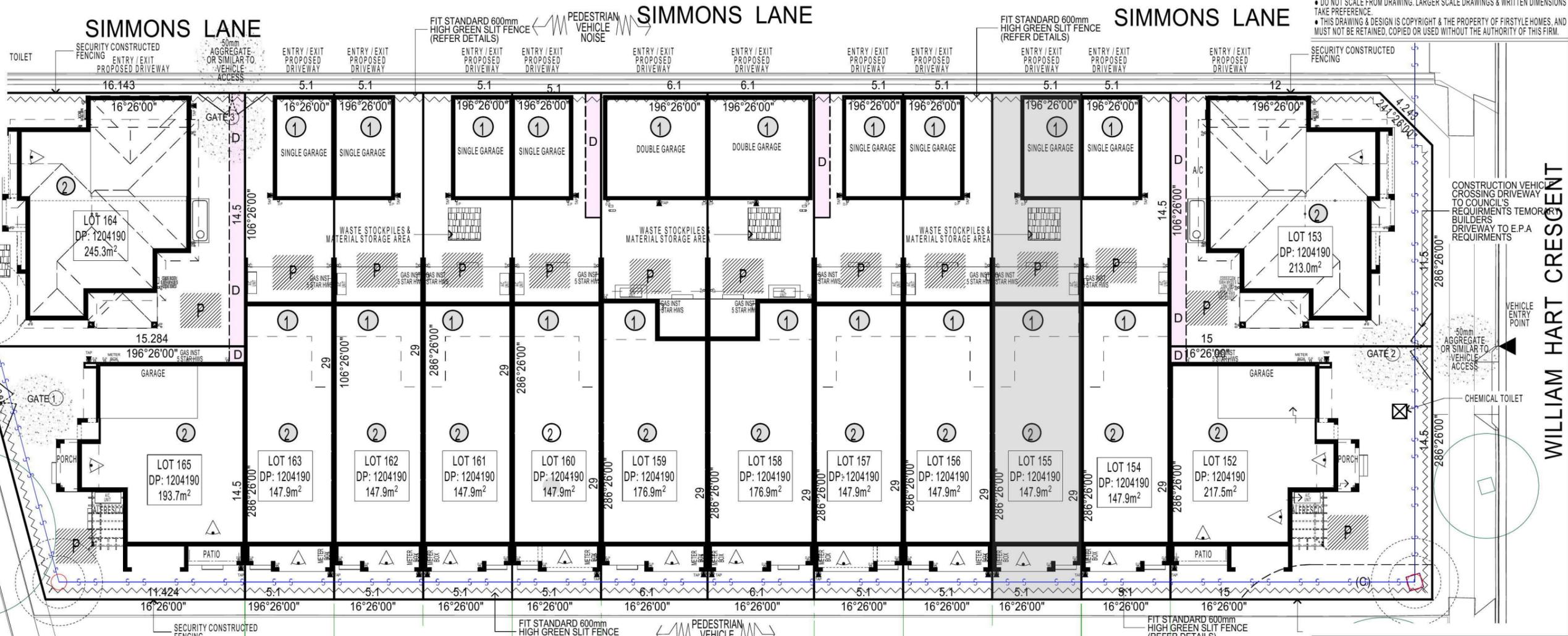
KEY	① ②	NUMBER OF STOREY'S	EXISTING TREES	NOISE	PRIVATE OPEN SPACE	RAINWATER TANK (Underground)
SOLAR ACCESS	→	→	TREES TO BE REMOVED	VEHICULAR SITE ENTRY	OVERLOOKING	A/C UNIT (if required)
	→	→	DIRECTION & DISTANCES	VIEWS HWS		

ABS Class 1 Building Single-Dwelling Certification

Certification Number: 1006856476
 Certification Date: 10/09/2014
 Assessor Name: Vic Vicarelli
 Assessor Number: 20311
 Assessor Signature: [Signature]

Estimated Energy: HEATING: 43.0 MJ/m² pa
 Estimated Energy: COOLING: 21.7 MJ/m² pa
 Rated with Domestic Hot Water

7.0/10



NOTE:
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- (A) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
- (B) RESTRICTION ON THE USE OF LAND (VIDE DP1184495)
- (C) RESTRICTION ON THE USE OF LAND (VIDE DP1184495)
- (D) PROPOSED EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE

SITE ANALYSIS & WASTE MANAGEMENT PLAN

PROMOTION: **LIVING/STYLE COLLECTION**

CLIENT: **M. J. PEEK**

LOCATION: **LOTS 155 HUDSON STREET NORTH PENRITH, NSW 2750**

DP: 1204190 council: PENRITH

model: PARKVIEW18.5 facade: CUSTOM date: 27/07/2015 quotation assessment: QA1

Sheet: 2 of 17 drawn: G.P./S.W. checked: P.D. scale: 1:250

805-14

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

NOTE:
 WATER CONSERVATION DEVICES WITH AAA* RATINGS
 • SHOWER HEADS (6 BUT <= 7.5L/ MIN)
 • WATER TAP OUTLETS
 • DUAL FLUSH TOILET SUITES, DUAL FLUSH EQUIVALENT
 • AAA RATED DISHWASHER (BY CLIENT)
 • AAA-FRONT-LOADING WASHING MACHINE (BY CLIENT)

The rainwater tank(s) is to be:

- erected on a self-supporting base in the approved location on the property in accordance with the stamped-approved site plans for the development,
- structurally sound and constructed in accordance with AS/NZS 3500 1.2- 1998: National Plumbing and Drainage - Water Supply - Acceptable Solutions,
- fully enclosed and all openings sealed to prevent access by mosquitoes,
- fitted with a first flush device,
- fitted with a trickle system to top up from mains water,
- provided with an air gap, and
- installed by a licensed plumber in accordance with Sydney Water's "Plumbing requirements Information for rainwater tank suppliers and plumbers April 2003" and the NSW Code of Practice: Plumbing and Drainage.

Additionally, the following are to be provided:

- A back flow prevention device shall be provided at the water meter in accordance with Sydney Water requirements.
- In the event of a power failure, a back up supply of mains water shall be provided to at least one toilet in the dwelling.
- The rainwater tank(s) and associated piping is to be labelled 'Rainwater - Not for Drinking' in accordance with Sydney Water requirements.
- The rainwater tank and pipework is to be painted in colours matching the external finishes of the dwelling and is to be of non-reflective finish.
- The overflow for the rainwater tank is to be connected into the existing stormwater disposal system on the site.

Before a rainwater tank(s) can be used, a certificate or suitable document is to be submitted to the Principal Certifying Authority stating that the rainwater tank has been installed in accordance with:

- the Manufacturer's Specifications, and
- Sydney Water and NSW Health requirements.

This certificate or documentation is to be provided by the licensed plumber who installed the rainwater tank on the property, and is to be submitted prior to the issue of the Occupation Certificate.

The catchment area (for the rainwater tank) includes the parts of the roof of the dwelling(s) from which water is collected and includes gutters. To ensure a safe supply of water:

- roof catchment areas must be kept clear of overhanging vegetation,
- gutters must have sufficient fall to downpipes to prevent pooling of water,
- overflow, discharge from bleed off pipes from roof mounted appliances such as airconditioners, hot water services and solar heaters must not discharge into the rainwater catchment area,
- for roofs containing lead based, tar based or asbestos material the tank supply must not be connected to drinking, bathing and gardening tap water outlets,
- appropriate measures must be installed to prevent foreign materials from contaminating the water which enters the rainwater tank.

The rainwater tank supply must not be connected to drinking and bathing water tap outlets.

The rainwater tank pump must not exceed 5dBA above ambient background noise level at the nearest residential property boundary. The provisions of the Protection of the Environment Operations Act 1997 apply to the development, in terms of regulating offensive noise.

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

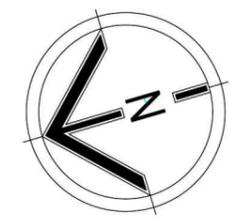
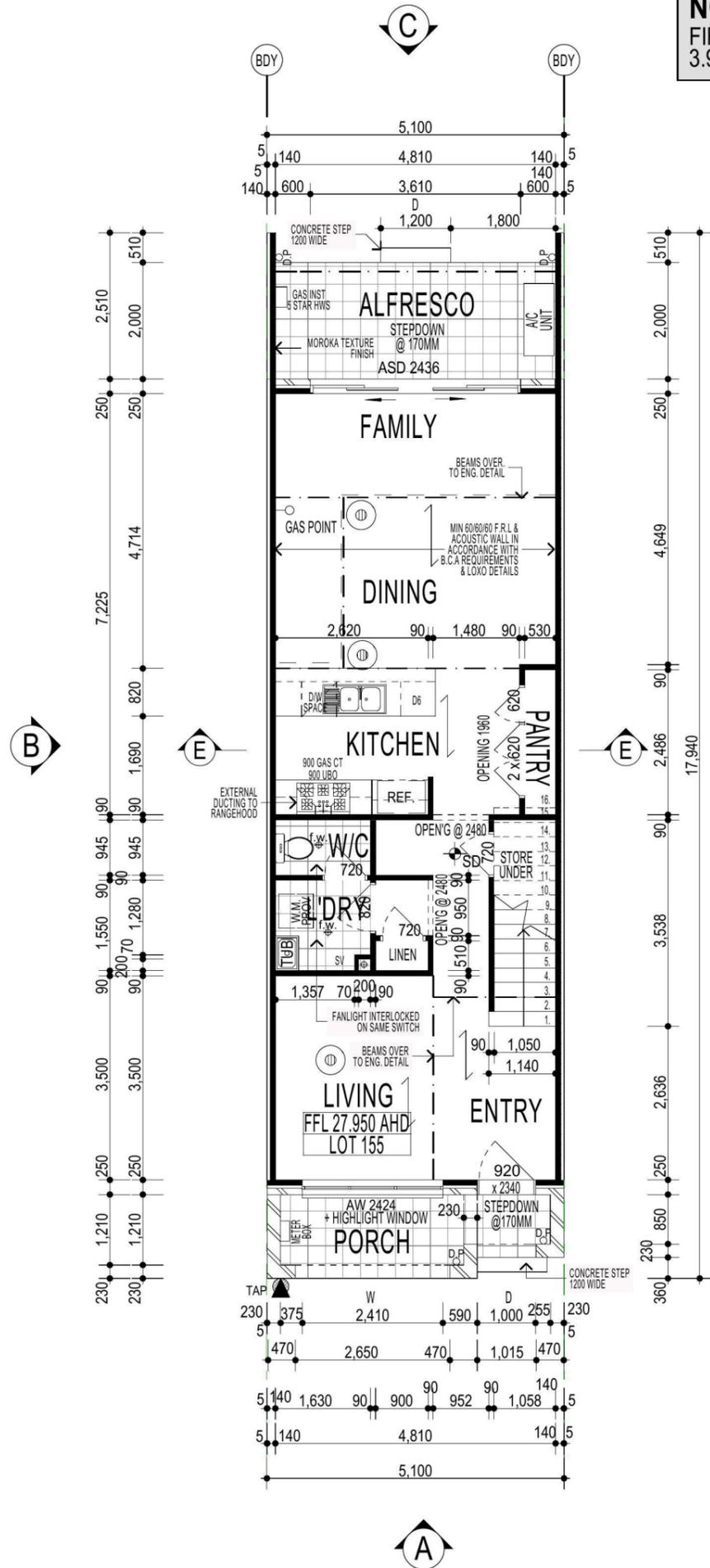
FIBRE OPTIC WIRING PACKAGE

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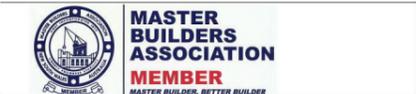
NOTE:
 FIRST FLOOR WINDOWS TO COMPLY WITH CLAUSE
 3.9.2.5 OF VOLUME 2 OF THE BCA.



GROUND FLOOR

FIRSTSTYLE HOMES
 FIRSTSTYLE HOMES Pty.Ltd
 Lic No. 113412C
 ACN. 087 773 779
 PO BOX 171, HOXTON PARK 2171
 ADMIN: (02) 9731 9600
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KEY (INDICATIVE ONLY)

	= JOIST SUPPORT
	= NOTE: FLOOR JOISTS TO MANUFACTURES - SPECIFICATIONS & DETAILS.
	= A/C VENTS (APPROX ONLY)
	= AIR VENT (APPROX ONLY) LOCATION TO BE NOMINATED ON SITE

ABSA Class 1 Building Single-Dwelling Certification
 Certification Number: 100856478
 Certification Date: 10/09/2014
 Assessor Name: Vic Vicaretti
 Assessor Number: 20311
 Assessor Signature: [Signature]
 Simulated Energy: HEATING: 43.0 MJ/m2 pa
 Simulated Energy: COOLING: 21.7 MJ/m2 pa
 Rated with EnerGuide: 10
 NatHERS Rating: 64.7 MJ/m2 pa
7.0/10

PROMOTION: **LIVING/STYLE COLLECTION**
 CLIENT: **M. J. PEEK**
 LOCATION: **LOTS 155 HUDSON STREET NORTH PENRITH, NSW 2750**
 DP: 1204190 council: PENRITH
 model: PARKVIEW18.5 facade: CUSTOM date: 27/07/2015 quotation assessment: QA1
 Sheet: 3 of 17 drawn: G.P / S.W checked: P.D scale: 1:100
805-14
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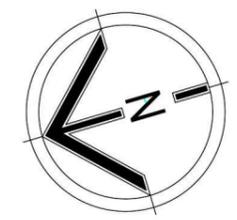
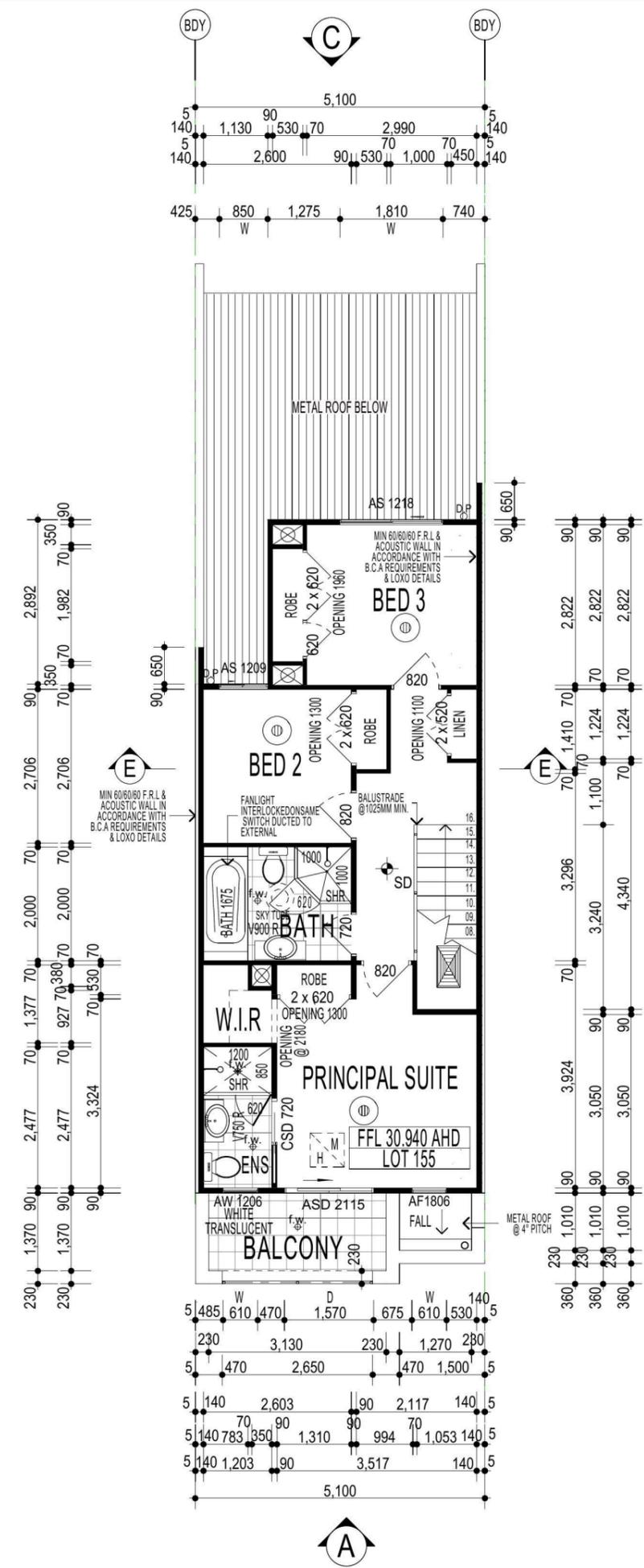
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FIRST FLOOR PLAN

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 Single-Dwelling
 Certification
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LOCATION: **LOTS 155 HUDSON STREET NORTH PENRITH, NSW 2750**

DP: 1204190	council: PENRITH
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Sheet: 4 of 17	drawn: G.P./S.W. checked: P.D. scale: 1:100
805-14	

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

KEY

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

NOTE:
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FIRSTSTYLE HOMES

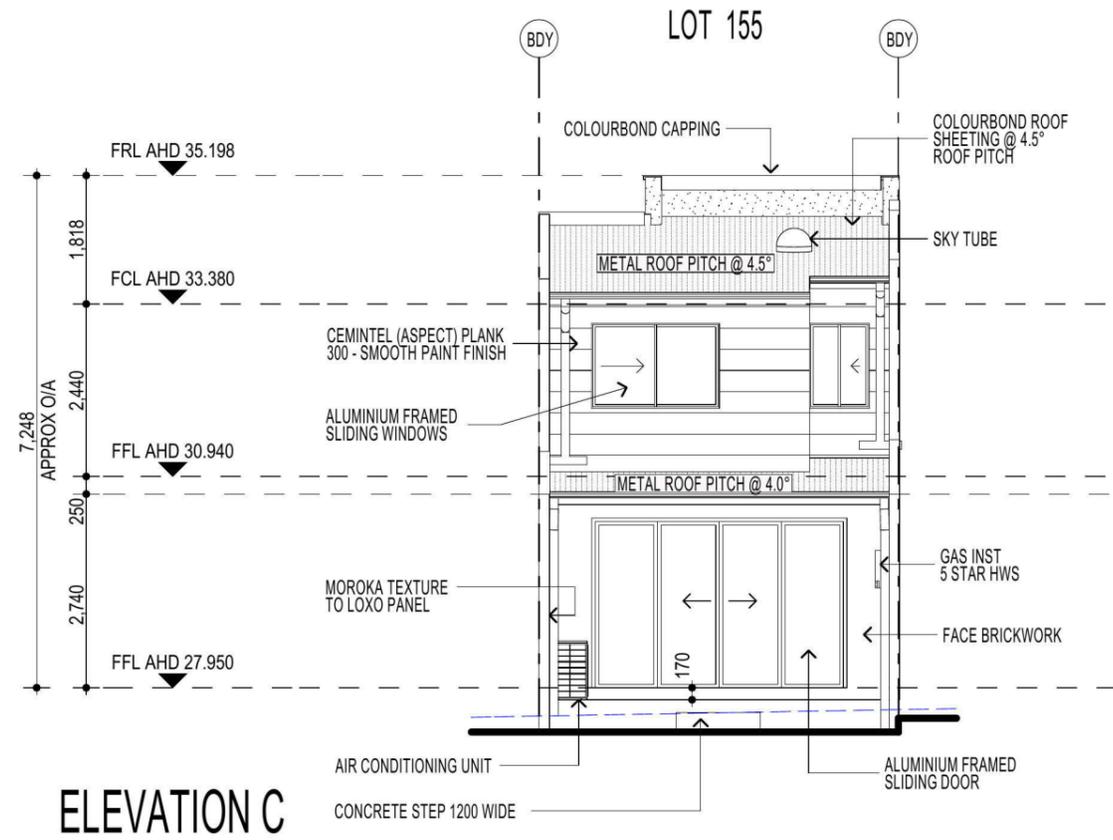
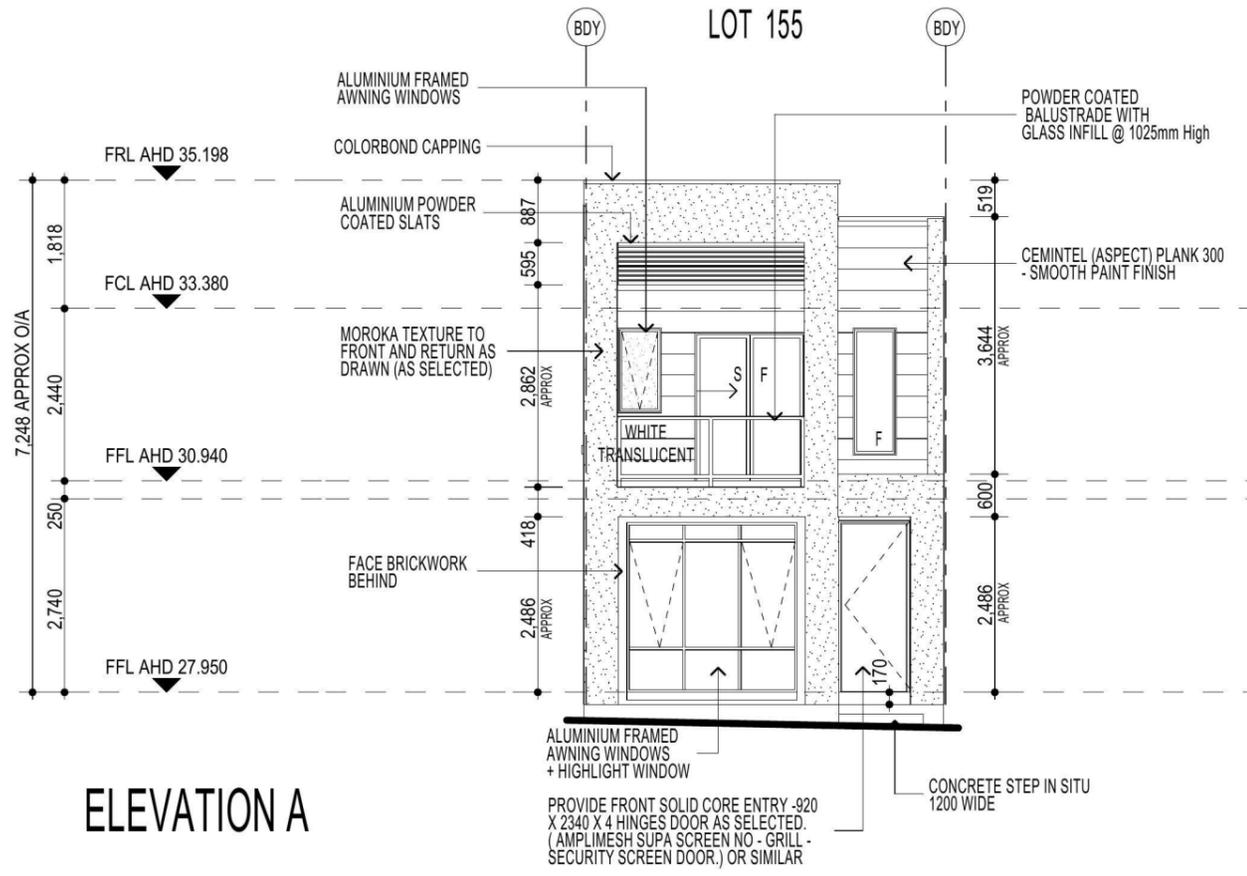
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PROVIDE GRANITGARD TERMITE TREATMENT
- NOTE:**
PLEASE REFER TO " ECO DESIGN " LANDSCAPE PLANS ISSUE: 'F' DATED 10.09.14
- NOTE:**
ALL COMPONETS SUCH AS; APPLIANCES; PLUMBING FITTINGS & FIXTURES; DOORS; CABINETRY; HANDLES; PC ITEMS; ARE SHOWN ON THE PLANS & ELEVATIONS FOR ILLUSTRATION PURPOSES ONLY & TO COMMUNICATE APPROX SIZES. PLEASE REFER TO YOUR SPECIFICATIONS FOR YOUR RELEVANT INCLUSIONS.

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
M. J. PEEK

LOCATION:
LOTS 155
HUDSON STREET
NORTH PENRITH, NSW 2750

DP: 1204190 council: PENRITH

model: PARKVIEW18.5 facade: CUSTOM date: 27/07/2015 quotation assessment: QA1

Sheet: 5 of 17 drawn: G.P / S.W checked: P.D scale: 1:100

805-14

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

ELEVATIONS

KEY

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

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

FIRSTSTYLE HOMES

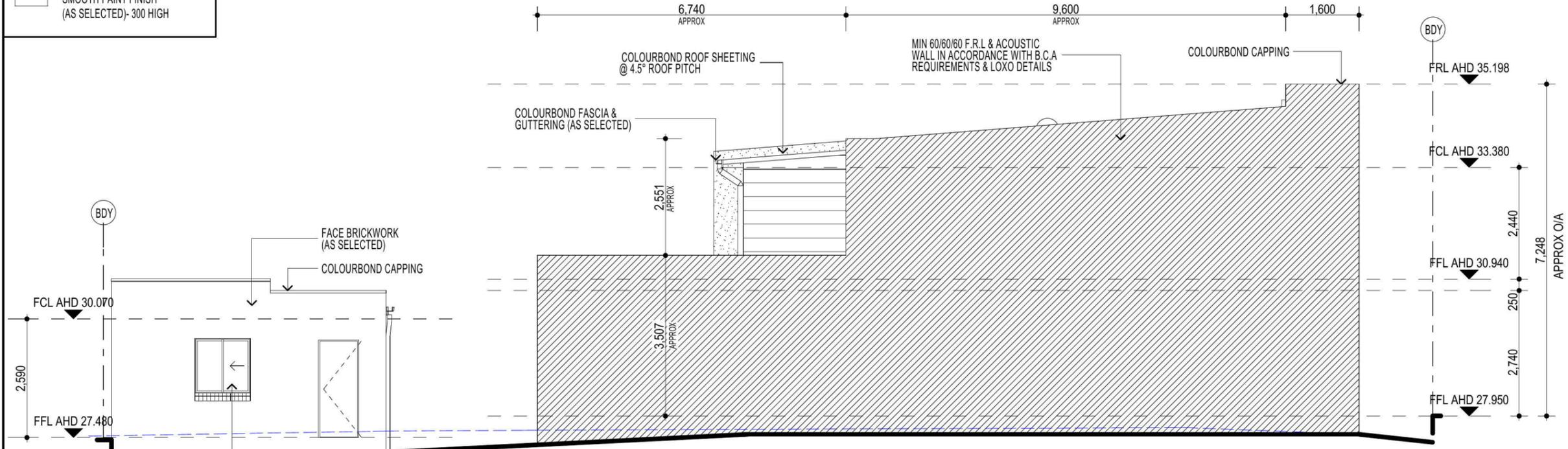
FIRSTSTYLE HOMES Pty.Ltd
Lic No. 113412C
ACN. 087 773 779
PO BOX 171, HOXTON PARK 2171

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

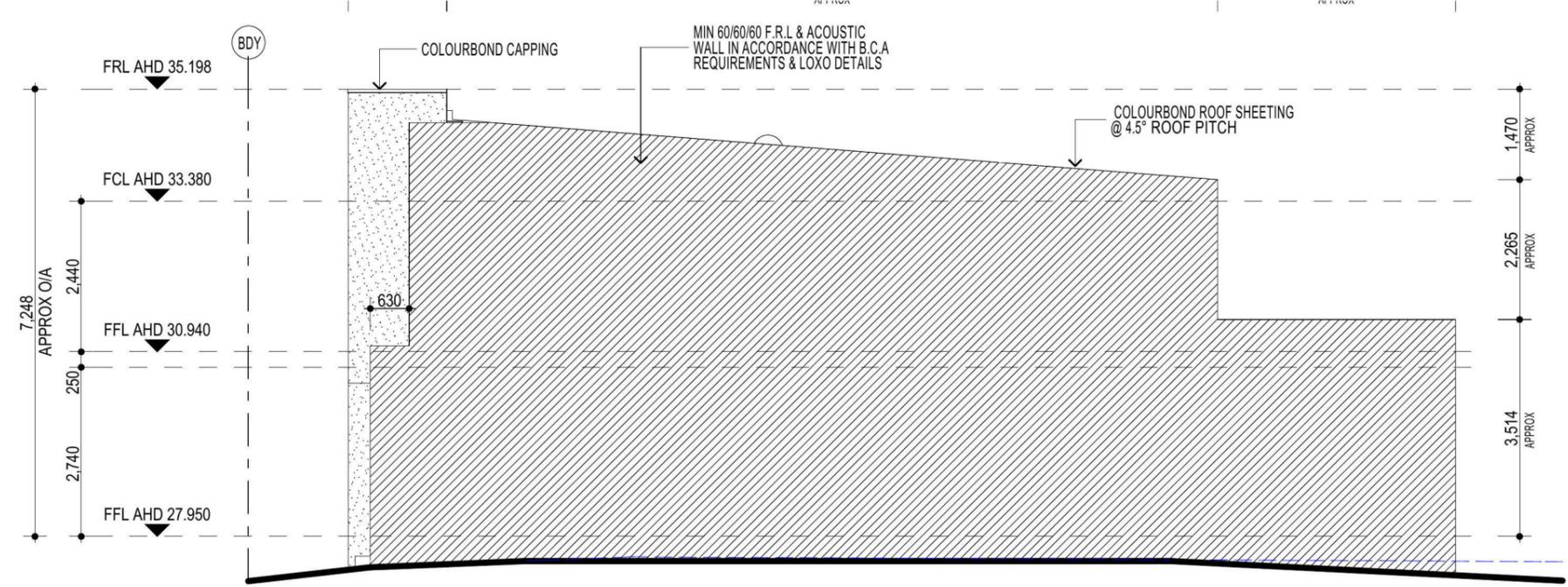
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ELEVATION B



ELEVATION B

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

FIBRE OPTIC WIRING PACKAGE

NOTE:
PROVIDE GRANITGARD
TERMITE TREATMENT

NOTE:
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LANDSCAPE PLANS ISSUE: 'F' DATED
10.09.14

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ABSA Class 1 Building Single-Dwelling Certification

Certification Number: 1006856478
Certification Date: 10/09/2014
Assessor Name: Vic Vicaretti
Assessor Number: 20311
Assessor Signature: [Signature]

Simulated Energy: HEATING: 43.0 MJ/m2 pa
Simulated Energy: COOLING: 21.7 MJ/m2 pa
Rated with Daylighting: 1%

7.0/10

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
M. J. PEEK

LOCATION:
LOTS 155
HUDSON STREET
NORTH PENRITH, NSW 2750

DP: 1204190 council: PENRITH

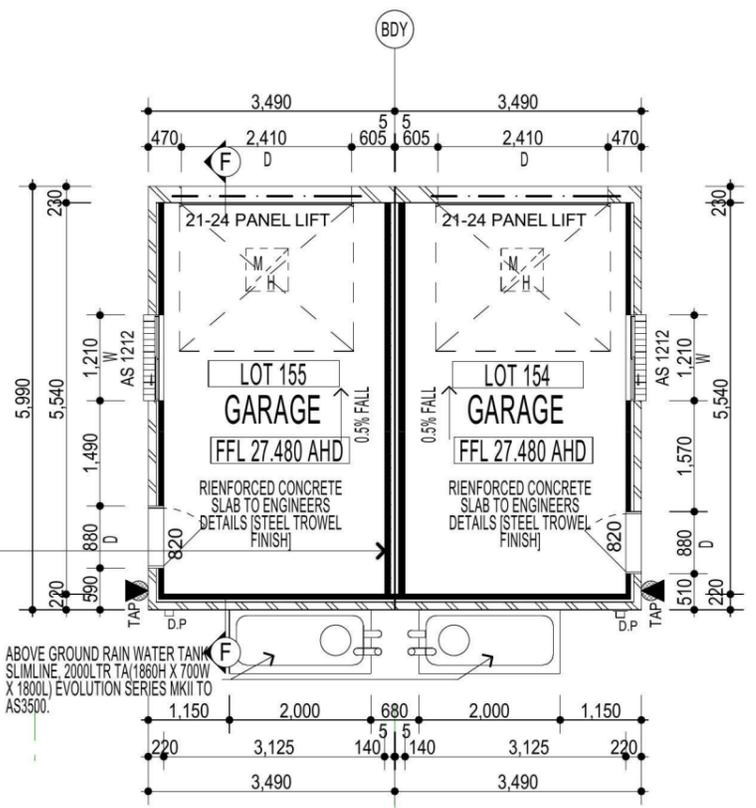
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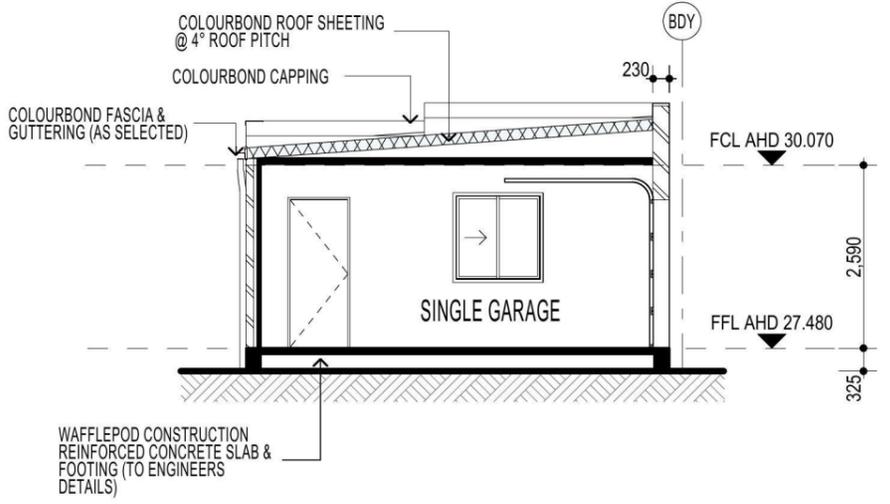
ELEVATIONS

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

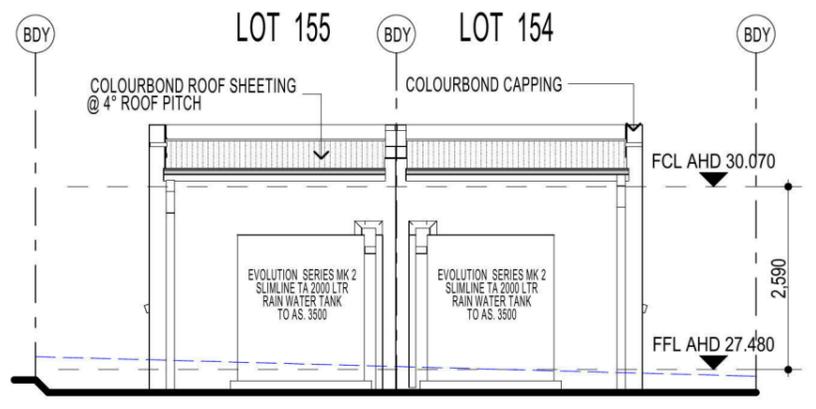
- KEY**
-  FACE BRICK (AS SELECTED)
 -  MOROKA TEXTURE TO FRONT AND RETURN AS DRAWN (AS SELECTED)
 -  CEMINTEL (ASPECT) PLANK - SMOOTH PAINT FINISH (AS SELECTED) - 300 HIGH



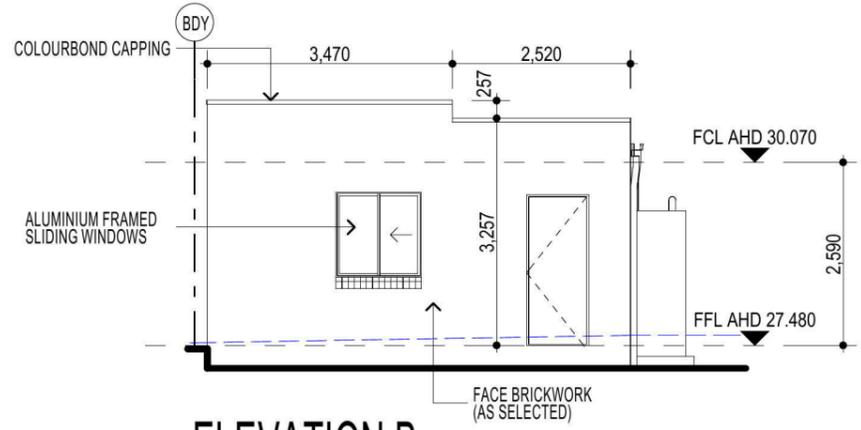
GARAGE FLOOR PLAN



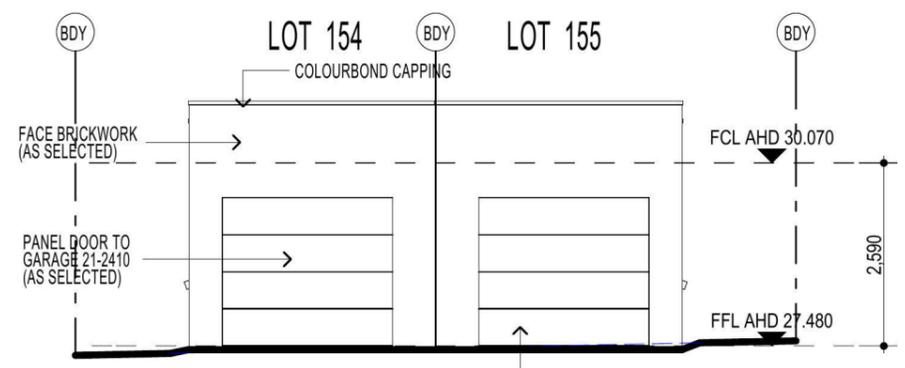
SECTION F-F



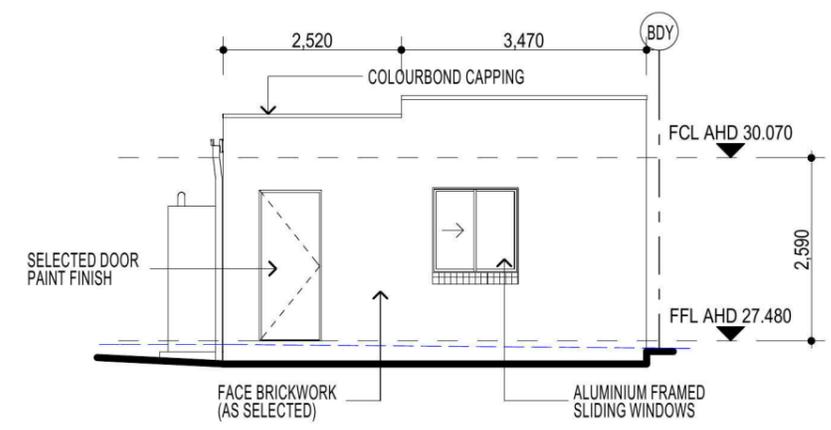
ELEVATION A



ELEVATION B LOT: 155



ELEVATION C



ELEVATION D LOT: 154

FIBRE OPTIC WIRING PACKAGE

NOTE:
PROVIDE GRANITGARD
TERMITE TREATMENT

NOTE:
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LANDSCAPE PLANS ISSUE: 'F' DATED
10.09.14

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

FIRSTYLE HOMES

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ACN. 087 773 779
PO BOX 171, HOXTON PARK 2171

ADMIN: (02) 9731 9600
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ABSA Class 1 Building Single-Dwelling Certification

Certification Number: 1006956476
Certification Date: 10/09/2014
Assessor Name: Vic Vicaretti
Assessor Number: 20311
Assessor Signature: [Signature]

Simulated Energy: HEATING: 41.0 MJ/m2 pa
Simulated Energy: COOLING: 21.7 MJ/m2 pa
Rated with Orientation: No

7.0/10

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
M. J. PEEK

LOCATION:
**LOTS 155
HUDSON STREET
NORTH PENRITH, NSW 2750**

DP: 1204190 council: PENRITH

model: PARKVIEW18.5 facade: CUSTOM date: 27/07/2015 quotation assessment: QA1

Sheet: 7 of 17 drawn: G.P./S.W. checked: P.D. scale: 1:100 **805-14**

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

BUILDING ENERGY EFFICIENCY CERTIFICATE

1006856478 CERTIFICATION NUMBER	10/09/2014 DATE	28 CLIMATE ZONE	Vic Vicaretti ASSESSOR NAME
18 Hudson Street ADDRESS	43.0 MJ/m ² pa SIMULATED ENERGY CONSUMPTION - HEATING	20311 ASSESSOR NUMBER	
Site Lot 155	21.7 MJ/m ² pa SIMULATED ENERGY CONSUMPTION - COOLING	AKV Pty Ltd COMPANY	
Penrith	64.7 MJ/m ² pa TOTAL SIMULATED ENERGY CONSUMPTION		
NSW	120.1 m ² FLOOR AREA - CONDITIONED		
2750	5.0 m ² FLOOR AREA - UNCONDITIONED		
	125.1 m ² FLOOR AREA - TOTAL		

Issued by a BUILDING THERMAL PERFORMANCE ASSESSOR
accredited by the Association of Building Sustainability Assessors to
provide NatHERS house energy ratings.

This house energy rating has been based on information provided at the time of rating. Modifications made to the design or onsite substitution of materials may effect the rating. | ABSA Version 1.1 | © All Rights Reserved

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

FIBRE OPTIC WIRING PACKAGE

NOTE:
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NOTE
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3-PHASE POWER

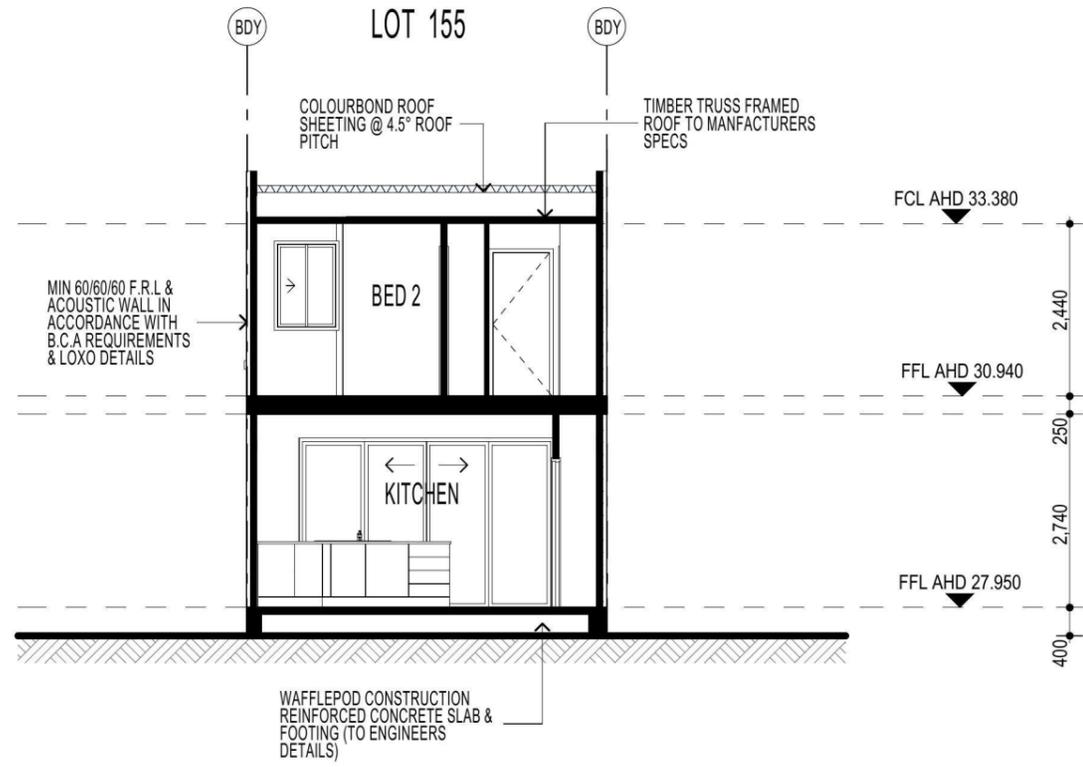
NOTE:
PROVIDE GRANITGARD
TERMITE TREATMENT

ENERGY CONSERVATION

- GAS HOT WATER SYSTEM INSTANTANEOUS - 5 STAR
- R 2.5 INSULATION TO CEILINGS
- R 1.5 INSULATION TO WALLS
- METAL ROOF SHEETING
- ANTICON BLANKET TO UNDERSIDE OF METAL ROOF

(OR AS REQUIRED BY ABSA ASSESSMENT)

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SECTION E-E

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PROMOTION: LIVING/STYLE COLLECTION			
CLIENT: M. J. PEEK			
LOCATION: LOTS 155 HUDSON STREET NORTH PENRITH, NSW 2750			
DP: 1204190	council: PENRITH		
model: PARKVIEW18.5	facade: CUSTOM	date: 27/07/2015	quotation assessment: QA1
Sheet: 8 of 17	drawn: G.P / S.W	checked: P.D	scale: 1:100, NTS
			805-14
CLIENTS SIGNATURE		DATE	S.P. 00.

SECTION