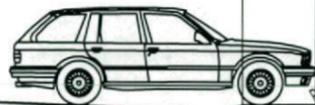


CLEVELAND LANE

Existing Road



GARAGE RL. 29.094 AHD  
20mm WEATHER STRIP

**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



## DRIVEWAY GRADIENT

SCALE 1:100

(AA) EAESMENT FOR ACCESS AND  
MAINTENANCE 0.9 WIDE (DP1184391)

(BB) EASEMENT FOR SUPPORT 0.25  
WIDE (DP1184391)

### 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
□	WM 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

### BASIX

= 55.65m<sup>2</sup> of roof area to discharge to water tank.  
= stormwater and overflow to discharge to existing street channel.  
o/a= 158.52m<sup>2</sup> of roof area.

### LEGEND:

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

### EARTHWORKS TO AHD

HOUSE:	FFL: R.L. 29.145 A.H.D
(LIVING)	FGL: R.L. 28.820 A.H.D
GARAGE:	FFL: R.L. 29.094 A.H.D
	FGL: R.L. 28.769 A.H.D

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

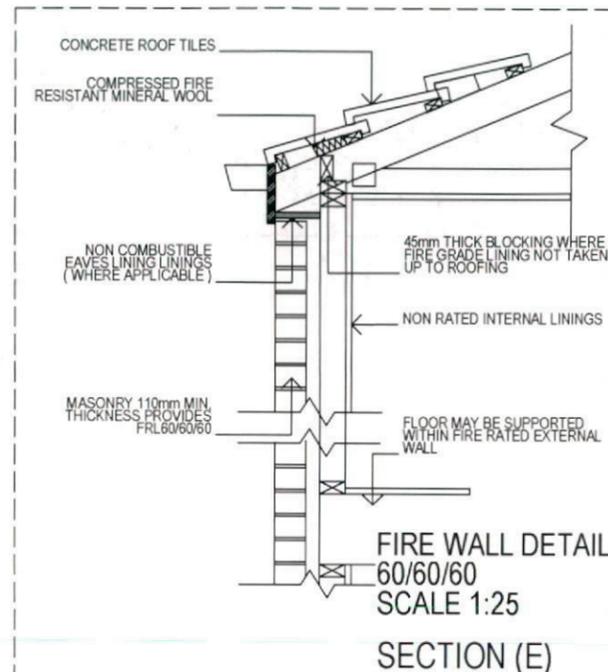
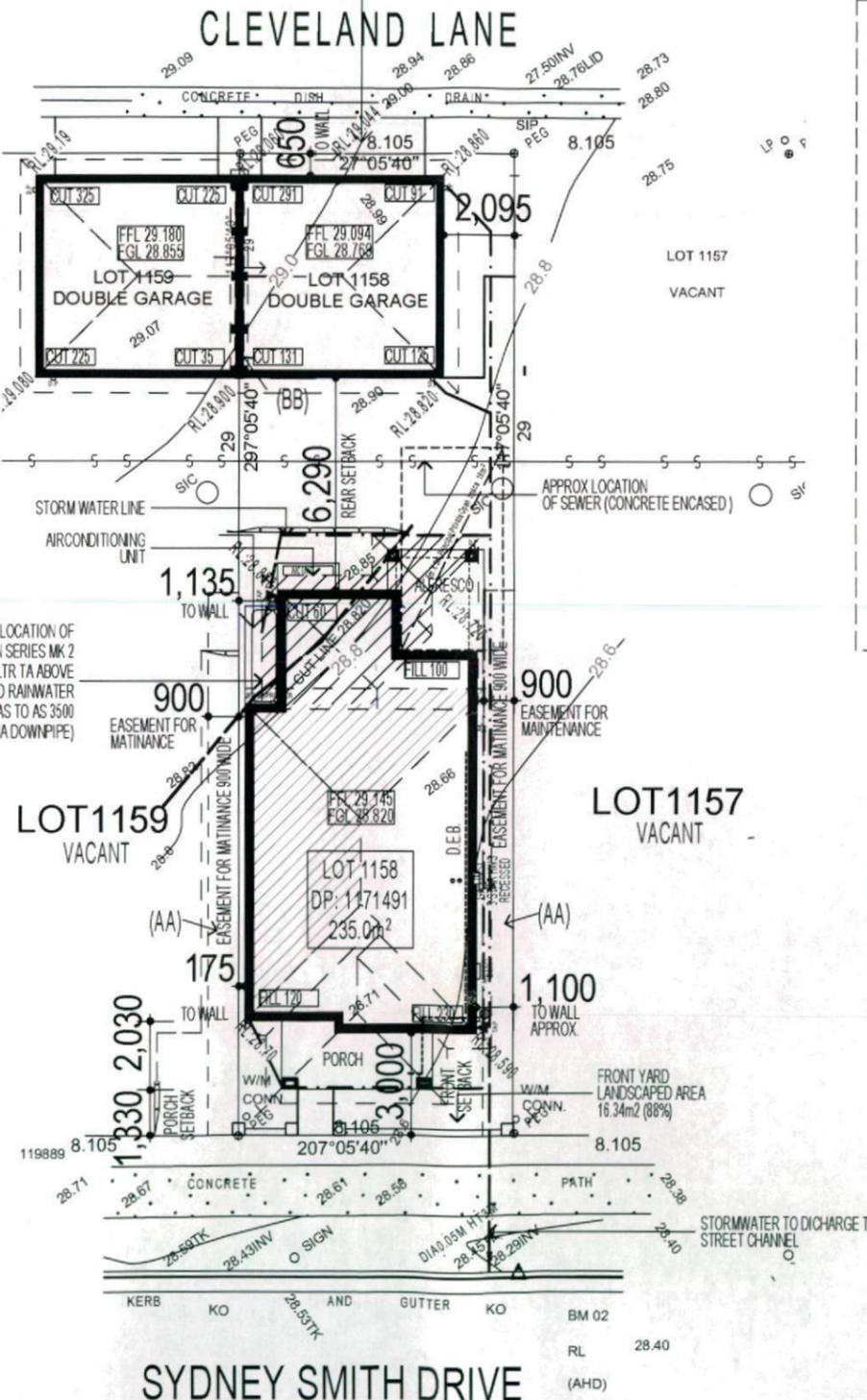
### GENERAL DRAINAGE NOTES

- Roof Plumber to locate Downpipes as indicated on FLOOR PLANS per spec. provided.
  - Stormwater pipes to be 100mm DIA. (Min) at 1 deg. Grade (Min) to AS 3500
  - Stormwater pipes may run via sub-floor to achieve minimum Grade to invert level.
  - ALL LEVELS SHOWN ON PLAN ARE APPROXIMATE ONLY UNLESS ACCOMPANIED BY LEVELS PREPARED BY REGISTERED SURVEYOR TO A.H.D
  - 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 OH TO ENCROACH AS ALLOWED BY B.C.A. CL3.7.1.7 & FIGURE 3.7.1.9

### LOCALITY SKETCH

UBD AREA: SYD REVISION: 48  
MAP: 163 REF: K7  
GPS  
E

APPROX LOCATION OF EVOLUTION SERIES MK 2 3000 LTR TA ABOVE GROUND RAINWATER TANK AS TO AS 3500 (100mm DIA DOWNPIPE)



RECEIVED  
D/MGT  
- 7 AUG 2013  
PENRITH CITY COUNCIL

## SITE PLAN & STORMWATER CONCEPT PLAN

**NOTE:**  
PROVIDE GRANITGARD  
TERMITE TREATMENT

**NOTE:**  
PLEASE REFER TO "ECO DESIGN"  
LANDSCAPE PLANS ISSUE: D DATED  
19.11.12

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

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

ADMIN: (02) 9501 0111  
FAX: (02) 9501 0111  
EMAIL: design@firstyle.com.au

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### DEVELOPMENT CALCULATIONS

LOT: 1158 SITE AREA: 235.0m<sup>2</sup>

Itemised Floor Areas:	Totals:
living ground floor:	80.73m <sup>2</sup>
first floor: (excl void 3.79m <sup>2</sup> )	61.35m <sup>2</sup>
garage: (excess 00.000m <sup>2</sup> )	36m <sup>2</sup>
alfresco:	7.91m <sup>2</sup>
porch:	7.83m <sup>2</sup>
balcony:	6.44m <sup>2</sup>
total floor area:	200.26m <sup>2</sup>

### FLOOR SPACE RATIO CALCULATION:

gross floor areas:	Totals:
living ground floor: (internal area)	71.05m <sup>2</sup>
first floor excl. void: (internal area)	53.34m <sup>2</sup>
total gross floor area:	124.39m <sup>2</sup>
floor space ratio:	0.53:1

### SITE AREA COVERAGE/LANDSCAPE:

house ground floor:	80.73m <sup>2</sup>
garage:	36m <sup>2</sup>
porch/alfresco:	15.74m <sup>2</sup>
driveway/paved area:	17.19m <sup>2</sup>
site coverage Area:	132.47m <sup>2</sup> (56.4%)
landscape area:	102.43m <sup>2</sup> (43.6%)
pervious areas (soft)	86m <sup>2</sup> (84%)
impervious areas (hard)	16.55m <sup>2</sup> (16%)
front yard landscape area	16.23m <sup>2</sup> (88%)
front yard hard paved area	2.22m <sup>2</sup> (12%)
private open space o/a:	50.22m <sup>2</sup>
principal private open space:	18m <sup>2</sup>
total car space incl. carstand:	2 carspace

**COUNCIL ZONE: R1**

PROMOTION:  
**LIVING/STYLE COLLECTION**

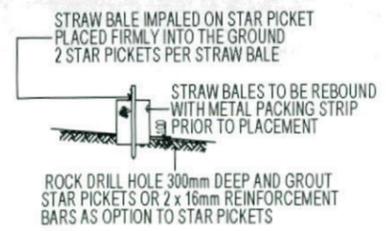
CLIENT:  
**G.SINGH**

LOCATION:  
LOT 1158  
SYDNEY SMITH DRIVE  
PENRITH NSW 2750

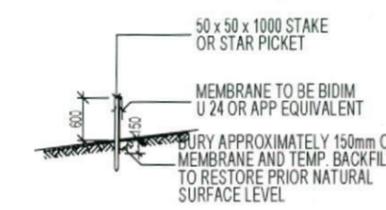
DP:	1171491	council:	PENRITH
model:	CHESTER 21	facade:	MILLENNIUM
date:	2/08/2013	valuation assessment:	QA4
Sheet:	1 of 11	drawn:	N.K.
checked:	P.D.	scale:	1:200 / 1:100

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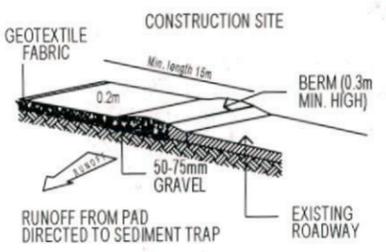
**NOTE:**  
 PLEASE REFER TO RENZO TONIN ACOUSTIC REPORT, REF No. T747-03F01 (REV 2) - DATED: 15/7/2013 > FOR ADDITIONAL INFORMATION



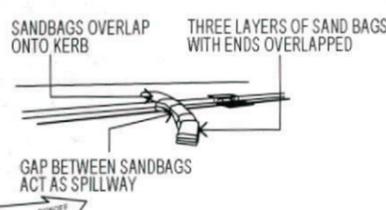
**STRAW BALE BARRIER (TYPICAL SECTION)**



**SILT FENCING DETAIL**



**TEMPORARY CONSTRUCTION EXIT**



**SANDBAG KERB INLET SEDIMENTATION TRAP**

**DUST CONTROL MEASURES:**  
 IF THE SITE BECOMES DUSTY DURING HOTTER MONTHS (FIRSTYLE) WILL SPRINKLE WATER ON THE DUST

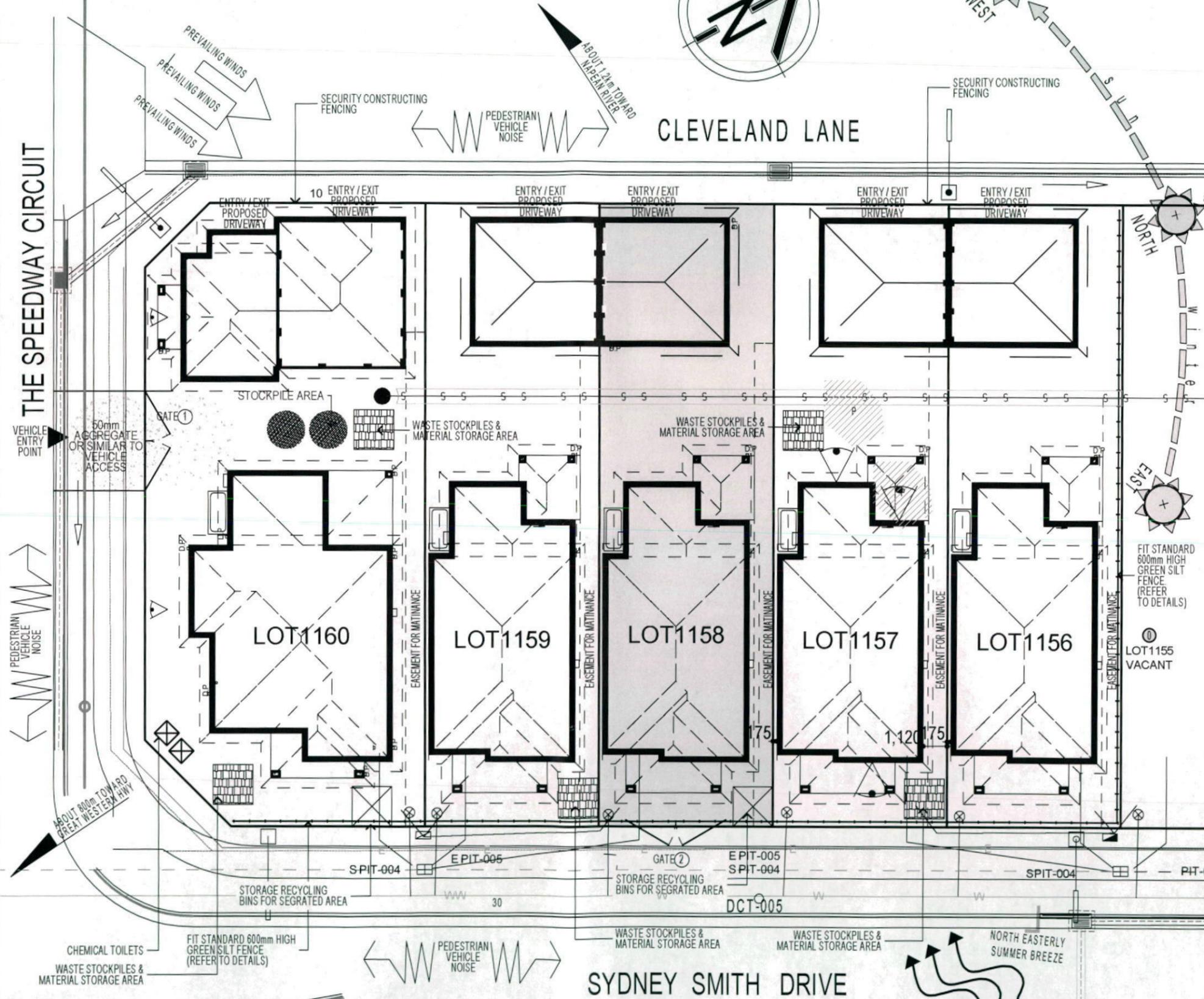
ANY AREA OF ROAD BASE WILL BE POSITIONED FOR HEAVY VEHICLES TO REDUCE & PROVIDE AN AREA TO WASH TRUCKS OFF (IF REQUIRED)

**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

**NOTE:**  
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**NOTE:**  
 PROVIDE GRANITGARD TERMITE TREATMENT



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: **G.SINGH**

LOCATION: **LOT 1158 SYDNEY SMITH DRIVE PENRITH NSW 2750**

DP: 1171491	council: PENRITH
model: CHESTER 21	facade: MILLENNIUM
date: 2/08/2013	duration assessment: QAA
drawn: N.K.	checked: P.D.
scale: 1:200	

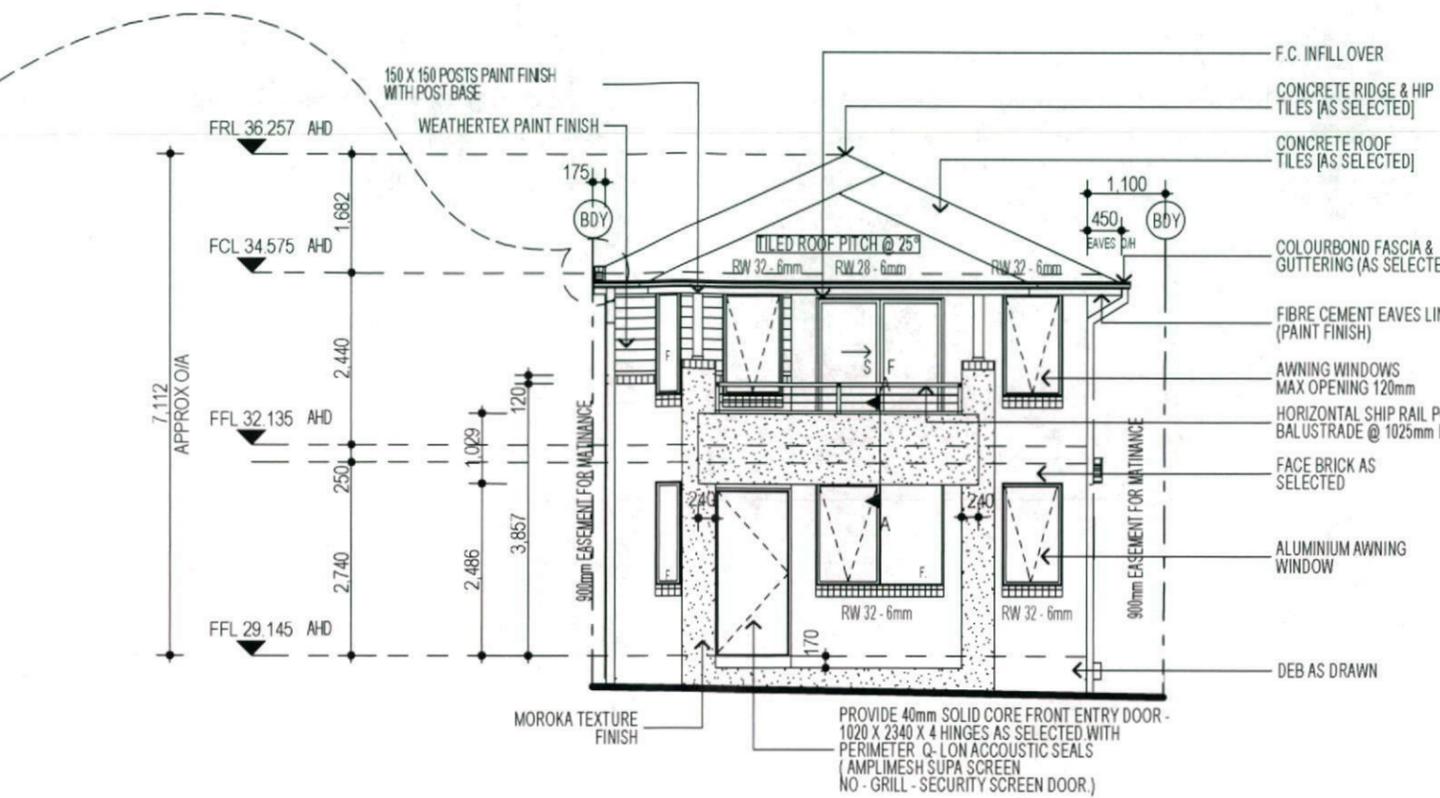
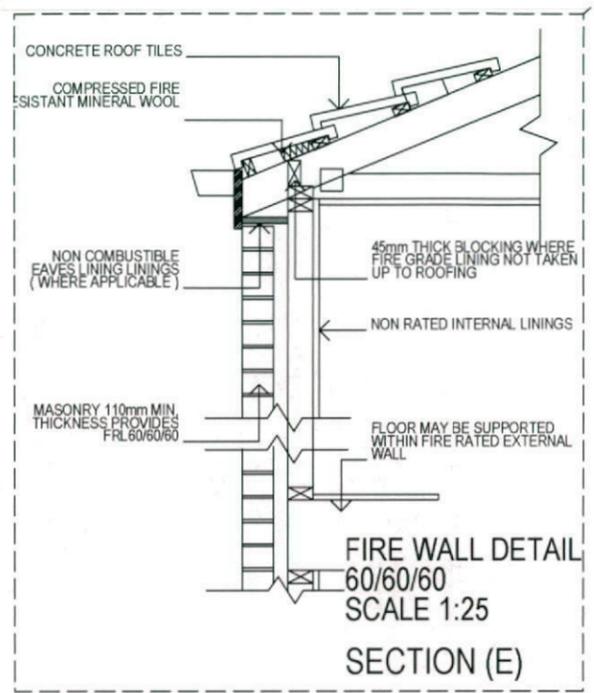
**SITE ANALYSIS & WASTE MANAGEMENT PLAN**

- KEY**
-  FACE BRICK (AS SELECTED)
  -  MOROKA TEXTURE TO FRONT AND RETURN AS DRAWN (AS SELECTED)
  -  WEATHEREX CLADDING PAINTED FINISH (AS SELECTED)

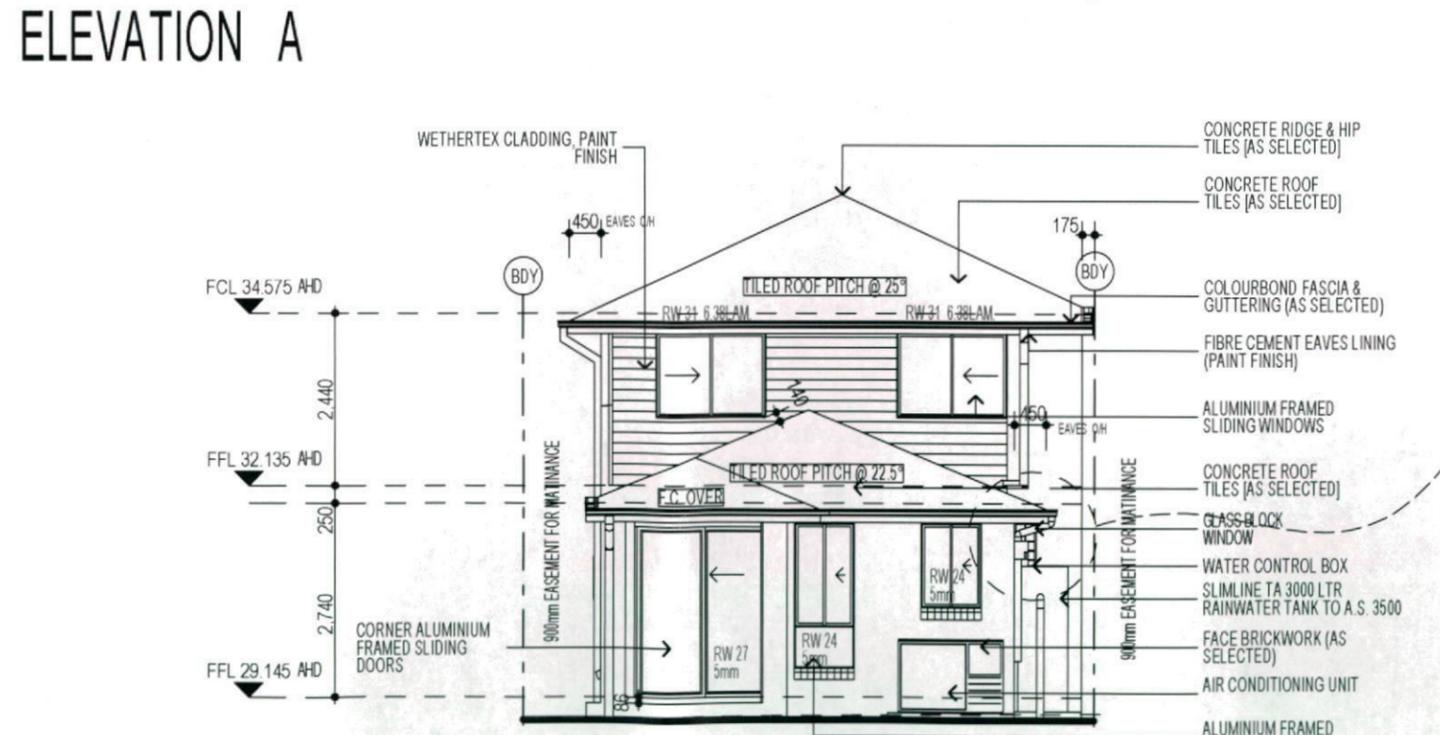
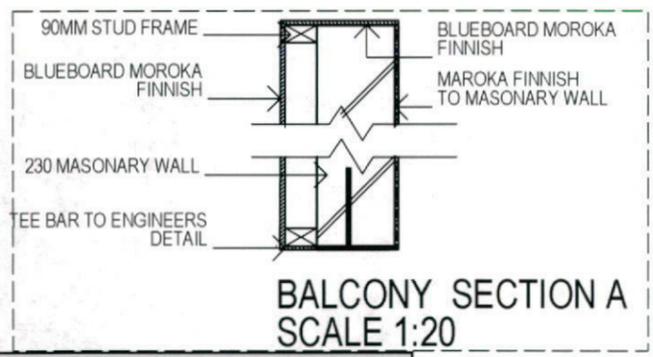
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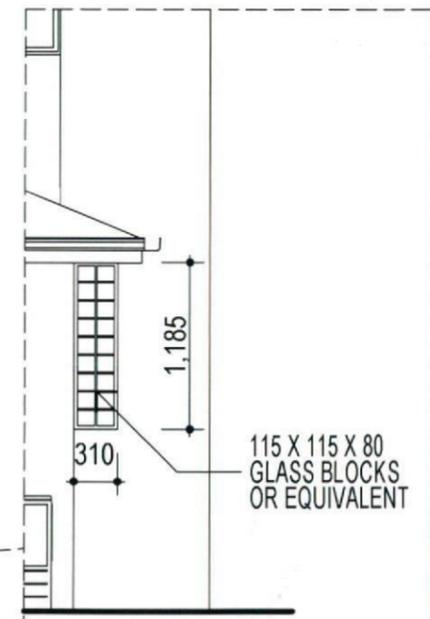
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- F.C. INFILL OVER
- CONCRETE RIDGE & HIP TILES (AS SELECTED)
- CONCRETE ROOF TILES (AS SELECTED)
- COLOURBOND FASCIA & GUTTERING (AS SELECTED)
- FIBRE CEMENT EAVES LINING (PAINT FINISH)
- AWNING WINDOWS MAX OPENING 120mm
- HORIZONTAL SHIP RAIL POWDER COATED BALUSTRADE @ 1025mm High
- FACE BRICK AS SELECTED
- ALUMINIUM AWNING WINDOW
- DEB AS DRAWN



- CONCRETE RIDGE & HIP TILES (AS SELECTED)
- CONCRETE ROOF TILES (AS SELECTED)
- COLOURBOND FASCIA & GUTTERING (AS SELECTED)
- FIBRE CEMENT EAVES LINING (PAINT FINISH)
- ALUMINIUM FRAMED SLIDING WINDOWS
- CONCRETE ROOF TILES (AS SELECTED)
- GLASS BLOCK WINDOW
- WATER CONTROL BOX
- SLIMLINE TA 3000 LTR RAINWATER TANK TO A.S. 3500
- FACE BRICKWORK (AS SELECTED)
- AIR CONDITIONING UNIT
- ALUMINIUM FRAMED SLIDING WINDOWS



**ELEVATION C1**  
 SCALE 1:50

**NOTE:**  
 PLEASE REFER TO RENZO TONIN ACOUSTIC REPORT REF No.T747-03F01 (REV 2) - DATED:15/7/2013 > FOR ADDITIONAL INFORMATION

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

**NBN PACK**

**3 - PHASE POWER**

**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:  
**G.SINGH**

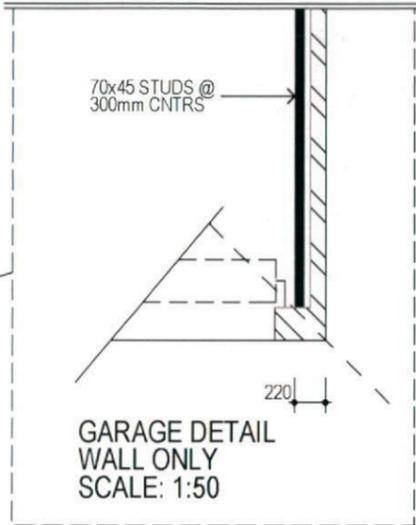
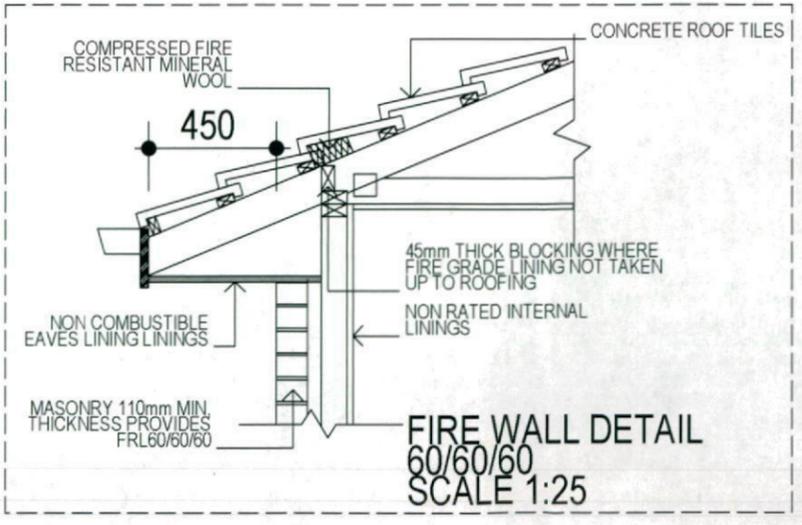
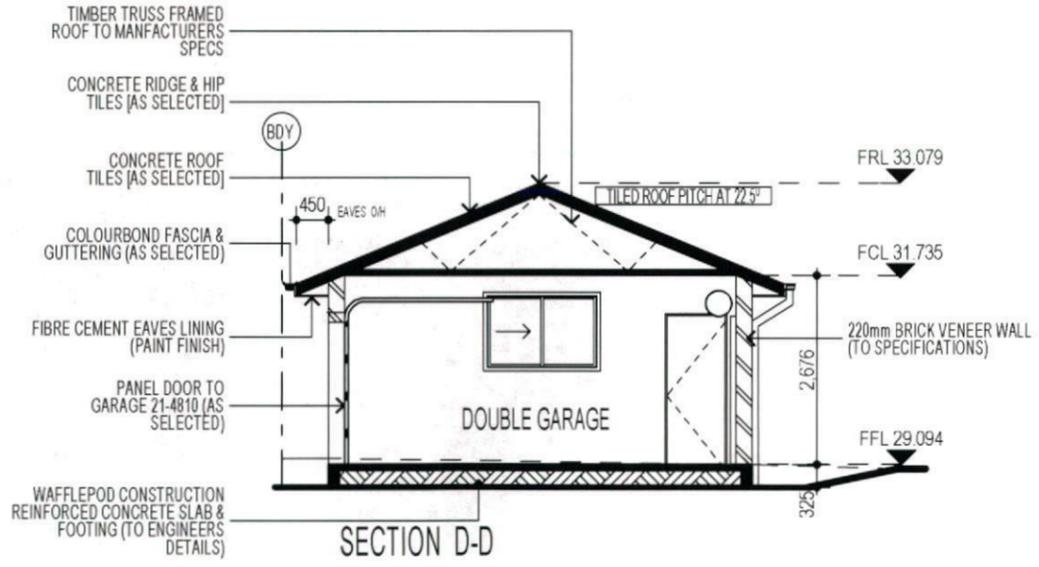
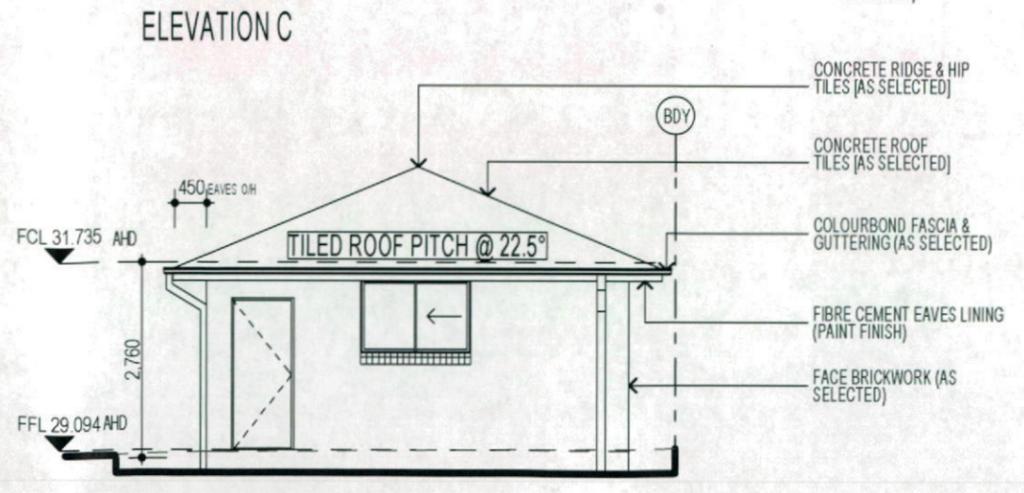
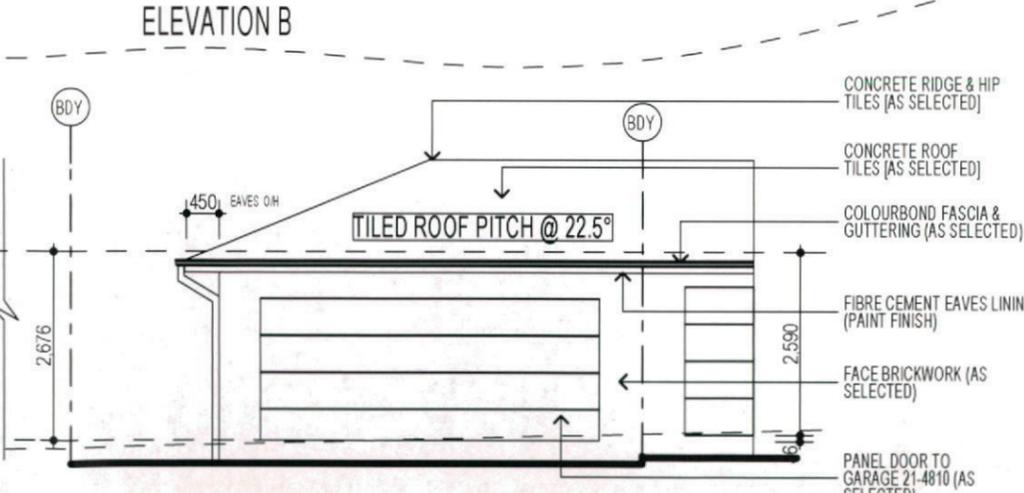
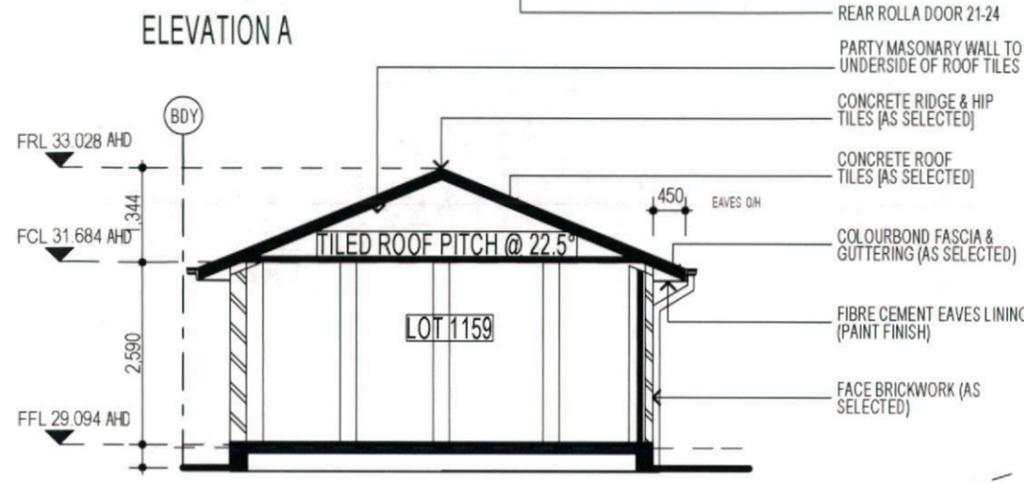
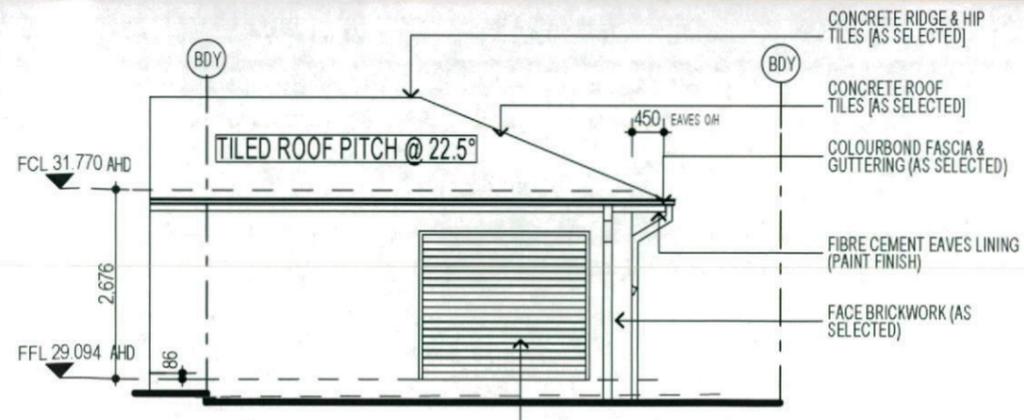
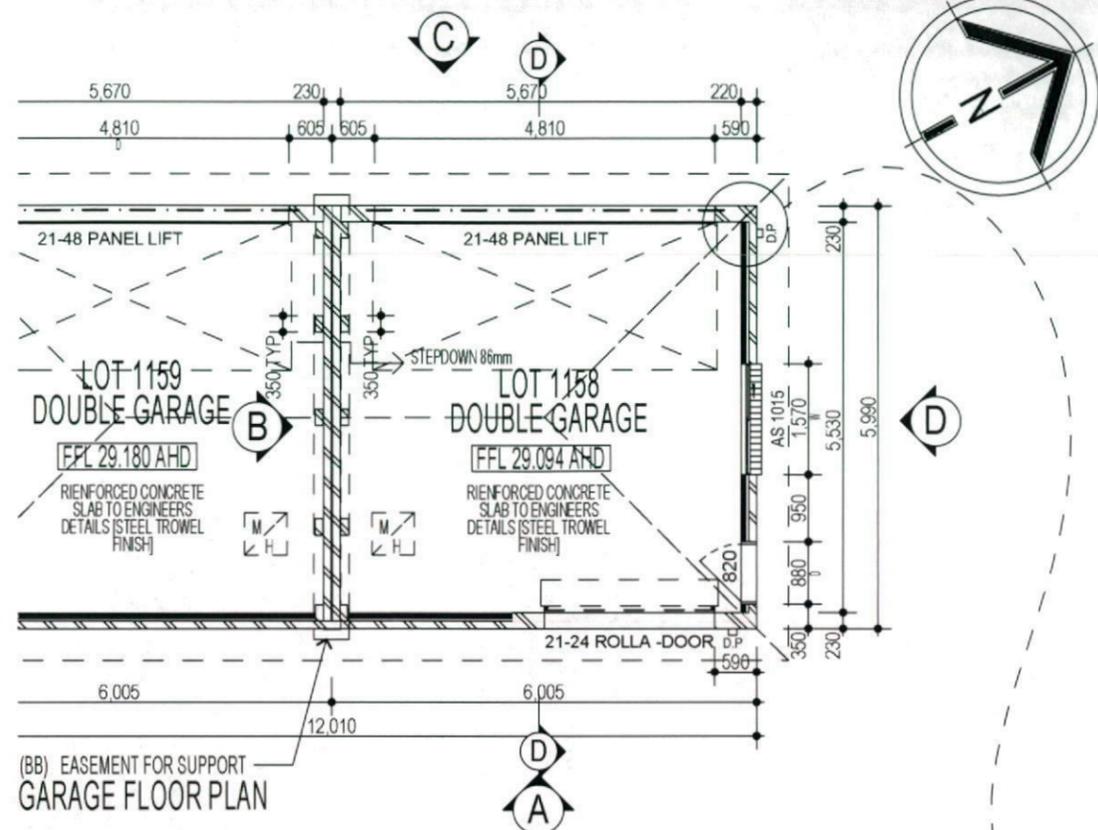
LOCATION:  
 LOT 1158  
 SYDNEY SMITH DRIVE  
 PENRITH NSW 2750

DP: 1171491	council: PENRITH
model: CHESTER 21	facade: MILLENNIUM
date: 2/08/2013	revision assessment: QA4
Sheet: 5 of 11	scale: 1:100
drawn: N.K.	checked: P.D.
<b>412B-12</b>	

**ELEVATIONS**



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**3 - PHASE POWER**

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

PROMOTION  
**LIVING/STYLE COLLECTION**

CLIENT:  
**G.SINGH**

LOCATION:  
 LOT 1158  
 SYDNEY SMITH DRIVE  
 PENRITH NSW 2750

DP: 1171491	council: PENRITH
model: CHESTER 21	facade: MILLENNIUM
date: 2/08/2013	valuation assessment: OAA
drawn: N.K.	checked: P.D.
scale: 1:100	<b>412B-12</b>

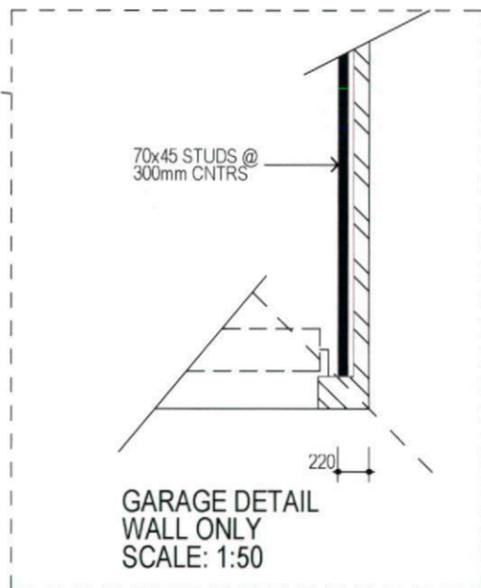
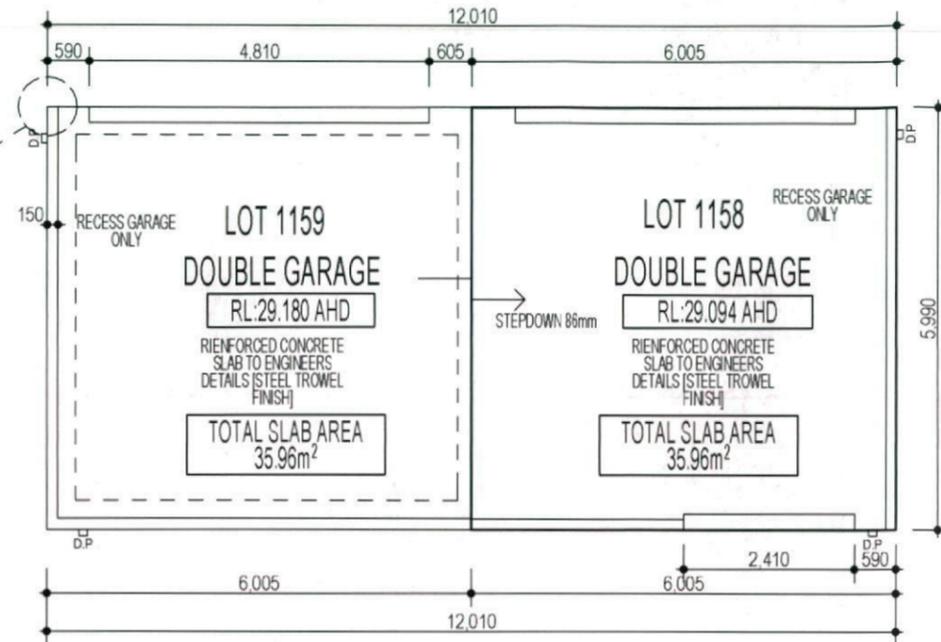
**NBN PACK**

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**DROP EDGE BEAM CALCULATIONS**

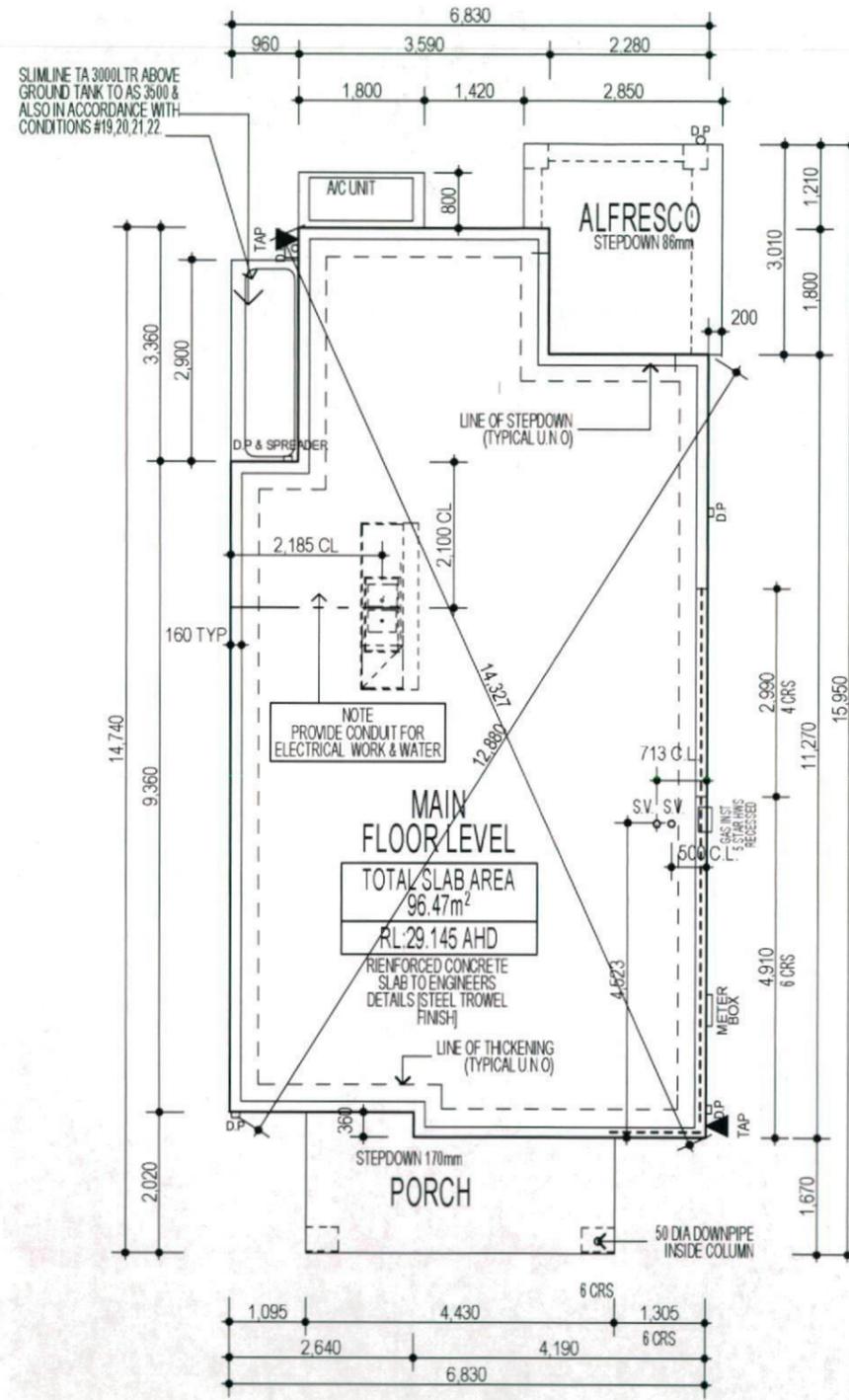
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2990	4		1.03
4910	6		2.52
1310	6		0.67
<b>TOTAL</b>			<b>4.22</b>



**NOTE:**  
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**NOTE:**  
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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:  
**G.SINGH**

LOCATION:  
 LOT 1158  
 SYDNEY SMITH DRIVE  
 PENRITH NSW 2750

DP: 1171491	council: PENRITH
model: CHESTER 21	facade: MILLENNIUM
date: 2/08/2013	valuation assessment: OA4
drawn: N.K.	checked: P.D.
scale: 1:100	<b>412B-12</b>

**SLAB LAYOUT PLAN**

- 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.
- FIRSTYLE HOMES SITE SAFETY RULES APPLY.
- DO NOT SCALE FROM DRAWING. LARGER SCALE DRAWINGS & WRITTEN DIMENSIONS TAKE PREFERENCE.
- THIS DRAWING & DESIGN IS COPYRIGHT & THE PROPERTY OF FIRSTYLE HOMES, AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM.

**NOTE**

- ELECTRIC OVEN SHOWN ONLY, NO ALLOWANCE HAS BEEN MADE FOR GAS OVEN.
- SIZES OF FIXTURES MAY VARY DEPENDING ON PRODUCT SELECTION.
- HEIGHT OF TILES MAY VARY ACCORDING TO SELECTION OF TILES.
- ALL DIMENSIONS AND LAYOUTS OF ALL CUPBOARDS SHOWN ARE NOMINAL ONLY AND ARE SUBJECT TO MANUFACTURERS DETAILED DRAWINGS & ON SITE MEASURE
- REFRIGERATOR'S HEIGHT TO BE 1840mm AND 930mm FINISH WIDTH OPENING UNLESS NOTED OTHERWISE ON PLANS AND SPECIFICATIONS.
- BENCH TOP FINISH HEIGHT 935mm

DISHWASHER PROVISION ( if applicable)  
 SIZE \_\_\_\_\_

MICROWAVE PROVISION ( if applicable)  
 SIZE \_\_\_\_\_

OWNERS APPROVAL \_\_\_\_\_

COOKTOP MODEL \_\_\_\_\_

OVEN MODEL \_\_\_\_\_

RANGEHOOD MODEL \_\_\_\_\_

SINK MODEL \_\_\_\_\_

REFRIGERATOR OPENING SIZE \_\_\_\_\_

BENCHTOP COLOUR \_\_\_\_\_

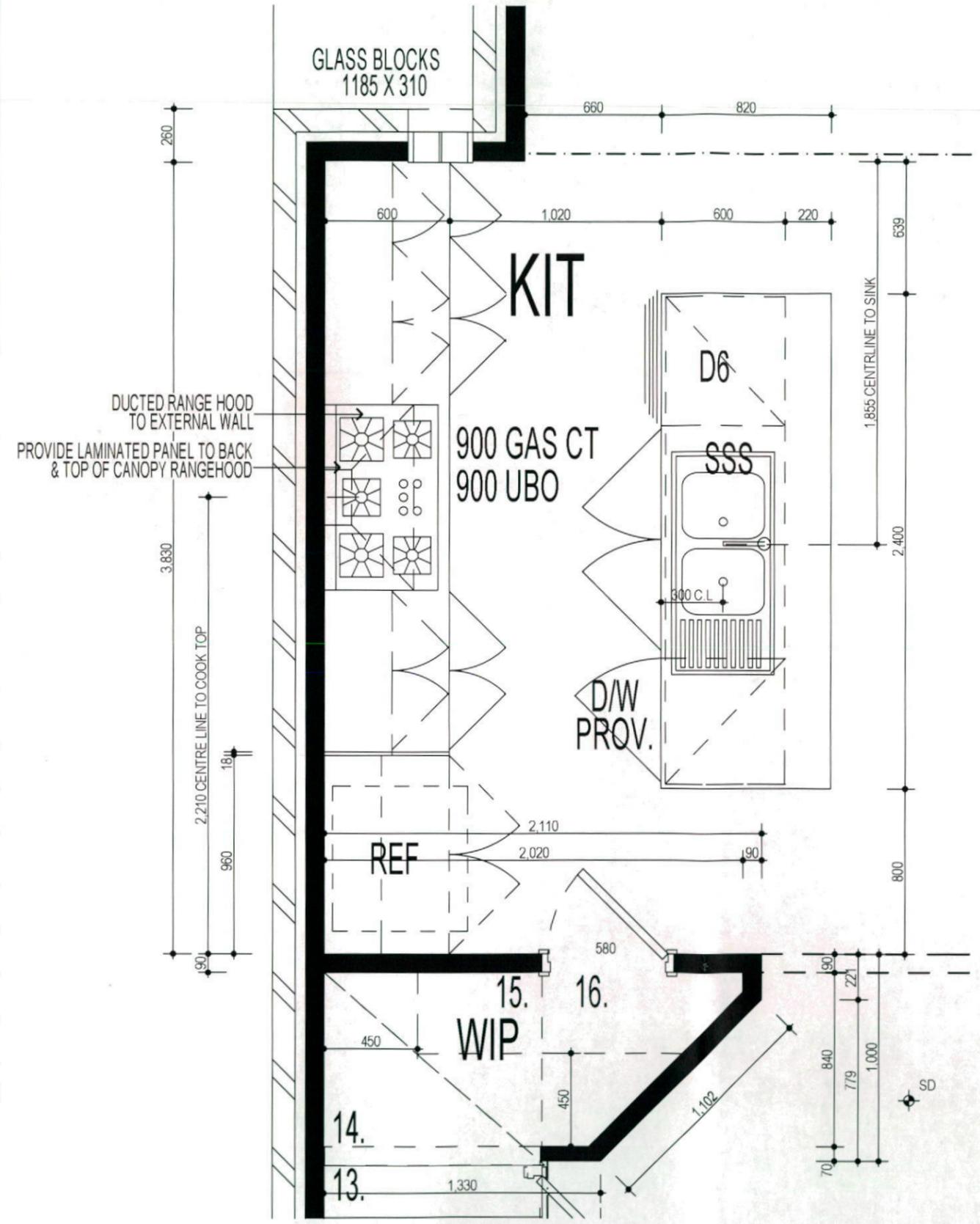
DOOR COLOUR \_\_\_\_\_

KICKBOARD COLOUR \_\_\_\_\_

HARDWARE TYPE \_\_\_\_\_

PANTRY DOORS ( TO MATCH KITCHEN CUPBOARDS ) \_\_\_\_\_

**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



**NOTE**

- 1700 CENTRE LINE GENERAL POWER OUTLET FOR MICROWAVE PROVISION TO OVER HEAD CUPBOARDS.
- 700 CENTRE LINE GENERAL POWER OUTLET FOR MICROWAVE PROVISION BASE CUPBOARD WITH POT DRAWER.

**NOTE:**  
 PLEASE REFER TO RENZO TONIN ACOUSTIC REPORT, REF No. T747-03F01 (REV 2) - DATED: 15/7/2013 > FOR ADDITIONAL INFORMATION

PROMOTION: **LIVING/STYLE COLLECTION**

CLIENT: **G.SINGH**

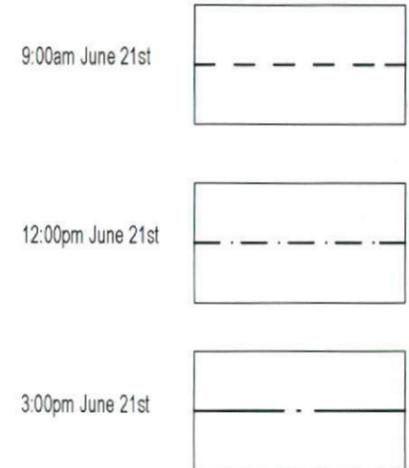
LOCATION: **LOT 1158 SYDNEY SMITH DRIVE PENRITH NSW 2750**

DP: 1171491	council: PENRITH
model: CHESTER 21	facade: MILLENNIUM
date: 2/08/2013	variation assessment: QA4
drawn: N.K.	checked: P.D.
scale: 1:25	<b>412B-12</b>

**KITCHEN DETAILS**

- 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.
- FIRSTYLE HOMES SITE SAFETY RULES APPLY.
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- THIS DRAWING & DESIGN IS COPYRIGHT & THE PROPERTY OF FIRSTYLE HOMES, AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM.

**SHADOW DIAGRAM**



**NOTE:**  
 PLEASE REFER TO RENZO TONIN ACOUSTIC REPORT, REF No. T747-03F01 (REV 2) - DATED: 15/7/2013 > FOR ADDITIONAL INFORMATION

PROMOTION  
**LIVING/STYLE COLLECTION**

CLIENT:  
**G.SINGH**

LOCATION:  
 LOT 1158  
 SYDNEY SMITH DRIVE  
 PENRITH NSW 2750

DP:	1171491	council:	PENRITH
model:	CHESTER 21	facade:	MILLENNIUM
date:	2/08/2013	valuation assessment:	QA4
drawn:	N.K	checked:	P.D
scale:	1:200		

11 of 11  
 CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ S.P. 00

**SHADOW DIAGRAM**

**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

