

Lot 2234 William Hart

PLANT SCHEDULE Prepared by ecodesign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aw	Agapanthus 'White'	White Agapanthus	11	200mm	0.5m
Dg	Diets grandiflora	Wild Iris	12	200mm	1m
Fzk	Fraxinus ornus 'Meczek'	Designer Flowering Ash	1	75L	5m
Oi	Ophiopogon 'Stripey White'	Stripey White Mondo Grass	14	200mm	0.3-0.4m
Vh	Viola hederacea	Native Violet	38	150mm	0.1m
Vo	Viburnum odoratissimum	Sweet Viburnum	11	300mm	2.5m

STODDART LANE - Supply + installation by BUILDER

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Lix	Lagerstroemia 'Sioux'	Crepe Myrtle	1	75L	4m
Lcj	Lomandra conferifolia 'Crackerjack'	Fine-leaved Lomandra	8	200mm	0.45m

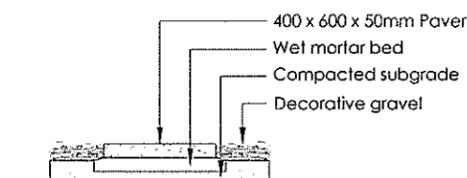
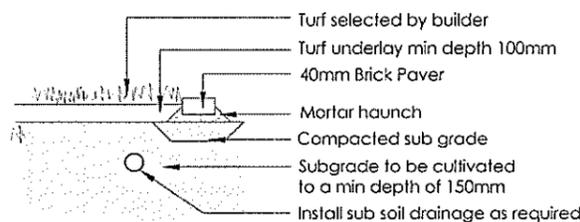
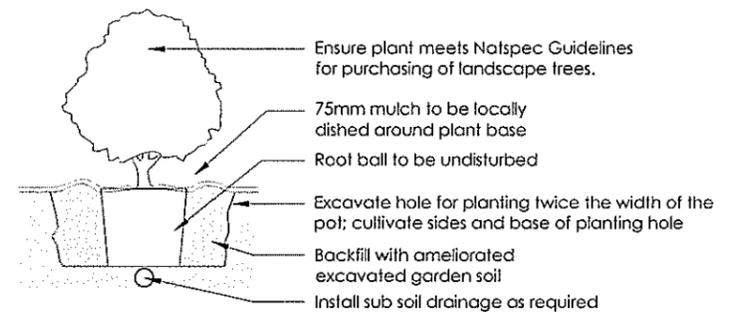
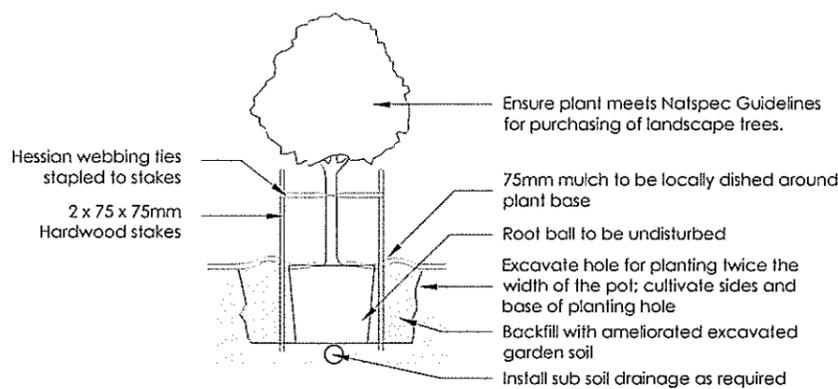
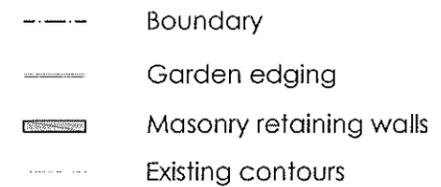
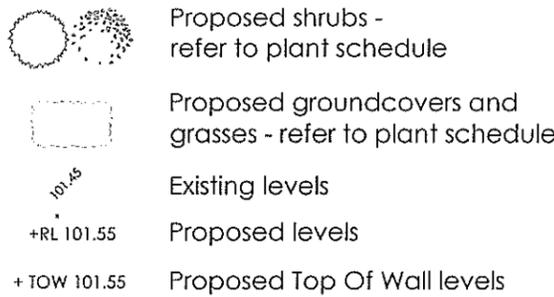
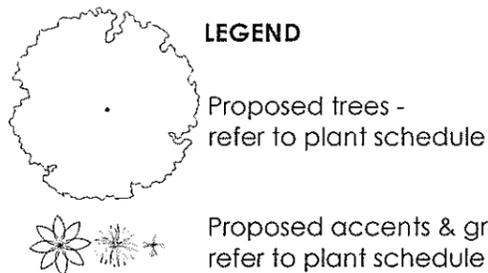
STODDART LANE CROSS-OVER - Supply + construction by BUILDER

MATERIAL SCHEDULE	Area m ² URBANGROWTH*	Area m ² BUILDER**
HEADER COURSE		
Concrete pavers 'Adbri Stradapave', 300x300x50mm in 'Charcoal' colour, laid in stackbond pattern	7.40	2.30
IN-FILL PAVEMENT		
Concrete pavers 'Adbri Havenbrick', 200x100x50mm in 'Brushwood' colour, laid in herringbone pattern	0.00	0.00
Total area	7.40	2.30

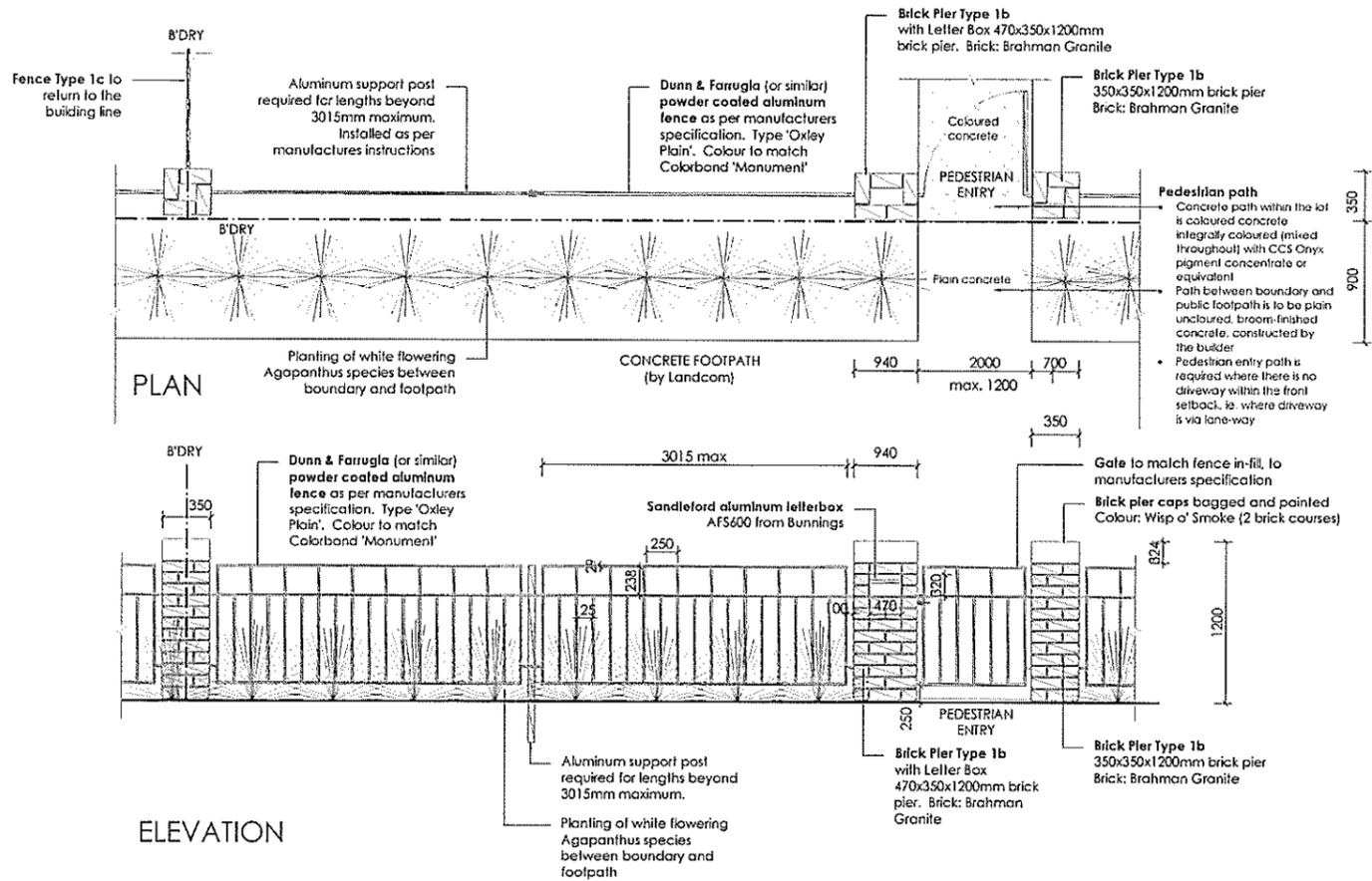
*Area's outside of the allotment boundary. **Area's inside of the allotment boundary

LOT PLANTING SUMMARY

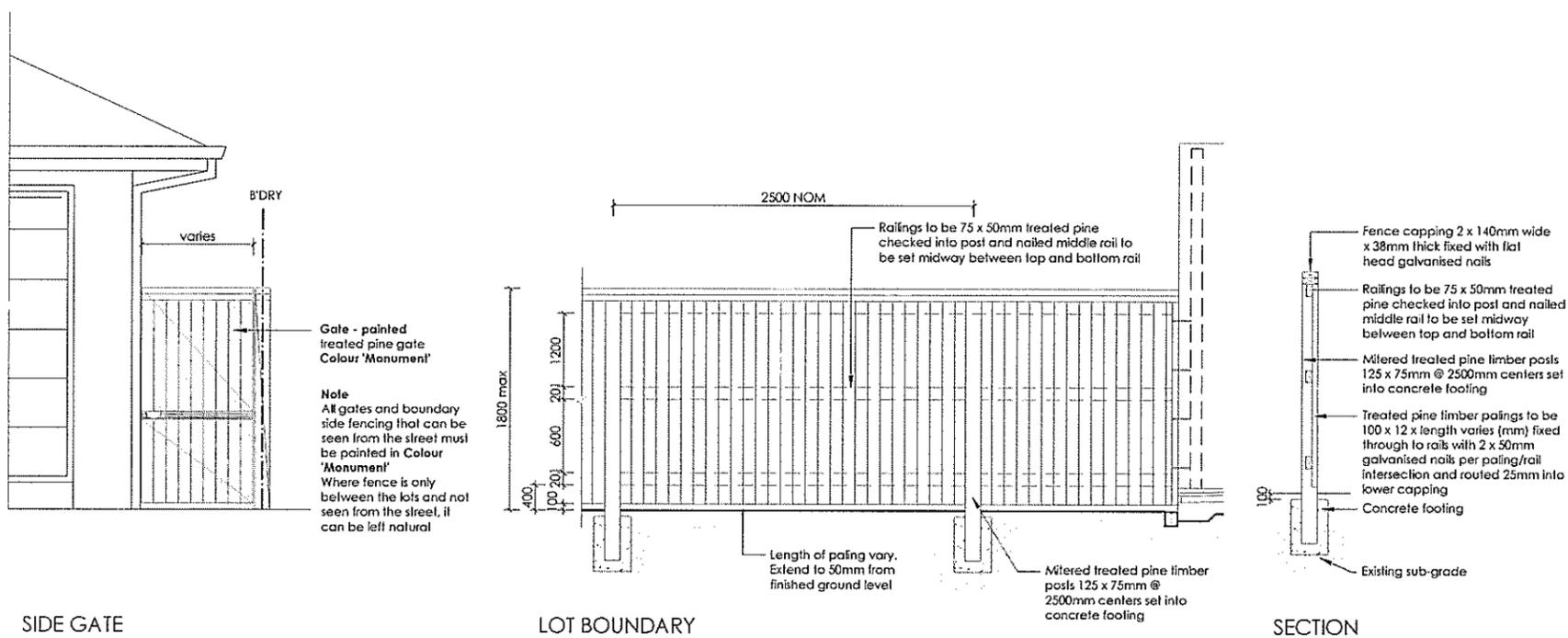
Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
87	11	11	65	1



A ISSUE FOR CLIENT REVIEW B AMEND TO NEW ARCHITECTURALS C ISSUE FOR CLIENT REVIEW	EDATE: EW RS RS DATE: 07-05-14 09-05-14 14-05-14	ecodesign outdoor living specialists PO Box 8136, Southport QLD 4215 Ph: (07) 5507 7112 Fax: (07) 5507 7105 Email: info@ecodesign.com.au Web: www.ecodesign.com.au	LOT 2234 WILLIAM HART CRESCENT, PENRITH	NEW RESIDENCE LANDSCAPE PLAN	
1. Do not scale from drawings 2. Verify all measurements on site 3. Fully enclose all area fences 4. Copyright © ecodesign. All rights reserved 5. Drawing remains the property of ecodesign			6. All work to comply with relevant Australian Standards or Building Code of Australia 7. All work to be performed by a suitably qualified tradesperson 8. For application purposes only - NOT FOR CONSTRUCTION		
FIRSTYLE		1:100 @ A3 DA 02		RS RS 14-05-14 C	

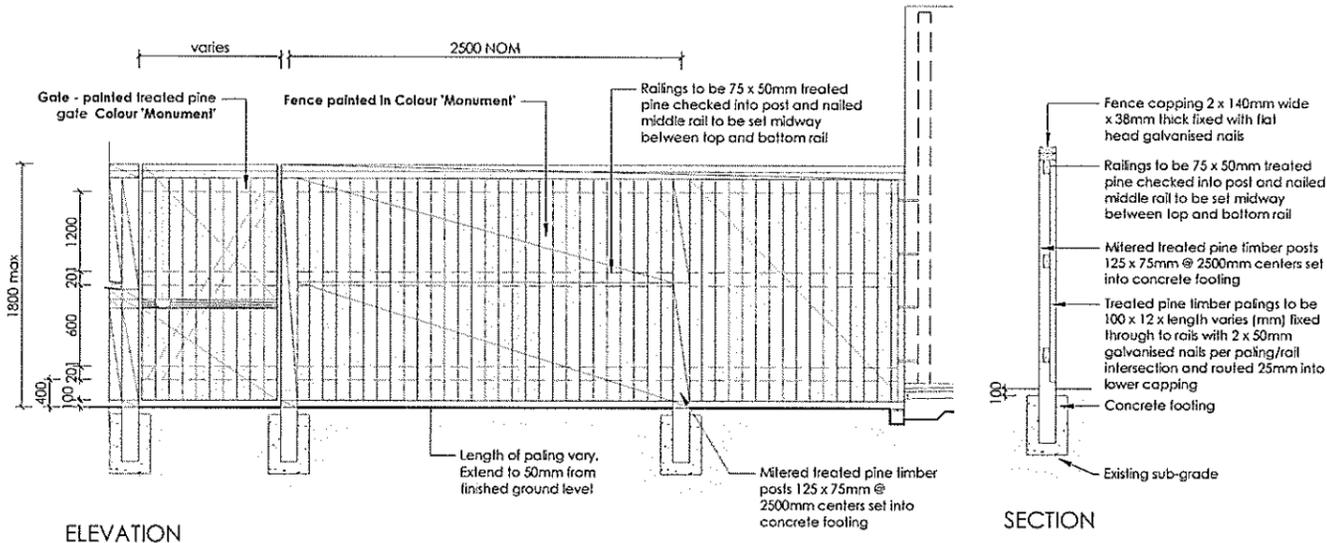


5 FENCE TYPE 1b - Front Fence
1:50 Typical detail



6 FENCE TYPE 4a - Side Boundaries
1:50 Typical detail

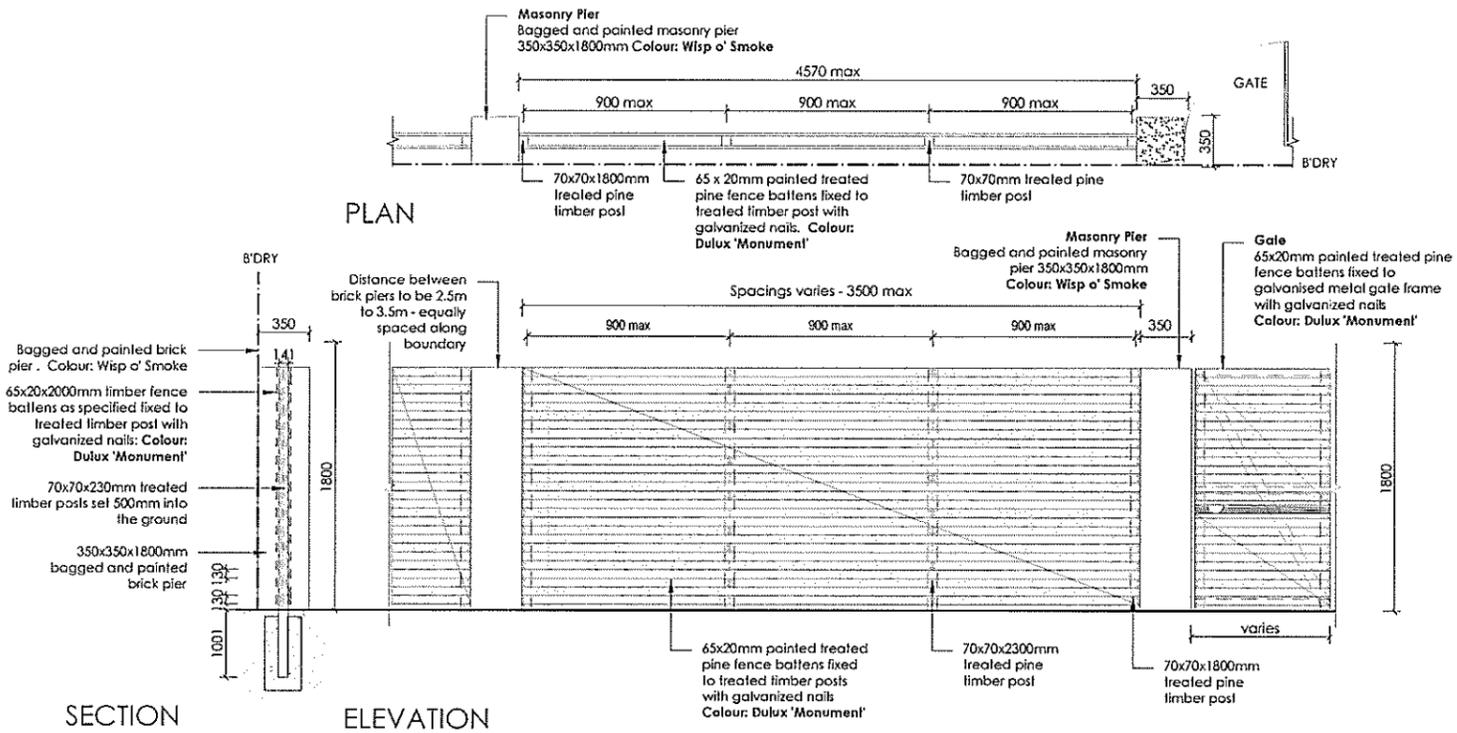
<table border="1"> <tr> <td>REV</td> <td>DESCRIPTION</td> <td>DATE</td> <td>BY</td> <td>CHK</td> </tr> <tr> <td>A</td> <td>ISSUE FOR CLIENT REVIEW</td> <td>07-05-14</td> <td>EW</td> <td>RS</td> </tr> <tr> <td>B</td> <td>AMEND TO NEW ARCHITECTURALS</td> <td>09-05-14</td> <td>RS</td> <td>RS</td> </tr> <tr> <td>C</td> <td>ISSUE FOR CLIENT REVIEW</td> <td>14-05-14</td> <td>RS</td> <td>RS</td> </tr> </table>	REV	DESCRIPTION	DATE	BY	CHK	A	ISSUE FOR CLIENT REVIEW	07-05-14	EW	RS	B	AMEND TO NEW ARCHITECTURALS	09-05-14	RS	RS	C	ISSUE FOR CLIENT REVIEW	14-05-14	RS	RS	<p>PO Box 8136, Baulkham Hills NSW 1503 Ph: (02) 9450 7712 Fax: (02) 9450 7705 Email: info@ecodesign.com.au Web: www.ecodesign.com.au</p>	<p>LOT 2234 WILLIAM HART CRESCENT, PENRITH</p>	<p>NEW RESIDENCE</p> <p>LANDSCAPE PLAN</p> <p>1:100 @ A3 DA 03</p> <p>RS RS 14-05-14 C</p>
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ELEVATION

SECTION

7 FENCE TYPE 4b - Rear Boundary
 1:50 All Laneways (except Barlett Lane)
 Typical detail



PLAN

SECTION

ELEVATION

8 FENCE TYPE 2a - Secondary Street Fencing
 1:50 Typical detail

A ISSUE FOR CLIENT REVIEW B AMEND TO NEW ARCHITECTURALS C ISSUE FOR CLIENT REVIEW		EV RS RS RS RS RS	DATE 07-05-14 09-05-14 14-05-14		PO Box 6134, Southport QLD 4215 Ph: (07) 9433 7712 Fax: (07) 9433 7705 Email: info@ecodeSIGN.com.au Web: www.ecodeSIGN.com.au	LOT 2234 WILLIAM HART CRESCENT, PENRITH	NEW RESIDENCE LANDSCAPE PLAN	
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DEVELOPMENT CALCULATIONS

LOT: 2234 NO: 00 OF SITE AREA: 289.0m²

Itemised Floor Areas:	Totals:
living ground floor:	118.13m ²
garage: (excess 00.000m ²)	35.88m ²
alfresco:	8.77m ²
porch:	9.19m ²
laundry pad:	1.93m ²
total floor area:	173.9m²

FLOOR SPACE RATIO CALCULATION:

gross floor areas:	Totals:
living ground floor: (internal area)	105.25m ²
total gross floor area:	105.25m²
floor space ratio:	0.36:1

SITE AREA COVERAGE/LANDSCAPE:

house ground floor:	118.13m ²
garage:	35.88m ²
porch/dry/alfresco:	19.89m ²
driveway/paved area:	7.88m ²
site coverage Area:	173.9m²(60.17%)
landscape area:	115.1m ² (39.83%)
pervious areas (soft)	107.22m ² (37.1%)
impervious areas (hard)	181.78m ² (62.9%)
front yard landscape area	29.4m ² (10.2%)
front yard hard paved area	1.66m ² (0.6%)
private open space o/a:	55.47m ²
principal private open space:	18.0m ²
total car space incl. carstand:	2 carspace

COUNCIL ZONE: R1

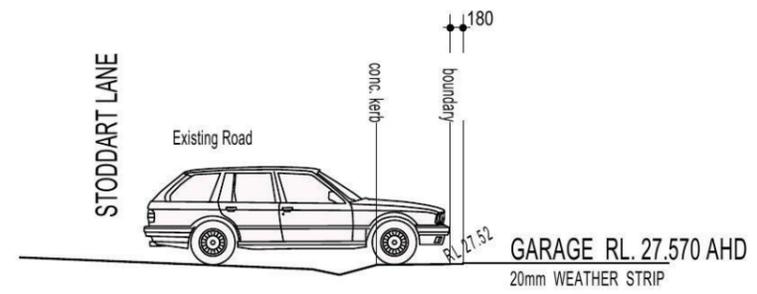
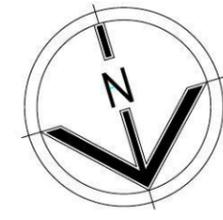
PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTSTYLE

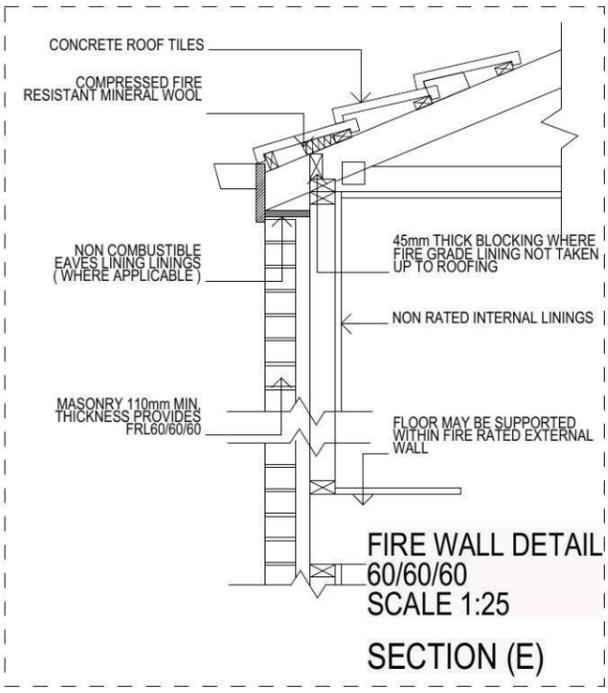
LOCATION:
**LOT 2234
 WILLIAM HART CRESCENT
 PENRITH NSW, 2750**

DP:	model:	facade:	date:	council:
SUBDIVISION OF LOT 1197 DP 1171491	MOOREFIELD 18	TRADITIONAL	27/05/2014	PENRITH
Sheet:	drawn:	checked:	scale:	774-14
1 of 11	G.P./L.D.S.	P.D.	1:200, 1:100	

CLIENTS SIGNATURE: _____ DATE: _____ S.P. 0.0



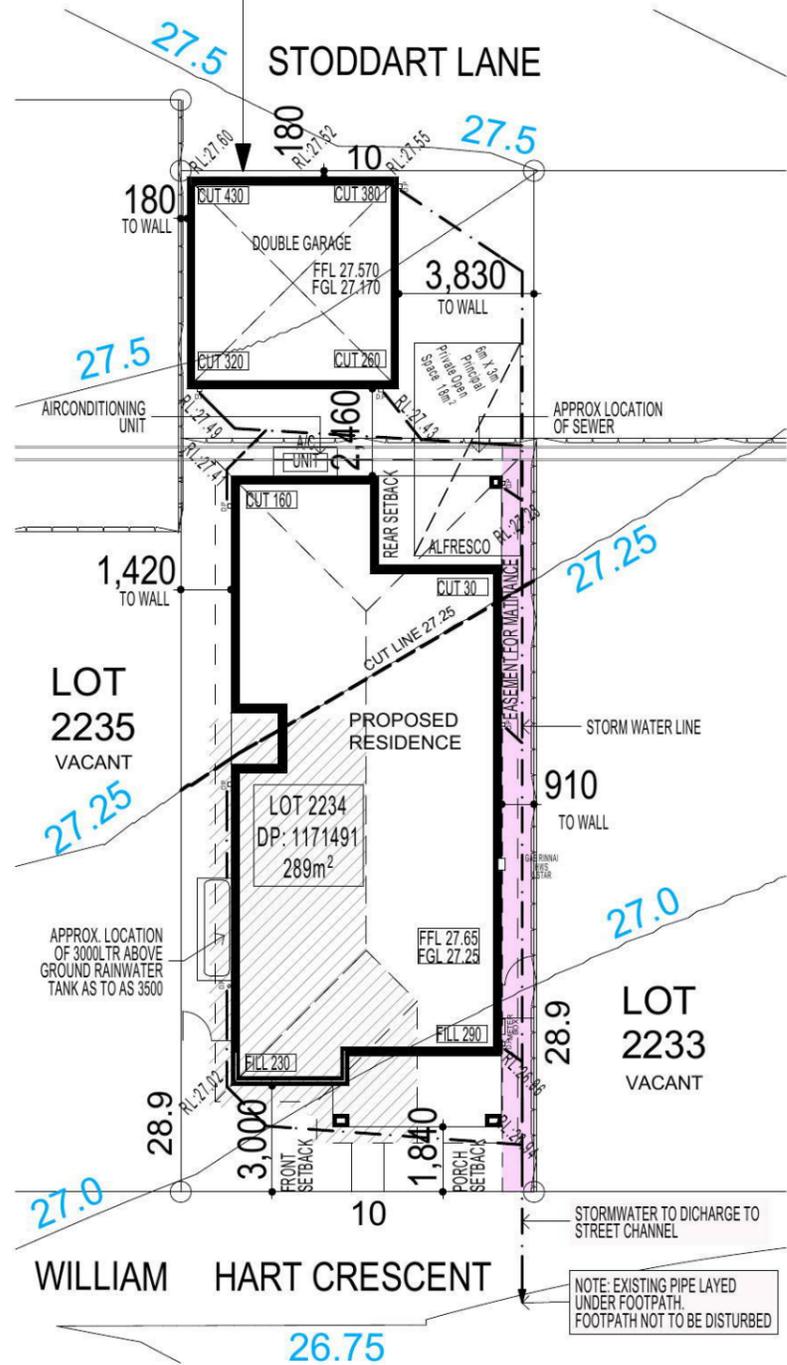
DRIVEWAY GRADIENT
 SCALE 1:100



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



SITE PLAN & STORMWATER CONCEPT PLAN

BASIX
 = 57.7m² of roof area to discharge to water tank.
 = 153.3m² stormwater and overflow to discharge to existing street channel.
 o/a= 211m² of roof area.

LEGEND:

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

EARTHWORKS

HOUSE:	FFL 27.65
(LIVING)	FGL 27.25
GARAGE:	FFL 27.570
	FGL 27.170

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/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; CABINETS; 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
 AIR CONDITIONING ONLY
 (EER 2.5-3.0 OR GREATER)
 3-PHASE POWER

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KEY	
	SOLAR ACCESS
	NUMBER OF STOREYS
	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)

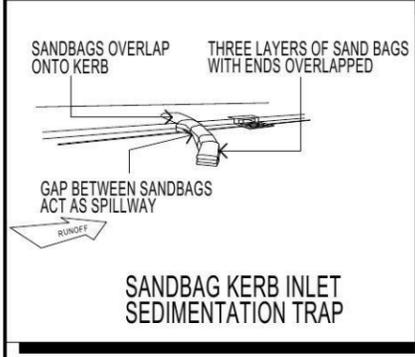
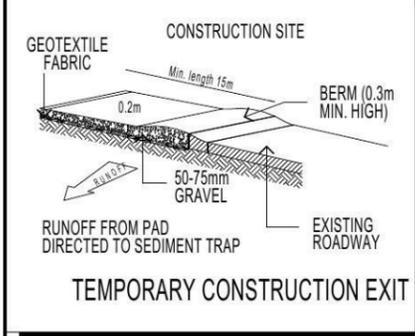
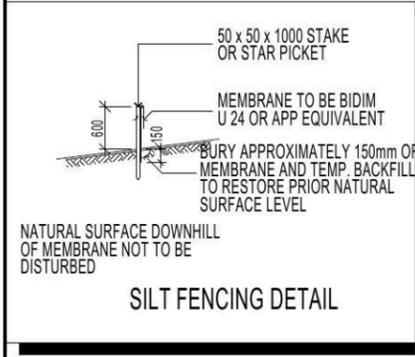
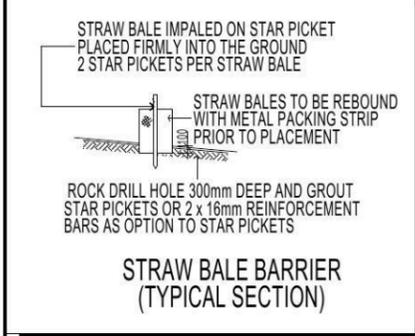
PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTSTYLE

LOCATION:
 LOT 2234
 WILLIAM HART CRESCENT
 PENRITH NSW, 2750

DP: SUBDIVISION OF LOT 1197 DP 1171491 council: PENRITH
 model: MOOREFIELD 18 facade: TRADITIONAL date: 27/05/2014 quotation assessment: SK1
 Sheet: 3 of 11 drawn: G.P./L.D.S. checked: P.D. scale: 1:250 REFERENCE: 774-14

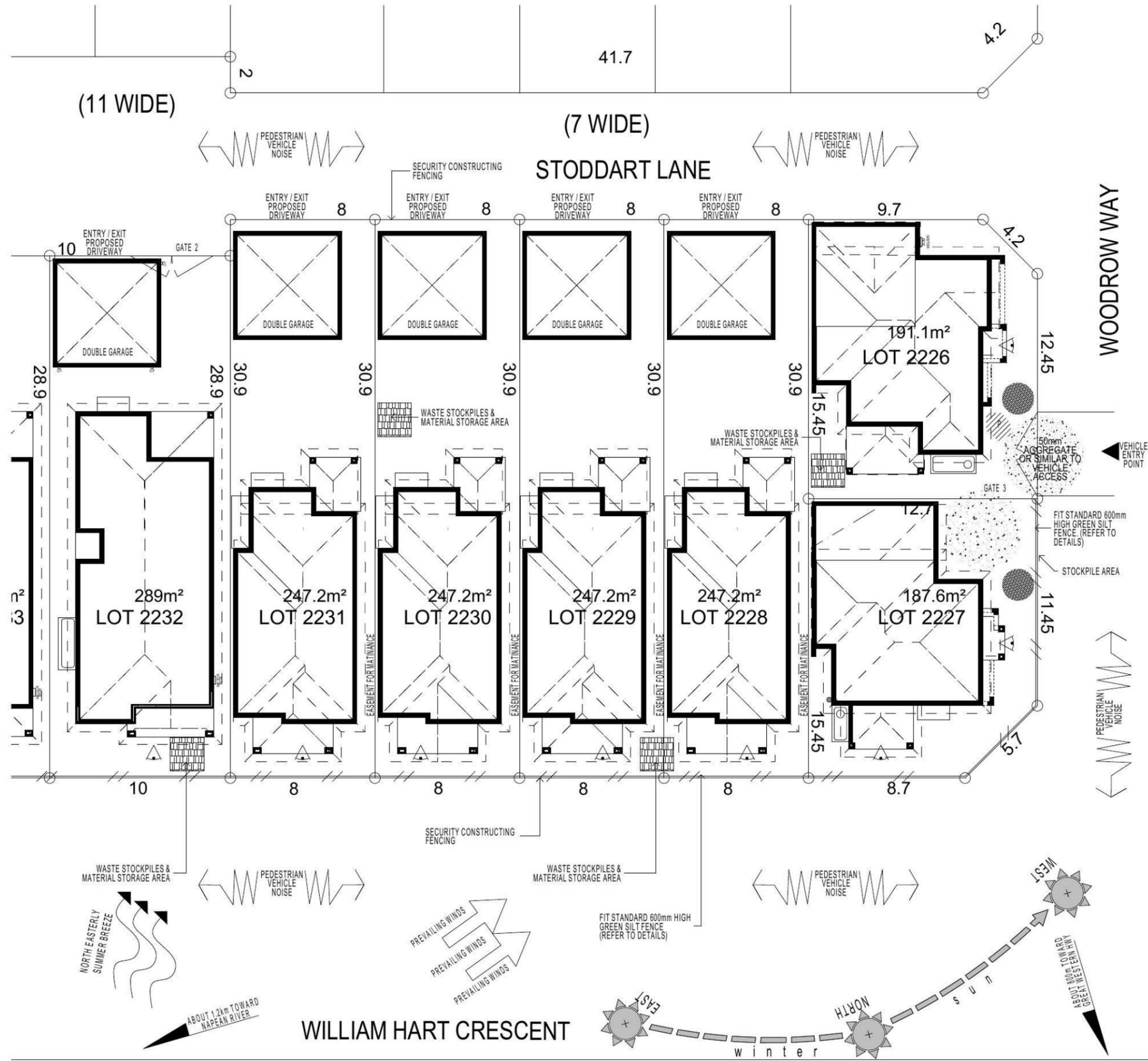
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DUST CONTROL MEASURES:
 IF THE SITE BECOMES DUSTY DURING HOTTER MONTHS (FIRSTSTYLE) WILL SPRINKLE WATER ON THE DUST
 ANY AREA OF ROAD BASE WILL BE POSITIONED FOR HEAVY VEHICLES TO REDUCE & PROVIDE AN AREA TO WASH TRUCKS OFF (IF REQUIRED)

NOISE & VIBRATION MEASURES:
 ALL EXCAVATION WILL BE CARRIED OUT BETWEEN THE TIME SET OUT IN THE COUNCIL CONDITIONS
 MACHINERY SIZE WILL BE KEPT TO A MINIMUM REQUIRED FOR THE JOB

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

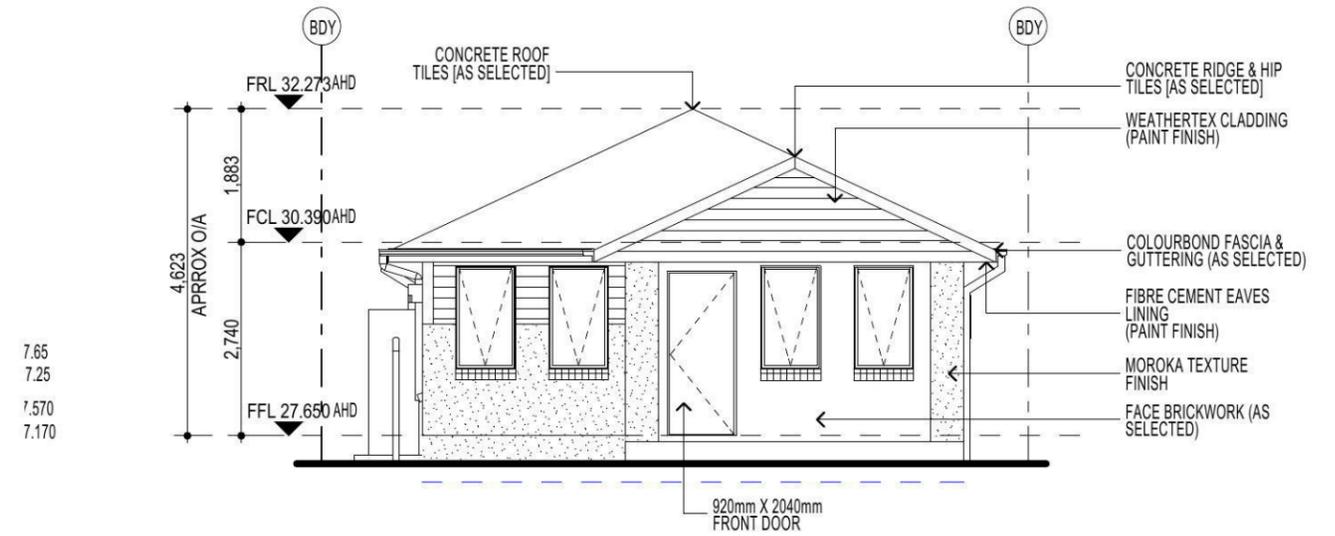


WASTE MANAGEMENT / SITE ANALYSIS (2)

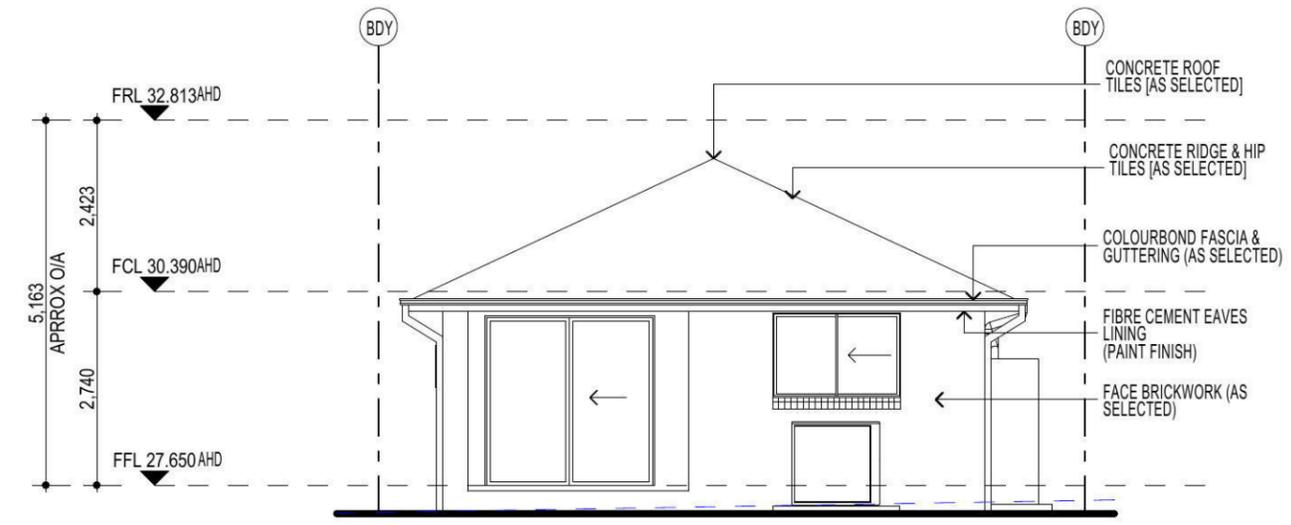
KEY

-  FACE BRICK (AS SELECTED)
-  BAG AND PAINT TO FRONT AND RETURN AS DRAWN (AS SELECTED)
-  WEATHEREX CLADDING PAINTED FINISH (AS SELECTED)

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ELEVATION A



ELEVATION C

NOTE:
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TERMITE TREATMENT

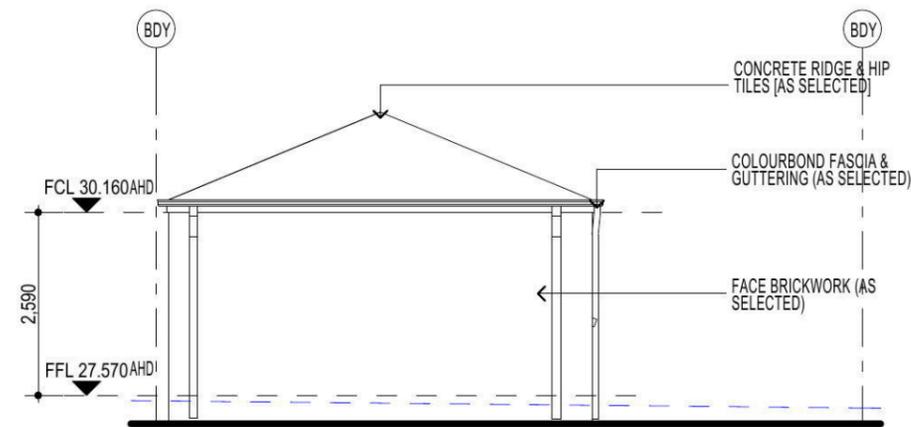
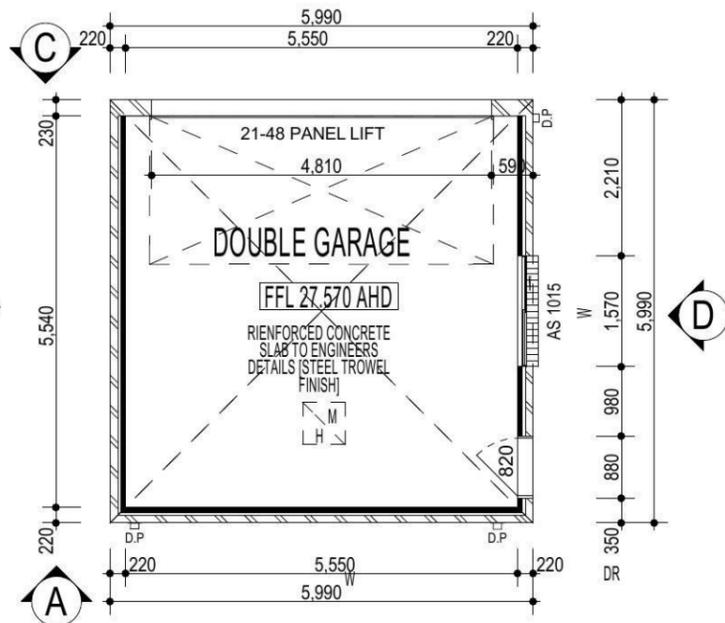
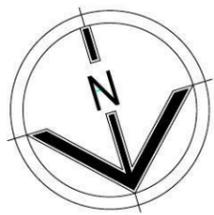
FIBRE OPTIC WIRING PACKAGE

NOTE
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3-PHASE POWER

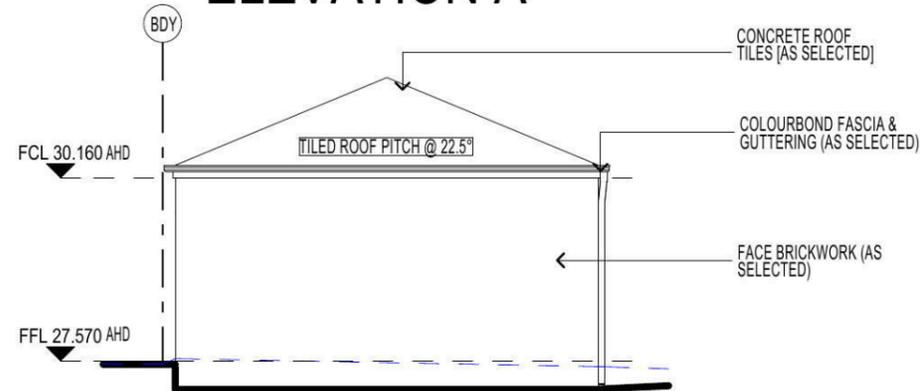
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CLIENT: FIRSTYLE			
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Sheet: 5 of 11	drawn: G.P./L.D.S.	checked: P.D.	scale: 1:100
			774-14
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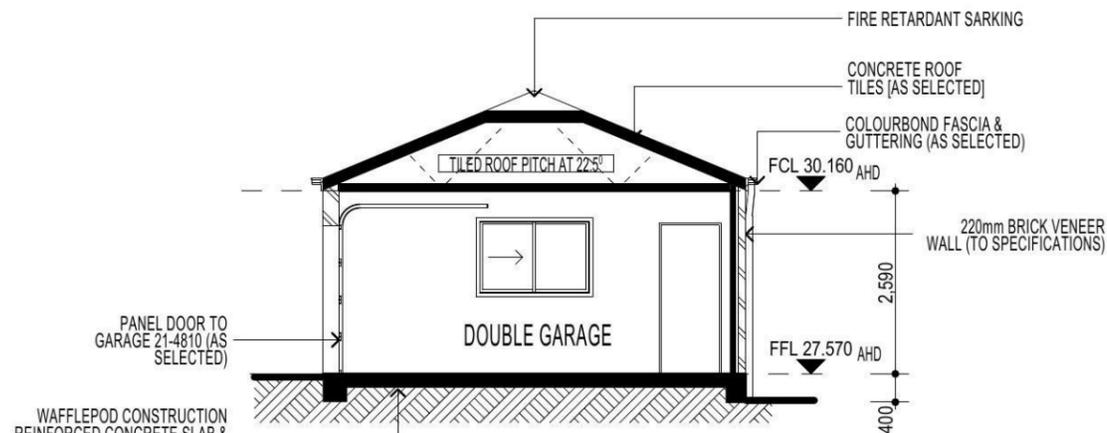
ELEVATIONS



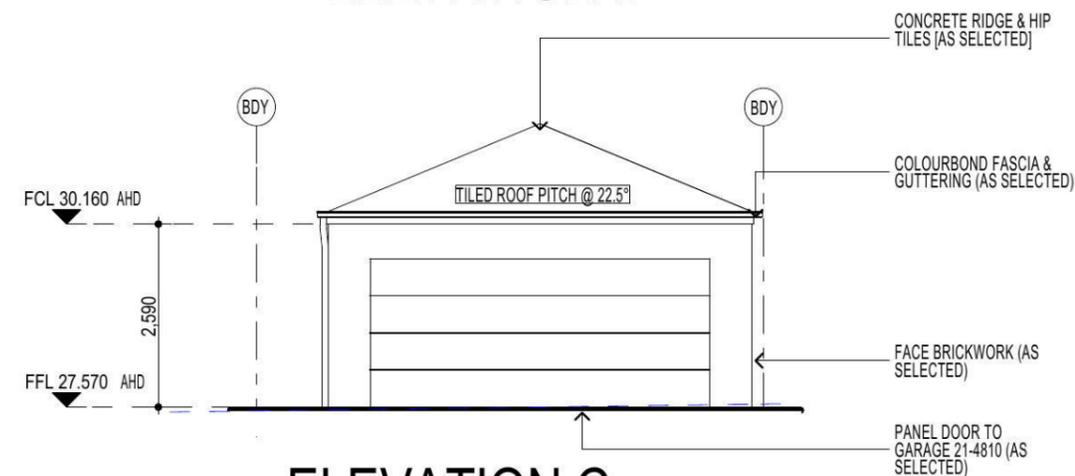
ELEVATION A



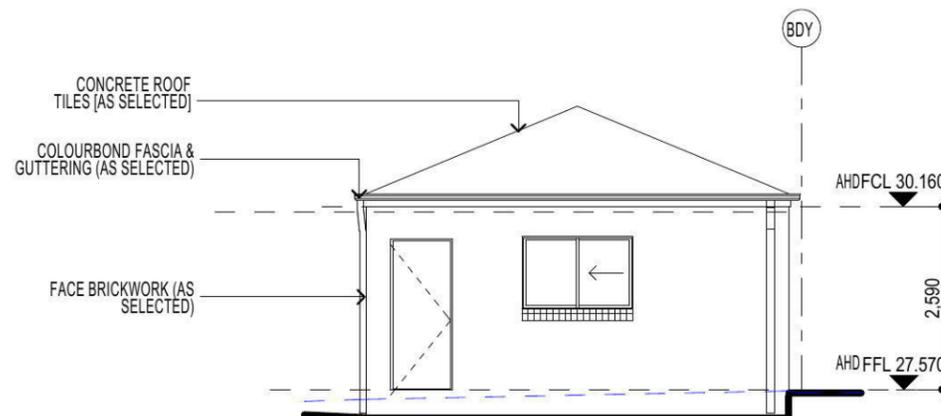
ELEVATION B



SECTION F-F



ELEVATION C



ELEVATION D

NOTE
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3-PHASE POWER

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NOTE:
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PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTSTYLE

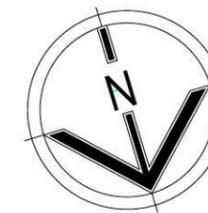
LOCATION:
LOT 2234
WILLIAM HART CRESCENT
PENRITH NSW, 2750

DP: SUBDIVISION OF LOT 1197 DP 1171491 council: PENRITH

model: MOOREFIELD 18 facade: TRADITIONAL date: 27/05/2014 quotation assessment: SK1

Sheet: 7 of 11 drawn: G.P./L.D.S. checked: P.D. scale: 1:100 **774-14**

CLIENTS SIGNATURE: DATE: S.P. 0.0.



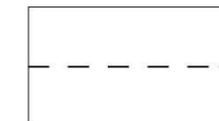
HIA members
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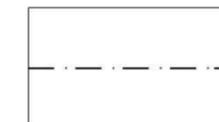
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SHADOW DIAGRAM

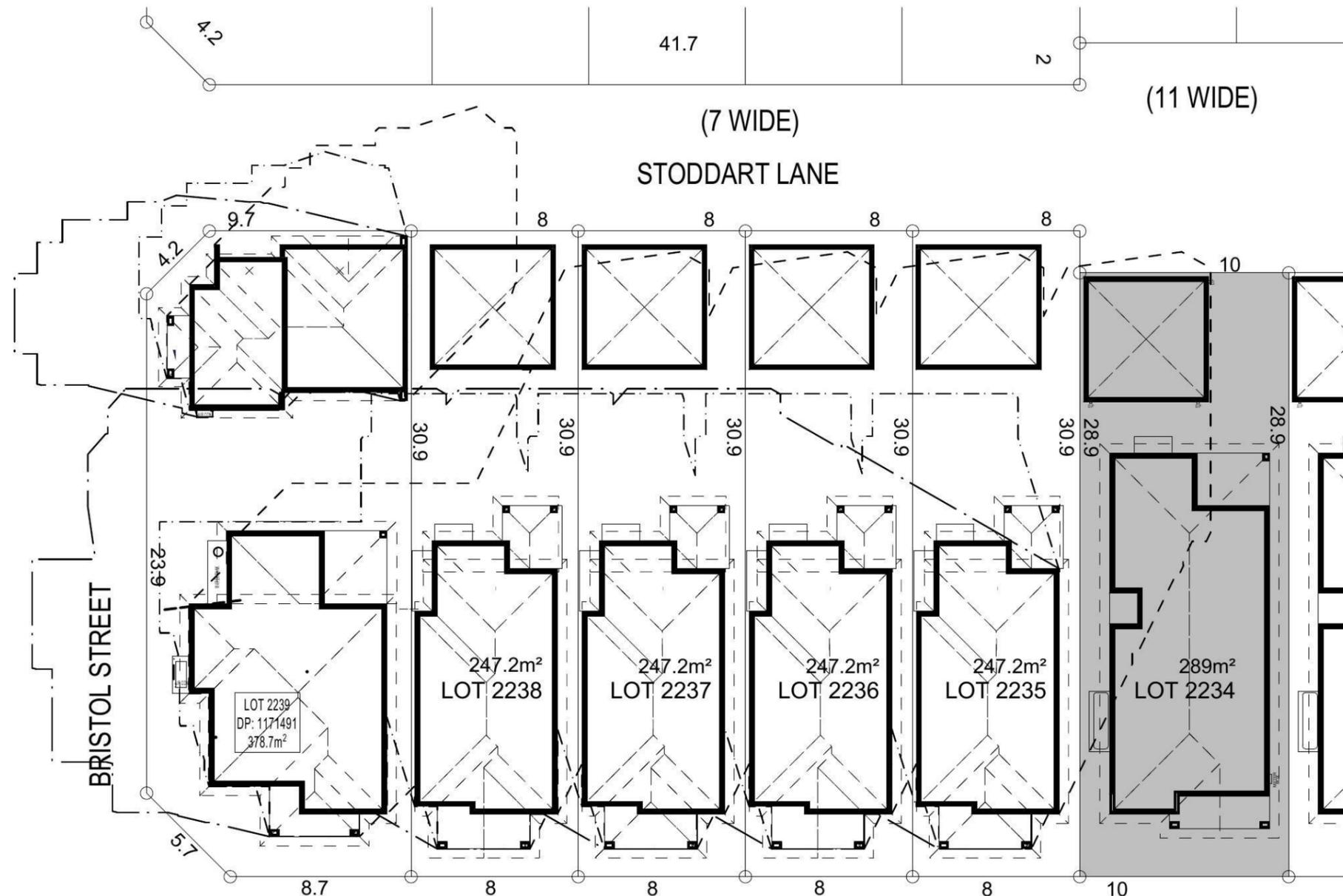
9:00am June 21st



12:00pm June 21st



3:00pm June 21st



NOTE:
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SHADOW DIAGRAM

PROMOTION:
LIVING/STYLE COLLECTION

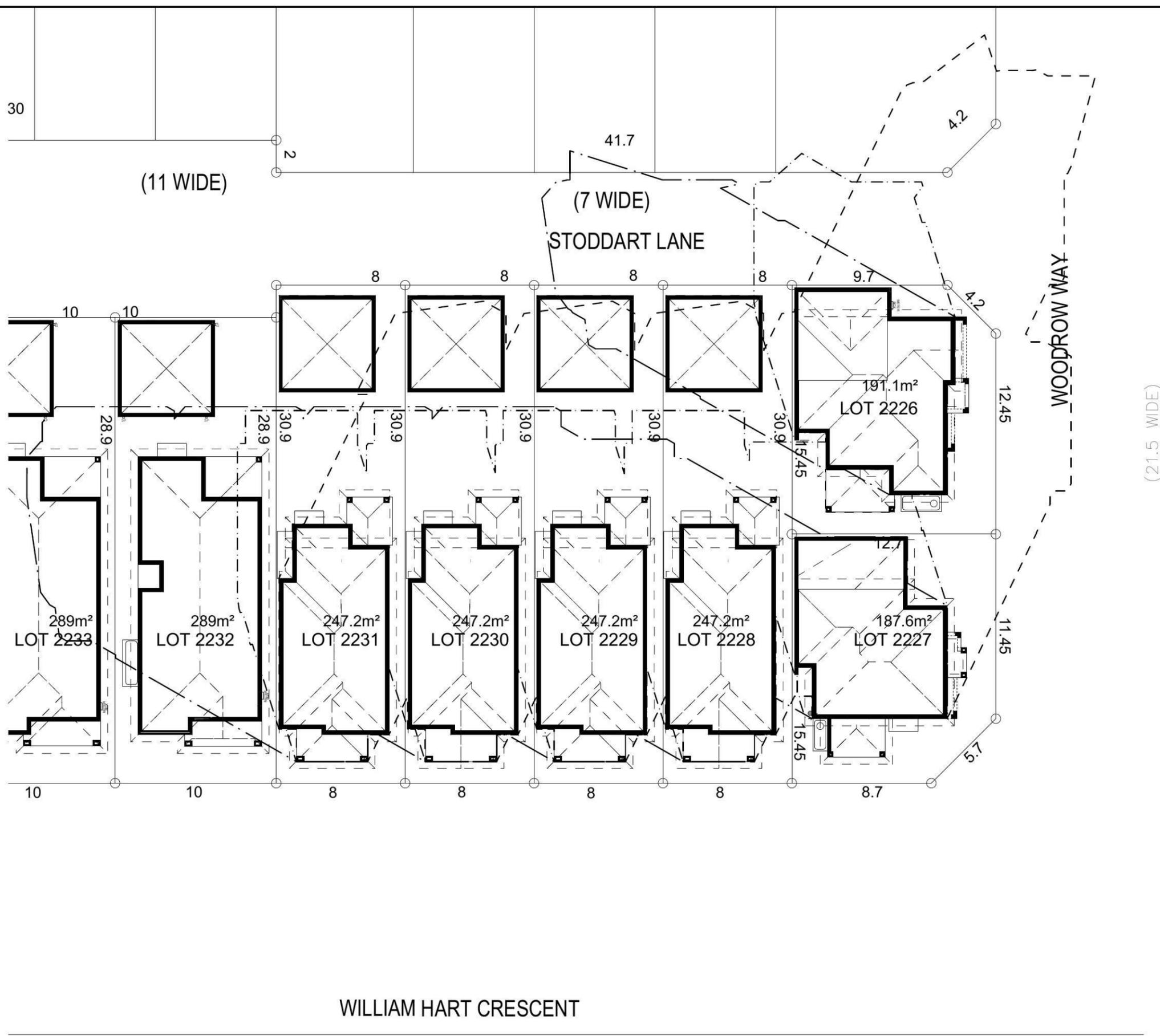
CLIENT:
FIRSTSTYLE

LOCATION:
 LOT 2234
 WILLIAM HART CRESCENT
 PENRITH NSW, 2750

DP:	SUBDIVISION OF LOT 1197 DP 1171491	council:	PENRITH
model:	MOOREFIELD 18	facade:	TRADITIONAL
date:	27/05/2014	quotation assessment:	SK1
Sheet:	9 of 11	drawn:	G.P./L.D.S.
checked:	P.D	scale:	1:250
			774-14

CLIENTS SIGNATURE: _____ DATE: _____ S.P. 0.0.

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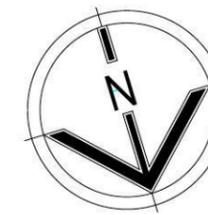
SHADOW DIAGRAM

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

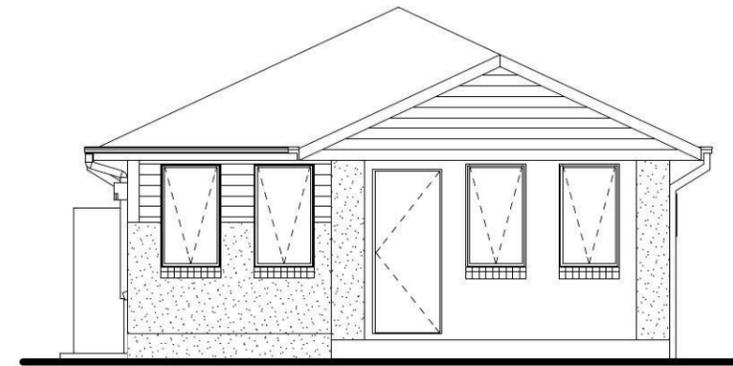
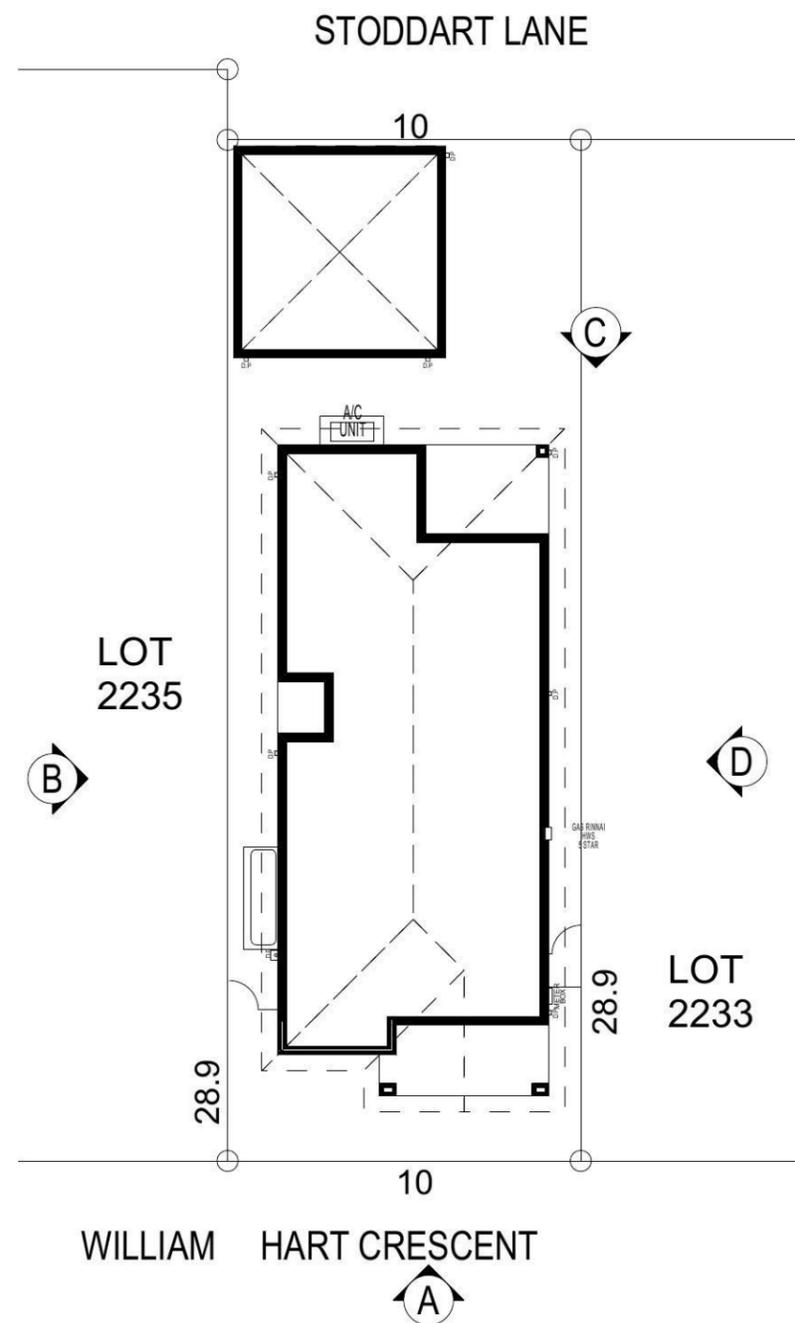
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SHADOW DIAGRAM (2)

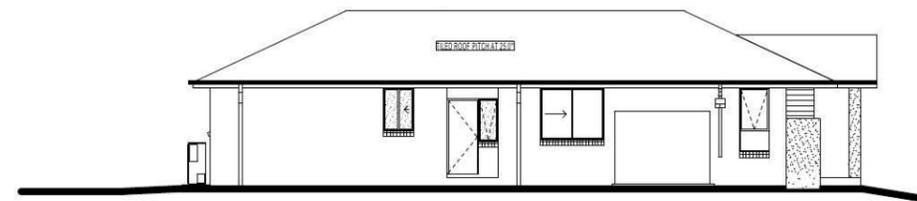
PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: FIRSTSTYLE			
LOCATION: LOT 2234 WILLIAM HART CRESCENT PENRITH NSW, 2750			
DP: SUBDIVISION OF LOT 1197 DP 1171491	model: MOOREFIELD 18	facade: TRADITIONAL	council: PENRITH
date: 27/05/2014	quotation assessment: SK1	drawn: G.P./L.D.S.	checked: P.D.
Sheet: 10 of 11	scale: 1:250	774-14	
CLIENTS SIGNATURE:	DATE:	S.P. 0.0.	



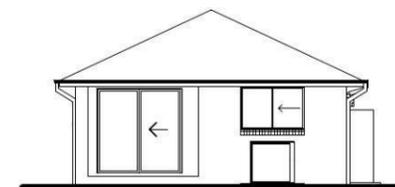
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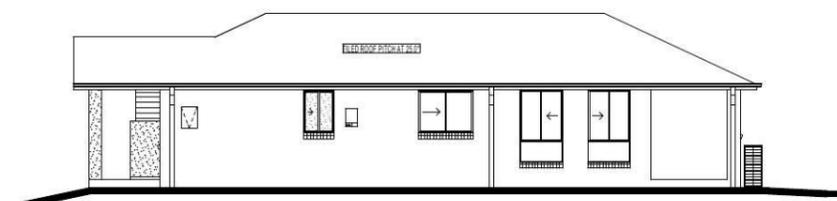
ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

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NOTIFICATION PLAN

PROMOTION: LIVING/STYLE COLLECTION			
CLIENT: FIRSTSTYLE			
LOCATION: LOT 2234 WILLIAM HART CRESCENT PENRITH NSW, 2750			
DP: SUBDIVISION OF LOT 1197 DP 1171491	model: MOOREFIELD 18	facade: TRADITIONAL	council: PENRITH
date: 27/05/2014	quotation assessment: SK1	drawn: G.P./L.D.S.	checked: P.D.
scale: NTS	774-14		
CLIENTS SIGNATURE:		DATE:	S.P. 0.0.



**PRELIMINARY SUREVEY
 LOTS 2226-239 NORTH PENRITH**