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DEVELOPMENT CALCULATIONS

LOT: 2233 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

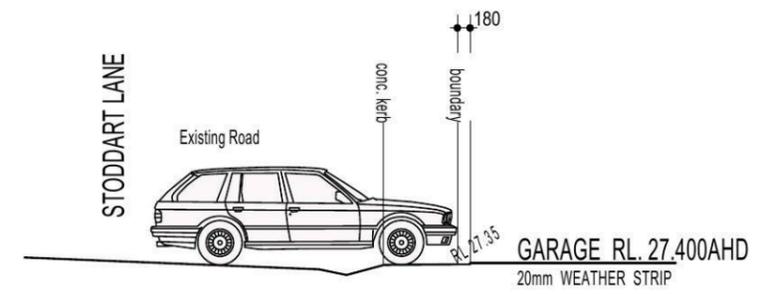
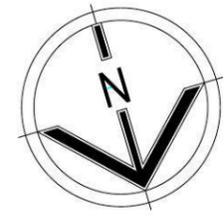
COUNCIL ZONE: R1

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTSTYLE

LOCATION:
**LOT 2233
 WILLIAM HART CRESCENT
 PENRITH NSW, 2750**

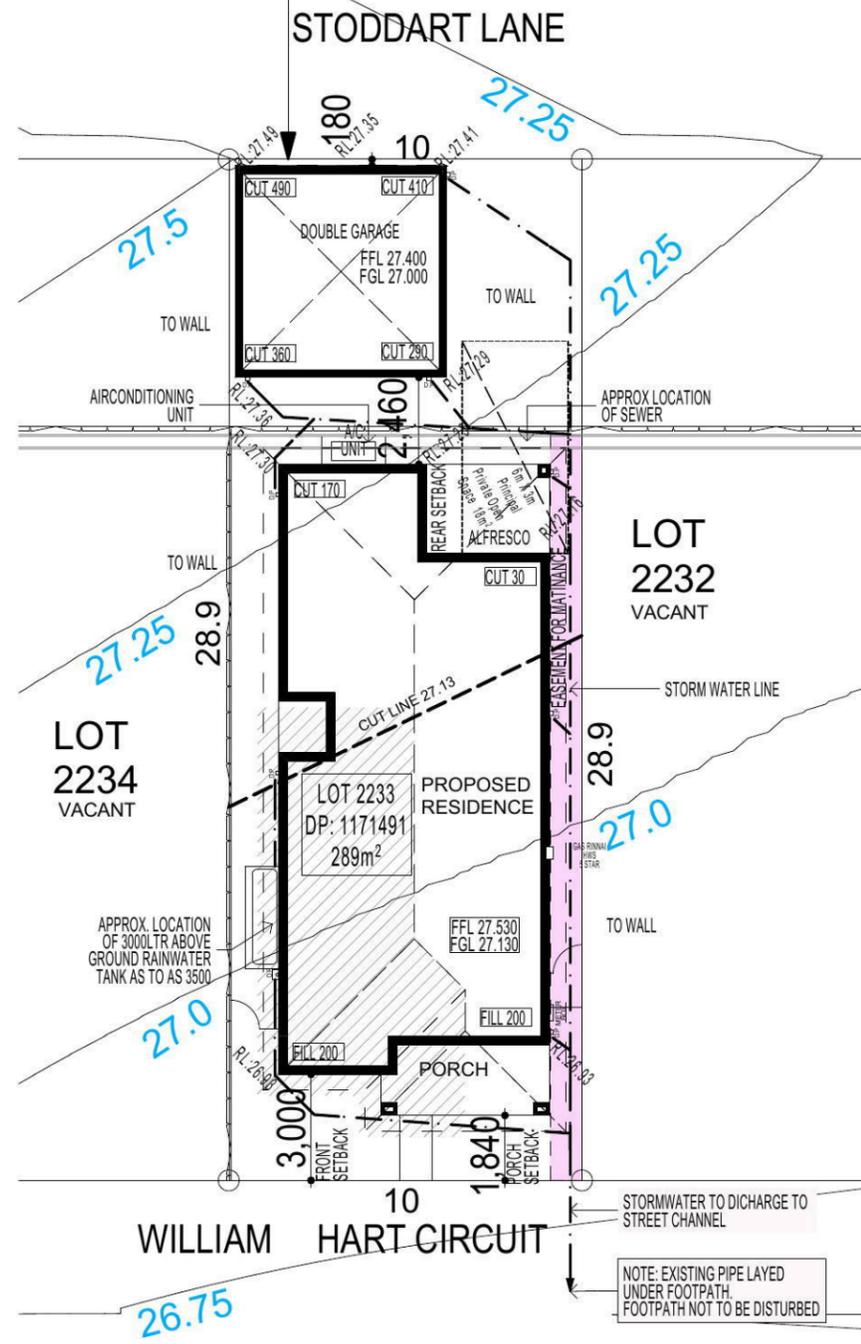
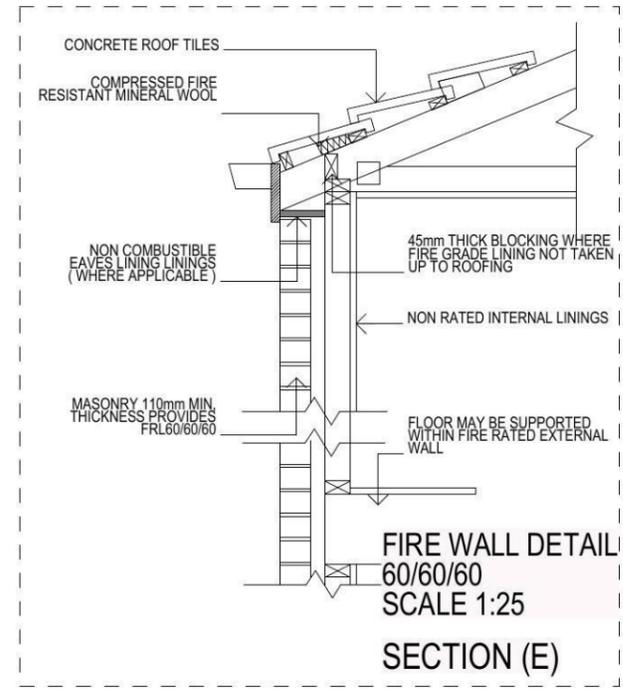
DP:	SUBDIVISION OF LOT 1197 DP 1171491	council:	PENRITH
model:	MOOREFIELD 18	facade:	ASPEN MOD.
date:	11/06/2014	quotation assessment:	SK1
Sheet:	1 of 11	drawn:	G.P./L.D.S.
checked:	P.D.	scale:	1:200, 1:100
			773-14



DRIVEWAY GRADIENT
 SCALE 1:100

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



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 27.530 (LIVING) FGL 27.130
 GARAGE: FFL 27.400 FGL 27.000

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

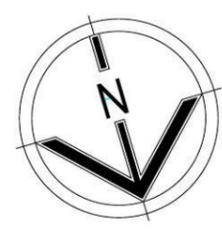
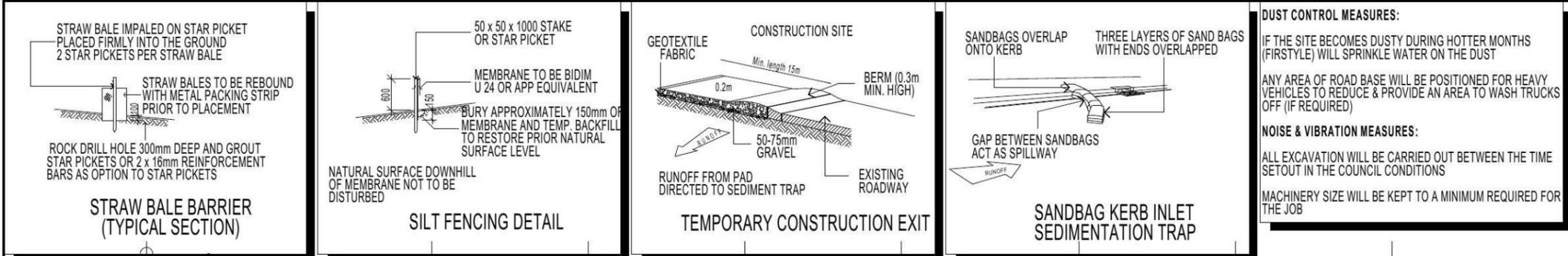
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 3-PHASE POWER

SITE PLAN & STORMWATER CONCEPT PLAN



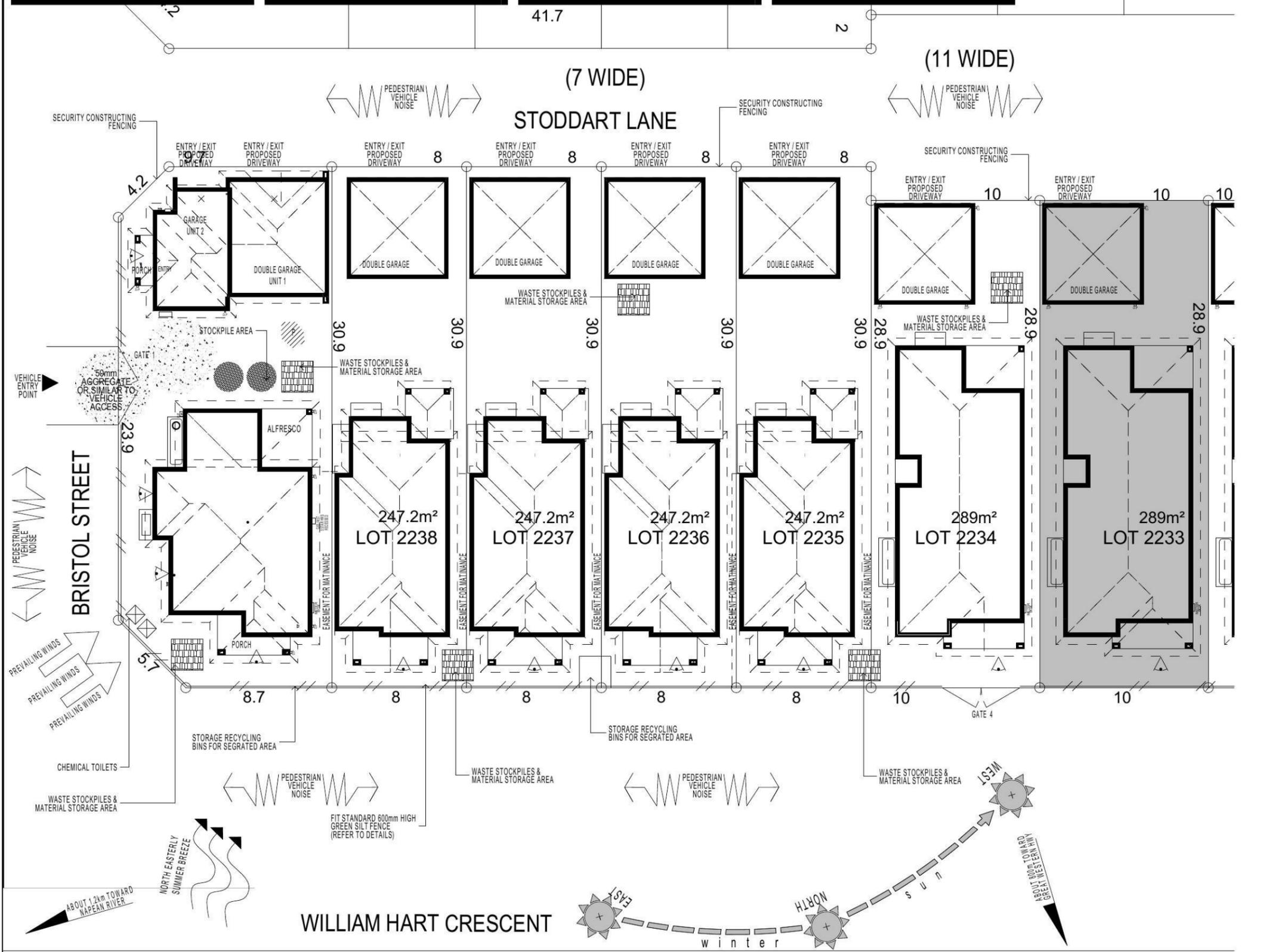
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KEY	
	SOLAR ACCESS
	NUMBER OF STOREY'S
	PREVAILING WINDS
	EXISTING TREES
	TREES TO BE REMOVED
	DIRECTION & DISTANCES
	NOISE
	VEHICULAR SITE ENTRY
	HWS
	VIEWS
	PRIVATE OPEN SPACE
	OVERLOOKING
	RAINWATER TANK (Underground)
	A/C UNIT (if required)

PROMOTION: **LIVING/STYLE COLLECTION**

CLIENT: **FIRSTYLE**

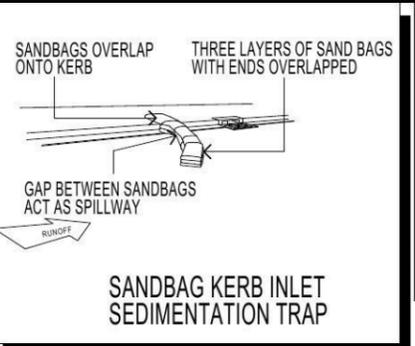
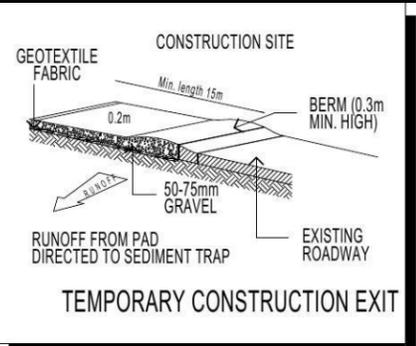
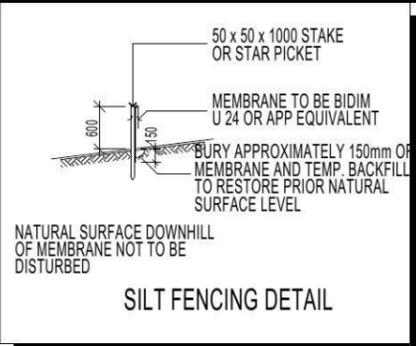
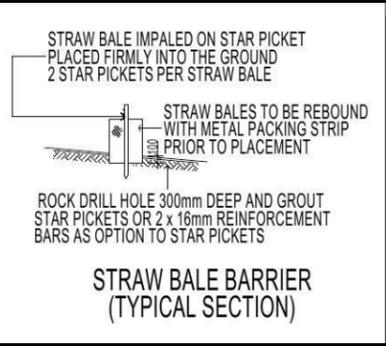
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 model: MOOREFIELD 18 facade: ASPEN MOD date: 11/06/2014 quotation assessment: SK1
 Sheet: drawn: G.P./L.D.S. checked: P.D. scale: 1:250

2 of 11 **773-14**

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SITE ANALYSIS & WASTE MANAGEMENT PLAN



DUST CONTROL MEASURES:

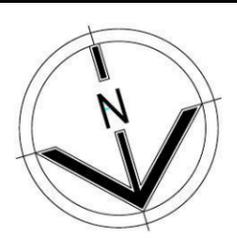
IF THE SITE BECOMES DUSTY DURING HOTTER MONTHS (FIRSTSTYLE) WILL SPRINKLE WATER ON THE DUST

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 SETOUT IN THE COUNCIL CONDITIONS

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



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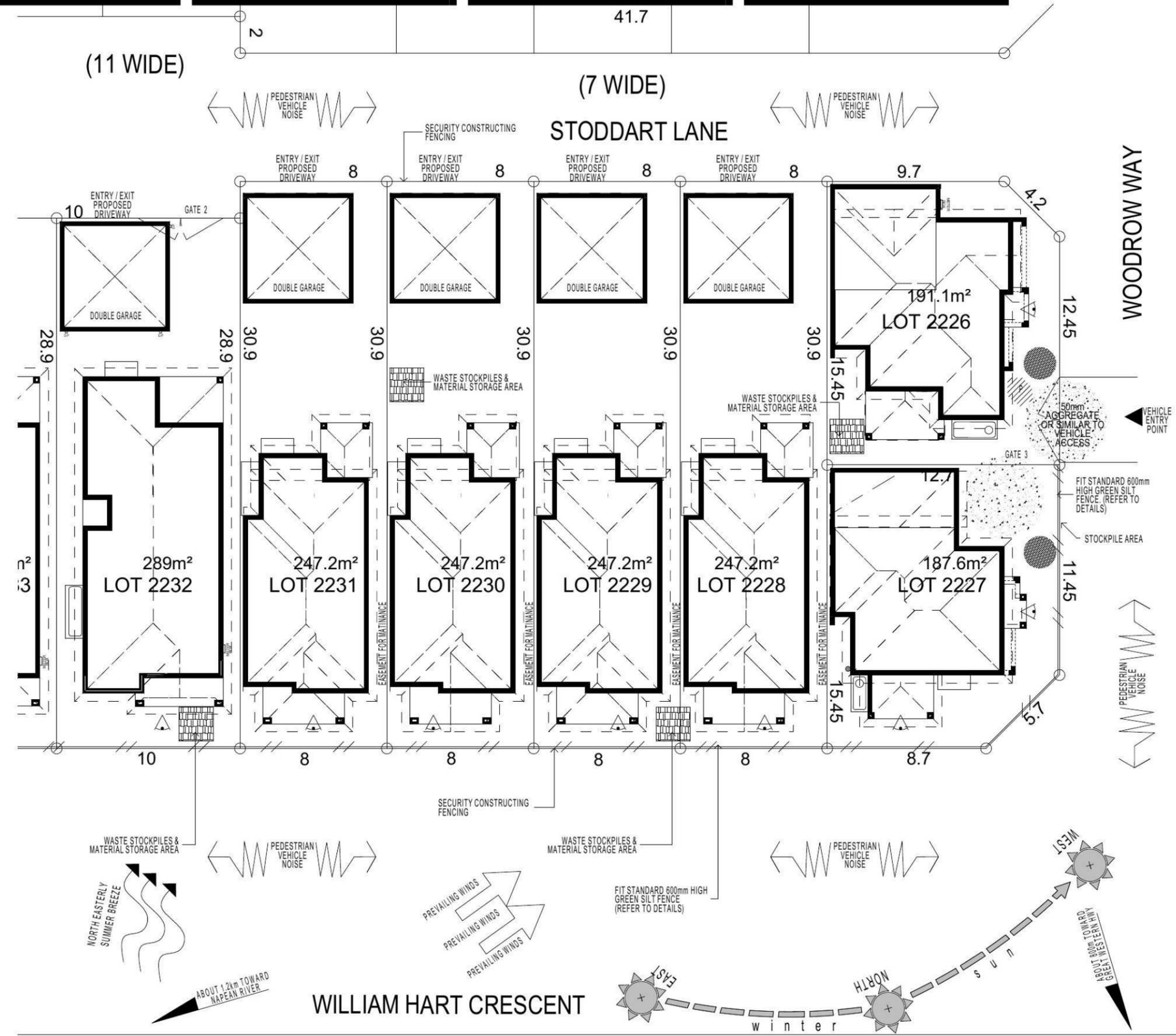
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SITE ANALYSIS & WASTE MANAGEMENT PLAN (2)

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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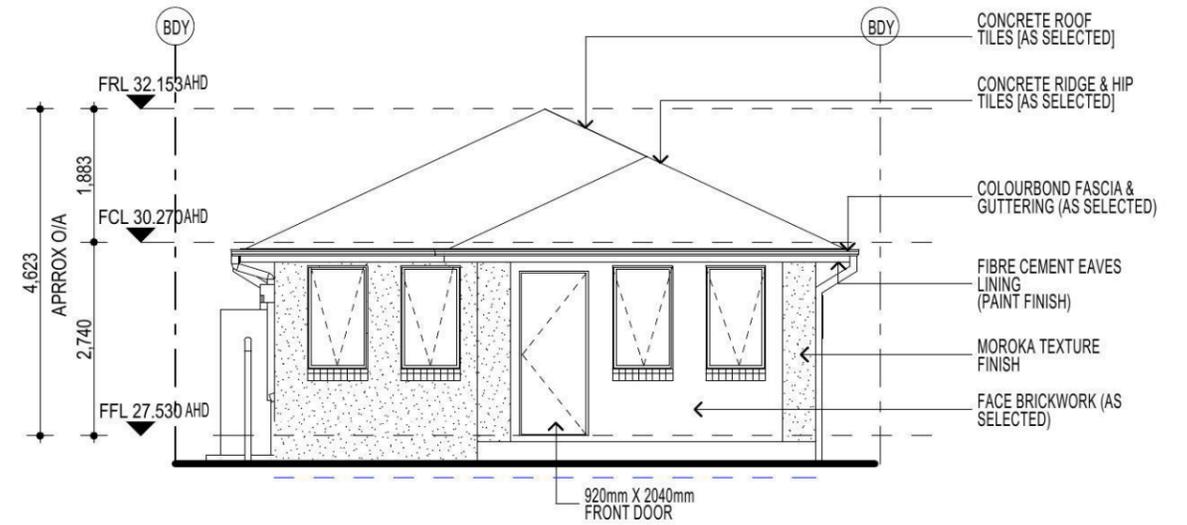
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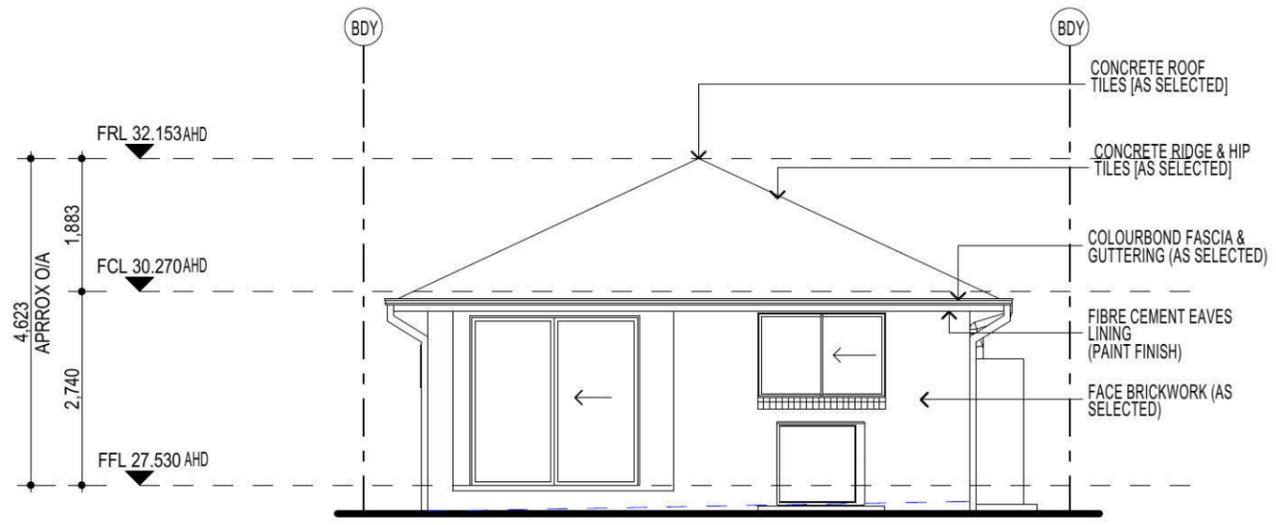
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ELEVATION A



ELEVATION C

NOTE:
 PROVIDE GRANITGARD
 TERMITE TREATMENT

FIBRE OPTIC WIRING PACKAGE

NOTE
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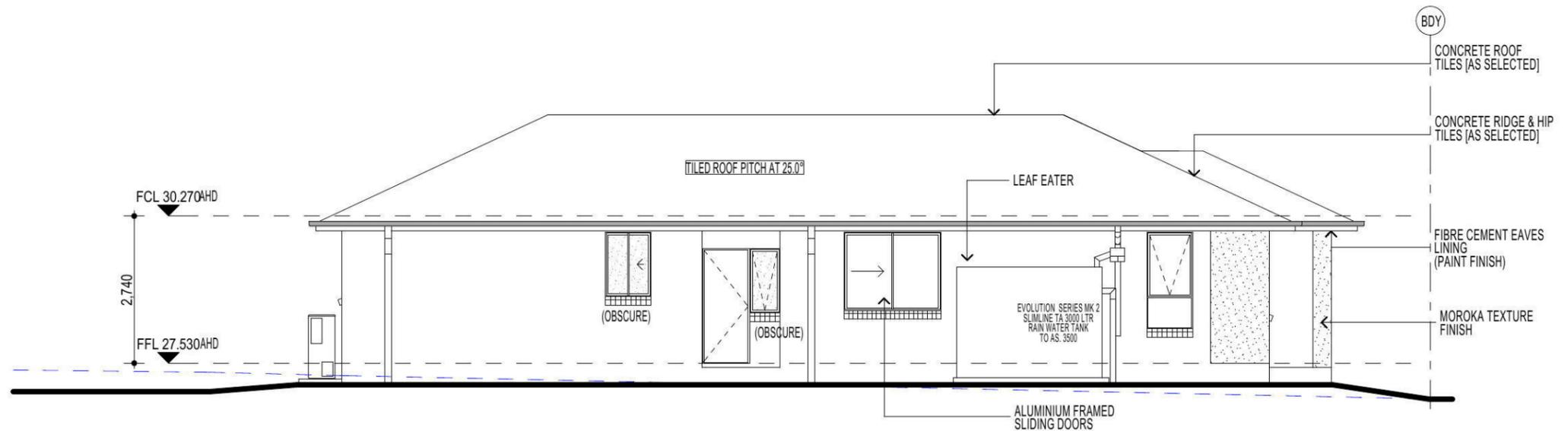
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ELEVATIONS

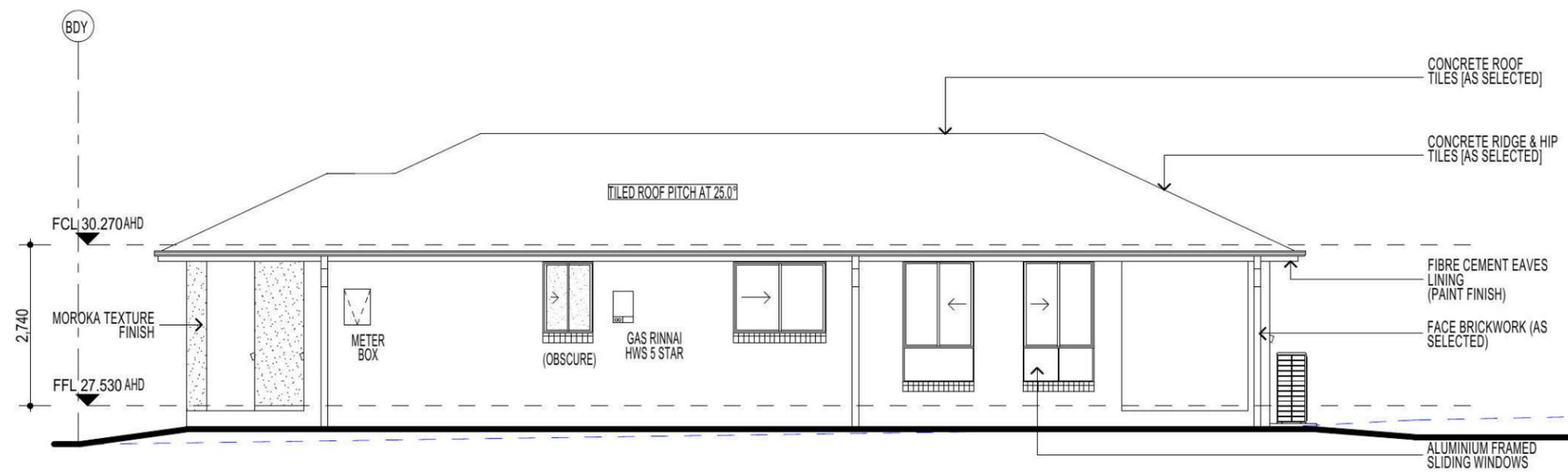
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ELEVATION B



ELEVATION D

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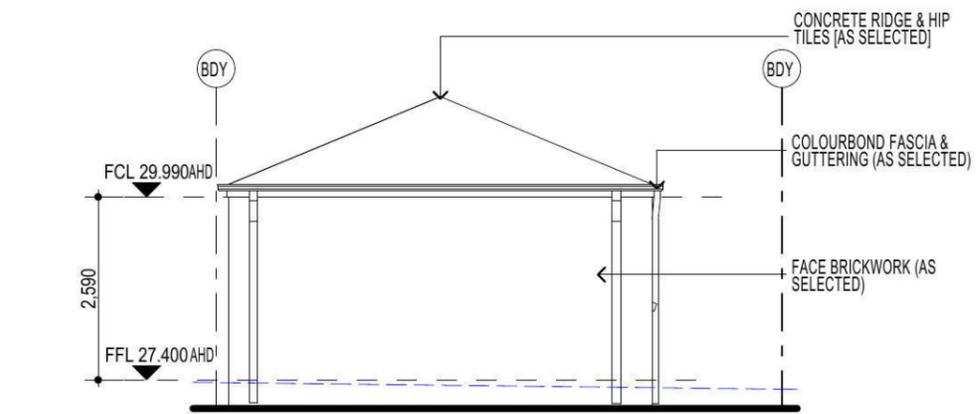
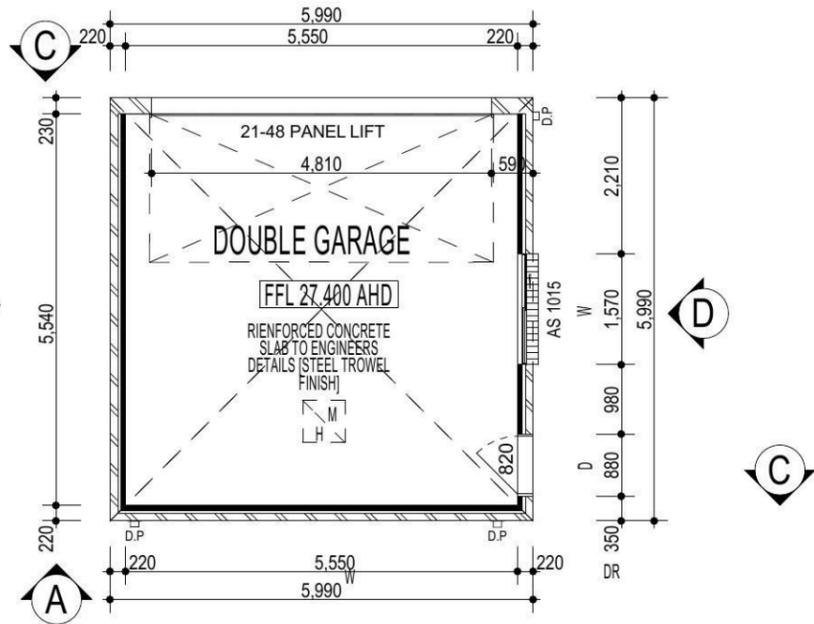
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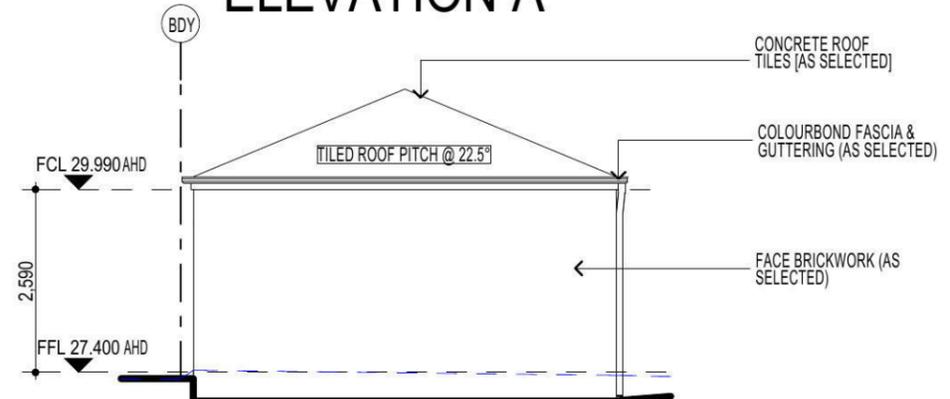
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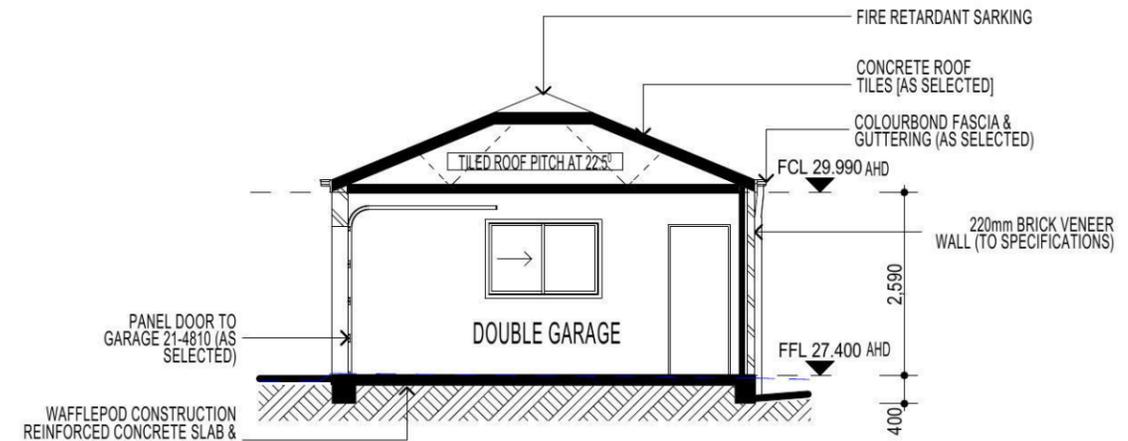
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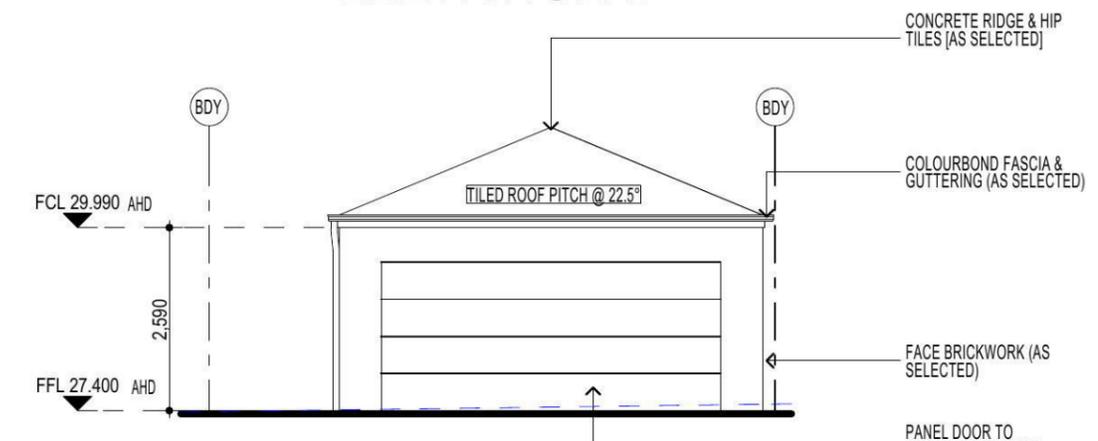
ELEVATION A



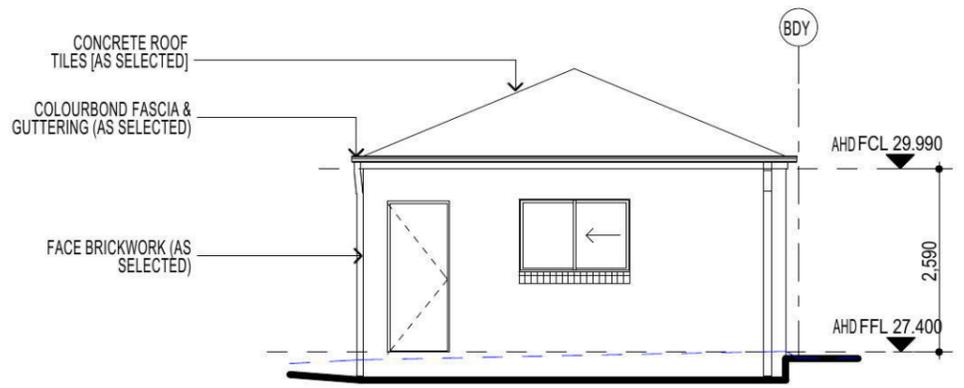
ELEVATION B



SECTION F-F



ELEVATION C



ELEVATION D

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NatHERS Rated
5.0/10 STARS*



BUILDING ENERGY EFFICIENCY CERTIFICATE

1006295909	CERTIFICATION NUMBER	1006295909
06/05/2014	DATE	06/05/2014
28	CLIMATE ZONE	28
Firststyle Homes	ISSUED TO	Firststyle Homes
Lot 2233 William Hart Crescent	ADDRESS	Lot 2233 William Hart Crescent
Site Lot 2233	ADDRESS	Site Lot 2233
Penrith	LOCALITY	Penrith
NSW	STATE	NSW
2750	POSTCODE	2750
59.4 MJ/m² pa	SOFTWARE	59.4 MJ/m² pa
42.2 MJ/m² pa	HEATING	42.2 MJ/m² pa
101.6 MJ/m² pa	COOLING	101.6 MJ/m² pa
99.2 m²	TOTAL SIMULATED ENERGY CONSUMPTION	99.2 m²
9.3 m²	FLOOR AREA - CONDITIONED	9.3 m²
108.5 m²	FLOOR AREA - UNCONDITIONED	108.5 m²
	FLOOR AREA - TOTAL	

Vic Vicaretti
ASSESSOR NAME
20311
ASSESSOR NUMBER
AKV Pty Ltd
COMPANY

[Signature]
ASSESSOR SIGNATURE

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



FIRSTSTYLE HOMES

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

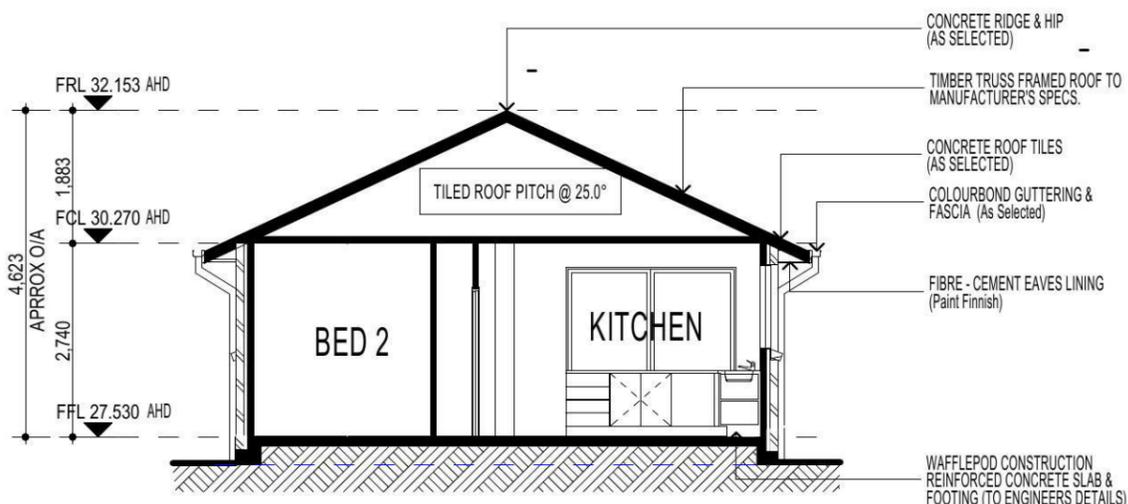
ADMIN: (02) 9731 9600
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- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A. RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.
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This 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



SECTION A-A

ENERGY CONSERVATION

- GAS HOT WATER SYSTEM INSTANTANEOUS - 5 STAR
- R 2.5 INSULATION TO CEILINGS
- R 1.5 INSULATION TO WALLS
- ROOF TILES - DARK
- WINDOWS - MIN 3mm glass. UV- 6.57 SHGC-0.74 (OR AS REQUIRED BY ABSA ASSESSMENT)

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

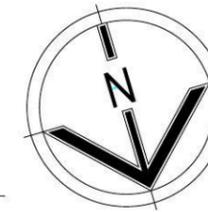
NOTE:
PROVIDE GRANITGARD TERMITE TREATMENT

FIBRE OPTIC WIRING PACKAGE

NOTE:
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PROMOTION: LIVING/STYLE COLLECTION			
CLIENT: FIRSTSTYLE			
LOCATION: LOT 2233 WILLIAM HART CRESCENT PENRITH NSW, 2750			
DP: SUBDIVISION OF LOT 1197 DP 1171491	model: MOOREFIELD 18	facade: ASPEN MOD.	council: PENRITH
date: 11/06/2014	quotation assessment: SK1		
Sheet: 8 of 11	drawn: G.P./L.D.S.	checked: P.D.	scale: 1:100
			773-14
CLIENTS SIGNATURE		DATE	

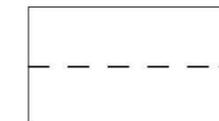
SECTION



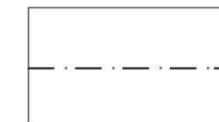
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SHADOW DIAGRAM

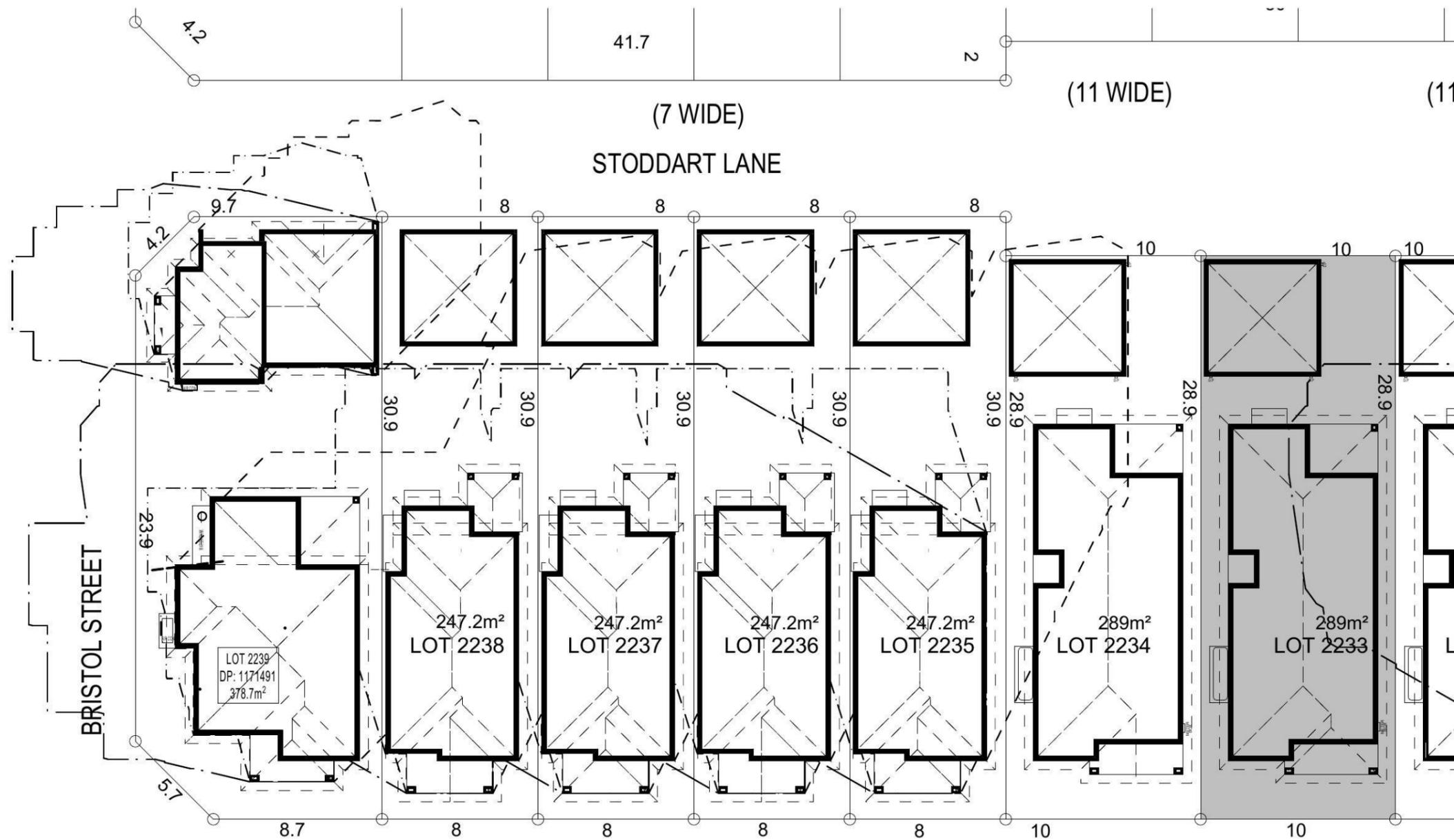
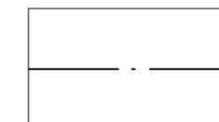
9:00am June 21st



12:00pm June 21st



3:00pm June 21st



NOTE:
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SHADOW DIAGRAM

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTSTYLE

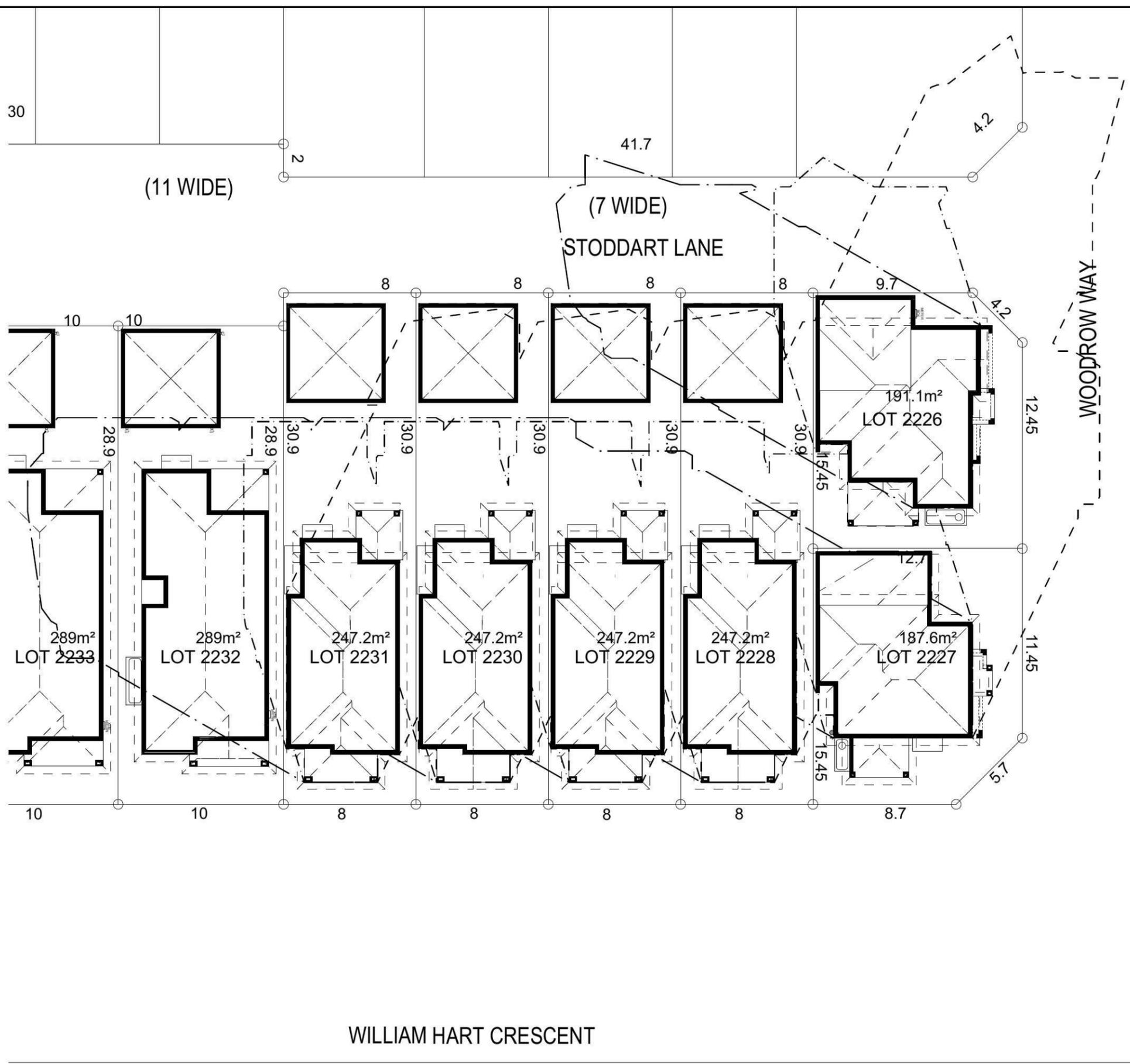
LOCATION:
 LOT 2233
 WILLIAM HART CRESCENT
 PENRITH NSW, 2750

DP:	SUBDIVISION OF LOT 1197 DP 1171491	council:	PENRITH
model:	MOOREFIELD 18	facade:	ASPEN MOD.
date:	11/06/2014	quotation assessment:	SK1
Sheet:	9 of 11	drawn:	G.P./L.D.S.
checked:	P.D.	scale:	1:250
PROJECT NO:	773-14		

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	

WILLIAM HART CRESCENT

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SHADOW DIAGRAM (2)

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