

BASIX
House (unit1) = 54.03m² of roof area to discharge to water tank.
=91.96m² stormwater and overflow to discharge to existing street channel.
o/a= 145.99m² of roof area.

Studio loft (unit 2) = 35.66m² of roof area to discharge to water tank.
=59.81m² stormwater and overflow to discharge to existing street channel.
o/a= 95.47m² of roof area.

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
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

UNIT 1	UNIT 2
EARTHWORKS TO AHD	EARTHWORKS TO AHD
HOUSE: FFL: R.L: 29.700 AHD (LIVING) FGL: R.L: 29.300 AHD	STUDIO LOFT: FFL: R.L: 29.370 AHD (LIVING FIRST FLOOR)
GARAGE: FFL: R.L: 29.530 AHD FGL: R.L: 29.205 AHD	GARAGE: FFL: R.L: 29.530 AHD FGL: R.L: 29.205 AHD

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 AS 3500
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 ENCRASH AS ALLOWED BY B.C.A:CL3.7.1.7 & FIGURE 3.7.1.9

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

LEGEND:

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

LOCALITY SKETCH

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

NOTE:
PROVIDE ACOUSTIC ATTENUATION TO PROPOSED DWELLING AS REQUIRED FROM ROAD TRAFFIC NOISE AND VIBRATION ASSESSMENT- REPORT No.nss22113J - FINAL REV B. DATED:SEPTEMBER 2014 PREPARED BY "NOISE AND SOUND SERVICES".

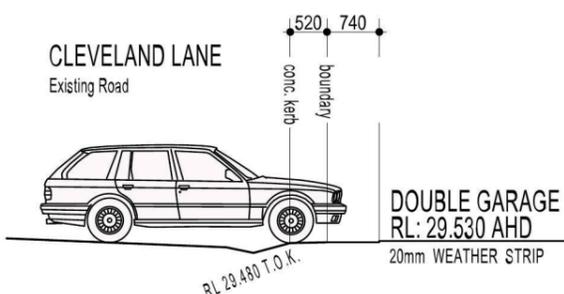
FIBRE OPTIC WIRING PACKAGE

NOTE:
PROVIDE GRANITGARD TERMITE TREATMENT

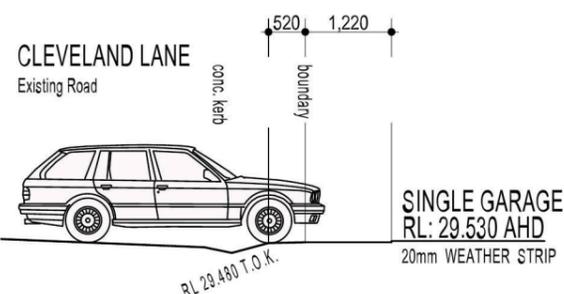
NOTE
AIR CONDITIONING ONLY (EER 2.5-3.0 OR GREATER)
3-PHASE POWER

NOTE
SPLIT SYSTEM AIR CONDITIONING ONLY (EER 2.5-3.0 OR GREATER)
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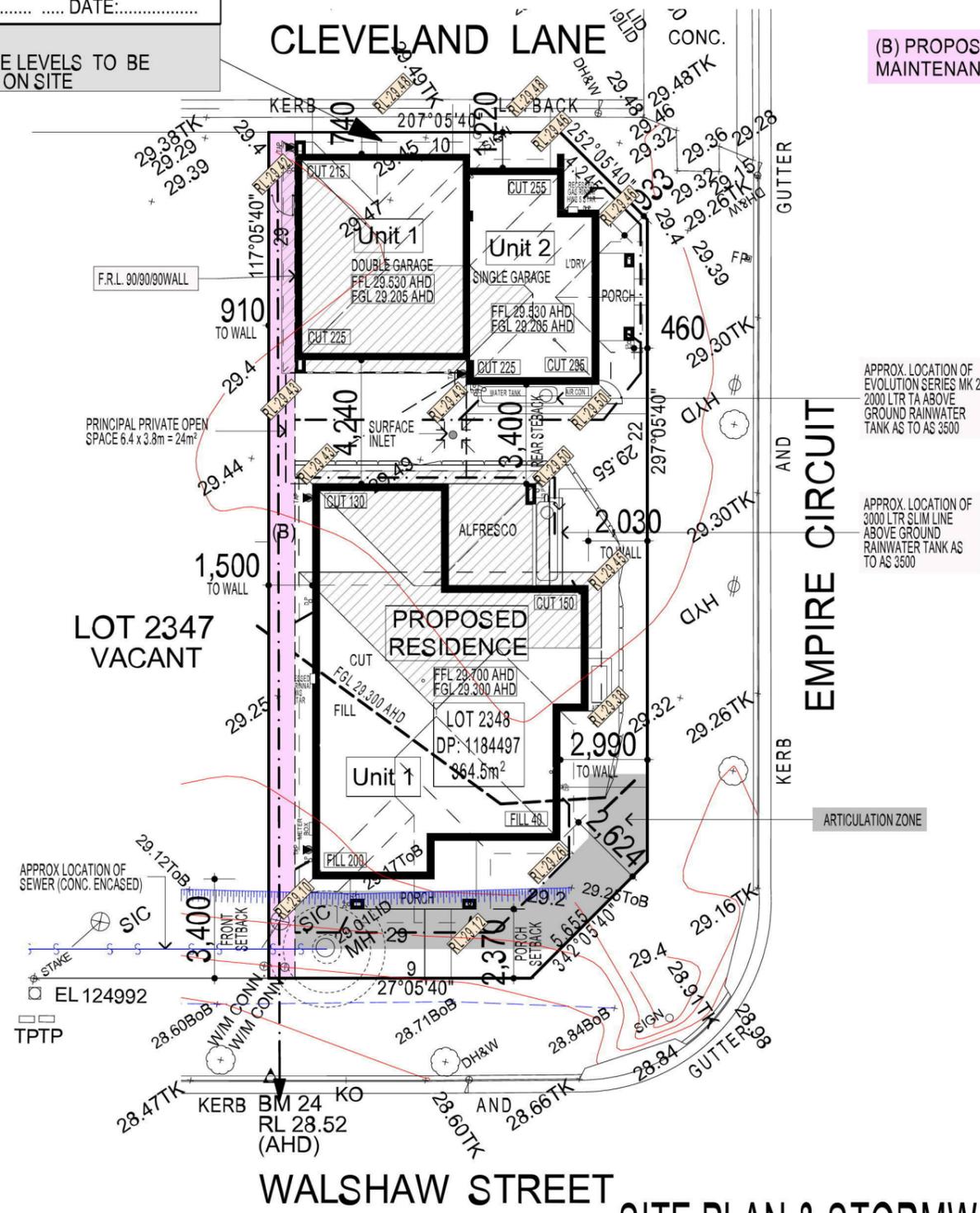


DRIVEWAY GRADIENT
UNIT 1 SCALE 1:100



DRIVEWAY GRADIENT
UNIT 2 SCALE 1:100

(B) PROPOSED EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE (B1)



STUDIO LOFT (unit 2)

(Itemised Floor Areas:(Unit 2)	Totals:
Studio living ground floor:	12.96m ²
first floor: (excl. void 62.87m ²)	67.52m ²
garage: (excess 00.000m ²)	18.40m ²
porch:	3.59m ²
balcony 1	3.59m ²
balcony 2	6.82m ²
total floor area:	112.88m ²

DEVELOPMENT CALCULATIONS

LOT: 2348 NO: 00 OF SITE AREA: 364.50m²

Itemised Floor Areas (Unit 1):	Totals:
living ground floor:	100.39m ²
first floor: (excl. void 78.77m ²)	84.13m ²
garage: (excess 0.0m ²)	42.35m ²
alfresco:	10.44m ²
porch:	6.33m ²
balcony:	6.33m ²
total floor area:	249.97m ²

FLOOR SPACE RATIO CALCULATION:

gross floor areas:	Totals:
living ground floor: (internal area)	9.21m ²
first floor excl. void: (internal area)	55.71m ²
total gross floor area:	64.92m ²

SITE AREA COVERAGE/LANDSCAPE:

house ground floor:	house ground floor:
12.96m ²	100.39m ²
garage:	42.35m ²
porch/alfresco:	16.77m ²
driveway/paved area:	4.85m ²
site coverage Area:	159.51m ²
front yard landscape area	44.63m ²
pervious areas (soft)	146.54m ²
impervious areas (hard)	163.89m ² (41.7%)
private open space(incl. Balconies):	83.66m ²
principal private open space:	24.0m ²
total car space incl. carstand:	2 carspace

SITE AREA COVERAGE/LANDSCAPE:

house ground floor:	12.96m ²
garage:	18.40m ²
porch/alfresco:	3.59m ²
driveway/paved area:	4.30m ²
site coverage Area:	34.95m ²
front yard landscape area	11.78m ²
pervious areas (soft)	25.49m ²
impervious areas (hard)	38.56m ² (10.5%)
private open space(incl. Balconies):	10.71m ²
principal private open space:	n/a
total car space incl. carstand:	1 carspace
combined pervious areas (soft)	160.89m ² (44.1%)
combined impervious areas (hard)	203.61m ² (55.9%)
combined site coverage area:	194.46m ² (53.3%)
combined site landscape area:	170.04m ² (46.7%)
combined front yard landscape area	64.71m ² (17.7%)
combined front yard hard paved area	3.14m ² (0.9%)

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impervious areas (hard)	163.89m ² (41.7%)
private open space o/a:	83.66m ²
principal private open space:	24.0m ²
total car space incl. carstand:	2 carspace

COMBINED SITE COVERAGE/LANDSCAPE:

combined pervious areas (soft)	160.89m ² (44.1%)
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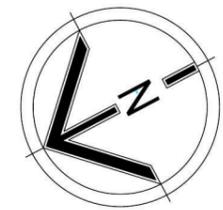
COUNCIL ZONE: R1

PROMOTION:
LIVING/STYLE COLLECTION

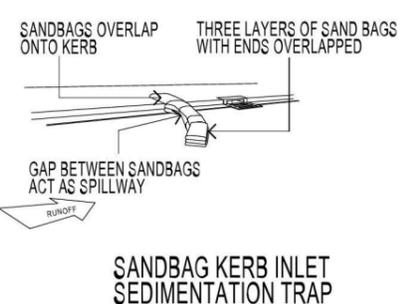
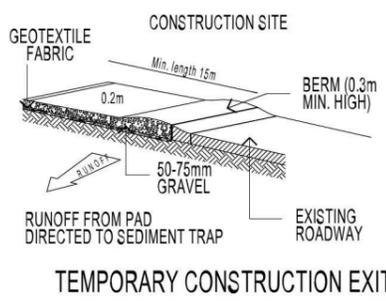
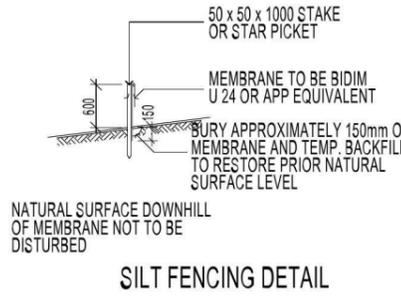
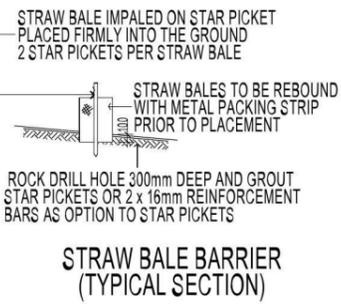
CLIENT:
H. JIANG

LOCATION:
LOT 2348
CNR WALSHAW ST, & EMPIRE CIRCUIT,
PENRITH, 2750

DP: 1184497	council: PENRITH
model: STUDIO	facade: CUSTOM
date: 17/03/2015	quotation assessment: QA1
Sheet: 1 of 15	drawn: G.P./S.W. checked: G.P. scale: 1:200
748-14	



SITE PLAN & STORMWATER CONCEPT PLAN



DUST CONTROL MEASURES:

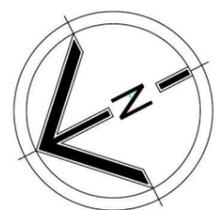
IF THE SITE BECOMES DUSTY DURING HOTTER MONTHS (FIRSTYLE) WILL SPRINKLE WATER ON THE DUST

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



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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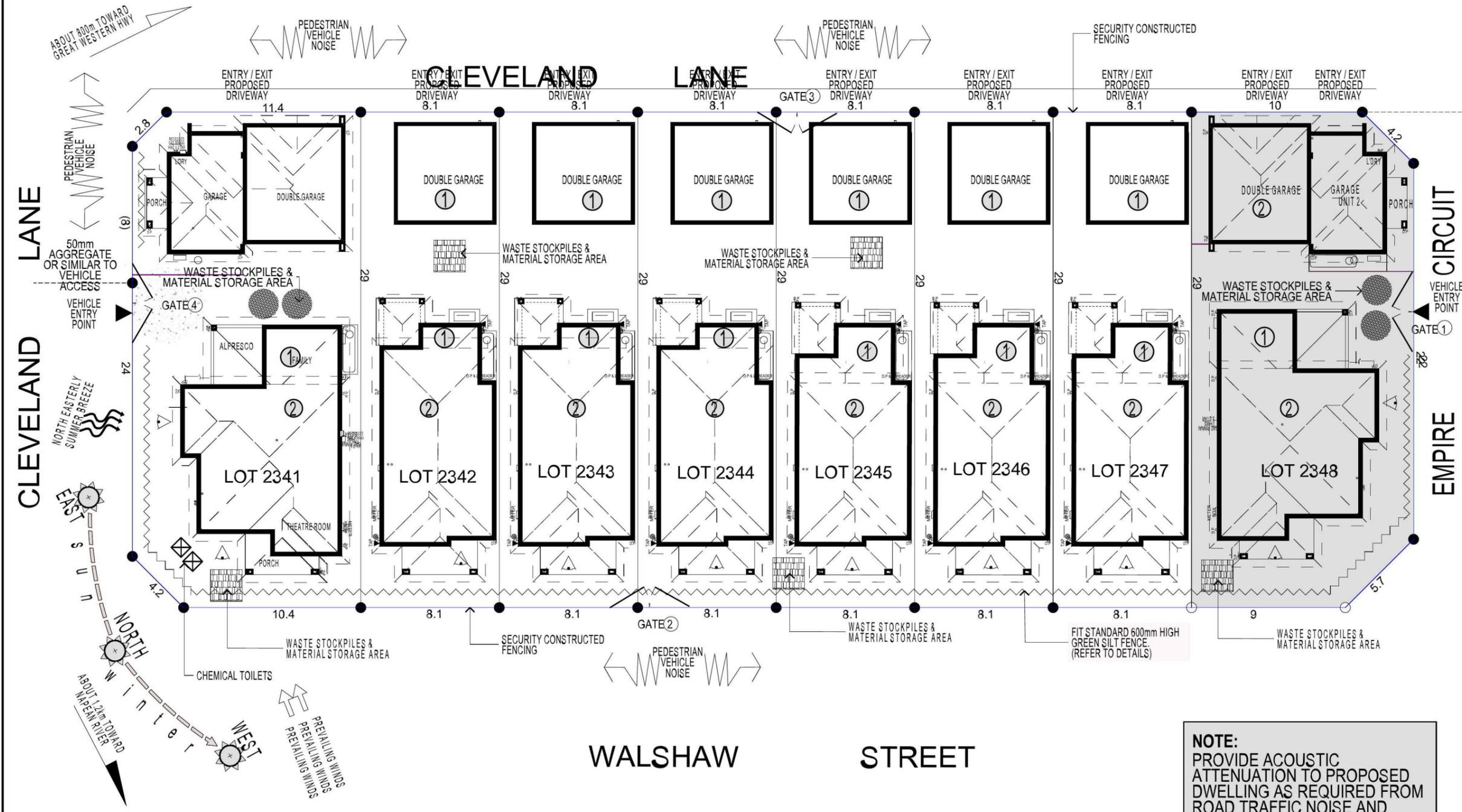
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FIRSTYLE HOMES SITE SAFETY RULES APPLY.

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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)

NOTE:
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3-PHASE POWER

FIBRE OPTIC WIRING PACKAGE

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SITE ANALYSIS & WASTE MANAGEMENT PLAN

PROMOTION: **LIVING/STYLE COLLECTION**

CLIENT: **H. JIANG**

LOCATION: **LOT 2348 CNR WALSHAW ST, & EMPIRE CIRCUIT, PENRITH, 2750**

DP: 1184497 council: PENRITH

model: STUDIO facade: CUSTOM date: 17/03/2015 quotation assessment: QA1

Sheet: 2 of 15 drawn: G.P./S.W checked: G.P. scale: 1:250

748-14

CLIENTS SIGNATURE: _____ DATE: _____ S.P. 9.0.

KEY

-  FACE BRICK (AS SELECTED)
-  MOROKA TEXTURE FINISH TO BRICKWORK (AS SELECTED)
-  CEMINTEL (ASPECT) PLANK 300 - SMOOTH PAINT FINISH

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

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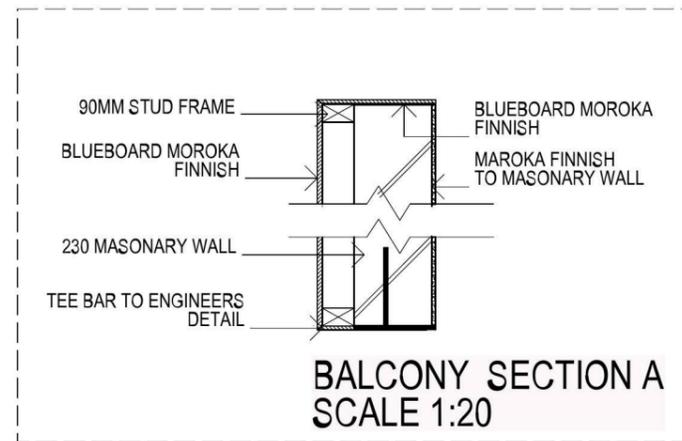
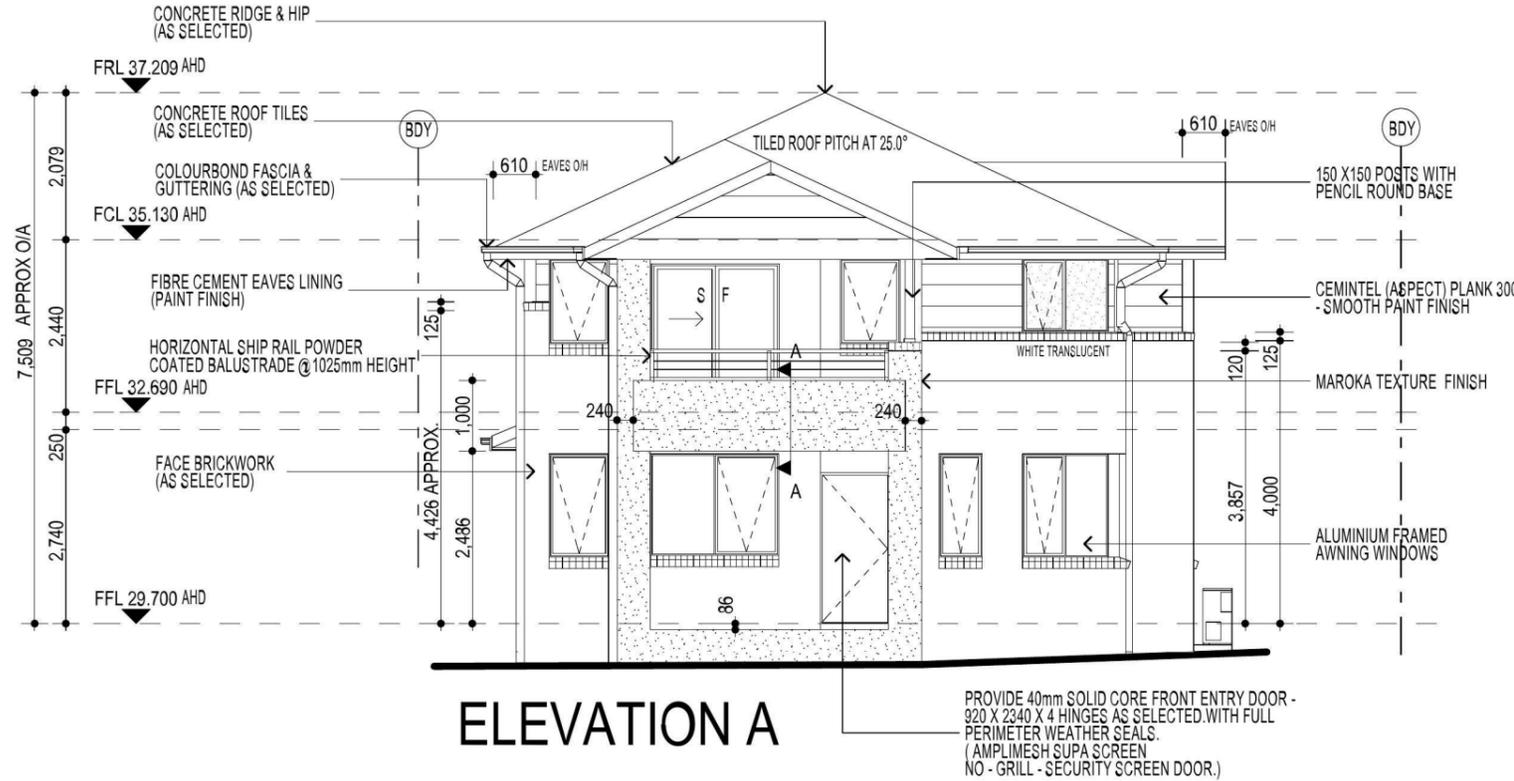
FIRSTSTYLE HOMES Pty.Ltd
Lic No. 113412C
ACN. 087 773 779
PO BOX 171, HOXTON PARK 2171

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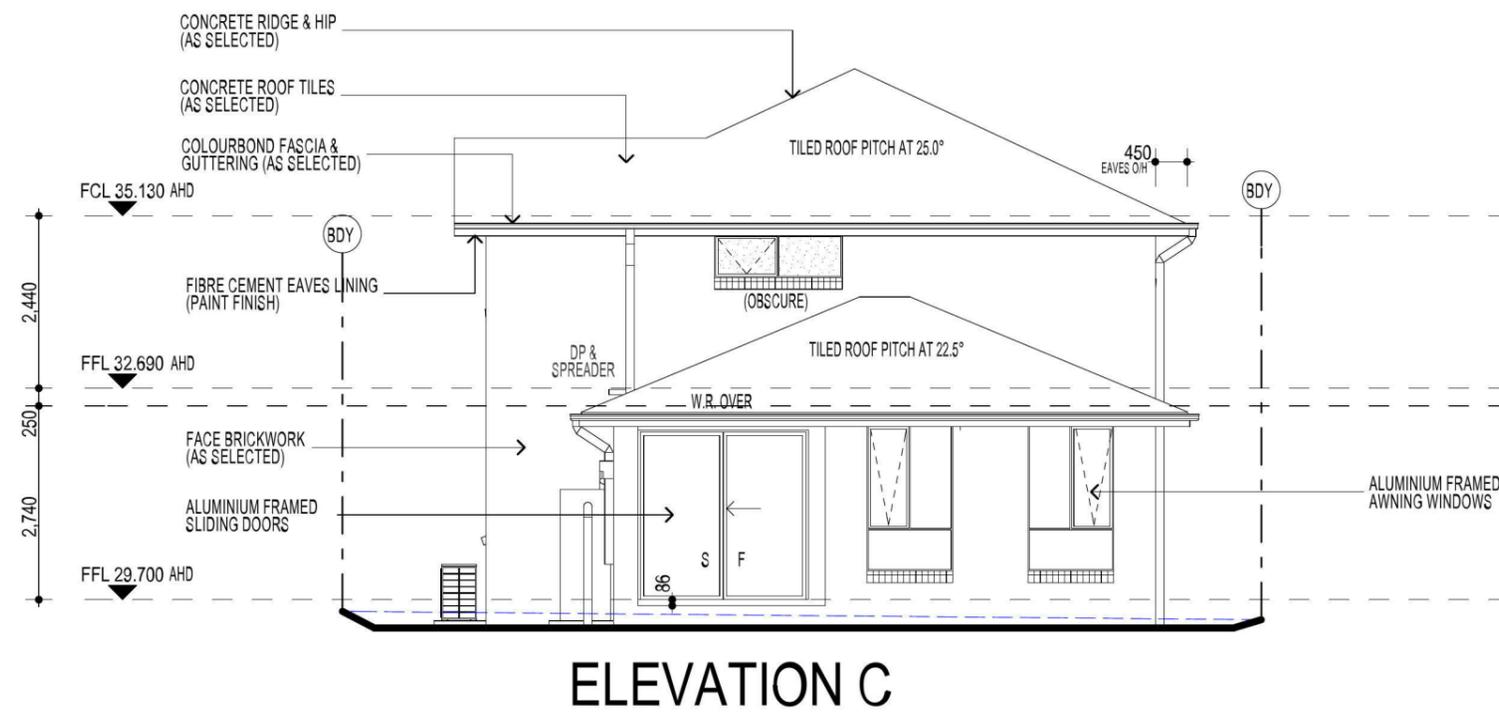
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CLIENT: H. JIANG			
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DP: 1184497	facade: CUSTOM	council: PENRITH	date: 17/03/2015
STUDIO	drawn: G.P / S.W	checked: G.P	quotation assessment: QA1
Sheet: 6 of 15	scale: 1:100	748-14	
CLIENTS SIGNATURE		DATE	

ELEVATIONS

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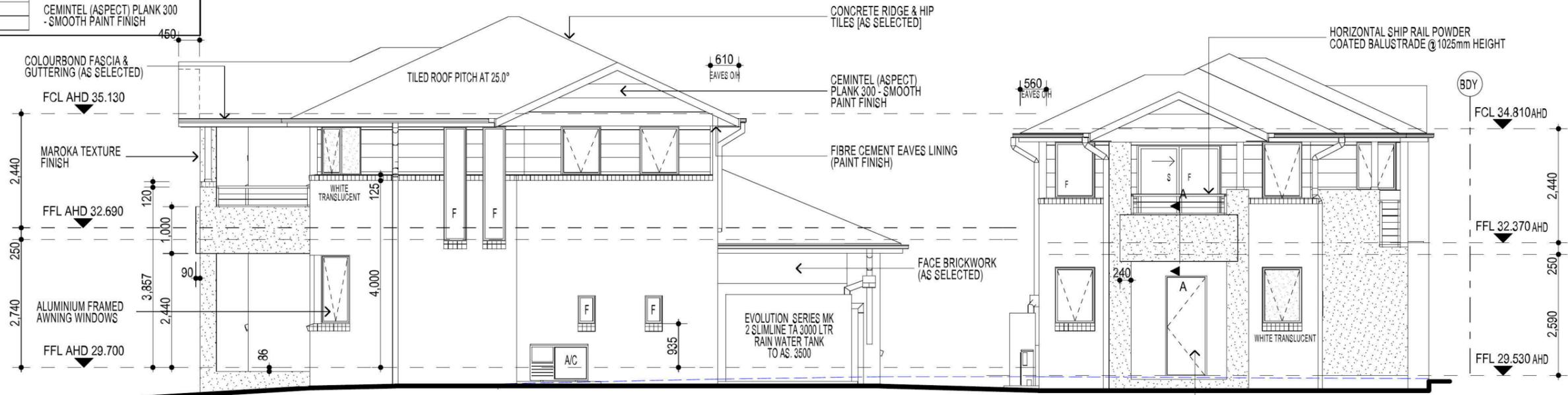
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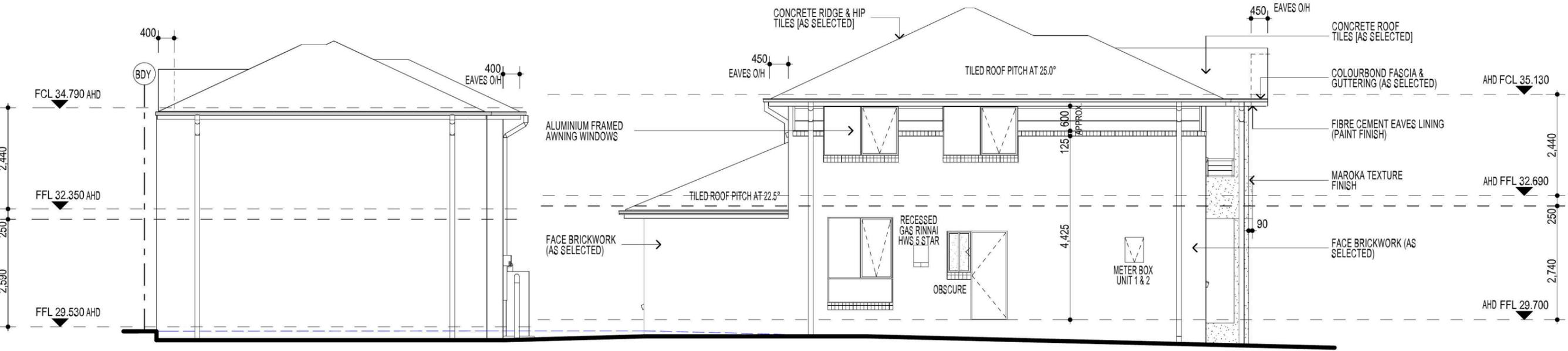
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ELEVATION B UNIT 1
(STREET SCAPE - EMPIRE CIRCUIT)

UNIT 2

PROVIDE 40mm SOLID CORE FRONT ENTRY DOOR - 820 X 2040 X 4 HINGES AS SELECTED WITH (AMPLIMESH SUPA SCREEN NO - GRILL - SECURITY SCREEN DOOR.)



UNIT 2

UNIT 1

ELEVATION D

NOTE:
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LOT 2348
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PENRITH, 2750

DP: 1184497 council: PENRITH

model: STUDIO facade: CUSTOM date: 17/03/2015 quotation assessment: QA1

Sheet: 7 of 15 drawn: G.P / S.W checked: G.P scale: 1:100 REFERENCE: **748-14**

ELEVATIONS

CLIENTS SIGNATURE: _____ DATE: _____ S.P. 99

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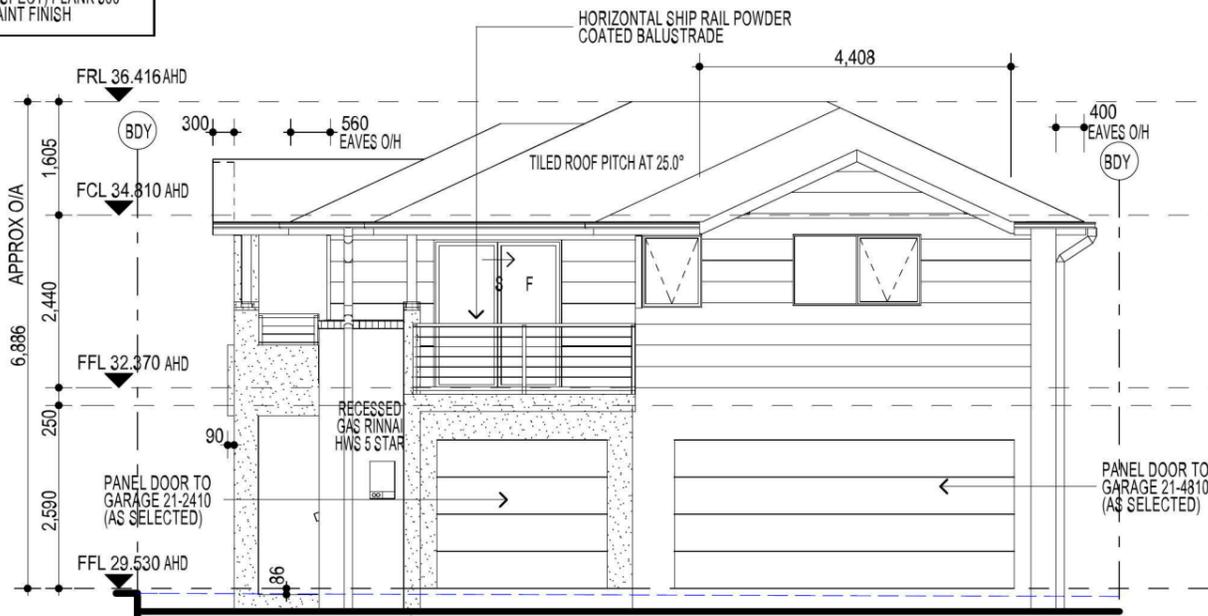
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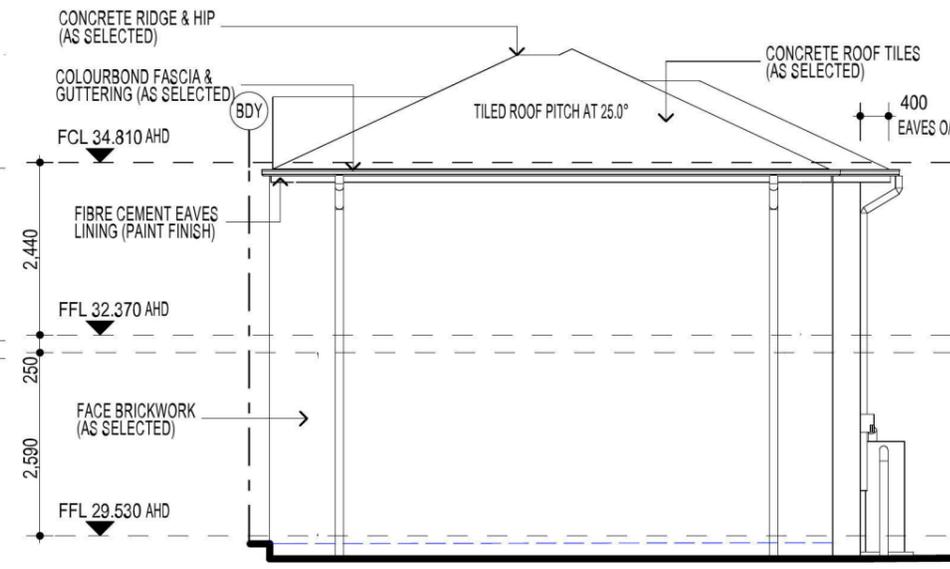
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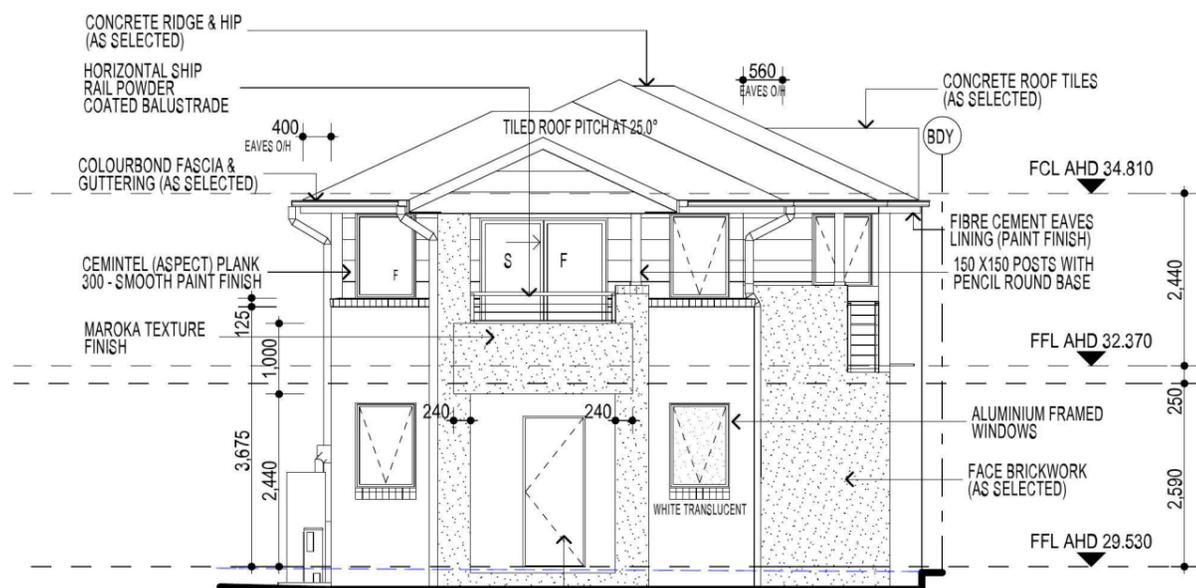
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ELEVATION A

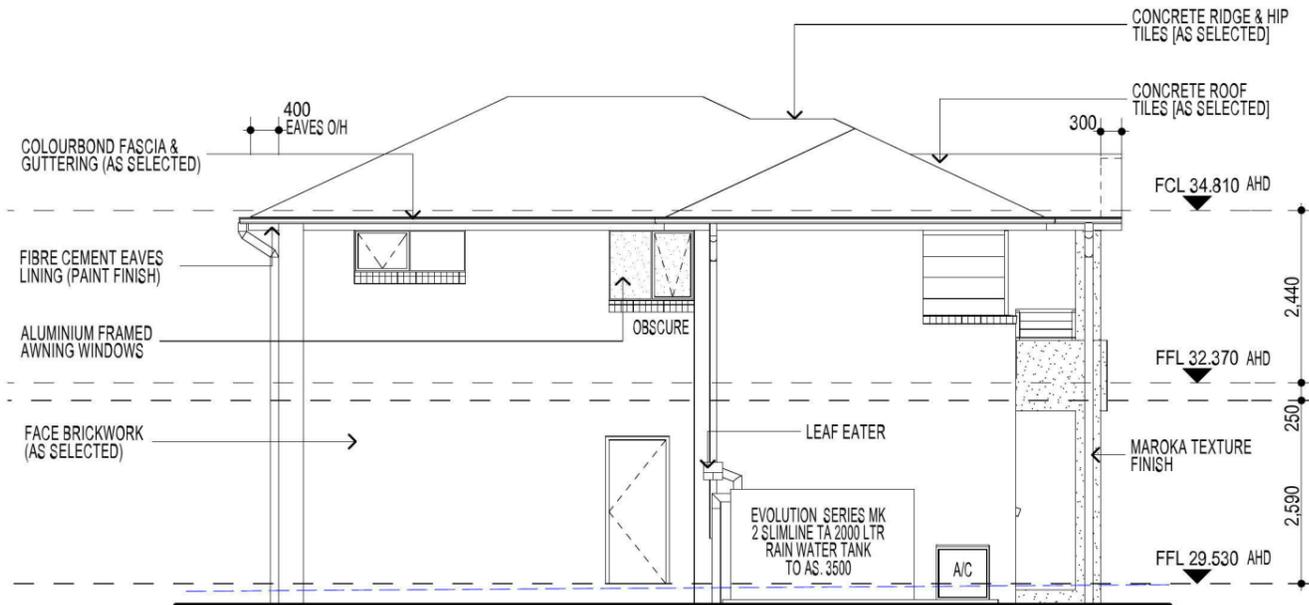


ELEVATION B



ELEVATION D

PROVIDE 40mm SOLID CORE FRONT ENTRY DOOR - 820 X 2040 X 4 HINGES AS SELECTED. (AMPLIMESH SUPA SCREEN NO - GRILL - SECURITY SCREEN DOOR.)



ELEVATION C

FIBRE OPTIC WIRING PACKAGE

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SPLIT SYSTEM AIR CONDITIONING ONLY (EER 2.5-3.0 OR GREATER) SINGLE PHASE POWER

NOTE:
PROVIDE ACOUSTIC ATTENUATION TO PROPOSED DWELLING AS REQUIRED FROM ROAD TRAFFIC NOISE AND VIBRATION ASSESSMENT- REPORT No.nss22113J - FINAL REV B. DATED:SEPTEMBER 2014 PREPARED BY "NOISE AND SOUND SERVICES".

PROMOTION:
LIVING COLLECTION

CLIENT:
H. JIANG

LOCATION:
LOT 2348
CNR WALSHAW ST, & EMPIRE CIRCUIT,
PENRITH, 2750

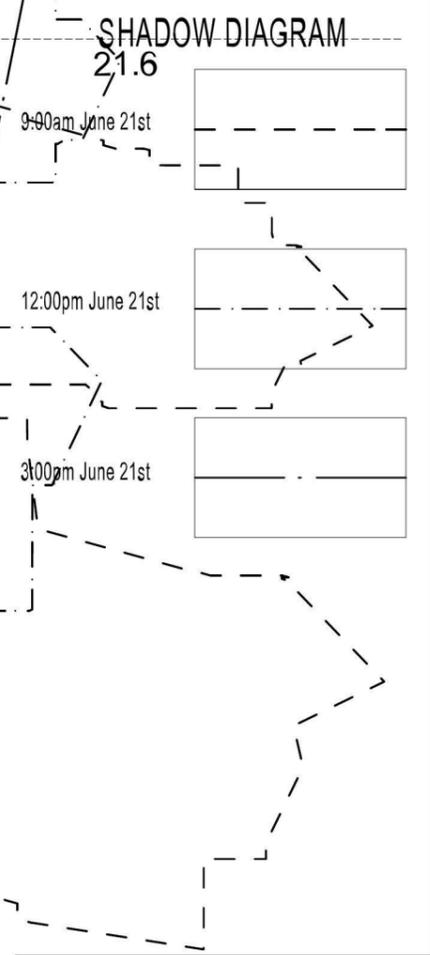
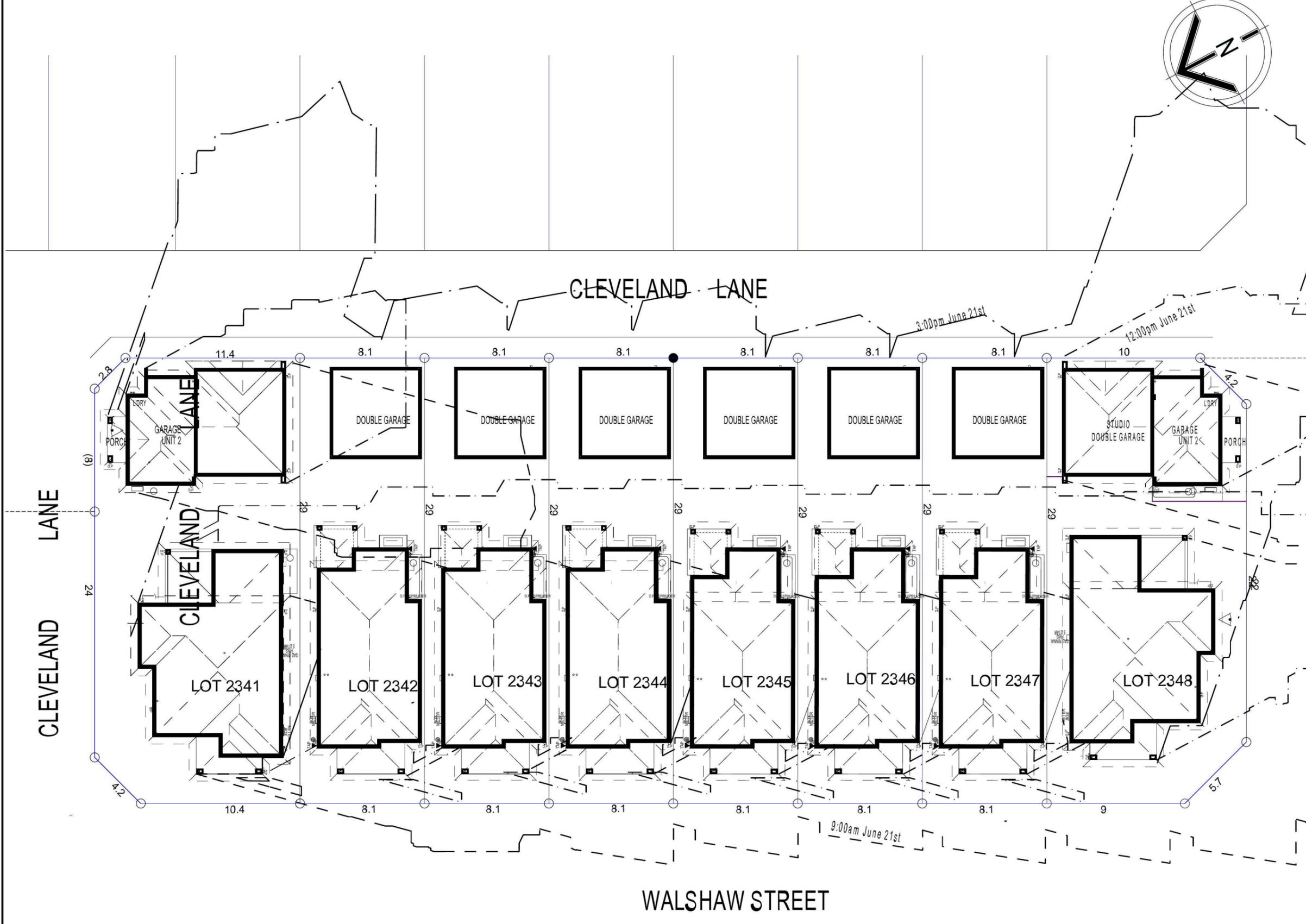
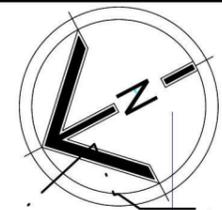
DP: 1184497	council: PENRITH
model: STUDIO	facade: CUSTOM
date: 17/03/2015	quotation assessment: QA1
Sheet: 8 of 15	drawn: G.P / S.W
checked: G.P	scale:

748-14

STUDIO LOFT - ELEVATIONS

CLIENTS SIGNATURE: _____ DATE: _____ S.P. 9.0.

- 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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FIBRE OPTIC WIRING PACKAGE

NOTE
 SPLIT SYSTEM AIR CONDITIONING ONLY (EER 2.5-3.0 OR GREATER) SINGLE PHASE POWER

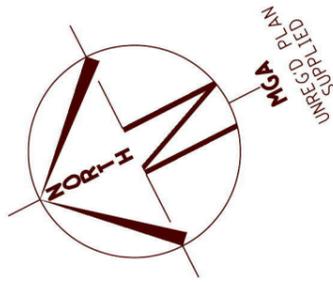
NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT

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

PROMOTION: LIVING/STYLE COLLECTION			
CLIENT: H. JIANG			
LOCATION: LOT 2348 CNR WALSHAW ST, & EMPIRE CIRCUIT, PENRITH, 2750			
DP: 1184497	facade: CUSTOM	council: PENRITH	date: 17/03/2015
model: STUDIO	checked: G.P	quotation assessment: QA1	
Sheet: 10 of 15	drawn: G.P / S.W	scale: 1:250	748-14
CLIENTS SIGNATURE		DATE	

SHADOW DIAGRAM

NORTH



LOCALITY SKETCH

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

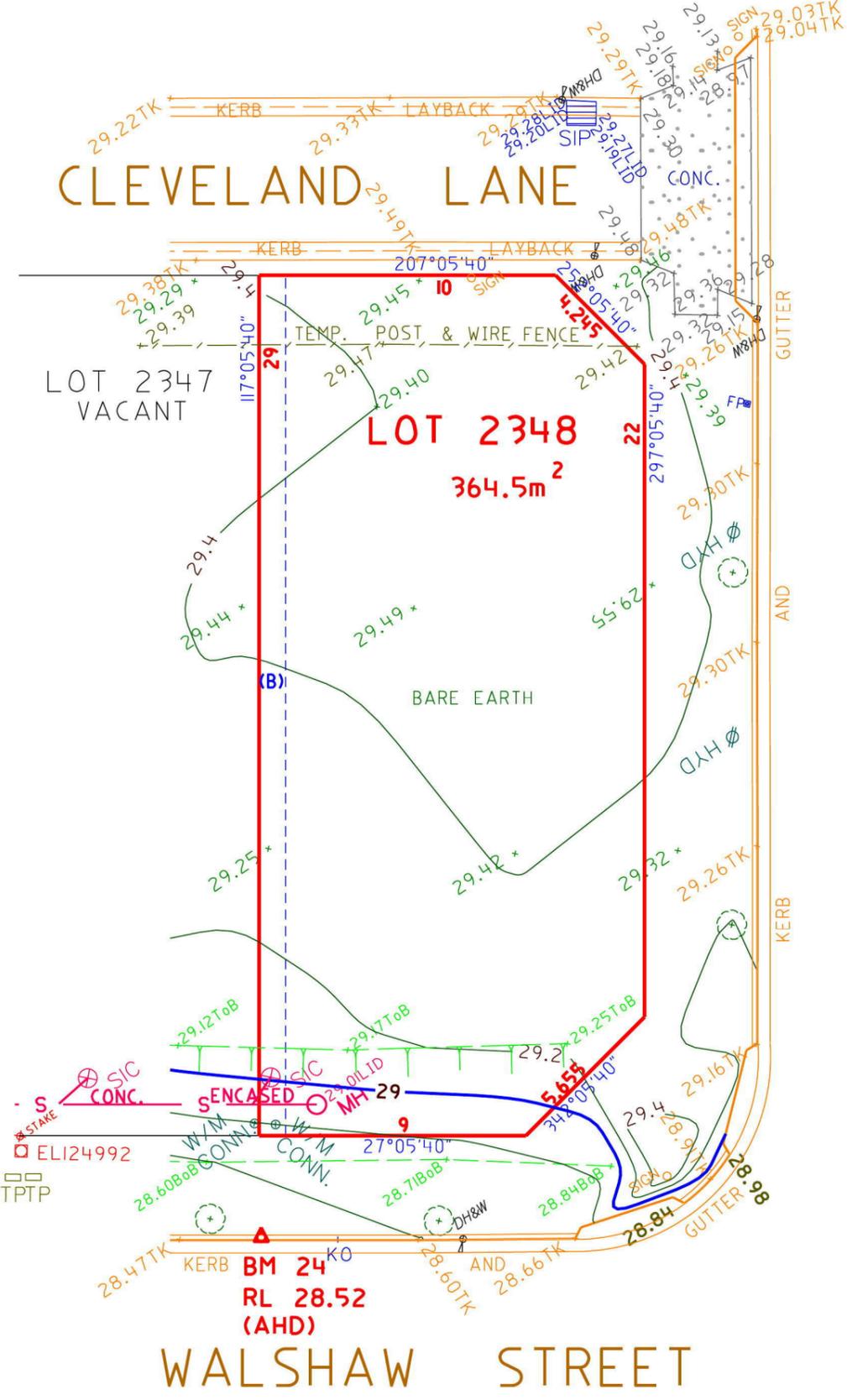
NOTE : POSITION OF PROPOSED SEWER MAIN IS APPROXIMATE ONLY AND HAS BEEN TAKEN FROM A DOCUMENT RECEIVED FROM FIRSTYLE HOMES AND IS TO BE VERIFIED BY THE WATER SERVICES PROVIDER.

(B) PROPOSED EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE (BI)

NOTE: AREAS AND DIMENSIONS ARE FROM AN UNREGISTERED PLAN AND ARE TO BE VERIFIED UPON REGISTRATION OF DEPOSITED PLAN. THE BOUNDARY POSITION IS APPROXIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION WORKS INCLUDING THE SITING OF A RESIDENCE.

NOTE: DIMENSIONS FOR LOT 2348 HAVE BEEN TAKEN FROM A DOCUMENT RECEIVED FROM FIRSTYLE HOMES ON 13/11/2014 AND ARE TO BE VERIFIED UPON REGISTRATION OF DEPOSITED PLAN.

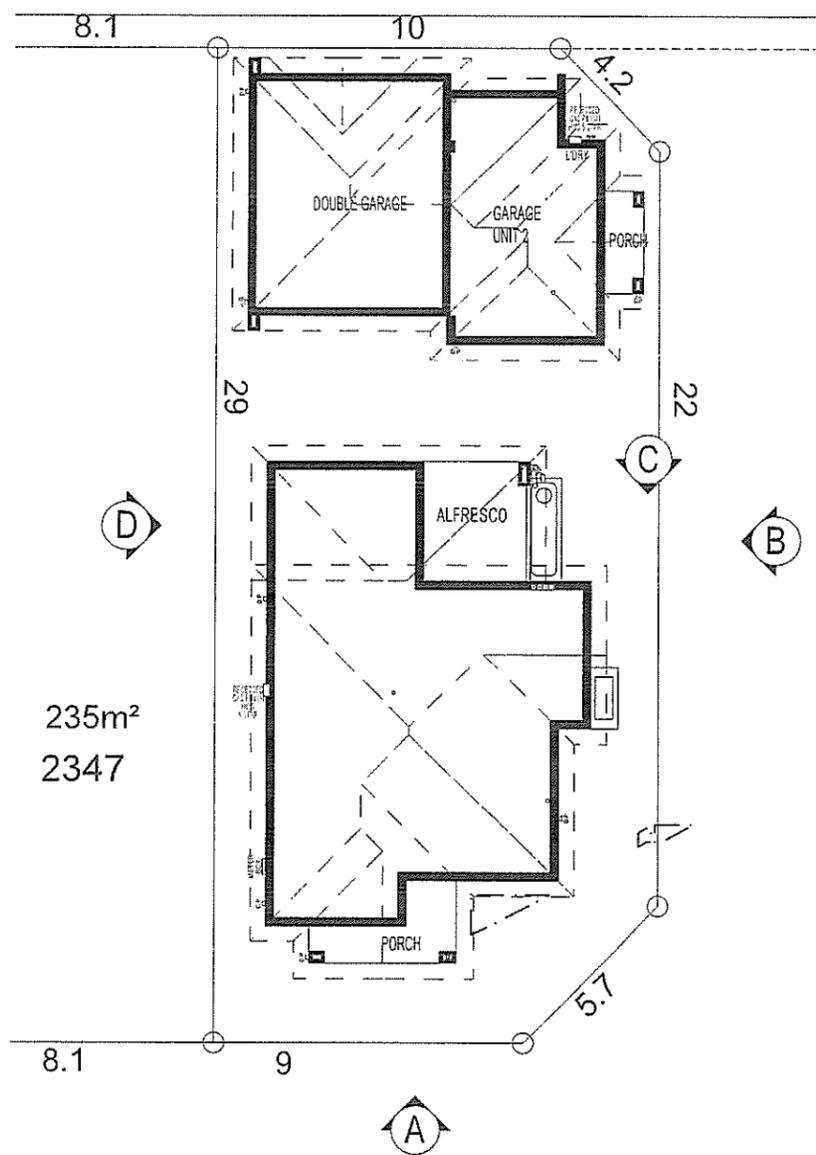
SERVICES NOTE:- SURVEY PLAN UNREGISTERED SERVICES CONNECTION PLAN NOT AVAILABLE AT TIME OF SURVEY



EMPIRE CIRCUIT

<p>COPYRIGHT</p> <p>COPYRIGHT OF THIS PLAN AND IN THE ACCOMPANYING CAD FILE(S) WHERE APPLICABLE VESTS WITH ASPECT DEVELOPMENT & SURVEY PTY LTD.</p> <p>THE PLAN AND CAD FILE SHALL ONLY BE USED BY THE ADDRESSED CLIENT FOR THE PURPOSE FOR WHICH THE SURVEY WAS CARRIED OUT.</p>	<p>GENERAL NOTES</p> <p>A) THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED AND THE POSITION SHOWN IS APPROXIMATE ONLY.</p> <p>B) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.</p> <p>D) CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.</p>	<p>SYMBOLS & ABBREVIATIONS:</p> <table border="1"> <tr><td>GP</td><td>GULLY PIT</td><td>-E-</td><td>OVERHEAD ELEC LINE</td></tr> <tr><td>HYD</td><td>HYDRANT</td><td>-S-</td><td>SEWER LINE</td></tr> <tr><td>SIP</td><td>SURFACE INLET PIT</td><td>o</td><td>GM GAS METER</td></tr> <tr><td>SIC</td><td>SEWER INSPECTION COVER</td><td>o</td><td>LP LIGHT POLE</td></tr> <tr><td>SMH</td><td>SEWER MANHOLE</td><td>EC</td><td>ELECTRICITY CONDUIT</td></tr> <tr><td>W/M</td><td>WATER METER</td><td>ECT</td><td>ELEC & TELE CONDUIT</td></tr> <tr><td>EL</td><td>ELECTRICITY BOX</td><td>TC</td><td>TELECOM CONDUIT</td></tr> <tr><td>TP</td><td>TELECOM PIT</td><td>WC</td><td>WATER CONDUIT</td></tr> <tr><td>VC</td><td>VEHICLE CROSSING</td><td>INV</td><td>INVERT</td></tr> <tr><td>SV</td><td>STOP VALVE</td><td>KO</td><td>KERB OUTLET</td></tr> <tr><td>SWMH</td><td>STORMWATER MANHOLE</td><td>TK</td><td>TOP OF KERB</td></tr> </table>	GP	GULLY PIT	-E-	OVERHEAD ELEC LINE	HYD	HYDRANT	-S-	SEWER LINE	SIP	SURFACE INLET PIT	o	GM GAS METER	SIC	SEWER INSPECTION COVER	o	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	<p>ASPECT DEVELOPMENT & SURVEY PTY LTD CONSULTING REGISTERED SURVEYORS ABN 60 078 649 000</p> <p>SUITE 1 103 VANESSA STREET KINGSGROVE NSW 2208 PHONE (02) 9554 8388 FAX (02) 9554 8588</p> <p>PO BOX 161 KINGSGROVE NSW 1480 DX 11392 HURSTVILLE</p>	<p>PROJECT</p> <p>OUR REFERENCE 3/1027924/161632 LOT 2348 DP UNREG'D SECTION DATUM AHD SOURCE SCIMS 09/05/13 ORIGIN OF LEVELS PM 40864 REDUCED LEVEL 36.47 SURVEYED NR DATE 20/11/2014 DRAWN NS/JZ DATE 25/11/2014 SCALE 1: 200 A3 SHEET</p>	<p>CLIENT: FIRSTYLE HOMES</p> <p>REF: 748-14</p> <p>ADDRESS: WALSHAW ST. & EMPIRE CIRCUIT SUBURB PENRITH</p>
GP	GULLY PIT	-E-	OVERHEAD ELEC LINE																																														
HYD	HYDRANT	-S-	SEWER LINE																																														
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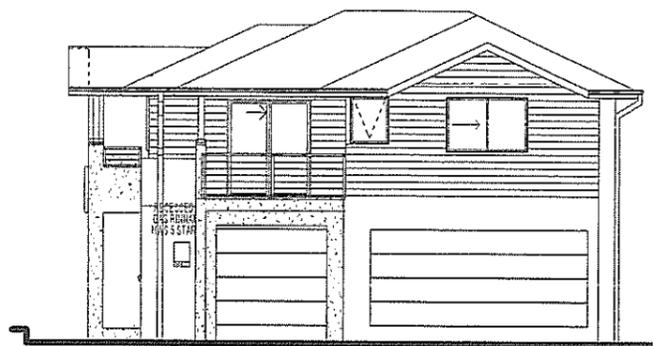
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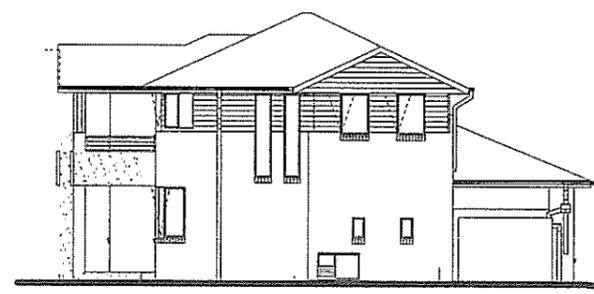
235m²
2347



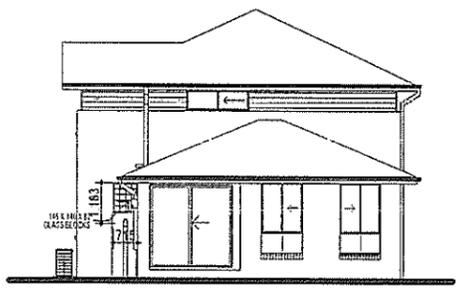
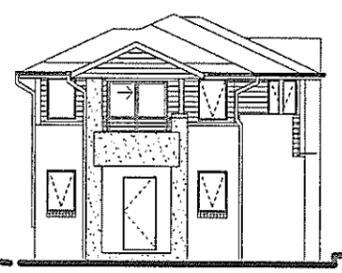
ELEVATION A



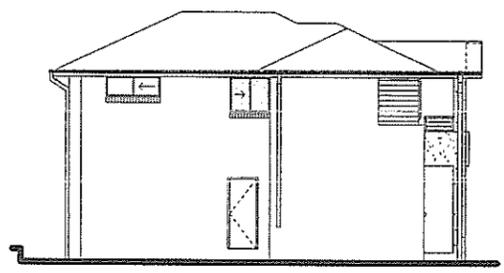
ELEVATION A (STUDIO)
CLEVELAND LANE



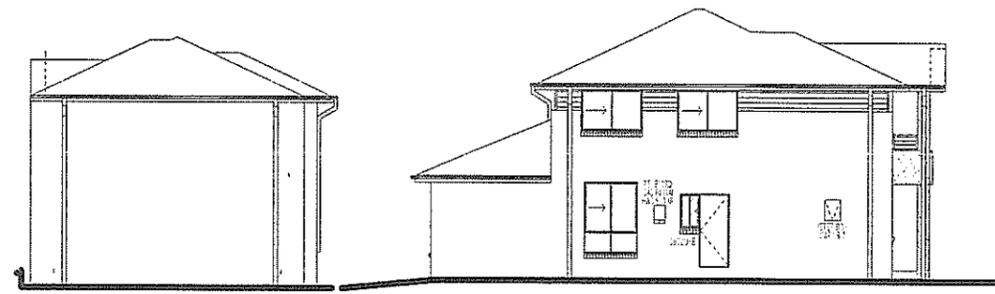
ELEVATION B



ELEVATION C



ELEVATION C (studio)

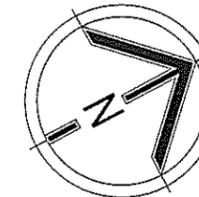


ELEVATION D

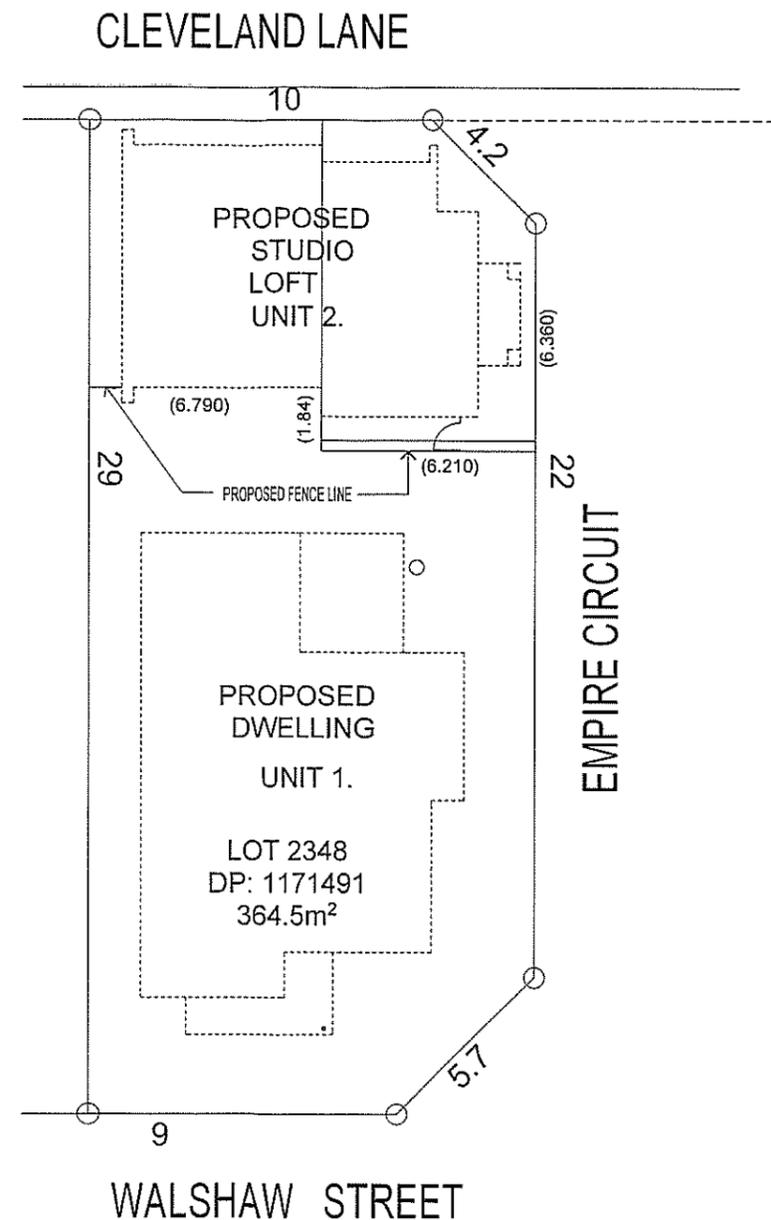
NOTIFICATION PLAN

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PROMOTION: LIVING/STYLE COLLECTION			
CLIENT: FIRSTYLE HOMES			
LOCATION: LOT 2348 CNR WALSHAW ST, & EMPIRE CIRCUIT, PENRITH, 2750			
DP: SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH	model: STUDIO	code: CUSTOM
date: 24/03/2014	sheet: A	scale: 1:200, 1:100	748-14



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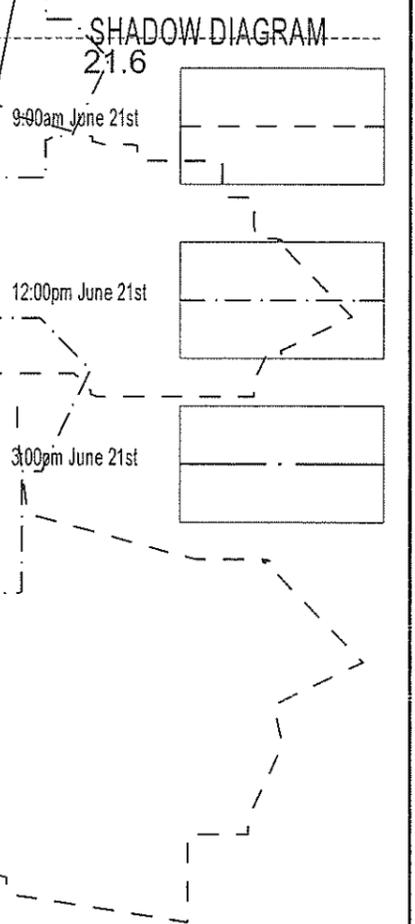
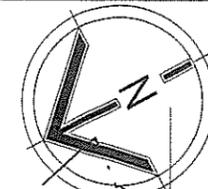
- DESIGNATED AREA 83.51 m²
- DESIGNATED AREA 310.91 m²

PROPOSED STRATA SUBDIVISION PLAN

NOTE:
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 PLUMBING FITTINGS & FIXTURES; DOORS;
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 INCLUSIONS

PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: FIRSTSTYLE HOMES			
LOCATION: LOT 2348 CNR WALSHAW ST, & EMPIRE CIRCUIT, PENRITH, 2750			
DP: SUBDIVISION OF LOT 1197 DP 1171491		council: PENRITH	
model: STUDIO	facade: CUSTOM	date: 26/03/2014	SUBMISSION NO: SK1
Sheet: 12 of 12	drawn: G.P.	checked: 0.0	748-14
CLIENT'S SIGNATURE		DATE	

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PROMOTION: LIVING/STYLE COLLECTION			
CLIENT: FIRSTYLE HOMES			
LOCATION: LOT 2348 CNR WALSHAW ST, & EMPIRE CIRCUIT, PENRITH, 2750			
DP: SUBDIVISION OF LOT 1197 DP 1171491	Council: PENRITH		
model: STUDIO	facade: CUSTOM	date: 24/03/2014	project no: SK1
Sheet: 10 of 11	drawn: G.P.	checked: 0.0	scale: 1:250
			748-14

SHADOW DIAGRAM