

• 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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DEVELOPMENT CALCULATIONS

LOT: 2230 SITE AREA: 247.2m²

Itemised Floor Areas:	Totals:
living ground floor:	82.52m ²
first floor: (excl. void 72.81m ²)	76.6m ²
garage: (excess 00.000m ²)	35.88m ²
alfresco:	7.45m ²
porch:	7.83m ²
balcony:	7.96m ²
total floor area:	218.24m²

FLOOR SPACE RATIO CALCULATION:

gross floor areas:	Totals:
living ground floor: (internal area)	72.82m ²
first floor excl. void: (internal area)	64.78m ²
total gross floor area:	137.6m²
floor space ratio:	0.56:1

SITE AREA COVERAGE/LANDSCAPE:

house ground floor:	82.52m ²
garage:	35.88m ²
porch/alfresco:	15.28m ²
driveway/paved area:	4.55m ²
site coverage Area:	133.68m ² (54.1%)
landscape area:	113.52m ² (45.9%)
pervious areas (soft)	108.96m ² (44.1%)
impervious areas (hard)	138.24m ² (55.9%)
front yard landscape area	15.64m ² (6.3%)
front yard hard paved area	1.43m ² (0.5%)
private open space o/a:	49.85m ²
principal private open space:	18m ²
total car space incl. carstand:	2 carspace

COUNCIL ZONE: R1

PROMOTION:
LIVING/STYLE COLLECTION

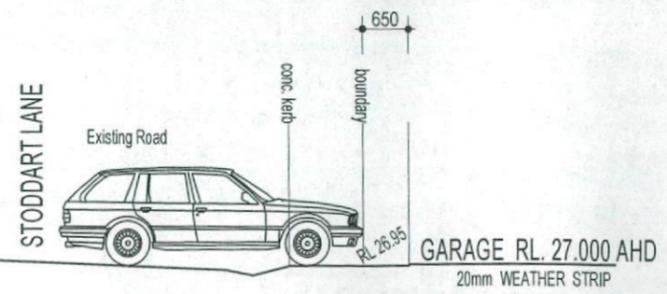
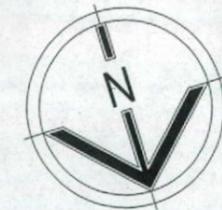
CLIENT:
FIRSTSTYLE HOMES

LOCATION:
 LOT 2230
 WILLIAM HART CRESCENT
 PENRITH NSW 2750

DP: SUBDIVISION OF LOT 1197 DP 1171491
 council: PENRITH

model: CHESTER 23 facade: AUGUSTINE date: 2/06/2014 quotation identifier: SK1
 Sheet: GP/L.D.S. checked: P.D. scale: 1:200

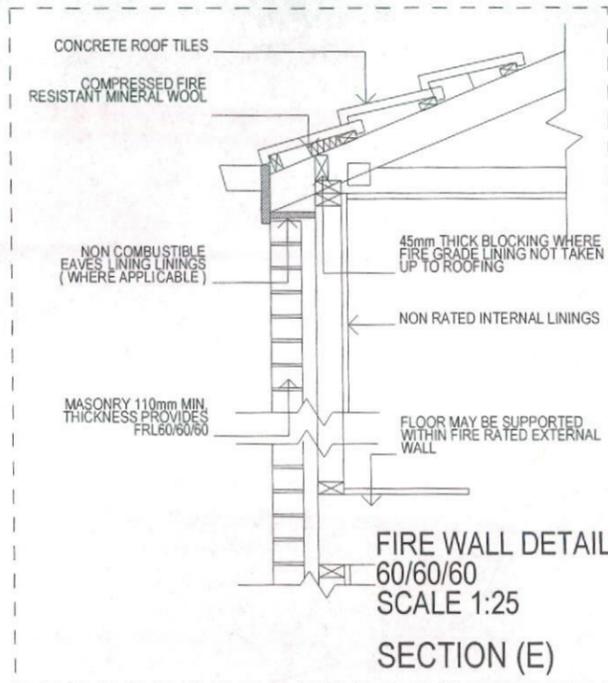
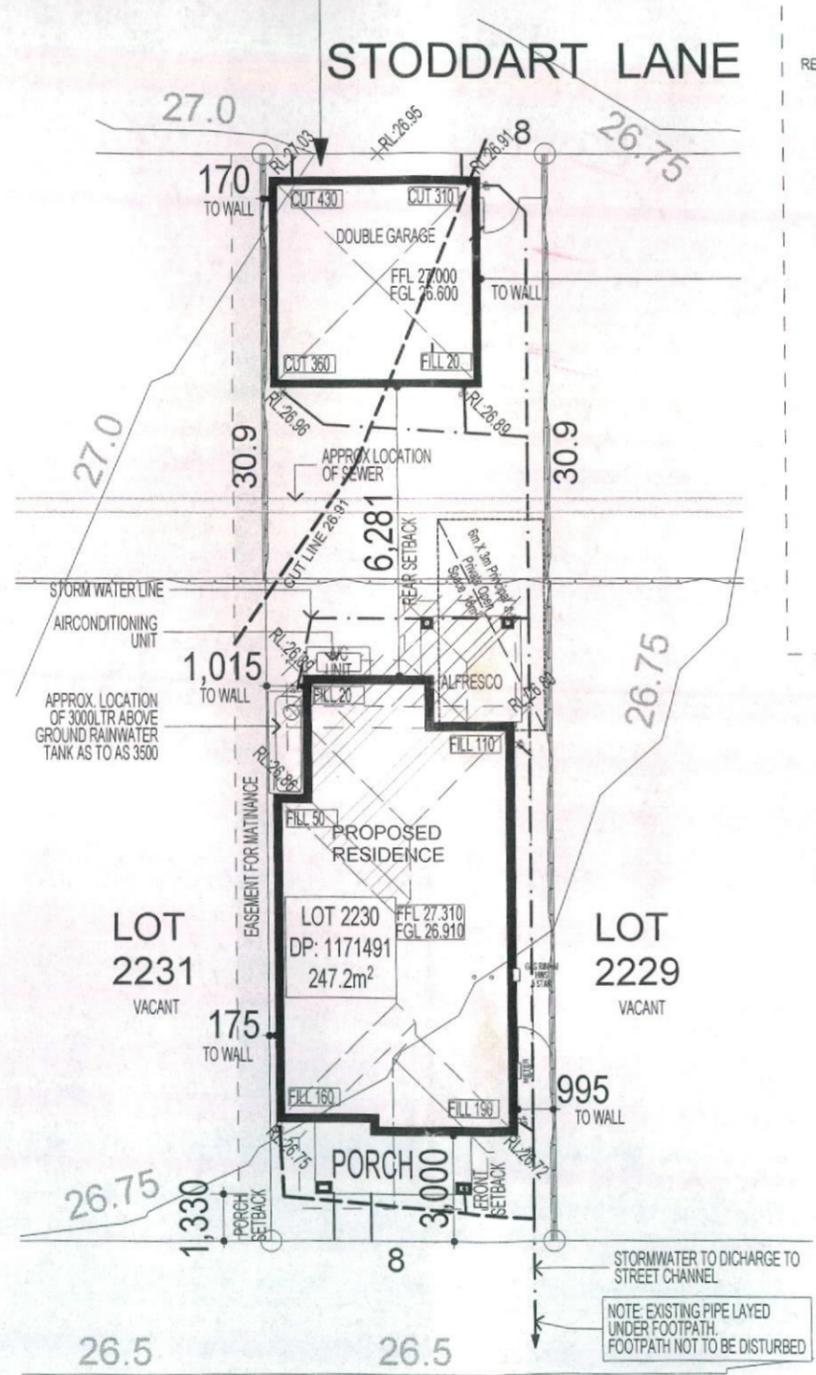
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DRIVEWAY GRADIENT
 SCALE 1:100

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



PENRITH CITY COUNCIL This plan / document relates to:
 Development Consent
140670
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BASIX

= 35.79m² of roof area to discharge to water tank.
 = 125.21m² stormwater and overflow to discharge to existing street channel.
 o/a = 161m² of roof area.

LEGEND:

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

ARTHWORKS TO AHD

HOUSE:	FFL 27.310
(LIVING)	EGL 26.910
GARAGE:	FFL 27.000
	EGL 26.600

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 AS 3500
 3. Stormwater pipes may run via sub-floor to active 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

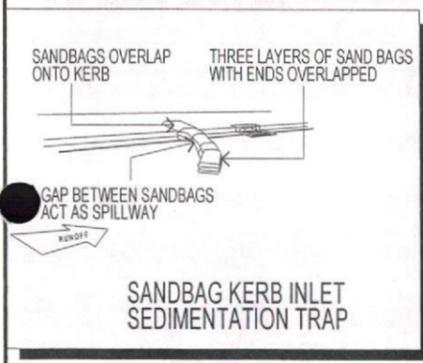
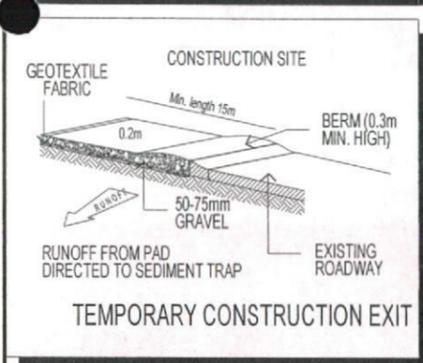
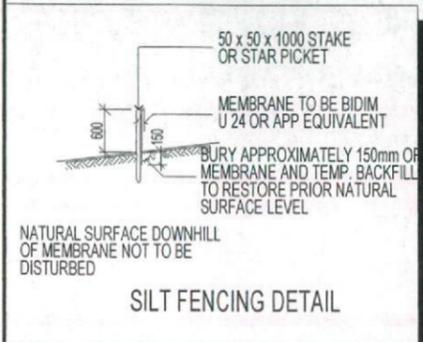
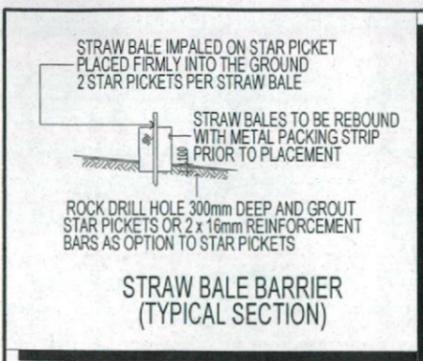
FIBRE OPTIC WIRING PACKAGE

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

SITE PLAN & STORMWATER CONCEPT PLAN

WILLIAM HART CRESCENT



DUST CONTROL MEASURES:

IF THE SITE BECOMES DUSTY DURING HOTTER MONTHS (CLIENT) 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)

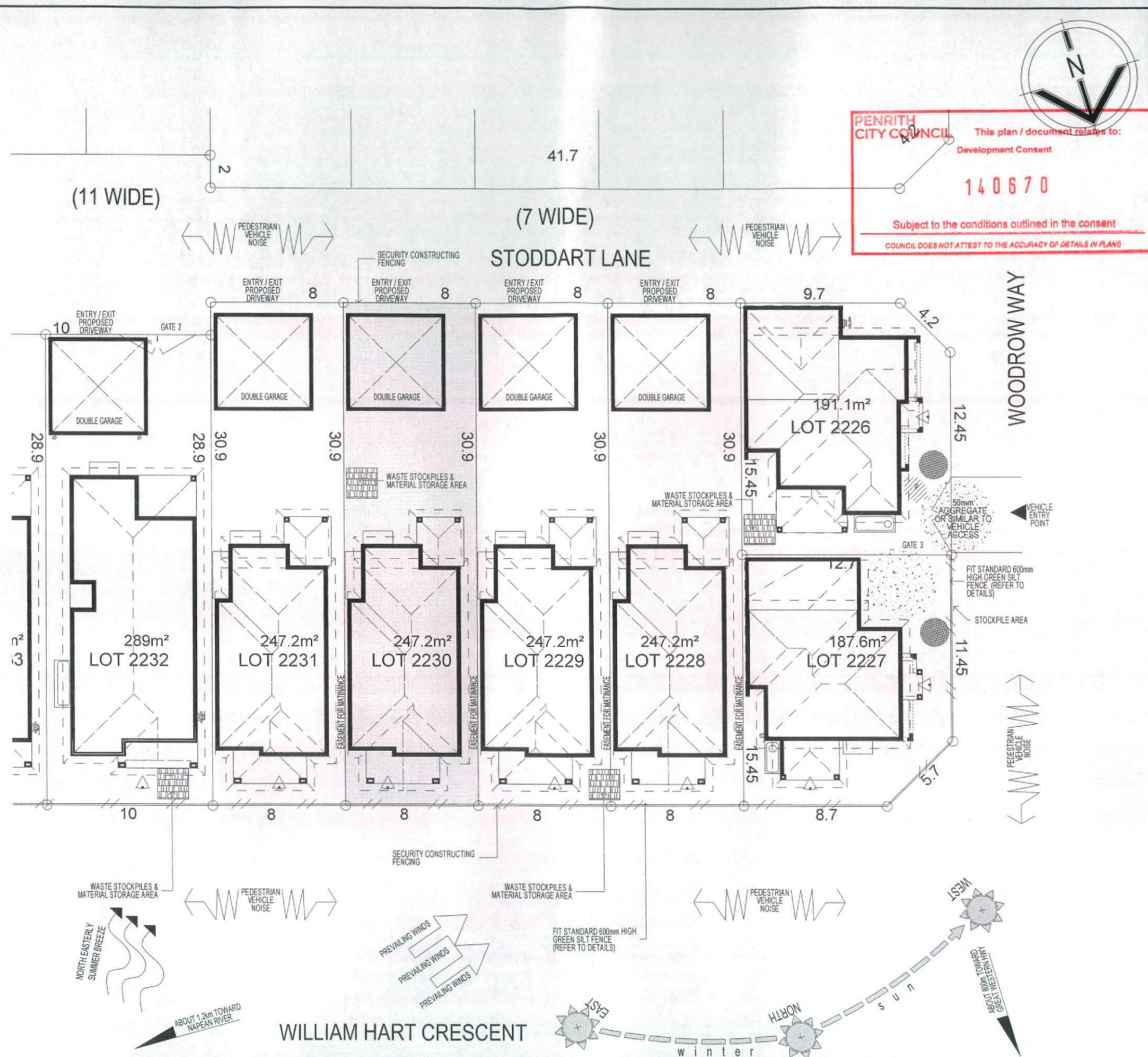
NOISE & VIBRATION MEASURES:

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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PENRITH CITY COUNCIL

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Development Consent

140670

Subject to the conditions outlined in the consent

COUNCIL DOES NOT ATTEST TO THE ACCURACY OF DETAILS IN PLANS

FIRSTYLE HOMES

FIRSTYLE HOMES Pty Ltd
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ACN: 087 773 779
PO BOX 171, HOXTON PARK 2171

ADMIN: (02) 9601 0111
FAX: (02) 9601 0711
EMAIL: design@firststyle.com.au

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MASTER BUILDERS ASSOCIATION MEMBER

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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
	VEWS
	PRIVATE OPEN SPACE
	OVERLOOKING
	RAINWATER TANK (Underground)
	A/C UNIT (if required)

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTYLE HOMES

LOCATION:
LOT 2230
WILLIAM HART CRESCENT
PENRITH NSW 2750

DP-SUBDIVISION OF LOT 1197 DP 1171491 council: PENRITH

model: CHESTER 23 facade: AUGUSTINE date: 2/06/2014 quotation assessment: SK1

Sheet: 3 of 12 draw: GP/L.D.S. checked: P.D. scale: 1:250

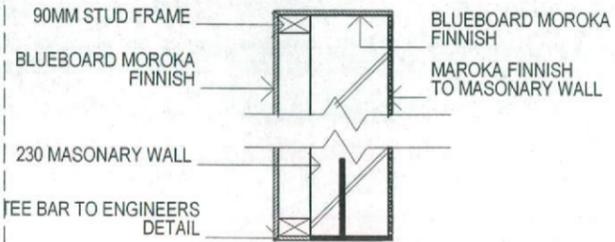
770-14

CLIENT'S SIGNATURE DATE SP 00

WASTE MANAGEMENT / SITE ANALYSIS (2)

KEY

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



**BALCONY SECTION A
SCALE 1:20**

NOTE:

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

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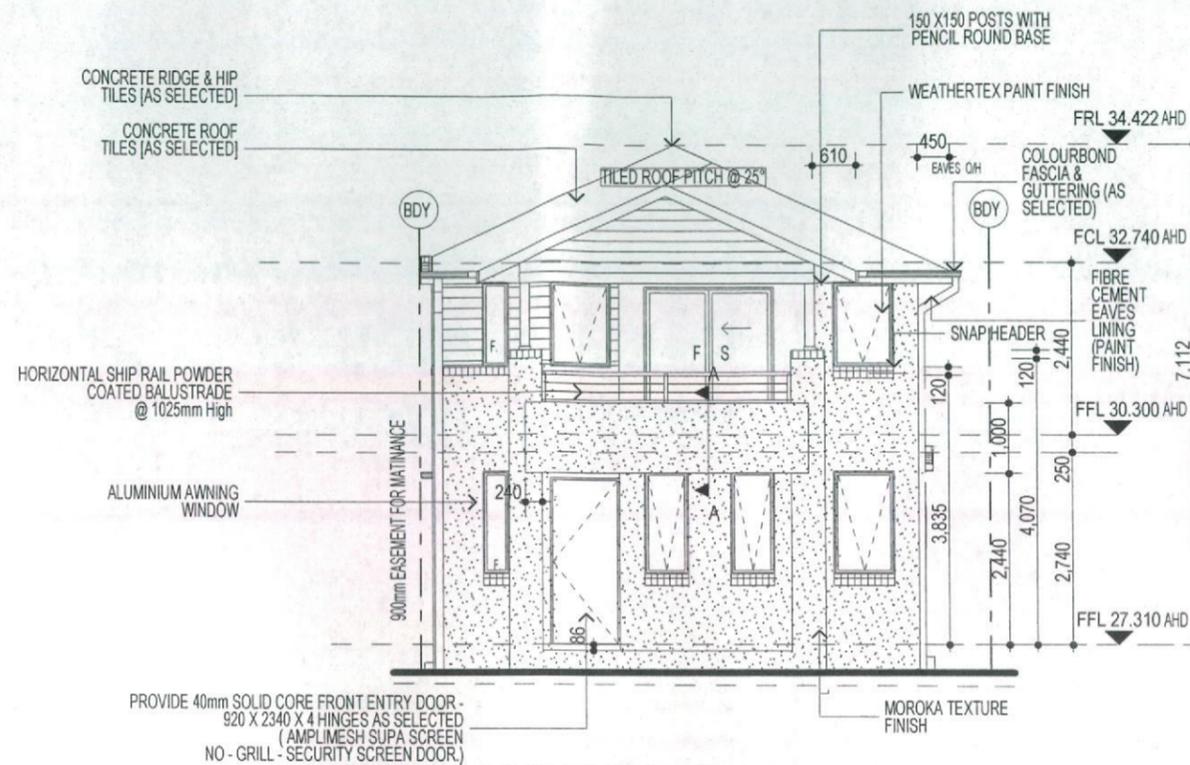
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 ACN: 887 773 779
 PO BOX 171, HOXTON PARK 2171

ADMIN: (02) 9601 0111
 FAX: (02) 9601 0711
 EMAIL: design@firstyle.com.au

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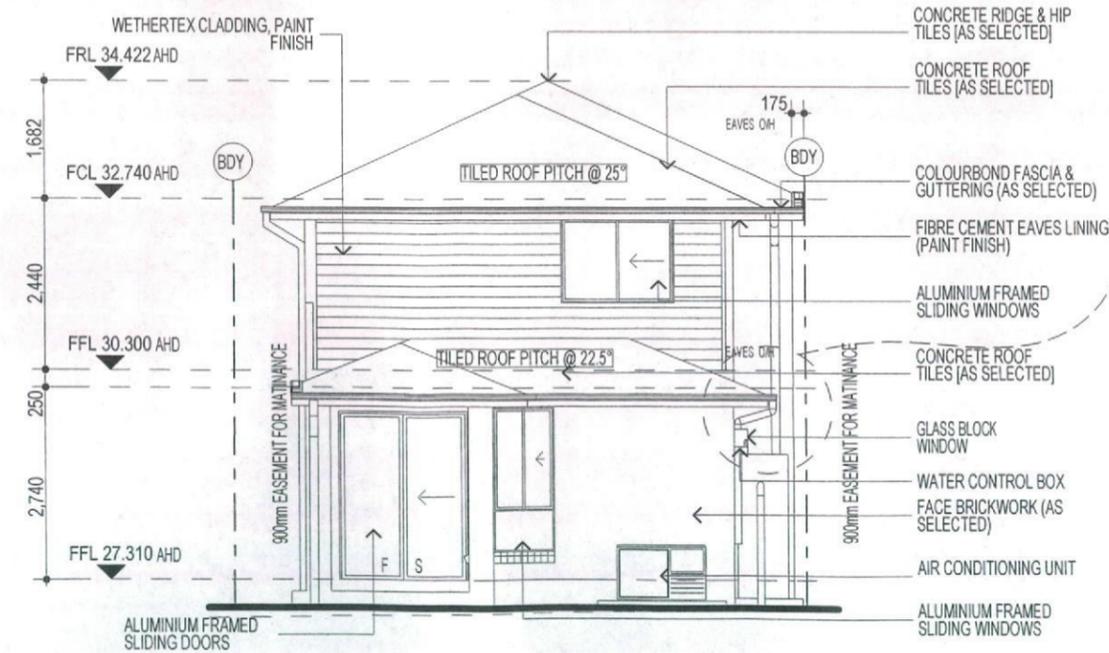
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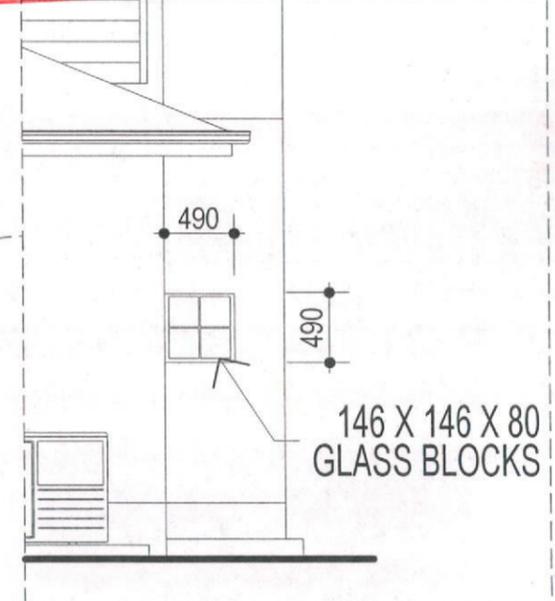


ELEVATION A

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ELEVATION C



**ELEVATION C1
SCALE 1:50**

FIBRE OPTIC WIRING PACKAGE

NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT

NOTE
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 3-PHASE POWER

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 Version: 1, Version Date: 20/03/2015

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTYLE HOMES

LOCATION:
 LOT 2230
 WILLIAM HART CRESCENT
 PENRITH NSW 2750

DP: SUBDIVISION OF LOT 1197 DP 1171491
 council: PENRITH

model: CHESTER 23
 facade: AUGUSTINE
 date: 2/06/2014
 qualification: SK1

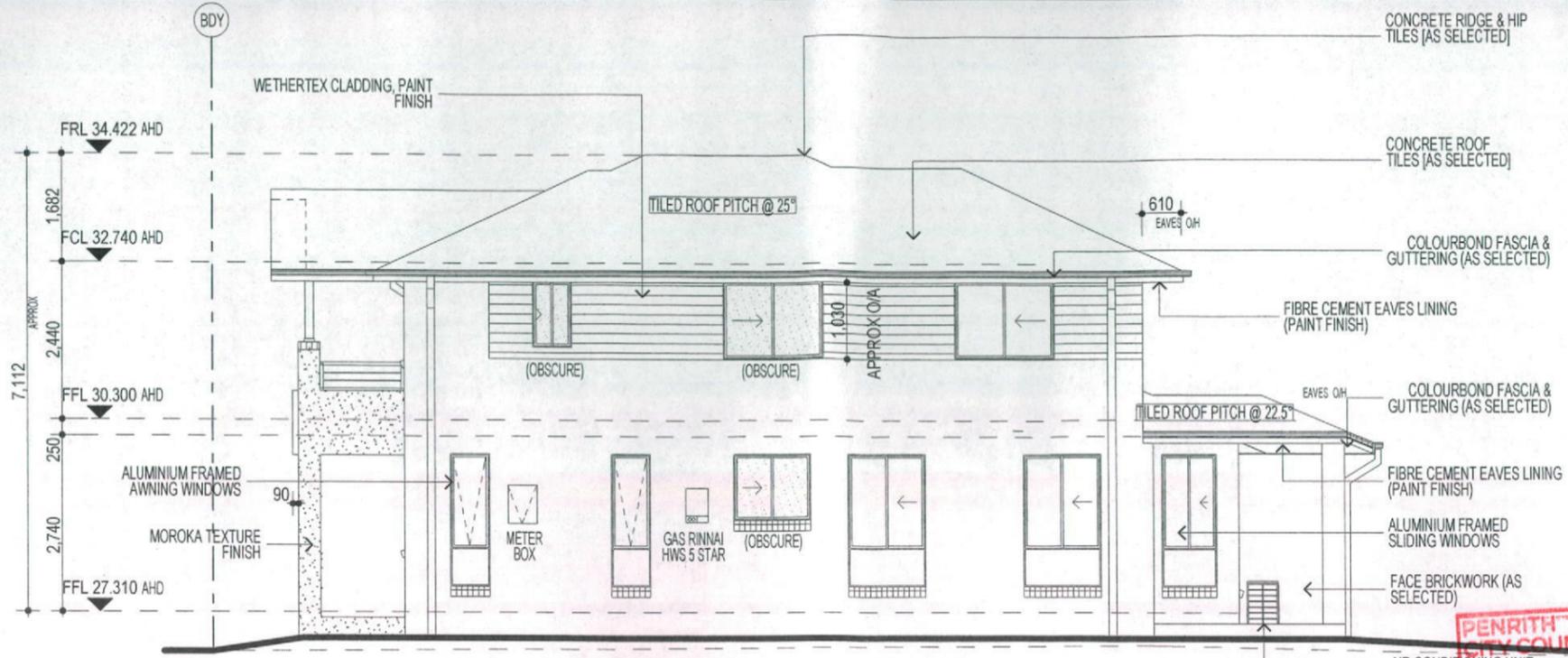
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 scale: 1:100
770-14

CLIENT'S SIGNATURE _____ DATE _____ SP 00

ELEVATIONS

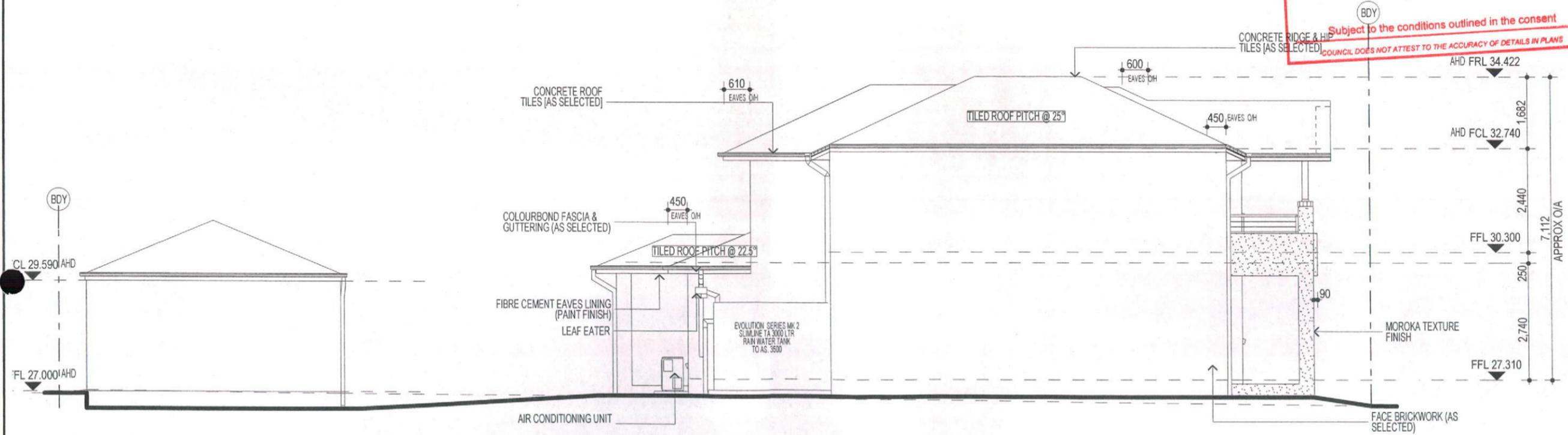
KEY

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	MOROKA TEXTURE TO FRONT AND RETURN AS DRAWN (AS SELECTED)
	WEATHERTEX CLADDING PAINTED FINISH (AS SELECTED)



ELEVATION D

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ELEVATION B

FIBRE OPTIC WIRING PACKAGE

NOTE
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 3-PHASE POWER

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 Version: 01, Version Date: 20/03/2015

NOTE:
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 TERMITE TREATMENT

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

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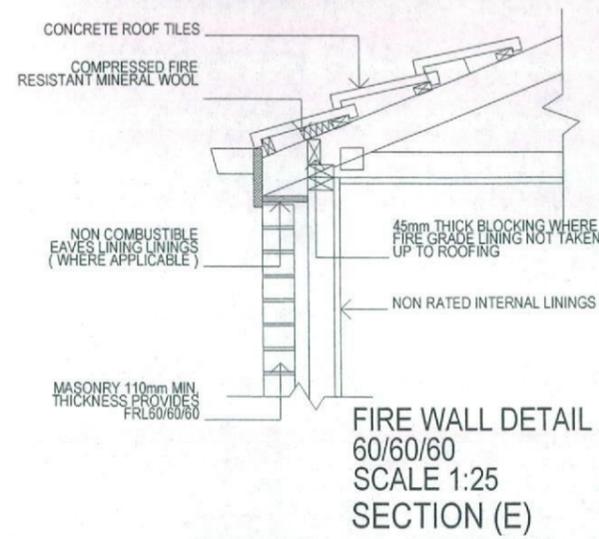
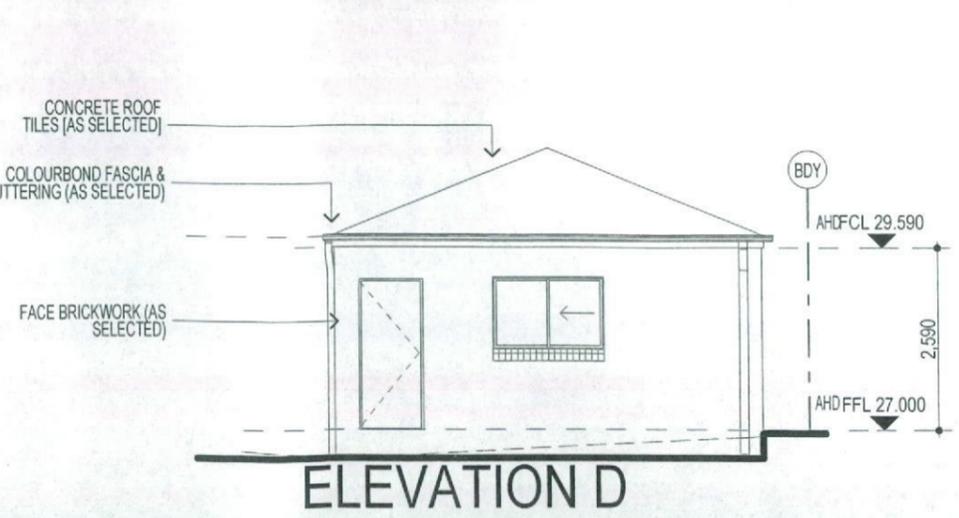
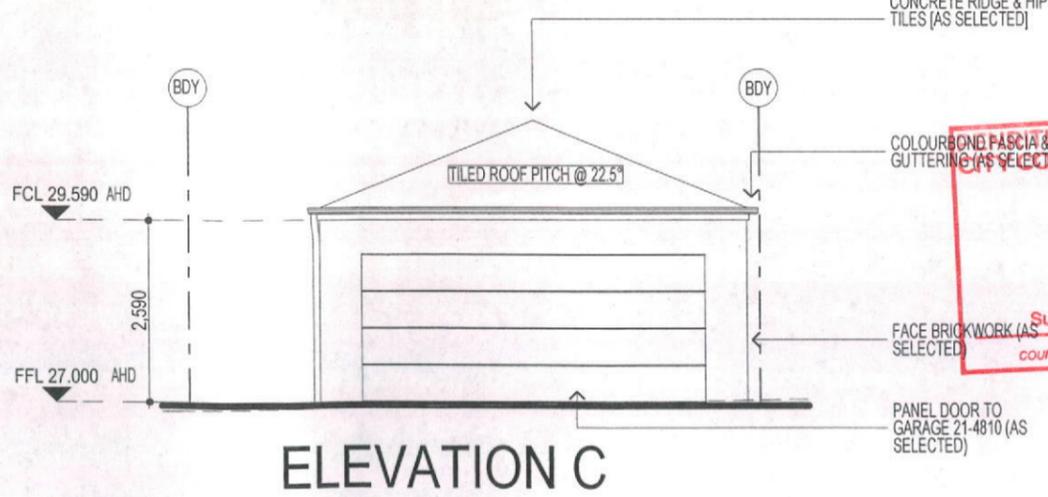
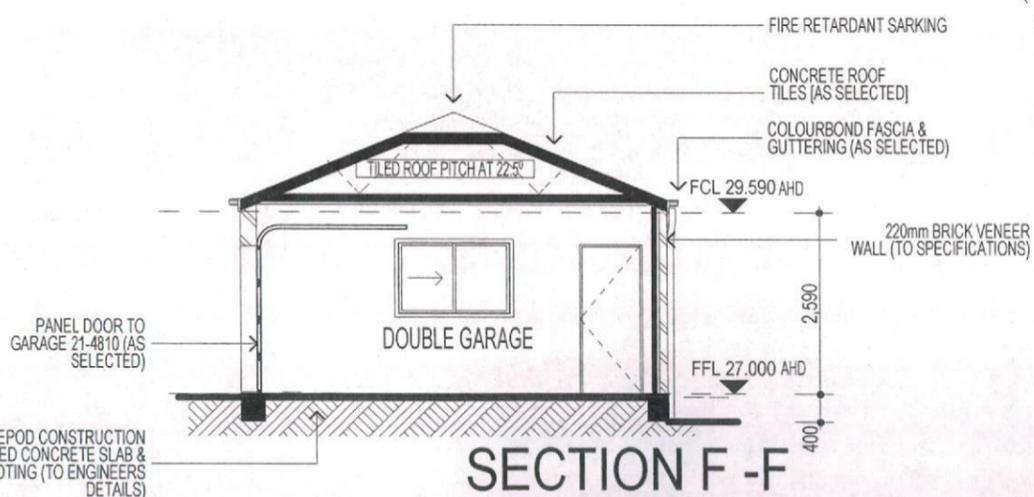
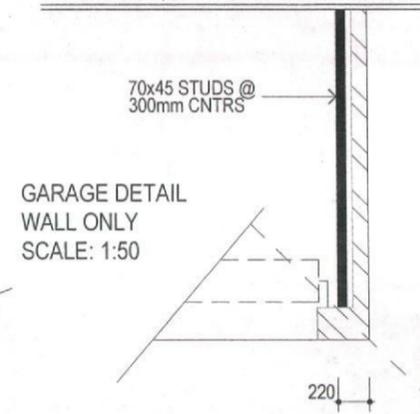
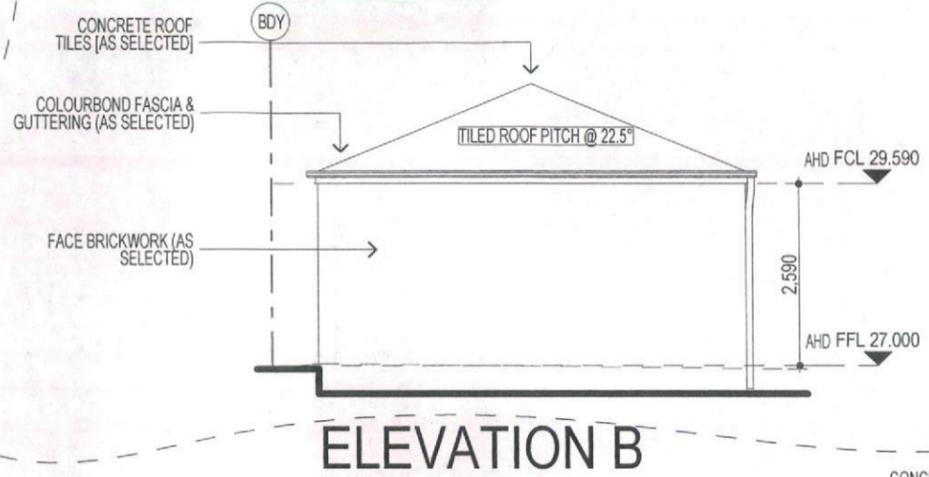
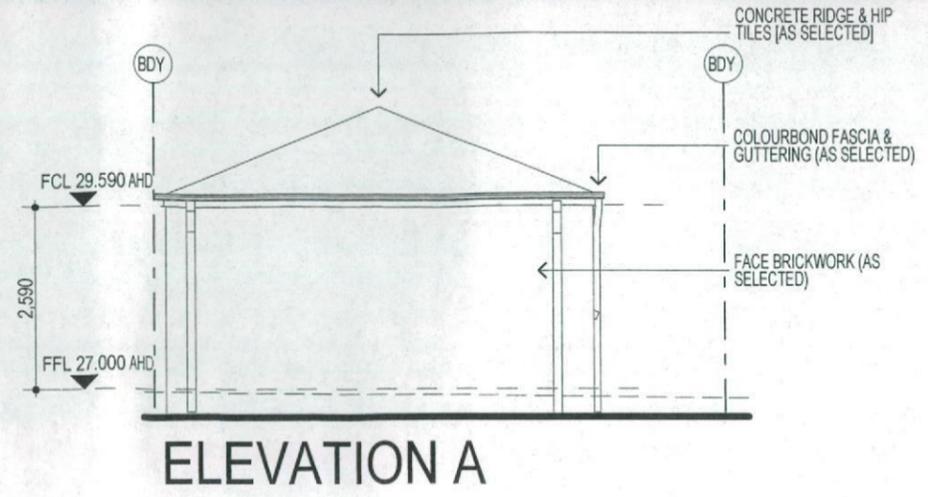
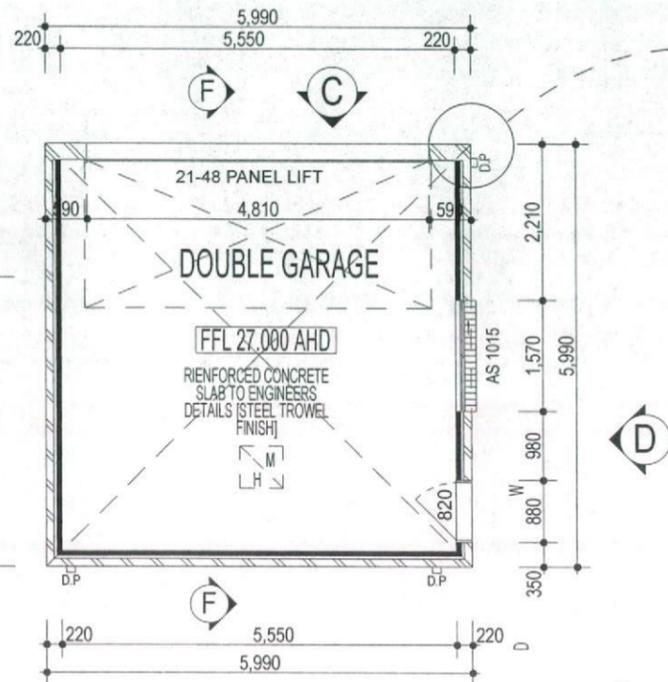
LOCATION:
 LOT 2230
 WILLIAM HART CRESCENT
 PENRITH NSW 2750

DP: SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH
model: CHESTER 23	facade: AUGUSTINE
date: 2/06/2014	quotation assessment: SK1
drawn: GP/L.D.S.	checked: P.D.
scale: 1:100	770-14

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CLIENT'S SIGNATURE _____ DATE _____ SP 90

ELEVATIONS



FIBRE OPTIC WIRING PACKAGE

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

NOTE:
PROVIDE GRANITGARD
TERMITE TREATMENT

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PROMOTION: **LIVING/STYLE COLLECTION**

CLIENT: **FIRSTYLE HOMES**

LOCATION: **LOT 2230 WILLIAM HART CRESCENT PENRITH NSW 2750**

DP: SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH
model: CHESTER 23	facade: AUGUSTINE
date: 2/06/2014	quotation attachment: SK1
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CLIENT'S SIGNATURE _____ DATE _____ SP 90



BUILDING ENERGY EFFICIENCY CERTIFICATE

Firststyle Homes
ISSUED TO
Lot 2230 William Hart Crescent
ADDRESS
Site Lot 2230

Penrith

NSW

2750

1006295792
CERTIFICATION NUMBER
06/05/2014
DATE
2B
CLIMATE ZONE
BERS Professional - v4.2.110811 (BERS Professional)
SOFTWARE
61.5 MJ/m² pa
SIMULATED ENERGY CONSUMPTION - HEATING
53.1 MJ/m² pa
SIMULATED ENERGY CONSUMPTION - COOLING
114.6 MJ/m² pa
TOTAL SIMULATED ENERGY CONSUMPTION
130.9 m²
FLOOR AREA - CONDITIONED
7.0 m²
FLOOR AREA - UNCONDITIONED
137.9 m²
FLOOR AREA - TOTAL

Vic Vicaretti
ASSESSOR NAME
20311
ASSESSOR NUMBER
AKV Pty Ltd
COMPANY

[Signature]
ASSESSOR SIGNATURE

THIS IS A BUILDING ENERGY PERFORMANCE ASSESSOR APPROVED BY THE ASSOCIATION OF BUILDING SUSTAINABILITY ASSESSORS TO PROVIDE NATHERS HOUSE ENERGY RATINGS.

FIBRE OPTIC WIRING PACKAGE

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
- ROOF TILES - DARK
- WINDOWS - MIN 3mm glass. UV-6.57 SHGC-0.74
- PROVIDE FIRE RETARDANT SARKING TO GARAGE ONLY (OR AS REQUIRED BY ABSA ASSESSMENT)

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 COMMUNICATE APPROX SIZES FOR YOUR RELEVANT VERSION 1.1, Version Date: 20/03/2015

ABSA Association of Building Sustainability Assessors
Class 1 Building Single-Dwelling Certification

Certification Number	1006295792
Certification Date	06/05/2014
Assessor Name	Vic Vicaretti
Assessor Number	20311
Assessor Signature	<i>[Signature]</i>

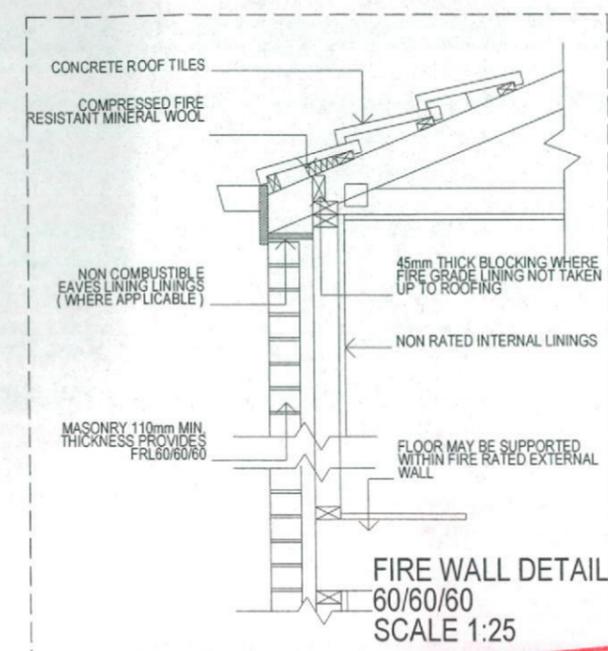
Simulated Energy: HEATING: 61.5 MJ/m² pa
Simulated Energy: COOLING: 53.1 MJ/m² pa
Rated with Downlights: Yes
NATHERS Rating 114.6 MJ/m² pa
4.5/10 HOUSE

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

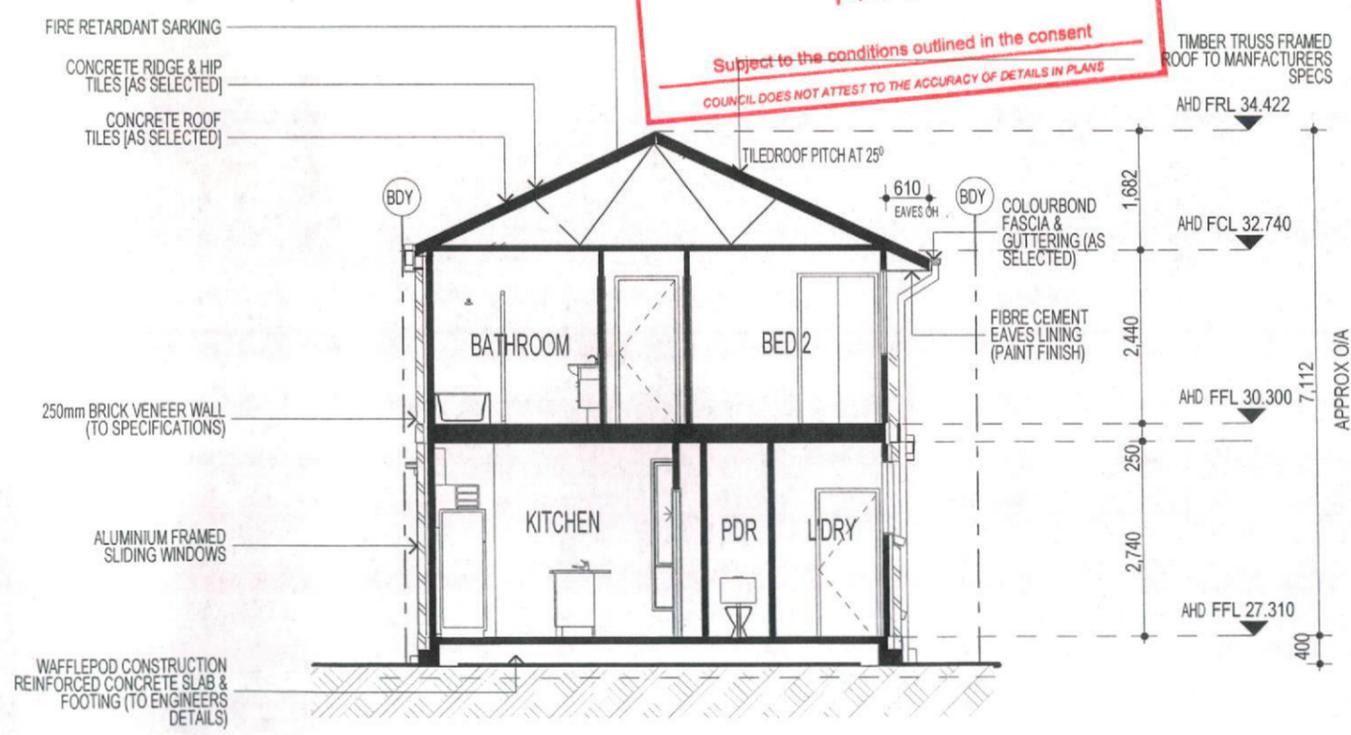
FIRSTYLE HOMES
FIRSTYLE HOMES Pty Ltd
Lic No. 113412C
ACN: 087 773 779
PO BOX 171, HOXTON PARK 2171
ADMIN: (02) 9601 0111
FAX: (02) 9601 0711
EMAIL: design@firststyle.com.au

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MASTER BUILDERS ASSOCIATION MEMBER

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SECTION (E)
this plan / document relates to:
Development Consent
140670
Subject to the conditions outlined in the consent
COUNCIL DOES NOT ATTEST TO THE ACCURACY OF DETAILS IN PLANS

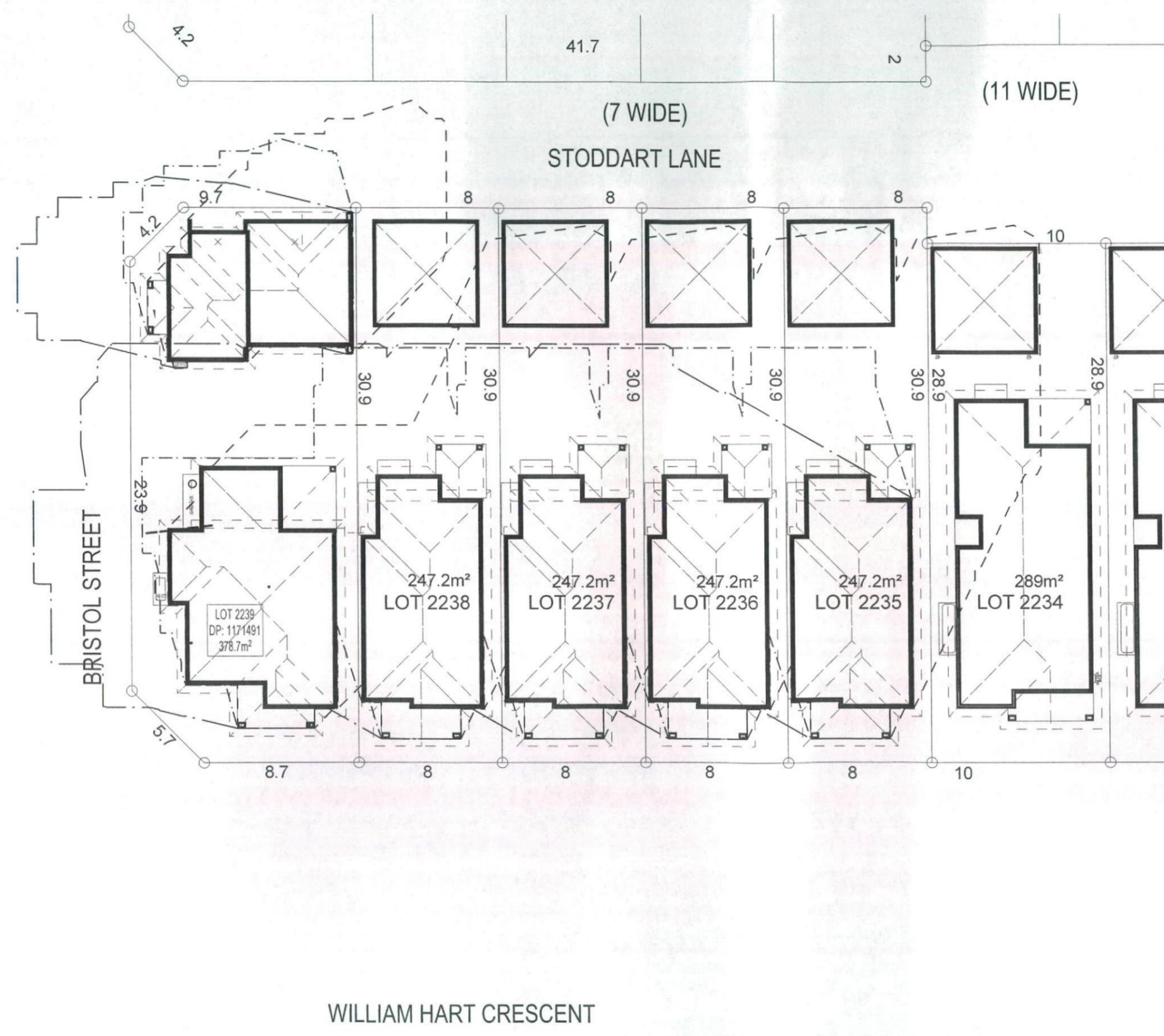


PROMOTION:
LIVING/STYLE COLLECTION
CLIENT:
FIRSTYLE HOMES
LOCATION:
LOT 2230
WILLIAM HART CRESCENT
PENRITH NSW 2750
DP: SUBDIVISION OF LOT 1197 DP 1171491
council: PENRITH
model: CHESTER 23
facade: AUGUSTINE
date: 2/06/2014
sheet: 9 of 12
drawn: GP/L.D.S.
checked: P.D.
scale: 1:100
770-14
CLIENTS SIGNATURE: _____ DATE: _____ S.P. 00

SECTION



- 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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SHADOW DIAGRAM

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

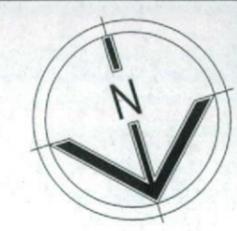
PENRITH CITY COUNCIL This plan / document relates to:
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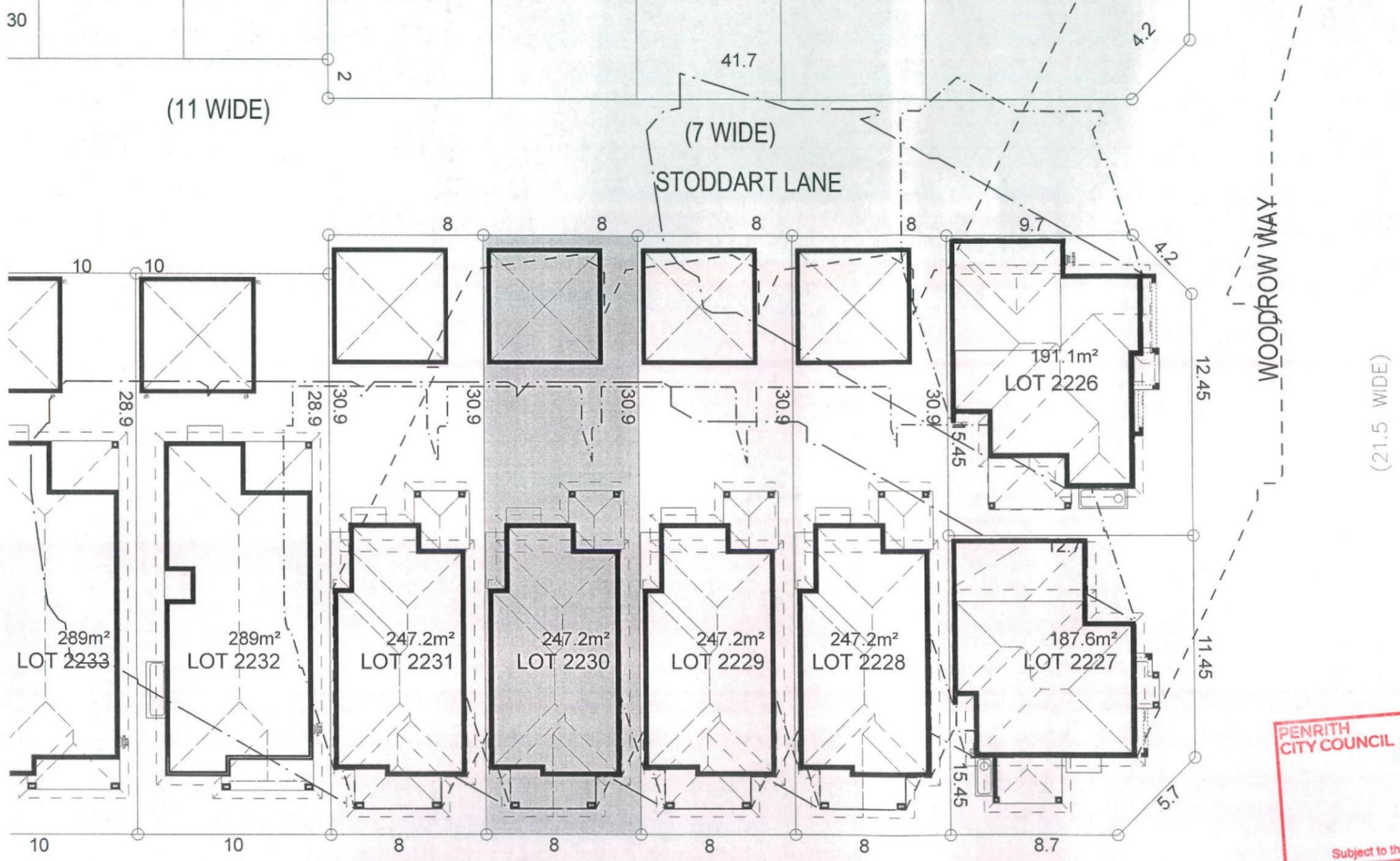
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 Version: 01, Version Date: 20/03/2015

SHADOW DIAGRAM

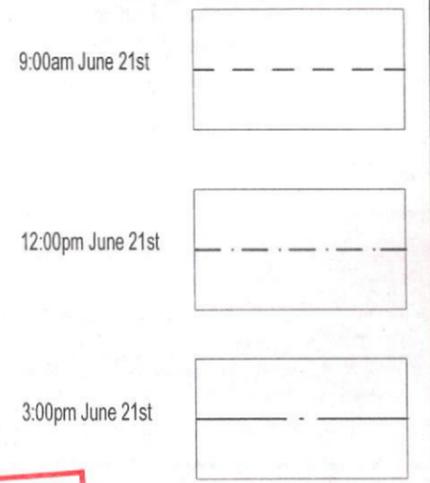
PROMOTION: LIVING/STYLE COLLECTION			
CLIENT: FIRSTYLE HOMES			
LOCATION: LOT 2230 WILLIAM HART CRESCENT PENRITH NSW 2750			
DP: SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH		
model: CHESTER 23	facade: AUGUSTINE	date: 2/06/2014	variation assessment: SK1
Sheet: 10 of 12	drawn: GP/L.D.S.	checked: P.D.	scale: 1:250
			770-14
CLIENT'S SIGNATURE:	DATE:	S.P. 00	



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SHADOW DIAGRAM



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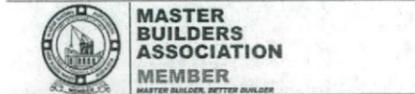
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 Version: 1, Version Date: 20/03/2015

SHADOW DIAGRAM (2)

PROMOTION: LIVING/STYLE COLLECTION			
CLIENT: FIRSTYLE HOMES			
LOCATION: LOT 2230 WILLIAM HART CRESCENT PENRITH NSW 2750			
DP SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH		
model: CHESTER 23	facade: AUGUSTINE	date: 2/06/2014	quotation assessment: SK1
Sheet: 11 of 12	drawn: GP/L.D.S.	checked: P.D.	770-14
scale: 1:250			
CLIENT'S SIGNATURE		DATE	S.P. 00

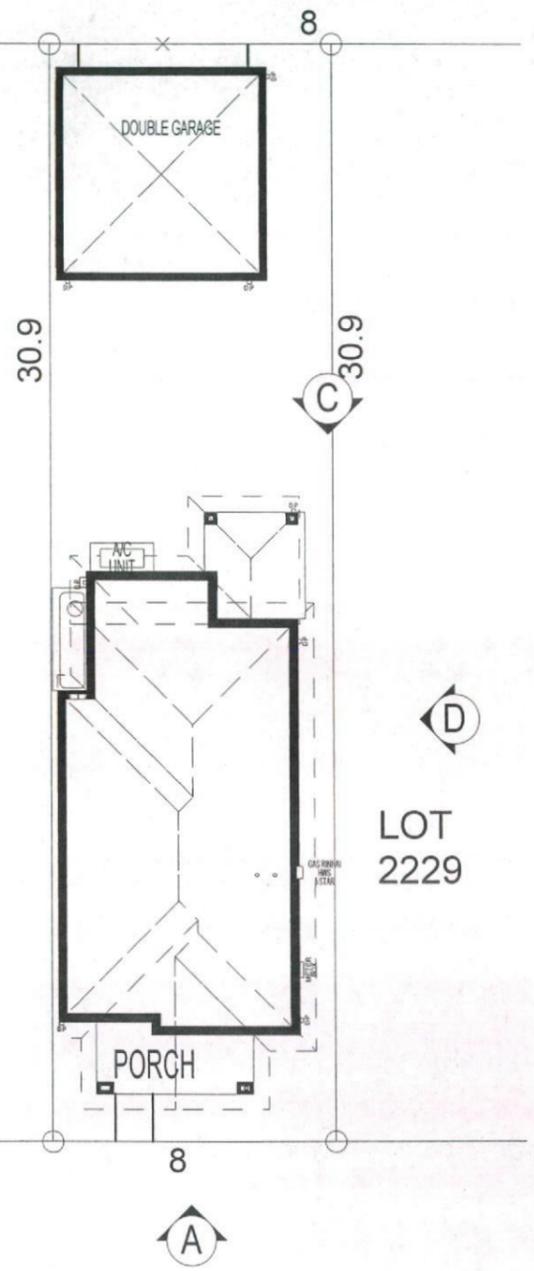


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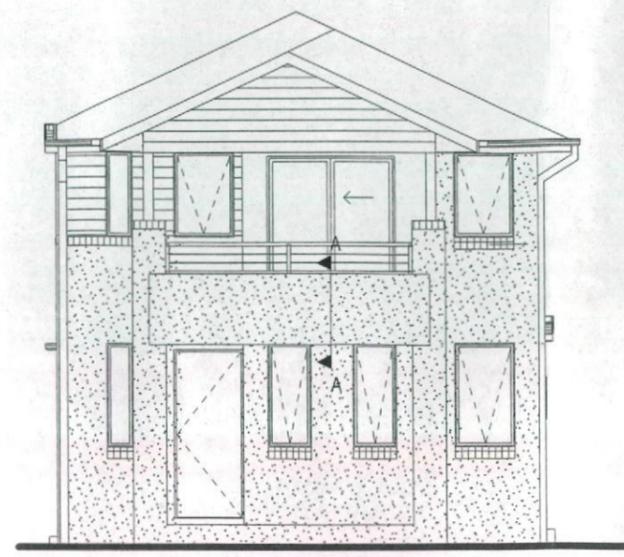
STODDART LANE



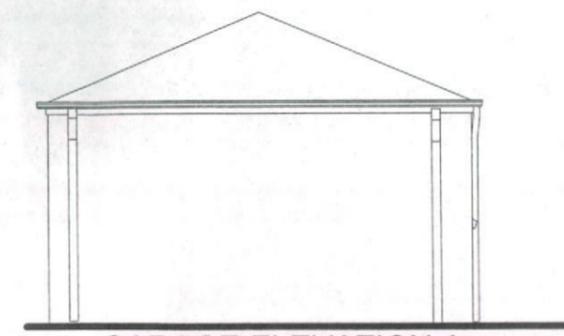
LOT 2231

LOT 2229

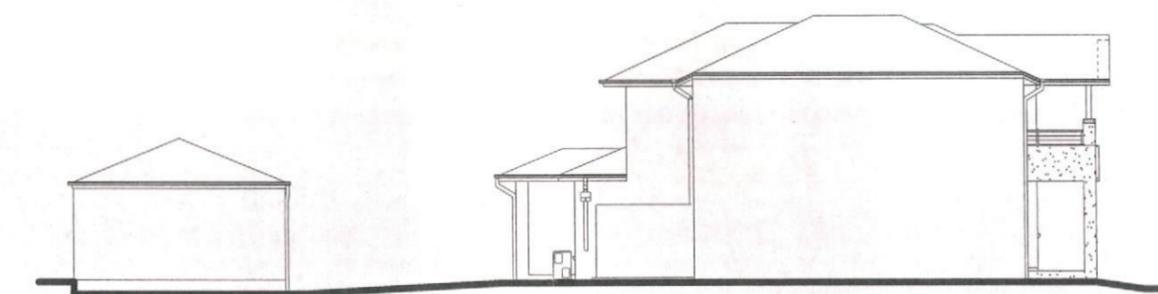
WILLIAM HART CRESCENT



ELEVATION A



GARAGE ELEVATION A

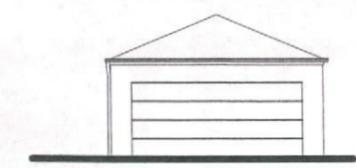


GARAGE ELEVATION B

ELEVATION B



ELEVATION C



GARAGE ELEVATION C



GARAGE ELEVATION D

ELEVATION D

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 Development Consent
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 Version 1, Version Date: 20/03/2015

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CLIENT: FIRSTYLE HOMES			
LOCATION: LOT 2230 WILLIAM HART CRESCENT PENRITH NSW 2750			
DP SUBDIVISION OF LOT 1197 DP 1171491		council: PENRITH	
model: CHESTER 23	facade: AUGUSTINE	date: 2/06/2014	valuation assessment: SK1
Sheet: A	drawn: GP/L.D.S.	checked: P.D.	770-14
scale: NTS			
CLIENT'S SIGNATURE		DATE	SP 00

NOTIFICATION PLAN

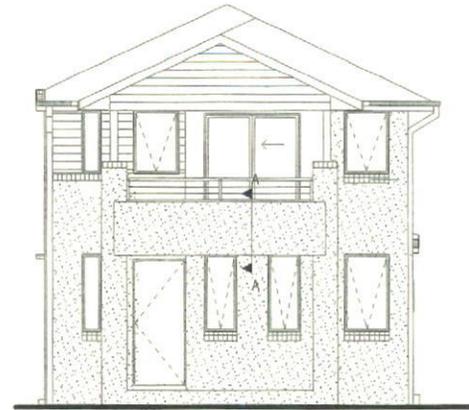
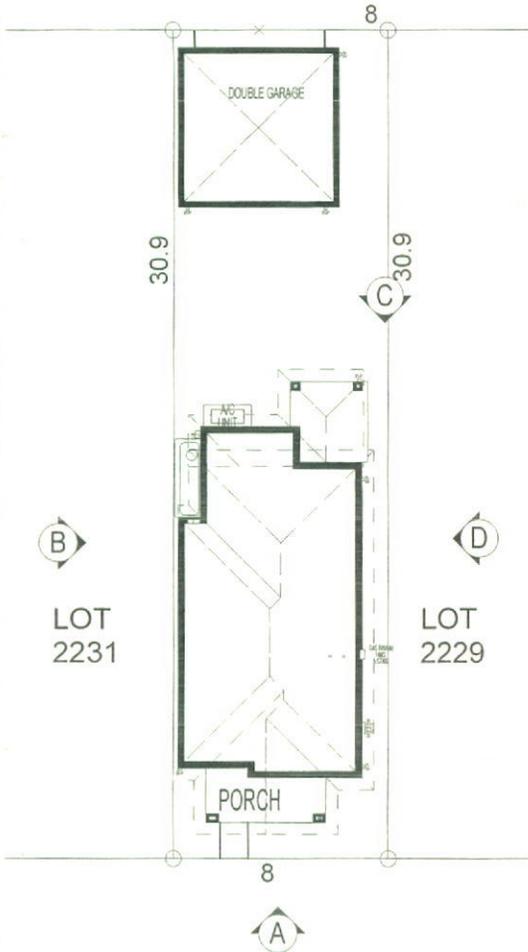


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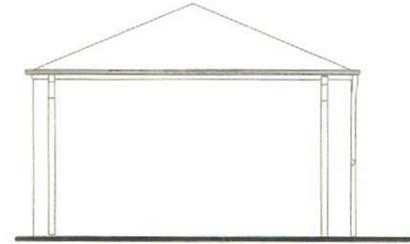


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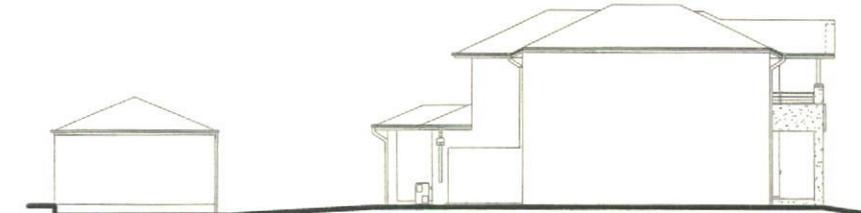
STODDART LANE



ELEVATION A



GARAGE ELEVATION A



GARAGE ELEVATION B

ELEVATION B



ELEVATION C



GARAGE ELEVATION C



GARAGE ELEVATION D

ELEVATION D

WILLIAM HART CRESCENT

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PROMOTION:
 LIVING/STYLE COLLECTION

CLIENT:
 FIRSTYLE HOMES

LOCATION:
 LOT 2230
 WILLIAM HART CRESCENT
 PENRITH NSW 2750

DP SUBDIVISION OF LOT 1187 DP 1171491		Council: PENRITH	
model: CHESTER 23	locale: AUGUSTINE	date: 2/06/2014	revision: SK1
Sheet: A	drawn: G.P.L.D.S.	checked: P.D.	scale: NTS

770-14

NOTIFICATION PLAN

Aspect Development & Survey

Condition of Footpath / Kerb & Gutter Prior to Commencement of Building Works

STODDART LANE

To: Council/Engineers Department

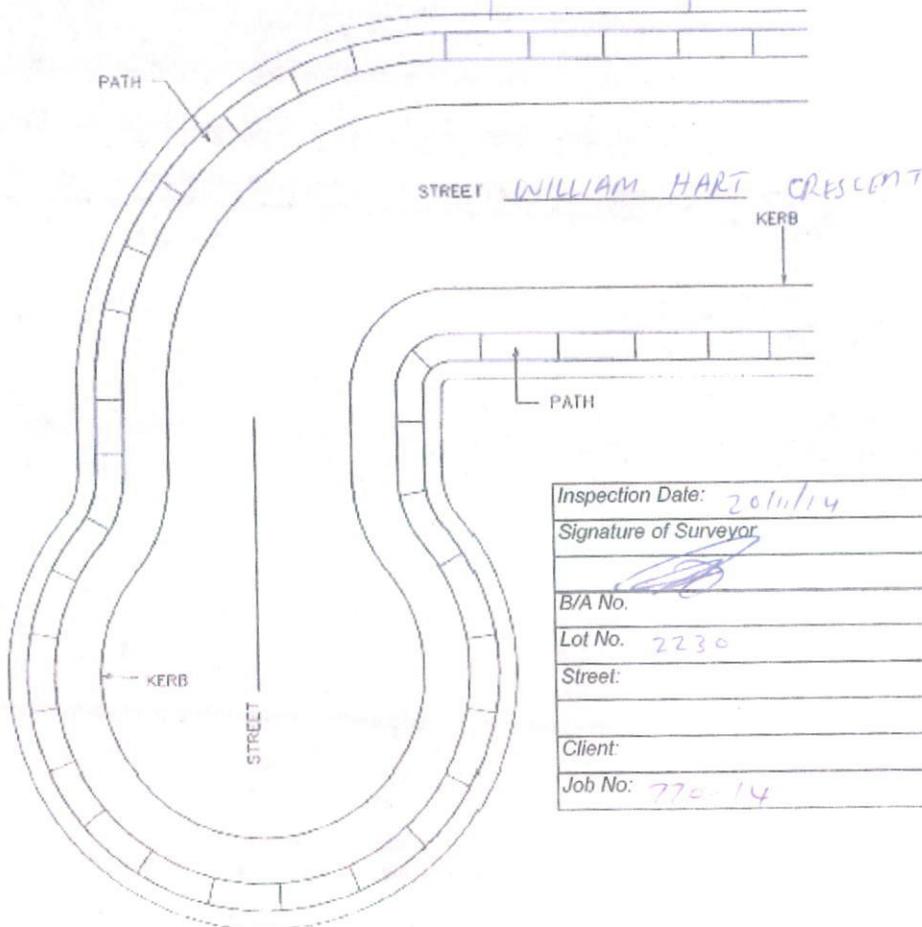
Any Kerb & Gutter: Yes No

Damage: Yes No

Any Footpath: Yes No

Damage: Yes No

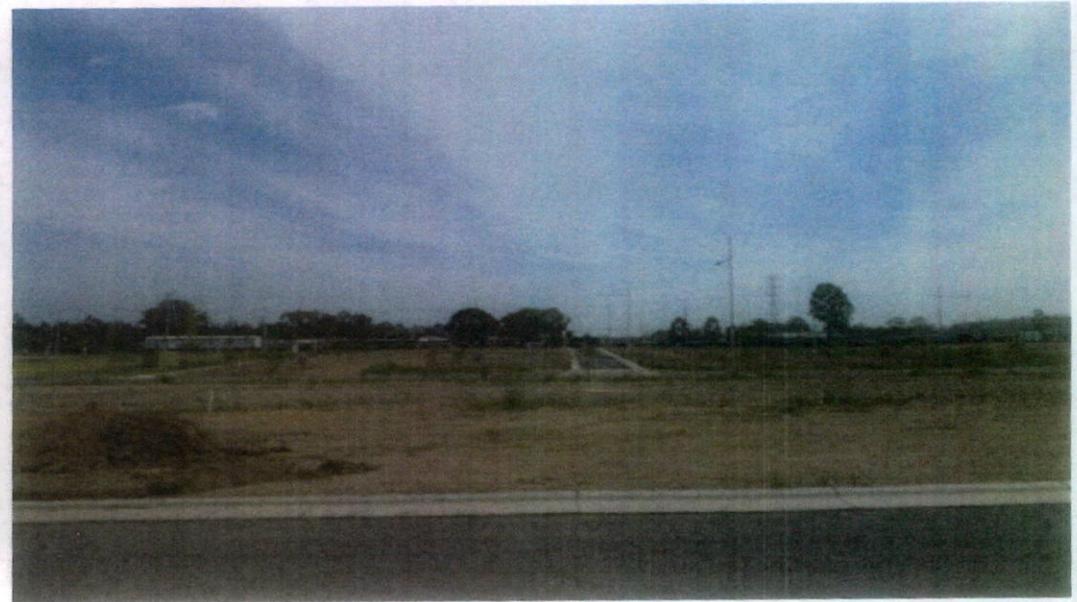
LOT 2230



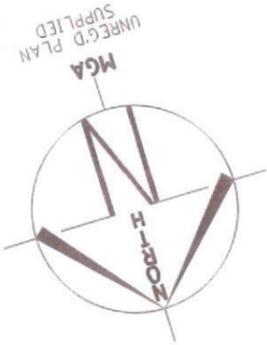
Inspection Date:	20/11/14
Signature of Surveyor:	
B/A No.	
Lot No.	2230
Street:	
Client:	
Job No:	770-14

Note: Each damaged section must be indicated by a cross (X)

03/1027854/161396 770-14



NORTH



LOCALITY SKETCH

UBD AREA: SYD REVISION: 49
 MAP: 163 REF: J7
 S
 E



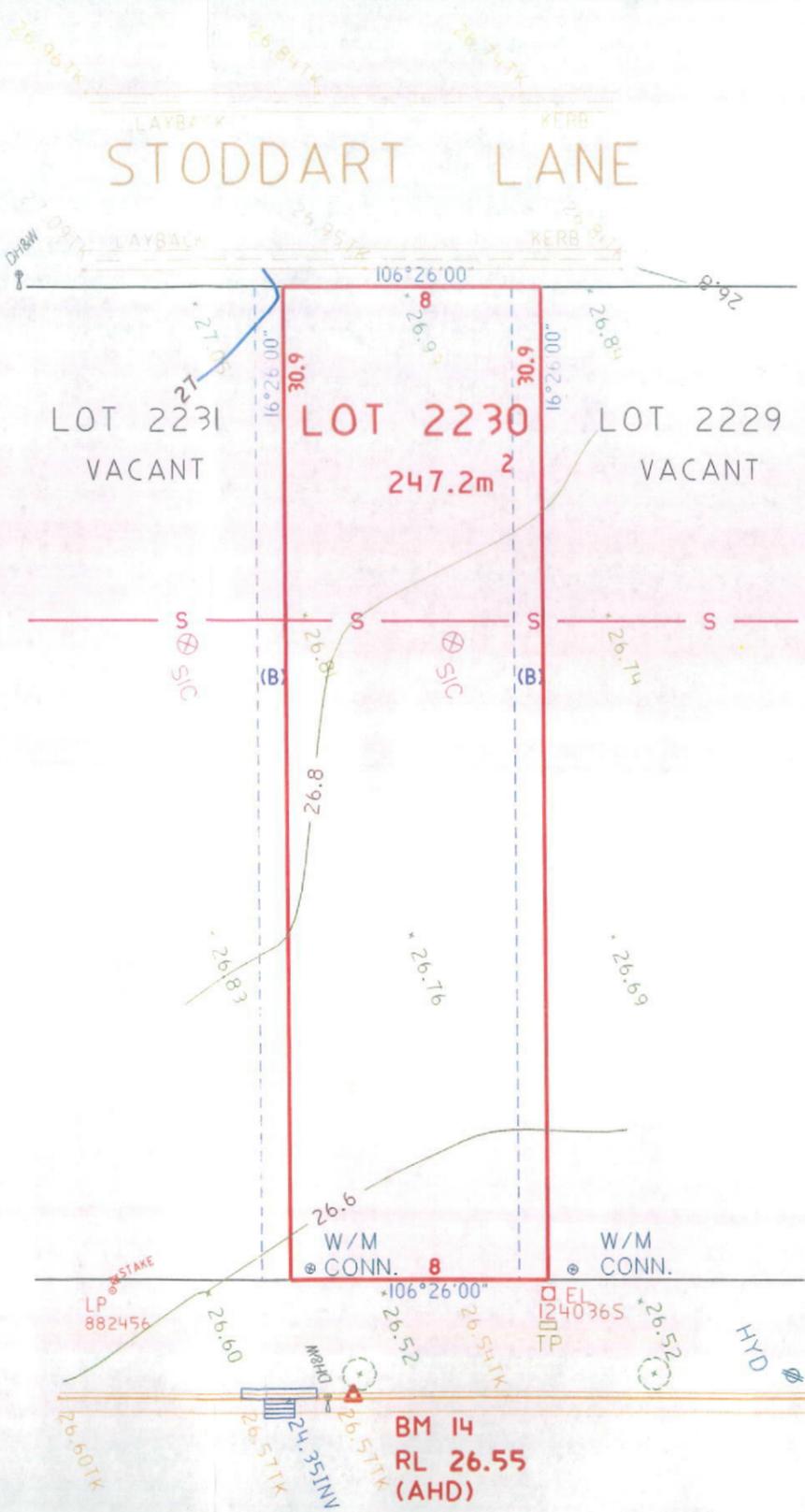
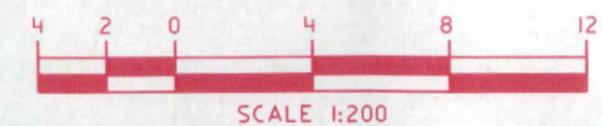
(B) PROPOSED EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE (BI)

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

NOTE: DIMENSIONS FOR LOT 2230
 HAVE BEEN TAKEN FROM A DOCUMENT
 RECEIVED FROM FIRSTYLE HOMES
 ON 13/11/2014 AND ARE TO BE VERIFIED UPON
 REGISTRATION OF DEPOSITED PLAN.

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 : 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.



WILLIAM HART CRESCENT

<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.</p> <p>C) 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="0"> <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>SMH</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	SMH	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> <table border="1"> <tr><td>OUR REFERENCE</td><td>3/1027854/161396</td></tr> <tr><td>LOT 2230</td><td>DP UNREG'D SECTION</td></tr> <tr><td>DATUM AHD</td><td>SOURCE SCMS 09/05/13</td></tr> <tr><td>ORIGIN OF LEVELS</td><td>PM 40864 REDUCED LEVEL 36.47</td></tr> <tr><td>SURVEYED NR</td><td>DATE 20/11/14</td></tr> <tr><td>DRAWN SK/BK</td><td>DATE 25/11/14</td></tr> <tr><td>SCALE 1: 200</td><td>A3 SHEET</td></tr> </table>	OUR REFERENCE	3/1027854/161396	LOT 2230	DP UNREG'D SECTION	DATUM AHD	SOURCE SCMS 09/05/13	ORIGIN OF LEVELS	PM 40864 REDUCED LEVEL 36.47	SURVEYED NR	DATE 20/11/14	DRAWN SK/BK	DATE 25/11/14	SCALE 1: 200	A3 SHEET	<p>CLIENT: FIRSTYLE HOMES</p> <p>REF: 770-14</p> <p>ADDRESS: WILLIAM HART CR & STODDART LANE</p> <p>SUBURB PENRITH</p>
GP	GULLY PIT	-E-	OVERHEAD ELEC LINE																																																												
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SCALE 1: 200	A3 SHEET																																																														

Lot 2230

PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aw	Agapanthus 'White'	White Agapanthus	11	200mm	0.5m
CrF	Cordyline 'Red Fountain'	Red Fountain Cordyline	5	175mm	1m
Lme	Liriope muscari 'Evergreen Giant'	Giant Liriope	2	150mm	0.7m
Mlg	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	1	25L	4m
Oj	Ophiopogon japonicus	Mondo Grass	12	strips	0.3m
Vh	Viola hederacea	Native Violet	16	150mm	0.1m
Vo	Viburnum odoratissimum	Sweet Viburnum	8	300mm	2.5m

STODDART LANE - Supply + installation by BUILDER

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Lcj	Lomandra confertifolia 'Crackerjack'	Fine-leaved Lomandra	5	200mm	0.45m
Lwt	Liriope muscari 'Monroe's White'	Liriope (white flowering)	4	200mm	450mm

STODDART LANE CROSS-OVER - Supply + construction by BUILDER

MATERIAL SCHEDULE

HEADER COURSE

Concrete pavers 'Adbri Stradapave', 300x300x50mm in 'Charcoal' colour, laid in stackbond pattern

Area m²
URBANGROWTH*

2.12

Area m²
BUILDER**

3.50

IN-FILL PAVEMENT

Concrete pavers 'Adbri Havenbrick', 200x100x50mm in 'Brushwood' colour, laid in herringbone pattern

1.68

1.47

Total area

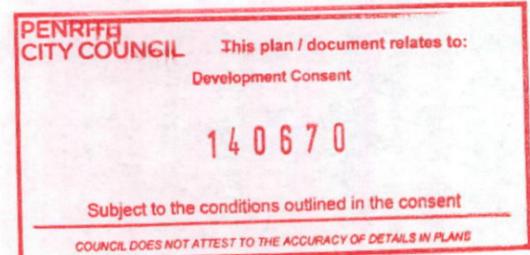
3.80

4.97

*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
55	8	11	36	1



LEGEND

Proposed trees - refer to plant schedule

Proposed accents & grasses - refer to plant schedule



Proposed shrubs - refer to plant schedule

Proposed groundcovers and grasses - refer to plant schedule

Existing levels

Proposed levels

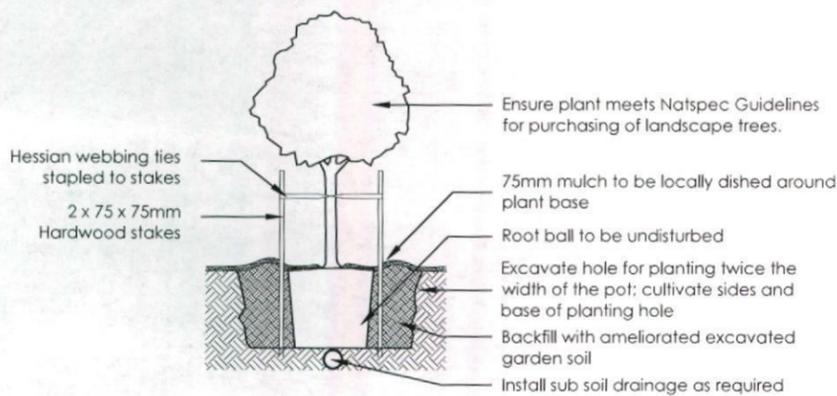
Proposed Top Of Wall levels

Boundary

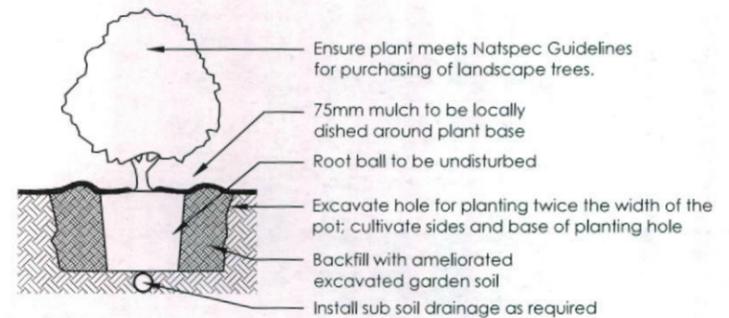
Garden edging

Masonry retaining walls

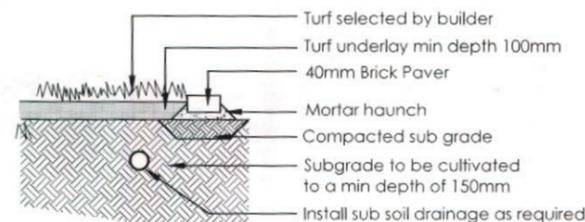
Existing contours



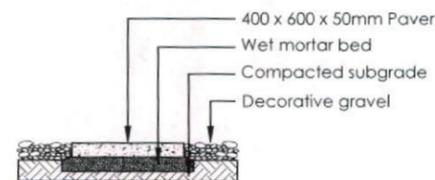
1 Tree Planting Detail
NTS 25L - 100L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size

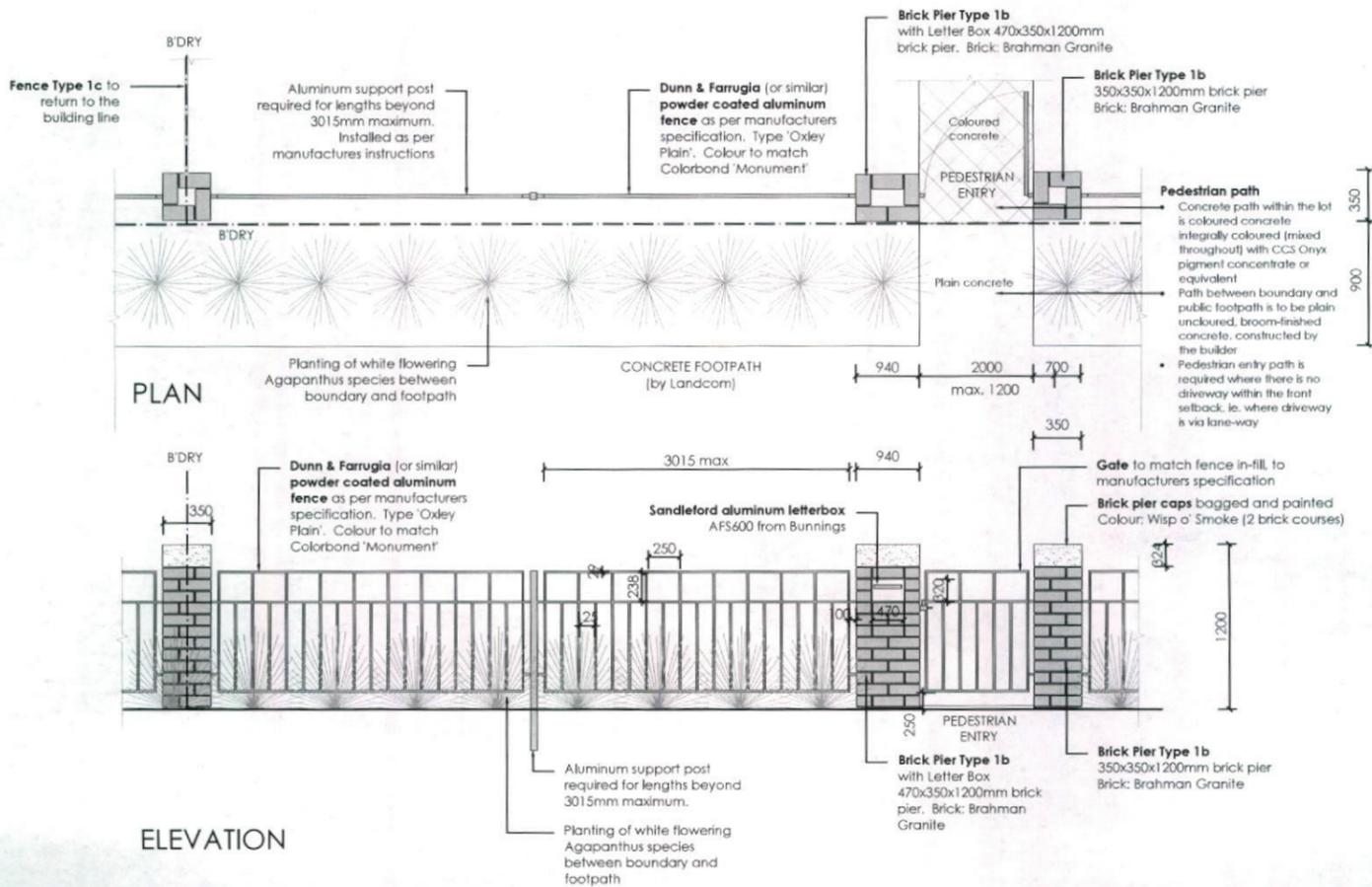


3 Turf Detail
NTS Brick Paver Edge



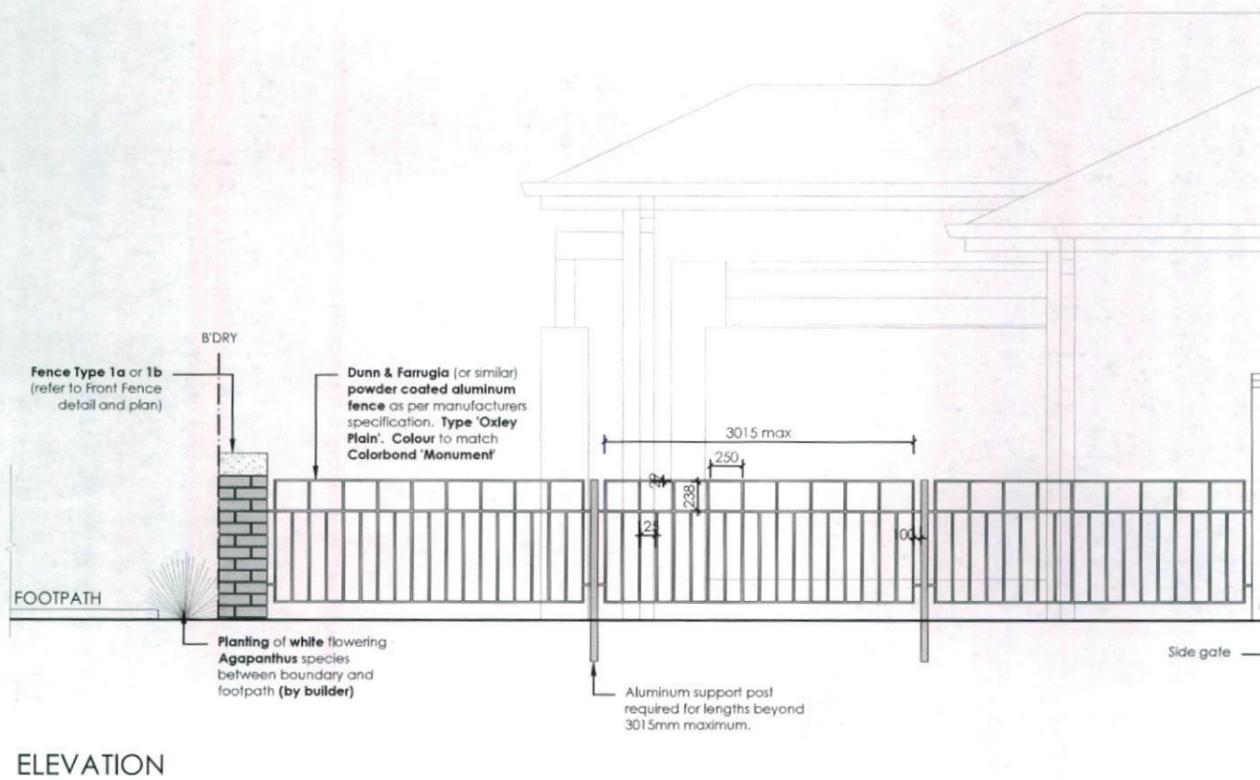
4 Stepping stones in gravel
NTS Low traffic zone

<table border="1"> <tr> <th>REV</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> <th>CHKD</th> </tr> <tr> <td>A</td> <td>ISSUE FOR CLIENT REVIEW</td> <td>06-05-14</td> <td>BT</td> <td>RS</td> </tr> <tr> <td>B</td> <td>ADD DETAILS FOR DA</td> <td>13-05-14</td> <td>BT</td> <td>RS</td> </tr> </table>	REV	DESCRIPTION	DATE	BY	CHKD	A	ISSUE FOR CLIENT REVIEW	06-05-14	BT	RS	B	ADD DETAILS FOR DA	13-05-14	BT	RS	<p>PO Box 8136, Southport QLD 4215 Ph: (07) 5580 7712 Fax: (07) 5580 7705 Email: info@ecodeign.com.au Web: www.ecodeign.com.au</p>	<p>LOT 2230 WILLIAM HART CRESCENT, PENRITH</p>	<p>NEW RESIDENCE LANDSCAPE PLAN</p>	
REV	DESCRIPTION	DATE	BY	CHKD															
A	ISSUE FOR CLIENT REVIEW	06-05-14	BT	RS															
B	ADD DETAILS FOR DA	13-05-14	BT	RS															
<p>1. Do not scale from drawings. 2. Verify all measurements on site. 3. Notify ecodeign of any inconsistencies. 4. Copyright © ecodeign. All rights reserved. 5. Drawing remains the property of ecodeign.</p>	<p>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</p>	<p>FIRSTYLE</p>	<p>1:100 @ A3 DA 02</p>	<p>BT RS 13-05-14 B</p>															



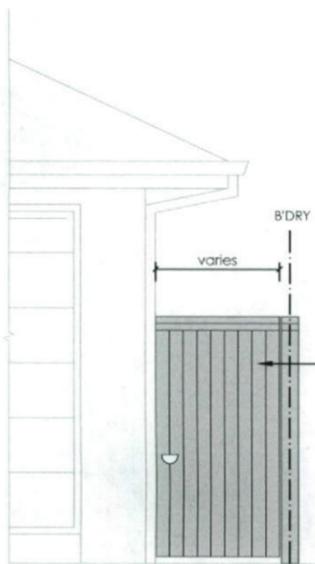
5 FENCE TYPE 1b - Front Fence
1:50 Typical detail

PENRITH CITY COUNCIL This plan / document relates to:
Development Consent
14 0670
Subject to the conditions outlined in the consent
COUNCIL DOES NOT ATTEST TO THE ACCURACY OF DETAILS IN PLANS



6 FENCE TYPE 1c - Side Boundary Front Setback
1:50 Typical detail

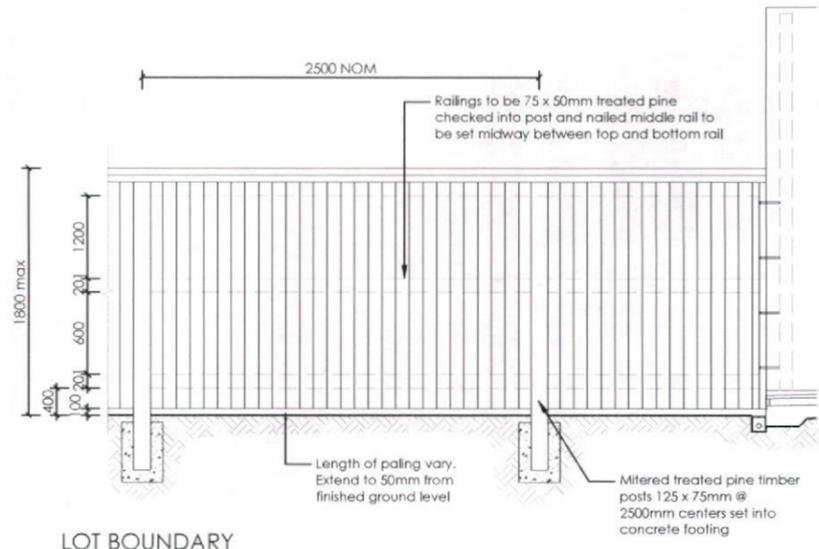
REVISION	DESCRIPTION	ISSUED BY	CHECKED BY	DATE		PO Box 8136, Baulkham Hills BC, NSW 2153 Ph: (02) 9480 7712 Fax: (02) 9480 7705 Email: info@ecodesign.com.au Web: www.ecodesign.com.au	LOT 2230 WILLIAM HART CRESCENT, PENRITH	NEW RESIDENCE			
A	ISSUE FOR CLIENT REVIEW	BT	RS	06-05-14				LANDSCAPE PLAN	1:100 @ A3	DA	
B	ADD DETAILS FOR DA	BT	RS	13-05-14	1. Do not scale from drawings. 2. Verify all measurements on site. 3. Notify ecodesign of any inconsistencies. 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	BT	RS	13-05-14	B



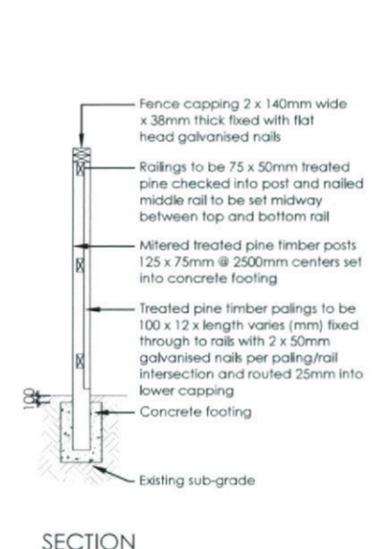
Gate - painted treated pine gate Colour Monument

Note
All gates and boundary side fencing that can be seen from the street must be painted in Colour Monument. Where fence is only between the lots and not seen from the street, it can be left natural.

SIDE GATE



LOT BOUNDARY



SECTION

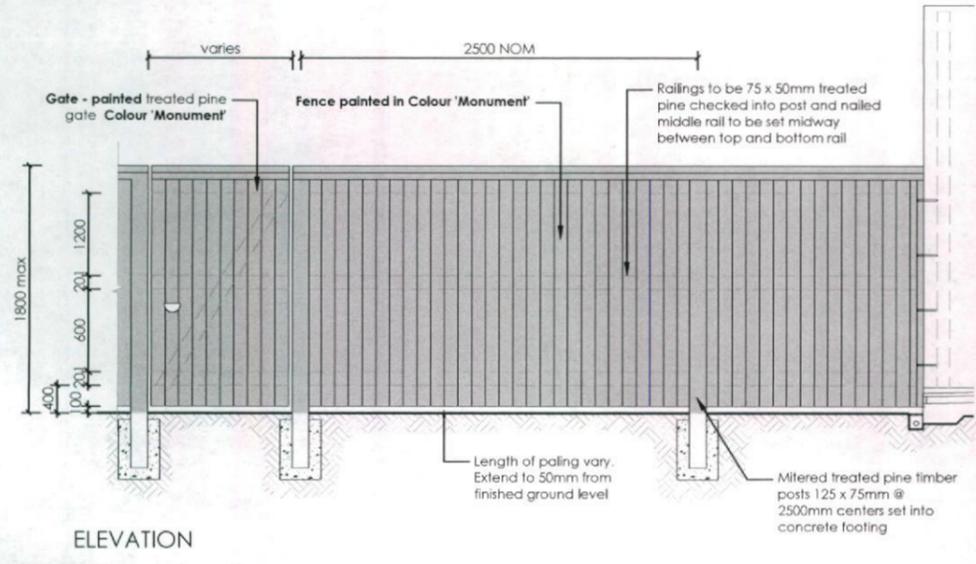
6 FENCE TYPE 4a - Side Boundaries
1:50 Typical detail

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Development Consent

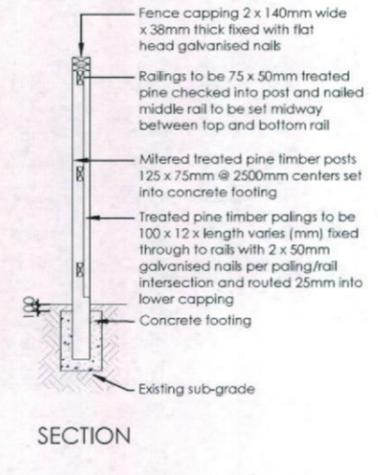
140670

Subject to the conditions outlined in the consent

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ELEVATION



SECTION

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

NO.	REVISION	DATE
A	ISSUE FOR CLIENT REVIEW	06-05-14
B	ADD DETAILS FOR DA	13-05-14

ecodesign
outdoor living environments

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LOT 2230 WILLIAM HART CRESCENT, PENRITH

FIRSTSTYLE

NEW RESIDENCE

LANDSCAPE PLAN

1:100 @ A3 DA 04

BT RS 13-05-14 B

