

ASPECT DEVELOPMENT & SURVEY PTY LTD  
CONSULTING REGISTERED SURVEYORS  
ABN 80 078 649 000

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103 VANESSA STREET  
KINGSGRANGE NSW 2208  
PHONE (02) 9554 8388  
FAX (02) 9554 8388

PO BOX 161  
KINGSGRANGE NSW 1480  
DX 11392  
HURSTVILLE

**BASIX**

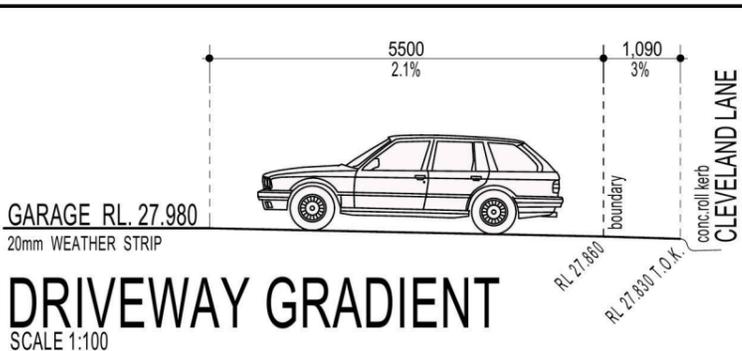
50.0m<sup>2</sup> of roof area to discharge to water tank.  
92.77m<sup>2</sup> stormwater and overflow to discharge to existing SIP  
o/a= 136.34m<sup>2</sup> of roof area.

**LEGEND:**

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

**SYMBOLS & ABBREVIATIONS:**

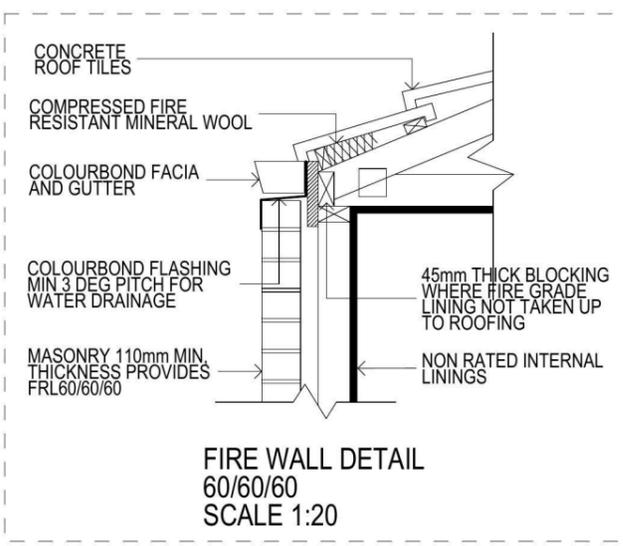
GP GULLY PIT	-E- OVERHEAD ELEC LINE
HYD HYDRANT	-S- SEWER LINE
SIP SURFACE INLET PIT	□ GM GAS METER
SIC SEWER INSPECTION COVER	○ LP LIGHT POLE
SMH SEWER MANHOLE	EC ELECTRICITY CONDUIT
W/M WATER METER	ECT ELEC & TELE CONDUIT
EL ELECTRICITY BOX	TC TELECOM CONDUIT
TP TELECOM PIT	WC WATER CONDUIT
VC VEHICLE CROSSING	INV INVERT
SV STOP VALVE	KO KERB OUTLET
SWMH STORMWATER MANHOLE	TK TOP OF KERB



**NOTE:**  
DRIVEWAY DESIGN IN ACCORDANCE WITH AS/NZS 2890.1:2004 WITH COUNCIL DCP GUIDELINE  
SIGN:..... DATE:.....

**LOCALITY SKETCH**

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



**EARTHWORKS TO AHD**

HOUSE:	FFL: R.L: 28.150 AHD
(LIVING)	FGL: R.L: 27.750 AHD
GARAGE:	FFL: R.L: 27.980 AHD
	FGL: R.L: 27.655 AHD

**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/H TO ENCROACH AS ALLOWED BY B.C.A:CL3.7.1.7 & FIGURE 3.7.1.9

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

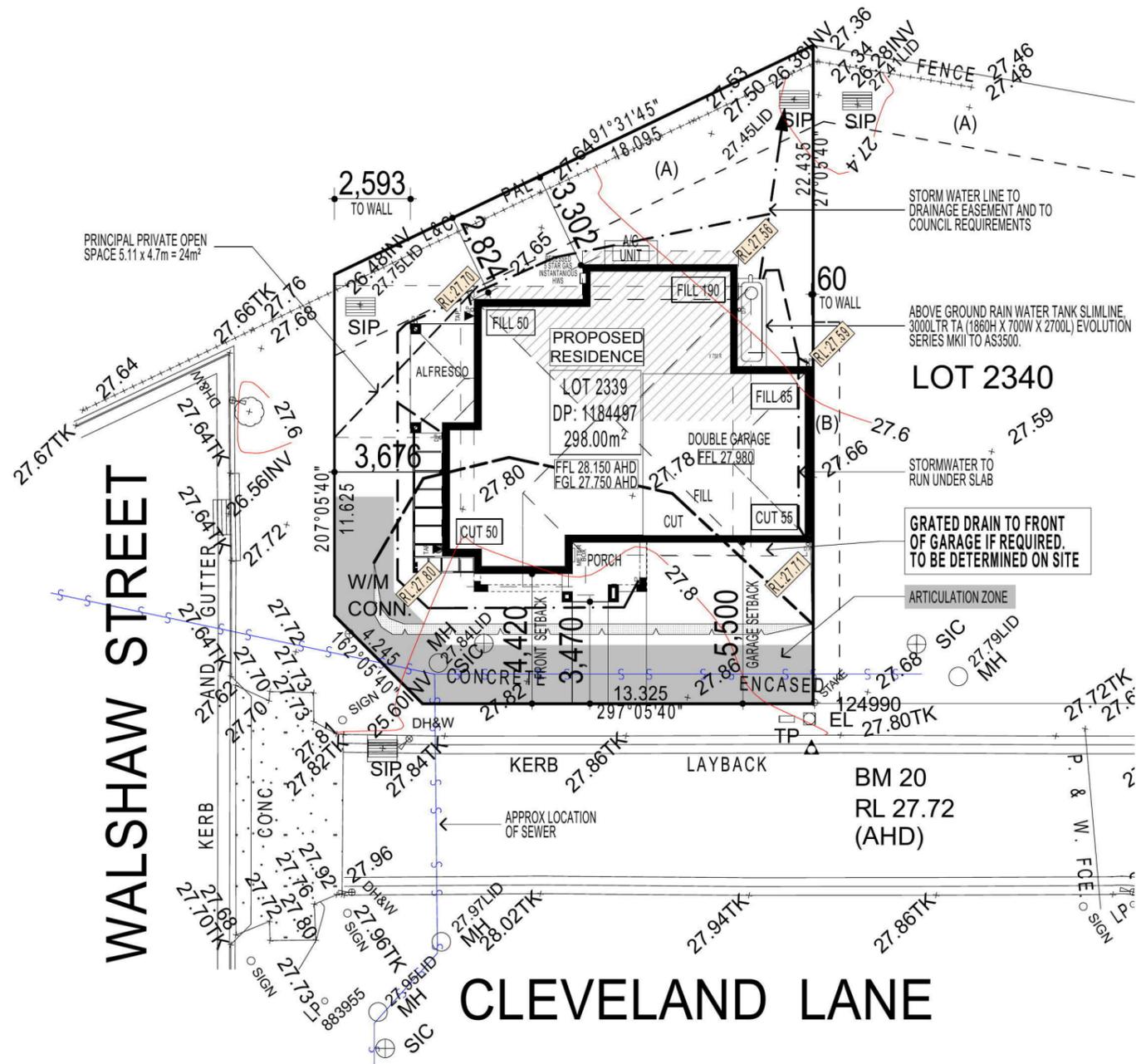
**FIBRE OPTIC WIRING PACKAGE**

**NOTE:**  
PROVIDE GRANITGARD TERMITE TREATMENT

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**NOTE:**  
PROVIDE ACOUSTIC ATTENUATION TO PROPOSED DWELLING AS REQUIRED FROM ROAD TRAFFIC NOISE AND VIBRATION ASSESSMENT- REPORT No.nss22113A - FINAL REV C. DATED: SEPTEMBER 2014 PREPARED BY "NOISE AND SOUND SERVICES".

(A) PROPOSED EASEMENT TO DRAIN WATER 2.5 WIDE  
(B) PROPOSED EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE (B1)



**FIRSTYLE HOMES**

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**DEVELOPMENT CALCULATIONS**

LOT: 2339 NO: 00 OF SITE AREA: 298.0m<sup>2</sup>

Itemised Floor Areas:	Totals:
living ground floor:	70.78m <sup>2</sup>
first floor: (excl. void 72.3m <sup>2</sup> )	76.54m <sup>2</sup>
garage: (excess 00.000m <sup>2</sup> )	33.69m <sup>2</sup>
alfresco:	7.66m <sup>2</sup>
porch:	5.09m <sup>2</sup>
balcony:	00.00m <sup>2</sup>
<b>total floor area:</b>	<b>193.76m<sup>2</sup></b>

**FLOOR SPACE RATIO CALCULATION:**

gross floor areas:	Totals:
living ground floor: (internal area)	62.07m <sup>2</sup>
first floor excl. void: (internal area)	64.81m <sup>2</sup>
<b>total gross floor area:</b>	<b>126.88m<sup>2</sup></b>
<b>floor space ratio:</b>	<b>0.42:1</b>

**SITE AREA COVERAGE/LANDSCAPE:**

house ground floor:	70.78m <sup>2</sup>
garage:	33.69m <sup>2</sup>
porch/alfresco:	12.75m <sup>2</sup>
driveway/paved area:	35.27m <sup>2</sup>
<b>site coverage Area:</b>	<b>117.22m<sup>2</sup>(39.3%)</b>
landscape area:	180.78m <sup>2</sup> (60.7%)
pervious areas (soft)	145.19m <sup>2</sup> (48.7%)
impervious areas (hard)	152.81m <sup>2</sup> (51.3%)
front yard landscape area	57.81m <sup>2</sup> (19.4%)
front yard hard paved area	35.27m <sup>2</sup> (11.8%)
private open space o/a:	97.03m <sup>2</sup>
principal private open space:	24.00m <sup>2</sup>
<b>total car space incl. carstand:</b>	<b>2 carspace</b>

**COUNCIL ZONE: R1**

PROMOTION:  
*LIVING/STYLE COLLECTION*

CLIENT:  
**J. J. McCLUNG**

LOCATION:  
LOT 2339 CNR OF CLEVELAND LANE & WALSHAW STREET, PENRITH NSW 2750

DP: 1184497	council: PENRITH
model: SANDFIELD 20	facade: MILLENIUM
date: 20/03/2015	quotation assessment: QA1
drawn: G.P / S.W	checked: G.P
scale: 1:200, 1:100	<b>739-14</b>

1 of 11

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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**

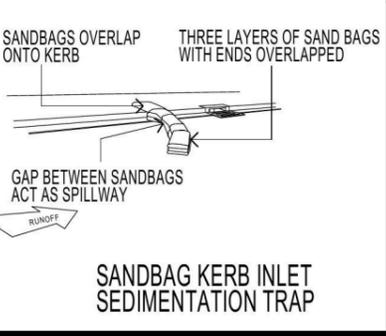
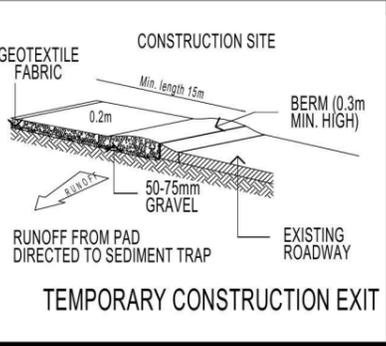
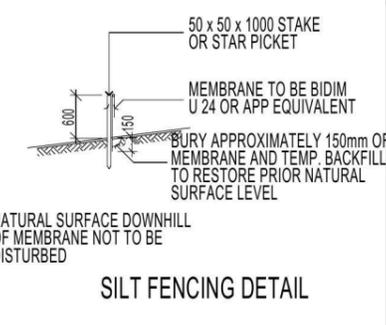
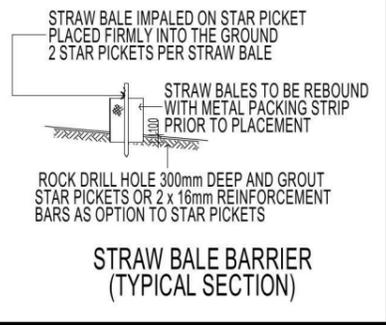
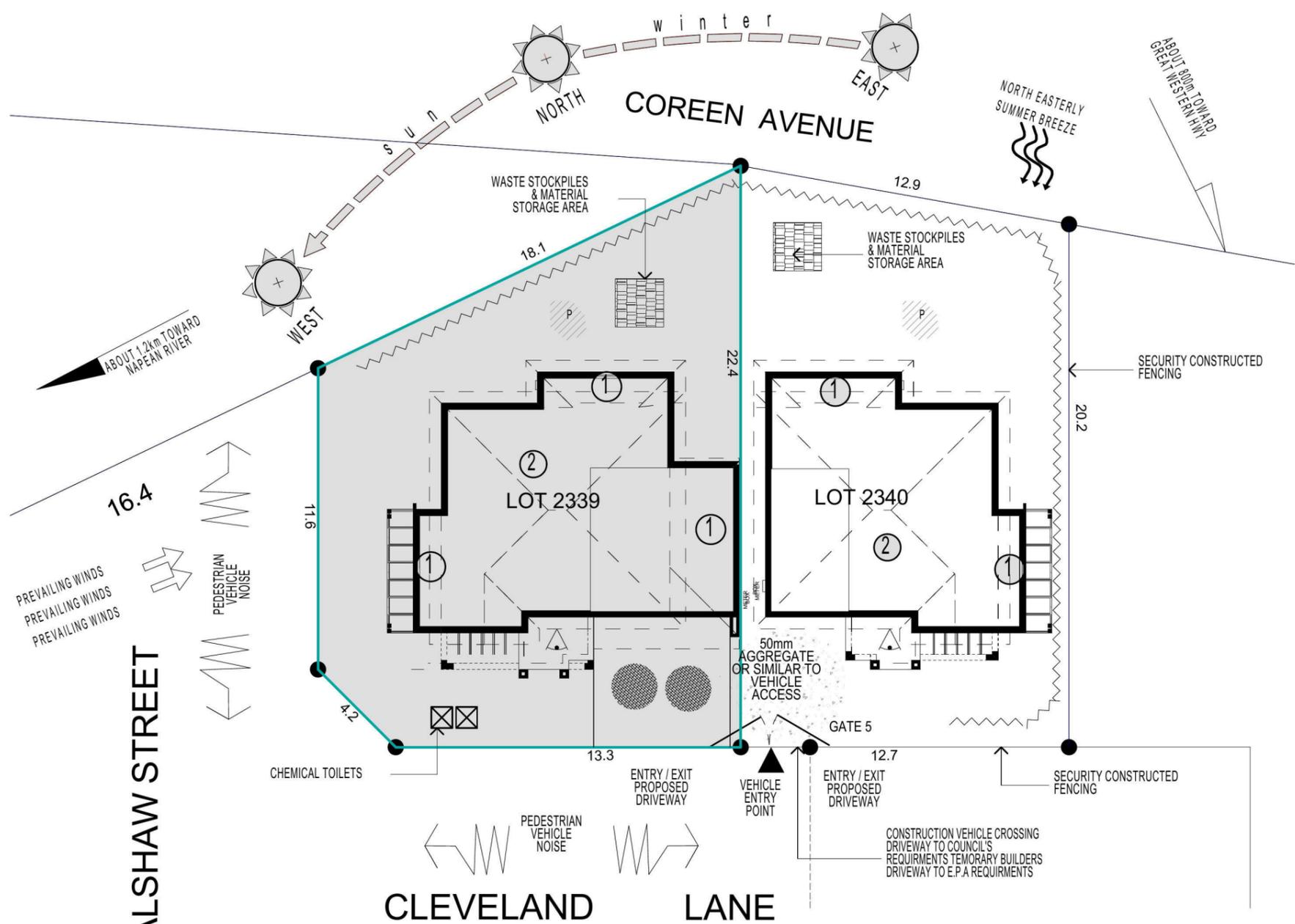
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date: 20/03/2015	quotation assessment: QA1
Sheet: 2 of 11	drawn: G.P / S.W checked: G.P scale: 1:200, NTS

CLIENTS SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ S.P. 00

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 PROVIDE ACOUSTIC ATTENUATION TO PROPOSED DWELLING AS REQUIRED FROM ROAD TRAFFIC NOISE AND VIBRATION ASSESSMENT- REPORT No.nss22113A - FINAL REV C. DATED:SEPTEMBER 2014 PREPARED BY "NOISE AND SOUND SERVICES".



**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

**FIBRE OPTIC WIRING PACKAGE**

**NOTE:**  
 PROVIDE GRANITGARD TERMITE TREATMENT

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

**SITE ANALYSIS & WASTE MANAGEMENT PLAN**

**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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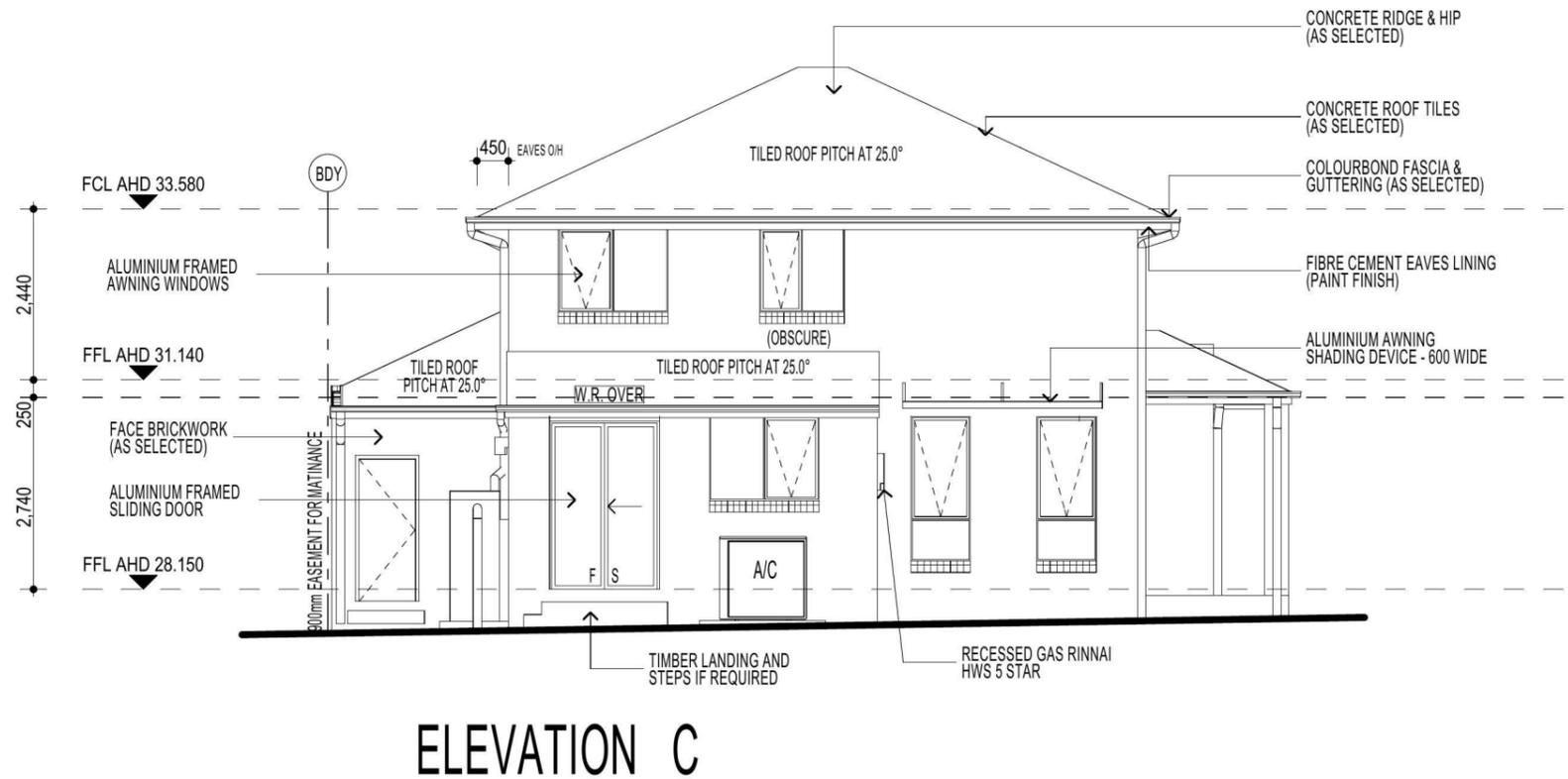
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CLIENT: <b>J. J. McCLUNG</b>			
LOCATION: LOT 2339 CNR OF CLEVELAND LANE & WALSHAW STREET, PENRITH NSW 2750			
DP: 1184497	facade:	council: PENRITH	quotation assessment
model: SANDFIELD 20	facade: MILLENNIUM	date: 20/03/2015	QA1
Sheet: 5 of 11	drawn: G.P / S.W	checked: G.P	scale: 1:100
			<b>739-14</b>
CLIENTS SIGNATURE:		DATE:	S.P. 00.

**ELEVATIONS**

**KEY**

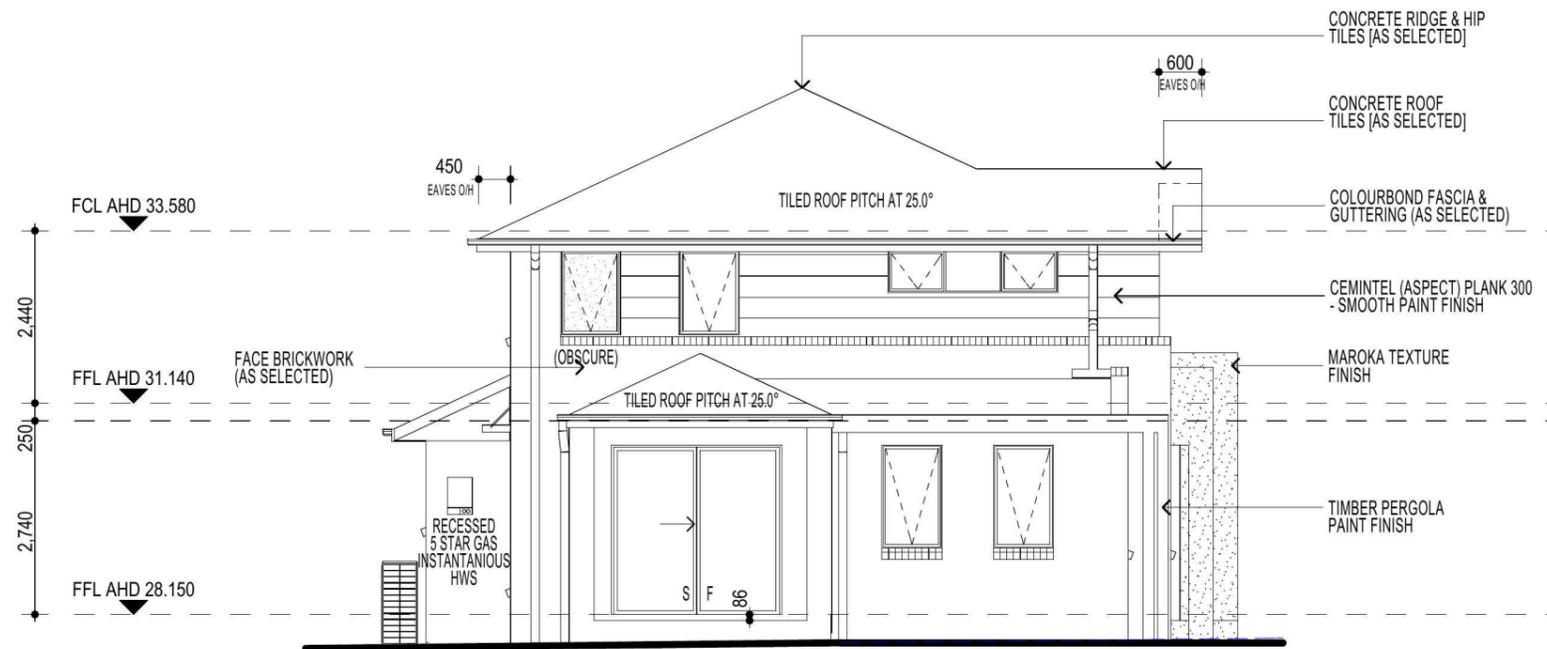
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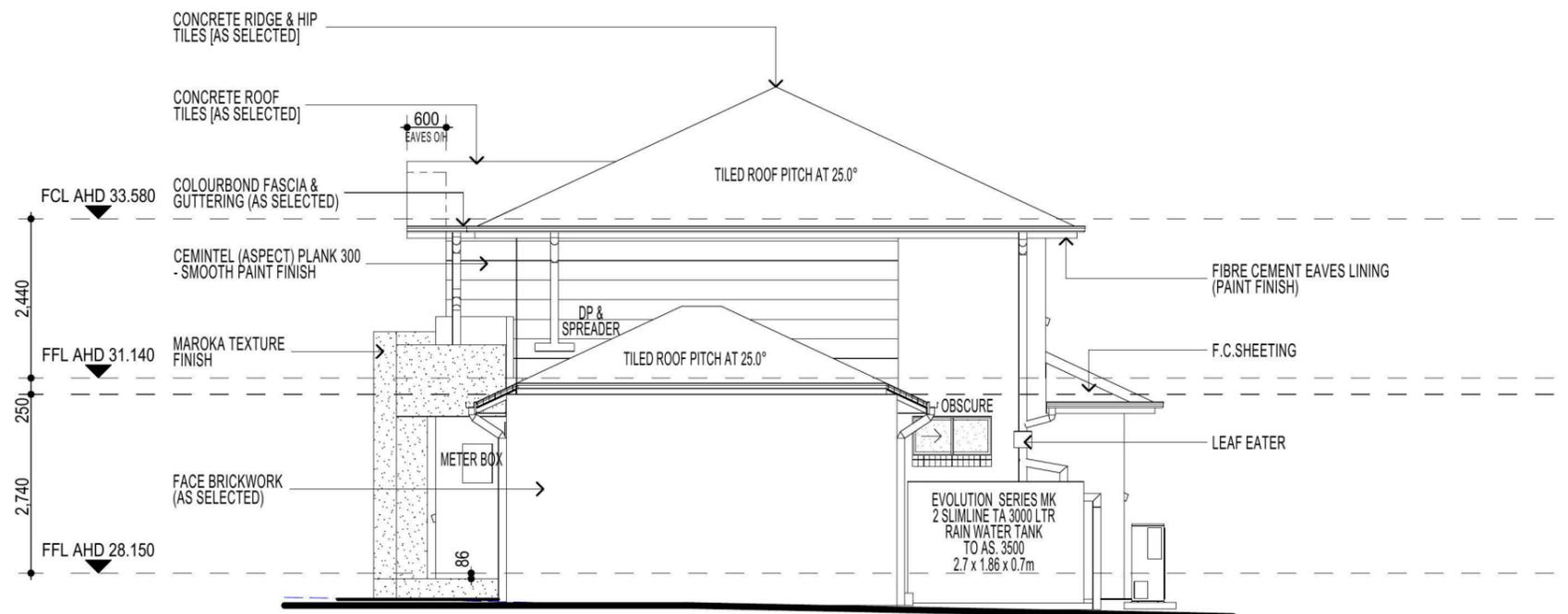
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**ELEVATION B**



**ELEVATION D**

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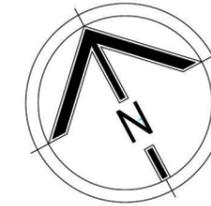
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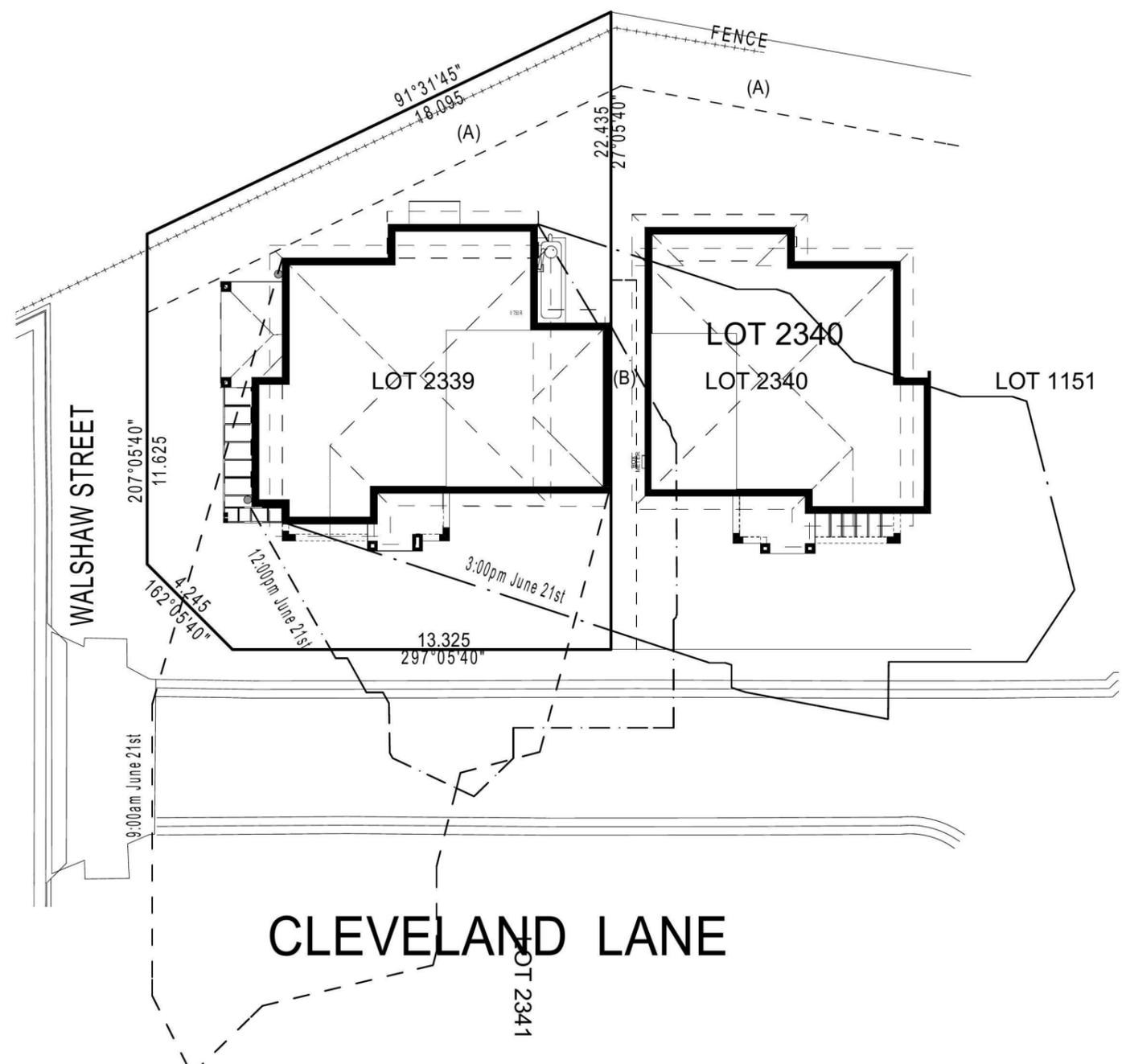
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**SHADOW DIAGRAM**

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

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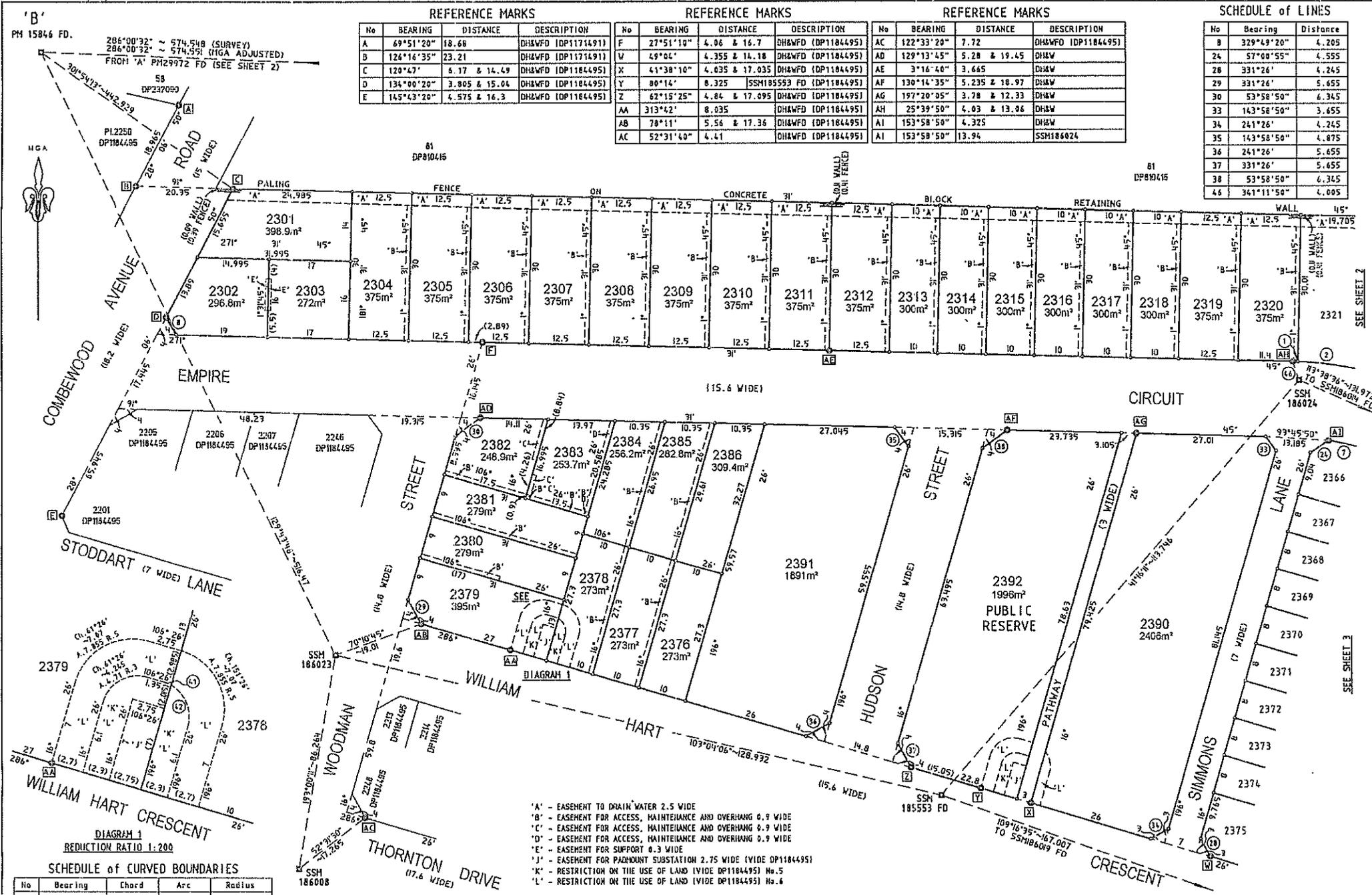
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**CLEVELAND LANE**

**SHADOW DIAGRAM**

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Sheet: 10 of 11	drawn: G.P / S.W	checked: G.P	<b>739-14</b>
scale: 1:200			
CLIENTS SIGNATURE:		DATE: S.P. 00.	



No	BEARING	DISTANCE	DESCRIPTION
A	69°51'20"	18.68	DH&WFD (DP1171491)
B	124°16'35"	23.21	DH&WFD (DP1171491)
C	120°47'	8.17 & 14.49	DH&WFD (DP1184495)
D	134°00'20"	3.805 & 15.04	DH&WFD (DP1184495)
E	145°43'20"	4.575 & 16.3	DH&WFD (DP1184495)

No	BEARING	DISTANCE	DESCRIPTION
F	27°51'10"	4.06 & 16.7	DH&WFD (DP1184495)
W	49°04'	4.355 & 14.18	DH&WFD (DP1184495)
X	41°38'10"	4.635 & 17.035	DH&WFD (DP1184495)
Y	80°14'	8.325	SSH185533 FD (DP1184495)
Z	62°15'25"	4.84 & 17.095	DH&WFD (DP1184495)
AA	313°142'	8.035	DH&WFD (DP1184495)
AB	78°11'	5.54 & 17.36	DH&WFD (DP1184495)
AC	52°31'40"	4.41	DH&WFD (DP1184495)

No	BEARING	DISTANCE	DESCRIPTION
AC	122°33'20"	7.72	DH&WFD (DP1184495)
AD	129°13'45"	5.28 & 19.45	DH&W
AE	3°16'40"	3.645	DH&W
AF	130°14'35"	5.235 & 18.97	DH&W
AG	197°20'05"	3.78 & 12.33	DH&W
AH	25°39'50"	4.63 & 13.06	DH&W
AI	153°58'50"	4.325	DH&W
AI	153°58'50"	13.94	SSH186024

No	Bearing	Distance
8	329°49'20"	4.205
24	57°00'55"	4.555
28	331°26'	4.245
29	331°26'	5.655
30	53°58'50"	6.345
33	143°58'50"	3.655
34	241°26'	4.245
35	143°58'50"	4.875
36	241°26'	5.655
37	331°26'	5.655
38	53°58'50"	6.365
44	341°11'50"	4.005

Reg: R624526 / Doc: DP 1184497 P / Rev: 12-Jan-2015 / Sts: SC, OK / Pft: 13-Jan-2015 11:42 / Pgs: ALL / Seq: 1 of 8  
 BHC / SJC

DP1184497  
 See Sheet 2  
 See Sheet 3

**DIAGRAM 1**  
REDUCTION RATIO 1:200

**SCHEDULE of CURVED BOUNDARIES**

No	Bearing	Chord	Arc	Radius
1	271°54'40"	1.1	1.1	75.6
2	276°52'20"	11.69	11.905	75.6
7	108°03'55"	18.835	18.91	60
41	113°10'45"	0.705	0.705	3
42	158°16'45"	3.715	4.005	3

- 'A' - EASEMENT TO DRAIN WATER 2.5 WIDE
- 'B' - EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE
- 'C' - EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE
- 'D' - EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE
- 'E' - EASEMENT FOR SUPPORT 0.3 WIDE
- 'F' - EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (WIDE DP1184495)
- 'K' - RESTRICTION ON THE USE OF LAND (WIDE DP1184495) No. 5
- 'L' - RESTRICTION ON THE USE OF LAND (WIDE DP1184495) No. 4

Surveyor: GRAHAM JOHN HALL  
 Date of Survey: 12 SEPTEMBER 2014  
 Surveyor's Ref: 72-10-20-2014M710Q(1754)

PLAN OF  
 SUBDIVISION OF LOT 1197 DP1171491

LGA: PENRITH  
 Locality: PENRITH  
 Subdivision No. 090/14  
 Lengths are in metres. Reduction Ratio 1: 500

Registered  
 09.01.2015

**DP1184497**

NOTE: THE EXTENSION OF CLEVELAND LANE IS 7 WIDE

REFERENCE MARKS			REFERENCE MARKS				
No	BEARING	DISTANCE	DESCRIPTION	No	BEARING	DISTANCE	DESCRIPTION
G	193°07'10"	3.535	DH&WFD (DP1171491)	M	105°22'50"	1.1 & 6.47	DH&WFD (DP1171491)
H	214°02'10"	0.455	CBFD (DP233536)	N	1°11'25"	4.08 & 13.205	DH&WFD (DP1171491)
I	192°11'40"	6.23	DH&WFD (DP1171491)	O	48°41"	3.93 & 12.795	DH&WFD (DP1171491)
J	216°54"	4.795 & 20.255	DH&WFD (DP1171491)	P	200°01'25"	3.645 & 11.915	DH&WFD (DP1171491)
K	335°02'25"	1.845 & 10.435	DH&WFD (DP1171491)	Q	121°18'30"	1.08 & 6.39	DH&WFD (DP1171491)
L	66°11'10"	1.215 & 10.455	DH&WFD (DP1171491)	AH	25°39'50"	4.03 & 13.06	DH&W

SCHEDULE of LINES

No	Bearing	Distance
9	252°05'40"	5.655
10	342°05'40"	5.655
11	252°05'40"	5.655
12	342°05'40"	4.245
13	72°05'40"	4.245
14	162°05'40"	2.83
15	252°05'40"	4.245
16	342°05'40"	5.655
31	227°21'20"	5.955
39	127°09'50"	0.39
40	207°05'40"	7
46	341°11'50"	4.005

No	BEARING	DISTANCE	DESCRIPTION
AI	153°58'50"	4.325	DH&W
AI	153°58'50"	13.94	SSH186024
AJ	48°45'25"	3.97 & 13.045	DH&W
AK	156°57'25"	4.63 & 18.49	DH&W
AL	117°05'40"	3.43 & 11.58	DH&W
AH	63°00'20"	5.6 & 23.915	DH&W
AN	66°02'15"	5.54 & 17.86	DH&W
AO	47°36'	1.28 & 6.87	DH&W
AP	148°23'35"	4.075 & 13.265	DH&W
AQ	154°42'40"	4.965	DH&W
AQ	151°38'40"	22.37	DH&W

SURVEYING & SPATIAL INFORMATION REGULATION 2012: CLAUSES 35(1)(b), 43(2) & 61(2)										
M.G.A. COORDINATES & A.H.D. HEIGHTS										
MARK	EASTING	NORTHING	ZONE	CLASS	ORDER	ORIGIN	HEIGHT	CLASS	ORDER	ORIGIN
P.H.15846	286 222.093	6 263 965.567	56	B	2	SC1HS	26.087	LB	L2	SC1HS
P.H.29972	286 776.447	6 263 807.088	56	B	2	SC1HS	25.447	LB	L2	SC1HS
SSH.180810	287 024.824	6 263 581.614	56	C	4	SC1HS	28.4	E	5	SC1HS
SSH.180811	286 992.736	6 263 518.793	56	C	4	SC1HS	27.9	E	5	SC1HS
SSH.185553	286 745.0	6 263 606.3	56	U	U	TRAVERSE	26.4	U	U	TRIG HEIGHT
SSH.186008	286 600.0	6 263 551.4	56	U	U	TRAVERSE	26.1	U	U	TRIG HEIGHT
SSH.186014	286 940.9	6 263 638.9	56	U	U	TRAVERSE	28.7	U	U	TRIG HEIGHT
SSH.186019	286 902.6	6 263 551.1	56	U	U	TRAVERSE	28.2	U	U	TRIG HEIGHT
SSH.186022	287 044.2	6 263 714.7	56	U	U	TRAVERSE	27.3	U	U	TRIG HEIGHT
SSH.186023	286 619.4	6 263 635.4	56	U	U	TRAVERSE	26.8	U	U	TRIG HEIGHT
SSH.186024	286 820.0	6 263 691.8	56	U	U	TRAVERSE	27.8	U	U	TRIG HEIGHT

COMBINED SCALE FACTOR 1.000151  
ESTABLISHED MARK SOURCE: SC1HS DATED 25/07/2014

SCHEDULE of CURVED BOUNDARIES				
No	Bearing	Chord	Arc	Radius
1	271°56'40"	1.1	1.1	75.6
2	276°52'20"	11.89	11.905	75.6
3	284°56'45"	9.395	9.405	75.6
4	292°18'50"	10.035	10.04	75.6
5	296°36'25"	1.285	1.285	75.6
7	108°03'55"	18.835	18.91	60

'A' - EASEMENT TO DRAIN WATER 2.5 WIDE  
 'B' - EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE  
 'C' - EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE  
 'F' - EASEMENT TO DRAIN WATER 1.5 WIDE  
 'H' - EASEMENT FOR POWERLINE 15.24 WIDE (VIDE J6119711)  
 'YY' - PART LOT 2388 BENEFITED BY EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE ('B') AFFECTING LOT 2338

Surveyor: GRAHAM JOHN HALL  
 Date of Survey: 12 SEPTEMBER 2014  
 Surveyor's Ref: 72-10-20:2014M100(1754)

PLAN OF SUBDIVISION OF LOT 1197 DP1171491

LGA: PENRITH  
 Locality: PENRITH  
 Subdivision No. 090/14  
 Lengths are in metres. Reduction Ratio 1: 500

Registered  
 09.01.2015

DP1184497

Reg: R024526 /Doc: DP 1184497 P /Rev: 1.2-Jan-2015 /Sts: SC OK /Prt: 1.3-Jan-2015 11:42 /Pgs: ALL /Seq: 2 of 8

DP1184497  
 CAD REF: 2307210 North Point - Survey - Survey\_MacCAD File071020200

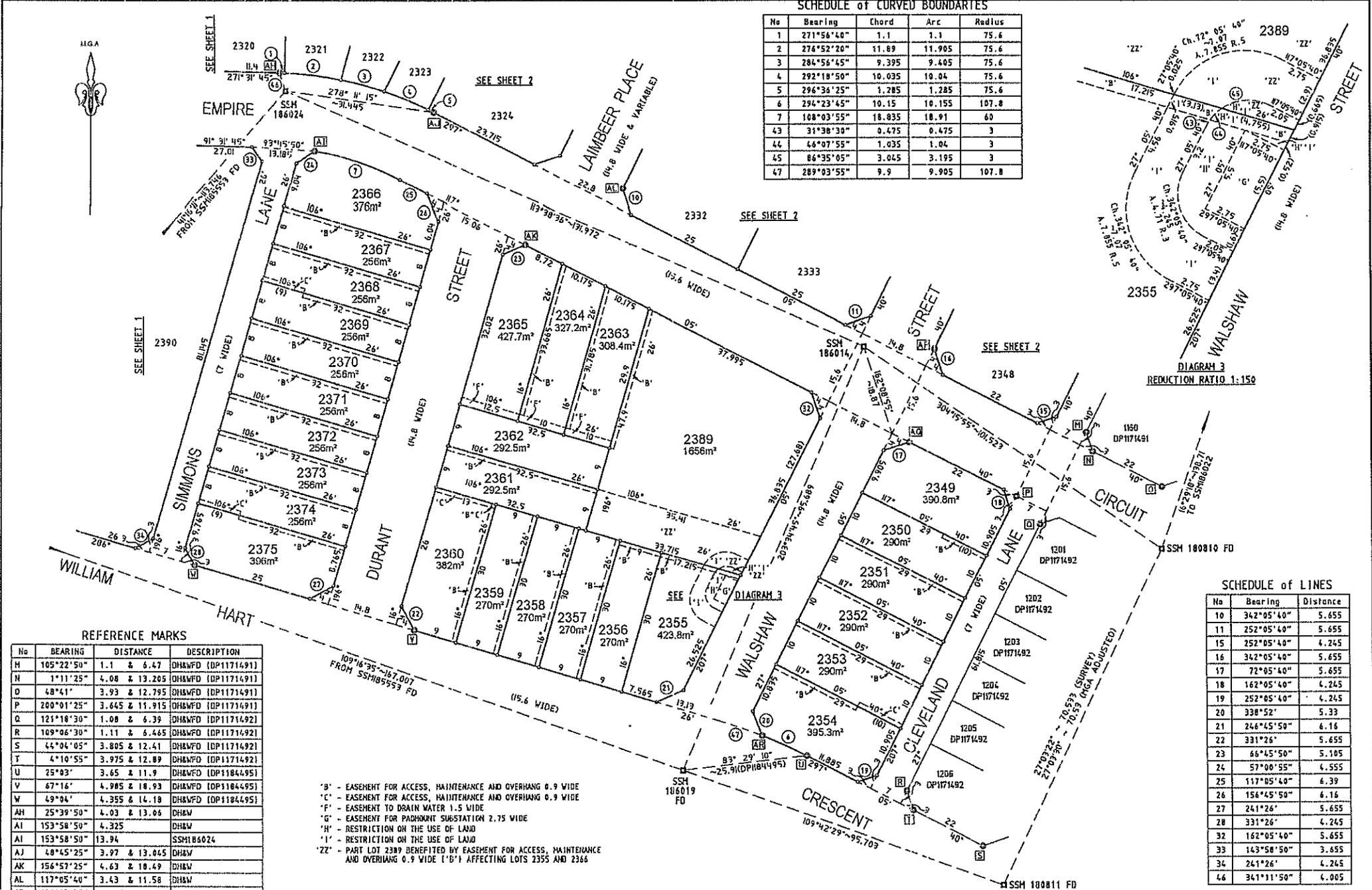
No	Bearing	Chord	Arc	Radius
1	271°56'48"	1.1	1.1	75.6
2	274°52'20"	11.89	11.905	75.6
3	284°56'45"	9.395	9.405	75.6
4	292°18'50"	10.035	10.04	75.6
5	296°36'25"	1.285	1.285	75.6
6	294°23'45"	10.15	10.155	107.8
7	108°03'55"	18.835	18.91	60
43	31°38'30"	0.475	0.475	3
44	46°07'55"	1.035	1.04	3
45	86°35'05"	3.045	3.195	3
47	289°03'55"	9.9	9.905	107.8

DIAGRAM 3  
REDUCTION RATIO 1:150

Req:R62426 / Doc:DP 1184497 P / Rev:12-Jan-2015 / Str:SC.OK / Pct:13-Jan-2015 11:42 / Pgs:ALL / Seq:3 of 8  
Ref: BHC of Str: T

DP184497

DP184497



REFERENCE MARKS

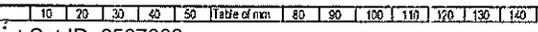
No	BEARING	DISTANCE	DESCRIPTION
H	105°22'50"	1.1 & 6.47	DH&WF (DP1171491)
N	1°11'25"	4.08 & 13.205	DH&WF (DP1171491)
O	48°41'	3.93 & 12.795	DH&WF (DP1171491)
P	200°01'25"	3.645 & 11.915	DH&WF (DP1171491)
Q	121°18'30"	1.08 & 6.39	DH&WF (DP1171492)
R	109°06'30"	1.11 & 6.465	DH&WF (DP1171492)
S	44°04'05"	3.805 & 12.41	DH&WF (DP1171492)
T	4°10'55"	3.975 & 12.89	DH&WF (DP1171492)
U	25°03'	3.65 & 11.9	DH&WF (DP1184495)
V	67°16'	4.985 & 18.93	DH&WF (DP1184495)
W	49°04'	4.355 & 14.18	DH&WF (DP1184495)
AH	25°39'50"	4.03 & 13.06	DH&W
AI	153°58'50"	4.325	DH&W
AJ	153°58'50"	13.94	SSH186024
AJ	48°45'25"	3.97 & 13.045	DH&W
AK	156°57'25"	4.63 & 18.49	DH&W
AL	117°05'40"	3.43 & 11.58	DH&W
AP	148°23'35"	4.075 & 13.265	DH&W
AQ	154°42'40"	4.965	DH&W
AQ	151°38'40"	22.37	DH&W
AR	89°33'	5.76	DH&W
AR	54°46'45"	14.66	DH&W

- 'B' - EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE
- 'C' - EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE
- 'F' - EASEMENT TO DRAIN WATER 1.5 WIDE
- 'G' - EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
- 'H' - RESTRICTION ON THE USE OF LAND
- 'I' - RESTRICTION ON THE USE OF LAND
- 'ZZ' - PART LOT 2389 BENEFITED BY EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE ('B') AFFECTING LOTS 2355 AND 2366

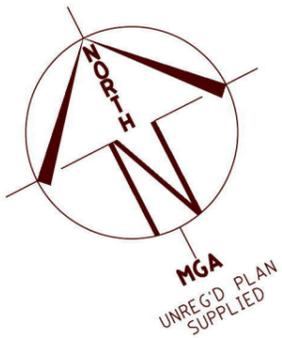
SCHEDULE of LINES

No	Bearing	Distance
10	342°05'40"	5.655
11	252°05'40"	5.655
15	252°05'40"	4.245
16	342°05'40"	5.655
17	72°05'40"	5.655
18	162°05'40"	4.245
19	252°05'40"	4.245
20	338°52'	5.33
21	246°45'50"	6.16
22	331°26'	5.655
23	66°45'50"	5.105
24	57°00'55"	4.555
25	117°05'40"	6.39
26	156°45'50"	6.16
27	241°26'	5.655
28	331°26'	4.245
32	162°05'40"	5.655
33	143°58'50"	3.655
34	241°26'	4.245
46	341°11'50"	4.005

Surveyor: GRAHAM JOHN HALL Date of Survey: 12 SEPTEMBER 2014 Surveyor's Ref: 72-10-20: 2014M710Q(1754)	PLAN OF SUBDIVISION OF LOT 1197 DP1171491	LGA: PENRITH Locality: PENRITH Subdivision No. 090/14 <small>1:2000 2010 2015 2020 2025 2030 2035 2040 2045 2050</small> <small>1:500</small>	Registered 09.01.2015	<b>DP1184497</b>
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NORTH



LOCALITY SKETCH

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

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

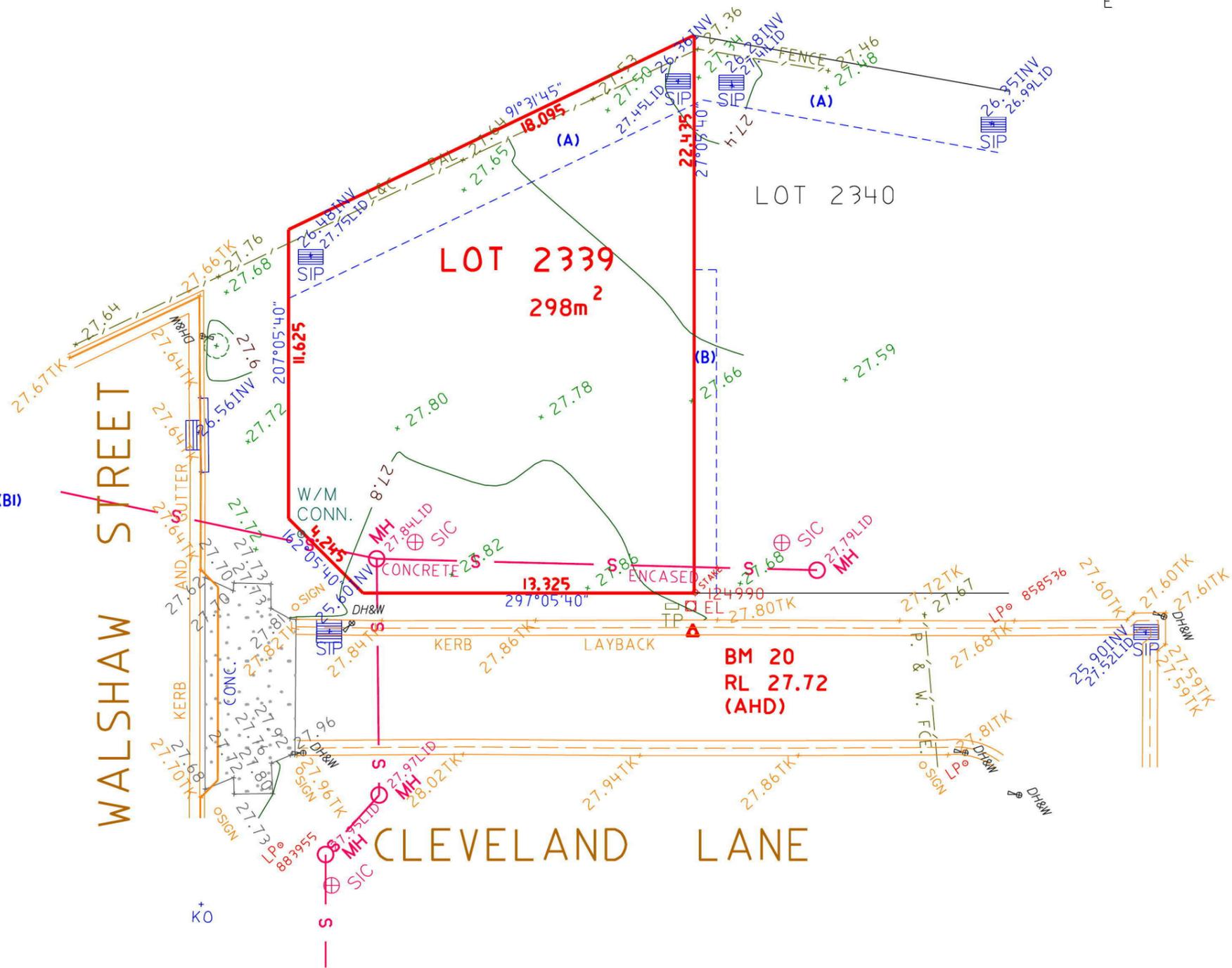
THE BOUNDARY POSITION IS APPROXIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION WORKS INCLUDING THE SITING OF A RESIDENCE.

(A) PROPOSED EASEMENT TO DRAIN WATER 2.5 WIDE  
 (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 2339 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 : 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.



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
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

**ASPECT DEVELOPMENT & SURVEY PTY LTD**  
 CONSULTING REGISTERED SURVEYORS  
 ABN 60 078 649 000

SUITE 1  
 103 VANESSA STREET  
 KINGSGROVE NSW 2208  
 PHONE (02) 9554 8388  
 FAX (02) 9554 8588

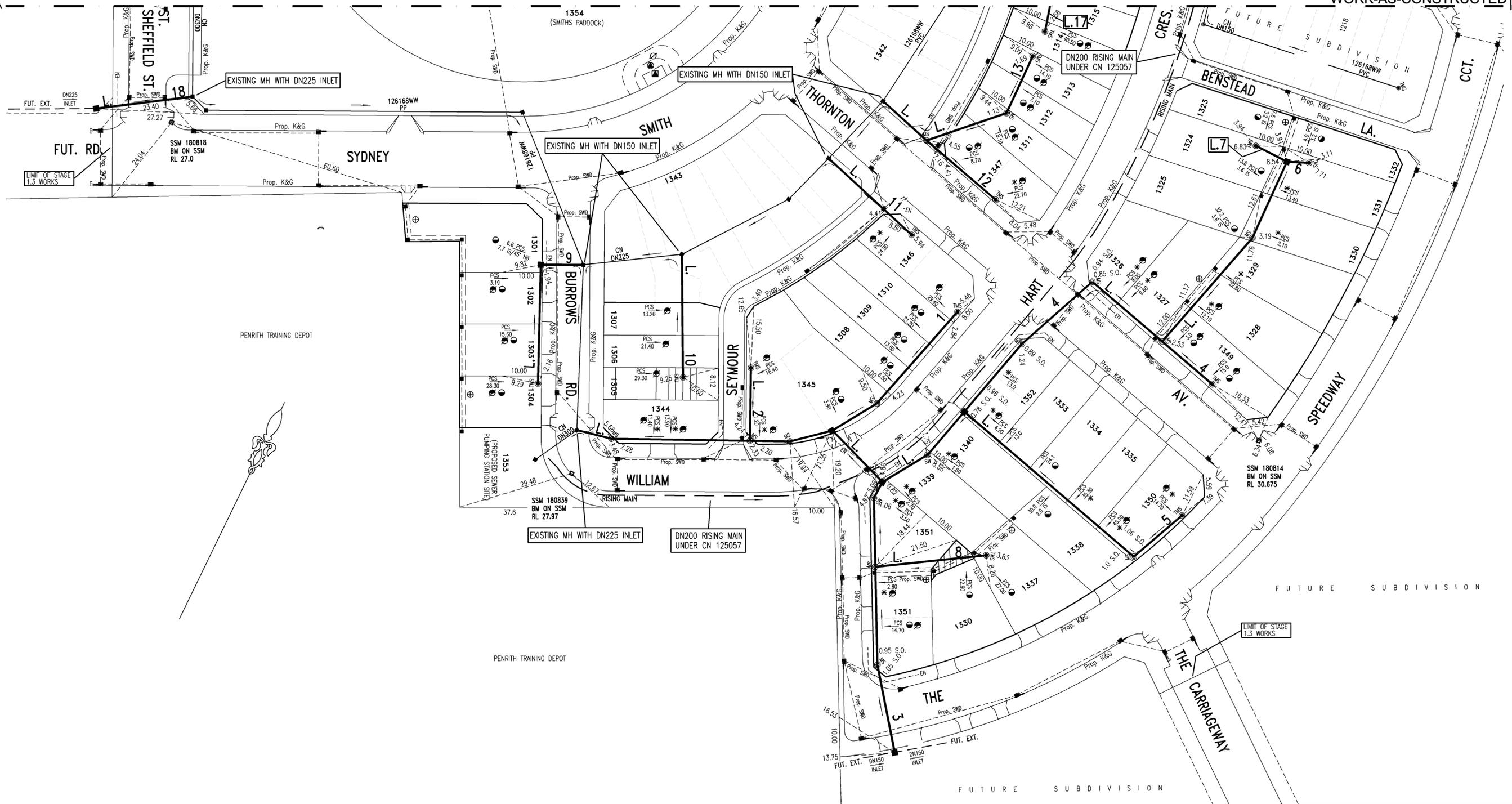
PO BOX 161  
 KINGSGROVE NSW 1480  
 DX 11392  
 HURSTVILLE

PROJECT	
OUR REFERENCE	3/1027910/161571
LOT 2339	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/TM	DATE 24/11/2014
SCALE 1: 200	A3 SHEET

**CLIENT: FIRSTYLE HOMES**  
 REF:  
 REF: 739-14  
 ADDRESS: CLEVELAND LANE & WALSHAW ST.  
 SUBURB PENRITH



SEE SHEET 3 FOR CONTINUATION

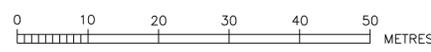


PENRITH TRAINING DEPOT

PENRITH TRAINING DEPOT

FUTURE SUBDIVISION

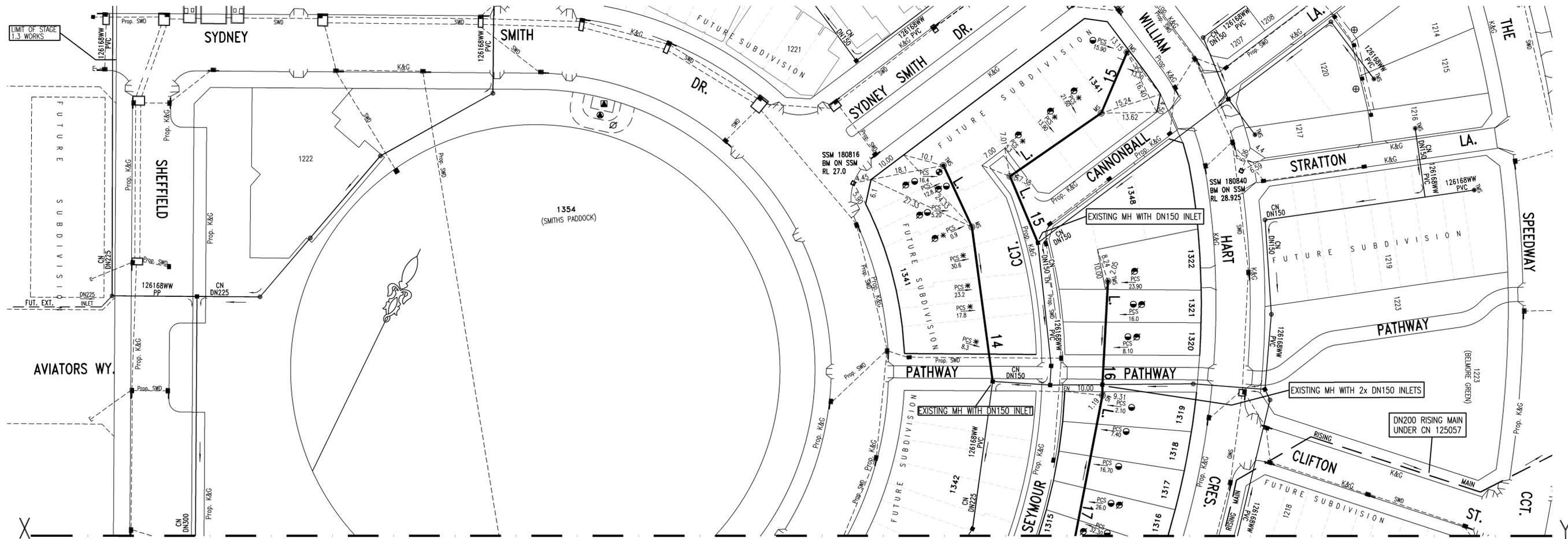
FUTURE SUBDIVISION



- EASEMENT FOR PADMOUNT SUBSTATION (2.75m WIDE)
- ⊙ RESTRICTION ON THE USE OF LAND (3m WIDE)
- ⊕ RESTRICTION ON THE USE OF LAND (5m WIDE)
- ⊖ DRAINAGE EASEMENT 1.5 WIDE

NUMBER	AMENDMENT	INITIAL	DATE
A	FIRST ISSUE (FOR CLIENT ONLY)	F.J.	17.10.11
B	ISSUE FOR COMMENT	F.J.	15.01.12
C	ISSUE FOR SWC ENDORSEMENT	F.J.	20.02.12
D	AMENDED DESIGN AS PER MARKUP FROM LANDCOM BASED ON THE LATEST PROP. ARCHITECTURAL LAYOUT	F.J.	12.07.12
E	L15 EXTENDED BY 20m, LEVELS AMENDED	F.J.	02.08.12
F	MS CHANGED TO MH AT L4/L5 CONNECTION	F.J.	09.08.12
G	FUTURE BOUNDARIES OF LOTS 1341-1343 CHANGED, L14 EXTENDED BY 1.60m AND JUNCTION ADDED ON L14	F.J.	18.11.12
H	WORK AS CONSTRUCTED	S.D.	07.03.13
I	WORK AS CONSTRUCTED AMENDED L14	G.W.	25.02.14

WORK AS CONSTRUCTED CERTIFICATION		SYDNEY WATER CORPORATION	
DEVELOPER	LANDCOM	<b>Sydney WATER</b>	
W.S.C.	QALCHEK PTY LTD		
CONSTRUCTOR	BOOMDELL P/L	Case No. 126169WW SHT 2 OF 6 SHTS.	
COMPLETED	19/02/2013		
W.A.C. PREPARED	07/03/2013		
DESIGNER	QALCHEK PTY LTD	SYDNEY WATER CORPORATION	
I CERTIFY THAT THE WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE WORK AS CONSTRUCTED DRAWINGS		FOR DETAILS OF SERVICES SEE SHEET 1	

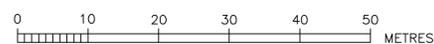


CONTINUATION FROM SHEET 2

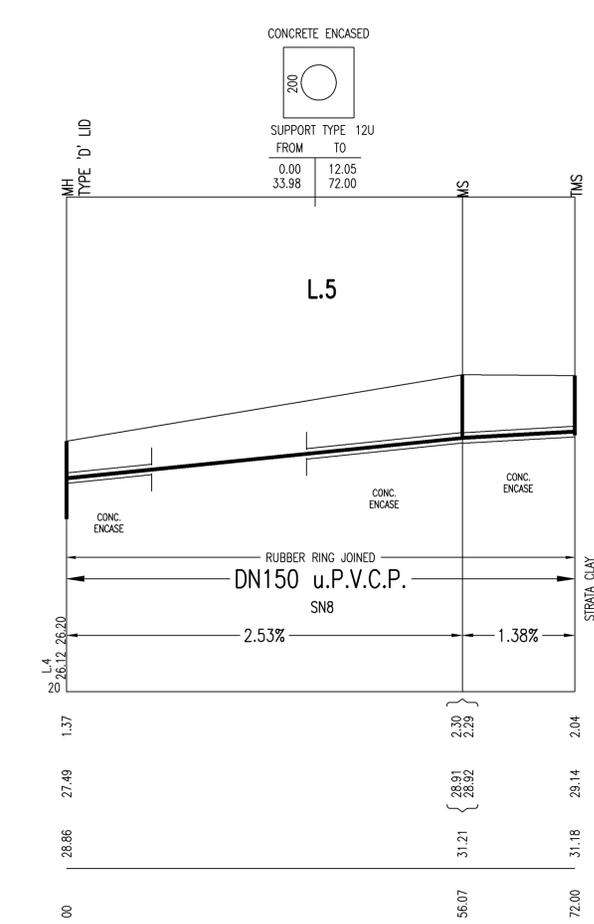
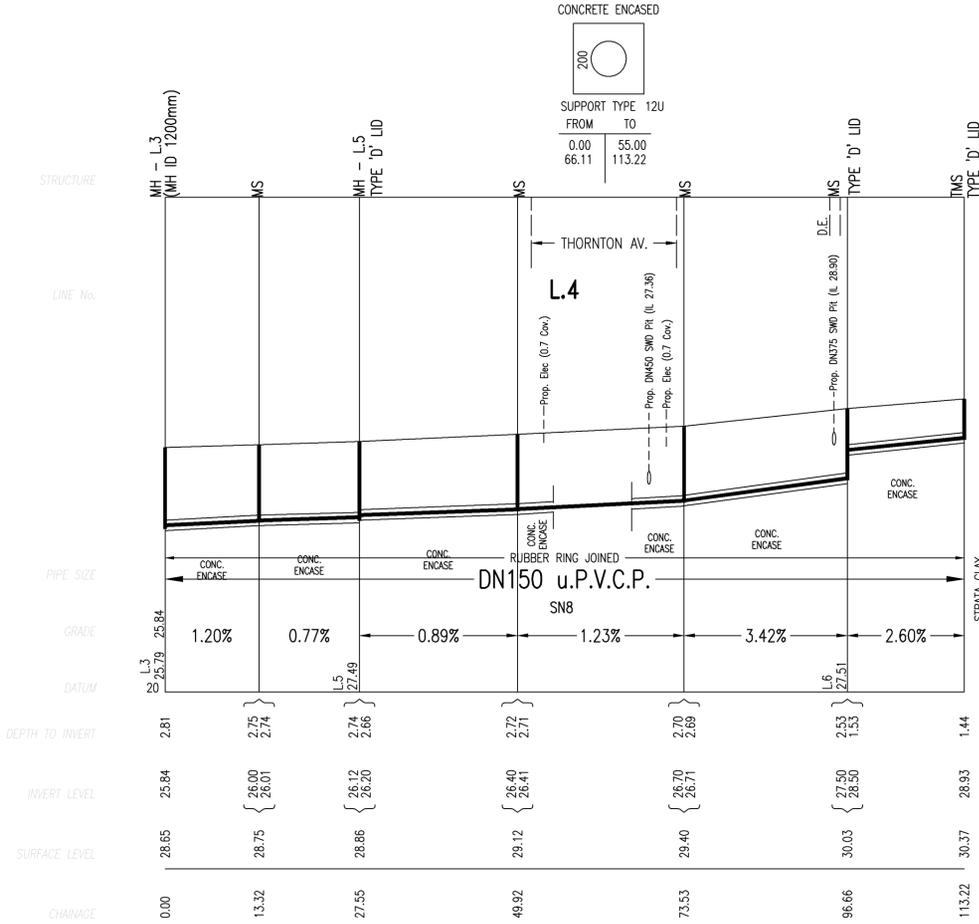
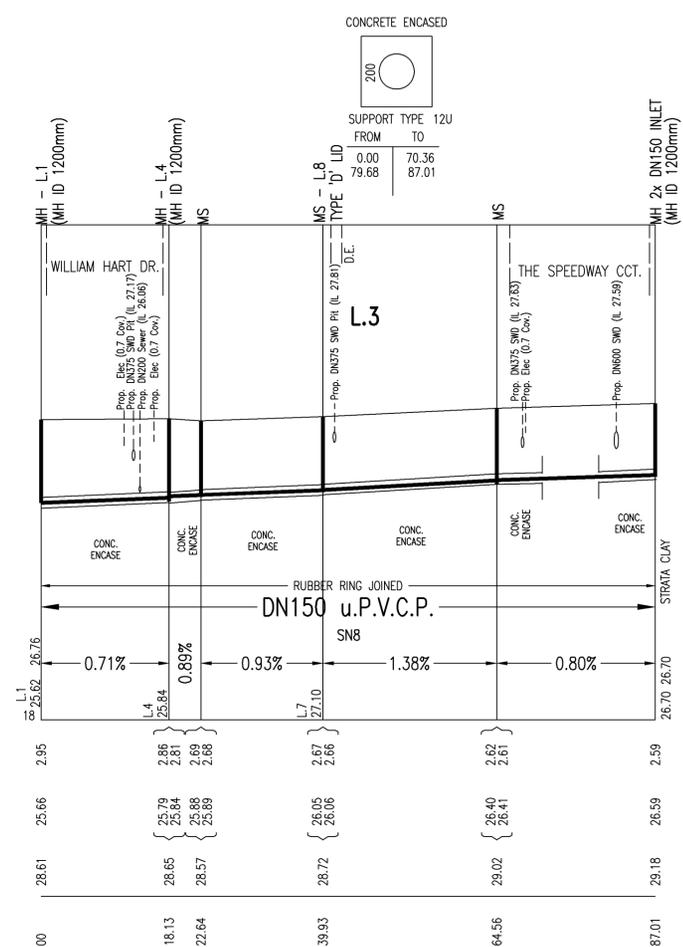
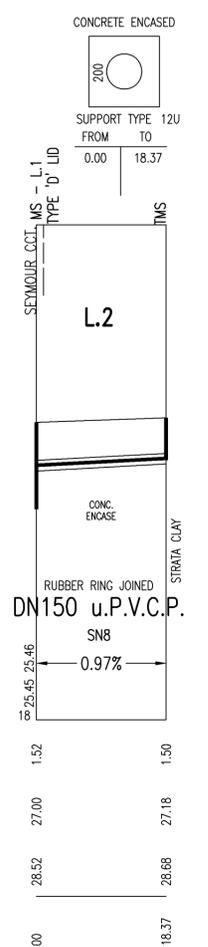
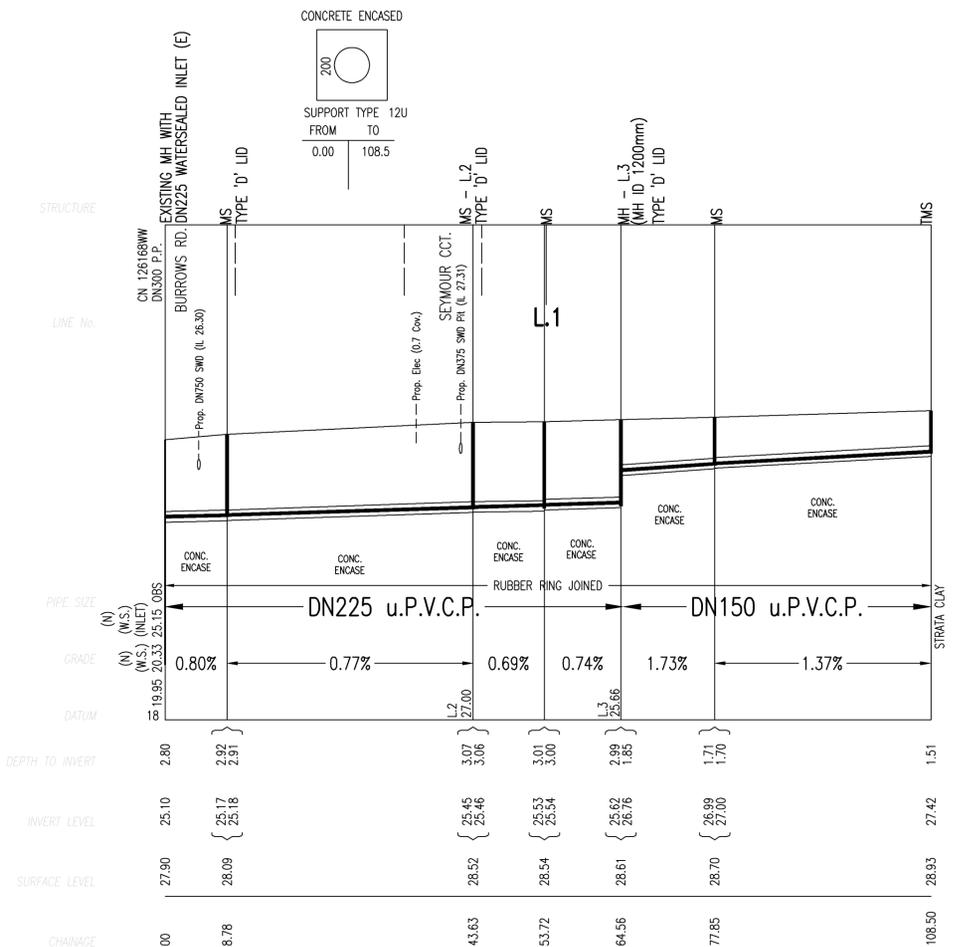
- EASEMENT FOR PADMOUNT SUBSTATION (2.75m WIDE)
- RESTRICTION ON THE USE OF LAND (3m WIDE)
- ⊘ RESTRICTION ON THE USE OF LAND (5m WIDE)
- ⊕ DRAINAGE EASEMENT 1.5 WIDE
- ⊙ INFORMATION NOT AVAILABLE, MEASUREMENT INDICATIVE ONLY.

NUMBER	AMENDMENT	INITIAL	DATE
A	FIRST ISSUE (FOR CLIENT ONLY)	F.J.	17.10.11
B	ISSUE FOR COMMENT	F.J.	15.01.12
C	ISSUE FOR SWC ENDORSEMENT	F.J.	20.02.12
D	AMENDED DESIGN AS PER MARKUP FROM LANDCOM BASED ON THE LATEST PROP. ARCHITECTURAL LAYOUT	F.J.	12.07.12
E	L15 EXTENDED BY 20m, LEVELS AMENDED	F.J.	02.08.12
F	MS CHANGED TO MH AT L4/L5 CONNECTION	F.J.	09.08.12
G	FUTURE BOUNDARIES OF LOTS 1341-1343 CHANGED, L14 EXTENDED BY 1.60m AND JUNCTION ADDED ON L14	F.J.	18.11.12
H	WORK AS CONSTRUCTED	S.D.	07.03.13
I	WORK AS CONSTRUCTED AMENDED L14	G.W.	25.02.14

WORK AS CONSTRUCTED CERTIFICATION		Sydney WATER SYDNEY WATER CORPORATION	
DEVELOPER	LANDCOM	<b>Case No. 126169WW</b> SHT 3 OF 6 SHTS.  SYDNEY WATER CORPORATION FOR DETAILS OF SERVICES SEE SHEET 1	
W.S.C.	QALCHEK PTY LTD.		
CONSTRUCTOR	BOOMDELL P/L		
COMPLETED	19/02/2013		
W.A.C. PREPARED	07/03/2013		
DESIGNER	QALCHEK PTY LTD.	I CERTIFY THAT THE WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE WORK AS CONSTRUCTED DRAWINGS	



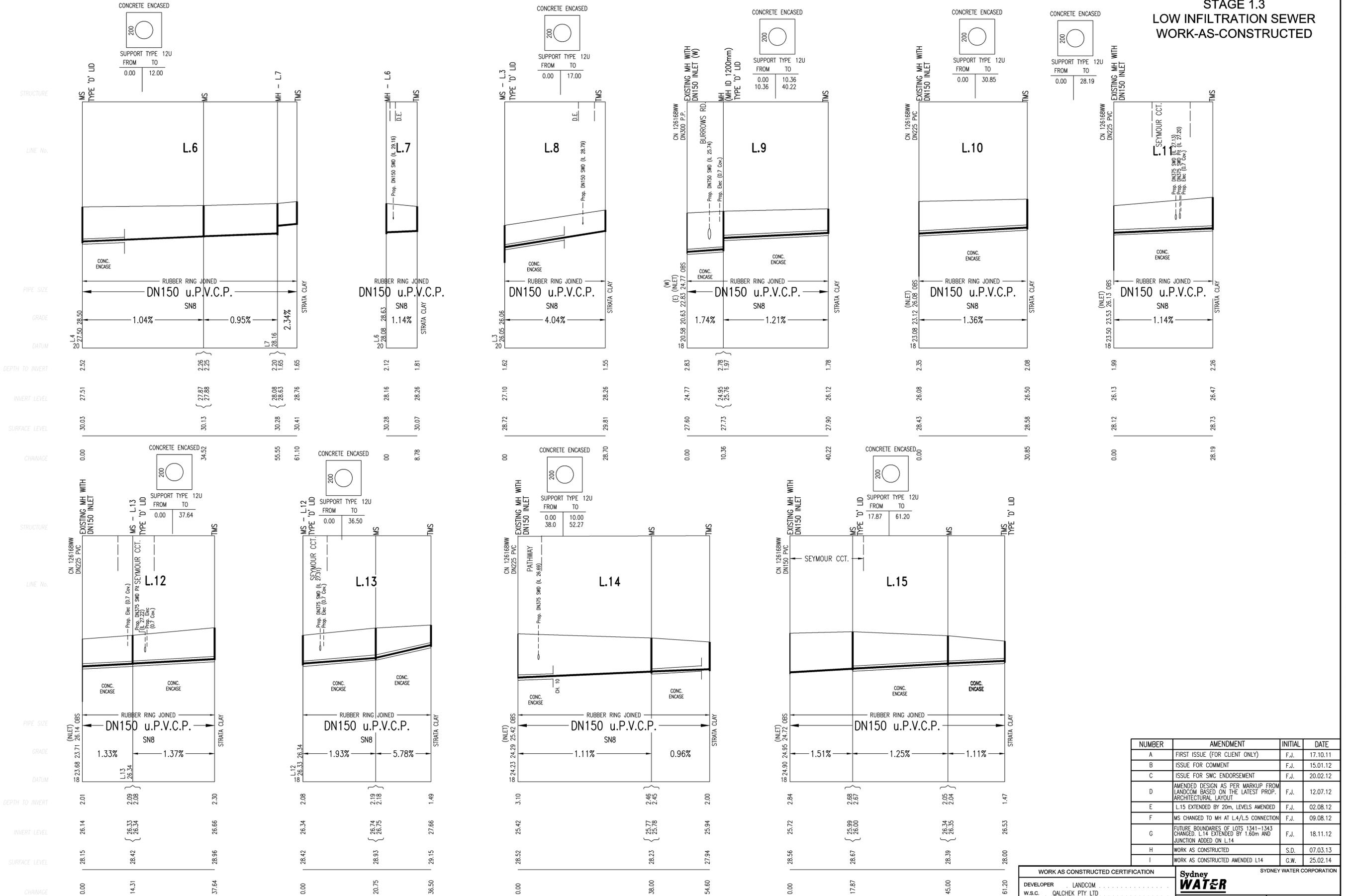
PLAN DRAWN DATE: 26.02.2014 VERSION: 1 SHEET 3 OF 6 SHEETS



NUMBER	AMENDMENT	INITIAL	DATE
A	FIRST ISSUE (FOR CLIENT ONLY)	F.J.	17.10.11
B	ISSUE FOR COMMENT	F.J.	15.01.12
C	ISSUE FOR SWC ENDORSEMENT	F.J.	20.02.12
D	AMENDED DESIGN AS PER MARKUP FROM LANDCOM BASED ON THE LATEST PROP. ARCHITECTURAL LAYOUT	F.J.	12.07.12
E	L15 EXTENDED BY 20m, LEVELS AMENDED	F.J.	02.08.12
F	MS CHANGED TO MH AT L4/L5 CONNECTION	F.J.	09.08.12
G	FUTURE BOUNDARIES OF LOTS 1341-1343 CHANGED. L14 EXTENDED BY 1.60m AND JUNCTION ADDED ON L14	F.J.	18.11.12
H	WORK AS CONSTRUCTED	S.D.	07.03.13
I	WORK AS CONSTRUCTED AMENDED L14	G.W.	25.02.14

WORK AS CONSTRUCTED CERTIFICATION		Sydney WATER	
DEVELOPER	LANDCOM	Sydney WATER Case No. 126169WW SHT 4 OF 6 SHTS.	
W.S.C.	QALCHEK PTY LTD.		
CONSTRUCTOR	BOOMDELL P/L		
COMPLETED	19/02/2013		
W.A.C. PREPARED	07/03/2013	Sydney WATER CORPORATION FOR DETAILS OF SERVICES SEE SHEET 1	
DESIGNER	QALCHEK PTY LTD.		

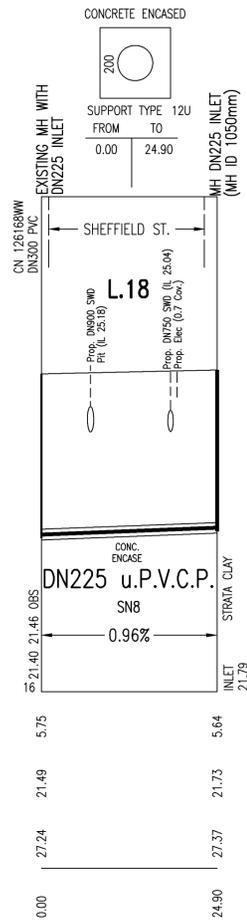
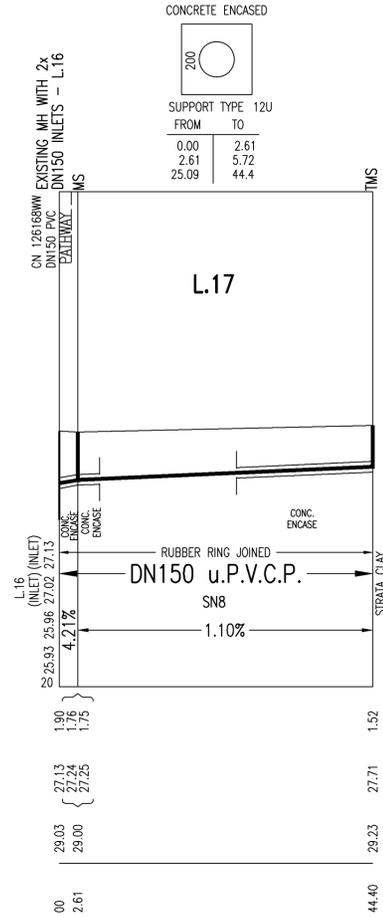
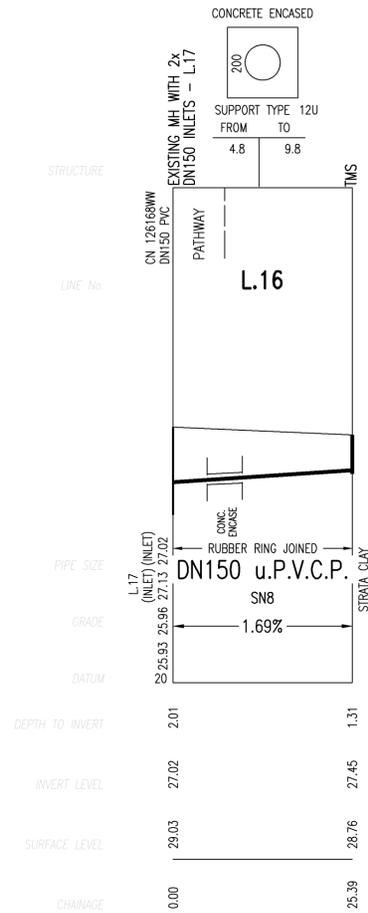
PLAN DRAWN DATE: 26/02/2014 VERSION: 1 SHEET 4 OF 6 SHEETS



NUMBER	AMENDMENT	INITIAL	DATE
A	FIRST ISSUE (FOR CLIENT ONLY)	F.J.	17.10.11
B	ISSUE FOR COMMENT	F.J.	15.01.12
C	ISSUE FOR SWC ENDORSEMENT	F.J.	20.02.12
D	AMENDED DESIGN AS PER MARKUP FROM LANDCOM BASED ON THE LATEST PROP. ARCHITECTURAL LAYOUT	F.J.	12.07.12
E	L.15 EXTENDED BY 20m, LEVELS AMENDED	F.J.	02.08.12
F	MS CHANGED TO MH AT L.4/L.5 CONNECTION	F.J.	09.08.12
G	FUTURE BOUNDARIES OF LOTS 1341-1343 CHANGED, L.14 EXTENDED BY 1.60m AND JUNCTION ADDED ON L.14	F.J.	18.11.12
H	WORK AS CONSTRUCTED	S.D.	07.03.13
I	WORK AS CONSTRUCTED AMENDED L14	G.W.	25.02.14

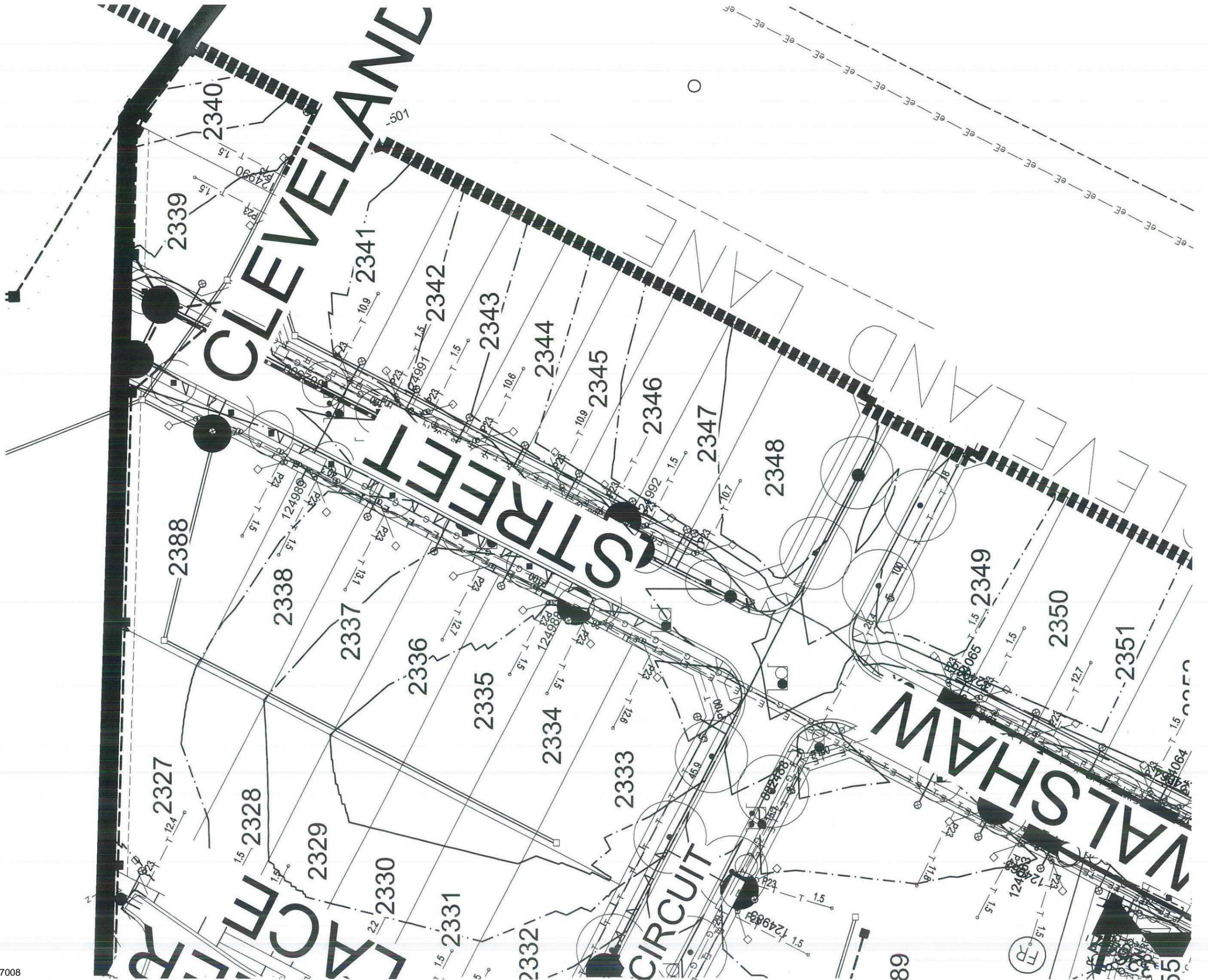
WORK AS CONSTRUCTED CERTIFICATION		Sydney WATER	
DEVELOPER	LANDCOM	Case No. 126169WW SHT 5 OF 6 SHTS.  SYDNEY WATER CORPORATION FOR DETAILS OF SERVICES SEE SHEET 1	
W.S.C.	QALCHEK PTY. LTD.		
CONSTRUCTOR	BOOMDELL P/L		
COMPLETED	19/02/2013		
W.A.C. PREPARED	07/03/2013		
DESIGNER	QALCHEK PTY LTD	I CERTIFY THAT THE WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE WORK AS CONSTRUCTED DRAWINGS	

PLAN DRAWN DATE: 26/02/2014 VERSION: 1 SHEET 5 OF 6 SHEETS



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WORK AS CONSTRUCTED CERTIFICATION		Sydney WATER SYDNEY WATER CORPORATION	
DEVELOPER	LANDCOM	<b>Case No. 126169WW</b> SHT 6 OF 6 SHTS.  SYDNEY WATER CORPORATION FOR DETAILS OF SERVICES SEE SHEET 1	
W.S.C.	QALCHEK PTY LTD		
CONSTRUCTOR	BOOMDELL P/L		
COMPLETED	19/02/2013		
W.A.C. PREPARED	07/03/2013		
DESIGNER	QALCHEK PTY LTD		



# Lot 2339 WALSHAW

## PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Cpl	Camellia sasanqua 'Paradise Pearl'	Camellia	22	300mm	2m
Dg	Dietes grandiflora	Wild Iris	4	200mm	1m
Mip	Malus ioensis 'Plena'	Bechtel Crab Apple	1	75L	6m
Oi	Ophiopogon 'Stripey White'	Stripey White Mondo Grass	34	200mm	0.3-0.4m

### LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
61	22	0	39	1

### WALSHAW STREET CROSS-OVER - Supply + construction by BUILDER

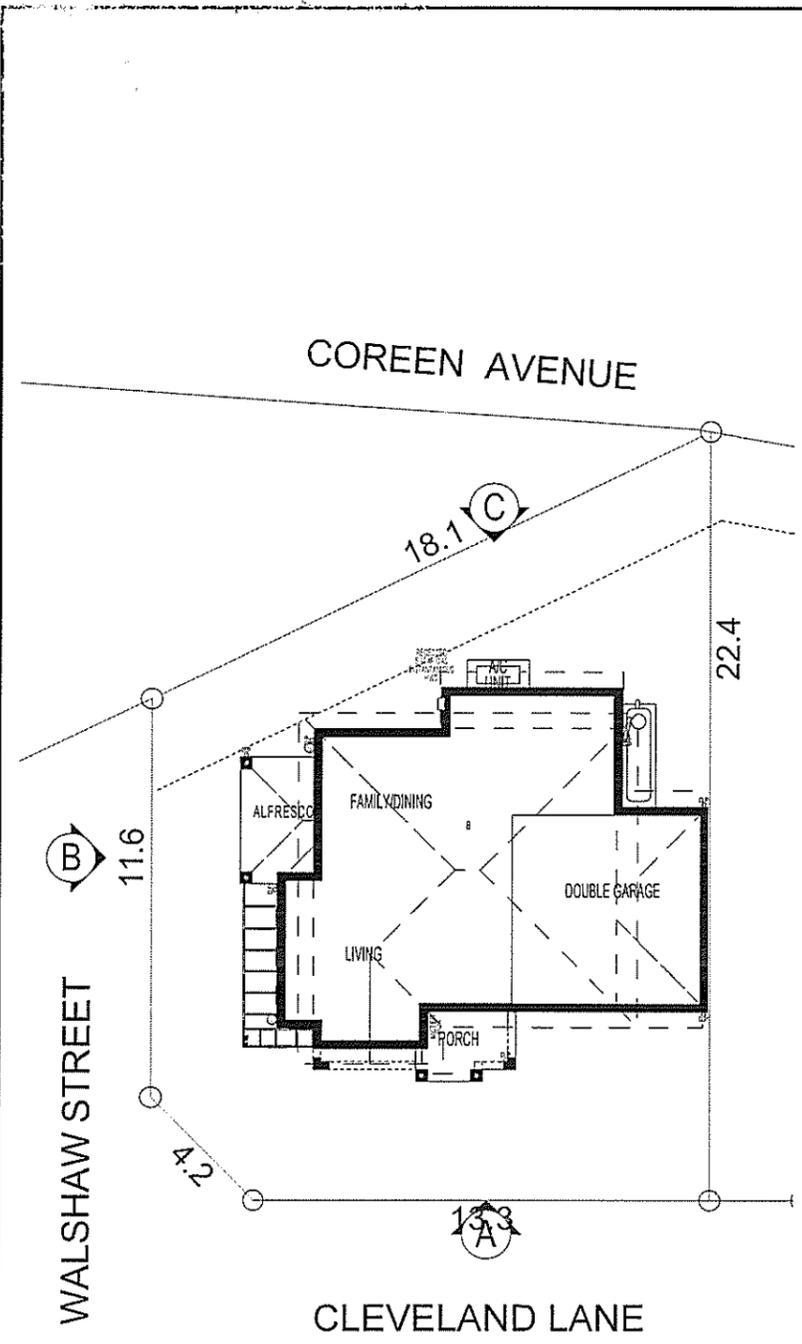
MATERIAL SCHEDULE	Area m <sup>2</sup> URBANGROWTH*	Area m <sup>2</sup> BUILDER*
<b>DRIVEWAY+PATHWAY</b>		
Coloured concrete (CCS Onyx colour or equivalent)	0.00	30.53
<b>Total area</b>	<b>0.00</b>	<b>30.53</b>

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

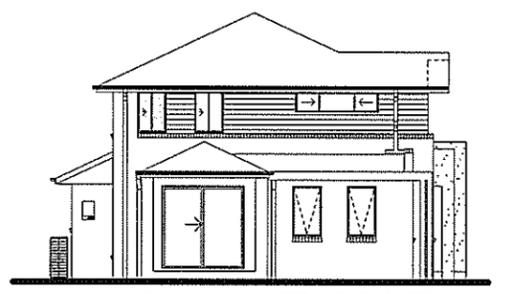
<table border="1"> <thead> <tr> <th>REVISION</th> <th>DESCRIPTION</th> <th>DRAWN</th> <th>CHECK</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>SUBMITTED TO CLIENT FOR COMMENT</td> <td>VF</td> <td>RS</td> <td>21-02-14</td> </tr> <tr> <td>B</td> <td>SUBMITTED FOR APPROVAL</td> <td>VF</td> <td>RS</td> <td>26-02-14</td> </tr> <tr> <td>C</td> <td>AMENDED ARCHITECTURAL</td> <td>VF</td> <td>RS</td> <td>28-02-14</td> </tr> <tr> <td>D</td> <td>AMENDED ARCHITECTURAL</td> <td>VF</td> <td>RS</td> <td>28-02-14</td> </tr> <tr> <td>E</td> <td>SEPARATE COLOURED PLANS ONTO INDIVIDUAL SHEETS</td> <td>RS</td> <td>RS</td> <td>03-03-14</td> </tr> <tr> <td>F</td> <td>NEW ARCHITECTURALS FOR LOT 2339</td> <td>RS</td> <td>RS</td> <td>05-03-14</td> </tr> <tr> <td>G</td> <td>REMOVE FENCE AND GATE FROM ZERO ALLOTMENT</td> <td>RS</td> <td>RS</td> <td>10-03-14</td> </tr> </tbody> </table>	REVISION	DESCRIPTION	DRAWN	CHECK	DATE	A	SUBMITTED TO CLIENT FOR COMMENT	VF	RS	21-02-14	B	SUBMITTED FOR APPROVAL	VF	RS	26-02-14	C	AMENDED ARCHITECTURAL	VF	RS	28-02-14	D	AMENDED ARCHITECTURAL	VF	RS	28-02-14	E	SEPARATE COLOURED PLANS ONTO INDIVIDUAL SHEETS	RS	RS	03-03-14	F	NEW ARCHITECTURALS FOR LOT 2339	RS	RS	05-03-14	G	REMOVE FENCE AND GATE FROM ZERO ALLOTMENT	RS	RS	10-03-14	<p><b>ecodeign</b> outdoor living environments</p> <p>PO Box 8136, Boulkham Hills BC, NSW 2153 Ph: (02) 9480 7712 Fax: (02) 9480 7705 Email: info@ecodeign.com.au Web: www.ecodeign.com.au Member of the Australian Institute of Landscape Designers and Managers</p>	<p>ADDRESS <b>LOTS 2339-2348 WALSHAW STREET, NORTH PENRITH</b></p> <p>CLIENT <b>FIRSTSTYLE HOMES</b></p>	<p>PROJECT <b>NEW RESIDENCE</b></p> <p>DRAWING <b>PLANT SCHEDULE - LOT 2339</b></p> <p>SCALE <b>1:100 @ A3</b></p> <p>ISSUE <b>DA</b></p> <p>SHEET <b>L-02</b></p> <p>DRAWN <b>RS</b></p> <p>CHECK <b>RS</b></p> <p>DATE <b>10-03-14</b></p> <p>REVISION <b>G</b></p>	
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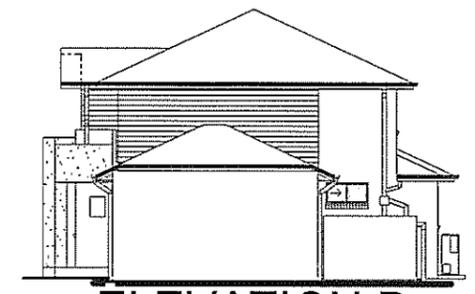
ELEVATION A



ELEVATION B



ELEVATION C

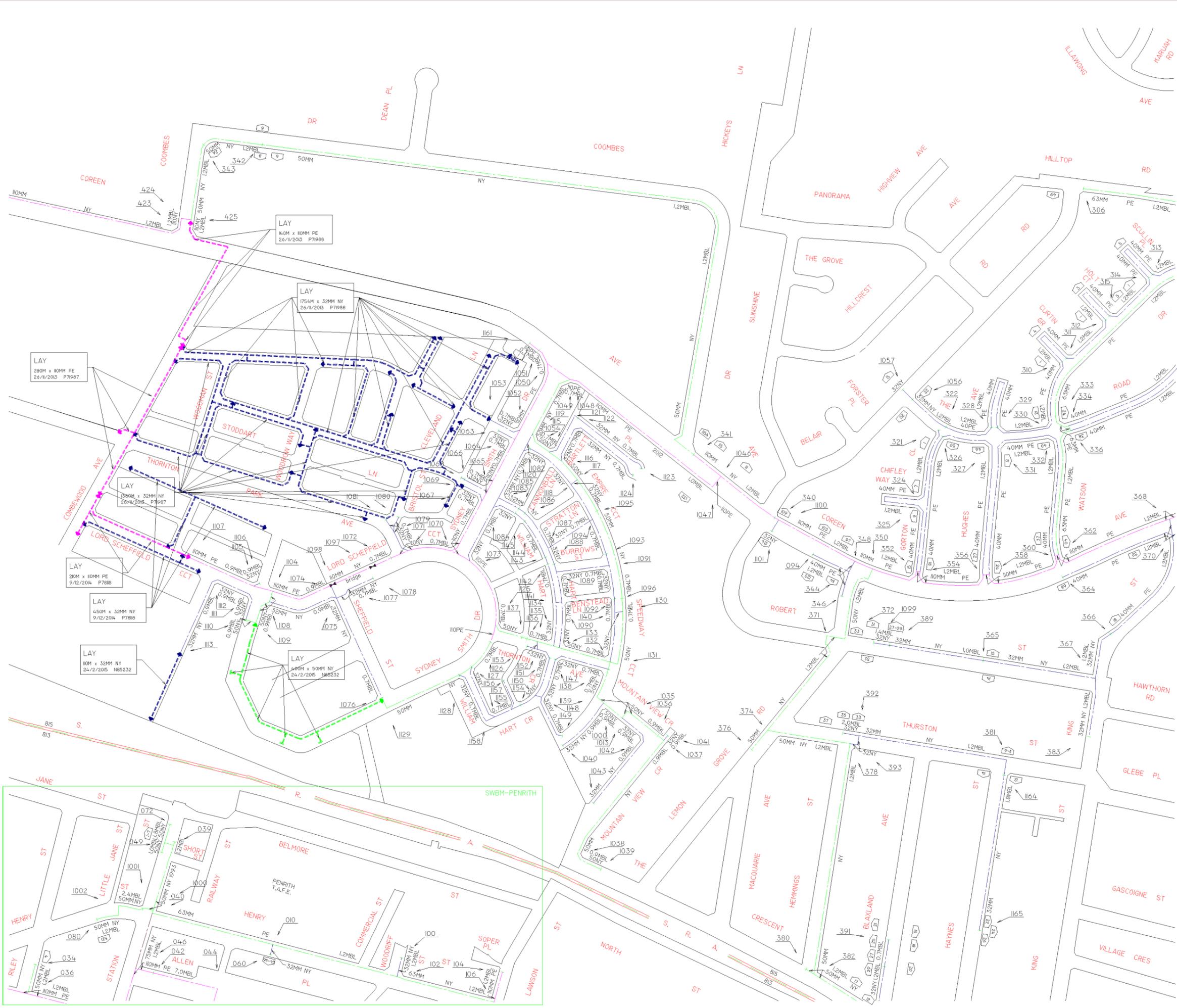


ELEVATION D

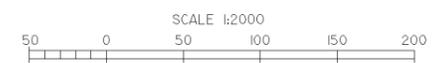
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PROMOTION:		<i>LIVING/STYLE COLLECTION</i>	
CLIENT:		FIRSTYLE	
LOCATION:		LOT 2339 CNR OF CLEVELAND LANE & WALSHAW STREET, PENRITH NSW 2750	
DP:	SUBDIVISION OF LOT 1197 DP 1171491	council:	PENRITH
model:	SANDFIELD D 20	facade:	MILLENIUM
Sheet:	A	date:	24/03/2014
drawn:	G.P.	checked:	P.D.
scale:	NTS	SK1	739-14
CLIENT'S SIGNATURE: _____		DATE: _____	

**NOTIFICATION PLAN**



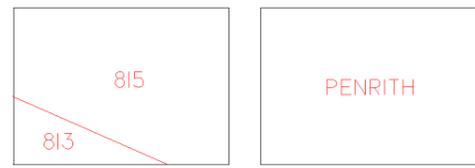
# PENRITH 6B



THIS MAP UPDATED ON 24/02/2015  
THIS PLAN IS DIAGRAMATIC ONLY. DISTANCES  
SCALED FROM THIS PLAN MAY NOT BE ACCURATE.

PE3C	PE3D	SMIC
PE6A	PE6B	SM4A
PE6C	PE6D	SM4C

ADJOINING MAPS



NETWORK AREA MUNICIPALITY AREA

# Jemena

## KEY

- | MAX ALLOWABLE OPERATING PRESSURE |   |
|----------------------------------|---|
|                                  | TRUNK PIPELINE 7000 kPa                                       |
|                                  | PRIMARY MAIN 3500 kPa   |
|                                  | SECONDARY MAIN 1050 kPa                                       |
|                                  | NETWORK MAIN 400 kPa  |
|                                  | NETWORK MAIN 300 kPa  |
|                                  | NETWORK MAIN 210 kPa  |
|                                  | NETWORK MAIN 100 kPa  |
|                                  | NETWORK MAIN 30 kPa   |
|                                  | NETWORK MAIN 7 kPa  |
|                                  | NETWORK MAIN 2 kPa  |
|                                  | PROPOSED MAINS  |
|                                  | PR II-2 3 STEEL MAIN PROJECT NUMBER                           |
|                                  | PRESSURE MONITORING STATION                                   |
|                                  | VALVE   |
|                                  | SYSTEM PRESSURE REGULATOR                                     |
|                                  | SIPHON  |
|                                  | NETWORK NODE  |
|                                  | NETWORK VALVE NODE  |
|                                  | VALVE NUMBER  |
|                                  | 6NB 6 INCH CAST IRON MAIN                                     |
|                                  | 150MM 150MM STEEL MAIN  |
|                                  | 110MM PE/NY 110MM POLYETHYLENE/NYLON MAIN                     |
|                                  | 50NB 50MM NY 50MM NYLON INSERTED INTO 6NB MAIN CAST IRON MAIN |
|                                  | 1.2MBL DISTANCE IN METRES OF MAIN FROM BOUNDARY LINE          |
|                                  | 1957 YEAR LAID  |
|                                  | MUNICIPALITY BOUNDARY   |
|                                  | NETWORK BOUNDARY  |
|                                  | HOUSE NUMBER  |

ASPECT DEVELOPMENT & SURVEY PTY LTD  
CONSULTING REGISTERED SURVEYORS  
ABN 80 078 649 000

SUITE 1  
103 VANESSA STREET  
KINGSGRANGE NSW 2208  
PHONE (02) 9554 8388  
FAX (02) 9554 8388

PO BOX 161  
KINGSGRANGE NSW 1480  
DX 11392  
HURSTVILLE

**BASIX**

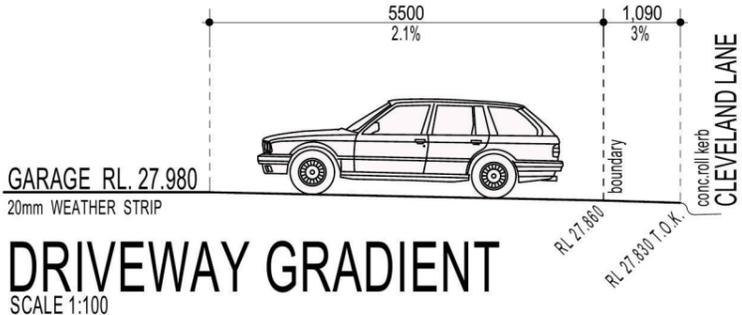
= 50.0m<sup>2</sup> of roof area to discharge to water tank.  
= 92.77m<sup>2</sup> stormwater and overflow to discharge to existing SIP  
o/a = 136.34m<sup>2</sup> of roof area.

**LEGEND:**

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

**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
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



**NOTE:**  
DRIVEWAY DESIGN IN ACCORDANCE WITH AS/NZS 2890.1:2004 WITH COUNCIL DCP GUIDELINE  
SIGN:..... DATE:.....

**EARTHWORKS TO AHD**

HOUSE:	FFL: R.L: 28.150 AHD
(LIVING)	FGL: R.L: 27.750 AHD
GARAGE:	FFL: R.L: 27.980 AHD
	FGL: R.L: 27.655 AHD

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

**GENERAL DRAINAGE NOTES**

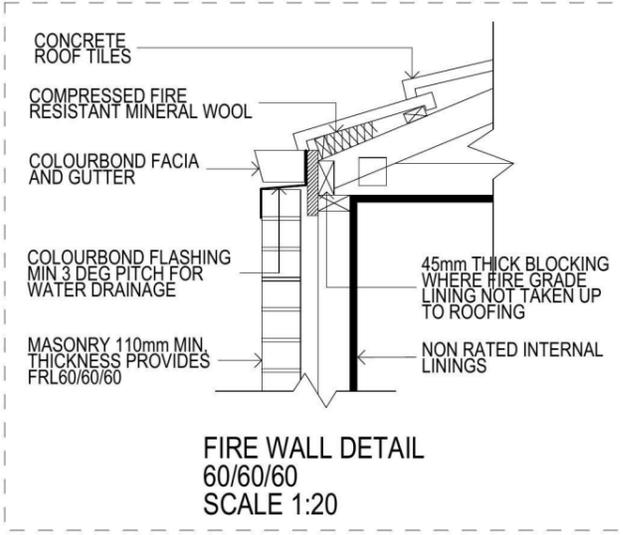
1. Roof Plumber to locate Downpipes as indicated on FLOOR PLANS per spec. provided.
2. Stormwater pipes to be 100mm DIA. (Min) at 1 deg. Grade (Min) to AS3500
3. Stormwater pipes may run via sub-floor to achieve minimum Grade to invert level.
4. ALL LEVELS SHOWN ON PLAN ARE APPROXIMATE ONLY UNLESS ACCOMPANIED 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/H TO ENCROACH AS ALLOWED BY B.C.A:CL3.7.1.7 & FIGURE 3.7.1.9

**LOCALITY SKETCH**

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



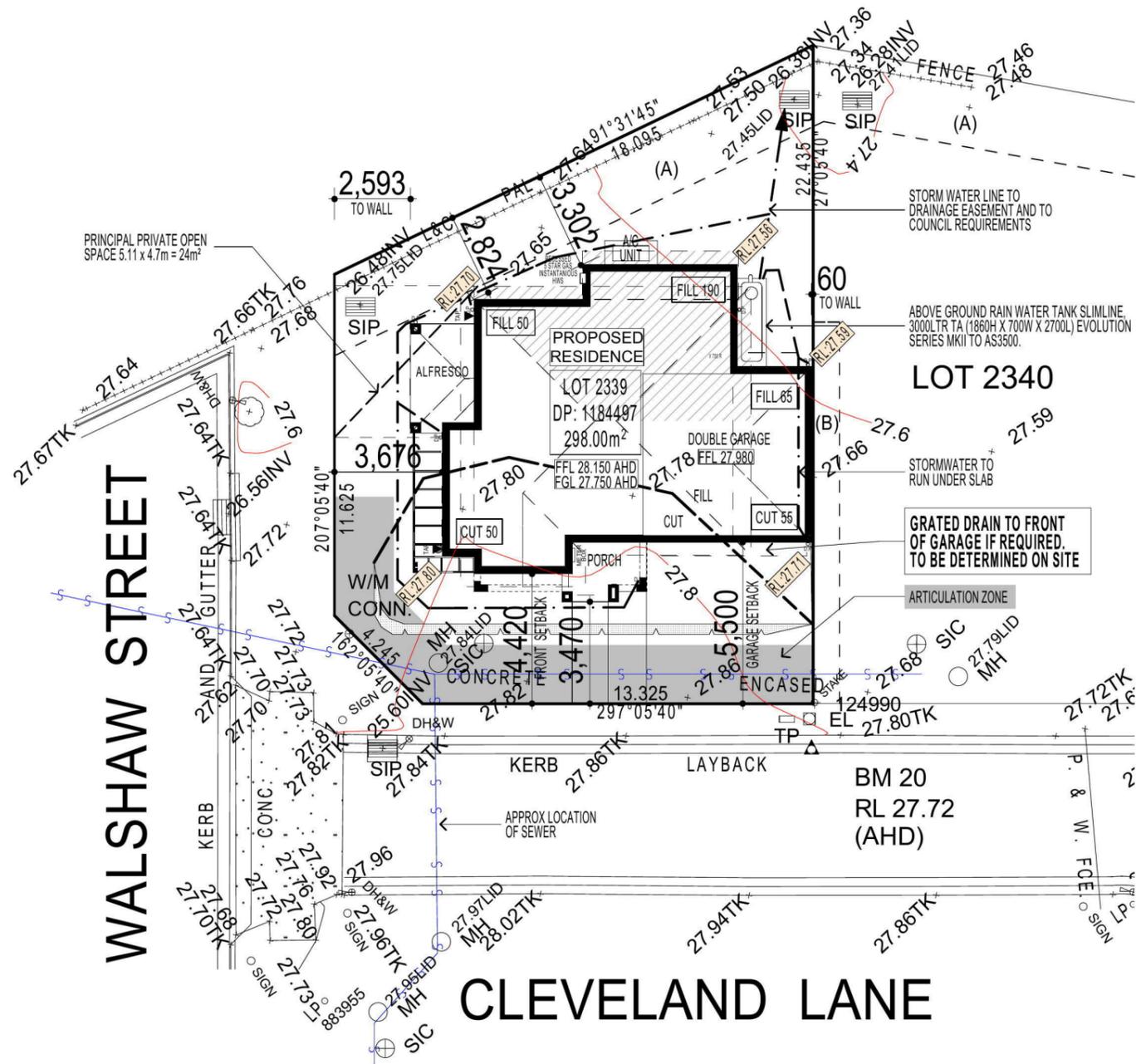
**NOTE:**  
PROVIDE ACOUSTIC ATTENUATION TO PROPOSED DWELLING AS REQUIRED FROM ROAD TRAFFIC NOISE AND VIBRATION ASSESSMENT- REPORT No.nss22113A - FINAL REV C. DATED: SEPTEMBER 2014 PREPARED BY "NOISE AND SOUND SERVICES".

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

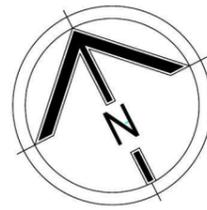
**FIBRE OPTIC WIRING PACKAGE**

**NOTE:**  
PROVIDE GRANITGARD TERMITE TREATMENT

**NOTE:**  
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(A) PROPOSED EASEMENT TO DRAIN WATER 2.5 WIDE  
(B) PROPOSED EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE (B1)



**FIRSTYLE HOMES**

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

ADMIN: (02) 9731 9600  
FAX: (02) 9601 0711  
EMAIL: design@firststyle.com.au

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**DEVELOPMENT CALCULATIONS**

LOT: 2339 NO: 00 OF SITE AREA: 298.0m<sup>2</sup>

Itemised Floor Areas:	Totals:
living ground floor:	70.78m <sup>2</sup>
first floor: (excl. void 72.3m <sup>2</sup> )	76.54m <sup>2</sup>
garage: (excess 00.000m <sup>2</sup> )	33.69m <sup>2</sup>
alfresco:	7.66m <sup>2</sup>
porch:	5.09m <sup>2</sup>
balcony:	00.00m <sup>2</sup>
<b>total floor area:</b>	<b>193.76m<sup>2</sup></b>

**FLOOR SPACE RATIO CALCULATION:**

gross floor areas:	Totals:
living ground floor: (internal area)	62.07m <sup>2</sup>
first floor excl. void: (internal area)	64.81m <sup>2</sup>
<b>total gross floor area:</b>	<b>126.88m<sup>2</sup></b>
<b>floor space ratio:</b>	<b>0.42:1</b>

**SITE AREA COVERAGE/LANDSCAPE:**

house ground floor:	70.78m <sup>2</sup>
garage:	33.69m <sup>2</sup>
porch/alfresco:	12.75m <sup>2</sup>
driveway/paved area:	35.27m <sup>2</sup>
<b>site coverage Area:</b>	<b>117.22m<sup>2</sup>(39.3%)</b>
landscape area:	180.78m <sup>2</sup> (60.7%)
pervious areas (soft)	145.19m <sup>2</sup> (48.7%)
impervious areas (hard)	152.81m <sup>2</sup> (51.3%)
front yard landscape area	57.81m <sup>2</sup> (19.4%)
front yard hard paved area	35.27m <sup>2</sup> (11.8%)
private open space o/a:	97.03m <sup>2</sup>
principal private open space:	24.00m <sup>2</sup>
<b>total car space incl. carstand:</b>	<b>2 carspace</b>

**COUNCIL ZONE: R1**

PROMOTION:  
*LIVING/STYLE COLLECTION*

CLIENT:  
**J. J. McCLUNG**

LOCATION:  
LOT 2339 CNR OF CLEVELAND LANE & WALSHAW STREET, PENRITH NSW 2750

DP: 1184497	council: PENRITH
model: SANDFIELD 20	facade: MILLENIUM
date: 20/03/2015	quotation assessment: QA1
Sheet: 1 of 11	drawn: G.P / S.W checked: G.P
scale: 1:200, 1:100	<b>739-14</b>

CLIENTS SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ S.P. 00

**SITE PLAN & STORMWATER CONCEPT PLAN**

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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**

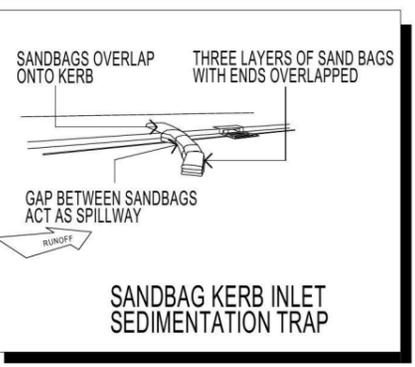
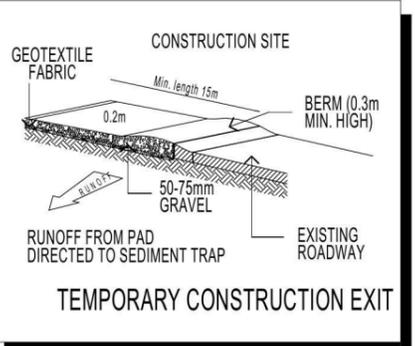
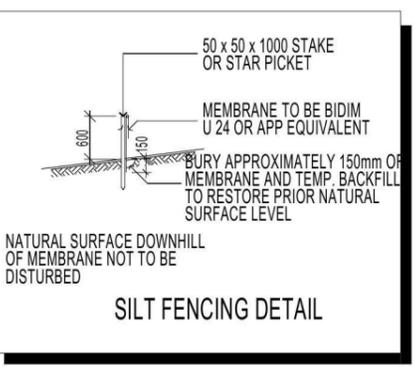
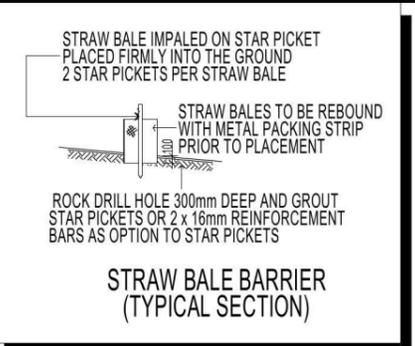
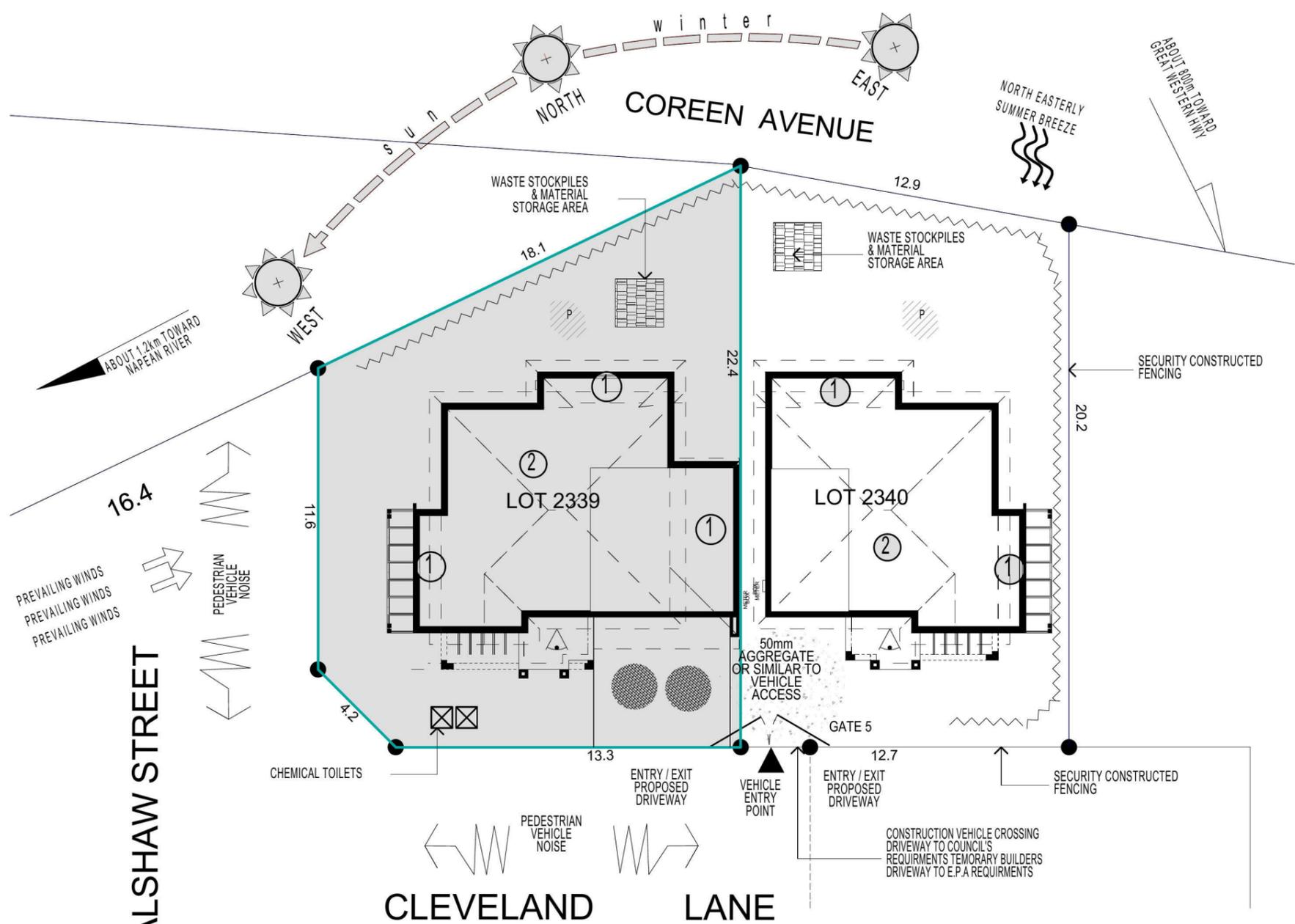
CLIENT:  
**J. J. McCLUNG**

LOCATION:  
 LOT 2339 CNR OF CLEVELAND LANE & WALSHAW STREET, PENRITH NSW 2750

DP: 1184497	council: PENRITH
model: SANDFIELD 20	facade: MILLENNIUM
date: 20/03/2015	quotation assessment: QA1
Sheet: 2 of 11	drawn: G.P / S.W checked: G.P scale: 1:200, NTS

CLIENTS SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ S.P. 00

**NOTE:**  
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**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

**FIBRE OPTIC WIRING PACKAGE**

**NOTE:**  
 PROVIDE GRANITGARD TERMITE TREATMENT

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

**SITE ANALYSIS & WASTE MANAGEMENT PLAN**

**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.

**FIRSTSTYLE HOMES**

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

ADMIN: (02) 9731 9600  
FAX: (02) 9601 0711  
EMAIL: design@firststyle.com.au

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**MASTER BUILDERS ASSOCIATION**  
MEMBER  
MASTER BUILDER, BETTER BUILDER

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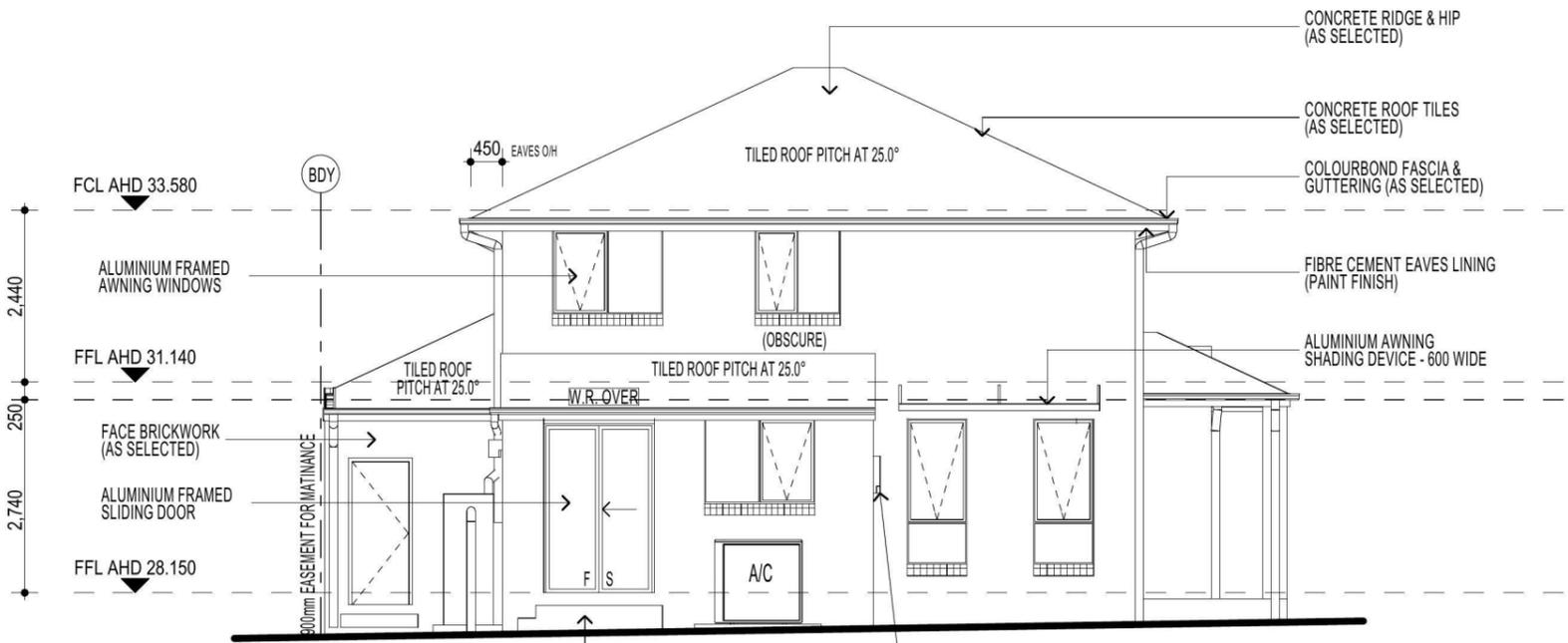
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PROMOTION: <b>LIVING/STYLE COLLECTION</b>			
CLIENT: <b>J. J. McCLUNG</b>			
LOCATION: LOT 2339 CNR OF CLEVELAND LANE & WALSHAW STREET, PENRITH NSW 2750			
DP: 1184497	facade:	council: PENRITH	quotation assessment
model: SANDFIELD 20	facade: MILLENNIUM	date: 20/03/2015	QA1
Sheet: 5 of 11	drawn: G.P / S.W	checked: G.P	scale: 1:100
			<b>739-14</b>
CLIENTS SIGNATURE:		DATE:	S.P. 00.

**ELEVATIONS**

**KEY**

-  FACE BRICK (AS SELECTED)
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**FIRSTSTYLE HOMES**

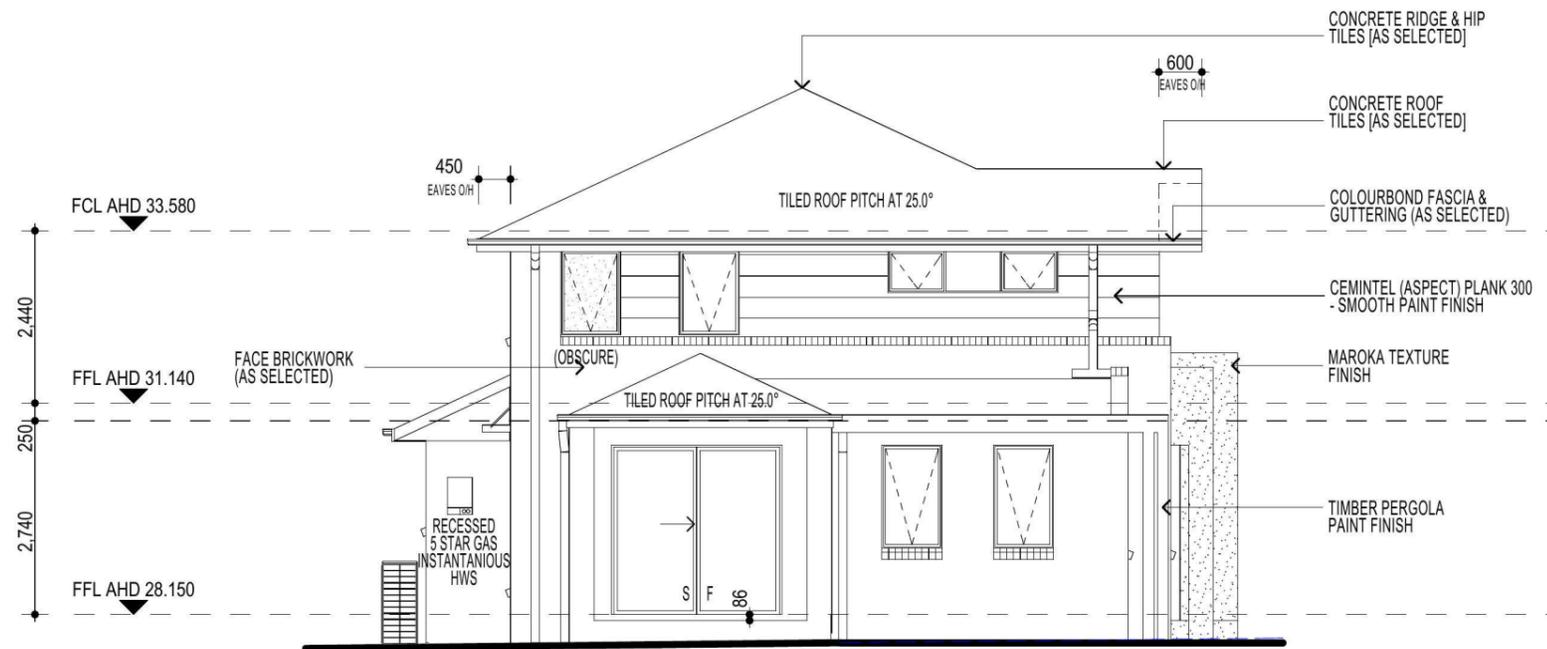
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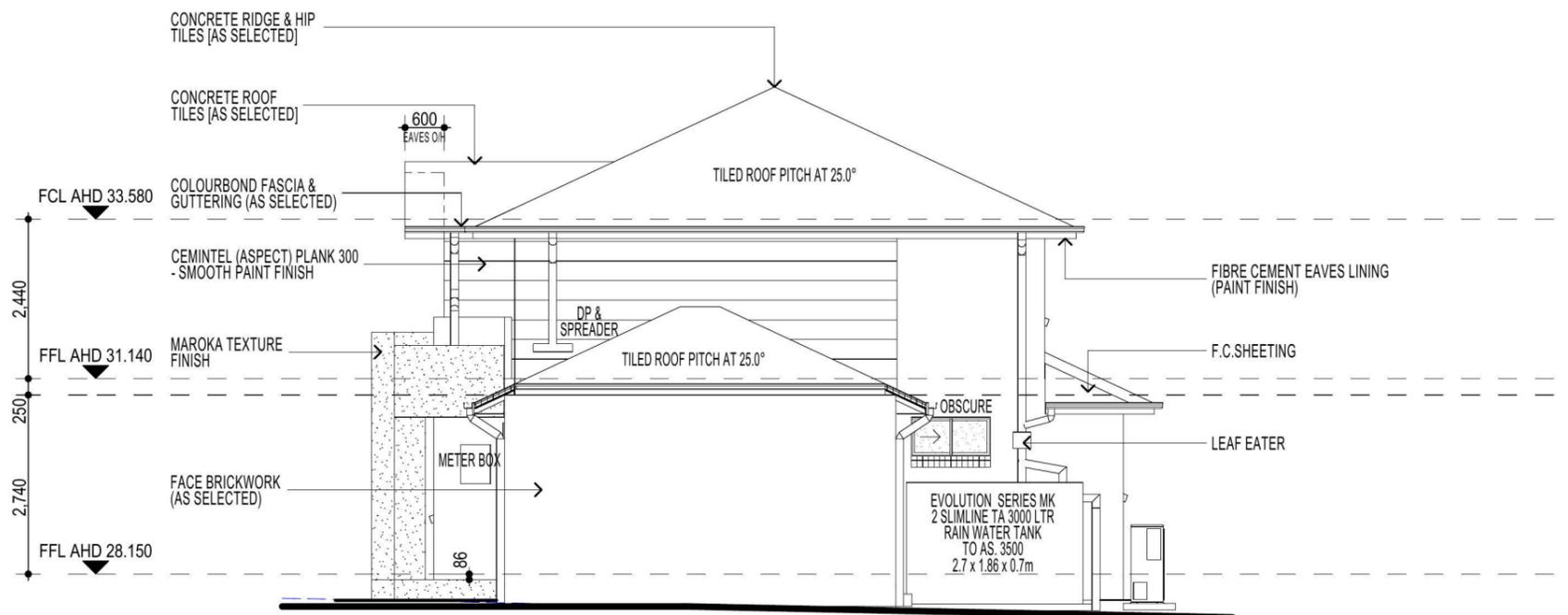
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**ELEVATION B**



**ELEVATION D**

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SINGLE PHASE POWER

**FIBRE OPTIC WIRING PACKAGE**

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PROMOTION:  
*LIVING/STYLE COLLECTION*

CLIENT:  
**J. J. McCLUNG**

LOCATION:  
LOT 2339 CNR OF CLEVELAND LANE & WALSHAW STREET, PENRITH NSW 2750

DP: 1184497	council: PENRITH
model: SANDFIELD 20	facade: MILLENIUM
date: 20/03/2015	quotation assessment: QA1
Sheet: 6 of 11	drawn: G.P / S.W
checked: G.P	scale: 1.100

**739-14**

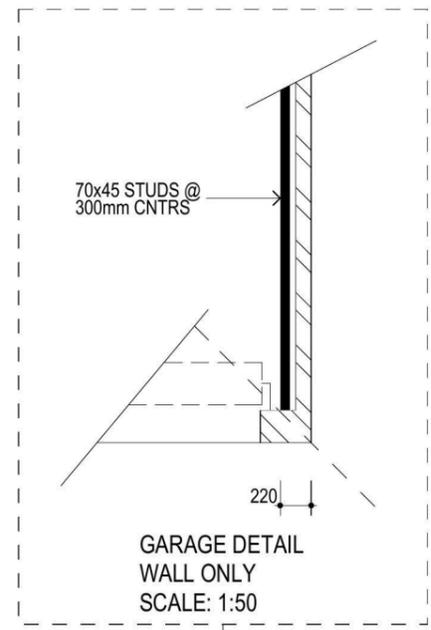
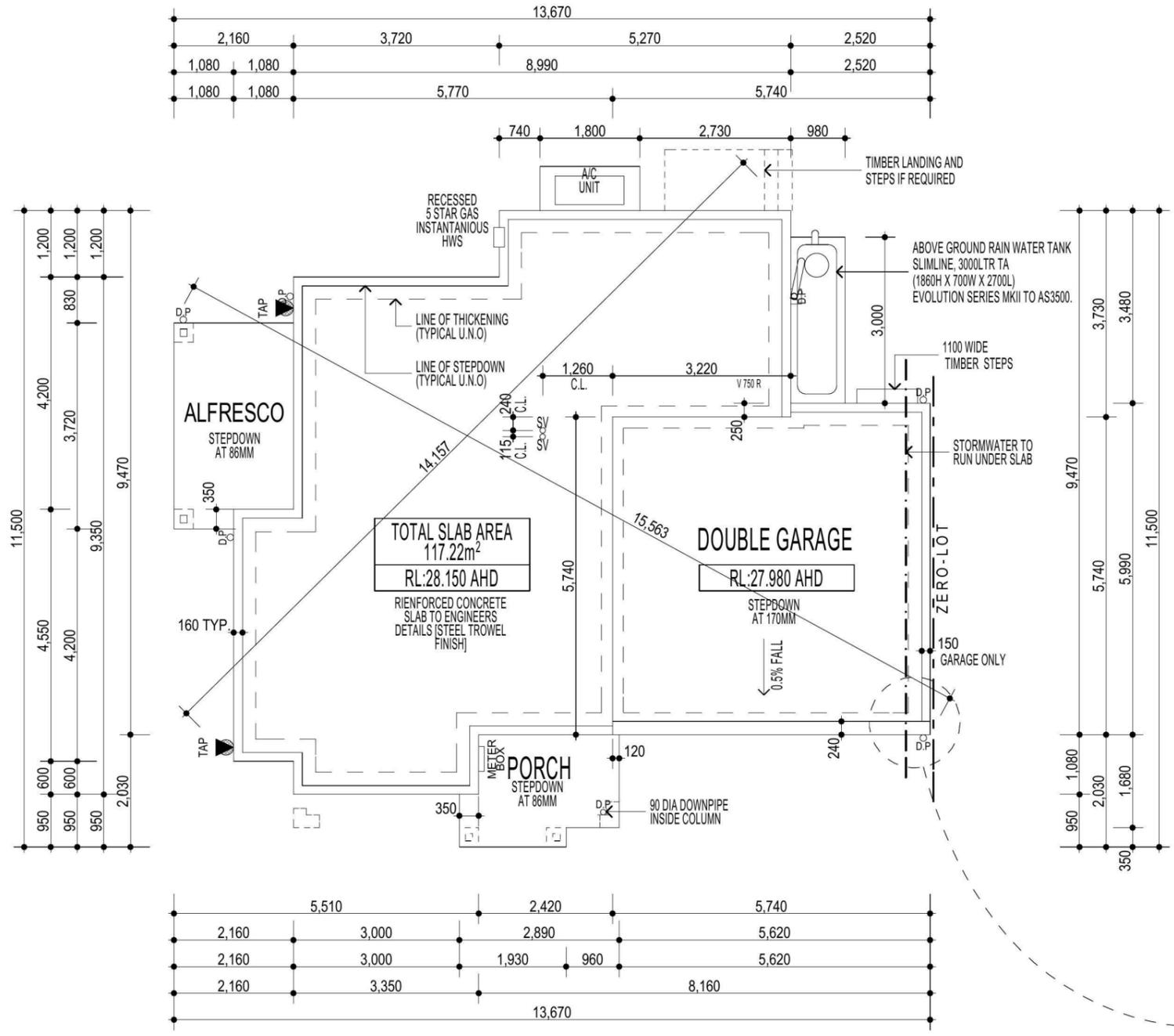
**ELEVATIONS**

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**SUPPLEMENTARY NOTES**

- THE "SLAB LAYOUT PLAN" IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL FLOOR-PLANS.
- THE "SLAB LAYOUT PLAN" IS TO BE READ FOR THE SOLE PURPOSE OF "SETTING OUT" THE SLAB.
- THE "SLAB LAYOUT PLAN" SHALL NOT BE USED TO DETERMINE THE LOCATION OF THICKENING BEAMS AND OTHER STRUCTURAL ELEMENTS.
- QUERIES OR DISCREPANCIES ARE TO BE RESOLVED PRIOR TO THE COMMENCEMENT OF EXCAVATION.
- REFER TO ENGINEER'S DRAWINGS FOR STRUCTURAL DETAILS & CONCRETE SPECIFICATIONS.
- REFER TO ENGINEER'S DRAWINGS FOR PLUMBING & OTHER SERVICE PENETRATION DETAILS.
- IF IN DOUBT... CONTACT THE BUILDING DESIGNER PRIOR TO COMMENCEMENT OF WORKS.



**NOTE**  
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 SINGLE PHASE POWER

**FIBRE OPTIC WIRING PACKAGE**

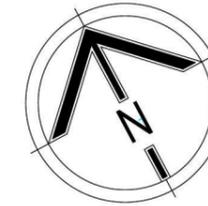
**NOTE:**  
 PROVIDE GRANITGARD  
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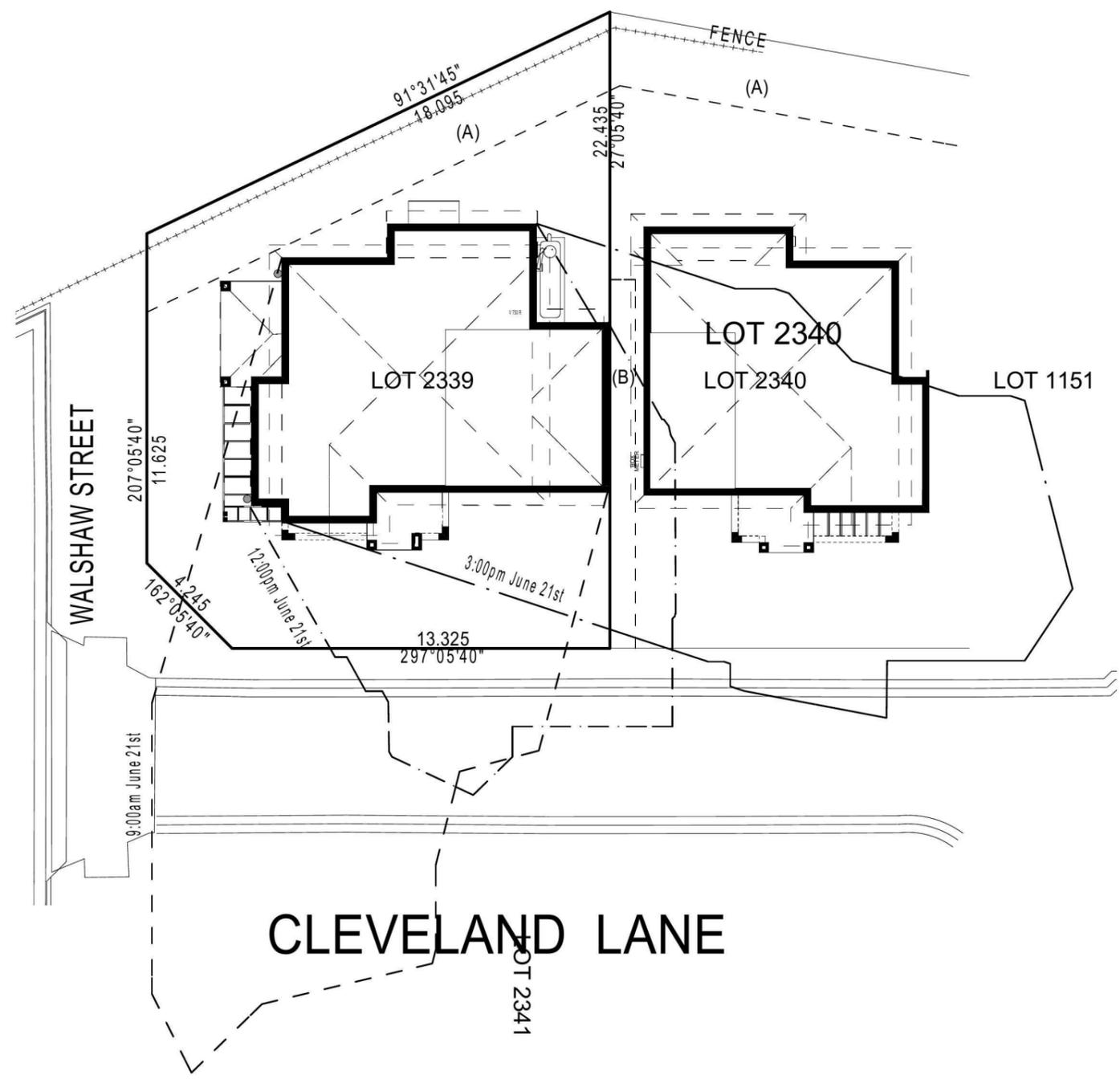
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 REPORT No.nss22113A - FINAL  
 REV C. DATED: SEPTEMBER 2014  
 PREPARED BY  
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**SLAB LAYOUT PLAN**

PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: <b>J. J. McCLUNG</b>			
LOCATION: LOT 2339 CNR OF CLEVELAND LANE & WALSHAW STREET, PENRITH NSW 2750			
DP: 1184497	council: PENRITH		
model: SANDFIELD 20	facade: MILLENNIUM	date: 20/03/2015	quotation assessment: QA1
Sheet: 8 of 11	drawn: G.P / S.W	checked: G.P	scale: 1:100, NTS
CLIENTS SIGNATURE:			DATE: S.P. 00.



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**SHADOW DIAGRAM**

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

**NOTE:**  
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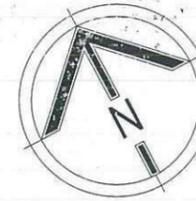
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model: SANDFIELD 20	facade: MILLENNIUM	date: 20/03/2015	quotation assessment: QA1
Sheet: 10 of 11	drawn: G.P / S.W	checked: G.P	<b>739-14</b>
scale: 1:200			
CLIENTS SIGNATURE:		DATE: S.P. 00.	

**SHADOW DIAGRAM**



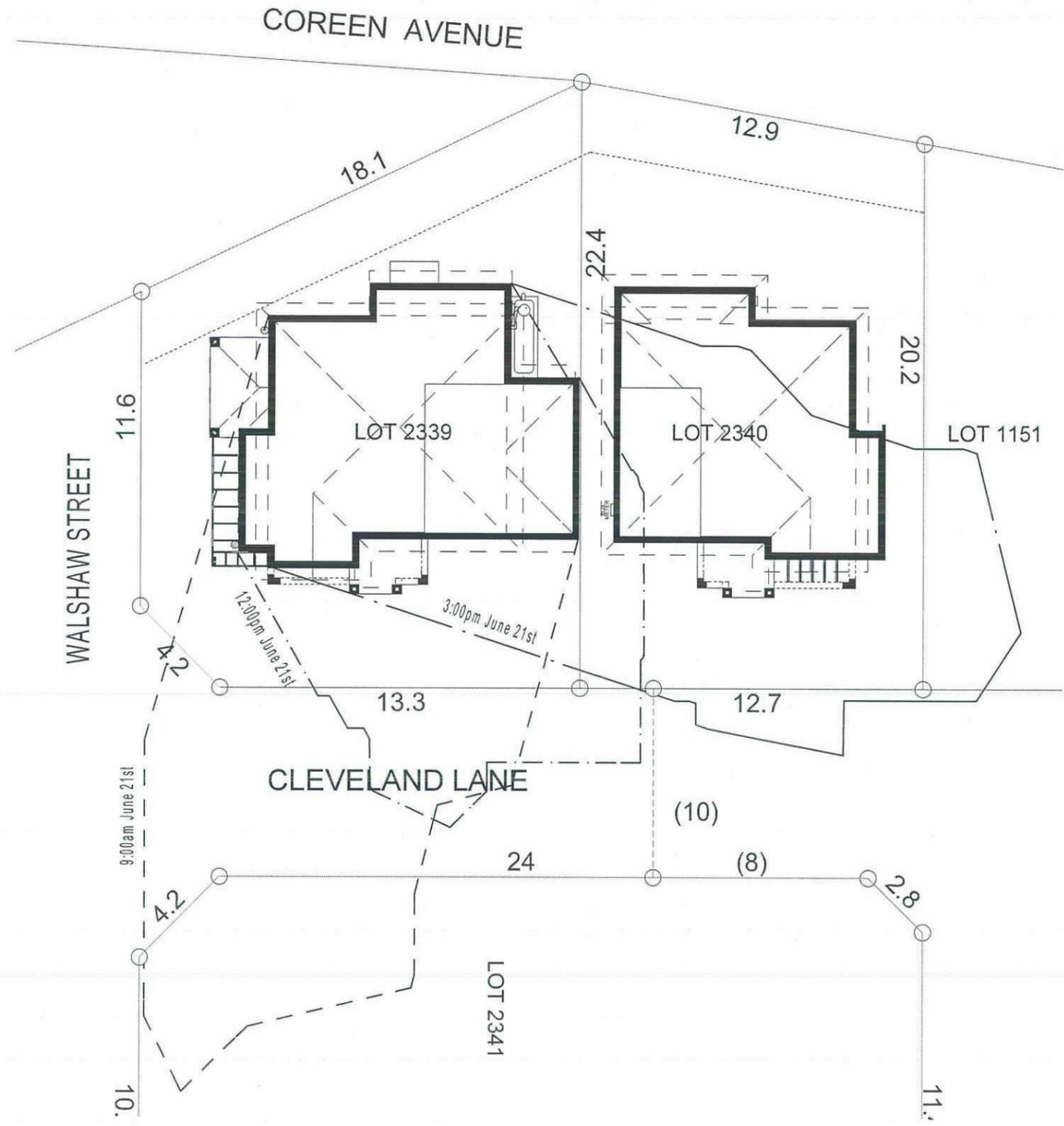
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 EMAIL: design@firststyle.com.au

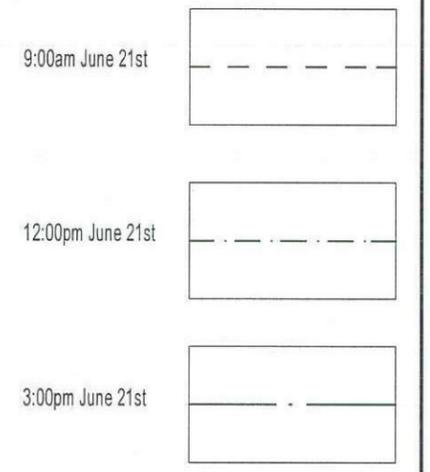
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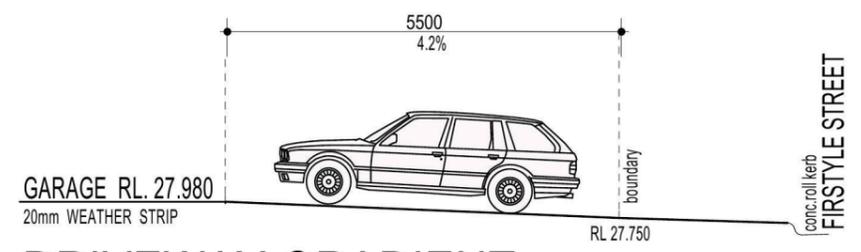
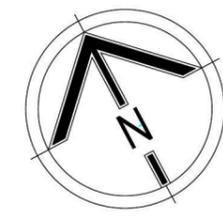


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PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: <b>FIRSTSTYLE</b>			
LOCATION: LOT 2339 CNR OF CLEVELAND LANE & WALSHAW STREET, PENRITH NSW 2750			
DP: SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH		
model: SANDFIELD 20	facade: MILLENIUM	date: 24/03/2014	quotation assessment: SK1
Sheet: 8 of 9	drawn: G.P.	checked: P.D.	scale: 1:200
			<b>739-14</b>
CLIENT'S SIGNATURE: _____ DATE: _____ SP. DR. _____			

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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:.....

**BASIX**

= 50.0m<sup>2</sup> of roof area to discharge to water tank.  
 =92.77m<sup>2</sup> stormwater and overflow to discharge to existing street channel.  
 o/a= 136.34m<sup>2</sup> of roof area.

**LEGEND:**

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

**EARTHWORKS**

HOUSE:	FFL: R.L: 28.150
(LIVING)	FGL: R.L:27.750
GARAGE:	FFL: R.L:27.980
	FGL: R.L:27.655

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

**GENERAL DRAINAGE NOTES**

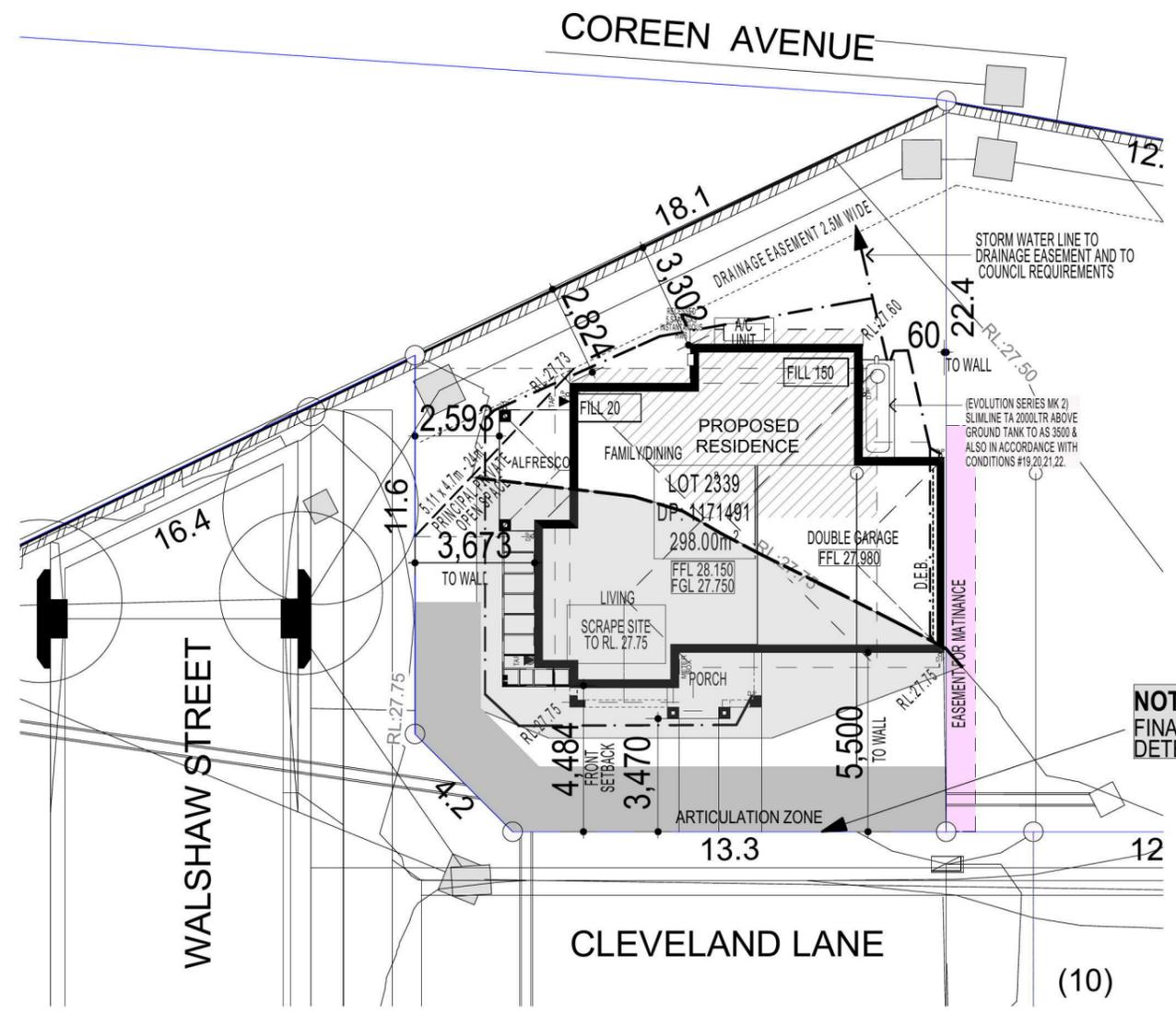
1. Roof Plumber to locate Downpipes as indicated on FLOOR PLANS per spec. provided.
  2. Stormwater pipes to be 100mm DIA. (Min) at 1 deg. Grade (Min) to AS3500
  3. Stormwater pipes may run via sub-floor to achieve minimum Grade to invert level.
  4. ALL LEVELS SHOWN ON PLAN ARE APPROXIMATE ONLY UNLESS 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/H TO ENCROACH AS ALLOWED BY B.C.A:CL3.7.1.7 & FIGURE 3.7.1.9

**FIBRE OPTIC WIRING PACKAGE**

**NOTE:**  
 PROVIDE GRANITGARD TERMITE TREATMENT

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



**NOTE:**  
 FINAL GARAGE LEVELS TO BE DETERMINED ON SITE

**DEVELOPMENT CALCULATIONS**

LOT: 2339 NO: 00 OF SITE AREA: 298.0m<sup>2</sup>

Itemised Floor Areas:	Totals:
living ground floor:	70.78m <sup>2</sup>
first floor: (excl. void 72.3m <sup>2</sup> )	76.54m <sup>2</sup>
garage: (excess 00.000m <sup>2</sup> )	33.69m <sup>2</sup>
alfresco:	7.86m <sup>2</sup>
porch:	5.09m <sup>2</sup>
balcony:	00.00m <sup>2</sup>
<b>total floor area:</b>	<b>193.76m<sup>2</sup></b>

**FLOOR SPACE RATIO CALCULATION:**

gross floor areas:	Totals:
living ground floor: (internal area)	62.07m <sup>2</sup>
first floor excl. void: (internal area)	64.81m <sup>2</sup>
<b>total gross floor area:</b>	<b>126.88m<sup>2</sup></b>
<b>floor space ratio:</b>	<b>0.42:1</b>

**SITE AREA COVERAGE/LANDSCAPE:**

house ground floor:	70.78m <sup>2</sup>
garage:	33.69m <sup>2</sup>
porch/alfresco:	12.75m <sup>2</sup>
driveway/paved area:	35.27m <sup>2</sup>
<b>site coverage Area:</b>	<b>117.54m<sup>2</sup>(39.4%)</b>
landscape area:	180.46m <sup>2</sup> (60.0%)
pervious areas (soft)	145.19m <sup>2</sup> (48.0%)
impervious areas (hard)	152.81m <sup>2</sup> (51.2%)
front yard landscape area	57.81m <sup>2</sup> (19.4%)
front yard hard paved area	35.27m <sup>2</sup> (11.8%)
private open space o/a:	97.03m <sup>2</sup>
principal private open space:	24.00m <sup>2</sup>
<b>total car space incl. carstand:</b>	<b>2 carspace</b>

**COUNCIL ZONE: R1**

PROMOTION:  
 LIVING/STYLE COLLECTION

CLIENT:  
 FIRSTYLE

LOCATION:  
 LOT 2339 CNR OF CLEVELAND LANE & WALSHAW STREET, PENRITH NSW 2750

DP: SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH
model: SANDFIELD 20	facade: MILLENNIUM
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scale: 1:200, 1:100	<b>739-14</b>

CLIENTS SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ S.P. 00

**SITE PLAN & STORMWATER CONCEPT PLAN**

STRAW BALE IMPALED ON STAR PICKET  
PLACED FIRMLY INTO THE GROUND  
2 STAR PICKETS PER STRAW BALE

STRAW BALES TO BE REBOUND  
WITH METAL PACKING STRIP  
PRIOR TO PLACEMENT

ROCK DRILL HOLE 300mm DEEP AND GROUT  
STAR PICKETS OR 2 x 16mm REINFORCEMENT  
BARS AS OPTION TO STAR PICKETS

**STRAW BALE BARRIER  
(TYPICAL SECTION)**

50 x 50 x 1000 STAKE  
OR STAR PICKET

MEMBRANE TO BE BIDIM  
U 24 OR APP EQUIVALENT

BURY APPROXIMATELY 150mm OF  
MEMBRANE AND TEMP. BACKFILL  
TO RESTORE PRIOR NATURAL  
SURFACE LEVEL

NATURAL SURFACE DOWNHILL  
OF MEMBRANE NOT TO BE  
DISTURBED

**SILT FENCING DETAIL**

CONSTRUCTION SITE

GEOTEXTILE FABRIC

Min. length 15m

BERM (0.3m  
MIN. HIGH)

0.2m

50-75mm GRAVEL

EXISTING ROADWAY

RUNOFF FROM PAD  
DIRECTED TO SEDIMENT TRAP

**TEMPORARY CONSTRUCTION EXIT**

SANDBAGS OVERLAP  
ONTO KERB

THREE LAYERS OF SAND BAGS  
WITH ENDS OVERLAPPED

GAP BETWEEN SANDBAGS  
ACT AS SPILLWAY

**SANDBAG KERB INLET  
SEDIMENTATION TRAP**

**DUST CONTROL MEASURES:**

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

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

**NOISE & VIBRATION MEASURES:**

ALL EXCAVATION WILL BE CARRIED OUT BETWEEN THE TIME  
SETOUT IN THE COUNCIL CONDITIONS

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

**NOTE:**

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ILLUSTRATION PURPOSES ONLY & TO  
COMMUNICATE APPROX SIZES. PLEASE REFER  
TO YOUR SPECIFICATIONS FOR YOUR RELEVANT  
INCLUSIONS.

**FIRSTYLE HOMES**

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

ADMIN: (02) 9731 9600  
FAX: (02) 9601 0711  
EMAIL: design@firstyle.com.au

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**MASTER BUILDERS ASSOCIATION**  
MEMBER

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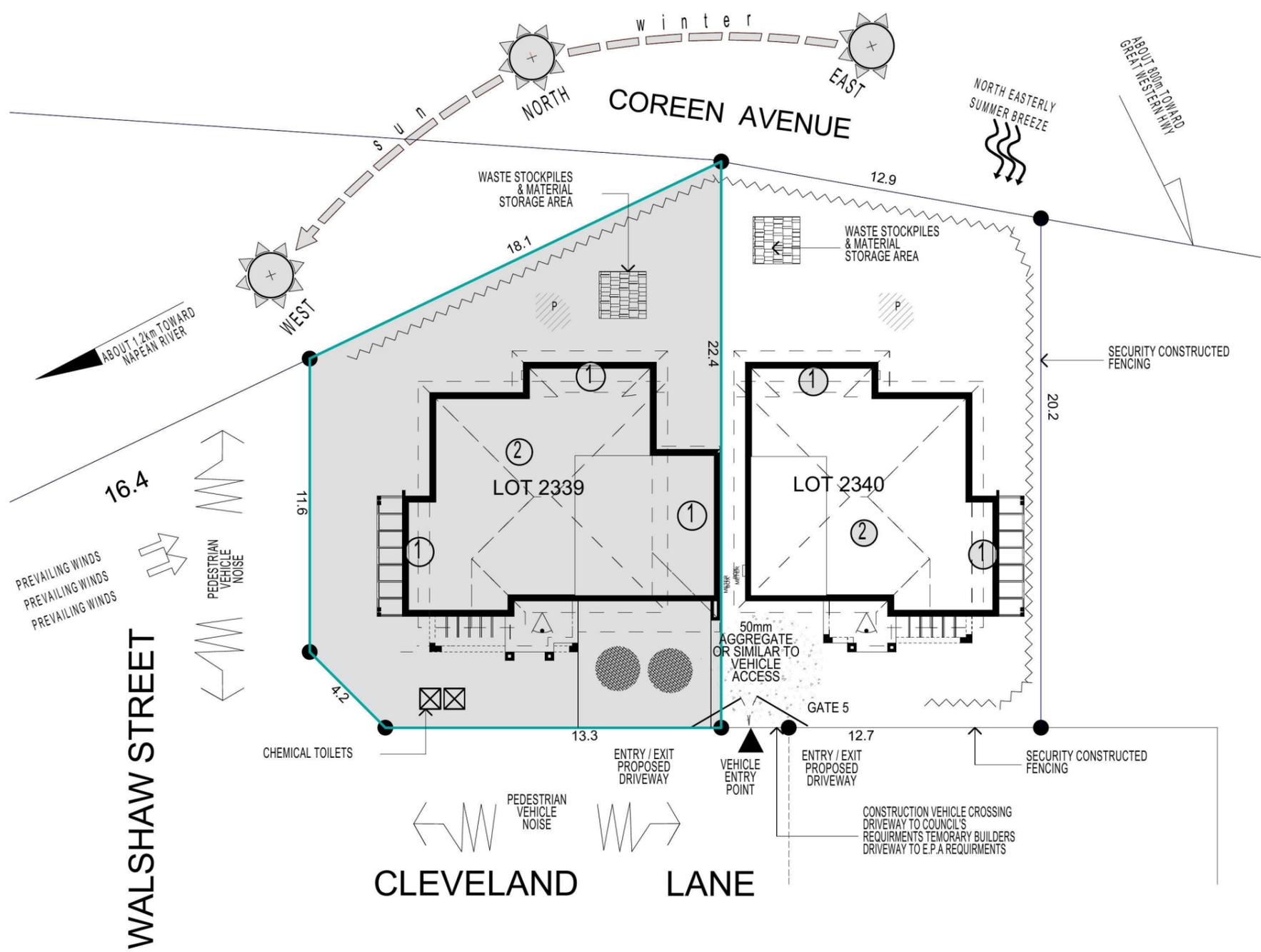
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KEY	
	SOLAR ACCESS
	NUMBER OF STOREY'S
	PREVAILING WINDS
	EXISTING TREES TREES TO BE REMOVED
	DIRECTION & DISTANCES
	NOISE
	VEHICULAR SITE ENTRY
	HWS
	VIEWS
	PRIVATE OPEN SPACE
	OVERLOOKING
	RAINWATER TANK (Underground)
	A/C UNIT (if required)

PROMOTION:  
**LIVING/STYLE COLLECTION**

CLIENT:  
**FIRSTYLE**

LOCATION:  
**LOT 2339 CNR OF CLEVELAND LANE & WALSHAW STREET, PENRITH NSW 2750**

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Sheet: 2 of 9	scale: 1:200, NTS

**739-14**

**SITE ANALYSIS & WASTE MANAGEMENT PLAN**

**KEY**

- FACE BRICK (AS SELECTED)
- MOROKA TEXTURE FINISH TO BRICKWORK (AS SELECTED)
- WEATHERTEX CLADDING PAINTED FINISH (AS SELECTED)

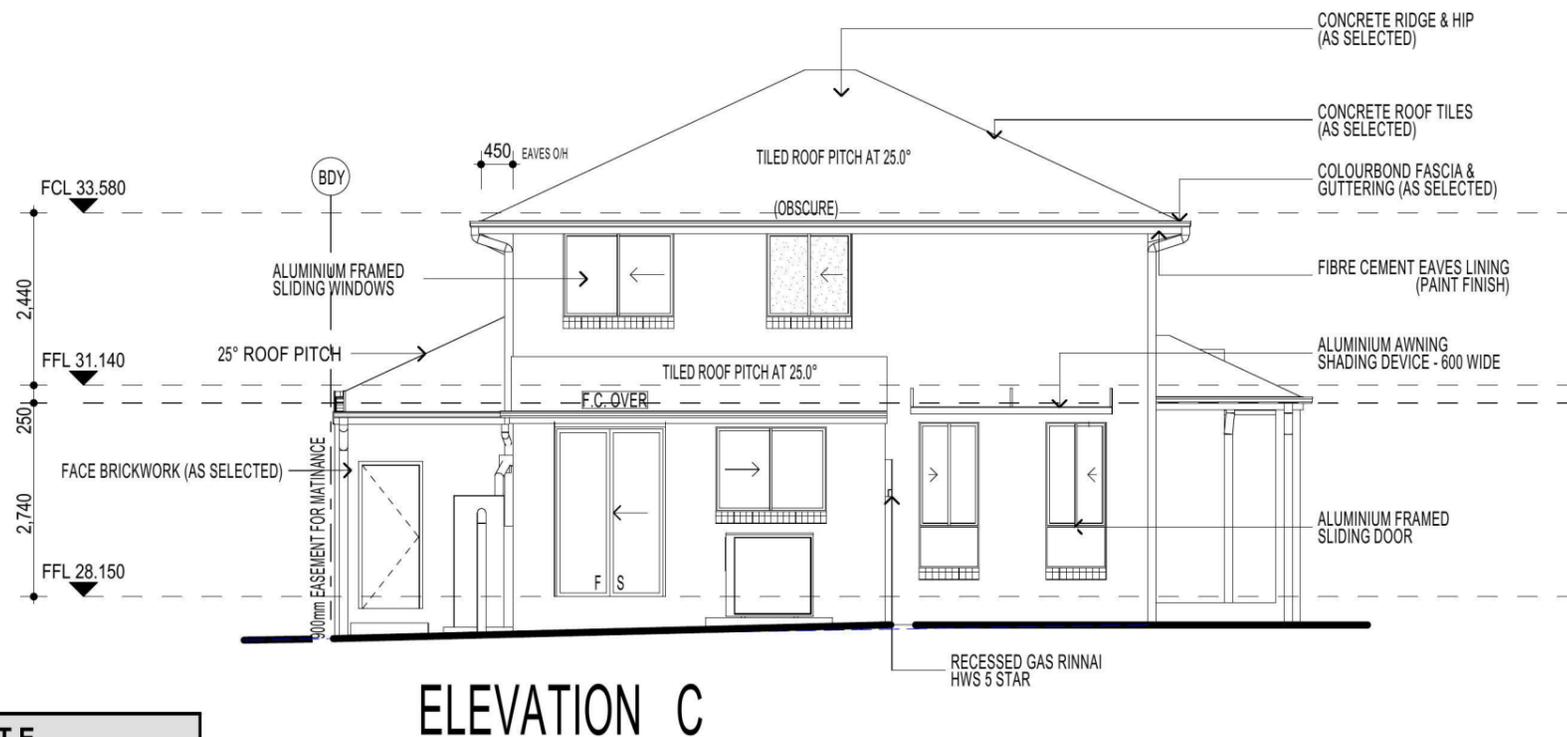
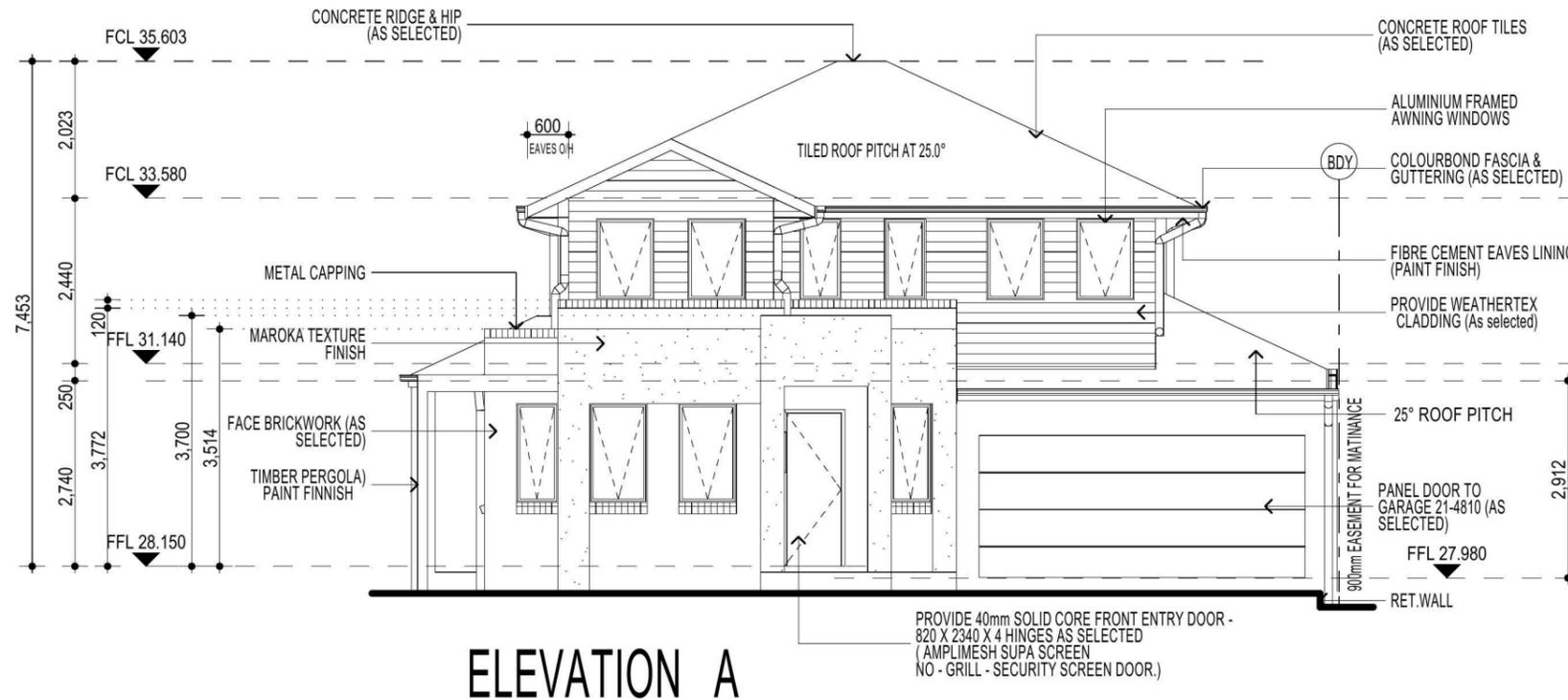
**NOTE:**  
FIRST FLOOR WINDOWS TO COMPLY WITH CLAUSE 3.9.2.5 OF VOLUME 2 OF THE BCA.

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**FIBRE OPTIC WIRING PACKAGE**

**NOTE:**  
PROVIDE GRANITGARD TERMITE TREATMENT

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

PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: <b>FIRSTSTYLE</b>			
LOCATION: LOT 2339 CNR OF CLEVELAND LANE & WALSHAW STREET, PENRITH NSW 2750			
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model: SANDFIELD 20	facade: MILLENNIUM	date: 24/03/2014	quotation assessment: SK1
Sheet: 5 of 9	drawn: G.P.	checked: P.D.	scale: 1:100, NTS
			739-14
CLIENTS SIGNATURE:		DATE:	S.P. 00.

ELEVATIONS

**KEY**

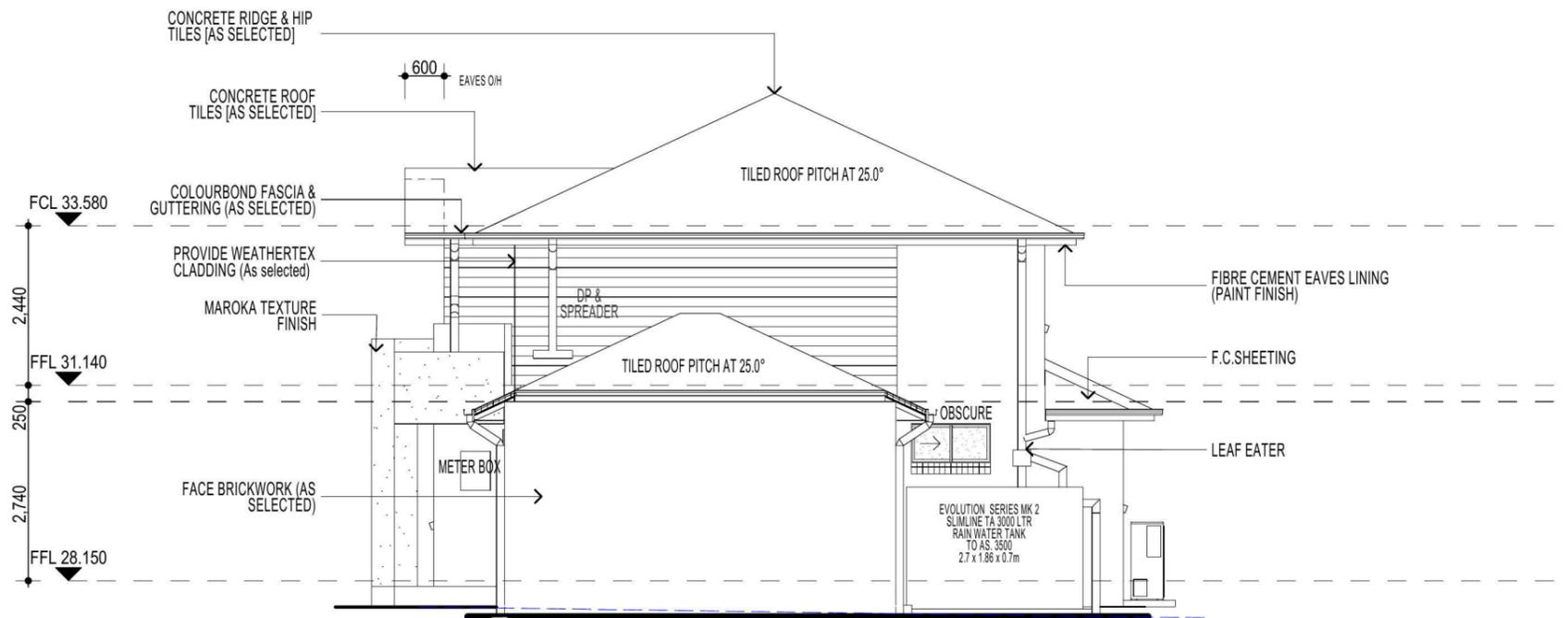
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**ELEVATION B**



**ELEVATION D**

**FIBRE OPTIC WIRING PACKAGE**

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*LIVING/STYLE COLLECTION*

CLIENT:  
**FIRSTSTYLE**

LOCATION:  
LOT 2339 CNR OF CLEVELAND LANE & WALSHAW STREET, PENRITH NSW 2750

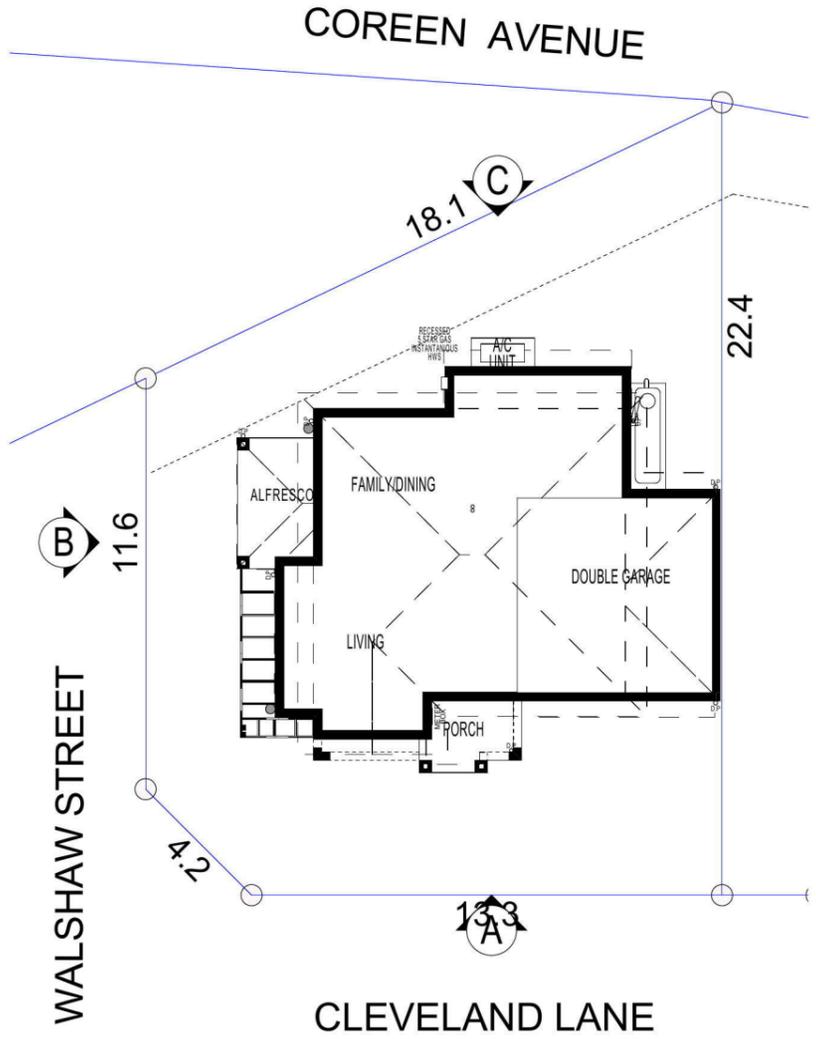
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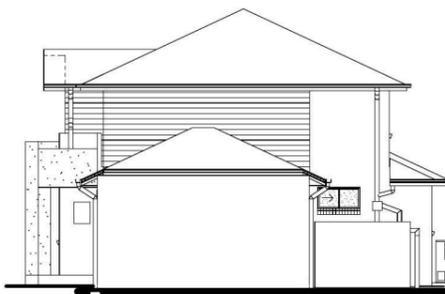
ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

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**NOTIFICATION PLAN**