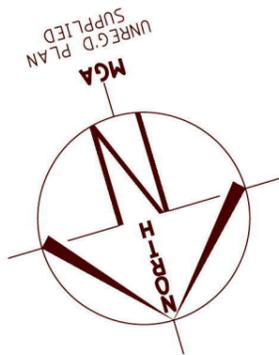


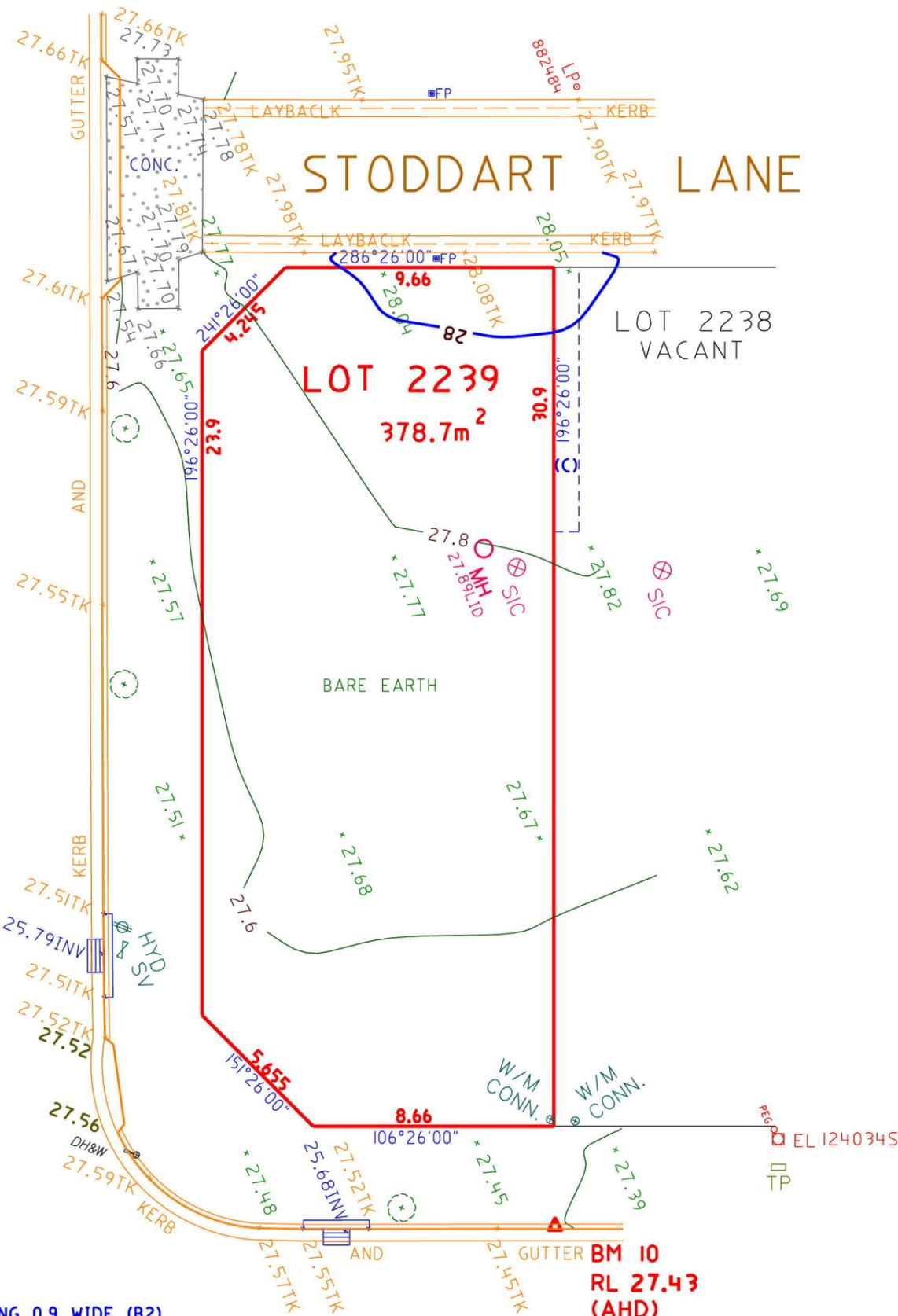
NORTH



LOCALITY SKETCH

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

BRISTOL STREET



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

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 2239 HAVE BEEN TAKEN FROM A DOCUMENT RECEIVED FROM FIRSTYLE HOMES ON 13/11/2014 AND ARE TO BE VERIFIED UPON REGISTRATION OF DEPOSITED PLAN.



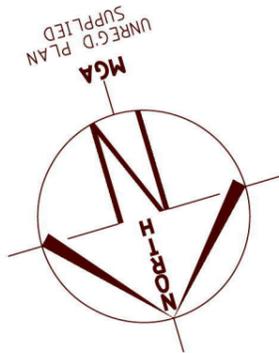
(C) PROPOSED EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE (B2)



WILLIAM HART CRESCENT

<p><b>COPYRIGHT</b></p> <p>COPYRIGHT OF THIS PLAN AND IN THE ACCOMPANYING CAD FILE(S) WHERE APPLICABLE VESTS WITH ASPECT DEVELOPMENT &amp; 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><b>GENERAL NOTES</b></p> <p>A) THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED AND THE POSITION SHOWN IS APPROXIMATE ONLY.</p> <p>B) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.</p> <p>D) CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.</p>	<p><b>SYMBOLS &amp; ABBREVIATIONS:</b></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>GM</td><td>GAS METER</td></tr> <tr><td>SIC</td><td>SEWER INSPECTION COVER</td><td>LP</td><td>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 &amp; TELE CONDUIT</td></tr> <tr><td>EL</td><td>ELECTRICITY BOX</td><td>TC</td><td>TELECOM CONDUIT</td></tr> <tr><td>TP</td><td>TELECOM PIT</td><td>WC</td><td>WATER CONDUIT</td></tr> <tr><td>VC</td><td>VEHICLE CROSSING</td><td>INV</td><td>INVERT</td></tr> <tr><td>SV</td><td>STOP VALVE</td><td>KO</td><td>KERB OUTLET</td></tr> <tr><td>SWMH</td><td>STORMWATER MANHOLE</td><td>TK</td><td>TOP OF KERB</td></tr> </table>	GP	GULLY PIT	-E-	OVERHEAD ELEC LINE	HYD	HYDRANT	-S-	SEWER LINE	SIP	SURFACE INLET PIT	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	<p><b>ASPECT DEVELOPMENT &amp; SURVEY PTY LTD</b> 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><b>PROJECT</b></p> <p>OUR REFERENCE 3/1027907/161567</p> <p>LOT 2239 DP UNREG'D SECTION</p> <p>DATUM AHD SOURCE SCIMS 09/05/13</p> <p>ORIGIN OF LEVELS PM 40864 REDUCED LEVEL 36.47</p> <p>SURVEYED NR DATE 20/11/14</p> <p>DRAWN SK/JZ DATE 24/11/14</p> <p>SCALE 1: 200 A3 SHEET</p>	<p><b>CLIENT: FIRSTYLE HOMES</b></p> <p>REF: 779-14</p> <p>ADDRESS: WILLIAM HART CRESCENT</p> <p>SUBURB PENRITH</p>
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																																														

NORTH



LOCALITY SKETCH

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

BRISTOL STREET

STODDART LANE

WILLIAM HART CRESCENT

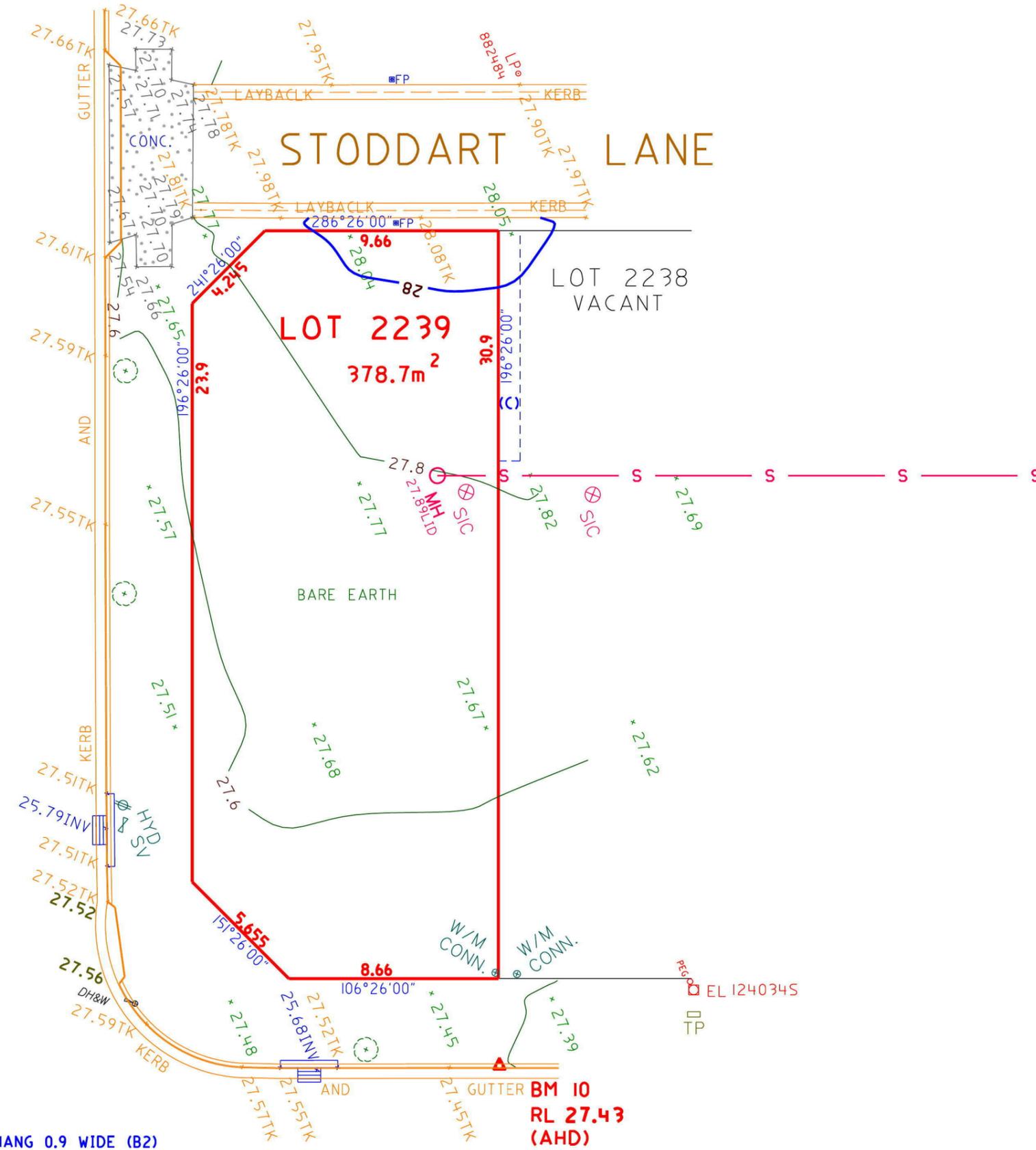
NOTE : POSITION OF PROPOSED SEWER MAIN IS APPROXIMATE ONLY AND HAS BEEN TAKEN FROM A DOCUMENT RECEIVED FROM FIRSTYLE HOMES AND IS TO BE VERIFIED BY THE WATER SERVICES PROVIDER.

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 2239 HAVE BEEN TAKEN FROM A DOCUMENT RECEIVED FROM FIRSTYLE HOMES ON 13/11/2014 AND ARE TO BE VERIFIED UPON REGISTRATION OF DEPOSITED PLAN.



(C) PROPOSED EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE (B2)



A	PROPOSED SEWER POSITION ADDED	11.12.14	RCJ
ISSUE	REVISION	DATE	DRAWN

<p><b>COPYRIGHT</b></p> <p>COPYRIGHT OF THIS PLAN AND IN THE ACCOMPANYING CAD FILE(S) WHERE APPLICABLE VESTS WITH ASPECT DEVELOPMENT &amp; 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><b>GENERAL NOTES</b></p> <p>A) THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED AND THE POSITION SHOWN IS APPROXIMATE ONLY.</p> <p>B) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY.</p> <p>C) 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><b>SYMBOLS &amp; ABBREVIATIONS:</b></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>GM</td><td>GAS METER</td></tr> <tr><td>SIC</td><td>SEWER INSPECTION COVER</td><td>LP</td><td>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 &amp; TELE CONDUIT</td></tr> <tr><td>EL</td><td>ELECTRICITY BOX</td><td>TC</td><td>TELECOM CONDUIT</td></tr> <tr><td>TP</td><td>TELECOM PIT</td><td>WC</td><td>WATER CONDUIT</td></tr> <tr><td>VC</td><td>VEHICLE CROSSING</td><td>INV</td><td>INVERT</td></tr> <tr><td>SV</td><td>STOP VALVE</td><td>KO</td><td>KERB OUTLET</td></tr> <tr><td>SWMH</td><td>STORMWATER MANHOLE</td><td>TK</td><td>TOP OF KERB</td></tr> </table>	GP	GULLY PIT	-E-	OVERHEAD ELEC LINE	HYD	HYDRANT	-S-	SEWER LINE	SIP	SURFACE INLET PIT	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	<p><b>ASPECT DEVELOPMENT &amp; SURVEY PTY LTD</b> 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><b>PROJECT</b></p> <p>OUR REFERENCE 3/1027907/161567</p> <p>LOT 2239 DP UNREG'D SECTION</p> <p>DATUM AHD SOURCE SCIMS 09/05/13</p> <p>ORIGIN OF LEVELS PM 40864 REDUCED LEVEL 36.47</p> <p>SURVEYED NR DATE 20/11/14</p> <p>DRAWN SK/JZ DATE 24/11/14</p> <p>SCALE 1: 200 A3 SHEET</p>		<p><b>CLIENT: FIRSTYLE HOMES</b></p> <p>REF: 779-14</p> <p>ADDRESS: WILLIAM HART CRESCENT</p> <p>SUBURB PENRITH</p>
			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																																															
<p>Document Set ID: 6494207</p> <p>Version: 1, Version Date: 24/03/2015</p> <p>1027907_161567.dwg Sheet 1 11/12/2014 10:44:28 AM</p>																																																		



**PRELIMINARY SUREVEY  
 LOTS 2226-2239 NORTH PENRITH**

# Aspect Development & Survey

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

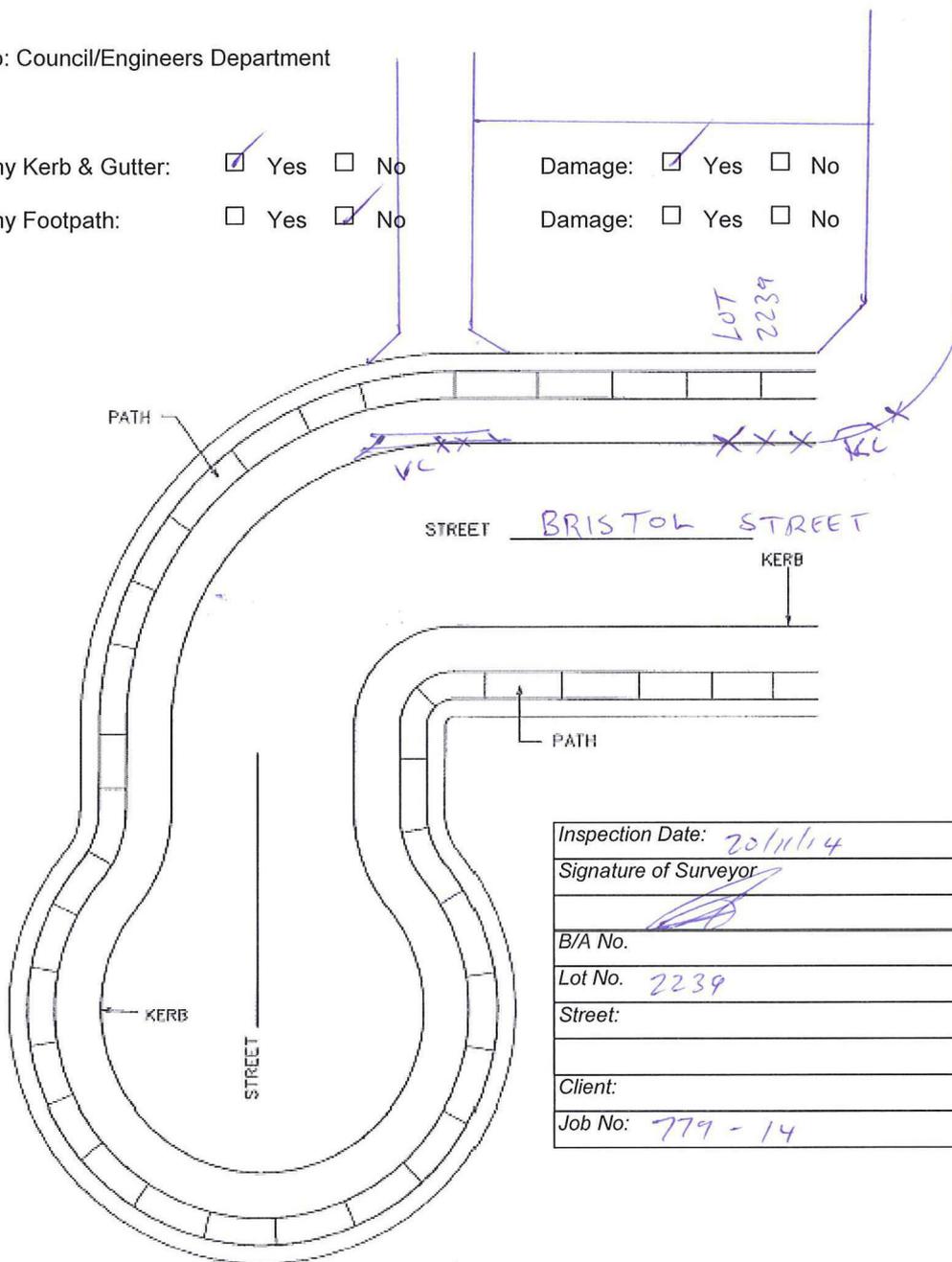
To: Council/Engineers Department

Any Kerb & Gutter:  Yes  No

Any Footpath:  Yes  No

Damage:  Yes  No

Damage:  Yes  No



Inspection Date:	20/11/14
Signature of Surveyor	<i>[Signature]</i>
B/A No.	
Lot No.	2239
Street:	
Client:	
Job No:	779 - 14

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

WILLIAM HART CRESCENT

**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

**BASIX**  
**House (unit 1)**  
= 31.42m<sup>2</sup> of roof area to discharge to water tank.  
= 117.18 m<sup>2</sup> stormwater and overflow to discharge to existing street channel.  
o/a= 148.6m<sup>2</sup> of roof area.

**Studio loft ( unit 2 )**  
= 28.7m<sup>2</sup> of roof area to discharge to water tank.  
= 65.8 m<sup>2</sup> stormwater and overflow to discharge to existing street channel.  
o/a= 94.5m<sup>2</sup> of roof area.

**LEGEND:**

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

EARTHWORKS TO AHD		EARTHWORKS TO AHD	
HOUSE:	FFL 28.050	STUDIO LOFT:	FFL 30.950
(LIVING)	FGL 27.650	(LIVING FIRST FLOOR)	
GARAGE:	FFL 28.110	GARAGE:	FFL 28.110
	FGL 27.785		FGL 27.785

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

**GENERAL DRAINAGE NOTES**

- Roof Plumber to locate Downpipes as indicated on FLOOR PLANS per spec. provided.
  - Stormwater pipes to be 100mm DIA. (Min) at 1 deg. Grade (Min) TO AS.3500
  - Stormwater pipes may run via sub-floor to achieve minimum Grade to invert level.
  - ALL LEVELS SHOWN ON PLAN ARE APPROXIMATE ONLY UNLESS ACCOMPANIED BY LEVELS PREPARED BY REGISTERED SURVEYOR TO A.H.D
  - Stormwater lines to be Discharged into Existing City Drainage system & connected to local government authority requirements.
- note:  
r.l. levels indicative to a building tolerance of +/- 90mm.
- NOTE:**  
EAVES O/IH TO ENCR OACH AS ALLOWED BY B.C.A:CL3.7.1.7 & FIGURE 3.7.1.9

**SYMBOLS & ABBREVIATIONS:**

GP	GULLY PIT	-E-	OVERHEAD ELEC LINE
Φ	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
□	WIM 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

**(C) PROPOSED EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE (B2)**

**LOCALITY SKETCH**

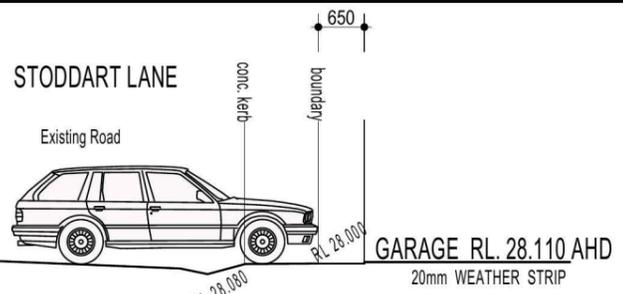
UBD AREA: SYD REVISION: 49  
MAP: 163 REF: J7  
GPS S  
E

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

**NOTE:**  
ALL COMPONENTS SUCH AS: APPLIANCES; PLUMBING FITTINGS & FIXTURES; DOORS; CABINETS; HANDLES; PC ITEMS; ARE SHOWN ON THE PLANS & ELEVATIONS FOR ILLUSTRATION PURPOSES ONLY & TO COMMUNICATE APPROX SIZES. PLEASE REFER TO YOUR SPECIFICATIONS FOR YOUR RELEVANT INCLUSIONS.

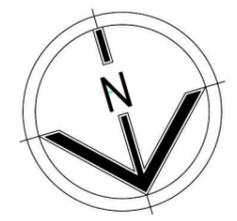
**FIBRE OPTIC WIRING PACKAGE**

**NOTE:**  
**PROVIDE GRANITGARD TERMITE TREATMENT**



**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



**FIRSTSTYLE HOMES**

FIRSTSTYLE 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

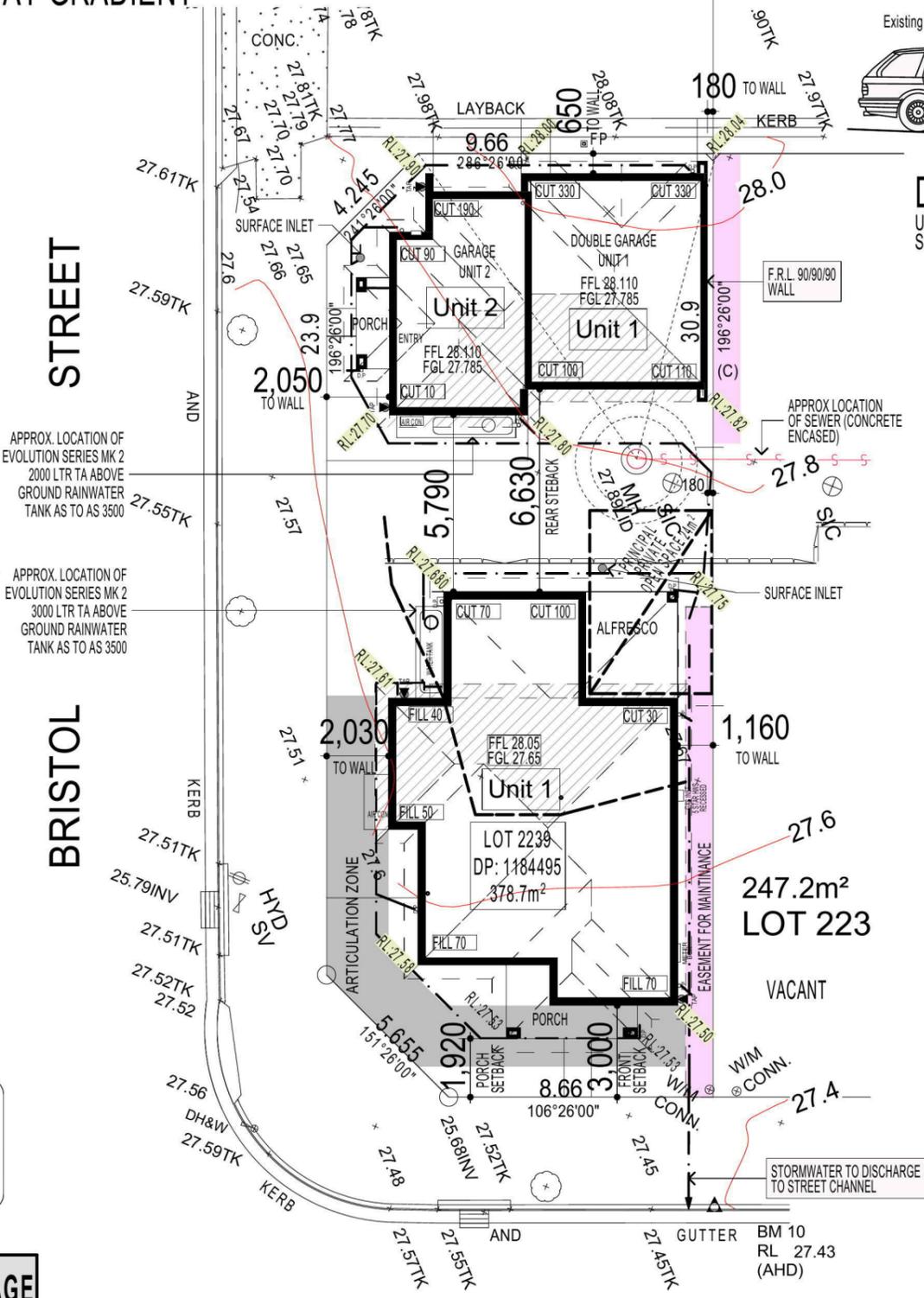
**HIA members**  
the best in the business



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.  
ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND CERTIFICATION AS PER REQUIRED BY COUNCIL.  
ALL WORK TO BE CARRIED OUT IN A PROFESSIONAL AND WORKMANSHIP LIKE MANNER ACCORDING TO THE PLANS AND SPECIFICATION.  
ALL DIMENSIONS ARE TO BE CHECKED & VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORK. ALL LEVELS ARE SUBJECT TO FINAL SURVEY AND SETOUT BY REGISTERED SURVEYOR.  
FIRSTSTYLE HOMES SITE SAFETY RULES APPLY.  
DO NOT SCALE FROM DRAWING. LARGER SCALE DRAWINGS & WRITTEN DIMENSIONS TAKE PREFERENCE.  
THIS DRAWING & DESIGN IS COPYRIGHT & THE PROPERTY OF FIRSTSTYLE HOMES, AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM.

**DRIVEWAY GRADIENT**  
UNIT 1  
SCALE 1:100

**DRIVEWAY GRADIENT**  
UNIT 2  
SCALE 1:100



**STUDIO LOFT (unit 2)**

( Itemised Floor Areas:( Unit 2 )	Totals:
Studio living ground floor:	13.10m <sup>2</sup>
first floor: (excl. void 64.9m <sup>2</sup> )	69.27m <sup>2</sup>
garage: (excess 00.000m <sup>2</sup> )	19.5m <sup>2</sup>
porch:	3.23m <sup>2</sup>
balcony 1	3.23m <sup>2</sup>
balcony 2	6.02m <sup>2</sup>
total floor area:	114.35m <sup>2</sup>

**DEVELOPMENT CALCULATIONS**

LOT: 2239 NO: 00 OF SITE AREA: 378.7m<sup>2</sup>

Itemised Floor Areas (Unit 1):	Totals:
living ground floor:	100.39m <sup>2</sup>
first floor: (excl. void 78.78m <sup>2</sup> )	84.14m <sup>2</sup>
garage: (excess 6.21m <sup>2</sup> )	41.21m <sup>2</sup>
alfresco:	10.44m <sup>2</sup>
porch:	6.53m <sup>2</sup>
balcony:	6.54m <sup>2</sup>
total floor area:	249.25m <sup>2</sup>

Combined total floor area:	Totals:
gross floor areas:	Totals:
living ground floor: (internal area)	9.21m <sup>2</sup>
first floor excl. void: (internal area)	55.7m <sup>2</sup>
total gross floor area:	64.91m <sup>2</sup>
Combined total floor area:	223.31m <sup>2</sup>

**FLOOR SPACE RATIO CALCULATION:**

gross floor areas:	Totals:
living ground floor: (internal area)	89.13m <sup>2</sup>
first floor excl. void: (internal area)	69.26m <sup>2</sup>
total gross floor area:	158.4m <sup>2</sup>
total floor space ratio:	0.42:1

**SITE AREA COVERAGE/LANDSCAPE:**

house ground floor:	13.10m <sup>2</sup>
garage:	19.5m <sup>2</sup>
porch/alfresco:	3.23m <sup>2</sup>
driveway/paved area:	3.88m <sup>2</sup>
site coverage Area:	35.83m <sup>2</sup>
front yard landscape area	14.51m <sup>2</sup>
pervious areas (soft)	21.52m <sup>2</sup>
impervious areas (hard)	39.71m <sup>2</sup> (10.45%)
private open space(incl. Balconies):	9.25m <sup>2</sup>
principal private open space:	n/a
total car space incl. carstand:	1 carspace
combined pervious areas (soft)	175.43m <sup>2</sup> (46.3%)
combined site coverage area:	194.4m <sup>2</sup> (51.3%)
combined site landscape area:	184.3 (48.7%)
combined front yard landscape area	52.5m <sup>2</sup> (13.9%)
combined front yard hard paved area	2.61m <sup>2</sup> (0.69%)

**SITE AREA COVERAGE/LANDSCAPE:**

house ground floor:	100.39m <sup>2</sup>
garage:	41.21m <sup>2</sup>
porch/alfresco:	16.97m <sup>2</sup>
driveway/paved area:	4.86m <sup>2</sup>
site coverage Area:	158.57m <sup>2</sup>
front yard landscape area	37.99m <sup>2</sup>
pervious areas (soft)	153.93m <sup>2</sup>
impervious areas (hard)	163.43m <sup>2</sup> (43.2%)
private open space o/a:	113.76m <sup>2</sup>
principal private open space:	24.0m <sup>2</sup>
total car space incl. carstand:	2 carspace

**COUNCIL ZONE: R1**

PROMOTION:  
**LIVING/STYLE COLLECTION**

CLIENT:  
**H.M.G.D & R.J. COLLINS**

LOCATION:  
**LOT 2239 CNR OF WILLIAM HART CRESCENT & BRISTOL STREET PENRITH, 2750**

DP: 1184495 council: PENRITH

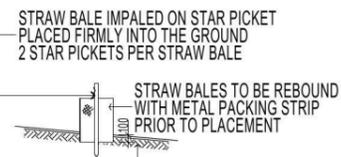
model: ARGYLE 12 facade: CRESWICK 27 date: 10/02/2015 quotation assessment: QA1

Sheet: 1 of 17 drawn: G.P./L.D.S. checked: D.P. scale: 1:200/1:100 **779-14**

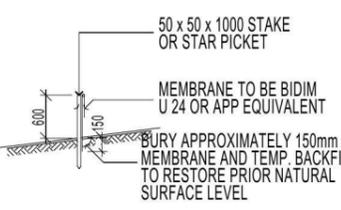
**SITE PLAN & STORMWATER CONCEPT PLAN**



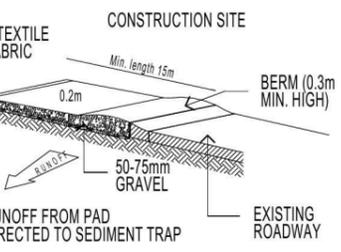




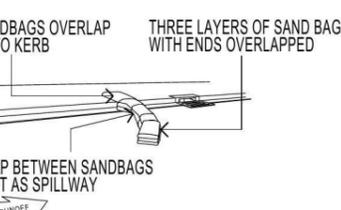
**STRAW BALE BARRIER (TYPICAL SECTION)**



**SILT FENCING DETAIL**



**TEMPORARY CONSTRUCTION EXIT**



**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)

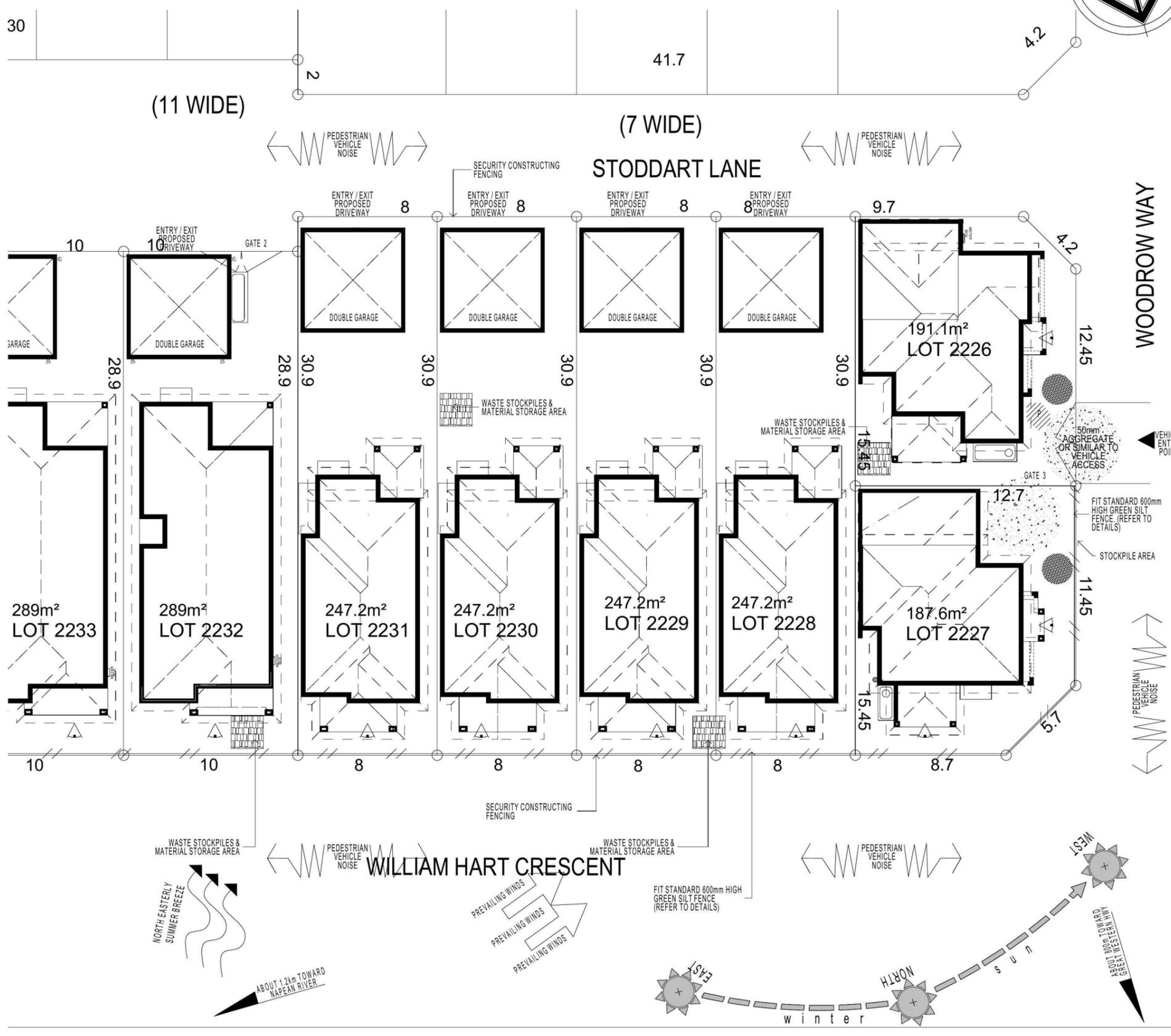
**NOISE & VIBRATION MEASURES:**

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:**

ALL COMPONENTS SUCH AS: APPLIANCES; PLUMBING FITTINGS & FIXTURES; DOORS; CABINETS; HANDLES; PC ITEMS; ARE SHOWN ON THE PLANS & ELEVATIONS FOR ILLUSTRATION PURPOSES ONLY & TO COMMUNICATE APPROX SIZES. PLEASE REFER TO YOUR SPECIFICATIONS FOR YOUR RELEVANT INCLUSIONS.



**NOTE: PROVIDE GRANITGARD TERMITE TREATMENT**

**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@firstyle.com.au

**HIA members**  
 the best in the business

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

- 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.
- ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND CERTIFICATION AS PER REQUIRED BY COUNCIL.
- ALL WORK TO BE CARRIED OUT IN A PROFESSIONAL AND WORKMANSHIP LIKE WORKMANSHIP LIKE MANNER ACCORDING TO THE PLANS AND SPECIFICATION.
- ALL DIMENSIONS ARE TO BE CHECKED & VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORK. ALL LEVELS ARE SUBJECT TO FINAL SURVEY AND SETOUT BY REGISTERED SURVEYOR.
- FIRSTYLE HOMES SITE SAFETY RULES APPLY.
- DO NOT SCALE FROM DRAWING. LARGER SCALE DRAWINGS & WRITTEN DIMENSIONS TAKE PREFERENCE.
- THIS DRAWING & DESIGN IS COPYRIGHT & THE PROPERTY OF FIRSTYLE HOMES, AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM.

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**

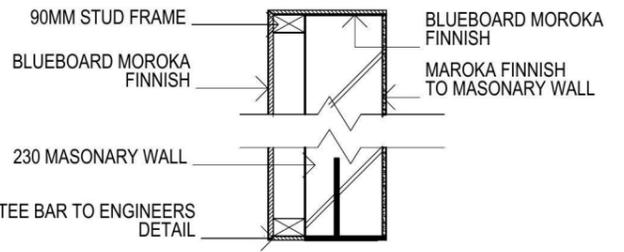
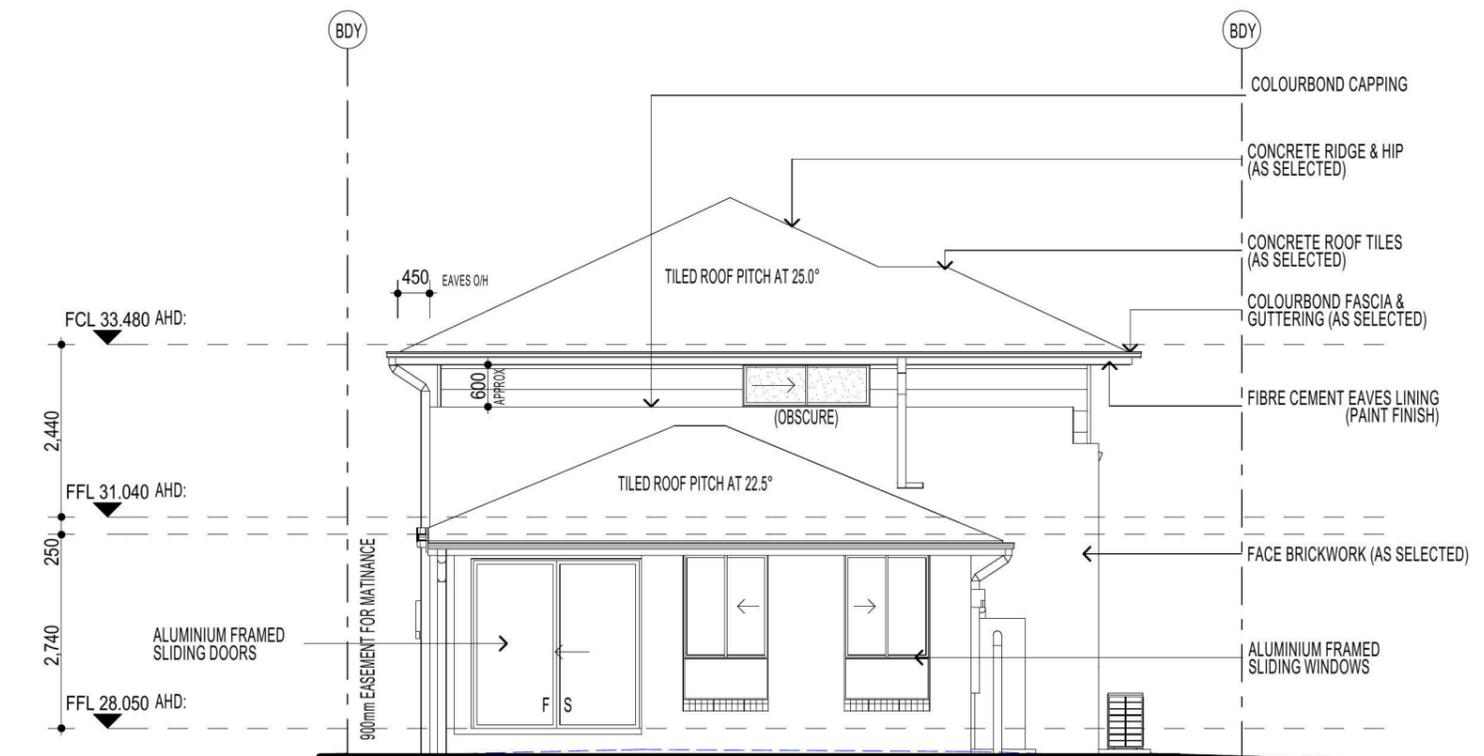
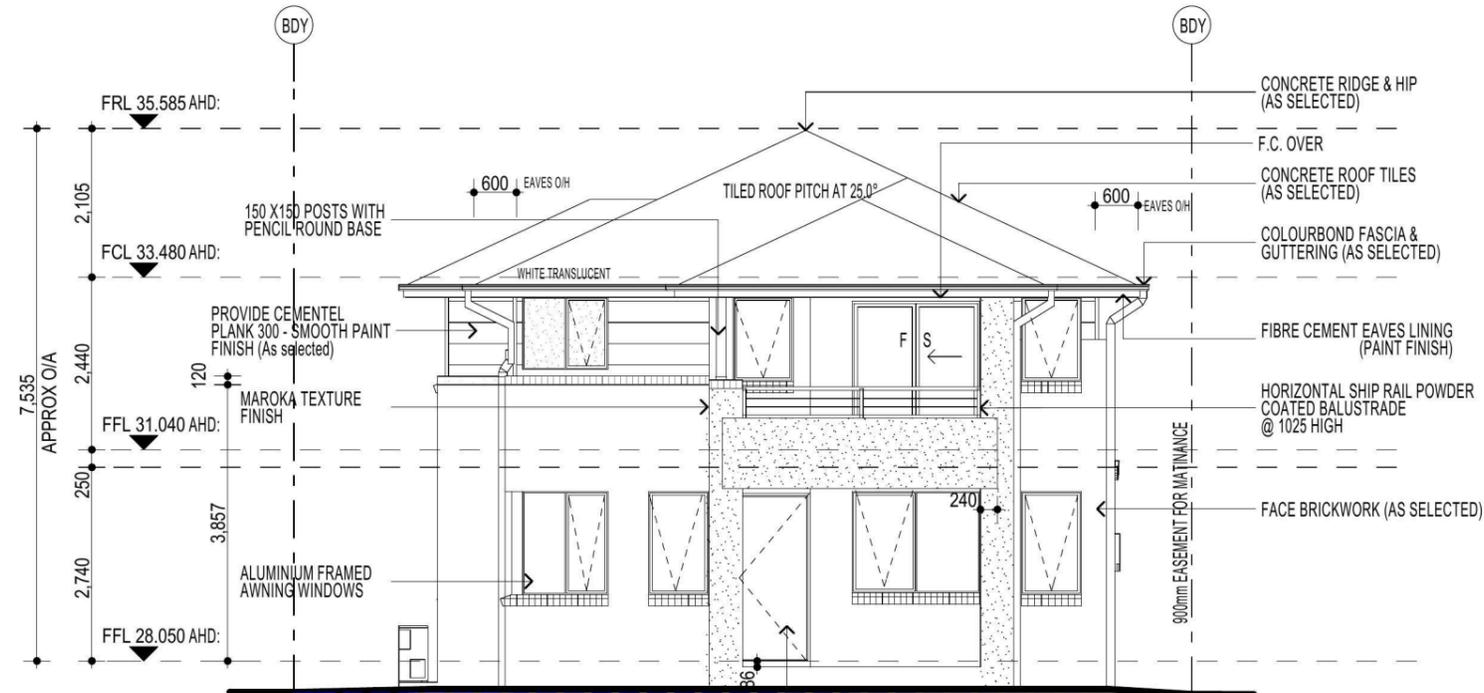
CLIENT: **H.M.G.D & R.J. COLLINS**

LOCATION: **LOT 2239 CNR OF WILLIAM HART CRESCENT & BRISTOL STREET PENRITH, 2750**

DP: 1184495	council: PENRITH
model: ARGYLE 12	facade: CRESWICK 27
date: 10/02/2015	quotation assessment: QA1
drawn: G.P./L.D.S.	checked: D.P.
scale:	<b>779-14</b>

**WASTE MANAGEMENT / SITE ANALYSIS (2)**

	FACE BRICK (AS SELECTED)
	MOROKA TEXTURE TO FRONT AND RETURN AS DRAWN (AS SELECTED)
	CEMINTEL (ASPECT) PLANK 300-SMOOTH PAINT FINISH (AS SELECTED)



**NOTE:**  
PROVIDE GRANITGARD TERMITE TREATMENT

**FIBRE OPTIC WIRING PACKAGE**

**3 - PHASE POWER**

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

**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 YOUR SPECIFICATIONS FOR YOUR RELEVANT INCLUSIONS.

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

**HIA members**  
the best in the business

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

- 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.
- ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND CERTIFICATION AS PER REQUIRED BY COUNCIL.
- ALL WORK TO BE CARRIED OUT IN A PROFESSIONAL AND WORKMANSHIP LIKE WORKMANSHIP LIKE MANNER ACCORDING TO THE PLANS AND SPECIFICATION.
- ALL DIMENSIONS ARE TO BE CHECKED & VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORK, ALL LEVELS ARE SUBJECT TO FINAL SURVEY AND SETOUT BY REGISTERED SURVEYOR.
- FIRSTSTYLE HOMES SITE SAFETY RULES APPLY.
- DO NOT SCALE FROM DRAWING. LARGER SCALE DRAWINGS & WRITTEN DIMENSIONS TAKE PREFERENCE.
- THIS DRAWING & DESIGN IS COPYRIGHT & THE PROPERTY OF FIRSTSTYLE HOMES, AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM.

PROMOTION: <b>LIVING/STYLE COLLECTION</b>			
CLIENT: <b>H.M.G.D &amp; R.J. COLLINS</b>			
LOCATION: <b>LOT 2239 CNR OF WILLIAM HART CRESCENT &amp; BRISTOL STREET PENRITH, 2750</b>			
DP: 1184495	council: PENRITH		
model: ARGYLE 12	facade: CRESWICK 27	date: 10/02/2015	quotation assessment: QA1
Sheet: 6 of 17	drawn: G.P./L.D.S.	checked: D.P.	scale: 1.100
			<b>779-14</b>
CLIENTS SIGNATURE:		DATE:	S.P. 00.

**ELEVATIONS**

**KEY**

- FACE BRICK (AS SELECTED)
- MOROKA TEXTURE TO FRONT AND RETURN AS DRAWN (AS SELECTED)
- CEMINTEL (ASPECT) PLANK 300-SMOOTH PAINT FINISH (AS SELECTED)

**FIRSTSTYLE HOMES**

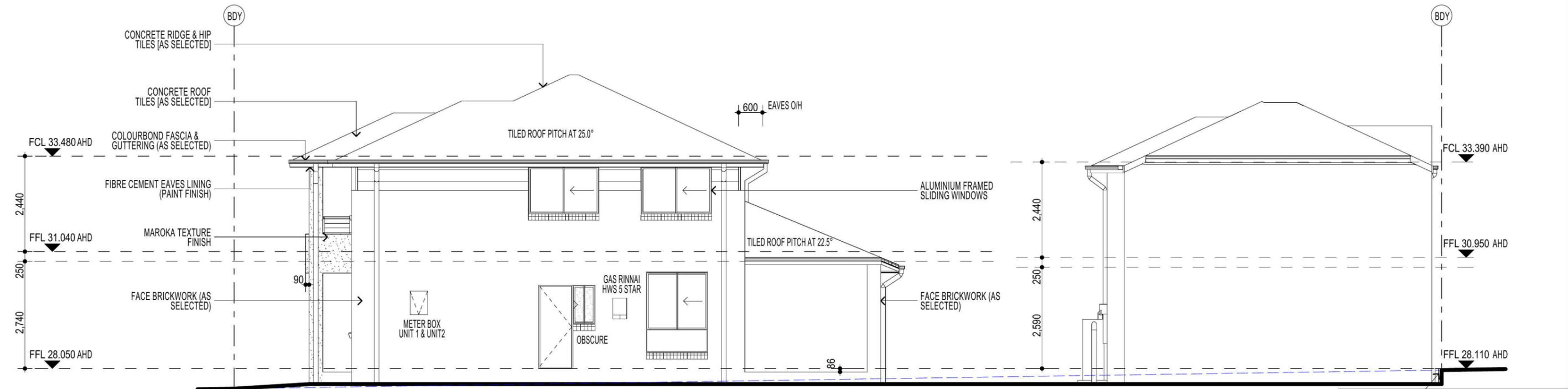
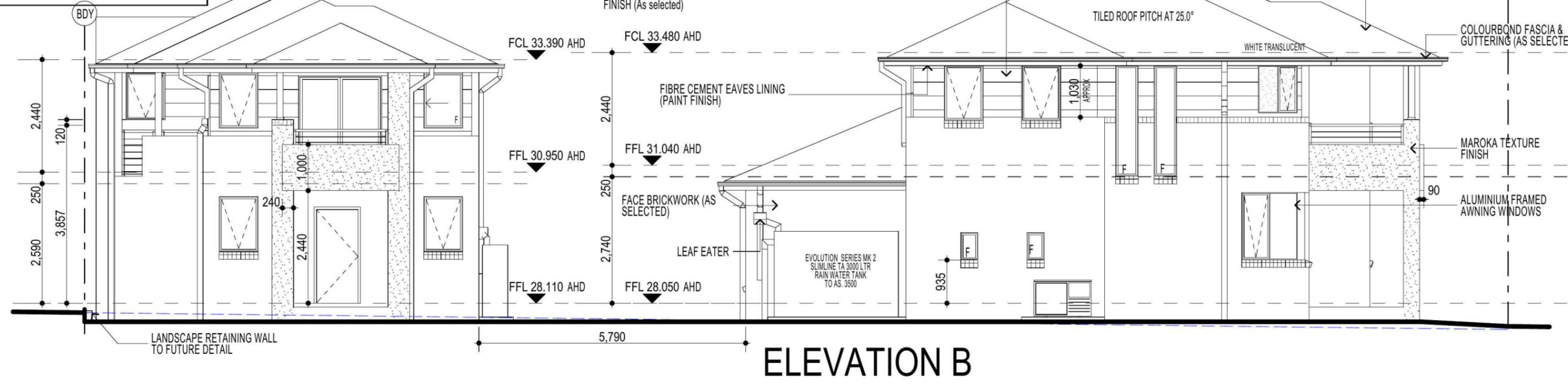
FIRSTSTYLE HOMES Pty.Ltd  
 Lic No. 113412C  
 ACN. 087 773 779  
 PO BOX 171, HOXTON PARK 2171

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

**HIA members**  
 the best in the business

**MASTER BUILDERS ASSOCIATION**  
 MEMBER

• 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.  
 • ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND CERTIFICATION AS PER REQUIRED BY COUNCIL.  
 • ALL WORK TO BE CARRIED OUT IN A PROFESSIONAL AND WORKMANSHIP LIKE WORKMANSHIP LIKE MANNER ACCORDING TO THE PLANS AND SPECIFICATION.  
 • ALL DIMENSIONS ARE TO BE CHECKED & VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORK. ALL LEVELS ARE SUBJECT TO FINAL SURVEY AND SETOUT BY REGISTERED SURVEYOR.  
 • FIRSTSTYLE HOMES SITE SAFETY RULES APPLY.  
 • DO NOT SCALE FROM DRAWING. LARGER SCALE DRAWINGS & WRITTEN DIMENSIONS TAKE PREFERENCE.  
 • THIS DRAWING & DESIGN IS COPYRIGHT & THE PROPERTY OF FIRSTSTYLE HOMES, AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM.



**3 - PHASE POWER**

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

**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 YOUR SPECIFICATIONS FOR YOUR RELEVANT INCLUSIONS.

**NOTE:**  
 PROVIDE GRANITGARD TERMITE TREATMENT

**FIBRE OPTIC WIRING PACKAGE**

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

**LIVING/STYLE COLLECTION**

CLIENT:  
**H.M.G.D & R.J. COLLINS**

LOCATION:  
 LOT 2239 CNR OF WILLIAM HART CRESCENT & BRISTOL STREET PENRITH, 2750

DP: 1184495 council: PENRITH

model: ARGYLE 12 facade: CRESWICK 27 date: 10/02/2015 quotation assessment: QA1

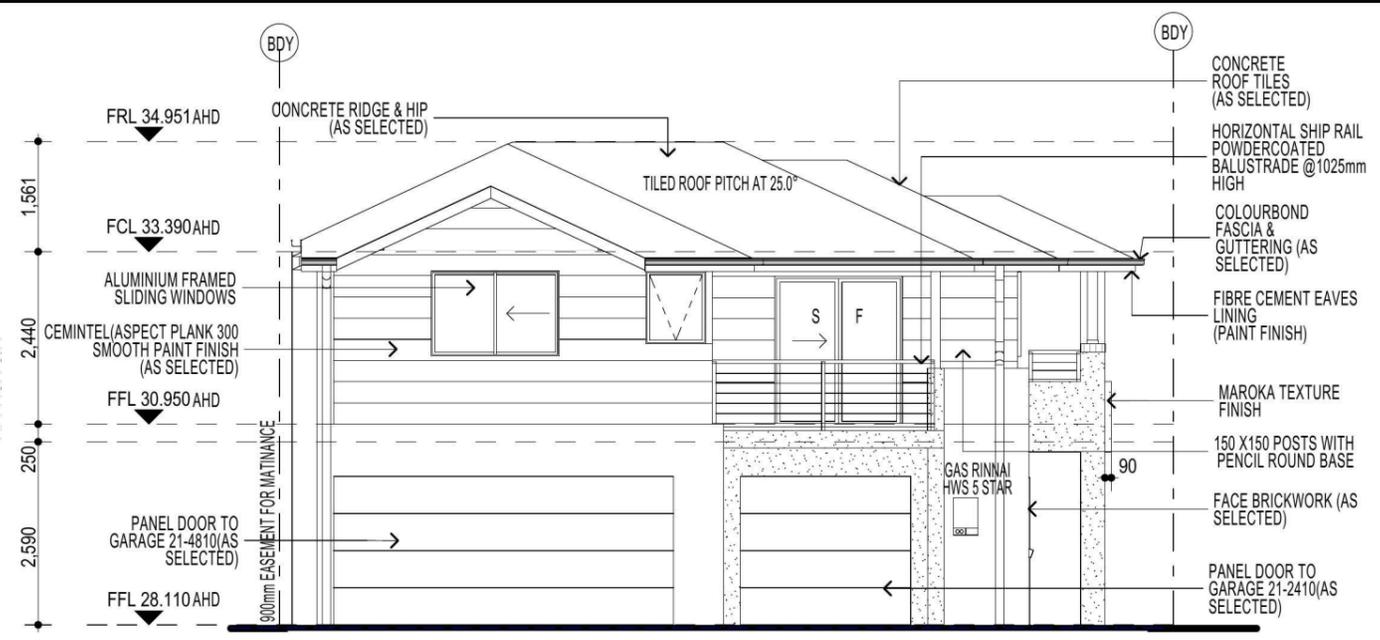
Sheet: 7 of 17 drawn: G.P./L.D.S. checked: D.P. scale: 1:100

**779-14**

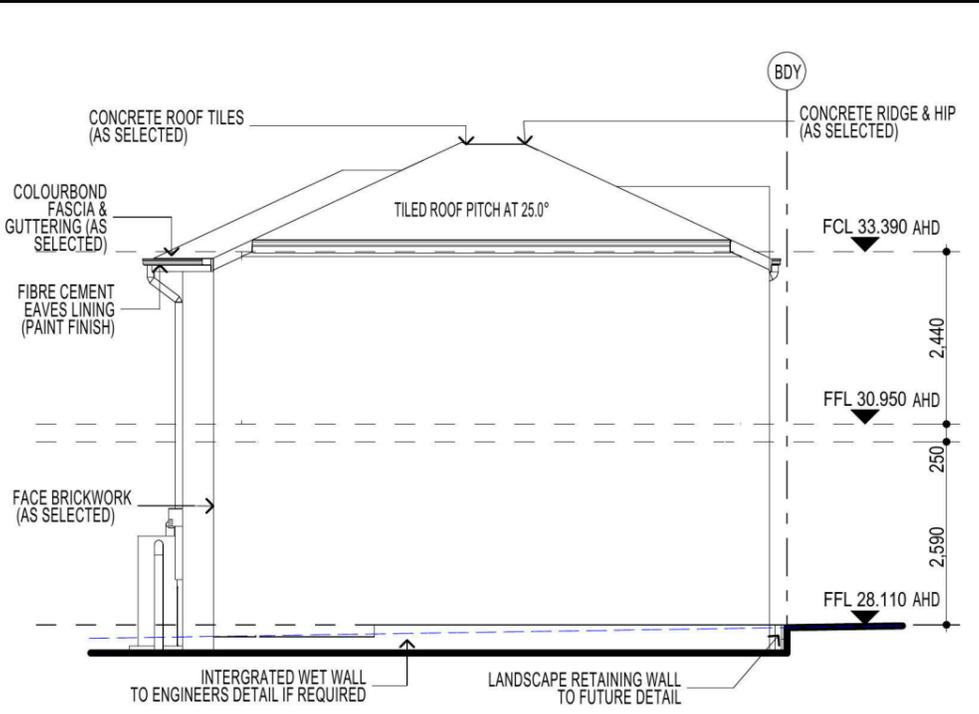
CLIENTS SIGNATURE: DATE: S.P. 00.

**ELEVATIONS**

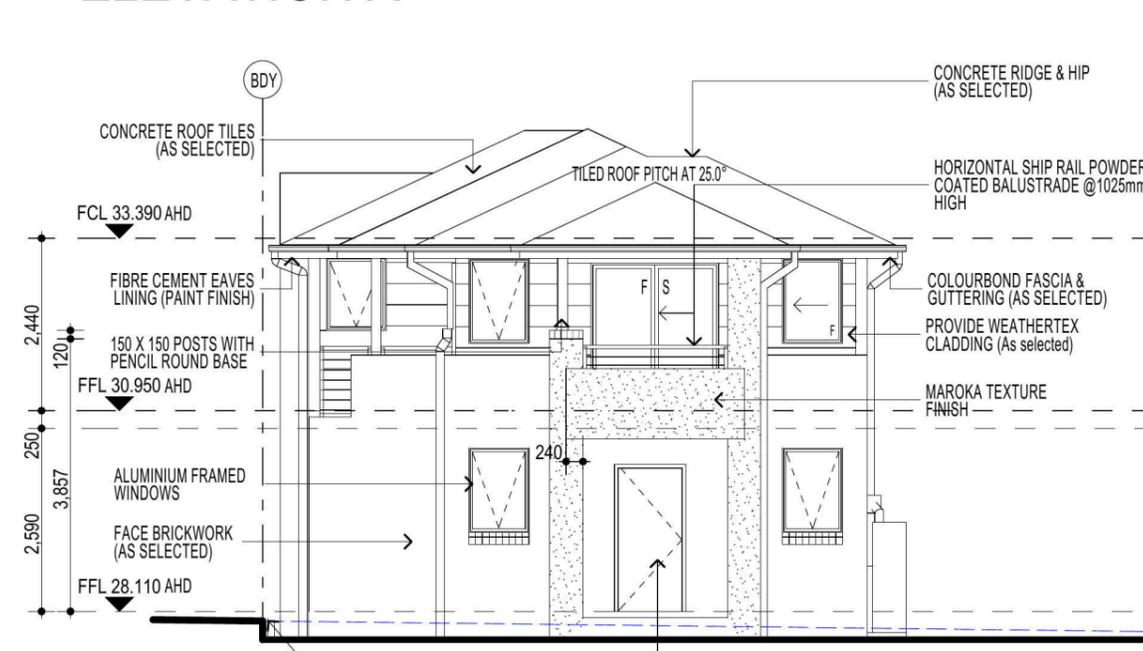
• ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A. RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.  
 • ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND CERTIFICATION AS PER REQUIRED BY COUNCIL.  
 • ALL WORK TO BE CARRIED OUT IN A PROFESSIONAL AND WORKMANSHIP LIKE WORKMANSHIP LIKE MANNER ACCORDING TO THE PLANS AND SPECIFICATION.  
 • ALL DIMENSIONS ARE TO BE CHECKED & VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORK. ALL LEVELS ARE SUBJECT TO FINAL SURVEY AND SETOUT BY REGISTERED SURVEYOR.  
 • FIRSTSTYLE HOMES SITE SAFETY RULES APPLY.  
 • DO NOT SCALE FROM DRAWING. LARGER SCALE DRAWINGS & WRITTEN DIMENSIONS TAKE PREFERENCE.  
 • THIS DRAWING & DESIGN IS COPYRIGHT & THE PROPERTY OF FIRSTSTYLE HOMES, AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM.



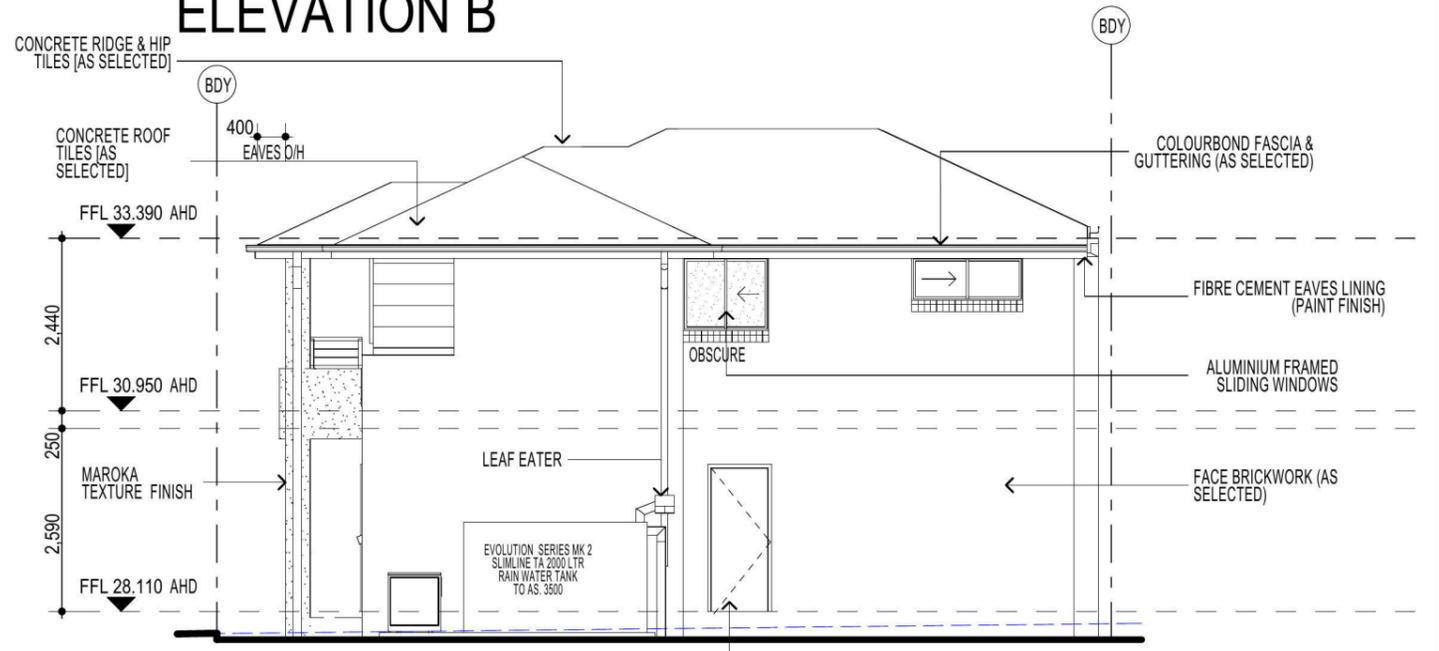
**ELEVATION A**



**ELEVATION B**



**ELEVATION D**



**ELEVATION C**

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

**NOTE:**  
 PROVIDE GRANITGARD  
 TERMITE TREATMENT

**NOTE:**  
 ALL COMPONENTS SUCH AS: APPLIANCES;  
 PLUMBING FITTINGS & FIXTURES; DOORS;  
 CABINERY; HANDLES; PC ITEMS; ARE SHOWN  
 ON THE PLANS & ELEVATIONS FOR  
 ILLUSTRATION PURPOSES ONLY & TO  
 COMMUNICATE APPROX SIZES. PLEASE REFER  
 TO YOUR SPECIFICATIONS FOR YOUR RELEVANT  
 INCLUSIONS.

**FIBRE OPTIC WIRING PACKAGE**

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

**KEY**

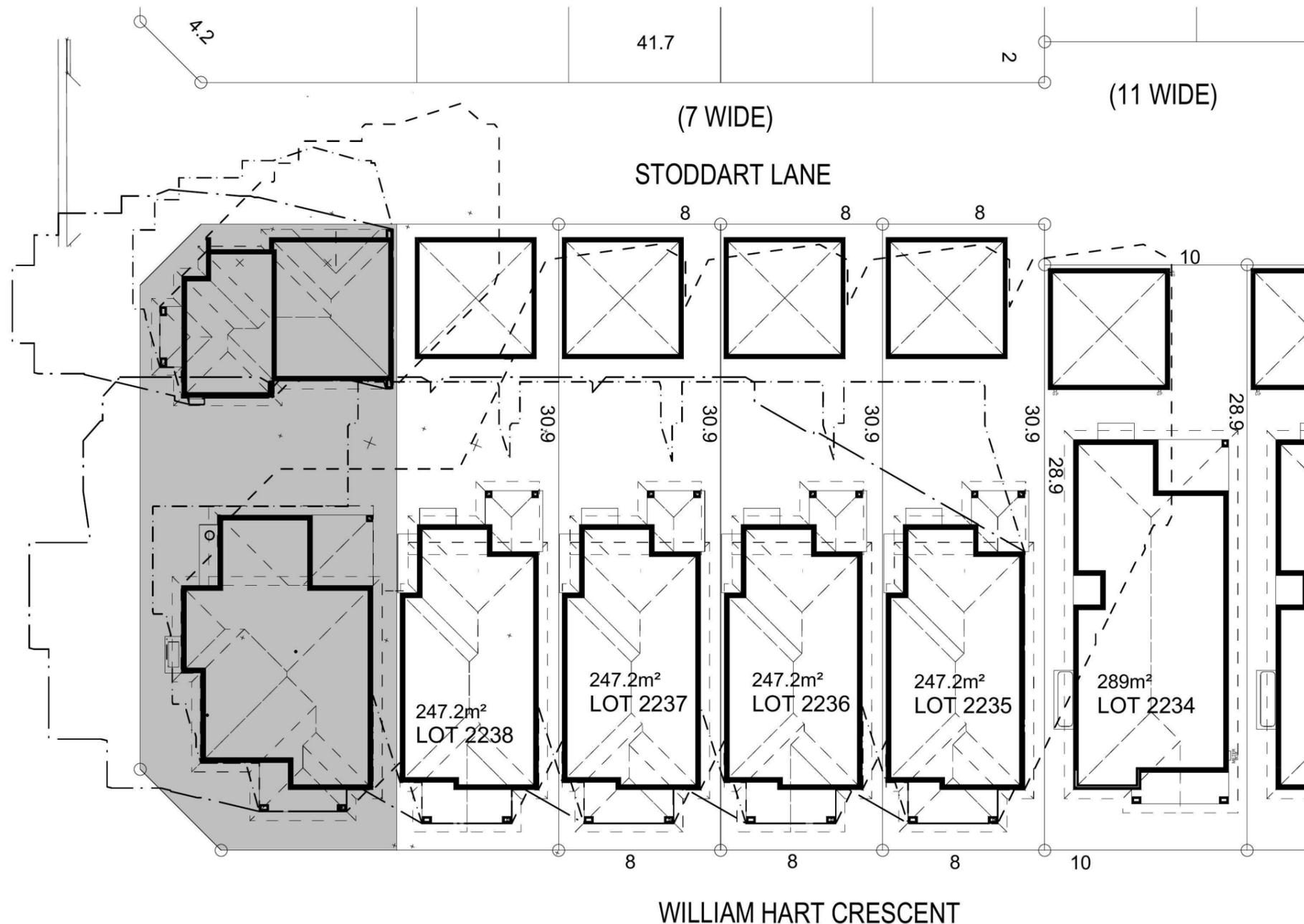
- FACE BRICK (AS SELECTED)
- MOROKA TEXTURE TO FRONT AND RETURN AS DRAWN (AS SELECTED)
- CEMINTEL (ASPECT) PLANK 300-SMOOTH PAINT FINISH (AS SELECTED)

PROMOTION: <b>LIVING COLLECTION</b>			
CLIENT: <b>H.M.G.D &amp; R.J. COLLINS</b>			
LOCATION: <b>LOT 2239 CNR OF WILLIAM HART CRESCENT &amp; BRISTOL STREET PENRITH, 2750</b>			
DP: 1184495	council: PENRITH		
model: ARGYLE 12	facade: CRESWICK 27	date: 10/02/2015	quotation assessment: QA1
Sheet: 9 of 17	drawn: G.P./L.D.S.	checked: D.P.	scale: 779-14
CLIENTS SIGNATURE:		DATE:	S.P. 00.

**STUDIO LOFT - ELEVATIONS**

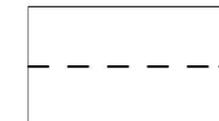


- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A. RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.
- ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND CERTIFICATION AS PER REQUIRED BY COUNCIL.
- ALL WORK TO BE CARRIED OUT IN A PROFESSIONAL AND WORKMANSHIP LIKE WORKMANSHIP LIKE MANNER ACCORDING TO THE PLANS AND SPECIFICATION.
- ALL DIMENSIONS ARE TO BE CHECKED & VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORK, ALL LEVELS ARE SUBJECT TO FINAL SURVEY AND SETOUT BY REGISTERED SURVEYOR.
- FIRSTYLE HOMES SITE SAFETY RULES APPLY.
- DO NOT SCALE FROM DRAWING. LARGER SCALE DRAWINGS & WRITTEN DIMENSIONS TAKE PREFERENCE.
- THIS DRAWING & DESIGN IS COPYRIGHT & THE PROPERTY OF FIRSTYLE HOMES, AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM.

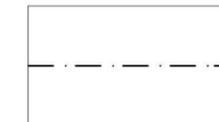


**SHADOW DIAGRAM**

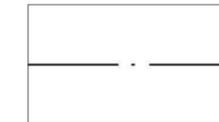
9:00am June 21st



12:00pm June 21st



3:00pm June 21st



**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 YOUR SPECIFICATIONS FOR YOUR RELEVANT INCLUSIONS.

**SHADOW DIAGRAM**

PROMOTION: *LIVING/STYLE COLLECTION*

CLIENT: **H.M.G.D & R.J. COLLINS**

LOCATION: **LOT 2239 CNR OF WILLIAM HART CRESCENT & BRISTOL STREET PENRITH, 2750**

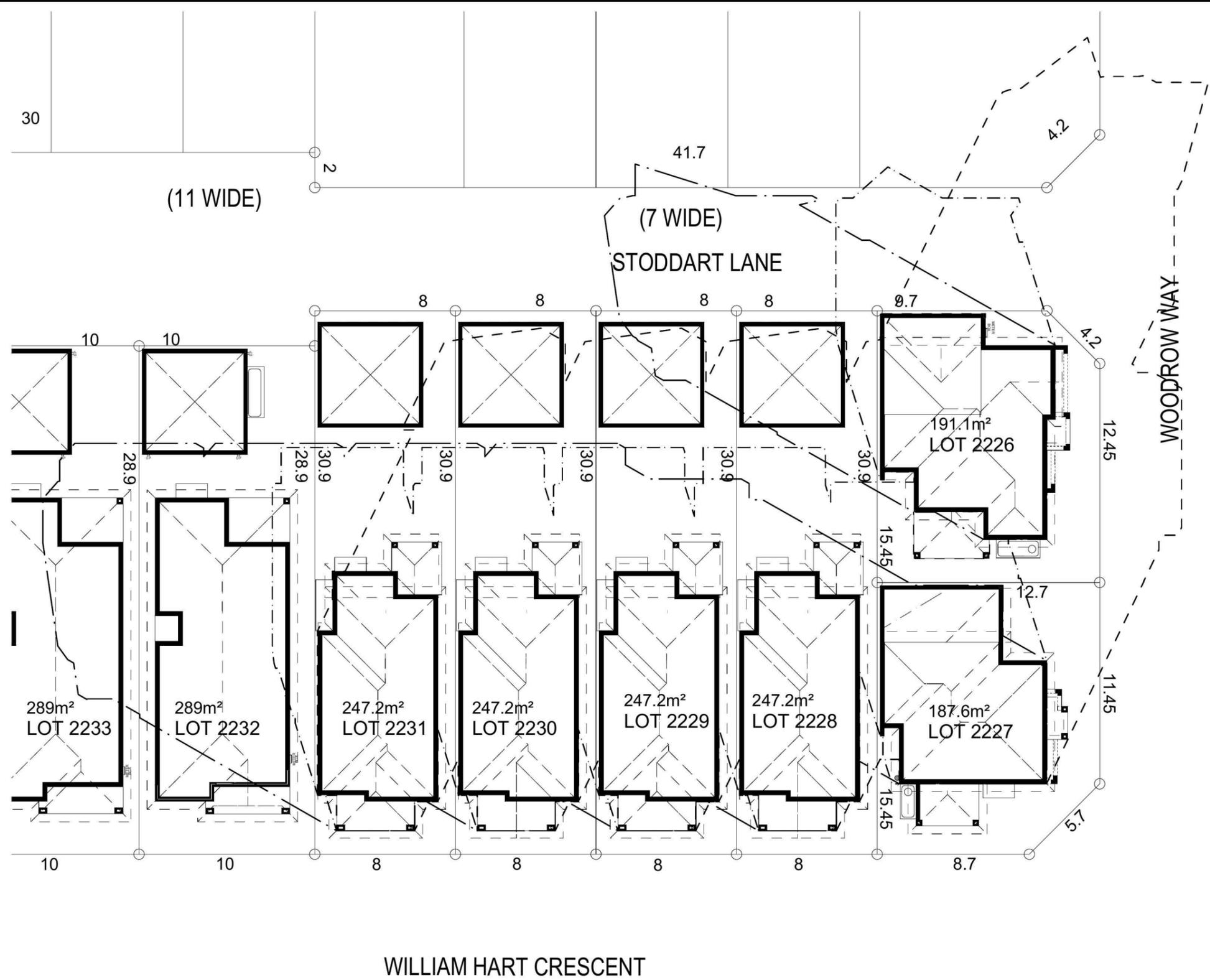
DP: **1184495** council: **PENRITH**

model: **ARGYLE 12** facade: **CRESWICK 27** date: **10/02/2015** quotation assessment: **QA1**

Sheet: **11 of 17** drawn: **G.P./L.D.S.** checked: **D.P.** scale: **1:200** **779-14**

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

• 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.  
 • ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND CERTIFICATION AS PER REQUIRED BY COUNCIL.  
 • ALL WORK TO BE CARRIED OUT IN A PROFESSIONAL AND WORKMANSHIP LIKE WORKMANSHIP LIKE MANNER ACCORDING TO THE PLANS AND SPECIFICATION.  
 • ALL DIMENSIONS ARE TO BE CHECKED & VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORK. ALL LEVELS ARE SUBJECT TO FINAL SURVEY AND SETOUT BY REGISTERED SURVEYOR.  
 • FIRSTSTYLE HOMES SITE SAFETY RULES APPLY.  
 • DO NOT SCALE FROM DRAWING. LARGER SCALE DRAWINGS & WRITTEN DIMENSIONS TAKE PREFERENCE.  
 • THIS DRAWING & DESIGN IS COPYRIGHT & THE PROPERTY OF FIRSTSTYLE HOMES, AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM.



**SHADOW DIAGRAM**

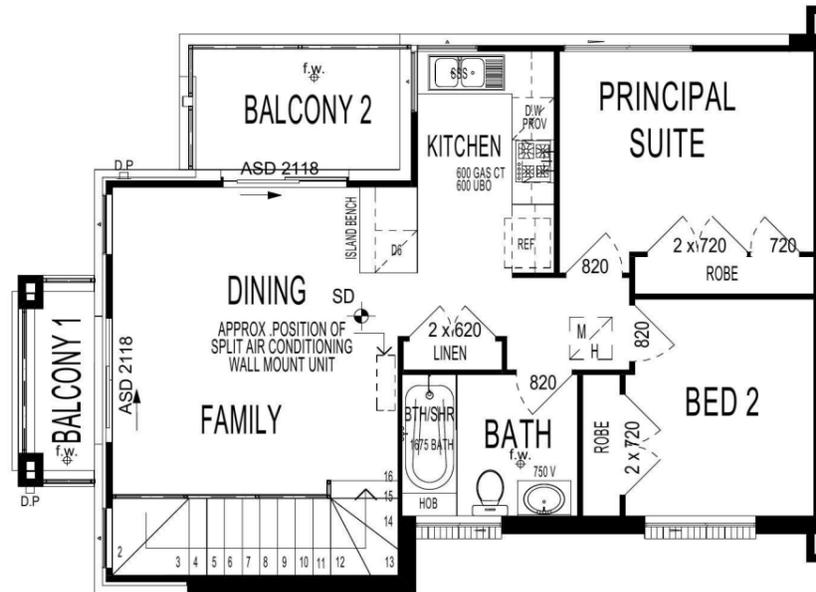
9:00am June 21st	
12:00pm June 21st	
3:00pm June 21st	

**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 YOUR SPECIFICATIONS FOR YOUR RELEVANT INCLUSIONS.

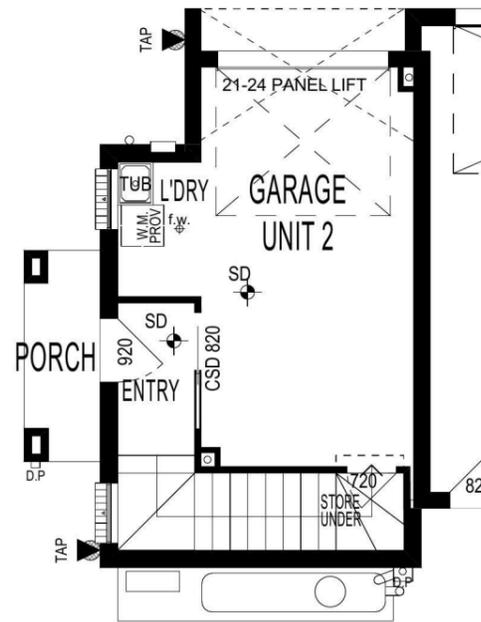
**SHADOW DIAGRAM (2)**

PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: <b>H.M.G.D &amp; R.J. COLLINS</b>			
LOCATION: LOT 2239 CNR OF WILLIAM HART CRESCENT & BRISTOL STREET PENRITH, 2750			
DP: 1184495	council: PENRITH		
model: ARGYLE 12	facade: CRESWICK 27	date: 10/02/2015	quotation assessment: QA1
Sheet: 12 of 17	drawn: G.P./L.D.S.	checked: D.P.	scale: 779-14
CLIENTS SIGNATURE:		DATE:	S.P. 00.

FIRSTYLE ELECTRICAL PROVISION			
Air Conditioning	Yes	Hard Wired	HWRD
Rain Water Tank	Yes	1	
Alarm System	No	0	
Ducted Vacuum System	No	0	
Intercom	No	0	HWRD
Ceiling Battens	STD	12	
Down Lights	No	0	
Two Way Switching	Yes	1	
Solar Gas Boosted HWS	No	0	WF
Rinnai Gas HWS	Yes	1	WF
Heat Pump HWS	No	N/A	HWRD
Smoke Detectors	2 STD	3	
Waterproof External Wall Battens	No	0	
Waterproof External Ceiling Battens	Yes	3	WF
Exhaust Fan with Fluor Interlocked on same switch	No	0	
Exhaust Fan	No	0	
Double GPO'S Living Coll (Total Excluding Appliances)	Yes	10	
Single GPO'S Standard (Total Excluding Appliances)	No	0	
External Waterproof GPO	No	0	WF
Cook top	Gas	1	
Fridge	Yes	1	
Rangehood	Yes	1	
Dishwasher	Yes	1	
Microwave	0	0	
Auto Door GPO	Yes	1	
Spa Bath	No	0	15
Wall Lights	No	0	
4 Light IXL	No	0	
2 Light IXL	No	0	
Gas Points	Yes	1	
Fibre Optic Wiring Package	Yes	1	
* 3 x Cat 6 Data points * 1 x TV port * 1 x 6 way TV splitter * 1 x dedicated double power point with circuit to Garage * 1 x server plate, with terminated cables at each end * 1 x Communication conduit, from the external of the dwelling to the internal of the Garage			



STUDIO  
FIRST FLOOR PLAN



STUDIO  
GROUND FLOOR PLAN

**KEY:**  
SD = GARAGE AND STUDIO SMOKE DETECTORS TO BE INTERCONNECTED

**HIA members**  
the best in the business



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.  
 ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND CERTIFICATION AS PER REQUIRED BY COUNCIL.  
 ALL WORK TO BE CARRIED OUT IN A PROFESSIONAL AND WORKMANSHIP LIKE WORKMANSHIP LIKE MANNER ACCORDING TO THE PLANS AND SPECIFICATION.  
 ALL DIMENSIONS ARE TO BE CHECKED & VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORK, ALL LEVELS ARE SUBJECT TO FINAL SURVEY AND SETOUT BY REGISTERED SURVEYOR.  
 FIRSTYLE HOMES SITE SAFETY RULES APPLY.  
 DO NOT SCALE FROM DRAWING. LARGER SCALE DRAWINGS & WRITTEN DIMENSIONS TAKE PREFERENCE.  
 THIS DRAWING & DESIGN IS COPYRIGHT & THE PROPERTY OF FIRSTYLE HOMES, AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM.

KEY	
	= JOIST SUPPORT
	= NOTE: FLOOR JOISTS TO MANUFACTURES - SPECIFICATIONS & DETAILS.
	= A/C VENTS (APPROX ONLY)
	= AIR VENT (APPROX ONLY) LOCATION TO BE NOMINATED ON SITE

**NOTE**  
 SPLIT SYSTEM AIR CONDITIONING ONLY  
 (EER 2.5-3.0 OR GREATER)  
 SINGLE PHASE POWER  
**FIBRE OPTIC WIRING PACKAGE**

PROMOTION: <b>LIVING COLLECTION</b>			
CLIENT: <b>H.M.G.D &amp; R.J. COLLINS</b>			
LOCATION: LOT 2239 CNR OF WILLIAM HART CRESCENT & BRISTOL STREET PENRITH, 2750			
DP: 1184495	council: PENRITH		
model: ARGYLE 12	facade: CRESWICK 27	date: 10/02/2015	quotation assessment: QA1
Sheet: B	drawn: G.P./L.D.S.	checked: D.P.	scale: <b>779-14</b>
CLIENTS SIGNATURE:		DATE:	S.P. 00.

**NOTE:**  
 ALL COMPONENTS SUCH AS: APPLIANCES; PLUMBING FITTINGS & FIXTURES; DOORS; CABINETS; HANDLES; PC ITEMS; ARE SHOWN ON THE PLANS & ELEVATIONS FOR ILLUSTRATION PURPOSES ONLY & TO COMMUNICATE APPROX SIZES. PLEASE REFER TO YOUR SPECIFICATIONS FOR YOUR RELEVANT INCLUSIONS.

(REFER TO CLIPSAL PLAN)  
**ELECTRICAL LAYOUT PLAN**