



Application Lodgement Summary

 Sydney
WATER

Reference Number 9036128

Date Requested: Thu February 19 2015

DOLFIN Number D14/5-14457

Agent Reece Prestons, 380 Hoxton Park Rd Prestons
Applicant first style homes, po box po box 171 hoxton park 2171
Property/Asset 70 William Hart Cres, Penrith 2750 (Wj Ooi Wc Tan) PNum: 5570894
Product Building Plan Approval Application

Charge	Product Cost	GST	Total
Building Plan Approval Application	\$17.50	\$0.00	\$17.50

REFERRAL FOR BUILDING PLAN APPROVALS

Quick Check Agent

The Quick Check Agent has lodged your application with Sydney Water and determined that your proposed building/structure may potentially impact on Sydney Water's infrastructure.

The Quick Check Agent has advised you to contact a Water Servicing Coordinator for approval of your proposed building/structure. The Water Servicing Coordinator acts as your contact in dealing with Sydney Water.

Water Servicing Coordinator

Some of the activities required prior to approving your plan may include;

- Reviewing your proposed building/structure plans and discussing options.
- Advise if a Service Protection Report (also known as a Pegout) is required.
- Advise if structural engineering detail is required.
- Arrange supervision of concrete encasement and piercing.
- Specify asset protection requirements and/or alternative options.

Water Servicing Coordinators are located across Sydney, Illawarra and the Blue Mountains. Sydney Water recommends that you contact several Water Servicing Coordinators to ensure you choose the one that is most appropriate for you.

To assist in your selection, Sydney Water recommends you ask each Water Servicing Coordinator the following type of questions:

1. How long will it take to obtain the Building Plan Approval?
2. How much do you charge for a Building Plan Approval?
3. If I require a Service Protection Report (pegout), how much will it cost?
4. Are there any other charges that I may have to pay?

For more information and a list of Water Servicing Coordinators, visit the Building, Developing and Plumbing section of Sydney Water's website at www.sydneywater.com.au. Alternatively you may obtain a list from the Sydney Water call centre on Tel: 13 20 92.



Reece Pty Ltd
ABN 84 004 097 090

Packing Slip

Home Branch

PRESTONS
(02) 9608 8388

FIRSTYLE HOMES PTY LTD

PO BOX 171
HOXTON PARK NSW 2171
Tel: (02) 9601 0111
Fax: (02) 9601 0711

Account No. 2259646-1
Order No. 778-14/1492
Job No./Name Refer Below
Date 19/02/2015
Sales Person 01-COLIN AMOUR
Supply Branch PRESTONS
Supply Branch Phone (02) 9608 8388
Document No. 212048961

Product Code	Description	Qty Supplied	Bin Location	Unit	Price before GST	GST Amount	Total price inc GST	Net
2110110	JOB No./NAME: 5570894 - 70 WILLIAM HART Building Plan Approval Application ** Comments ** Pickup By Customer	1.00		EA				

Delivery instructions, comments, ID.

Net total
Delivery Fee

Document Total

This signed receipt acknowledges that above goods have been delivered and/or received in good condition

Received by (signature):

Received by (print name): NICOLE

CTNS.	COILS	LENGTHS	BAGS	HWU	OTHER	Picked by	Checked by

Terms & Conditions: In addition to any terms and conditions contained in this communication, all dealings with Reece Pty Ltd, of any nature whatsoever, are subject to the Terms and Condition of Trade of Reece Pty Ltd. A copy of the terms and conditions may be obtained on request at any Reece Branch and may be found on the Reece website www.reece.com.au

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Document Set ID: 6488624

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



Plumbing and Drainage Audit Inspection Application

Fair Trading

AA201504405 - Report - Printed 18/02/2015 11:09 AM

Plumbing and Drainage Audit Inspection Application					
Application Details					
Given Name(s):	<input type="text" value="Firstyle Homes Pty Ltd"/>	Surname:	<input type="text" value="Tamburri"/>		
Contact Number:	<input type="text" value="9731 9600"/>				
Contact Email Address:	<input type="text" value="sandra@firstyle.com.au"/>				
Property Details					
Lot Number:	<input type="text" value="2238"/>	Deposited Plan Number/Proposed Deposited Plan Number:	<input type="text" value="1184495"/>		
Master Strata Plan Number:	<input type="text"/>				
Unit Number:	<input type="text"/>	Street Number:	<input type="text"/>		
Street Name:	<input type="text" value="William Hart"/>	Street Type:	<input type="text" value="Crescent"/>		
Suburb:	<input type="text" value="PENRITH"/>	State:	<input type="text" value="NSW"/>	Postcode:	<input type="text" value="2750"/>
Proposed Property Location					
Proposed Property Location:	<input type="text" value="PENRITH"/>				
Inspection Details					
Inspection Details:	<input type="text" value="Rainwater Tank"/>				
Original inspection reference number:	<input type="text"/>				
Type of Work:	<input type="radio"/> Plumbing <input type="radio"/> Drainage <input checked="" type="radio"/> Plumbing & Drainage				
Description of Building:	<input type="text" value="Residential Single Dwelling - Standard Construction"/>				
No of Additional Inspections:	<input type="text" value="2"/>				
Comments					
<input type="text"/>					



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Application Details					
Given Name(s):	Firstyle Homes Pty Ltd	Surname:	Tamburri		
Contact Number:	9731 9600				
Contact Email Address:	sandra@firstyle.com.au				
Property Details					
Lot Number:	2238	Deposited Plan Number/Proposed Deposited Plan Number:	1184495		
Master Strata Plan Number:					
Unit Number:		Street Number:			
Street Name:	William Hart	Street Type:	Crescent		
Suburb:	PENRITH	State:	NSW	Postcode:	2750
Proposed Property Location					
Proposed Property Location:	PENRITH				
Inspection Details					
Inspection Details:	Rainwater Tank				
Original inspection reference number:					
Type of Work:	<input type="radio"/> Plumbing <input type="radio"/> Drainage <input checked="" type="radio"/> Plumbing & Drainage				
Description of Building:	Residential Single Dwelling - Standard Construction				
No of Additional Inspections:	2				
Comments					

BASIX
= 37.79m² of roof area to discharge to water tank.
= 125.21m² stormwater and overflow to discharge to existing street channel.
o/a = 161m² of roof area.

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

EARTHWORKS TO AHD

HOUSE:	FFL 28.05
(LIVING)	FGL 27.65
GARAGE:	FFL 28.020
	FGL 27.695

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

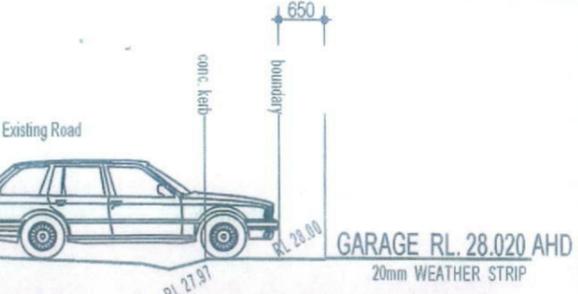
GENERAL DRAINAGE NOTES

1. Roof Plumber to locate Downpipes as indicated on FLOOR PLANS per spec. provided.
 2. Stormwater pipes to be 100mm DIA (Min) at 1 deg. Grade (Min) to AS 3500
 3. Stormwater pipes may run via sub-floor to 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 ENCOACH AS ALLOWED BY B.C.A. CL 3.7.1.7 & FIGURE 3.7.1.9

NOTE:
PROVIDE GRANITGARD TERMITE TREATMENT

FIBRE OPTIC WIRING PACKAGE

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



DRIVEWAY GRADIENT
SCALE 1:100

SYMBOLS & ABBREVIATIONS:

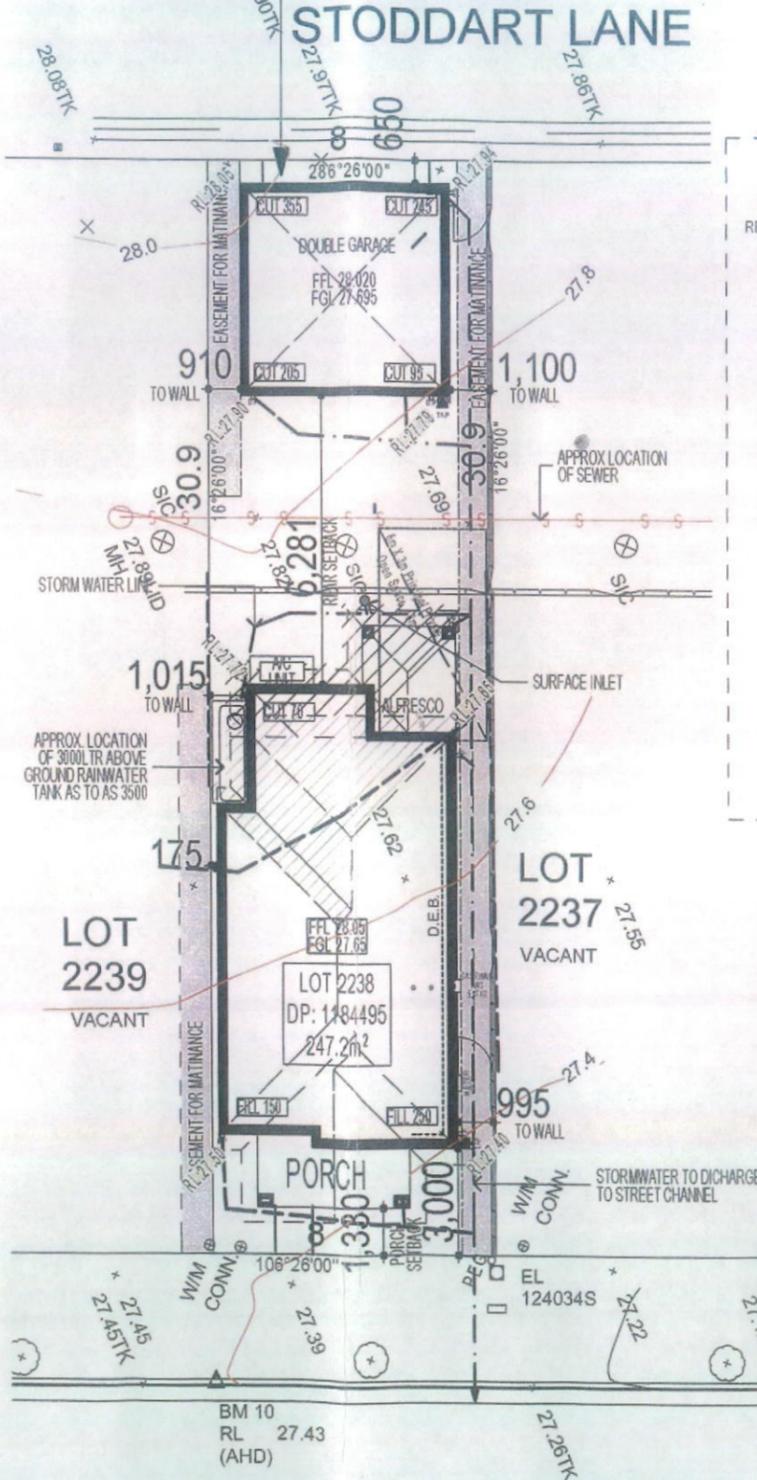
GP GULLY PIT	-E OVER-HEAD ELEC LINE
Φ HYD HYDRANT	-S SEWER LINE
SIP SURFACE INLET PIT	□ GM GAS METER
SIC SEWER INSPECTION COVER	○ LP LIGHT POLE
SMH SEWER MANHOLE	EC ELECTRICITY CONDUIT
WM WATER METER	ECT ELEC & TELE CONDUIT
EL ELECTRICITY BOX	TC TELECOM CONDUIT
TP TELECOM PIT	WC WATER CONDUIT
VC VEHICLE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

(B) EASEMENT FOR ACCESS AND MAINTENANCE AND OVERHANG 0.9 WIDE

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

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



WILLIAM HART CRESCENT

SITE PLAN & STORMWATER CONCEPT PLAN



FIRSTYLE HOMES
FIRSTYLE HOMES Pty Ltd
Le No 1134120
ACH 887 773 779
PO BOX 171, HOKITON 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 CERTIFICATIONS 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.
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DEVELOPMENT CALCULATIONS

LOT: 2238 SITE AREA: 247.2m²

Itemised Floor Areas:	Totals:
living ground floor:	82.52m ²
first floor: (excl. void 72.81m ²)	76.6m ²
garage: (excess 00.000m ²)	35.88m ²
alfresco:	7.43m ²
porch:	7.96m ²
balcony:	7.96m ²
total floor area:	218.35m²

FLOOR SPACE RATIO CALCULATION:

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

SITE AREA COVERAGE/LANDSCAPE:

house ground floor:	82.52m ²
garage:	35.88m ²
porch/alfresco:	15.39m ²
driveway/paved area:	4.55m ²
site coverage Area:	133.79m ² (54.1%)
landscape area:	113.54m ² (45.9%)
pervious areas (soft)	108.96m ² (44.1%)
impervious areas (hard)	138.24m ² (55.9%)
front yard landscape area	15.64m ² (6.3%)
front yard hard paved area	1.43m ² (0.5%)
private open space o/a:	49.85m ²
principal private open space:	18m ²
total car space incl. carstand:	2 carspace

COUNCIL ZONE: R1

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
J.O WEI & W.C.TAN

LOCATION:
LOT 2238
WILLIAM HART CRESCENT
PENRITH NSW 2750

DP: 1184495	council: PENRITH
model: CHESTER 23	facade: AUGUSTINE
date: 22/01/2015	validity: 30/01/2016
QA1	
drawn: GP/L.D.S.	checked: P.D.
scale: 1:200	778-14



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