

• ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A. RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.
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DEVELOPMENT CALCULATIONS

LOT: 2342 SITE AREA: 235.0m²

Itemised Floor Areas:	Totals:
living ground floor:	80.73m ²
first floor: (excl. void 68.86m ²)	72.65m ²
garage: (excess 00.000m ²)	36.0m ²
alfresco:	7.91m ²
porch:	7.83m ²
balcony:	8.29m ²
total floor area:	213.41m²

FLOOR SPACE RATIO CALCULATION:

gross floor areas:	Totals:
living ground floor: (internal area)	71.05m ²
first floor excl. void: (internal area)	65.07m ²
total gross floor area:	136.12m²
floor space ratio:	58:1

SITE AREA COVERAGE/LANDSCAPE:

house ground floor:	80.73m ²
garage:	36m ²
porch/alfresco:	15.74m ²
driveway/paved area:	12.63m ²
site coverage Area:	132.47m²(56.4%)
landscape area:	102.53m ² (43.6%)
pervious areas (soft)	89.9m ² (38.2%)
impervious areas (hard)	145.1m ² (61.7%)
front yard landscape area	16.03m ² (91.8%)
front yard hard paved area	1.43m ² (8.1%)
private open space o/a:	49.85m ²
principal private open space:	18m ²
total car space incl. carstand:	2 carspace

COUNCIL ZONE: R1

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTSTYLE HOMES

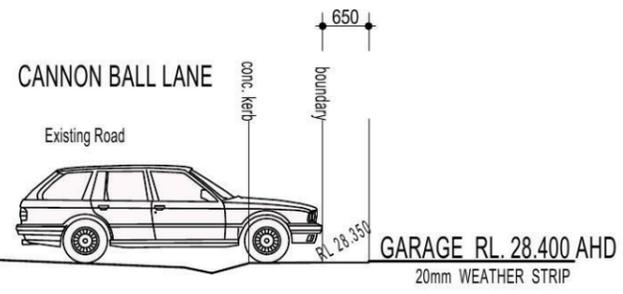
LOCATION:
**LOT 2342
 WALSHAW STREET
 PENRITH NSW 2750**

DP: SUBDIVISION OF LOT 1197 DP 1171491
 council: PENRITH

model: CHESTER 21
 facade: AUGUSTINE
 date: 25/03/2014
 quotation assessment: SK1

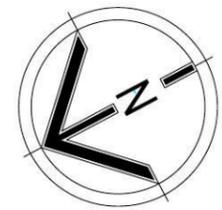
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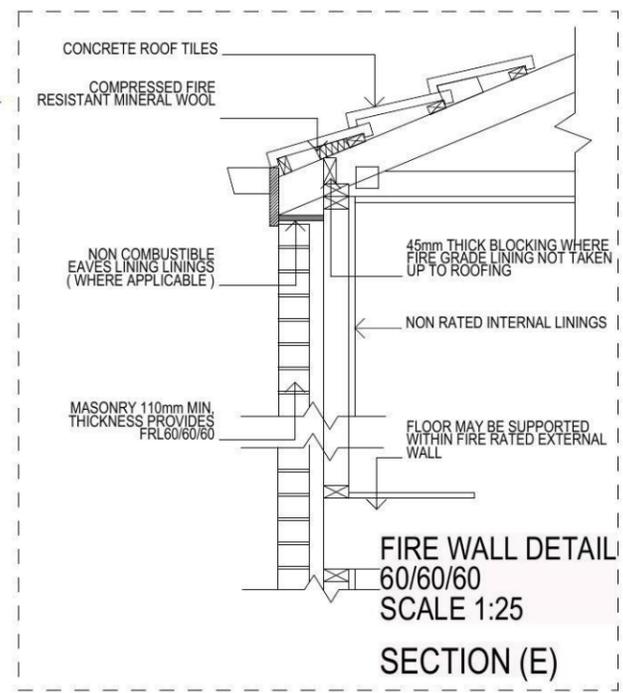
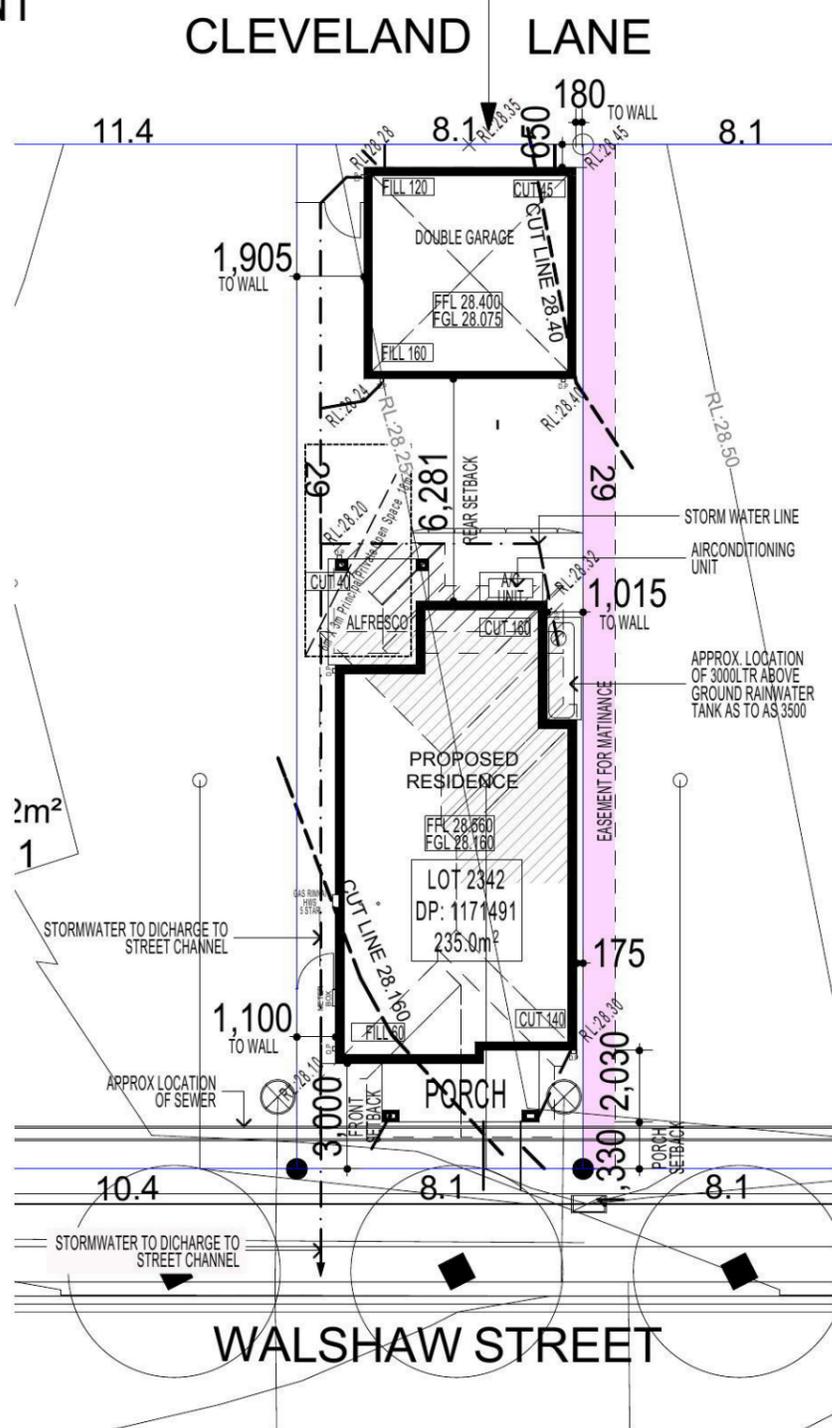


NOTE:
 DRIVEWAY DESIGN IN ACCORDANCE WITH AS/NZS 2890.1:2004 WITH COUNCIL DCP GUIDELINE
 SIGN:..... DATE:.....

NOTE:
 FINAL GARAGE LEVELS TO BE DETERMINED ON SITE



DRIVEWAY GRADIENT



BASIX
 = 45.0m² of roof area to discharge to water tank.
 = 107.09m² stormwater and overflow to discharge to existing street channel.
 o/a = 152.09m² of roof area.

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

EARTHWORKS TO AHD
 HOUSE: FFL: R.L: 28.560 (LIVING) FGL: R.L: 28.160
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NOTE:
 REFER TO BASIX CERTIFICATE FOR MORE INFORMATION ON WATER USAGE.

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NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT

FIBRE OPTIC WIRING PACKAGE

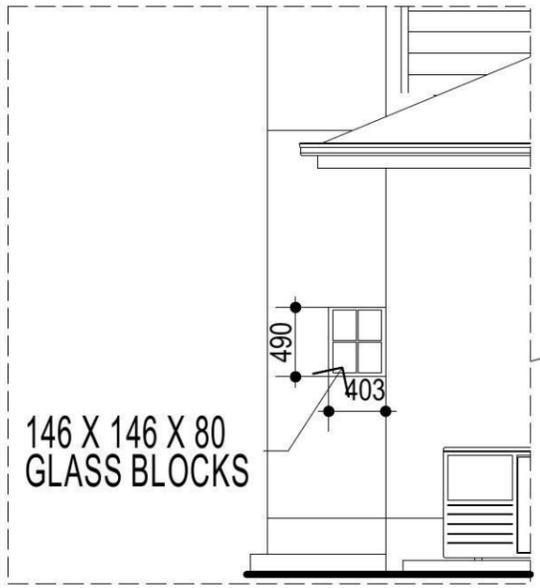
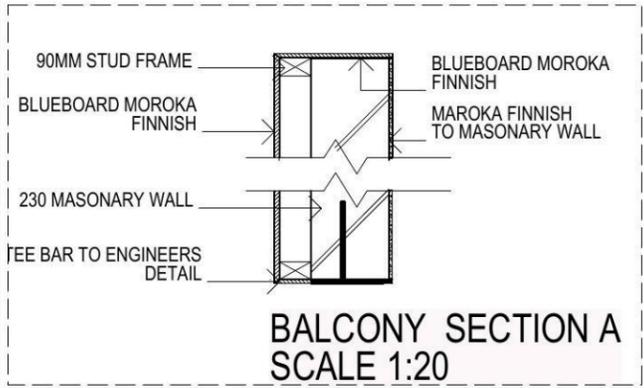
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NOTE
 AIR CONDITIONING ONLY (EER 2.5-3.0 OR GREATER)
 3-PHASE POWER

SITE PLAN & STORMWATER CONCEPT PLAN

KEY

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



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

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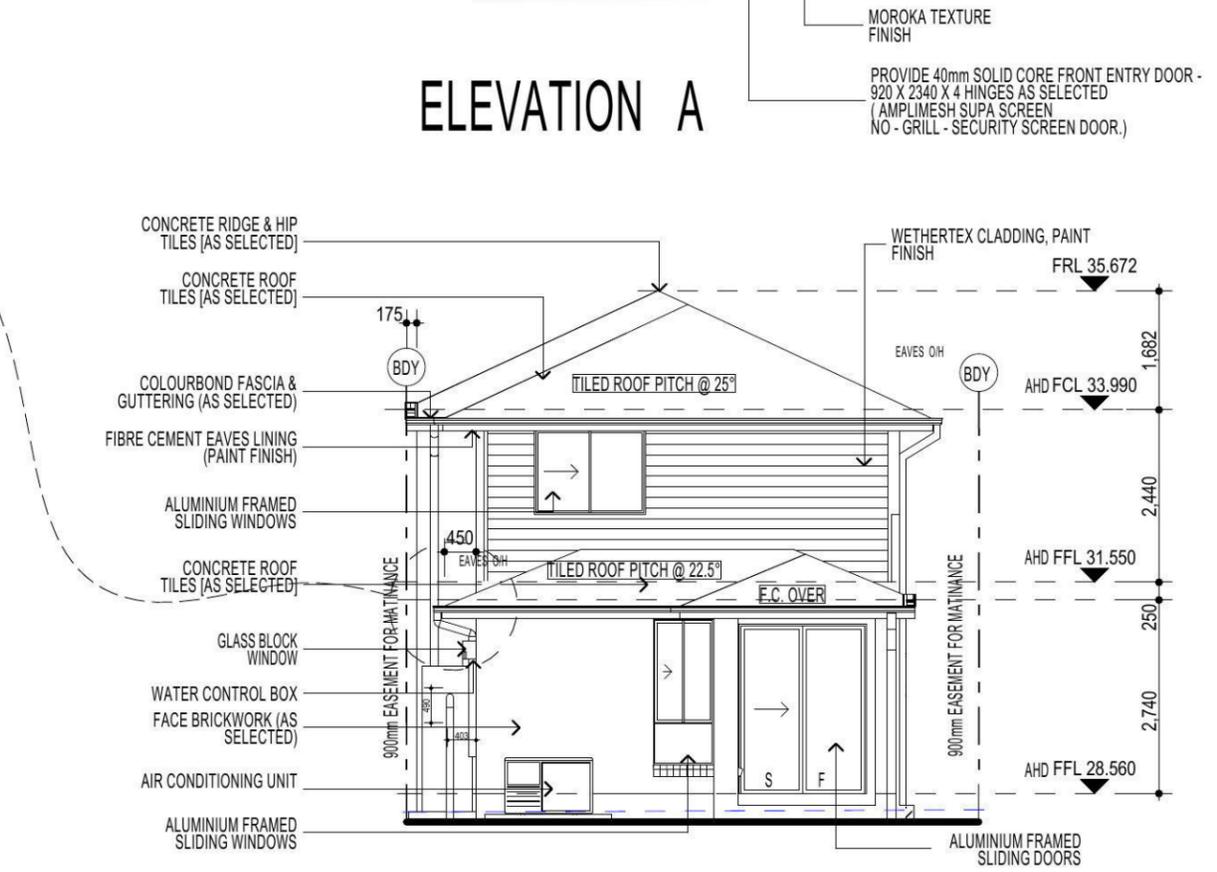
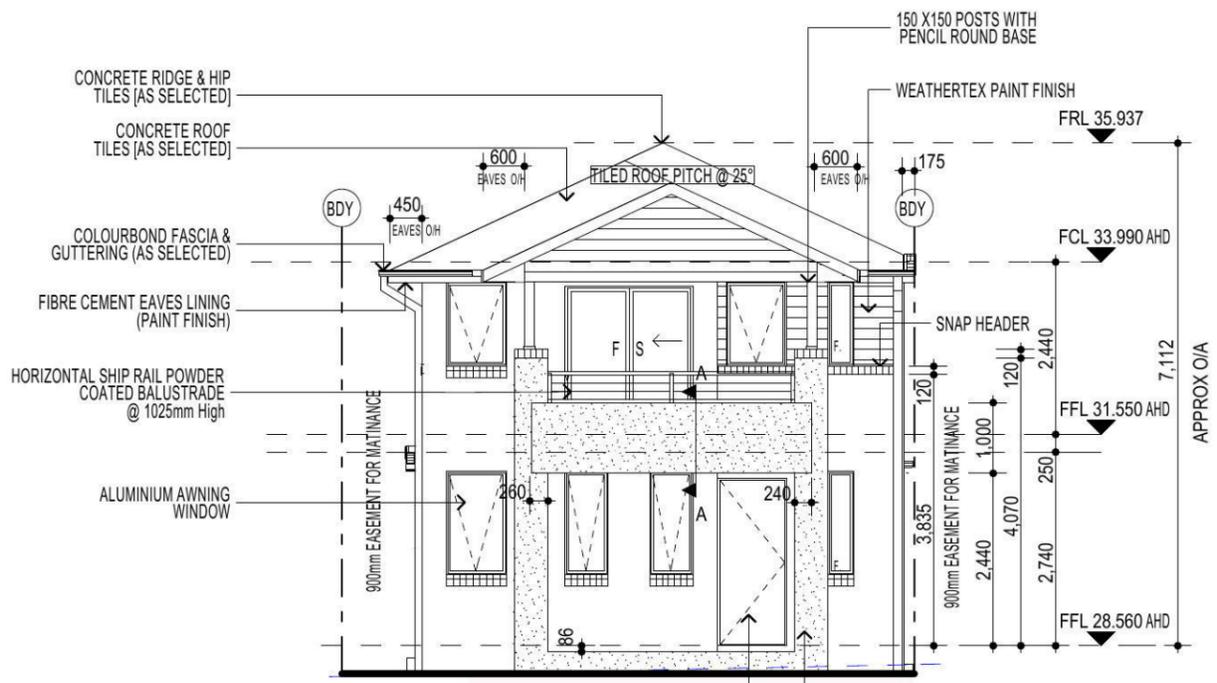
FIRSTSTYLE HOMES Pty.Ltd
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ACN. 087 773 779
PO BOX 171, HOXTON PARK 2171

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

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ABSA
Association of Building Sustainability Assessors

Class 1 Building Single-Dwelling Certification

Certification Number	1006190944
Certification Date	24/03/2014
Assessor Name	Vic Vicaretti
Assessor Number	20311
Assessor Signature	

Simulated Energy: HEATING: 48.5 MJ/m2 pa
Simulated Energy: COOLING: 59.5 MJ/m2 pa
Rated with discount factor: 1.0

NATHERS Rating 105.0 MJ/m2 pa

5.0/10

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTSTYLE HOMES

LOCATION:
LOT 2342
WALSHAW STREET
PENRITH NSW 2750

DP: SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH
model: CHESTER 21	facade: AUGUSTINE
date: 25/03/2014	quotation assessment: SK1
Sheet: 5 of 10	drawn: GP
checked: P.D	scale: 1:100

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CLIENTS SIGNATURE: _____ DATE: _____ S.P. 0.0.

ELEVATIONS

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	WEATHEREX CLADDING PAINTED FINISH (AS SELECTED)

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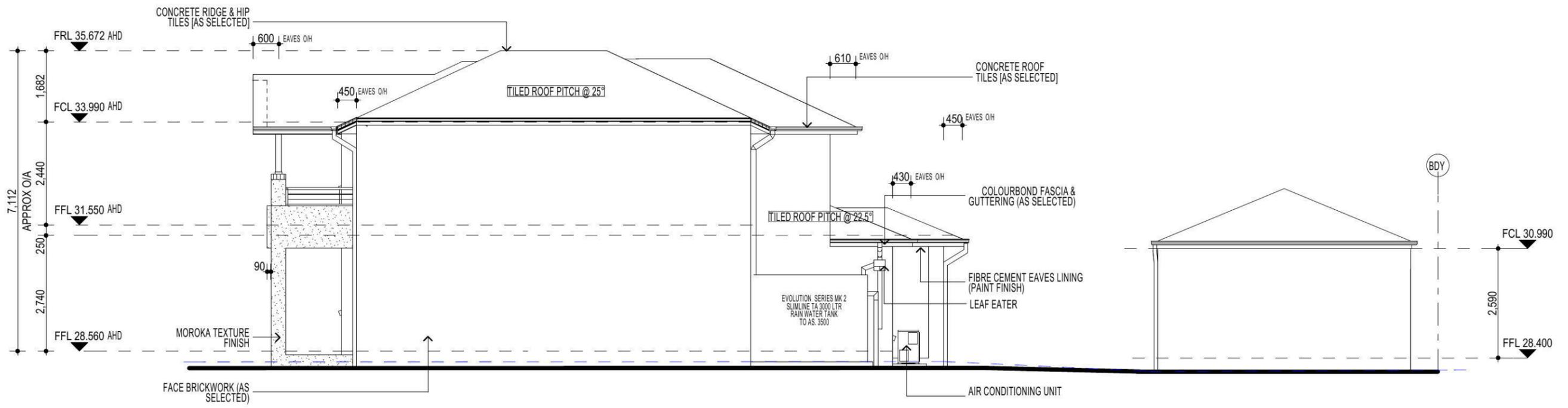
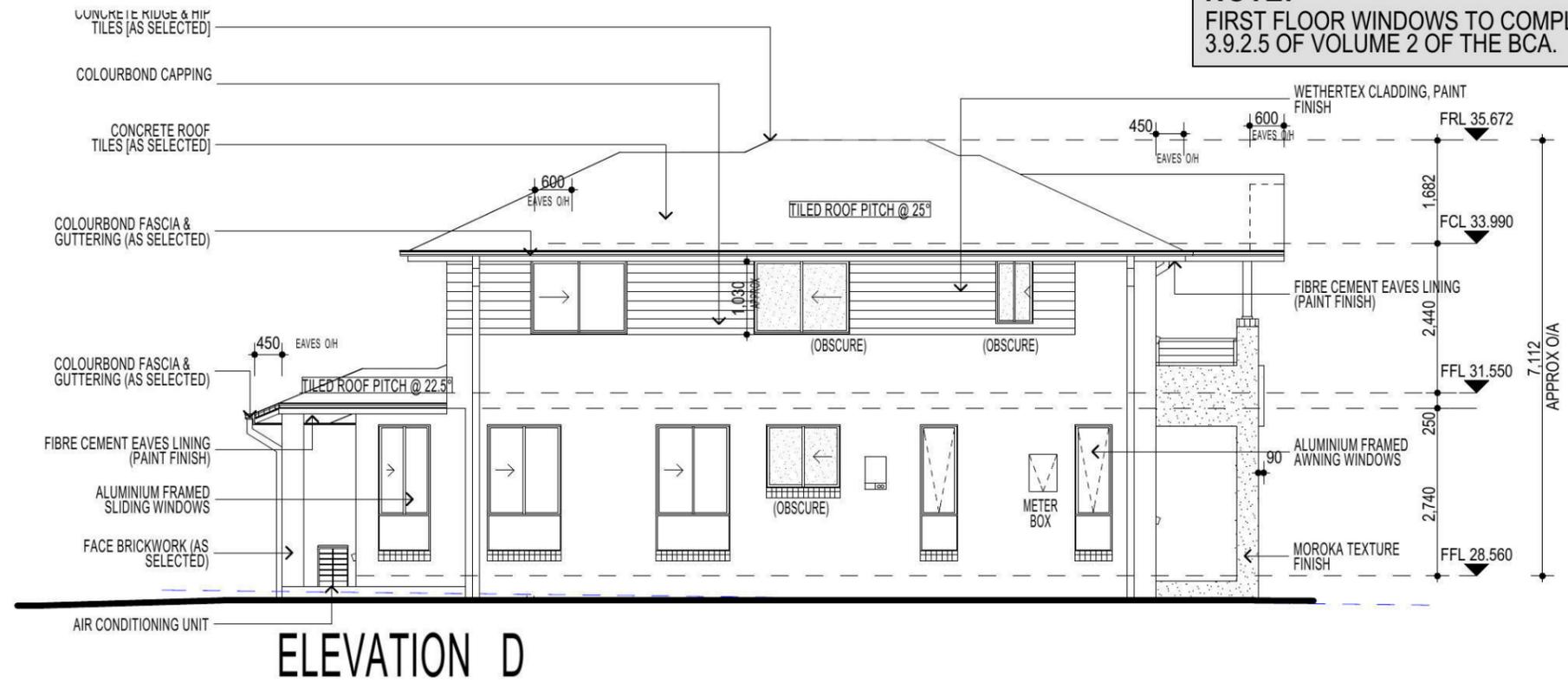
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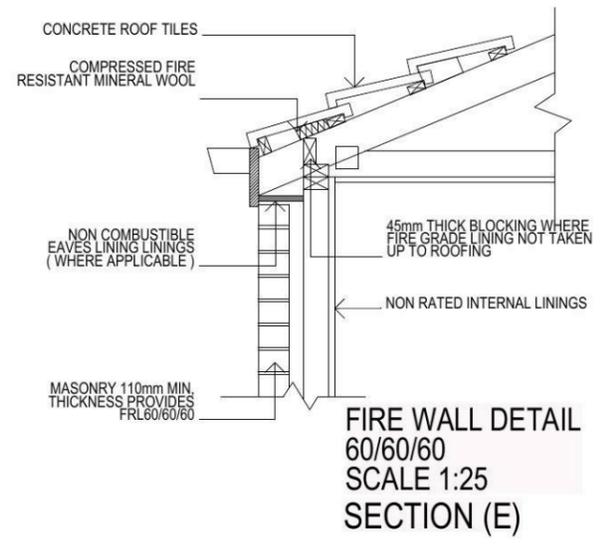
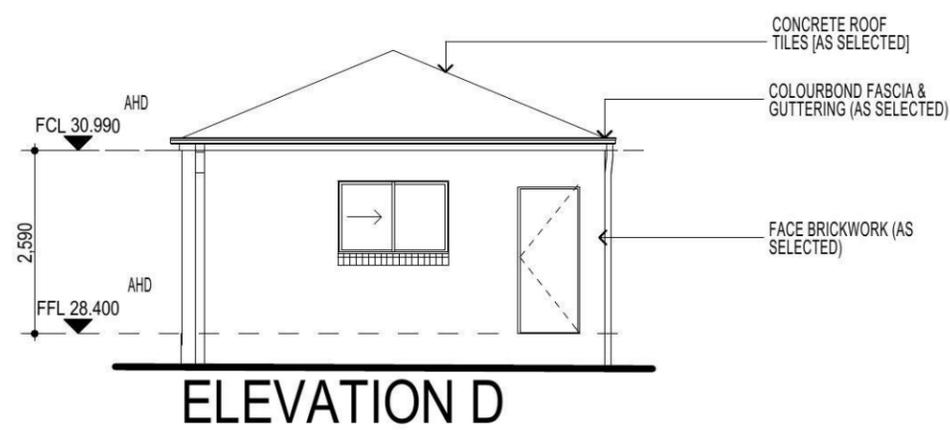
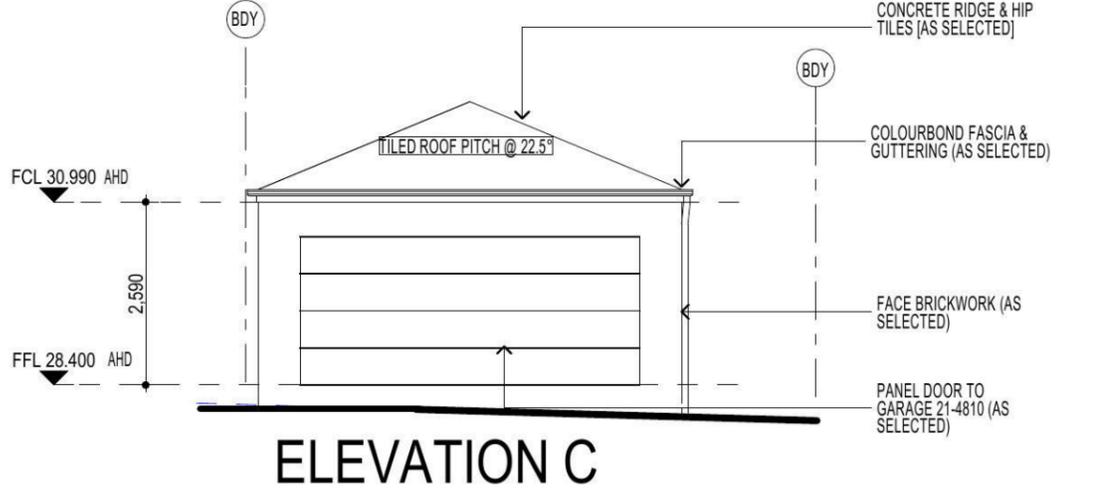
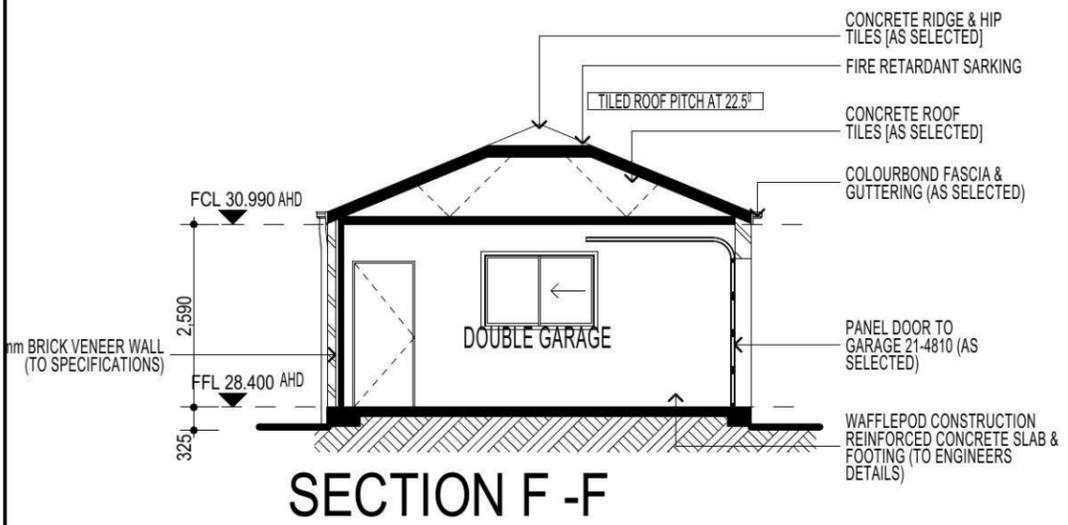
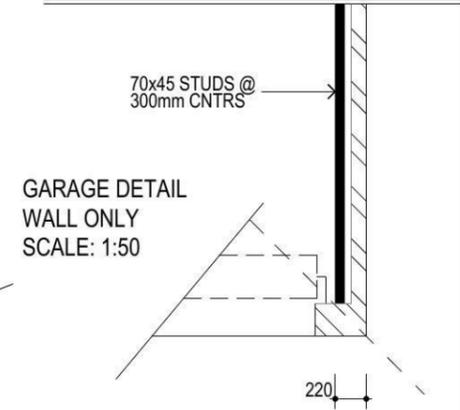
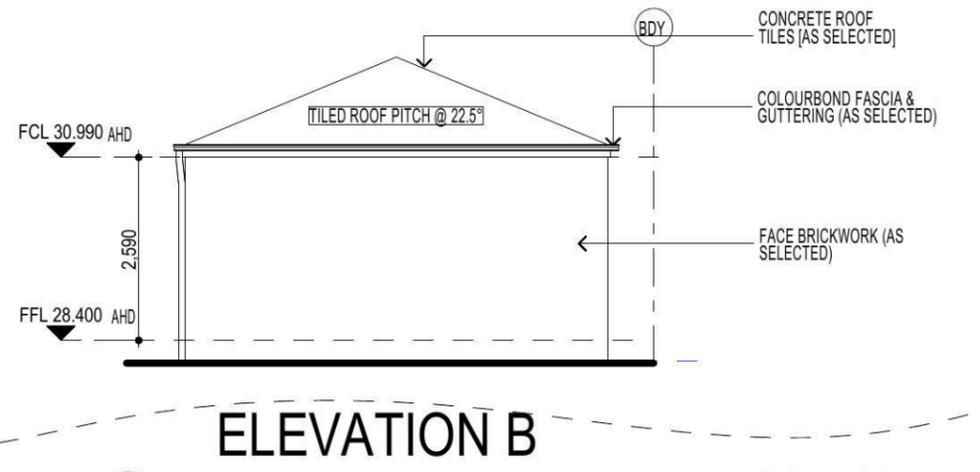
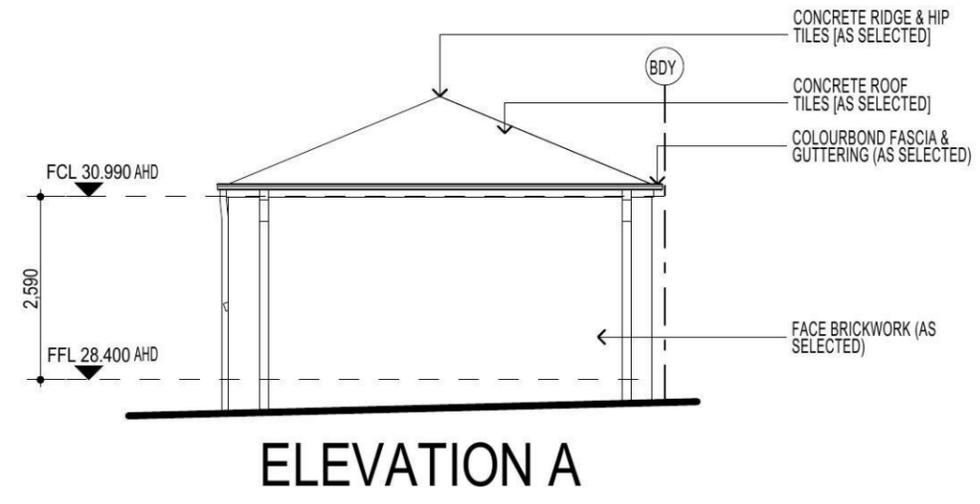
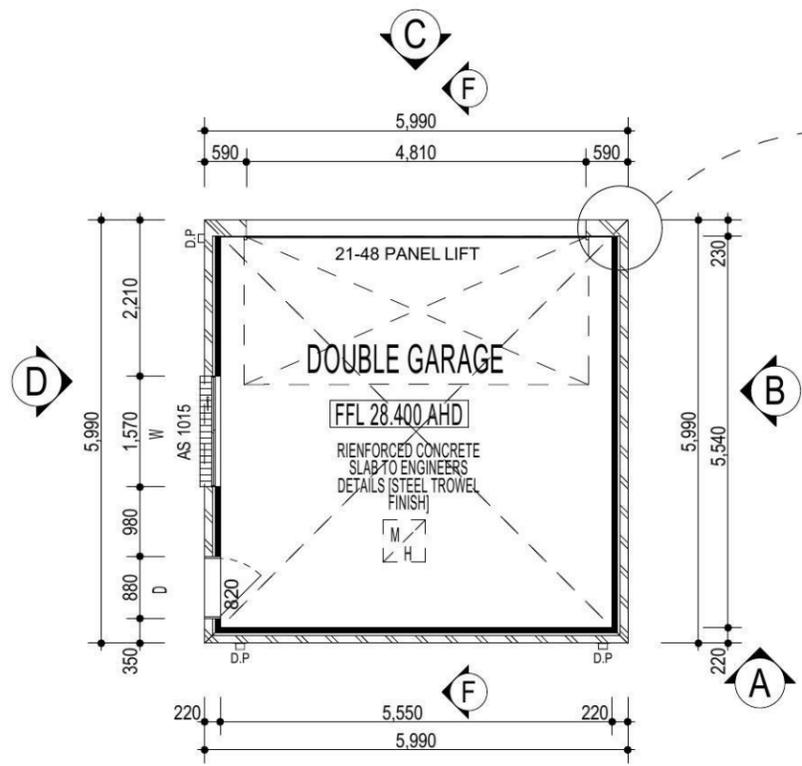
DP: SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH
model: CHESTER 21	facade: AUGUSTINE
date: 25/03/2014	valuation assessment: SK1
Sheet: 6 of 10	scale: 1:100

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FIBRE OPTIC WIRING PACKAGE

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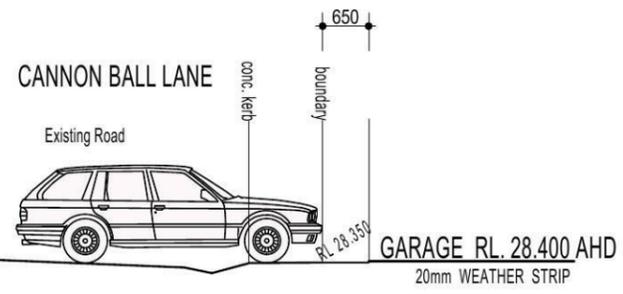
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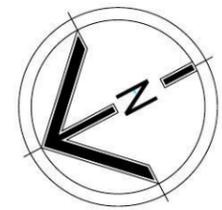
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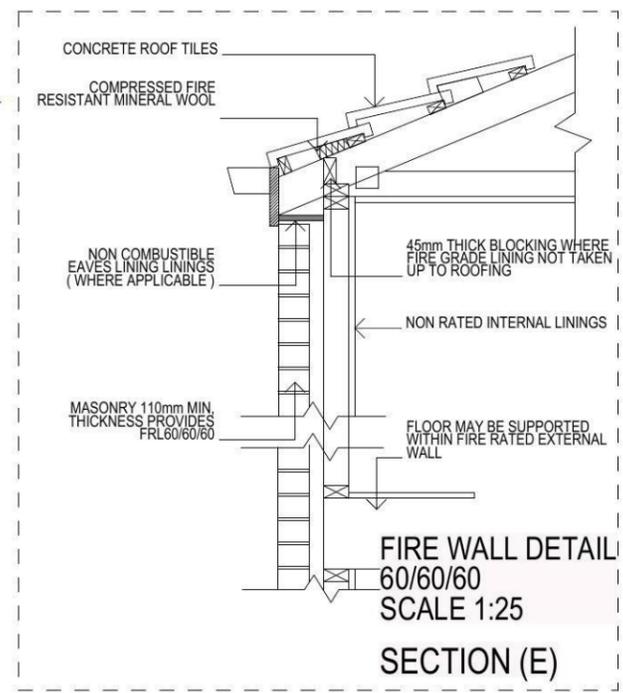
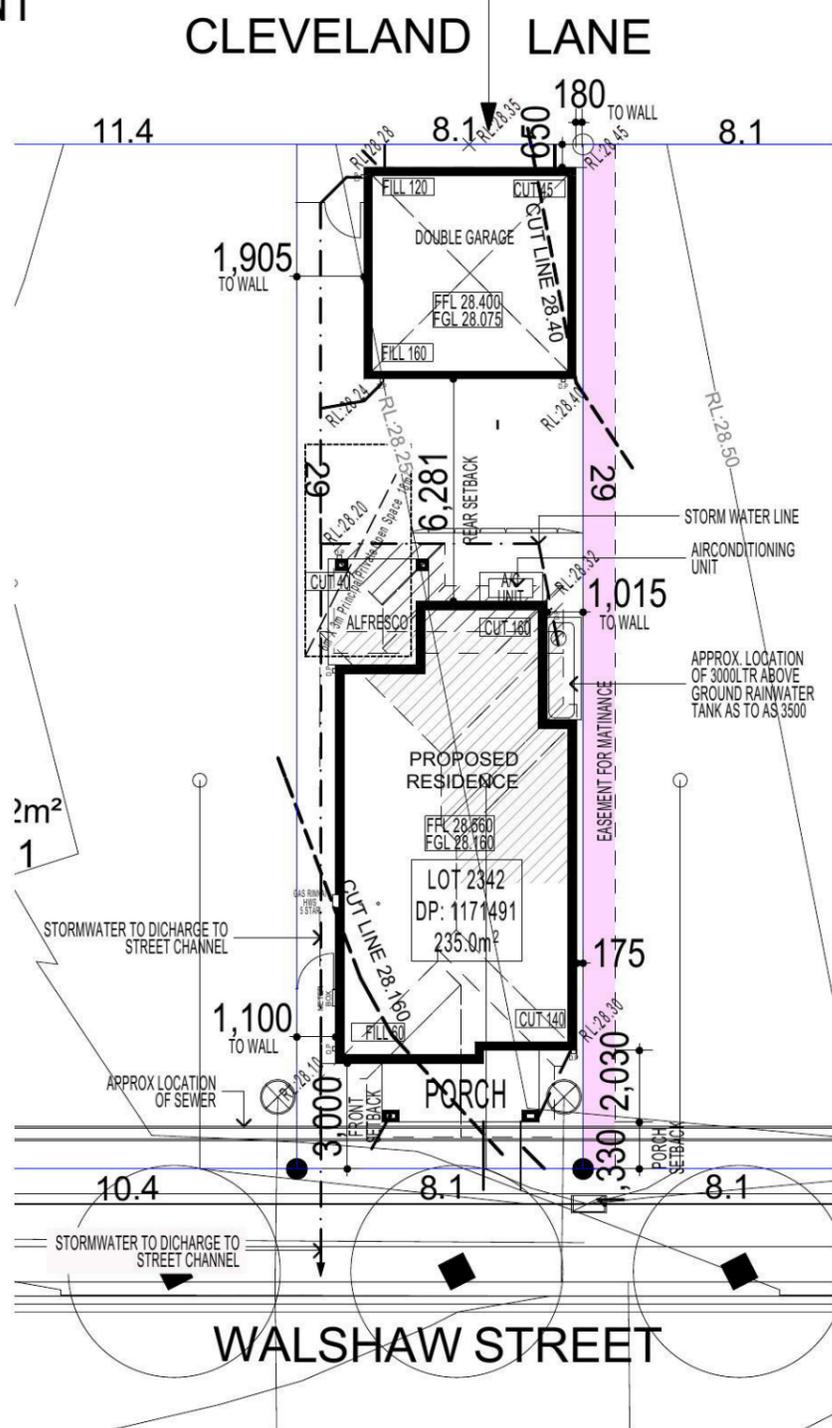


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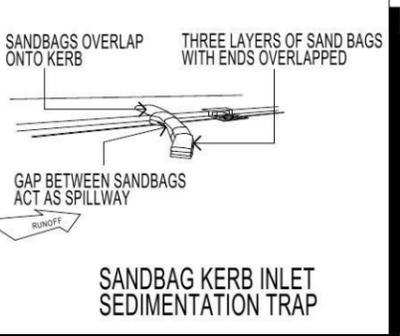
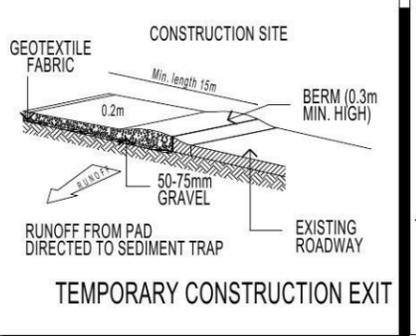
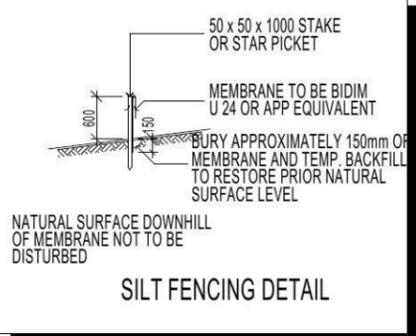
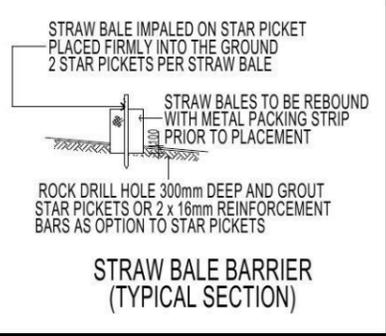
NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT

FIBRE OPTIC WIRING PACKAGE

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

SITE PLAN & STORMWATER CONCEPT PLAN



DUST CONTROL MEASURES:

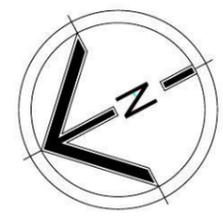
IF THE SITE BECOMES DUSTY DURING HOTTER MONTHS (FIRSTSTYLE) WILL SPRINKLE WATER ON THE DUST

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



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

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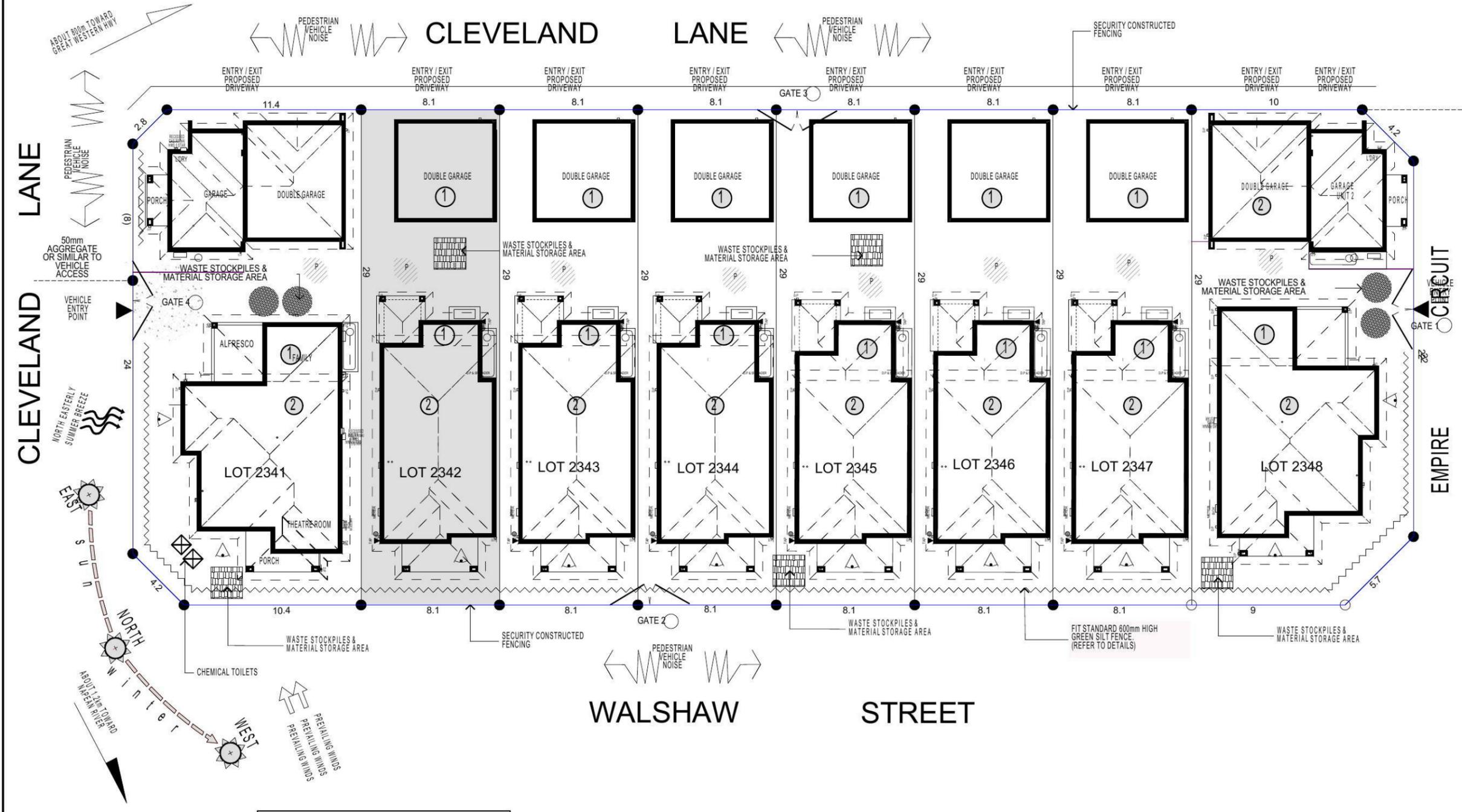
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KEY	
	SOLAR ACCESS
	NUMBER OF STOREYS
	PREVAILING WINDS
	EXISTING TREES
	TREES TO BE REMOVED
	DIRECTION & DISTANCES
	NOISE
	VEHICULAR SITE ENTRY
	HWS
	VIEWS
	PRIVATE OPEN SPACE
	OVERLOOKING
	RAINWATER TANK (Underground)
	A/C UNIT (if required)

NOTE:
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NOTE:
PLEASE REFER TO ACOUSTIC LOGIC REPORT, REF No.20120708.2/2606A/R1/HP - DATED:26.06.13 > FOR ADDITIONAL INFORMATION. (REFER TO PAGE 8 ALSO FOR ADDITIONAL NOTES)

SITE ANALYSIS & WASTE MANAGEMENT PLAN

PROMOTION: **LIVING/STYLE COLLECTION**

CLIENT: **FIRSTSTYLE HOMES**

LOCATION: **LOT 2342 WALSHAW STREET PENRITH NSW 2750**

DP: SUBDIVISION OF LOT 1197 DP 1171491 council: PENRITH

model: CHESTER 21 facade: AUGUSTINE date: 25/03/2014 quotation assessment: SK1

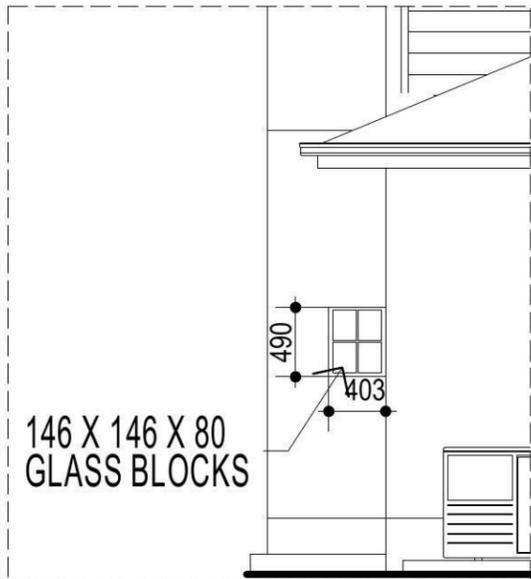
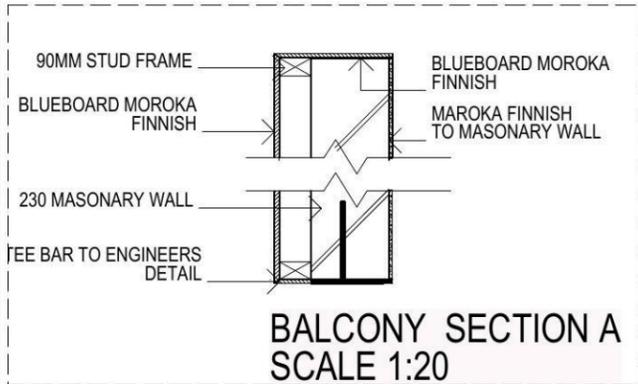
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742-14

CLIENTS SIGNATURE: _____ DATE: _____ S.P. 0.0.

KEY

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



FIBRE OPTIC WIRING PACKAGE

NOTE:
PROVIDE GRANITGARD TERMITE TREATMENT

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

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NOTE:

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



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

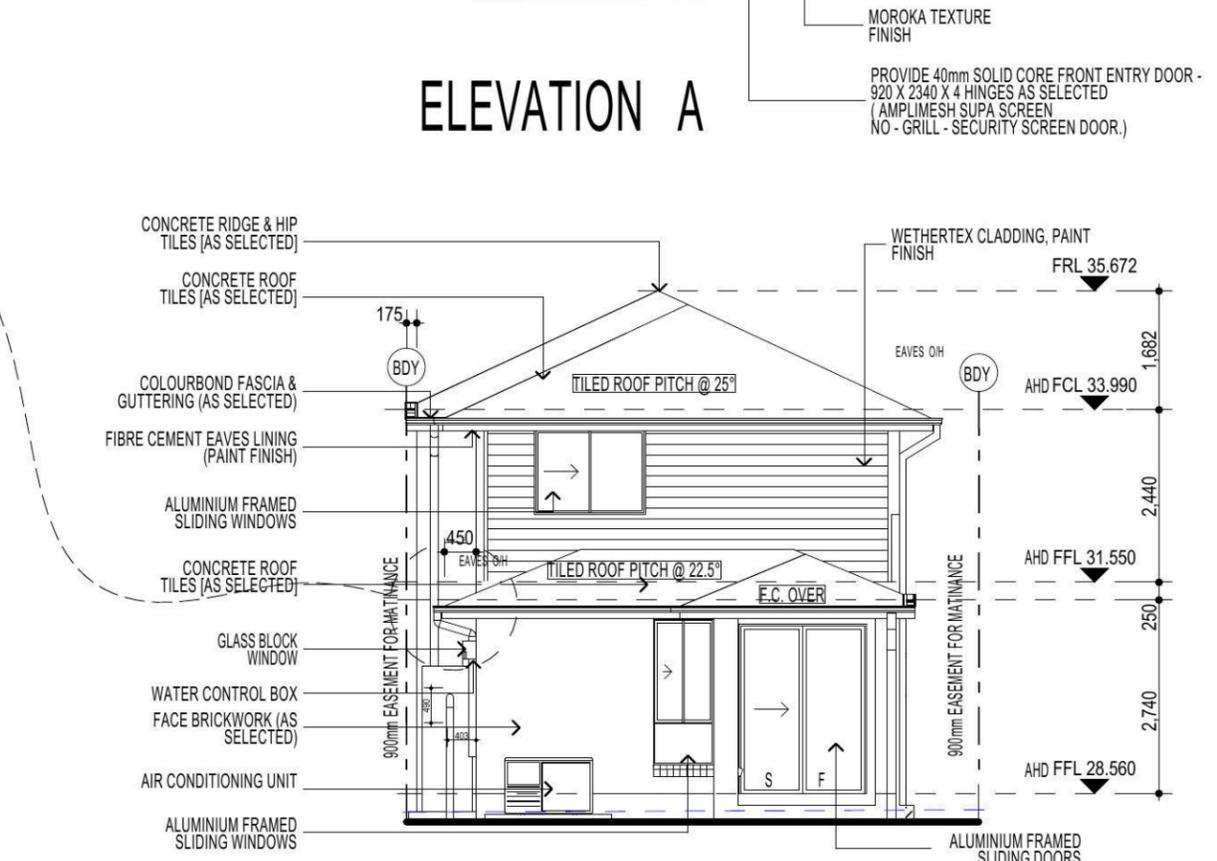
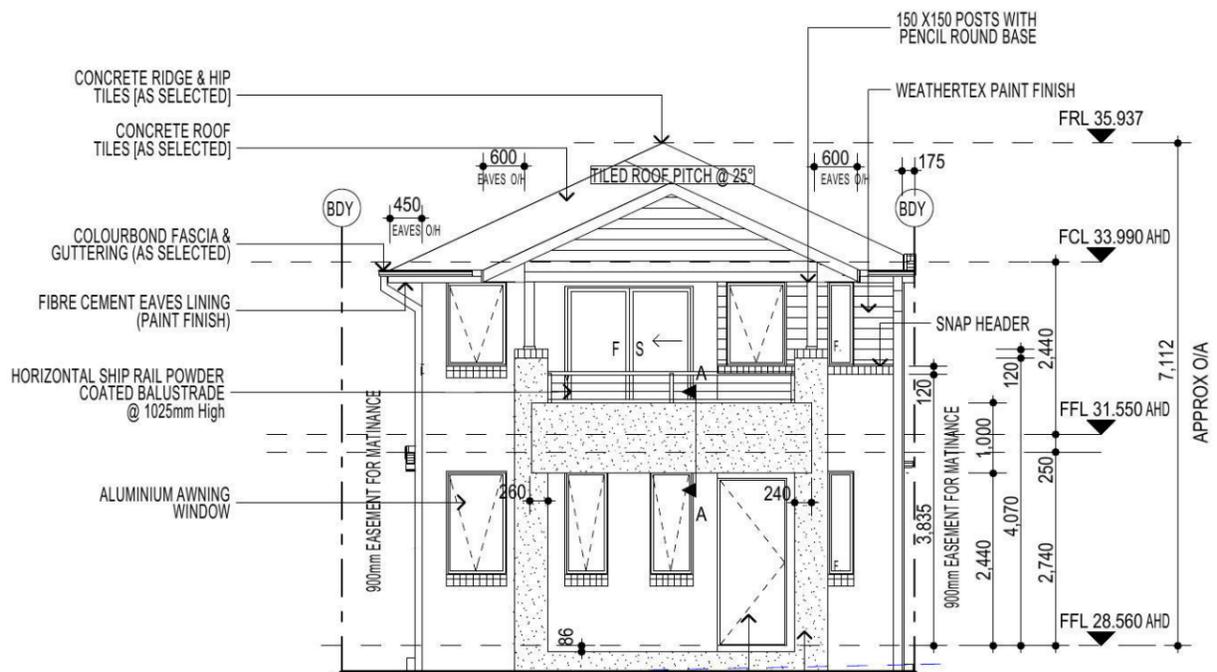
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ABSA
Association of Building Sustainability Assessors

Class 1 Building Single-Dwelling Certification

Certification Number: 1006190944
Certification Date: 24/03/2014
Assessor Name: Vic Vicaretti
Assessor Number: 20311
Assessor Signature: [Signature]

Simulated Energy: HEATING: 48.5 MJ/m2 pa
Simulated Energy: COOLING: 59.5 MJ/m2 pa
Rated with Downlights: Yes

NATHERS Rating 105.0 MJ/m2 pa

5.0/10

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTSTYLE HOMES

LOCATION:
LOT 2342
WALSHAW STREET
PENRITH NSW 2750

DP: SUBDIVISION OF LOT 1197 DP 1171491
council: PENRITH

model: CHESTER 21
facade: AUGUSTINE
date: 25/03/2014
quotation assessment: SK1

Sheet: 5 of 10
drawn: GP
checked: P.D
scale: 1:100

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CLIENTS SIGNATURE: _____ DATE: _____ S.P. 0.0.

ELEVATIONS

KEY

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

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

FIRSTSTYLE HOMES

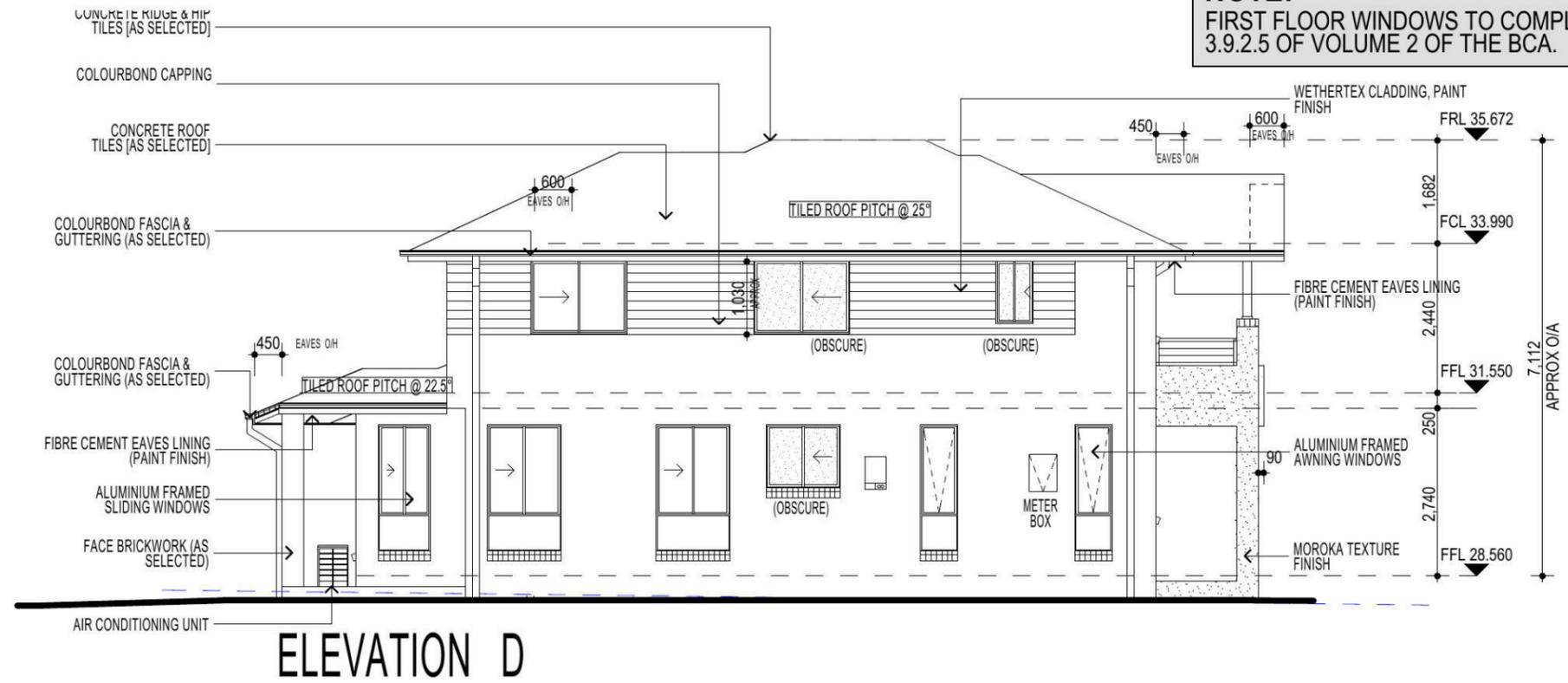
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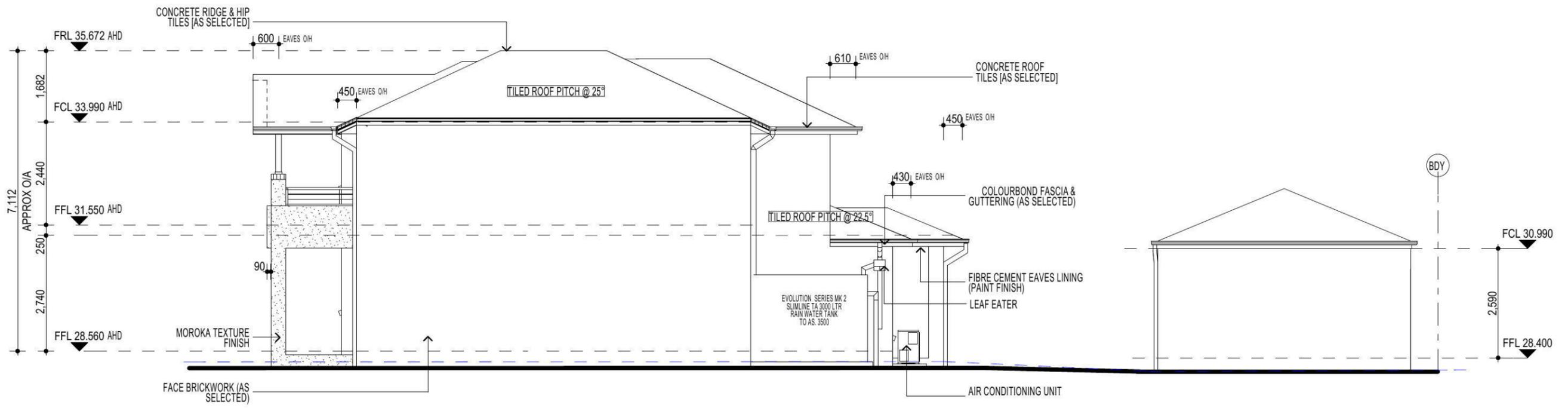
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ELEVATION D



ELEVATION B

FIBRE OPTIC WIRING PACKAGE

NOTE
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3-PHASE POWER

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NOTE:
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TERMITE TREATMENT

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Rated with Downlights: Yes

NatHERS Rating 105.0 MJ/m2 pa

5.0/10

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTSTYLE HOMES

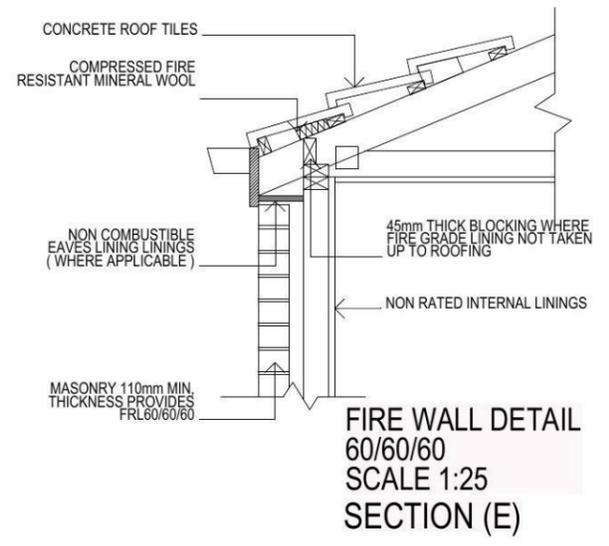
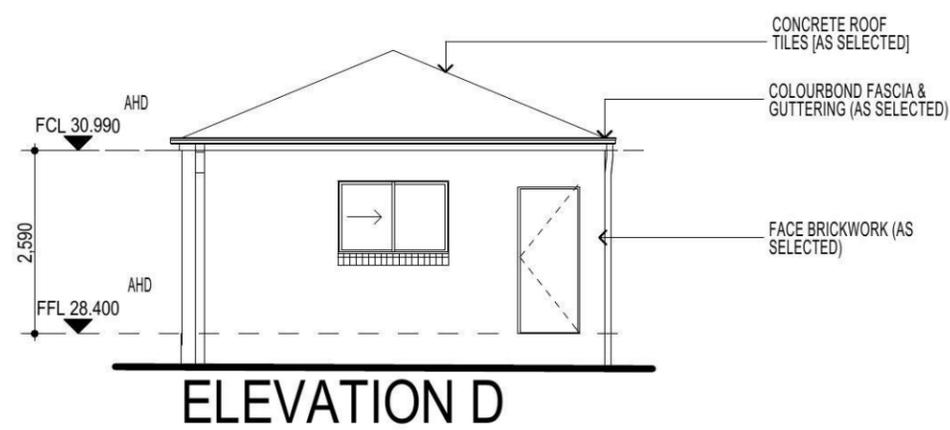
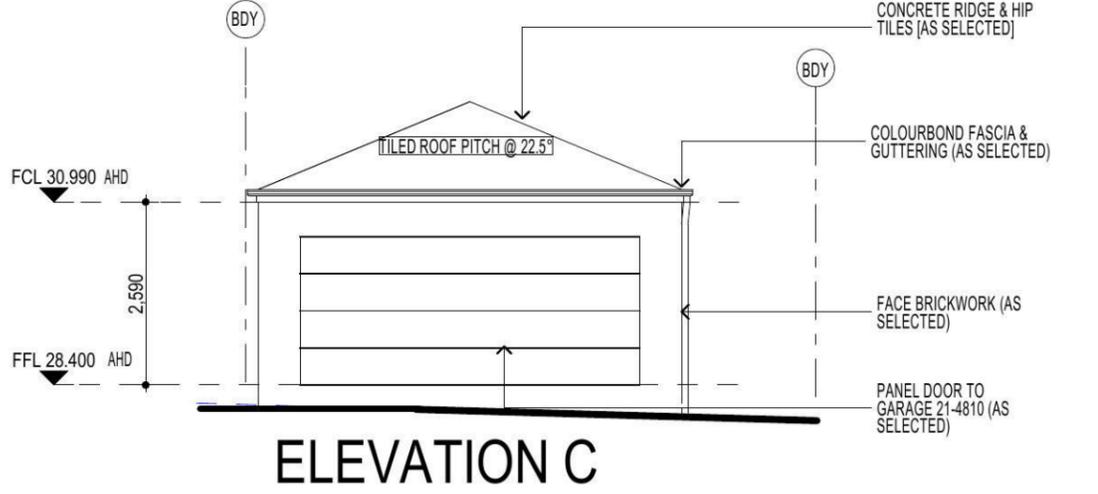
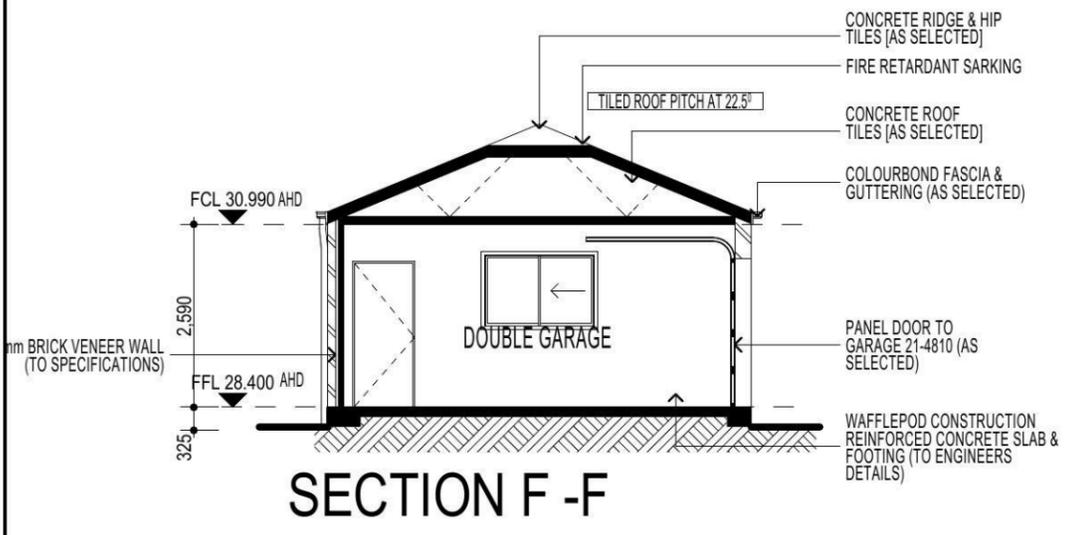
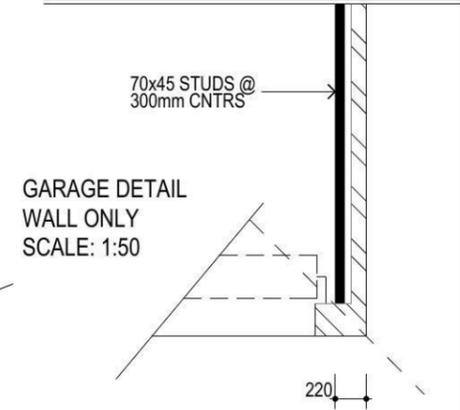
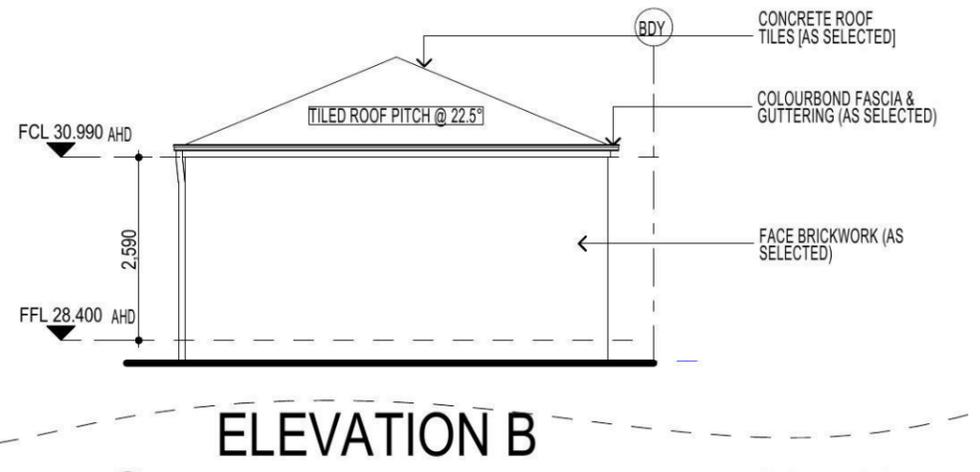
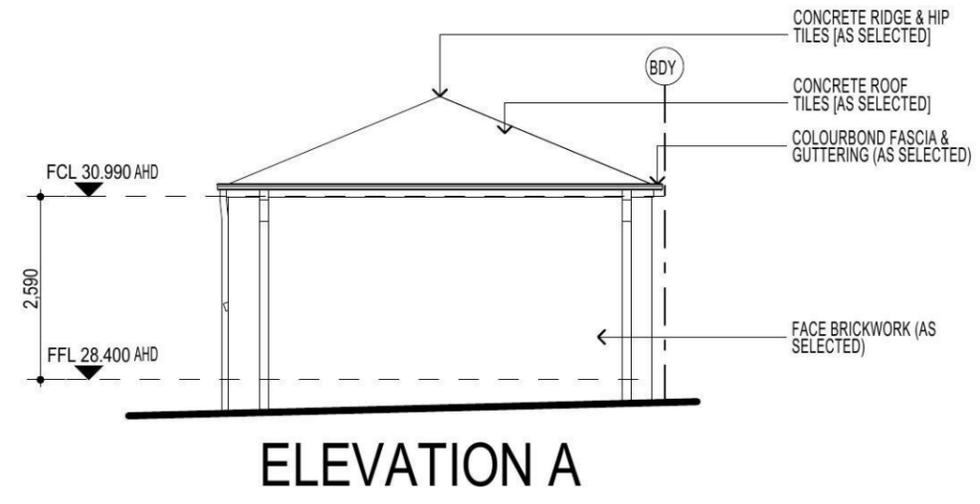
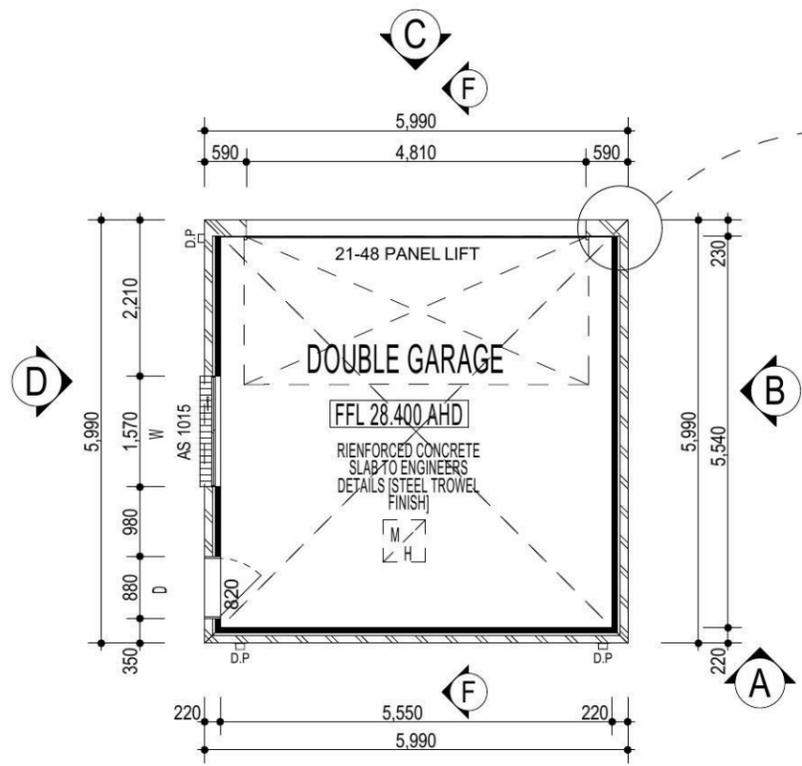
LOCATION:
**LOT 2342
WALSHAW STREET
PENRITH NSW 2750**

DP: SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH
model: CHESTER 21	date: 25/03/2014
facade: AUGUSTINE	quotation assessment: SK1
Sheet: 6 of 10	scale: 1:100

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NOTE
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 3-PHASE POWER

NOTE:
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PROMOTION: *LIVING/STYLE COLLECTION*

CLIENT: **FIRSTYLE HOMES**

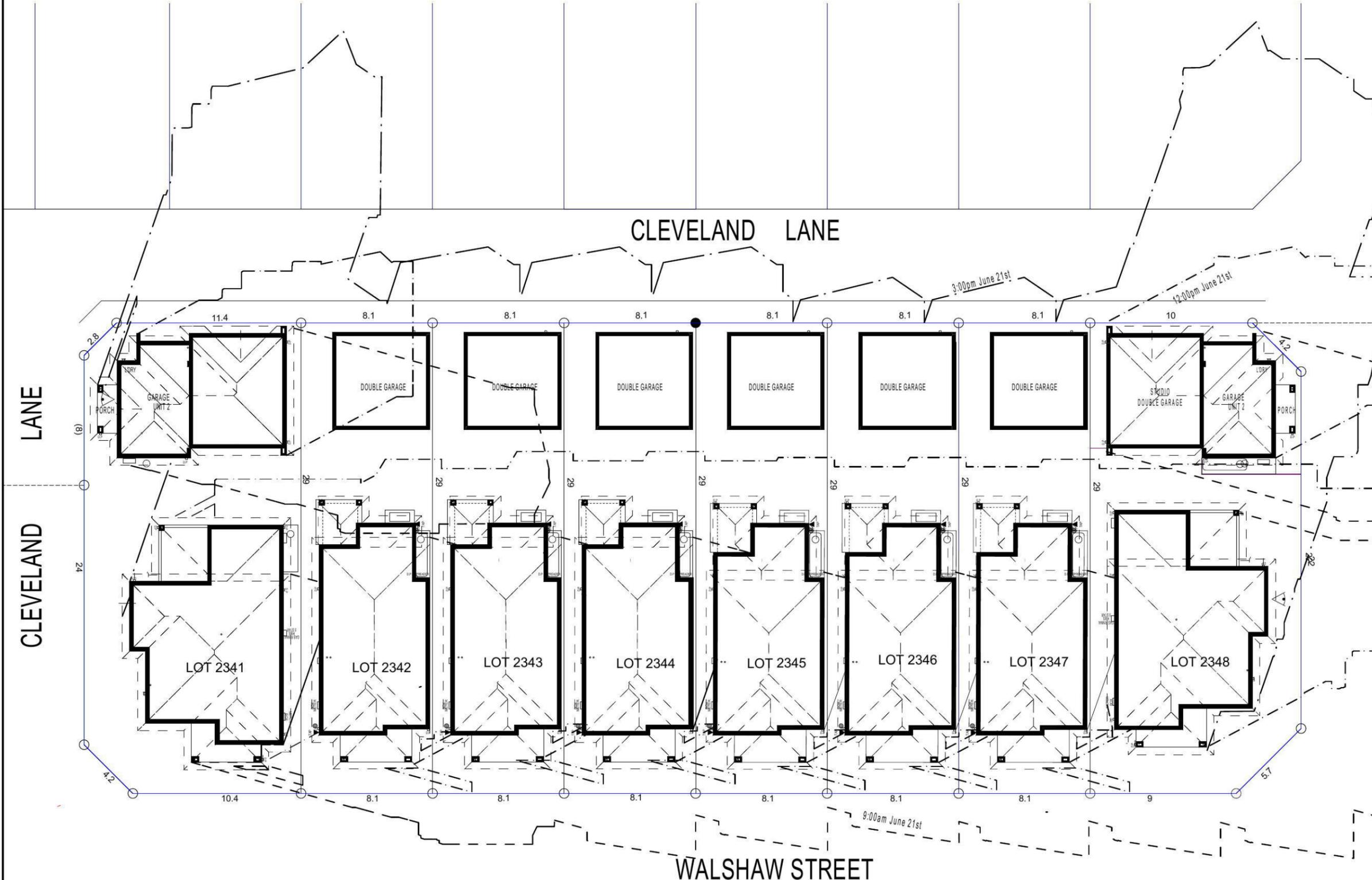
LOCATION: **LOT 2342 WALSHAW STREET PENRITH NSW 2750**

DP: SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH
model: CHESTER 21	facade: AUGUSTINE
date: 25/03/2014	valuation assessment: SK1
Sheet: 7 of 10	scale: GP P.D

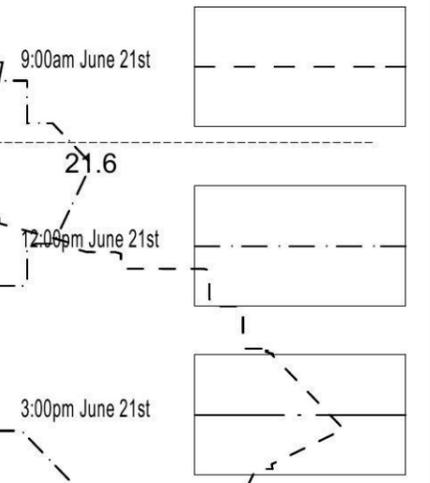
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SHADOW DIAGRAM



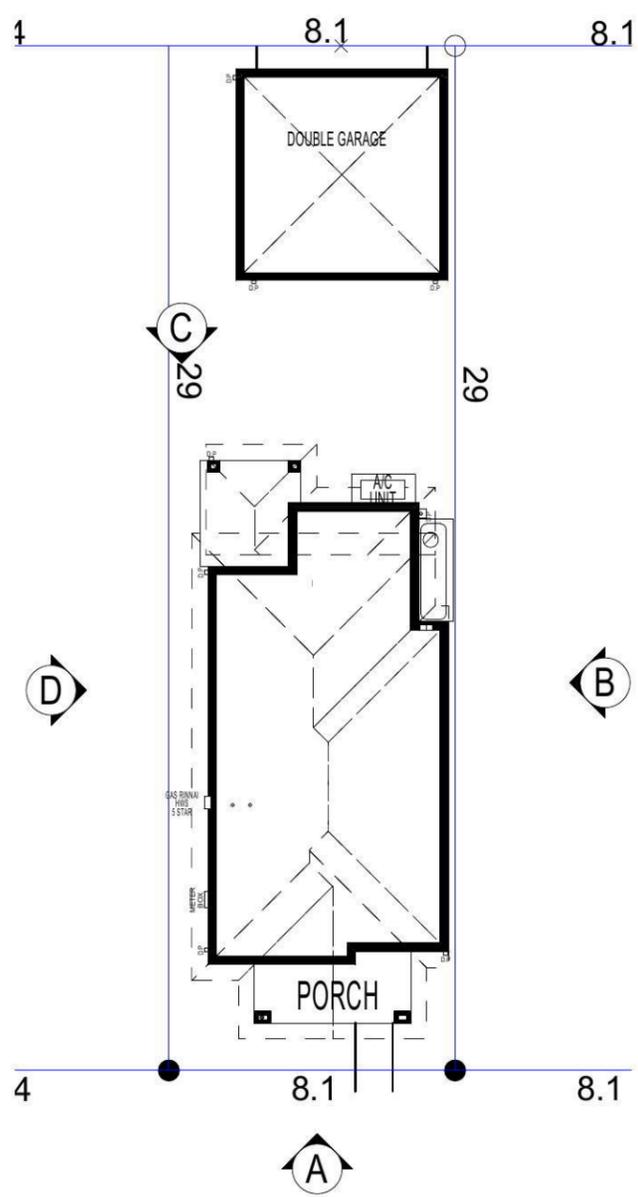
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CLIENT: FIRSTSTYLE HOMES			
LOCATION: LOT 2342 WALSHAW STREET PENRITH NSW 2750			
DP: SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH	date: 25/03/2014	
model: CHESTER 21	facade: AUGUSTINE	quotation assessment: SK1	
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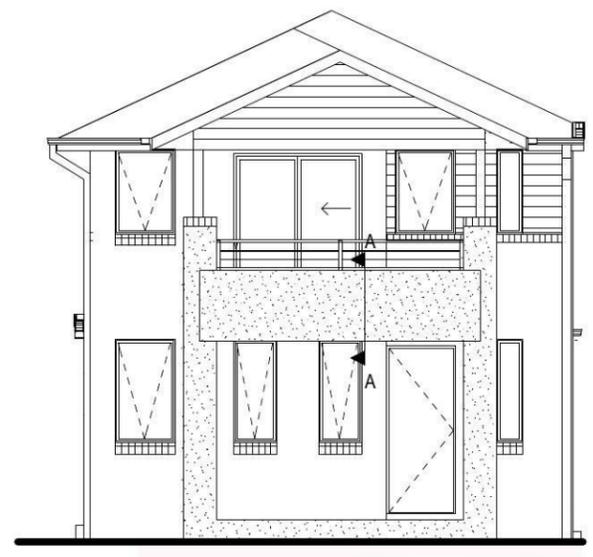
SHADOW DIAGRAM

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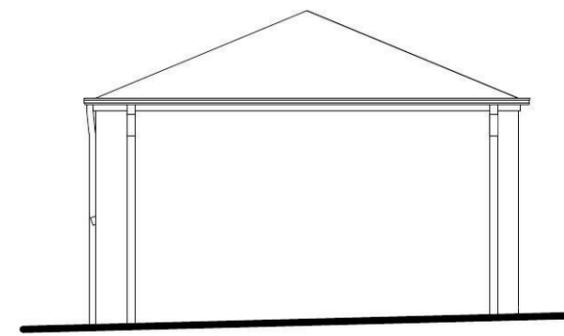
CLEVELAND LANE



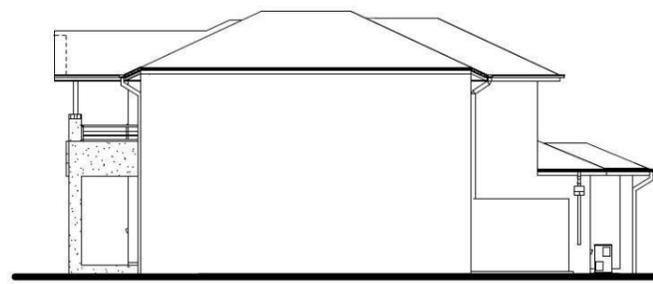
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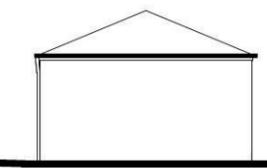
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GARAGE ELEVATION A



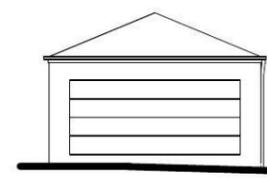
ELEVATION B



GARAGE ELEVATION B



ELEVATION C



GARAGE ELEVATION C



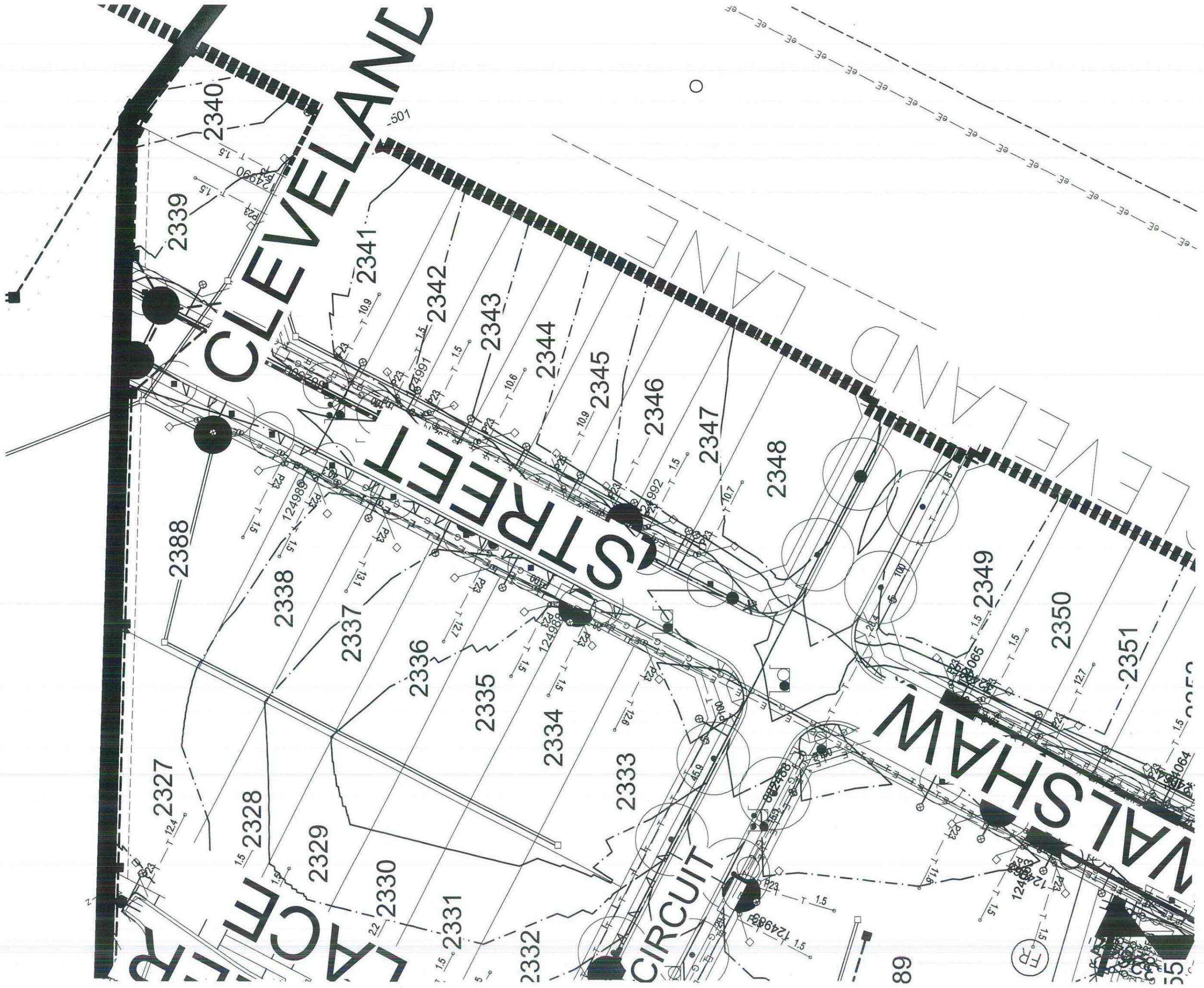
GARAGE ELEVATION D

ELEVATION D

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NOTIFICATION PLAN

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CLIENT: FIRSTSTYLE HOMES			
LOCATION: LOT 2342 WALSHAW STREET PENRITH NSW 2750			
DP: SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH	date: 25/03/2014	
model: CHESTER 21	facade: AUGUSTINE	quotation assessment: SK1	
Sheet: A	drawn: GP	checked: P.D	742-14
scale: 1:200, 1:100			
CLIENT'S SIGNATURE:		DATE:	S.P. 0.0.



CLEVELAND

ST. JAMES

WATSON

CIRCUIT

Lot 2342 WALSHAW

PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Cpl	Camellia sasanqua 'Paradise Pearl'	Camellia	8	300mm	2m
Cob	Convolvulus 'Blue Moon'	Convolvulus	6	150mm	0.15m
Dg	Dietes grandiflora	Wild Iris	8	200mm	1m
Gar	Gardenia augusta 'Radicans'	Rock Gardenia	4	200mm	0.5m
Lct	Lomandra confertifolia 'Tilga	Mat Rush	7	140mm	0.7m
Lwt	Liriope muscari 'Monroe's White'	Liriope (white flowering)	14	200mm	0.45m
Mq	Magnolia quinquepeta 'Nigra'	Lily Magnolia	1	25L	3-4m
Vh	Viola hederacea	Native Violet	8	150mm	0.1m

LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
56	8	0	48	1

CLEVELAND LANE - Supply + installation by BUILDER

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Lcj	Lomandra confertifolia 'Crackerjack'	Fine-leafed Lomandra	8	200mm	0.45m
Lix	Lagerstroemia 'Sioux'	Crepe Myrtle	1	75L	4m

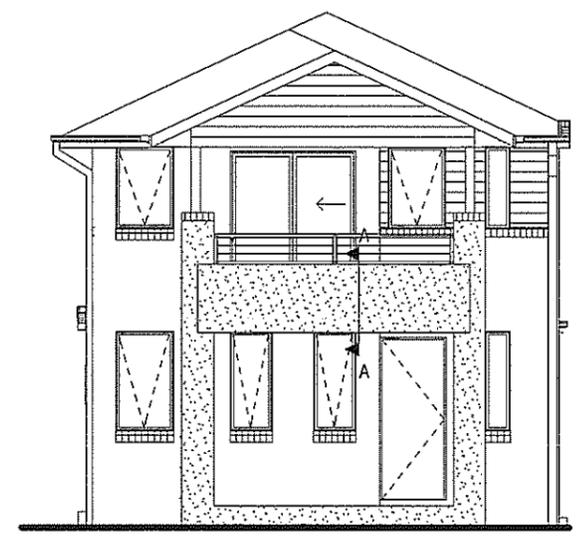
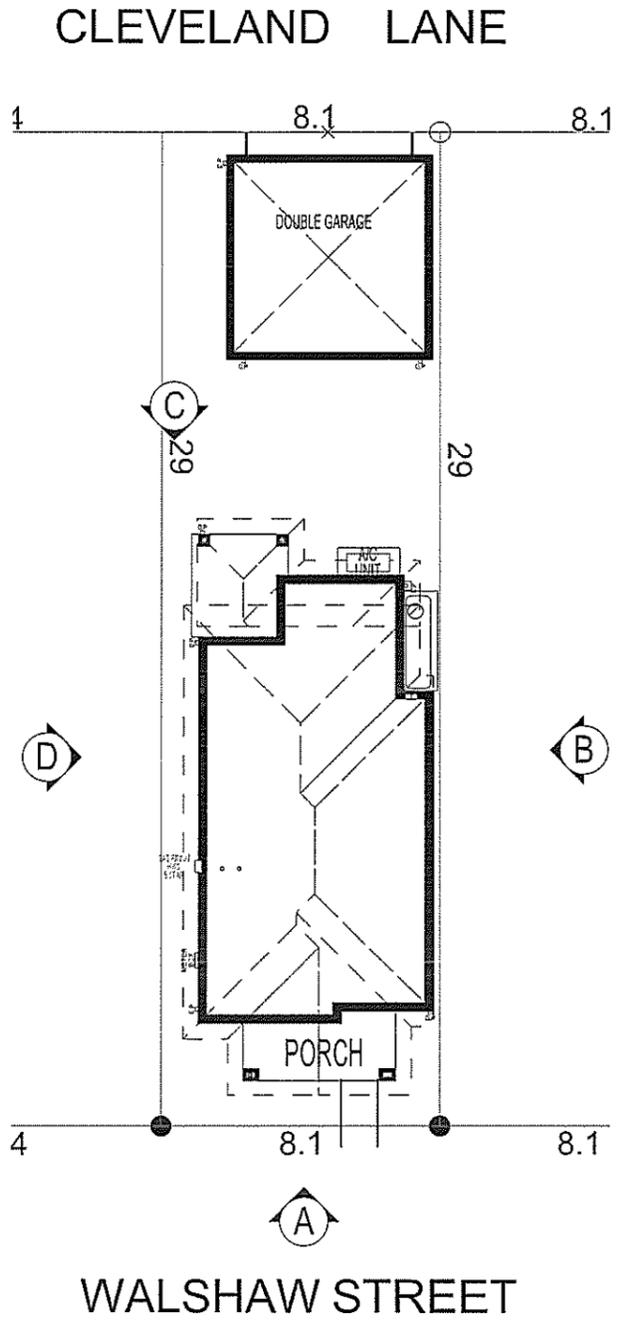
CLEVELAND LANE CROSS-OVER - Supply + construction by BUILDER

MATERIAL SCHEDULE	Area m ² URBANGROWTH*	Area m ² BUILDER **
HEADER COURSE Concrete pavers 'Adbri Stradapave', 300x300x50mm in 'Charcoal' colour, laid in stackbond pattern	2.05	1.65
IN-FILL PAVEMENT Concrete pavers 'Adbri Havenbrick', 200x100x50mm in 'Brushwood' colour, laid in herringbone pattern	4.25	1.47
Total area	6.30	3.12

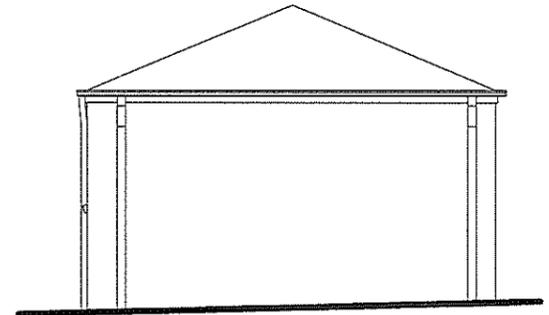
*Area's outside of the allotment boundary. **Area's inside of the allotment boundary

<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> </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	 <p>PO Box 8136, Baulkham Hills BC, NSW 2153 Ph: (02) 9450 7712 Fax: (02) 9450 7705 Email: info@ecodeign.com.au Web: www.ecodeign.com.au Member of the Australian Institute of Landscape Designers and Managers</p>	<p>LOTS 2339-2348 WALSHAW STREET, NORTH PENRITH</p> <p>FIRSTSTYLE HOMES</p>	<p>PROJECT: NEW RESIDENCE</p> <p>DRAWING: PLANT SCHEDULE - LOT 2342</p> <p>SCALE: 1:100 @ A3</p> <p>DATE: 28-02-14</p> <p>REVISION: C</p>	
REVISION	DESCRIPTION	DRAWN	CHECK	DATE																				
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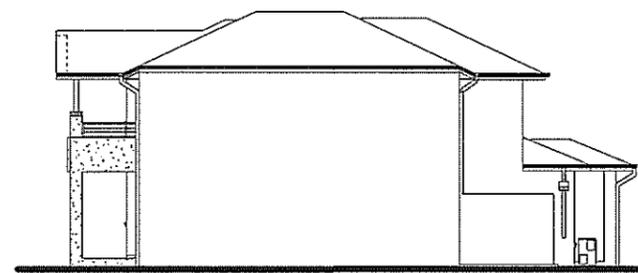
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH S.C.A., RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.
- ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAWINGS TO BE SUBJECT TO ENGINEER'S DETAILS 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 GAFFE / RULES APPLY.
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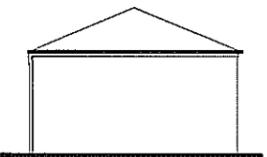
ELEVATION A



GARAGE ELEVATION A



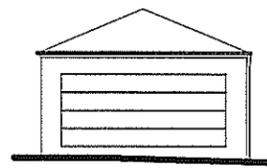
ELEVATION B



GARAGE ELEVATION B



ELEVATION C



GARAGE ELEVATION C



GARAGE ELEVATION D

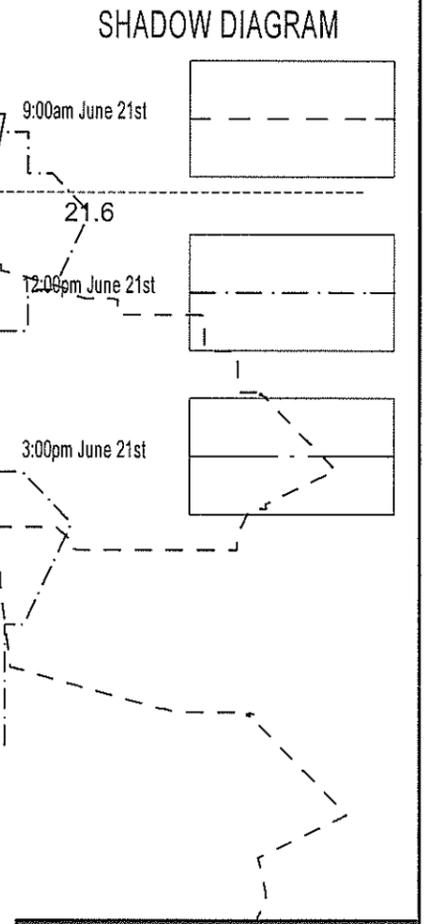
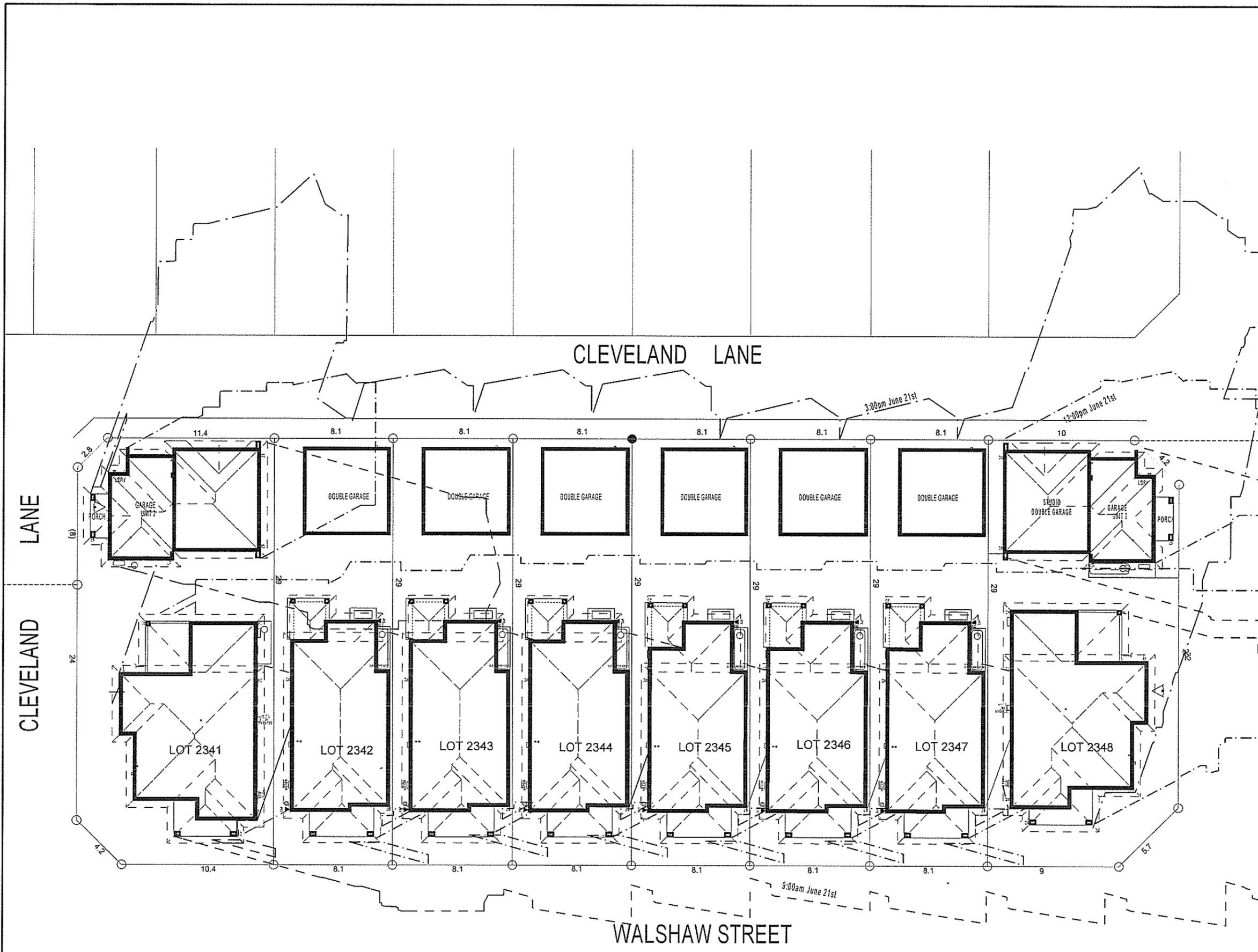
ELEVATION D

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

NOTIFICATION PLAN

PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: FIRSTSTYLE HOMES			
LOCATION: LOT 2342 WALSHAW STREET PENRITH NSW 2750			
DP SUBDIVISION OF LOT 1197 DP 1171491		Council: PENRITH	
model: CHESTER 21	facade: AUGUSTINE	date: 24/03/2014	SK1
Sheet: A	drawn: GP	checked: P.D	742-14
scale: 1:200, 1:100			
CLIENT'S SIGNATURE: _____		DATE: _____	

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A. RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.
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Sheet: 9 of 10	drawn: GP	checked: P.D	742-14
scale: 1:200			
CLIENT'S SIGNATURE		DATE	

SHADOW DIAGRAM