

**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
	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

**BASIX**  
= 34.9m<sup>2</sup> of roof area to discharge to water tank.  
=89.1m<sup>2</sup> stormwater and overflow to discharge to existing street channel.  
o/a= 124m<sup>2</sup> of roof area.

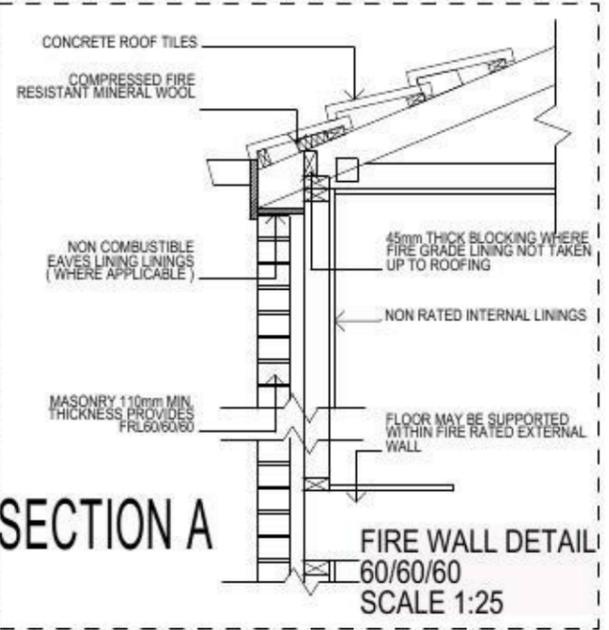
**LEGEND:**  
● = SURFACE INLETS AS REQUIRED  
○ = SURFACE INLETS LINE  
--- = STORMWATER LINE

**EARTHWORKS TO AHD**  
HOUSE: FFL 26.720 AHD (LIVING) FGL 26.320 AHD  
GARAGE: FFL 26.550 AHD FGL 26.225 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 OH 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: Appr.  
S  
GPS  
E



(B) PROPOSED EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE (B1)  
(C) PROPOSED EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE (B2)

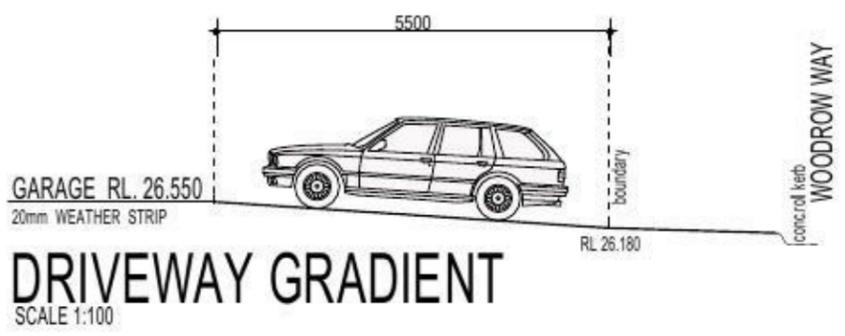
**FIBRE OPTIC WIRING PACKAGE**

**NOTE:**  
PROVIDE GRANITGARD TERMITE TREATMENT

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



WILLIAM HART CRESCENT



**NOTE:**  
FINAL GARAGE LEVELS TO BE DETERMINED ON SITE  
**NOTE:**  
DRIVEWAY DESIGN IN ACCORDANCE WITH AS/NZS 2890.1:2004 WITH COUNCIL DCP GUIDELINE  
SIGN:..... DATE:.....

**SITE PLAN & STORMWATER CONCEPT PLAN**



**FIRSTSTYLE HOMES**  
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**DEVELOPMENT CALCULATIONS**

LOT: 2227 NO: 00 OF SITE AREA: 187.6m<sup>2</sup>

Itemised Floor Areas:	Totals:
living ground floor:	70.30m <sup>2</sup>
first floor: (excl. void 64.09m <sup>2</sup> )	70.44m <sup>2</sup>
garage: (excess 00.000m <sup>2</sup> )	22.45m <sup>2</sup>
alfresco:	8.60m <sup>2</sup>
porch:	3.08m <sup>2</sup>
balcony:	00.00m <sup>2</sup>
<b>total floor area:</b>	<b>174.87m<sup>2</sup></b>

**FLOOR SPACE RATIO CALCULATION:**

gross floor areas:	Totals:
living ground floor: (internal area)	62.74m <sup>2</sup>
first floor excl. void: (internal area)	56.39m <sup>2</sup>
<b>total gross floor area:</b>	<b>119.13m<sup>2</sup></b>
<b>floor space ratio:</b>	<b>0.63:5</b>

**SITE AREA COVERAGE/LANDSCAPE:**

house ground floor:	70.30m <sup>2</sup>
garage:	22.45m <sup>2</sup>
porch/alfresco:	11.68m <sup>2</sup>
driveway/paved area:	18.15m <sup>2</sup>
<b>site coverage Area:</b>	<b>104.43m<sup>2</sup>(55.6%)</b>
landscape area:	83.17m <sup>2</sup> (44.3%)
pervious areas (soft)	65.02m <sup>2</sup> (34.7%)
impervious areas (hard)	122.58m <sup>2</sup> (65.3%)
front yard landscape area	26.59m <sup>2</sup> (14.2%)
front yard hard paved area	1.65m <sup>2</sup> (0.88%)
private open space o/a:	41.85m <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:  
**K. K. SONG & J. K. LEE**

LOCATION:  
LOT 2227 CNR OF WILLIAM HART CRESCENT & WOODROW WAY, PENRITH NSW 2750

DP: 1184495	council: PENRITH
model: SANDFIELD 19	facade: MILLENNIUM
date: 10/02/2015	assessment: OAI
Sheet: 1 of 13	scale: 1:200, 1:100
drawn: G.P./D.S.	checked: P.D.
<b>739-14</b>	





# Lot 2227

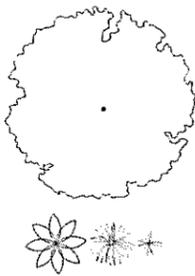
## PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aw	Agapanthus 'White'	White Agapanthus	41	200mm	0.5m
Lcj	Lomandra confertifolia 'Crackerjack'	Fine-leaved Lomandra	6	140mm	0.45m
Lwf	Liriope muscari 'Monroe's White'	Liriope (white flowering)	24	200mm	450mm
Mlg	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	1	25L	4m
Vo	Viburnum odoratissimum	Sweet Viburnum	14	200mm	2.5m

### LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
86	14	41	31	1

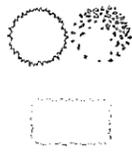
Minimum of 1 tree and 20 shrubs / groundcovers to each front / side yard (excluding fence hedging)



#### LEGEND

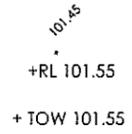
Proposed trees - refer to plant schedule

Proposed accents & grasses - refer to plant schedule



Proposed shrubs - refer to plant schedule

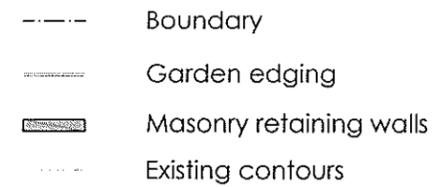
Proposed groundcovers and grasses - refer to plant schedule



Existing levels

Proposed levels

Proposed Top Of Wall levels

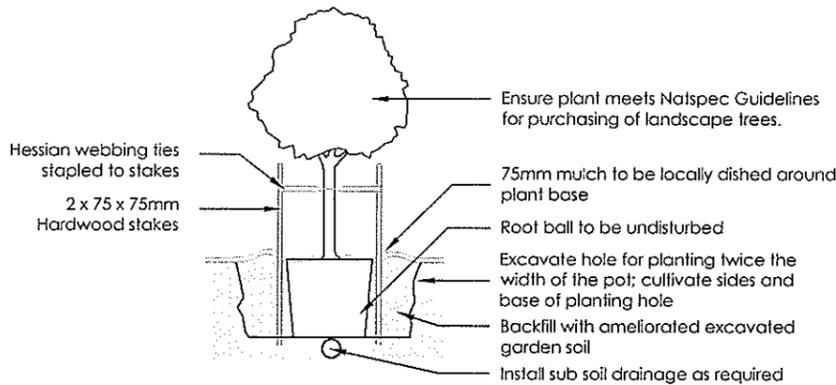


Boundary

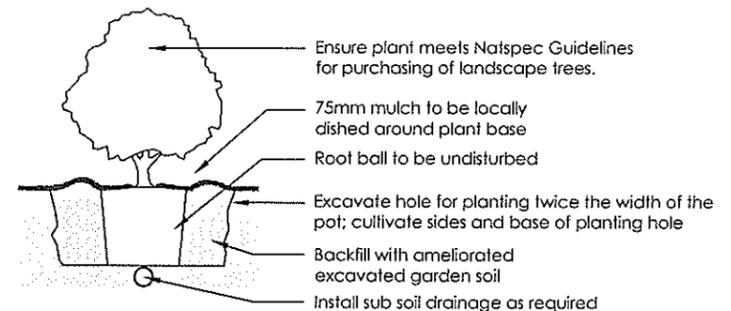
Garden edging

Masonry retaining walls

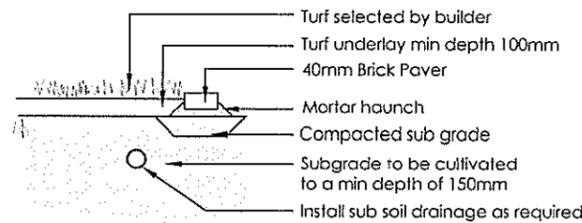
Existing contours



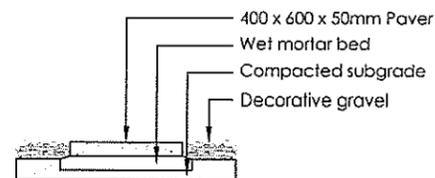
1 Tree Planting Detail  
NTS 25L - 100L Pot Size



2 Planting Detail  
NTS 150mm, 200mm Pot Size

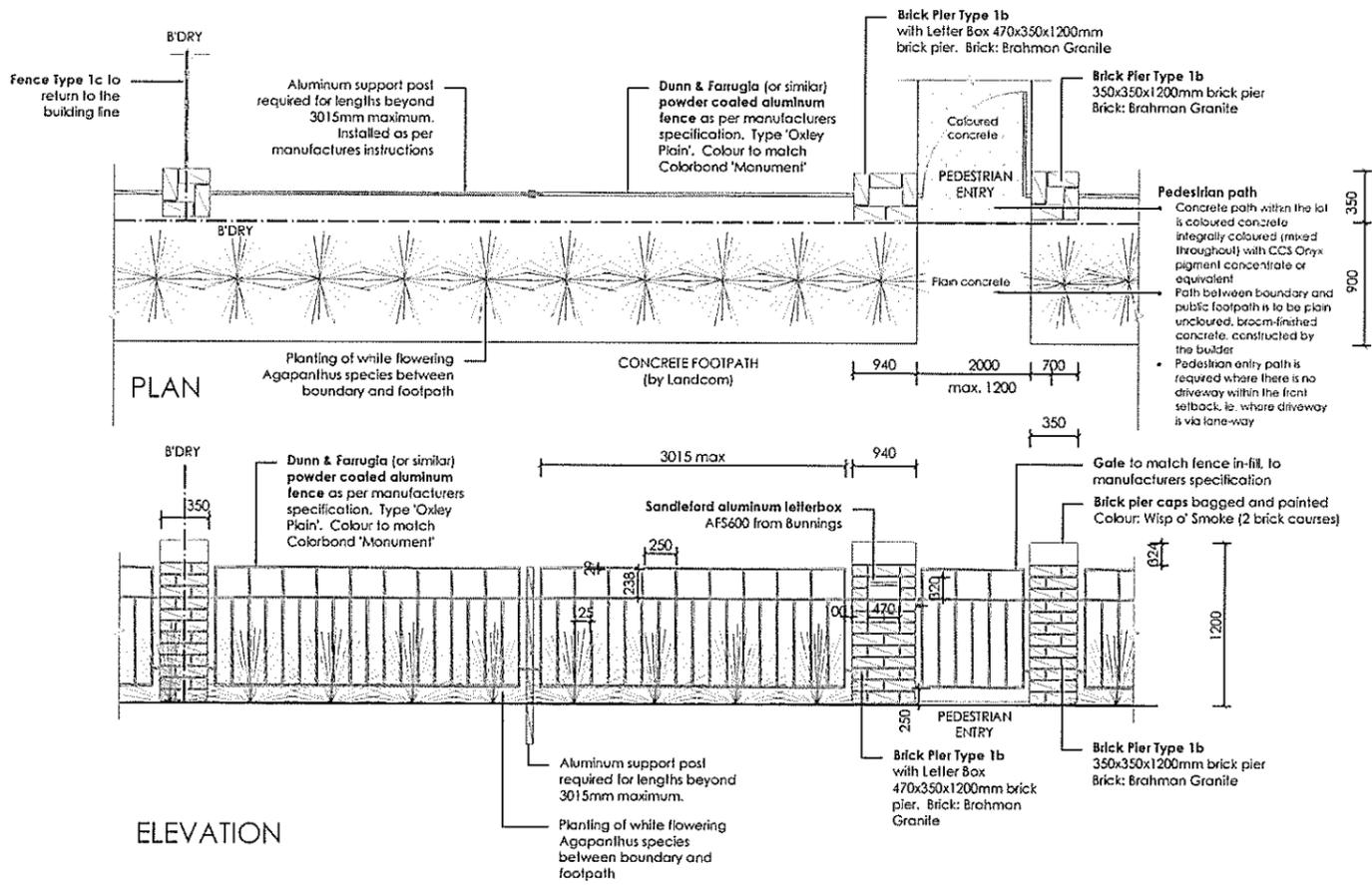


3 Turf Detail  
NTS Brick Paver Edge

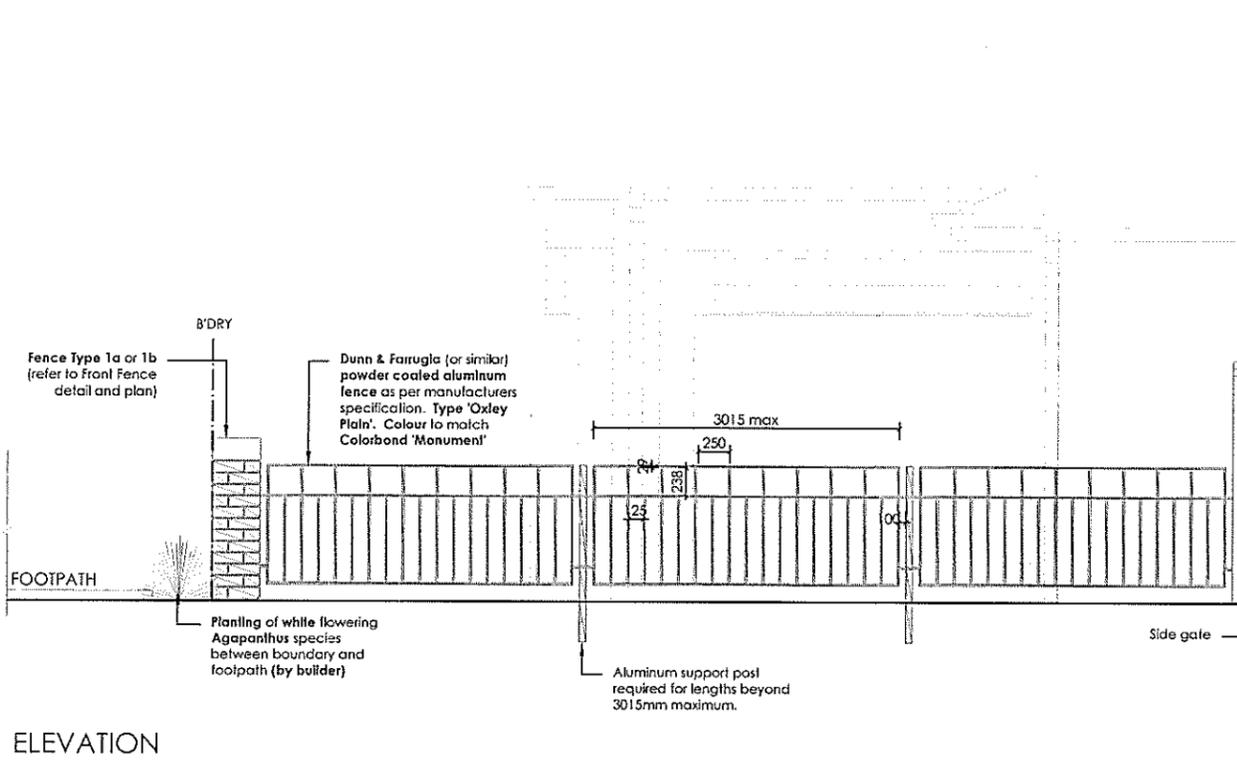


4 Stepping stones in gravel  
NTS Low traffic zone

A ISSUE FOR CLIENT REVIEW B AMEND TO CLIENT COMMENT C ADD DA DETAILS	BT	PS	05-05-14	PO Box 8126, Southport QLD 4215 Ph: (07) 9450 7712 Fax: (07) 9450 7705 Email: info@ecodeign.com.au Web: www.ecodeign.com.au	LOT 2227 WOODROW WAY, PENRITH		NEW RESIDENCE			
	BT	RS	09-05-14		FIRSTYLE		LANDSCAPE PLAN			
1 Do not scale from drawings 2 Verify all measurements on site 3 Notify ecodeign of any access services 4 Copyright © ecodeign. All Rights Reserved 5 Drawings remain the property of ecodeign				6. As work to comply with relevant Australian Standards or Building Code of Australia 7. All work to be performed by a suitably qualified tradesperson 8. For application purposes only - NOT FOR CONSTRUCTION				1:100 @ A3	DA	02
BT		RS		12-05-14		C				

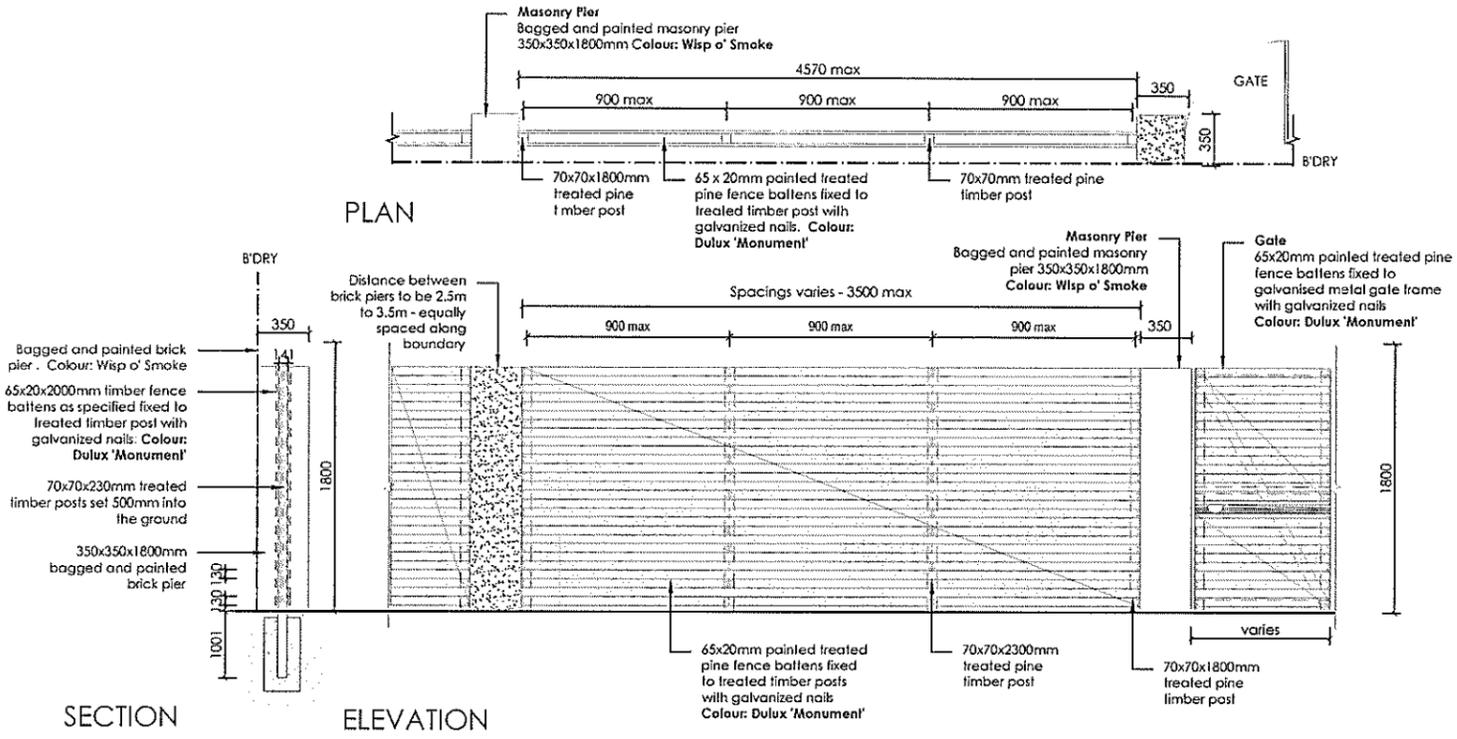


5 FENCE TYPE 1b - Front Fence  
1:50 Typical detail

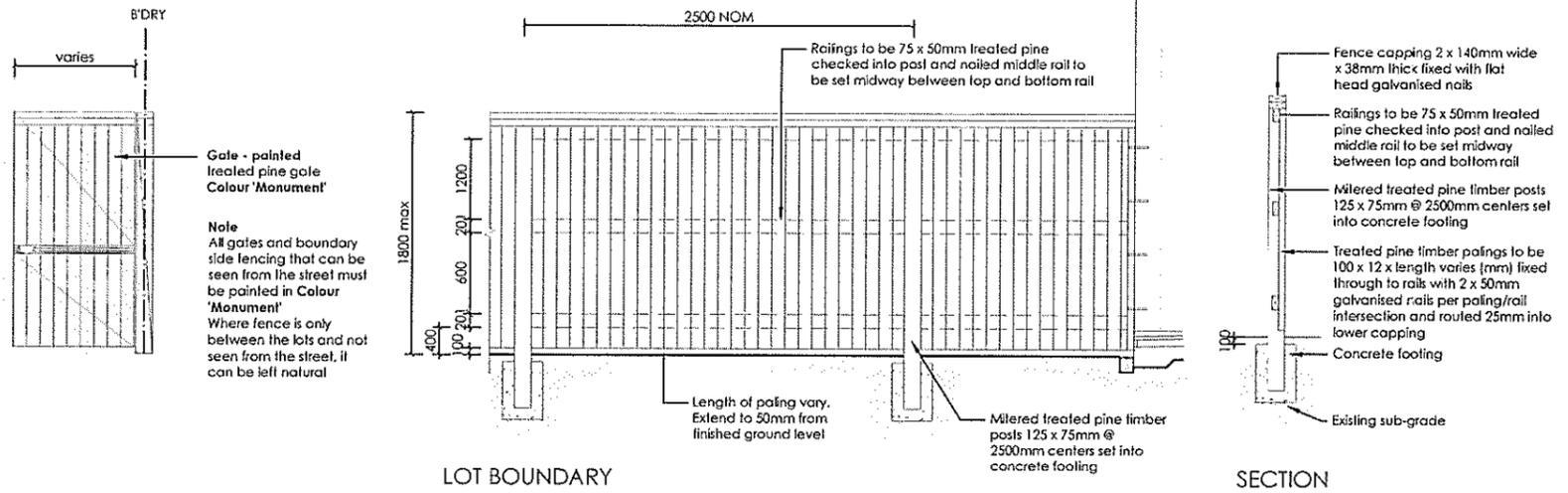


6 FENCE TYPE 1c - Side Boundary Front Setback  
1:50 Typical detail

A. ISSUE FOR CLIENT REVIEW B. AMEND TO CLIENT COMMENT C. ADD DA DETAILS	BT	RS	05-05-14	PO Box 8156, Baulham Hills NSW 2153 Ph: (02) 9650 7712 Fax: (02) 9650 7725 Email: info@ecodeign.com.au Web: www.ecodeign.com.au	LOT 2227 WOODROW WAY, PENRITH		NEW RESIDENCE			
	BT	RS	09-05-14		FIRSTSTYLE		LANDSCAPE PLAN			
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BT		RS		12-05-14		C				



7 FENCE TYPE 2a - Secondary Street Fencing  
1:50 Typical detail



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

<p>A ISSUE FOR CLIENT REVIEW</p> <p>B AMEND TO CLIENT COMMENT</p> <p>C ADD DA DETAILS</p>	<p>BT RS 05-05-14</p> <p>BT RS 09-05-14</p> <p>BT RS 12-05-14</p>	<p><b>design</b> outdoor living environments</p> <p>PO Box 813a South Horn Hills BC 1611 2153 Ph: (02) 9650 7712 Fax: (02) 9650 7705 Email: info@ecodeesign.com.au Website: www.ecodeesign.com.au</p>	<p>LOT 2227 WOODROW WAY, PENRITH</p>	<p>NEW RESIDENCE</p> <p>LANDSCAPE PLAN</p>	<p>1:100 @ A3</p> <p>DA 04</p>	<p>BT RS 12-05-14</p>	<p>C</p>	
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**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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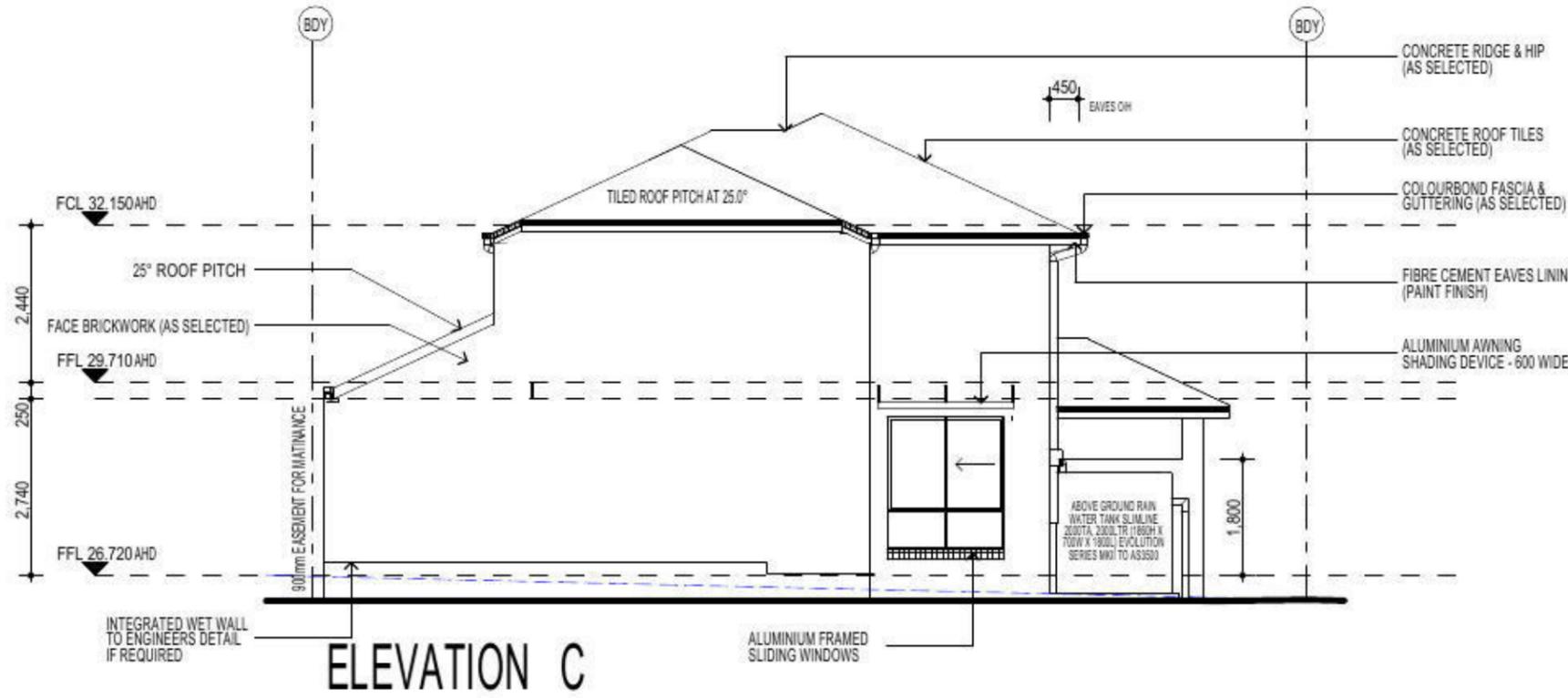
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- FIBRE OPTIC WIRING PACKAGE**
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LOCATION:  
LOT 2227 CNR OF WILLIAM HART  
CRESCENT & WOODROW WAY,  
PENRITH NSW 2750

DP: 1184495	facade:	council: PENRITH
model: SANDEFIELD_19	facade: MILLENNIUM	date: 10/02/2015
Sheet: 6 of 13	drawn: G.P./D.S.	checked: P.D.
scale: 1:100	<b>739-14</b>	

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ S.P. 33

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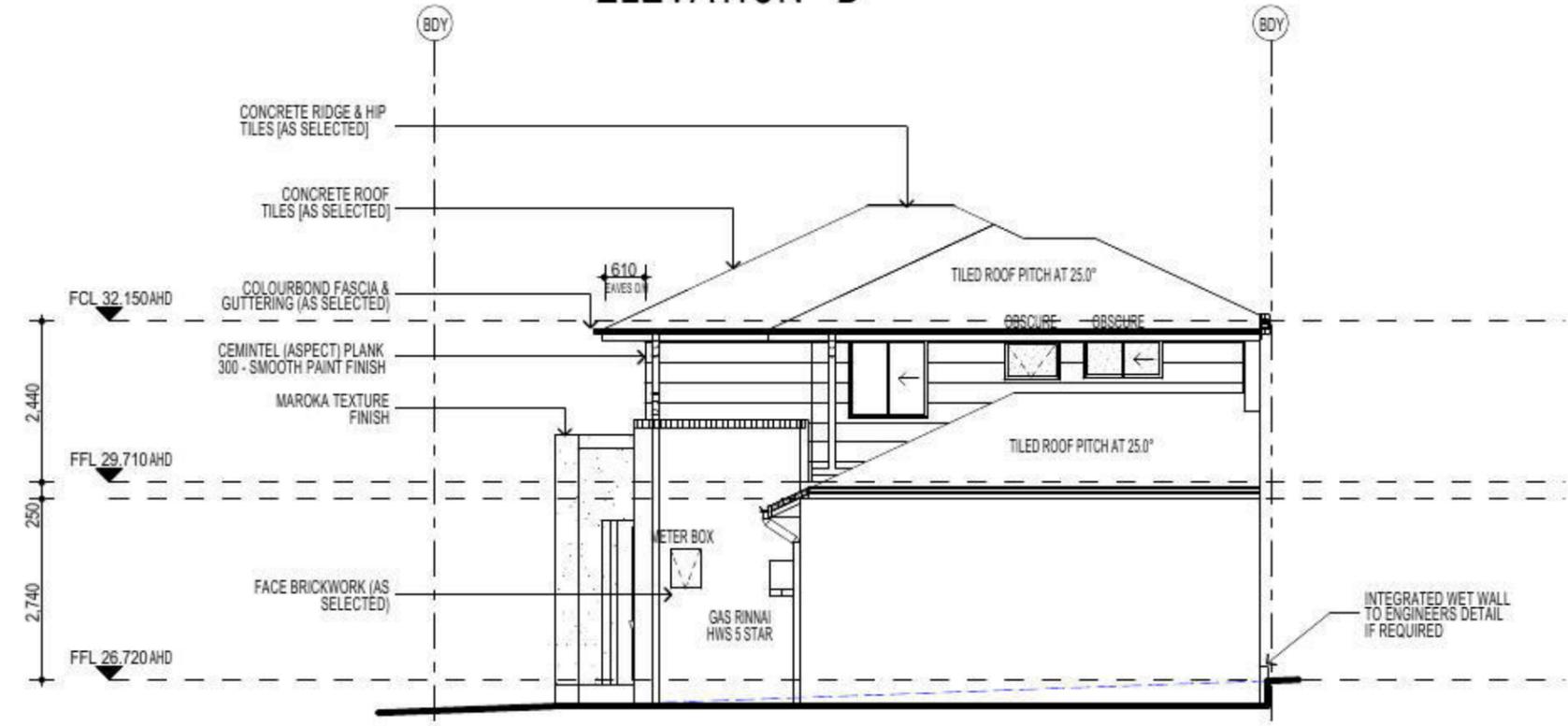
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**ELEVATION B**



**ELEVATION D**

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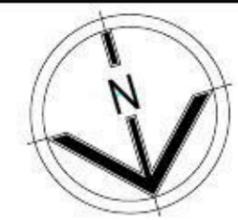
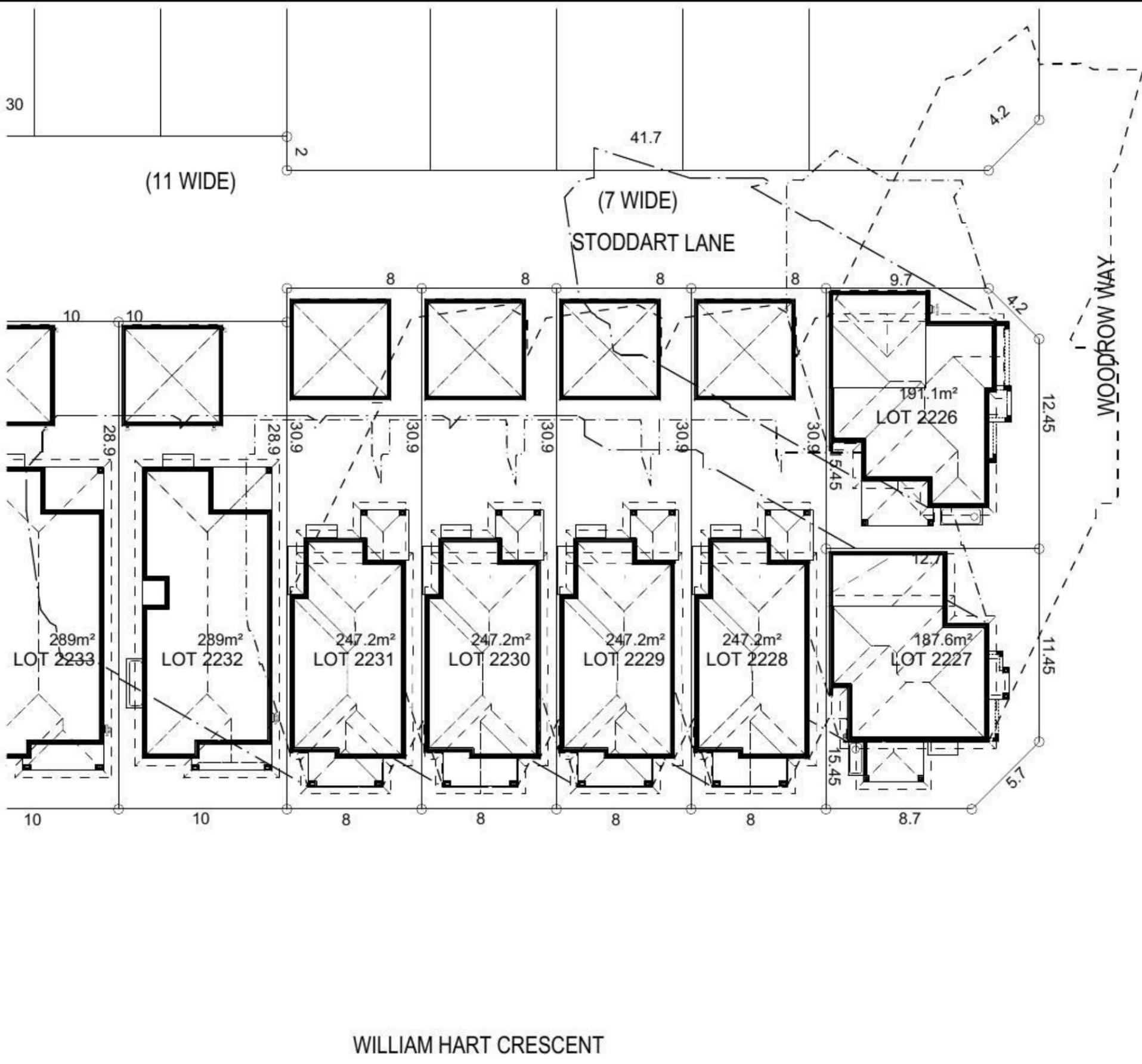
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**ELEVATIONS**



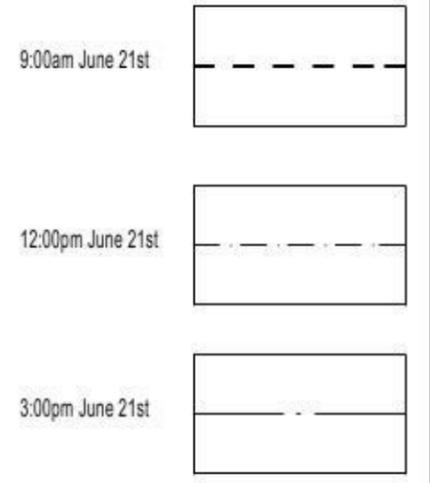
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**SHADOW DIAGRAM**



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**SHADOW DIAGRAM (2)**

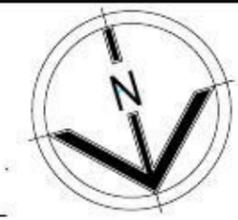
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*LIVING/STYLE COLLECTION*

CLIENT:  
 K. K. SONG & J. K. LEE

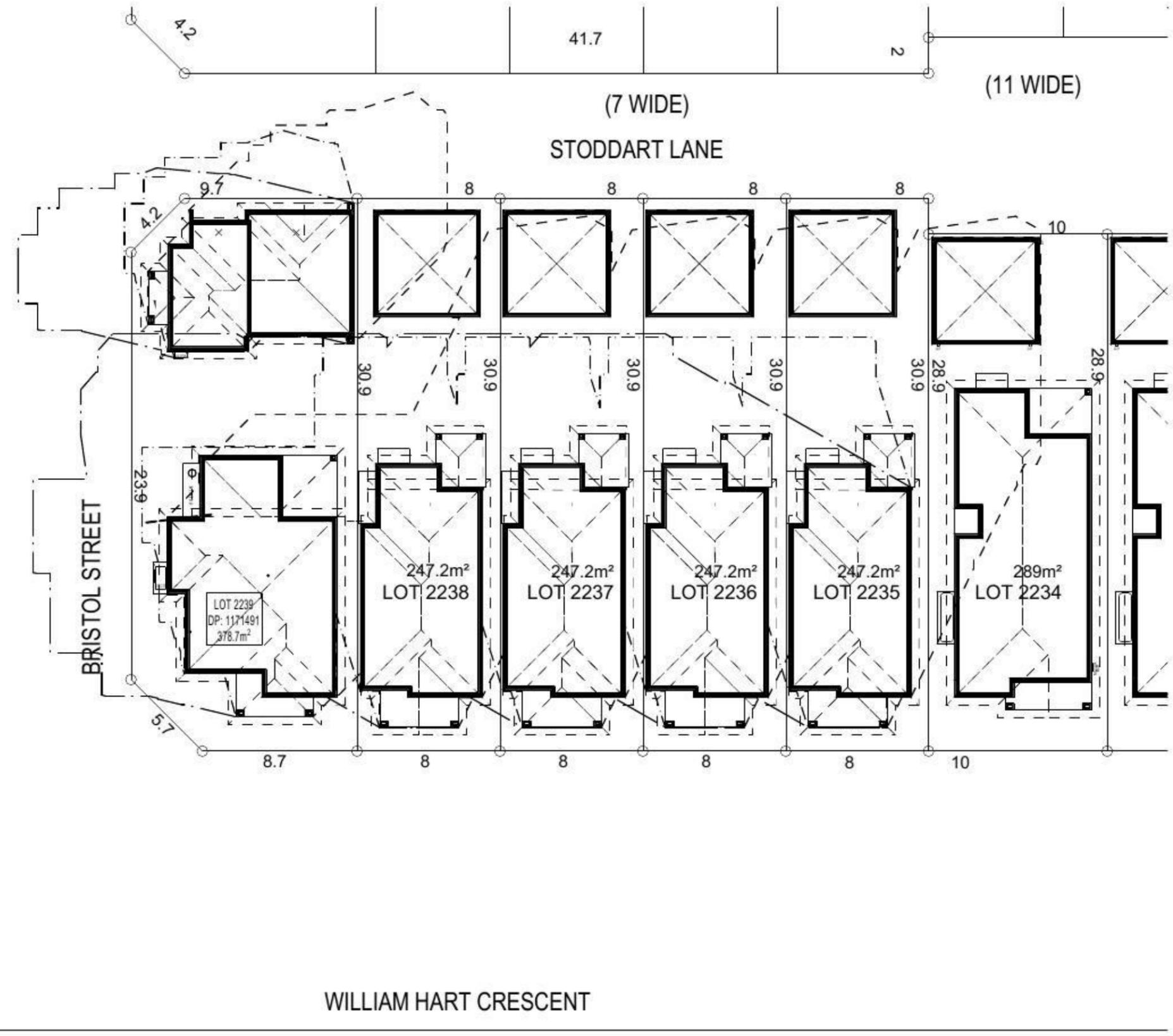
LOCATION:  
 LOT 2227 CNR OF WILLIAM HART CRESCENT & WOODROW WAY, PENRITH NSW 2750

DP: 1184495	model: SANDFIELD 19	facade: MILLENNIUM	council: PENRITH	date: 10/02/2015	material assessment: QA1
Sheet: 10 of 13	drawn: G.P./D.S.	checked: P.D.	scale: 1:250	739-14	

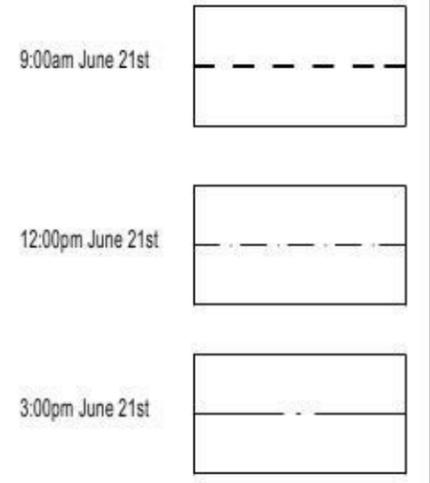
CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ SP. 33



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 • ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND CERTIFICATIONS 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.  
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**SHADOW DIAGRAM**



**NOTE:**  
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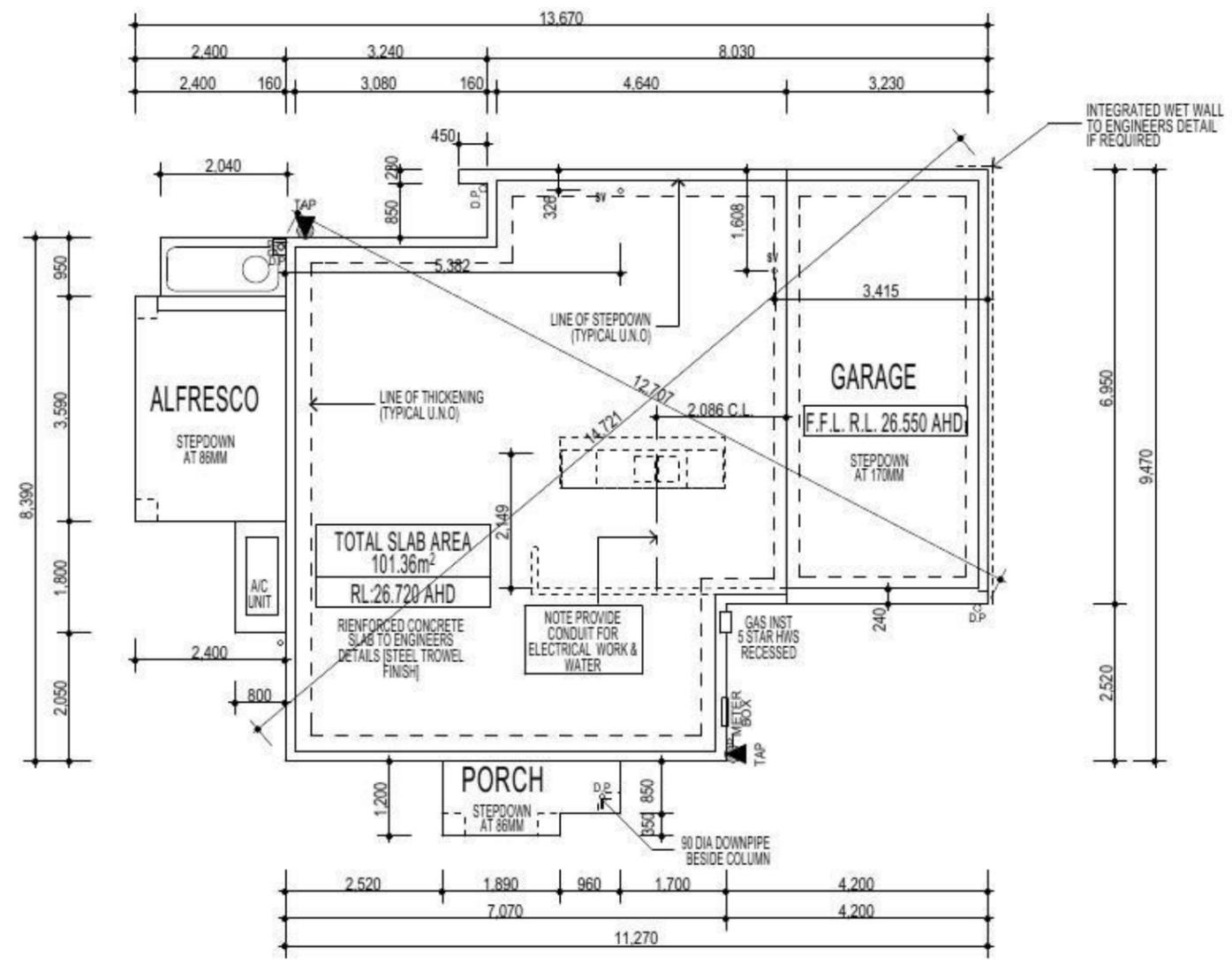
**SHADOW DIAGRAM**

PROMOTION: <b>LIVING/STYLE COLLECTION</b>			
CLIENT: <b>K. K. SONG &amp; J. K. LEE</b>			
LOCATION: <b>LOT 2227 CNR OF WILLIAM HART CRESCENT &amp; WOODROW WAY, PENRITH NSW 2750</b>			
DP: 1184495	model: SANDFIELD 19	facade: MILLENNIUM	council: PENRITH
date: 10/02/2015	drawn: G.P./D.S.	checked: P.D.	project assessment: QA1
11 of 13	scale: 1:250	<b>739-14</b>	
CLIENT'S SIGNATURE		DATE	SP. 33

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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.



INTEGRATED WET WALL TO ENGINEERS DETAIL IF REQUIRED

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

**FIBRE OPTIC WIRING PACKAGE**

**NOTE:**  
 PROVIDE GRANITGARD  
 TERMITE TREATMENT

**NOTE:**  
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DP: 1184495	ouncil: PENRITH		
model: SANDFIELD 19	facade: MILLENNIUM	date: 10/02/2015	assessment: QA1
Sheet: 9 of 13	drawn: G.P./D.S.	checked: P.D.	scale: 1:100, NTS
CLIENT'S SIGNATURE			DATE: 19/03/2015

**SLAB LAYOUT PLAN**



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

**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
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

**BASIX**  
= 34.9m<sup>2</sup> of roof area to discharge to water tank.  
= 89.1m<sup>2</sup> stormwater and overflow to discharge to existing street channel.  
o/a= 124m<sup>2</sup> of roof area.

**LEGEND:**

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

**EARTHWORKS TO AHD**

HOUSE:	FFL 26.720 AHD
(LIVING)	FGL 26.320 AHD
GARAGE:	FFL 26.550 AHD
	FGL 26.225 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 OH TO ENCR OACH AS ALLOWED BY B.C.A:CL3.7.1.7 & FIGURE 3.7.1.9

**FIBRE OPTIC WIRING PACKAGE**

**NOTE:**  
PROVIDE GRANITGARD TERMITE TREATMENT

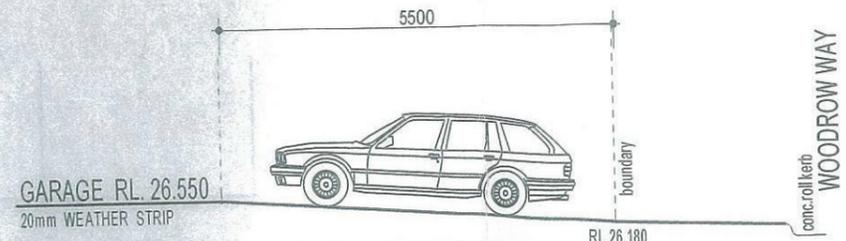
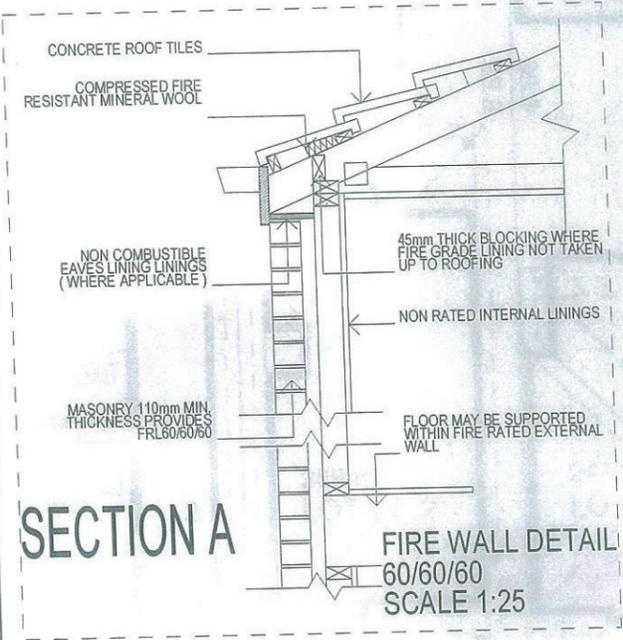
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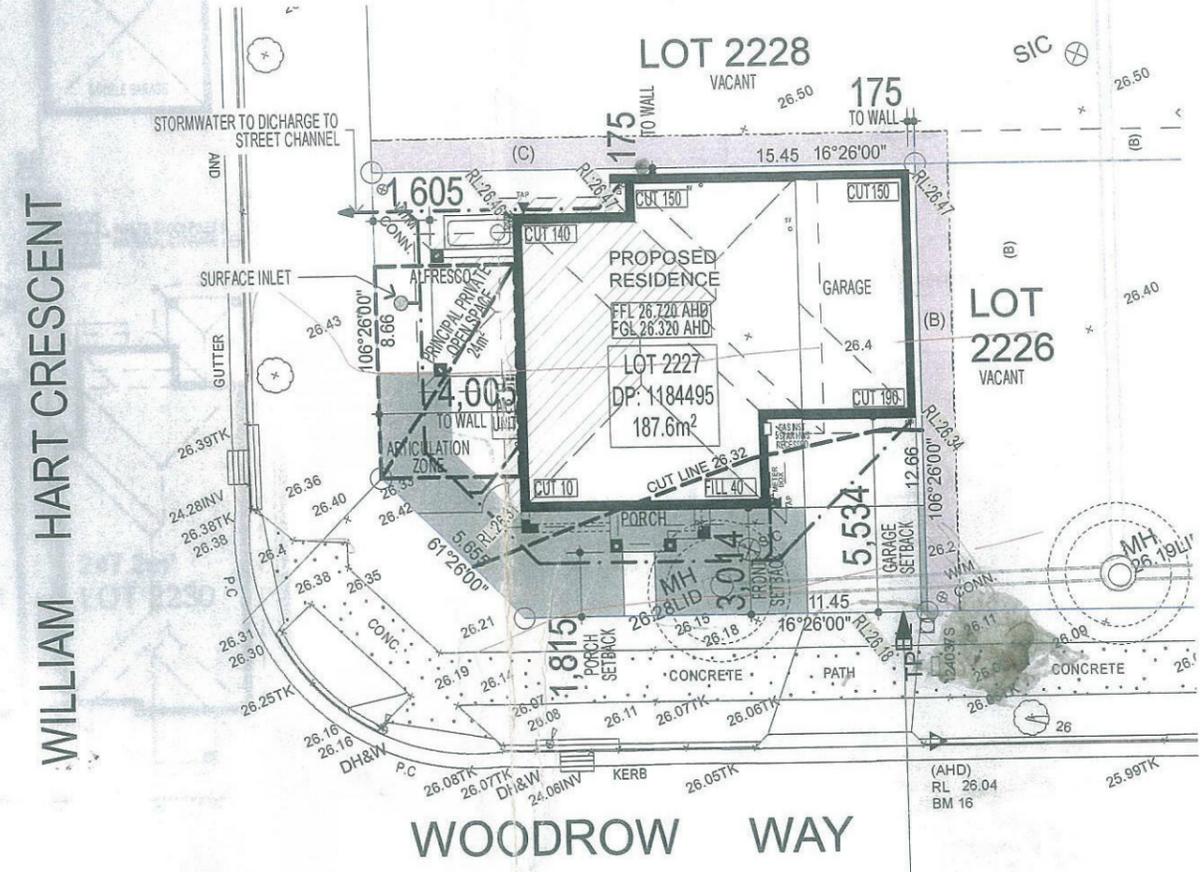
**NOTE**  
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3-PHASE POWER

**LOCALITY SKETCH**

UBD AREA: SYD REVISION: 49  
MAP: 163 REF: Appr.  
GPS  
E



**DRIVEWAY GRADIENT**  
SCALE 1:100

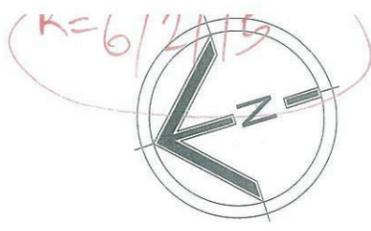


(B) PROPOSED EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE (B1)  
(C) PROPOSED EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE (B2)

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

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

**SITE PLAN & STORMWATER CONCEPT PLAN**



**FIRSTYLE HOMES**  
FIRSTYLE HOMES Pty Ltd  
Lic No. 1134120  
ACN. 087 173 779  
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EMAIL: design@firstyle.com.au

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the best in the business

**MASTER BUILDERS ASSOCIATION MEMBER**

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**DEVELOPMENT CALCULATIONS**

LOT: 2227 NO: 00 OF SITE AREA: 187.6m<sup>2</sup>

Itemised Floor Areas:	Totals:
living ground floor:	70.30m <sup>2</sup>
first floor: (excl. void 64.09m <sup>2</sup> )	70.44m <sup>2</sup>
garage: (excess 00.000m <sup>2</sup> )	22.45m <sup>2</sup>
alfresco:	8.60m <sup>2</sup>
porch:	3.08m <sup>2</sup>
balcony:	00.00m <sup>2</sup>
total floor area:	174.87m <sup>2</sup>

FLOOR SPACE RATIO CALCULATION:	
gross floor areas:	Totals:
living ground floor: (internal area)	62.74m <sup>2</sup>
first floor excl. void: (internal area)	56.39m <sup>2</sup>
total gross floor area:	119.13m <sup>2</sup>
floor space ratio:	0.63:5

SITE AREA COVERAGE/LANDSCAPE:	
house ground floor:	70.30m <sup>2</sup>
garage:	22.45m <sup>2</sup>
porch/alfresco:	11.68m <sup>2</sup>
driveway/paved area:	18.15m <sup>2</sup>
site coverage Area:	104.43m <sup>2</sup> (55.6%)
landscape area:	83.17m <sup>2</sup> (44.3%)
pervious areas (soft)	65.02m <sup>2</sup> (34.7%)
impervious areas (hard)	122.58m <sup>2</sup> (65.3%)
front yard landscape area	26.59m <sup>2</sup> (14.2%)
front yard hard paved area	1.65m <sup>2</sup> (0.88%)
private open space o/a:	41.85m <sup>2</sup>
principal private open space:	24.00m <sup>2</sup>
total car space incl. carstand:	2 carspace

**COUNCIL ZONE: R1**

PROMOTION:  
**LIVING/STYLE COLLECTION**

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