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**DEVELOPMENT CALCULATIONS**

LOT: 1157 SITE AREA: 235.0m<sup>2</sup>

Itemised Floor Areas:	Totals:
living ground floor:	80.73m <sup>2</sup>
first floor: (excl. void 3.79m <sup>2</sup> )	61.35m <sup>2</sup>
garage: (excess 00.000m <sup>2</sup> )	36m <sup>2</sup>
alfresco:	7.91m <sup>2</sup>
porch:	7.83m <sup>2</sup>
balcony:	6.44m <sup>2</sup>
<b>total floor area:</b>	<b>200.26m<sup>2</sup></b>

**FLOOR SPACE RATIO CALCULATION:**

gross floor areas:	Totals:
living ground floor: (internal area)	71.05m <sup>2</sup>
first floor excl. void: (internal area)	53.34m <sup>2</sup>
<b>total gross floor area:</b>	<b>124.39m<sup>2</sup></b>
<b>floor space ratio:</b>	<b>0.53:1</b>

**SITE AREA COVERAGE/LANDSCAPE:**

house ground floor:	80.73m <sup>2</sup>
garage:	36m <sup>2</sup>
porch/alfresco:	15.74m <sup>2</sup>
driveway/paved area:	17.19m <sup>2</sup>
<b>site coverage Area:</b>	<b>132.47m<sup>2</sup>(56.4%)</b>
landscape area:	102.43m <sup>2</sup> (43.6%)
pervious areas (soft)	86m <sup>2</sup> (84%)
impervious areas (hard)	16.55m <sup>2</sup> (16%)
front yard landscape area	16.23m <sup>2</sup> (88%)
front yard hard paved area	2.22m <sup>2</sup> (12%)
private open space o/a:	50.22m <sup>2</sup>
principal private open space:	18m <sup>2</sup>
<b>total car space incl. carstand:</b>	<b>2 carspace</b>

**COUNCIL ZONE: R1**

PROMOTION:  
**LIVING/STYLE COLLECTION**

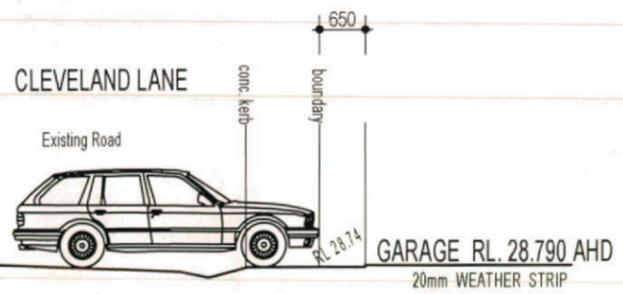
CLIENT: **R.N.VENKATAKRISHNA & R.H.VENKATARAMIAH**

LOCATION:  
LOT 1157  
SYDNEY SMITH DRIVE  
PENRITH NSW 2750

DP: 1171491	council: PENRITH
model: CHESTER 21	facade: MILLENNIUM
date: 1/08/2013	completion: QA4
drawn: N/K/GP	checked: P.D.
scale: 1:200/1:100	<b>411B-12</b>

**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**  
SCALE 1:100

(AA) EASEMENT FOR ACCESS AND MAINTENANCE 0.9 WIDE (DP1184391)

(BB) EASEMENT FOR SUPPORT 0.25 WIDE (DP1184391)

**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

**LOCALITY SKETCH**  
UBD AREA: SYD REVISION: 48  
MAP: 163 REF: K7  
GPS S  
E

**BASIX**  
= 55.65m<sup>2</sup> of roof area to discharge to water tank.  
= stormwater and overflow to discharge to existing street channel.  
o/a= 158.52m<sup>2</sup> of roof area.

**LEGEND:**

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

**EARTHWORKS TO AHD**

HOUSE: FFL R.L. 28.805 A.H.D.  
(LIVING) FGL R.L. 28.480 A.H.D.  
GARAGE: FFL R.L. 28.790 A.H.D.  
FGL R.L. 28.465 A.H.D.

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

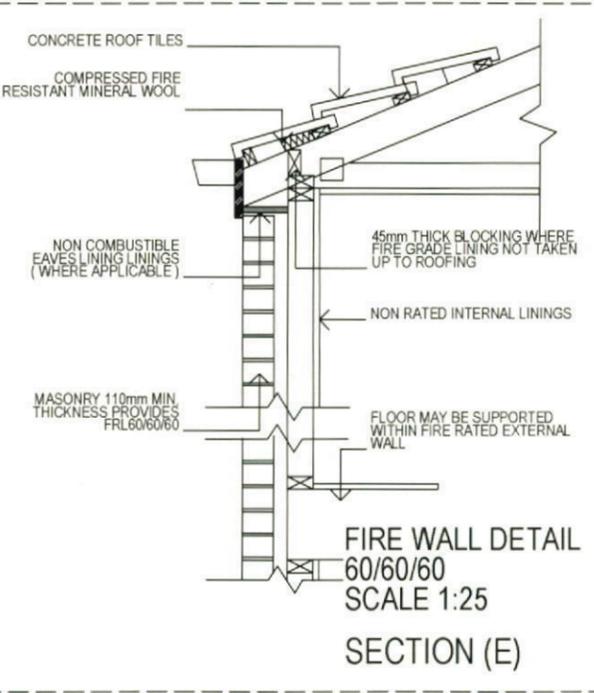
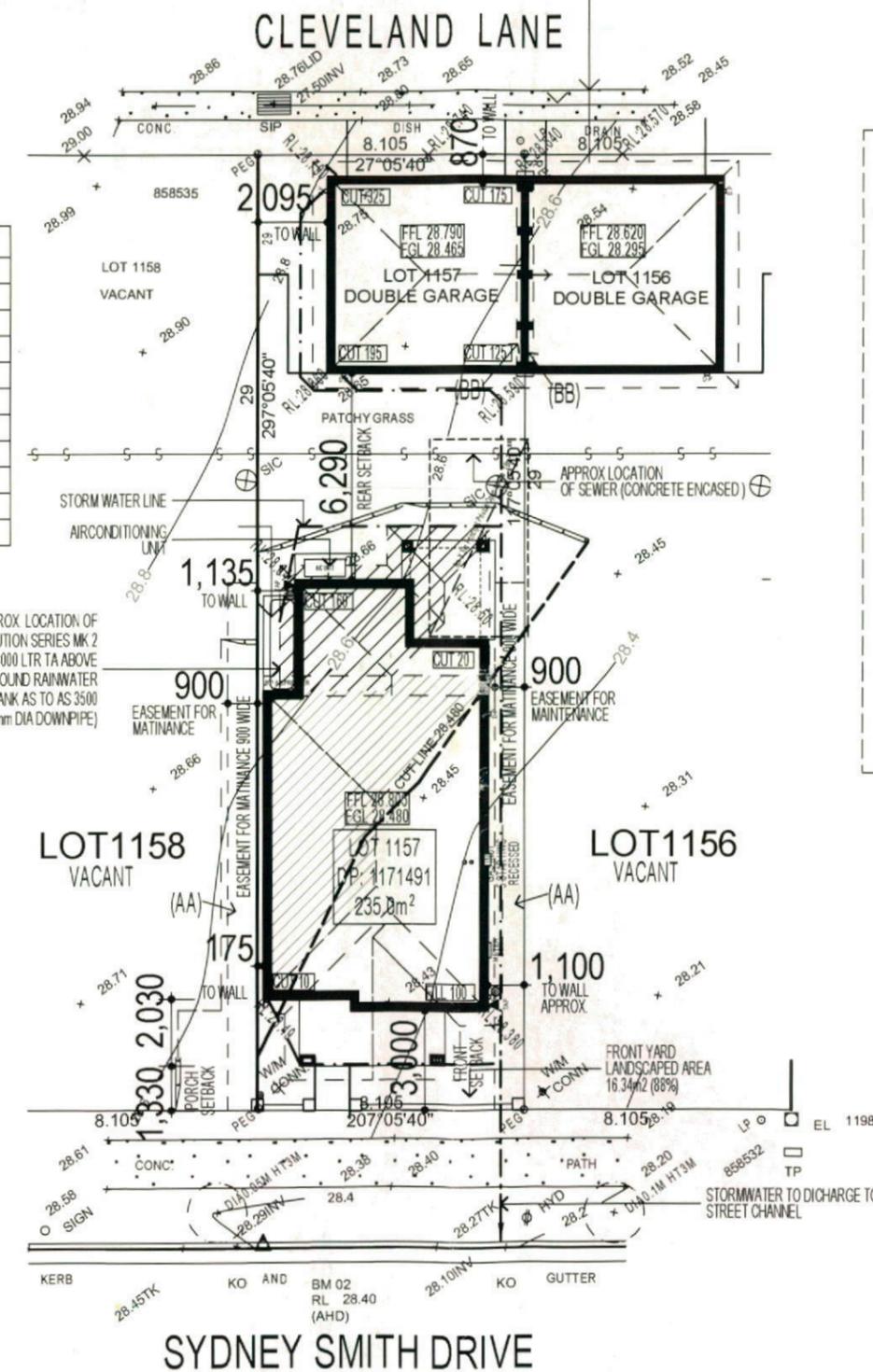
**GENERAL DRAINAGE NOTES**

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 ENCROACH AS ALLOWED BY B.C.A. CL3.7.1.7 & FIGURE 3.7.1.9

**NOTE:**  
PLEASE REFER TO RENZO TONIN ACOUSTIC REPORT.  
REF No. T747-03F01 (REV 2) - DATED: 15/7/2013 > FOR ADDITIONAL INFORMATION

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**NOTE:**  
PROVIDE GRANITGARD TERMITE TREATMENT



5 AUG 2013

**NOTE:**  
PLEASE REFER TO "ECO DESIGN" LANDSCAPE PLANS ISSUE: D DATED 16.11.12

**NBN PACK**  
**3 - PHASE POWER**  
**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)

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

**FIRST STYLE HOMES**

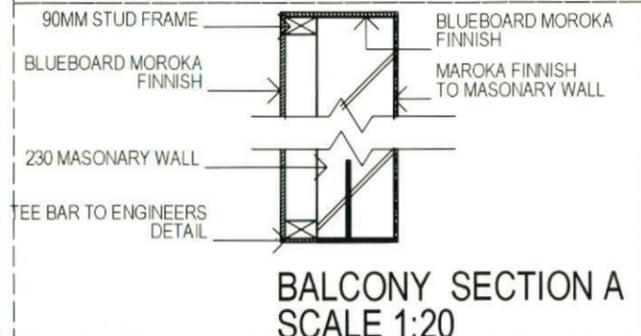
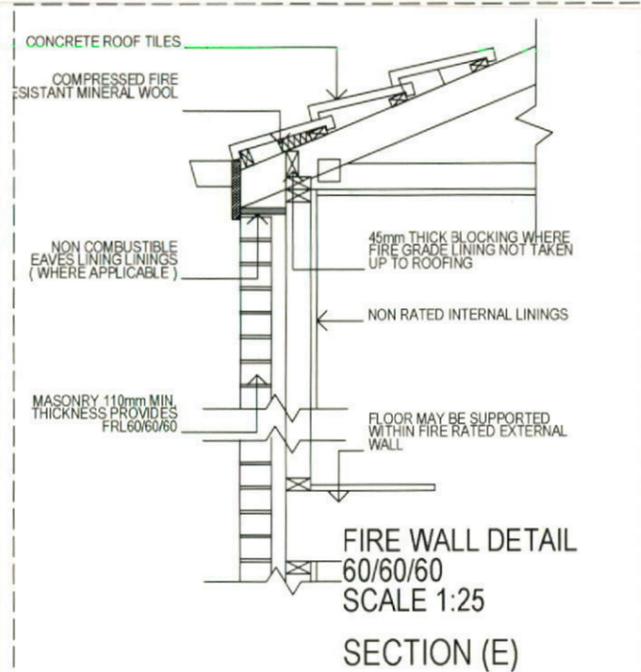
FIRST STYLE HOMES Pty Ltd  
 Lc No 113412C  
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 PO BOX 171, HOXTON PARK 2171

ADMN: 02 9501 0111  
 FAX: 02 9501 0111  
 EMAIL: ds@firststyle.com.au

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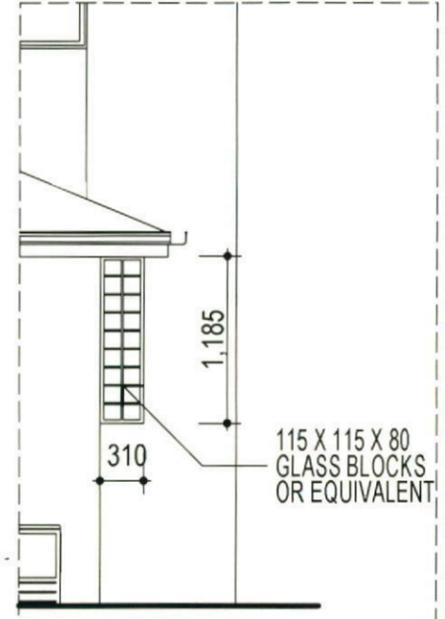
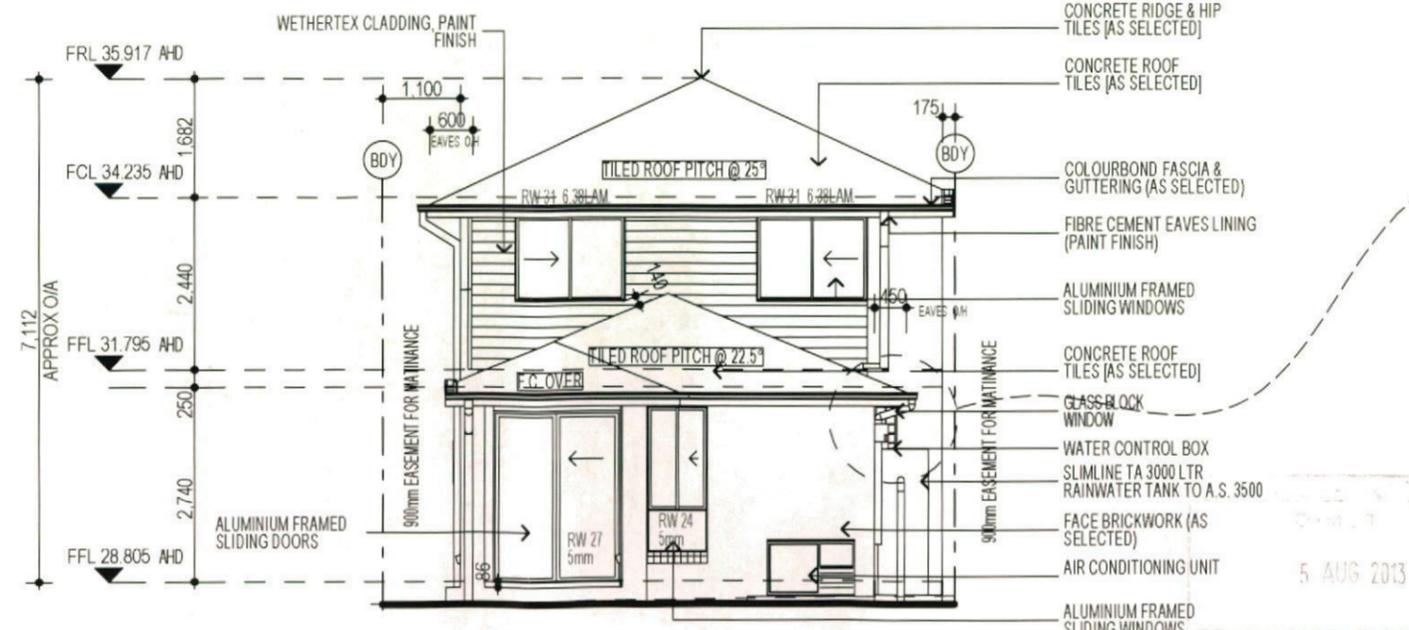
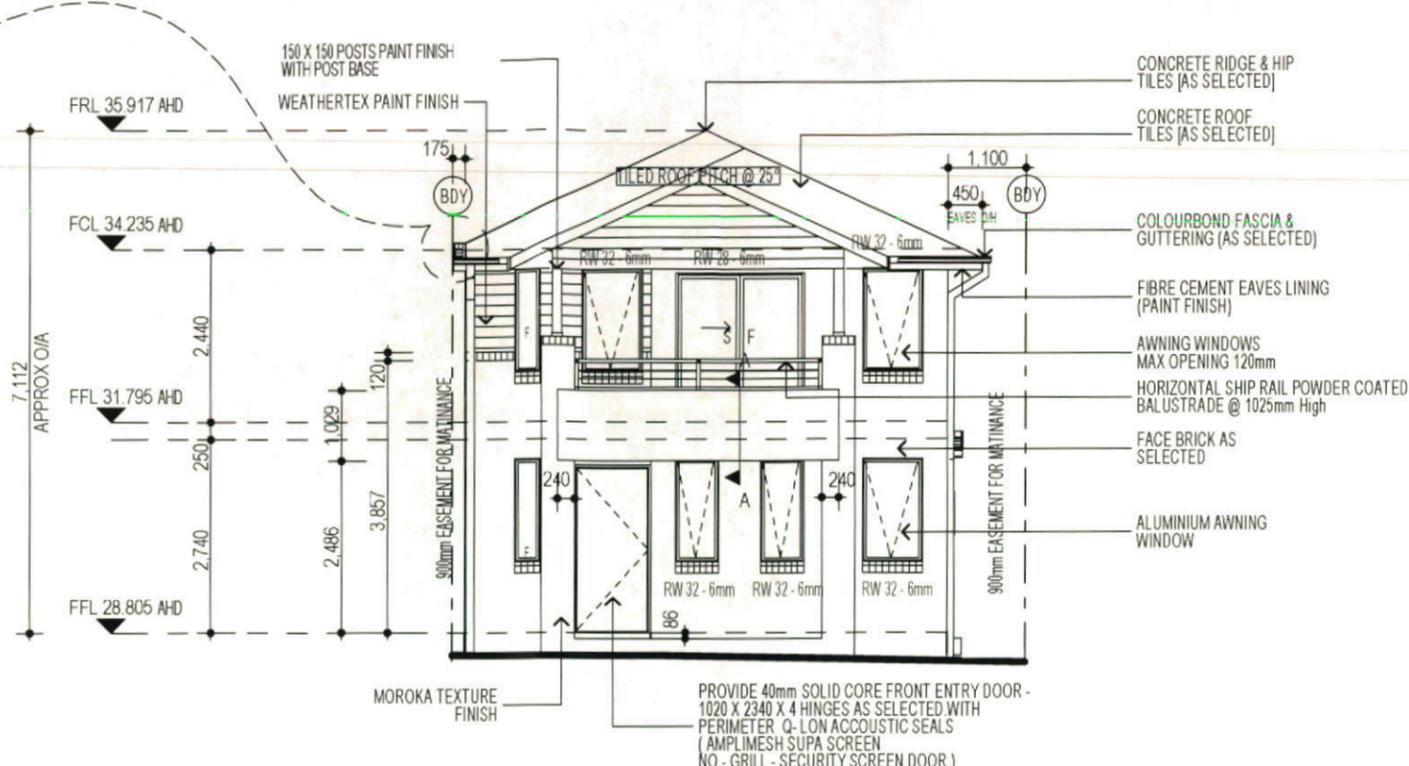
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5 AUG 2013

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PROMOTION  
**LIVING/STYLE COLLECTION**

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PENRITH NSW 2750

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model: CHESTER 21	facade: MILLENNIUM
date: 1/08/2013	position assessment: QA4
drawn: N.K/GP	checked: P.D
scale: 1:100	

5 of 11

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ 6 P. 00

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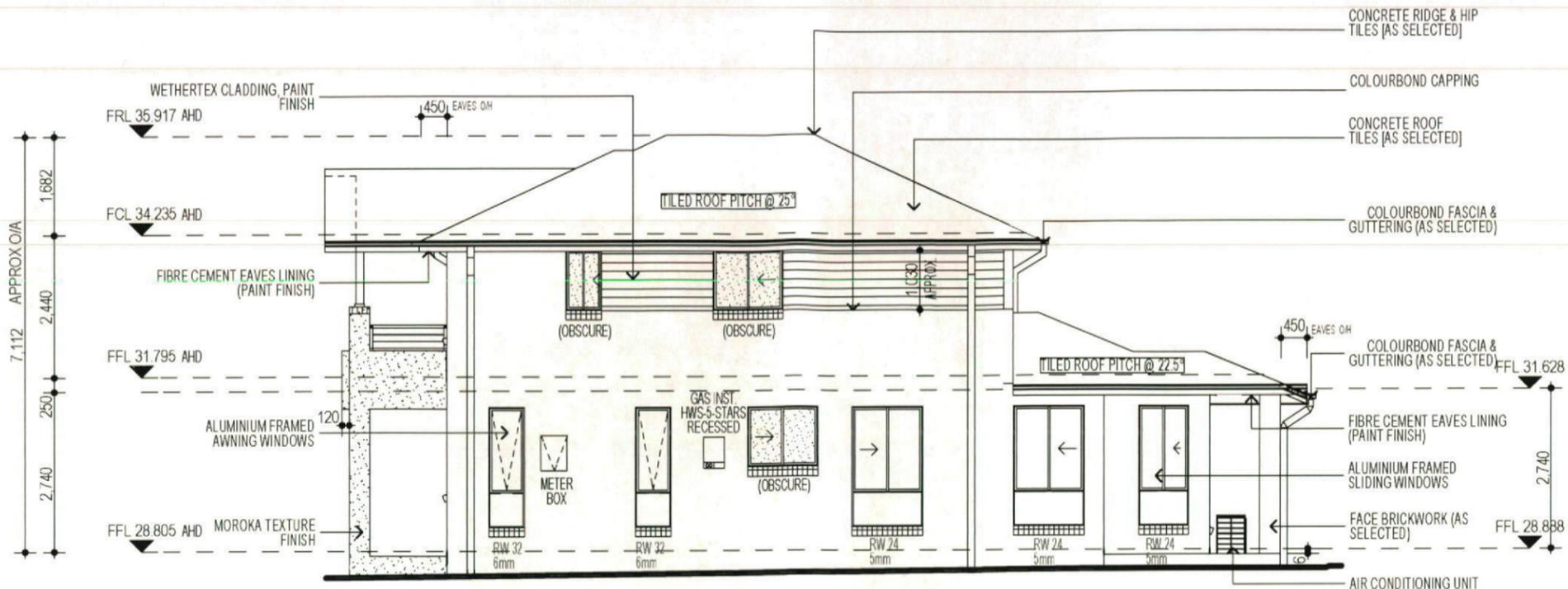
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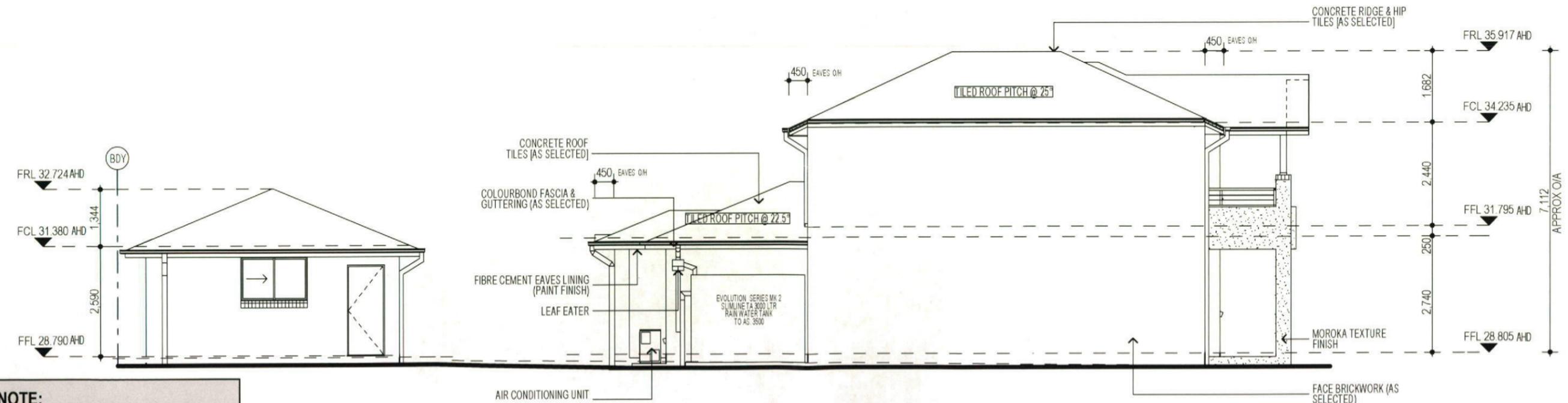
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**ELEVATION D**



**ELEVATION B**

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**NBN PACK**

**3 - PHASE POWER**

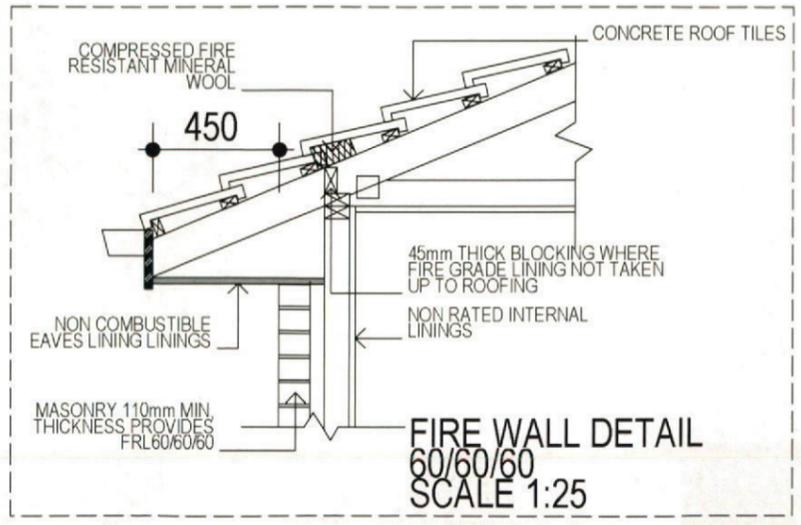
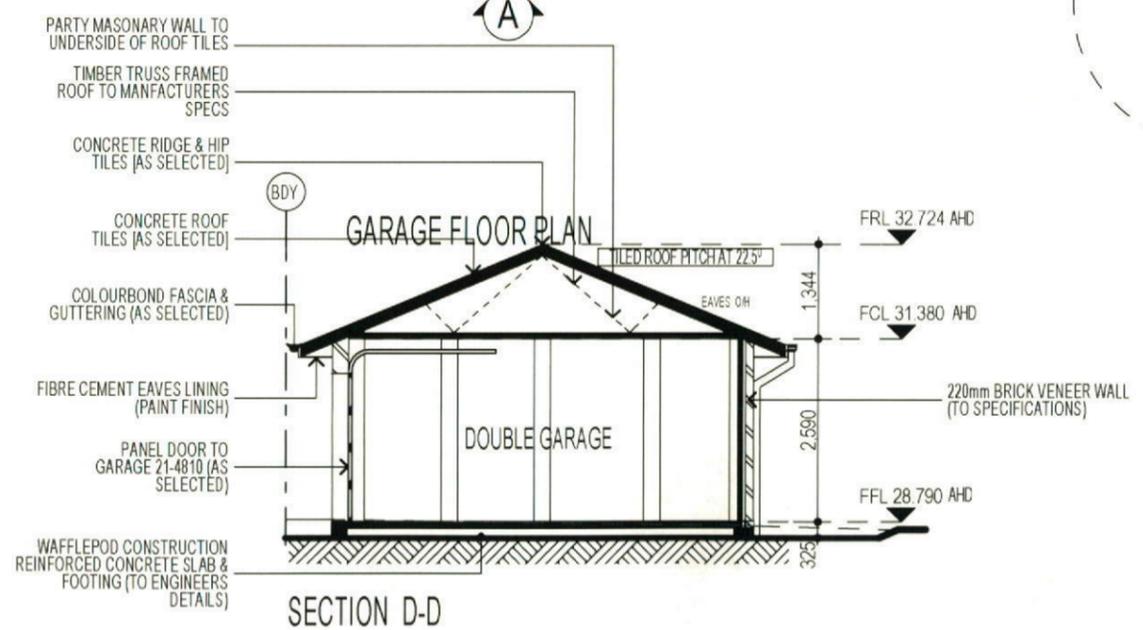
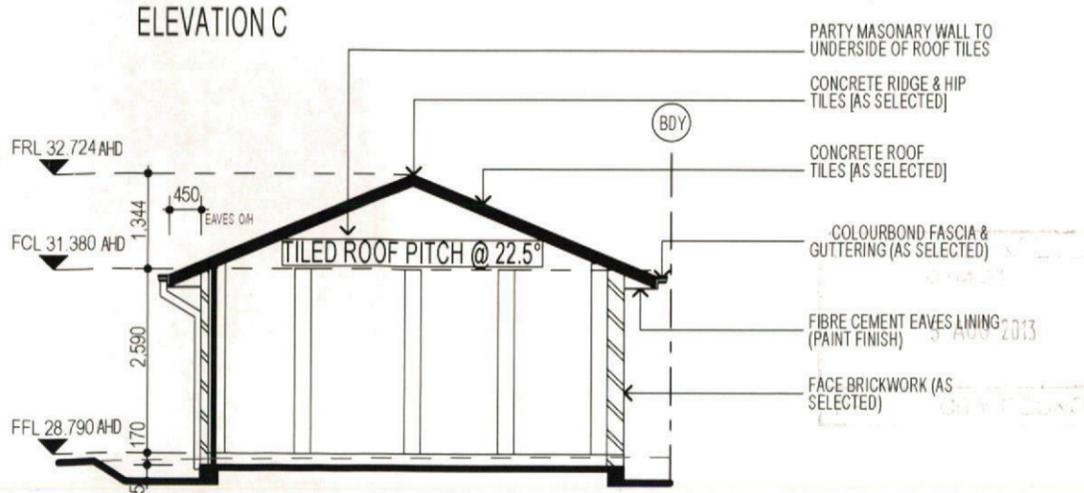
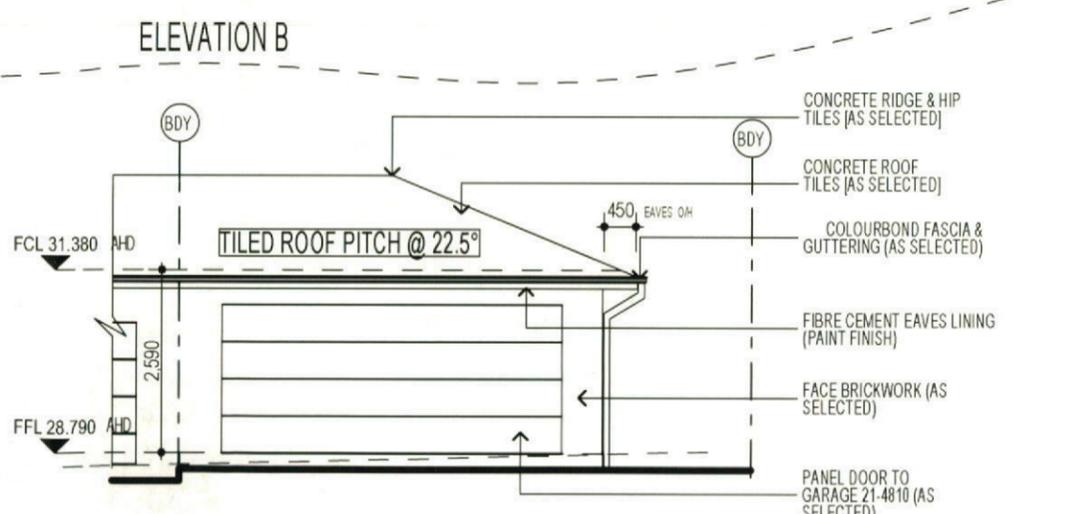
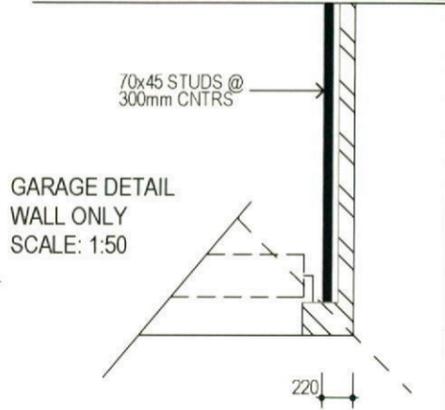
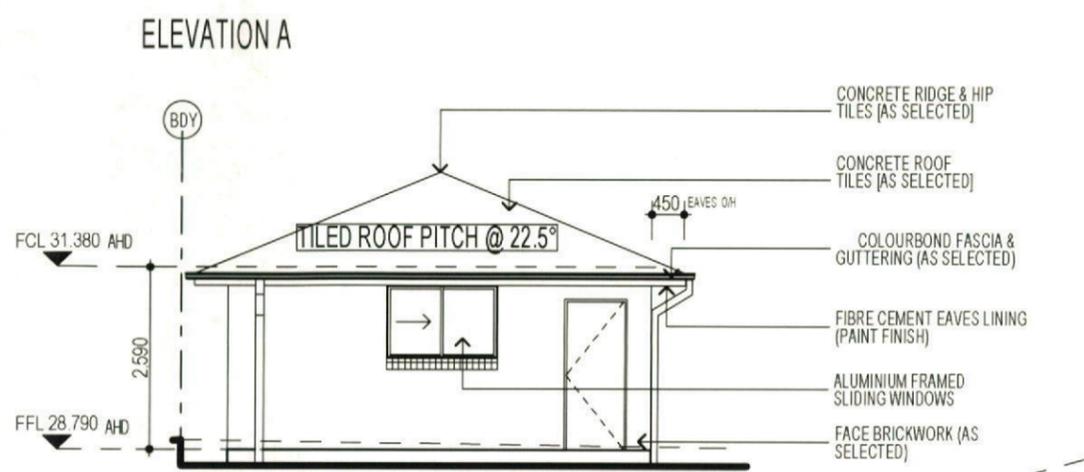
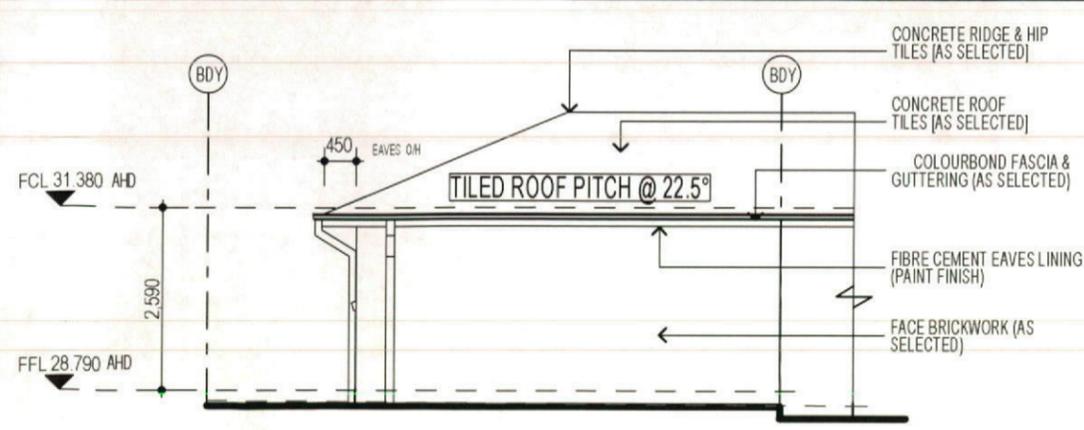
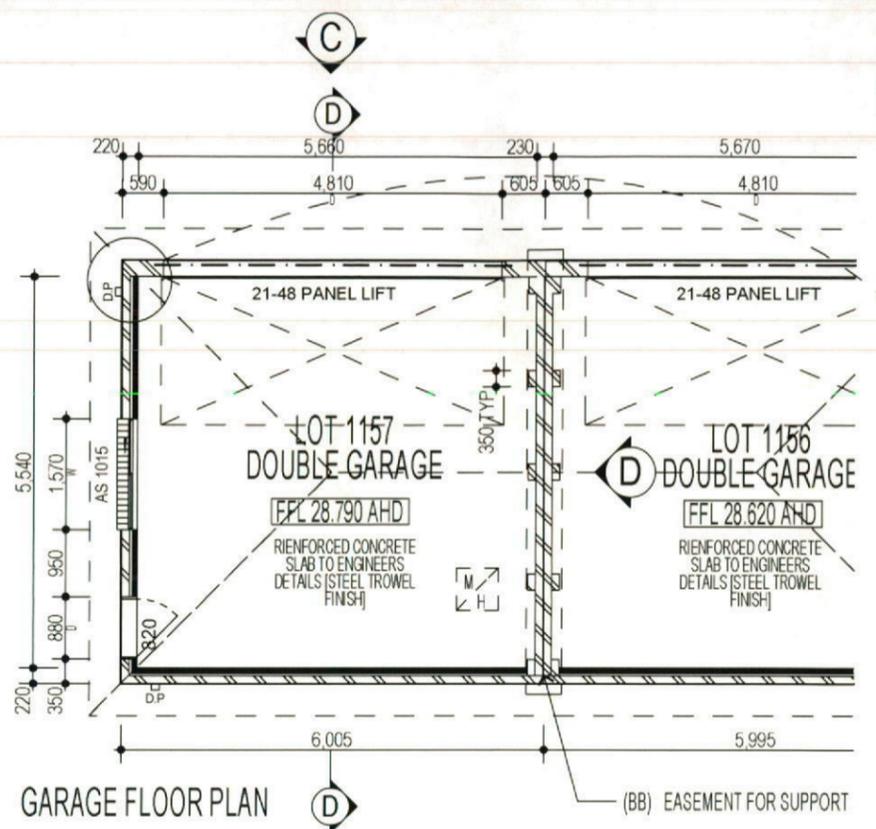
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 3-PHASE POWER

5 AUG 2013

PROMOTION <b>LIVING/STYLE COLLECTION</b>			
CLIENT: R.N.VENKATAKRISHNA & R.H.VENKATARAMIAH			
LOCATION: LOT 1157 SYDNEY SMITH DRIVE PENRITH NSW 2750			
DP: 1171491	council: PENRITH		
model: CHESTER 21	facade: MILLENNIUM	date: 1/08/2013	valuation assessment: QA4
Sheet: 6 of 11	drawn: N K/GP	checked: P.D	scale: 1:100
			<b>411B-12</b>

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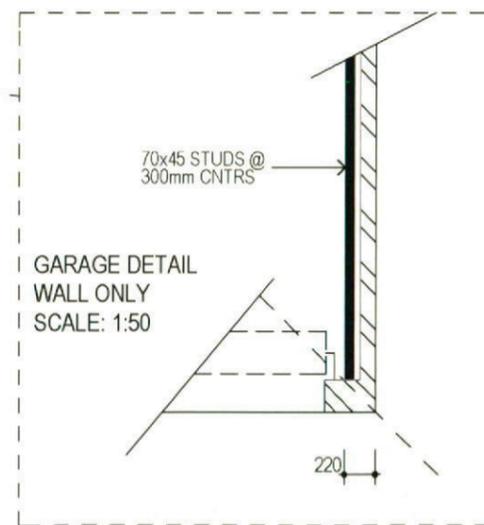
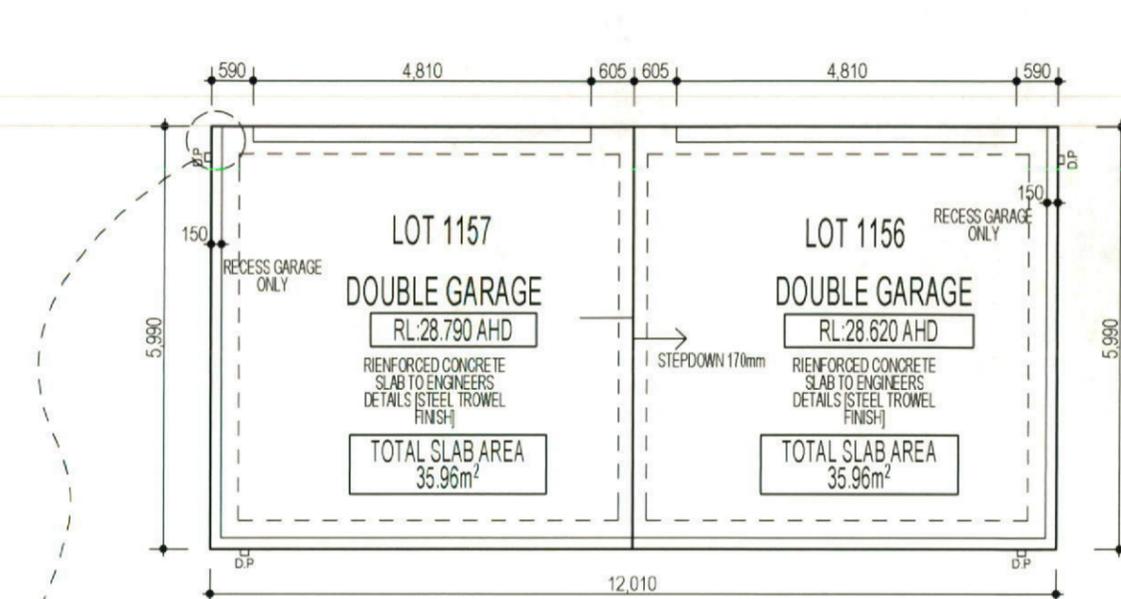
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**SUPPLEMENTARY NOTES**

- 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.

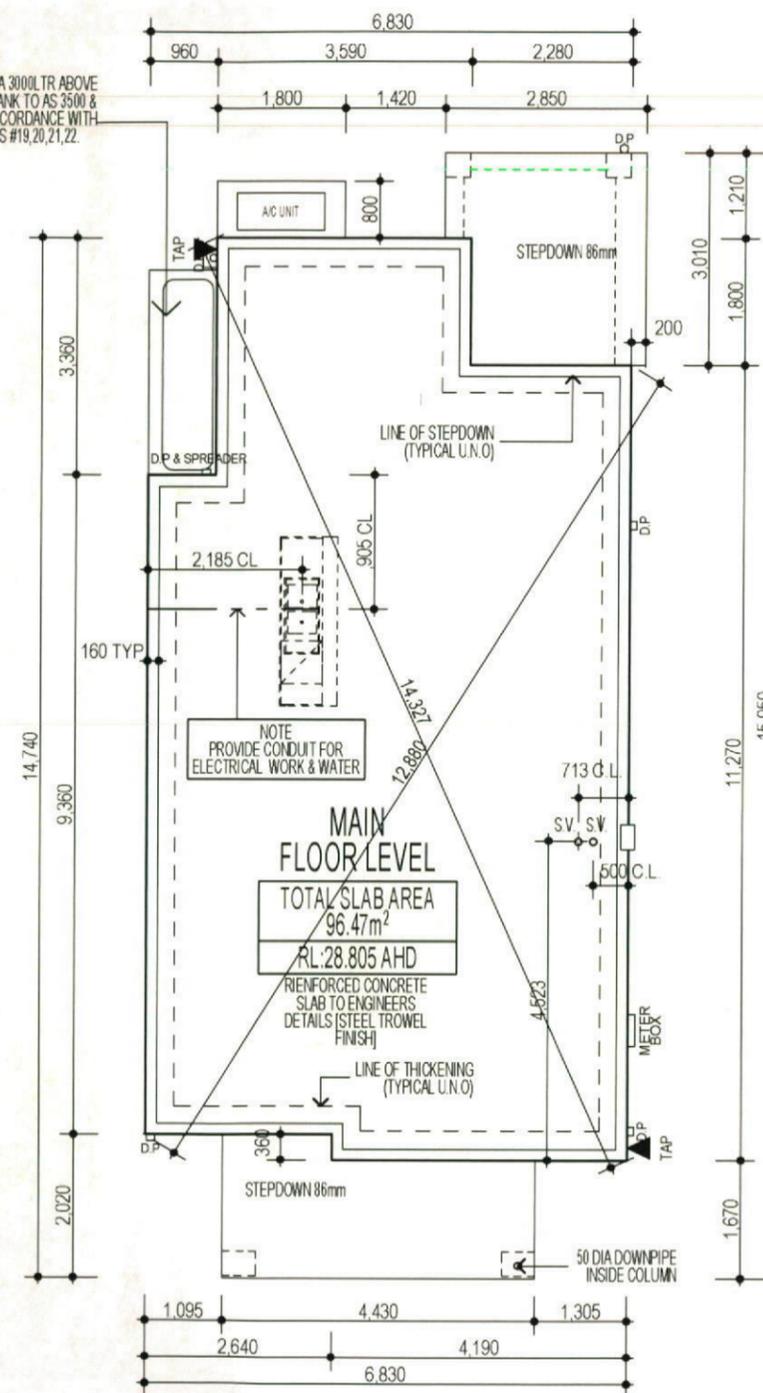


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SLIMLINE TA 300LTR ABOVE GROUND TANK TO AS 3500 & ALSO IN ACCORDANCE WITH CONDITIONS #19,20,21,22.



5 AUG 2013  
 CITY COUNCIL

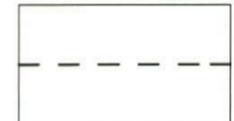
**SLAB LAYOUT PLAN**

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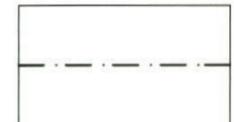
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A. RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.
- ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND 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:**  
 PLEASE REFER TO RENZO TONIN ACOUSTIC REPORT, REF No. T747-03F01 (REV 2) - DATED: 15/7/2013 > FOR ADDITIONAL INFORMATION

PROMOTION: **LIVING/STYLE COLLECTION**

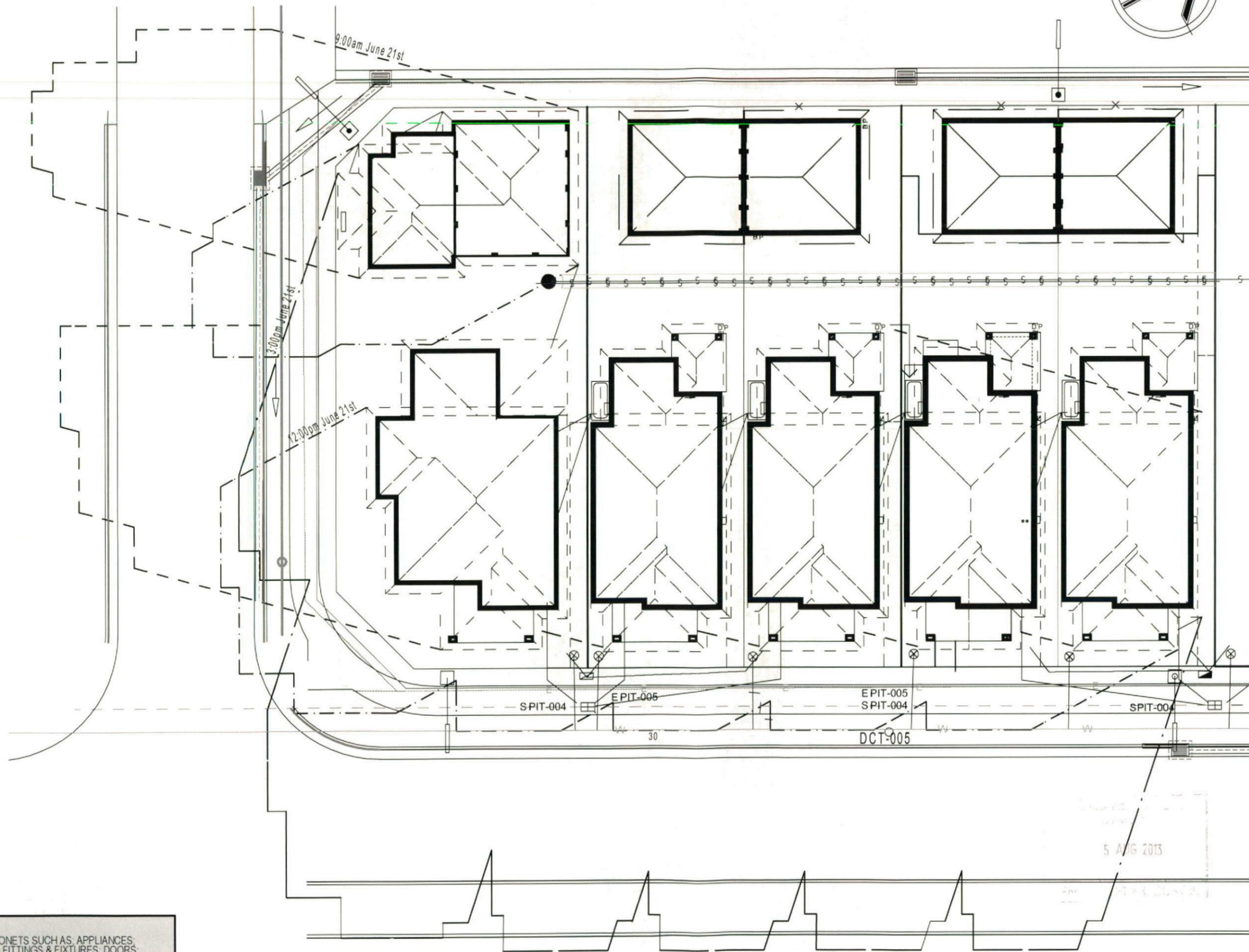
CLIENT: **R.N.VENKATAKRISHNA & R.H.VENKATARAMIAH**

LOCATION:  
 LOT 1157  
 SYDNEY SMITH DRIVE  
 PENRITH NSW 2750

DP: 1171491	council: PENRITH
model: CHESTER 21	facade: MILLENNIUM
date: 1/08/2013	validation acceptance: QA4
drawn: N.K/GP	checked: P.D
scale: 1:200	411B-12

**SHADOW DIAGRAM**

**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



5 AUG 2013