



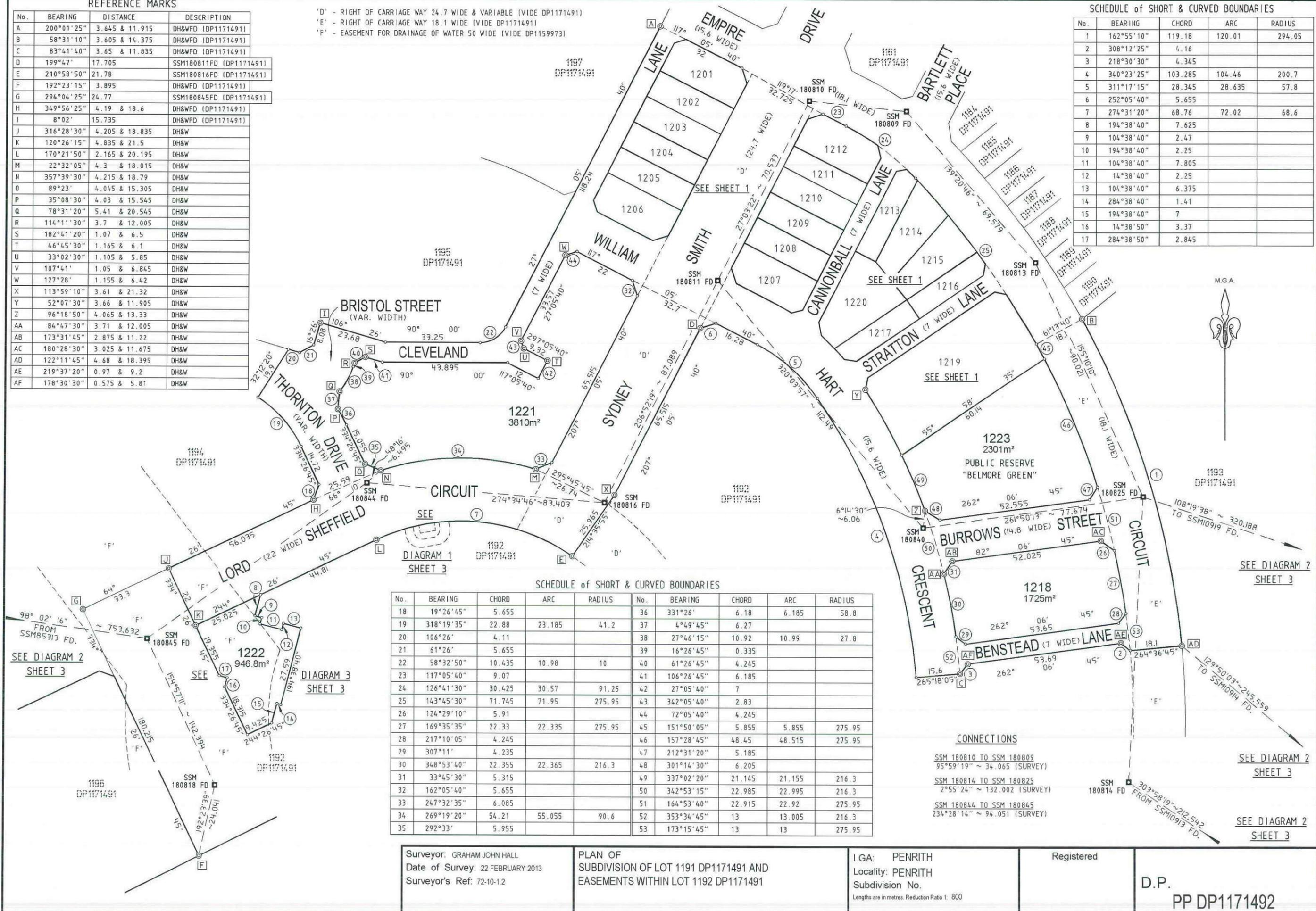
REFERENCE MARKS

No.	BEARING	DISTANCE	DESCRIPTION
A	200°01'25"	3.645 & 11.915	DH&WFD (DP1171491)
B	58°31'10"	3.605 & 14.375	DH&WFD (DP1171491)
C	83°41'40"	3.65 & 11.835	DH&WFD (DP1171491)
D	199°47'	17.705	SSM180811FD (DP1171491)
E	210°58'50"	21.78	SSM180816FD (DP1171491)
F	192°23'15"	3.895	DH&WFD (DP1171491)
G	294°04'25"	24.77	SSM180845FD (DP1171491)
H	349°56'25"	4.19 & 18.6	DH&WFD (DP1171491)
I	8°02'	15.735	DH&WFD (DP1171491)
J	316°28'30"	4.205 & 18.835	DH&W
K	120°26'15"	4.835 & 21.5	DH&W
L	170°21'50"	2.165 & 20.195	DH&W
M	22°32'05"	4.3 & 18.015	DH&W
N	357°39'30"	4.215 & 18.79	DH&W
O	89°23'	4.045 & 15.305	DH&W
P	35°08'30"	4.03 & 15.545	DH&W
Q	78°31'20"	5.41 & 20.545	DH&W
R	114°11'30"	3.7 & 12.005	DH&W
S	182°41'20"	1.07 & 6.5	DH&W
T	46°45'30"	1.165 & 6.1	DH&W
U	33°02'30"	1.105 & 5.85	DH&W
V	107°41'	1.05 & 6.845	DH&W
W	127°28'	1.155 & 6.42	DH&W
X	113°59'10"	3.61 & 21.32	DH&W
Y	52°07'30"	3.66 & 11.905	DH&W
Z	96°18'50"	4.065 & 13.33	DH&W
AA	84°47'30"	3.71 & 12.005	DH&W
AB	173°31'45"	2.875 & 11.22	DH&W
AC	180°28'30"	3.025 & 11.675	DH&W
AD	122°11'45"	4.68 & 18.395	DH&W
AE	219°37'20"	0.97 & 9.2	DH&W
AF	178°30'30"	0.575 & 5.81	DH&W

'D' - RIGHT OF CARRIAGE WAY 24.7 WIDE & VARIABLE (VIDE DP1171491)  
 'E' - RIGHT OF CARRIAGE WAY 18.1 WIDE (VIDE DP1171491)  
 'F' - EASEMENT FOR DRAINAGE OF WATER 50 WIDE (VIDE DP1159973)

SCHEDULE of SHORT & CURVED BOUNDARIES

No.	BEARING	CHORD	ARC	RADIUS
1	162°55'10"	119.18	120.01	294.05
2	308°12'25"	4.16		
3	218°30'30"	4.345		
4	340°23'25"	103.285	104.46	200.7
5	311°17'15"	28.345	28.635	57.8
6	252°05'40"	5.655		
7	274°31'20"	68.76	72.02	68.6
8	194°38'40"	7.625		
9	104°38'40"	2.47		
10	194°38'40"	2.25		
11	104°38'40"	7.805		
12	14°38'40"	2.25		
13	104°38'40"	6.375		
14	284°38'40"	1.41		
15	194°38'40"	7		
16	14°38'50"	3.37		
17	284°38'50"	2.845		



SCHEDULE of SHORT & CURVED BOUNDARIES

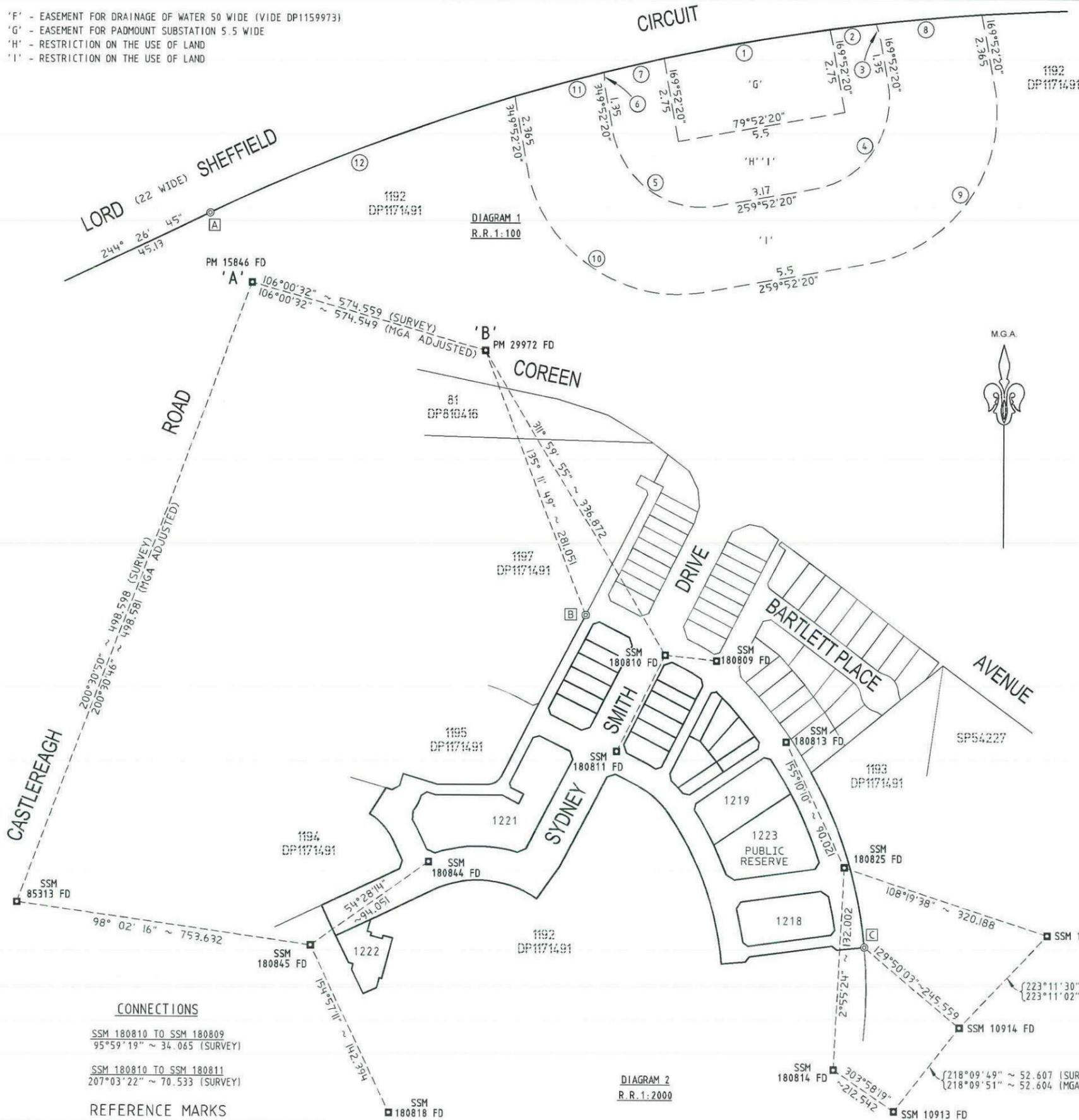
No.	BEARING	CHORD	ARC	RADIUS	No.	BEARING	CHORD	ARC	RADIUS
18	19°26'45"	5.655			36	331°26'	6.18	6.185	58.8
19	318°19'35"	22.88	23.185	41.2	37	4°49'45"	6.27		
20	106°26'	4.11			38	27°46'15"	10.92	10.99	27.8
21	61°26'	5.655			39	16°26'45"	0.335		
22	58°32'50"	10.435	10.98	10	40	61°26'45"	4.245		
23	117°05'40"	9.07			41	106°26'45"	6.185		
24	126°41'30"	30.425	30.57	91.25	42	27°05'40"	7		
25	143°45'30"	71.745	71.95	275.95	43	342°05'40"	2.83		
26	124°29'10"	5.91			44	72°05'40"	4.245		
27	169°35'35"	22.33	22.335	275.95	45	151°50'05"	5.855	5.855	275.95
28	217°10'05"	4.245			46	157°28'45"	48.45	48.515	275.95
29	307°11'	4.235			47	212°31'20"	5.185		
30	348°53'40"	22.355	22.365	216.3	48	301°14'30"	6.205		
31	33°45'30"	5.315			49	337°02'20"	21.145	21.155	216.3
32	162°05'40"	5.655			50	342°53'15"	22.985	22.995	216.3
33	247°32'35"	6.085			51	164°53'40"	22.915	22.92	275.95
34	269°19'20"	54.21	55.055	90.6	52	353°34'45"	13	13.005	216.3
35	292°33'	5.955			53	173°15'45"	13	13	275.95

Surveyor: GRAHAM JOHN HALL Date of Survey: 22 FEBRUARY 2013 Surveyor's Ref: 72-10-12	PLAN OF SUBDIVISION OF LOT 1191 DP1171491 AND EASEMENTS WITHIN LOT 1192 DP1171491	LGA: PENRITH Locality: PENRITH Subdivision No. Lengths are in metres. Reduction Ratio 1: 800	Registered	D.P. PP DP1171492
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10	20	30	40	50	Table of mm	80	90	100	110	120	130	140
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CAD REF.: Z:\072-10 North Penrith - Survey\AutoCAD Files\072-10S02001

'F' - EASEMENT FOR DRAINAGE OF WATER 50 WIDE (VIDE DP1159973)  
 'G' - EASEMENT FOR PADMOUNT SUBSTATION 5.5 WIDE  
 'H' - RESTRICTION ON THE USE OF LAND  
 'I' - RESTRICTION ON THE USE OF LAND



SURVEYING & SPATIAL INFORMATION REGULATION 2012: CLAUSES 35(1)(b), 43(2) & 61(2)

M.G.A. COORDINATES & A.H.D. HEIGHTS

MARK	EASTING	NORTHING	ZONE	CLASS	ORDER	ORIGIN	HEIGHT	CLASS	ORDER	ORIGIN
SSM.10913	287 311.396	6 263 192.902	56	B	2	SCIMS	43.149	LB	L2	SCIMS
SSM.10914	287 343.906	6 263 234.268	56	B	2	SCIMS	42.761	LB	L2	SCIMS
SSM.10919	287 445.813	6 263 342.849	56	B	2	SCIMS	34.053	LB	L2	SCIMS
P.M.15846	286 222.093	6 263 965.567	56	B	2	SCIMS	26.087	LB	L2	SCIMS
P.M.29972	286 774.447	6 263 807.088	56	B	2	SCIMS	25.447	LB	L2	SCIMS
SSM.85313	286 047.354	6 263 498.526	56	C	3	SCIMS	20	U	U	SCIMS
SSM.180809	287 058.7	6 263 578.1	56	U	U	TRAVERSE	28.58	U	U	TRIG HEIGHT
SSM.180810	287 024.8	6 263 581.7	56	U	U	TRAVERSE	28.445	U	U	DIFF HEIGHT
SSM.180811	286 992.7	6 263 518.9	56	U	U	TRAVERSE	27.9	U	U	TRIG HEIGHT
SSM.180813	287 104.0	6 263 525.3	56	U	U	TRAVERSE	29.1	U	U	TRIG HEIGHT
SSM.180814	287 135.1	6 263 311.8	56	U	U	TRAVERSE	30.68	U	U	TRIG HEIGHT
SSM.180816	286 953.4	6 263 441.2	56	U	U	TRAVERSE	27	U	U	TRIG HEIGHT
SSM.180818	286 854.0	6 263 264.2	56	U	U	TRAVERSE	27	U	U	TRIG HEIGHT
SSM.180825	287 141.8	6 263 443.6	56	U	U	TRAVERSE	29.79	U	U	TRIG HEIGHT
SSM.180844	286 870.2	6 263 447.8	56	U	U	TRAVERSE	26.54	U	U	TRIG HEIGHT
SSM.180845	286 793.7	6 263 393.2	56	U	U	TRAVERSE	26.03	U	U	TRIG HEIGHT

COMBINED SCALE FACTOR 1.000156  
 ESTABLISHED MARK SOURCE: SCIMS DATED 13/12/2012

SCHEDULE of SHORT & CURVED BOUNDARIES

No.	BEARING	CHORD	ARC	RADIUS	No.	BEARING	DISTANCE
1	79°52'20"	5.5	5.5	68.6	13	194°38'40"	7.625
2	82°48'15"	1.52	1.52	68.6	14	104°38'40"	2.47
3	163°53'15"	0.625	0.625	3	15	194°38'40"	2.25
4	214°52'20"	4.245	4.71	3	16	104°38'40"	7.805
5	304°52'20"	4.245	4.71	3	17	14°38'40"	2.25
6	355°31'45"	0.59	0.59	3	18	104°38'40"	6.375
7	76°43'35"	2.03	2.03	68.6	19	284°38'40"	1.41
8	84°54'	3.495	3.495	68.6	20	194°38'40"	7
9	214°52'20"	7.07	7.855	5	21	244°26'45"	9.425
10	304°52'20"	7.07	7.855	5	22	334°26'45"	18.315
11	74°37'55"	2.985	2.985	68.6	23	14°38'50"	3.37
12	68°54'55"	10.69	10.705	68.6	24	284°38'50"	2.845

CONNECTIONS

SSM 180810 TO SSM 180809  
 95°59'19" ~ 34.065 (SURVEY)  
 SSM 180810 TO SSM 180811  
 207°03'22" ~ 70.533 (SURVEY)

REFERENCE MARKS

No.	BEARING	DISTANCE	DESCRIPTION
A	170°21'50"	2.165 & 20.195	DH&W
B	200°01'25"	3.645 & 11.915	DH&WFD (DP1171491)
C	122°11'45"	4.68 & 18.395	DH&W
D	120°26'15"	4.835 & 21.5	DH&W

DIAGRAM 2  
 R.R. 1:2000

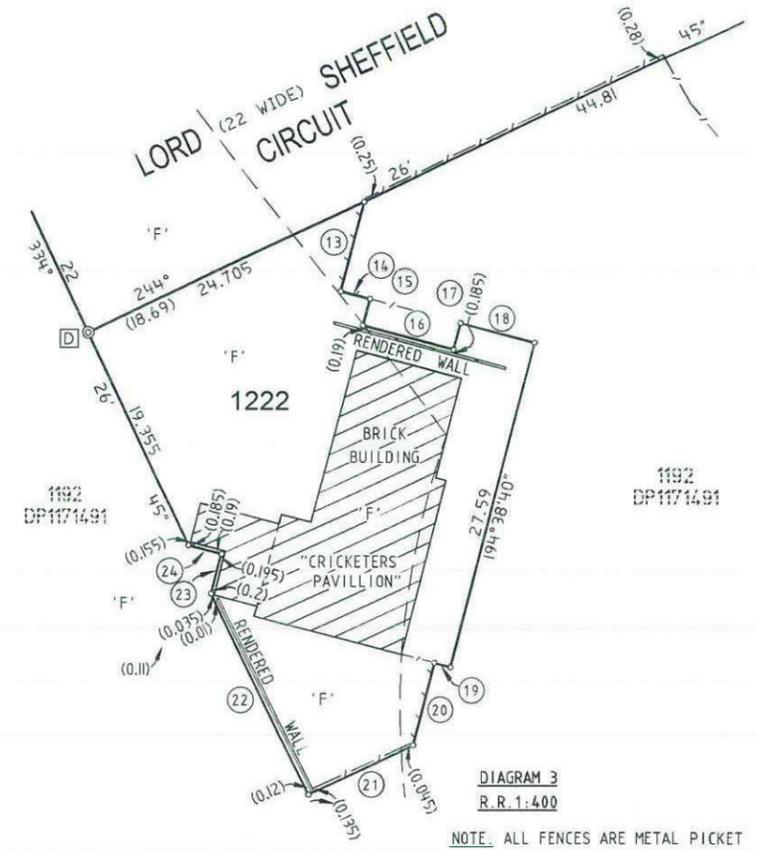


DIAGRAM 3  
 R.R. 1:400

NOTE: ALL FENCES ARE METAL PICKET

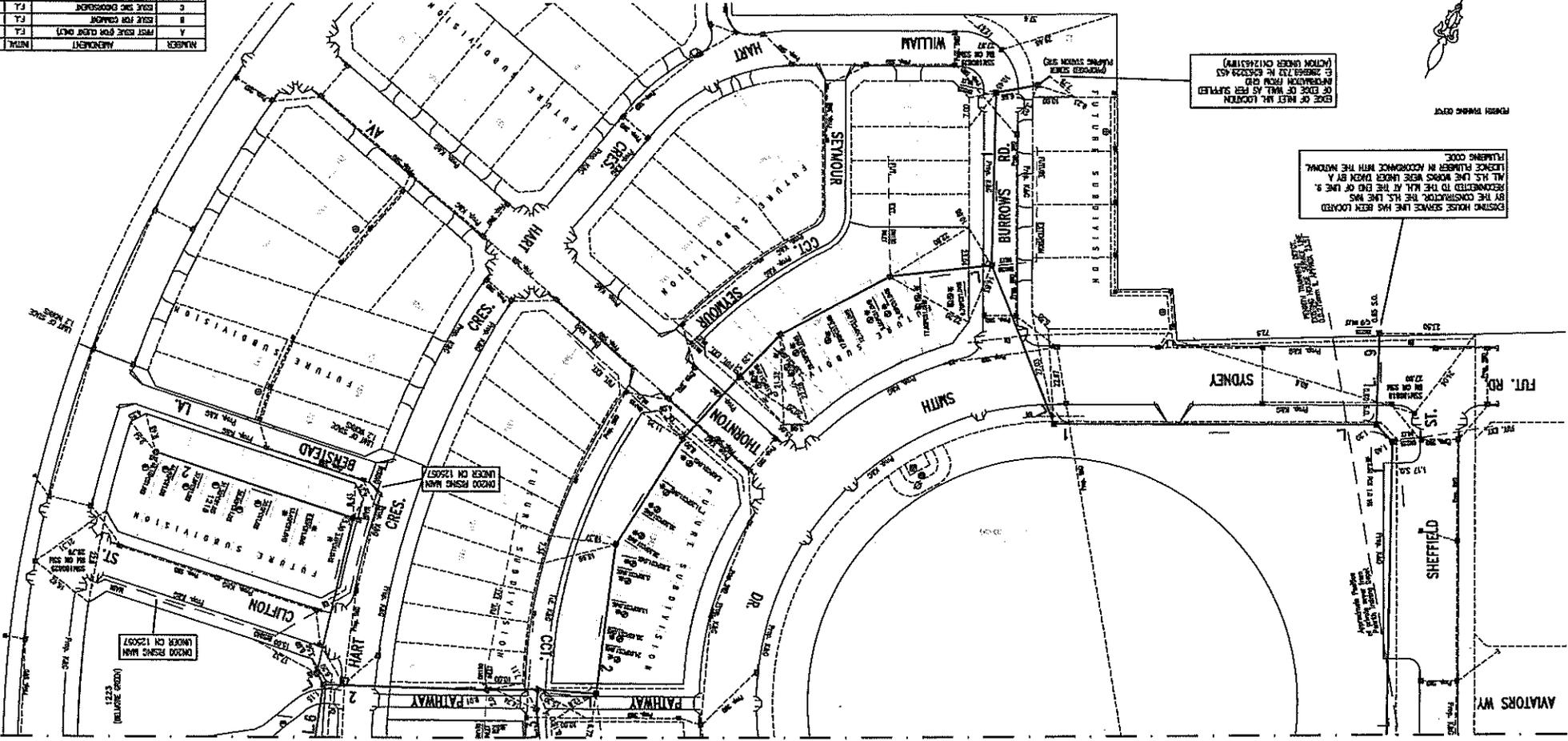
Surveyor: GRAHAM JOHN HALL Date of Survey: 22 FEBRUARY 2013 Surveyor's Ref: 72-10-12	PLAN OF SUBDIVISION OF LOT 1191 DP1171491 AND EASEMENTS WITHIN LOT 1192 DP1171491	LGA: PENRITH Locality: PENRITH Subdivision No. Lengths are in metres: Reduction Ratio 1: 2000	Registered  D.P.
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10	20	30	40	50	Table of mm	80	90	100	110	120	130	140
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DEVELOPER CONTRACT PLAN  
 STAGE 1.2  
 LOW INFILTRATION SYSTEM  
 WORKS-AS-CONSTRUCTED

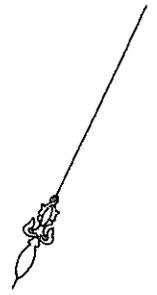
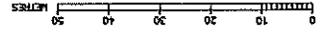
SEE SHEET 3 FOR CONTINUATION



EXISTING HOUSE SERVICE LINE HAS BEEN LOCATED BY THE CONTRACTOR. THE H.S. LINE WAS RECONNECTED TO THE M.U. AT THE END OF LINE 2. ALL H.S. LINES UNDER DRAWN BY A LICENSED PLUMBER IN ACCORDANCE WITH THE NATIONAL PLUMBING CODE.

EDGE OF RAISED M.U. LOCATED @ END OF ROW. AS SHOWN BY THE SHAPED AREA UNDER CHANGES.

REVISIONS FOR PROPOSED SUBSTATION (27M M2)  
 @ DIMENSION ON THE USE OF LINE (2M M2)  
 @ DIMENSION ON THE USE OF LINE (2M M2)  
 @ DIMENSION ON THE USE OF LINE (2M M2)



WORKS AS CONSTRUCTED CERTIFICATION

DATE: 21/01/2013  
 PROJECT: 126186WW  
 SHEET: 2 OF 7 SHEETS

FOR DETAILS OF SERVICES SEE SHEET 1

NO.	REVISION	DATE
A	ISSUE FOR CONSTRUCTION	17/01/11
B	ISSUE FOR CONSTRUCTION	08/11/12
C	ISSUE FOR CONSTRUCTION	10/02/13
D	ISSUE FOR CONSTRUCTION	07/04/12
E	ISSUE FOR CONSTRUCTION	11/07/12
F	ISSUE FOR CONSTRUCTION	02/08/12
G	ISSUE FOR CONSTRUCTION	22/08/12
H	ISSUE FOR CONSTRUCTION	22/08/12
I	ISSUE FOR CONSTRUCTION	04/11/12
J	ISSUE FOR CONSTRUCTION	05/02/13
K	ISSUE FOR CONSTRUCTION	21/02/13

SHEET 2  
 PLAN DRAWN DATE: 21/02/2013  
 VERSION: K



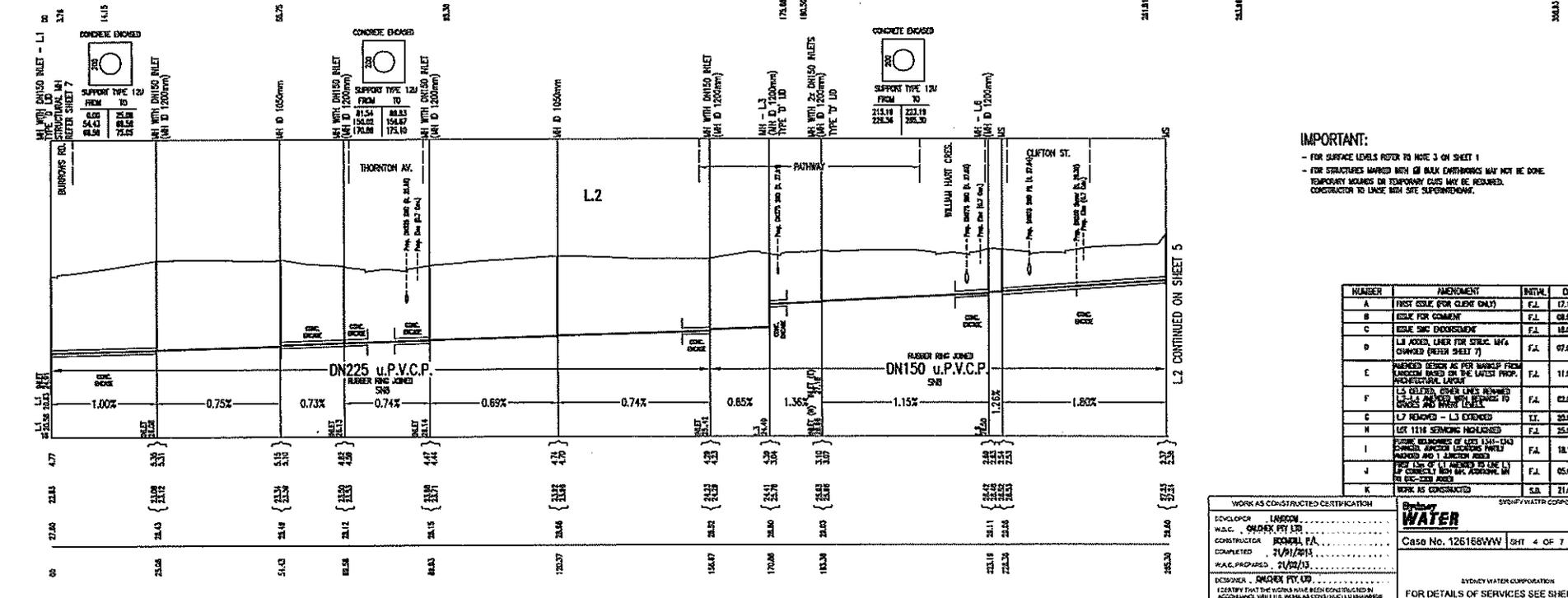
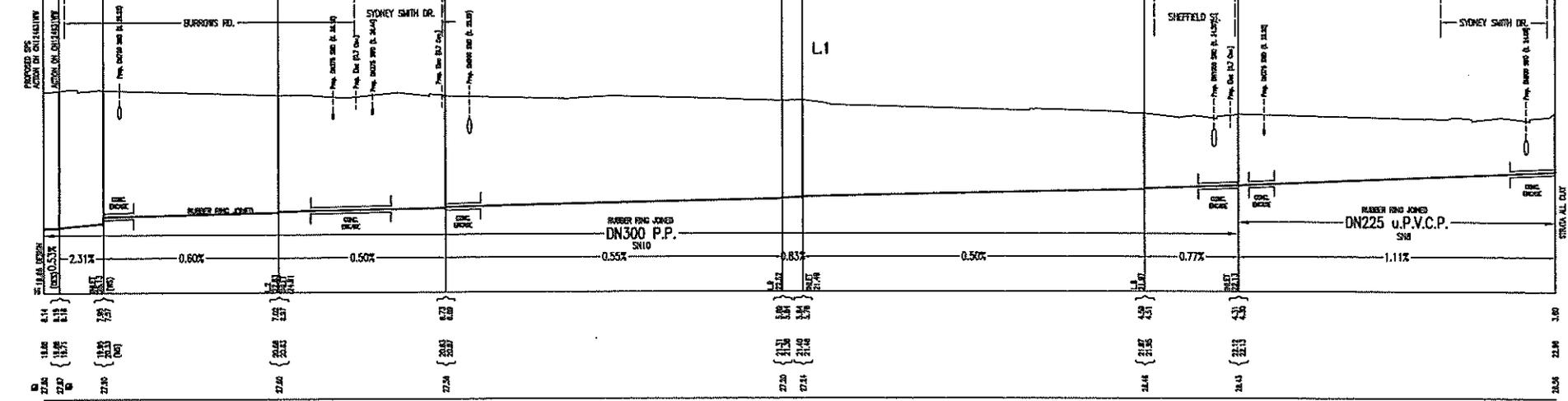
EDGE OF INLET WALL LOCATION INFORMATION FROM C&D (C. 28688-752, R. 563259-453)

CONCRETE ENCASED

SUPPORT TYPE	12A
FROM	TO
151.15	151.34
151.36	151.54

CONCRETE ENCASED

SUPPORT TYPE	12A
FROM	TO
214.43	214.56
214.43	214.43
214.21	214.53



**IMPORTANT:**

- FOR SURFACE LEVELS REFER TO NOTE 3 ON SHEET 1
- FOR STRUCTURES MARKED WITH AN 'X' OR 'M' ENDWORKS MAY NOT BE DONE. TEMPORARY BRIDGES OR TEMPORARY CUES MAY BE REQUIRED. CONSTRUCTION TO UNLESS NOT SITE SUPERVISOR'S.

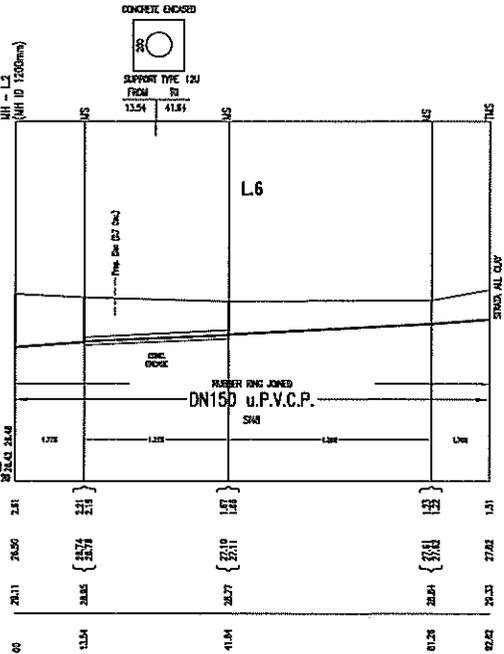
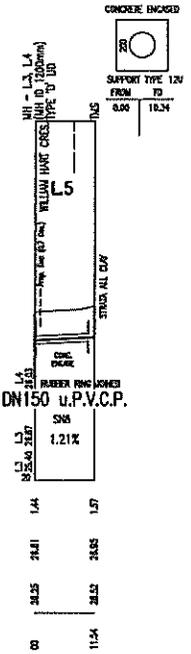
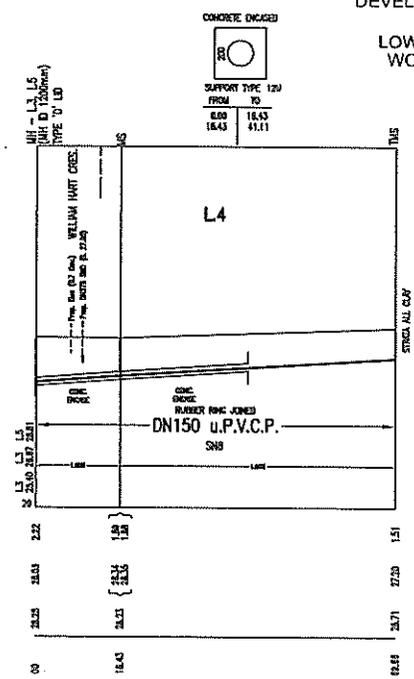
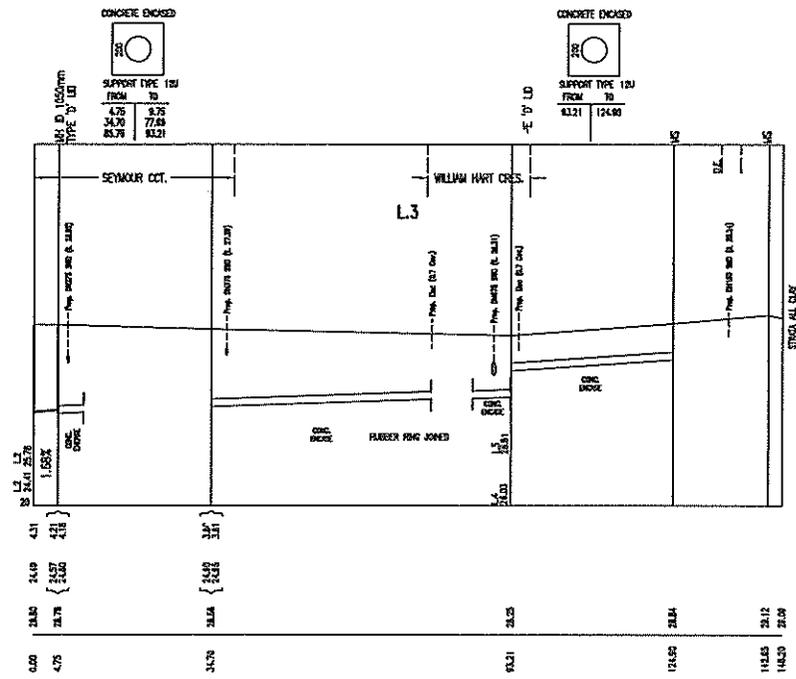
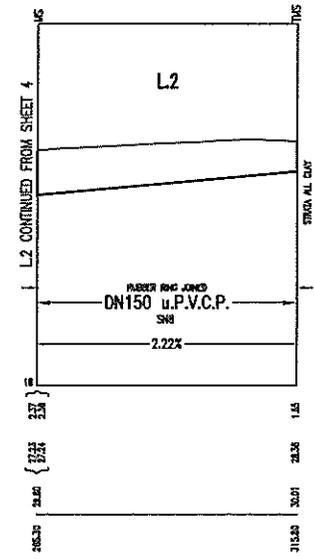
NUMBER	AMENDMENT	INITIAL	DATE
A	FIRST ISSUE FOR CLIENT ONLY	F.A.	17.10.11
B	ISSUE FOR COMMENT	F.A.	08.01.12
C	ISSUE FOR APPROVAL	F.A.	18.02.12
D	L1 ADDS LAYER FOR SEWER 1475 (CHANGED FROM SHEET 7)	F.A.	07.05.12
E	REVISED DESIGN AS PER MARKUP FROM ARCHITECT BASED ON THE LATEST PROP. MODIFICATION LISTS	F.A.	11.07.12
F	L1 DILATED OVER LINES REMOVED AND REDESIGNED TO ACCOMMODATE	F.A.	02.08.12
G	L7 REMOVED - L3 EXTENDED	L.T.	20.08.12
H	LOT 1114 SERVINGS INDICATED	F.A.	25.08.12
I	REMOVE REMAINING OF LOTS 1141-1143 (FORMER WAREHOUSE BUILDING) MARKED AND 1 JUNCTION AREA FOR LOT 1114 (REFER TO THE L1) IF CORRECTLY NOT IN PROPOSED L1 TO BE 600-200 JUNCTION	F.A.	05.02.13
K	WORK AS CONSTRUCTED	S.D.	21.02.13

WORK AS CONSTRUCTED CERTIFICATION

DEVELOPER: LARSON  
 W.A.C.: GARDNER PT LTD  
 CONTRACTOR: ROMA, FA  
 DATE: 21/02/13  
 W.A.C. PREPARED: 21/02/13

DESIGNER: GARDNER PT LTD  
 DATE: 21/02/13

SYDNEY WATER CORPORATION  
 Case No. 126168WVW SH1 4 OF 7 SH1S.  
 FOR DETAILS OF SERVICES SEE SHEET 1



L7 DELETED

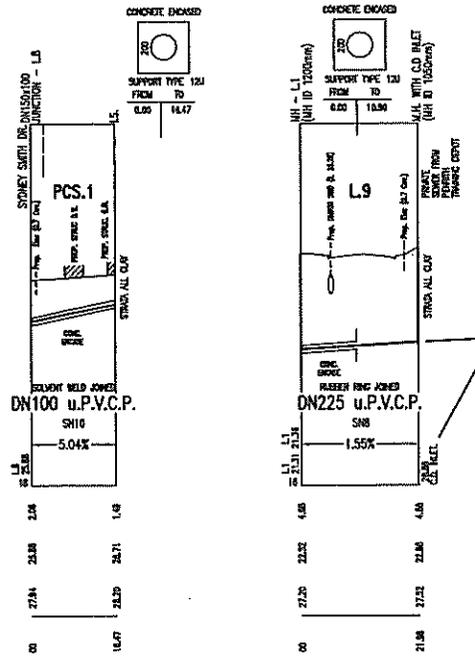
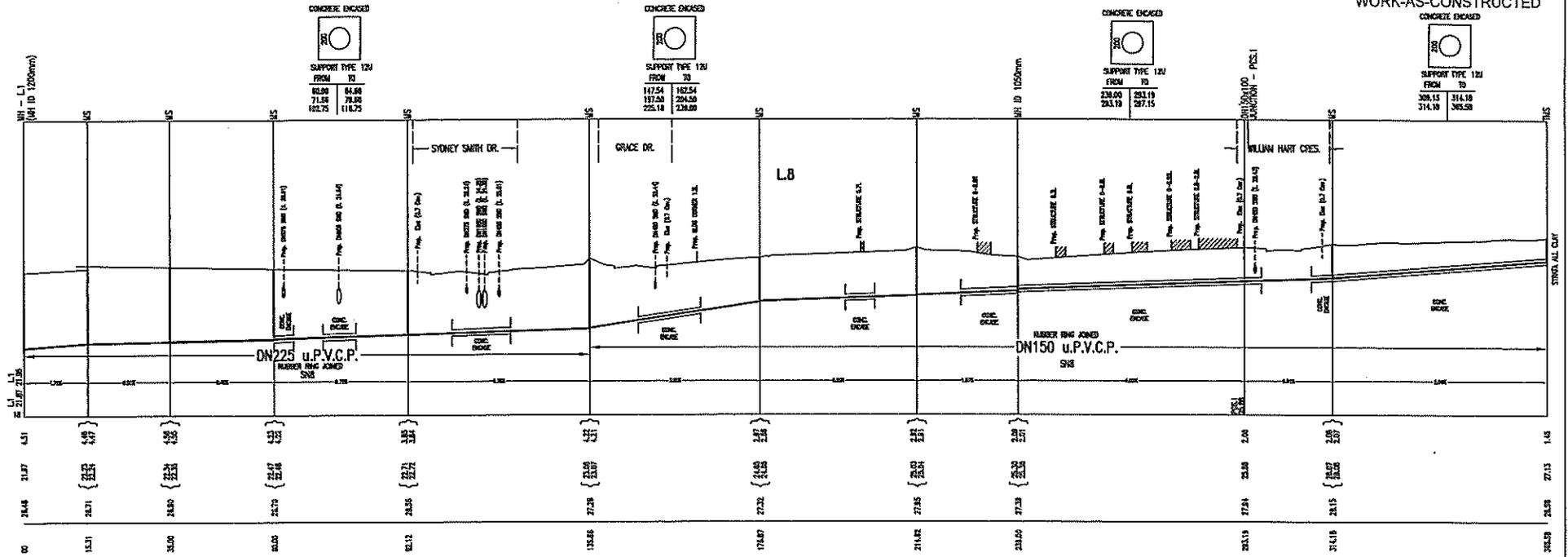
**IMPORTANT:**  
 - FOR SURFACE LEVELS REFER TO NOTE J ON SHEET 1  
 - FOR STRUCTURES MARKED WITH  $\phi$  BULK EARTHINGS MAY NOT BE DONE. TEMPORARY MOLDS OR TEMPORARY CURS MAY BE REQUIRED. CONTRACTOR TO LIME WITH ONE SUPERFLOORING.

NUMBER	AMENDMENT	INITIAL	DATE
A	FIRST ISSUE (FOR CLIENT ONLY)	F.J.	17.10.11
B	ISSUE FOR COMMENT	F.J.	08.01.12
C	ISSUE FOR ENGAGEMENT	F.J.	18.02.12
D	ISSUE FOR CONSTRUCTION	F.J.	07.05.12
E	ISSUE FOR CONSTRUCTION (REVISED)	F.J.	11.07.12
F	ISSUE FOR CONSTRUCTION (REVISED)	F.J.	02.08.12
G	L7 WITHDRAWN - L3 ENCASED	N.T.	28.09.12
H	LIST 1210 STRUCTURES RECORDED	F.J.	28.09.12
I	ISSUE FOR CONSTRUCTION (REVISED)	F.J.	18.11.12
J	ISSUE FOR CONSTRUCTION (REVISED)	F.J.	02.02.13
K	WORK AS CONSTRUCTED	S.A.	21.02.13

WORK AS CONSTRUCTED CERTIFICATION

DEVELOPER: LANSON  
 W.A.C.: GARDNER PTY LTD  
 CONSTRUCTOR: BOSSALL PA  
 COMPLETED: 21/01/2013  
 W.A.C. PREPARED: 21/02/13  
 DESIGNER: GARDNER PTY LTD

SYDNEY WATER CORPORATION  
**SYDNEY WATER**  
 Case No. 126168WW SHT 5 OF 7 SHTS.  
 SYDNEY WATER CORPORATION  
 FOR DETAILS OF SERVICES SEE SHEET 1

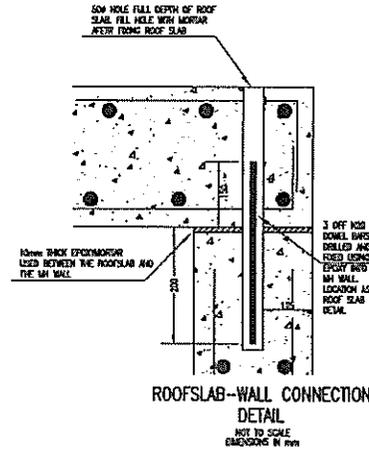
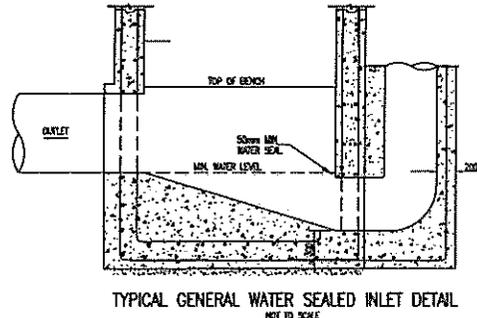
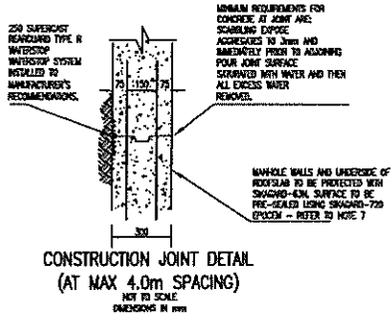


**IMPORTANT:**  
CONSTRUCTION DETERMINE THE LOCATION, SIZE AND DEPTH OF THE EXISTING SEWER COMING OUT OF THE PROPERTY. ADVISE THE ENGINEER PRIOR TO CONSTRUCTION. I.E. SEE WORKING OF RECORDS (ELECTRONIC SURVEY FILE FORWARDED).

**IMPORTANT:**  
- FOR SURFACE LEVELS REFER TO NOTE J ON SHEET 1  
- FOR STRUCTURES MARKED WITH AN 'X' EMPLOYERS MAY NOT BE DONE. TEMPORARY MOUNDS OR TEMPORARY CUTS MAY BE REQUIRED. CONSTRUCTION TO LAKE WITH SITE SUPERVISOR.

NUMBER	AMENDMENT	INITIAL	DATE
A	FIRST ISSUE (FOR CLIENT ONLY)	F.J.	17.02.11
B	ISSUE FOR COMMENT	F.J.	09.01.12
C	ISSUE FOR CONSTRUCTION	F.J.	16.02.12
B	L8 ADDED LINES FOR STONE M'S CHANGED (SEE SHEET 2)	F.J.	07.02.12
E	REVISED DESIGN AS PER MARKUP FROM RAINSON BASED ON THE LATEST PROP. SUBSTRUCTURE LEVEL	F.J.	11.07.12
F	L2 SELECTED OVER LINES REMOVED AND REVISIONS TO BE MADE TO SHEET 1	F.J.	02.08.12
G	L7 REMOVED - L3 EXTENDED	T.T.	20.08.12
H	LIST 1218 SERVICES INCORPORATED	F.J.	25.08.12
I	SEWER RELATIONS OF LOT 1341-1343 SIGNED AND APPROVED PARTLY REVISED AND 1 JUNCTION ADDED	F.J.	18.11.12
J	REVISIONS TO L1 AND L2 ADDED TO SHEET 1	F.J.	03.02.13
K	WORK AS CONSTRUCTED	S.B.	21.02.13

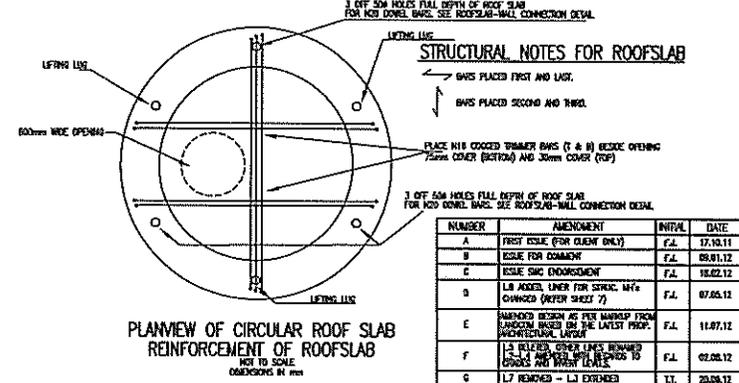
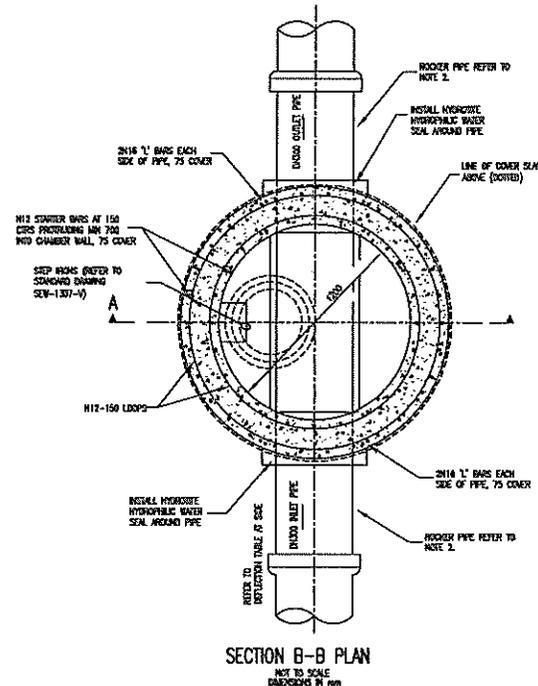
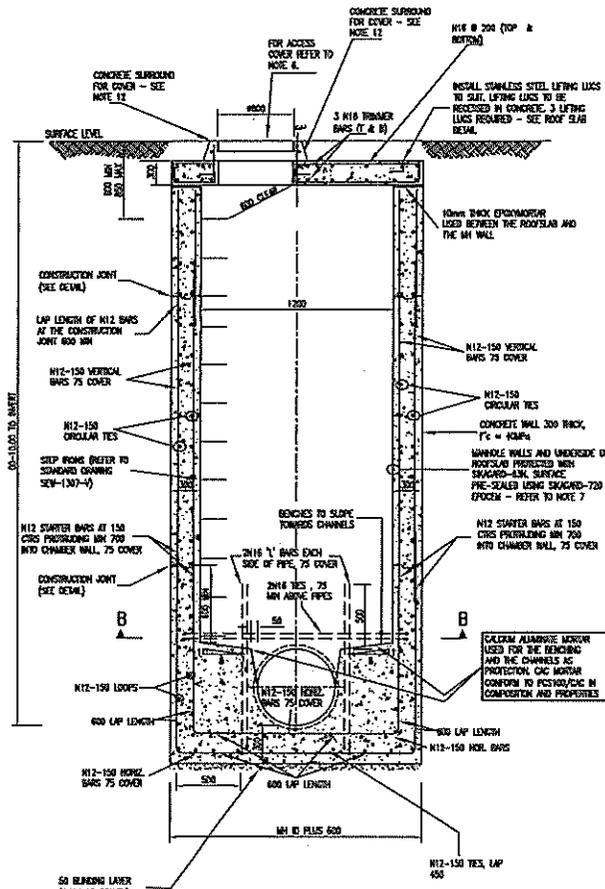
<p>WORK AS CONSTRUCTED CERTIFICATION</p> <p>DEVELOPER: LANZOM</p> <p>W.A.C.: SHARON FRY LTD</p> <p>CONTRACTOR: BOWMAN P.A.</p> <p>COMPLETED: 21/01/2013</p> <p>W.A.C. PREPARED: 21/02/13</p> <p>DESIGNER: SHARON FRY LTD</p> <p>I DECLARE THAT THE WORKS HAVE BEEN CONSTRUCTED ACCORDING TO THE WORKS AS CONSTRUCTED DRAWINGS</p>		<p>BYWAY WATER CORPORATION</p> <p><b>Byway WATER</b></p> <p>Case No. 125168WVW SHT 6 OF 7 SHITS.</p> <p>BYWAY WATER CORPORATION FOR DETAILS OF SERVICES SEE SHEET 1</p>
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STRUCTURAL NOTES

1. ALL CONCRETE SPECIAL CLASS (REFER TO USA PS-30)
2. A ROOFER PIPE WAS NOT REQUIRED WHEN THE MH IS CONSTRUCTED IN ROCK OR SHALE. FOR ALL OTHER SOIL CLASSES THE FOLLOWING WILL APPLY. A ROOFER PIPE IS REQUIRED ON THE UPSTREAM & DOWNSTREAM SIDES OF THE MH. A SECOND ROOFER PIPE IS ALSO REQUIRED EITHER SIDE OF THE MH, WHEN CONSTRUCTED IN THE FOLLOWING CONDITIONS:
  - WIDE SUBSIDENCE AREAS
  - WATER CHARGE ZONE
  - WHEN MH IS INSTALLED ON FRESH
3. MH ACCESS LID IS CONSTRUCTED OVER THE LARGEST SECTION OF THE MH, BEHINDING, & NOT DIRECTLY OVER THE MH OUTLET.
4. MH BENCH FLEED DECK IN NORMAL COATED LAYERS OF 60mm.
5. MH INLET & OUTLET PIPES HAVE SMOOTH FINISH.
6. MH LID CLASS 'D' LIDS.
7. ALL INTERNAL SURFACES OF THE MANHOLE ADEQUATELY PROTECTED, INCLUDING UNDERSIDE OF ROOF SLAB. PROTECTION OF SURFACES CONFORM TO PCS-100. PROTECTION OF SWAGARD-SIM AFTER PRESEALING THE SURFACES. INTERNAL WALL AND UNDERSIDE OF ROOF WITH SWAGARD-720 EPDMCM. APPLICATION AND SURFACE PREPARATION DONE TO MANUFACTURER'S RECOMMENDATIONS. BENCHING PROTECTED WITH CALCEUM ALUMINATE (MIN 15mm THICK).
8. ALL CONCRETE  $f_c = 45MPa$  WITH MINIMUM COVER OF 75mm REINFORCEMENT (AS 3723 EXPOSURE CLASSIFICATION 'B')
9. SILENCE TIMBERS AND FORMWORK IN ACCORDANCE TO AS 3418 (FORMS CLASS 3, UNGRADED CLASS 9). THE CONTRACTOR SHALL PROVIDE, AND AT ALL TIMES HAVE AVAILABLE AN ADEQUATE SUPPLY OF APPROVED THROUGHOUT AND/OR OTHER SUITABLE MATERIAL FOR PROTECTING FRESH CONCRETE FROM SUN AND RAIN. UNGRADED CONCRETE SURFACES MUST BE COVERED WITH NET HESSON BARS OR SIMILAR AS SOON AS THE CONCRETE HAS SUFFICIENTLY SET AND SHALL THEREAFTER BE KEPT CONTINUOUSLY WET UNDER NET HESSON OR BY OTHER APPROVED MEANS UNTIL BACKEFILL OR FOR TWENTY ONE DAYS AFTER THE CONCRETE IS PLACED. BACKFILLING IS NOT UNDERTAKEN WITHIN SEVEN DAYS OF PLACEMENT OF CONCRETE. FRESH SURFACES DRY WATER CURED UNDER HESSON BARS OR BY WATER SPRAY BEGINNING AS SOON AS FORMS ARE STRIPPED.
11. THE REINFORCEMENT STANDARD FOR THE REINFORCEMENT IS AS4071 (500M GRADE BARS TO BE USED).
12. PROVIDE #12 DOWELS INTO SURROUND AT 150 CENTRES WITH #12 RE BAR. SCABBLE CONCRETE, NET DOWN AND POUR CONCRETE SLURRY BEFORE POURING THE SURROUND. CURE WITH NET HESSON FOR 7 DAYS (MINIMUM).

**IMPORTANT NOTE:**  
ONLY MH AT CHAINAGE 14.15 ON L.1 LINED AS PER NOTE 7. THE OTHER MH'S AT CHAINAGES 55.75 AND 95.36 ON L.1 DO NOT NEED INTERNAL LINING



STRUCTURAL NOTES FOR ROOFSLAB

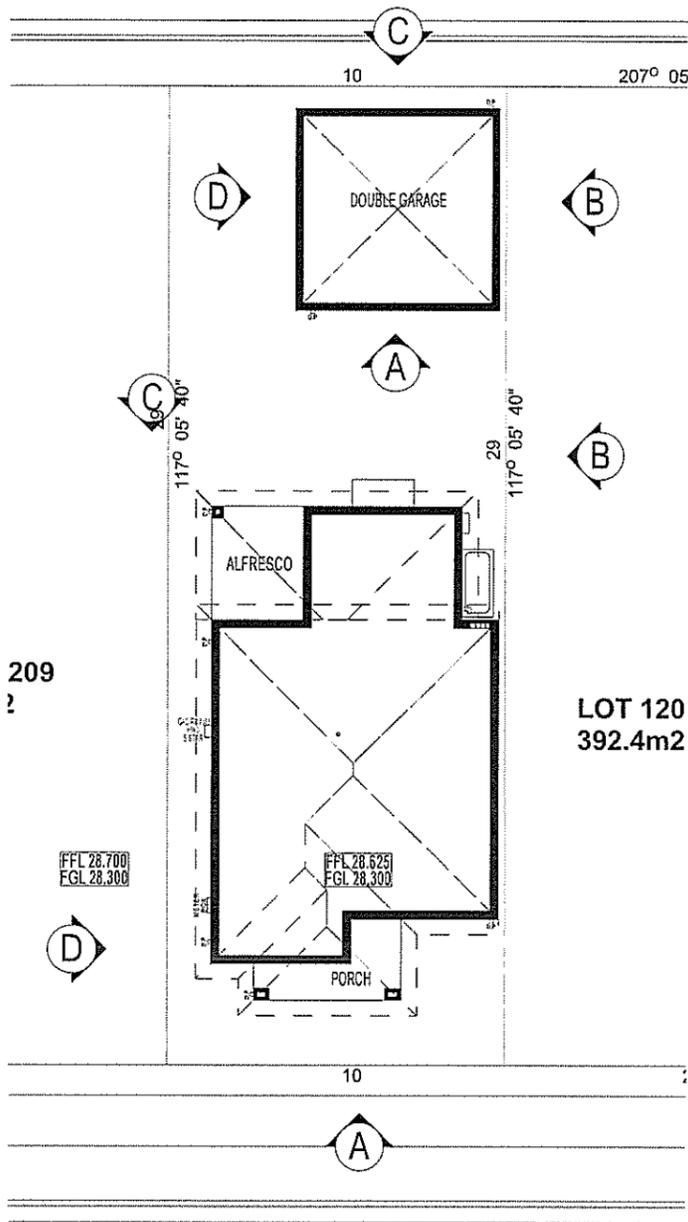
- 1. BARS PLACED FIRST AND LAST.
- 2. BARS PLACED SECOND AND THIRD.
- 3. PLACE #16 COATED TRIMMER BARS (L & B) BESIDE OPENING 75mm COVER (BOTTOM) AND 30mm COVER (TOP).
- 4. 3 OFF 50M HOLES FULL DEPTH OF ROOF SLAB FOR NO. 20 DOWEL BARS. SEE ROOFSLAB-WALL CONNECTION DETAIL.

NUMBER	AMENDMENT	INITIAL	DATE
A	FIRST ISSUE (FOR CLIENT ONLY)	F.A.	07.10.11
B	ISSUE FOR COMMENT	F.A.	09.01.12
C	ISSUE SMC ENDORSEMENT	F.A.	18.02.12
D	LID ANODE LINER FOR STEEL MH'S CHANGED (REFER SHEET 7)	F.A.	07.05.12
E	MANHOLE BEZEL AS PER MARKUP FROM ARCHITECT BASED ON THE LATEST PREP. ARCHITECTURAL LAYOUT	F.A.	11.07.12
F	1.5 INCREASE COVER LINES BEHIND ROOFER PIPE ON THE LATEST PREP. ARCHITECTURAL LAYOUT	F.A.	02.08.12
G	L7 REMOVED - L7 EXTENDED	T.T.	20.08.12
H	LID 1216 SMOOTHING WEARLAYER	F.A.	25.08.12
I	ROOFER ENDORSEMENT FROM 1216-1243 CHANGES. ANODE LINER BEHIND TRIMMER BARS AND 4 JUNCTION AREAS	F.A.	18.11.12
J	ROOFER LID (L & B) REMOVED BY THE L1. LAP CORRECTLY WITH MH. REMOVE MH TO 500-700mm	F.A.	05.02.13
K	WORK AS CONSTRUCTED	S.D.	21.02.13

TYPICAL DEEP MAINTENANCE HOLE (0.0m-10.0m DEPTH)  
WATERSEALED INLETS AND OTHER INLETS NOT SHOWN FOR CLARITY REASONS  
FOR DN300 USED AT L.1 CHAINAGES 14.15, 55.75, 95.36  
NOT TO SCALE

THE DESIGN HAS BEEN CARRIED OUT IN ACCORDING WITH AUSTRALIAN STANDARDS AS3600, AS3723 & AS3735  
MINIMUM BEARING PRESSURE = 100 KPa

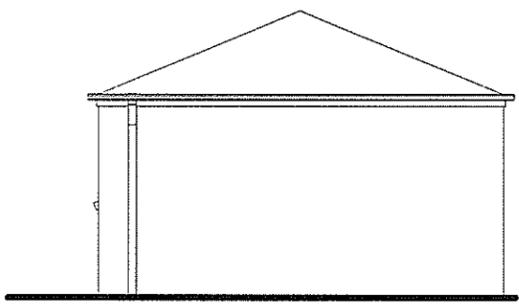
WORK AS CONSTRUCTED CERTIFICATION		SYDNEY WATER CORPORATION	
DEVELOPER	LAWSON	<b>Sydney Water</b>	
W.A.C. OFFICER (FYL LR)			
CONSULTANT	BRONKHILL PA	Case No.	126168WW SHY 7 OF 7 SHY15
COMPLETED	21/01/2013		
W.A.C. PREPARED	21/02/13		
DESIGNER	GARRETT LTD		
I CERTIFY THAT THE WORK HAS BEEN CONSTRUCTED BY ACCORDANCE WITH THE WORK AS CONSTRUCTED DRAWINGS.		FOR DETAILS OF SERVICES SEE SHEET 1	



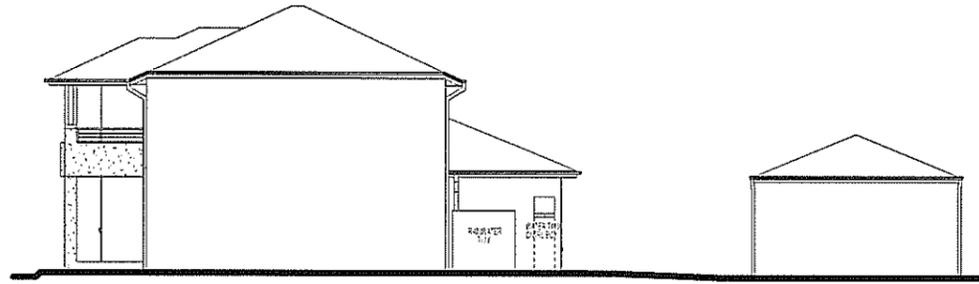
SYDNEY SMITH DRIVE



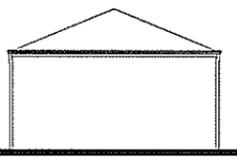
ELEVATION A



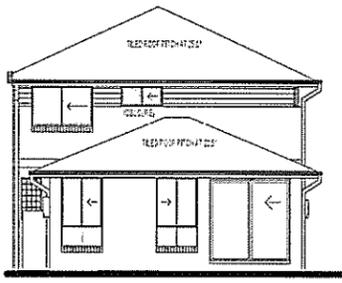
GARAGE ELEVATION A



ELEVATION B



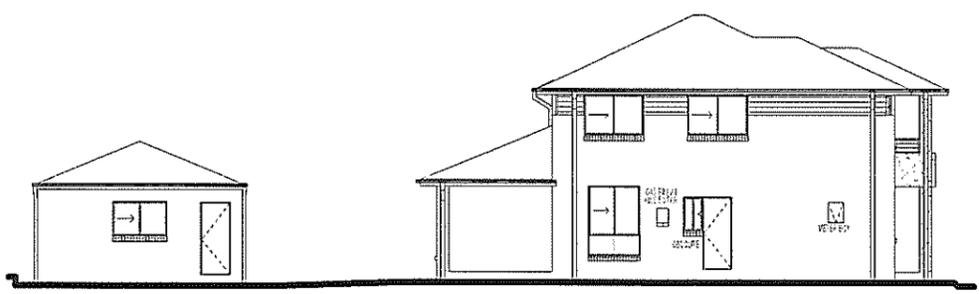
GARAGE ELEVATION B



ELEVATION C



GARAGE ELEVATION C



GARAGE ELEVATION D

ELEVATION D

**NOTE:**  
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**NOTE:**  
ACOUSTIC SEALS REQUIRED ON ALL BEDROOM WINDOWS AND DOORS FACING SYDNEY SMITH DRIVE. IN ACCORDANCE WITH ACOUSTIC LOGIC'S ACOUSTIC REPORT. REF No.20120708.1/1508A/RO/HP



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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PROMOTION: <b>LIVING/STYLE COLLECTION</b>			
CLIENT: <b>FIRSTSTYLE HOMES</b>			
LOCATION: <b>LOT 1208 SYDNEY SMITH DRIVE PENRITH, 2750</b>			
DP: Lot 1208 in unregistered plan of subdivision by Craig & Rhodes Ref 72-10-1.2 being part of lot 11 TP 1158973	council: <b>PENRITH</b>		
model: <b>CHESTER 25</b>	facade: <b>AUGUSTINE</b>	date: <b>16/05/2013</b>	revision: <b>SK 1</b>
Sheet: <b>A</b>	drawn: <b>N.K</b>	checked: <b>0.0</b>	scale: <b>1:200, 1:100</b>
			<b>497A-13</b>
CLIENT'S SIGNATURE: _____		DATE: _____	CP. NO. _____

**NOTIFICATION PLAN**

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**DEVELOPMENT CALCULATIONS**

LOT: 1208 NO: 00 OF SITE AREA: 290.0m<sup>2</sup>

Itemised Floor Areas (Unit 1):	Totals:
living ground floor:	96.72m <sup>2</sup>
first floor: (excl. void 75.79m <sup>2</sup> )	80.94m <sup>2</sup>
garage: (excess 0.00m <sup>2</sup> )	35.88m <sup>2</sup>
alfresco:	9.27m <sup>2</sup>
porch:	6.64m <sup>2</sup>
balcony:	6.64m <sup>2</sup>
<b>total floor area:</b>	<b>236.09m<sup>2</sup></b>

**FLOOR SPACE RATIO CALCULATION:**

gross floor areas:	Totals:
living ground floor: (internal area)	85.94m <sup>2</sup>
first floor excl. void: (internal area)	71.84m <sup>2</sup>
<b>total gross floor area:</b>	<b>157.78m<sup>2</sup></b>
<b>total floor space ratio:</b>	<b>0.54:1</b>

**SITE AREA COVERAGE/LANDSCAPE:**

house ground floor:	96.72m <sup>2</sup>
garage:	35.88m <sup>2</sup>
porch/alfresco:	15.91m <sup>2</sup>
driveway/paved area:	16.86m <sup>2</sup>
<b>site coverage Area:</b>	<b>148.51m<sup>2</sup></b>
landscape area:	141.49m <sup>2</sup> (48.7%)
pervious areas (soft)	122.05m <sup>2</sup> (42.0%)
impervious areas (hard)	165.37m <sup>2</sup> (57%)
front yard landscape area	27.37m <sup>2</sup> (9.4%)
front yard hard paved area	1.92m <sup>2</sup> (6.5%)
private open space o/a:	83.85m <sup>2</sup>
principal private open space:	24.0m <sup>2</sup>
<b>total car space incl. carstand:</b>	<b>2 carspace</b>

COUNCIL ZONE: R1

PROMOTION:  
 LIVING/STYLE COLLECTION

CLIENT:  
 FIRSTSTYLE HOMES

LOCATION:  
 LOT 1208  
 SYDNEY SMITH DRIVE  
 PENRITH, 2750

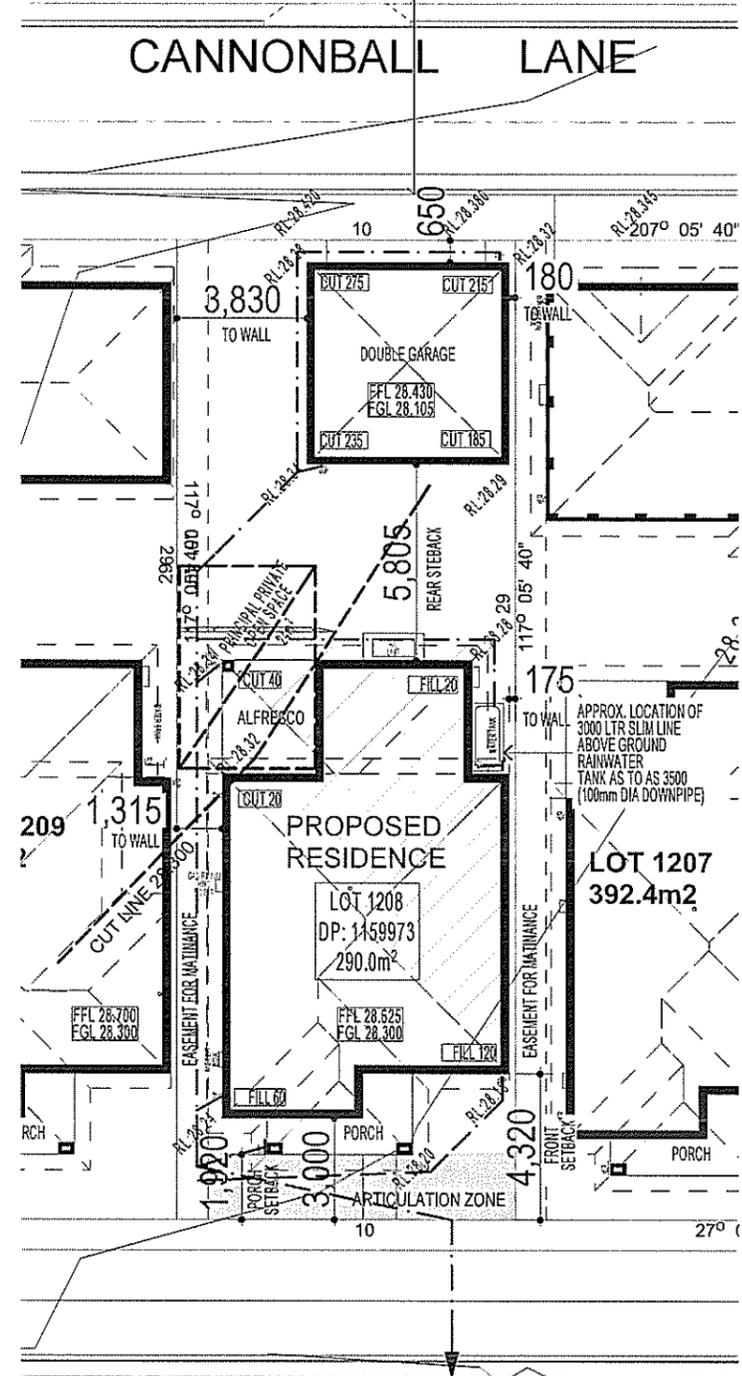
DP: Lot 1208 is unregistered plan of subdivision by Council: Cran & Rhodes Ref 72-10-1.2 being part of lot 11 DP 1159973 PENRITH

model: CHESTER 25 | facade: AUGUSTINE | date: 16/05/2013 | location: SK 1

Sheet: 1 of 09 | drawn: N.K. | checked: 0.0 | scale: 1:200

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ SP: 10.

NOTE:  
 FINAL GARAGE LEVELS SUBJECT TO FINAL KERB LEVELS.



**BASIX House**

= 66.13m<sup>2</sup> of roof area to discharge to water tank.  
 = 103.5m<sup>2</sup> stormwater and overflow to discharge to existing street channel.  
 o/a= 169.63m<sup>2</sup> of roof area.

**LEGEND:**

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

**EARTHWORKS**

HOUSE:	FFL: R.L: 28.625
(LIVING)	FGL: R.L: 28.300
GARAGE:	FFL: R.L: 28.430
	FGL: R.L: 28.105

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 90mm DIA. (Min) at 1 deg. Grade (Min)
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

**3 - PHASE POWER**

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

NOTE:  
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NOTE:  
 PROVIDE GRANITGARD TERMITE TREATMENT

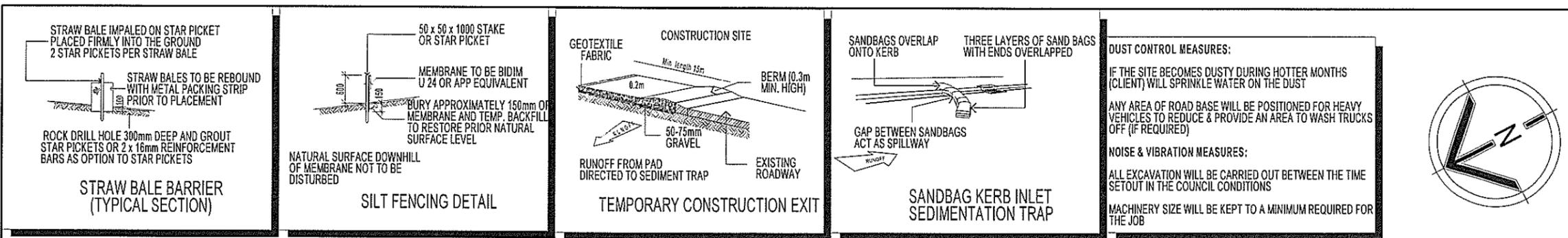
NOTE:  
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SYDNEY SMITH DRIVE

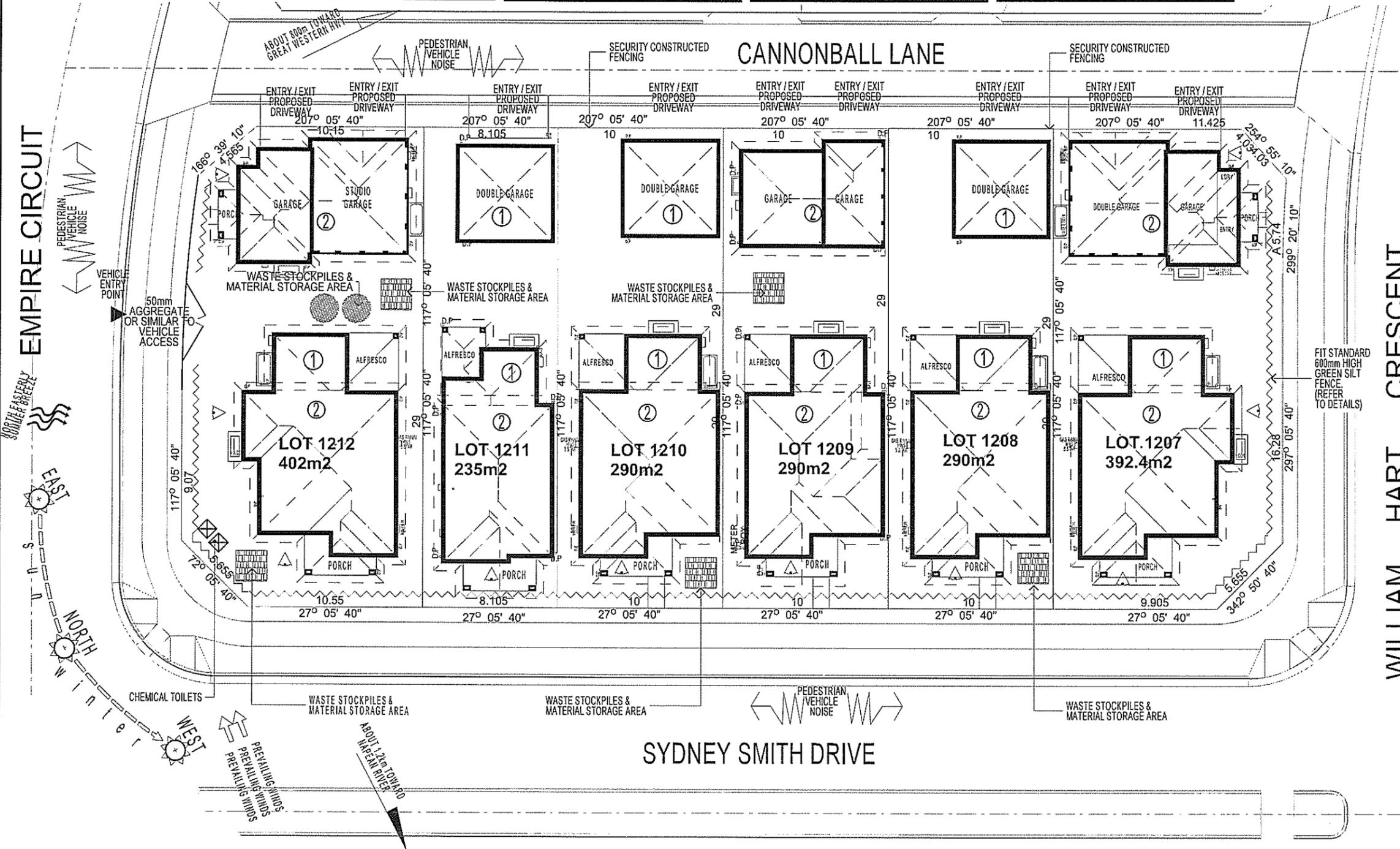
**SITE PLAN & STORMWATER CONCEPT PLAN**

**NBN PACK**

497A-13



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KEY	
	SOLAR ACCESS
	NUMBER OF STOREY'S
	PREVALING 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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**SITE ANALYSIS & WASTE MANAGEMENT PLAN**

**PROMOTION:**  
 LIVING/STYLE COLLECTION

**CLIENT:**  
 FIRSTYLE HOMES

**LOCATION:**  
 LOT 1208  
 SYDNEY SMITH DRIVE  
 PENRITH, 2750

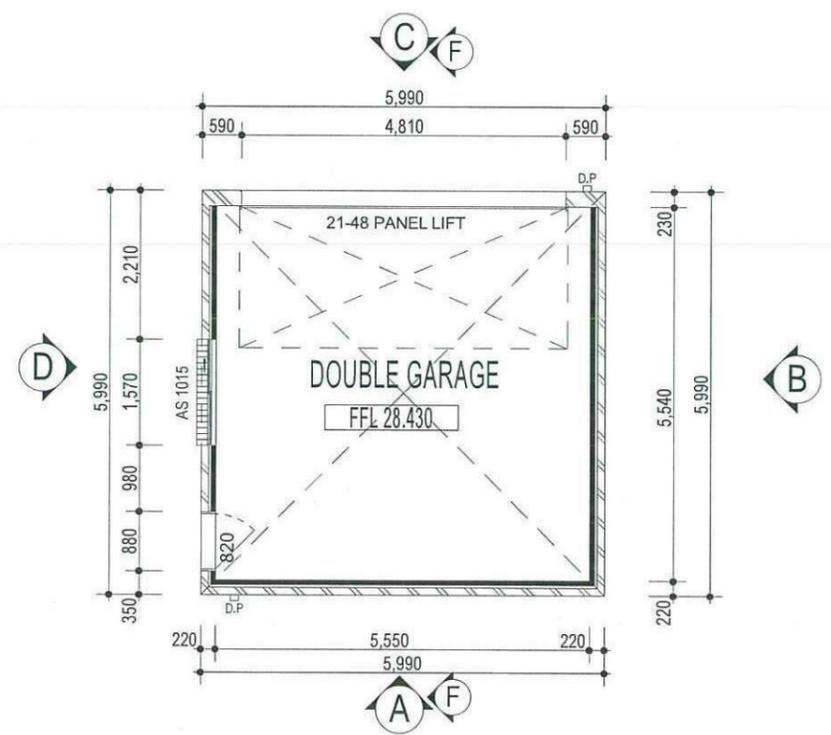
DP: Lot 1208 in unregistered plan of subdivision by Council: 11/115997/1  
 Craig & Rhodes Ref: 72-10-1.2 being part of lot 11/115997/1  
 Council: PENRITH

model: CHESTER 25 facade: AUGUSTINE date: 16/05/2013  
 Sheet: 2 of 09 scale: 1:250 checked: 0.0

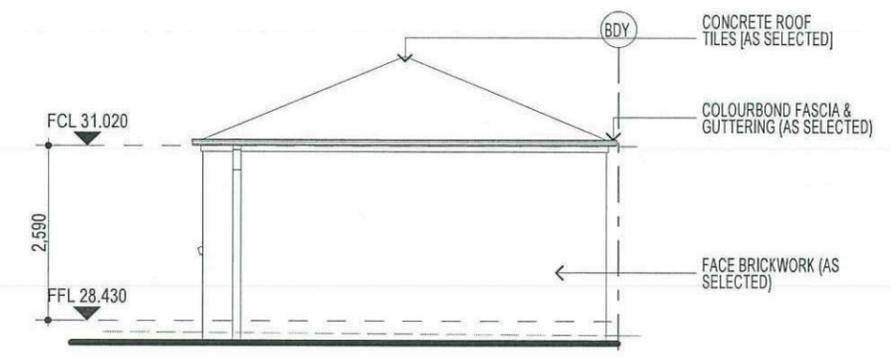
**497A-13**

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ 5 P. 00

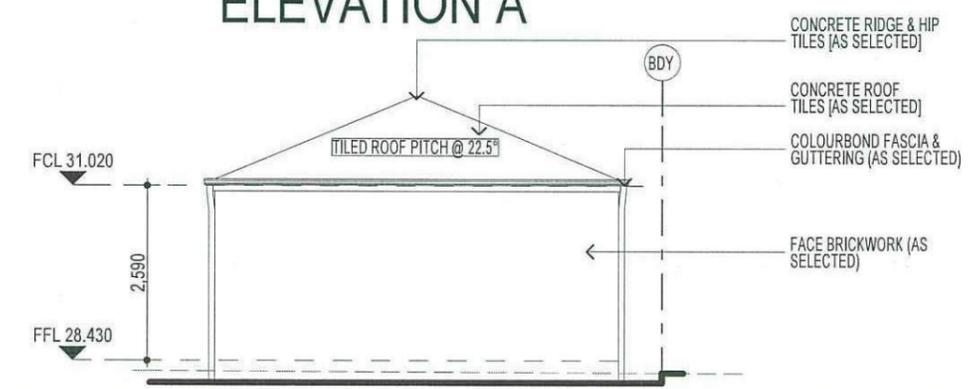
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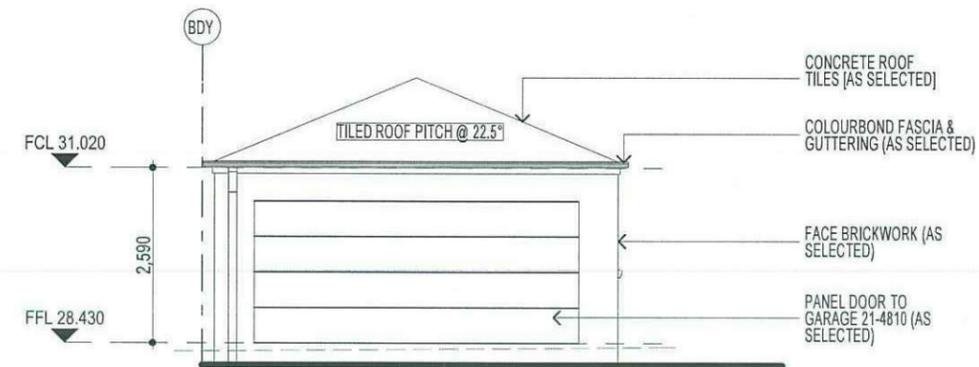
**FLOOR PLAN**



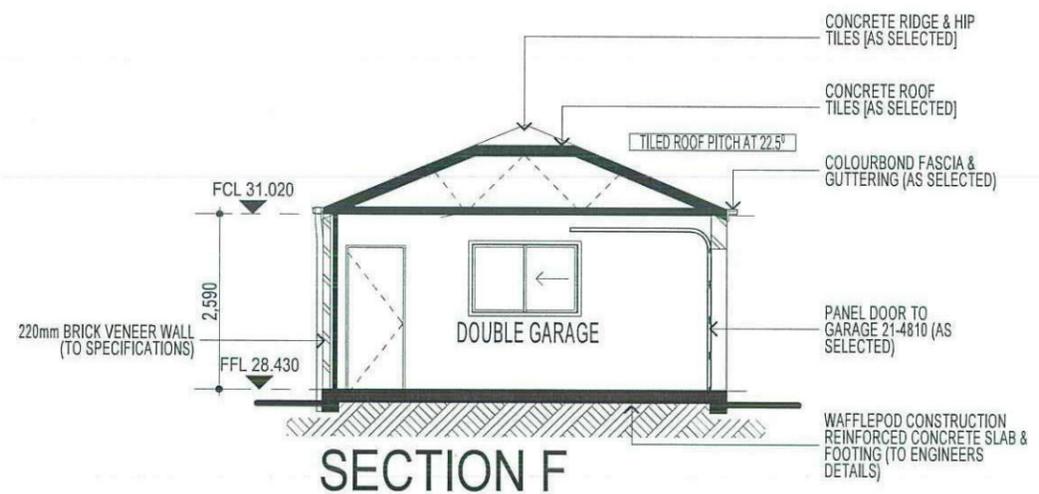
**ELEVATION A**



**ELEVATION B**



**ELEVATION C**



**SECTION F**



**ELEVATION D**

**NOTE:**  
 PROVIDE GRANITGARD  
 TERMITE TREATMENT

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 INCLUSIONS

**NBN PACK**

**GARAGE FLOOR PLAN  
 ELEVATIONS /SECTION**

PROMOTION: <b>LIVING/STYLE COLLECTION</b>			
CLIENT: <b>FIRSTSTYLE HOMES</b>			
LOCATION: <b>LOT 1208          SYDNEY SMITH DRIVE          PENRITH, 2750</b>			
DP: Lot 1208 in unregistered plan of subdivision by Crain & Rhodes Ref 72-10-1.2 being part of lot 11 TP-1159973		council: <b>PENRITH</b>	date: <b>16/05/2013</b>
model: <b>CHESTER 25</b>	facade: <b>AUGUSTINE</b>	date: <b>16/05/2013</b>	quantity assessment: <b>SK 1</b>
Sheet: <b>4 of 09</b>	drawn: <b>N.K</b>	checked: <b>0.0</b>	scale: <b>1:100</b>
CLIENT'S SIGNATURE			DATE: _____ S.P. 00

	FACE BRICK (AS SELECTED)
	MOROKA TEXTURE FINISH TO BRICKWORK (AS SELECTED)
	WEATHERTEX CLADDING PAINTED FINISH (AS SELECTED)

**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

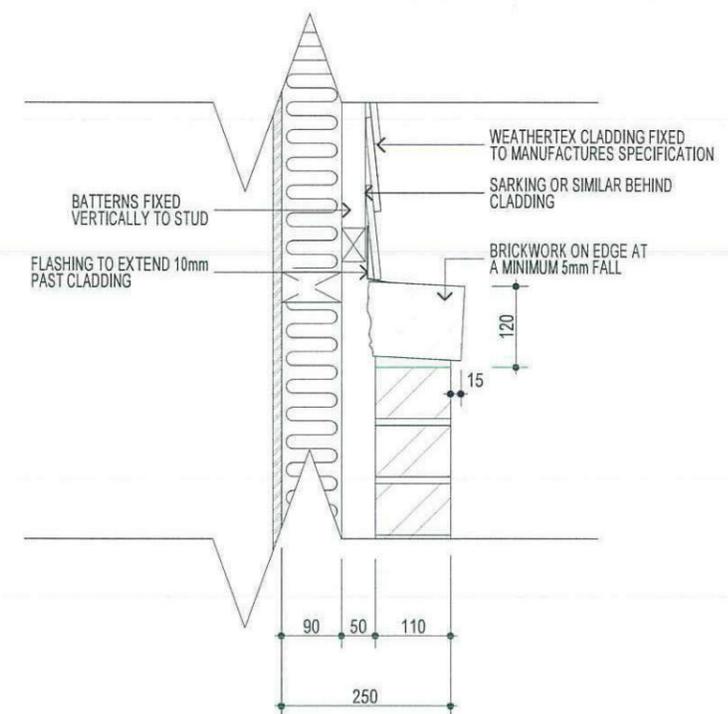
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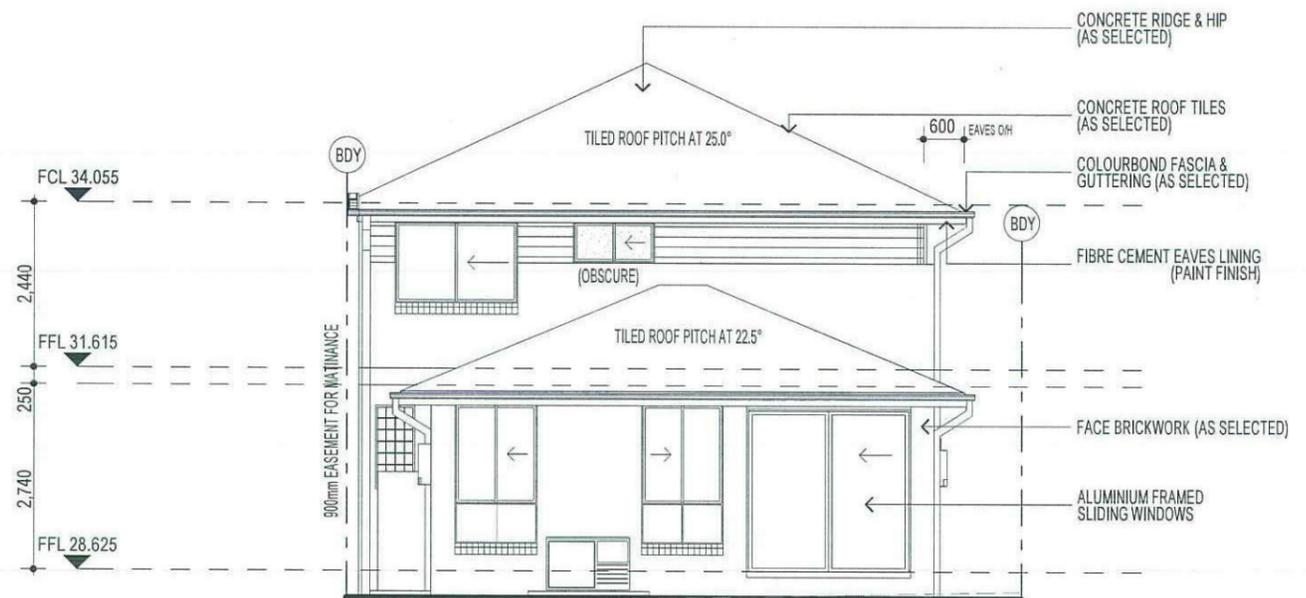


**ELEVATION A**



**WEATHERTEX BRICK VENEER WALL DETAILS (STANDARD) FOR GRND FLOOR ONLY.**

SCALE: 1:10



**ELEVATION C**

**NOTE:**  
 ACOUSTIC SEALS REQUIRED ON ALL BEDROOM WINDOWS AND DOORS FACING SYDNEY SMITH DRIVE. IN ACCORDANCE WITH ACOUSTIC LOGIC'S ACOUSTIC REPORT. REF No.20120708.1/1508A/RO/HP

**3 - PHASE POWER**

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

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

**NBN PACK**

PROMOTION: <b>LIVING/STYLE COLLECTION</b>			
CLIENT: <b>FIRSTYLE HOMES</b>			
LOCATION: <b>LOT 1208 SYDNEY SMITH DRIVE PENRITH, 2750</b>			
DP: Lot 1208 in unregistered plan of subdivision by Crain & Rhodes Ref 72-10-1.2 being part of lot 11 DP 1156973		council: <b>PENRITH</b>	
model: <b>CHESTER 25</b>	facade: <b>AUGUSTINE</b>	date: <b>16/05/2013</b>	valuation assessment: <b>SK 1</b>
Sheet: <b>6 of 09</b>	drawn: <b>N.K</b>	checked: <b>0.0</b>	<b>497A-13</b>
scale: 1:100		CLIENT'S SIGNATURE: _____ DATE: _____ S.P. 00	

**ELEVATIONS**

**KEY**

-  FACE BRICK (AS SELECTED)
-  MOROKA TEXTURE FINISH TO BRICKWORK (AS SELECTED)
-  WEATHERTEX CLADDING PAINTED FINISH (AS SELECTED)

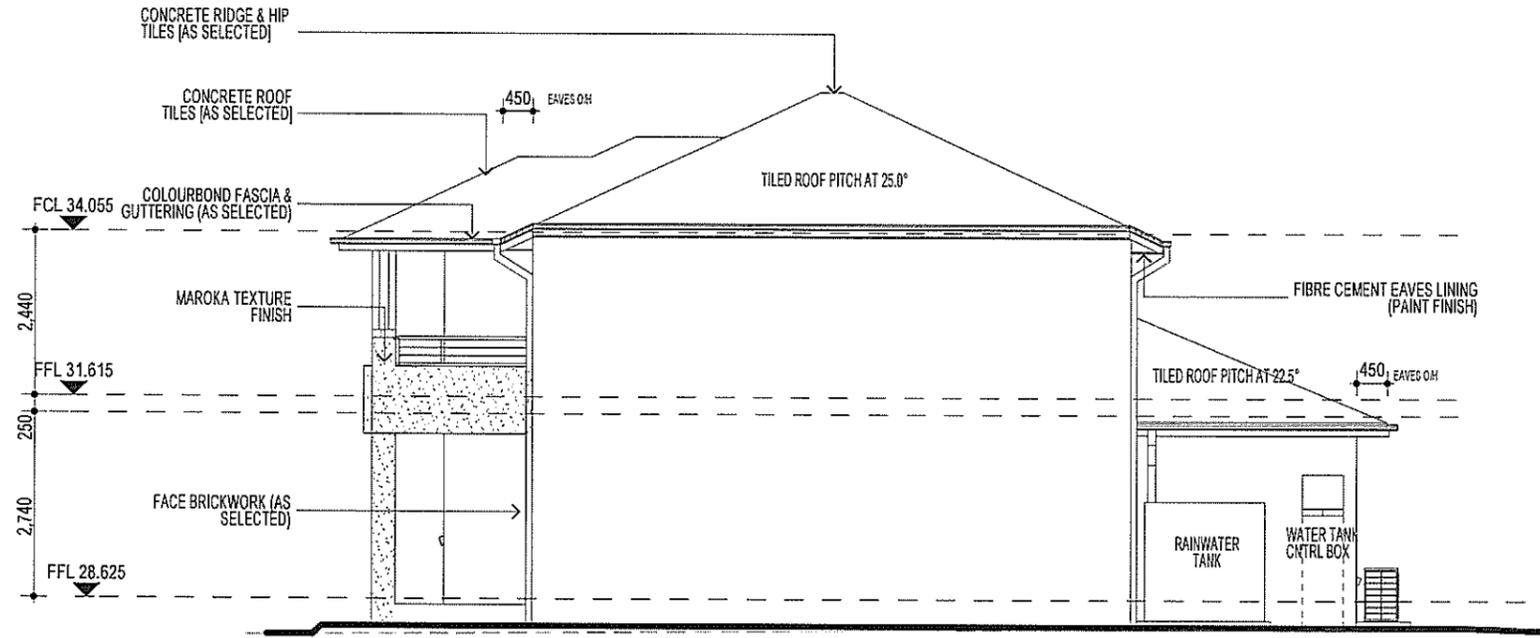


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 Lic No. 113412C  
 ACH. 087 773 779  
 PO BOX 171, HOXTON PARK 2171  
 ADMIN: (02) 9601 0111  
 FAX: (02) 9601 0711  
 EMAIL: design@firststyle.com.au

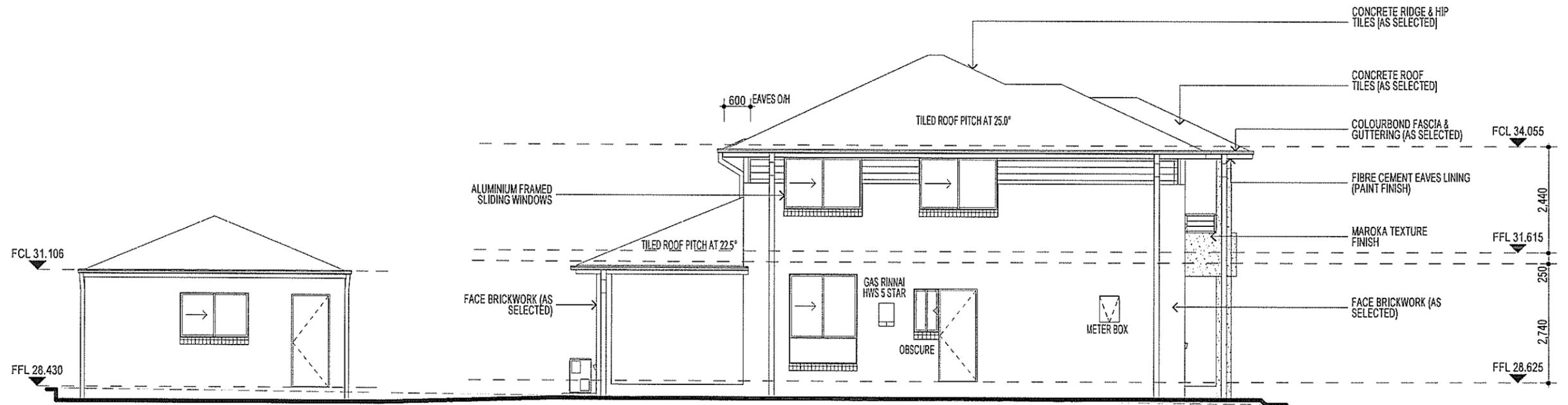
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**ELEVATION B**



**ELEVATION D**

**3 - PHASE POWER**

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

**NOTE:**  
 PROVIDE GRANITGARD  
 TERMITE TREATMENT

**NOTE:**  
 ALL COMPONENTS SUCH AS: APPLIANCES;  
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 CABINETS; HANDLES; PC ITEMS; ARE SHOWN  
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 INCLUSIONS

**NOTE:**  
 ACOUSTIC SEALS REQUIRED ON ALL  
 BEDROOM WINDOWS AND DOORS  
 FACING SYDNEY SMITH DRIVE. IN  
 ACCORDANCE WITH ACOUSTIC  
 LOGIC'S ACOUSTIC REPORT.  
 REF No.20120708.1/1508A/RO/HP

**NBN PACK**

PROMOTION:  
**LIVING/STYLE COLLECTION**

CLIENT:  
**FIRSTSTYLE HOMES**

LOCATION:  
 LOT 1208  
 SYDNEY SMITH DRIVE  
 PENRITH, 2750

DP: Lot 1208 in unregistered plan of subdivision by  
 Chris & Rosales Ref 72-10-1.2 being part of lot  
 11 150974 council:  
 PENRITH

model: CHESTER 25 facade: AUGUSTINE date: 16/05/2013 SK 1

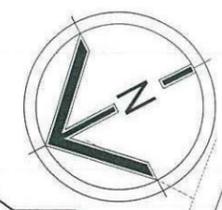
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**497A-13**

**ELEVATIONS**

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ S.P. 09

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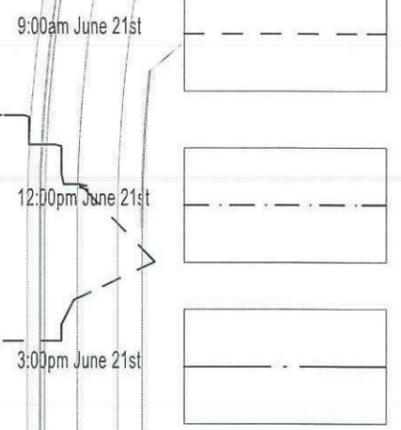
EMPIRE CIRCUIT

WILLIAM HART CRESCENT

CANNONBALL LANE

SYDNEY SMITH DRIVE

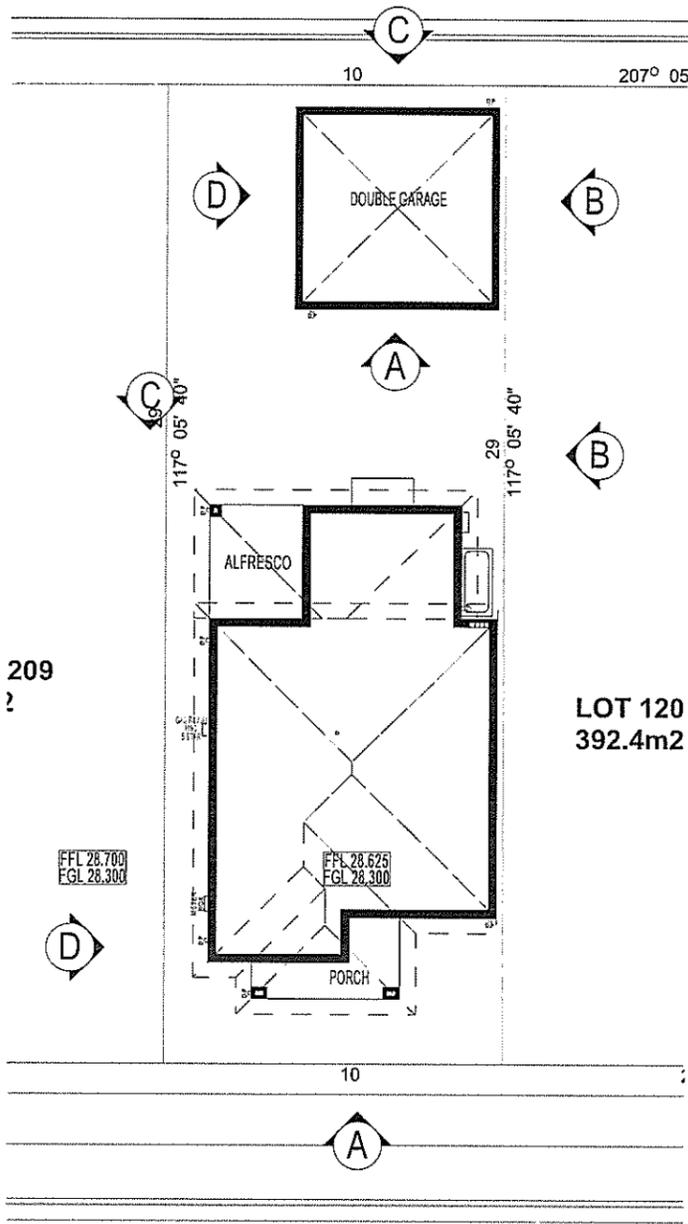
SHADOW DIAGRAM



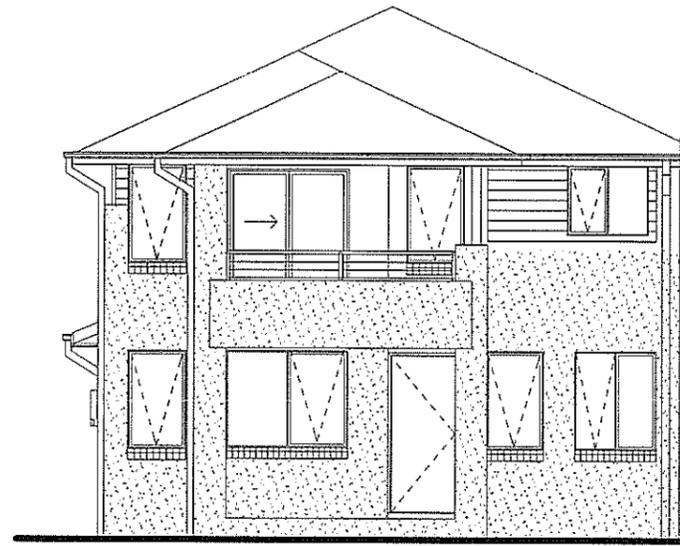
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PROMOTION			
LIVING/STYLE COLLECTION			
CLIENT:			
FIRSTYLE HOMES			
LOCATION:			
LOT 1208			
SYDNEY SMITH DRIVE			
PENRITH, 2750			
DP: Lot 1208 in unregistered plan of subdivision by Craig & Rhodes Ref 72-10-1.2 being part of lot 11 DP:1158973		Council:	
		PENRITH	
Model:	Facade:	Date:	Revision:
CHESTER 25	AUGUSTINE	16/05/2013	SK 1
Sheet:	Drawn:	Checked:	
9 of 09	N.K	0.0	
Scale: 1:250		497A-13	
CLIENTS SIGNATURE:		DATE:	

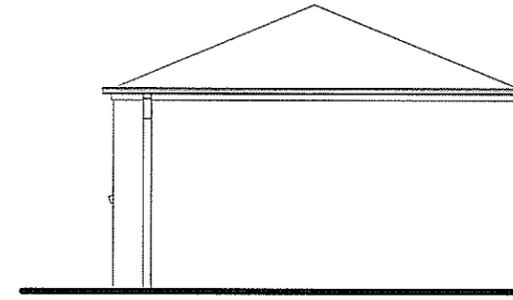
SHADOW DIAGRAM



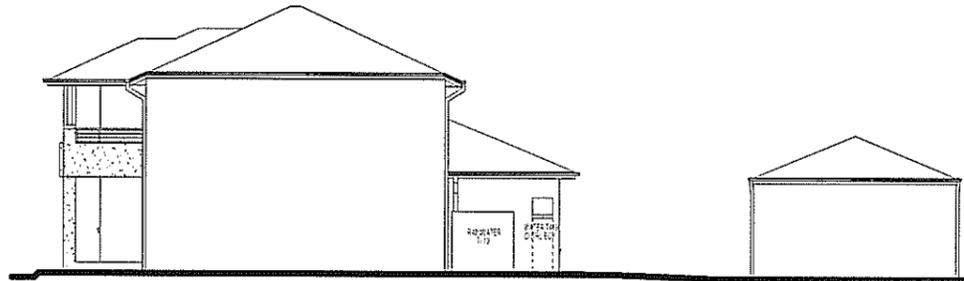
SYDNEY SMITH DRIVE



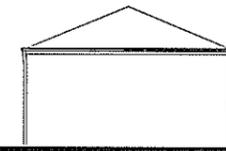
ELEVATION A



GARAGE ELEVATION A



ELEVATION B



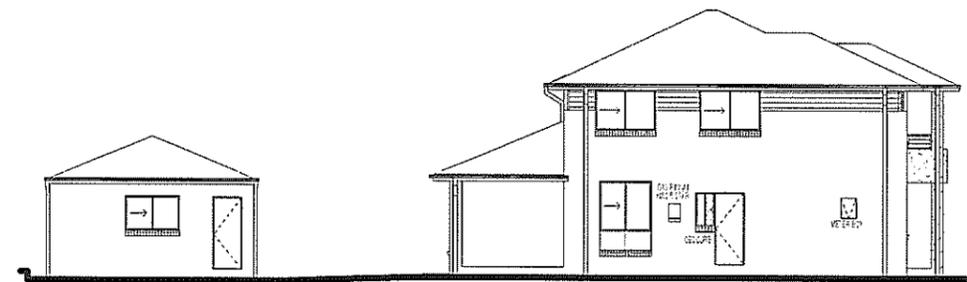
GARAGE ELEVATION B



ELEVATION C



GARAGE ELEVATION C



GARAGE ELEVATION D

ELEVATION D

NOTIFICATION PLAN



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 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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PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: FIRSTSTYLE HOMES			
LOCATION: LOT 1208 SYDNEY SMITH DRIVE PENRITH, 2750			
DP: Lot 1208 in unregistered plan of subdivision by Crows & Rodas Ref 72-10-1.2 being part of lot 11 (RP1156973)	council: PENRITH	date: 16/05/2013	revision: SK 1
model: CHESTER 25	facade: AUGUSTINE	date: 16/05/2013	revision: SK 1
sheet: A	drawn: N.K	checked: 0.0	scale: 1:200, 1:100
			497A-13
CLIENT'S SIGNATURE _____			DATE _____ S.P. 01

**PLANT SCHEDULE** Prepared by **ecodesign Pty Ltd**

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aw	Agapanthus 'White'	White Agapanthus	11	150mm	0.5m
Cfr	Cordyline fruticosa 'Rubra'	Red Cordyline	4	150mm	0.5m-1m
Gar	Gardenia augusta 'Radicans'	Rock Gardenia	5	25L	10m
Lcb	Loropetalum chinense var. rubrum 'Burgundy'	Pink Fringe Flower	10	300mm	1-1.5m
Li	Lomandra longifolia 'Katrinus Deluxe'	Mat Rush	11	200mm	0.75m
Lmj	Liriope muscari 'Joy Mist'	Liriope (Deep purple flowering)	28	150mm	0.4m
Mlg	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	1	25L	1.8m
Vh	Viola hederacea	Native Violet	18	200mm	0.1m

**CANNONBALL LANE - Supply + installation by BUILDER**

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Lix	Lagerstroemia 'Sioux'	Crepe Myrtle	1	75L	8m
Li	Lomandra longifolia 'Katrinus Deluxe'	Mat Rush	25	200mm	0.75m

**CANNONBALL LANE CROSS-OVER - Supply + construction by BUILDER**

MATERIAL SCHEDULE	Area m <sup>2</sup> LANDCOM*	Area m <sup>2</sup> BUILDER**
<b>HEADER COURSE</b> Concrete pavers 'Adbrl Quartzstone', 300x300x50mm in 'Cradle' colour, laid in stackbond pattern	2.05	4.03
<b>IN-FILL PAVEMENT</b> Concrete pavers 'Adbrl Havenbrick', 200x100x50mm in 'Brushwood' colour, laid in herringbone pattern	4.26	1.50
<b>Total area</b>	<b>6.31</b>	<b>5.53</b>

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

**LOT PLANTING SUMMARY**

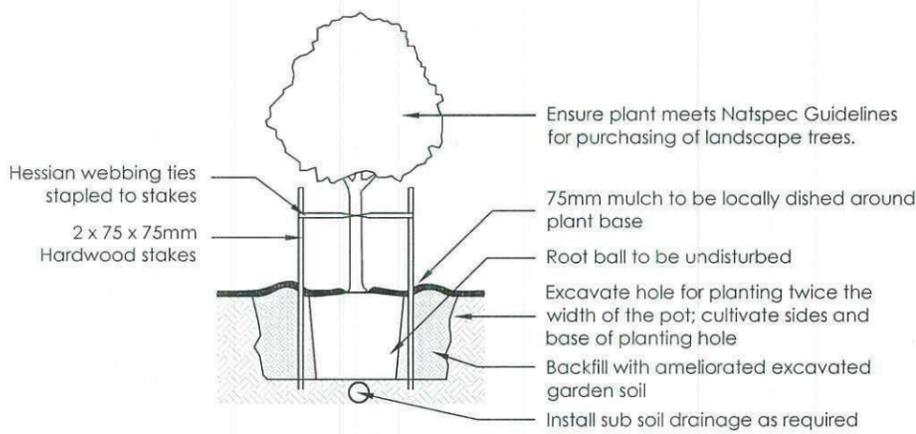
Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
88	10	11	67	1

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

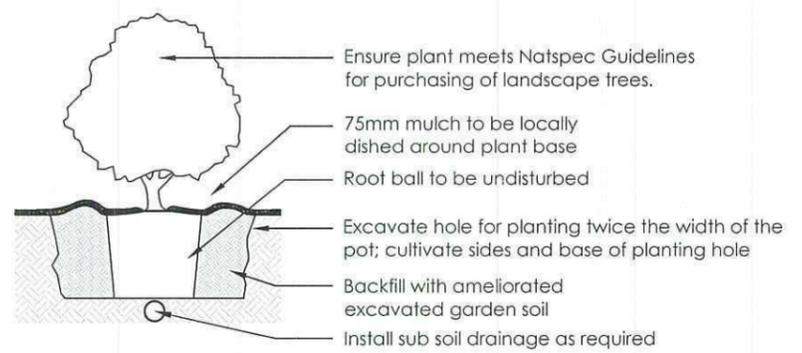
**LEGEND**

- Proposed trees - refer to plant schedule
- Proposed shrubs - refer to plant schedule
- Proposed groundcovers and grasses - refer to plant schedule
- Proposed accents & grasses - refer to plant schedule
- Existing levels
- Proposed levels
- Proposed Top Of Wall levels

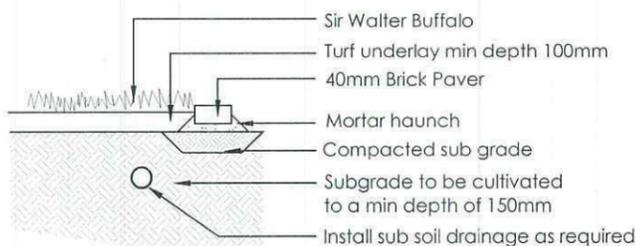
- Boundary
- Fence
- Garden edging
- Timber retaining walls
- Masonry retaining walls
- Existing contours
- To be removed / demolished
- Existing tree to be retained
- Existing tree to be removed



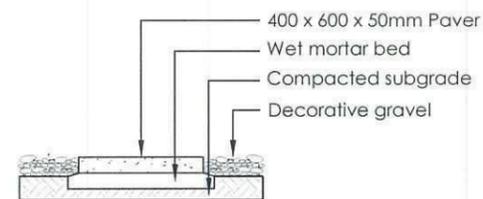
**1 Tree Planting Detail**  
NTS 25L - 100L Pot Size



**2 Planting Detail**  
NTS 150mm, 200mm Pot Size

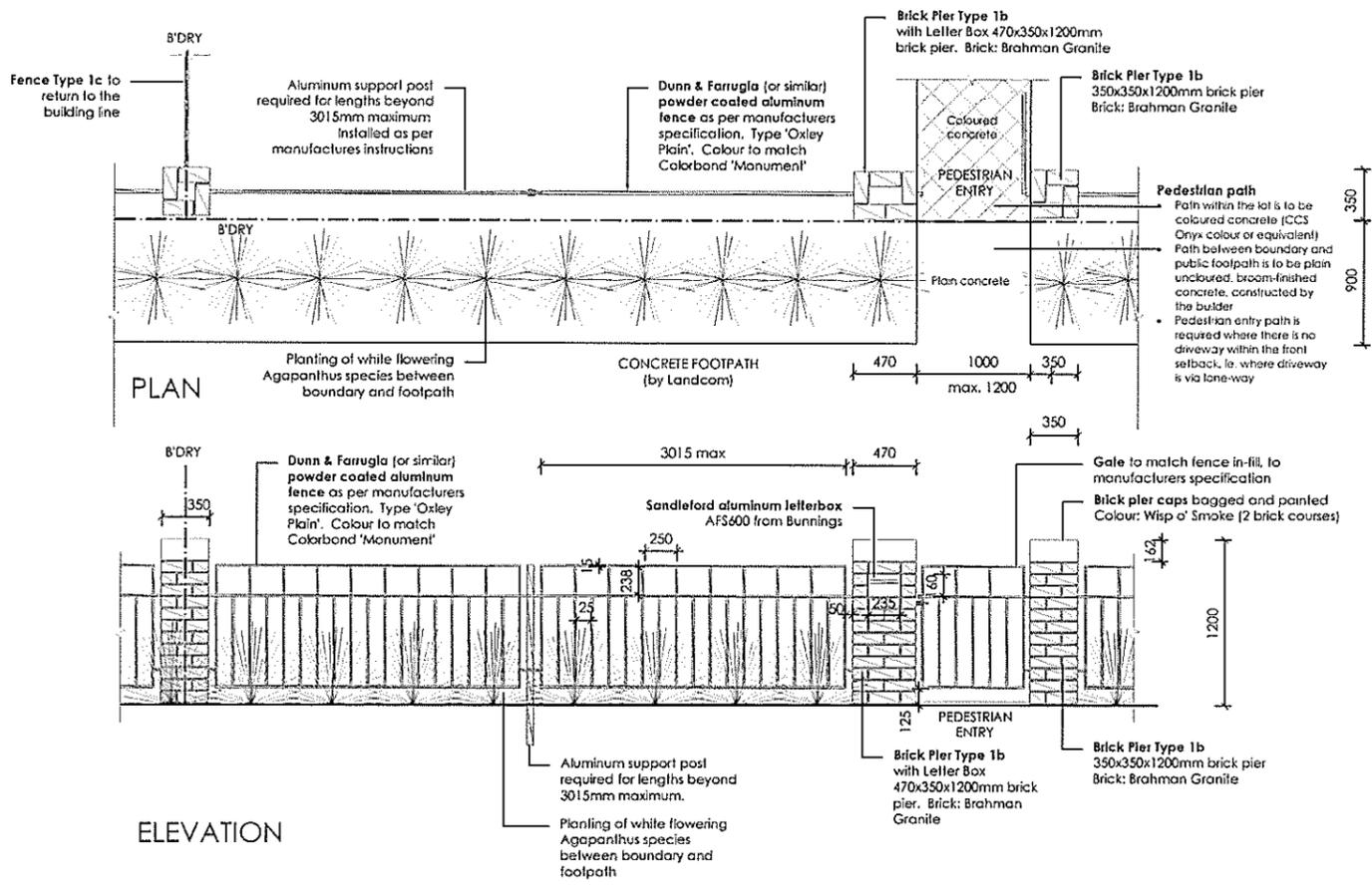


**3 Turf Detail**  
NTS Brick Paver Edge

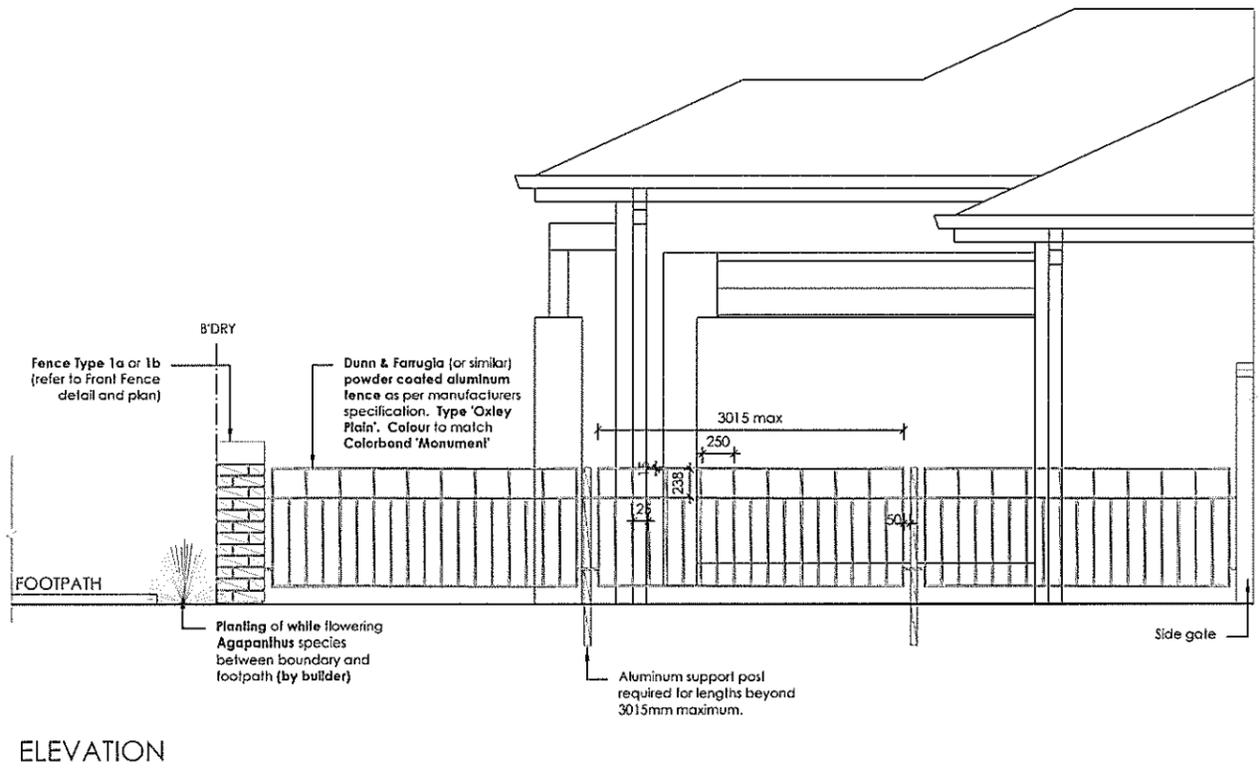


**4 Stepping stones in gravel**  
NTS Low traffic zone

REVISION A B C D E F	SUBMITTED TO CLIENT FOR COMMENT REMOVE FOOTPATH FROM BIN STORAGE AREA TO SIDE DOOR OF GARAGE COLOUR PLAN - ISSUE FOR REVIEW AMEND COLOUR PLAN TO BUILDER COMMENT AMEND COLOUR PLAN TO BUILDER COMMENT UPDATE LEVELS	DESIGNED BY BT RS	CHECKED BY RS RS	DATE 20-03-13 02-04-13 03-04-13 04-04-13 04-04-13 30-04-13	ecodesign outdoor living environments	PC Box 3136, Caringford NSW 2118 Ph: (02) 9871 7701 Fax: (02) 9873 2583 Email: info@ecodesign.com.au Web: www.ecodesign.com.au Members of the Australian Institute of Landscape Design and Managers	PROJECT LOT 1208 SYDNEY SMITH DRIVE, PENRITH	PROJECT NEW RESIDENCE LANDSCAPE PLAN	
	1. Do not scale from drawings. 2. Verify all measurements on site. 3. Notify ecodesign of any inconsistencies. 4. Copyright © ecodesign. All rights reserved. 5. Drawing remains the property of ecodesign.	6. All 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.	CLIENT FIRSTYLE HOMES	SCALE 1:100 @ A3	TITLE DA	PROJECT NO. L-02			
	DATE BT RS	DATE RS	DATE 30-04-13	DATE F					

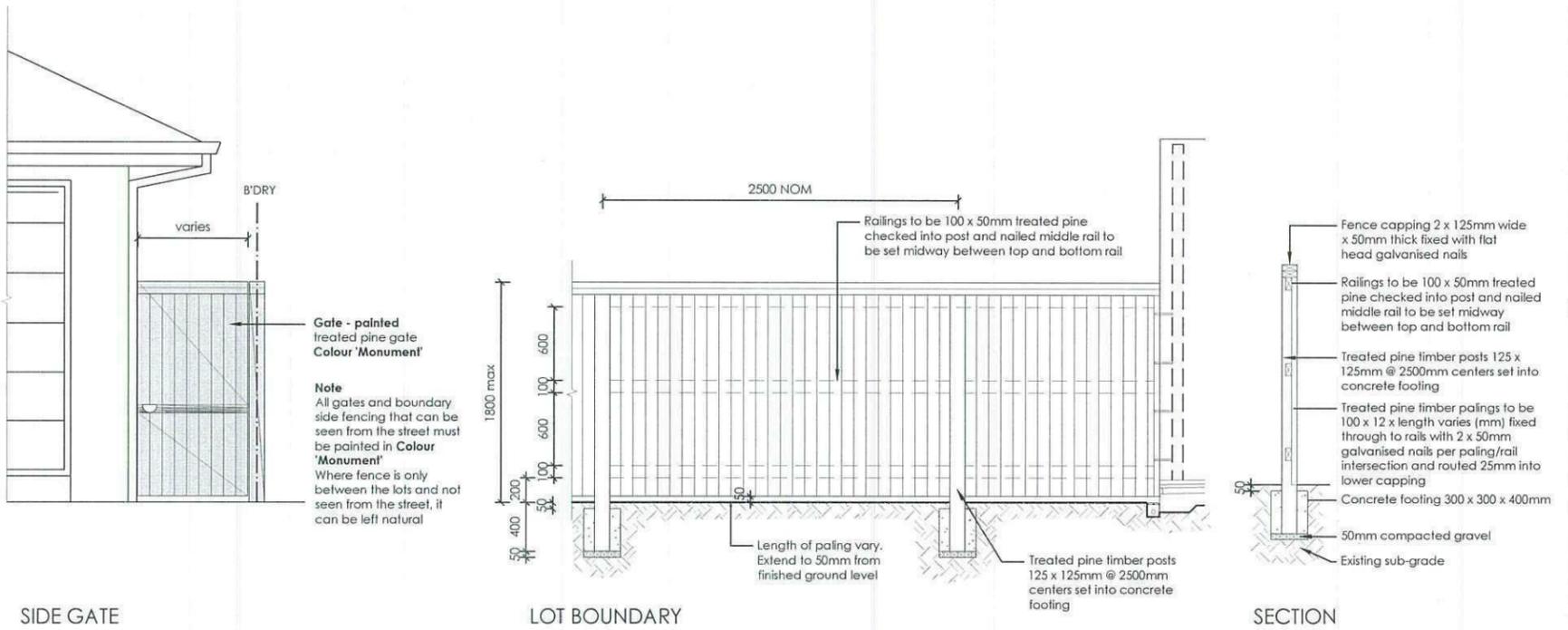


5 FENCE TYPE 1b - Front Fence  
1:50 Typical detail



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

A SUBMITTED TO CLIENT FOR COMMENT B FENCE FOOTPATH FROM BHI STORAGE AREA TO SIDE DOOR OF GARAGE C COLOUR PLAN - ISSUE FOR REVIEW D AMEND COLOUR PLAN TO BUILDER COMMENT E AMEND COLOUR PLAN TO BUILDER COMMENT F UPDATE LEVELS		REVISIONS DATE BY BY BY BY	20-03-13 02-04-13 03-04-13 04-04-13 04-04-13 30-04-13		PO Box 3126, Canning Vale WA 6155 Ph: (81) 9371 7701 Fax: (81) 9372 2553 Email: info@ecodesign.com.au Web: www.ecodesign.com.au	LOT 1208 SYDNEY SMITH DRIVE, PENRITH	NEW RESIDENCE LANDSCAPE PLAN		
1 Do not scale from drawings 2 Verify all measurements on site 3 Verify ecological design of any landscape elements 4 Copyright © ecodesign. All rights reserved. 5 Drawing remains the property of ecodesign				6 All work to comply with relevant Australian Standards or Building Code of Australia 7 All work to be performed by a suitably qualified landscape architect 8 For application purposes only - NOT FOR CONSTRUCTION				1:100 @ A3 DA L-03	BT RS 30-04-13 F

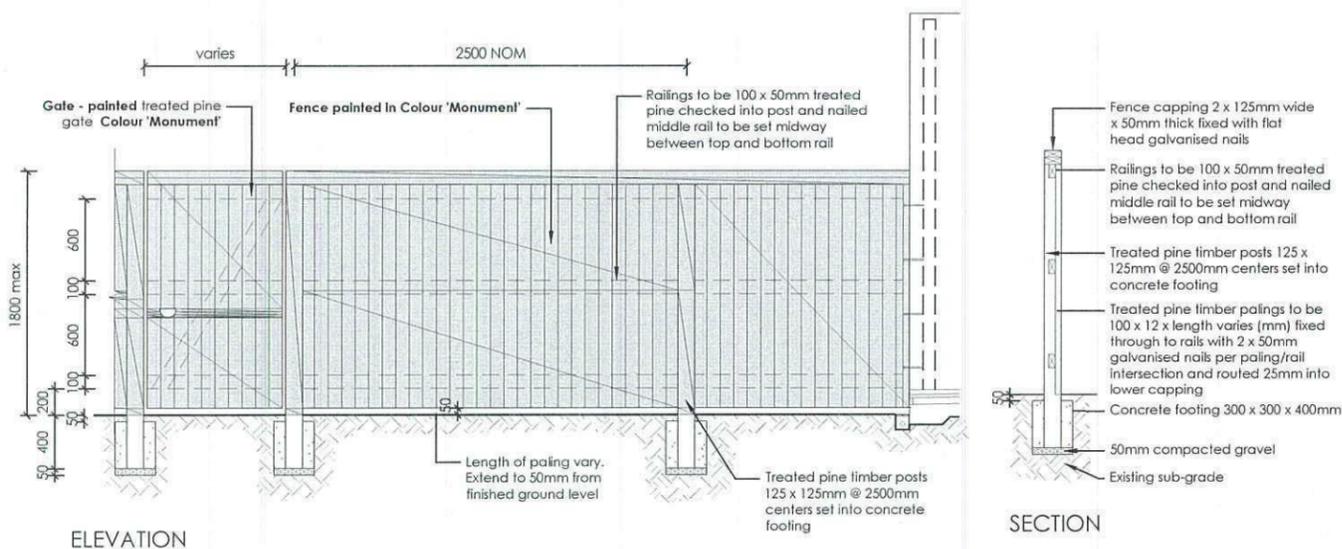


SIDE GATE

LOT BOUNDARY

SECTION

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



ELEVATION

SECTION

**8 FENCE TYPE 4b - Rear Boundary**  
1:50 All Laneways (except Barlett Lane)  
Typical detail

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	SUBMITTED TO CLIENT FOR COMMENT	BT	RS	20-03-13
B	REMOVE FOOTPATH FROM BIN STORAGE AREA TO SIDE DOOR OF GARAGE	BT	RS	02-04-13
C	COLOUR PLAN - ISSUE FOR REVIEW	BT	RS	03-04-13
D	AMEND COLOUR PLAN TO BUILDER COMMENT	BT	RS	04-04-13
E	AMEND COLOUR PLAN TO BUILDER COMMENT UPDATE LEVELS	BT	RS	30-04-13



PO Box 3136, Carlingford NSW 2118  
Ph: (02) 9671 7701 Fax: (02) 9673 2563  
Email: info@ecodesign.com.au  
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7. All work to be performed by a suitably qualified tradesperson
8. For application purposes only - NOT FOR CONSTRUCTION

PROJECT	LOT 1208 SYDNEY SMITH DRIVE, PENRITH
CLIENT	FIRSTYLE HOMES

PROJECT	NEW RESIDENCE
PROJECT	LANDSCAPE PLAN
SCALE	1:100 @ A3
DATE	DA
PROJECT	L-04
DATE	BT
DATE	RS
DATE	30-04-13
DATE	F



**PLANT SCHEDULE** Prepared by **ecodesign Pty Ltd**

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aw	Agapanthus 'White'	White Agapanthus	11	150mm	0.5m
Cfr	Cordyline fruticosa 'Rubra'	Red Cordyline	4	150mm	0.5m-1m
Gar	Gardenia augusta 'Radicans'	Rock Gardenia	5	25L	10m
Lcb	Loropetalum chinense var. rubrum 'Burgundy'	Pink Fringe Flower	10	300mm	1-1.5m
Li	Lomandra longifolia 'Katrinus Deluxe'	Mat Rush	11	200mm	0.75m
Lmj	Liriope muscari 'Joy Mist'	Liriope (Deep purple flowering)	28	150mm	0.4m
Mlg	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	1	25L	1.8m
Vh	Viola hederacea	Native Violet	18	200mm	0.1m

**CANNONBALL LANE - Supply + installation by BUILDER**

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Lix	Lagerstroemia 'Sioux'	Crepe Myrtle	1	75L	8m
Li	Lomandra longifolia 'Katrinus Deluxe'	Mat Rush	25	200mm	0.75m

**CANNONBALL LANE CROSS-OVER - Supply + construction by BUILDER**

**MATERIAL SCHEDULE**

**HEADER COURSE**

	Area m <sup>2</sup> LANDCOM*	Area m <sup>2</sup> BUILDER**
Concrete pavers 'Adbri Quartzstone', 300x300x50mm in 'Cradle' colour, laid in stackbond pattern	2.05	4.03

**IN-FILL PAVEMENT**

	Area m <sup>2</sup> LANDCOM*	Area m <sup>2</sup> BUILDER**
Concrete pavers 'Adbri Havenbrick', 200x100x50mm in 'Brushwood' colour, laid in herringbone pattern	4.26	1.50

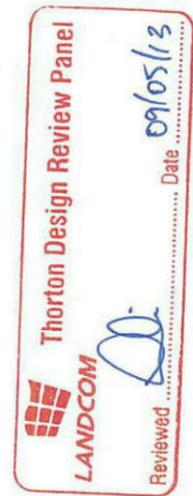
**Total area 6.31 5.53**

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

**LOT PLANTING SUMMARY**

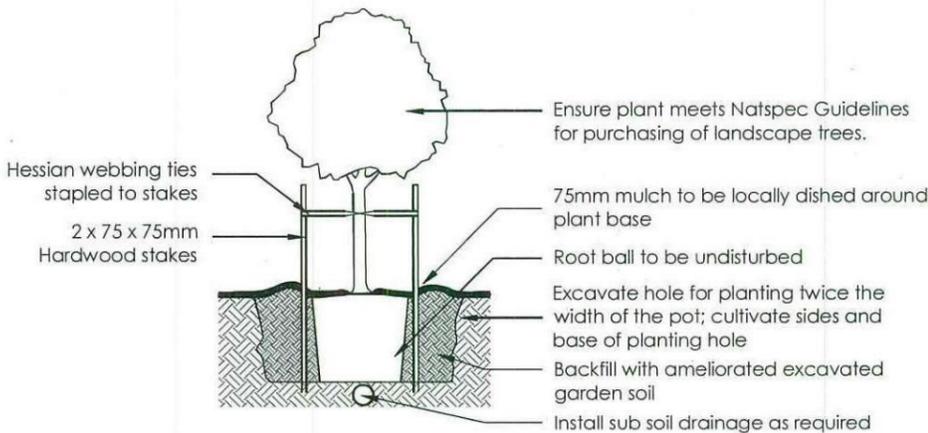
Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
88	10	11	67	1

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

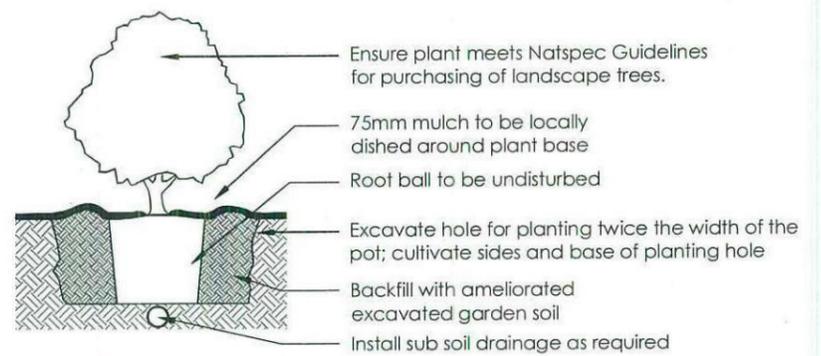


**LEGEND**

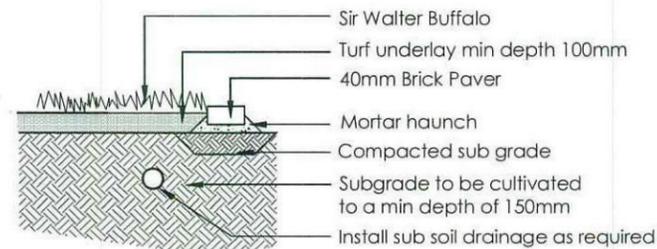
- Proposed trees - refer to plant schedule
- Proposed shrubs - refer to plant schedule
- Proposed groundcovers and grasses - refer to plant schedule
- Proposed accents & grasses - refer to plant schedule
- Existing levels
- Proposed levels
- Proposed Top Of Wall levels
- Boundary
- Fence
- Garden edging
- Timber retaining walls
- Masonry retaining walls
- Existing contours
- To be removed / demolished
- Existing tree to be retained
- Existing tree to be removed



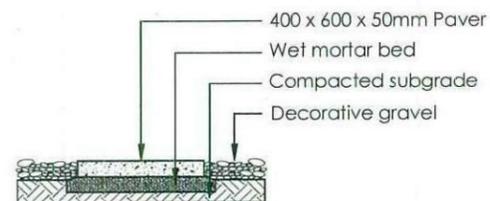
**1 Tree Planting Detail**  
NTS 25L - 100L Pot Size



**2 Planting Detail**  
NTS 150mm, 200mm Pot Size

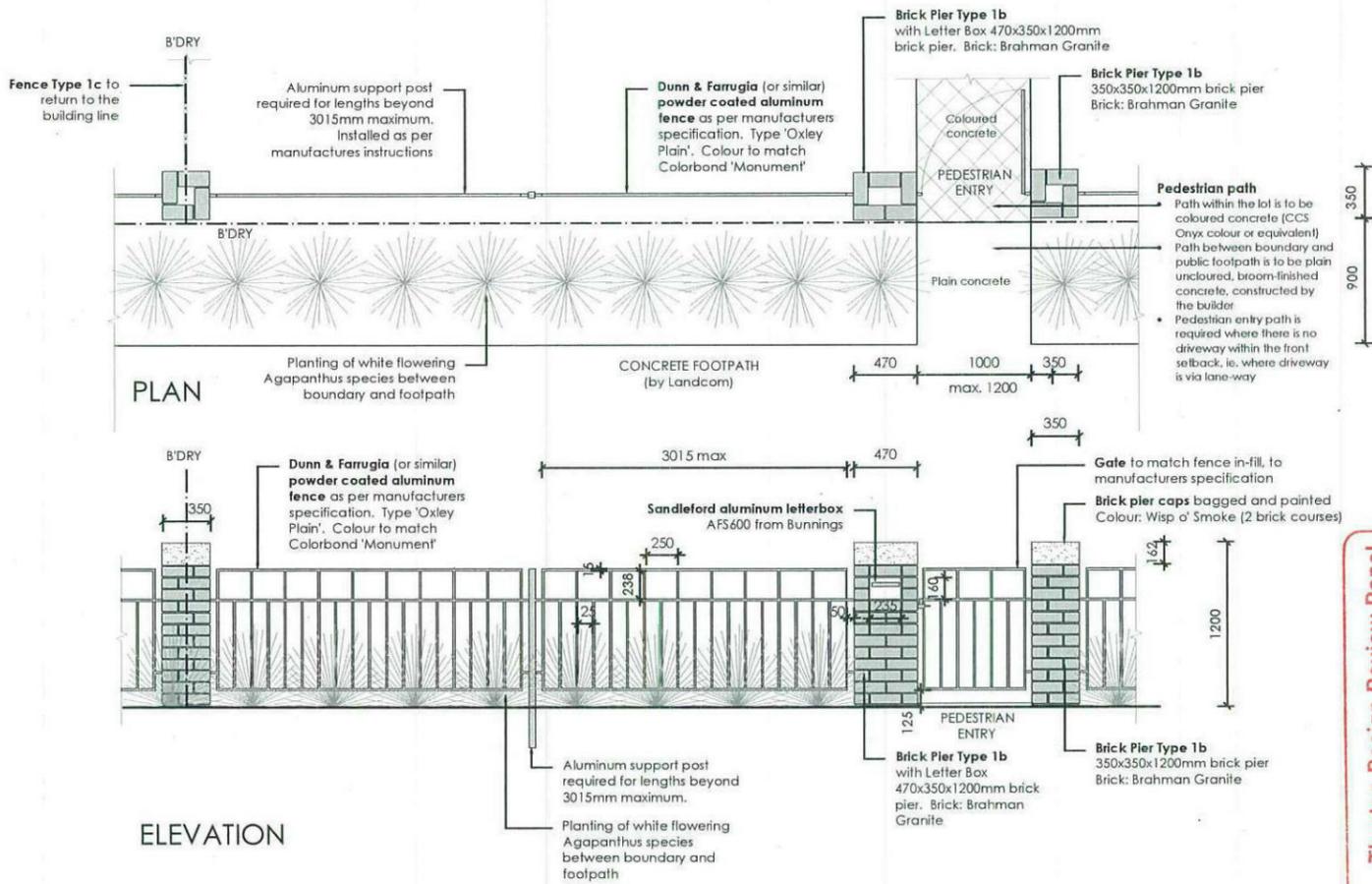


**3 Turf Detail**  
NTS Brick Paver Edge



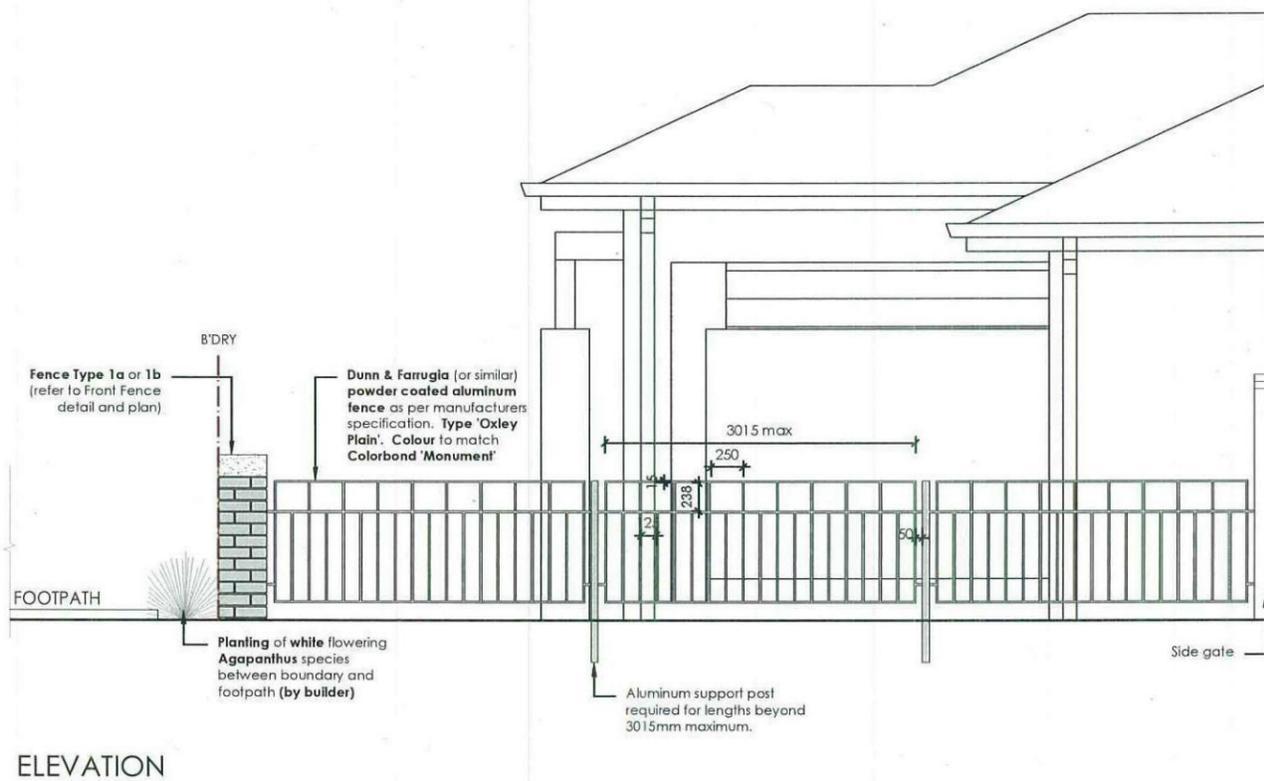
**4 Stepping stones in gravel**  
NTS Low traffic zone

<b>REVISION</b> A SUBMITTED TO CLIENT FOR COMMENT B REMOVE FOOTPATH FROM BIN STORAGE AREA TO SIDE DOOR OF GARAGE C COLOUR PLAN - ISSUE FOR REVIEW D AMEND COLOUR PLAN TO BUILDER COMMENT E AMEND COLOUR PLAN TO BUILDER COMMENT F UPDATE LEVELS	<b>DRAWN</b> BT BT BT BT BT	<b>CHECK</b> RS RS RS RS RS	<b>DATE</b> 20-03-13 02-04-13 03-04-13 04-04-13 04-04-13 30-04-13	<b>ecodesign</b> outdoor living environments PO Box 2136, Carrington, NSW 2118 Ph: (02) 981 7701 Fax: (02) 9878 2563 Email: info@ecodesign.com.au Web: www.ecodesign.com.au member of the Australia Institute of Landscape Design and Managers	<b>PROJECT</b> LOT 1208 SYDNEY SMITH DRIVE, PENRITH NEW RESIDENCE LANDSCAPE PLAN	<b>SCALE</b> 1:100 @ A3 <b>DATE</b> DA <b>PROJECT</b> L-02	
<b>CLIENT</b> FIRSTYLE HOMES				<b>DATE</b> 30-04-13 <b>REVISION</b> F			



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

Thorton Design Review Panel  
 LANDCOM  
 Reviewed: 09/05/13 Date

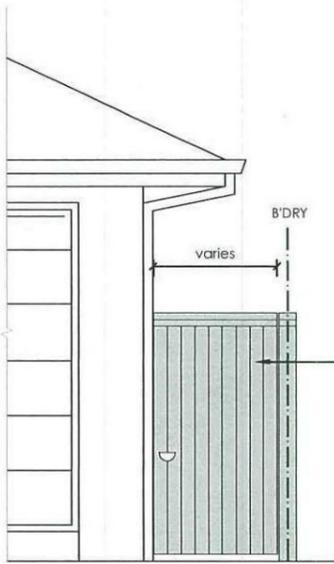


6 FENCE TYPE 1c - Side Boundary Front Setback  
1:50 Typical detail

REVISION	DESCRIPTION	DRAWN	CHECK	DATE	PROJECT			PROJECT	
A	SUBMITTED TO CLIENT FOR COMMENT	BT	RS	20-03-13	LOT 1208 SYDNEY SMITH DRIVE, PENRITH			NEW RESIDENCE	
B	REMOVE FOOTPATH FROM BIN STORAGE AREA TO SIDE DOOR OF GARAGE	BT	RS	02-04-13				LANDSCAPE PLAN	
C	COLOUR PLAN - ISSUE FOR REVIEW	BT	RS	03-04-13				1:100 @ A3 DA L-03	
D	AMEND COLOUR PLAN TO BUILDER COMMENT	BT	RS	04-04-13				BT RS 30-04-13 F	
E	AMEND COLOUR PLAN TO BUILDER COMMENT	BT	RS	04-04-13					
F	UPDATE LEVELS	BT	RS	30-04-13					

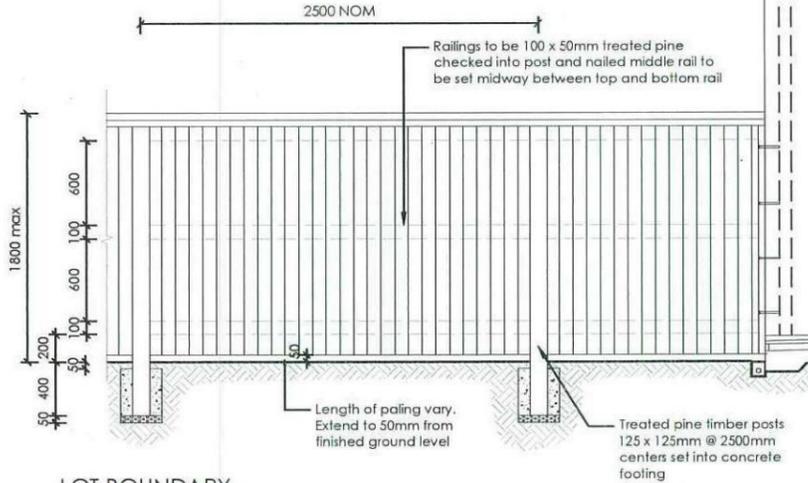
<b>ecodesign</b> outdoor living environments		PO Box 3136, Carlingford, NSW 2118 Ph: (02) 9871 2701 Fax: (02) 9873 2563 Email: info@ecodesign.com.au Web: www.ecodesign.com.au <small>Member of the Architecture Institute of Australia (AIA) Design and M Services</small>		CLIENT <b>FIRSTYLE HOMES</b>	
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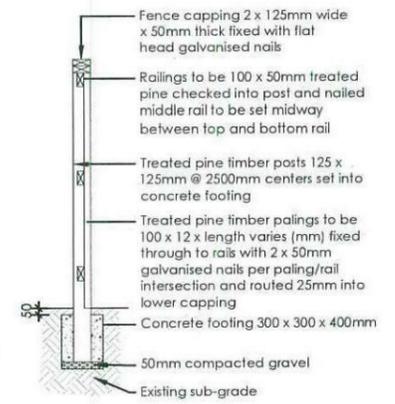
**Gate - painted treated pine gate Colour Monument**

**Note**  
All gates and boundary side fencing that can be seen from the street must be painted in Colour Monument. Where fence is only between the lots and not seen from the street, it can be left natural.

SIDE GATE



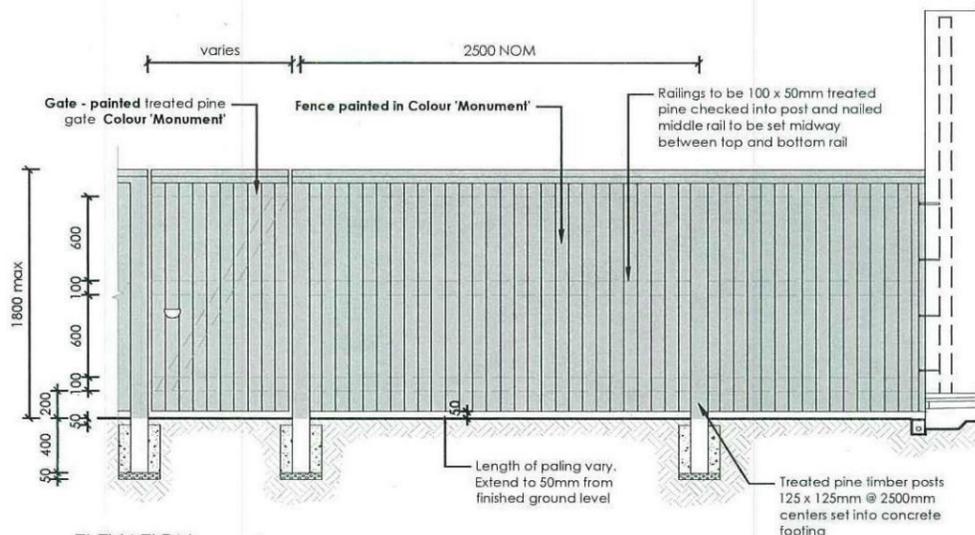
LOT BOUNDARY



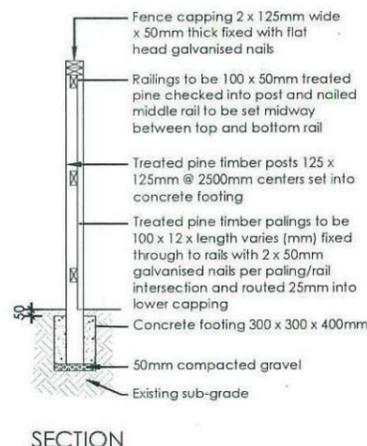
SECTION

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

**Thorton Design Review Panel**  
 LANDCOM  
 Reviewer:   
 Date: 09/05/17



ELEVATION



SECTION

**8 FENCE TYPE 4b - Rear Boundary**  
1:50 All Laneways (except Barlett Lane)  
Typical detail

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	SUBMITTED TO CLIENT FOR COMMENT	BT	RS	20-03-13
B	REMOVE FOOTPATH FROM BIN STORAGE AREA TO SIDE DOOR OF GARAGE	BT	RS	02-04-13
C	COLOUR PLAN - ISSUE FOR REVIEW	BT	RS	03-04-13
D	AMEND COLOUR PLAN TO BUILDER COMMENT	BT	RS	04-04-13
E	AMEND COLOUR PLAN TO BUILDER COMMENT UPDATE LEVELS	BT	RS	30-04-13

**ecodesign**  
outdoor living environments

PO Box 3134, Caringbah, NSW 2118  
Ph: (02) 9871 7701 Fax: (02) 9873 2583  
Email: info@ecodesign.com.au  
Web: www.ecodesign.com.au  
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PROJECT		NEW RESIDENCE	
ADDRESS		LOT 1208 SYDNEY SMITH DRIVE, PENRITH	
CLIENT		FIRSTYLE HOMES	

PROJECT		NEW RESIDENCE	
DRAWING		LANDSCAPE PLAN	
SCALE	DATE	REV	DATE
1:100 @ A3	DA	L-04	
BT	RS	30-04-13	F

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**DEVELOPMENT CALCULATIONS**

LOT: 1208 NO: 00 OF SITE AREA: 290.0m<sup>2</sup>

Itemised Floor Areas (Unit 1):	Totals:
living ground floor:	96.72m <sup>2</sup>
first floor: (excl. void 75.79m <sup>2</sup> )	80.94m <sup>2</sup>
garage: (excess 6.57m <sup>2</sup> )	35.88m <sup>2</sup>
alfresco:	9.27m <sup>2</sup>
porch:	6.64m <sup>2</sup>
balcony:	6.64m <sup>2</sup>
<b>total floor area:</b>	<b>236.09m<sup>2</sup></b>

**FLOOR SPACE RATIO CALCULATION:**

gross floor areas:	Totals:
living ground floor: (internal area)	85.94m <sup>2</sup>
first floor excl. void: (internal area)	71.84m <sup>2</sup>
<b>total gross floor area:</b>	<b>157.78m<sup>2</sup></b>
<b>total floor space ratio:</b>	<b>0.54:1</b>

**SITE AREA COVERAGE/LANDSCAPE:**

house ground floor:	96.72m <sup>2</sup>
garage:	35.88m <sup>2</sup>
porch/alfresco:	15.91m <sup>2</sup>
driveway/paved area:	16.86m <sup>2</sup>
<b>site coverage Area:</b>	<b>148.51m<sup>2</sup></b>
landscape area:	141.49m <sup>2</sup> (48.7%)
pervious areas (soft)	122.05m <sup>2</sup> (42.0%)
impervious areas (hard)	165.37m <sup>2</sup> (57%)
front yard landscape area	27.37m <sup>2</sup> (93.4%)
front yard hard paved area	1.92m <sup>2</sup> (6.5%)
private open space o/a:	83.85m <sup>2</sup>
principal private open space:	24.0m <sup>2</sup>
<b>total car space incl. carstand:</b>	<b>2 carspace</b>

**COUNCIL ZONE: R1**

PROMOTION:  
**LIVING/STYLE COLLECTION**

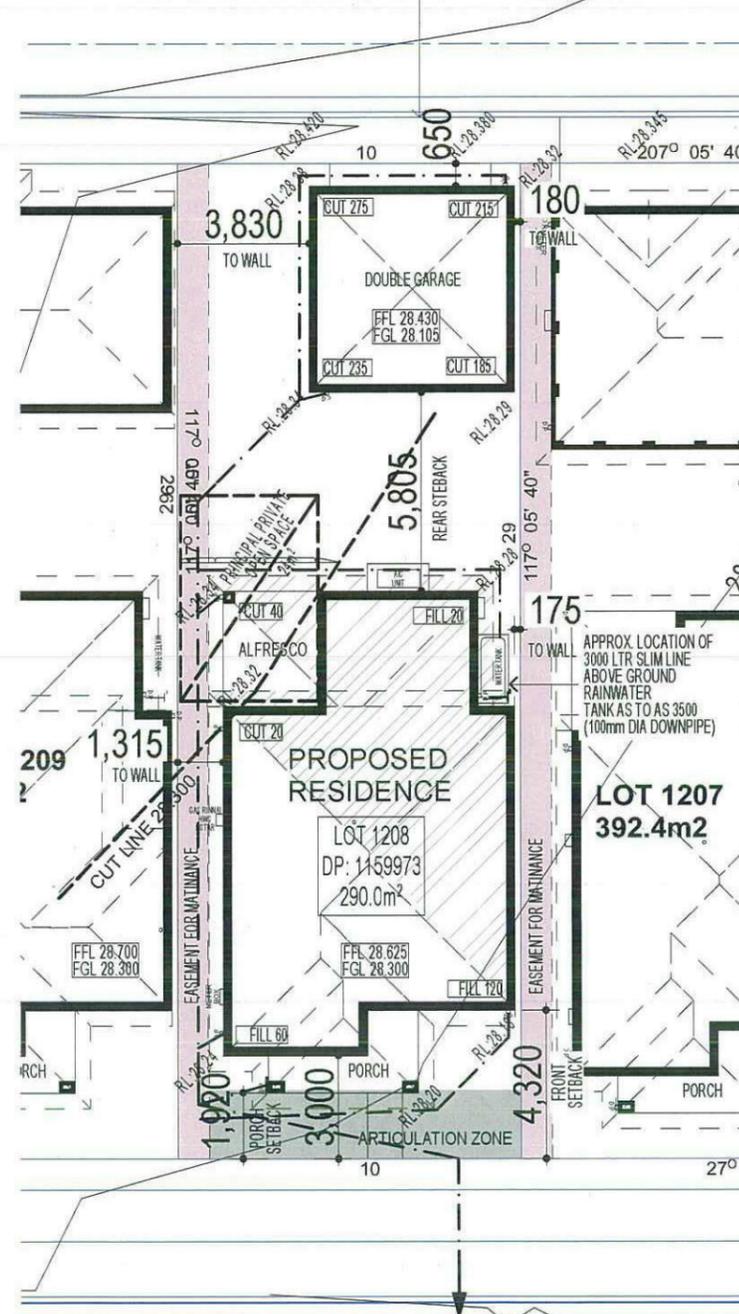
CLIENT:  
**FIRSTYLE HOMES**

LOCATION:  
 LOT 1208  
 SYDNEY SMITH DRIVE  
 PENRITH, 2750

DP Lot 1208 in unregistered plan of subdivision by Craig & Rhodes Ref 72-10-1.2 being part of lot 11 DP 1156973		council:	PENRITH
model:	CHESTER 25	date:	30/04/2013
drawn:	N.K	checked:	0.0
scale:	1:200	quotation assessment:	DA 1
1 of 09		<b>497A-13</b>	

**NOTE:**  
 FINAL GARAGE LEVELS SUBJECT TO FINAL KERB LEVELS.

**CANNONBALL LANE**



**SYDNEY SMITH DRIVE**



**BASIX House**

= 66.13m<sup>2</sup> of roof area to discharge to water tank.  
 = 103.5m<sup>2</sup> stormwater and overflow to discharge to existing street channel.  
 o/a = 169.63m<sup>2</sup> of roof area.

**LEGEND:**

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

**EARTHWORKS**

HOUSE:	FFL: R.L. 28.625
(LIVING)	FGL: R.L. 28.300
GARAGE:	FFL: R.L. 28.430
	FGL: R.L. 28.105

**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 90mm DIA. (Min) at 1 deg. Grade (Min)
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

**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, 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

**NOTE:**  
 ACOUSTIC SEALS REQUIRED ON ALL BEDROOM WINDOWS AND DOORS FACING SYDNEY SMITH DRIVE. IN ACCORDANCE WITH ACOUSTIC LOGIC'S ACOUSTIC REPORT. REF No. 20120708.1/1508A/RO/HP

**SITE PLAN & STORMWATER CONCEPT PLAN**

**NBN PACK**



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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:  
**FIRSTSTYLE HOMES**

LOCATION:  
 LOT 1208  
 SYDNEY SMITH DRIVE  
 PENRITH, 2750

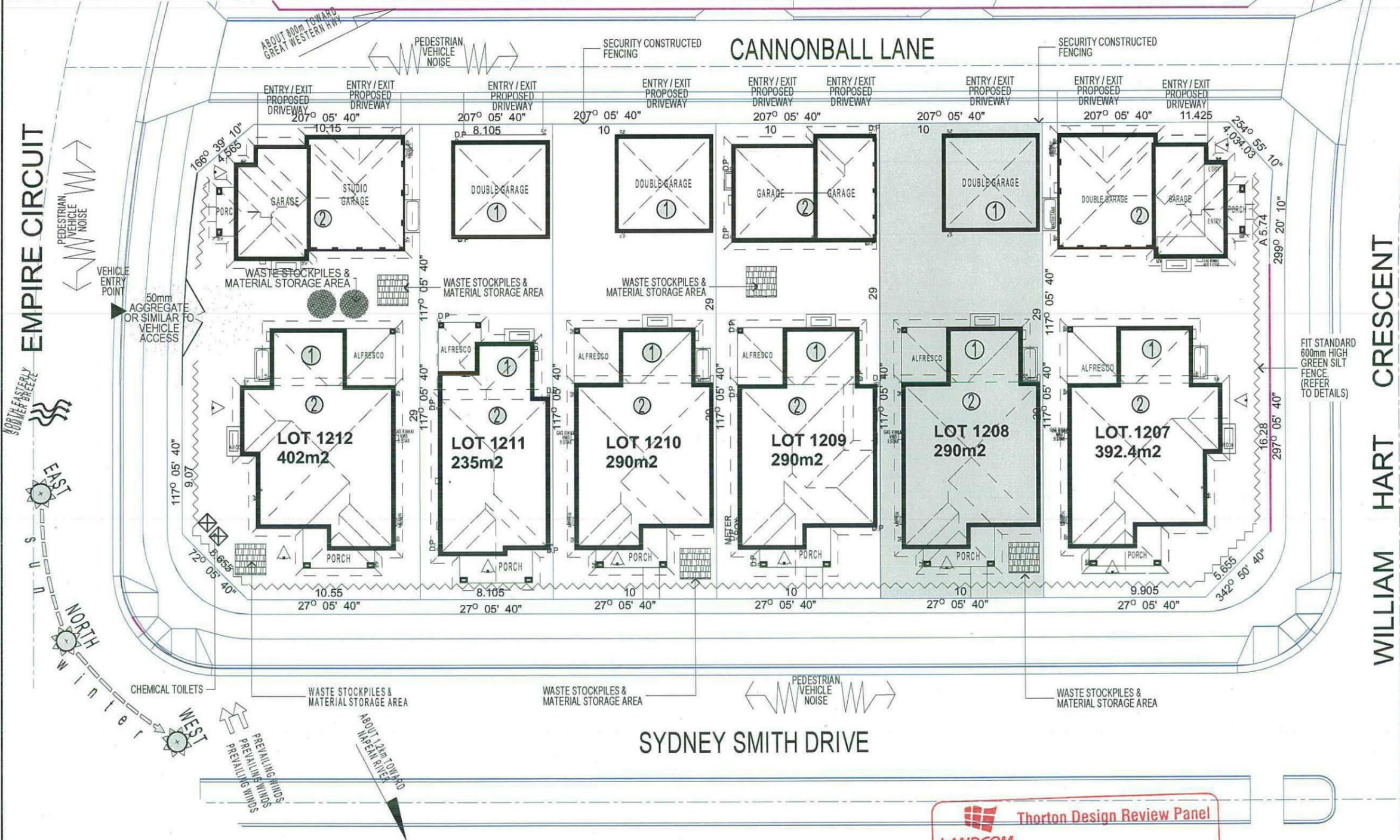
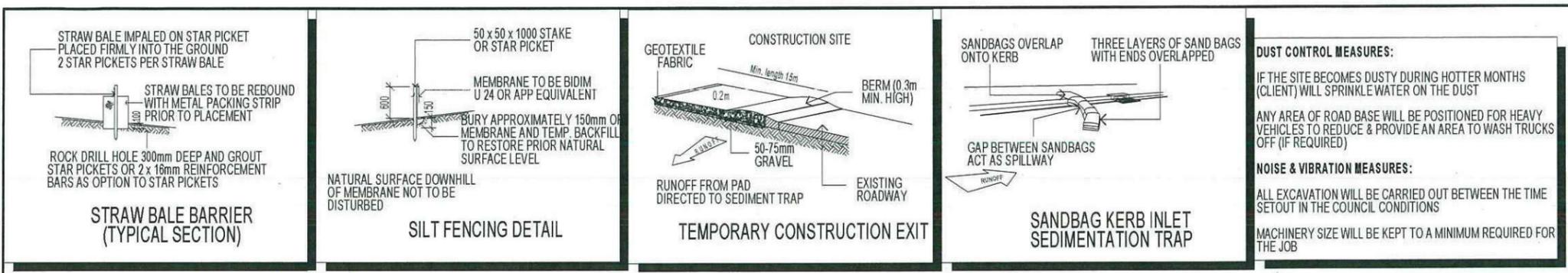
DP: Lot 1208 in unregistered plan of subdivision by Craig & Rhodes Ref 72-10-1.2 being part of lot 11 DP 1155973 council: PENRITH

model: CHESTER 25 facade: AUGUSTINE date: 30/04/2013 quality on assessment: DA 1

Sheet: 2 of 09 drawn: N.K. checked: O.O. scale: 1:250

**497A-13**

CLIENT'S SIGNATURE DATE GP 00



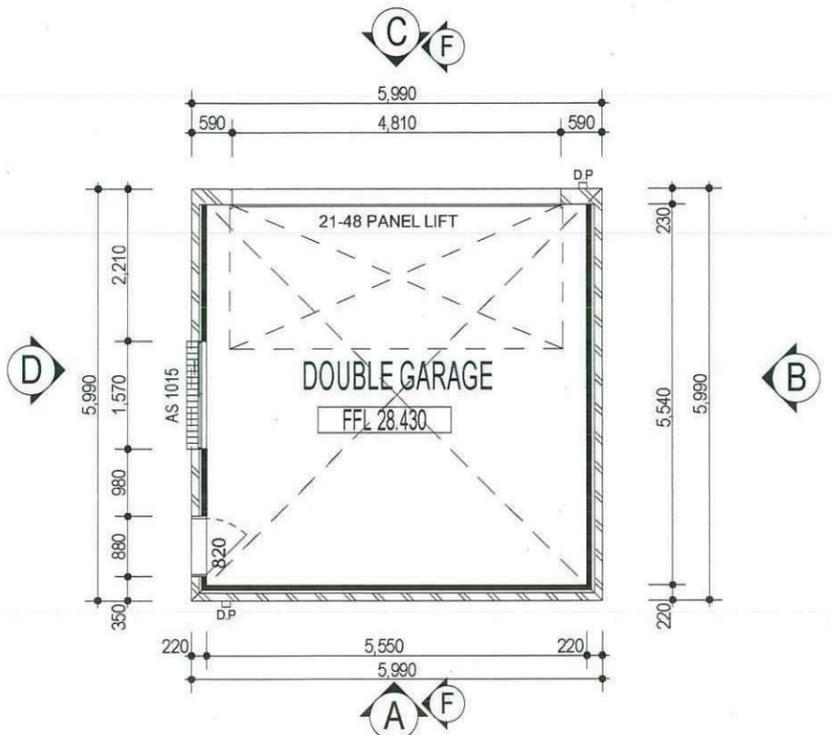
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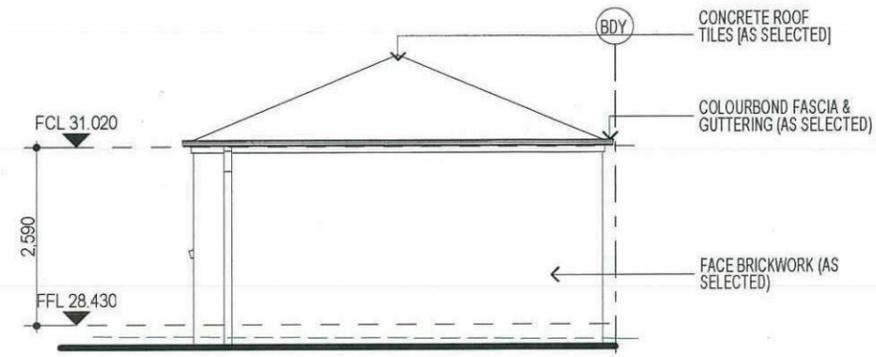
**Thorton Design Review Panel**  
**LANDCOM**  
 Reviewed Date 09/05/13

**SITE ANALYSIS & WASTE MANAGEMENT PLAN**

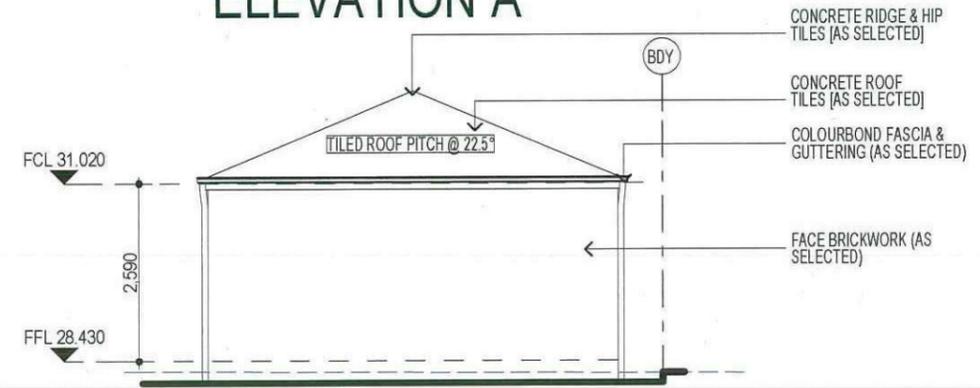
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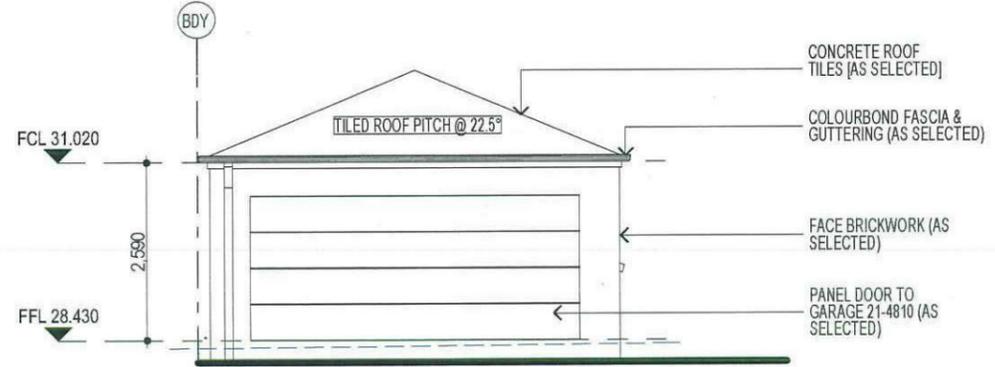
**FLOOR PLAN**



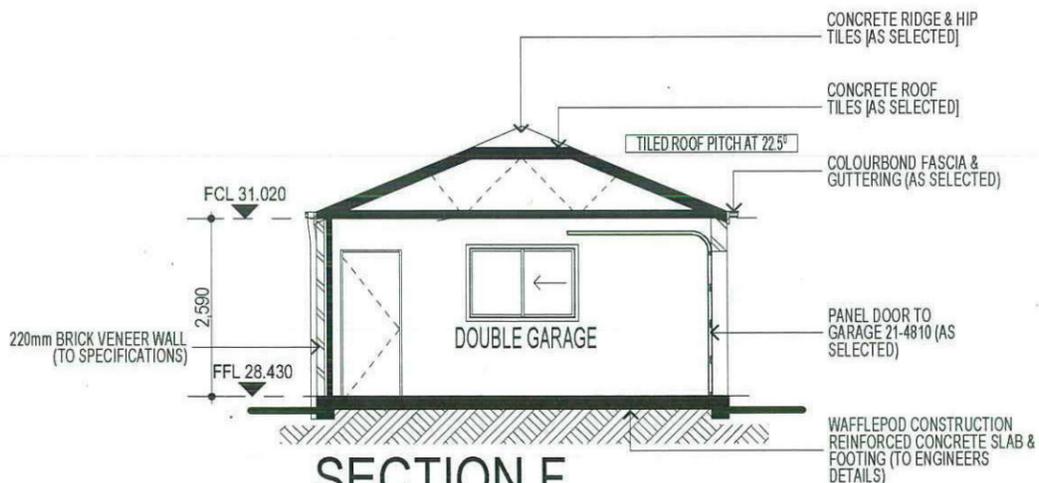
**ELEVATION A**



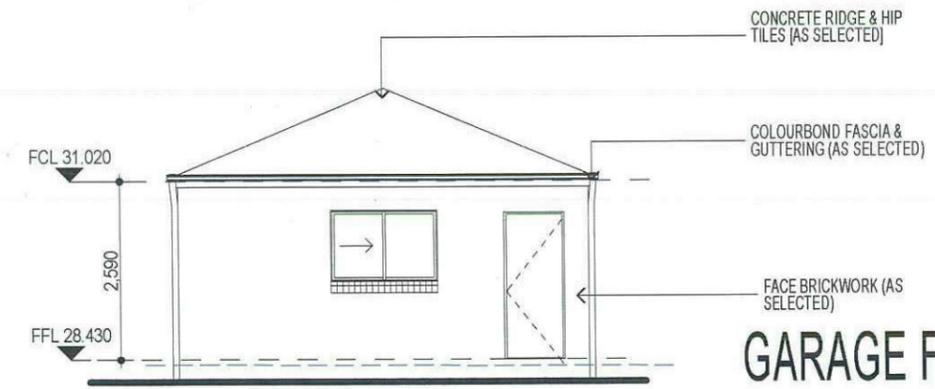
**ELEVATION B**



**ELEVATION C**



**SECTION F**



**ELEVATION D**

**GARAGE FLOOR PLAN ELEVATIONS /SECTION**

**LANDCOM** Thorton Design Review Panel  
 Reviewed [Signature] Date 09/05/13

**NOTE:**  
 PROVIDE GRANITGARD TERMITE TREATMENT

**NOTE:**  
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**NBN PACK**

PROMOTION: <b>LIVING/STYLE COLLECTION</b>	
CLIENT: <b>FIRSTSTYLE HOMES</b>	
LOCATION: LOT 1208 SYDNEY SMITH DRIVE PENRITH, 2750	
DP Lot 1208 in unregistered plan of subdivision by Craig & Rhodes Ref 72-10-1.2 being part of lot 111721159073	council: PENRITH
model: CHESTER 25	facade: AUGUSTINE
date: 30/04/2013	quotation assessment: DA 1
Sheet: 4 of 09	scale: 0.0
<b>497A-13</b>	
CLIENT'S SIGNATURE	DATE

**KEY**

-  FACE BRICK (AS SELECTED)
-  MOROKA TEXTURE FINISH TO BRICKWORK (AS SELECTED)
-  WEATHEREX CLADDING PAINTED FINISH (AS SELECTED)

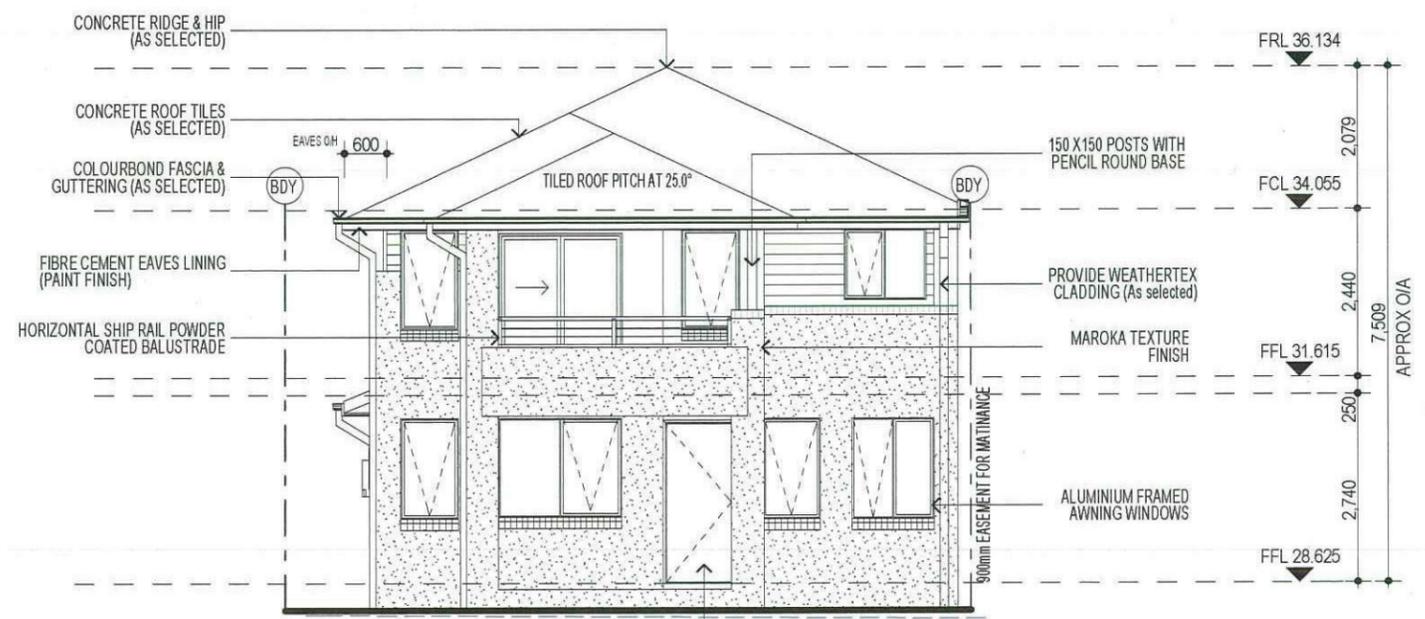


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 PO BOX 171, HOXTON PARK 2171  
 ADMIN: (02) 9601 3111  
 FAX: (02) 9601 0711  
 EMAIL: design@firststyle.com.au

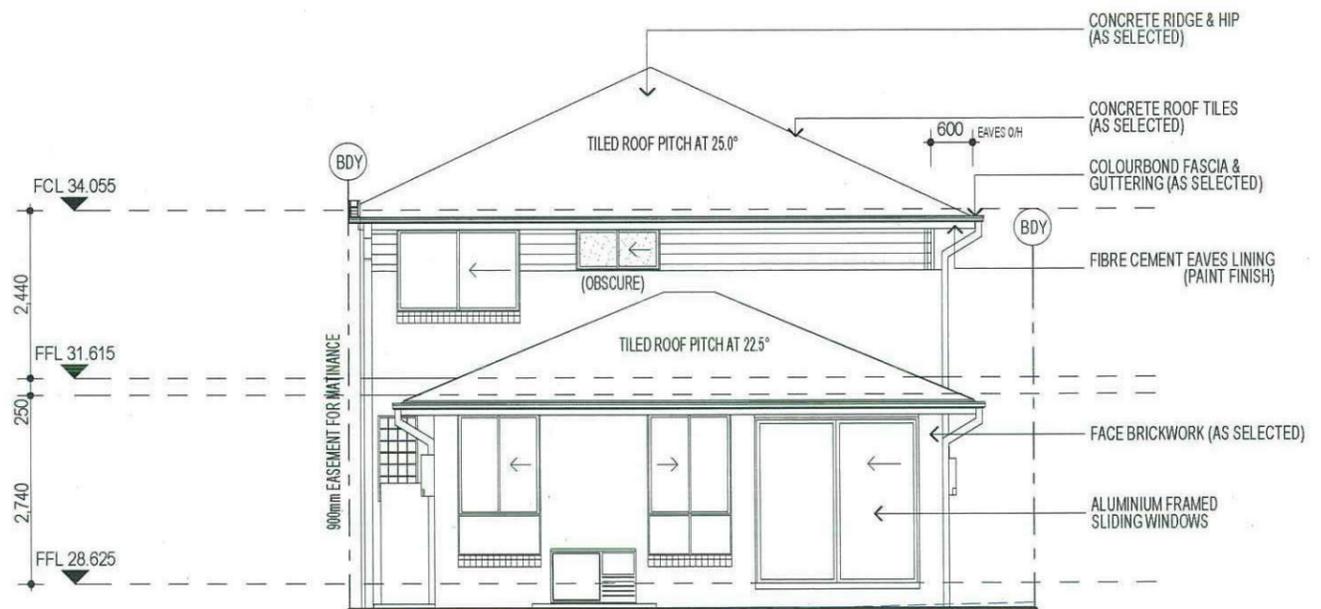
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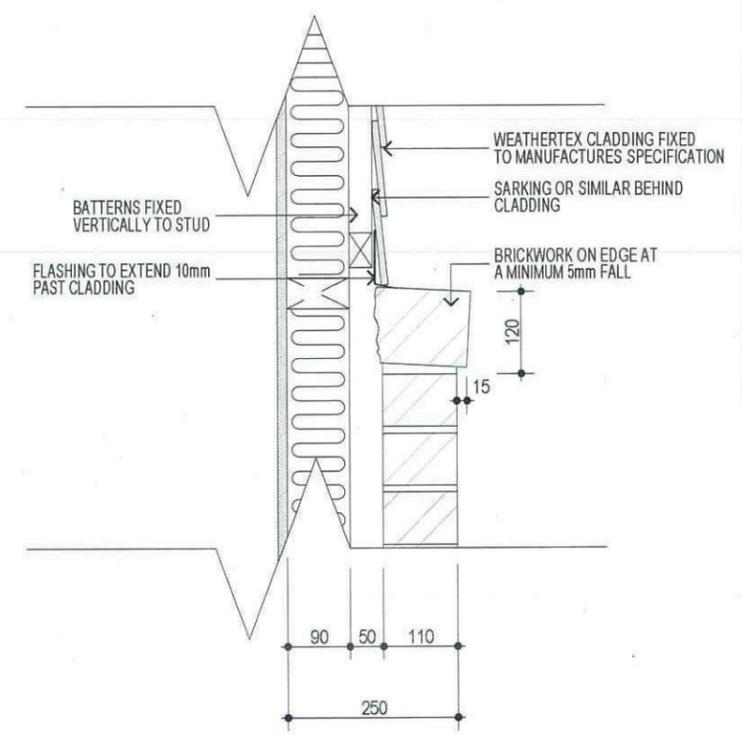
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**ELEVATION A**



**ELEVATION C**



**WEATHEREX BRICK VENEER WALL DETAILS (STANDARD) FOR-GRND FLOOR ONLY.**

SCALE: 1:10

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**3 - PHASE POWER**

**NOTE**  
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 PROVIDE GRANITGARD TERMITE TREATMENT

**NBN PACK**



PROMOTION: <b>LIVING/STYLE COLLECTION</b>			
CLIENT: <b>FIRSTSTYLE HOMES</b>			
LOCATION: LOT 1208 SYDNEY SMITH DRIVE PENRITH, 2750			
DP: Lot 1208 in unregistered plan of subdivision by Craig & Rhodes Ref 72-10-1.2 being part of lot 11/12/1159973	council: PENRITH	date: 30/04/2013	quotation assessment: DA 1
model: CHESTER 25	facade: AUGUSTINE	checked: N.K	scale: 1:100
Sheet: 6 of 09	drawn: N.K	checked: 0.0	<b>497A-13</b>
CLIENT'S SIGNATURE		DATE	

**ELEVATIONS**

**KEY**

-  FACE BRICK (AS SELECTED)
-  MOROKA TEXTURE FINISH TO BRICKWORK (AS SELECTED)
-  WEATHERTEX CLADDING PAINTED FINISH (AS SELECTED)



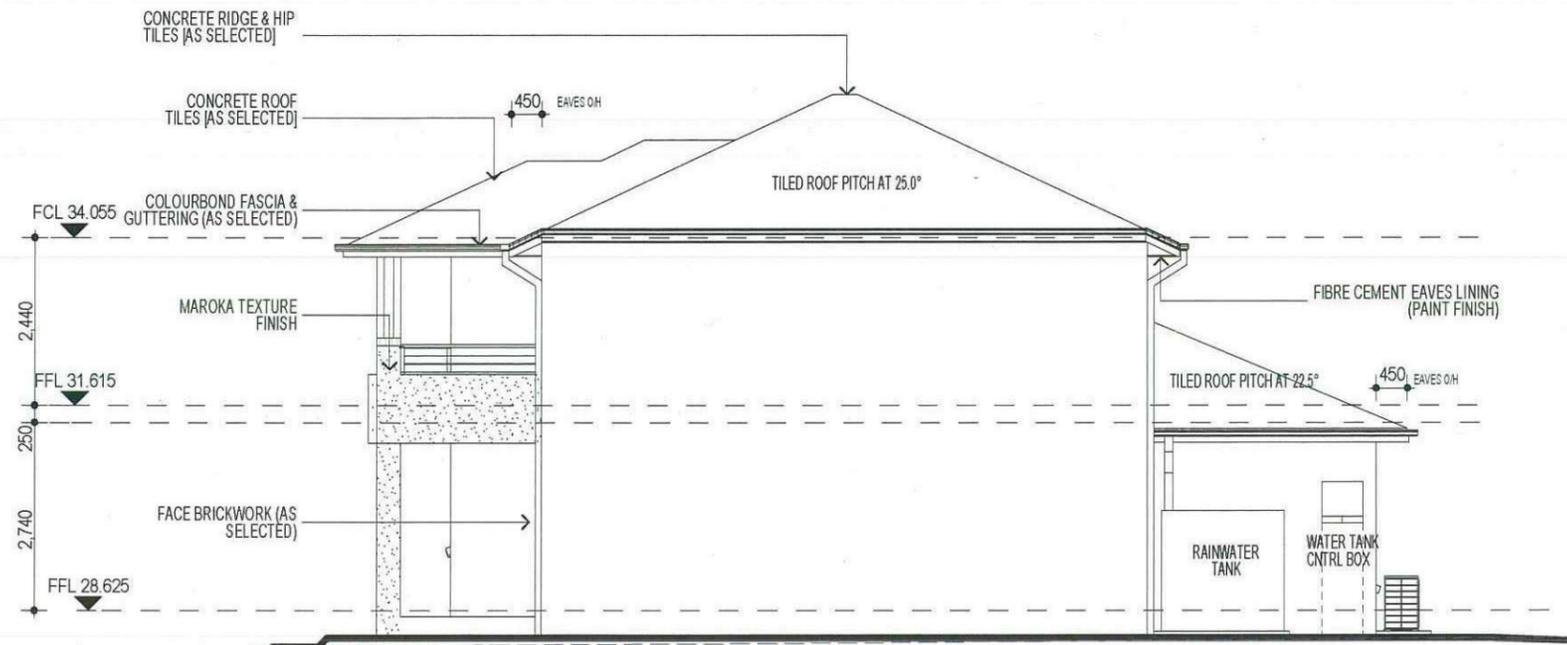
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 Lic No: 113412C  
 A/CN: 087 773 779  
 PO BOX 171, HOXTON PARK 2171

ADMIN: (02) 9601 3111  
 FAX: (02) 9601 0711  
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**ELEVATION B**



**ELEVATION D**

**3 - PHASE POWER**

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

**NOTE:**  
 PROVIDE GRANITGARD  
 TERMITE TREATMENT

**NOTE:**  
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**NOTE:**  
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 FACING SYDNEY SMITH DRIVE. IN  
 ACCORDANCE WITH ACOUSTIC  
 LOGIC'S ACOUSTIC REPORT.  
 REF No.20120708.1/1508A/RO/HP

**NBN PACK**



PROMOTION:  
 LIVING/STYLE COLLECTION

CLIENT:  
 FIRSTSTYLE HOMES

LOCATION:  
 LOT 1208  
 SYDNEY SMITH DRIVE  
 PENRITH, 2750

DP: Lot 1208 in unregistered plan of subdivision by council:  
 Craig & Rhodes Ref 72-10-1.2 being part of lot 11 DP 1158973 PENRITH

model: CHESTER 25 facade: AUGUSTINE date: 30/04/2013 DA 1

Sheet: 7 of 09 drawn: N.K checked: 0.0 scale: 1:100

497A-13

**ELEVATIONS**

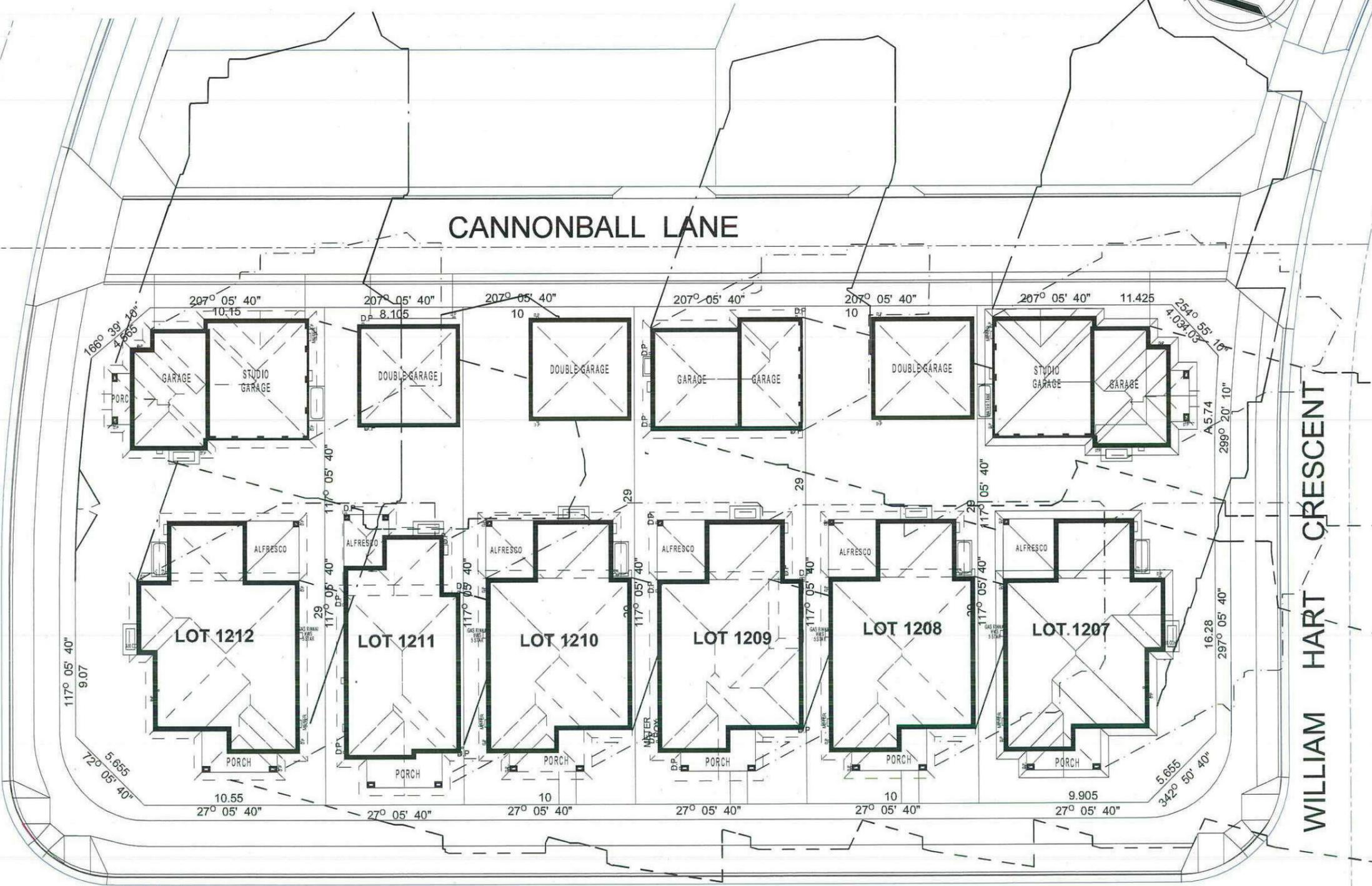
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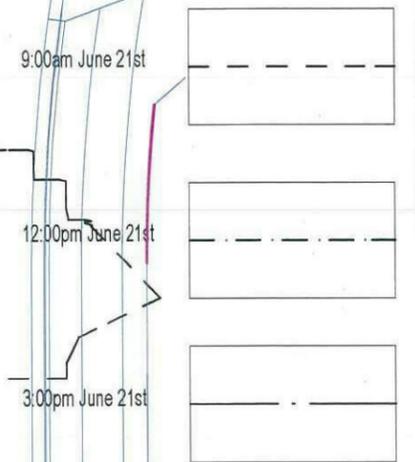


EMPIRE CIRCUIT

WILLIAM HART CRESCENT



**SHADOW DIAGRAM**



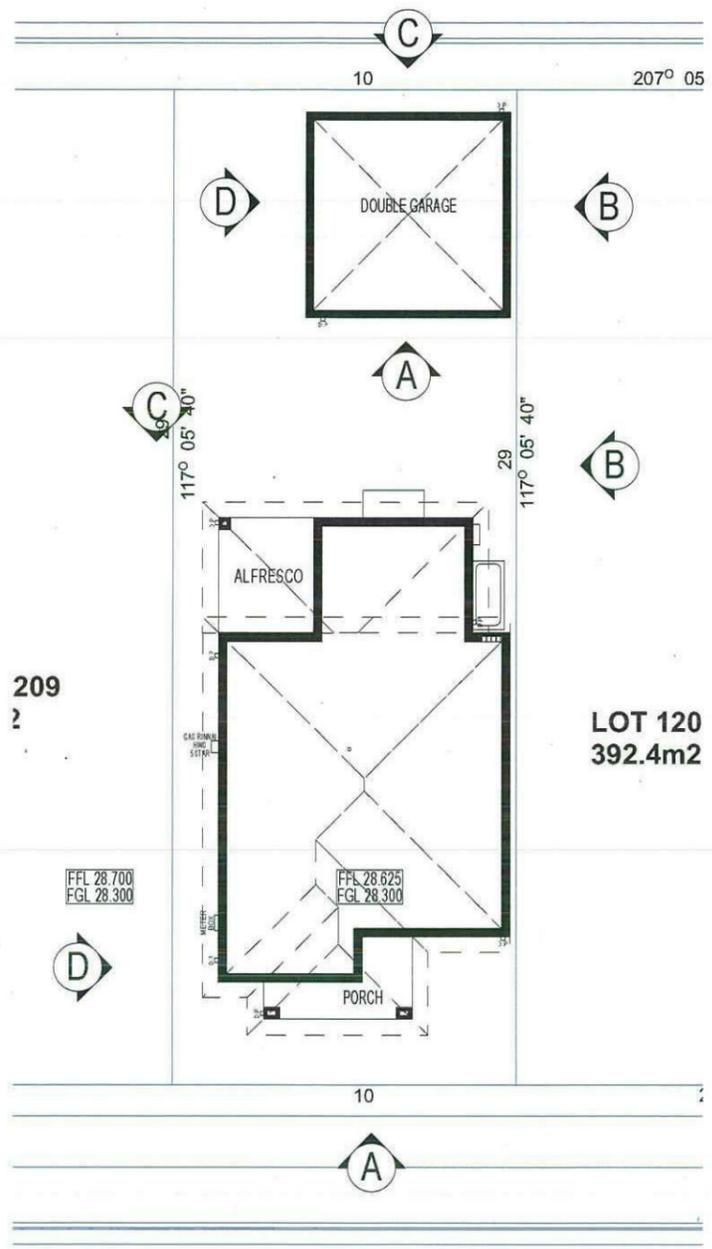
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**Thorton Design Review Panel**  
**LANDCOM**  
 Reviewed: [Signature] Date: 09/05/13

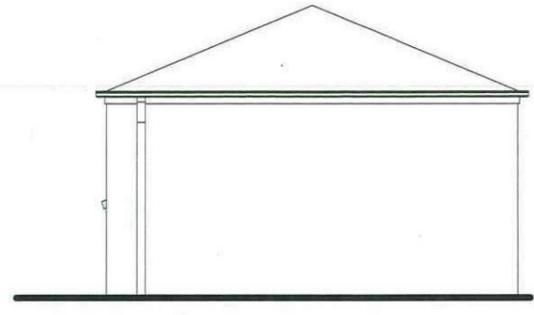
PROMOTION: <b>LIVING/STYLE COLLECTION</b>			
CLIENT: <b>FIRSTSTYLE HOMES</b>			
LOCATION: <b>LOT 1208 SYDNEY SMITH DRIVE PENRITH, 2750</b>			
DP: Lot 1208 in unregistered plan of subdivision by Craig & Rhodes Ref 72-10-1.2 being part of lot 117P1159873	council: <b>PENRITH</b>	date: <b>30/04/2013</b>	quotation assessment: <b>DA 1</b>
model: <b>CHESTER 25</b>	facade: <b>AUGUSTINE</b>	drawn: <b>N.K</b>	checked: <b>0.0</b>
Sheet: <b>9 of 09</b>	scale: <b>1:250</b>	<b>497A-13</b>	
CLIENT'S SIGNATURE		DATE	

**SHADOW DIAGRAM**

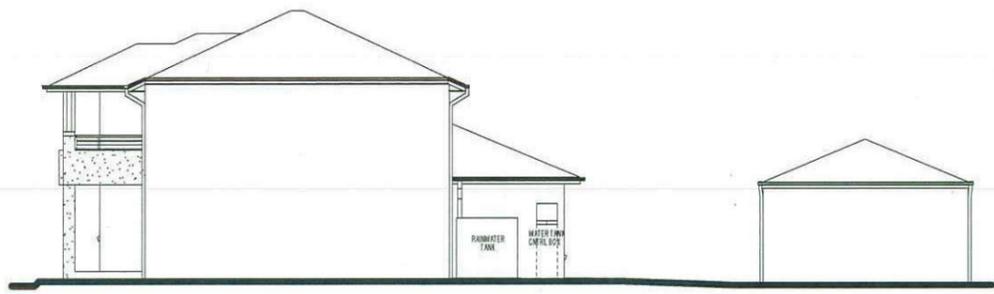
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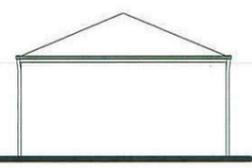
ELEVATION A



GARAGE ELEVATION A



ELEVATION B



GARAGE ELEVATION B



ELEVATION C



GARAGE ELEVATION C



GARAGE ELEVATION D

ELEVATION D

**NOTIFICATION PLAN**

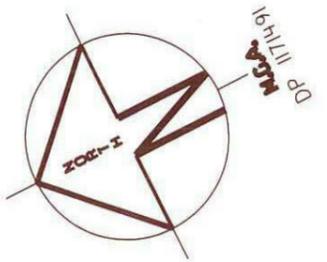
**Thorton Design Review Panel**  
 LANDCOM  
 Reviewed *[Signature]* Date 09/05/13

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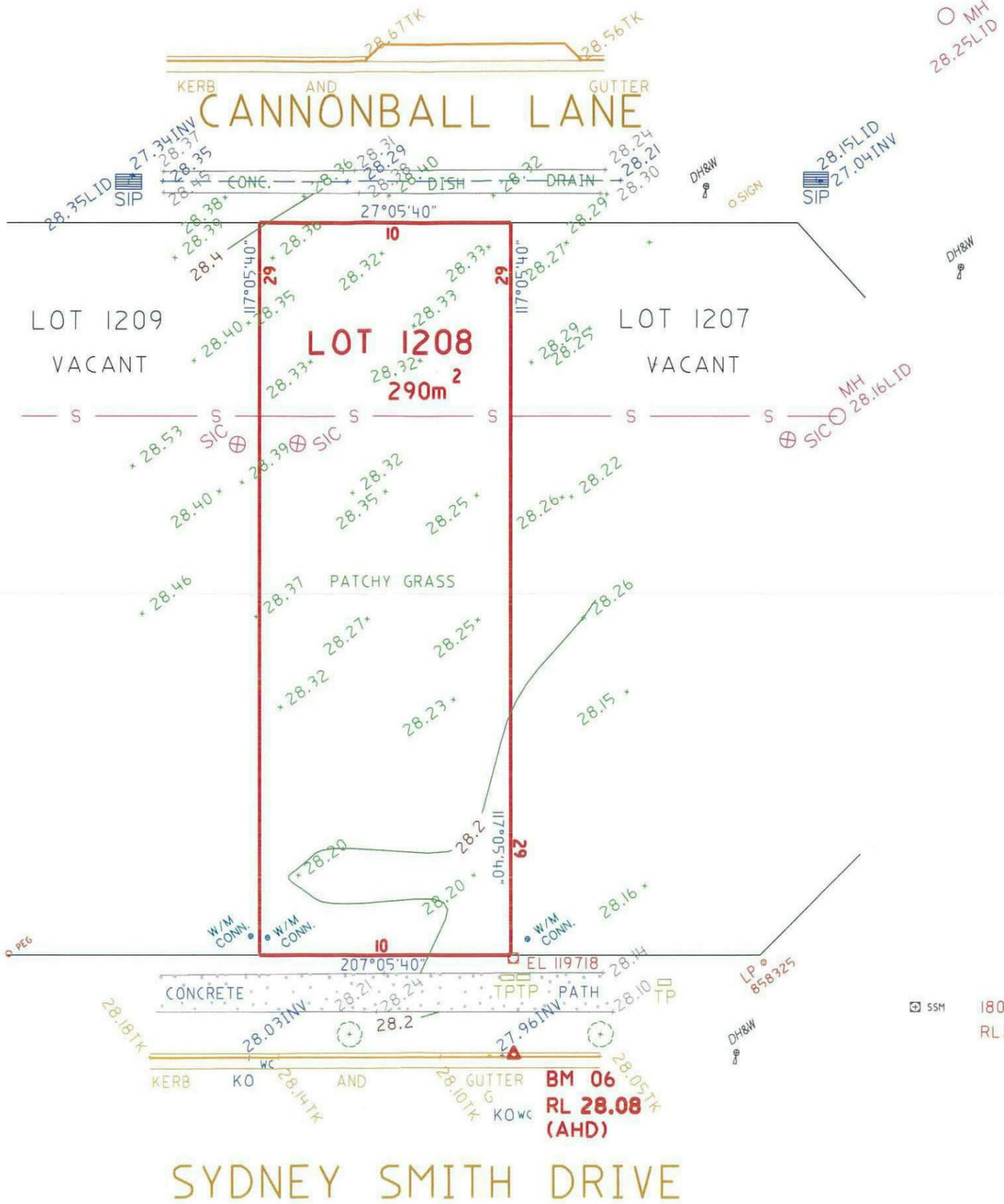
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CLIENT: <b>FIRSTYLE HOMES</b>			
LOCATION: <b>LOT 1208 SYDNEY SMITH DRIVE PENRITH, 2750</b>			
DP: Lot 1208 in unregistered plan of subdivision by Craig & Rhodes Ref 72-10-1.2 being part of lot 11 DP 1159973		council: <b>PENRITH</b>	valuation assessment: <b>DA 1</b>
model: <b>CHESTER 25</b>	facade: <b>AUGUSTINE</b>	date: <b>30/04/2013</b>	
Sheet: <b>A</b>	drawn: <b>N.K</b>	checked: <b>O.O</b>	<b>497A-13</b>
scale: 1:200, 1:100			
CLIENT'S SIGNATURE		DATE	

NORTH



LOCALITY SKETCH

UBD AREA: SYD REVISION: 48  
MAP: 163 REF:  
GPS S  
E



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.



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

NOTE: DIMENSIONS FOR LOT 1208 HAVE BEEN TAKEN FROM A DOCUMENT RECEIVED FROM FIRSTYLE HOMES ON 09/05/13 AND ARE TO BE VERIFIED UPON REGISTRATION OF DEPOSITED PLAN.

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.



<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.</p> <p>C) 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="1"> <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 3/1022563/136374 LOT 1208 DP UNREG'D SECTION DATUM AHD SOURCE SCIMS 09/05/13 ORIGIN OF LEVELS PM 40B64 REDUCED LEVEL 36.47 SURVEYED HK DATE 13/05/2013 DRAWN SK/BK DATE 16/05/2013 SCALE 1: 200 A3 SHEET</p>		<p><b>CLIENT: FIRSTYLE HOMES</b> REF: 497A ADDRESS: SYDNEY SMITH DRIVE SUBURB PENRITH</p>	
GP	GULLY PIT	-E-	OVERHEAD ELEC LINE																																																				
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		<p>REVISION</p>		<p>DATE</p>		<p>DRAWN</p>																																																	

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**DEVELOPMENT CALCULATIONS**

LOT: 1208 NO: 00 OF SITE AREA: 290.0m<sup>2</sup>

Itemised Floor Areas (Unit 1):	Totals:
living ground floor:	96.72m <sup>2</sup>
first floor: (excl. void 75.79m <sup>2</sup> )	80.94m <sup>2</sup>
garage: (excess 0.00m <sup>2</sup> )	35.88m <sup>2</sup>
alfresco:	9.27m <sup>2</sup>
porch:	6.64m <sup>2</sup>
balcony:	6.64m <sup>2</sup>
<b>total floor area:</b>	<b>236.09m<sup>2</sup></b>

**FLOOR SPACE RATIO CALCULATION:**

gross floor areas:	Totals:
living ground floor: (internal area)	85.94m <sup>2</sup>
first floor excl. void: (internal area)	71.84m <sup>2</sup>
<b>total gross floor area:</b>	<b>157.78m<sup>2</sup></b>
<b>total floor space ratio:</b>	<b>0.54:1</b>

**SITE AREA COVERAGE/LANDSCAPE:**

house ground floor:	96.72m <sup>2</sup>
garage:	35.88m <sup>2</sup>
porch/alfresco:	15.91m <sup>2</sup>
driveway/paved area:	16.86m <sup>2</sup>
<b>site coverage Area:</b>	<b>148.51m<sup>2</sup></b>
landscape area:	141.49m <sup>2</sup> (48.7%)
pervious areas (soft)	122.05m <sup>2</sup> (42.0%)
impervious areas (hard)	165.37m <sup>2</sup> (57%)
front yard landscape area	27.37m <sup>2</sup> (9.4%)
front yard hard paved area	1.92m <sup>2</sup> (6.5%)
private open space o/a:	83.85m <sup>2</sup>
principal private open space:	24.0m <sup>2</sup>
<b>total car space incl. carstand:</b>	<b>2 carspace</b>

COUNCIL ZONE: R1

PROMOTION:  
**LIVING/STYLE COLLECTION**

CLIENT:  
**FIRSTSTYLE HOMES**

LOCATION:  
 LOT 1208  
 SYDNEY SMITH DRIVE  
 PENRITH, 2750

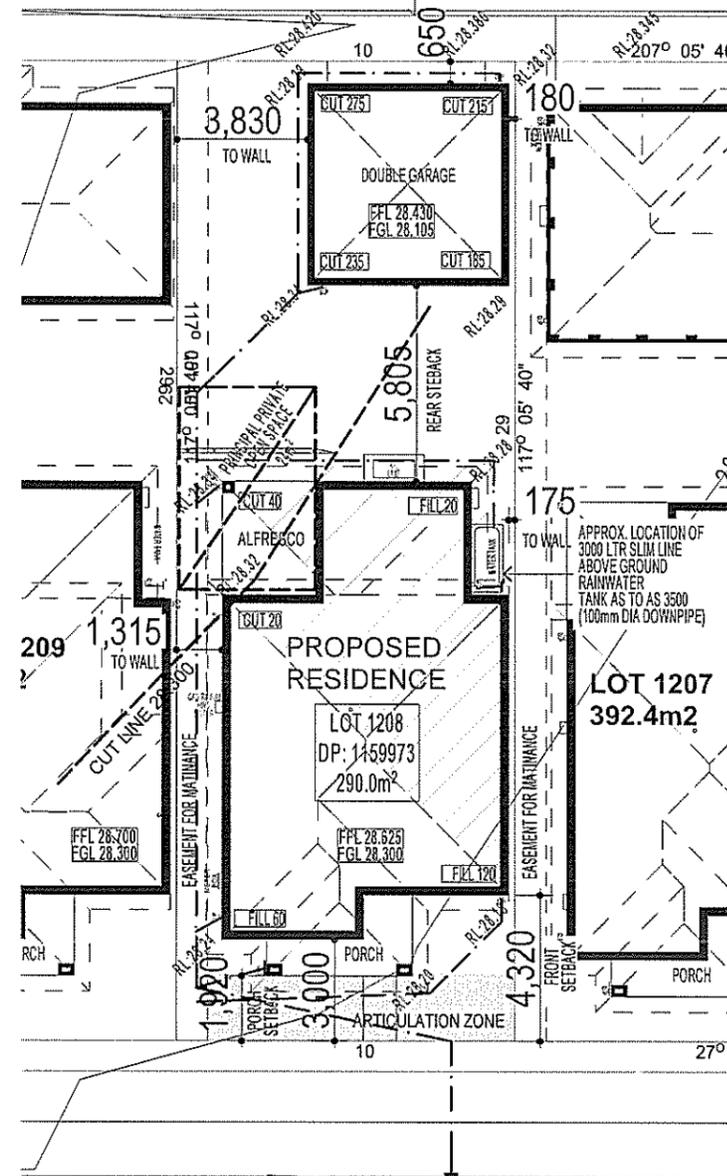
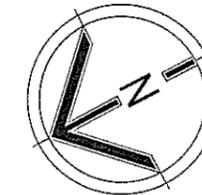
DP: Lot 1208 in Unregistered plan of subdivision by Crao & Rhodes Ref 72-10-12 being part of lot 11 DP 1158973 Council: PENRITH

model:	lifecycle:	date:	scale:
CHESTER 25	AUGUSTINE	16/05/2013	SK 1
Sheet:	drawn:	checked:	scale:
1 of 09	N.K	0.0	1:200

CLIENTS SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ SP. 09.

NOTE:  
 FINAL GARAGE LEVELS SUBJECT TO  
 FINAL KERB LEVELS.

CANNONBALL LANE



SYDNEY SMITH DRIVE

**SITE PLAN & STORMWATER CONCEPT PLAN**

**BASIX House**

= 66.13m<sup>2</sup> of roof area to discharge to water tank.  
 = 103.5m<sup>2</sup> stormwater and overflow to discharge to existing street channel.  
 o/a= 169.63m<sup>2</sup> of roof area.

**LEGEND:**

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

**EARTHWORKS**

HOUSE:	FFL: R.L: 28.625
(LIVING)	FGL: R.L: 28.300
GARAGE:	FFL: R.L: 28.430
	FGL: R.L: 28.105

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 90mm DIA (Min) at 1 deg. Grade (Min)
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

**3 - PHASE POWER**

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

NOTE:  
 PROVIDE GRANITGARD  
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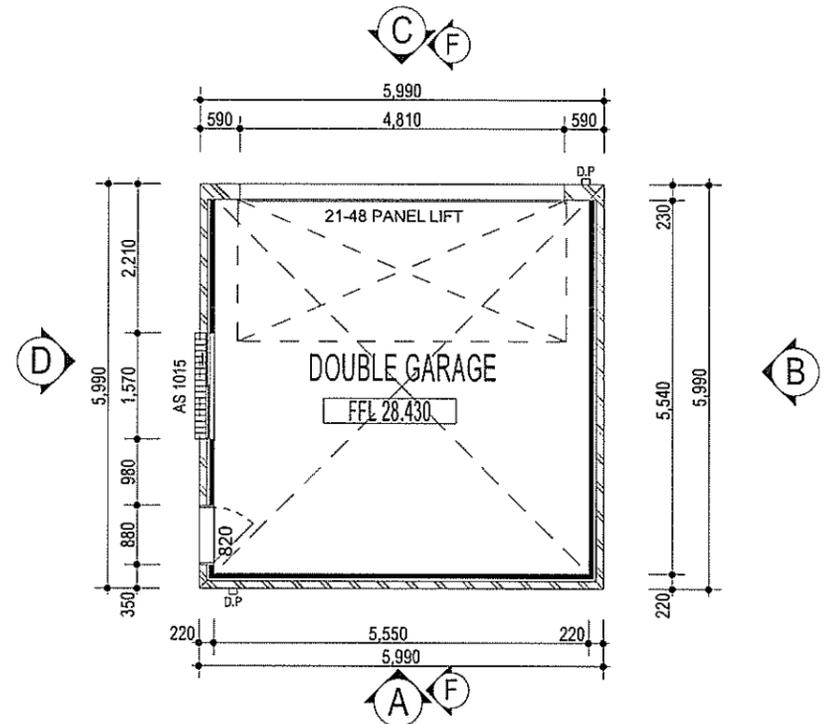
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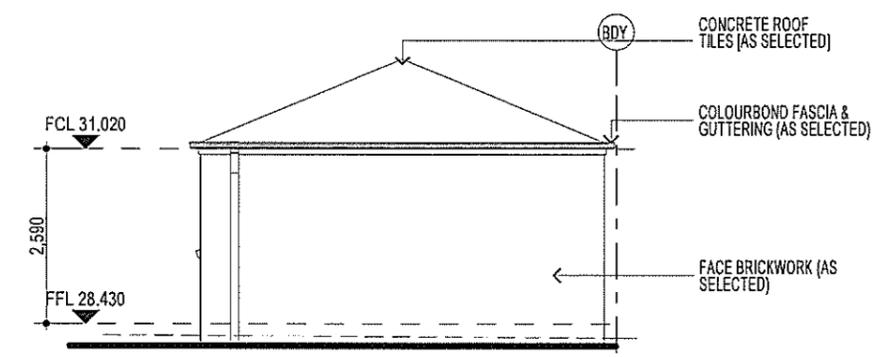
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**497A-13**

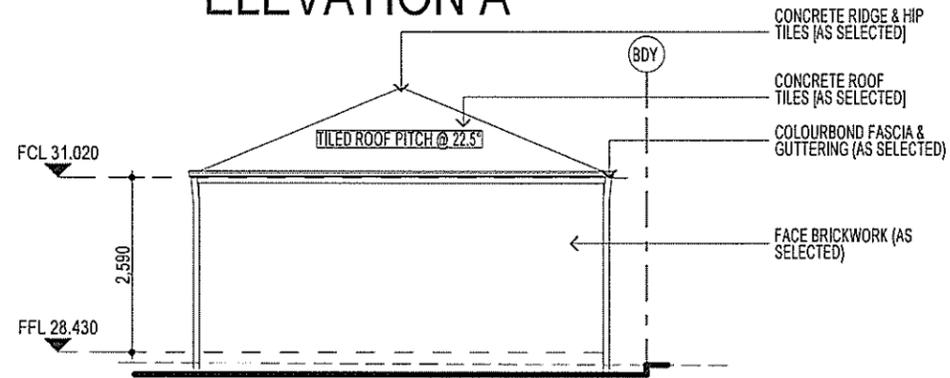
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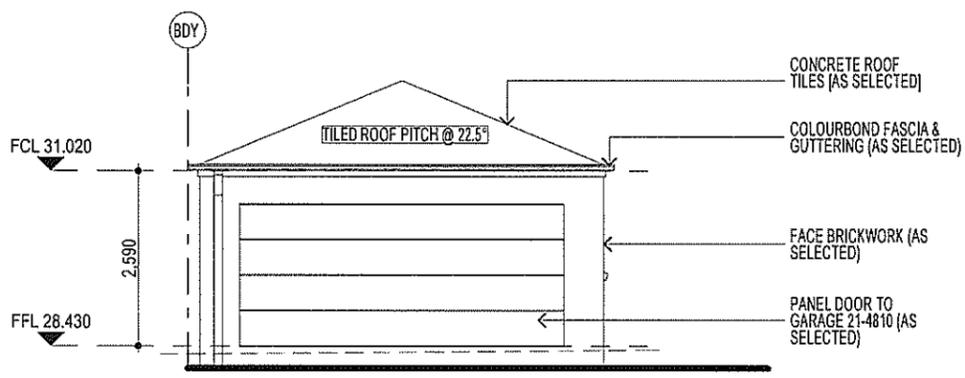
**FLOOR PLAN**



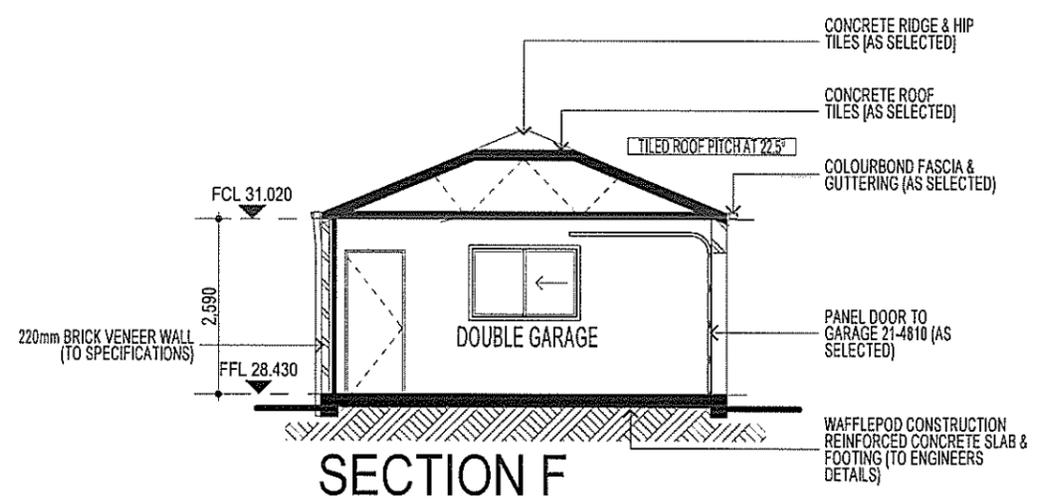
**ELEVATION A**



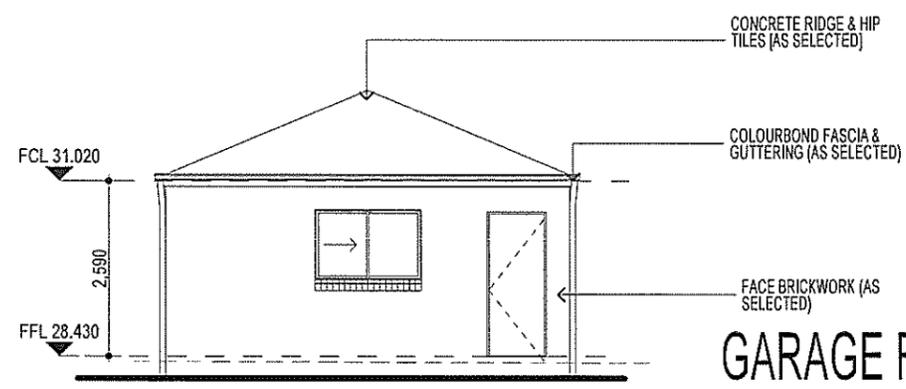
**ELEVATION B**



**ELEVATION C**



**SECTION F**



**ELEVATION D**

**GARAGE FLOOR PLAN  
 ELEVATIONS /SECTION**

**NOTE:**  
 PROVIDE GRANITGARD  
 TERMITE TREATMENT

**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

**NBN PACK**

PROMOTION: <b>LIVING/STYLE COLLECTION</b>			
CLIENT: <b>FIRSTSTYLE HOMES</b>			
LOCATION: <b>LOT 1208          SYDNEY SMITH DRIVE          PENRITH, 2750</b>			
DP: Lot 1208 in unregistered plan of subdivision by Crown & Roads Ref 72-10-1.2 being part of lot 11 DP 159973		council: <b>PENRITH</b>	
model: <b>CHESTER 25</b>	lifecycle: <b>AUGUSTINE</b>	date: <b>16/05/2013</b>	sheet: <b>SK 1</b>
Sheet: <b>4 of 09</b>	drawn: <b>N.K</b>	checked: <b>G.O</b>	scale: <b>1:100</b>
CLIENT'S SIGNATURE: _____			DATE: _____

**KEY**

-  FACE BRICK (AS SELECTED)
-  MOROKA TEXTURE FINISH TO BRICKWORK (AS SELECTED)
-  WEATHEREX CLADDING PAINTED FINISH (AS SELECTED)

**FIRSTYLE HOMES**

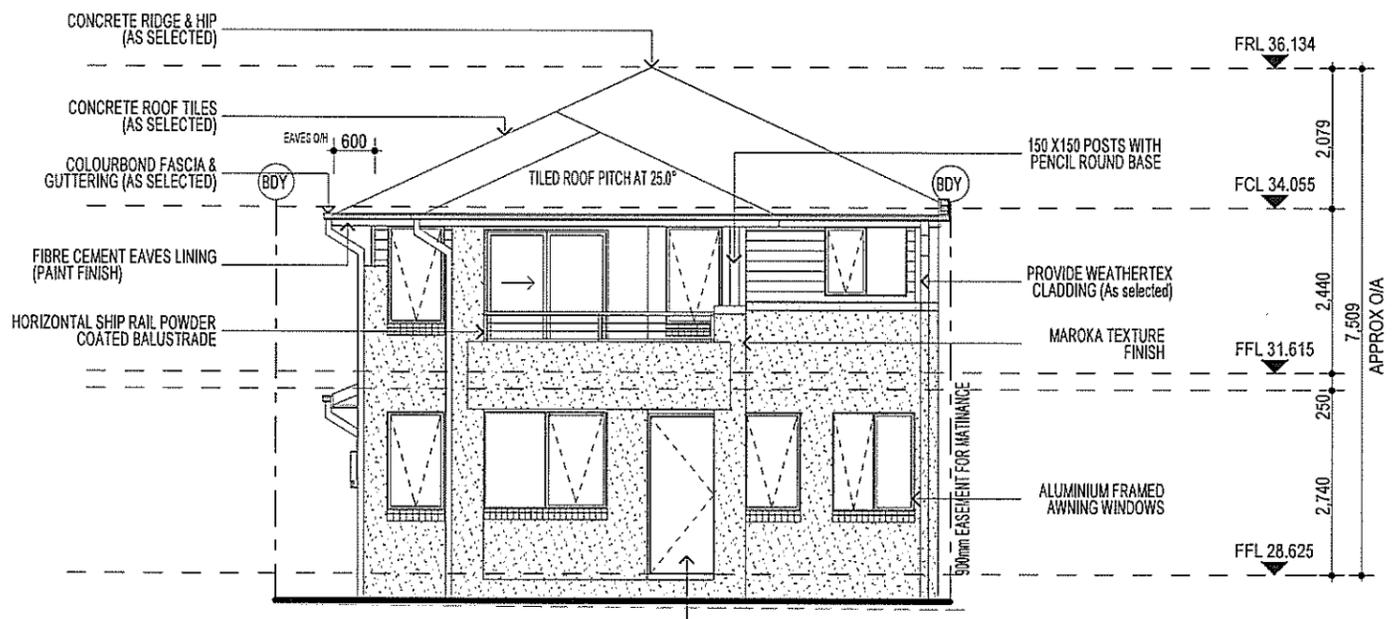
FIRSTYLE HOMES Pty Ltd  
 Lic No. 113412C  
 ACN 087 773 778  
 PO BOX 171, HOXTON PARK 2171

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

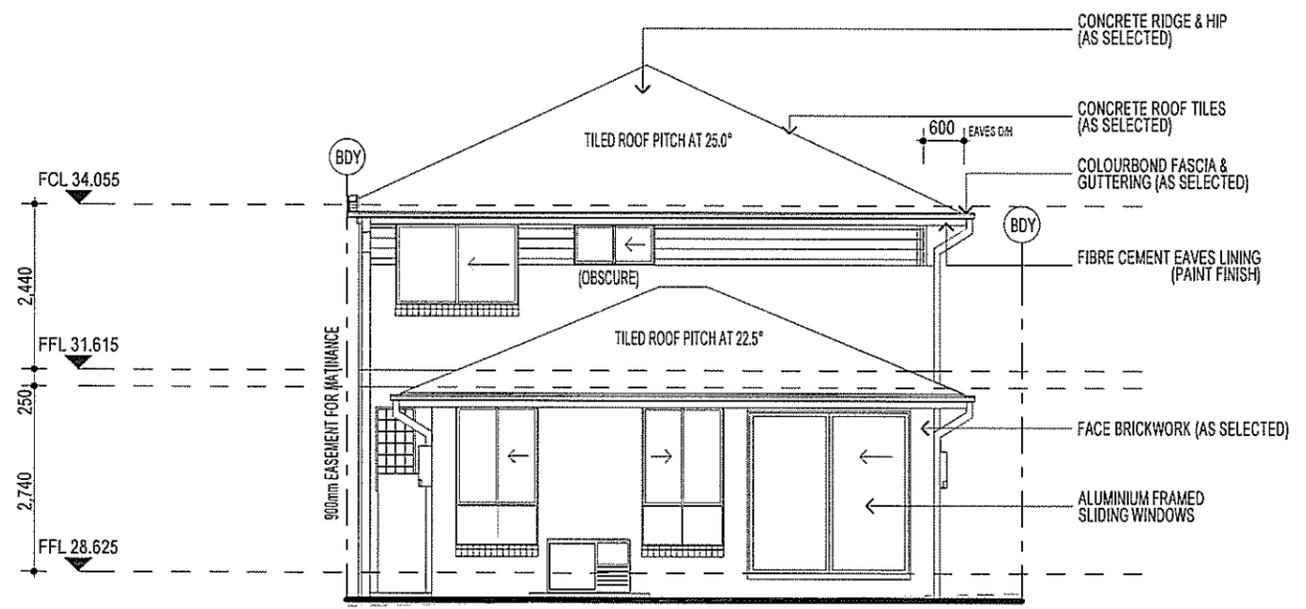
**HIA members**  
 the best in the business



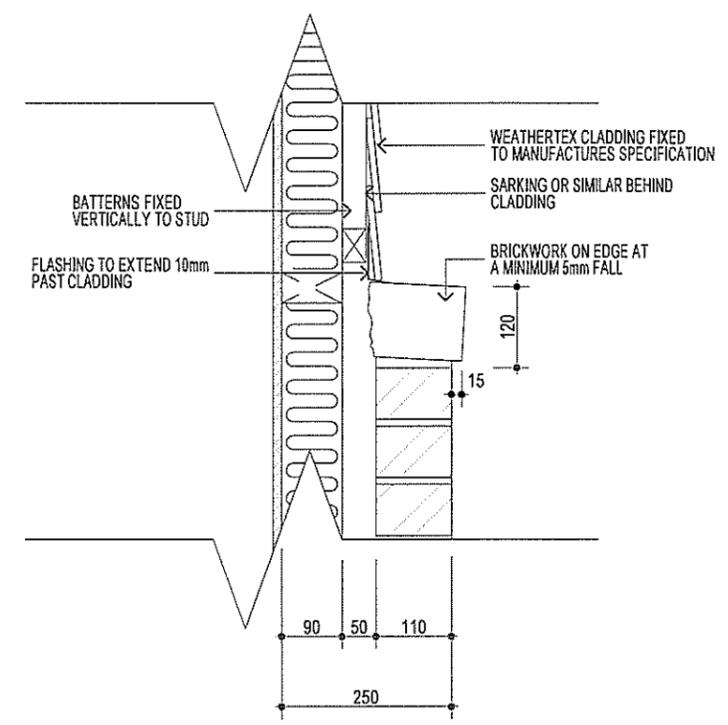
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A. RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.
- ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND CERTIFICATIONS PER REQUIRED BY COUNCIL.
- ALL WORK TO BE CARRIED OUT VIA PROFESSIONAL AND WORKMANSHIP LIKE WORKMANSHIP LIKE HARRIER 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.
- FIRST (LE 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 FIRST (LE HOMES), AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM.



**ELEVATION A**



**ELEVATION C**



**WEATHEREX BRICK VENEER WALL DETAILS (STANDARD) FOR GRND FLOOR ONLY.**

SCALE: 1:10

**NOTE:**  
 ACOUSTIC SEALS REQUIRED ON ALL BEDROOM WINDOWS AND DOORS FACING SYDNEY SMITH DRIVE. IN ACCORDANCE WITH ACOUSTIC LOGIC'S ACOUSTIC REPORT. REF No.20120708.1/1508A/RO/HP

**3 - PHASE POWER**

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

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

**NBN PACK**



PROMOTION: <b>LIVING/STYLE COLLECTION</b>			
CLIENT: <b>FIRSTYLE HOMES</b>			
LOCATION: <b>LOT 1208 SYDNEY SMITH DRIVE PENRITH 2750</b>			
DP: Lot 1208 in Unregistered plan of subdivision by Crain & Rhodes Ref 72-10-1.2 being part of lot 11 DP1156973		Council: <b>PENRITH</b>	
model: <b>CHESTER 25</b>	facade: <b>AUGUSTINE</b>	date: <b>16/05/2013</b>	revision: <b>SK 1</b>
Sheet: <b>6 of 09</b>	drawn: <b>N.K</b>	checked: <b>0.0</b>	<b>497A-13</b>
scale: 1:100		DATE: _____	

**ELEVATIONS**

	FACE BRICK (AS SELECTED)
	MOROKA TEXTURE FINISH TO BRICKWORK (AS SELECTED)
	WEATHERTEX CLADDING PAINTED FINISH (AS SELECTED)

**FIRSTSTYLE HOMES**

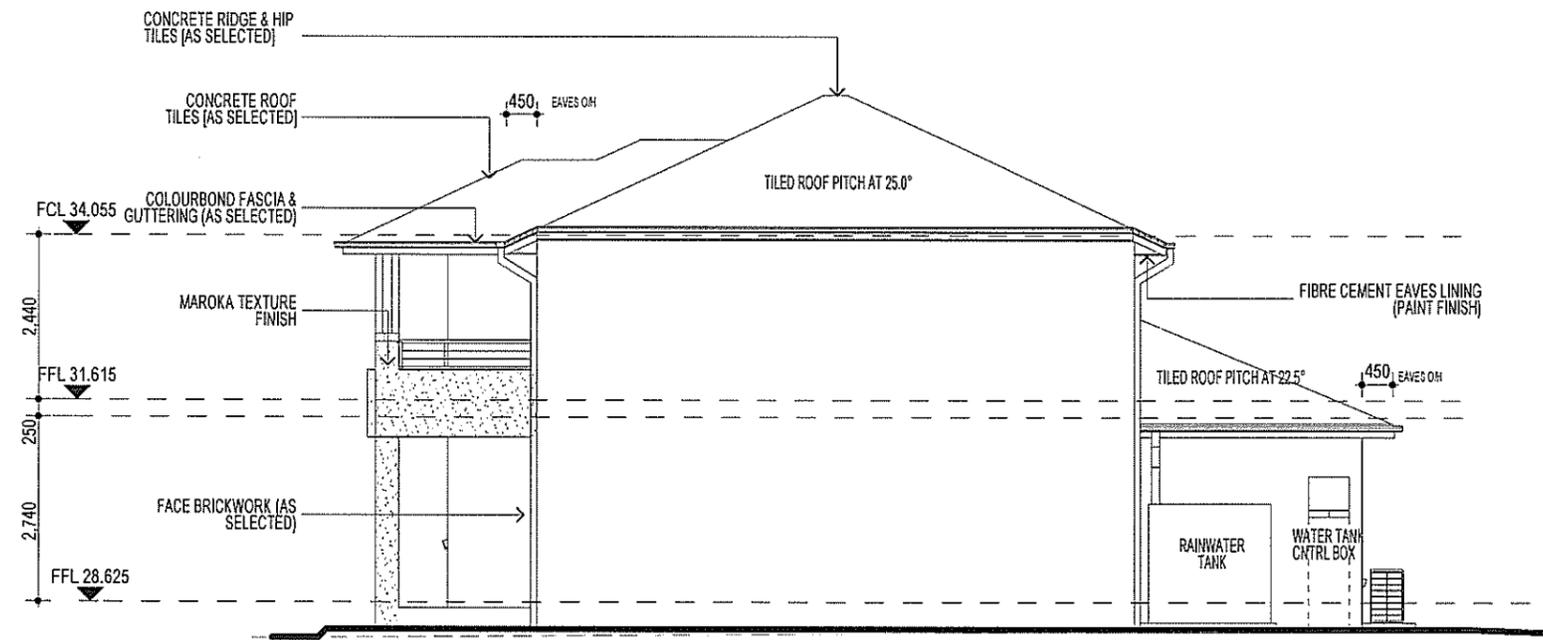
FIRSTSTYLE HOMES Pty.Ltd  
 Lic No. 113412C  
 ACH. 087 773 779  
 PO BOX 171, HOXTON PARK 2171

ADMIN: (02) 9691 0111  
 FAX: (02) 9691 0711  
 EMAIL: design@firststyle.com.au

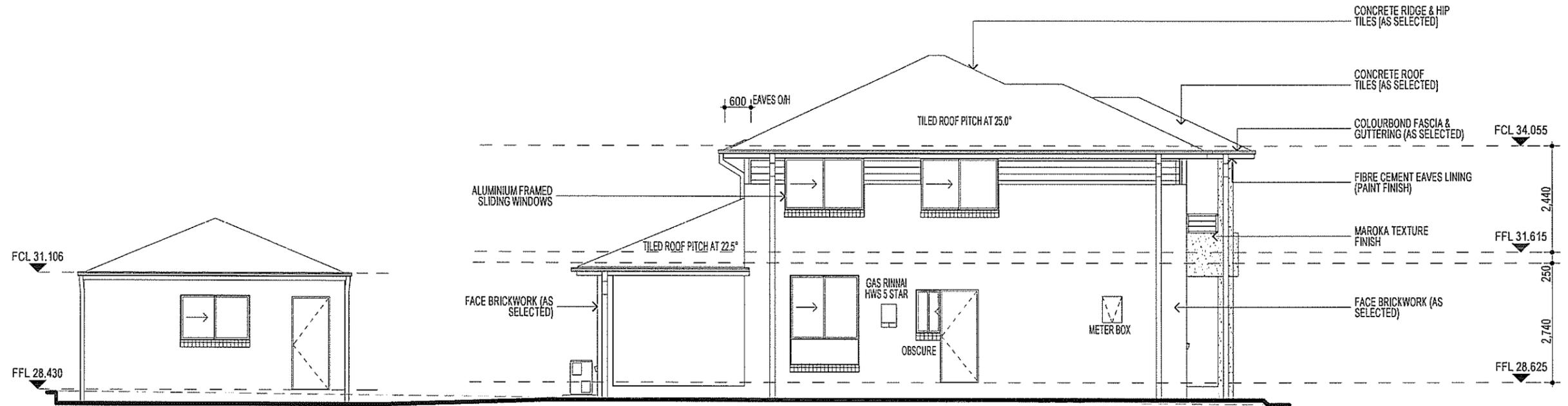
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**MASTER BUILDERS ASSOCIATION MEMBER**

- 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.
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**ELEVATION B**



**ELEVATION D**

**3 - PHASE POWER**

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

**NOTE:**  
 PROVIDE GRANITGARD  
 TERMITE TREATMENT

**NOTE:**  
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**NOTE:**  
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 BEDROOM WINDOWS AND DOORS  
 FACING SYDNEY SMITH DRIVE. IN  
 ACCORDANCE WITH ACOUSTIC  
 LOGIC'S ACOUSTIC REPORT.  
 REF No.20120708.1/1508A/RO/HP

**NBN PACK**

**ABSA**  
 ASSOCIATION OF BUILDERS SURVEILLANCE AUTHORITY

Certification Number: 1005188204  
 Certification Date: 09/04/2013  
 Assessor Name: Vic Vicaretti  
 Assessor Number: 20311  
 Assessor Signature: [Signature]

Simulated Energy: HEATING: 42400kJ/yr  
 Simulated Energy: COOLING: 152000kJ/yr

**5.0** ENERGY RATING

PROMOTION: <b>LIVING/STYLE COLLECTION</b>			
CLIENT: <b>FIRSTSTYLE HOMES</b>			
LOCATION: LOT 1208 SYDNEY SMITH DRIVE PENRITH, 2750			
DP: Lot 1208 in unregistered plan of subdivision by Cran & Rhodes Ref 72-10-1.2 being part of lot 11 DP:1159973		Council: PENRITH	
model: CHESTER 25	facade: AUGUSTINE	date: 16/05/2013	SK 1
Sheet: 7 of 09	drawn: N.K	checked: 0.0	497A-13
scale: 1:100		CLIENT'S SIGNATURE _____ DATE _____ SP. 00.	

**ELEVATIONS**