

BASIX	
House (unit1)	Studio loft (unit 2)
= 31.42m ² of roof area to discharge to water tank.	= 28.7m ² of roof area to discharge to water tank.
= 117.18 m ² stormwater and overflow to discharge to existing street channel.	= 65.8 m ² stormwater and overflow to discharge to existing street channel.
o/a= 148.6m ² of roof area.	o/a= 94.5m ² of roof area.

LEGEND:	
	= SURFACE INLETS AS REQUIRED
	= SURFACE INLETS LINE
	= STORMWATER LINE

EARTHWORKS TO AHD	EARTHWORKS TO AHD
HOUSE: FFL 28.050 (LIVING) FGL 27.650	STUDIO LOFT: FFL 28.050 (LIVING FIRST FLOOR) FGL 27.650
GARAGE: FFL 28.050 FGL 27.650	GARAGE: FFL 28.050 FGL 27.650

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

GENERAL DRAINAGE NOTES

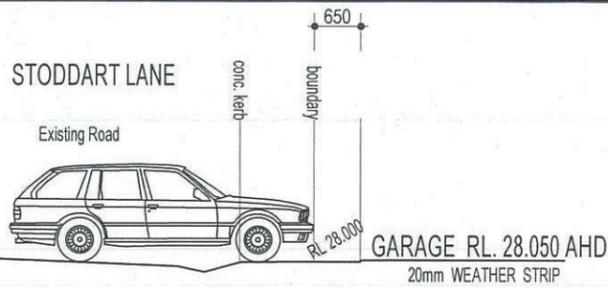
1. Roof Plumber to locate Downpipes as indicated on FLOOR PLANS per spec. provided.
 2. Stormwater pipes to be 100mm DIA.(Min) to 1 deg. Grade (Min) TO AS.3500
 3. Stormwater pipes may run via sub-floor to achieve minimum Grade to invert level.
 4. ALL LEVELS SHOWN ON PLAN ARE APPROXIMATE ONLY UNLESS 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 OH TO ENCROACH AS ALLOWED BY B.C.A:CL3.7.1.7 & FIGURE 3.7.1.9

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

FIBRE OPTIC WIRING PACKAGE

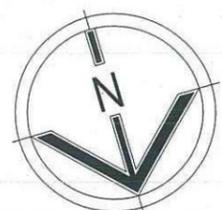
NOTE:
PROVIDE GRANITGARD
TERMITE TREATMENT



DRIVEWAY GRADIENT
SCALE 1:100

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

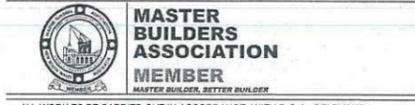


FIRSTYLE HOMES

FIRSTYLE HOMES Pty Ltd
Lic No. 124125
ACN: 087 773 779
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 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.
- FIRSTYLE HOMES SITE SAFETY RULES APPLY.
- DO NOT SCALE FROM DRAWING. LARGER SCALE DRAWINGS & WRITTEN DIMENSIONS TAKE PREFFERENCE.
- THIS DRAWING & DESIGN IS COPYRIGHT & THE PROPERTY OF FIRSTYLE HOMES, AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM.

DEVELOPMENT CALCULATIONS

STUDIO LOFT (unit 2)		LOT: 2239 NO: 00 OF SITE AREA: 378.7m²	
(Itemised Floor Areas:(Unit 2)	Totals:	Itemised Floor Areas (Unit 1):	Totals:
Studio living ground floor:	13.10m ²	living ground floor:	100.39m ²
first floor: (excl. void 64.9m ²)	69.27m ²	first floor: (excl. void 78.78m ²)	84.14m ²
garage: (excess 00.000m ²)	19.5m ²	garage: (excess 6.21m ²)	41.21m ²
porch:	3.23m ²	alfresco:	10.44m ²
balcony 1	3.23m ²	porch:	6.53m ²
balcony 2	6.02m ²	balcony:	6.54m ²
total floor area:	114.35m²	total floor area:	249.25m²
Combined total floor area:	363.6m²	FLOOR SPACE RATIO CALCULATION:	
gross floor areas:	Totals:	gross floor areas:	Totals:
living ground floor: (internal area)	9.21m ²	living ground floor: (internal area)	89.13m ²
first floor excl. void: (internal area)	55.7m ²	first floor excl. void: (internal area)	69.26m ²
total gross floor area:	64.91m²	total gross floor area:	158.4m²
Combined total floor area:	223.31m²	total floor space ratio:	0.42:1
SITE AREA COVERAGE/LANDSCAPE:		SITE AREA COVERAGE/LANDSCAPE:	
house ground floor:	13.10m ²	house ground floor:	100.39m ²
garage:	19.5m ²	garage:	41.21m ²
porch/alfresco:	3.23m ²	porch/alfresco:	16.97m ²
driveway/paved area:	3.88m ²	driveway/paved area:	4.86m ²
site coverage Area:	35.83m ²	site coverage Area:	158.57m ²
front yard landscape area	14.51m ²	front yard landscape area	37.99m ²
pervious areas (soft)	21.52m ²	pervious areas (soft)	153.93m ²
impervious areas (hard)	39.71m ² (10.45%)	impervious areas (hard)	163.43m ² (43.2%)
private open space(incl. Balconies):	9.25m ²	private open space o/a:	114.7m ²
principal private open space:	n/a	principal private open space:	24.0m ²
total car space incl. carstand:	1 carspace	total car space incl. carstand:	2 carspace
combined pervious areas (soft)	175.43m ² (46.3%)		
combined impervious areas (hard)	203.14m ² (53.6%)		
combined site coverage area:	194.4m ² (51.3%)		
combined site landscape area:	184.3 (48.7%)		
combined front yard landscape area	52.5m ² (13.9%)		
combined front yard hard paved area	2.61m ² (0.69%)		

COUNCIL ZONE: R1

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTYLE

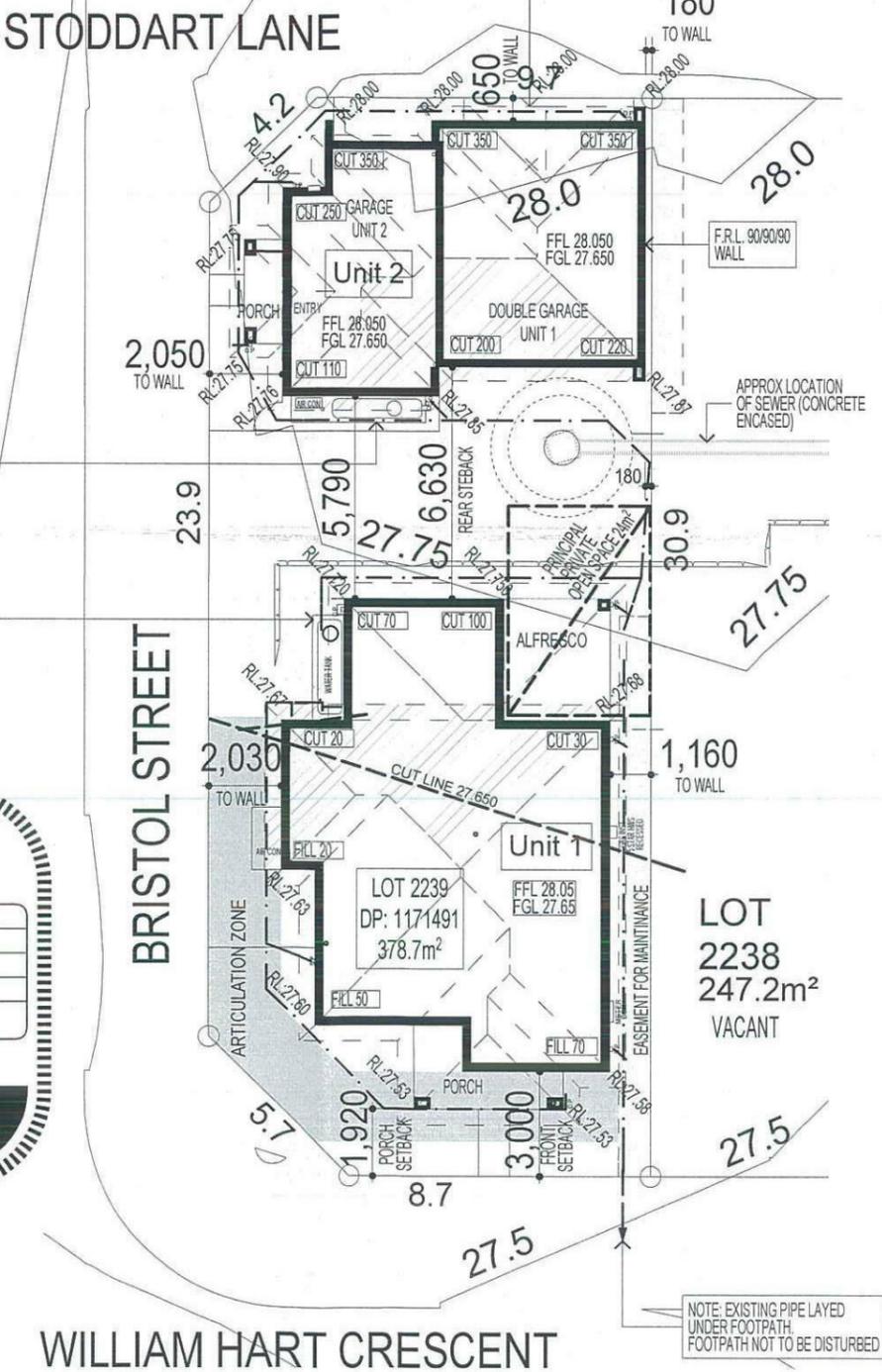
LOCATION:
LOT 2239 CNR OF WILLIAM HART CRESCENT & BRISTOL STREET PENRITH,2750

DP: 1171491 council: PENRITH

model: ARGYLE 12 facade: CRESWICK 27 | AUGUSTINE date: 3/06/2014 quotation assessment: SK1

Sheet: 1 of 14 drawn: G.P./L.D.S. checked: D.P. scale: 1:200/1:100

779-14



SITE PLAN & STORMWATER CONCEPT PLAN

KEY

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

ABS A Class 1 Building Single-Dwelling Certification

Certification Number	1006296089
Certification Date	06/05/2014
Assessor Name	Vic Vicaretti
Assessor Number	20311
Assessor Signature	

Simulated Energy: HEATING: 59.7 MJ/m² pa
 Simulated Energy: COOLING: 59.3 MJ/m² pa
 Rated with Downlights: Yes

NatHERS Rating 119.0 MJ/m² pa

4.5/10

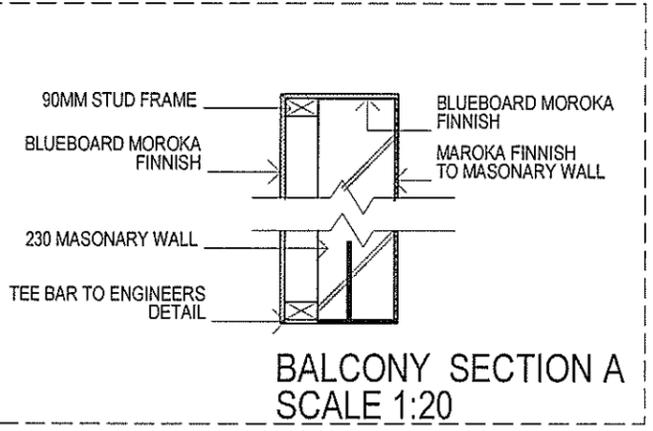
ABS A Class 1 Building Single-Dwelling Certification

Certification Number	1006296097
Certification Date	06/05/2014
Assessor Name	Vic Vicaretti
Assessor Number	20311
Assessor Signature	

Simulated Energy: HEATING: 85.1 MJ/m² pa
 Simulated Energy: COOLING: 68.5 MJ/m² pa
 Rated with Downlights: Yes

NatHERS Rating 153.6 MJ/m² pa

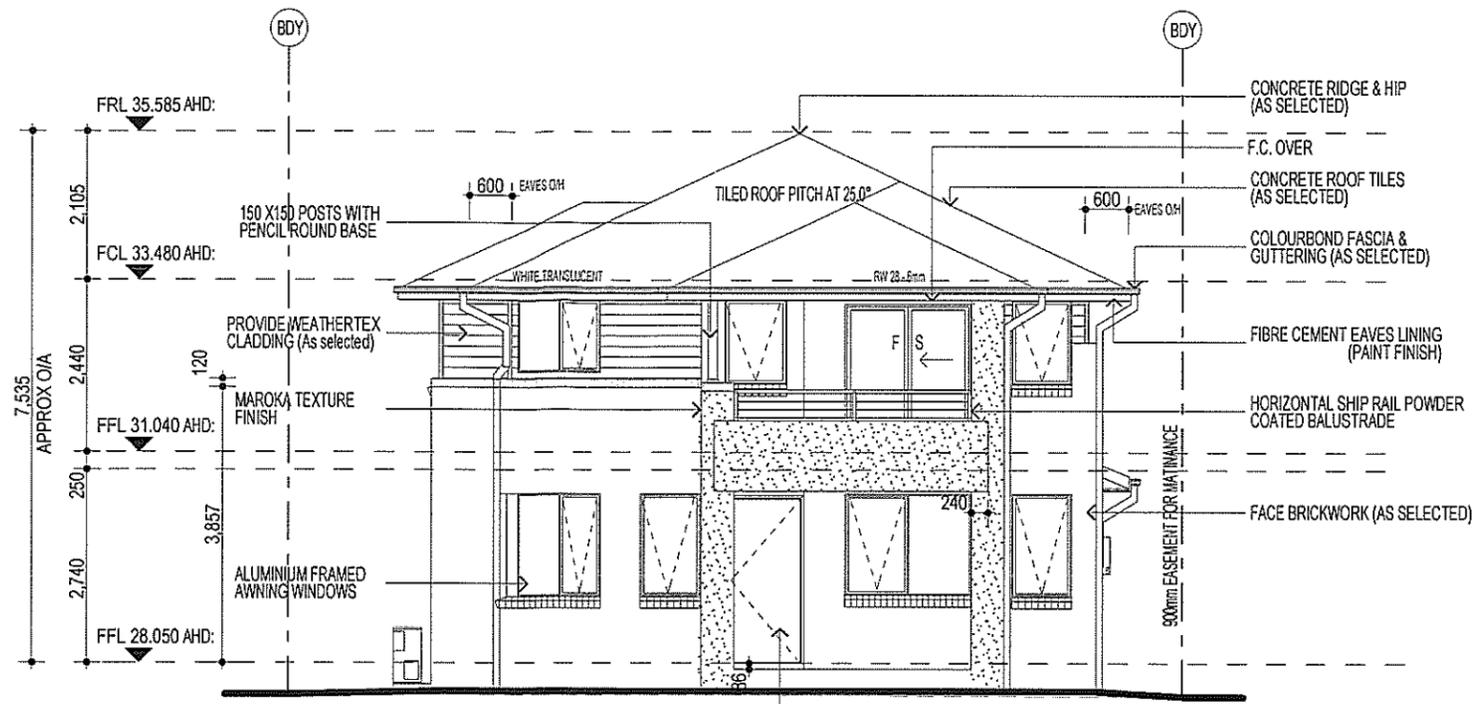
4.5/10



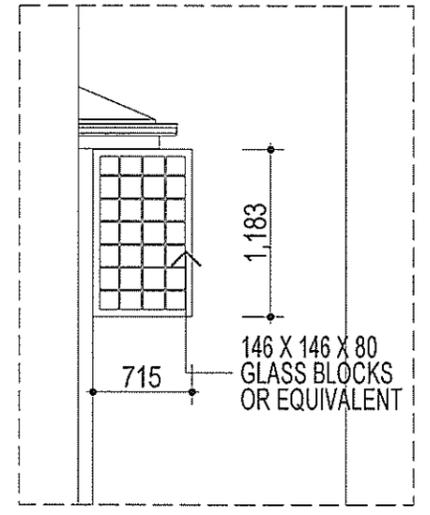
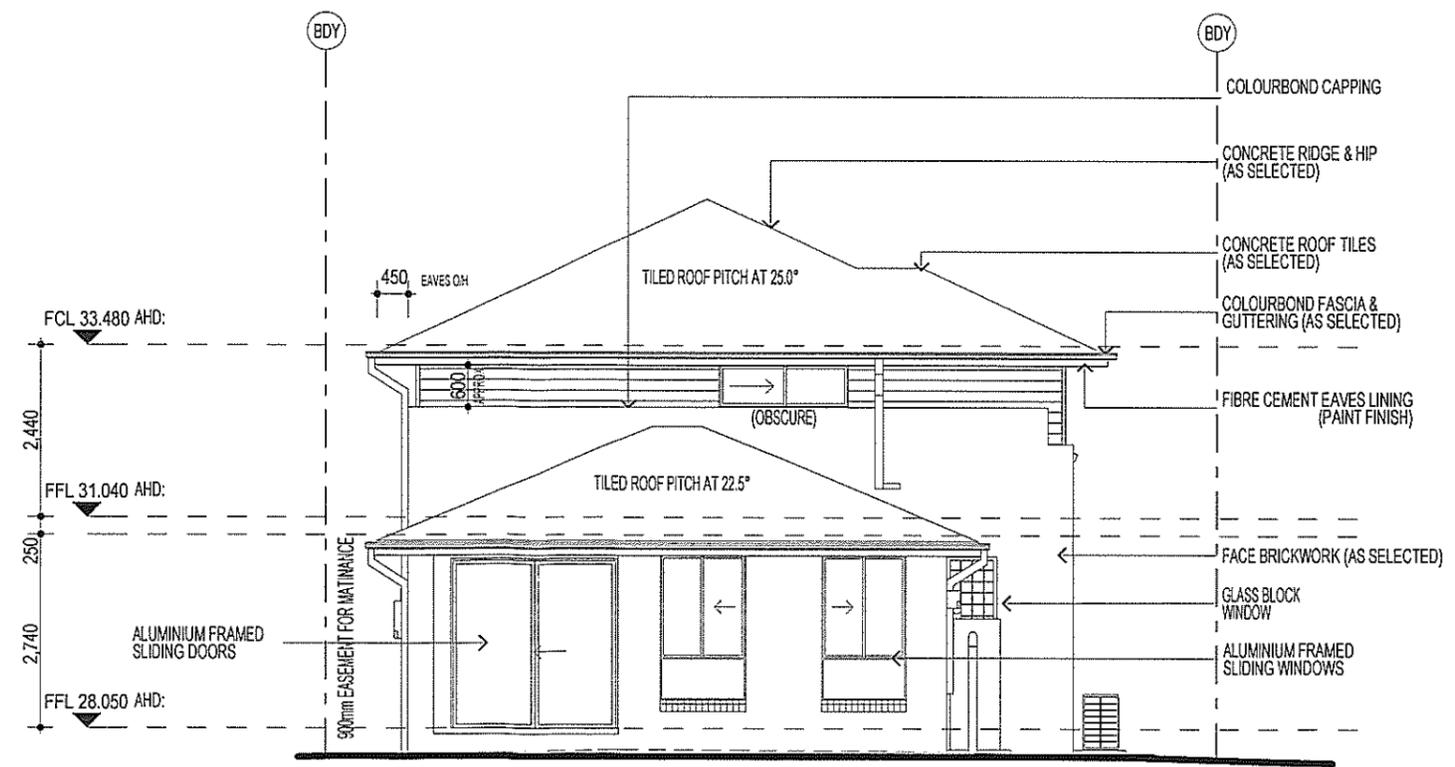
- NOTE: PROVIDE GRANITGARD TERMITE TREATMENT
- FIBRE OPTIC WIRING PACKAGE
- 3 - PHASE POWER
- NOTE AIR CONDITIONING ONLY (EER 2.5-3.0 OR GREATER) 3-PHASE POWER

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



PROVIDE 40mm SOLID CORE FRONT ENTRY DOOR - 1020 X 2340 X 4 HINGES AS SELECTED WITH PERIMETER Q-LON ACCOUSTIC SEALS (AMPLIMESH SUPA SCREEN NO - GRILL - SECURITY SCREEN DOOR.)



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 0715
 EMAIL: design@firststyle.com.au

HIA members the best in the business

MASTER BUILDERS ASSOCIATION MEMBER

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A., RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.
- ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND CERTIFICATION AS PER REQUIRED BY COUNCIL.
- ALL WORK TO BE CARRIED OUT IN A PROFESSIONAL AND WORKMANSHIP LIKE MANNER ACCORDING TO THE PLANS AND SPECIFICATION.
- ALL DIMENSIONS ARE TO BE CHECKED & VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORK. ALL LEVELS ARE SUBJECT TO FINAL SURVEY AND SETOUT BY REGISTERED SURVEYOR.
- FIRSTYLE 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 FIRSTYLE HOMES, AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM.

PROMOTION: LIVING/STYLE COLLECTION

CLIENT: **FIRSTYLE**

LOCATION: **LOT 2239 CNR OF WILLIAM HART CRESCENT & BRISTOL STREET PENRITH, 2750**

DP: 1171491	council: PENRITH
model: ARGYLE 12	facade: CRESWICK 27
date: 3/06/2014	revision: SK1
drawn: G.P./L.D.S.	checked: D.P.
scale: 1:100	

6 of 14 **779-14**

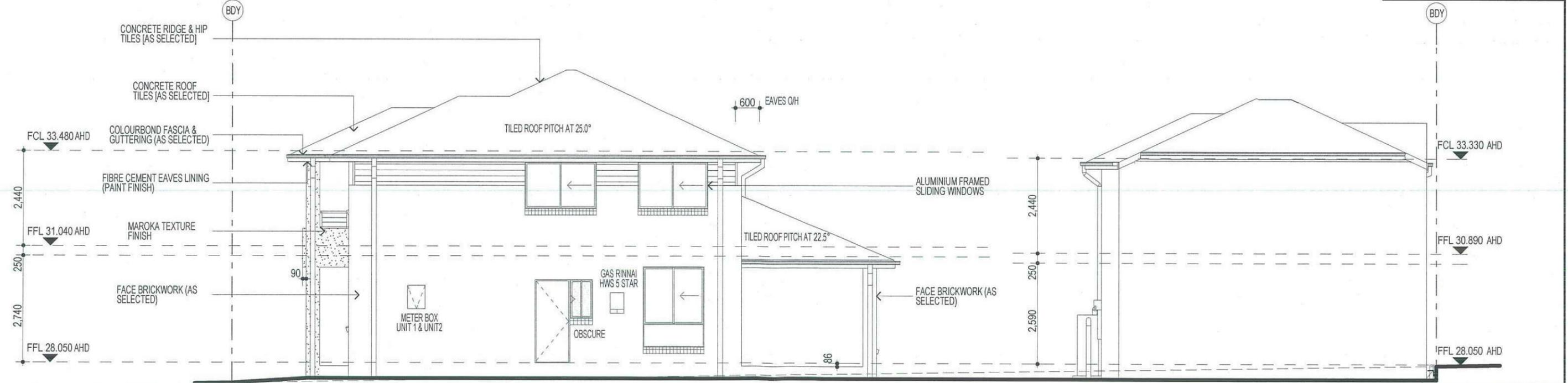
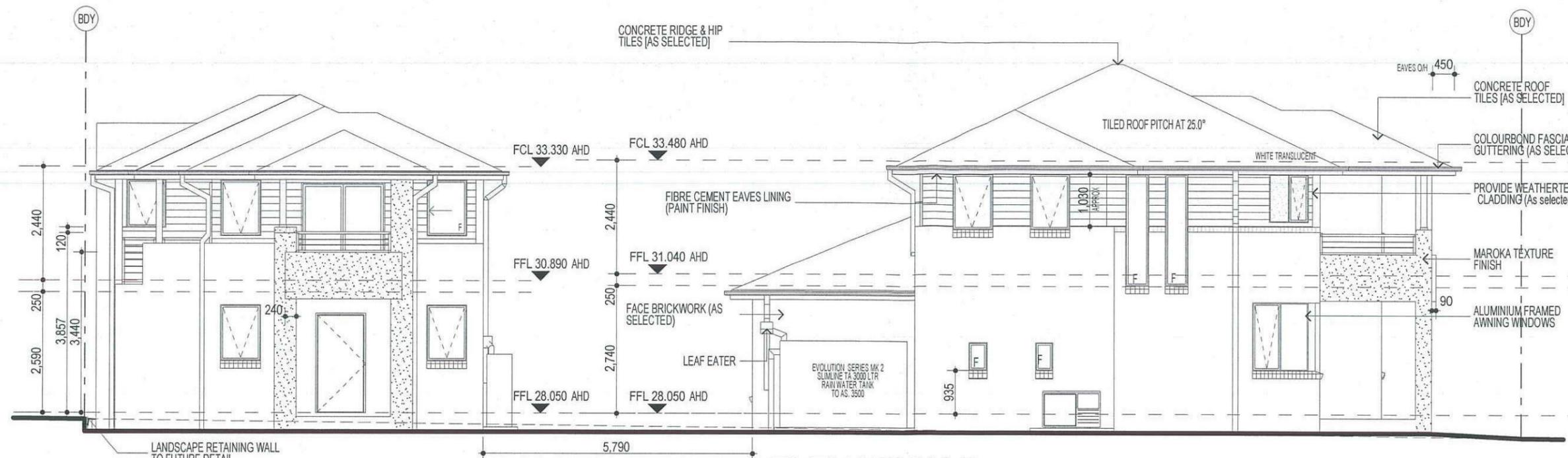
CLIENT'S SIGNATURE DATE 2P 00

ELEVATIONS

• 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.
 • FIRSTYLE 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 FIRSTYLE HOMES, AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM.

KEY

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



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

FIBRE OPTIC WIRING PACKAGE

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

ABSA Class 1 Building Single-Dwelling Certification
 Association of Building Sustainability Assessors

Certification Number	1006296089
Certification Date	06/05/2014
Assessor Name	Vic Vicaretti
Assessor Number	20311
Assessor Signature	

Simulated Energy: HEATING: 59.7 MJ/m2 pa
 Simulated Energy: COOLING: 59.3 MJ/m2 pa
 Rated with Downlights: Yes

NATHERS Rating 119.0 MJ/m2 pa

4.5/10

ABSA Class 1 Building Single-Dwelling Certification
 Association of Building Sustainability Assessors

Certification Number	1006296097
Certification Date	06/05/2014
Assessor Name	Vic Vicaretti
Assessor Number	20311
Assessor Signature	

Simulated Energy: HEATING: 85.1 MJ/m2 pa
 Simulated Energy: COOLING: 68.5 MJ/m2 pa
 Rated with Downlights: Yes

NATHERS Rating 153.6 MJ/m2 pa

4.5/10

LANDSCAPE RETAINING WALL TO FUTURE DETAIL

LIVING/STYLE COLLECTION

CLIENT: FIRSTYLE

LOCATION: LOT 2239 CNR OF WILLIAM HART CRESCENT & BRISTOL STREET PENRITH, 2750

DP: 1171491 council: PENRITH

model: ARGYLE 12 facade: date: 3/06/2014 quotation assessment: SK1

Sheet: 7 of 14 drawn: G.P./L.D.S. checked: D.P. scale: 1:100

779-14

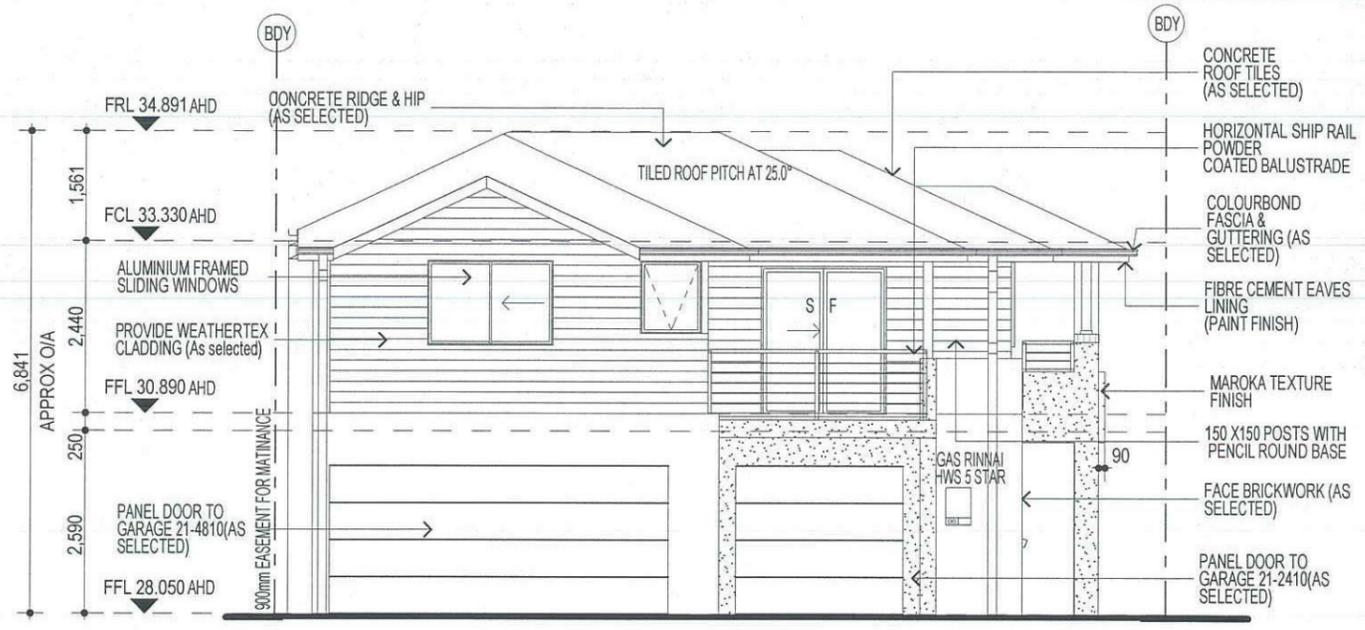
CLIENT'S SIGNATURE DATE SP 00

ELEVATIONS

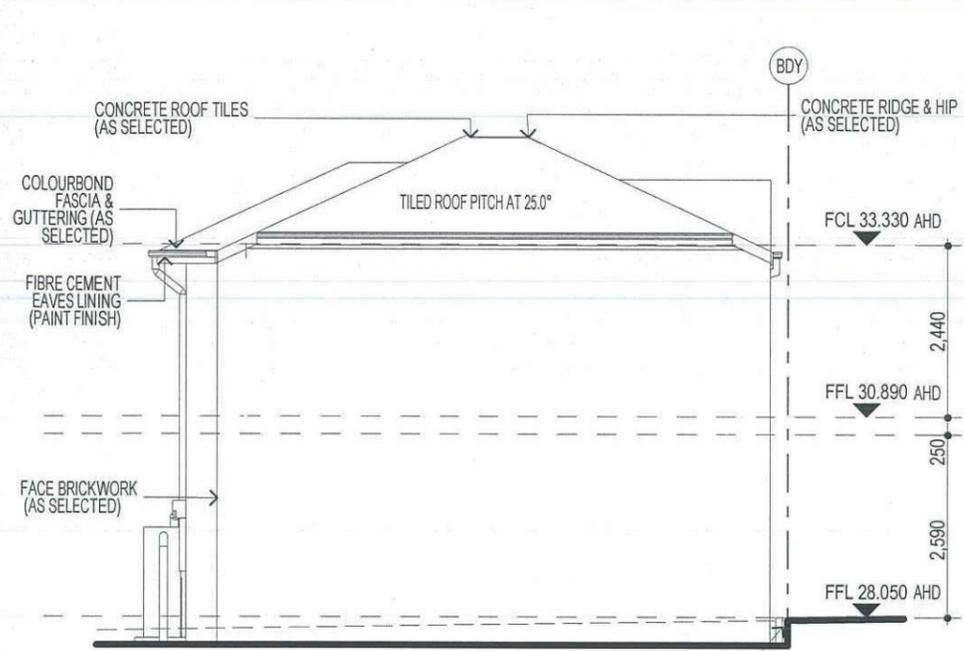
HIA members
 the best in the business

MASTER BUILDERS ASSOCIATION
 MEMBER

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A. RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.
 ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND 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.
 FIRSTYLE HOMES SITE SAFETY RULES APPLY.
 DO NOT SCALE FROM DRAWING. LARGER SCALE DRAWINGS & WRITTEN DIMENSIONS TAKE PRECEDENCE.
 THIS DRAWING & DESIGN IS COPYRIGHT & THE PROPERTY OF FIRSTYLE HOMES, AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM.



ELEVATION A



ELEVATION B



ELEVATION D



ELEVATION C

NOTE:
 PROVIDE GRANITGARD
 TERMITE TREATMENT

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

FIBRE OPTIC WIRING PACKAGE

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

ABSA Class 1 Building Single-Dwelling Certification
 Association of Building Sustainability Assessors

Certification Number 1006296089
 Certification Date 06/05/2014
 Assessor Name Vic Vicaretti
 Assessor Number 20311
 Assessor Signature

Simulated Energy: HEATING: 59.7 MJ/m² pa
 Simulated Energy: COOLING: 59.3 MJ/m² pa
 Rated with Downlights: Yes

NATHERS Rating 119.0 MJ/m² pa

4.5/10

ABSA Class 1 Building Single-Dwelling Certification
 Association of Building Sustainability Assessors

Certification Number 1006296097
 Certification Date 06/05/2014
 Assessor Name Vic Vicaretti
 Assessor Number 20311
 Assessor Signature

Simulated Energy: HEATING: 85.1 MJ/m² pa
 Simulated Energy: COOLING: 69.5 MJ/m² pa
 Rated with Downlights: Yes

NATHERS Rating 153.6 MJ/m² pa

4.5/10

KEY

FACE BRICK (AS SELECTED)

MOROKA TEXTURE FINISH TO BRICKWORK (AS SELECTED)

WEATHERTEX CLADDING PAINTED FINISH (AS SELECTED)

PROMOTION: **LIVING COLLECTION**

CLIENT: **FIRSTYLE**

LOCATION: **LOT 2239 CNR OF WILLIAM HART CRESCENT & BRISTOL STREET PENRITH, 2750**

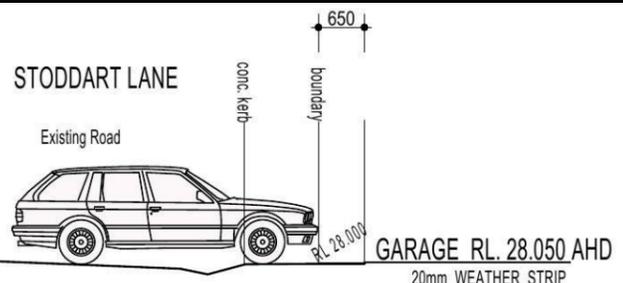
DP: 1171491	council: PENRITH
model: ARGYLE 12	facade: CRESWICK 27
date: 3/06/2014	quotation assessment: SK1
Sheet: 9 of 14	drawn: G.P./L.D.S.
checked: D.P.	scale: 1:75
	779-14

CLIENT'S SIGNATURE _____ DATE _____ SP 00

STUDIO LOFT - ELEVATIONS



**PRELIMINARY SUREVEY
 LOTS 2226-239 NORTH PENRITH**



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



FIRSTSTYLE HOMES

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

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

HIA members
 the best in the business

MASTER BUILDERS ASSOCIATION
 MEMBER

• ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A. RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.
 • ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND 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.

BASIX	House (unit 1)	Studio loft (unit 2)
	= 31.42m ² of roof area to discharge to water tank. = 117.18 m ² stormwater and overflow to discharge to existing street channel. o/a= 148.6m ² of roof area.	= 28.7m ² of roof area to discharge to water tank. = 65.8 m ² stormwater and overflow to discharge to existing street channel. o/a= 94.5m ² of roof area.

LEGEND:	
	= SURFACE INLETS AS REQUIRED
	= SURFACE INLETS LINE
	= STORMWATER LINE

EARTHWORKS TO AHD		EARTHWORKS TO AHD	
HOUSE:	FFL 28.050 FGL 27.650	STUDIO LOFT:	FFL 28.050 FGL 27.650
GARAGE:	FFL 28.050 FGL 27.650	GARAGE:	FFL 28.050 FGL 27.650

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/IH TO ENCROACH AS ALLOWED BY B.C.A:CL3.7.1.7 & FIGURE 3.7.1.9

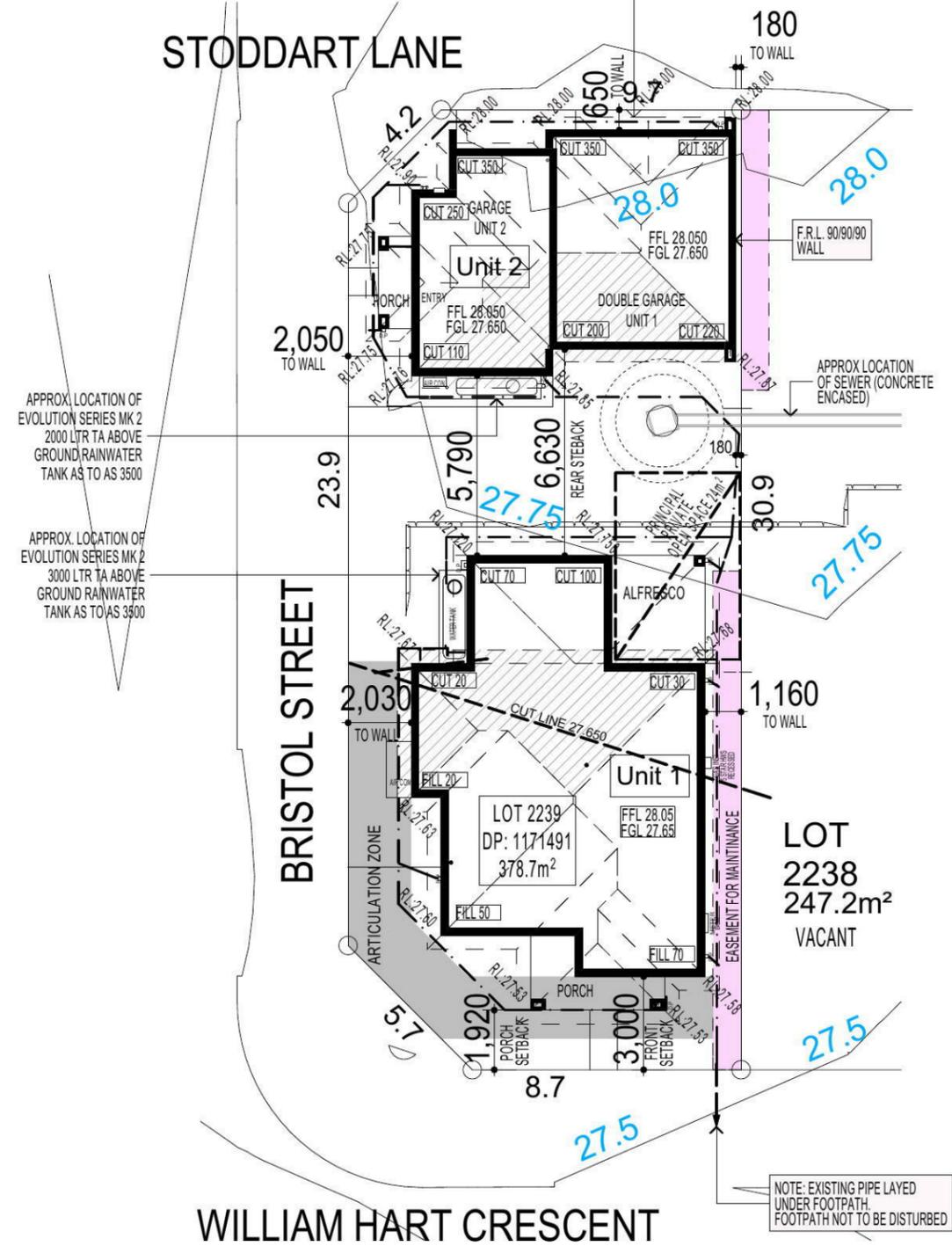
NOTE
 AIR CONDITIONING ONLY
 (EER 2.5-3.0 OR GREATER)
 3-PHASE POWER

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.

FIBRE OPTIC WIRING PACKAGE

NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT

DRIVEWAY GRADIENT
 SCALE 1:100



STUDIO LOFT (unit 2)		LOT: 2239 NO. 00 OF SITE AREA: 378.7m ²	
(Itemised Floor Areas:(Unit 2)	Totals:	Itemised Floor Areas (Unit 1):	Totals:
Studio living ground floor:	13.10m ²	living ground floor:	100.39m ²
first floor: (excl. void 64.9m ²)	69.27m ²	first floor: (excl. void 78.78m ²)	84.14m ²
garage: (excess 00.000m ²)	19.5m ²	garage: (excess 6.21m ²)	41.21m ²
porch:	3.23m ²	alfresco:	10.44m ²
balcony 1	3.23m ²	porch:	6.53m ²
balcony 2	6.02m ²	balcony:	6.54m ²
total floor area:	114.35m ²	total floor area:	249.25m ²
Combined total floor area:	363.6m ²	FLOOR SPACE RATIO CALCULATION:	
gross floor areas:	Totals:	gross floor areas:	Totals:
living ground floor: (internal area)	9.21m ²	living ground floor: (internal area)	89.13m ²
first floor excl. void: (internal area)	55.7m ²	first floor excl. void: (internal area)	69.26m ²
total gross floor area:	64.91m ²	total gross floor area:	158.4m ²
Combined total floor area:	223.31m ²	total floor space ratio:	0.42:1
SITE AREA COVERAGE/LANDSCAPE:		SITE AREA COVERAGE/LANDSCAPE:	
house ground floor:	13.10m ²	house ground floor:	100.39m ²
garage:	19.5m ²	garage:	41.21m ²
porch/alfresco:	3.23m ²	porch/alfresco:	16.97m ²
driveway/paved area:	3.88m ²	driveway/paved area:	4.86m ²
site coverage Area:	35.83m ²	site coverage Area:	158.57m ²
front yard landscape area	14.51m ²	front yard landscape area	37.99m ²
pervious areas (soft)	21.52m ²	pervious areas (soft)	153.93m ²
impervious areas (hard)	39.71m ² (10.45%)	impervious areas (hard)	163.43m ² (43.2%)
private open space(incl. Balconies)	9.25m ²	private open space o/a:	114.7m ²
principal private open space:	n/a	principal private open space:	24.0m ²
total car space incl. carstand:	1 carspace	total car space incl. carstand:	2 carspace
combined pervious areas (soft)	175.43m ² (46.3%)		
combined impervious areas (hard)	203.14m ² (53.6%)		
combined site coverage area:	194.4m ² (51.3%)		
combined site landscape area:	184.3 (48.7%)		
combined front yard landscape area	52.5m ² (13.9%)		
combined front yard hard paved area	2.61m ² (0.69%)		

COUNCIL ZONE: R1

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTSTYLE

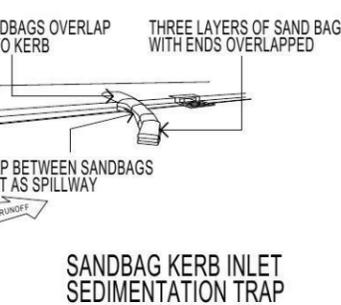
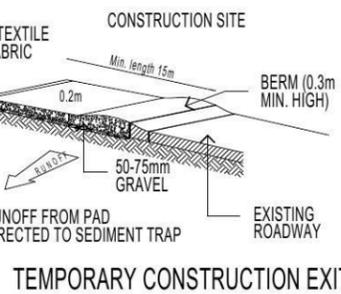
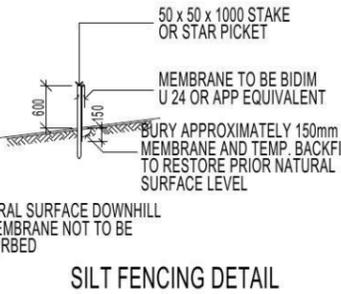
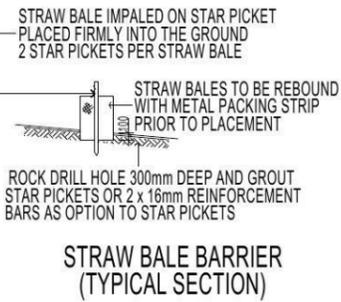
LOCATION:
 LOT 2239 CNR OF WILLIAM HART CRESCENT & BRISTOL STREET PENRITH, 2750

DP: 1171491 council: PENRITH

model: ARGYLE 12 facade: CREWICK 27 AUGUSTINE date: 27/05/2014 quotation assessment: SK1

Sheet: 1 of 14 drawn: G.P./L.D.S. checked: D.P. scale: 1:200/1:100 **779-14**

SITE PLAN & STORMWATER CONCEPT PLAN



DUST CONTROL MEASURES:

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

ANY AREA OF ROAD BASE WILL BE POSITIONED FOR HEAVY VEHICLES TO REDUCE & PROVIDE AN AREA TO WASH TRUCKS OFF (IF REQUIRED)

NOISE & VIBRATION MEASURES:

ALL EXCAVATION WILL BE CARRIED OUT BETWEEN THE TIME SETOUT IN THE COUNCIL CONDITIONS

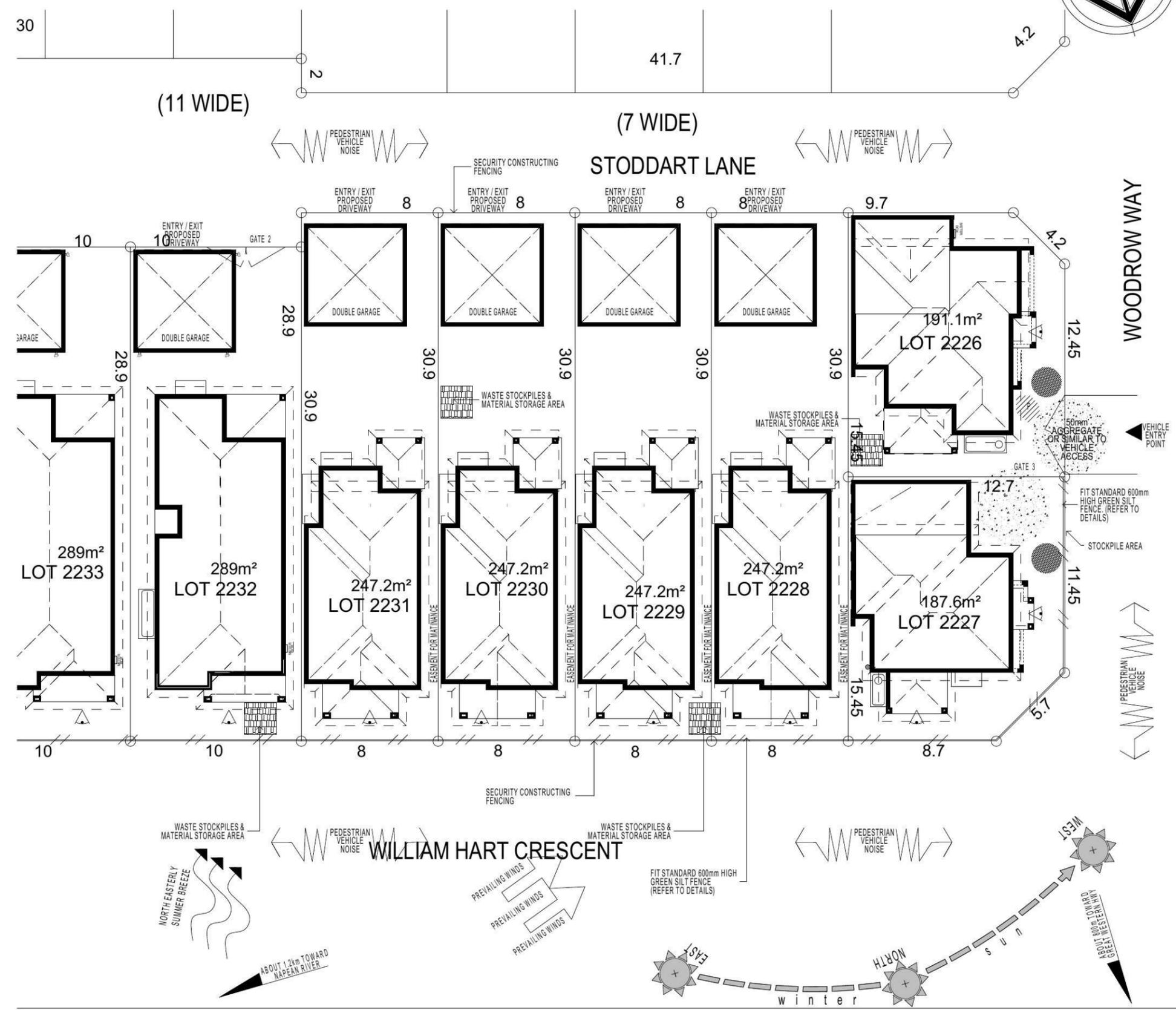
MACHINERY SIZE WILL BE KEPT TO A MINIMUM REQUIRED FOR THE JOB

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



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@firststyle.com.au

HIA members
the best in the business

MASTER BUILDERS ASSOCIATION
MEMBER

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

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

• FIRSTYLE 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 FIRSTYLE HOMES, AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM.

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

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTYLE

LOCATION:
LOT 2239 CNR OF WILLIAM HART CRESCENT & BRISTOL STREET PENRITH, 2750

DP: 1171491	council: PENRITH
model: ARGYLE 12	facade: CRESWICK 27
drawn: G.P./L.D.S.	checked: D.P.
scale: 3 of 14	779-14

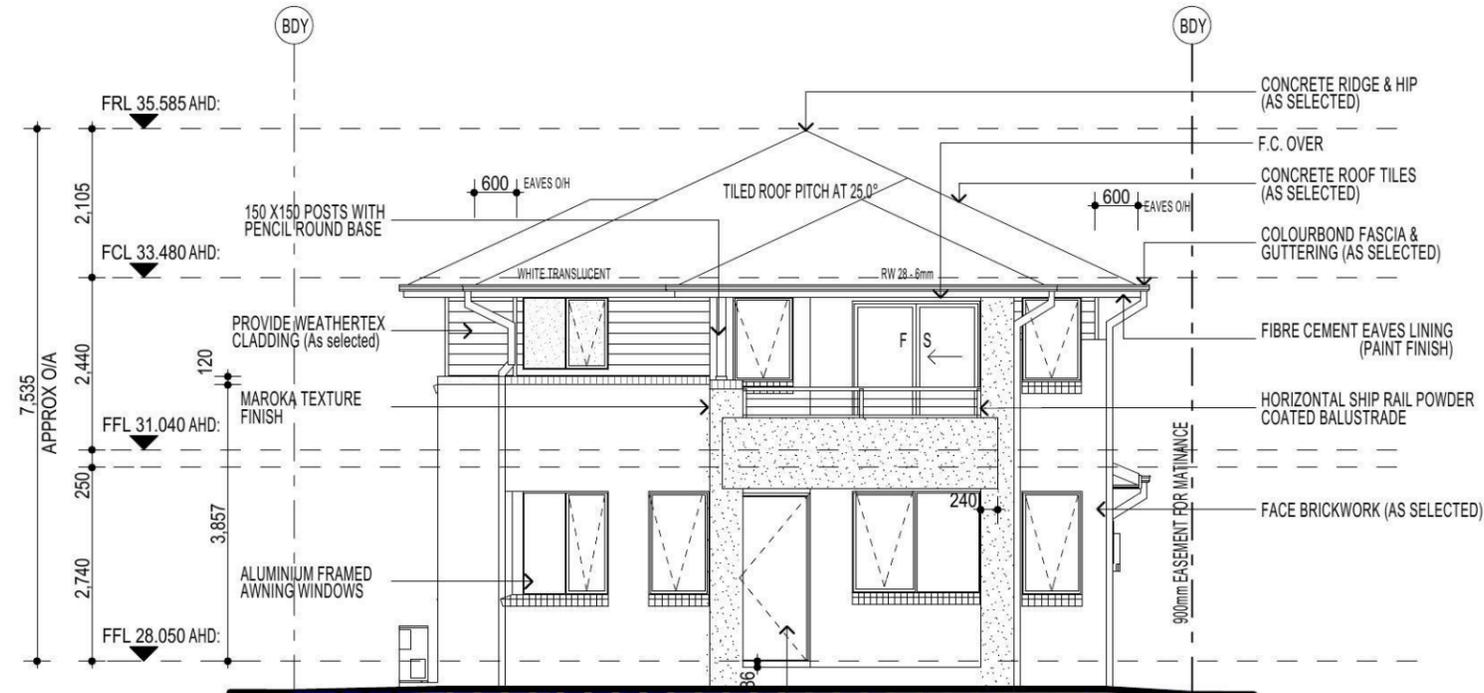
WASTE MANAGEMENT / SITE ANALYSIS (2)

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

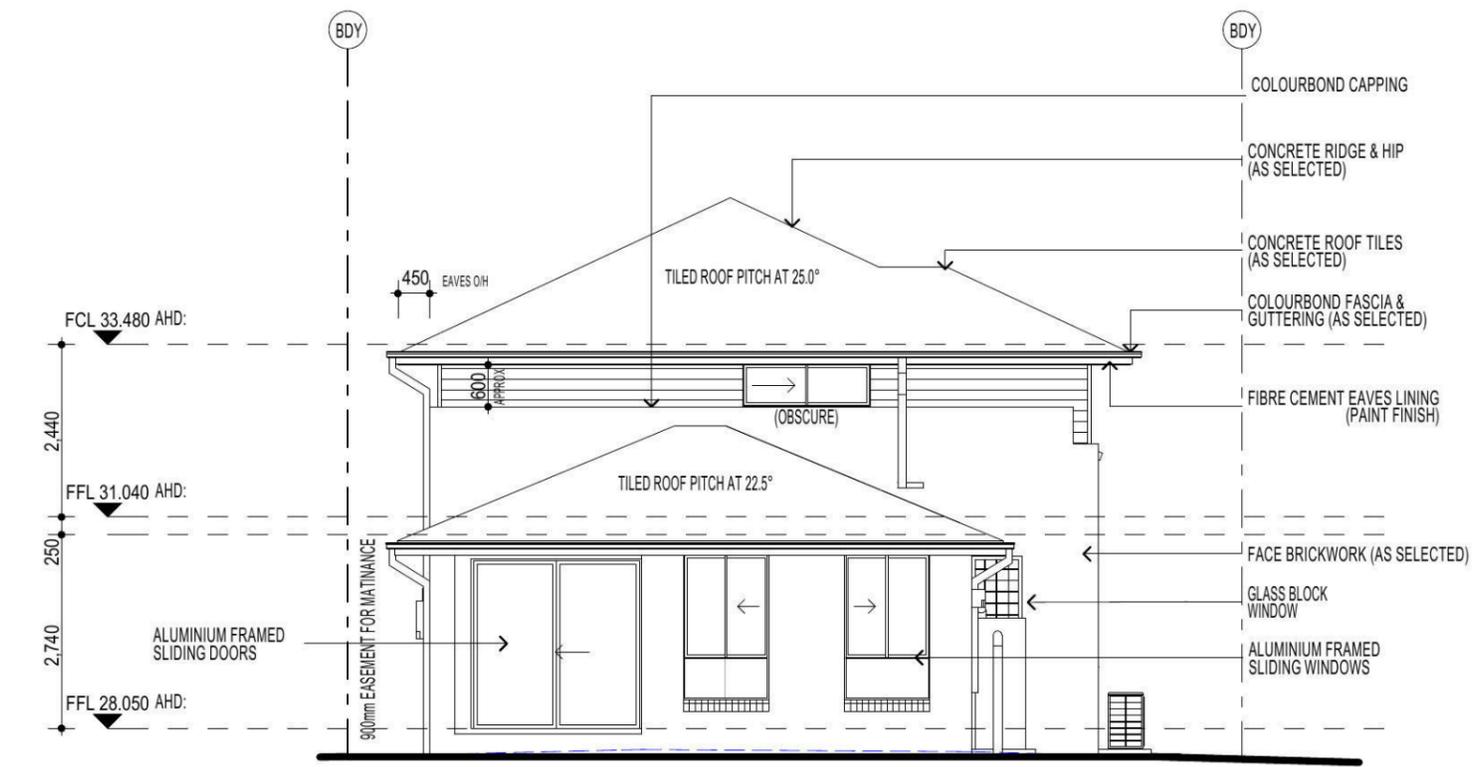
HIA members
 the best in the business



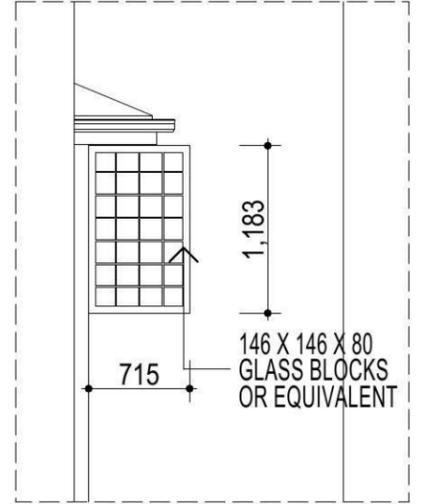
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A. RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.
 ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND 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.



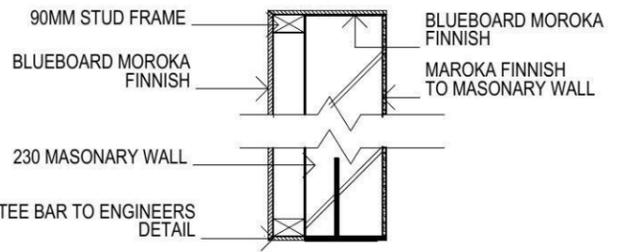
ELEVATION A



ELEVATION C



ELEVATION C1
 SCALE 1:50



BALCONY SECTION A
 SCALE 1:20

NOTE:
 PROVIDE GRANITGARD
 TERMITE TREATMENT

FIBRE OPTIC WIRING PACKAGE

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;
 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.

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

ELEVATIONS

PROMOTION:
 LIVING/STYLE COLLECTION

CLIENT:
 FIRSTSTYLE

LOCATION:
 LOT 2239 CNR OF WILLIAM HART
 CRESCENT
 & BRISTOL STREET PENRITH, 2750

DP: 1171491 council: PENRITH

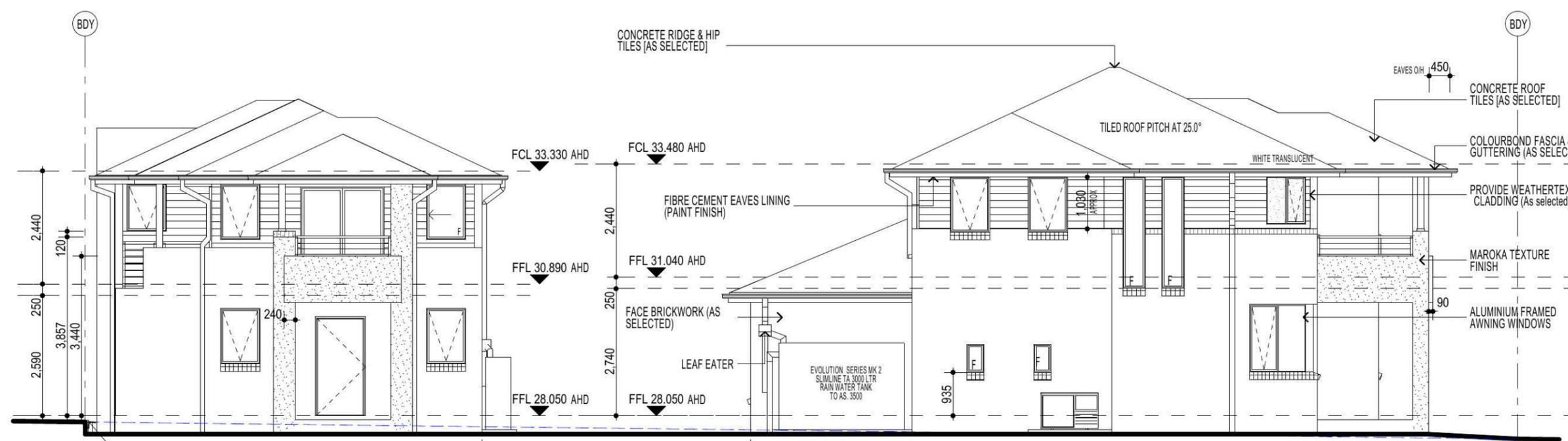
model: ARGYLE 12 facade: CRESWICK 27 date: 27/05/2014 quotation assessment: SK1

Sheet: 6 of 14 drawn: G.P./L.D.S. checked: D.P. scale: 1.100

779-14

CLIENTS SIGNATURE: DATE: S.P. 0.0.

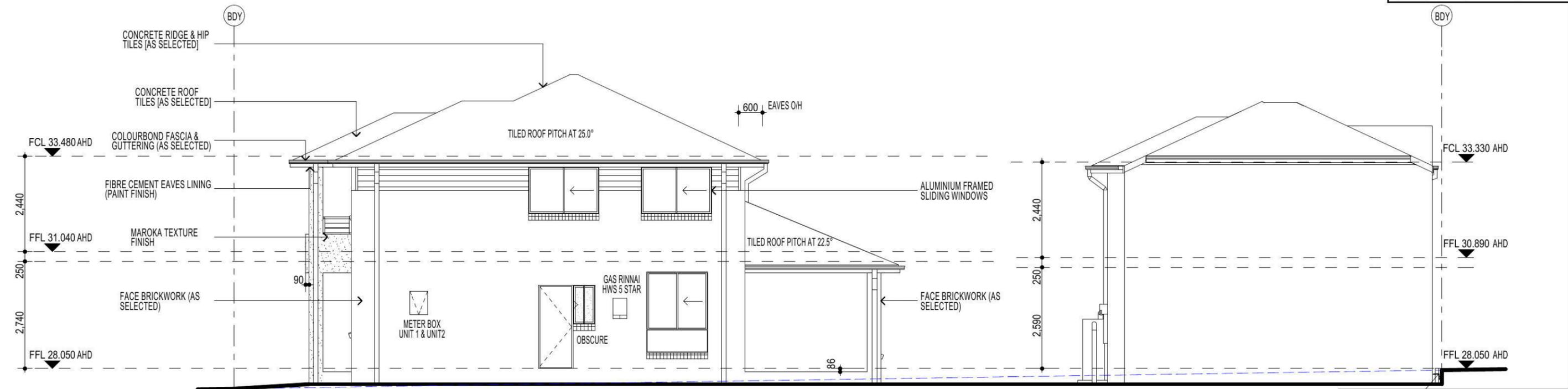
• ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A. RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.
 • ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS 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.



ELEVATION B

KEY

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



ELEVATION D

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; 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.

NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT

FIBRE OPTIC WIRING PACKAGE

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

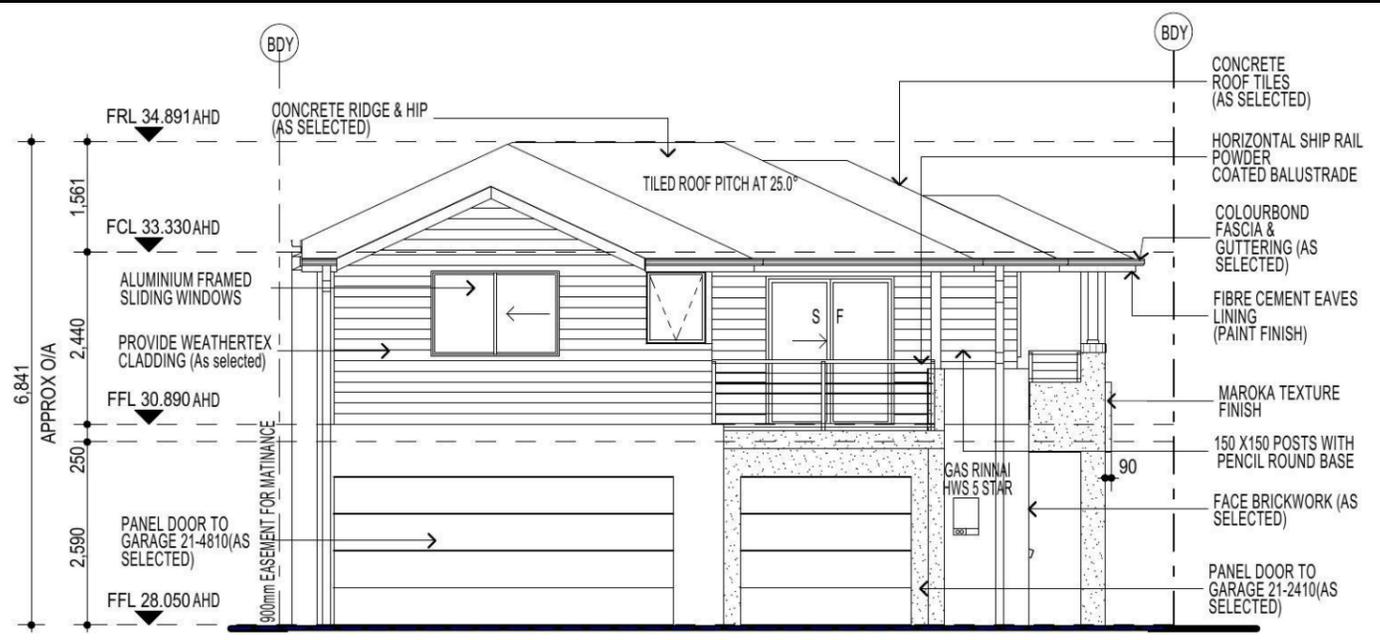
LANDSCAPE RETAINING WALL TO FUTURE DETAIL

LIVING/STYLE COLLECTION

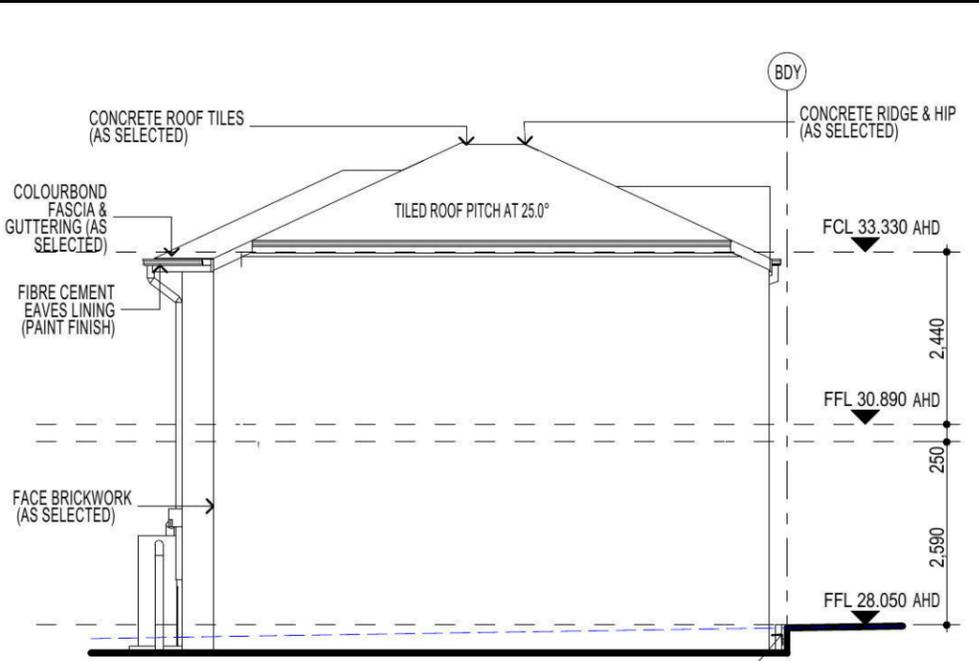
CLIENT: FIRSTSTYLE			
LOCATION: LOT 2239 CNR OF WILLIAM HART CRESCENT & BRISTOL STREET PENRITH, 2750			
DP: 1171491	council: PENRITH		
model: ARGYLE 12	facade: CRESWICK 27	date: 27/05/2014	quotation assessment: SK1
Sheet: 7 of 14	drawn: G.P./L.D.S.	checked: D.P.	scale: 1:100
			779-14
CLIENTS SIGNATURE:		DATE:	S.P. 0.0.

ELEVATIONS

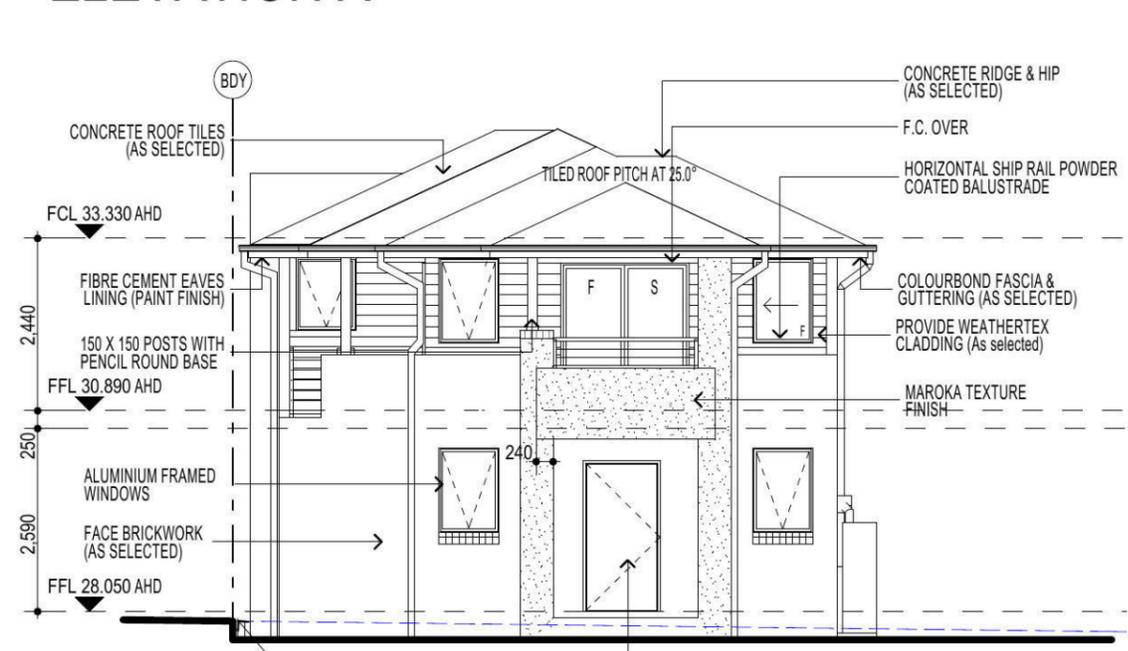
• ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A. RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.
 • ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS 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.



ELEVATION A



ELEVATION B



ELEVATION D



ELEVATION C

NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT

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.

FIBRE OPTIC WIRING PACKAGE

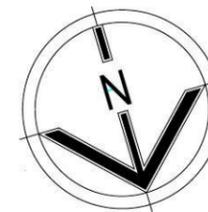
NOTE:
 FIRST FLOOR WINDOWS TO COMPLY WITH CLAUSE 3.9.2.5 OF VOLUME 2 OF THE BCA.

KEY

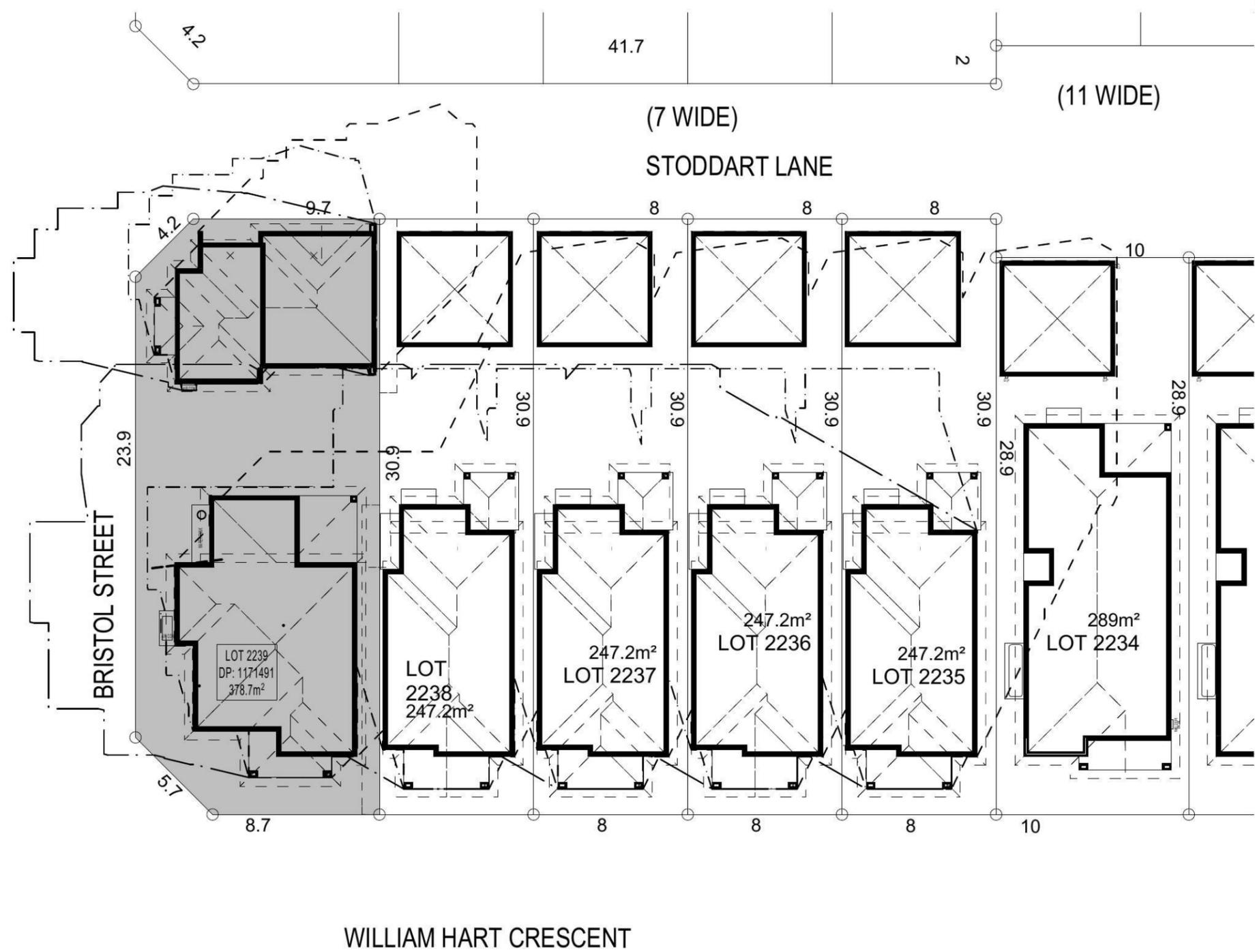
-  FACE BRICK (AS SELECTED)
-  MOROKA TEXTURE FINISH TO BRICKWORK (AS SELECTED)
-  WEATHERTEX CLADDING PAINTED FINISH (AS SELECTED)

PROMOTION: LIVING COLLECTION			
CLIENT: FIRSTSTYLE			
LOCATION: LOT 2239 CNR OF WILLIAM HART CRESCENT & BRISTOL STREET PENRITH, 2750			
DP: 1171491	council: PENRITH		
model: ARGYLE 12	facade: CRESWICK 27	date: 27/05/2014	quotation assessment: SK1
Sheet: 9 of 14	drawn: G.P./L.D.S.	checked: D.P.	scale: 779-14
CLIENTS SIGNATURE:		DATE:	

STUDIO LOFT - ELEVATIONS



• 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

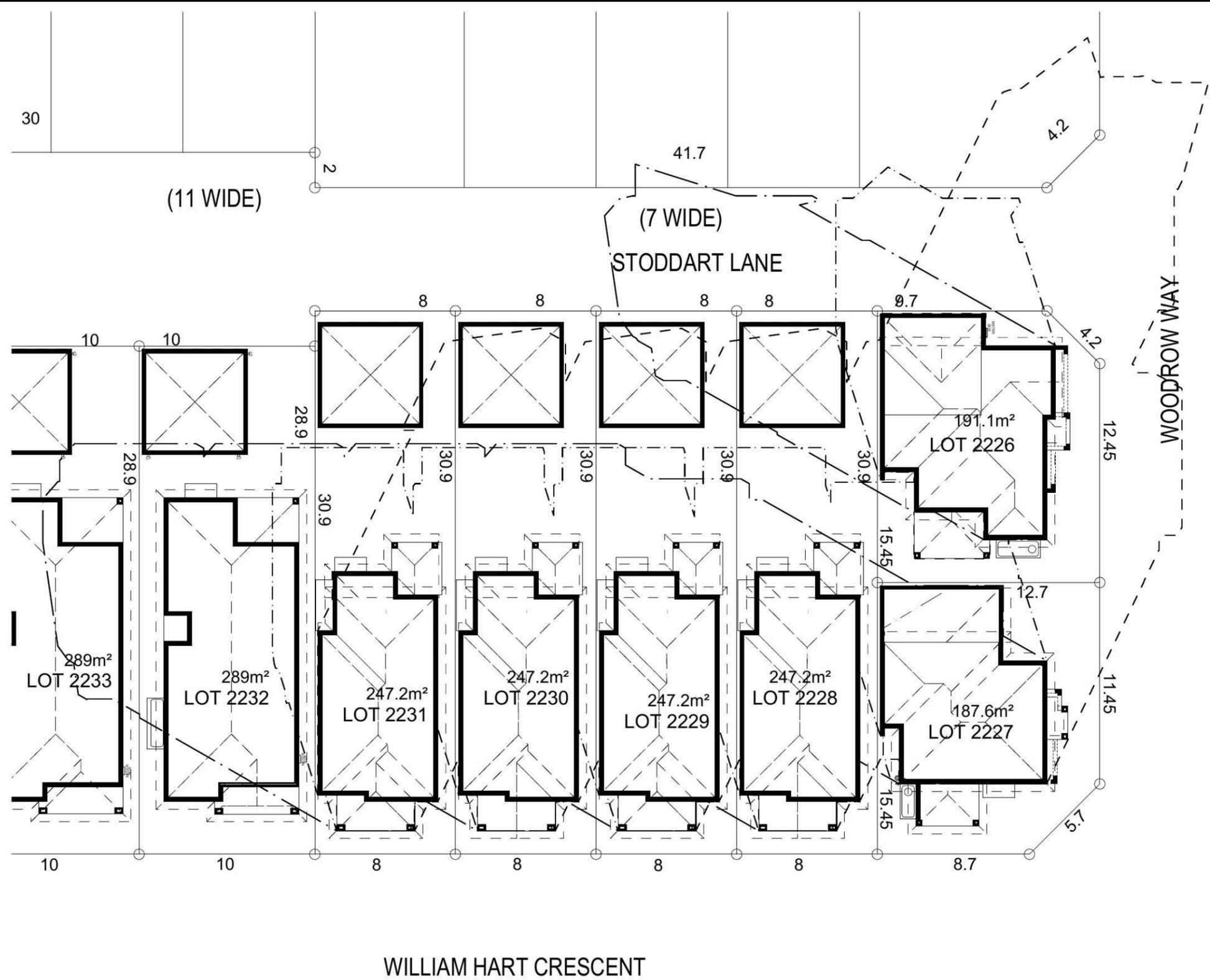
9:00am June 21st	
12:00pm June 21st	
3:00pm June 21st	

NOTE:
 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.

SHADOW DIAGRAM

PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: FIRSTSTYLE			
LOCATION: LOT 2239 CNR OF WILLIAM HART CRESCENT & BRISTOL STREET PENRITH, 2750			
DP: 1171491	council: PENRITH		
model: ARGYLE 12	facade: CRESWICK 27	date: 27/05/2014	valuation assessment: SK1
Sheet: 11 of 14	drawn: G.P./L.D.S.	checked: D.P.	scale: 1:200
			779-14
CLIENTS SIGNATURE		DATE	S.P. 0.0.

• 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

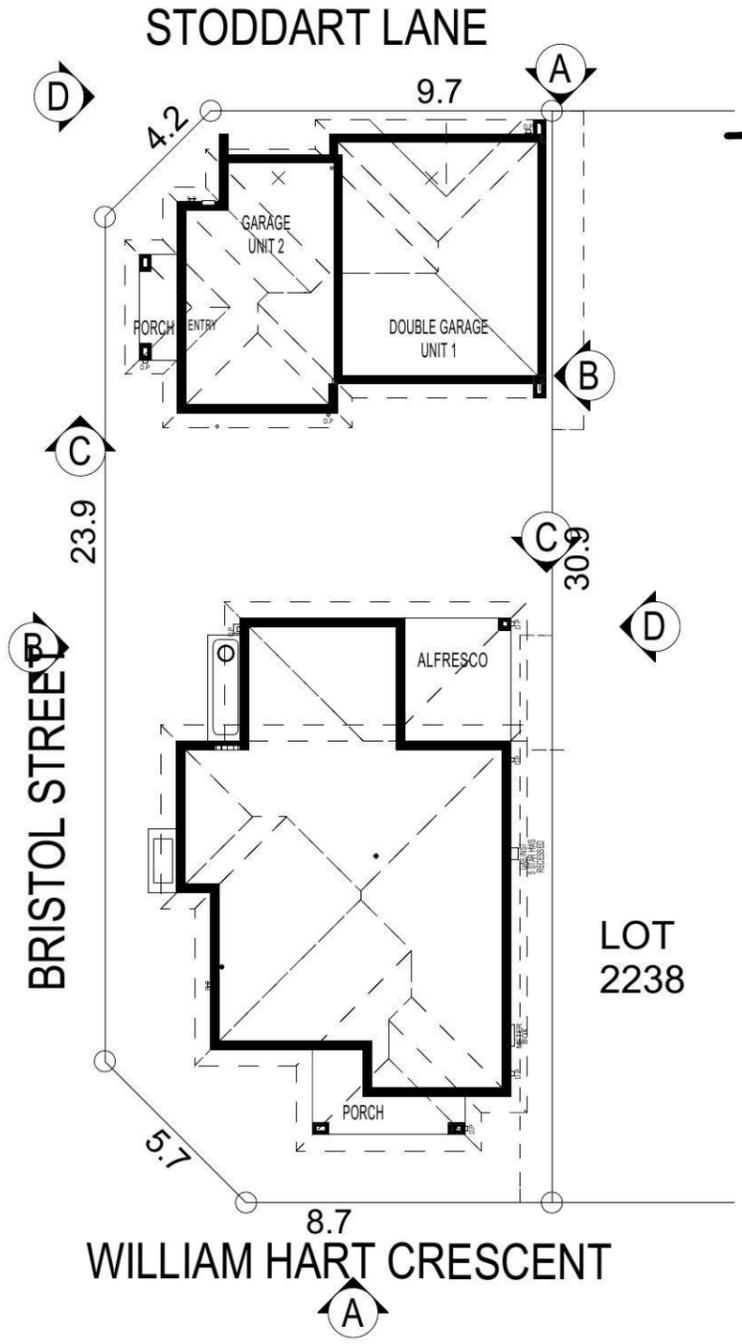
9:00am June 21st	
12:00pm June 21st	
3:00pm June 21st	

NOTE:
 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.

SHADOW DIAGRAM (2)

PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: FIRSTSTYLE			
LOCATION: LOT 2239 CNR OF WILLIAM HART CRESCENT & BRISTOL STREET PENRITH, 2750			
DP: 1171491	facade: ARGYLE 12	council: PENRITH	date: 27/05/2014
model: CRESWICK 27	checked: AUGUSTINE	scale: G.P./L.D.S.	quotation assessment: SK1
Sheet: 12 of 14	drawn: G.P./L.D.S.	checked: D.P.	779-14
CLIENTS SIGNATURE		DATE	S.P. 0.0.

• 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 PRECEDENCE.
 • THIS DRAWING & DESIGN IS COPYRIGHT & THE PROPERTY OF FIRSTSTYLE HOMES, AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM.



ELEVATION A



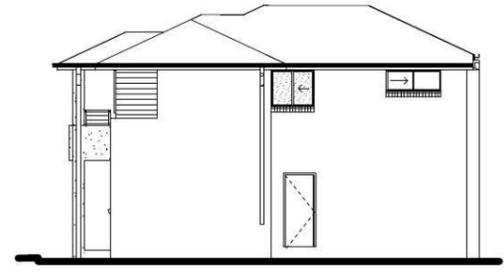
ELEVATION A (STUDIO)



ELEVATION B



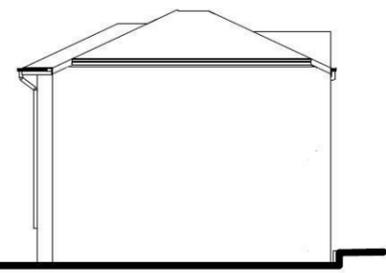
ELEVATION C



ELEVATION C (studio)



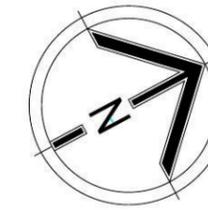
ELEVATION D



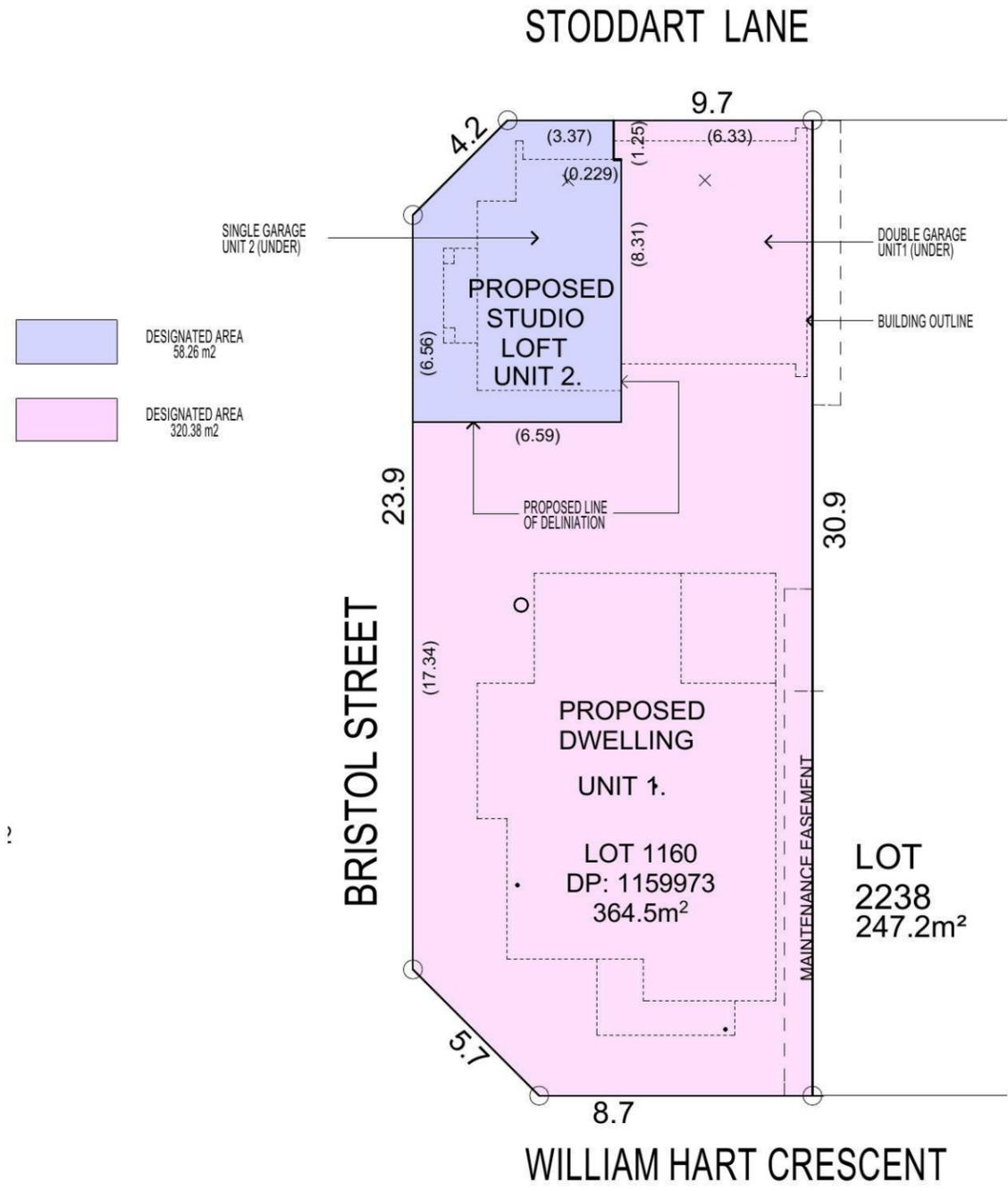
NOTIFICATION PLAN

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.

PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: FIRSTSTYLE			
LOCATION: LOT 2239 CNR OF WILLIAM HART CRESCENT & BRISTOL STREET PENRITH, 2750			
DP: 1171491	council: PENRITH		date: 27/05/2014
model: ARGYLE 12	facade: CRESWICK 27	date: 27/05/2014	valuation assessment: SK1
Sheet: A	drawn: G.P./L.D.S.	checked: D.P.	scale: NTS
			779-14
CLIENTS SIGNATURE:		DATE:	S.P. 0.0.



• 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.



DESIGNATED AREA
 58.26 m²

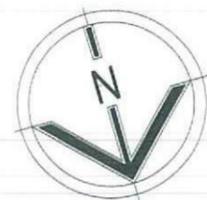
DESIGNATED AREA
 320.38 m²

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.

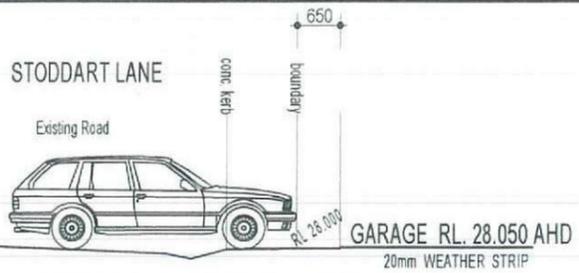
PROPOSED STRATA SUBDIVISION PLAN

PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: FIRSTSTYLE			
LOCATION: LOT 2239 CNR OF WILLIAM HART CRESCENT & BRISTOL STREET PENRITH, 2750			
DP: 1171491	council: PENRITH		
model: ARGYLE 12	facade: CRESWICK 27	date: 27/05/2014	quotation assessment: SK1
Sheet: 13 of 14	drawn: G.P./L.D.S.	checked: D.P.	779-14
CLIENT'S SIGNATURE:		DATE:	S.P. 0.0.

• 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 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
 • FIRSTYLE 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 FIRSTYLE HOMES AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM



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



BASIX	House (unit 1)	Studio loft (unit 2)
	= 31.42m ² of roof area to discharge to water tank.	= 28.7m ² of roof area to discharge to water tank.
	= 117.18 m ² stormwater and overflow to discharge to existing street channel.	= 65.8 m ² stormwater and overflow to discharge to existing street channel.
	o/a= 148.6m ² of roof area.	o/a= 94.5m ² of roof area.

LEGEND:

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

EARTHWORKS TO AHD		EARTHWORKS TO AHD	
HOUSE:	FFL 28.050	STUDIO LOFT:	FFL 28.050
(LIVING)	FGL 27.650	(LIVING FIRST FLOOR)	FGL 27.650
GARAGE:	FFL 28.050	GARAGE:	FFL 28.050
	FGL 27.650		FGL 27.650

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

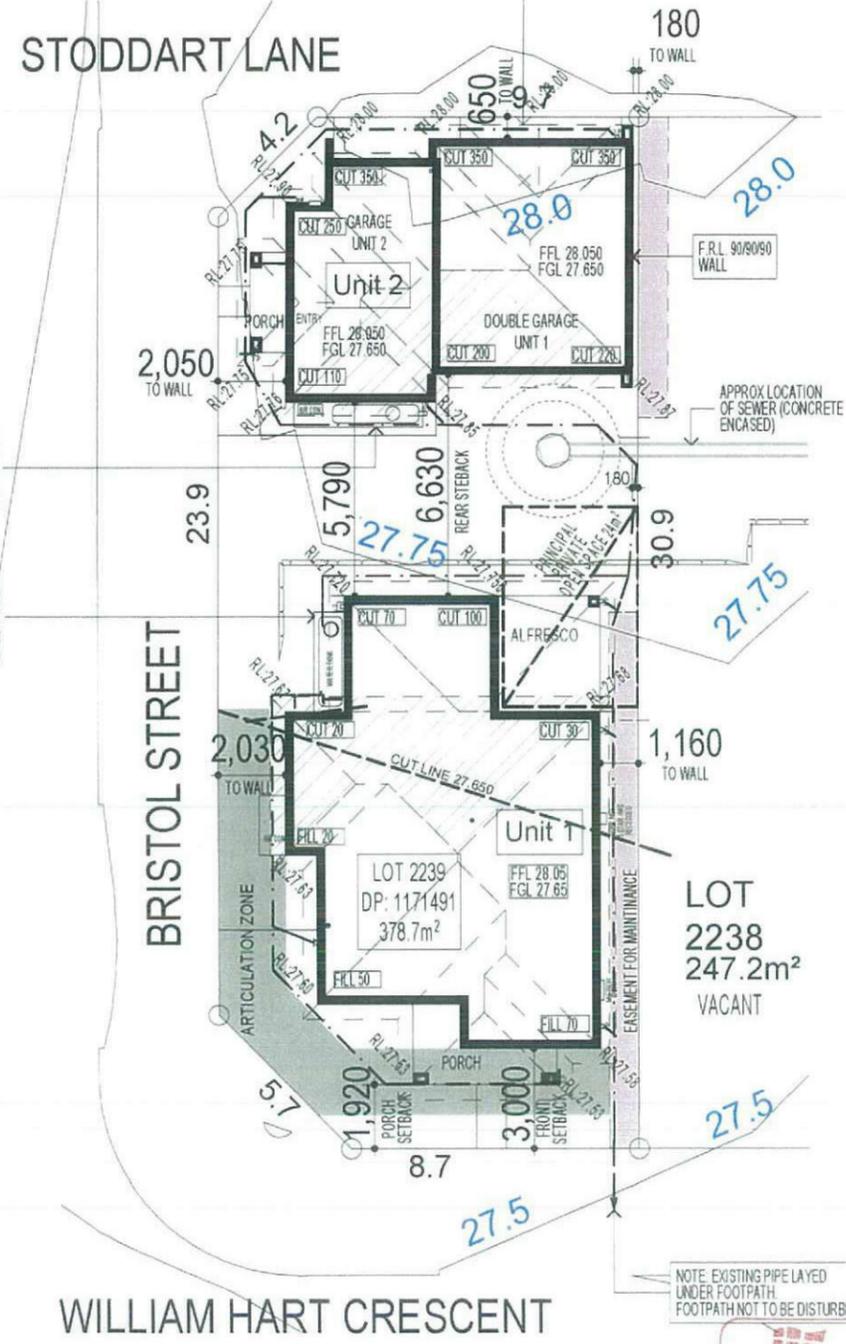
NOTE
 AIR CONDITIONING ONLY (EER 2.5-3.0 OR GREATER)
 3-PHASE POWER

FIBRE OPTIC WIRING PACKAGE

NOTE:
 ALL COMPONENTS SUCH AS: APPLIANCES, PLUMBING FITTINGS & FIXTURES, DOORS, CABINETS, HANDLES, P.C 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

DRIVEWAY GRADIENT
 SCALE 1:100



STUDIO LOFT (unit 2)		DEVELOPMENT CALCULATIONS	
		LOT: 2239 NO: 00 OF SITE AREA: 378.7m ²	
(Itemised Floor Areas (Unit 2))	Totals	Itemised Floor Areas (Unit 1):	Totals
Studio living ground floor:	13.10m ²	living ground floor:	100.39m ²
first floor: (excl. void 64.9m ²)	69.27m ²	first floor: (excl. void 78.78m ²)	84.14m ²
garage: (excess 00.000m ²)	19.5m ²	garage: (excess 6.21m ²)	41.21m ²
porch:	3.23m ²	alfresco:	10.44m ²
balcony 1	3.23m ²	porch:	6.53m ²
balcony 2	6.02m ²	balcony:	6.54m ²
total floor area:	114.35m ²	total floor area:	249.25m ²
Combined total floor area:	363.6m ²	FLOOR SPACE RATIO CALCULATION:	
gross floor areas:	Totals:	gross floor areas:	Totals:
living ground floor: (internal area)	9.21m ²	living ground floor: (internal area)	89.13m ²
first floor excl. void: (internal area)	55.7m ²	first floor excl. void: (internal area)	69.26m ²
total gross floor area:	64.91m ²	total gross floor area:	158.4m ²
Combined total floor area:	223.31m ²	total floor space ratio:	0.42:1
SITE AREA COVERAGE/LANDSCAPE:		SITE AREA COVERAGE/LANDSCAPE:	
house ground floor:	13.10m ²	house ground floor:	100.39m ²
garage:	19.5m ²	garage:	41.21m ²
porch/alfresco:	3.23m ²	porch/alfresco:	16.97m ²
driveway/paved area:	3.88m ²	driveway/paved area:	4.86m ²
site coverage Area:	35.83m ²	site coverage Area:	158.57m ²
front yard landscape area:	14.51m ²	front yard landscape area:	37.99m ²
pervious areas (soft):	21.52m ²	pervious areas (soft):	153.93m ²
impervious areas (hard):	39.71m ² (10.45%)	impervious areas (hard):	163.43m ² (43.2%)
private open space (incl. Balconies):	9.25m ²	private open space o/a:	114.7m ²
principal private open space:	n/a	principal private open space:	24.0m ²
total car space incl. carstand:	1 carspace	total car space incl. carstand:	2 carspace
combined pervious areas (soft):	175.43m ² (46.3%)		
combined impervious areas (hard):	203.14m ² (53.6%)		
combined site coverage area:	194.4m ² (51.3%)		
combined site landscape area:	184.3 (48.7%)		
combined front yard landscape area:	52.5m ² (13.9%)		
combined front yard hard paved area:	2.61m ² (0.69%)		

COUNCIL ZONE: R1

PROMOTION:
 LIVING/STYLE COLLECTION

CLIENT:
 FIRSTYLE
LOCATION:
 LOT 2239 CNR OF WILLIAM HART CRESCENT & BRISTOL STREET PENRITH, 2750

DP: 1171491	council: PENRITH
model: ARGYLE 12	date: 27/05/2014
CRESWICK 27	SK1
Sheet: 1 of 14	scale: 1:200/1:100
drawn: G.P.A.D.S.	checked: D.P.
	779-14

Thorton Design Review Panel
 LANDCOM
 Reviewed: *[Signature]* Date: 13/5/14

SITE PLAN & STORMWATER CONCEPT PLAN

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

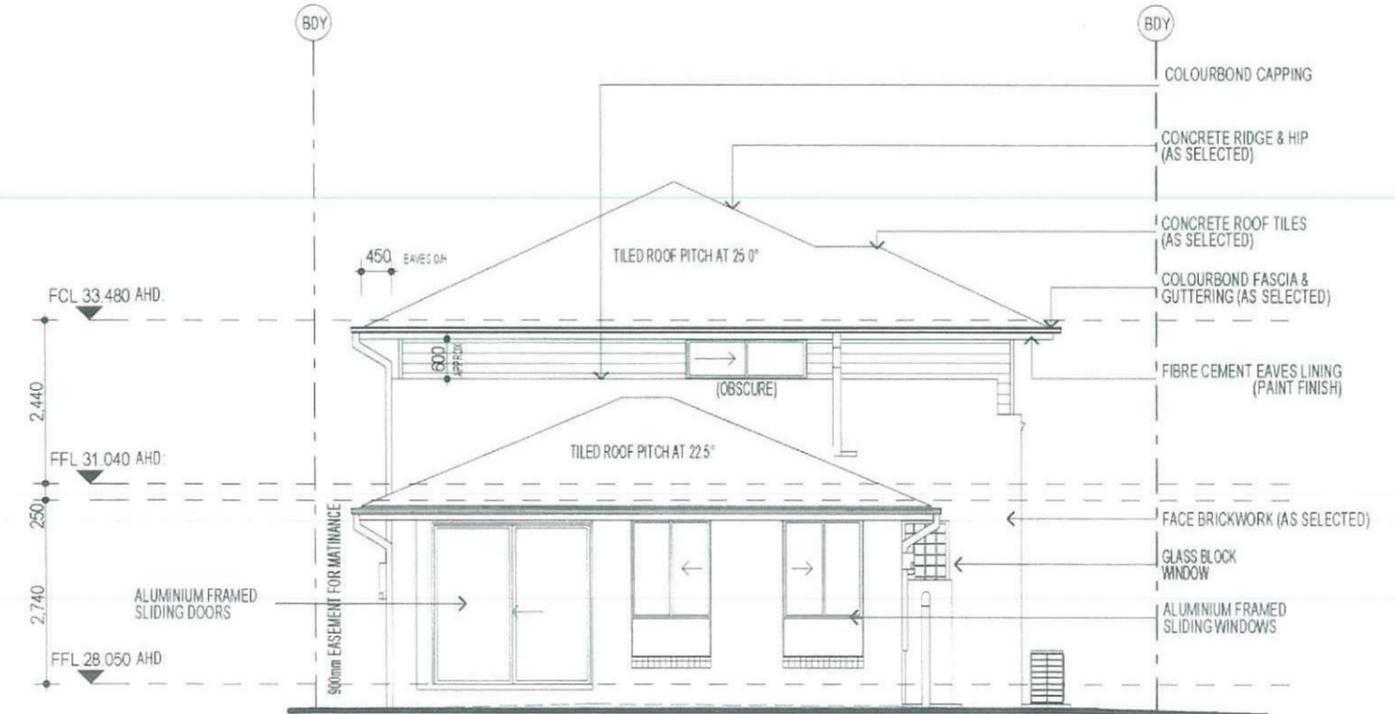
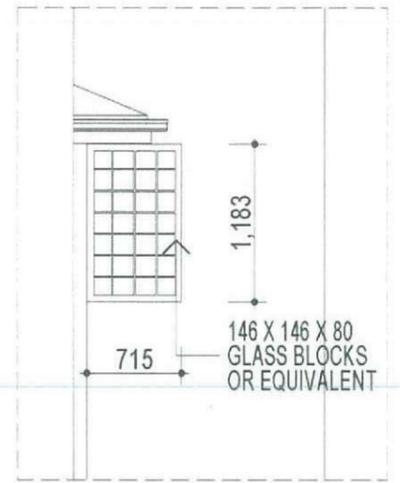
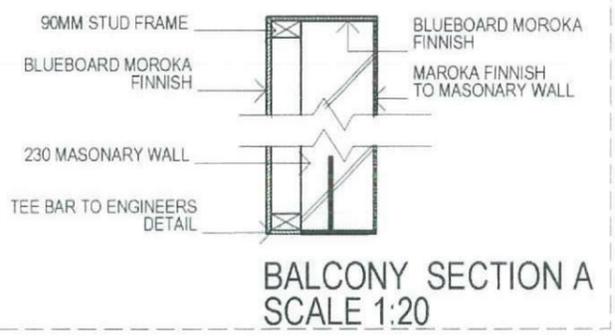
FIRSTYLE HOMES
 FIRSTYLE HOMES Pty Ltd
 Lic No 113412C
 ACN 087 737 779
 PO BOX 171, HOXTON PARK 2171

ADMIN: 021 9601 3111
 FAX: 021 9601 0711
 EMAIL: design@firstyle.com.au

HIA members
 the best in the business

MASTER BUILDERS ASSOCIATION
 MEMBER

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A. RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.
- ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND CERTIFICATION AS PER REQUIRED BY COUNCIL.
- ALL WORK TO BE CARRIED OUT IN A PROFESSIONAL AND WORKMANSHIP LIKE MANNER ACCORDING TO THE PLANS AND SPECIFICATION.
- ALL DIMENSIONS ARE TO BE CHECKED & VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORK. ALL LEVELS ARE SUBJECT TO FINAL SURVEY AND SETOUT BY REGISTERED SURVEYOR.
- FIRSTYLE 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 FIRSTYLE HOMES, AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM.



NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT

FIBRE OPTIC WIRING PACKAGE

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

Thorton Design Review Panel
 LANDCOM

Reviewed: *[Signature]* Date: 18/5/14

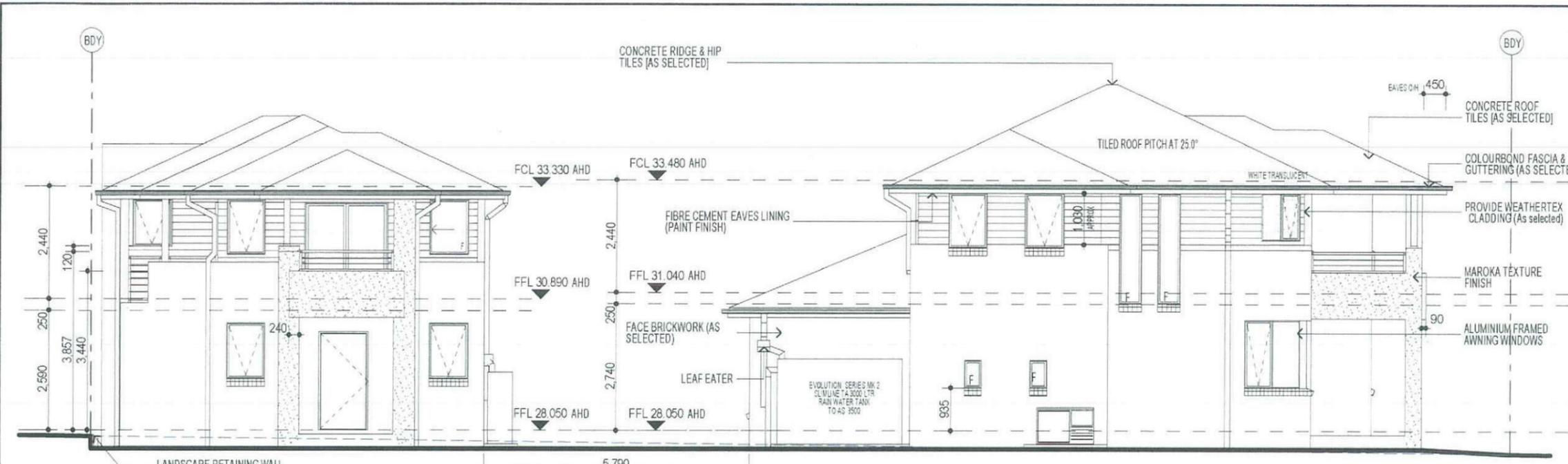
PROMOTION: LIVING/STYLE COLLECTION	
CLIENT: FIRSTYLE	
LOCATION: LOT 2239 CNR OF WILLIAM HART CRESCENT & BRISTOL STREET PENRITH, 2750	
DP 1171491	Council PENRITH
Model ARGYLE 12 CRESWICK 27	facade AUGUSTINE
date 27/05/2014	SK1
Sheet 6 of 14	drawn G.P./L.D.S.
checked D.P.	scale 1:100
779-14	
CLIENT'S SIGNATURE	DATE

ELEVATIONS

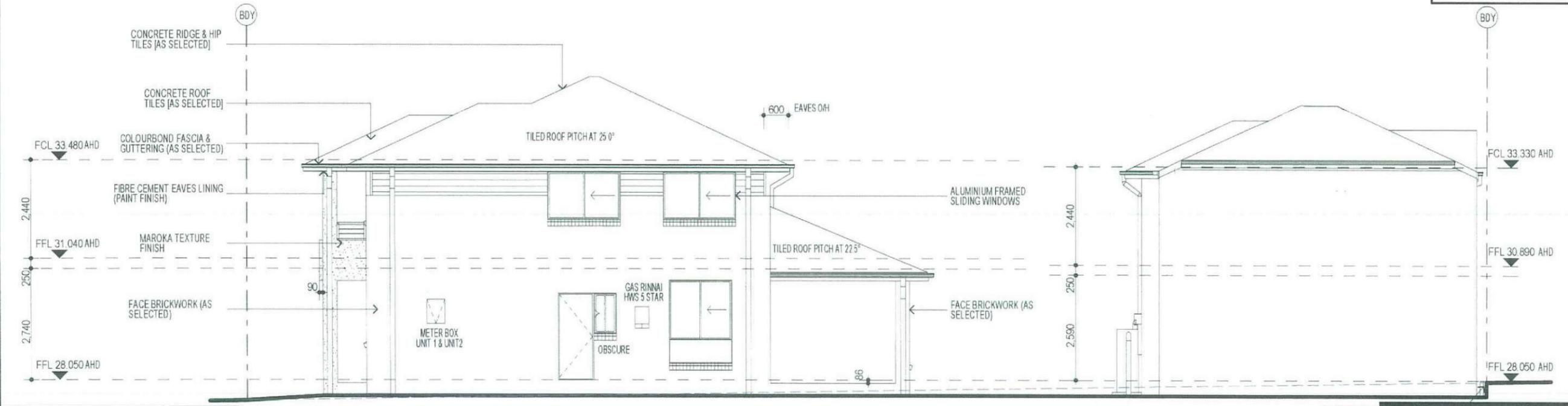
• ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A. RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED
 • ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND CERTIFICATION AS PER REQUIRED BY COUNCIL
 • ALL WORK TO BE CARRIED OUT IN A PROFESSIONAL AND WORKMANSHIP LIKE MANNER ACCORDING TO THE PLANS AND SPECIFICATION
 • ALL DIMENSIONS ARE TO BE CHECKED & VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORK. ALL LEVELS ARE SUBJECT TO FINAL SURVEY AND SETOUT BY REGISTERED SURVEYOR
 • FIRSTYLE HOMES SITE SAFETY RULES APPLY
 • DO NOT SCALE FROM DRAWINGS. LARGER SCALE DRAWINGS & WRITTEN DIMENSIONS TAKE PRECEDENCE
 • THIS DRAWING & DESIGN IS COPYRIGHT & THE PROPERTY OF FIRSTYLE HOMES, AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM.

KEY

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



ELEVATION B



ELEVATION D

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, 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

NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT

FIBRE OPTIC WIRING PACKAGE

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

Thorton Design Review Panel
 LANDCOM
 Reviewed: [Signature] Date: 30/6/14

ELEVATIONS

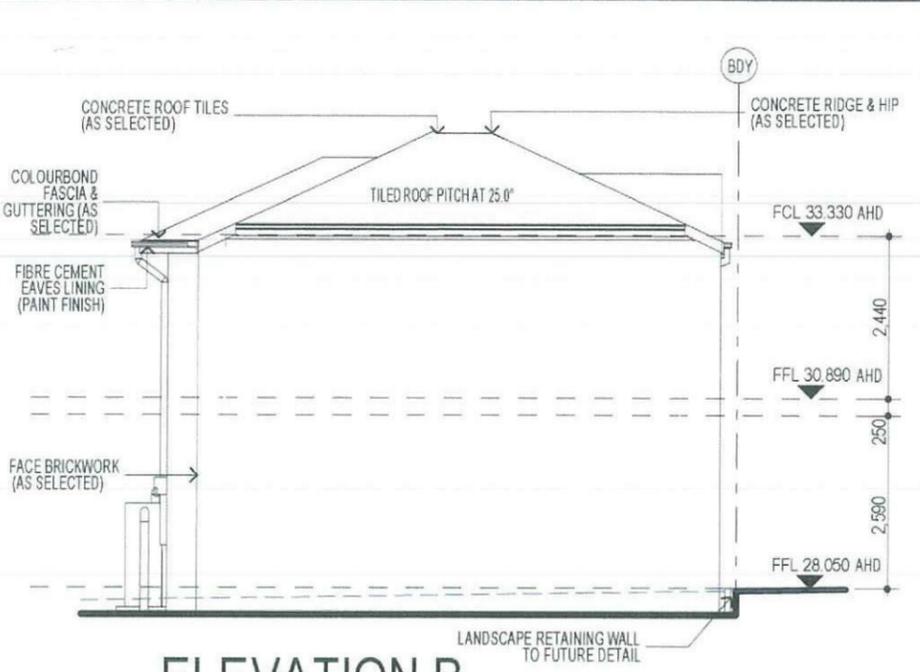
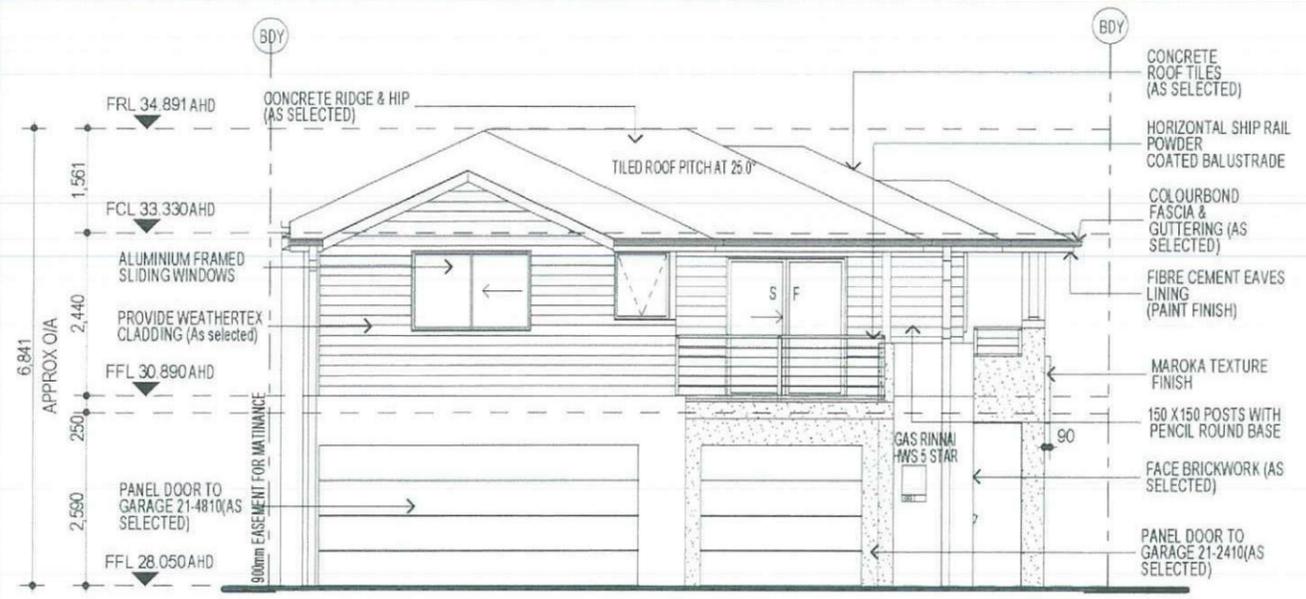
LIVING/STYLE COLLECTION

CLIENT: **FIRSTYLE**

LOCATION: **LOT 2239 CNR OF WILLIAM HART CRESCENT & BRISTOL STREET PENRITH, 2750**

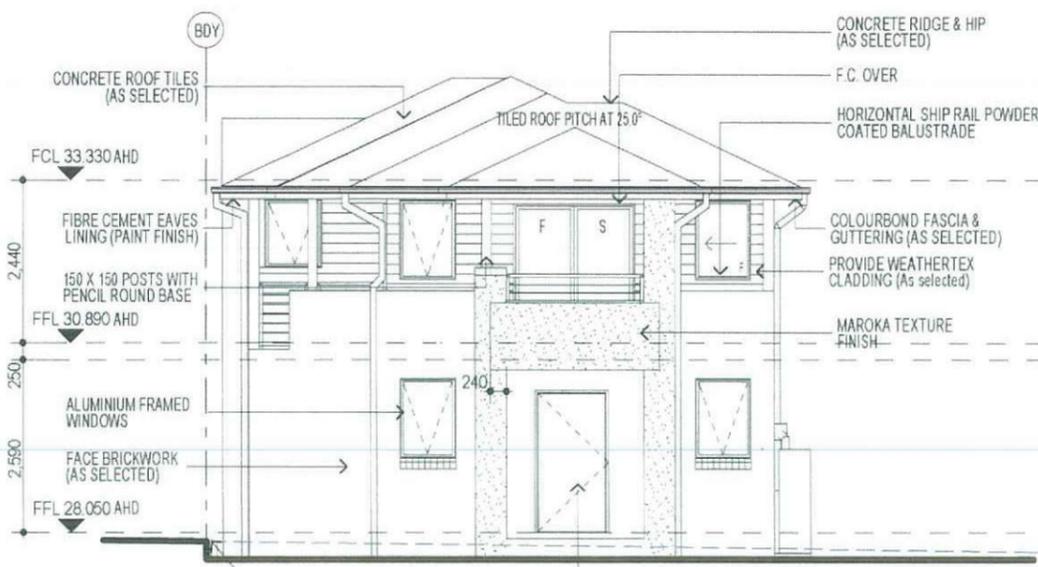
DP: 1171491	council: PENRITH
model: ARGYLE 12 / CRESWICK 27	facade: AUGUSTINE
date: 27/05/2014	SK1
drawn: G.P./D.S.	checked: D.P.
7 of 14	scale: 1:100

779-14



ELEVATION A

ELEVATION B



ELEVATION D



ELEVATION C

NOTE:
 PROVIDE GRANITGARD
 TERMITE TREATMENT

3 - PHASE POWER

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

FIBRE OPTIC WIRING PACKAGE

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

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

Thorton Design Review Panel
 LANDCOM
 Reviewed: [Signature] Date: 30/5/14

KEY

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

PROMOTION: **LIVING COLLECTION**

CLIENT: **FIRSTYLE**

LOCATION: **LOT 2239 CNR OF WILLIAM HART CRESCENT & BRISTOL STREET PENRITH, 2750**

DP: 1171491 council: **PENRITH**

model: ARGYLE 12 / facade: CRESWICK 27 / AUGUSTINE / date: 27/05/2014 / number of elevations: SK1

Sheet: 9 of 14 drawn: G.P.L.D.S. / checked: D.P. / scale: 779-14

CLIENT'S SIGNATURE: _____ DATE: _____ S.P. 30

STUDIO LOFT - ELEVATIONS



FIRSTYLE HOMES

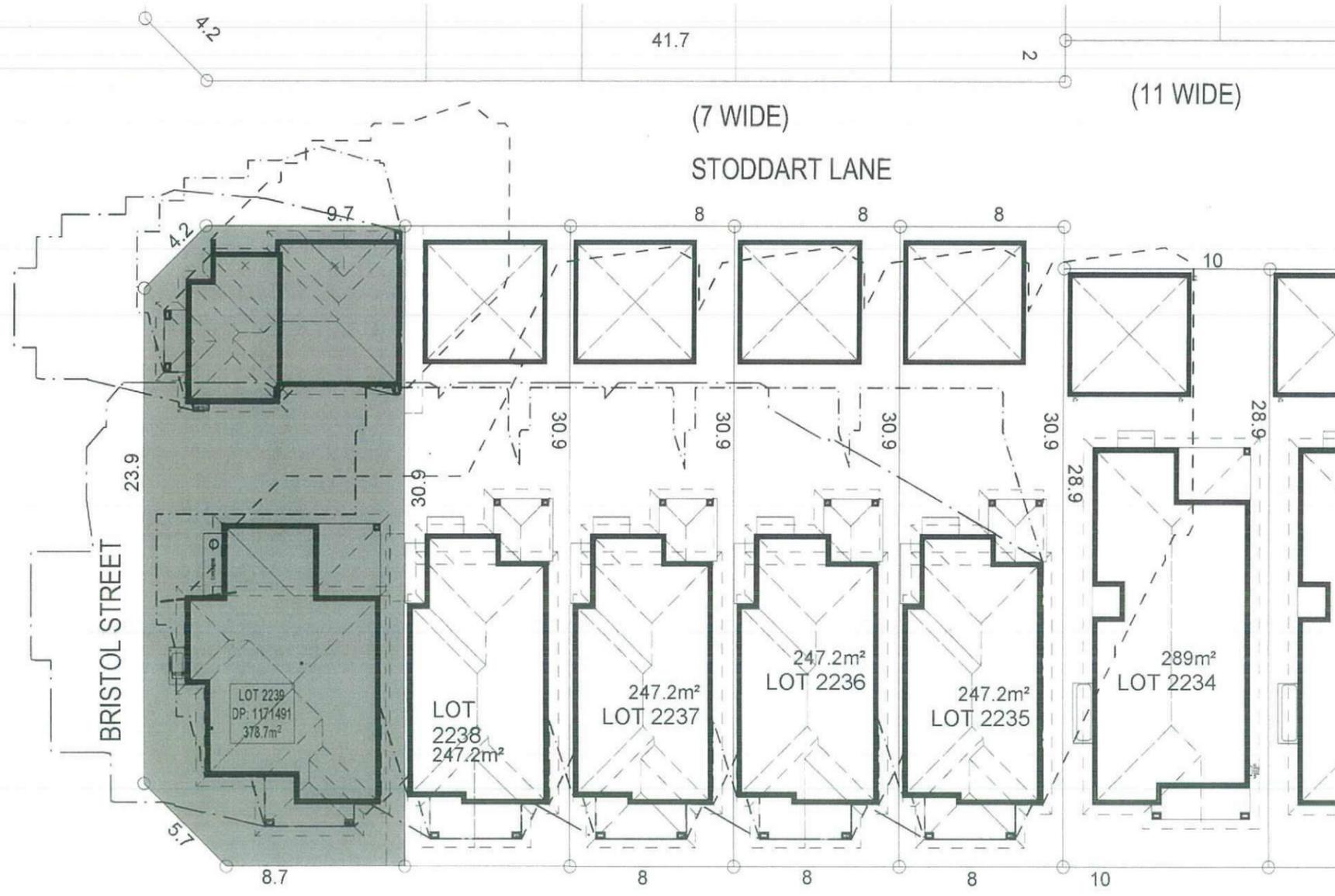
FIRSTYLE HOMES Pty Ltd
 Lic No: 1134120
 A/CN: 087 773 773
 PO BOX 171, HOXTON PARK 2171

ADMIN: 021 9601 2111
 FAX: 021 9601 0711
 EMAIL: design@firstyle.com.au

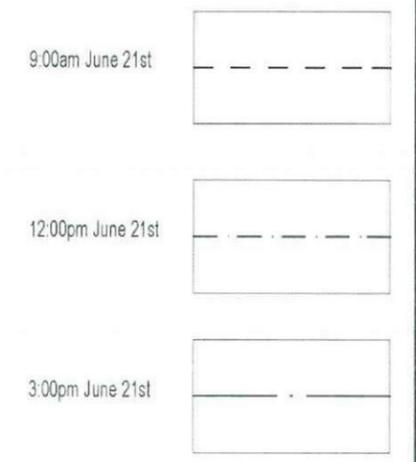
HIA members
 the best in the business

MASTER BUILDERS ASSOCIATION
 MEMBER

• ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH 8 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
 • FIRSTYLE HOMES SITE SAFETY RULES APPLY
 • DO NOT SCALE FROM DRAWING. LARGER SCALE DRAWINGS & WRITTEN DIMENSIONS TAKE PRECEDENCE
 • THIS DRAWING & DESIGN IS COPYRIGHT & THE PROPERTY OF FIRSTYLE HOMES AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM



SHADOW DIAGRAM



Thorton Design Review Panel
 LANDCOM

Reviewed: *[Signature]* Date: 5/5/14

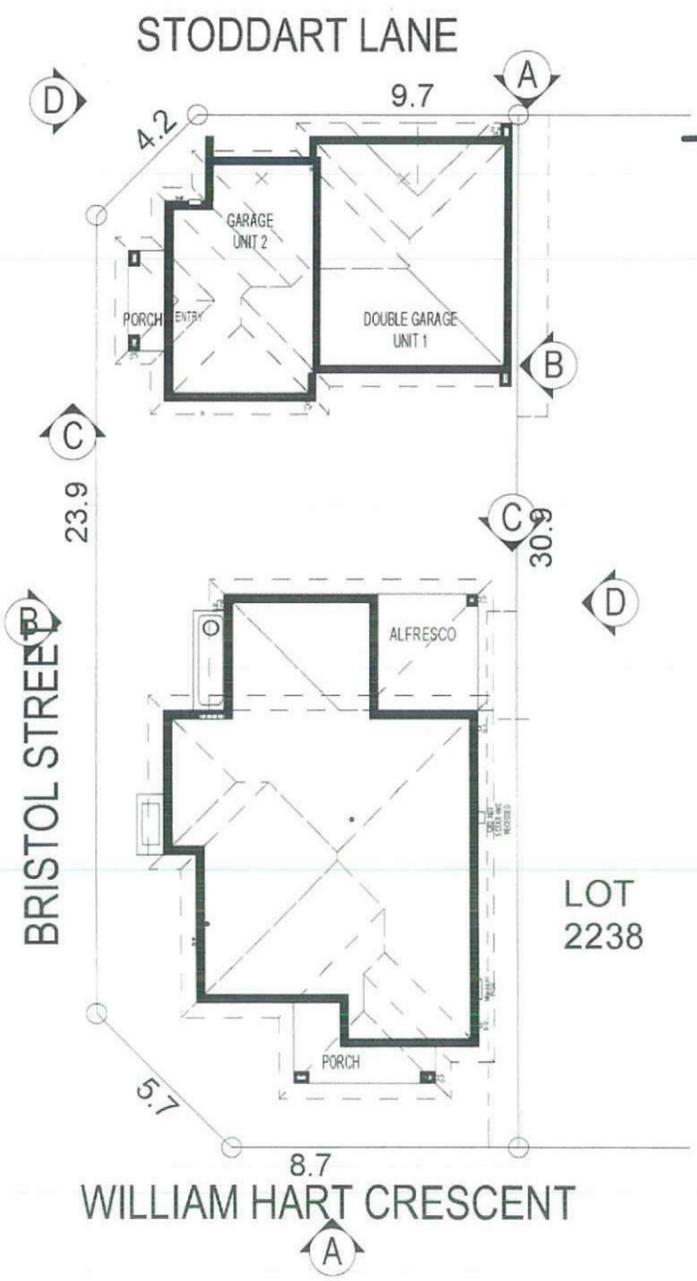
NOTE:
 ALL COMPONENTS SUCH AS, APPLIANCES, PLUMBING FITTINGS & FIXTURES, DOORS, CABINETRY, HANDLES, PC ITEMS, ARE SHOWN ON THE PLANS & ELEVATIONS FOR ILLUSTRATION PURPOSES ONLY & TO COMMUNICATE APPROX SIZES. PLEASE REFER TO YOUR SPECIFICATIONS FOR YOUR RELEVANT INCLUSIONS

WILLIAM HART CRESCENT

SHADOW DIAGRAM

PROMOTION: LIVING/STYLE COLLECTION			
CLIENT: FIRSTYLE			
LOCATION: LOT 2239 CNR OF WILLIAM HART CRESCENT & BRISTOL STREET PENRITH, 2750			
DP: 1171491	council: PENRITH		
model: ARGYLE 12 / facade: CRESWICK 27 / AUGUSTINE	date: 2/05/2014	number of issue current: SK1	
Sheet: 11 of 14	drawn: G.P.L.D.S.	checked: D.P.	779-14
scale: 1:200	CLIENT SIGNATURE		DATE

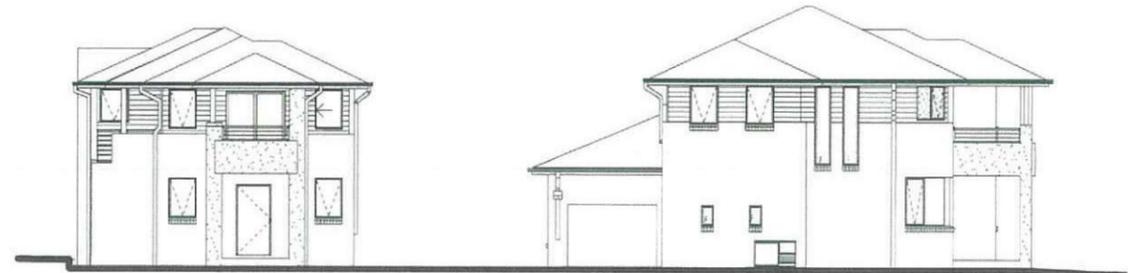
• ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A. RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.
 • ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS 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.
 • FIRSTYLE HOMES SITE SAFETY RULES APPLY.
 • DO NOT SCALE FROM DRAWING. LARGER SCALE DRAWINGS & WRITTEN DIMENSIONS TAKE PRECEDENCE.
 • THIS DRAWING & DESIGN IS COPYRIGHT & THE PROPERTY OF FIRSTYLE HOMES, AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM.



ELEVATION A



ELEVATION A (STUDIO)



ELEVATION B



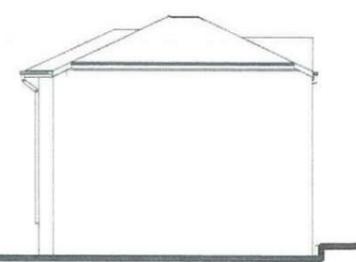
ELEVATION C



ELEVATION C (studio)



ELEVATION D



NOTIFICATION PLAN

Thorton Design Review Panel
 LANDCOM
 Reviewed: *[Signature]* Date: 5/5/14

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

PROMOTION			
LIVING/STYLE COLLECTION			
CLIENT:			
FIRSTYLE			
LOCATION:			
LOT 2239 CNR OF WILLIAM HART CRESCENT & BRISTOL STREET PENRITH, 2750			
DP	1171491	council	PENRITH
model	ARGYLE 12	facade	date
CRESWICK 27	AUGUSTINE	27/05/2014	SK 1
Sheet	drawn	checked	scale
A	GP/LDS	DP	779-14
	scale	NTS	
CLIENT'S SIGNATURE			
DATE			
WF 50			



FIRSTYLE HOMES

FIRSTYLE HOMES Pty Ltd
 Lic No: 1134120
 ACN: 087 773 779
 PC BOX 171, HOXTON PARK 2171

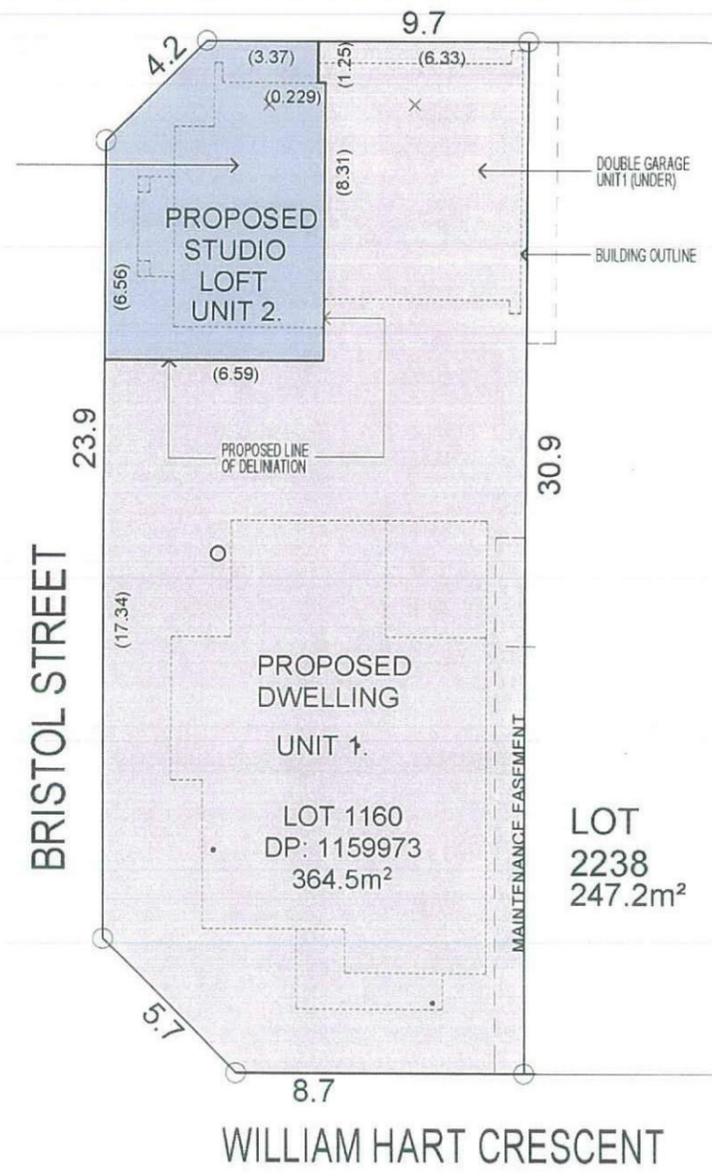
ADMIN: 021 9601 2111
 FAX: 021 9601 0711
 EMAIL: design@firstyle.com.au

HIA members
 the best in the business

MASTER BUILDERS ASSOCIATION
 MEMBER

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A. RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED
- ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND 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
- FIRSTYLE HOMES SITE SAFETY RULES APPLY
- DO NOT SCALE FROM DRAWING. LARGER SCALE DRAWINGS & WRITTEN DIMENSIONS TAKE PRECEDENCE
- THIS DRAWING & DESIGN IS COPYRIGHT & THE PROPERTY OF FIRSTYLE HOMES, AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM

STODDART LANE



DESIGNATED AREA
 58.26 m²

DESIGNATED AREA
 320.38 m²

SINGLE GARAGE UNIT 2 (UNDER)

DOUBLE GARAGE UNIT 1 (UNDER)

BUILDING OUTLINE

WILLIAM HART CRESCENT

BRISTOL STREET

Thorton Design Review Panel
 LANDCOM

Reviewed: *[Signature]* Date: *[Signature]*

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

PROPOSED STRATA SUBDIVISION PLAN

PROMOTION			
LIVING/STYLE COLLECTION			
CLIENT:			
FIRSTYLE			
LOCATION:			
LOT 2239 CNR OF WILLIAM HART CRESCENT & BRISTOL STREET PENRITH, 2750			
DP	council		
1171491	PENRITH		
model:	ARGYLE 12	facade:	date
	CRESWICK 27	AUGUSTINE	27/05/2014
Sheet	drawn	checked	quantity of 3 (each sheet)
13 of 14	G.P./D.S.	DP	SK1
scale:		779-14	
CLIENT'S SIGNATURE	DATE	SP. 9/0	

Lot 2239 William Hart

PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aw	Agapanthus 'White'	White Agapanthus	67	200mm	0.5m
Dg	Diets grandiflora	Wild Iris	9	200mm	1m
Lwf	Liriope muscari 'Monroe's White'	Liriope (white flowering)	13	200mm	450mm
Mlg	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	1	75L	4m
Vh	Viola hederacea	Native Violet	44	150mm	0.1m
Vo	Viburnum odoratissimum	Sweet Viburnum	27	300mm	2.5m

STODDART LANE - Supply + installation by BUILDER

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Fzk	Fraxinus ornus 'Meczek'	Designer Flowering Ash	1	75L	5m
Lcj	Lomandra confertifolia 'Crackerjack'	Fine-leaved Lomandra	23	200mm	0.45m

STODDART LANE CROSS-OVER - Supply + construction by BUILDER

MATERIAL SCHEDULE

	Area m ² URBANGROWTH*	Area m ² BUILDER**
HEADER COURSE		
Concrete pavers 'Adibri Stradapave', 300x300x50mm in 'Charcoal' colour, laid in stockbond pattern	2.10	3.50
IN-FILL PAVEMENT		
Concrete pavers 'Adibri Havenbrick', 200x100x50mm in 'Brushwood' colour, laid in herringbone pattern	1.70	1.70
Total area	3.80	5.20

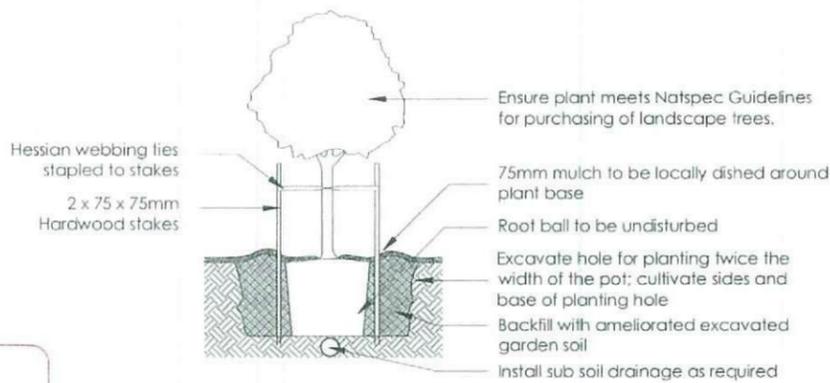
* Area's outside of the allotment boundary. ** Area's inside of the allotment boundary

LOT PLANTING SUMMARY

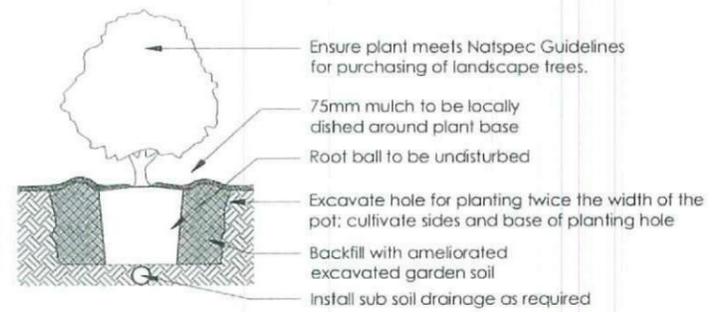
Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
161	27	67	67	1

LEGEND

- Proposed trees - refer to plant schedule
- Proposed shrubs - refer to plant schedule
- Proposed accents & grasses - refer to plant schedule
- Proposed groundcovers and grasses - refer to plant schedule
- Existing levels
- Proposed levels
- Proposed Top Of Wall levels
- Boundary
- Garden edging
- Masonry retaining walls
- Existing contours



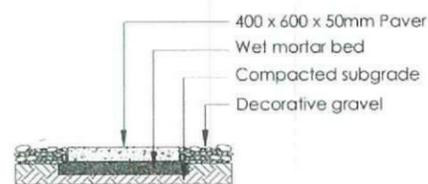
1 Tree Planting Detail
NTS 25L - 100L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size



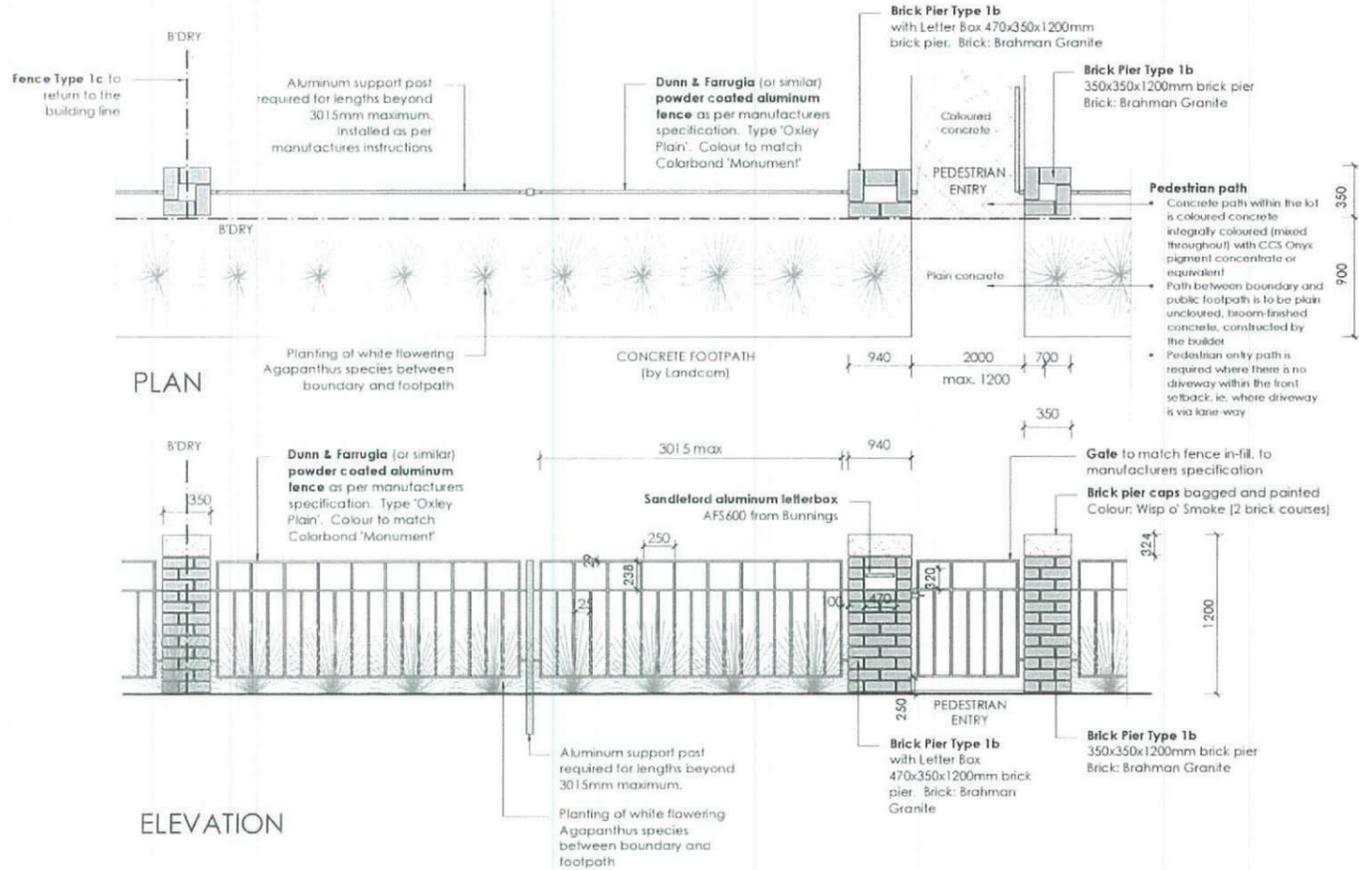
3 Turf Detail
NTS Brick Paver Edge



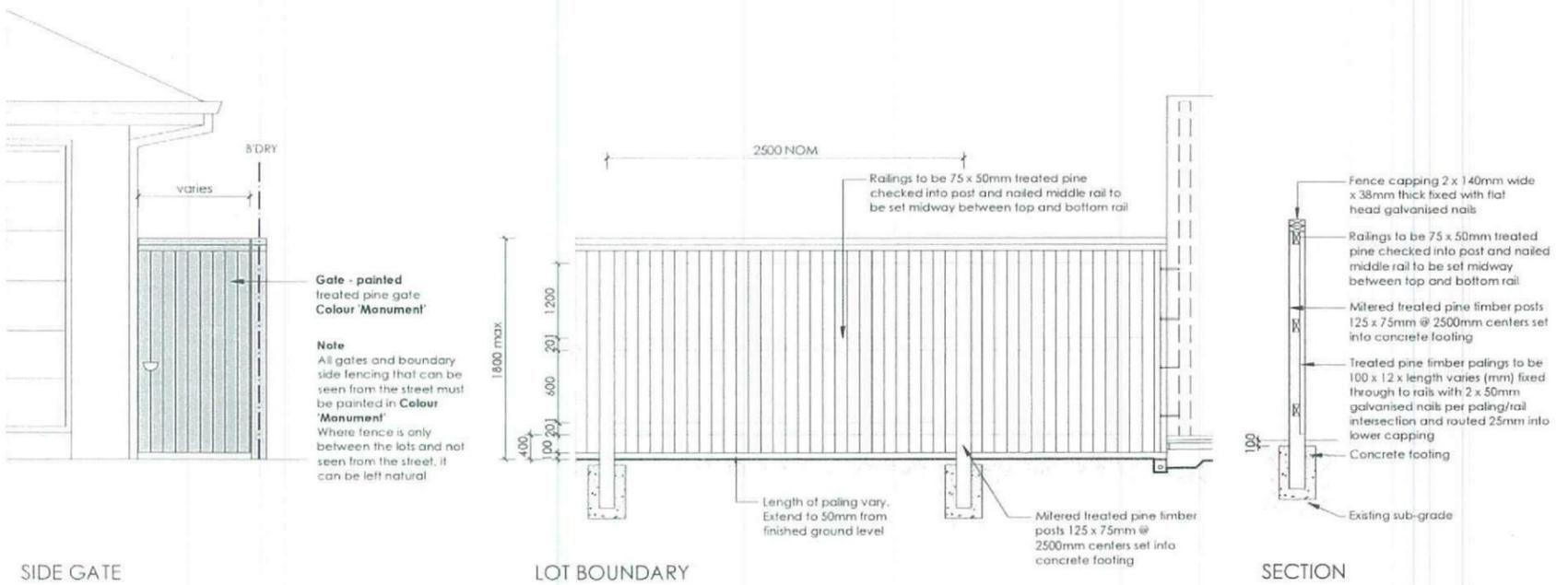
4 Stepping stones in gravel
NTS Low traffic zone

Reviews by
Thornton Design Review Panel
Date: 30/5/14

REVISIONS A. ISSUE FOR CLIENT REVIEW B. AMEND REED 2 ROOM DIMENSIONS TO UPRI 2 C. ISSUE FOR CLIENT REVIEW	EPOCHS EW RS 09-05-14 RS RS 09-05-14 EW RS 14-05-14	PD Box 8136, Baulkham Hills, NSW 2153 Ph: 822 1480 2112 Fax: 822 1480 2105 Email: info@ecodeign.com.au Web: www.ecodeign.com.au	ADDRESS LOT 2239 WILLIAM HART CRESCENT, PENRITH	PROJECT NEW RESIDENCE LANDSCAPE PLAN	
1. Do not scale from drawings 2. Verify all measurements on site 3. Notify ecodeign of any circumstances 4. Copyright © ecodeign. All rights reserved 5. Drawing remains the property of ecodeign			SCALE 1:100 @ A3		SHEET DA 02
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			CONTRACTOR FIRSTYLE		DATE 14-05-14
			DRAWN BY EW		CHECKED BY RS
			DATE 14-05-14		APPROVED BY C



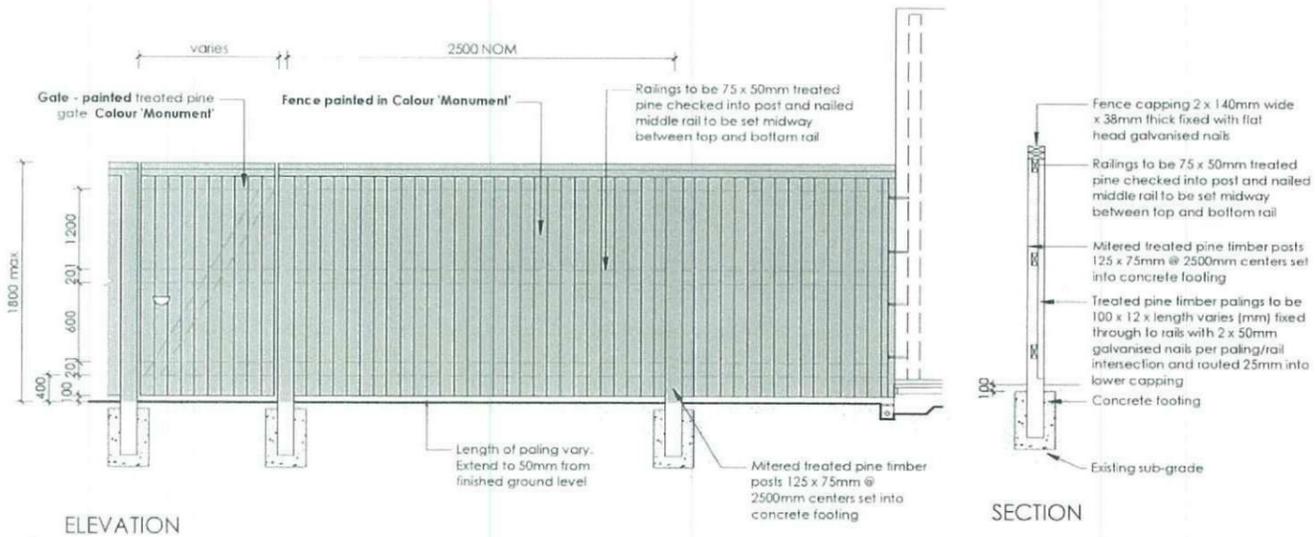
5 FENCE TYPE 1b - Front Fence
1:50 Typical detail



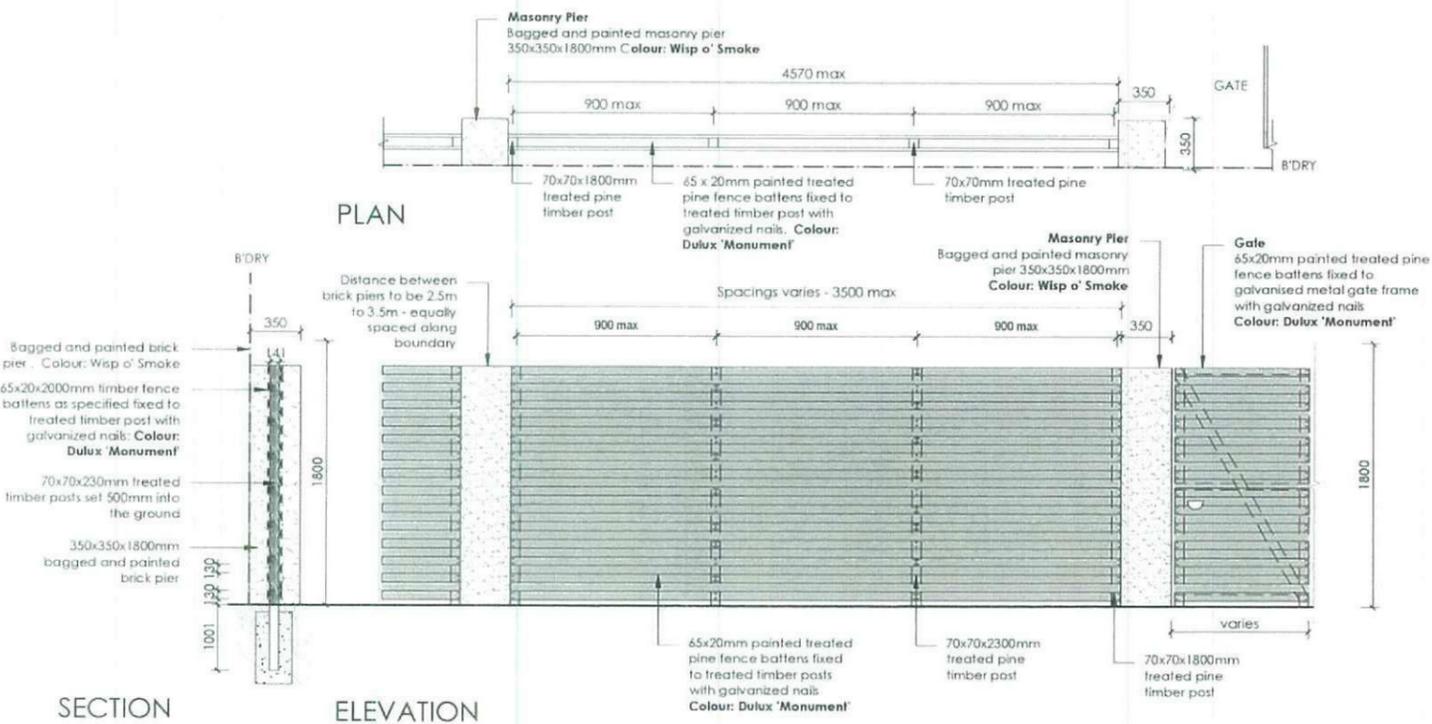
6 FENCE TYPE 4a - Side Boundaries
1:50 Typical detail

Reviewed: *[Signature]*
Date: _____
LANDCOM
Thorton Design Review Panel

<table border="1"> <tr><th>NO.</th><th>DATE</th><th>BY</th><th>CHK</th><th>APP</th></tr> <tr><td>1</td><td>09-05-14</td><td>EW</td><td>RS</td><td></td></tr> <tr><td>2</td><td>09-05-14</td><td>RS</td><td>RS</td><td></td></tr> <tr><td>3</td><td>14-05-14</td><td>EW</td><td>RS</td><td></td></tr> </table>	NO.	DATE	BY	CHK	APP	1	09-05-14	EW	RS		2	09-05-14	RS	RS		3	14-05-14	EW	RS			PO Box 8136, Southport, QLD 4215 Ph: 07 553 7713 Fax: 07 553 7706 Email: info@ecodesign.com.au Web: www.ecodesign.com.au <small>Member of the ecobuild alliance. Copyright © ecodesign</small>	LOT 2239 WILLIAM HART CRESCENT, PENRITH FIRSTYLE	PROJECT: NEW RESIDENCE DRAWING: LANDSCAPE PLAN SCALE: 1:100 @ A3 SHEET: DA 03 DATE: 14-05-14 PROJECT: C	
NO.	DATE	BY	CHK	APP																					
1	09-05-14	EW	RS																						
2	09-05-14	RS	RS																						
3	14-05-14	EW	RS																						



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



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

LANDCOM
 Thornton Design Review Panel
 Date: 5/5/14

REVISION A ISSUE FOR CLIENT REVIEW B AMEND BED ROOM DIMENSION TO GRI 2 C ISSUE FOR CLIENT REVIEW	DRAWN EW RS EW	CHECKED RS RS RS	DATE 09-05-14 09-05-14 14-05-14		PROJECT LOT 2239 WILLIAM HART CRESCENT, PENRITH	PROJECT NEW RESIDENCE	
1. Do not scale from drawings 2. Verify all measurements on site 3. Verify knowledge of any encumbrances 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	DESIGNER FIRSTYLE	SCALE 1:100 @ A3	DATE 14-05-14	SHEET DA 04	REVISION C	