

Lot 2231

PLANT SCHEDULE Prepared by ecodesign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aw	Agapanthus 'White'	White Agapanthus	11	200mm	0.5m
CrF	Cordyline 'Red Fountain'	Red Fountain Cordyline	5	175mm	1m
Lme	Liriope muscari 'Evergreen Giant'	Giant Liriope	2	150mm	0.7m
Mlg	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	1	25L	4m
Oj	Ophiopogon japonicus	Mondo Grass	12	strips	0.3m
Vh	Viola hederacea	Native Violet	16	150mm	0.1m
Vo	Viburnum odoratissimum	Sweet Viburnum	8	300mm	2.5m

STODDART LANE - Supply + installation by BUILDER

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
LcJ	Lomandra confertifolia 'Crackerjack'	Fine-leaved Lomandra	5	200mm	0.45m
LwF	Liriope muscari 'Monroe's White'	Liriope (white flowering)	4	200mm	450mm

STODDART LANE CROSS-OVER - Supply + construction by BUILDER

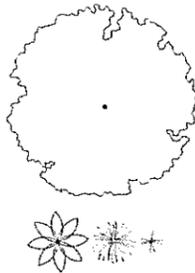
MATERIAL SCHEDULE

	Area m ² URBANGROWTH*	Area m ² BUILDER**
HEADER COURSE		
Concrete pavers 'Adbri Stradapave', 300x300x50mm in 'Charcoal' colour, laid in stackbond pattern	2.12	3.50
IN-FILL PAVEMENT		
Concrete pavers 'Adbri Havenbrick', 200x100x50mm in 'Brushwood' colour, laid in herringbone pattern	1.68	1.47
Total area	3.80	4.97

LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
55	8	11	36	1

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



LEGEND

Proposed trees - refer to plant schedule

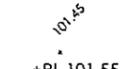
Proposed accents & grasses - refer to plant schedule



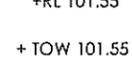
Proposed shrubs - refer to plant schedule



Proposed groundcovers and grasses - refer to plant schedule



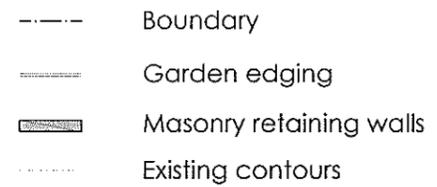
Existing levels



Proposed levels



Proposed Top Of Wall levels

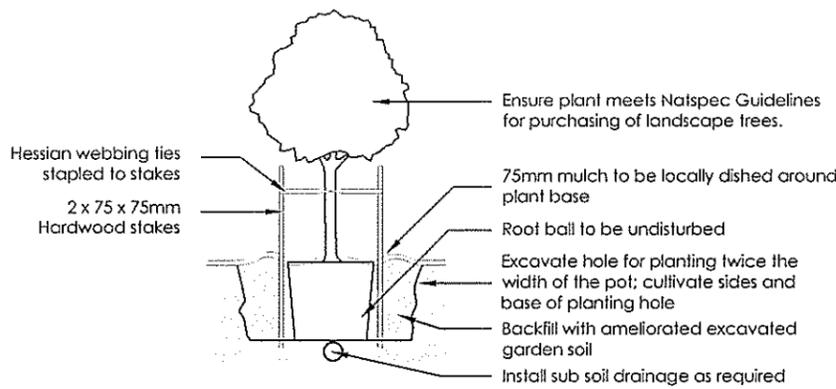


Boundary

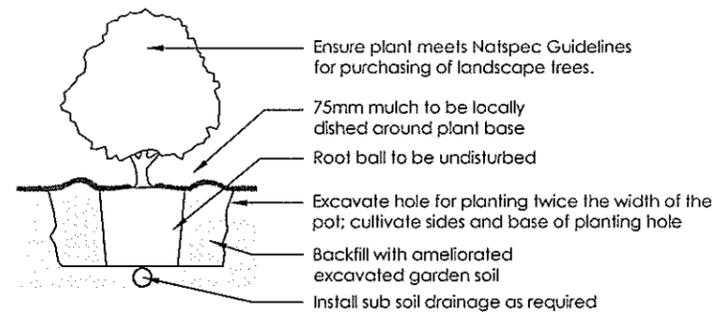
Garden edging

Masonry retaining walls

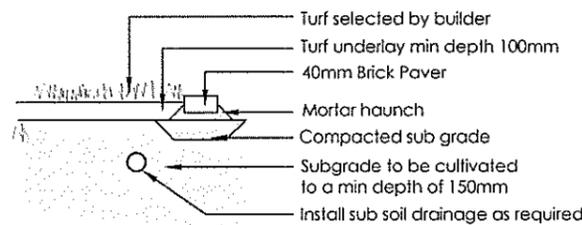
Existing contours



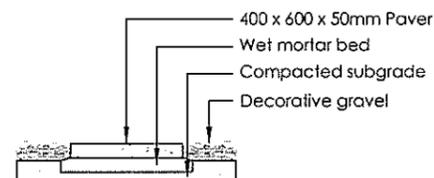
1 Tree Planting Detail
NTS 25L - 100L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size

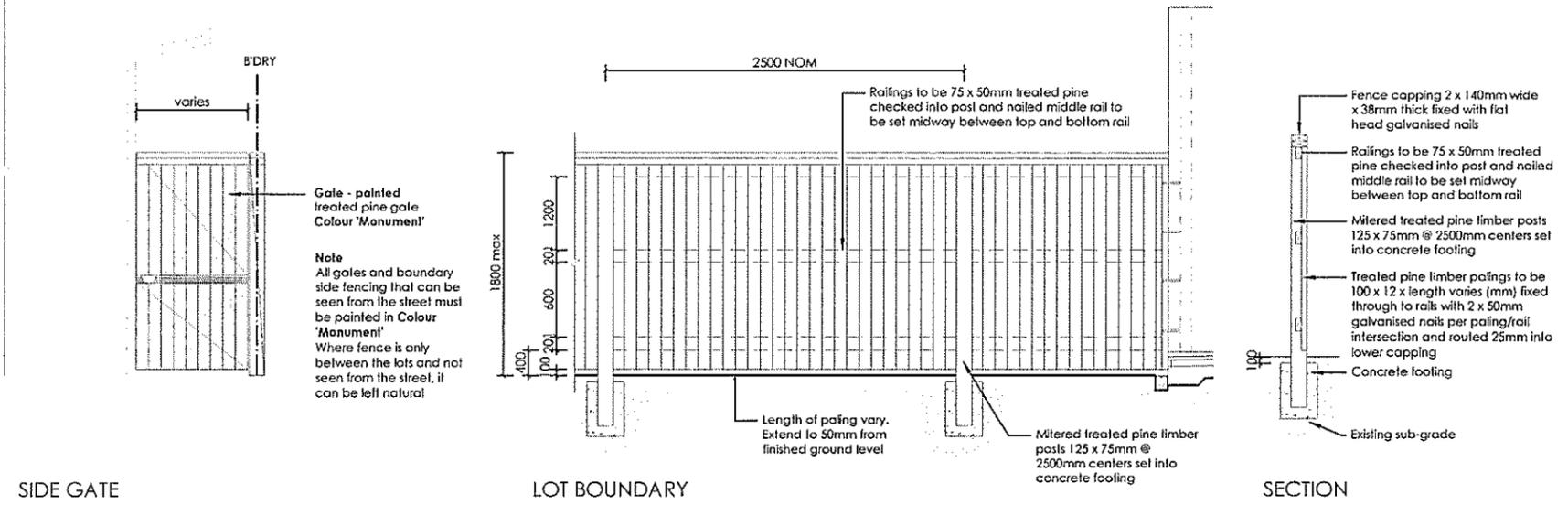


3 Turf Detail
NTS Brick Paver Edge

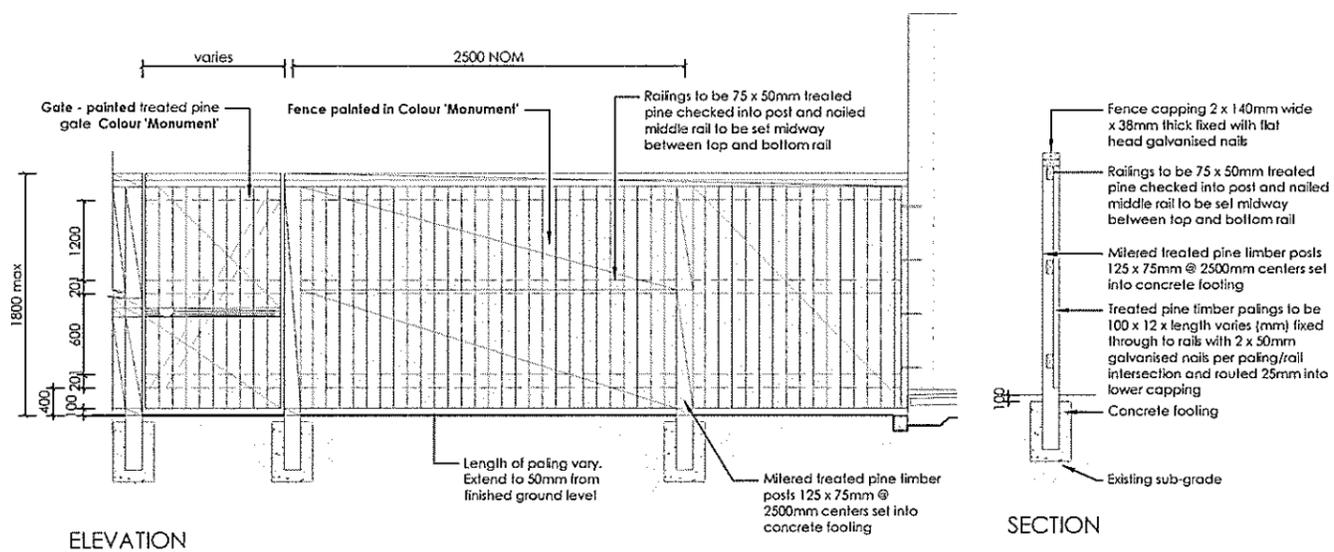


4 Stepping stones in gravel
NTS Low traffic zone

<table border="1"> <tr> <td>A</td> <td>ISSUE FOR CLIENT REVIEW</td> <td>BT</td> <td>RS</td> <td>06-05-14</td> </tr> <tr> <td>B</td> <td>AMEND TO CLIENT COMMENT</td> <td>BT</td> <td>RS</td> <td>09-05-14</td> </tr> <tr> <td>C</td> <td>ADD DETAILS FOR DA</td> <td>BT</td> <td>RS</td> <td>13-05-14</td> </tr> </table>	A	ISSUE FOR CLIENT REVIEW	BT	RS	06-05-14	B	AMEND TO CLIENT COMMENT	BT	RS	09-05-14	C	ADD DETAILS FOR DA	BT	RS	13-05-14	<p>PO Box 8138, Bowanomi Hills BC 16W 2155 Ph: 02 9459 7712 Fax: 02 9459 7725 Email: info@ecodesign.com.au Web: www.ecodesign.com.au</p>	<p>LOT 2231 WILLIAM HART CRESCENT, PENRITH</p>	<p>NEW RESIDENCE</p> <p>LANDSCAPE PLAN</p> <p>1:100 @ A3 DA 02</p> <p>BT RS 13-05-14 C</p>	
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<p>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</p>		<p>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!</p>		<p>FIRSTYLE</p>															



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



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

A ISSUE FOR CLIENT REVIEW B AMEND TO CLIENT COMMENTS C ADD DETAILS FOR DA	BT RS 06-05-14 BT RS 09-05-14 BT RS 13-05-14	 PO Box 813a, Baulkham Hills NSW 2153 Ph: (02) 9650 7712 Fax: (02) 9650 7725 Email: info@ecodesign.com.au Web: www.ecodesign.com.au	LOT 2231 WILLIAM HART CRESCENT, PENRITH	NEW RESIDENCE LANDSCAPE PLAN	
1. Do not scale from drawings 2. Verify all measurements on site 3. Notify ecodesign of any economic changes 4. Copyright © ecodesign. All rights reserved. 5. Drawing remains the property of ecodesign			FIRSTYLE		1:100 @ A3 DA 04 BT RS 13-05-14 C
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DEVELOPMENT CALCULATIONS

LOT: 2231 SITE AREA: 247.2m²

Itemised Floor Areas:	Totals:
living ground floor:	82.52m ²
first floor: (excl. void 72.81m ²)	76.6m ²
garage: (excess 00.000m ²)	35.88m ²
alfresco:	7.45m ²
porch:	7.83m ²
balcony:	7.96m ²
total floor area:	218.24m²

FLOOR SPACE RATIO CALCULATION:

gross floor areas:	Totals:
living ground floor: (internal area)	72.82m ²
first floor excl. void: (internal area)	64.78m ²
total gross floor area:	137.6m²
floor space ratio:	0.56:1

SITE AREA COVERAGE/LANDSCAPE:

house ground floor:	82.52m ²
garage:	35.88m ²
porch/alfresco:	15.28m ²
driveway/paved area:	4.55m ²
site coverage Area:	133.68m²(54.1%)
landscape area:	113.52m ² (45.9%)
pervious areas (soft)	108.96m ² (44.1%)
impervious areas (hard)	138.24m ² (55.9%)
front yard landscape area	15.64m ² (6.3%)
front yard hard paved area	1.43m ² (0.5%)
private open space o/a:	49.85m ²
principal private open space:	18m ²
total car space incl. carstand:	2 carspace

COUNCIL ZONE: R1

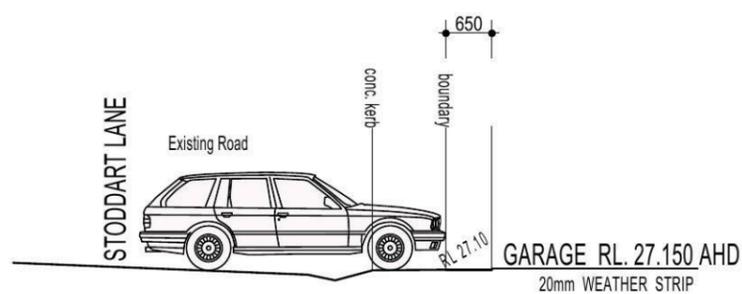
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CLIENT:
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 PENRITH NSW 2750

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model: CHESTER 23	facade: AUGUSTINE
date: 26/05/2014	quotation assessment: SK1
Sheet: 1 of 12	drawn: GP/L.D.S. checked: P.D. scale: 1:200
771-14	

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



DRIVEWAY GRADIENT

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
 = 35.79m² of roof area to discharge to water tank.
 =125.21m² stormwater and overflow to discharge to existing street channel.
 o/a= 161m² of roof area.

LEGEND:

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

EARTHWORKS TO AHD

HOUSE: (LIVING)	FFL 27.310 FGL 26.910
GARAGE:	FFL 27.150 FGL 26.750

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.

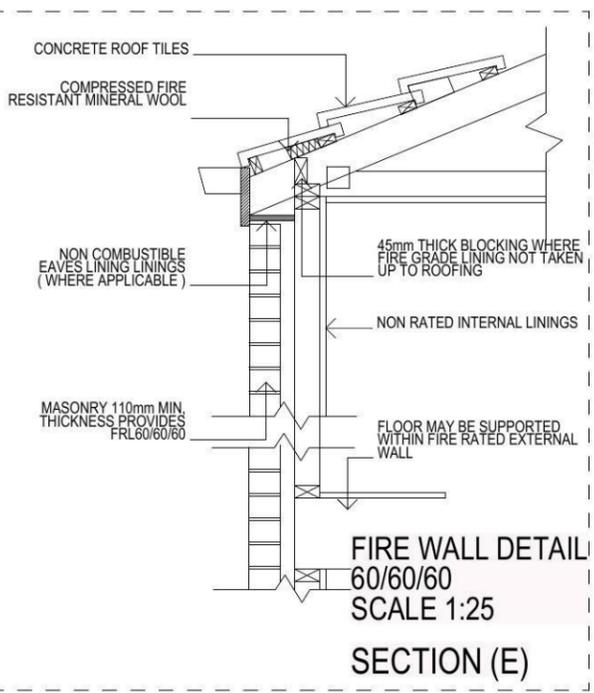
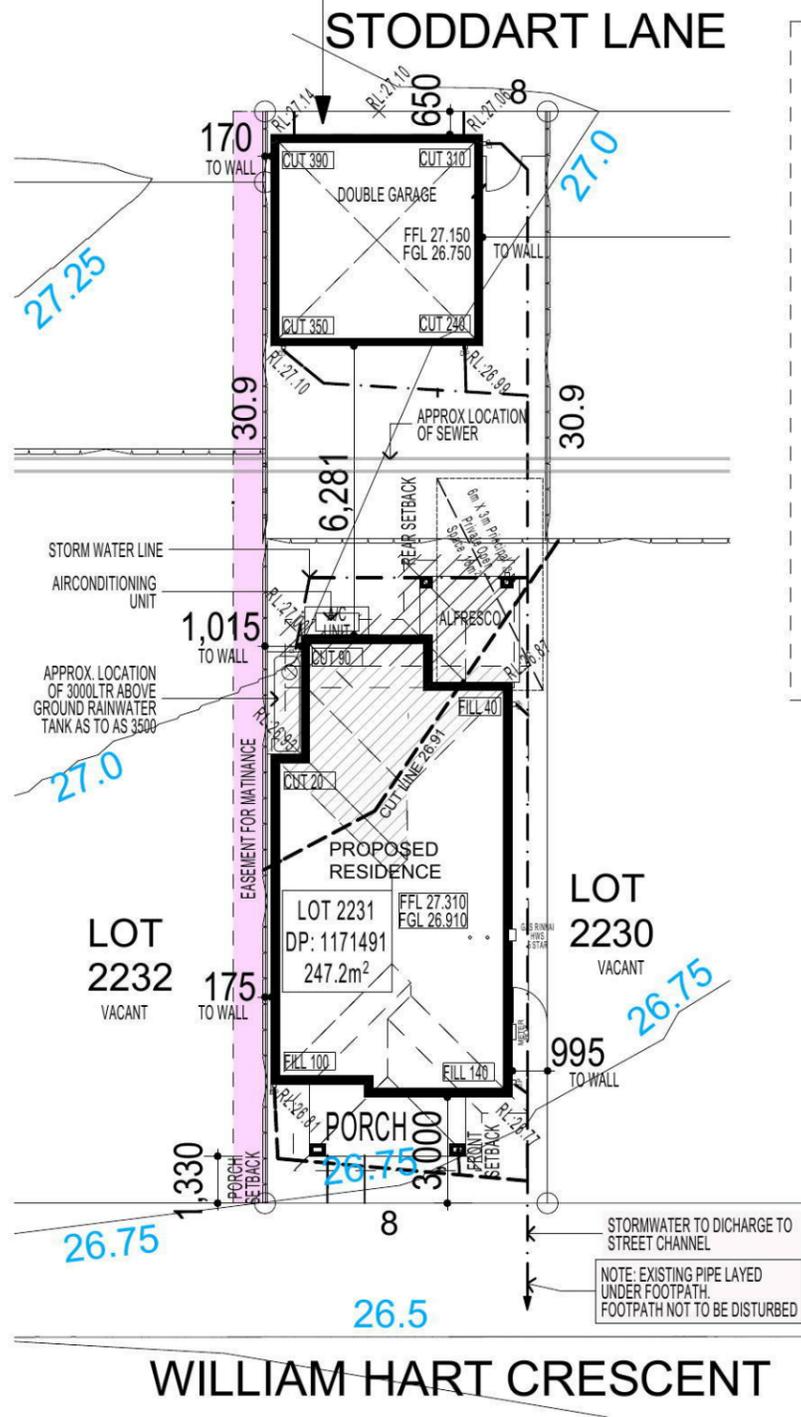
NOTE:
 EAVES O/IH TO ENCROACH AS ALLOWED BY B.C.A:CL3.7.1.7 & FIGURE 3.7.1.9

NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT

FIBRE OPTIC WIRING PACKAGE

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



SITE PLAN & STORMWATER CONCEPT PLAN

STRAW BALE IMPALED ON STAR PICKET
PLACED FIRMLY INTO THE GROUND
2 STAR PICKETS PER STRAW BALE

STRAW BALES TO BE REBOUND
WITH METAL PACKING STRIP
PRIOR TO PLACEMENT

ROCK DRILL HOLE 300mm DEEP AND GROUT
STAR PICKETS OR 2 x 16mm REINFORCEMENT
BARS AS OPTION TO STAR PICKETS

**STRAW BALE BARRIER
(TYPICAL SECTION)**

50 x 50 x 1000 STAKE
OR STAR PICKET

MEMBRANE TO BE BIDIM
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BURY APPROXIMATELY 150mm OF
MEMBRANE AND TEMP. BACKFILL
TO RESTORE PRIOR NATURAL
SURFACE LEVEL

NATURAL SURFACE DOWNHILL
OF MEMBRANE NOT TO BE
DISTURBED

SILT FENCING DETAIL

CONSTRUCTION SITE

GEOTEXTILE FABRIC

Min. length 15m

BERM (0.3m
MIN. HIGH)

50-75mm
GRAVEL

RUNOFF FROM PAD
DIRECTED TO SEDIMENT TRAP

EXISTING
ROADWAY

TEMPORARY CONSTRUCTION EXIT

SANDBAGS OVERLAP
ONTO KERB

THREE LAYERS OF SAND BAGS
WITH ENDS OVERLAPPED

GAP BETWEEN SANDBAGS
ACT AS SPILLWAY

**SANDBAG KERB INLET
SEDIMENTATION TRAP**

DUST CONTROL MEASURES:

IF THE SITE BECOMES DUSTY DURING HOTTER MONTHS
(CLIENT) 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)

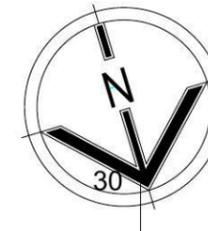
NOISE & VIBRATION MEASURES:

ALL EXCAVATION WILL BE CARRIED OUT BETWEEN THE TIME
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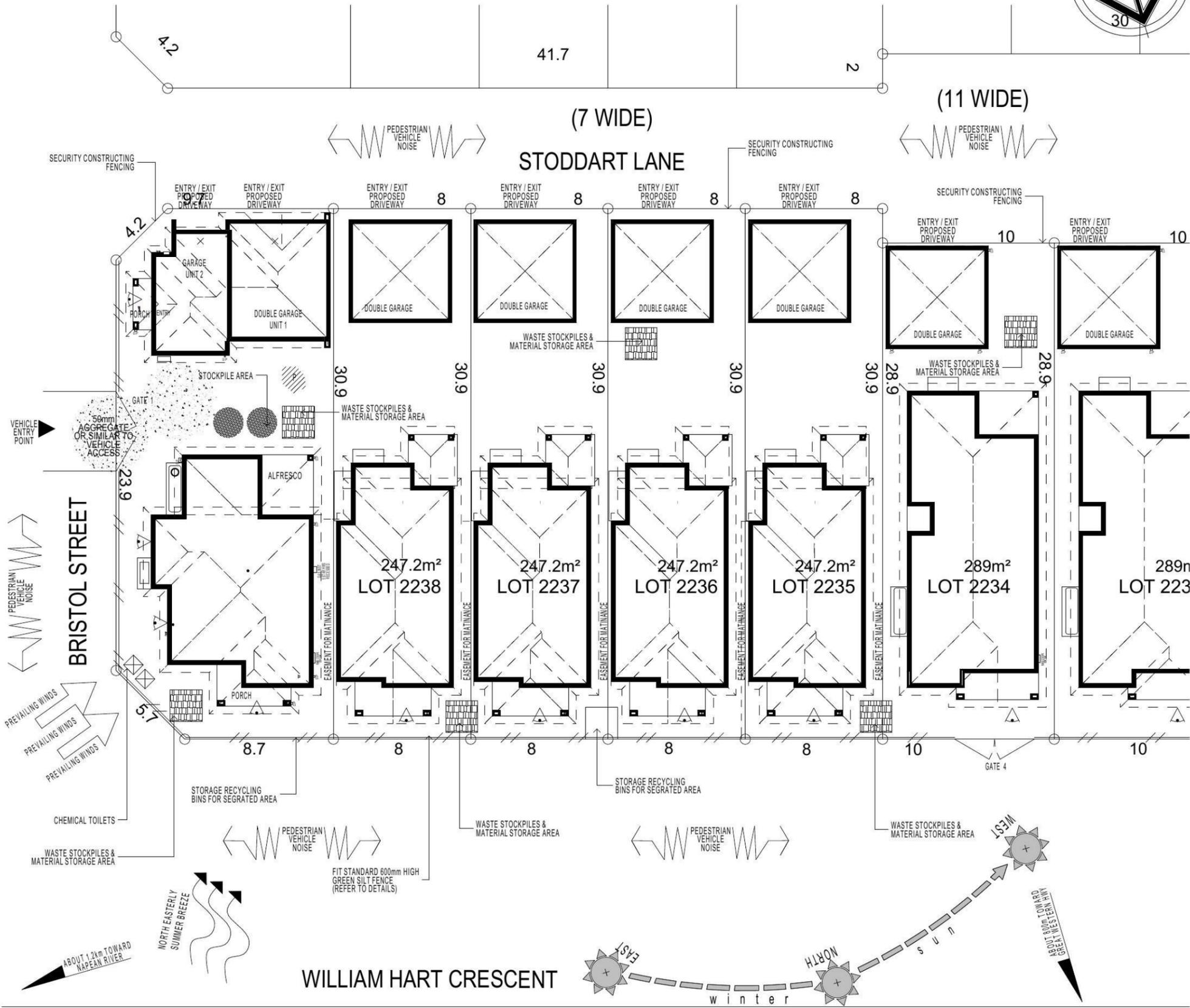
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KEY	
	SOLAR ACCESS
	NUMBER OF STOREY'S
	PREVAILING WINDS
	EXISTING TREES
	TREES TO BE REMOVED
	DIRECTION & DISTANCES
	NOISE
	VEHICULAR SITE ENTRY
	HWS
	VIEWS
	PRIVATE OPEN SPACE
	OVERLOOKING
	RAINWATER TANK (Underground)
	A/C UNIT (if required)



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WILLIAM HART CRESCENT
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date: 26/05/2014	quotation assessment: SK1
Sheet: 2 of 12	scale: 1:250
drawn: GP/L.D.S.	checked: P.D.
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WASTE MANAGEMENT / SITE ANALYSIS

STRAW BALE IMPALED ON STAR PICKET
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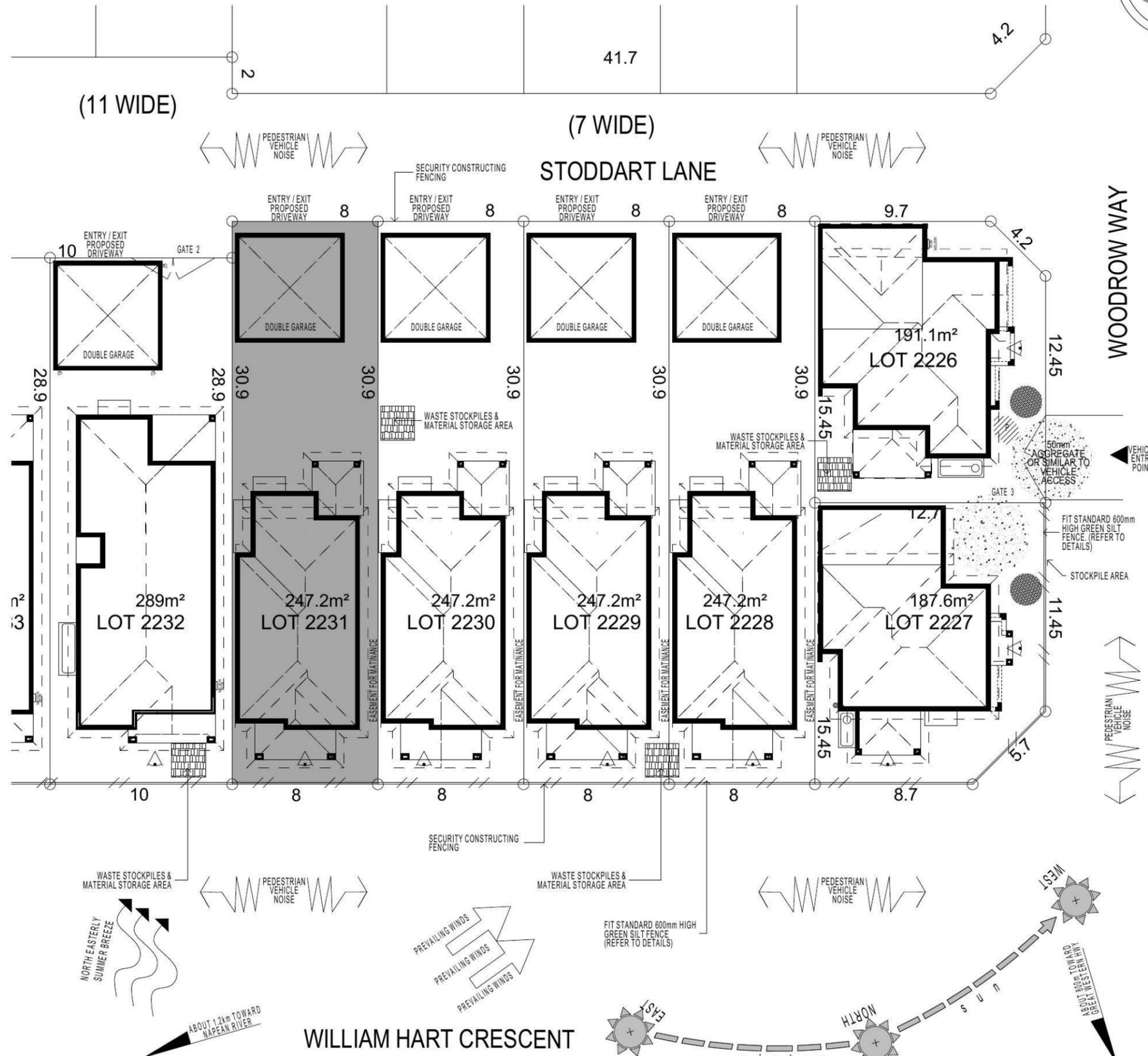
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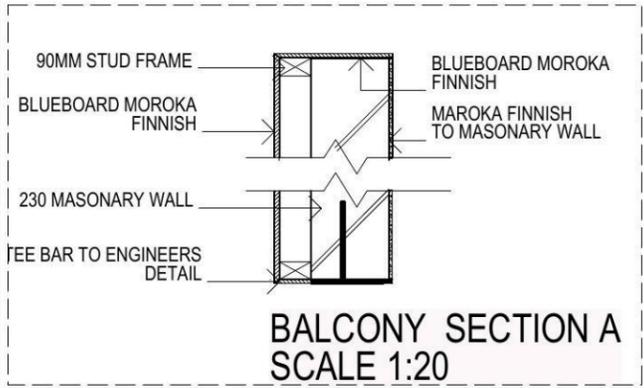
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WASTE MANAGEMENT / SITE ANALYSIS (2)

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



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

FIRSTSTYLE HOMES

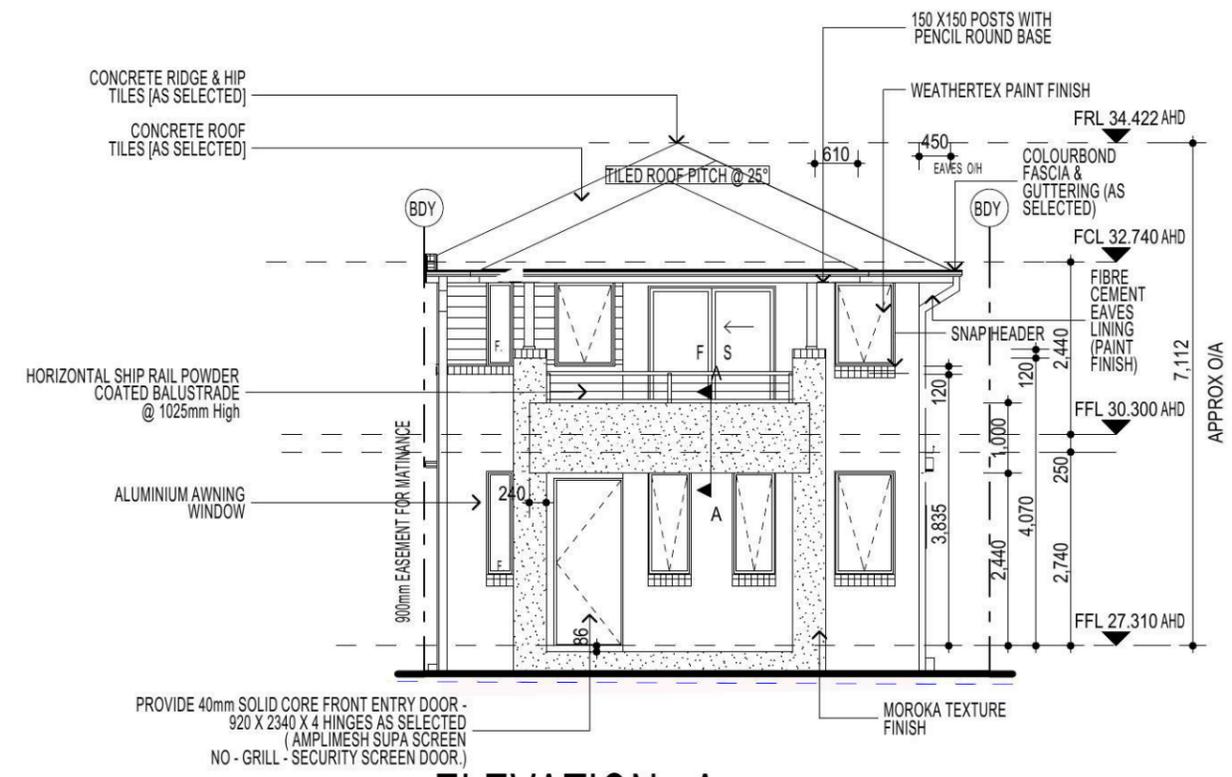
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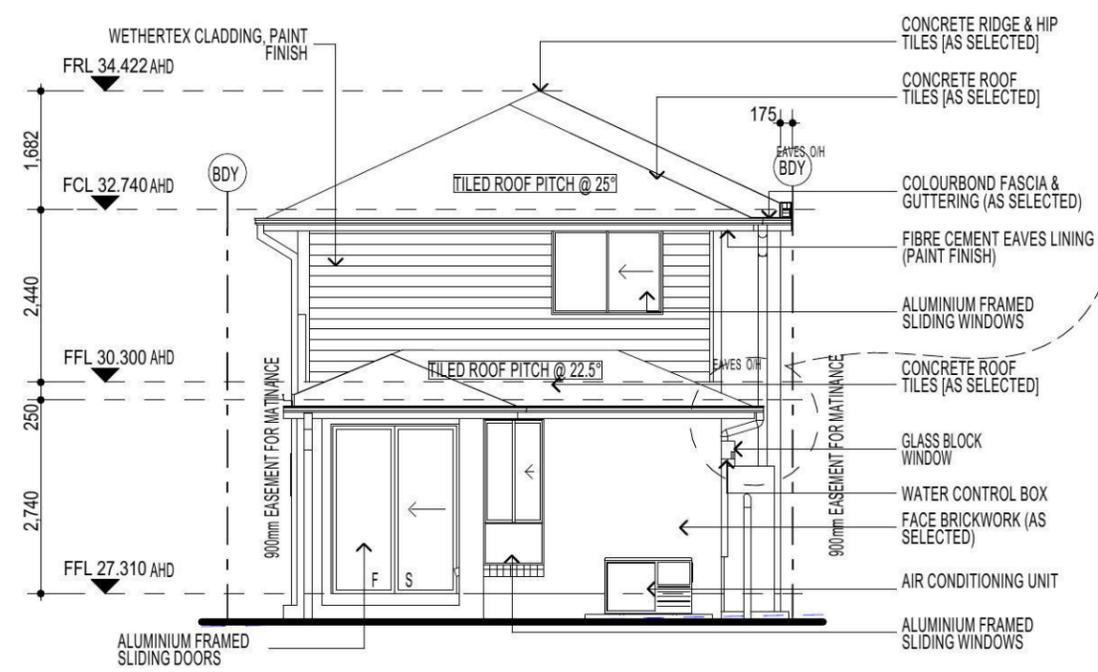
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MEMBER

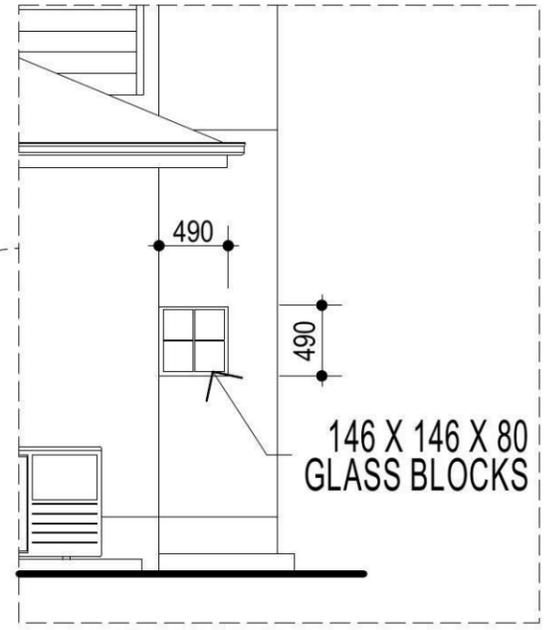
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ELEVATION A



ELEVATION C



ELEVATION C1
SCALE 1:50

FIBRE OPTIC WIRING PACKAGE

NOTE:
PROVIDE GRANITGARD TERMITE TREATMENT

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

NOTE:
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FFL 27.310
EGL 26.910
FFL 27.150
FGL 26.750

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTSTYLE HOMES

LOCATION:
LOT 2231
WILLIAM HART CRESCENT
PENRITH NSW 2750

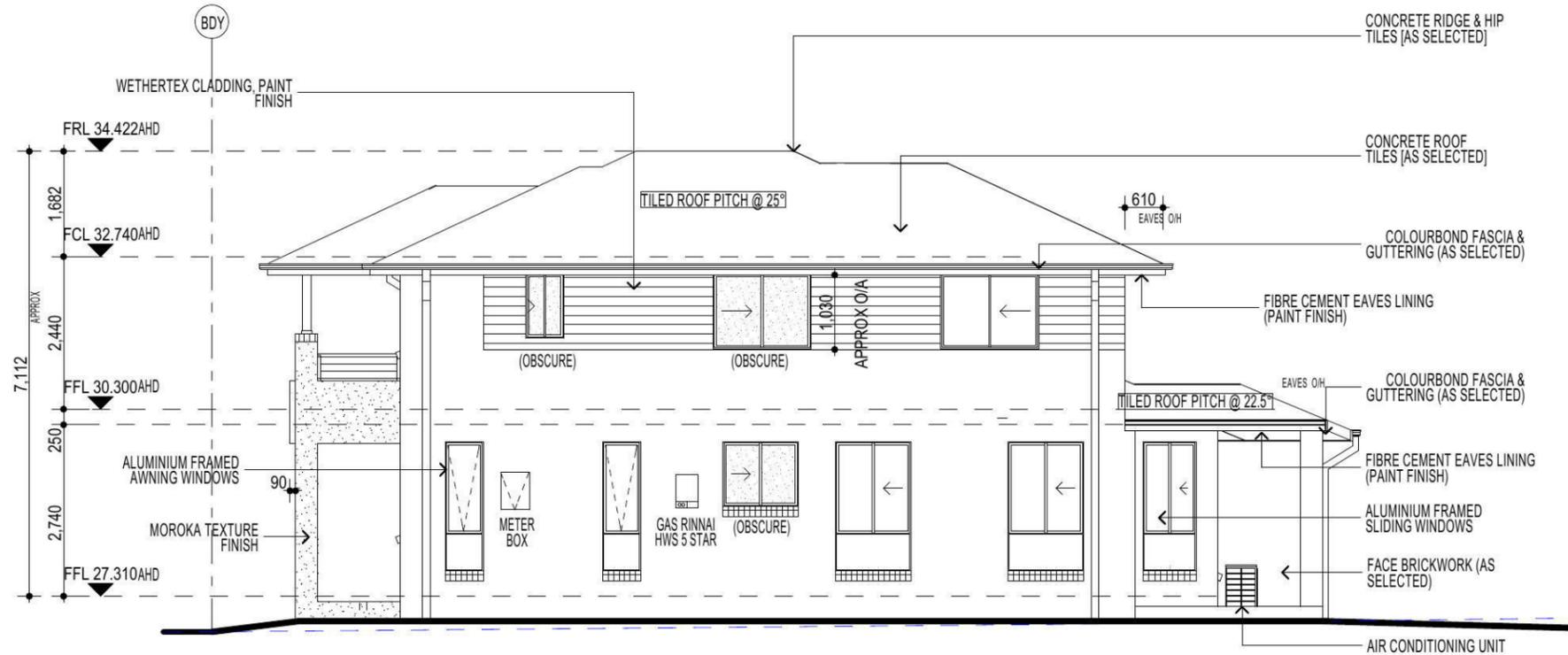
DP: SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH
model: CHESTER 23	facade: AUGUSTINE
date: 26/05/2014	quotation assessment: SK1
Sheet: 6 of 12	drawn: GP/L.D.S. checked: P.D. scale: 1:100

771-14

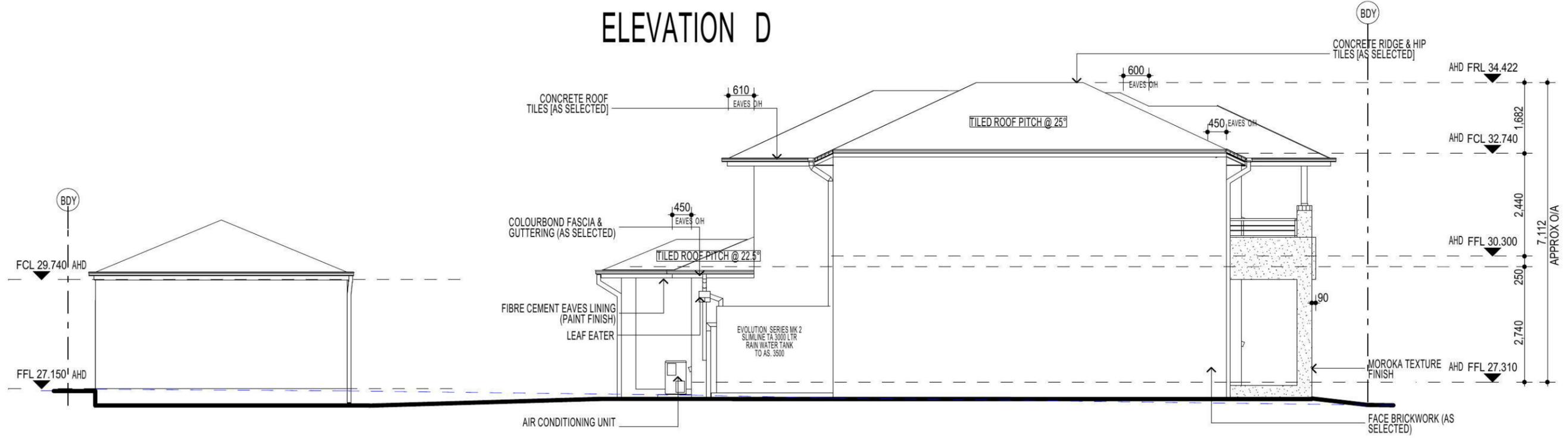
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ELEVATIONS

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



ELEVATION D



ELEVATION B

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

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.

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
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PROMOTION:
LIVING/STYLE COLLECTION

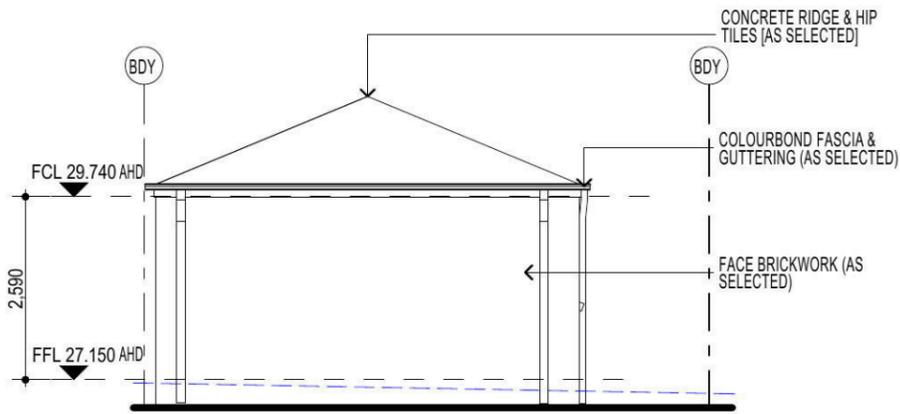
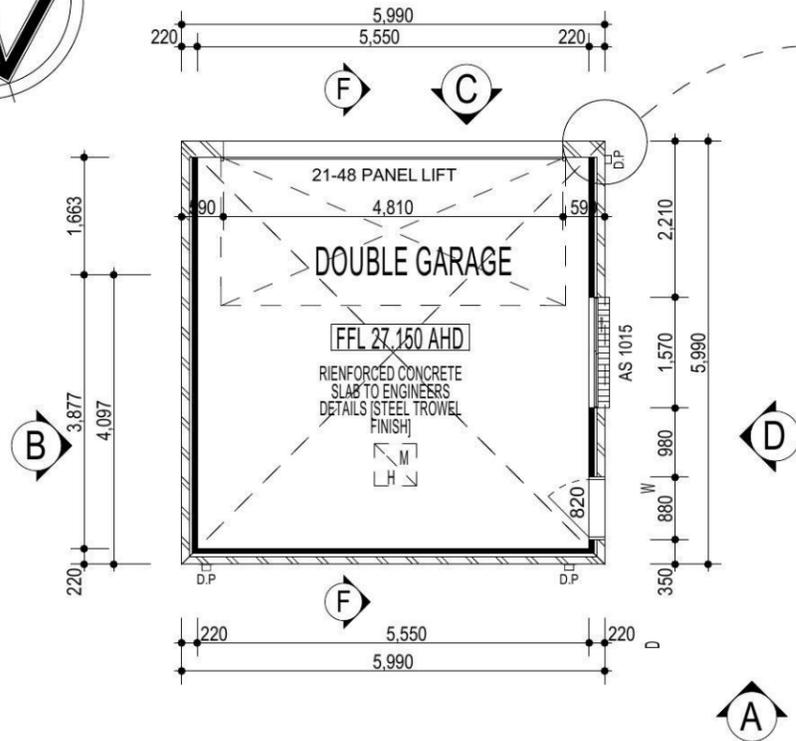
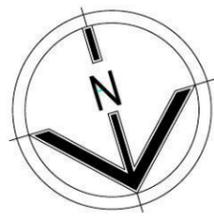
CLIENT:
FIRSTYLE HOMES

LOCATION:
LOT 2231
WILLIAM HART CRESCENT
PENRITH NSW 2750

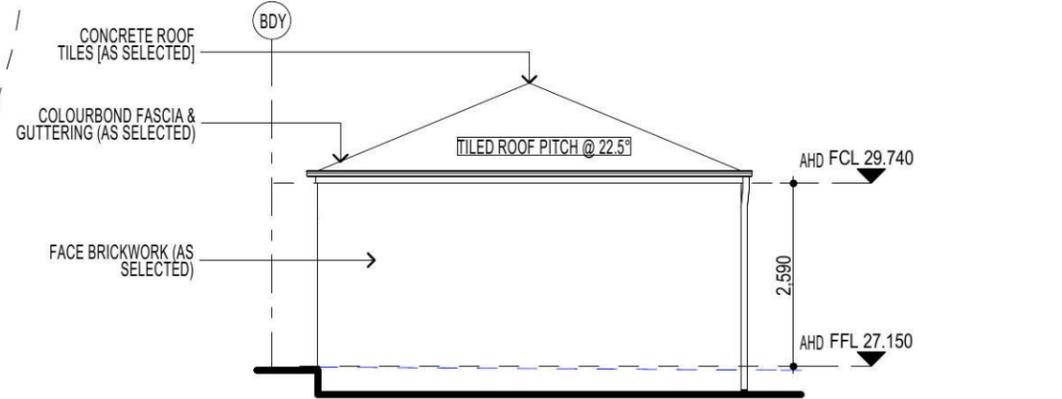
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model: CHESTER 23	facade: AUGUSTINE
date: 26/05/2014	quotation assessment: SK1
Sheet: 7 of 12	drawn: GP/L.D.S. scale: 1:100
checked: P.D.	771-14

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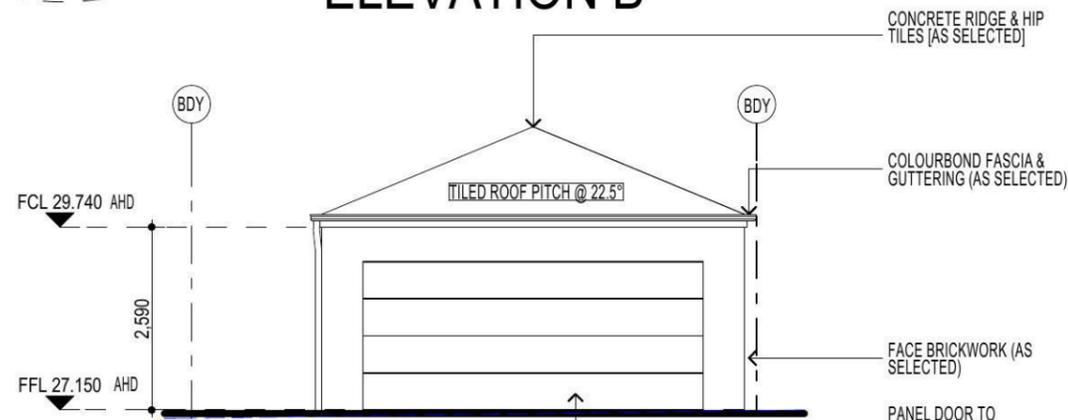
ELEVATIONS



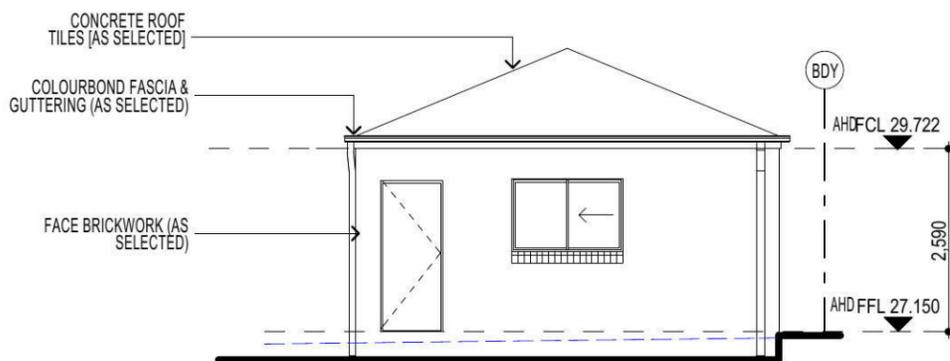
ELEVATION A



ELEVATION B



ELEVATION C



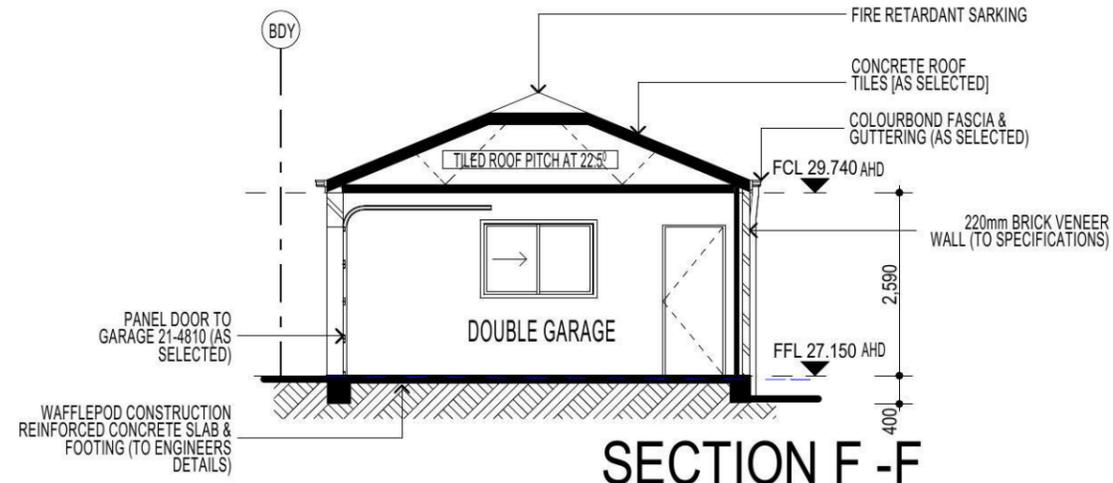
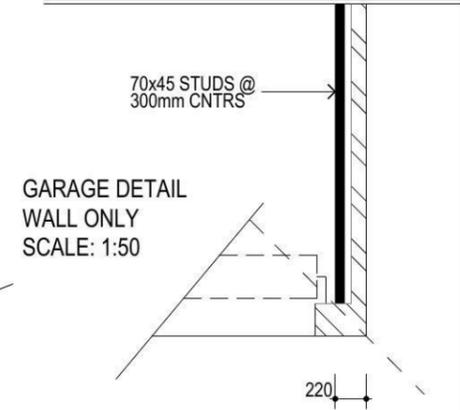
ELEVATION D

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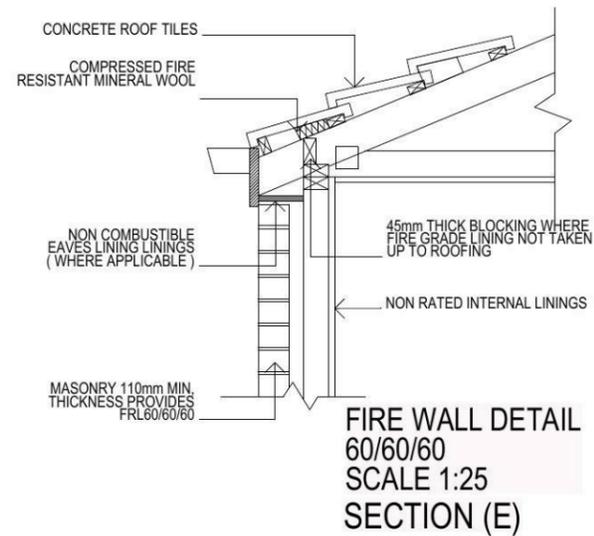
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SECTION F - F



FIRE WALL DETAIL 60/60/60 SCALE 1:25 SECTION (E)

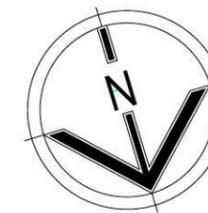
FIBRE OPTIC WIRING PACKAGE

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

NOTE:
 PROVIDE GRANITGARD
 TERMITE TREATMENT

NOTE:
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PROMOTION: LIVING/STYLE COLLECTION			
CLIENT: FIRSTYLE HOMES			
LOCATION: LOT 2231 WILLIAM HART CRESCENT PENRITH NSW 2750			
DP: SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH	date: 26/05/2014	valuation assessment: SK1
model: CHESTER 23	facade: AUGUSTINE	drawn: G.P.L.D.S.	checked: P.D.
Sheet: 8 of 12	scale: 1:100	771-14	
CLIENTS SIGNATURE:	DATE:	S.P. 0.0.	



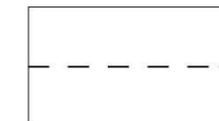
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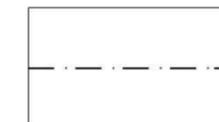
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SHADOW DIAGRAM

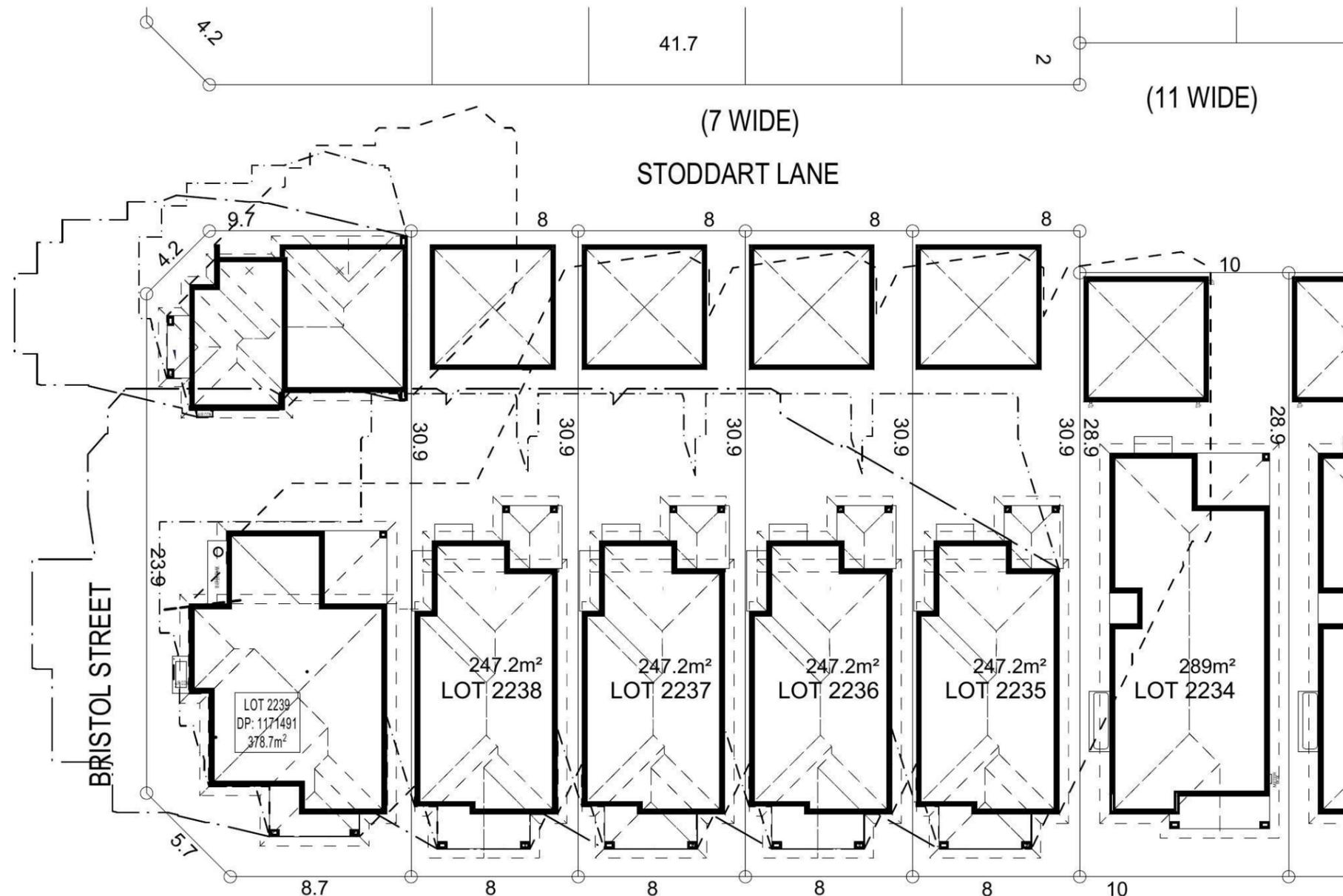
9:00am June 21st



12:00pm June 21st



3:00pm June 21st



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SHADOW DIAGRAM

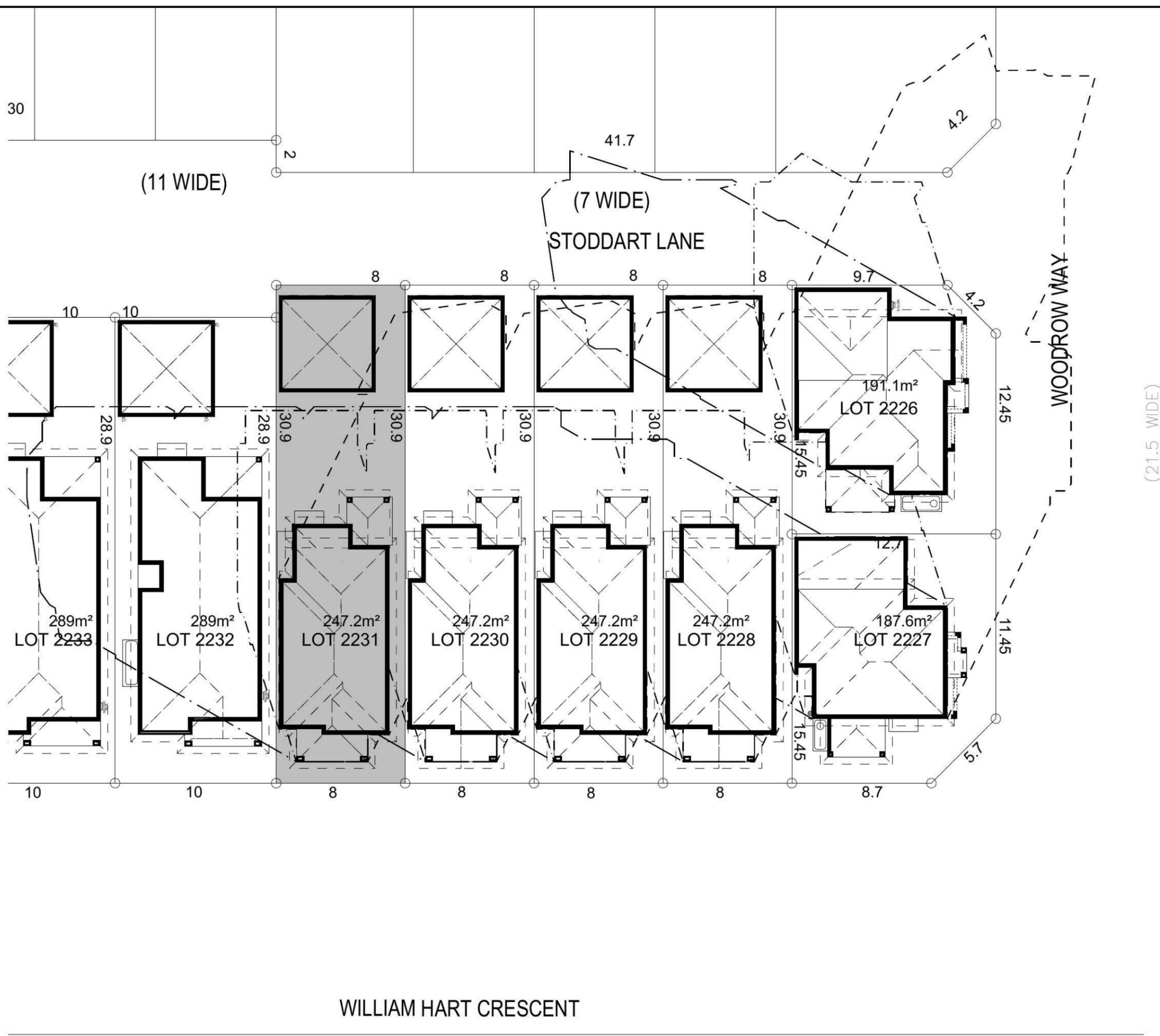
PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTSTYLE HOMES

LOCATION:
 LOT 2231
 WILLIAM HART CRESCENT
 PENRITH NSW 2750

DP: SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH
model: CHESTER 23	facade: AUGUSTINE
date: 26/05/2014	quotation assessment: SK1
Sheet: 10 of 12	drawn: GP/L.D.S. checked: P.D. scale: 1:250
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CLIENTS SIGNATURE: _____ DATE: _____ S.P. 0.0.



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SHADOW DIAGRAM

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

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SHADOW DIAGRAM (2)

PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: FIRSTSTYLE HOMES			
LOCATION: LOT 2231 WILLIAM HART CRESCENT PENRITH NSW 2750			
DP: SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH		
model: CHESTER 23	facade: AUGUSTINE	date: 26/05/2014	quotation assessment: SK1
Sheet: 11 of 12	drawn: G.P.L.D.S.	checked: P.D.	scale: 1:250
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CLIENTS SIGNATURE:		DATE:	S.P. 0.0.

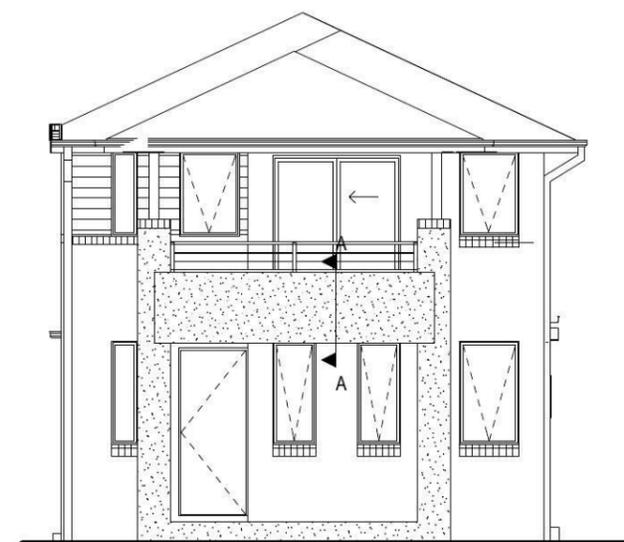


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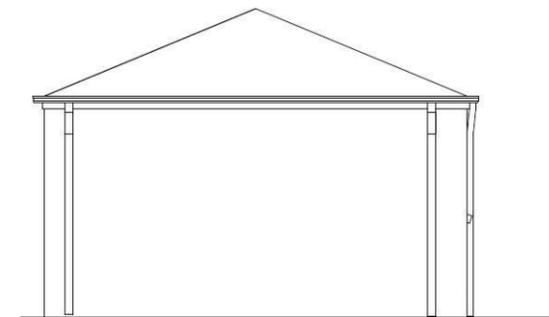


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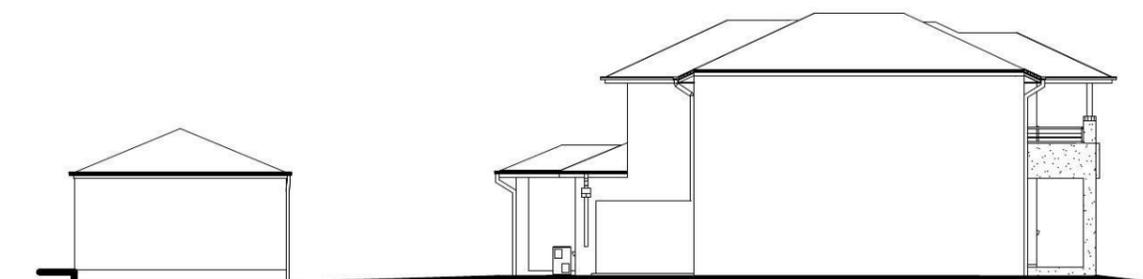
STODDART LANE



ELEVATION A



GARAGE ELEVATION A

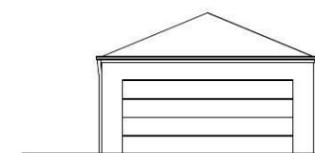


GARAGE ELEVATION B

ELEVATION B



ELEVATION C



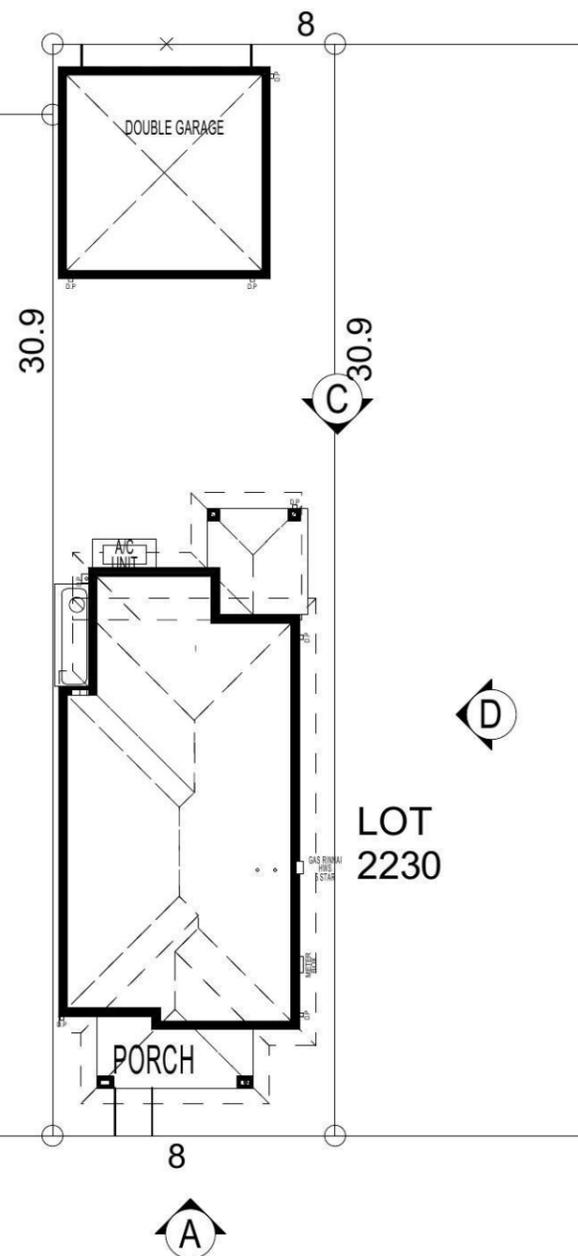
GARAGE ELEVATION C



GARAGE ELEVATION D

ELEVATION D

NOTIFICATION PLAN



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			771-14
CLIENTS SIGNATURE:		DATE:	S.P. 0.0.