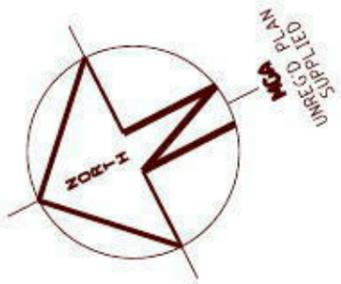


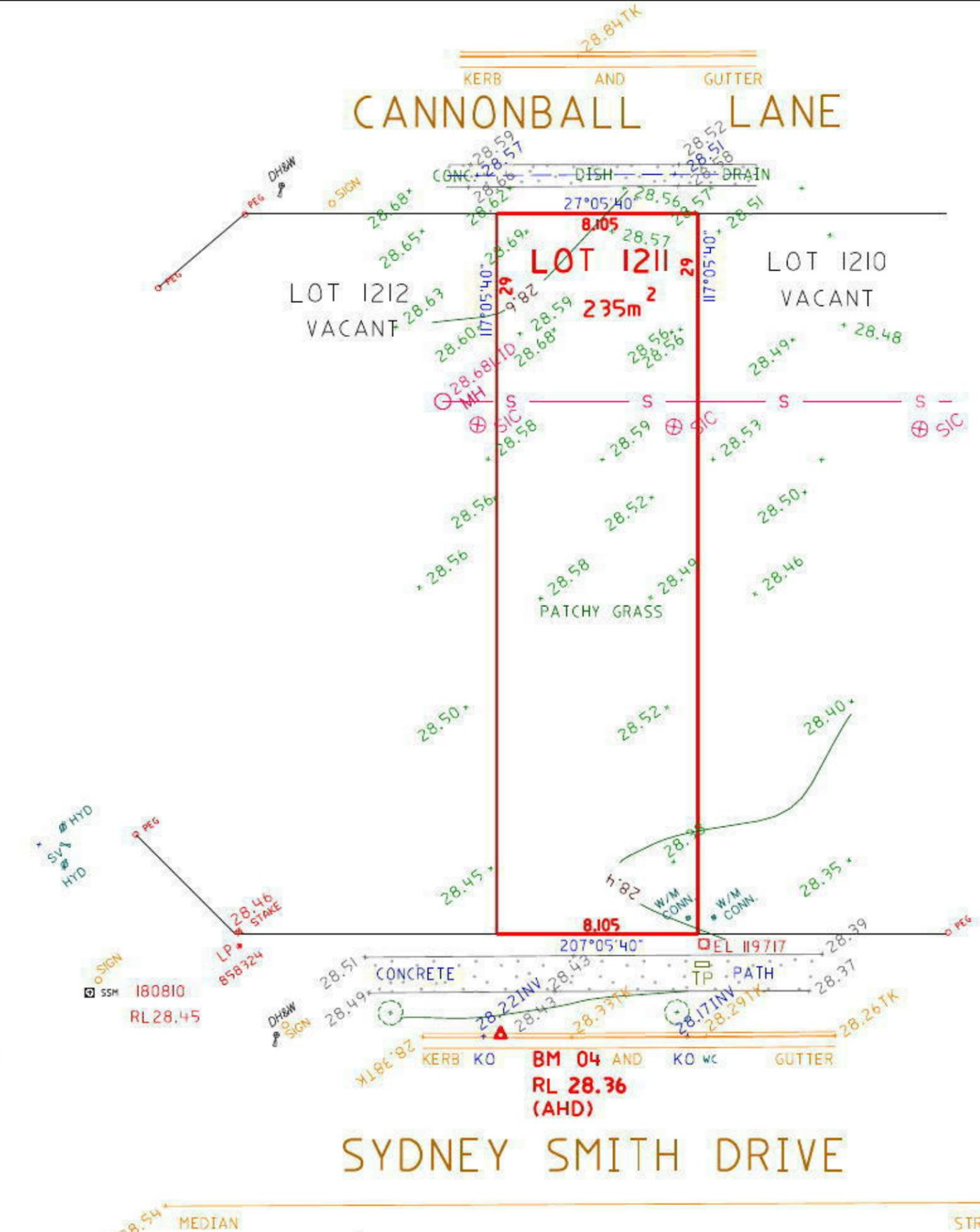
NORTH



LOCALITY SKETCH

UBD AREA: SYD REVISION: 48
MAP: 163 REF: K7
S
E
GPS
27.341NV
28.351LD
SIP

CANNONBALL LANE



NOTE: POSITION OF PROPOSED SEWER MAIN IS APPROXIMATE ONLY AND HAS BEEN TAKEN FROM A DOCUMENT RECEIVED FROM FIRSTYLE HOMES AND IS TO BE VERIFIED BY THE WATER SERVICES PROVIDER.



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

NOTE: DIMENSIONS FOR LOT 1211 HAVE BEEN TAKEN FROM A DOCUMENT RECEIVED FROM FIRSTYLE HOMES ON 09/05/13 AND ARE TO BE VERIFIED UPON REGISTRATION OF DEPOSITED PLAN.

NOTE: AREAS AND DIMENSIONS ARE FROM AN UNREGISTERED PLAN AND ARE TO BE VERIFIED UPON REGISTRATION OF DEPOSITED PLAN. THE BOUNDARY POSITION IS APPROXIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION WORKS INCLUDING THE SITING OF A RESIDENCE.



A	EXTRA SPOT LEVELS SURVEYED	21/5/13	NZ
ISSUE	REVISION	DATE	DRAWN

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THE PLAN AND CAD FILE SHALL ONLY BE USED BY THE ADDRESSED CLIENT FOR THE PURPOSE FOR WHICH THE SURVEY WAS CARRIED OUT.

GENERAL NOTES
A) THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED AND THE POSITION SHOWN IS APPROXIMATE ONLY.
B) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
C) CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.

SYMBOLS & ABBREVIATIONS:

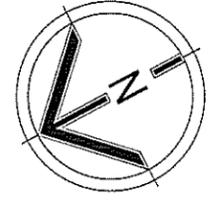
GP	GULLY PIT	-E-	OVERHEAD ELEC LINE
HYD	HYDRANT	-S-	SEWER LINE
SIP	SURFACE INLET PIT	GM	GAS METER
SIC	SEWER INSPECTION COVER	LP	LIGHT POLE
SMH	SEWER MANHOLE	EC	ELECTRICITY CONDUIT
W/M	WATER METER	ECT	ELEC & TELE CONDUIT
EL	ELECTRICITY BOX	TC	TELECOM CONDUIT
TP	TELECOM PIT	WC	WATER CONDUIT
VC	VEHICLE CROSSING	INV	INVERT
SV	STOP VALVE	KO	KERB OUTLET
SWM	STORMWATER MANHOLE	TK	TOP OF KERB

ASPECT DEVELOPMENT & SURVEY PTY LTD
CONSULTING REGISTERED SURVEYORS
ABN 60 078 649 000
SUITE 1
103 VANESSA STREET
KINGSGROVE NSW 2208
PHONE (02) 9554 8388
FAX (02) 9554 8588
PO BOX 161
KINGSGROVE NSW 1480
DX 11392
HURSTVILLE

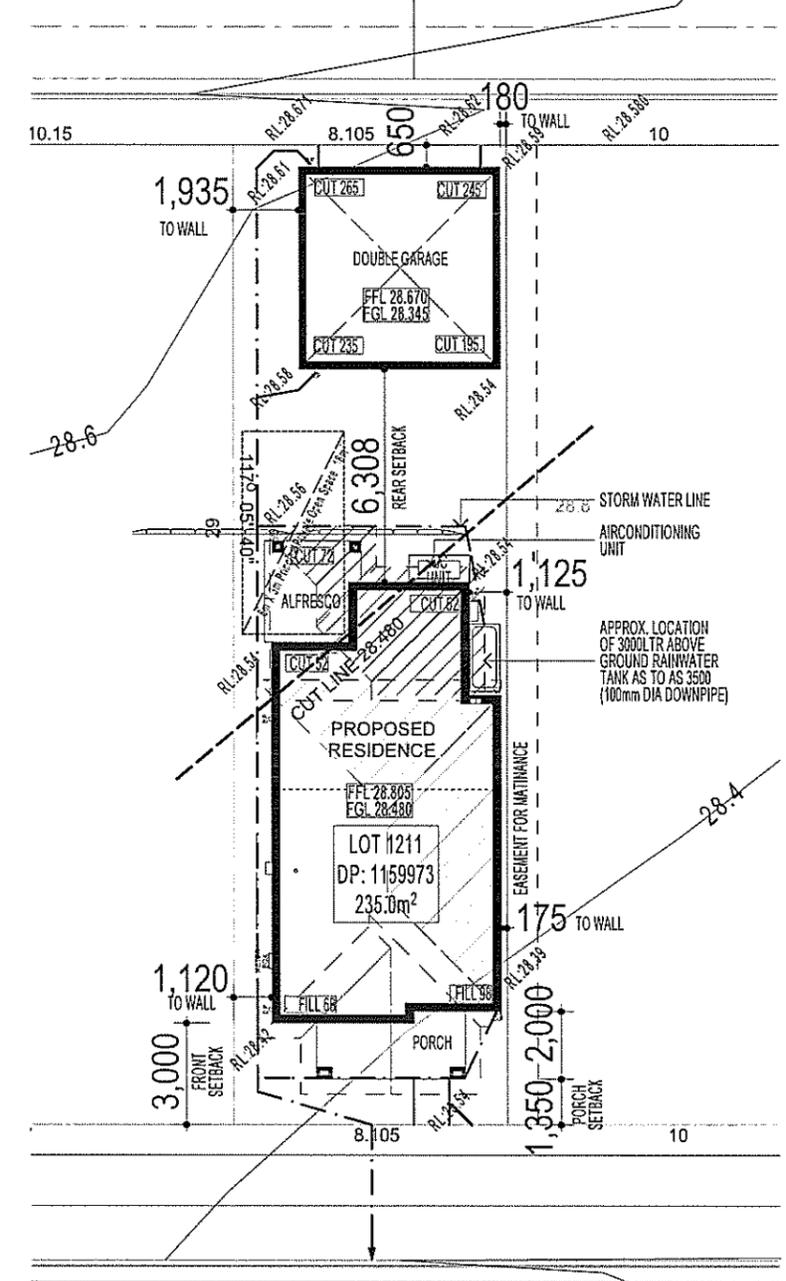
PROJECT
OUR REFERENCE 3/1022566/136380
LOT 1211 DP UNREG'D SECTION
DATUM AHD SOURCE SCIMS 09/05/13
ORIGIN OF LEVELS PM 40864 REDUCED LEVEL 36.47
SURVEYED HK DATE 13/05/2013
DRAWN SK/BK DATE 16/05/2013
SCALE 1:200 A3 SHEET

CLIENT: FIRSTYLE HOMES
REF: 500A
ADDRESS: SYDNEY SMITH DRIVE
SUBURB PENRITH

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NOTE:
 FINAL GARAGE LEVELS SUBJECT TO FINAL KERB LEVELS.



BASIX
 = 55.65m² of roof area to discharge to water tank.
 = stormwater and overflow to discharge to existing street channel.
 o/a= 158.52m² of roof area.

LEGEND:
 (Symbol) = SURFACE INLETS AS REQUIRED
 (Symbol) = SURFACE INLETS LINE
 (Symbol) = STORMWATER LINE

EARTHWORKS TO AHD

HOUSE:	FFL: R.L: 28.805
(LIVING)	FGL: R.L: 28.480
GARAGE:	FFL: R.L: 28.670
	FGL: R.L: 28.345

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)
 3. Stormwater pipes may run via sub-floor to achieve minimum Grade to invert level.
 4. ALL LEVELS SHOWN ON PLAN ARE APPROXIMATE ONLY UNLESS ACCOMPANIED BY LEVELS PREPARED BY REGISTERED SURVEYOR TO A.H.D
 5. Stormwater lines to be Discharged into Existing City Drainage system & connected to local government authority requirements.
- note:
 r.l. levels indicative to a building tolerance of +/- 90mm.
- NOTE:**
 EAVES O/H TO ENCROACH AS ALLOWED BY B.C.A:CL3.7.1.7 & FIGURE 3.7.1.9

NBN PACK

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

NOTE:
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NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT

3 - PHASE POWER

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

SYDNEY SMITH DRIVE

SITE PLAN & STORMWATER CONCEPT PLAN

DEVELOPMENT CALCULATIONS

LOT: 1211 SITE AREA: 235.0m²

Itemised Floor Areas:	Totals:
living ground floor:	80.73m ²
first floor: (excl. void 3.79m ²)	61.35m ²
garage: (excess 00.000m ²)	36.0m ²
alfresco:	7.91m ²
porch:	7.83m ²
balcony:	8.29m ²
total floor area:	202.41m²

FLOOR SPACE RATIO CALCULATION:

gross floor areas:	Totals:
living ground floor: (internal area)	71.05m ²
first floor excl. void: (internal area)	53.34m ²
total gross floor area:	124.39m²
floor space ratio:	53:1

SITE AREA COVERAGE/LANDSCAPE:

house ground floor:	80.73m ²
garage:	36m ²
porch/alfresco:	15.74m ²
driveway/paved area:	12.63m ²
site coverage Area:	132.47m ² (56.4%)
landscape area:	102.53m ² (43.6%)
pervious areas (soft)	89.9m ² (38.2%)
impervious areas (hard)	145.1m ² (61.7%)
front yard landscape area	16.03m ² (6.8%)
front yard hard paved area	1.43m ² (0.6%)
private open space o/a:	49.85m ²
principal private open space:	18m ²
total car space incl. carstand:	2 carspace

COUNCIL ZONE: R1

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTYLE HOMES

LOCATION:
 LOT 1211
 SYDNEY SMITH DRIVE
 PENRITH NSW 2750

DP-Lot 1211 in Unregistered plan of subdivision by Craig & Rhodes Ref: 72-10-1.2 being part Lot 11 RP 1159973		Council:	PENRITH
model:	facade:	date:	16/05/2013
Sheet:	drawn:	checked:	SK1
1 of 09	N.K.	P.D.	500A-13
	scale: 1:200		

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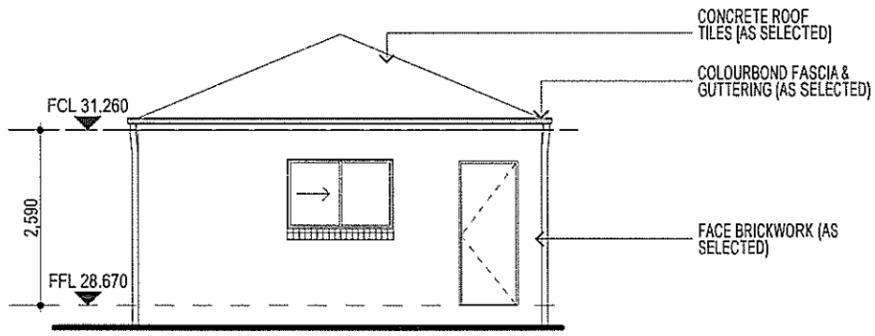
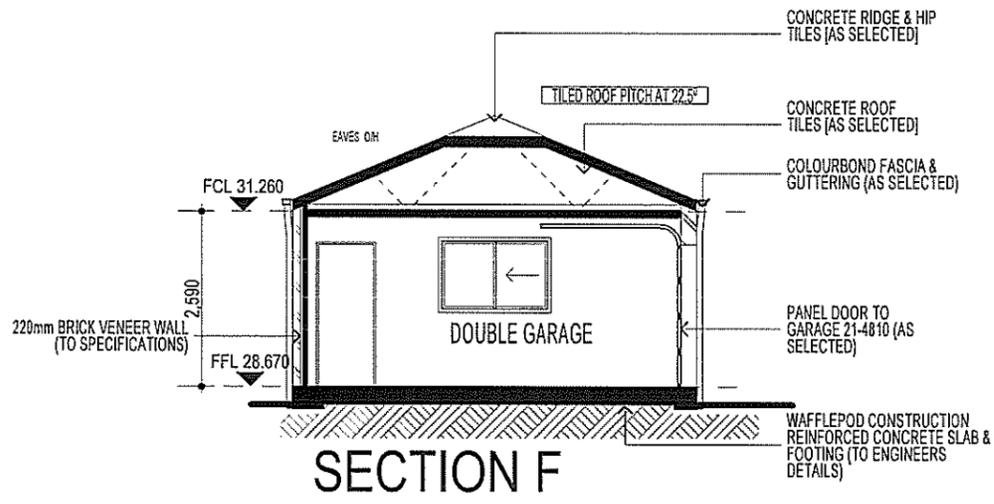
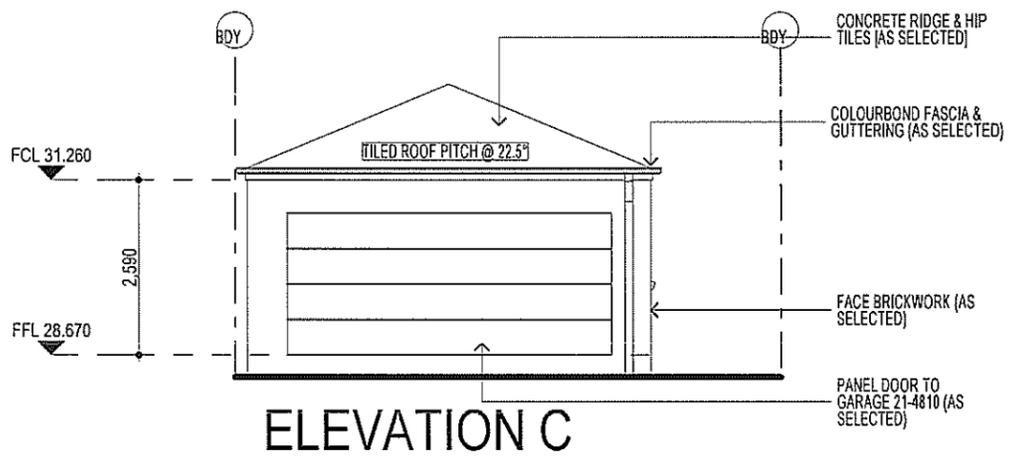
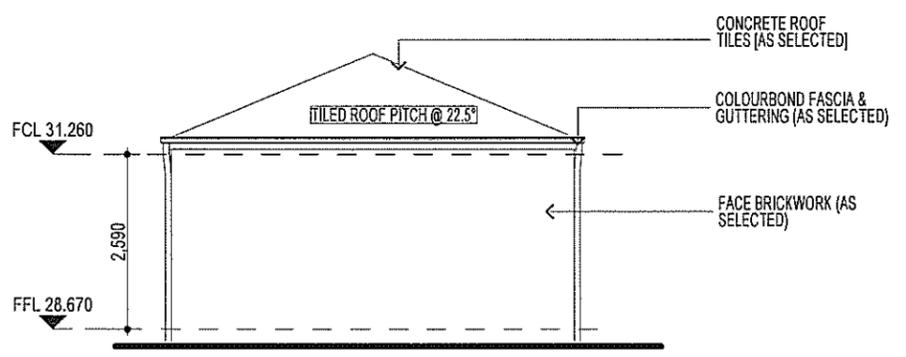
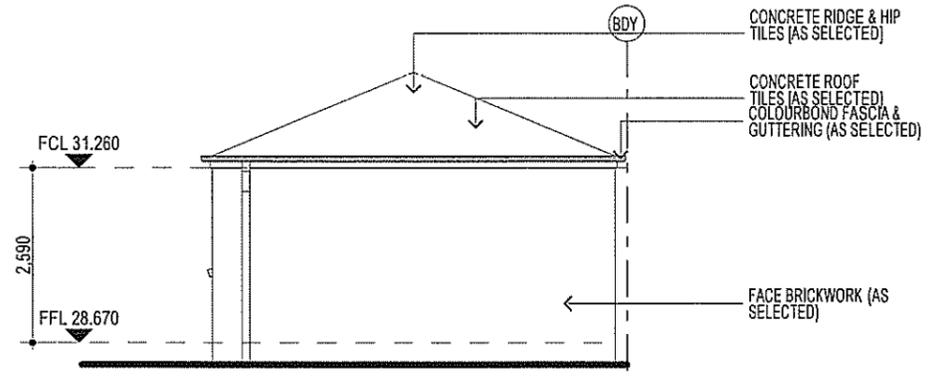
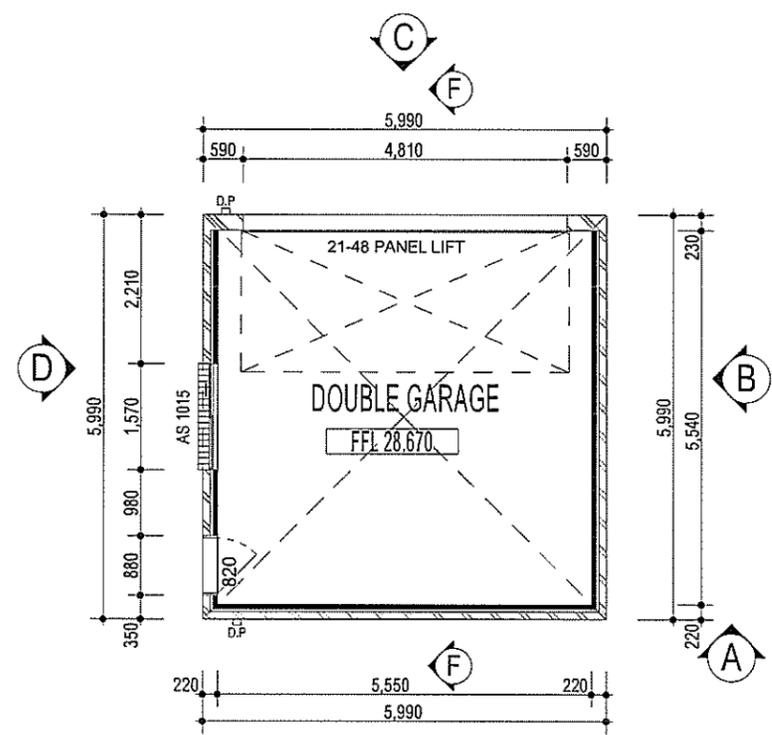
PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTSTYLE HOMES

LOCATION:
**LOT 1211
 SYDNEY SMITH DRIVE
 PENRITH NSW 2750**

DP Lot 1211 in Unregistered plan of subdivision by Craig & Rhodes Ref: 72-10-1.2 being part Lot 11 DP 1159973	council: PENRITH
model: CHESTER 21	lifecycle: AUGUSTINE
date: 16/05/2013	revision: SK1
Sheet: 4 of 09	scale: N.K P.D

CLIENT'S SIGNATURE _____ DATE _____ SP. 00.



NBN PACK

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

FIRSTYLE HOMES

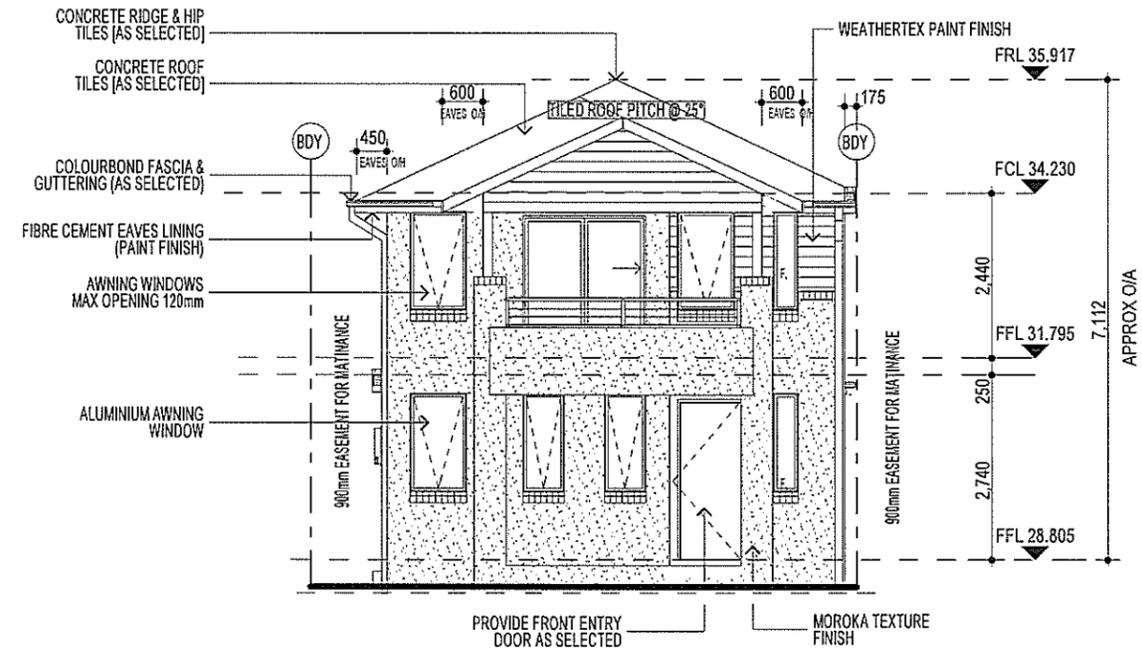
FIRSTYLE HOMES Pty Ltd
 Lic No. 113412C
 ACN. 887 773 779
 PO BOX 171, HOXTON PARK 2171

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

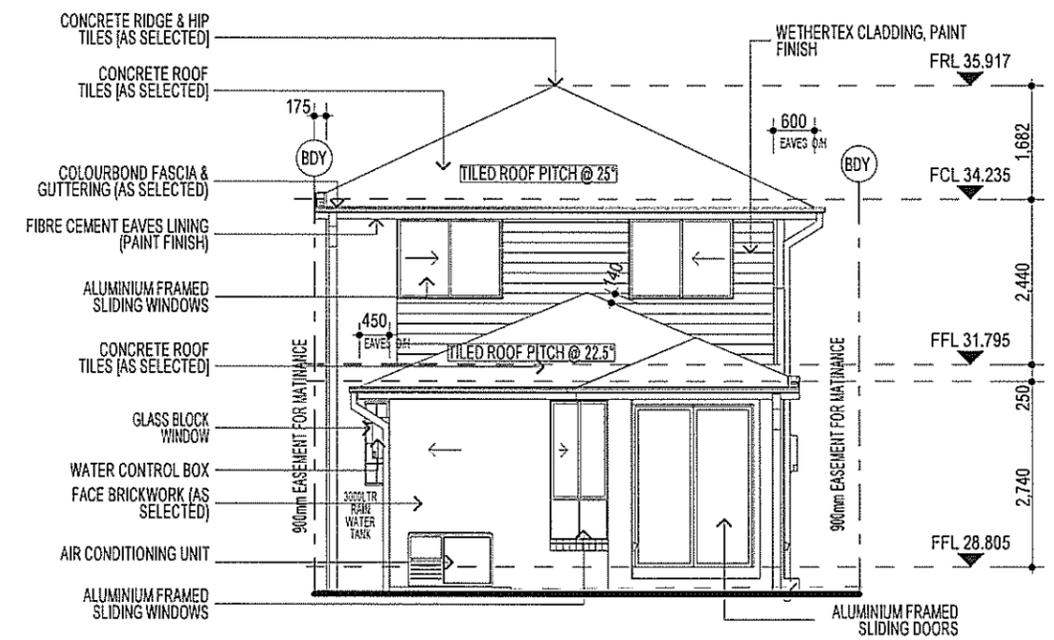
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ELEVATION A



ELEVATION C

ABSA
 ASSOCIATION OF BUILDING SURVEYORS AUSTRALIA

Certification Number: 1005190226
 Certification Date: 09/04/2013
 Assessor Name: Vic Vicarelli
 Assessor Number: 20311
 Assessor Signature: [Signature]

Simulated Energy: HEATING: 16.5 kWh/m² pa
 Simulated Energy: COOLING: 17.0 kWh/m² pa

MEASURES Rating: 5.5

NOTE:
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PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTYLE HOMES

LOCATION:
 LOT 1211
 SYDNEY SMITH DRIVE
 PENRITH NSW 2750

DP Lot 1211 in Unregistered plan of subdivision by Craig & Rhodes Ref: 72-10-1.2 being part Lot 11 RP: 1156673		council:	PENRITH
model:	CHESTER 21	facade:	AUGUSTINE
date:	16/05/2013	revision:	SK1
Sheet:	6 of 09	drawn:	N.K
checked:	P.D	scale:	1:100

500A-13

ELEVATIONS

NBN PACK

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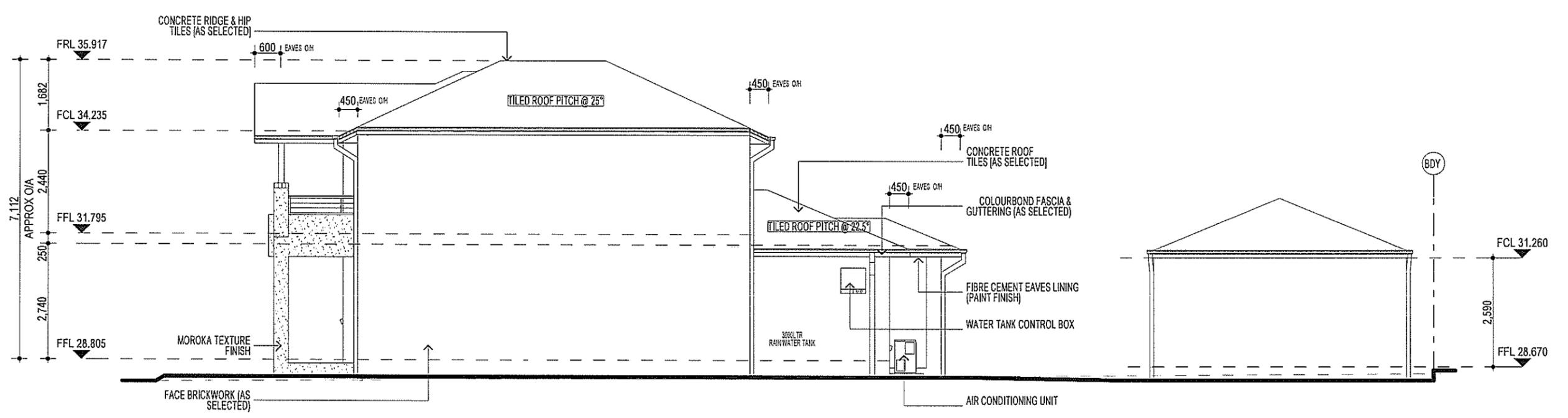
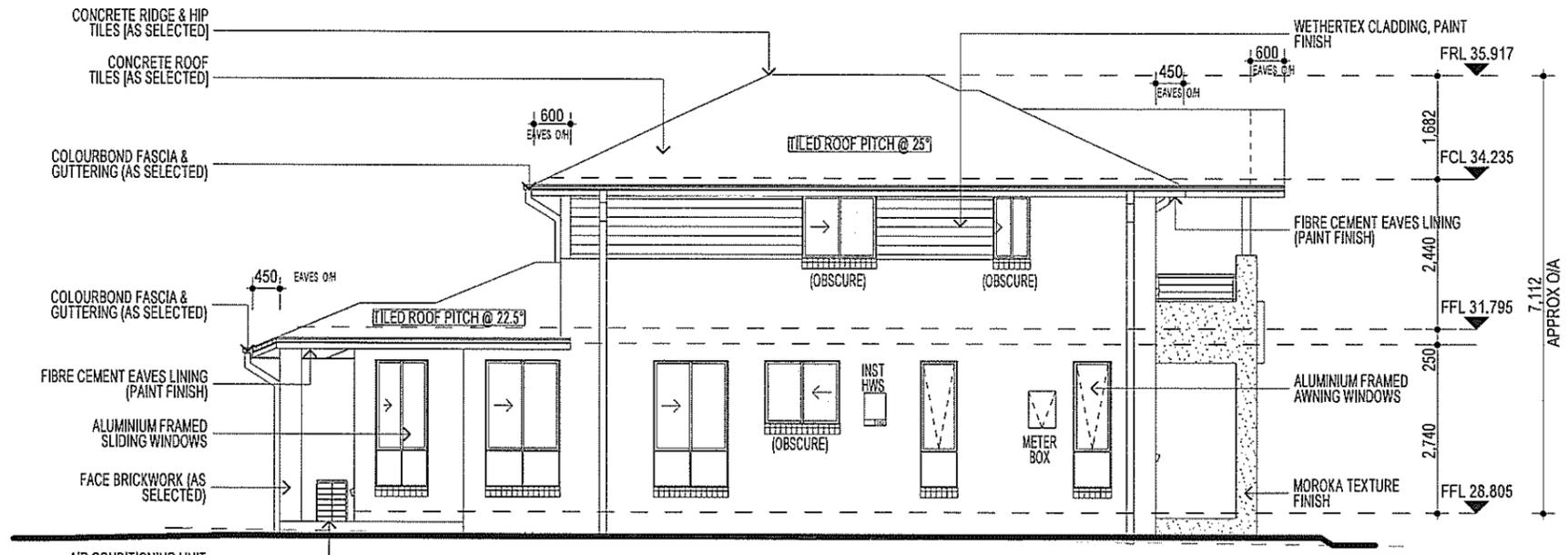
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KEY

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



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FIRSTYLE HOMES Pty Ltd
 Lic No. 113412C
 ACN: 087 773 779
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ELEVATION B

NBN PACK

NOTE:
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ABSA
 AUSTRALIAN BUILDING SURVEILLANCE AUTHORITY

Certification Number: 1005190226
 Certification Date: 09/04/2013
 Assessor Name: Vic Vicaretti
 Assessor Number: 20311
 Assessor Signature: [Signature]

Simulated Energy: HEATING: 48.5MJ/m²pa
 Simulated Energy: COOLING: 47.6MJ/m²pa

WATERS MARKING 94.3 MJ/m²pa

5.5

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTYLE HOMES

LOCATION:
 LOT 1211
 SYDNEY SMITH DRIVE
 PENRITH NSW 2750

DP: Lot 1211 in Unregistered plan of subdivision by Craig & Rhodes Ref: 72-10-1-2 being part Lot 1112 1159375 council: PENRITH

model: CHESTER 21 facade: AUGUSTINE date: 16/05/2013 SK1

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

500A-13

CLIENTS SIGNATURE: _____ DATE: _____ S.P. 00.

ELEVATIONS

PLANT SCHEDULE Prepared by **ecodesign Pty Ltd**

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aw	Agapanthus 'White'	White Agapanthus	9	150mm	0.5m
Crf	Cordyline 'Red Fountain'	Red Fountain Cordyline	3	200mm	4m
Lkb	Lomandra hystrix 'Katie Belles'	Katie Belles Mat Rush	4	200mm	1.5-1.8m
Lix	Lagerstroemia 'Sioux'	Crepe Myrtle	1	75L	8m
Lcb	Loropetalum chinense var. rubrum 'Burgundy'	Pink Fringe Flower	8	300mm	1-1.5m
LI	Lomandra longifolia 'Katrinus Deluxe'	Mat Rush	4	140mm	0.35m
Lmv	Liriope muscari 'Variegatum'	Variegated Liriope	28	200mm	450mm
Vh	Viola hederacea	Native Violet	6	200mm	0.1m

CANNONBALL LANE - Supply + installation by BUILDER

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Lix	Lagerstroemia 'Sioux'	Crepe Myrtle	1	75L	8m
LI	Lomandra longifolia 'Katrinus Deluxe'	Mat Rush	14	200mm	0.75m

CANNONBALL LANE CROSS-OVER - Supply + construction by BUILDER

MATERIAL SCHEDULE

	Area m ² LANDCOM*	Area m ² BUILDER**
HEADER COURSE Concrete pavers 'Adbri Quartzstone', 300x300x50mm in 'Cradle' colour, laid in stackbond pattern	2.07	3.69
IN-FILL PAVEMENT Concrete pavers 'Adbri Havenbrick', 200x100x50mm in 'Brushwood' colour, laid in herringbone pattern	4.41	1.45
Total area	6.48	5.14

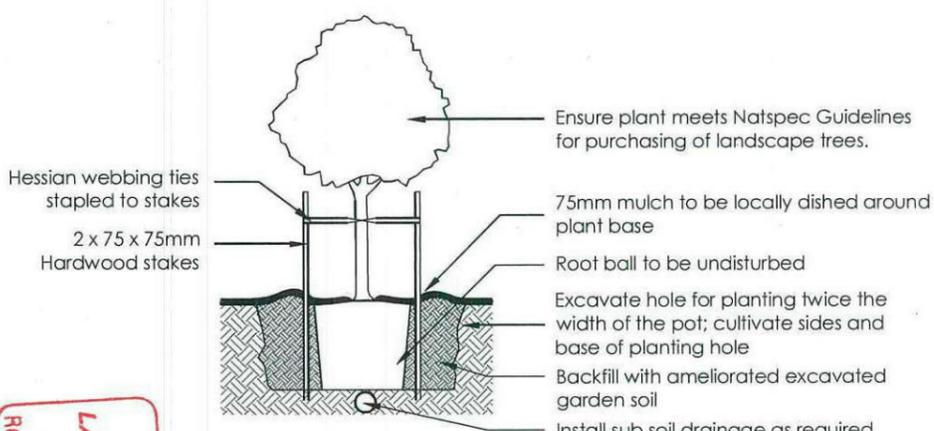
LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
63	8	13	41	1

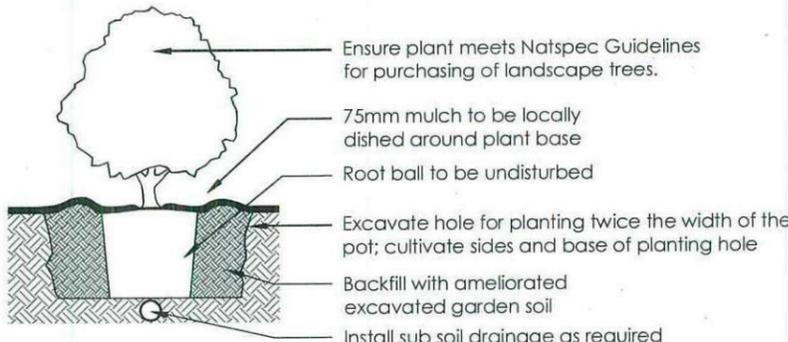
Minimum of 1 tree and 20 shrubs / groundcovers to each front / side yard (excluding fence hedging)

LEGEND

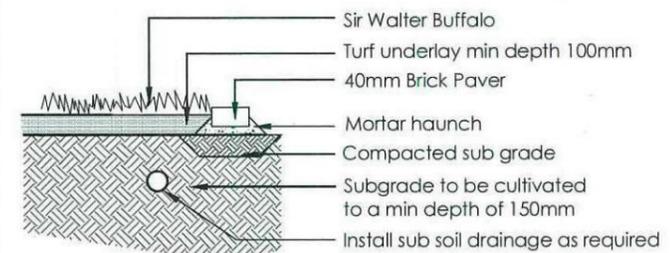
- Proposed trees - refer to plant schedule
- Proposed shrubs - refer to plant schedule
- Proposed groundcovers and grasses - refer to plant schedule
- Proposed accents & grasses - refer to plant schedule
- Existing levels
- Proposed levels
- Proposed Top Of Wall levels
- Boundary
- Fence
- Garden edging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



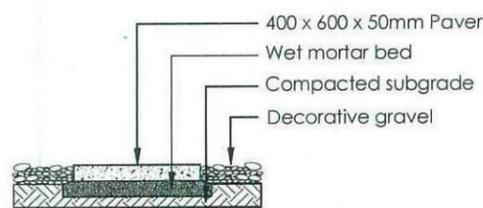
1 Tree Planting Detail
NTS 25L - 100L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size



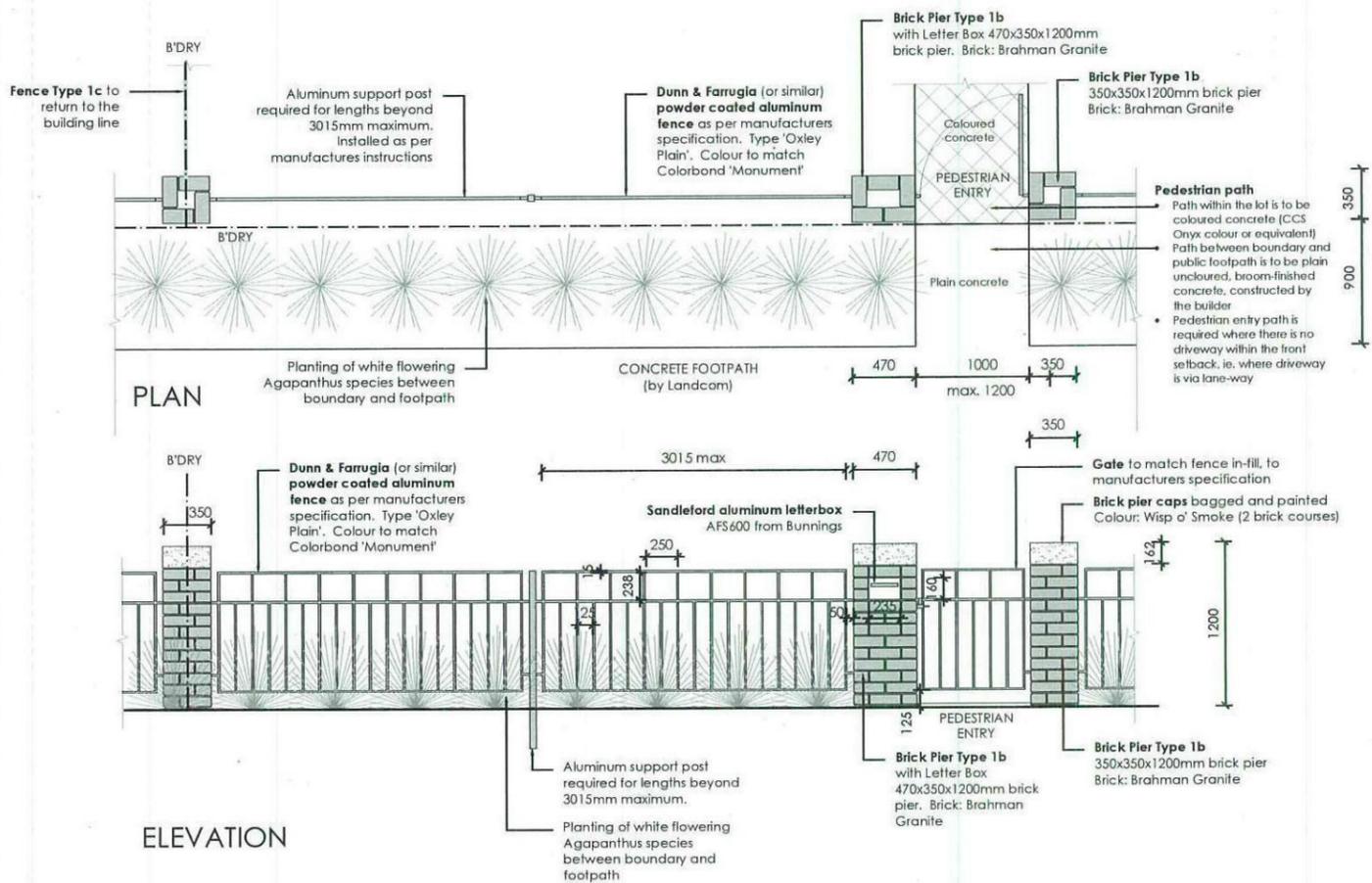
3 Turf Detail
NTS Brick Paver Edge



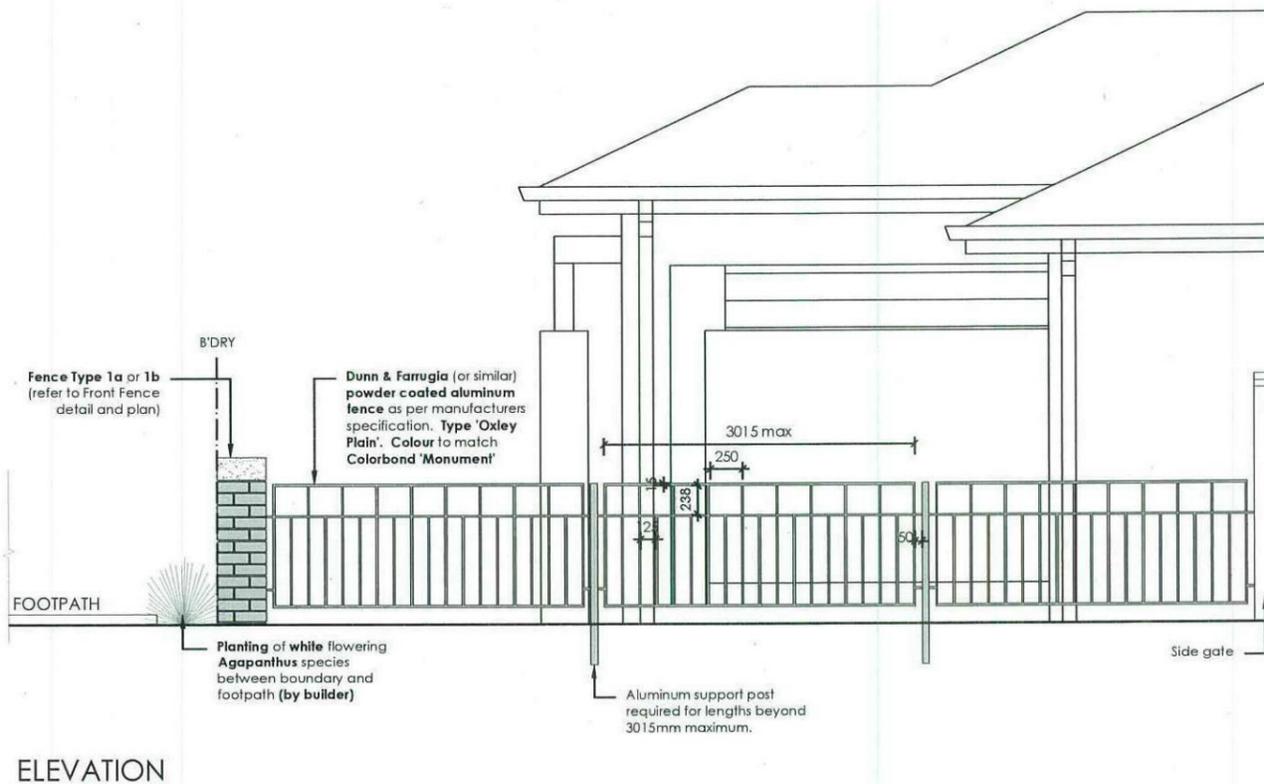
4 Stepping stones in gravel
NTS Low traffic zone

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

<table border="1"> <thead> <tr> <th>REVISION</th> <th>DESCRIPTION</th> <th>ISSUED</th> <th>CHECK</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>SUBMITTED TO CLIENT FOR COMMENT</td> <td>BT</td> <td>RS</td> <td>14-03-13</td> </tr> <tr> <td>B</td> <td>COLOUR PLAN</td> <td>BT</td> <td>RS</td> <td>03-04-13</td> </tr> <tr> <td>C</td> <td>AMEND TO BUILDER COMMENT</td> <td>BT</td> <td>RS</td> <td>04-04-13</td> </tr> <tr> <td>D</td> <td>AMEND TO BUILDER COMMENT</td> <td>RS</td> <td>RS</td> <td>05-04-13</td> </tr> <tr> <td>E</td> <td>AMEND TO BUILDER COMMENT</td> <td>RS</td> <td>RS</td> <td>10-04-13</td> </tr> <tr> <td>F</td> <td>UPDATE LEVELS</td> <td>BT</td> <td>RS</td> <td>30-04-13</td> </tr> </tbody> </table>	REVISION	DESCRIPTION	ISSUED	CHECK	DATE	A	SUBMITTED TO CLIENT FOR COMMENT	BT	RS	14-03-13	B	COLOUR PLAN	BT	RS	03-04-13	C	AMEND TO BUILDER COMMENT	BT	RS	04-04-13	D	AMEND TO BUILDER COMMENT	RS	RS	05-04-13	E	AMEND TO BUILDER COMMENT	RS	RS	10-04-13	F	UPDATE LEVELS	BT	RS	30-04-13	<p>ecodesign outdoor living environments</p> <p>PO Box 3134, Carrington, NSW 2118 Ph: 02 9871 7701 Fax: 02 9870 2583 Email: info@ecodesign.com.au Web: www.ecodesign.com.au Member of the Australian Institute of Landscape Designers and Managers</p>	<p>LOT 1211 SYDNEY SMITH, PENRITH</p> <p>FIRSTYLE HOMES</p>	<p>NEW RESIDENCE</p> <p>LANDSCAPE PLAN</p> <p>SCALE: 1:100 @ A3 DATE: DA SHEET: L-02</p> <p>DRAWN: BT CHECK: RS DATE: 30-04-13 REVISION: F</p>
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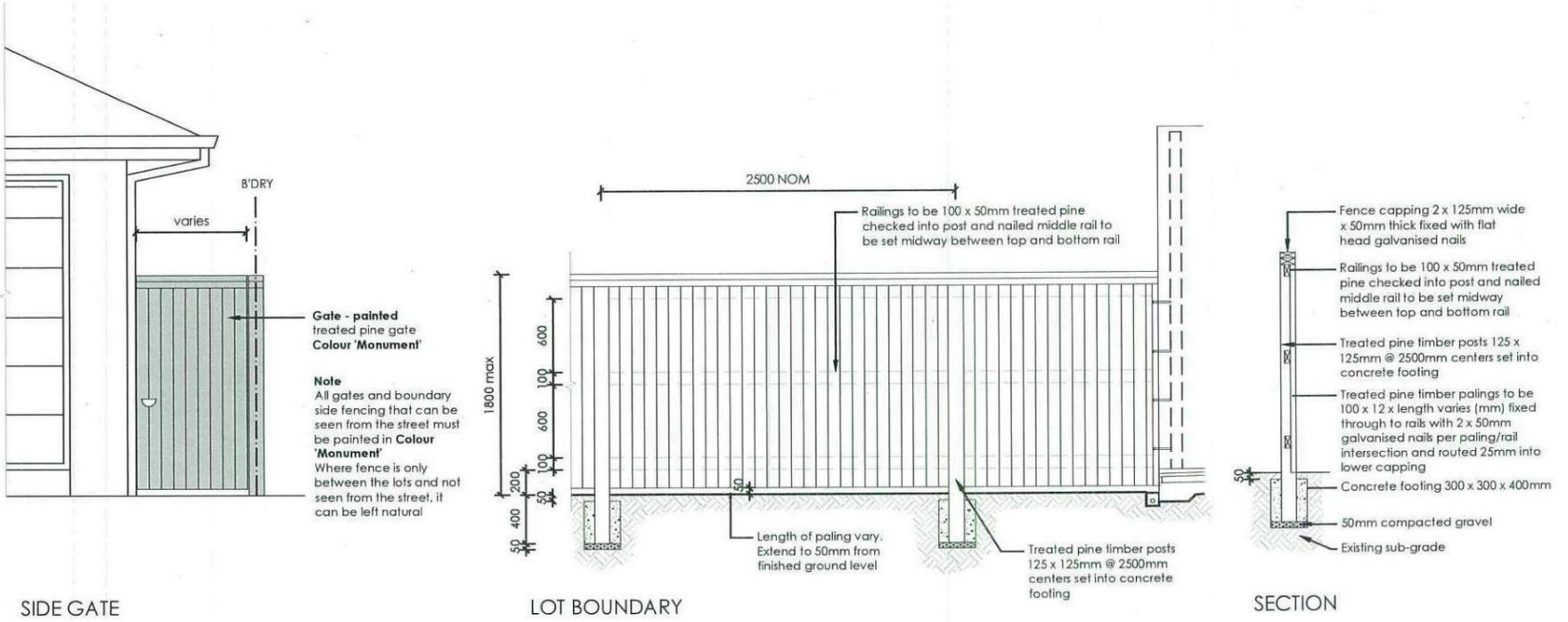
5 FENCE TYPE 1b - Front Fence
1:50 Typical detail



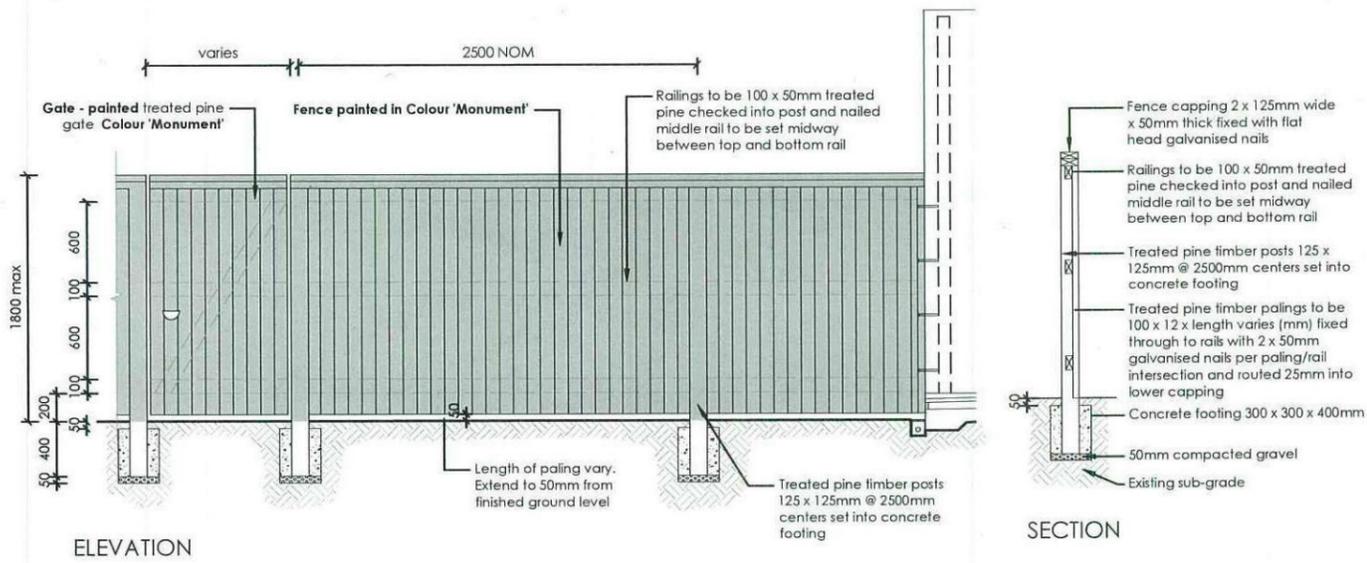
6 FENCE TYPE 1c - Side Boundary Front Setback
1:50 Typical detail

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

REVISION	DESCRIPTION	DRAWN	CHECKED	DATE	 PO Box 3136, Caringford, NSW 2118 Ph: (02) 9871 7701 Fax: (02) 9873 2563 Email: info@ecodesign.com.au Web: www.ecodesign.com.au <small>Member of the Australian Institute of Landscape Designers and Managers</small>	PROJECT	NEW RESIDENCE						
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B	COLOUR PLAN	BT	RS	03-04-13	1:100 @ A3 DA L-03 BT RS 30-04-13 F	DATE	1:100 @ A3	DATE	DA	DATE	L-03		
C	AMEND TO BUILDER COMMENT	BT	RS	04-04-13		CLIENT	FIRSTYLE HOMES	DATE	BT	DATE	RS	DATE	30-04-13
D	AMEND TO BUILDER COMMENT	RS	RS	05-04-13		1. Do not scale from drawings 2. Verify all measurements on site 3. Notify ecodesign of any inconsistencies 4. Copyright © ecodesign. All rights reserved. 5. Drawing remains the property of ecodesign.	6. All work to comply with relevant Australian Standards or Building Code of Australia 7. All work to be performed by a suitably qualified tradesperson 8. For application purposes only - NOT FOR CONSTRUCTION	REVISION	F				
E	AMEND TO BUILDER COMMENT	RS	RS	10-04-13									
F	UPDATE LEVELS	BT	RS	30-04-13									



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



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

Reviewed: [Signature]
Date: 09/05/13
Thornton Design Review Panel

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DEVELOPMENT CALCULATIONS

LOT: 1211 SITE AREA: 235.0m²

Itemised Floor Areas:	Totals:
living ground floor:	80.73m ²
first floor: (excl. void 3.79m ²)	61.35m ²
garage: (excess 00.000m ²)	36.0m ²
alfresco:	7.91m ²
porch:	7.83m ²
balcony:	8.29m ²
total floor area:	202.11m ²

FLOOR SPACE RATIO CALCULATION:

gross floor areas:	Totals:
living ground floor: (internal area)	71.05m ²
first floor excl. void: (internal area)	53.34m ²
total gross floor area:	124.39m ²
floor space ratio:	53:1

SITE AREA COVERAGE/LANDSCAPE:

house ground floor:	80.73m ²
garage:	36m ²
porch/alfresco:	15.74m ²
driveway/paved area:	12.63m ²
site coverage Area:	132.47m ² (56.4%)
landscape area:	102.53m ² (43.6%)
pervious areas (soft)	89.9m ² (38.2%)
impervious areas (hard)	145.1m ² (61.7%)
front yard landscape area	16.03m ² (91.8%)
front yard hard paved area	1.43m ² (8.1%)
private open space o/a:	49.85m ²
principal private open space:	18m ²
total car space incl. carstand:	2 carspace

COUNCIL ZONE: R1

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTYLE HOMES

LOCATION:
LOT 1211 SYDNEY SMITH DRIVE PENRITH NSW 2750

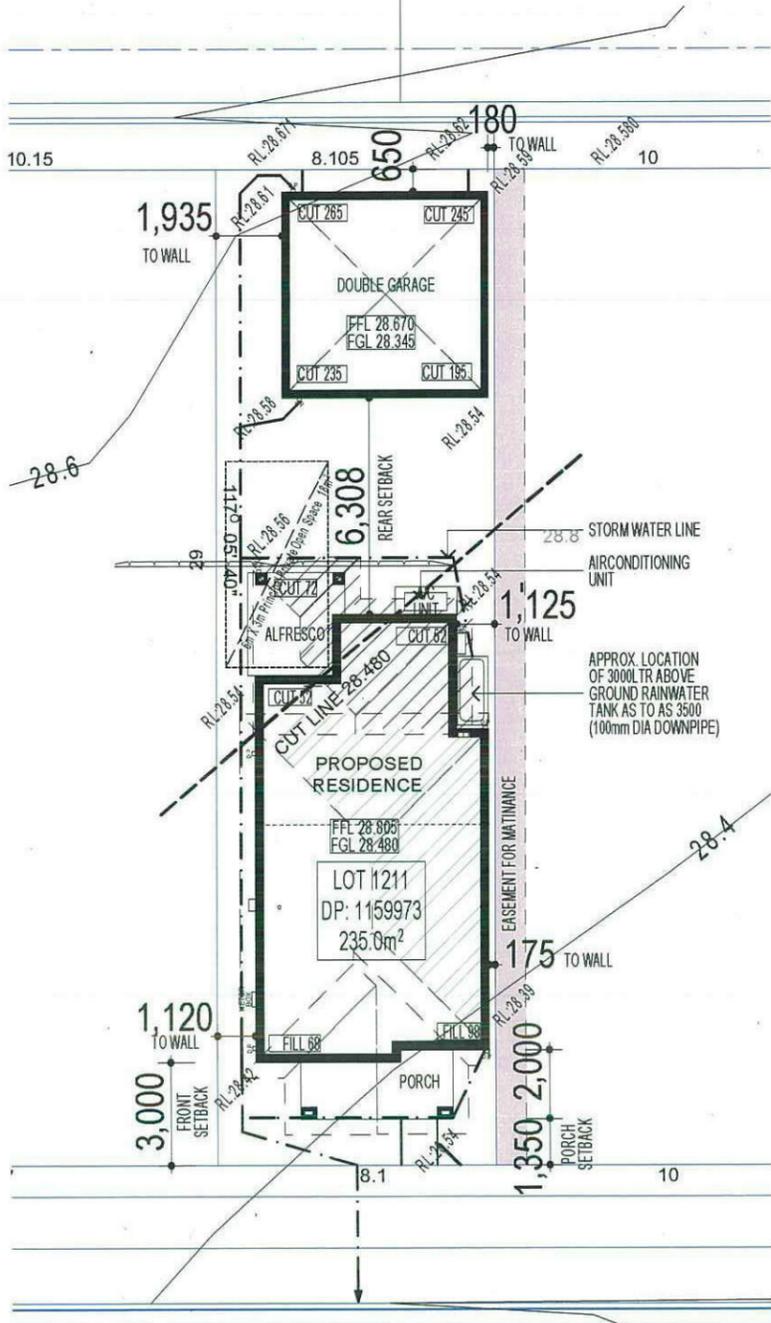
DP Lot 1211 in Unregistered plan of subdivision by Craig & Rhodes Ref. 72-10-1.2 being part Lot 11 DP 1159973

model: CHESTER 21
 facade: AUGUSTINE
 date: 30/04/2013
 council: PENRITH
 sheet: N.K.
 drawn: N.K.
 checked: P.D.
 scale: 1:200
 quoted on assessment: SK1

1 of 09
500A-13

CLIENT'S SIGNATURE DATE 9P.00

NOTE:
 FINAL GARAGE LEVELS SUBJECT TO FINAL KERB LEVELS.



SYDNEY SMITH DRIVE

SITE PLAN & STORMWATER CONCEPT PLAN

BASIX

= 55.65m² of roof area to discharge to water tank.
 = stormwater and overflow to discharge to existing street channel.
 o/a= 158.52m² of roof area.

LEGEND:

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

EARTHWORKS TO AHD

HOUSE:	FFL: R.L. 28.805
(LIVING)	FGL: R.L. 28.480
GARAGE:	FFL: R.L. 28.670
	FGL: R.L. 28.345

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)
 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

NBN PACK

NOTE:
 ACOUSTIC SEALS REQUIRED ON ALL BEDROOM WINDOWS AND DOORS FACING SYDNEY SMITH DRIVE. IN ACCORDANCE WITH ACOUSTIC LOGIC'S ACOUSTIC REPORT. REF No. 20120708. 1/1508A/RO/HP

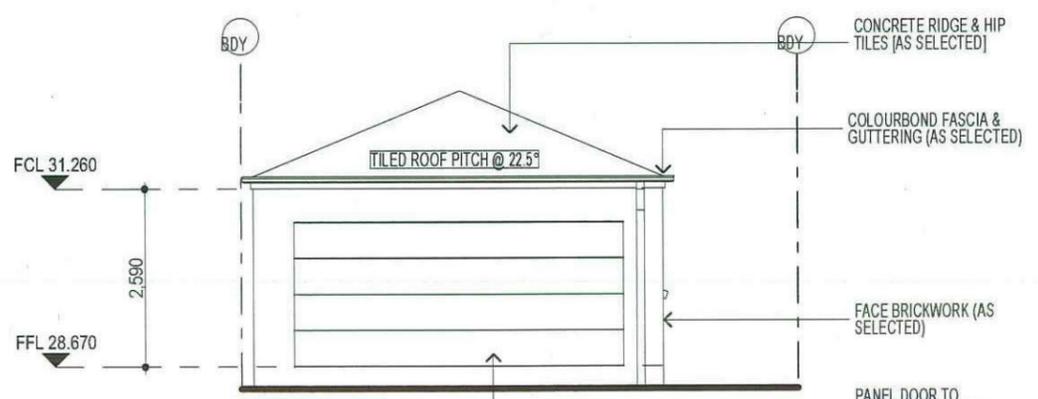
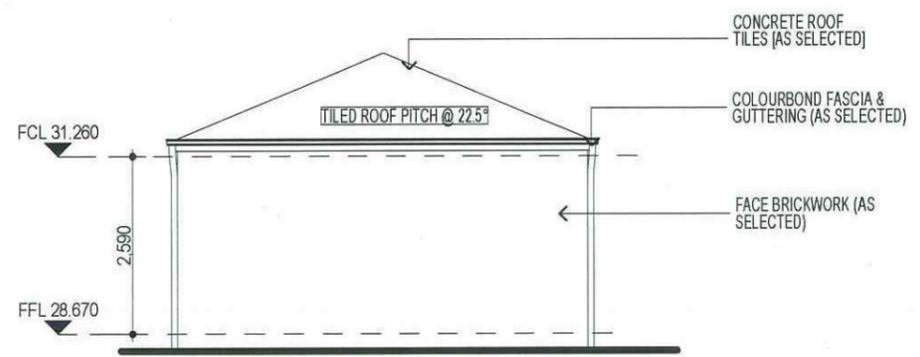
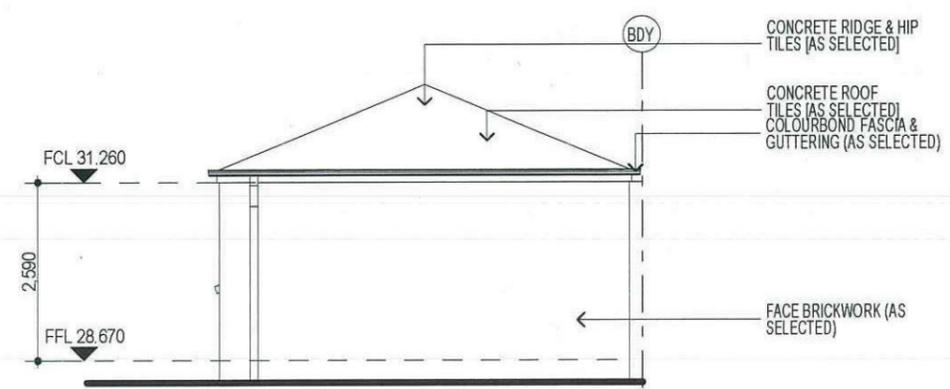
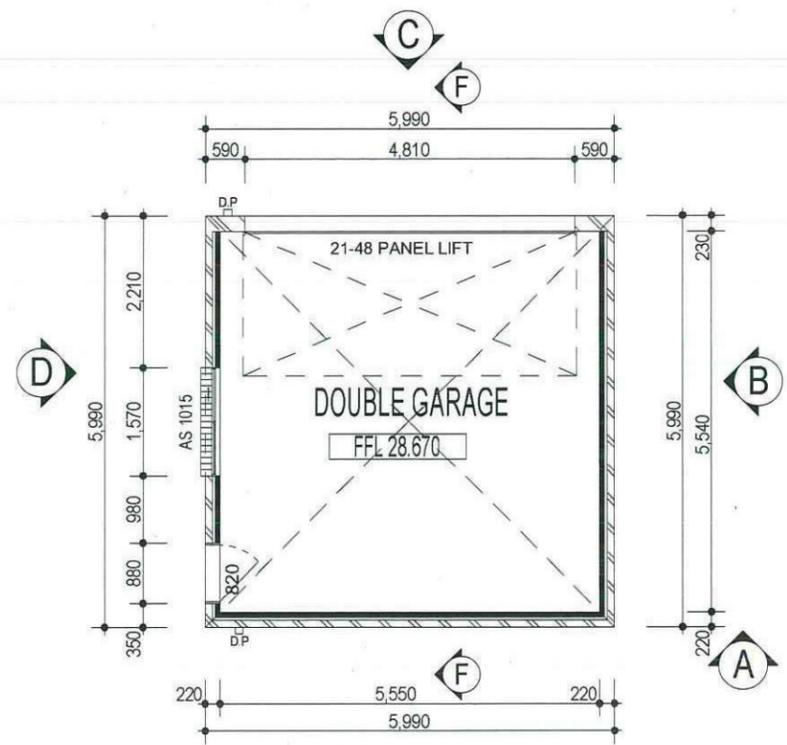
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NOTE:
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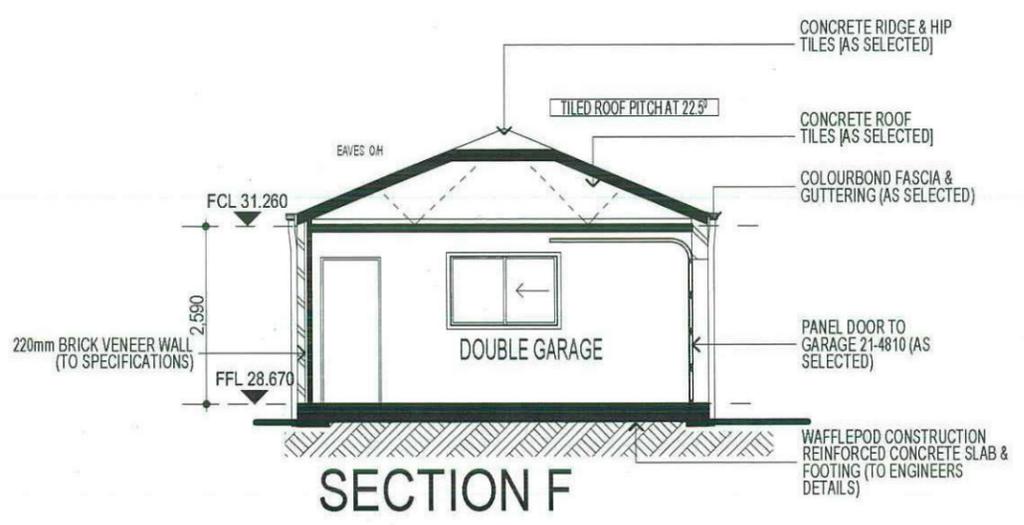
3 - PHASE POWER

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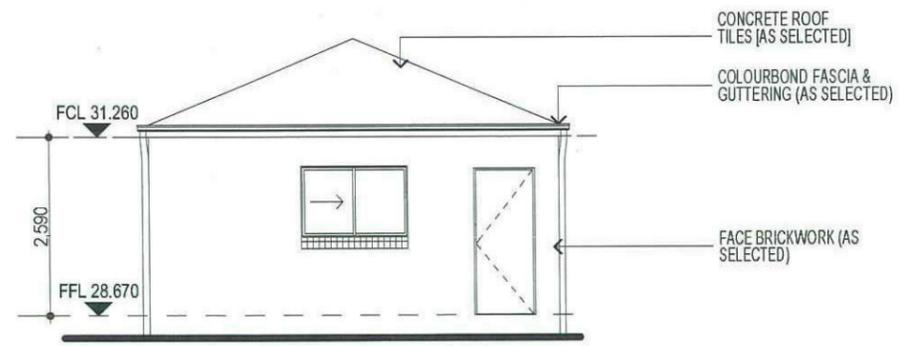
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Thorton Design Review Panel
 Reviewed [Signature] Date 09/05/13



ELEVATION C



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3 - PHASE POWER

NOTE
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PROMOTION: *LIVING/STYLE COLLECTION*

CLIENT: **FIRSTSTYLE HOMES**

LOCATION: LOT 1211 SYDNEY SMITH DRIVE PENRITH NSW 2750

DP Lot 1211 in Unregistered plan of subdivision by Craig & Rhodes Ref. 72-10-1.2 being part Lot 11 DP 1158973

model: CHESTER 21	facade: AUGUSTINE	date: 30/04/2013	status: SK1
Sheet: 4 of 09	drawn: N.K	checked: P.D	scale: 500A-13

CLIENT'S SIGNATURE _____ DATE _____ @P_09

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KEY

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



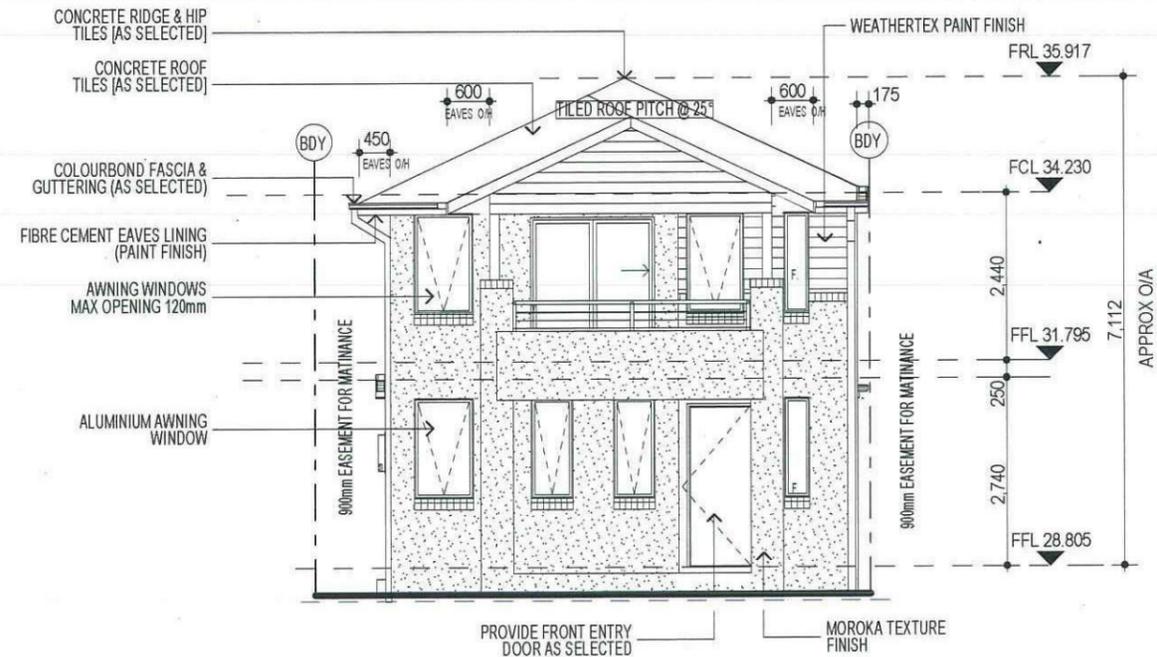
FIRSTSTYLE HOMES Pty Ltd
 Lic No. 113412C
 ACN 087 773 779
 PO BOX 171, HOXTON PARK 2171

ADMIN: 02 9601 3111
 FAX: 02 9601 0711
 EMAIL: design@firststyle.com.au

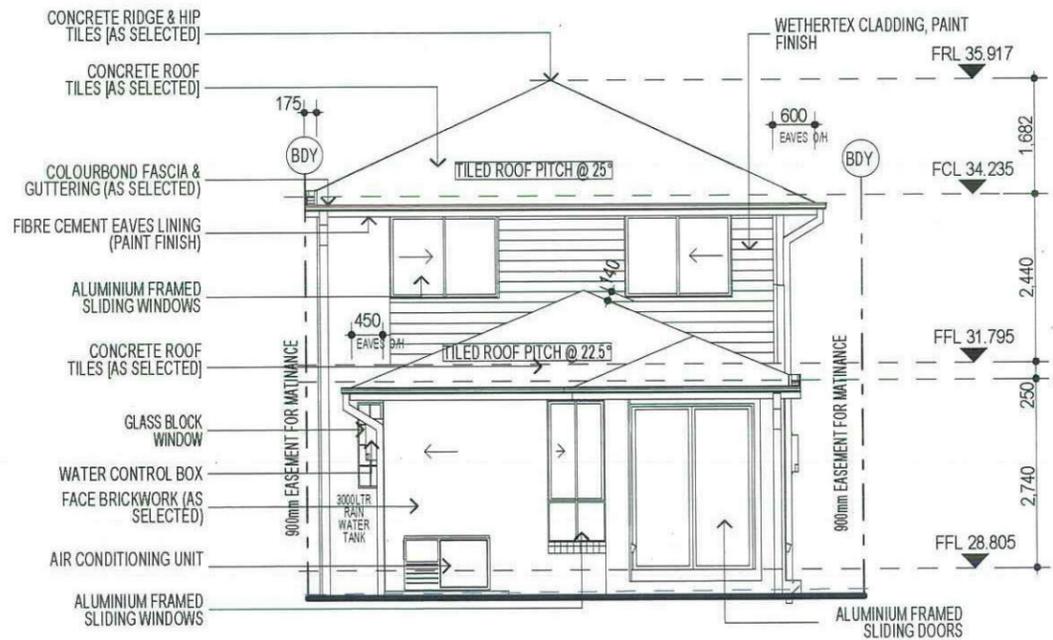
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ELEVATION A



ELEVATION C



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PROMOTION:
 LIVING/STYLE COLLECTION

CLIENT:
 FIRSTSTYLE HOMES

LOCATION:
 LOT 1211
 SYDNEY SMITH DRIVE
 PENRITH NSW 2750

DP Lot 1211 in Unregistered plan of subdivision by Craig & Rhodes Ref: 72-10-12 being part Lot 11 DP 1159973 council: PENRITH

model: CHESTER 21 facade: AUGUSTINE date: 30/04/2013 quote on assessment: SK1

Sheet: 6 of 09 drawn: N.K. checked: P.D. scale: 1:100

500A-13

ELEVATIONS

CLIENT'S SIGNATURE _____ DATE _____ RP 00

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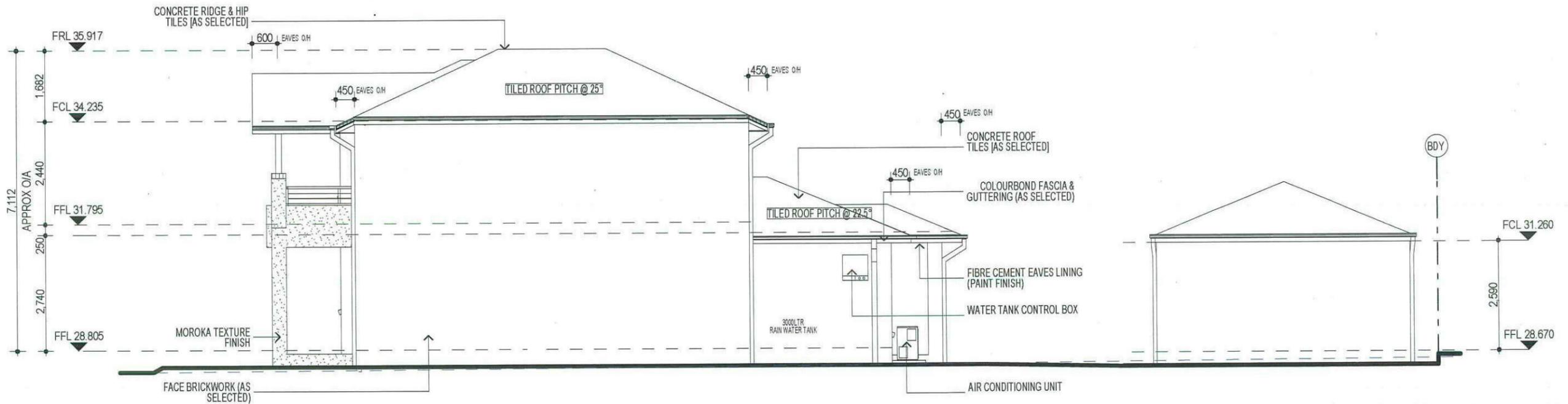
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ELEVATION B

NBN PACK

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CLIENT:
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 SYDNEY SMITH DRIVE
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DP: Lot 1211 in Unregistered plan of subdivision by Craig & Rhodes Ref: 72-10-1.2 being part Lot 11 DP 1159973 council: PENRITH

model: CHESTER 21 facade: AUGUSTINE date: 30/04/2013 quotation assessment: SK1

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

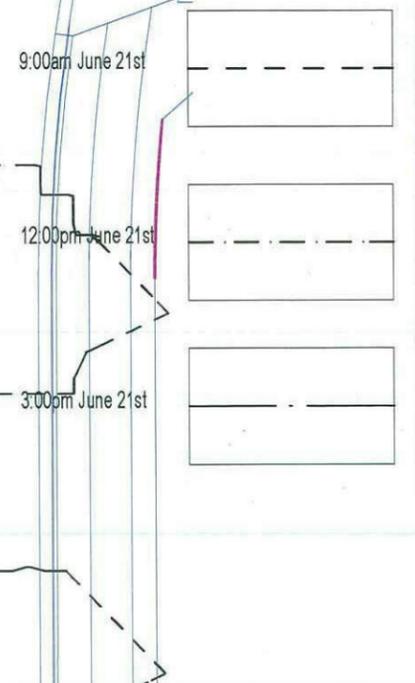
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- THIS DRAWING & DESIGN IS COPYRIGHT & THE PROPERTY OF FIRSTSTYLE HOMES, AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM.

SHADOW DIAGRAM



NOTE:
 ACOUSTIC SEALS REQUIRED ON ALL BEDROOM WINDOWS AND DOORS FACING SYDNEY SMITH DRIVE. IN ACCORDANCE WITH ACOUSTIC LOGIC'S ACOUSTIC REPORT. REF No.20120708. 1/1508A/RO/HP

PROMOTION: **LIVING/STYLE COLLECTION**

CLIENT: **FIRSTSTYLE HOMES**

LOCATION: **LOT 1211 SYDNEY SMITH DRIVE PENRITH NSW 2750**

DP Lot 1211 in Unregistered plan of subdivision by Craig & Rhodes Ref: 72-10-12 being part Lot 11 DP 1159973 council: **PENRITH**

model: **CHESTER 21** facade: **AUGUSTINE** date: **30/04/2013** council assessment: **SK1**

09 of 09 drawn: **N.K** checked: **P.D** scale: **1:200** **500A-13**

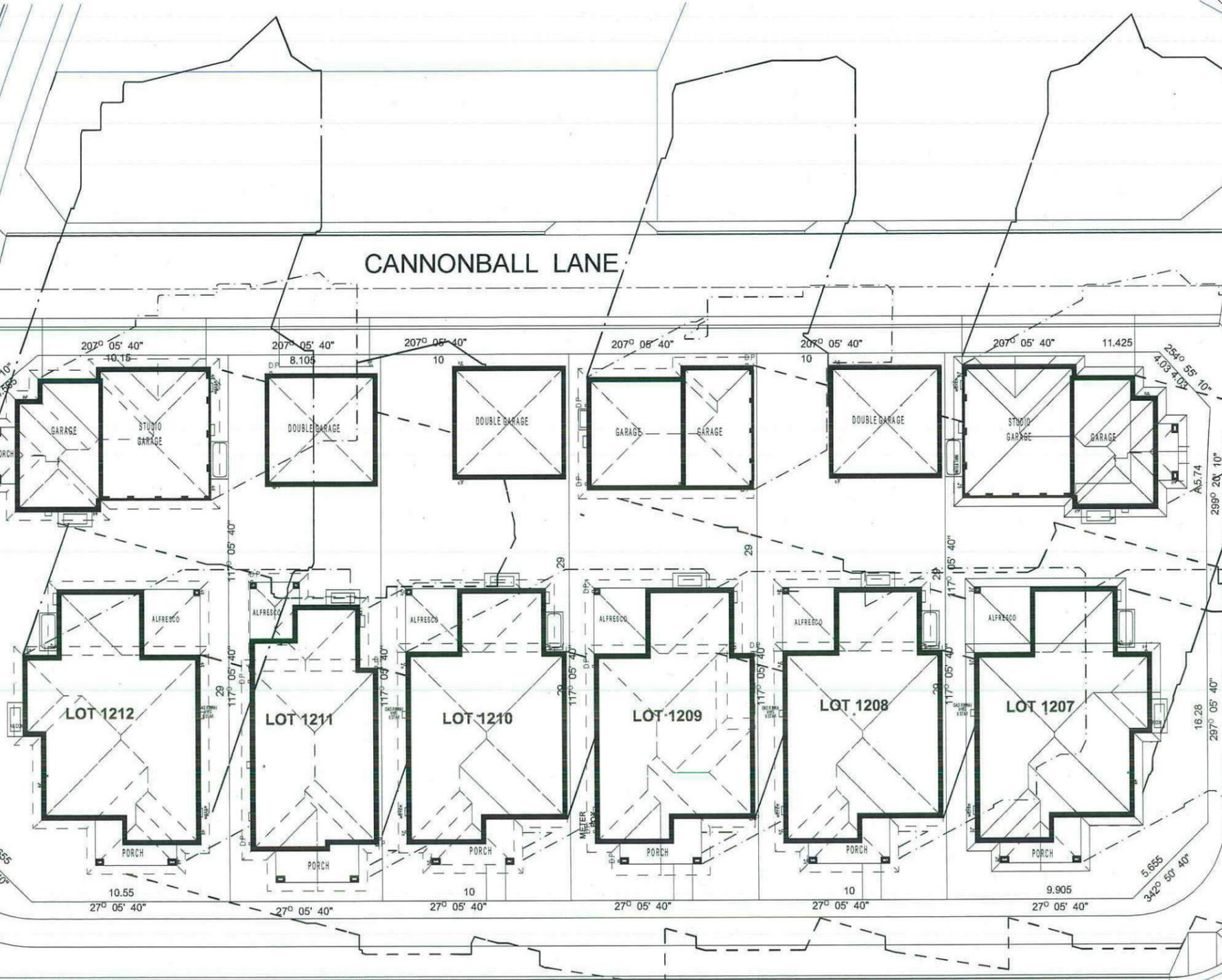
CLIENT'S SIGNATURE DATE 9-P-00

EMPIRE CIRCUIT

WILLIAM HART CRESCENT

CANNONBALL LANE

SYDNEY SMITH DRIVE

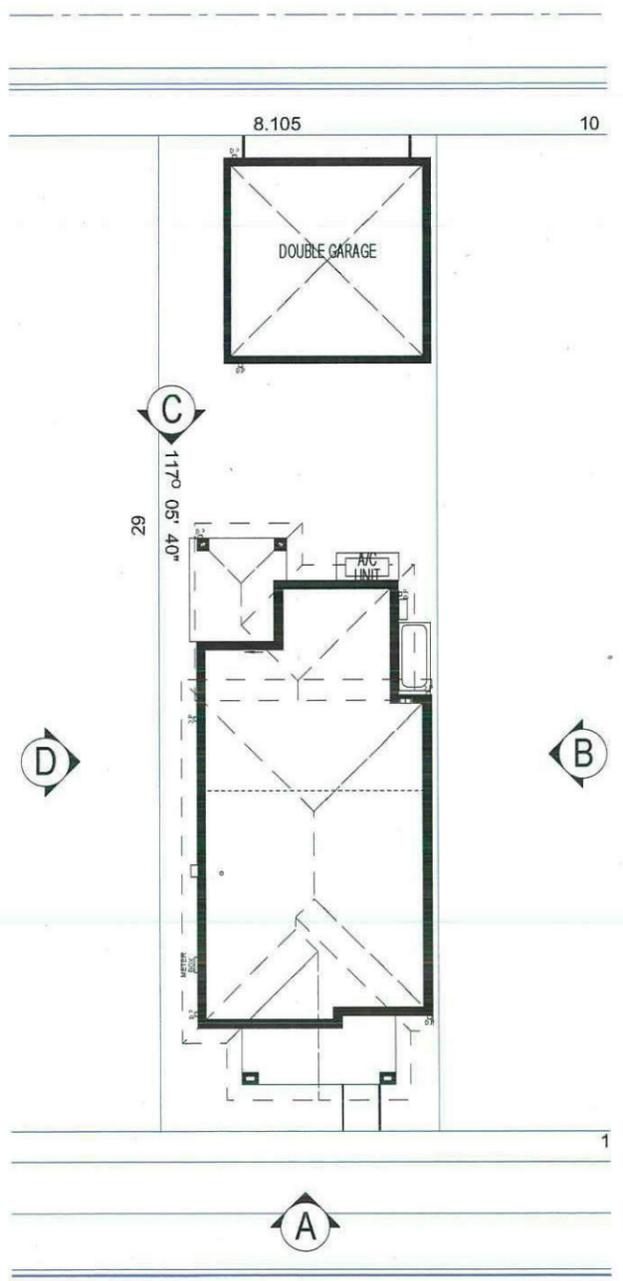


NOTE:
 ALL COMPONENTS SUCH AS: APPLIANCES, PLUMBING FITTINGS & FIXTURES, DOORS, CABINETS, HANDLES, PC ITEMS, ARE SHOWN ON THE PLANS & ELEVATIONS FOR ILLUSTRATION PURPOSES ONLY & TO COMMUNICATE APPROX SIZES. PLEASE REFER TO YOUR SPECIFICATIONS FOR YOUR RELEVANT INCLUSIONS

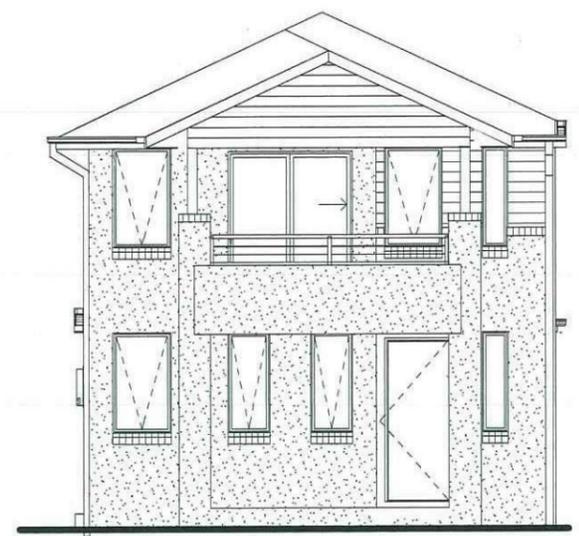
Thorton Design Review Panel
LANDCOM
 Reviewed *DL* Date **09/05/13**

SHADOW DIAGRAM

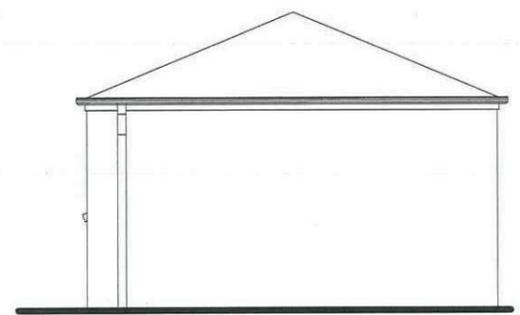
• ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A., RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.
 • ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS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



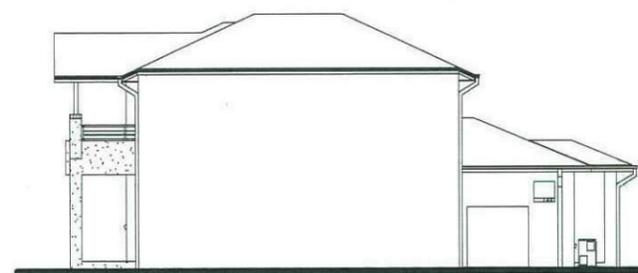
SYDNEY SMITH DRIVE



ELEVATION A



GARAGE ELEVATION A



ELEVATION B



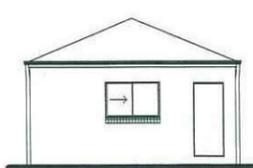
GARAGE ELEVATION B



ELEVATION C



GARAGE ELEVATION C



GARAGE ELEVATION D



ELEVATION D

NOTIFICATION PLAN



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

PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: FIRSTSTYLE HOMES			
LOCATION: LOT 1211 SYDNEY SMITH DRIVE PENRITH NSW 2750			
DP Lot 1211 in Unregistered plan of subdivision by Craig & Rhodes Ref. 72-10-1.2 being part Lot 111P 1159973		council: PENRITH	date: 30/04/2013
model: CHESTER 21	facade: AUGUSTINE	date: 30/04/2013	quotation assessment: SK1
Sheet: A	drawn: N.K.	checked: P.D.	scale: 1:200, 1:100
			500A-13
CLIENT'S SIGNATURE		DATE	S.P. 09

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

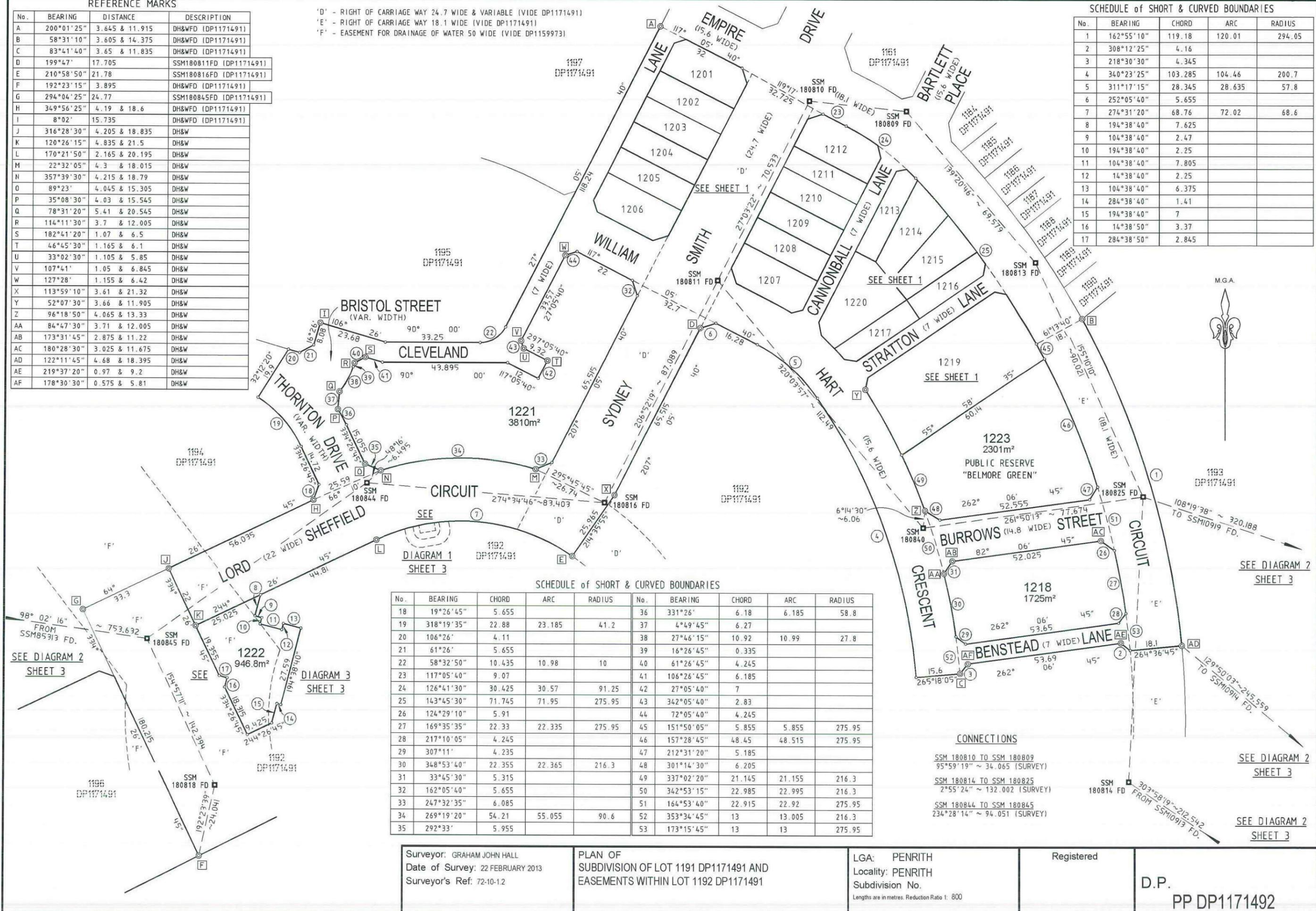
REFERENCE MARKS

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

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

SCHEDULE of SHORT & CURVED BOUNDARIES

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



SCHEDULE of SHORT & CURVED BOUNDARIES

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

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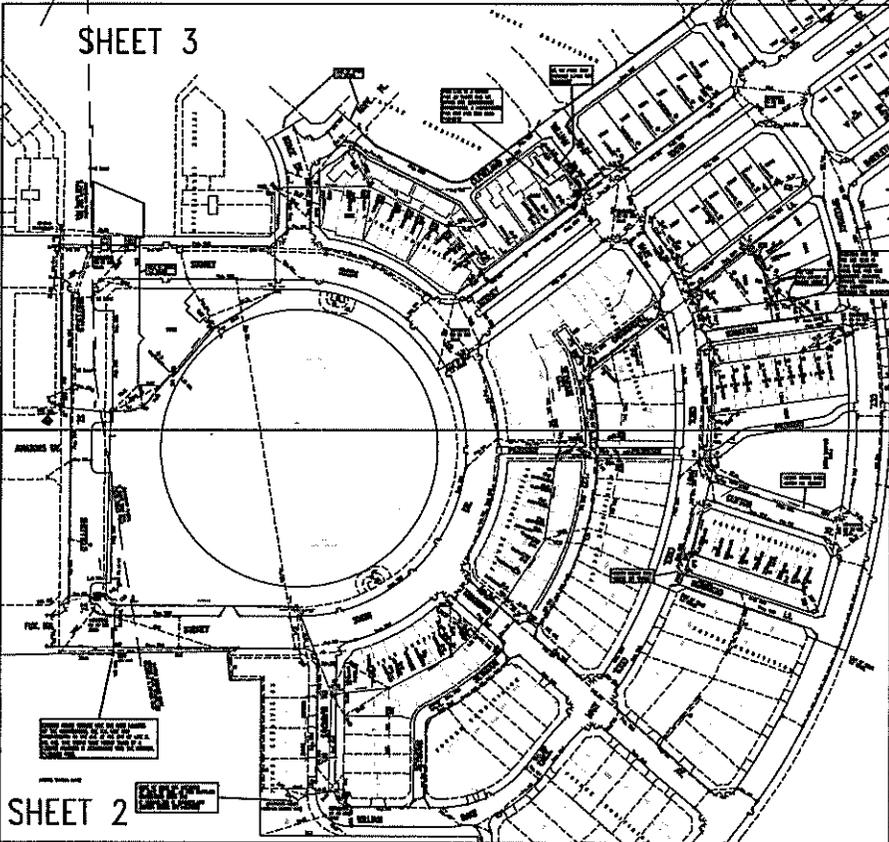
10	20	30	40	50	Table of mm	80	90	100	110	120	130	140
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CAD REF.: Z:\072-10 North Penrith - Survey\AutoCAD Files\072-10S02001

LAYOUT

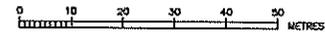
(NOT TO SCALE)

SHEET 3



SHEET 2

IN ACCORDANCE WITH THE
 R.L. 24.555 (2004/05)
 (L. 207628.2(1))
 (R. 6233737.531)



DEVELOPER CONTRACT PLAN

STAGE 1.2

LOW INFILTRATION SYSTEM

WORK-AS-CONSTRUCTED

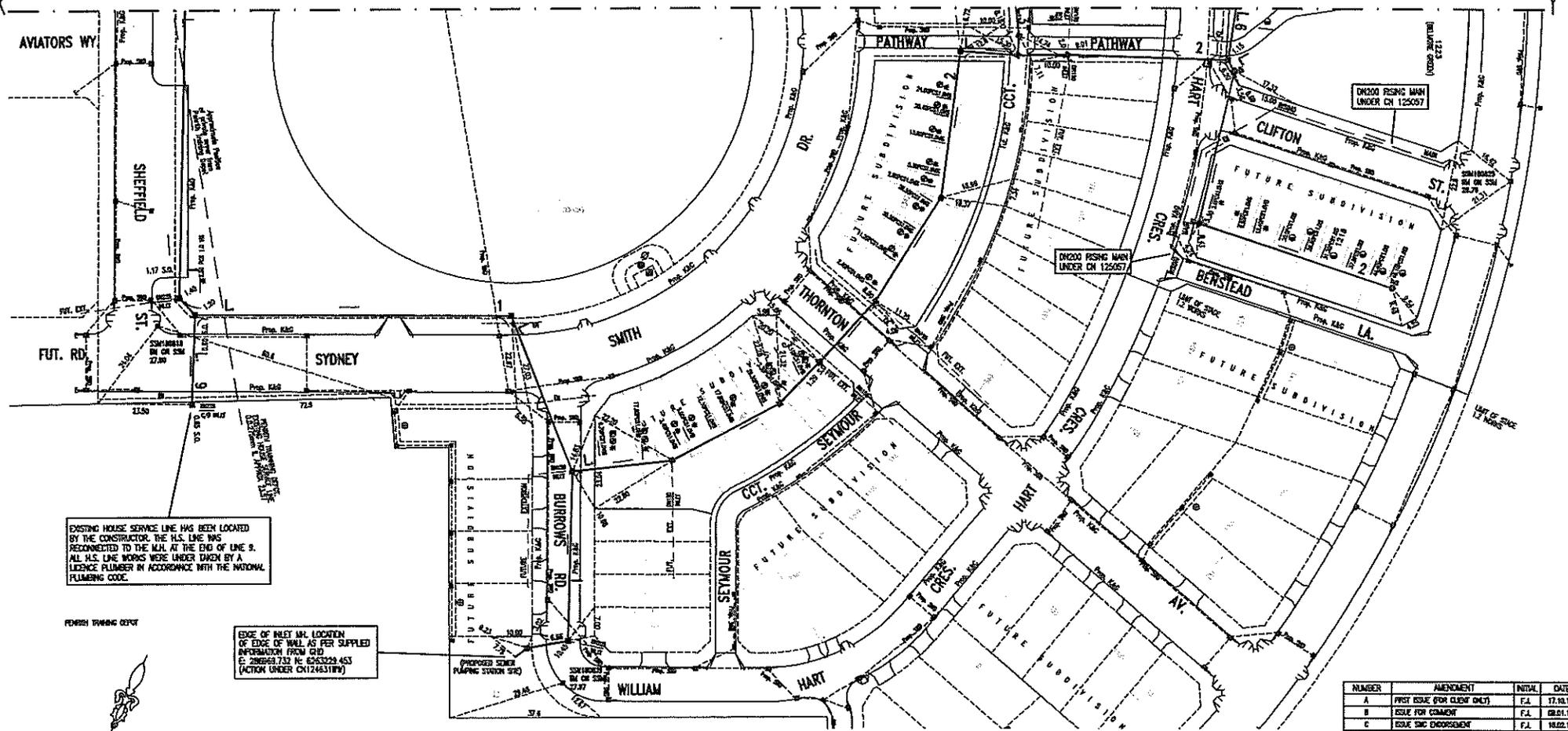
- NOTES:-
1. WATER SERVICES COORDINATOR: GALEXER PTY LTD (CERTIFIED No. 205) 77 MADON ST, PENRITH 2150. PH. No. 47 228181. FOR: LANDCOM c/o WORLEY PARSONS 141 WALDEY ST, NORTH SYDNEY, NSW 2060. PH: 9522 0966.
 2. ALL LOTS WERE VACANT AT TIME OF SURVEY.
 3. ALL STRUCTURES WERE CONSTRUCTED TO FINISHED SURFACE LEVELS. ALL LEVELS REFERRED TO FINISHED SURFACE LEVEL. EXCESS CONSTRUCTION LINED WITH ROAD AND/OR CIVIL CONTRACTOR TO VERIFY LEVELS IN OR ADJACENT TO ROADS. PROJECT SUPERVISOR/DESIGNER WAS INFORMED OF DISCREPANCIES.
 4. PIPES CONCRETE ENCASED SHOWN ACCORDINGLY. (REFER SWS-1205-4)
 5. BUILDING GRAY/WHITE TO SERIAL CONDITIONS MAY APPLIED REFERRED TO GALEXER FOR DETAILS.
 6. ALL LEVELS ELECTRONICALLY GENERATED. NO LEVEL BOOK AVAILABLE.
 7. THE MINIMUM NUMBER OF FIELD COMPACTION TESTS CONDUCTED TO SATISFY THE REQUIREMENT CODE OF AUSTRALIA ARE: SAND/CEMENT ENCASED WAS USED AT ROAD CROSSINGS. THE NUMBER OF TRENCH FILL COMPACTION TESTS WAS REDUCED BY 15%. PIPE EMBEDMENT ZONE: 27 TESTS CONDUCTED. TRENCH FILL ZONE (TRAFFICABLE): 9 TESTS CONDUCTED (SAND/CEMENT ENCASED WAS USED AT ROAD CROSSINGS). TRENCH FILL ZONE (NON TRAFFICABLE): 44 TESTS CONDUCTED. TRENCH FILL ZONE (NON-VEHICULAR): 153 TESTS CONDUCTED. TRENCH FILL ZONE (OTHER): 187 TESTS CONDUCTED.
 8. THE REVIEW OF ENVIRONMENTAL FACTORS WAS AN INTEGRAL PART OF THIS DESIGN ARE READ IN CONJUNCTION WITH THIS PLAN.
 9. PRIOR TO ANY EXCAVATION THE CONTRACTOR HAS A CURRENT COPY OF THE UNDERGROUND SERVICES BEFORE ARE READ IN CONJUNCTION WITH THIS PLAN.
 10. E.S.M.'S ARE PLACED ON THE ROHS AND OUTLETS, LABELLED AND SHOWN AS BENCH MARKS ON THE WALL DRAWINGS.
 11. EMBEDMENT FOR PIPES WITH A DIAMETER GREATER THAN 60mm CONSIST OF SINGLE SIZE MATERIAL OF EITHER 7mm OR 10mm.
 12. ALL EXCAVATION, SHORING EXCAVATION AND STABILITY OF ADJACENT STRUCTURES WAS THE RESPONSIBILITY OF THE CONTRACTOR.
 13. FOR ALL 40% EXTERNAL BENDS USE AS NECESSARY.
 14. THE PW AND VW PLANS ARE BASED ON THE FOLLOWING ENGINEERING PLANS SUPPLIED BY WORLEY PARSONS: 02104.15102.020 (FROM 24.04.11) X-DRY STORMWATER PAVING (FROM 04.10.11) DRAINAGE-15-FLUORIDING (FROM 04.10.11) X-LOT LANDSCAPING (FROM 04.10.11) X-ROAD CROSSINGS (FROM 04.10.11) STORMWATER LANDSCAPING (FROM 04.10.11 AND 04.07.11) FOR ELECTRICAL PLANS SUPPLIED BY CH2M AND DROPS 31.01.2012. PLANS DONE BY CONNET (REF. NUMBER W300 D1-D1 AND W300 D1-D1) SURFACE PROFILES STAGE 1 DESIGN (FROM 04.07.11)
 15. THE WORKS AND MATERIALS ARE IN ACCORDANCE WITH THE SERIAL REGISTRATION CODE OF AUSTRALIA (SER 10-2005-212) INCLUDING THE STREET WATER SUPPLEMENT & APPENDICES AND THE TECHNICAL SPECIFICATION FOR LOW INFILTRATION SEWER SYSTEMS. THE CONTRACTOR HAS A COPY OF THESE DOCUMENTS ON SITE AT ALL TIMES.
 16. MAINTENANCE STRUCTURE OPTIONS ARE LIMITED TO CAST IN-SITU MAINTENANCE HOLES, PLASTIC MAINTENANCE CHAMBERS AND PLASTIC TERMINAL MAINTENANCE CHAMBERS.
 17. CONTRACTOR WAS RESPONSIBLE FOR TESTING PROCEDURES SET OUT IN SECTION 110.01 AND 110.02 OF THE TECHNICAL SPECIFICATION FOR LOW INFILTRATION SEWER SYSTEMS.

- IMPORTANT NOTES FOR PCS'S:**
18. ALL JUNCTIONS FOR THE PCS'S ARE LOCATED 0.2m MIN OFF DOWNSTREAM PROPERTY BOUNDARY (OR DOWNSTREAM INTERNAL BOUNDARY) OR DOWNSTREAM EXTERNAL BOUNDARY OR 1.0m OFF THE EDGE OF THE DOWNSTREAM STRUCTURE. ONLY IN LOT 1221 SOME JUNCTIONS (MARKED WITH @) ARE LOCATED OFF THE UPSTREAM BOUNDARY. IF AN JUNCTION FOR PCS WAS LOCATED OUTSIDE THE PROPERTY BOUNDARY FOR THE LOT THEN THE AN JUNCTION WAS PROVIDED IN SUCH A WAY THAT THE IN IS LOCATED A MINIMUM OF 0.2m OFF THE SUB-BOUNDARY AND 1.0m OFF THE STREET BOUNDARY.
 19. @ DENOTES STANDARD PCS CONNECTION (REFER US PLS STANDARD CONNECTION, JUNCTION 90 TO MAN)
 20. @ DENOTES SLOPED PCS CONNECTION (REFER US PLS SLOPED CONNECTION, JUNCTION 90 TO MAN)
 21. @ DENOTES DEEP PCS CONNECTION (REFER US PLS, JUNCTION 90 TO MAN)
 22. @ DENOTES PCS BENDS (IN CONJUNCTION WITH SHARPS ABOVE)
 23. @ DENOTES PCS CONVECT ENCASED IN CONJUNCTION WITH SHARPS ABOVE
 24. @ DENOTES INTERNAL BOUNDARY MARKED SO THAT PCS CONSTRUCTED AT CORRECT LOCATION (IN CONJUNCTION WITH SHARPS ABOVE)
 25. THE TOTAL LENGTH OF THE BENDS PCS'S COLLISION RISERS WAS APPROXIMATELY 3m. PCS'S HAD MINIMUM STIFFNESS RATING OF 500. THE TOTAL LENGTH OF THE D100 PCS'S COLLISION RISERS WAS APPROXIMATELY 113.5m (INCL. PCS.1). PCS'S HAD MINIMUM STIFFNESS RATING OF 500. JOINTING WAS SILICONE WELDED.
 26. IT WAS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE THE DIMENSIONS FOR THE PCS'S. THE LENGTH OF THE PCS'S, THE TYPE OF CONNECTION LEVEL, THE LENGTH TO THE IS AND THE MESH LEVEL AT THE PIP (IF APPLICABLE) TO THE WOC FOR THE PURPOSES.
 27. W.A.C. PREPARED FROM INFORMATION SUPPLIED (IN PART) BY DRAWING HULL, REGISTERED SURVEYOR.

EMBEDMENT FOR PROMOUNT SUBSTATION (2.75m WIDE)
 @RESTRICTION ON THE USE OF LAND (5m WIDE)
 @RESTRICTION ON THE USE OF LAND (5m WIDE)
 @DRAINAGE EXCAVATION 1.5 WIDE

PLAN TO BE READ IN CONJUNCTION WITH CURRENT SYDNEY WATER STANDARDS SYDNEY WATER CORPORATION			UTILITIES			WORK AS CONSTRUCTED CERTIFICATION			PIPE SCHEDULE			AUSTRALIAN HEIGHT DATUM			NO AMENDMENTS ARE TO BE MADE TO THIS PLAN WITHOUT REFERENCE TO SYDNEY WATER. THIS PLAN IS NOT NECESSARILY UP TO DATE OR CORRECT AND SYDNEY WATER ACCEPTS NO RESPONSIBILITY.																			
TYPE	DATE	REF.	TYPE	DATE	REF.	DEVELOPER	LANDCOM	WATER SERVICE CO-ORDINATOR	GALEXER PTY LTD	CONSTRUCTION	BERNARD PA	COMPLETED	21/01/2013	W.A.C. PREPARED	21/02/2013	DESIGNER	GALEXER PTY LTD	I CERTIFY THAT THE WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE WORK AS CONSTRUCTED DRAWINGS.	DESIGNER	F.A.	SCALE	AS SHOWN	U.A. ORIGINITY	MAP 18X19 (45) E41	CASE NO.	126168WW	PROJECT	PENRITH SEWERAGE	DRAINS TO	SPS 1142	CONTRACT	PENRITH STP		
NEW STORMWATER SWS	21/07/11	0208	ENCL PLAN																															
PW WORKS (EXIST)	01.03.11		SURVEY																															

SEE SHEET 3 FOR CONTINUATION



EXISTING HOUSE SERVICE LINE HAS BEEN LOCATED BY THE CONSTRUCTOR. THE H.S. LINE WAS RECONNECTED TO THE M.M. AT THE END OF LINE 9. ALL H.S. LINE WORKS WERE UNDER TAKEN BY A LICENSE PLUMBER IN ACCORDANCE WITH THE NATIONAL PLUMBING CODE.

EDGE OF INLET MAN. LOCATION OF EDGE OF WALL AS PER SUPPLIED INFORMATION FROM CHD. C. 280649.732 IN 6243223.453 (ACTION UNDER CH12463189)

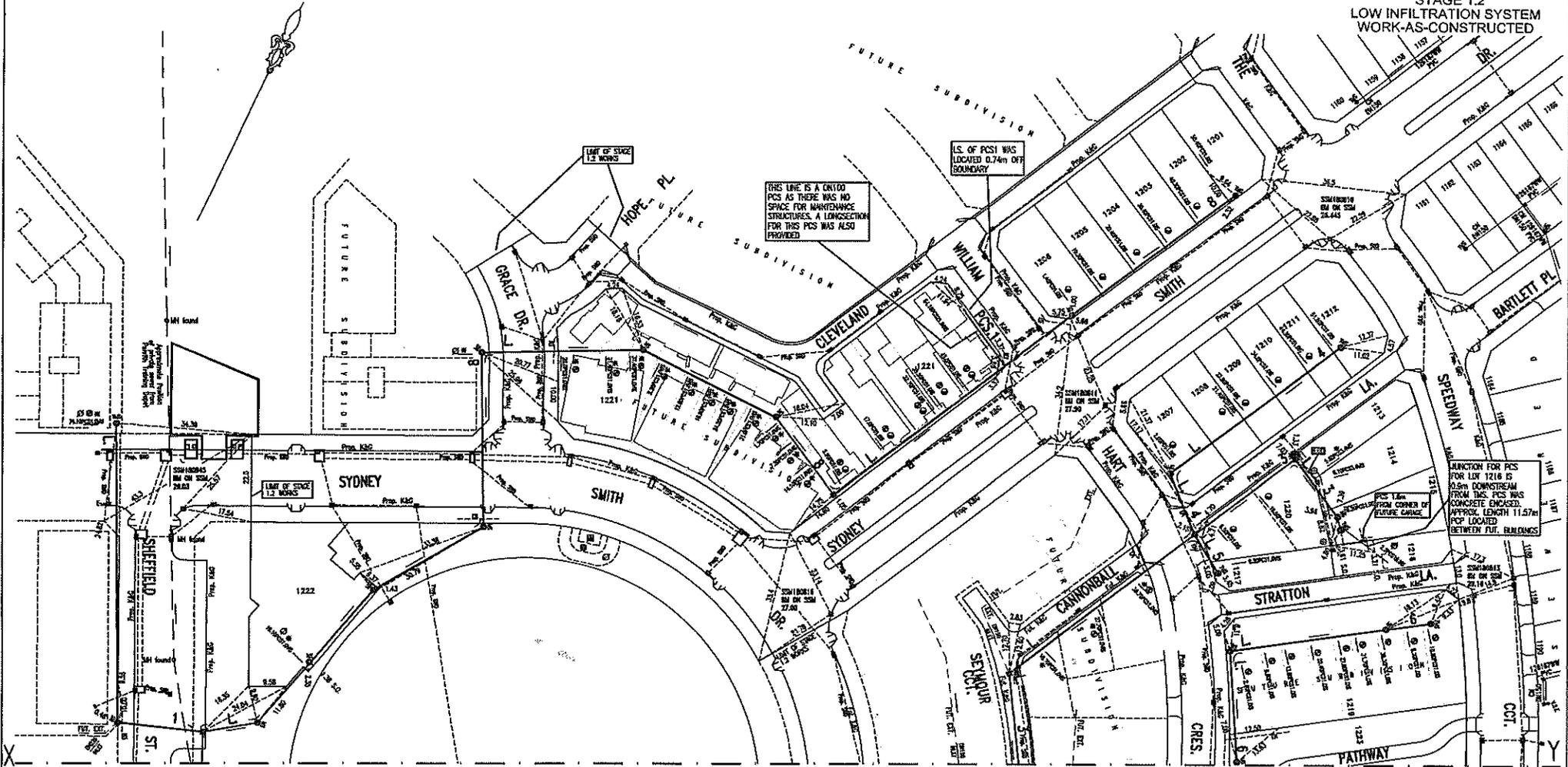
REVISION FOR FUTURE SUBDIVISION (2.7.14) (M3)
 (M) RESTRICTION ON THE USE OF LAND (2.8.14) (M3)
 (S) RESTRICTION ON THE USE OF LAND (2.8.14) (M3)
 (D) CHANGE EXISTENT 1.5 M3

NUMBER	AMENDMENT	INITIAL	DATE
A	FIRST ISSUE (FOR CLIENT ONLY)	F.A.	17.10.11
B	ISSUE FOR COMMENT	F.A.	08.01.12
C	ISSUE SMC ENDORSEMENT	F.A.	18.02.12
D	L11 ADDED LAYER FOR STAINC. INF. CHANGED (PAPER SHEET 7)	F.A.	07.05.12
E	AMENDED DESIGN AS PER WORKUP FROM A REVISION BASED ON THE LATEST PROP. ARCHITECTURAL LAYOUT	F.A.	11.07.12
F	L3 BULKHEAD, OTHER LINES REMOVED (L3 & L4) AND REDESIGNED TO SUITS AND WENT LEVEL	F.A.	03.08.12
G	L7 REMOVED - L3 EXPANDED	T.T.	20.08.12
H	LET 12M SERVING WORKLOADED	F.A.	25.08.12
I	DESIGN REVISIONS TO LET 12M - GAS SERVICE, LATCHER LOCATED, PARTLY REMOVED AND 1.5 M3 ADDED TO THE L1 OF COMMENTS WITH M3, ADDRESS IN 10.02.2013	F.A.	05.02.13
J	WORK AS CONSTRUCTED	S.D.	21.02.13

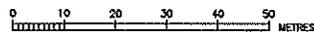
WORK AS CONSTRUCTED CERTIFICATION
 DEVELOPER: LINDOM W.S.A. (LONDON) PTY LTD
 CONSTRUCTOR: BOONELL P.A.
 COMPLETED: 21/01/2013
 W.A.C. PREPARED: 21/02/13
 DESIGNER: LINDOM W.S.A. (LONDON) PTY LTD
 I CERTIFY THAT THE WORK HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE WORK AS CONSTRUCTED CERTIFICATION

STONYF WATER CORPORATION
Stony Water
 Case No. 126168WW | SHEET 2 OF 7 SHEETS
 STONYF WATER CORPORATION
 FOR DETAILS OF SERVICES SEE SHEET 1

DEVELOPER CONTRACT PLAN
STAGE 1.2
LOW INFILTRATION SYSTEM
WORK-AS-CO-CONSTRUCTED



CONTINUATION FROM SHEET 2



- ⊞ EASEMENT FOR SHOWALOT SUBDIVISION (2.75m WIDE)
- ⊞ RESTRICTION ON THE USE OF LAND (3m WIDE)
- ⊞ RESTRICTION ON THE USE OF LAND (3m WIDE)
- ⊞ ORNANCE EASEMENT 1.5 WIDE

NUMBER	AMENDMENT	INITIAL	DATE
A	FIRST ISSUE FOR GROW ONLY	F.A.	17.08.11
B	STATE FOR COMMENT	F.A.	06.01.12
C	ISSUE SMC ENDORSEMENT	F.A.	18.02.12
B	L18 ADDED LATER FOR STREETS W/ CHANGED (REFER SHEET 7)	F.A.	07.05.12
E	REVISED DESIGN AS PER WARDHIP FROM BUNDOCK BASED ON THE LATEST PROP. ARCHITECTURAL LEVEL	F.A.	11.07.12
F	L13 DRAWS OTHER LINES REARRANGED AND WARDHIP TO BE ADDED TO	F.A.	02.08.12
C	L7 REMOVED - L3 EXTENDED	T.Y.	22.08.12
H	L18 L1216 SERVING HIGHLIGHTED	F.A.	25.08.12
I	WALVE REWORKED BY LOTS 1241-1243 CHANGED WARDHIP LOCATIONS PARTLY REMOVED AND L1 ADDED ADDED	F.A.	18.11.12
J	PROP L18 L1216 ADDED TO (L18 L1216) TO CORRECTLY REFLECT WARDHIP	F.A.	05.03.13
K	WORK AS CO-CONSTRUCTED	S.D.	21.02.13

WORK AS CO-CONSTRUCTED CERTIFICATION

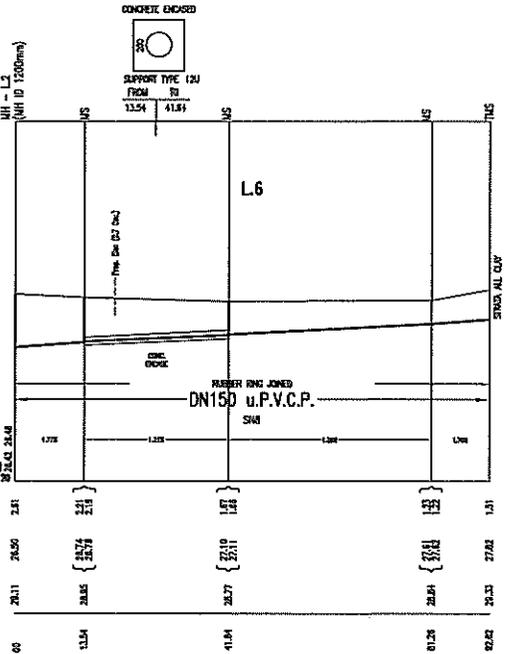
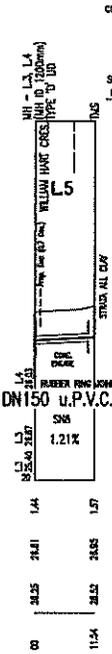
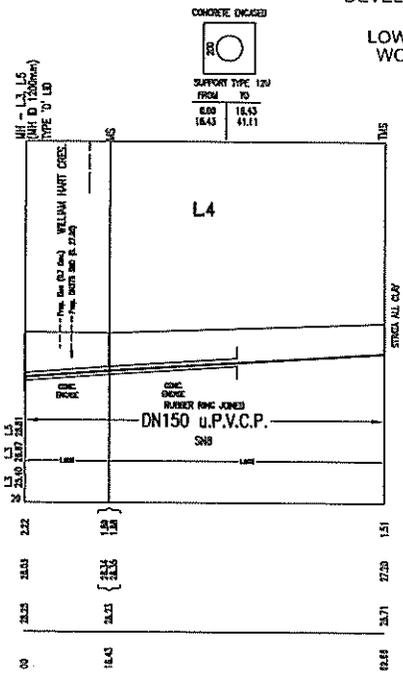
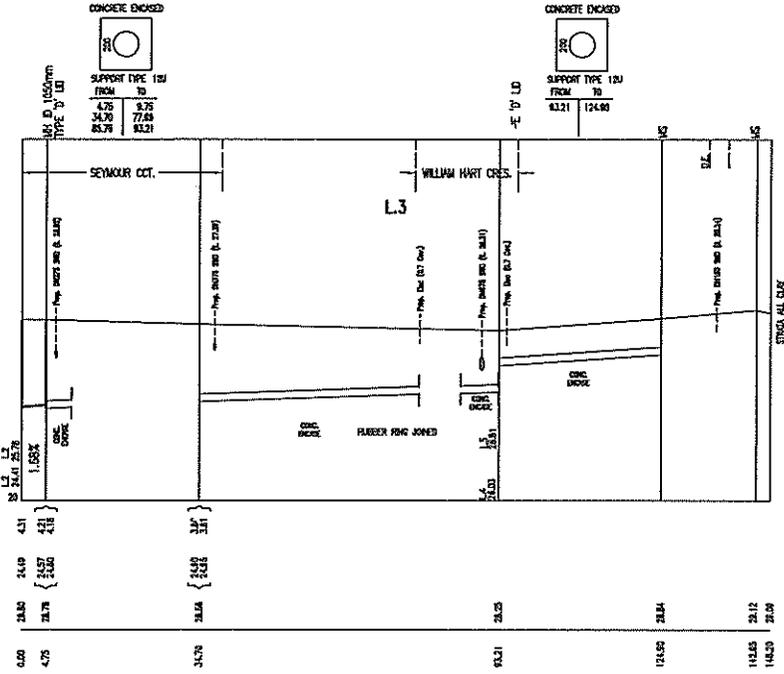
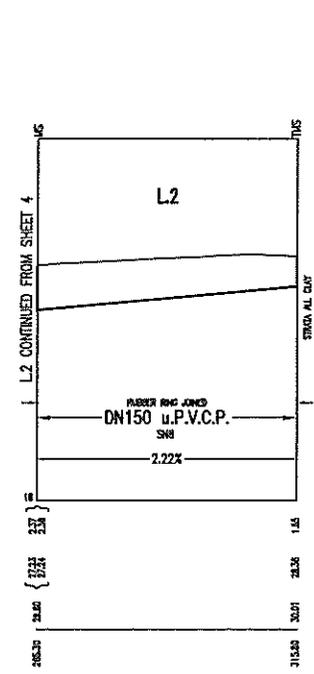
DEVELOPER: LINDOON
 W.A.C.: SHARPER PRT LBS
 CONSTRUCTION: BROADBENT, P.A.
 COMPLETED: 21/01/2014
 W.A.C. PREPARED: TURKIN

DESIGNER: SHARPER PRT LBS
 I DO HEREBY CERTIFY THAT THE WORKS HAVE BEEN CO-CONSTRUCTED IN ACCORDANCE WITH THE WARDHIP AS CO-CONSTRUCTED ENDORSEMENT

Sydney WATER
 SYDNEY WATER CORPORATION
 Case No. 126166WW SH1 3 OF 7 SH1S.

FOR DETAILS OF SERVICES SEE SHEET 1

PLANNING DATE: 21/02/2013 VERBODEN: SHEET 3 OF 71 SHEETS



L7 DELETED

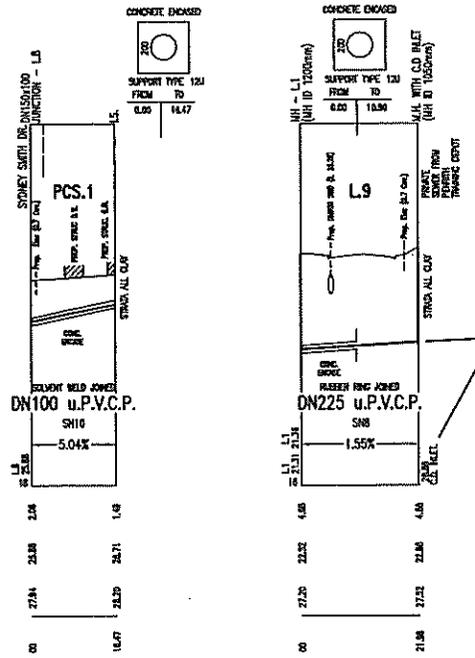
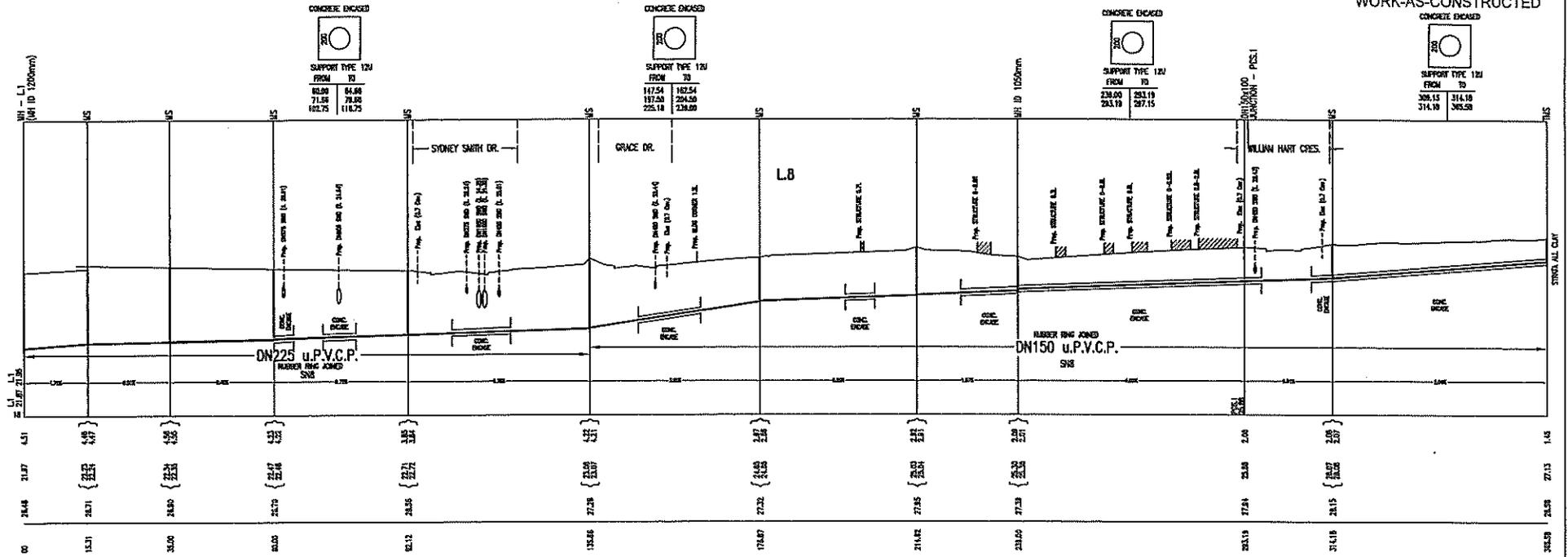
IMPORTANT:
 - FOR SURFACE LEVELS REFER TO NOTE J ON SHEET 1
 - FOR STRUCTURES MARKED WITH Φ BULK EARTHINGS MAY NOT BE DONE. TEMPORARY MOLDS OR TEMPORARY CURS MAY BE REQUIRED. CONTRACTOR TO LIME WITH ONE SUPERFUNDING.

NUMBER	AMENDMENT	INITIAL	DATE
A	FIRST ISSUE (FOR CLIENT ONLY)	F.J.	17.10.11
B	ISSUE FOR COMMENT	F.J.	08.01.12
C	ISSUE FOR ENGAGEMENT	F.J.	18.02.12
D	ISSUE FOR CONSTRUCTION	F.J.	07.05.12
E	ISSUE FOR CONSTRUCTION (REVISED)	F.J.	11.07.12
F	ISSUE FOR CONSTRUCTION (REVISED)	F.J.	02.08.12
G	L7 WITHDRAWN - L3 ENCASED	N.T.	28.09.12
H	LIST 121A STRUCTURES REDESIGNED	F.J.	28.09.12
I	ISSUE FOR CONSTRUCTION (REVISED)	F.J.	18.11.12
J	ISSUE FOR CONSTRUCTION (REVISED)	F.J.	02.02.13
K	WORK AS CONSTRUCTED	S.A.	21.02.13

WORK AS CONSTRUCTED CERTIFICATION

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

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

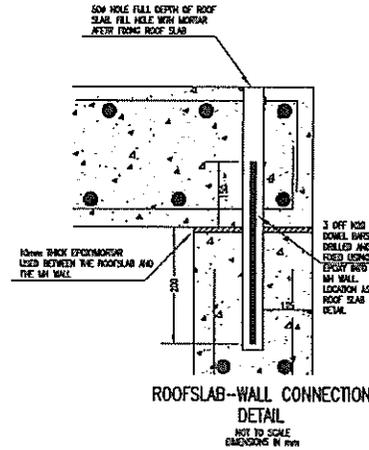
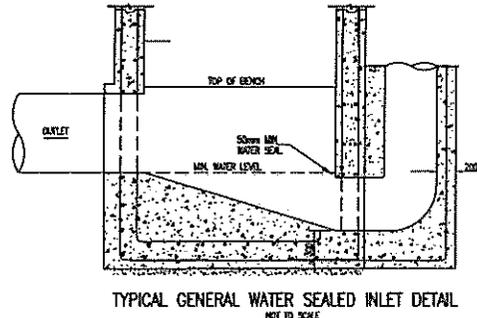
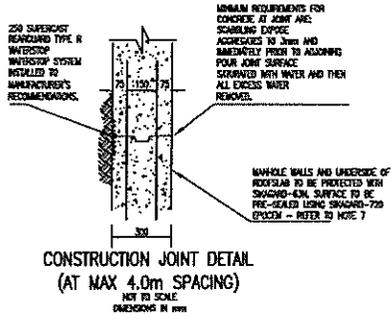


IMPORTANT:
CONSTRUCTION DETERMINE THE LOCATION, SIZE AND DEPTH OF THE EXISTING SEWER COMING OUT OF THE PROPERTY. ADVISE THE ENGINEER PRIOR TO CONSTRUCTION. I.E. SEE WORKING OF RECORDS (ELECTRONIC SURVEY FILE FORWARDED).

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

NUMBER	AMENDMENT	INITIAL	DATE
A	FIRST ISSUE (FOR CLIENT ONLY)	F.J.	17.03.11
B	ISSUE FOR COMMENT	F.J.	09.01.12
C	ISSUE FOR CONSTRUCTION	F.J.	16.02.12
B	L8 ADDED LINES FOR STONE M'S CHANGED (SEE SHEET 2)	F.J.	07.03.12
E	REVISED DESIGN AS PER MARKUP FROM RAINSON BASED ON THE LATEST PREP. INFORMATION. REVISED TO INCLUDE 1.5% SLOPE	F.J.	11.07.12
F	L2 SLOPE CHANGED FROM 1.5% TO 1.0% AND L3 SLOPE CHANGED FROM 1.5% TO 1.0%	F.J.	02.08.12
G	L7 REMOVED - L3 EXTENDED	T.T.	20.08.12
H	LIST 1218 SERVICES INCORPORATED	F.J.	25.08.12
I	SEWER RELATIONS OF LOT 1341 (L4) SIGNED. APPROX LOCATIONS PARTLY MARKED AND 1 JUNCTION ADDED	F.J.	18.11.12
J	REVISION TO L1 ADDED TO THE L1 OF CONCRETE 1200 DIA. CONCRETE IN TO 100-1000 AREA	F.J.	03.03.13
K	WORK AS CONSTRUCTED	S.B.	21.02.13

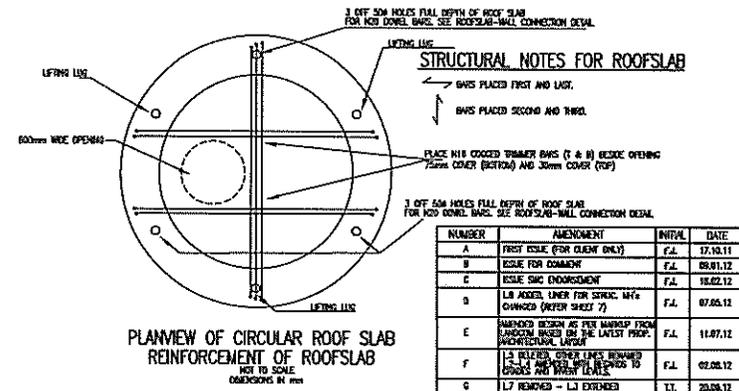
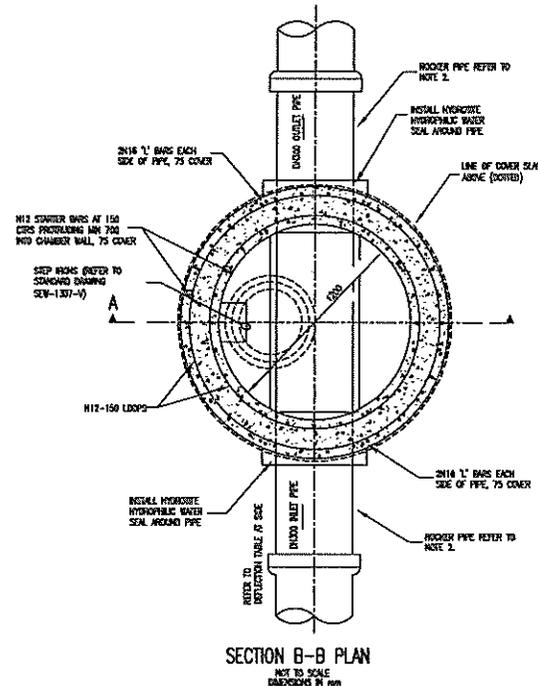
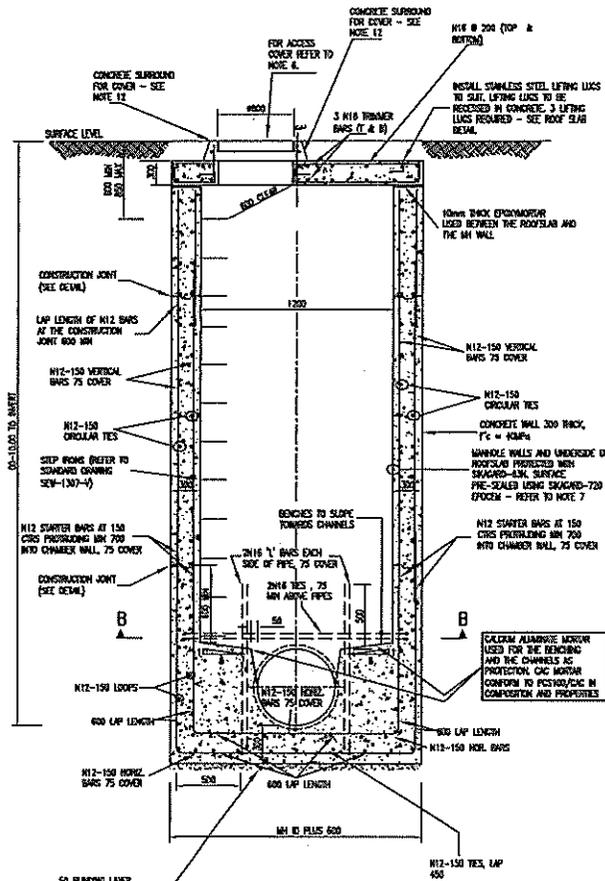
<p>WORK AS CONSTRUCTED CERTIFICATION</p> <p>DEVELOPER: LANZOM</p> <p>W.A.C.: SHARON PLY LTD</p> <p>CONTRACTOR: BROADBENT P.A.</p> <p>COMPLETED: 21/01/2013</p> <p>W.A.C. PREPARED: 21/02/13</p> <p>DESIGNER: SHARON PLY LTD</p> <p>I DECLARE THAT THE WORKS HAVE BEEN CONSTRUCTED ACCORDING TO THE WORK AS CONSTRUCTED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

- ALL CONCRETE SPECIAL CLASS (REFER TO USA PS-30)
- A ROOFER PIPE WAS NOT REQUIRED WHEN THE MH IS CONSTRUCTED IN ROCK OR SHALE. FOR ALL OTHER SOIL CLASSES THE FOLLOWING WILL APPLY. A ROOFER PIPE IS REQUIRED ON THE UPSTREAM & DOWNSTREAM SIDES OF THE MH. A SECOND ROOFER PIPE IS ALSO REQUIRED EITHER SIDE OF THE MH, WHEN CONSTRUCTED IN THE FOLLOWING CONDITIONS:
 - WATER CHARGE AREAS
 - WATER CHARGE CHANNELS
 - WHEN MH IS INSTALLED ON PILES
- M.H. ACCESS LID IS CONSTRUCTED OVER THE LARGEST SECTION OF THE MH, BEHINDING, & NOT DIRECTLY OVER THE MH. OUTLET.
- M.H. BULK FILLED CHAMBER IN MANHOLE CONCRETED LAYERS OF 600mm.
- M.H. INLET & OUTLET PIPES HAVE SMOOTH FINISHED INSIDE.
- M.H. LID CLASS 'D' LIDS.
- ALL INTERNAL SURFACES OF THE MANHOLE ADEQUATELY PROTECTED, INCLUDING UNDERSIDE OF ROOF SLAB. PROTECTION OF SURFACES CONFORM TO PCS-100. PROTECTION COVERED SWAGARD-SIM AFTER PRESEALING THE SURFACES. INTERNAL WALL AND UNDERSIDE OF ROOF WITH SWAGARD-720 EPDMCM. APPLICATION AND SURFACE PREPARATION DONE TO MANUFACTURER'S RECOMMENDATIONS. BENCHING PROTECTED WITH CALCEUM ALUMINATE (MIN 15mm THICK).
- ALL CONCRETE $f_c = 45MPa$ WITH MINIMUM COVER OF 75mm REINFORCEMENT (AS 3723 EXPOSURE CLASSIFICATION 'B')
- SPALLS REMOVED AND REINFORCING IN ACCORDANCE TO AS 3600 (FORMER CLASS 3, UNIFORM CLASS 3). THE CONTRACTOR SHALL PROVIDE, AND AT ALL TIMES HAVE AVAILABLE AN ADEQUATE SUPPLY OF APPROVED THROUGHPUT AND/OR OTHER SUITABLE MATERIAL FOR PROTECTING FRESH CONCRETE FROM SUN AND RAIN. UNPAVED CONCRETE SURFACES MUST BE COVERED WITH NET HESSON BARS OR SIMILAR AS SOON AS THE CONCRETE HAS SUFFICIENTLY SET AND SHALL THEREAFTER BE KEPT CONTINUOUSLY WET UNDER NET HESSON OR BY OTHER APPROVED MEANS UNTIL BASKETED OR FOR TWENTY ONE DAYS AFTER THE CONCRETE IS PLACED. BASKETING IS NOT UNDERTAKEN WITHIN SEVEN DAYS OF PLACEMENT OF CONCRETE. FRESH SURFACES DRY WATER CURED UNDER HESSON BARS OR BY WATER SPRAY BEGINNING AS SOON AS FORMS ARE STRIPPED.
- THE REINFORCEMENT STANDARD FOR THE REINFORCEMENT IS AS4071 (500M GRADE BARS TO BE USED).
- PROVIDE #12 DOWELS INTO SURROUND AT 150 CENTRES WITH #12 RE BAR. SCABBLE CONCRETE, NET DOWN AND POUR CONCRETE SLURRY BEFORE POURING THE SURROUND. CURE WITH NET HESSON FOR 7 DAYS (MINIMUM).

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



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

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

STRUCTURAL NOTES FOR ROOFSLAB

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

NUMBER	AMENDMENT	INITIAL	DATE
A	FIRST ISSUE (FOR CLIENT ONLY)	F.A.	07.10.11
B	ISSUE FOR COMMENT	F.A.	09.01.12
C	ISSUE SMC ENDORSEMENT	F.A.	18.02.12
D	LID ANODE LINER FOR STEEL MH'S CHANGED (REFER SHEET 7)	F.A.	07.05.12
E	MANHOLE BEZEL AS PER MARKUP FROM ARCHITECT BASED ON THE LATEST PREP. ARCHITECTURAL LAYOUT	F.A.	11.07.12
F	1.5 INCREASE COVER LINES BEHIND ROOFER PIPE ON THE LATEST PREP. ARCHITECTURAL LAYOUT	F.A.	02.08.12
G	L7 REMOVED - L7 EXTENDED	T.T.	20.08.12
H	LID 1216 SMOOTHING WEARLAYER	F.A.	25.08.12
I	ROOFER ENDORSEMENT FROM 1216-1243 CHAMBER ANODE LINER TO BE PLACED INSTEAD OF 1216-1243 CHAMBER ANODE LINER	F.A.	18.11.12
J	ROOFER PIPE TO BE CHANGED TO 1000 LID LAP CORRECTLY WITH MH. REMOVE MH TO 500-720mm	F.A.	05.02.13
K	WORK AS CONSTRUCTED	S.D.	21.02.13

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