



## Application Lodgement Summary

 Sydney  
**WATER**

Reference Number 9036791

Date Requested: Fri February 20 2015

DOLFIN Number D14/5-14502

**Agent** Reece Prestons, 380 Hoxton Park Rd Prestons  
**Applicant** first style homes, po box po box 171 hoxton park 2171  
**Property/Asset** 68 William Hart Cres, Penrith 2750 (Landcom ) PNum: 5570895  
**Product** Building Plan Approval Application

Charge	Product Cost	GST	Total
Building Plan Approval Application	\$17.50	\$0.00	\$17.50

## REFERRAL FOR BUILDING PLAN APPROVALS

### Quick Check Agent

The Quick Check Agent has lodged your application with Sydney Water and determined that your proposed building/structure may potentially impact on Sydney Water's infrastructure.

The Quick Check Agent has advised you to contact a Water Servicing Coordinator for approval of your proposed building/structure. The Water Servicing Coordinator acts as your contact in dealing with Sydney Water.

### Water Servicing Coordinator

Some of the activities required prior to approving your plan may include;

- Reviewing your proposed building/structure plans and discussing options.
- Advise if a Service Protection Report (also known as a Pegout) is required.
- Advise if structural engineering detail is required.
- Arrange supervision of concrete encasement and piling.
- Specify asset protection requirements and/or alternative options.

Water Servicing Coordinators are located across Sydney, Illawarra and the Blue Mountains. Sydney Water recommends that you contact several Water Servicing Coordinators to ensure you choose the one that is most appropriate for you.

To assist in your selection, Sydney Water recommends you ask each Water Servicing Coordinator the following type of questions:

1. How long will it take to obtain the Building Plan Approval?
2. How much do you charge for a Building Plan Approval?
3. If I require a Service Protection Report (pegout), how much will it cost?
4. Are there any other charges that I may have to pay?

For more information and a list of Water Servicing Coordinators, visit the Building, Developing and Plumbing section of Sydney Water's website at [www.sydneywater.com.au](http://www.sydneywater.com.au). Alternatively you may obtain a list from the Sydney Water call centre on Tel: 13 20 92.

**Property Special Conditions for Plumbers**

Boundary Trap Required	No
Watercharged/Tidal area	Unknown
Partial Drainage area	No
Aggressive Soil area	No
Cast Iron Pipe area	No
Sewer Surcharge area	Unknown
Minimum Gully Height area	Unknown
Sewer Available	Unknown
Connection Type	Gravity

You must contact Sydney Water to clarify the property special conditions where the property special conditions are not shown (yes or no), are shown as "unset", "unknown" or "not available" or if the proposed development is being built over more than one existing property.

**Please note that boundary traps must be fitted for all commercial and industrial properties and you must ensure that all plumbing/drainage and building works are carried out in accordance with the relevant codes and standards.**

A water meter is required to be fitted to the property during construction. You will need to ensure that your licensed plumber carries out this work in accordance to the relevant codes and standards.



Reece Pty Ltd  
ABN 84 004 097 090

# Packing Slip

## Home Branch

PRESTONS  
(02) 9608 8388

FIRSTYLE HOMES PTY LTD

PO BOX 171  
HOXTON PARK NSW 2171  
Tel: (02) 9601 0111  
Fax: (02) 9601 0711

Account No. 2259646-1  
Order No. Refer Below  
Job No./Name PENRITH  
Date 20/02/2015  
Sales Person 03-SHAUN PERRY  
Supply Branch PRESTONS  
Supply Branch Phone (02) 9608 8388  
Document No. 212048990

Product Code	Description	Qty Supplied	Bin Location	Unit	Price before GST	GST Amount	Total price inc GST	Net
2110110	ORDER NUMBER: 5570895-2239 WILLIAM HART Building Plan Approval Application  ** Comments ** Pickup By Customer	1.00		EA				
Delivery instructions, comments, ID.					Net total			
					Delivery Fee			
					<b>Document Total</b>			

This signed receipt acknowledges that above goods have been delivered and/or received in good condition

Received by (signature): .....

Received by (print name): SANDRA .....

CTNS.	COILS	LENGTHS	BAGS	HWU	OTHER	Picked by	Checked by

Terms & Conditions: In addition to any terms and conditions contained in this communication, all dealings with Reece Pty Ltd, of any nature whatsoever, are subject to the Terms and Conditions of Trade of Reece Pty Ltd. A copy of the terms and conditions may be obtained on request at any Reece Branch and may be found on the Reece website [www.reece.com.au](http://www.reece.com.au)

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Reece. Supporting the plumbing industry for over 90 years.

\*\* REECE CUSTOMER PRICES \*\*



Fair  
Trading

# Plumbing and Drainage Audit Inspection – Correcting an Error

AE201500254 - Report - Printed 18/02/2015 10:30 AM

Plumbing and Drainage Audit Inspection - Correcting an Error					
<b>MyInspection Reference Number</b>					
MyInspections Reference Number:	aa201504372				
<b>Application Details</b>					
Given Name(s):	Firststyle Homes Pty Ltd	Surname:	Tamburri		
Contact Number:	9731 9600				
Contact Email Address:	sandra@firststyle.com.au				
<b>Property Details</b>					
Lot Number:	2239	Deposited Plan Number/ Proposed Deposited Plan Number:	1184495		
Master Strata Plan Number:					
Unit Number:		Street Number:			
Street Name:	William Hart	Street Type:	Crescent		
Suburb:	PENRITH	State:	NSW	Postcode:	2750
<b>Proposed Property Location</b>					
Proposed Property Location:	Penrith NSW				
<b>Inspection Details</b>					
Inspection Details:	Rainwater Tank				
Original inspection reference number:					
Type of Work:	<input type="radio"/> Plumbing <input type="radio"/> Drainage <input checked="" type="radio"/> Plumbing & Drainage				
Description of Building:	Residential Single Dwelling - Standard Construction				
No of Additional Inspections:	2				

**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 1460  
DX 11392  
HURSTVILLE

BASIX House (unit 1)	Studio loft (unit 2)
= 31.42m <sup>2</sup> of roof area to discharge to water tank. = 117.18 m <sup>2</sup> stormwater and overflow to discharge to existing street channel. o/a= 148.6m <sup>2</sup> of roof area.	= 28.7m <sup>2</sup> of roof area to discharge to water tank. = 65.8 m <sup>2</sup> stormwater and overflow to discharge to existing street channel. o/a= 94.5m <sup>2</sup> 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 30.950 (LIVING FIRST FLOOR)
GARAGE: FFL 28.110 FGL 27.785	GARAGE: FFL 28.110 FGL 27.785

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

**GENERAL DRAINAGE NOTES**

- Roof Plumber to locate Downpipes as indicated on FLOOR PLANS per spec. provided.
- Stormwater pipes to be 100mm DIA. (Min) at 1 deg. Grade (Min) TO AS. 3500
- Stormwater pipes may run via sub-floor to achieve minimum Grade to invert level.
- ALL LEVELS SHOWN ON PLAN ARE APPROXIMATE ONLY UNLESS ACCOMPANIED BY LEVELS PREPARED BY REGISTERED SURVEYOR TO A.H.D
- 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 ENCOACH AS ALLOWED BY B.C.A. CL 3.7.1.7 & FIGURE 3.7.1.9

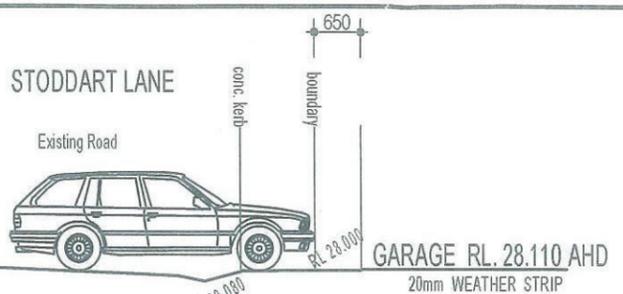
**SYMBOLS & ABBREVIATIONS:**

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

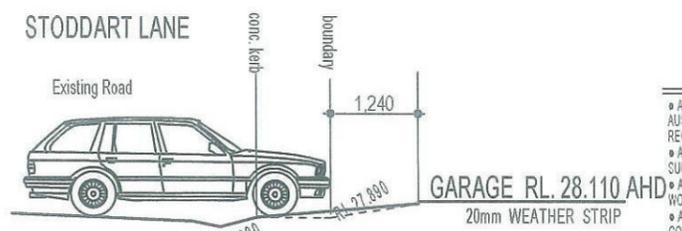
(C) PROPOSED EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE (B2)

**LOCALITY SKETCH**

UBD AREA: SYD REVISION: 49  
MAP: 163 REF: J7  
S  
GPS  
E



**DRIVEWAY GRADIENT**  
UNIT 1  
SCALE 1:100



**DRIVEWAY GRADIENT**  
UNIT 2  
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

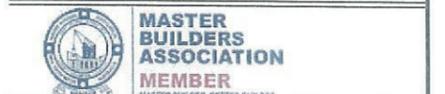


**FIRSTYLE HOMES**

FIRSTYLE HOMES Pty Ltd  
Lic No. 1134120  
ACN 107 773 773  
PO BOX 171, HOXTON PARK 2171

ADMIN: (02) 9501 0111  
FAX: (02) 9501 0711  
EMAIL: design@firststyle.com.au

**HIA members**  
the best in the business



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

STUDIO LOFT (unit 2)		LOT: 2239 NO: 00 OF SITE AREA: 378.7m <sup>2</sup>	
(Itemised Floor Areas: (Unit 2))	Totals:	Itemised Floor Areas (Unit 1):	Totals:
Studio living ground floor:	13.10m <sup>2</sup>	living ground floor:	100.39m <sup>2</sup>
first floor: (excl. void 64.9m <sup>2</sup> )	69.27m <sup>2</sup>	first floor: (excl. void 78.78m <sup>2</sup> )	84.14m <sup>2</sup>
porch: (excess 00.000m <sup>2</sup> )	19.5m <sup>2</sup>	garage: (excess 6.21m <sup>2</sup> )	41.21m <sup>2</sup>
balcony 1	3.23m <sup>2</sup>	alfresco:	10.44m <sup>2</sup>
balcony 2	6.02m <sup>2</sup>	porch:	6.53m <sup>2</sup>
total floor area:	114.35m <sup>2</sup>	balcony:	6.54m <sup>2</sup>
Combined total floor area:	363.6m <sup>2</sup>	total floor area:	249.25m <sup>2</sup>
gross floor areas:	Totals:	<b>FLOOR SPACE RATIO CALCULATION:</b>	
living ground floor: (internal area)	9.21m <sup>2</sup>	gross floor areas:	Totals:
first floor excl. void: (internal area)	55.7m <sup>2</sup>	living ground floor: (internal area)	89.13m <sup>2</sup>
total gross floor area:	64.91m <sup>2</sup>	first floor excl. void: (internal area)	69.26m <sup>2</sup>
Combined total floor area:	223.31m <sup>2</sup>	total gross floor area:	158.4m <sup>2</sup>
<b>SITE AREA COVERAGE/LANDSCAPE:</b>		total floor space ratio:	0.42:1
house ground floor:	13.10m <sup>2</sup>	<b>SITE AREA COVERAGE/LANDSCAPE:</b>	
garage:	19.5m <sup>2</sup>	house ground floor:	100.39m <sup>2</sup>
porch/alfresco:	3.23m <sup>2</sup>	garage:	41.21m <sup>2</sup>
driveway/paved area:	3.88m <sup>2</sup>	porch/alfresco:	16.97m <sup>2</sup>
site coverage Area:	35.83m <sup>2</sup>	driveway/paved area:	4.86m <sup>2</sup>
front yard landscape area	14.51m <sup>2</sup>	site coverage Area:	158.57m <sup>2</sup>
pervious areas (soft)	21.52m <sup>2</sup>	front yard landscape area	37.99m <sup>2</sup>
impervious areas (hard)	39.71m <sup>2</sup> (10.45%)	pervious areas (soft)	153.93m <sup>2</sup>
private open space (incl. Balconies)	9.25m <sup>2</sup>	impervious areas (hard)	163.43m <sup>2</sup> (43.2%)
principal private open space:	n/a	private open space o/a:	113.76m <sup>2</sup>
total car space incl. carstand:	1 carspace	principal private open space:	24.0m <sup>2</sup>
combined pervious areas (soft)	175.43m <sup>2</sup> (46.3%)	total car space incl. carstand:	2 carspace
combined impervious areas (hard)	203.14m <sup>2</sup> (53.6%)		
combined site coverage area:	194.4m <sup>2</sup> (51.3%)	<b>COUNCIL ZONE: R1</b>	
combined site landscape area:	184.3 (48.7%)	PROMOTION: <b>LIVING/STYLE COLLECTION</b>	
combined front yard landscape area	52.5m <sup>2</sup> (13.9%)	CLIENT: <b>H.M.G.D &amp; R.J. COLLINS</b>	
combined front yard hard paved area	2.61m <sup>2</sup> (0.69%)	LOCATION: LOT 2239 CNR OF WILLIAM HART CRESCENT & BRISTOL STREET PENRITH, 2750	

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



**FIBRE OPTIC WIRING PACKAGE**

**NOTE:**  
PROVIDE GRANITGARD TERMITE TREATMENT

**SITE PLAN & STORMWATER CONCEPT PLAN**

6/2/15

DP: 1184495	council: PENRITH
model: ARGYLE 12	facade: CRESWICK 27
date: AUGUSTINE	22/01/2015
Sheet: G.P.A.D.S.	checked: D.P.
1 of 17	scale: 1:200/1:100
	<b>779-14</b>