

ASPECT DEVELOPMENT & SURVEY PTY LTD
CONSULTING REGISTERED SURVEYORS
ASPECT DEVELOPMENT & SURVEY PTY LTD
110/112 WILSON ST
MELBOURNE VIC 3000
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WWW.ASPECTSURVEY.COM.AU

BASIX
House (unit 1)
= 58.72m² of roof area to discharge to water tank.
= 87.27m² stormwater and overflow to discharge to existing street channel.
o/a = 145.99m² of roof area.

House (unit 1)
HOUSE: FFL: R.L: 28.660 (LIVING)
FGL: R.L: 28.260
GARAGE: FFL: R.L: 28.150
FGL: R.L: 27.825

House (unit 2)
Studio loft (unit 2)
= 29.18m² of roof area to discharge to water tank.
= 65.29m² stormwater and overflow to discharge to existing street channel.
o/a = 94.47m² of roof area.

House (unit 2)
STUDIO LOFT: FFL: R.L: 30.990 (LIVING FIRST FLOOR)
GARAGE: FFL: R.L: 28.150
FGL: R.L: 27.825

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 +/- 30mm.
NOTE:
EAVES O/H TO ENCROACH AS ALLOWED BY B.C.A. CL3.7.1.7 & FIGURE 3.7.1.9

FIBRE OPTIC WIRING PACKAGE

NOTE:
PROVIDE GRANITGARD TERMITE TREATMENT

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

NOTE
SPLIT SYSTEM AIR CONDITIONING ONLY (EER 2.5-3.0 OR GREATER)
SINGLE PHASE POWER

NOTE:
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SYMBOLS & ABBREVIATIONS:

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

EARTHWORKS TO AHD
HOUSE: FFL: R.L: 28.660 (LIVING)
FGL: R.L: 28.260
GARAGE: FFL: R.L: 28.150
FGL: R.L: 27.825

LEGEND:
● = SURFACE INLETS AS REQUIRED
○ = SURFACE INLETS LINE
--- = STORMWATER LINE

LOCALITY SKETCH
UBD AREA: SYD REVISION: 49
MAP: 163 REF: K7
GPS
S
E

NOTE:
PROVIDE ACOUSTIC ATTENUATION TO PROPOSED DWELLING AS REQUIRED FROM ROAD TRAFFIC NOISE AND VIBRATION ASSESSMENT- REPORT No. nss22113C - FINAL REV A. DATED: AUGUST 2014 PREPARED BY "NOISE AND SOUND SERVICES".

SYMBOLS & ABBREVIATIONS:

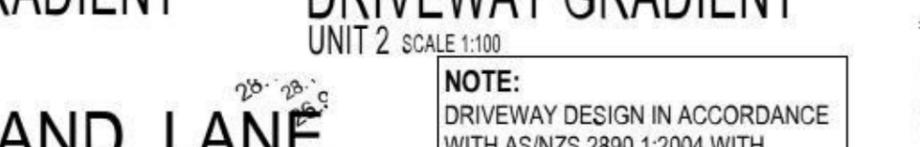
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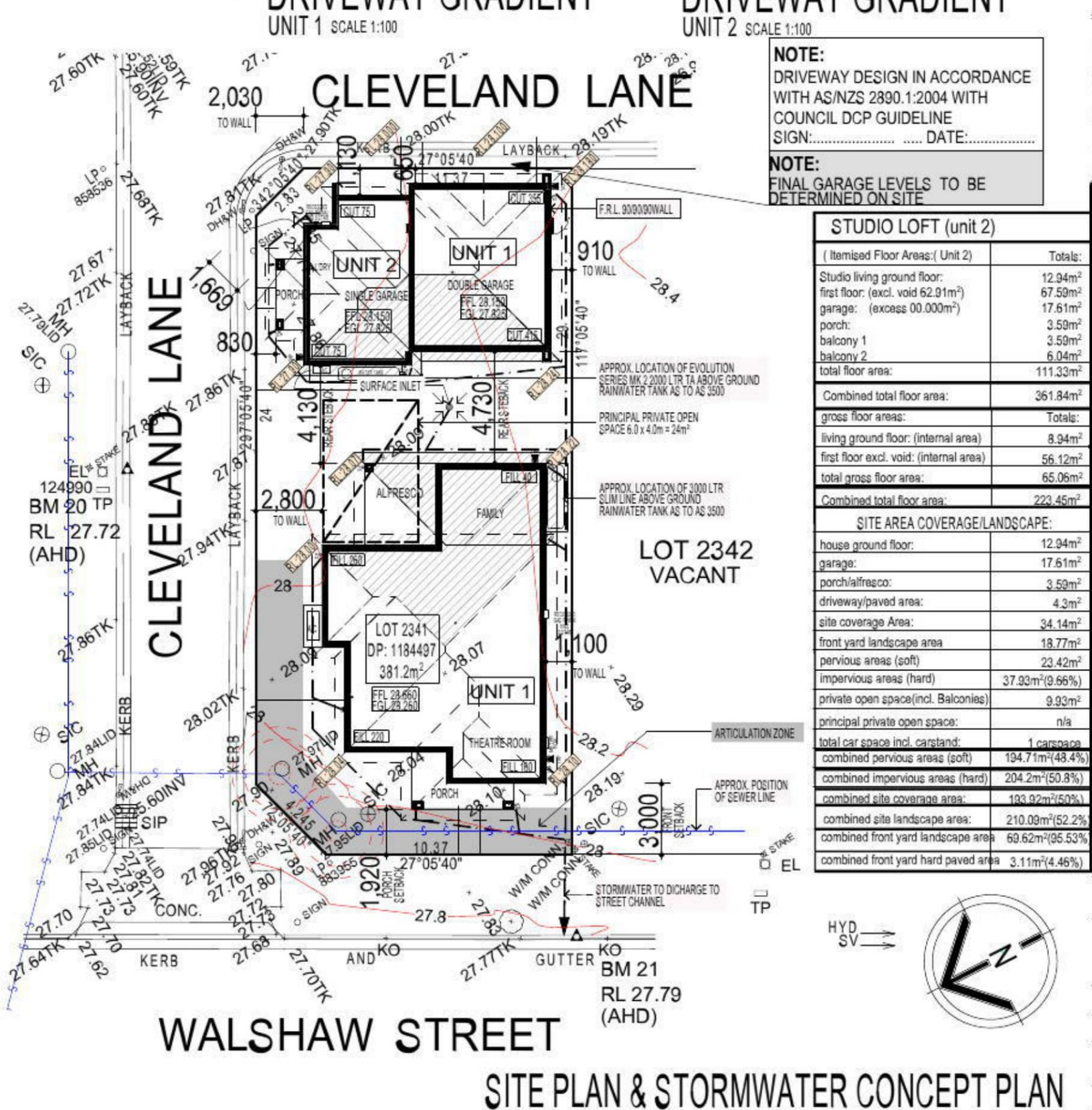
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NOTE:
DRIVEWAY DESIGN IN ACCORDANCE WITH AS/NZS 2890.1:2004 WITH COUNCIL DCP GUIDELINE
SIGN:..... DATE:.....

NOTE:
FINAL GARAGE LEVELS TO BE DETERMINED ON SITE



FIRSTSTYLE HOMES
FIRSTSTYLE HOMES Pty Ltd
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MASTER BUILDERS ASSOCIATION
MEMBER

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DEVELOPMENT CALCULATIONS

| STUDIO LOFT (unit 2) | | LOT: 2341 NO. 00 OF SITE AREA: 381.2m ² | |
|--|------------------------------|--|------------------------------|
| (Itemised Floor Areas: (Unit 2)) | Totals: | Itemised Floor Areas (Unit 1): | Totals: |
| Studio living ground floor: | 12.94m ² | living ground floor: | 100.39m ² |
| first floor: (excl. void 62.91m ²) | 67.59m ² | first floor: (excl. void 78.77m ²) | 84.13m ² |
| garage: (excess 00.000m ²) | 17.61m ² | garage: (excess 00.000m ²) | 42.35m ² |
| porch: | 3.59m ² | alfresco: | 10.44m ² |
| balcony 1 | 3.59m ² | porch: | 6.60m ² |
| balcony 2 | 6.04m ² | balcony: | 6.60m ² |
| total floor area: | 111.33m ² | total floor area: | 250.51m ² |
| Combined total floor area: | 361.84m ² | FLOOR SPACE RATIO CALCULATION: | |
| gross floor areas: | Totals: | gross floor areas: | Totals: |
| living ground floor: (internal area) | 8.94m ² | living ground floor: (internal area) | 89.13m ² |
| first floor excl. void: (internal area) | 56.12m ² | first floor excl. void: (internal area) | 69.26m ² |
| total gross floor area: | 65.06m ² | total gross floor area: | 158.39m ² |
| Combined total floor area: | 223.45m ² | total floor space ratio: | 0.41:1 |
| SITE AREA COVERAGE/LANDSCAPE: | | SITE AREA COVERAGE/LANDSCAPE: | |
| house ground floor: | 12.94m ² | house ground floor: | 100.39m ² |
| garage: | 17.61m ² | garage: | 42.35m ² |
| porch/alfresco: | 3.59m ² | porch/alfresco: | 17.04m ² |
| driveway/paved area: | 4.3m ² | driveway/paved area: | 4.85m ² |
| site coverage Area: | 34.14m ² | site coverage Area: | 159.78m ² |
| front yard landscape area | 18.77m ² | front yard landscape area | 50.85m ² |
| pervious areas (soft) | 23.42m ² | pervious areas (soft) | 171.29m ² |
| impervious areas (hard) | 37.93m ² (9.66%) | impervious areas (hard) | 166.34m ² (41.3%) |
| private open space(incl. Balconies) | 9.93m ² | private open space o/a: | 99.96m ² |
| principal private open space: | n/a | principal private open space: | 24.0m ² |
| total car space incl. carstand: | 1 carspace | total car space incl. carstand: | 2 carspace |
| combined pervious areas (soft) | 194.71m ² (48.4%) | | |
| combined impervious areas (hard) | 204.2m ² (50.8%) | | |
| combined site coverage area: | 193.92m ² (50%) | | |
| combined site landscape area: | 210.09m ² (52.2%) | | |
| combined front yard landscape area | 69.62m ² (95.53%) | | |
| combined front yard hard paved area | 3.11m ² (4.46%) | | |

COUNCIL ZONE: R1

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
LUOLLY PTY LTD & ATF GOEDEE FAMILY TRUST

LOCATION:
LOT 2341
CNR. WALSHAW ST & CLEVELAND LANE
PENRITH, 2750

DP: 1184407
model: STUDIO
Sheet: 1 of 15

facade: CUSTOM
date: 17/03/2015
scale: 1:200, 1:100

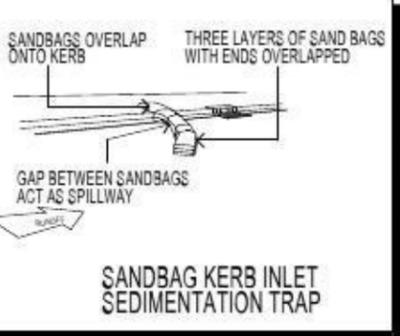
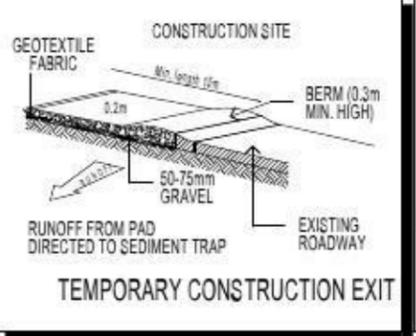
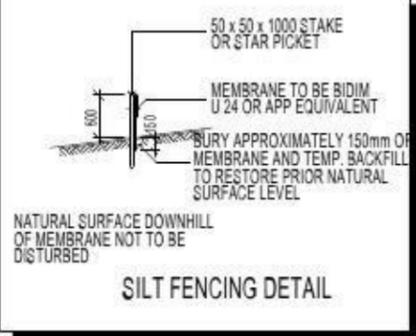
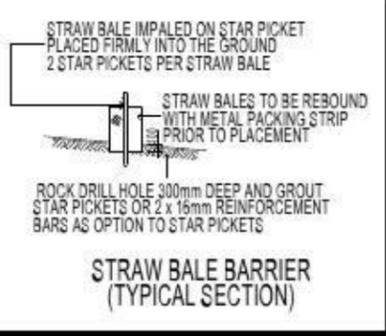
council: PENRITH
QA1

741-14

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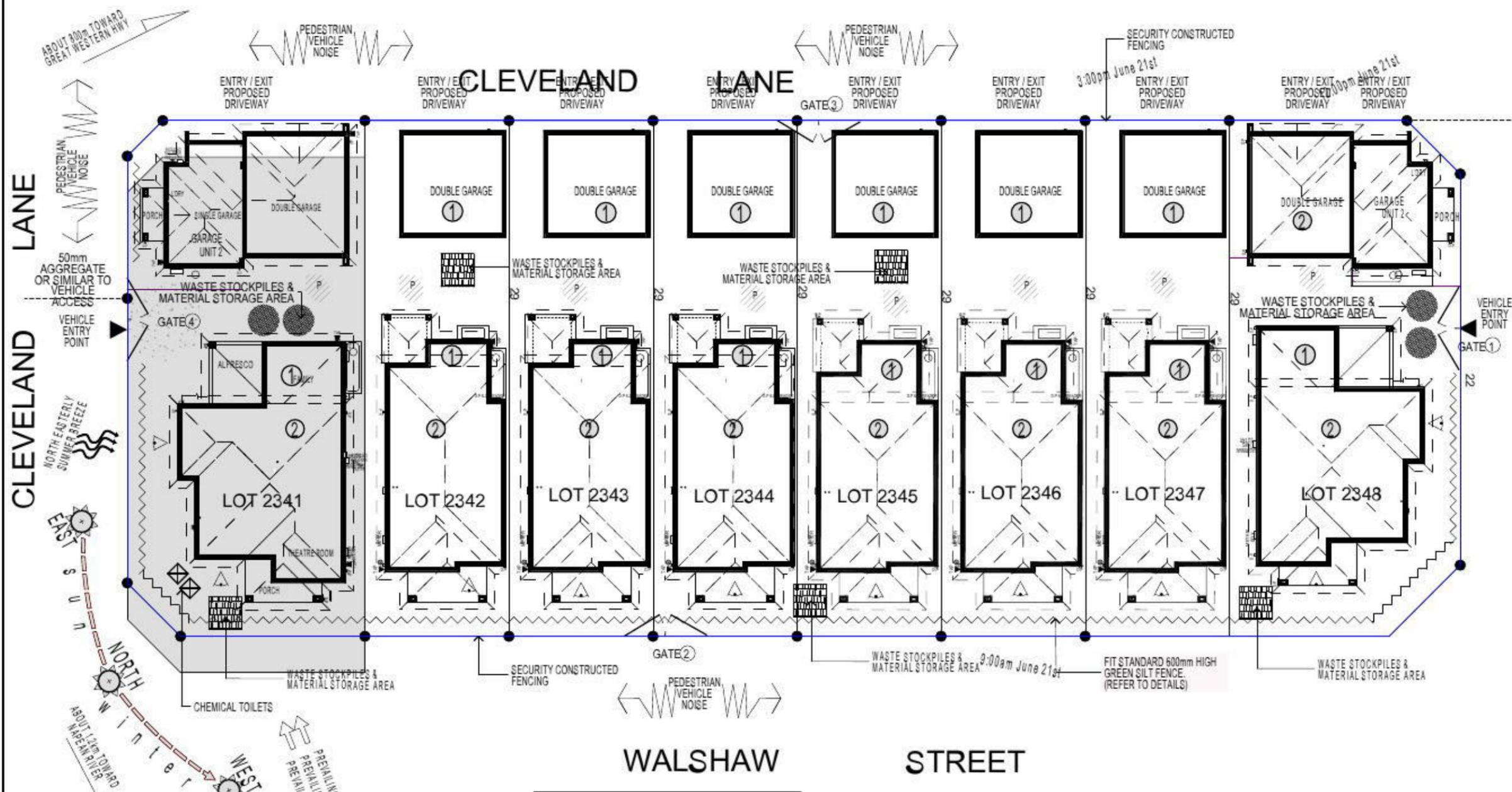


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DUST CONTROL MEASURES:
 IF THE SITE BECOMES DUSTY DURING HOTTER MONTHS (FIRSTSTYLE) WILL SPRINKLE WATER ON THE DUST
 ANY AREA OF ROAD BASE WILL BE POSITIONED FOR HEAVY VEHICLES TO REDUCE & PROVIDE AN AREA TO WASH TRUCKS OFF (IF REQUIRED)

NOISE & VIBRATION MEASURES:
 ALL EXCAVATION WILL BE CARRIED OUT BETWEEN THE TIME SETOUT IN THE COUNCIL CONDITIONS
 MACHINERY SIZE WILL BE KEPT TO A MINIMUM REQUIRED FOR THE JOB



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

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FIBRE OPTIC WIRING PACKAGE

NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT

NOTE
 SPLIT SYSTEM AIR CONDITIONING ONLY (EER 2.5-3.0 OR GREATER)
 SINGLE PHASE POWER

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

NOTE:
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SITE ANALYSIS & WASTE MANAGEMENT PLAN

PROMOTION:
 UNIT LIVING/STYLE COLLECTION

CLIENT:
 LUOLLY PTY LTD & ATF GOEDEE FAMILY TRUST

LOCATION:
 LOT 2341
 CNR WALSHAW ST & CLEVELAND LANE
 PENRITH, 2750

DP: 1184407 **Council:** PENRITH

model: **facade:** **date:** **location approval:**

STUDIO: **CUSTOM:** **date:** **QA1**

Sheet: **drawn:** **checked:** **scale:** 1:250

2 of 15 **G.P./S.W.** **G.P.** **741-14**

CLIENTS SIGNATURE: **DATE:** **G.P. NR.**

| | |
|--|---|
| | FACE BRICK (AS SELECTED) |
| | MOROKA TEXTURE TO FRONT AND RETURN AS DRAWN (AS SELECTED) |
| | CEMINTEL (ASPECT) PLANK 300 - SMOOTH PAINT FINISH |

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

FIRSTYLE HOMES

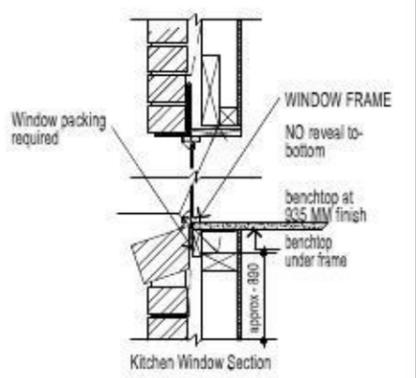
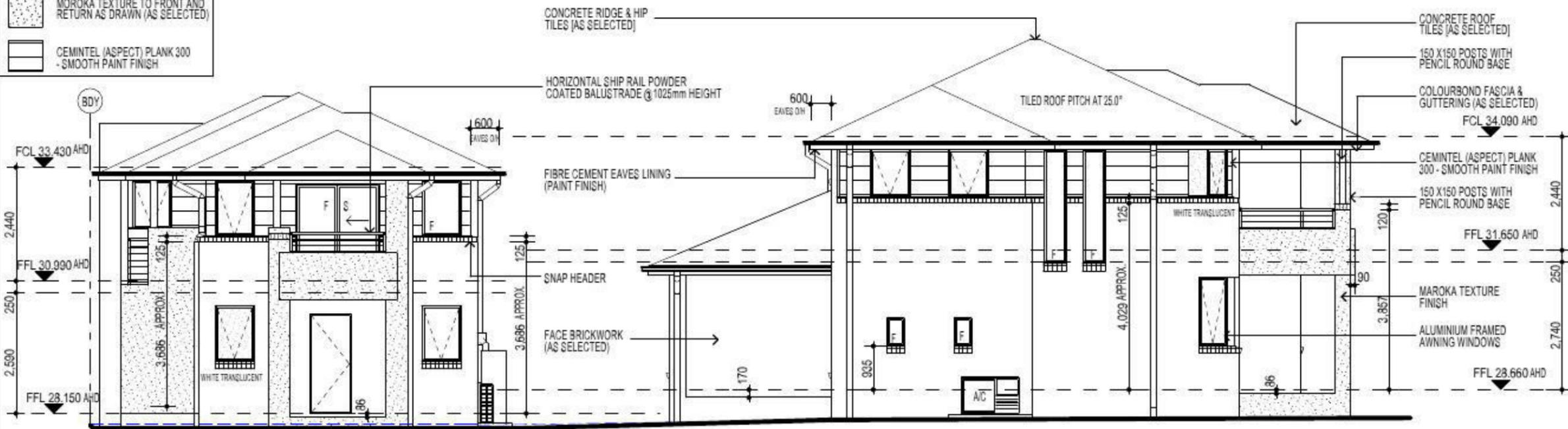
FIRSTYLE HOMES Pty Ltd
Lic No. 113412C
ACN: 087 773 779
PO BOX 171, HOXTON PARK 2171

ADMIN: (02) 9601 0111
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FIBRE OPTIC WIRING PACKAGE

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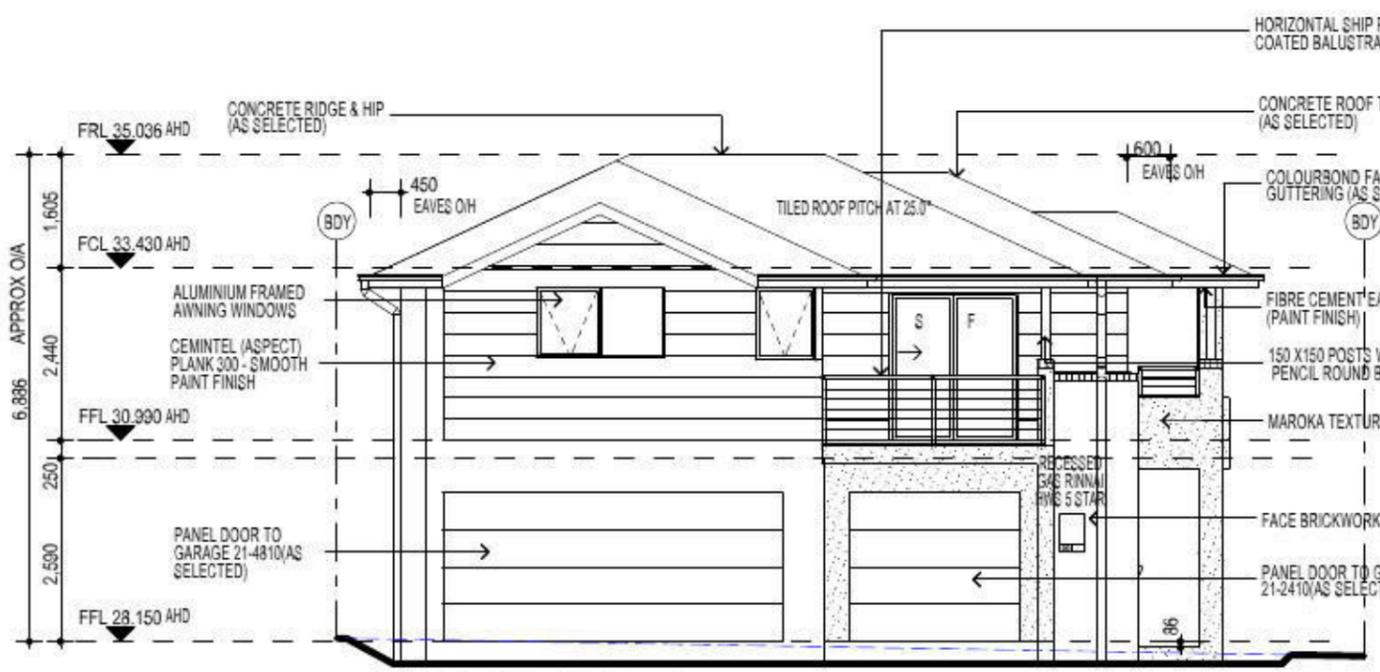
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ELEVATIONS

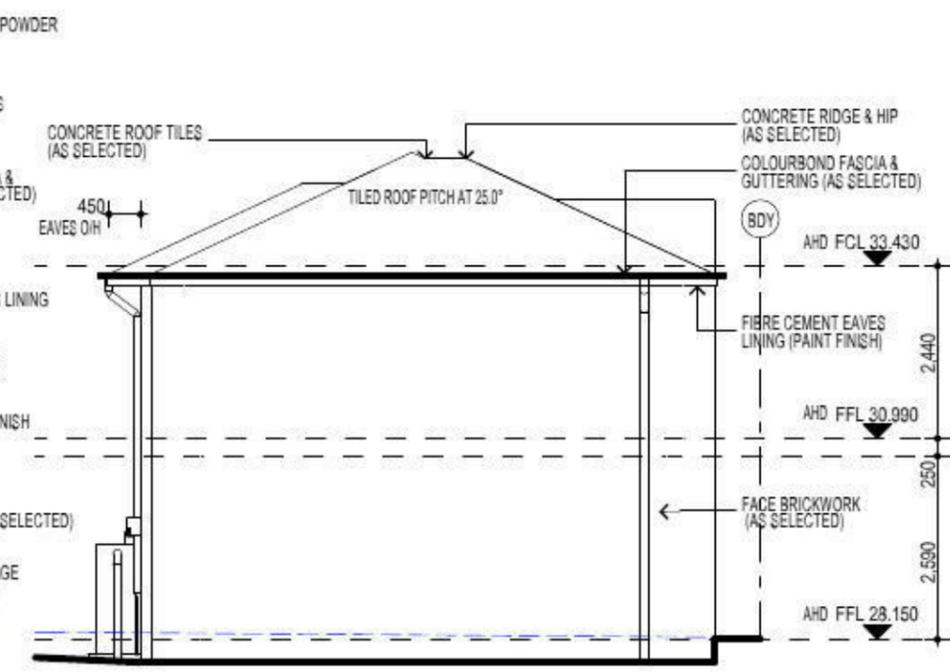
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KEY

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



ELEVATION A
 (STREET SCAPE - CLEVELAND LANE)
 UNIT 2 (LIVING COLLETION)



ELEVATION B
 UNIT 2 (LIVING COLLETION)



ELEVATION D
 UNIT 2 (LIVING COLLETION)



ELEVATION C
 UNIT 2 (LIVING COLLETION)

FIBRE OPTIC WIRING PACKAGE

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PROMOTION:
UNIT 2 LIVING COLLECTION

CLIENT:
 LUOLLY PTY LTD & ATF GOEDEE FAMILY TRUST

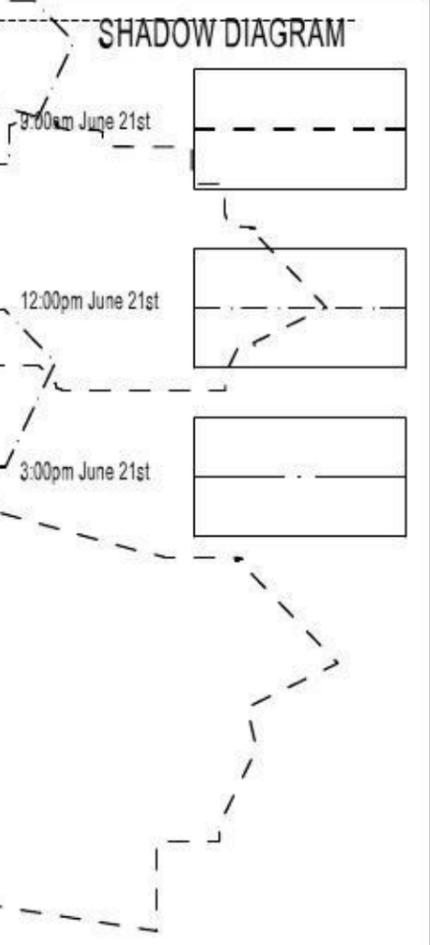
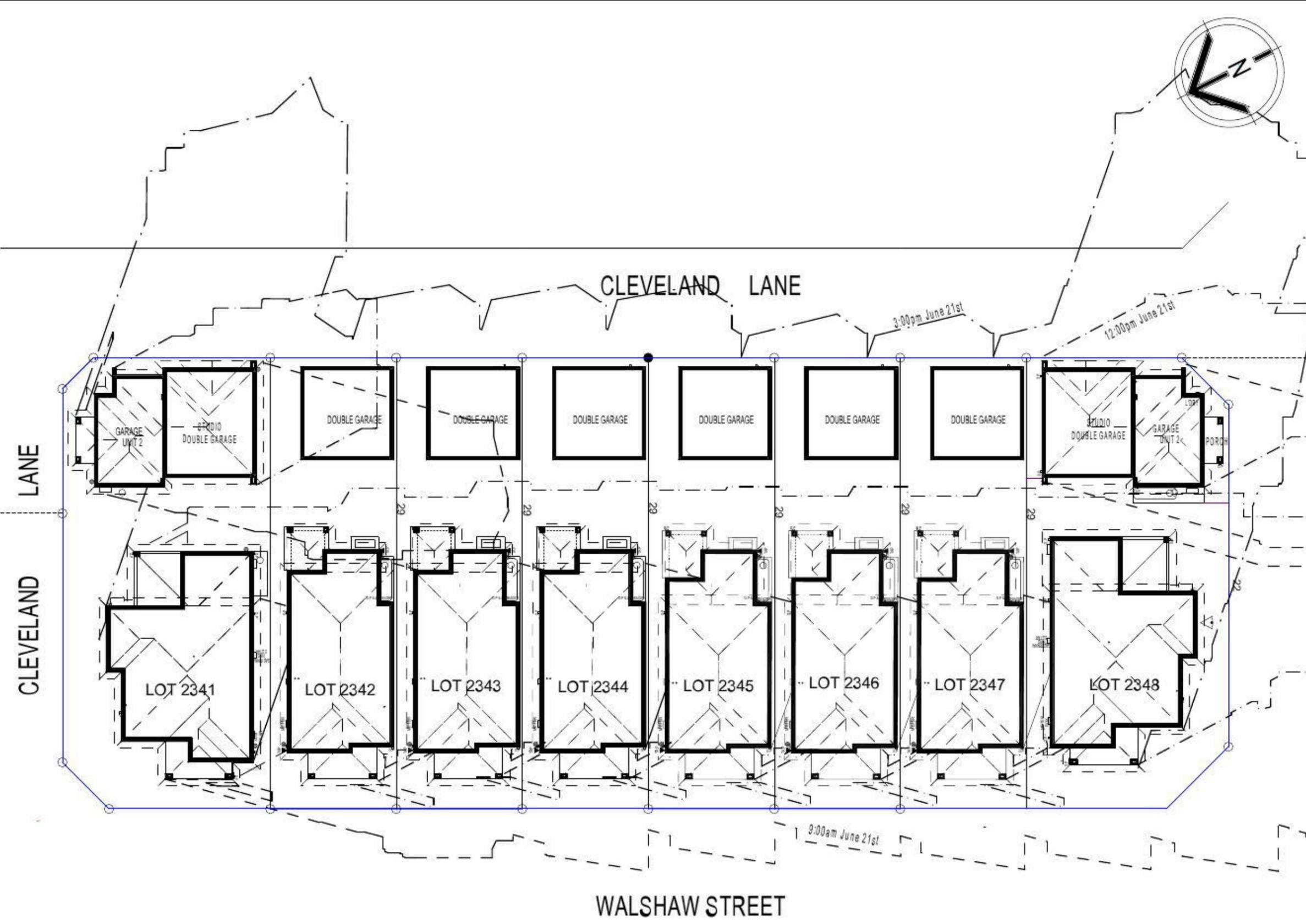
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STUDIO LOFT - ELEVATIONS

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NOTE:
 PROVIDE ACOUSTIC ATTENUATION TO PROPOSED DWELLING AS REQUIRED FROM ROAD TRAFFIC NOISE AND VIBRATION ASSESSMENT-REPORT No.nss22113C - FINAL REV A. DATED: AUGUST 2014 PREPARED BY "NOISE AND SOUND SERVICES".

FIBRE OPTIC WIRING PACKAGE

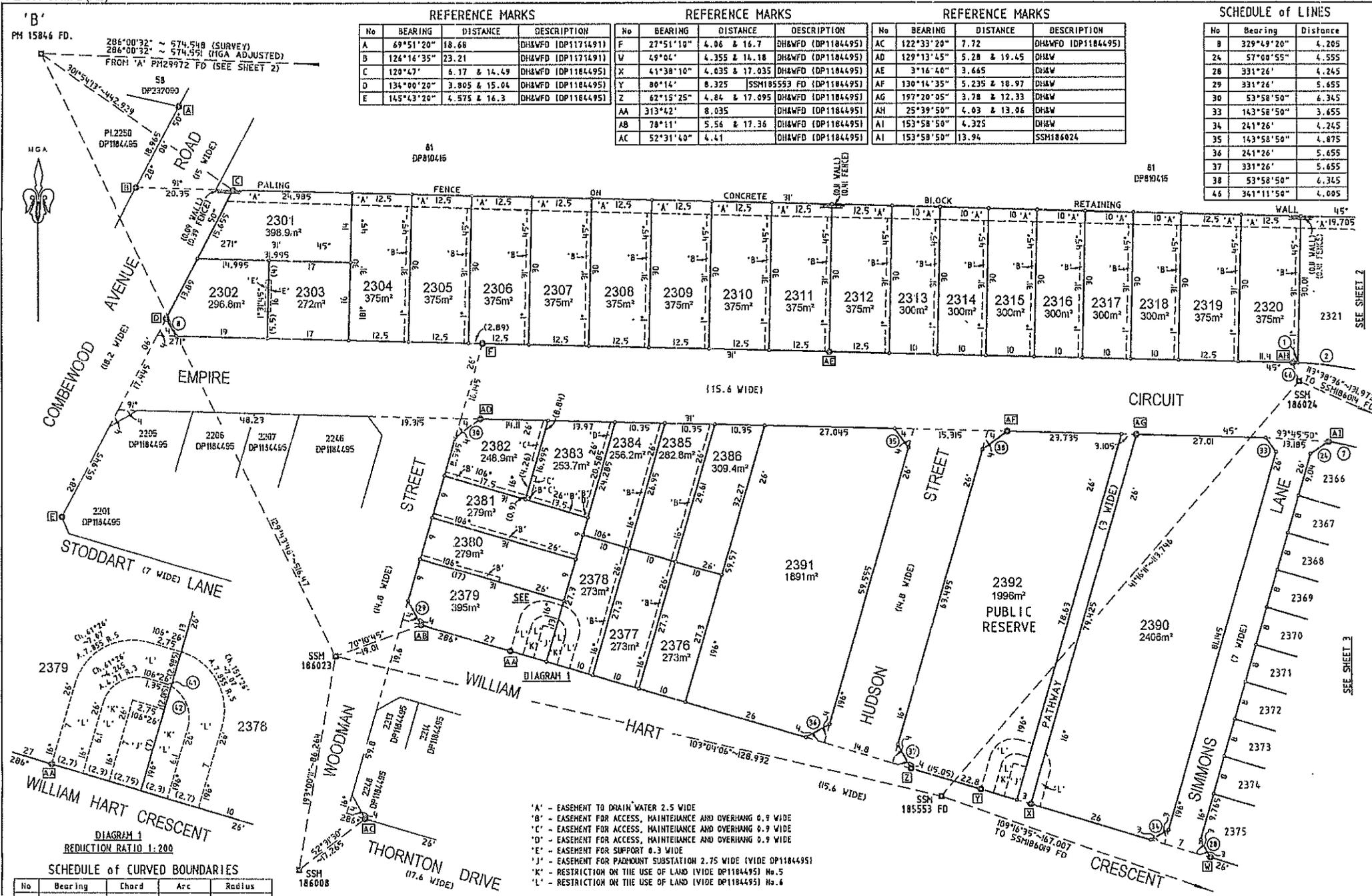
NOTE
 SPLIT SYSTEM AIR CONDITIONING ONLY (EER 2.5-3.0 OR GREATER) SINGLE PHASE POWER

NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT

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

| | | | |
|--|---------------------|-------------------|---------------------|
| PROMOTION: LIVING/STYLE COLLECTION | | | |
| CLIENT: LUOLLY PTY LTD & ATF GOEDEE FAMILY TRUST | | | |
| LOCATION: LOT 2341 CNR. WALSHAW ST & CLEVELAND LANE PENRITH, 2750 | | | |
| DP: 1184407 | model: STUDIO | facade: CUSTOM | council: PENRITH |
| date: 17/03/2015 | revision: QA1 | | |
| 10 of 15 | drawn: G.P / S.W | checked: G.P | 741-14 |
| scale: 1:250 | | DATE: _____ | |

SHADOW DIAGRAM



| No | BEARING | DISTANCE | DESCRIPTION |
|----|------------|---------------|--------------------|
| A | 69°51'20" | 18.68 | DH&WFD (DP1171491) |
| B | 124°16'35" | 23.21 | DH&WFD (DP1171491) |
| C | 120°47' | 8.17 & 14.49 | DH&WFD (DP1184495) |
| D | 134°00'20" | 3.805 & 15.04 | DH&WFD (DP1184495) |
| E | 145°43'20" | 4.575 & 16.3 | DH&WFD (DP1184495) |

| No | BEARING | DISTANCE | DESCRIPTION |
|----|-----------|----------------|--------------------------|
| F | 27°51'10" | 4.06 & 16.7 | DH&WFD (DP1184495) |
| W | 49°04' | 4.355 & 14.18 | DH&WFD (DP1184495) |
| X | 41°38'10" | 4.635 & 17.035 | DH&WFD (DP1184495) |
| Y | 80°14' | 8.325 | SSH185533 FD (DP1184495) |
| Z | 62°15'25" | 4.84 & 17.095 | DH&WFD (DP1184495) |
| AA | 313°142' | 8.035 | DH&WFD (DP1184495) |
| AB | 78°11' | 5.54 & 17.36 | DH&WFD (DP1184495) |
| AC | 52°31'40" | 4.41 | DH&WFD (DP1184495) |

| No | BEARING | DISTANCE | DESCRIPTION |
|----|------------|---------------|--------------------|
| AC | 122°33'20" | 7.72 | DH&WFD (DP1184495) |
| AD | 129°13'45" | 5.28 & 19.45 | DH&W |
| AE | 3°16'40" | 3.645 | DH&W |
| AF | 130°14'35" | 5.235 & 18.97 | DH&W |
| AG | 197°20'05" | 3.78 & 12.33 | DH&W |
| AH | 25°39'50" | 4.63 & 13.06 | DH&W |
| AI | 153°58'50" | 4.325 | DH&W |
| AI | 153°58'50" | 13.94 | SSH186024 |

| No | Bearing | Distance |
|----|------------|----------|
| 8 | 329°49'20" | 4.205 |
| 24 | 57°00'55" | 4.555 |
| 28 | 331°26' | 4.245 |
| 29 | 331°26' | 5.655 |
| 30 | 53°58'50" | 6.345 |
| 33 | 143°58'50" | 3.655 |
| 34 | 241°26' | 4.245 |
| 35 | 143°58'50" | 4.875 |
| 36 | 241°26' | 5.655 |
| 37 | 331°26' | 5.655 |
| 38 | 53°58'50" | 6.365 |
| 44 | 341°11'50" | 4.005 |

Reg: R624526 / Doc: DP 1184497 P / Rev: 12-Jan-2015 / Sts: SC, OK / Pft: 13-Jan-2015 11:42 / Pgs: ALL / Seq: 1 of 8
 BHC / SJC

DP1184497

SEE SHEET 2

SEE SHEET 3

CAD: R624526 20150110 10:40:10 User: Penrith - Survey - User: CAD File: DP1184497.DWG

DIAGRAM 1
REDUCTION RATIO 1:200

SCHEDULE of CURVED BOUNDARIES

| No | Bearing | Chord | Arc | Radius |
|----|------------|--------|--------|--------|
| 1 | 271°54'40" | 1.1 | 1.1 | 75.6 |
| 2 | 276°52'20" | 11.69 | 11.905 | 75.6 |
| 7 | 108°03'55" | 18.835 | 18.91 | 60 |
| 41 | 113°10'45" | 0.705 | 0.705 | 3 |
| 42 | 158°16'45" | 3.715 | 4.005 | 3 |

- 'A' - EASEMENT TO DRAIN WATER 2.5 WIDE
- 'B' - EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE
- 'C' - EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE
- 'D' - EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE
- 'E' - EASEMENT FOR SUPPORT 0.3 WIDE
- 'F' - EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (WIDE DP1184495)
- 'K' - RESTRICTION ON THE USE OF LAND (WIDE DP1184495) No. 5
- 'L' - RESTRICTION ON THE USE OF LAND (WIDE DP1184495) No. 4

Surveyor: GRAHAM JOHN HALL
 Date of Survey: 12 SEPTEMBER 2014
 Surveyor's Ref: 72-10-20-2014M710Q(1754)

PLAN OF
 SUBDIVISION OF LOT 1197 DP1171491

LGA: PENRITH
 Locality: PENRITH
 Subdivision No. 090/14
 Lengths are in metres. Reduction Ratio 1: 500

Registered
 09.01.2015

DP1184497

NOTE: THE EXTENSION OF CLEVELAND LANE IS 7 WIDE

| REFERENCE MARKS | | | REFERENCE MARKS | | | | |
|-----------------|------------|----------------|--------------------|----|------------|----------------|--------------------|
| No | BEARING | DISTANCE | DESCRIPTION | No | BEARING | DISTANCE | DESCRIPTION |
| G | 193°07'10" | 5.535 | DH&WFD (DP810416) | M | 105°22'50" | 1.1 & 6.47 | DH&WFD (DP1171491) |
| H | 214°02'10" | 0.455 | CBFD (DP233536) | N | 1°11'25" | 4.08 & 13.205 | DH&WFD (DP1171491) |
| I | 192°11'40" | 6.23 | DH&WFD (DP1171491) | O | 48°41" | 3.93 & 12.795 | DH&WFD (DP1171491) |
| J | 216°54" | 4.795 & 20.255 | DH&WFD (DP1171491) | P | 200°01'25" | 3.645 & 11.915 | DH&WFD (DP1171491) |
| K | 335°02'25" | 1.845 & 10.435 | DH&WFD (DP1171491) | Q | 121°18'30" | 1.08 & 6.39 | DH&WFD (DP1171492) |
| L | 66°11'10" | 1.215 & 10.455 | DH&WFD (DP1171491) | AH | 25°39'50" | 4.03 & 13.06 | DH&W |

SCHEDULE of LINES

| No | Bearing | Distance |
|----|------------|----------|
| 9 | 252°05'40" | 5.655 |
| 10 | 342°05'40" | 5.655 |
| 11 | 252°05'40" | 5.655 |
| 12 | 342°05'40" | 4.245 |
| 13 | 72°05'40" | 4.245 |
| 14 | 162°05'40" | 2.83 |
| 15 | 252°05'40" | 4.245 |
| 16 | 342°05'40" | 5.655 |
| 31 | 227°21'20" | 5.955 |
| 39 | 127°09'50" | 0.39 |
| 40 | 207°05'40" | 7 |
| 46 | 341°11'50" | 4.005 |

| No | BEARING | DISTANCE | DESCRIPTION |
|----|------------|----------------|-------------|
| AI | 153°58'50" | 4.325 | DH&W |
| AI | 153°58'50" | 13.94 | SSH186024 |
| AJ | 48°45'25" | 3.97 & 13.045 | DH&W |
| AK | 156°57'25" | 4.63 & 18.49 | DH&W |
| AL | 117°05'40" | 3.43 & 11.58 | DH&W |
| AH | 63°00'20" | 5.6 & 23.915 | DH&W |
| AN | 66°02'15" | 5.54 & 17.86 | DH&W |
| AO | 47°36' | 1.28 & 6.87 | DH&W |
| AP | 148°23'35" | 4.075 & 13.265 | DH&W |
| AQ | 154°42'40" | 4.965 | DH&W |
| AQ | 151°38'40" | 22.37 | DH&W |

| SURVEYING & SPATIAL INFORMATION REGULATION 2012: CLAUSES 35(1)(b), 43(2) & 61(2) | | | | | | | | | | |
|--|-------------|---------------|------|-------|-------|----------|--------|-------|-------|-------------|
| M.G.A. COORDINATES & A.H.D. HEIGHTS | | | | | | | | | | |
| MARK | EASTING | NORTHING | ZONE | CLASS | ORDER | ORIGIN | HEIGHT | CLASS | ORDER | ORIGIN |
| P.H.15846 | 286 222.093 | 6 263 965.567 | 56 | B | 2 | SC1HS | 26.087 | LB | L2 | SC1HS |
| P.H.29972 | 286 776.447 | 6 263 807.088 | 56 | B | 2 | SC1HS | 25.447 | LB | L2 | SC1HS |
| SSH.180810 | 287 024.824 | 6 263 581.614 | 56 | C | 4 | SC1HS | 28.4 | E | 5 | SC1HS |
| SSH.180811 | 286 992.736 | 6 263 518.793 | 56 | C | 4 | SC1HS | 27.9 | E | 5 | SC1HS |
| SSH.185553 | 286 745.0 | 6 263 606.3 | 56 | U | U | TRAVERSE | 26.4 | U | U | TRIG HEIGHT |
| SSH.186008 | 286 600.0 | 6 263 551.4 | 56 | U | U | TRAVERSE | 26.1 | U | U | TRIG HEIGHT |
| SSH.186014 | 286 940.9 | 6 263 638.9 | 56 | U | U | TRAVERSE | 28.7 | U | U | TRIG HEIGHT |
| SSH.186019 | 286 902.6 | 6 263 551.1 | 56 | U | U | TRAVERSE | 28.2 | U | U | TRIG HEIGHT |
| SSH.186022 | 287 044.2 | 6 263 714.7 | 56 | U | U | TRAVERSE | 27.3 | U | U | TRIG HEIGHT |
| SSH.186023 | 286 619.4 | 6 263 635.4 | 56 | U | U | TRAVERSE | 26.8 | U | U | TRIG HEIGHT |
| SSH.186024 | 286 820.0 | 6 263 691.8 | 56 | U | U | TRAVERSE | 27.8 | U | U | TRIG HEIGHT |

COMBINED SCALE FACTOR 1.000151
ESTABLISHED MARK SOURCE: SC1HS DATED 25/07/2014

| SCHEDULE of CURVED BOUNDARIES | | | | |
|-------------------------------|------------|--------|--------|--------|
| No | Bearing | Chord | Arc | Radius |
| 1 | 271°56'40" | 1.1 | 1.1 | 75.6 |
| 2 | 276°52'20" | 11.89 | 11.905 | 75.6 |
| 3 | 284°56'45" | 9.395 | 9.405 | 75.6 |
| 4 | 292°18'50" | 10.035 | 10.04 | 75.6 |
| 5 | 296°36'25" | 1.285 | 1.285 | 75.6 |
| 7 | 108°03'55" | 18.835 | 18.91 | 60 |

'A' - EASEMENT TO DRAIN WATER 2.5 WIDE
 'B' - EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE
 'C' - EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE
 'F' - EASEMENT TO DRAIN WATER 1.5 WIDE
 'H' - EASEMENT FOR POWERLINE 15.24 WIDE (VIDE J6119711)
 'YY' - PART LOT 2388 BENEFITED BY EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE ('B') AFFECTING LOT 2338

Surveyor: GRAHAM JOHN HALL
 Date of Survey: 12 SEPTEMBER 2014
 Surveyor's Ref: 72-10-20:2014M100(1754)

PLAN OF SUBDIVISION OF LOT 1197 DP1171491

LGA: PENRITH
 Locality: PENRITH
 Subdivision No. 090/14
 Lengths are in metres. Reduction Ratio 1: 500

Registered
 09.01.2015

DP1184497

Reg: R024526 /Doc:DP 1184497 P /Rev: 1.2-Jan-2015 /Sts: SC.OK /Prt: 1.3-Jan-2015 11:42 /Pgs: ALL /Seq: 2 of 8

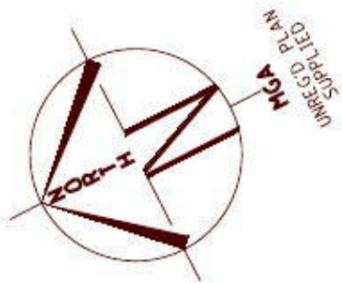
DP1184497

CAD REF: 2207210 North Point - Survey - Survey_MacCAD File071020200

| No | Bearing | Chord | Arc | Radius |
|----|------------|--------|--------|--------|
| 1 | 271°56'48" | 1.1 | 1.1 | 75.6 |
| 2 | 274°52'20" | 11.89 | 11.905 | 75.6 |
| 3 | 284°56'45" | 9.395 | 9.405 | 75.6 |
| 4 | 292°18'50" | 10.035 | 10.04 | 75.6 |
| 5 | 296°36'25" | 1.285 | 1.285 | 75.6 |
| 6 | 294°23'45" | 10.15 | 10.155 | 107.8 |
| 7 | 108°03'55" | 18.835 | 18.91 | 60 |
| 43 | 31°38'30" | 0.475 | 0.475 | 3 |
| 44 | 46°07'55" | 1.035 | 1.04 | 3 |
| 45 | 86°35'05" | 3.045 | 3.195 | 3 |
| 47 | 289°03'55" | 9.9 | 9.905 | 107.8 |



NORTH

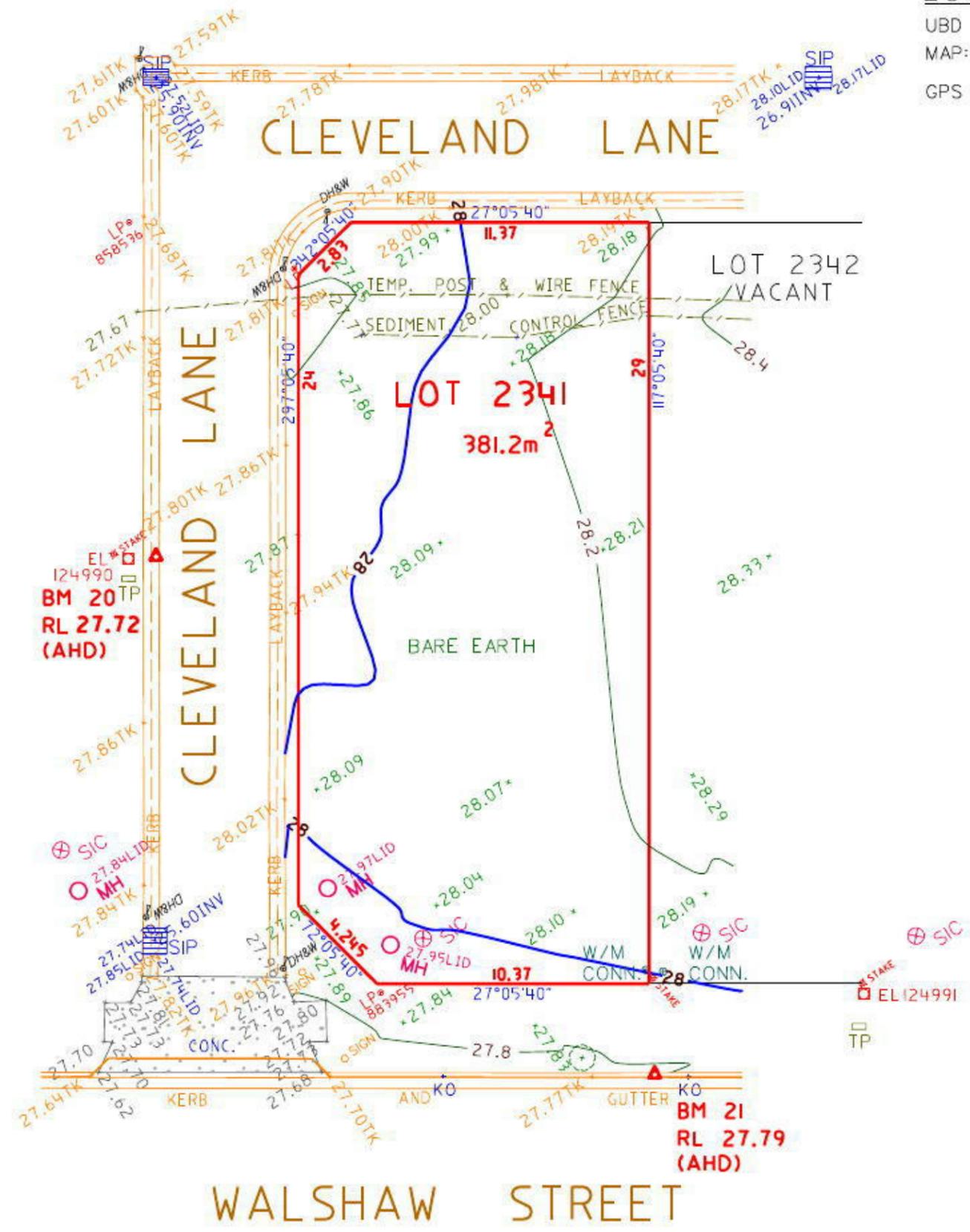
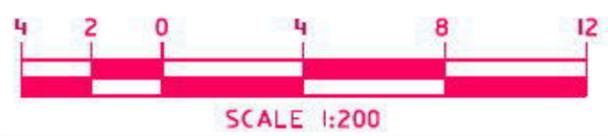


LOCALITY SKETCH
 UBD AREA: SYD REVISION: 49
 MAP: 163 REF: K7
 S
 GPS E

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

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.

NOTE: DIMENSIONS FOR LOT 2341 HAVE BEEN TAKEN FROM A DOCUMENT RECEIVED FROM FIRSTYLE HOMES ON 13/11/2014 AND ARE TO BE VERIFIED UPON REGISTRATION OF DEPOSITED PLAN.



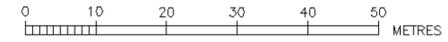
| COPYRIGHT | | GENERAL NOTES | | SYMBOLS & ABBREVIATIONS: | | PROJECT | | CLIENT: FIRSTYLE HOMES | |
|---|--|---|--|--------------------------|----------------------------|---------|---------------------|------------------------|------------------------------|
| COPYRIGHT OF THIS PLAN AND IN THE ACCOMPANYING CAD FILE(S) WHERE APPLICABLE VESTS WITH ASPECT DEVELOPMENT & SURVEY PTY LTD. | | 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. | | GP | GULLY PIT | -E- | OVERHEAD ELEC LINE | OUR REFERENCE | 3/1027915/16103 |
| THE PLAN AND CAD FILE SHALL ONLY BE USED BY THE ADDRESSED CLIENT FOR THE PURPOSE FOR WHICH THE SURVEY WAS CARRIED OUT. | | 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. | | HYD | HYDRANT | -S- | SEWER LINE | LOT 2341 | DP UNREG'D SECTION |
| | | C) CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES. | | SIP | SURFACE INLET PIT | o | GH GAS METER | DATUM AHD | SOURCE SCIMS 09/05/13 |
| | | | | o | SIC SEWER INSPECTION COVER | * | LP LIGHT POLE | ORIGIN OF LEVELS | PM 40864 REDUCED LEVEL 36.47 |
| | | | | o | SMH SEWER MANHOLE | EC | ELECTRICITY CONDUIT | SURVEYED NR | DATE 20/11/2014 |
| | | | | o | W/M WATER METER | ECT | ELEC & TELE CONDUIT | DRAWN | NS/JZ DATE 24/11/2014 |
| | | | | o | EL ELECTRICITY BOX | TC | TELECOM CONDUIT | SCALE | 1:200 A3 SHEET |
| | | | | o | TP TELECOM PIT | WC | WATER CONDUIT | | |
| | | | | o | VC VEHICLE CROSSING | INV | INVERT | | |
| | | | | o | SV STOP VALVE | KO | KERB OUTLET | | |
| | | | | o | 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 6388
 FAX (02) 9554 8588

PO BOX 161
 KINGSGROVE NSW 1480
 DX 11392
 HURSTVILLE

CLIENT: FIRSTYLE HOMES
 REF: 741-14
 ADDRESS: WALSHAW ST. AND CLEVELAND LANE
 SUBURB PENRITH

**DEVELOPER CONTRACT PLAN
STAGE 1.3
LOW INFILTRATION SEWER
WORK-AS-CONSTRUCTED**



NOTES :-

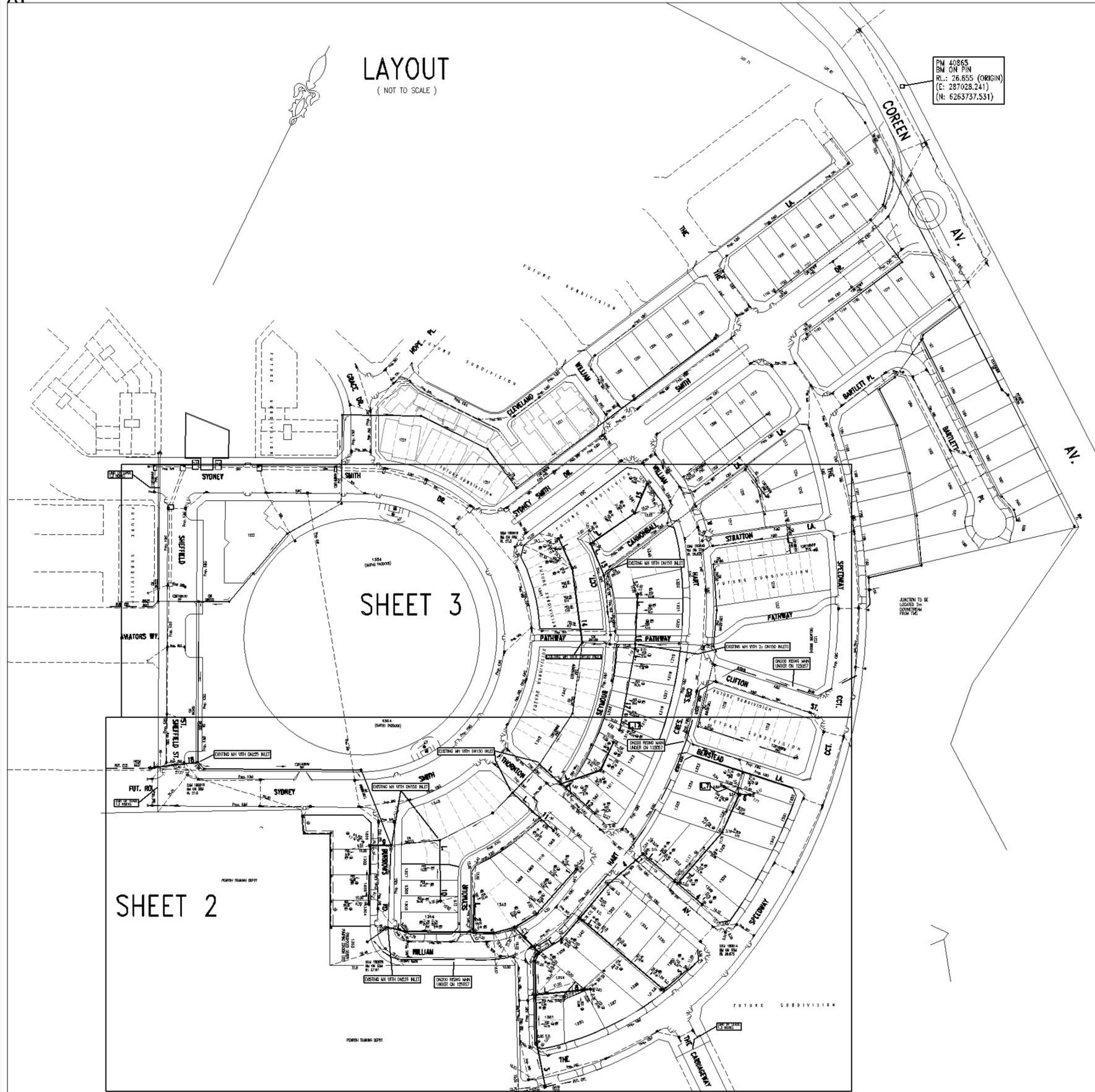
- WATER SERVING COORDINATOR
QALCHEK PTY LTD (CERTIFIED No. 289)
77 UNION RD
PENRITH 2750
Ph. No. 47 228181
FOR :
LANDCOM
c/o WORLEY PARSONS
141 WALKER ST., NORTH SYDNEY, NSW 2060
PH: 8923 8866
- ALL LOTS WERE VACANT AT TIME OF SURVEY.
- ALL STRUCTURES CONSTRUCTED TO FINISHED SURFACE LEVELS.
- PIPES CONCRETE ENCASED SHOWN ACCORDINGLY: (REFER SEW-1205-V)
- BUILDING OVER/ADJACENT TO SEWER. CONDITIONS WILL APPLY. REFER TO QALCHEK FOR DETAILS.
- ALL LEVELS ELECTRONICALLY GENERATED. NO LEVEL BOOK AVAILABLE.
- THE MINIMUM NUMBER OF FIELD COMPACTION TESTS CONDUCTED TO SATISFY THE SEWERAGE CODE OF AUSTRALIA ARE:
SAND/CEMENT BACKFILL WAS USED AT ROAD CROSSINGS.
PIPE EMBEDMENT ZONE: 7 TESTS CONDUCTED
TRENCH FILL ZONE (TRAFFICABLE): 0 TESTS CONDUCTED (SAND/CEMENT BACKFILL WAS USED AT ROAD CROSSINGS)
TRENCH FILL ZONE (NON TRAFFICABLE): 28 TESTS CONDUCTED
TRENCH FILL ZONE (MANHOLES): 107 TESTS CONDUCTED
TRENCH FILL ZONE (TOTAL): 135 TESTS CONDUCTED
- THE REVIEW OF ENVIRONMENTAL FACTORS WAS AN INTEGRAL PART OF THIS DESIGN AND ARE READ IN CONJUNCTION WITH THIS PLAN.
- ALL EXCAVATION, SHORING EXCAVATION AND STABILITY OF ADJACENT STRUCTURES WAS THE RESPONSIBILITY OF THE CONSTRUCTOR
- FOR ALL MS'S EXTERNAL BENDS WAS ONLY USED IF NECESSARY
- THE PLANS ARE BASED ON THE FOLLOWING ENGINEERING PLANS SUPPLIED BY WORLEY PARSONS:
07210115[02].DWG (FROM 26.09.11)
X-STAGE1 STORMWATER PLAN.DWG (FROM 04.10.11)
DRAINAGE-LS-PLOT1.DWG (FROM 04.10.11)
X-LOT LAYOUT.DWG (FROM 04.10.11)
X- ROAD CONTOURS.DWG (FROM 04.10.11)
STORMWATER LAYOUT.DWG (FROM 04.10.11, 06.07.12)
FOR ELECTRICAL PLANS: SUPPLIED BY CRAIG AND RHODES 31.01.2012: PLANS DONE BY CONNECT (REF. NUMBER M600C D1-01 AND M600D D1-01)
SURFACE PROFILE: STAGE 1 DESIGN.DWG (FROM 06.07.11)
- THE WORKS AND MATERIALS ARE IN ACCORDANCE WITH THE SEWER RETICULATION CODE OF AUSTRALIA (WSA 02-2002-2.2 VERSION 3) INCLUDING THE SYDNEY WATER SUPPLEMENT & APPENDICES AND THE TECHNICAL SPECIFICATION FOR LOW INFILTRATION SEWER SYSTEMS
- MAINTENANCE STRUCTURE OPTIONS ARE LIMITED TO CAST IN-SITU MAINTENANCE HOLES, PLASTIC MAINTENANCE SHAFTS AND PLASTIC TERMINAL MAINTENANCE SHAFTS.
- CONSTRUCTOR WAS RESPONSIBLE TO FOLLOW ANY TESTING PROCEDURES SET OUT IN SECTION L10.1 AND L10.2 OF THE TECHNICAL SPECIFICATION FOR LOW INFILTRATION SEWER SYSTEMS
- AREAS HATCHED THUS NOT DRAINED.

IMPORTANT NOTES FOR PCS'S:

- ALL PCS CONNECTIONS TO L.S. ARE AT 1.0m & 90° TO MAIN UNLESS OTHERWISE INDICATED. CONTRACTOR ADVISED THAT ALL L.S. ARE AT SURFACE LEVEL UNLESS OTHERWISE INDICATED.
- DENOTES STANDARD PCS CONNECTION (REFER LIS FIG.5 STANDARD CONNECTION)
- DENOTES SLOPED PCS CONNECTION (REFER LIS FIG.5 SLOPED CONNECTION)
- DENOTES DEEP PCS CONNECTION (REFER LIS FIG.6)
- DENOTES PCS CONCRETE ENCASED (IN CONJUNCTION WITH SYMBOLS ABOVE)
- PCS'S HAVE MINIMUM STIFFNESS RATING OF SN10 JOINING ARE SOLVENT WELDED.
- IT WAS THE RESPONSIBILITY OF THE CONSTRUCTOR TO PROVIDE THE CHAINAGES FOR THE PCS'S, THE LENGTH OF THE PCS'S, THE TYPE OF CONNECTION USED, THE LENGTH TO THE 10 AND THE INVERT LEVEL AT THE PCS (IF APPLICABLE) TO THE WSC FOR WAE PURPOSES
- WAE PREPARED FROM INFORMATION SUPPLIED (IN PARTS) BY GRAHAM HALL REGISTERED SURVEYOR.

- EASEMENT FOR PADMOUNT SUBSTATION (2.75m WIDE)
- RESTRICTION ON THE USE OF LAND (3m WIDE)
- RESTRICTION ON THE USE OF LAND (5m WIDE)
- DRAINAGE EASEMENT 1.5 WIDE
- INFORMATION NOT AVAILABLE, MEASUREMENT INDICATIVE ONLY.

LAYOUT
(NOT TO SCALE)



SHEET 2

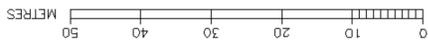
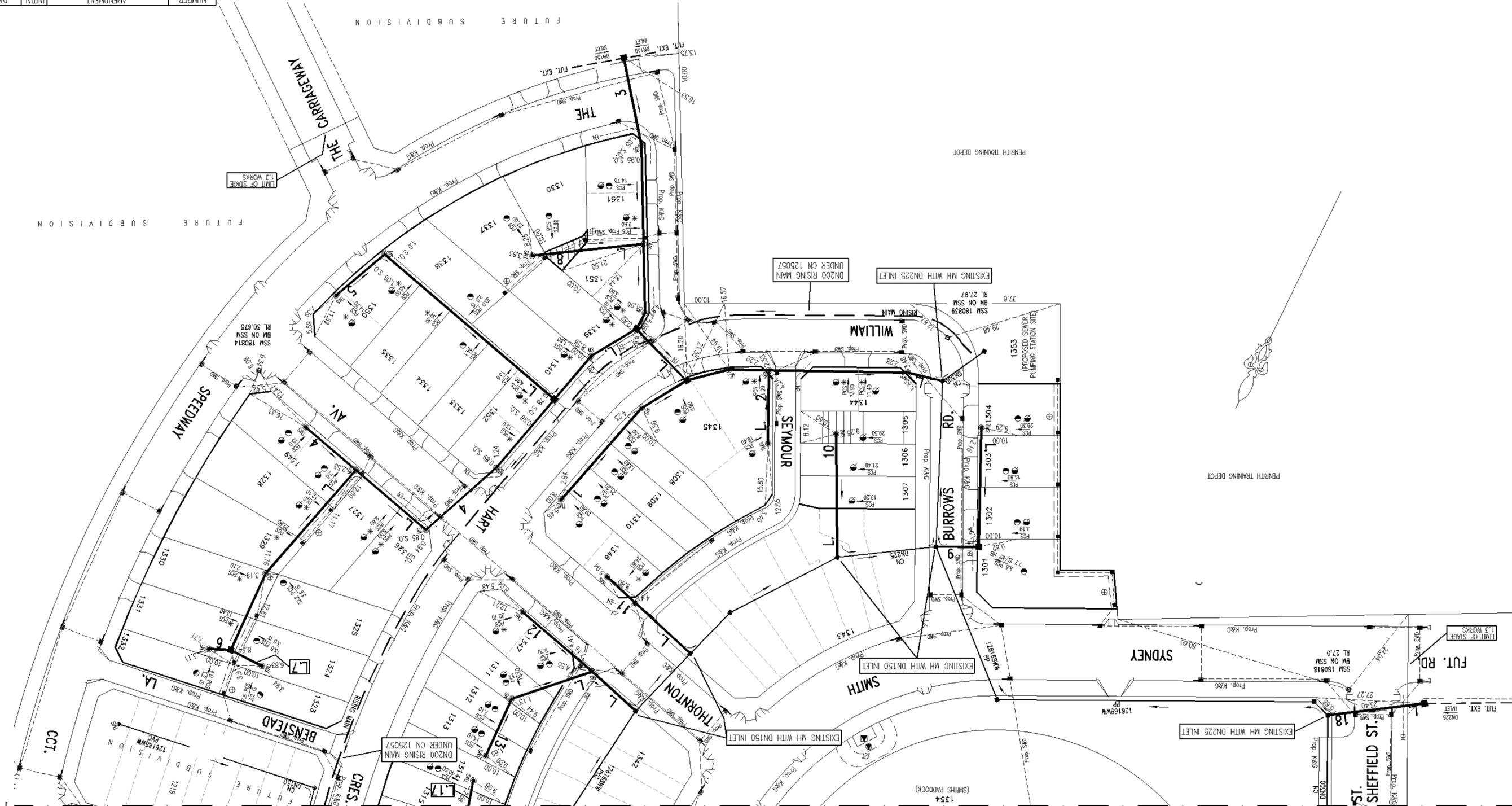
SHEET 3

| NUMBER | AMENDMENT | INITIAL | DATE |
|--------|--|---------|----------|
| A | FIRST ISSUE (FOR CLIENT ONLY) | F.J. | 17.10.11 |
| B | ISSUE FOR COMMENT | F.J. | 15.01.12 |
| C | ISSUE FOR SMC ENDORSEMENT | F.J. | 20.02.12 |
| D | AMENDED DESIGN AS PER MARKUP FROM LANDCOM BASED ON THE LATEST PROP. ARCHITECTURAL LAYOUT | F.J. | 12.07.12 |
| E | L15 EXTENDED BY 20m, LEVELS AMENDED | F.J. | 02.08.12 |
| F | MS CHANGED TO MH AT L4/L5 CONNECTION | F.J. | 09.08.12 |
| G | FUTURE BOUNDARIES OF LOTS 1341-1343 CHANGED. L14 EXTENDED BY 1.60m AND JUNCTION ADDED ON L14 | F.J. | 18.11.12 |
| H | WORK AS CONSTRUCTED | S.D. | 07.03.13 |
| I | WORK AS CONSTRUCTED AMENDMENT L14 | G.W. | 25.02.14 |

| <p>PLAN TO BE READ IN CONJUNCTION WITH CURRENT SYDNEY WATER STANDARDS SYDNEY WATER CORPORATION</p> <p>PRIOR TO COMMENCEMENT OF EXCAVATION FOR PROPOSED AND EXISTING SERVICES CONTACT - ELECTRICITY Ph. 1100 GAS Ph. 1100 TELECOMMUNICATIONS Ph. 132 092 GIVING AT LEAST 48 HOURS NOTICE.</p> | <p>UTILITIES</p> <table border="1"> <thead> <tr> <th>TYPE</th> <th>DATE</th> <th>REF.</th> <th>TYPE</th> <th>DATE</th> <th>REF.</th> </tr> </thead> <tbody> <tr> <td>PROP. STORMWATER: SMD</td> <td>21.07.11</td> <td>DESIGN</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>19.07.11</td> <td>ENG.PLAN</td> <td></td> <td></td> <td></td> </tr> <tr> <td>PM 40865 (ORIGIN)</td> <td>01.03.11</td> <td>SURVEY</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | | TYPE | DATE | REF. | TYPE | DATE | REF. | PROP. STORMWATER: SMD | 21.07.11 | DESIGN | | | | | 19.07.11 | ENG.PLAN | | | | PM 40865 (ORIGIN) | 01.03.11 | SURVEY | | | | <p>WORK AS CONSTRUCTED CERTIFICATION</p> <p>DEVELOPER LANDCOM WATER SERVICE CO-ORDINATOR QALCHEK PTY LTD CONSTRUCTOR BOONDILL P/L COMPLETED 19/02/2013 W.A.C. PREPARED 07/03/2013</p> <p>DESIGNER QALCHEK PTY LTD</p> <p>I CERTIFY THAT THE WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE WORK AS CONSTRUCTED DRAWINGS.</p> | | | | <p>PIPE SCHEDULE</p> <table border="1"> <thead> <tr> <th>SIZE DN</th> <th>TYPE</th> <th>CLASS</th> <th>LENGTH</th> <th>PIPE JOINING METHOD / NOTES</th> </tr> </thead> <tbody> <tr> <td>225</td> <td>UPVC</td> <td>SN8</td> <td>89.46</td> <td>RRJ</td> </tr> <tr> <td>150</td> <td>UPVC</td> <td>SN8</td> <td>789.73</td> <td>RRJ</td> </tr> <tr> <td>100</td> <td>UPVC</td> <td>SN10</td> <td>86.3</td> <td>SW (NOTE 16 & 17)</td> </tr> </tbody> </table> <p>DESIGN HEAD . . . m NO BOUNDARY TRAPS REQUIRED.</p> | | | | SIZE DN | TYPE | CLASS | LENGTH | PIPE JOINING METHOD / NOTES | 225 | UPVC | SN8 | 89.46 | RRJ | 150 | UPVC | SN8 | 789.73 | RRJ | 100 | UPVC | SN10 | 86.3 | SW (NOTE 16 & 17) | <p>AUSTRALIAN HEIGHT DATUM</p> <p>SCALES PLAN 1:500 SECTION HOR. 1:500 VERT. 1:125</p> <p>CROSS SECTIONS NATURAL.</p> <p>LAND LEVELS, OFFSETS & LEVELS ARE IN METRES.</p> | | | | <p>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.</p> <p>U.B. DIRECTORY MAP 163K8 (48th Ed.)</p> <p>SHEET 1 OF 6 File No. N/A</p> | | | | <p>Sydney WATER SYDNEY WATER CORPORATION</p> <p>Case No. 126169WW</p> <p>PENRITH SEWERAGE DRAINS TO SPS 1142 PENRITH STP</p> | | | |
|--|---|----------|--------|-----------------------------|------|------|------|------|------|------|-----------------------|----------|--------|--|--|--|--|----------|----------|--|--|--|-------------------|----------|--------|--|--|--|---|--|--|--|--|--|--|--|---------|------|-------|--------|-----------------------------|-----|------|-----|-------|-----|-----|------|-----|--------|-----|-----|------|------|------|-------------------|---|--|--|--|--|--|--|--|--|--|--|--|
| | TYPE | DATE | REF. | TYPE | DATE | REF. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PROP. STORMWATER: SMD | 21.07.11 | DESIGN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 19.07.11 | ENG.PLAN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PM 40865 (ORIGIN) | 01.03.11 | SURVEY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SIZE DN | TYPE | CLASS | LENGTH | PIPE JOINING METHOD / NOTES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 225 | UPVC | SN8 | 89.46 | RRJ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 150 | UPVC | SN8 | 789.73 | RRJ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 100 | UPVC | SN10 | 86.3 | SW (NOTE 16 & 17) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

DEVELOPER CONTRACT PLAN
STAGE 1.3
LOW INFILTRATION SEWER
WORKS-AS-CONSTRUCTED

SEE SHEET 3 FOR CONTINUATION



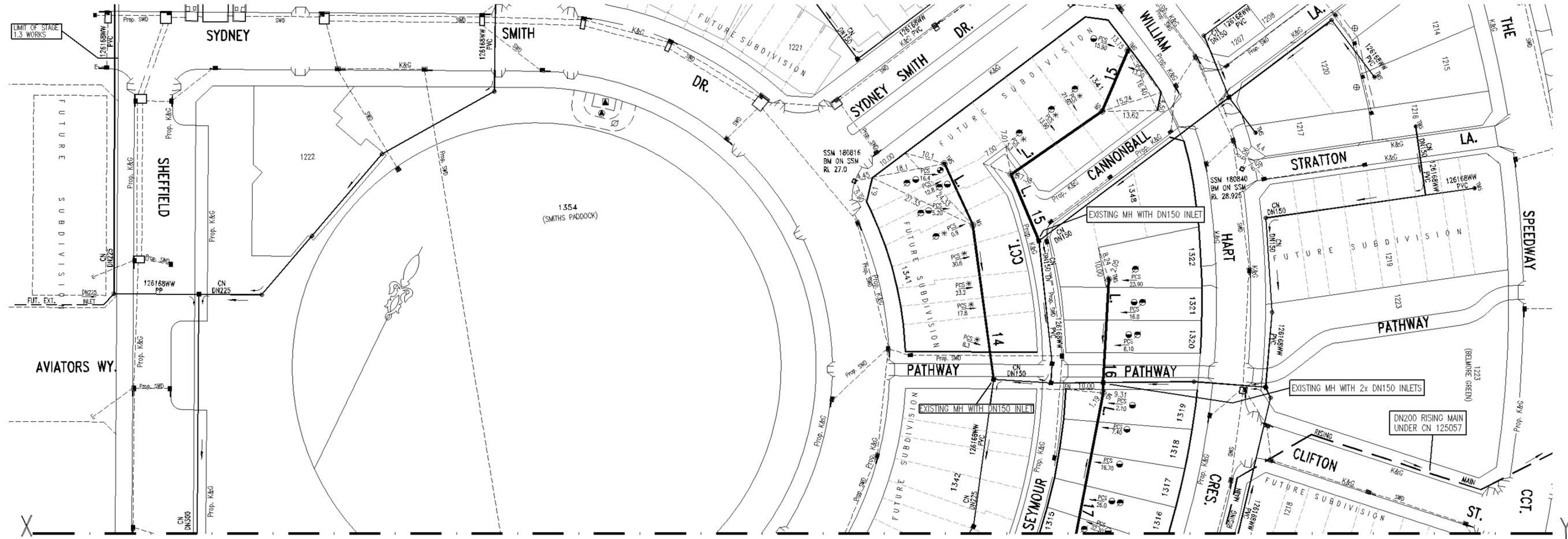
- ▲ EASEMENT FOR PADMOUNT SUBSTATION (2.75m WIDE)
- RESTRICTION ON THE USE OF LAND (3m WIDE)
- RESTRICTION ON THE USE OF LAND (5m WIDE)
- ⊕ DRAINAGE EASEMENT 1.5 WIDE

| | |
|---|-----------------|
| WORKS AS CONSTRUCTED CERTIFICATION | |
| DEVELOPER | LANDCOM |
| W.A.C. | GALCHER PTY LTD |
| CONSTRUCTOR | BOOMDELL P/L |
| COMPLETED | 19/02/2013 |
| W.A.C. PREPARED | 07/03/2013 |
| DESIGNER | GALCHER PTY LTD |
| I CERTIFY THAT THE WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE WORKS AS CONSTRUCTED DRAWINGS | |

| | | | |
|--------|--|---------|----------|
| NUMBER | AMENDMENT | INITIAL | DATE |
| A | FIRST ISSUE (FOR CLIENT ONLY) | F.J. | 17.10.11 |
| B | ISSUE FOR COMMENT | F.J. | 15.01.12 |
| C | ISSUE FOR SMC ENDORSEMENT | F.J. | 20.02.12 |
| D | AMENDED DESIGN AS PER MARKUP FROM ARCHITECTURAL LAYOUT | F.J. | 12.07.12 |
| E | L15 EXTENDED BY 20m. LEVELS AMENDED | F.J. | 02.08.12 |
| F | MS CHANGED TO MH AT L4/L5 CONNECTION | F.J. | 09.08.12 |
| G | FUTURE BOUNDARIES OF LOTS 1341-1343 CHANGED. L14 EXTENDED BY 1.60m AND | F.J. | 18.11.12 |
| H | WORK AS CONSTRUCTED | S.D. | 07.03.13 |
| I | WORK AS CONSTRUCTED AMENDED L14 | G.W. | 25.02.14 |

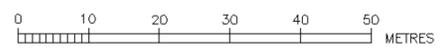
Case No. 126169WW SHT 2 OF 8 SHTS.
 Sydney WATER
 SYDNEY WATER CORPORATION

FOR DETAILS OF SERVICES SEE SHEET 1



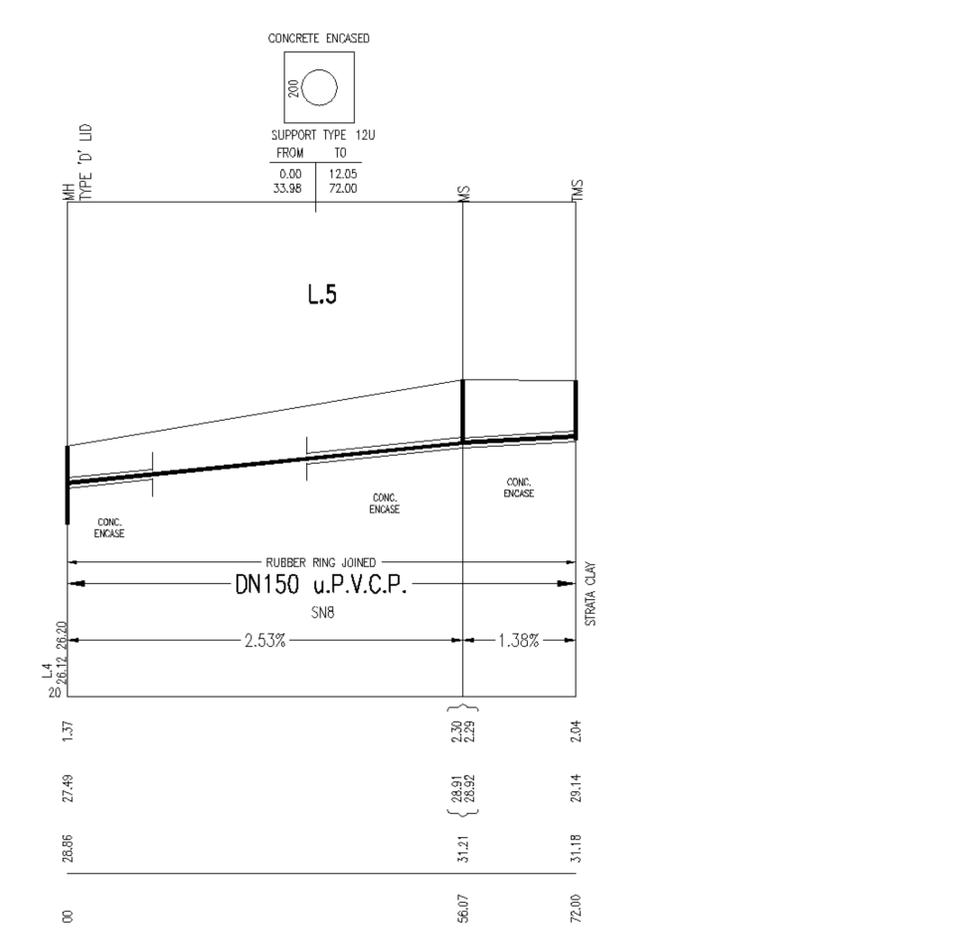
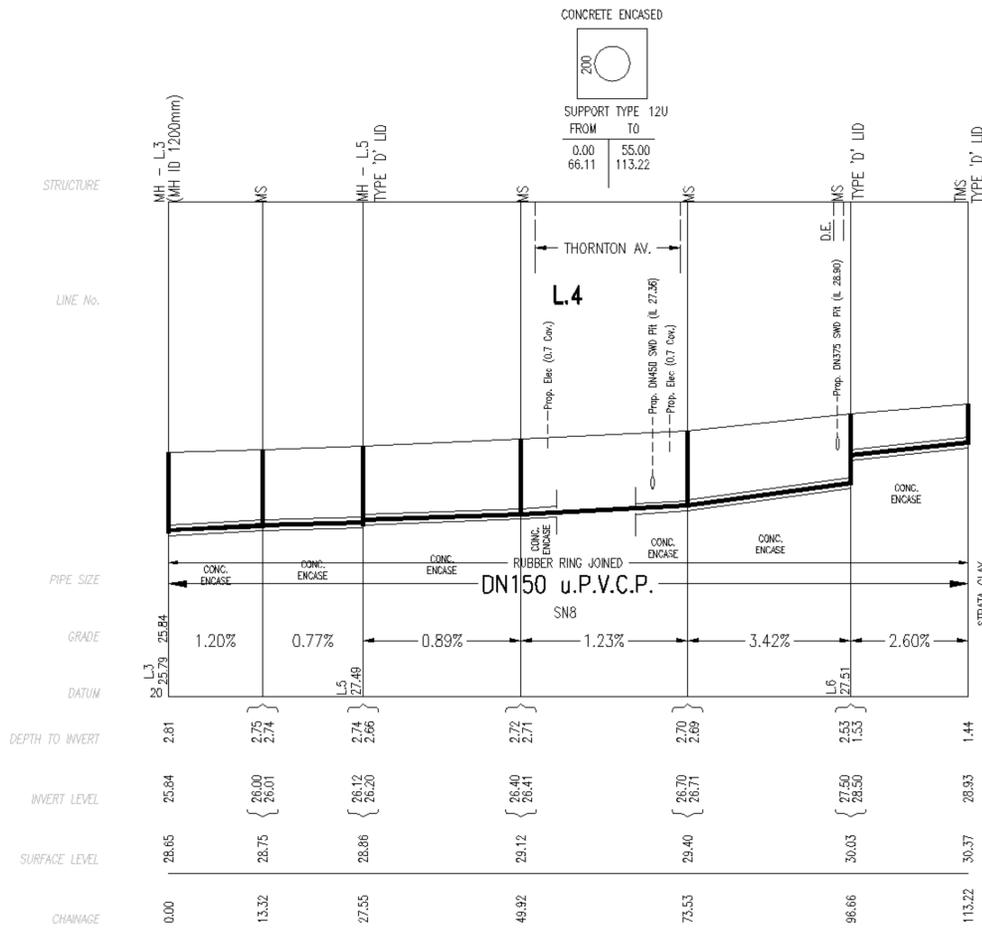
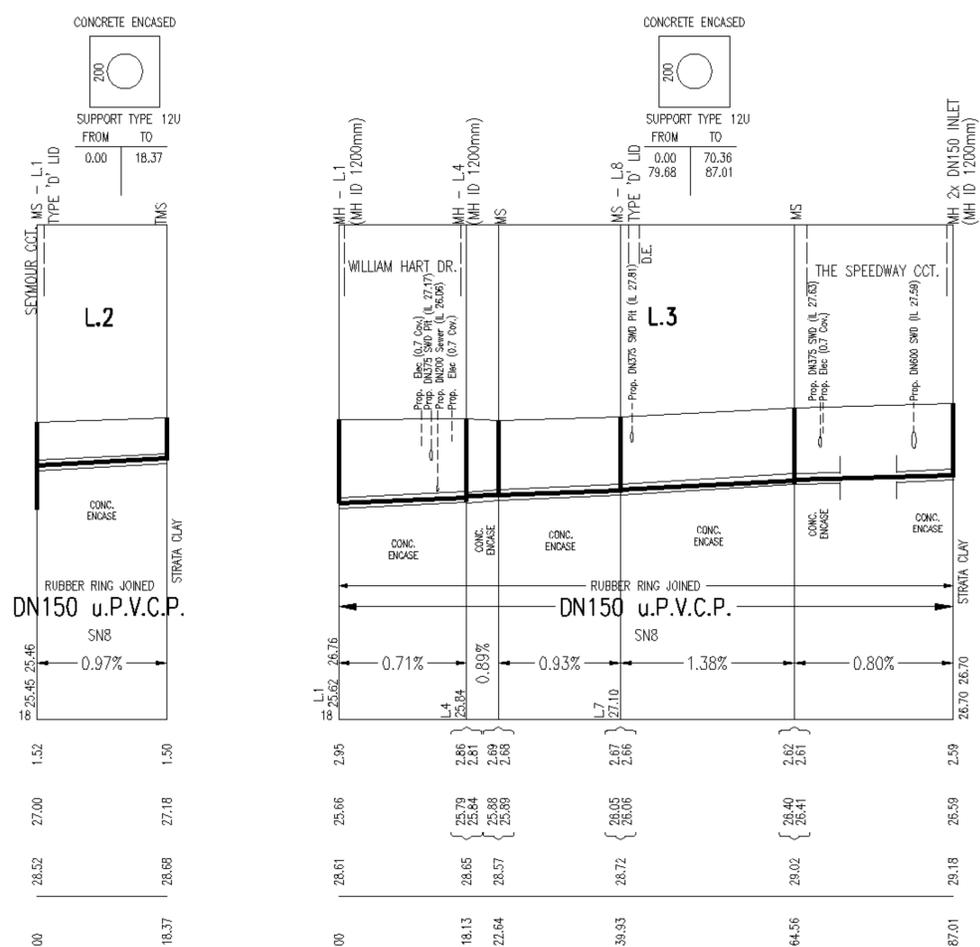
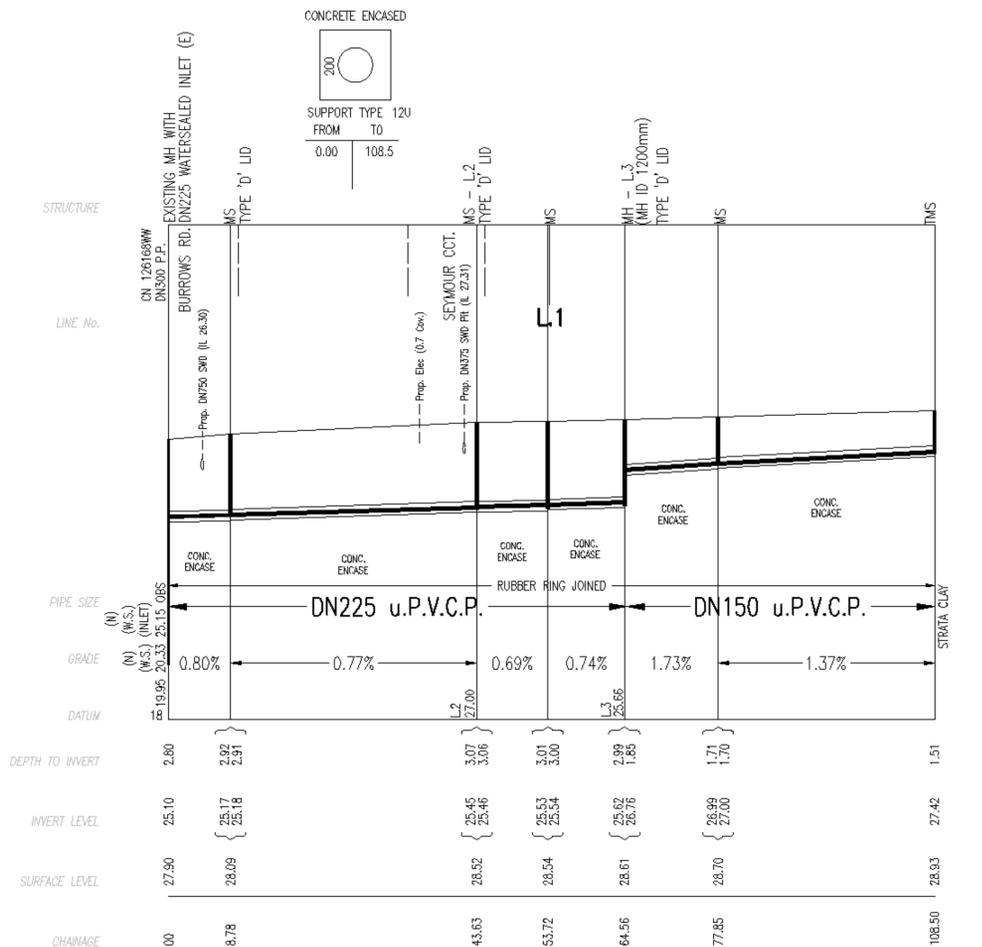
CONTINUATION FROM SHEET 2

- ▲ EASEMENT FOR PADMOUNT SUBSTATION (2.75m WIDE)
- RESTRICTION ON THE USE OF LAND (3m WIDE)
- RESTRICTION ON THE USE OF LAND (5m WIDE)
- ⊕ DRAINAGE EASEMENT 1.5 WIDE
- ◆ INFORMATION NOT AVAILABLE, MEASUREMENT INDICATIVE ONLY.



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| E | L15 EXTENDED BY 20m, LEVELS AMENDED | F.J. | 02.08.12 |
| F | MS CHANGED TO MH AT L4/L5 CONNECTION | F.J. | 09.08.12 |
| G | FUTURE BOUNDARIES OF LOTS 1341-1343 CHANGED. L14 EXTENDED BY 1.80m AND JUNCTION ADDED ON L14 | F.J. | 18.11.12 |
| H | WORK AS CONSTRUCTED | S.D. | 07.03.13 |
| I | WORK AS CONSTRUCTED AMENDED L14 | G.W. | 25.02.14 |

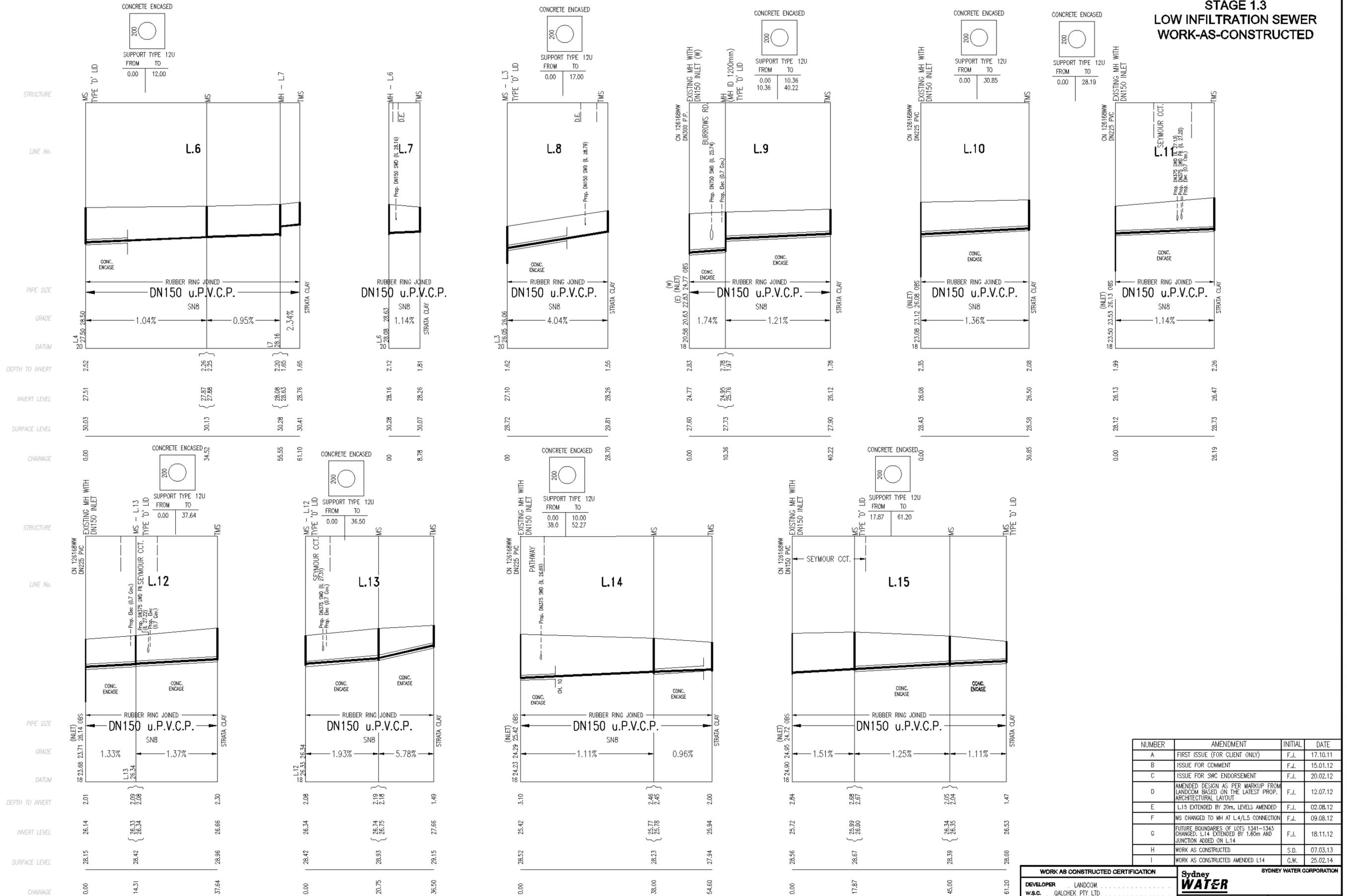
| | | | |
|--|-------------------|--|--|
| WORK AS CONSTRUCTED CERTIFICATION | | Sydney WATER SYDNEY WATER CORPORATION | |
| DEVELOPER | LANDCOM | Case No. 126169WW SHT 3 OF 6 SHTS. SYDNEY WATER CORPORATION FOR DETAILS OF SERVICES SEE SHEET 1 | |
| W.S.C. | QALCHEK PTY. LTD. | | |
| CONSTRUCTOR | BOOMDELL P/L | | |
| COMPLETED | 19/02/2013 | | |
| W.A.C. PREPARED | 07/03/2013 | | |
| DESIGNER | QALCHEK PTY. LTD. | I CERTIFY THAT THE WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE WORK AS CONSTRUCTED DRAWINGS | |



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| WORK AS CONSTRUCTED CERTIFICATION | | SYDNEY WATER CORPORATION | |
|-----------------------------------|-------------------|---|--|
| DEVELOPER | LANDCOM | Sydney WATER | |
| W.S.C. | QALCHEK PTY. LTD. | | |
| CONSTRUCTOR | BOOMDELL P/L | Case No. 126169WW SH 4 OF 6 SHTS. | |
| COMPLETED | 19/02/2013 | SYDNEY WATER CORPORATION FOR DETAILS OF SERVICES SEE SHEET 1 | |
| W.A.C. PREPARED | 07/03/2013 | | |
| DESIGNER | QALCHEK PTY LTD. | | |

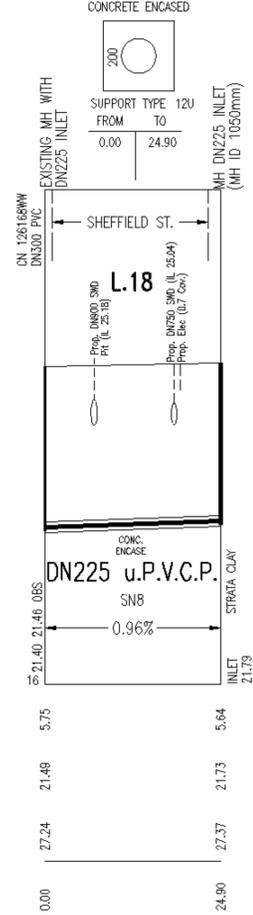
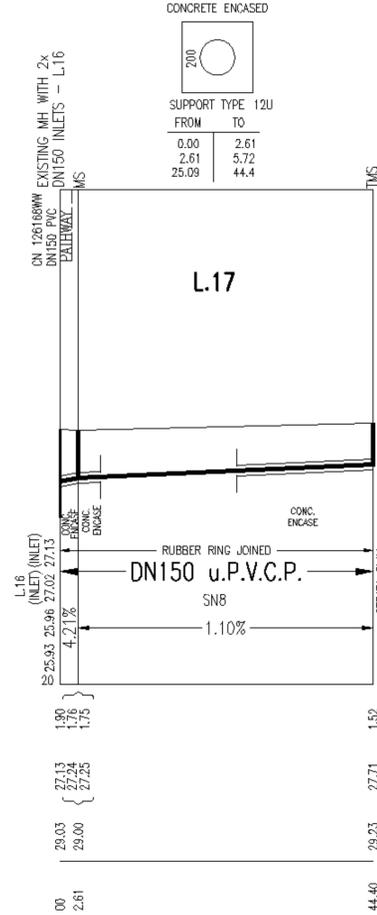
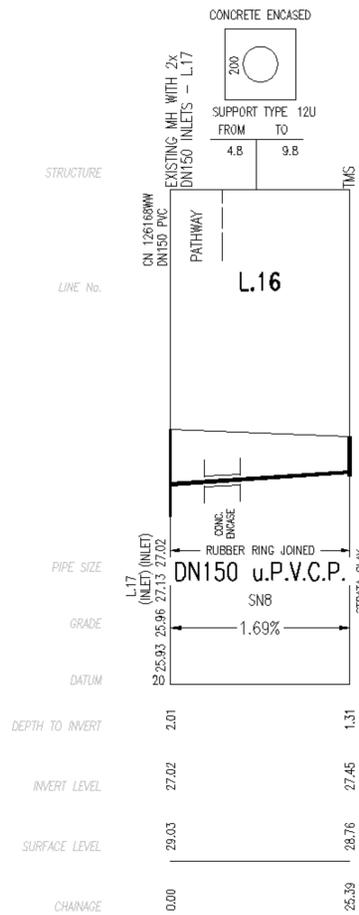
PLAN DRAWN DATE: 26/02/2014 VERSION: 1 SHEET 4 OF 6 SHEETS



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| I | WORK AS CONSTRUCTED AMENDED L14 | G.W. | 25.02.14 |

| | | | |
|--|-------------------|---|--|
| WORK AS CONSTRUCTED CERTIFICATION | | Sydney WATER | |
| DEVELOPER | LANDCOM | Case No. 126169WW SHT 5 OF 8 SHTS. SYDNEY WATER CORPORATION FOR DETAILS OF SERVICES SEE SHEET 1 | |
| W.S.C. | QALCHEK PTY. LTD. | | |
| CONSTRUCTOR | BOOMDELL P/L | | |
| COMPLETED | 19/02/2013 | | |
| W.A.C. PREPARED | 07/03/2013 | | |
| DESIGNER | QALCHEK PTY LTD | | |

PLAN DRAWN DATE: 26/02/2014 VERSION: 1 SHEET 5 OF 8 SHEETS



| NUMBER | AMENDMENT | INITIAL | DATE |
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| WORK AS CONSTRUCTED CERTIFICATION | | SYDNEY WATER CORPORATION | |
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| DEVELOPER | LANDCOM | Sydney WATER | |
| W.S.C. | QALCHEK PTY. LTD. | | |
| CONSTRUCTOR | BOOMDELL P/L | Case No. 126169WW SH 8 OF 8 SHTS. | |
| COMPLETED | 19/02/2013 | SYDNEY WATER CORPORATION FOR DETAILS OF SERVICES SEE SHEET 1 | |
| W.A.C. PREPARED | 07/03/2013 | | |
| DESIGNER | QALCHEK PTY LTD | | |

PLAN DRAWN DATE: 25/02/2014 VERSION: 1 SHEET 6 OF 8 SHEETS

ASPECT DEVELOPMENT & SURVEY PTY LTD
CONSULTING REGISTERED SURVEYORS
ASPECT DEVELOPMENT & SURVEY PTY LTD
110/112 WILSON ST
MELBOURNE VIC 3000
PH: 03 9594 1000
FAX: 03 9594 1001
WWW.ASPECTSURVEY.COM.AU

BASIX
House (unit 1)
= 58.72m² of roof area to discharge to water tank.
= 87.27m² stormwater and overflow to discharge to existing street channel.
o/a = 145.99m² of roof area.

House (unit 1)
HOUSE: FFL: R.L: 28.660 (LIVING)
FGL: R.L: 28.260
GARAGE: FFL: R.L: 28.150
FGL: R.L: 27.825

House (unit 1)
NOTE: REFER TO BASIX CERTIFICATE FOR MORE INFORMATION ON WATER USAGE.

House (unit 1)
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.

House (unit 1)
note: r.l. levels indicative to a building tolerance of +/- 30mm.
NOTE: EAVES O/H TO ENCR OCH AS ALLOWED BY B.C.A. CL3.7.1.7 & FIGURE 3.7.1.9

House (unit 1)
note: r.l. levels indicative to a building tolerance of +/- 30mm.
NOTE: EAVES O/H TO ENCR OCH AS ALLOWED BY B.C.A. CL3.7.1.7 & FIGURE 3.7.1.9

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NOTE: EAVES O/H TO ENCR OCH AS ALLOWED BY B.C.A. CL3.7.1.7 & FIGURE 3.7.1.9

Studio loft (unit 2)
= 29.18m² of roof area to discharge to water tank.
= 65.29m² stormwater and overflow to discharge to existing street channel.
o/a = 94.47m² of roof area.

Studio loft (unit 2)
STUDIO LOFT: FFL: R.L: 30.990 (LIVING FIRST FLOOR)
GARAGE: FFL: R.L: 28.150
FGL: R.L: 27.825

Studio loft (unit 2)
NOTE: REFER TO BASIX CERTIFICATE FOR MORE INFORMATION ON WATER USAGE.

Studio loft (unit 2)
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
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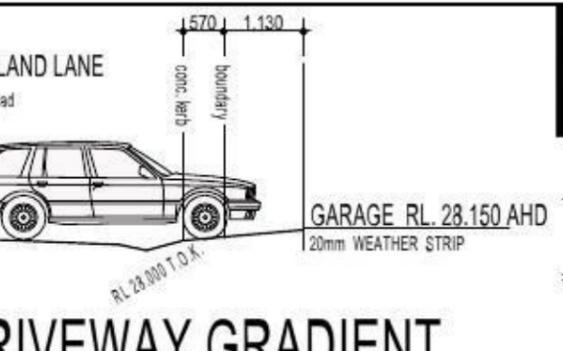
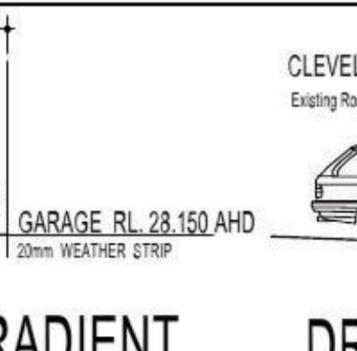
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NOTE: EAVES O/H TO ENCR OCH AS ALLOWED BY B.C.A. CL3.7.1.7 & FIGURE 3.7.1.9

Studio loft (unit 2)
note: r.l. levels indicative to a building tolerance of +/- 30mm.
NOTE: EAVES O/H TO ENCR OCH AS ALLOWED BY B.C.A. CL3.7.1.7 & FIGURE 3.7.1.9

Studio loft (unit 2)
note: r.l. levels indicative to a building tolerance of +/- 30mm.
NOTE: EAVES O/H TO ENCR OCH AS ALLOWED BY B.C.A. CL3.7.1.7 & 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 |
| WIM 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 |



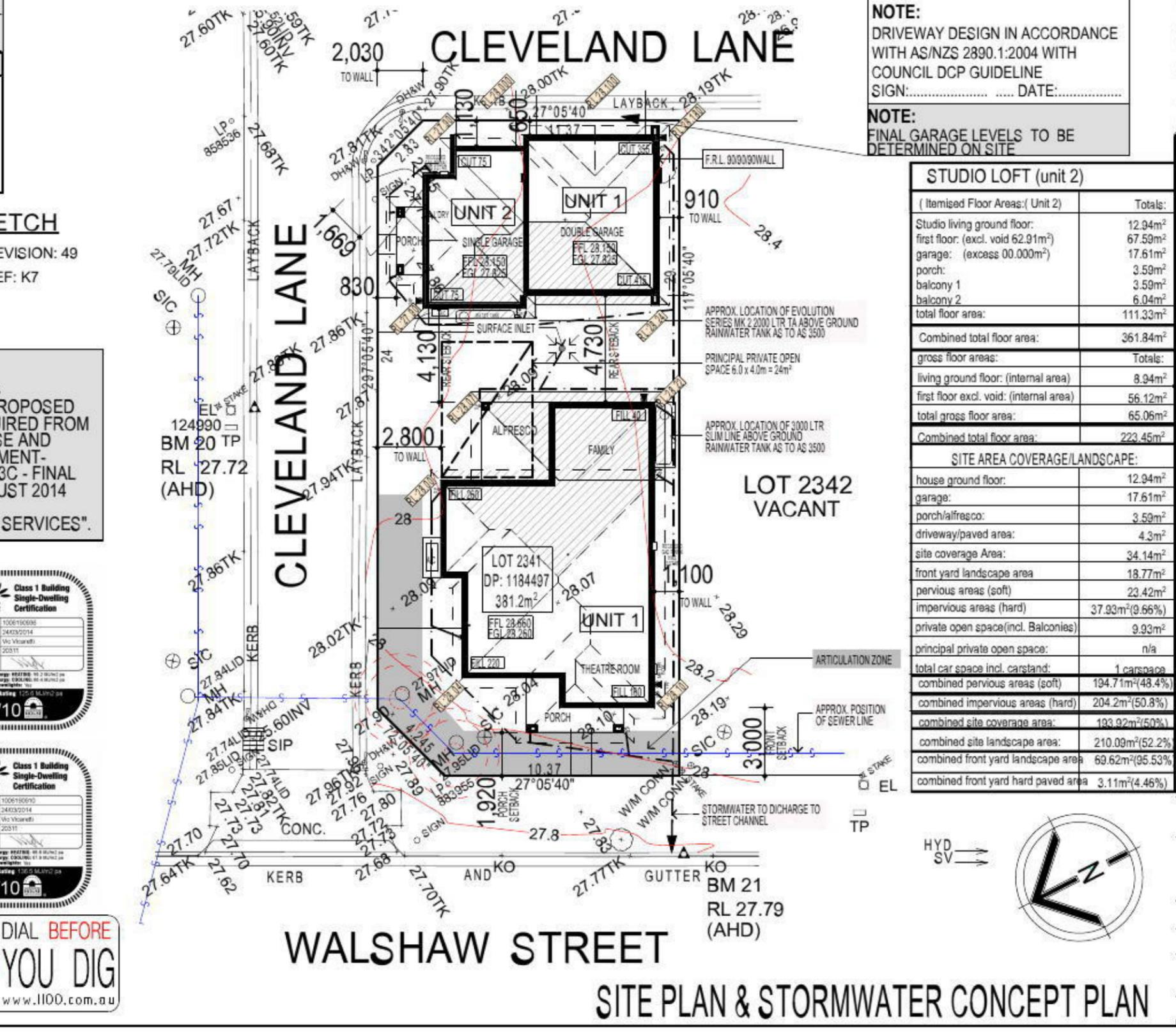
DRIVEWAY GRADIENT UNIT 1 SCALE 1:100

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

LOCALITY SKETCH
UBD AREA: SYD REVISION: 49
MAP: 163 REF: K7
GPS S E

NOTE:
PROVIDE ACOUSTIC ATTENUATION TO PROPOSED DWELLING AS REQUIRED FROM ROAD TRAFFIC NOISE AND VIBRATION ASSESSMENT- REPORT No.nss22113C - FINAL REV A. DATED: AUGUST 2014 PREPARED BY "NOISE AND SOUND SERVICES".



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FIRSTSTYLE HOMES Pty Ltd
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ACN: 687 773 779
PO BOX 171, HOXTON PARK 2171
ADMIN: (02) 9601 0111
FAX: (02) 9601 0711
EMAIL: design@firststyle.com.au

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DEVELOPMENT CALCULATIONS

| STUDIO LOFT (unit 2) | | LOT: 2341 NO. 00 OF SITE AREA: 381.2m ² | |
|--|----------------------|--|----------------------|
| (Itemised Floor Areas: (Unit 2)) | Totals: | Itemised Floor Areas (Unit 1): | Totals: |
| Studio living ground floor: | 12.94m ² | living ground floor: | 100.39m ² |
| first floor: (excl. void 62.91m ²) | 67.59m ² | first floor: (excl. void 78.77m ²) | 84.13m ² |
| garage: (excess 00.000m ²) | 17.61m ² | garage: (excess 00.000m ²) | 42.35m ² |
| porch: | 3.59m ² | alfresco: | 10.44m ² |
| balcony 1 | 3.59m ² | porch: | 6.60m ² |
| balcony 2 | 6.04m ² | balcony: | 6.60m ² |
| total floor area: | 111.33m ² | total floor area: | 250.51m ² |

| Combined total floor area: | | FLOOR SPACE RATIO CALCULATION: | |
|---|----------------------|---|----------------------|
| gross floor areas: | Totals: | gross floor areas: | Totals: |
| living ground floor: (internal area) | 8.94m ² | living ground floor: (internal area) | 89.13m ² |
| first floor excl. void: (internal area) | 56.12m ² | first floor excl. void: (internal area) | 69.26m ² |
| total gross floor area: | 65.06m ² | total gross floor area: | 158.39m ² |
| Combined total floor area: | 223.45m ² | total floor space ratio: | 0.41:1 |

| SITE AREA COVERAGE/LANDSCAPE: | | SITE AREA COVERAGE/LANDSCAPE: | |
|-------------------------------------|------------------------------|---------------------------------|------------------------------|
| house ground floor: | 12.94m ² | house ground floor: | 100.39m ² |
| garage: | 17.61m ² | garage: | 42.35m ² |
| porch/alfresco: | 3.59m ² | porch/alfresco: | 17.04m ² |
| driveway/paved area: | 4.3m ² | driveway/paved area: | 4.85m ² |
| site coverage Area: | 34.14m ² | site coverage Area: | 159.78m ² |
| front yard landscape area | 18.77m ² | front yard landscape area | 50.85m ² |
| pervious areas (soft) | 23.42m ² | pervious areas (soft) | 171.29m ² |
| impervious areas (hard) | 37.93m ² (9.66%) | impervious areas (hard) | 166.34m ² (41.3%) |
| private open space(incl. Balconies) | 9.93m ² | private open space o/a: | 99.96m ² |
| principal private open space: | n/a | principal private open space: | 24.0m ² |
| total car space incl. carstand: | 1 carspace | total car space incl. carstand: | 2 carspace |
| combined pervious areas (soft) | 194.71m ² (48.4%) | | |
| combined impervious areas (hard) | 204.2m ² (50.8%) | | |
| combined site coverage area: | 193.92m ² (50%) | | |
| combined site landscape area: | 210.09m ² (52.2%) | | |
| combined front yard landscape area | 69.62m ² (95.53%) | | |
| combined front yard hard paved area | 3.11m ² (4.46%) | | |

COUNCIL ZONE: R1

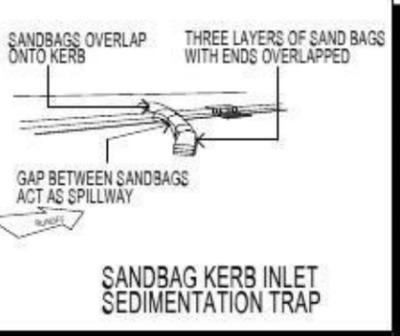
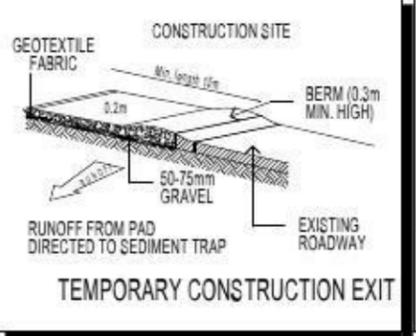
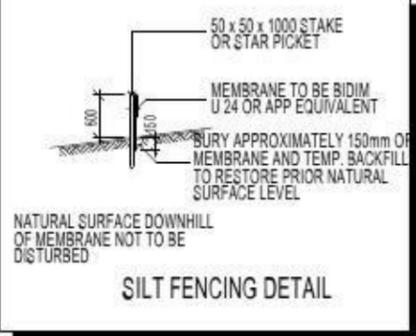
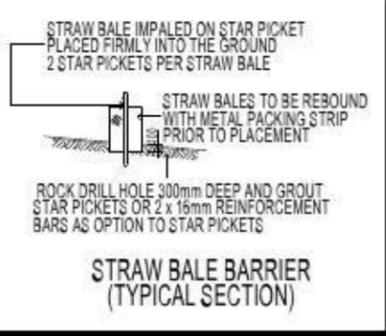
PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
LUOLLY PTY LTD & ATF GOEDEE FAMILY TRUST

LOCATION:
LOT 2341
CNR. WALSHAW ST & CLEVELAND LANE
PENRITH, 2750

| | | | | | |
|-------------|---------|--------|--------------|--------------------|------|
| DP: 1184497 | facade: | date: | 17/03/2015 | location approval: | QA1 |
| model: | STUDIO | drawn: | G.P./S.W. | checked: | G.P. |
| Sheet: | 1 of 15 | scale: | 1:200, 1:100 | 741-14 | |





DUST CONTROL MEASURES:
 IF THE SITE BECOMES DUSTY DURING HOTTER MONTHS (FIRSTYLE) WILL SPRINKLE WATER ON THE DUST
 ANY AREA OF ROAD BASE WILL BE POSITIONED FOR HEAVY VEHICLES TO REDUCE & PROVIDE AN AREA TO WASH TRUCKS OFF (IF REQUIRED)

NOISE & VIBRATION MEASURES:
 ALL EXCAVATION WILL BE CARRIED OUT BETWEEN THE TIME SETOUT IN THE COUNCIL CONDITIONS
 MACHINERY SIZE WILL BE KEPT TO A MINIMUM REQUIRED FOR THE JOB



FIRSTYLE HOMES

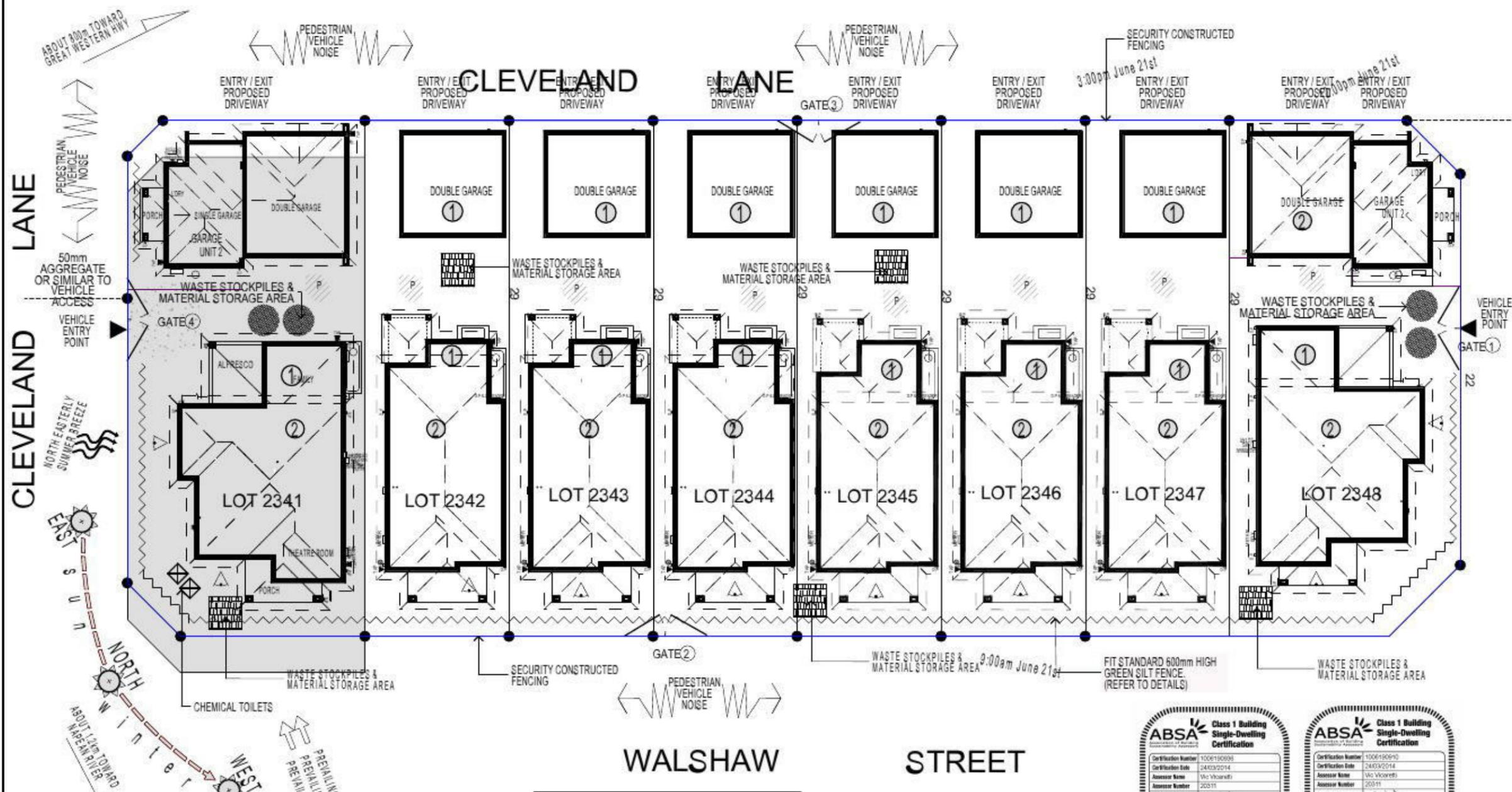
FIRSTYLE HOMES Pty Ltd
 Lic No. 110412C
 ACN: 687 773 779
 PO BOX 171, HOXTON PARK 2171

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

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

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

FIBRE OPTIC WIRING PACKAGE

NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT

NOTE
 SPLIT SYSTEM AIR CONDITIONING ONLY (EER 2.5-3.0 OR GREATER) SINGLE PHASE POWER

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

NOTE:
 PROVIDE ACOUSTIC ATTENUATION TO PROPOSED DWELLING AS REQUIRED FROM ROAD TRAFFIC NOISE AND VIBRATION ASSESSMENT-REPORT No.nss22113C - FINAL REV A. DATED: AUGUST 2014 PREPARED BY "NOISE AND SOUND SERVICES".



SITE ANALYSIS & WASTE MANAGEMENT PLAN

PROMOTION:
 UNIT LIVING/STYLE COLLECTION

CLIENT:
 LUOLLY PTY LTD & ATF GOEDEE FAMILY TRUST

LOCATION:
 LOT 2341
 CNR WALSHAW ST & CLEVELAND LANE
 PENRITH, 2750

DP: 1184407 **Council:** PENRITH

model: facade: **date:** 17/03/2015 **revision:** QA1

STUDIO: **CUSTOM:**

Sheet: **drawn:** G.P./S.W. **checked:** G.P. **scale:** 1:250

2 of 15 **741-14**

CLIENT'S SIGNATURE: **DATE:** **REP. I.R.**

KEY

-  FACE BRICK (AS SELECTED)
-  MOROKA TEXTURE TO FRONT AND RETURN AS DRAWN (AS SELECTED)
-  CEMINTEL (ASPECT) PLANK 300 - SMOOTH PAINT FINISH

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

FIRSTSTYLE HOMES

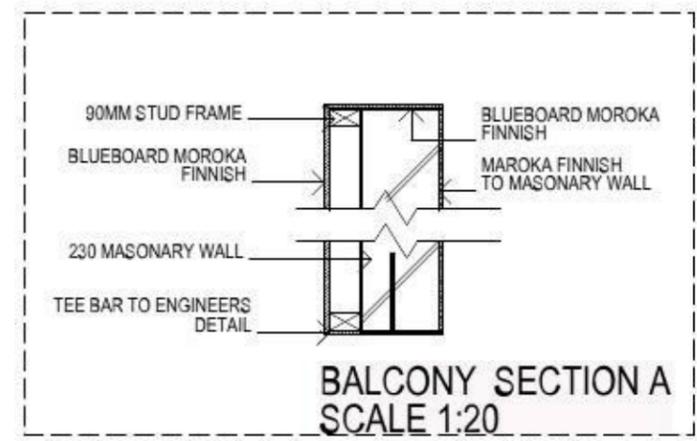
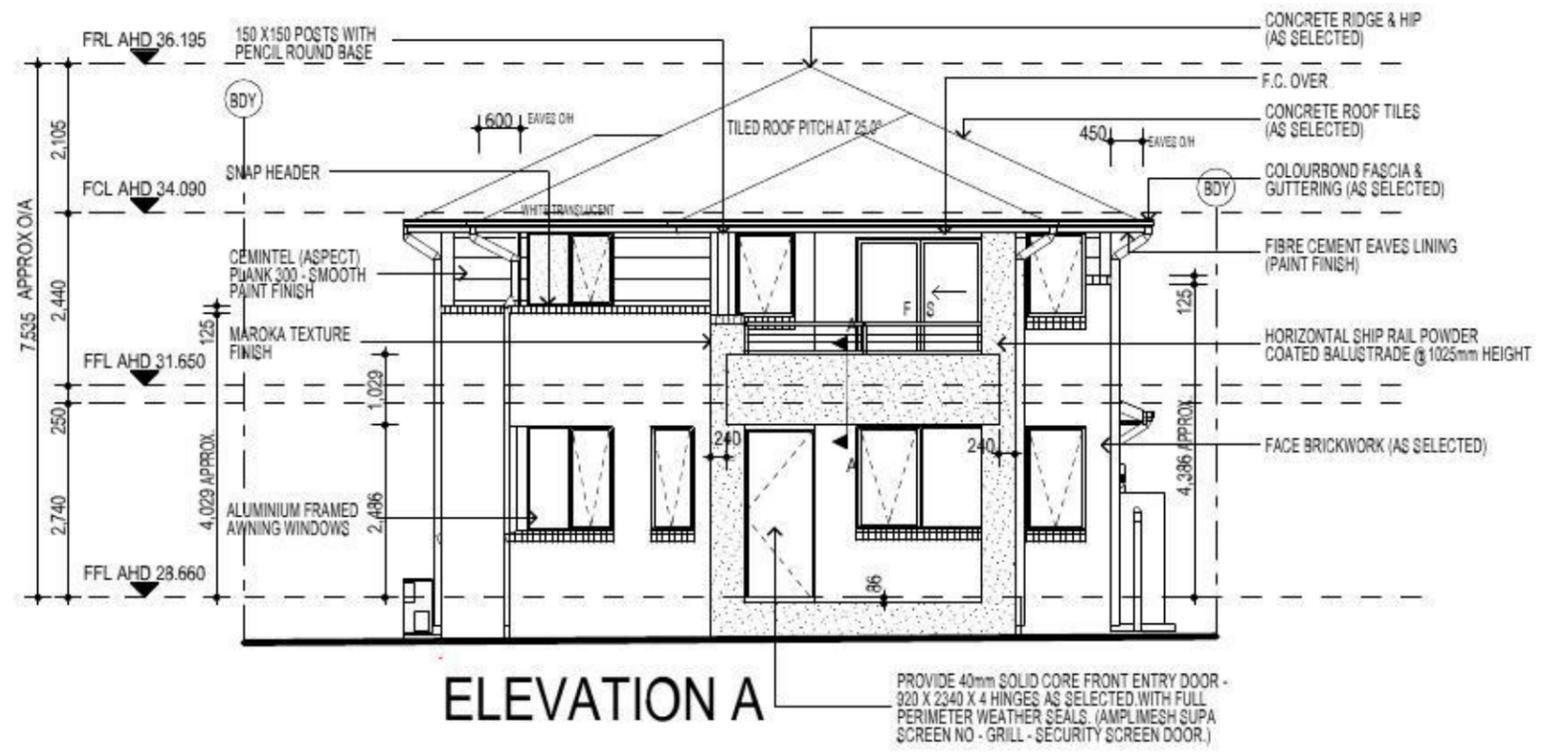
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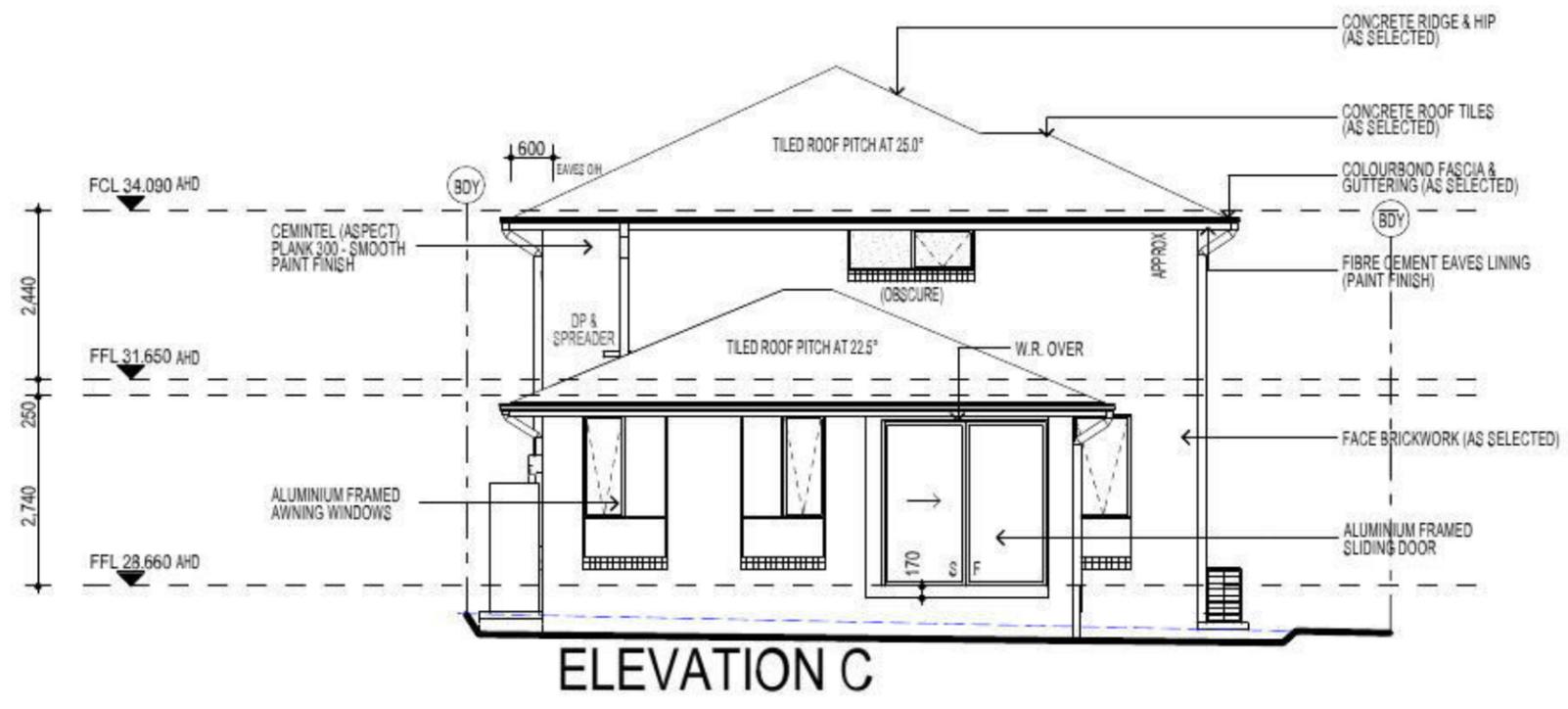
FIBRE OPTIC WIRING PACKAGE

NOTE:
PROVIDE GRANITGARD TERMITE TREATMENT

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

NOTE
SPLIT SYSTEM AIR CONDITIONING ONLY (EER 2.5-3.0 OR GREATER) SINGLE PHASE POWER

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



ABSA Class 1 Building Single-Dwelling Certification

Certification Number: 1009190996
Certification Date: 24/03/2014
Assessor Name: Vic Vivas
Assessor Number: 203311
Assessor Signature: [Signature]

Estimated Energy: HEATING: 10.2 kWh/m2 pa
Estimated Energy: COOLING: 88.4 kWh/m2 pa
Total with Onsite: 98.6

Star Rating: 4.5/10

ABSA Class 1 Building Single-Dwelling Certification

Certification Number: 1009190910
Certification Date: 24/03/2014
Assessor Name: Vic Vivas
Assessor Number: 203311
Assessor Signature: [Signature]

Estimated Energy: HEATING: 10.2 kWh/m2 pa
Estimated Energy: COOLING: 88.4 kWh/m2 pa
Total with Onsite: 98.6

Star Rating: 4.0/10

PROMOTION:
UNIT LIVING/STYLE COLLECTION

CLIENT:
LUOLLY PTY LTD & ATF GOEDEE FAMILY TRUST

LOCATION:
LOT 2341
CNR WALSHAW ST & CLEVELAND LANE
PENRITH, 2750

DP: 1184407 Council: PENRITH

model: facade: date: 17/03/2015 position: QA1

STUDIO CUSTOM

Sheet: 6 of 15 G.P./S.W. G.P. scale: 1:100

741-14

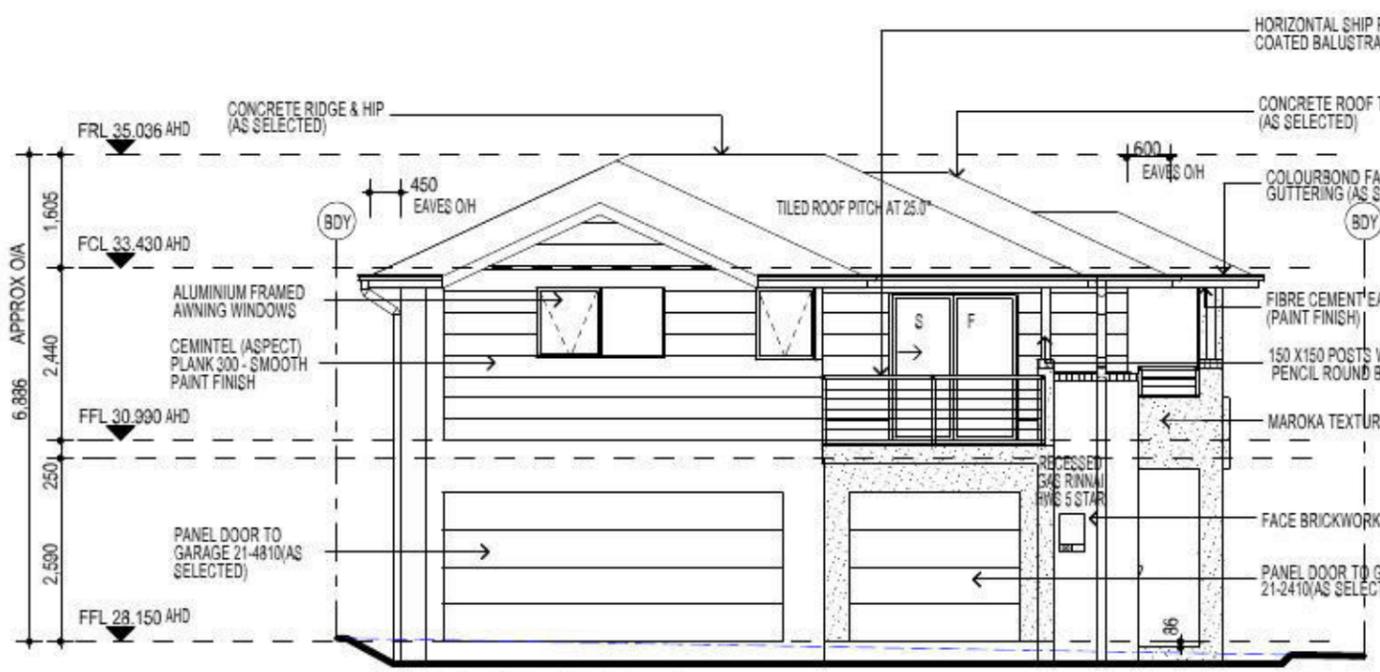
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ELEVATIONS

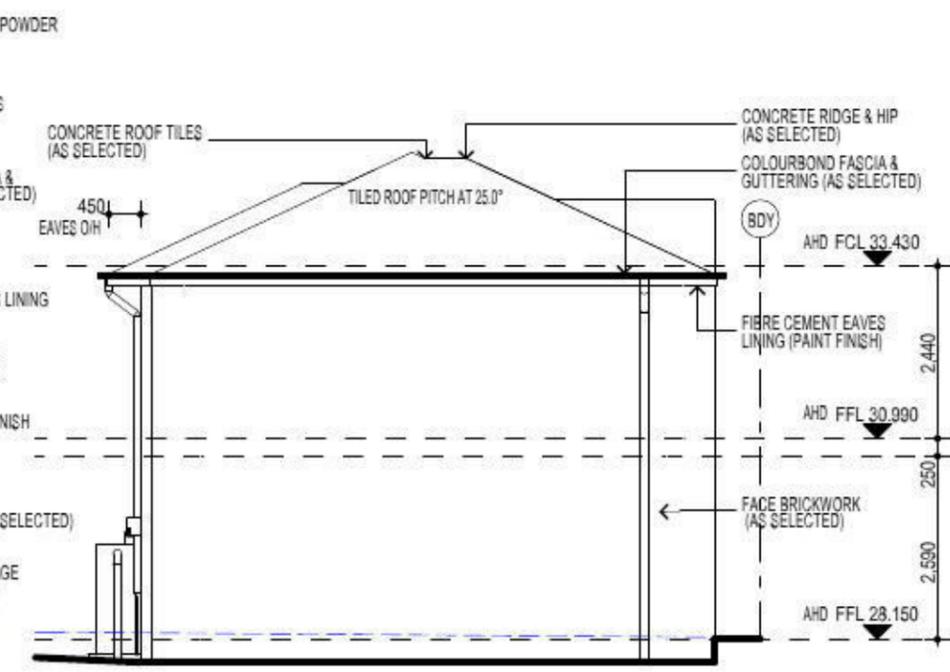
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KEY

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



ELEVATION A
 (STREET SCAPE - CLEVELAND LANE)
 UNIT 2 (LIVING COLLECTION)



ELEVATION B
 UNIT 2 (LIVING COLLECTION)



ELEVATION D
 UNIT 2 (LIVING COLLECTION)



ELEVATION C
 UNIT 2 (LIVING COLLECTION)

FIBRE OPTIC WIRING PACKAGE

NOTE:
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NOTE: PROVIDE GRANITGARD TERMITE TREATMENT

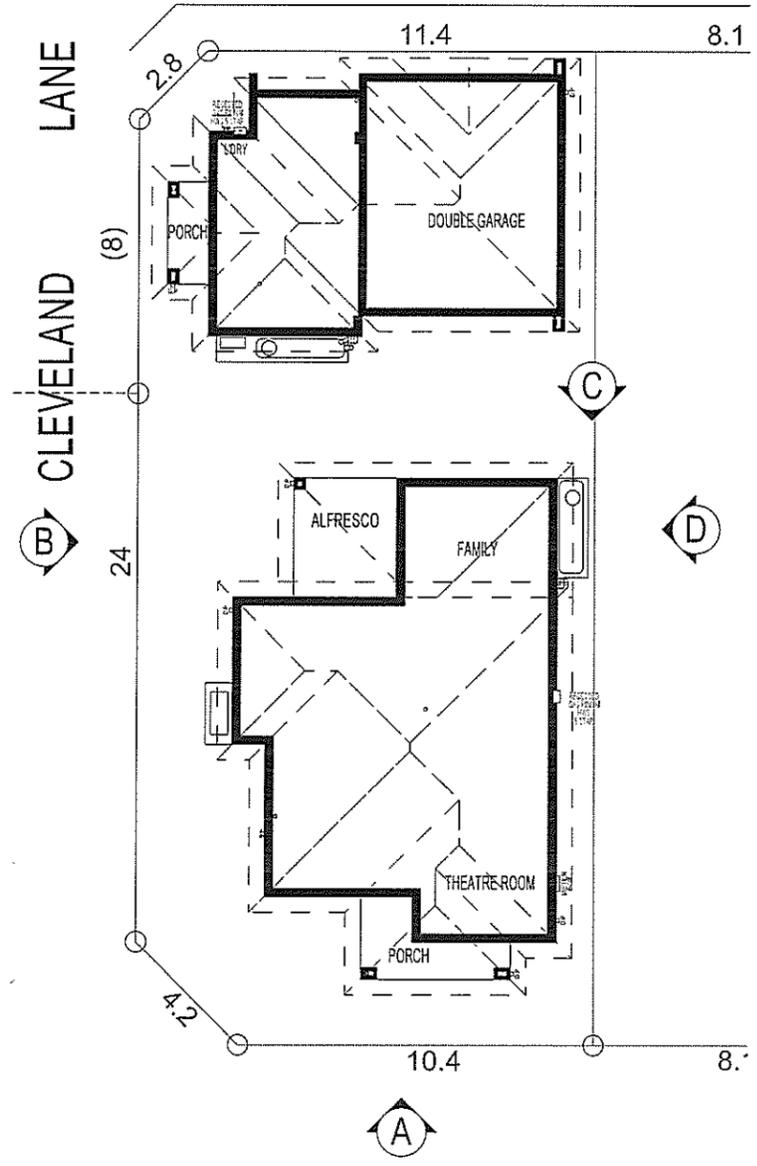
NOTE
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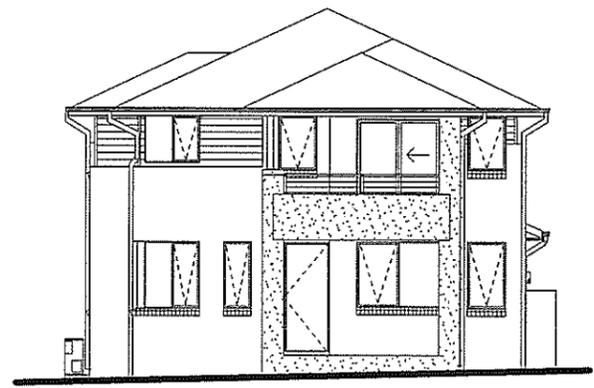


| | | | |
|---|---------------------|-------------------|---------------------|
| PROMOTION: UNIT 2 <i>LIVING COLLECTION</i> | | | |
| CLIENT: LUOLLY PTY LTD & ATF GOEDEE FAMILY TRUST | | | |
| LOCATION: LOT 2341 CNR. WALSHAW ST & CLEVELAND LANE PENRITH, 2750 | | | |
| DP: 1184407 | model: STUDIO | facade: CUSTOM | panel: PENRITH |
| Sheet: 8 of 15 | drawn: G.P./S.W. | checked: G.P. | date: 17/03/2015 |
| | | | QA1 |
| | | | 741-14 |
| STUDIO LOFT - ELEVATIONS | | | |

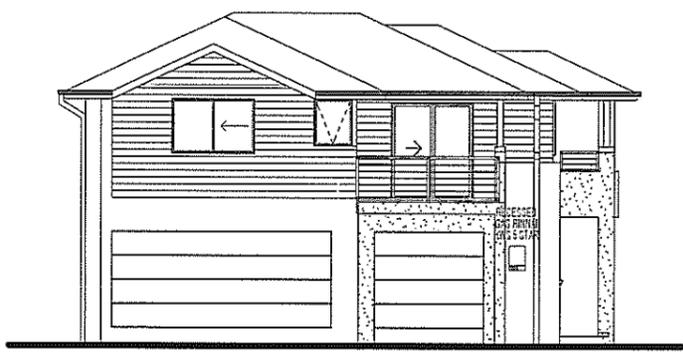
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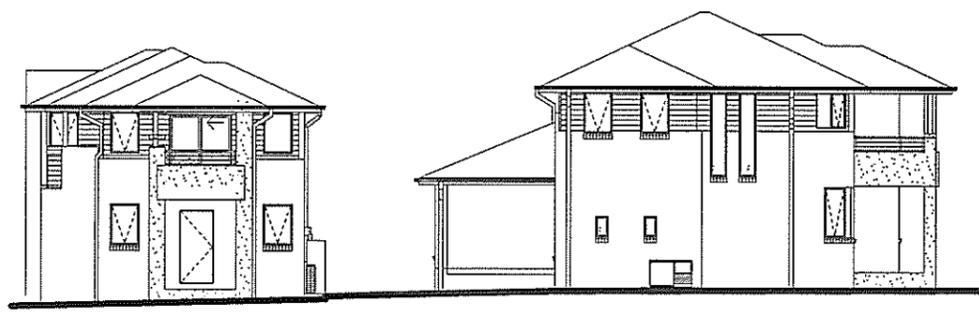
WALSHAW STREET



ELEVATION A



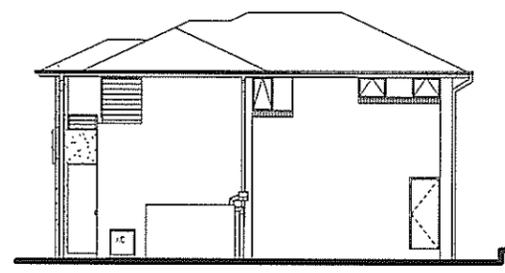
ELEVATION A (STUDIO)
 CANNONBALL LANE



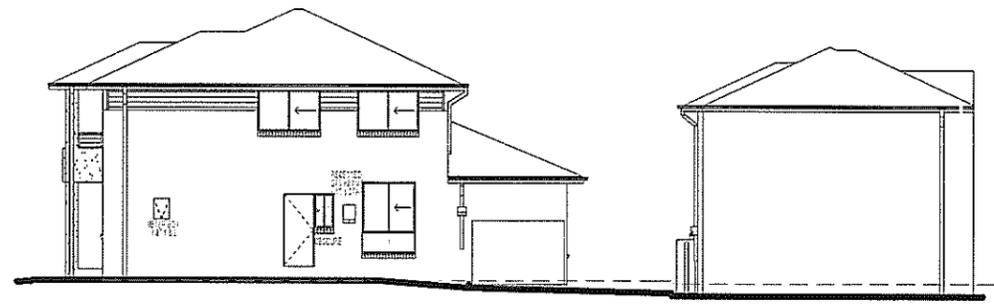
ELEVATION B



ELEVATION C



ELEVATION C (studio)



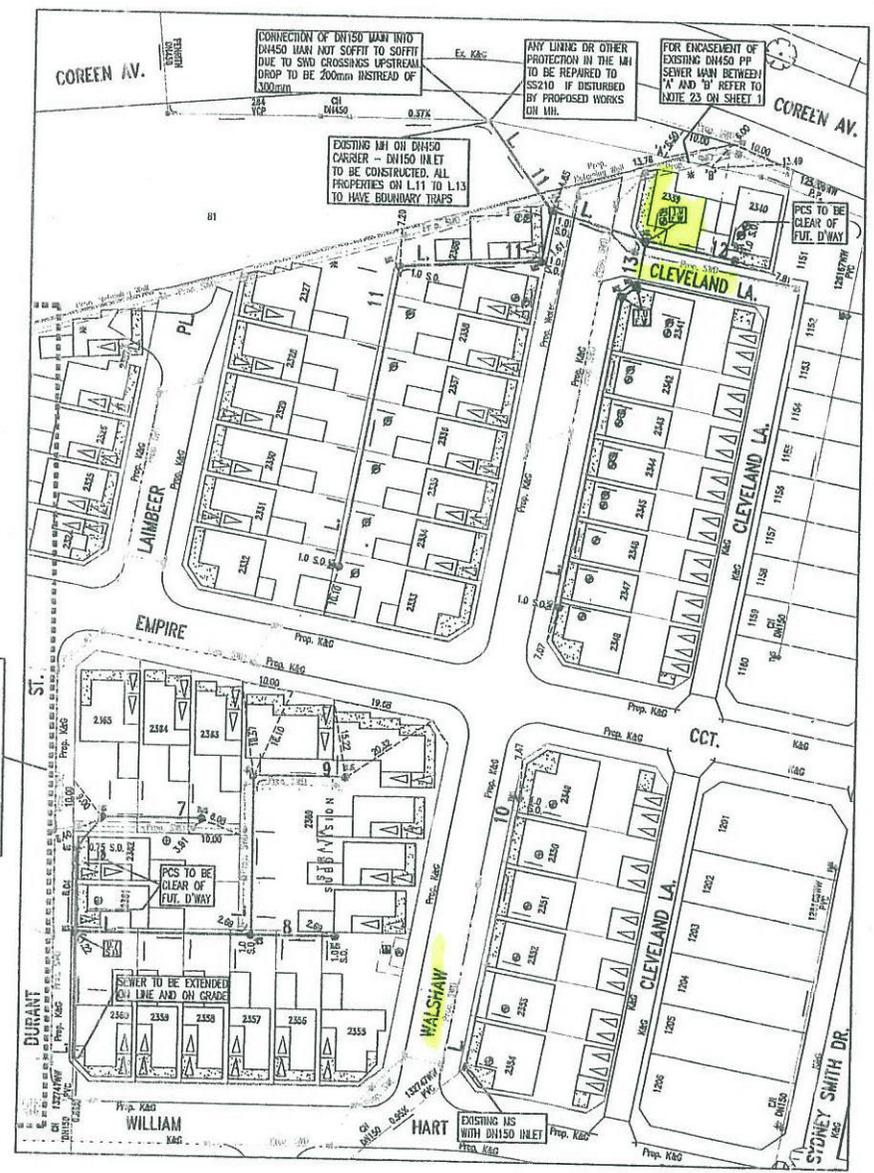
ELEVATION D

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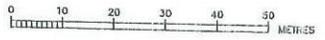
NOTIFICATION PLAN

| | | | |
|---|-------------------|---------------------|--------------------------------|
| PROMOTION: | | | |
| LIVING/STYLE COLLECTION | | | |
| CLIENT: | | | |
| FIRSTYLE HOMES | | | |
| LOCATION: | | | |
| LOT 2341 CNR. WALSHAW ST & CLEVELAND LANE PENRITH, 2750 | | | |
| DP: SUBDIVISION OF LOT 1197 DP 1171491 | | Council: PENRITH | |
| model: STUDIO | facade: CUSTOM | date: 26/03/2014 | AUTOMATICALLY GENERATED SK1 |
| Sheet A | drawn: G.P. | checked: 0.0 | 741-14 |
| scale: 1:200, 1:100 | | DATE: _____ GP: 00 | |

DRAFT



- PROPOSED BUILDING RESTRICTION ZONE 3 FROM SUBSTATION PLANT
- ⊙ PROPOSED PAVEMENT SUBSTATION 5.5 x 2.75
- ⊙ PROPOSED DRAINAGE EASEMENT 2.0 WIDE
- ⊙ PROPOSED DRAINAGE EASEMENT 2.35 WIDE
- ⊙ PROPOSED DRAINAGE EASEMENT 2.15 WIDE



Continuation from sheet 2

PLAN DOWN DATE: 24.02.14
 VERSION: D
 SHEET 3 OF 6
 DRAWN

| NUMBER | AMENDMENT | INITIAL | DATE |
|--------|---|---------|----------|
| A | FIRST ISSUE | F.J. | 26.04.13 |
| B | SWD AND SURFACE LEVELS AMENDED | F.J. | 27.08.13 |
| C | BASED ON CHANGES IN SWD DESIGN AND CHANGES UNDERNEKEN UNDER CH13274WW SECTIONS OF LINES 6-10 AMENDED AND SOME SWD DETAILS AMENDED. ALIGNMENT OF L7 AMENDED BY THE SWAT. | F.J. | 27.11.13 |
| D | START OF L2 AMENDED DUE TO CHANGES UNDER CH13274W. PROPOSED SUBSTATION LOCATIONS ADDED, LOT NUMBERS AMENDED | F.J. | 24.02.14 |

WORK AS CONSTRUCTED CERTIFICATION

DEVELOPER: **Sydney WATER** SYDNEY WATER CORPORATION

V.A.C.:

CONSTRUCTOR:

COMPLETED:

V.A.C. PREPARED:

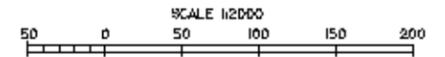
DESIGNER:

I CERTIFY THAT THE WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE WORK AS CONSTRUCTED DRAWINGS.

Case No. 132746WW SHIT 3 OF 6 SHITS.

SYDNEY WATER CORPORATION
 FOR DETAILS OF SERVICES SEE SHEET 1

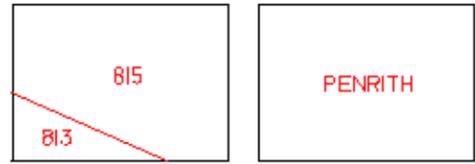
PENRITH 6B



THIS MAP UPDATED ON 24/02/2015
THIS PLAN IS DIAGRAMATIC ONLY. DISTANCES
SCALED FROM THIS PLAN MAY NOT BE ACCURATE.

| | | |
|------|------|------|
| PE3C | PE3D | SMC |
| PE6A | PE6B | SM4A |
| PE6C | PE6D | SM4C |

ADJOINING MAPS



NETWORK AREA MUNICIPALITY AREA

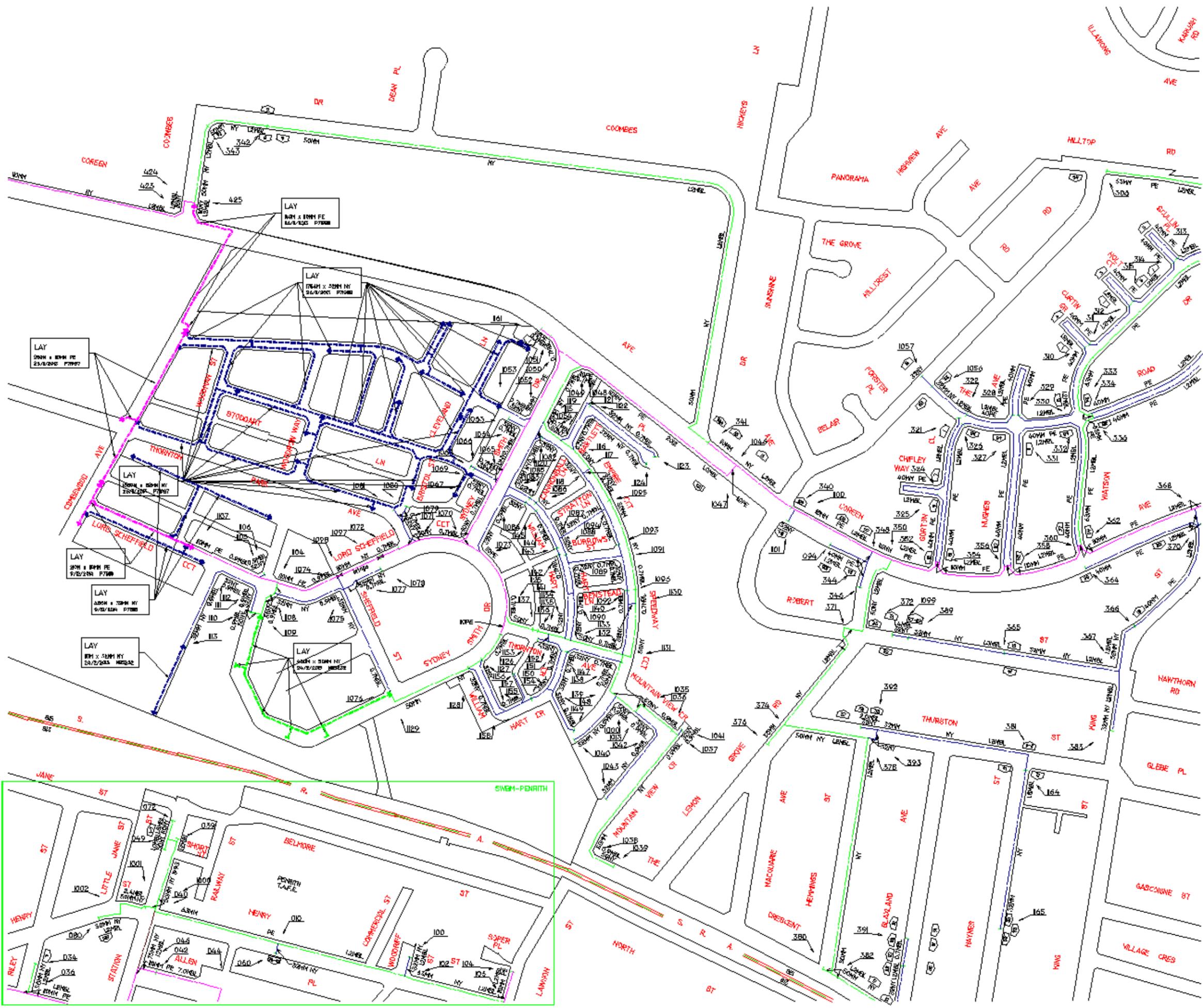
Jemena

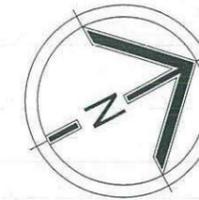
KEY

| MAX ALLOWABLE OPERATING PRESSURE | |
|----------------------------------|-------------------------|
| T | TRUNK PIPELINE 7000 kPa |
| P | PRIMARY MAIN 3500 kPa |
| S | SECONDARY MAIN 1050 kPa |
| 400 | NETWORK MAIN 400 kPa |
| 300 | NETWORK MAIN 300 kPa |
| 210 | NETWORK MAIN 210 kPa |
| 100 | NETWORK MAIN 100 kPa |
| 30 | NETWORK MAIN 30 kPa |
| 7 | NETWORK MAIN 7 kPa |
| 2 | NETWORK MAIN 2 kPa |
| PR P-2.3 | PROPOSED MAINS |

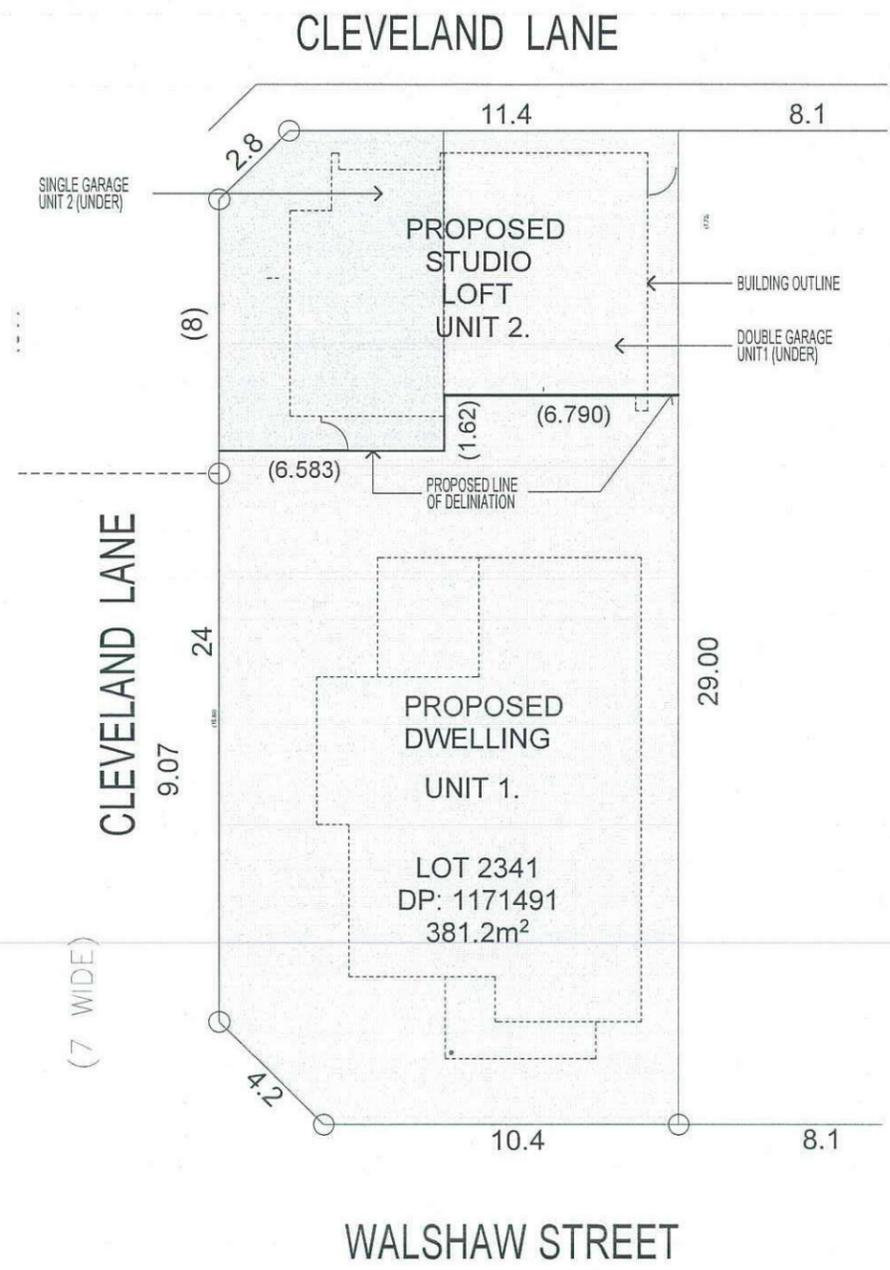
- PR P-2.3 STEEL MAIN PROJECT NUMBER
- △ PRESSURE MONITORING STATION
- ▽ VALVE
- SYSTEM PRESSURE REGULATOR
- SIPHON
- NETWORK NODE
- NETWORK VALVE NODE
- VALVE NUMBER
- 6NB 6 INCH CAST IRON MAIN
- 150MM 150MM STEEL MAIN
- 110MM PE/NY 110MM POLYETHYLENE/NYLON MAIN
- 50MM NY 50MM NYLON INSERTED INTO 6NB MAIN CAST IRON MAIN
- 1.2MBL DISTANCE IN METRES OF MAIN FROM BOUNDARY LINE
- 1957 YEAR LAD
- +++ MUNICIPALITY BOUNDARY
- NETWORK BOUNDARY
- Ⓜ HOUSE NUMBER

PENRITH 6B





• ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A. RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.
 • ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND CERTIFICATION AS PER REQUIRED BY COUNCIL.
 • ALL WORK TO BE CARRIED OUT IN A PROFESSIONAL AND WORKMANSHIP LIKE WORKMANSHIP LIKE MANNER ACCORDING TO THE PLANS AND SPECIFICATION.
 • ALL DIMENSIONS ARE TO BE CHECKED & VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORK, ALL LEVELS ARE SUBJECT TO FINAL SURVEY AND SETOUT BY REGISTERED SURVEYOR.
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NOTE:
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PROPOSED STRATA SUBDIVISION PLAN

| | | | |
|--|-----------------------|-------------------------|----------------------------------|
| PROMOTION: <i>LIVING/STYLE COLLECTION</i> | | | |
| CLIENT: FIRSTYLE HOMES | | | |
| LOCATION: LOT 2341 CNR. WALSHAW ST & CLEVELAND LANE PENRITH, 2750 | | | |
| DP: SUBDIVISION OF LOT 1197 DP 1171491 | | council: PENRITH | |
| model: STUDIO | facade: CUSTOM | date: 26/03/2014 | quotation assessment: SK1 |
| Sheet: 11 of 11 | drawn: G.P. | checked: 0.0 | scale: 1:100 |
| | | | 741-14 |
| CLIENTS SIGNATURE: _____ | | DATE: _____ | S.P. 08 |

ASPECT DEVELOPMENT & SURVEY PTY LTD
CONSULTING REGISTERED SURVEYORS
ASPECT DEVELOPMENT & SURVEY PTY LTD
110/112 WILSON ST
MELBOURNE VIC 3000
PH: 03 9594 1000
FAX: 03 9594 1001
WWW.ASPECTSURVEY.COM.AU

BASIX
House (unit 1)
= 58.72m² of roof area to discharge to water tank.
= 87.27m² stormwater and overflow to discharge to existing street channel.
o/a = 145.99m² of roof area.

House (unit 1)
HOUSE: FFL: R.L: 28.660 (LIVING)
FGL: R.L: 28.260
GARAGE: FFL: R.L: 28.150
FGL: R.L: 27.825

House (unit 1)
NOTE: REFER TO BASIX CERTIFICATE FOR MORE INFORMATION ON WATER USAGE.

House (unit 1)
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.

House (unit 1)
note: r.l. levels indicative to a building tolerance of +/- 30mm.
NOTE: EAVES O/H TO ENCR OCH AS ALLOWED BY B.C.A. CL3.7.1.7 & FIGURE 3.7.1.9

House (unit 1)
NOTE: PROVIDE ACOUSTIC ATTENUATION TO PROPOSED DWELLING AS REQUIRED FROM ROAD TRAFFIC NOISE AND VIBRATION ASSESSMENT- REPORT No. nss22113C - FINAL REV A. DATED: AUGUST 2014 PREPARED BY "NOISE AND SOUND SERVICES".

House (unit 1)
NOTE: PROVIDE GRANITGARD TERMITE TREATMENT

House (unit 1)
NOTE: AIR CONDITIONING ONLY (EER 2.5-3.0 OR GREATER) 3-PHASE POWER

House (unit 1)
NOTE: SPLIT SYSTEM AIR CONDITIONING ONLY (EER 2.5-3.0 OR GREATER) SINGLE PHASE POWER

House (unit 1)
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

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Studio loft (unit 2)
= 29.18m² of roof area to discharge to water tank.
= 65.29m² stormwater and overflow to discharge to existing street channel.
o/a = 94.47m² of roof area.

Studio loft (unit 2)
STUDIO LOFT: FFL: R.L: 30.990 (LIVING FIRST FLOOR)
GARAGE: FFL: R.L: 28.150
FGL: R.L: 27.825

Studio loft (unit 2)
NOTE: REFER TO BASIX CERTIFICATE FOR MORE INFORMATION ON WATER USAGE.

Studio loft (unit 2)
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note: r.l. levels indicative to a building tolerance of +/- 30mm.
NOTE: EAVES O/H TO ENCR OCH AS ALLOWED BY B.C.A. CL3.7.1.7 & FIGURE 3.7.1.9

Studio loft (unit 2)
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Studio loft (unit 2)
NOTE: PROVIDE GRANITGARD TERMITE TREATMENT

Studio loft (unit 2)
NOTE: AIR CONDITIONING ONLY (EER 2.5-3.0 OR GREATER) 3-PHASE POWER

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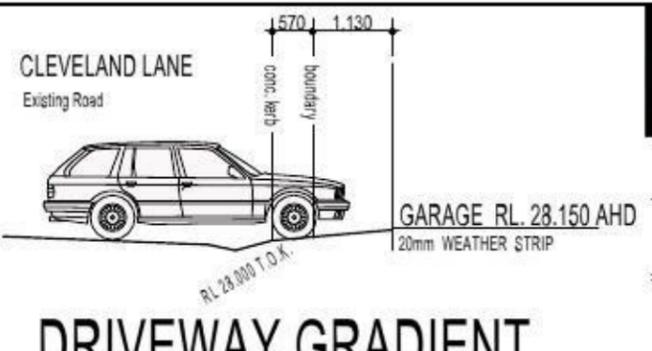
Studio loft (unit 2)
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SYMBOLS & ABBREVIATIONS:

| | |
|----------------------------|-------------------------|
| 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 |
| SWMH STORMWATER MANHOLE | TK TOP OF KERB |



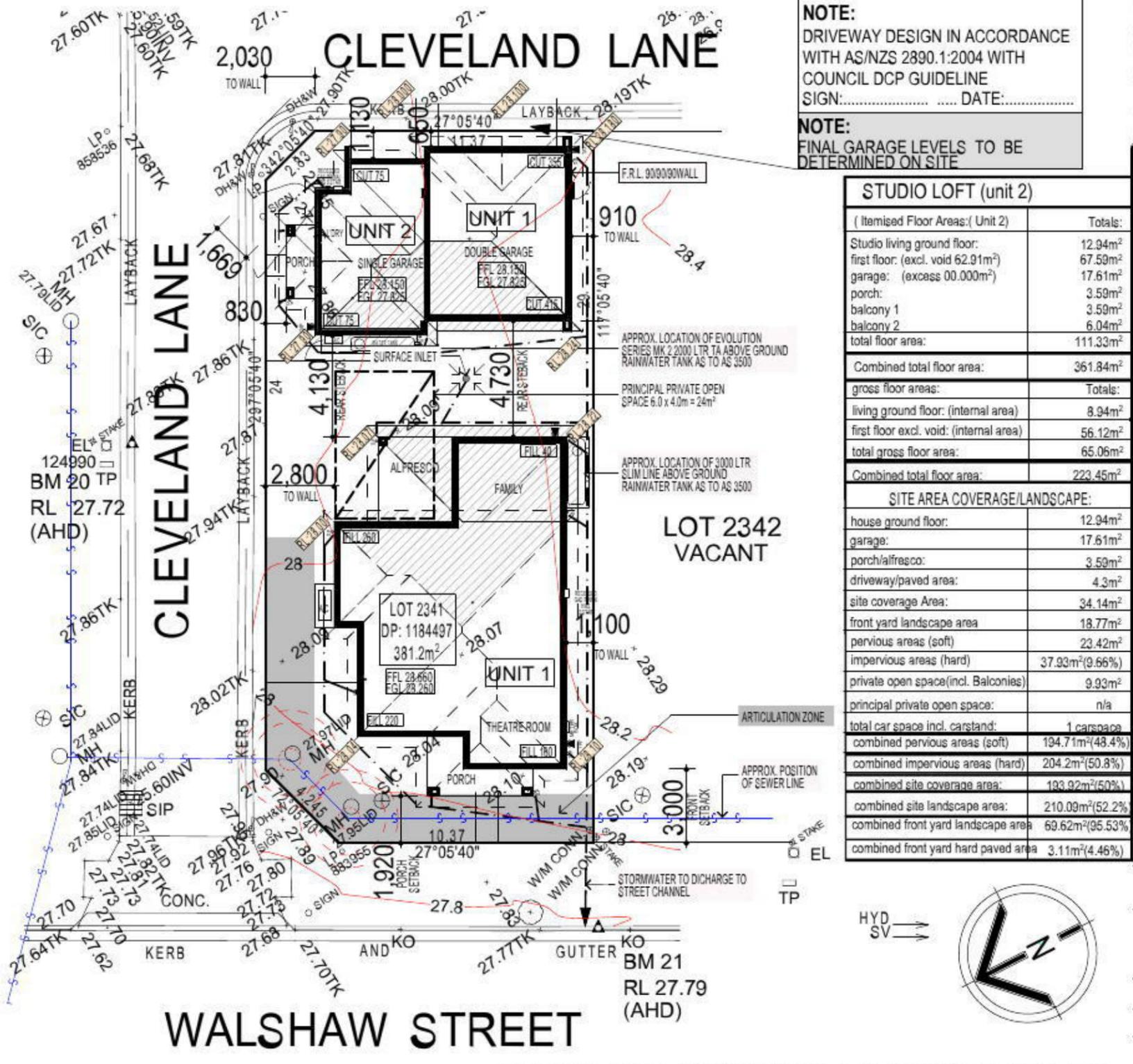
DRIVEWAY GRADIENT UNIT 1 SCALE 1:100

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

LOCALITY SKETCH
UBD AREA: SYD REVISION: 49
MAP: 163 REF: K7
GPS
S
E

LEGEND:
● = SURFACE INLETS AS REQUIRED
○ = SURFACE INLETS LINE
--- = STORMWATER LINE



FIRSTSTYLE HOMES
FIRSTSTYLE HOMES Pty Ltd
Lic No. 110412C
ACK: 087 773 779
PO BOX 171, HOXTON PARK 2171
ADMIN: (02) 9601 0111
FAX: (02) 9601 0711
EMAIL: design@firststyle.com.au

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MASTER BUILDERS ASSOCIATION MEMBER

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DEVELOPMENT CALCULATIONS

| STUDIO LOFT (unit 2) | | LOT: 2341 NO. 00 OF SITE AREA: 381.2m ² | |
|--|----------------------|--|----------------------|
| (Itemised Floor Areas: (Unit 2)) | Totals: | Itemised Floor Areas (Unit 1): | Totals: |
| Studio living ground floor: | 12.94m ² | living ground floor: | 100.39m ² |
| first floor: (excl. void 62.91m ²) | 67.59m ² | first floor: (excl. void 78.77m ²) | 84.13m ² |
| garage: (excess 00.000m ²) | 17.61m ² | garage: (excess 00.000m ²) | 42.35m ² |
| porch: | 3.59m ² | alfresco: | 10.44m ² |
| balcony 1 | 3.59m ² | porch: | 6.60m ² |
| balcony 2 | 6.04m ² | balcony: | 6.60m ² |
| total floor area: | 111.33m ² | total floor area: | 250.51m ² |

| COMBINED TOTAL FLOOR AREA: | | FLOOR SPACE RATIO CALCULATION: | |
|---|----------------------|---|----------------------|
| gross floor areas: | Totals: | gross floor areas: | Totals: |
| living ground floor: (internal area) | 8.94m ² | living ground floor: (internal area) | 89.13m ² |
| first floor excl. void: (internal area) | 56.12m ² | first floor excl. void: (internal area) | 69.26m ² |
| total gross floor area: | 65.06m ² | total gross floor area: | 158.39m ² |
| Combined total floor area: | 223.45m ² | total floor space ratio: | 0.41:1 |

| SITE AREA COVERAGE/LANDSCAPE: | | SITE AREA COVERAGE/LANDSCAPE: | |
|-------------------------------------|-----------------------------|---------------------------------|------------------------------|
| house ground floor: | 12.94m ² | house ground floor: | 100.39m ² |
| garage: | 17.61m ² | garage: | 42.35m ² |
| porch/alfresco: | 3.59m ² | porch/alfresco: | 17.04m ² |
| driveway/paved area: | 4.3m ² | driveway/paved area: | 4.85m ² |
| site coverage Area: | 34.14m ² | site coverage Area: | 159.78m ² |
| front yard landscape area | 18.77m ² | front yard landscape area | 50.85m ² |
| pervious areas (soft) | 23.42m ² | pervious areas (soft) | 171.29m ² |
| impervious areas (hard) | 37.93m ² (9.66%) | impervious areas (hard) | 166.34m ² (41.3%) |
| private open space(incl. Balconies) | 9.93m ² | private open space o/a: | 99.96m ² |
| principal private open space: | n/a | principal private open space: | 24.0m ² |
| total car space incl. carstand: | 1 carspace | total car space incl. carstand: | 2 carspace |

| COMBINED PERVIOUS AREAS (SOFT) | | COMBINED IMPERVIOUS AREAS (HARD) | |
|-------------------------------------|------------------------------|----------------------------------|-----------------------------|
| combined pervious areas (soft) | 194.71m ² (48.4%) | combined impervious areas (hard) | 204.2m ² (50.8%) |
| combined site coverage area: | 193.92m ² (50%) | | |
| combined site landscape area: | 210.09m ² (52.2%) | | |
| combined front yard landscape area | 69.62m ² (95.53%) | | |
| combined front yard hard paved area | 3.11m ² (4.46%) | | |

COUNCIL ZONE: R1

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
LUOLLY PTY LTD & ATF GOEDEE FAMILY TRUST

LOCATION:
LOT 2341
CNR. WALSHAW ST & CLEVELAND LANE
PENRITH, 2750

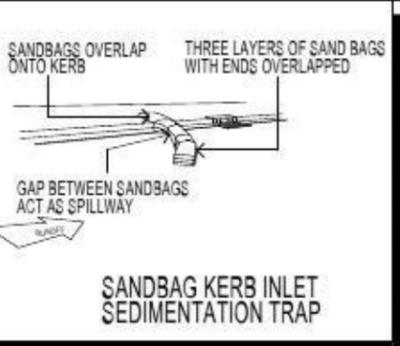
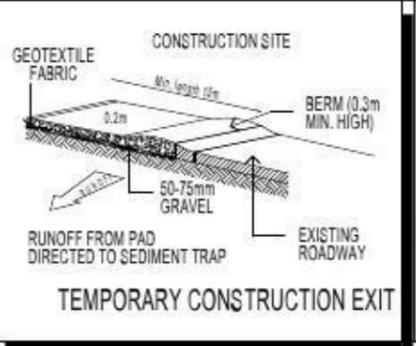
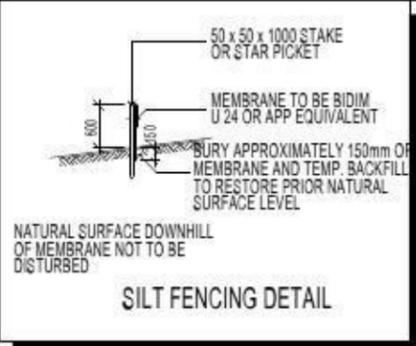
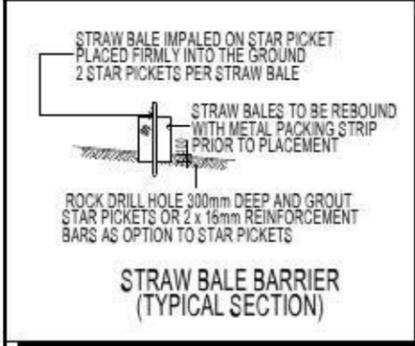
| | | | |
|----------------|------------------|------------------|---------------------|
| DP: 1184407 | facade: CUSTOM | date: 17/03/2015 | revision: QA1 |
| model: STUDIO | drawn: G.P./S.W. | checked: G.P. | scale: 1:200, 1:100 |
| Sheet: 1 of 15 | 741-14 | | |



WALSHAW STREET

SITE PLAN & STORMWATER CONCEPT PLAN

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DUST CONTROL MEASURES:

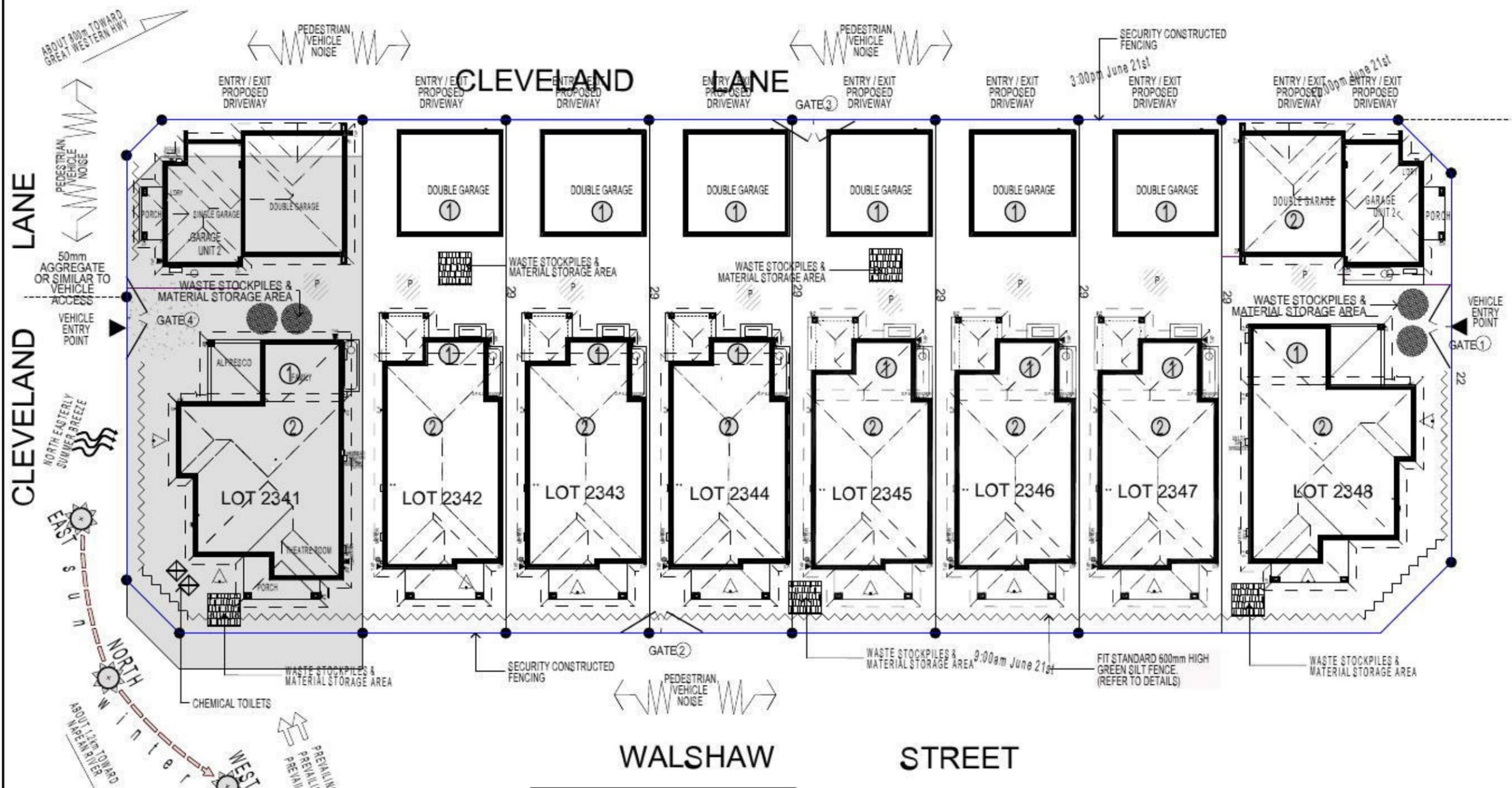
IF THE SITE BECOMES DUSTY DURING HOTTER MONTHS (FIRSTSTYLE) WILL SPRINKLE WATER ON THE DUST

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

NOISE & VIBRATION MEASURES:

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

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



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

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FIBRE OPTIC WIRING PACKAGE

NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT

NOTE
 SPLIT SYSTEM AIR CONDITIONING ONLY (EER 2.5-3.0 OR GREATER)
 SINGLE PHASE POWER

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

NOTE:
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SITE ANALYSIS & WASTE MANAGEMENT PLAN

PROMOTION:
UNIT LIVING/STYLE COLLECTION

CLIENT:
 LUOLLY PTY LTD & ATF GOEDEE FAMILY TRUST

LOCATION:
 LOT 2341
 CNR. WALSHAW ST & CLEVELAND LANE
 PENRITH, 2750

DP: 1184407
 model: STUDIO
 facade: CUSTOM
 date: 17/03/2015
 sheet: 2 of 15
 scale: 1:250

PROJECT NO: **741-14**

KEY

-  FACE BRICK (AS SELECTED)
-  MOROKA TEXTURE TO FRONT AND RETURN AS DRAWN (AS SELECTED)
-  CEMINTEL (ASPECT) PLANK 300 - SMOOTH PAINT FINISH

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

FIRSTSTYLE HOMES

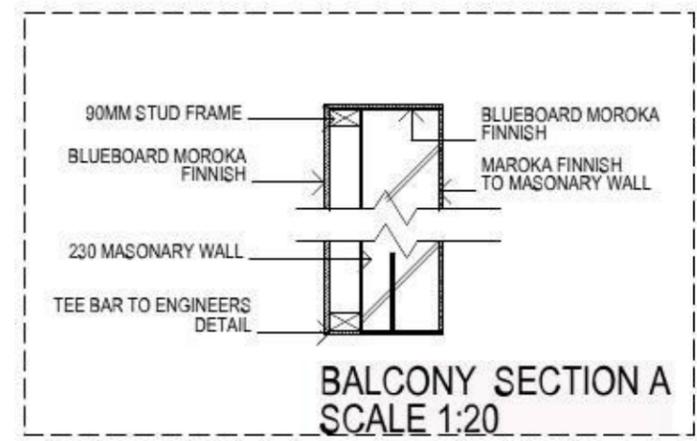
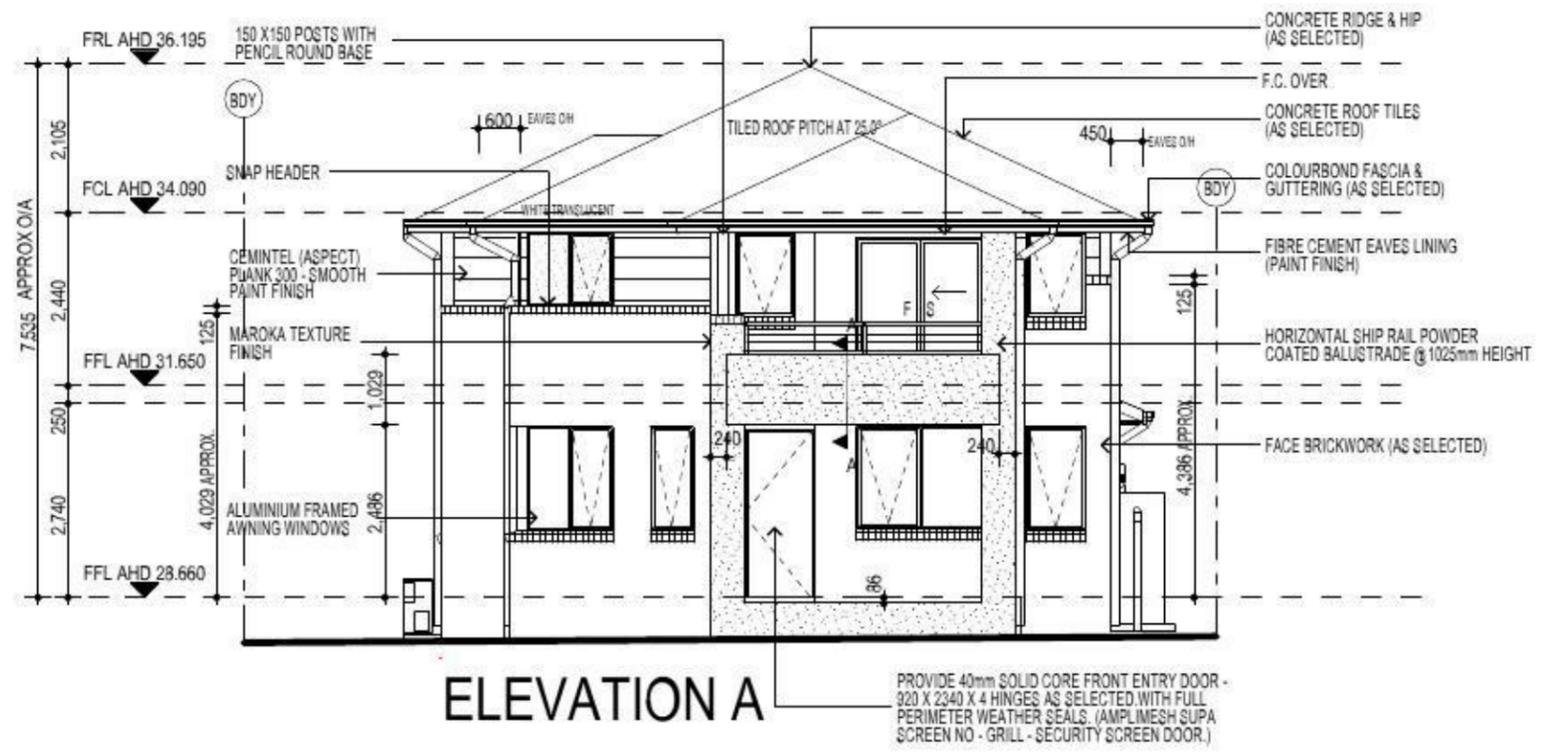
FIRSTSTYLE HOMES Pty Ltd
Lic No. 110412C
ACN. 087 773 779
PO BOX 171, HOXTON PARK 2171

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

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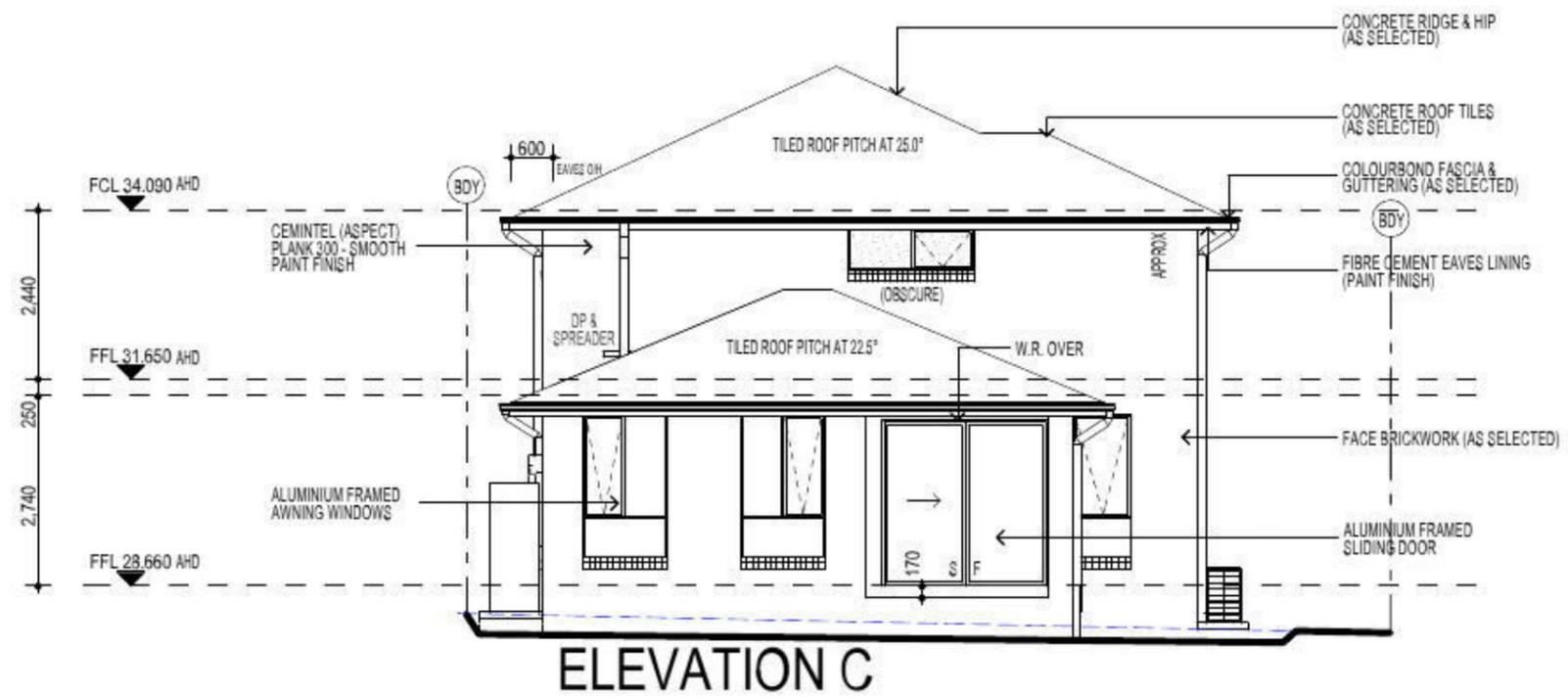
FIBRE OPTIC WIRING PACKAGE

NOTE:
PROVIDE GRANITGARD TERMITE TREATMENT

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

NOTE
SPLIT SYSTEM AIR CONDITIONING ONLY (EER 2.5-3.0 OR GREATER) SINGLE PHASE POWER

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



PROMOTION:
UNIT LIVING/STYLE COLLECTION

CLIENT:
LUOLLY PTY LTD & ATF GOEDEE FAMILY TRUST

LOCATION:
LOT 2341
CNR. WALSHAW ST & CLEVELAND LANE
PENRITH, 2750

DP: 1184407 Council: PENRITH

model: facade: date: 17/03/2015 location: QA1

STUDIO CUSTOM

Sheet: draw: G.P / S.W checked: G.P scale: 1:100

6 of 15

741-14

CLIENTS SIGNATURE: DATE: S.P. I.P.

ELEVATIONS

| | |
|--|---|
| | FACE BRICK (AS SELECTED) |
| | MOROKA TEXTURE TO FRONT AND RETURN AS DRAWN (AS SELECTED) |
| | CEMINTEL (ASPECT) PLANK 300 - SMOOTH PAINT FINISH |

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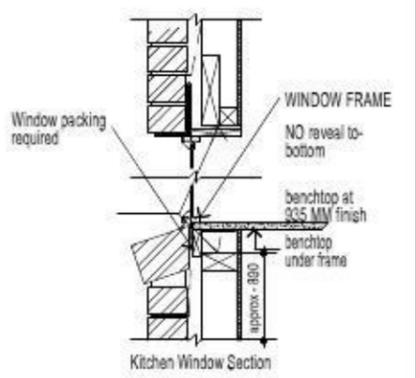
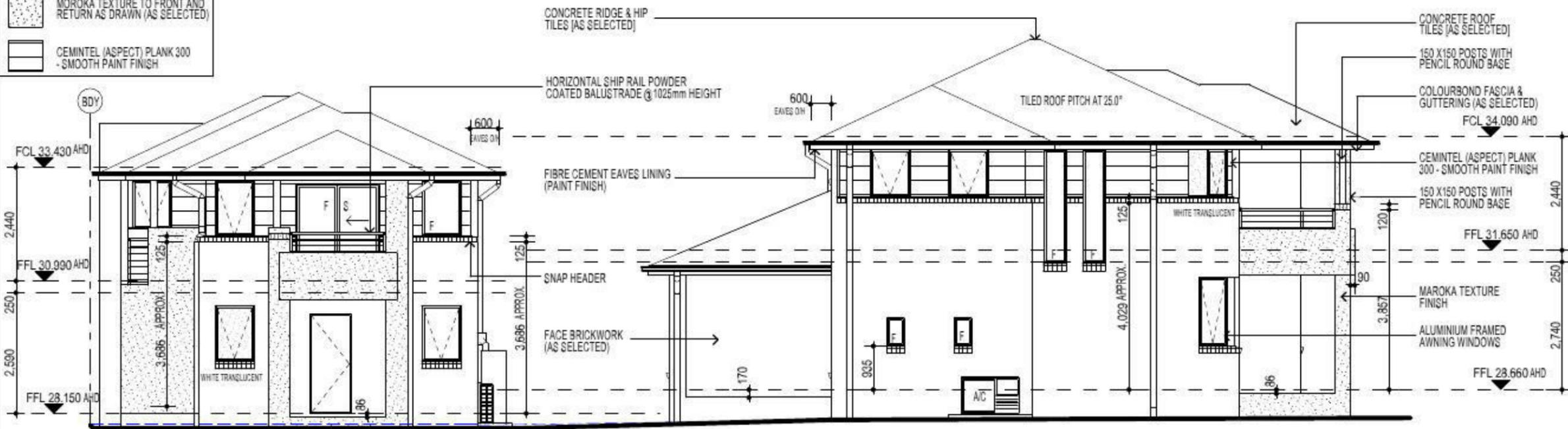
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3-PHASE POWER

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SPLIT SYSTEM AIR CONDITIONING ONLY (EER 2.5-3.0 OR GREATER)
SINGLE PHASE POWER

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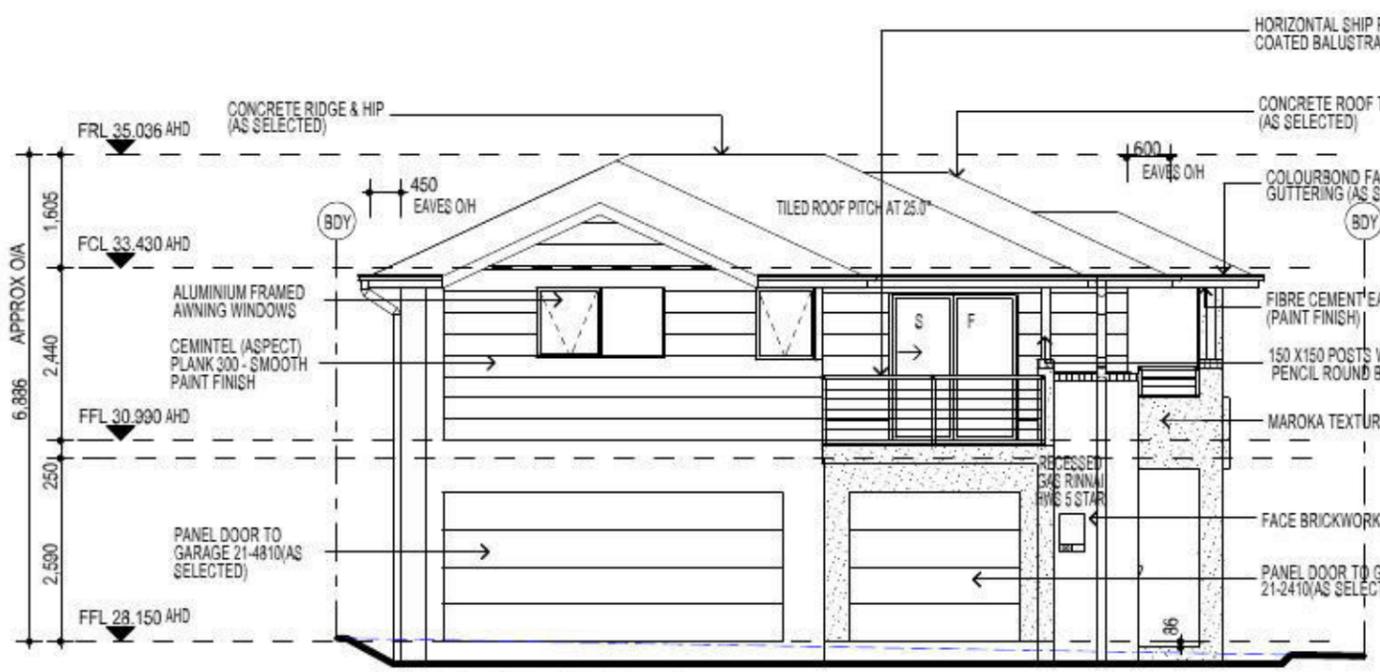
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|--|------------------|---------------------|-------------------|
| PROMOTION: UNIT LIVING/STYLE COLLECTION | | | |
| CLIENT: LUOLLY PTY LTD & ATF GOEDEE FAMILY TRUST | | | |
| LOCATION: LOT 2341 CNR. WALSHAW ST & CLEVELAND LANE PENRITH, 2750 | | | |
| DP: 1184407 | model: STUDIO | facade: CUSTOM | sound: PENRITH |
| date: 17/03/2015 | revision: QA1 | drawn: G.P./S.W. | checked: G.P. |
| 7 of 15 | scale: 1:100 | 741-14 | |
| CLIENTS SIGNATURE | | DATE | |

ELEVATIONS

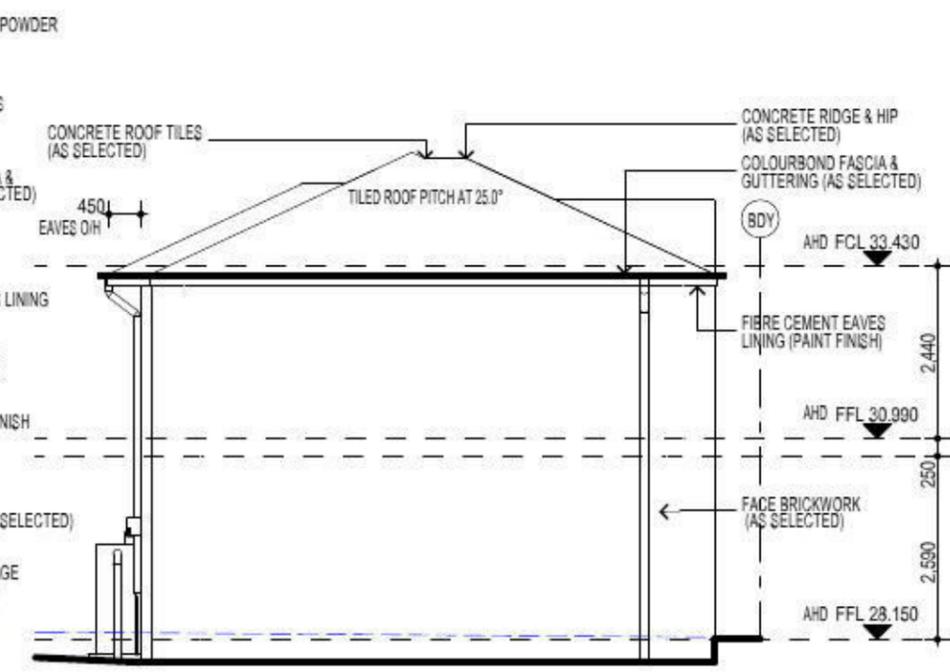
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KEY

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



ELEVATION A
 (STREET SCAPE - CLEVELAND LANE)
 UNIT 2 (LIVING COLLETION)



ELEVATION B
 UNIT 2 (LIVING COLLETION)



ELEVATION D
 UNIT 2 (LIVING COLLETION)



ELEVATION C
 UNIT 2 (LIVING COLLETION)

FIBRE OPTIC WIRING PACKAGE

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NOTE:
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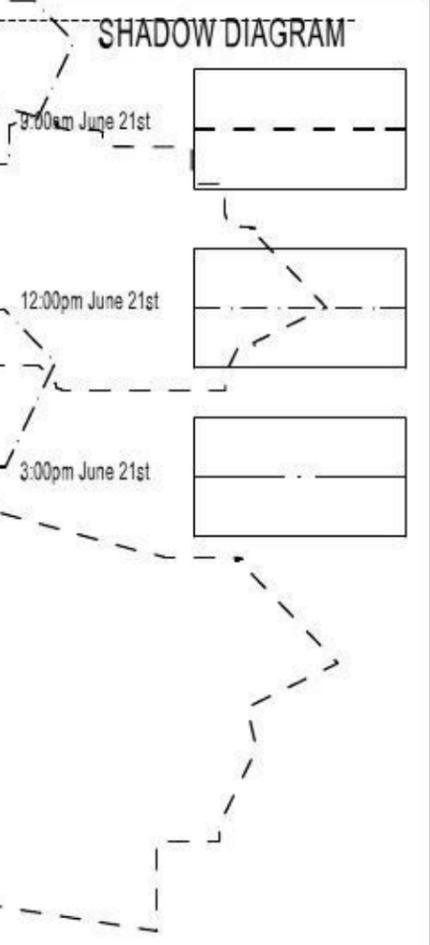
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| | | | |
|--|---------------------|---------------------|---------------------------|
| PROMOTION: UNIT 2 LIVING COLLECTION | | | |
| CLIENT: LUOLLY PTY LTD & ATF GOEDEE FAMILY TRUST | | | |
| LOCATION: LOT 2341 CNR. WALSHAW ST & CLEVELAND LANE PENRITH, 2750 | | | |
| DP: 1184407 | facade: CUSTOM | date: 17/03/2015 | location approval: QA1 |
| STUDIO | drawn: G.P./S.W. | checked: G.P. | 741-14 |
| 8 of 15 | scale: | | |

STUDIO LOFT - ELEVATIONS

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FIBRE OPTIC WIRING PACKAGE

NOTE
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NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT

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

| | | | |
|--|---------------------|-------------------|-----------------------------|
| PROMOTION: LIVING/STYLE COLLECTION | | | |
| CLIENT: LUOLLY PTY LTD & ATF GOEDEE FAMILY TRUST | | | |
| LOCATION: LOT 2341 CNR. WALSHAW ST & CLEVELAND LANE PENRITH, 2750 | | | |
| DP: 1184407 | model: STUDIO | facade: CUSTOM | council: PENRITH |
| date: 17/03/2015 | drawn: G.P / S.W | checked: G.P | position/department: QA1 |
| scale: 1:250 | 10 of 15 | | 741-14 |
| CLIENTS SIGNATURE | DATE | S.P. 3/3 | |

SHADOW DIAGRAM

DROP EDGE BEAM CALCULATIONS

| Length (mm) | Depth (Courses) | Depth (mm) | Area (m ²) |
|--------------|-----------------|------------|------------------------|
| 730 | 5 | | 0.31 |
| 1790 | 7 | | 1.07 |
| 4670 | 7 | | 2.80 |
| TOTAL | | | 4.19 |

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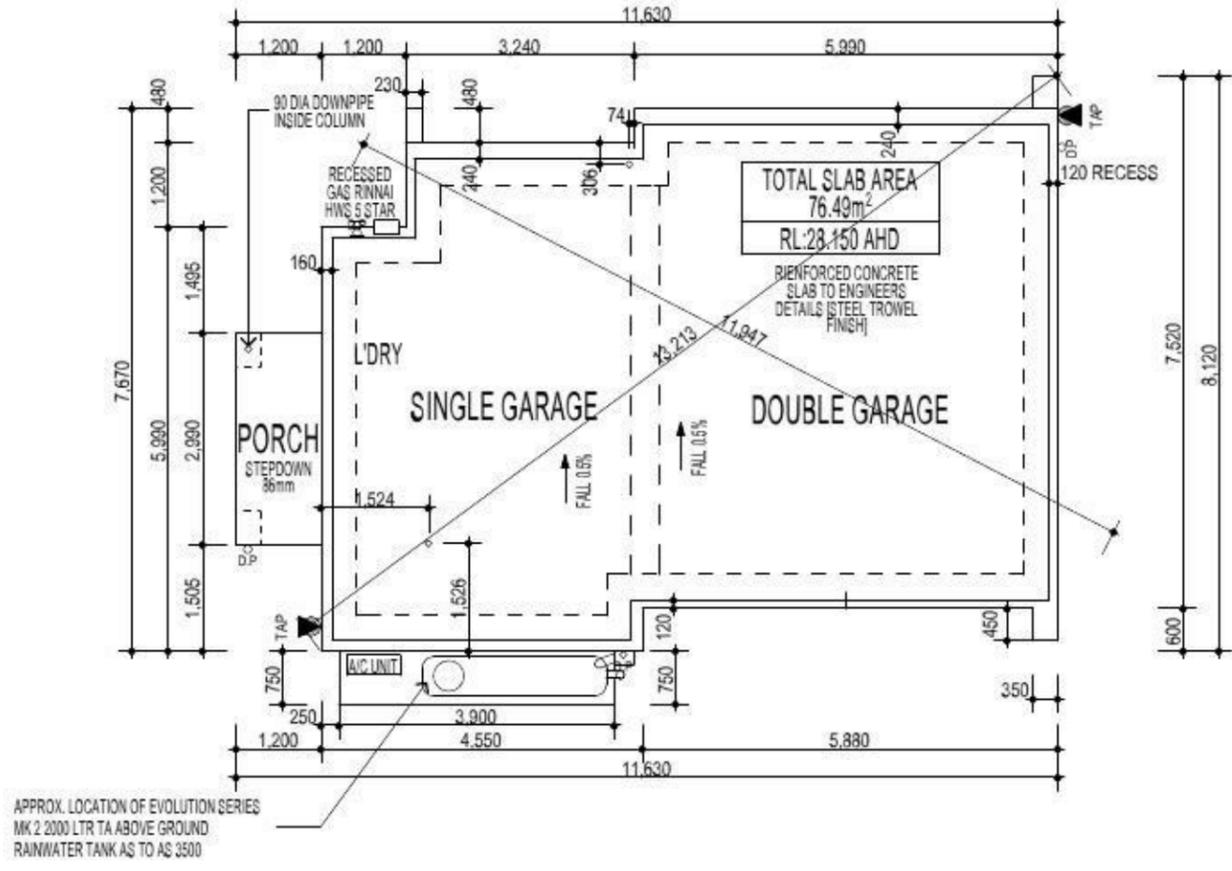
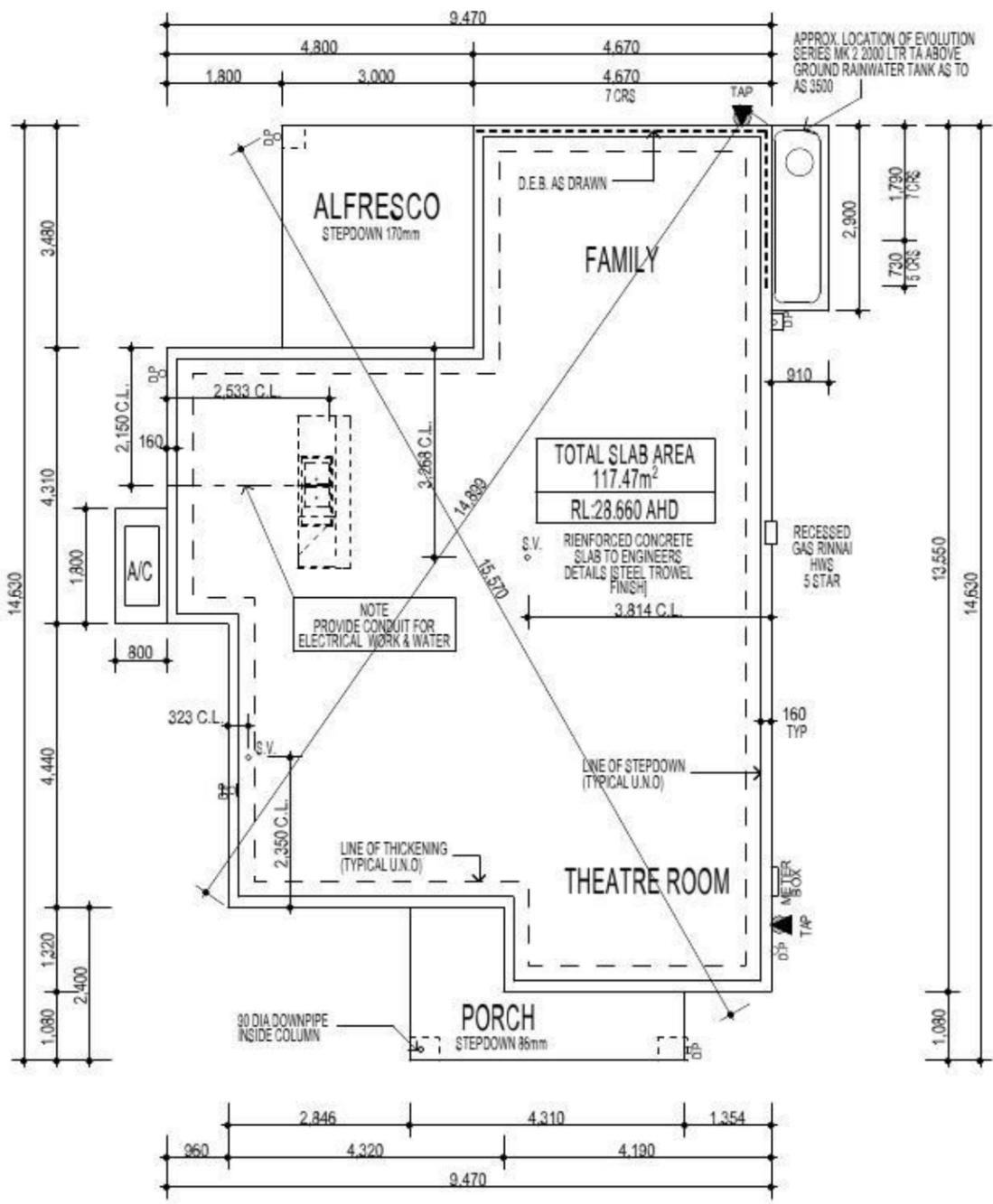
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UNIT 1 & 2

UNIT 1

FIBRE OPTIC WIRING PACKAGE

NOTE:
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SLAB LAYOUT PLAN

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
LUOLLY PTY LTD & ATF GOEDEE FAMILY TRUST

LOCATION:
LOT 2341
CNR. WALSHAW ST & CLEVELAND LANE
PENRITH, 2750

DP: 1184407 Council: PENRITH

model: facade: date: position appointment

STUDIO CUSTOM 17/03/2015 QA1

Sheet: draw: checked: scale: 1:100

11 of 15 G.P./S.W. G.P. **741-14**

CLIENTS SIGNATURE DATE: S.P. I.R.

DROP EDGE BEAM CALCULATIONS

| Length (mm) | Depth (Courses) | Depth (mm) | Area (m ²) |
|--------------|-----------------|------------|------------------------|
| 730 | 5 | | 0.31 |
| 1790 | 7 | | 1.07 |
| 4670 | 7 | | 2.80 |
| TOTAL | | | 4.19 |

FIRSTYLE HOMES

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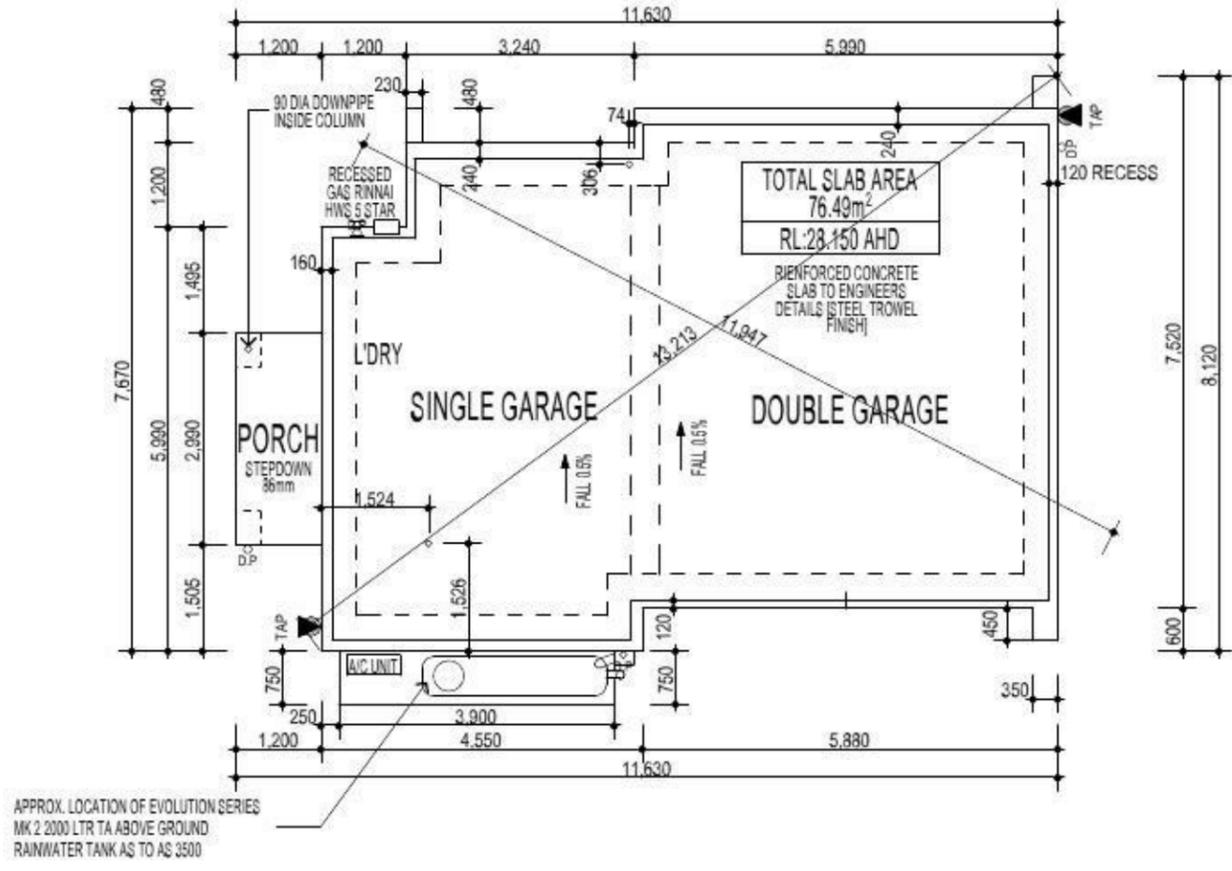
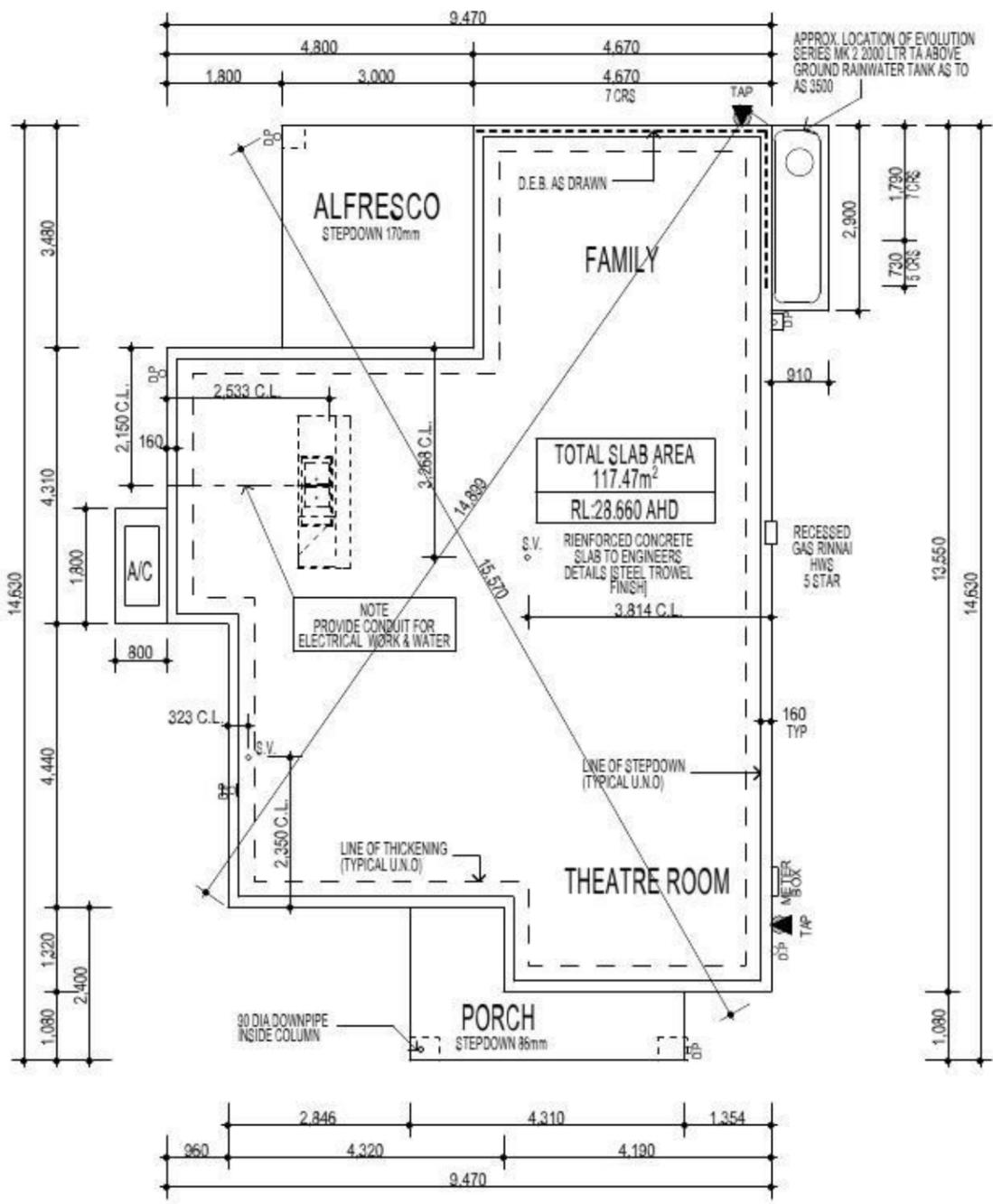
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SUPPLEMENTARY NOTES

- THE "SLAB LAYOUT PLAN" IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL FLOOR-PLANS.
- THE "SLAB LAYOUT PLAN" IS TO BE READ FOR THE SOLE PURPOSE OF "SETTING OUT" THE SLAB.
- THE "SLAB LAYOUT PLAN" SHALL NOT BE USED TO DETERMINE THE LOCATION OF THICKENING BEAMS AND OTHER STRUCTURAL ELEMENTS.
- QUERIES OR DISCREPANCIES ARE TO BE RESOLVED PRIOR TO THE COMMENCEMENT OF EXCAVATION.
- REFER TO ENGINEER'S DRAWINGS FOR STRUCTURAL DETAILS & CONCRETE SPECIFICATIONS.
- REFER TO ENGINEER'S DRAWINGS FOR PLUMBING & OTHER SERVICE PENETRATION DETAILS.
- IF IN DOUBT... CONTACT THE BUILDING DESIGNER PRIOR TO COMMENCEMENT OF WORKS.



UNIT 1 & 2

SLAB LAYOUT PLAN

PROMOTION: *LIVING/STYLE COLLECTION*

CLIENT: LUOLLY PTY LTD & ATF GOEDEE FAMILY TRUST

LOCATION: LOT 2341 CNR. WALSHAW ST & CLEVELAND LANE PENRITH, 2750

DP: 1184407 Council: PENRITH

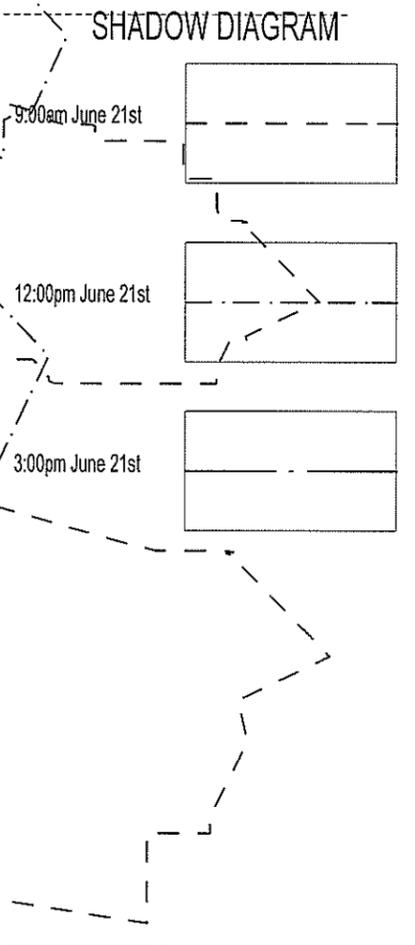
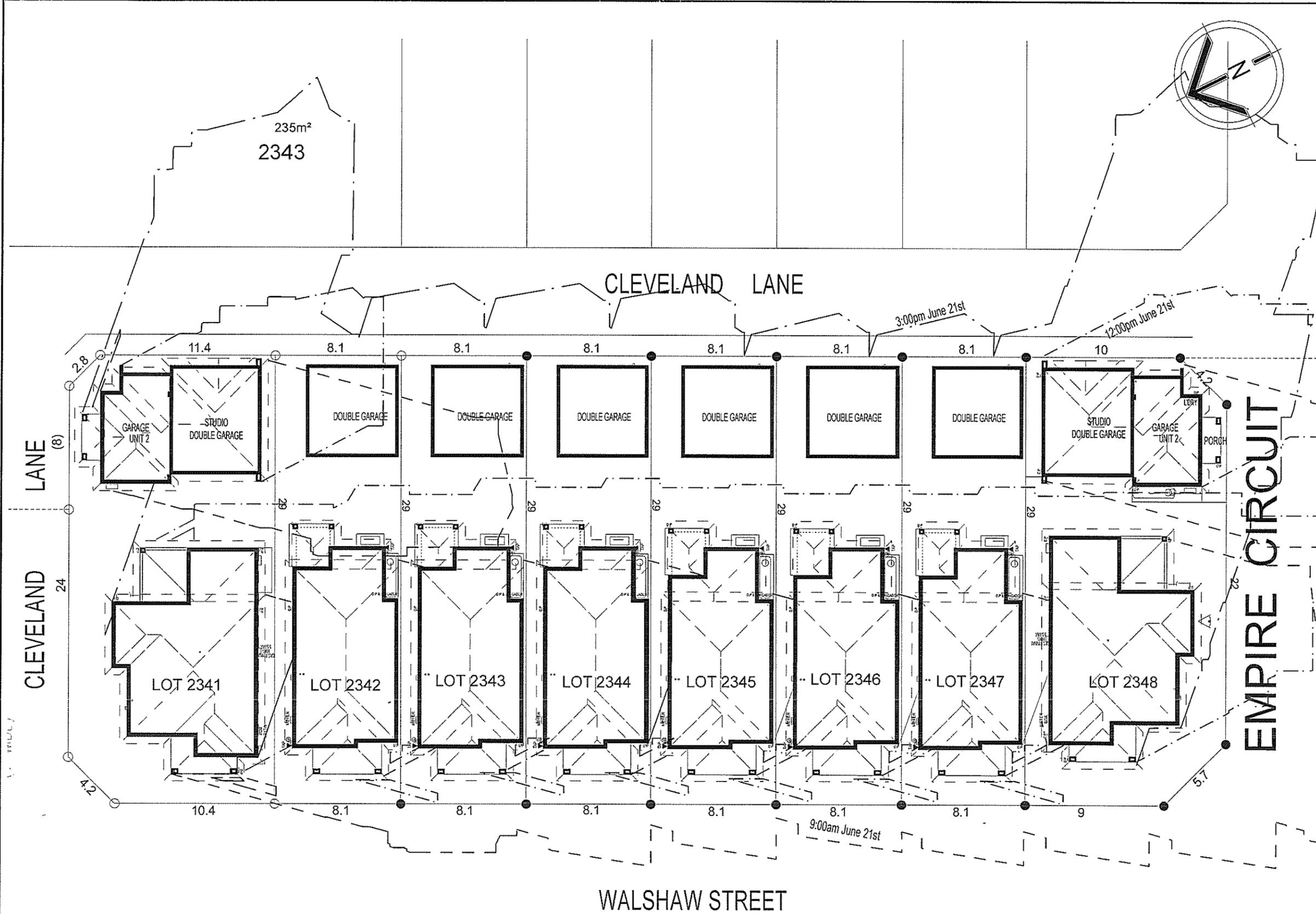
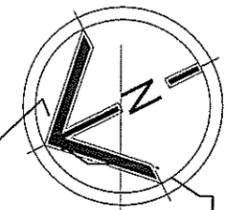
model: facade: date: 17/03/2015

STUDIO: CUSTOM

Sheet: 11 of 15 G.P./S.W. G.P. scale: 1:100

741-14

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| | | | |
|--|-------------------|-------------------------|------------------|
| PROMOTION: | | LIVING/STYLE COLLECTION | |
| CLIENT: FIRSTYLE HOMES | | | |
| LOCATION: LOT 2341 CNR. WALSHAW ST & CLEVELAND LANE PENRITH, 2750 | | | |
| DP: SUBDIVISION OF LOT 1197 DP 1171491 | | council: PENRITH | |
| model: STUDIO | facade: CUSTOM | date: 26/03/2014 | revision: SK1 |
| Sheet: | drawn: G.P. | checked: 0.0 | 741-14 |
| 10 of 12 | scale: 1:250 | | |

SHADOW DIAGRAM