

BASIX LOT 158

= 74.5m² of roof area to discharge to water tank.

= stormwater and overflow to discharge to existing street channel.

o/a= 108.92m² of roof area.

LEGEND:

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

LOT 158

EARTHWORKS TO AHD

HOUSE:	FFL: R.L: 28.400 AHD
(LIVING)	FGL: R.L: 28.000 AHD
GARAGE:	FFL: R.L: 27.900 AHD
	FGL: R.L: 27.575 AHD

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 AS3500
3. Stormwater pipes may run via sub-floor to achieve minimum Grade to invert level.
4. ALL LEVELS SHOWN ON PLAN ARE APPROXIMATE ONLY UNLESS ACCOMPANIED BY LEVELS PREPARED BY REGISTERED SURVEYOR TO A.H.D
5. Stormwater lines to be Discharged into Existing City Drainage system & connected to local government authority requirements.

note:
r.l. levels indicative to a building tolerance of +/- 90mm.

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

NOTE:
PROVIDE GRANITGARD TERMITE TREATMENT

FIBRE OPTIC WIRING PACKAGE

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

LOCALITY SKETCH

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

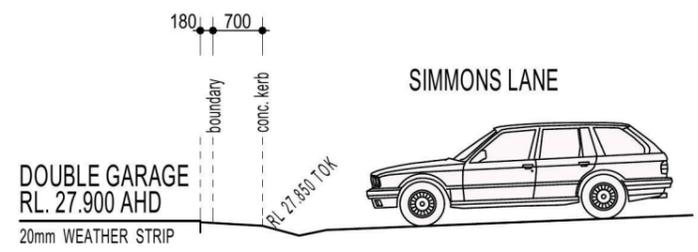
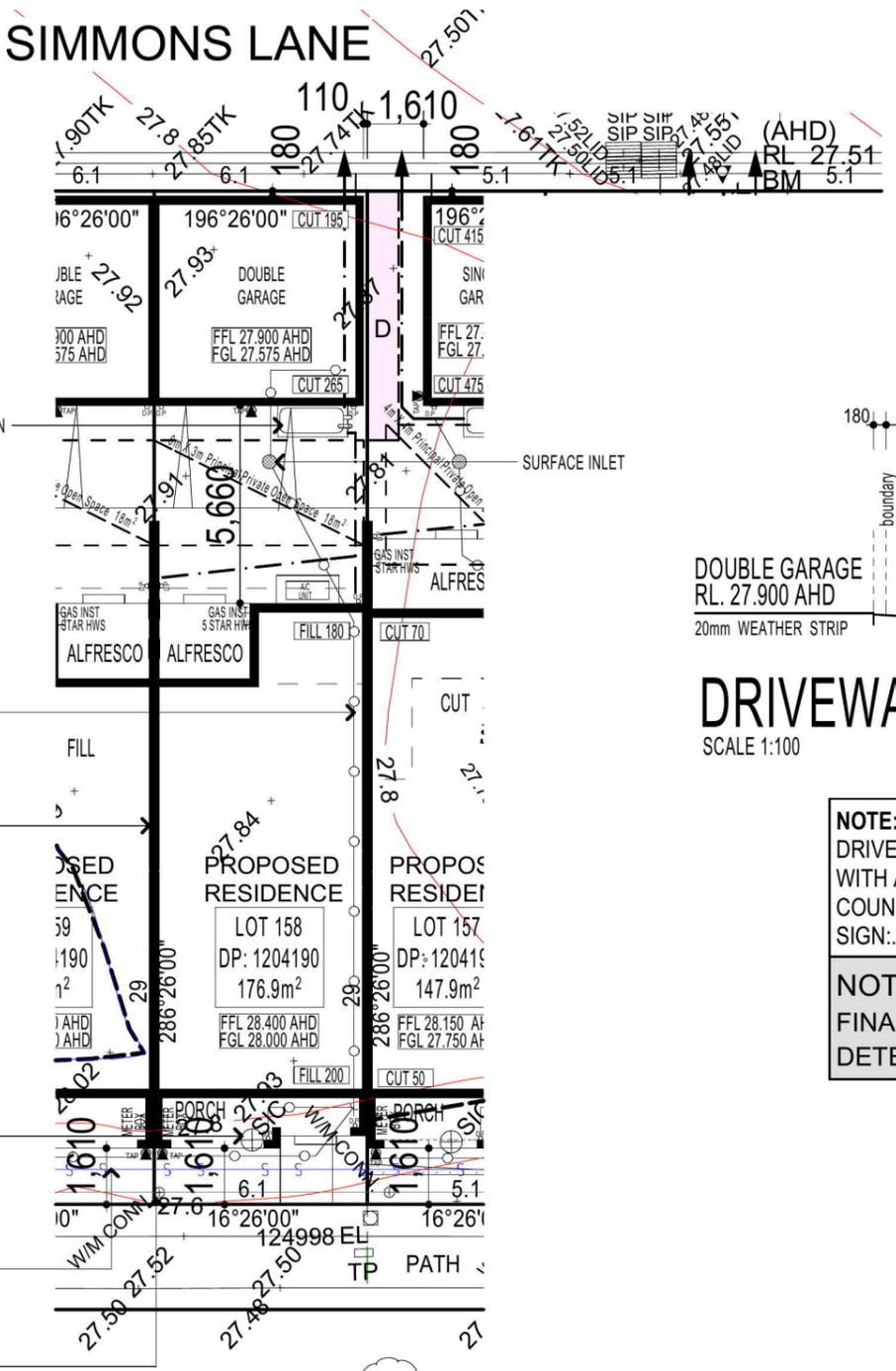
EVOLUTION SERIES MK 2
SLIMLINE TA 2000 LTR RAIN
WATER TANK TO AS. 3500

MIN 60/60/60 F.R.L. &
ACOUSTIC WALL IN
ACCORDANCE WITH
B.C.A REQUIREMENTS
& LOXO DETAILS

SIC TO BE
RELOCATED

APPROX SEWER
LOCATION

WATER METER TO
BE RELOCATED IF
REQUIRED



DRIVEWAY GRADIENT
SCALE 1:100

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

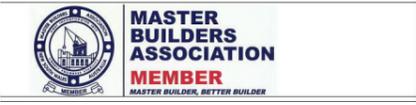
NOTE:
FINAL GARAGE LEVELS TO BE DETERMINED ON SITE

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

**PUBLIC RESERVE
HOWELL PARK**
↓
HUDSON STREET

SITE PLAN & STORMWATER CONCEPT PLAN

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DEVELOPMENT CALCULATIONS

LOT: 158 NO: 00 OF SITE AREA: 176.90m²

Itemised Floor Areas:	
living ground floor:	80.68m ²
first floor: (excl. void 3.40m ²)	71.46m ²
garage: (excess 00.000m ²)	35.88m ²
alfresco:	6.12m ²
porch:	7.84m ²
balcony:	5.74m ²
total floor area:	207.72m²

SITE AREA COVERAGE/LANDSCAPE:

house ground floor:	80.68m ²
garage:	35.88m ²
porch/alfresco:	13.96m ²
driveway/paved area:	3.84m ²
site coverage Area:	130.52m ² (73.78%)
landscape area:	46.38m ² (26.2%)
pervious areas (soft)	42.54m ² (24.10%)
impervious areas (hard)	134.36m ² (75.90%)
private open space o/a:	40.75m ²
principal private open space:	18.0m ²
total car space incl. carstand:	2 carspace

COUNCIL ZONE: R1

PROMOTION:
LIVING/STYLE COLLECTION

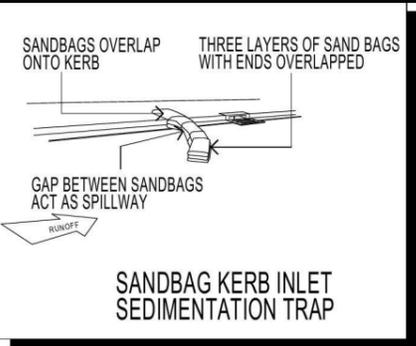
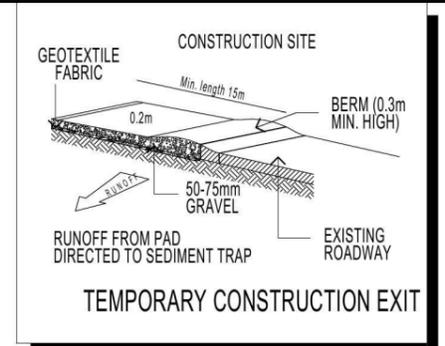
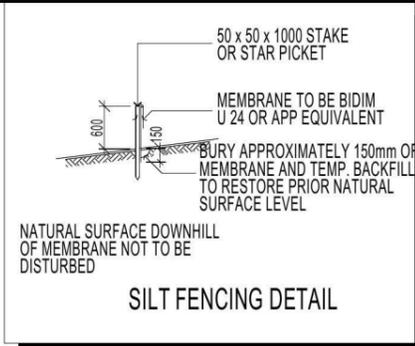
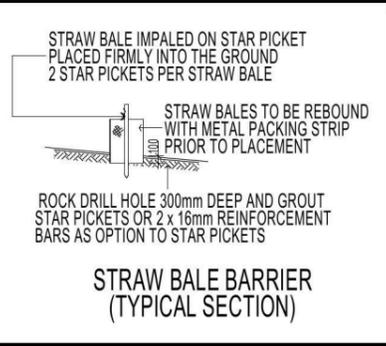
CLIENT:
P. O. CHRISTIAN

LOCATION:
**LOT 158
HUDSON STREET
NORTH PENRITH. NSW 2750**

DP: 1204190	council: PENRITH
model: OXFORD 24	facade: CUSTOM
date: 27/07/2015	valuation assessment: QA1
Sheet: 1 of 17	drawn: G.P / S.W
checked: P.D	scale: 1:100, 1:200
	808-14

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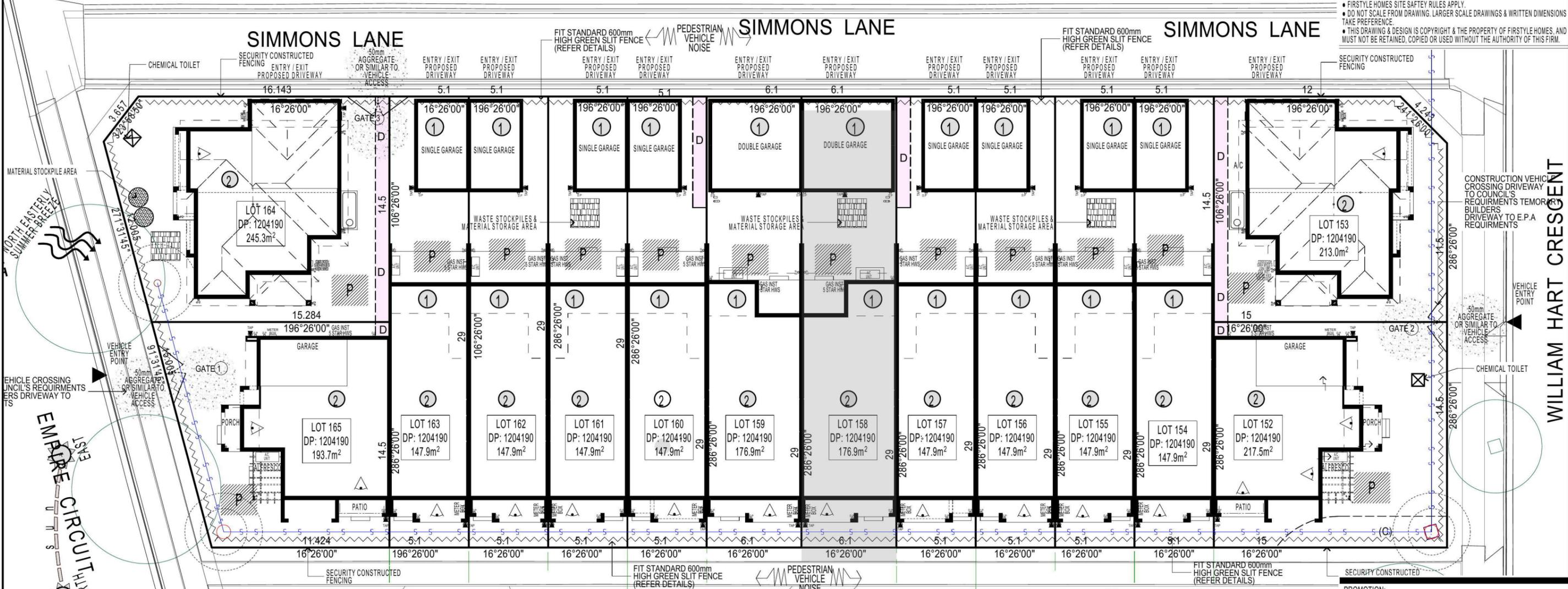
DUST CONTROL MEASURES:
 IF THE SITE BECOMES DUSTY DURING HOTTER MONTHS (FIRSTYLE) WILL SPRINKLE WATER ON THE DUST

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

KEY	① ②	NUMBER OF STOREY'S	EXISTING TREES	NOISE	PRIVATE OPEN SPACE	RAINWATER TANK (Underground)
SOLAR ACCESS	→	→	TREES TO BE REMOVED	VEHICULAR SITE ENTRY	OVERLOOKING	A/C UNIT (if required)
	→	→	DIRECTION & DISTANCES	VIEWS		
				HWS		



NOTE:
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(A) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE

(B) RESTRICTION ON THE USE OF LAND (VIDE DP1184495)

(C) RESTRICTION ON THE USE OF LAND (VIDE DP1184495)

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

SITE ANALYSIS & WASTE MANAGEMENT PLAN

PROMOTION: **LIVING/STYLE COLLECTION**

CLIENT: **P. O. CHRISTIAN**

LOCATION: **LOT 158 HUDSON STREET NORTH PENRITH. NSW 2750**

DP: 1204190 Council: PENRITH

model: OXFORD 24 facade: CUSTOM date: 27/07/2015 quotation assessment: QA1

Sheet: 2 of 17 drawn: G.P./S.W. checked: P.D. scale: 1:250

808-14

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

KEY

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

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

FIRSTSTYLE HOMES

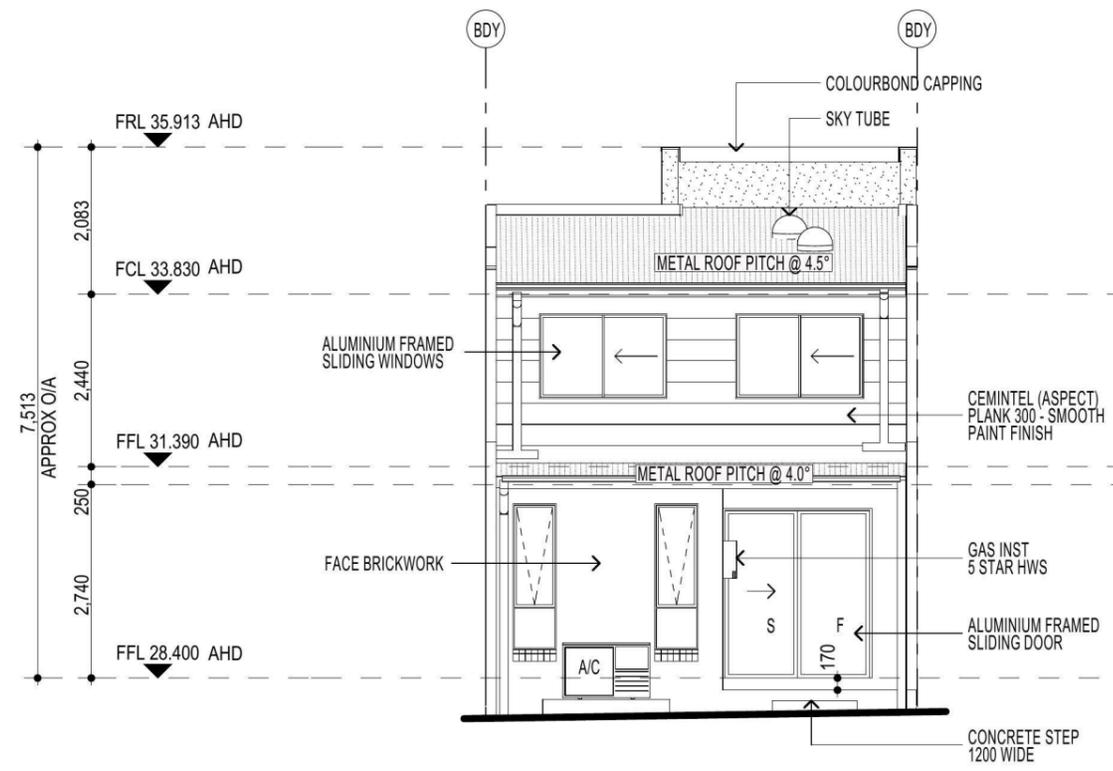
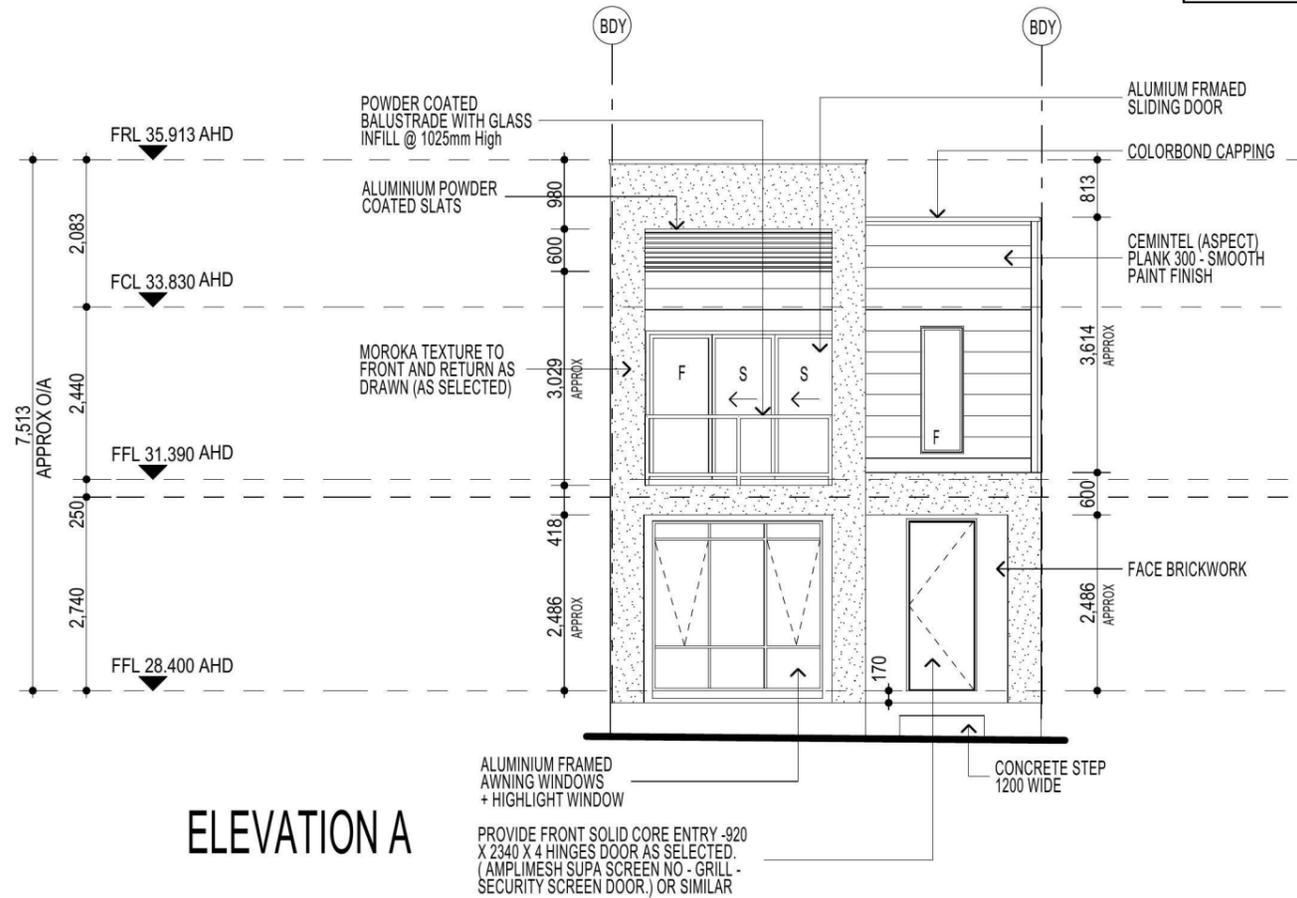
FIRSTSTYLE HOMES Pty.Ltd
Lic No. 113412C
ACN. 087 773 779
PO BOX 171, HOXTON PARK 2171

ADMIN: (02) 9731 9600
FAX: (02) 9601 0711
EMAIL: design@firststyle.com.au

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- NOTE**
AIR CONDITIONING ONLY (EER 2.5-3.0 OR GREATER) 3-PHASE POWER
- FIBRE OPTIC WIRING PACKAGE**
- NOTE:**
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- NOTE:**
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808-14

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ELEVATIONS

KEY

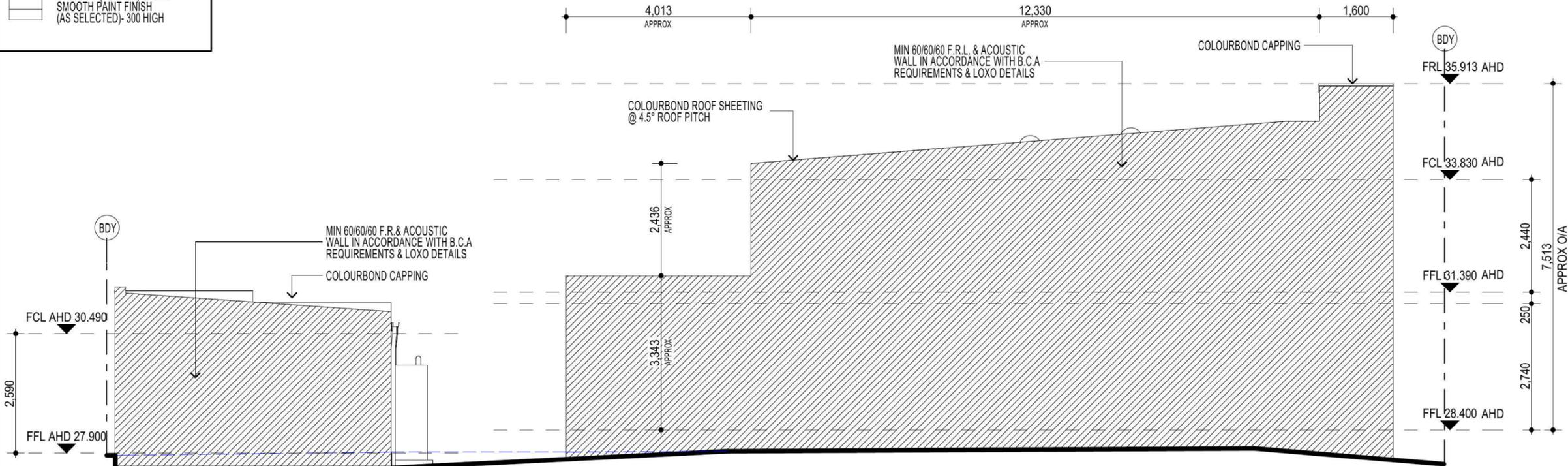
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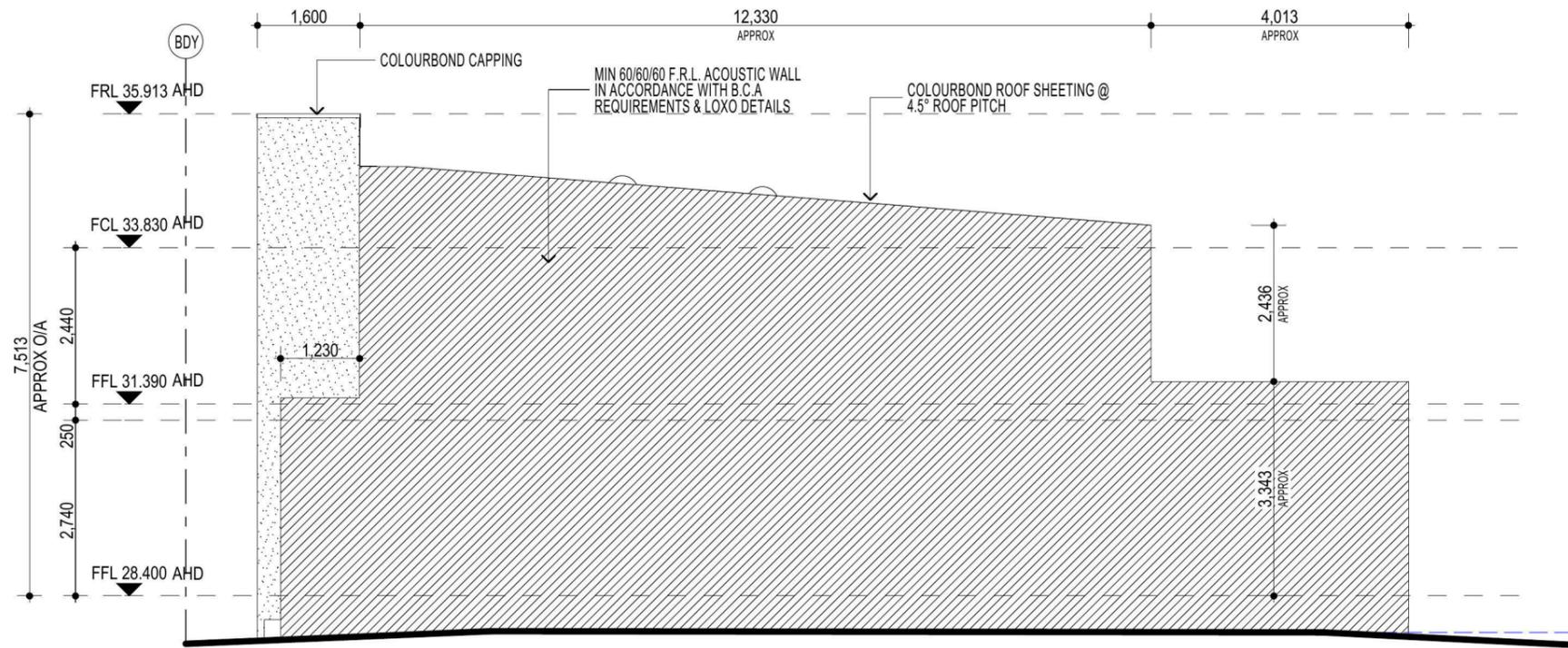
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ELEVATION B



ELEVATION D

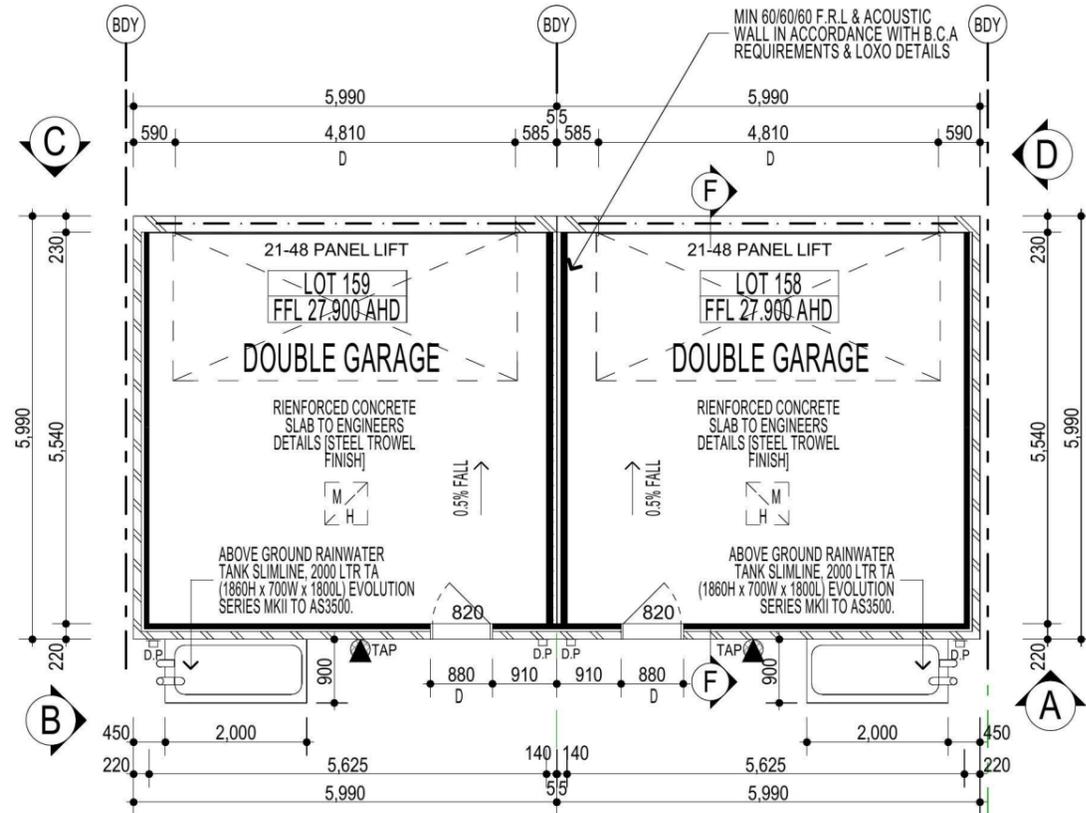
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LOCATION: LOT 158 HUDSON STREET NORTH PENRITH. NSW 2750			
DP: 1204190	facade: CUSTOM	council: PENRITH	date: 27/07/2015
model: OXFORD 24	checked: P.D	quotation assessment: QA1	
Sheet: 6 of 17	drawn: G.P / S.W	checked: P.D	scale: 1:100
			808-14
CLIENTS SIGNATURE		DATE	S.P. 00.

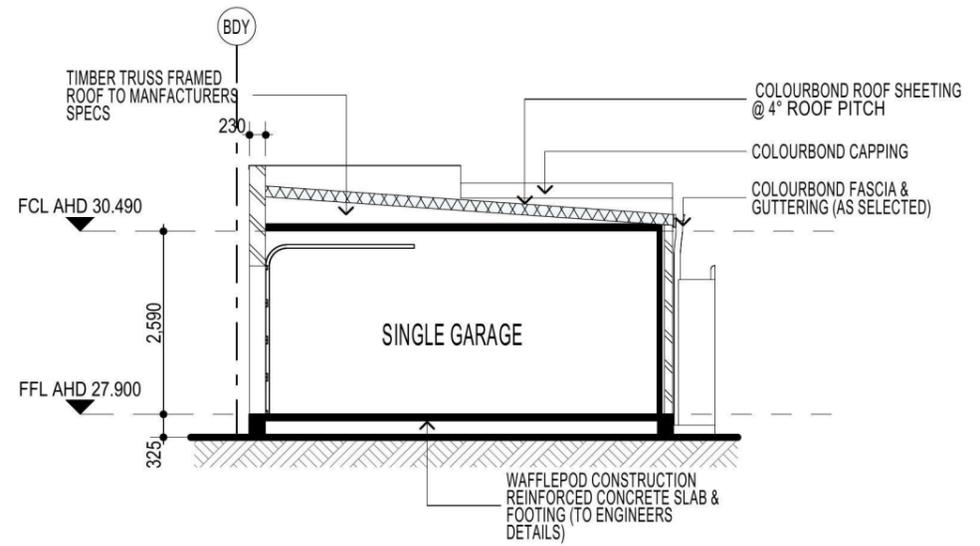
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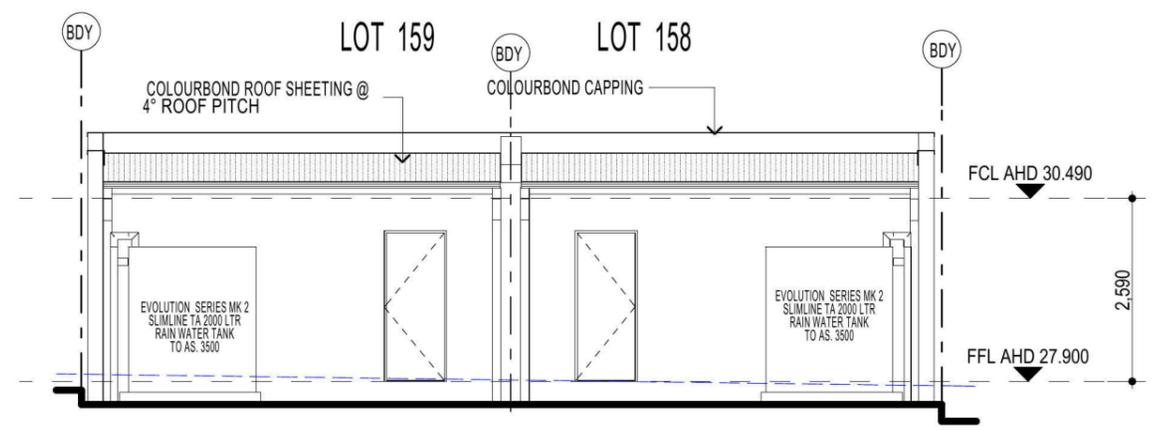


GARAGE FLOOR PLAN

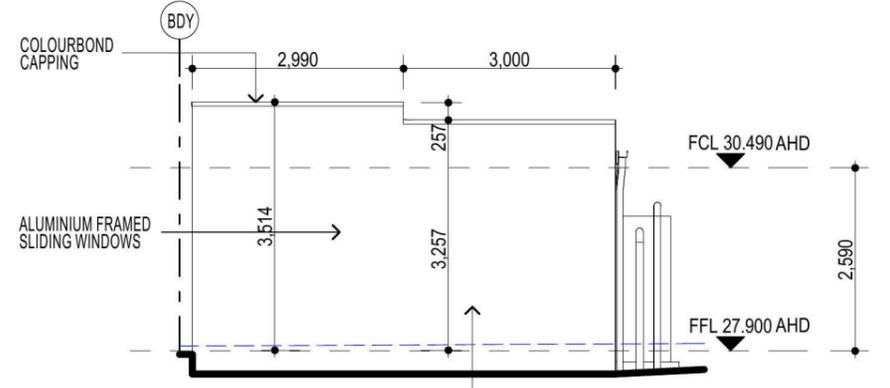


SECTION F-F

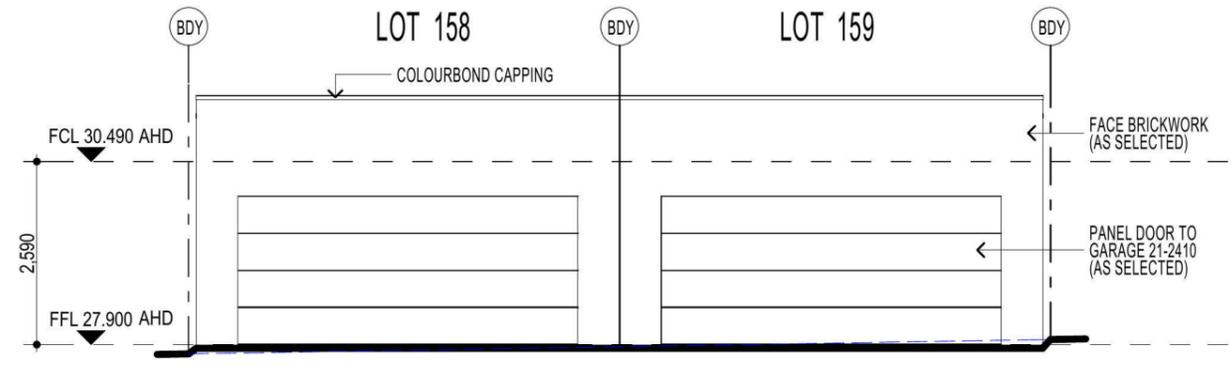
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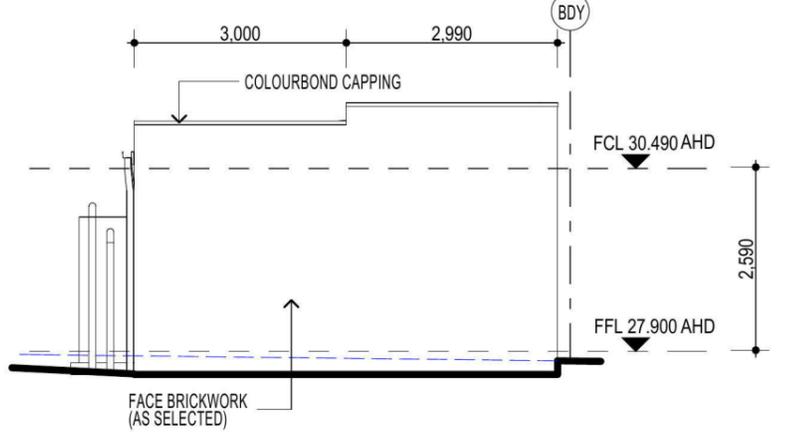
ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

GARAGE

FIRSTYLE HOMES

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 ACN. 087 773 779
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FIBRE OPTIC WIRING PACKAGE

NOTE:
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 TERMITE TREATMENT

NOTE:
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PROMOTION:
 LIVING/STYLE COLLECTION

CLIENT:
 P. O. CHRISTIAN

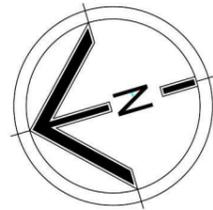
LOCATION:
 LOT 158
 HUDSON STREET
 NORTH PENRITH, NSW 2750

DP: 1204190 council: PENRITH

model: OXFORD 24 facade: CUSTOM date: 27/07/2015 quotation assessment: QA1

Sheet: 7 of 17 drawn: G.P / S.W checked: P.D scale: 1:100 808-14

CLIENTS SIGNATURE: DATE: S.P. 00.

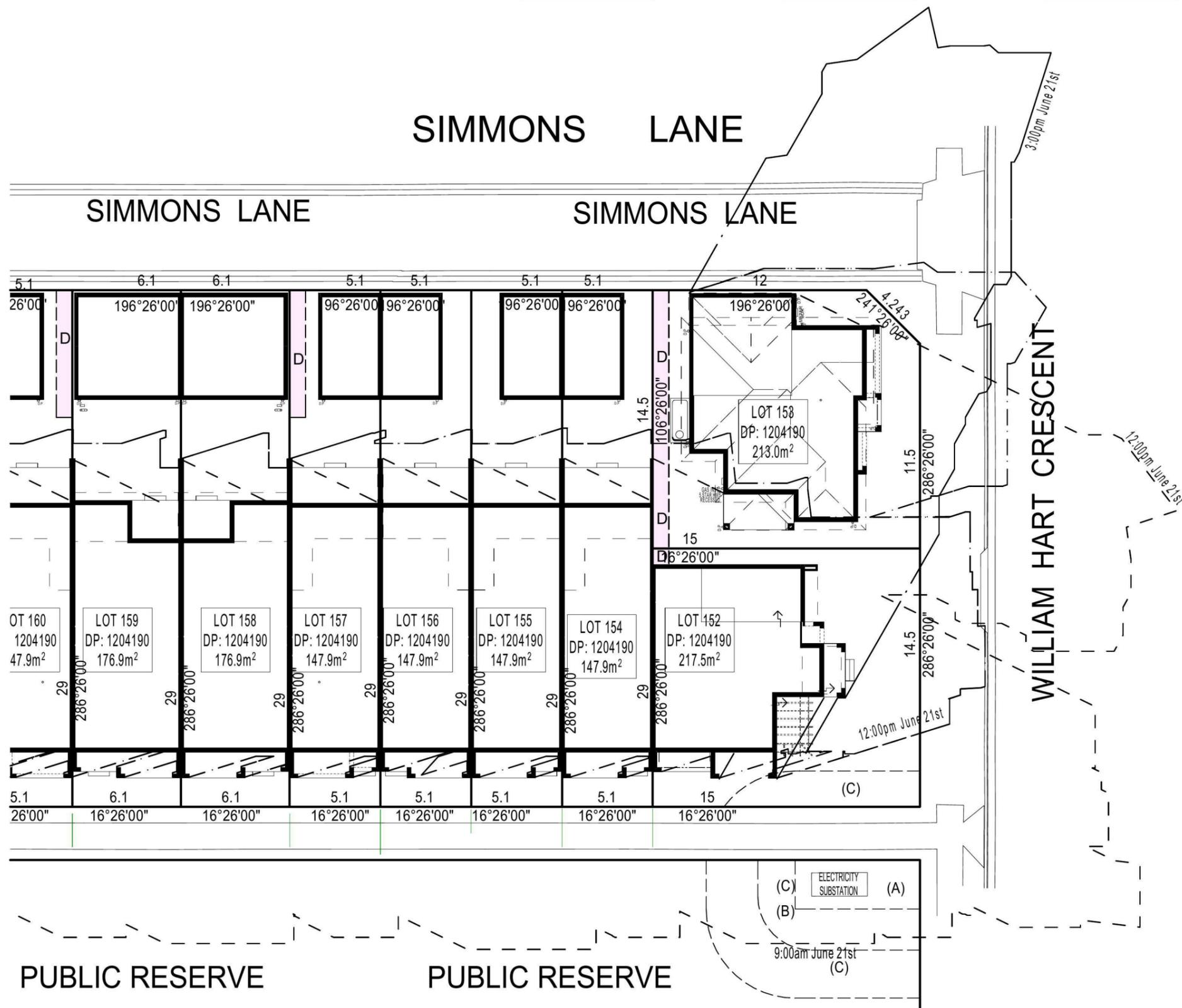
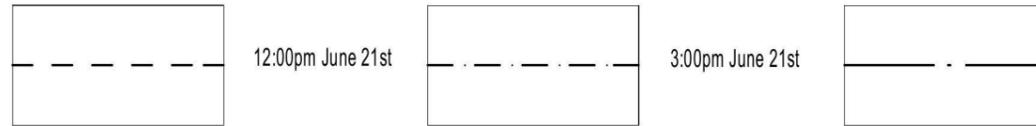


SHADOW DIAGRAM

9:00am June 21st

12:00pm June 21st

3:00pm June 21st



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 FIRSTYLE HOMES Pty.Ltd
 Lic No. 113412C
 ACN. 087 773 779
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CLIENT:
 P. O. CHRISTIAN

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date: 27/07/2015	quotation assessment: QA1
Sheet: 11 of 17	drawn: G.P / S.W
checked: P.D	scale: 1:250
808-14	

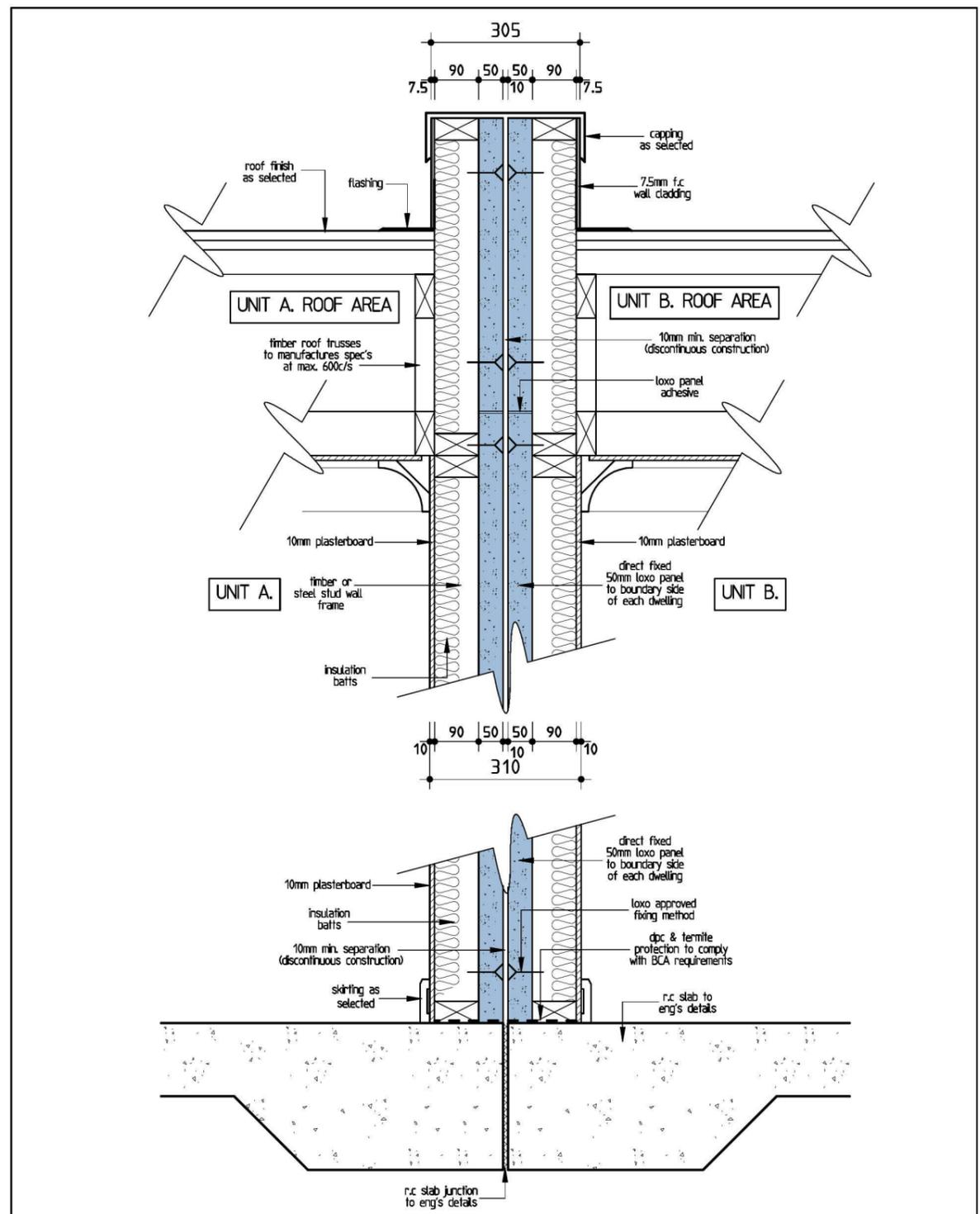
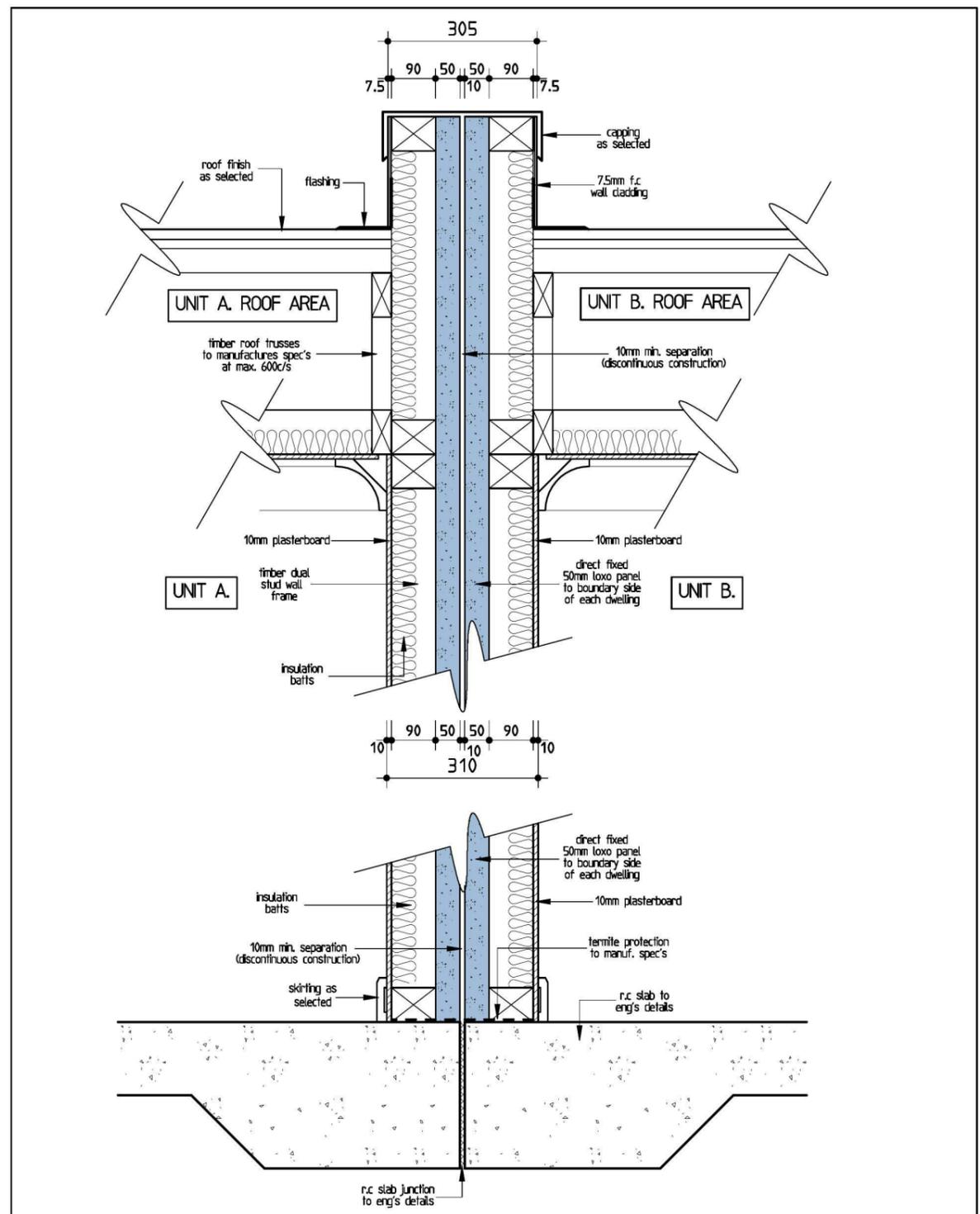
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- (A) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
- (B) RESTRICTION ON THE USE OF LAND (VIDE DP1184495)
- (C) RESTRICTION ON THE USE OF LAND (VIDE DP1184495)
- (D) PROPOSED EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE

SHADOW DIAGRAM

CLIENTS SIGNATURE _____ DATE _____ S.P. 00.

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50MM LOXO PANEL - BOUNDARY TO BOUNDARY WALL DETAIL
 FRL 120/120/90 | RW+CTR 53



SCALE: NTS



50MM LOXO PANEL - BOUNDARY TO BOUNDARY WALL DETAIL
 DUAL WALL ASSEMBLY - FRL 120/120/90 | RW+CTR 53



SCALE: NTS

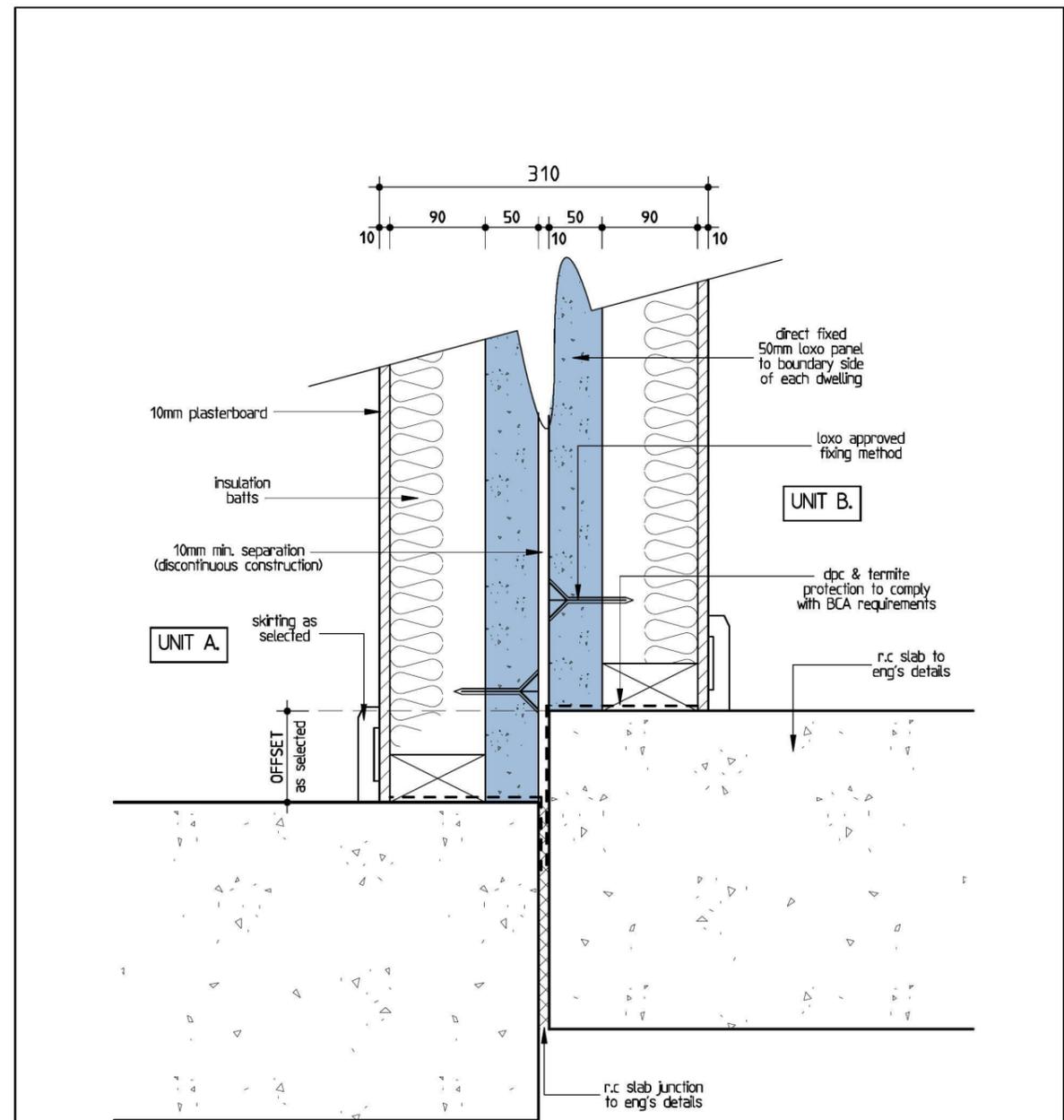


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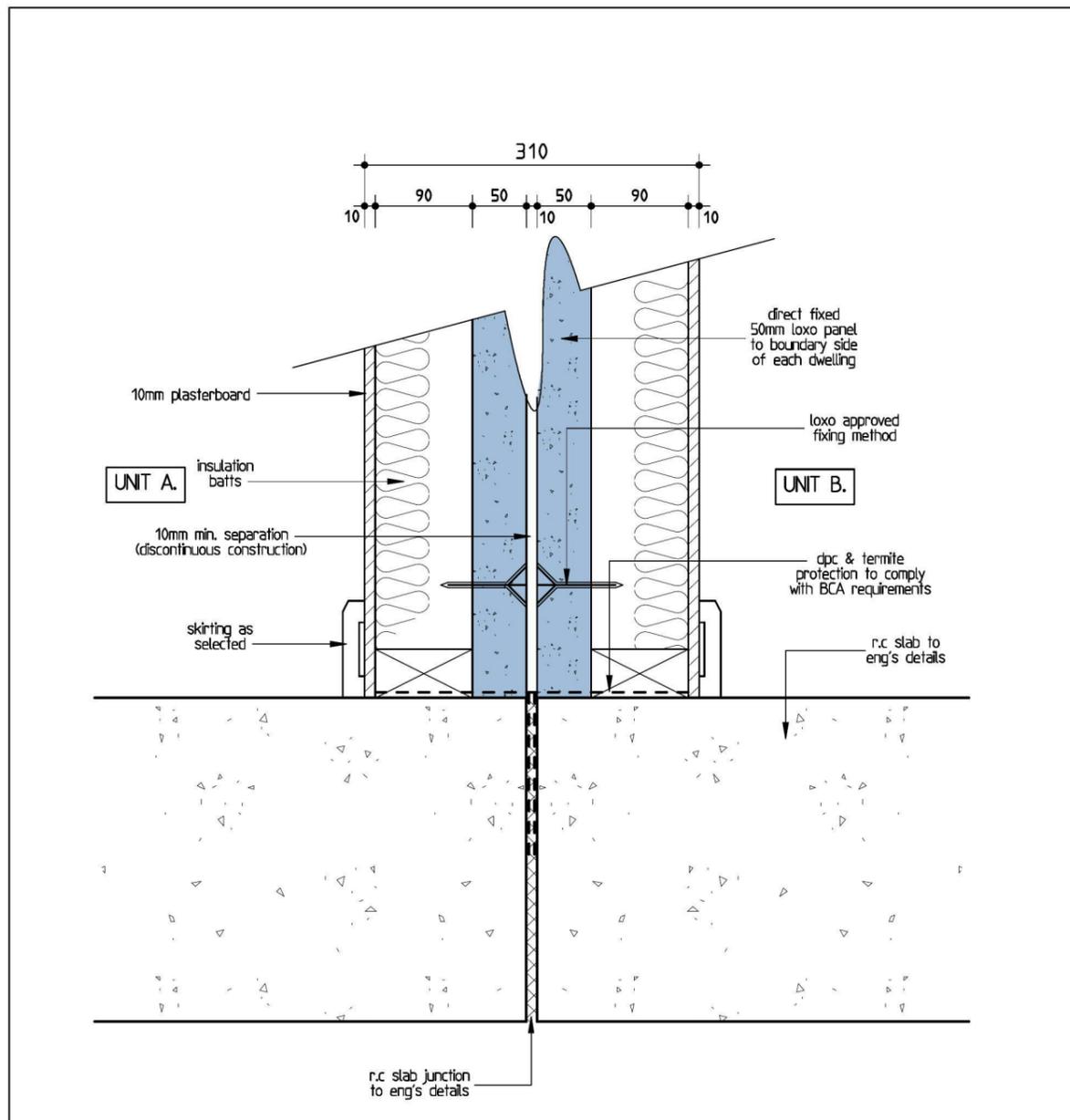
LOXO SYSTEM
FIRE RATED WALL & ACOUSTICS

PROMOTION: LIVING/STYLE COLLECTION			
CLIENT: P. O. CHRISTIAN			
LOCATION: LOT 158 HUDSON STREET NORTH PENRITH. NSW 2750			
DP: 1204190	council: PENRITH		
model: OXFORD 24	facade: CUSTOM	date: 27/07/2015	quotation assessment: QA1
Sheet: 13 of 17	drawn: G.P / S.W	checked: P.D	808-14
scale: NTS			
CLIENTS SIGNATURE		DATE	S.P. 00

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50MM LOXO PANEL - BOUNDARY TO BOUNDARY WALL DETAIL
 BASE DETAIL WITH OFFSET - FRL 120/120/90 | RW+CTR 53
 SCALE: NTS



50MM LOXO PANEL - BOUNDARY TO BOUNDARY WALL DETAIL
 BASE DETAIL - FRL 120/120/90 | RW+CTR 53
 SCALE: NTS

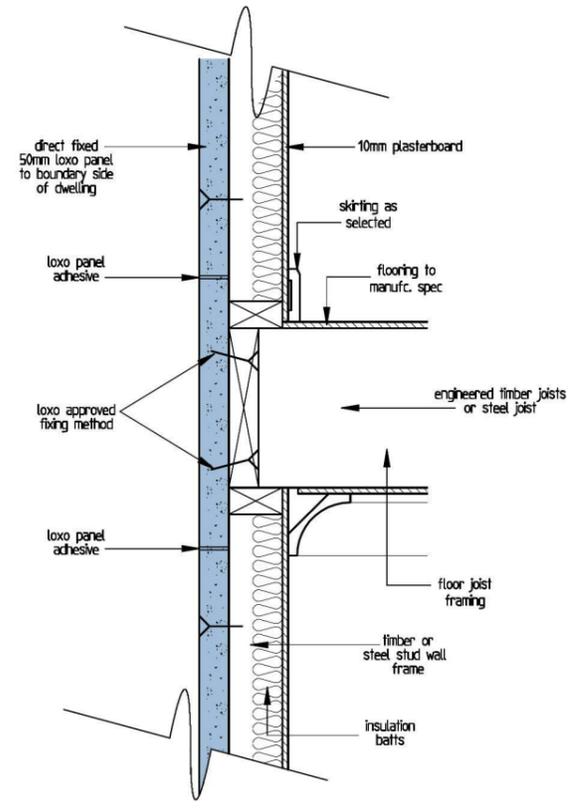


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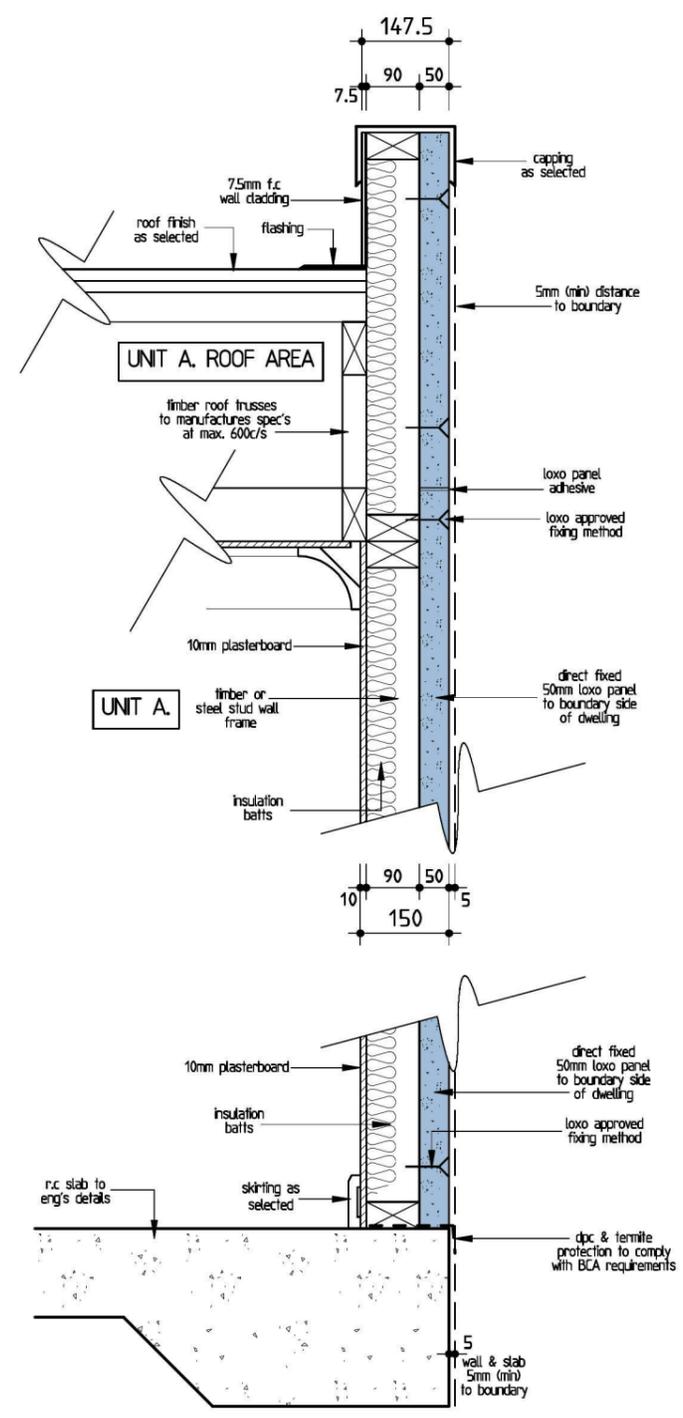
LOXO SYSTEM
FIRE RATED WALL & ACOUSTICS

PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: P. O. CHRISTIAN			
LOCATION: LOT 158 HUDSON STREET NORTH PENRITH. NSW 2750			
DP: 1204190	council: PENRITH		
model: OXFORD 24	facade: CUSTOM	date: 27/07/2015	quotation assessment: QA1
Sheet: 14 of 17	drawn: G.P / S.W	checked: P.D	808-14
scale: NTS			
CLIENTS SIGNATURE		DATE	S.P. 00

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50MM LOXO PANEL - BOUNDARY TO BOUNDARY WALL DETAIL
 FLOOR JOIST JUNCTION - REAR FIX THROUGH PARALLEL JOIST OR BLOCKING
 SCALE: NTS



50MM LOXO PANEL - BOUNDARY TO BOUNDARY WALL DETAIL
 SINGLE WALL ASSEMBLY
 SCALE: NTS

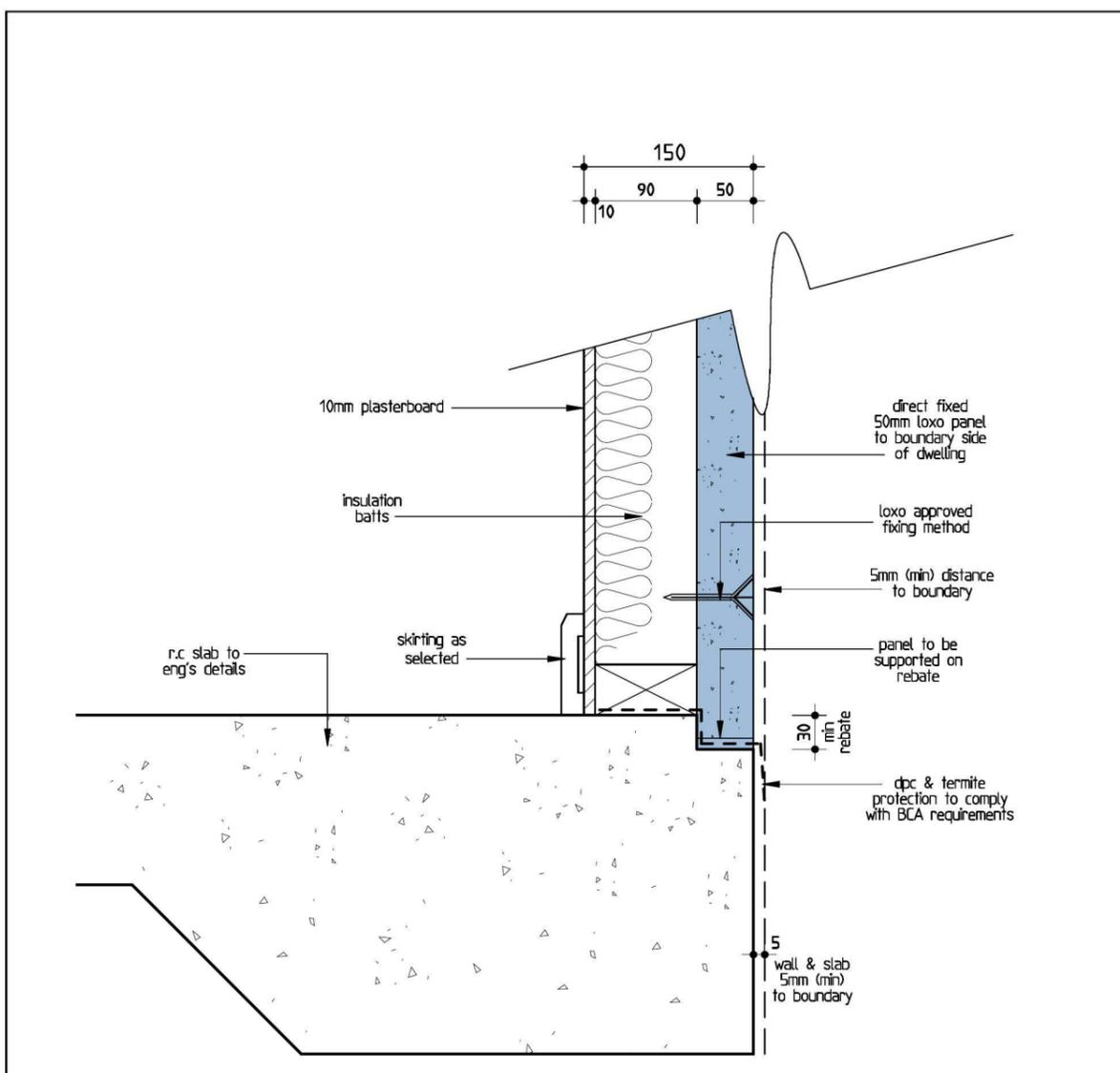


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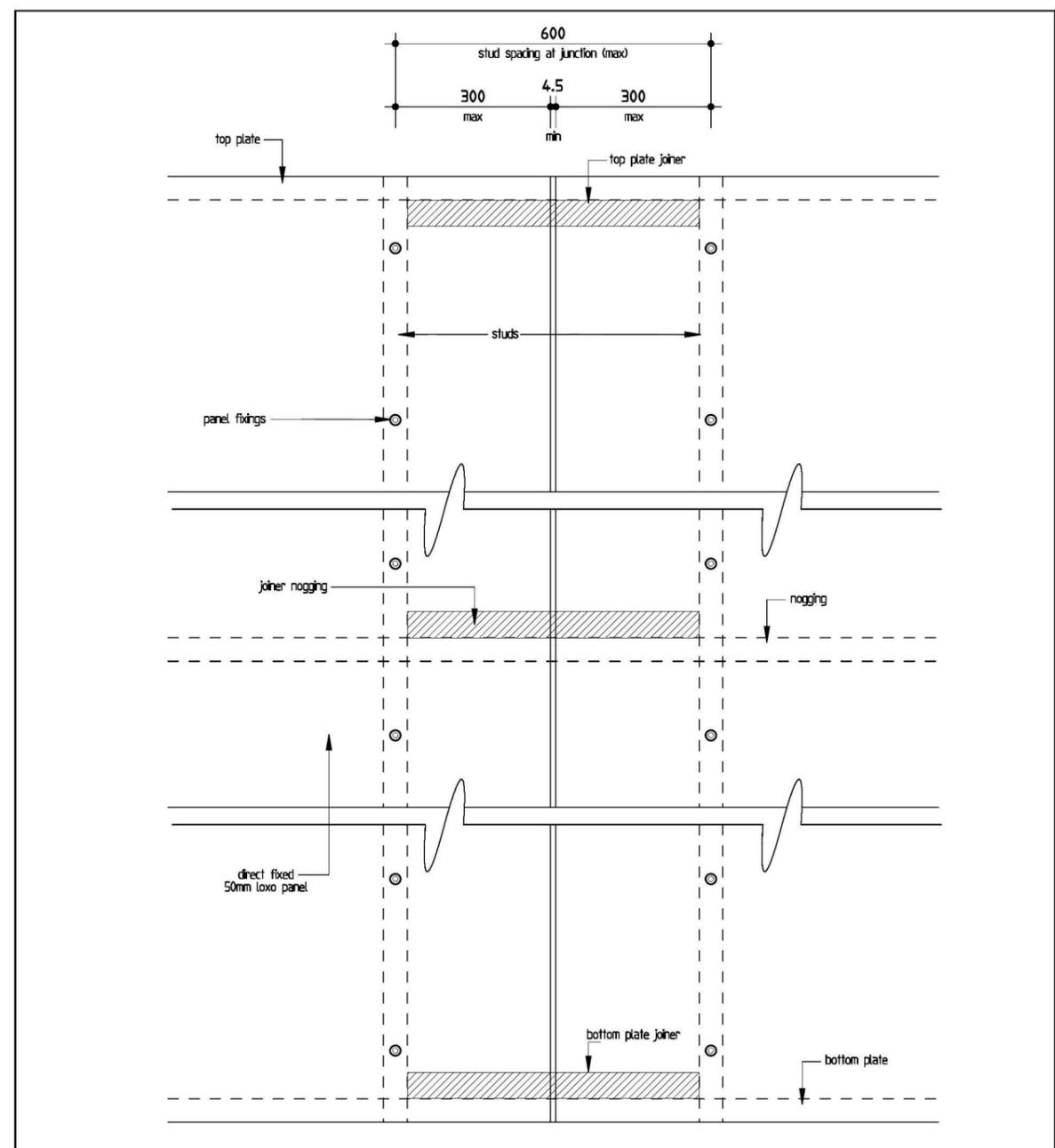
LOXO SYSTEM
FIRE RATED WALL & ACOUSTICS

PROMOTION: LIVING/STYLE COLLECTION			
CLIENT: P. O. CHRISTIAN			
LOCATION: LOT 158 HUDSON STREET NORTH PENRITH, NSW 2750			
DP: 1204190	council: PENRITH		
model: OXFORD 24	facade: CUSTOM	date: 27/07/2015	quotation assessment: QA1
Sheet: 15 of 17	drawn: G.P / S.W	checked: P.D	808-14
scale: NTS			
CLIENTS SIGNATURE		DATE	

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50MM LOXO PANEL - BOUNDARY TO BOUNDARY WALL DETAIL 1:10
 SINGLE WALL BASE DETAIL - REBATED SLAB
 SCALE: NTS



50MM LOXO PANEL - BOUNDARY TO BOUNDARY WALL DETAIL
 VERTICAL CONTROL JOINT
 SCALE: NTS

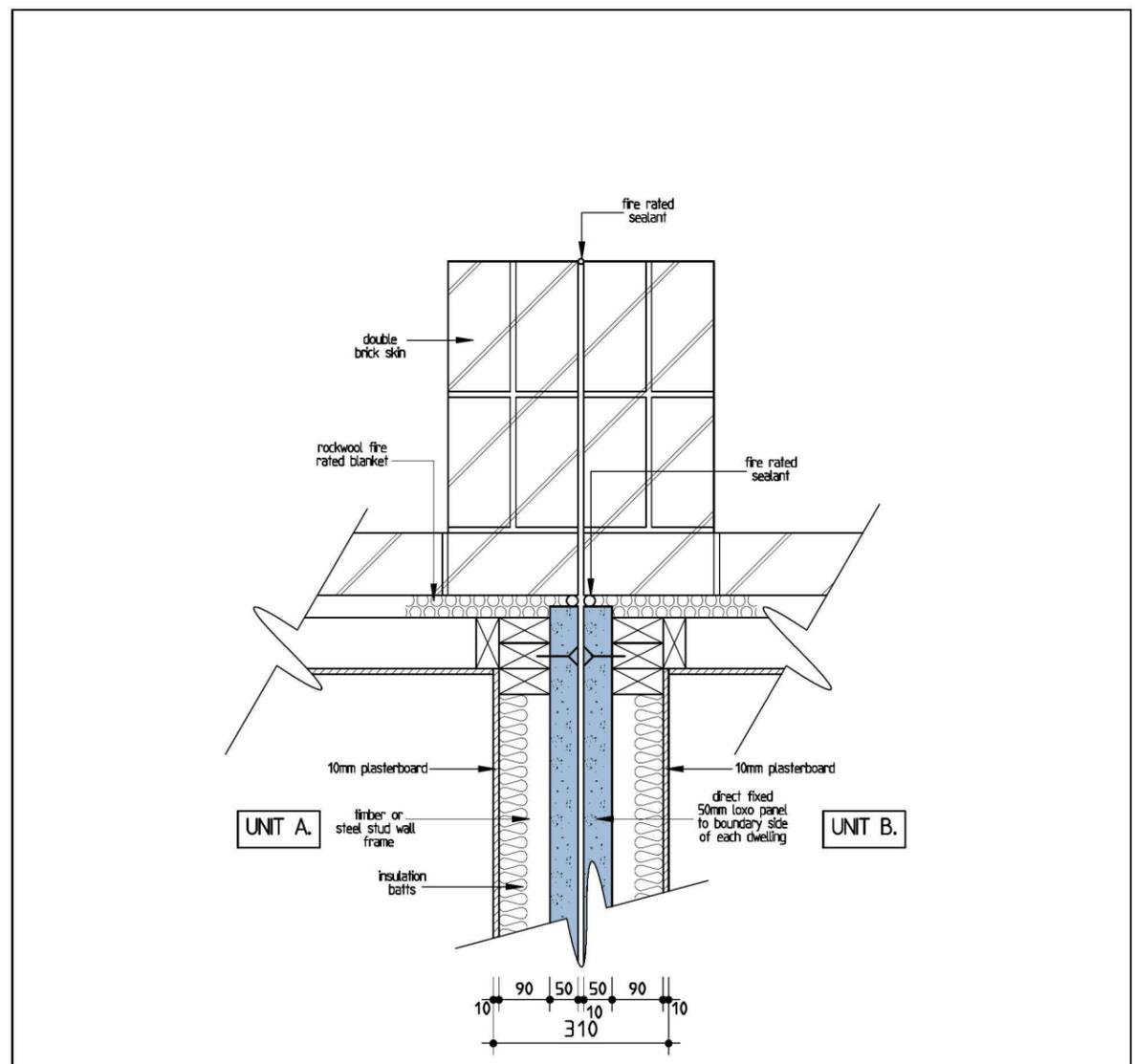


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LOXO SYSTEM
FIRE RATED WALL & ACOUSTICS

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CLIENT: P. O. CHRISTIAN			
LOCATION: LOT 158 HUDSON STREET NORTH PENRITH. NSW 2750			
DP: 1204190	council: PENRITH	date: 27/07/2015	quotation assessment: QA1
model: OXFORD 24	facade: CUSTOM	drawn: G.P / S.W	checked: P.D
Sheet: 16 of 17	scale: NTS	808-14	
CLIENTS SIGNATURE		DATE	

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50MM LOXO PANEL - BOUNDARY TO BOUNDARY WALL DETAIL 1:10
 DUAL WALL JUNCTION
 BRICK VENEER TO DOUBLE BRICK NIB WALL - FRL 120/120/90 | RW+CTR 53

SCALE: NTS

(IF REQUIRED)



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LOXO SYSTEM
FIRE RATED WALL & ACOUSTICS

PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: P. O. CHRISTIAN			
LOCATION: LOT 158 HUDSON STREET NORTH PENRITH, NSW 2750			
DP: 1204190	council: PENRITH	date: 27/07/2015	
model: OXFORD 24	facade: CUSTOM	quote assessment: QA1	
Sheet: 17 of 17	drawn: G.P / S.W	checked: P.D	808-14
scale: NTS			
CLIENTS SIGNATURE		DATE	S.P. 00