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DEVELOPMENT CALCULATIONS

LOT: 1158 SITE AREA: 234.9m²

Itemised Floor Areas:	Totals:
living ground floor:	80.73m ²
first floor: (excl. void 3.79m ²)	61.35m ²
garage: (excess 00.000m ²)	36m ²
alfresco:	7.91m ²
porch:	7.83m ²
balcony:	6.44m ²
total floor area:	200.26m²

FLOOR SPACE RATIO CALCULATION:

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

SITE AREA COVERAGE/LANDSCAPE:

house ground floor:	80.73m ²
garage:	36m ²
porch/alfresco:	15.74m ²
driveway/paved area:	17.19m ²
site coverage Area:	132.47m ² (56.4%)
landscape area:	102.43m ² (43.6%)
pervious areas (soft)	86m ² (84%)
impervious areas (hard)	16.55m ² (16%)
front yard landscape area	16.23m ² (88%)
front yard hard paved area	2.22m ² (12%)
private open space o/a:	50.22m ²
principal private open space:	18m ²
total car space incl. carstand:	2 carspace

COUNCIL ZONE: R1

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTSTYLE HOMES

LOCATION:
 LOT 1158
 SYDNEY SMITH DRIVE
 PENRITH NSW 2750

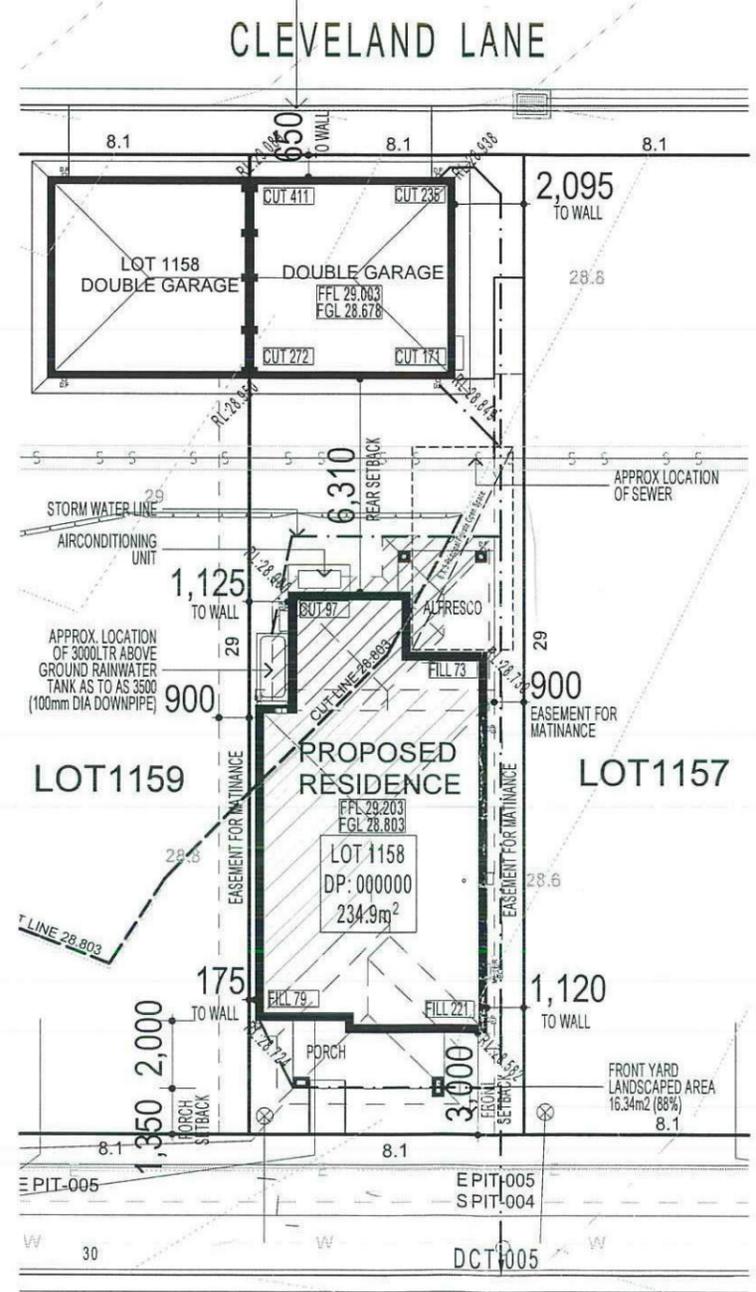
DP: Lot 1158 in Unregistered plan of subdivision by Craig & Rhodes Ref: 72-10-1.1, being part Lot 1158 in 1559373

model:	facade:	date:	approval:
CHESTER 21	AUGUSTINE	8/11/2012	SK1
Sheet:	drawn:	checked:	
1 of 15	N.K.	P.D.	
scale:	1:200		

412A-12



NOTE:
 FINAL GARAGE LEVELS SUBJECT TO FINAL KERB LEVELS.



Thorton Design Review Panel
LANDCOM
Woodrow 14/11/12
 Reviewed Date

3 - PHASE POWER

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

SITE PLAN & STORMWATER CONCEPT PLAN

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

LEGEND:

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

EARTHWORKS TO AHD

HOUSE:	FFL: R.L: 29.203 A.H.D
(LIVING)	FGL: R.L: 28.803 A.H.D
GARAGE:	FFL: R.L: 29.003 A.H.D
	FGL: R.L: 28.678 A.H.D

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

GENERAL DRAINAGE NOTES

1. Roof Plumber to locate Downpipes as indicated on FLOOR PLANS per spec. provided.
2. Stormwater pipes to be 100mm DIA.(Min) at 1 deg. Grade (Min)
3. Stormwater pipes may run via sub-floor to achieve minimum Grade to invert level.
4. ALL LEVELS SHOWN ON PLAN ARE APPROXIMATE ONLY UNLESS ACCOMPANIED BY LEVELS PREPARED BY REGISTERED SURVEYOR TO A.H.D
5. Stormwater lines to be Discharged into Existing City Drainage system & connected to local government authority requirements.

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

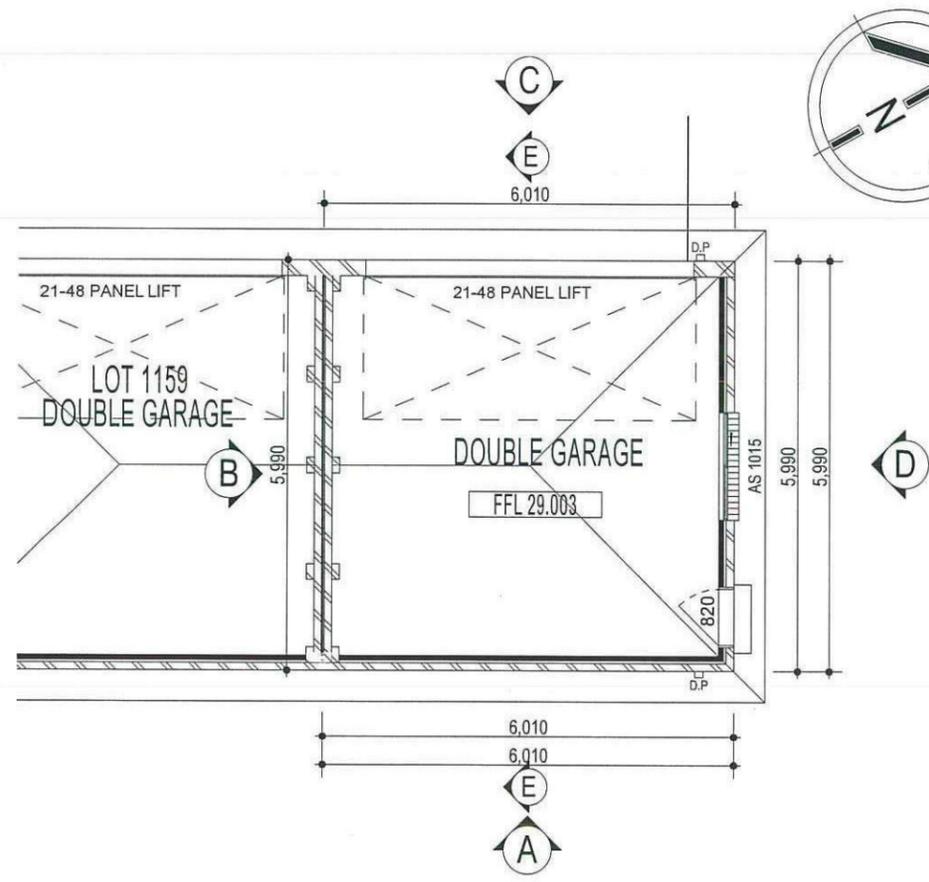
NOTE:
 EAVES O/H TO ENCROACH AS ALLOWED BY B.C.A:CL3.7.1.7 & FIGURE 3.7.1.9

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

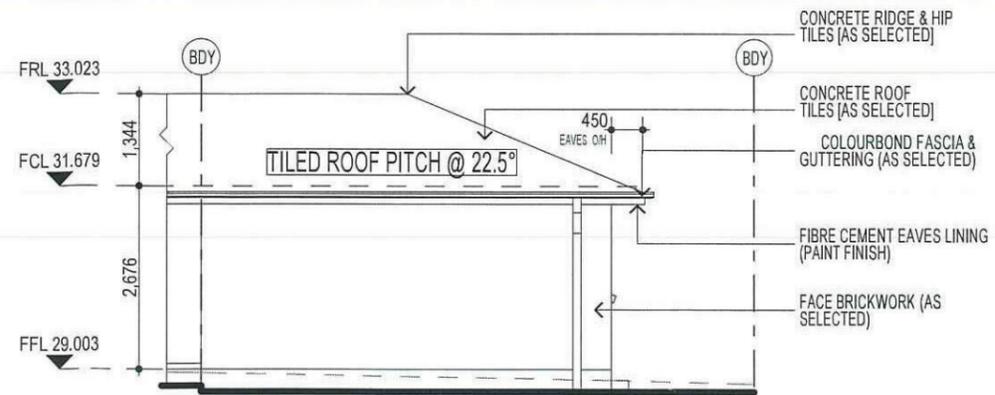
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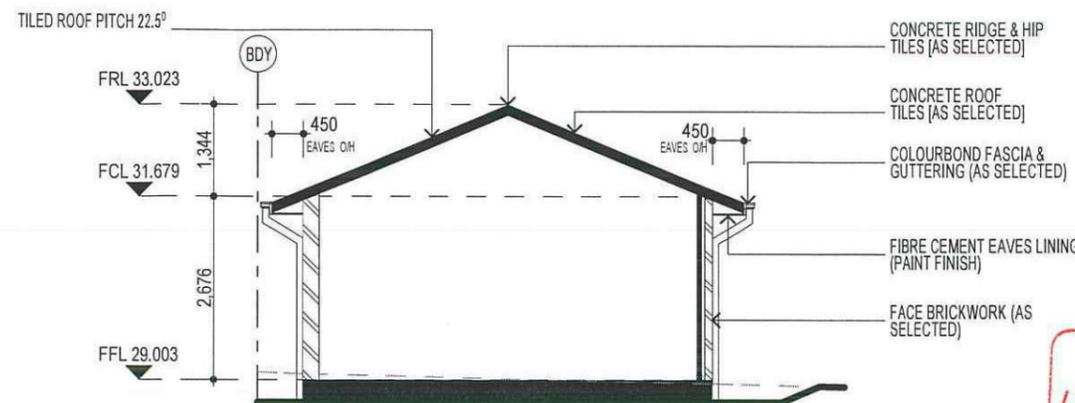
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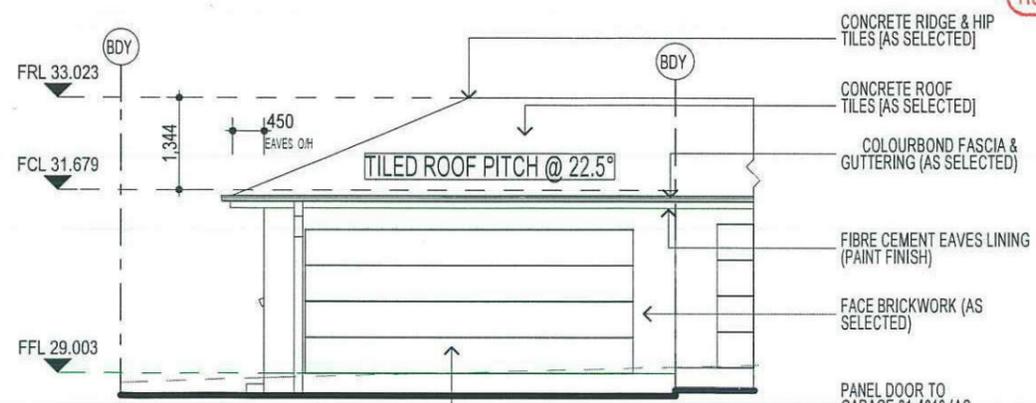
GARAGE FLOOR PLAN



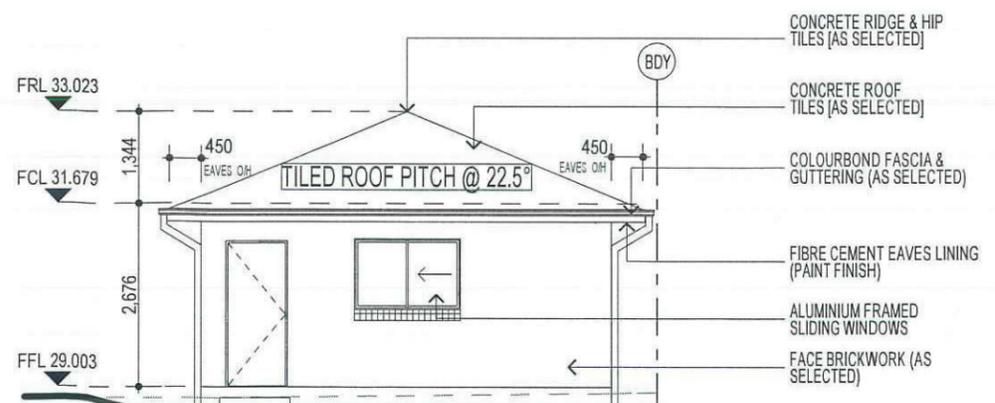
GARAGE ELEVATION A



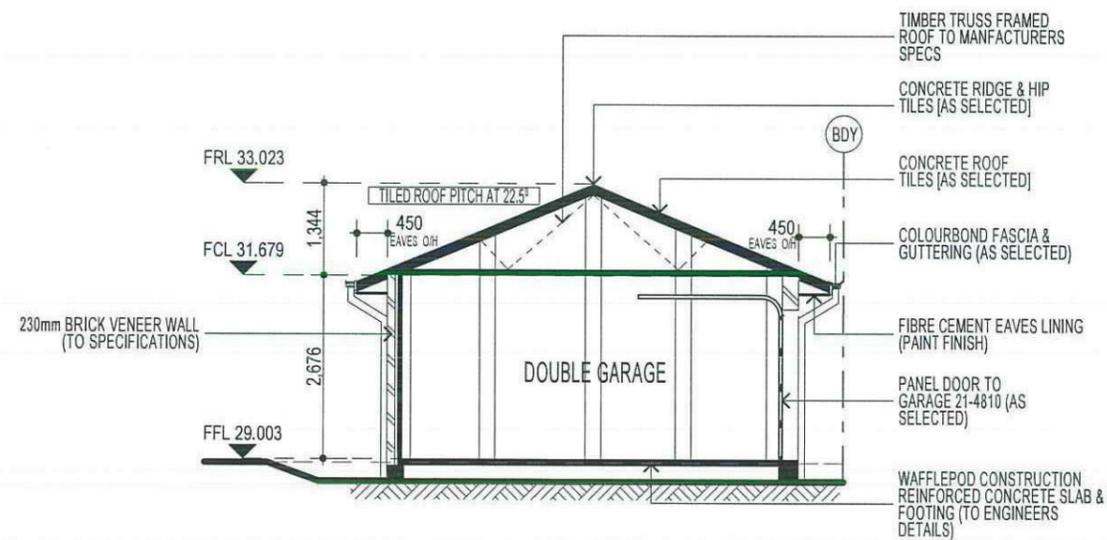
GARAGE ELEVATION B



GARAGE ELEVATION C



GARAGE ELEVATION D



SECTION D

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3 - PHASE POWER

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

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTSTYLE HOMES

LOCATION:
 LOT 1158
 SYDNEY SMITH DRIVE
 PENRITH NSW 2750

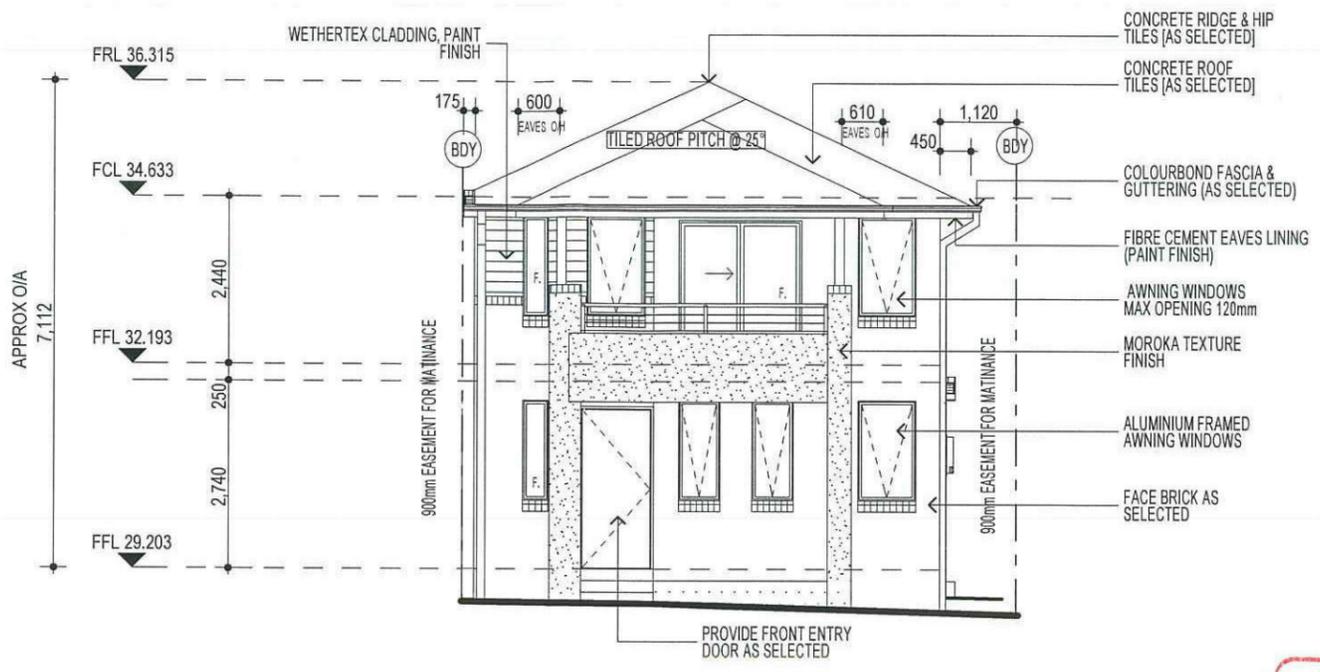
DP: Lot 1158 in Unregistered plan of subdivision by Craig & Rhodes Ref: 72-10-1, being part Lot 11, RP 1158973	council: PENRITH
model: CHESTER 21	facade: AUGUSTINE
date: 11/10/2012	quotation assessment: SK1
Sheet: 5 of 15	scale: N.K. P.D.
412A-12	

	FACE BRICK (AS SELECTED)
	MAROKA TEXTURE TO FRONT AND RETURN AS DRAWN (AS SELECTED)
	WEATHEREX CLADDING PAINTED FINISH (AS SELECTED)

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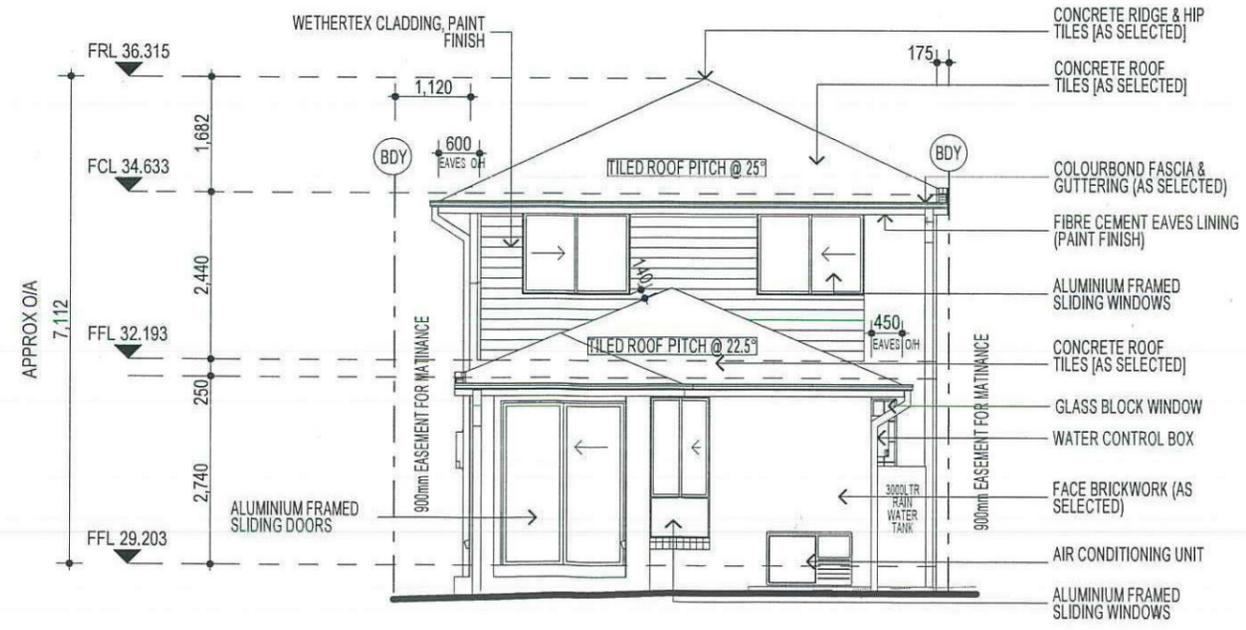
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ELEVATION A

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3 - PHASE POWER
 NOTE
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ELEVATION C

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PROMOTION: *LIVING/STYLE COLLECTION*

CLIENT: **FIRSTSTYLE HOMES**

LOCATION: **LOT 1158 SYDNEY SMITH DRIVE PENRITH NSW 2750**

DP: Lot 1158 in Unregistered plan of subdivision by Craig & Rhodes Ref. 72-10-1.1, being part lot 11 DP 11589273	council: PENRITH
model: CHESTER 21	facade: AUGUSTINE
date: 11/10/2012	qualification attachment: SK1
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ELEVATIONS

KEY

	FACE BRICK (AS SELECTED)
	MAROKA TEXTURE TO FRONT AND RETURN AS DRAWN (AS SELECTED)
	WEATHEREX CLADDING PAINTED FINISH (AS SELECTED)

FIRSTYLE HOMES

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

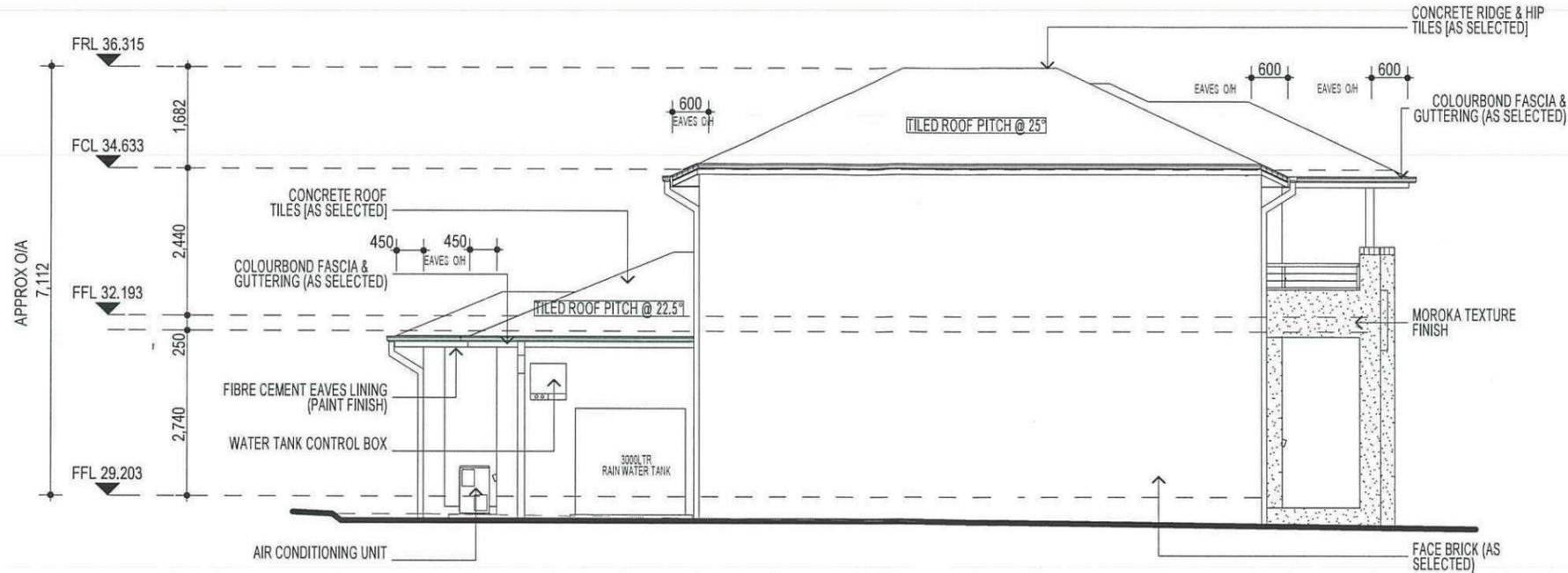
ADMIN: (02) 9601 0111
 FAX: (02) 9601 0711
 EMAIL: design@firststyle.com.au

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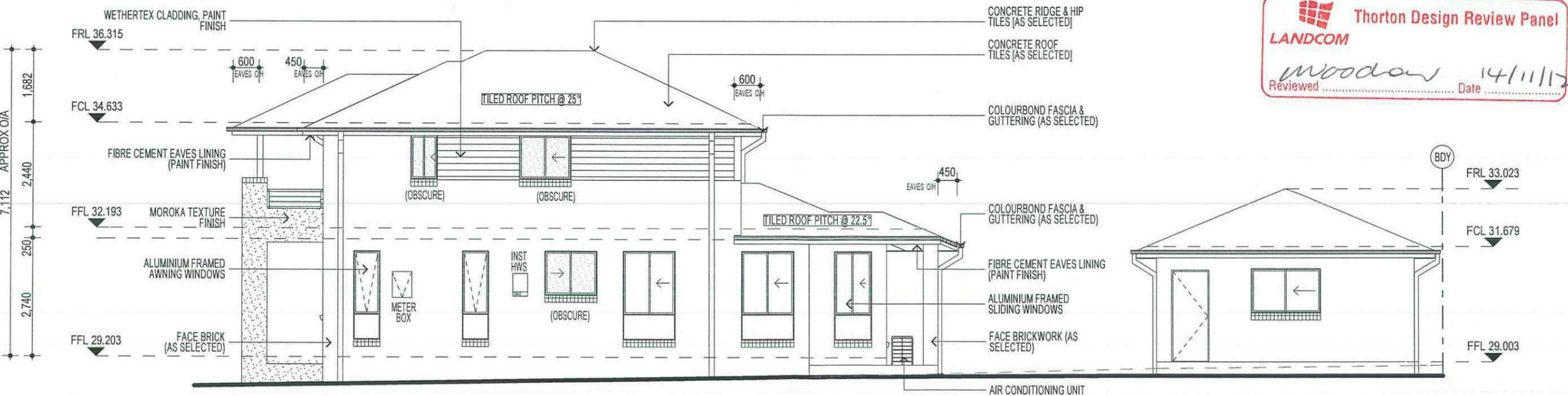
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ELEVATION B



ELEVATION D

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PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTYLE HOMES

LOCATION:
 LOT 1158
 SYDNEY SMITH DRIVE
 PENRITH NSW 2750

DP: Lot 1158 in Unregistered plan of subdivision by Craig & Rhodes Ref: 72-10-1, being part Lot 11 DP 1159973 council: PENRITH

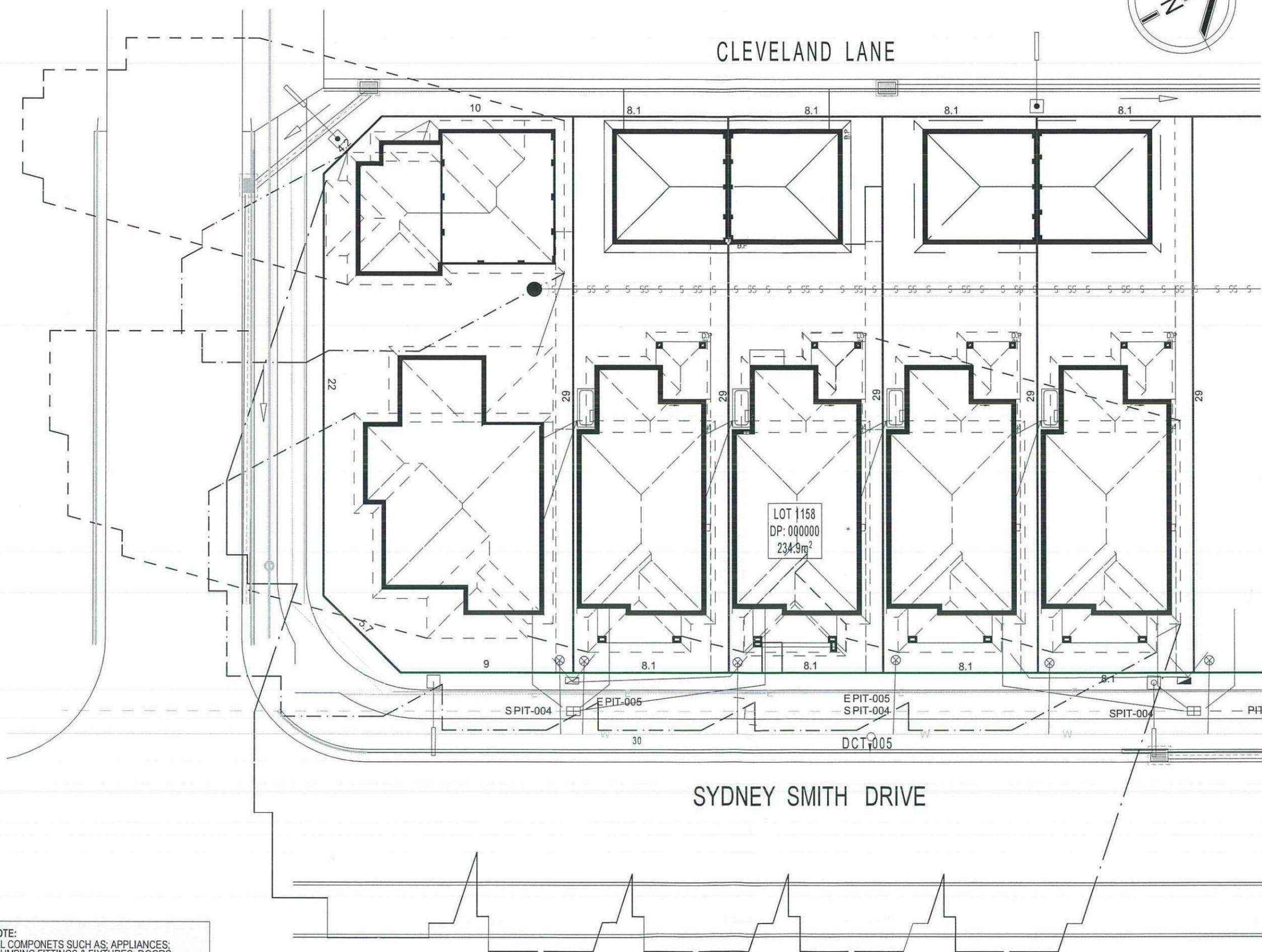
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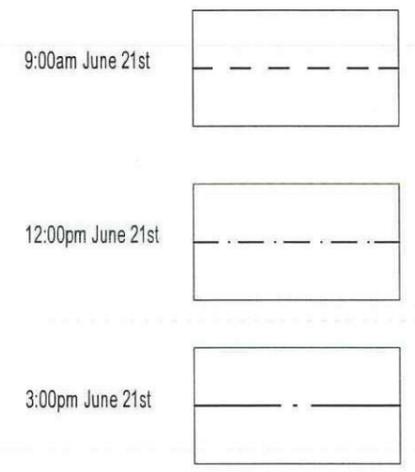
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CLEVELAND LANE



SHADOW DIAGRAM



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model:	facade:	date:	valuation assessment:
CHESTER 21	AUGUSTINE	11/10/2012	SK1
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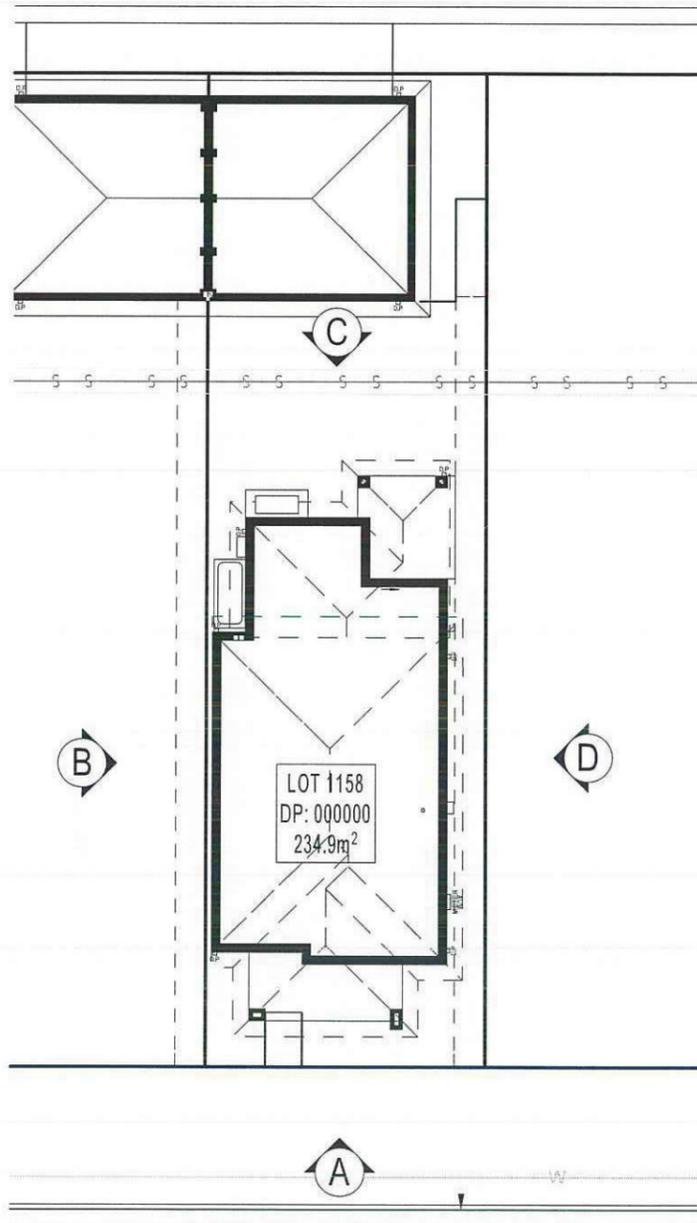
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SHADOW DIAGRAM

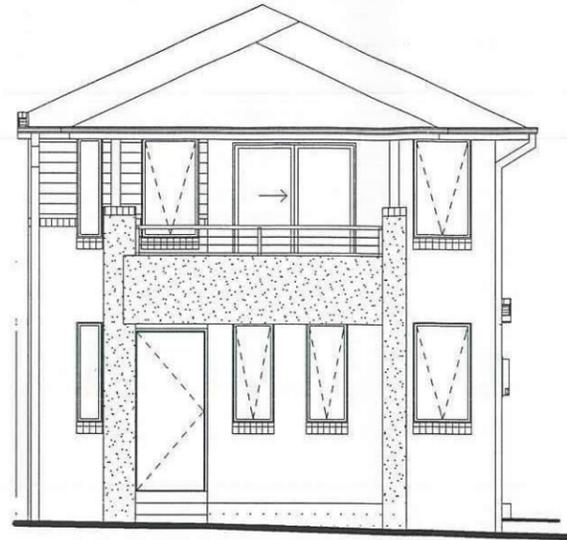
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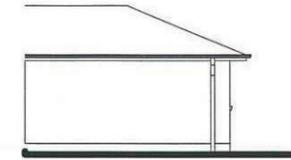
CLEVELAND LANE



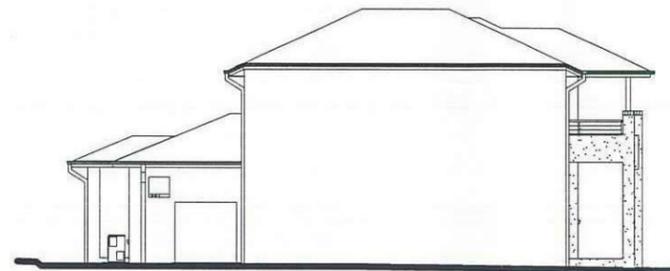
SYDNEY SMITH DRIVE



ELEVATION A



GARAGE ELEVATION A



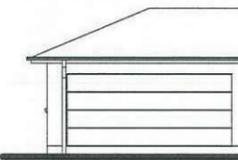
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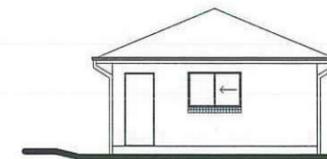
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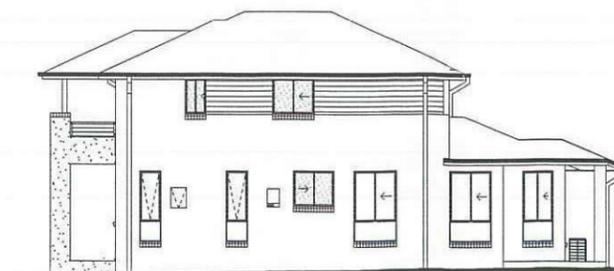
ELEVATION C



GARAGE ELEVATION C



GARAGE ELEVATION D



ELEVATION D

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PROMOTION:
 LIVING/STYLE COLLECTION

CLIENT:
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LOCATION:
 LOT 1158
 SYDNEY SMITH DRIVE
 PENRITH NSW 2750

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model:	CHESTER 21	date:	11/10/2012
facade:	AUGUSTINE	equation assessment:	SK1
Sheet:	A	drawn:	N.K
scale:	1:200, 1:100	checked:	P.D
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NOTIFICATION PLAN

CLIENT'S SIGNATURE: _____ DATE: _____ S.P. 00.

GENERAL NOTES

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- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS
- ANY DISCREPANCIES SHALL BE REFERRED TO THE SUPERINTENDENT FOR DECISION BEFORE PROCEEDING WITH THE WORK
- DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS
- ANY SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE BUILDER
- DURING CONSTRUCTION THE BUILDER SHALL MAINTAIN THE STRUCTURE IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED
- ALL WORK SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARD CODES
- SLAB & FOOTING DESIGN HAS BEEN BASED ON PRINCIPLES AS SET OUT IN AS2870 1996 'RESIDENTIAL SLABS & FOOTINGS'
- PROVIDED THE SLAB IS CONSTRUCTED IN ACCORDANCE WITH THESE DETAILS, THE SLAB CAN BE CONSIDERED AS A MONOLITHIC TERMITE BARRIER IN ACCORDANCE WITH AS 3660 WHERE THE REQUIREMENTS OF AS 3660 CANNOT BE ACHIEVED, ADVICE FROM A LICENSED PEST CONTROL EXPERT SHALL BE OBTAINED & THE SUPERINTENDENT SHALL BE ADVISED OF ANY NECESSARY CHANGES RESULTING FROM SUCH ADVICE, PRIOR TO PROCEEDING WITH CONSTRUCTION. ADDITIONAL TERMITE TREATMENT IN ACCORDANCE WITH AS 3660 SHALL BE PROVIDED TO ALL CAVITIES, PENETRATIONS, JOINTS & CHASES AS REQUIRED
- THE DESIGN AND DETAILS SHOWN ON THESE DRAWINGS ARE APPLICABLE TO THIS PROJECT ONLY AND MAY NOT BE REPRODUCED IN WHOLE OR PART, OR BE USED FOR ANY OTHER PROJECT OR PURPOSE, WITHOUT THE WRITTEN PERMISSION OF 'SECTA CONSULTING ENGINEERS Pty Ltd' WITH WHOM THE COPYRIGHT RESIDES. WRITTEN CONSENT FROM 'SECTA' FOR THE USE OF THESE PLANS MUST BE OBTAINED PRIOR TO ANY CHANGE OF PARTIES INCLUDING BUT NOT LIMITED TO OWNER, BUILDER & SUPERINTENDANT

ENGINEERS DRAWINGS ARE SIGNED & ISSUED ON THE UNDERSTANDING THAT THE BUILDER MAINTAINS IN FORCE, PROPER AND ADEQUATE CONTRACT WORKS INSURANCE AND PUBLIC LIABILITY INSURANCE DURING THE FULL COURSE OF THE CONSTRUCTION, AND/OR ANY MAINTENANCE PERIOD. CLAIMS OF DAMAGE TO ANY ADJACENT PROPERTY OR BUILDING IS NOT THE RESPONSIBILITY OF THE ENGINEER.

SITE PREPARATION & MAINTENANCE NOTES

- THE BUILDER SHALL ENSURE THAT THE OWNER'S ATTENTION IS DRAWN TO THE CSIRO'S "GUIDE TO HOME OWNERS ON FOUNDATION MAINTENANCE AND FOOTING PERFORMANCE"
- STRIP TOP SOIL AND VEGETATION. BENCH SITE BY CUT & FILL TO REQUIRED LEVEL. FILL TO BE PLACED AS PER AS2870:6.4.2) AND IN LAYERS NOT EXCEEDING 150mm USING MULTIPLE PASSES OF EXCAVATOR. THE ACTUAL PREPARATION OF THE BUILDING PLATFORM IS NOT THE RESPONSIBILITY OF THE ENGINEER
- THE SITE SHALL BE GRADED AND DRAINED SO THAT STORMWATER WILL BE DIRECTED AWAY FROM THE BUILDING PLATFORM
- THE MINIMUM HEIGHT OF THE SLAB ABOVE FINISHED CONSTRUCTION LEVEL SHALL BE 300mm OR GREATER AS MAY BE REQUIRED BY COUNCIL
- ALL EARTH DRAINS SHALL BE GRADED AT 1% (1 IN 100) MINIMUM. THE GROUND SHALL FALL AWAY FROM THE EARTHRAIN AT 5% (1 IN 20) FOR THE FIRST METRE THEN AT 2.5% (1 IN 40) ANY VERTICAL OR NEAR VERTICAL PERMANENT EXCAVATION (CUT) DEEPER THAN 0.6 METRES
- IN MATERIAL OTHER THAN ROCK SHALL BE ADEQUATELY RETAINED OR BATTERED AT A MINIMUM OF 3:1
- WHERE CUT OR FILL BATTERS CANNOT BE PROVIDED THEY SHALL BE ADEQUATELY RETAINED
- ALL SERVICE TRENCHES ARE TO BE LOCATED IN ACCORDANCE WITH THE DETAILS SHOWN ON HYDRAULIC CONSULTANTS DRAWINGS
- STORMWATER MUST NOT BE CONCENTRATED ON TO ADJACENT PROPERTY
- STORMWATER MUST BE CONNECTED TO THE NEAREST DISPOSAL POINT APPROVED BY COUNCIL. TYPICALLY THIS MAY BE DIRECTLY TO THE KERB OR TO AN INTER-ALLOTMENT DRAINAGE PIPELINE
- THE PROVISION OF SURFACE OR SUBSOIL DRAINAGE OR PAVING WILL ALL IMPROVE SITE DRAINAGE
- GOOD DRAINAGE MUST BE MAINTAINED THROUGHOUT CONSTRUCTION AS WELL AS AFTER COMPLETION
- ALL EXPOSED GROUND SHOULD BE REVEGETATED AS SOON AS PRACTICAL AFTER COMPLETION
- SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE PROVIDED IN ACCORDANCE WITH COUNCIL REQUIREMENTS

PIERING NOTES

P1 PIERS TO EXTERNAL WALLS SHALL BE SPACED AT NO GREATER THAN 15m c/c FOR DOUBLE STOREY AREAS (Ø400min DIA TO CLAY BRG 350kPa) - UNO ON SLAB PLAN 18m c/c FOR SINGLE STOREY AREAS (Ø400min DIA TO CLAY BRG 350kPa) - UNO ON SLAB PLAN 18m c/c FOR SINGLE AND DOUBLE STOREY AREA (Ø300min DIA TO ROCK/SHALE BRG 600kPa IF PIERS EXCEED 2.5m Deep THEN Ø450min (Must Be) Adopted PIERS GREATER THAN 2.8m Deep (Must Be) REINFORCED WITH A MINIMUM OF 4-N12 Bars + R6 Ties @ 400c/c

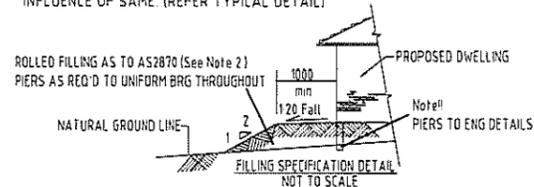


NOTE: SHOULD PIERS COLLAPSE DURING CONSTRUCTION, THEN "SCREW-IN" PIER MAY NEED TO BE USED (61e SWL)

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE PIER TOPS ARE CLEAN AND FREE OF FOREIGN MATTER PRIOR TO THE LAYING OF THE MEMBRANE AND CONCRETE SLAB. ENGINEER'S REINFORCEMENT CHECK DOES NOT RELEASE THE CONTRACTOR FROM THIS RESPONSIBILITY.

FOUNDATION NOTES

- ALL FOOTING BEAMS AND PADS ARE DESIGNED TO BEAR ON UNIFORM NATURAL GROUND WITH AN ALLOWABLE BEARING CAPACITY OF 100 kPa.
- PRIOR TO CONSTRUCTION OF THE BUILDING PLATFORM FOR THE SLAB
 - AN AREA EXTENDING AT LEAST 1.0M BEYOND THE EDGE OF THE SLAB AND TO THE TOE OF ANY FILL BATTERS SHALL BE STRIPPED OF ALL ORGANIC MATTER AND ASSOCIATED TOPSOIL & NATURAL FILL AS NOTED ON BOREHOLE
 - FILL PLACED IN THE BUILDING PLATFORM SHALL BE PLACED IN ACCORDANCE WITH CL 6.4.2 AS2870-1996
 FOUNDATION MATERIAL SHALL BE APPROVED BY A SUITABLY QUALIFIED ENGINEER BEFORE COMMENCING FOOTING CONSTRUCTION
- WHERE SOFT SPOTS (BEARING CAPACITY OF LESS THAN 100 kPa) ARE ENCOUNTERED IN NATURAL FOUNDATION MATERIAL OR BUILDING PLATFORM, OR WHERE FILL EXCEEDS 300mm THEN ADDITIONAL PIERS TO SUITABLE FOUNDING MATERIAL MAY BE REQUIRED AS DIRECTED BY THE ENGINEER AT THE TIME OF CONSTRUCTION
- WHERE ROCK IS ENCOUNTERED THE REMAINDER OF THE FOOTING SYSTEM SHALL BE FOUND ON ROCK AS DIRECTED BY THE ENGINEER AT THE TIME OF CONSTRUCTION
- WHERE THE INTEGRITY OF FOUNDATION MATERIAL IS LIKELY TO BE DISTURBED BY SERVICE TRENCHES ADJACENT, PIERS SHALL BE FOUNDED BELOW THE ZONE OF INFLUENCE OF SAME. (REFER TYPICAL DETAIL)



CONCRETE NOTES

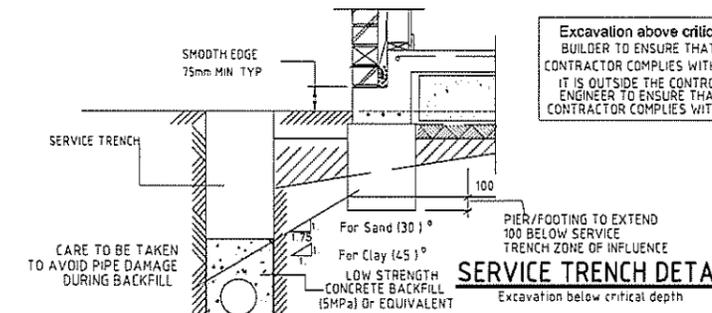
- ALL WORKMANSHIP & MATERIALS SHALL BE IN ACCORDANCE WITH AS3600 CURRENT EDITION WITH AMENDMENTS, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS
- CONCRETE 20 MPa AT 28 DAYS 80mm SLUMP, & TO BE CURED IMMEDIATELY
 - FOLLOWING THE CONCRETE POUR NO ADDITIONAL WATER TO BE ADDED TO CONCRETE ON SITE
 - KEEP CONCRETE CONTINUALLY WET FOR 7 DAYS MINIMUM AFTER PLACEMENT, PLASTIC OR WAX LIQUID SPRAYS MAY BE USED EXTRA PRECAUTION SUCH AS THE USE OF EVAPORATIVE RETARDERS (ALIPHATIC ALCOHOLS) ARE RECOMMENDED DURING HOT WEATHER. CONCRETE POURS TO HELP AVOID THERMAL RELATED SLAB CRACKING. CLEAR COVER OF REINFORCEMENT SHALL BE AS NOTED ON THE DRAWINGS
 - REINFORCEMENT SHALL BE RIGIDLY SUPPORTED TO MAINTAIN SPECIFIED COVER DURING CONSTRUCTION
 - CONSTRUCTION JOINTS WHERE NOT SHOWN SHALL BE LOCATED TO THE APPROVAL OF THE SUPERINTENDENT
 - BEAM DEPTHS ARE GIVEN FIRST AND INCLUDE SLAB THICKNESS
 - SPICES IN REINFORCEMENT SHALL BE MADE ONLY IN THE POSITION SHOWN OBTAIN APPROVAL FROM THE SUPERINTENDENT FOR ANY OTHER SPICES
 - WHERE SLABS OR BEAMS BEAR UPON MASONRY, THE TOP COURSE SHALL BE LEVEL, SMOOTH & COVERED BY TWO LAYERS OF GALVANISED FLAT STEEL WITH GRAPHITE GREASE BETWEEN LAYERS
 - METHOD OF CURING CONCRETE SHALL BE SUBMITTED TO THE SUPERINTENDENT FOR APPROVAL
 - NO HOLES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT THE PRIOR APPROVAL OF THE SUPERINTENDENT
 - CONDUITS, PIPES, ETC SHALL ONLY BE LOCATED IN THE MIDDLE ONE THIRD OF SLAB DEPTH, UNO
 - REINFORCEMENT SYMBOLS
 - R - GRADE 250N PLAIN BAR IN ACCORDANCE WITH AS/NZS 4671
 - N - GRADE 500 DEFORMED BAR IN ACCORDANCE WITH AS/NZS 4671
 - L - GRADE 500 DEFORMED WELDED WIRE MESH IN ACCORDANCE WITH AS/NZS 4671
 REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY & IT IS NOT NECESSARILY IN TRUE PROJECTION
 - WELDING OF REINFORCEMENT SHALL NOT BE PERMITTED UNLESS SHOWN ON THE STRUCTURAL DRAWINGS
 - MESH SHALL BE LAPPED 1 MESH + 50mm
 - BUNDLED BARS SHALL BE TIED TOGETHER AT 30 BAR DIAMETERS CENTRES WITH 3 WRAPS OF THE WIRE
 - MASONRY WALLS SHALL NOT BE CONSTRUCTED ON SUSPENDED CONCRETE UNTIL ALL TEMPORARY SUPPORTS ARE REMOVED
 - STRUCTURAL STEELWORK WHERE CONCRETE ENCASED SHALL HAVE 50mm CONCRETE COVER, REINFORCED WITH GALVANISED SL41 MESH WITH 25mm COVER LAPPED 150mm AT SPLICES
 - BRITTLE FLOOR COVERINGS TO BE LAID ON A SUITABLE FLEXIBLE TYPE BEDDING SYSTEM & SUPPLIED WITH CONTROL JOINTS @ 4000 CENTERS MAX ALTERNATIVELY FABRIC SL-92 TO BE USED, AS IF ADVISED BY BUILDER.

CONCRETE QUALITY

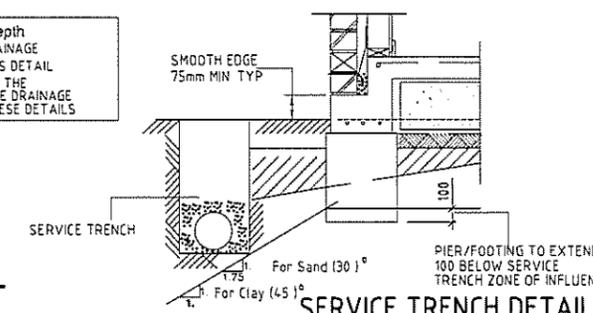
ELEMENT	Strength Grade	Slump mm	Max. Agg. mm	Cement Type
SLAB	N20-TBA	80	20	SL
PIERS	N20	80	20	SL
SALINE ENVIRONMENT Pier & Slab (High Impact Membrane)	N32	80	20	SL

KEEP SLAB CONTINUALLY WET FOR 7 DAYS min.

THE BUILDER TO CONFIRM & ADHERE TO RELEVANT CONDITIONS OF CONSENT IN RELATION TO CONSTRUCTION INCLUSIONS ON SITES LOCATED OR LIKELY TO BE IMPACTED BY SALINITY LEVELS



SERVICE TRENCH DETAIL.



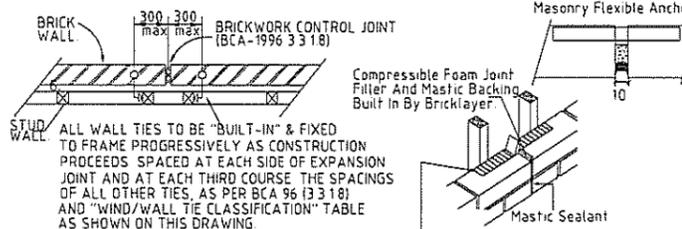
SERVICE TRENCH DETAIL.

TIMBER FRAMING NOTES

- ALL DESIGN, WORKMANSHIP & MATERIALS SHALL BE IN ACCORDANCE WITH NATIONAL TIMBER FRAMING CODE AS1684 CURRENT EDITION WITH AMENDMENTS, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS
- TIMBER SIZES, CONNECTIONS AND BRACING WALL SHALL BE TO FRAME MANUFACTURER'S DETAILS & SPECIFICATIONS & SHALL BE IN ACCORDANCE WITH AS1684. TIMBER FRAMING OUTSIDE THE SCOPE OF AS1684 SHALL BE REFERRED TO THE SUPERINTENDENT FOR A DECISION BEFORE PROCEEDING
- ROOF BRACING & ANCHOR DETAILS WHERE NOT SHOWN ON DRAWINGS SHALL BE IN ACCORDANCE WITH AS1684

BRICKWORK NOTES

- BRICKWORK TO BE IN ACCORDANCE WITH AS3700
- ALL BRICKS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 20MPa
- BRICKWORK MORTAR TO BE A MIX OF 1 CEMENT 1 LIME 4.5 SAND (REFER TO DURABILITY CLASS)
- BRICK WALLS TO BE PROVIDED WITH VERTICAL CONTROL JOINTS AT 6 METRE MAX CTS
- TWO BED JOINTS ABOVE AND BELOW ALL OPENINGS TO HAVE BRICK REINFORCEMENT AND TO EXTEND 600 EACH SIDE OF OPENING
- ALL CLAY BRICKS SHALL BE EXPOSED TO AMBIENT CONDITIONS FOR A MINIMUM OF 3 MONTHS BEFORE USE
- MAXIMUM 5 YEAR UNRESTRAINED EXPANSION OF CLAY BRICKS SHALL BE 0.8MM PER METRE
- CLAY BRICKS SHALL NOT BE LAID OVER FLOOR SLAB FOR A MINIMUM OF 10 DAYS AFTER CONCRETING THE SLAB
- BRICKWORK ARTICULATION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF TN61 ARTICULATED WALLING (CEMENT & CONCRETE ASSOCIATION AUST)



EXPANSION JOINT DETAIL.

6000c/c max.

DURABILITY CLASSIFICATION, EXTERIOR

CATEGORY (durability)	WALL TIES AS 3700	GRADE OF BRICKS AS/NZS 4456:10	MORTAR AS 3700	STRUCTURAL STEEL (Surface finish)
severe marine	R4 Stainless or Polymer	EXPOSURE	M4 (1:4)	GALVANISED (GZLP) (600g per sq.m)
marine	R3	GENERAL PURPOSE	M3 (1:5)	AS/ANZ 2312/1994.
exterior	R2	GENERAL PURPOSE	M2 (1:2:8)	AS/ANZ 2312/1994.

WIND/WALL TIE CLASSIFICATION N2 "W33"

WIND Class	WALL TIE (Vp)	HORIZONTAL SPACING	VERTICAL SPACING
N1	W28N1	LIGHT DUTY	600
N2	W33N2	MEDIUM DUTY	600
N3	W41N3	MEDIUM DUTY	600

WALL TIE SPACINGS AROUND OPENINGS 300c/c EACH WAY.
POLYMER WALL TIES RATED "LIGHT DUTY ONLY" (W28N1).
(Vp = PERMISSIBLE STRESS METHOD)

SLAB DESIGN AS PER "AS2870 1996 CODE FOR RESIDENTIAL SLABS AND FOOTINGS" AND IN ACCORDANCE WITH ENGINEERING PRINCIPLES, AND SECTION 3 & 4 OF AS2870 1996

NOTES REGARDING SUBTERRANEAN TERMITE PROTECTION.

- ALL CONCRETE TO BE 25MPa CONCRETE TO BE MECHANICALLY VIBRATED DURING POUR. KEEP SLAB CONTINUALLY WET FOR 7 DAYS MIN. PLASTIC OR WAX SPRAYS MAY BE USED
- ALL WORKS TO BE IN ACCORDANCE WITH AS 3660 1 1995
- INSPECTIONS OF THE RESIDENCE AND IMMEDIATE SURROUNDS TO BE CARRIED OUT BY A QUALIFIED PEST EXPERT ON AN ANNUAL BASIS BY THE HOMEOWNER
- ANY FUTURE CRACKING OCCURRING IN THE SLAB IS TO BE ASSESSED BY A QUALIFIED PEST EXPERT AND WHERE DIRECTED BE SEALED BY EPOXY INJECTION
- SITE MAINTENANCE IS THE RESPONSIBILITY OF THE HOME OWNER. ALL RECOMMENDATIONS OUTLINED BY THE CSIRO IN SHEET 10-91 TO BE CARRIED OUT

STRUCTURAL STEELWORK NOTES

- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS4100 CURRENT EDITION WITH AMENDMENTS, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS
 - STEELWORK DESIGN AS PER "AS4100 STEEL STRUCTURES CODE CURRENT EDITION AND AS1170 DEAD AND LIVE LOADS
 - STEEL QUALITY: ALL STEELWORK SHALL BE GRADE 250 UNLESS NOTED OTHERWISE. ROLLED SECTIONS (UB, UC, PFC, EA, ETC) SHALL BE GRADE BHP-300 PLUS RECTANGULAR HOLLOW SECTIONS SHALL BE IN ACCORDANCE WITH AS1397 AND AS1538, AND BE EQUIVALENT TO BHP GALVASPAN, COATING CLASS 2350
 - WELDING: ALL WELDING SHALL BE IN ACCORDANCE WITH AS1554 UNLESS NOTED OTHERWISE. ALL CONNECTIONS BETWEEN MEMBERS SHALL BE 6mm CONTINUOUS FILLET WELD TYPE G.P. BUTT WELDS SHALL BE COMPLETE PENETRATION TYPE SP. WELDING SYMBOLS ON DRAWINGS ARE IN ACCORDANCE WITH AS1101 PART 3
 - HOLE IN MEMBERS FOR FIXINGS OF OTHER TRADES SHALL NOT EXCEED 14mm DIAMETER
 - BOLTING: BOLTS SHALL BE M20 4/5 UNLESS NOTED OTHERWISE. MEMBERS SHALL BE CONNECTED WITH 2 BOLTS UNLESS NOTED OTHERWISE. APPROVED LOAD-INDICATING WASHERS SHALL BE USED UNDER THE BOLT HEAD OF 8/8/TF AND 8/8/TB JOINTS
 - NO PRIMING COAT SHALL BE APPLIED TO CONTACTING SURFACES UTILISING 8/8/TF BOLTS NOR TO MEMBERS TO BE SUBSEQUENTLY CONCRETE ENCASED OR FIRE RATED
- MEMBERS NOTED Z SHALL BE GIVEN A CLASS 2.5 PREPARATION IN ACCORDANCE WITH AS1627.4 AND COATED WITH A MINIMUM OF 75 MICRONS OF AN APPROVED INORGANIC ZINC SILICATE
- MEMBERS NOTED G SHALL BE HOT DIP GALVANISED
- ALL BOLTS, NUTS AND WASHERS USED IN CONNECTION OF MEMBERS NOTED Z OR G SHALL BE HOT DIP GALVANISED
- MAKE GOOD PROTECTIVE COATINGS AT SITE WELDS AND UNCOATED STEELWORK AT T/F BOLTED JOINTS

BOLTING PROCEDURE	BOLT NAME	AUSTRALIAN STANDARD	INSTALLATION AS6100
4/6/5	COMMERCIAL	AS1111	SNUG TIGHTENED
8/8/5	HIGH STRENGTH	AS1252	SNUG TIGHTENED
8/8/TF	HIGH STRENGTH	AS1252	TENSIONED FRICTION
8/8/TB	HIGH STRENGTH	AS1252	TENSIONED BEARING

DRAWING SCHEDULE

- E-00 GENERAL NOTES
- E-01 REINFORCED SLAB PLAN
- E-02 SLAB DETAIL SHEET
- E-03 DEEPEDED EDGE BEAM SHEET
- E-04 CONC DETAIL SHEET
- E-05 STEEL MARKING PLAN
- E-06 BRICK ARTICULATION PLAN
- E-07 RET WALL DETAILS
- E-08 SEWER DETAILS
- E-09
- E-10

SEWER AFFECTED



Rev	DATE	AMENDMENT
A	28/6/13	Issued for construction

Arch Ref: 411B-12 (Rev QA2) - CHESTER 21 MILLEN



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PREPARED:	S.I.D
CHECKED:	S.A.A
APPROVED:	
DATE:	28/6/13

FOR: G. SINGH
LOT 1158 SYDNEY SMITH DRIVE
THORNTON, PENRITH NSW

Secta Ref Nmb	SC_15955	DRG Nmb	E-00	REV	A
GENERAL NOTES					DO NOT SCALE

SITE CLASSIFICATION:
THE FOOTING SYSTEM HAS BEEN DESIGNED FOR A CLASS P SITE IN ACCORDANCE WITH AS 2870

CONSTRUCTION: TWO STOREY
TYPE: ARTICULATED MASONARY VENEER
DURABILITY CLASS: EXTERIOR
WIND CLASS: N2 "W33"

ELEMENT	Strength Grade	Slump mm	Max. Agg. mm	Cement Type
SLAB	N20-TBA	80	20	SL
PIERS	N20	80	20	SL
SALINE ENVIRONMENT Pier & Slab (High Impact Membrane)				
	N32	80	20	SL

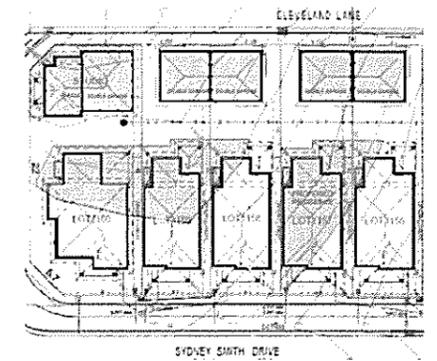
KEEP SLAB CONTINUALLY WET FOR 7 DAYS min.

THE BUILDER TO CONFIRM & ADHERE TO RELEVANT CONDITIONS OF CONSENT IN RELATION TO CONSTRUCTION INCLUSIONS ON SITES LOCATED OR LIKELY TO BE IMPACTED BY SALINITY LEVELS.

* CARE TO BE TAKEN DURING EXCAVATION, *

ENGINEER TO BE ADVISED IF ABNORMAL SUB CONDITIONS ARE ENCOUNTERED INCLUDING EXTENT OF ANY TREE ROOTS, PIPES, DEBRIS & "SOFT SPOTS".

IF IN DOUBT "STOP WORK AND ASK"



NOTES

- FOR COMPREHENSIVE GENERAL NOTES REFER TO TITLE SHEET E-00
- USE 0.2mm POLYTHENE NOMINAL THICKNESS (1) VAPOUR BARRIER, (2) DAMP PROOF MEMBRANE AND OF HIGH IMPACT RESISTANCE
 - LAP TOP & BTM BARS IN EDGE BEAMS 500 AT, RETURNS LESS THAN 1200 (SINGLE STOREY) ALL RETURNS (DOUBLE STOREY)
 - PLACE 3-N12 TRIMMERS 2000 LONG TO ALL INTERNAL CORNERS TYPICAL
 - REINFORCEMENT LAPS MESH 2 CROSSWIRES - 25mm
 - COVER TO REINFORCEMENT
SLABS - TOP 20mm (INSIDE)
30mm (OUTSIDE)
- BTM 30mm
STIFFENING BEAMS - 30mm
STRIP FOOTINGS - 50mm
 - 30/45 MESHLOCK BAR CHAIRS ARE TO BE USED ON WAFFLE PODS ALL POD SPACERS SHOULD BE APPROVED BY ENGINEER BEFORE PLACING PODS. BAR CHAIRS TO BE AT 800 CTRS BOTH WAYS
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE PIER TOPS ARE CLEAN AND FREE OF FOREIGN MATTER PRIOR TO THE LAYING OF THE MEMBRANE AND CONCRETE SLAB. ENGINEER'S REINFORCEMENT INSPECTION DOES NOT RELEASE THE CONTRACTOR FROM THIS RESPONSIBILITY
 - THE BUILDER TO CONFIRM & ADHERE TO RELEVANT CONDITIONS OF CONSENT IN RELATION TO CONSTRUCTION INCLUSIONS ON SITES LOCATED OR LIKELY TO BE IMPACTED BY SALINITY LEVELS
 - BRITTLE FLOOR COVERINGS TO BE LAID ON A SUITABLE FLEXIBLE TYPE BEDDING SYSTEM & SUPPLIED WITH CONTROL JOINTS @ 4000 CENTERS MAX ALTERNATIVELY FABRIC SL-92 TO BE USED, AS IF ADVISED BY BUILDER
 - IT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO ENSURE THE HOUSEHOLD DRAINAGE SYSTEM INCLUDES FLEXIBLE JOINTING AS PER RELEVANT AUSTRALIAN STANDARDS. IT IS OUTSIDE THE ENGINEER'S SCOPE/EXPERTISE TO ENSURE THIS
 - SLAB AND FOUNDATIONS HAVE BEEN DESIGNED TAKEN INTO CONSIDERATION FINDINGS AND RECOMMENDATIONS AS NOTED IN GEOTECH REPORT

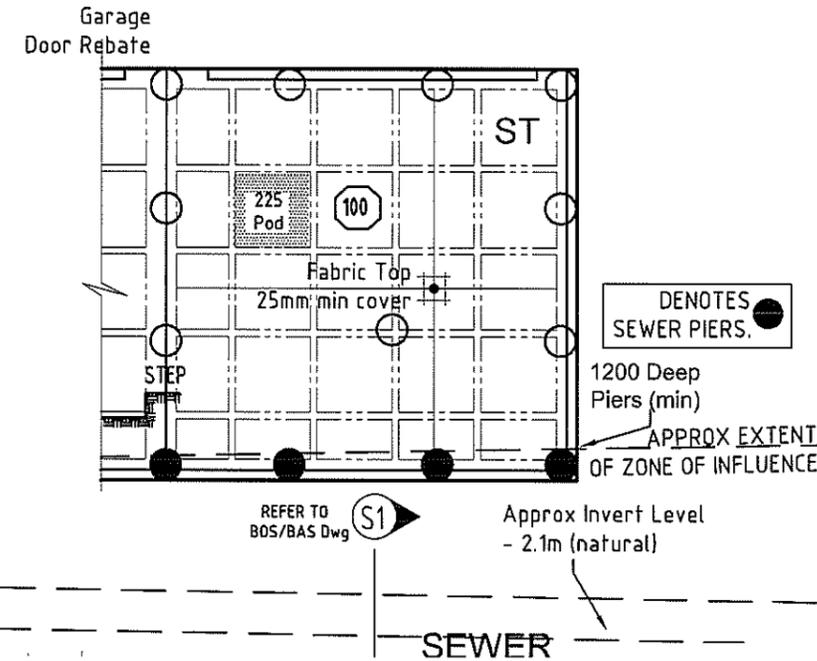
PIER NOTES

- REFER ALSO TO FOUNDATION NOTES ON SHEET No S-00
- ALL PIERS POURED SEPARATE TO NOMINATED SLAB
- CONCRETE PIERS TO BE CORRECTLY LOCATED BY CONTRACTOR AND ARE ADOPTED TO ACHIEVE AN EVEN BEARING AS REQUIRED BY ENGINEER AND SITE CONDITIONS
- Ⓢ DENOTES CONCRETE BEARING PIERS FOUNDED 200mm BELOW ZONE OF INFLUENCE OF SEWER AND OR PROPOSED ADJACENT SERVICE TRENCHES REFER TO DETAIL ON SHEET E-00
- WHERE PIERS ARE PROVIDED PLACE ADDITIONAL STEEL TO INTERNAL BEAMS AS PER DETAILS ON PIERS TO EXTERNAL WALLS SHALL BE SPACED AT NO GREATER THAN

PIERING NOTES

P1 PIERS TO EXTERNAL WALLS SHALL BE SPACED AT NO GREATER THAN 15m c/c FOR DOUBLE STOREY AREAS (ø400mm DIA TO CLAY BRG 350kPa) - UNO ON SLAB PLAN
18m c/c FOR SINGLE STOREY AREAS (ø400mm DIA TO CLAY BRG 350kPa) - UNO ON SLAB PLAN
18m c/c FOR SINGLE AND DOUBLE STOREY AREA (ø300mm DIA TO ROCK/SHALE BRG 600kPa)
IF PIERS EXCEED 2.5m Deep THEN ø450mm (Must Be) ADOPTED PIERS GREATER THAN 2.8m Deep (Must Be) REINFORCED WITH A MINIMUM OF 4-N12 BARS - R6 TIES @400c/c

- SLAB THICKNESS DENOTED ON PLAN BY
- PODS LAYED IN SEQUENCE AND STARTED WHERE SHOWN THUS ON PLAN.



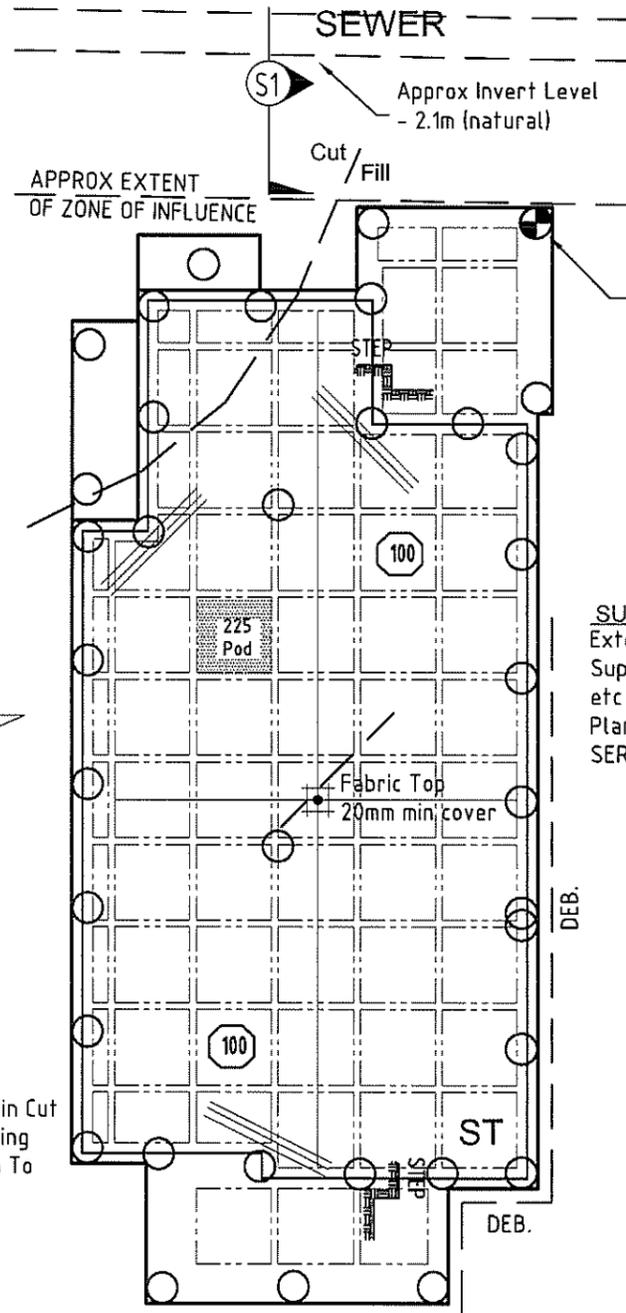
SLAB PLAN
Do Not Scale

ALL STEP-DOWNS, DEEP BEAMS, F.F.L, R.L, AND REBATES TO BE CONFIRMED WITH ARCHITECTURAL DOCUMENTATION. HWS & AIRCON PADS TO BE CONFIRMED WITH CONTRACT. IT IS NOT THE RESPONSIBILITY OF THE ENGINEER TO VERIFY THE ABOVE.

SLAB REINFORCEMENT - SL82

COVER TO REINFORCEMENT:
SLABS - TOP 20mm (INSIDE)
30mm (OUTSIDE)
- BTM 30mm
STIFFENING BEAMS - 30mm

EXPECTED PIERS UP TO 1.4m min in Cut Area, Then Pier To Uniform Bearing Through Out. Extent of Cut Area To Be Confirmed On-Site.



(START) - INITIAL PIER CONTRACTOR TO INITIATE AS SHOWN. ENGINEER TO BE CONTACTED UPON COMPLETION OF TEST PIT AND PRIOR TO PIER EXCAVATION SEQUENCE. ENGINEER TO ADVISE ON APPROX PIER DEPTH REQUIRED BASED ON FINAL TEST PIT FINDINGS.

SUPERVISOR NOTE

Extend Edge Beam To Suit.
Supervisor To Ensure All Feature Nibs etc Are Incorporated As Shown On Arch Plans. REFER TO SLAB DETAILS FOR SERVICE PAD EXTENTIONS.

It is the responsibility of the Contractor/Supervisor, that any "on site" deviation/alteration to the Engineer's Drwgs/Design must be formally brought to the attention of the Engineer/Inspector, prior to any work proceeding.

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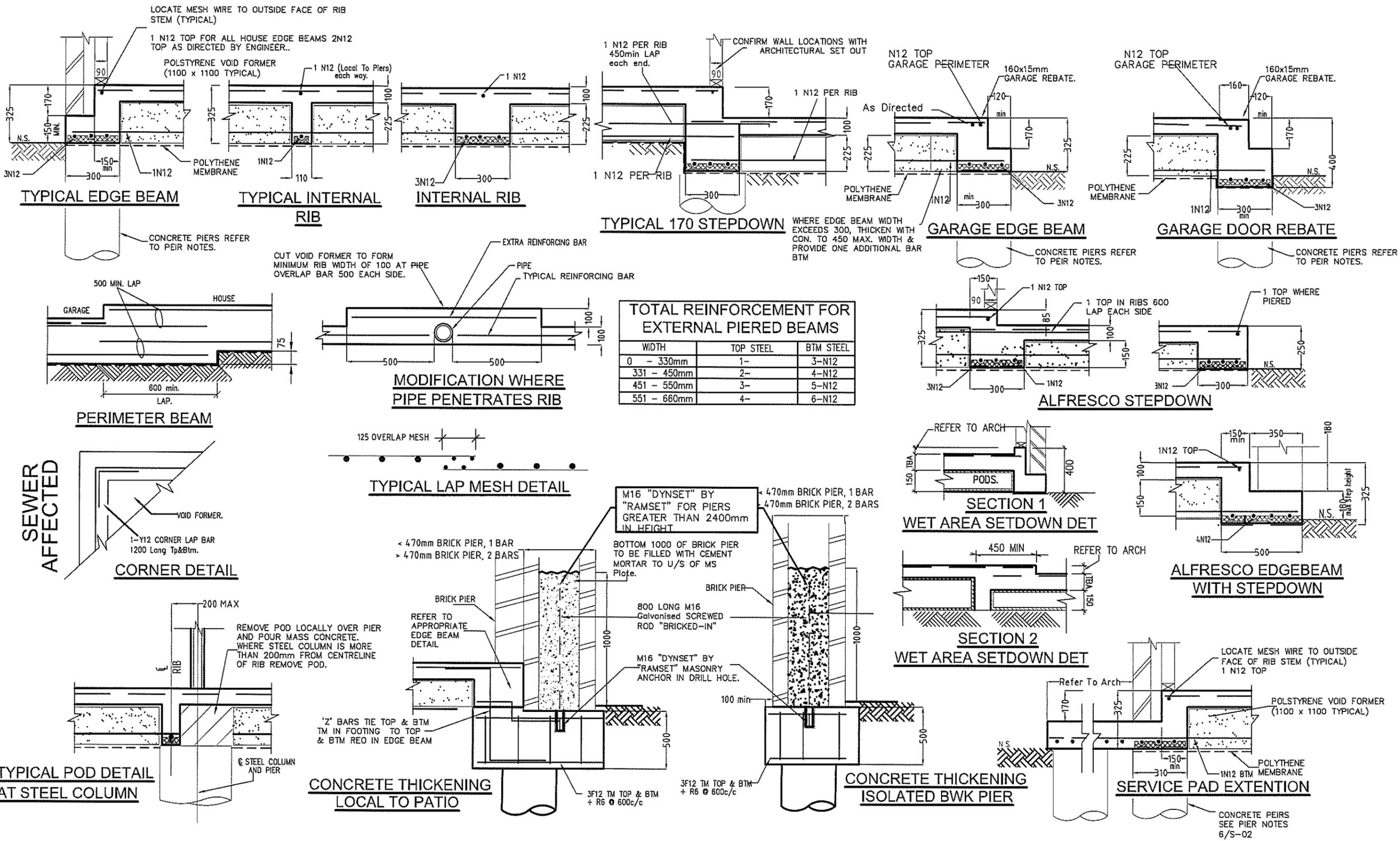
SECTA
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PREPARED:	S.I.D
CHECKED:	S.A.A
APPROVED:	
S. Abdelfattah MIE (Aust) CP Eng NPER Lic/Struct BPE: Acc Certifier 6137	
DATE:	28/6/13

FOR: G. SINGH
LOT 1158 SYDNEY SMITH DRIVE
THORNTON, PENRITH NSW

Secta Ref Nbr	SC_15955	DRG Nbr	E-01	REV	A
REINFORCED SLAB PLAN				DO NOT SCALE	



TOTAL REINFORCEMENT FOR EXTERNAL PIERED BEAMS

WIDTH	TOP STEEL	BTM STEEL
0 - 330mm	1-	3-N12
331 - 450mm	2-	4-N12
451 - 550mm	3-	5-N12
551 - 660mm	4-	6-N12

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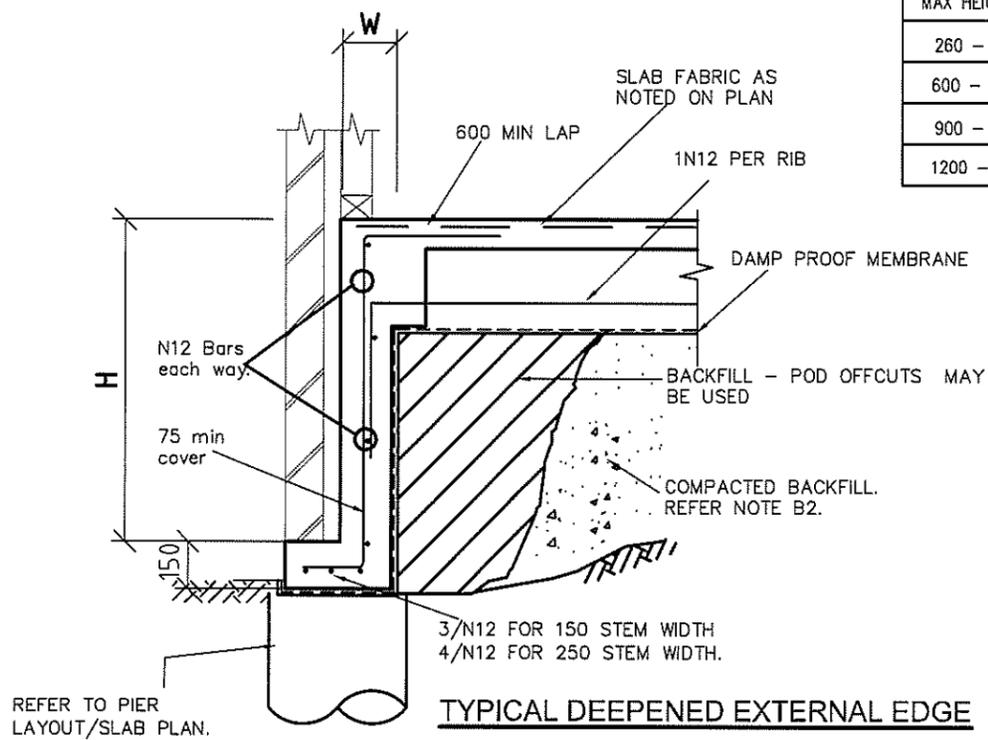
PREPARED: S.I.D
CHECKED: S.A.A
APPROVED: S. Abdelfattah MIE (Aust) CPENG NPER Civ/Struct BPB Acc Certifier 0737
DATE: 28/6/13

FOR: G. SINGH
LOT 1158 SYDNEY SMITH DRIVE
THORNTON, PENRITH NSW

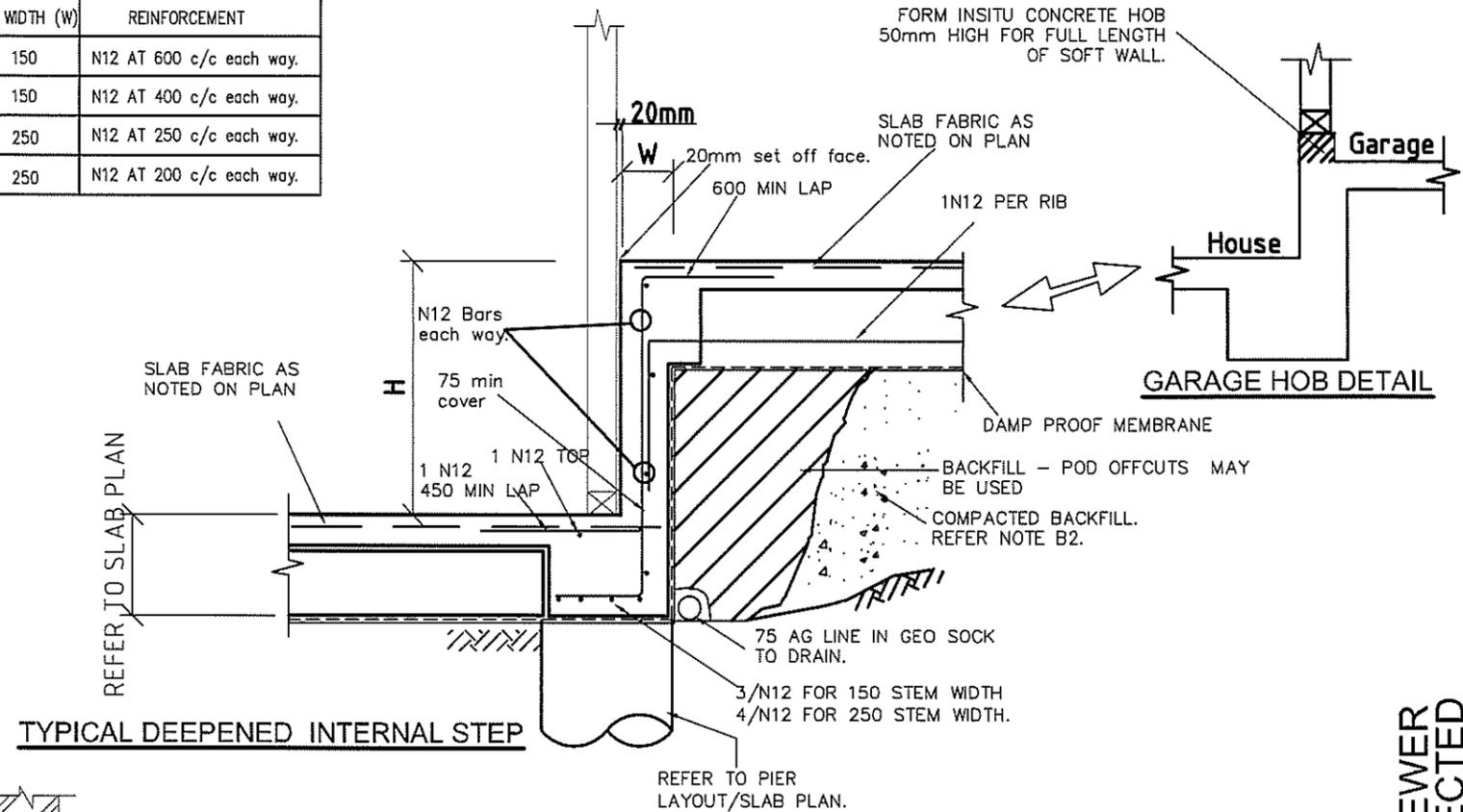
SC_15955
Secta Ref Nbr
DRG Nbr
E-02
REV A
DO NOT SCALE

SLAB DETAIL SHEET

MAX HEIGHT (H)	STEM WIDTH (W)	REINFORCEMENT
260 - 600	150	N12 AT 600 c/c each way.
600 - 900	150	N12 AT 400 c/c each way.
900 - 1200	250	N12 AT 250 c/c each way.
1200 - 1600	250	N12 AT 200 c/c each way.

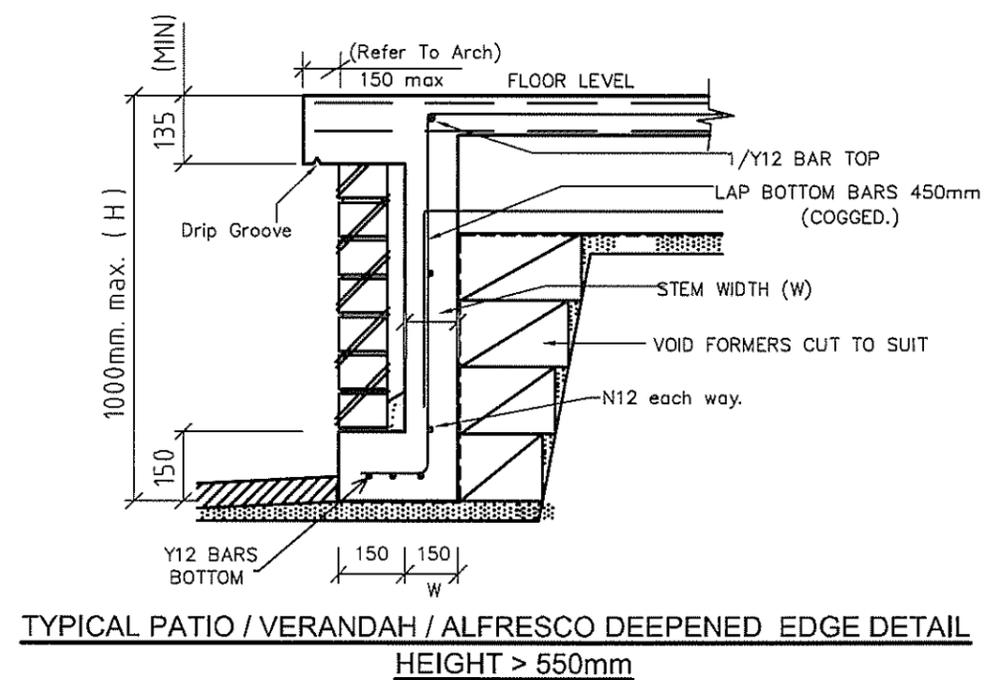
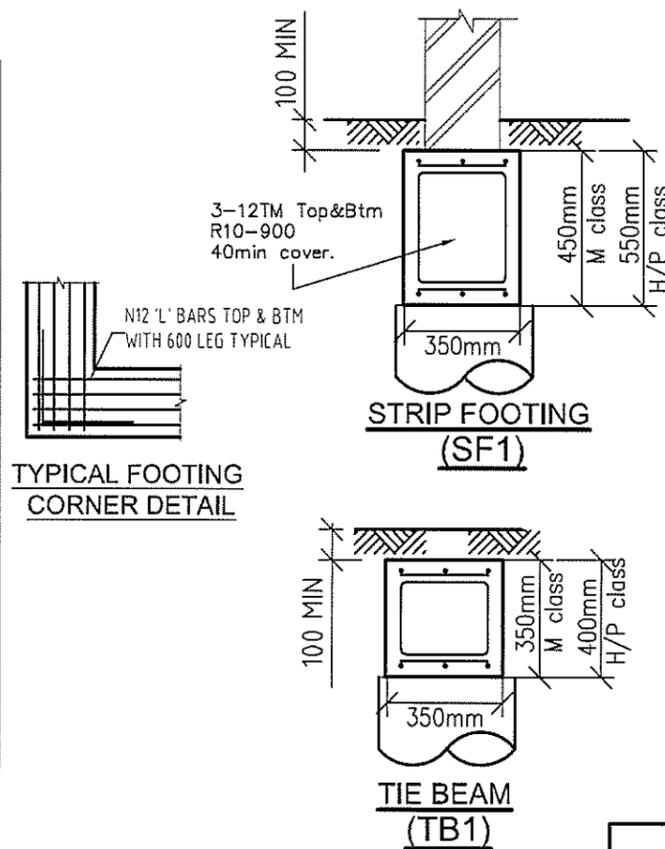
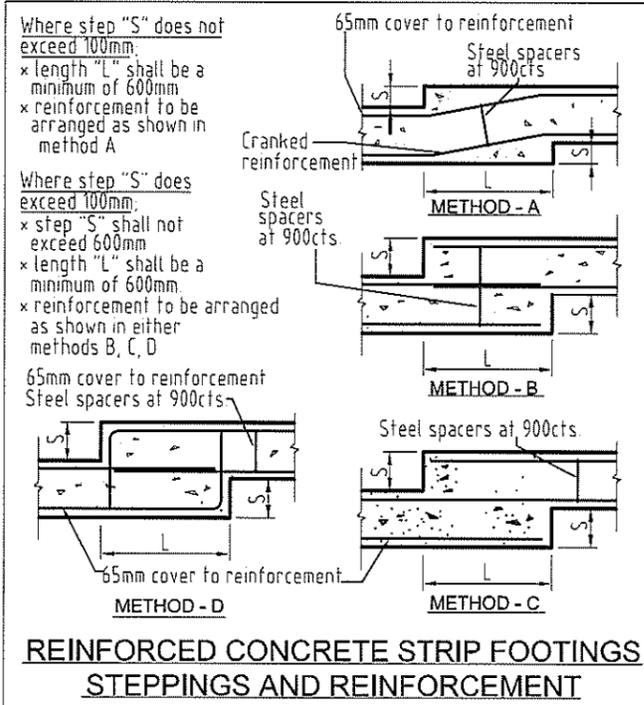


TYPICAL DEEPEINED EXTERNAL EDGE



TYPICAL DEEPEINED INTERNAL STEP

SEWER AFFECTED

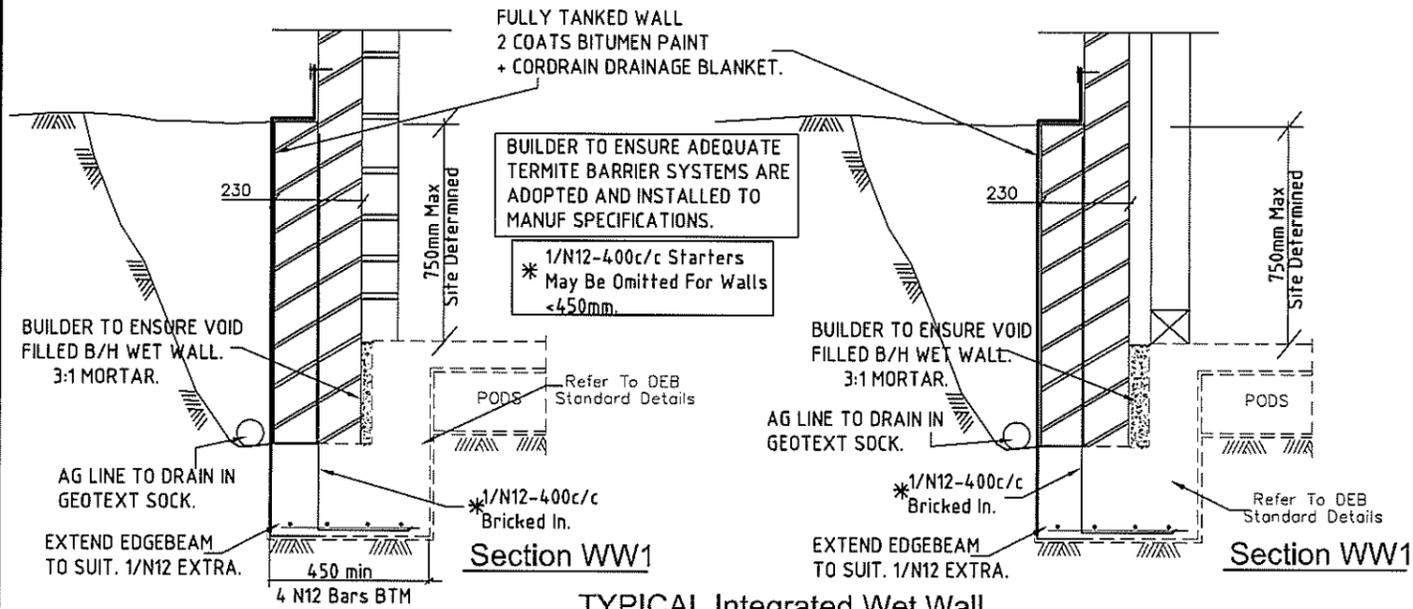


Rev	DATE	AMENDMENT
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Arch Ref: 411B-12 (Rev QA2) - CHESTER 21 MILLEN		

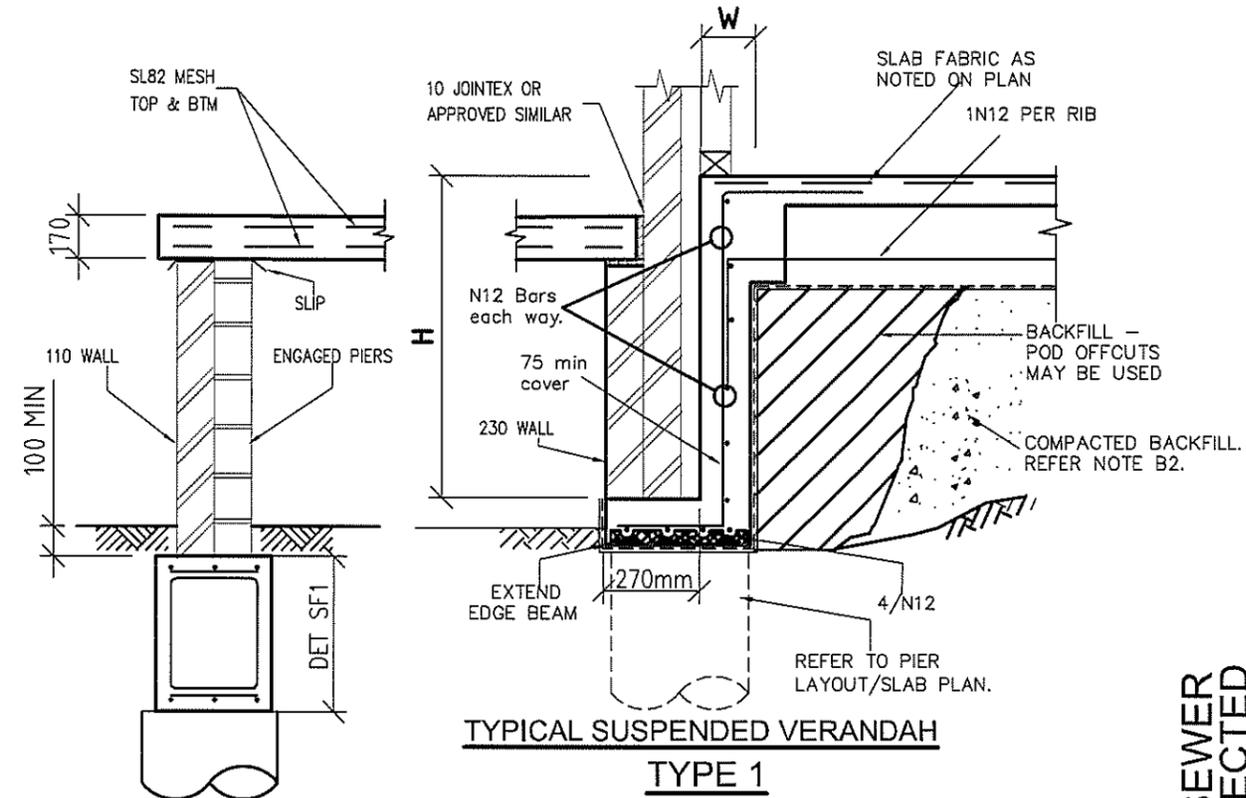
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 Consulting Engineers Pty Ltd
 A.B.N. 64 180 170 853
 PO BOX 259 CONDELL PARK NSW 2200 office (02) 9707 3414 - fax- 9707 3414
 web www.sectaengineering.com.au email info@sectaengineering.com.au

PREPARED: S.I.D
 CHECKED: S.A.A
 APPROVED: S Abdelfattah MIE (Aust) CPEng NPER Civ/Struct BPB Acc Cert No: 6137
 DATE: 28/6/13

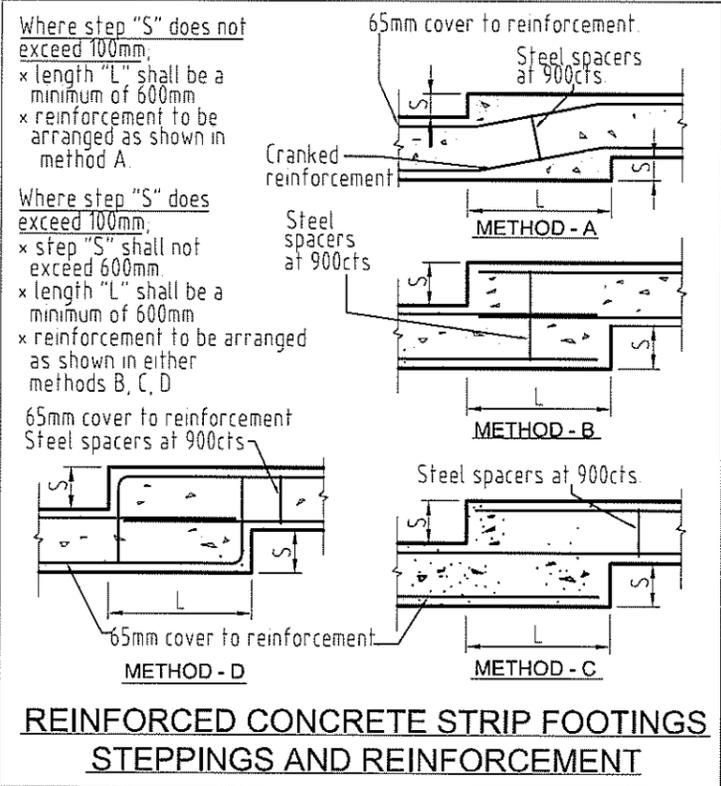
FOR: G. SINGH LOT 1158 SYDNEY SMITH DRIVE THORNTON, PENRITH NSW	SC_15955	E-03	A
SECTA Ref Nbr	DRG Nbr	REV	DO NOT SCALE
DEEPEINED EDGE BEAM SHEET			



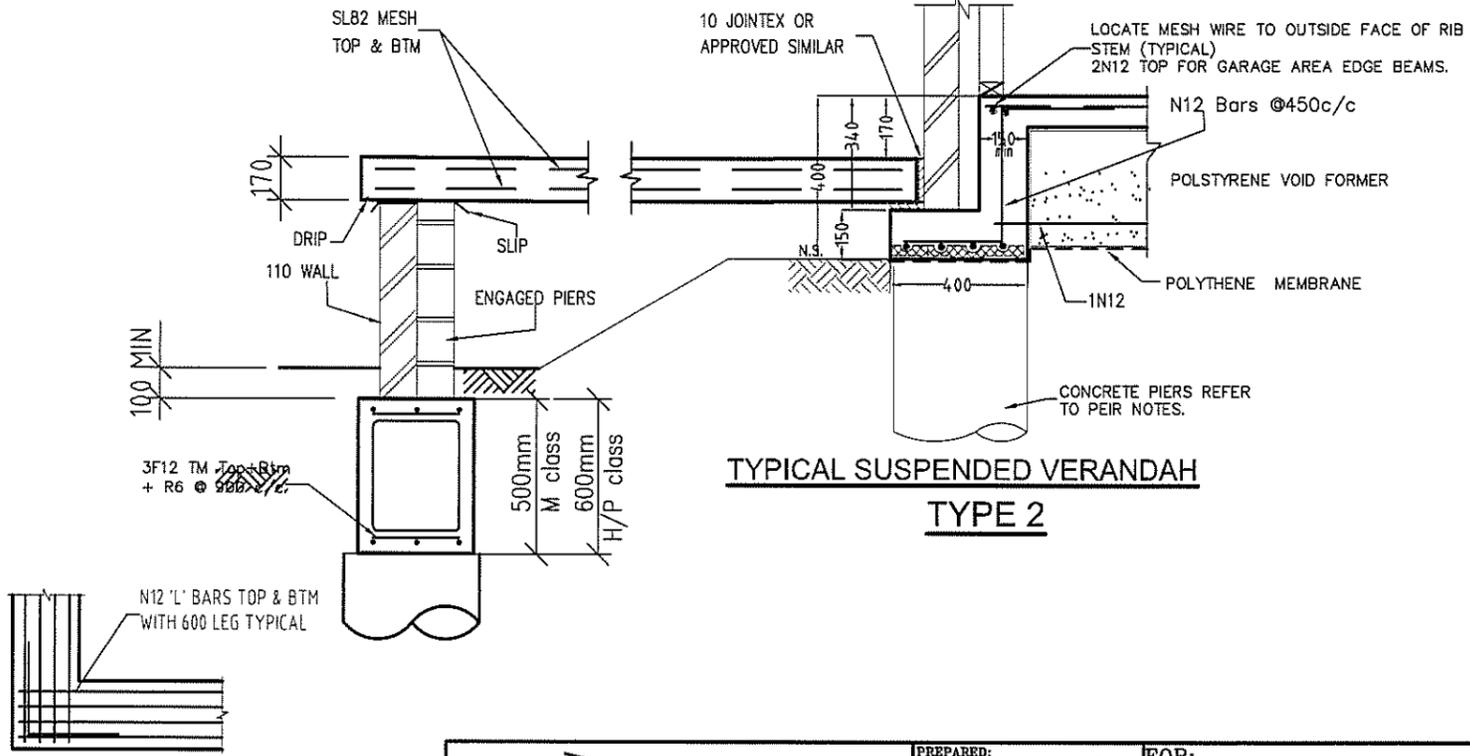
TYPICAL Integrated Wet Wall
SUPERVISOR TO CONFIRM DETAIL VARIANCE.
REFER TO ARCHITECTURALS



TYPICAL SUSPENDED VERANDAH TYPE 1



REINFORCED CONCRETE STRIP FOOTINGS STEPPINGS AND REINFORCEMENT



TYPICAL SUSPENDED VERANDAH TYPE 2

TYPICAL FOOTING CORNER DETAIL

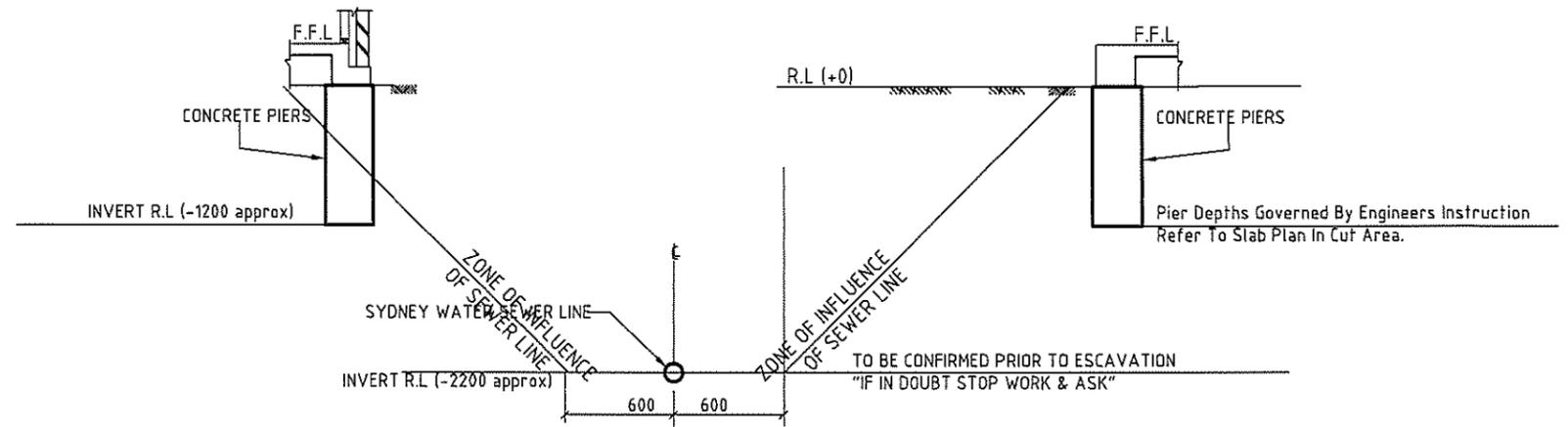
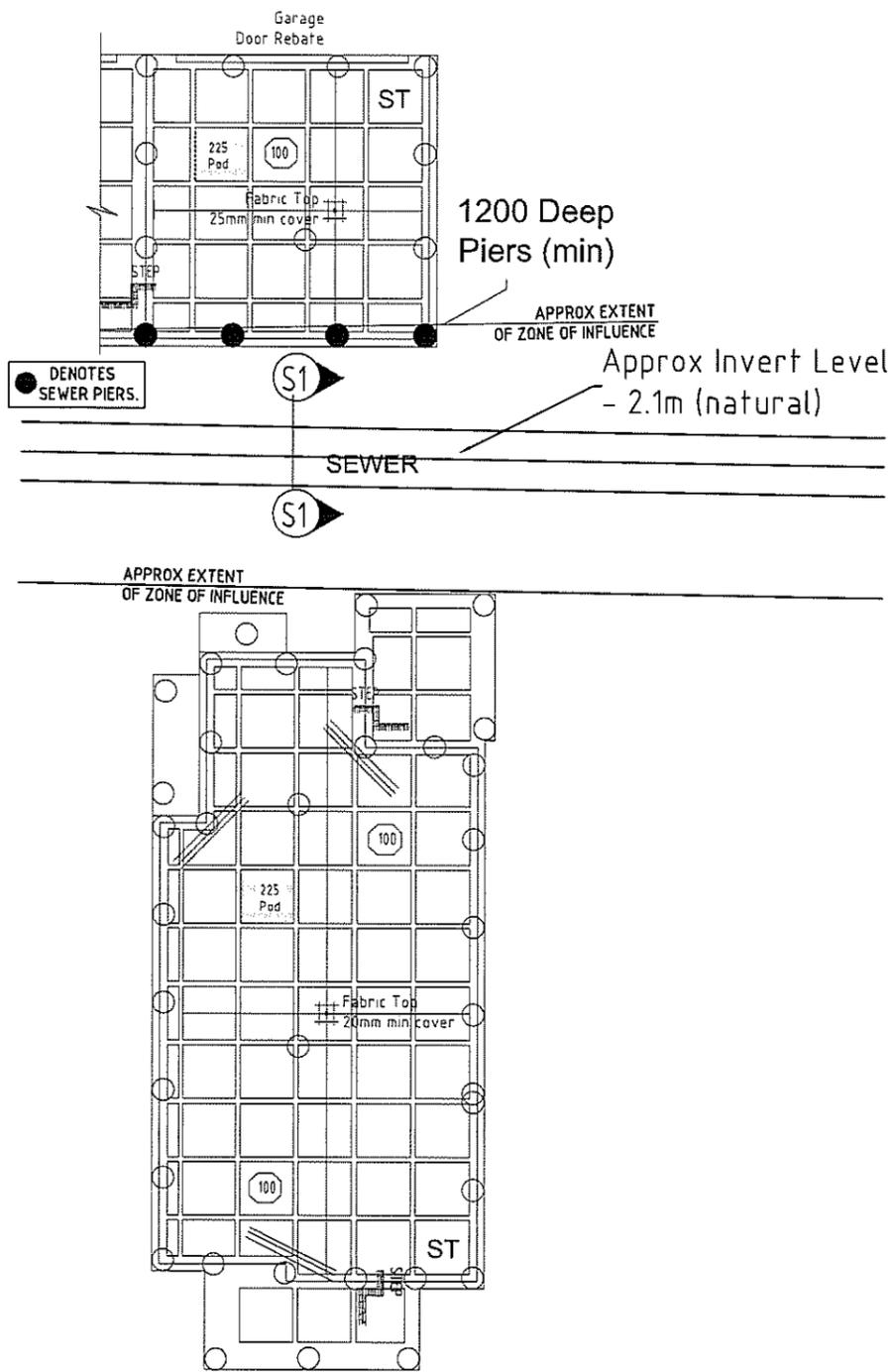
SEWER AFFECTED



Rev	DATE	AMENDMENT
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Arch Ref: 411B-12 (Rev QA2) - CHESTER 21 MILLEN		

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web www.sectaengineering.com.au email info@sectaengineering.com.au

PREPARED: S.I.D	FOR: G. SINGH
CHECKED: S.A.A	LOT 1158 SYDNEY SMITH DRIVE
APPROVED: S Abdelfattah	THORNTON, PENRITH NSW
MIE (Aust) CPENG	Secta Ref Nbr SC_15955
NPER Civ/Struct	DRG Nbr E-04
BPB Acc Certifier 0737	REV A
DATE: 28/6/13	CONC DETAIL SHEET
	DO NOT SCALE



SECTION S1
Do Not Scale
BUILDING ADJACENT TO SEWER
Do Not Scale

NOTE: CHECK WITH SYDNEY WATER OR LOCAL AUTHORITY ON MIN. CLEARANCES

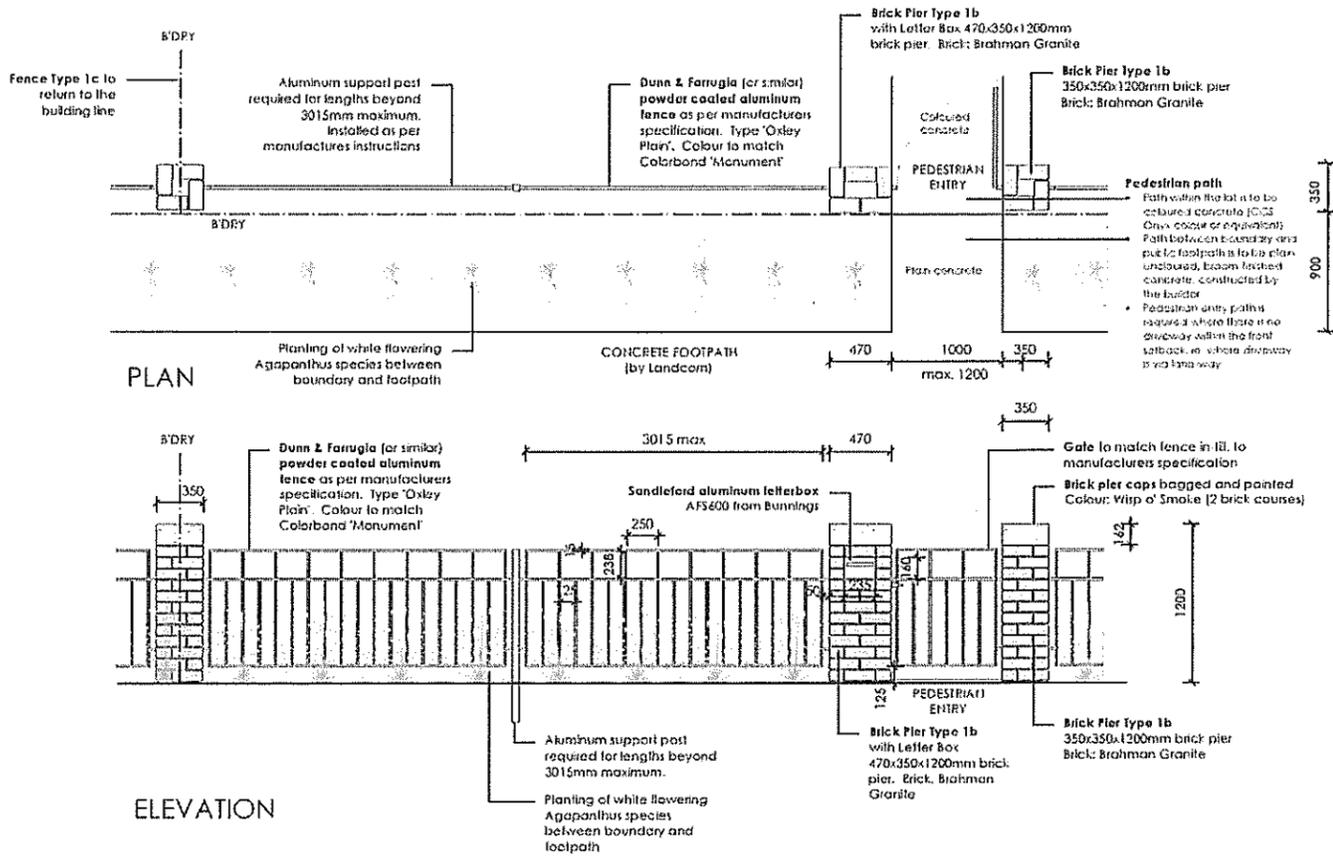
NOTE: PIERS TO BE FOUNDED 200 BELOW ZONE OF INFLUENCE OF SEWER. IF ROCK IS ENCOUNTERED NOTIFY ENGINEER PRIOR TO COMPLETION.



Rev	DATE	AMENDMENT
A	28/6/13	Issued for construction
Arch Ref: 411B-12 (Rev QA2) - CHESTER 21 MILLEN		

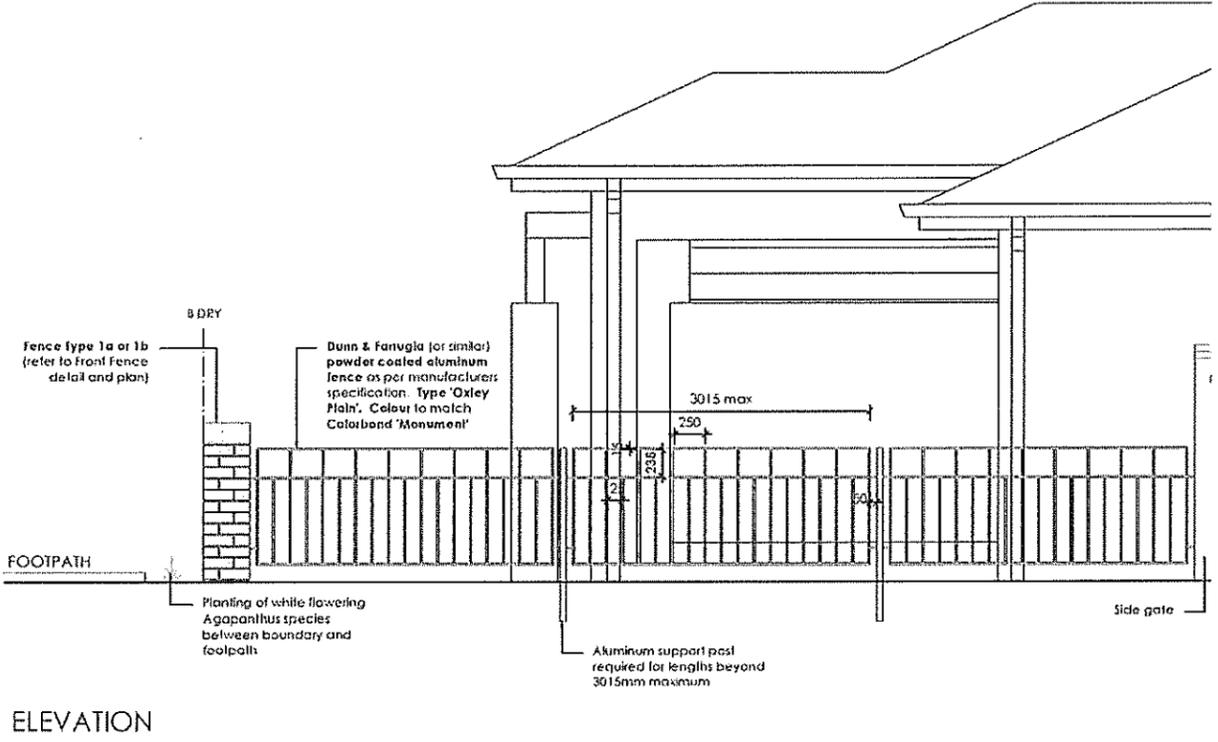
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web www.sectaengineering.com.au email info@sectaengineering.com.au

PREPARED:	S.I.D	FOR:	G. SINGH
CHECKED:	S.A.A		LOT 1158 SYDNEY SMITH DRIVE
APPROVED:			THORNTON, PENRITH NSW
DATE:	28/6/13	Secta Ref Nmbr	SC_15955
		DRG Nmbr	E-08
		REV	A
SEWER DETAILS			DO NOT SCALE



5 FENCE TYPE 1b - Front Fence
1:50 Typical detail

Thorton Design Review Panel
LANDCOM
Reviewed *W. Woodrow* Date *15/11/12*

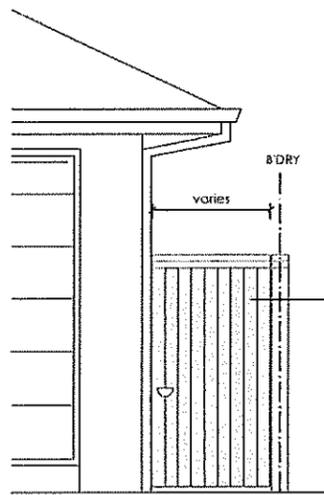


6 FENCE TYPE 1c - Side Boundary Front Setback
1:50 Typical detail

A. SUBMITTED CHECK FOR CONFLICT AND COVER AREA CALCULATIONS B. AMEND PLANT SCHEDULE C. AMEND FENCE PLAN AND DRIVEWAY CROSS OVER SPEC D.	RS	RS	19-11-12		PO Box 1126, Lakeside NSW 2118 Ph: 02 957 7201 Fax: 02 957 7310 Email: info@ecodesign.com.au Web: www.ecodesign.com.au	LOT 1158 SYDNEY SMITH DRIVE, PENRITH	NEW RESIDENCE				
	RS	RS	05-11-12				LANDSCAPE PLAN				
	RS	RS	05-11-12				1:100 @ A3	DA	L-03	D	
	RS	RS	16-11-12				RS	MD	16-11-12		

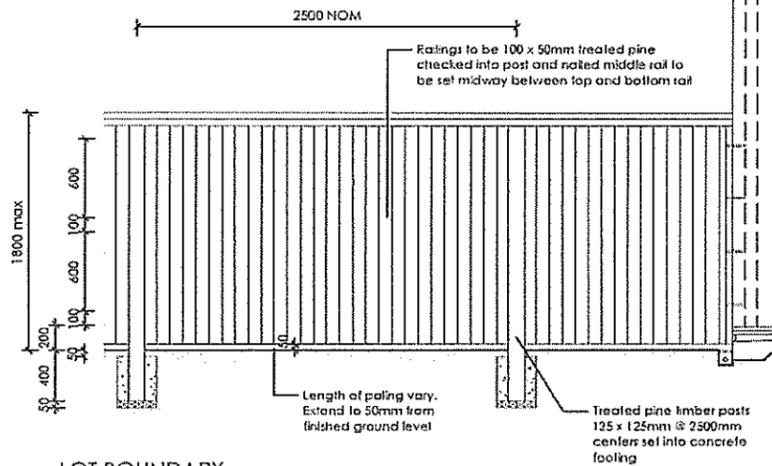
1. Do not scale dimensions
2. Verify all dimensions on site
3. Note: all dimensions are in millimeters
4. For specific details refer to the relevant specification
5. Planting schedule to be provided by the client
6. All work to comply with relevant Australian Standards
7. Refer to the project file for further specifications
8. All dimensions are in millimeters unless otherwise stated
9. For registration purposes only: 4028 PPM 4/2012/12/12/12

FIRSTYLE HOMES

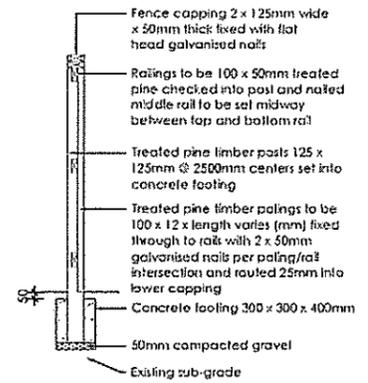


SIDE GATE

Note
All gates and boundary side fencing that can be seen from the street must be painted in Colour 'Monument'. Where fence is only between the lots and not seen from the street, it can be left natural.



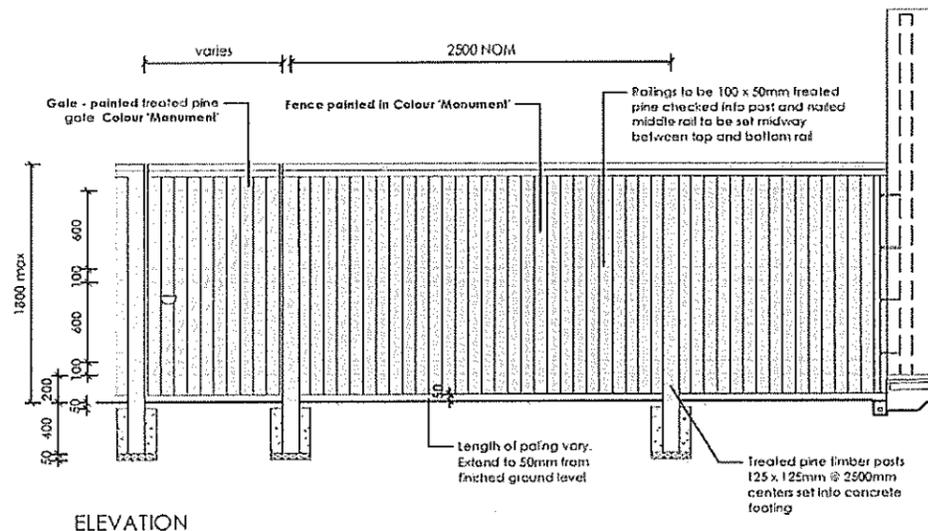
LOT BOUNDARY



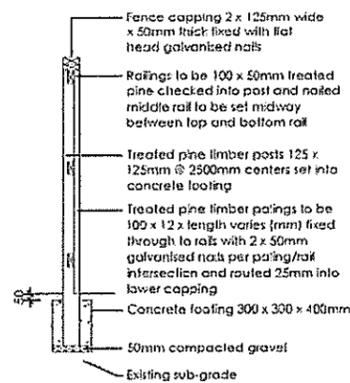
SECTION

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

Thorton Design Review Panel
LANDCOM
Woodrow 19/11/12
Reviewed Date



ELEVATION



SECTION

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

A. 2. EXEMPTED TO CLIENT FOR COMMENT B. ADDITIONAL DRAWING AREA ALTERATIONS C. RANSOM PLANT SCHEDULE D. AUDIO VISUAL PLAN AND DRIVEWAY CROSS OVER SPEC	RS	RS	19-10-12	PO BOX 3131, GOSFORD NSW 2250 PH: 02 8371 1211 FAX: 02 8371 2222 EMAIL: INFO@ECODESIGN.COM.AU WWW: WWW.ECODESIGN.COM.AU	LOT 1158 SYDNEY SMITH DRIVE, PENRITH	NEW RESIDENCE			
	RS	RS	05-11-12			LANDSCAPE PLAN			
	RS	RS	05-11-12			1:100 @ A3	DA	L-04	
	RS	MD	16-11-12			RS	MD	16-11-12	
1. Do not quote drawings 2. Verify all measurements on site 3. Include all details of any modifications 4. Copyright © 2012 EDCO. All rights reserved. 5. Drawing created by EDCO design & construction				6. Allow for necessary relevant Australian standards or Building Code of Australia 7. All work to be performed under a valid license 8. EDCO design & construction				FIRSTYLE HOMES	

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CONSULTING REGISTERED SURVEYORS
ABN 60 078 649 000

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103 VANESSA STREET
KINGS GROVE NSW 2208
PHONE (02) 9554 8386
FAX (02) 9554 6588

PO BOX 161
KINGSGROVE NSW 1480
DX 11392
HURSTVILLE



NOTE:
DRIVEWAY DESIGN IN ACCORDANCE WITH AS/NZS 2890.1:2004 WITH COUNCIL DCP GUIDELINE SIGN: *[Signature]* DATE: 26.06.13

NOTE:
FINAL GARAGE LEVELS TO BE DETERMINED ON SITE



FIRST STYLE HOMES

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

ADMIN: (02) 9601 0111
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BASIX

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

LEGEND:

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

EARTHWORKS TO AHD

HOUSE: FFL: R.L.: 29.145 A.H.D.
(LIVING) FGL: R.L.: 28.820 A.H.D.

GARAGE: FFL: R.L.: 29.094 A.H.D.
FGL: R.L.: 28.769 A.H.D.

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

GENERAL DRAINAGE NOTES

1. Roof Plumber to locate Downpipes as indicated on FLOOR PLANS per spec. provided.
 2. Stormwater pipes to be 100mm DIA. (Min) at 1 deg. Grade (Min) to AS 3500
 3. Stormwater pipes may run via sub-floor to achieve minimum Grade to invert level.
 4. ALL LEVELS SHOWN ON PLAN ARE APPROXIMATE ONLY UNLESS ACCOMPANIED BY LEVELS PREPARED BY REGISTERED SURVEYOR TO A.H.D.
 5. Stormwater lines to be Discharged into Existing City Drainage system & connected to local government authority requirements.
- note:
r.l. levels indicative to a building tolerance of +/- 90mm.
- NOTE:**
EAVES O/H TO ENCR OACH AS ALLOWED BY B.C.A. CL3.7.1.7 & FIGURE 3.7.1.9

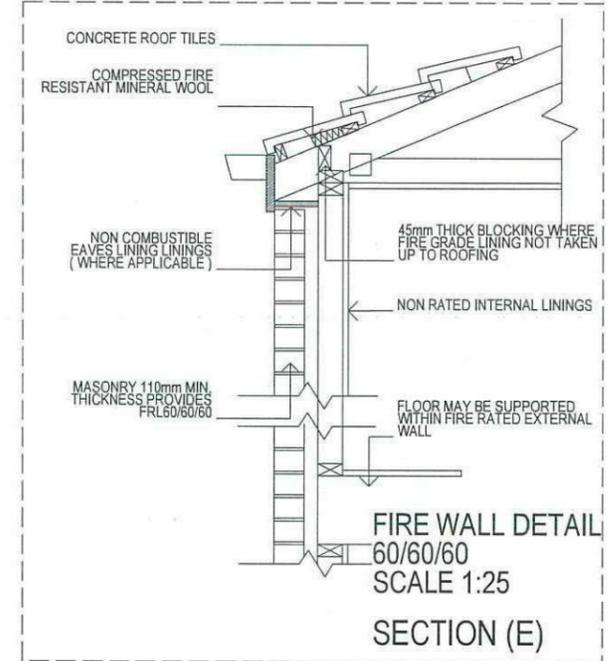
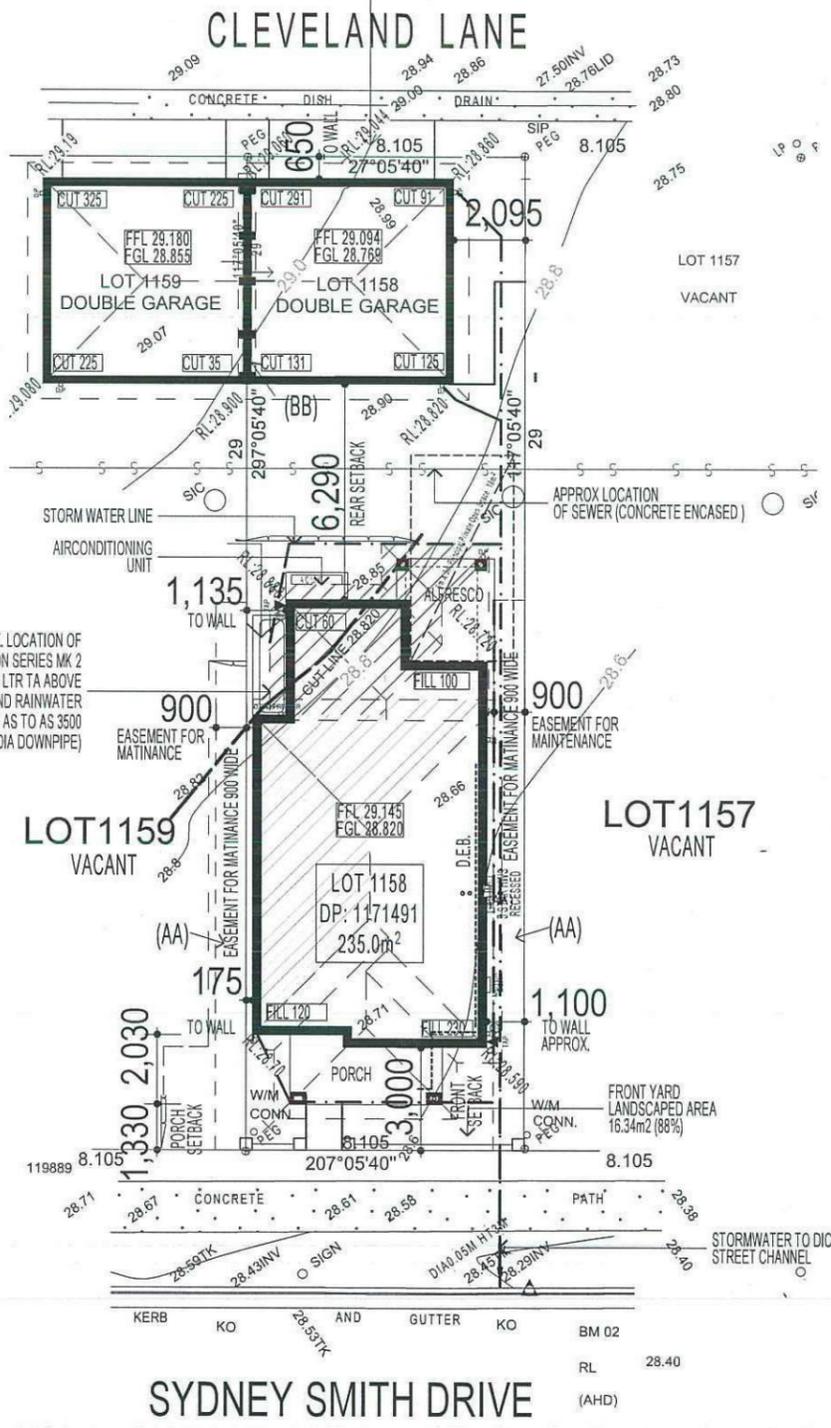
DRIVEWAY GRADIENT
SCALE 1:100

(AA) EASEMENT FOR ACCESS AND MAINTENANCE 0.9 WIDE (DP1184391)
(BB) EASEMENT FOR SUPPORT 0.25 WIDE (DP1184391)

SYMBOLS & ABBREVIATIONS:

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

LOCALITY SKETCH
UBD AREA: SYD REVISION: 48
MAP: 163 REF: K7
GPS
E



ABSA
Asst: 20/11/12
Date: 24 Sept 2012

NOTE:
PLEASE REFER TO ACOUSTIC LOGIC'S ACOUSTIC REPORT. REF No. 20120708.1/1508A/RO/HP - DATED: 15/8/2012 > FOR ADDITIONAL INFORMATION

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

NOTE:
PROVIDE GRANITGARD TERMITE TREATMENT

NOTE:
PLEASE REFER TO "ECO DESIGN" LANDSCAPE PLANS ISSUE: D DATED 19.11.12

NBN PACK

3 - PHASE POWER

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

DEVELOPMENT CALCULATIONS

LOT: 1158 SITE AREA: 235.0m²

Itemised Floor Areas:	Totals:
living ground floor:	80.73m ²
first floor: (excl. void 3.79m ²)	61.35m ²
garage: (excess 00.000m ²)	36m ²
alfresco:	7.91m ²
porch:	7.83m ²
balcony:	6.44m ²
total floor area:	200.26m²

FLOOR SPACE RATIO CALCULATION:

gross floor areas:	Totals:
living ground floor: (internal area)	71.05m ²
first floor excl. void: (internal area)	53.34m ²
total gross floor area:	124.39m²
floor space ratio:	0.53:1

SITE AREA COVERAGE/LANDSCAPE:

house ground floor:	80.73m ²
garage:	36m ²
porch/alfresco:	15.74m ²
driveway/paved area:	17.19m ²
site coverage area:	132.47m ² (56.4%)
landscape area:	102.43m ² (43.6%)
pervious areas (soft)	86m ² (84%)
impervious areas (hard)	16.55m ² (16%)
front yard landscape area	16.23m ² (88%)
front yard hard paved area	2.22m ² (12%)
private open space o/a:	50.22m ²
principal private open space:	18m ²
total car space incl. carstand:	2 carspace

COUNCIL ZONE: R1

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
G.SINGH

LOCATION:
LOT 1158
SYDNEY SMITH DRIVE
PENRITH NSW 2750

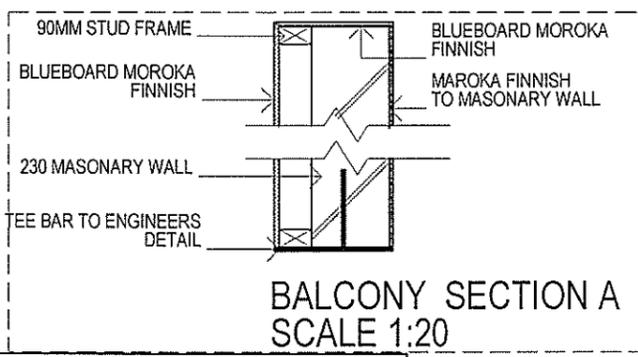
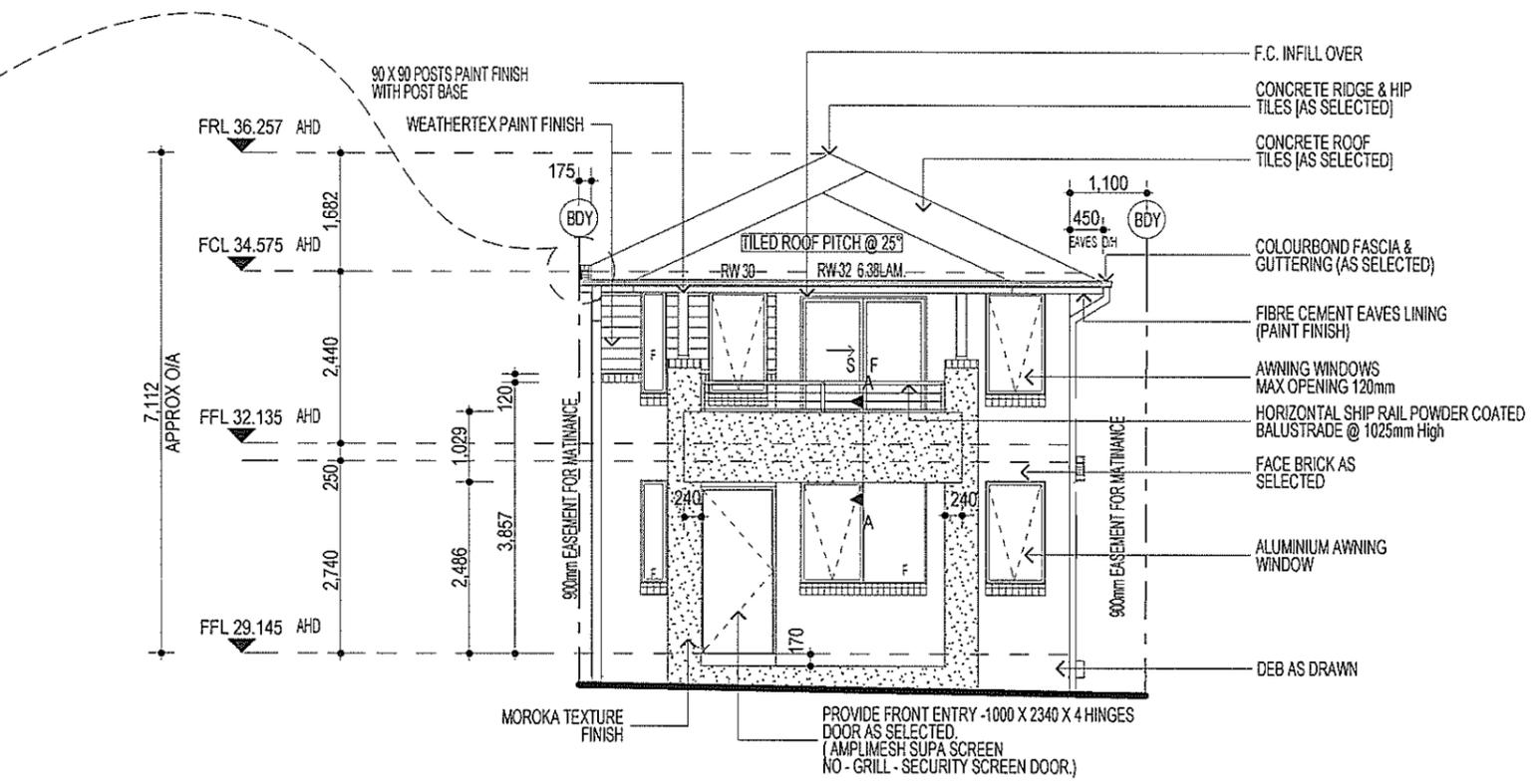
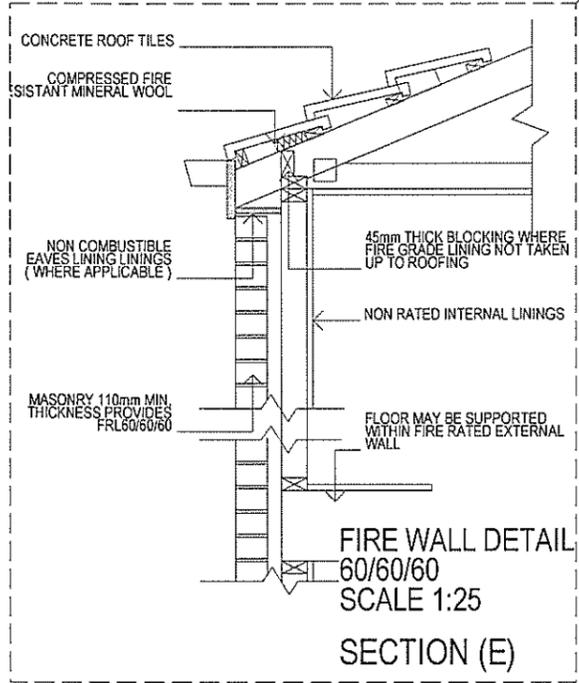
DP: 1171491	council: PENRITH
model: CHESTER 21	facade: MILLENNIUM
date: 26/06/2013	qualification: QAT1
Sheet: 1 of 11	scale: 1:200 / 1:100
drawn: N.K	checked: P.D

CLIENT'S SIGNATURE: _____ DATE: _____ S.P. 00

SITE PLAN & STORMWATER CONCEPT PLAN

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

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

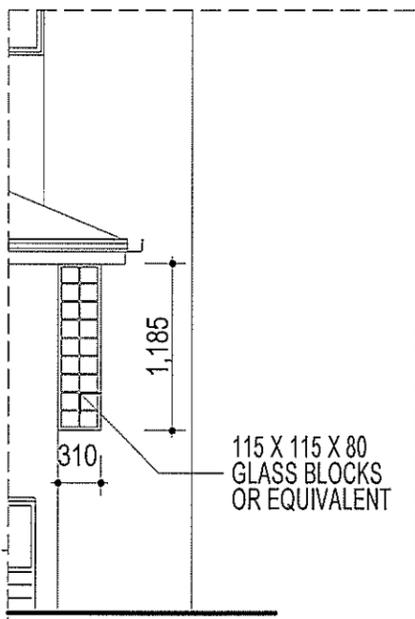
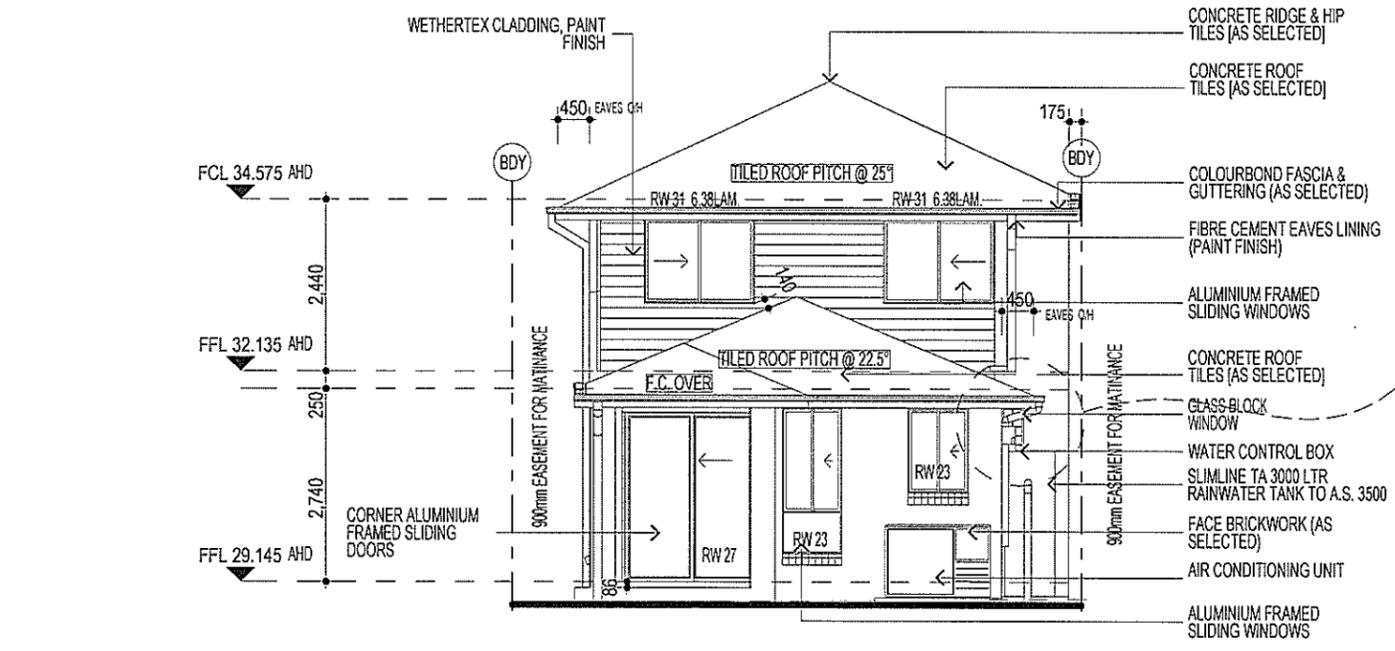
NBN PACK

3 - PHASE POWER

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

NOTE:
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NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT



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

PROMOTION:
 LIVING/STYLE COLLECTION

CLIENT:
 G.SINGH

LOCATION:
 LOT 1158
 SYDNEY SMITH DRIVE
 PENRITH NSW 2750

DP: 1171491	model: CHESTER 21	facade: MILLENNIUM	date: 1/07/2013	council: PENRITH	revision: QA1
Sheet: 5 of 11	drawn: N.K	checked: P.D	scale: 1:100	412B-12	



KEY

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



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

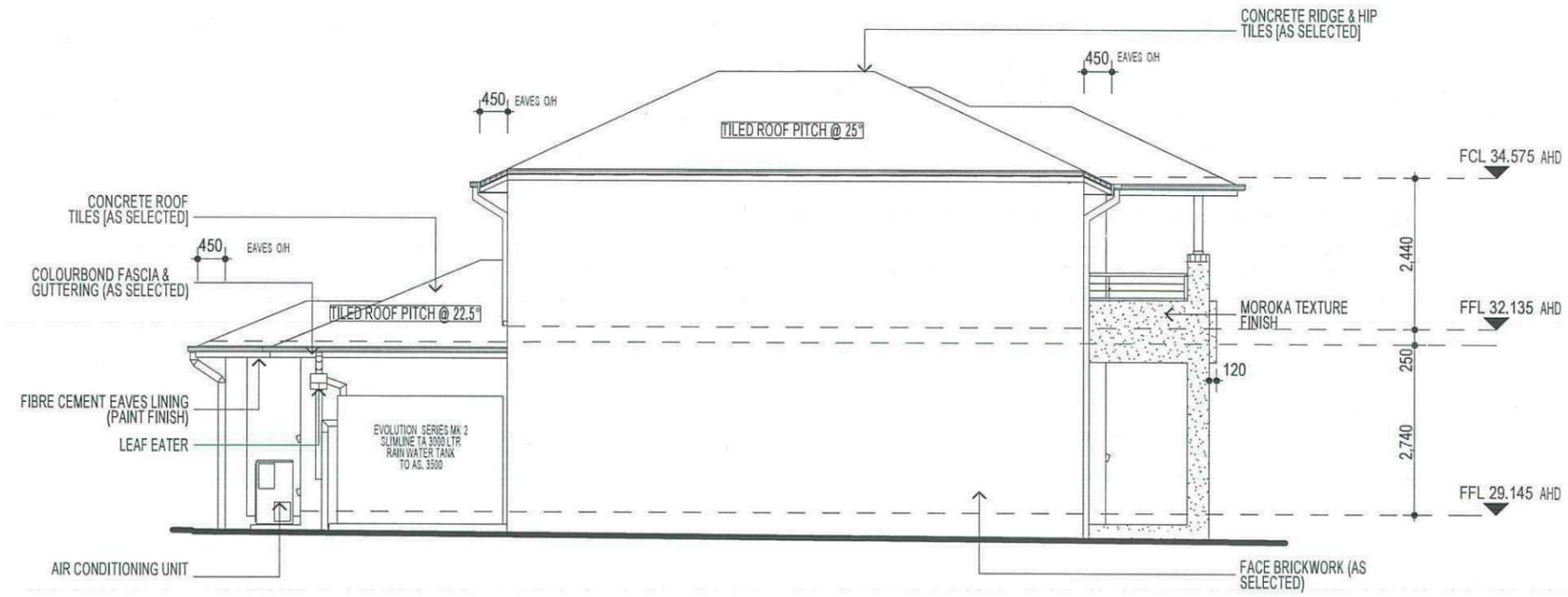
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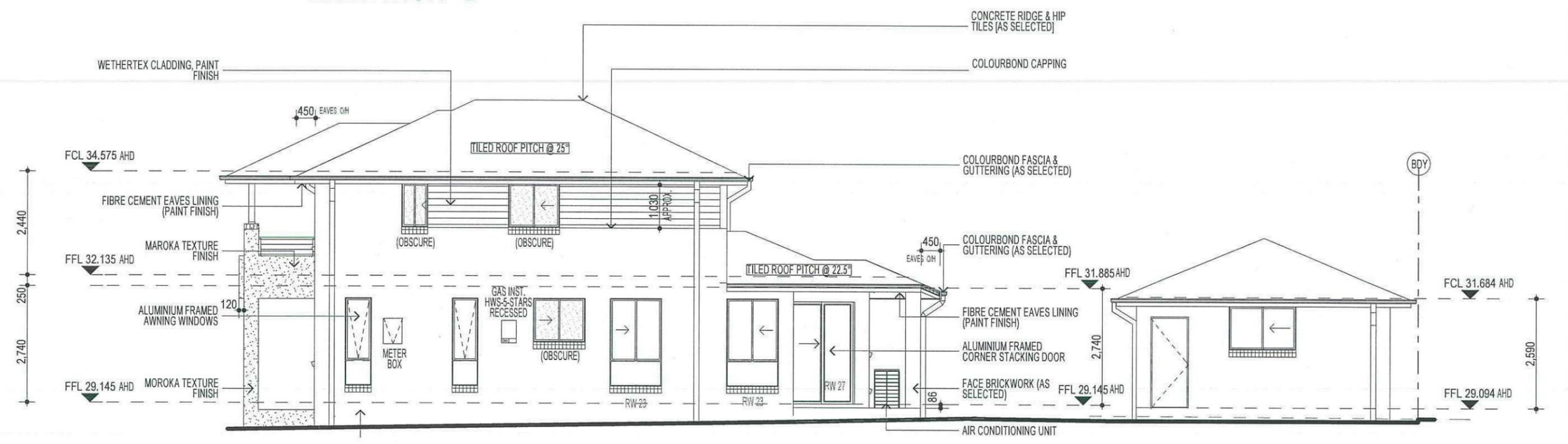


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NOTE:
 ACOUSTIC SEALS REQUIRED ON ALL BEDROOM WINDOWS AND DOORS FACING SYDNEY SMITH DRIVE, IN ACCORDANCE WITH ACOUSTIC LOGIC'S ACOUSTIC REPORT, REF No.20120708.1/1508A/RO/HP



ELEVATION B



ELEVATION D

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

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

NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT



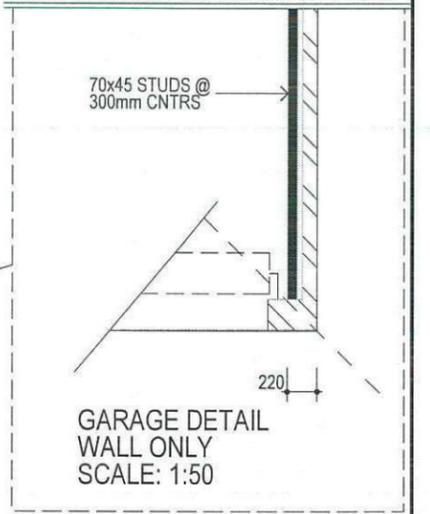
NBN PACK

3 - PHASE POWER

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

PROMOTION: LIVING/STYLE COLLECTION			
CLIENT: G.SINGH			
LOCATION: LOT 1158 SYDNEY SMITH DRIVE PENRITH NSW 2750			
DP: 1171491	council: PENRITH		
model: CHESTER 21	facade: MILLENNIUM	date: 26/06/2013	question assessment: QA1
Sheet: 6 of 11	drawn: N.K	checked: P.D	412B-12
scale: 1:100			
CLIENT'S SIGNATURE		DATE	

ELEVATIONS



NOTE:
 PLEASE REFER TO ACOUSTIC LOGIC'S ACOUSTIC REPORT. REF No.20120708.1/1508A/RO/HP - DATED:15/8/2012 > FOR ADDITIONAL INFORMATION

3 - PHASE POWER

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

PROMOTION:
LIVING/STYLE COLLECTION

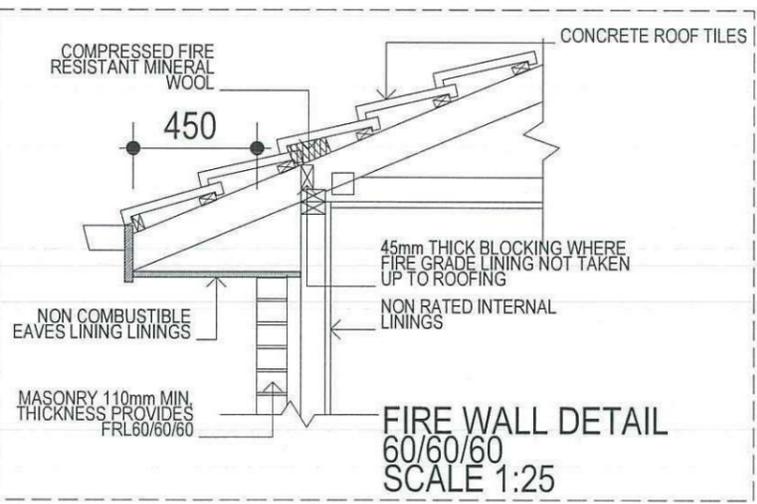
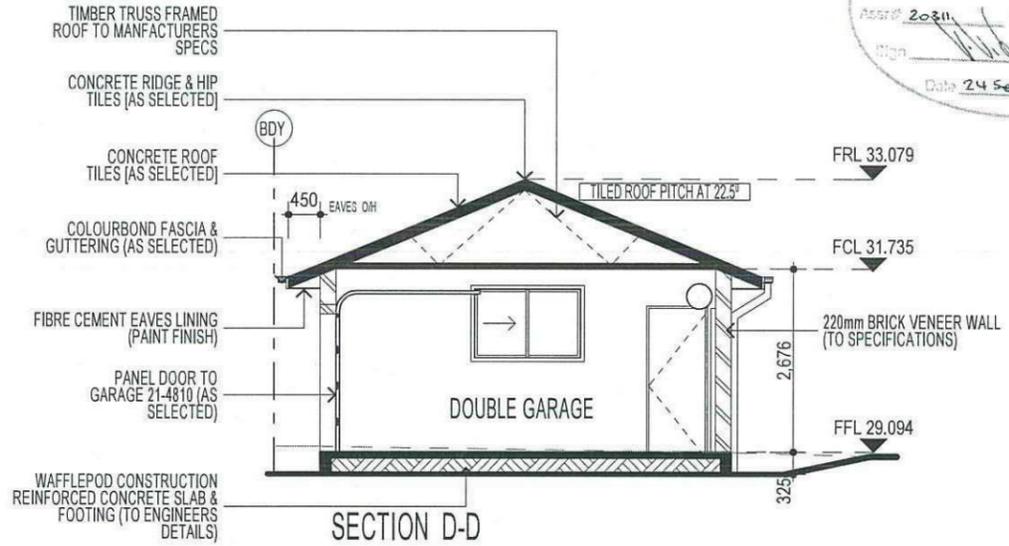
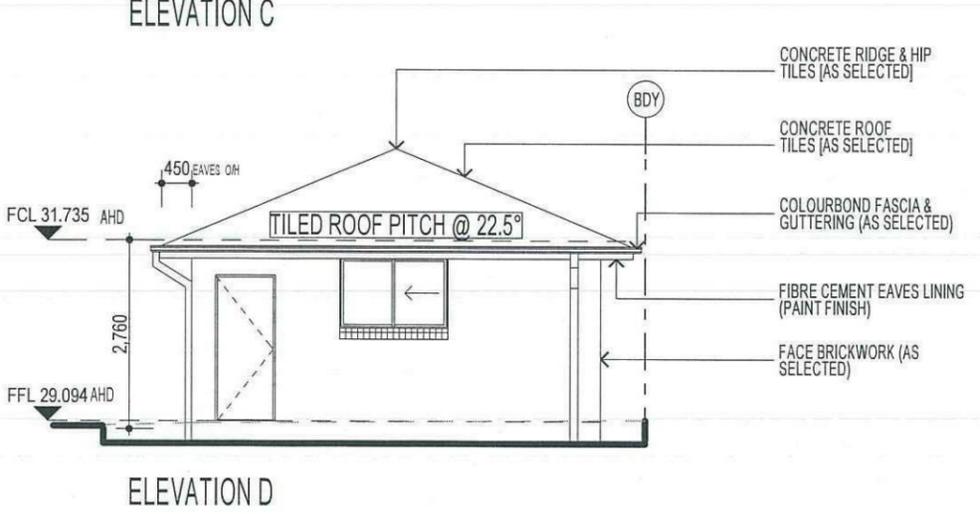
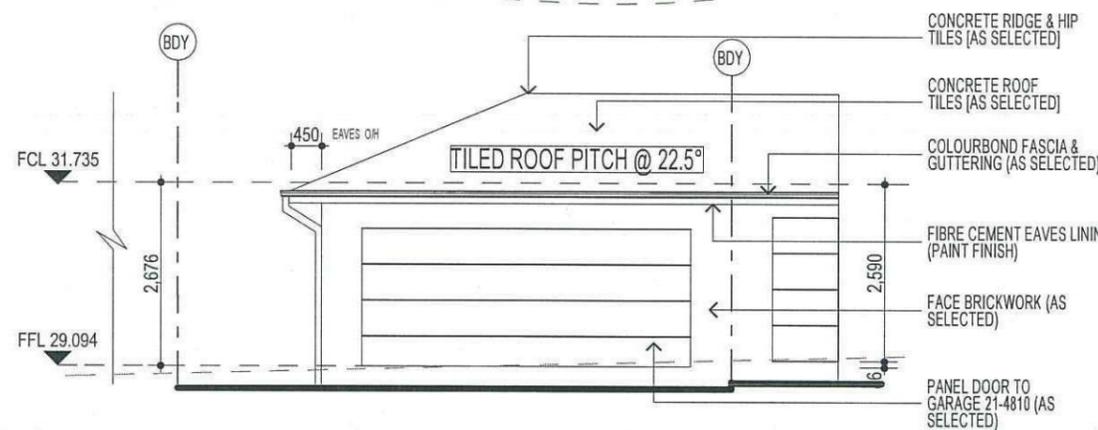
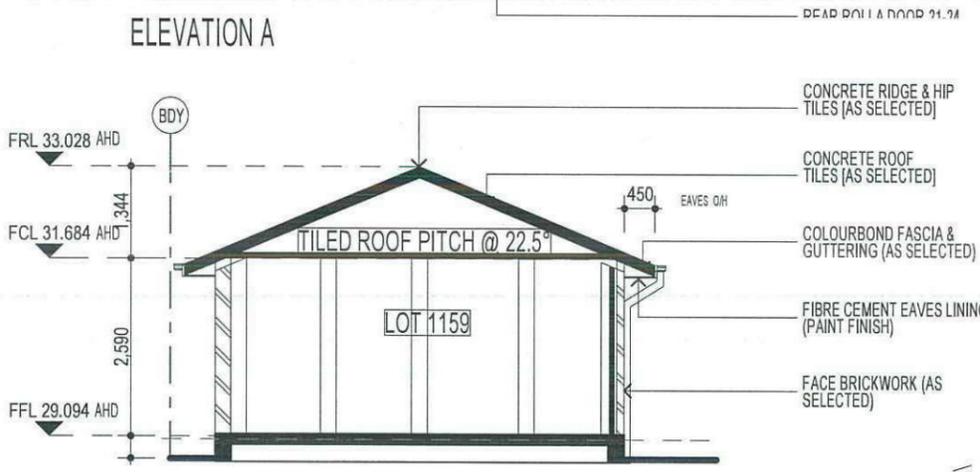
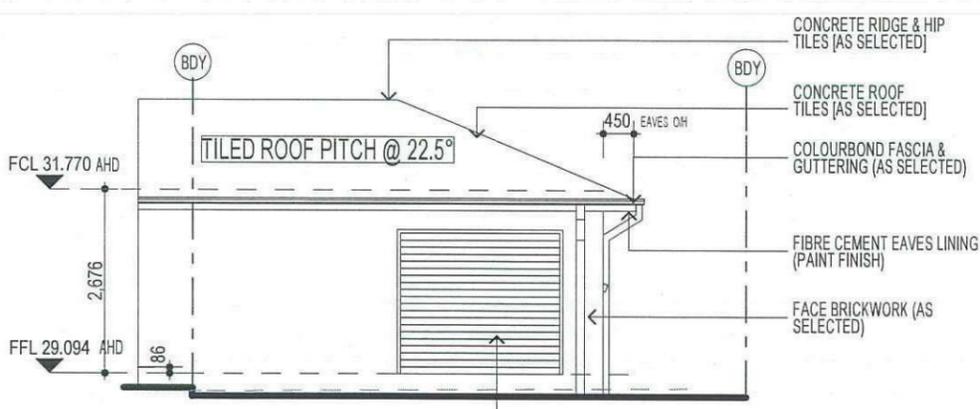
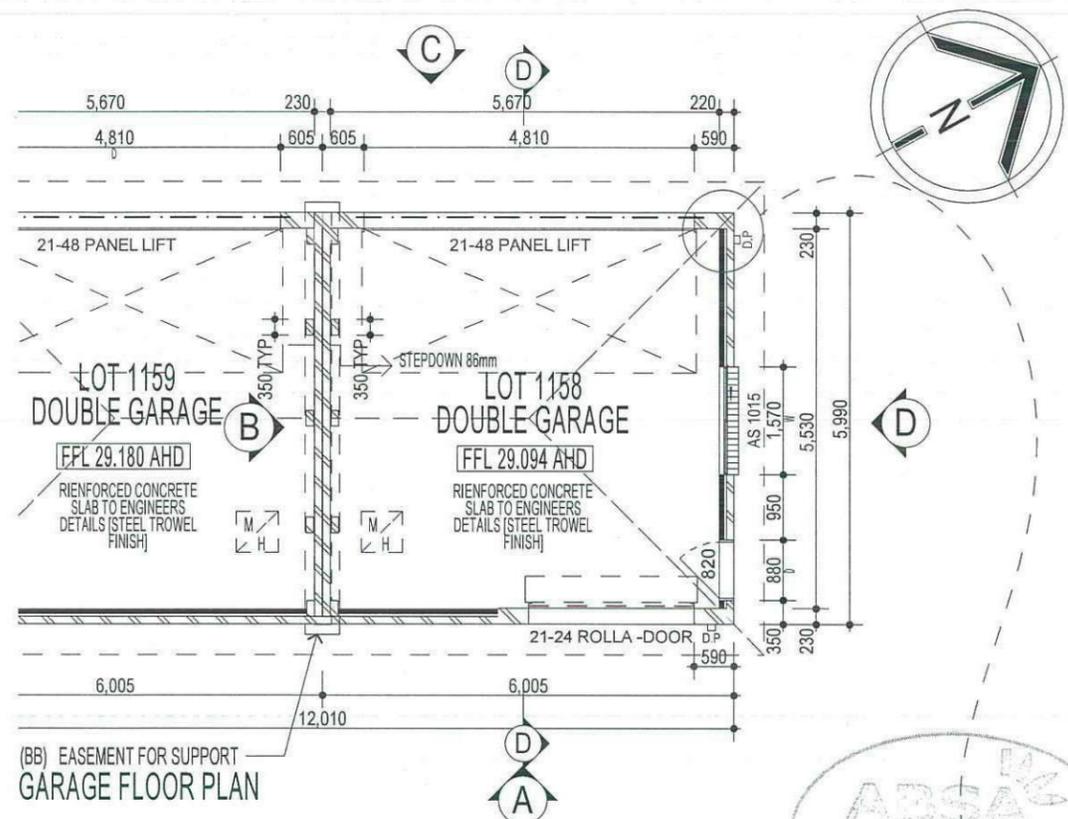
CLIENT:
G.SINGH

LOCATION:
 LOT 1158
 SYDNEY SMITH DRIVE
 PENRITH NSW 2750

DP: 1171491	council: PENRITH
model: CHESTER 21	date: 26/06/2013
drawn: N.K	checked: P.D
7 of 11	scale: 1:100

412B-12

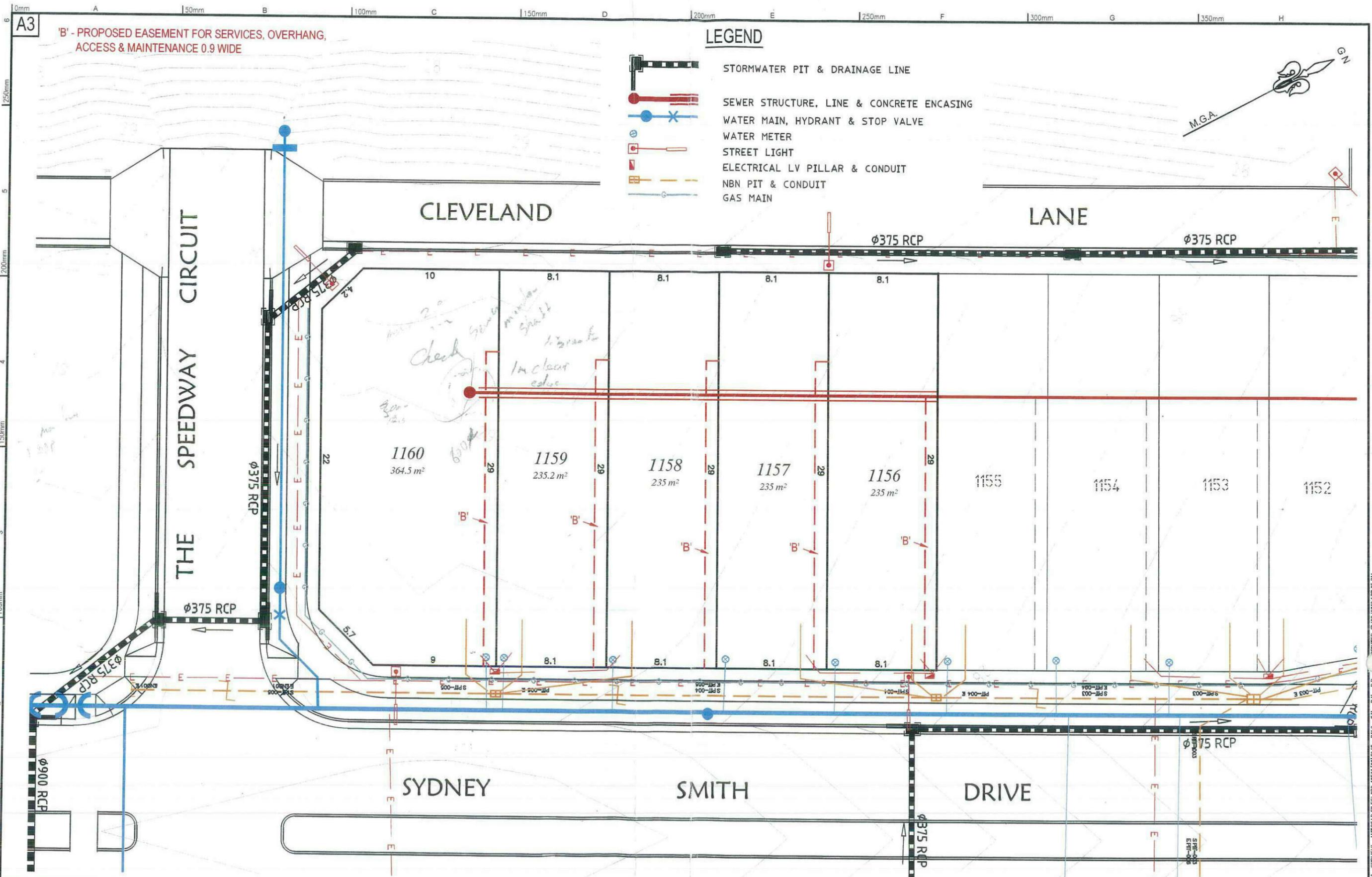
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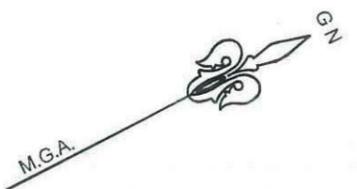
NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT

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



LEGEND

- STORMWATER PIT & DRAINAGE LINE
- SEWER STRUCTURE, LINE & CONCRETE ENCASING
- WATER MAIN, HYDRANT & STOP VALVE
- WATER METER
- STREET LIGHT
- ELECTRICAL LV PILLAR & CONDUIT
- NBN PIT & CONDUIT
- GAS MAIN



'B' - PROPOSED EASEMENT FOR SERVICES, OVERHANG, ACCESS & MAINTENANCE 0.9 WIDE

CLEVELAND LANE

THE SPEEDWAY CIRCUIT

SYDNEY SMITH DRIVE

Ø375 RCP

Ø900 RCP

1160 364.5 m²

1159 235.2 m²

1158 235 m²

1157 235 m²

1156 235 m²

1155

1154

1153

1152

10, 8.1, 8.1, 8.1, 8.1

22, 29, 29, 29, 29, 29

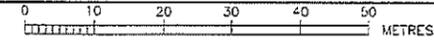
4.2, 5.7, 9, 8.1, 8.1, 8.1, 8.1

SPT-003, SPT-004, SPT-005

Check 2.0m min clear 1.5m clear edge

	Project: BUILDERS RELEASE STAGE 1A BLOCK B11.2 - SERVICING PLAN		Principal: LANDCOM			ABN 77 050 209 991 Level 4, Suite 400 16-18 Cambridge St EPPING NSW 2121 PO Box 233 EPPING NSW 1710	ACN 050 209 991 DX 4408 EPPING Tel. 9869-1855 Fax. 9869-2341 reception@crhodes.com.au www.craigandrhodes.com.au		Our Ref. 72/10
	Scale: 1:250	Date: 13/8/2012	Council Ref.						Dwg File Ref. [Rev] - Sheet Ref.
	Calc's: G.H.	Drawn: R.N.	L.G.A. PENRITH						072-10F01 [00] - B11.2
	Proj.Man: D.B.	Client Ref:							

CAD REF: Z:\072-10 NORTH PENRITH - SURVEY - AUTOCAD FILES\072-10F01\000.DWG - B11.2 - G.H. - R.N. - D.B. - PRINTED: 13/08/2012 13:56:05 PM



NOTES :-

1. WATER SERVICES COORDINATOR
QALCHECK PTY LTD (CERTIFIED No. 289)
77 URCHIN RD
PENRITH 2750
Ph. No. 47 228181
- FOR :
LANDCOM
C/O WORLEY PARSONS
141 WALKER ST., NORTH SYDNEY, NSW 2060
Ph. 8923 8866
2. ALL LOTS WERE VACANT AT TIME OF SURVEY.
3. ALL STRUCTURES TO BE CONSTRUCTED TO PROPOSED FINISHED SURFACE LEVELS
ALL LEVELS REFER TO PROPOSED FINISHED SURFACE LEVEL
SEWER CONSTRUCTOR TO LIASE WITH ROAD AND/OR CIVIL CONTRACTOR TO VERIFY LEVELS IN OR ADJACENT TO ROADS. PROJECT SUPERVISOR/DESIGNER TO BE INFORMED OF DISCREPANCIES
4. PIPES TO BE CONCRETE ENCASED SHOWN ACCORDINGLY. (REFER SEW-1205-V)

EACH SECTION OF PIPE SHALL BE CONCRETE ENCASED IN THE FOLLOWING MANNER:
EACH PIPE JOINT REQUIRES A 12mm THICK COMPRESSIBLE MEMBRANE TO BE INSERTED
EACH PIPE JOINT IS REQUIRED TO HAVE 3 R16 DOWEL PINS TOP & BOTTOM.
DOWEL PINS ARE TO BE CENTRALLY PLACED IN CONCRETE WITH A MINIMUM BAR LENGTH OF 600mm
THE DOWEL PIN IS TO BE EITHER GALVANISE OR STAINLESS STEEL
AT THE ENDS OF EACH SECTION OF ENCASEMENT A 600mm ROCKER PIPE IS TO BE INSTALLED.

5. BUILDING OVER/ADJACENT TO SEWER CONDITIONS WILL APPLY REFER TO QALCHECK FOR DETAILS.

6. ALL LEVELS ELECTRONICALLY GENERATED. NO LEVEL BOOK AVAILABLE.

7. THE MINIMUM NUMBER OF FIELD COMPACTION TESTS REQUIRED TO SATISFY THE SEWERAGE CODE OF AUSTRALIA ARE:
IF SAND/CEMENT BACKFILL IS USED AT ROAD CROSSINGS THE NUMBER OF TRENCH FILL COMPACTION TESTS MAY BE REDUCED BY 12.
PIPE EMBEDMENT ZONE: 8 TESTS REQUIRED.

TRENCH FILL ZONE (TRAFFICABLE): 12 TESTS REQUIRED
TRENCH FILL ZONE (NON TRAFFICABLE): 12 TESTS REQUIRED
TRENCH FILL ZONE (MANHOLES): 42 TESTS REQUIRED
TRENCH FILL ZONE (TOTAL): 56 TESTS REQUIRED

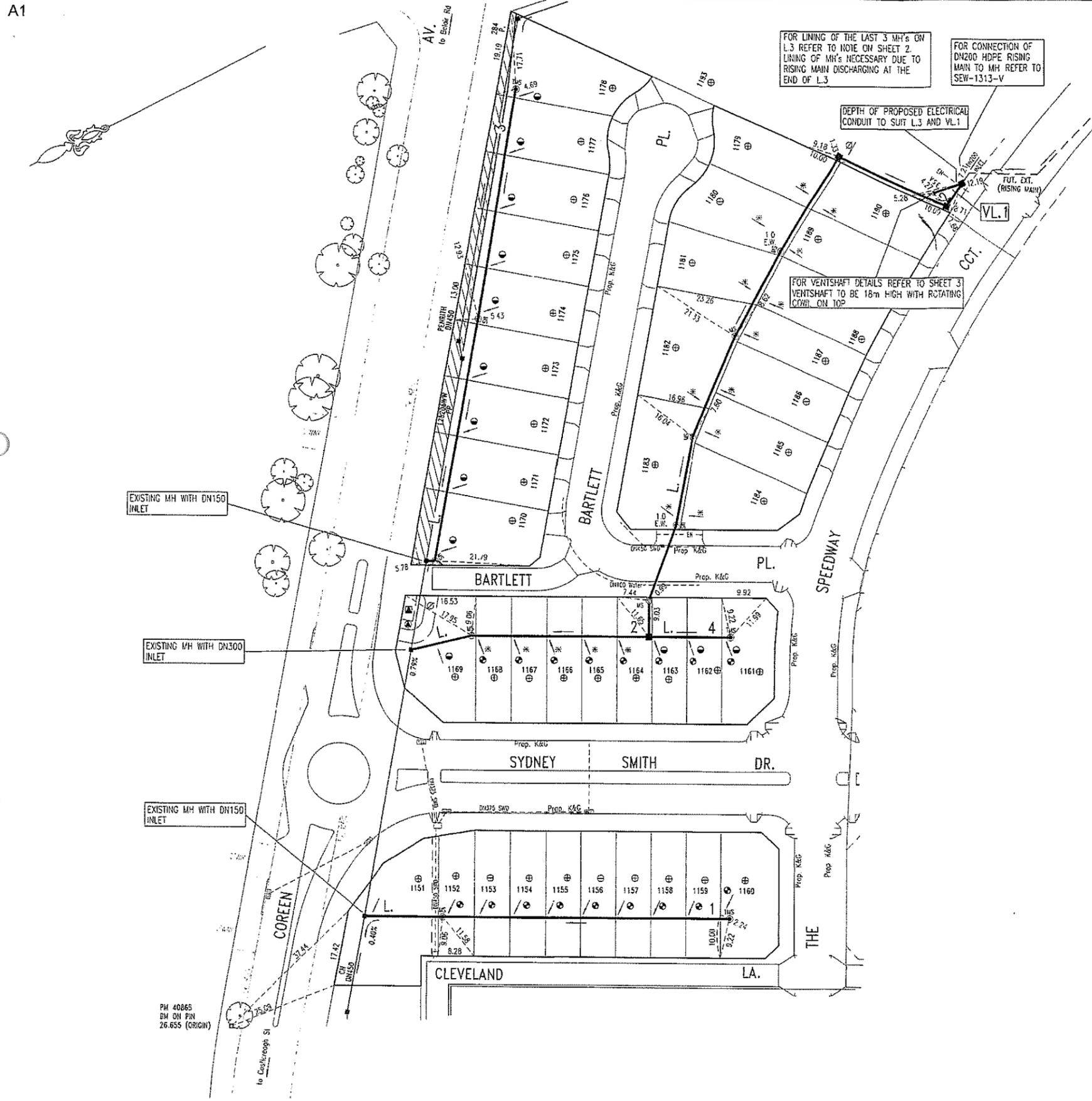
8. THE REVIEW OF ENVIRONMENTAL FACTORS IS AN INTEGRAL PART OF THIS DESIGN AND MUST BE READ IN CONJUNCTION WITH THIS PLAN.
9. PRIOR TO ANY EXCAVATION THE CONSTRUCTOR MUST HAVE A CURRENT COPY OF THE UNDERGROUND SERVICES REPORT TO BE READ IN CONJUNCTION WITH THIS PLAN.
10. TEMPORARY LEVEL MARKS ARE FOR CONSTRUCTION PURPOSES ONLY. S.S.M.'S WILL BE PLACED ON THE KERB AND OUTRIERS, LEVELLED AND SHOWN AS BENCH MARKS ON THE W.A.E. DRAWINGS.
11. ALL EXCAVATION, SHORING EXCAVATION AND STABILITY OF ADJACENT STRUCTURES SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTOR
12. ALL DEFLECTIONS ON U.S.'S ARE TO BE ACCOMPLISHED WITHOUT ANY BENDS OUTSIDE THE U.S. STRUCTURE IF POSSIBLE.
13. THE FW AND WW PLANS ARE BASED ON THE FOLLOWING ENGINEERING PLANS SUPPLIED BY WORLEY PARSONS:
0721DL15[02].DWG (FROM 26.09.11)
X-STAGE1 STORMWATER PLAN.DWG (FROM 04.10.11)
DRAINAGE-LS-PL01.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)
FOR ELECTRICAL PLANS SUPPLIED BY CRAIG AND RHODES 31.01.2012. PLANS DONE BY CONNECT (REF. NUMBER M600 D1-01 AND M600 D1-01)
301015-02381-CI-S1-101.DWG, REV 7 (FROM 15.05.12)
301015-02381-CI-S1-522 TO 526.DWG, REV. 04 AND REV. 05 (FROM 15.05.12)
14. THE PROPOSED WORKS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE SEWER RETICULATION CODE OF AUSTRALIA (NSA 02-2002-2.2 VERSION 3) INCLUDING THE SYDNEY WATER SUPPLEMENT & APPENDICES AND THE TECHNICAL SPECIFICATION FOR LOW INFILTRATION SEWER SYSTEMS
THE CONSTRUCTOR MUST HAVE A COPY OF THESE DOCUMENTS ON SITE AT ALL TIMES.
15. MAINTENANCE STRUCTURE OPTIONS SHALL BE LIMITED TO CAST IN-SITU MAINTENANCE HOLES, PLASTIC MAINTENANCE SHAFTS AND PLASTIC TERMINAL MAINTENANCE SHAFTS
16. CONSTRUCTOR RESPONSIBLE TO FOLLOW ANY TESTING PROCEDURES SET OUT IN SECTION L10.1 AND L10.2 OF THE TECHNICAL SPECIFICATION FOR LOW INFILTRATION SEWER SYSTEMS
17. AREAS HATCHED THUS NOT DRAWN.

IMPORTANT NOTES FOR PCS'S:

18. ALL JUNCTIONS FOR THE PCS'S TO BE LOCATED 0.7m MIN OFF DOWNSTREAM PROPERTY BOUNDARY (OR DOWNSTREAM INTERNAL BOUNDARY) OR DOWNSTREAM EASEMENT BOUNDARY OR 1.0m OFF THE EDGE OF THE DOWNSTREAM STRUCTURE.
IF A JUNCTION FOR A PCS IS ALREADY LOCATED IN THAT PLACE THEN THE NEXT PCS JUNCTION IS TO BE LOCATED 1.0m UPSTREAM OF QALCHECK PTY LTD FOR CONSTRUCTION IN ACCORDANCE WITH PLAN 126167WW ISSUE F
DATE 26.05.12
19. DENOTES STANDARD PCS CONNECTION (REFER US FIG.5 STANDARD CONNECTION)
20. DENOTES SLOPED PCS CONNECTION (REFER US FIG.5 SLOPED CONNECTION)
21. DENOTES DEEP PCS CONNECTION (REFER US FIG.6)
22. DENOTES PCS TO BE DN22E (IN CONJUNCTION WITH SYMBOLS ABOVE)
23. THE TOTAL LENGTH OF THE DN22E PCS'S EXCLUDING RISERS IS APPROXIMATELY 1m PCS'S TO HAVE MINIMUM STIFFNESS RATING OF SN8.
THE TOTAL LENGTH OF THE DN100 PCS'S EXCLUDING RISERS IS APPROXIMATELY 74m. PCS'S TO HAVE MINIMUM STIFFNESS RATING OF SN8. JOINTING TO BE SOLVENT WELDED.
24. IT IS THE RESPONSIBILITY OF THE CONSTRUCTOR TO PROVIDE THE CHANGES FOR THE PCS'S, THE LENGTH OF THE PCS'S, THE TYPE OF CONNECTION USED, THE LENGTH TO THE ID AND THE INVERT LEVEL AT THE PCP (IF APPLICABLE) TO THE WSC FOR WAE PURPOSES
25. BOUNDARY TRAPS ARE REQUIRED FOR L.3 TO PROTECT PROPERTIES FROM OCCURS FROM THE PRESSURE MAIN DISCHARGE AS BOUNDARY TRAPS ARE NEEDED ANYWAY A WATERSEAL AT THE CONNECTION POINT OF L.3 TO THE CARRIER WILL NOT BE REQUIRED. PROPERTIES ON L.1 AND L.2 WILL ALSO REQUIRE BOUNDARY TRAPS DUE TO THE DEPTH OF THE CARRIER AND THE AMOUNT OF FLOW IN THESE LINES.
26. DENOTES PCS TO BE CONSTRUCTED 0.40m OFF BOUNDARY.

- ⊠ EASEMENT FOR PADMOUNT SUBSTATION (2.75m WIDE)
- ⊡ RESTRICTION ON THE USE OF LAND (3m WIDE)
- ⊢ RESTRICTION ON THE USE OF LAND (5m WIDE)

NUMBER	AMENDMENT	INITIAL	DATE
A	FIRST ISSUE (FOR CLIENT ONLY)	F.J.	17.10.11
B	ISSUE FOR COMMENT	F.J.	12.12.11
C	ISSUE FOR SWC ENDORSEMENT	F.J.	16.02.12
D	CHANGES ON L.1 (CONNECTION POINT) NO WATERSEAL AT L.3 AMENDED. VERBULUM 1 (V.L.1) ADDED, USER CHANGED	F.J.	16.02.12
E	SEWER ALIGNMENT AMENDED TO SUIT HOUSES	A.P.	31.05.12
F	CHANGE ON L.1. SWD ADDED. ALL LOTS IN THIS STAGE TO HAVE WATERSEALS (REFER TO NOTE 25)	F.J.	26.05.12



PLAN TO BE READ IN CONJUNCTION WITH CURRENT SYDNEY WATER STANDARDS SYDNEY WATER CORPORATION

PRIOR TO COMMENCEMENT OF EXCAVATION FOR PROPOSED AND EXISTING SERVICES CONTACT - DIAL BEFORE YOU DIG

PH 1160
FR
GAS
TELECOMMUNICATIONS
SWC
PH 132 092

GIVING AT LEAST 48 HOURS NOTICE.

UTILITIES			WORK AS CONSTRUCTED CERTIFICATION		
TYPE	DATE	REF.	TYPE	DATE	REF.
PROP WATER: EN100 WATER	21.07.11	DESIGN	DEVELOPER		
PROP STORMWATER: SWD	18.07.11	ENG PLAN	WATER SERVICE CO-ORDINATOR		
PROP ENDEAVOUR E: EX	128.11.11	ENG PLAN	CONSTRUCTOR		
PM 40865 (ORGIN)	01.03.11	SURVEY	COMPLETED		W.A.C. PREPARED
			DESIGNER		

PIPE SCHEDULE			
SIZE DN	TYPE	CLASS	LENGTH
300	UPVC	SN8	215.70
150	UPVC	SN8	214.67
225	UPVC	SN3	1
100	UPVC	SN10	74
TOTAL 605.37			

AUSTRALIAN HEIGHT DATUM	
SCALES	
PLAN 1:500	SECTION HOR. 1:500
	VERT. 1:125
CROSS SECTIONS - NATURAL	
LENGTHS & DEPTHS OF LEVELS ARE IN METRES	
DESIGN HEAD	BOUNDARY TRAPS REQUIRED: NOTE 25

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.

U.S. ORATORY MAP 163/K6 (45th Ed.)

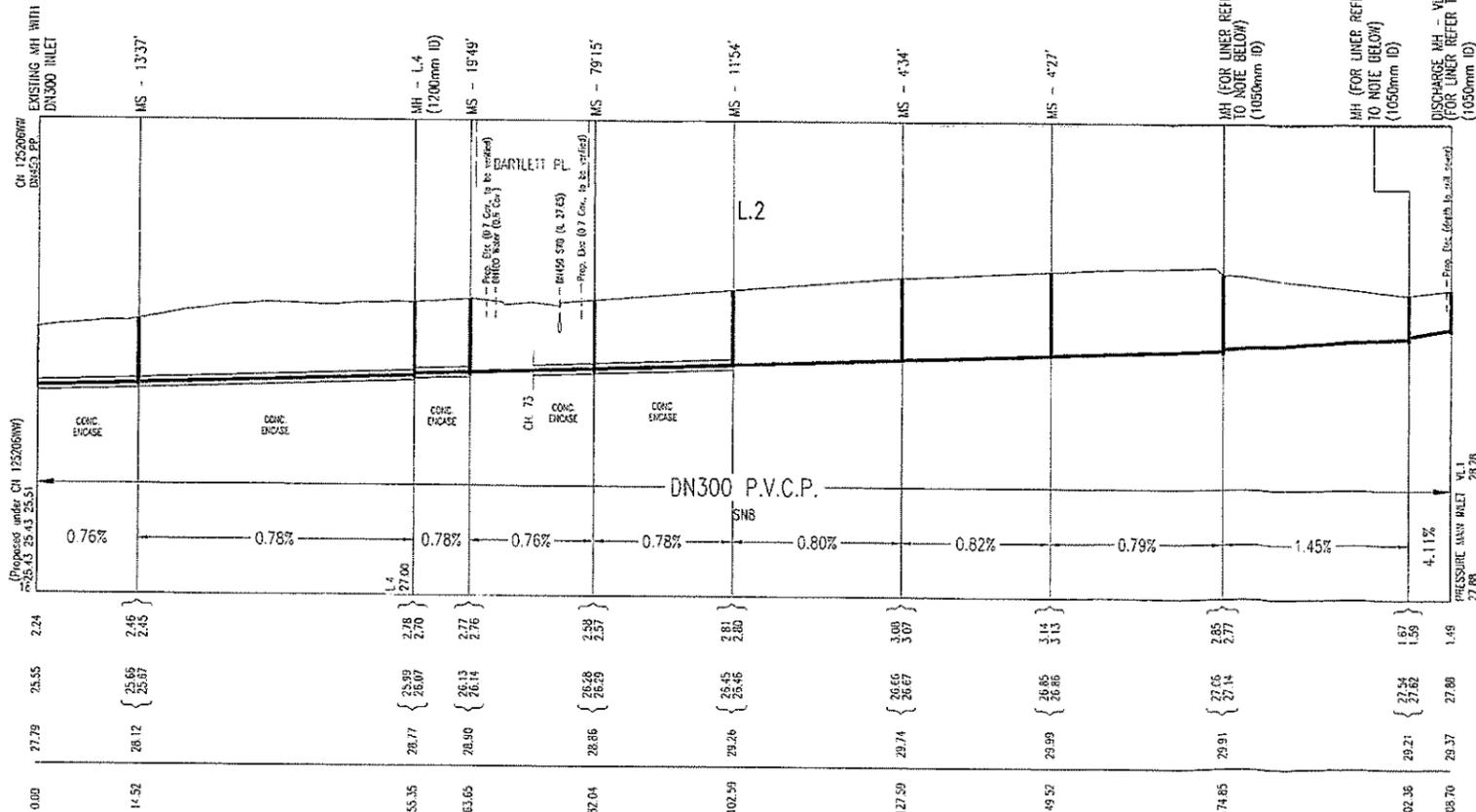
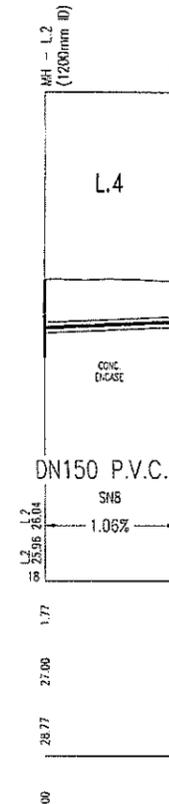
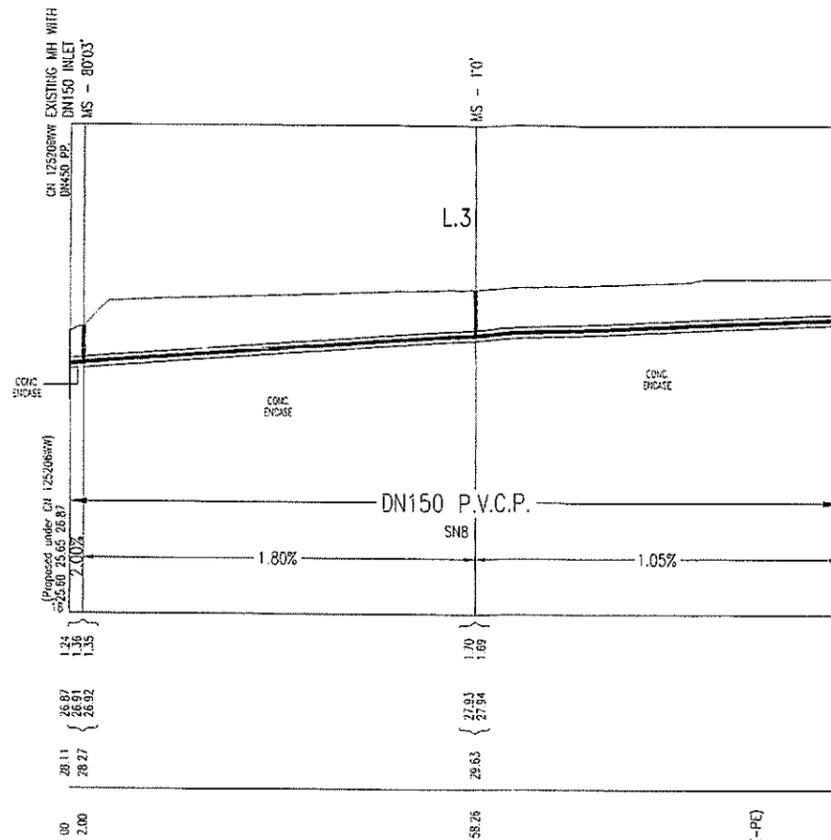
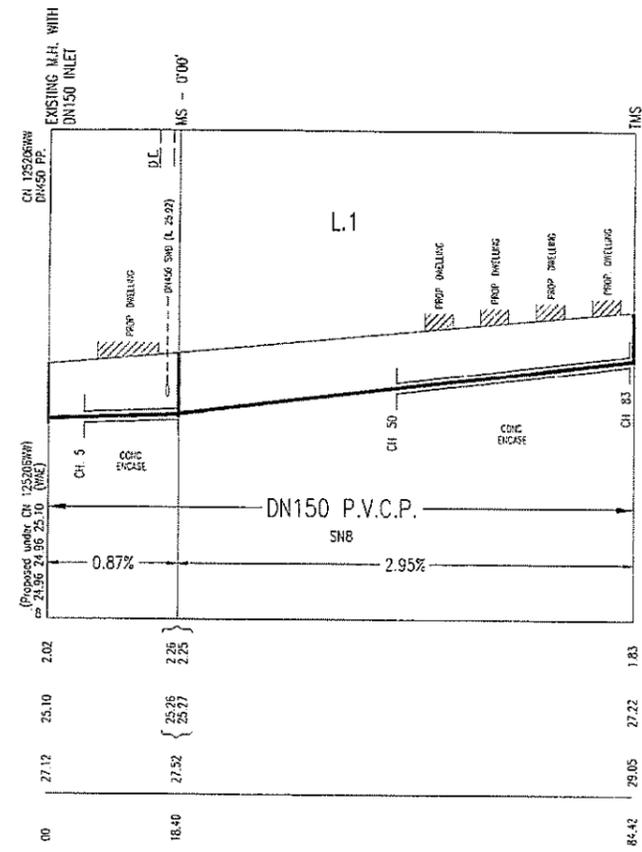
SHEET 1 OF 3 File No. N/A

Sydney WATER SYDNEY WATER CORPORATION

Case No. 126167WW

PENRITH SEWERAGE DRAINS TO PENRITH STP

PLAN DRAWN DATE: 26.05.12
VERSION: F
SHEET 1 OF 3 SHEETS



DISCHARGE MH - L.3 (FOR LINER REFER TO NOTE TO SIDE) (1050mm ID)
PRESSURE MANHOLE CONNECTION FOR HIPPE PIPE TO BE TO SEW-1313-V (CONNECTION PE-PE)

DISCHARGE MH - L.1 (FOR LINER REFER TO NOTE TO SIDE) (1050mm ID)
PRESSURE MANHOLE CONNECTION FOR HIPPE PIPE TO BE TO SEW-1313-V (CONNECTION PE-PE)

FOR VENTSHAFIT DETAILS REFER TO SHEET 3.

IMPORTANT:
FOR SURFACE LEVELS REFER TO NOTE 3 ON SHEET 1

TOP OF VENTSHAFIT BASE BLOCK TO BE RL 29.50. FILL OF 320mm REQUIRED. FILL TO BE PROVIDED AT A 1 IN 3 GRADE FROM THE EDGE OF THE BASE BLOCK. MINIMUM BASE BLOCK SIZE 1.7x1.7x1.3 (LENGTH x WIDTH x DEPTH)

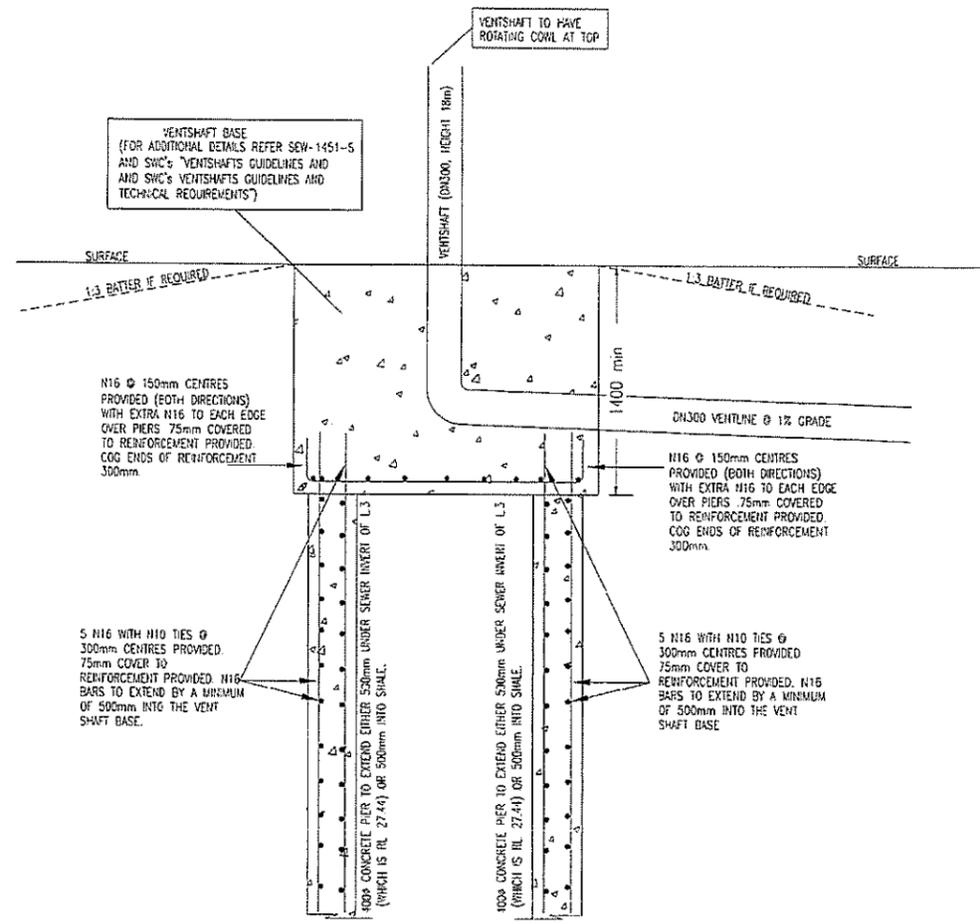
Galchek Pty Ltd
FOR CONSTRUCTION
IN ACCORDANCE WITH
PLAN 126167 WW
DATE 6/7/2012

NOTE FOR INTERNAL LINING OF MH'S ON L.2
CHAINAGE 174.85, 202.38, 208.70

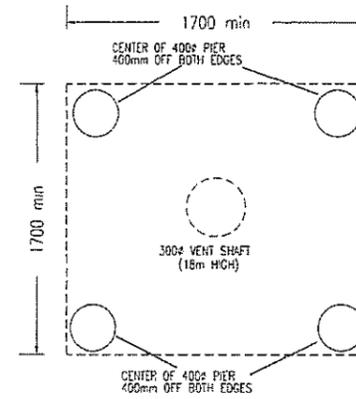
1 ALL INTERNAL SURFACES OF THE MANHOLES TO BE ADEQUATELY PROTECTED, INCLUDING UNDERSIDE OF ROOF SLAB. PROTECTION OF SURFACES TO CONFORM TO PCS-100. PROTECTION TO CONSIST OF SIKAGARD-63N AFTER PRESEALING THE SURFACES (INTERNAL WALL AND UNDERSIDE OF ROOF) WITH SIKAGARD-720 EPOCEM. BENCHING TO BE PROTECTED WITH CALCIUM ALUMINATE (MIN 15mm THICK) APPLICATION AND SURFACE PREPARATION OF THE AFOREMENTIONED PRODUCTS TO BE DONE TO MANUFACTURER'S RECOMMENDATIONS.

NUMBER	AMENDMENT	INITIAL	DATE
A	FIRST ISSUE (FOR CLIENT ONLY)	F.J.	17.10.11
B	ISSUE FOR COMMENT	F.J.	12.12.11
C	ISSUE FOR SWC ENDORSEMENT	F.J.	16.02.12
D	CHANGES ON L.1 (CONNECTION POINT) NO WATERSEAL AT L.1, L.3 ADDED VENTLINE 1 (V.L.1) ADDED, LINER CHANGED	F.J.	16.02.12
E	SEWER ALIGNMENT ADJUSTED TO SUIT HOUSES	A.P.	31.05.12
F	CHANGE ON L.1, SWD ADDED. ALL LOTS IN THIS STAGE TO HAVE WATERSEALS (REFER TO NOTE 25)	F.J.	26.06.12

WORK AS CONSTRUCTED CERTIFICATION		Sydney WATER SYDNEY WATER CORPORATION	
DEVELOPER	W.S.C.	CONSTRUCTOR	COMPLETED
DESIGNER		W.A.C. PREPARED	
I CERTIFY THAT THE WORK HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE WORK AS CONSTRUCTED DRAWINGS		FOR DETAILS OF SERVICES SEE SHEET 1	



TYPICAL SECTION FOR PIERING DETAILS AND VENT SHAFT BASE
NOT TO SCALE



TYPICAL PLAN VIEW FOR PIERING DETAILS AND VENT SHAFT BASE
NOT TO SCALE

Galcnex Pty Ltd
FOR CONSTRUCTION
IN ACCORDANCE WITH
PLAN 126167W ISSUE F
DATE 6 July 2012

NUMBER	AMENDMENT	INITIAL	DATE
A	FIRST ISSUE (FOR CLIENT ONLY)	F.J.	17.10.11
B	ISSUE FOR COMMENT	F.J.	12.12.11
C	ISSUE FOR SWC ENDORSEMENT	F.J.	16.02.12
D	CHANGES ON L1 (CONNECTION POINT) NO WATERSEAL AT L3, L3 AMENDED VENTLINE T (VL1) ADDED, LINER CHANGED	F.J.	16.02.12
E	SEWER ALIGNMENT AMENDED TO SUIT HOUSES	A.P.	31.05.12
F	CHANGE ON L1, SWD ADDED ALL LOTS IN THIS STAGE TO HAVE WATERSEALS (REFER TO NOTE 25)	F.J.	26.06.12

WORK AS CONSTRUCTED CERTIFICATION		Sydney WATER SYDNEY WATER CORPORATION	
DEVELOPER	W.S.C.	Case No. 126167WW	SHT 3 OF 3 SHTS.
CONSTRUCTOR	COMPLETED	SYDNEY WATER CORPORATION	
DESIGNER	FOR DETAILS OF SERVICES SEE SHEET 1		

PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
AW	Agapanthus 'White'	White Agapanthus	10	200mm	0.5m
BC	Backhousia citriodora	Lemon-scented Myrtle	1	75L	7m
Dcl	Dianella caerulea 'Little Jess'	Compact Blue Flax Lily	14	200mm	0.3m
Lcb	Loropetalum chinense var. rubrum 'Burgundy'	Pink Fringe Flower	9	300mm	1-1.5m
LI	Lomandra Tanika'	Fine-leaved Mat Rush	4	200mm	0.5m
LI	Lomandra longifolia 'Katrinus Deluxe'	Mat Rush (Heavy clay soils tol)	7	140mm	0.35m
Vh	Viola hederacea	Native Violet	6	200mm	0.1m



CLEVELAND LANE - Supply + installation by BUILDER

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

CLEVELAND LANE CROSS-OVER - Supply + construction by BUILDER

MATERIAL SCHEDULE

	Area m ² LANDCOM*	Area m ² BUILDER**
HEADER COURSE Concrete pavers 'Adbri Quartzstone', 300x300x50mm in 'Cradle' colour, laid in stackbond pattern	2.48	3.91
IN-FILL PAVEMENT Concrete pavers 'Adbri Havenbrick', 200x100x50mm in 'Brushwood' colour, laid in herringbone pattern	4.24	1.45
Total area	6.72	5.36

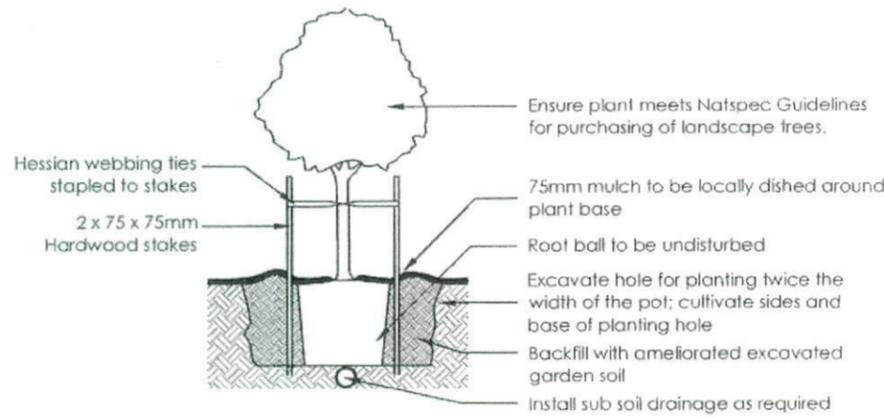
LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
51	9	10	31	1

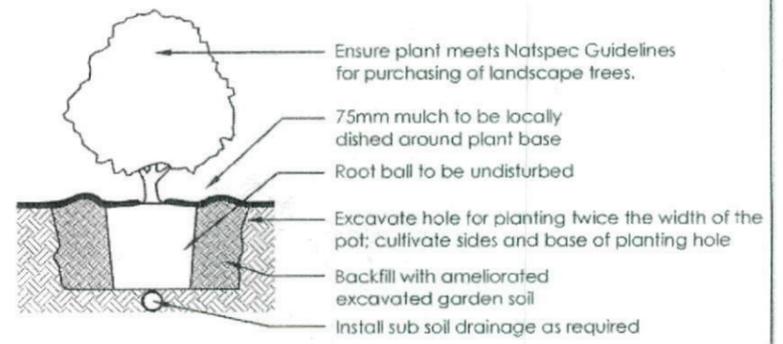
Minimum of 1 tree and 20 shrubs / groundcovers to each front / side yard (excluding fence hedging)

LEGEND

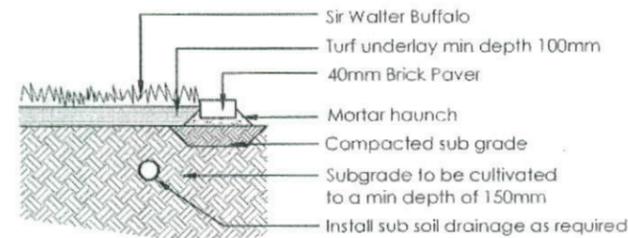
- Proposed trees - refer to plant schedule
- Proposed shrubs - refer to plant schedule
- Proposed groundcovers and grasses - refer to plant schedule
- Proposed accents & grasses - refer to plant schedule
- Existing levels
- Proposed levels
- Proposed Top Of Wall levels
- Boundary
- Fence
- Garden edging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



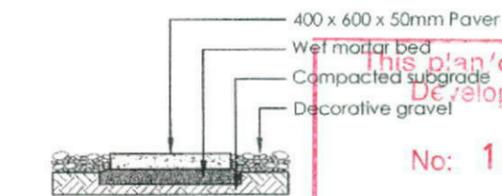
1 Tree Planting Detail
NTS 25L - 100L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size



3 Turf Detail
NTS Brick Paver Edge

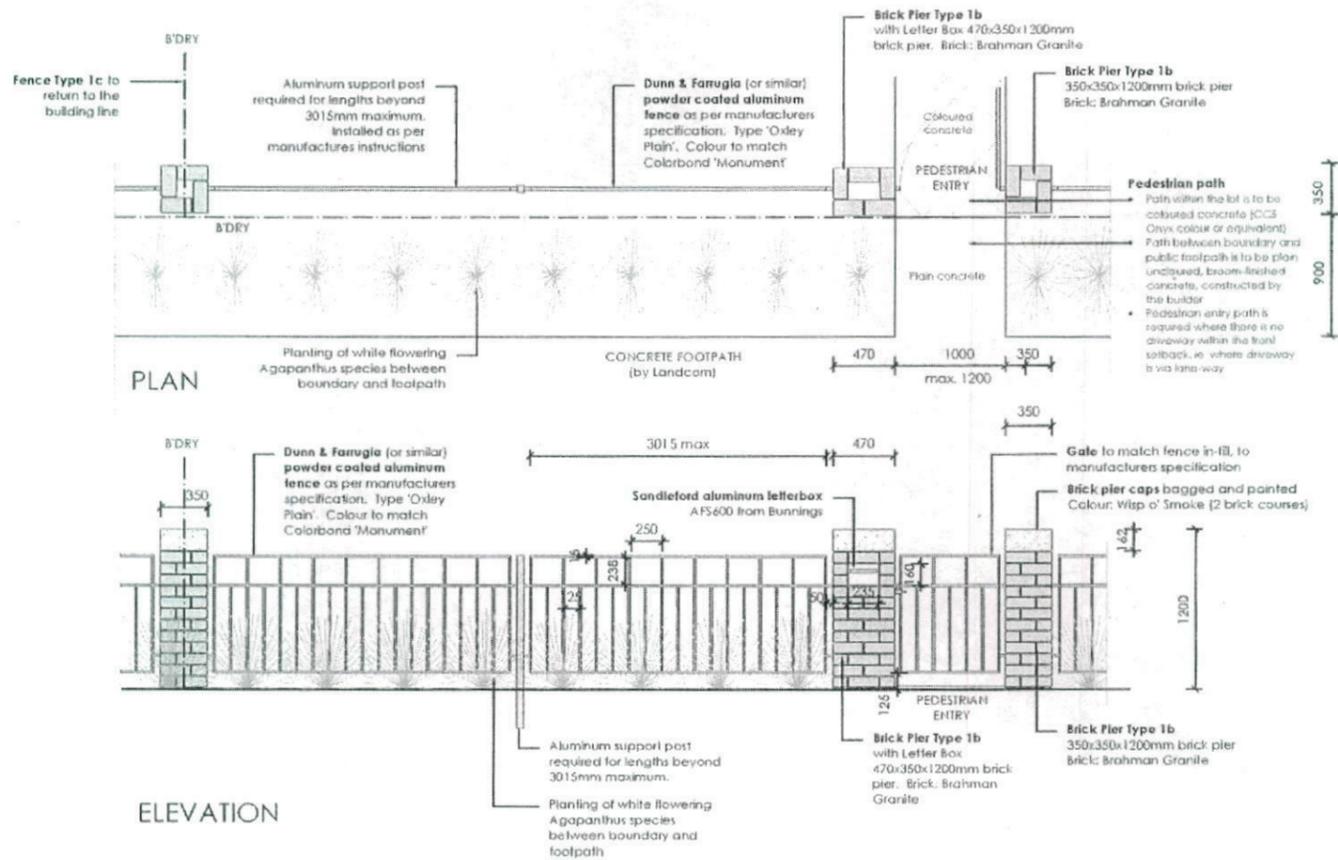


4 Stepping stones in gravel
NTS Low traffic zone

This plan/document relates to Development Application No: 121259

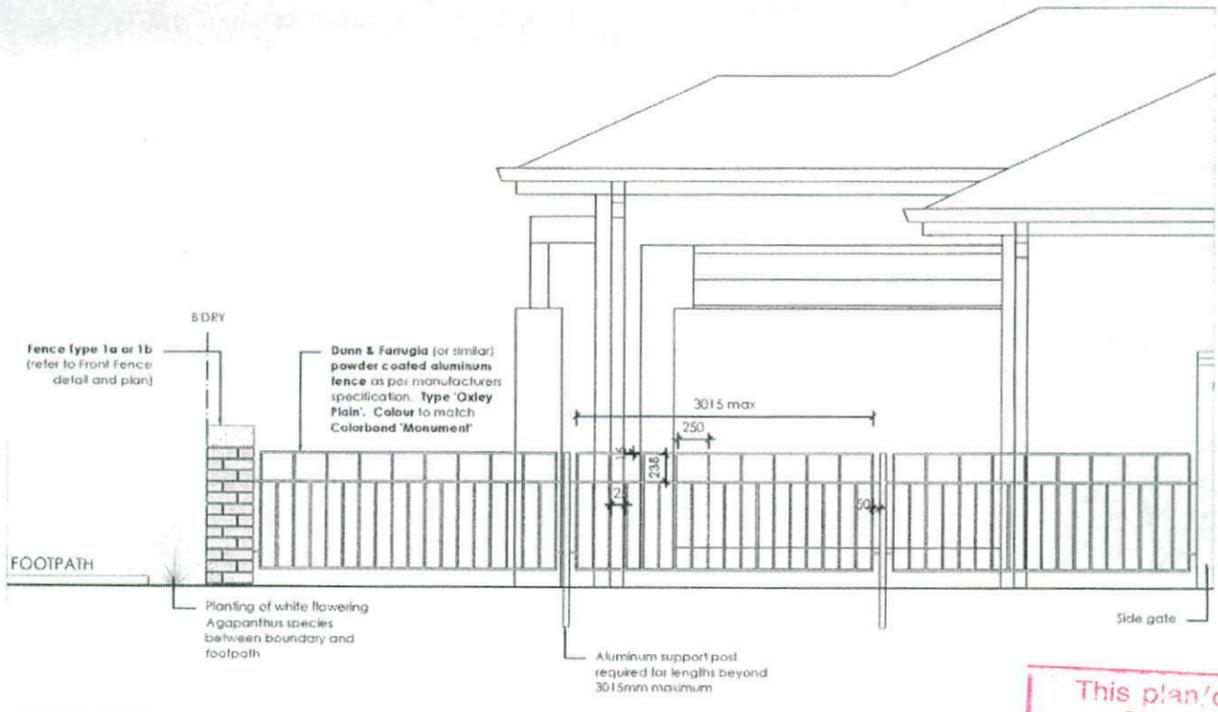
(COINTEGRATION DOES NOT APPLY TO THIS DOCUMENT)

<p>ecodeign landscape architecture</p> <p>1. To not scale from drawings 2. To be all measurements on site 3. North orientation of any inaccessible 4. Copyright © ecodeign. All rights reserved. 5. Drawing created by the author, or ecodeign.</p>	<p>FD Box 3131, Corns Road 2124 2134 Ph: 02 9521 7100 Fax: 02 9521 2553 Email: info@ecodeign.com.au Web: www.ecodeign.com.au</p>	<p>LOT 1158 SYDNEY SMITH DRIVE, PENRITH</p>	<p>NEW RESIDENCE</p> <p>LANDSCAPE PLAN</p> <p>1:100 @ A3 DA L-02</p> <p>RS MD 16-11-12 D</p>
<p>FIRSTYLE HOMES</p>			



5 FENCE TYPE 1b - Front Fence
1:50 Typical detail

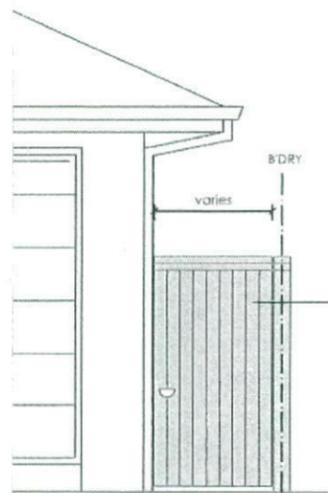
Thorton Design Review Panel
LANDCOM
Reviewed *Woodrow* 13/11/12
Date



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

This plan/document relates to:
Development Application
No: 121259
(COUNCIL DOES NOT ATTACH TO THE
APPROVAL OF THE DEVELOPMENT APPLICATION)

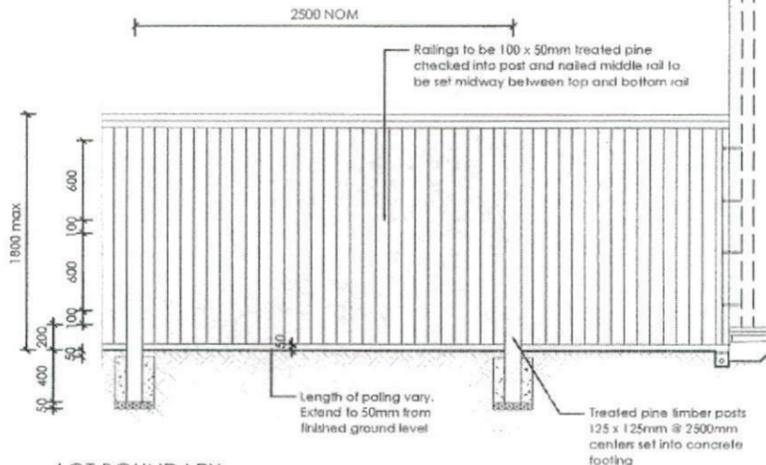
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REV	DESCRIPTION	DATE																
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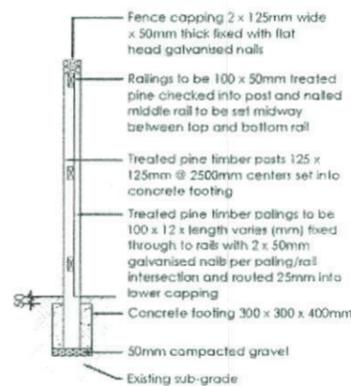
Gate - painted treated pine gate Colour 'Monument'

Note
All gates and boundary side fencing that can be seen from the street must be painted in Colour 'Monument'. Where fence is only between the lots and not seen from the street, it can be left natural.

SIDE GATE



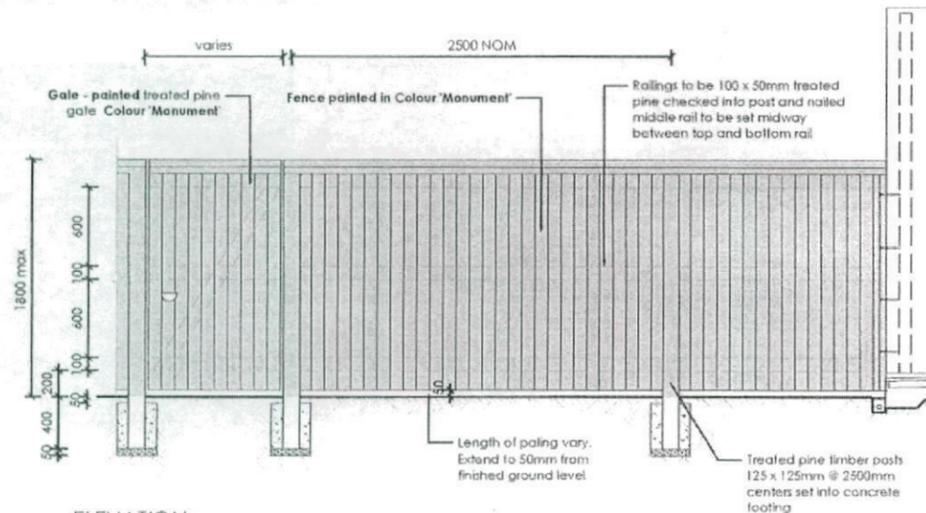
LOT BOUNDARY



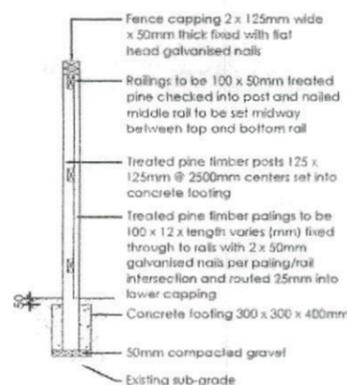
SECTION

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

Thorton Design Review Panel
LANDCOM
Reviewed *Wednesday 19/11/12* Date



ELEVATION



SECTION

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

This plan/document relates to:
Development Application
No: 121259
(COUNCIL DOES NOT ATTEST TO THE ACCURACY OF THIS PLAN)

<table border="1"> <tr> <th>REV</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> <th>CHK</th> </tr> <tr> <td>A</td> <td>SUBMITTED TO CUBES FOR COMMENT</td> <td>19-10-12</td> <td>RS</td> <td>RS</td> </tr> <tr> <td>B</td> <td>ADD CROSS-OVER AREA CALCULATIONS</td> <td>05-11-12</td> <td>RS</td> <td>RS</td> </tr> <tr> <td>C</td> <td>AMEND PLAN SCHEDULE</td> <td>05-11-12</td> <td>RS</td> <td>RS</td> </tr> <tr> <td>D</td> <td>AMEND FENCE PLAN AND DRIVEWAY CROSS-OVER SPEC</td> <td>16-11-12</td> <td>RS</td> <td>MD</td> </tr> </table>	REV	DESCRIPTION	DATE	BY	CHK	A	SUBMITTED TO CUBES FOR COMMENT	19-10-12	RS	RS	B	ADD CROSS-OVER AREA CALCULATIONS	05-11-12	RS	RS	C	AMEND PLAN SCHEDULE	05-11-12	RS	RS	D	AMEND FENCE PLAN AND DRIVEWAY CROSS-OVER SPEC	16-11-12	RS	MD	<p>ecodesign OUTDOOR FENCE SPECIALISTS</p> <p>PO Box 2125, Campbell, NSW 2110 Ph: 02 9671 1901 Fax: 02 9673 2592 Email: info@ecodesign.com.au Web: www.ecodesign.com.au</p> <p>1. Do not scale from drawings 2. Verify all measurements on site 3. Note easements of any neighbouring lot 4. Copyright © ecodesign. All rights reserved 5. Drawings remain the property of ecodesign</p> <p>6. All work to comply with relevant Australian Standards or Building Code of Australia 7. All work to be performed by a suitably qualified tradesperson 8. For application purposes only - NOT FOR CONSTRUCTION</p>	<p>LOT 1158 SYDNEY SMITH DRIVE, PENRITH</p> <p>FIRSTYLE HOMES</p>	<p>NEW RESIDENCE</p> <p>LANDSCAPE PLAN</p> <p>1:100 @ A3 DA L-04</p> <p>RS MD 16-11-12 D</p>
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NOTE:
FINAL GARAGE LEVELS SUBJECT TO
FINAL KERB LEVELS.

FIRSTSTYLE HOMES
 FIRSTSTYLE HOMES Pty Ltd
 Lic No: 113412C
 ACN: 887 773 178
 PO BOX 171, HOXTON PARK 2171
 ADMIN: (02) 9601 0111
 FAX: (02) 9591 8711
 EMAIL: design@firststyle.com.au

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the best in the business



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 • ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND CERTIFICATION AS PER REQUIRED BY COUNCIL.
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DEVELOPMENT CALCULATIONS

LOT: 1158 SITE AREA: 234.9m²

Itemised Floor Areas:	Totals:
living ground floor:	80.73m ²
first floor: (excl. void 3.79m ²)	61.35m ²
garage: (excess 00.000m ²)	36m ²
alfresco:	7.91m ²
porch:	7.83m ²
balcony:	6.44m ²
total floor area:	200.26m²

FLOOR SPACE RATIO CALCULATION:

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

SITE AREA COVERAGE/LANDSCAPE:

house ground floor:	80.73m ²
garage:	36m ²
porch/alfresco:	15.74m ²
driveway/paved area:	17.19m ²
site coverage Area:	132.47m ² (56.4%)
landscape area:	102.43m ² (43.6%)
pervious areas (soft)	86m ² (84%)
impervious areas (hard)	16.55m ² (16%)
front yard landscape area	16.23m ² (88%)
front yard hard paved area	2.22m ² (12%)
private open space o/a:	50.22m ²
principal private open space:	18m ²
total car space incl. carstand:	2 carspace

COUNCIL ZONE: R1

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTSTYLE HOMES

LOCATION:
LOT 1158
SYDNEY SMITH DRIVE
PENRITH NSW 2750

DP: Lot 1158 in Unregistered plan of subdivision by Craig & Rhodes Ref: 72-10-1-1, being part Lot 11 DP: 1153973
 council: PENRITH
 model: CHESTER 21
 facade: AUGUSTINE
 date: 21/11/2012
 variation assessment: SK1
 sheet: drawn: N.K. checked: P.D.
 scale: 1:200
412A-12

CLIENTS SIGNATURE: _____ DATE: _____ S.P. NO. _____

BASIX

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

LEGEND:

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

EARTHWORKS TO AHD

HOUSE: FFL: R.L. 29.203 A.H.D.
(LIVING) FGL: R.L. 28.803 A.H.D.
 GARAGE: FFL: R.L. 29.003 A.H.D.
FGL: R.L. 28.678 A.H.D.

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

GENERAL DRAINAGE NOTES

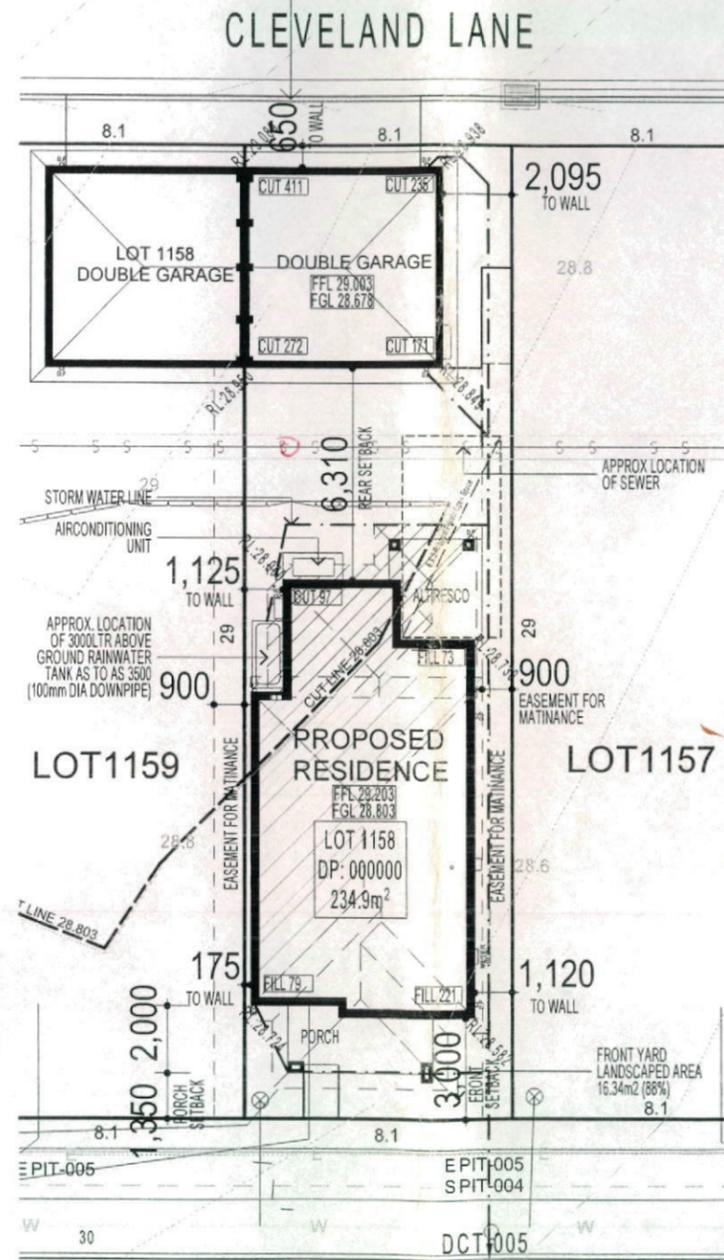
1. Roof Plumber to locate Downpipes as indicated on FLOOR PLANS per spec. provided.
2. Stormwater pipes to be 100mm DIA. (Min) at 1 deg. Grade (Min)
3. Stormwater pipes may run via sub-floor to achieve minimum Grade to invert level.
4. ALL LEVELS SHOWN ON PLAN ARE APPROXIMATE ONLY UNLESS ACCOMPANIED BY LEVELS PREPARED BY REGISTERED SURVEYOR TO A.H.D.
5. Stormwater lines to be Discharged into Existing City Drainage system & connected to local government authority requirements.

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

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

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

NOTE:
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This plan/document relates to:
Development Application
No: 121259
(COUNCIL DOES NOT ATTEST TO THE ACCURACY OF THESE DOCUMENTS)

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

SYDNEY SMITH DRIVE
SITE PLAN & STORMWATER CONCEPT PLAN

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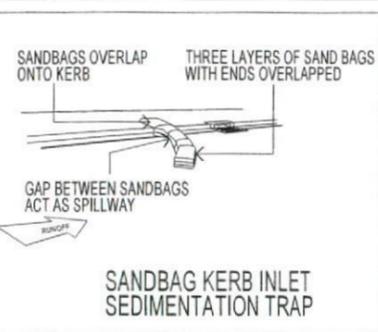
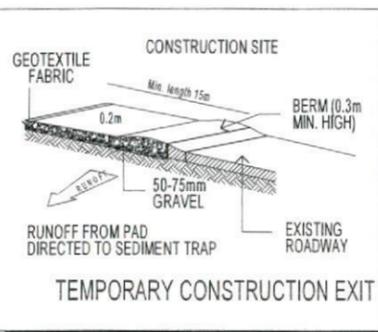
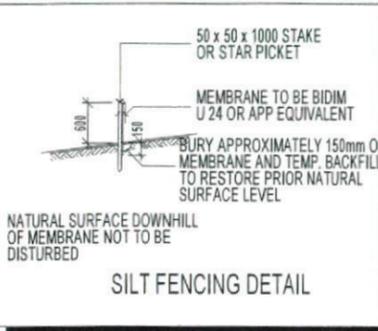
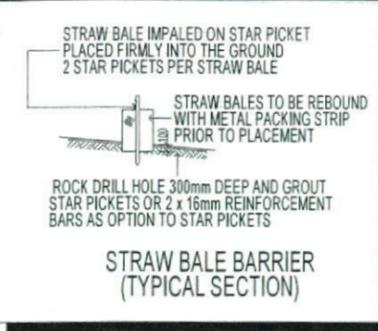
KEY	
	SOLAR ACCESS
	NUMBER OF STOREY'S
	PREVAILING WINDS
	EXISTING TREES
	TREES TO BE REMOVED
	DIRECTION & DISTANCES
	NOISE
	VEHICULAR SITE ENTRY
	HWS
	VIEWS
	PRIVATE OPEN SPACE
	OVERLOOKING
	RAINWATER TANK (Underground)
	A/C UNIT (if required)

PROMOTION: **LIVING/STYLE COLLECTION**
 CLIENT: **FIRSTYLE HOMES**
 LOCATION: **LOT 1158 SYDNEY SMITH DRIVE PENRITH NSW 2750**
 DP: Lot 1158 in Unregistered plan of subdivision by Craig & Rhodes Ref: 72-10-1-1, being part of Council: PENRITH
 model: CHESTER 21 facade: AUGUSTINE date: 21/11/2012
 Sheet: drawn: N.K checked: P.D scale: 1:200
412A-12

NOTE:
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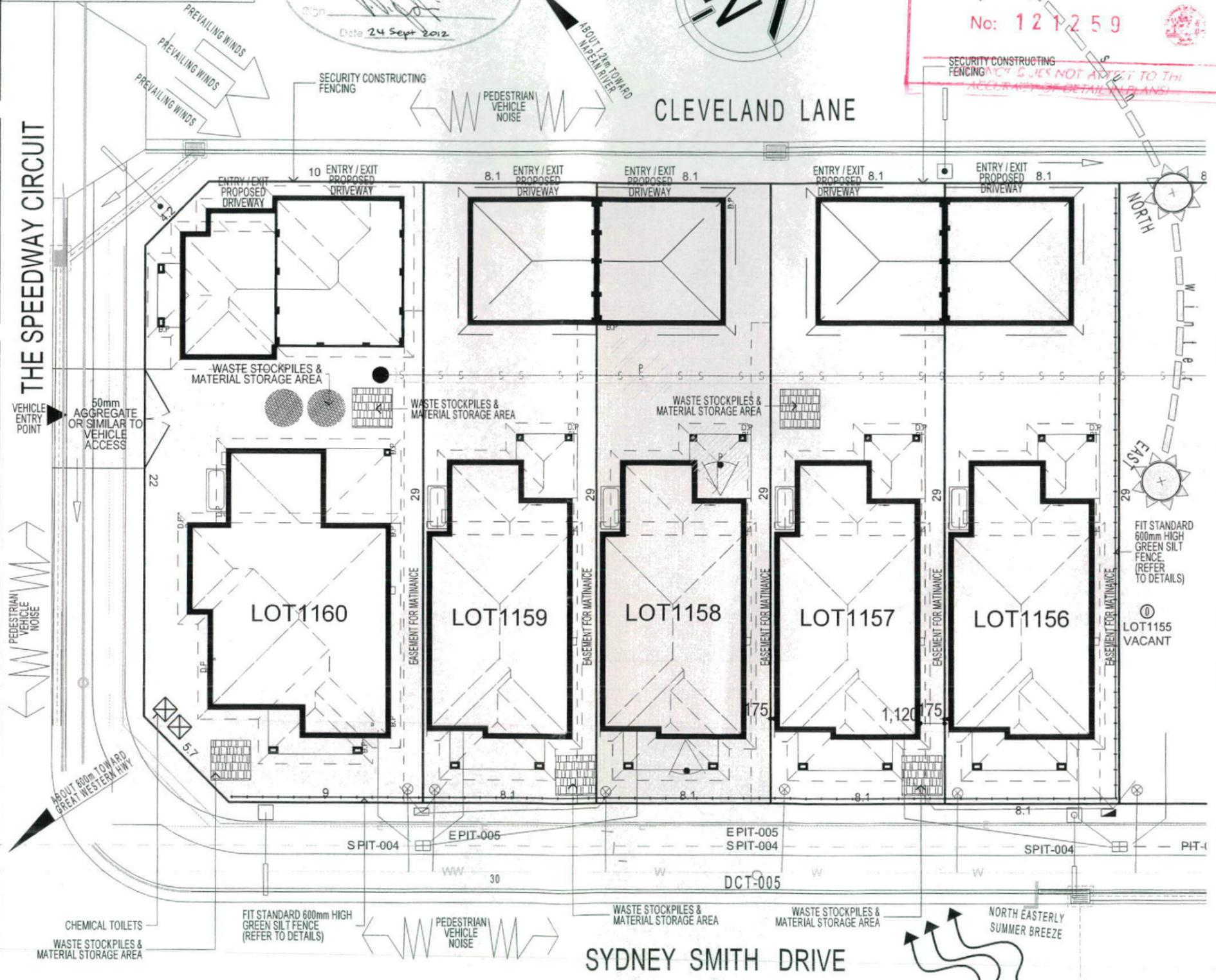
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Development Application
 No: **121259**
 SECURITY CONSTRUCTING FENCING DOES NOT APPLY TO THIS DEVELOPMENT (REFER TO THE DEVELOPMENT DETAIL PLANS)



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

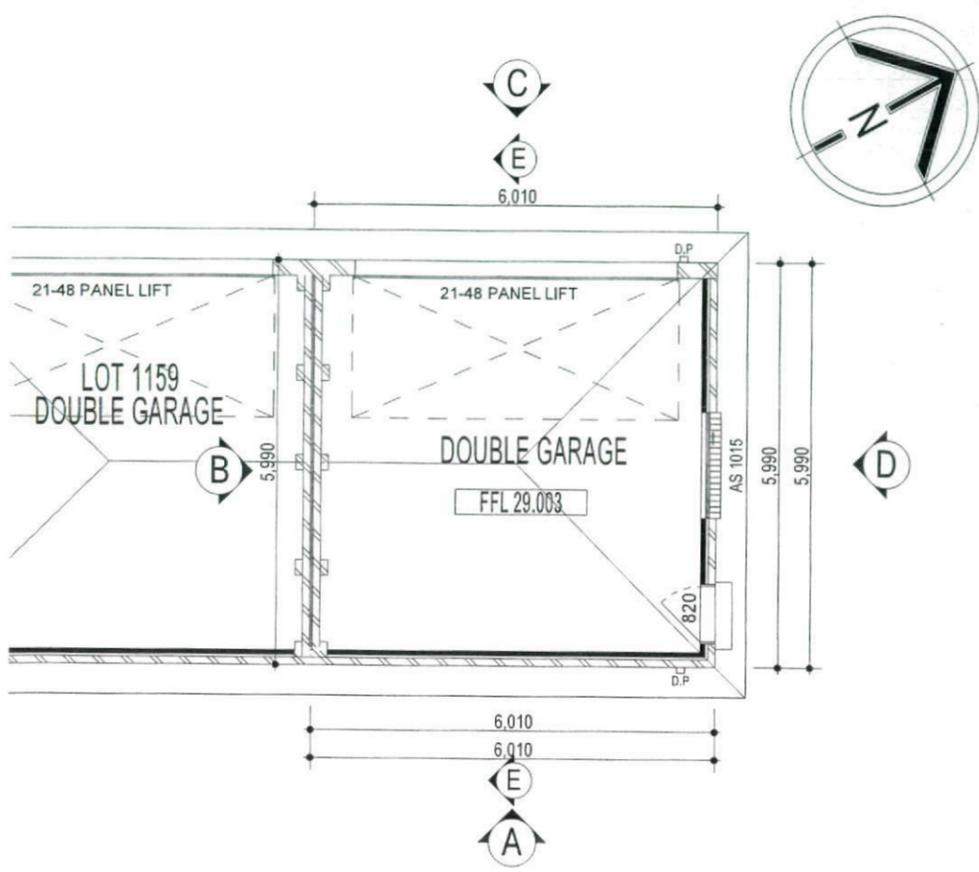
NOISE & VIBRATION MEASURES:
 ALL EXCAVATION WILL BE CARRIED OUT BETWEEN THE TIME SETOUT IN THE COUNCIL CONDITIONS
 MACHINERY SIZE WILL BE KEPT TO A MINIMUM REQUIRED FOR THE JOB

NOTE:
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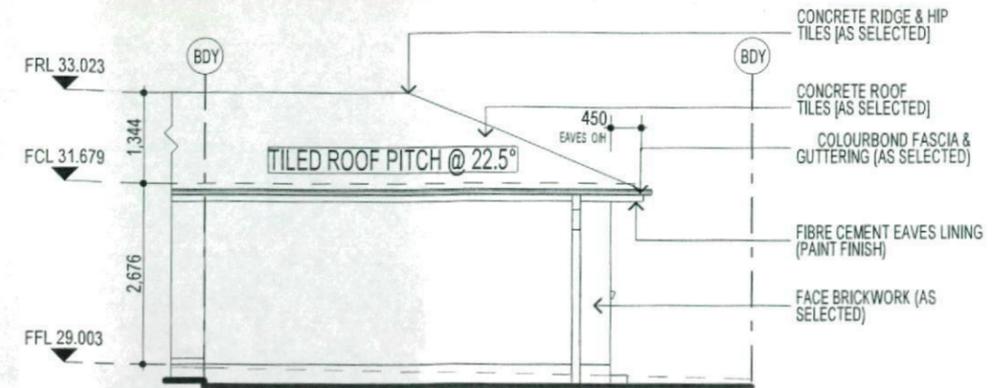


SITE ANALYSIS & WASTE MANAGEMENT PLAN

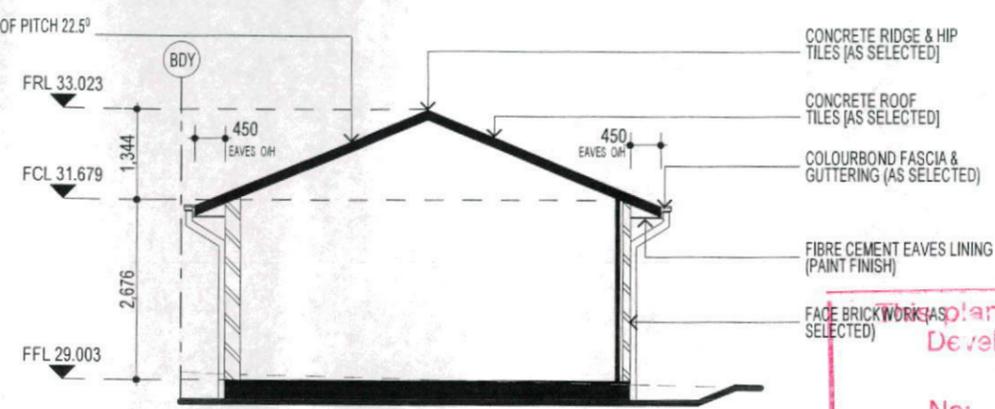
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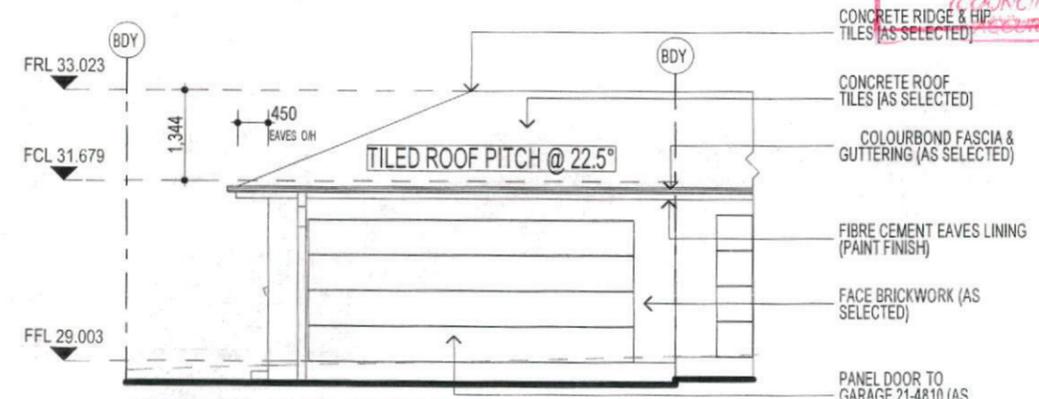
GARAGE FLOOR PLAN



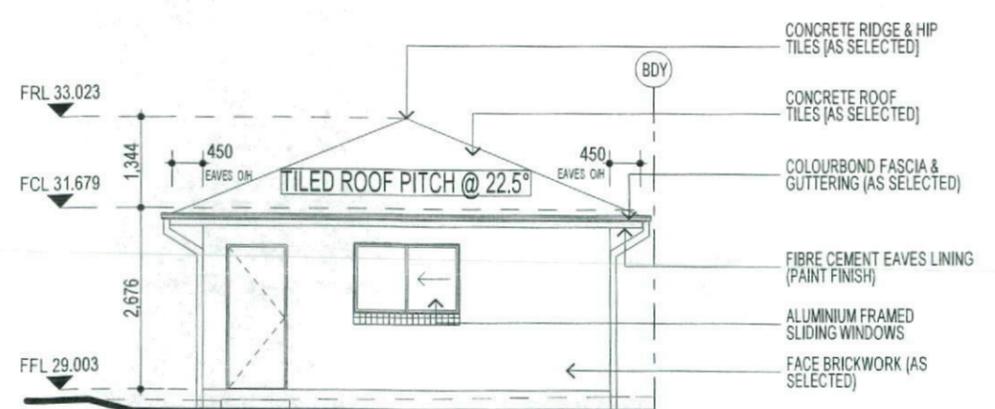
GARAGE ELEVATION A



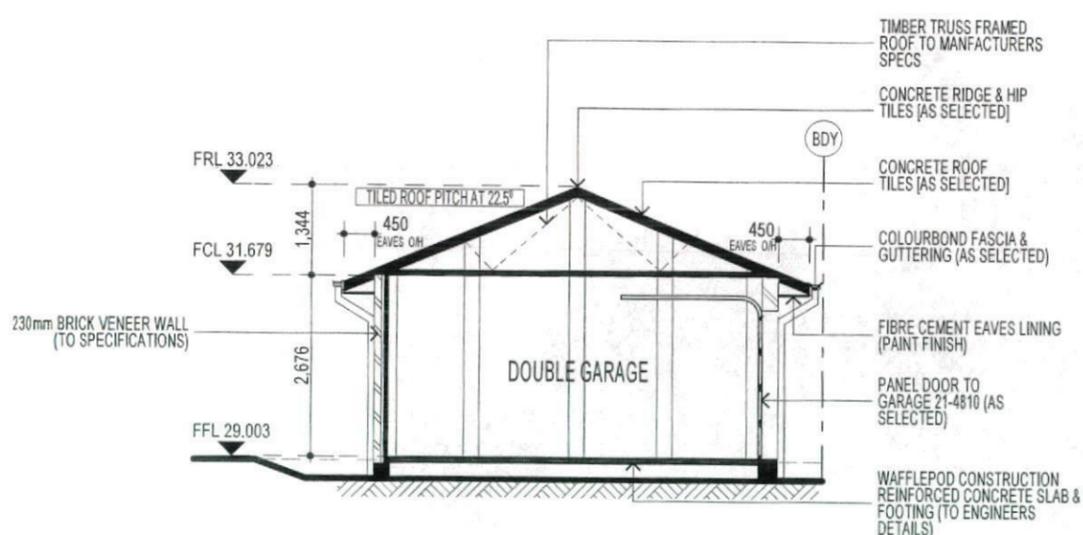
GARAGE ELEVATION B



GARAGE ELEVATION C



GARAGE ELEVATION D



SECTION D

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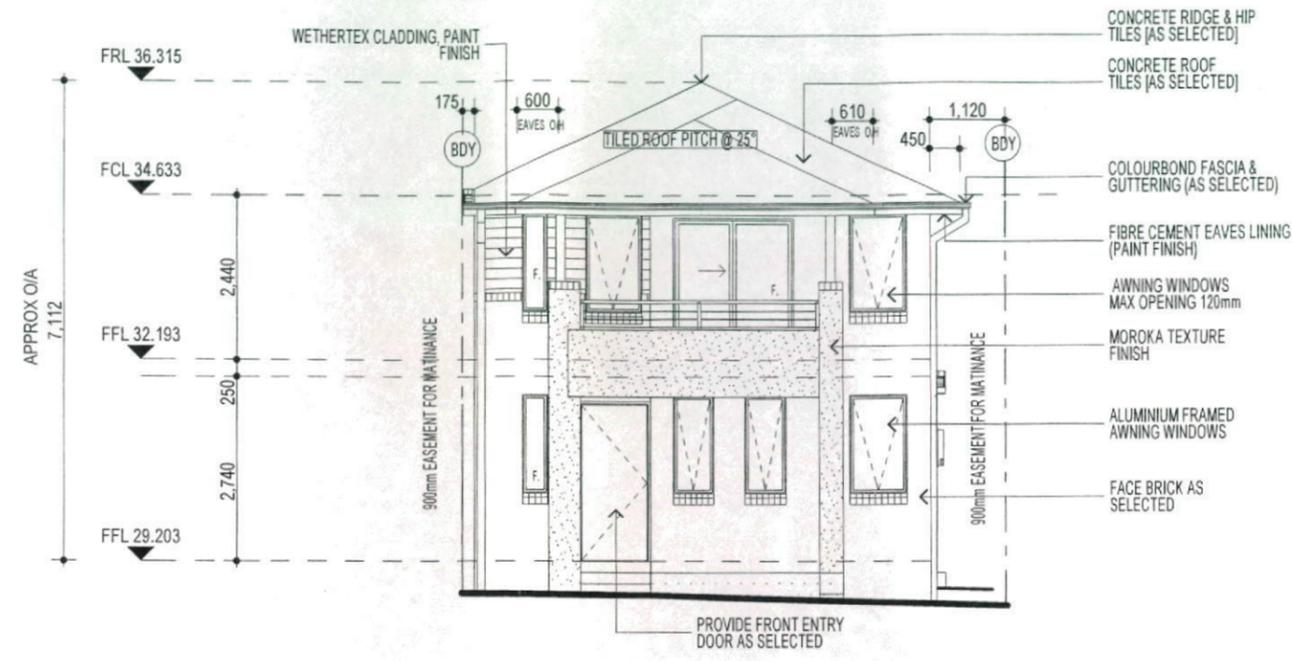
3 - PHASE POWER
NOTE
AIR CONDITIONING ONLY (EER 2.5-3.0 OR GREATER)
3-PHASE POWER

PROMOTION:
LIVING/STYLE COLLECTION
 CLIENT:
FIRSTYLE HOMES
 LOCATION:
LOT 1158 SYDNEY SMITH DRIVE PENRITH NSW 2750
 DP-Lot 1158 in Unregistered plan of subdivision by Craig & Rhodes Ref. 72-10-1.1, being part Lot 11 DP1159873 council:
PENRITH
 model:
CHESTER 21 facade:
AUGUSTINE date:
21/11/2012 valuation assessment:
SK1
 Sheet:
4 of 09 drawn:
N.K checked:
P.D scale:
1:412A-12

KEY

	FACE BRICK (AS SELECTED)
	MAROKA TEXTURE TO FRONT AND RETURN AS DRAWN (AS SELECTED)
	WEATHEREX CLADDING PAINTED FINISH (AS SELECTED)

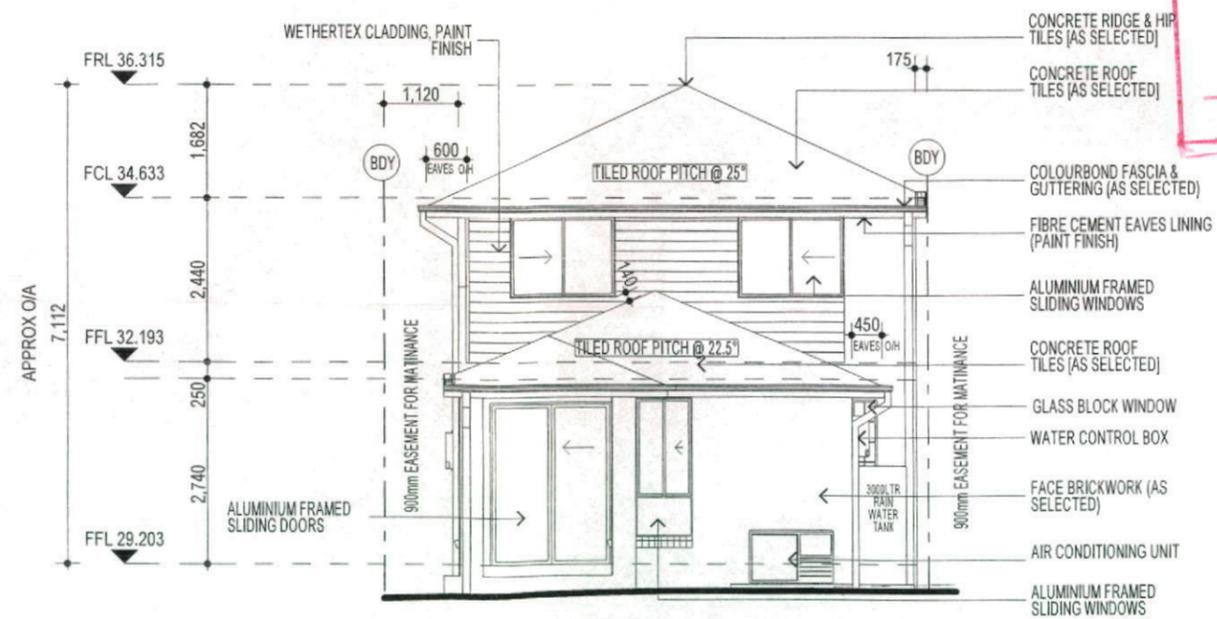
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ELEVATION A

This plan/document relates to:
 Development Application
 No: 121259
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3 - PHASE POWER
NOTE
 AIR CONDITIONING ONLY
 (EER 2.5-3.0 OR GREATER)
 3-PHASE POWER



ELEVATION C

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

PROMOTION: **LIVING/STYLE COLLECTION**

CLIENT: **FIRSTSTYLE HOMES**

LOCATION: **LOT 1158 SYDNEY SMITH DRIVE PENRITH NSW 2750**

DP: Lot 1158 in Unregistered plan of subdivision by Craig & Rhodes Ref. 72-10-1.1, being part Lot 11 DP1159973 council: **PENRITH**

model: CHESTER 21	locade: AUGUSTINE	date: 21/11/2012	quantity/attachment: SK1
Sheet: 6 of 09	drawn: N.K	checked: P.D	
	scale: 1:100		

412A-12

CLIENTS SIGNATURE: _____ DATE: _____ S.P. NO. _____

ELEVATIONS

KEY

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

FIRSTYLE HOMES

FIRSTYLE HOMES Pty Ltd
 Lic No. 113412C
 ACN: 687 773 779
 PO BOX 171, HOXTON PARK 2171

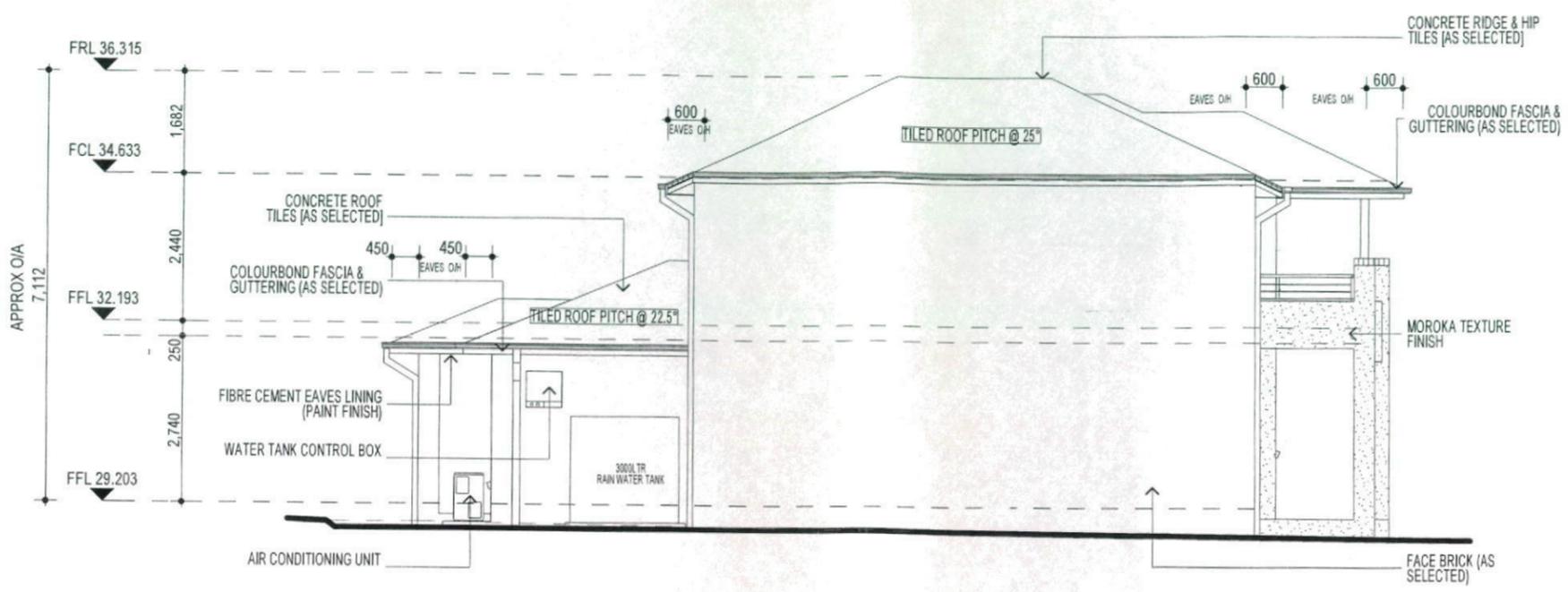
ADMIN: (02) 9601 0111
 FAX: (02) 9601 0711
 EMAIL: design@firstyle.com.au

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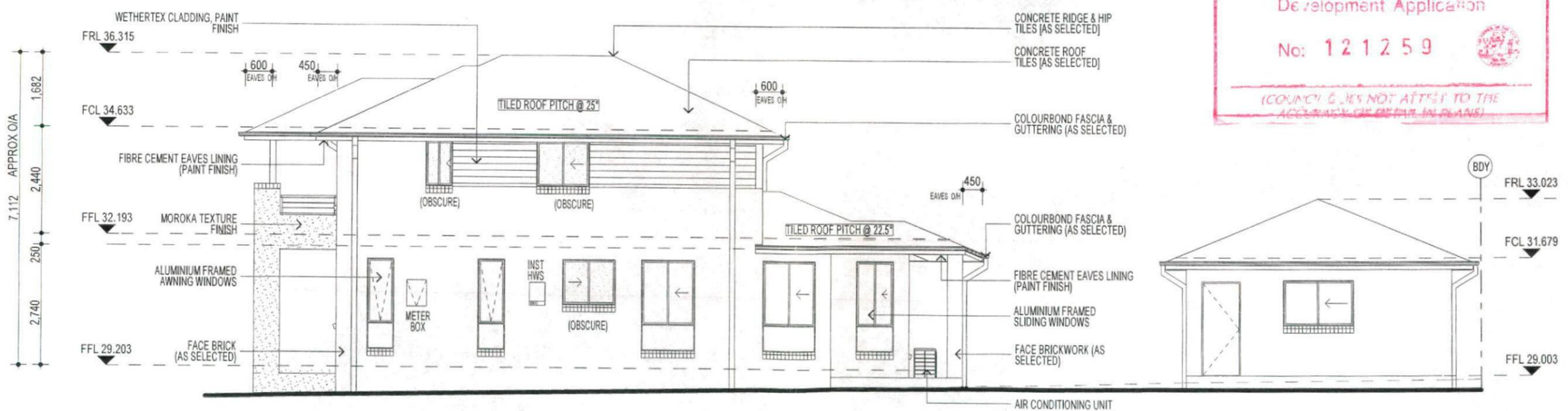
MASTER BUILDERS ASSOCIATION
 MEMBER

• 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.
 • FIRSTYLE HOMES SITE SAFETY RULES APPLY.
 • DO NOT SCALE FROM DRAWING. LARGER SCALE DRAWINGS & WRITTEN DIMENSIONS TAKE PREFERENCE.
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This plan/document relates to:
 Development Application
 No: 121259
 (COUNCIL DOES NOT ATTEST TO THE ACCURACY OF THE PLAN IN PLANS)



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3 - PHASE POWER

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

PROMOTION: LIVING/STYLE COLLECTION			
CLIENT: FIRSTYLE HOMES			
LOCATION: LOT 1158 SYDNEY SMITH DRIVE PENRITH NSW 2750			
DP: Lot 1158 in Unregistered plan of subdivision by Craig & Rhodes Ref: 72-10-1.1, being part Lot 11 DP1158973	council: PENRITH		
model: CHESTER 21	facade: AUGUSTINE	date: 21/11/2012	publication access: SK1
Sheet: 7 of 09	drawn: N.K	checked: P.D	scale: 1:100
CLIENTS SIGNATURE			DATE

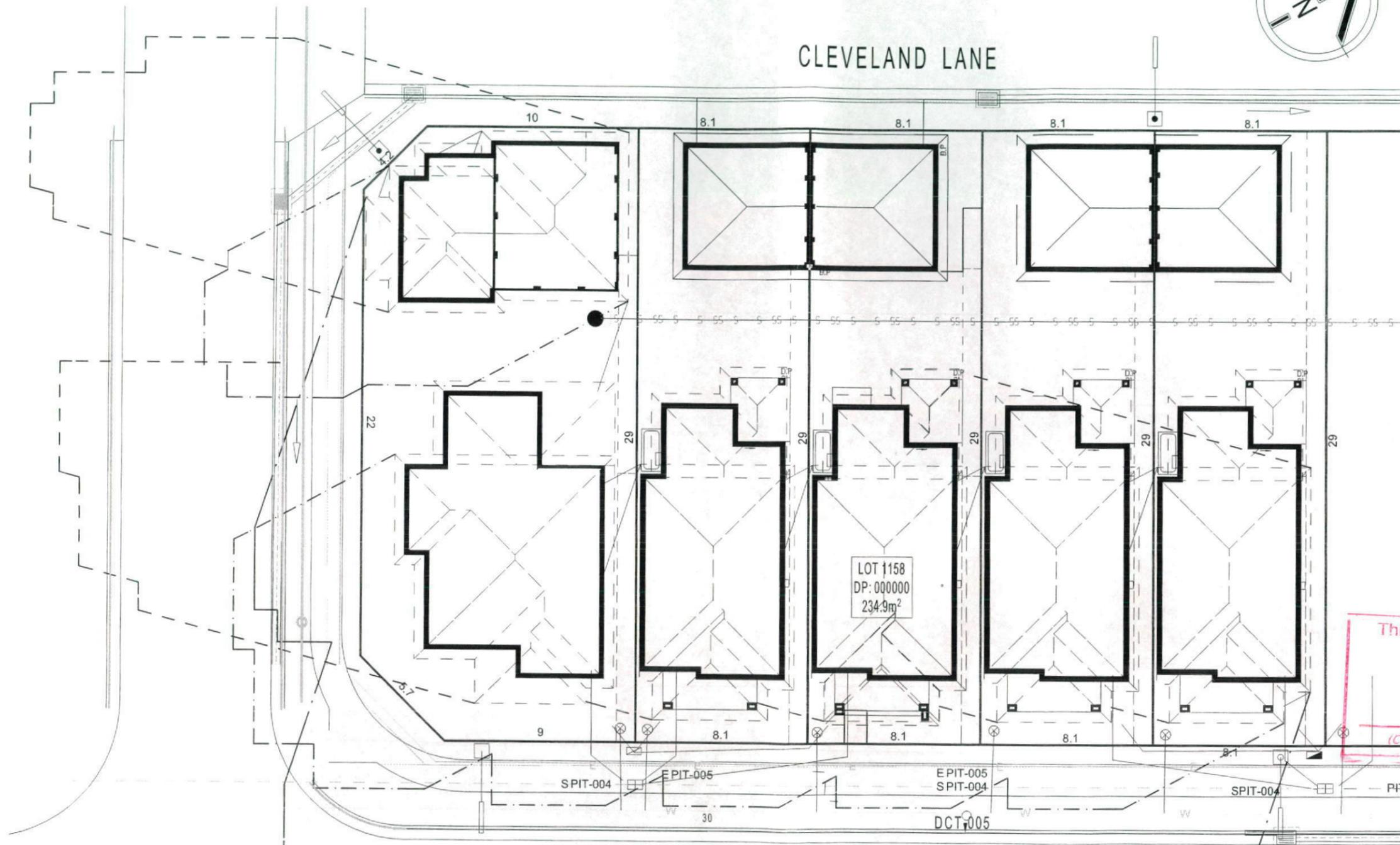
ELEVATIONS

412A-12

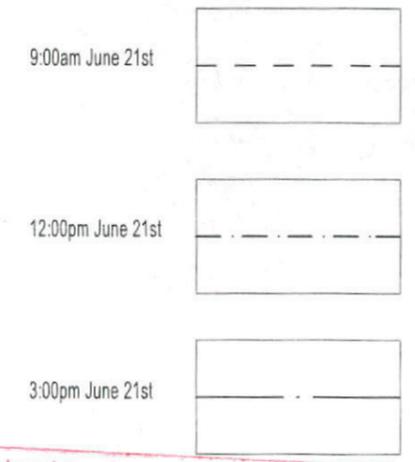
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CLEVELAND LANE



SHADOW DIAGRAM



This plan/document relates to:
 Development Application
 No: 121259

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PROMOTION:
 LIVING/STYLE COLLECTION

CLIENT:
 FIRSTSTYLE HOMES

LOCATION:
 LOT 1158
 SYDNEY SMITH DRIVE
 PENRITH NSW 2750

DP-Lot 1158 in Unregistered plan of subdivision by Council: PENRITH
 Craig & Rhodes Ref: 72-10-1-1, being part Lot 11 TRP 1150973

model: CHESTER 21 facade: AUGUSTINE date: 21/11/2012 regulation assessment: SK 1

Sheet: drawn: N.K checked: P.D scale: 1:200

09 of 09 CLIENT'S SIGNATURE DATE S.F. 08

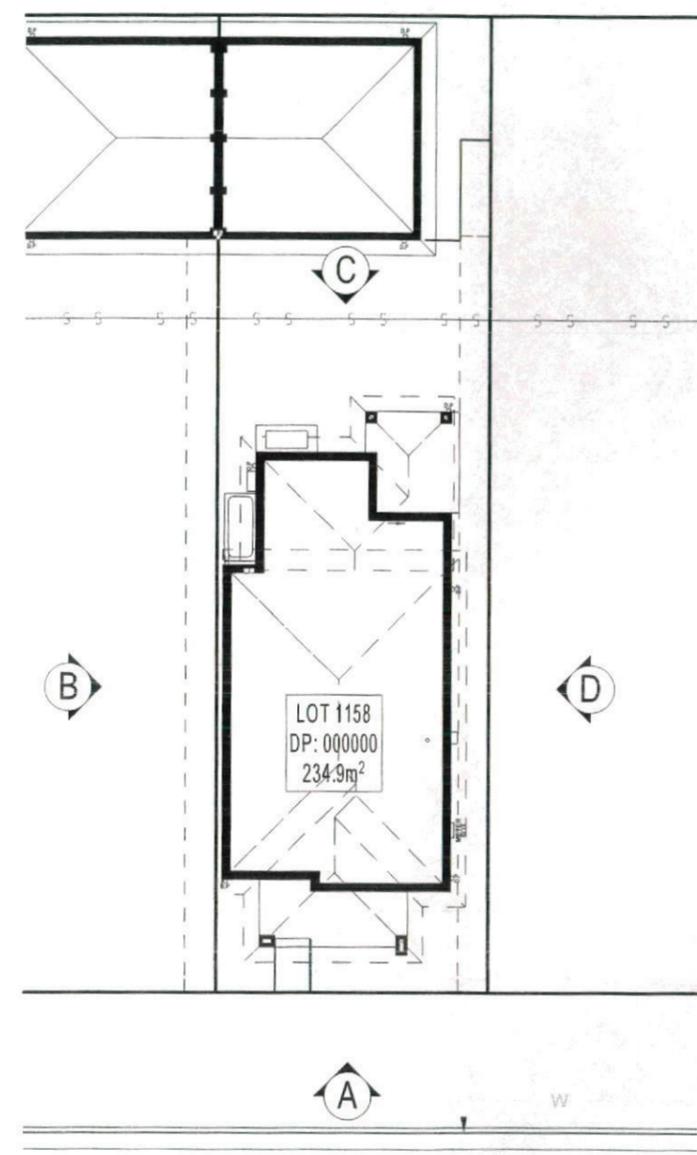
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SHADOW DIAGRAM

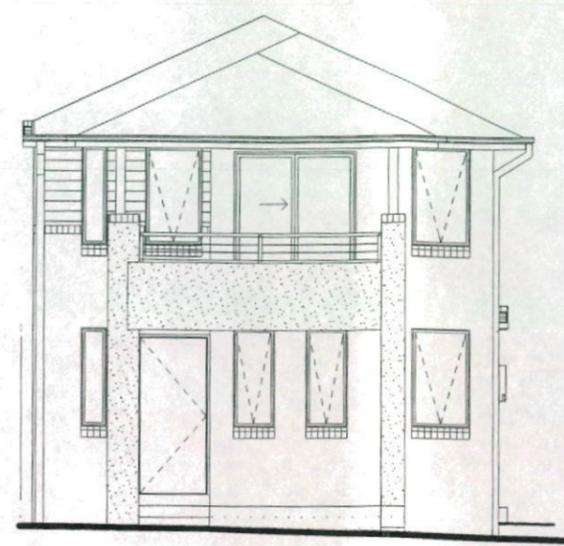
412A-12

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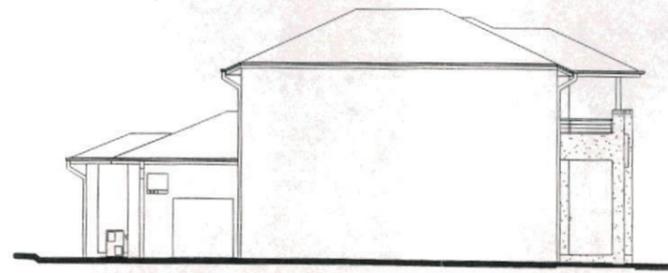
CLEVELAND LANE



SYDNEY SMITH DRIVE



ELEVATION A



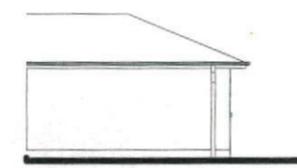
ELEVATION B



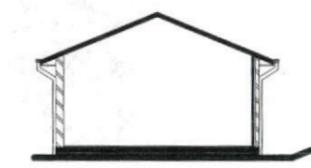
ELEVATION C



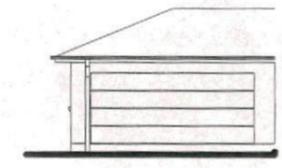
ELEVATION D



GARAGE ELEVATION A



GARAGE ELEVATION B



GARAGE ELEVATION C



GARAGE ELEVATION D

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PROMOTION: LIVING/STYLE COLLECTION			
CLIENT: FIRSTSTYLE HOMES			
LOCATION: LOT 1158 SYDNEY SMITH DRIVE PENRITH NSW 2750			
DP: Lot 1158 in Unregistered plan of subdivision by Craig & Rhodes Ref: 72-10-1-1, being part Lot 11 DP 1150973	council: PENRITH		
model: CHESTER 21	facade: AUGUSTINE	date: 21/11/2012	panel assessment: SK1
Sheet: A	drawn: N.K.	checked: P.D.	412A-12
scale: 1:200, 1:100			
CLIENT'S SIGNATURE: _____		DATE: _____ S.P. 00	

NOTIFICATION PLAN