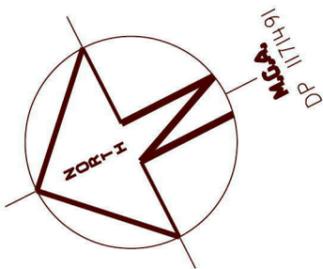


NORTH

DH&W



LOCALITY SKETCH

UBD AREA: SYD REVISION: 48
MAP: 163 REF:
S
GPS E

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



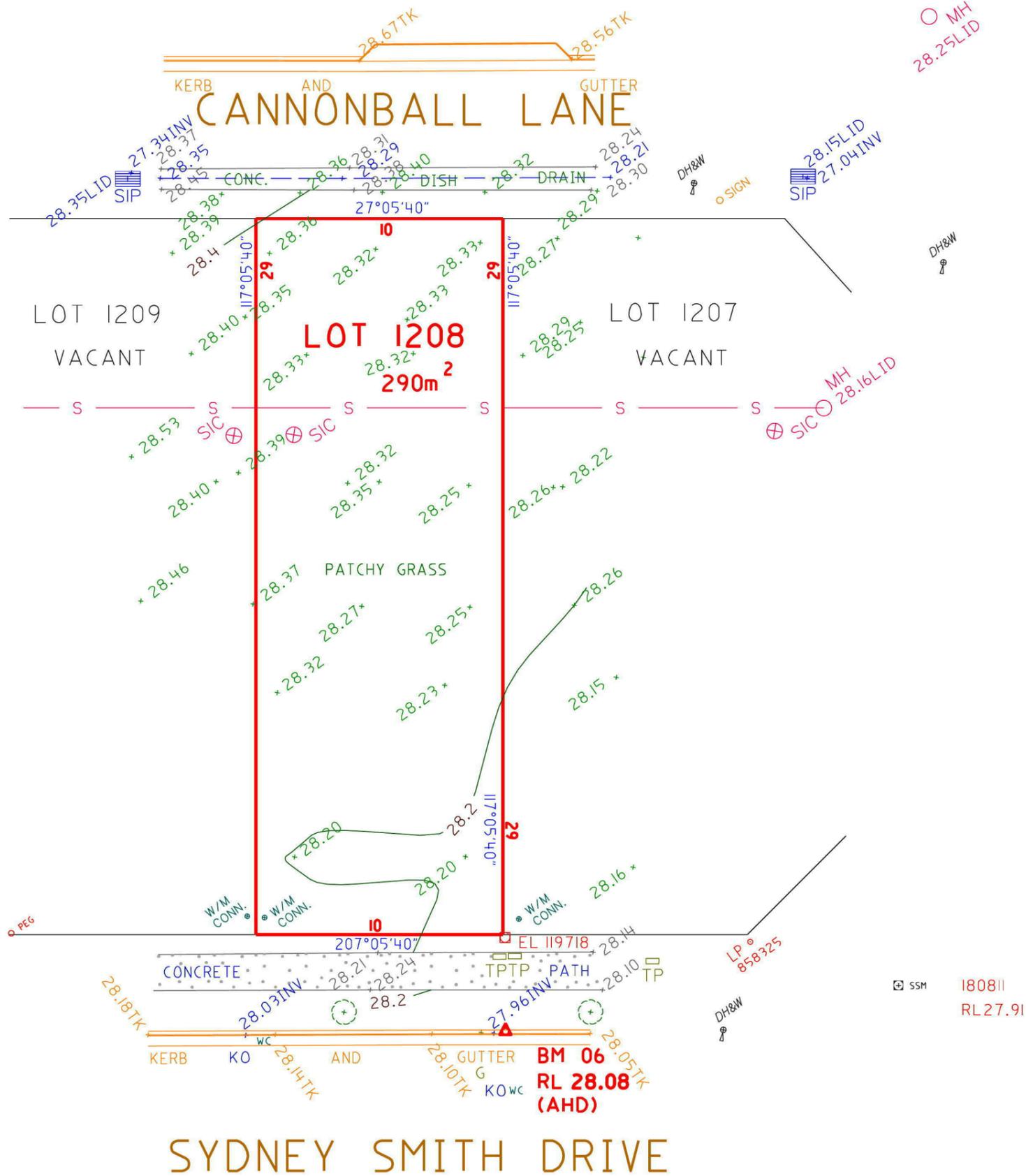
SERVICES NOTE:-
SURVEY PLAN UNREGISTERED
SERVICES CONNECTION PLAN NOT AVAILABLE AT TIME OF SURVEY

NOTE: DIMENSIONS FOR LOT 1208 HAVE BEEN TAKEN FROM A DOCUMENT RECEIVED FROM FIRSTYLE HOMES ON 09/05/13 AND ARE TO BE VERIFIED UPON REGISTRATION OF DEPOSITED PLAN.

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



SCALE 1:200



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GENERAL NOTES
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B) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY.
C) THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
D) CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.

SYMBOLS & ABBREVIATIONS:

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

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

PROJECT

OUR REFERENCE	3/1022563/136374
LOT 1208	DP UNREG'D SECTION
DATUM AHD	SOURCE SCIMS 09/05/13
ORIGIN OF LEVELS	PM 40864 REDUCED LEVEL 36.47
SURVEYED HK	DATE 13/05/2013
DRAWN SK/BK	DATE 16/05/2013
SCALE 1: 200	A3 SHEET

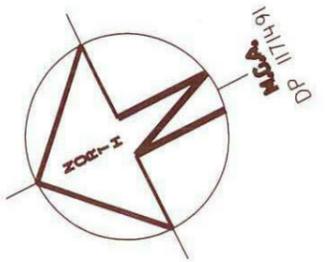
CLIENT: FIRSTYLE HOMES

REF: 497A

ADDRESS: SYDNEY SMITH DRIVE
SUBURB PENRITH

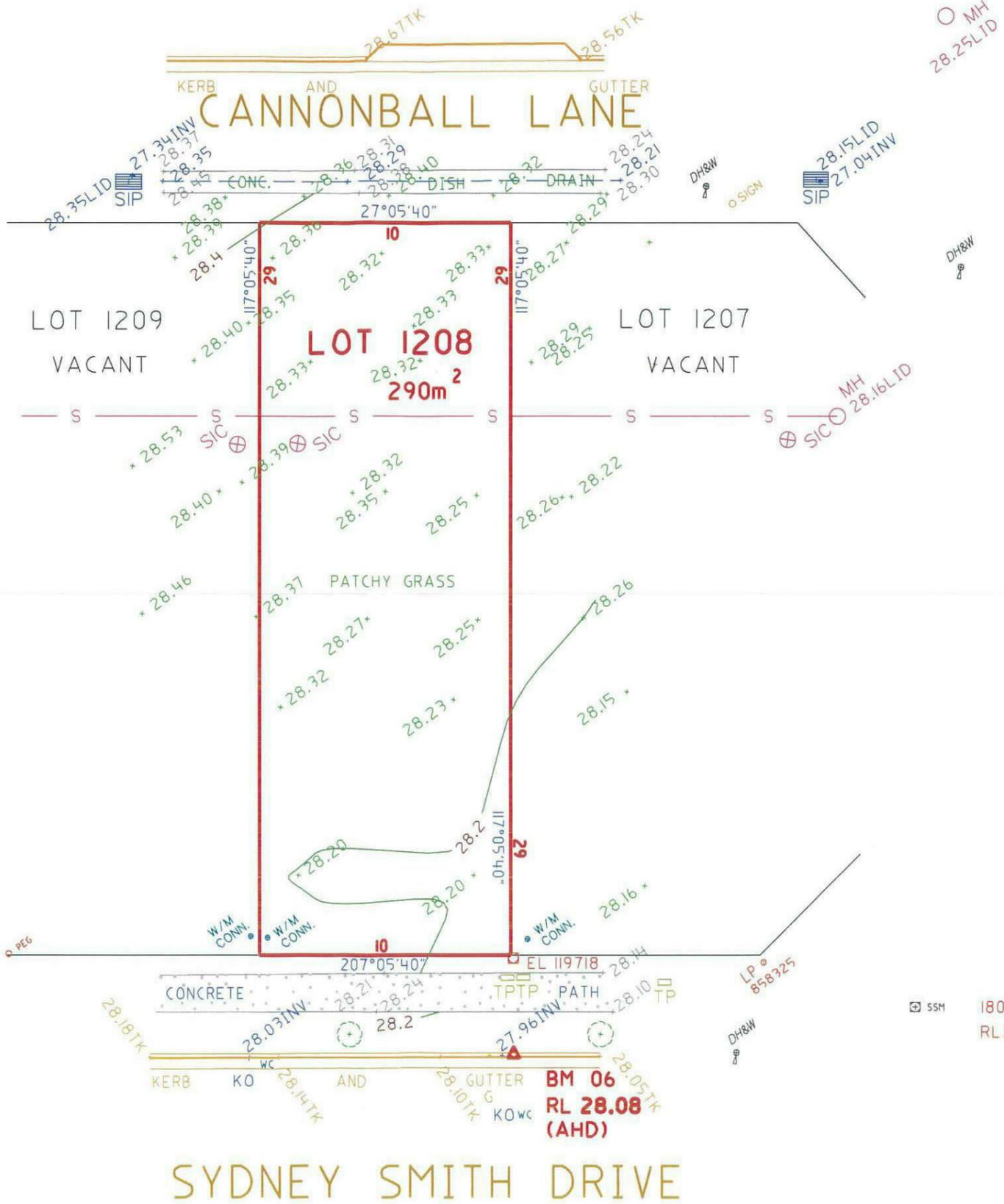
ISSUE	A	EXTRA SPOT LEVELS SURVEYED	21/5/13	NZ
REVISION			DATE	DRAWN

NORTH



LOCALITY SKETCH

UBD AREA: SYD REVISION: 48
 MAP: 163 REF:
 S
 GPS E



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



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PLANT SCHEDULE Prepared by **ecodesign Pty Ltd**

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aw	Agapanthus 'White'	White Agapanthus	11	150mm	0.5m
Cfr	Cordyline fruticosa 'Rubra'	Red Cordyline	4	150mm	0.5m-1m
Gar	Gardenia augusta 'Radicans'	Rock Gardenia	5	25L	10m
Lcb	Loropetalum chinense var. rubrum 'Burgundy'	Pink Fringe Flower	10	300mm	1-1.5m
Li	Lomandra longifolia 'Katrinus Deluxe'	Mat Rush	11	200mm	0.75m
Lmj	Liriope muscari 'Joy Mist'	Liriope (Deep purple flowering)	28	150mm	0.4m
Mlg	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	1	25L	1.8m
Vh	Viola hederacea	Native Violet	18	200mm	0.1m

CANNONBALL LANE - Supply + installation by BUILDER

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Lix	Lagerstroemia 'Sioux'	Crepe Myrtle	1	75L	8m
Li	Lomandra longifolia 'Katrinus Deluxe'	Mat Rush	25	200mm	0.75m

CANNONBALL LANE CROSS-OVER - Supply + construction by BUILDER

MATERIAL SCHEDULE

HEADER COURSE

	Area m ² LANDCOM*	Area m ² BUILDER**
Concrete pavers 'Adbri Quartzstone', 300x300x50mm in 'Cradle' colour, laid in stackbond pattern	2.05	4.03

IN-FILL PAVEMENT

	Area m ² LANDCOM*	Area m ² BUILDER**
Concrete pavers 'Adbri Havenbrick', 200x100x50mm in 'Brushwood' colour, laid in herringbone pattern	4.26	1.50

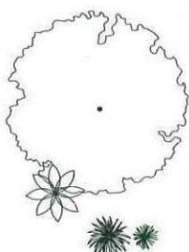
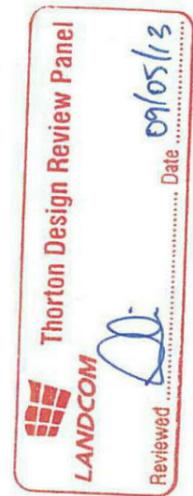
Total area 6.31 5.53

*Area's outside of the allotment boundary. **Area's inside of the allotment boundary

LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
88	10	11	67	1

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



LEGEND

Proposed trees - refer to plant schedule

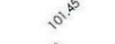
Proposed accents & grasses - refer to plant schedule



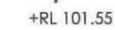
Proposed shrubs - refer to plant schedule



Proposed groundcovers and grasses - refer to plant schedule



Existing levels



Proposed levels



Proposed Top Of Wall levels

Boundary

Fence

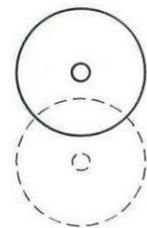
Garden edging

Timber retaining walls

Masonry retaining walls

Existing contours

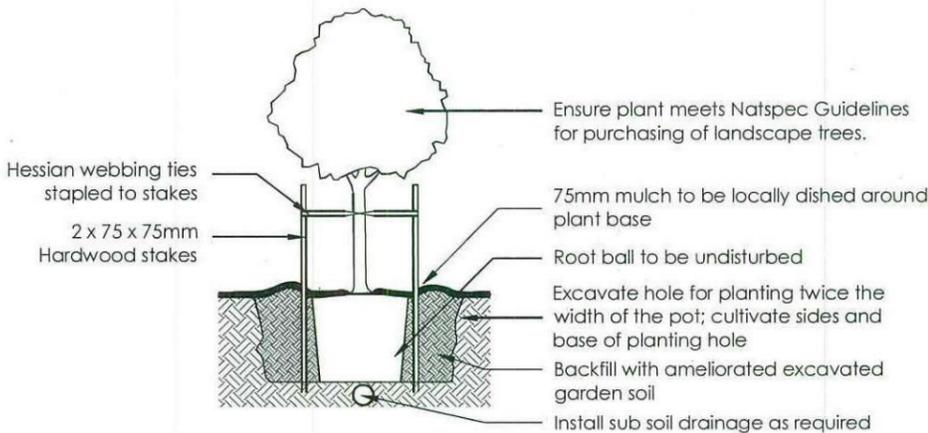
To be removed / demolished



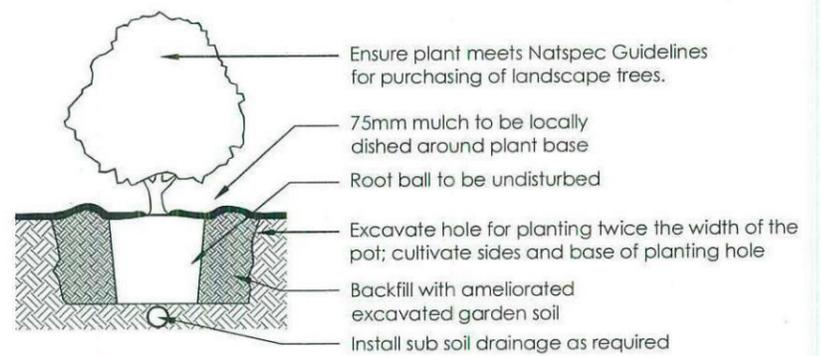
Existing tree to be retained



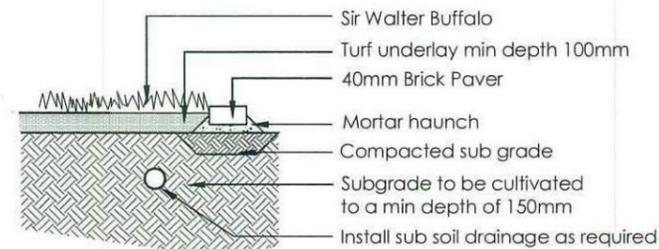
Existing tree to be removed



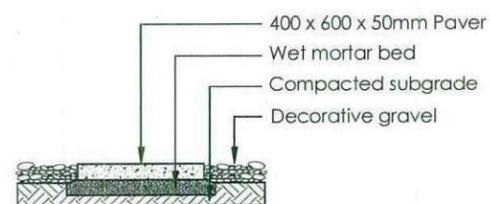
1 Tree Planting Detail
NTS 25L - 100L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size



3 Turf Detail
NTS Brick Paver Edge



4 Stepping stones in gravel
NTS Low traffic zone

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	SUBMITTED TO CLIENT FOR COMMENT	BT	RS	20-03-13
B	REMOVE FOOTPATH FROM BIN STORAGE AREA TO SIDE DOOR OF GARAGE	BT	RS	02-04-13
C	COLOUR PLAN - ISSUE FOR REVIEW	BT	RS	03-04-13
D	AMEND COLOUR PLAN TO BUILDER COMMENT	BT	RS	04-04-13
E	AMEND COLOUR PLAN TO BUILDER COMMENT	BT	RS	04-04-13
F	UPDATE LEVELS	BT	RS	30-04-13

ecodesign
outdoor living environments

PO Box 2136, Carrington, NSW 2118
Ph: (02) 981 7701 Fax: (02) 9878 2563
Email: info@ecodesign.com.au
Web: www.ecodesign.com.au

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7. All work to be performed by a suitably qualified tradesperson
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PROJECT: **LOT 1208 SYDNEY SMITH DRIVE, PENRITH**

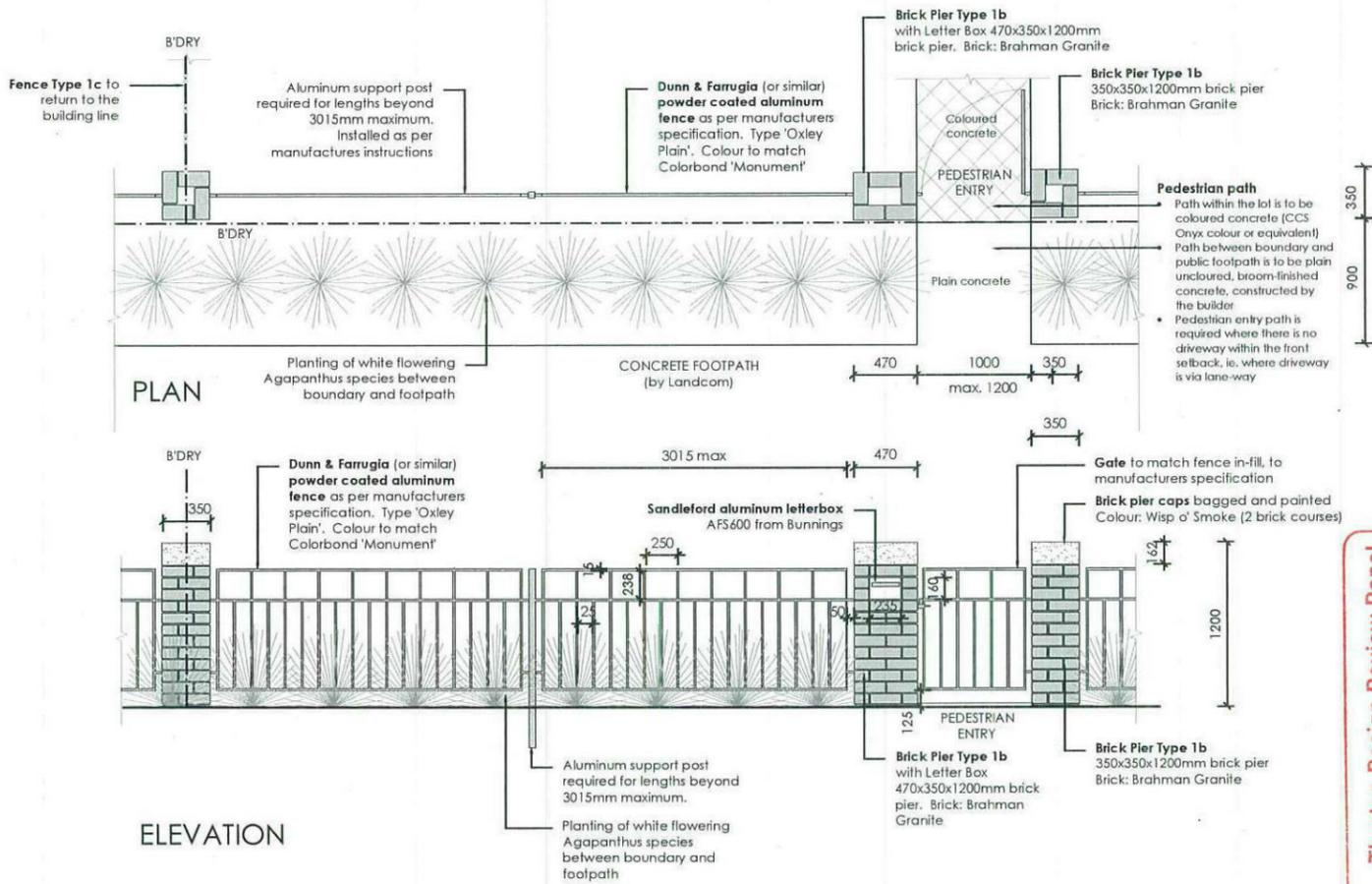
CLIENT: **FIRSTSTYLE HOMES**

PROJECT: **NEW RESIDENCE**

DRAWING: **LANDSCAPE PLAN**

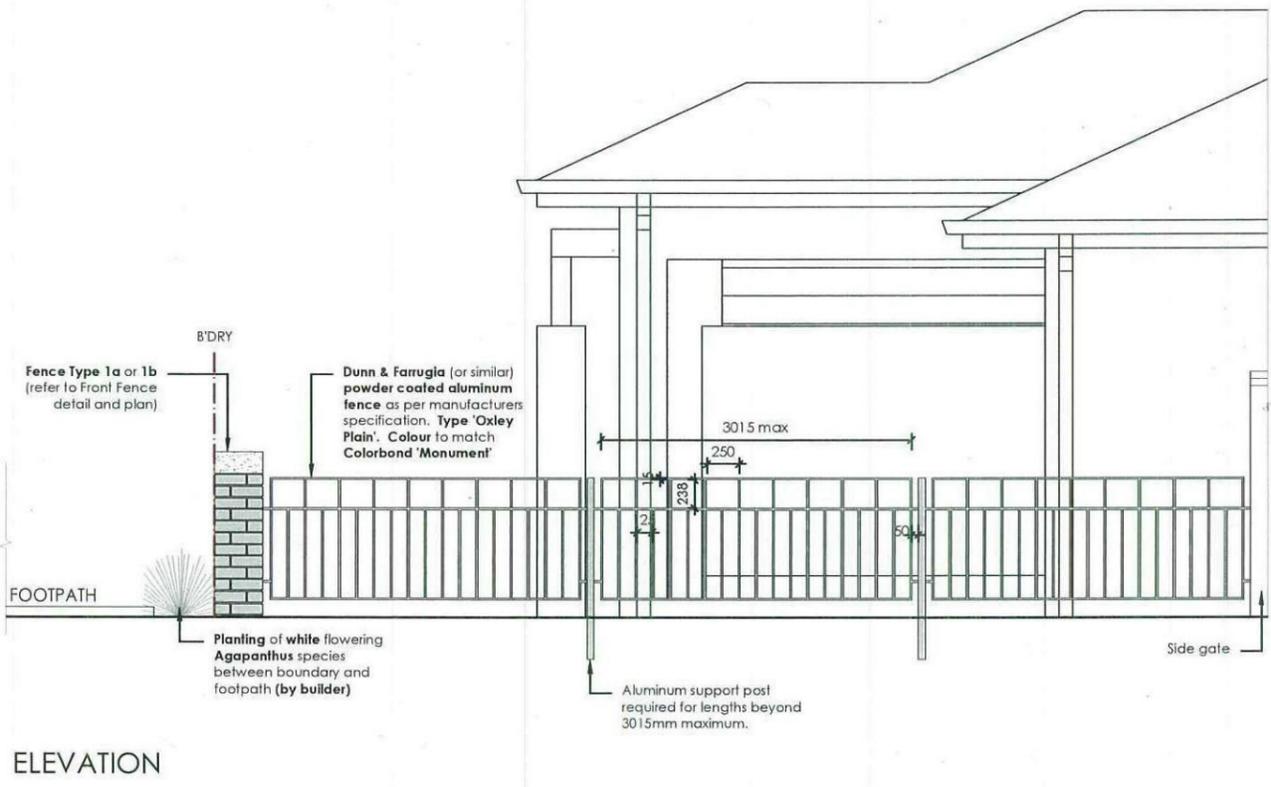
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DRAWN: **BT** CHECK: **RS** DATE: **30-04-13** REVISION: **F**



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

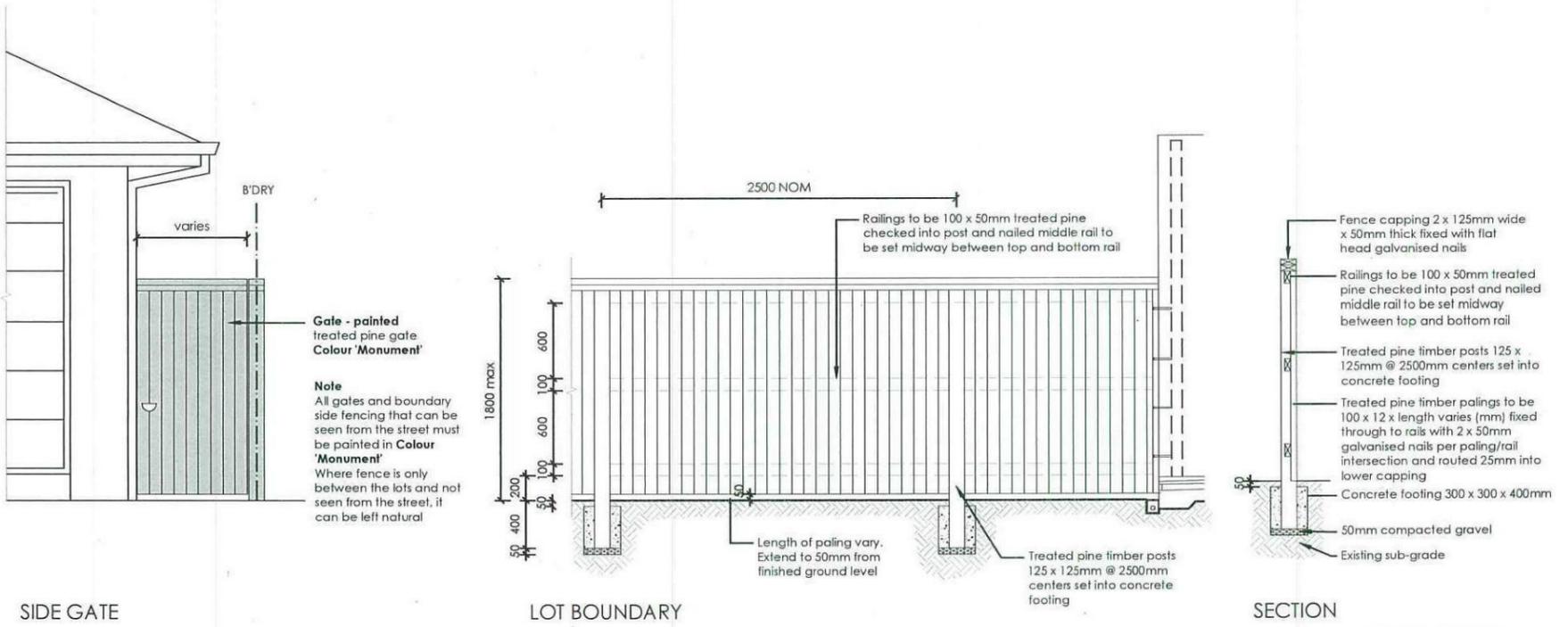
Thorton Design Review Panel
 LANDCOM
 Reviewed: 09/05/13 Date



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

REVISION	DESCRIPTION	DRAWN	CHECK	DATE	PROJECT			CLIENT	
A	SUBMITTED TO CLIENT FOR COMMENT	BT	RS	20-03-13	LOT 1208 SYDNEY SMITH DRIVE, PENRITH			NEW RESIDENCE	
B	REMOVE FOOTPATH FROM BIN STORAGE AREA TO SIDE DOOR OF GARAGE	BT	RS	02-04-13				LANDSCAPE PLAN	
C	COLOUR PLAN - ISSUE FOR REVIEW	BT	RS	03-04-13				1:100 @ A3 DA L-03	
D	AMEND COLOUR PLAN TO BUILDER COMMENT	BT	RS	04-04-13				BT RS 30-04-13 F	
E	AMEND COLOUR PLAN TO BUILDER COMMENT	BT	RS	04-04-13					
F	UPDATE LEVELS	BT	RS	30-04-13					

ecodesign outdoor living environments		PO Box 3136, Carlingford, NSW 2118 Ph: (02) 9871 2701 Fax: (02) 9873 2563 Email: info@ecodesign.com.au Web: www.ecodesign.com.au <small>Member of the Australian Institute of Landscape Design and M Design</small>	
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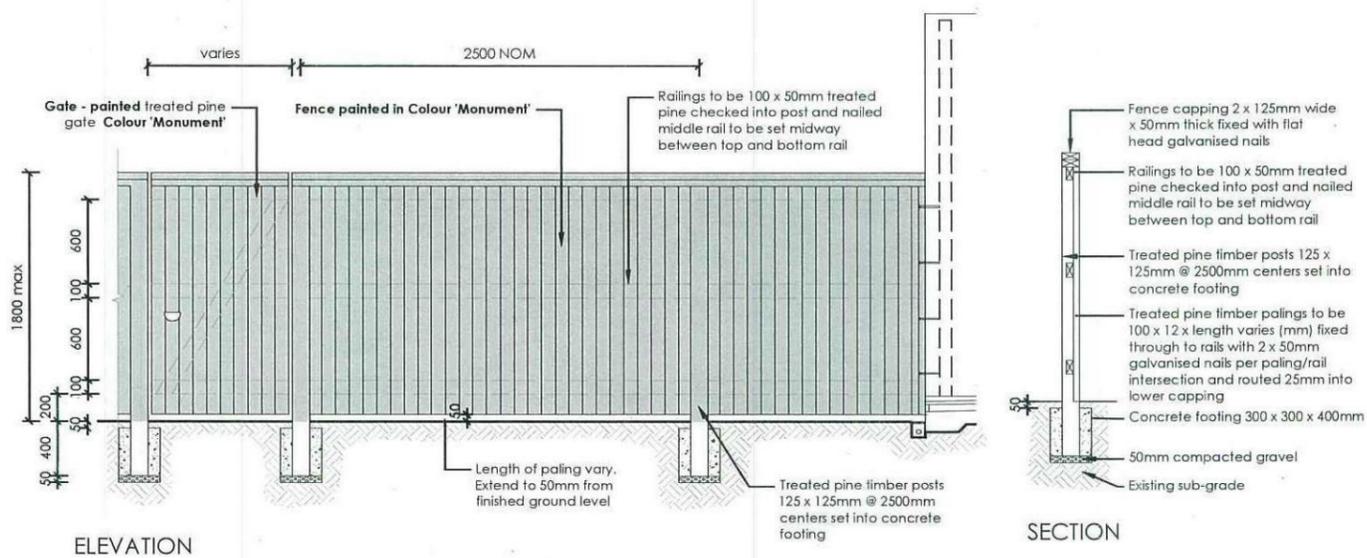
SIDE GATE

LOT BOUNDARY

SECTION

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

Thorton Design Review Panel
 LANDCOM
 Reviewer: 
 Date: 09/05/17



ELEVATION

SECTION

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

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	SUBMITTED TO CLIENT FOR COMMENT	BT	RS	20-03-13
B	REMOVE FOOTPATH FROM BIN STORAGE AREA TO SIDE DOOR OF GARAGE	BT	RS	02-04-13
C	COLOUR PLAN - ISSUE FOR REVIEW	BT	RS	03-04-13
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E	AMEND COLOUR PLAN TO BUILDER COMMENT UPDATE LEVELS	BT	RS	30-04-13



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 Email: info@ecodesign.com.au
 Web: www.ecodesign.com.au
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LOT 1208 SYDNEY SMITH DRIVE, PENRITH

FIRSTYLE HOMES

NEW RESIDENCE			
LANDSCAPE PLAN			
SCALE	DRAWN	DATE	REVISION
1:100 @ A3	DA	L-04	
BT	RS	30-04-13	F



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

LOT: 1208 NO: 00 OF SITE AREA: 290.0m²

Itemised Floor Areas (Unit 1):	Totals:
living ground floor:	96.72m ²
first floor: (excl. void 75.79m ²)	80.94m ²
garage: (excess 6.57m ²)	35.88m ²
alfresco:	9.27m ²
porch:	6.64m ²
balcony:	6.64m ²
total floor area:	236.09m²

FLOOR SPACE RATIO CALCULATION:

gross floor areas:	Totals:
living ground floor: (internal area)	85.94m ²
first floor excl. void: (internal area)	71.84m ²
total gross floor area:	157.78m²
total floor space ratio:	0.54:1

SITE AREA COVERAGE/LANDSCAPE:

house ground floor:	96.72m ²
garage:	35.88m ²
porch/alfresco:	15.91m ²
driveway/paved area:	16.86m ²
site coverage Area:	148.51m²
landscape area:	141.49m ² (48.7%)
pervious areas (soft)	122.05m ² (42.0%)
impervious areas (hard)	165.37m ² (57%)
front yard landscape area	27.37m ² (93.4%)
front yard hard paved area	1.92m ² (6.5%)
private open space o/a:	83.85m ²
principal private open space:	24.0m ²
total car space incl. carstand:	2 carspace

COUNCIL ZONE: R1

PROMOTION:
LIVING/STYLE COLLECTION

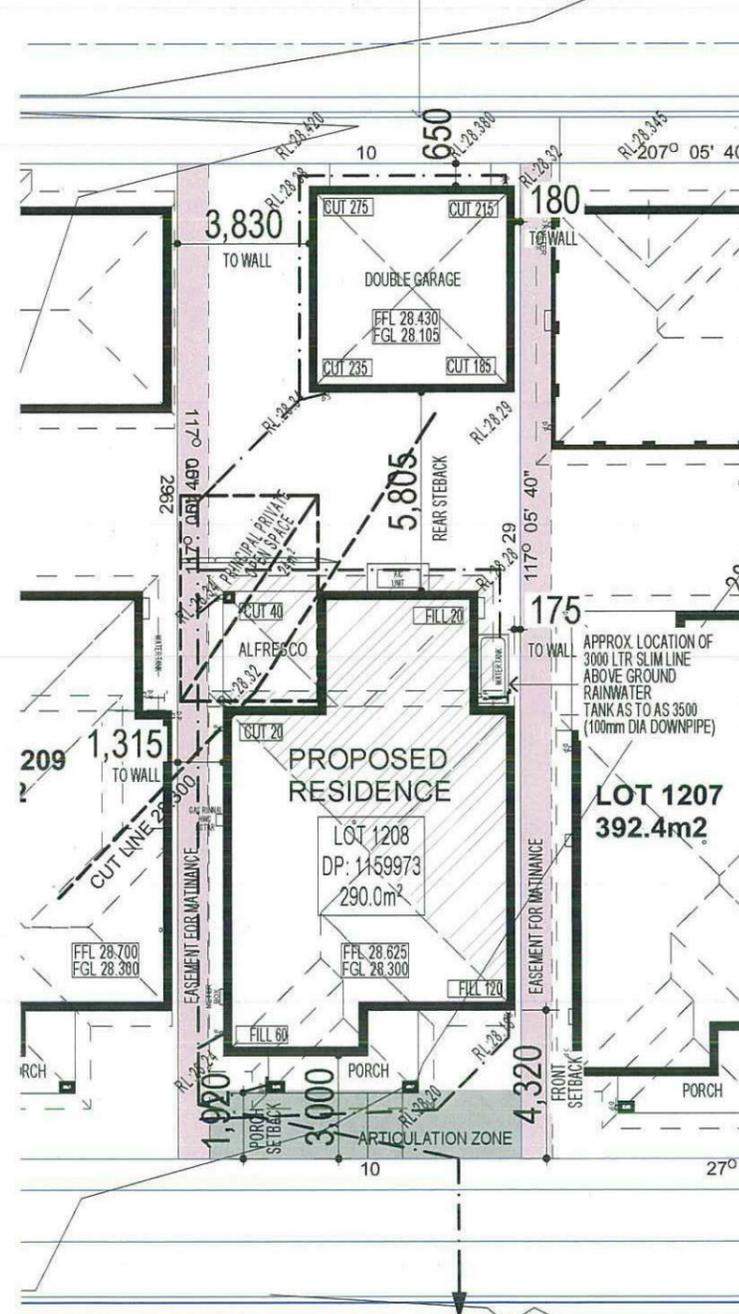
CLIENT:
FIRSTYLE HOMES

LOCATION:
 LOT 1208
 SYDNEY SMITH DRIVE
 PENRITH, 2750

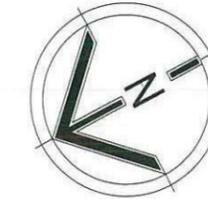
DP Lot 1208 in unregistered plan of subdivision by Craig & Rhodes Ref 72-10-1.2 being part of lot 11 DP 1156973		council:	PENRITH
model:	CHESTER 25	date:	30/04/2013
drawn:	N.K	checked:	0.0
scale:	1:200	quotation assessment:	DA 1
1 of 09		497A-13	

NOTE:
 FINAL GARAGE LEVELS SUBJECT TO FINAL KERB LEVELS.

CANNONBALL LANE



SYDNEY SMITH DRIVE



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

BASIX House

= 66.13m² of roof area to discharge to water tank.
 = 103.5m² stormwater and overflow to discharge to existing street channel.
 o/a = 169.63m² of roof area.

LEGEND:

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

EARTHWORKS

HOUSE:	FFL: R.L. 28.625
(LIVING)	FGL: R.L. 28.300
GARAGE:	FFL: R.L. 28.430
	FGL: R.L. 28.105

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 90mm 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

3 - PHASE POWER

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

NOTE:
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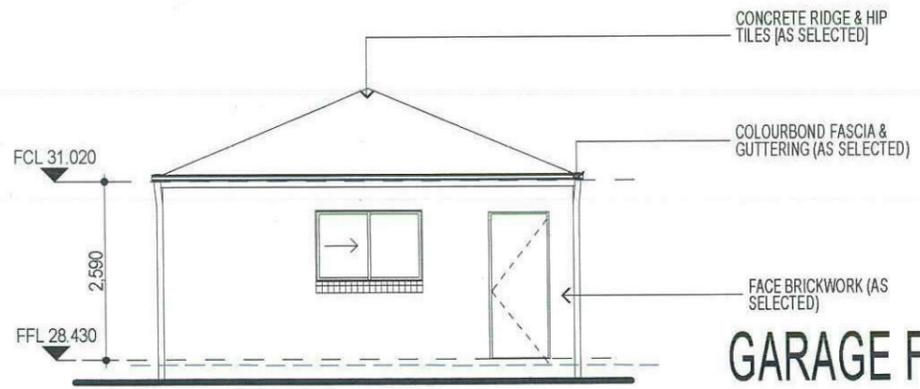
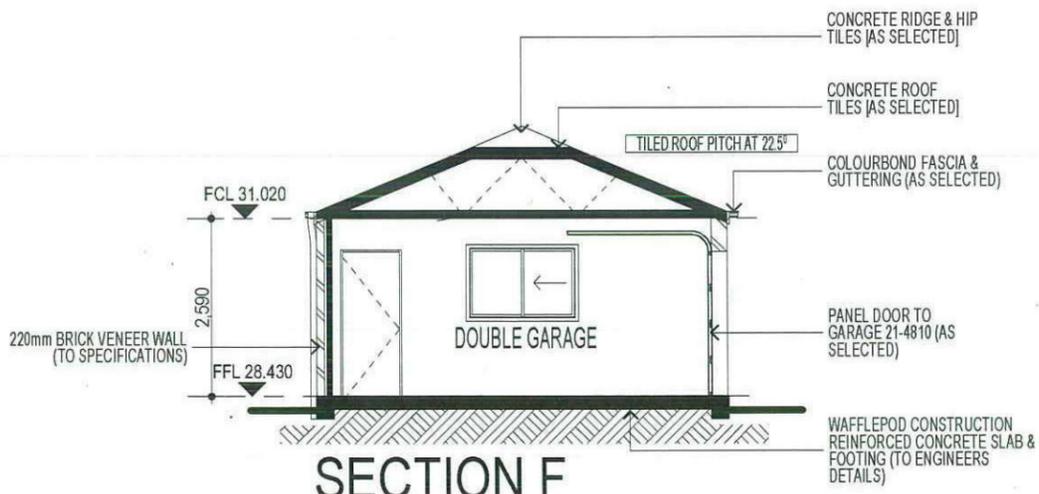
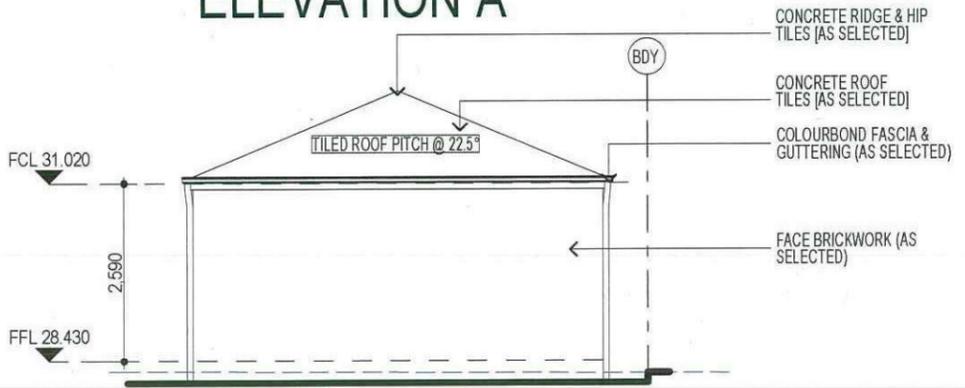
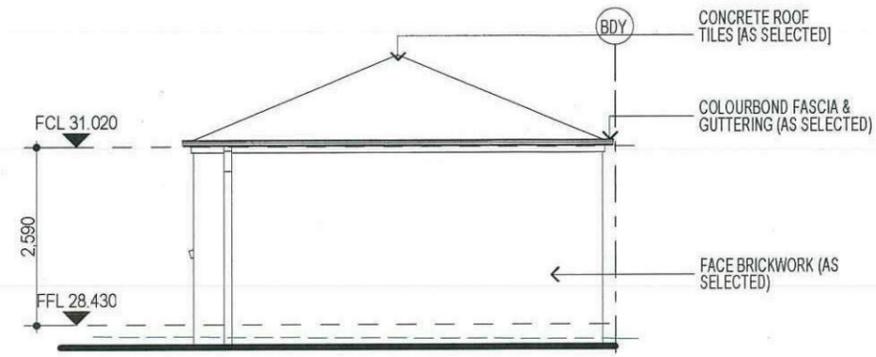
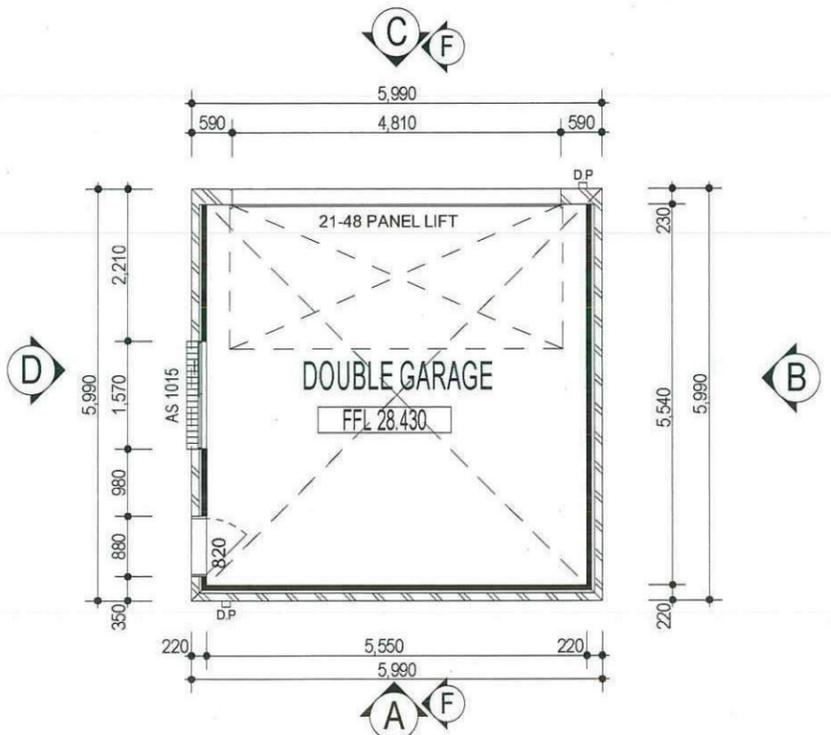
NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT

NOTE:
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SITE PLAN & STORMWATER CONCEPT PLAN

NBN PACK

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

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NBN PACK

GARAGE FLOOR PLAN ELEVATIONS /SECTION

PROMOTION: LIVING/STYLE COLLECTION	
CLIENT: FIRSTSTYLE HOMES	
LOCATION: LOT 1208 SYDNEY SMITH DRIVE PENRITH, 2750	
DP: Lot 1208 in unregistered plan of subdivision by Craig & Rhodes Ref 72-10-1.2 being part of lot 111721159973	council: PENRITH
model: CHESTER 25	facade: AUGUSTINE
date: 30/04/2013	quotation assessment: DA 1
Sheet: 4 of 09	scale: 0.0
497A-13	
CLIENT'S SIGNATURE	DATE

KEY

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

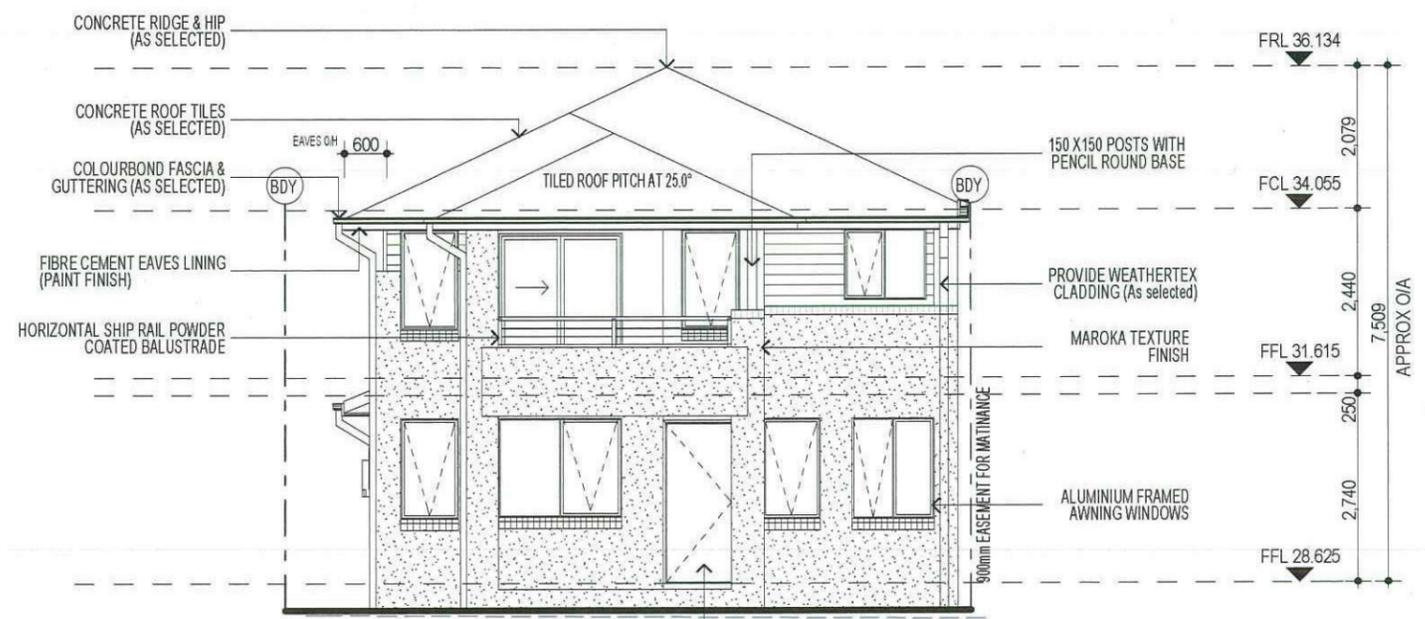


FIRSTSTYLE HOMES Pty Ltd
 Lic No: 115412C
 A/CN: 097 773 779
 PO BOX 171, HOXTON PARK 2171
 ADMIN: (02) 9601 3111
 FAX: (02) 9601 0711
 EMAIL: design@firststyle.com.au

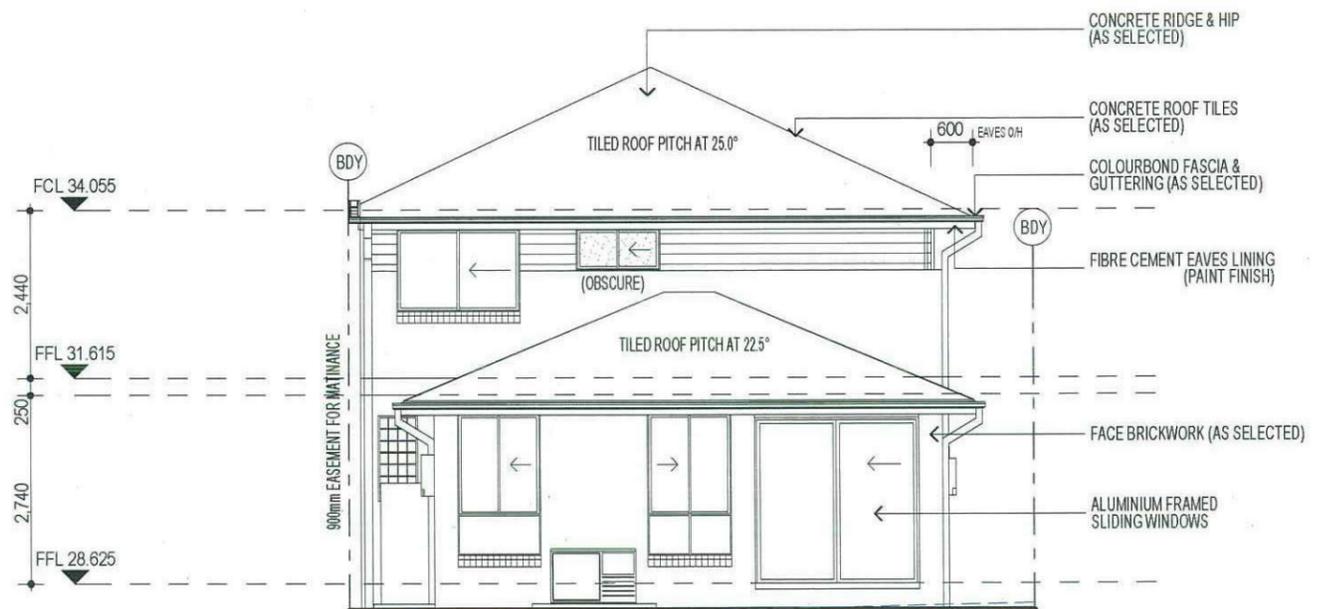
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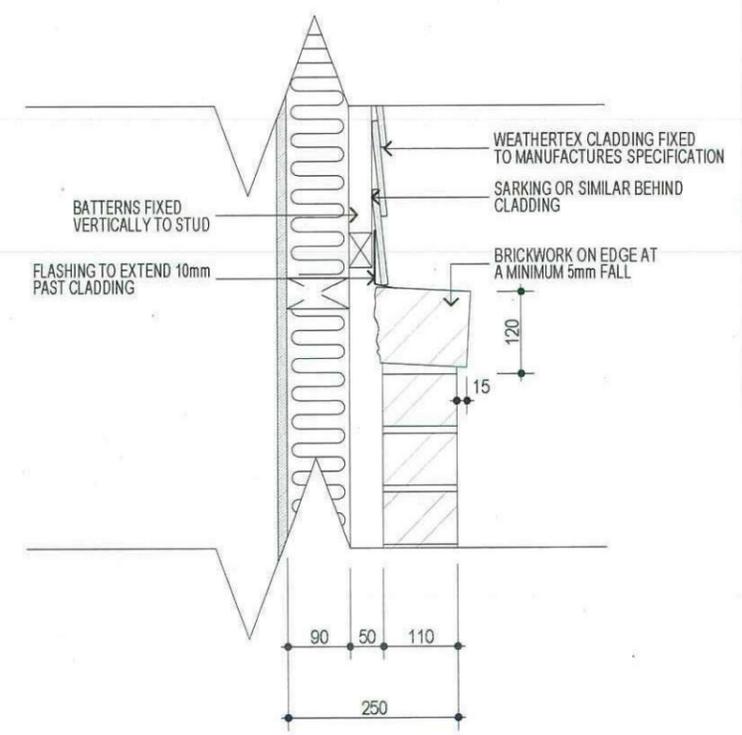
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ELEVATION A



ELEVATION C



WEATHEREX BRICK VENEER WALL DETAILS (STANDARD) FOR-GRND FLOOR ONLY.

SCALE: 1:10

NOTE:
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3 - PHASE POWER

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

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NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT

NBN PACK



ELEVATIONS

PROMOTION: LIVING/STYLE COLLECTION			
CLIENT: FIRSTSTYLE HOMES			
LOCATION: LOT 1208 SYDNEY SMITH DRIVE PENRITH, 2750			
DP: Lot 1208 in unregistered plan of subdivision by Craig & Rhodes Ref 72-10-1.2 being part of lot 11/12/1159973	council: PENRITH	date: 30/04/2013	quotation assessment: DA 1
model: CHESTER 25	facade: AUGUSTINE	checked: N.K	scale: 1:100
Sheet: 6 of 09	drawn: N.K	checked: 0.0	497A-13
CLIENT'S SIGNATURE	DATE	SP 00	

KEY

-  FACE BRICK (AS SELECTED)
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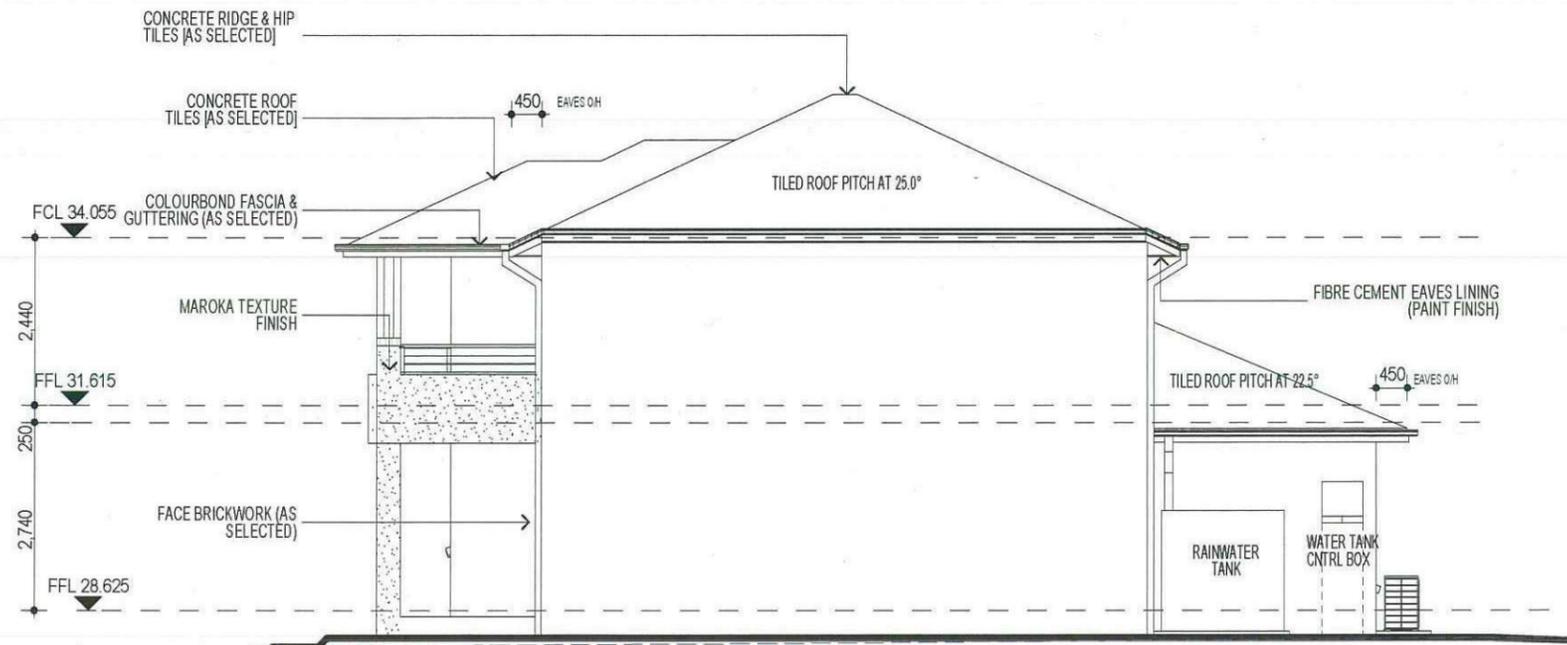
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 FAX: (02) 9601 0711
 EMAIL: design@firststyle.com.au

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ELEVATION B



ELEVATION D

3 - PHASE POWER

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

NOTE:
 PROVIDE GRANITGARD
 TERMITE TREATMENT

NOTE:
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 FACING SYDNEY SMITH DRIVE. IN
 ACCORDANCE WITH ACOUSTIC
 LOGIC'S ACOUSTIC REPORT.
 REF No.20120708.1/1508A/RO/HP

NBN PACK



PROMOTION:
 LIVING/STYLE COLLECTION

CLIENT:
 FIRSTSTYLE HOMES

LOCATION:
 LOT 1208
 SYDNEY SMITH DRIVE
 PENRITH, 2750

DP: Lot 1208 in unregistered plan of subdivision by Craig & Rhodes Ref 72-10-1.2 being part of lot 11 DP 1158973		council:	PENRITH
model:	CHESTER 25	facade:	AUGUSTINE
date:	30/04/2013	revision assessment:	DA 1
Sheet:	7 of 09	drawn:	N.K
checked:	0.0	scale:	1:100
		497A-13	
CLIENT'S SIGNATURE		DATE	

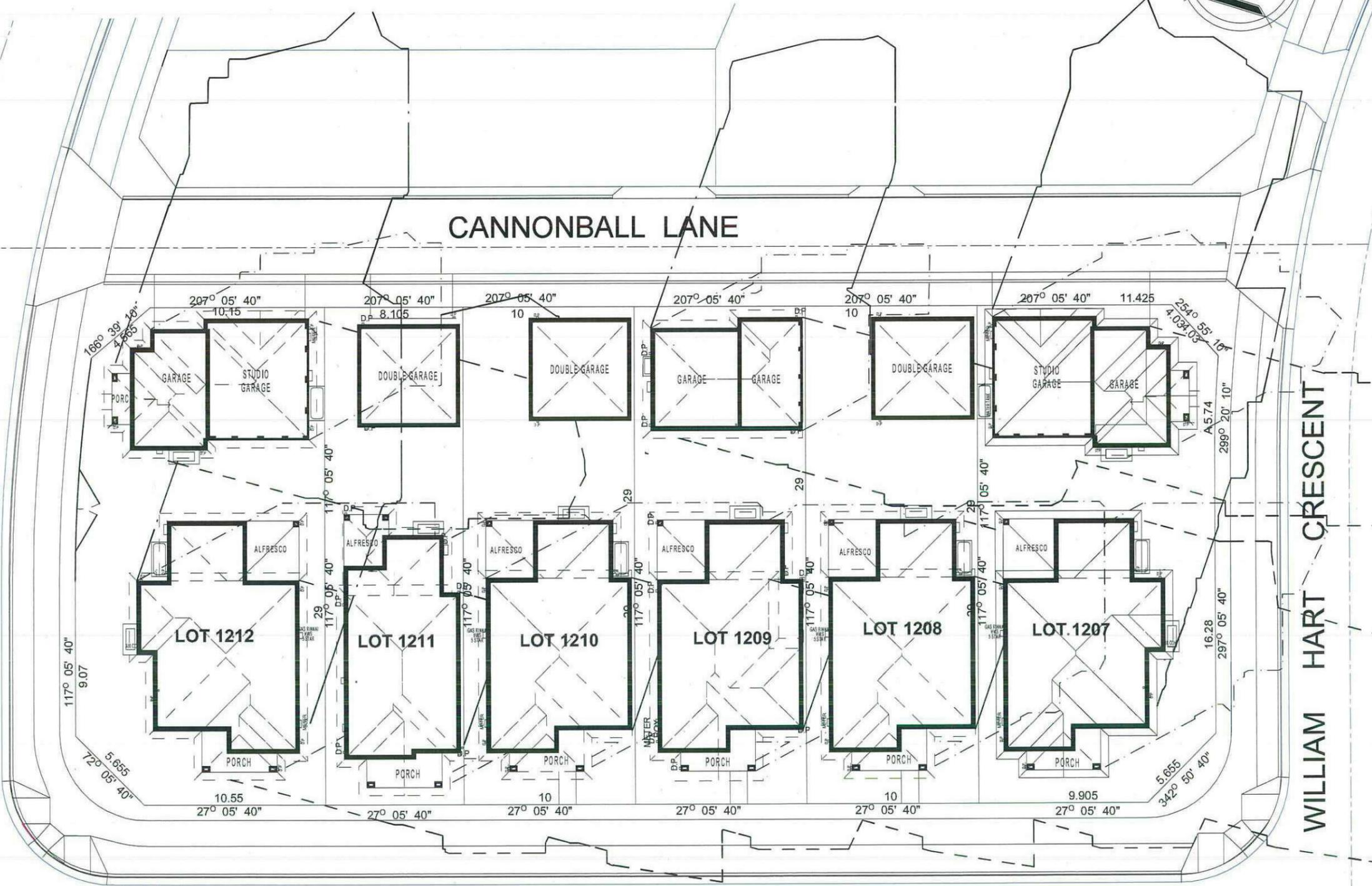
ELEVATIONS

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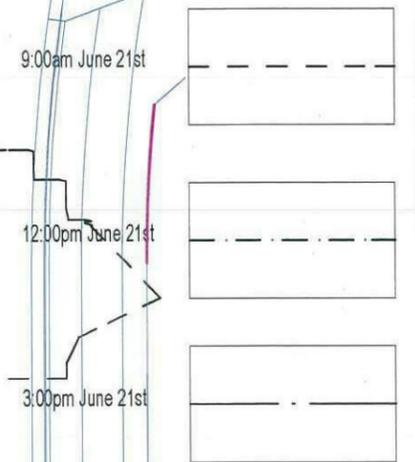


EMPIRE CIRCUIT

WILLIAM HART CRESCENT



SHADOW DIAGRAM



SYDNEY SMITH DRIVE

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

PROMOTION: **LIVING/STYLE COLLECTION**

CLIENT: **FIRSTSTYLE HOMES**

LOCATION: **LOT 1208 SYDNEY SMITH DRIVE PENRITH, 2750**

DP: Lot 1208 in unregistered plan of subdivision by Craig & Rhodes Ref 72-10-1.2 being part of lot 117P1159873 council: **PENRITH**

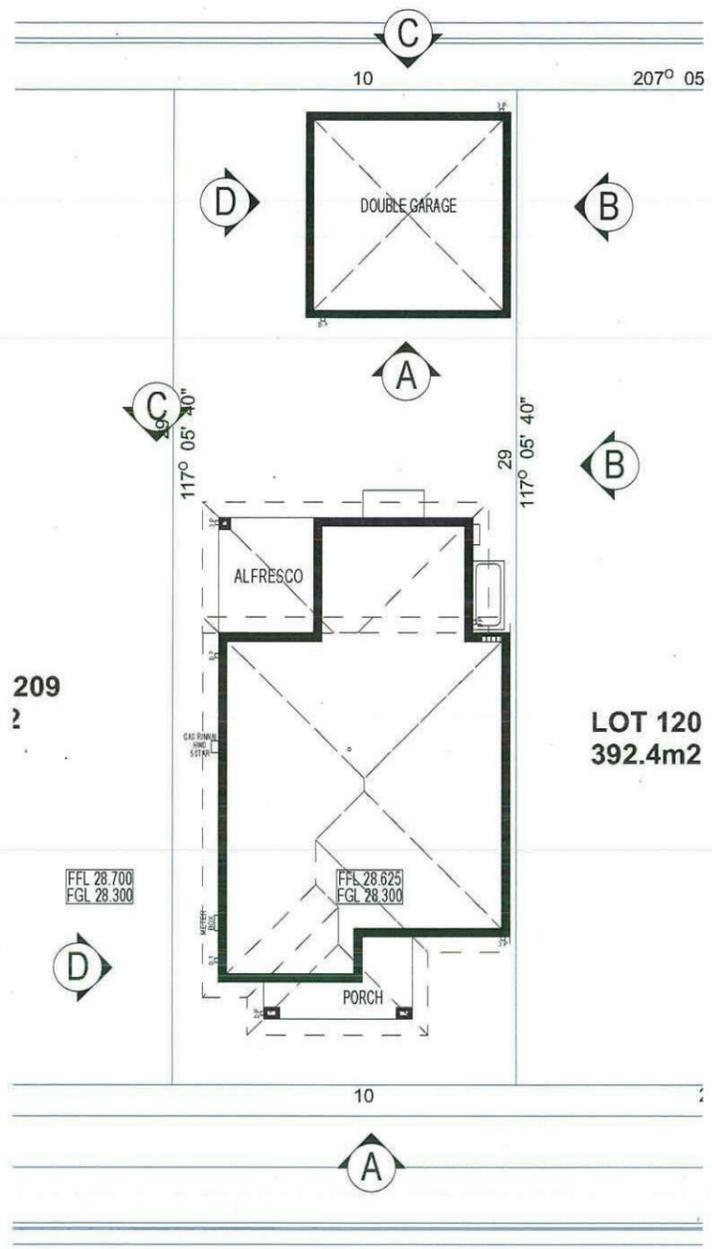
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Sheet: **9 of 09** drawn: **N.K** checked: **0.0** scale: **1:250** **497A-13**

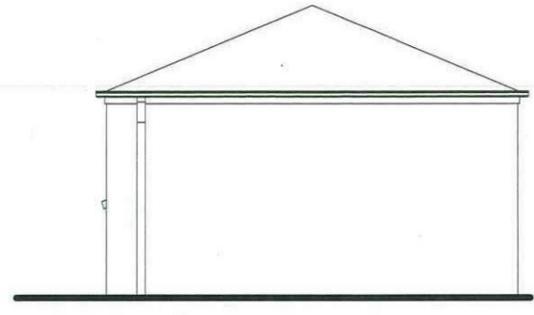
SHADOW DIAGRAM

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

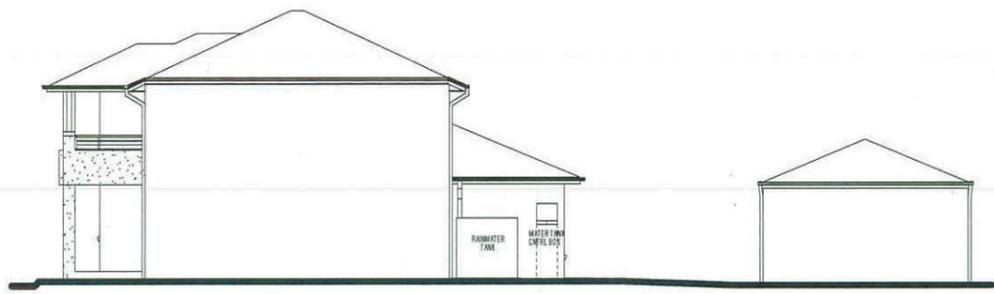
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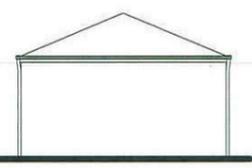
ELEVATION A



GARAGE ELEVATION A



ELEVATION B



GARAGE ELEVATION B



ELEVATION C



GARAGE ELEVATION C



GARAGE ELEVATION D

ELEVATION D

NOTIFICATION PLAN

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

NOTE:
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PROMOTION: LIVING/STYLE COLLECTION			
CLIENT: FIRSTYLE HOMES			
LOCATION: LOT 1208 SYDNEY SMITH DRIVE PENRITH, 2750			
DP: Lot 1208 in unregistered plan of subdivision by Craig & Rhodes Ref 72-10-1.2 being part of lot 11 DP 1159973		council: PENRITH	valuation assessment
model: CHESTER 25	facade: AUGUSTINE	date: 30/04/2013	DA 1
Sheet: A	drawn: N.K	checked: O.O	497A-13
scale: 1:200, 1:100		CLIENT'S SIGNATURE _____ DATE _____ SP. 0.0	

PLANT SCHEDULE Prepared by ecodesign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aw	Agapanthus 'White'	White Agapanthus	11	150mm	0.5m
Cfr	Cordyline fruticosa 'Rubra'	Red Cordyline	4	150mm	0.5m-1m
Gar	Gardenia augusta 'Radicans'	Rock Gardenia	5	25L	10m
Lcb	Loropetalum chinense var. rubrum 'Burgundy'	Pink Fringe Flower	10	300mm	1-1.5m
LI	Lomandra longifolia 'Katrinus Deluxe'	Mat Rush	11	200mm	0.75m
Lmj	Liriope muscari 'Joy Mist'	Liriope (Deep purple flowering)	28	150mm	0.4m
Mlg	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	1	25L	1.8m
Vh	Viola hederacea	Native Violet	18	200mm	0.1m

CANNONBALL LANE - Supply + installation by BUILDER

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Llx	Lagerstroemia 'Sioux'	Crepe Myrtle	1	75L	8m
LI	Lomandra longifolia 'Katrinus Deluxe'	Mat Rush	25	200mm	0.75m

CANNONBALL LANE CROSS-OVER - Supply + construction by BUILDER

MATERIAL SCHEDULE	Area m ² LANDCOM*	Area m ² BUILDER**
HEADER COURSE Concrete pavers 'Adbri Quartzstone', 300x300x50mm in 'Cradle' colour, laid in stackbond pattern	2.05	4.03
IN-FILL PAVEMENT Concrete pavers 'Adbri Havenbrick', 200x100x50mm in 'Brushwood' colour, laid in herringbone pattern	4.26	1.50
Total area	6.31	5.53

* Area's outside of the allotment boundary. ** Area's inside of the allotment boundary

LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
88	10	11	67	1

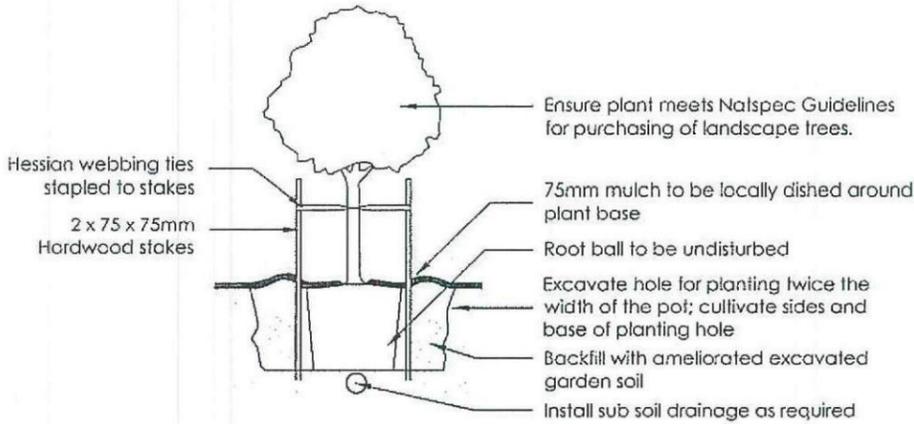
Minimum of 1 tree and 20 shrubs / groundcovers to each front / side yard (excluding fence hedging)

FOR CONSTRUCTION

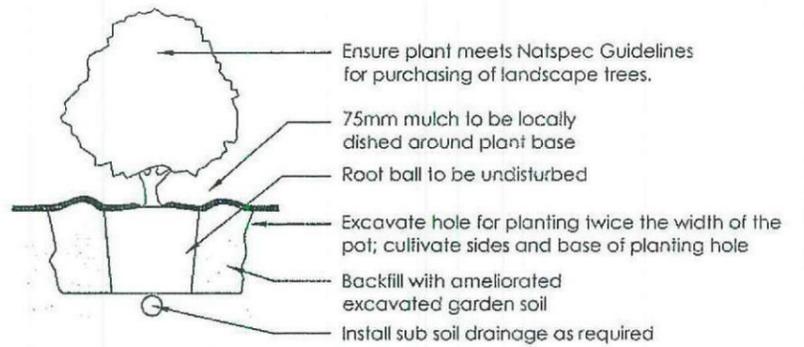
LEGEND

- Proposed trees - refer to plant schedule
- Proposed shrubs - refer to plant schedule
- Proposed accents & grasses - refer to plant schedule
- Proposed groundcovers and grasses - refer to plant schedule
- Existing levels
- Proposed levels
- Proposed Top Of Wall levels

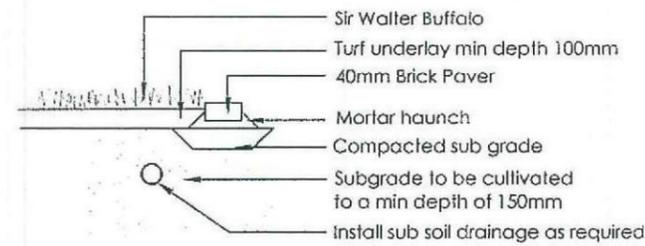
- Boundary
- Fence
- Garden edging
- Timber retaining walls
- Masonry retaining walls
- Existing contours
- To be removed / demolished
- Existing tree to be retained
- Existing tree to be removed



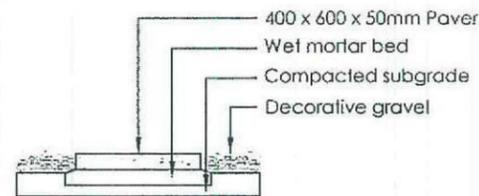
1 Tree Planting Detail
NTS 25L - 100L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size

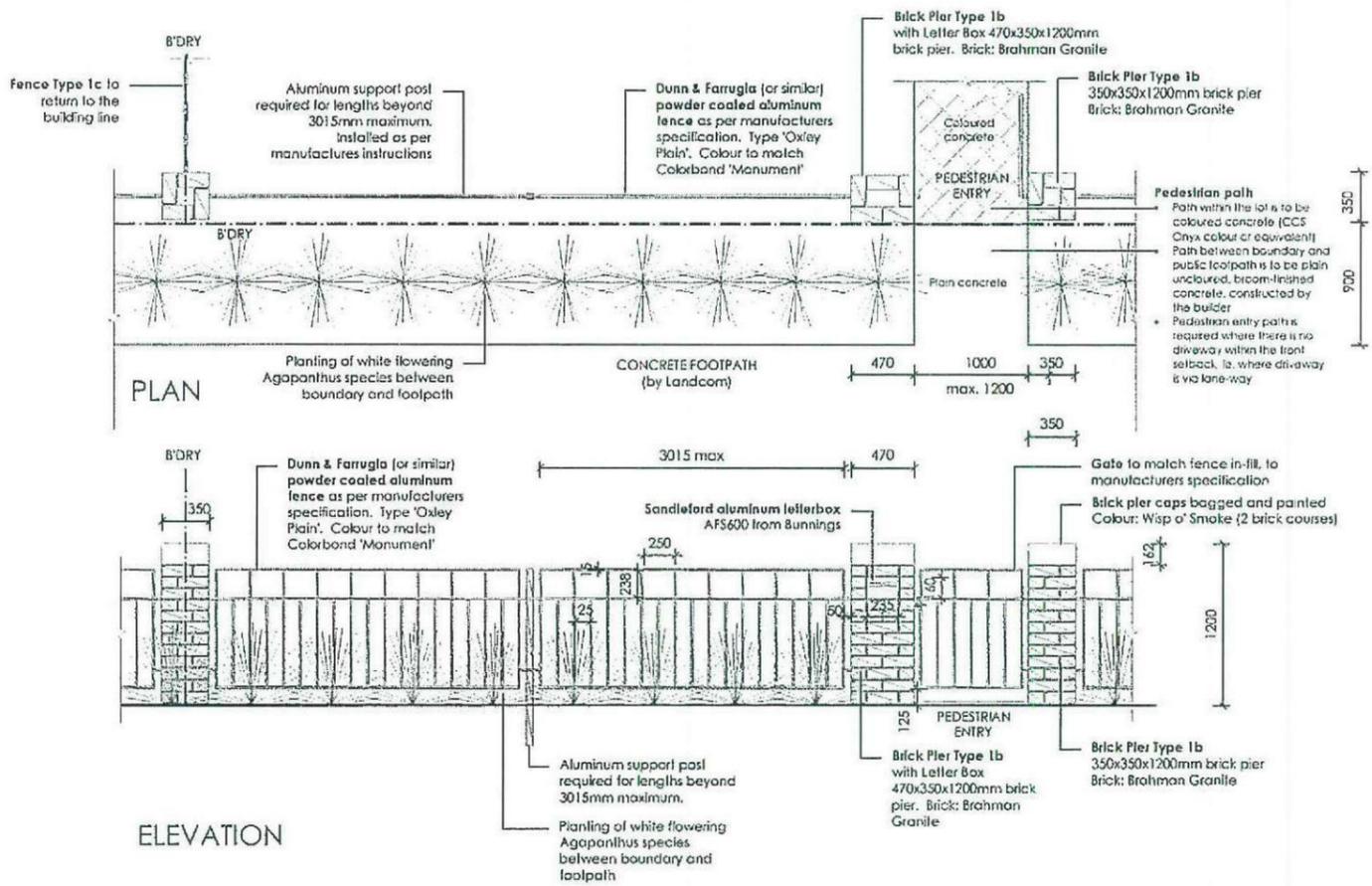


3 Turf Detail
NTS Brick Paver Edge



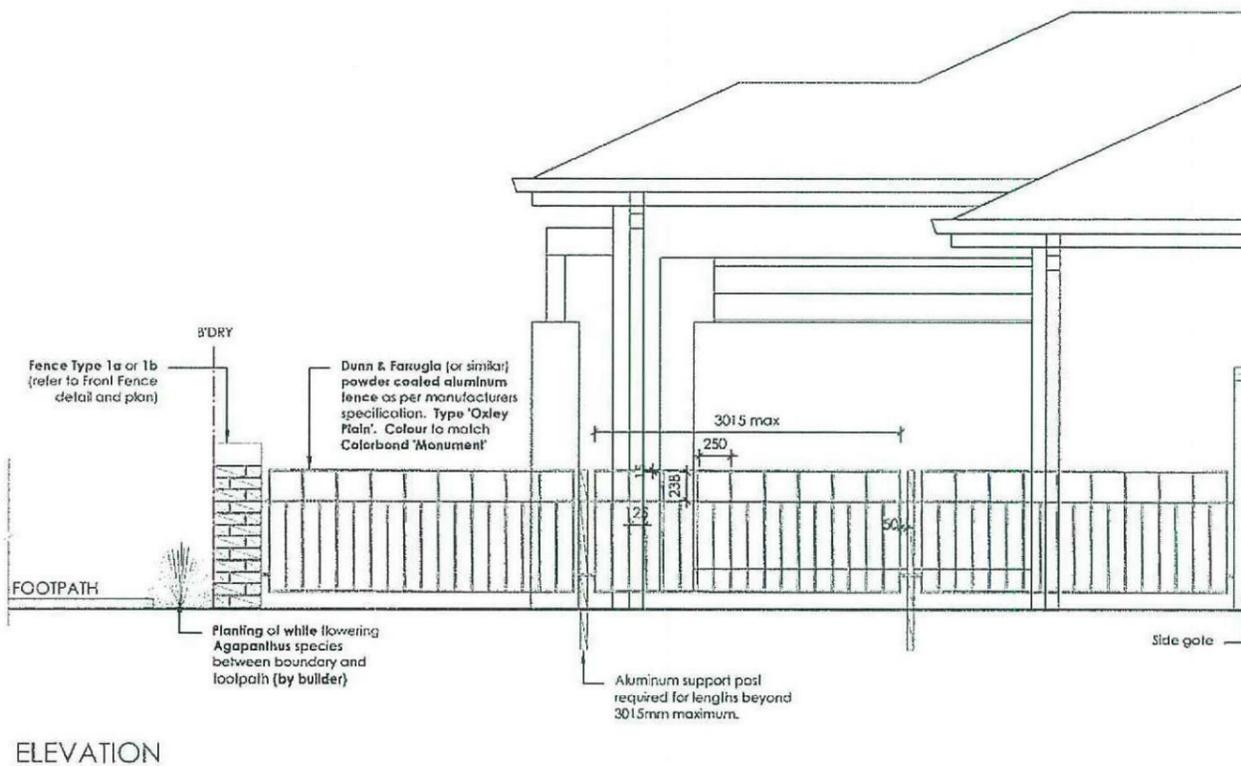
4 Stepping stones in gravel
NTS Low traffic zone

A SUBMITTED TO CLIENT FOR COMMENT B REMOVE FOOTPATH FROM BHH STORAGE AREA TO SIDE DOOR OF GARAGE C COLOUR PLAN - ISSUE FOR REVIEW D AMEND COLOUR PLAN TO BUILDER COMMENT E AMEND COLOUR PLAN TO BUILDER COMMENT F UPDATE LEVELS	BT RS 20-03-13 BT RS 02-04-13 BT RS 03-04-13 BT RS 04-04-13 BT RS 04-04-13 BT RS 30-04-13	PO Box 3136, Collingwood VIC 3101 Ph: (03) 9471 7731 Fax: (03) 9471 2543 Email: info@ecodesign.com.au Web: www.ecodesign.com.au	LOT 1208 SYDNEY SMITH DRIVE, PENRITH FIRSTYLE HOMES	NEW RESIDENCE LANDSCAPE PLAN			
	1. Revised scale from site plan 2. Verify all measurements on site 3. Rights, easements of any kind reserved 4. Copyright in excavation. All rights reserved 5. Drawing remains the property of ecodesign			6. All work to comply with relevant Australian Standards Building Code of Australia 7. All work to be performed by a suitably qualified tradesperson 8. For application purposes only - NOT FOR CONSTRUCTION	1:100 @ A3 DA L-02 BT RS 30-04-13 F		



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

FOR CONSTRUCTION

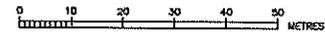


6 FENCE TYPE 1c - Side Boundary Front Setback
1:50 Typical detail

A	ISSUED TO CLIENT FOR COMMENT	BT	RS	20-03-13	<p>1 Do not scale from drawings 2 Verify all measurements to site 3 Verify existence of any existing services 4 Copyright & design. All rights reserved 5 Drawing remains the property of the designer 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 1208 SYDNEY SMITH DRIVE, PENRITH</p> <p>FIRSTYLE HOMES</p>	<p>NEW RESIDENCE</p> <p>LANDSCAPE PLAN</p> <p>1:100 @ A3 DA L-03</p> <p>BT RS 30-04-13 F</p>	
B	REMOVE FOOTPATH FROM BIN STORAGE AREA TO SIDE DOOR OF GARAGE	BT	RS	02-04-13				
C	COLOUR PLAN - ISSUE FOR REVIEW	BT	RS	03-04-10				
D	AMEND COLOUR PLAN TO BUILDER COMMENT	BT	RS	04-04-13				
E	AMEND COLOUR PLAN TO BUILDER COMMENT	BT	RS	04-04-13				
F	UPDATE LEVELS	BT	RS	30-04-13				

LAYOUT

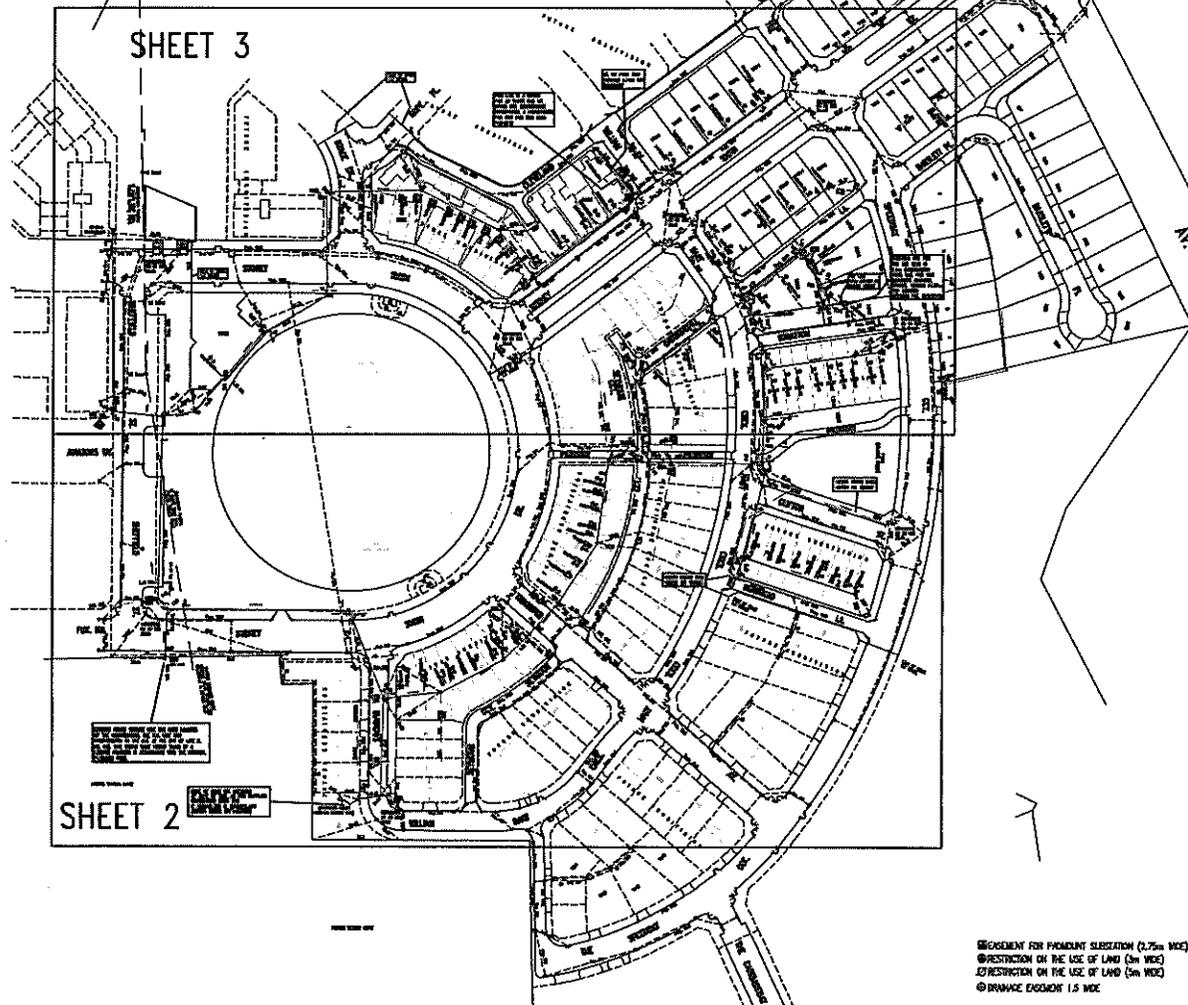
(NOT TO SCALE)



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

NOTES:-

1. WATER SERVICES COORDINATOR: GALEXER PTY LTD (CORPORATE No. 200) 77 MADON ST, PENRITH NSW 2150. PH. No. 47 228181. FOR: LANDCOM c/o WORLEY PARSONS 141 WALDEY ST, NORTH SYDNEY, NSW 2060. POC: 2022 0066.
 2. ALL LOTS WERE VACANT AT TIME OF SURVEY.
 3. ALL STRUCTURES WERE CONSTRUCTED TO FINISHED SURFACE LEVELS. ALL LEVELS REFERRED TO FINISHED SURFACE LEVEL. EXCESS CONSTRUCTION LINED WITH ROAD AND/OR CIVIL CONTRACTOR TO VERIFY LEVELS IN OR ADJACENT TO ROADS. PROJECT SUPERVISOR/DESIGNER WAS INFORMED OF DISCREPANCIES.
 4. PIPES CONCRETE ENCASED SHOWN ACCORDINGLY. (REFER SWS-1205-4)
 5. BUILDING GRAY/WHITE TO SERIAL CONDITIONS MAY APPLIED REFERRED TO GALEXER FOR DETAILS.
 6. ALL LEVELS ELECTRONICALLY GENERATED. NO LEVEL BOOK AVAILABLE.
 7. THE MINIMUM NUMBER OF FIELD COMPACTION TESTS CONDUCTED TO SATISFY THE REQUIREMENT OF AUSTRALIA ARE: SAND/CEMENT ENCASED: 10 TESTS CONDUCTED (SAND/CEMENT ENCASED WAS USED AT ROAD CROSSINGS) COMPACTION TESTS WAS REDUCED BY 10%. PIPE ENCASEMENT ZONE: 27 TESTS CONDUCTED TRENCH FILL ZONE (TRAFFICABLE): 9 TESTS CONDUCTED TRENCH FILL ZONE (NON TRAFFICABLE): 44 TESTS CONDUCTED TRENCH FILL ZONE (NON-VEHICLES): 153 TESTS CONDUCTED TRENCH FILL ZONE (NON-VEH): 187 TESTS CONDUCTED
 8. THE REVIEW OF ENVIRONMENTAL FACTORS WAS AN INTEGRAL PART OF THIS DESIGN ARE READ IN CONJUNCTION WITH THIS PLAN.
 9. PRIOR TO ANY EXCAVATION THE CONTRACTOR HAS A CURRENT COPY OF THE UNDERGROUND SERVICES BEFORE ARE READ IN CONJUNCTION WITH THIS PLAN.
 10. E.S.M.'S ARE PLACED ON THE ROHS AND OUTLETS, LABELLED AND SHOWN AS BENCH MARKS ON THE WALL DRAWINGS.
 11. ENCASEMENT FOR PIPES WITH A DIAMETER GREATER THAN 60mm CONSIST OF SINGLE SIZE MATERIAL OF EITHER 7mm OR 10mm.
 12. ALL EXCAVATION, SHORING EXCAVATION AND STABILITY OF ADJACENT STRUCTURES WAS THE RESPONSIBILITY OF THE CONTRACTOR.
 13. FOR ALL AS'S EXTERNAL BENDS USE AS NECESSARY.
 14. THE PW AND VW PLANS ARE BASED ON THE FOLLOWING ENGINEERING PLANS SUPPLIED BY WORLEY PARSONS: 0210415102000 (FROM 26.04.11) X-DRY STORMWATER PUMPING (FROM 04.10.11) DRAINAGE-15-FLOODING (FROM 04.10.11) X-LOT LANDSCAPING (FROM 04.10.11) X-ROAD CORRECTING (FROM 04.10.11) STORMWATER LANDSCAPING (FROM 04.10.11 AND 04.07.11) FOR ELECTRICAL PLANS SUPPLIED BY CH2M AND DROPS 31.01.2012. PLANS DONE BY CONNET (REF. NUMBER WOOD D1-01 AND WOOD 01-01) SURFACE PROFILES STAGE 1 DESIGN (FROM 04.07.11)
 15. THE WORKS AND MATERIALS ARE IN ACCORDANCE WITH THE SERIAL REGULATION CODE OF AUSTRALIA (PER 10-2009-2.1) INCLUDING THE STREET WATER SUPPLEMENT & APPENDICES AND THE TECHNICAL SPECIFICATION FOR LOW INFILTRATION SEWER SYSTEMS. THE CONTRACTOR HAS A COPY OF THESE DOCUMENTS ON SITE AT ALL TIMES.
 16. MAINTENANCE STRUCTURE OPTIONS ARE LIMITED TO CAST IN-SITU MAINTENANCE HOLES, PLASTIC MAINTENANCE CHAMBERS AND PLASTIC TERMINAL MAINTENANCE CHAMBERS.
 17. CONTRACTOR WAS RESPONSIBLE FOR TESTING PROCEDURES SET OUT IN SECTION 110.01 AND 110.02 OF THE TECHNICAL SPECIFICATION FOR LOW INFILTRATION SEWER SYSTEMS.
- IMPORTANT NOTES FOR PCS'S:**
18. ALL JUNCTIONS FOR THE PCS'S ARE LOCATED 0.3m MIN OFF DOWNSTREAM PROPERTY BOUNDARY (OR DOWNSTREAM INTERNAL BOUNDARY) OR DOWNSTREAM EXTERNAL BOUNDARY OR 1.0m OFF THE EDGE OF THE DOWNSTREAM STRUCTURE. ONLY IN LOT 1221 SOME JUNCTIONS (MARKED WITH @) ARE LOCATED OFF THE UPSTREAM BOUNDARY. IF AN JUNCTION FOR PCS WAS LOCATED OUTSIDE THE PROPERTY BOUNDARY FOR THE LOT THEN THE AN JUNCTION WAS PROVIDED IN SUCH A WAY THAT THE IN IS LOCATED A MINIMUM OF 0.3m OFF THE SUB BOUNDARY AND 1.0m OFF THE STREET BOUNDARY.
 19. @ DENOTES STANDARD PCS CONNECTION (REFER US PLS STANDARD CONNECTION, JUNCTION 90 TO MAN)
 20. @ DENOTES SLOPED PCS CONNECTION (REFER US PLS SLOPED CONNECTION, JUNCTION 90 TO MAN)
 21. @ DENOTES DEEP PCS CONNECTION (REFER US PLS, JUNCTION 90 TO MAN)
 22. @ DENOTES PCS BENDS (IN CONJUNCTION WITH SHARPS ABOVE)
 23. @ DENOTES PCS CONVECT ENCASED IN CONJUNCTION WITH SHARPS ABOVE
 24. @ DENOTES INTERNAL BOUNDARY MARKED SO THAT PCS CONSTRUCTED AT CORRECT LOCATION (IN CONJUNCTION WITH SHARPS ABOVE)
 25. THE TOTAL LENGTH OF THE BENDS PCS'S COLLISION RISERS WAS APPROXIMATELY 3m. PCS'S HAD MINIMUM STIFFNESS RATING OF 500. THE TOTAL LENGTH OF THE DND PCS'S COLLISION RISERS WAS APPROXIMATELY 113.5m (INCL. PCS.1). PCS'S HAD MINIMUM STIFFNESS RATING OF 500. JOINTING WAS SEWAGE WELDED.
 26. IT WAS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE THE DIMENSIONS FOR THE PCS'S. THE LENGTH OF THE PCS'S, THE TYPE OF CONNECTION LEVEL, THE LENGTH TO THE IS AND THE MESH LEVEL AT THE PCP (IF APPLICABLE) TO THE WOC FOR THE PURPOSES.
 27. W.A.C. PREPARED FROM INFORMATION SUPPLIED (IN PART) BY DRAWING HULL, REGISTERED SURVEYOR.

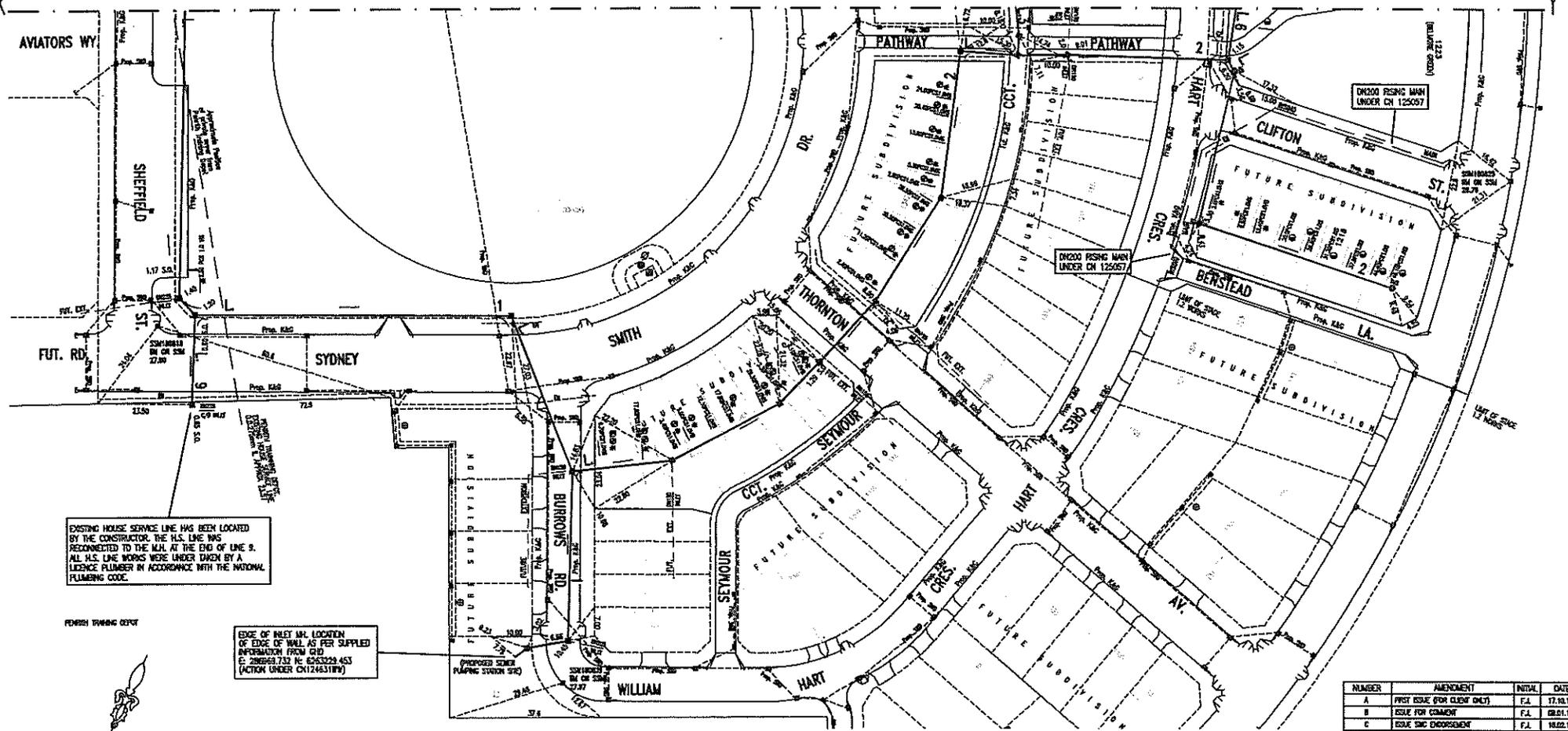


ENCASEMENT FOR PROMOUNT SUBSTATION (2.75m WIDE)
 @ RESTRICTION ON THE USE OF LAND (5m WIDE)
 @ DRAINAGE EXCAVATION 1.5 WIDE

NUMBER	AMENDMENT	INITIAL	DATE
A	FIRST ISSUE (FOR CLIENT ONLY)	F.L.	17.03.11
B	ISSUE FOR COMMENT	F.L.	09.01.12
C	ISSUE SNC DISCREPANCY	F.L.	18.02.12
D	L18 JUNCTION EMER FOR STYRIC 1415 CHANGED (REFER SHEET 7)	F.L.	07.05.12
E	AMENDED DESIGN AS PER MARKUP FROM LANDCOM BASED ON THE LATEST PROP. INFORMATION. LINES	F.L.	11.07.12
F	L18 CHANGED, OTHER LINES REMOVED AND NEW LINES ADDED TO CORRECT INFORMATION	F.L.	02.08.12
G	L17 REMOVED - L13 EXTENDED	T.L.	20.08.12
H	L17 L216 SERVICING REHABILITATED	F.L.	20.08.12
I	SEWER BOUNDARIES OF LOTS 1341-1343 CHANGED. SECTION LOCATIONS PARTLY AMENDED AND 1 JUNCTION ADDED	F.L.	18.11.12
J	FIRST TIME UP TO 15' PROVIDED IN LINE (L) TO CORRECT FOR 1415. PROVISION IN TO 010-2009 AMEND	F.L.	05.02.13
K	WORK AS CONSTRUCTED	S.B.	21.02.13

UTILITIES			WORK AS CONSTRUCTED CERTIFICATION			PIPE SCHEDULE		AUSTRALIAN HEIGHT DATUM		NO AMENDMENTS ARE TO BE MADE TO THIS PLAN WITHOUT REFERENCE TO SYDNEY WATER. THIS PLAN IS NOT NECESSARILY UP TO DATE OR CORRECT AND SYDNEY WATER ACCEPTS NO RESPONSIBILITY.	
TYPE	DATE	REF.	TYPE	DATE	REF.	SIZE	DEPTH	SCALE	DATE	SCALE	DATE
NEW STORMWATER SWS	21/07/11	ENCL PLAN	DEVELOPER	LANDCOM		400	1.00	1:100	17/03/11	1:100	
	18/07/11	ENCL PLAN	WATER SERVICE CO-ORDINATOR	GALEXER PTY LTD		300	1.00	1:100	09/01/12	1:100	
			CONSTRUCTION	BERNARD PA		225	1.00	1:100	18/02/12	1:100	
			COMPLETED	21/01/2013	W.A.C. PREPARED	150	1.00	1:100	07/05/12	1:100	
			DESIGNER	GALEXER PTY LTD		100	1.00	1:100	11/07/12	1:100	
	01/03/11	SURVEY	I CERTIFY THAT THE WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE WORK AS CONSTRUCTED DRAWINGS.								

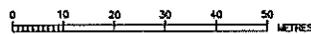
SEE SHEET 3 FOR CONTINUATION



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

EDGE OF INLET MAN. LOCATION OF EDGE OF WALL AS PER SUPPLIED INFORMATION FROM CHD. C. 280649.732 IN C623323.453 (ACTION UNDER CH12463189)

REVISION FOR FUTURE SUBDIVISION (2.7.14) (M.C.)
 (R) RESTRICTION ON THE USE OF LAND (2.7.14) (M.C.)
 (S) RESTRICTION ON THE USE OF LAND (2.7.14) (M.C.)
 (D) DRAINAGE EXISTENT 1.5 M.C.

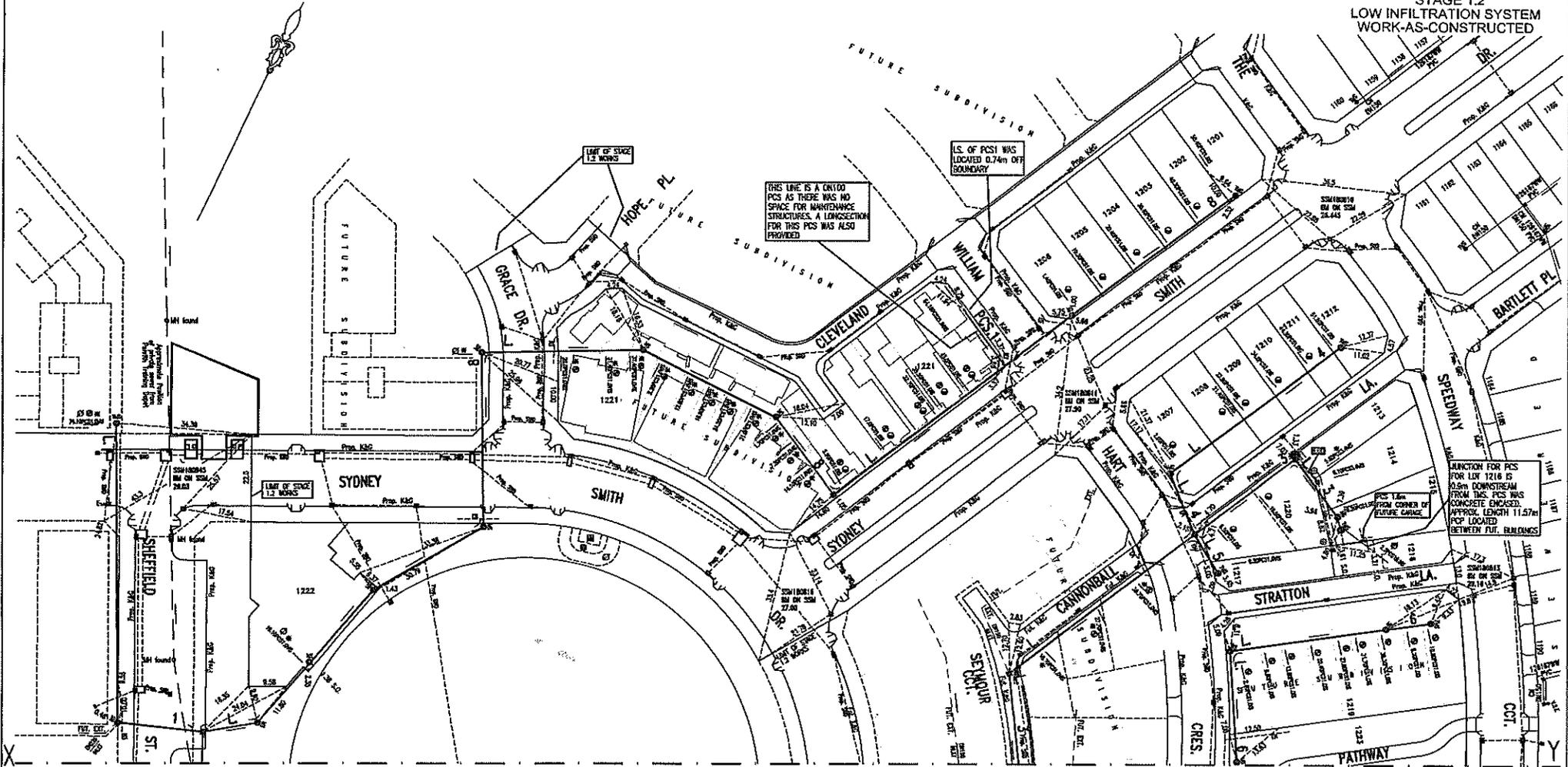


NUMBER	AMENDMENT	INITIAL	DATE
A	FIRST ISSUE (FOR CLIENT ONLY)	F.A.	17.10.11
B	ISSUE FOR COMMENT	F.A.	08.01.12
C	ISSUE SMC ENDORSEMENT	F.A.	18.02.12
D	LIN ADDED LAYER FOR STAINC. INFO CHANGED (PAPER SHEET 7)	F.A.	07.05.12
E	AMENDED DESIGN AS PER WORKUP FROM A REVISION BASED ON THE LATEST PROP. ARCHITECTURAL LAYOUT	F.A.	11.07.12
F	L3 BOLLERS, OTHER LINES REMOVED (L3 & L4) AND REDESIGNED TO SUITS AND WENT LEVEL	F.A.	03.08.12
G	L7 REMOVED - L3 EXTENDED	T.T.	20.08.12
H	LET 12M SERVING WORKLOADED	F.A.	25.08.12
I	DESIGN REVISIONS TO LET 12M - GAS SERVICE LAYER LOCATED, PARTLY REMOVED AND 1.5 M. SERVICE TO THE 1.5 M. OF CONCRETE WITH 1M. AIRSPACE IN 1.5 M. SERVICE PIPES	F.A.	05.02.13
J	WORK AS CONSTRUCTED	S.D.	21.02.13

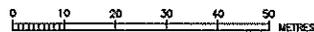
WORK AS CONSTRUCTED CERTIFICATION
 DEVELOPER: LINDOM W.S.A. (LONDON) LTD
 CONSTRUCTOR: BOGARD PA
 COMPLETED: 21/01/13
 W.A.C. PREPARED: 21/02/13
 DESIGNER: QUAKER FLY LTD

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

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



CONTINUATION FROM SHEET 2



REQUIREMENT FOR PAVEMENT SUBSTRATION (2.75m WIDE)
RESTRICTION ON THE USE OF LAND (3m WIDE)
RESTRICTION ON THE USE OF LAND (3m WIDE)
ORANGE EASEMENT 1.5 WIDE

NUMBER	AMENDMENT	INITIAL	DATE
A	FIRST ISSUE FOR GROW ONLY	F.A.	17.08.11
B	STATE FOR COMMENT	F.A.	06.01.12
C	ISSUE SHIC ENDORSEMENT	F.A.	18.02.12
B	L18 ADDED LATER FOR STERIC. W/F. CHANGED (REFER SHEET 7)	F.A.	07.05.12
E	REVISED DESIGN AS PER WARDHIP FROM BUNDOCK BASED ON THE LATEST PROP. WICKHAMVILLE LOCAL	F.A.	11.07.12
F	L13 DRAINS, OTHER LINES REARRANGED AND MAIN LINES TO BE ADJUSTED TO	F.A.	02.08.12
C	L7 REMOVED - L3 EXTENDED	T.Y.	22.08.12
H	L17 1216 SERVING HIGHRISE	F.A.	25.08.12
I	PAVING DIMENSIONS OF LOTS 1241-1243 CHANGED. WARDHIP LOCATIONS PARTLY REVISED AND L18 ADDED. ADDED LOT 1247. L17 ADDED TO (L17) TO CORRECTLY REFLECT ADJUSTED W/F TO 22.02.2008 2008	F.A.	18.11.12
J	PROF. PLAN OF L17 ADDED TO (L17) TO CORRECTLY REFLECT ADJUSTED W/F TO 22.02.2008 2008	F.A.	05.03.13
K	WORK AS CONSTRUCTED	S.D.	21.02.13

WORK AS CONSTRUCTED CERTIFICATION

DEVELOPER: LINDOON
 W.A.C.: SHARON PTT LTD
 CONSTRUCTION: BUNDOCK, PA.
 COMPLETED: 21/01/2014
 W.A.C. PREPARED: TUDOR

DESIGNER: SHARON PTT LTD
 I DO HEREBY CERTIFY THAT THE WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE MAP AS CONSTRUCTED BY THE DEVELOPER.

Sydney WATER
 SYDNEY WATER CORPORATION
 Case No. 126165WW SH 3 OF 7 SH15.

SYDNEY WATER CORPORATION
 FOR DETAILS OF SERVICES SEE SHEET 1

PLANNING DATE: 21/02/2013
 VERSION: 3
 SHEET: 3 OF 7
 SCALE: 1:1000

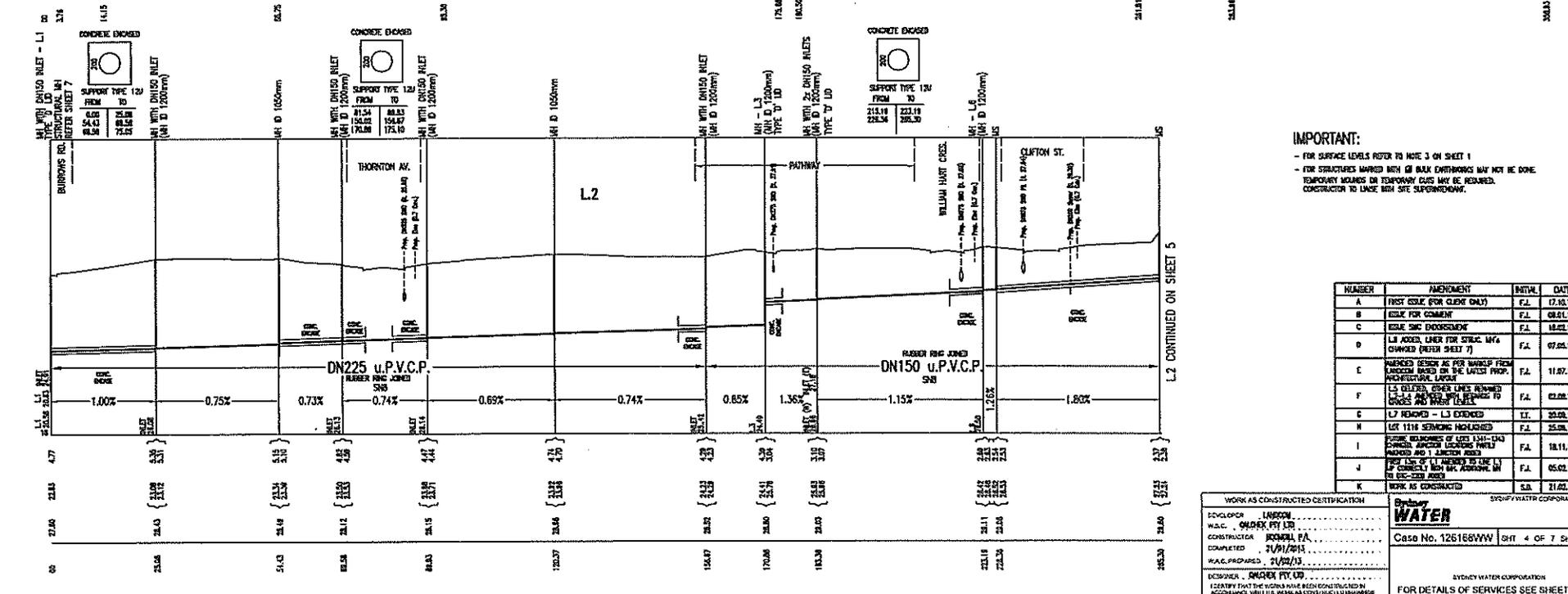
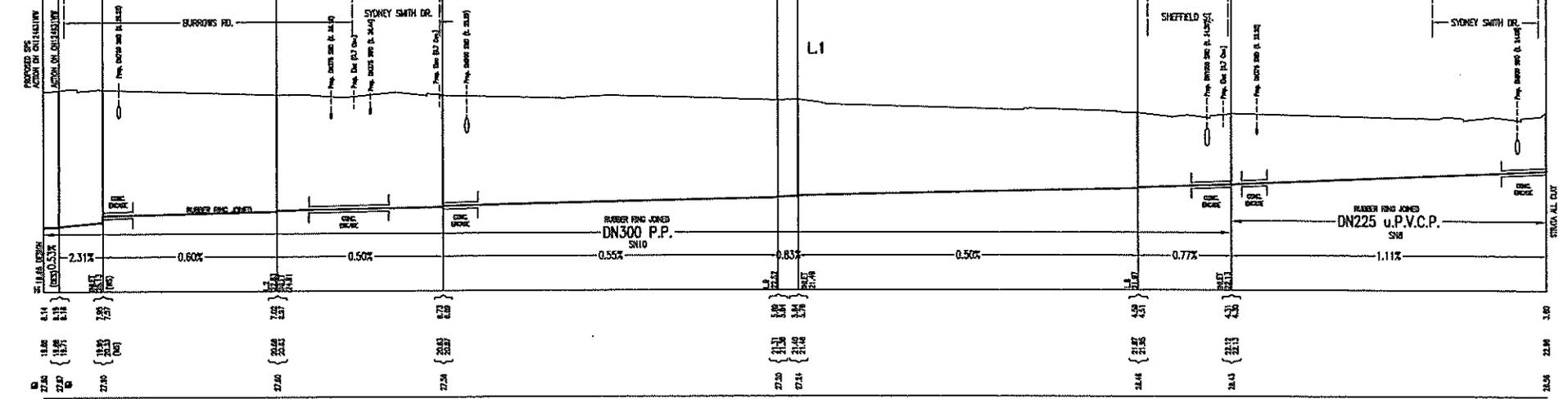
EDGE OF INLET WALL LOCATION
OF EDGE OF WALL AS PER SUPPLIED
INFORMATION FROM C&D
(C. 28688-752, R. 563259-453)

CONCRETE ENCASED

SUPPORT TYPE	120
FROM	TO
151.65	151.34
151.36	151.08

CONCRETE ENCASED

SUPPORT TYPE	120
FROM	TO
214.43	213.86
214.43	214.43
214.21	214.53



IMPORTANT:
 - FOR SURFACE LEVELS REFER TO NOTE 3 ON SHEET 1
 - FOR STRUCTURES MARKED WITH AN 'R' SIGN ENDWORKS MAY NOT BE DONE. TEMPORARY BRACING OR TEMPORARY CUES MAY BE REQUIRED. CONSTRUCTION TO UNLESS NOT SITE SUPERVISOR'S.

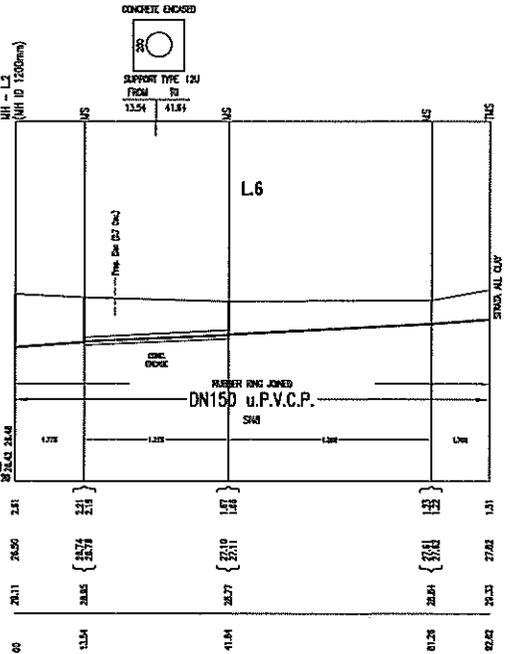
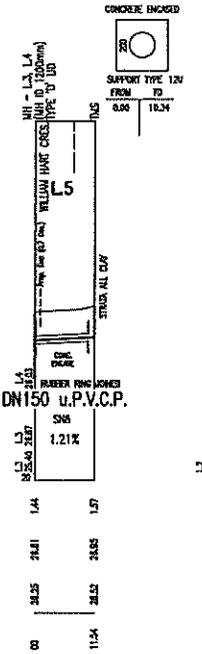
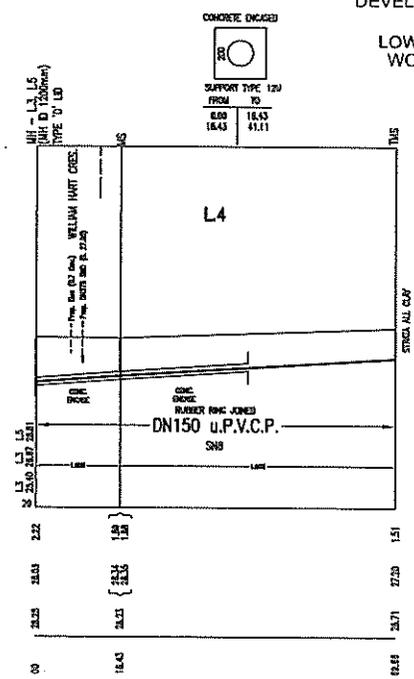
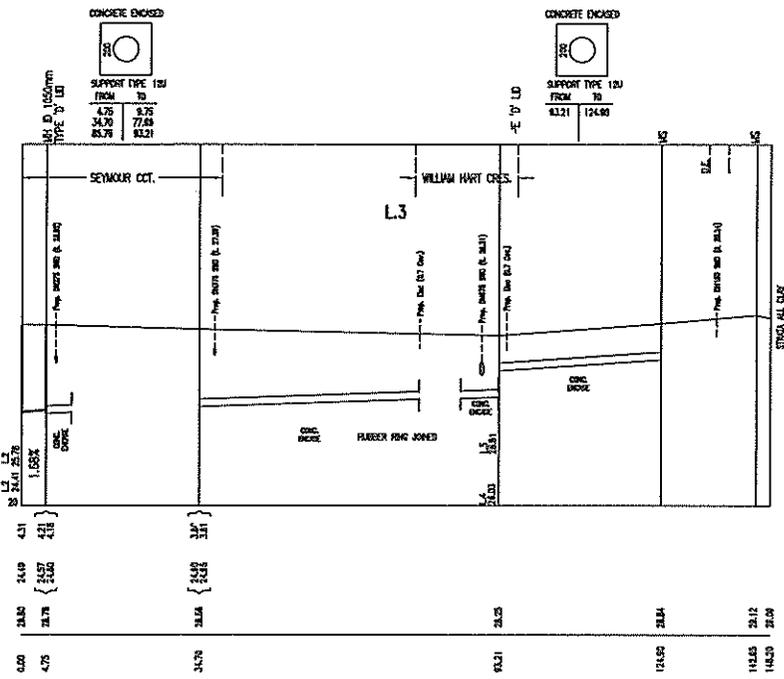
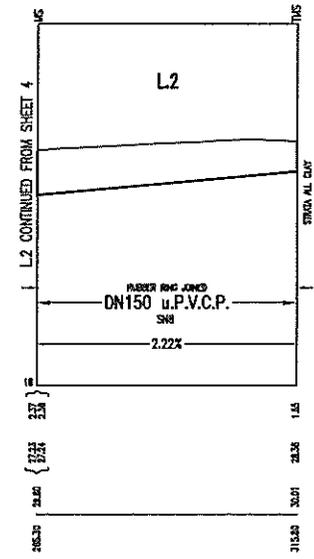
NUMBER	AMENDMENT	INITIAL	DATE
A	FIRST ISSUE FOR CLIENT ONLY	F.A.	17.10.11
B	ISSUE FOR COMMENT	F.A.	08.01.12
C	ISSUE FOR APPROVAL	F.A.	18.02.12
D	L1 ADDS LAYER FOR SEWER 1475 (CHANGED FROM SHEET 2)	F.A.	07.05.12
E	REVISED DESIGN AS PER MARKUP FROM C&D (BASED ON THE LATEST PROP. INFORMATION LAYERS)	F.A.	11.07.12
F	L1 DILATED OVER LINES REMOVED (REMOVED AND RE-DESIGNED TO FIT)	F.A.	02.08.12
G	L7 REMOVED - L3 EXTENDED	L.T.	20.08.12
H	LOT 1114 SERVICES INDICATED	F.A.	25.08.12
I	REMOVE REMAINING OF LOTS 1141-1143 (FORMER WINDYBUSH LEASERS PARCEL) MARKED AND 1 JUNCTION AREA FOR LOT 1114 (ADJACENT TO THE L1) TO CORRECTLY SHOW THE PROPOSED L1 TO BE 600-200 JUNCTION	F.A.	05.02.13
K	WORK AS CONSTRUCTED	S.D.	21.02.13

WORK AS CONSTRUCTED CERTIFICATION

DEVELOPER: LARSON
 W.A.C.: GARDNER PTY LTD
 CONTRACTOR: ROMA, FA
 W.A.C. PREPARED: 21/04/13
 DESIGNER: GARDNER PTY LTD

City of Sydney WATER
 Case No. 126168WVW SH1 4 OF 7 SH1S.

FOR DETAILS OF SERVICES SEE SHEET 1



L7 DELETED

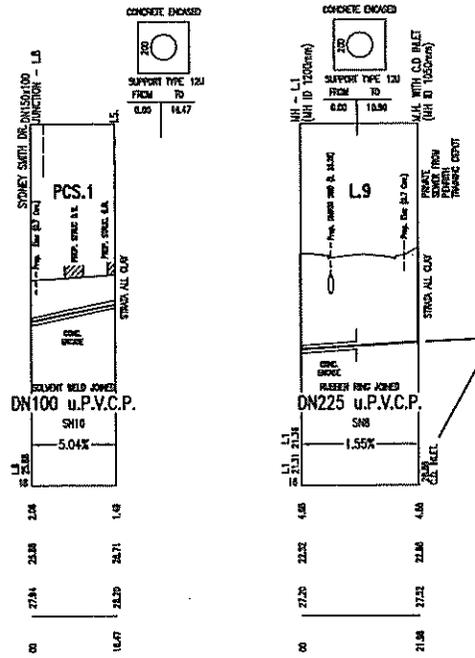
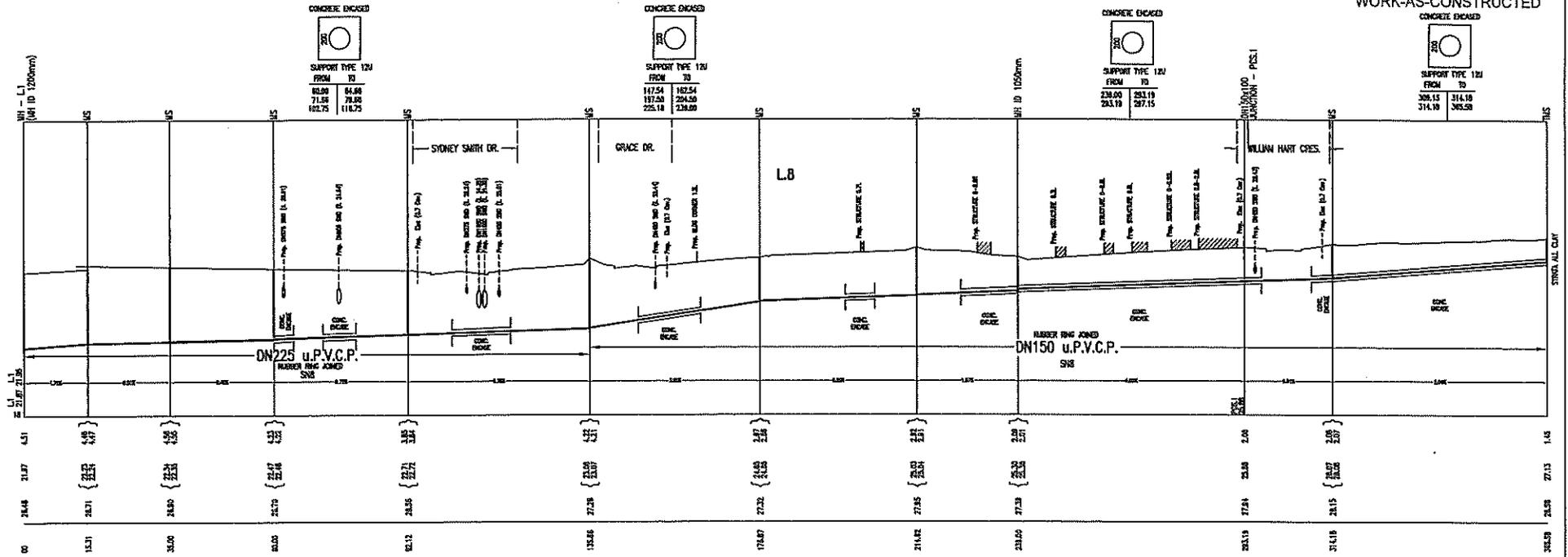
IMPORTANT:
 - FOR SURFACE LEVELS REFER TO NOTE J ON SHEET 1
 - FOR STRUCTURES MARKED WITH ϕ BULK EARTHINGS MAY NOT BE DONE. TEMPORARY MOLES OR TEMPORARY CURS MAY BE REQUIRED. CONTRACTOR TO LIME WITH ONE SUPERFUNDING.

NUMBER	AMENDMENT	INITIAL	DATE
A	FIRST ISSUE (FOR CLIENT ONLY)	F.J.	17.10.11
B	ISSUE FOR COMMENT	F.J.	08.01.12
C	ISSUE FOR ENGAGEMENT	F.J.	18.02.12
D	ISSUE FOR CONSTRUCTION	F.J.	07.05.12
E	ISSUE FOR CONSTRUCTION (REVISED)	F.J.	11.07.12
F	ISSUE FOR CONSTRUCTION (REVISED)	F.J.	02.08.12
G	L7 WITHDRAWN - L3 ENCASED	N.T.	28.09.12
H	LIST 1216 STRUCTURES RECORDED	F.J.	28.09.12
I	ISSUE FOR CONSTRUCTION (REVISED)	F.J.	18.11.12
J	ISSUE FOR CONSTRUCTION (REVISED)	F.J.	02.02.13
K	WORK AS CONSTRUCTED	S.A.	21.02.13

WORK AS CONSTRUCTED CERTIFICATION

DEVELOPER: LANSON
 W.A.C.: GARDNER PTY LTD
 CONSTRUCTOR: BOSSALL PA
 COMPLETED: 21/01/2013
 W.A.C. PREPARED: 21/02/13
 DESIGNER: GARDNER PTY LTD

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



IMPORTANT:
CONSTRUCTION DETERMINE THE LOCATION, SIZE AND DEPTH OF THE EXISTING SINKHOLE PRIOR TO CONSTRUCTING L8. SEE WORKING OF RECORDS (ELECTRONIC SURVEY FILE FORWARDED).

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

NUMBER	AMENDMENT	INITIAL	DATE
A	FIRST ISSUE (FOR CLIENT ONLY)	F.J.	17.02.11
B	ISSUE FOR COMMENT	F.J.	08.01.12
C	ISSUE FOR COMMENT	F.J.	16.02.12
D	L8 ADDED LINE FOR STAKE M.V'S CHANGED (METER SHEET 2)	F.J.	07.04.12
E	REVISED DESIGN AS PER MARKUP FROM RAINSON BASED ON THE LATEST PREP. HYDROLOGICAL REPORT	F.J.	11.07.12
F	L2 SLOPED, OTHER LINES REMOVED AND REVISIONS TO BE MADE TO SHEET 1 AND SHEET 2	F.J.	02.08.12
G	L7 REMOVED - L3 EXTENDED	T.T.	20.08.12
H	LIST 1218 SERVICES INCORPORATED	F.J.	25.08.12
I	SOME REVISIONS OF LIST 1218 (L4) SERVICES AND OTHERS PARTLY REMOVED AND 1 JUNCTION ADDED	F.J.	18.11.12
J	REVISIONS TO LIST 1218 (L1) OF CORRECTED M.V. ADDED, IN TO 0% - 100% ADDED	F.J.	03.02.13
K	WORK AS CONSTRUCTED	S.B.	21.02.13

<p>WORK AS CONSTRUCTED CERTIFICATION</p> <p>DEVELOPER: LANZOM</p> <p>W.A.C. PREPARED BY: SHARON FRY LTD</p> <p>COMPLETED: 21/01/2013</p> <p>W.A.C. PREPARED: 21/02/13</p> <p>DESIGNER: SHARON FRY LTD</p> <p>1218S THAT IN WORKS HAVE BEEN CHECKED IN ACCORDANCE WITH THE WORK AS CONSTRUCTED DRAWINGS</p>		<p>BYWAY WATER CORPORATION</p> <p>Byway WATER</p> <p>Case No. 125168WVW SHT 6 OF 7 SHITS.</p> <p>BYWAY WATER CORPORATION FOR DETAILS OF SERVICES SEE SHEET 1</p>
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BASIX House

= 66.13m² of roof area to discharge to water tank.
 =103.5m² stormwater and overflow to discharge to existing street channel.
 o/a= 169.63m² of roof area.

LEGEND:

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

EARTHWORKS TO AHD

HOUSE: FFL: R.L: 28.625 AHD
 (LIVING) FGL: R.L:28.300 AHD
 GARAGE: FFL: R.L:28.430 AHD
 FGL: R.L:28.105 AHD

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

GENERAL DRAINAGE NOTES

1. Roof Plumber to locate Downpipes as indicated on FLOOR PLANS per spec. provided.
 2. Stormwater pipes to be 100mm DIA.(Min) at 1 deg. Grade (Min) to 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/IH TO ENCROACH AS ALLOWED BY B.C.A:CL3.7.1.7 & FIGURE 3.7.1.9

FIBRE OPTIC WIRING PACKAGE

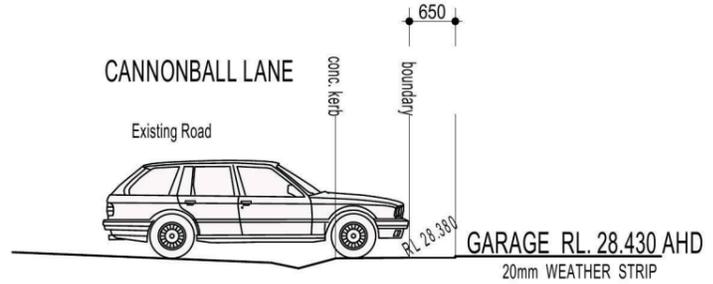
NOTE
 AIR CONDITIONING ONLY
 (EER 2.5-3.0 OR GREATER)
 3-PHASE POWER

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NOTE:
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NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT

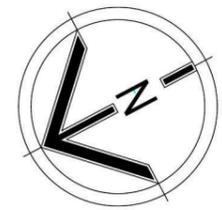
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DRIVEWAY GRADIENT
 SCALE 1:100

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

NOTE:
 FINAL GARAGE LEVELS SUBJECT TO FINAL KERB LEVELS.

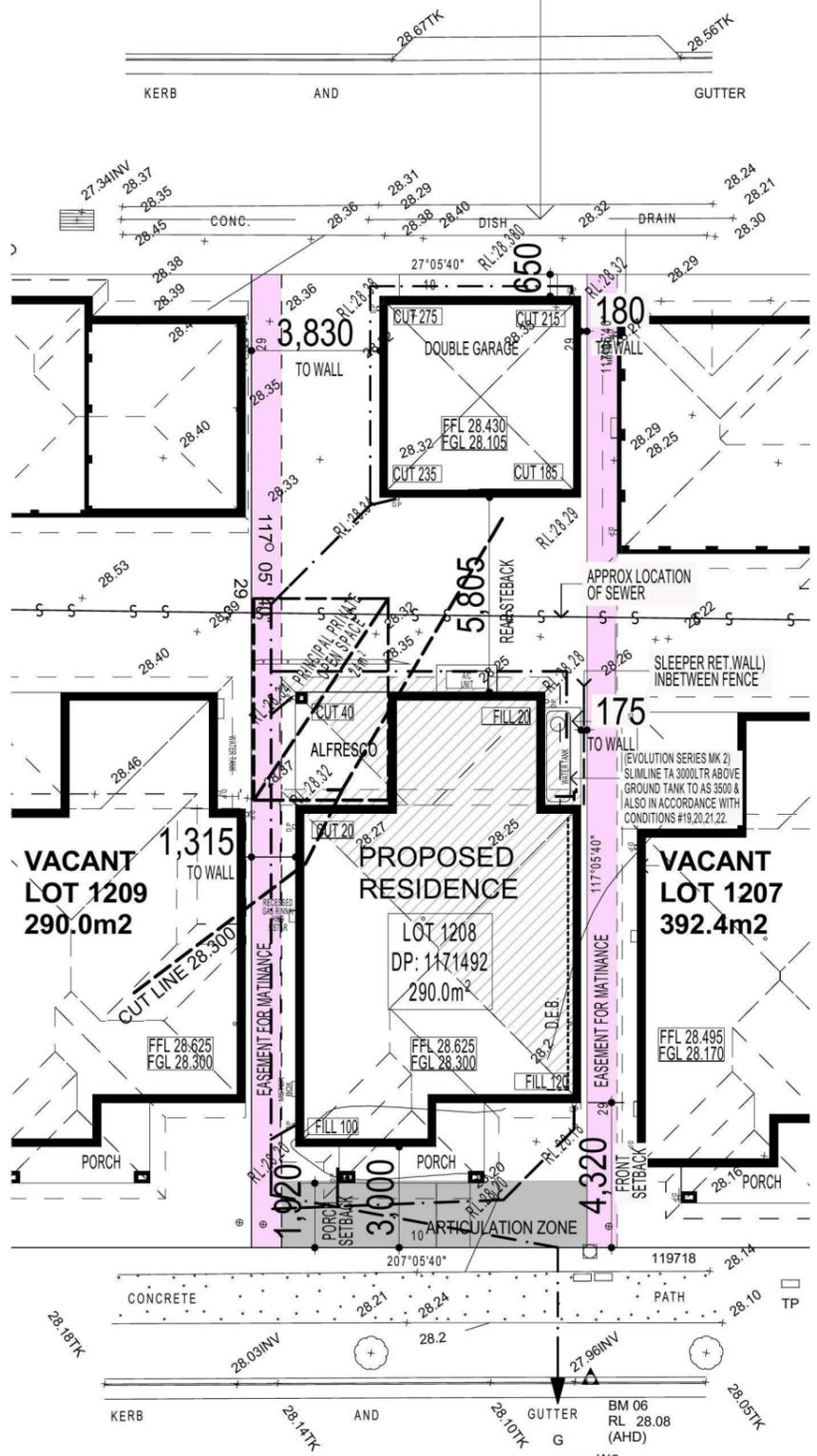


SYMBOLS & ABBREVIATIONS:

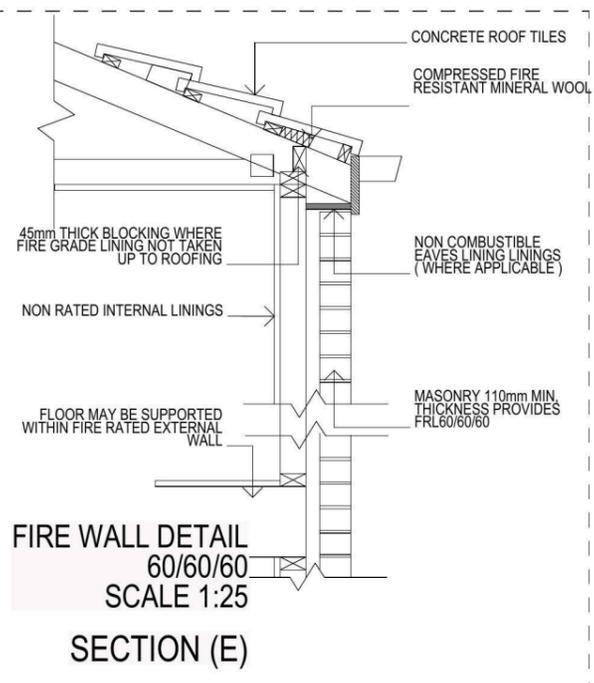
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	HYD HYDRANT		-S- SEWER LINE
	SIP SURFACE INLET PIT		GM GAS METER
	SIC SEWER INSPECTION COVER		LP LIGHT POLE
	SMH SEWER MANHOLE		EC ELECTRICITY CONDUIT
	WM WATER METER		ECT ELEC & TELE CONDUIT
	EL ELECTRICITY BOX		TC TELECOM CONDUIT
	TP TELECOM PIT		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:
 GPS S
 E



SITE PLAN & STORMWATER CONCEPT PLAN



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DEVELOPMENT CALCULATIONS

LOT: 1208 NO: 00 OF SITE AREA: 290.0m²

Itemised Floor Areas (Unit 1):	Totals:
living ground floor:	96.72m ²
first floor: (excl. void 75.79m ²)	80.94m ²
garage: (excess 0.00m ²)	35.88m ²
alfresco:	9.27m ²
porch:	6.64m ²
balcony:	6.64m ²
total floor area:	236.09m ²

FLOOR SPACE RATIO CALCULATION:

gross floor areas:	Totals:
living ground floor: (internal area)	85.94m ²
first floor excl. void: (internal area)	71.84m ²
total gross floor area:	157.78m ²
total floor space ratio:	0.54:1

SITE AREA COVERAGE/LANDSCAPE:

house ground floor:	96.72m ²
garage:	35.88m ²
porch/alfresco:	15.91m ²
driveway/paved area:	16.86m ²
site coverage Area:	148.51m ²
landscape area:	141.49m ² (48.7%)
pervious areas (soft)	122.05m ² (42.0%)
impervious areas (hard)	165.37m ² (57%)
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private open space o/a:	83.85m ²
principal private open space:	24.0m ²
total car space incl. carstand:	2 carspace

COUNCIL ZONE: R1

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
A.SPITERI & E.FRAZER.

LOCATION:
 LOT 1208
 SYDNEY SMITH DRIVE
 PENRITH,2750

DP: DP 1171492 council:
 PENRITH

model: CHESTER 25	facade: AUGUSTINE	date: 2/10/2013	quotation assessment: QA1
Sheet: 1 of 11	drawn: G.P.	checked: P.D.	497B-13

KEY

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

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

FIRSTSTYLE HOMES

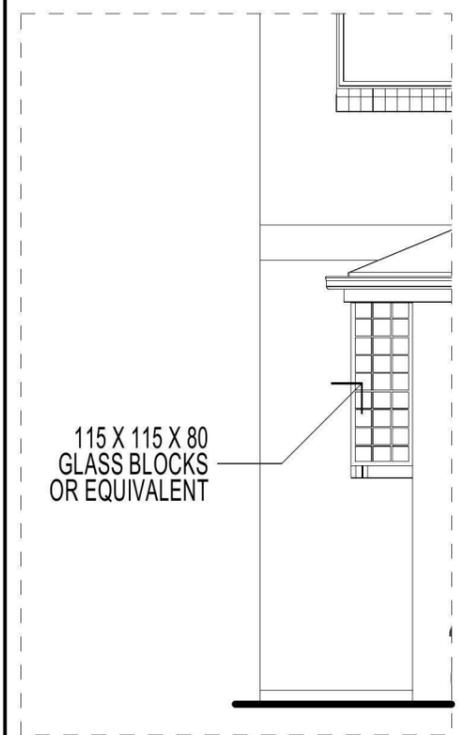
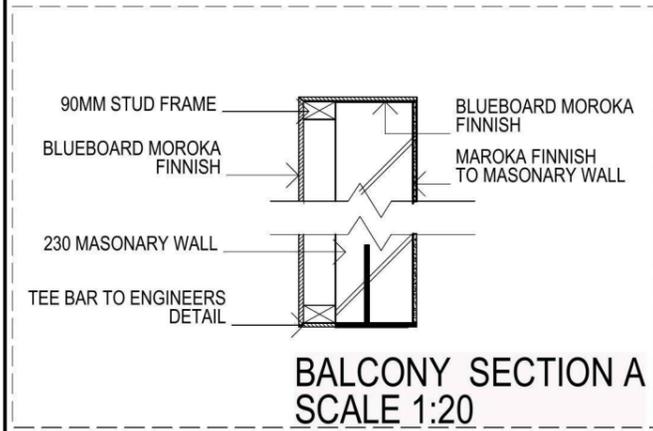
FIRSTSTYLE HOMES Pty.Ltd
Lic No. 113412C
ACN. 087 773 779
PO BOX 171, HOXTON PARK 2171

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

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MASTER BUILDERS ASSOCIATION
MEMBER
MASTER BUILDER, BETTER BUILDER

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FIBRE OPTIC WIRING PACKAGE

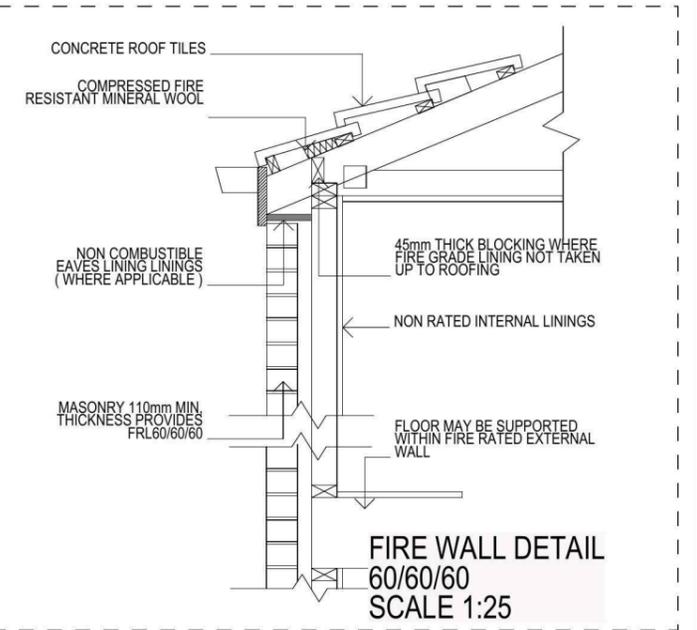
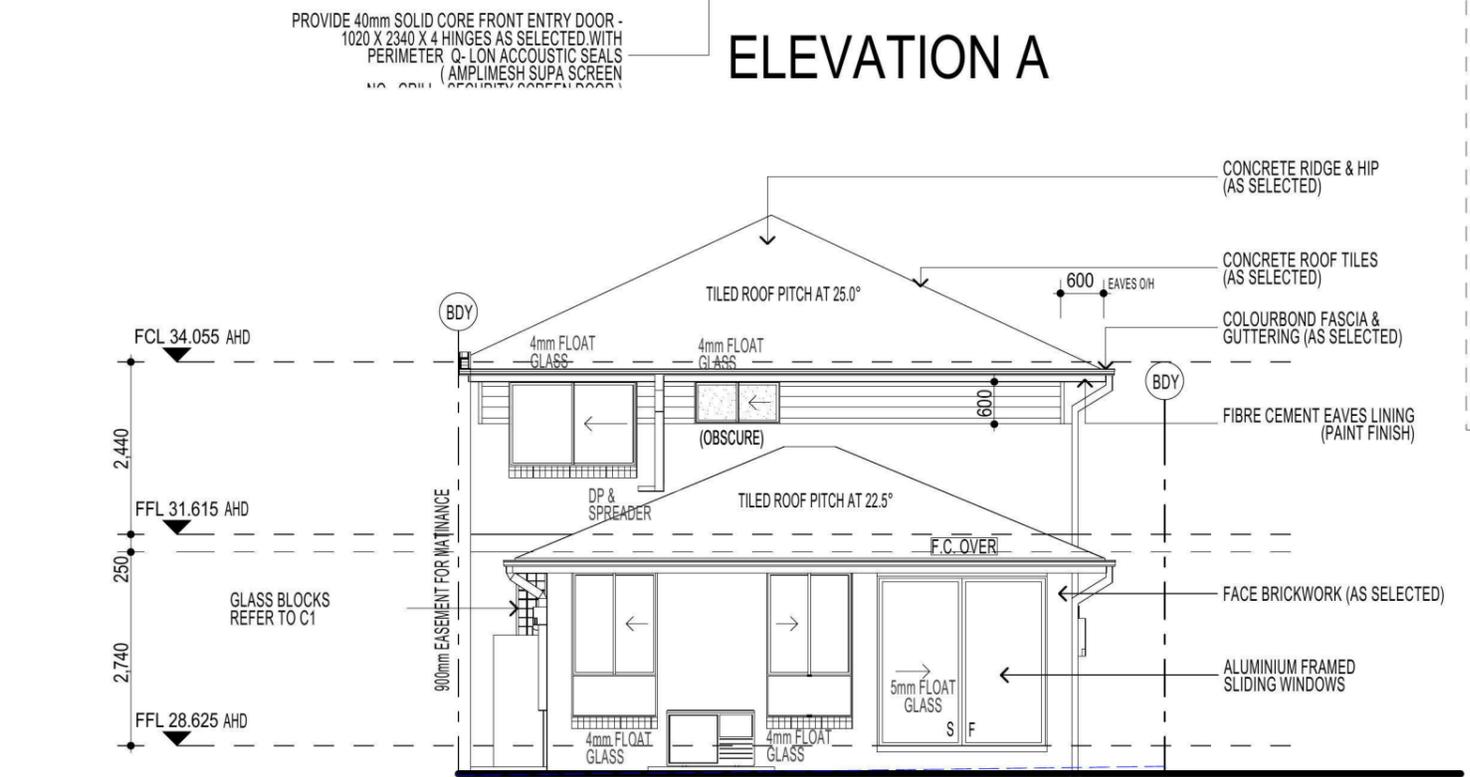
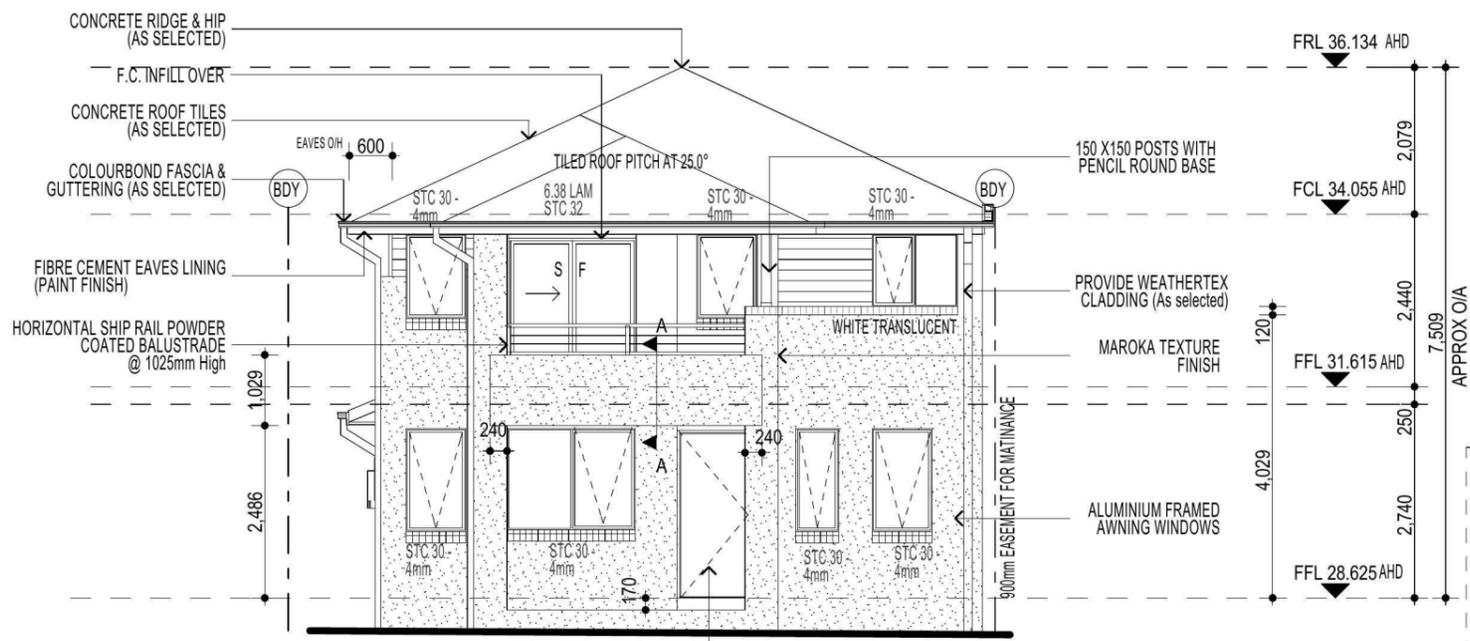
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NOTE:
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ABSA
Association of Building Sustainability Assessors

Certification Number: 1005188204
Certification Date: 09/04/2013
Assessor Name: Vic Vicaretti
Assessor Number: 20311
Assessor Signature: [Signature]

Simulated Energy: HEATING: 49.4 MJ/m² pa
Simulated Energy: COOLING: 62.9 MJ/m² pa
NatHERS Rating: 102.3 MJ/m² pa

5.0 HOUSE

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
A.SPITERI & E.FRAZER.

LOCATION:
LOT 1208
SYDNEY SMITH DRIVE
PENRITH,2750

DP: DP 1171492
Council: PENRITH

model: CHESTER 25
facade: AUGUSTINE
date: 2/10/2013
quotation assessment: QA1

Sheet: 5 of 11
drawn: G.P.
checked: P.D.
scale: 1:100
497B-13

ELEVATIONS

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

KEY

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

NOTE:
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FIRSTSTYLE HOMES

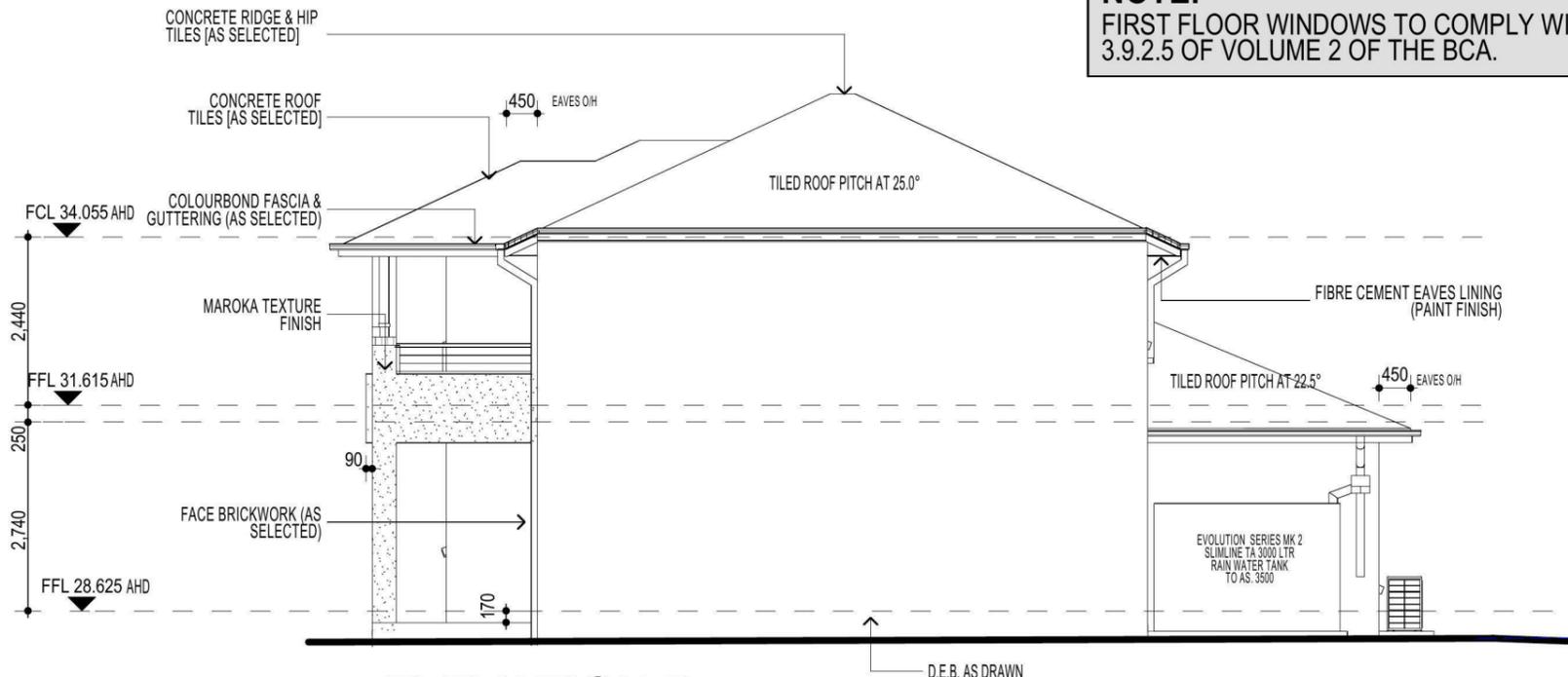
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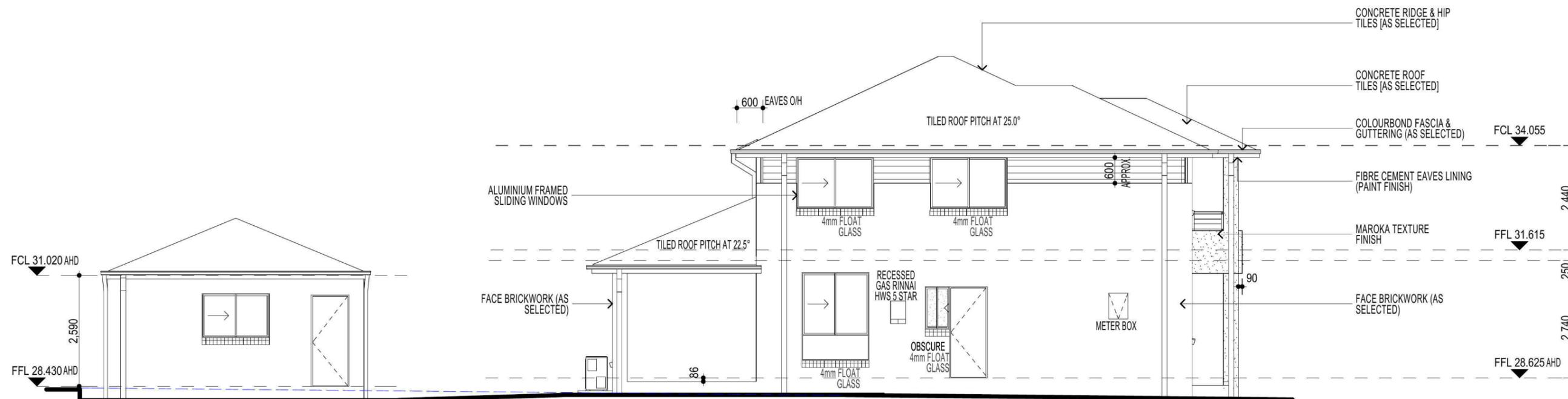
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MASTER BUILDERS ASSOCIATION MEMBER

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ELEVATION B



ELEVATION D

FIBRE OPTIC WIRING PACKAGE

NOTE
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3-PHASE POWER

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PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
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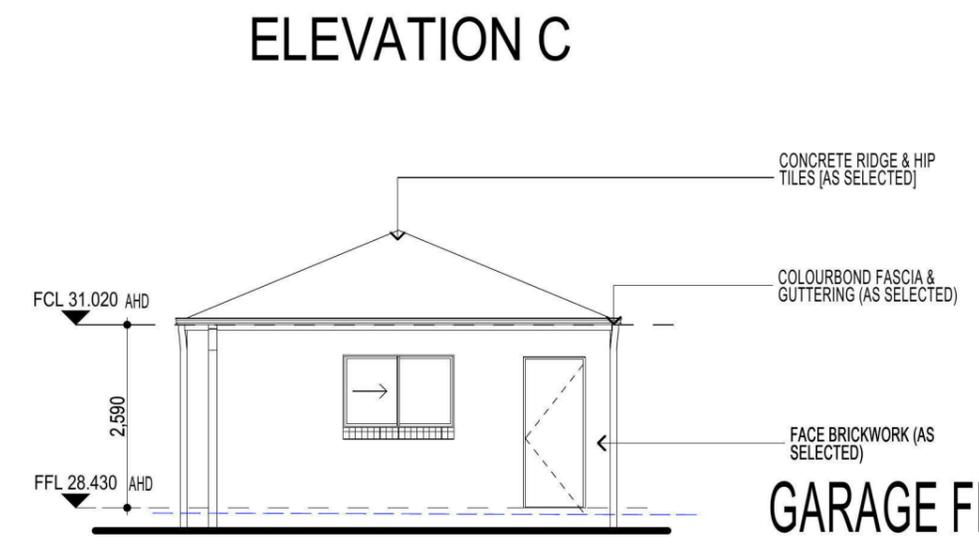
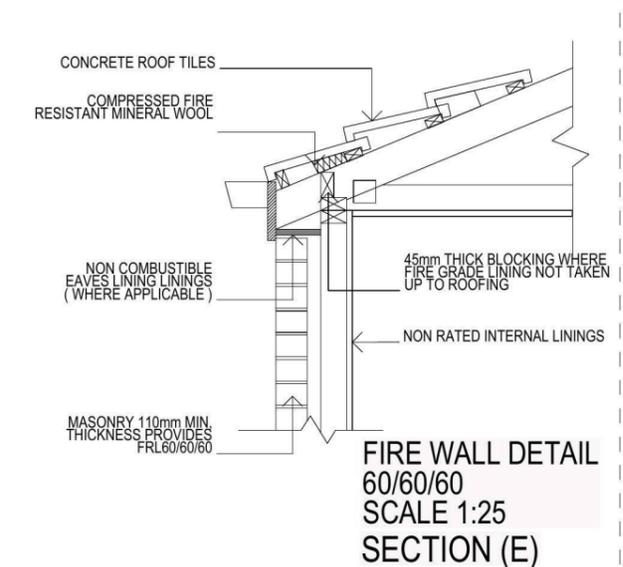
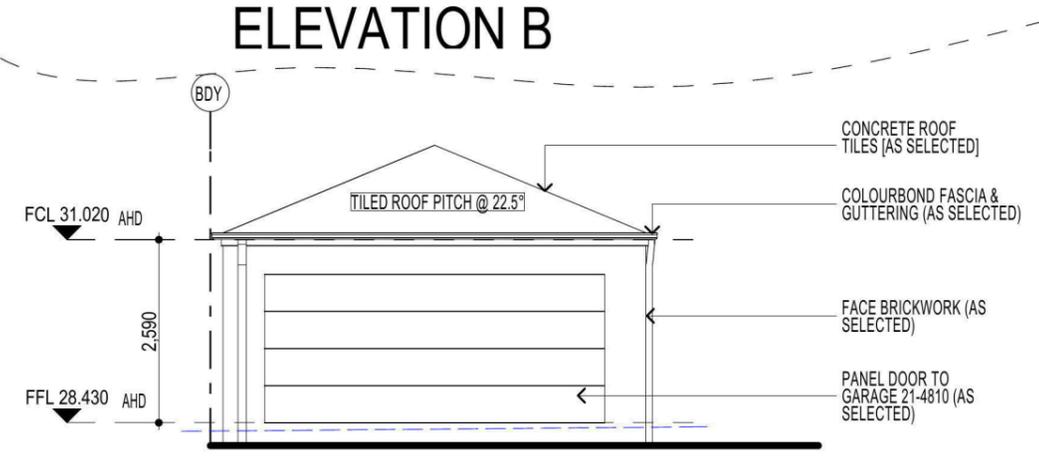
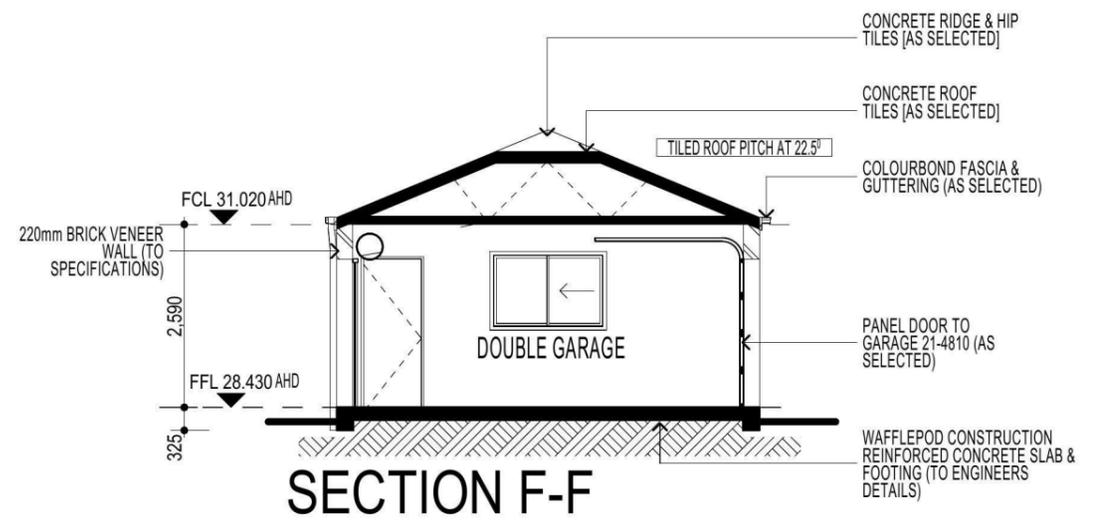
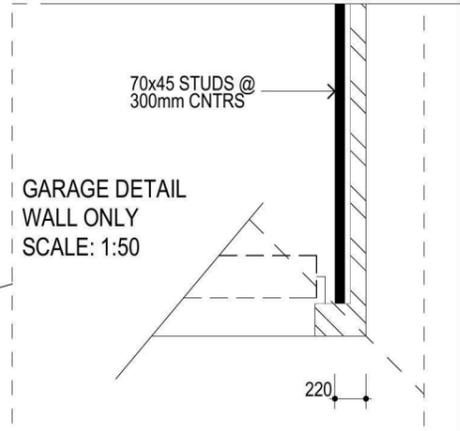
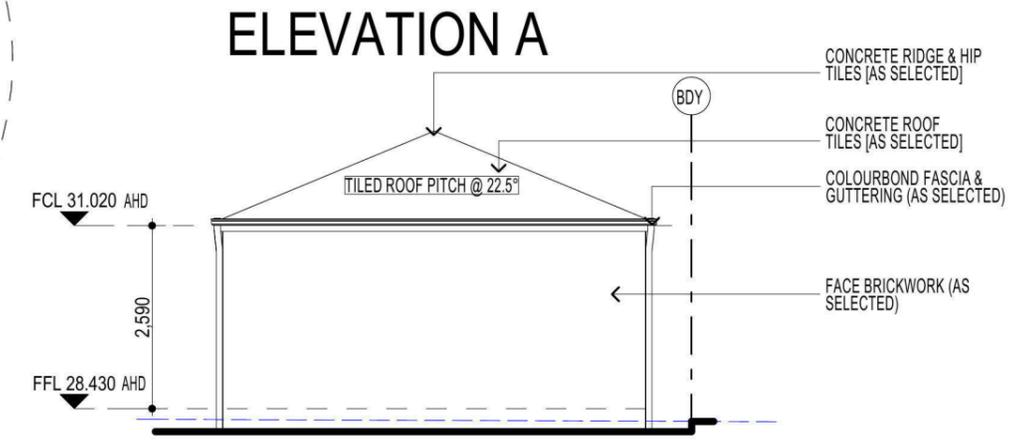
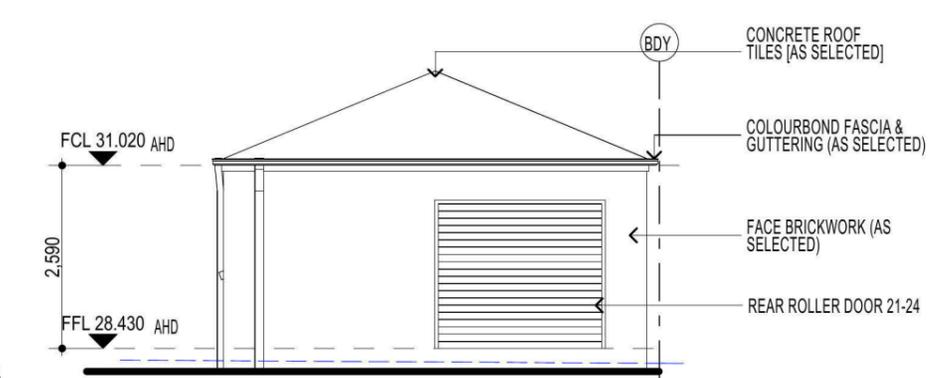
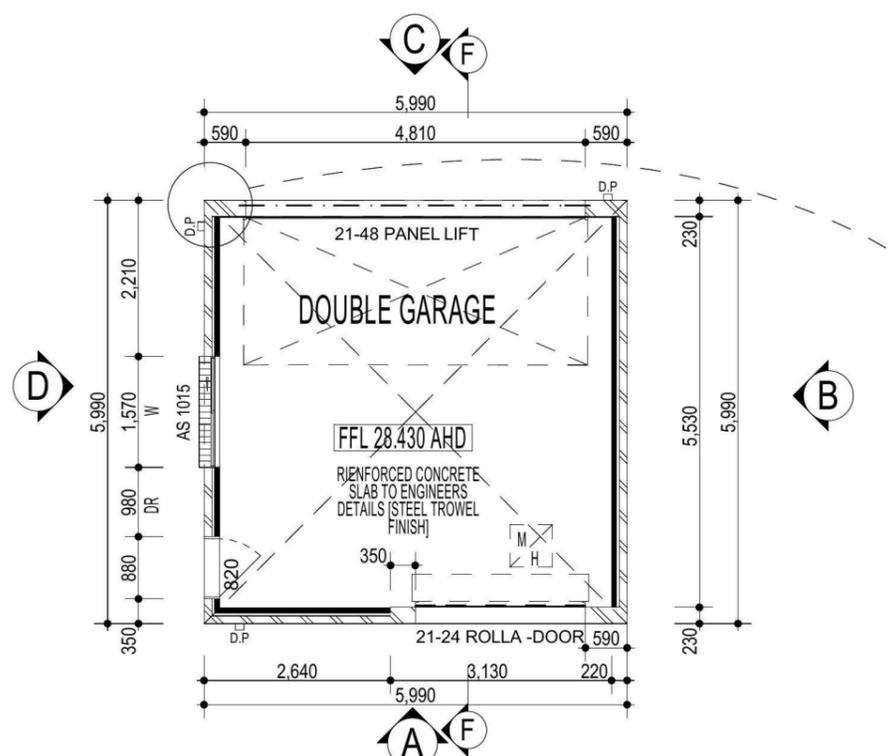
LOCATION:
LOT 1208
SYDNEY SMITH DRIVE
PENRITH, 2750

DP: DP 1171492	council: PENRITH
model: CHESTER 25	facade: AUGUSTINE
date: 2/10/2013	quotation assessment: QA1
Sheet: 6 of 11	drawn: G.P.
checked: P.D.	scale: 1:100
497B-13	

ELEVATIONS

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

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GARAGE FLOOR PLAN ELEVATIONS /SECTION

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PROMOTION: **LIVING/STYLE COLLECTION**

CLIENT: **A.SPITERI & E.FRAZER.**

LOCATION: **LOT 1208 SYDNEY SMITH DRIVE PENRITH,2750**

DP: DP 1171492	council: PENRITH
model: CHESTER 25	facade: AUGUSTINE
Sheet: 7 of 11	date: 2/10/2013
drawn: G.P.	checked: P.D.
scale:	497B-13

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

BASIX House

= 66.13m² of roof area to discharge to water tank.
 =103.5m² stormwater and overflow to discharge to existing street channel.
 o/a= 169.63m² of roof area.

LEGEND:

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

EARTHWORKS TO AHD

HOUSE: FFL: R.L: 28.625 AHD
 (LIVING) FGL: R.L:28.300 AHD
 GARAGE: FFL: R.L:28.430 AHD
 FGL: R.L:28.105 AHD

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

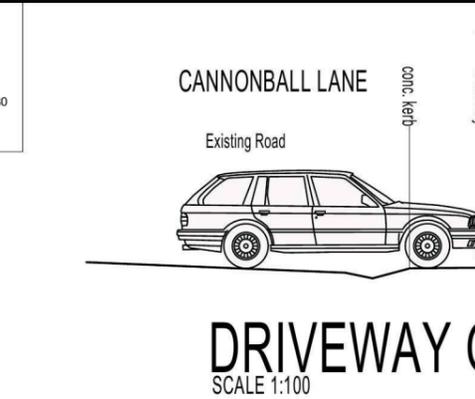
GENERAL DRAINAGE NOTES

1. Roof Plumber to locate Downpipes as indicated on FLOOR PLANS per spec. provided.
 2. Stormwater pipes to be 100mm DIA.(Min) at 1 deg. Grade (Min) to 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 ENCROACH AS ALLOWED BY B.C.A:CL3.7.1.7 & FIGURE 3.7.1.9

FIBRE OPTIC WIRING PACKAGE

NOTE
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 3-PHASE POWER

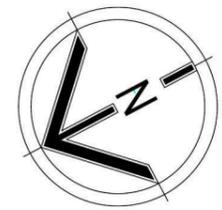
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DRIVEWAY GRADIENT
 SCALE 1:100

NOTE:
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 SIGN:..... DATE:.....

NOTE:
 FINAL GARAGE LEVELS SUBJECT TO FINAL KERB LEVELS.

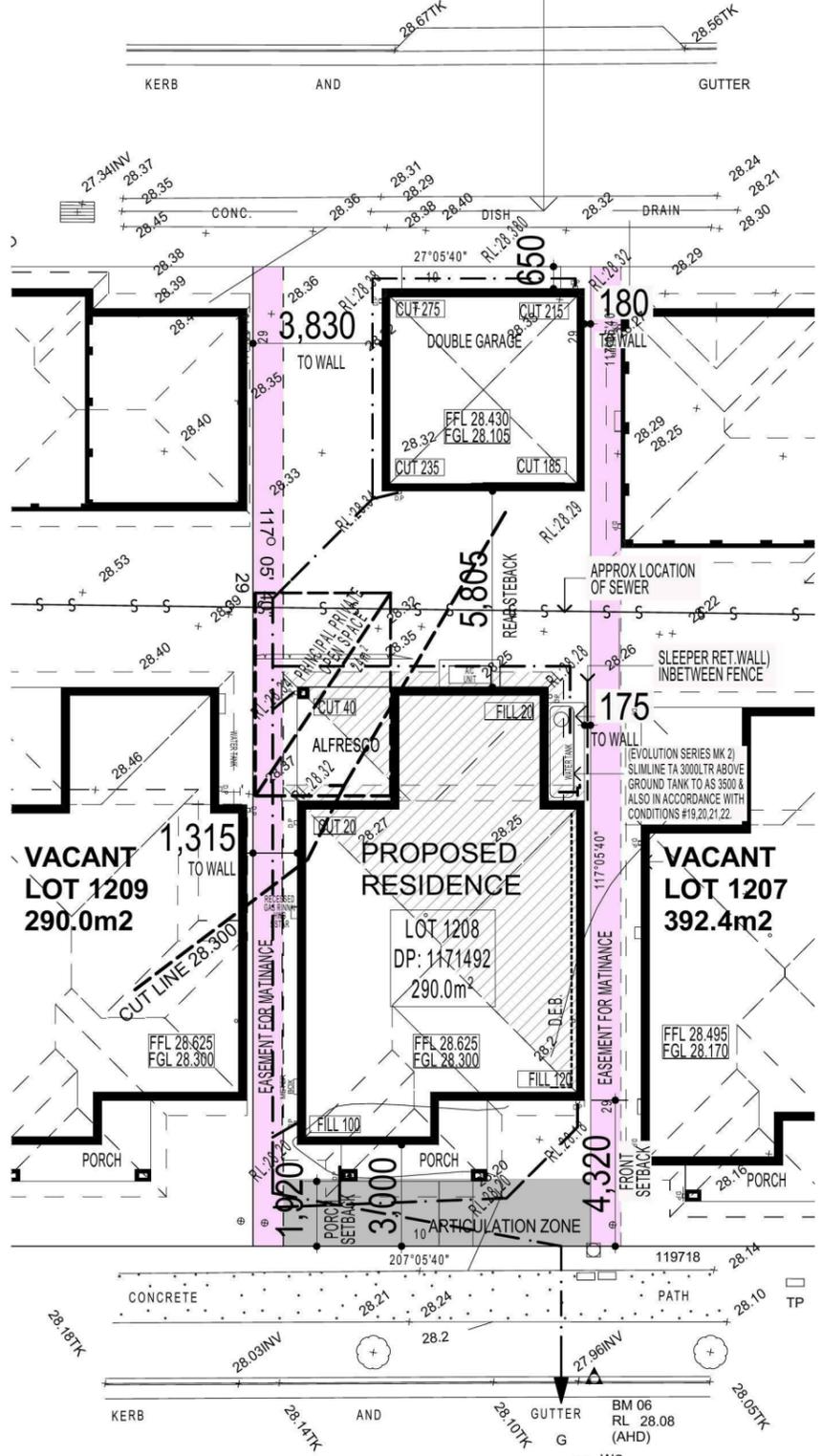


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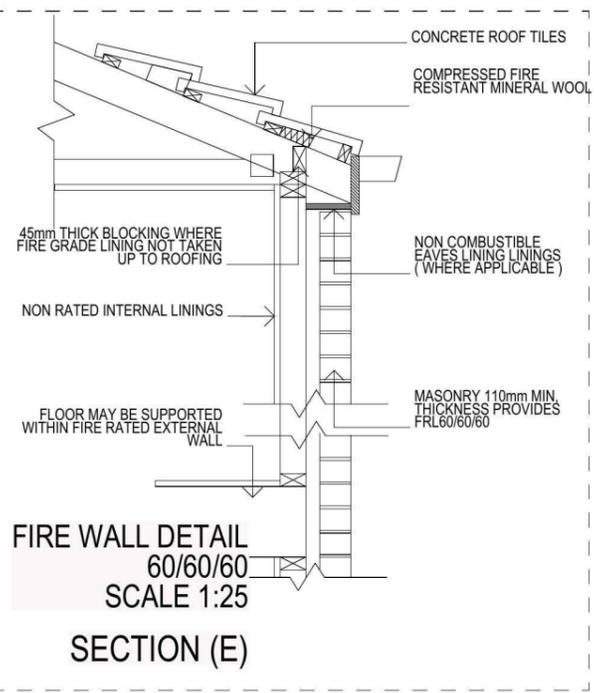
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	VC VEHICLE CROSSING		INV INVERT
	SV STOP VALVE		KO KERB OUTLET
	SWMH STORMWATER MANHOLE		TK TOP OF KERB

LOCALITY SKETCH

UBD AREA: SYD REVISION: 48
 MAP: 163 REF:
 GPS S
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SITE PLAN & STORMWATER CONCEPT PLAN



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COUNCIL ZONE: R1

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
A.SPITERI & E.FRAZER.

LOCATION:
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 PENRITH, 2750

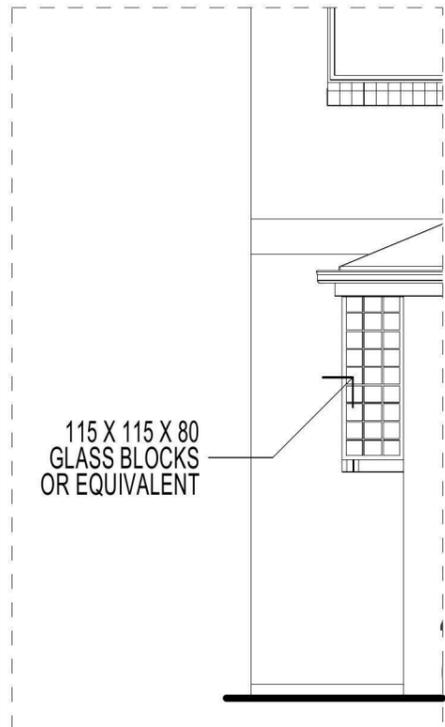
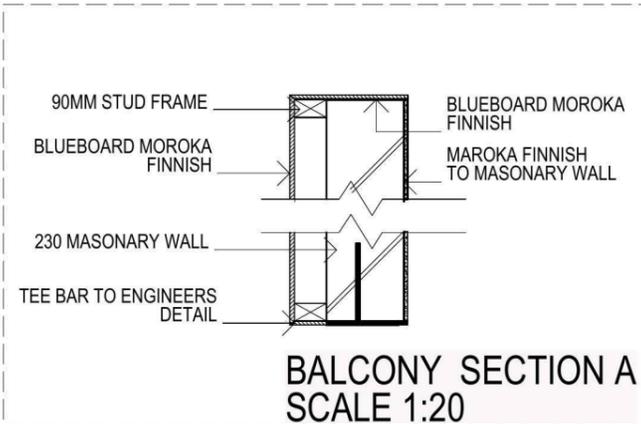
DP: DP 1171492 council:
 PENRITH

model: CHESTER 25 facade: AUGUSTINE date: 2/10/2013 quotation assessment: QA1

Sheet: 1 of 11 drawn: G.P. checked: P.D. scale: 1:200 **497B-13**

KEY

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



FIBRE OPTIC WIRING PACKAGE

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

NOTE:
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NOTE:
PLEASE REFER TO ACOUSTIC LOGIC REPORT. REF No.20120708.2/2606A/R1/HP - DATED:26.06.13 > FOR ADDITIONAL INFORMATION. (REFER TO PAGE 8. ALSO FOR ADDITIONAL NOTES)

NOTE:
PROVIDE GRANITGARD TERMITE TREATMENT

NOTE:
PLEASE REFER TO "ECO DESIGN" LANDSCAPE PLANS ISSUE: 'F' DATED 30.04.13

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

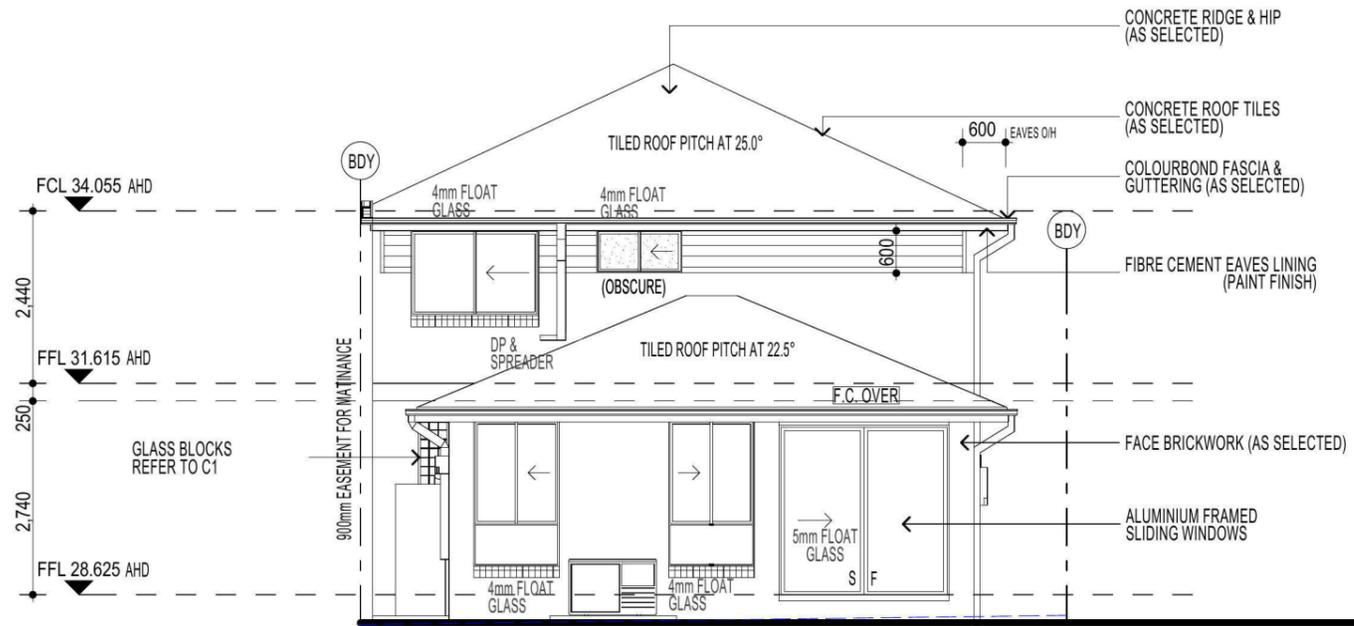
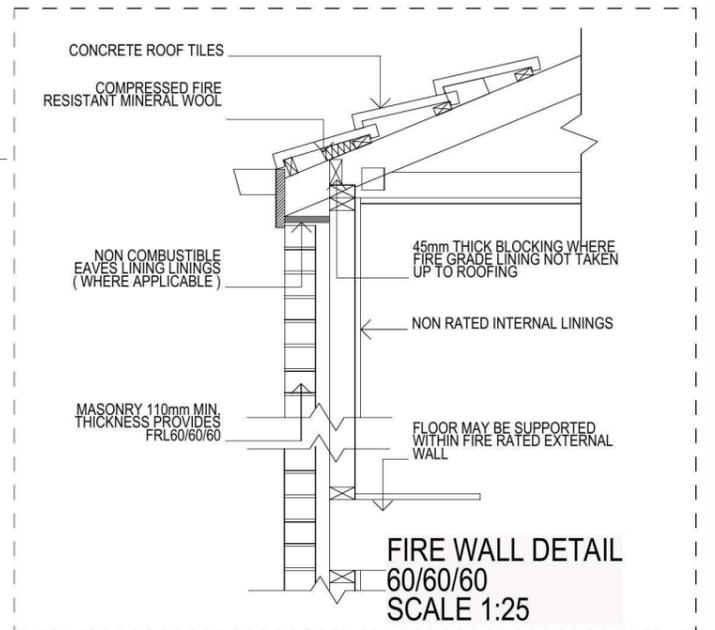
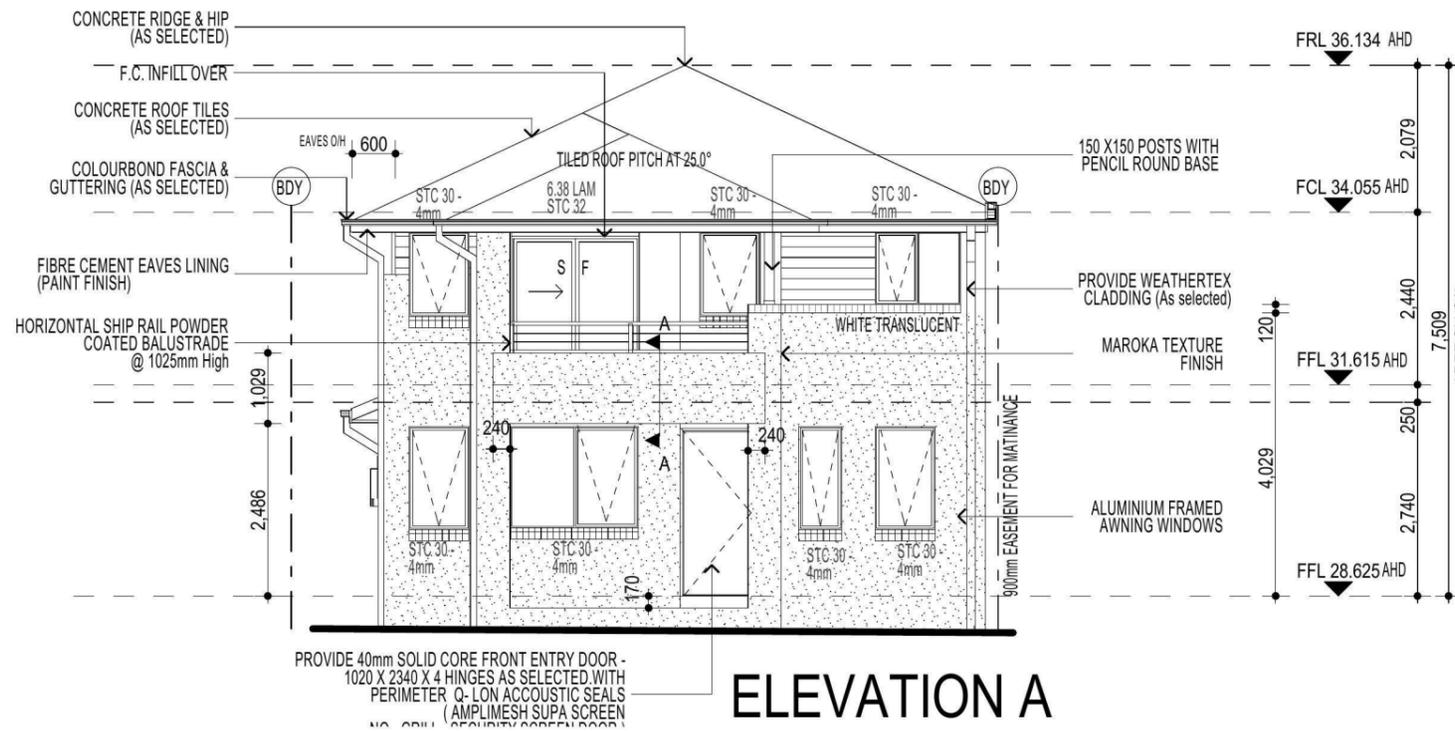
FIRSTSTYLE HOMES
FIRSTSTYLE HOMES Pty.Ltd
Lic No. 113412C
ACN: 087 773 779
PO BOX 171, HOXTON PARK 2171

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

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MASTER BUILDERS ASSOCIATION
MEMBER

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ELEVATIONS

PROMOTION: LIVING/STYLE COLLECTION			
CLIENT: A.SPITERI & E.FRAZER.			
LOCATION: LOT 1208 SYDNEY SMITH DRIVE PENRITH, 2750			
DP: DP 1171492	council: PENRITH		
model: CHESTER 25	facade: AUGUSTINE	date: 2/10/2013	quotation assessment: QA1
Sheet: 5 of 11	drawn: G.P.	checked: P.D.	scale: 1:100
			497B-13
CLIENTS SIGNATURE:		DATE:	S.P. 00.

KEY

-  FACE BRICK (AS SELECTED)
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NOTE:
FIRST FLOOR WINDOWS TO COMPLY WITH CLAUSE 3.9.2.5 OF VOLUME 2 OF THE BCA.

FIRSTSTYLE HOMES

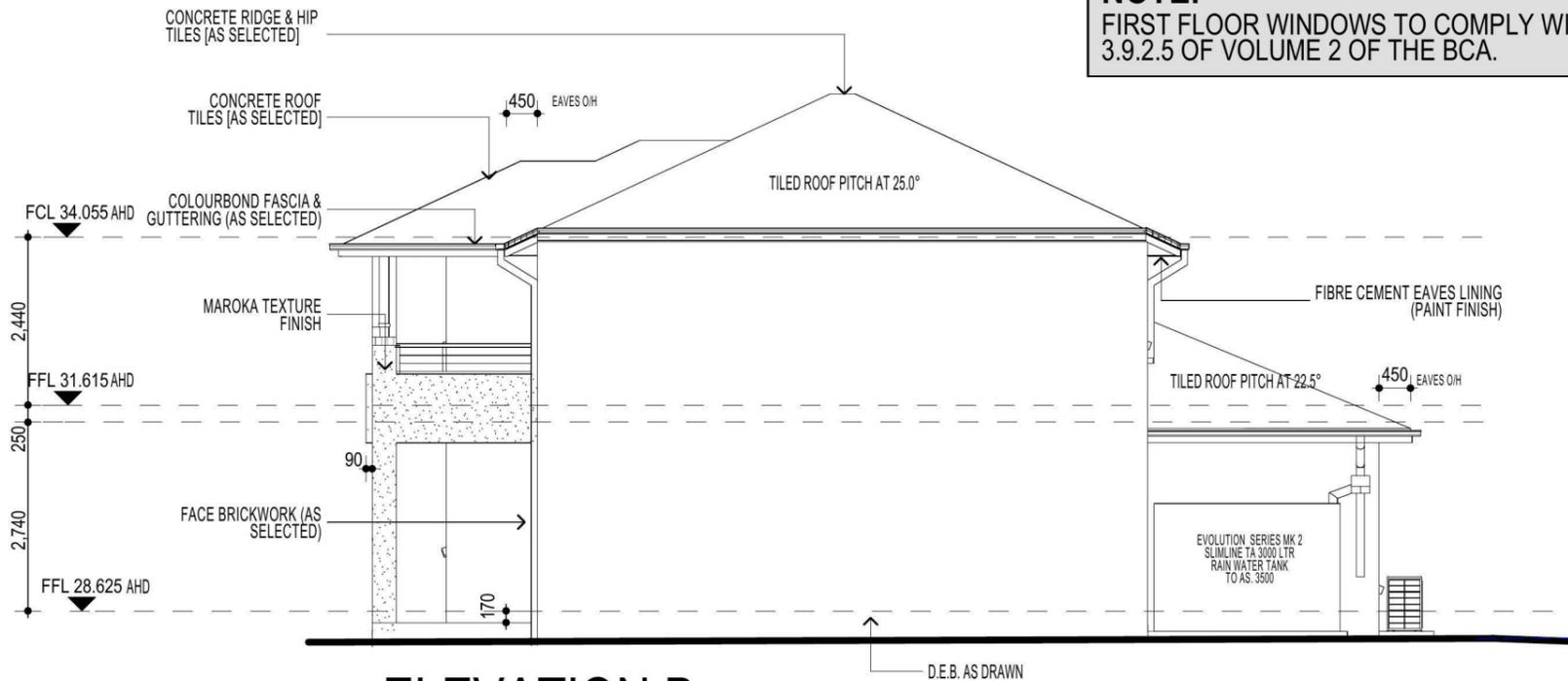
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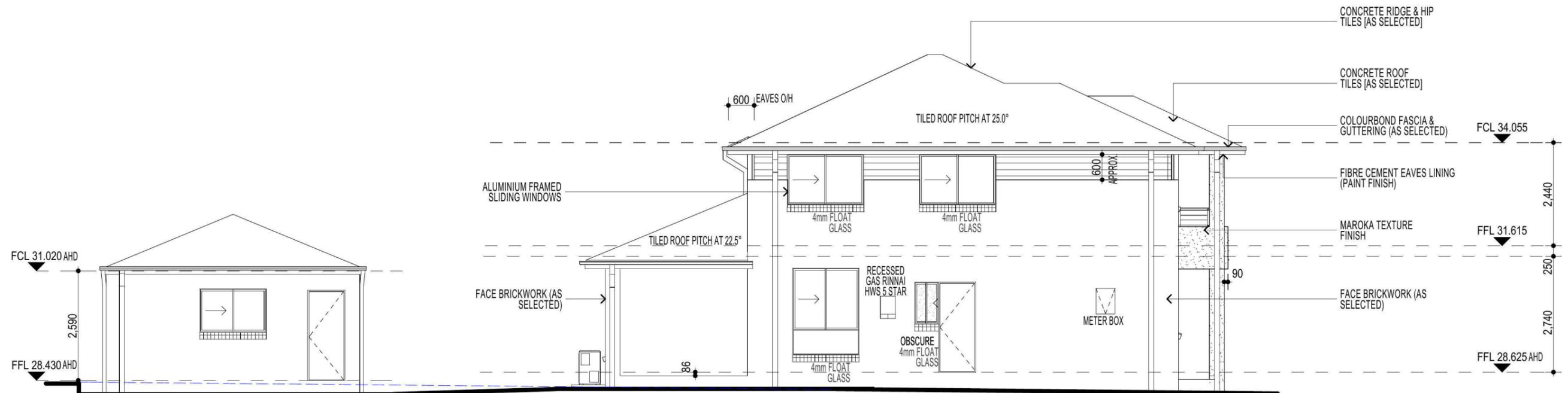
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ELEVATION B



ELEVATION D

FIBRE OPTIC WIRING PACKAGE

NOTE
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3-PHASE POWER

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NOTE:
PROVIDE GRANITGARD TERMITE TREATMENT

NOTE:
PLEASE REFER TO "ECO DESIGN" LANDSCAPE PLANS ISSUE: 'F' DATED 30.04.13

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
A.SPITERI & E.FRAZER.

LOCATION:
**LOT 1208
SYDNEY SMITH DRIVE
PENRITH,2750**

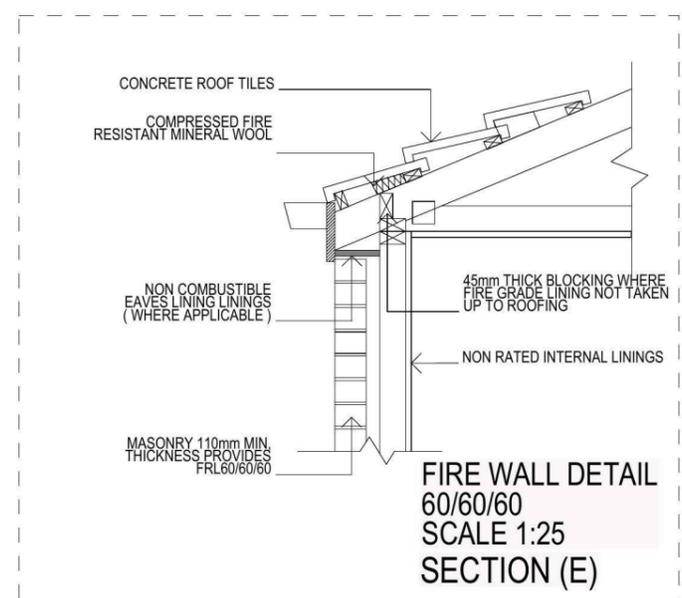
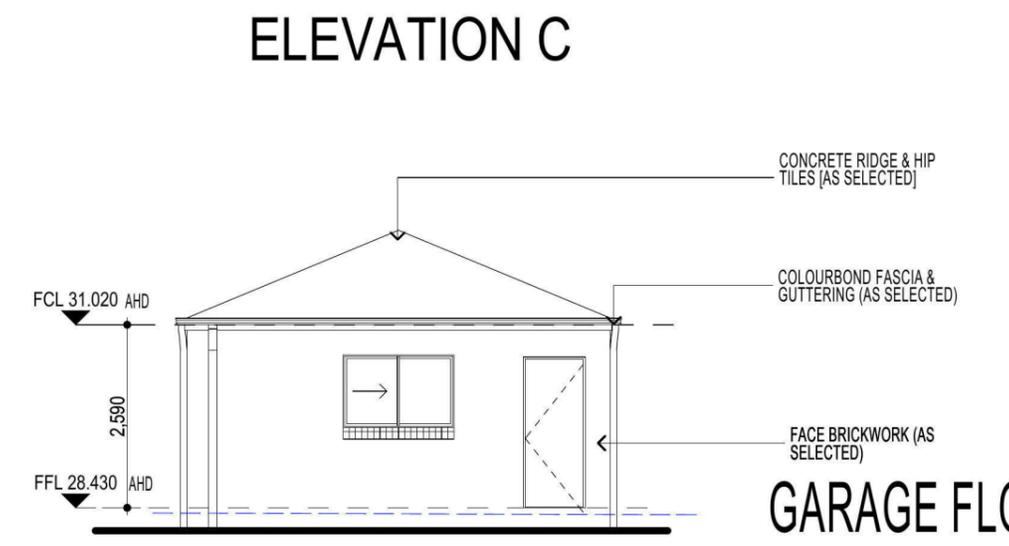
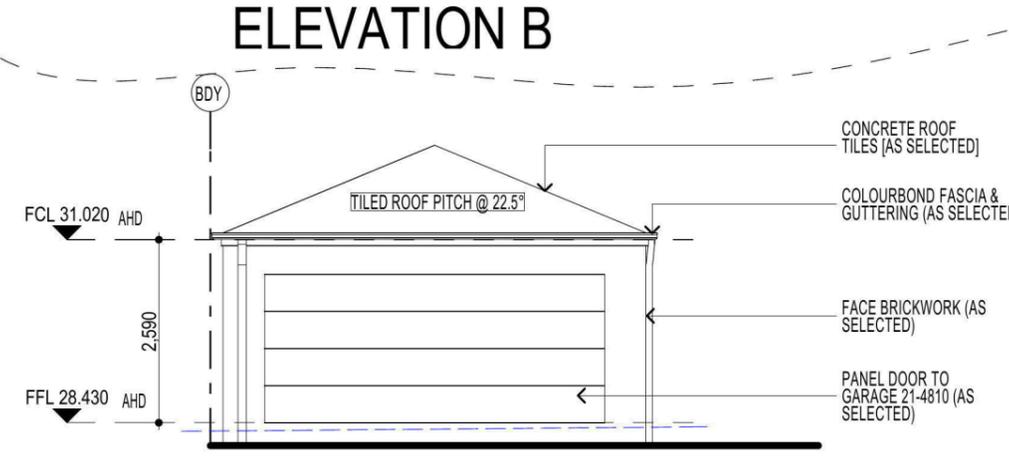
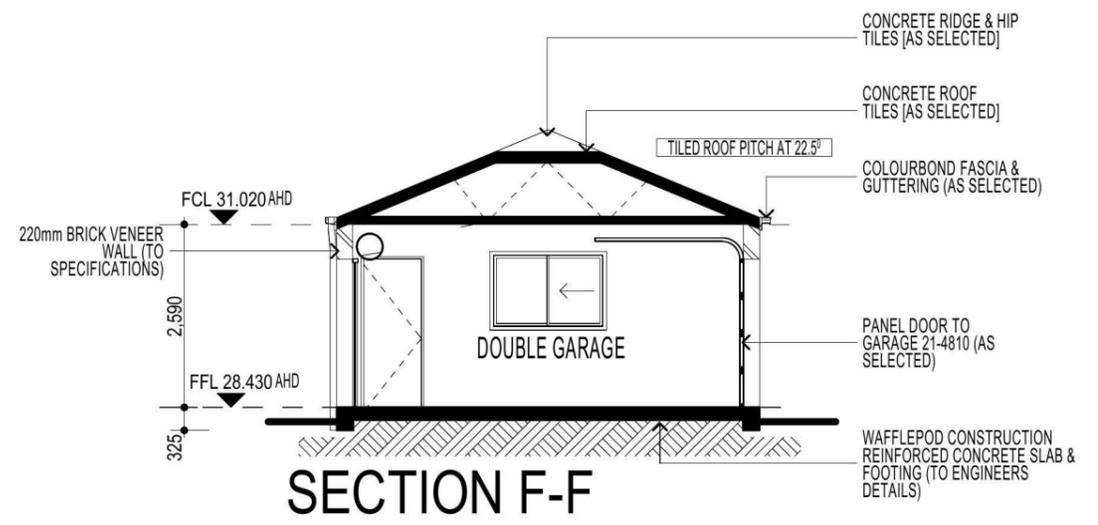
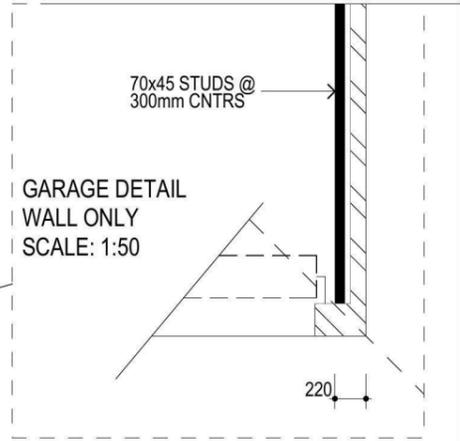
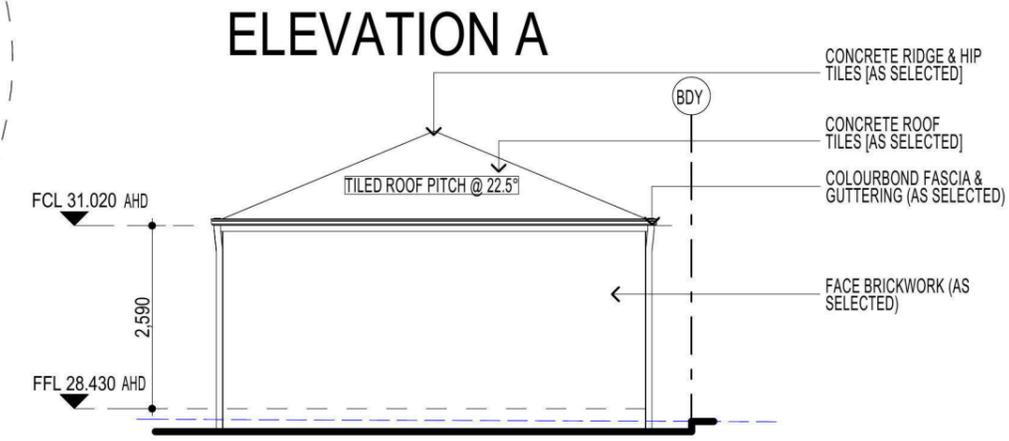
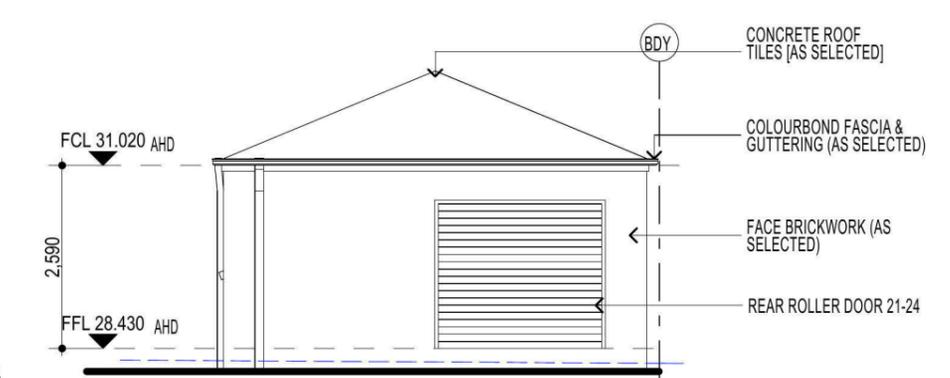
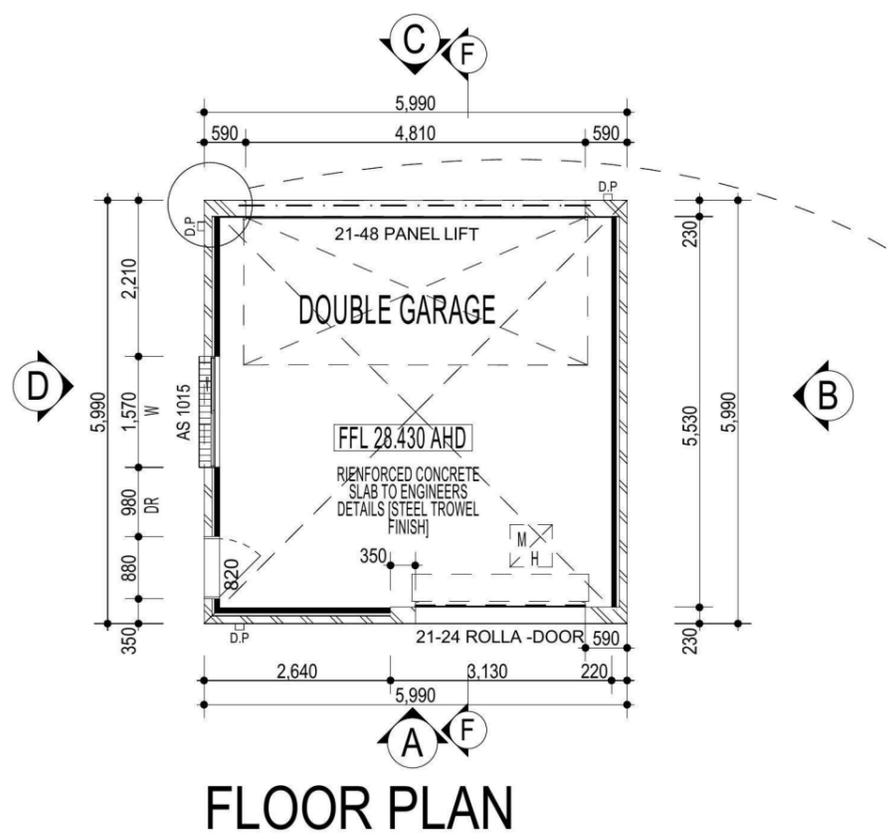
DP: DP 1171492	council: PENRITH
model: CHESTER 25	facade: AUGUSTINE
Sheet: 6 of 11	date: 2/10/2013
drawn: G.P.	checked: P.D.
scale: 1:100	quotation assessment: QA1

ELEVATIONS

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

497B-13

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GARAGE FLOOR PLAN ELEVATIONS /SECTION

PROMOTION: **LIVING/STYLE COLLECTION**

CLIENT: **A.SPITERI & E.FRAZER.**

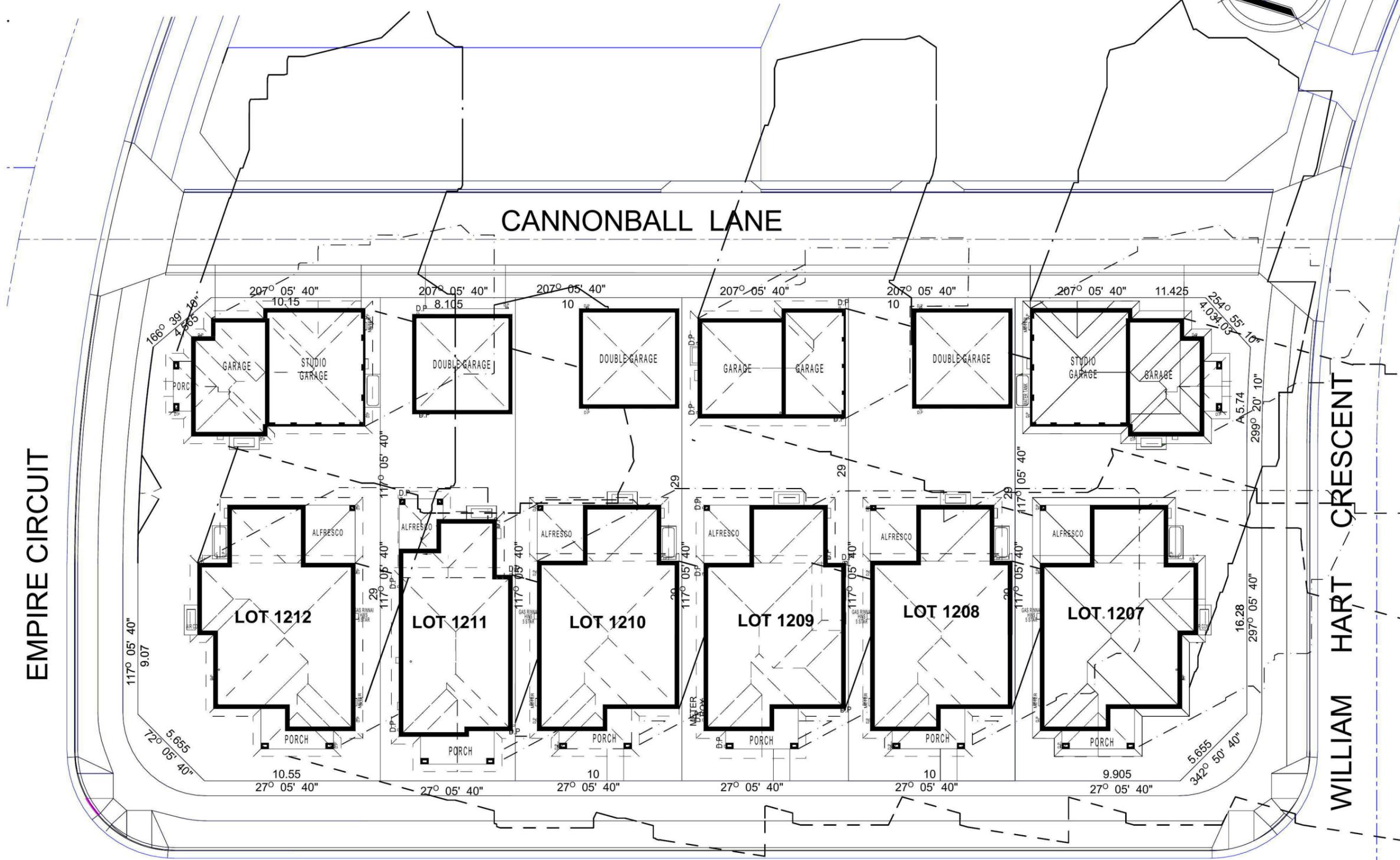
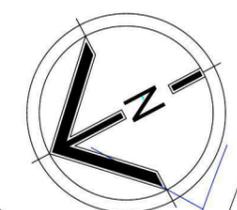
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DP: DP 1171492 council: **PENRITH**

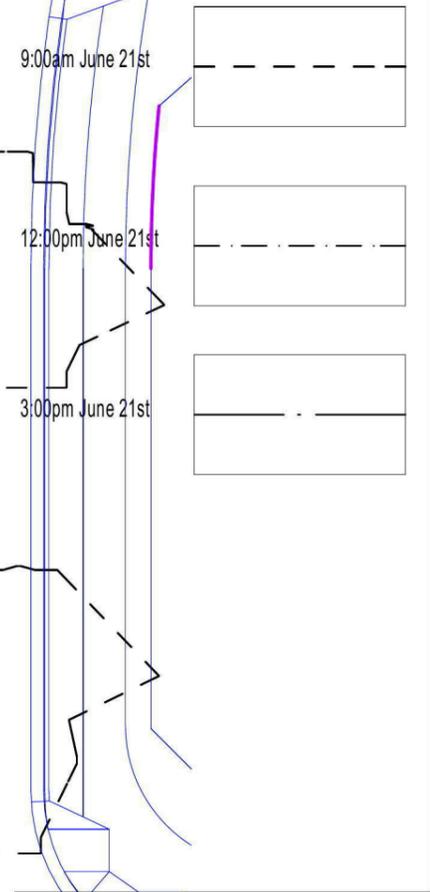
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Sheet: 7 of 11	drawn: G.P.	checked: P.D.	scale: 497B-13

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SHADOW DIAGRAM



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A.SPITERI & E.FRAZER.

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**LOT 1208
 SYDNEY SMITH DRIVE
 PENRITH, 2750**

DP: DP 1171492
 council:
PENRITH

model: CHESTER 25
 facade: AUGUSTINE
 date: 2/10/2013
 quotation assessment: QA1

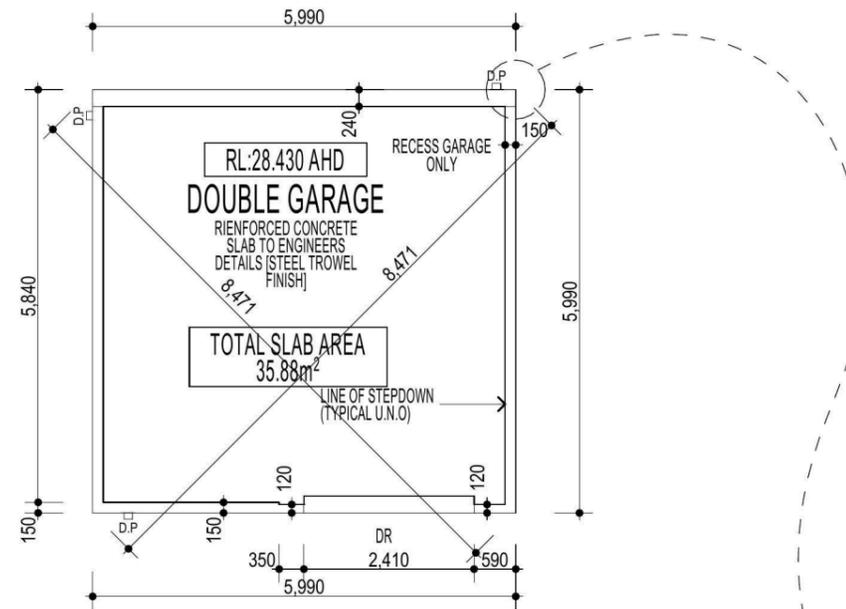
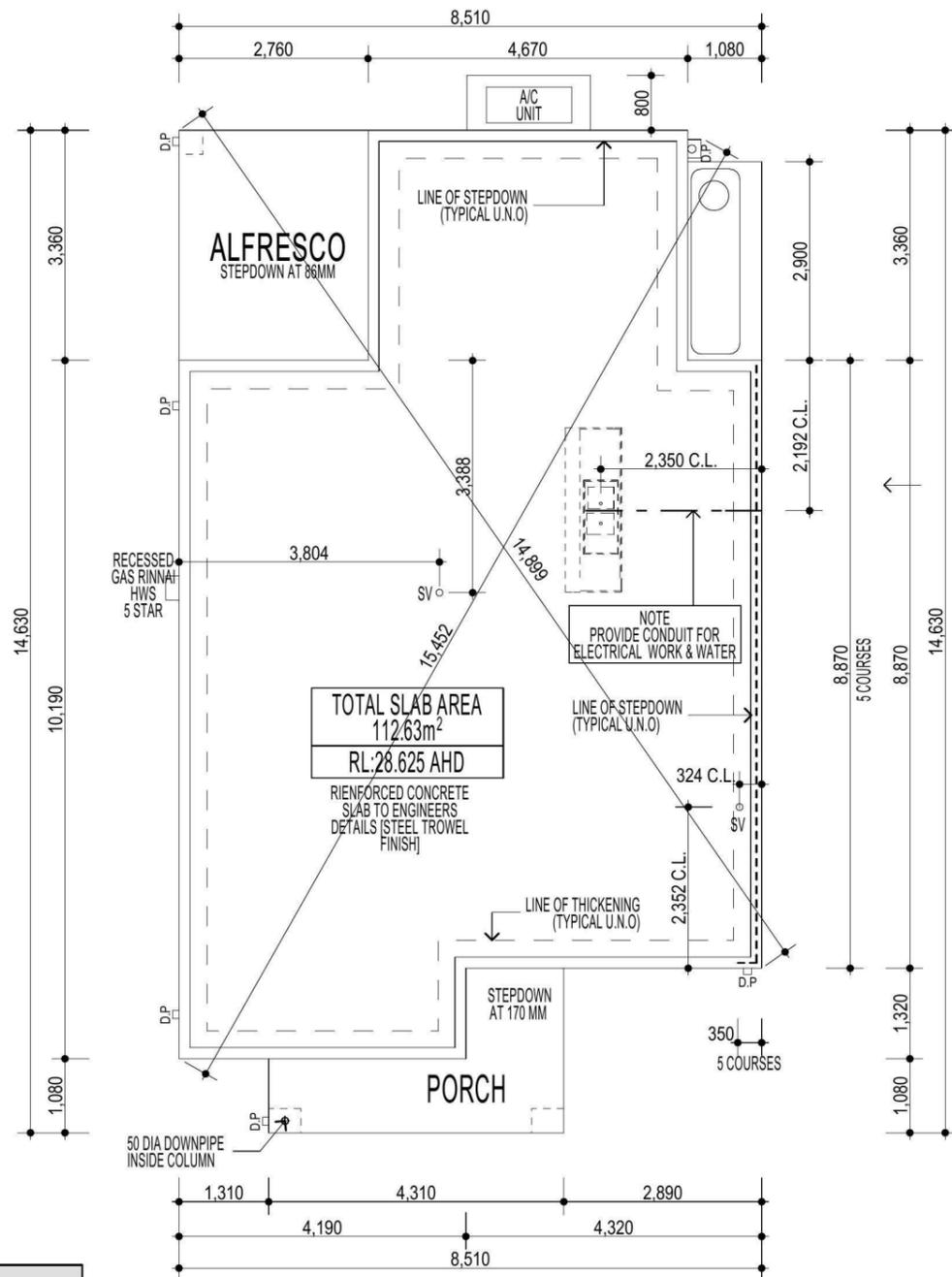
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 drawn: G.P.
 checked: P.D.
 scale: 1:250
497B-13

SHADOW DIAGRAM

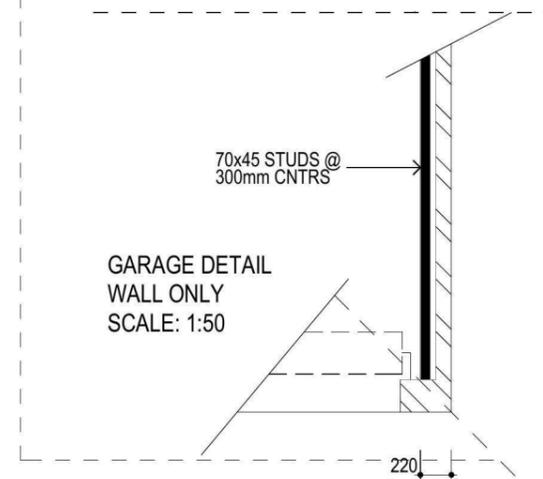
DROP EDGE BEAM CALCULATIONS

Length (mm)	Depth (Courses)	Depth (mm)	Area (m ²)
350	5		0.15
8870	5		3.81
TOTAL			3.96

EVOLUTION SERIES MK 2
SLIMLINE TA 3000LTR ABOVE
GROUND TANK TO AS 3500 &
ALSO IN ACCORDANCE WITH
CONDITIONS #19,20,21,22.



GARAGE FLOOR PLAN



NOTE:
PLEASE REFER TO ACOUSTIC LOGIC REPORT.
REF No.20120708.2/2606A/R1/HP - DATED:26.06.13 > FOR ADDITIONAL INFORMATION.
(REFER TO PAGE 9. ALSO FOR ADDITIONAL NOTES)

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GROUND FLOOR PLAN

SLAB LAYOUT PLAN

FIRSTSTYLE HOMES
 FIRSTSTYLE 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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MEMBER

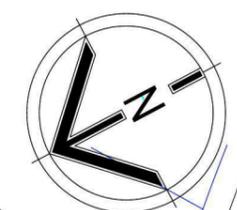
• ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A. RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.
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SUPPLEMENTARY NOTES

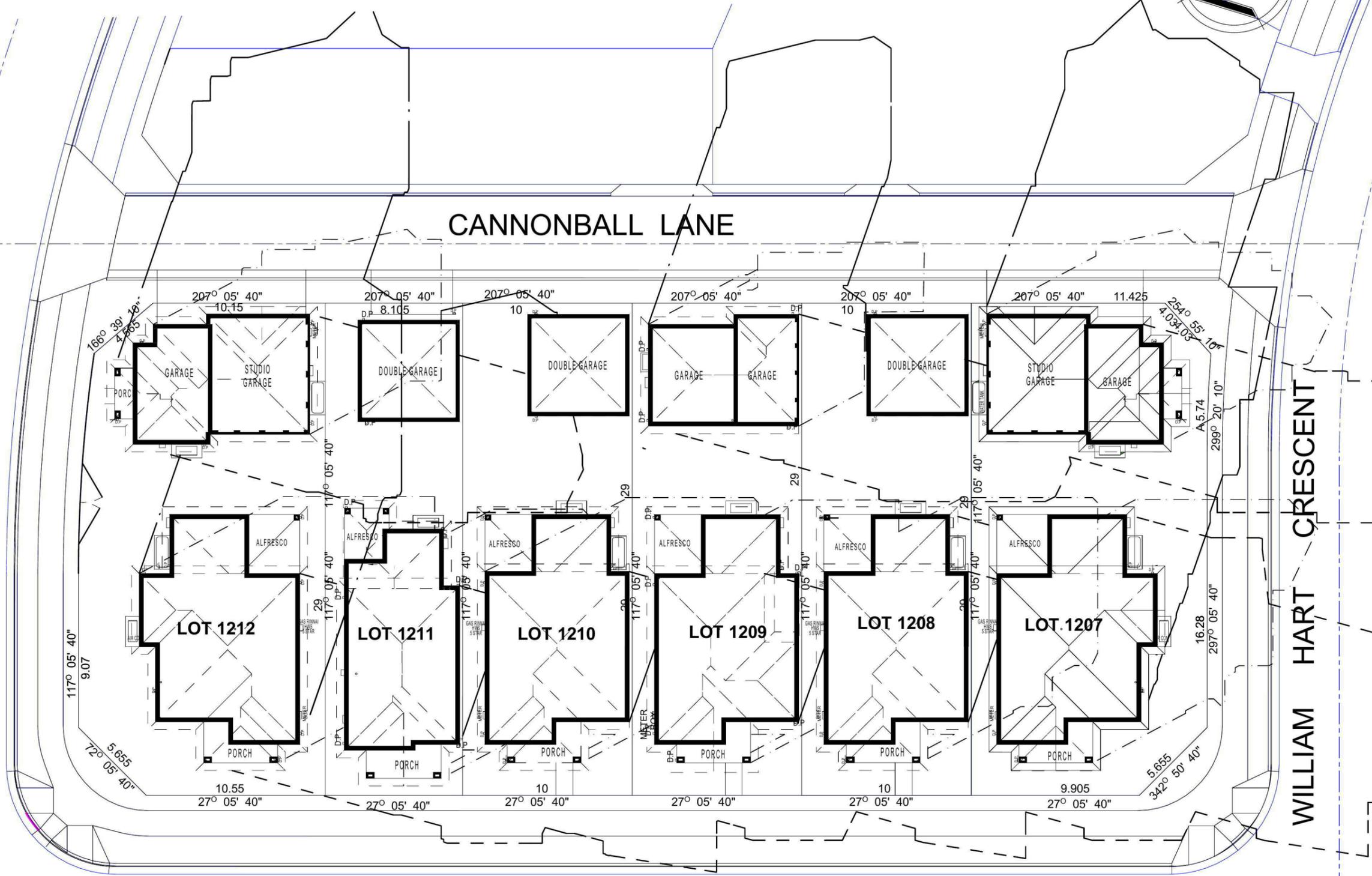
- THE "SLAB LAYOUT PLAN" IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL FLOOR-PLANS.
- THE "SLAB LAYOUT PLAN" IS TO BE READ FOR THE SOLE PURPOSE OF "SETTING OUT" THE SLAB.
- THE "SLAB LAYOUT PLAN" SHALL NOT BE USED TO DETERMINE THE LOCATION OF THICKENING BEAMS AND OTHER STRUCTURAL ELEMENTS.
- QUERIES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

PROMOTION: **LIVING/STYLE COLLECTION**
 CLIENT: **A.SPITERI & E.FRAZER.**
 LOCATION: **LOT 1208 SYDNEY SMITH DRIVE PENRITH,2750**
 DP: DP 1171492 council: PENRITH
 model: CHESTER 25 facade: AUGUSTINE date: 2/10/2013 quotation assessment: QA1
 Sheet: 9 of 11 drawn: G.P. checked: P.D. scale: 1:100 **497B-13**
 CLIENTS SIGNATURE: DATE: S.P. 00.

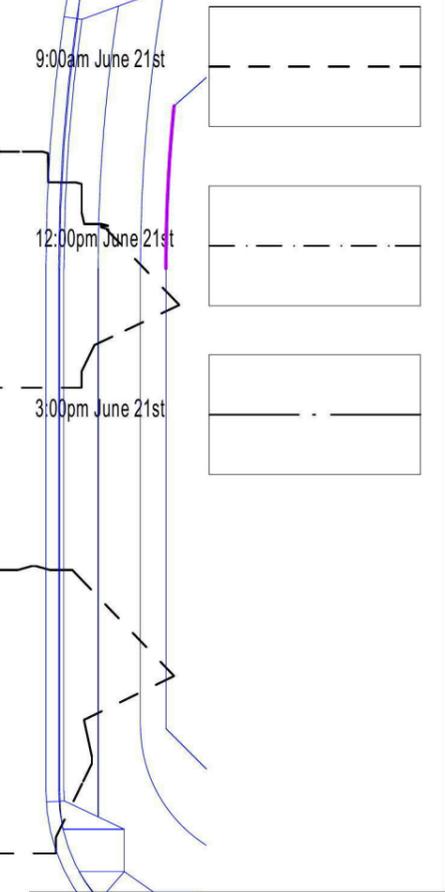
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EMPIRE CIRCUIT



SHADOW DIAGRAM



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SYDNEY SMITH DRIVE

WILLIAM HART CRESCENT

SHADOW DIAGRAM

PROMOTION **LIVING/STYLE COLLECTION**

CLIENT: **A.SPITERI & E.FRAZER.**

LOCATION:
**LOT 1208
 SYDNEY SMITH DRIVE
 PENRITH, 2750**

DP: DP 1171492 council: PENRITH

model: CHESTER 25 facade: AUGUSTINE date: 2/10/2013 quotation assessment: QA1

Sheet: 11 of 11 drawn: G.P. checked: P.D. scale: 1:250

497B-13

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

Aspect Development & Survey

Condition of Footpath / Kerb & Gutter Prior to Commencement of Building Works

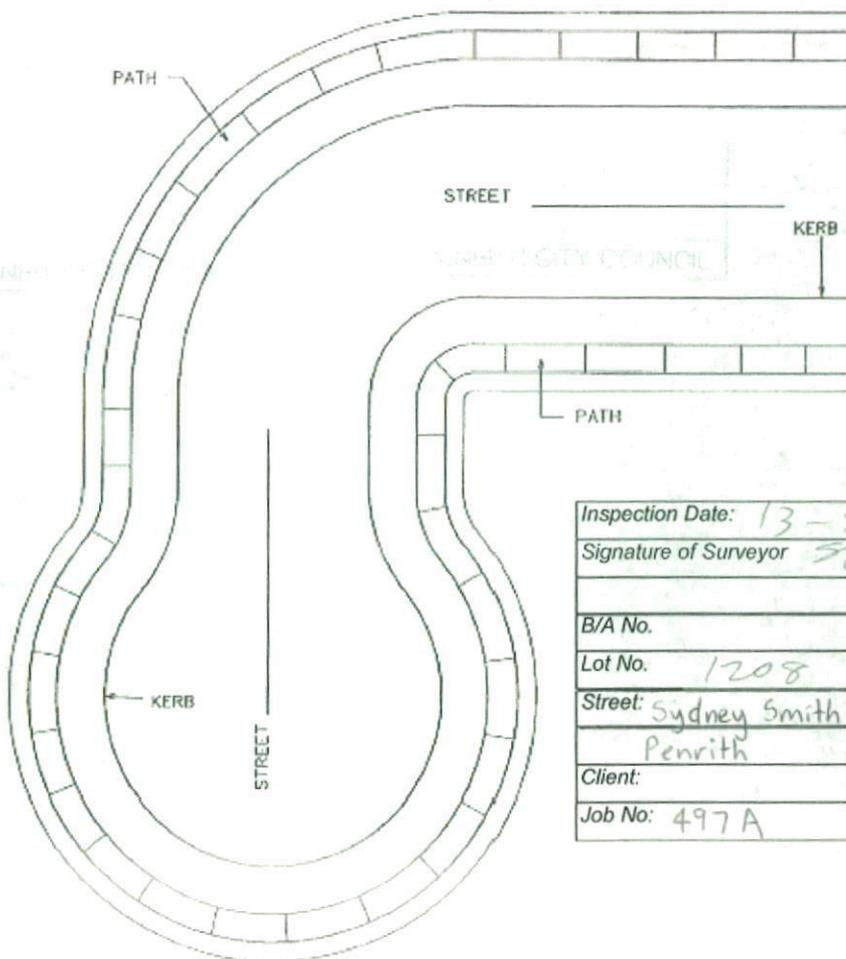
To: Council/Engineers Department

Any Kerb & Gutter: Yes No

Damage: Yes No

Any Footpath: Yes No

Damage: Yes No



RECEIVED
D/MGT
16 OCT 2013
PENRITH CITY COUNCIL

Inspection Date:	13-5-13
Signature of Surveyor	Stevie
B/A No.	
Lot No.	1208
Street:	Sydney Smith Dr & Cannanbell Ln
	Penrith
Client:	
Job No:	497A

Note: Each damaged section must be indicated by a cross (X)