

**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

**BASIX House**

= 66.13m<sup>2</sup> of roof area to discharge to water tank.  
o/a = 169.63m<sup>2</sup> of roof area.

**LEGEND:**

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

**EARTHWORKS TO AHD**

HOUSE:	FFL: R.L: 28.825
(LIVING)	FGL: R.L: 28.500
GARAGE:	FFL: R.L: 28.550
	FGL: R.L: 28.225

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

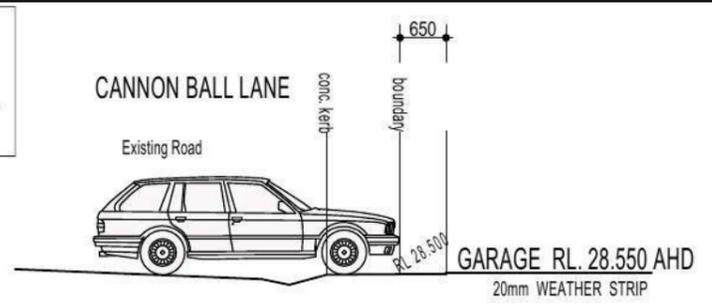
**GENERAL DRAINAGE NOTES**

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

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



**DRIVEWAY GRADIENT**  
SCALE 1:100

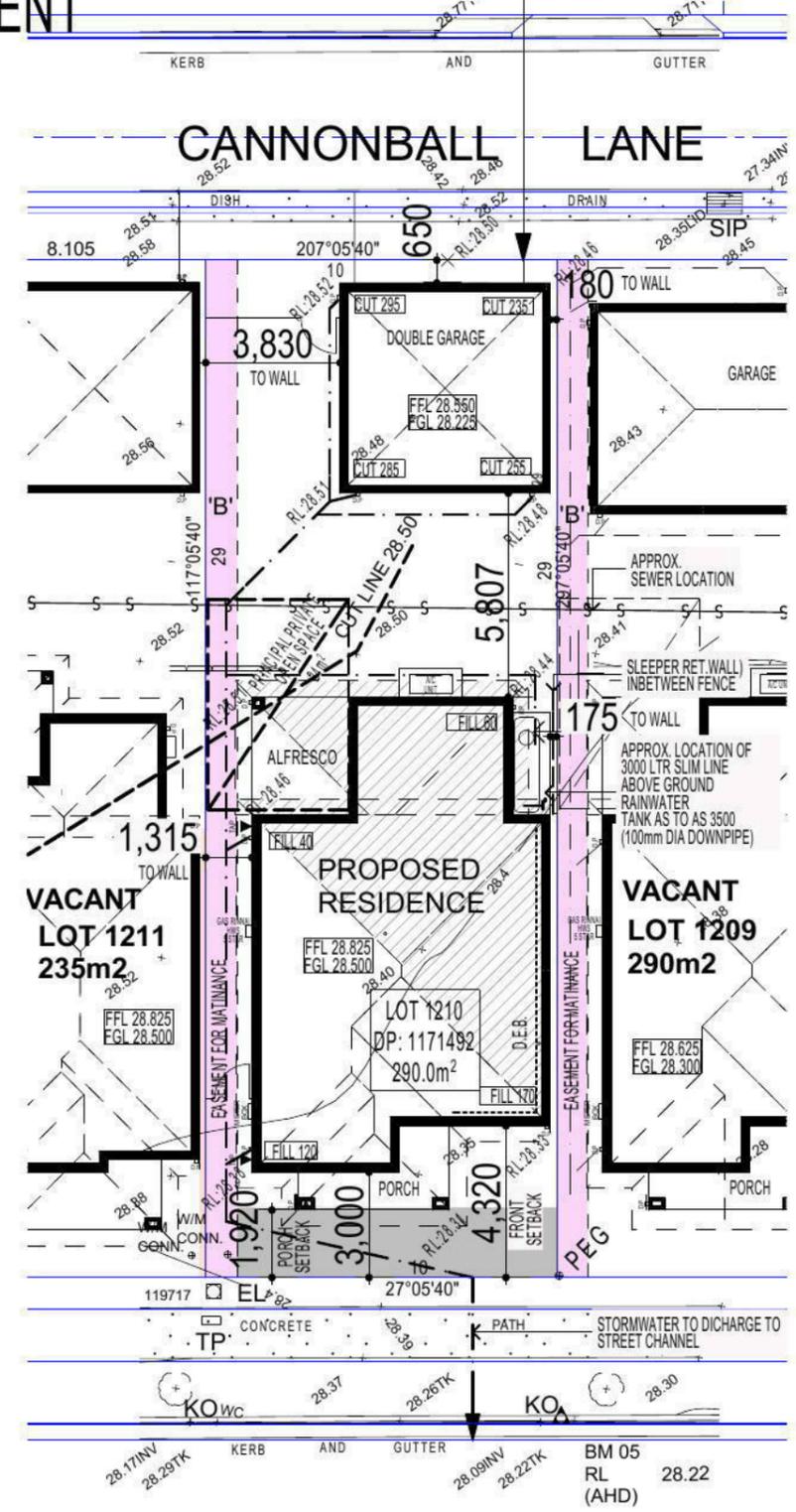
**NOTE:**  
DRIVEWAY DESIGN IN ACCORDANCE WITH AS/NZS 2890.1:2004 WITH COUNCIL DCP GUIDELINE  
SIGN:..... DATE:.....  
**NOTE:**  
FINAL GARAGE LEVELS TO BE DETERMINED ON SITE

**(B) EASEMENT FOR ACCESS AND MAINTENANCE 0.9 WIDE**

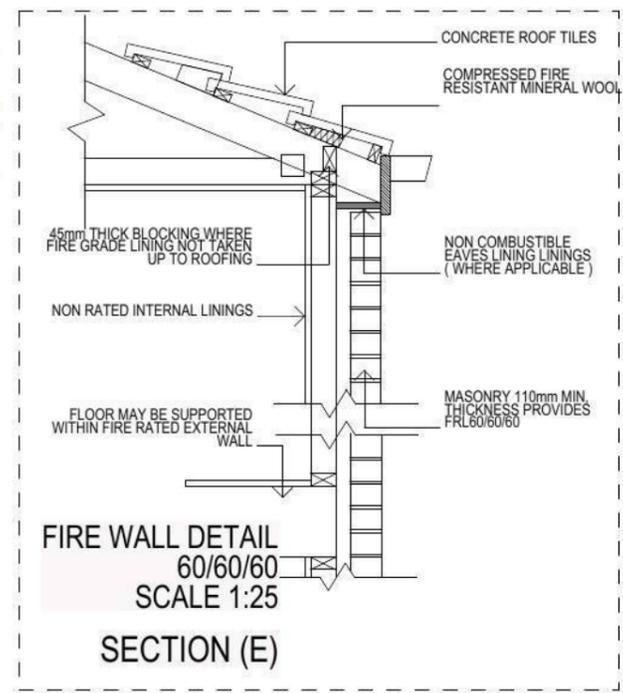
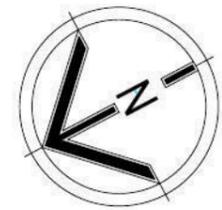
**SYMBOLS & ABBREVIATIONS:**

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

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



**SYDNEY SMITH DRIVE**  
**SITE PLAN & STORMWATER CONCEPT PLAN**



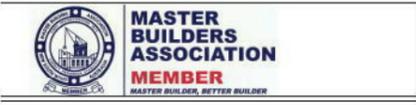
**NOTE:**  
PLEASE REFER TO "ECO DESIGN" LANDSCAPE PLANS ISSUE: G DATED 30.04.13

**NOTE:**  
PROVIDE GRANITGARD TERMITE TREATMENT

**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)

**FIRSTYLE HOMES**  
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**MASTER BUILDERS ASSOCIATION MEMBER**  
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**DEVELOPMENT CALCULATIONS**

LOT: 1210 NO: 00 OF SITE AREA: 290.0m<sup>2</sup>

Itemised Floor Areas (Unit 1):	Totals:
living ground floor:	96.72m <sup>2</sup>
first floor: (excl. void 75.79m <sup>2</sup> )	80.94m <sup>2</sup>
garage: (excess 0.00m <sup>2</sup> )	35.88m <sup>2</sup>
alfresco:	9.72m <sup>2</sup>
porch:	6.64m <sup>2</sup>
balcony:	6.64m <sup>2</sup>
total floor area:	236.54m <sup>2</sup>

**FLOOR SPACE RATIO CALCULATION:**

gross floor areas:	Totals:
living ground floor: (internal area)	85.94m <sup>2</sup>
first floor excl. void: (internal area)	75.79m <sup>2</sup>
total gross floor area:	161.73m <sup>2</sup>
total floor space ratio:	0.55:1

**SITE AREA COVERAGE/LANDSCAPE:**

house ground floor:	96.72m <sup>2</sup>
garage:	35.88m <sup>2</sup>
porch/alfresco:	16.37m <sup>2</sup>
driveway/paved area:	16.86m <sup>2</sup>
site coverage Area:	148.97m <sup>2</sup>
landscape area:	141.03m <sup>2</sup> (48.7%)
pervious areas (soft)	122.05m <sup>2</sup> (42.0%)
impervious areas (hard)	165.37m <sup>2</sup> (57%)
front yard landscape area	27.37m <sup>2</sup> (93.4%)
front yard hard paved area	1.92m <sup>2</sup> (6.5%)
private open space o/a:	83.85m <sup>2</sup>
principal private open space:	24.0m <sup>2</sup>
total car space incl. carstand:	2 carspace

**COUNCIL ZONE: R1**

PROMOTION:  
**LIVING/STYLE COLLECTION**

CLIENT:  
**G.FOWLER**

LOCATION:  
LOT 1210  
SYDNEY SMITH DRIVE  
PENRITH, 2750

DP: 1171492 council: PENRITH

model: CHESTER 25 facade: AUGUSTINE date: 19/09/2013 quotation assessment: QA3

Sheet: 1 of 11 drawn: GP checked: P.D. scale: 1:200 / 1:100

499B-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.

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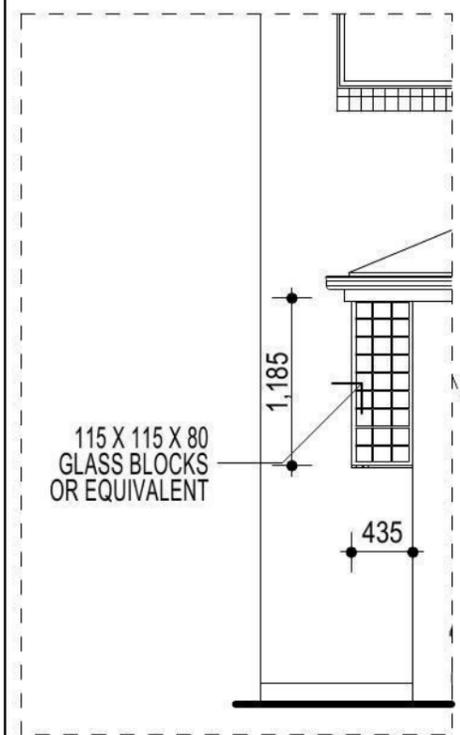
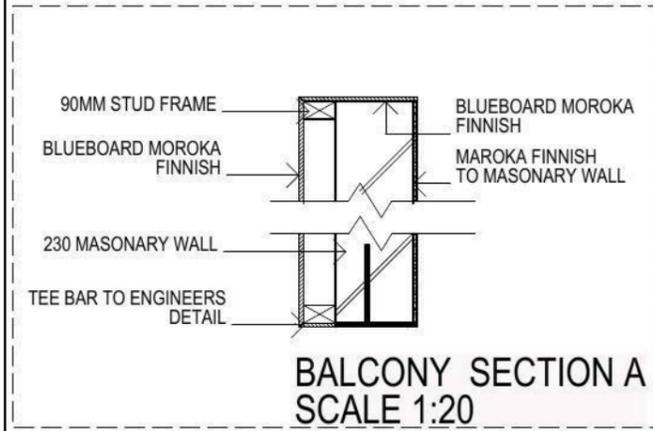
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MEMBER

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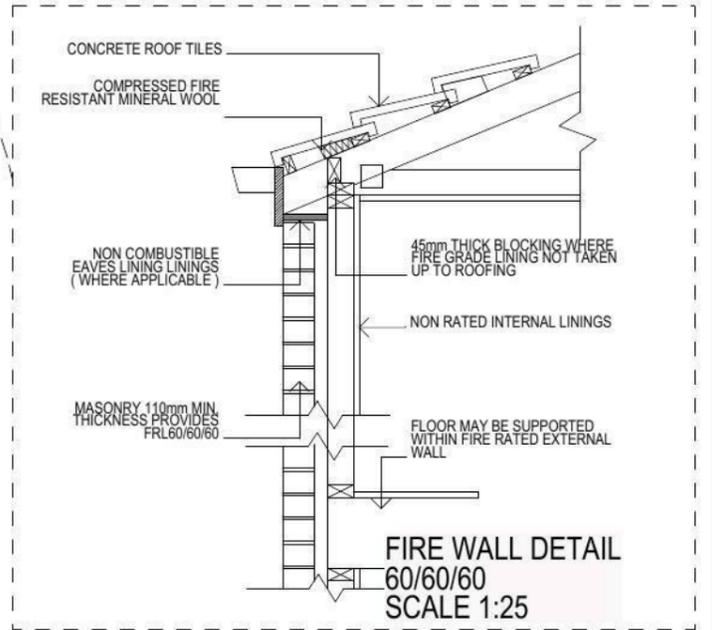
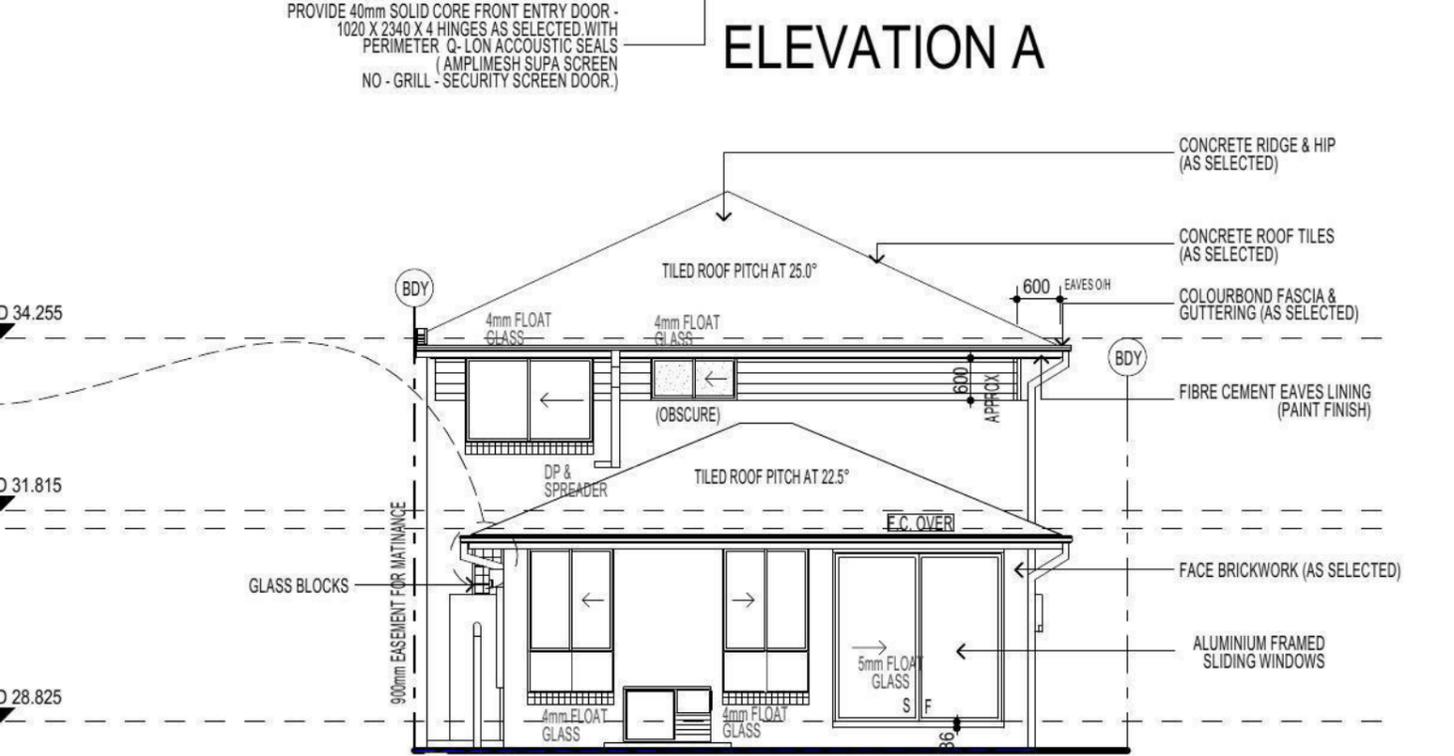
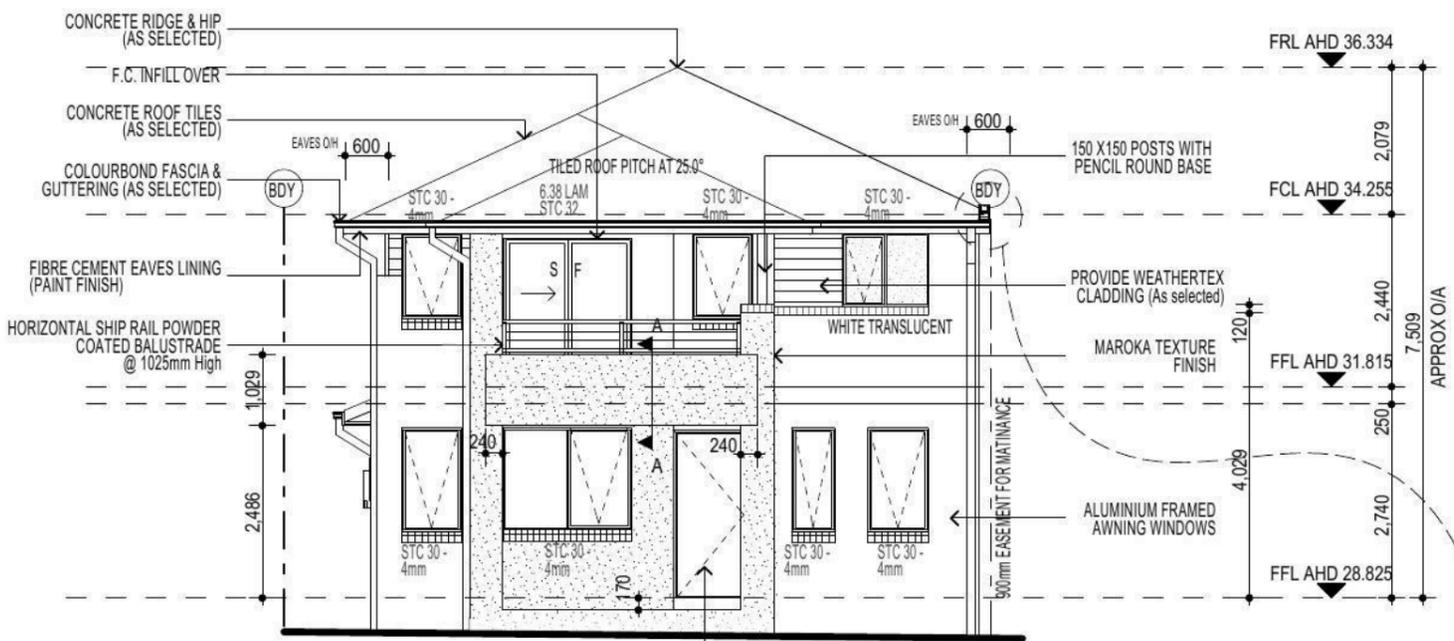
**FIBRE OPTIC WIRING PACKAGE**

**NOTE**  
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3-PHASE POWER

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**NOTE:**  
PROVIDE GRANITGARD TERMITE TREATMENT



**ABSA**  
Association of Building Sustainability Assessors

Certification Number: 1005190168  
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: 59.9 MJ/m² pa  
NatHERS Rating: 5.0

PROMOTION:  
**LIVING/STYLE COLLECTION**

CLIENT:  
**G.FOWLER**

LOCATION:  
LOT 1210  
SYDNEY SMITH DRIVE  
PENRITH, 2750

DP: 1171492 council: PENRITH

model: CHESTER 25 facade: AUGUSTINE date: 19/09/2013 quotation assessment: QA3

Sheet: 5 of 11 drawn: GP checked: P.D. scale: 1:100, 1:25

**499B-13**

CLIENTS SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ S.P. 99

**ELEVATIONS**

**KEY**

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

**NOTE:**  
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**FIRSTSTYLE HOMES**

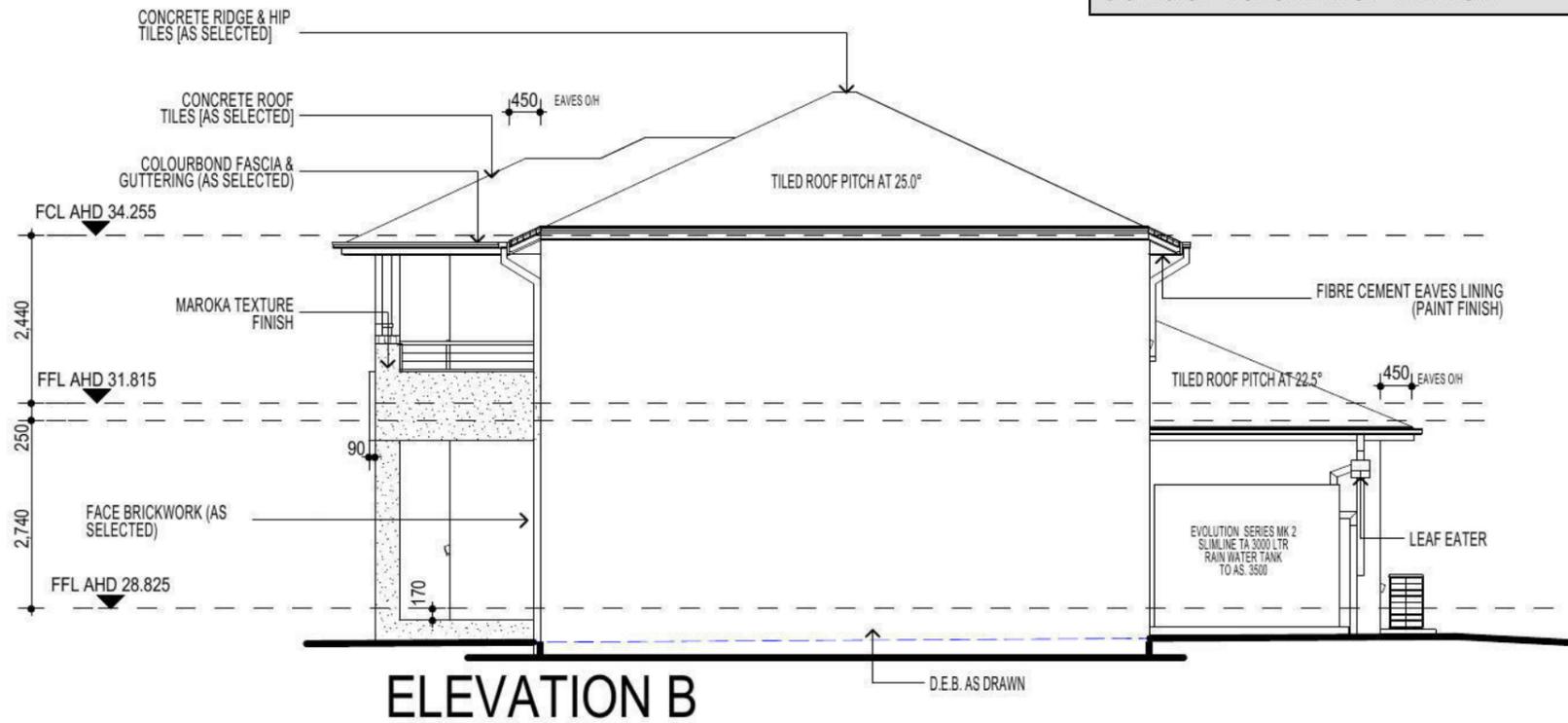
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PROMOTION:  
*LIVING/STYLE COLLECTION*

CLIENT:  
**G.FOWLER**

LOCATION:  
LOT 1210  
SYDNEY SMITH DRIVE  
PENRITH, 2750

DP: 1171492 council: PENRITH

model: CHESTER 25 facade: AUGUSTINE date: 19/09/2013 quotation assessment: QA3

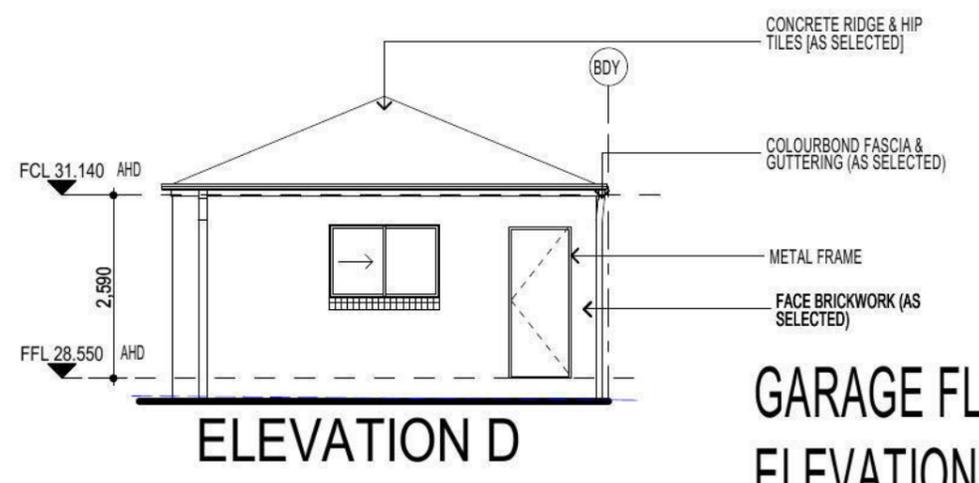
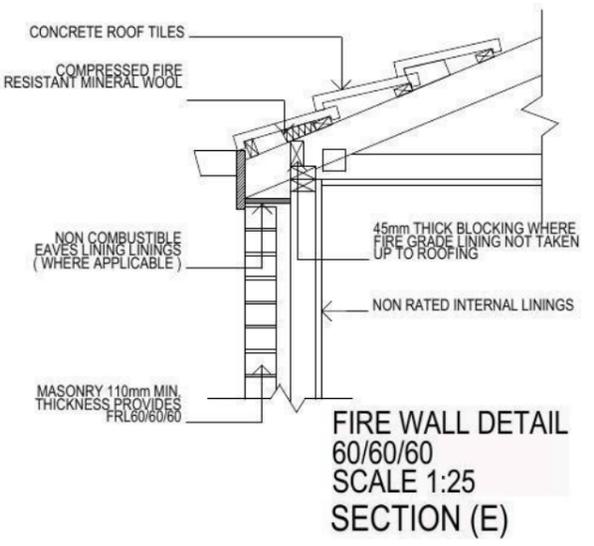
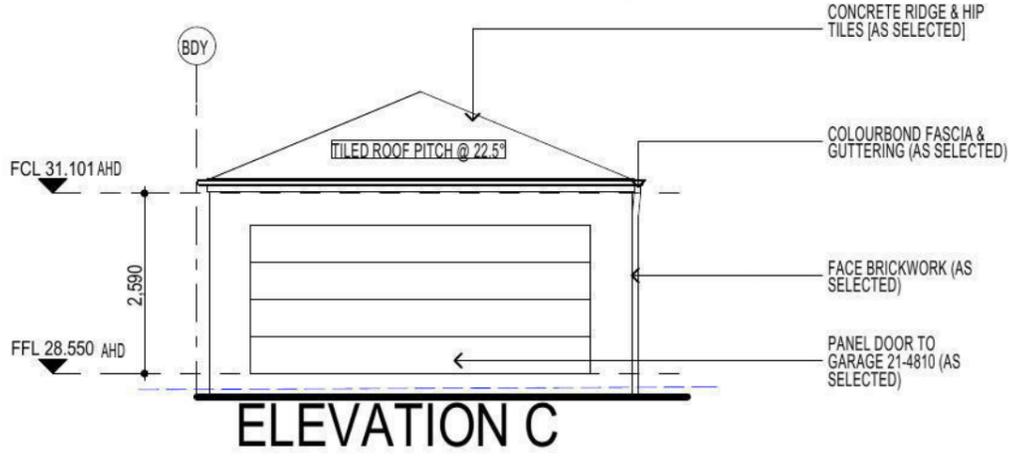
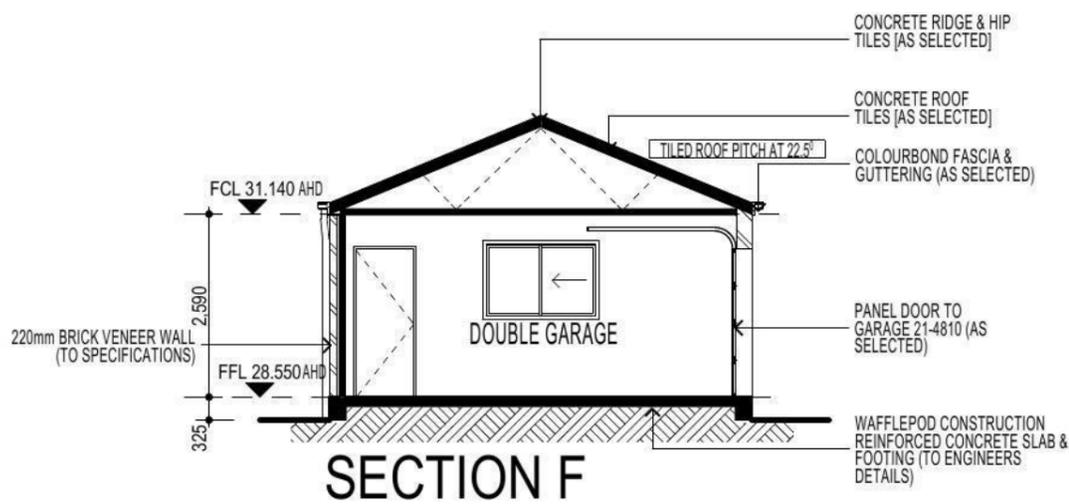
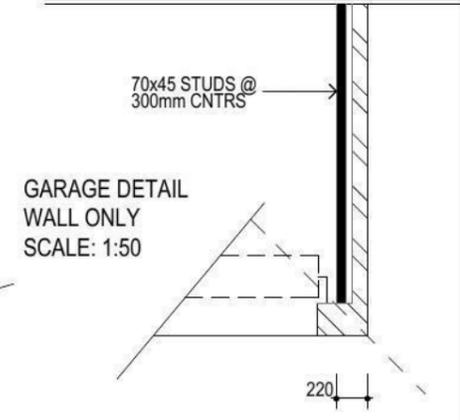
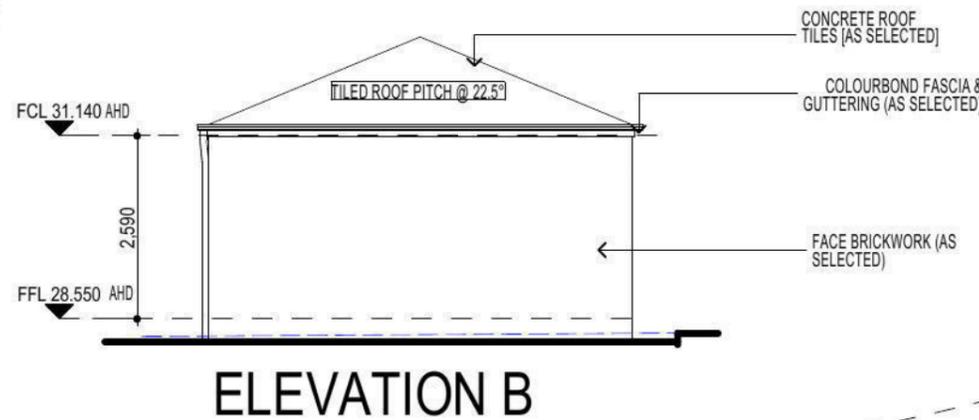
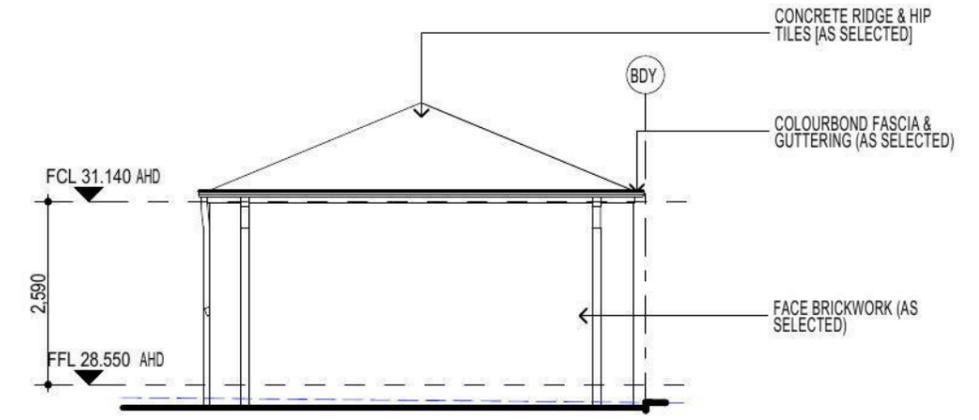
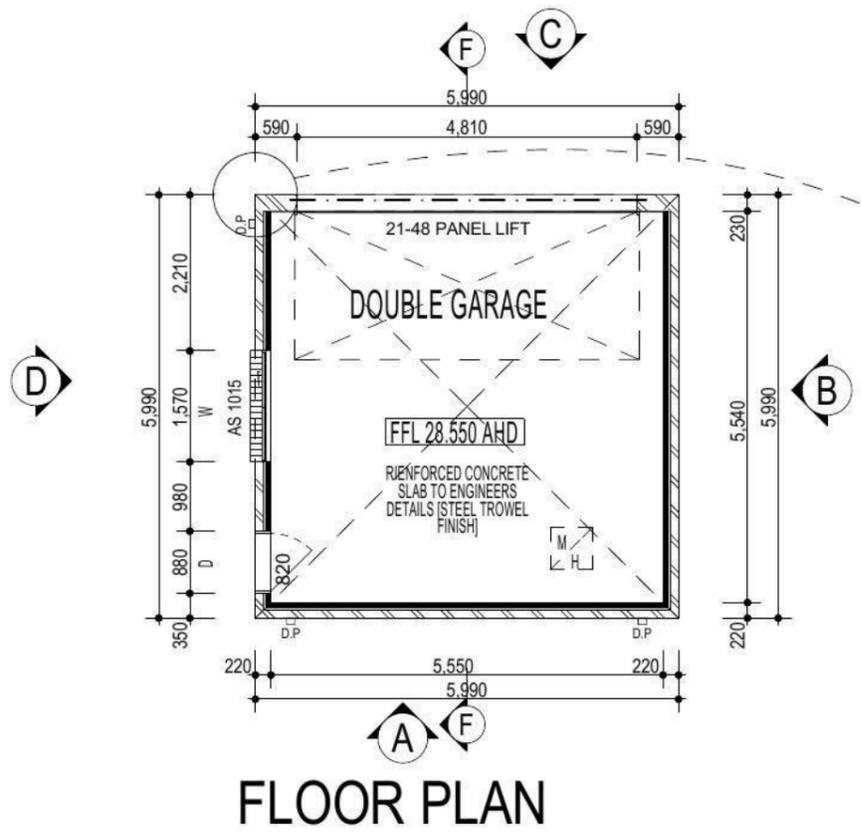
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499B-13

**ELEVATIONS**

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**GARAGE FLOOR PLAN ELEVATIONS /SECTION**

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PROMOTION: **LIVING/STYLE COLLECTION**

CLIENT: **G.FOWLER**

LOCATION: **LOT 1210 SYDNEY SMITH DRIVE PENRITH, 2750**

DP: 1171492 council: **PENRITH**

model: <b>CHESTER 25</b>	facade: <b>AUGUSTINE</b>	date: <b>19/09/2013</b>	quotation assessment: <b>QA3</b>
Sheet: <b>7 of 11</b>	drawn: <b>GP</b>	checked: <b>P.D.</b>	scale: <b>499B-13</b>

CLIENTS SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ S.P. 99.



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**DEVELOPMENT CALCULATIONS**

LOT: 1210 NO: 00 OF SITE AREA: 290.0m<sup>2</sup>

Itemised Floor Areas (Unit 1):	Totals:
living ground floor:	96.72m <sup>2</sup>
first floor: (excl. void 75.79m <sup>2</sup> )	80.94m <sup>2</sup>
garage: (excess 6.57m <sup>2</sup> )	35.88m <sup>2</sup>
alfresco:	15.91m <sup>2</sup>
porch:	6.64m <sup>2</sup>
balcony:	6.64m <sup>2</sup>
<b>total floor area:</b>	<b>236.09m<sup>2</sup></b>

**FLOOR SPACE RATIO CALCULATION:**

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

**SITE AREA COVERAGE/LANDSCAPE:**

house ground floor:	96.72m <sup>2</sup>
garage:	35.88m <sup>2</sup>
porch/alfresco:	15.91m <sup>2</sup>
driveway/paved area:	16.86m <sup>2</sup>
site coverage Area:	149.51m <sup>2</sup>
landscape area:	141.49m <sup>2</sup> (48.7%)
pervious areas (soft)	122.05m <sup>2</sup> (42.0%)
impervious areas (hard)	165.37m <sup>2</sup> (57%)
front yard landscape area	27.37m <sup>2</sup> (93.4%)
front yard hard paved area	1.92m <sup>2</sup> (6.5%)
private open space o/a:	83.85m <sup>2</sup>
principal private open space:	24.0m <sup>2</sup>
<b>total car space incl. carstand:</b>	<b>2 carspace</b>

COUNCIL ZONE: R1

PROMOTION: LIVING/STYLE COLLECTION

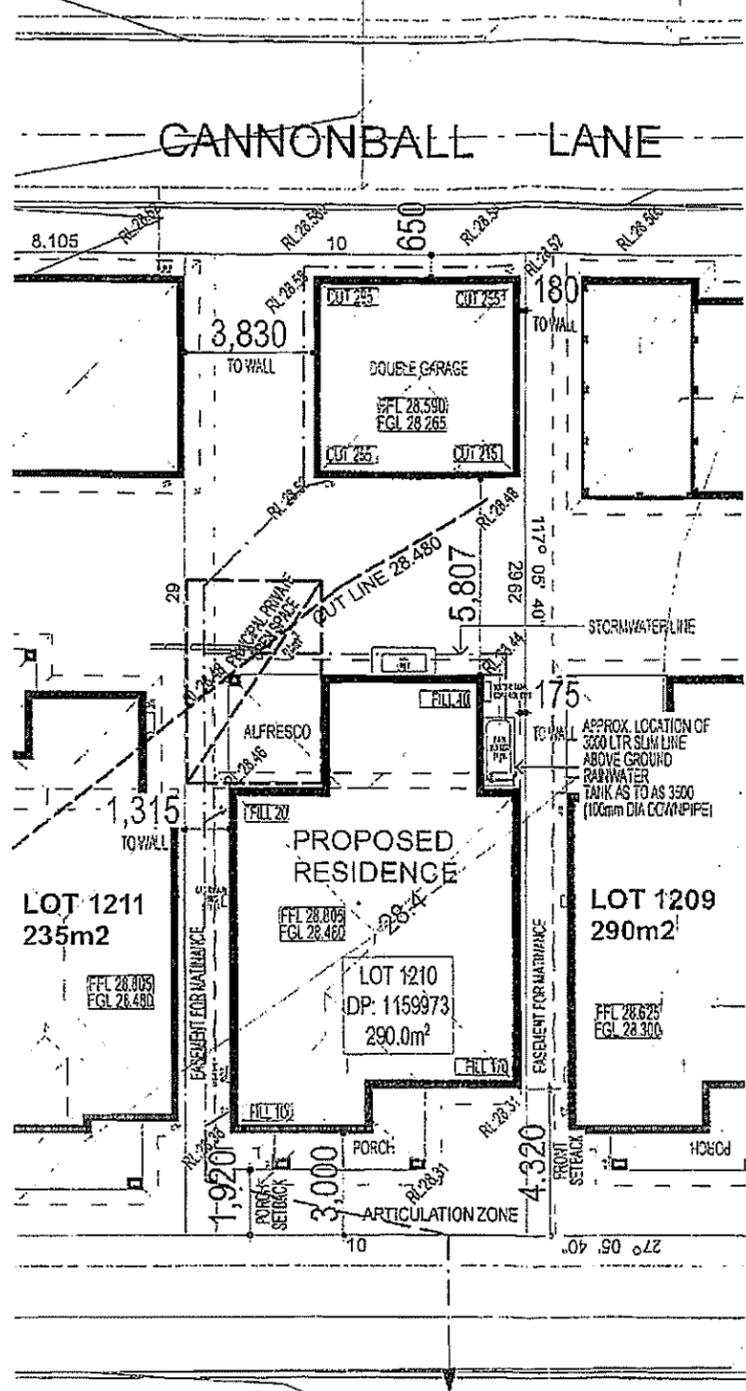
CLIENT: FIRSTSTYLE HOMES

LOCATION: LOT 1210 SYDNEY SMITH DRIVE PENRITH, 2750

DP: Lot 1210 in unsevered plan of subdivision by Craig & Rhonda Rel 72-10-12 being part of DP 1159973 Council PENRITH

Model	Facade	Date	Version/Collection
CHESTER 25	AUGUSTINE	8/05/2013	SK1
Sheet	drawn	checked	Rev
	N.K.	0.0	1000A-13

NOTE: FINAL GARAGE LEVELS SUBJECT TO FINAL KERB LEVELS.



Accredited Supplier to SYDNEY WATER  
**BUILDING PLAN APPROVED**  
**ASSET NOT AFFECTED**  
 Ref No: DP 1159973 - 15244 Date: 4/6/13

*gcb*

**BASIX House**

= 66.13m<sup>2</sup> of roof area to discharge to water tank.  
 = 103.5m<sup>2</sup> stormwater and overflow to discharge to existing street channel.  
 o/a = 169.63m<sup>2</sup> of roof area.

**LEGEND:**

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

**EARTHWORKS**

HOUSE:	FFL: RL: 28.805
(LIVING)	FGL: RL: 28.489
GARAGE:	FFL: RL: 28.260
	FGL: RL: 28.660

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

**GENERAL DRAINAGE NOTES**

- Roof Plumber to locate Downpipes as indicated on FLOOR PLANS per spec. provided.
- Stormwater pipes to be 90mm DIA (1.5") at 1 deg. Grade (Min)
- Stormwater pipes may run via sub-floor to achieve minimum Grade to invert level.
- ALL LEVELS SHOWN ON PLAN ARE APPROXIMATE ONLY UNLESS ACCOMPANIED BY LEVELS PREPARED BY REGISTERED SURVEYOR TO A.H.D.
- Stormwater lines to be Discharged into Existing City Drainage system & connected to local government authority requirements.

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

NOTE: EAVES O/H TO ENCRGACH AS ALLOWED BY B.C.A:GL3.7.1.7 & FIGURE 3.7.1.9

**3 - PHASE POWER**

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

NOTE: ALL COMPONENTS SUCH AS: APPLIANCES; PLUMBING FITTINGS & FIXTURES; DOORS; CABINETS; HANDLES; PC ITEMS; ARE SHOWN ON THE PLANS & ELEVATIONS FOR ILLUSTRATION PURPOSES ONLY & TO

NOTE: PROVIDE GRANITGARD TERMITE TREATMENT

NOTE: ACOUSTIC SEALS REQUIRED ON ALL BEDROOM WINDOWS AND DOORS FACING SYDNEY SMITH DRIVE. IN ACCORDANCE WITH ACOUSTIC

**NOTE**

- ELECTRIC OVEN SHOWN ONLY, NO ALLOWANCE HAS BEEN MADE FOR GAS OVEN.
- SIZES OF FIXTURES MAY VARY DEPENDING ON PRODUCT SELECTION.
- HEIGHT OF TILES MAY VARY ACCORDING TO SELECTION OF TILES.
- ALL DIMENSIONS AND LAYOUTS OF ALL CUPBOARDS SHOWN ARE NOMINAL ONLY AND ARE SUBJECT TO MANUFACTURERS DETAILED DRAWINGS & ON SITE MEASURE
- REFRIGERATOR'S HEIGHT TO BE 1840mm AND 930mm FINISH WIDTH OPENING UNLESS NOTED OTHERWISE ON PLANS AND SPECIFICATIONS.
- BENCH TOP FINISH HEIGHT 935mm

DISHWASHER PROVISION ( if applicable)

SIZE \_\_\_\_\_

MICROWAVE PROVISION ( if applicable)

SIZE \_\_\_\_\_

OWNERS APPROVAL \_\_\_\_\_

COOKTOP MODEL \_\_\_\_\_

OVEN MODEL \_\_\_\_\_

RANGEHOOD MODEL \_\_\_\_\_

SINK MODEL \_\_\_\_\_

REFRIGERATOR OPENING SIZE \_\_\_\_\_

BENCHTOP COLOUR \_\_\_\_\_

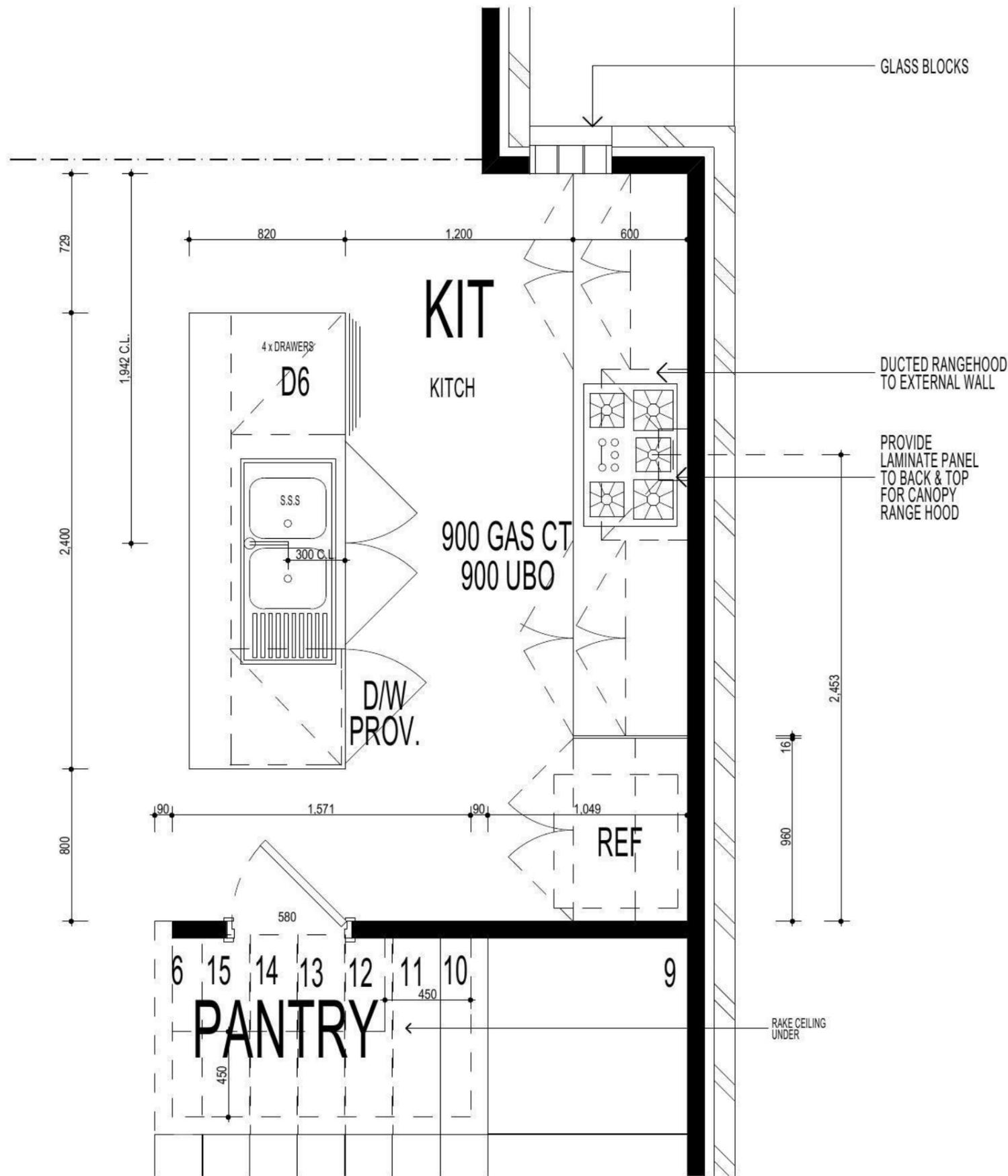
DOOR COLOUR \_\_\_\_\_

KICKBOARD COLOUR \_\_\_\_\_

HARDWARE TYPE \_\_\_\_\_

PANTRY DOOR/S ( TO MATCH KITCHEN CUPBOARDS)

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

**FIBRE OPTIC WIRING PACKAGE**

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

**NOTE**  
· 1700 CENTRE LINE GENERAL POWER OUTLET FOR MICROWAVE PROVISION TO OVER HEAD CUPBOARDS.  
· 700 CENTRE LINE GENERAL POWER OUTLET FOR MICROWAVE PROVISION BASE CUPBOARD WITH POT DRAWER.

PROMOTION:  
**LIVING/STYLE COLLECTION**

CLIENT:  
**G.FOWLER**

LOCATION:  
**LOT 1210 SYDNEY SMITH DRIVE PENRITH,2750**

DP: 1171492 council: PENRITH

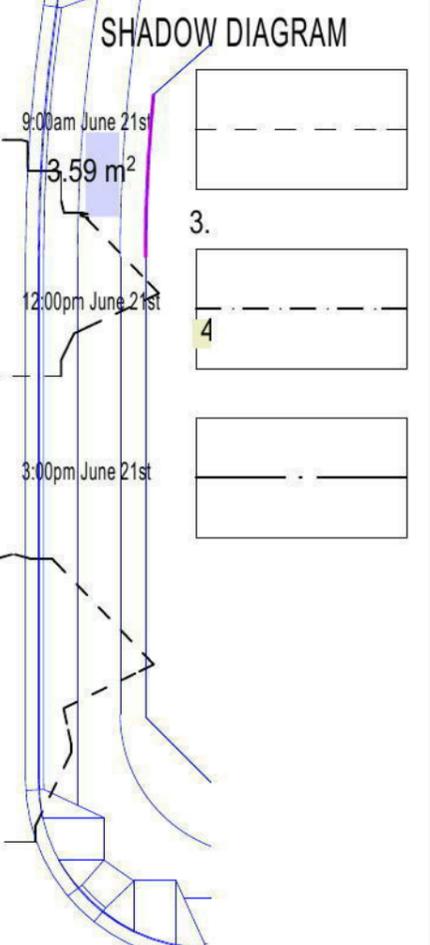
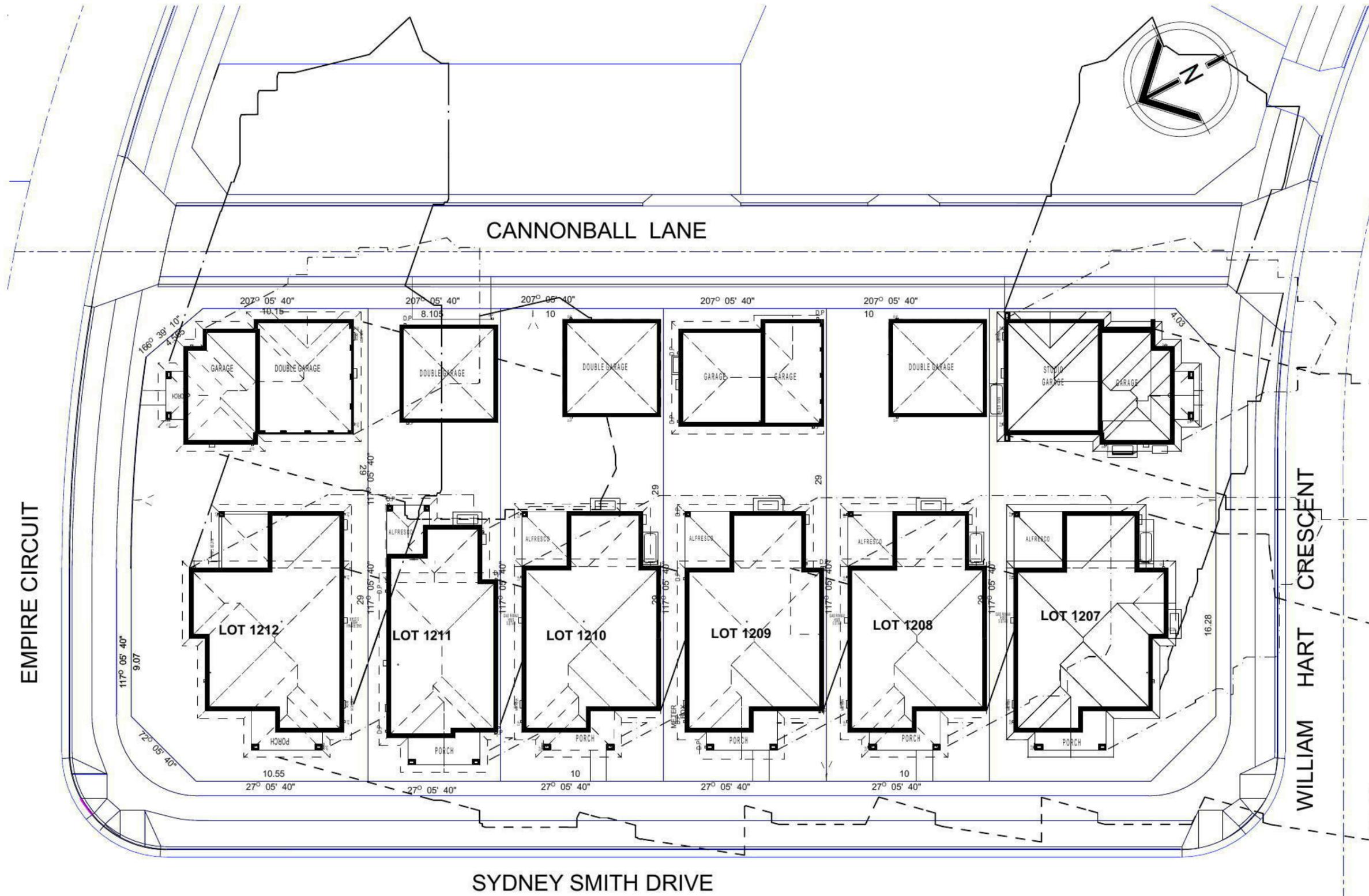
model: CHESTER 25 facade: AUGUSTINE date: 19/09/2013 quotation assessment: QA3

Sheet: 10 of 11 drawn: GP checked: P.D. scale: 1:25 **499B-13**

CLIENTS SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ S.P. 99

**KITCHEN DETAILS**

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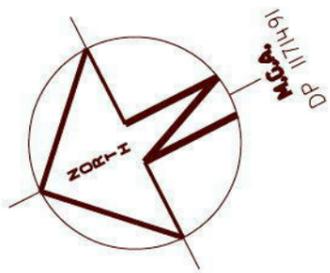


**NOTE:**  
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PROMOTION: <b>LIVING/STYLE COLLECTION</b>			
CLIENT: <b>G.FOWLER</b>			
LOCATION: <b>LOT 1210 SYDNEY SMITH DRIVE PENRITH, 2750</b>			
DP: 1171492		council: <b>PENRITH</b>	
model: <b>CHESTER 25</b>	facade: <b>AUGUSTINE</b>	date: <b>19/09/2013</b>	quotation assessment: <b>QA3</b>
Sheet: <b>11 of 11</b>	drawn: <b>GP</b>	checked: <b>P.D.</b>	<b>499B-13</b>
	scale: <b>1:250</b>		
CLIENTS SIGNATURE:		DATE:	S.P. 99

**SHADOW DIAGRAM**

NORTH



LOCALITY SKETCH

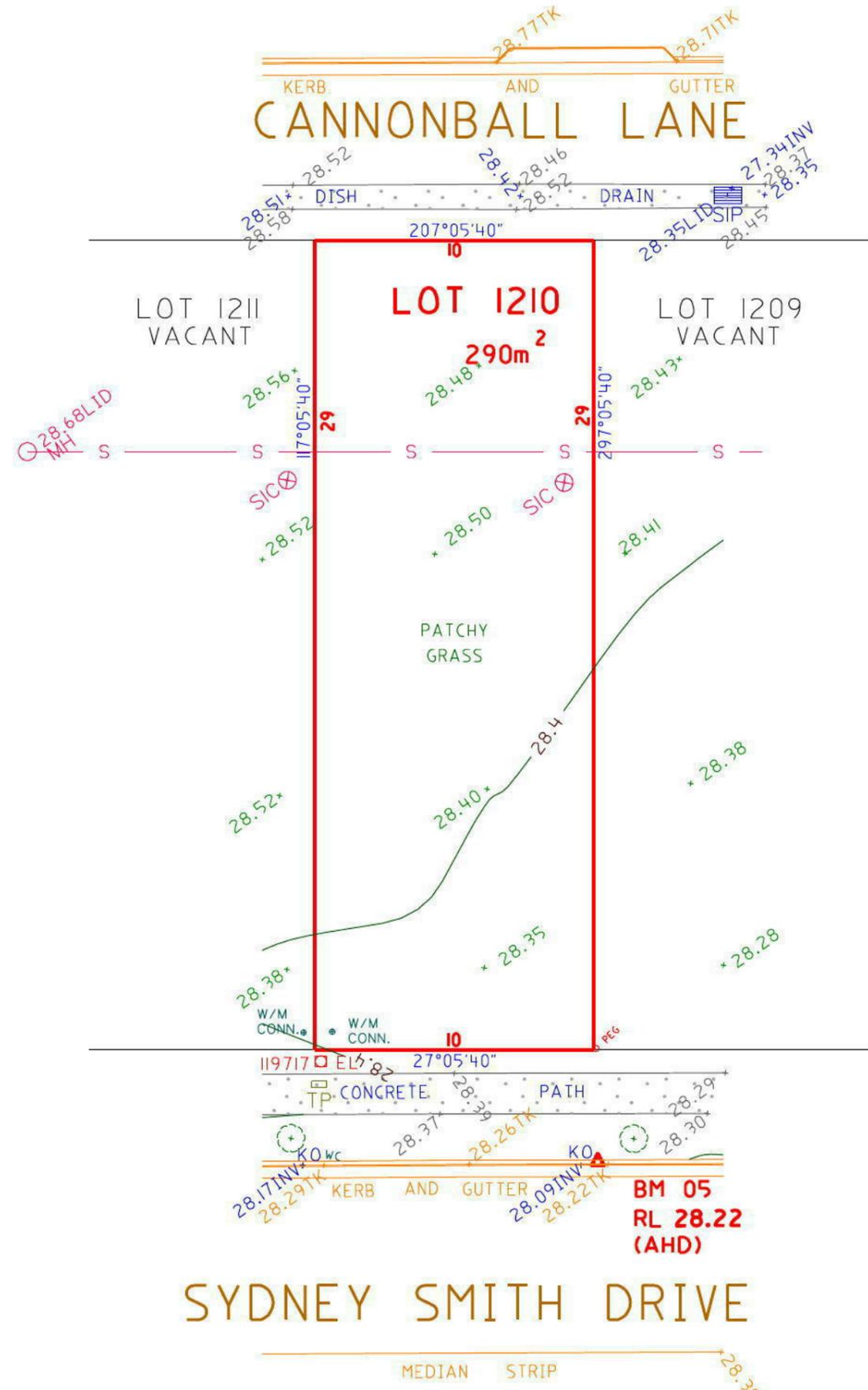
UBD AREA: SYD REVISION: 48  
MAP: 163 REF:  
S  
E

APPROXIMATE POSITION OF SEWER MAIN. REFER TO SEWER DIAGRAM FOR DETAILS

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

NOTE: DIMENSIONS FOR LOT 1210 HAVE BEEN TAKEN FROM A DOCUMENT RECEIVED FROM FIRSTYLE HOMES ON 9/5/13 AND ARE TO BE VERIFIED UPON REGISTRATION OF DEPOSITED PLAN.

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



SSM 180810 RL 28.45

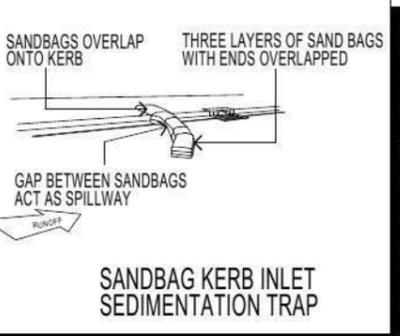
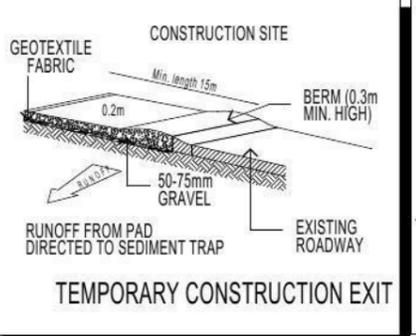
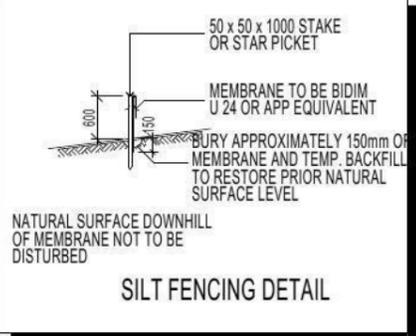
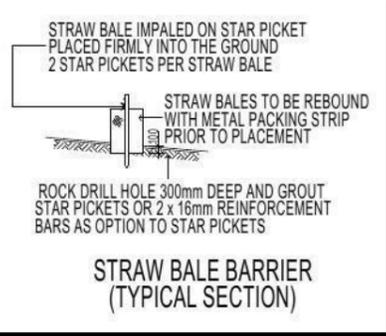
LP 858324

BM 05 RL 28.22 (AHD)

<p><b>COPYRIGHT</b></p> <p>COPYRIGHT OF THIS PLAN AND IN THE ACCOMPANYING CAD FILE(S) WHERE APPLICABLE VESTS WITH ASPECT DEVELOPMENT &amp; SURVEY PTY LTD.</p> <p>THE PLAN AND CAD FILE SHALL ONLY BE USED BY THE ADDRESSED CLIENT FOR THE PURPOSE FOR WHICH THE SURVEY WAS CARRIED OUT.</p>	<p><b>GENERAL NOTES</b></p> <p>A) THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED AND THE POSITION SHOWN IS APPROXIMATE ONLY.</p> <p>B) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY.</p> <p>C) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.</p> <p>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.</p>	<p><b>SYMBOLS &amp; ABBREVIATIONS:</b></p> <table border="1"> <tr><td>GP</td><td>GULLY PIT</td><td>-E-</td><td>OVERHEAD ELEC LINE</td></tr> <tr><td>HYD</td><td>HYDRANT</td><td>-S-</td><td>SEWER LINE</td></tr> <tr><td>SIP</td><td>SURFACE INLET PIT</td><td>GM</td><td>GAS METER</td></tr> <tr><td>SIC</td><td>SEWER INSPECTION COVER</td><td>LP</td><td>LIGHT POLE</td></tr> <tr><td>SMH</td><td>SEWER MANHOLE</td><td>EC</td><td>ELECTRICITY CONDUIT</td></tr> <tr><td>W/M</td><td>WATER METER</td><td>ECT</td><td>ELEC &amp; TELE CONDUIT</td></tr> <tr><td>EL</td><td>ELECTRICITY BOX</td><td>TC</td><td>TELECOM CONDUIT</td></tr> <tr><td>TP</td><td>TELECOM PIT</td><td>WC</td><td>WATER CONDUIT</td></tr> <tr><td>VC</td><td>VEHICLE CROSSING</td><td>INV</td><td>INVERT</td></tr> <tr><td>SV</td><td>STOP VALVE</td><td>KO</td><td>KERB OUTLET</td></tr> <tr><td>SWMH</td><td>STORMWATER MANHOLE</td><td>TK</td><td>TOP of KERB</td></tr> </table>	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	<p><b>ASPECT DEVELOPMENT &amp; SURVEY PTY LTD</b> CONSULTING REGISTERED SURVEYORS ABN 60 078 649 000</p> <p>SUITE 1 103 VANESSA STREET KINGSGROVE NSW 2208 PHONE (02) 9554 8388 FAX (02) 9554 8588</p> <p>PO BOX 161 KINGSGROVE NSW 1480 DX 11392 HURSTVILLE</p>	<p><b>PROJECT</b></p> <p>OUR REFERENCE 3/1022565/136378</p> <p>LOT 1210 DP UNREG'D SECTION</p> <p>DATUM AHD SOURCE SCIMS 9/5/13</p> <p>ORIGIN OF LEVELS PM 40864 REDUCED LEVEL 36.47</p> <p>SURVEYED HK DATE 13/05/13</p> <p>DRAWN NS/NZ DATE 16/05/13</p> <p>SCALE 1: 200 A3 SHEET</p>	<p><b>CLIENT: FIRSTYLE HOMES</b></p> <p>REF:</p> <p>REF: 499A</p> <p>ADDRESS: SYDNEY SMITH</p> <p>SUBURB PENRITH</p>
GP	GULLY PIT	-E-	OVERHEAD ELEC LINE																																														
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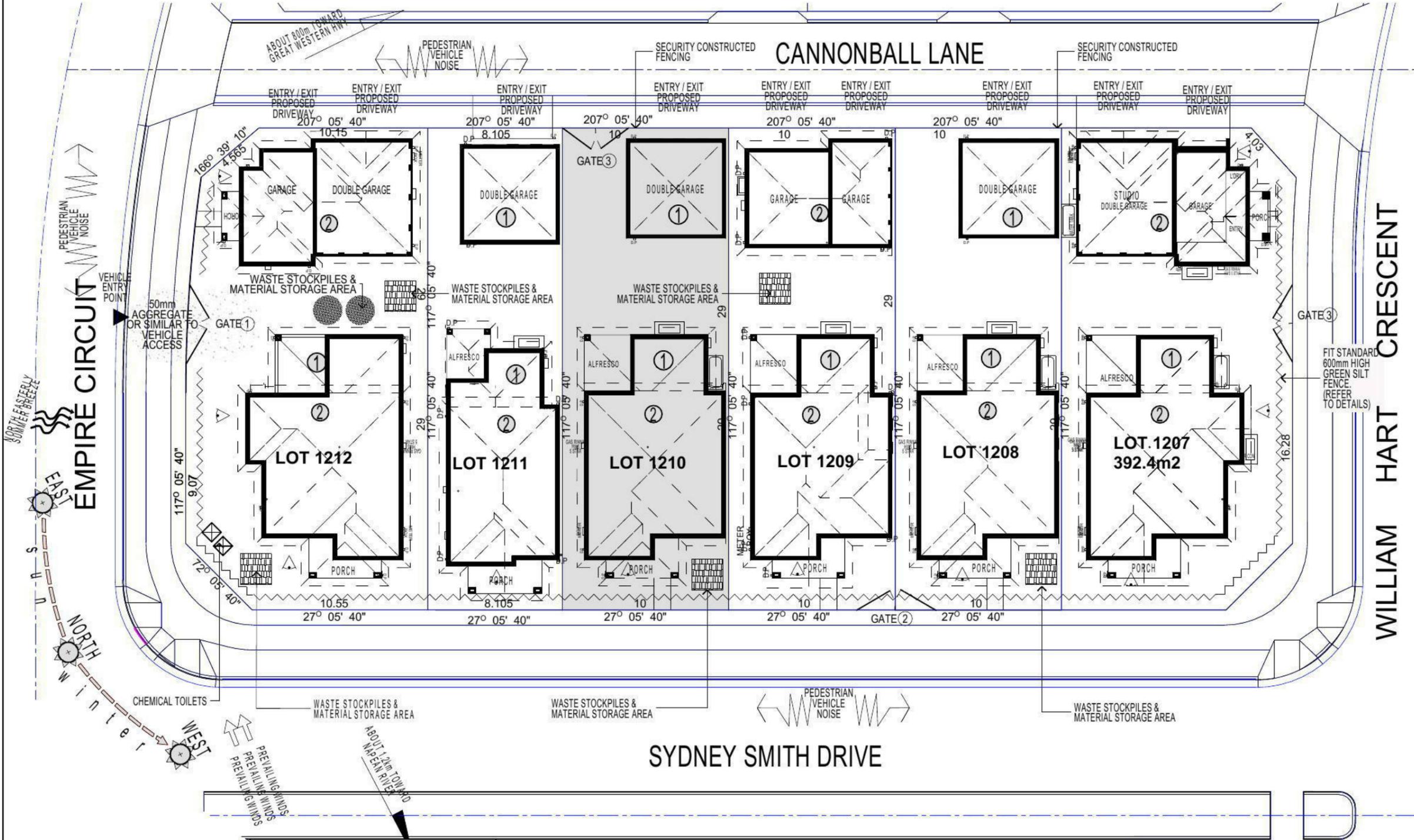
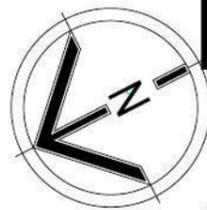


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**DUST CONTROL MEASURES:**  
 IF THE SITE BECOMES DUSTY DURING HOTTER MONTHS (FIRSTYLE) WILL SPRINKLE WATER ON THE DUST  
 ANY AREA OF ROAD BASE WILL BE POSITIONED FOR HEAVY VEHICLES TO REDUCE & PROVIDE AN AREA TO WASH TRUCKS OFF (IF REQUIRED)

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



KEY	
	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)

**NOTE:**  
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PROMOTION:  
**LIVING/STYLE COLLECTION**

CLIENT:  
**G.FOWLER**

LOCATION:  
 LOT 1210  
 SYDNEY SMITH DRIVE  
 PENRITH, 2750

DP: 1171492      council: PENRITH

model: CHESTER 25      facade: AUGUSTINE      date: 19/09/2013      quotation assessment: QA3

Sheet: 2 of 11      drawn: GP      checked: P.D.      scale: 1:250      **499B-13**

CLIENTS SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ S.P.: 99

**SITE ANALYSIS & WASTE MANAGEMENT PLAN**

**PLANT SCHEDULE** Prepared by **ecodesign Pty Ltd**

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aw	Agapanthus 'White'	White Agapanthus	14	150mm	0.5m
Ash	Acmena smithii 'Hedgemaster'	Hedgemaster Lillypilly	4	200mm	5m
Crf	Cordyline 'Red Fountain'	Red Fountain Cordyline	4	200mm	4m
Gar	Gardenia augusta 'Radicans'	Rock Gardenia	4	25L	10m
Lcs	Lomandra confertifolia 'Seascape'	Mat Rush	7	140mm	0.45m
Lmj	Liriope muscari 'Joy Mist'	Liriope (Deep purple flowering)	27	150mm	0.4m
LI	Lomandra longifolia 'Katrinus Deluxe'	Mat Rush	13	200mm	0.75m
Lcb	Loropetalum chinense var. rubrum 'Burgundy'	Pink Fringe Flower	10	300mm	1-1.5m
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	14	200mm	0.75m

**CANNONBALL LANE CROSS-OVER - Supply + construction by BUILDER**

**MATERIAL SCHEDULE**

	Area m <sup>2</sup> LANDCOM*	Area m <sup>2</sup> BUILDER**
<b>HEADER COURSE</b> Concrete pavers 'Adbri Quartzstone', 300x300x50mm in 'Cradle' colour, laid in stackbond pattern	2.61	4.04
<b>IN-FILL PAVEMENT</b> Concrete pavers 'Adbri Havenbrick', 200x100x50mm in 'Brushwood' colour, laid in herringbone pattern	4.42	1.48
<b>Total area</b>	<b>7.03</b>	<b>5.52</b>

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

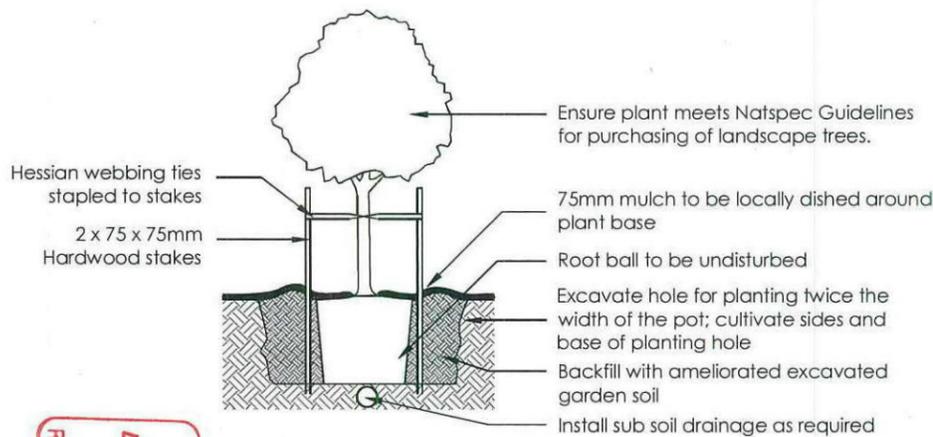
**LOT PLANTING SUMMARY**

Total Plants	Total Fence Hedging	Other Shrubs/ground-covers	Total Trees
102	10	78	1

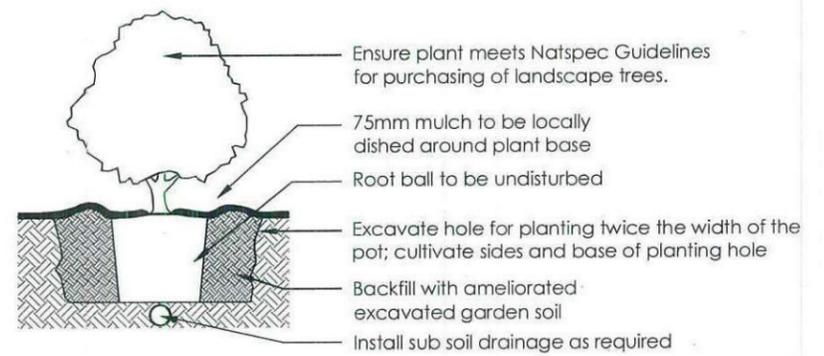
Minimum of 1 tree and 20 shrubs / groundcovers to each front / side yard (excluding fence hedging)

**LEGEND**

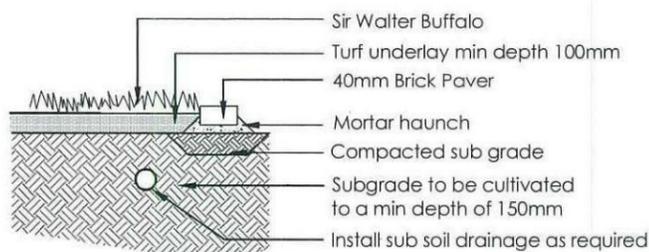
- Proposed trees - refer to plant schedule
- Proposed shrubs - refer to plant schedule
- Proposed groundcovers and grasses - refer to plant schedule
- Proposed accents & grasses - refer to plant schedule
- Existing levels
- Proposed levels
- Proposed Top Of Wall levels
- Boundary
- Fence
- Garden edging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



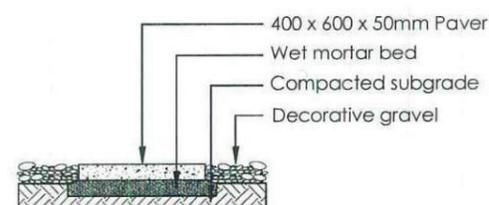
**1 Tree Planting Detail**  
NTS 25L - 100L Pot Size



**2 Planting Detail**  
NTS 150mm, 200mm Pot Size



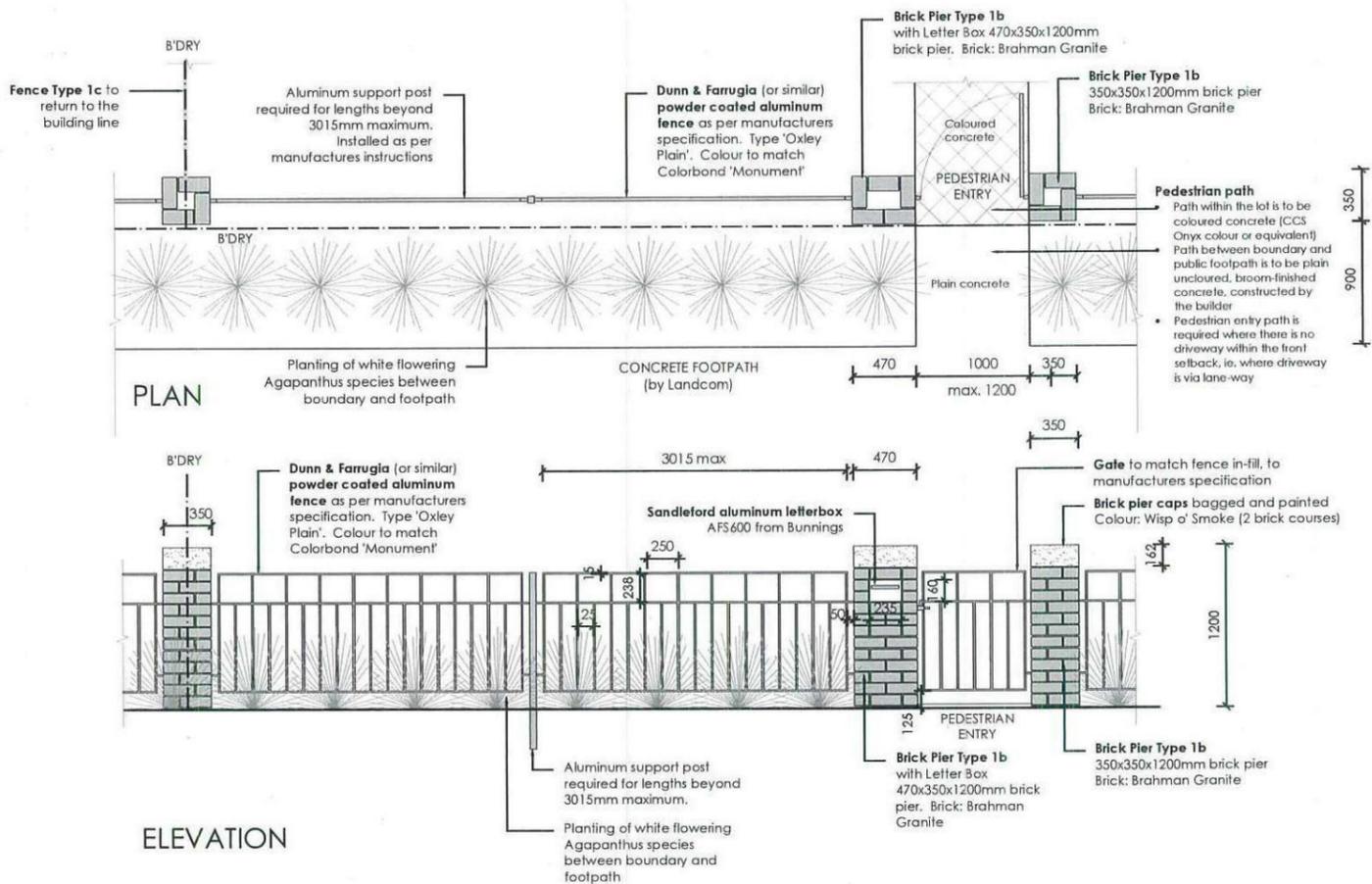
**3 Turf Detail**  
NTS Brick Paver Edge



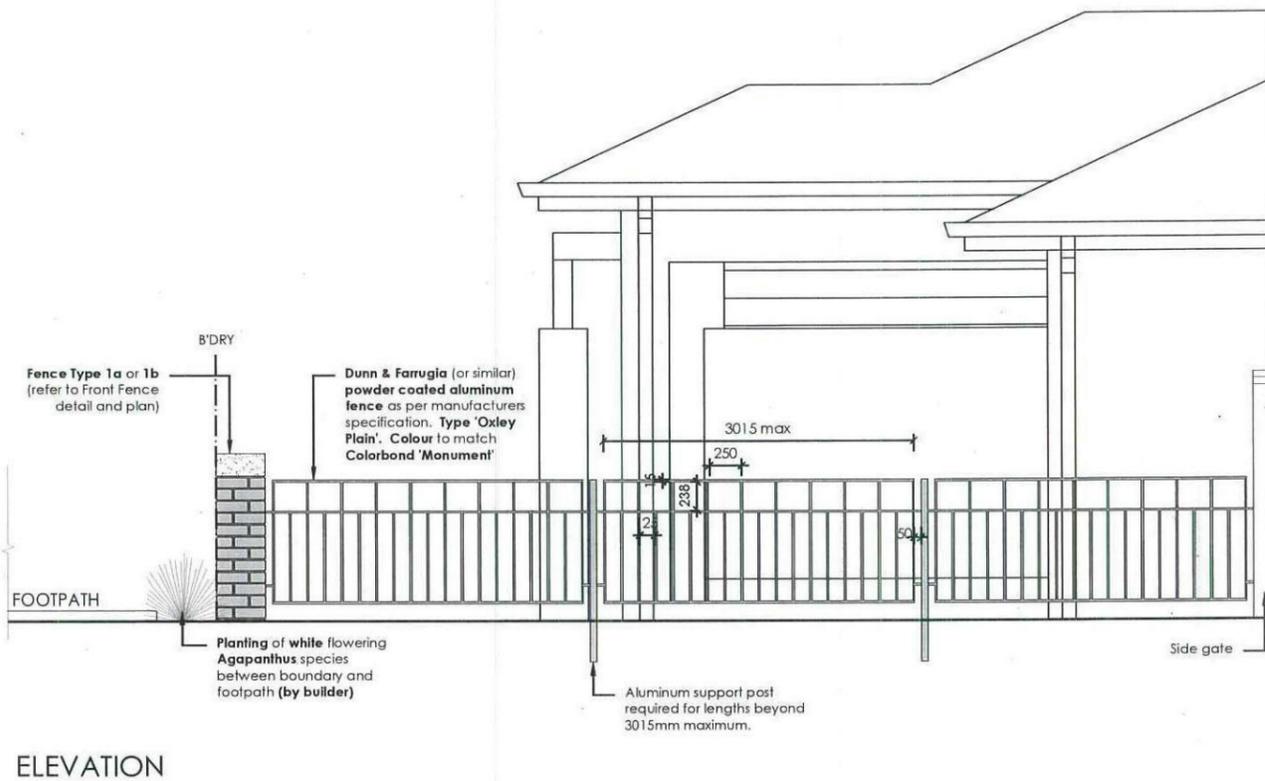
**4 Stepping stones in gravel**  
NTS Low traffic zone

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

<table border="1"> <thead> <tr> <th>REVISION</th> <th>DESCRIPTION</th> <th>DRAWN</th> <th>CHECK</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>SUBMITTED TO CLIENT FOR COMMENT</td> <td>BT</td> <td>RS</td> <td>18-03-13</td> </tr> <tr> <td>B</td> <td>REMOVE FOOTPATH FROM BIN STORAGE AREA TO GARAGE DOOR</td> <td>BT</td> <td>RS</td> <td>02-04-13</td> </tr> <tr> <td>C</td> <td>COLOUR PLAN</td> <td>BT</td> <td>RS</td> <td>03-04-13</td> </tr> <tr> <td>D</td> <td>AMEND COLOUR PLAN TO BUILDER COMMENT</td> <td>BT</td> <td>RS</td> <td>04-04-13</td> </tr> <tr> <td>E</td> <td>AMEND COLOUR PLAN TO BUILDER COMMENT</td> <td>RS</td> <td>RS</td> <td>05-04-13</td> </tr> <tr> <td>F</td> <td>AMEND COLOUR PLAN TO BUILDER COMMENT</td> <td>RS</td> <td>RS</td> <td>10-04-13</td> </tr> <tr> <td>G</td> <td>UPDATE LEVELS</td> <td>BT</td> <td>RS</td> <td>30-04-13</td> </tr> </tbody> </table>	REVISION	DESCRIPTION	DRAWN	CHECK	DATE	A	SUBMITTED TO CLIENT FOR COMMENT	BT	RS	18-03-13	B	REMOVE FOOTPATH FROM BIN STORAGE AREA TO GARAGE DOOR	BT	RS	02-04-13	C	COLOUR PLAN	BT	RS	03-04-13	D	AMEND COLOUR PLAN TO BUILDER COMMENT	BT	RS	04-04-13	E	AMEND COLOUR PLAN TO BUILDER COMMENT	RS	RS	05-04-13	F	AMEND COLOUR PLAN TO BUILDER COMMENT	RS	RS	10-04-13	G	UPDATE LEVELS	BT	RS	30-04-13	<p><b>ecodesign</b> outdoor living environments</p> <p>PO Box 3136, Carlingford, NSW 2118 Ph: (02) 9671 7701 Fax: (02) 9673 2563 Email: info@ecodesign.com.au Web: www.ecodesign.com.au</p> <p>Member of the Australian Institute of Landscape Design and Management</p> <p>1. Do not scale from drawings 2. Verify all measurements on site 3. Notify ecodesign of any inconsistencies 4. Copyright © ecodesign. All rights reserved 5. Drawing remains 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>PROJECT: <b>LOT 1210 SYDNEY SMITH, PENRITH</b></p> <p>CLIENT: <b>FIRSTYLE HOMES</b></p>	<p>PROJECT: <b>NEW RESIDENCE</b></p> <p>REVISION: <b>LANDSCAPE PLAN</b></p> <p>SCALE: <b>1:100 @ A3</b> DATE: <b>DA</b> SHEET: <b>L - 02</b></p> <p>DRAWN: <b>BT</b> CHECK: <b>RS</b> DATE: <b>30-04-13</b> REVISION: <b>G</b></p>
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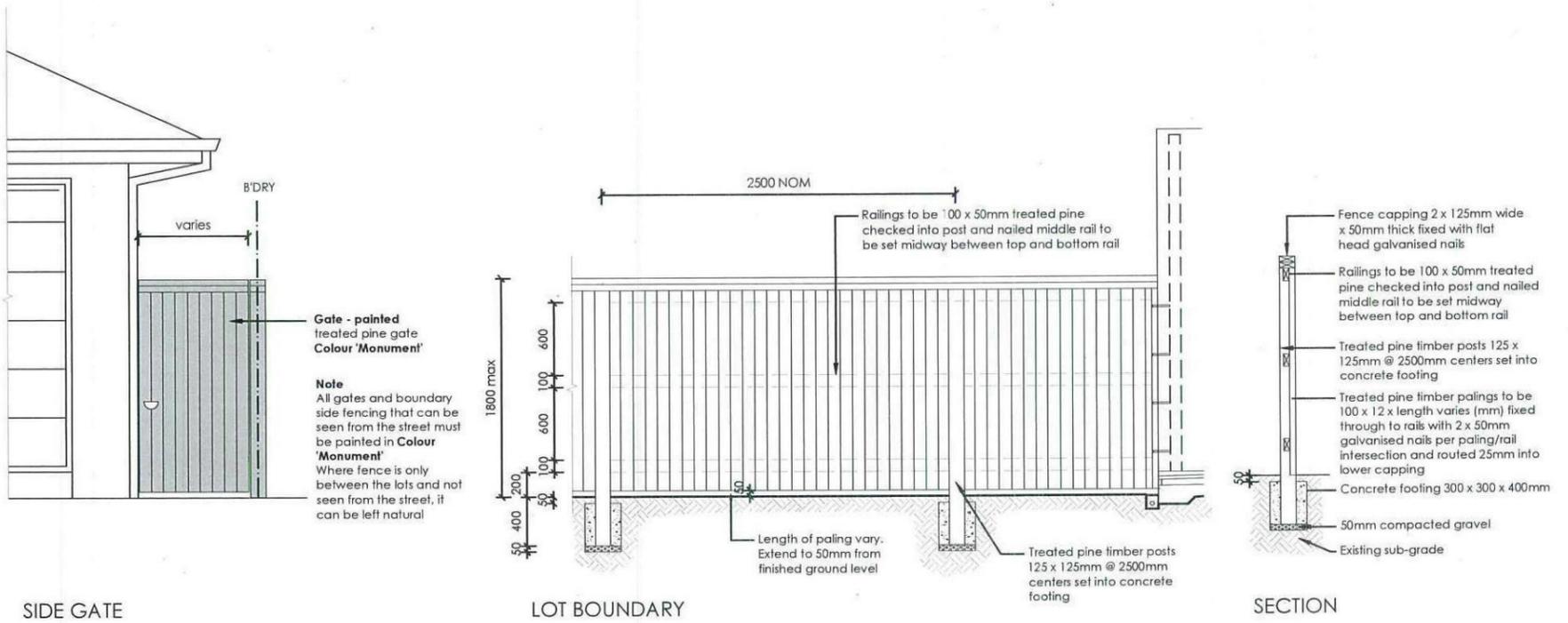
5 FENCE TYPE 1b - Front Fence  
1:50 Typical detail



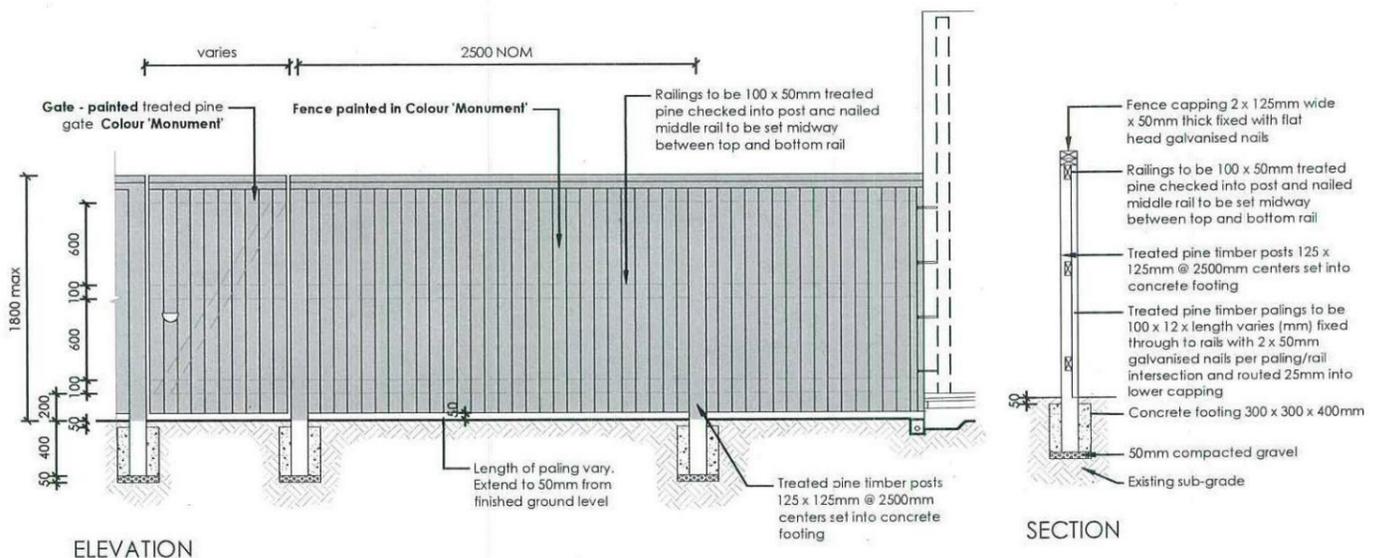
6 FENCE TYPE 1c - Side Boundary Front Setback  
1:50 Typical detail

Reviewed: Date: 09/05/13  
**LANDCOM**  
 Thornton Design Review Panel

REVISION	DESCRIPTION	DRAWN	CHECK	DATE	 PO Box 3136, Carrington, NSW 2118 Ph: (02) 9871 7701 Fax: (02) 9873 2583 Email: info@ecodesign.com.au Web: www.ecodesign.com.au <small>Member of the Australian Institute of Landscape Designers and Planners</small>	LOT 1210 SYDNEY SMITH, PENRITH	PROJECT NEW RESIDENCE				
A	SUBMITTED TO CLIENT FOR COMMENT	BT	RS	18-03-13			DRAWING LANDSCAPE PLAN	SCALE 1:100 @ A3	SHEET DA L-03		
B	REMOVE FOOTPATH FROM BIN STORAGE AREA TO GARAGE DOOR	BT	RS	02-04-13	1. Do not scale from drawings 2. Verify all measurements on site 3. Notify ecodesign of any inconsistencies 4. Copyright © ecodesign. All rights reserved. 5. Drawing remains the property of ecodesign 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	CLIENT FIRSTYLE HOMES	DATE 1:100 @ A3	DRAWN BT	CHECKED RS	DATE 30-04-13	REVISION G
C	COLOUR PLAN	BT	RS	03-04-13							
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F	AMEND COLOUR PLAN TO BUILDER COMMENT	RS	RS	10-04-13							
G	UPDATE LEVELS	BT	RS	30-04-13							



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



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

Reviewed Date 09/05/13

**LANDCOM**

**Thornton Design Review Panel**

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**DEVELOPMENT CALCULATIONS**

LOT: 1210 NO: 00 OF SITE AREA: 290.0m<sup>2</sup>

Itemised Floor Areas (Unit 1):	Totals:
living ground floor:	96.72m <sup>2</sup>
first floor: (excl. void 75.79m <sup>2</sup> )	80.94m <sup>2</sup>
garage: (excess 6.57m <sup>2</sup> )	35.88m <sup>2</sup>
alfresco:	15.91m <sup>2</sup>
porch:	6.64m <sup>2</sup>
balcony:	6.64m <sup>2</sup>
total floor area:	236.09m <sup>2</sup>

**FLOOR SPACE RATIO CALCULATION:**

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

**SITE AREA COVERAGE/LANDSCAPE:**

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

**COUNCIL ZONE: R1**

PROMOTION:  
**LIVING/STYLE COLLECTION**

CLIENT:  
**FIRSTSTYLE HOMES**

LOCATION:  
 LOT 1210  
 SYDNEY SMITH DRIVE  
 PENRITH, 2750

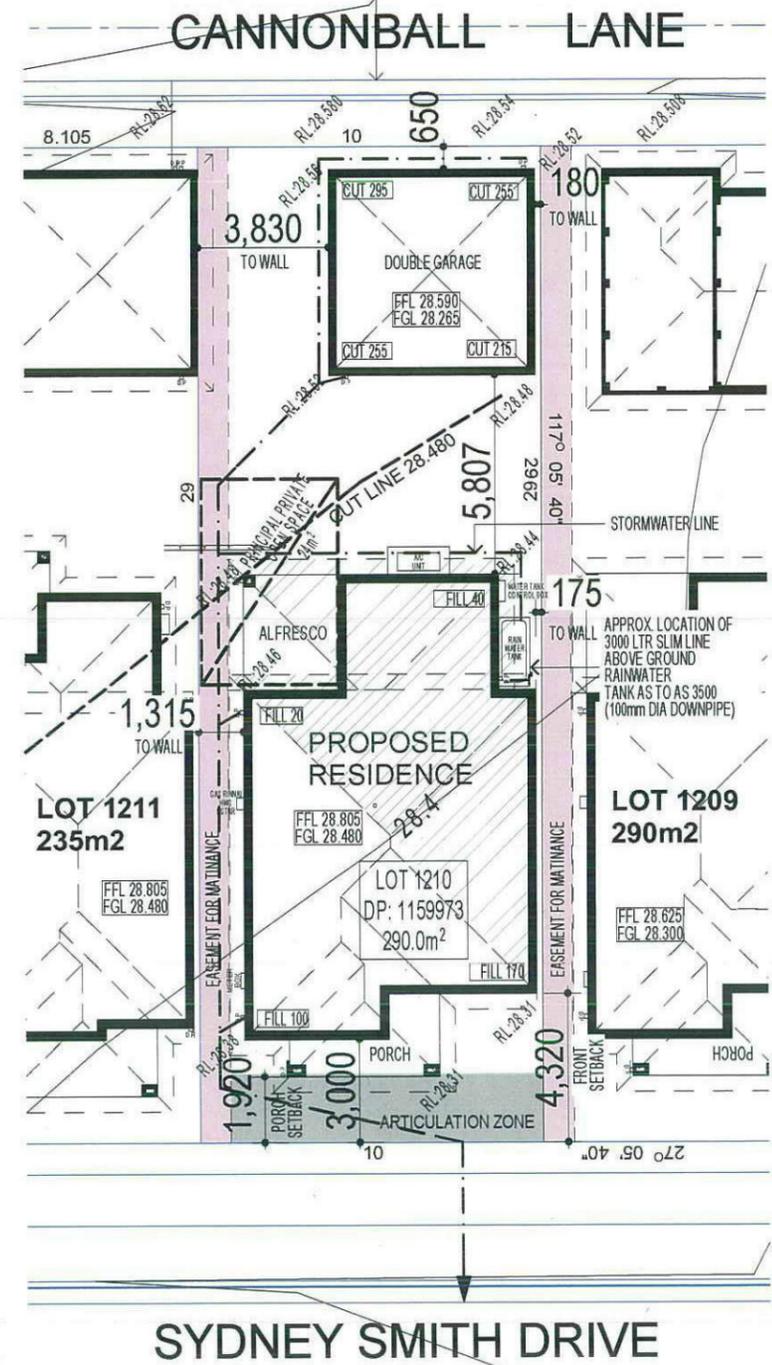
DP: Lot 1210 in unregistered plan of subdivision by Craig & Rhodes Ref 72-10-1.2 being part of lot 11 DP:1153973 council: PENRITH

model: CHESTER 21 facade: AUGUSTINE date: 30/04/2013 (sub) on assessment: DA 1

Sheet: 1 of 09 drawn: N.K. checked: 0.0 scale: 1:200

CLIENT'S SIGNATURE: DATE: SP. 0.0

**NOTE:**  
 FINAL GARAGE LEVELS SUBJECT TO FINAL KERB LEVELS.



**BASIX House**  
 = 66.13m<sup>2</sup> of roof area to discharge to water tank.  
 = 103.5m<sup>2</sup> stormwater and overflow to discharge to existing street channel.  
 o/a= 169.63m<sup>2</sup> of roof area.

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

**EARTHWORKS**

HOUSE:	FFL: R.L: 28.805
(LIVING)	FGL: R.L: 28.480
GARAGE:	FFL: R.L: 29.260
	FGL: R.L: 28.860

**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 OH 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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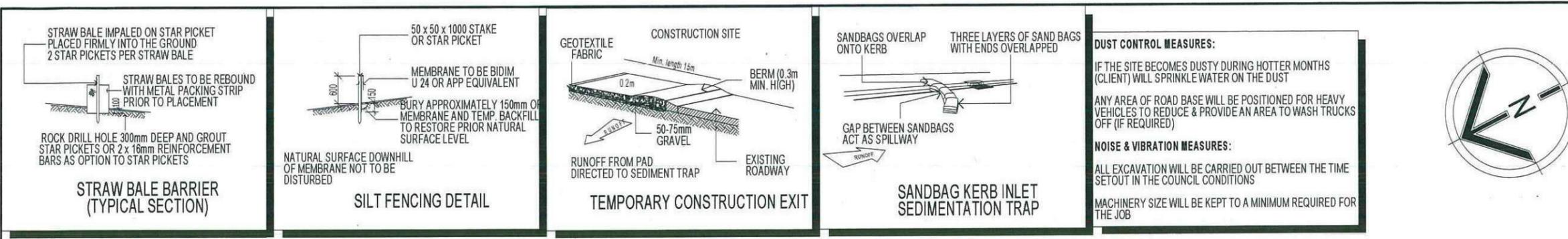
**NOTE:**  
 PROVIDE GRANITGARD TERMITE TREATMENT

**NOTE:**  
 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

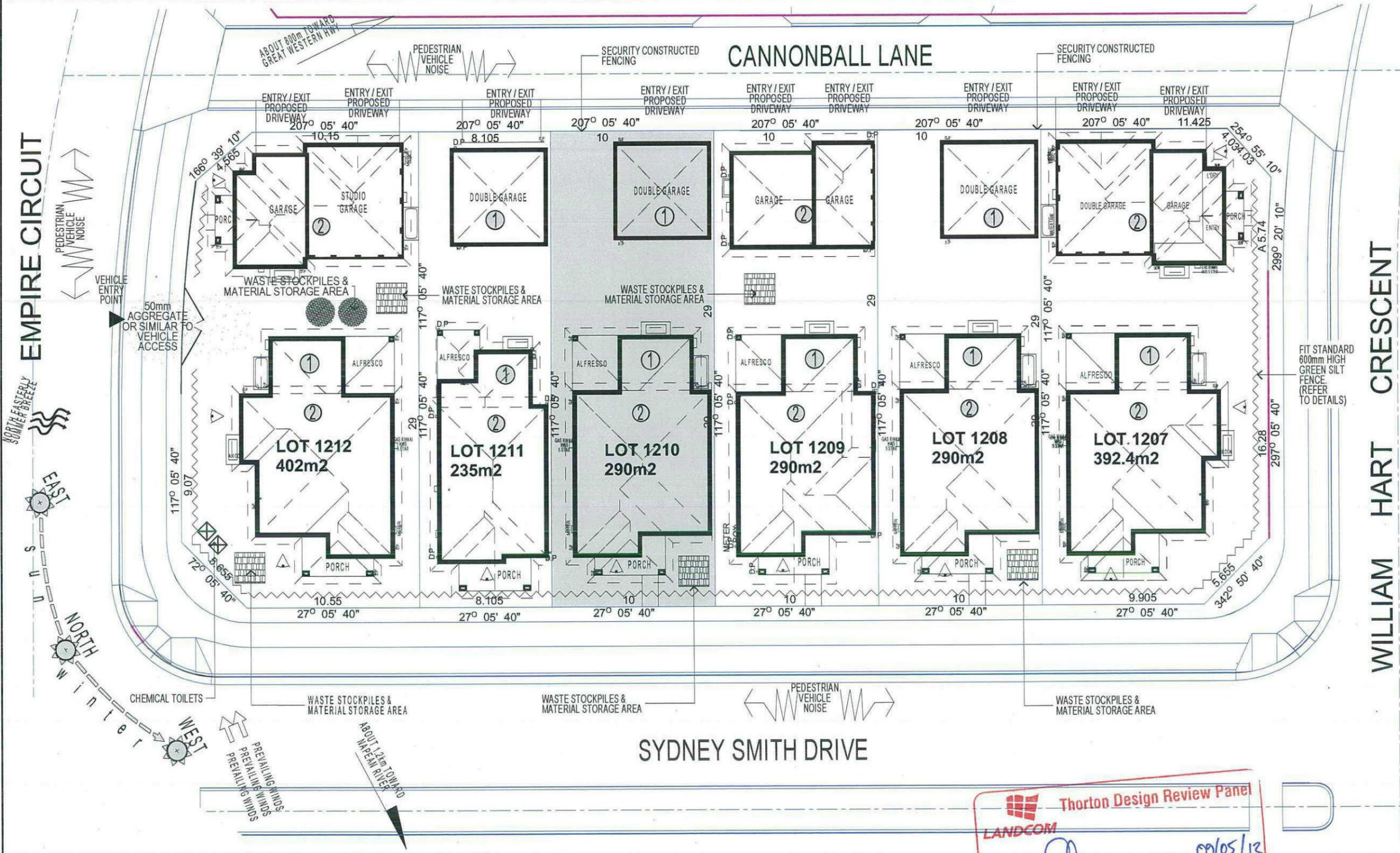
**SITE PLAN & STORMWATER CONCEPT PLAN**

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

**NBN PACK**



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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)

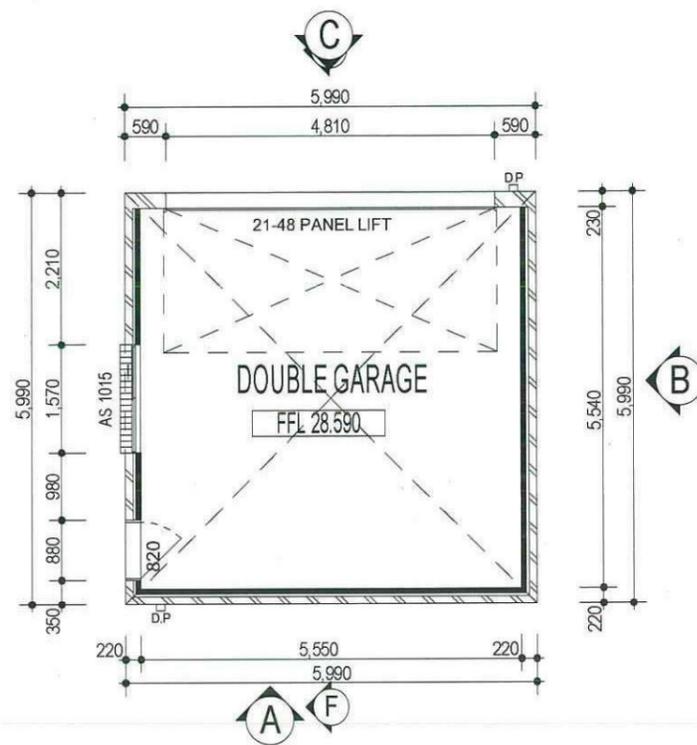
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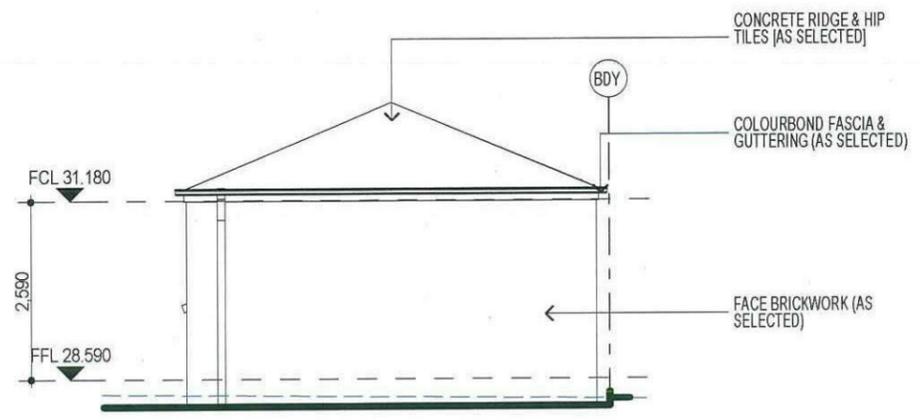
**Thorton Design Review Panel**  
 LANDCOM  
 Reviewed Date 09/05/13

**SITE ANALYSIS & WASTE MANAGEMENT PLAN**

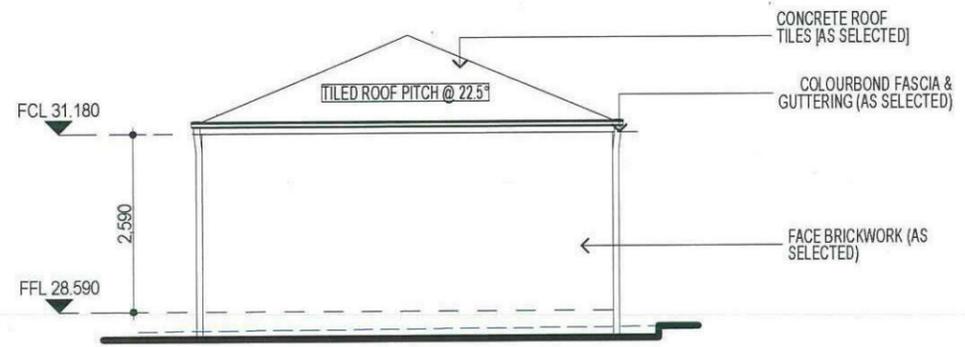
PROMOTION: **LIVING/STYLE COLLECTION**  
 CLIENT: **FIRSTSTYLE HOMES**  
 LOCATION: **LOT 1210 SYDNEY SMITH DRIVE PENRITH, 2750**  
 DP Lot 1210 in unregistered plan of subdivision by Craig & Rhodes Ref 72-10-1.2 being part of lot 11 DP 1159973 council: **PENRITH**  
 model: **CHESTER 21** facade: **AUGUSTINE** date: **30/04/2013** (quotation assessment)  
 Sheet: **2 of 09** drawn: **N.K.** checked: **0.0** scale: **1:250** **499A-13**  
 CLIENT'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ 9P.00



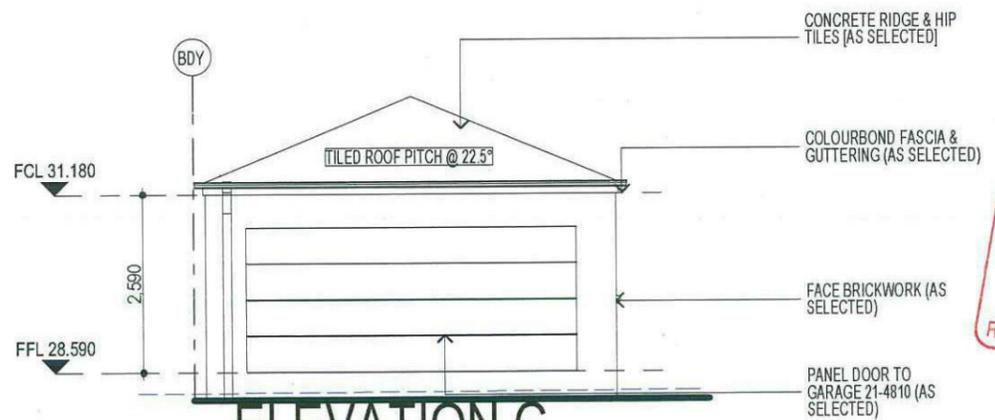
**FLOOR PLAN**



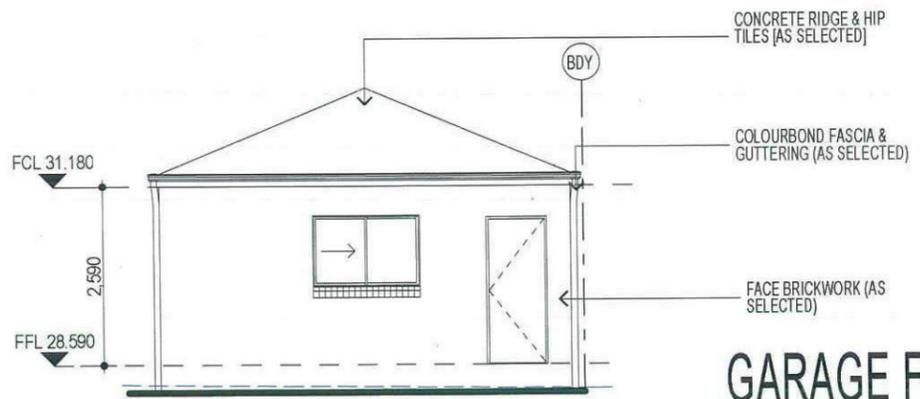
**ELEVATION A**



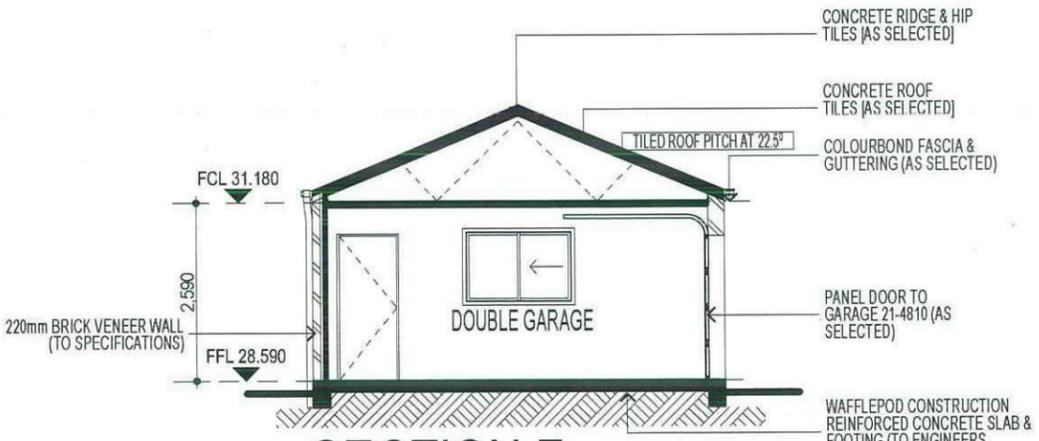
**ELEVATION B**



**ELEVATION C**



**ELEVATION D**



**SECTION F**

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 Reviewed: [Signature] Date: 09/05/13

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**GARAGE FLOOR PLAN ELEVATIONS /SECTION**

PROMOTION: <b>LIVING/STYLE COLLECTION</b>			
CLIENT: <b>FIRSTSTYLE HOMES</b>			
LOCATION: LOT 1210 SYDNEY SMITH DRIVE PENRITH, 2750			
DP: Lot 1210 in unregistered plan of subdivision by Craig & Rhodes Ref 72-10-1.2 being part of lot 11 DP1159973		council: PENRITH	date: 30/04/2013
model: CHESTER 21	facade: AUGUSTINE	date: 30/04/2013	quantity assessment: DA 1
Sheet: 4 of 09	drawn: N.K.	checked: O.O.	499A-13
CLIENT'S SIGNATURE		DATE	

**KEY**

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



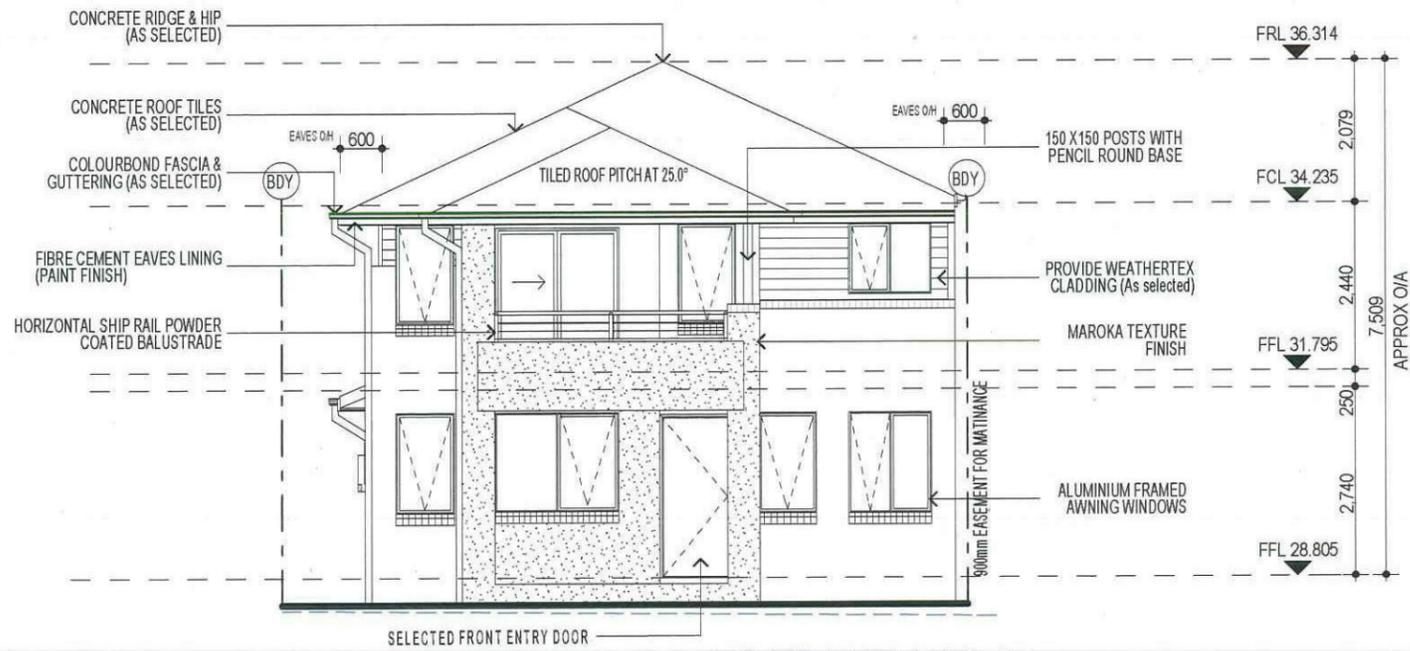
FIRSTSTYLE HOMES Pty Ltd  
 Lic No: 113412C  
 ACN: 087 773 779  
 PO BOX 171, HOXTON PARK 2171

ADMIN: (02) 9601 3111  
 FAX: (02) 9601 0711  
 EMAIL: design@firststyle.com.au

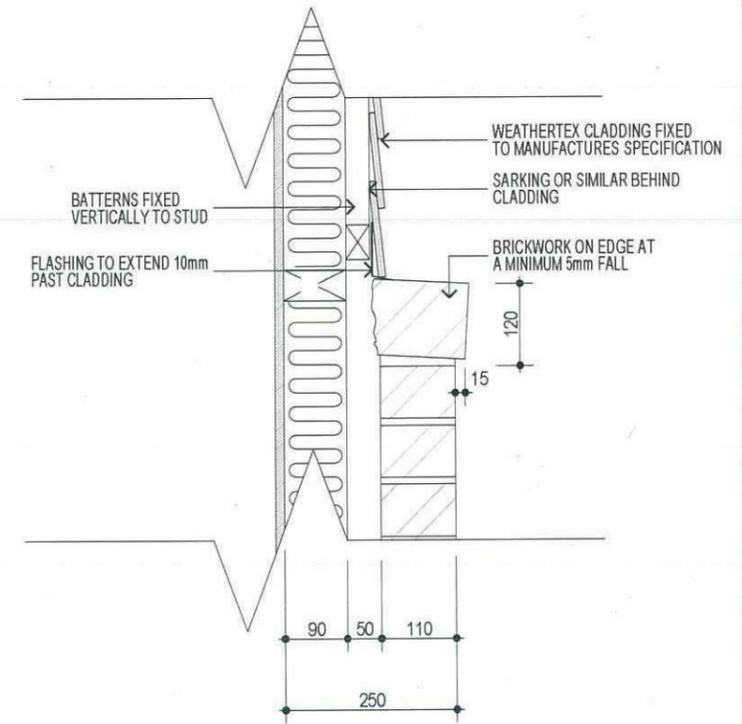
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**ELEVATION A**



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

SCALE: 1:10



**ELEVATION C**

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**3 - PHASE POWER**

**NOTE**  
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**NBN PACK**

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Reviewed  Date 09/05/13

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model: CHESTER 21	facade: AUGUSTINE	date: 30/04/2013	quoted on assessment: DA 1
Sheet: 6 of 09	drawn: N.K.	checked: O.O	scale: 1:100
			<b>499A-13</b>
CLIENT'S SIGNATURE		DATE	

**ELEVATIONS**

**KEY**

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



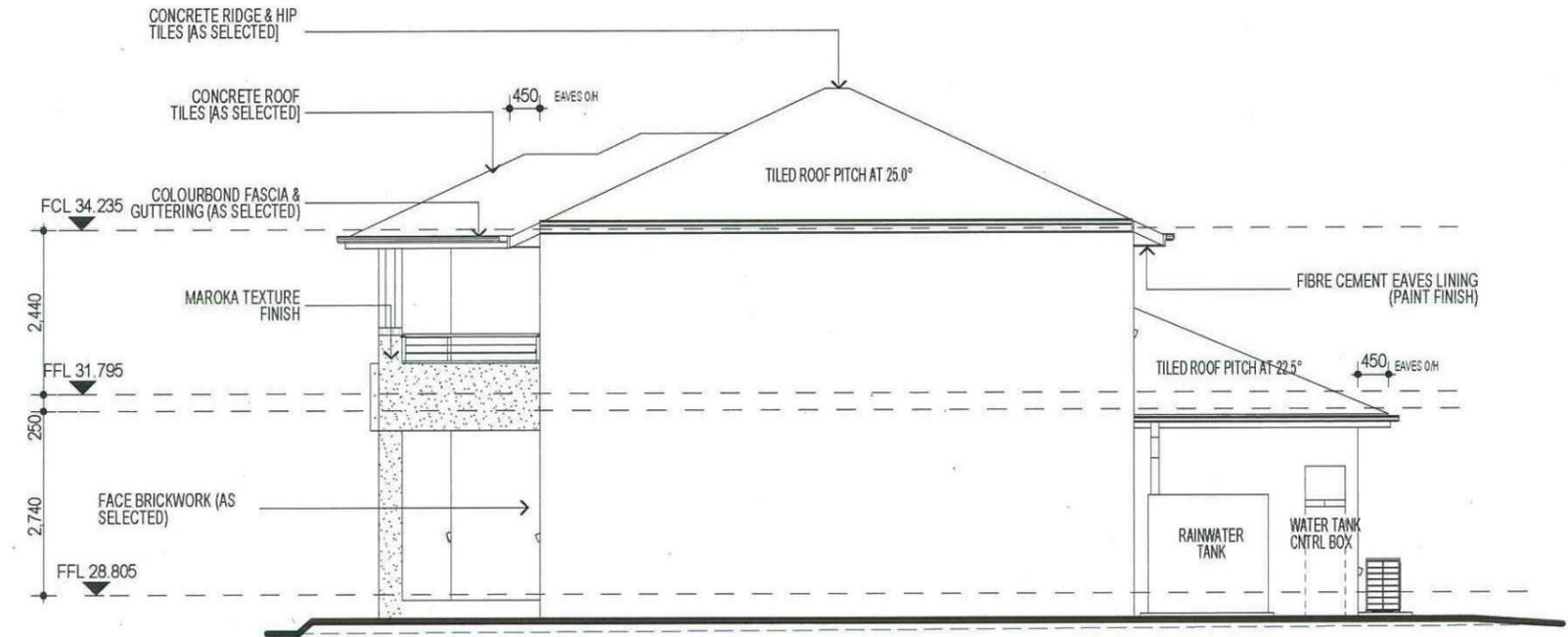
FIRSTSTYLE HOMES Pty Ltd  
 Lic No: 113412C  
 ACL 067 773 773  
 PO BOX 171, HOXTON PARK 2171

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 EMAIL: design@firststyle.com.au

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- ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND CERTIFICATIONS 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
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**ELEVATION B**

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 LANDCOM  
 Reviewed  Date 09/05/13



**ELEVATION D**

**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

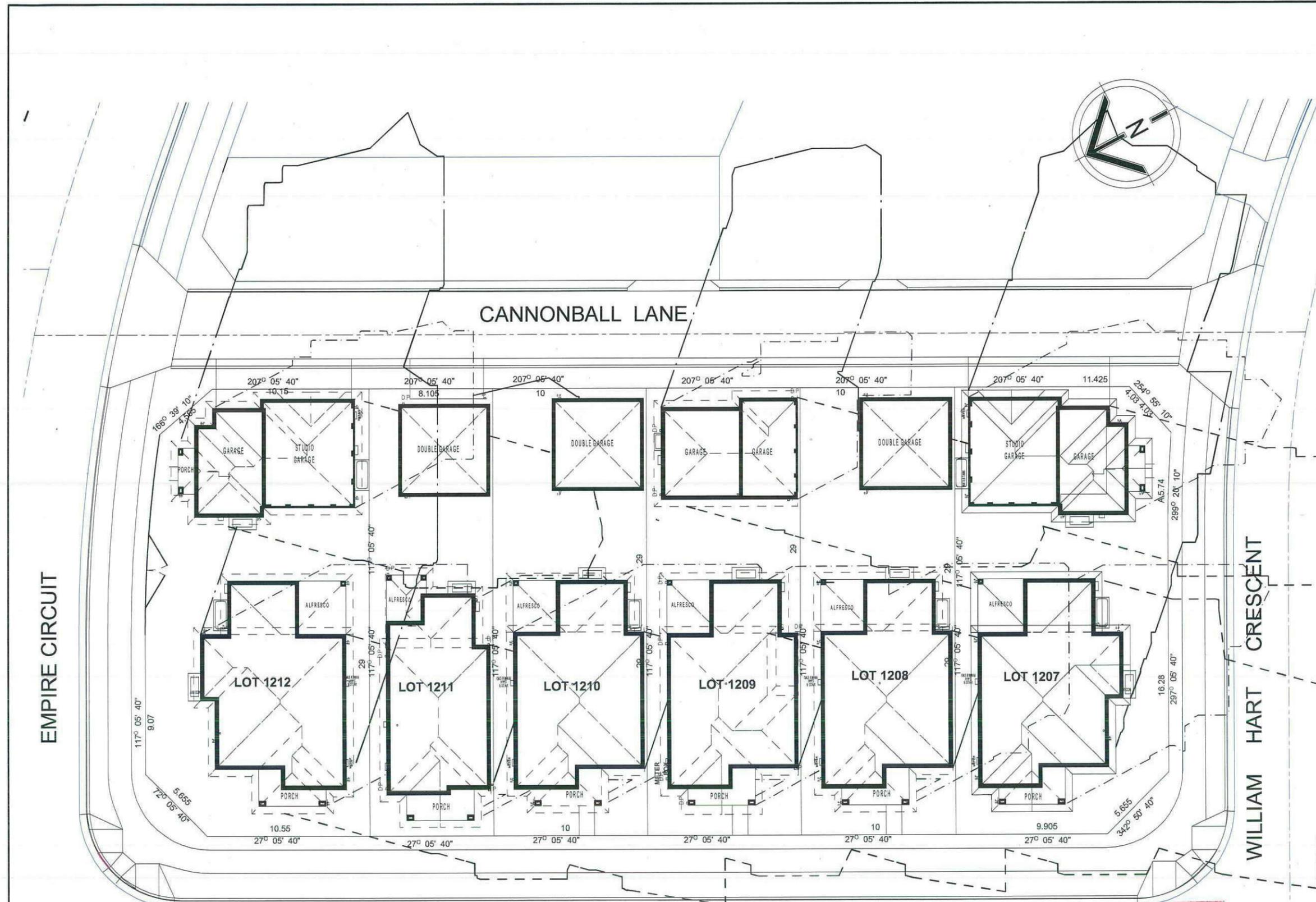
**NOTE:**  
 ACOUSTIC SEALS REQUIRED ON ALL BEDROOM WINDOWS AND DOORS FACING SYDNEY SMITH DRIVE. IN ACCORDANCE WITH ACOUSTIC LOGIC'S ACOUSTIC REPORT. REF No.20120708.1/1508A/RO/HP

**NBN PACK**

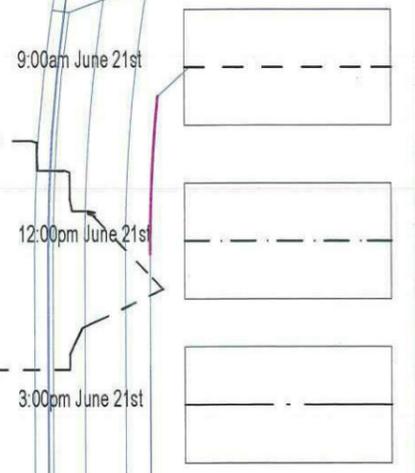
PROMOTION: <b>LIVING/STYLE COLLECTION</b>			
CLIENT: <b>FIRSTSTYLE HOMES</b>			
LOCATION: LOT 1210 SYDNEY SMITH DRIVE PENRITH, 2750			
DP Lot 1210 in unregistered plan of subdivision by Craig & Rhodes Ref 72-10-1.2 being part of lot 11 DP 1159973		council: PENRITH	
model: CHESTER 21	facade: AUGUSTINE	date: 30/04/2013	quotation assessment: DA 1
Sheet: 7 of 09	drawn: N.K.	checked: 0.0	scale: 1:100
			<b>499A-13</b>
CLIENT'S SIGNATURE		DATE	

**ELEVATIONS**

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**SHADOW DIAGRAM**



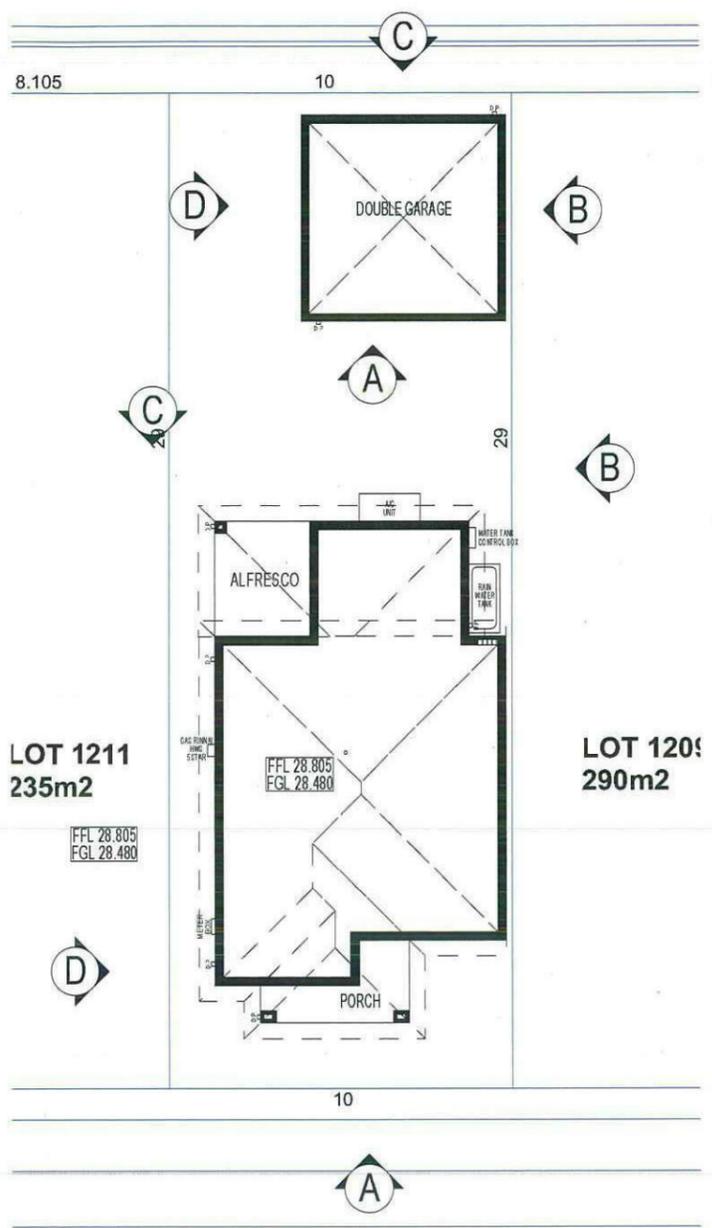
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**Thorton Design Review Panel**  
**LANDCOM**  
 Reviewed Date 09/05/13

PROMOTION: <b>LIVING/STYLE COLLECTION</b>			
CLIENT: <b>FIRSTSTYLE HOMES</b>			
LOCATION: <b>LOT 1210 SYDNEY SMITH DRIVE PENRITH, 2750</b>			
DP: Lot 1210 in unregistered plan of subdivision by Craig & Rhodes Ref 72-10-1.2 being part of lot 11 DP 1158973		council: <b>PENRITH</b>	
model: <b>CHESTER 21</b>	facade: <b>AUGUSTINE</b>	date: <b>30/04/2013</b>	publish on assessment: <b>DA 1</b>
Sheet: <b>9 of 09</b>	drawn: <b>N.K.</b>	checked: <b>0.0</b>	scale: <b>1:250</b>
			<b>499A-13</b>
CLIENT'S SIGNATURE		DATE	

**SHADOW DIAGRAM**

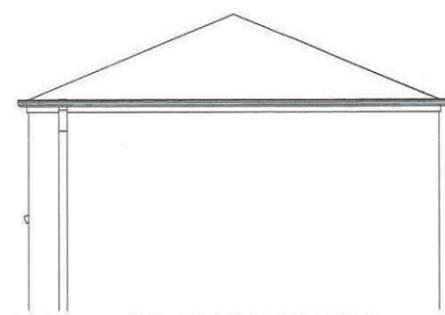
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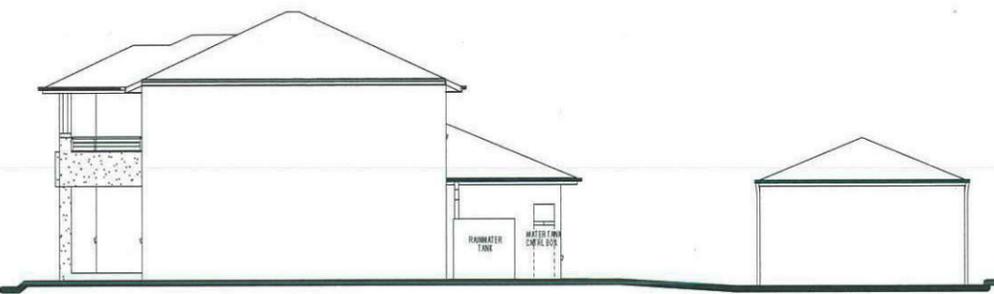
SYDNEY SMITH DRIVE



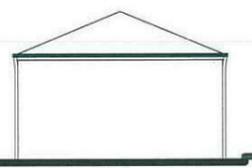
ELEVATION A



GARAGE ELEVATION A



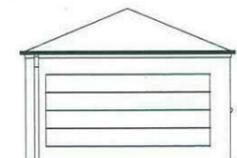
ELEVATION B



GARAGE ELEVATION B



ELEVATION C



GARAGE ELEVATION C



GARAGE ELEVATION D

ELEVATION D

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 LANDCOM  
 Reviewed *[Signature]* Date 09/05/13

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Sheet: A	drawn: N.K.	checked: 0.0	499A-13
scale: 1:200, 1:100			
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**NOTIFICATION PLAN**

## GENERAL NOTES

THIS DRAWING IS SIGNED SUBJECT TO CERTIFICATE OF INSPECTION ISSUED BY ENGINEER.

- 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 EARTH DRAIN 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

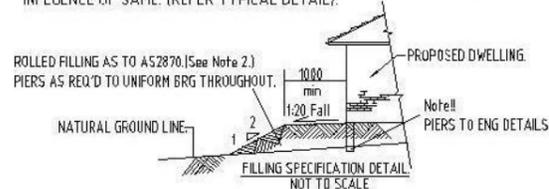
- PIERS TO EXTERNAL WALLS SHALL BE SPACED AT NO GREATER THAN:
  - 1.5m c/c FOR DOUBLE STOREY AREAS (Ø400min DIA TO CLAY BRG 350kPa) - UNO ON SLAB PLAN
  - 1.8m c/c FOR SINGLE STOREY AREAS (Ø400min DIA TO CLAY BRG 350kPa) - UNO ON SLAB PLAN
  - 1.8m c/c FOR SINGLE AND DOUBLE STOREY AREA (Ø300min DIA TO 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 (6te 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 CL6.4.2 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 FOUNDED 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 QUALITY - AS NOTED ON THE DRAWINGS.
- 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.
- SPLICES IN REINFORCEMENT SHALL BE MADE ONLY IN THE POSITION SHOWN. OBTAIN APPROVAL FROM THE SUPERINTENDENT FOR ANY OTHER SPLICES.
- 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, U.N.D.
- 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) CRANGE PREMIUM	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.

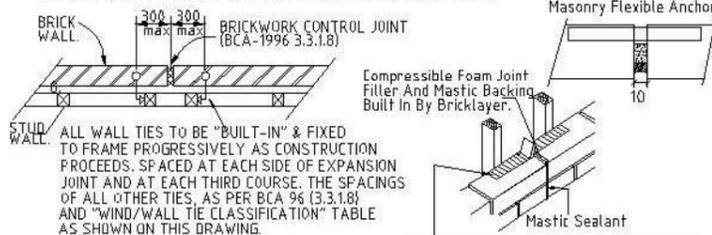


## TIMBER FRAMING NOTES

- 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

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 = PERMISSABLE 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.

**SECTA**  
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  
ME (Aus) (CEng)  
NPE (Civ/Struct)  
BPE (Acc Certifier) 0737  
DATE: 16/9/13

FOR: G FOWLER  
LOT 1210 SYDNEY SMITH DRIVE  
THORNTON, PENRITH NSW

SC\_16032  
E-00  
Secta Ref Nbr  
DRG Nbr  
GENERAL NOTES  
DO NOT SCALE

## 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 C.S.I.R.O. 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. HOLES IN MEMBERS FOR FIXINGS OF OTHER TRADES SHALL NOT EXCEED 14mm DIAMETER.
  - BOLTING: BOLTS SHALL BE M20 4.6/5 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 DEEPENED 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

**FIRSTYLE HOMES**

Rev DATE AMENDMENT  
A 16/9/13 Issued for construction  
Arch Ref: 499B-13 (Rev QA2) - CHESTER 25 AUGUS

**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"

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) ORANGE PREMIUM				
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.				

**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.

**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 EVEN BEARING AS REQUIRED BY ENGINEER AND SITE CONDITIONS.
- DENOTES CONCRETE BEARING PIERS FOUNDED 200min 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:  
1.5m c/c FOR DOUBLE STOREY AREAS (#400MIN DIA TO CLAY BRG 350kPa) - UNO ON SLAB PLAN  
1.8m c/c FOR SINGLE STOREY AREAS (#400MIN DIA TO CLAY BRG 350kPa) - UNO ON SLAB PLAN  
1.8m c/c FOR SINGLE AND DOUBLE STOREY AREA (#300min DIA TO ROCK/SHALE BRG 600kPa).  
IF PIERS EXCEED 2.5m Deep THEN #450min (Must Be) Adopted. PIERS GREATER THAN 2.8m Deep (Must Be) REINFORCED WITH A MINIMUM OF 4-N12 Bars + R6 Ties @400c/c

**m** SLAB THICKNESS DENOTED ON PLAN BY

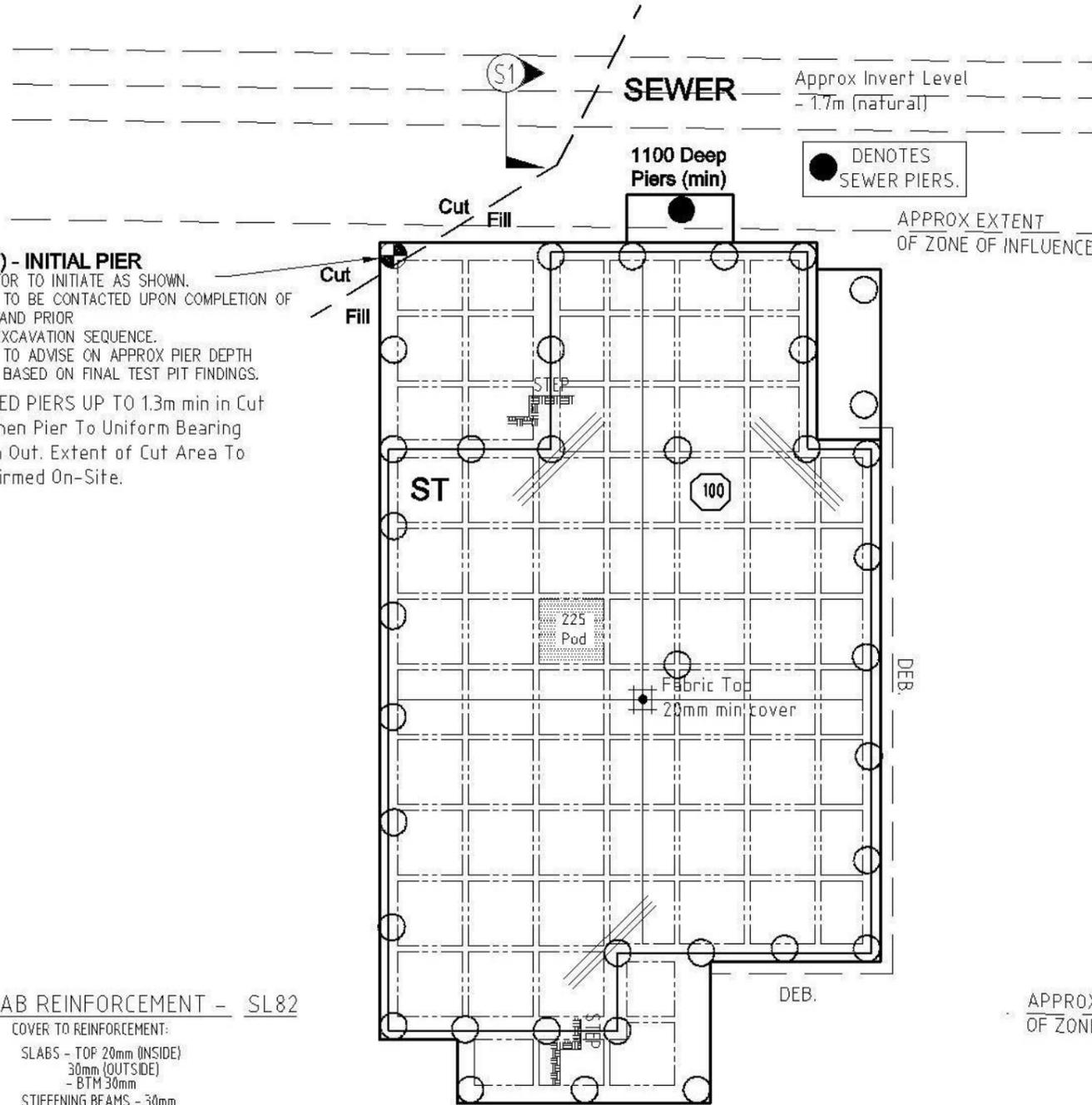
**ST** PODS LAYED IN SEQUENCE AND STARTED WHERE SHOWN THUS ON PLAN.

**(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. EXPECTED PIERS UP TO 1.3m min in Cut Area, Then Pier To Uniform Bearing Through Out. Extent of Cut Area To Be Confirmed On-Site.

**SLAB REINFORCEMENT - SL82**

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



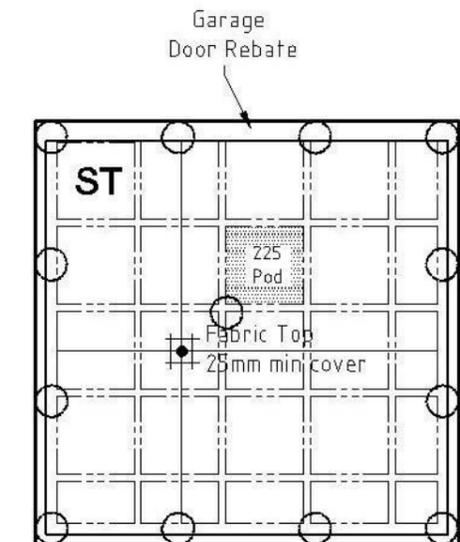
\* CARE TO BE TAKEN DURING EXCAVATION, \*

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"**

**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.



APPROX EXTENT OF ZONE OF INFLUENCE



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.

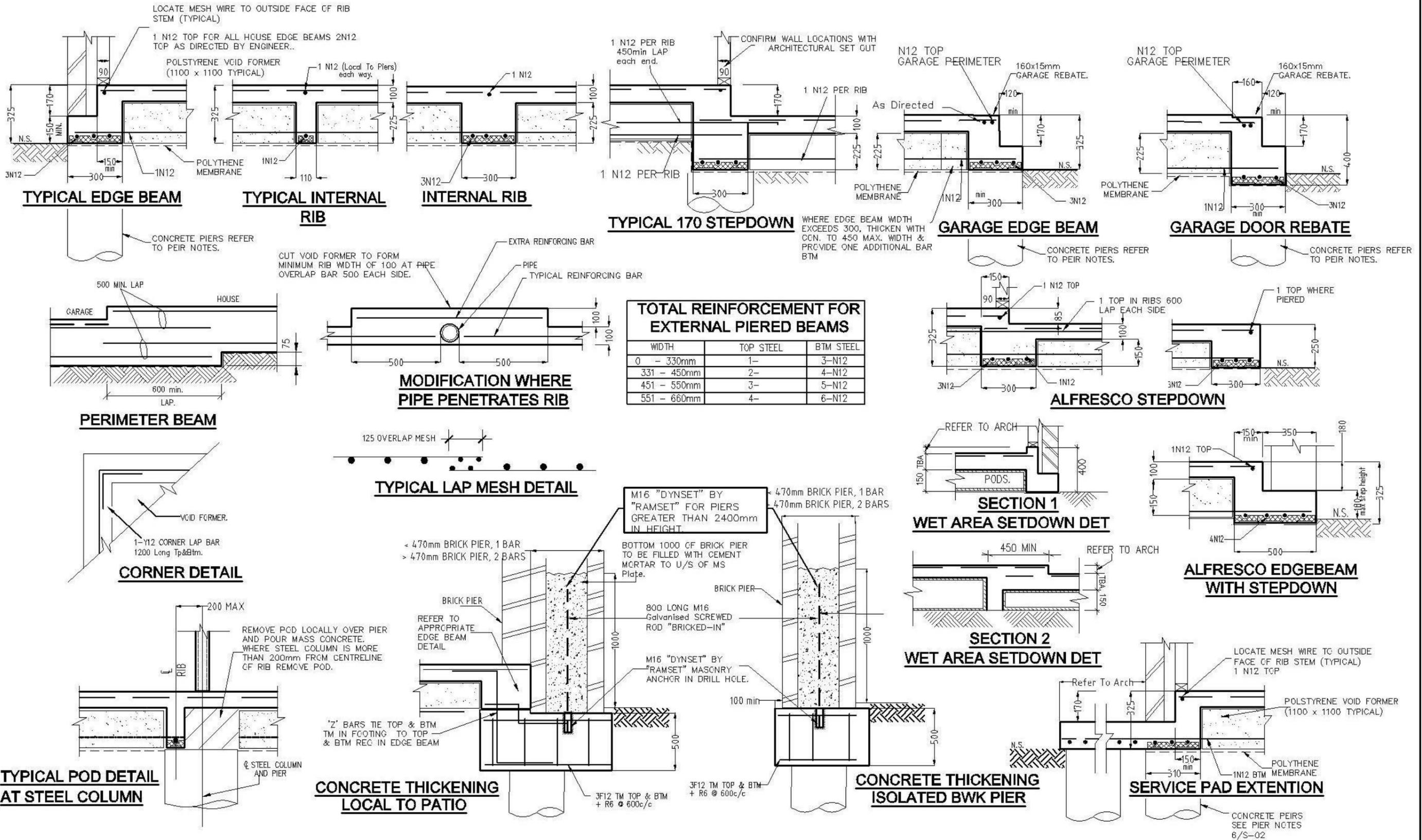
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**SECTA**  
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PREPARED:	S.I.D
CHECKED:	S.A.A
APPROVED:	
S. Abdelfattah ME (Aust) (CPENG) NPER Civ/Struct BRB- Acc Certifier 0737	DATE: 16/9/13

FOR:	G FOWLER LOT 1210 SYDNEY SMITH DRIVE THORNTON, PENRITH NSW		
Secta Ref Nbr	SC_16032	DRG Nbr	E-01
REV			A
REINFORCED SLAB PLAN			DO NOT SCALE



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

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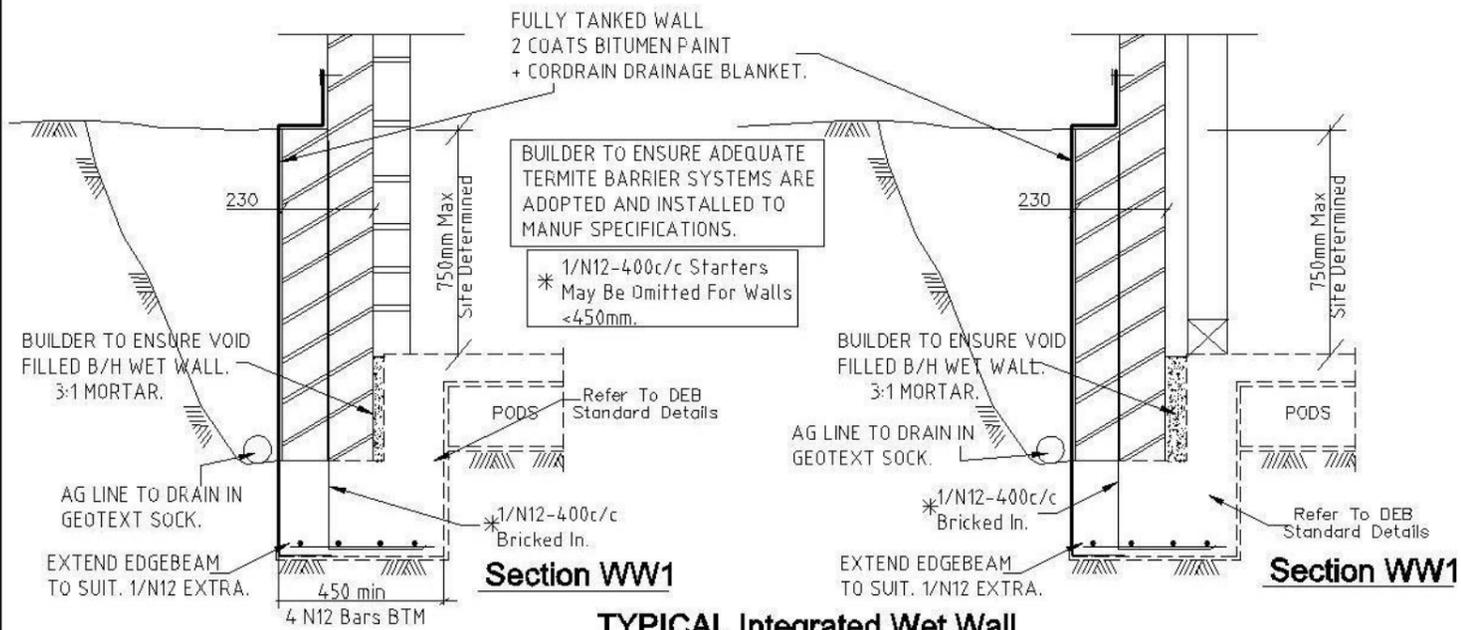
PREPARED: S.I.D  
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APPROVED: [Signature]  
S. Abdelfattah  
ME (Aus) / CE Eng  
NPER Eng/Struct  
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DATE: 16/9/13

FOR: G FOWLER  
LOT 1210 SYDNEY SMITH DRIVE  
THORNTON, PENRITH NSW

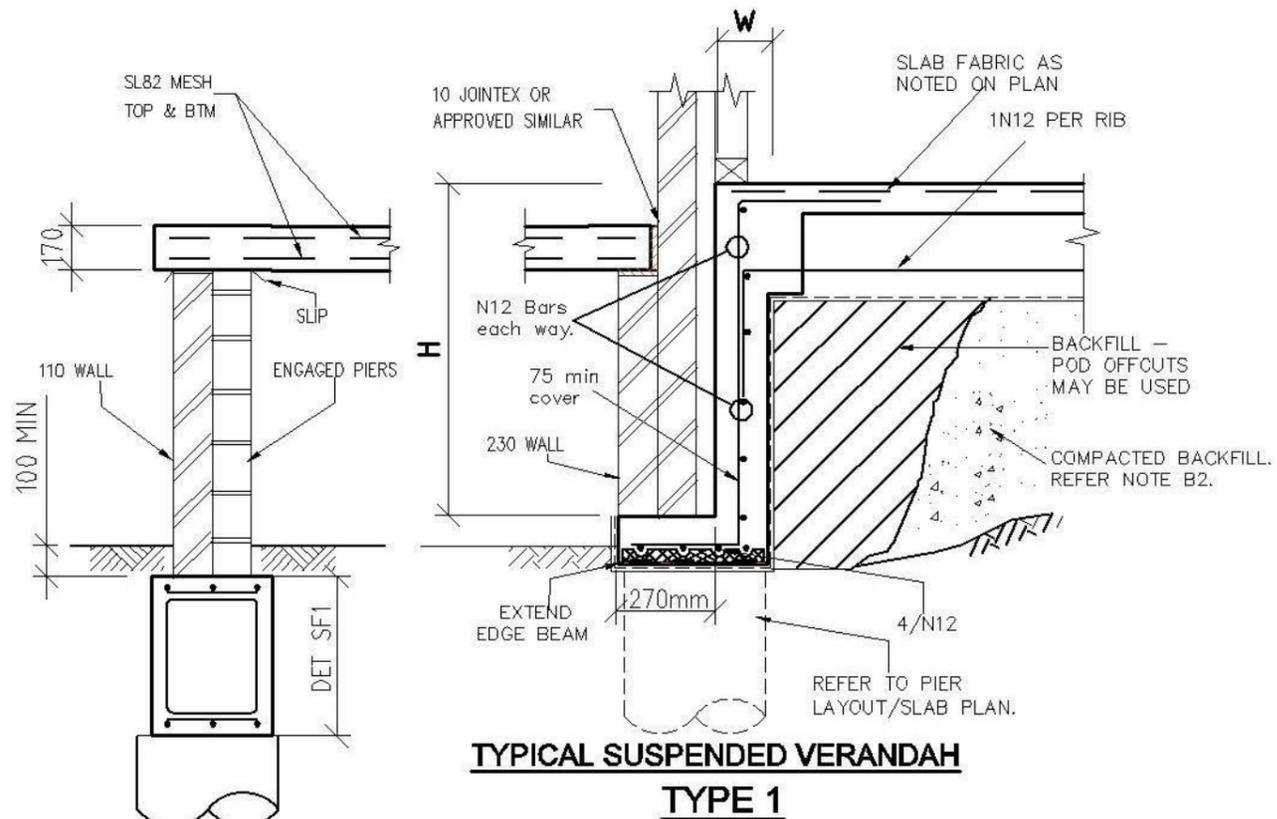
Secta Ref Numbr SC\_16032  
DRG Numbr E-02  
REV A

SLAB DETAIL SHEET  
DO NOT SCALE

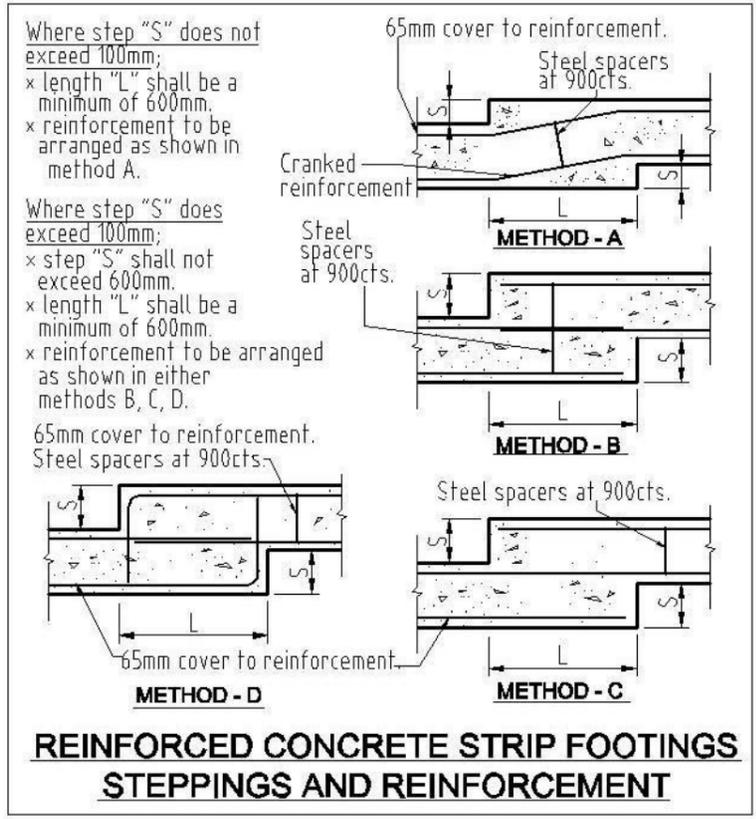




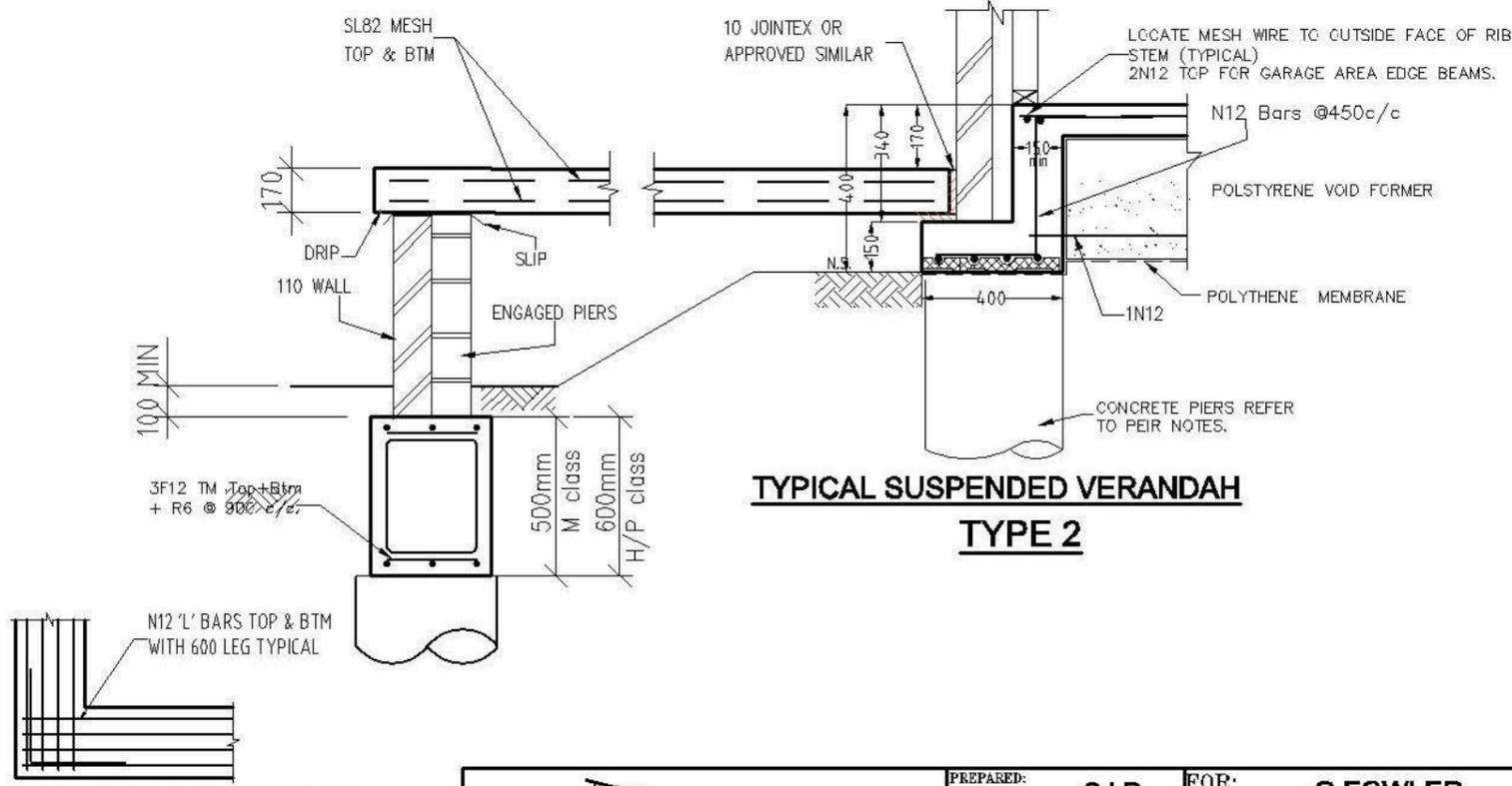
**TYPICAL Integrated Wet Wall**  
SUPERVISOR TO CONFIRM DETAIL VARIANCE.  
REFER TO ARCHITECTURALS



**TYPICAL SUSPENDED VERANDAH TYPE 1**



**REINFORCED CONCRETE STRIP FOOTINGS STEPPINGS AND REINFORCEMENT**



**TYPICAL SUSPENDED VERANDAH TYPE 2**

**TYPICAL FOOTING CORNER DETAIL**



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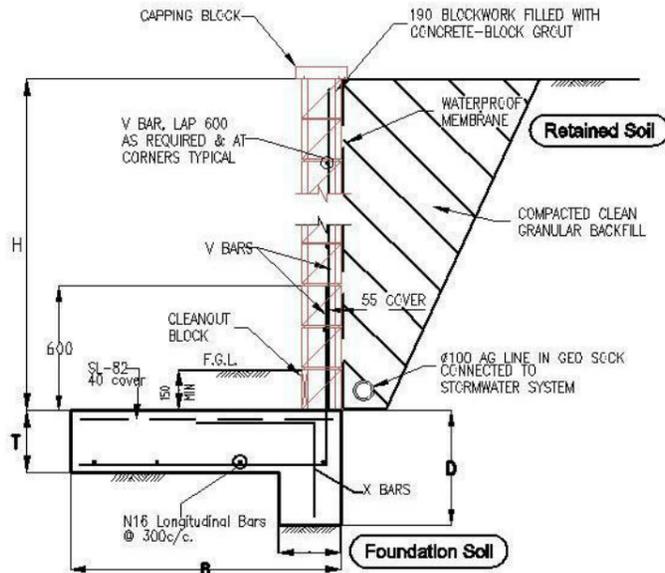
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PREPARED:	S.I.D
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DATE:	16/9/13

FOR:	G FOWLER LOT 1210 SYDNEY SMITH DRIVE THORNTON, PENRITH NSW		
Secta Ref Nbr	SC_16032	DRG Nbr	E-04
REV			A
CONC DETAIL SHEET			DO NOT SCALE

**RESPONSIBILITY OF OWNER  
RETAINING STRUCTURE BY OWNER.**

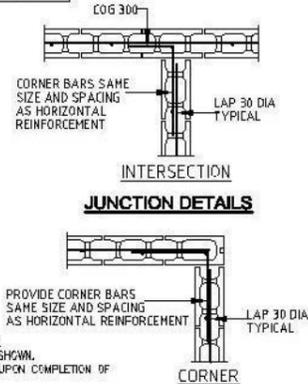
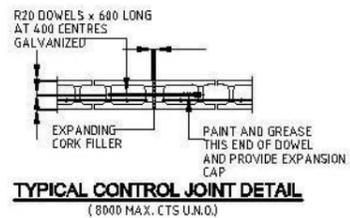
- A) ENSURE RET WALL TYPE COMPLIES WITH SUBMISSION and/or COUNCIL CONDITIONS.
- B) ALL EXISTING SERVICES/STRUCTURES WITHIN CRITICAL ZONES ARE PROTECTED.
- C) USE OF PROPRIETY WALL SYSTEMS ARE INSTALLED AND SPECIFIED AS PER MANUFACTURERS SPECS.
- D) ENSURE SITE/SCIL CONDITIONS SUIT SELECTED RET WALL TYPE.
- E) ENSURE APPROPRIATE SURFACE DRAINAGE MEASURES ARE ADOPTED INCLUDING APPROPRIATE MATERIALS ARE PLACED BEHIND WALL TO CONVEY GROUND WATER AWAY FROM THE WALL AND ITS FOUNDATIONS.



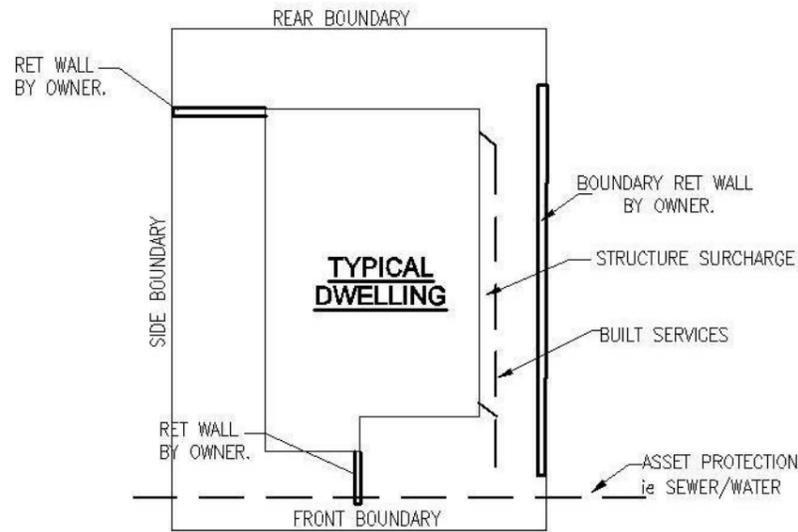
**TYPE A  
RETAINING WALL HEIGHT 0 - 1000**

4.0kPa MAX ALLOWABLE SURCHARGE

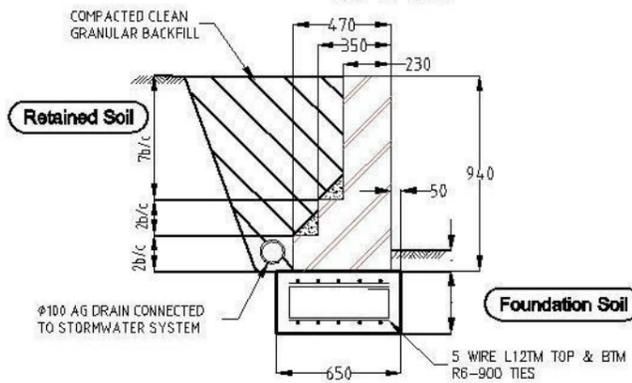
RETAINING WALL SCHEDULE					
H	B	D	T	V BARS	X BARS
0 - 800	600	400	200	N12-400	N12-400
800-1000	900	400	200	N12-400	N12-400



(START) - INITIAL PIER CONTRACTOR TO INITIATE AS SHOWN. ENGINEER TO BE CONTACTED UPON COMPLETION OF TEST PIT AND PRIOR.

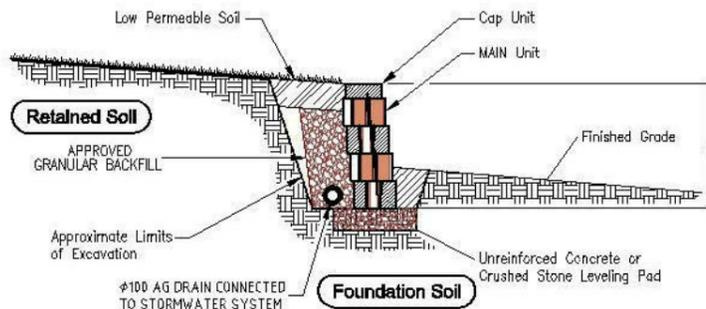


**TYPICAL SITE  
NOT TO SCALE**

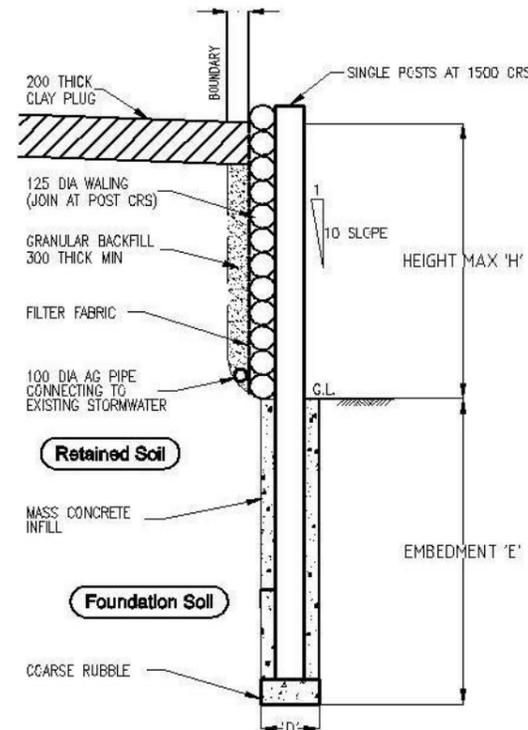


**TYPE B  
TYPICAL GRAVITY BRICKWORK  
RETAINING WALL DETAILS**

- 1. 4 kPa SURCHARGE ALLOWED
- 2. ALL BRICKWORK TO BE INTERLOCKED USING HEADER COURSES SO THAT THE WALLS ACT AS AN INTEGRAL UNIT
- 3. VERTICAL BRICK JOINTS AT 6000 CTRS U.N.O.



**TYPE C  
Typical "PROPRIETY"  
Gravity Wall Section**



**TYPE D  
TYPICAL LOG RETAINING WALL**

TIMBER LOG RETAINING WALL				
HEIGHT MAX 'H'	EMBEDMENT 'E'	POST DIA MIN	POST Spacing MIN	WALL DIA MIN
900	1000 MIN	200	1500	125

CONSTRUCTION OF WALL TO BE IN ACCORDANCE WITH "KOPPERS LOG" RETAINING WALL SPECIFICATIONS  
 'D' 400 DIA FOR POST 200 DIA  
 'D' 2 x 400 DIA FOR DOUBLE POSTS

**TYPICAL RET WALL TYPES**

PRIOR TO SELECTION, OWNER MUST CONTACT EITHER MANUFACTURER and/or QUALIFIED ENGINEER TO DISCUSS SUITABILITY OF SYSTEM.

**BRICKWORK AND BLOCKWORK**

- B1 ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 3700, S.A.A BLOCKWORK CODE AS1475 AND ALL OTHER RELATED CODES.
- B2 STRENGTHS OF MASONRY UNITS AND TYPE OF MORTAR SHALL BE AS FOLLOWS:

ELEMENT	MATERIAL	CHARACTERISTIC UNCONFINED COMPRESSIVE STRENGTH (F'c)	MORTAR
			{ CEMENT : LIME : SAND } { F'c }
BRICKS	CLAY	20 MPa	1:1:6
BLOCKS	CONC	15 MPa	1:0.25:3

- MORTAR ADMIXTURES SHALL NOT BE USED WITHOUT THE WRITTEN APPROVAL OF THE SUPERINTENDENT.
- B3 ONLY LOAD BEARING MASONRY WALLS ARE SHOWN UNDER CONCRETE SLABS.
- B4 OTHER THAN REINFORCED CONCRETE BLOCKWORK, MASONRY SUPPORTING SLABS AND BEAMS SHALL BE TROWELLED SMOOTH WITH MORTAR FILLING ALL VOIDS. TWO LAYERS OF MALTHOID SHALL BE PLACED FULL WIDTH ACROSS SUCH LOAD BEARING SURFACES EXCEPT WHERE PROPRIETARY BEARING STRIP IS NOTED OR ALTERNATIVE DETAIL IS DOCUMENTED. THE HEADS OF LOAD BEARING WALLS SHALL NOT EXTEND ABOVE THE SOFFIT OF THE CONCRETE SLAB ABOVE.
- B5 ALL DOUBLE SKIN SOLID WALLS SUCH AS 230mm THICK BRICKWORK SHALL BE BONDED BY A HEADER COURSE EVERY 4th COURSE.
- B6 ALL MASONRY SUPPORTING OR SUPPORTED BY CONCRETE FLOORS SHALL BE PROVIDED WITH VERTICAL JOINTS TO MATCH ANY CONTROL JOINTS IN THE CONCRETE.
- B7 NON LOAD BEARING WALLS BUILT PRIOR TO POURING CONCRETE SHALL BE SEPARATED FROM CONCRETE ABOVE BY 16 mm THICK CLOSED CELL POLYSTYRENE STRIP. WHERE BUILT AFTER CONCRETE IS POURED LEAVE 12 mm CLEAR OF CONCRETE SOFFIT.
- B8 NO CHASES OR RECESSES ARE PERMITTED IN LOAD BEARING MASONRY WITHOUT THE APPROVAL OF THE ENGINEER.
- B9 PROVIDE VERTICAL CONTROL JOINTS AT 8 m MAX. CENTRES GENERALLY, AND 5 m MAX. FROM CORNERS FOR BRICKWORK AND UNREINFORCED BLOCKWORK.
- B10 REFER TO CONCRETE NOTES FOR DE-PROPPING PRIOR TO CONSTRUCTION OF MASONRY WALLS ON SUSPENDED SLABS.
- B11 ALL CAVITY CONSTRUCTION SHALL INCLUDE STAINLESS STEEL TIES INSTALLED IN ACCORDANCE WITH CLAUSE 3.8 AS 3700.
- B12 REINFORCED CONCRETE BLOCKWORK SHALL COMPLY WITH THE FOLLOWING, UNLESS NOTED:
  - \* BLOCKS SHALL BE STRENGTH GRADE 15 CONFORMING TO AS 2733.
  - \* MORTAR SHALL COMPRISE 1 CEMENT:0.25 LIME:3 SAND.
  - \* PROVIDE CLEANOUT HOLES 100 mm SQUARE MINIMUM AT BASE OF ALL WALLS AND ROD CORE HOLES TO REMOVE PROTRUDING MORTAR FINIS PRIOR TO GROUTING.
  - \* CORE FILLING GROUT SHALL BE :- F'c = 20 MPa MINIMUM CEMENT CONTENT = 300 kg/m, SLUMP = 230 ± 30 mm.
- \* REINFORCEMENT PROJECTING FROM FOUNDATION OR SLABS INTO CORES, SHALL BE SET ACCURATELY IN PLACE USING TEMPLATES TO ALIGN WITH THE CENTRE OF THE LENGTH OF CORES AND WITH COVER AS NOTED. WHERE HORIZONTAL BARS ARE INDICATED, THE WEBS OF THE BLOCKS BELOW THE BARS SHALL BE CUT DOWN TO ACCOMMODATE THE BARS.
- \* GROUT ALL CORES IN REINFORCED BLOCKWORK UNLESS OTHERWISE NOTED. HEIGHT OF BLOCKWORK TO BE GROUTED ON ONE DAY SHALL BE 2400mm. GROUT SHALL BE PLACED IN LIFTS OF 1200mm MAXIMUM AND COMPACTED BY POKER VIBRATOR. A SHORT TIME SHOULD ELAPSE BETWEEN SUCCESSIVE LIFTS TO ALLOW PLASTIC SETTLEMENT TO OCCUR.
- \* PROVIDE 50 mm COVER FROM THE OUTSIDE OF THE BLOCKWORK UNLESS NOTED.

- B13 BACKFILL TO RETAINING WALLS SHALL BE FREE DRAINING GRANULAR MATERIAL. PROVIDE SUBSIDIARY DRAIN AT BASE OF WALL. DO NOT BACKFILL UNTIL 14 DAYS AFTER GROUTING, OR IF APPLICABLE, AFTER RESTRAINING SLAB OVER HAS BEEN PCURED AND CURED FOR 7 DAYS. BACKFILL SHALL BE COMPACTED TO 98% STANDARD MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT ± 2 %.



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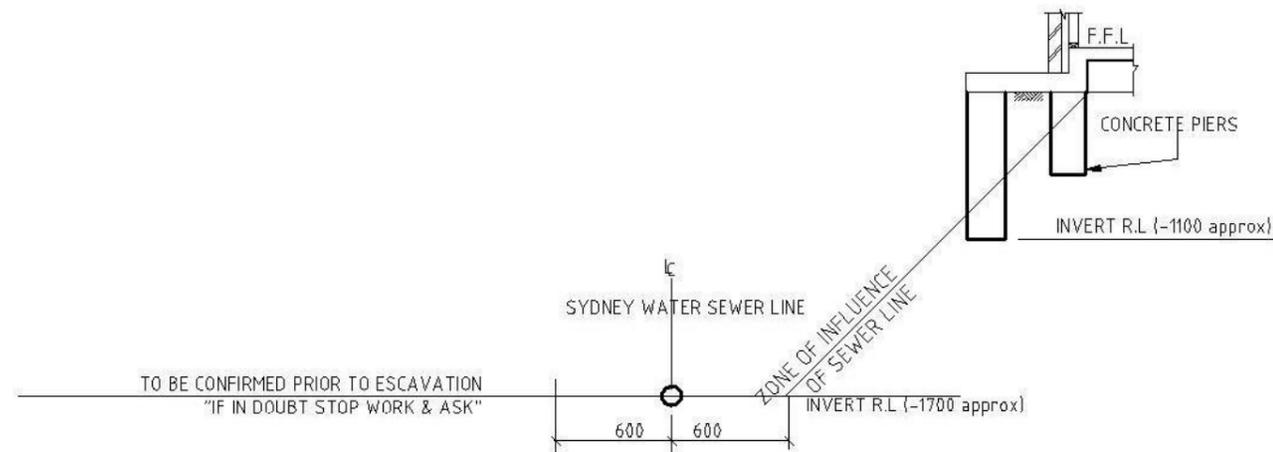


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PREPARED:	S.I.D
CHECKED:	S.A.A
APPROVED:	[Signature]
S.Abdelfattah ME (Aust) CPENG NFER Eng/Struct BPE: Acc Certifier 0737	[Signature]
DATE:	16/9/13

FOR: G FOWLER  
LOT 1210 SYDNEY SMITH DRIVE  
THORNTON, PENRITH NSW

Secta Ref Numb	SC_16032	DRG Numb	E-07	REV	A
RET WALL DETAILS					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.**



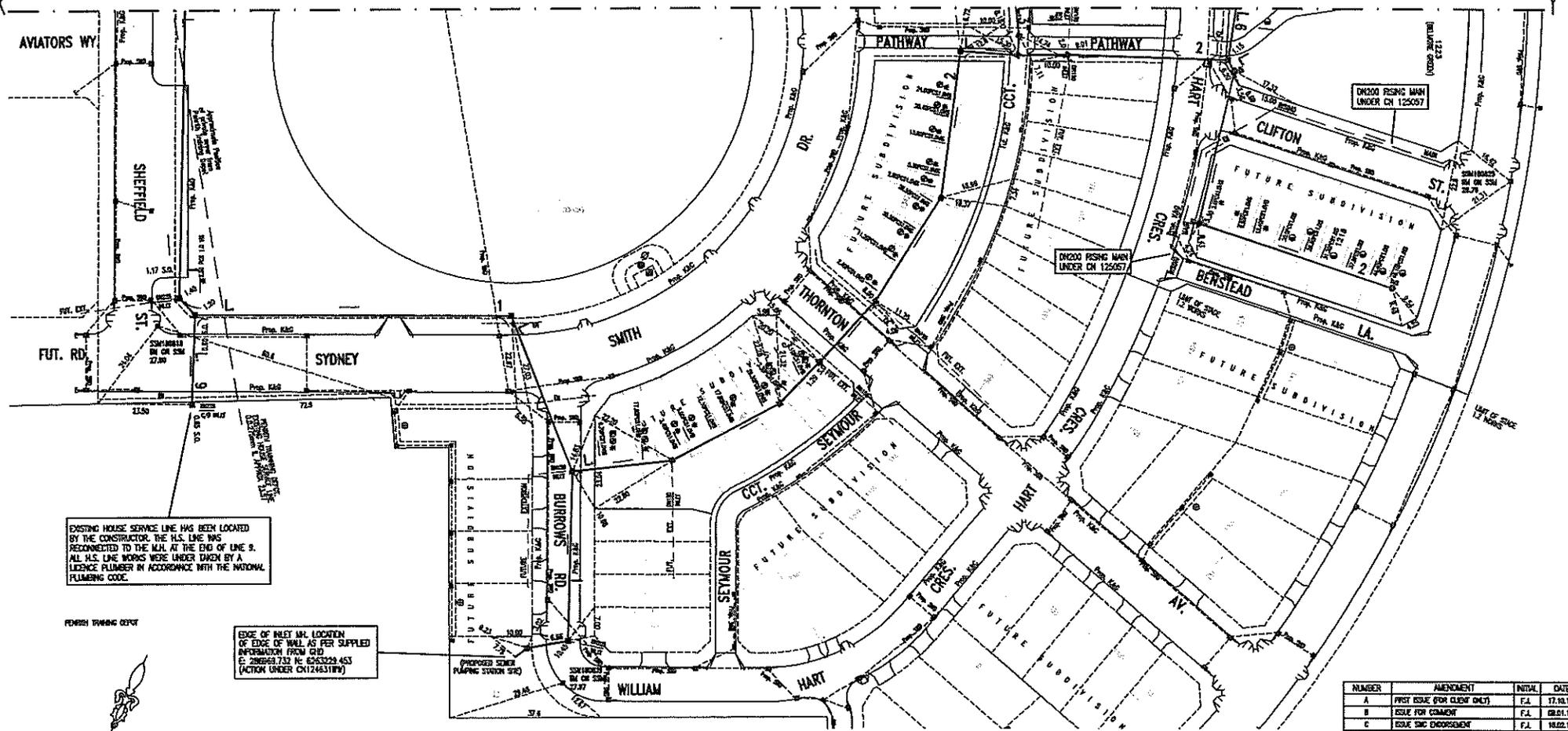
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PREPARED:	S.I.D	FOR:	G FOWLER LOT 1210 SYDNEY SMITH DRIVE THORNTON, PENRITH NSW
CHECKED:	S.A.A		
APPROVED:			
S. AbdelFattah ME (Aust) / CE Eng NPER Civ/Struct BPB: Acc Certifier 0737		Secta Ref Nbr	SC_16032
DATE:	16/9/13	DRG Nbr	E-08
		REV	A
		<b>SEWER DETAILS</b>	
			<b>DO NOT SCALE</b>



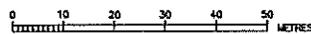
SEE SHEET 3 FOR CONTINUATION



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 LICENSE 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 6243323.453 (ACTION UNDER CH12463189)

REVISION FOR FUTURE SUBSTATION (2.7m W.C.)  
 (R) RESTRICTION ON THE USE OF LAND (2m W.C.)  
 (S) RESTRICTION ON THE USE OF LAND (5m W.C.)  
 (D) DRAINAGE ELEVATION 1.5 M.C.



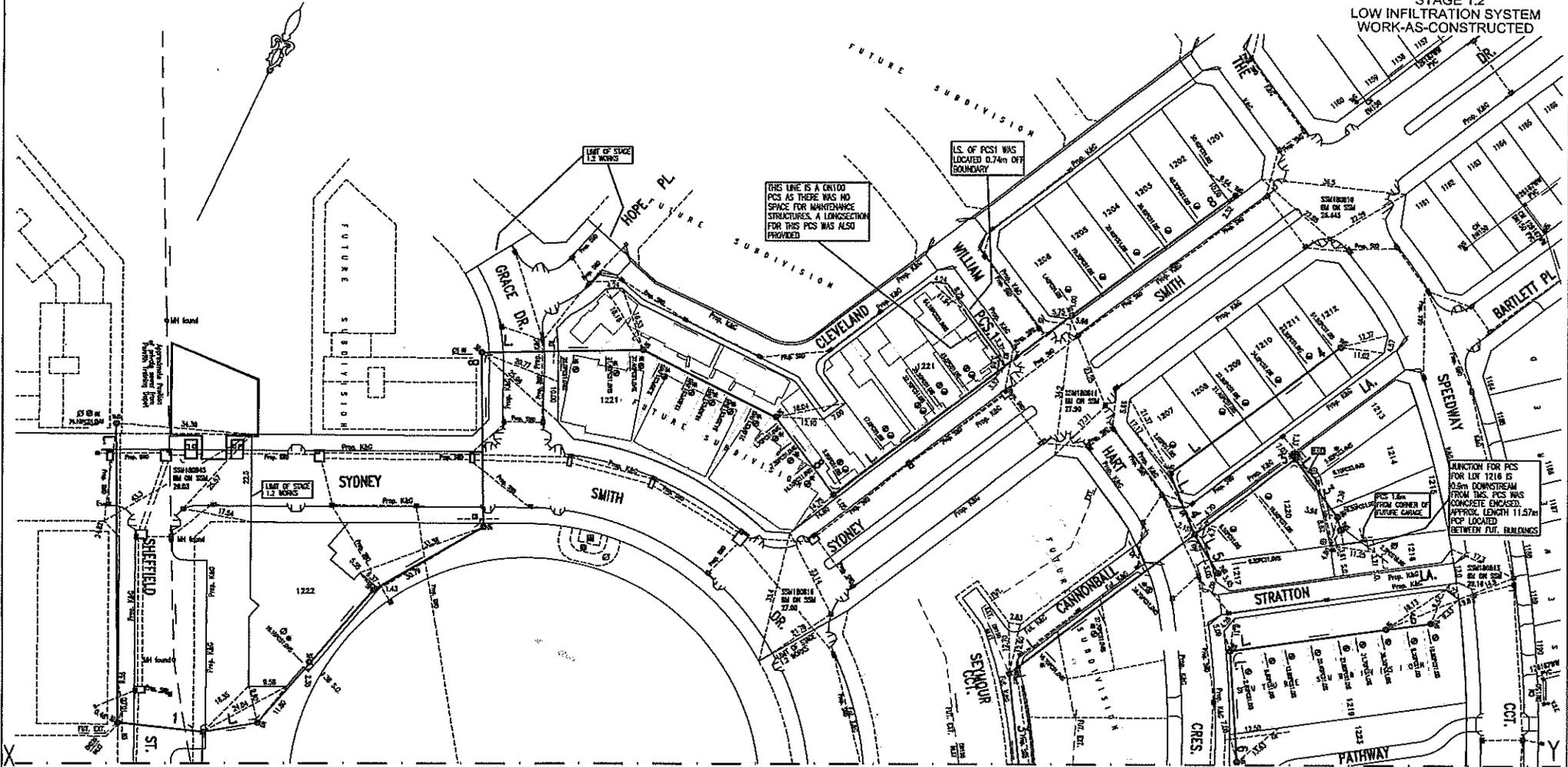
NUMBER	AMENDMENT	INITIAL	DATE
A	FIRST ISSUE (FOR CLIENT ONLY)	F.A.	17.10.11
B	ISSUE FOR COMMENT	F.A.	08.01.12
C	ISSUE SMC ENDORSEMENT	F.A.	18.02.12
D	L11 ADDED LAYER FOR STAINC. INF. CHANGED (PAPER SHEET 7)	F.A.	07.05.12
E	AMENDED DESIGN AS PER WORKUP FROM A REVISION BASED ON THE LATEST PROP. ARCHITECTURAL LAYOUT	F.A.	11.07.12
F	L3 BULKHEAD, OTHER LINES REMOVED L3, L4 & AMENDED WITH REFERENCE TO GRICES AND WENT LEVEL	F.A.	03.08.12
G	L7 REMOVED - L3 EXPANDED	T.T.	20.08.12
H	LET 12M SERVING WORKLOADED	F.A.	25.08.12
I	REMOVE BELONGERS TO LOT 1241 - GAS SERVICE, LATCHER LOCATED, PARTLY AMENDED AND L1 AMENDED TO THE L1 OF COMMENTS WITH M.M. ADDRESS IN 10.05.2013	F.A.	05.02.13
J	WORK AS CONSTRUCTED	S.D.	21.02.13

WORK AS CONSTRUCTED CERTIFICATION  
 DEVELOPER: LINDOM W.S.A. (SHELDON PT) LTD  
 CONSTRUCTOR: BOONELL P.A.  
 COMPLETED: 21/01/13  
 W.A.C. PREPARED: 21/02/13  
 DESIGNER: QUAKER FLY LTD

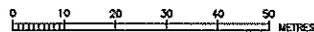
STONYF WATER CORPORATION  
**Stony Water**  
 Case No. 126168WWW | SHEET 2 OF 7 SHEETS  
 STONYF WATER CORPORATION  
 FOR DETAILS OF SERVICES SEE SHEET 1

PLANNING DATE: 21.02.13 VERSION: SHEET 2 OF 7 SHEETS

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



CONTINUATION FROM SHEET 2



- ⊞ EASEMENT FOR SHOWALOT SUBDIVISION (2.75m WIDE)
- ⊞ RESTRICTION ON THE USE OF LAND (3m WIDE)
- ⊞ RESTRICTION ON THE USE OF LAND (5m WIDE)
- ⊞ DRAINAGE EASEMENT 1.5 WIDE

JUNCTION FOR PCS FOR LOT 1216 IS 15.0m DOWNSTREAM FROM THE PCS WAS CONCRETE ENCASED APPROX LENGTH 11.57m (7' 10") LOCATED BETWEEN FUT. BUILDINGS

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
D	L18 ADDED LAYER 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. ARCHITECTURAL LEVEL	F.A.	11.07.12
F	L13 DRAINS, OTHER LINES REARRANGED AND MAIN L12 DRAINS TO	F.A.	02.08.12
G	L7 REMOVED - L3 EXTENDED	T.Y.	22.08.12
H	LOT 1216 SERVING HIGHRISE	F.A.	25.08.12
I	VALVE RELOCATED BY LOTS 1241-1243 CHANGED WARDHIP LOCATING PARKWAY AND L12 ADDED	F.A.	18.11.12
J	PROP. LOT 27 L17 ADDED TO (L12) L12 CORRECTLY WITH AN APPROX. 80 TO 85% 2000 2003	F.A.	05.03.13
K	WORK AS CONSTRUCTED	S.D.	21.02.13

**WORK AS CONSTRUCTED CERTIFICATION**

DEVELOPER: LINDOON  
 W.A.C.: SHARPER PRT LRS  
 CONSTRUCTION: BROADBENT, P.A.  
 COMPLETED: 21/01/2014  
 W.A.C. PREPARED: TURK/13

DESIGNER: SHARPER PRT LRS  
 I DO HEREBY CERTIFY THAT THE WORK HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE MAP AS CONSTRUCTED BY THE DEVELOPER

**Sydney WATER**  
 SYDNEY WATER CORPORATION  
 Case No. 126165WW SH 3 OF 7 SHEETS  
 SYDNEY WATER CORPORATION  
 FOR DETAILS OF SERVICES SEE SHEET 1  
 ISSUED: 21.02.2013

PLANNING DATE: 21/02/2013  
 VERSION: K  
 SHEET 3 OF 7 SHEETS

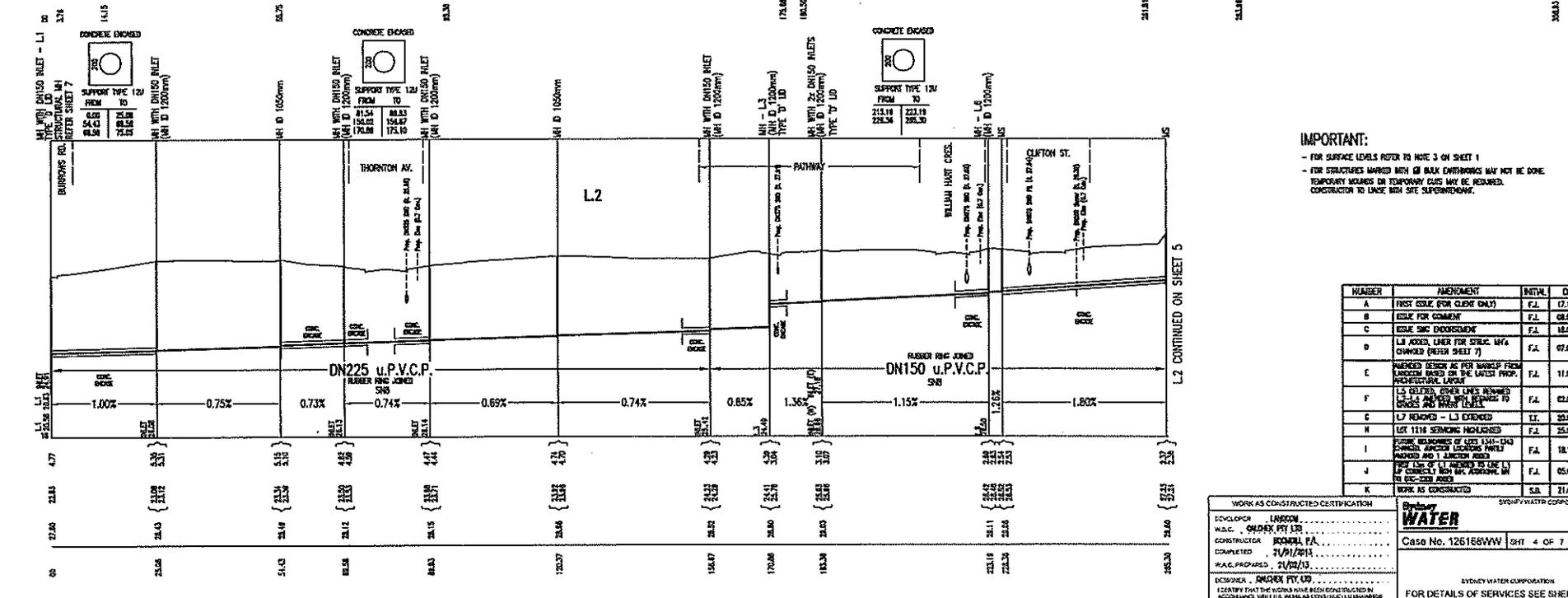
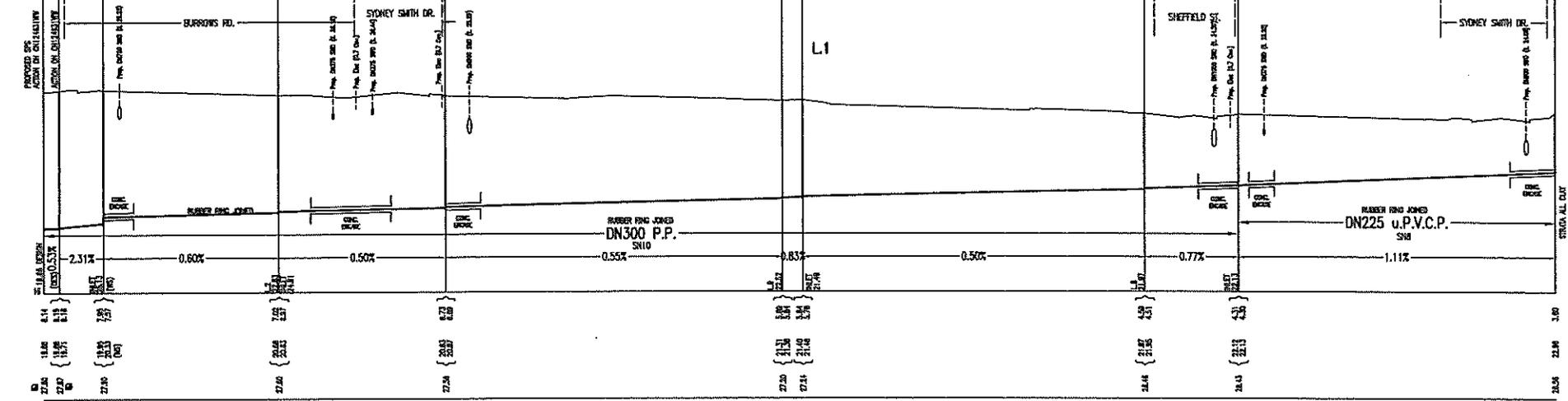
EDGE OF INLET WALL LOCATION  
OF EDGE OF WALL AS PER SUPPLIED  
INFORMATION FROM C&D  
(C. 28688-752, R. 563259-453)

CONCRETE ENCASED

SUPPORT TYPE 12A	
FROM	TO
151.15	151.34
151.36	151.54

CONCRETE ENCASED

SUPPORT TYPE 12B	
FROM	TO
214.43	214.56
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 MATCH L1)	F.A.	02.08.12
G	L7 REMOVED - L3 EXTENDED	L.T.	20.08.12
H	LOT 1114 SERVING INDICATED	F.A.	25.08.12
I	REMOVE REMAINING OF LOTS 1141-1143 (FORMER WILLOW HART CREEK FIELDS) MARKED AND 1 JUNCTION AREA FOR LOT 1114 (REFER TO THE L1) IF CORRECTLY NOTING PROPOSED IN THE 100-200 ZONE	F.A.	05.02.13
K	WORK AS CONSTRUCTED	S.D.	21.02.13

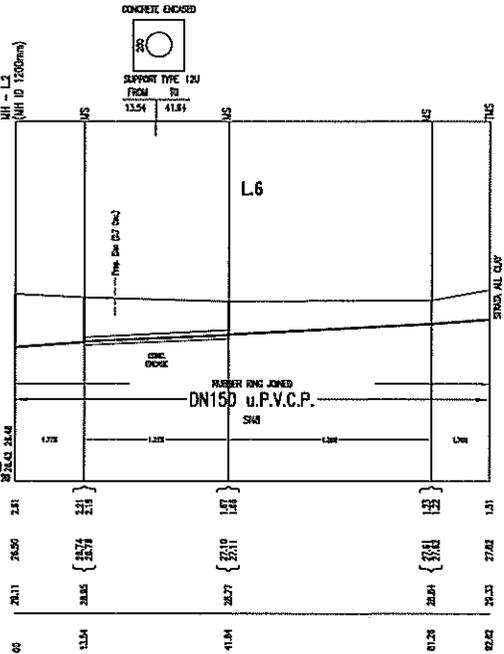
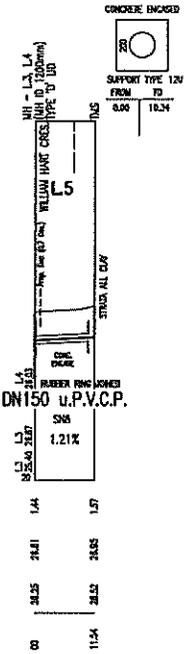
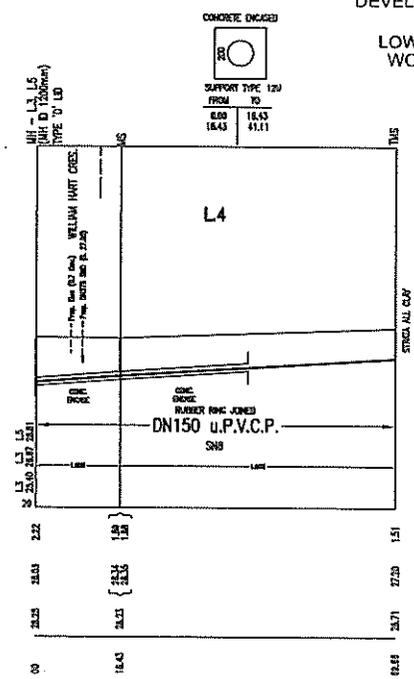
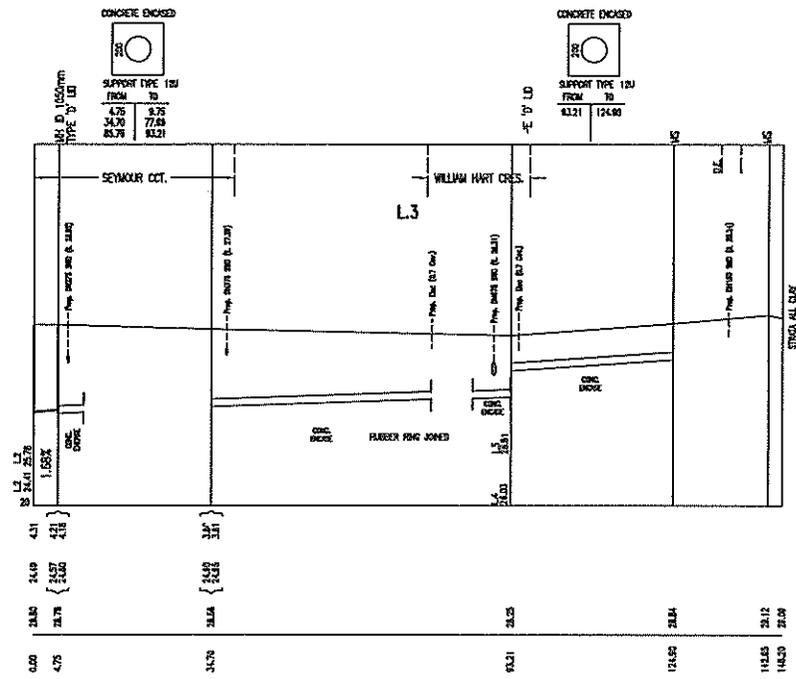
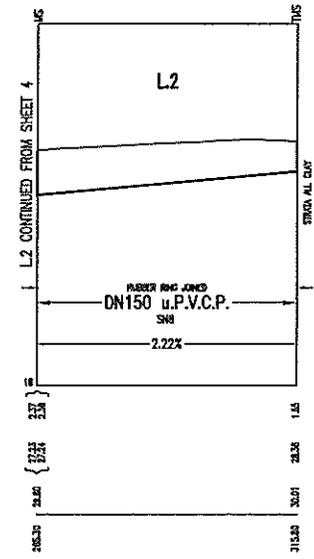
WORK AS CONSTRUCTED CERTIFICATION

DEVELOPER: LARSON  
 W.A.C.: GARDNER PT LTD  
 CONTRACTOR: ROMA, FA  
 W.A.P./P.H.: N/A  
 W.A.C. PREPARED: 21/04/13

DESIGNER: GARDNER PT LTD  
 CERTIFY THAT THE WORK HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE WORK AS CONSTRUCTED DRAWINGS

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

SYDNEY WATER CORPORATION  
 FOR DETAILS OF SERVICES SEE SHEET 1



L7 DELETED

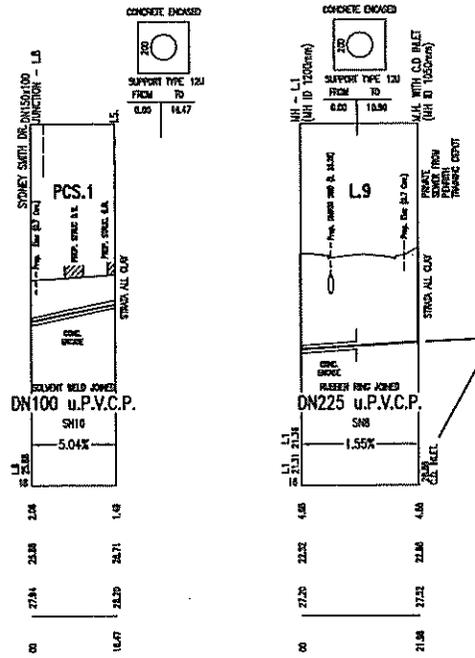
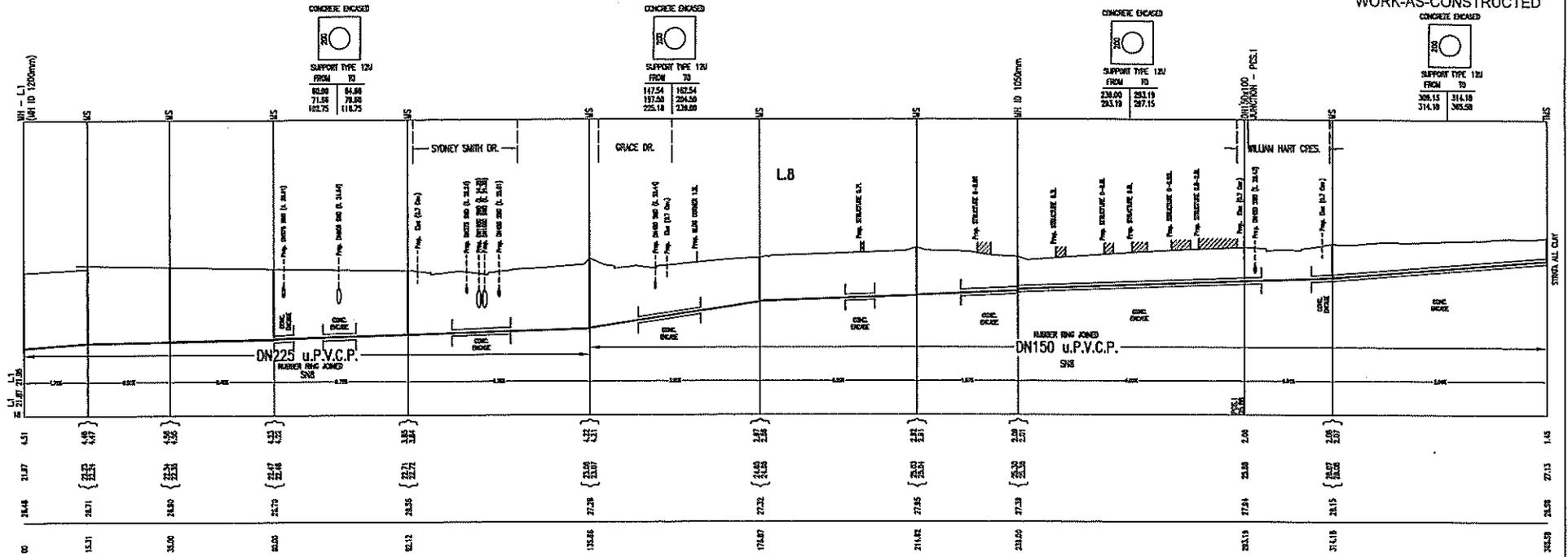
**IMPORTANT:**  
 - FOR SURFACE LEVELS REFER TO NOTE J ON SHEET 1  
 - FOR STRUCTURES MARKED WITH  $\phi$  BULK EARTHINGS MAY NOT BE DONE. TEMPORARY MOLDS OR TEMPORARY CURS MAY BE REQUIRED. CONTRACTOR TO LIME WITH ONE SUPERFLOORING.

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	ISSUED FOR REVIEW (FOR MARKUP FROM ARCHITECT ON THE LATEST PROP. ARCHITECTURAL PLAN)	F.J.	11.07.12
F	L7 DELETED (FOR LINES REMOVED FROM SHEET 5 OF 7 SHEETS TO BE RE-DESIGNED AND RE-CONSTRUCTED)	F.J.	02.08.12
G	L7 DELETED - L3 ENCASED	F.J.	28.09.12
H	LIST 1210 STRUCTURE REDESIGNED	F.J.	28.09.12
I	STRUCTURE REDESIGNED (FOR L21-L24) CHANGES ARCHITECTURE (FOR L21-L24) ARCHITECTURE (FOR L21-L24) ARCHITECTURE (FOR L21-L24)	F.J.	18.11.12
J	REDESIGNED FOR L21-L24 ARCHITECTURE (FOR L21-L24) ARCHITECTURE (FOR L21-L24) ARCHITECTURE (FOR L21-L24)	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: 21/02/13  
 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 SEWER COMING OUT OF THE FORDEN WANNING DEPOT 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' ENTRENCHMENTS 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.	17.03.11
B	ISSUE FOR COMMENT	F.J.	09.01.12
C	ISSUE FOR COMMENT	F.J.	16.02.12
B	L8 ADDED LINES FOR STONE M'S CHANGED (PIPER SHEET 7)	F.J.	07.03.12
E	REVISED DESIGN AS PER MARKUP FROM RANZON BASED ON THE LATEST PROP. SUBSTRUCTURE LEVEL	F.J.	11.07.12
F	L2 SELECTED OVER LINES REMOVED AND REVISIONS TO L2 AND L3 REVISIONS TO L2 AND L3 REVISIONS TO L2 AND L3	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 L2 (L4-L14) SERVICES AND/OR REVISIONS TO L2 AND L3	F.J.	18.11.12
J	REVISIONS TO L2 AND L3 (L1-L14) SERVICES AND/OR REVISIONS TO L2 AND L3	F.J.	03.02.13
K	WORK AS CONSTRUCTED	S.B.	21.02.13

<p>WORK AS CONSTRUCTED CERTIFICATION</p> <p>DEVELOPER: LANZON</p> <p>W.A.C. PREPARED BY: PHILIP TAYLOR</p> <p>COMPLETED: 21/01/2013</p> <p>W.A.C. PREPARED: 21/02/13</p> <p>DESIGNER: SHAREN TAYLOR</p> <p>1218B TYPICAL WORKS HAVE BEEN CHECKED IN ACCORDANCE WITH THE WORK AS CONSTRUCTED DRAWINGS</p>		<p>BYWAY WATER CORPORATION</p> <p><b>Byway WATER</b></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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