

**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



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**BASIX**

= 55.65m<sup>2</sup> of roof area to discharge to water tank  
= stormwater and overflow to discharge to existing street channel.  
o/a= 158.52m<sup>2</sup> of roof area.

**LEGEND:**

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

**EARTHWORKS TO AHD**

HOUSE: FFL: R.L. 28.725 A.H.D.  
(LIVING) FGL: R.L. 28.400 A.H.D.

GARAGE: FFL: R.L. 28.620 A.H.D.  
FGL: R.L. 28.295 A.H.D.

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

**GENERAL DRAINAGE NOTES**

1. Roof Plumber to locate Downpipes as indicated on FLOOR PLANS per spec. provided.
2. Stormwater pipes to be 100mm DIA (Min) at 1 deg. Grade (Min) TO AS 3500
3. Stormwater pipes may run via sub-floor to achieve minimum Grade to invert level.
4. ALL LEVELS SHOWN ON PLAN ARE APPROXIMATE ONLY UNLESS ACCOMPANIED BY LEVELS PREPARED BY REGISTERED SURVEYOR TO A.H.D
5. Stormwater lines to be Discharged into Existing City Drainage system & connected to local government authority requirements.

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

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

**NOTE:**  
PLEASE REFER TO RENZO TONIN ACOUSTIC REPORT, REF No. T747-03F01 (REV 2) - DATED: 15/7/2013 > FOR ADDITIONAL INFORMATION

**NOTE:**  
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(AA) EAESMENT FOR ACCESS AND MAINTENANCE 0.9 WIDE (DP1184391)

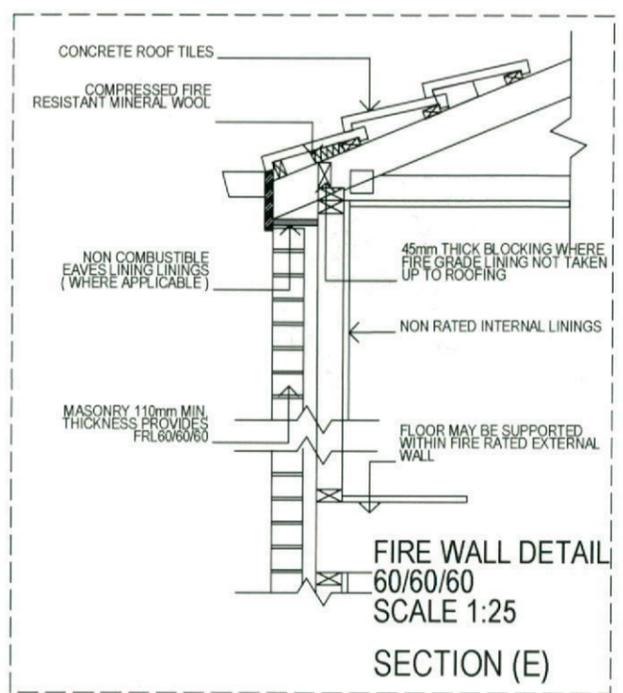
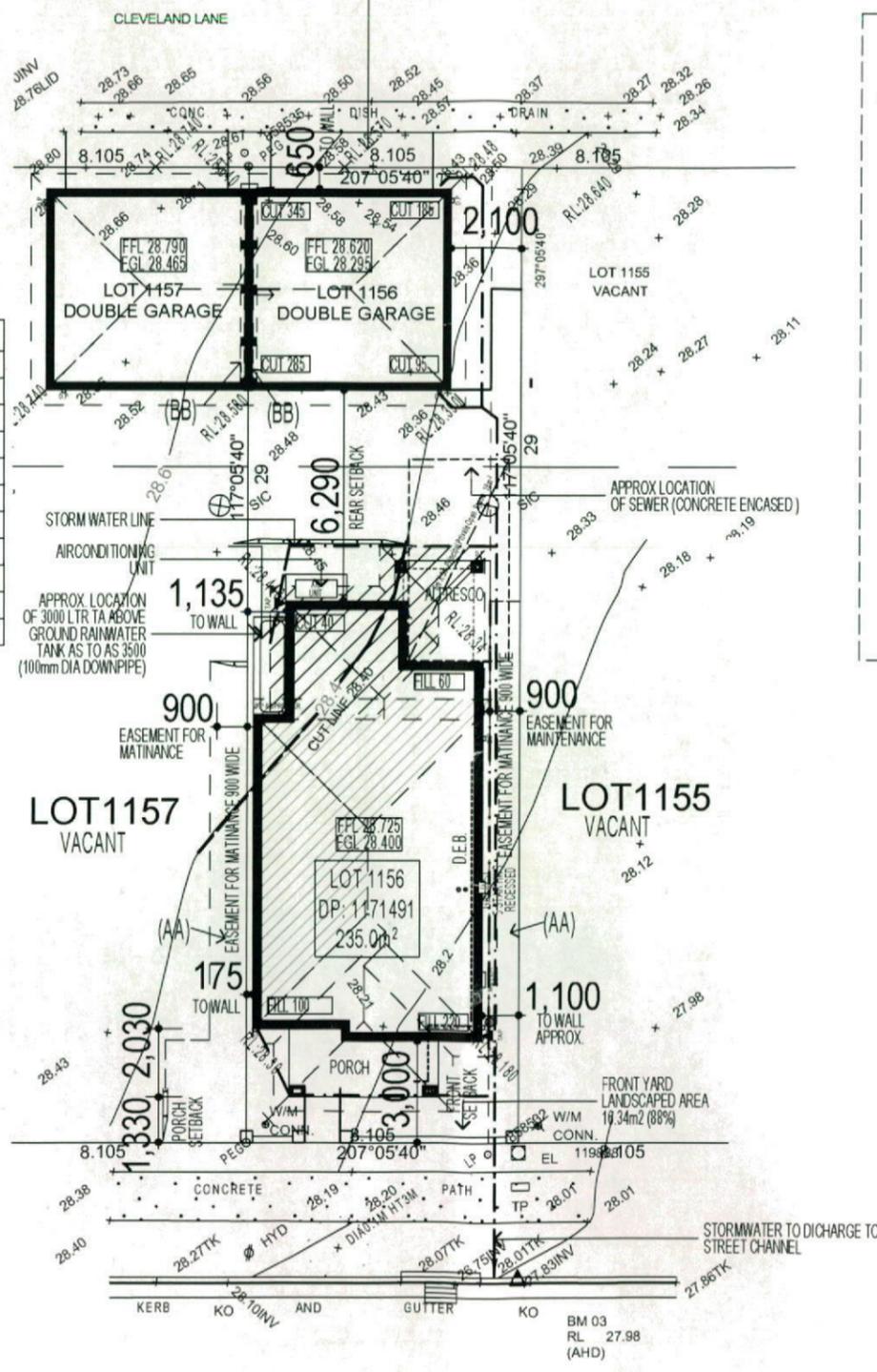
(BB) EASEMENT FOR SUPPORT 0.25 WIDE (DP1184391)

**SYMBOLS & ABBREVIATIONS:**

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

**LOCALITY SKETCH**

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



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

**NBN PACK**

**3 - PHASE POWER**

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

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• FIRSTSTYLE HOMES SITE SAFETY RULES APPLY.

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**DEVELOPMENT CALCULATIONS**

LOT: 1156 SITE AREA: 235.0m<sup>2</sup>

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

**FLOOR SPACE RATIO CALCULATION:**

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

**SITE AREA COVERAGE/LANDSCAPE:**

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

**COUNCIL ZONE: R1**

PROMOTION:  
**LIVING/STYLE COLLECTION**

CLIENT:  
**M.HAYES & M.SLATER**

LOCATION:  
LOT 1156  
SYDNEY SMITH DRIVE  
PENRITH NSW 2750

DP: 1171491 council: PENRITH

model: CHESTER 21 facade: MILLENNIUM date: 17/07/2013 valuation assessment: QA3

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

CLIENTS SIGNATURE: DATE: 9 P. 00

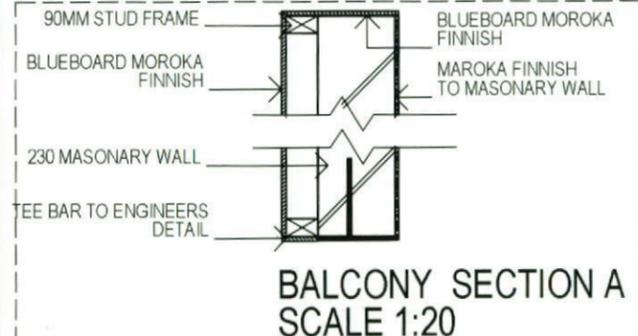
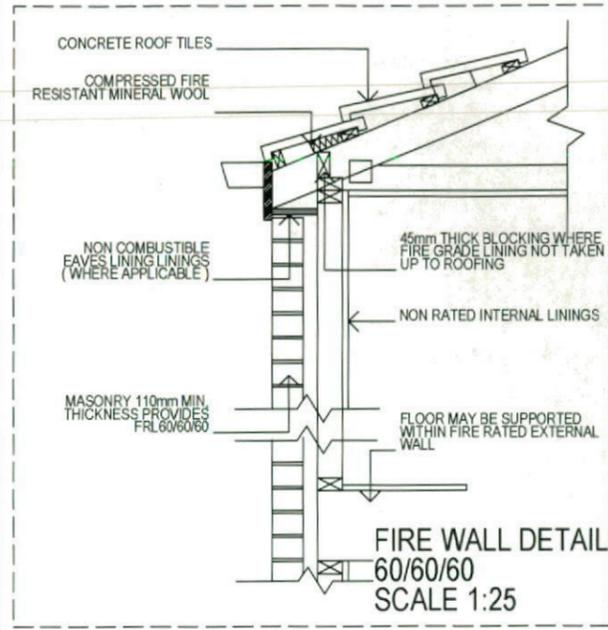
**NOTE:**  
PROVIDE GRANITGARD TERMITE TREATMENT

**SITE PLAN & STORMWATER CONCEPT PLAN**



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- KEY**
-  FACE BRICK (AS SELECTED)
  -  MOROKA TEXTURE TO FRONT AND RETURN AS DRAWN (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.

**NBN PACK**

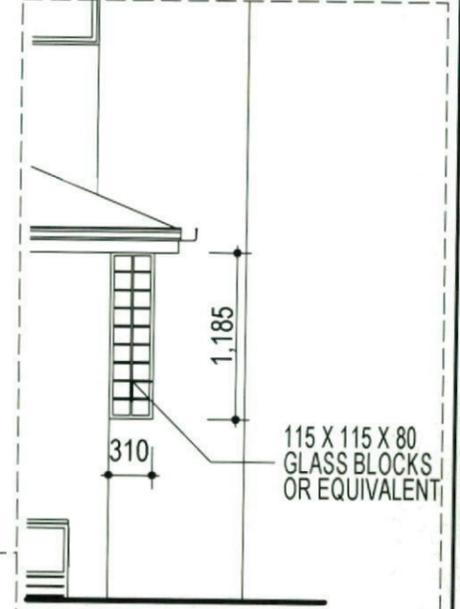
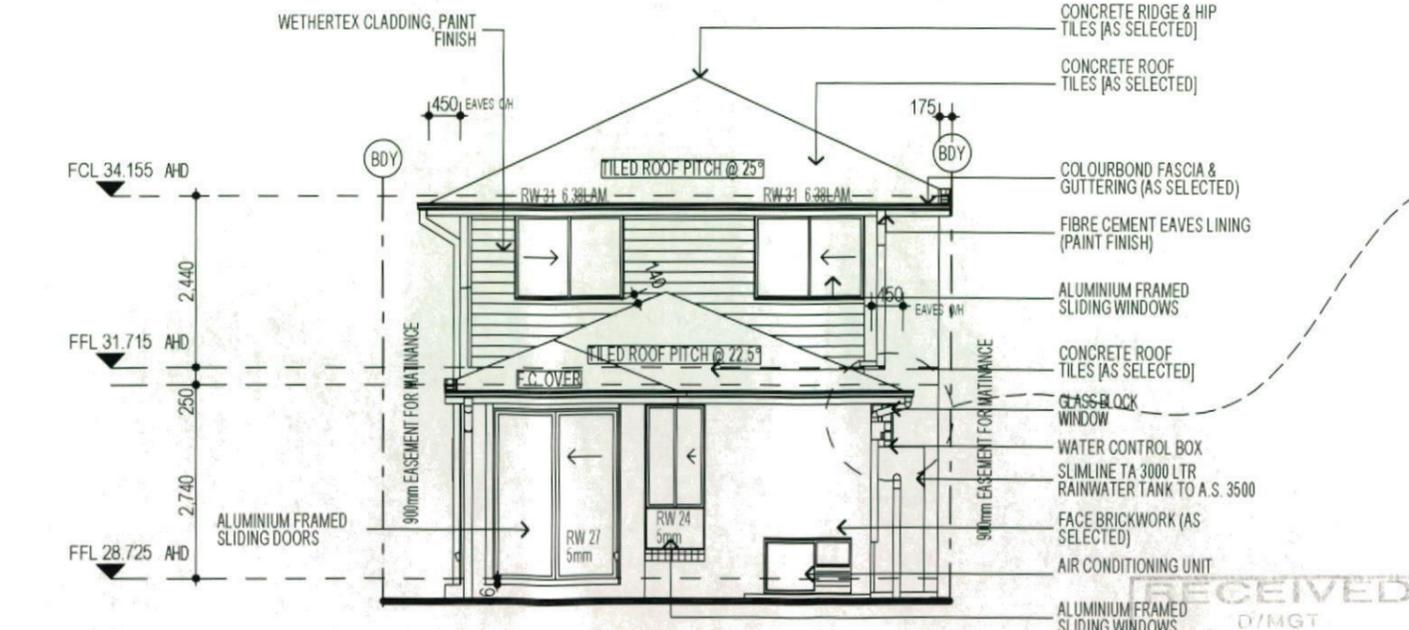
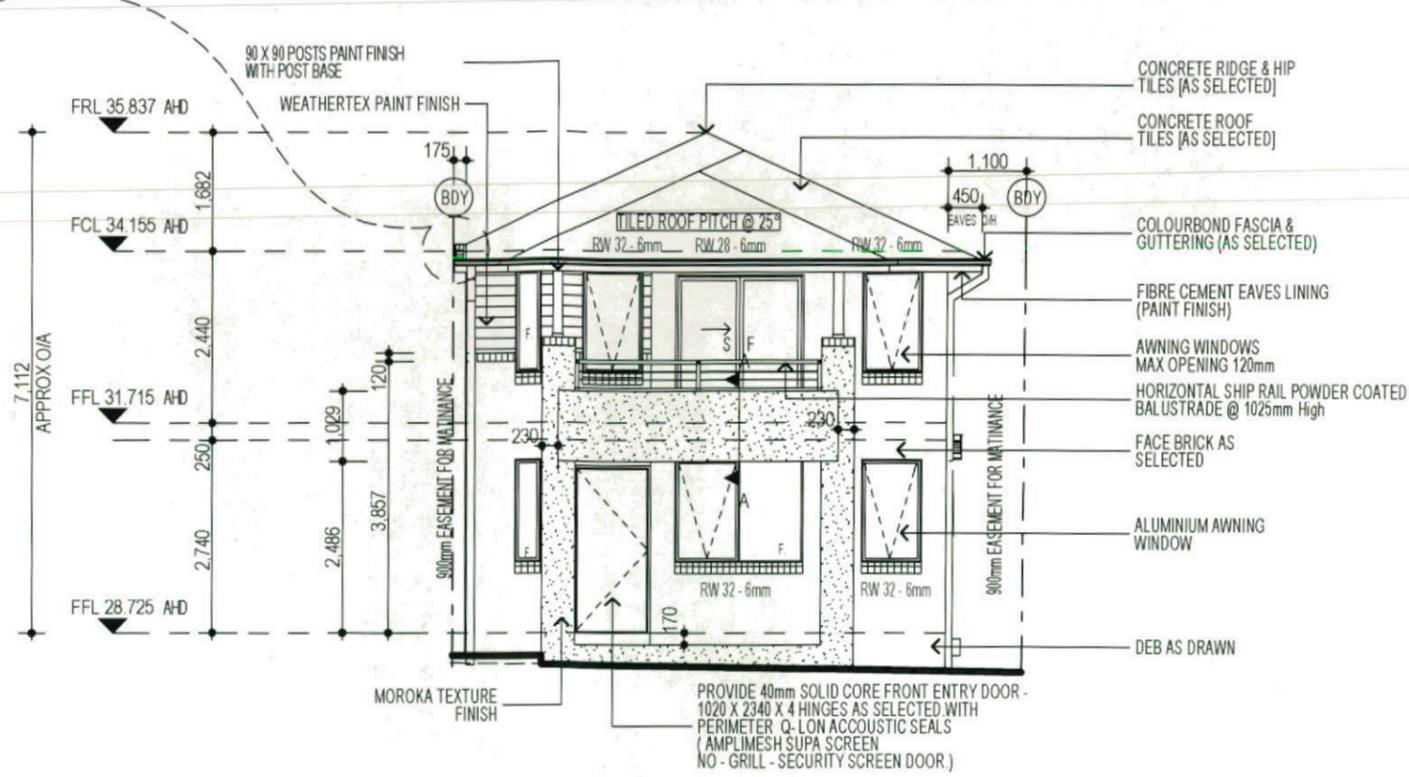
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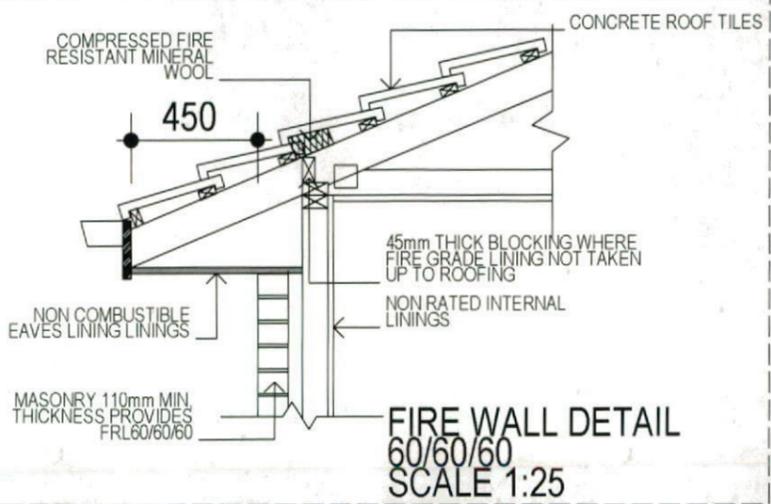
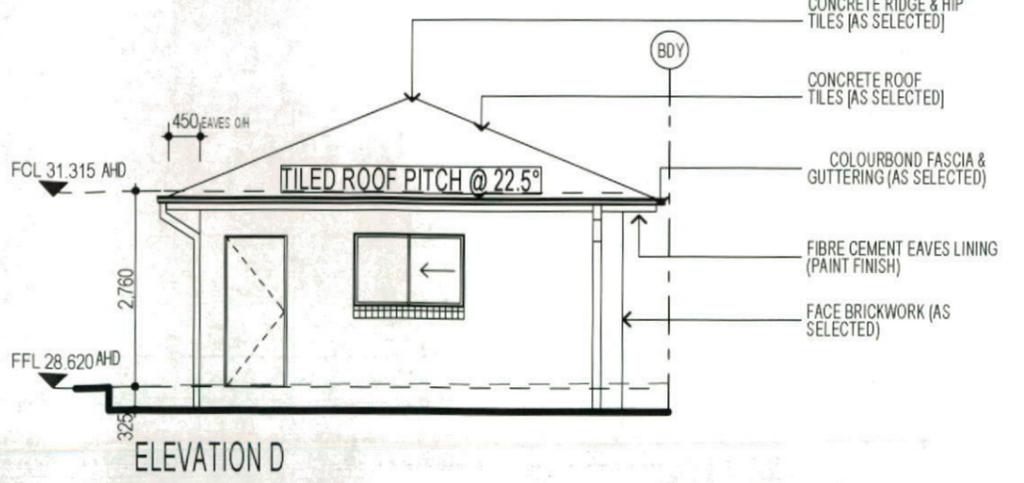
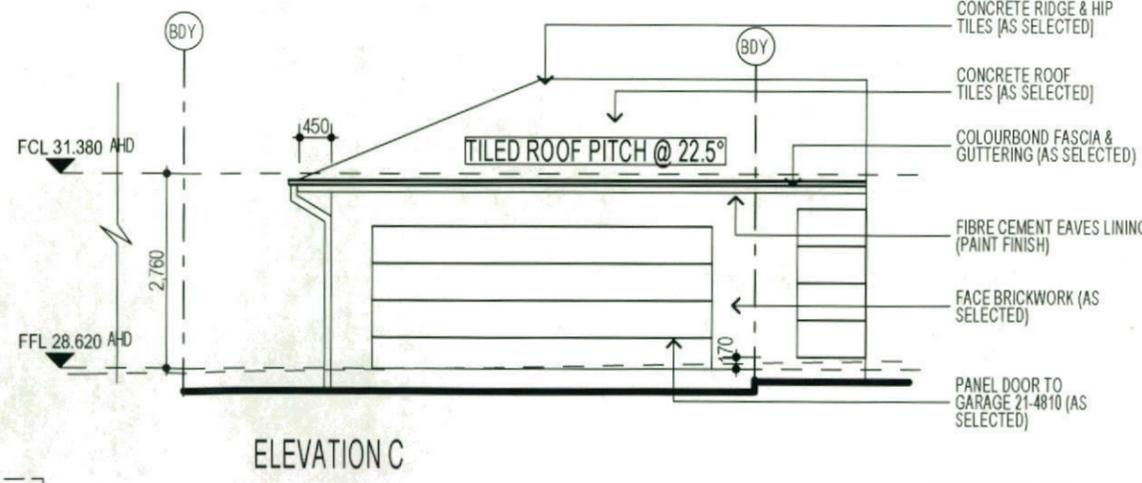
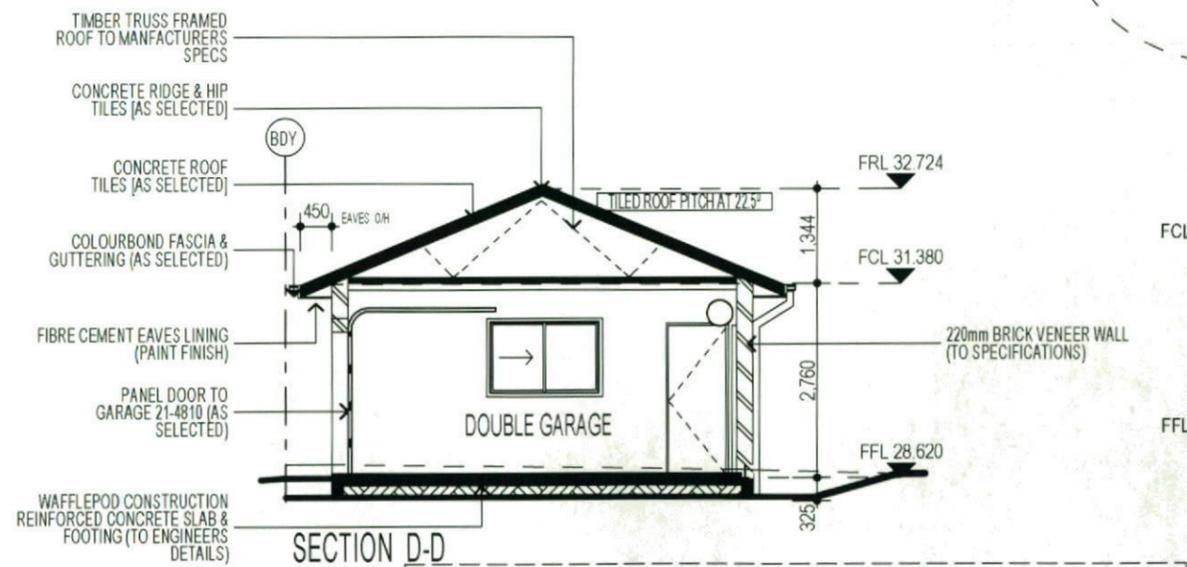
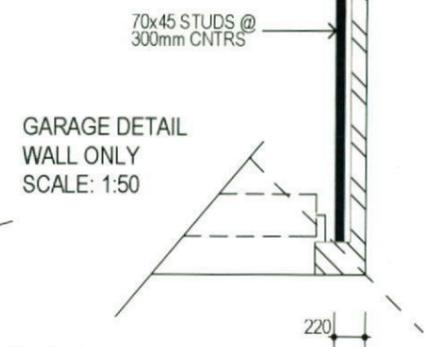
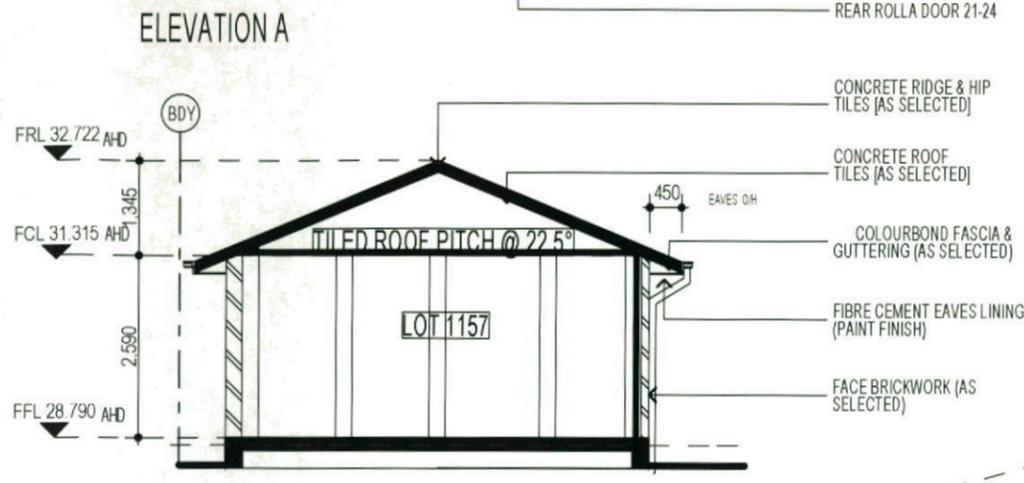
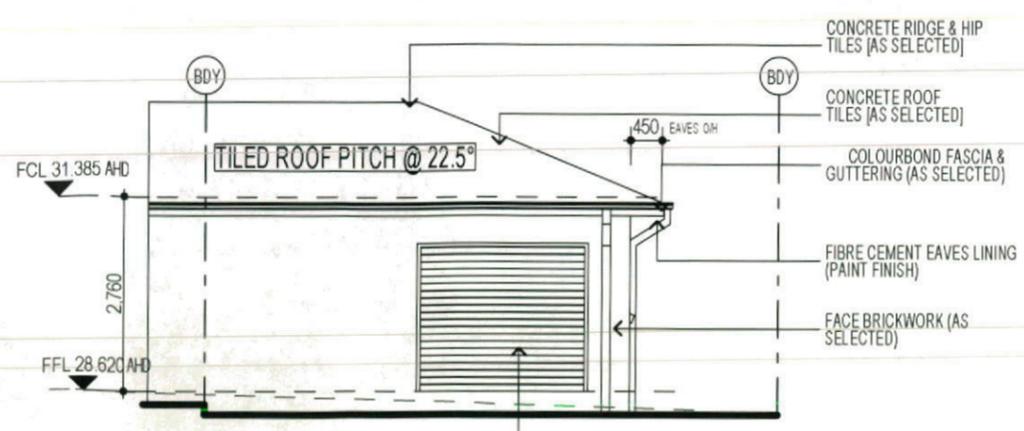
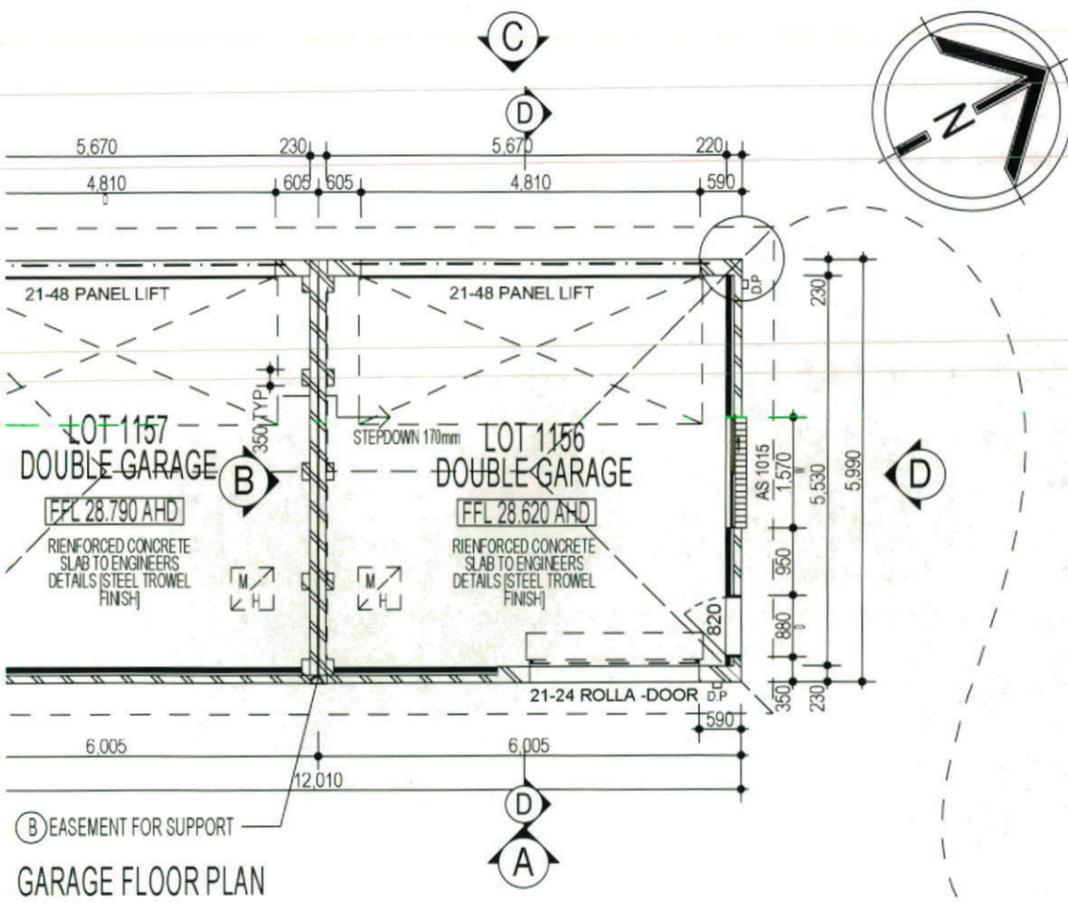
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 25 JUL 2013  
 PENRITH CITY COUNCIL

**ELEVATIONS**

PROMOTION			
LIVING/STYLE COLLECTION			
CLIENT:			
M.HAYES & M.SLATER			
LOCATION:			
LOT 1156 SYDNEY SMITH DRIVE PENRITH NSW 2750			
DP:	1171491	council:	PENRITH
model:	CHESTER 21	facade:	MILLENNIUM
Sheet:	5 of 11	date:	17/07/2013
drawn:	N K/GP	checked:	P.D
scale:	1:100	410B-12	QA3
CLIENTS SIGNATURE		DATE	



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CLIENT:  
 M.HAYES & M.SLATER

LOCATION:  
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DP: 1171491  
 council: PENRITH

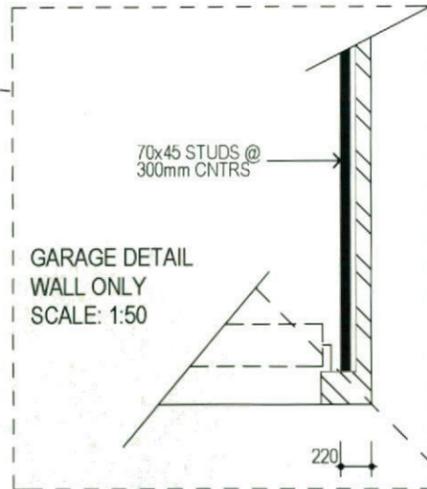
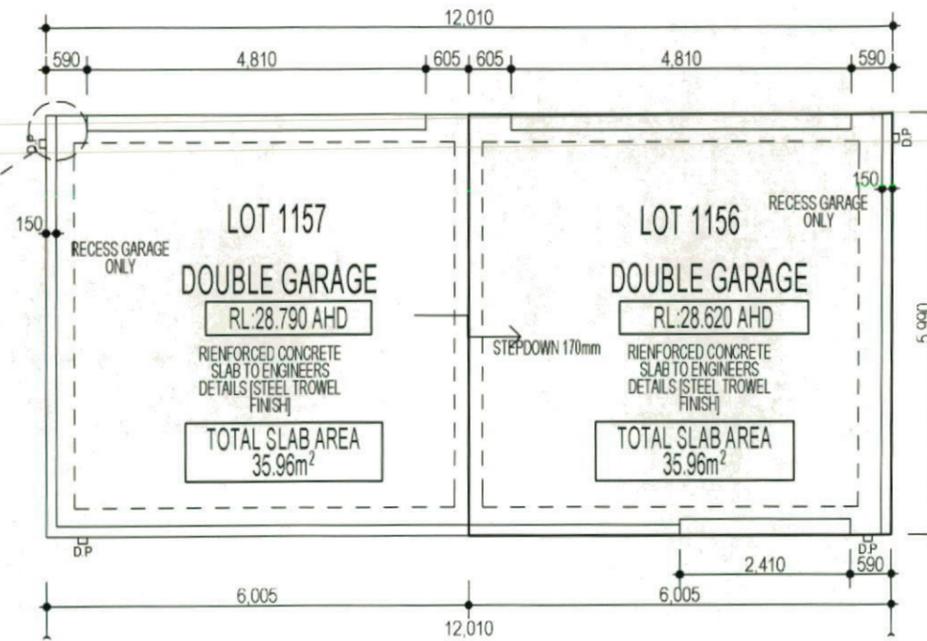
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 facade: MILLENNIUM  
 date: 17/07/2013  
 foundation assessment: QA3

Sheet: 7 of 11  
 drawn: N.K/GP  
 checked: P.D.  
 scale: 410B-12

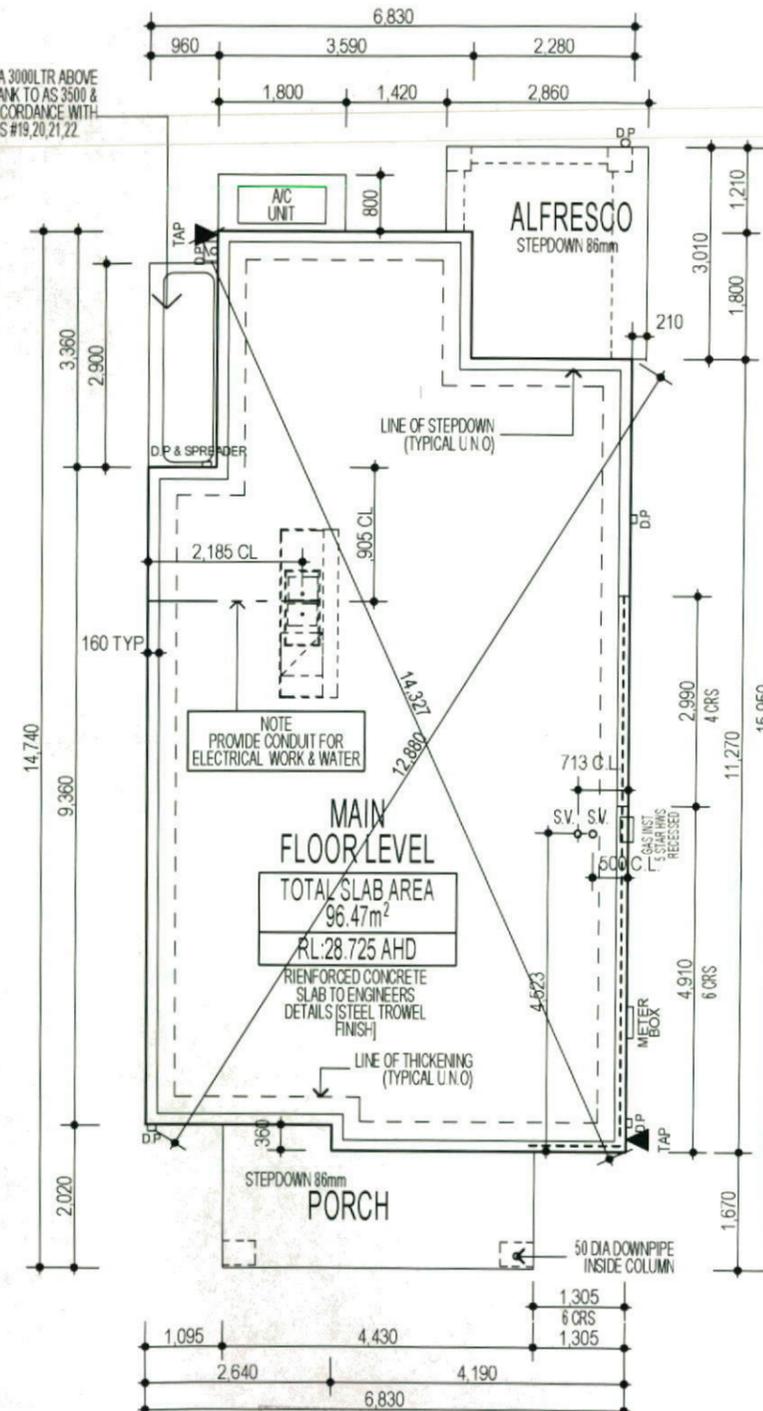
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**DROP EDGE BEAM CALCULATIONS**

Length (mm)	Depth (Courses)	Depth (mm)	Area (m <sup>2</sup> )
2990	4		1.03
4910	6		2.52
1310	6		0.67
<b>TOTAL</b>			<b>4.22</b>



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



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

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

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**SUPPLEMENTARY NOTES**

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

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**LIVING/STYLE COLLECTION**

CLIENT:  
**M.HAYES & M.SLATER**

LOCATION:  
 LOT 1156  
 SYDNEY SMITH DRIVE  
 PENRITH NSW 2750

DP: 1171491 council: PENRITH

model: CHESTER 21 facade: MILLENNIUM date: 17/07/2013 valuation assessment: QA3

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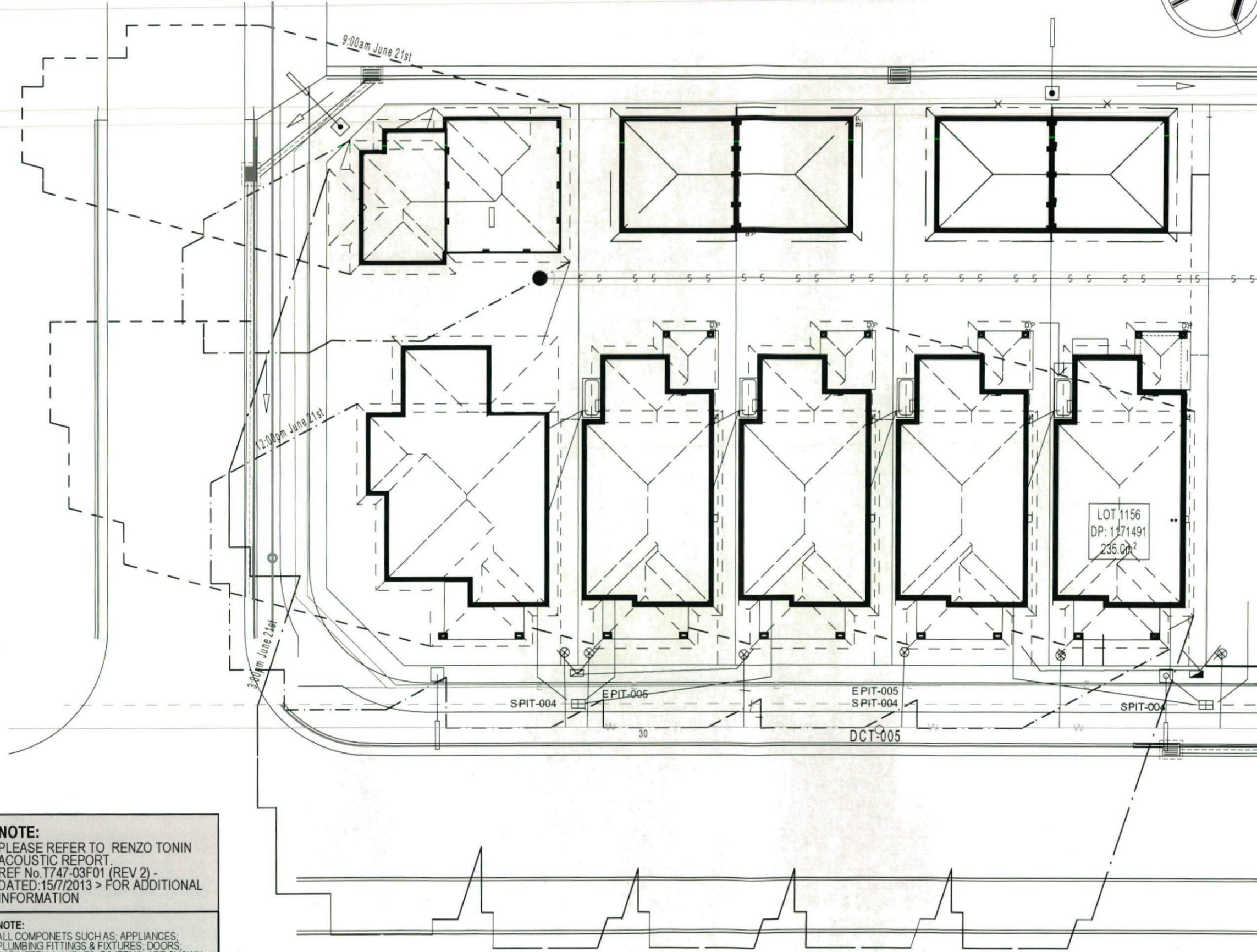
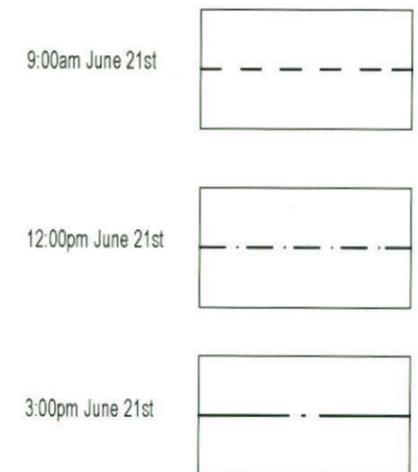
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CLIENT'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**SLAB LAYOUT PLAN**

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**SHADOW DIAGRAM**



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**SHADOW DIAGRAM**

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LOCATION: <b>LOT 1156          SYDNEY SMITH DRIVE          PENRITH NSW 2750</b>			
DP 1171491	model CHESTER 21	facade MILLENNIUM	council PENRITH
date 17/07/2013	drawn N.K/GP	checked P.D	valuation assessment QA3
11 of 11	scale: 1:200	<b>410B-12</b>	
CLIENT'S SIGNATURE	DATE	SP. 00	