

• ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A. RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.
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 • ALL DIMENSIONS ARE TO BE CHECKED & VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORK. ALL LEVELS ARE SUBJECT TO FINAL SURVEY AND SETOUT BY REGISTERED SURVEYOR.
 • FIRSTYLE HOMES SITE SAFETY RULES APPLY.
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DEVELOPMENT CALCULATIONS

LOT: 2228 SITE AREA: 247.2m²

Itemised Floor Areas:	Totals:
living ground floor:	82.52m ²
first floor: (excl. void 72.81m ²)	76.6m ²
garage: (excess 00.000m ²)	35.88m ²
alfresco:	7.45m ²
porch:	7.83m ²
balcony:	7.96m ²
total floor area:	218.24m ²

FLOOR SPACE RATIO CALCULATION:

gross floor areas:	Totals:
living ground floor: (internal area)	72.82m ²
first floor excl. void: (internal area)	64.78m ²
total gross floor area:	137.6m ²
floor space ratio:	0.56:1

SITE AREA COVERAGE/LANDSCAPE:

house ground floor:	82.52m ²
garage:	35.88m ²
porch/alfresco:	15.28m ²
driveway/paved area:	4.55m ²
site coverage Area:	133.68m ² (54.1%)
landscape area:	113.52m ² (45.9%)
pervious areas (soft)	108.96m ² (44.1%)
impervious areas (hard)	138.24m ² (55.9%)
front yard landscape area	15.64m ² (6.3%)
front yard hard paved area	1.43m ² (0.5%)
private open space o/a:	49.85m ²
principal private open space:	18m ²
total car space incl. carstand:	2 carspace

COUNCIL ZONE: R1

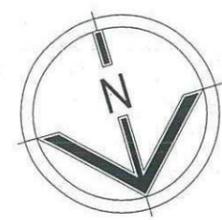
PROMOTION:
 LIVING/STYLE COLLECTION

CLIENT:
 FIRSTYLE HOMES

LOCATION:
 LOT 2228
 WILLIAM HART CRESCENT
 PENRITH NSW 2750

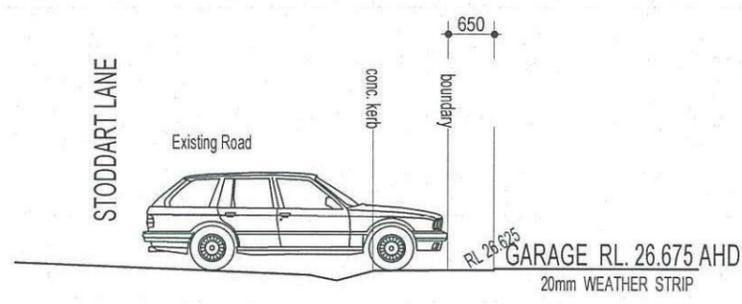
DP: SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH
model: CHESTER 23	facade: AUGUSTINE
date: 2/06/2014	revision assessment: SK1
Sheet: 1 of 12	scale: 1:200
drawn: GP/L.D.S.	checked: P.D.
768-14	

CLIENT'S SIGNATURE _____ DATE _____ SP. 09



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



DRIVEWAY GRADIENT
 SCALE 1:100

BASIX
 = 37.79m² of roof area to discharge to water tank.
 = 125.21m² stormwater and overflow to discharge to existing street channel.
 o/a= 161m² of roof area.

LEGEND:

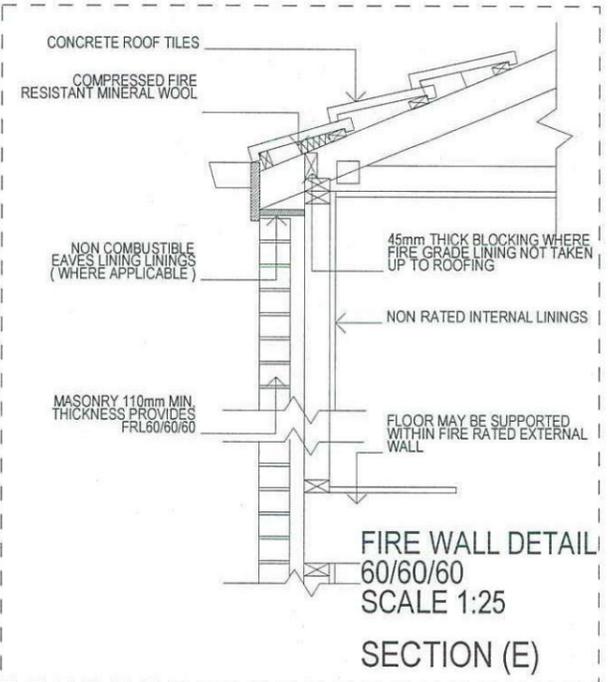
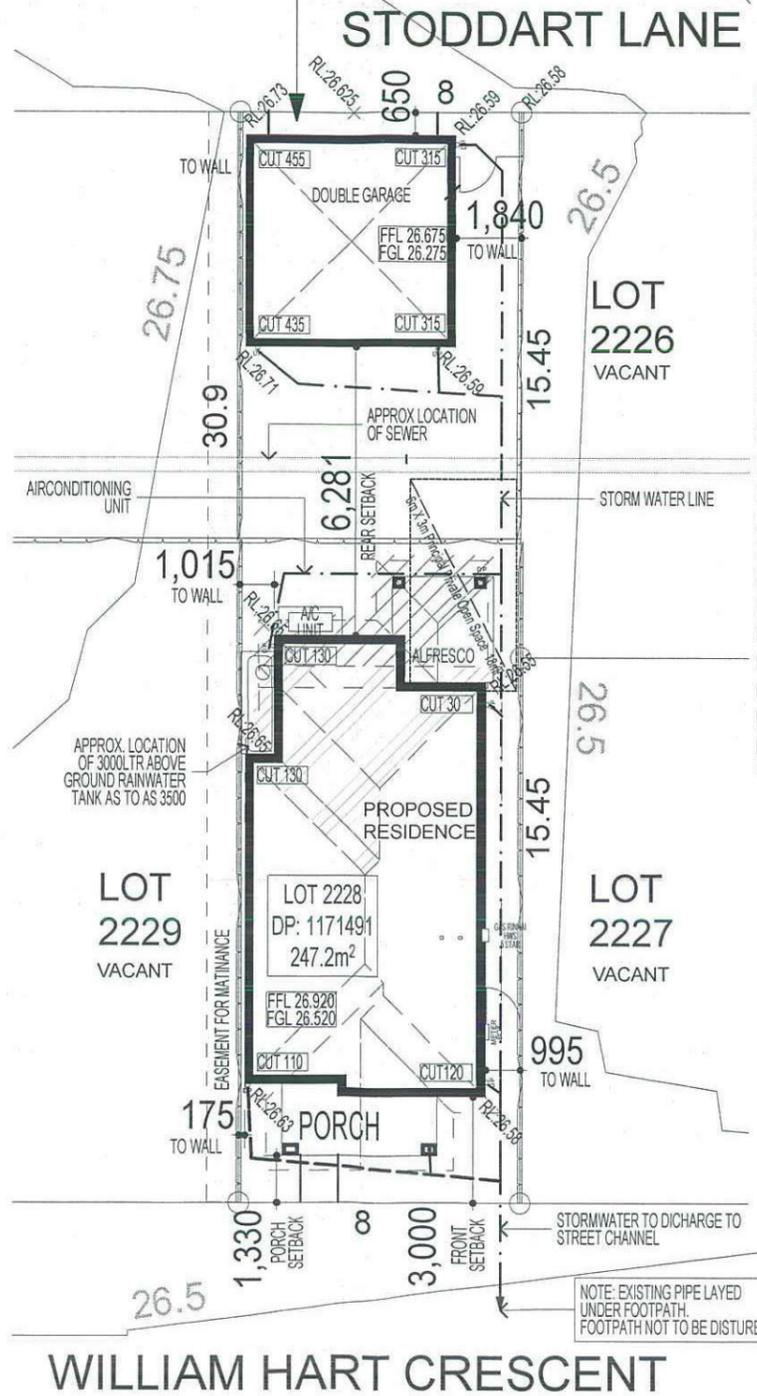
- = SURFACE INLETS AS REQUIRED
- = SURFACE INLETS LINE
- - - = STORMWATER LINE

EARTHWORKS TO AHD

HOUSE:	FFL 26.920
(LIVING)	FGL 26.520
GARAGE:	FFL 26.675
	FGL 26.275

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



NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT

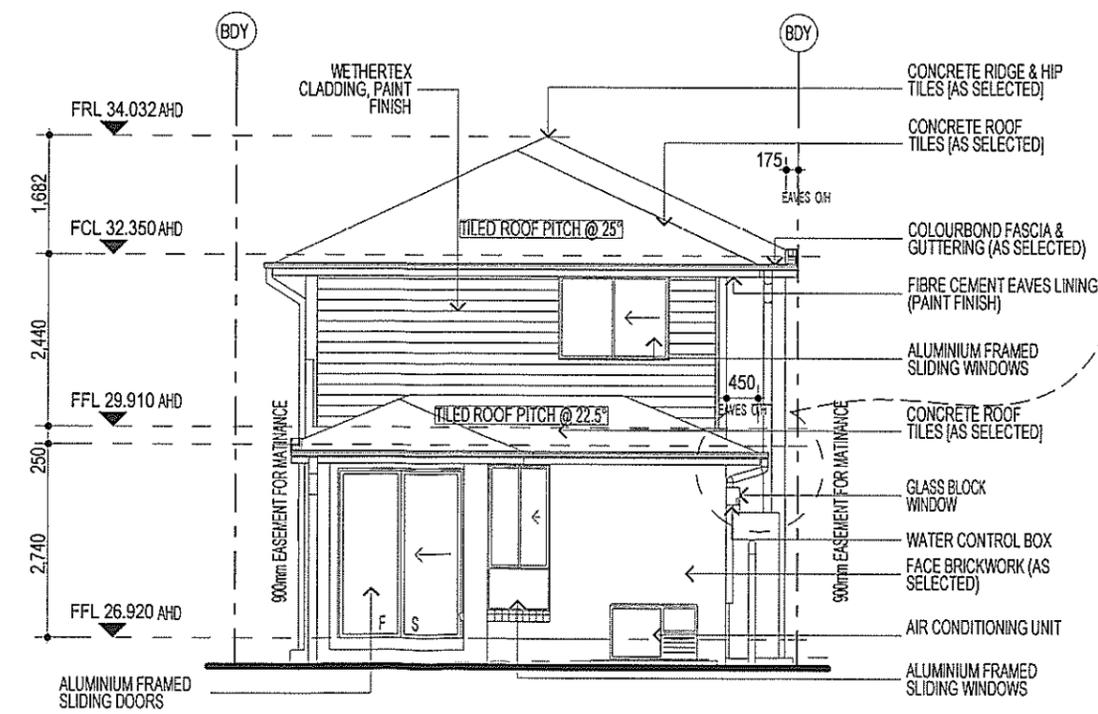
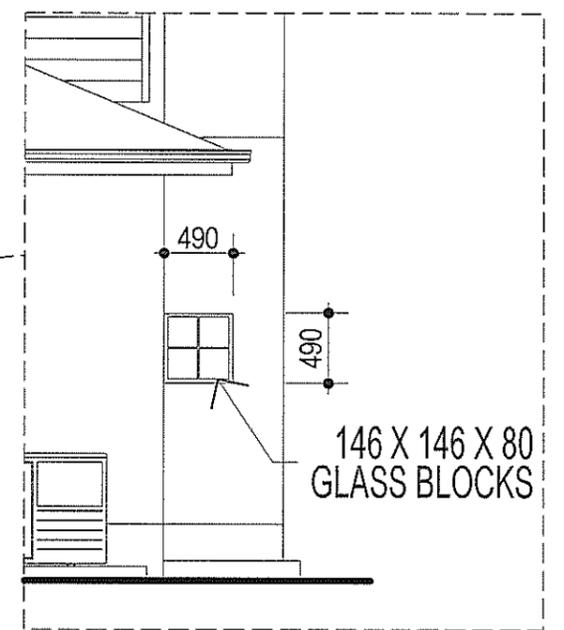
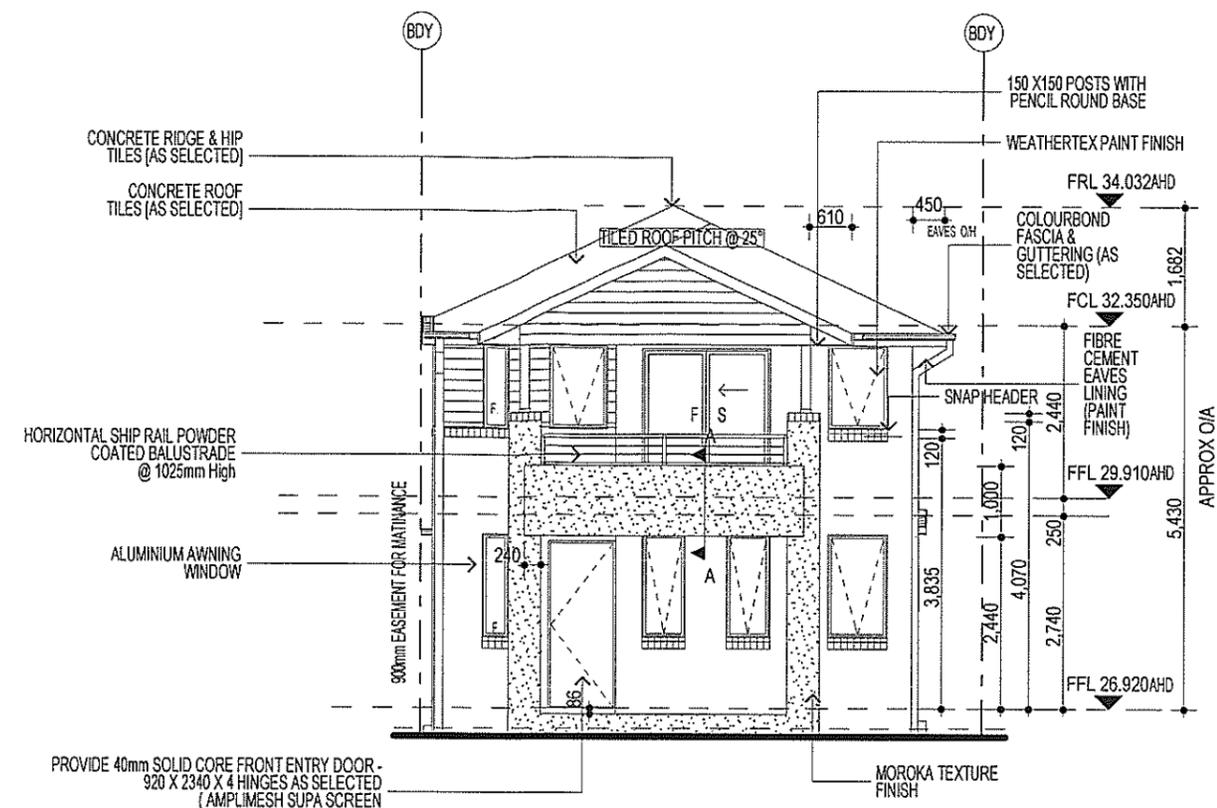
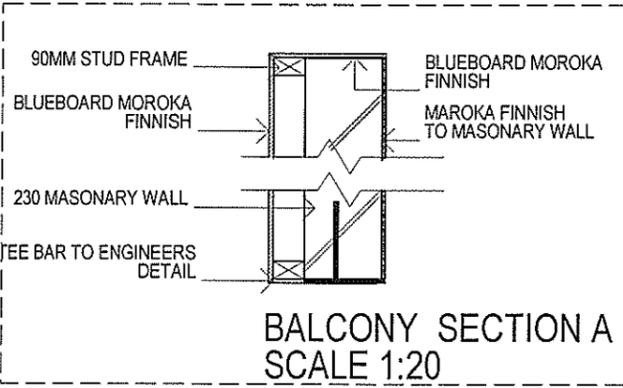
FIBRE OPTIC WIRING PACKAGE

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

SITE PLAN & STORMWATER CONCEPT PLAN

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



FIRSTYLE HOMES

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

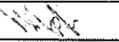
ADMIN: (02) 9601 0111
FAX: (02) 9601 0711
EMAIL: design@firstyle.com.au

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MASTER BUILDERS ASSOCIATION MEMBER

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ABSAS Class 1 Building Single-Dwelling Certification

Certification Number	1006295420
Certification Date	05/05/2014
Assessor Name	Vic Vicaretti
Assessor Number	20311
Assessor Signature	

Simulated Energy: HEATING: 56.2 MJ/m² pa
Simulated Energy: COOLING: 56.6 MJ/m² pa
Rated with Downlights: Yes

NATHERS Rating 114.8 MJ/m² pa

4.5/10

FIBRE OPTIC WIRING PACKAGE

NOTE:
PROVIDE GRANITGARD TERMITE TREATMENT

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

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

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTYLE HOMES

LOCATION:
LOT 2228
WILLIAM HART CRESCENT
PENRITH NSW 2750

DP/SUBDIVISION OF LOT 1197 DP 1171491 council: PENRITH

model: CHESTER 23	facade: AUGUSTINE	date: 2/06/2014	SK1
sheet: 6 of 12	drawn: GP/L.D.S.	checked: P.D.	768-14
scale: 1:100			

DATE: 23/06/2014

ELEVATIONS

KEY

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

ABS A Class 1 Building Single-Dwelling Certification

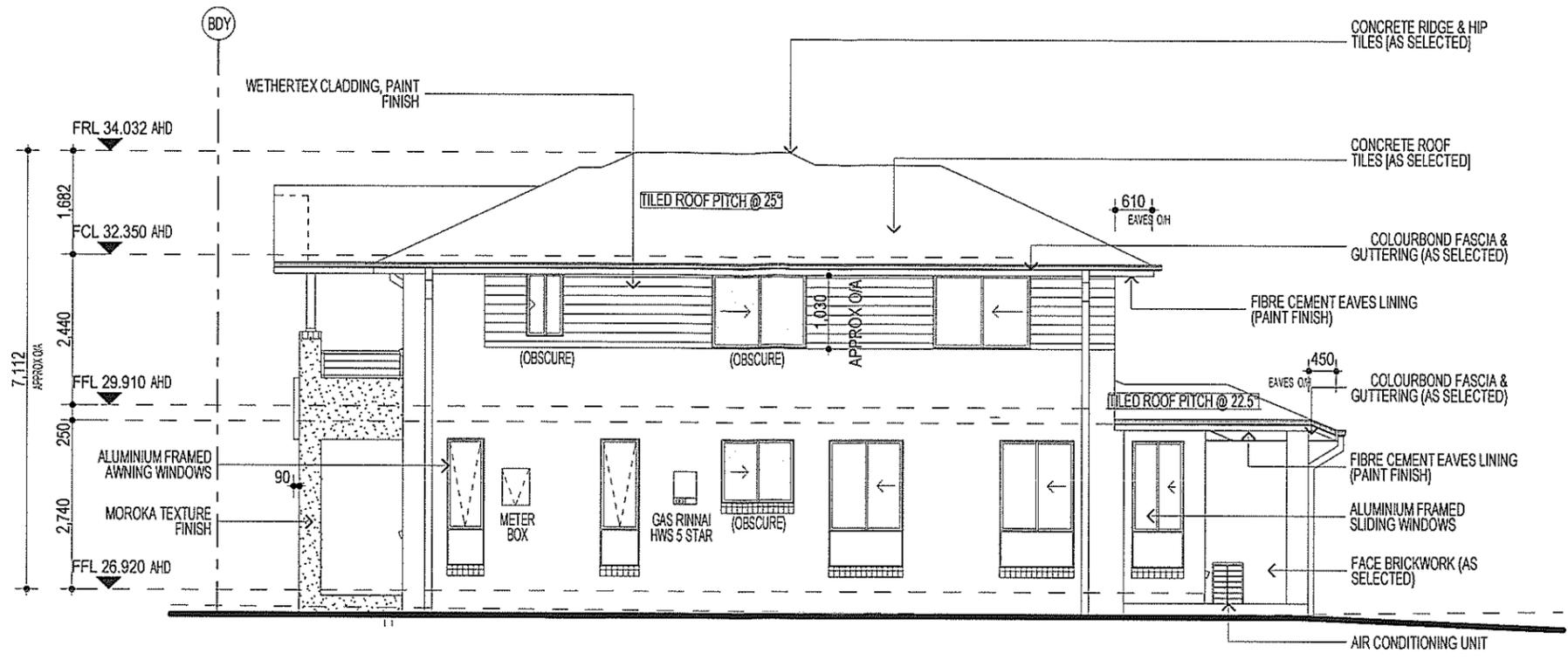
Association of Building Sustainability Assessors

Certification Number	1006295420
Certification Date	05/05/2014
Assessor Name	Vic Vicaretti
Assessor Number	20311
Assessor Signature	

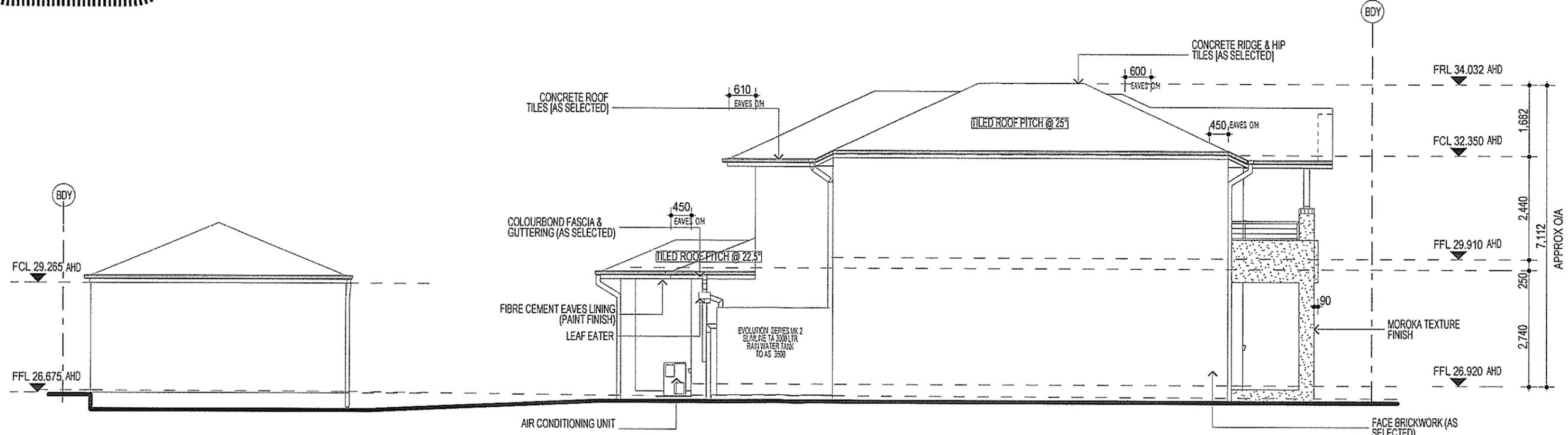
Simulated Energy: HEATING: 59.2 MJ/m² pa
 Simulated Energy: COOLING: 56.6 MJ/m² pa
 Rated with Downlights: Yes

NATHERS Rating 114.3 MJ/m² pa

4.5/10



ELEVATION D



ELEVATION B

FIBRE OPTIC WIRING PACKAGE

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

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 3.9.2.5 OF VOLUME 2 OF THE BCA.

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MASTER BUILDER SETTING BUILDING

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 PENRITH NSW 2750

DP: SUBDIVISION OF LOT 1197 DP
 1171491

model: CHESTER 23 facade: AUGUSTINE date: 2/06/2014 council: PENRITH

Sheet: 7 of 12 drawn: G.P./L.D.S. checked: P.D. scale: 1:100

768-14

ELEVATIONS

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DEVELOPMENT CALCULATIONS

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Itemised Floor Areas:	Totals:
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first floor: (excl. void 72.81m ²)	76.6m ²
garage: (excess 00.000m ²)	35.88m ²
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balcony:	7.96m ²
total floor area:	218.24m²

FLOOR SPACE RATIO CALCULATION:

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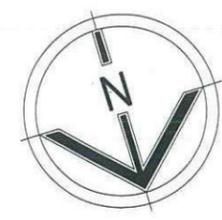
COUNCIL ZONE: R1

PROMOTION:
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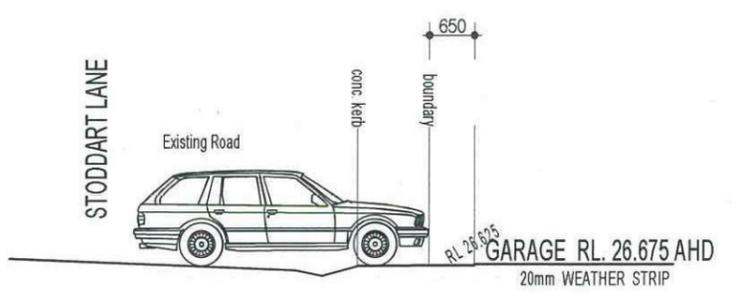
LOCATION:
 LOT 2228
 WILLIAM HART CRESCENT
 PENRITH NSW 2750

DP SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH
model: CHESTER 23	facade: AUGUSTINE
date: 28/05/2014	quality assessment: SK1
Sheet: 1 of 12	scale: 1:200
drawn: GP/L.D.S.	checked: P.D.
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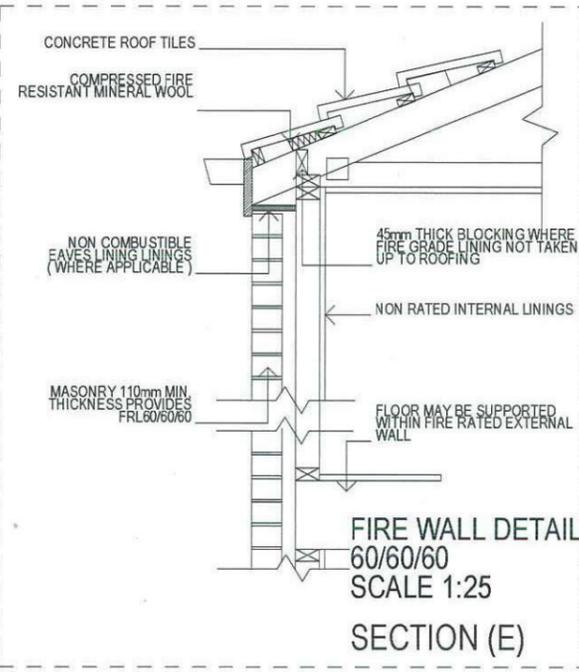
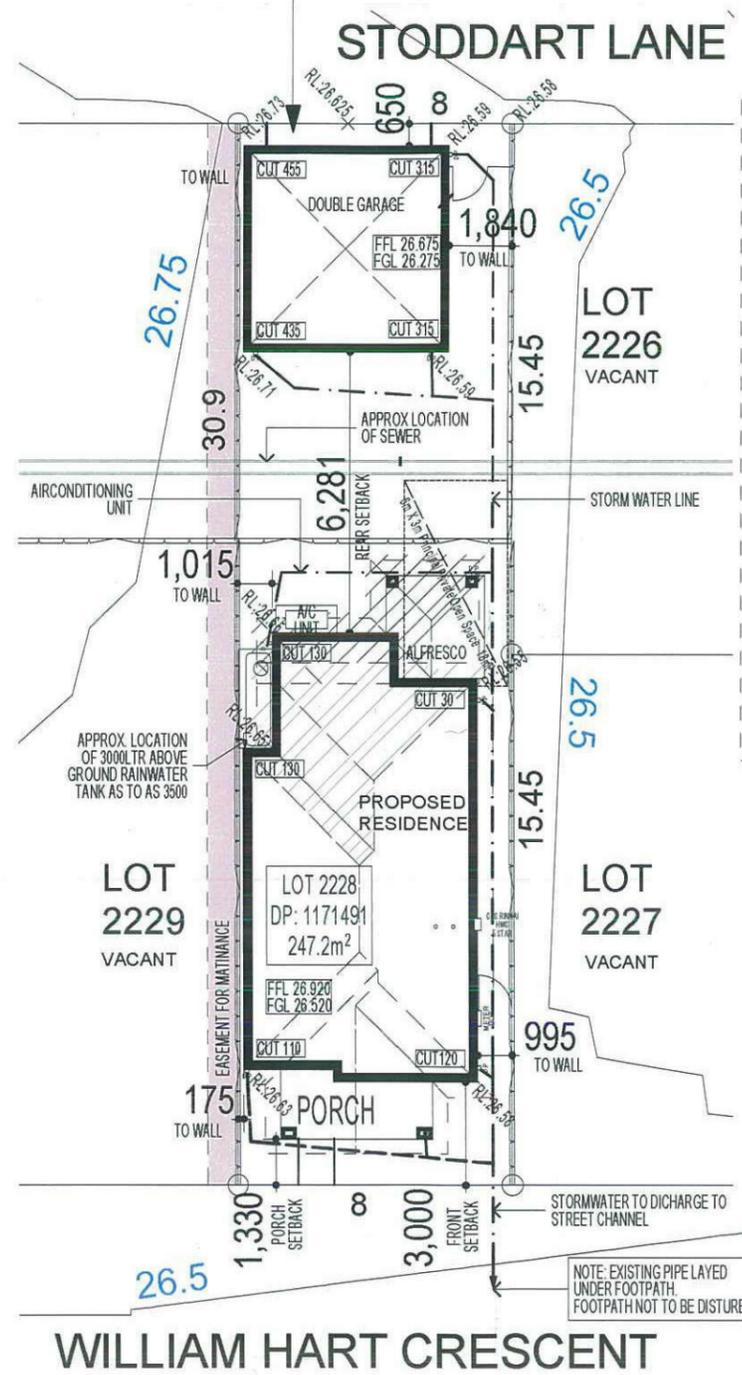


NOTE:
 DRIVEWAY DESIGN IN ACCORDANCE WITH AS/NZS 2890.1:2004 WITH COUNCIL DCP GUIDELINE
 SIGN:..... DATE:.....

NOTE:
 FINAL GARAGE LEVELS TO BE DETERMINED ON SITE



DRIVEWAY GRADIENT
 SCALE 1:100



BASIX

= 37.79m² of roof area to discharge to water tank.
 = 125.21m² stormwater and overflow to discharge to existing street channel.
 o/a= 161m² of roof area.

LEGEND:

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

EARTHWORKS TO AHD

HOUSE:	FFL 26.920
(LIVING)	FGL 26.520
GARAGE:	FFL 26.675
	FGL 26.275

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

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

NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT

FIBRE OPTIC WIRING PACKAGE

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

SITE PLAN & STORMWATER CONCEPT PLAN

Thorton Design Review Panel
 LANDCOM
 Reviewed: [Signature] Date: 30/5/14

STRAW BALE IMPALED ON STAR PICKET
PLACED FIRMLY INTO THE GROUND
2 STAR PICKETS PER STRAW BALE

STRAW BALES TO BE REBOUND
WITH METAL PACKING STRIP
PRIOR TO PLACEMENT

ROCK DRILL HOLE 300mm DEEP AND GROUT
STAR PICKETS OR 2 x 16mm REINFORCEMENT
BARS AS OPTION TO STAR PICKETS

**STRAW BALE BARRIER
(TYPICAL SECTION)**

50 x 50 x 1000 STAKE
OR STAR PICKET

MEMBRANE TO BE BIDIM
U 24 OR APP EQUIVALENT

BURY APPROXIMATELY 150mm OF
MEMBRANE AND TEMP. BACKFILL
TO RESTORE PRIOR NATURAL
SURFACE LEVEL

NATURAL SURFACE DOWNHILL
OF MEMBRANE NOT TO BE
DISTURBED

SILT FENCING DETAIL

CONSTRUCTION SITE

GEOTEXTILE FABRIC

Min. length 15m

BERM (0.3m
MIN. HIGH)

50-75mm GRAVEL

RUNOFF FROM PAD
DIRECTED TO SEDIMENT TRAP

EXISTING ROADWAY

TEMPORARY CONSTRUCTION EXIT

SANDBAGS OVERLAP
ONTO KERB

THREE LAYERS OF SAND BAGS
WITH ENDS OVERLAPPED

GAP BETWEEN SANDBAGS
ACT AS SPILLWAY

**SANDBAG KERB INLET
SEDIMENTATION TRAP**

DUST CONTROL MEASURES:

IF THE SITE BECOMES DUSTY DURING HOTTER MONTHS
(CLIENT) WILL SPRINKLE WATER ON THE DUST

ANY AREA OF ROAD BASE WILL BE POSITIONED FOR HEAVY
VEHICLES TO REDUCE & PROVIDE AN AREA TO WASH TRUCKS
OFF (IF REQUIRED)

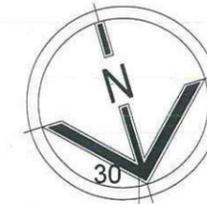
NOISE & VIBRATION MEASURES:

ALL EXCAVATION WILL BE CARRIED OUT BETWEEN THE TIME
SETOUT IN THE COUNCIL CONDITIONS

MACHINERY SIZE WILL BE KEPT TO A MINIMUM REQUIRED FOR
THE JOB

NOTE:

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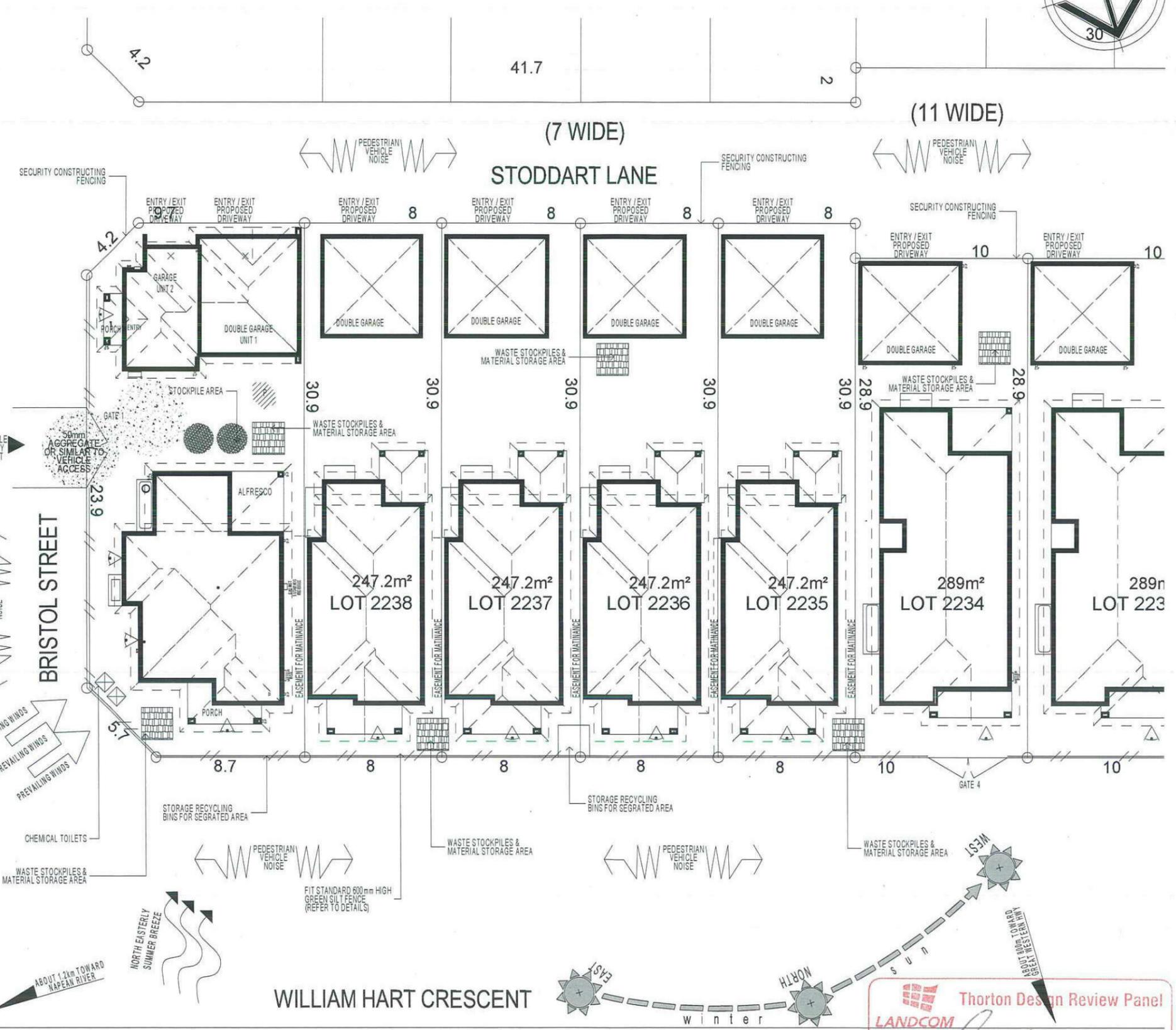
	SOLAR ACCESS
	NUMBER OF STOREY'S
	PREVAILING WINDS
	EXISTING TREES
	TREES TO BE REMOVED
	DIRECTION & DISTANCES
	NOISE
	VEHICULAR SITE ENTRY
	HWS
	VIEWS
	PRIVATE OPEN SPACE
	OVERLOOKING
	RAINWATER TANK (Underground)
	A/C UNIT (if required)

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTYLE HOMES

LOCATION:
**LOT 2228
WILLIAM HART CRESCENT
PENRITH NSW 2750**

DP SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH
model: CHESTER 23	facade: AUGUSTINE
date: 26/05/2014	valuation assessment: SK1
Sheet: 2 of 12	drawn: GP/L.D.S. checked: P.D. scale: 1:250
768-14	



Thorton Design Review Panel

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Reviewed: *[Signature]* Date: 30/6/14

WASTE MANAGEMENT / SITE ANALYSIS

STRAW BALE IMPALED ON STAR PICKET PLACED FIRMLY INTO THE GROUND 2 STAR PICKETS PER STRAW BALE

STRAW BALES TO BE REBOUND WITH METAL PACKING STRIP PRIOR TO PLACEMENT

ROCK DRILL HOLE 300mm DEEP AND GROUT STAR PICKETS OR 2 x 16mm REINFORCEMENT BARS AS OPTION TO STAR PICKETS

STRAW BALE BARRIER (TYPICAL SECTION)

50 x 50 x 1000 STAKE OR STAR PICKET

MEMBRANE TO BE BIDIM U 24 OR APP EQUIVALENT

BURY APPROXIMATELY 150mm OF MEMBRANE AND TEMP BACKFILL TO RESTORE PRIOR NATURAL SURFACE LEVEL

NATURAL SURFACE DOWNHILL OF MEMBRANE NOT TO BE DISTURBED

SILT FENCING DETAIL

CONSTRUCTION SITE

GEOTEXTILE FABRIC

Min. length 15m

BERM (0.3m MIN. HIGH)

50-75mm GRAVEL

RUNOFF FROM PAD DIRECTED TO SEDIMENT TRAP

EXISTING ROADWAY

TEMPORARY CONSTRUCTION EXIT

SANDBAGS OVERLAP ONTO KERB

THREE LAYERS OF SAND BAGS WITH ENDS OVERLAPPED

GAP BETWEEN SANDBAGS ACT AS SPILLWAY

SANDBAG KERB INLET SEDIMENTATION TRAP

DUST CONTROL MEASURES:

IF THE SITE BECOMES DUSTY DURING HOTTER MONTHS (CLIENT) WILL SPRINKLE WATER ON THE DUST

ANY AREA OF ROAD BASE WILL BE POSITIONED FOR HEAVY VEHICLES TO REDUCE & PROVIDE AN AREA TO WASH TRUCKS OFF (IF REQUIRED)

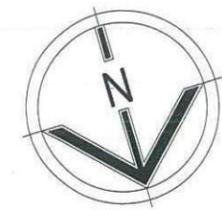
NOISE & VIBRATION MEASURES:

ALL EXCAVATION WILL BE CARRIED OUT BETWEEN THE TIME SETOUT IN THE COUNCIL CONDITIONS

MACHINERY SIZE WILL BE KEPT TO A MINIMUM REQUIRED FOR THE JOB

NOTE:

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



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

PROMOTION: **LIVING/STYLE COLLECTION**

CLIENT: **FIRSTYLE HOMES**

LOCATION: **LOT 2228 WILLIAM HART CRESCENT PENRITH NSW 2750**

DP SUBDIVISION OF LOT 1197 DP 1171491 council: PENRITH

model: CHESTER 23 facade: AUGUSTINE date: 26/05/2014 publication assessment: SK1

Sheet: 3 of 12 drawn: GP/L.D.S. checked: P.D. scale: 1:250

768-14

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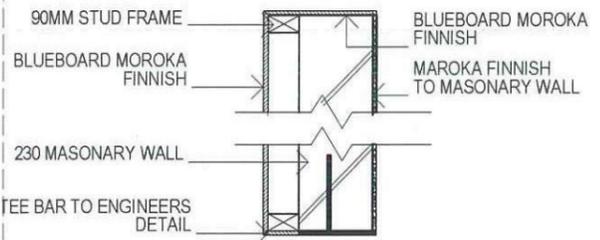
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Reviewed: *[Signature]* Date: 3-15/14

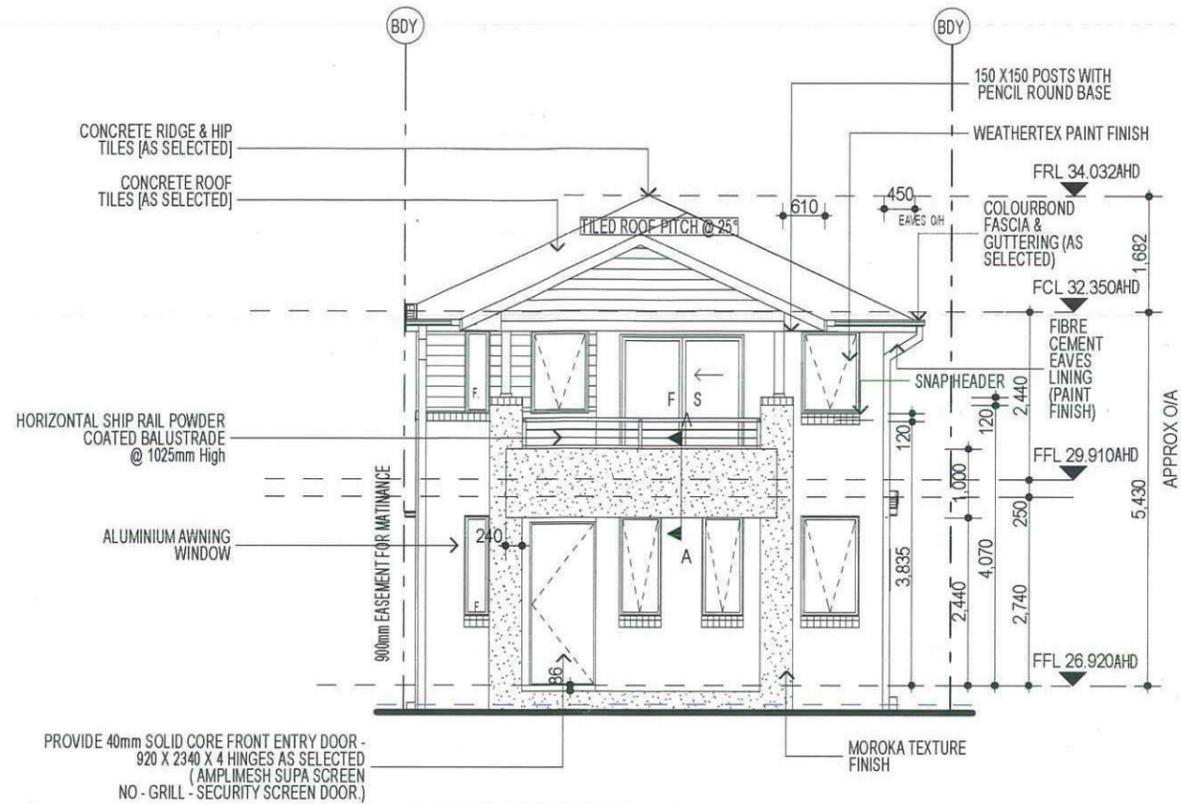
WASTE MANAGEMENT / SITE ANALYSIS (2)

KEY

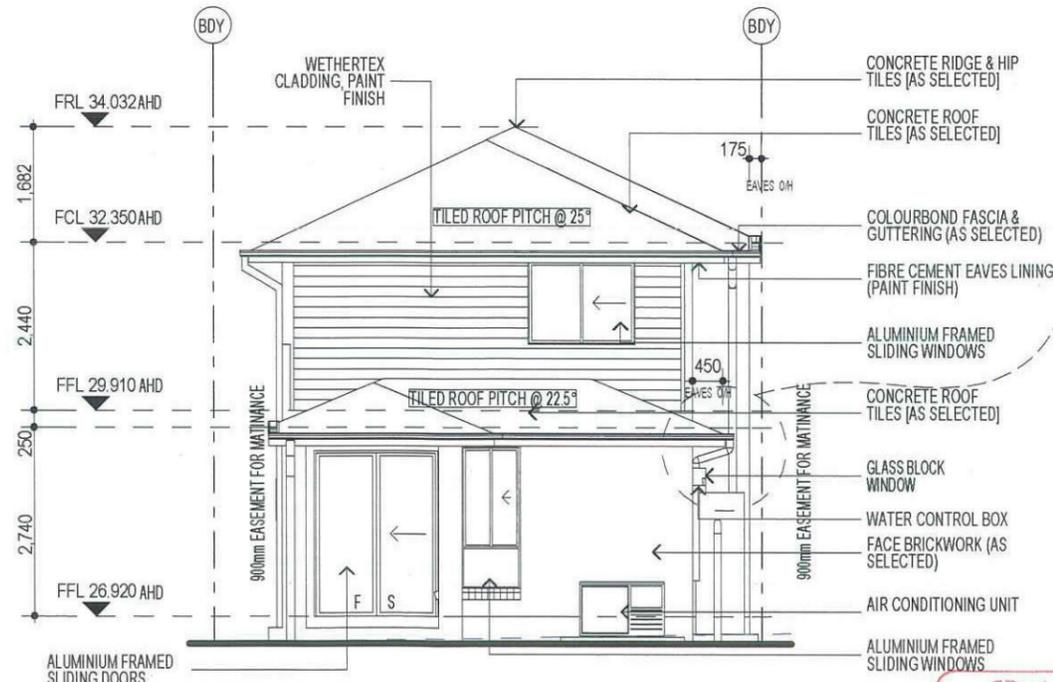
	FACE BRICK (AS SELECTED)
	MOROKA TEXTURE TO FRONT AND RETURN AS DRAWN (AS SELECTED)
	WEATHEREX CLADDING PAINTED FINISH (AS SELECTED)



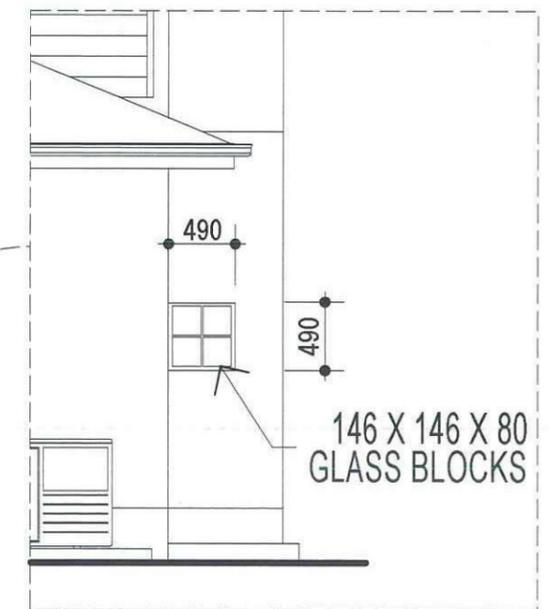
BALCONY SECTION A
SCALE 1:20



ELEVATION A



ELEVATION C



ELEVATION C1
SCALE 1:50

FIBRE OPTIC WIRING PACKAGE

NOTE:
PROVIDE GRANITGARD TERMITE TREATMENT

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

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

Thorton Design Review Panel
LANDCOM
Reviewed *Loguslett* Date 23/6/14

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTSTYLE HOMES

LOCATION:
LOT 2228
WILLIAM HART CRESCENT
PENRITH NSW 2750

DP SUBDIVISION OF LOT 1197 DP 1171491
model: CHESTER 23
facade: AUGUSTINE
date: 26/05/2014
council: PENRITH
qualification assessment: SK1

Sheet: 6 of 12
drawn: GP/L.D.S.
checked: P.D.
scale: 1:100
768-14

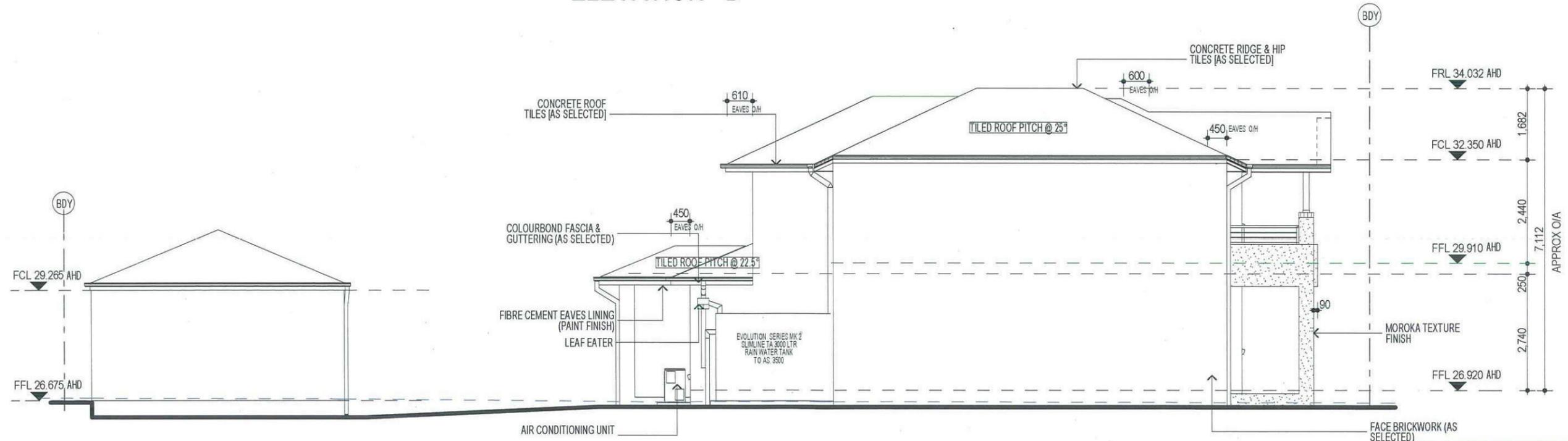
ELEVATIONS

CLIENTS SIGNATURE _____ DATE _____ SP. 00

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



ELEVATION D



ELEVATION B

FIBRE OPTIC WIRING PACKAGE

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

NOTE:
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INCLUSIONS

NOTE:
PROVIDE GRANITGARD
TERMITE TREATMENT

NOTE:
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3.9.2.5 OF VOLUME 2 OF THE BCA.

Thorton Design Review Panel
LANDCOM
Reviewed: *[Signature]* Date: 5/10/14

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CLIENT: **FIRSTSTYLE HOMES**

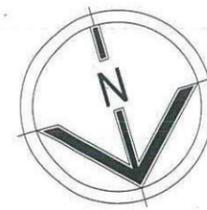
LOCATION: **LOT 2228 WILLIAM HART CRESCENT PENRITH NSW 2750**

DP SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH
model: CHESTER 23	date: 26/05/2014
facade: AUGUSTINE	subdivision assessment: SK1
Sheet: 7 of 12	scale: 1:100

768-14

CLIENT'S SIGNATURE _____ DATE _____ SP_00

ELEVATIONS



FIRSTYLE HOMES

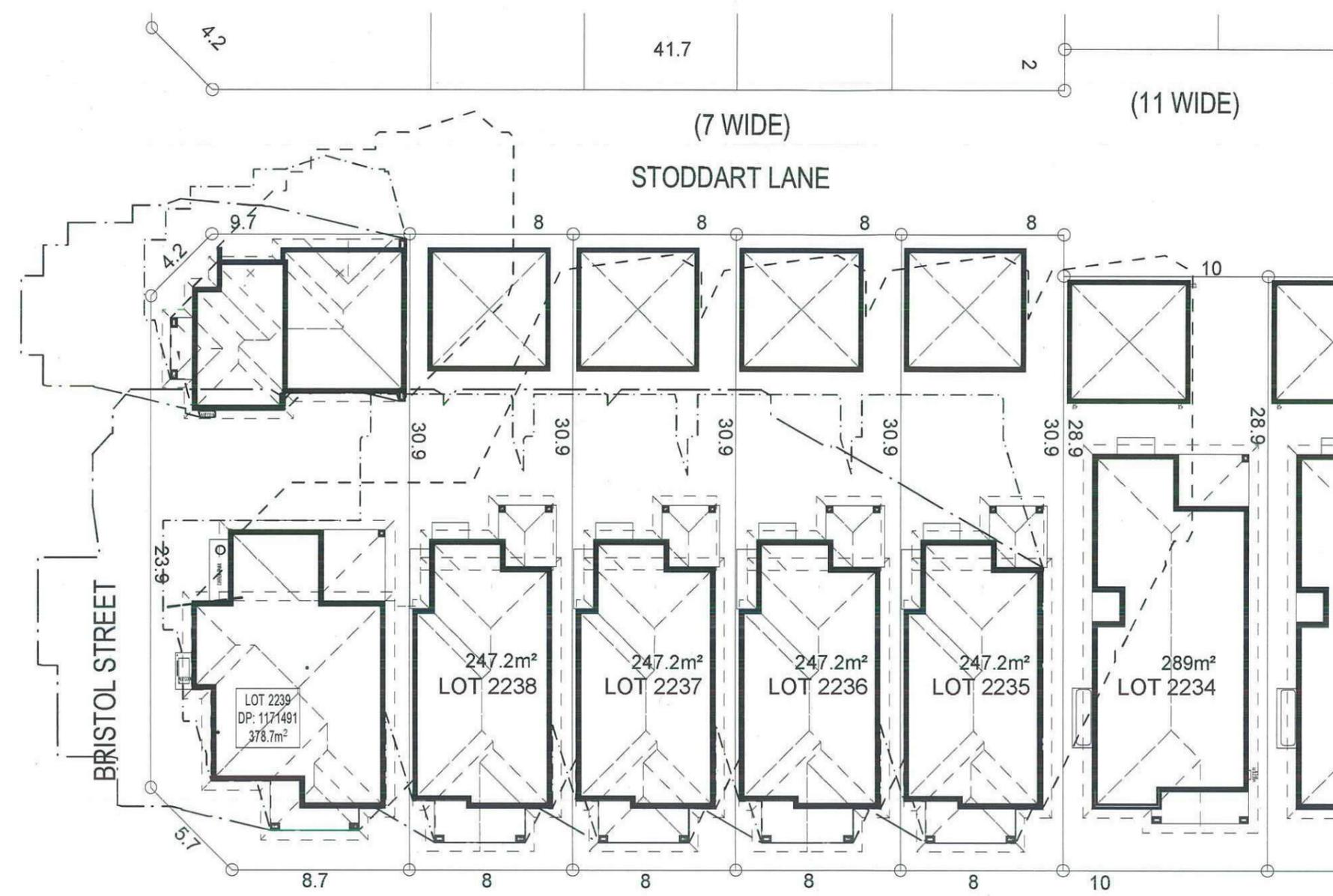
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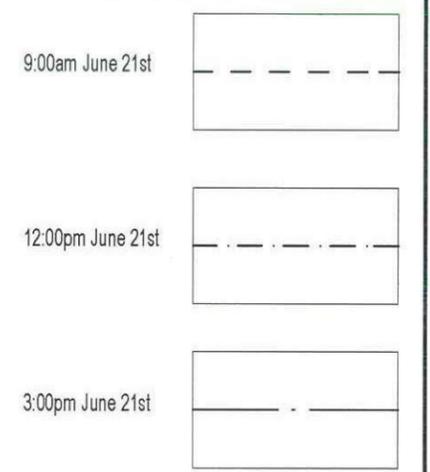
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SHADOW DIAGRAM



WILLIAM HART CRESCENT

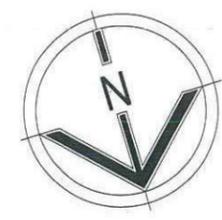
Thorton Design Review Panel

Reviewed *[Signature]* Date 30/5/14

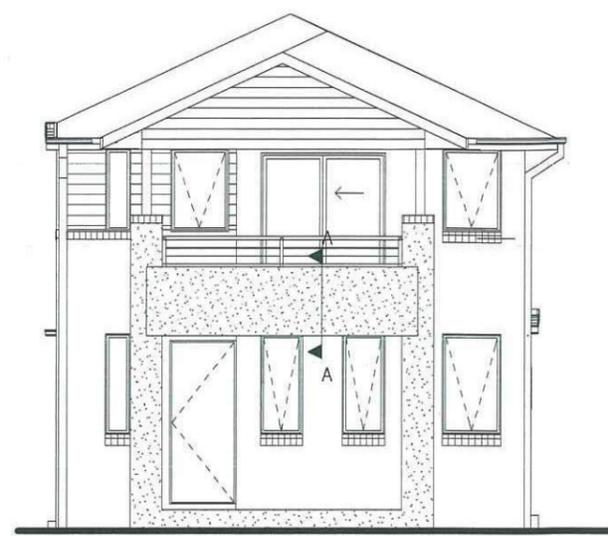
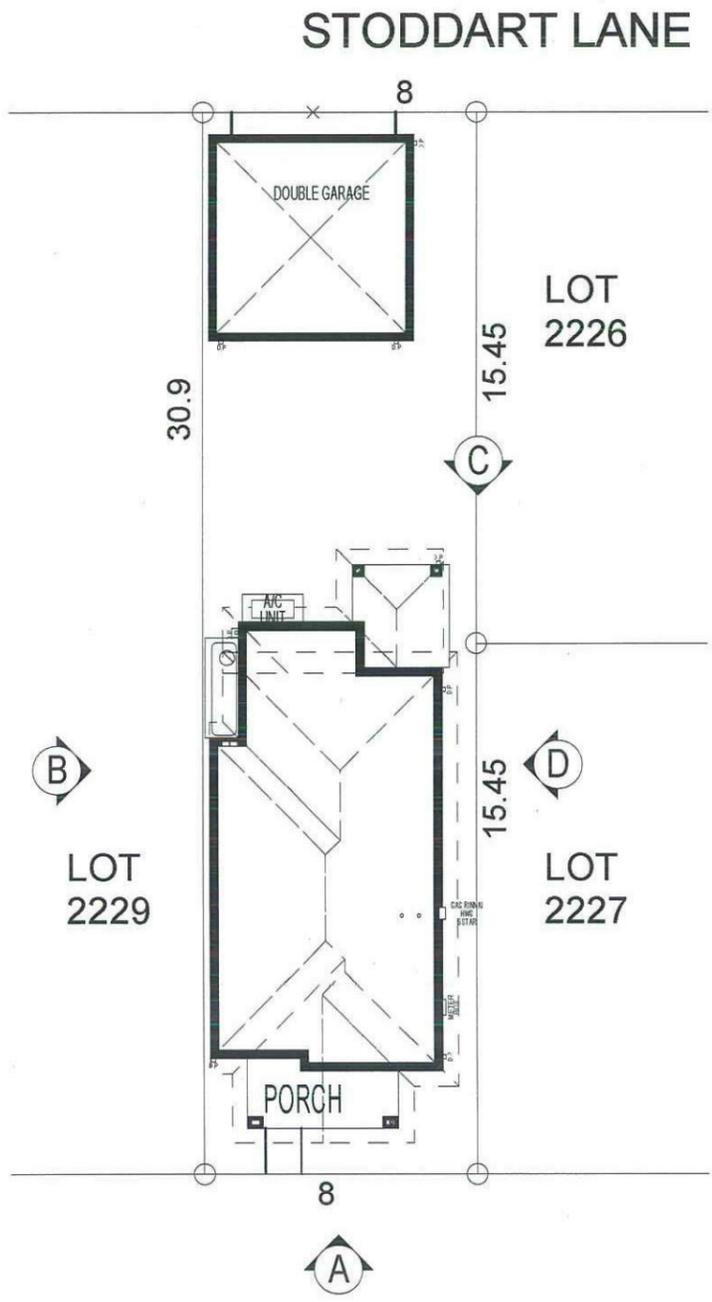
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SHADOW DIAGRAM

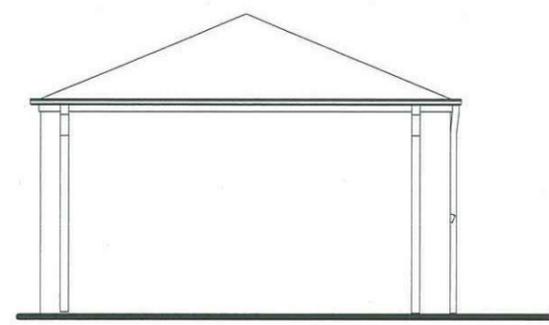
PROMOTION: LIVING/STYLE COLLECTION			
CLIENT: FIRSTYLE HOMES			
LOCATION: LOT 2228 WILLIAM HART CRESCENT PENRITH NSW 2750			
DP SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH	date: 26/05/2014	quotation assessment SK1
model: CHESTER 23	facade: AUGUSTINE	drawn: G.P.L.D.S.	checked: P.D.
Sheet: 10 of 12	scale: 1:250	768-14	
CLIENT'S SIGNATURE		DATE	



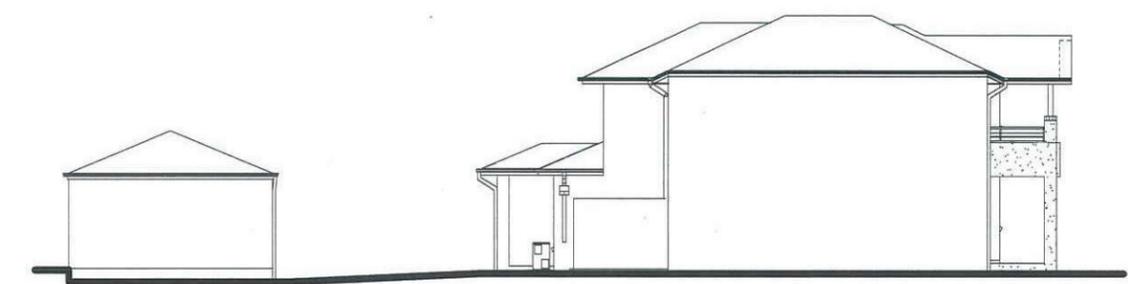
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ELEVATION A



GARAGE ELEVATION A

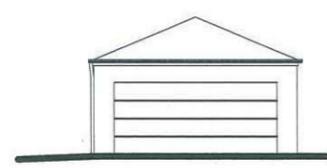


GARAGE ELEVATION B

ELEVATION B



ELEVATION C



GARAGE ELEVATION C



GARAGE ELEVATION D

ELEVATION D

Thorton-Design Review Panel
 LANDCOM
 Reviewed: [Signature] Date: 30/5/14

WILLIAM HART CRESCENT

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PROMOTION: LIVING/STYLE COLLECTION	
CLIENT: FIRSTYLE HOMES	
LOCATION: LOT 2228 WILLIAM HART CRESCENT PENRITH NSW 2750	
DP SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH
model: CHESTER 23	facade: AUGUSTINE
date: 26/05/2014	foundation assessment: SK1
Sheet: A	drawn: GP/L.D.S. checked: P.D.
scale: NTS	768-14
CLIENT'S SIGNATURE	DATE

Lot 2228

PLANT SCHEDULE Prepared by ecodesign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aw	Agapanthus 'White'	White Agapanthus	11	200mm	0.5m
Lwf	Liriope muscari 'Monroe's White'	Liriope (white flowering)	20	200mm	450mm
Lme	Liriope muscari 'Evergreen Giant'	Giant Liriope	2	150mm	0.7m
Mlg	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	1	75L	4m
Vh	Viola hederacea	Native Violet	16	150mm	0.1m
Vo	Viburnum odoratissimum	Sweet Viburnum	8	300mm	2.5m

STODDART LANE - Supply + installation by BUILDER

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Lcj	Lomandra confertifolia 'Crackerjack'	Fine-leaved Lomandra	5	200mm	0.45m
Lwf	Liriope muscari 'Monroe's White'	Liriope (white flowering)	4	200mm	450mm

STODDART LANE CROSS-OVER - Supply + construction by BUILDER

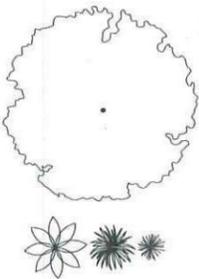
MATERIAL SCHEDULE

	Area m ² URBANGROWTH*	Area m ² BUILDER**
HEADER COURSE Concrete pavers 'Adbri Stradapave', 300x300x50mm in 'Charcoal' colour, laid in stackbond pattern	2.11	3.49
IN-FILL PAVEMENT Concrete pavers 'Adbri Havenbrick', 200x100x50mm in 'Brushwood' colour, laid in herringbone pattern	1.68	1.47
Total area	3.79	4.96

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

LOT PLANTING SUMMARY

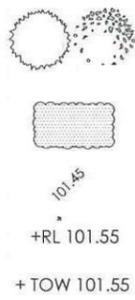
Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
58	8	11	39	1



LEGEND

Proposed trees - refer to plant schedule

Proposed accents & grasses - refer to plant schedule



Proposed shrubs - refer to plant schedule

Proposed groundcovers and grasses - refer to plant schedule

Existing levels

Proposed levels

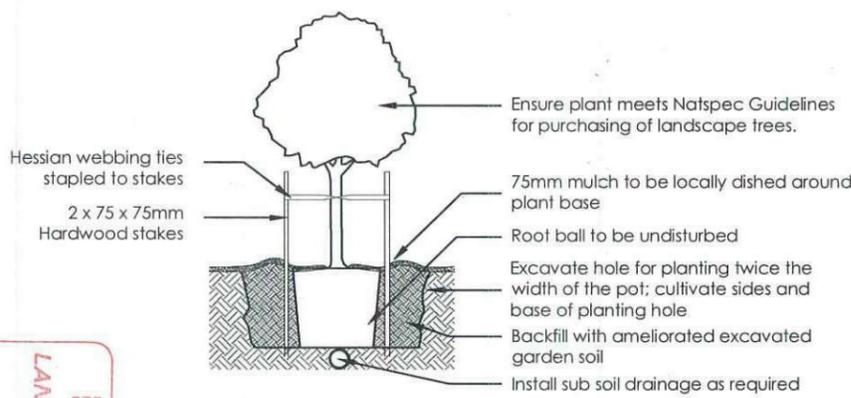
Proposed Top Of Wall levels

Boundary

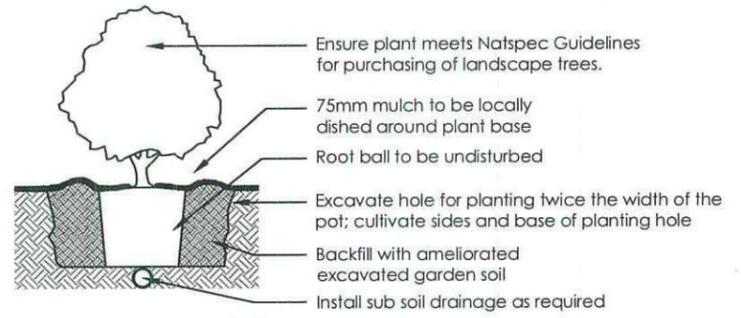
Garden edging

Masonry retaining walls

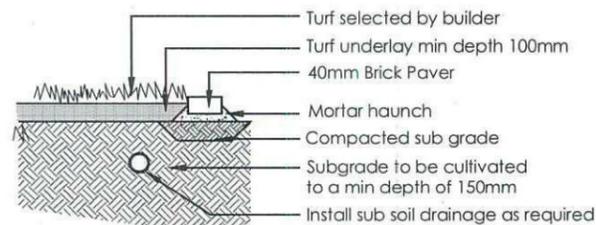
Existing contours



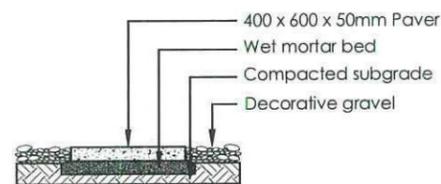
1 Tree Planting Detail
NTS 25L - 100L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size



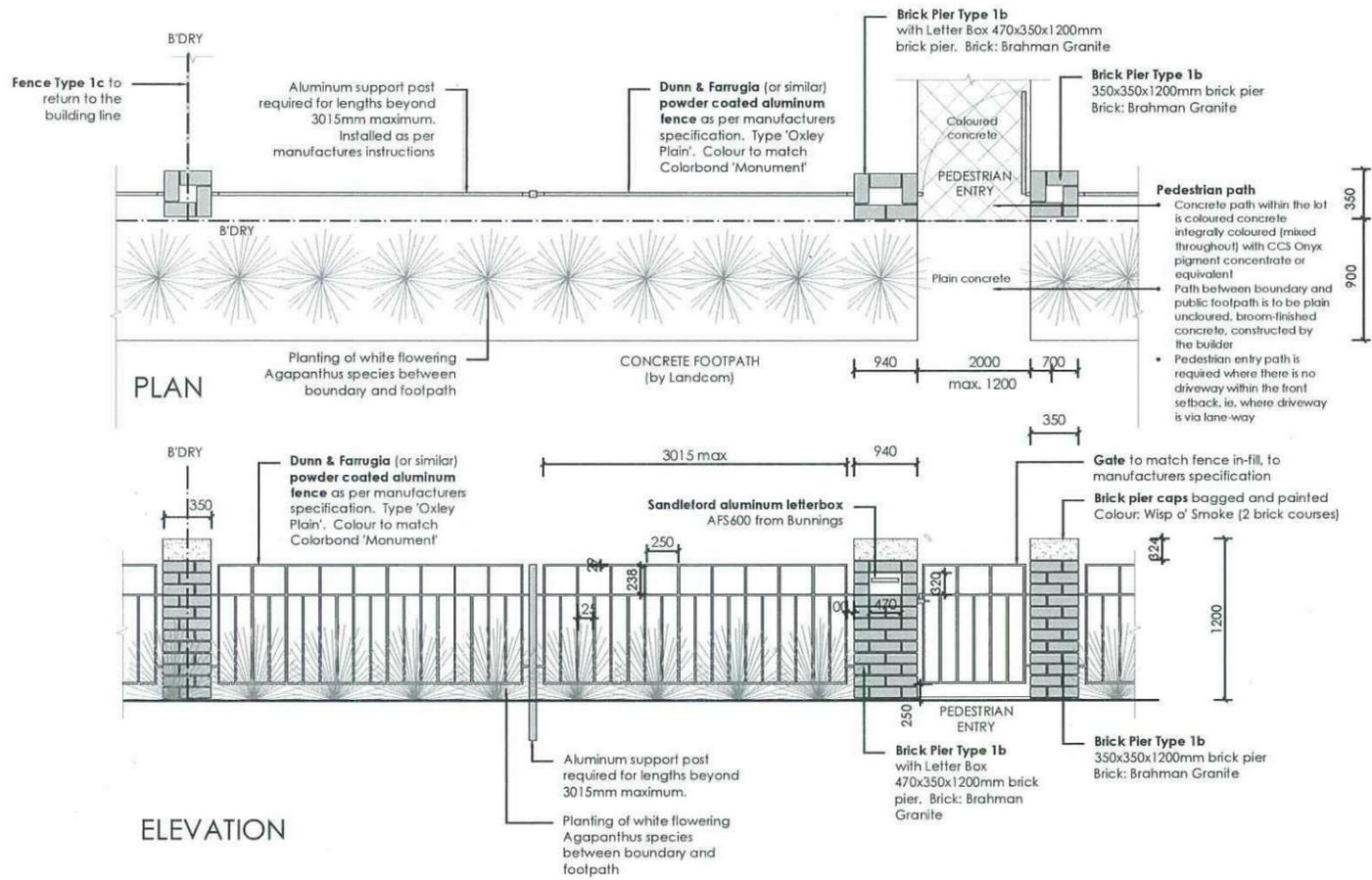
3 Turf Detail
NTS Brick Paver Edge



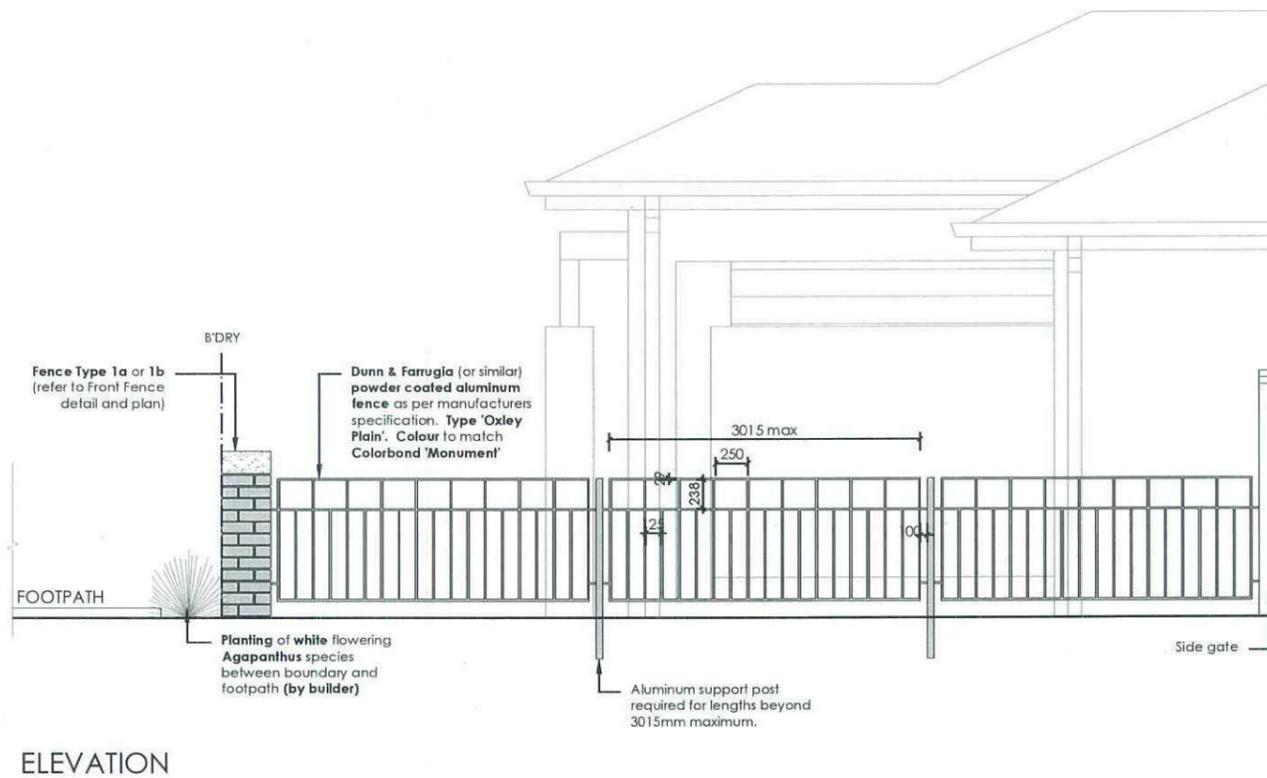
4 Stepping stones in gravel
NTS Low traffic zone

Reviewed
LANDCOM
Thorton Design Review Panel
Date: 5/5/14

REVISION	DESCRIPTION	DRAWN	CHECK	DATE	<p>PO Box 8136, Baulkham Hills NSW 2153 Ph: (02) 9680 7712 Fax: (02) 9680 7705 Email: info@ecodesign.com.au Web: www.ecodesign.com.au</p>	PROJECT	NEW RESIDENCE					
A	ISSUE FOR CLIENT REVIEW	BT	RS	06-05-14		LOT 2228 WILLIAM HART CRESCENT, PENRITH	LANDSCAPE PLAN					
B	ADD DETAILS FOR DA	BT	RS	13-05-14		SCALE	1:100 @ A3	DATE	DA 02			
						CLIENT	FIRSTSTYLE					
							DATE	BT	RS	13-05-14	REVISION	B



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

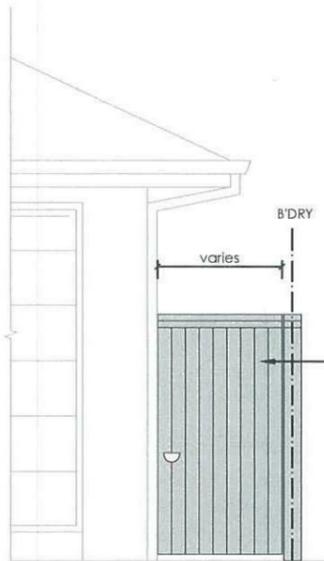


6 FENCE TYPE 1c - Side Boundary Front Setback
1:50 Typical detail

Reviewed

 Date
 Thornton Design Review Panel
 LANDCOM

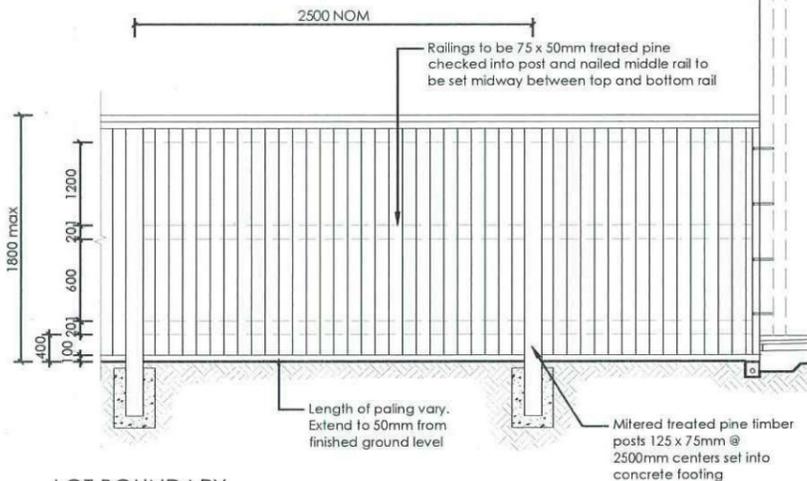
NO	DESCRIPTION	DESIGN	CHECK	DATE	 PO Box 8136, Southport Hills BC, NSW 2153 Ph: 02 9480 7712 Fax: 02 9480 7705 Email: info@ecodesign.com.au Web: www.ecodesign.com.au <small>Member of the Australian Institute of Landscape Design (AILD) Group</small>	PROJECT	NEW RESIDENCE			
A	ISSUE FOR CLIENT REVIEW	BT	RS	06-05-14		ADDRESS	LOT 2228 WILLIAM HART CRESCENT, PENRITH		DRAWING	LANDSCAPE PLAN
B	ADD DETAILS FOR DA	BT	RS	13-05-14	CLIENT	FIRSTYLE	SCALE	1:100 @ A3		
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						DATE	DA	03		
						DATE	RS	13-05-14	REVISION	B



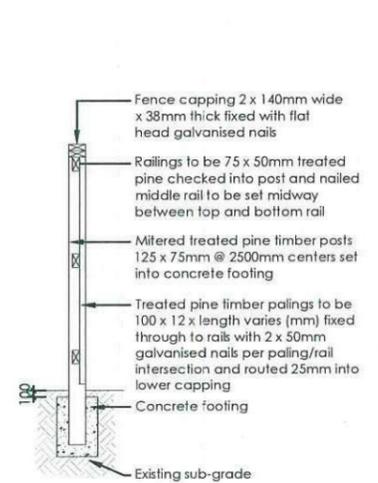
SIDE GATE

GATE - painted treated pine gate Colour Monument

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

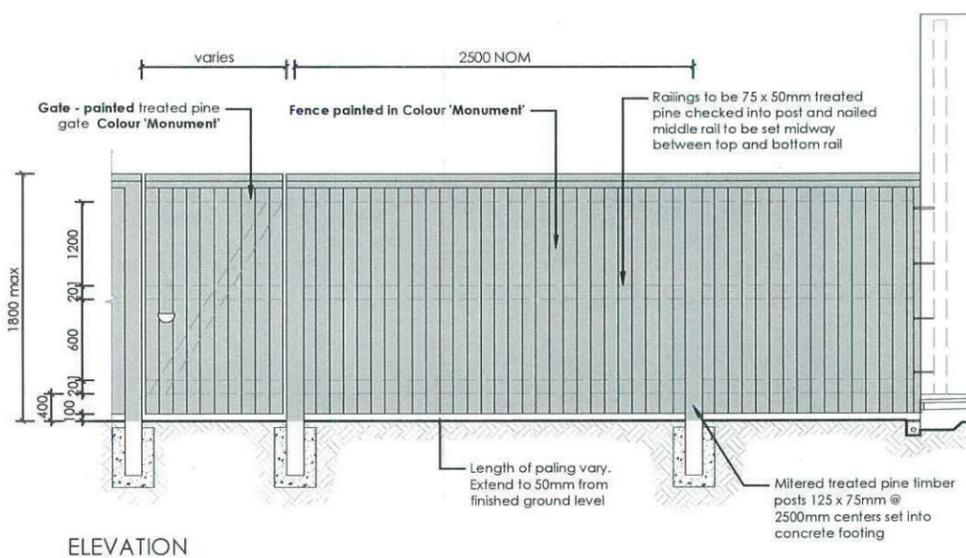


LOT BOUNDARY

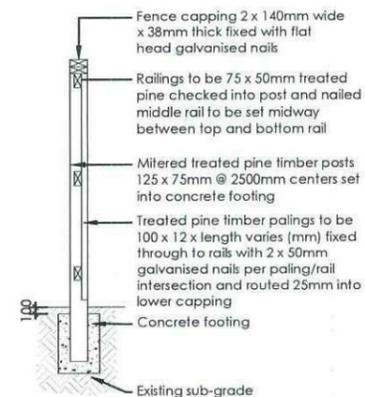


SECTION

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



ELEVATION



SECTION

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

Reviewed
Date 28/5/14
Thornton Design Review Panel
LANDCOM

<table border="1"> <tr> <th>REVISION</th> <th>DESCRIPTION</th> <th>DRAWN</th> <th>CHECK</th> <th>DATE</th> </tr> <tr> <td>A</td> <td>ISSUE FOR CLIENT REVIEW</td> <td>BT</td> <td>RS</td> <td>06-05-14</td> </tr> <tr> <td>B</td> <td>ADD DETAILS FOR DA</td> <td>BT</td> <td>RS</td> <td>13-05-14</td> </tr> </table>	REVISION	DESCRIPTION	DRAWN	CHECK	DATE	A	ISSUE FOR CLIENT REVIEW	BT	RS	06-05-14	B	ADD DETAILS FOR DA	BT	RS	13-05-14	<p>ecodesign outdoor living environments</p> <p>PO Box 8136, Bowdham Hills BC, NSW 2153 Ph: (02) 9480 7712 Fax: (02) 9480 7706 Email: info@ecodesign.com.au Web: www.ecodesign.com.au</p>	<p>PROJECT LOT 2228 WILLIAM HART CRESCENT, PENRITH</p> <p>CLIENT FIRSTYLE</p>	<p>PROJECT NEW RESIDENCE</p> <p>REASON LANDSCAPE PLAN</p> <p>SCALE 1:100 @ A3</p> <p>DATE DA 04</p> <p>DRAWN BT</p> <p>CHECK RS</p> <p>DATE 13-05-14</p> <p>REVISION B</p>	
REVISION	DESCRIPTION	DRAWN	CHECK	DATE															
A	ISSUE FOR CLIENT REVIEW	BT	RS	06-05-14															
B	ADD DETAILS FOR DA	BT	RS	13-05-14															



**PRELIMINARY SUREVEY
 LOTS 2226-239 NORTH PENRITH**

Lot 2228

PLANT SCHEDULE Prepared by ecodesign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aw	Agapanthus 'White'	White Agapanthus	11	200mm	0.5m
Lwf	Liriope muscari 'Monroe's White'	Liriope (white flowering)	20	200mm	450mm
Lme	Liriope muscari 'Evergreen Giant'	Giant Liriope	2	150mm	0.7m
Mlg	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	1	75L	4m
Vh	Viola hederacea	Native Violet	16	150mm	0.1m
Vo	Viburnum odoratissimum	Sweet Viburnum	8	300mm	2.5m

STODDART LANE - Supply + installation by BUILDER

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Lcj	Lomandra confertifolia 'Crackerjack'	Fine-leaved Lomandra	5	200mm	0.45m
Lwf	Liriope muscari 'Monroe's White'	Liriope (white flowering)	4	200mm	450mm

STODDART LANE CROSS-OVER - Supply + construction by BUILDER

MATERIAL SCHEDULE	Area m ² URBANGROWTH*	Area m ² BUILDER**
HEADER COURSE Concrete pavers 'Adbri Stradapave', 300x300x50mm in 'Charcoal' colour, laid in stackbond pattern	2.11	3.49
IN-FILL PAVEMENT Concrete pavers 'Adbri Havenbrick', 200x100x50mm in 'Brushwood' colour, laid in herringbone pattern	1.68	1.47
Total area	3.79	4.96

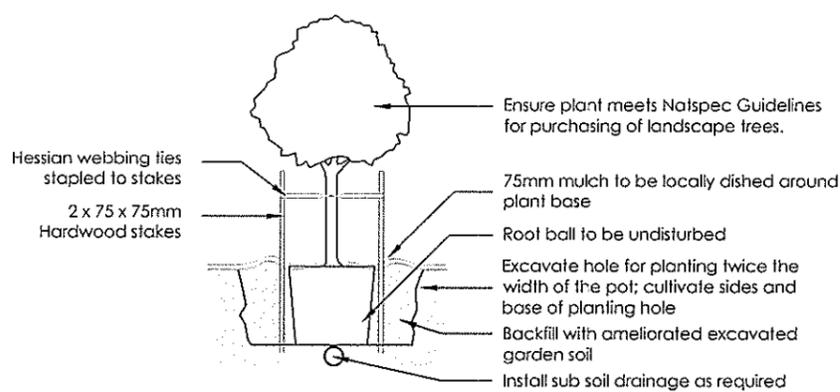
LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
58	8	11	39	1

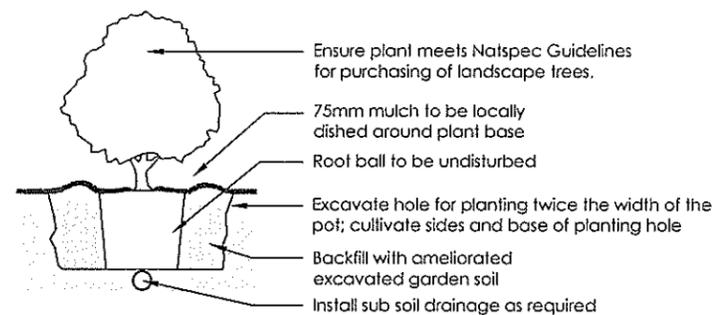
* Area's outside of the allotment boundary. ** Area's inside of the allotment boundary

LEGEND

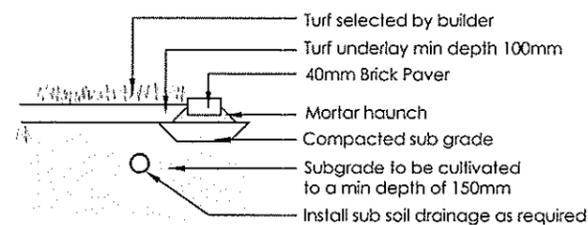
- Proposed trees - refer to plant schedule
- Proposed shrubs - refer to plant schedule
- Proposed accents & grasses - refer to plant schedule
- Proposed groundcovers and grasses - refer to plant schedule
- Existing levels
- Proposed levels
- Proposed Top Of Wall levels
- Boundary
- Garden edging
- Masonry retaining walls
- Existing contours



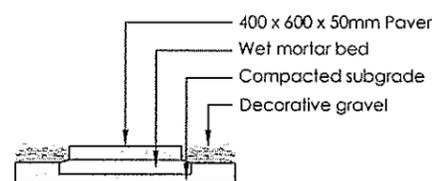
1 Tree Planting Detail
NTS 25L - 100L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size

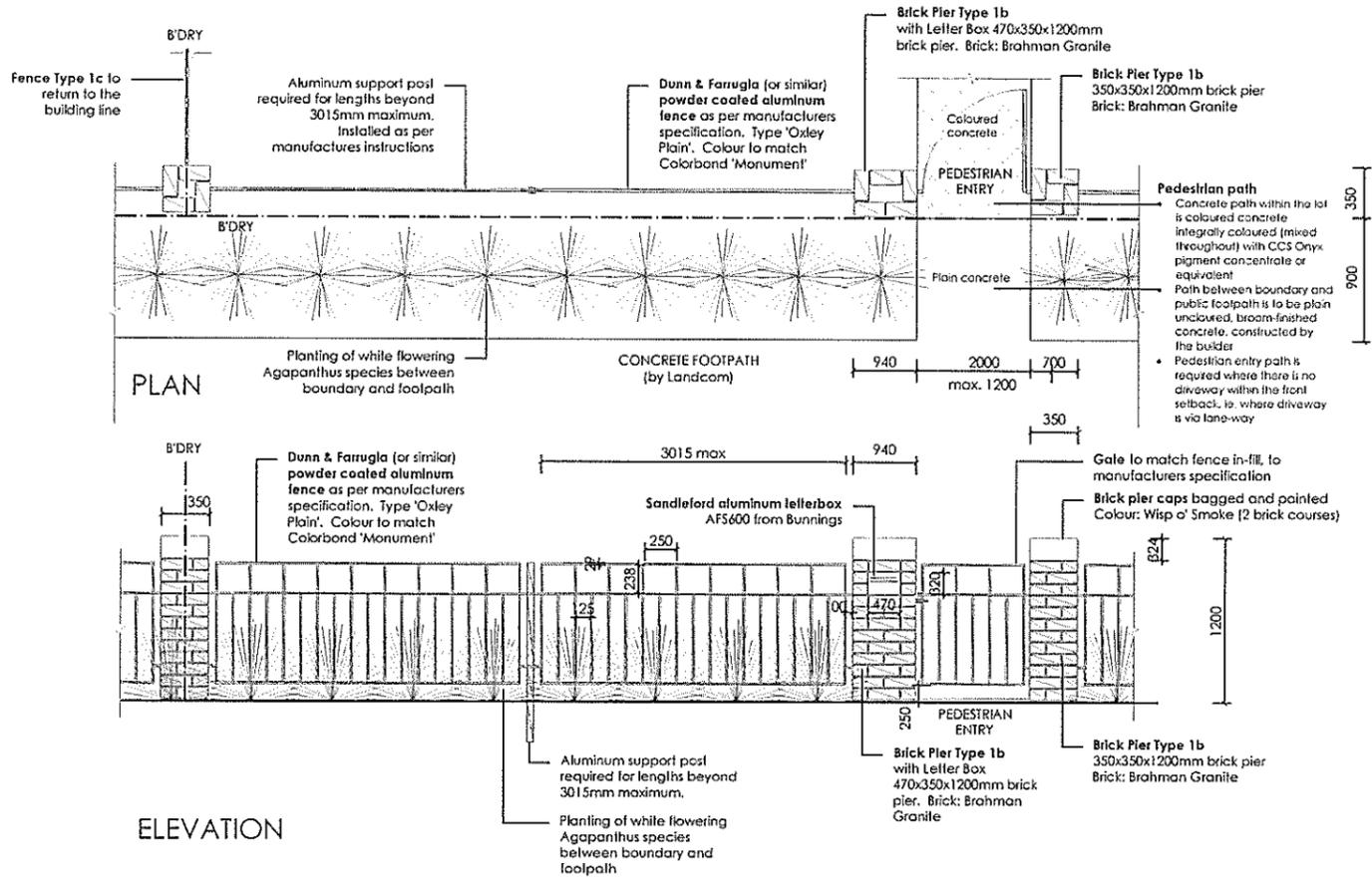


3 Turf Detail
NTS Brick Paver Edge

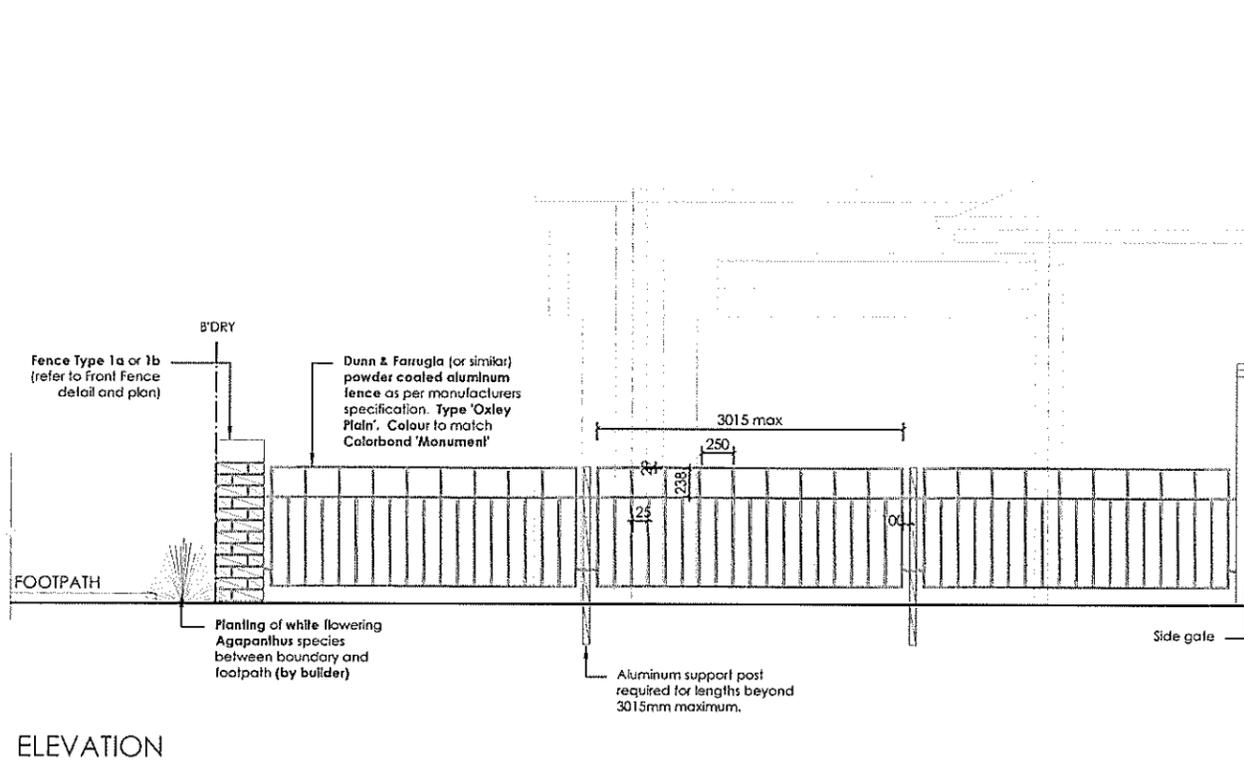


4 Stepping stones in gravel
NTS Low traffic zone

A	ISSUE FOR CLIENT REVIEW	BT	PS	08-05-14	 PO Box 8120, Southam NSW 2813 Ph: (02) 929 7711 Fax: (02) 929 7755 Email: info@ecodesign.com.au Web: www.ecodesign.com.au ecodesign is a registered company in NSW Australia	LOT 2228 WILLIAM HART CRESCENT, PENRITH NEW RESIDENCE LANDSCAPE PLAN		
	8	ADD DETAILS FOR DA	BT	PS				13-05-14
1. Do not scale from drawings 2. Verify all measurements on site 3. Fully excavate of any previous services 4. Copyright in the design is hereby 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			FIRSTSTYLE

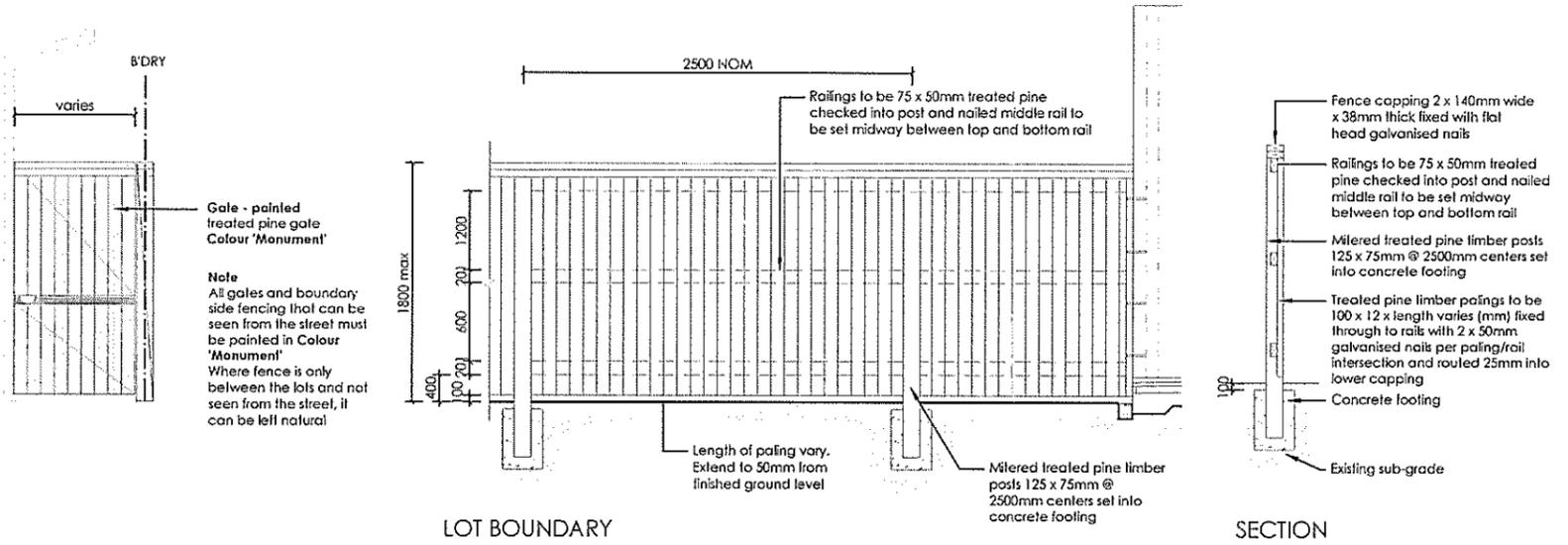


5 FENCE TYPE 1b - Front Fence
1:50 Typical detail



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

A ISSUE FOR CLIENT REVIEW B ADD DETAILS FOR DA		BT RS BT RS	06-05-14 13-05-14		PO Box 8154, South Perth WA 6150 Ph: (08) 9452 7712 Fax: (08) 9452 7705 Email: info@ecodesign.com.au Web: www.ecodesign.com.au	LOT 2228 WILLIAM HART CRESCENT, PENRITH	NEW RESIDENCE LANDSCAPE PLAN	
				1. Do not scale from drawing 2. Verify all measurements on site 3. Fixity of design of any installations 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	FIRSTYLE	1:100 @ A3 DA 03	
		BT	RS	13-05-14			B	

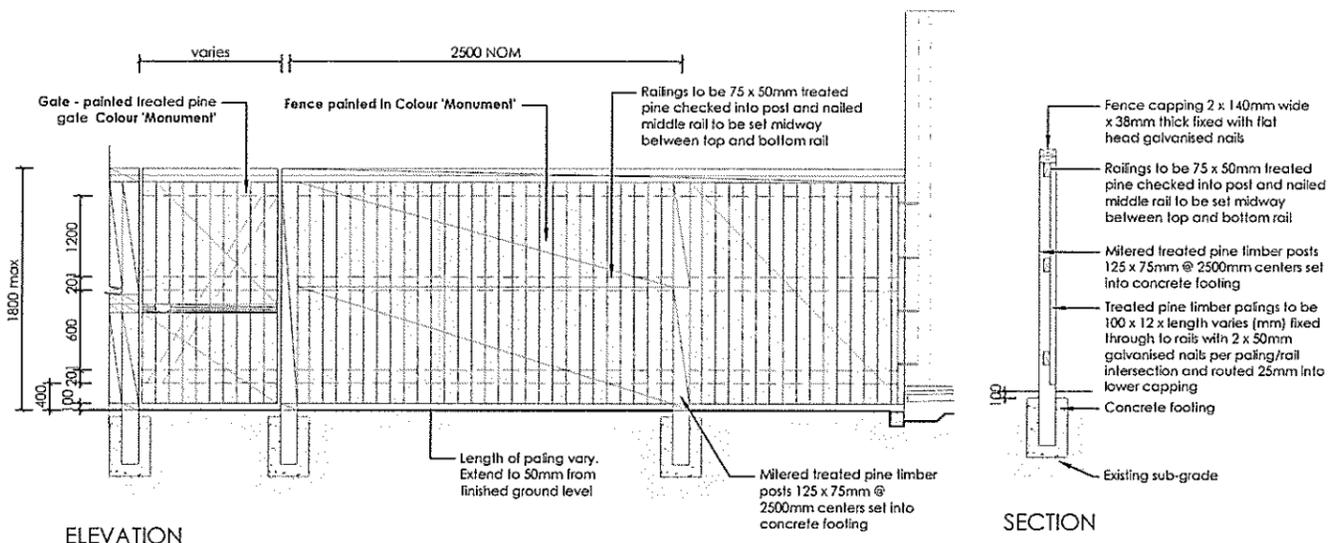


SIDE GATE

LOT BOUNDARY

SECTION

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



ELEVATION

SECTION

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

A	ISSUE FOR CLIENT REVIEW	BT	RS	06-05-14		PO Box 8136, Baulhan Hills AC, 16 W 2153 Ph: (02) 9630 7712 Fax: (02) 9630 7705 Email: info@ecodeesign.com.au Web: www.ecodeesign.com.au	LOT 2228 WILLIAM HART CRESCENT, PENRITH	NEW RESIDENCE	
	B	ADD DETAILS FOR DA	BT	RS			13-05-14	FIRSTYLE	
					1. Do not scale from drawings. 2. Verify all measurements on site. 3. Notify ecodeesign of any inconsistencies. 4. Copyright © ecodeesign. All rights reserved. 5. Drawing remains the property of ecodeesign.	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.	1:100 @ A3	DA	04
		BT	RS	13-05-14			B		

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DEVELOPMENT CALCULATIONS

LOT: 2228 SITE AREA: 247.2m²

Itemised Floor Areas:	Totals:
living ground floor:	82.52m ²
first floor: (excl. void 72.81m ²)	76.6m ²
garage: (excess 00.000m ²)	35.88m ²
alfresco:	7.45m ²
porch:	7.83m ²
balcony:	7.96m ²
total floor area:	218.24m²

FLOOR SPACE RATIO CALCULATION:

gross floor areas:	Totals:
living ground floor: (internal area)	72.82m ²
first floor excl. void: (internal area)	64.78m ²
total gross floor area:	137.6m²
floor space ratio:	0.56:1

SITE AREA COVERAGE/LANDSCAPE:

house ground floor:	82.52m ²
garage:	35.88m ²
porch/alfresco:	15.28m ²
driveway/paved area:	4.55m ²
site coverage Area:	133.68m²(54.1%)
landscape area:	113.52m ² (45.9%)
pervious areas (soft)	108.96m ² (44.1%)
impervious areas (hard)	138.24m ² (55.9%)
front yard landscape area	15.64m ² (6.3%)
front yard hard paved area	1.43m ² (0.5%)
private open space o/a:	49.85m ²
principal private open space:	18m ²
total car space incl. carstand:	2 carspace

COUNCIL ZONE: R1

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTSTYLE HOMES

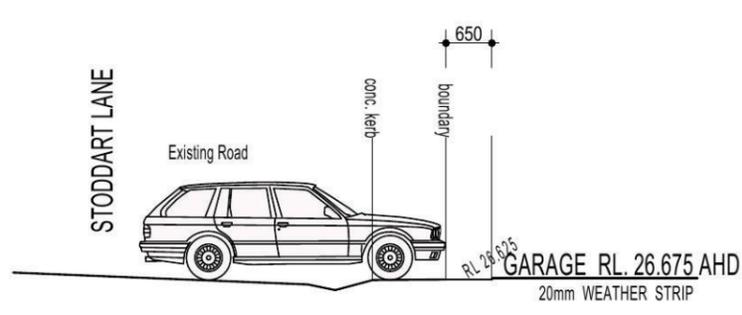
LOCATION:
 LOT 2228
 WILLIAM HART CRESCENT
 PENRITH NSW 2750

DP: SUBDIVISION OF LOT 1197 DP 1171491
 council: PENRITH

model: CHESTER 23
 facade: AUGUSTINE
 date: 26/05/2014
 quotation assessment: SK1

Sheet: 1 of 12
 drawn: GP/L.D.S.
 checked: P.D.
 scale: 1:200
768-14

CLIENTS SIGNATURE: _____ DATE: _____ S.P. 0.0



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

BASIX
 = 37.79m² of roof area to discharge to water tank.
 =125.21m² stormwater and overflow to discharge to existing street channel.
 o/a= 161m² of roof area.

LEGEND:

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

EARTHWORKS TO AHD

HOUSE:	FFL 26.920
(LIVING)	FGL 26.520
GARAGE:	FFL 26.675
	FGL 26.275

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

GENERAL DRAINAGE NOTES

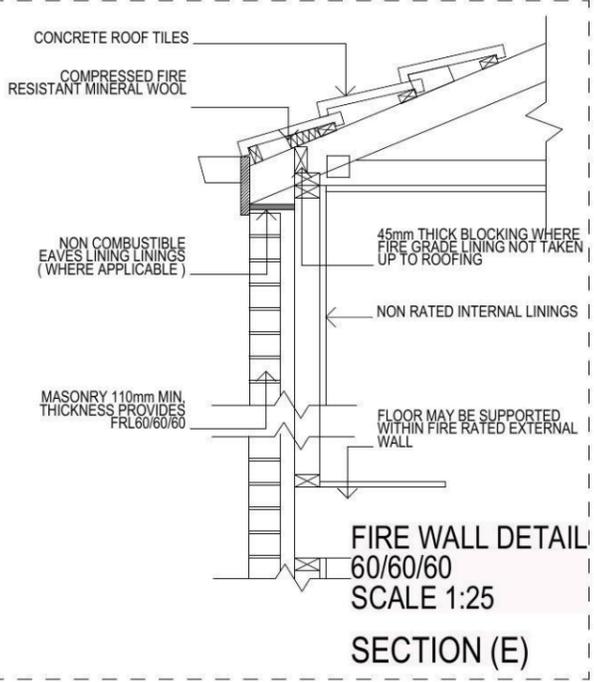
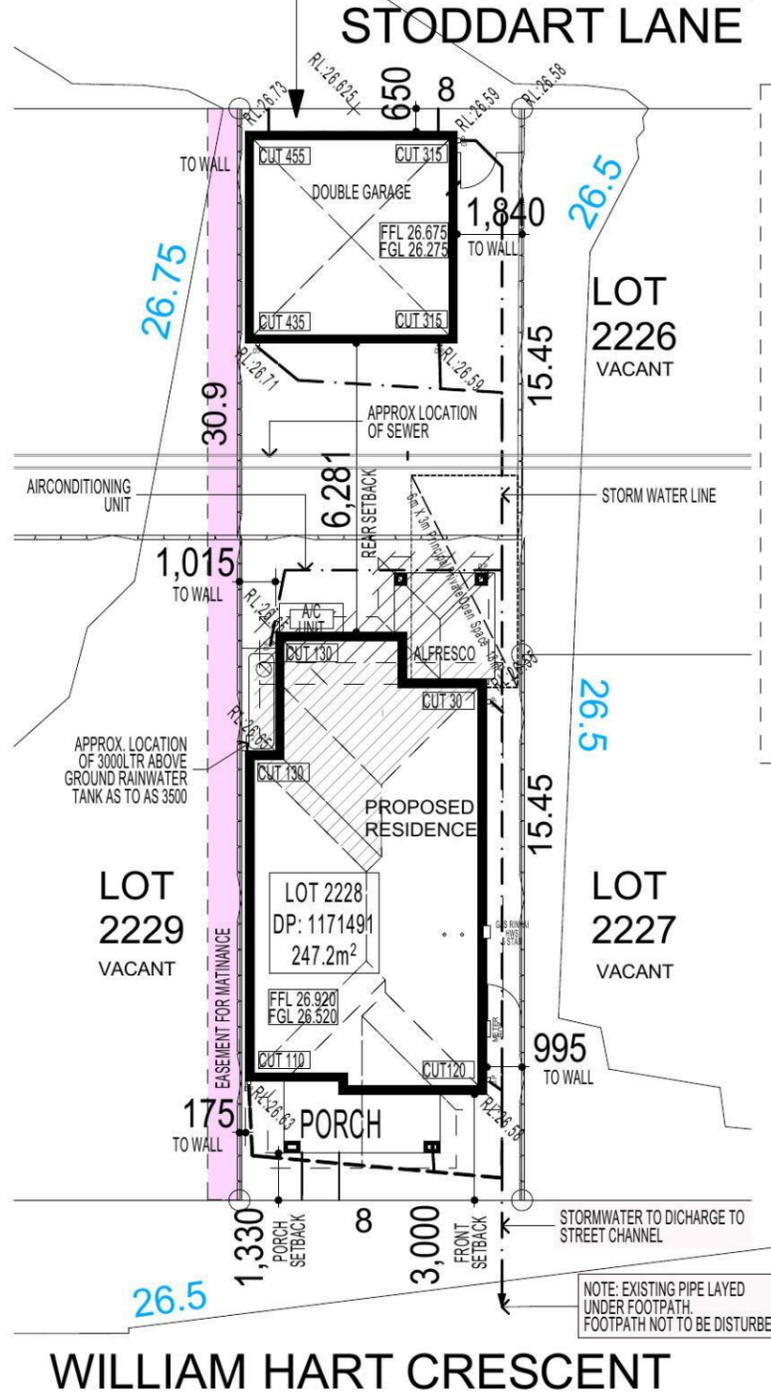
1. Roof Plumber to locate Downpipes as indicated on FLOOR PLANS per spec. provided.
 2. Stormwater pipes to be 100mm DIA.(Min) at 1 deg. Grade (Min) to AS 3500
 3. Stormwater pipes may run via sub-floor to achieve minimum Grade to invert level.
 4. ALL LEVELS SHOWN ON PLAN ARE APPROXIMATE ONLY UNLESS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

NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT

FIBRE OPTIC WIRING PACKAGE

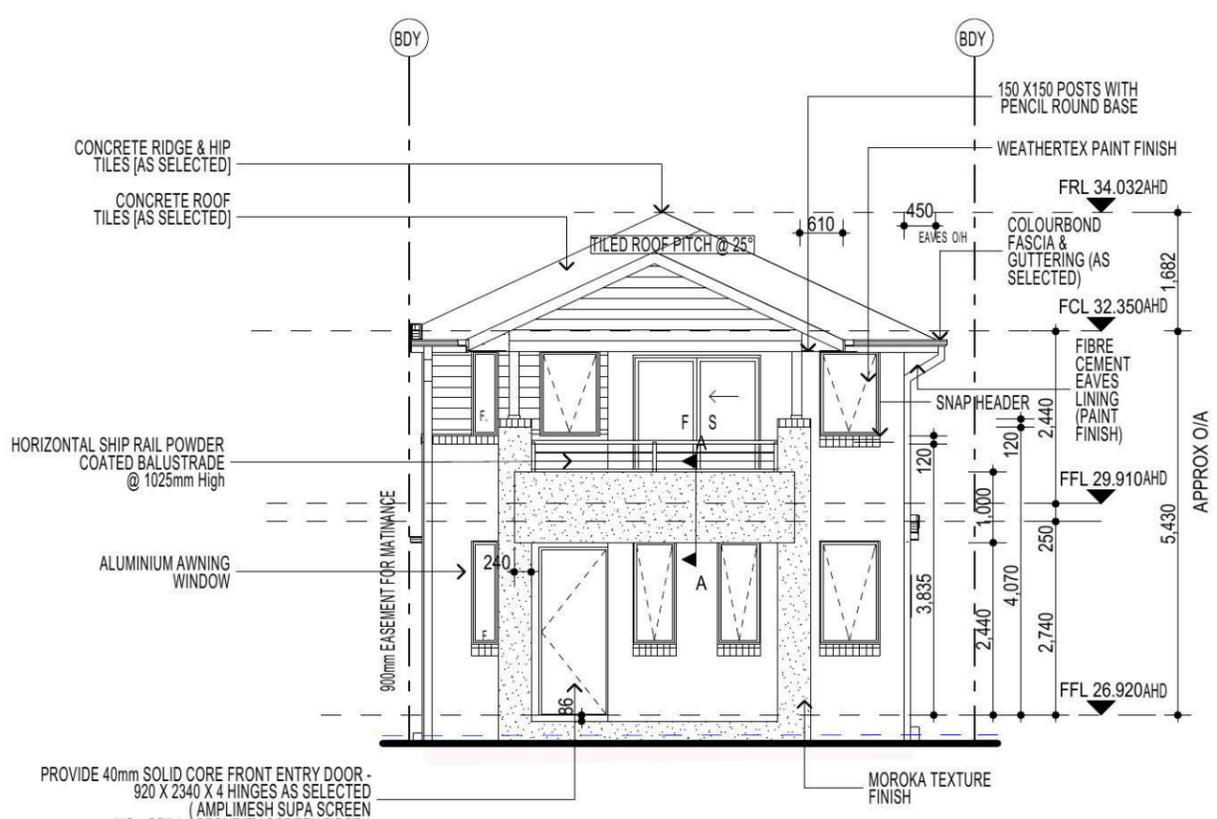
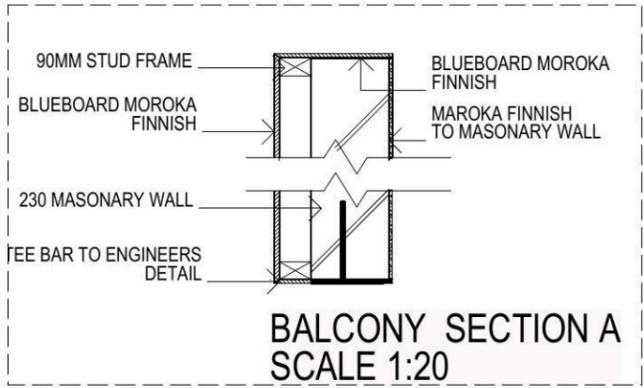
NOTE:
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NOTE
 AIR CONDITIONING ONLY
 (EER 2.5-3.0 OR GREATER)
 3-PHASE POWER

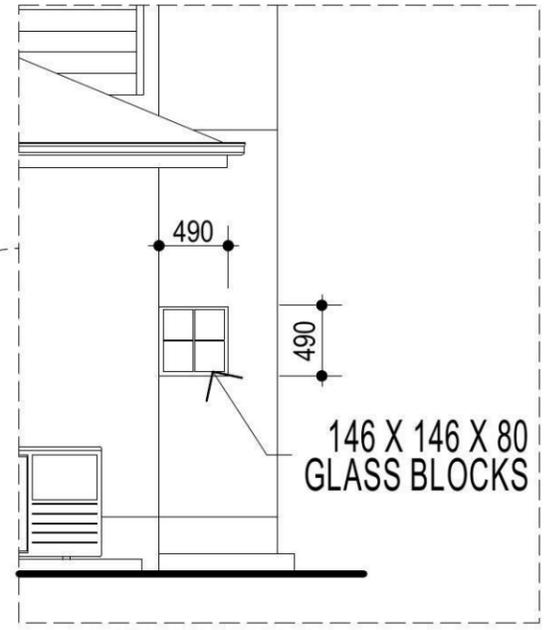
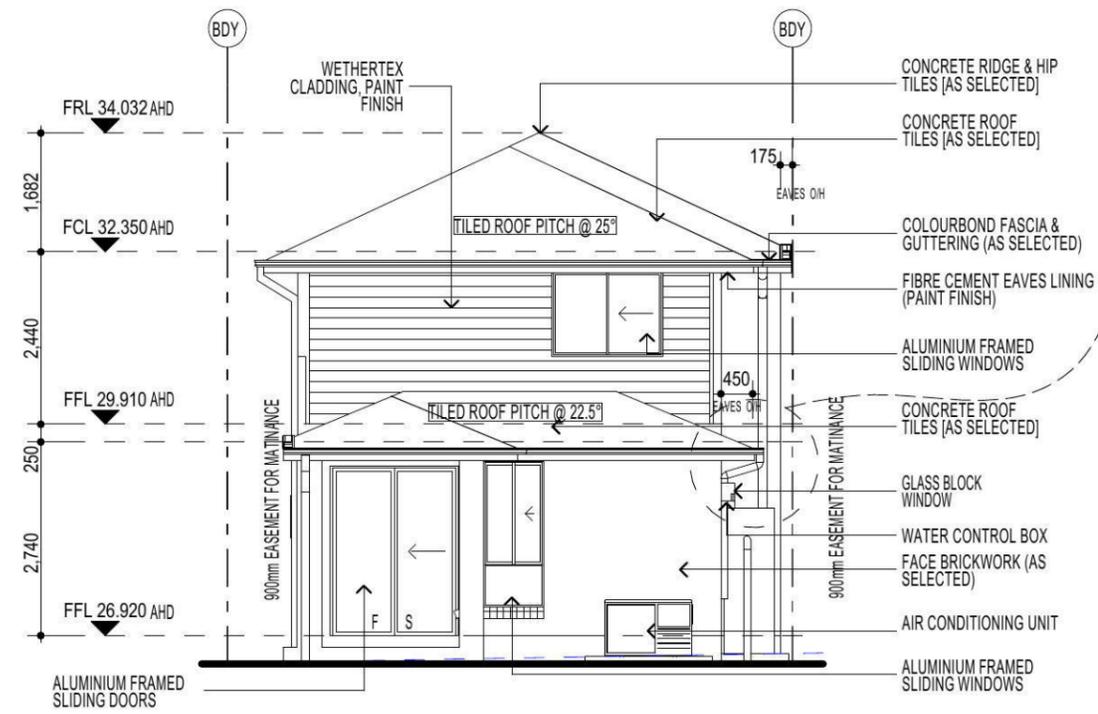


SITE PLAN & STORMWATER CONCEPT PLAN

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



PROVIDE 40mm SOLID CORE FRONT ENTRY DOOR - 920 X 2340 X 4 HINGES AS SELECTED (AMPLIMESH SUPA SCREEN NO - GRILL - SECURITY SCREEN DOOR.)



FIBRE OPTIC WIRING PACKAGE

NOTE:
PROVIDE GRANITGARD TERMITE TREATMENT

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

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

FIRSTSTYLE HOMES

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

ADMIN: (02) 9601 0111
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ELEVATIONS

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTSTYLE HOMES

LOCATION:
LOT 2228
WILLIAM HART CRESCENT
PENRITH NSW 2750

DP: SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH
model: CHESTER 23	facade: AUGUSTINE
date: 26/05/2014	quotation assessment: SK1
drawn: GP/L.D.S.	checked: P.D.
scale: 1:100	

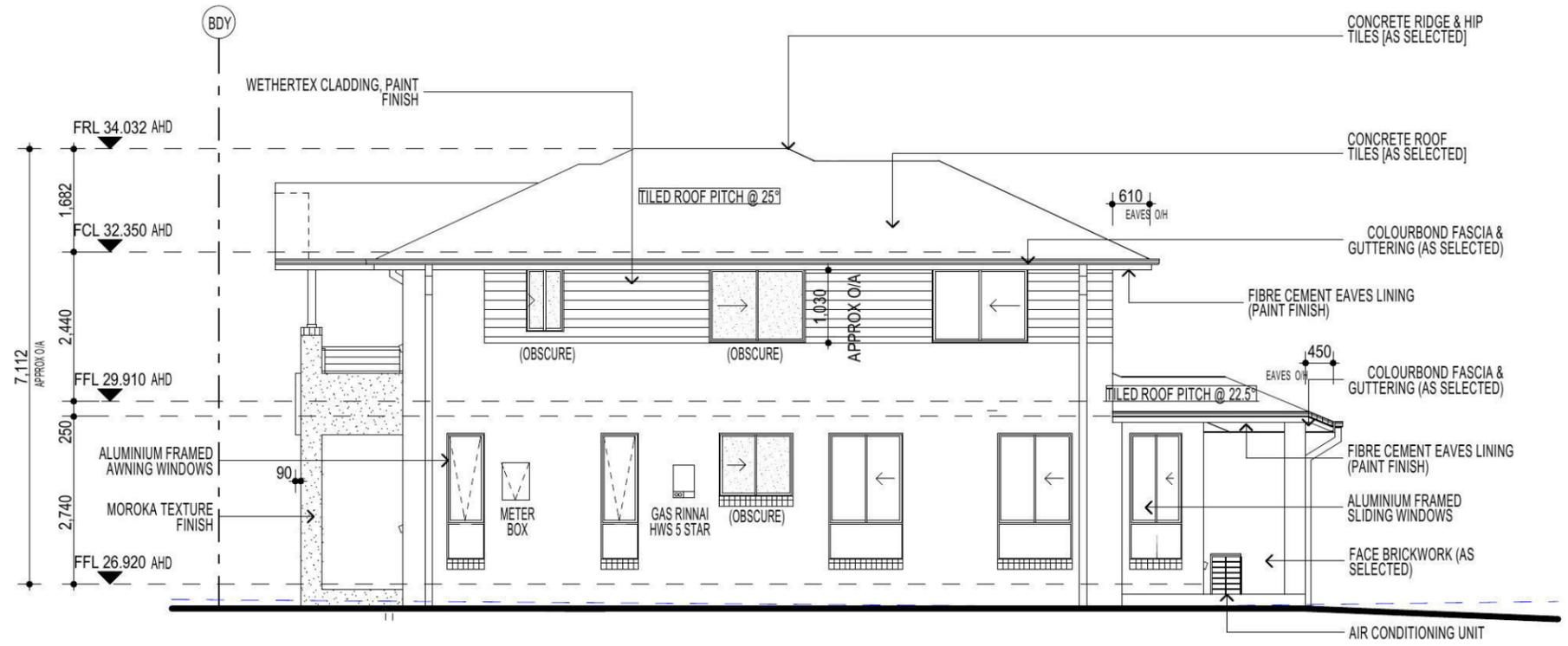
6 of 12

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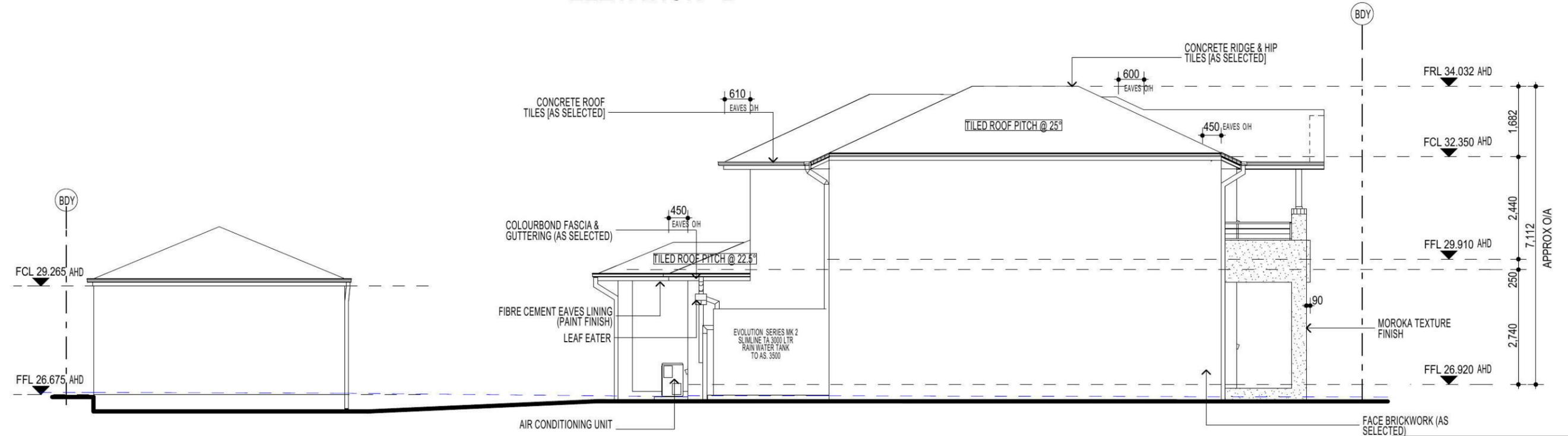
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KEY

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



ELEVATION D



ELEVATION B

FIBRE OPTIC WIRING PACKAGE

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

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LIVING/STYLE COLLECTION

CLIENT:
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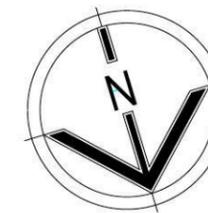
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DP: SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH
model: CHESTER 23	facade: AUGUSTINE
date: 26/05/2014	valuation assessment: SK1
Sheet: 7 of 12	drawn: GP/L.D.S. checked: P.D. scale: 1:100

768-14

CLIENTS SIGNATURE: _____ DATE: _____ S.P. 0.0.

ELEVATIONS



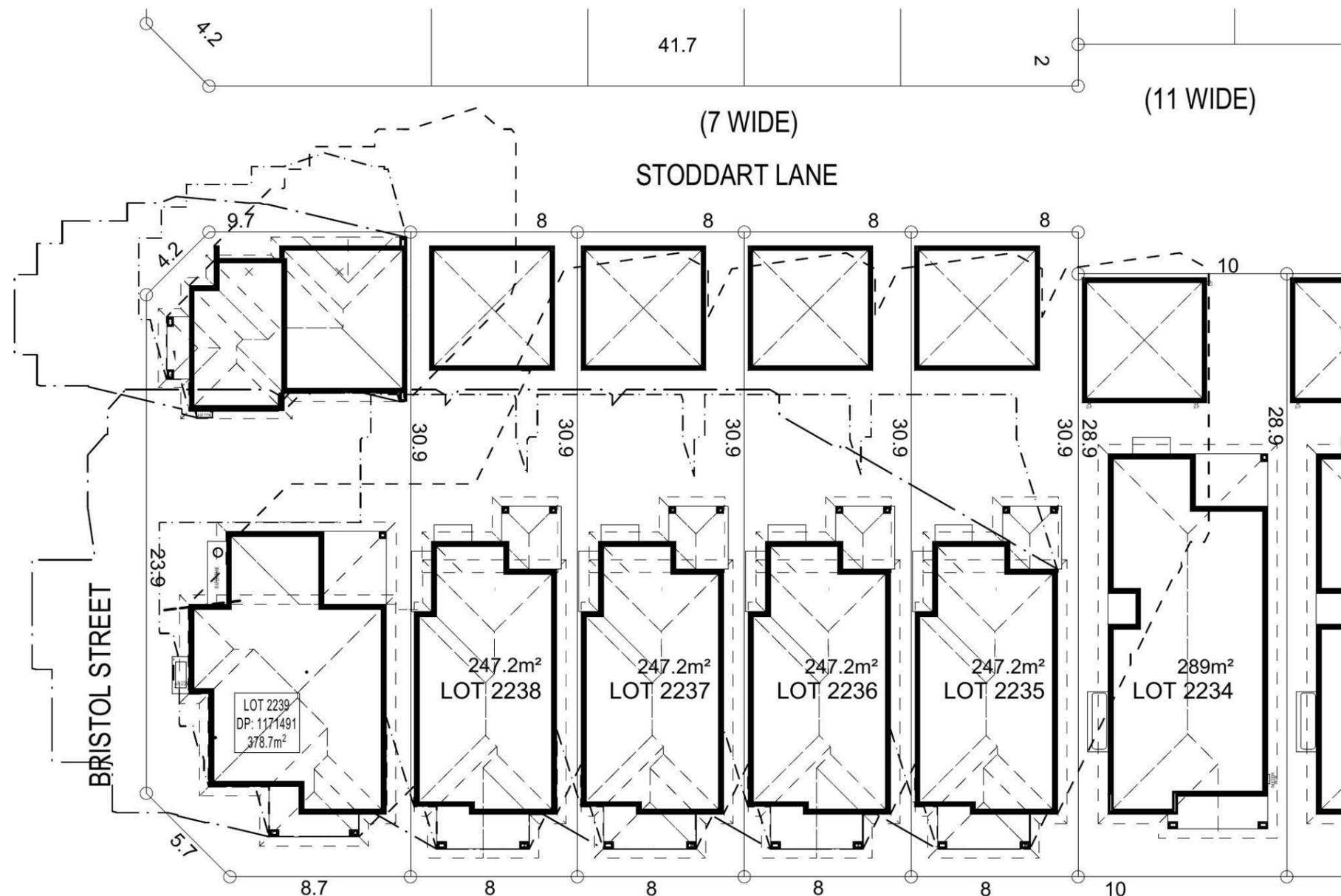
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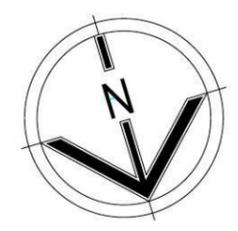
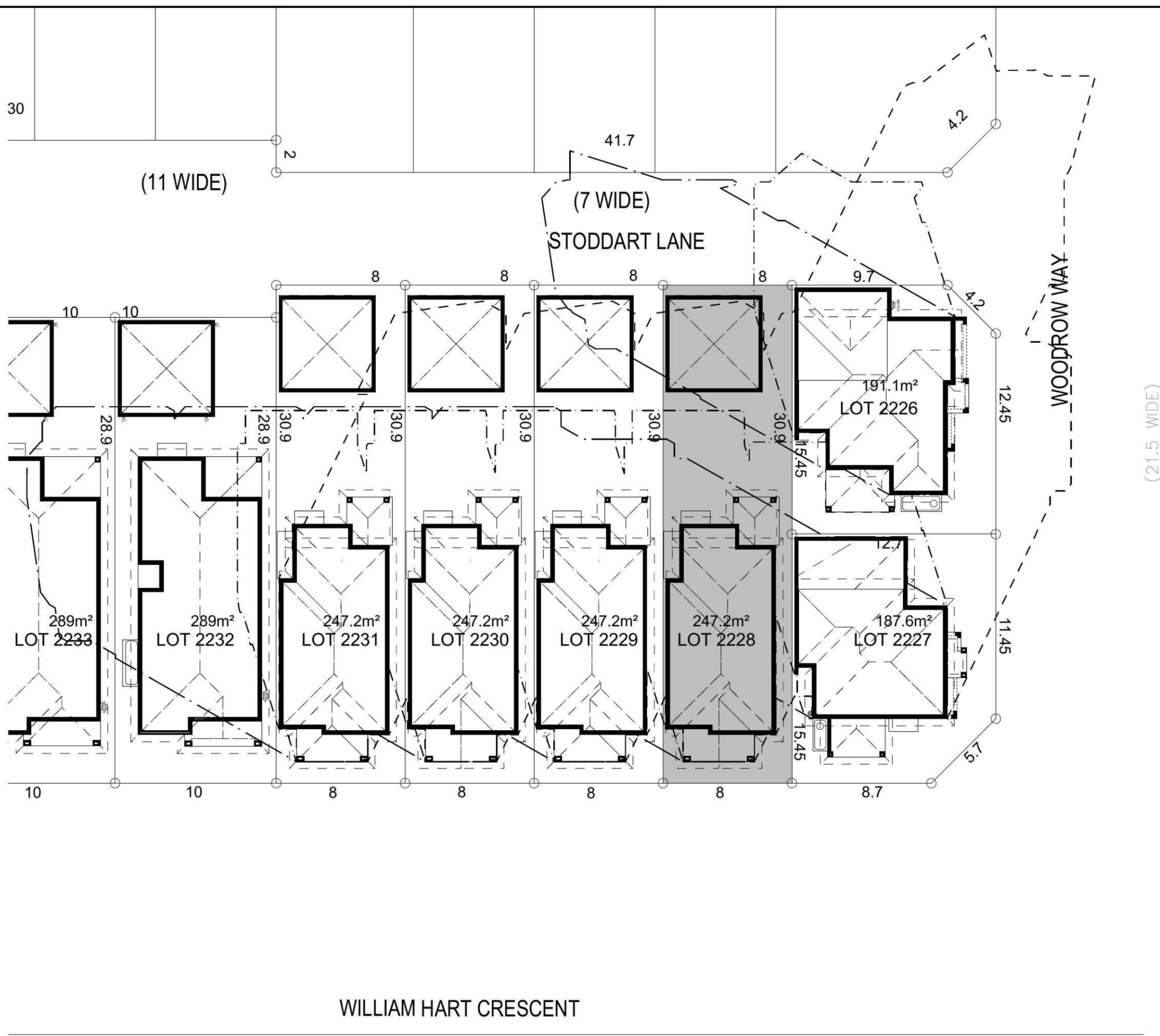
9:00am June 21st	
12:00pm June 21st	
3:00pm June 21st	



NOTE:
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SHADOW DIAGRAM

PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: FIRSTSTYLE HOMES			
LOCATION: LOT 2228 WILLIAM HART CRESCENT PENRITH NSW 2750			
DP: SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH		
model: CHESTER 23	facade: AUGUSTINE	date: 26/05/2014	quotation assessment: SK1
Sheet: 10 of 12	drawn: GP/L.D.S.	checked: P.D.	768-14
scale: 1:250			
CLIENTS SIGNATURE:	DATE:	S.P. 0.0.	



FIRSTSTYLE HOMES

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

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

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 MEMBER

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 • ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND CERTIFICATION AS PER REQUIRED BY COUNCIL.
 • ALL WORK TO BE CARRIED OUT IN A PROFESSIONAL AND WORKMANSHIP LIKE WORKMANSHIP LIKE MANNER ACCORDING TO THE PLANS AND SPECIFICATION.
 • ALL DIMENSIONS ARE TO BE CHECKED & VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORK, ALL LEVELS ARE SUBJECT TO FINAL SURVEY AND SETOUT BY REGISTERED SURVEYOR.
 • FIRSTSTYLE HOMES SITE SAFETY RULES APPLY.
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SHADOW DIAGRAM

9:00am June 21st	
12:00pm June 21st	
3:00pm June 21st	

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SHADOW DIAGRAM (2)

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTSTYLE HOMES

LOCATION:
LOT 2228
WILLIAM HART CRESCENT
PENRITH NSW 2750

DP: SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH
model: CHESTER 23	facade: AUGUSTINE
date: 26/05/2014	quotation assessment: SK1
Sheet: 11 of 12	drawn: GP/L.D.S. checked: P.D. scale: 1:250

768-14

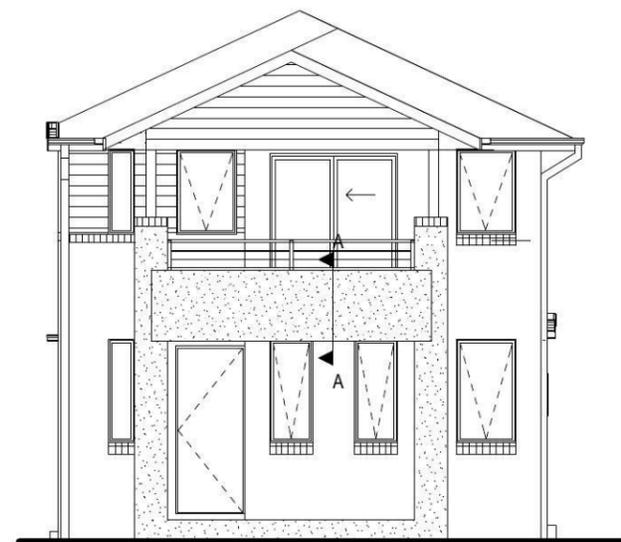
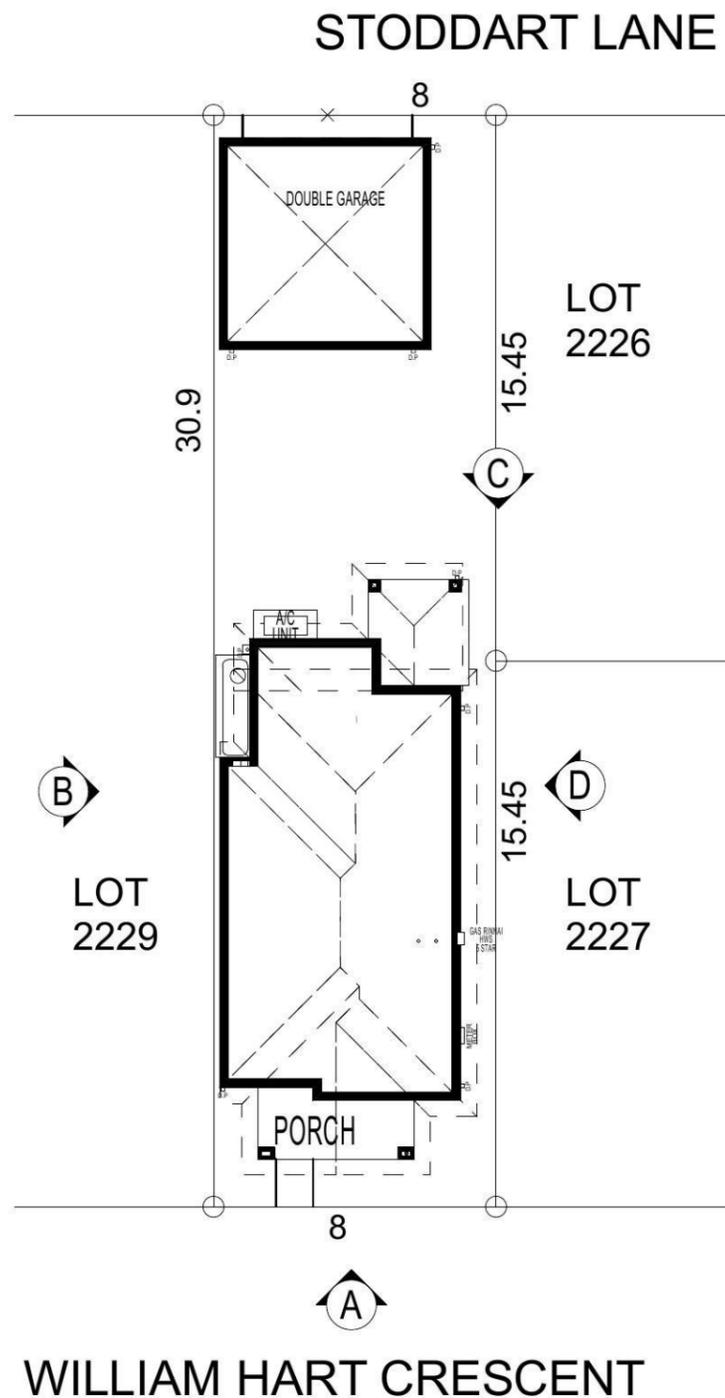
CLIENTS SIGNATURE: _____ DATE: _____ S.P. 0.0.



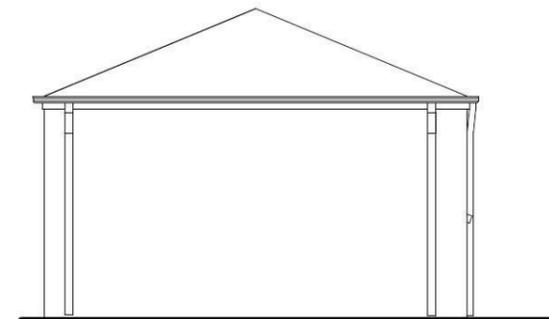
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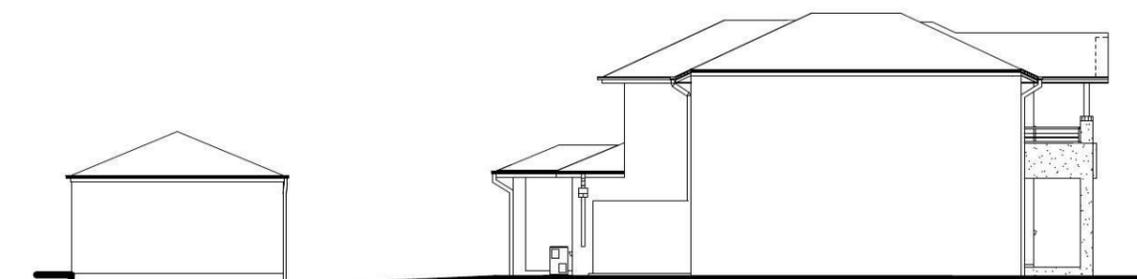
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ELEVATION A



GARAGE ELEVATION A

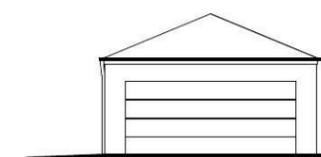


GARAGE ELEVATION B

ELEVATION B



ELEVATION C



GARAGE ELEVATION C



GARAGE ELEVATION D

ELEVATION D

NOTIFICATION PLAN

NOTE:
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PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: FIRSTSTYLE HOMES			
LOCATION: LOT 2228 WILLIAM HART CRESCENT PENRITH NSW 2750			
DP: SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH	date: 26/05/2014	
model: CHESTER 23	facade: AUGUSTINE	date: 26/05/2014	quotation assessment: SK1
Sheet: A	drawn: GP/L.D.S.	checked: P.D.	scale: NTS
			768-14
CLIENTS SIGNATURE:		DATE:	S.P. 0.0.