

- LEGEND**
- Proposed trees - refer to plant schedule
 - Proposed accents & grasses - refer to plant schedule
 - Boundary
 - Garden edging
 - Proposed shrubs - refer to plant schedule
 - Proposed groundcovers and grasses - refer to plant schedule
 - Existing levels
 - +RL 101.55 Proposed levels
 - +TOW 101.55 Proposed Top Of Wall levels
 - Masonry retaining walls
 - Existing contours

VEHICLE CROSS-OVER + DRIVEWAY
 Cross-over material to extend from the kerb to the garage. Paving laid over 25mm compacted wet mortar bed of sand and cement, on top of re-inforced concrete subgrade
 Concrete pavers 'Adbri Stradapave', 300x300x50mm in 'Charcoal' colour, laid in stackbond pattern. A mortar screed is to be applied to all exposed edges

SIMMONS LANE

Fence return and gate Type 4b (painted)

Steppers in gravel

Sir Walter Buffalo lawn, or similar

Fence Type 4a

Fence not required where buildings meet the zero lot

5:1 DRIVEWAY

2 x Lcj

GARAGE

BINS

CLOTHESLINE

TURF

R/W TANK

ALFRESCO

FAMILY/DINING

KITCHEN

P'DR

L'DRY

LIVING

ENTRY

PORCH

5.1

1 x Lcj

Fence Type 4a

29

29

3 x Erd

2 x Erd

Fence type 1c to return to the house

1 x Aw

7 x Lwt

1 x Apl

4 x Vo

Fence type 1b

5 x Aw

Letterbox to Front fence Type 1b detail

Pedestrian entry path within the lot is coloured concrete integrally coloured (mixed throughout) with CCS Onyx pigment concentrate or equivalent. Refer to Fence Type 1b detail

Future public footpath to street by UrbanGrowth contractor

HOWELL PARK

LOT PLANTING SUMMARY

| Total Plants | Total Fence Hedging | Street Planting | Other Shrubs/ground-covers | Total Trees |
|--------------|---------------------|-----------------|----------------------------|-------------|
| 23 | 4 | 6 | 13 | 1 |

PLANT SCHEDULE Prepared by ecodeign Pty Ltd

| SYMBOL | BOTANICAL NAME | COMMON NAME | QUANTITY | POT SIZE | MATURE SIZE |
|--------|----------------------------------|---------------------------|----------|----------|-------------|
| Apl | Acer palmatum 'Shishigashira' | Dwarf Japanese Maple | 1 | 75L | 3m |
| Aw | Agapanthus 'White' | White Agapanthus | 6 | 200mm | 0.5m |
| Erd | Euphorbia 'Rudolf' | Euphorbia | 5 | 200mm | 0.5m |
| Lwt | Liriope muscari 'Monroe's White' | Liriope (white flowering) | 7 | 200mm | 0.45m |
| Vo | Viburnum odoratissimum | Sweet Viburnum | 4 | 300mm | 2.5m |

SIMMONS LANE - Supply + installation by BUILDER

| SYMBOL | BOTANICAL NAME | COMMON NAME | QUANTITY | POT SIZE | MATURE SIZE |
|--------|--------------------------------------|----------------------|----------|----------|-------------|
| Lcj | Lomandra confertifolia 'Crackerjack' | Fine-leaved Lomandra | 3 | 200mm | 0.45m |

FENCE TYPES

Refer to fence details Sheets L02+ L03

Type 1a + 1b

Front Fence masonry pier and metal palisade infill



Type 1c + 1d

Front Fence between lots metal palisade



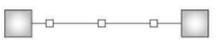
Type 4a

Timber lapped + capped boundary fencing between lots



Type 2a

Secondary Street Fencing painted treated pine fence battens with masonry piers (painted)



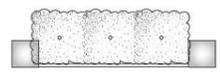
Type 4b

Lane Fencing and side gate returns timber lapped + capped (painted)



Type 5

Front Fence masonry pier and hedge in-fill



NOTE

All Landscaped area to have a minimum 1:100 fall away from dwellings for possible overland water drainage.

Street trees, lawn, all vegetation and structures (including lay-backs, drains, cross-overs etc) in front of the house are to be protected during construction with all damage to be rectified as part of the landscape works

| REVISION | DESCRIPTION | DRAWN | CHECK | DATE |
|----------|--|-------|-------|----------|
| A | ISSUE COLOUR PLANS FOR CLIENT REVIEW | RS | MD | 22-08-14 |
| B | AMENDMENTS TO CLIENT MARK UP | RS | RS | 25-08-14 |
| C | AMENDMENTS TO CLIENT MARK UP | RS | RS | 31-08-14 |
| D | AMENDMENTS TO LOTS 153 & 164 TO CLIENT MARK UP | RS | RS | 01-09-14 |
| E | CORRECT LOT NUMBER FOR LOT 153. ADD BED TO LOT 161 | RS | RS | 04-09-14 |
| F | BED 2 AND RE-ISSUE ISSUE DA PLANS FOR REVIEW | RS | RS | 10-09-14 |

ecodeign
 outdoor living environments

PO Box 8136, Baulkham Hills BC, NSW 2153
 Ph: (02) 9460 7712 Fax: (02) 9460 7705
 Email: info@ecodeign.com.au
 Web: www.ecodeign.com.au
 Member of the Australian Institute of Landscape Designers and Managers

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 2. Verify all measurements on site
 3. Notify ecodeign of any inconsistencies
 4. Copyright © ecodeign. All rights reserved
 5. Drawing remains the property of ecodeign

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

ADDRESS
LOT 155 HUDSON STREET, PENRITH

CLIENT
FIRSTYLE HOMES

PROJECT
NEW RESIDENCE

DRAWING
LANDSCAPE PLAN

SCALE
1:100 @ A3

ISSUE
DA

SHEET
L-01

DRAWN
RS

CHECK
RS

DATE
10-09-14

REVISION
F

NOTE:
 WATER CONSERVATION DEVICES WITH AAA* RATINGS
 • SHOWER HEADS (6 BUT <= 7.5L/ MIN)
 • WATER TAP OUTLETS
 • DUAL FLUSH TOILET SUITES, DUAL FLUSH EQUIVALENT
 • AAA RATED DISHWASHER (BY CLIENT)
 • AAA-FRONT-LOADING WASHING MACHINE (BY CLIENT)

The rainwater tank(s) is to be:

- erected on a self-supporting base in the approved location on the property in accordance with the stamped-approved site plans for the development,
- structurally sound and constructed in accordance with AS/NZS 3500 1.2- 1998: National Plumbing and Drainage - Water Supply - Acceptable Solutions,
- fully enclosed and all openings sealed to prevent access by mosquitoes,
- fitted with a first flush device,
- fitted with a trickle system to top up from mains water,
- provided with an air gap, and
- installed by a licensed plumber in accordance with Sydney Water's "Plumbing requirements Information for rainwater tank suppliers and plumbers April 2003" and the NSW Code of Practice: Plumbing and Drainage.

Additionally, the following are to be provided:

- A back flow prevention device shall be provided at the water meter in accordance with Sydney Water requirements.
- In the event of a power failure, a back up supply of mains water shall be provided to at least one toilet in the dwelling.
- The rainwater tank(s) and associated piping is to be labelled 'Rainwater - Not for Drinking' in accordance with Sydney Water requirements.
- The rainwater tank and pipework is to be painted in colours matching the external finishes of the dwelling and is to be of non-reflective finish.
- The overflow for the rainwater tank is to be connected into the existing stormwater disposal system on the site.

Before a rainwater tank(s) can be used, a certificate or suitable document is to be submitted to the Principal Certifying Authority stating that the rainwater tank has been installed in accordance with:

- the Manufacturer's Specifications, and
- Sydney Water and NSW Health requirements.

This certificate or documentation is to be provided by the licensed plumber who installed the rainwater tank on the property, and is to be submitted prior to the issue of the Occupation Certificate.

The catchment area (for the rainwater tank) includes the parts of the roof of the dwelling(s) from which water is collected and includes gutters. To ensure a safe supply of water:

- roof catchment areas must be kept clear of overhanging vegetation,
- gutters must have sufficient fall to downpipes to prevent pooling of water,
- overflow, discharge from bleed off pipes from roof mounted appliances such as airconditioners, hot water services and solar heaters must not discharge into the rainwater catchment area,
- for roofs containing lead based, tar based or asbestos material the tank supply must not be connected to drinking, bathing and gardening tap water outlets,
- appropriate measures must be installed to prevent foreign materials from contaminating the water which enters the rainwater tank.

The rainwater tank supply must not be connected to drinking and bathing water tap outlets.

The rainwater tank pump must not exceed 5dBA above ambient background noise level at the nearest residential property boundary. The provisions of the Protection of the Environment Operations Act 1997 apply to the development, in terms of regulating offensive noise.

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

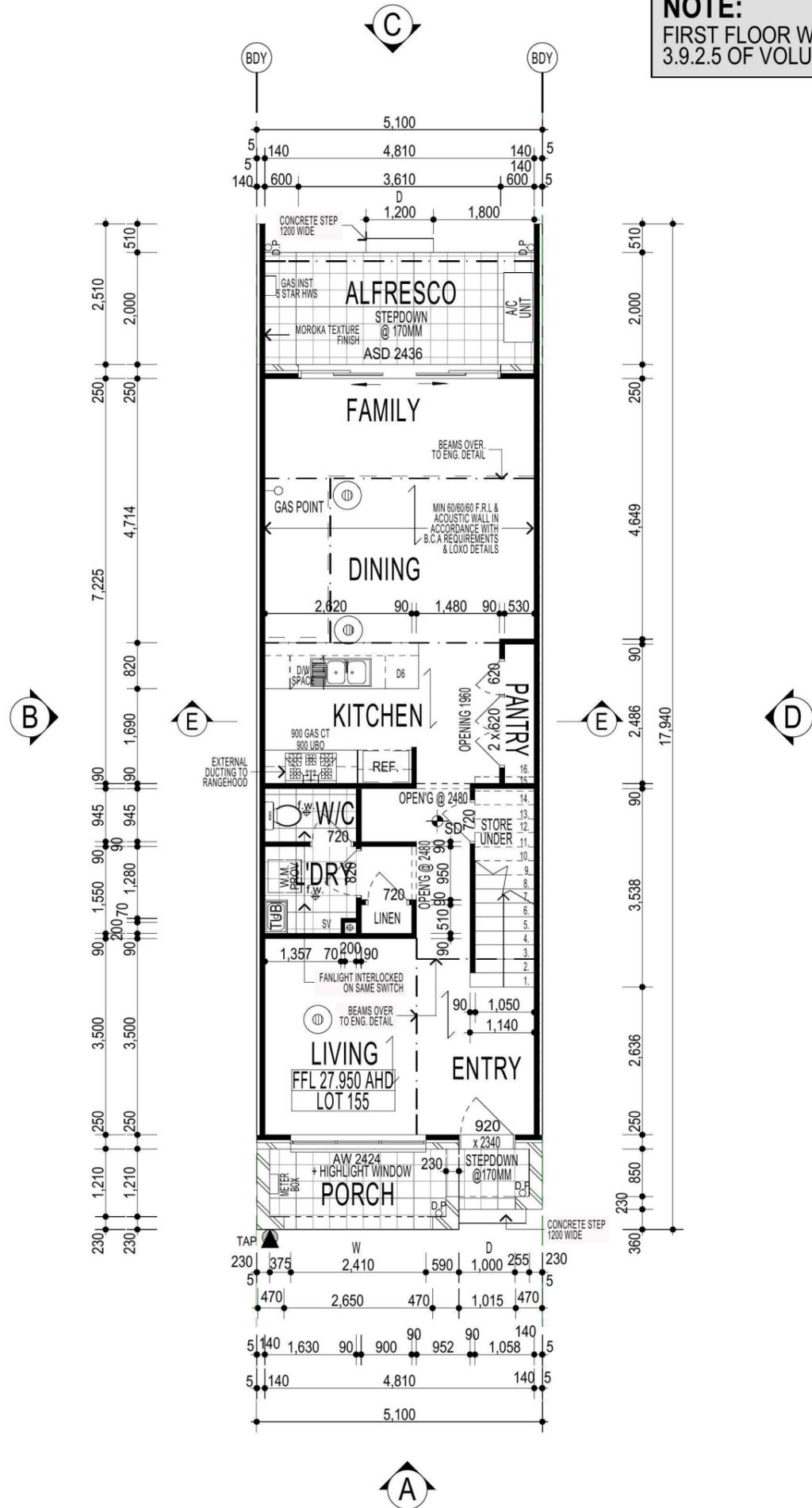
FIBRE OPTIC WIRING PACKAGE

NOTE:
 PROVIDE GRANITGARD
 TERMITE TREATMENT

NOTE:
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NOTE:
 PLEASE REFER TO "ECO DESIGN"
 LANDSCAPE PLANS ISSUE: 'F' DATED
 10.09.14

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



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KEY (INDICATIVE ONLY)

| | |
|--|--|
| | = JOIST SUPPORT |
| | = NOTE: FLOOR JOISTS TO MANUFACTURES - SPECIFICATIONS & DETAILS. |
| | = A/C VENTS (APPROX ONLY) |
| | = AIR VENT (APPROX ONLY) LOCATION TO BE NOMINATED ON SITE |

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
M. J. PEEK

LOCATION:
 LOTS 155
 HUDSON STREET
 NORTH PENRITH, NSW 2750

DP: 1204190 council: PENRITH

model: PARKVIEW18.5 facade: CUSTOM date: 27/07/2015 quotation assessment: QA1

Sheet: 3 of 17 drawn: G.P / S.W checked: P.D scale: 1:100

805-14

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

GROUND FLOOR

NOTE:
 WATER CONSERVATION DEVICES WITH AAA* RATINGS
 - SHOWER HEADS (6 BUT<=7.5LJ MIN)
 - WATER TAP OUTLETS
 - DUAL FLUSH TOILET SUITES, DUAL FLUSH EQUIVALENT
 - AAA RATED DISHWASHER-(BY CLIENT)
 - AAA-FRONT-LOADING WASHING MACHINE-(BY CLIENT)

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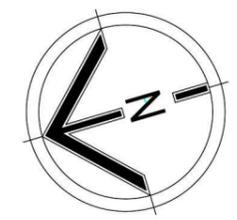
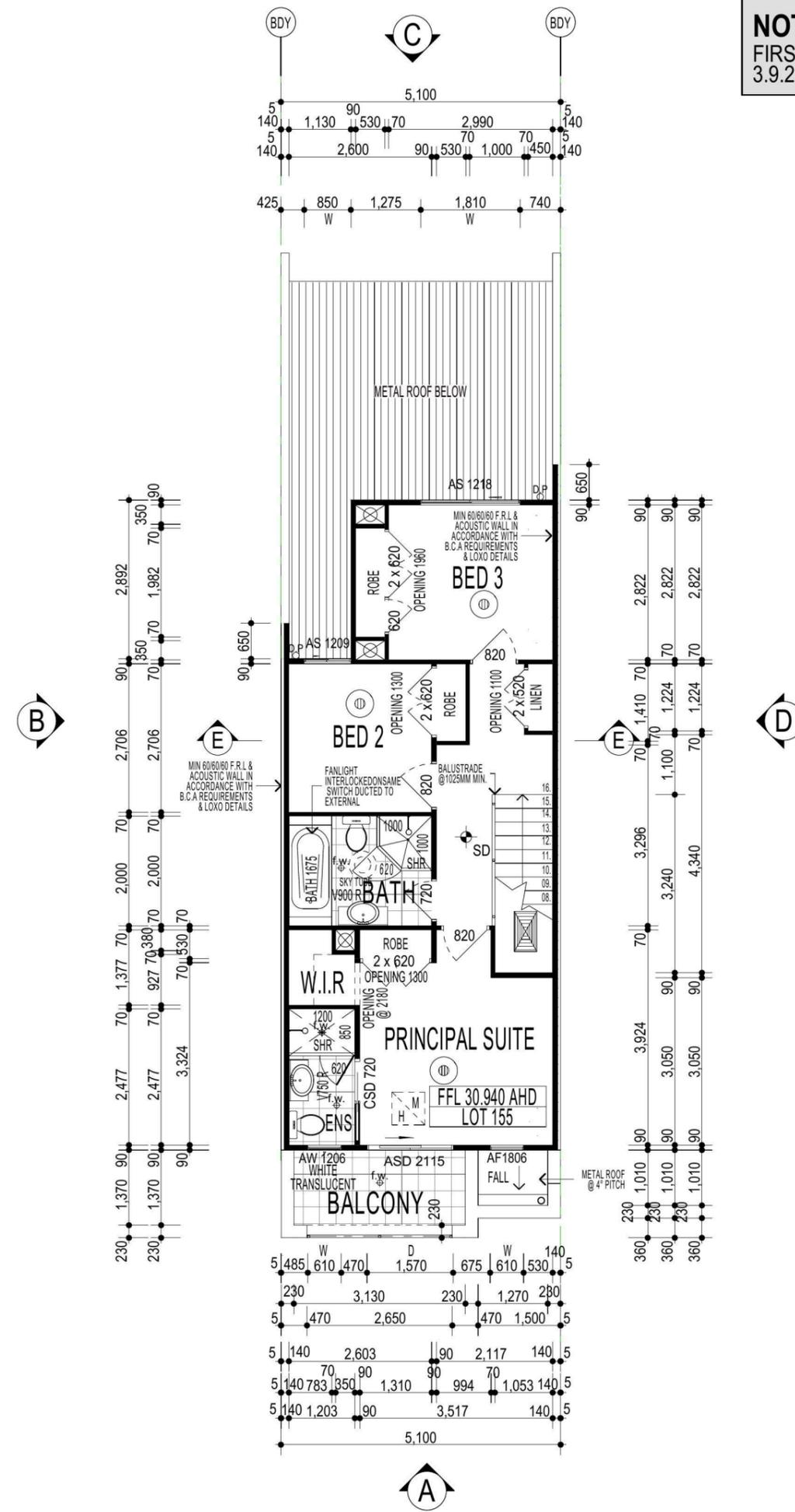
NOTE
 AIR CONDITIONING ONLY
 (EER 2.5-3.0 OR GREATER)
 3-PHASE POWER

FIBRE OPTIC WIRING PACKAGE

NOTE:
 PROVIDE GRANITGARD
 TERMITE TREATMENT

NOTE:
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FIRST FLOOR PLAN

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
M. J. PEEK

LOCATION:
 LOTS 155
 HUDSON STREET
 NORTH PENRITH, NSW 2750

DP: 1204190 council: PENRITH

model: PARKVIEW18.5 facade: CUSTOM date: 27/07/2015 quotation assessment: QA1

Sheet: 4 of 17 drawn: G.P./S.W checked: P.D scale: 1:100

805-14

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

BUILDING ENERGY EFFICIENCY CERTIFICATE

| | | | |
|------------------------------------|---|--------------------------|--------------------------------|
| 1006856478 CERTIFICATION NUMBER | 10/09/2014 DATE | 28 CLIMATE ZONE | Vic Vicaretti ASSESSOR NAME |
| Firststyle Homes ISSUED TO | BERS Professional - v4.2.110811 (BERS Professional) SOFTWARE | 20311 ASSESSOR NUMBER | |
| 18 Hudson Street ADDRESS | 43.0 MJ/m ² pa SIMULATED ENERGY CONSUMPTION - HEATING | AKV Pty Ltd COMPANY | |
| Site Lot 155 | 21.7 MJ/m ² pa SIMULATED ENERGY CONSUMPTION - COOLING | | |
| Penrith | 64.7 MJ/m ² pa TOTAL SIMULATED ENERGY CONSUMPTION | | |
| NSW | 120.1 m ² FLOOR AREA - CONDITIONED | | |
| 2750 | 5.0 m ² FLOOR AREA - UNCONDITIONED | | |
| | 125.1 m ² FLOOR AREA - TOTAL | | |

ASSESSOR SIGNATURE

Issued by a BUILDING THERMAL PERFORMANCE ASSESSOR
accredited by the Association of Building Sustainability Assessors to
provide NatHERS house energy ratings.

This house energy rating has been based on information provided at the time of rating. Modifications made to the design or onsite substitution of materials may effect the rating. | ABSA Version 1.1 | © All Rights Reserved

NOTE:
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FIBRE OPTIC WIRING PACKAGE

NOTE:
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NOTE
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3-PHASE POWER

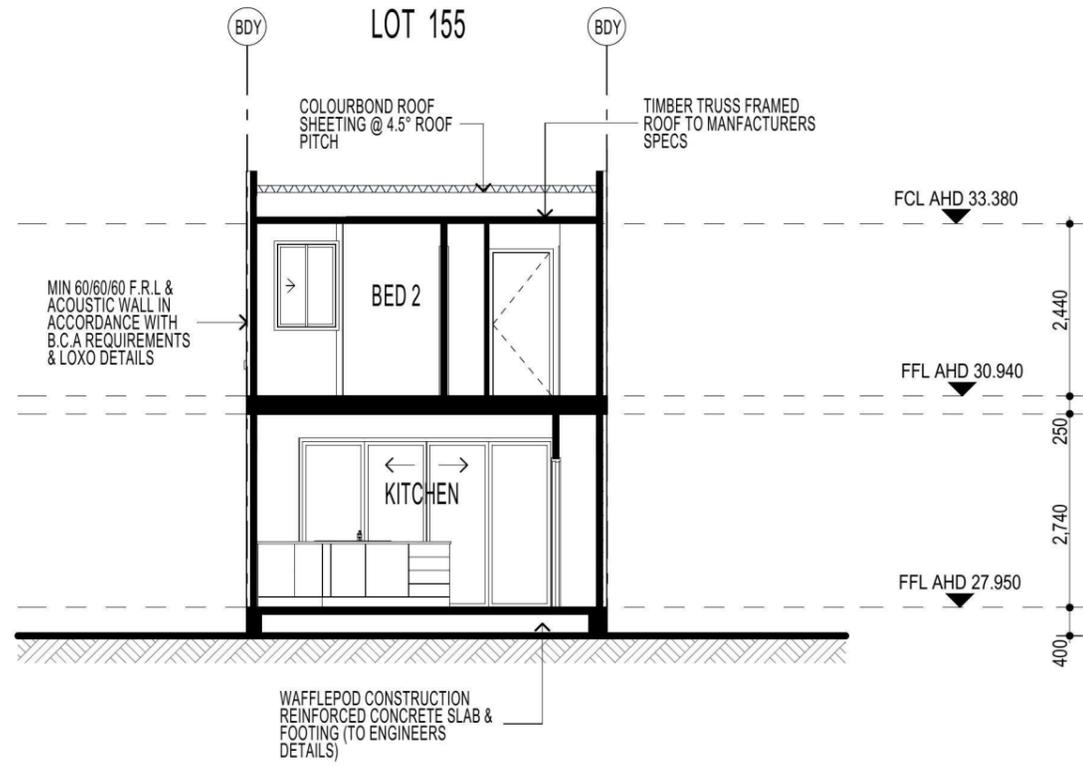
NOTE:
PROVIDE GRANITGARD
TERMITE TREATMENT

ENERGY CONSERVATION

- GAS HOT WATER SYSTEM INSTANTANEOUS - 5 STAR
- R 2.5 INSULATION TO CEILINGS
- R 1.5 INSULATION TO WALLS
- METAL ROOF SHEETING
- ANTICON BLANKET TO UNDERSIDE OF METAL ROOF

(OR AS REQUIRED BY ABSA ASSESSMENT)

NOTE:
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SECTION E-E

**FIRSTSTYLE
HOMES**

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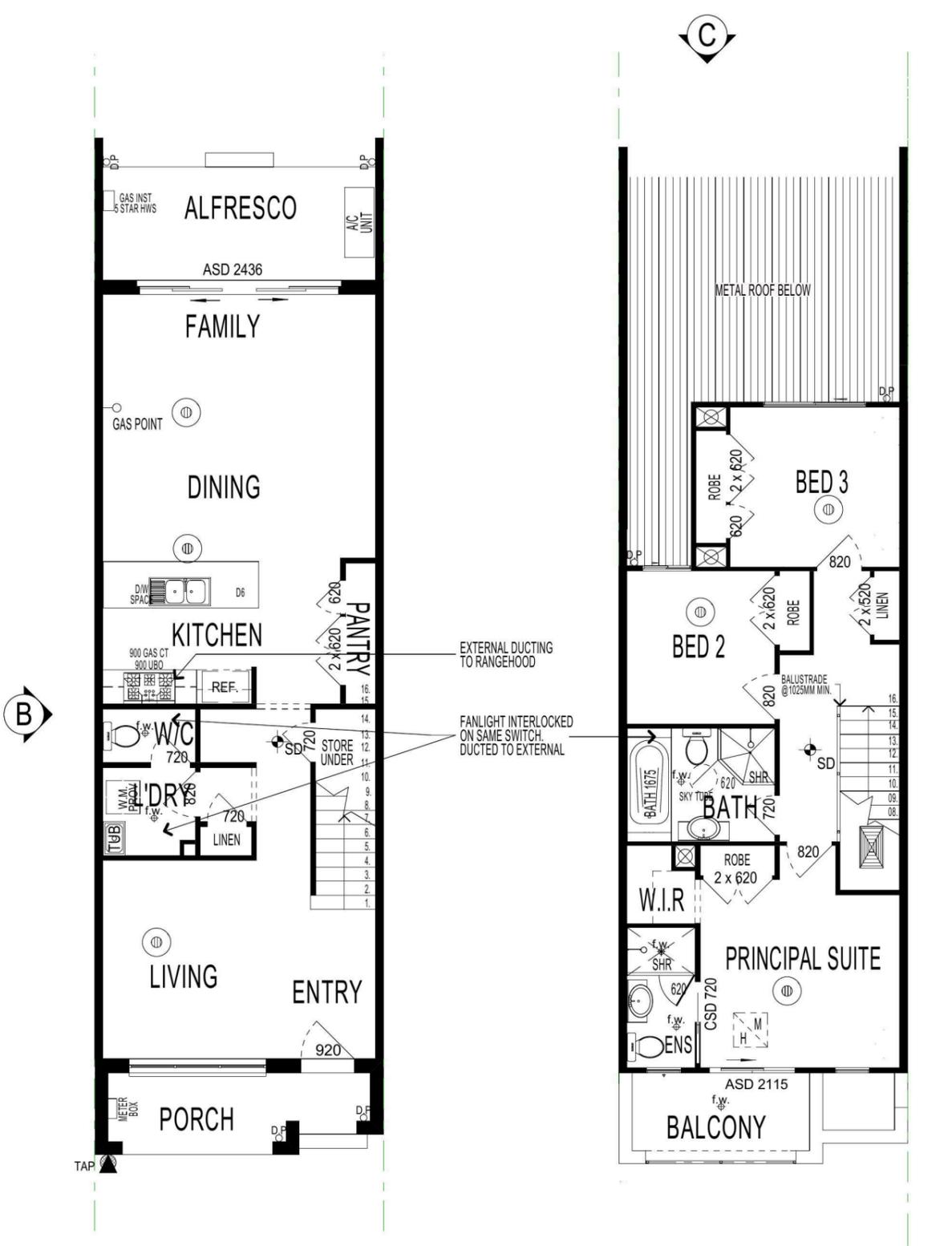
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| | | | |
|---|---------------------|---------------------|------------------------------|
| PROMOTION: <i>LIVING/STYLE COLLECTION</i> | | | |
| CLIENT: M. J. PEEK | | | |
| LOCATION: LOTS 155 HUDSON STREET NORTH PENRITH, NSW 2750 | | | |
| DP: 1204190 | council: PENRITH | | |
| model: PARKVIEW18.5 | facade: CUSTOM | date: 27/07/2015 | quotation assessment: QA1 |
| Sheet: 8 of 17 | drawn: G.P / S.W | checked: P.D | scale: 1:100, NTS |
| CLIENTS SIGNATURE | | | DATE |
| | | | S.P. 00 |

SECTION

| FIRSTSTYLE ELECTRICAL PROVISION | | | |
|--|-------|------------|------|
| Air Conditioning | Yes | Hard Wired | HWRD |
| Rain Water Tank | Yes | 1 | |
| Alarm System | Yes | 1 | |
| Ducted Vacuum System | No | 0 | |
| Intercom | No | 0 | HWRD |
| Ceiling Battens | STD | 16 | |
| Down Lights | No | 0 | |
| Two Way Switching | Yes | 1 | |
| Solar Gas Boosted HWS | No | 0 | WF |
| Rinnai Gas HWS | Yes | 1 | WF |
| Heat Pump HWS | No | N/A | HWRD |
| Smoke Detectors | 2 STD | 2 | |
| Waterproof External Wall Battens | Yes | 2 | |
| Waterproof External Ceiling Battens | Yes | 3 | WF |
| Exhaust Fan with Fluor Interlocked on same switch | Yes | 3 | |
| Exhaust Fan | No | 0 | |
| Double GPO'S Living Coll (Total Excluding Appliances) | Yes | 15 | |
| Single GPO'S Standard (Total Excluding Appliances) | No | 0 | |
| External Waterproof GPO | No | 0 | WF |
| Cook top | Gas | 1 | |
| Fridge | Yes | 1 | |
| Rangehood | Yes | 1 | |
| Dishwasher | Yes | 1 | |
| Microwave | 0 | 0 | |
| Auto Door GPO | Yes | 1 | |
| Spa Bath | No | 0 | 15 |
| Wall Lights | No | 0 | |
| 4 Light IXL | No | 0 | |
| 2 Light IXL | No | 0 | |
| Gas Points | Yes | 1 | |
| Fibre Optic Wiring Package | Yes | | |
| * 3 x Cat 6 Data points * 1 x TV port * 1 x 6 way TV splitter * 1 x dedicated double power point with circuit to Garage * 1 x server plate, with terminated cables at each end * 1 x Communication conduit, from the external of the dwelling to the internal of the Garage | | | |

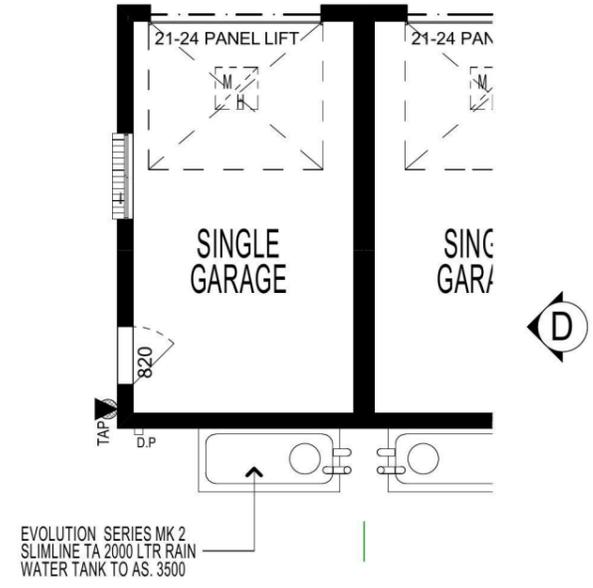


GROUND FLOOR PLAN

FIRST FLOOR PLAN

* DWELLING RATED WITHOUT DOWNLIGHTS *

NOTE: LIGHTING TO AS 4282



GARAGE PLAN

(REFER TO CLIPSAL PLAN)
ELECTRICAL LAYOUT PLAN

FIRSTSTYLE HOMES

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

FIBRE OPTIC WIRING PACKAGE

NOTE:
PROVIDE GRANITGARD
TERMITE TREATMENT

NOTE:
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LANDSCAPE PLANS ISSUE: 'F' DATED
10.09.14

LEGEND:
 - 1700mm C/L GPO FOR MICROWAVE PROVISION TO OVERHEAD CUPBOARDS
 - 700mm C/L GPO FOR MICROWAVE PROVISION TO BASE CUPBOARDS WITH POT DRAW

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
M. J. PEEK

LOCATION:
LOTS 155
HUDSON STREET
NORTH PENRITH, NSW 2750

| | | | |
|------------|--------------|-----------------------|-----------|
| DP: | 1204190 | council: | PENRITH |
| model: | PARKVIEW18.5 | facade: | CUSTOM |
| date: | 27/07/2015 | quotation assessment: | QA1 |
| Sheet: | B | drawn: | G.P / S.W |
| checked: | P.D | scale: | 1:100 |
| reference: | | number: | 805-14 |

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