

ASPECT DEVELOPMENT & SURVEY PTY LTD
CONSULTING REGISTERED SURVEYORS
ABN 60 076 649 000

SUITE 1
103 VANESSA STREET
KINGSGRANGE NSW 2208
PHONE (02) 9554 8388
FAX (02) 9554 8388

PG BOX 981
KINGSGRANGE NSW 1480
DK 11392
HURSTVILLE

BASIX

= 45.0m² of roof area to discharge to water tank.

= 107.09m² stormwater and overflow to discharge to existing street channel.

o/a = 152.09m² of roof area.

LEGEND:

● = SURFACE INLETS AS REQUIRED

○ = SURFACE INLETS LINE

--- = STORMWATER LINE

EARTHWORKS TO AHD

HOUSE: FFL: R.L. 28.660
(LIVING) FGL: R.L. 28.260

GARAGE: FFL: R.L. 28.400
FGL: R.L. 28.075

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

FIBRE OPTIC WIRING PACKAGE

NOTE:
PROVIDE GRANITGARD
TERMITE TREATMENT

NOTE:
ALL COMPONENTS SUCH AS: APPLIANCES; PLUMBING FITTINGS & FIXTURES; DOORS; CABINETRY; 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.

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 |

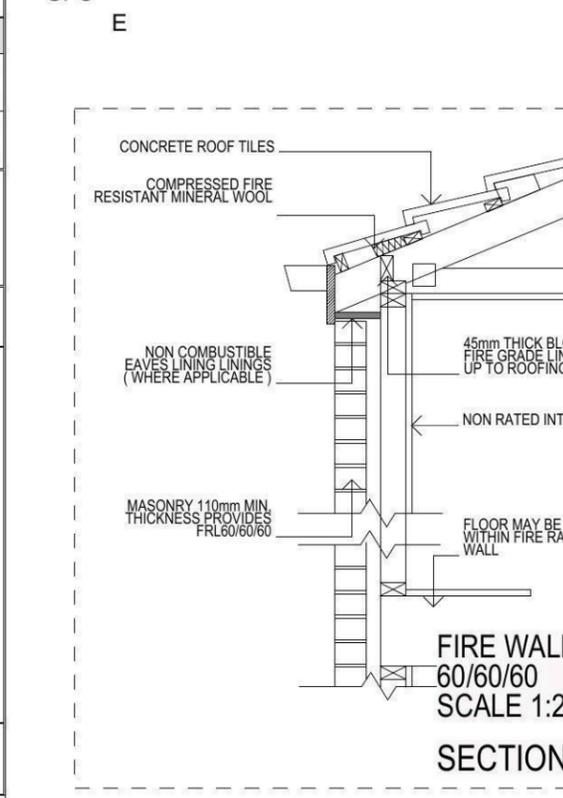
LOCALITY SKETCH

UBD AREA: SYD REVISION: 49

MAP: 163 REF: J7

S

E

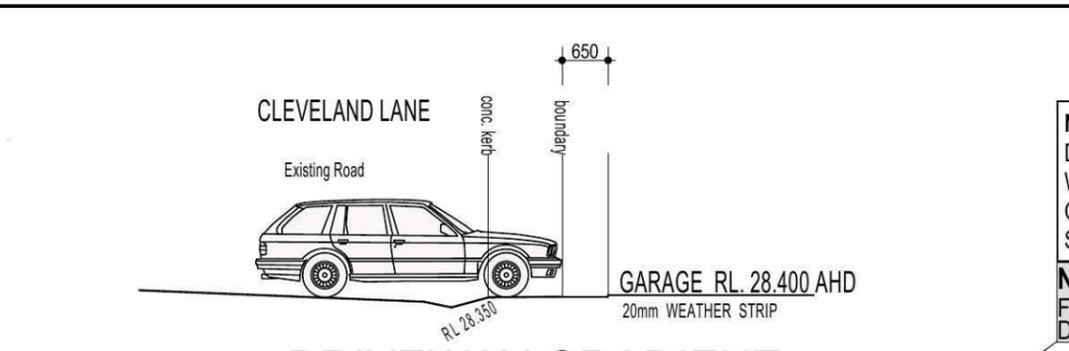
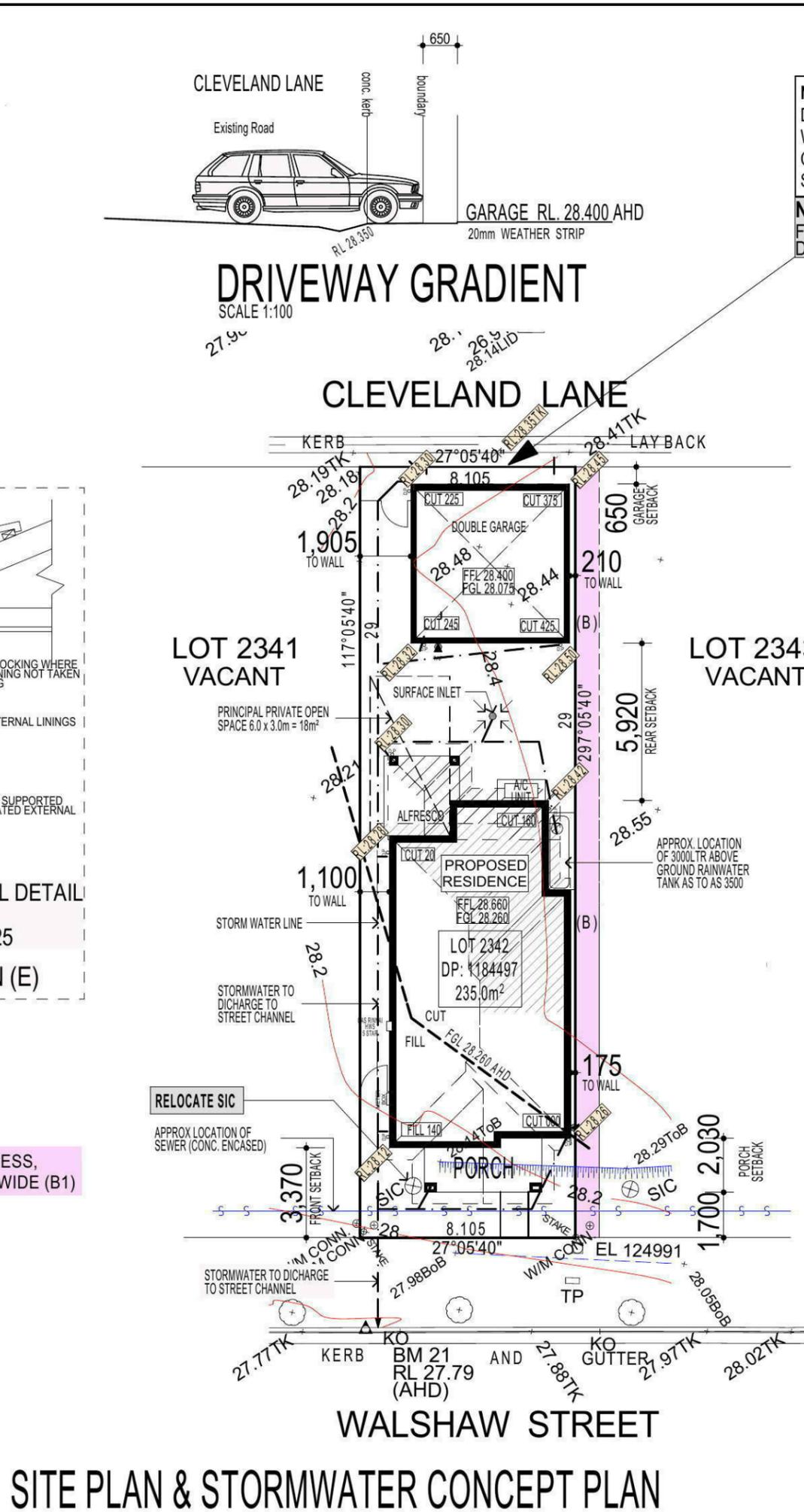


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NOTE:
DRIVEWAY DESIGN IN ACCORDANCE WITH AS/NZS 2890.1:2004 WITH COUNCIL DCP GUIDELINE
SIGN:..... DATE:.....

NOTE:
FINAL GARAGE LEVELS TO BE DETERMINED ON SITE

NOTE:
PROVIDE ACOUSTIC ATTENUATION TO PROPOSED DWELLING AS REQUIRED FROM ROAD TRAFFIC NOISE AND VIBRATION ASSESSMENT-REPORT No.nss22113D - FINAL DATED: AUGUST 2014 PREPARED BY "NOISE AND SOUND SERVICES".

WALSHAW STREET
SITE PLAN & STORMWATER CONCEPT PLAN

FIRSTSTYLE HOMES

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

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

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the best in the business

MASTER BUILDERS ASSOCIATION
MEMBER

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

• ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND CERTIFICATION AS PER REQUIRED BY COUNCIL.

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DEVELOPMENT CALCULATIONS

LOT: 2342 SITE AREA: 235.0m²

| Itemised Floor Areas: | Totals: |
|--|----------------------|
| living ground floor: | 82.53m ² |
| first floor: (excl. void 72.84m ²) | 76.63m ² |
| garage: (excess 00.000m ²) | 35.88m ² |
| alfresco: | 8.06m ² |
| porch: | 7.96m ² |
| balcony: | 7.96m ² |
| total floor area: | 219.02m ² |

FLOOR SPACE RATIO CALCULATION:

| gross floor areas: | Totals: |
|---|----------------------|
| living ground floor: (internal area) | 72.83m ² |
| first floor excl. void: (internal area) | 64.63m ² |
| total gross floor area: | 137.46m ² |
| floor space ratio: | 58:1 |

SITE AREA COVERAGE/LANDSCAPE:

| | |
|---------------------------------|------------------------------|
| house ground floor: | 82.53m ² |
| garage: | 35.88m ² |
| porch/alfresco: | 16.02m ² |
| driveway/paved area: | 4.5m ² |
| site coverage Area: | 134.43m ² (57.2%) |
| landscape area: | 100.57m ² (48.8%) |
| pervious areas (soft) | 91.92m ² (39.1%) |
| impervious areas (hard) | 143.08m ² (60.9%) |
| front yard landscape area | 16.03m ² (91.8%) |
| front yard hard paved area | 1.43m ² (8.2%) |
| private open space o/a: | 49.85m ² |
| principal private open space: | 18m ² |
| total car space incl. carstand: | 2 carspace |

COUNCIL ZONE: R1

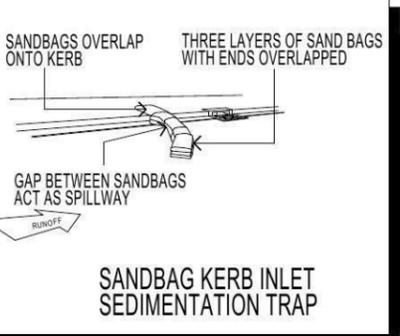
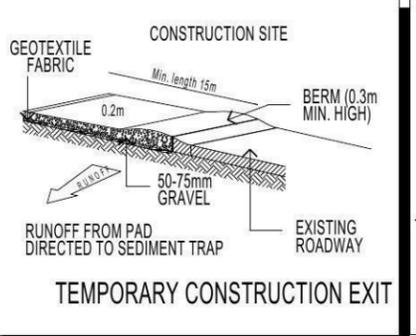
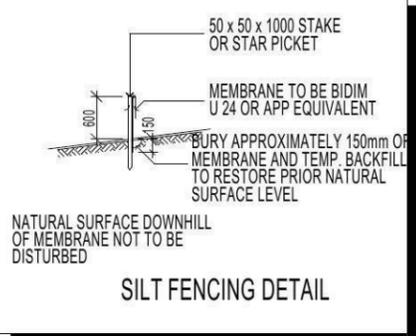
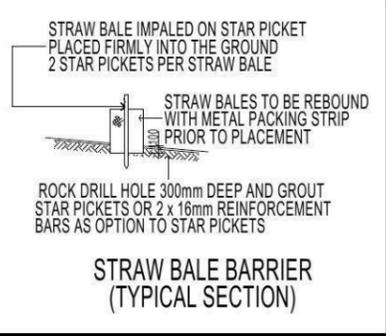
PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
K. S. CHENG

LOCATION:
**LOT 2342
WALSHAW STREET
PENRITH NSW 2750**

| | |
|-------------------|---|
| DP: 1184497 | council: PENRITH |
| model: CHESTER 21 | facade: AUGUSTINE |
| date: 16/03/2015 | valuation assessment: QA1 |
| Sheet: 1 of 12 | drawn: G.P./S.W. checked: G.P. scale: 1:200 |
| 742-14 | |

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



DUST CONTROL MEASURES:

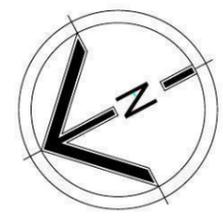
IF THE SITE BECOMES DUSTY DURING HOTTER MONTHS (FIRSTSTYLE) WILL SPRINKLE WATER ON THE DUST

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



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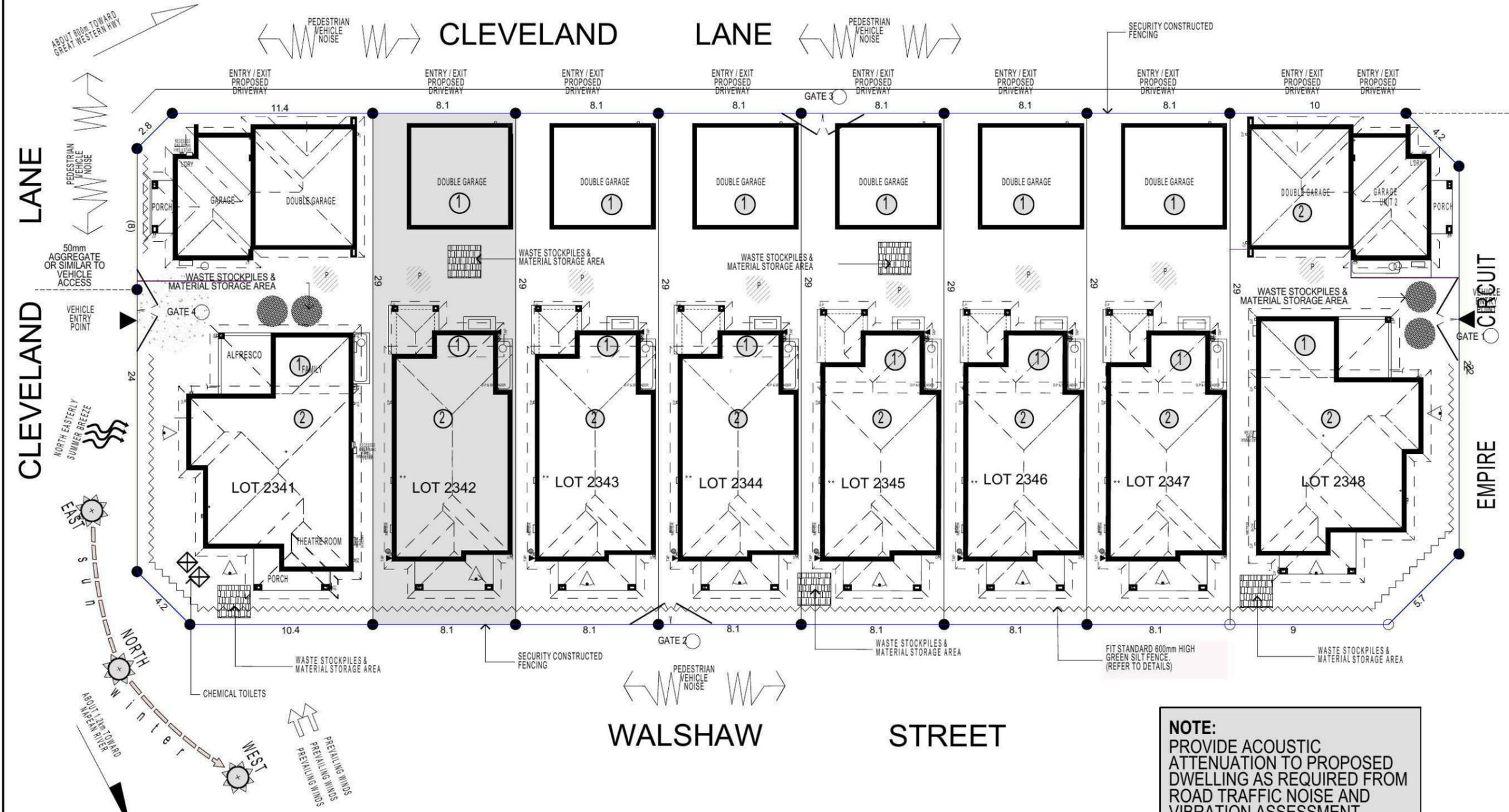
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| KEY | |
|-----|------------------------------|
| | SOLAR ACCESS |
| | NUMBER OF STOREY'S |
| | PREVALING WINDS |
| | EXISTING TREES |
| | TREES TO BE REMOVED |
| | DIRECTION & DISTANCES |
| | NOISE |
| | VEHICULAR SITE ENTRY |
| | HWS |
| | VIEWS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

NOTE:
PROVIDE ACOUSTIC ATTENUATION TO PROPOSED DWELLING AS REQUIRED FROM ROAD TRAFFIC NOISE AND VIBRATION ASSESSMENT-REPORT No.nss22113D - FINAL DATED: AUGUST 2014 PREPARED BY "NOISE AND SOUND SERVICES".

FIBRE OPTIC WIRING PACKAGE

NOTE:
PROVIDE GRANITGARD TERMITE TREATMENT

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

SITE ANALYSIS & WASTE MANAGEMENT PLAN

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PROMOTION: **LIVING/STYLE COLLECTION**

CLIENT: **K. S. CHENG**

LOCATION: **LOT 2342 WALSHAW STREET PENRITH NSW 2750**

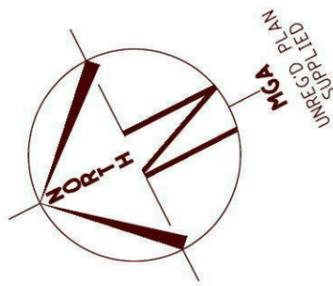
DP: 1184497 council: PENRITH

model: CHESTER 21 facade: AUGUSTINE date: 16/03/2015 quotation assessment: QA1

Sheet: 2 of 12 drawn: G.P / S.W checked: G.P scale: 1:250 **742-14**

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

NORTH



LOCALITY SKETCH

UBD AREA: SYD REVISION: 49
MAP: 163 REF: J7
S
GPS E

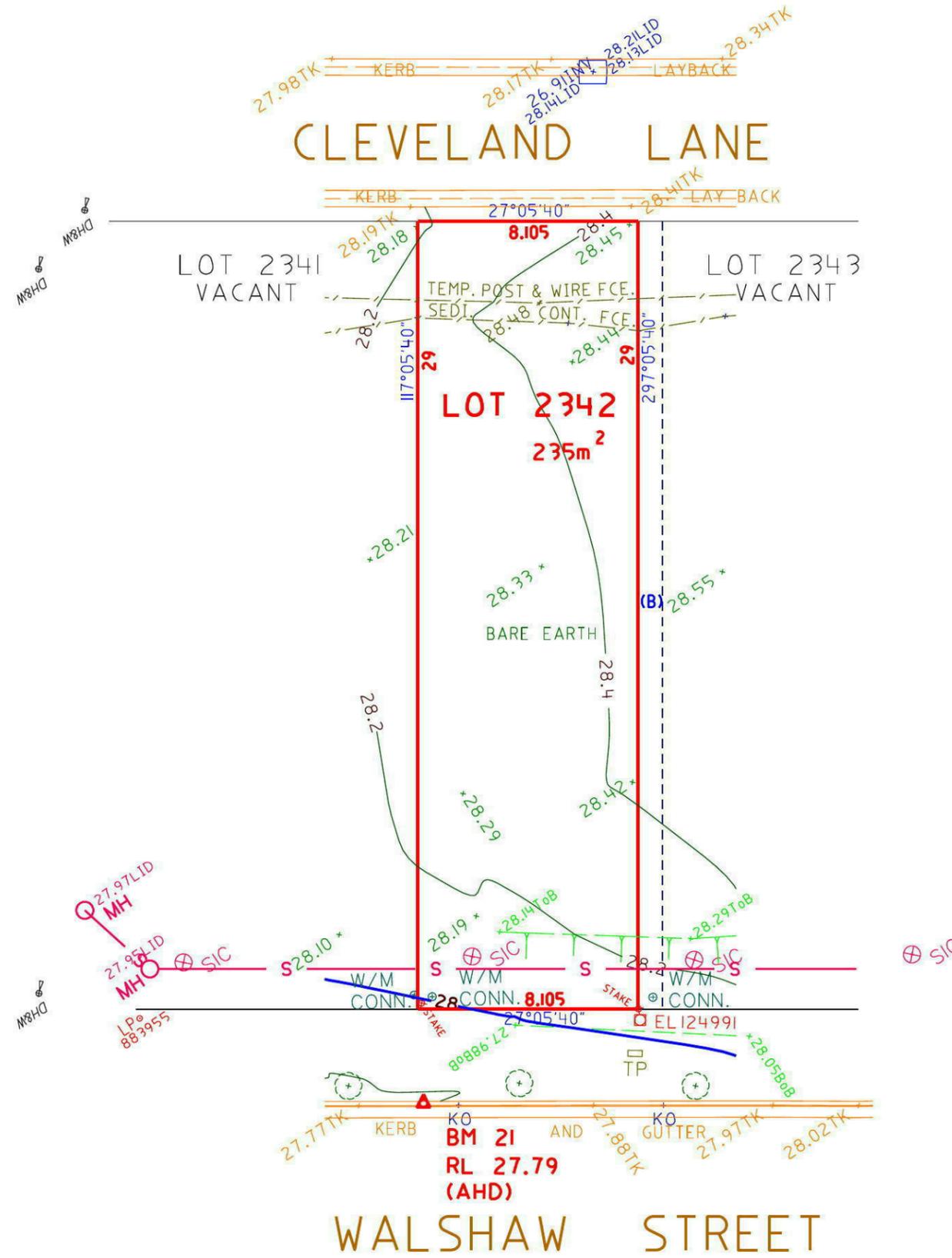
NOTE : POSITION OF PROPOSED SEWER MAIN IS APPROXIMATE ONLY AND HAS BEEN TAKEN FROM A DOCUMENT RECEIVED FROM FIRSTYLE HOMES AND IS TO BE VERIFIED BY THE WATER SERVICES PROVIDER.

(B) PROPOSED EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE (BI)

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 2342 HAVE BEEN TAKEN FROM A DOCUMENT RECEIVED FROM FIRSTYLE HOMES ON 13/11/2014 AND ARE TO BE VERIFIED UPON REGISTRATION OF DEPOSITED PLAN.

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

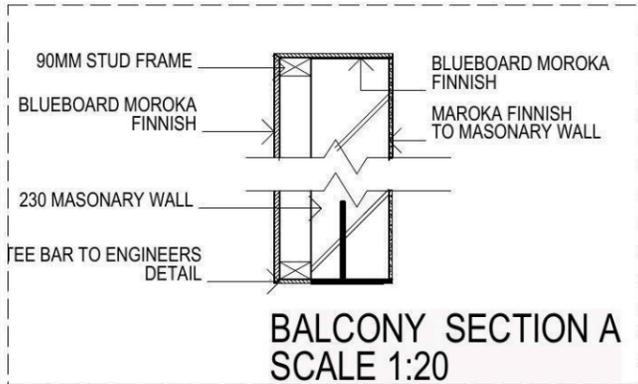


| | | | |
|-------|-------------------------------|----------|-------|
| A | PROPOSED SEWER POSITION ADDED | 11/12/14 | JZ |
| ISSUE | REVISION | DATE | DRAWN |

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|--|---------------------|-----------|-----|--------------------|-----|---------|-----|------------|-----|-------------------|----|-----------|-----|------------------------|----|------------|-----|---------------|----|---------------------|-----|-------------|-----|---------------------|----|-----------------|----|-----------------|----|-------------|----|---------------|----|------------------|-----|--------|----|------------|----|-------------|-----|--------------------|----|-------------|---|--|---|
| COPYRIGHT COPYRIGHT OF THIS PLAN AND IN THE ACCOMPANYING CAD FILE(S) WHERE APPLICABLE VESTS WITH ASPECT DEVELOPMENT & SURVEY PTY LTD. THE PLAN AND CAD FILE SHALL ONLY BE USED BY THE ADDRESSED CLIENT FOR THE PURPOSE FOR WHICH THE SURVEY WAS CARRIED OUT. | GENERAL NOTES 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. B) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY 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. C) CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES. | SYMBOLS & ABBREVIATIONS: <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 & 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>SMH</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 | SMH | STORMWATER MANHOLE | TK | TOP OF KERB | ASPECT DEVELOPMENT & SURVEY PTY LTD CONSULTING REGISTERED SURVEYORS ABN 60 078 649 000 SUITE 1 103 VANESSA STREET KINGSGROVE NSW 2208 PHONE (02) 9554 8388 FAX (02) 9554 8588 | PROJECT OUR REFERENCE 3/1027916/161604 LOT 2342 DP UNREG'D SECTION DATUM AHD SOURCE SCIMS 09/05/13 ORIGIN OF LEVELS PM 40864 REDUCED LEVEL 36.47 SURVEYED NR DATE 20/11/2014 DRAWN NS/JZ DATE 24/11/2014 SCALE 1: 200 A3 SHEET | CLIENT: FIRSTYLE HOMES REF: 742-14 ADDRESS: WALSHAW ST. AND CLEVELAND LANE SUBURB PENRITH |
| | | | GP | GULLY PIT | -E- | OVERHEAD ELEC LINE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SMH | STORMWATER MANHOLE | TK | TOP OF KERB | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Document Set ID: 6503509 Version: 1, Version Date: 27/03/2015 1027916_161604.dwg Sheet 1 11/12/2014 11:30:17 AM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

KEY

-  FACE BRICK (AS SELECTED)
-  MOROKA TEXTURE TO FRONT AND RETURN AS DRAWN (AS SELECTED)
-  CEMINTEL (ASPECT) PLANK 300 - SMOOTH PAINT FINISH

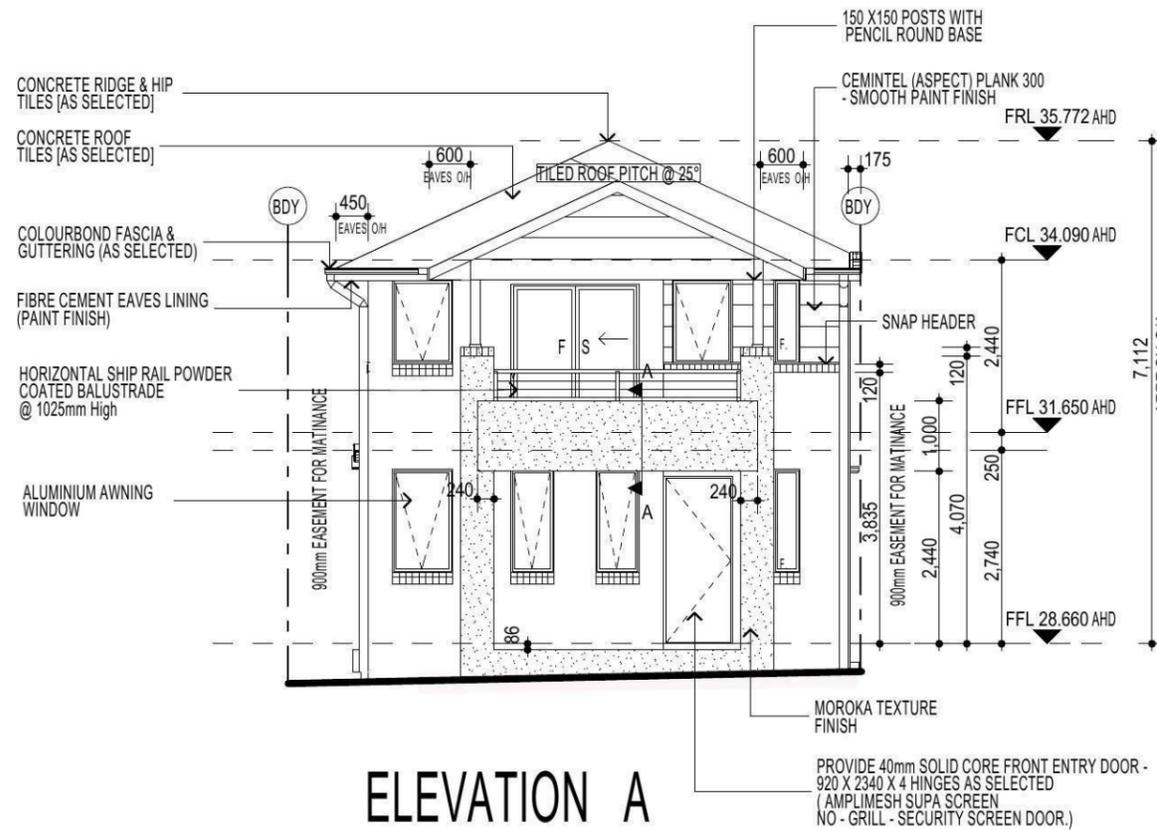


NOTE:
FIRST FLOOR WINDOWS TO COMPLY WITH CLAUSE 3.9.2.5 OF VOLUME 2 OF THE BCA.

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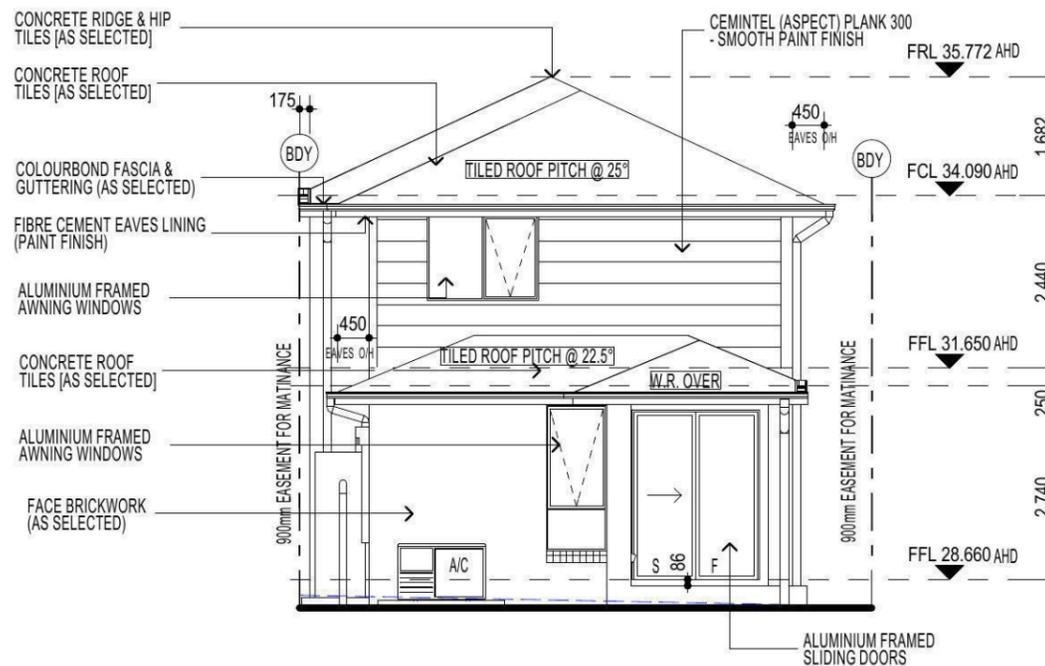
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FIBRE OPTIC WIRING PACKAGE

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CLIENT:
K. S. CHENG

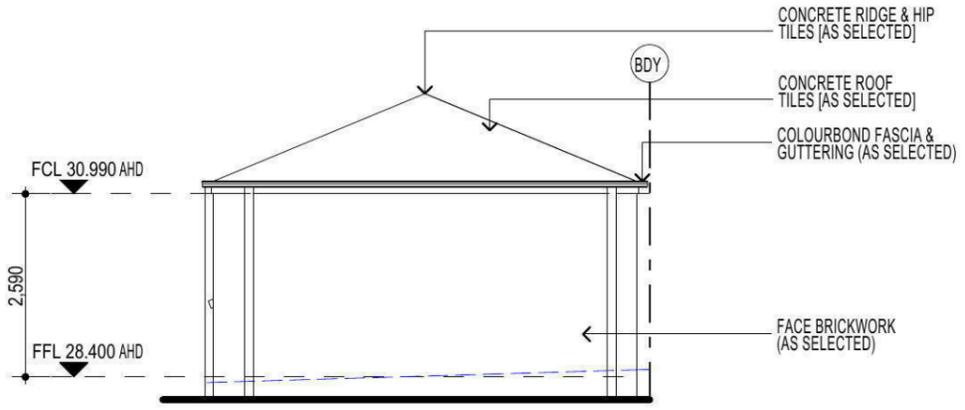
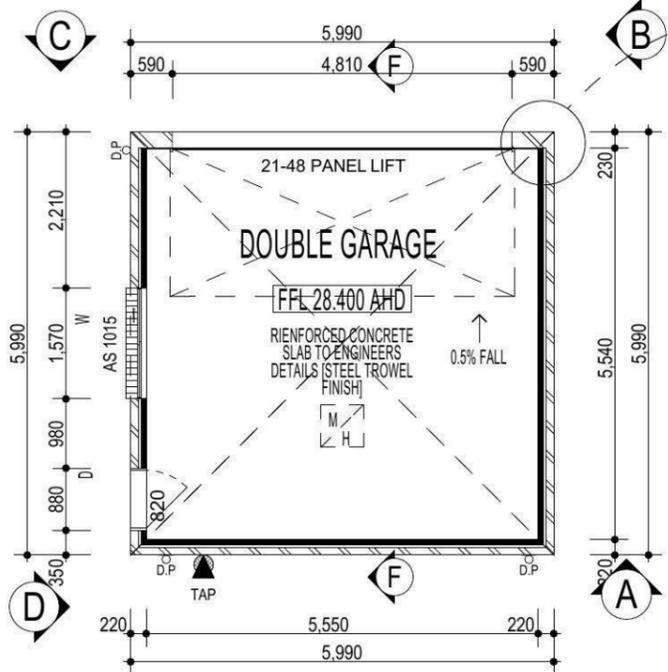
LOCATION:
LOT 2342
WALSHAW STREET
PENRITH NSW 2750

| | |
|-------------------|---------------------------|
| DP: 1184497 | council: PENRITH |
| model: CHESTER 21 | facade: AUGUSTINE |
| date: 16/03/2015 | quotation assessment: QA1 |
| Sheet: 5 of 12 | drawn: G.P / S.W |
| checked: G.P | scale: 1:100 |
| 742-14 | |

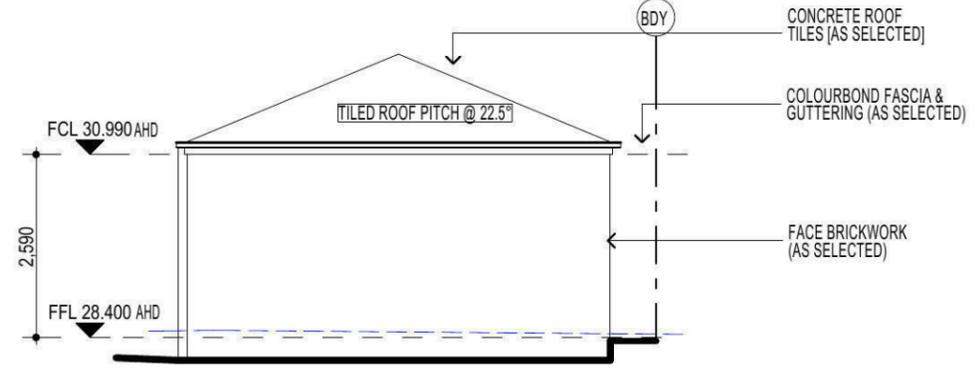
ELEVATIONS

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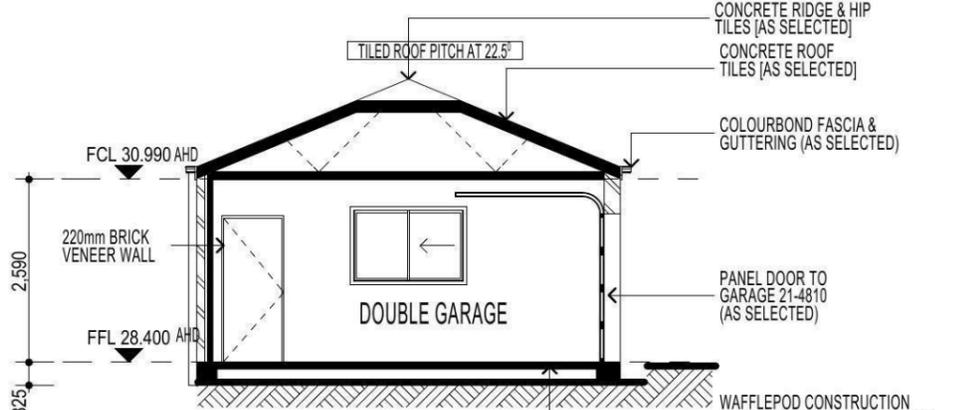
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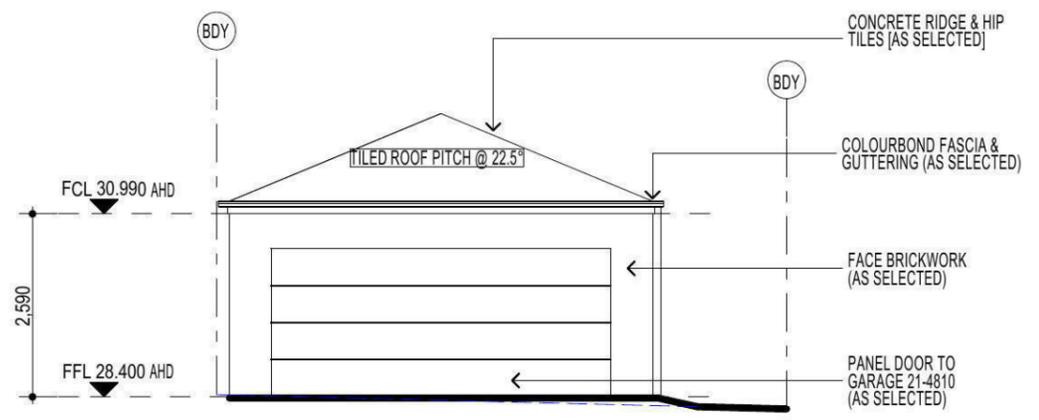
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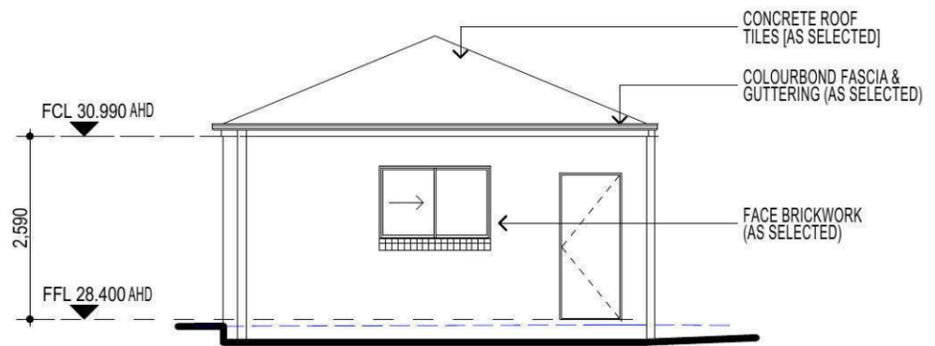
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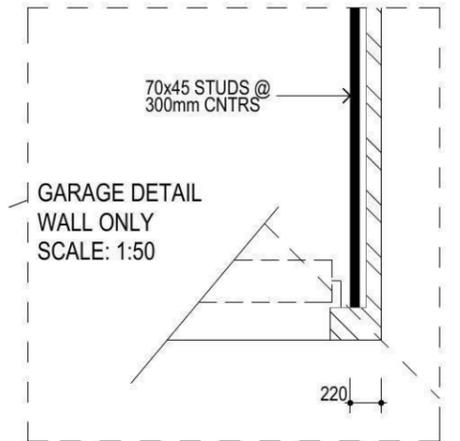
SECTION F-F



ELEVATION C



ELEVATION D



NOTE:
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PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
K. S. CHENG

LOCATION:
 LOT 2342
 WALSHAW STREET
 PENRITH NSW 2750

DP: 1184497 council: PENRITH

model: CHESTER 21 facade: AUGUSTINE date: 16/03/2015 quotation assessment: QA1

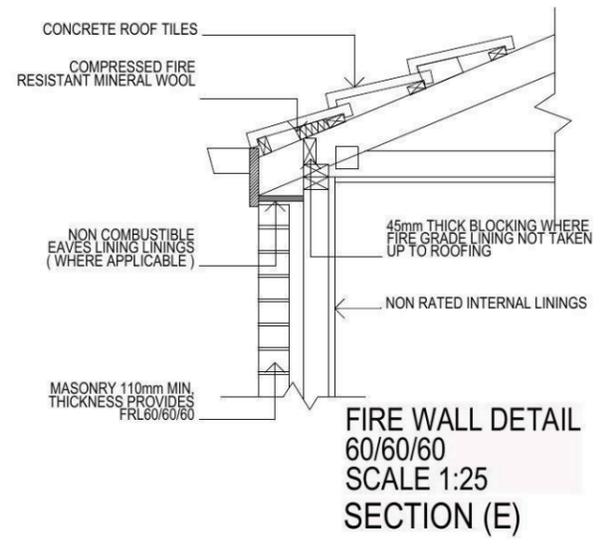
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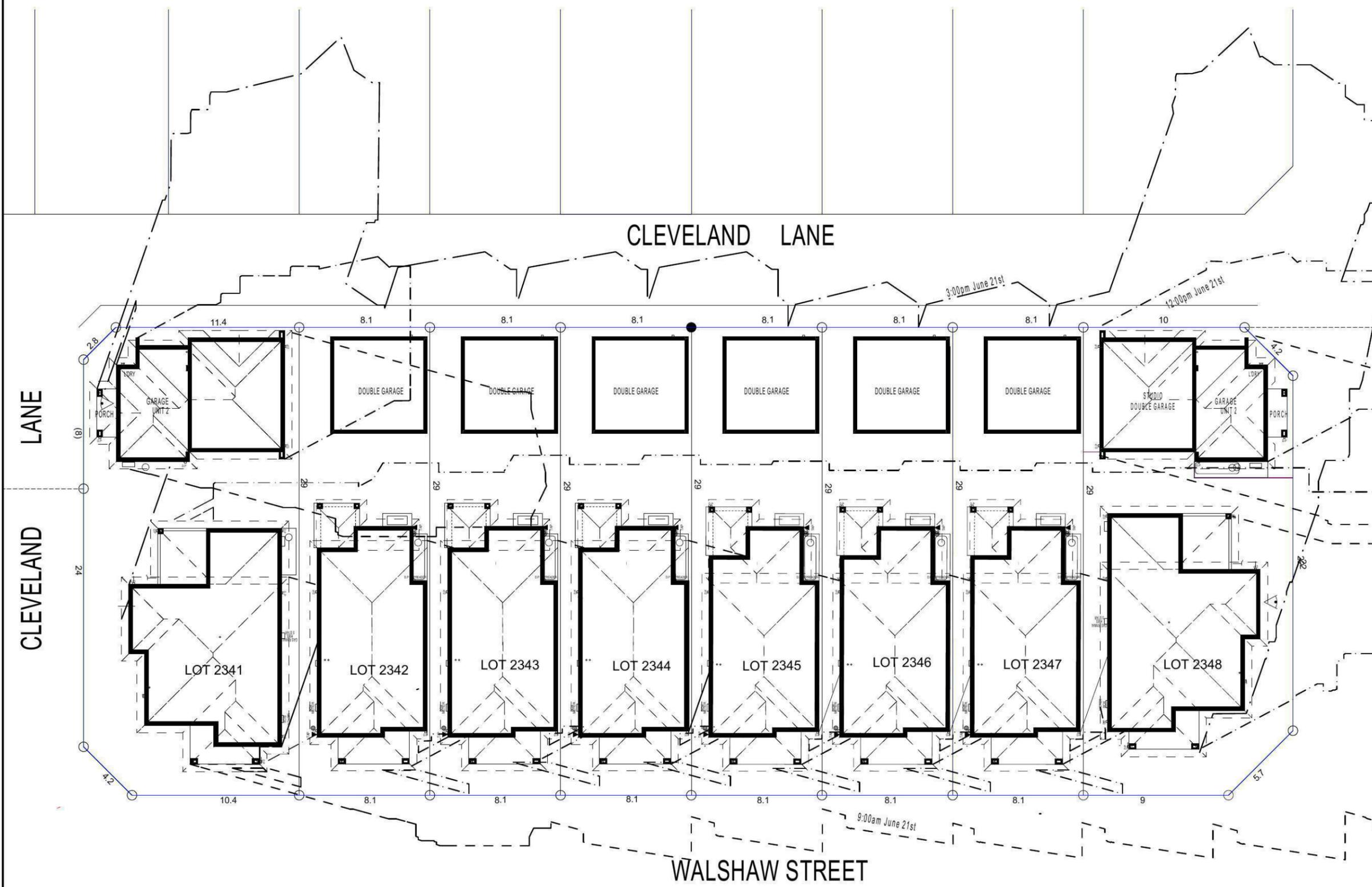
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 AIR CONDITIONING ONLY (EER 2.5-3.0 OR GREATER)
 3-PHASE POWER

NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT

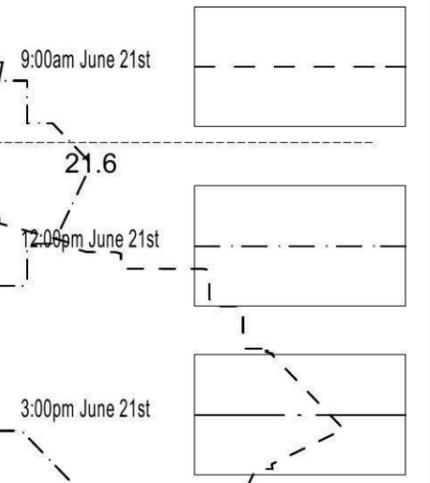
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SHADOW DIAGRAM



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| | | | |
|--|----------------------|----------------------|------------------------------|
| PROMOTION: LIVING/STYLE COLLECTION | | | |
| CLIENT: K. S. CHENG | | | |
| LOCATION: LOT 2342 WALSHAW STREET PENRITH NSW 2750 | | | |
| DP: 1184497 | model: CHESTER 21 | facade: AUGUSTINE | council: PENRITH |
| date: 16/03/2015 | drawn: G.P / S.W | checked: G.P | quotation assessment: QA1 |
| Sheet: 9 of 12 | scale: 1:200 | 742-14 | |
| CLIENTS SIGNATURE | | DATE | |

SHADOW DIAGRAM



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Sequence Number: 44483111

Date Generated: 18/03/2015



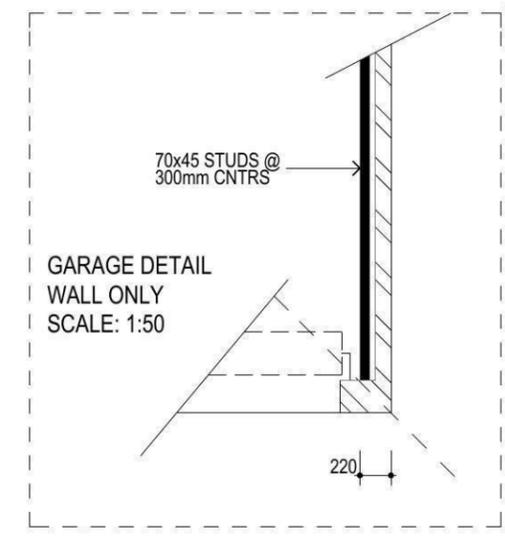
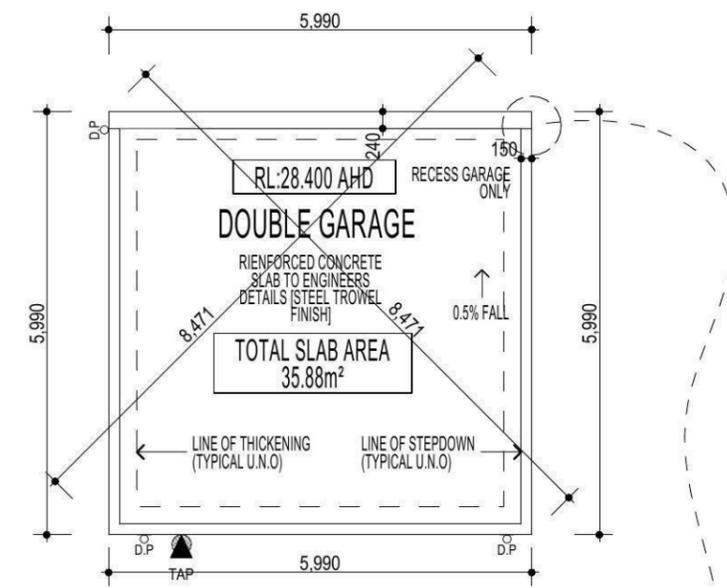
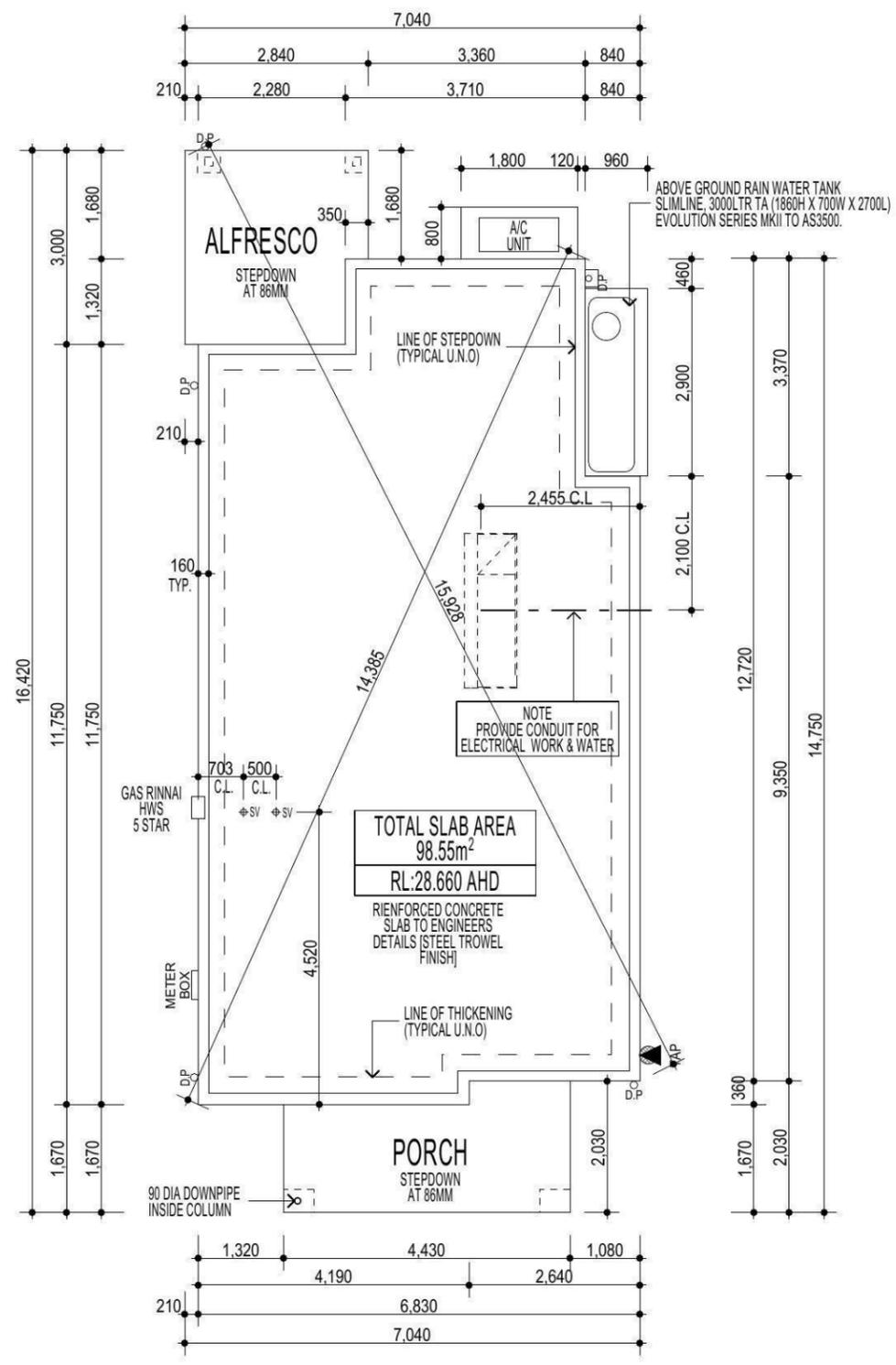
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SUPPLEMENTARY NOTES

- 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.



NOTE:
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NOTE
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FIBRE OPTIC WIRING PACKAGE

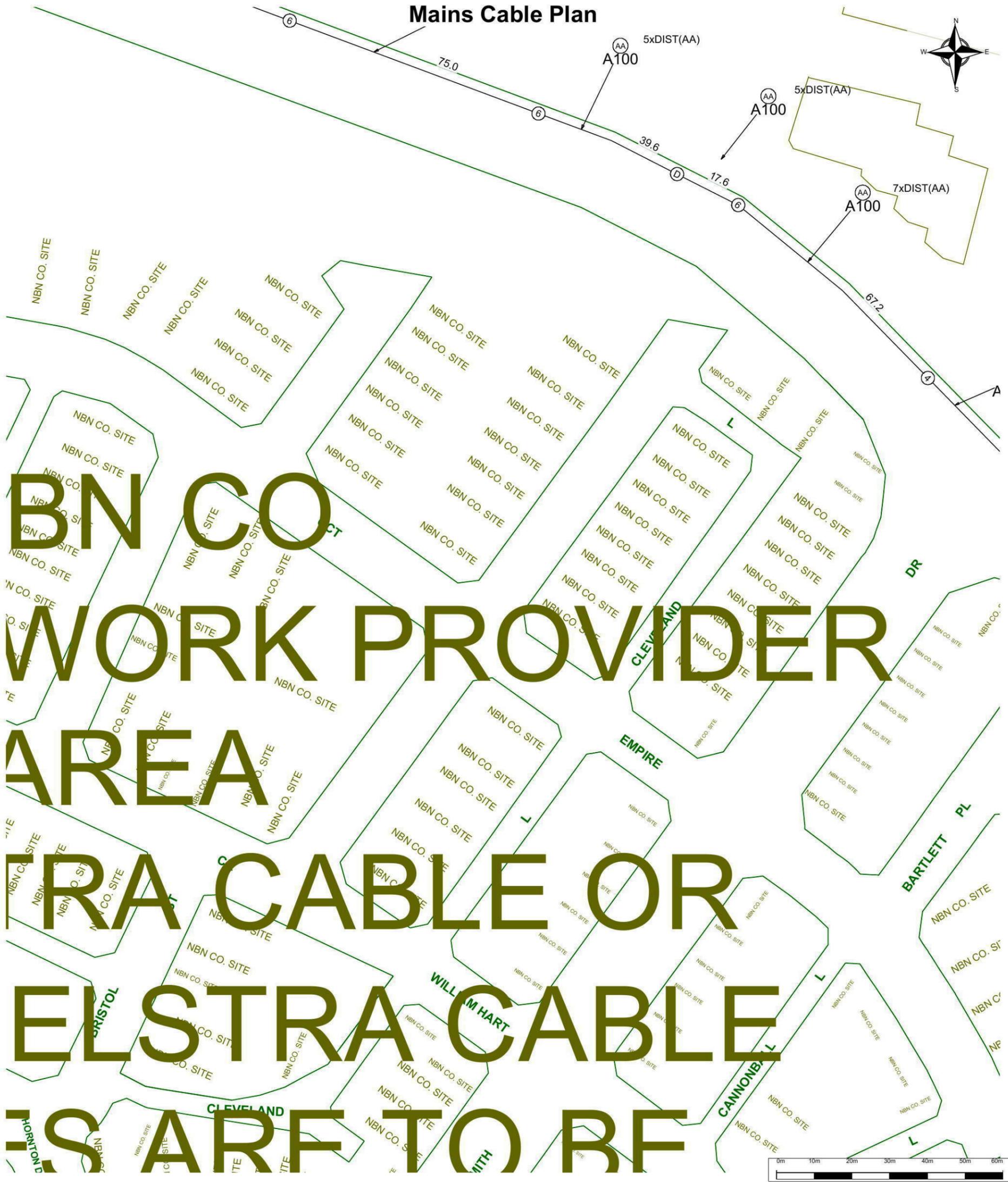
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SLAB LAYOUT PLAN

| | | | |
|---|----------------------|---------------------|------------------------------|
| PROMOTION: LIVING/STYLE COLLECTION | | | |
| CLIENT: K. S. CHENG | | | |
| LOCATION: LOT 2342 WALSHAW STREET PENRITH NSW 2750 | | | |
| DP: 1184497 | council: PENRITH | | |
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| scale: 1:100 | | | |
| CLIENTS SIGNATURE: | | DATE: S.P. 0.0. | |

Mains Cable Plan



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For all Telstra DBYD plan enquiries -
email - Telstra.Plans@team.telstra.com
For urgent onsite contact only - ph 1800 653 935 (bus hrs)

Sequence Number: 44483110
Please read Duty of Care prior to any excavating

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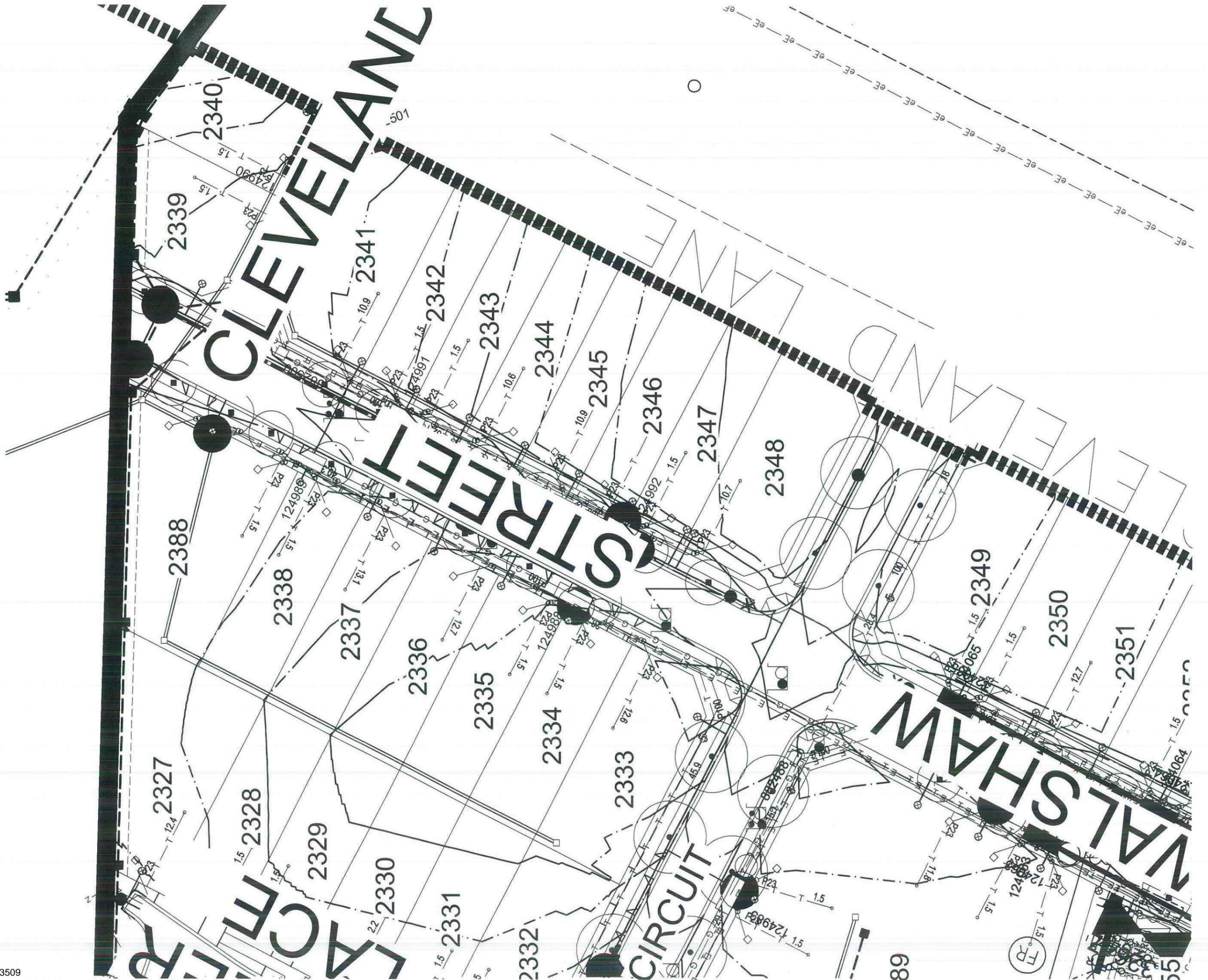
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WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

It is your responsibility to locate Telstra's underground plant by careful hand pot-holing prior to any excavation in the vicinity and to exercise due care during that excavation.

Please read and understand the information supplied in the duty of care statement attached with the Telstra plans. TELSTRA WILL SEEK COMPENSATION FOR LOSS CAUSED BY DAMAGE TO ITS PLANT.

Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.



Lot 2342 WALSHAW

PLANT SCHEDULE Prepared by ecodeign Pty Ltd

| SYMBOL | BOTANICAL NAME | COMMON NAME | QUANTITY | POT SIZE | MATURE SIZE |
|------------|------------------------------------|---------------------------|----------|----------|-------------|
| Cpl | Camellia sasanqua 'Paradise Pearl' | Camellia | 8 | 300mm | 2m |
| Cob | Convolvulus 'Blue Moon' | Convolvulus | 6 | 150mm | 0.15m |
| Dg | Dietes grandiflora | Wild Iris | 8 | 200mm | 1m |
| Gar | Gardenia augusta 'Radicans' | Rock Gardenia | 4 | 200mm | 0.5m |
| Lct | Lomandra confertifolia 'Tilga | Mat Rush | 7 | 140mm | 0.7m |
| Lwt | Liriope muscari 'Monroe's White' | Liriope (white flowering) | 14 | 200mm | 0.45m |
| Mq | Magnolia quinquepeta 'Nigra' | Lily Magnolia | 1 | 25L | 3-4m |
| Vh | Viola hederacea | Native Violet | 8 | 150mm | 0.1m |

LOT PLANTING SUMMARY

| Total Plants | Total Fence Hedging | Street Planting | Other Shrubs/ground-covers | Total Trees |
|--------------|---------------------|-----------------|----------------------------|-------------|
| 56 | 8 | 0 | 48 | 1 |

CLEVELAND LANE - Supply + installation by BUILDER

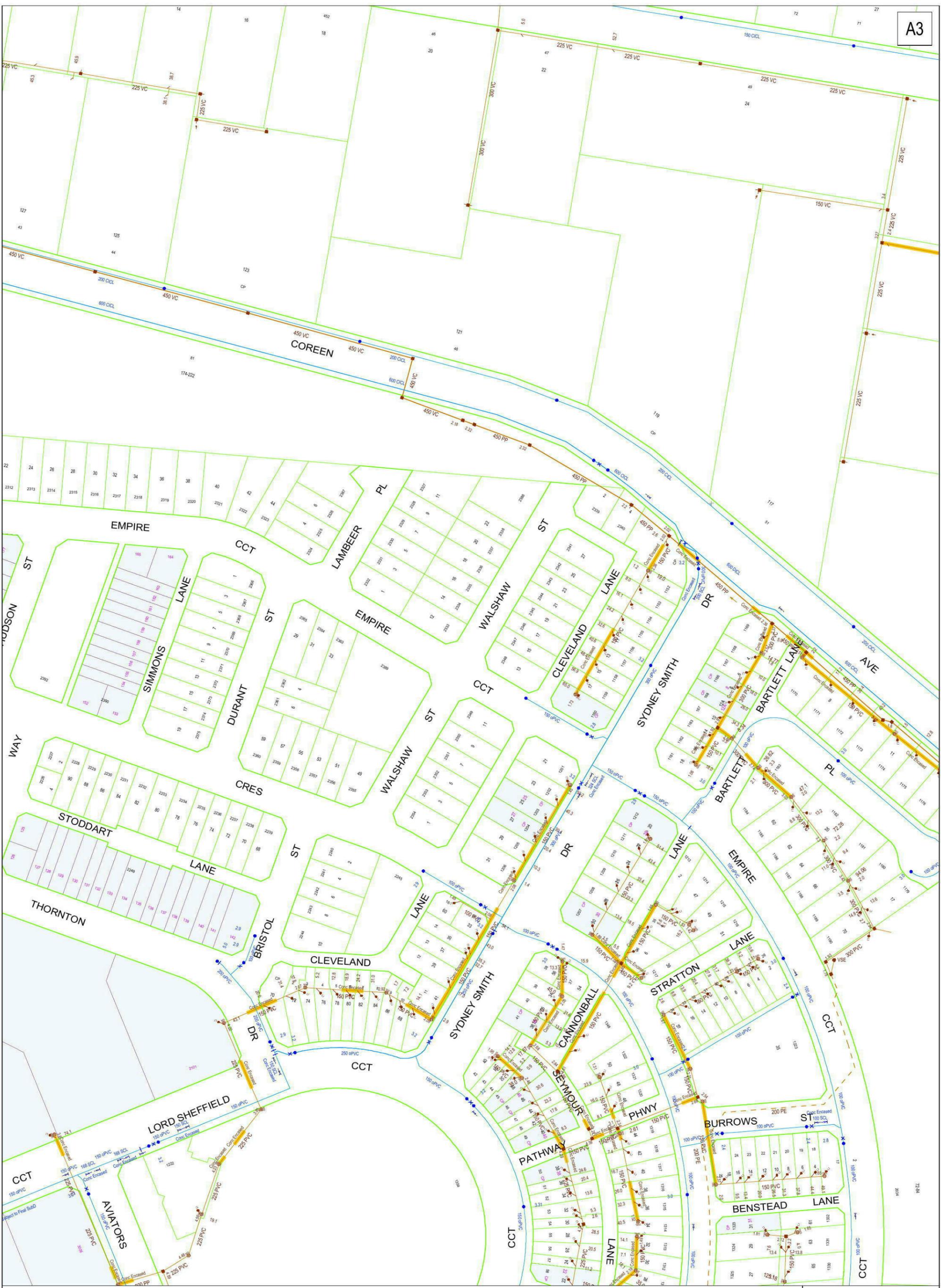
| SYMBOL | BOTANICAL NAME | COMMON NAME | QUANTITY | POT SIZE | MATURE SIZE |
|------------|--------------------------------------|----------------------|----------|----------|-------------|
| Lcj | Lomandra confertifolia 'Crackerjack' | Fine-leafed Lomandra | 8 | 200mm | 0.45m |
| Lix | Lagerstroemia 'Sioux' | Crepe Myrtle | 1 | 75L | 4m |

CLEVELAND 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 | 2.05 | 1.65 |
| IN-FILL PAVEMENT Concrete pavers 'Adbri Havenbrick', 200x100x50mm in 'Brushwood' colour, laid in herringbone pattern | 4.25 | 1.47 |
| Total area | 6.30 | 3.12 |

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

| <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>VF</td> <td>RS</td> <td>21-02-14</td> </tr> <tr> <td>B</td> <td>SUBMITTED FOR APPROVAL</td> <td>VF</td> <td>RS</td> <td>26-02-14</td> </tr> <tr> <td>C</td> <td>AMENDED ARCHITECTURAL</td> <td>VF</td> <td>RS</td> <td>28-02-14</td> </tr> </tbody> </table> | REVISION | DESCRIPTION | DRAWN | CHECK | DATE | A | SUBMITTED TO CLIENT FOR COMMENT | VF | RS | 21-02-14 | B | SUBMITTED FOR APPROVAL | VF | RS | 26-02-14 | C | AMENDED ARCHITECTURAL | VF | RS | 28-02-14 |  <p>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</p> | <p>LOTS 2339-2348 WALSHAW STREET, NORTH PENRITH</p> <p>FIRSTSTYLE HOMES</p> | <p>NEW RESIDENCE</p> <p>PLANT SCHEDULE - LOT 2342</p> <p>SCALE: 1:100 @ A3 DRAW: DA SHEET: L-08</p> <p>DRAWN: VF CHECK: RS DATE: 28-02-14 REVISION: C</p> |  |
|---|---------------------------------|-------------|-------|----------|------|---|---------------------------------|----|----|----------|---|------------------------|----|----|----------|---|-----------------------|----|----|----------|--|---|---|---|
| REVISION | DESCRIPTION | DRAWN | CHECK | DATE | | | | | | | | | | | | | | | | | | | | |
| A | SUBMITTED TO CLIENT FOR COMMENT | VF | RS | 21-02-14 | | | | | | | | | | | | | | | | | | | | |
| B | SUBMITTED FOR APPROVAL | VF | RS | 26-02-14 | | | | | | | | | | | | | | | | | | | | |
| C | AMENDED ARCHITECTURAL | VF | RS | 28-02-14 | | | | | | | | | | | | | | | | | | | | |



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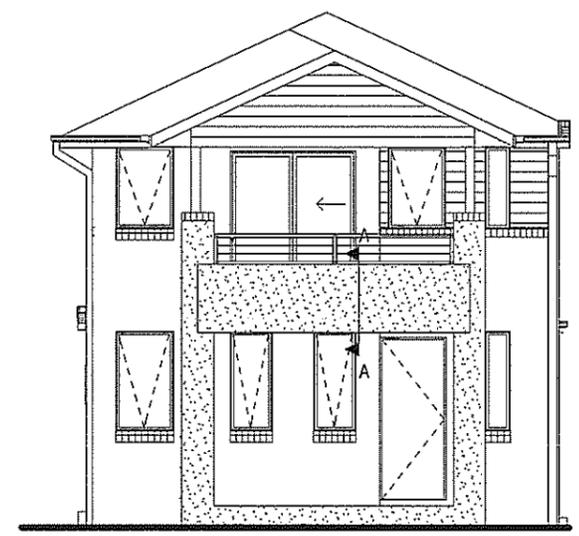
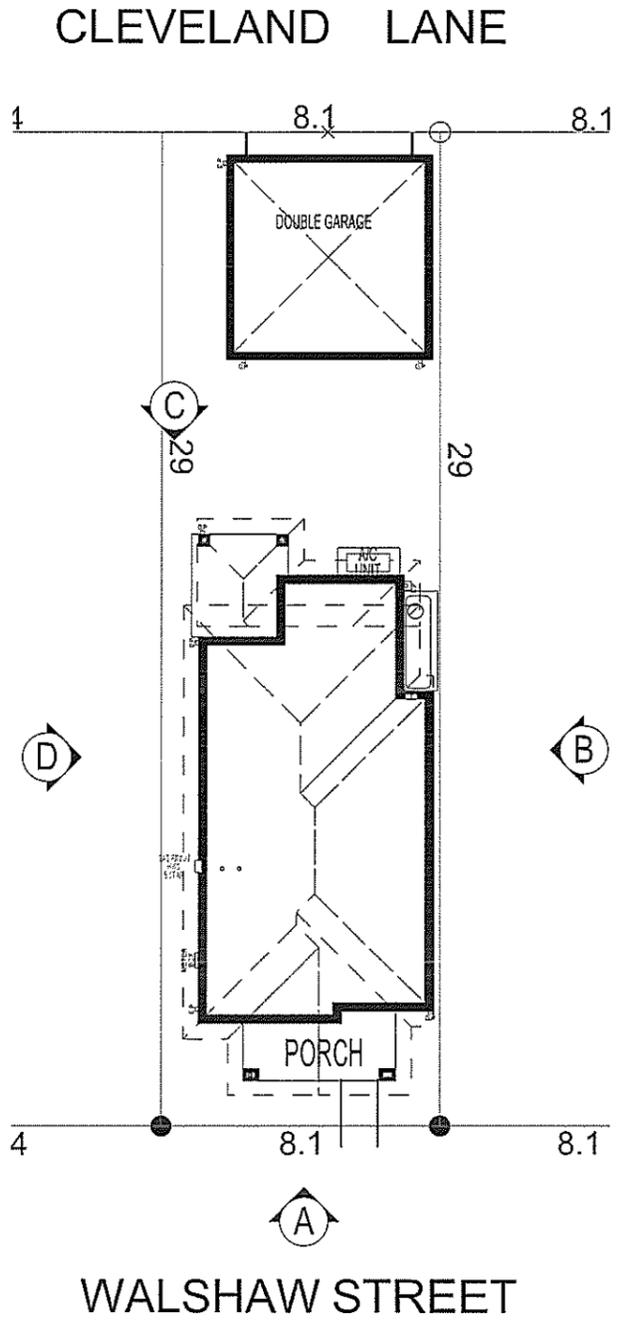
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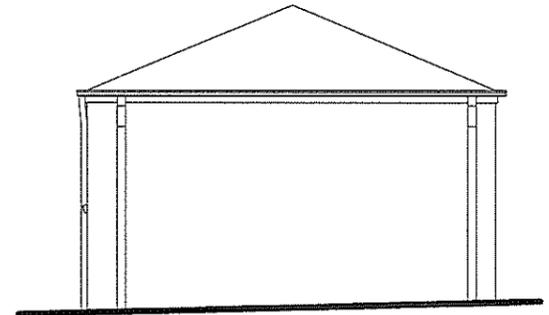
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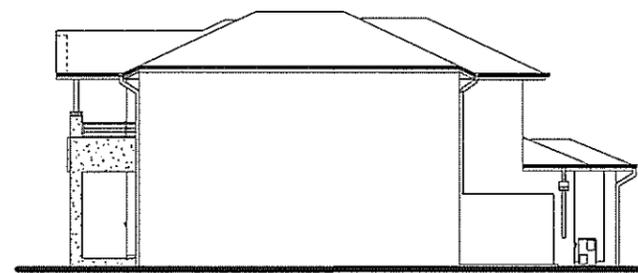
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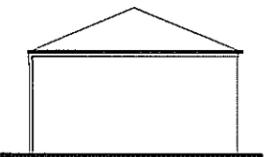
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GARAGE ELEVATION A



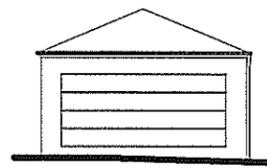
ELEVATION B



GARAGE ELEVATION B



ELEVATION C



GARAGE ELEVATION C



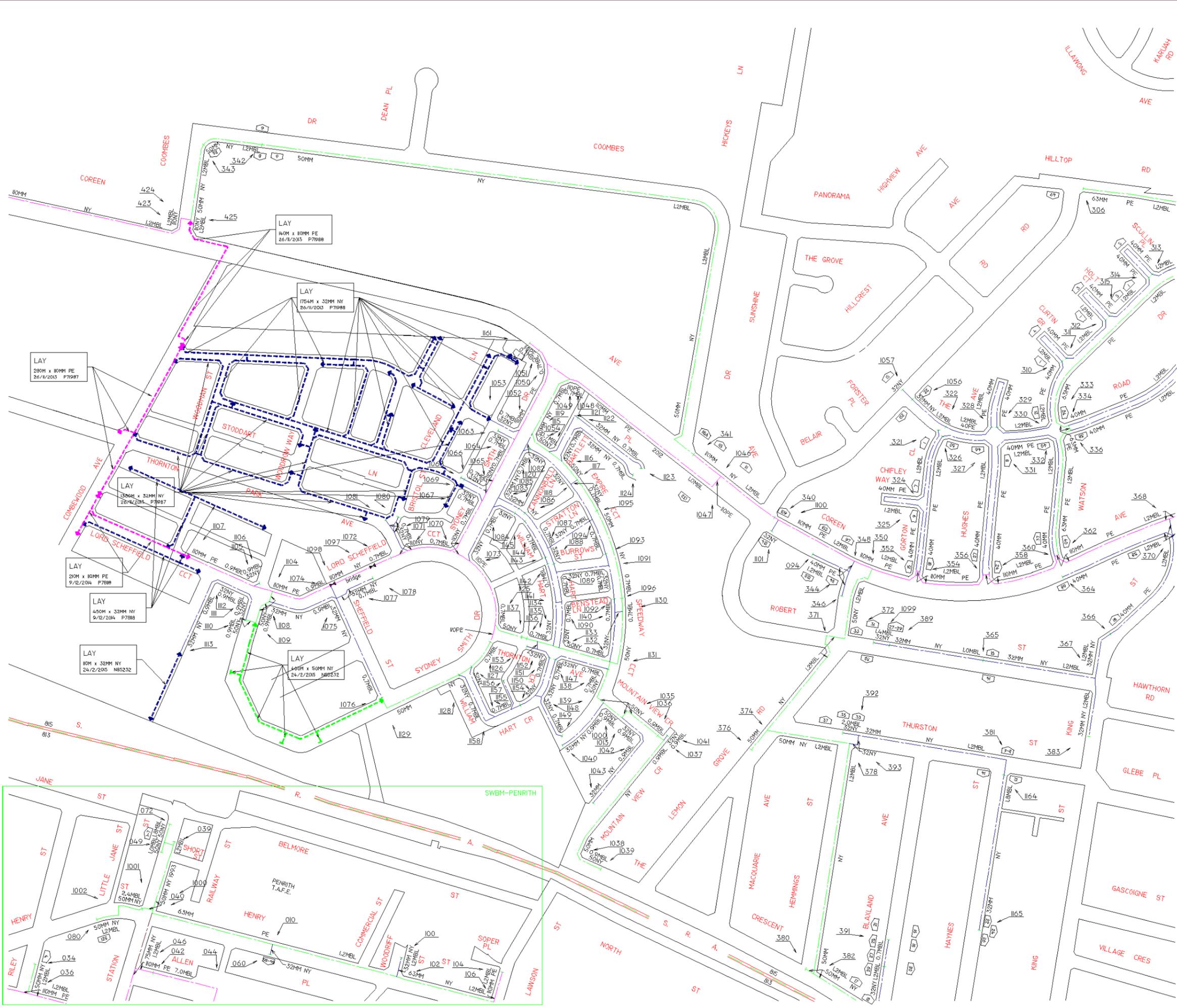
GARAGE ELEVATION D

ELEVATION D

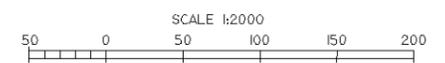
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NOTIFICATION PLAN

| | | | |
|---|----------------------|---------------------|--------|
| PROMOTION: <i>LIVING/STYLE COLLECTION</i> | | | |
| CLIENT: FIRSTYLE HOMES | | | |
| LOCATION: LOT 2342 WALSHAW STREET PENRITH NSW 2750 | | | |
| DP SUBDIVISION OF LOT 1197 DP 1171491 | | council: PENRITH | |
| model: CHESTER 21 | facade: AUGUSTINE | date: 24/03/2014 | SK1 |
| sheet: A | drawn: GP | checked: P.D | 742-14 |
| scale: 1:200, 1:100 | | | |
| CLIENT'S SIGNATURE: _____ | | DATE: _____ | |



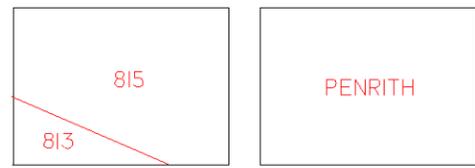
PENRITH 6B



THIS MAP UPDATED ON 24/02/2015
THIS PLAN IS DIAGRAMATIC ONLY. DISTANCES
SCALED FROM THIS PLAN MAY NOT BE ACCURATE.

| | | |
|------|------|------|
| PE3C | PE3D | SMIC |
| PE6A | PE6B | SM4A |
| PE6C | PE6D | SM4C |

ADJOINING MAPS



NETWORK AREA MUNICIPALITY AREA

Jemena

KEY

- | MAX ALLOWABLE OPERATING PRESSURE | |
|----------------------------------|--|
| | T TRUNK PIPELINE 7000 kPa |
| | P PRIMARY MAIN 3500 kPa |
| | S SECONDARY MAIN 1050 kPa |
| | 400 NETWORK MAIN 400 kPa |
| | 300 NETWORK MAIN 300 kPa |
| | 210 NETWORK MAIN 210 kPa |
| | 100 NETWORK MAIN 100 kPa |
| | 30 NETWORK MAIN 30 kPa |
| | 7 NETWORK MAIN 7 kPa |
| | 2 NETWORK MAIN 2 kPa |
| | PROPOSED MAINS |
| | STEEL MAIN PROJECT NUMBER |
| | PRESSURE MONITORING STATION |
| | VALVE |
| | SYSTEM PRESSURE REGULATOR |
| | SIPHON |
| | NETWORK NODE |
| | NETWORK VALVE NODE |
| | 6 INCH CAST IRON MAIN |
| | 150MM STEEL MAIN |
| | 110MM POLYETHYLENE/NYLON MAIN |
| | 50MM NYLON INSERTED INTO 6NB MAIN CAST IRON MAIN |
| | DISTANCE IN METRES OF MAIN FROM BOUNDARY LINE |
| | 1957 YEAR LAID |
| | MUNICIPALITY BOUNDARY |
| | NETWORK BOUNDARY |
| | HOUSE NUMBER |

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KINGSGRANGE NSW 2486
DX 11392
MURRUMBidgee

BASIX

= 45.0m² of roof area to discharge to water tank.

= 107.09m² stormwater and overflow to discharge to existing street channel.

o/a = 152.09m² of roof area.

LEGEND:

● = SURFACE INLETS AS REQUIRED

○ = SURFACE INLETS LINE

--- = STORMWATER LINE

EARTHWORKS TO AHD

HOUSE: FFL: R.L. 28.660
(LIVING) FGL: R.L. 28.260

GARAGE: FFL: R.L. 28.400
FGL: R.L. 28.075

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 ENCRACH AS ALLOWED BY B.C.A. CL3.7.1.7 & FIGURE 3.7.1.9

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

FIBRE OPTIC WIRING PACKAGE

NOTE:
PROVIDE GRANITGARD
TERMITE TREATMENT

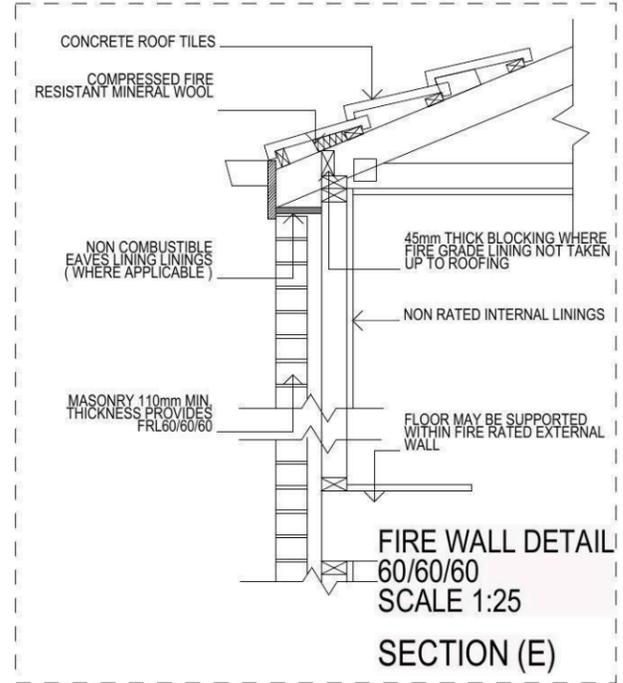
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SYMBOLS & ABBREVIATIONS:

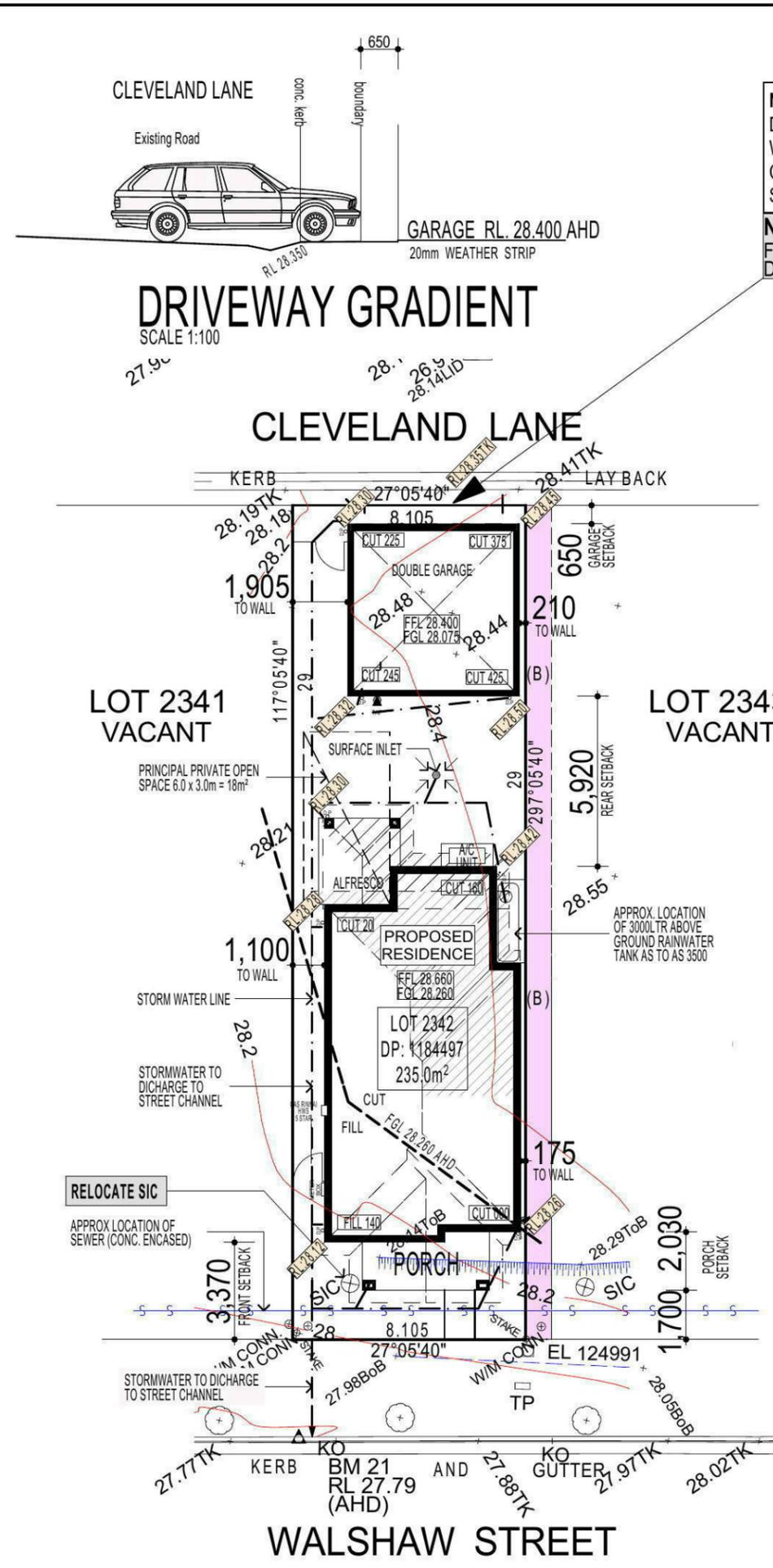
| | | | |
|------|------------------------|-----|---------------------|
| GP | GULLY PIT | -E- | OVERHEAD ELEC LINE |
| HYD | HYDRANT | -S- | SEWER LINE |
| SIP | SURFACE INLET PIT | GM | GAS METER |
| SIC | SEWER INSPECTION COVER | LP | LIGHT POLE |
| SMH | SEWER MANHOLE | EC | ELECTRICITY CONDUIT |
| 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: 49
MAP: 163 REF: J7
GPS
S
E



(B) PROPOSED EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE (B1)



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

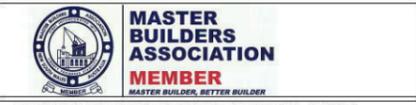
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FIRSTSTYLE HOMES

FIRSTSTYLE HOMES Pty Ltd
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DEVELOPMENT CALCULATIONS

LOT: 2342 SITE AREA: 235.0m²

| Itemised Floor Areas: | Totals: |
|--|----------------------------|
| living ground floor: | 82.53m ² |
| first floor: (excl. void 72.84m ²) | 76.63m ² |
| garage: (excess 00.000m ²) | 35.88m ² |
| alfresco: | 8.06m ² |
| porch: | 7.96m ² |
| balcony: | 7.96m ² |
| total floor area: | 219.02m² |

FLOOR SPACE RATIO CALCULATION:

| gross floor areas: | Totals: |
|---|----------------------------|
| living ground floor: (internal area) | 72.83m ² |
| first floor excl. void: (internal area) | 64.63m ² |
| total gross floor area: | 137.46m² |
| floor space ratio: | 58:1 |

SITE AREA COVERAGE/LANDSCAPE:

| | |
|--|-----------------------------------|
| house ground floor: | 82.53m ² |
| garage: | 35.88m ² |
| porch/alfresco: | 16.02m ² |
| driveway/paved area: | 4.5m ² |
| site coverage Area: | 134.43m²(57.2%) |
| landscape area: | 100.57m ² (48.8%) |
| pervious areas (soft) | 91.92m ² (39.1%) |
| impervious areas (hard) | 143.08m ² (60.9%) |
| front yard landscape area | 16.03m ² (91.8%) |
| front yard hard paved area | 1.43m ² (8.2%) |
| private open space o/a: | 49.85m ² |
| principal private open space: | 18m ² |
| total car space incl. carstand: | 2 carspace |

COUNCIL ZONE: R1

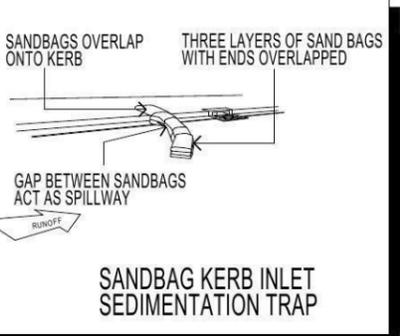
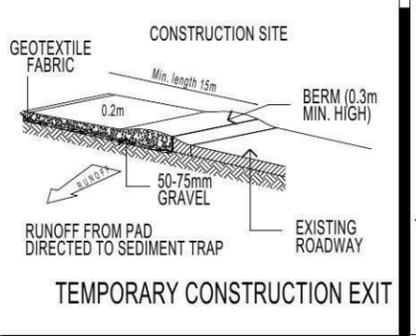
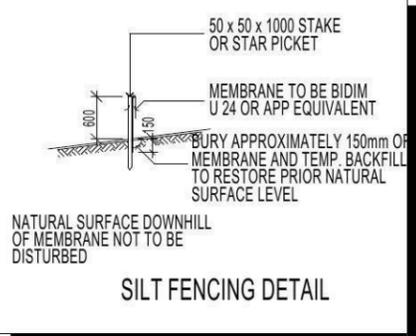
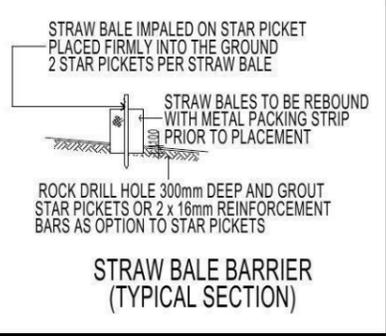
PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
K. S. CHENG

LOCATION:
**LOT 2342
WALSHAW STREET
PENRITH NSW 2750**

| | |
|-------------------|---|
| DP: 1184497 | council: PENRITH |
| model: CHESTER 21 | facade: AUGUSTINE |
| date: 16/03/2015 | valuation assessment: QA1 |
| Sheet: 1 of 12 | drawn: G.P./S.W. checked: G.P. scale: 1:200 |
| 742-14 | |

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DUST CONTROL MEASURES:

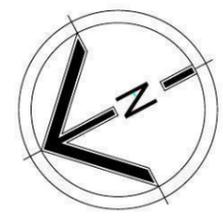
IF THE SITE BECOMES DUSTY DURING HOTTER MONTHS (FIRSTSTYLE) WILL SPRINKLE WATER ON THE DUST

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



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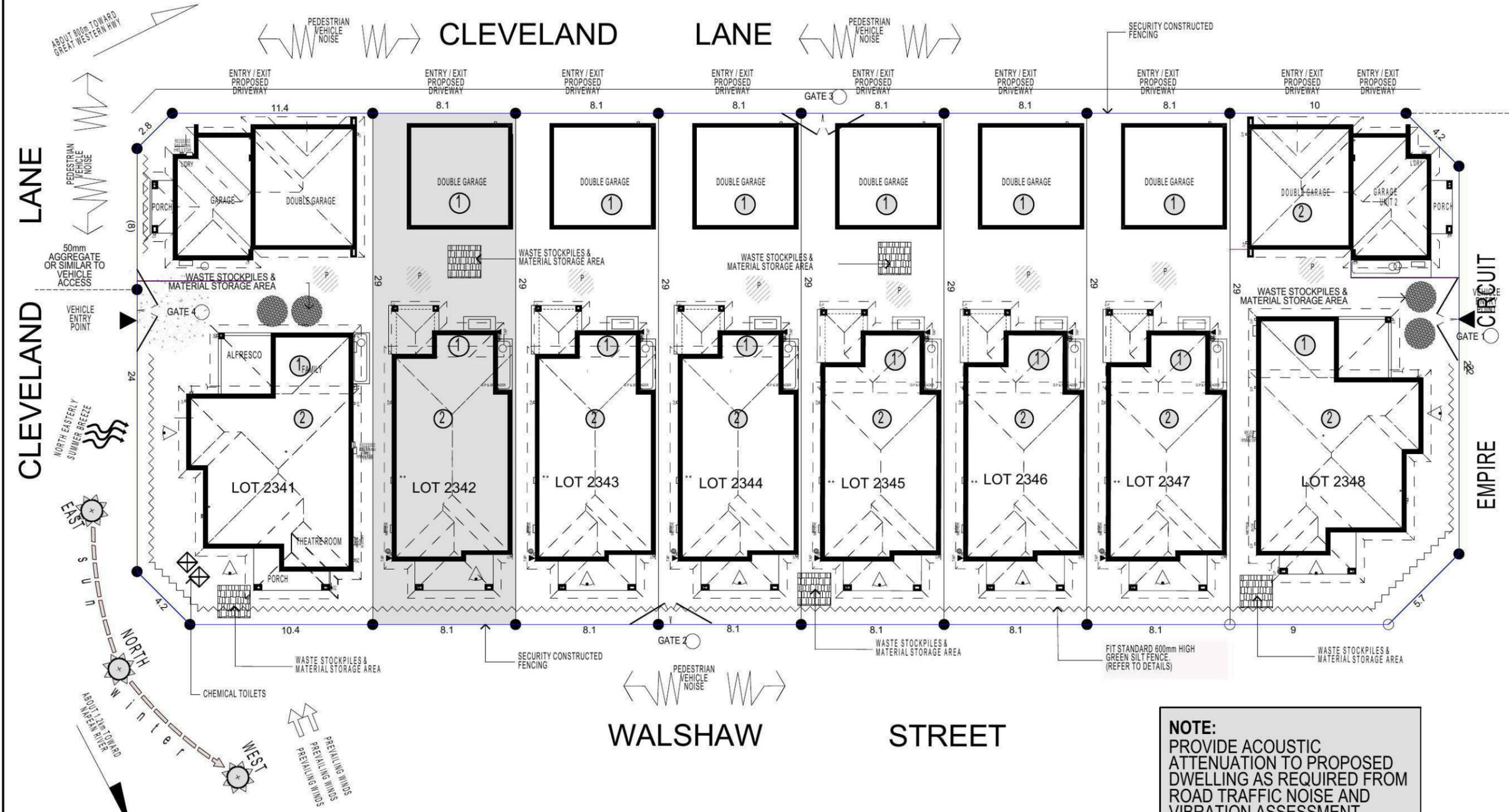
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| KEY | |
|-----|------------------------------|
| | SOLAR ACCESS |
| | NUMBER OF STOREY'S |
| | PREVALING WINDS |
| | EXISTING TREES |
| | TREES TO BE REMOVED |
| | DIRECTION & DISTANCES |
| | NOISE |
| | VEHICULAR SITE ENTRY |
| | HWS |
| | VIEWS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

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FIBRE OPTIC WIRING PACKAGE

NOTE:
PROVIDE GRANITGARD TERMITE TREATMENT

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

SITE ANALYSIS & WASTE MANAGEMENT PLAN

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

CLIENT: **K. S. CHENG**

LOCATION: **LOT 2342 WALSHAW STREET PENRITH NSW 2750**

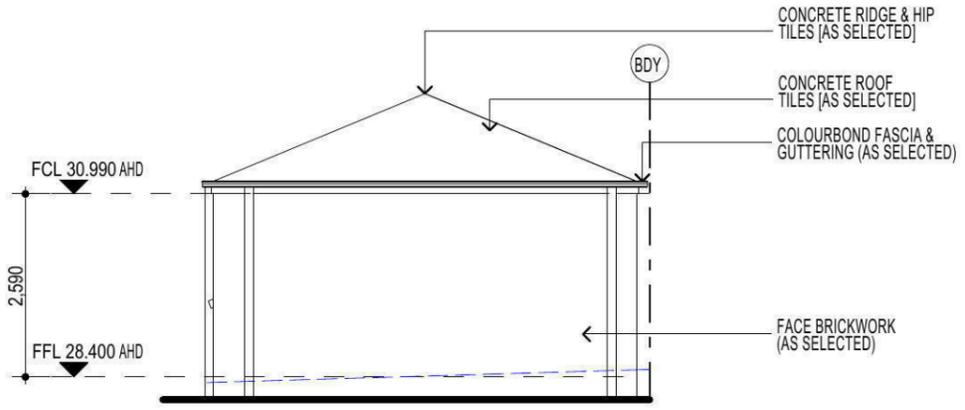
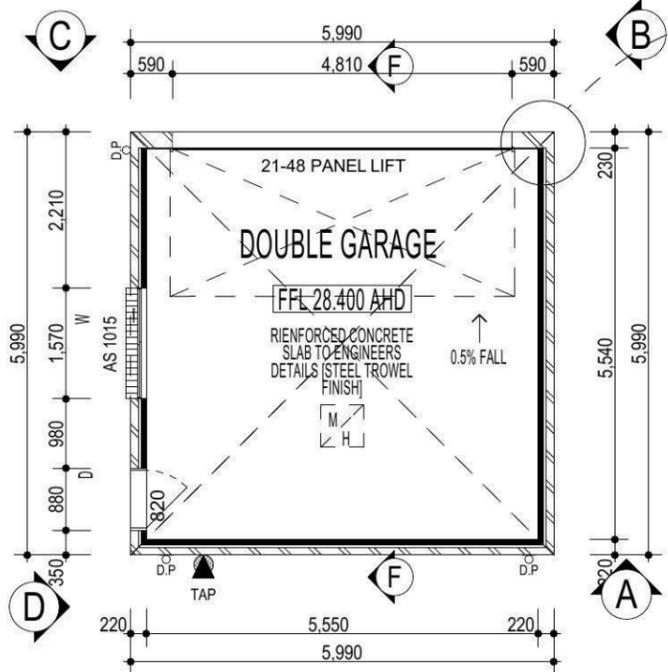
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model: CHESTER 21 facade: AUGUSTINE date: 16/03/2015 quotation assessment: QA1

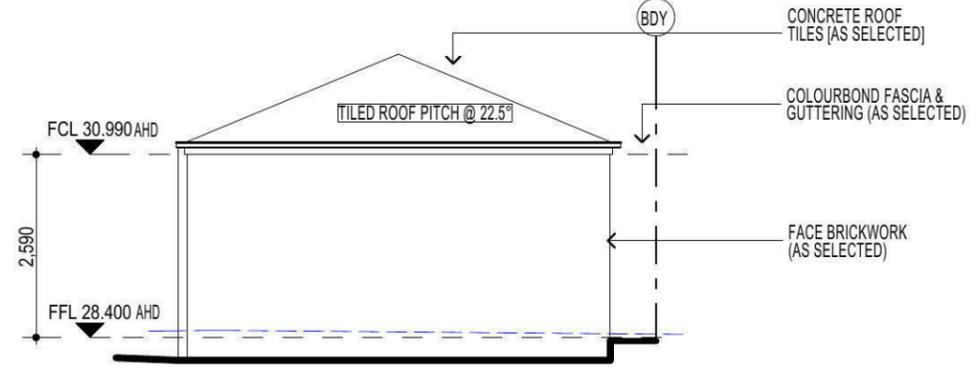
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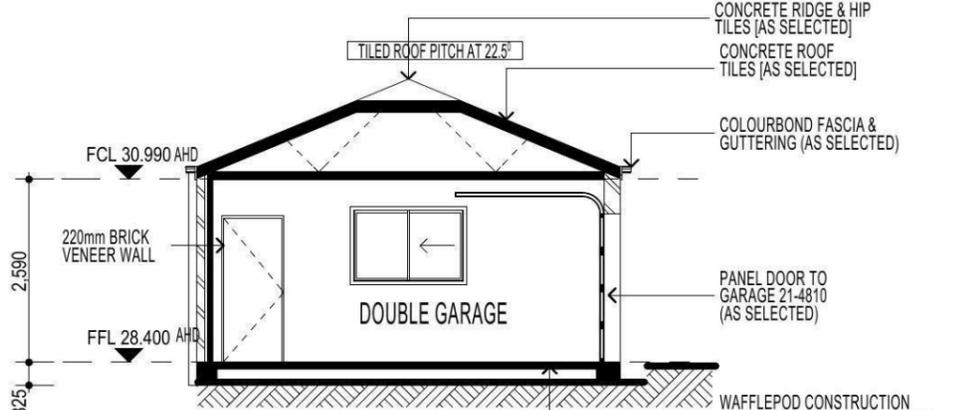
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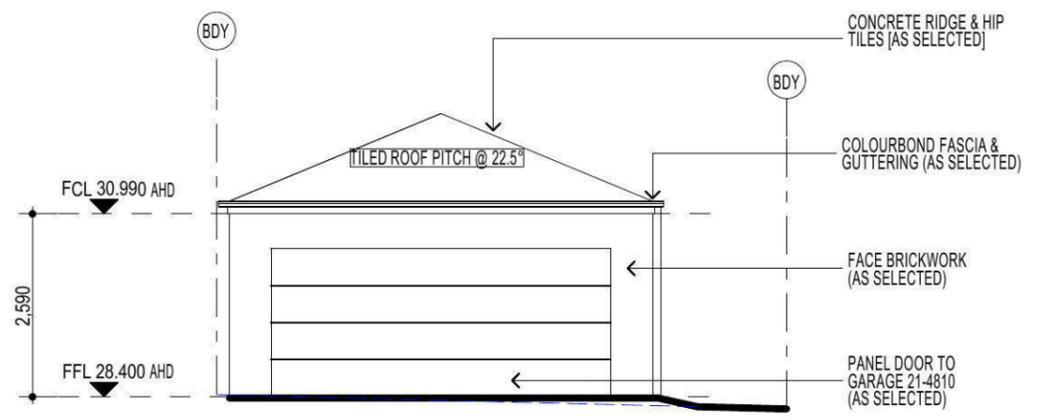
ELEVATION A



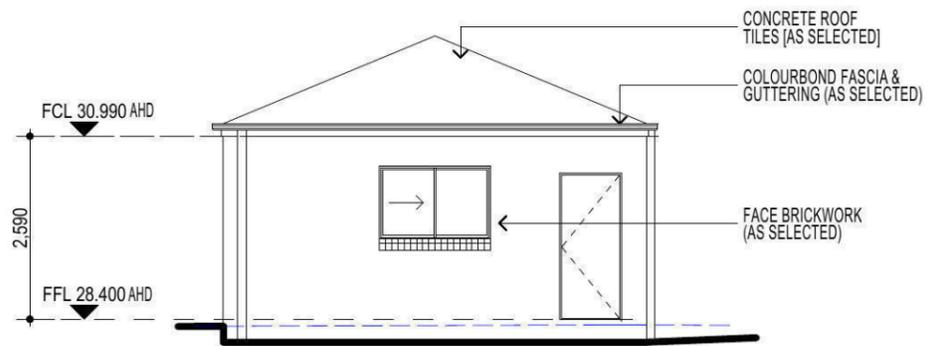
ELEVATION B



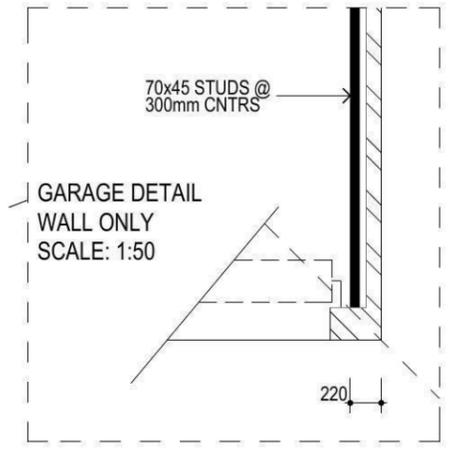
SECTION F-F



ELEVATION C



ELEVATION D



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CLIENT:
 K. S. CHENG

LOCATION:
 LOT 2342
 WALSHAW STREET
 PENRITH NSW 2750

DP: 1184497 council: PENRITH

model: CHESTER 21 facade: AUGUSTINE date: 16/03/2015 quotation assessment: QA1

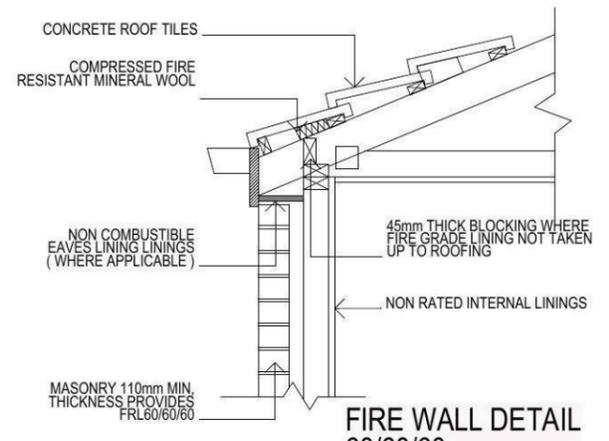
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FIBRE OPTIC WIRING PACKAGE

NOTE
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 3-PHASE POWER

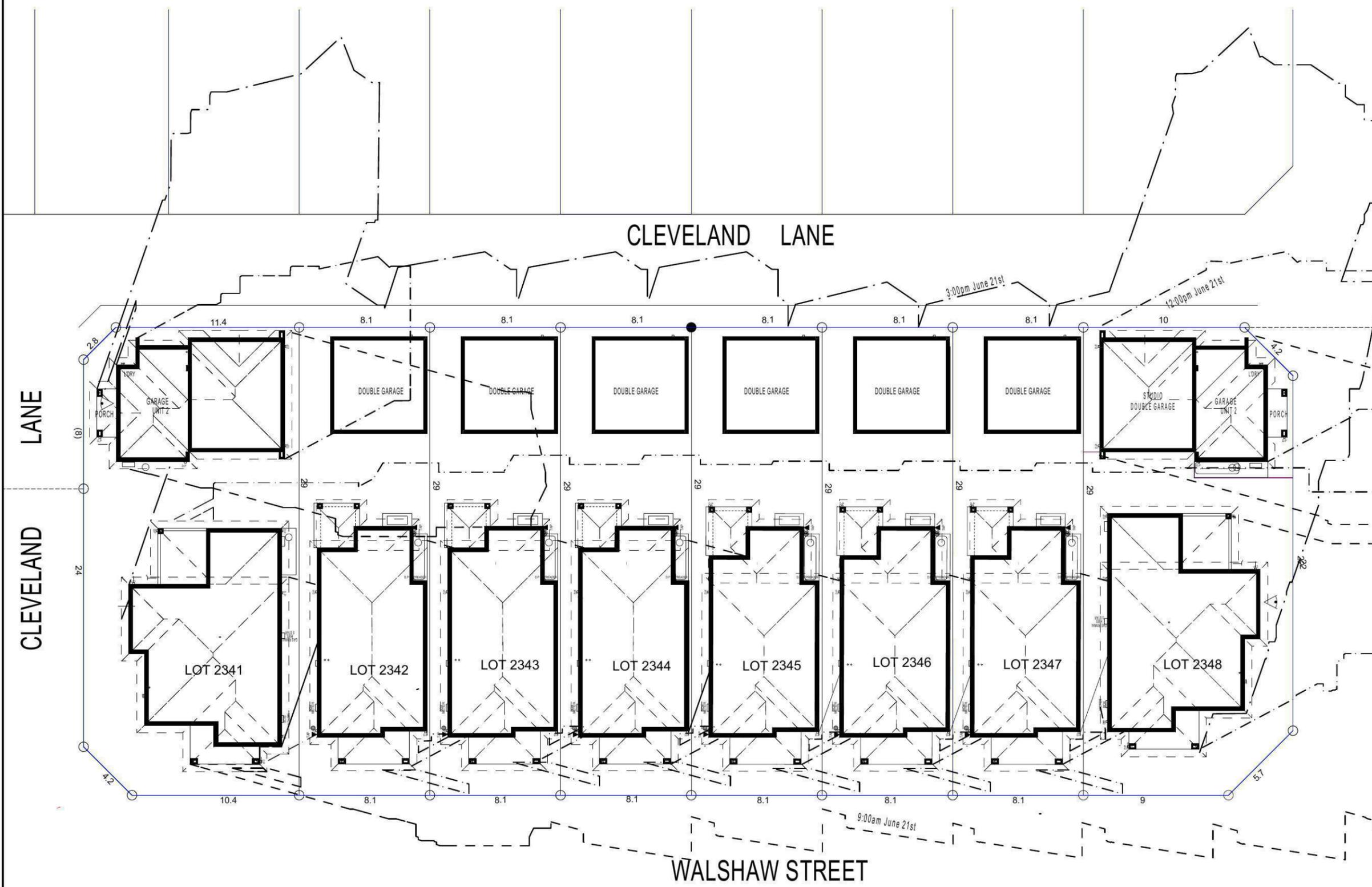
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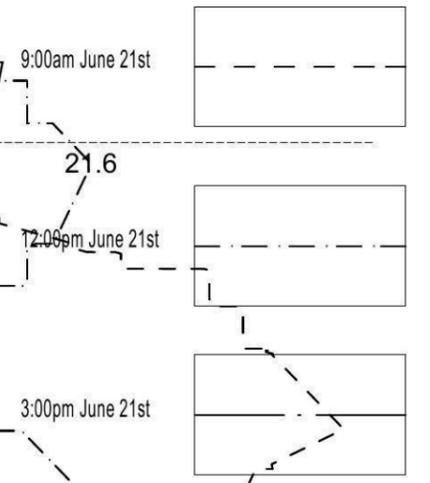


FIRE WALL DETAIL 60/60/60 SCALE 1:25 SECTION (E)

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SHADOW DIAGRAM



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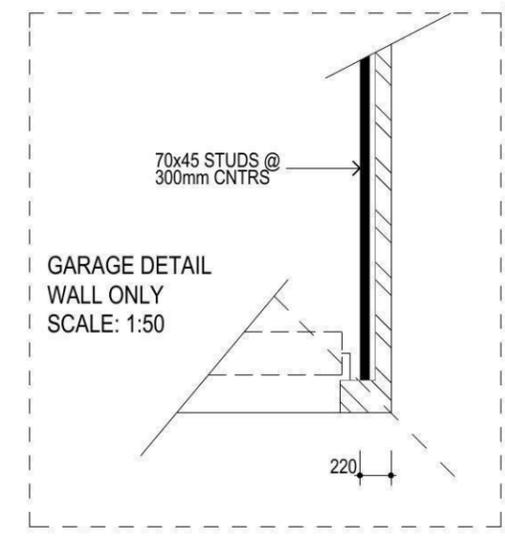
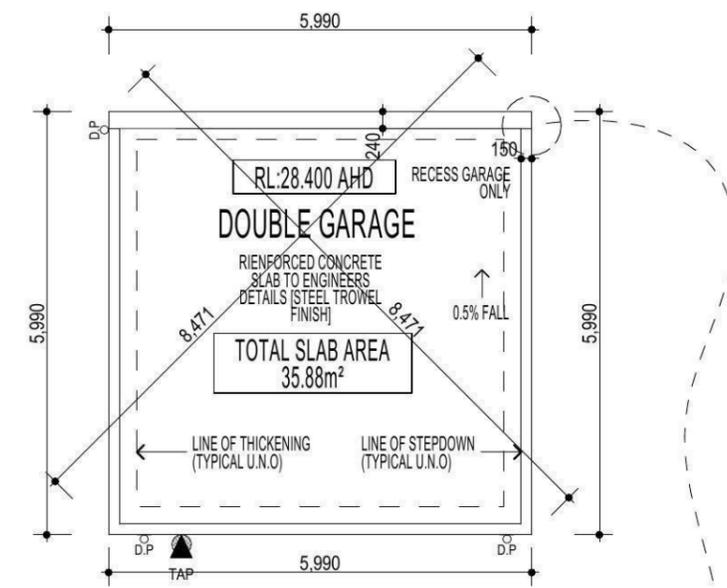
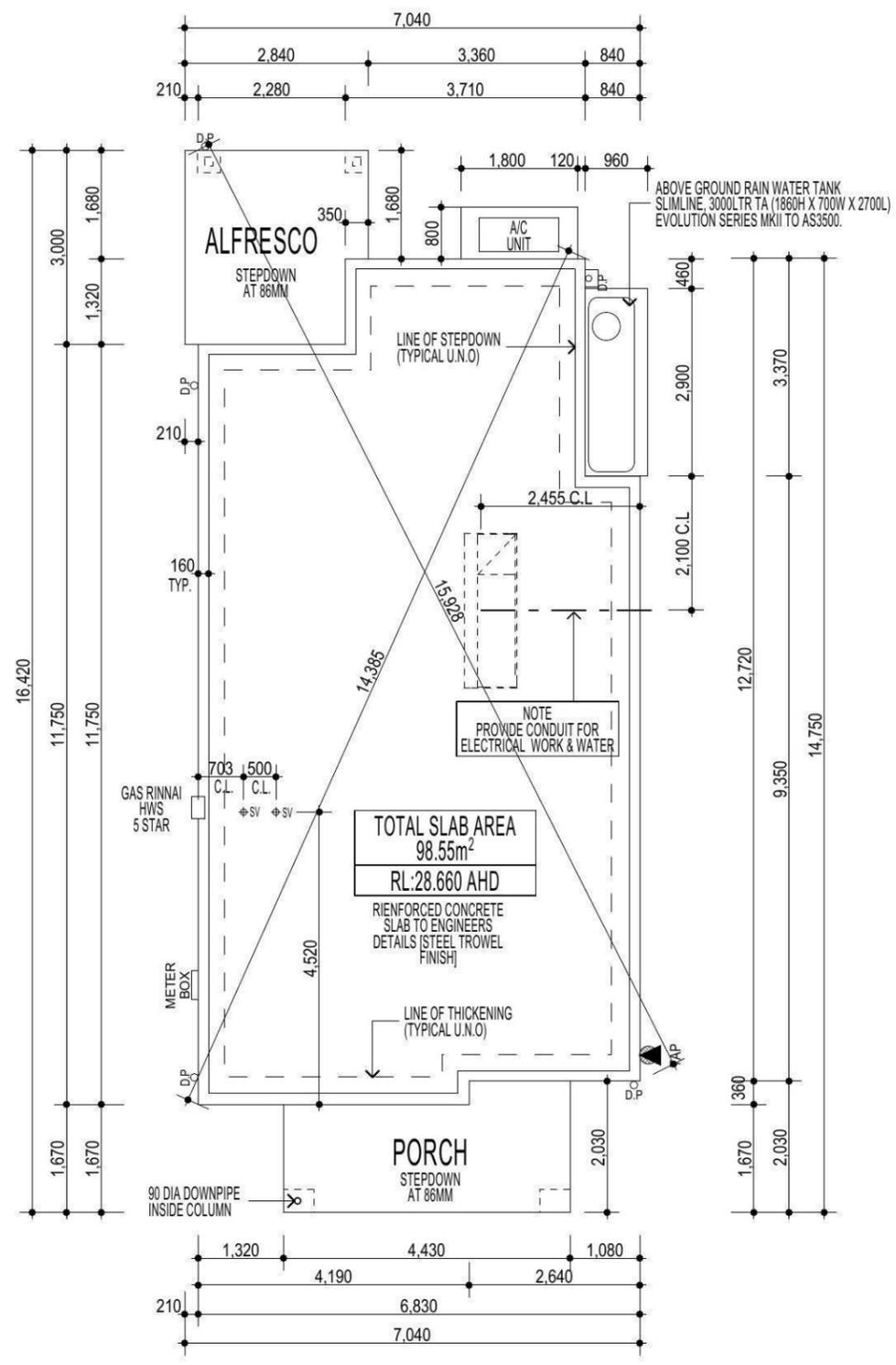
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|--|----------------------|-----------------------|------------------------------|
| PROMOTION: LIVING/STYLE COLLECTION | | | |
| CLIENT: K. S. CHENG | | | |
| LOCATION: LOT 2342 WALSHAW STREET PENRITH NSW 2750 | | | |
| DP: 1184497 | model: CHESTER 21 | facade: AUGUSTINE | council: PENRITH |
| date: 16/03/2015 | drawn: G.P / S.W | checked: G.P | quotation assessment: QA1 |
| Sheet: 9 of 12 | scale: 1:200 | 742-14 | |
| CLIENTS SIGNATURE: _____ | | DATE: _____ S.P. 0.0. | |

SHADOW DIAGRAM

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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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FIBRE OPTIC WIRING PACKAGE

NOTE:
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NOTE:
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SLAB LAYOUT PLAN

| | | | |
|---|----------------------|---------------------|------------------------------|
| PROMOTION: LIVING/STYLE COLLECTION | | | |
| CLIENT: K. S. CHENG | | | |
| LOCATION: LOT 2342 WALSHAW STREET PENRITH NSW 2750 | | | |
| DP: 1184497 | council: PENRITH | | |
| model: CHESTER 21 | facade: AUGUSTINE | date: 16/03/2015 | quotation assessment: QA1 |
| Sheet: 10 of 12 | drawn: G.P / S.W | checked: G.P | 742-14 |
| scale: 1:100 | | | |
| CLIENTS SIGNATURE: | | DATE: | |

NOTE: THE EXTENSION OF CLEVELAND LANE IS 7 M WIDE

| REFERENCE MARKS | | | REFERENCE MARKS | | | | |
|-----------------|------------|----------------|-------------------|----|------------|----------------|-------------------|
| No | BEARING | DISTANCE | DESCRIPTION | No | BEARING | DISTANCE | DESCRIPTION |
| G | 193°07'10" | 5.535 | DHWFD (DP810416) | M | 105°22'50" | 1.1 & 6.47 | DHWFD (DP1171491) |
| H | 214°02'10" | 0.455 | CBFD (DP233536) | N | 1°11'25" | 4.08 & 13.205 | DHWFD (DP1171491) |
| I | 192°11'40" | 6.23 | DHWFD (DP1171491) | O | 48°41' | 3.93 & 12.795 | DHWFD (DP1171491) |
| J | 216°54' | 4.795 & 20.255 | DHWFD (DP1171491) | P | 200°01'25" | 3.645 & 11.915 | DHWFD (DP1171491) |
| K | 335°02'25" | 1.845 & 10.435 | DHWFD (DP1171491) | Q | 121°18'30" | 1.08 & 6.39 | DHWFD (DP1171492) |
| L | 66°11'10" | 1.215 & 10.455 | DHWFD (DP1171491) | AH | 25°39'50" | 4.03 & 13.06 | DHW |

SCHEDULE of LINES

| No | Bearing | Distance |
|----|------------|----------|
| 9 | 252°05'40" | 5.655 |
| 10 | 342°05'40" | 5.655 |
| 11 | 252°05'40" | 5.655 |
| 12 | 342°05'40" | 4.245 |
| 13 | 72°05'40" | 4.245 |
| 14 | 162°05'40" | 2.803 |
| 15 | 252°05'40" | 4.245 |
| 16 | 342°05'40" | 5.655 |
| 31 | 227°21'20" | 5.955 |
| 39 | 127°09'50" | 0.39 |
| 40 | 207°05'40" | 7 |
| 46 | 361°11'50" | 4.005 |

| No | BEARING | DISTANCE | DESCRIPTION |
|----|------------|----------------|-------------|
| AI | 153°58'50" | 4.325 | DHW |
| AI | 153°58'50" | 13.94 | SSH186024 |
| AJ | 48°45'25" | 3.97 & 13.045 | DHW |
| AK | 156°57'25" | 4.63 & 18.49 | DHW |
| AL | 117°05'40" | 3.43 & 11.58 | DHW |
| AH | 63°00'20" | 5.6 & 23.915 | DHW |
| AN | 66°02'15" | 5.54 & 17.86 | DHW |
| AO | 47°36' | 1.28 & 6.87 | DHW |
| AP | 148°23'35" | 4.075 & 13.265 | DHW |
| AQ | 154°42'40" | 4.965 | DHW |
| AQ | 151°38'40" | 22.37 | DHW |

| SURVEYING & SPATIAL INFORMATION REGULATION 2012: CLAUSES 35(1)(b), 43(1) & 61(2) | | | | | | | | | | |
|--|-------------|---------------|------|-------|-------|----------|--------|-------|-------|-------------|
| M.G.A. COORDINATES & A.H.D. HEIGHTS | | | | | | | | | | |
| MARK | EASTING | NORTHING | ZONE | CLASS | ORDER | ORIGIN | HEIGHT | CLASS | ORDER | ORIGIN |
| P.H.15846 | 286 222.093 | 6 263 945.567 | 56 | B | 2 | SCHS | 26.087 | LB | L2 | SCHS |
| P.H.29972 | 286 774.447 | 6 263 807.080 | 56 | B | 2 | SCHS | 25.447 | LB | L2 | SCHS |
| SSH.180810 | 287 024.824 | 6 263 581.614 | 56 | C | 4 | SCHS | 28.4 | E | 5 | SCHS |
| SSH.180811 | 286 992.736 | 6 263 518.793 | 56 | C | 4 | SCHS | 27.9 | E | 5 | SCHS |
| SSH.185553 | 286 745.0 | 6 263 886.3 | 56 | U | U | TRAVERSE | 26.4 | U | U | TRIG HEIGHT |
| SSH.186908 | 286 806.0 | 6 263 551.4 | 56 | U | U | TRAVERSE | 26.1 | U | U | TRIG HEIGHT |
| SSH.186914 | 286 948.9 | 6 263 638.9 | 56 | U | U | TRAVERSE | 28.7 | U | U | TRIG HEIGHT |
| SSH.186919 | 286 982.6 | 6 263 551.1 | 56 | U | U | TRAVERSE | 28.2 | U | U | TRIG HEIGHT |
| SSH.186922 | 287 064.2 | 6 263 714.7 | 56 | U | U | TRAVERSE | 27.3 | U | U | TRIG HEIGHT |
| SSH.186923 | 286 619.4 | 6 263 635.4 | 56 | U | U | TRAVERSE | 26.0 | U | U | TRIG HEIGHT |
| SSH.186924 | 286 820.0 | 6 263 691.8 | 56 | U | U | TRAVERSE | 27.8 | U | U | TRIG HEIGHT |

COMBINED SCALE FACTOR 1.000151
ESTABLISHED MARK SOURCE: SCHS DATED 25/07/2014

SCHEDULE of CURVED BOUNDARIES

| No | Bearing | Chord | Arc | Radius |
|----|------------|--------|--------|--------|
| 1 | 271°56'40" | 1.1 | 1.1 | 75.6 |
| 2 | 276°52'20" | 11.89 | 11.905 | 75.6 |
| 3 | 284°56'45" | 9.395 | 9.405 | 75.6 |
| 4 | 292°18'50" | 10.035 | 10.04 | 75.6 |
| 5 | 296°36'25" | 1.285 | 1.285 | 75.6 |
| 7 | 108°03'55" | 18.035 | 18.91 | 60 |

- 'A' - EASEMENT TO DRAIN WATER 2.5 WIDE
- 'B' - EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE
- 'C' - EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE
- 'F' - EASEMENT TO DRAIN WATER 1.5 WIDE
- 'H' - EASEMENT FOR POWERLINE 15.24 WIDE (VIDE J611971)
- 'YY' - PART LOT 2388 BENEFITED BY EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANGS 0.9 WIDE ('B') AFFECTING LOT 2338

Surveyor: GRAHAM JOHN HALL
 Date of Survey: 12 SEPTEMBER 2014
 Surveyor's Ref: 72-10-20: 2014M7100(1754)

PLAN OF
 SUBDIVISION OF LOT 1197 DP1171491

LGA: PENRITH
 Locality: PENRITH
 Subdivision No. 090/14

Registered
 09.01.2015

DP1184497

heights are in metres Reduction Ratio 1: 500

Reg:182426 / Doc:DP 1184497 / Rev:12-Jan-2015 / Ste:SC.OX / Pct:13-Jan-2015 11:42 / Pgs:ALL / Seq:2 of 8

JBP01-100

CAD REF: 2007-10 Neah South - Energy, Gas & Water / Plan:DP1184497

SCHEDULE OF CURVED BOUNDARIES

| No | Bearing | Chord | Arc | Radius |
|----|------------|--------|--------|--------|
| 1 | 271°56'40" | 1.1 | 1.1 | 75.6 |
| 2 | 276°52'20" | 11.89 | 11.905 | 75.6 |
| 3 | 284°56'45" | 9.395 | 9.405 | 75.6 |
| 4 | 292°18'50" | 10.035 | 10.04 | 75.6 |
| 5 | 296°36'25" | 1.285 | 1.285 | 75.6 |
| 6 | 294°23'45" | 10.15 | 10.155 | 107.8 |
| 7 | 108°03'55" | 18.835 | 18.91 | 60 |
| 43 | 31°38'30" | 0.475 | 0.475 | 3 |
| 44 | 46°07'55" | 1.035 | 1.04 | 3 |
| 45 | 86°35'05" | 3.045 | 3.195 | 3 |
| 47 | 289°03'55" | 9.9 | 9.905 | 107.8 |

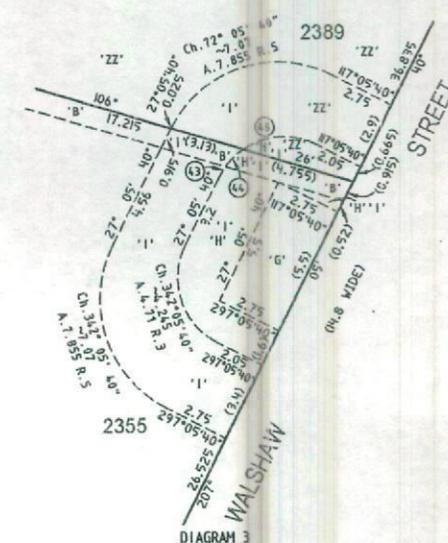


DIAGRAM 3
REDUCTION RATIO 1:150

SCHEDULE OF LINES

| No | Bearing | Distance |
|----|------------|----------|
| 10 | 342°05'40" | 5.655 |
| 11 | 252°05'40" | 5.655 |
| 15 | 252°05'40" | 4.245 |
| 16 | 342°05'40" | 5.655 |
| 17 | 72°05'40" | 5.655 |
| 18 | 162°05'40" | 4.245 |
| 19 | 252°05'40" | 4.245 |
| 20 | 338°52' | 5.33 |
| 21 | 246°45'50" | 6.16 |
| 22 | 331°26' | 5.655 |
| 23 | 66°45'50" | 5.105 |
| 24 | 57°00'55" | 4.555 |
| 25 | 117°05'40" | 6.39 |
| 26 | 156°45'50" | 6.16 |
| 27 | 241°26' | 5.655 |
| 28 | 331°26' | 4.245 |
| 32 | 162°05'40" | 5.655 |
| 33 | 143°50'50" | 3.655 |
| 34 | 241°26' | 4.245 |
| 46 | 341°11'50" | 4.005 |

REFERENCE MARKS

| No | BEARING | DISTANCE | DESCRIPTION |
|----|------------|----------------|--------------------|
| M | 105°22'50" | 1.1 & 6.47 | DH&WFD (DP1171491) |
| N | 1°11'25" | 4.08 & 13.205 | DH&WFD (DP1171491) |
| O | 48°41' | 3.93 & 12.795 | DH&WFD (DP1171491) |
| P | 200°01'25" | 3.645 & 11.915 | DH&WFD (DP1171491) |
| Q | 121°18'30" | 1.08 & 6.39 | DH&WFD (DP1171492) |
| R | 109°06'30" | 1.11 & 6.485 | DH&WFD (DP1171492) |
| S | 44°04'05" | 3.805 & 12.41 | DH&WFD (DP1171492) |
| T | 4°10'55" | 3.975 & 12.89 | DH&WFD (DP1171492) |
| U | 25°03' | 3.65 & 11.9 | DH&WFD (DP1184495) |
| V | 67°16' | 4.985 & 18.93 | DH&WFD (DP1184495) |
| W | 49°04' | 4.355 & 14.18 | DH&WFD (DP1184495) |
| AH | 25°39'50" | 4.03 & 13.06 | DH&W |
| AI | 153°58'50" | 4.325 | DH&W |
| AI | 153°58'50" | 13.94 | SSM186024 |
| AJ | 48°45'25" | 3.97 & 13.045 | DH&W |
| AK | 156°57'25" | 4.63 & 18.49 | DH&W |
| AL | 117°05'40" | 3.43 & 11.58 | DH&W |
| AP | 148°23'35" | 4.075 & 13.265 | DH&W |
| AQ | 154°42'40" | 4.945 | DH&W |
| AQ | 151°38'40" | 32.37 | DH&W |
| AR | 89°33' | 5.76 | DH&W |
| AR | 54°46'45" | 14.66 | DH&W |

- 'B' - EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE
- 'C' - EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE
- 'F' - EASEMENT TO DRAIN WATER 1.5 WIDE
- 'G' - EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
- 'H' - RESTRICTION ON THE USE OF LAND
- 'I' - RESTRICTION ON THE USE OF LAND
- 'ZZ' - PART LOT 2389 BENEFITED BY EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE 1'0" AFFECTING LOTS 2355 AND 2366

Surveyor: GRAHAM JOHN HALL
 Date of Survey: 12 SEPTEMBER 2014
 Surveyor's Ref: 72-10-2D:2014M100(1754)

PLAN OF
 SUBDIVISION OF LOT 1197 DP1171491

LGA: PENRITH
 Locality: PENRITH
 Subdivision No. 090/14
 Lengths are in metres Reduction Ratio 1: 500

Registered
 09.01.2015

DP1184497

| | | | | | | | | | | | | |
|----|----|----|----|----|-------------|----|----|-----|-----|-----|-----|-----|
| 10 | 20 | 30 | 40 | 50 | Table of mm | 80 | 90 | 100 | 110 | 120 | 130 | 140 |
|----|----|----|----|----|-------------|----|----|-----|-----|-----|-----|-----|

Ref: RB24526 / Doc: DP 1184497 P / Rev: 12-Jan-2015 / Srs: SC.OK / Pft: 13-Jan-2015 11:42 / Pgs: ALL / Seq: 3 of 8
 Ref: BHC / Srs: C

CAD REF: 2309-10 North - Survey_AmbiCAD File: 02105000

Lot 2342 WALSHAW

PLANT SCHEDULE Prepared by ecodeign Pty Ltd

| SYMBOL | BOTANICAL NAME | COMMON NAME | QUANTITY | POT SIZE | MATURE SIZE |
|--------|------------------------------------|---------------------------|----------|----------|-------------|
| Cpl | Camellia sasanqua 'Paradise Pearl' | Camellia | 8 | 300mm | 2m |
| Cob | Convolvulus 'Blue Moon' | Convolvulus | 6 | 150mm | 0.15m |
| Dg | Dietes grandiflora | Wild Iris | 8 | 200mm | 1m |
| Gar | Gardenia augusta 'Radicans' | Rock Gardenia | 4 | 200mm | 0.5m |
| Lct | Lomandra confertifolia 'Tilga' | Mat Rush | 7 | 140mm | 0.7m |
| Lwt | Liriope muscari 'Monroe's White' | Liriope (white flowering) | 14 | 200mm | 0.45m |
| Mq | Magnolia quinquepeta 'Nigra' | Lily Magnolia | 1 | 25L | 3-4m |
| Vh | Viola hederacea | Native Violet | 8 | 150mm | 0.1m |

LOT PLANTING SUMMARY

| Total Plants | Total Fence Hedging | Street Planting | Other Shrubs/ground-covers | Total Trees |
|--------------|---------------------|-----------------|----------------------------|-------------|
| 56 | 8 | 0 | 48 | 1 |

CLEVELAND LANE - Supply + installation by BUILDER

| SYMBOL | BOTANICAL NAME | COMMON NAME | QUANTITY | POT SIZE | MATURE SIZE |
|--------|--------------------------------------|----------------------|----------|----------|-------------|
| Lcj | Lomandra confertifolia 'Crackerjack' | Fine-leaved Lomandra | 8 | 200mm | 0.45m |
| Lix | Lagerstroemia 'Sioux' | Crepe Myrtle | 1 | 75L | 4m |

CLEVELAND 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 | 2.05 | 1.65 |
| IN-FILL PAVEMENT Concrete pavers 'Adbri Havenbrick', 200x100x50mm in 'Brushwood' colour, laid in herringbone pattern | 4.25 | 1.47 |
| Total area | 6.30 | 3.12 |

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



| | | | | |
|--|--|---|--|---|
| A SUBMITTED TO CLIENT FOR COMMENT B SUBMITTED FOR APPROVAL C AMENDED ARCHITECTURAL | Date: 21-02-14 Date: 26-02-14 Date: 26-02-14 | ecodeign outdoor living environments PO Box 8336, Southam NSW, NSW 2133 Ph: (02) 9489 7712 Fax: (02) 9489 7705 Email: info@ecodeign.com.au Web: www.ecodeign.com.au | LOTS 2339-2348 WALSHAW STREET, NORTH PENRITH FIRSTSTYLE HOMES | NEW RESIDENCE PLANT SCHEDULE - LOT 2342 Scale: 1:100 @ A3 Date: 28-02-14 Drawn: VF Checked: RS Project: C |
|--|--|---|--|---|