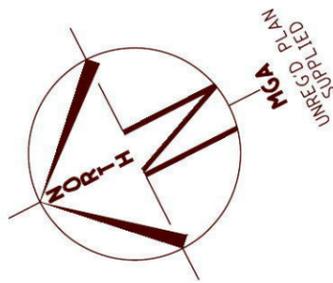
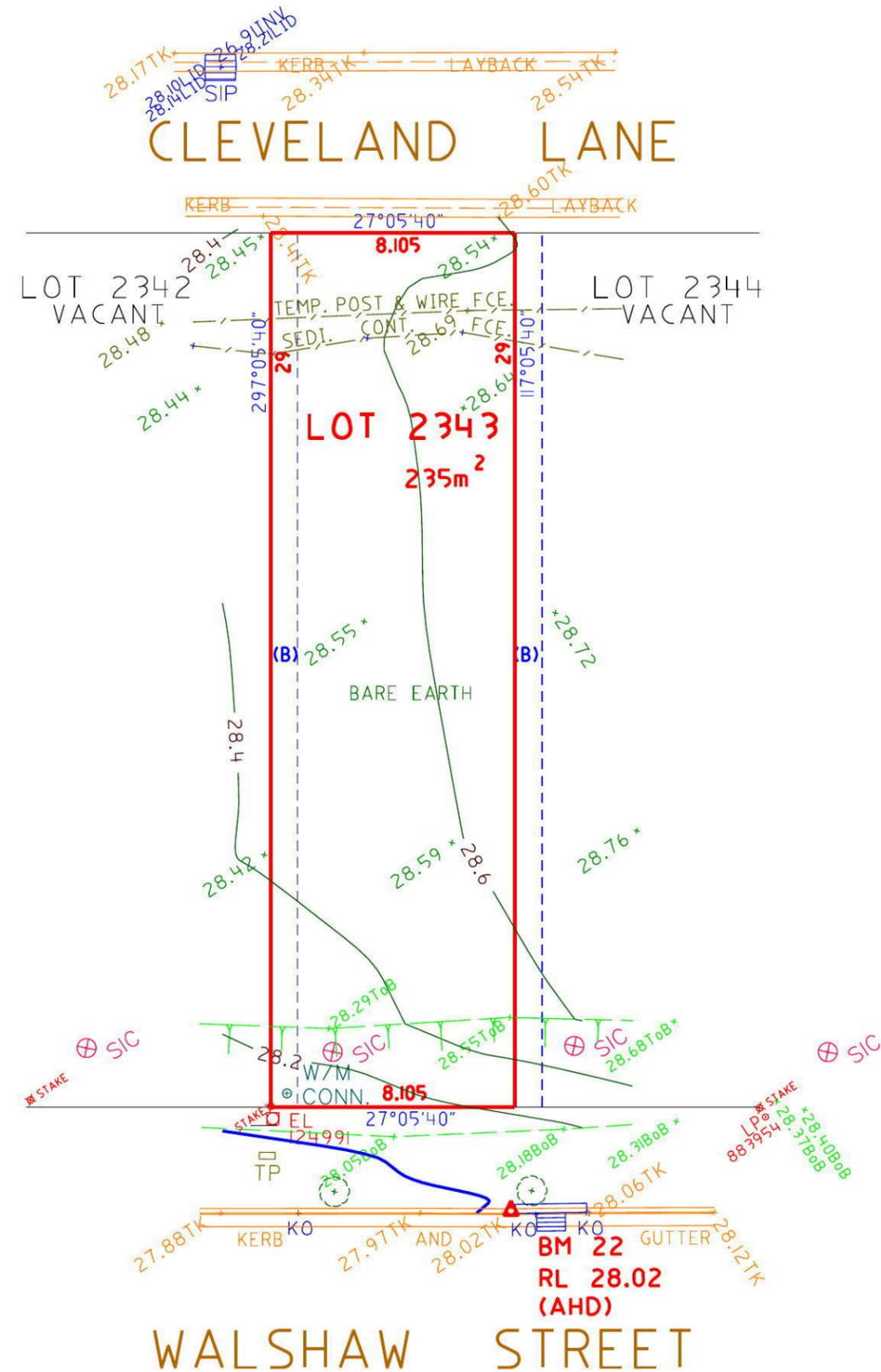


NORTH



LOCALITY SKETCH

UBD AREA: SYD REVISION: 49  
 MAP: 163 REF: K7  
 S  
 GPS E



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

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 2343 HAVE BEEN TAKEN FROM A DOCUMENT RECEIVED FROM FIRSTYLE HOMES ON 13/11/2014 AND ARE TO BE VERIFIED UPON REGISTRATION OF DEPOSITED PLAN.

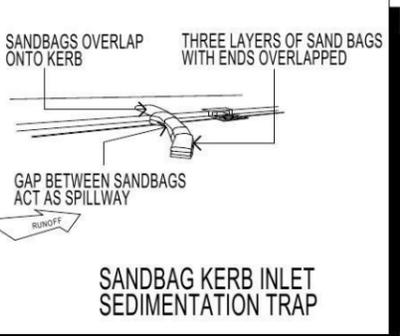
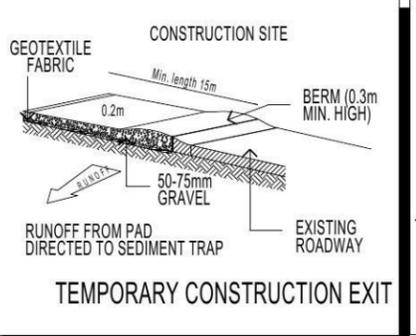
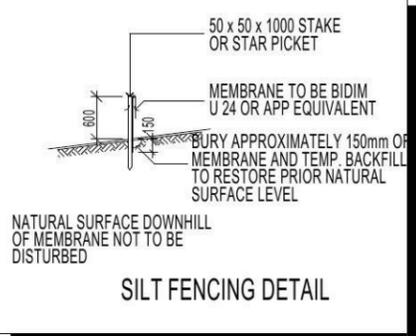
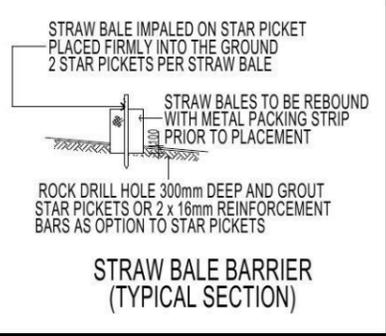
SERVICES NOTE:-  
 SURVEY PLAN UNREGISTERED  
 SERVICES CONNECTION PLAN NOT AVAILABLE AT TIME OF SURVEY



<p><b>COPYRIGHT</b></p> <p>COPYRIGHT OF THIS PLAN AND IN THE ACCOMPANYING CAD FILE(S) WHERE APPLICABLE VESTS WITH ASPECT DEVELOPMENT &amp; SURVEY PTY LTD.</p> <p>THE PLAN AND CAD FILE SHALL ONLY BE USED BY THE ADDRESSED CLIENT FOR THE PURPOSE FOR WHICH THE SURVEY WAS CARRIED OUT.</p>	<p><b>GENERAL NOTES</b></p> <p>A) THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED AND THE POSITION SHOWN IS APPROXIMATE ONLY.</p> <p>B) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.</p> <p>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.</p>	<p><b>SYMBOLS &amp; ABBREVIATIONS:</b></p> <table border="1"> <tr> <td>GP</td><td>GULLY PIT</td> <td>-E-</td><td>OVERHEAD ELEC LINE</td> </tr> <tr> <td>HYD</td><td>HYDRANT</td> <td>-S-</td><td>SEWER LINE</td> </tr> <tr> <td>SIP</td><td>SURFACE INLET PIT</td> <td>GM</td><td>GAS METER</td> </tr> <tr> <td>SIC</td><td>SEWER INSPECTION COVER</td> <td>LP</td><td>LIGHT POLE</td> </tr> <tr> <td>SMH</td><td>SEWER MANHOLE</td> <td>EC</td><td>ELECTRICITY CONDUIT</td> </tr> <tr> <td>W/M</td><td>WATER METER</td> <td>ECT</td><td>ELEC &amp; TELE CONDUIT</td> </tr> <tr> <td>EL</td><td>ELECTRICITY BOX</td> <td>TC</td><td>TELECOM CONDUIT</td> </tr> <tr> <td>TP</td><td>TELECOM PIT</td> <td>WC</td><td>WATER CONDUIT</td> </tr> <tr> <td>VC</td><td>VEHICLE CROSSING</td> <td>INV</td><td>INVERT</td> </tr> <tr> <td>SV</td><td>STOP VALVE</td> <td>KO</td><td>KERB OUTLET</td> </tr> <tr> <td>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	<p><b>ASPECT DEVELOPMENT &amp; SURVEY PTY LTD</b>          CONSULTING REGISTERED SURVEYORS          ABN 60 078 649 000</p> <p>SUITE 1          103 VANESSA STREET          KINGSGROVE NSW 2208          PHONE (02) 9554 8388          FAX (02) 9554 8588</p> <p>PO BOX 161          KINGSGROVE NSW 1480          DX 11392          HURSTVILLE</p>	<p><b>PROJECT</b></p> <p>OUR REFERENCE 3/1027917/161607          LOT 2343 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 25/11/2014          SCALE 1: 200 A3 SHEET</p>	<p><b>CLIENT: FIRSTYLE HOMES</b></p> <p>REF: 743-14</p> <p>ADDRESS: WALSHAW STREET          SUBURB PENRITH</p>
GP	GULLY PIT	-E-	OVERHEAD ELEC LINE																																														
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**DUST CONTROL MEASURES:**

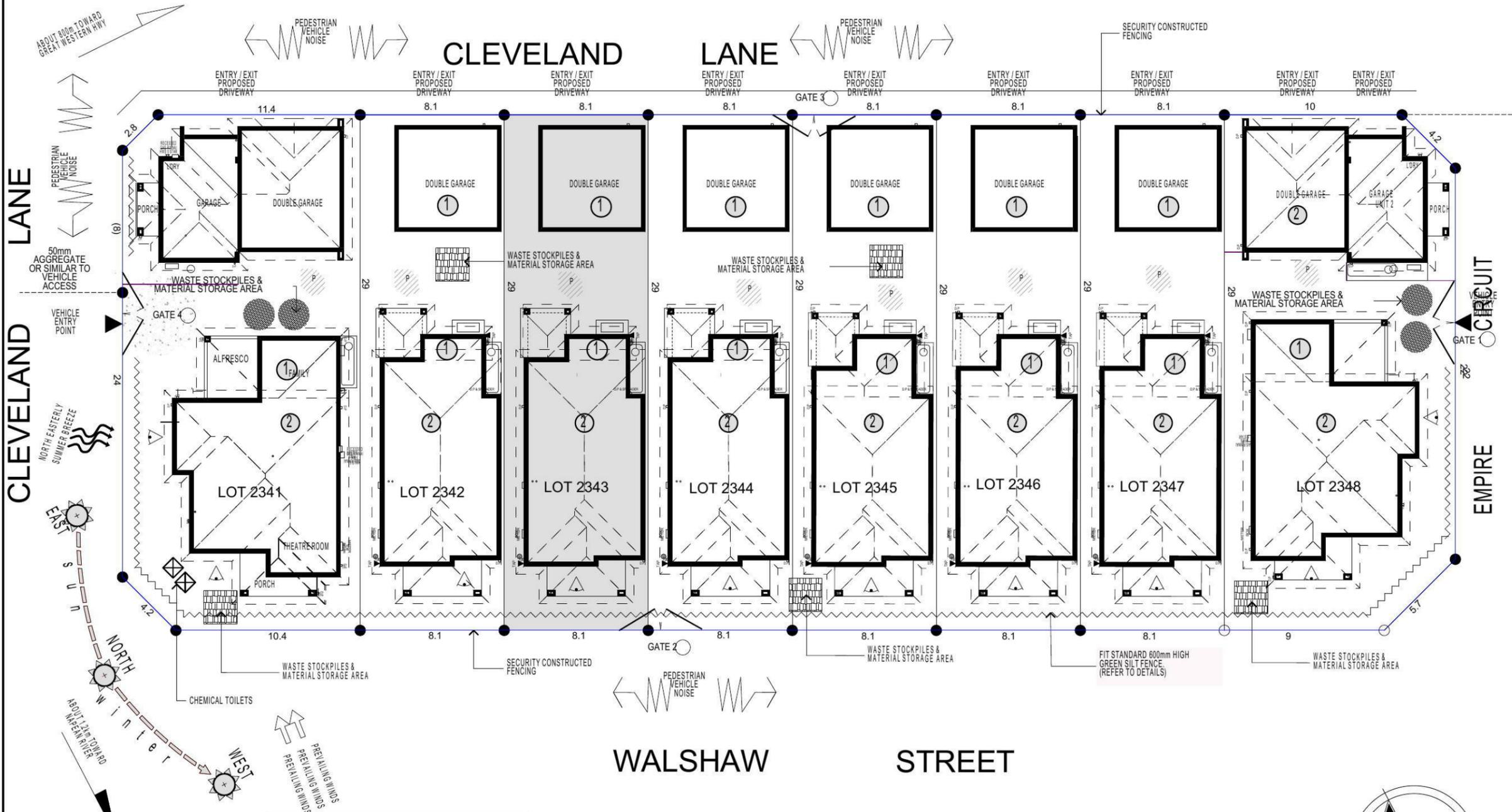
IF THE SITE BECOMES DUSTY DURING HOTTER MONTHS (FIRSTSTYLE) WILL SPRINKLE WATER ON THE DUST

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



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)

**NOTE:**  
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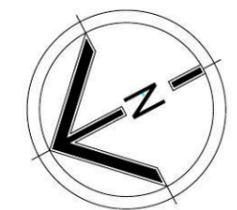
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**NOTE:**  
 FIBRE OPTIC WIRING PACKAGE

**NOTE:**  
 PROVIDE GRANITGARD TERMITE TREATMENT

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

**SITE ANALYSIS & WASTE MANAGEMENT PLAN**



PROMOTION: **LIVING/STYLE COLLECTION**

CLIENT: **Y.TONG**

LOCATION: **LOT 2343 WALSHAW STREET PENRITH NSW 2750**

DP: 1184497 council: PENRITH

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

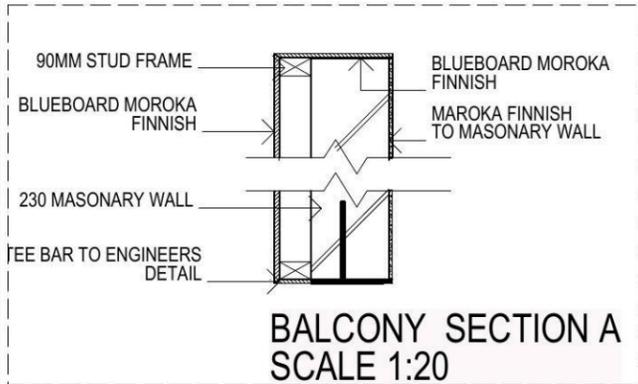
Sheet: 2 of 12 drawn: G.P./S.W. checked: G.P. scale: 1:250

**743-14**

CLIENTS SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ S.P. 0.0.

**KEY**

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

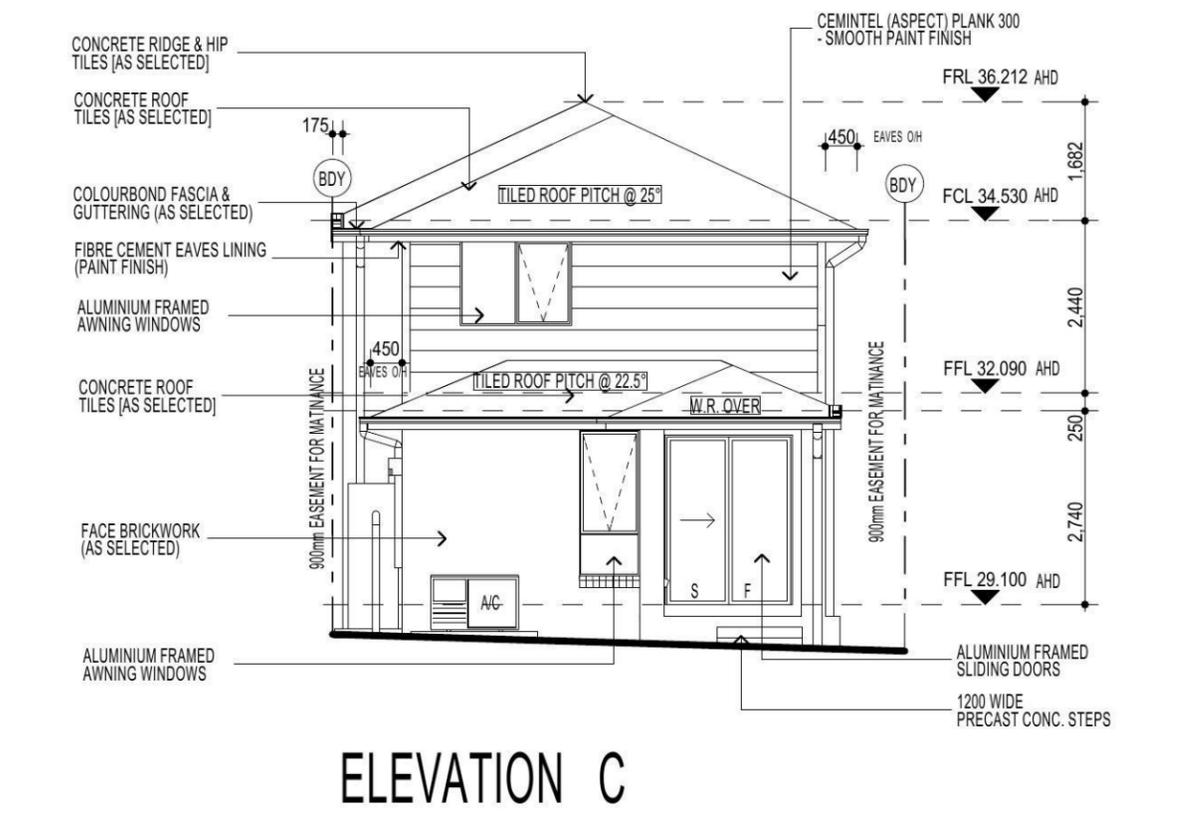
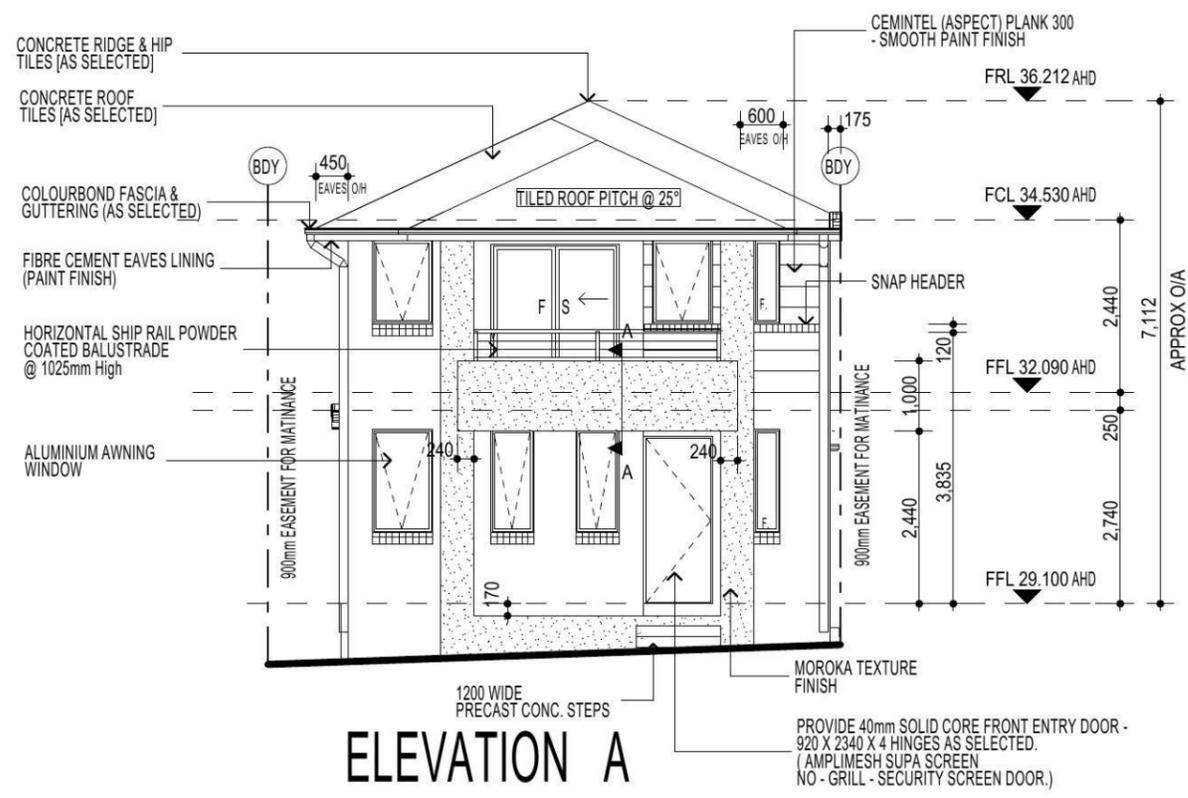


**NOTE:**  
FIRST FLOOR WINDOWS TO COMPLY WITH CLAUSE 3.9.2.5 OF VOLUME 2 OF THE BCA.

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**FIBRE OPTIC WIRING PACKAGE**

**NOTE:**  
PROVIDE GRANITGARD TERMITE TREATMENT

**NOTE**  
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CLIENT: <b>Y.TONG</b>			
LOCATION: LOT 2343 WALSHAW STREET PENRITH NSW 2750			
DP: 1184497	model: CHESTER 21	facade: AUGUSTINE	council: PENRITH
date: 16/03/2015	checked: G.P / S.W	scale: 1:100	quotation assessment: QA1
5 of 12	743-14		

**ELEVATIONS**

**KEY**

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**FIRSTSTYLE HOMES**

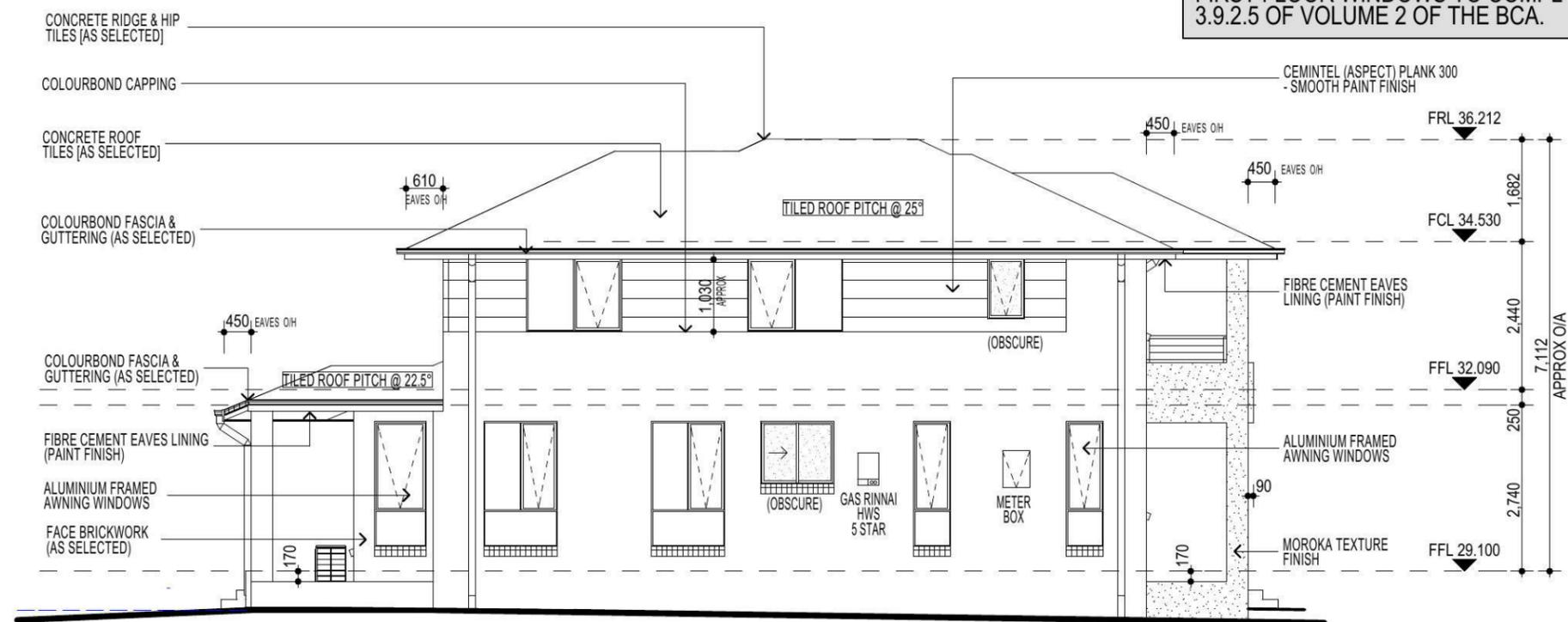
FIRSTSTYLE HOMES Pty.Ltd  
Lic No. 113412C  
ACN. 087 773 779  
PO BOX 171, HOXTON PARK 2171

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

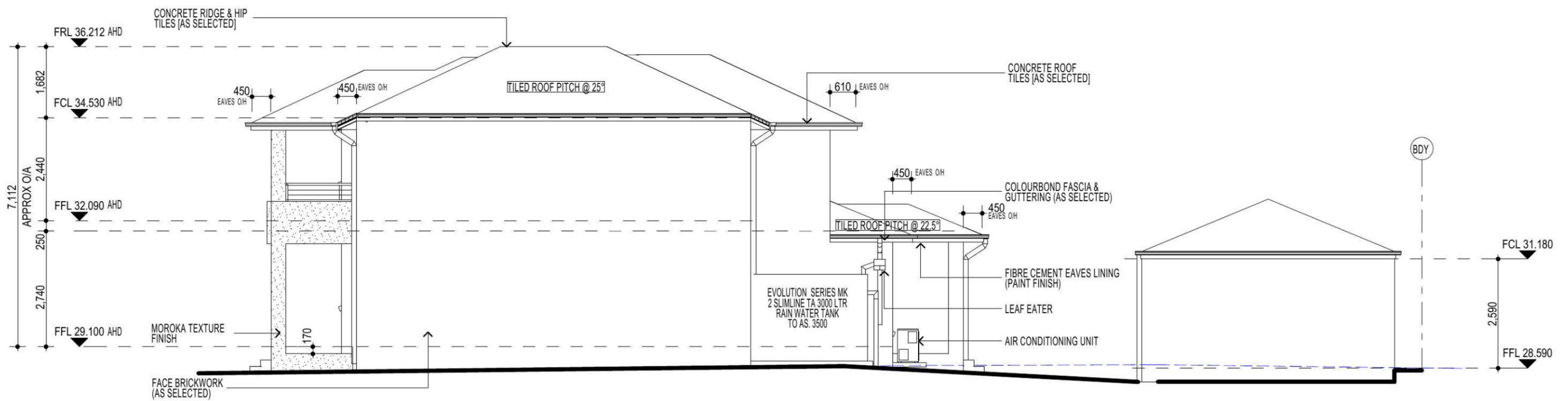
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**ELEVATION D**



**ELEVATION B**

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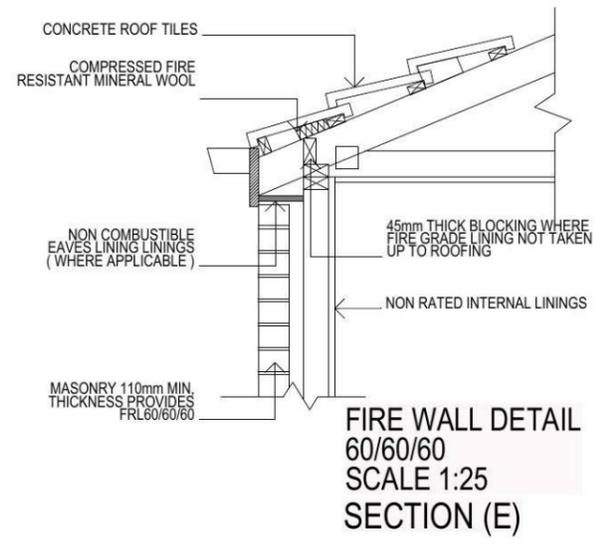
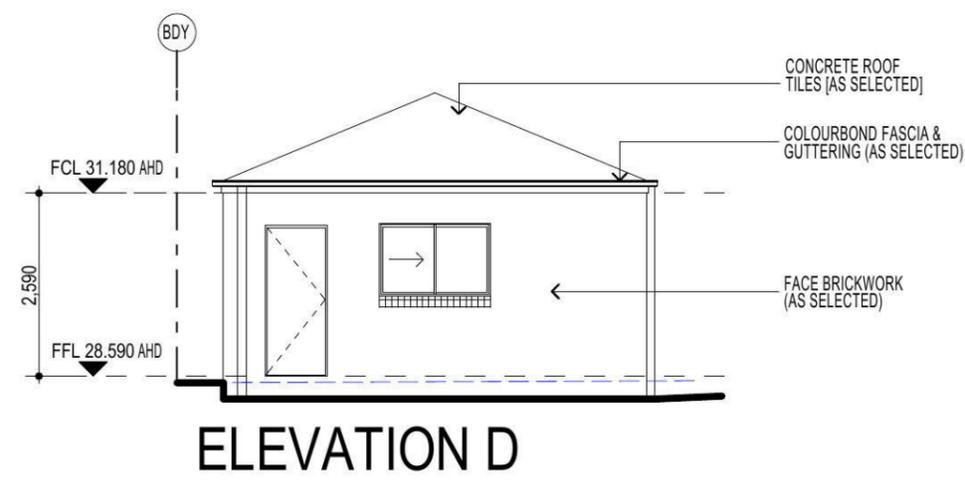
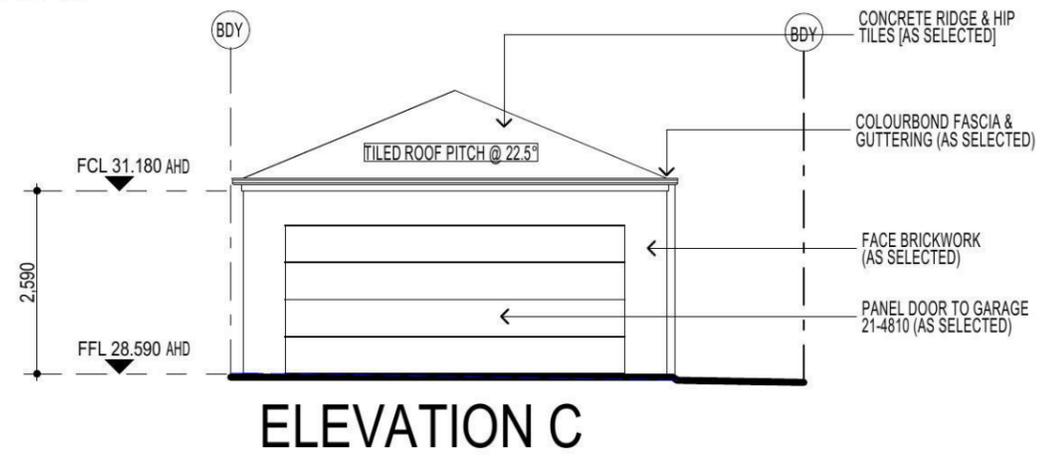
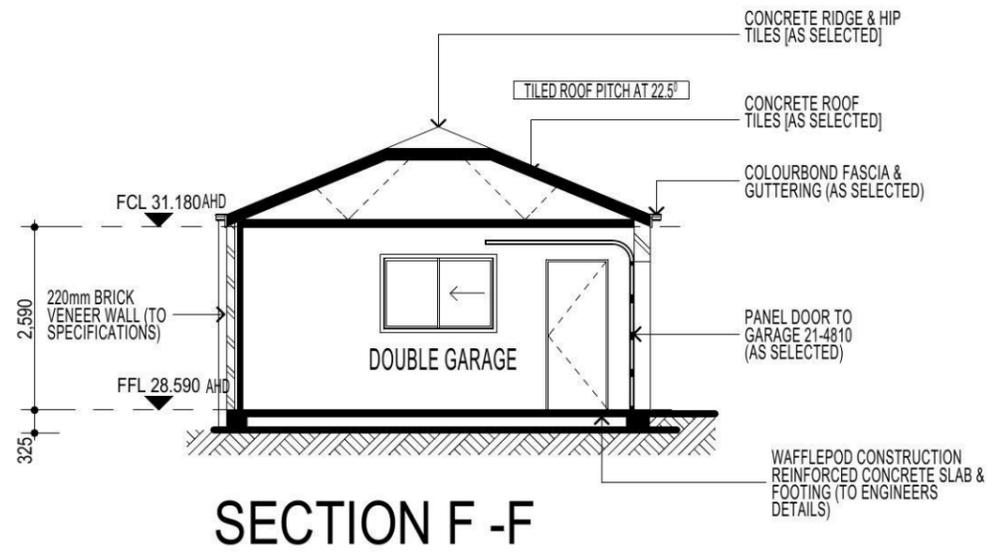
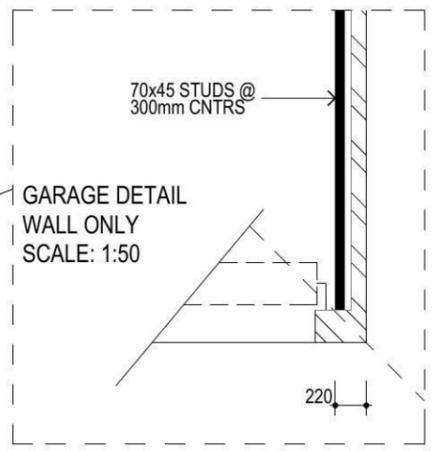
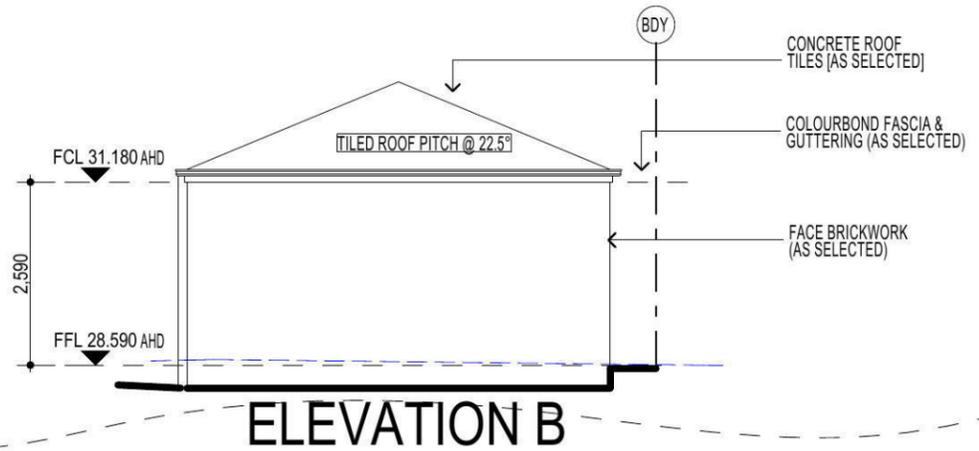
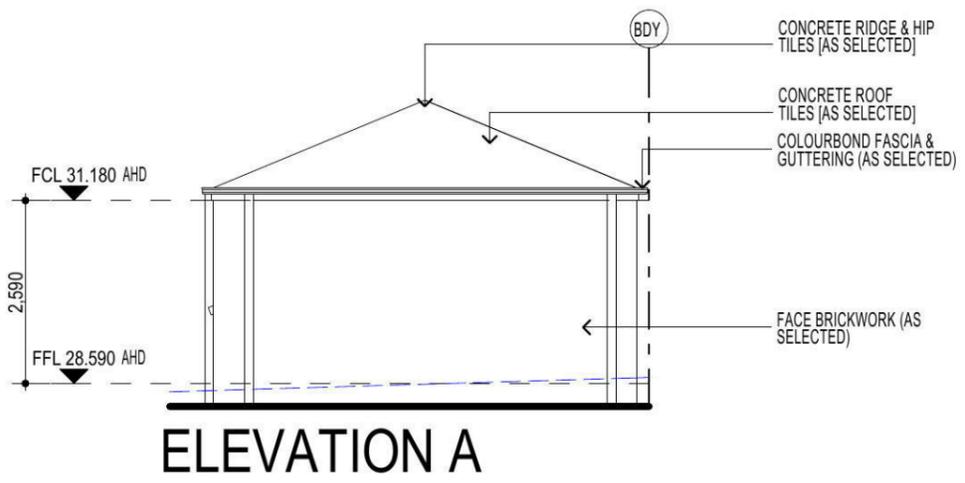
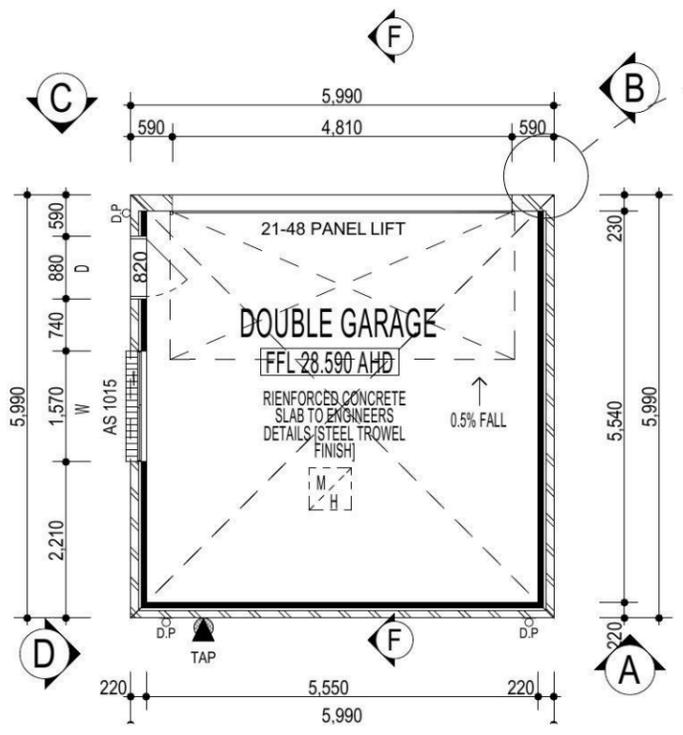
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PROMOTION: <b>LIVING/STYLE COLLECTION</b>			
CLIENT: <b>Y.TONG</b>			
LOCATION: LOT 2343 WALSHAW STREET PENRITH NSW 2750			
DP: 1184497	facade: CHESTER 21	council: PENRITH	date: 16/03/2015
model: CHESTER 21	drawn: G.P / S.W	checked: G.P	quotation assessment: QA1
Sheet: 6 of 12	scale: 1:100	<b>743-14</b>	
CLIENTS SIGNATURE:		DATE:	

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PROMOTION:  
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CLIENT:  
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LOCATION:  
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DP: 1184497	council: PENRITH
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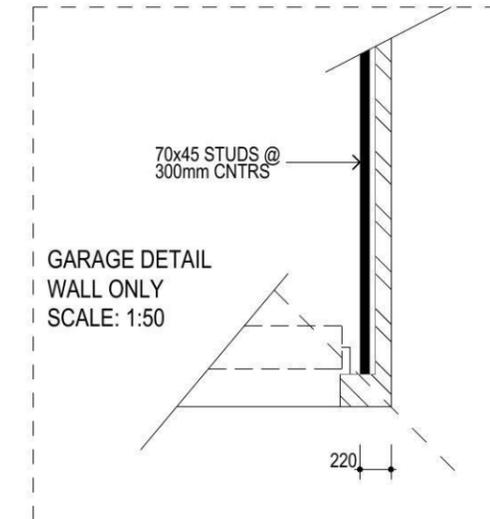
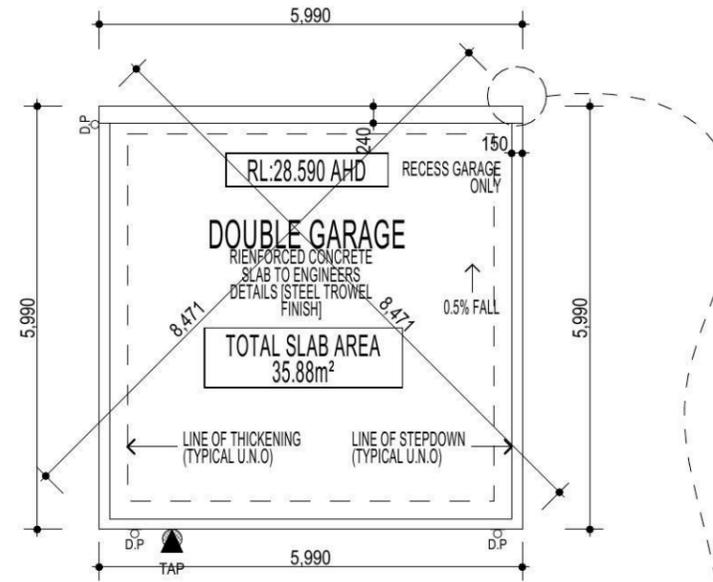
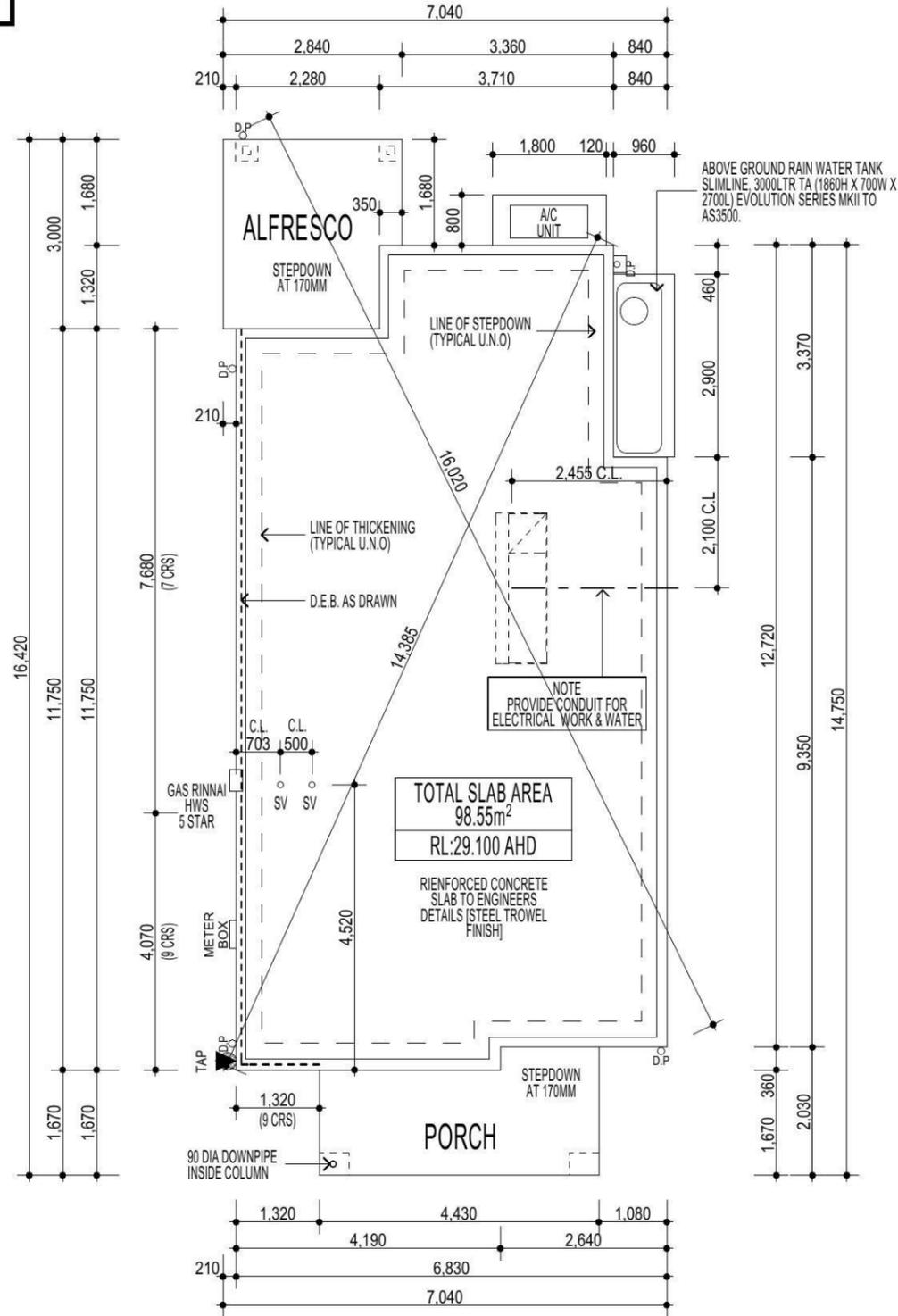
743-14

CLIENTS SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ S.P. 0.0.



**DROP EDGE BEAM CALCULATIONS**

Length (mm)	Depth (Courses)	Depth (mm)	Area (m2)
1320	9		1.02
4070	9		3.14
7680	7		4.61
<b>TOTAL</b>			<b>8.77</b>



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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.  
 • DO NOT SCALE FROM DRAWING. LARGER SCALE DRAWINGS & WRITTEN DIMENSIONS TAKE PREFERENCE.  
 • THIS DRAWING & DESIGN IS COPYRIGHT & THE PROPERTY OF FIRSTYLE HOMES, AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM.

**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.

PROMOTION:  
**LIVING/STYLE COLLECTION**

CLIENT:  
**Y.TONG**

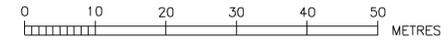
LOCATION:  
 LOT 2343  
 WALSHAW STREET  
 PENRITH NSW 2750

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	scale: 1:100

**743-14**

CLIENTS SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ S.P. 0.0.

**SLAB LAYOUT PLAN**



NOTES :-

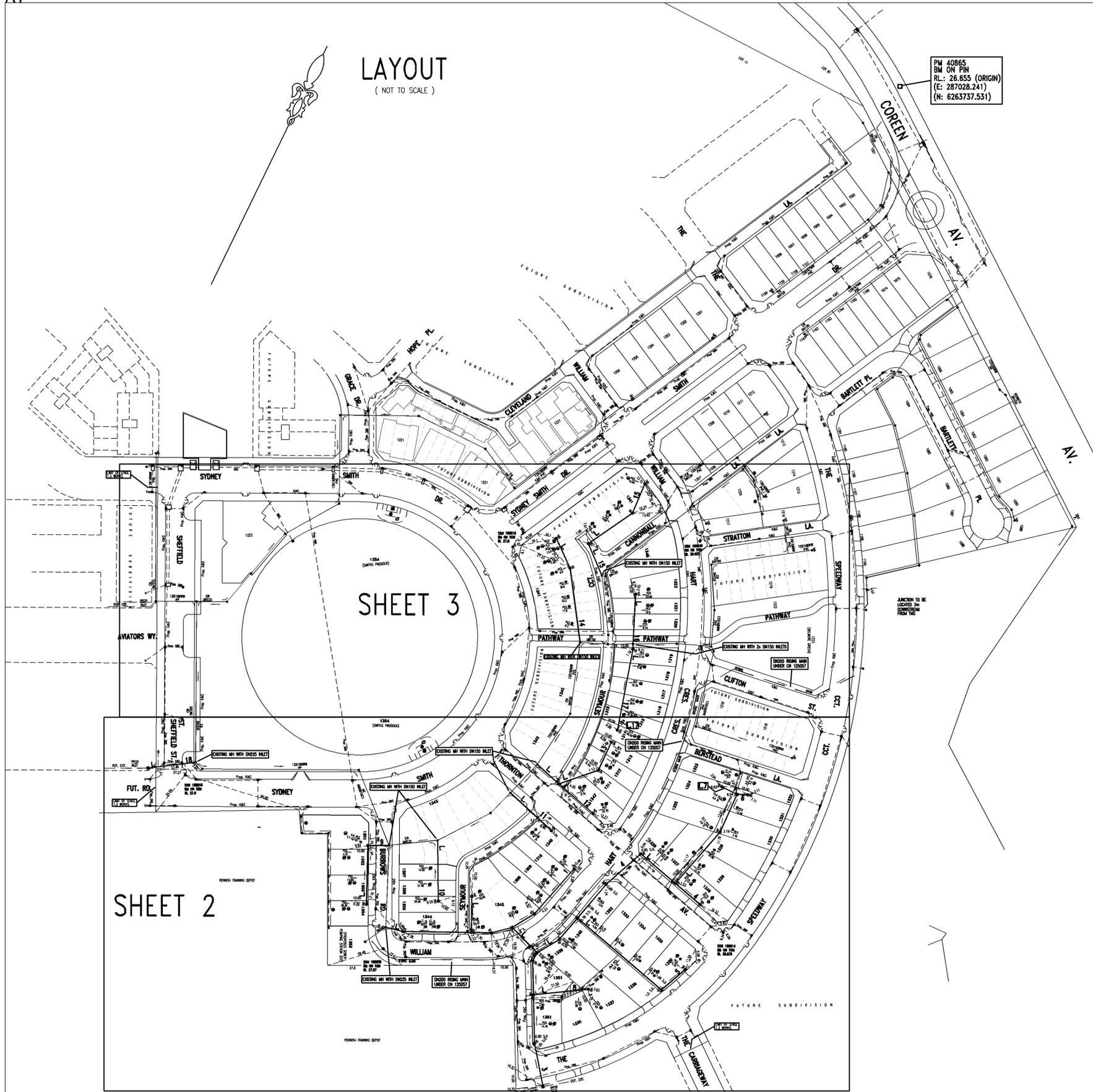
- WATER SERVICING COORDINATOR  
 QALCHEK PTY LTD (CERTIFIED No. 289)  
 77 UNION RD  
 PENRITH 2750  
 Ph. No. 47 228181  
 FOR  
 LANDCOM  
 c/o WORLEY PARSONS  
 141 WALKER ST., NORTH SYDNEY, NSW 2060  
 PH.: 8923 8866
- ALL LOTS WERE VACANT AT TIME OF SURVEY.
- ALL STRUCTURES CONSTRUCTED TO FINISHED SURFACE LEVELS.
- PIPES CONCRETE ENCASED SHOWN ACCORDINGLY: (REFER SEW-1205-V)
- BUILDING OVER/ADJACENT TO SEWER. CONDITIONS WILL APPLY. REFER TO QALCHEK FOR DETAILS.
- ALL LEVELS ELECTRONICALLY GENERATED. NO LEVEL BOOK AVAILABLE.
- THE MINIMUM NUMBER OF FIELD COMPACTION TESTS CONDUCTED TO SATISFY THE SEWERAGE CODE OF AUSTRALIA ARE:  
 SAND/CEMENT BACKFILL WAS USED AT ROAD CROSSINGS.  
 PIPE EMBEDMENT ZONE: 7 TESTS CONDUCTED  
 TRENCH FILL ZONE (TRAFFICABLE): 0 TESTS CONDUCTED ( SAND/CEMENT BACKFILL WAS USED AT ROAD CROSSINGS)  
 TRENCH FILL ZONE (NON TRAFFICABLE): 28 TESTS CONDUCTED  
 TRENCH FILL ZONE (MANHOLES): 107 TESTS CONDUCTED  
 TRENCH FILL ZONE (TOTAL): 135 TESTS CONDUCTED
- THE REVIEW OF ENVIRONMENTAL FACTORS WAS AN INTEGRAL PART OF THIS DESIGN AND ARE READ IN CONJUNCTION WITH THIS PLAN.
- ALL EXCAVATION, SHORING EXCAVATION AND STABILITY OF ADJACENT STRUCTURES WAS THE RESPONSIBILITY OF THE CONSTRUCTOR
- FOR ALL MS'S EXTERNAL BENDS WAS ONLY USED IF NECESSARY
- THE PLANS ARE BASED ON THE FOLLOWING ENGINEERING PLANS SUPPLIED BY WORLEY PARSONS:  
 0721015[02].DWG (FROM 26.09.11)  
 X-STAGE1 STORMWATER PLAN.DWG (FROM 04.10.11)  
 DRAINAGE-LS-PLOT1.DWG (FROM 04.10.11)  
 X-LOT LAYOUT.DWG (FROM 04.10.11)  
 X- ROAD CONTOURS.DWG (FROM 04.10.11)  
 STORMWATER LAYOUT.DWG (FROM 04.10.11, 06.07.12)  
 FOR ELECTRICAL PLANS: SUPPLIED BY CRAIG AND RHODES 31.01.2012: PLANS DONE BY CONNECT (REF. NUMBER M600C D1-01 AND M600D D1-01)  
 SURFACE PROFILE: STAGE 1 DESIGN.DWG (FROM 06.07.11)
- THE WORKS AND MATERIALS ARE IN ACCORDANCE WITH THE SEWER RETICULATION CODE OF AUSTRALIA (WSA 02-2002-2.2 VERSION 3) INCLUDING THE SYDNEY WATER SUPPLEMENT & APPENDICES AND THE TECHNICAL SPECIFICATION FOR LOW INFILTRATION SEWER SYSTEMS
- MAINTENANCE STRUCTURE OPTIONS ARE LIMITED TO CAST IN-SITU MAINTENANCE HOLES, PLASTIC MAINTENANCE SHAFTS AND PLASTIC TERMINAL MAINTENANCE SHAFTS.
- CONSTRUCTOR WAS RESPONSIBLE TO FOLLOW ANY TESTING PROCEDURES SET OUT IN SECTION U10.1 AND U10.2 OF THE TECHNICAL SPECIFICATION FOR LOW INFILTRATION SEWER SYSTEMS
- AREAS HATCHED THUS NOT DRAINED.

IMPORTANT NOTES FOR PCS'S:

- ALL PCS CONNECTIONS TO I.S. ARE AT 1.0m & 90° TO MAIN UNLESS OTHERWISE INDICATED. CONTRACTOR ADVISED THAT ALL I.S. ARE AT SURFACE LEVEL UNLESS OTHERWISE INDICATED.
- DENOTES STANDARD PCS CONNECTION (REFER LIS FIG.5 STANDARD CONNECTION)
- DENOTES SLOPED PCS CONNECTION (REFER LIS FIG.5 SLOPED CONNECTION)
- DENOTES DEEP PCS CONNECTION (REFER LIS FIG.6)
- DENOTES PCS CONCRETE ENCASED (IN CONJUNCTION WITH SYMBOLS ABOVE)
- PCS'S HAVE MINIMUM STIFFNESS RATING OF SN10 JOINTING ARE SOLVENT WELDED.
- IT WAS THE RESPONSIBILITY OF THE CONSTRUCTOR TO PROVIDE THE CHAINAGES FOR THE PCS'S, THE LENGTH OF THE PCS'S, THE TYPE OF CONNECTION USED, THE LENGTH TO THE IO AND THE INVERT LEVEL AT THE PCS (IF APPLICABLE) TO THE WSC FOR WAE PURPOSES
- WAC PREPARED FROM INFORMATION SUPPLIED (IN PARTS) BY GRAHAM HALL REGISTERED SURVEYOR.

- EASEMENT FOR PADMOUNT SUBSTATION (2.75m WIDE)
- RESTRICTION ON THE USE OF LAND (3m WIDE)
- RESTRICTION ON THE USE OF LAND (5m WIDE)
- DRAINAGE EASEMENT 1.5 WIDE
- INFORMATION NOT AVAILABLE, MEASUREMENT INDICATIVE ONLY.

LAYOUT  
 (NOT TO SCALE)



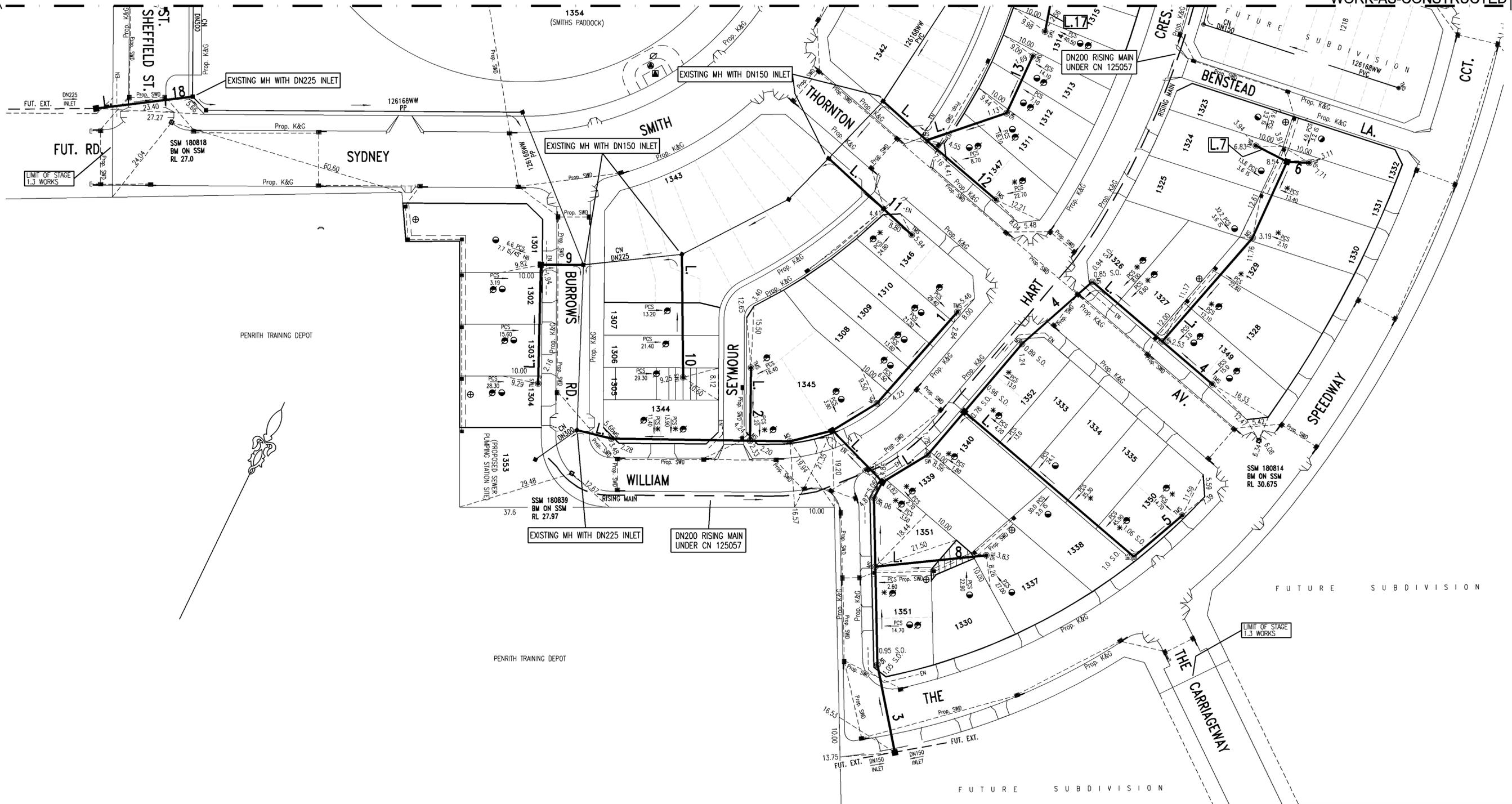
SHEET 3

SHEET 2

NUMBER	AMENDMENT	INITIAL	DATE
A	FIRST ISSUE (FOR CLIENT ONLY)	F.J.	17.10.11
B	ISSUE FOR COMMENT	F.J.	15.01.12
C	ISSUE FOR SWC ENDORSEMENT	F.J.	20.02.12
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H	WORK AS CONSTRUCTED	S.D.	07.03.13
I	WORK AS CONSTRUCTED AMENDMENT L14	G.W.	25.02.14

PLAN TO BE READ IN CONJUNCTION WITH CURRENT SYDNEY WATER STANDARDS SYDNEY WATER CORPORATION PRIOR TO COMMENCEMENT OF EXCAVATION FOR PROPOSED AND EXISTING SERVICES CONTACT - DIAL BEFORE YOU DIG Ph. 1100 ELECTRICITY Ph. GAS Ph. TELECOMMUNICATIONS Ph. 132 092 SWC Ph. 132 092 GIVING AT LEAST 48 HOURS NOTICE.	UTILITIES <table border="1"> <thead> <tr> <th>TYPE</th> <th>DATE</th> <th>REF.</th> <th>TYPE</th> <th>DATE</th> <th>REF.</th> </tr> </thead> <tbody> <tr> <td>PROP. STORMWATER: SWD</td> <td>21.07.11</td> <td>DESIGN</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>19.07.11</td> <td>ENG.PLAN</td> <td></td> <td></td> <td></td> </tr> <tr> <td>PM 40865 (ORIGIN)</td> <td>01.03.11</td> <td>SURVEY</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				TYPE	DATE	REF.	TYPE	DATE	REF.	PROP. STORMWATER: SWD	21.07.11	DESIGN					19.07.11	ENG.PLAN				PM 40865 (ORIGIN)	01.03.11	SURVEY				WORK AS CONSTRUCTED CERTIFICATION DEVELOPER LANDCOM WATER SERVICE CO-ORDINATOR QALCHEK PTY LTD CONSTRUCTOR BOONDELL P/L COMPLETED 19/02/2013 W.A.C. PREPARED 07/03/2013 DESIGNER QALCHEK PTY LTD I CERTIFY THAT THE WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE WORK AS CONSTRUCTED DRAWINGS.				PIPE SCHEDULE <table border="1"> <thead> <tr> <th>SIZE DN</th> <th>TYPE</th> <th>CLASS</th> <th>LENGTH</th> <th>PIPE JOINING METHOD / NOTES</th> </tr> </thead> <tbody> <tr> <td>225</td> <td>UPVC</td> <td>SN8</td> <td>89.46</td> <td>RRJ</td> </tr> <tr> <td>150</td> <td>UPVC</td> <td>SN8</td> <td>789.73</td> <td>RRJ</td> </tr> <tr> <td>100</td> <td>UPVC</td> <td>SN10</td> <td>86.3</td> <td>SW (NOTE 16 &amp; 17)</td> </tr> </tbody> </table> NO BOUNDARY TRAPS REQUIRED.				SIZE DN	TYPE	CLASS	LENGTH	PIPE JOINING METHOD / NOTES	225	UPVC	SN8	89.46	RRJ	150	UPVC	SN8	789.73	RRJ	100	UPVC	SN10	86.3	SW (NOTE 16 & 17)	AUSTRALIAN HEIGHT DATUM SCALES PLAN 1:500 SECTION { HOR. 1:500 VERT. 1:125 CROSS SECTIONS . . . . . NATURAL LENGTHS, DEPTHS & LEVELS ARE IN METRES.				NO AMENDMENTS ARE TO BE MADE TO THIS PLAN WITHOUT REFERENCE TO SYDNEY WATER. THIS PLAN IS NOT NECESSARILY UP TO DATE OR CORRECT AND SYDNEY WATER ACCEPTS NO RESPONSIBILITY. U.B. DIRECTORY . . . . . MAP.163/K6 (45th Ed.) . . . . . SHEET 1 OF 6 File No. N/A				Sydney WATER SYDNEY WATER CORPORATION Case No.126169WW PENRITH SEWERAGE DRAINS TO SPS 1142 PENRITH STP			
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FILE LOCATION: PM898451-1 DESIGNED: F.J. DRAFTED: F.J. VERIFIED: C.T. REVIEWED: C.T. APPROVED: C.T. ISSUED: 25.02.2014																																																																				

SEE SHEET 3 FOR CONTINUATION

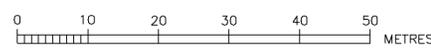


PENRITH TRAINING DEPOT

PENRITH TRAINING DEPOT

FUTURE SUBDIVISION

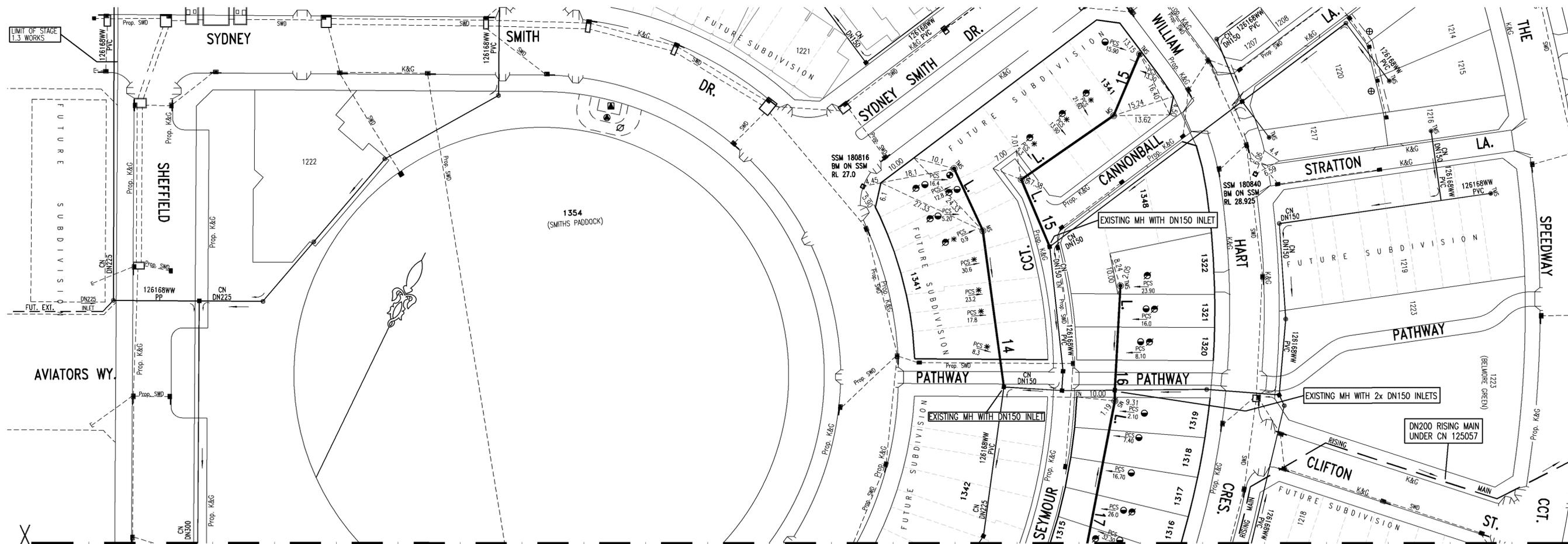
FUTURE SUBDIVISION



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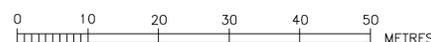
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WORK AS CONSTRUCTED CERTIFICATION		SYDNEY WATER CORPORATION	
DEVELOPER	LANDCOM	<b>Sydney WATER</b>	
W.S.C.	QALCHEK PTY LTD		
CONSTRUCTOR	BOOMDELL P/L	Case No. 126169WW SHT 2 OF 6 SHTS.	
COMPLETED	19/02/2013	SYDNEY WATER CORPORATION FOR DETAILS OF SERVICES SEE SHEET 1	
W.A.C. PREPARED	07/03/2013		
DESIGNER	QALCHEK PTY LTD	SYDNEY WATER CORPORATION	
I CERTIFY THAT THE WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE WORK AS CONSTRUCTED DRAWINGS		FOR DETAILS OF SERVICES SEE SHEET 1	



CONTINUATION FROM SHEET 2

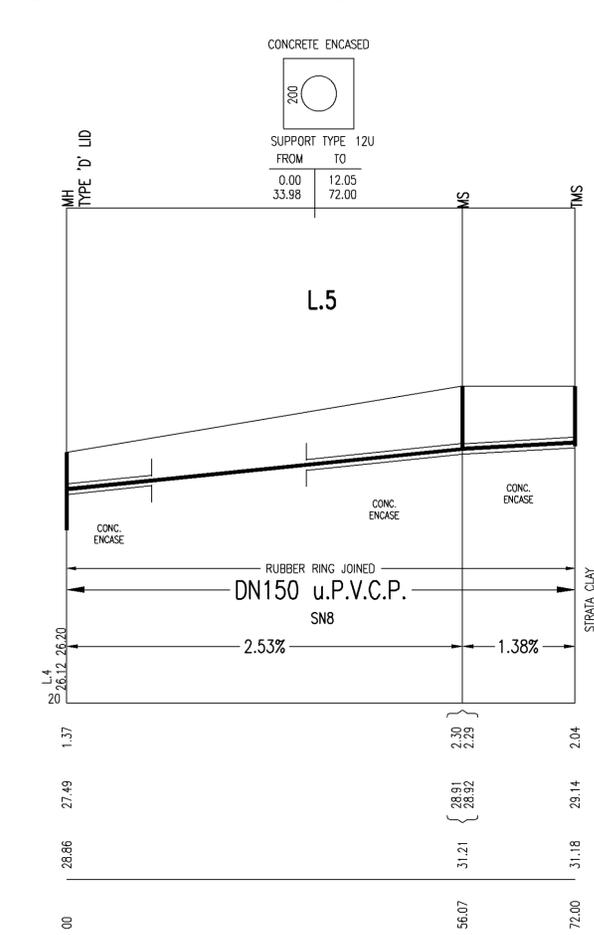
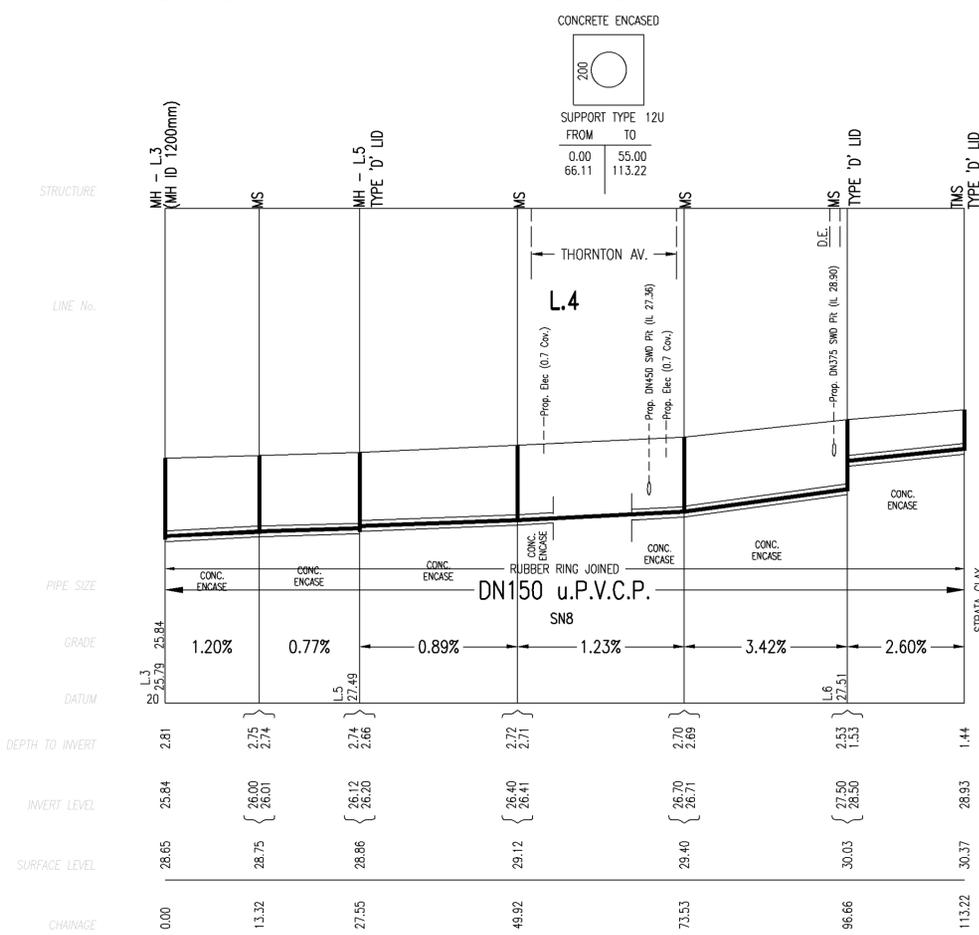
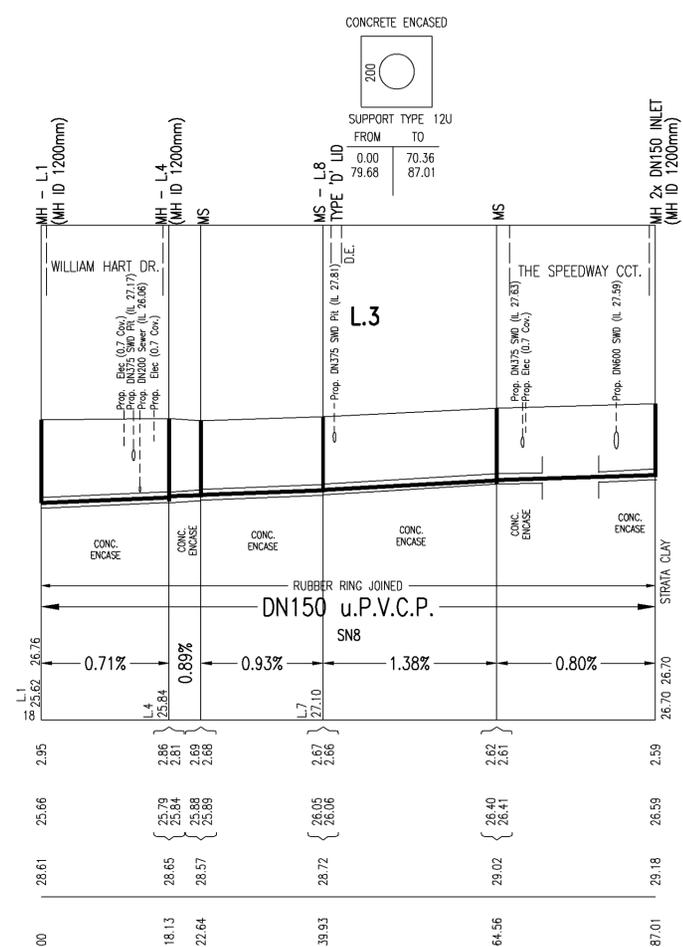
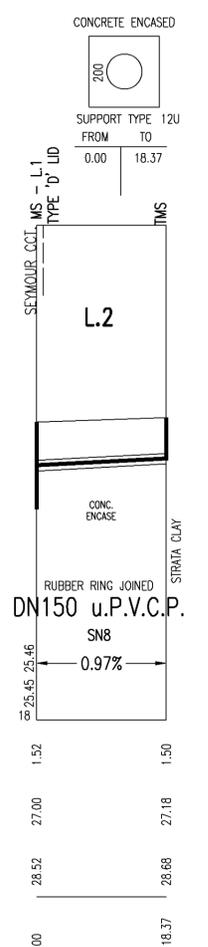
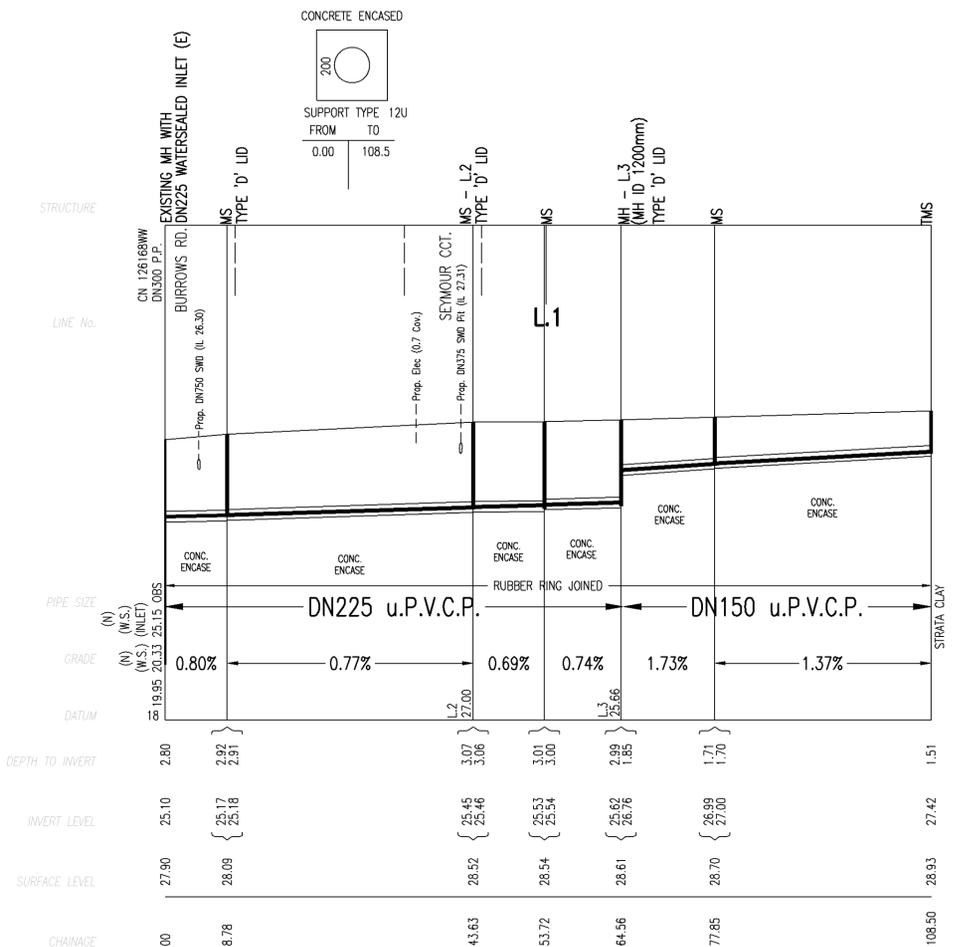
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DEVELOPER	LANDCOM	<b>Sydney WATER</b>	
W.S.C.	QALCHEK PTY. LTD.		
CONSTRUCTOR	BOOMDELL P/L	Case No. 126169WW SHT 3 OF 6 SHTS.	
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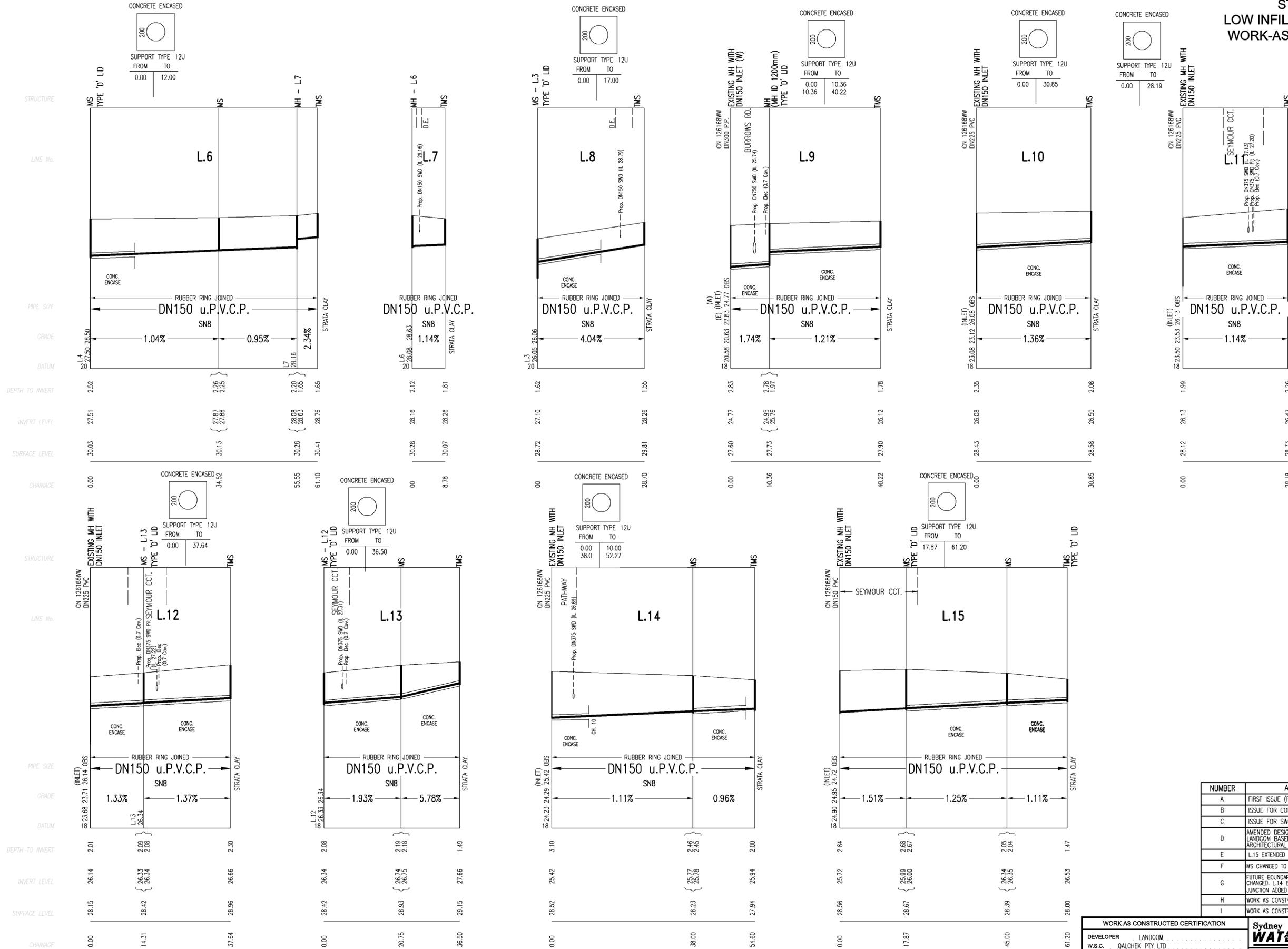
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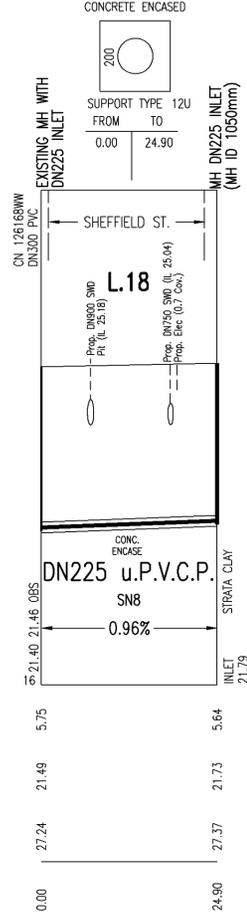
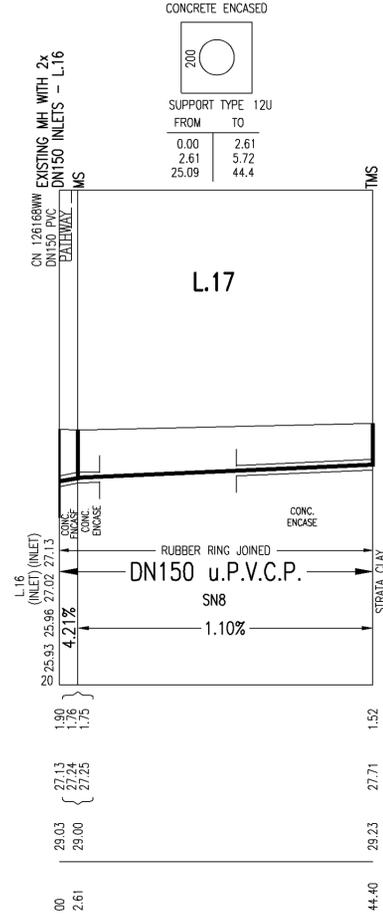
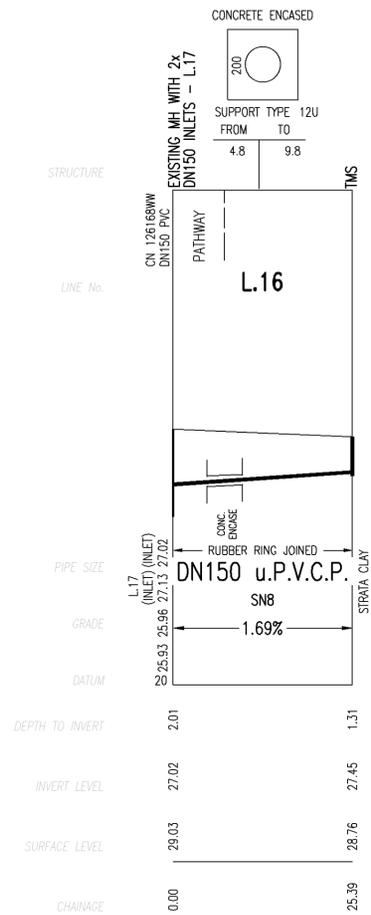
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DEVELOPER	LANDCOM	<b>Sydney WATER</b>	
W.S.C.	QALCHEK PTY. LTD.		
CONSTRUCTOR	BOOMDELL P/L	Case No. 126169WW SHT 4 OF 6 SHTS.	
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DESIGNER	QALCHEK PTY LTD		

PLAN DRAWN DATE: 26/02/2014 VERSION: 1 SHEET 4 OF 6 SHEETS



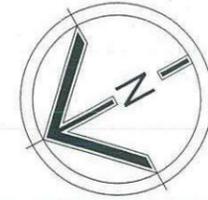
WORK AS CONSTRUCTED CERTIFICATION		Sydney WATER	
DEVELOPER	LANDCOM	Case No. 126169WW SHT 5 OF 6 SHTS.  SYDNEY WATER CORPORATION FOR DETAILS OF SERVICES SEE SHEET 1	
W.S.C.	QALCHEK PTY. LTD.		
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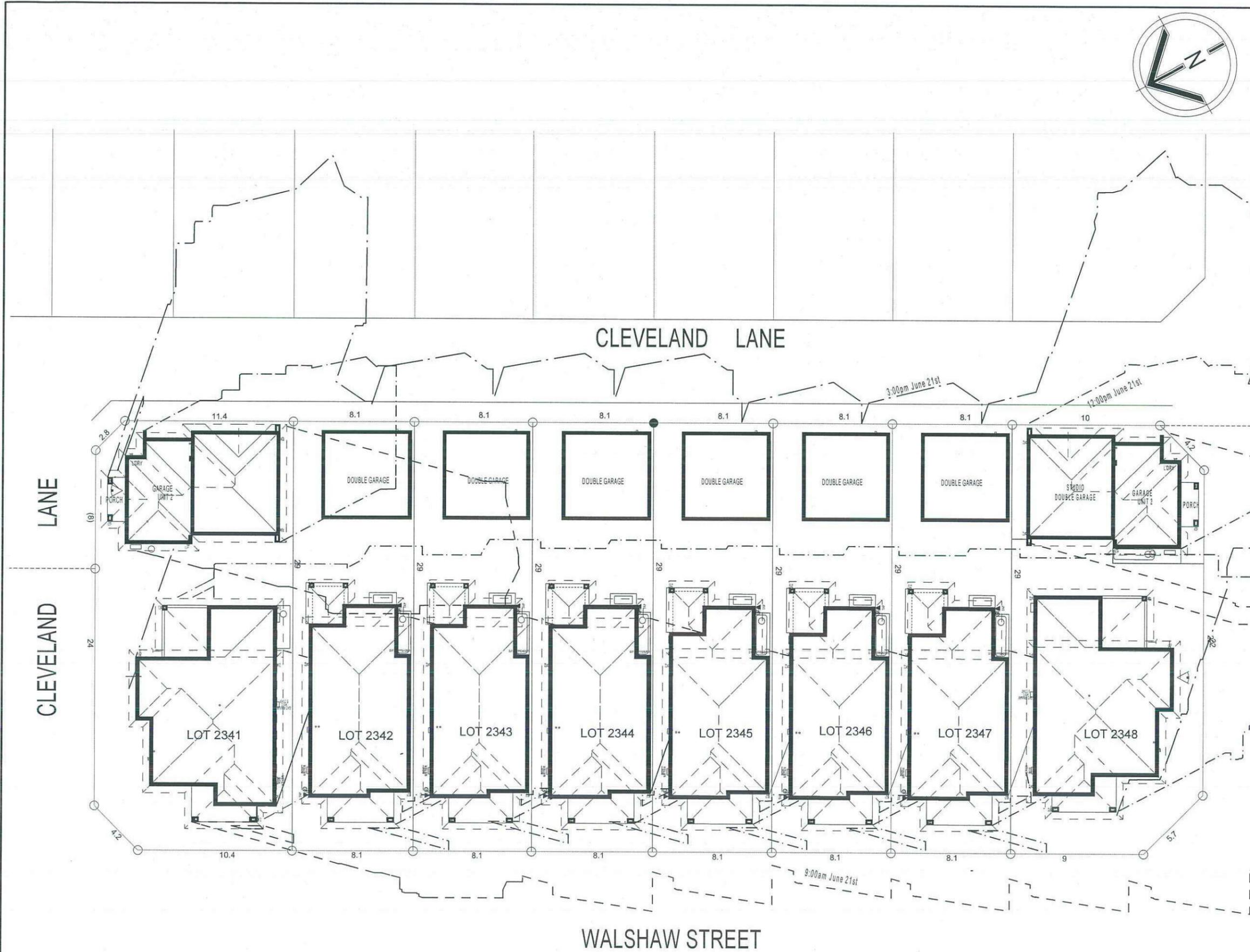




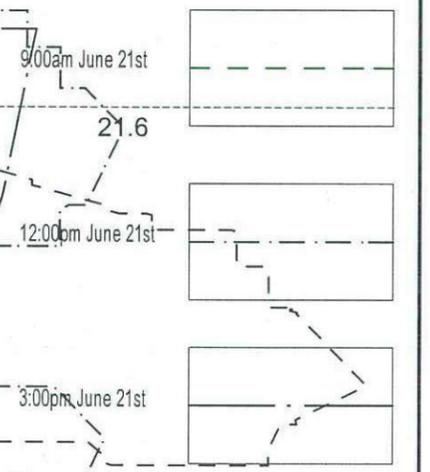
**HIA members**  
 the best in the business



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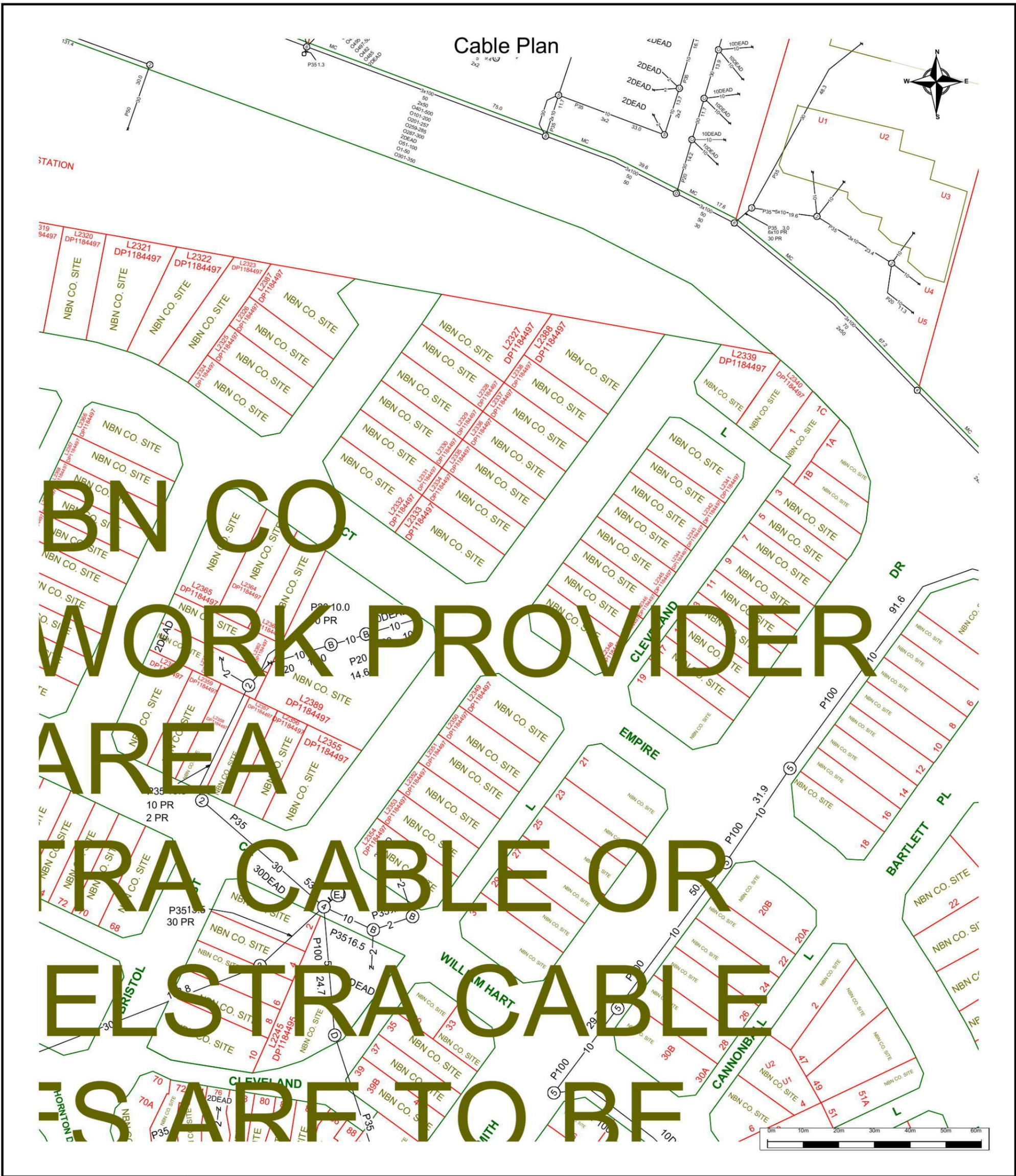
**SHADOW DIAGRAM**



**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

PROMOTION: <b>LIVING/STYLE COLLECTION</b>			
CLIENT: <b>FIRSTYLE HOMES</b>			
LOCATION: <b>LOT 2343 WALSHAW STREET PENRITH NSW 2750</b>			
DP: SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH		
model: CHESTER 21	facade: AUGUSTINE	date: 24/03/2014	quotation acceptance: SK1
Sheet: 9 of 10	drawn: GP	checked: P.D	scale: 1:250
			<b>743-14</b>
CLIENT'S SIGNATURE		DATE	S.P._00_

**SHADOW DIAGRAM**



NBN CO  
WORK PROVIDER  
AREA  
TRA CABLE OR  
ELSTRA CABLE  
IS ARE TO BE

	For all Telstra DBYD plan enquiries - email - <a href="mailto:Telstra.Plans@team.telstra.com">Telstra.Plans@team.telstra.com</a> For urgent onsite contact only - ph 1800 653 935 (bus hrs)
	TELSTRA CORPORATION LIMITED A.C.N. 051 775 556 Generated On 18/03/2015 14:37:58

Sequence Number: 44483110

Please read Duty of Care prior to any excavating

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

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.



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Sequence Number: 44483111

Date Generated: 18/03/2015

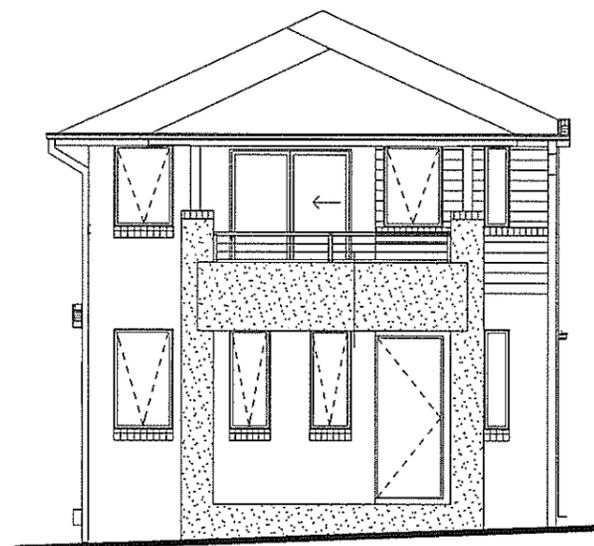
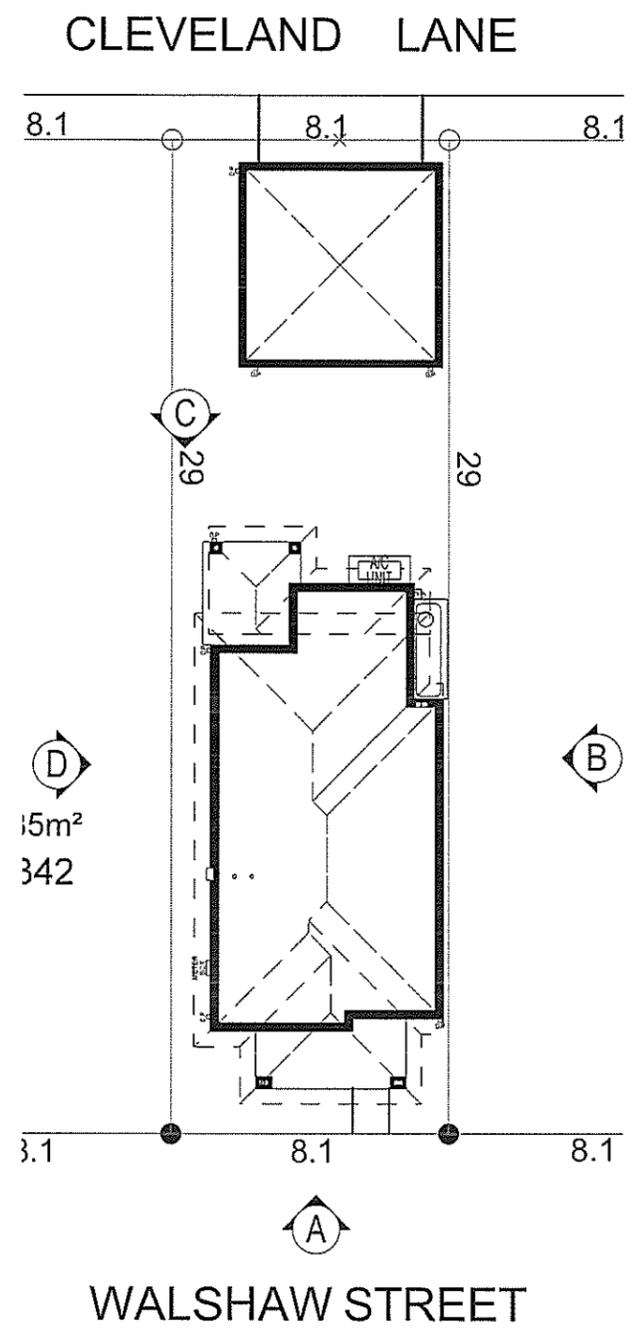


For all Optus DBYD plan enquiries –  
 Email: [Fibre.Locations@optus.net.au](mailto:Fibre.Locations@optus.net.au)  
 For urgent onsite assistance contact 1800 505 777  
 Optus Limited ACN 052 833 208

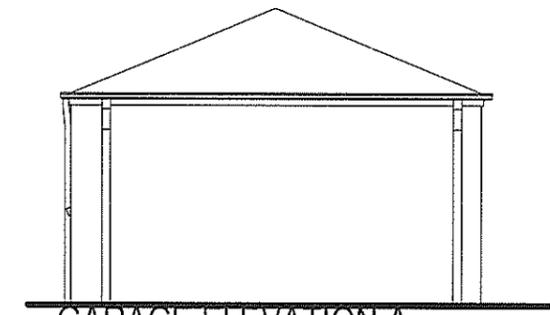




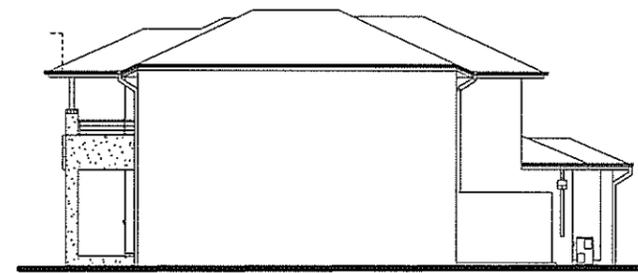
• ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A. RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.  
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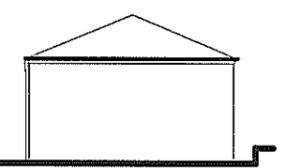
ELEVATION A



GARAGE ELEVATION A



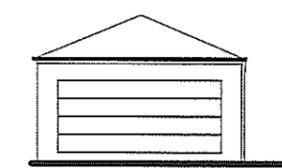
ELEVATION B



GARAGE ELEVATION B



ELEVATION C



GARAGE ELEVATION C



GARAGE ELEVATION D

ELEVATION D

NOTIFICATION PLAN

NOTE:  
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CLIENT: FIRSTYLE HOMES			
LOCATION: LOT 2343 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	743-14
scale: 1:200, 1:100			

# Lot 2343 WALSHAW

## PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
<b>Cbn</b>	Catalpa bignonioides 'Nana'	Designer Catalpa	1	75L	5m
<b>Cpl</b>	Camellia sasanqua 'Paradise Pearl'	Camellia	8	300mm	2m
<b>Crf</b>	Cordyline 'Red Fountain'	Red Fountain Cordyline	4	175mm	1m
<b>Cob</b>	Convolvulus 'Blue Moon'	Convolvulus	4	150mm	0.15m
<b>Dg</b>	Dietes grandiflora	Wild Iris	3	200mm	1m
<b>Gar</b>	Gardenia augusta 'Radicans'	Rock Gardenia	4	200mm	0.5m
<b>Lwf</b>	Liriope muscari 'Monroe's White'	Liriope (white flowering)	13	200mm	0.45m
<b>Vh</b>	Viola hederacea	Native Violet	12	150mm	0.1m

### LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
49	8	0	41	1

## CLEVELAND LANE - Supply + installation by BUILDER

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

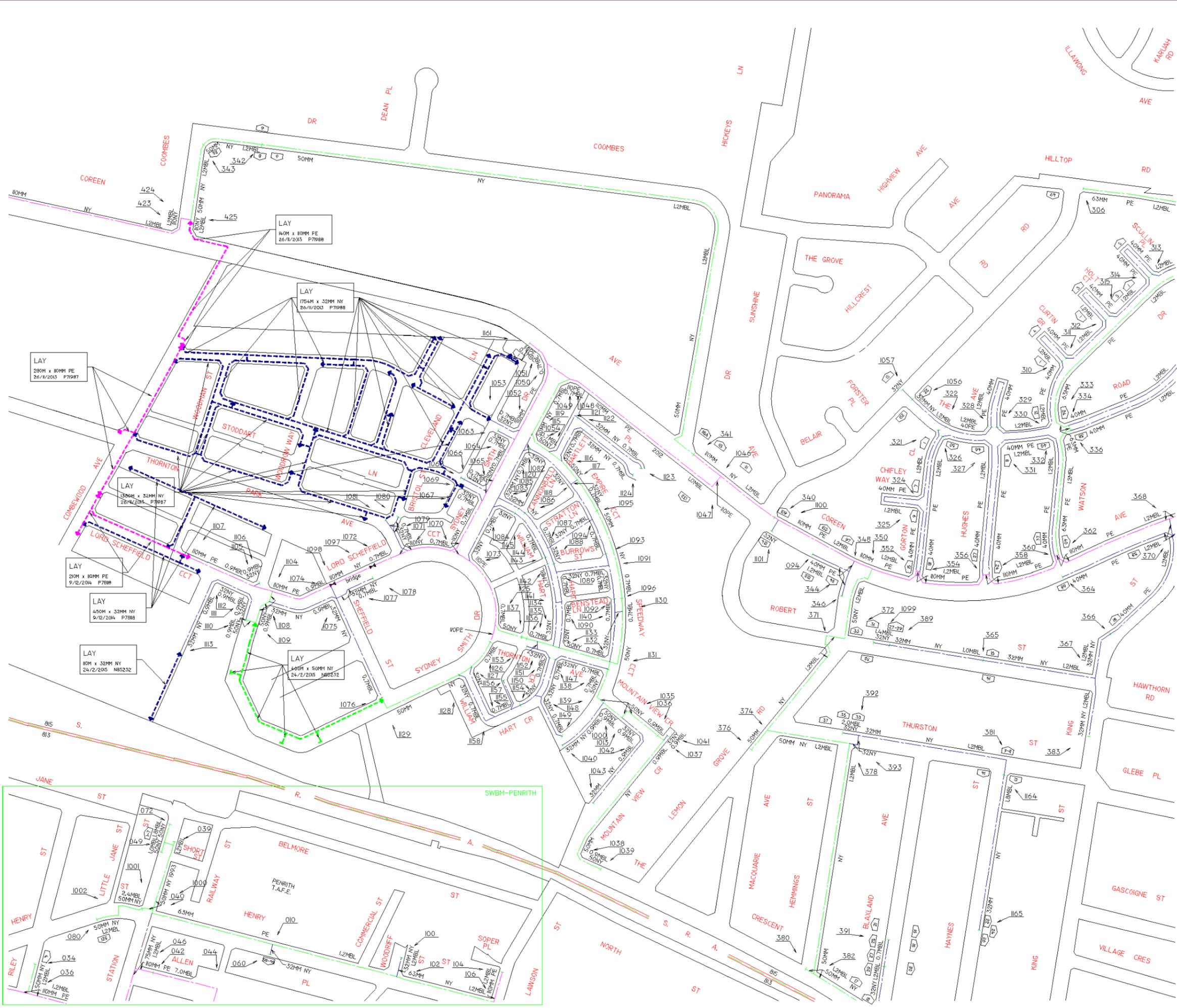
## CLEVELAND LANE CROSS-OVER - Supply + construction by BUILDER

MATERIAL SCHEDULE	Area m <sup>2</sup> URBANGROWTH*	Area m <sup>2</sup> BUILDER **
<b>HEADER COURSE</b> Concrete pavers 'Adbri Stradapave', 300x300x50mm in 'Charcoal' colour, laid in stackbond pattern	2.05	1.65
<b>IN-FILL PAVEMENT</b> Concrete pavers 'Adbri Havenbrick', 200x100x50mm in 'Brushwood' colour, laid in herringbone pattern	4.25	1.47
<b>Total area</b>	<b>6.30</b>	<b>3.12</b>

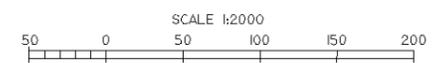
\*Area's outside of the allotment boundary. \*\*Area's inside of the allotment boundary

<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 NSW 2153 Ph: (02) 9480 7712 Fax: (02) 9480 7705 Email: info@ecodeign.com.au Web: www.ecodeign.com.au Member of the Australian Institute of Landscape Designers and Managers</p>	<p><b>LOTS 2339-2348 WALSHAW STREET, NORTH PENRITH</b></p>	<p>PROJECT: NEW RESIDENCE DRAWING: PLANT SCHEDULE - LOT 2343 SCALE: 1:100 @ A3 DATE: 28-02-14</p>	
REVISION	DESCRIPTION	DRAWN	CHECK	DATE																				
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<p>1. Do not scale from drawings. 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.</p>		<p>6. All work to comply with relevant Australian Standards or Building Code of Australia. 7. All work to be performed by a suitably qualified tradesperson. 8. For application purposes only - NOT FOR CONSTRUCTION</p>		<p>CLIENT: FIRSTSTYLE HOMES</p>																				





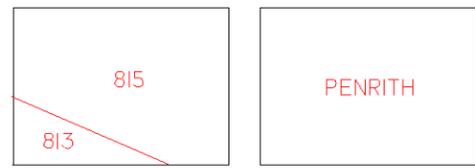
# PENRITH 6B



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

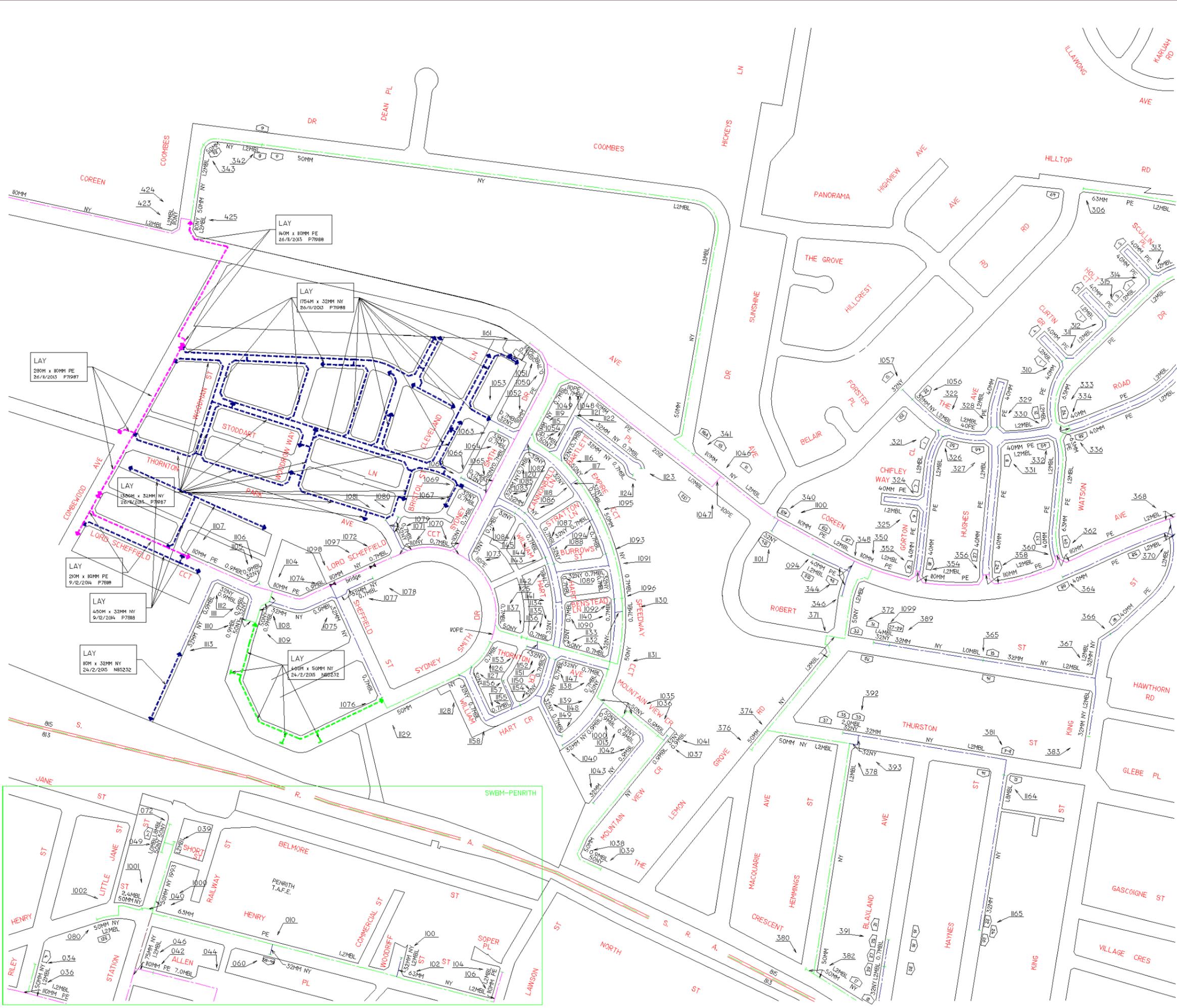


NETWORK AREA MUNICIPALITY AREA

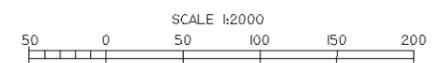
# Jemena

## 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   |
|                                  | PR #=2 3 STEEL MAIN PROJECT NUMBER                       |
|                                  | ▲ PRESSURE MONITORING STATION                            |
|                                  | ⊕ VALVE  |
|                                  | □ SYSTEM PRESSURE REGULATOR                              |
|                                  | ● SIPHON   |
|                                  | 123 NETWORK NODE   |
|                                  | 1235 NETWORK VALVE NODE                                  |
|                                  | 6NB 6 INCH CAST IRON MAIN                                |
|                                  | 150MM 150MM STEEL MAIN                                   |
|                                  | 110MM PE/NY 110MM POLYETHYLENE/NYLON MAIN                |
|                                  | 50MM NY 50MM NYLON INSERTED INTO 6NB MAIN CAST IRON MAIN |
|                                  | 1.2MBL DISTANCE IN METRES OF MAIN FROM BOUNDARY LINE     |
|                                  | 1957 YEAR LAID   |
|                                  | MUNICIPALITY BOUNDARY                                    |
|                                  | NETWORK BOUNDARY   |
|                                  | HOUSE NUMBER   |



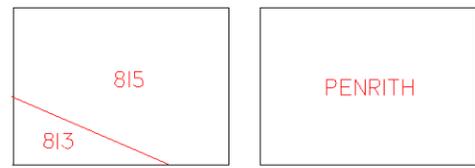
# PENRITH 6B



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PE3C	PE3D	SMIC
PE6A	PE6B	SM4A
PE6C	PE6D	SM4C

ADJOINING MAPS



NETWORK AREA MUNICIPALITY AREA

# Jemena

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|                                  | ⊕ VALVE  |
|                                  | □ SYSTEM PRESSURE REGULATOR                                |
|                                  | ○ S SIPHON   |
|                                  | ○ 123 NETWORK NODE   |
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|                                  | --- 1957 YEAR LAID   |
|                                  | --- MUNICIPALITY BOUNDARY                                  |
|                                  | --- NETWORK BOUNDARY                                       |
|                                  | 123 HOUSE NUMBER   |

PENRITH 6B

**BASIX**  
= 45.0m<sup>2</sup> of roof area to discharge to water tank.  
= 107.09m<sup>2</sup> stormwater and overflow to discharge to existing street channel.  
o/a= 152.09m<sup>2</sup> of roof area.

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

**EARTHWORKS TO AHD**  
HOUSE: FFL: R.L. 29.100 (LIVING) FGL: R.L. 28.700  
GARAGE: FFL: R.L. 28.590 FGL: R.L. 28.265

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

**FIBRE OPTIC WIRING PACKAGE**

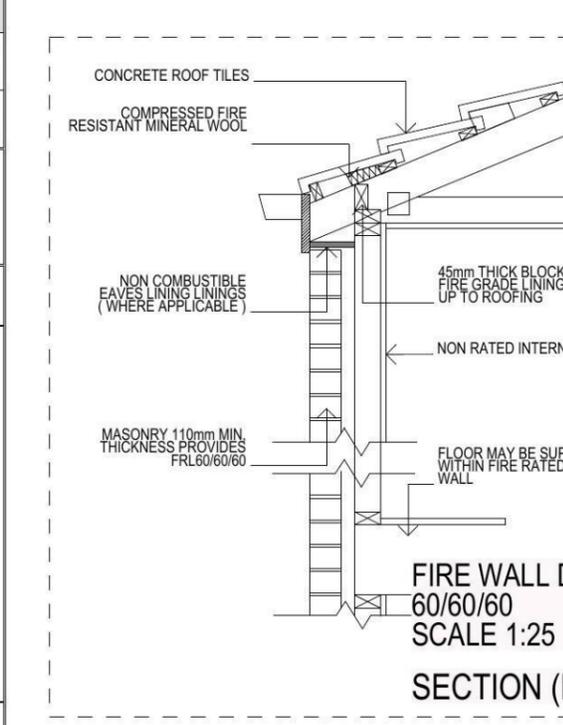
**NOTE:**  
PROVIDE GRANITGARD TERMITE TREATMENT

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**SYMBOLS & ABBREVIATIONS:**

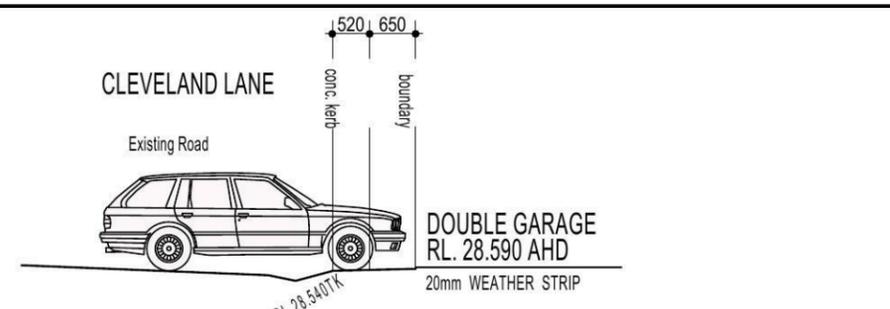
GP GULLY PIT	-E- OVERHEAD ELEC LINE
HYD HYDRANT	-S- SEWER LINE
SIP SURFACE INLET PIT	GM GAS METER
SIC SEWER INSPECTION COVER	LP LIGHT POLE
SMH SEWER MANHOLE	EC ELECTRICITY CONDUIT
W/M WATER METER	ECT ELEC & TELE CONDUIT
EL ELECTRICITY BOX	TC TELECOM CONDUIT
TP TELECOM PIT	WC WATER CONDUIT
VC VEHICLE 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: K7  
GPS  
E

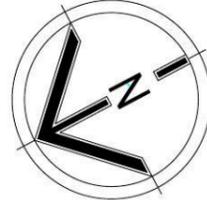
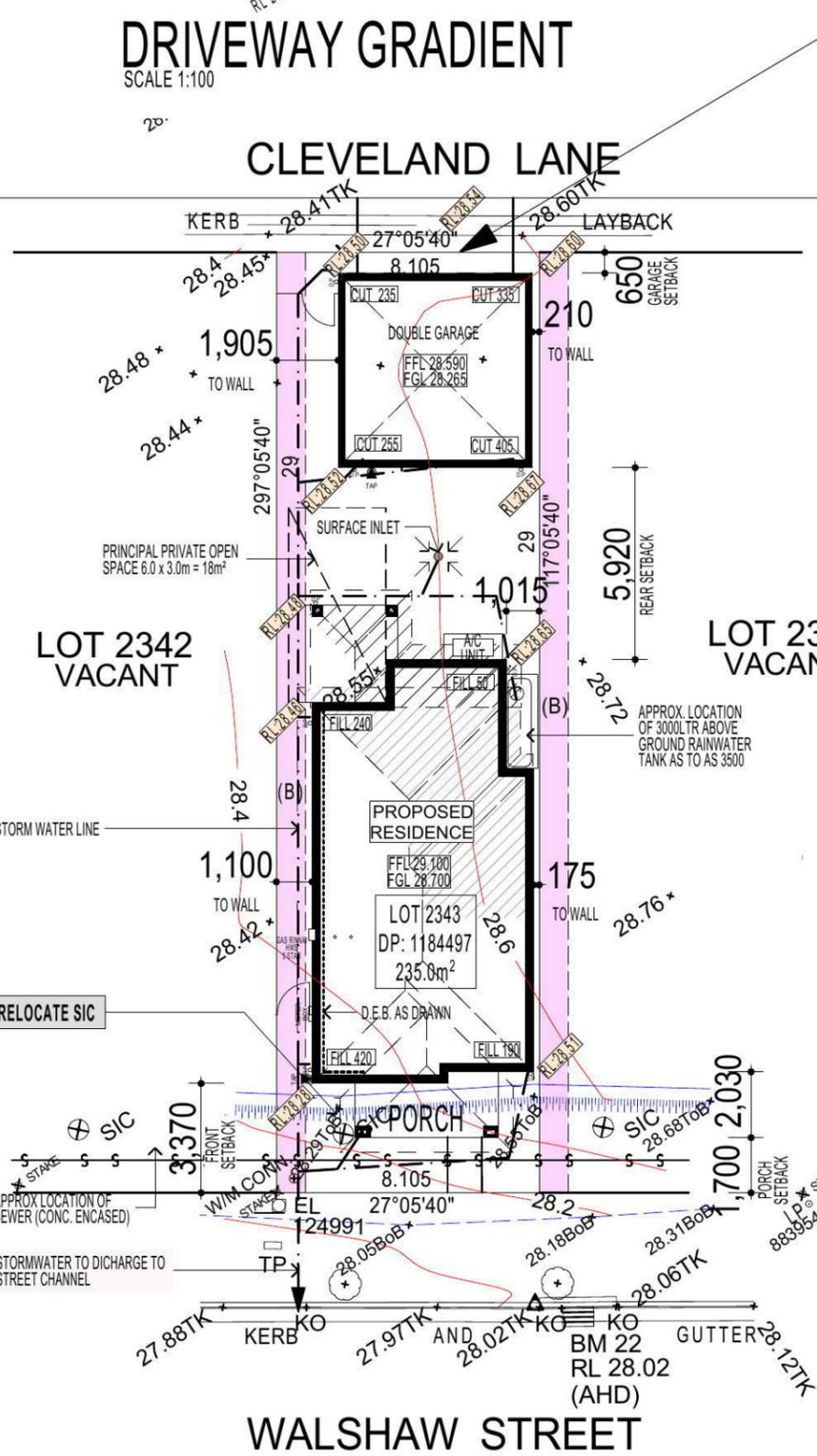


(B) PROPOSED EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE (B1)

**NOTE:**  
PROVIDE ACOUSTIC ATTENUATION TO PROPOSED DWELLING AS REQUIRED FROM ROAD TRAFFIC NOISE AND VIBRATION ASSESSMENT- REPORT No.nss22113E - FINAL REV B. DATED: AUGUST 2014 PREPARED BY "NOISE AND SOUND SERVICES".



**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



**HIA members**  
the best in the business

**MASTER BUILDERS ASSOCIATION**  
MEMBER

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**DEVELOPMENT CALCULATIONS**

LOT: 2343 SITE AREA: 235.0m<sup>2</sup>

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

**FLOOR SPACE RATIO CALCULATION:**

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

**SITE AREA COVERAGE/LANDSCAPE:**

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

**COUNCIL ZONE: R1**

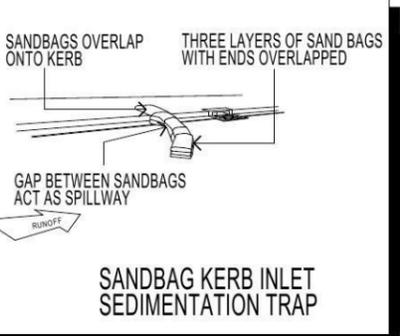
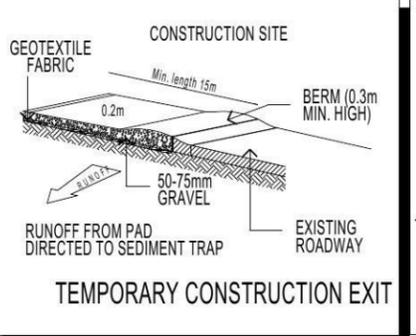
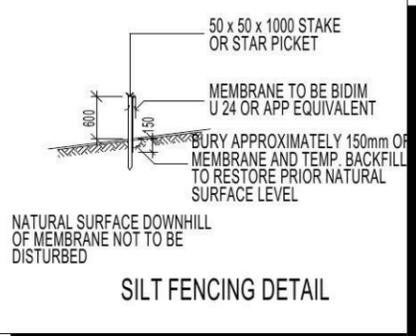
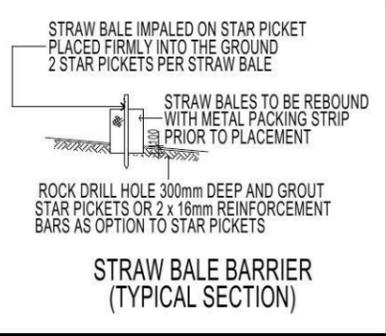
PROMOTION:  
**LIVING/STYLE COLLECTION**

CLIENT:  
**Y.TONG**

LOCATION:  
LOT 2343  
WALSHAW STREET  
PENRITH NSW 2750

DP: 1184497	council: PENRITH
model: CHESTER 21	facade: AUGUSTINE
date: 16/03/2015	valuation assessment: QA1
drawn: G.P./S.W.	checked: G.P.
scale: 1:200	<b>743-14</b>

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**DUST CONTROL MEASURES:**

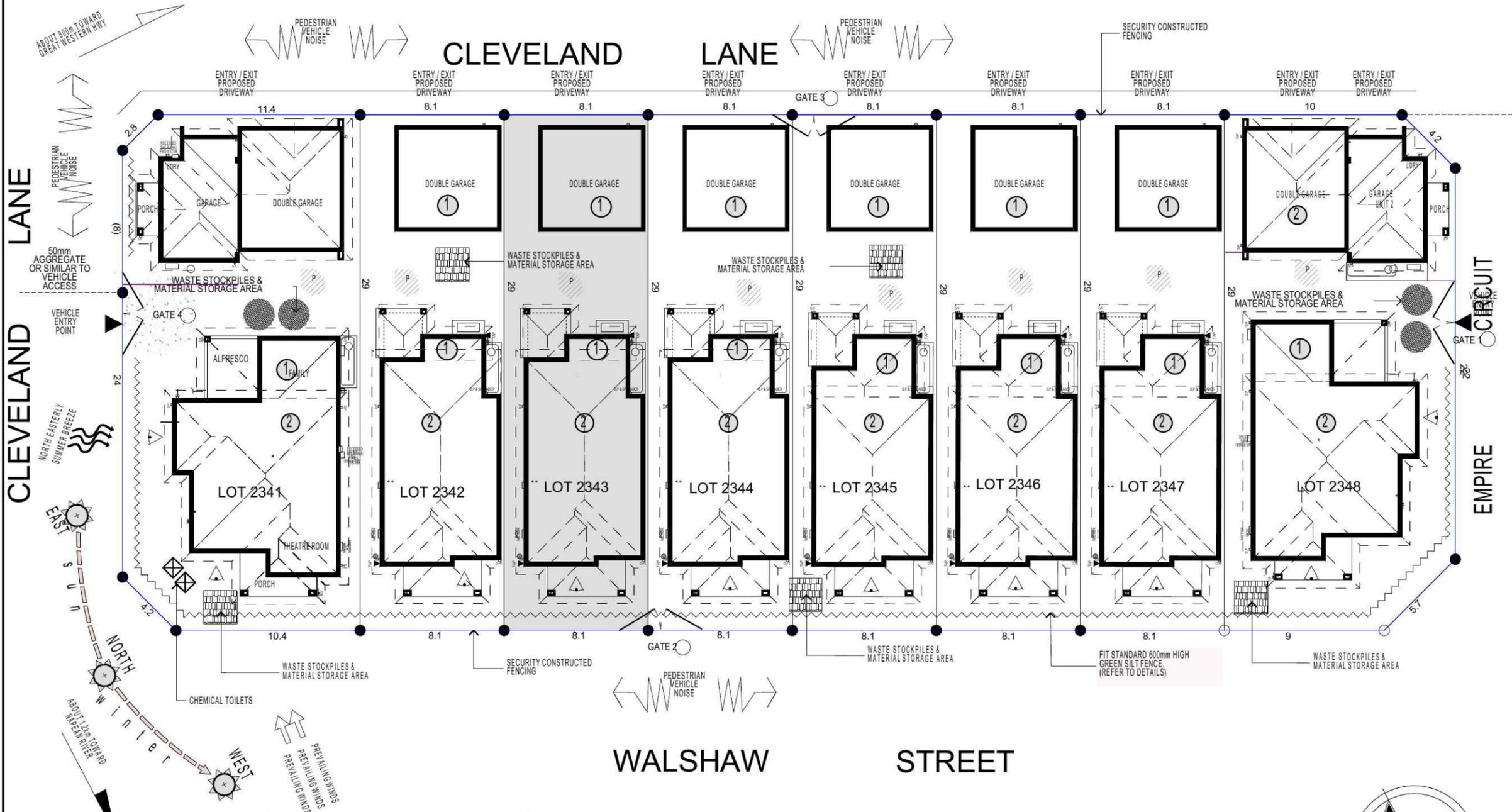
IF THE SITE BECOMES DUSTY DURING HOTTER MONTHS (FIRSTYLE) WILL SPRINKLE WATER ON THE DUST

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

**NOISE & VIBRATION MEASURES:**

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

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



KEY	
	SOLAR ACCESS
	NUMBER OF 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)

**NOTE:**  
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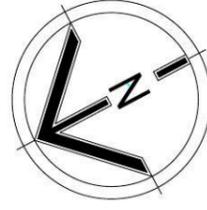
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**NOTE:**  
 FIBRE OPTIC WIRING PACKAGE

**NOTE:**  
 PROVIDE GRANITGARD TERMITE TREATMENT

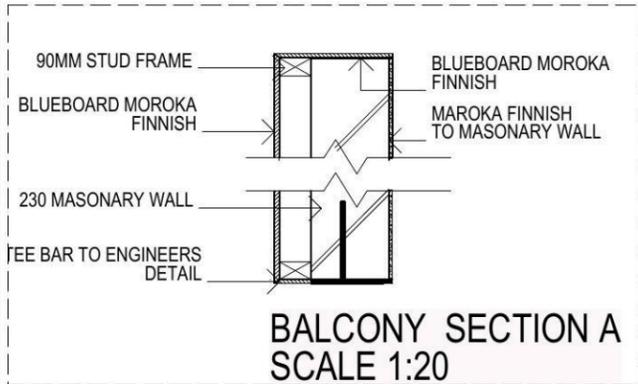
**NOTE:**  
 AIR CONDITIONING ONLY (EER 2.5-3.0 OR GREATER) 3-PHASE POWER

**SITE ANALYSIS & WASTE MANAGEMENT PLAN**



**KEY**

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

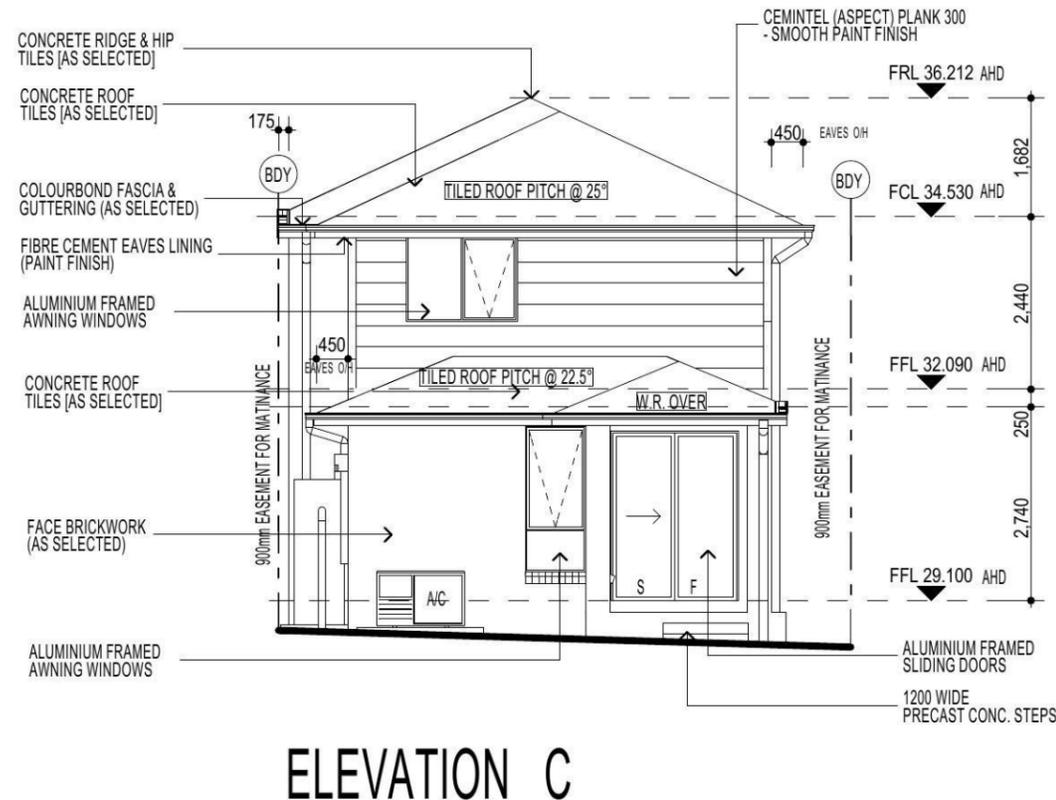
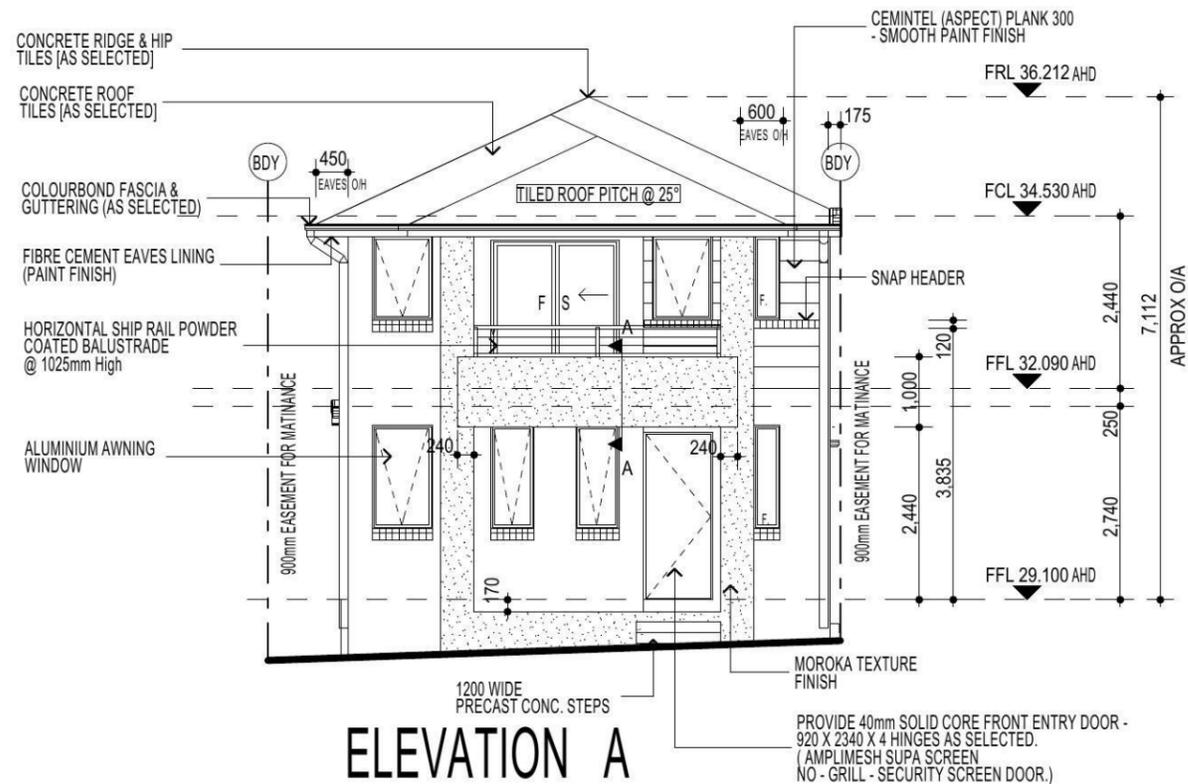


**NOTE:**  
FIRST FLOOR WINDOWS TO COMPLY WITH CLAUSE 3.9.2.5 OF VOLUME 2 OF THE BCA.

**HIA members**  
the best in the business



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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
			<b>743-14</b>
CLIENTS SIGNATURE:		DATE:	S.P. 0.0.

**ELEVATIONS**

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**FIRSTSTYLE HOMES**

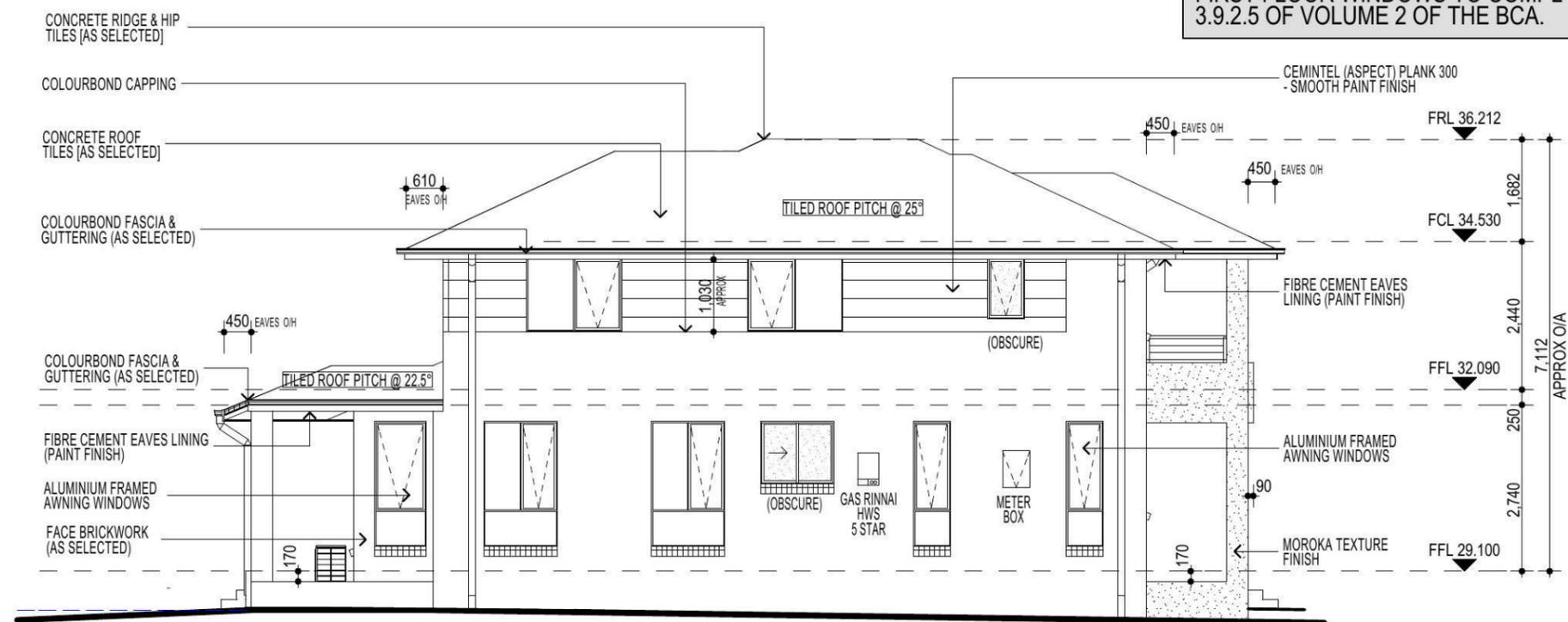
FIRSTSTYLE HOMES Pty.Ltd  
Lic No. 113412C  
ACN. 087 773 779  
PO BOX 171, HOXTON PARK 2171

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

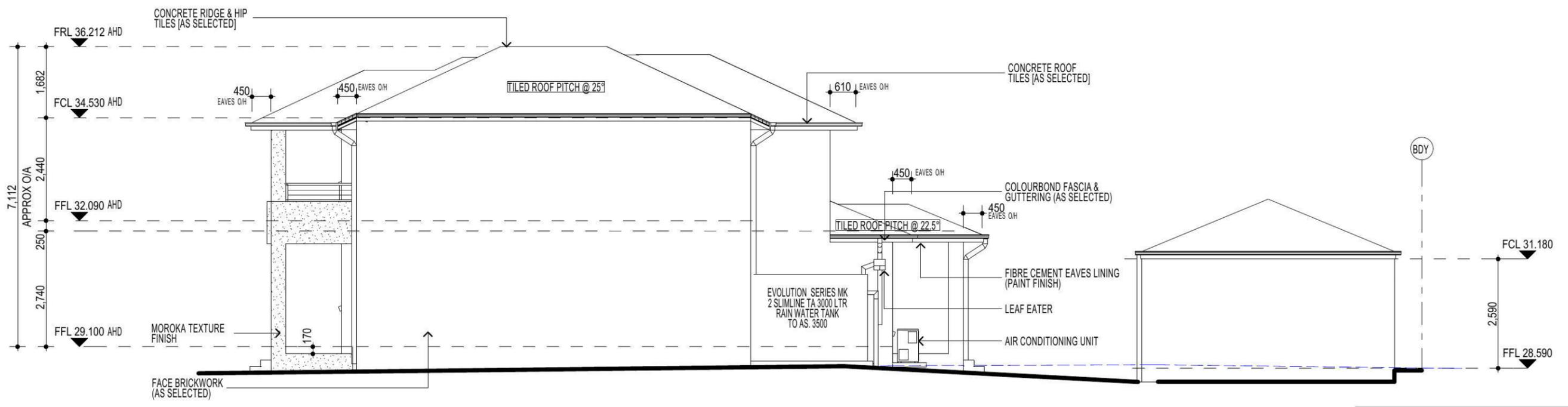
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**ELEVATION D**



**ELEVATION B**

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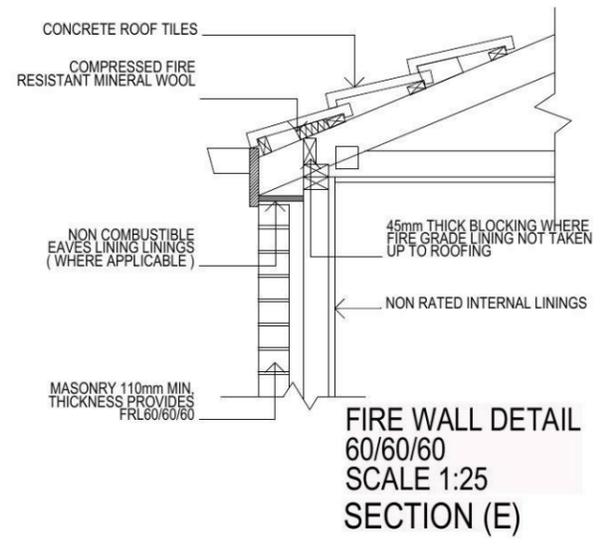
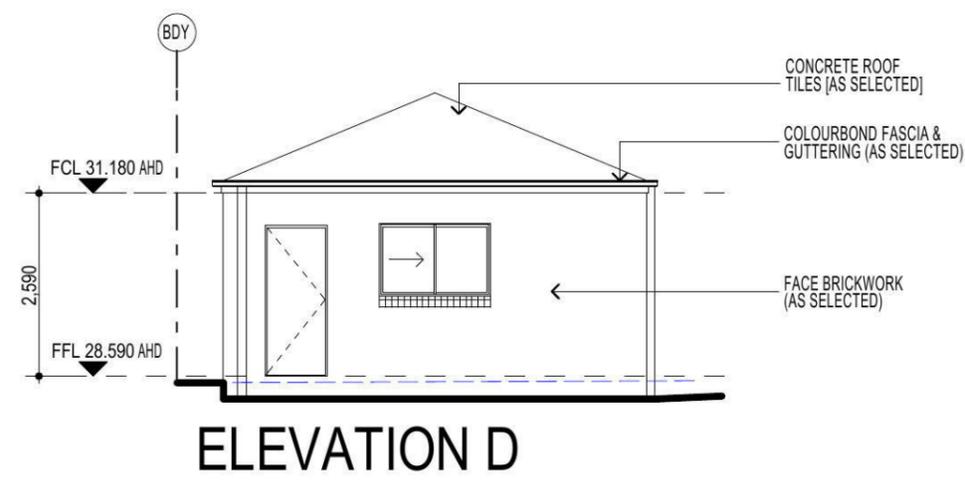
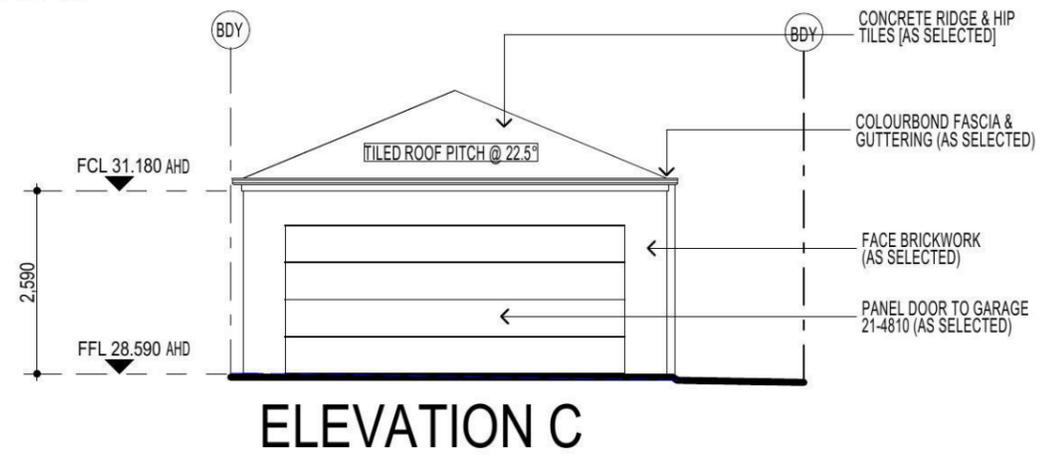
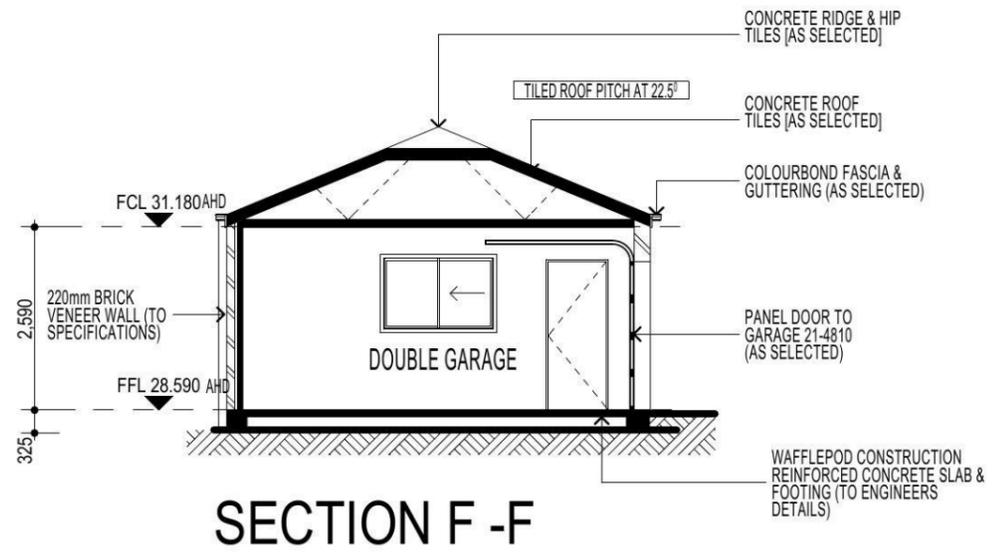
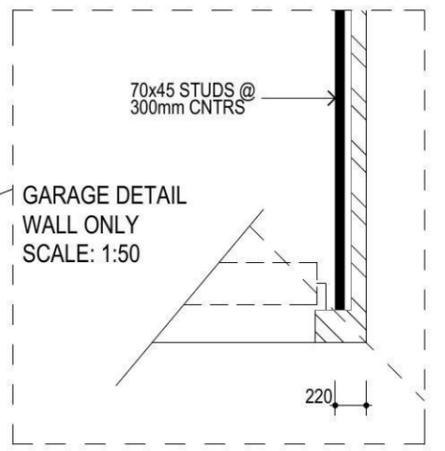
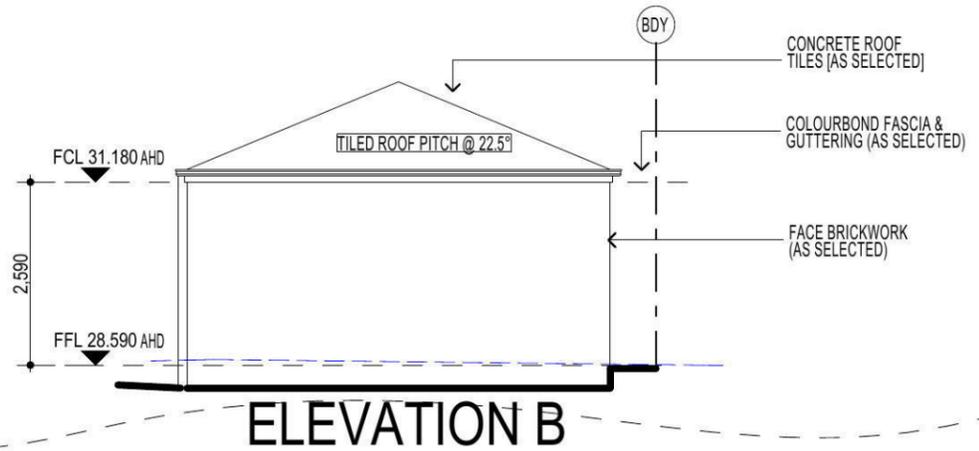
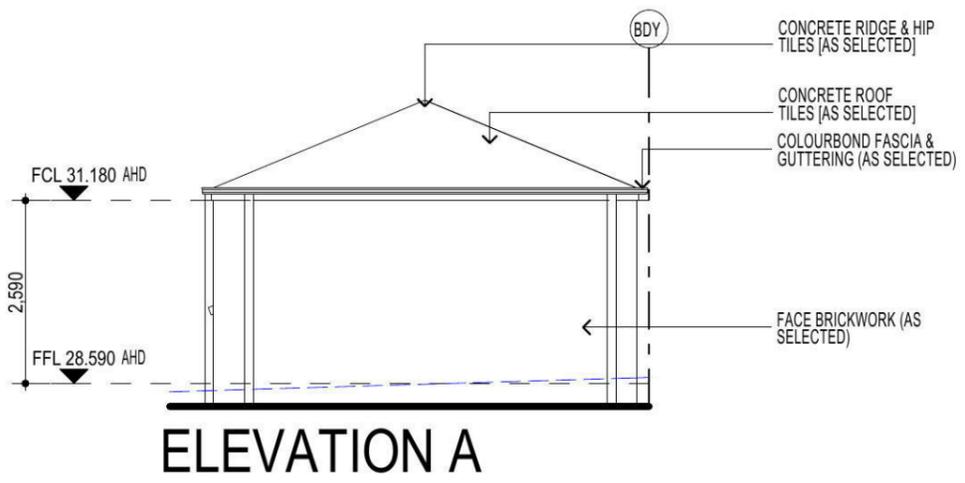
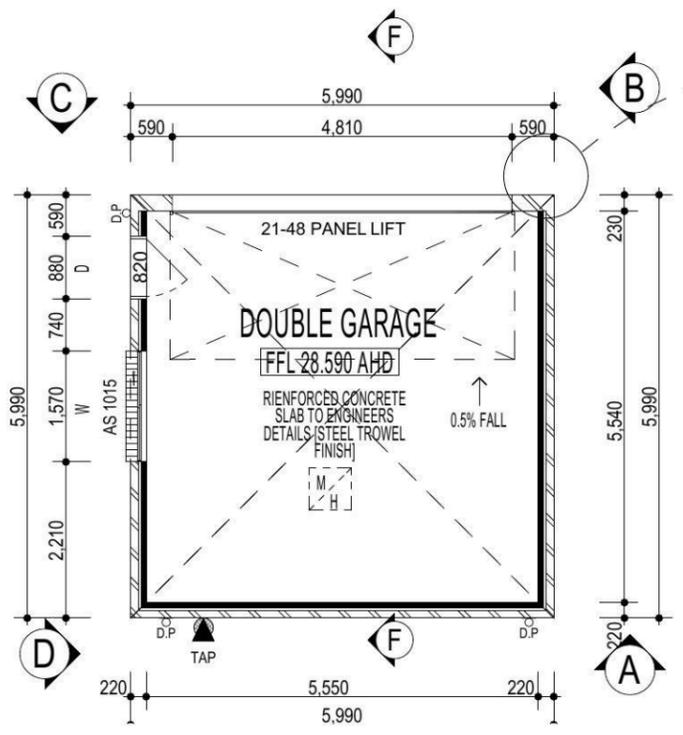
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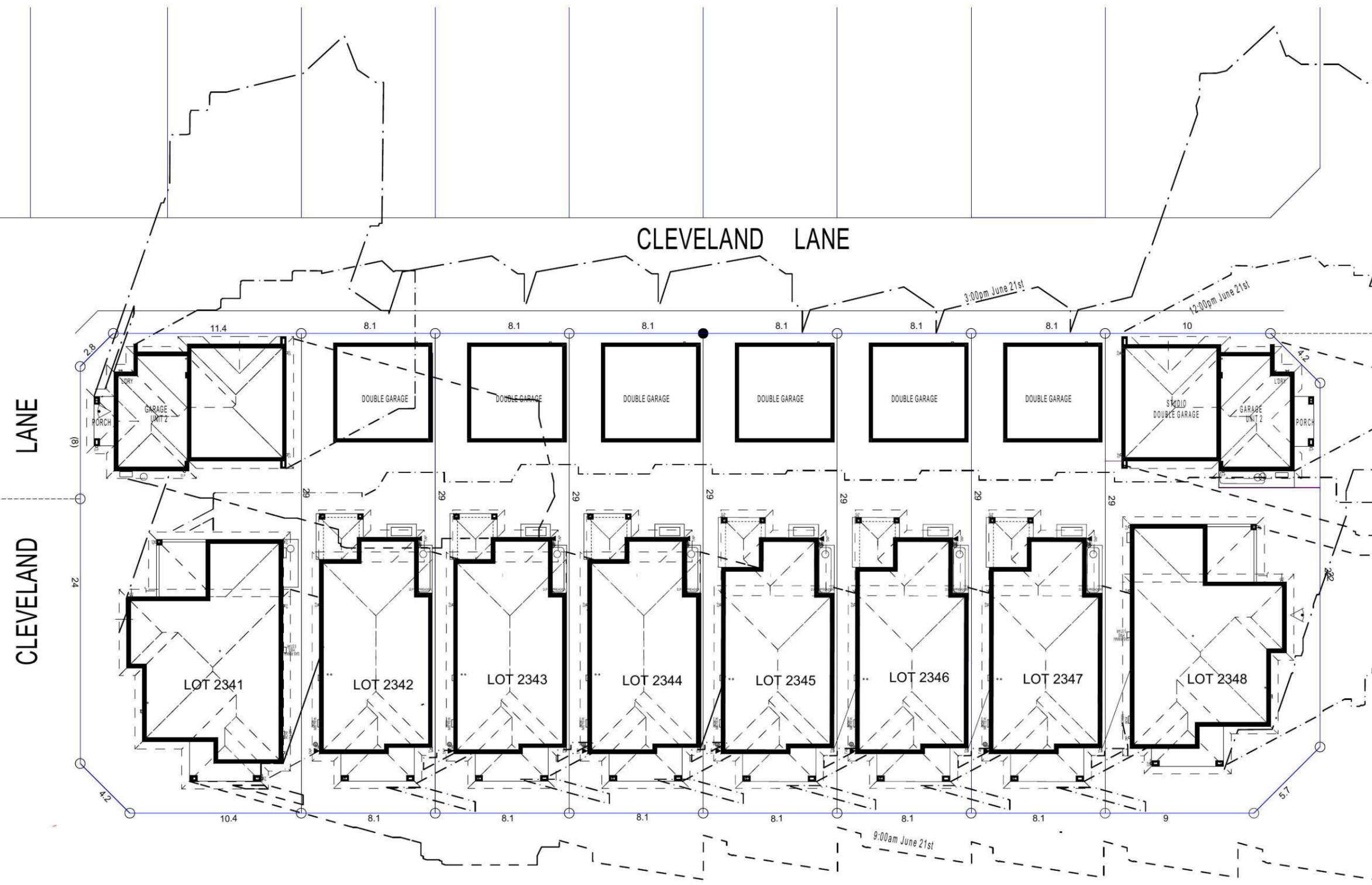
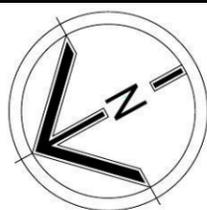
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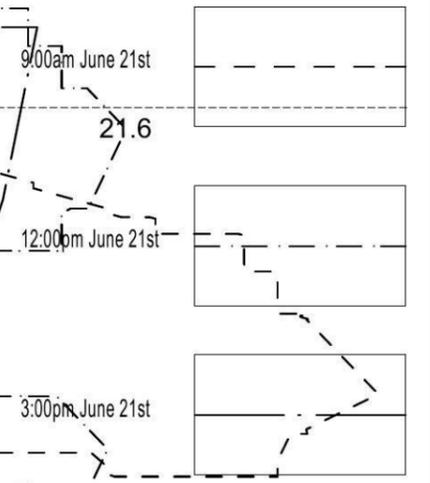
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**SHADOW DIAGRAM**



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