



Application Lodgement Summary

 Sydney
WATER
Reference Number 9036112

Date Requested: Thu February 19 2015

DOLFIN Number D14/5-14450

Agent Reece Prestons, 380 Hoxton Park Rd Prestons
Applicant first style homes, po box po box 171 hoxton park 2171
Property/Asset 82 William Hart Cres, Penrith 2750 (Kw Dobinson Dm Dobinson) PNum: 5570888
Product Building Plan Approval Application

Charge	Product Cost	GST	Total
Building Plan Approval Application	\$17.50	\$0.00	\$17.50

REFERRAL FOR BUILDING PLAN APPROVALS

Quick Check Agent

The Quick Check Agent has lodged your application with Sydney Water and determined that your proposed building/structure may potentially impact on Sydney Water's infrastructure.

The Quick Check Agent has advised you to contact a Water Servicing Coordinator for approval of your proposed building/structure. The Water Servicing Coordinator acts as your contact in dealing with Sydney Water.

Water Servicing Coordinator

Some of the activities required prior to approving your plan may include;

- Reviewing your proposed building/structure plans and discussing options.
- Advise if a Service Protection Report (also known as a Pegout) is required.
- Advise if structural engineering detail is required.
- Arrange supervision of concrete encasement and piercing.
- Specify asset protection requirements and/or alternative options.

Water Servicing Coordinators are located across Sydney, Illawarra and the Blue Mountains. Sydney Water recommends that you contact several Water Servicing Coordinators to ensure you choose the one that is most appropriate for you.

To assist in your selection, Sydney Water recommends you ask each Water Servicing Coordinator the following type of questions:

1. How long will it take to obtain the Building Plan Approval?
2. How much do you charge for a Building Plan Approval?
3. If I require a Service Protection Report (pegout), how much will it cost?
4. Are there any other charges that I may have to pay?

For more information and a list of Water Servicing Coordinators, visit the Building, Developing and Plumbing section of Sydney Water's website at www.sydneywater.com.au. Alternatively you may obtain a list from the Sydney Water call centre on Tel: 13 20 92.

Property Special Conditions for Plumbers

Boundary Trap Required	No
Watercharged/Tidal area	Unknown
Partial Drainage area	No
Aggressive Soil area	No
Cast Iron Pipe area	No
Sewer Surcharge area	Unknown
Minimum Gully Height area	Unknown
Sewer Available	Unknown
Connection Type	Gravity

You must contact Sydney Water to clarify the property special conditions where the property special conditions are not shown (yes or no), are shown as "unset", "unknown" or "not available" or if the proposed development is being built over more than one existing property.

Please note that boundary traps must be fitted for all commercial and industrial properties and you must ensure that all plumbing/drainage and building works are carried out in accordance with the relevant codes and standards.

A water meter is required to be fitted to the property during construction. You will need to ensure that your licensed plumber carries out this work in accordance to the relevant codes and standards.



Packing Slip

Home Branch

PRESTONS
(02) 9608 8388

FIRSTYLE HOMES PTY LTD

PO BOX 171
HOXTON PARK NSW 2171
Tel: (02) 9601 0111
Fax: (02) 9601 0711

Account No. 2259646-1
Order No. 772-14/1487
Job No./Name Refer Below
Date 19/02/2015
Sales Person 01-COLIN AMOUR
Supply Branch PRESTONS
Supply Branch Phone (02) 9608 8388
Document No. 212048957

Product Code	Description	Qty Supplied	Bin Location	Unit	Price before GST	GST Amount	Total price inc GST	Net
2110110	JOB No./NAME: 5570888 - 82 WILLIAM HART Building Plan Approval Application ** Comments ** Pickup By Customer	1.00		EA				
Delivery instructions, comments, ID.					Net total			
					Delivery Fee			
					Document Total			

This signed receipt acknowledges that above goods have been delivered and/or received in good condition

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Received by (print name): NICOLE _____

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						Checked by

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Plumbing and Drainage Audit Inspection Application

Fair Trading

AA201504431 - Report - Printed 18/02/2015 12:28 PM

Plumbing and Drainage Audit Inspection Application					
Application Details					
Given Name(s):	<input type="text" value="Firststyle Homes Pty Ltd"/>	Surname:	<input type="text" value="Tamburri"/>		
Contact Number:	<input type="text" value="9731 9600"/>				
Contact Email Address:	<input type="text" value="sandra@firststyle.com.au"/>				
Property Details					
Lot Number:	<input type="text" value="2232"/>	Deposited Plan Number/Proposed Deposited Plan Number:	<input type="text" value="1184495"/>		
Master Strata Plan Number:	<input type="text"/>				
Unit Number:	<input type="text"/>	Street Number:	<input type="text"/>		
Street Name:	<input type="text" value="William Hart"/>	Street Type:	<input type="text" value="Crescent"/>		
Suburb:	<input type="text" value="PENRITH"/>	State:	<input type="text" value="NSW"/>	Postcode:	<input type="text" value="2750"/>
Proposed Property Location					
Proposed Property Location:	<input type="text" value="PENRITH"/>				
Inspection Details					
Inspection Details:	<input type="text" value="Rainwater Tank"/>				
Original inspection reference number:	<input type="text"/>				
Type of Work:	<input type="radio"/> Plumbing <input type="radio"/> Drainage <input checked="" type="radio"/> Plumbing & Drainage				
Description of Building:	<input type="text" value="Residential Single Dwelling - Standard Construction"/>				
No of Additional Inspections:	<input type="text" value="2"/>				
Comments		<input type="text"/>			

ASPECT DEVELOPMENT & SURVEY PTY LTD
CONSULTING REGISTERED SURVEYORS
ABR1 69 078 849 000

BASIX

= 36.0m² of roof area to discharge to water tank
= 162.8m² stormwater and overflow to discharge to existing street channel.
o/a= 298.8m² of roof area.

LEGEND:

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

EARTHWORKS TO AHD

HOUSE: FFL 27.360 AHD
(LIVING) FGL 26.960 AHD

GARAGE: FFL 27.320 AHD
FGL 26.920 AHD

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 AS3500
 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

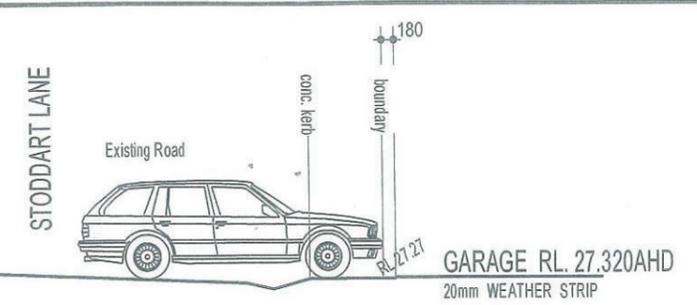
NOTE
AIR CONDITIONING ONLY (EER 2.5-3.0 OR GREATER)
3-PHASE POWER

NOTE:
PROVIDE GRANITGARD TERMITE TREATMENT

FIBRE OPTIC WIRING PACKAGE

NOTE:
ALL COMPONENTS SUCH AS: APPLIANCES; PLUMBING FITTINGS & FIXTURES; DOORS; CABINETRY; HANDLES; PC ITEMS; ARE SHOWN ON THE PLANS & ELEVATIONS FOR INFORMATION ONLY & TO BE CONFIRMED BY THE CLIENT. PLEASE REFER TO THE PLANS & ELEVATIONS FOR THE MOST RECENT VERSION.

Document Set ID: 8492335
Version: 1.0
Date: 22/03/2015



DRIVEWAY GRADIENT
SCALE 1:100

SYMBOLS & ABBREVIATIONS:

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

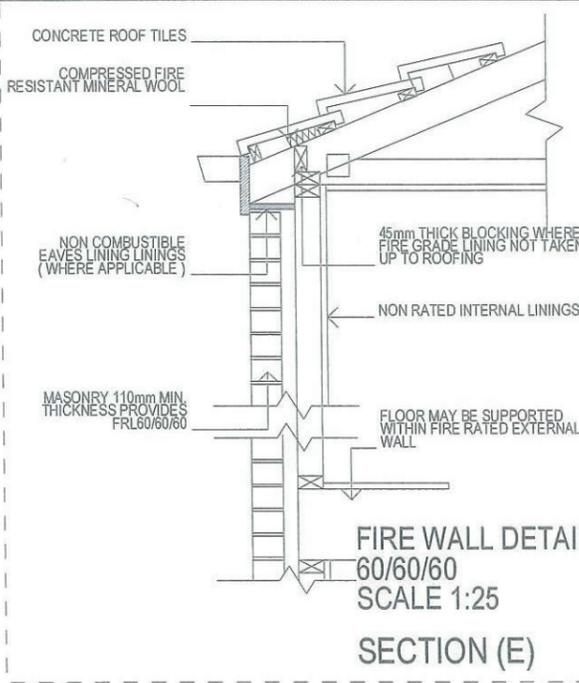
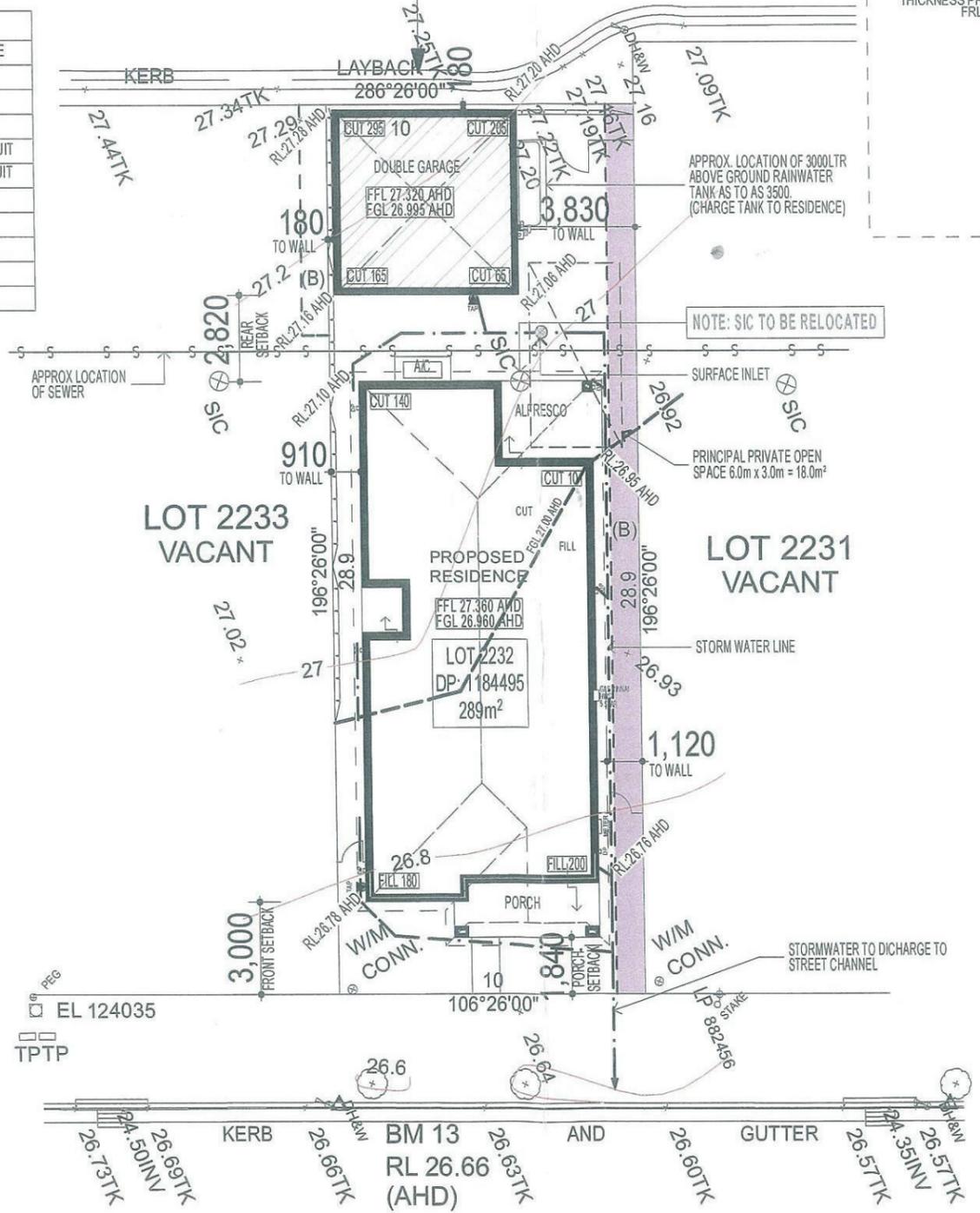
LOCALITY SKETCH

UBD AREA: SYD REVISION: 49
MAP: 163 REF: Appr.
GPS
S
E
(B) PROPOSED EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE

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

STODDART LANE



6/2/15

FIRSTYLE HOMES

FIRSTYLE HOMES Pty Ltd
Lic No. 113412C
ACN. 087 773 779
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ADMIN: (02) 9731 9600
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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.
ALL WORK TO BE CARRIED OUT IN A PROFESSIONAL AND WORKMANSHIP LIKE WORKMANSHIP MANNER ACCORDING TO THE PLANS AND SPECIFICATION.
ALL DIMENSIONS ARE TO BE CHECKED & VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORK, ALL LEVELS ARE SUBJECT TO FINAL SURVEY AND SETOUT BY REGISTERED SURVEYOR.
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DEVELOPMENT CALCULATIONS

LOT: 2232 NO: 00 OF SITE AREA: 289.0m²

Itemised Floor Areas:	Totals:
living ground floor:	117.59m ²
garage: (excess 00.000m ²)	35.88m ²
alfresco:	8.72m ²
porch:	8.15m ²
laundry pad:	1.93m ²
total floor area:	172.27m²

FLOOR SPACE RATIO CALCULATION:

gross floor areas:	Totals:
living ground floor: (internal area)	104.89m ²
total gross floor area:	104.89m²
floor space ratio:	0.36:1

SITE AREA COVERAGE/LANDSCAPE:

house ground floor:	117.59m ²
garage:	35.88m ²
porch/dry/alfresco:	18.80m ²
driveway/paved area:	7.88m ²
site coverage Area:	172.27m ² (59.6%)
landscape area:	116.73m ² (40.4%)
pervious areas (soft)	108.85m ² (37.7%)
impervious areas (hard)	180.15m ² (62.3%)
front yard landscape area	29.4m ² (10.2%)
front yard hard paved area	1.66m ² (0.6%)
private open space o/a:	55.47m ²
principal private open space:	18.0m ²
total car space incl. carstand:	2 carspace

COUNCIL ZONE: R1

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
K & D DOBINSON

LOCATION:
LOT 2232
WILLIAM HART CRESCENT
PENRITH NSW, 2750

DP: 1184495	council: PENRITH
model: MOOREFIELD 18	facade: DUTCH
date: 22/01/2015	valuation assessment: QA1
Sheet: 1 of 13	scale: 1:200, 1:100



WILLIAM HART CRESCENT

SITE PLAN & STORMWATER CONCEPT PLAN

