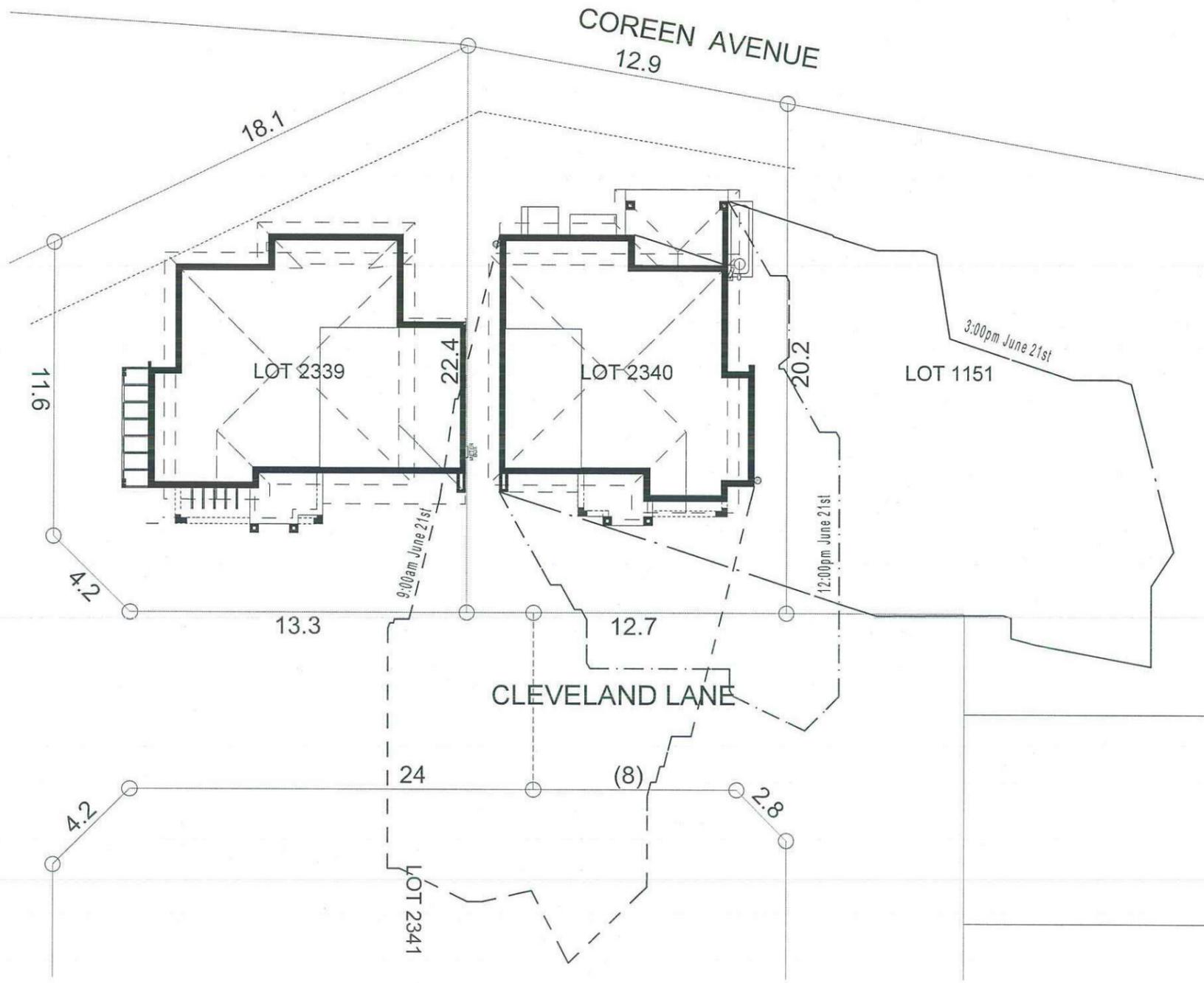
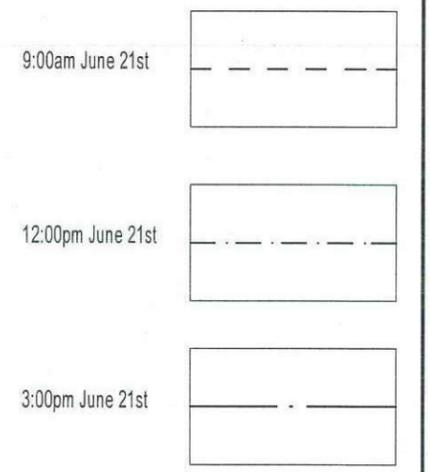


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**SHADOW DIAGRAM**

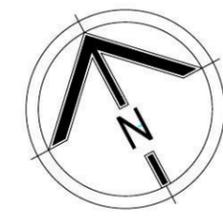


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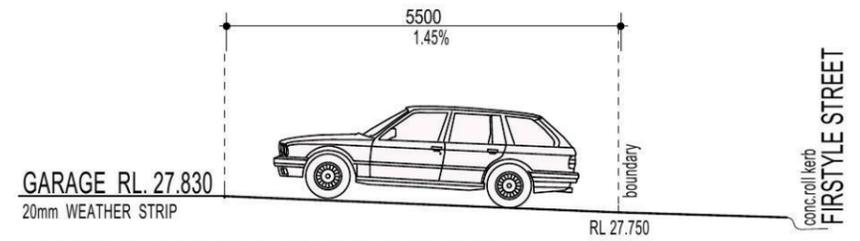
PROMOTION: <b>LIVING/STYLE COLLECTION</b>			
CLIENT: <b>FIRSTYLE</b>			
LOCATION: <b>LOT 2340 CLEVELAND LANE, PENRITH NSW 2750</b>			
DP: SUBDIVISION OF LOT 1197 DP1171491	council: PENRITH		
model: SANDFIELD 20	facade: MILLENNIUM	date: 24/03/2014	quotation assessment: SK1
sheet: 8 of 9	drawn: G.P.	checked: P.D.	scale: 1:200
			<b>740-14</b>
CLIENT'S SIGNATURE:		DATE:	SP: 00

**SHADOW DIAGRAM**

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



**DRIVEWAY GRADIENT**  
 SCALE 1:100

**BASIX**  
 = 60.62m<sup>2</sup> of roof area to discharge to water tank.  
 = 64.36m<sup>2</sup> stormwater and overflow to discharge to existing street channel.  
 o/a= 124.98m<sup>2</sup> of roof area.

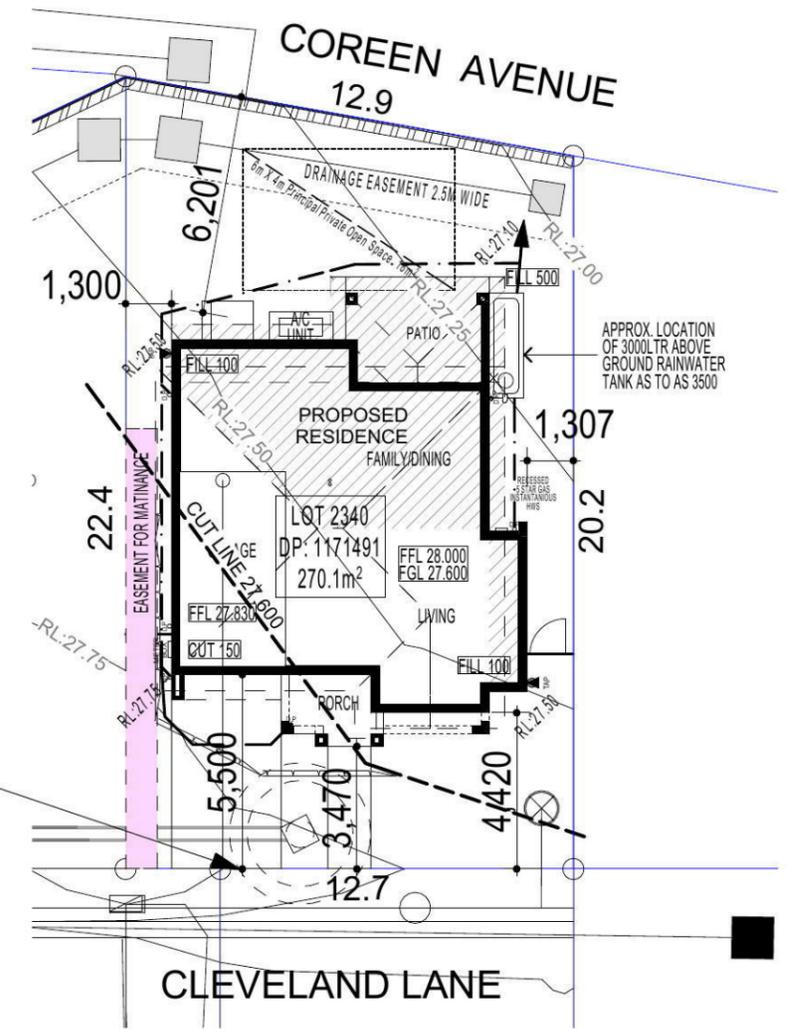
**LEGEND:**  
 ● = SURFACE INLETS AS REQUIRED  
 ○ = SURFACE INLETS LINE  
 --- = STORMWATER LINE

**EARTHWORKS**  
 HOUSE: FFL: R.L: 28.000 (LIVING) FGL: R.L: 27.600  
 GARAGE: FFL: R.L: 27.830 FGL: R.L: 27.505

**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/IH TO ENCROACH AS ALLOWED BY B.C.A:CL3.7.1.7 & FIGURE 3.7.1.9

**NOTE:**  
 FINAL GARAGE LEVELS TO BE DETERMINED ON SITE



**FIBRE OPTIC WIRING PACKAGE**

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

**NOTE:**  
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**SITE PLAN & STORMWATER CONCEPT PLAN**

**DEVELOPMENT CALCULATIONS**

LOT: 2340 NO: 00 OF SITE AREA: 270.1m<sup>2</sup>

Itemised Floor Areas:	Totals:
living ground floor:	70.84m <sup>2</sup>
first floor: (excl. void 73.73m <sup>2</sup> )	77.97m <sup>2</sup>
garage: (excess 00.000m <sup>2</sup> )	18.70m <sup>2</sup>
alfresco:	11.78m <sup>2</sup>
porch:	5.09m <sup>2</sup>
balcony:	00.00m <sup>2</sup>
<b>total floor area:</b>	<b>184.38m<sup>2</sup></b>

**FLOOR SPACE RATIO CALCULATION:**

gross floor areas:	Totals:
living ground floor: (internal area)	62.07m <sup>2</sup>
first floor excl. void: (internal area)	64.81m <sup>2</sup>
<b>total gross floor area:</b>	<b>126.88m<sup>2</sup></b>
<b>floor space ratio:</b>	<b>0.47:1</b>

**SITE AREA COVERAGE/LANDSCAPE:**

house ground floor:	70.78m <sup>2</sup>
garage:	18.70m <sup>2</sup>
porch/alfresco:	16.87m <sup>2</sup>
driveway/paved area:	21.36m <sup>2</sup>
<b>site coverage Area:</b>	<b>106.35m<sup>2</sup>(39.37%)</b>
landscape area:	163.75m <sup>2</sup> (60.6%)
pervious areas (soft)	142.39m <sup>2</sup> (52.7%)
impervious areas (hard)	127.71m <sup>2</sup> (39.4%)
front yard landscape area	59.46m <sup>2</sup> (22.0%)
front yard hard paved area	4.27m <sup>2</sup> (1.58%)
private open space o/a:	97.74m <sup>2</sup>
principal private open space:	18.00m <sup>2</sup>
<b>total car space incl. carstand:</b>	<b>2 carspace</b>

**COUNCIL ZONE: R1**

PROMOTION:  
**LIVING/STYLE COLLECTION**

CLIENT:  
**FIRSTYLE**

LOCATION:

**LOT 2340 CLEVELAND LANE, PENRITH NSW 2750**

DP:	SUBDIVISION OF LOT 1197 DP1171491	council:	PENRITH
model:	SANFIELD 20	facade:	MILLENNIUM
date:	25/03/2014	quotation assessment:	SK1
Sheet:	1 of 9	drawn:	G.P.
checked:	P.D.	scale:	1:200, 1:100
<b>740-14</b>			

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

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

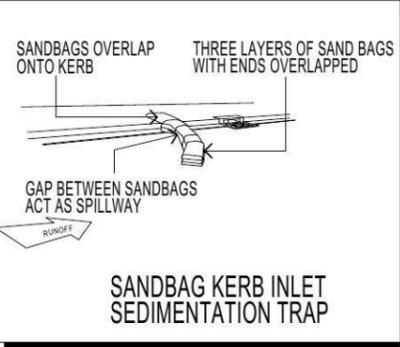
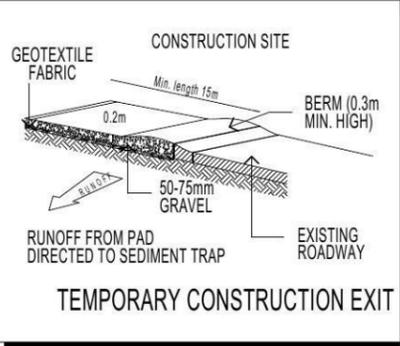
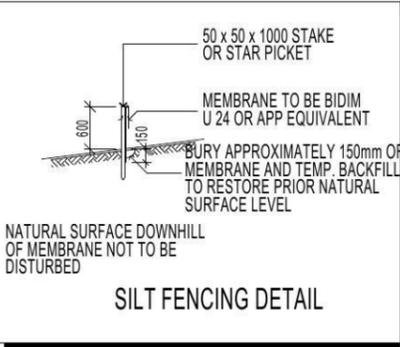
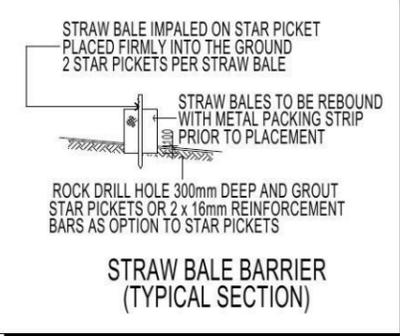
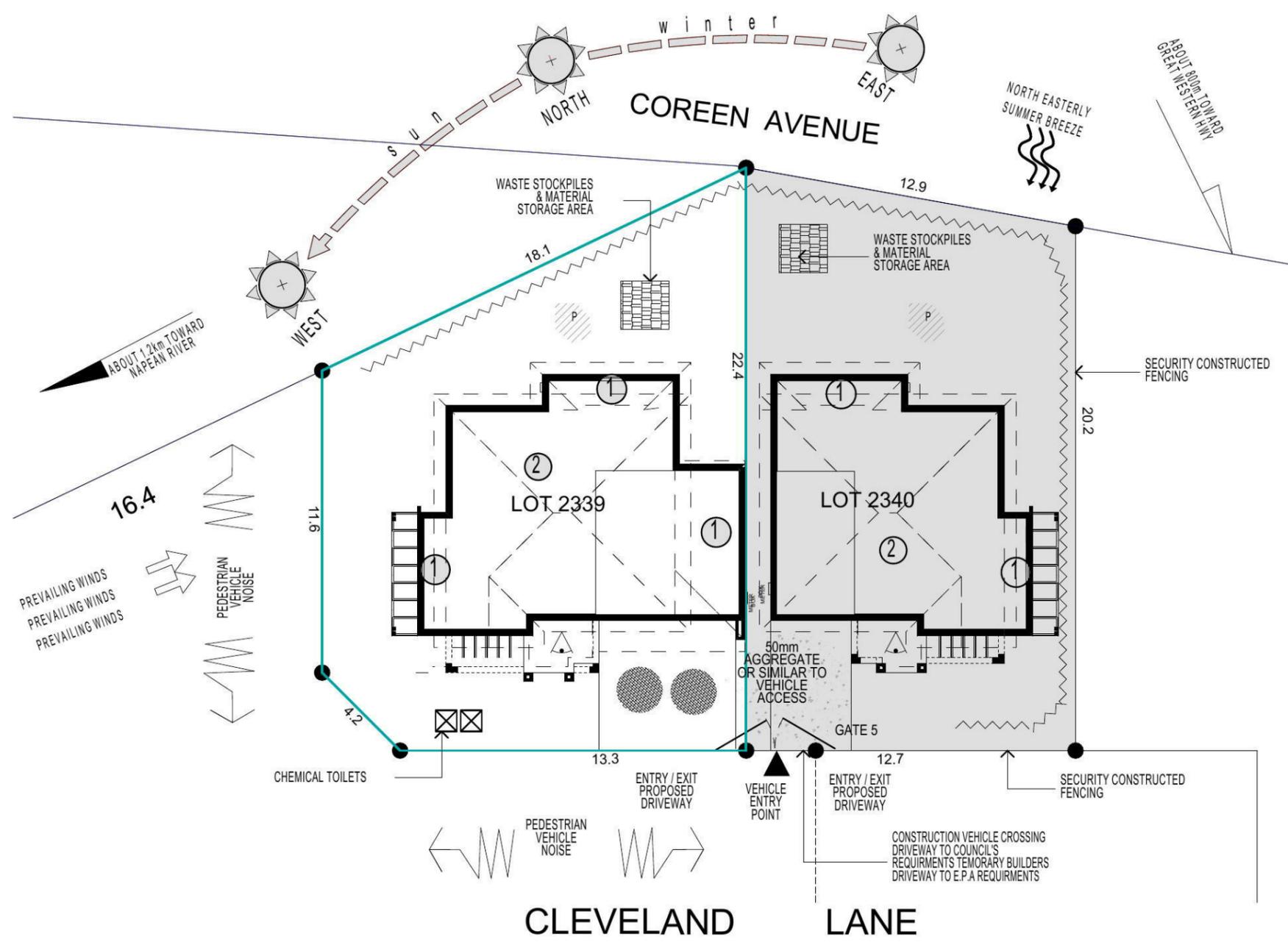
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**LIVING/STYLE COLLECTION**

CLIENT:  
**FIRSTYLE**

LOCATION:  
**LOT 2340 CLEVELAND LANE, PENRITH NSW 2750**

DP:	SUBDIVISION OF LOT 1197 DP1171491	council:	PENRITH
model:	SANDBAG 20	facade:	MILLENNIUM
date:	25/03/2014	quotation assessment:	SK1
Sheet:	2 of 9	drawn:	G.P.
checked:	P.D.	scale:	1:200, NTS

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



**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

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**SITE ANALYSIS & WASTE MANAGEMENT PLAN**

**KEY**

-  FACE BRICK (AS SELECTED)
-  MOROKA TEXTURE FINISH TO BRICKWORK (AS SELECTED)
-  WEATHEREX CLADDING PAINTED FINISH (AS SELECTED)

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

**FIRSTSTYLE HOMES**

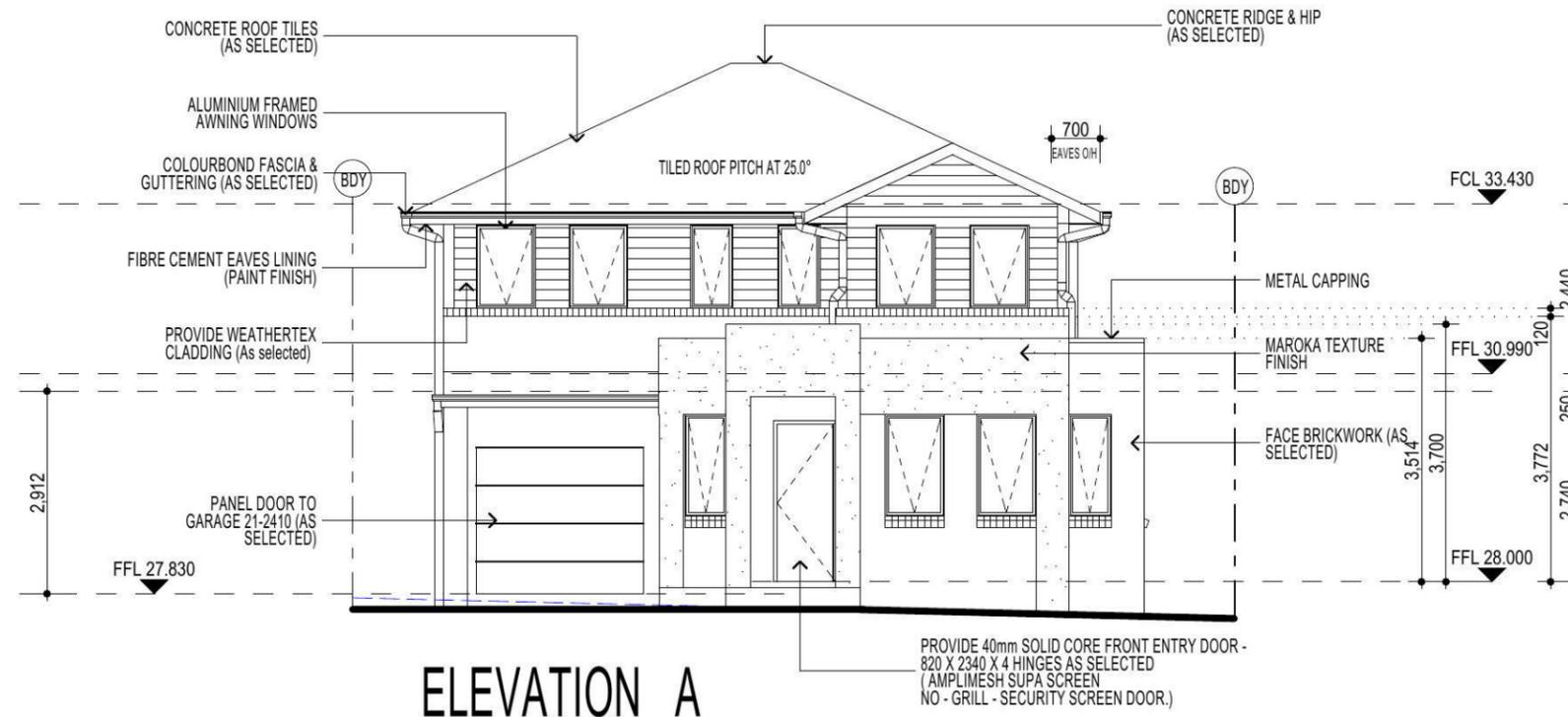
FIRSTSTYLE HOMES Pty.Ltd  
Lic No. 113412C  
ACN. 087 773 779  
PO BOX 171, HOXTON PARK 2171

ADMIN: (02) 9731 9600  
FAX: (02) 9601 0711  
EMAIL: design@firststyle.com.au

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**FIBRE OPTIC WIRING PACKAGE**

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3-PHASE POWER

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PROMOTION:  
*LIVING/STYLE COLLECTION*

CLIENT:  
**FIRSTSTYLE**

LOCATION:

LOT 2340 CLEVELAND LANE,  
PENRITH NSW 2750

DP: SUBDIVISION OF LOT 1197 DP1171491 council: PENRITH

model: SANDFIELD 20 facade: MILLENIUM date: 25/03/2014 quotation assessment: SK1

Sheet: 5 of 9 drawn: G.P. checked: P.D. scale: 1:100, NTS REFERENCE: **740-14**

**ELEVATIONS**

CLIENTS SIGNATURE: DATE: S.P. 0.0.

**KEY**

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-  MOROKA TEXTURE FINISH TO BRICKWORK (AS SELECTED)
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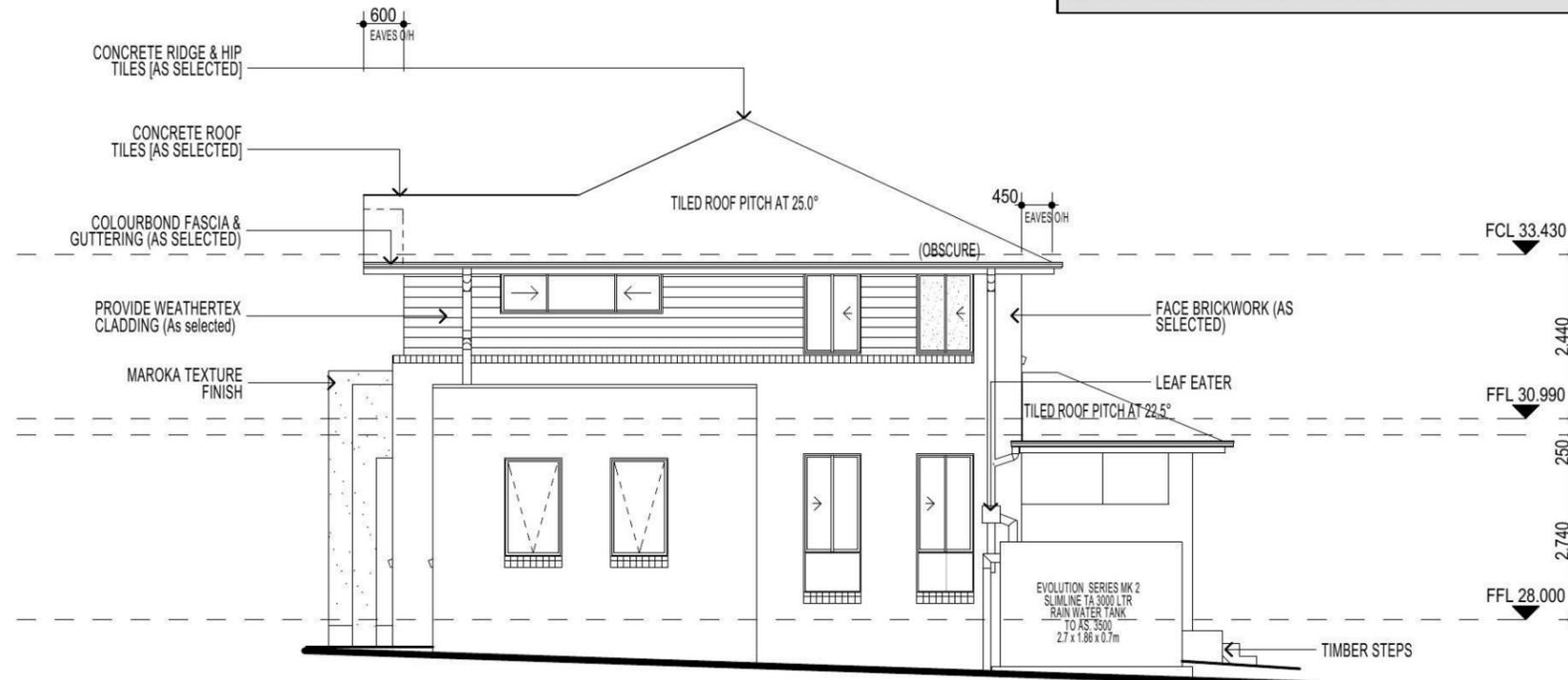
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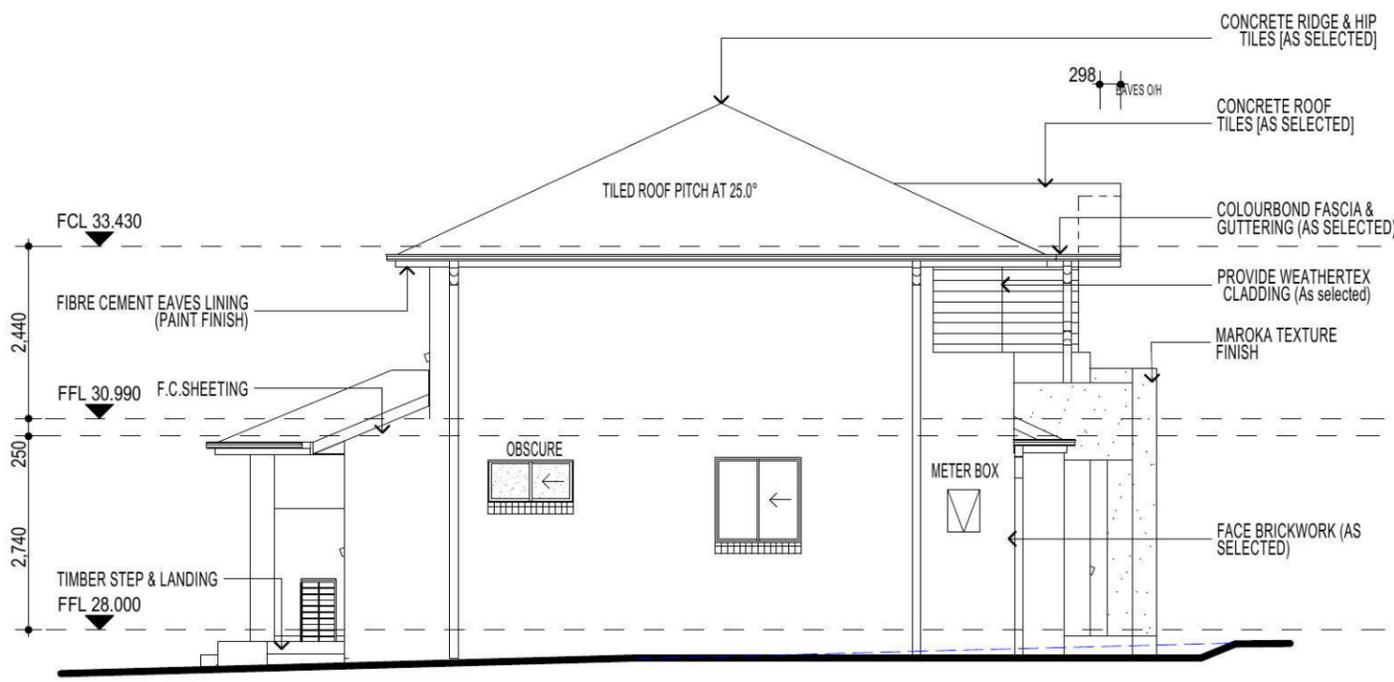
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**ELEVATION B**



**ELEVATION D**

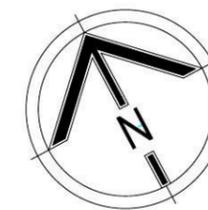
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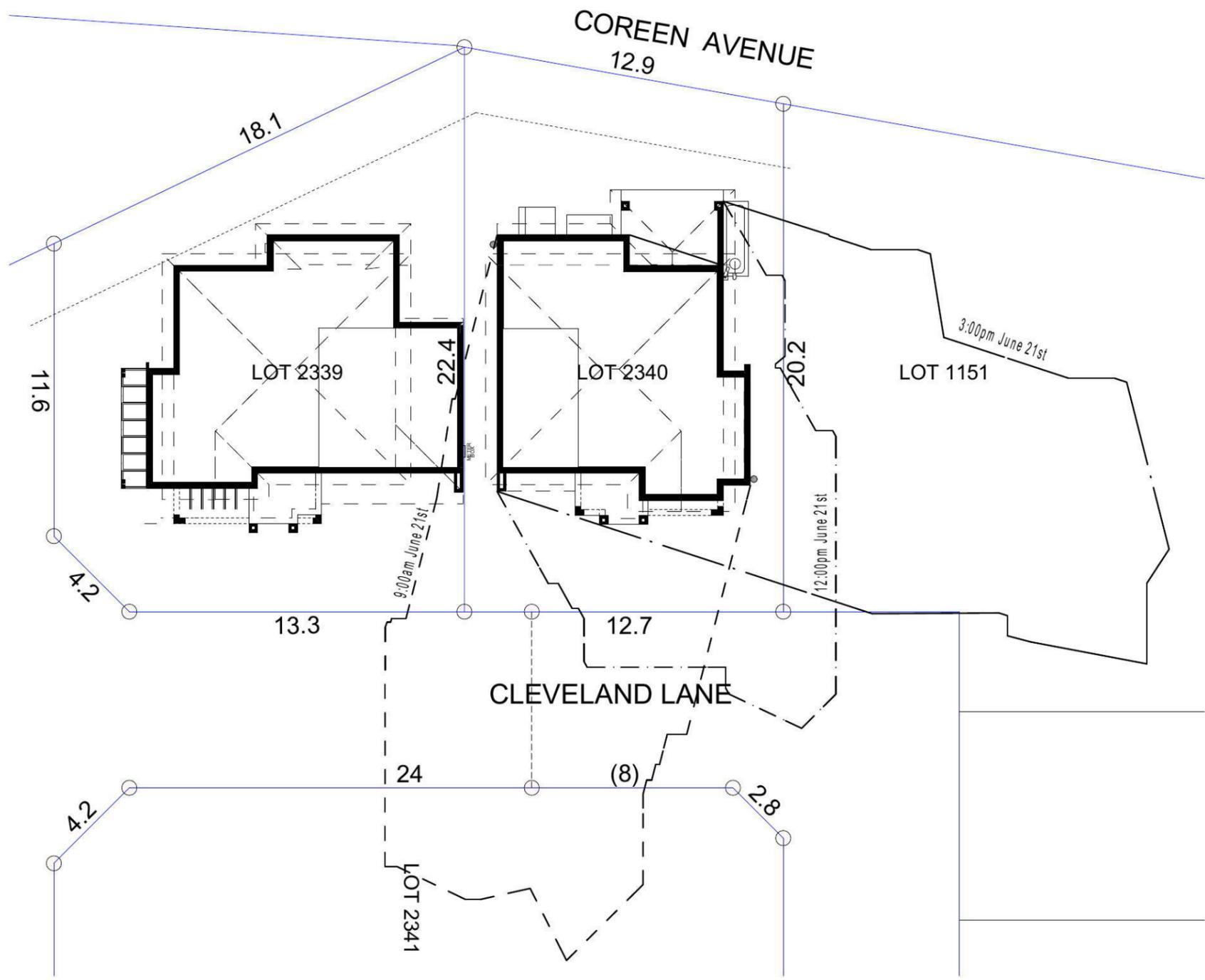
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DP: SUBDIVISION OF LOT 1197 DP1171491	model: SANDFIELD 20	facade: MILLENIUM	council: PENRITH
date: 25/03/2014	quotation assessment: SK1		
Sheet: 6 of 9	drawn: G.P.	checked: P.D.	scale: 1:100, NTS
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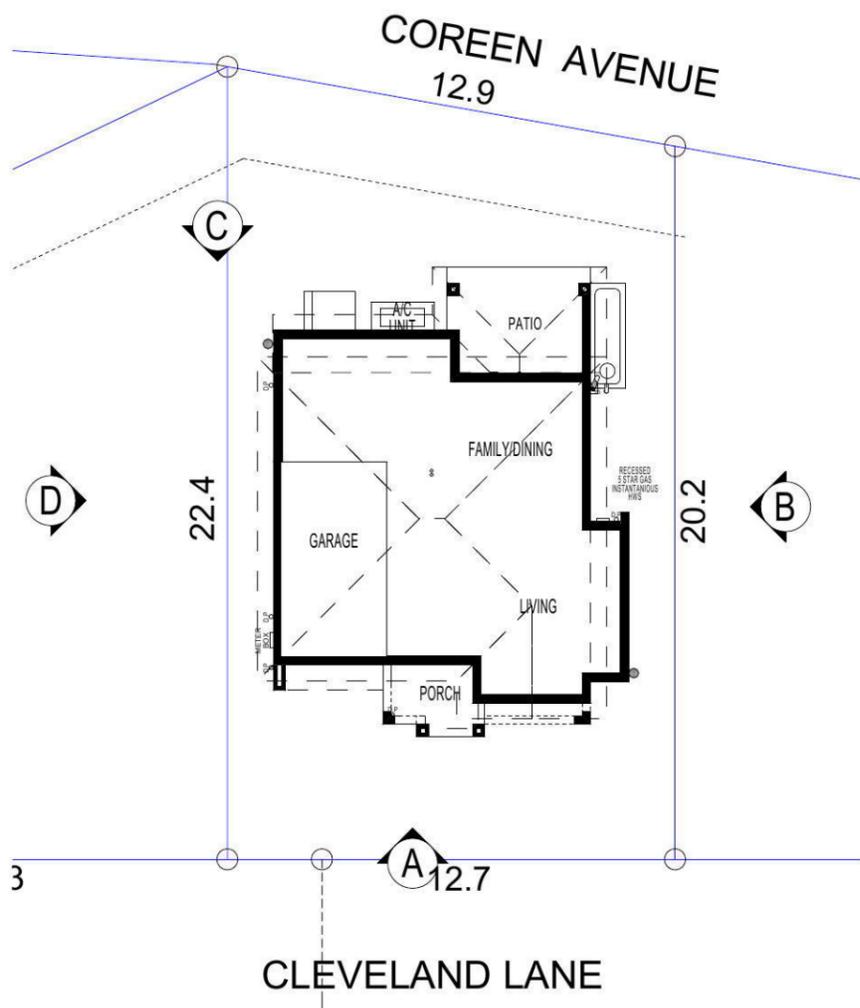
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12:00pm June 21st	
3:00pm June 21st	

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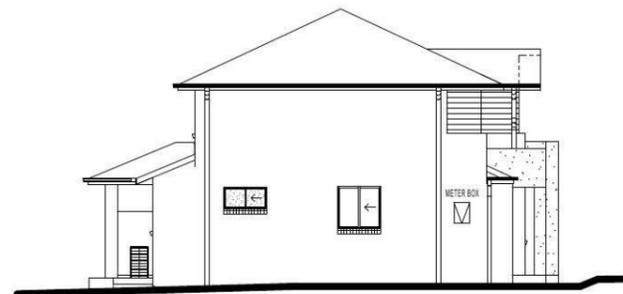
**ELEVATION A**



**ELEVATION B**



**ELEVATION C**



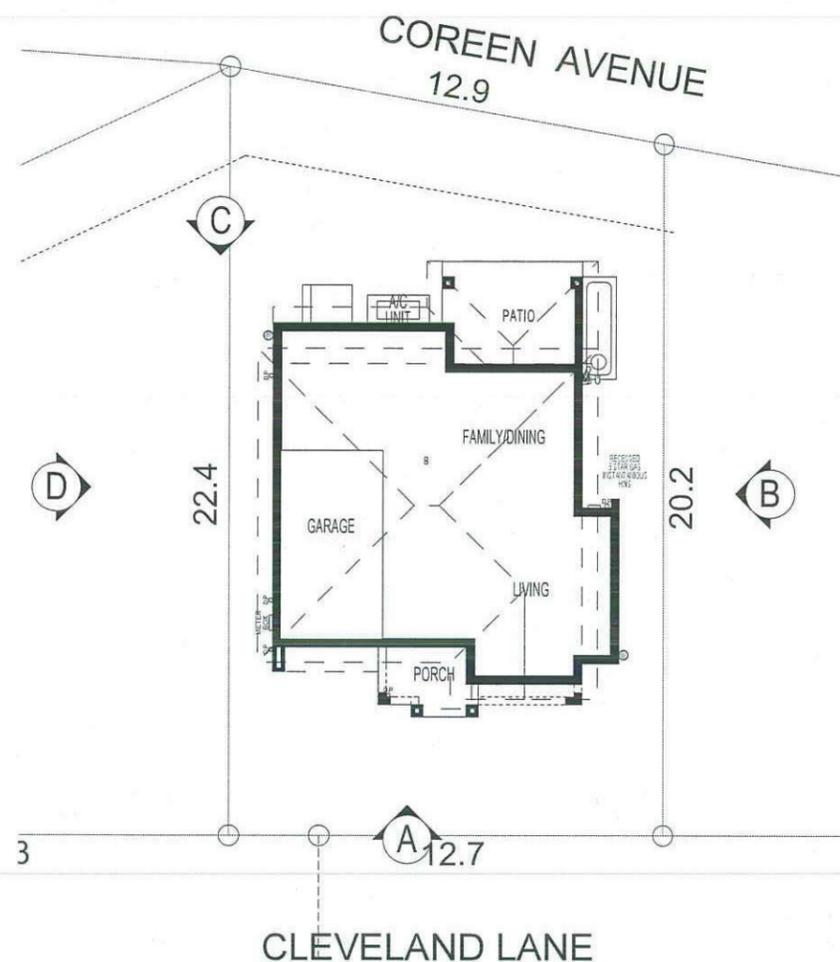
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**NOTIFICATION PLAN**

PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: <b>FIRSTSTYLE</b>			
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Sheet: A	drawn: G.P.	checked: P.D.	scale: NTS
			<b>740-14</b>
CLIENTS SIGNATURE:		DATE:	S.P. 0.0.

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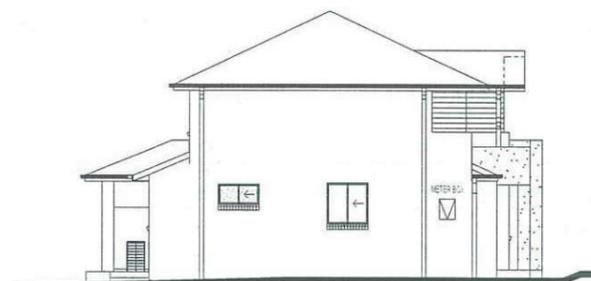
**ELEVATION A**



**ELEVATION B**



**ELEVATION C**



**ELEVATION D**

**NOTE:**  
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PROMOTION: <b>LIVING/STYLE COLLECTION</b>			
CLIENT: <b>FIRSTYLE</b>			
LOCATION: <b>LOT 2340 CLEVELAND LANE, PENRITH NSW 2750</b>			
DP: SUBDIVISION OF LOT 1197 DP1171491	council: PENRITH		
model: SANDFIELD 20	facade: MILLENNIUM	date: 24/03/2014	revision description: SK1
Sheet: A	drawn: G.P.	checked: P.D	scale: NTS
			<b>740-14</b>
CLIENT'S SIGNATURE		DATE	G.P. AD.

**NOTIFICATION PLAN**

**BASIX**  
= 60.62m<sup>2</sup> of roof area to discharge to water tank.  
= 64.36m<sup>2</sup> stormwater and overflow to discharge to existing SIP  
o/a= 124.98m<sup>2</sup> of roof area.

**LEGEND:**

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

**EARTHWORKS TO AHD**

HOUSE:	FFL: R.L: 28.000 AHD
(LIVING)	FGL: R.L: 27.600 AHD
GARAGE:	FFL: R.L: 27.830 AHD
	FGL: R.L: 27.505 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)**  
**SINGLE PHASE POWER**

**FIBRE OPTIC WIRING PACKAGE**

**NOTE:**  
**PROVIDE GRANITGARD**  
**TERMITE TREATMENT**

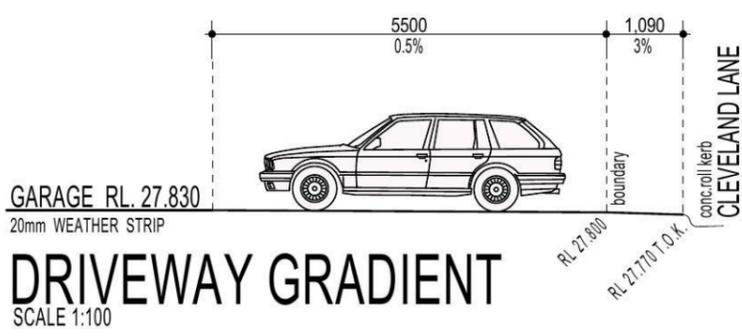
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**SYMBOLS & ABBREVIATIONS:**

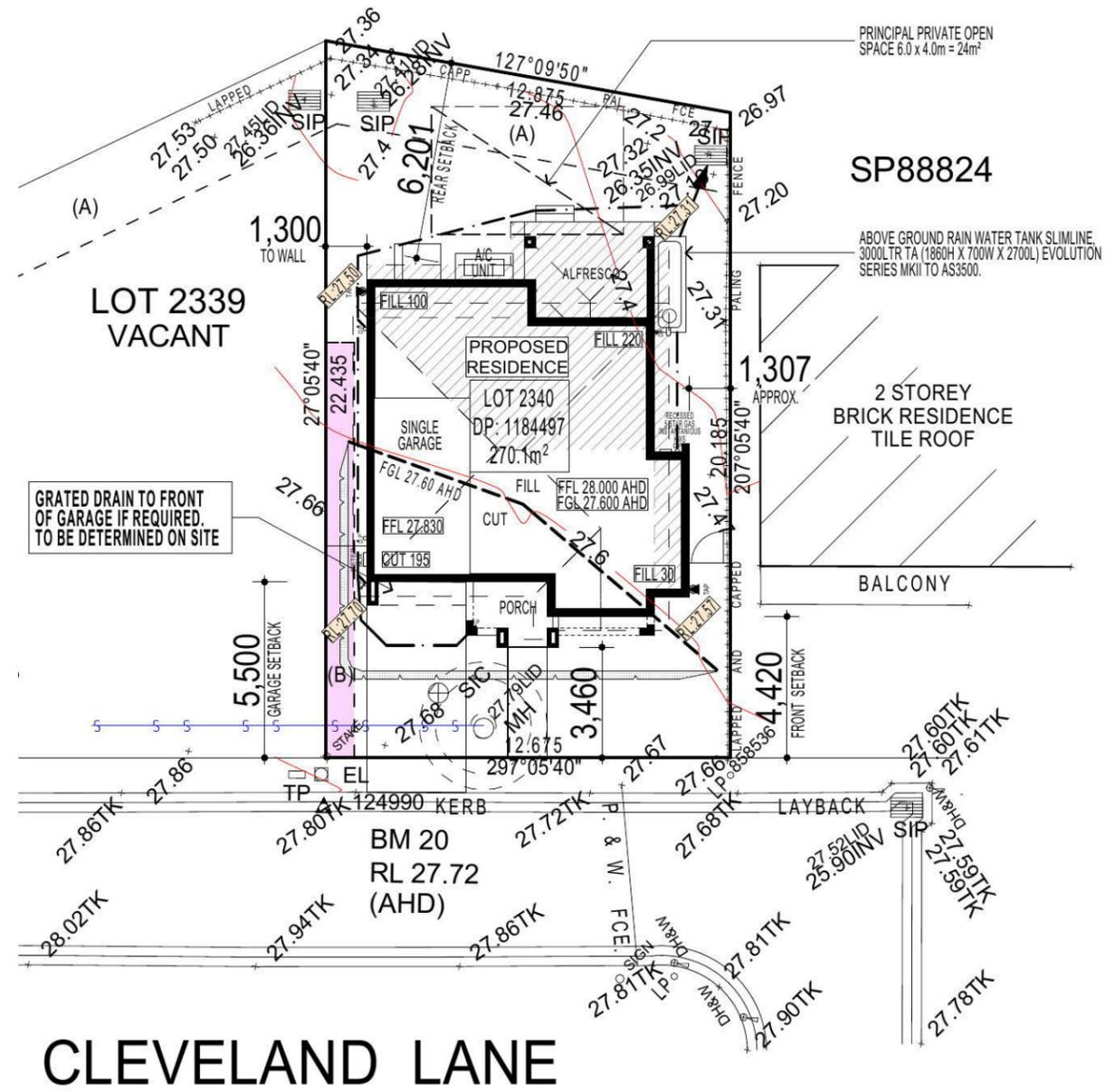
GP GULLY PIT	-E- OVERHEAD ELEC LINE
HYD HYDRANT	-S- SEWER LINE
SIP SURFACE INLET PIT	GM GAS METER
SIC SEWER INSPECTION COVER	LP LIGHT POLE
SMH SEWER MANHOLE	EC ELECTRICITY CONDUIT
W/M WATER METER	ECT ELEC & TELE CONDUIT
EL ELECTRICITY BOX	TC TELECOM CONDUIT
TP TELECOM PIT	WC WATER CONDUIT
VC VEHICLE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

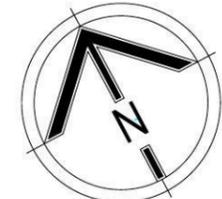


**NOTE:**  
DRIVEWAY DESIGN IN ACCORDANCE WITH AS/NZS 2890.1:2004 WITH COUNCIL DCP GUIDELINE  
SIGN:..... DATE:.....



**NOTE:**  
PROVIDE ACOUSTIC ATTENUATION TO PROPOSED DWELLING AS REQUIRED FROM ROAD TRAFFIC NOISE AND VIBRATION ASSESSMENT-REPORT No.nss22113B - FINAL REV A. DATED:SEPTEMBER 2014 PREPARED BY "NOISE AND SOUND SERVICES".

- (A) PROPOSED EASEMENT TO DRAIN WATER 2.5 WIDE
- (B) PROPOSED EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE (B1)



**SITE PLAN & STORMWATER CONCEPT PLAN**

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

ADMIN: (02) 9731 9600  
FAX: (02) 9601 0711  
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**DEVELOPMENT CALCULATIONS**

LOT: 2340 NO: 00 OF SITE AREA: 270.1m<sup>2</sup>

Itemised Floor Areas:	Totals:
living ground floor:	70.84m <sup>2</sup>
first floor: (excl. void 73.73m <sup>2</sup> )	77.97m <sup>2</sup>
garage: (excess 00.000m <sup>2</sup> )	18.70m <sup>2</sup>
alfresco:	11.78m <sup>2</sup>
porch:	5.09m <sup>2</sup>
balcony:	00.00m <sup>2</sup>
<b>total floor area:</b>	<b>184.38m<sup>2</sup></b>

**FLOOR SPACE RATIO CALCULATION:**

gross floor areas:	Totals:
living ground floor: (internal area)	62.07m <sup>2</sup>
first floor excl. void: (internal area)	64.81m <sup>2</sup>
<b>total gross floor area:</b>	<b>126.88m<sup>2</sup></b>
<b>floor space ratio:</b>	<b>0.47:1</b>

**SITE AREA COVERAGE/LANDSCAPE:**

house ground floor:	70.84m <sup>2</sup>
garage:	18.70m <sup>2</sup>
porch/alfresco:	16.87m <sup>2</sup>
driveway/paved area:	21.36m <sup>2</sup>
<b>site coverage Area:</b>	<b>106.41m<sup>2</sup>(39.4%)</b>
landscape area:	163.69m <sup>2</sup> (60.6%)
pervious areas (soft)	142.39m <sup>2</sup> (52.7%)
impervious areas (hard)	127.71m <sup>2</sup> (47.3%)
front yard landscape area	59.46m <sup>2</sup> (22.0%)
front yard hard paved area	4.27m <sup>2</sup> (1.58%)
private open space o/a:	97.74m <sup>2</sup>
principal private open space:	24.00m <sup>2</sup>
<b>total car space incl. carstand:</b>	<b>2 carspace</b>

**COUNCIL ZONE: R1**

PROMOTION:  
*LIVING/STYLE COLLECTION*

CLIENT:  
**R. ROY & N. CHOWDHURY**

LOCATION:

**LOT 2340 CLEVELAND LANE, PENRITH, NSW 2750**

DP: 1184497	council: PENRITH
model: SANDFIELD 20	facade: MILLENIUM
date: 20/03/2015	valuation assessment: QA1
Sheet: 1 of 11	drawn: G.P / S.W
checked: G.P	scale: 1:200, 1:100
	<b>740-14</b>

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

PROMOTION: **LIVING/STYLE COLLECTION**

CLIENT: **R. ROY & N. CHOWDHURY**

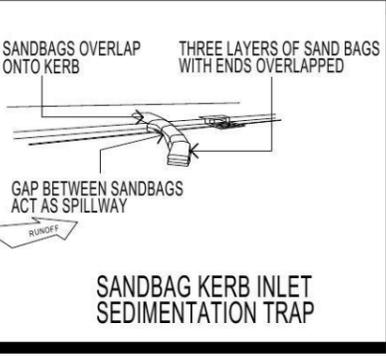
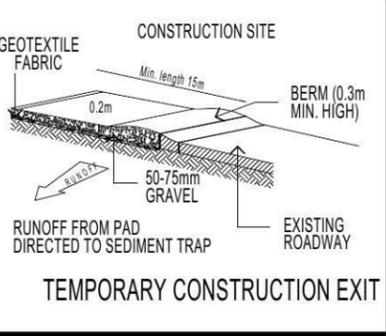
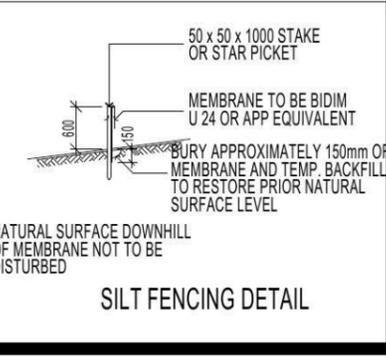
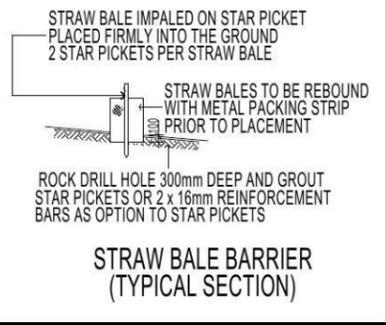
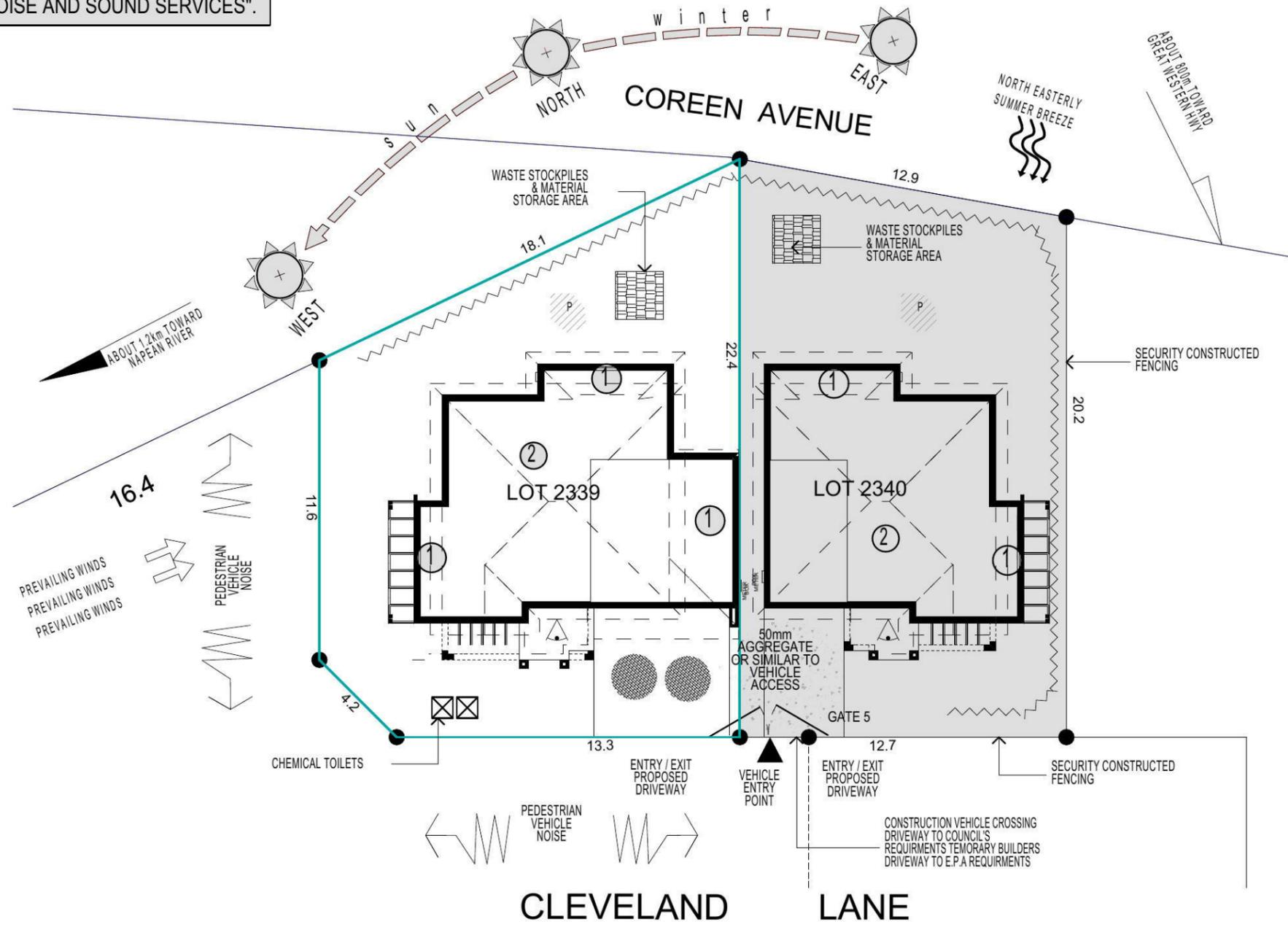
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model: SANDFIELD 20	facade: MILLENIUM
date: 20/03/2015	quotation assessment: QA1
Sheet: 2 of 11	drawn: G.P / S.W
checked: G.P	scale: 1:200, NTS

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

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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

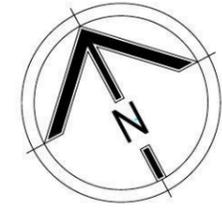
**NOTE**  
 AIR CONDITIONING ONLY (EER 2.5-3.0 OR GREATER)  
 SINGLE PHASE POWER

**FIBRE OPTIC WIRING PACKAGE**

**NOTE:**  
 PROVIDE GRANITGARD TERMITE TREATMENT

**NOTE:**  
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**SITE ANALYSIS & WASTE MANAGEMENT PLAN**



**KEY**

-  FACE BRICK (AS SELECTED)
-  MOROKA TEXTURE FINISH TO BRICKWORK (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.

**FIRSTSTYLE HOMES**

FIRSTSTYLE HOMES Pty.Ltd  
Lic No. 113412C  
ACN. 087 773 779  
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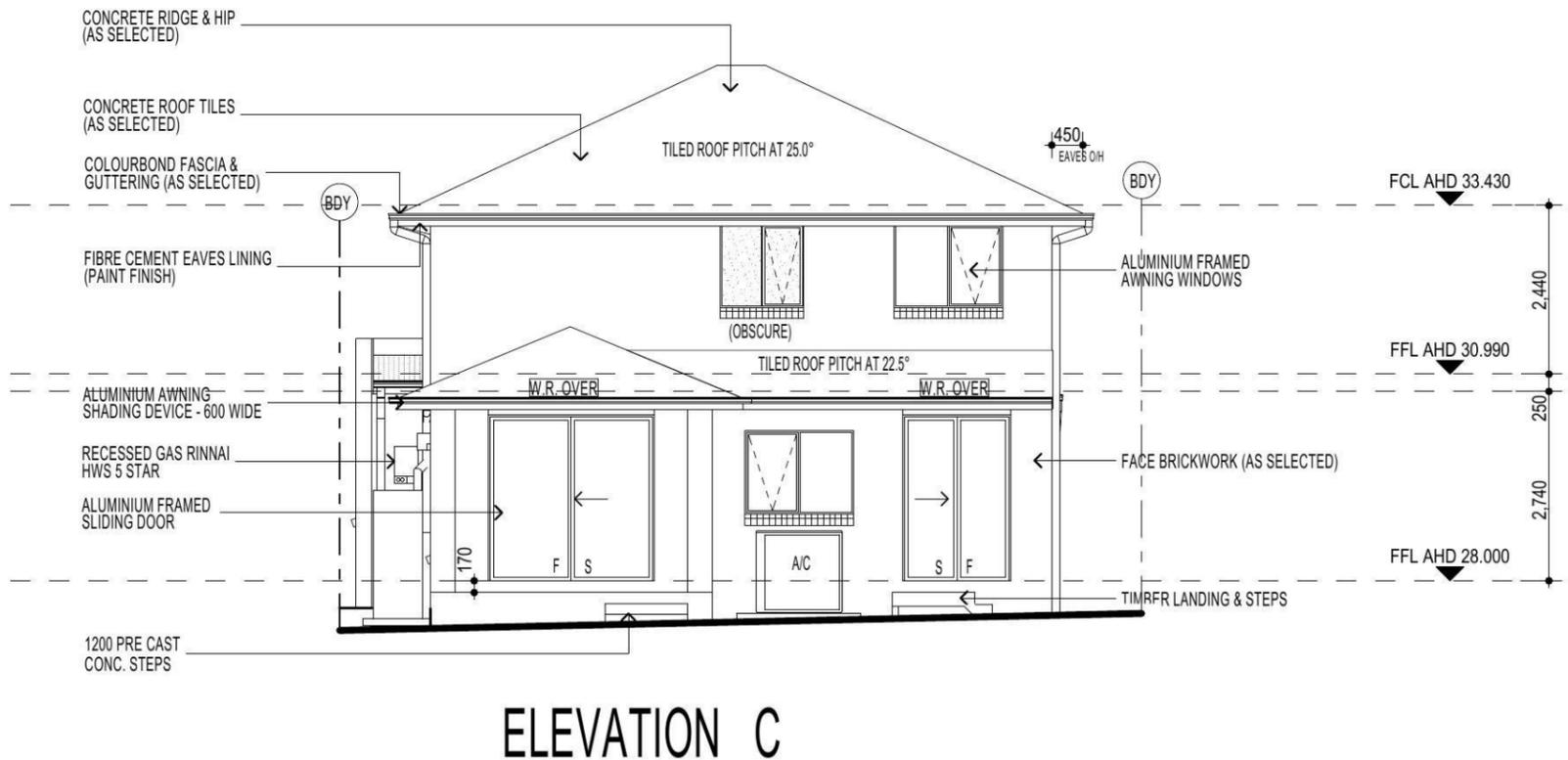
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**NOTE:**  
PROVIDE GRANITGARD  
TERMITE TREATMENT

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PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: R. ROY & N. CHOWDHURY			
LOCATION: LOT 2340 CLEVELAND LANE, PENRITH, NSW 2750			
DP: 1184497	council: PENRITH	date: 20/03/2015	quotation assessment: QA1
model: SANDFIELD 20	facade: MILLENNIUM	drawn: G.P / S.W	checked: G.P
Sheet: 5 of 11	scale: 1:100, NTS	740-14	
CLIENTS SIGNATURE		DATE	

**ELEVATIONS**

**KEY**

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-  MOROKA TEXTURE FINISH TO BRICKWORK (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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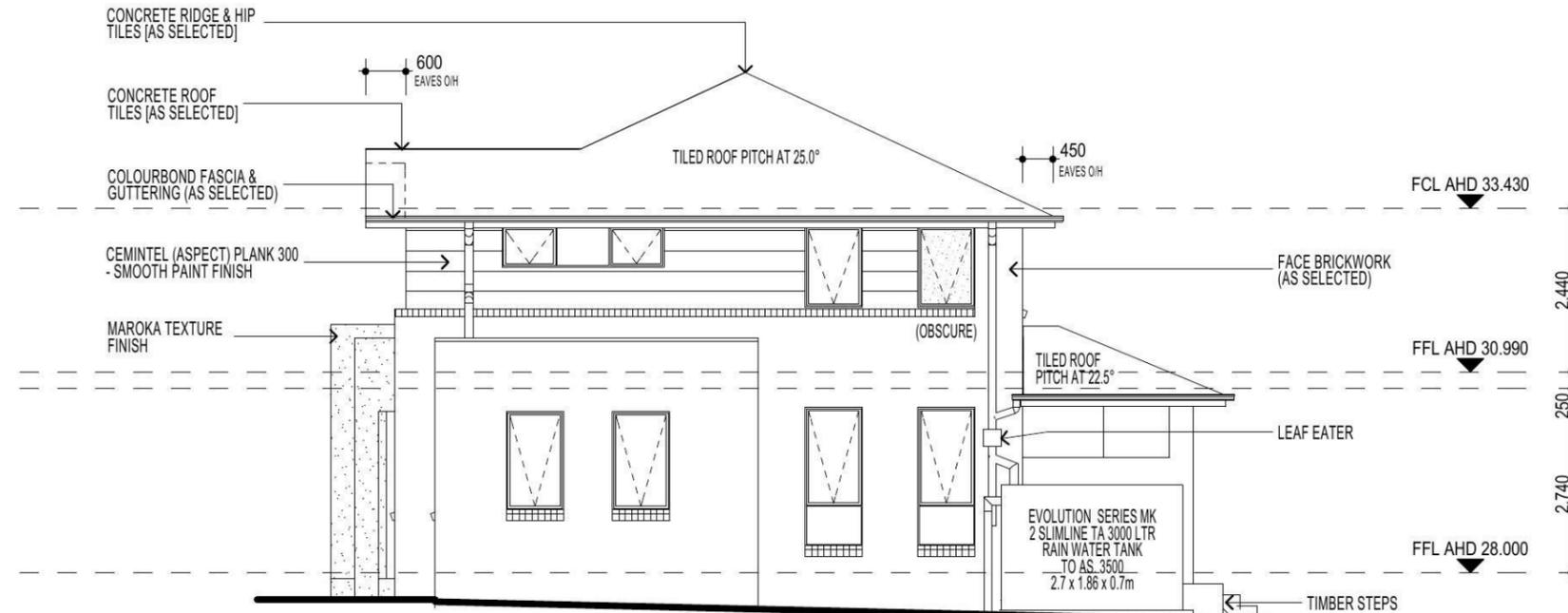
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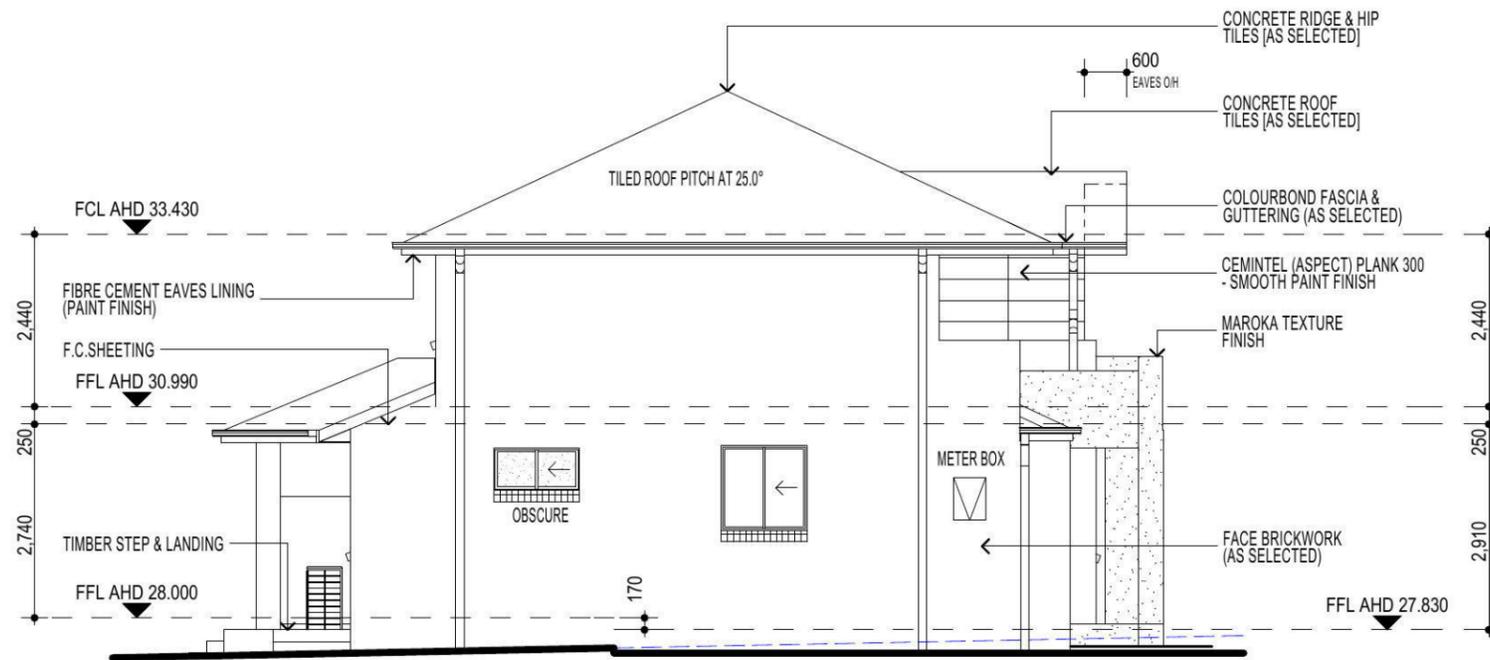
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**ELEVATION B**



**ELEVATION D**

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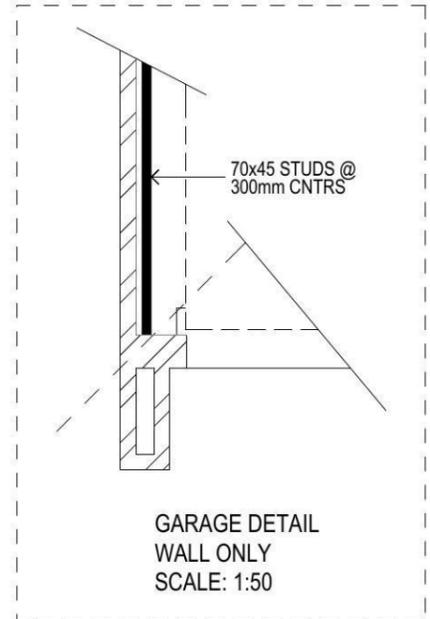
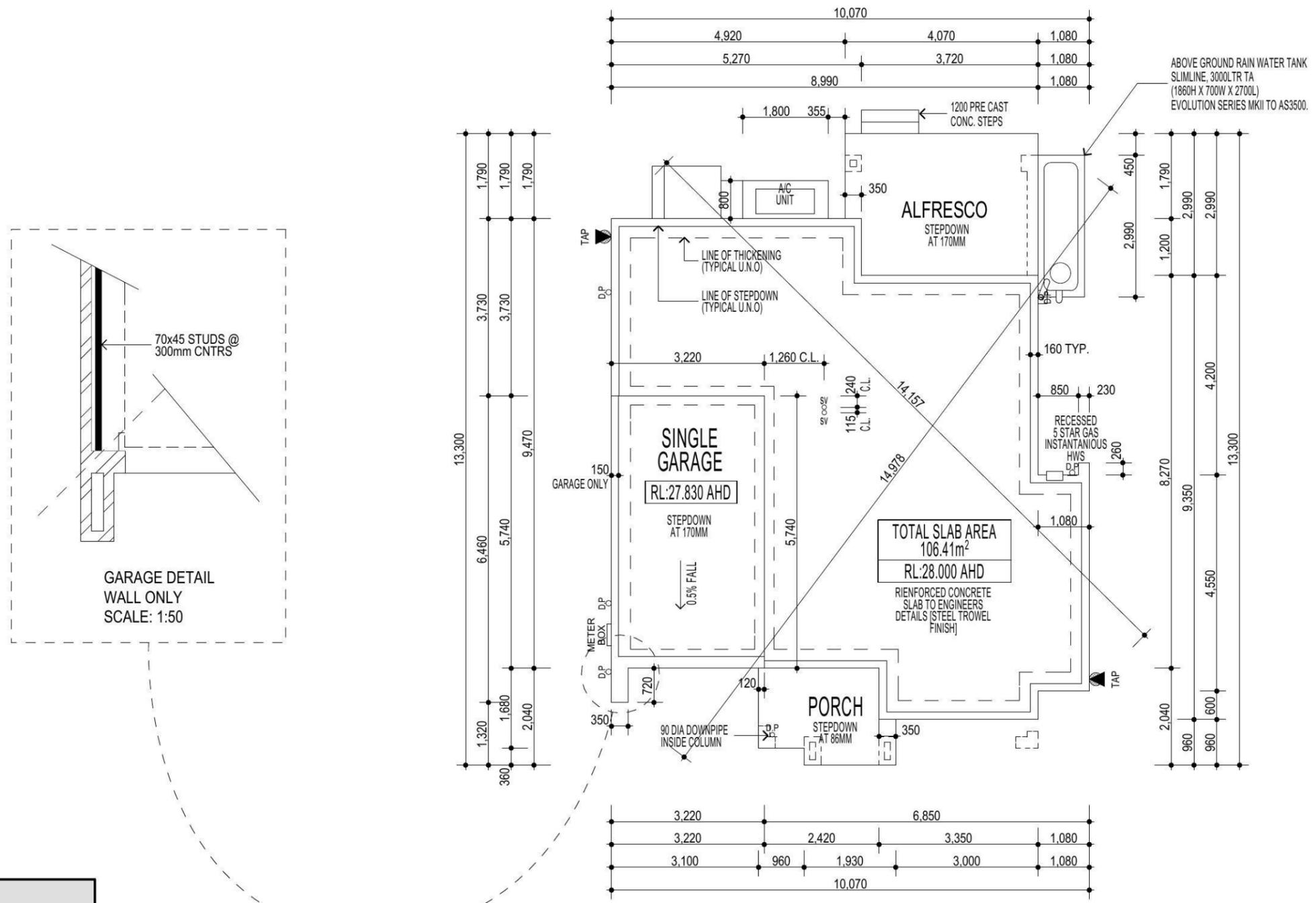
PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
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**SUPPLEMENTARY NOTES**

- 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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 SINGLE PHASE POWER

**FIBRE OPTIC WIRING PACKAGE**

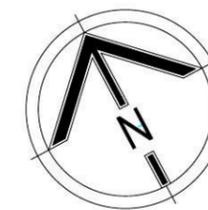
**NOTE:**  
 PROVIDE GRANITGARD  
 TERMITE TREATMENT

**NOTE:**  
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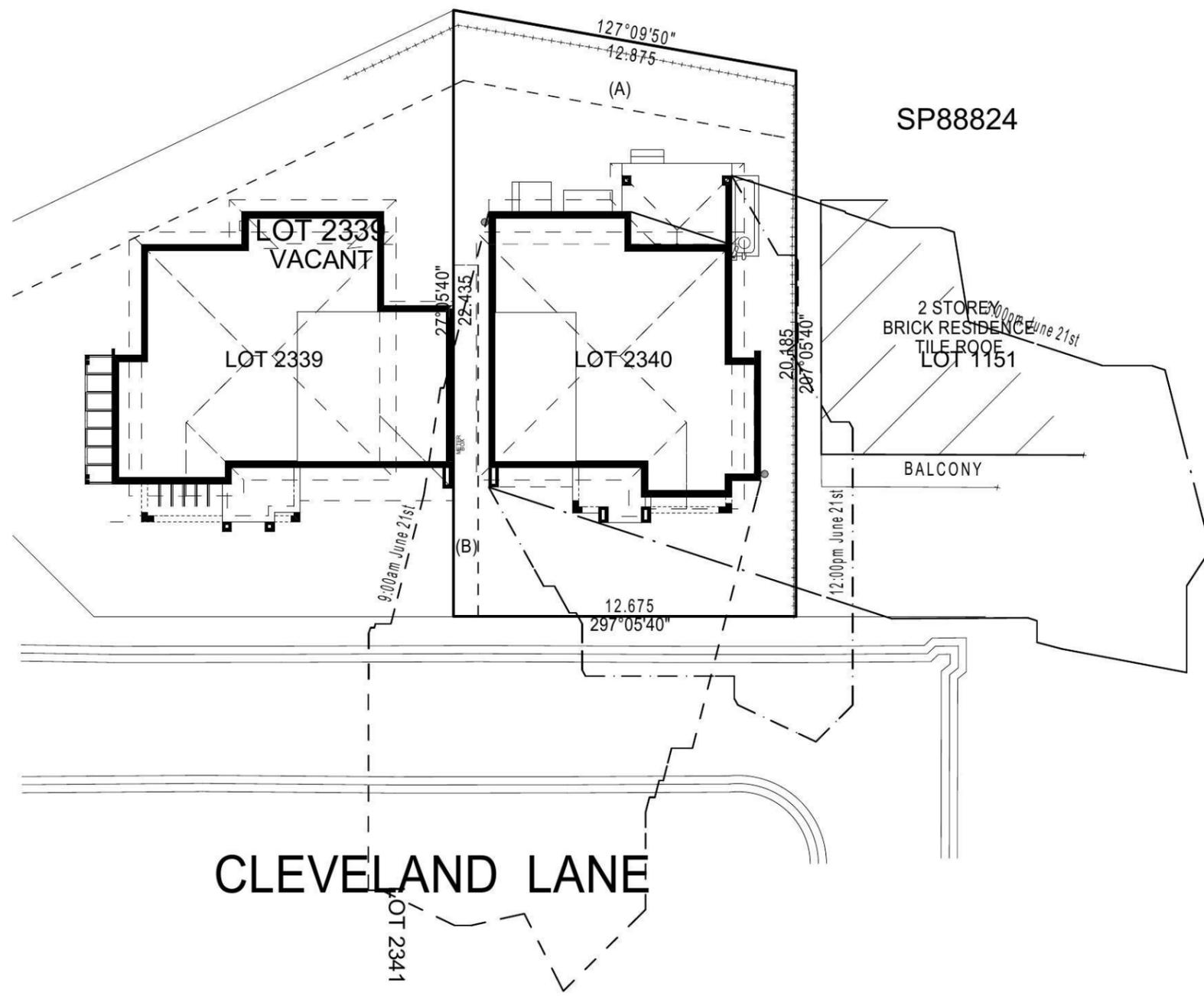
**NOTE:**  
 PROVIDE ACOUSTIC  
 ATTENUATION TO PROPOSED  
 DWELLING AS REQUIRED FROM  
 ROAD TRAFFIC NOISE AND  
 VIBRATION ASSESSMENT-  
 REPORT No.nss22113B - FINAL  
 REV A. DATED:SEPTEMBER 2014  
 PREPARED BY  
 "NOISE AND SOUND SERVICES".

**SLAB LAYOUT PLAN**

PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: <b>R. ROY &amp; N. CHOWDHURY</b>			
LOCATION: <b>LOT 2340 CLEVELAND LANE, PENRITH, NSW 2750</b>			
DP: 1184497	model: SANDFIELD 20	facade: MILLENNIUM	council: PENRITH
date: 20/03/2015	quotation assessment: QA1	drawn: G.P / S.W	checked: G.P
8 of 11	scale: 1:100, 1:50	<b>740-14</b>	
CLIENTS SIGNATURE		DATE	



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**SHADOW DIAGRAM**

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

**NOTE:**  
 PROVIDE ACOUSTIC ATTENUATION TO PROPOSED DWELLING AS REQUIRED FROM ROAD TRAFFIC NOISE AND VIBRATION ASSESSMENT- REPORT No.nss22113B - FINAL REV A. DATED:SEPTEMBER 2014 PREPARED BY "NOISE AND SOUND SERVICES".

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

**FIBRE OPTIC WIRING PACKAGE**

**NOTE:**  
 PROVIDE GRANITGARD TERMITE TREATMENT

**NOTE:**  
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**CLEVELAND LANE**

**SHADOW DIAGRAM**

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CLIENT: <b>R. ROY &amp; N. CHOWDHURY</b>			
LOCATION: <b>LOT 2340 CLEVELAND LANE, PENRITH, NSW 2750</b>			
DP: 1184497	council: PENRITH		
model: SANDFIELD 20	facade: MILLENIUM	date: 20/03/2015	valuation assessment: QA1
Sheet: 10 of 11	drawn: G.P / S.W	checked: G.P	scale: 1:200
			<b>740-14</b>
CLIENTS SIGNATURE:		DATE:	S.P. 0.0.

**BASIX**  
= 60.62m<sup>2</sup> of roof area to discharge to water tank.  
= 64.36m<sup>2</sup> stormwater and overflow to discharge to existing SIP  
o/a= 124.98m<sup>2</sup> of roof area.

**LEGEND:**

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

**EARTHWORKS TO AHD**

HOUSE:	FFL: R.L: 28.000 AHD
(LIVING)	FGL: R.L: 27.600 AHD
GARAGE:	FFL: R.L: 27.830 AHD
	FGL: R.L: 27.505 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**  
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**SINGLE PHASE POWER**

**FIBRE OPTIC WIRING PACKAGE**

**NOTE:**  
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**TERMITE TREATMENT**

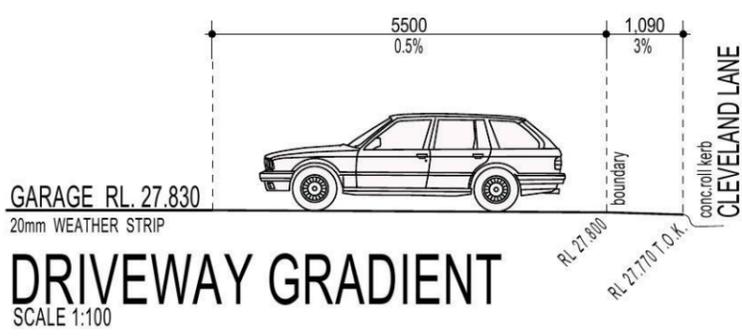
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**SYMBOLS & ABBREVIATIONS:**

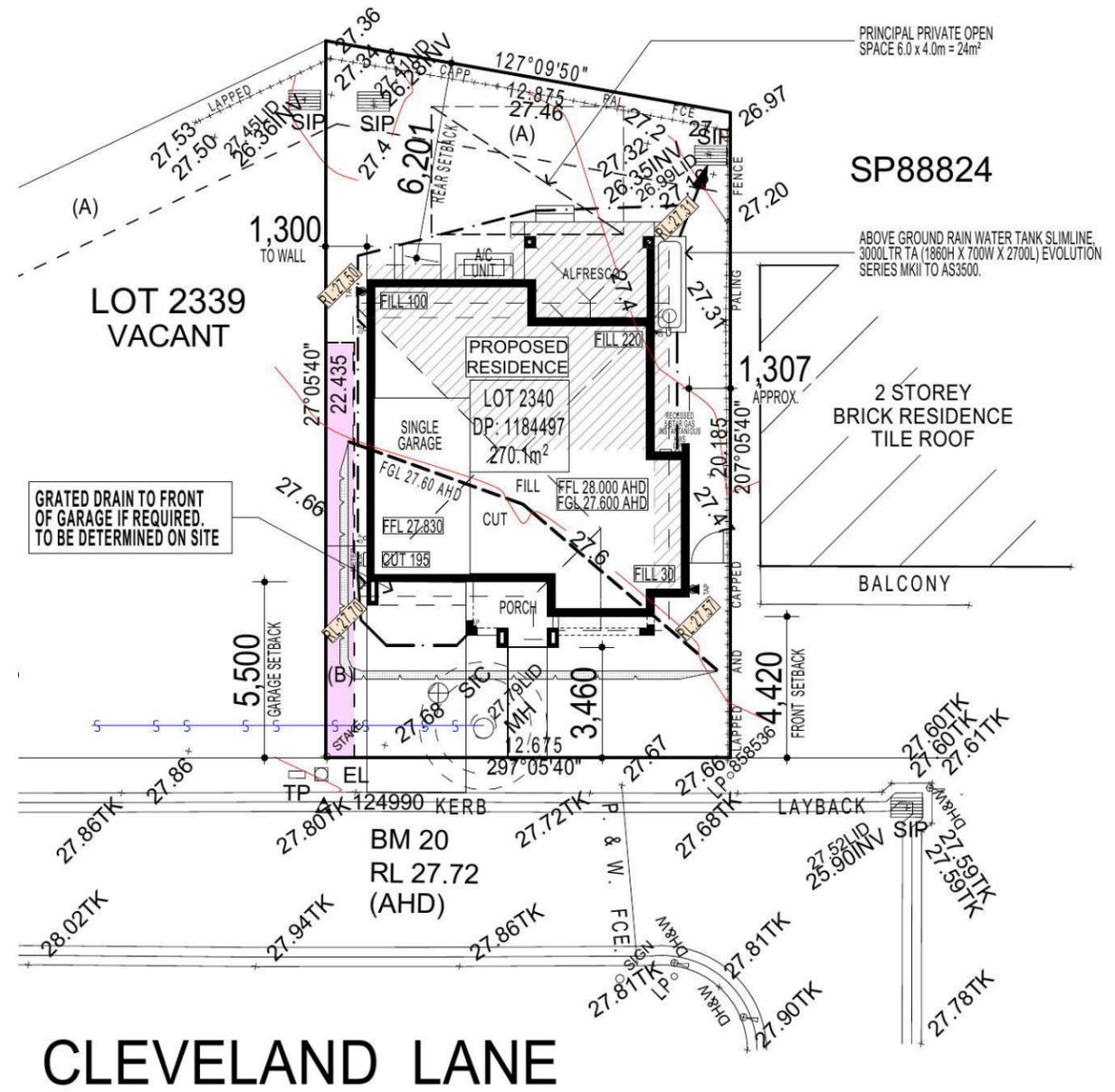
GP GULLY PIT	-E- OVERHEAD ELEC LINE
HYD HYDRANT	-S- SEWER LINE
SIP SURFACE INLET PIT	GM GAS METER
SIC SEWER INSPECTION COVER	LP LIGHT POLE
SMH SEWER MANHOLE	EC ELECTRICITY CONDUIT
W/M WATER METER	ECT ELEC & TELE CONDUIT
EL ELECTRICITY BOX	TC TELECOM CONDUIT
TP TELECOM PIT	WC WATER CONDUIT
VC VEHICLE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

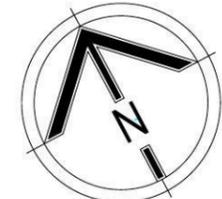


**NOTE:**  
DRIVEWAY DESIGN IN ACCORDANCE WITH AS/NZS 2890.1:2004 WITH COUNCIL DCP GUIDELINE  
SIGN:..... DATE:.....



**NOTE:**  
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- (A) PROPOSED EASEMENT TO DRAIN WATER 2.5 WIDE
- (B) PROPOSED EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE (B1)



**SITE PLAN & STORMWATER CONCEPT PLAN**

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**DEVELOPMENT CALCULATIONS**

LOT: 2340 NO: 00 OF SITE AREA: 270.1m<sup>2</sup>

Itemised Floor Areas:	Totals:
living ground floor:	70.84m <sup>2</sup>
first floor: (excl. void 73.73m <sup>2</sup> )	77.97m <sup>2</sup>
garage: (excess 00.000m <sup>2</sup> )	18.70m <sup>2</sup>
alfresco:	11.78m <sup>2</sup>
porch:	5.09m <sup>2</sup>
balcony:	00.00m <sup>2</sup>
<b>total floor area:</b>	<b>184.38m<sup>2</sup></b>

**FLOOR SPACE RATIO CALCULATION:**

gross floor areas:	Totals:
living ground floor: (internal area)	62.07m <sup>2</sup>
first floor excl. void: (internal area)	64.81m <sup>2</sup>
<b>total gross floor area:</b>	<b>126.88m<sup>2</sup></b>
<b>floor space ratio:</b>	<b>0.47:1</b>

**SITE AREA COVERAGE/LANDSCAPE:**

house ground floor:	70.84m <sup>2</sup>
garage:	18.70m <sup>2</sup>
porch/alfresco:	16.87m <sup>2</sup>
driveway/paved area:	21.36m <sup>2</sup>
<b>site coverage Area:</b>	<b>106.41m<sup>2</sup>(39.4%)</b>
landscape area:	163.69m <sup>2</sup> (60.6%)
pervious areas (soft)	142.39m <sup>2</sup> (52.7%)
impervious areas (hard)	127.71m <sup>2</sup> (47.3%)
front yard landscape area	59.46m <sup>2</sup> (22.0%)
front yard hard paved area	4.27m <sup>2</sup> (1.58%)
private open space o/a:	97.74m <sup>2</sup>
principal private open space:	24.00m <sup>2</sup>
<b>total car space incl. carstand:</b>	<b>2 carspace</b>

**COUNCIL ZONE: R1**

PROMOTION:  
*LIVING/STYLE COLLECTION*

CLIENT:  
**R. ROY & N. CHOWDHURY**

LOCATION:

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	<b>740-14</b>

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

PROMOTION: **LIVING/STYLE COLLECTION**

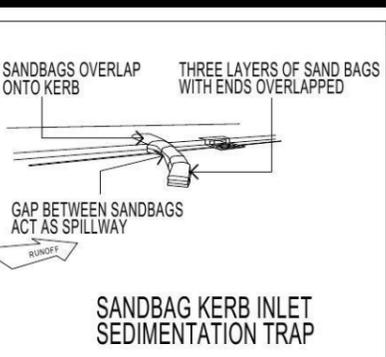
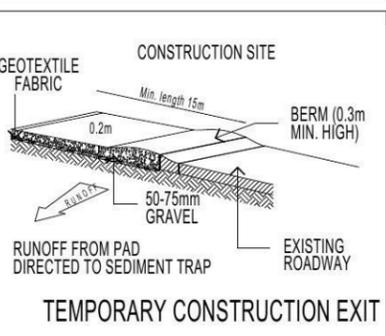
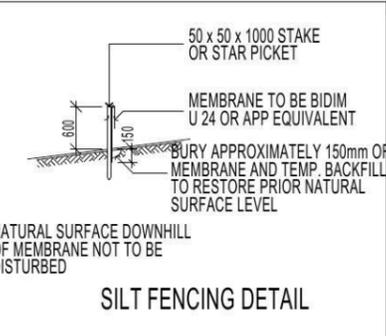
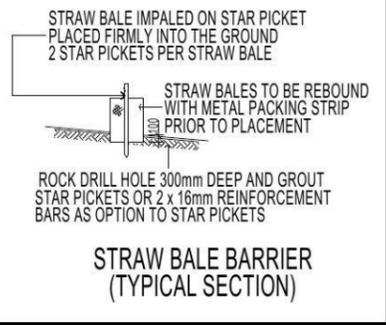
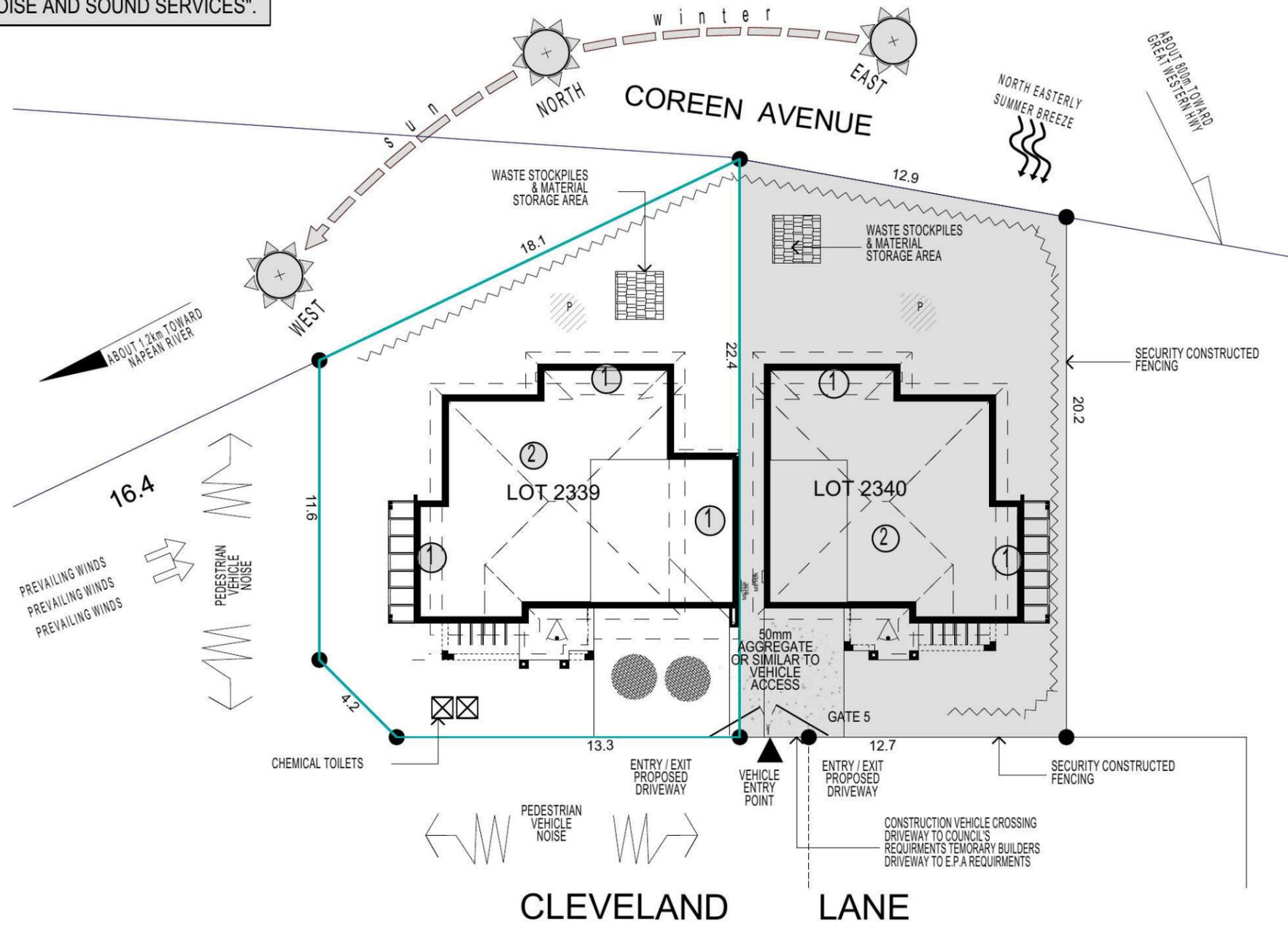
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**DUST CONTROL MEASURES:**  
 IF THE SITE BECOMES DUSTY DURING HOTTER MONTHS (FIRSTYLE) WILL SPRINKLE WATER ON THE DUST  
 ANY AREA OF ROAD BASE WILL BE POSITIONED FOR HEAVY VEHICLES TO REDUCE & PROVIDE AN AREA TO WASH TRUCKS OFF (IF REQUIRED)

**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

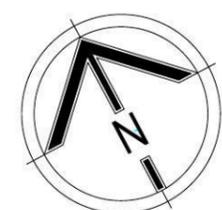
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**FIBRE OPTIC WIRING PACKAGE**

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**SITE ANALYSIS & WASTE MANAGEMENT PLAN**



**KEY**

-  FACE BRICK (AS SELECTED)
-  MOROKA TEXTURE FINISH TO BRICKWORK (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.

**FIRSTSTYLE HOMES**

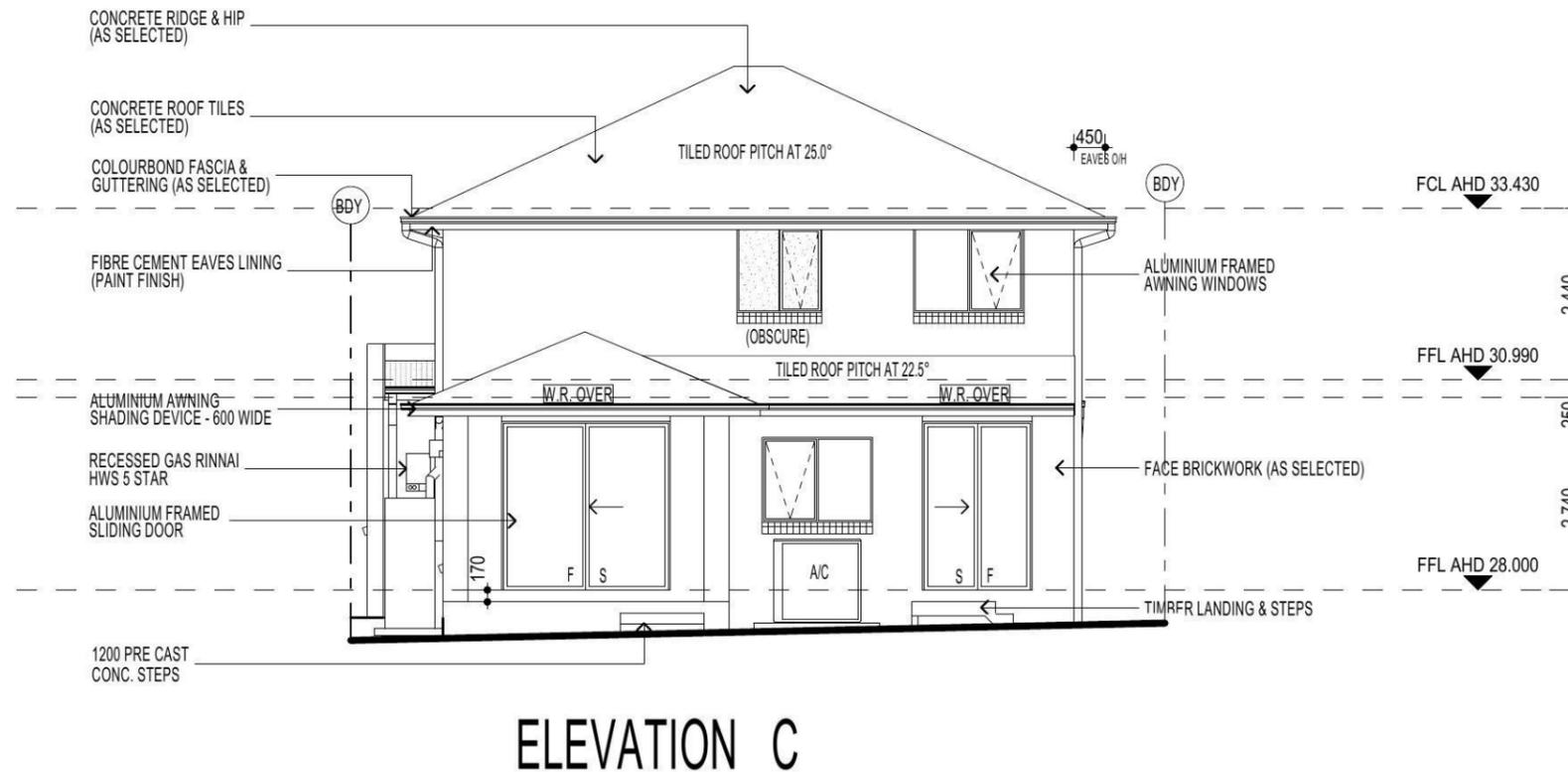
FIRSTSTYLE HOMES Pty.Ltd  
Lic No. 113412C  
ACN. 087 773 779  
PO BOX 171, HOXTON PARK 2171

ADMIN: (02) 9731 9600  
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EMAIL: design@firststyle.com.au

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PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: R. ROY & N. CHOWDHURY			
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DP: 1184497	council: PENRITH	date: 20/03/2015	quotation assessment: QA1
model: SANDFIELD 20	facade: MILLENNIUM	drawn: G.P / S.W	checked: G.P
Sheet: 5 of 11	scale: 1:100, NTS	740-14	
CLIENTS SIGNATURE		DATE	

**ELEVATIONS**

**KEY**

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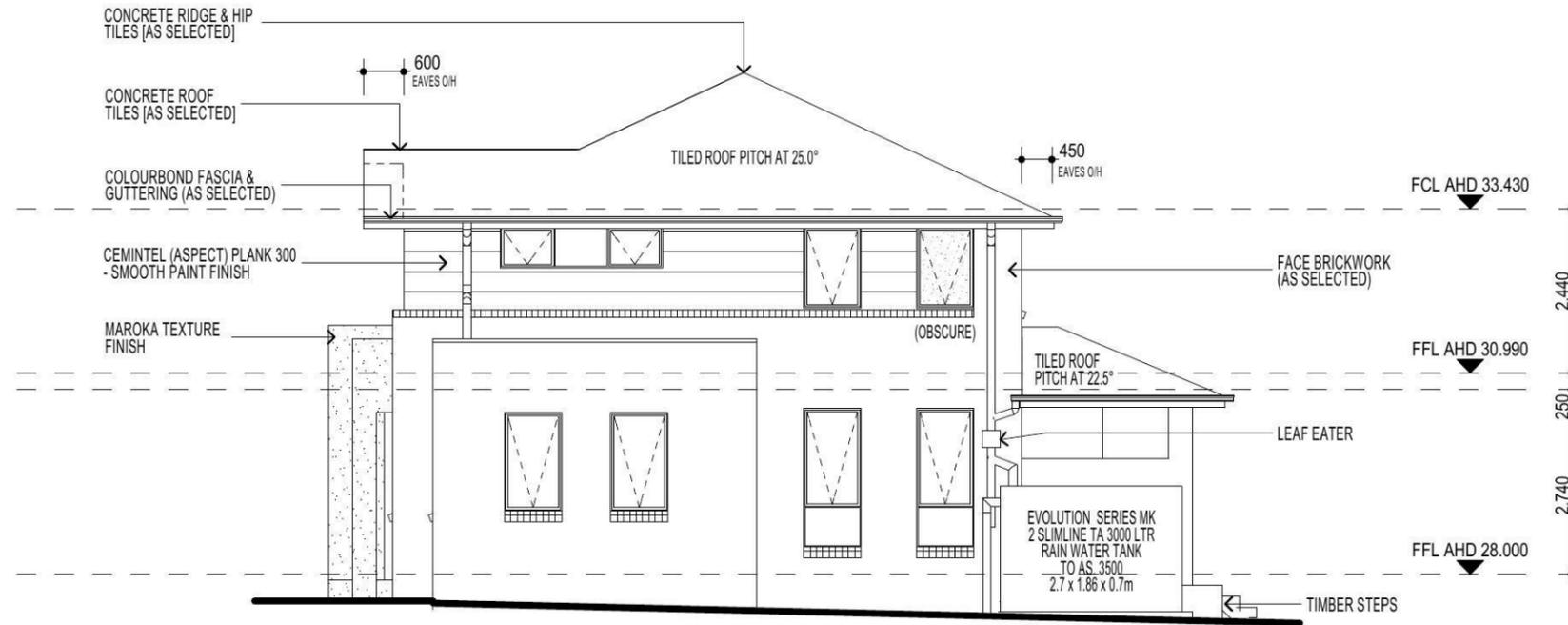
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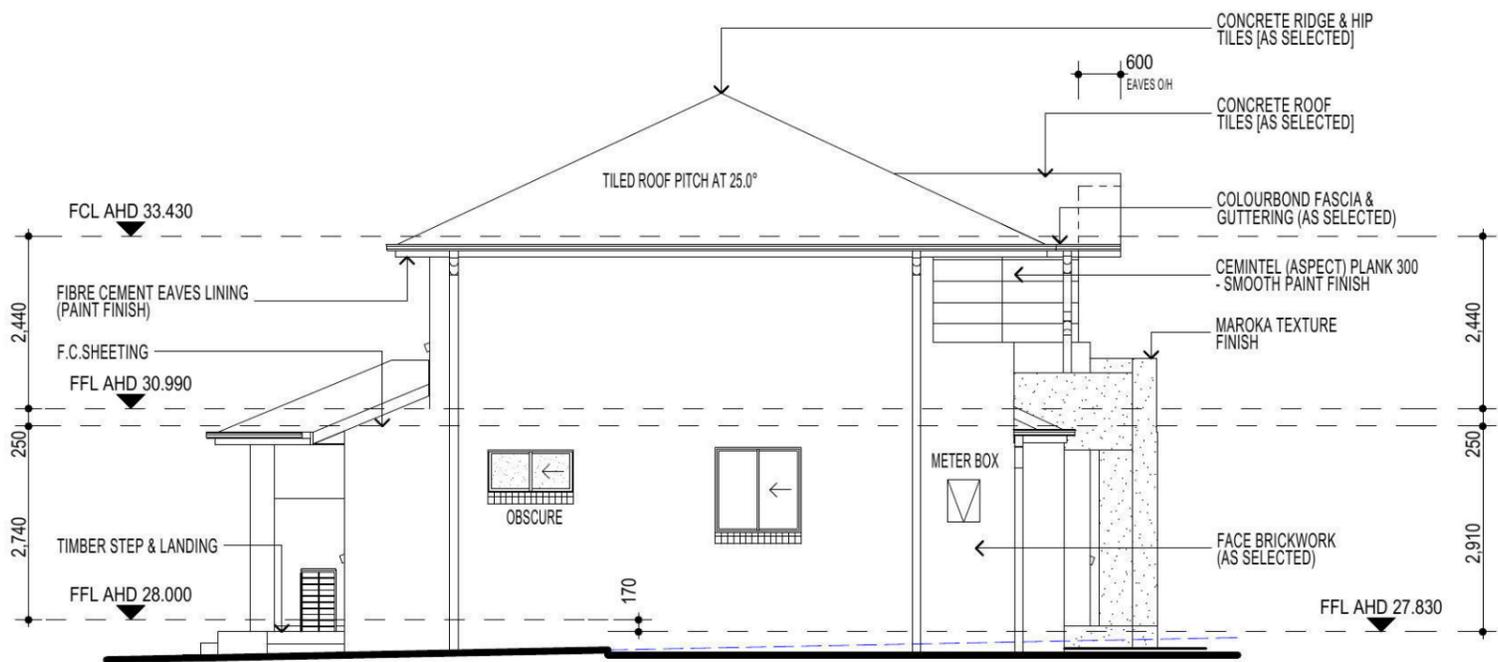
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**ELEVATION B**



**ELEVATION D**

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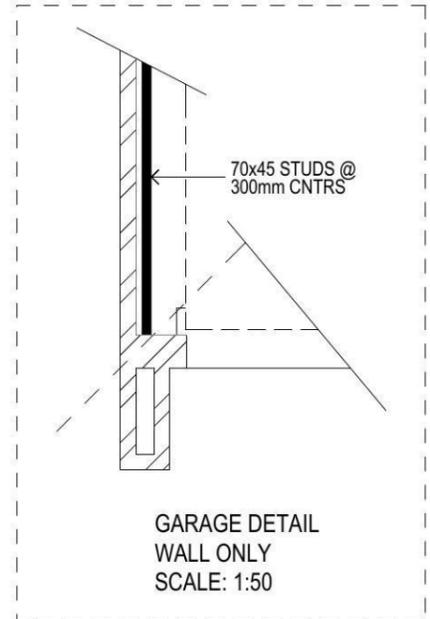
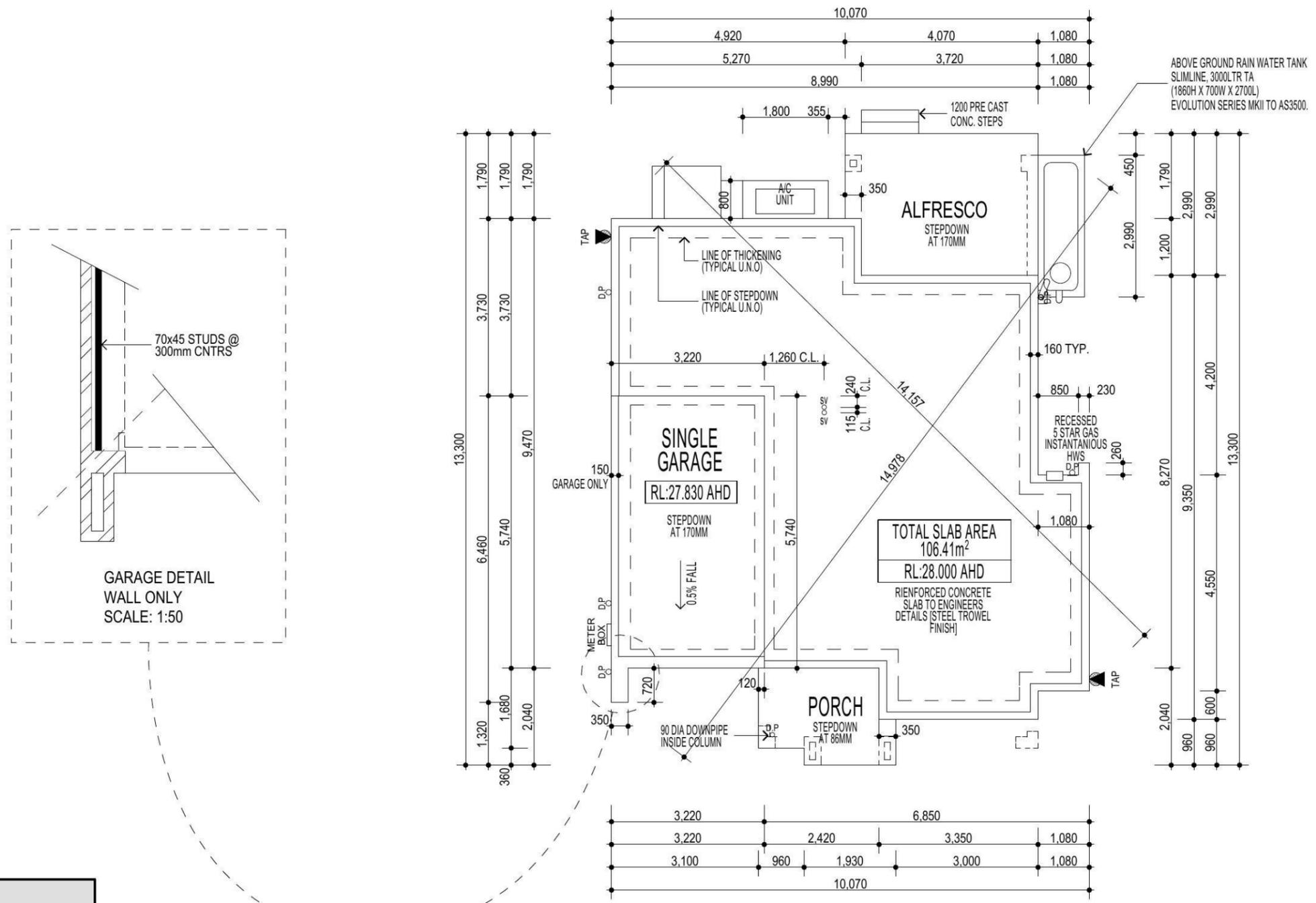
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CLIENTS SIGNATURE:		DATE:	S.P. 0.0.

**ELEVATIONS**

• 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 LIKE MANNER ACCORDING TO THE PLANS AND SPECIFICATION.  
 • ALL DIMENSIONS ARE TO BE CHECKED & VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORK. ALL LEVELS ARE SUBJECT TO FINAL SURVEY AND SETOUT BY REGISTERED SURVEYOR.  
 • FIRSTSTYLE HOMES SITE SAFETY RULES APPLY.  
 • DO NOT SCALE FROM DRAWING. LARGER SCALE DRAWINGS & WRITTEN DIMENSIONS TAKE PREFERENCE.  
 • THIS DRAWING & DESIGN IS COPYRIGHT & THE PROPERTY OF FIRSTSTYLE 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.



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

**FIBRE OPTIC WIRING PACKAGE**

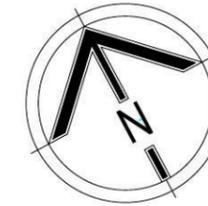
**NOTE:**  
 PROVIDE GRANITGARD  
 TERMITE TREATMENT

**NOTE:**  
 ALL COMPONETS SUCH AS: APPLIANCES;  
 PLUMBING FITTINGS & FIXTURES; DOORS;  
 CABINERY; 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.

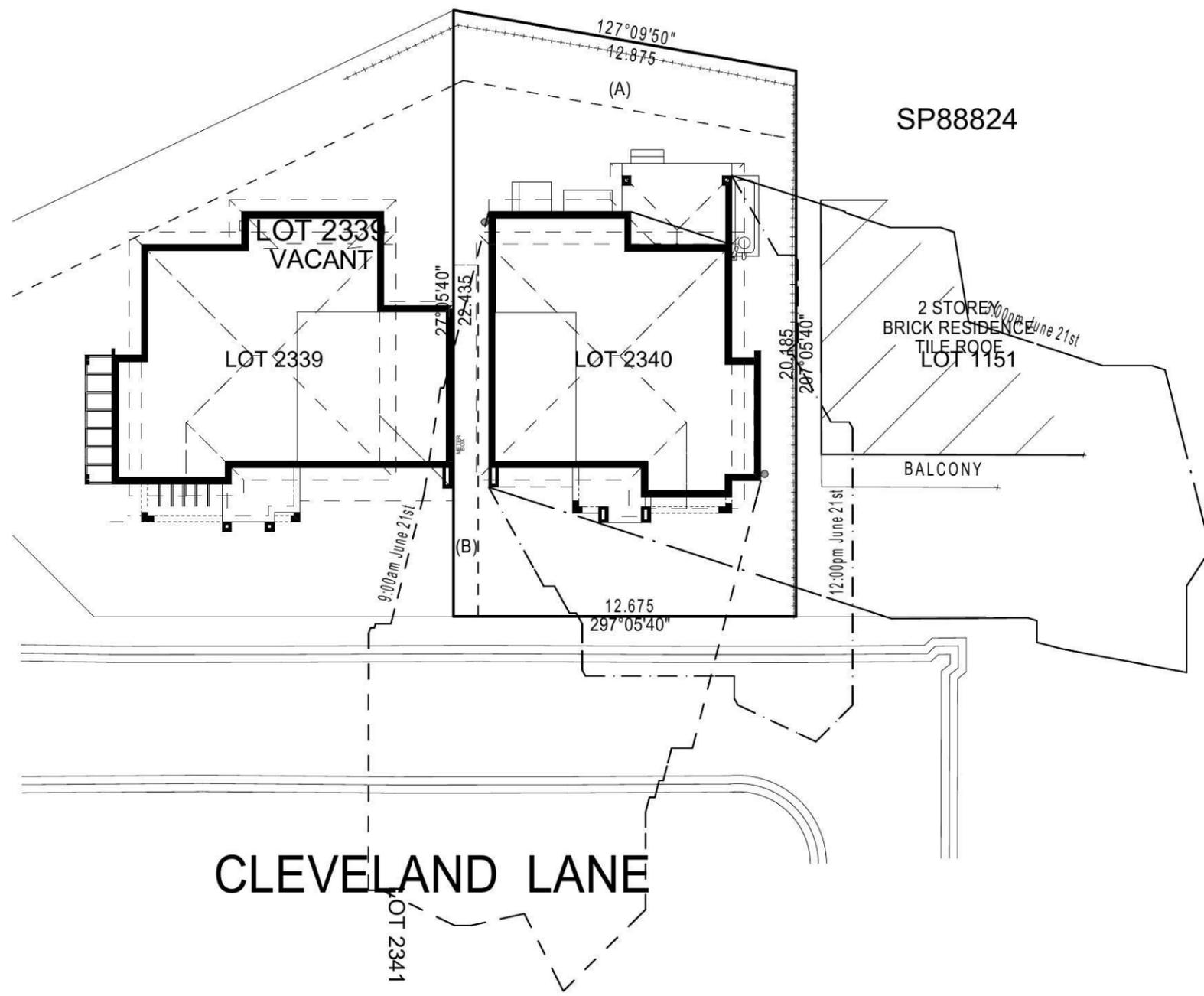
**NOTE:**  
 PROVIDE ACOUSTIC  
 ATTENUATION TO PROPOSED  
 DWELLING AS REQUIRED FROM  
 ROAD TRAFFIC NOISE AND  
 VIBRATION ASSESSMENT-  
 REPORT No.nss22113B - FINAL  
 REV A. DATED:SEPTEMBER 2014  
 PREPARED BY  
 "NOISE AND SOUND SERVICES".

**SLAB LAYOUT PLAN**

PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: R. ROY & N. CHOWDHURY			
LOCATION: LOT 2340 CLEVELAND LANE, PENRITH, NSW 2750			
DP: 1184497	model: SANDFIELD 20	facade: MILLENNIUM	council: PENRITH
date: 20/03/2015	quotation assessment: QA1	drawn: G.P / S.W	checked: G.P
8 of 11	scale: 1:100, 1:50	740-14	
CLIENTS SIGNATURE		DATE	



• 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 LIKE MANNER ACCORDING TO THE PLANS AND SPECIFICATION.  
 • ALL DIMENSIONS ARE TO BE CHECKED & VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORK. ALL LEVELS ARE SUBJECT TO FINAL SURVEY AND SETOUT BY REGISTERED SURVEYOR.  
 • 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.



**NOTE:**  
 PROVIDE ACOUSTIC ATTENUATION TO PROPOSED DWELLING AS REQUIRED FROM ROAD TRAFFIC NOISE AND VIBRATION ASSESSMENT- REPORT No.nss22113B - FINAL REV A. DATED:SEPTEMBER 2014 PREPARED BY "NOISE AND SOUND SERVICES".

**NOTE**  
 AIR CONDITIONING ONLY (EER 2.5-3.0 OR GREATER)  
 SINGLE 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.

**SHADOW DIAGRAM**

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

**SHADOW DIAGRAM**

PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: R. ROY & N. CHOWDHURY			
LOCATION: LOT 2340 CLEVELAND LANE, PENRITH, NSW 2750			
DP: 1184497	council: PENRITH		
model: SANDFIELD 20	facade: MILLENNIUM	date: 20/03/2015	valuation assessment: QA1
Sheet: 10 of 11	drawn: G.P / S.W	checked: G.P	scale: 1:200
			<b>740-14</b>
CLIENTS SIGNATURE		DATE	S.P. 0.0.



No	BEARING	DISTANCE	DESCRIPTION
A	69°51'20"	18.68	DH&WFD (DP1171491)
B	124°16'35"	23.21	DH&WFD (DP1171491)
C	120°47'	8.17 & 14.49	DH&WFD (DP1184495)
D	134°00'20"	3.805 & 15.04	DH&WFD (DP1184495)
E	145°43'20"	4.575 & 16.3	DH&WFD (DP1184495)

No	BEARING	DISTANCE	DESCRIPTION
F	27°51'10"	4.06 & 16.7	DH&WFD (DP1184495)
W	49°04'	4.355 & 14.18	DH&WFD (DP1184495)
X	41°38'10"	4.635 & 17.035	DH&WFD (DP1184495)
Y	80°14'	8.325	SSH185533 FD (DP1184495)
Z	62°15'25"	4.84 & 17.095	DH&WFD (DP1184495)
AA	313°142'	8.035	DH&WFD (DP1184495)
AB	78°11'	5.54 & 17.36	DH&WFD (DP1184495)
AC	52°31'40"	4.41	DH&WFD (DP1184495)

No	BEARING	DISTANCE	DESCRIPTION
AC	122°33'20"	7.72	DH&WFD (DP1184495)
AD	129°13'45"	5.28 & 19.45	DH&W
AE	3°16'40"	3.645	DH&W
AF	130°14'35"	5.235 & 18.97	DH&W
AG	197°20'05"	3.78 & 12.33	DH&W
AH	25°39'50"	4.63 & 13.06	DH&W
AI	153°58'50"	4.325	DH&W
AI	153°58'50"	13.94	SSH186024

No	Bearing	Distance
8	329°49'20"	4.205
24	57°00'55"	4.555
28	331°26'	4.245
29	331°26'	5.655
30	53°58'50"	6.345
33	143°58'50"	3.655
34	241°26'	4.245
35	143°58'50"	4.875
36	241°26'	5.655
37	331°26'	5.655
38	53°58'50"	6.365
44	341°11'50"	4.005

DIAGRAM 1  
REDUCTION RATIO 1:200

SCHEDULE of CURVED BOUNDARIES

No	Bearing	Chord	Arc	Radius
1	271°54'40"	1.1	1.1	75.6
2	276°52'20"	11.69	11.905	75.6
7	108°03'55"	18.835	18.91	60
41	113°10'45"	0.705	0.705	3
42	158°16'45"	3.715	4.005	3

- '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
- 'D' - EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE
- 'E' - EASEMENT FOR SUPPORT 0.3 WIDE
- 'F' - EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (WIDE DP1184495)
- 'K' - RESTRICTION ON THE USE OF LAND (WIDE DP1184495) No.5
- 'L' - RESTRICTION ON THE USE OF LAND (WIDE DP1184495) No.4

Surveyor: GRAHAM JOHN HALL  
Date of Survey: 12 SEPTEMBER 2014  
Surveyor's Ref: 72-10-20: 2014M710Q(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

NOTE: THE EXTENSION OF CLEVELAND LANE IS 7 WIDE

REFERENCE MARKS			REFERENCE MARKS				
No	BEARING	DISTANCE	DESCRIPTION	No	BEARING	DISTANCE	DESCRIPTION
G	193°07'10"	3.535	DH&WFD (DP1171491)	M	105°22'50"	1.1 & 6.47	DH&WFD (DP1171491)
H	214°02'10"	0.455	CBFD (DP233536)	N	1°11'25"	4.08 & 13.205	DH&WFD (DP1171491)
I	192°11'40"	6.23	DH&WFD (DP1171491)	O	48°41"	3.93 & 12.795	DH&WFD (DP1171491)
J	216°54"	4.795 & 20.255	DH&WFD (DP1171491)	P	200°01'25"	3.645 & 11.915	DH&WFD (DP1171491)
K	335°02'25"	1.845 & 10.435	DH&WFD (DP1171491)	Q	121°18'30"	1.08 & 6.39	DH&WFD (DP1171491)
L	66°11'10"	1.215 & 10.455	DH&WFD (DP1171491)	AH	25°39'50"	4.03 & 13.06	DH&W

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"	2.83
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	341°11'50"	4.005

No	BEARING	DISTANCE	DESCRIPTION
AI	153°58'50"	4.325	DH&W
AI	153°58'50"	13.94	SSH186024
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
AH	63°00'20"	5.6 & 23.915	DH&W
AN	66°02'15"	5.54 & 17.86	DH&W
AO	47°36'	1.28 & 6.87	DH&W
AP	148°23'35"	4.075 & 13.265	DH&W
AQ	154°42'40"	4.965	DH&W
AQ	151°38'40"	22.37	DH&W

SURVEYING & SPATIAL INFORMATION REGULATION 2012: CLAUSES 35(1)(b), 43(2) & 61(2)										
H.G.A. COORDINATES & A.H.D. HEIGHTS										
MARK	EASTING	NORTHING	ZONE	CLASS	ORDER	ORIGIN	HEIGHT	CLASS	ORDER	ORIGIN
P.H.15846	286 222.093	6 263 965.567	56	B	2	SC1HS	26.087	LB	L2	SC1HS
P.H.29972	286 776.447	6 263 807.088	56	B	2	SC1HS	25.447	LB	L2	SC1HS
SSM.180810	287 024.824	6 263 581.614	56	C	4	SC1HS	28.4	E	5	SC1HS
SSM.180811	286 992.736	6 263 518.793	56	C	4	SC1HS	27.9	E	5	SC1HS
SSM.185553	286 745.0	6 263 606.3	56	U	U	TRAVERSE	26.4	U	U	TRIG HEIGHT
SSM.186008	286 600.0	6 263 551.4	56	U	U	TRAVERSE	26.1	U	U	TRIG HEIGHT
SSM.186014	286 940.9	6 263 638.9	56	U	U	TRAVERSE	28.7	U	U	TRIG HEIGHT
SSM.186019	286 902.6	6 263 551.1	56	U	U	TRAVERSE	28.2	U	U	TRIG HEIGHT
SSM.186022	287 044.2	6 263 714.7	56	U	U	TRAVERSE	27.3	U	U	TRIG HEIGHT
SSM.186023	286 619.4	6 263 635.4	56	U	U	TRAVERSE	26.8	U	U	TRIG HEIGHT
SSM.186024	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: SC1HS 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"	18.835	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 J6119711)
- 'YY' - PART LOT 2388 BENEFITED BY EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE ('B') AFFECTING LOT 2338

Surveyor: GRAHAM JOHN HALL  
Date of Survey: 12 SEPTEMBER 2014  
Surveyor's Ref: 72-10-20:2014M100(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

Reg: R024526 /Doc:DP 1184497 P /Rev: 1.2-Jan-2015 /Sts: SC OK /Prt: 1.3-Jan-2015 11:42 /Pgs: ALL /Seq: 2 of 8

DP1184497  
CAD REF: 22072-0 North Point - Survey - Survey - MacCAD File: 071025000

No	Bearing	Chord	Arc	Radius
1	271°54'48"	1.1	1.1	75.6
2	274°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



REFERENCE MARKS

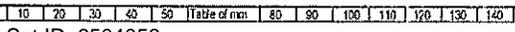
No	BEARING	DISTANCE	DESCRIPTION
H	105°22'50"	1.1 & 6.47	DH&WFD (DP1171491)
N	1°11'25"	4.08 & 13.205	DH&WFD (DP1171491)
O	48°41'	3.93 & 12.795	DH&WFD (DP1171491)
P	200°01'25"	3.645 & 11.915	DH&WFD (DP1171491)
Q	121°18'30"	1.08 & 6.39	DH&WFD (DP1171492)
R	109°06'30"	1.11 & 6.465	DH&WFD (DP1171492)
S	44°04'05"	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
AJ	153°58'50"	13.94	SSH186024
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"	4.965	DH&W
AR	151°38'40"	22.37	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 ('B') AFFECTING LOTS 2355 AND 2366

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°58'50"	3.655
34	241°26'	4.245
46	341°11'50"	4.005

Surveyor: GRAHAM JOHN HALL Date of Survey: 12 SEPTEMBER 2014 Surveyor's Ref: 72-10-20: 2014M710Q(1754)	PLAN OF SUBDIVISION OF LOT 1197 DP1171491	LGA: PENRITH Locality: PENRITH Subdivision No. 090/14 <small>1:2000 AIR PHOTO AERIAL PHOTOGRAPHY</small>
Registered		09.01.2015
DP1184497		1:500



Reg: R62426 / Doc: DP 1184497 P / Rev: 12-Jan-2015 / Str: SC OK / Pgt: 13-Jan-2015 11:42 / Pgs: ALL / Seq: 3 of 8  
 Ref: BHC of Str: T

DP1184497  
 Scale: 1:500  
 Survey: MGA 2014 M710Q(1754)

# Lot 2340 WALSHAW

## PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
<b>Cpl</b>	Camellia sasanqua 'Paradise Pearl'	Camellia	10	300mm	2m
<b>Crf</b>	Cordylina 'Red Fountain'	Red Fountain Cordylina	8	175mm	1m
<b>Gfs</b>	Gardenia 'Four Seasons'	Four Seasons Gardenia	8	300mm	1m
<b>Lmv</b>	Liriope muscari 'Variegatum'	Variegated Liriope	15	150mm	0.3m
<b>Mip</b>	Malus ioensis 'Plena'	Bechtel Crab Apple	1	25L	6m
<b>Mq</b>	Magnolia quinquepeta 'Nigra'	Lily Magnolia	1	25L	3-4m

### LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ ground-covers	Total Trees
43	10	0	33	2

## WALSHAW STREET CROSS-OVER - Supply + construction by BUILDER

MATERIAL SCHEDULE	Area m <sup>2</sup> URBANGROWTH*	Area m <sup>2</sup> BUILDER **
<b>DRIVEWAY+PATHWAY</b>		
Coloured concrete (CCS Onyx colour or equivalent)	0.00	17.19
<b>Total area</b>	<b>0.00</b>	<b>17.19</b>

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

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

**ecodeign**  
outdoor living environments

PO Box 8136, Baulkham Hills BC, NSW 2153  
Ph: (02) 9450 7712 Fax: (02) 9450 7705  
Email: info@ecodeign.com.au  
Web: www.ecodeign.com.au  
Member of the Australian Institute of Landscape Designers and Managers

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.

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

PROJECT: NEW RESIDENCE

ADDRESS: LOTS 2339-2348 WALSHAW STREET, NORTH PENRITH

CLIENT: FIRSTSTYLE HOMES

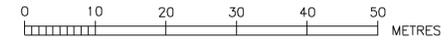
DRAWING: PLANT SCHEDULE - LOT 2340

SCALE: 1:100 @ A3

DATE: 28-02-14

REVISION: C





NOTES :-

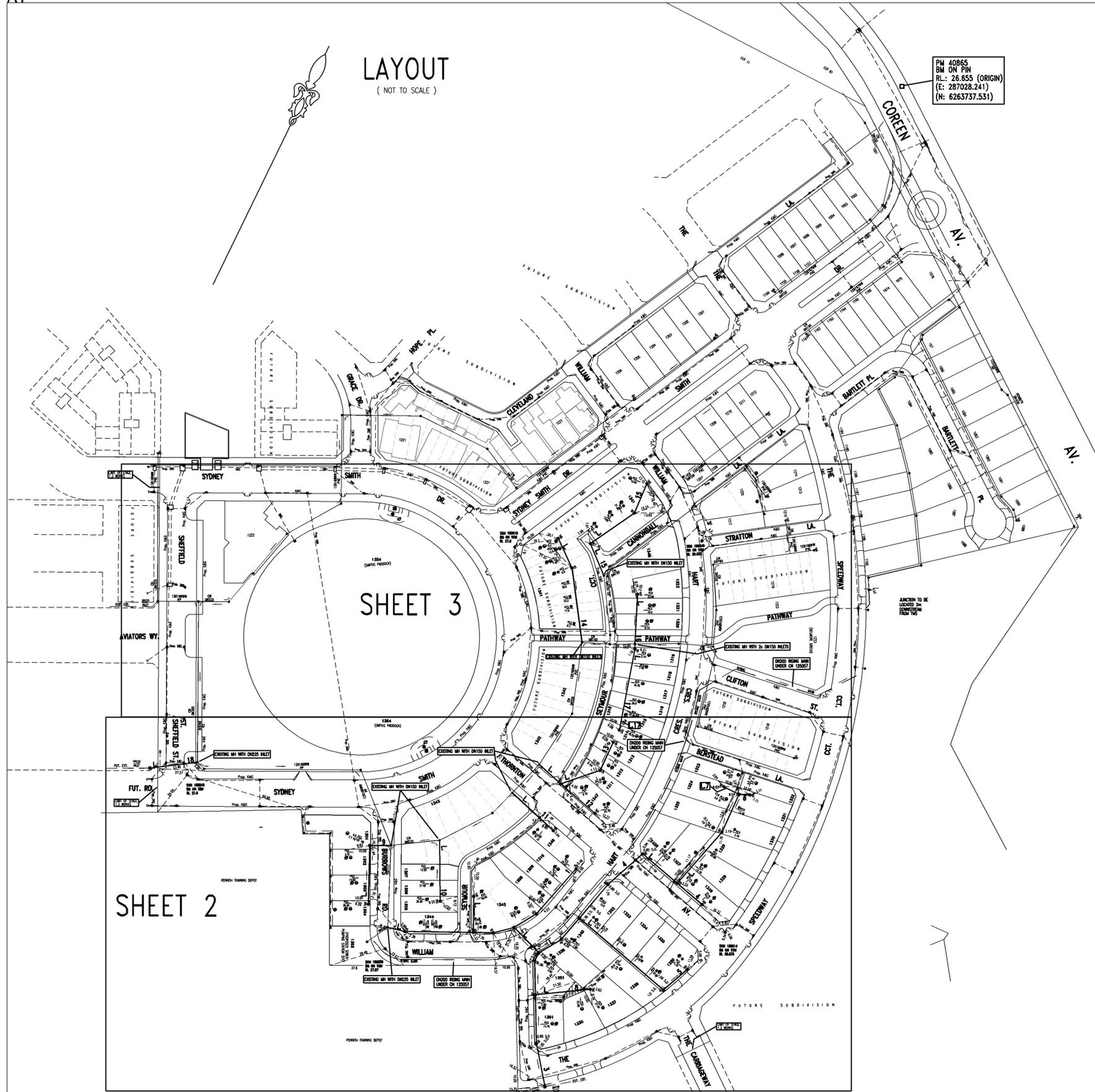
- WATER SERVICING COORDINATOR  
 QALCHEK PTY LTD (CERTIFIED No. 289)  
 77 UNION RD  
 PENRITH 2750  
 Ph. No. 47 228181  
 FOR  
 LANDCOM  
 c/o WORLEY PARSONS  
 141 WALKER ST., NORTH SYDNEY, NSW 2060  
 PH.: 8923 6866
- ALL LOTS WERE VACANT AT TIME OF SURVEY.
- ALL STRUCTURES CONSTRUCTED TO FINISHED 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-PLAN.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 L10.1 AND L10.2 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 JOINING 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 2

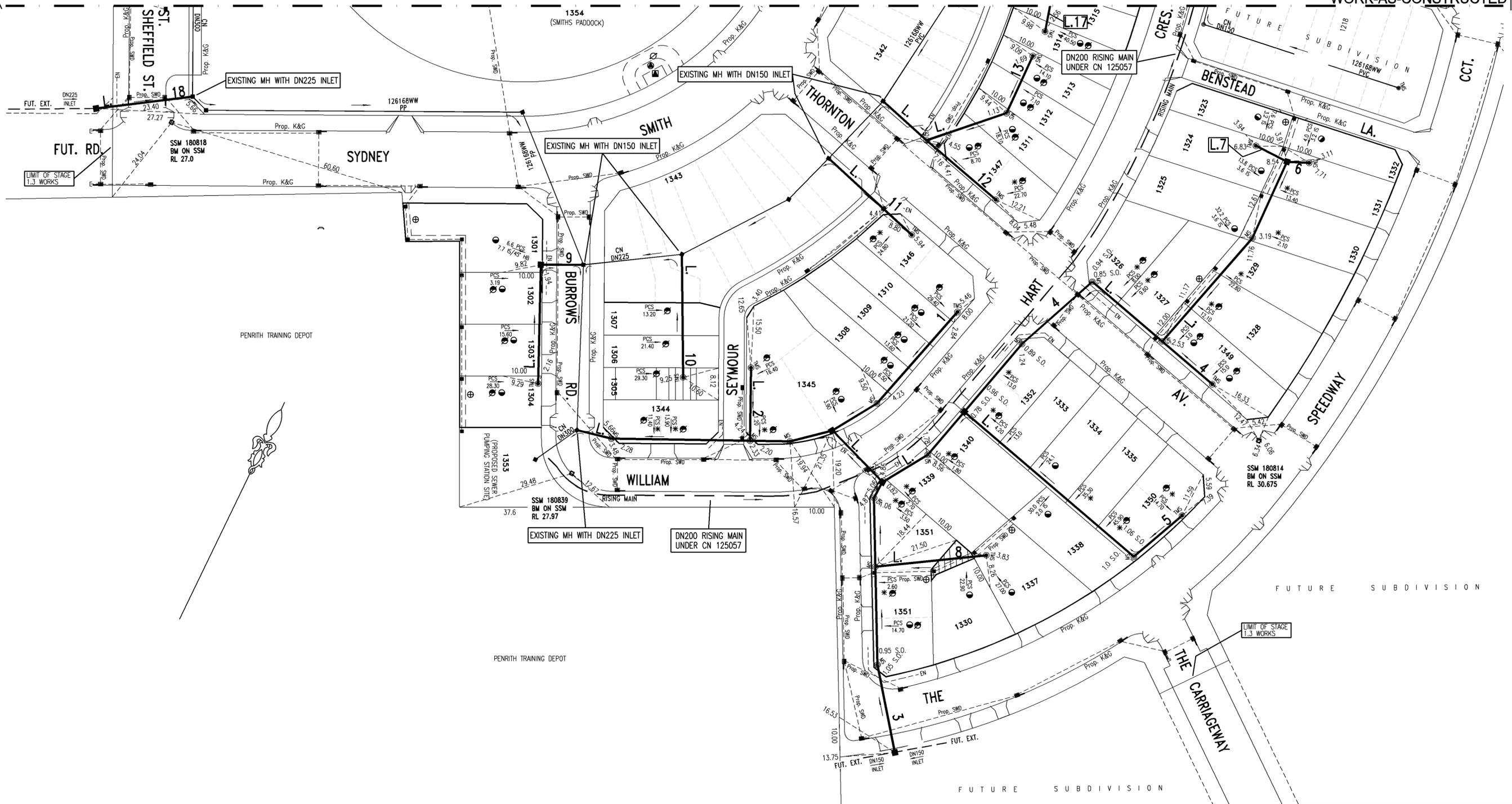
SHEET 3

NUMBER	AMENDMENT	INITIAL	DATE
A	FIRST ISSUE (FOR CLIENT ONLY)	F.J.	17.10.11
B	ISSUE FOR COMMENT	F.J.	15.01.12
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F	MS CHANGED TO MH AT L4/L5 CONNECTION	F.J.	09.08.12
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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 BOONDILL 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.  Sydney WATER SYDNEY WATER CORPORATION Case No.126169WW PENRITH SEWERAGE DRAINS TO SPS 1142 PENRITH STP			
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SHEET 1 OF 6 File No. N/A		DESIGNED: F.J. DRAFTED: F.J. VERIFIED: C.T. REVIEWED: C.T. APPROVED: C.T. ISSUED: 25.02.2014		FILE LOCATION: PM898451-1																																																												

PLAN DRAWN DATE: 26.02.2014 VERSION: 1 SHEET 1 OF 6 SHEETS

SEE SHEET 3 FOR CONTINUATION



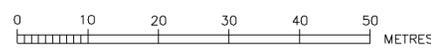
PENRITH TRAINING DEPOT

PENRITH TRAINING DEPOT

FUTURE SUBDIVISION

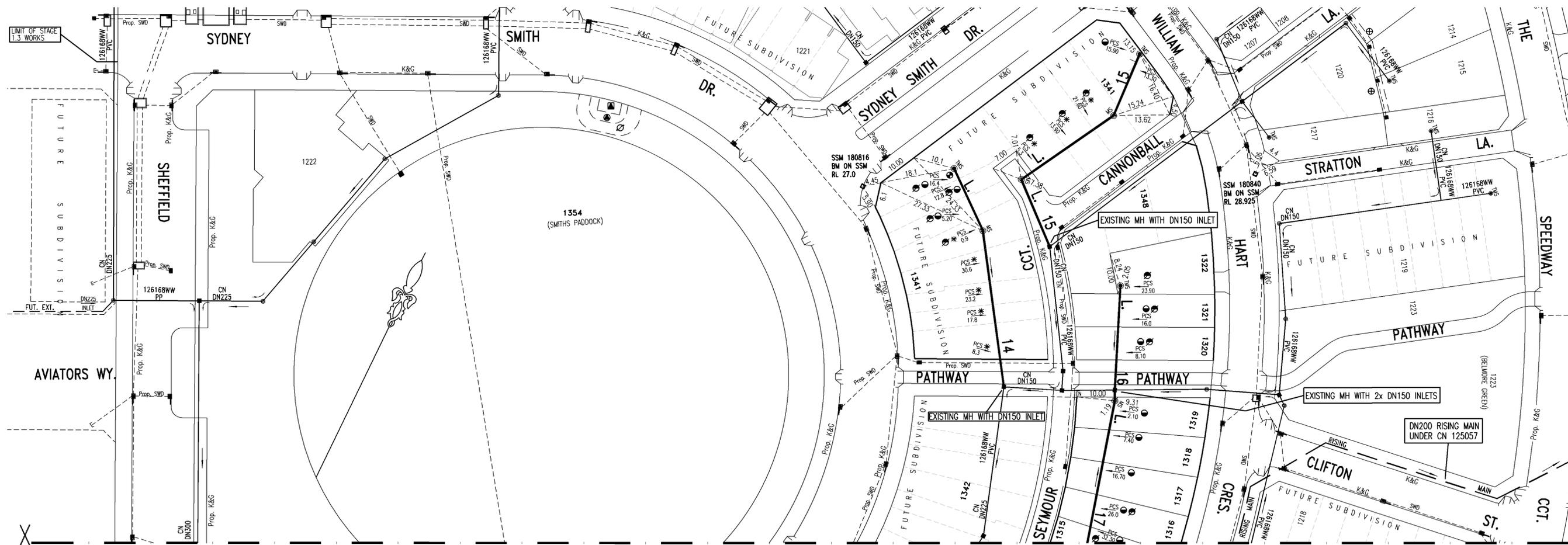
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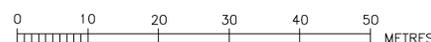
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WORK AS CONSTRUCTED CERTIFICATION		SYDNEY WATER CORPORATION	
DEVELOPER	LANDCOM	<b>Sydney WATER</b>	
W.S.C.	QALCHEK PTY LTD		
CONSTRUCTOR	BOOMDELL P/L	Case No. 126169WW SHT 2 OF 6 SHTS.	
COMPLETED	19/02/2013	SYDNEY WATER CORPORATION FOR DETAILS OF SERVICES 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

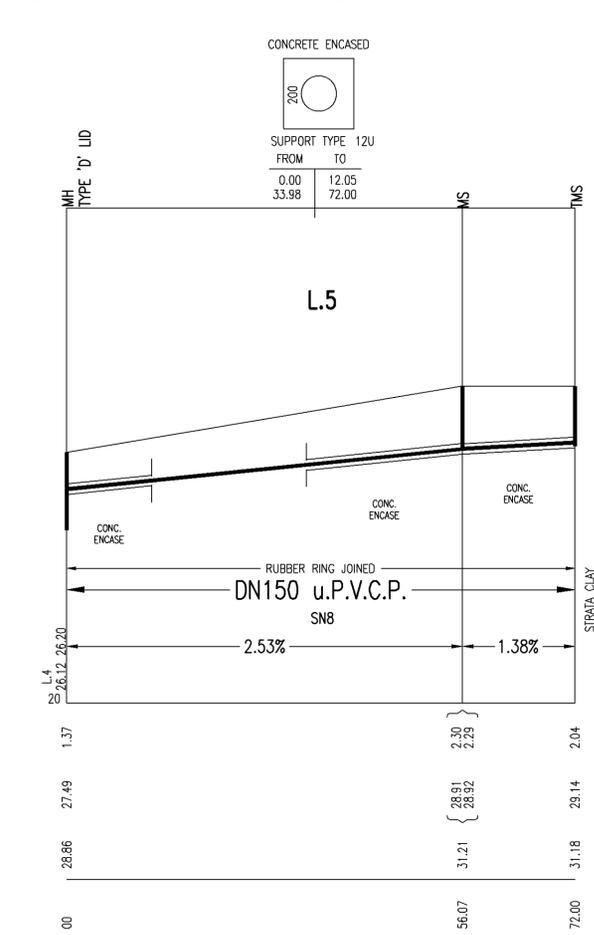
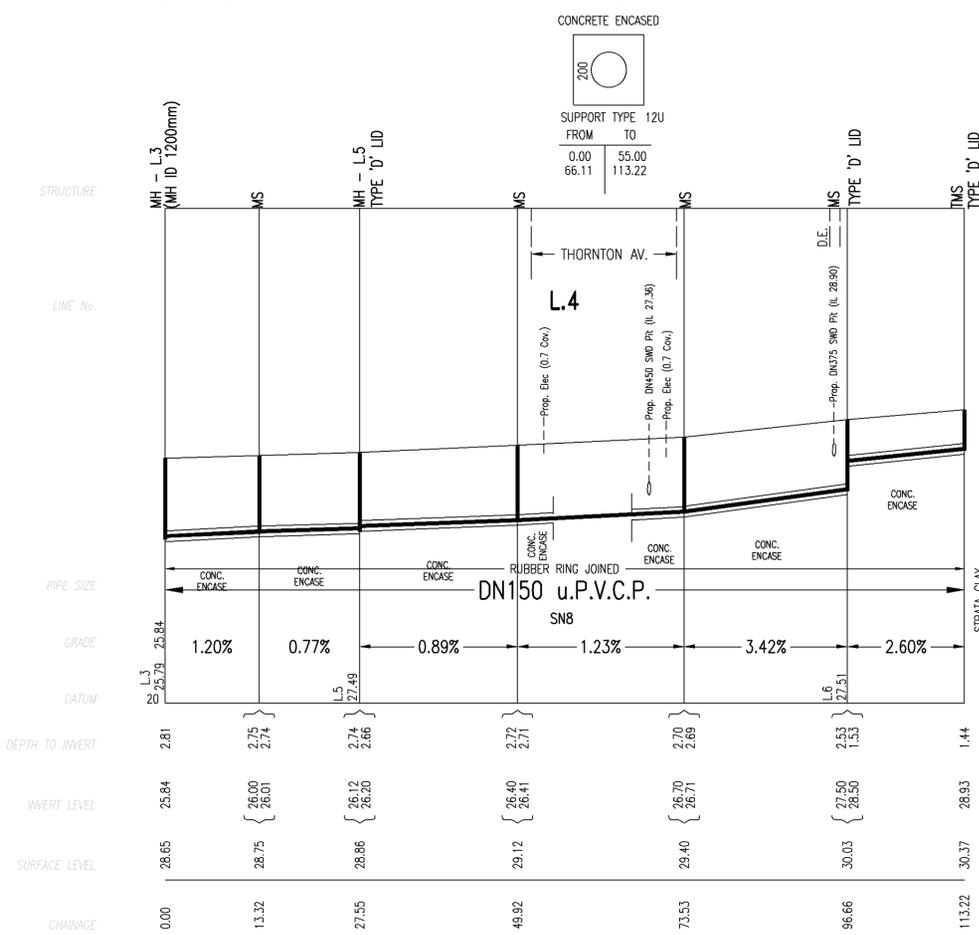
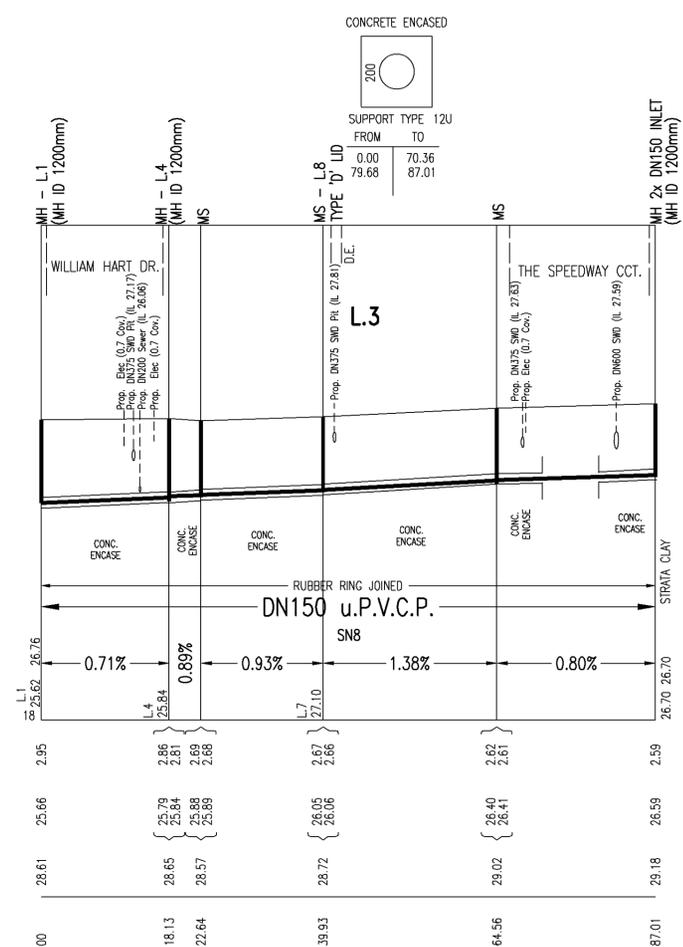
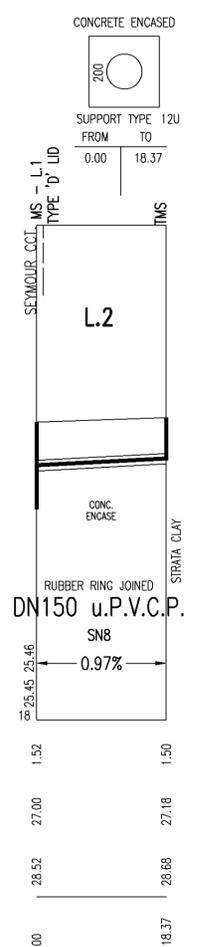
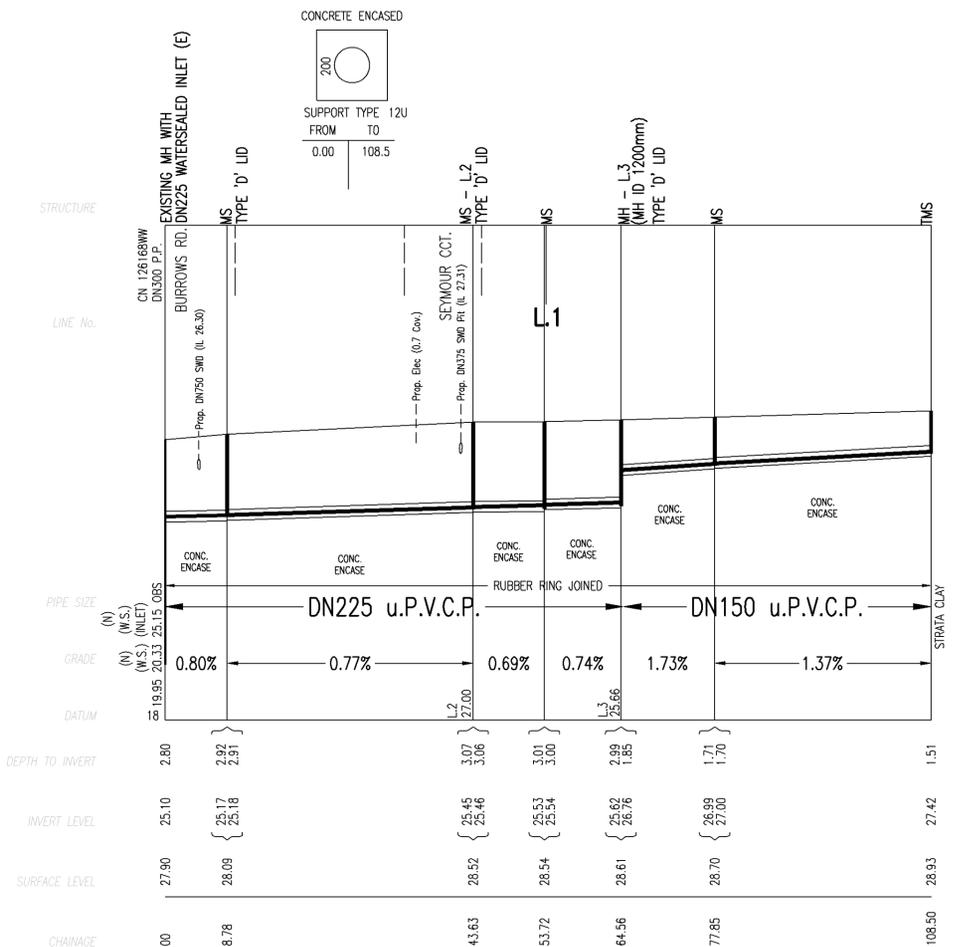
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WORK AS CONSTRUCTED CERTIFICATION		SYDNEY WATER CORPORATION	
DEVELOPER	LANDCOM	<b>Sydney WATER</b>	
W.S.C.	QALCHEK PTY LTD.		
CONSTRUCTOR	BOOMDELL P/L	Case No. 126169WW SHT 3 OF 6 SHTS.	
COMPLETED	19/02/2013	SYDNEY WATER CORPORATION FOR DETAILS OF SERVICES SEE SHEET 1	
W.A.C. PREPARED	07/03/2013		
DESIGNER	QALCHEK PTY LTD.	I CERTIFY THAT THE WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE WORK AS CONSTRUCTED DRAWINGS	

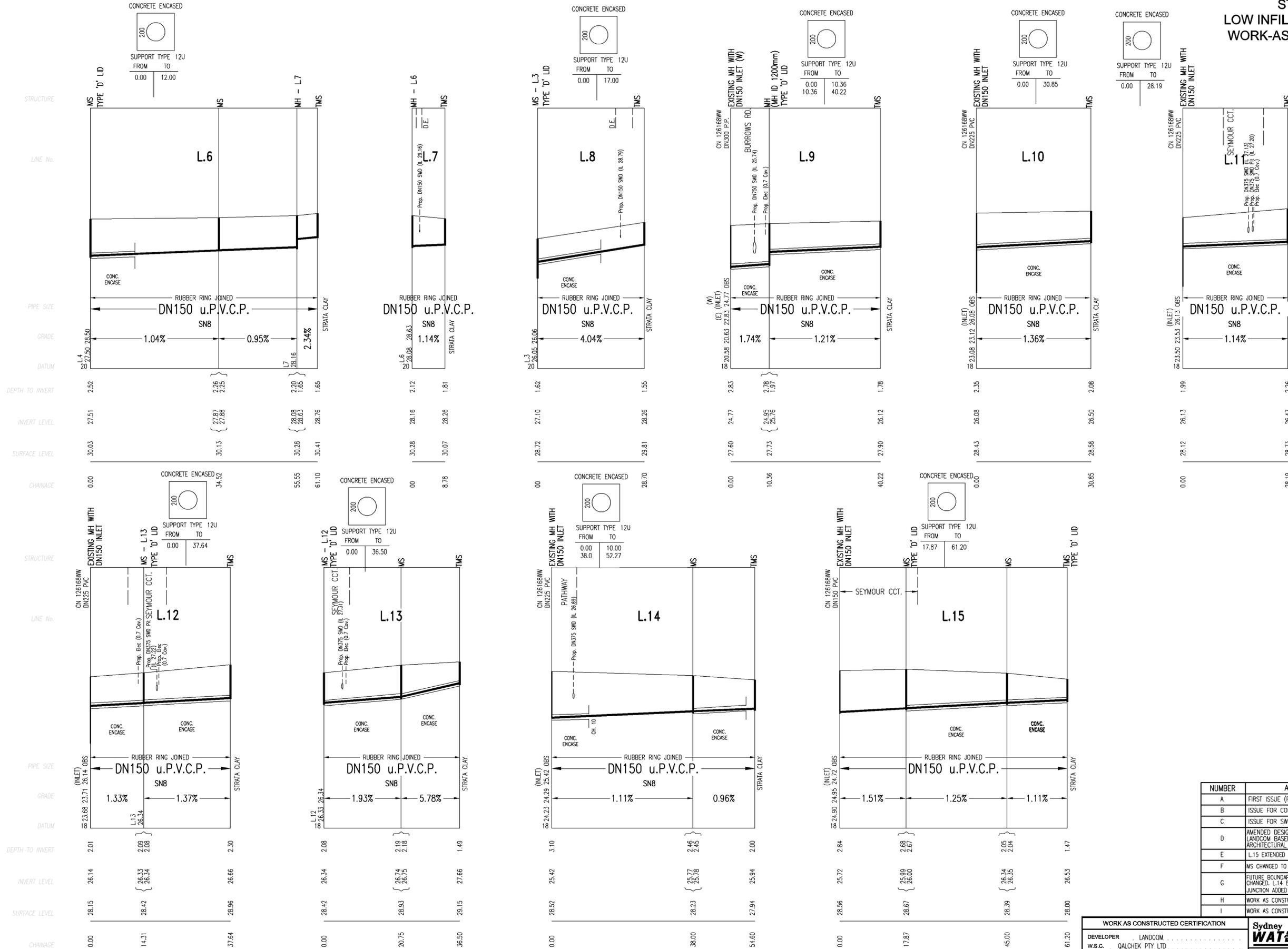
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DEVELOPER	LANDCOM		
W.S.C.	QALCHEK PTY. LTD.		
CONSTRUCTOR	BOOMDELL P/L		
COMPLETED	19/02/2013		
W.A.C. PREPARED	07/03/2013	Case No. 126169WW SHT 4 OF 6 SHTS.	
DESIGNER	QALCHEK PTY LTD	SYDNEY WATER CORPORATION FOR DETAILS OF SERVICES SEE SHEET 1	

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**WORK AS CONSTRUCTED CERTIFICATION**

DEVELOPER LANDCOM  
W.S.C. QALCHEK PTY. LTD.  
CONSTRUCTOR BOOMDELL P/L  
COMPLETED 19/02/2013  
W.A.C. PREPARED 07/03/2013

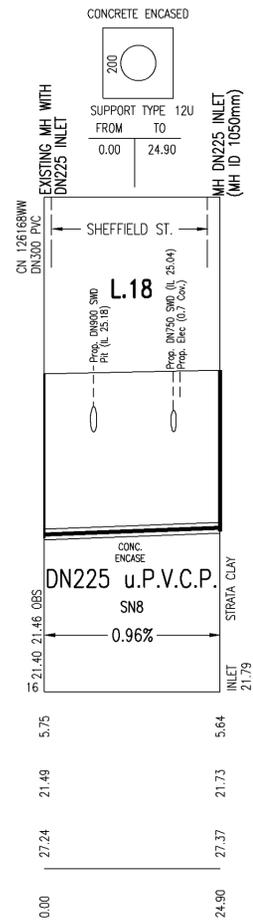
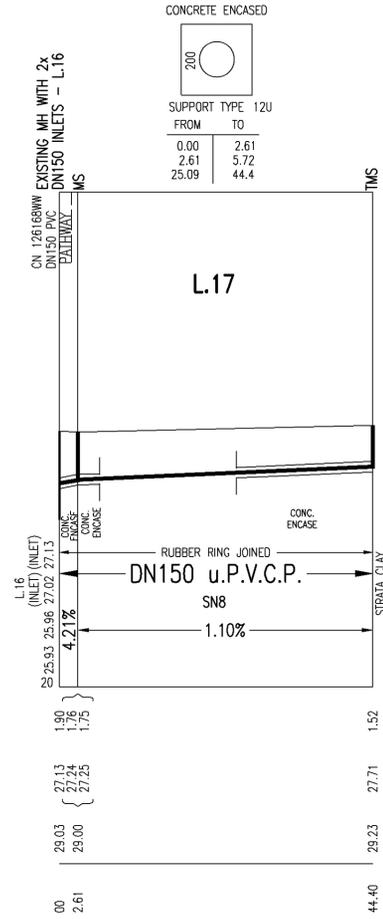
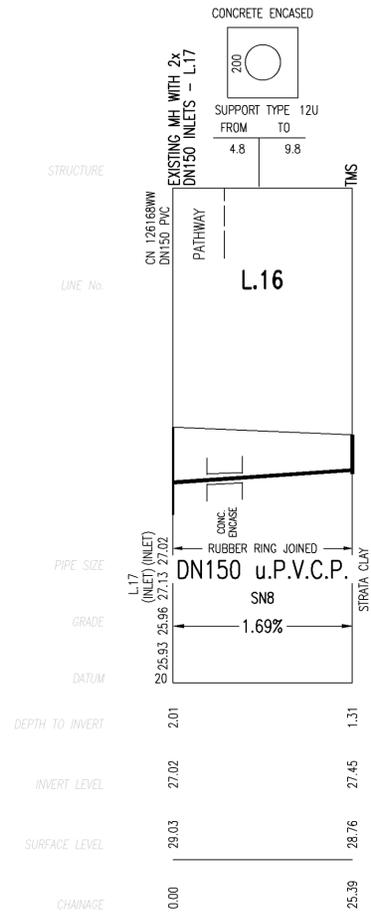
DESIGNER QALCHEK PTY. LTD.

I CERTIFY THAT THE WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE WORK AS CONSTRUCTED DRAWINGS

**Sydney WATER**  
Case No. 126169WW SHT 5 OF 6 SHTS.

SYDNEY WATER CORPORATION  
FOR DETAILS OF SERVICES SEE SHEET 1

PLAN DRAWN DATE: 26/02/2014 VERSION: 1 SHEET 5 OF 6 SHEETS



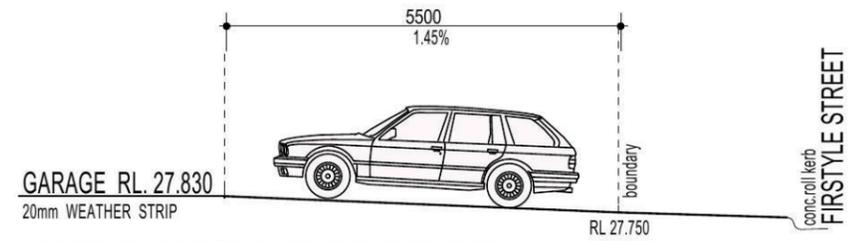
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WORK AS CONSTRUCTED CERTIFICATION		Sydney WATER SYDNEY WATER CORPORATION	
DEVELOPER	LANDCOM	<b>Case No. 126169WW</b> SHT 6 OF 6 SHTS.  SYDNEY WATER CORPORATION FOR DETAILS OF SERVICES SEE SHEET 1	
W.S.C.	QALCHEK PTY. LTD.		
CONSTRUCTOR	BOOMDELL P/L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

• 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 LIKE MANNER ACCORDING TO THE PLANS AND SPECIFICATION.  
 • ALL DIMENSIONS ARE TO BE CHECKED & VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORK. ALL LEVELS ARE SUBJECT TO FINAL SURVEY AND SETOUT BY REGISTERED SURVEYOR.  
 • FIRSTSTYLE HOMES SITE SAFETY RULES APPLY.  
 • DO NOT SCALE FROM DRAWING. LARGER SCALE DRAWINGS & WRITTEN DIMENSIONS TAKE PREFERENCE.  
 • THIS DRAWING & DESIGN IS COPYRIGHT & THE PROPERTY OF FIRSTSTYLE HOMES, AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM.



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



**DRIVEWAY GRADIENT**  
 SCALE 1:100

**BASIX**  
 = 60.62m<sup>2</sup> of roof area to discharge to water tank.  
 = 64.36m<sup>2</sup> stormwater and overflow to discharge to existing street channel.  
 o/a= 124.98m<sup>2</sup> of roof area.

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

**EARTHWORKS**

HOUSE:	FFL: R.L: 28.000
(LIVING)	FGL: R.L: 27.600
GARAGE:	FFL: R.L: 27.830
	FGL: R.L: 27.505

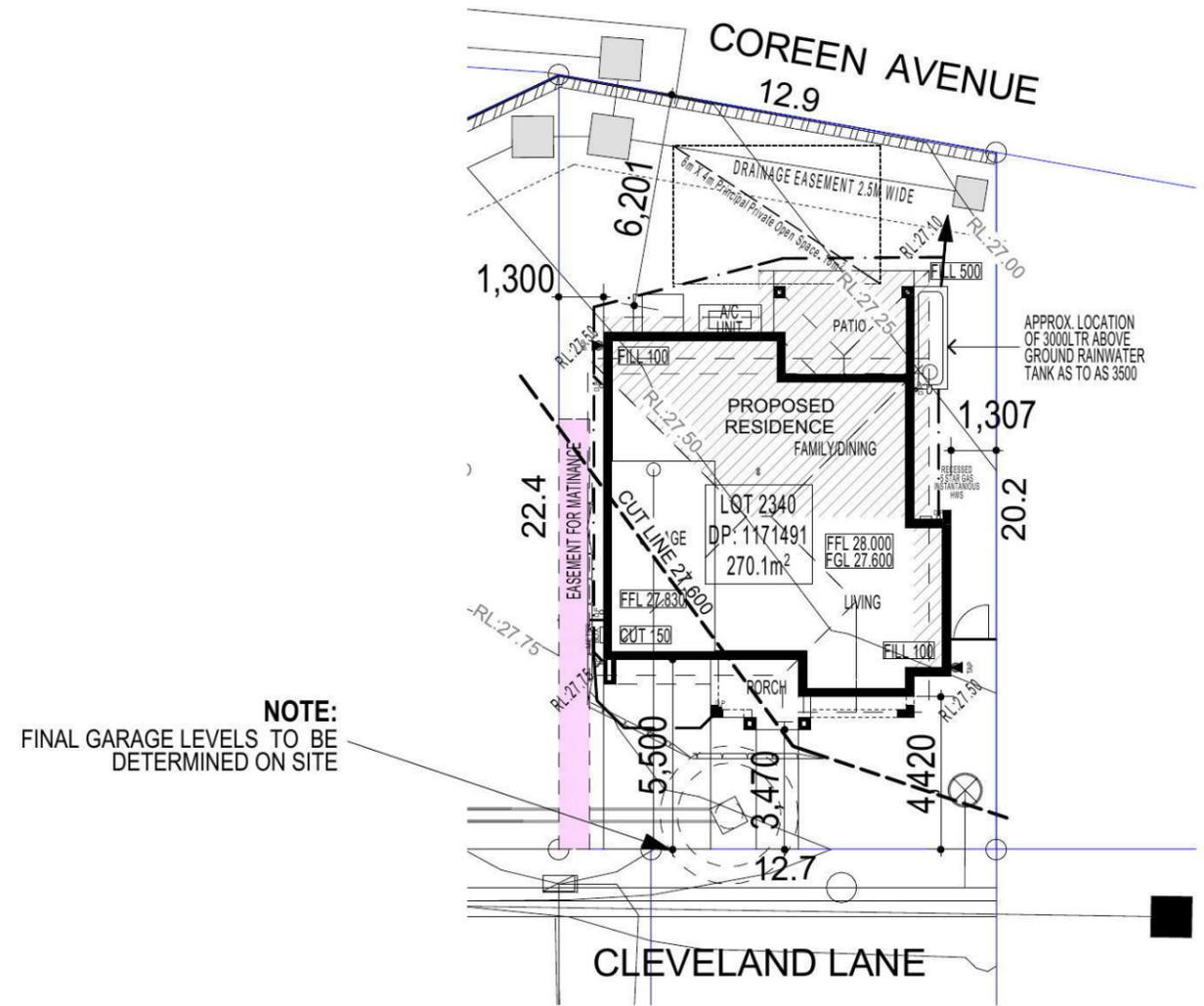
**NOTE:**  
 REFER TO BASIX CERTIFICATE FOR MORE INFORMATION ON WATER USAGE.

- 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

**FIBRE OPTIC WIRING PACKAGE**

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

**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.



**DEVELOPMENT CALCULATIONS**

LOT: 2340 NO: 00 OF SITE AREA: 270.1m<sup>2</sup>

Itemised Floor Areas:	Totals:
living ground floor:	70.84m <sup>2</sup>
first floor: (excl. void 73.73m <sup>2</sup> )	77.97m <sup>2</sup>
garage: (excess 00.000m <sup>2</sup> )	18.70m <sup>2</sup>
alfresco:	11.78m <sup>2</sup>
porch:	5.09m <sup>2</sup>
balcony:	00.00m <sup>2</sup>
<b>total floor area:</b>	<b>184.38m<sup>2</sup></b>

**FLOOR SPACE RATIO CALCULATION:**

gross floor areas:	Totals:
living ground floor: (internal area)	62.07m <sup>2</sup>
first floor excl. void: (internal area)	64.81m <sup>2</sup>
<b>total gross floor area:</b>	<b>126.88m<sup>2</sup></b>
<b>floor space ratio:</b>	<b>0.47:1</b>

**SITE AREA COVERAGE/LANDSCAPE:**

house ground floor:	70.78m <sup>2</sup>
garage:	18.70m <sup>2</sup>
porch/alfresco:	16.87m <sup>2</sup>
driveway/paved area:	21.36m <sup>2</sup>
<b>site coverage Area:</b>	<b>106.35m<sup>2</sup>(39.37%)</b>
landscape area:	163.75m <sup>2</sup> (60.6%)
pervious areas (soft)	142.39m <sup>2</sup> (52.7%)
impervious areas (hard)	127.71m <sup>2</sup> (39.4%)
front yard landscape area	59.46m <sup>2</sup> (22.0%)
front yard hard paved area	4.27m <sup>2</sup> (1.58%)
private open space o/a:	97.74m <sup>2</sup>
principal private open space:	18.00m <sup>2</sup>
<b>total car space incl. carstand:</b>	<b>2 carspace</b>

**COUNCIL ZONE: R1**

PROMOTION:  
*LIVING/STYLE COLLECTION*

CLIENT:  
**FIRSTSTYLE**

LOCATION:

LOT 2340 CLEVELAND LANE, PENRITH NSW 2750

DP:	Subdivision of Lot 1197 DP1171491	council:	PENRITH
model:	SANDBFIELD 20	facade:	MILLENNIUM
date:	25/03/2014	quotation assessment:	SK1
Sheet:	1 of 9	drawn:	G.P.
scale:	1:200, 1:100	checked:	P.D.
			<b>740-14</b>



**SITE PLAN & STORMWATER CONCEPT PLAN**

**KEY**

-  FACE BRICK (AS SELECTED)
-  MOROKA TEXTURE FINISH TO BRICKWORK (AS SELECTED)
-  WEATHEREX CLADDING PAINTED FINISH (AS SELECTED)

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

**FIRSTSTYLE HOMES**

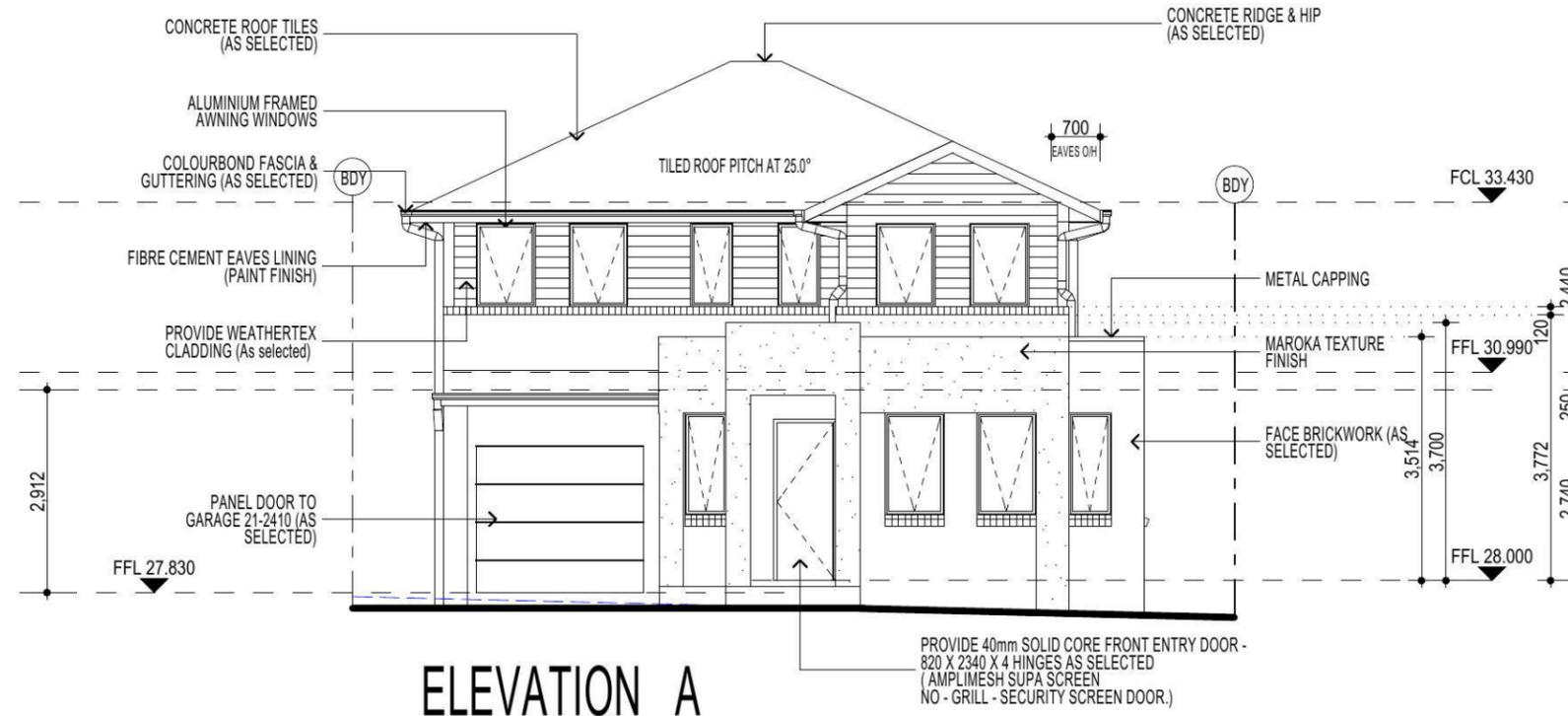
FIRSTSTYLE HOMES Pty.Ltd  
Lic No. 113412C  
ACN. 087 773 779  
PO BOX 171, HOXTON PARK 2171

ADMIN: (02) 9731 9600  
FAX: (02) 9601 0711  
EMAIL: design@firststyle.com.au

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**ELEVATION A**



**ELEVATION C**

**ABSA** Class 1 Building Single-Dwelling Certification

Association of Building Sustainability Assessors

Certification Number	1006174161
Certification Date	14/03/2014
Assessor Name	Vic Vicaretti
Assessor Number	20311
Assessor Signature	

Simulated Energy: HEATING: 64.9 MJ/m<sup>2</sup> pa  
Simulated Energy: COOLING: 50.7 MJ/m<sup>2</sup> pa  
Rated with Downlights: Yes

**NATHERS Rating** 116.6 MJ/m<sup>2</sup> pa

**4.5/10**

**FIBRE OPTIC WIRING PACKAGE**

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

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

CLIENT:  
**FIRSTSTYLE**

LOCATION:

LOT 2340 CLEVELAND LANE,  
PENRITH NSW 2750

DP:	SUBDIVISION OF LOT 1197 DP1171491	council:	PENRITH
model:	SANDFIELD 20	facade:	MILLENNIUM
date:	25/03/2014	evaluation assessment:	SK1
Sheet:	5 of 9	drawn:	G.P.
checked:	P.D.	scale:	1:100, NTS
REFERENCE:	<b>740-14</b>		

**ELEVATIONS**

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

**KEY**

-  FACE BRICK (AS SELECTED)
-  MOROKA TEXTURE FINISH TO BRICKWORK (AS SELECTED)
-  WEATHEREX CLADDING PAINTED FINISH (AS SELECTED)

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

**FIRSTSTYLE HOMES**

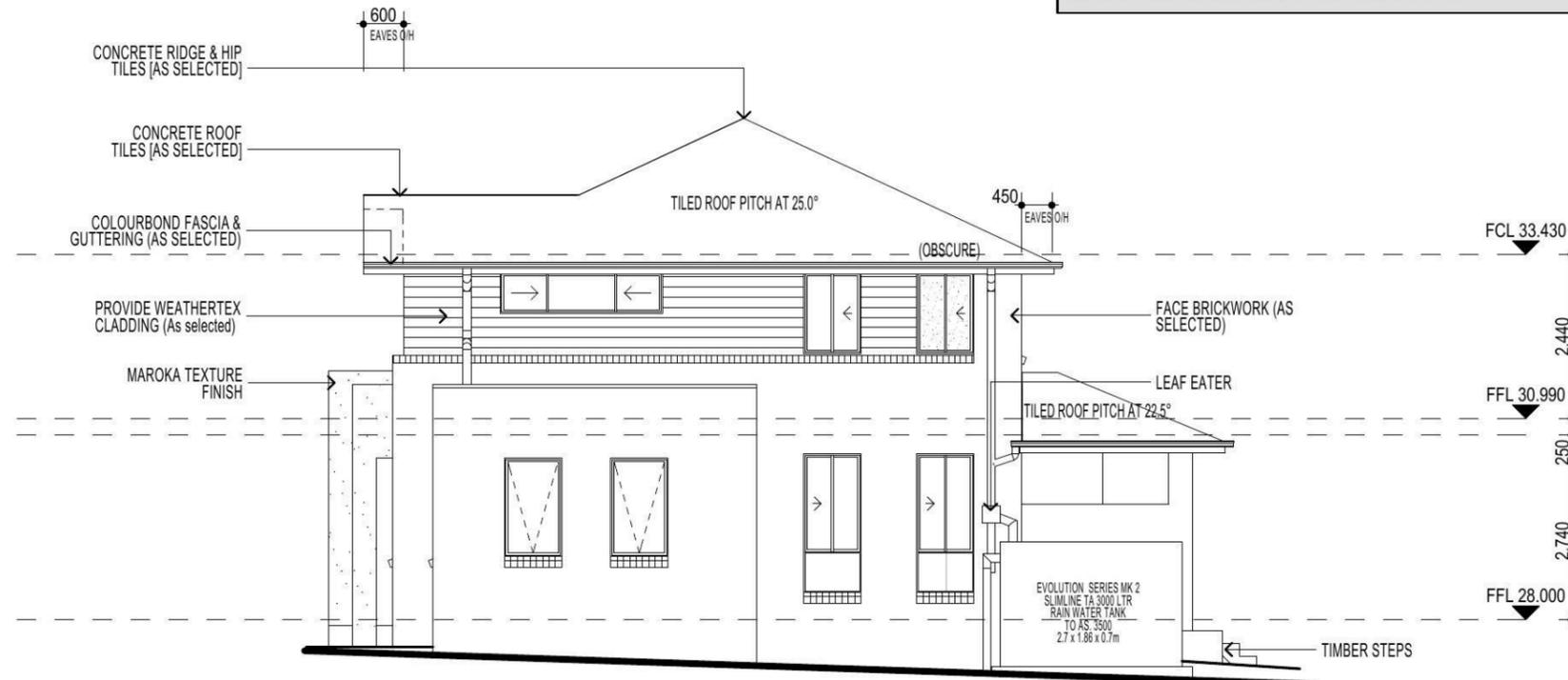
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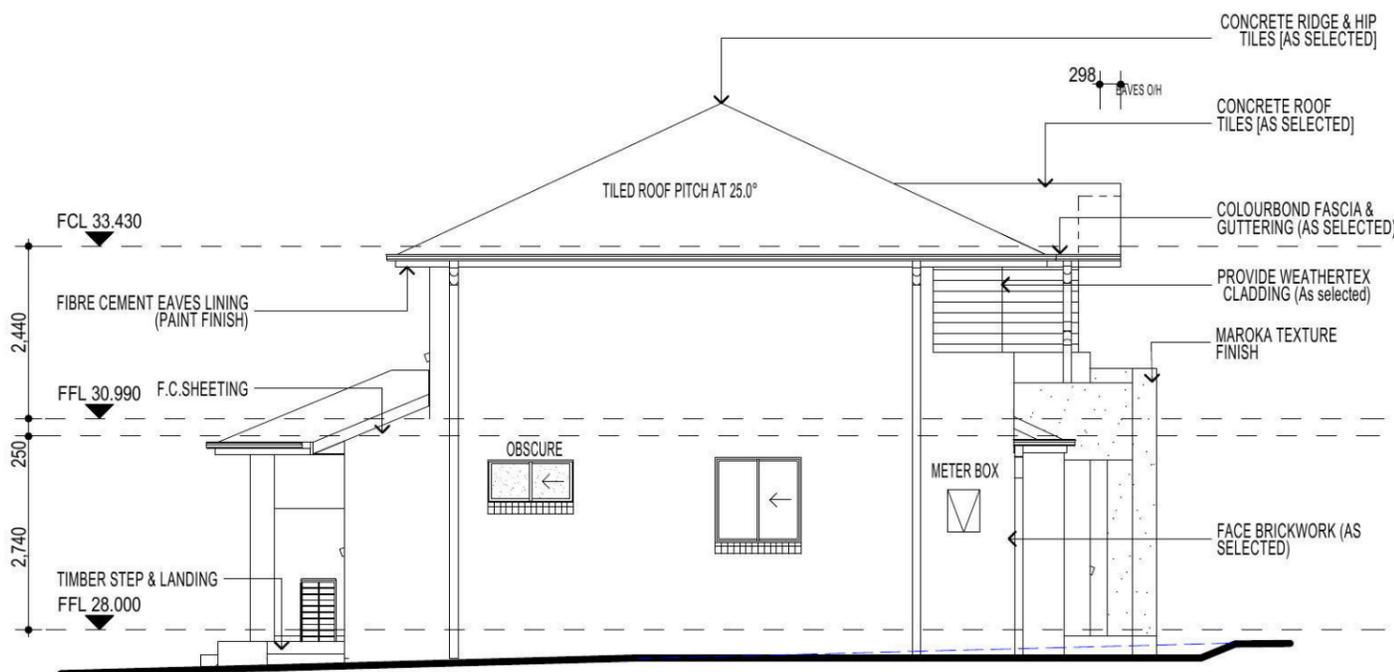
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**ELEVATION B**



**ELEVATION D**

**ABSA** Class 1 Building Single-Dwelling Certification

Certification Number: 1006174161  
Certification Date: 14/03/2014  
Assessor Name: Vic Vicaretti  
Assessor Number: 20311

Simulated Energy: HEATING: 64.9 MJ/m2 pa  
Simulated Energy: COOLING: 50.7 MJ/m2 pa  
Rated with Downlights: Yes

**NATHERS Rating 115.6 MJ/m2 pa**

**4.5/10**

**FIBRE OPTIC WIRING PACKAGE**

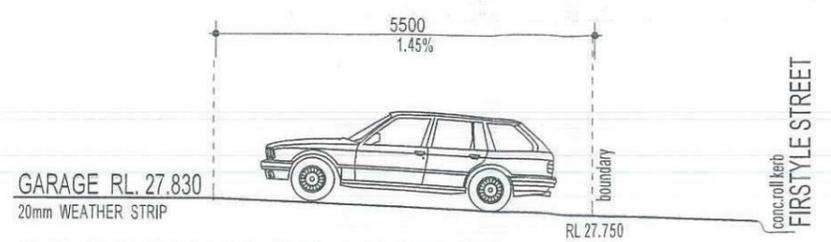
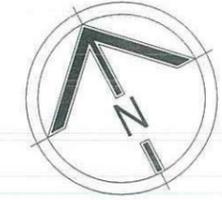
**NOTE**  
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(EER 2.5-3.0 OR GREATER)  
3-PHASE POWER

**NOTE:**  
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PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: <b>FIRSTSTYLE</b>			
LOCATION: LOT 2340 CLEVELAND LANE, PENRITH NSW 2750			
DP: SUBDIVISION OF LOT 1197 DP1171491	model: SANDFIELD 20	facade: MILLENNIUM	council: PENRITH
date: 25/03/2014	quotation assessment: SK1		
Sheet: 6 of 9	drawn: G.P.	checked: P.D.	scale: 1:100, NTS
			<b>740-14</b>
CLIENTS SIGNATURE:		DATE:	

**ELEVATIONS**

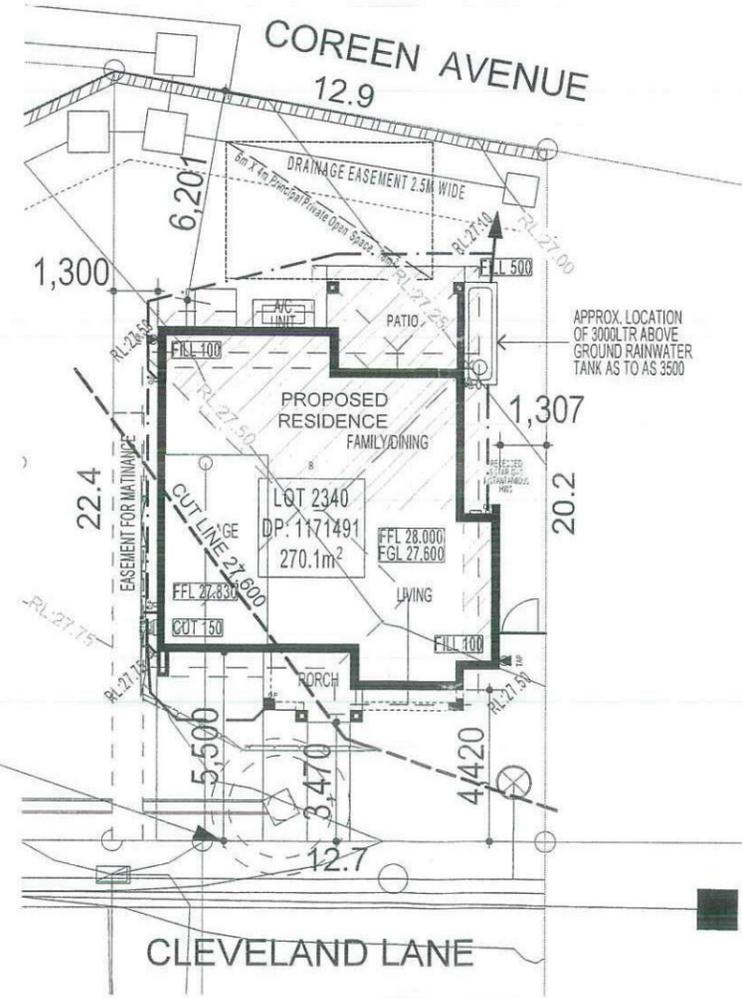
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**DRIVEWAY GRADIENT**  
 SCALE 1:100

**NOTE:**  
 DRIVEWAY DESIGN IN ACCORDANCE WITH AS/NZS 2890.1:2004 WITH COUNCIL D&P GUIDELINE  
 SIGN: *[Signature]* DATE: 25.05.14

This plan/document relates to:  
 Development Application  
 No: 140333  
 (COUNCIL DOES NOT ATTEST TO THE VALIDITY OF THIS PLAN)



**NOTE:**  
 FINAL GARAGE LEVELS TO BE DETERMINED ON SITE

**SITE PLAN & STORMWATER CONCEPT PLAN**

**BASIX**

= 60.62m² of roof area to discharge to water tank.  
 = 64.36m² stormwater and overflow to discharge to existing street channel.  
 o/a= 124.98m² of roof area.

**LEGEND:**

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

**EARTHWORKS**

HOUSE:	FFL: R.L: 28.000
(LIVING)	FGL: R.L: 27.600
GARAGE:	FFL: R.L: 27.830
	FGL: R.L: 27.505

**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

**FIBRE OPTIC WIRING PACKAGE**

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

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**DEVELOPMENT CALCULATIONS**

LOT: 2340 NO: 00 OF SITE AREA: 270.1m²

Itemised Floor Areas:	Totals:
living ground floor:	70.84m²
first floor: (excl. void 73.73m²)	77.97m²
garage: (excess 00.000m²)	18.70m²
alfresco:	11.78m²
porch:	5.09m²
balcony:	00.00m²
<b>total floor area:</b>	<b>184.38m²</b>

**FLOOR SPACE RATIO CALCULATION:**

gross floor areas:	Totals:
living ground floor: (internal area)	62.07m²
first floor excl. void: (internal area)	64.81m²
<b>total gross floor area:</b>	<b>126.88m²</b>
<b>floor space ratio:</b>	<b>0.47:1</b>

**SITE AREA COVERAGE/LANDSCAPE:**

house ground floor:	70.78m²
garage:	18.70m²
porch/alfresco:	16.87m²
driveway/paved area:	21.36m²
site coverage Area:	106.35m²(39.37%)
landscape area:	163.75m²(60.6%)
pervious areas (soft)	142.39m²(52.7%)
impervious areas (hard)	127.71m²(39.4%)
front yard landscape area	59.46m²(22.0%)
front yard hard paved area	4.27m²(1.58%)
private open space o/a:	97.74m²
principal private open space:	18.00m²
<b>total car space incl. carstand:</b>	<b>2 carspace</b>

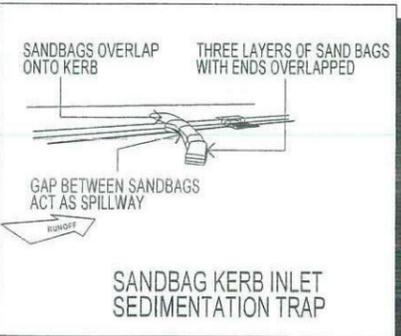
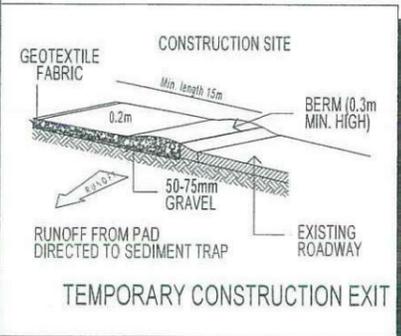
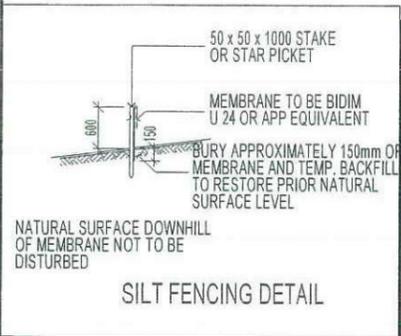
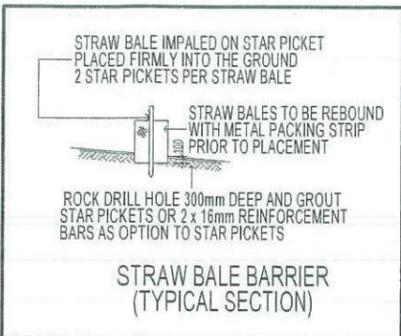
**COUNCIL ZONE: R1**

PROMOTION:  
 LIVING/STYLE COLLECTION

CLIENT:  
 FIRSTYLE

LOCATION:  
 LOT 2340 CLEVELAND LANE,  
 PENRITH NSW 2750

DP: SUBDIVISION OF LOT 1197 DP1171491	council: PENRITH
model: SANDFIELD 20	facade: MILLENNIUM
date: 24/03/2014	position: SK1
Sheet: 1 of 9	Scale: 1:200, 1:100
<b>740-14</b>	



**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

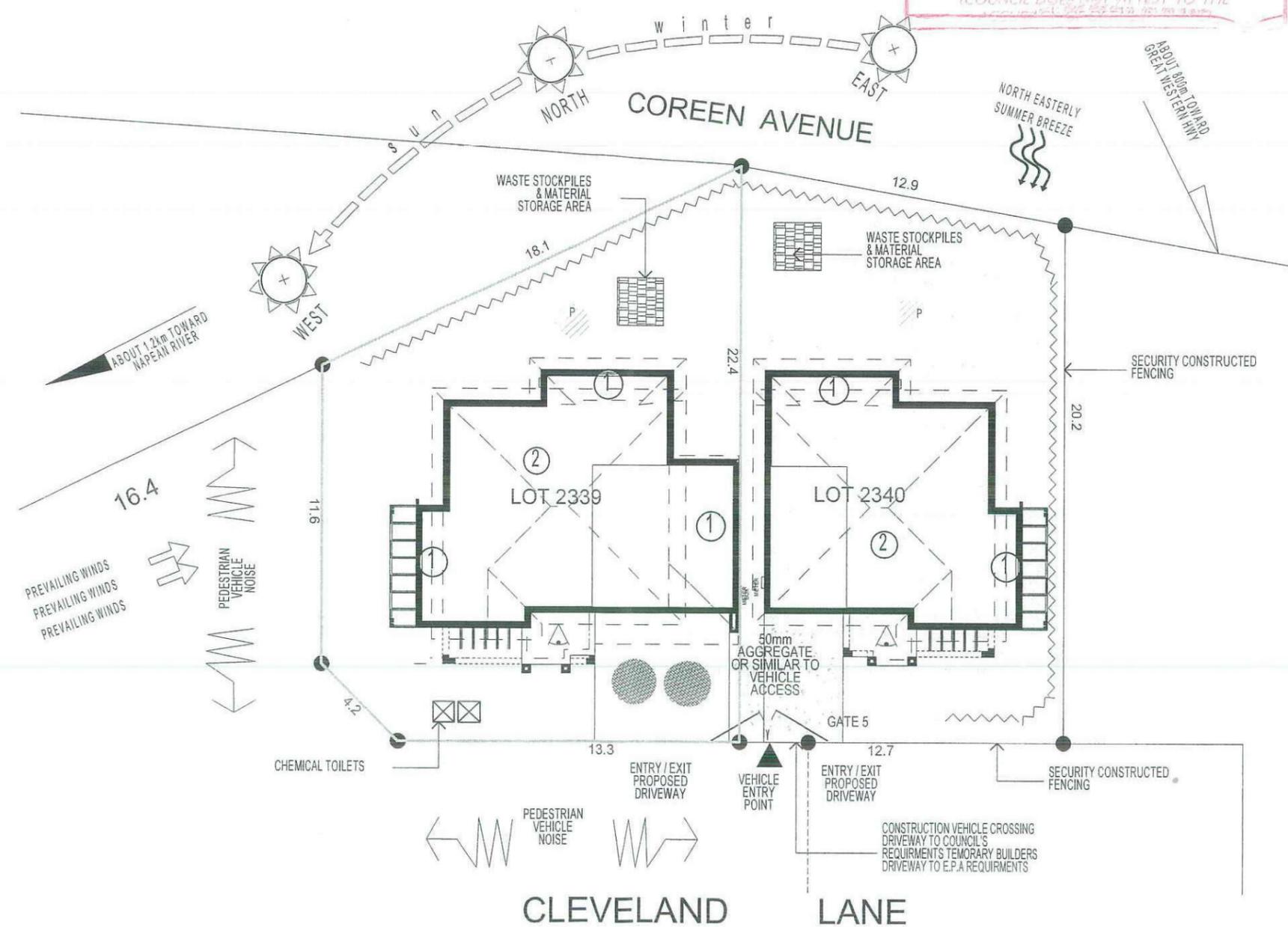
MACHINERY SIZE WILL BE KEPT TO A MINIMUM REQUIRED FOR THE JOB

**NOTE:**

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This plan/document relates to:  
Development Application  
No: 140333

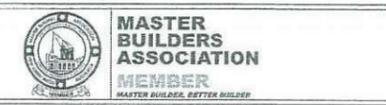
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Lic No. 1134123  
ACN: 087 773 779  
PO BOX 171, HOXTON PARK 2171

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

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

PROMOTION: **LIVING/STYLE COLLECTION**

CLIENT: **FIRSTYLE**

LOCATION:

LOT 2340 CLEVELAND LANE, PENRITH NSW 2750

DP: SUBDIVISION OF LOT 1197 DP1171491	council: PENRITH
model: SANDFIELD 20	facade: MILLENIUM
date: 24/03/2014	position: SK1
Sheet: 2 of 9	scale: 1:200, NTS
<b>740-14</b>	

**SITE ANALYSIS & WASTE MANAGEMENT PLAN**

**KEY**

-  FACE BRICK (AS SELECTED)
-  MOROKA TEXTURE FINISH TO BRICKWORK (AS SELECTED)
-  WEATHEREX CLADDING PAINTED FINISH (AS SELECTED)

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

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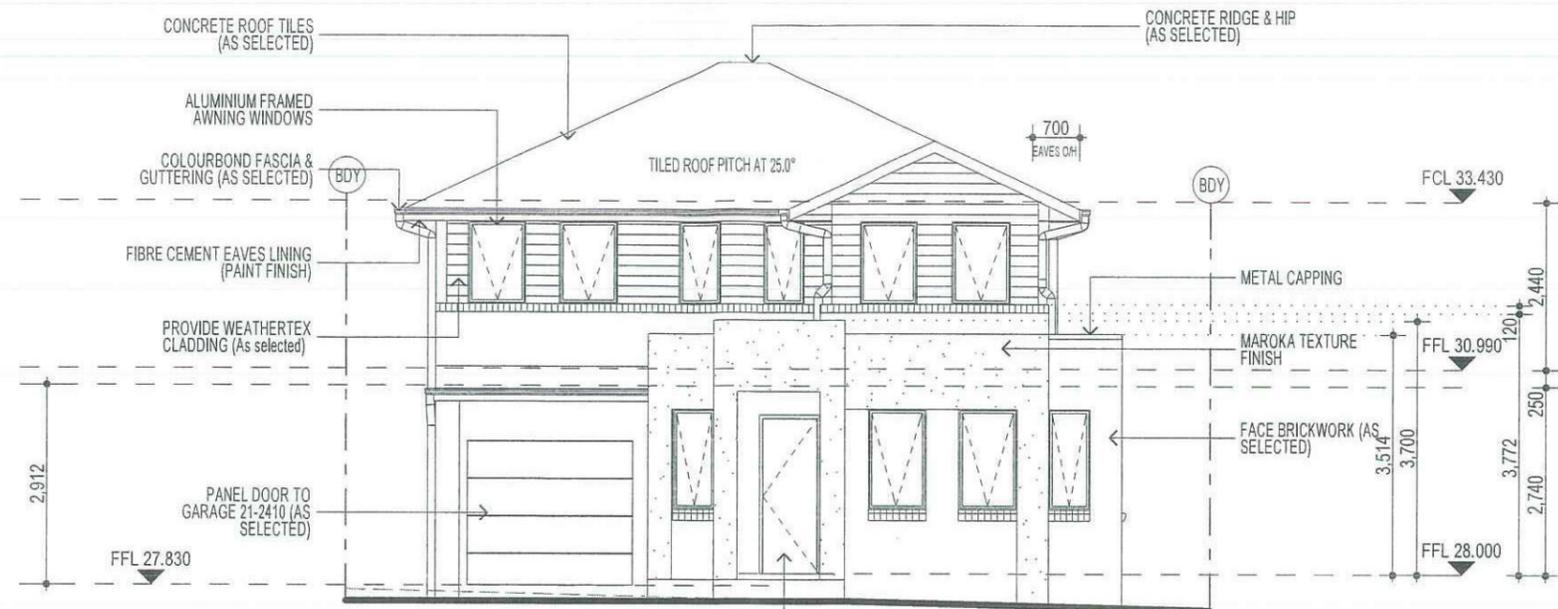
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MEMBER

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**ELEVATION A**

PROVIDE 40mm SOLID CORE FRONT ENTRY DOOR - 820 X 2340 X 4 HINGES AS SELECTED (AMPLIMESH SUPA SCREEN NO - GRILL - SECURITY SCREEN DOOR.)

This plan/document relates to:  
Development Application  
No: 140333  
(COUNCIL DOES NOT ATTEST TO THE  
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**ELEVATION C**

**FIBRE OPTIC WIRING PACKAGE**

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

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PROMOTION:  
**LIVING/STYLE COLLECTION**

CLIENT:  
**FIRSTYLE**

LOCATION:  
LOT 2340 CLEVELAND LANE,  
PENRITH NSW 2750

DP: SUBDIVISION OF LOT 1197 DP1171491	council: PENRITH
model: SANDFIELD 20	date: 24/03/2014
Sheet: 5 of 9	checked: G.P. P.D
scale: 1:100, NTS	SK1

**740-14**

CLIENT'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ S.P. 00

**ELEVATIONS**

**KEY**

-  FACE BRICK (AS SELECTED)
-  MOROKA TEXTURE FINISH TO BRICKWORK (AS SELECTED)
-  WEATHERTEX CLADDING PAINTED FINISH (AS SELECTED)

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

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

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**ELEVATION B**

This plan/document relates to:  
 Development Application  
 No: 140533  
 (COUNCIL DOES NOT ATTEST TO THE  
 VERACITY OF THE DETAIL IN PLANS)



**ELEVATION D**

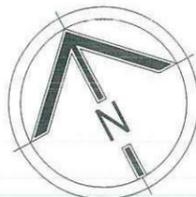
**FIBRE OPTIC WIRING PACKAGE**

**NOTE**  
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 3-PHASE POWER

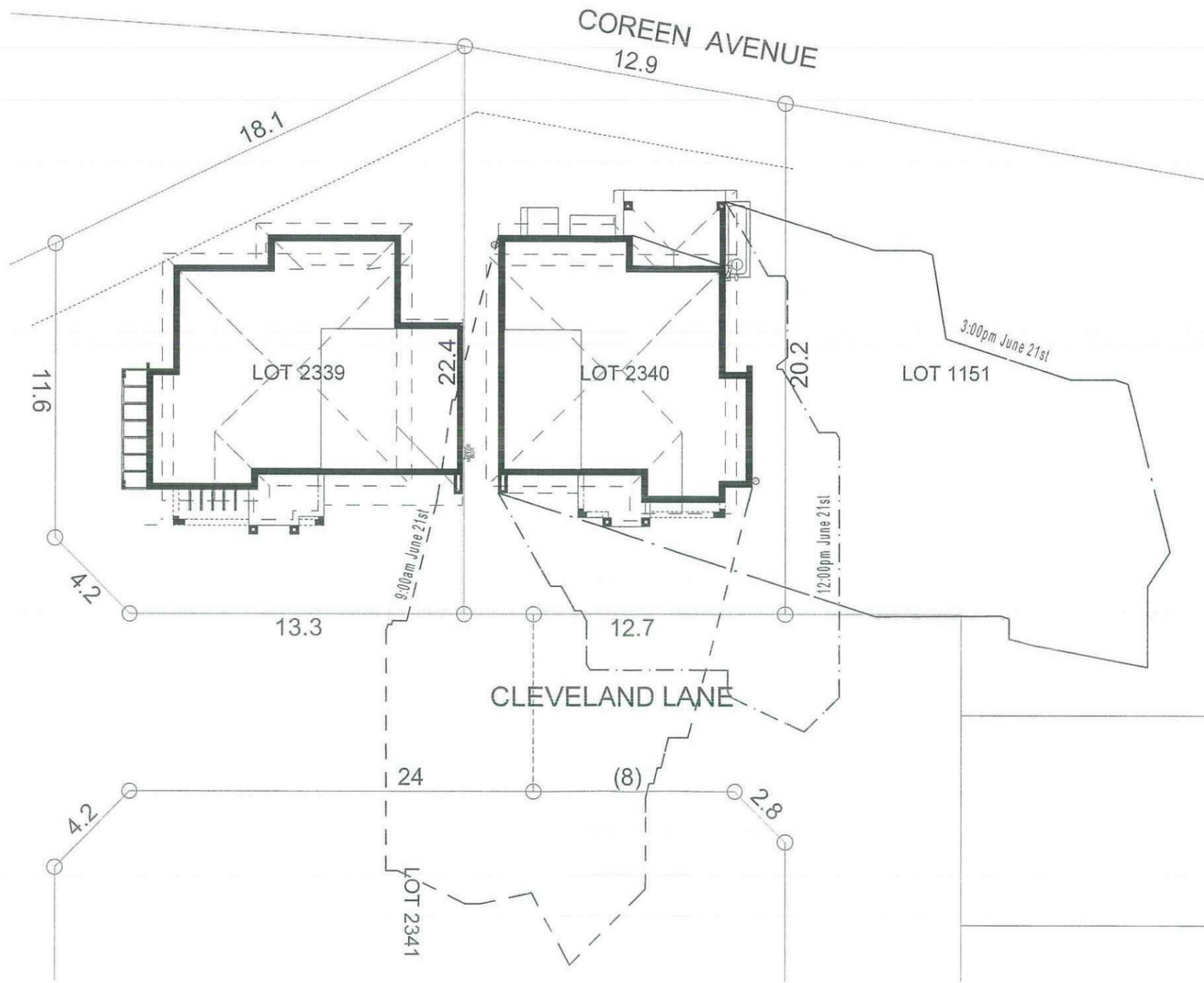
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PROMOTION: <b>LIVING/STYLE COLLECTION</b>			
CLIENT: <b>FIRSTYLE</b>			
LOCATION: <b>LOT 2340 CLEVELAND LANE, PENRITH NSW 2750</b>			
DP: SUBDIVISION OF LOT 1197 DP1171491	cadastre: MILLENNIUM	council: PENRITH	date: 24/03/2014
model: SANDFIELD 20	drawn: G.P.	checked: P.D	position description: SK1
Sheet: 6 of 9	scale: 1,100, NTS		<b>740-14</b>
CLIENT'S SIGNATURE	DATE	S.P. NO.	

**ELEVATIONS**

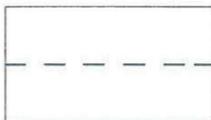


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### SHADOW DIAGRAM

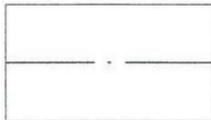
9:00am June 21st



12:00pm June 21st



3:00pm June 21st



This plan/document relates to:  
Development Application

No: 140333

(COUNCIL DOES NOT ATTEST TO THE  
VALIDITY OF THIS DEVELOPMENT APPLICATION)

PROMOTION:  
*LIVING/STYLE COLLECTION*

CLIENT:  
**FIRSTYLE**

LOCATION:

LOT 2340 CLEVELAND LANE,  
PENRITH NSW 2750

DP: SUBDIVISION OF LOT 1197 DP1171491 council: PENRITH

model: SANDFIELD 20 facade: MILLENIUM date: 24/03/2014 question: SK1

Sheet: 8 of 9 scale: 1:200 checked: P.D.

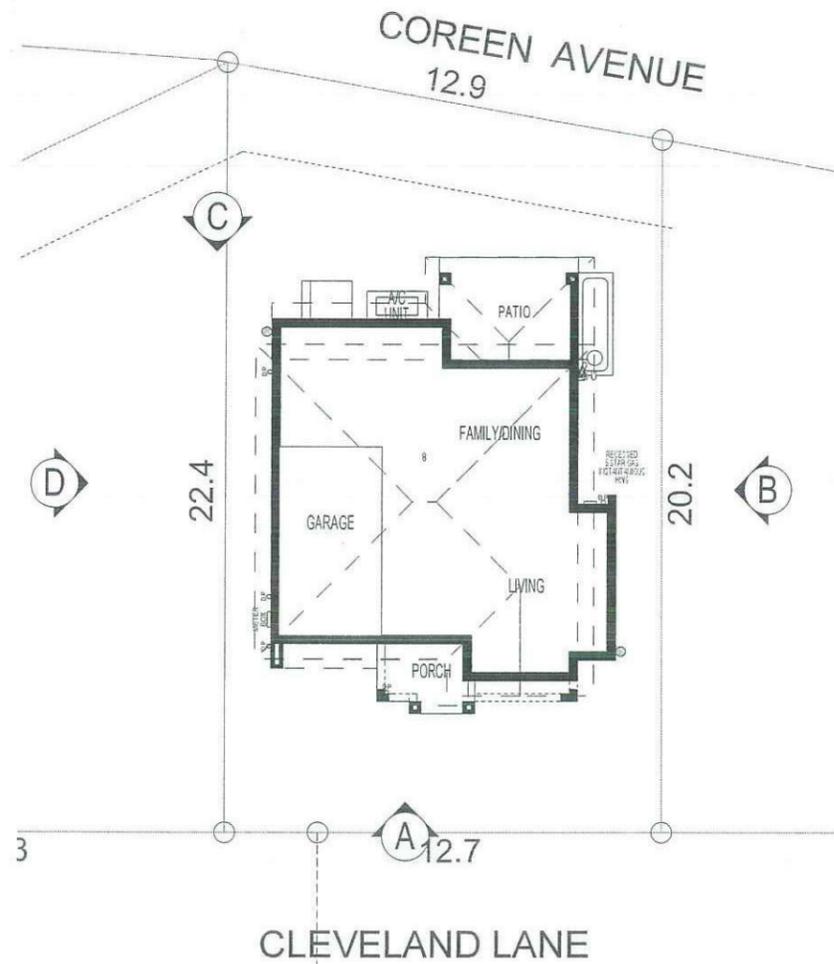
740-14

## SHADOW DIAGRAM

CLIENT'S SIGNATURE: DATE: S.P. 00.

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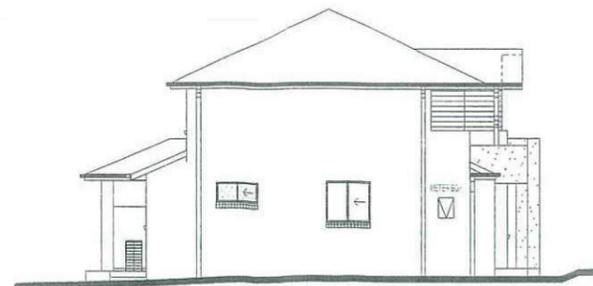
**ELEVATION A**



**ELEVATION B**



**ELEVATION C**



**ELEVATION D**

This plan/document relates to:  
 Development Application  
 No: 140333  
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**NOTIFICATION PLAN**

PROMOTION: <b>LIVING/STYLE COLLECTION</b>			
CLIENT: <b>FIRSTYLE</b>			
LOCATION: <b>LOT 2340 CLEVELAND LANE, PENRITH NSW 2750</b>			
DP: SUBDIVISION OF LOT 1197 DP1171491	model: SANDFIELD 20	facade: MILLENNIUM	council: PENRITH
date: 24/03/2014	scale: NTS	checked: P.D	development application: SK1
Sheet: A			<b>740-14</b>

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**DEVELOPMENT CALCULATIONS**

LOT: 2340 NO: 00 OF SITE AREA: 270.1m<sup>2</sup>

Itemised Floor Areas:	Totals:
living ground floor:	70.84m <sup>2</sup>
first floor: (excl. void 73.73m <sup>2</sup> )	77.97m <sup>2</sup>
garage: (excess 00.000m <sup>2</sup> )	18.70m <sup>2</sup>
alfresco:	11.78m <sup>2</sup>
porch:	5.09m <sup>2</sup>
balcony:	00.00m <sup>2</sup>
<b>total floor area:</b>	<b>184.38m<sup>2</sup></b>

**FLOOR SPACE RATIO CALCULATION:**

gross floor areas:	Totals:
living ground floor: (internal area)	62.07m <sup>2</sup>
first floor excl. void: (internal area)	64.81m <sup>2</sup>
<b>total gross floor area:</b>	<b>126.88m<sup>2</sup></b>
floor space ratio:	0.47:1

**SITE AREA COVERAGE/LANDSCAPE:**

house ground floor:	70.78m <sup>2</sup>
garage:	18.70m <sup>2</sup>
porch/alfresco:	16.87m <sup>2</sup>
driveway/paved area:	21.36m <sup>2</sup>
site coverage Area:	106.35m <sup>2</sup> (39.37%)
landscape area:	163.75m <sup>2</sup> (60.6%)
pervious areas (soft)	142.39m <sup>2</sup> (52.7%)
impervious areas (hard)	127.71m <sup>2</sup> (39.4%)
front yard landscape area	59.46m <sup>2</sup> (22.0%)
front yard hard paved area	4.27m <sup>2</sup> (1.58%)
private open space o/a:	97.74m <sup>2</sup>
principal private open space:	18.00m <sup>2</sup>
total car space incl. carstand:	2 carspace

**COUNCIL ZONE: R1**

PROMOTION:  
**LIVING/STYLE COLLECTION**

CLIENT:  
**FIRSTYLE**

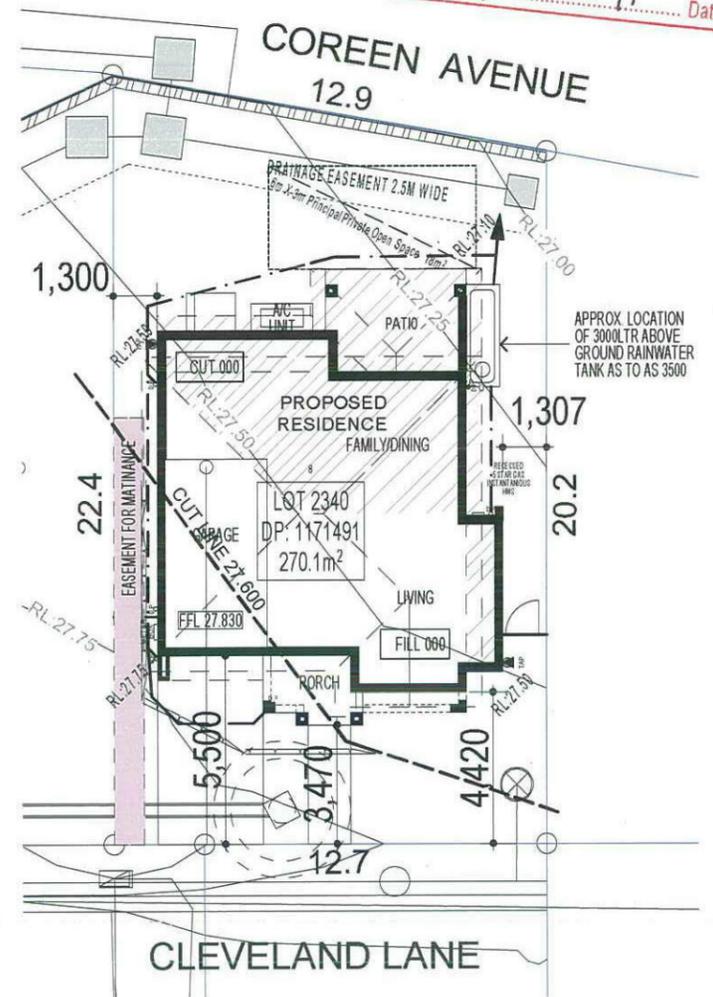
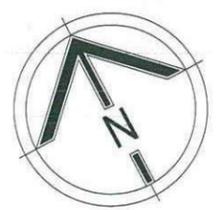
LOCATION:

LOT 2340 CLEVELAND LANE,  
 PENRITH NSW 2750

DP:	SUBDIVISION OF LOT 1197 DP1171491	council:	PENRITH
model:	SANDBFIELD 20	date:	19/03/2014
facade:	MILLENNIUM	quality assessment:	SK1

1 of 9  
 scale: 1:200, 1:100  
**740-14**

**Thorton Design Review Panel**  
**LANDCOM**  
 Reviewed *Ascott* Date *24/3/14*



**BASIX**

= 60.62m<sup>2</sup> of roof area to discharge to water tank.  
 = 64.36m<sup>2</sup> stormwater and overflow to discharge to existing street channel.  
 o/a= 124.98m<sup>2</sup> of roof area.

**LEGEND:**

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

**EARTHWORKS**

HOUSE:	FFL: R.L: 28.000
(LIVING)	FGL: R.L: 27.600
GARAGE:	FFL: R.L: 27.830
	FGL: R.L: 27.505

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

**FIBRE OPTIC WIRING PACKAGE**

**NOTE**  
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**SITE PLAN & STORMWATER CONCEPT PLAN**

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

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

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

**STRAW BALE BARRIER (TYPICAL SECTION)**

50 x 50 x 1000 STAKE OR STAR PICKET

MEMBRANE TO BE BIDIM U 24 OR APP EQUIVALENT

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

NATURAL SURFACE DOWNHILL OF MEMBRANE NOT TO BE DISTURBED

**SILT FENCING DETAIL**

CONSTRUCTION SITE

GEOTEXTILE FABRIC

Min. length 15m

BERM (0.3m MIN. HIGH)

0.2m

50-75mm GRAVEL

RUNOFF FROM PAD DIRECTED TO SEDIMENT TRAP

EXISTING ROADWAY

**TEMPORARY CONSTRUCTION EXIT**

SANDBAGS OVERLAP ONTO KERB

THREE LAYERS OF SAND BAGS WITH ENDS OVERLAPPED

GAP BETWEEN SANDBAGS ACT AS SPILLWAY

**SANDBAG KERB INLET SEDIMENTATION TRAP**

**DUST CONTROL MEASURES:**

IF THE SITE BECOMES DUSTY DURING HOTTER MONTHS (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

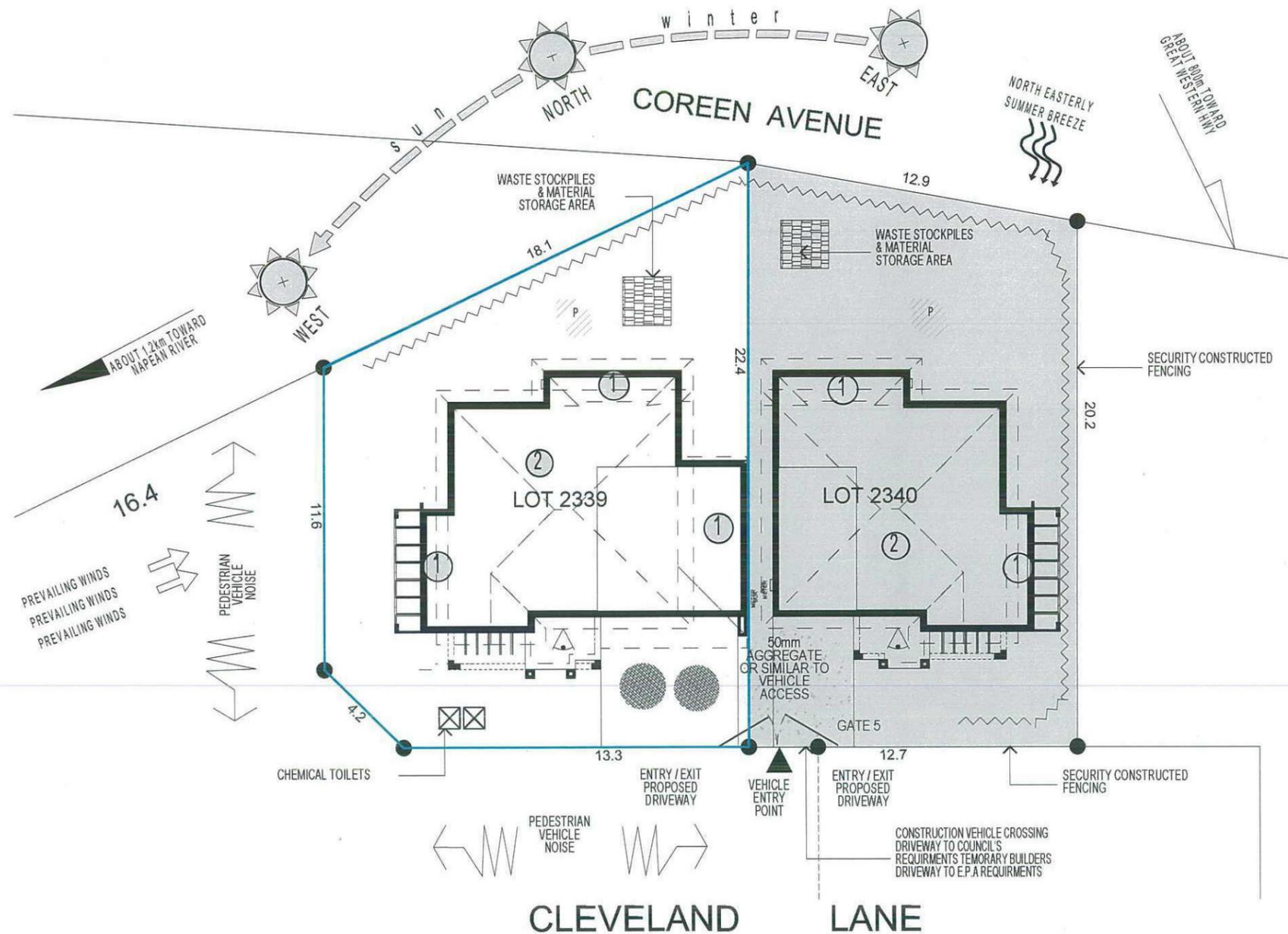
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Thorton Design Review Panel

LANDCOM

Reviewed *Ascoff* Date *24/3/14*



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

PROMOTION:  
**LIVING/STYLE COLLECTION**

CLIENT:  
**FIRSTYLE**

LOCATION:  
**LOT 2340 CLEVELAND LANE, PENRITH NSW 2750**

DP: SUBDIVISION OF LOT 1197 DP1171491 council: PENRITH

model: SANDFIELD 20 facade: MILLENIUM date: 19/03/2014 (upload on assessment)

Sheet: drawn: G.P. checked: P.D. scale: 1:200, NTS

2 of 9

**740-14**

**SITE ANALYSIS & WASTE MANAGEMENT PLAN**

	FACE BRICK (AS SELECTED)
	MOROKA TEXTURE FINISH TO BRICKWORK (AS SELECTED)
	WEATHERTEX CLADDING PAINTED FINISH (AS SELECTED)

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

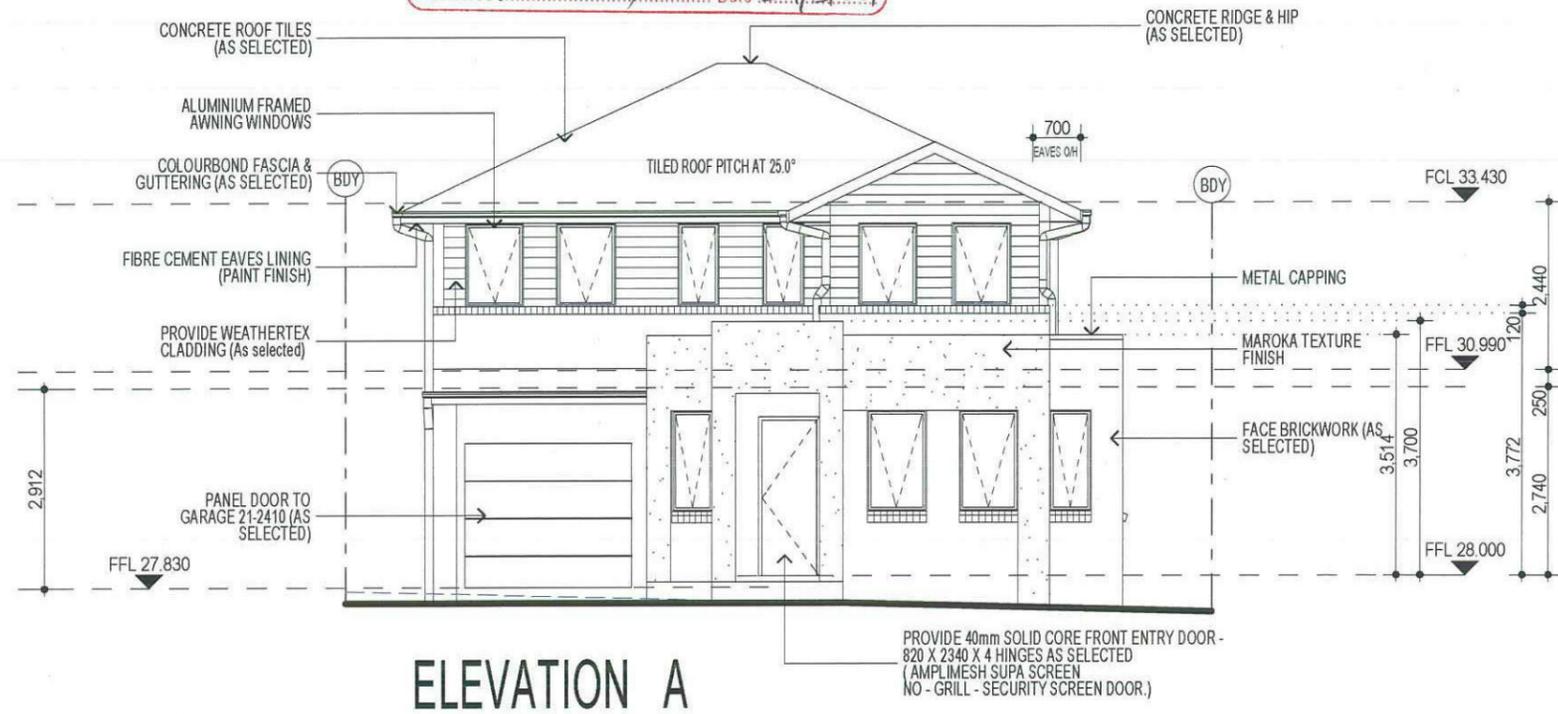
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DP: SUBDIVISION OF LOT 1197 DP1171491	facade: MILLENNIUM	council: PENRITH	date: 19/03/2014
model: SANDFIELD 20	checked: G.P.	drawn: P.D.	quote assessment: SK1
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**ELEVATIONS**

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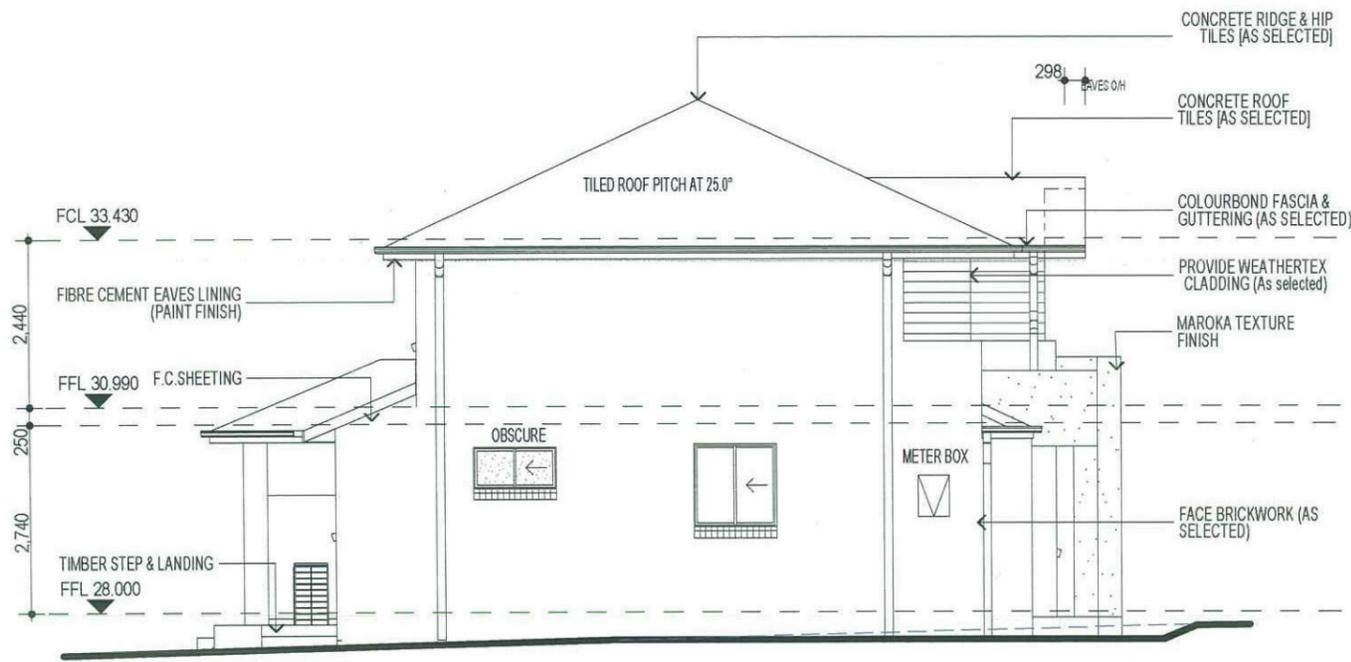
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**Thorton Design Review Panel**  
**LANDCOM**  
 Reviewed: *As set* Date: *24/3/14*  
 FCL 33.430



**ELEVATION B**



**ELEVATION D**

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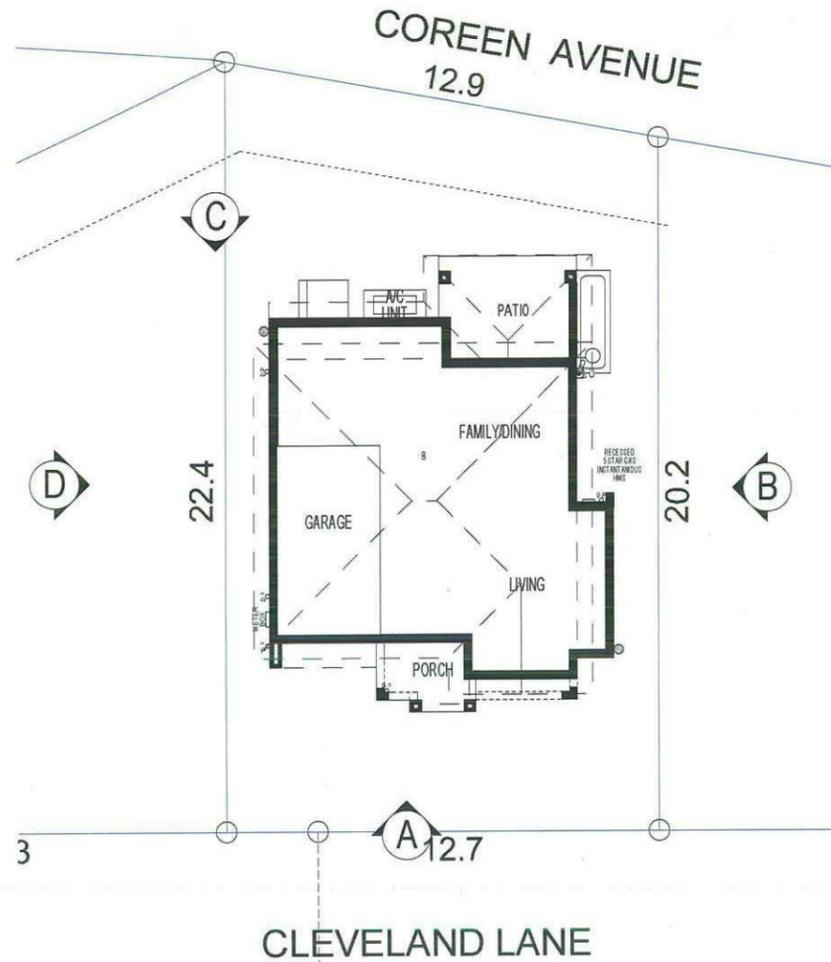
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 LANDCOM  
 Reviewed: *[Signature]* Date: 24/3/14



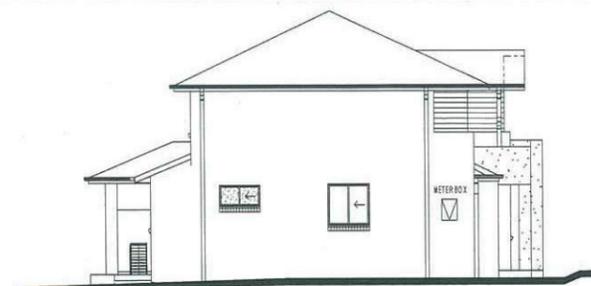
**ELEVATION A**



**ELEVATION B**



**ELEVATION C**



**ELEVATION D**

**NOTE:**  
 ALL COMPONENTS SUCH AS: APPLIANCES, PLUMBING FITTINGS & FIXTURES, DOORS, CABINETS, HANDLES, PC ITEMS, ARE SHOWN ON THE PLANS & ELEVATIONS FOR ILLUSTRATION PURPOSES ONLY & TO COMMUNICATE APPROX SIZES. PLEASE REFER TO YOUR SPECIFICATIONS FOR YOUR RELEVANT INCLUSIONS.

**NOTIFICATION PLAN**

PROMOTION: <b>LIVING/STYLE COLLECTION</b>			
CLIENT: <b>FIRSTYLE</b>			
LOCATION: <b>LOT 2340 CLEVELAND LANE, PENRITH NSW 2750</b>			
DP: SUBDIVISION OF LOT 1197 DP1171491	facade: <b>MILLENIUM</b>	council: PENRITH	date: 19/03/2014
model: SANDFIELD 20	checked: G.P. P.D.	scale: NTS	740-14
Sheet: A	drawn: G.P.	checked: P.D.	scale: NTS
CLIENTS SIGNATURE		DATE	

# Lot 2340 WALSHAW

## PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Cpl	Camellia sasanqua 'Paradise Pearl'	Camellia	10	300mm	2m
Crf	Cordyline 'Red Fountain'	Red Fountain Cordyline	8	175mm	1m
Gfs	Gardenia 'Four Seasons'	Four Seasons Gardenia	8	300mm	1m
Lmv	Liriope muscari 'Variegatum'	Variegated Liriope	15	150mm	0.3m
Mip	Malus ioensis 'Plena'	Bechtel Crab Apple	1	25L	6m
Mq	Magnolia quinquepeta 'Nigra'	Lily Magnolia	1	25L	3-4m

### LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ ground-covers	Total Trees
43	10	0	33	2

### WALSHAW STREET CROSS-OVER - Supply + construction by BUILDER

MATERIAL SCHEDULE	Area m <sup>2</sup> URBANGROWTH*	Area m <sup>2</sup> BUILDER **
<b>DRIVEWAY+PATHWAY</b>		
Coloured concrete (CCS Onyx colour or equivalent)	0.00	17.19
<b>Total area</b>	<b>0.00</b>	<b>17.19</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, Southham NSW 1513 Ph: (02) 9480 7712 Fax: (02) 9480 7700 Email: info@ecodeign.com.au Web: www.ecodeign.com.au Source of the ecodeign logo: Landscape Designers Australia</p>	<p>PROJECT: NEW RESIDENCE</p> <p>PLANT SCHEDULE - LOT 2340</p> <p>SCALE: 1:100 @ A3</p> <p>DATE: 28-02-14</p> <p>CLIENT: FIRSTSTYLE HOMES</p>	
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