

BASIX

= 35.79m² of roof area to discharge to water tank.
 = 125.21m² stormwater and overflow to discharge to existing street channel.
 o/a= 161m² of roof area.

LEGEND:

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

EARTHWORKS TO AHD

HOUSE:	FFL 27.110 FGL 26.710
GARAGE:	FFL 26.820 FGL 26.420

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

GENERAL DRAINAGE NOTES

1. Roof Plumber to locate Downpipes as indicated on FLOOR PLANS per spec. provided.
2. Stormwater pipes to be 100mm DIA. (Min) at 1 deg. Grade (Min) to AS 3500
3. Stormwater pipes may run via sub-floor to achieve minimum Grade to invert level.
4. ALL LEVELS SHOWN ON PLAN ARE APPROXIMATE ONLY UNLESS ACCOMPANIED BY LEVELS PREPARED BY REGISTERED SURVEYOR TO A.H.D
5. Stormwater lines to be Discharged into Existing City Drainage system & connected to local government authority requirements.

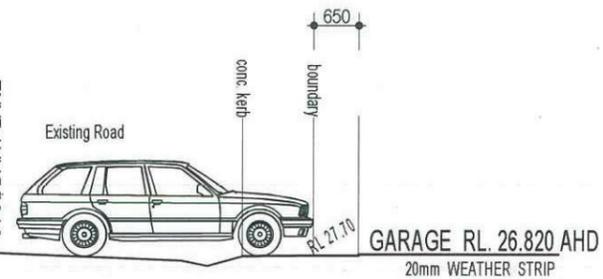
note:
r.l. levels indicative to a building tolerance of +/- 90mm.

NOTE:
EAVES O/H TO ENCR OACH AS ALLOWED BY B.C.A. CL3.7.1.7 & FIGURE 3.7.1.9

NOTE:
PROVIDE GRANITGARD TERMITE TREATMENT

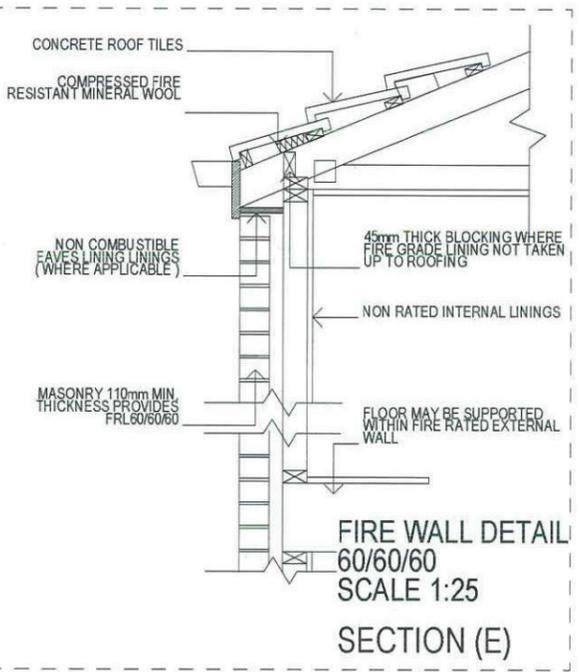
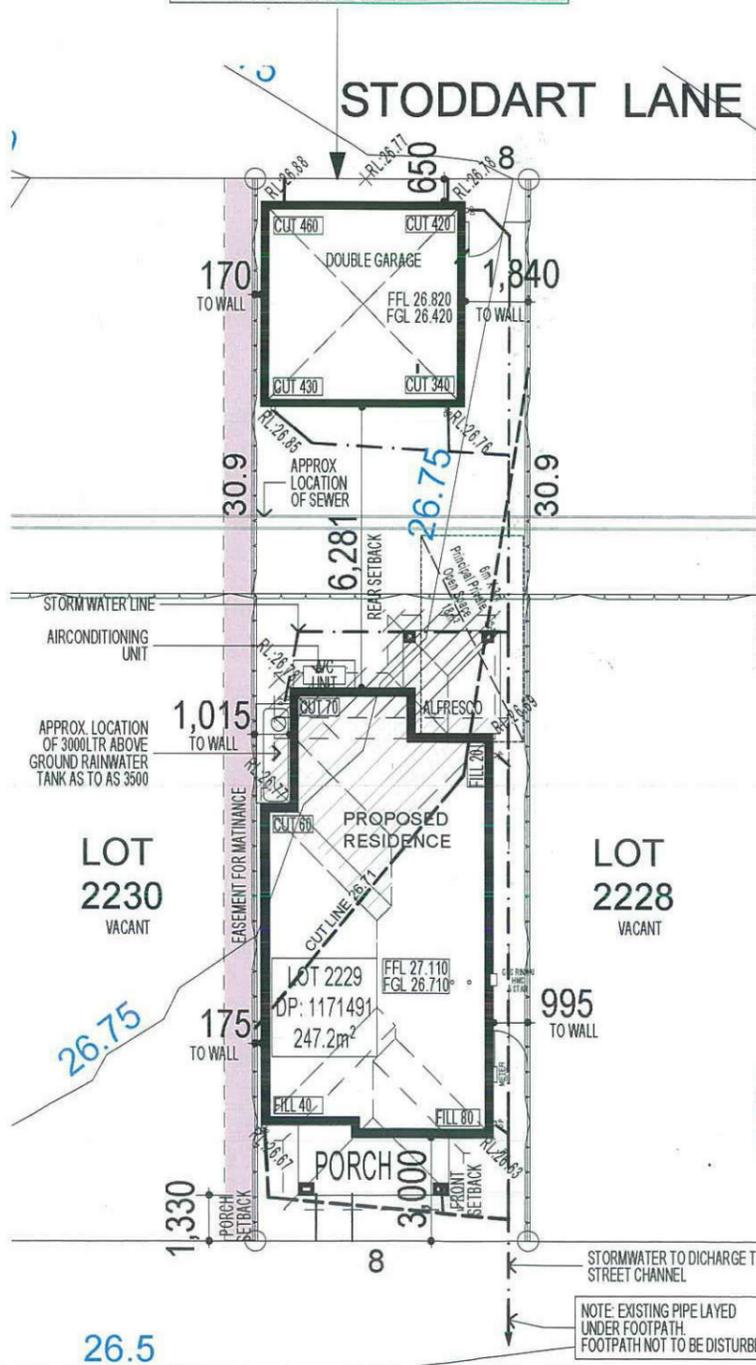
FIBRE OPTIC WIRING PACKAGE

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



DRIVEWAY GRADIENT
SCALE 1:100

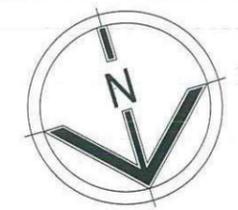
NOTE:
DRIVEWAY DESIGN IN ACCORDANCE WITH AS/NZS 2890.1:2004 WITH COUNCIL DCP GUIDELINE
SIGN:..... DATE:.....
NOTE:
FINAL GARAGE LEVELS TO BE DETERMINED ON SITE



Thorton Design Review Panel
 LANDCOM
 Reviewed *[Signature]* Date 3/5/14

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

WILLIAM HART CRESCENT
SITE PLAN & STORMWATER CONCEPT PLAN



FIRSTYLE HOMES
 FIRSTYLE HOMES Pty Ltd
 Lic No. 1134120
 A.C.N. 007 773 779
 PO BOX 171, HOXTON PARK 2171
 ADMIN: (02) 9601 3111
 FAX: (02) 9601 0711
 EMAIL: design@firstyle.com.au

HIA members
 the best in the business
MASTER BUILDERS ASSOCIATION
 MEMBER

• ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A., RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED
 • ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND CERTIFICATION AS PER REQUIRED BY COUNCIL
 • 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 PREFFERENCE
 • THIS DRAWING & DESIGN IS COPYRIGHT & THE PROPERTY OF FIRSTYLE HOMES, AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM.

DEVELOPMENT CALCULATIONS

LOT: 2229 SITE AREA: 247.2m²

Itemised Floor Areas:	Totals:
living ground floor:	82.52m ²
first floor: (excl. void 72.81m ²)	76.6m ²
garage: (excess 00.000m ²)	35.88m ²
alfresco:	7.45m ²
porch:	7.83m ²
balcony:	7.96m ²
total floor area:	218.24m ²

FLOOR SPACE RATIO CALCULATION:

gross floor areas:	Totals:
living ground floor: (internal area)	72.82m ²
first floor excl. void: (internal area)	64.78m ²
total gross floor area:	137.6m ²
floor space ratio:	0.56:1

SITE AREA COVERAGE/LANDSCAPE:

house ground floor:	82.52m ²
garage:	35.88m ²
porch/alfresco:	15.28m ²
driveway/paved area:	4.55m ²
site coverage Area:	133.68m ² (54.1%)
landscape area:	113.52m ² (45.9%)
pervious areas (soft)	108.96m ² (44.1%)
impervious areas (hard)	138.24m ² (55.9%)
front yard landscape area	15.64m ² (6.3%)
front yard hard paved area	1.43m ² (0.5%)
private open space o/a:	49.85m ²
principal private open space:	18m ²
total car space incl. carstand:	2 carspace

COUNCIL ZONE: R1

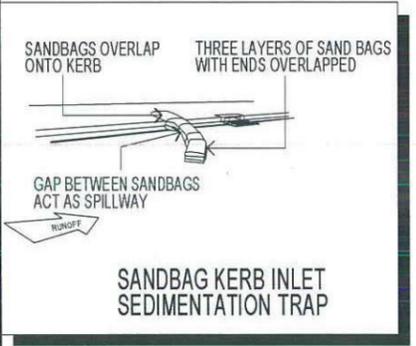
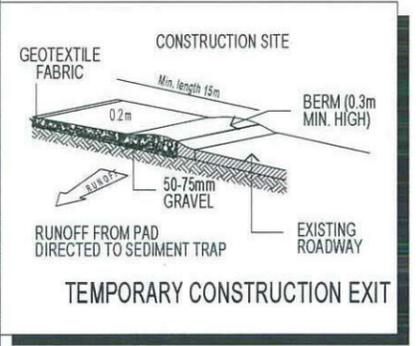
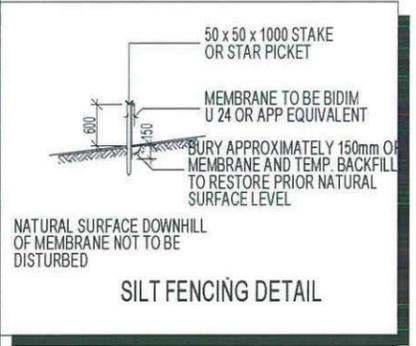
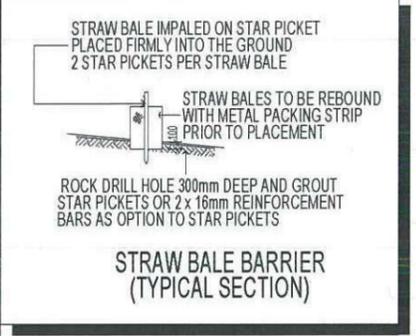
PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTYLE HOMES

LOCATION:
LOT 2229
WILLIAM HART CRESCENT
PENRITH NSW 2750

DP SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH
model: CHESTER 23	facade: AUGUSTINE
date: 26/05/2014	quotation assessment: SK1
Sheet: 1 of 12	drawn: GP/L.D.S. P.D. scale: 1:200
checked: P.D.	769-14

CLIENTS SIGNATURE _____ DATE _____ SP. 00.



DUST CONTROL MEASURES:

IF THE SITE BECOMES DUSTY DURING HOTTER MONTHS (CLIENT) 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)

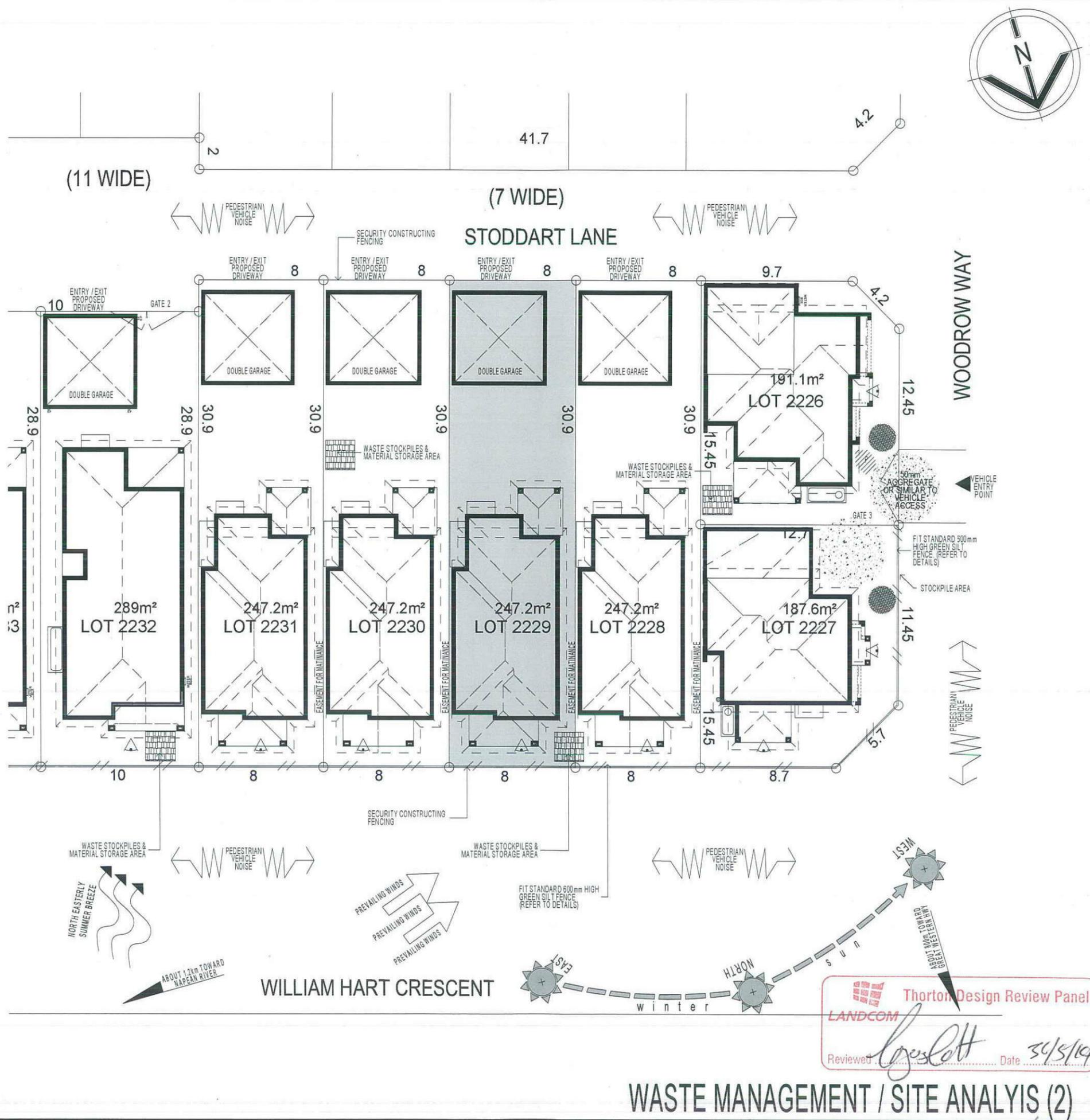
NOISE & VIBRATION MEASURES:

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:

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



FIRSTYLE HOMES

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

ADMIN: 021 9601 3111
FAX: 021 9601 0711
EMAIL: design@firstyle.com.au

HIA members
the best in the business

MASTER BUILDERS ASSOCIATION
MEMBER

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

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

• 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 PRECEDENCE

• THIS DRAWING & DESIGN IS COPYRIGHT & THE PROPERTY OF FIRSTYLE HOMES, AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM.

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

PROMOTION: **LIVING/STYLE COLLECTION**

CLIENT: **FIRSTYLE HOMES**

LOCATION: **LOT 2229 WILLIAM HART CRESCENT PENRITH NSW 2750**

DP SUBDIVISION OF LOT 1197 DP 1171491

council: **PENRITH**

model: **CHESTER 23** facade: **AUGUSTINE** date: **26/05/2014** quotation assessment: **SK1**

Sheet: **3 of 12** drawn: **GP/L.D.S.** checked: **P.D.** scale: **1:250**

769-14

CLIENTS SIGNATURE _____ DATE _____ SP. 0.0

Thorton Design Review Panel

LANDCOM

Reviewed: *[Signature]* Date: **30/5/14**

WASTE MANAGEMENT / SITE ANALYSIS (2)

KEY

	FACE BRICK (AS SELECTED)
	MOROKA TEXTURE TO FRONT AND RETURN AS DRAWN (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

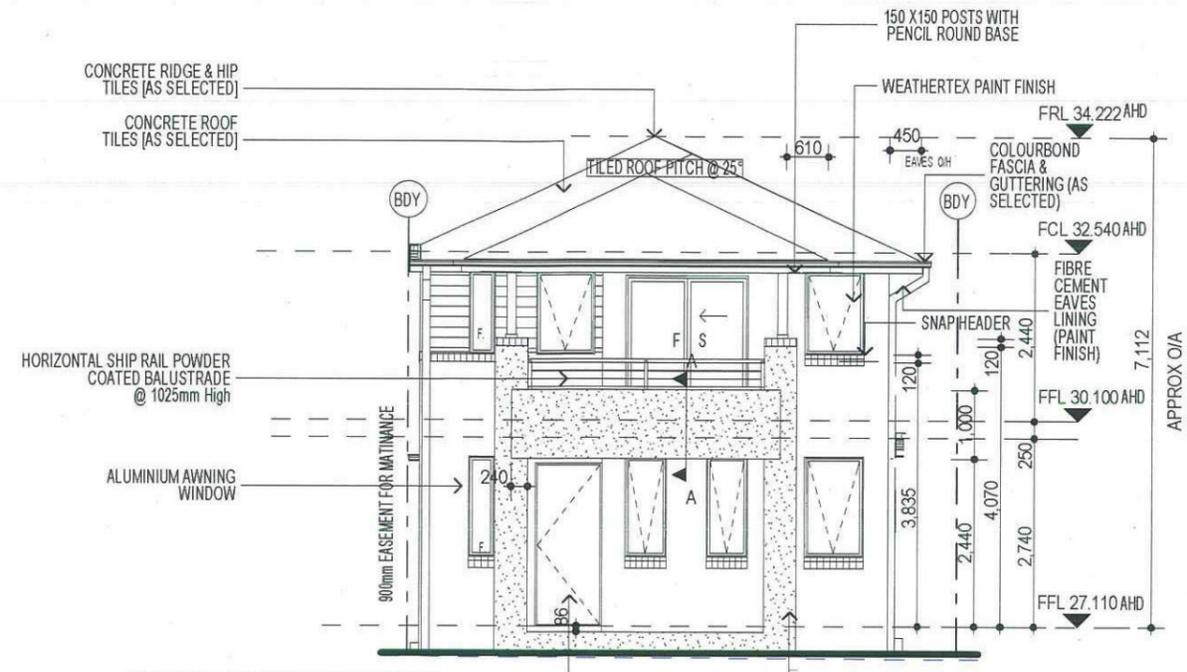
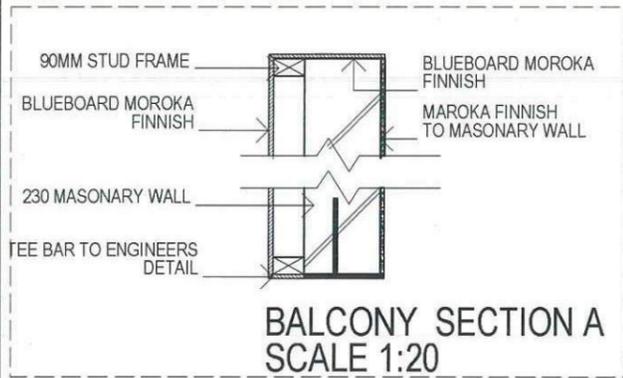
FIRSTSTYLE HOMES Pty Ltd
Lic No. 1134120
ACN 087 773 779
PO BOX 171, HOXTON PARK 2171

ADMIN: 02) 9601 3111
FAX: 02) 9601 0711
EMAIL: design@firststyle.com.au

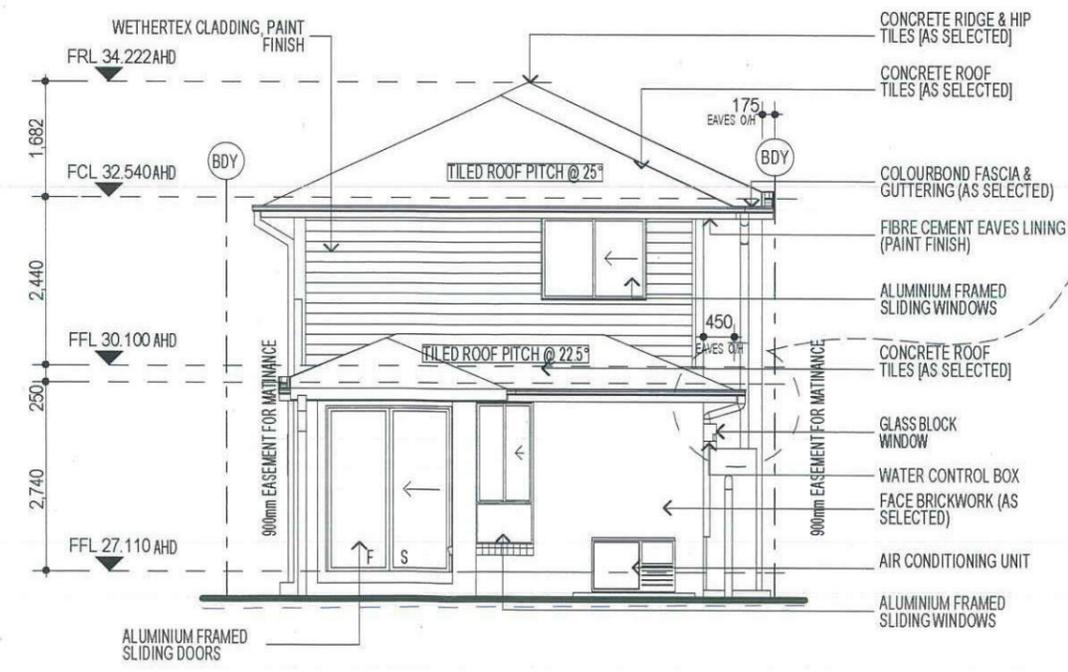
HIA members
the best in the business

MASTER BUILDERS ASSOCIATION
MEMBER

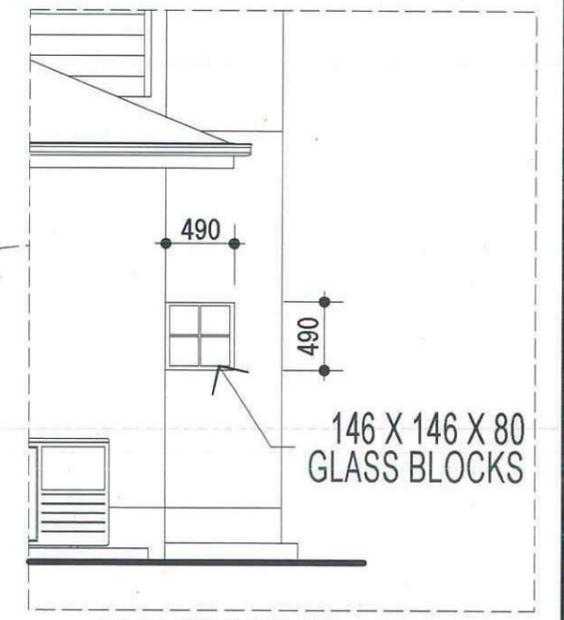
• ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A. RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED
• ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND CERTIFICATION AS PER REQUIRED BY COUNCIL
• 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.



ELEVATION A



ELEVATION C



ELEVATION C1
SCALE 1:50

FIBRE OPTIC WIRING PACKAGE

NOTE:
PROVIDE GRANITGARD TERMITE TREATMENT

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

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

Thorton Design Review Panel
LANDCOM
Reviewed *[Signature]* Date *[Signature]*

ELEVATIONS

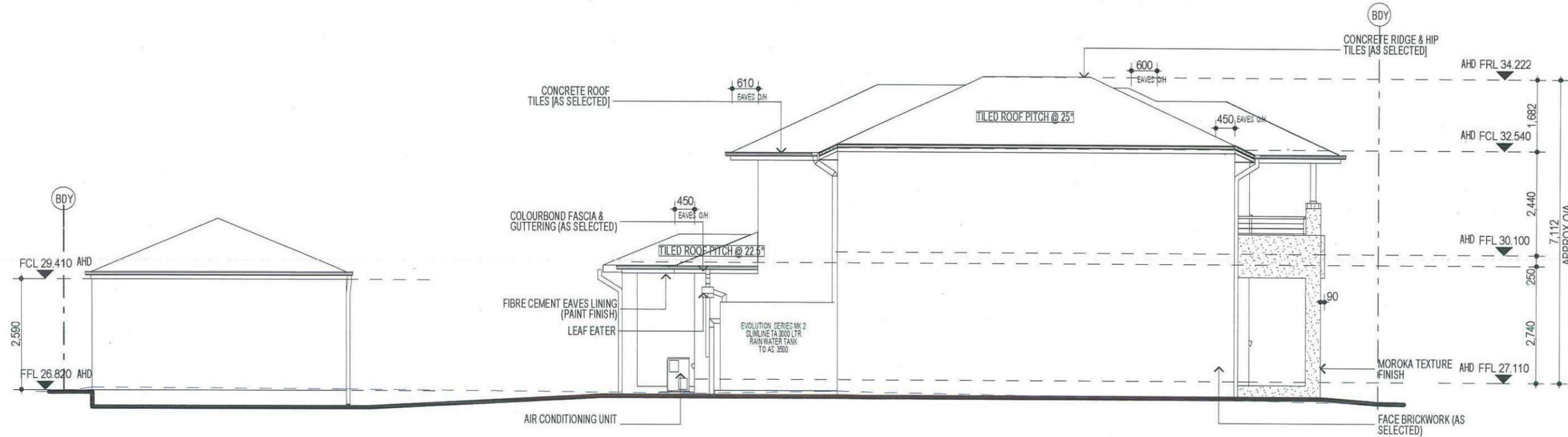
PROMOTION: LIVING/STYLE COLLECTION			
CLIENT: FIRSTSTYLE HOMES			
LOCATION: LOT 2229 WILLIAM HART CRESCENT PENRITH NSW 2750			
DP SUBDIVISION OF LOT 1197 DP 1171491	facade: AUGUSTINE	council: PENRITH	date: 26/05/2014
model: CHESTER 23	drawn: GP/L.D.S.	checked: P.D.	quality assessment: SK1
Sheet: 6 of 12	scale: 1:100	769-14	
CLIENT'S SIGNATURE		DATE	

KEY

	FACE BRICK (AS SELECTED)
	MOROKA TEXTURE TO FRONT AND RETURN AS DRAWN (AS SELECTED)
	WEATHEREX CLADDING PAINTED FINISH (AS SELECTED)



ELEVATION D



ELEVATION B

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, 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

NOTE:
PROVIDE GRANITGARD
TERMITE TREATMENT

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

Thorton Design Review Panel
LANDCOM
Reviewed: *[Signature]* Date: 3/15/19

ELEVATIONS

FIRSTYLE HOMES
FIRSTYLE HOMES Pty Ltd
Lic No. 113412C
ACN 087 773 779
PO BOX 171, HOXTON PARK 2171
ADMIN: (2) 9601 3111
FAX: (2) 9601 0711
EMAIL: design@firstyle.com.au

HIA members
the best in the business

MASTER BUILDERS ASSOCIATION MEMBER
MASTER BUILDER, BETTER BUILDER

- 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.

PROMOTION: **LIVING/STYLE COLLECTION**

CLIENT: **FIRSTYLE HOMES**

LOCATION: **LOT 2229 WILLIAM HART CRESCENT PENRITH NSW 2750**

DP SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH
model: CHESTER 23	face: AUGUSTINE
date: 28/05/2014	SK1
7 of 12	scale: 1:100

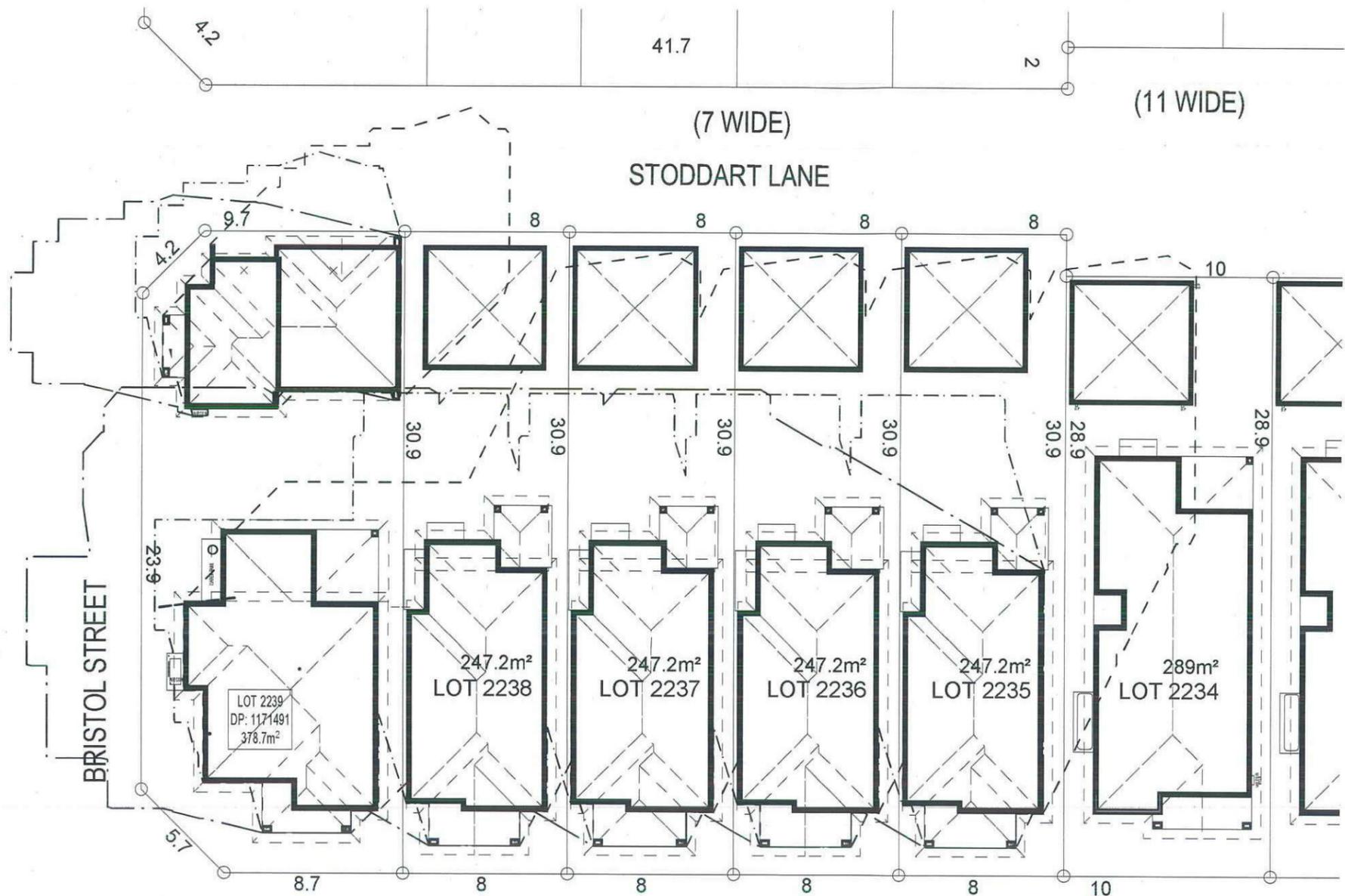
769-14



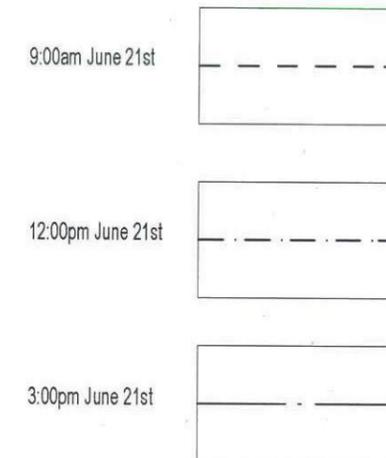
HIA members
 the best in the business



- 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 CERTIFICATIONS 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.



SHADOW DIAGRAM



Thorton Design Review Panel
 LANDCOM
 Reviewed *[Signature]* Date 5/5/14

WILLIAM HART CRESCENT

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

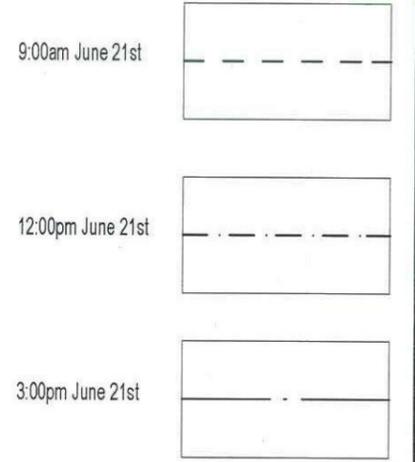
PROMOTION: LIVING/STYLE COLLECTION			
CLIENT: FIRSTYLE HOMES			
LOCATION: LOT 2229 WILLIAM HART CRESCENT PENRITH NSW 2750			
DP SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH	date: 28/05/2014 SK1	
model: CHESTER 23	facade: AUGUSTINE	drawn: GP/L.D.S.	checked: P.D.
Sheet: 10 of 12	scale: 1:250	769-14	
CLIENT'S SIGNATURE		DATE	

SHADOW DIAGRAM

• 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 CERTIFICATIONS 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 PRECEDENCE.
 • THIS DRAWING & DESIGN IS COPYRIGHT & THE PROPERTY OF FIRSTYLE HOMES, AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM.



SHADOW DIAGRAM



Thorton Design Review Panel
 LANDCOM
 Reviewed: [Signature] Date: 5/5/14

WILLIAM HART CRESCENT

NOTE:
 ALL COMPONENTS 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

SHADOW DIAGRAM (2)

PROMOTION: LIVING/STYLE COLLECTION			
CLIENT: FIRSTYLE HOMES			
LOCATION: LOT 2229 WILLIAM HART CRESCENT PENRITH NSW 2750			
DP SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH		
model: CHESTER 23	facade: AUGUSTINE	date: 26/05/2014	quotation assessment: SK1
Sheet: 11 of 12	drawn: GP/L.D.S.	checked: P.D.	scale: 1:250
			769-14
CLIENTS SIGNATURE		DATE	SP. 0.0

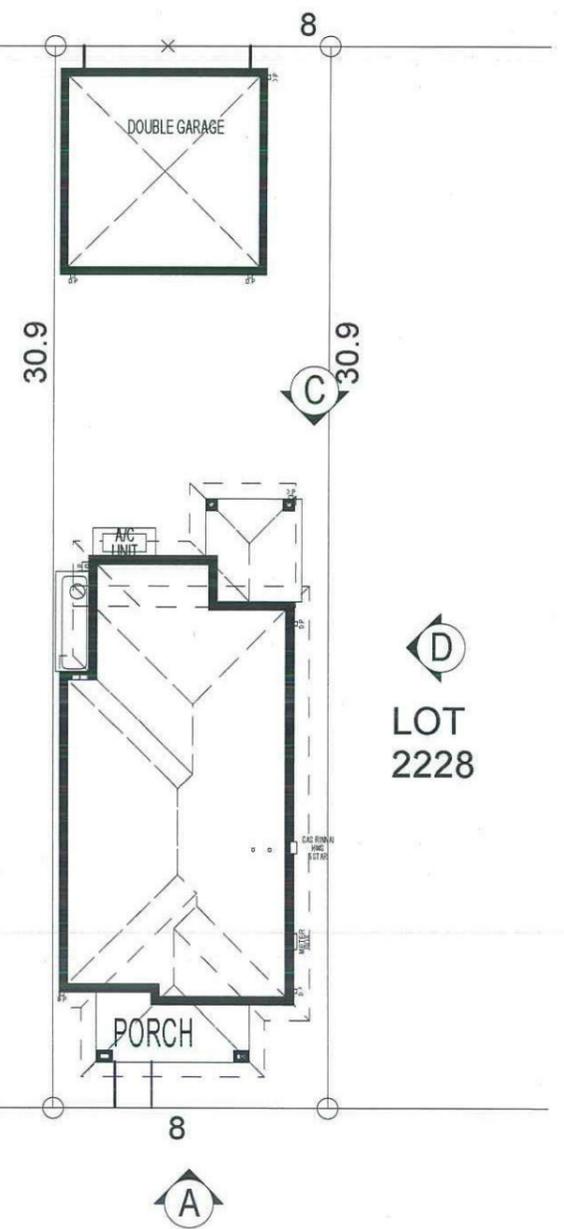


HIA members
 the best in the business



• 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 PRECEDENCE.
 • THIS DRAWING & DESIGN IS COPYRIGHT & THE PROPERTY OF FIRSTYLE HOMES, AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM.

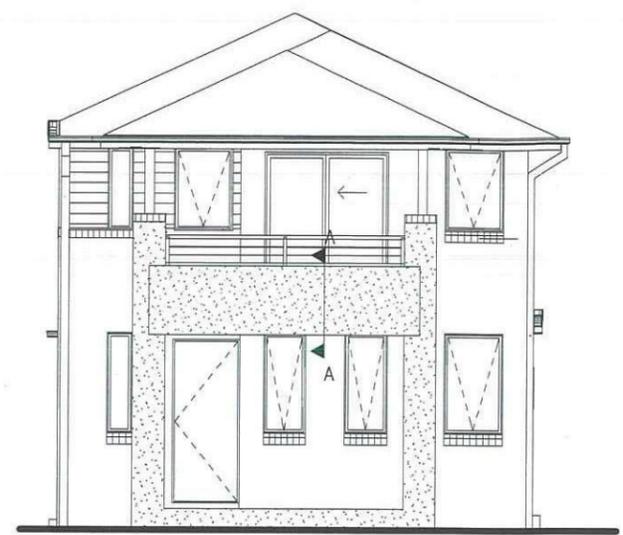
STODDART LANE



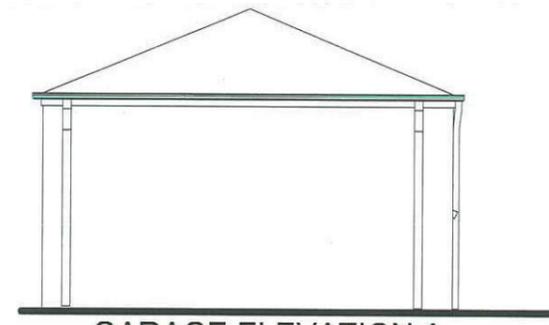
LOT 2230

LOT 2228

WILLIAM HART CRESCENT



ELEVATION A



GARAGE ELEVATION A



GARAGE ELEVATION B

ELEVATION B



ELEVATION C



GARAGE ELEVATION C



GARAGE ELEVATION D

ELEVATION D

Thornton Design Review Panel
 LANDCOM
 Reviewed *[Signature]* Date 5/8/14

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

PROMOTION: LIVING/STYLE COLLECTION			
CLIENT: FIRSTYLE HOMES			
LOCATION: LOT 2229 WILLIAM HART CRESCENT PENRITH NSW 2750			
DP SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH	date: 28/05/2014	quotation assessment: SK1
model: CHESTER 23	facade: AUGUSTINE	drawn: GP/L.D.S.	checked: P.D.
Sheet: A	scale: NTS	769-14	
CLIENT'S SIGNATURE _____ DATE _____ SP. 00			

Lot 2229

PLANT SCHEDULE Prepared by ecodesign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aw	Agapanthus 'White'	White Agapanthus	11	200mm	0.5m
Lcj	Lomandra confertifolia 'Crackerjack'	Fine-leaved Lomandra	2	200mm	0.45m
Lwf	Liriope muscari 'Monroe's White'	Liriope (white flowering)	12	200mm	450mm
Mip	Malus ioensis 'Plena'	Bechtel Crab Apple	1	25L	6m
Vh	Viola hederacea	Native Violet	16	150mm	0.1m
Vo	Viburnum odoratissimum	Sweet Viburnum	11	300mm	2.5m

STODDART LANE - Supply + installation by BUILDER

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Lcj	Lomandra confertifolia 'Crackerjack'	Fine-leaved Lomandra	5	200mm	0.45m
Lwf	Liriope muscari 'Monroe's White'	Liriope (white flowering)	4	200mm	450mm

STODDART LANE CROSS-OVER - Supply + construction by BUILDER

MATERIAL SCHEDULE

	Area m ² URBANGROWTH*	Area m ² BUILDER**
HEADER COURSE		
Concrete pavers 'Adbri Stradapave', 300x300x50mm in 'Charcoal' colour, laid in stackbond pattern	2.12	3.50
IN-FILL PAVEMENT		
Concrete pavers 'Adbri Havenbrick', 200x100x50mm in 'Brushwood' colour, laid in herringbone pattern	1.68	1.47
Total area	3.80	4.97

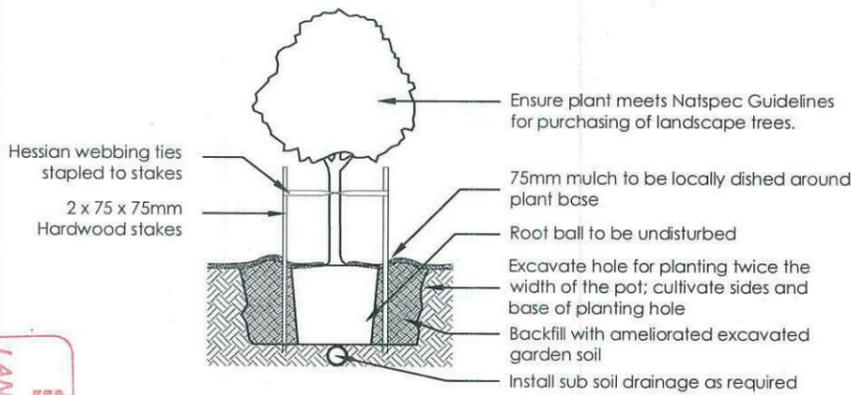
*Area's outside of the allotment boundary. **Area's inside of the allotment boundary

LOT PLANTING SUMMARY

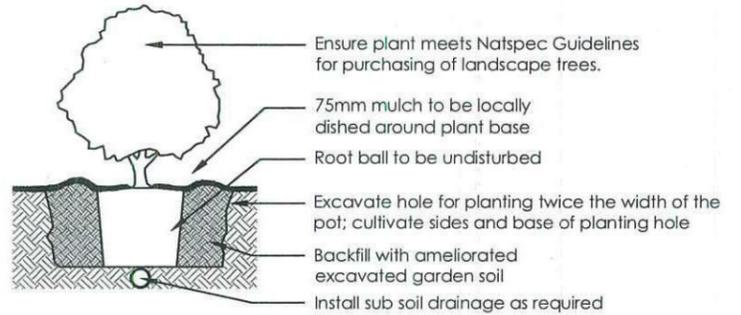
Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
53	11	11	31	1

LEGEND

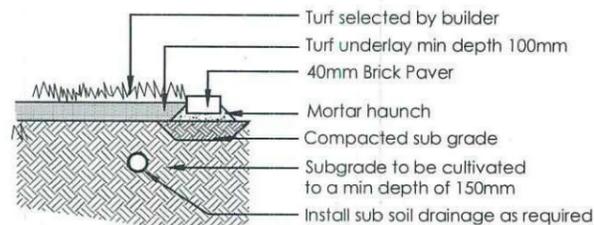
- Proposed trees - refer to plant schedule
- Proposed shrubs - refer to plant schedule
- Proposed accents & grasses - refer to plant schedule
- Proposed groundcovers and grasses - refer to plant schedule
- Existing levels
- Proposed levels
- Proposed Top Of Wall levels
- Boundary
- Garden edging
- Masonry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



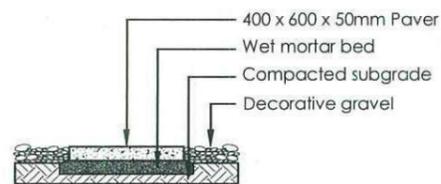
1 Tree Planting Detail
NTS 25L - 100L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size



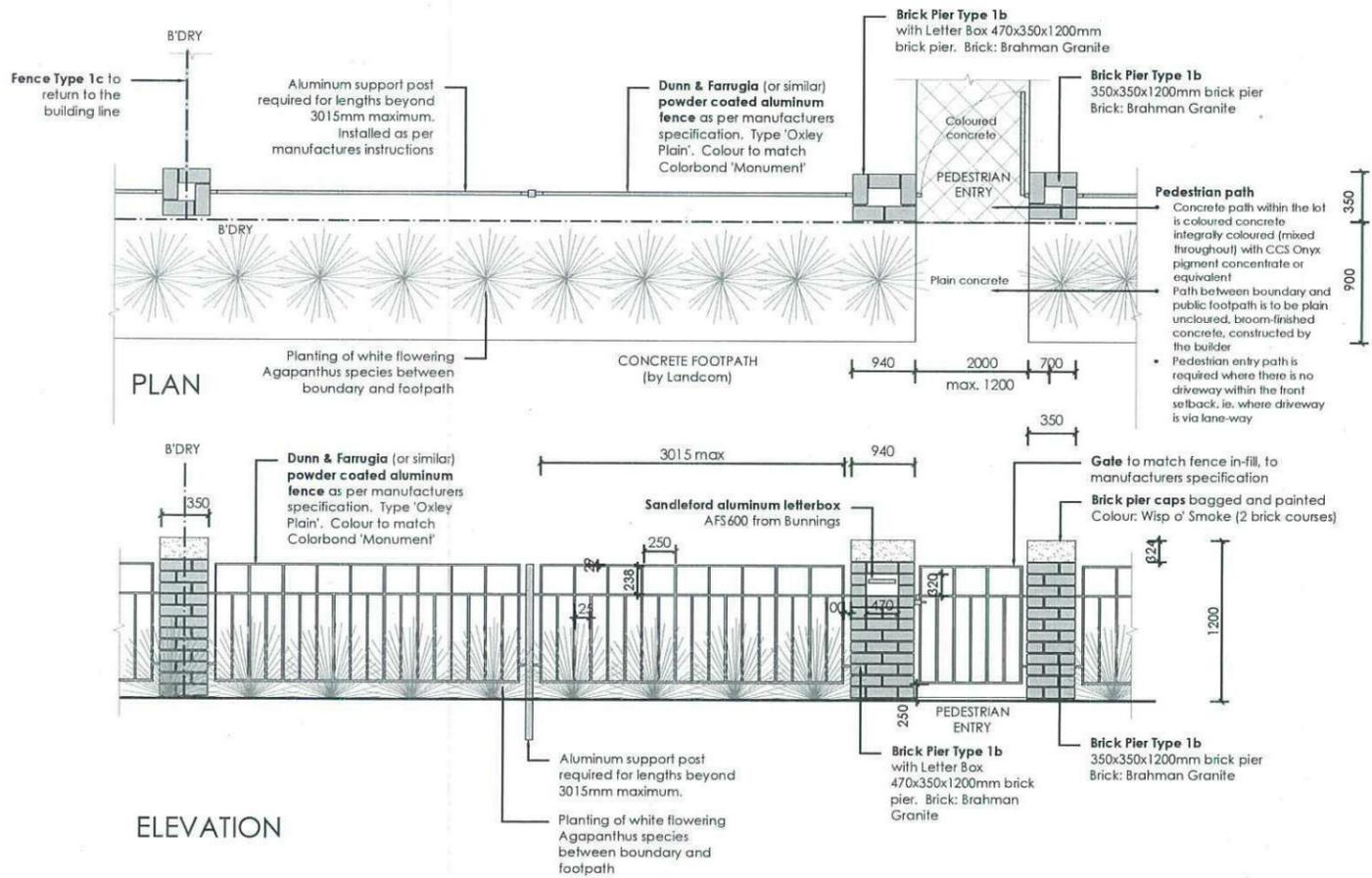
3 Turf Detail
NTS Brick Paver Edge



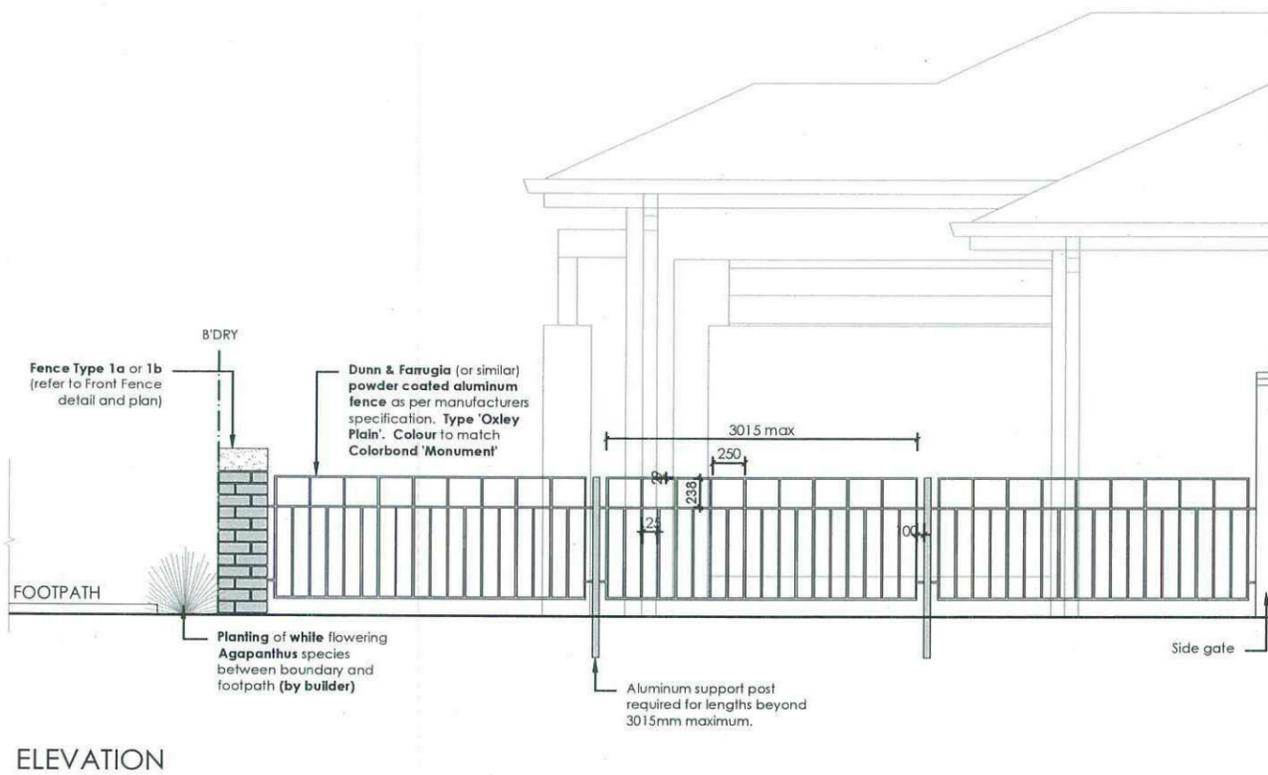
4 Stepping stones in gravel
NTS Low traffic zone

Reviewed
LANDCOM
Thornton Design Review Panel
Date: 2/1/14

<table border="1"> <tr> <th>REVISION</th> <th>DESCRIPTION</th> <th>BY</th> <th>CHECK</th> <th>DATE</th> </tr> <tr> <td>A</td> <td>ISSUE FOR CLIENT REVIEW</td> <td>BT</td> <td>RS</td> <td>06-05-14</td> </tr> <tr> <td>B</td> <td>AMEND TO CLIENT COMMENT</td> <td>BT</td> <td>RS</td> <td>09-05-14</td> </tr> <tr> <td>C</td> <td>ADD DETAILS FOR DA</td> <td>BT</td> <td>RS</td> <td>13-05-14</td> </tr> </table>	REVISION	DESCRIPTION	BY	CHECK	DATE	A	ISSUE FOR CLIENT REVIEW	BT	RS	06-05-14	B	AMEND TO CLIENT COMMENT	BT	RS	09-05-14	C	ADD DETAILS FOR DA	BT	RS	13-05-14	<p>ecodesign outdoor living environments</p> <p>PO Box 8136, Baulkham Hills BC, NSW 2153 Ph: (02) 9680 7712 Fax: (02) 9680 7705 Email: info@ecodesign.com.au Web: www.ecodesign.com.au</p> <p>1. Do not scale from drawings 2. Verify all measurements on site 3. Notify ecodesign of any inconsistencies 4. Copyright © ecodesign. All rights reserved 5. Drawing remains the property of ecodesign</p> <p>6. All work to comply with relevant Australian Standards or Building Code of Australia 7. All work to be performed by a suitably qualified tradesperson 8. For application purposes only - NOT FOR CONSTRUCTION</p>	<p>LOT 2229 WILLIAM HART CRESCENT, PENRITH</p> <p>FIRSTYLE</p>	<p>NEW RESIDENCE</p> <p>LANDSCAPE PLAN</p> <p>SCALE: 1:100 @ A3</p> <p>DATE: 13-05-14</p> <p>BY: BT, RS</p>	
REVISION	DESCRIPTION	BY	CHECK	DATE																				
A	ISSUE FOR CLIENT REVIEW	BT	RS	06-05-14																				
B	AMEND TO CLIENT COMMENT	BT	RS	09-05-14																				
C	ADD DETAILS FOR DA	BT	RS	13-05-14																				



5 **FENCE TYPE 1b - Front Fence**
1:50 Typical detail

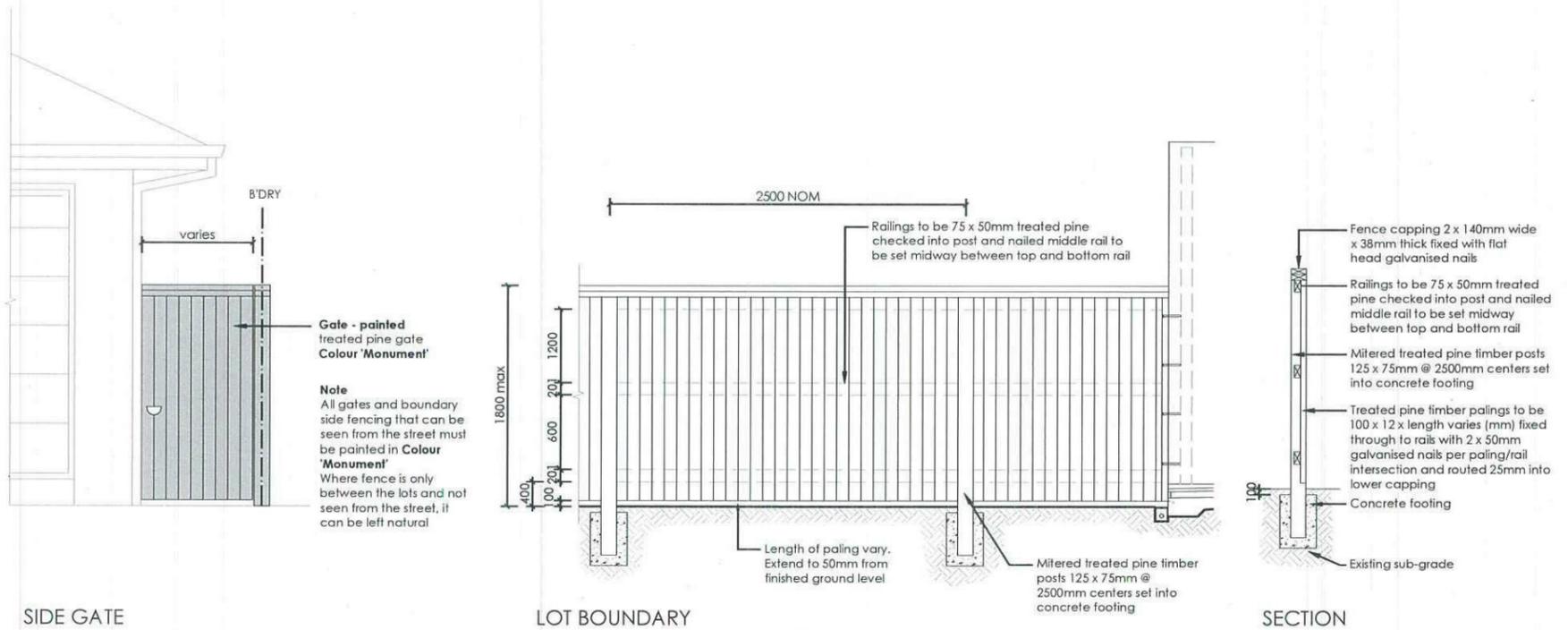


6 **FENCE TYPE 1c - Side Boundary Front Setback**
1:50 Typical detail

Reviewed

 Thornton Design Review Panel
 Date 5/11/14

<table border="1"> <tr><th>REVISION</th><th>DESCRIPTION</th><th>DRAWN</th><th>CHECK</th><th>DATE</th></tr> <tr><td>A</td><td>ISSUE FOR CLIENT REVIEW</td><td>BT</td><td>RS</td><td>06-05-14</td></tr> <tr><td>B</td><td>AMEND TO CLIENT COMMENT</td><td>BT</td><td>RS</td><td>09-05-14</td></tr> <tr><td>C</td><td>ADD DETAILS FOR DA</td><td>BT</td><td>RS</td><td>13-05-14</td></tr> </table>	REVISION	DESCRIPTION	DRAWN	CHECK	DATE	A	ISSUE FOR CLIENT REVIEW	BT	RS	06-05-14	B	AMEND TO CLIENT COMMENT	BT	RS	09-05-14	C	ADD DETAILS FOR DA	BT	RS	13-05-14	 outdoor living environments PO Box 8136, Baulkham Hills BC, NSW 2153 Ph: (02) 9480 7712 Fax: (02) 9480 7725 Email: info@ecodesign.com.au Web: www.ecodesign.com.au <small>Member of the Australian Institute of Landscape Designers (AILD)</small>	PROJECT LOT 229 WILLIAM HART CRESCENT, PENRITH CLIENT FIRSTYLE	PROJECT NEW RESIDENCE DRAWING LANDSCAPE PLAN SCALE 1:100 @ A3 DATE 13-05-14 DRAWN BT CHECK RS SHEET 03 REVISION C
REVISION	DESCRIPTION	DRAWN	CHECK	DATE																			
A	ISSUE FOR CLIENT REVIEW	BT	RS	06-05-14																			
B	AMEND TO CLIENT COMMENT	BT	RS	09-05-14																			
C	ADD DETAILS FOR DA	BT	RS	13-05-14																			

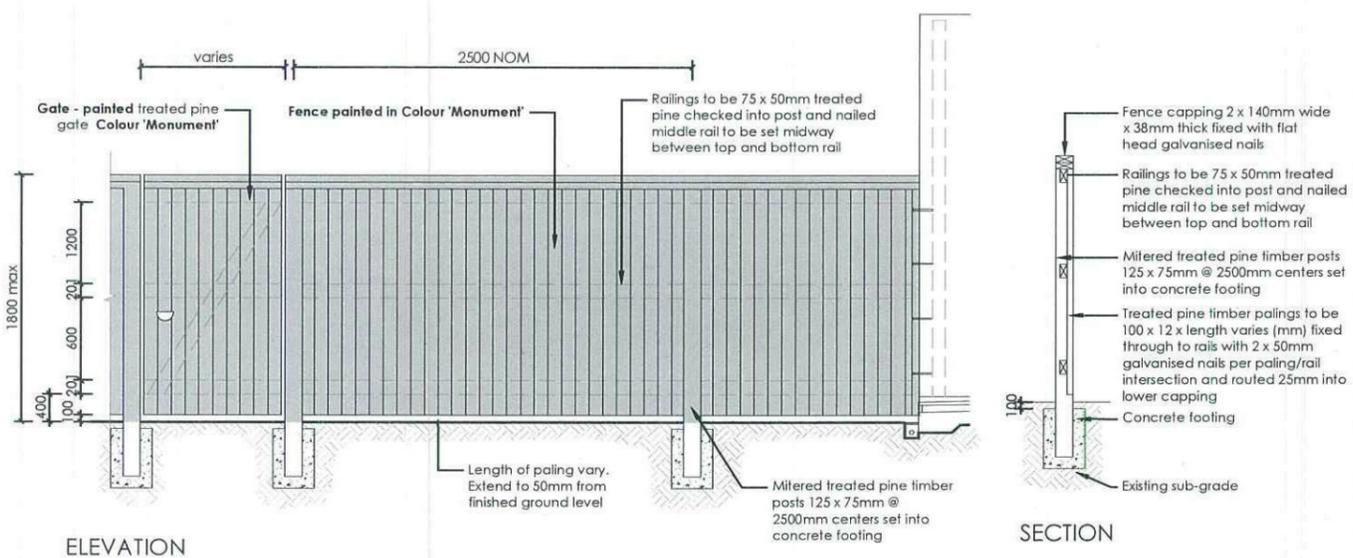


SIDE GATE

LOT BOUNDARY

SECTION

6 FENCE TYPE 4a - Side Boundaries
1:50 Typical detail



ELEVATION

SECTION

7 FENCE TYPE 4b - Rear Boundary
1:50 All Laneways (except Barlett Lane)
Typical detail

Reviewed

 Date: 20/5/14
 LANDCOM
 Thorsten Design Review Panel

REVISION A ISSUE FOR CLIENT REVIEW B AMEND TO CLIENT COMMENT C ADD DETAILS FOR DA	DRAWN BT BT	CHECK RS RS	DATE 06-05-14 09-05-14 13-05-14	 PO Box 8136, Baulkham Hills BC, NSW 2153 Ph: (02) 9680 7712 Fax: (02) 9680 7705 Email: info@ecodesign.com.au Web: www.ecodesign.com.au <small>Member of the Australian Institute of Landscape Designers and Planners</small>	PROJECT LOT 2229 WILLIAM HART CRESCENT, PENRITH	PROJECT NEW RESIDENCE					
				CLIENT FIRSTYLE	DRAWN BT BT	CHECK RS RS	DATE 13-05-14	PROJECT LANDSCAPE PLAN	SCALE 1:100 @ A3	DATE DA	SHEET 04
				CLIENT FIRSTYLE	DRAWN BT BT	CHECK RS RS	DATE 13-05-14	PROJECT LANDSCAPE PLAN	SCALE 1:100 @ A3	DATE DA	SHEET 04
				CLIENT FIRSTYLE	DRAWN BT BT	CHECK RS RS	DATE 13-05-14	PROJECT LANDSCAPE PLAN	SCALE 1:100 @ A3	DATE DA	SHEET 04



**PRELIMINARY SUREVEY
 LOTS 2226-2239 NORTH PENRITH**

Lot 2229

PLANT SCHEDULE Prepared by ecodesign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aw	Agapanthus 'White'	White Agapanthus	11	200mm	0.5m
Lcj	Lomandra confertifolia 'Crackerjack'	Fine-leaved Lomandra	2	200mm	0.45m
Lwf	Liriope muscari 'Monroe's White'	Liriope (white flowering)	12	200mm	450mm
Mip	Malus ioensis 'Plena'	Bechtel Crab Apple	1	25L	6m
Vh	Viola hederacea	Native Violet	16	150mm	0.1m
Vo	Viburnum odoratissimum	Sweet Viburnum	11	300mm	2.5m

STODDART LANE - Supply + installation by BUILDER

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Lcj	Lomandra confertifolia 'Crackerjack'	Fine-leaved Lomandra	5	200mm	0.45m
Lwf	Liriope muscari 'Monroe's White'	Liriope (white flowering)	4	200mm	450mm

STODDART LANE CROSS-OVER - Supply + construction by BUILDER

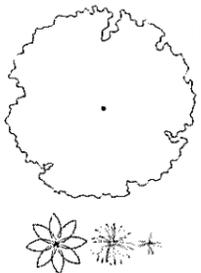
MATERIAL SCHEDULE

	Area m ² URBANGROWTH*	Area m ² BUILDER**
HEADER COURSE		
Concrete pavers 'Adbri Stradapave', 300x300x50mm in 'Charcoal' colour, laid in stackbond pattern	2.12	3.50
IN-FILL PAVEMENT		
Concrete pavers 'Adbri Havenbrick', 200x100x50mm in 'Brushwood' colour, laid in herringbone pattern	1.68	1.47
Total area	3.80	4.97

LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
53	11	11	31	1

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



LEGEND

Proposed trees - refer to plant schedule

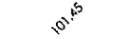
Proposed accents & grasses - refer to plant schedule



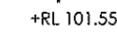
Proposed shrubs - refer to plant schedule



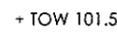
Proposed groundcovers and grasses - refer to plant schedule



Existing levels



Proposed levels



Proposed Top Of Wall levels



Boundary



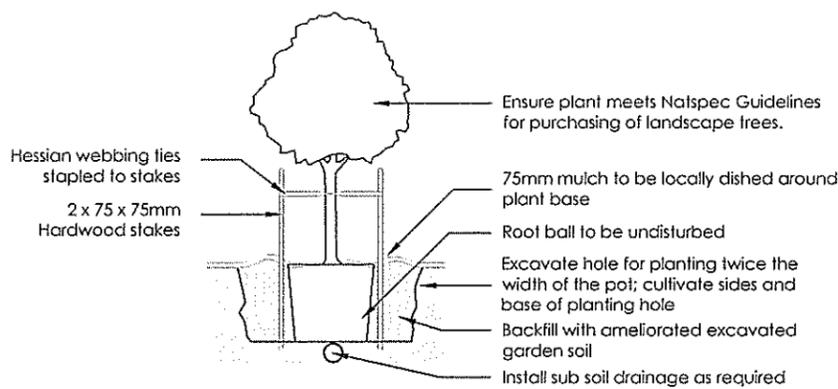
Garden edging



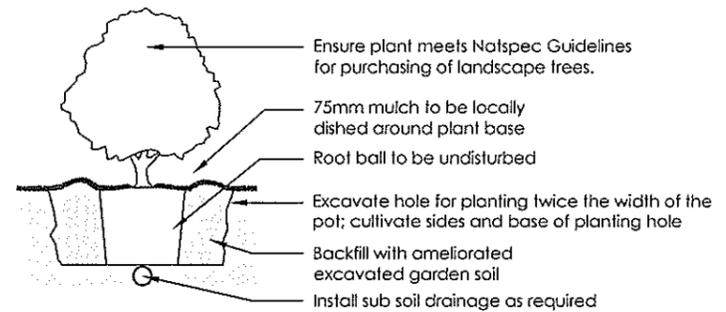
Masonry retaining walls



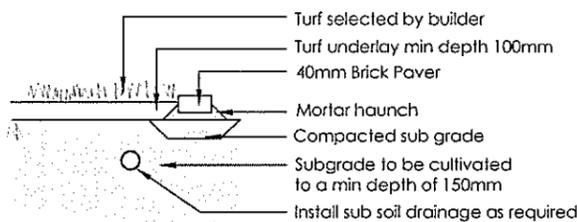
Existing contours



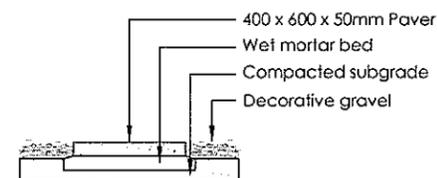
1 Tree Planting Detail
NTS 25L - 100L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size

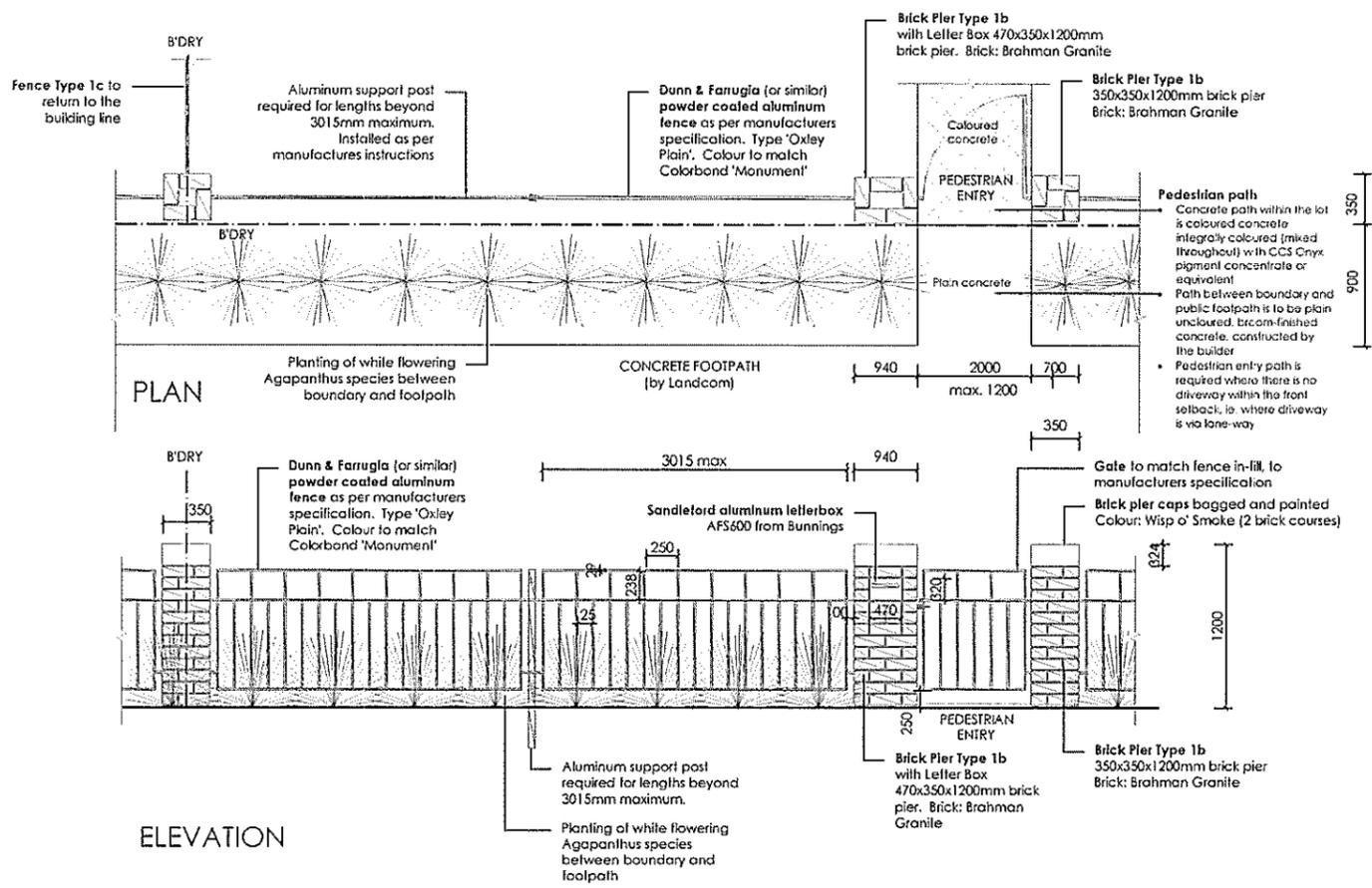


3 Turf Detail
NTS Brick Paver Edge

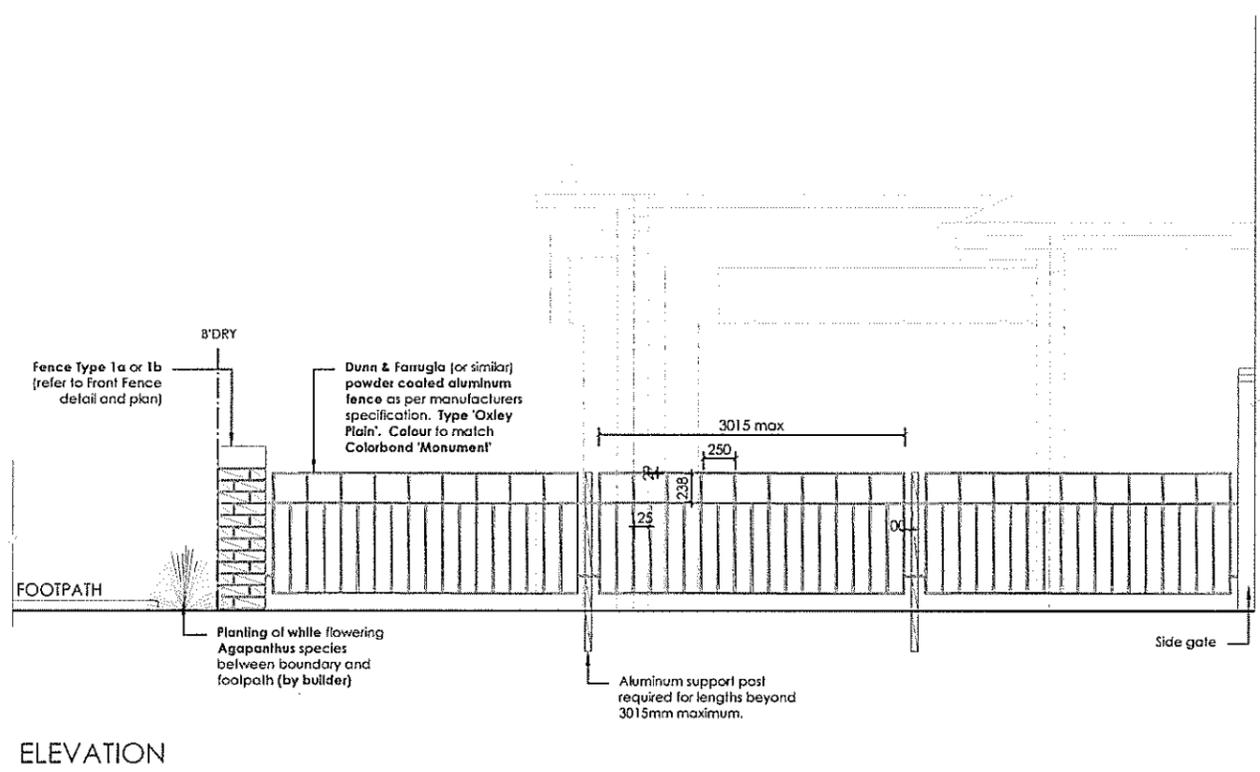


4 Stepping stones in gravel
NTS Low traffic zone

A ISSUE FOR CLIENT REVIEW B Amend to Client Comment C ADD DETAILS FOR DA	BT	PS	05-05-14	PO Box 8926, Southport QLD 4215 Ph: (07) 5533 7712 Fax: (07) 5533 7705 Email: info@ecodesign.com.au Web: www.ecodesign.com.au	LOT 2229 WILLIAM HART CRESCENT, PENRITH		NEW RESIDENCE					
	BT	PS	09-05-14		FIRSTYLE		LANDSCAPE PLAN					
	BT	PS	13-05-14		1:100 @ A3		DA	02				
									BT	RS	13-05-14	C

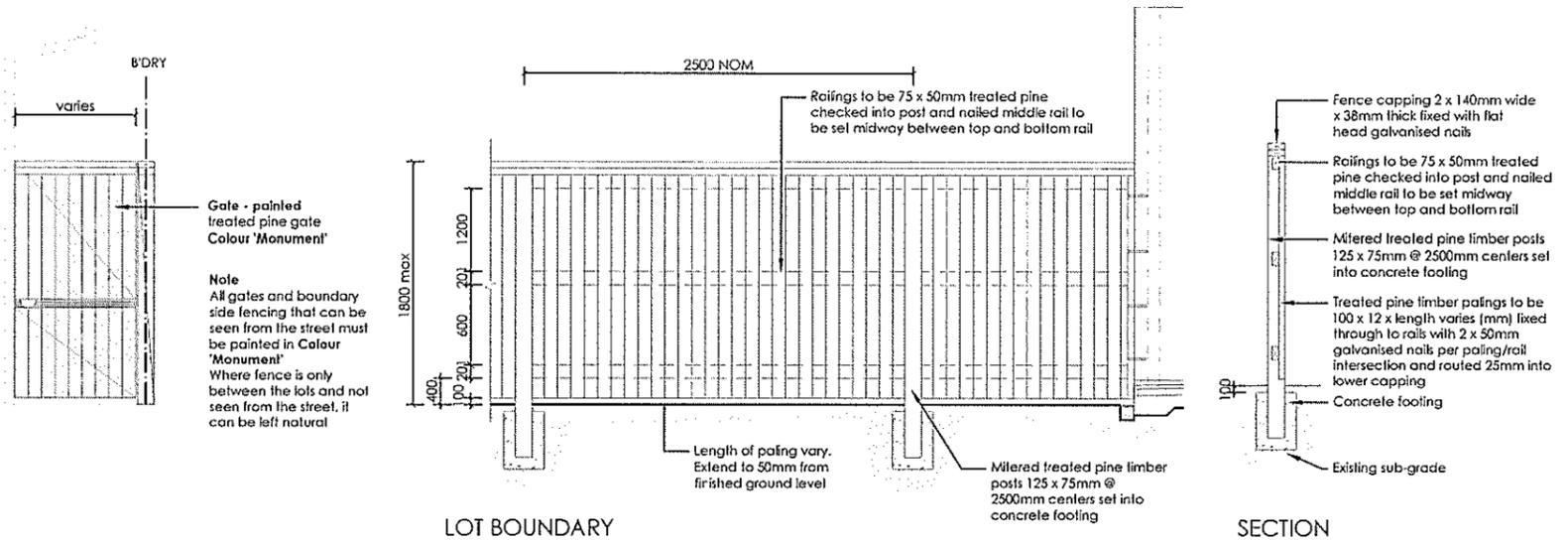


5 FENCE TYPE 1b - Front Fence
 Typical detail
 1:50



6 FENCE TYPE 1c - Side Boundary Front Setback
 Typical detail
 1:50

A ISSUE FOR CLIENT REVIEW B AMEND TO CLIENT COMMENT C ADD DETAILS FOR DA	BT	RS	06-05-14		PO Box 8136, Bowthorn Hills BC, 1609 2153 Ph: (02) 9460 7742 Fax: (02) 9460 7705 Email: info@ecodesign.com.au Web: www.ecodesign.com.au www.1300-ecodesign.com.au	LOT 2229 WILLIAM HART CRESCENT, PENRITH		NEW RESIDENCE			
	BT	RS	09-05-14			FIRSTYLE		LANDSCAPE PLAN			
	BT	RS	13-05-14					1:100 @ A3	DA		03



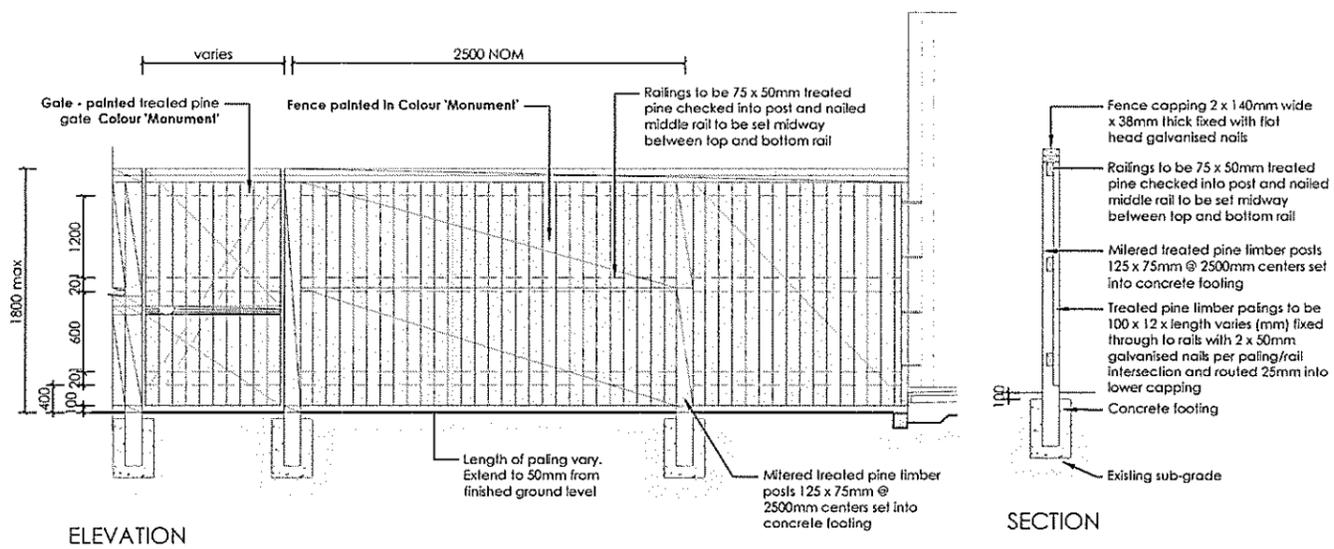
SIDE GATE

LOT BOUNDARY

SECTION

6 FENCE TYPE 4a - Side Boundaries

1:50 Typical detail



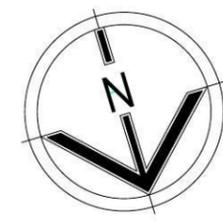
ELEVATION

SECTION

7 FENCE TYPE 4b - Rear Boundary

1:50 All Laneways (except Barlett Lane)
Typical detail

A ISSUE FOR CLIENT REVIEW B AMEND TO CLIENT COMMENT C ADD DETAILS FOR DA	BT	RS	06-05-14	PO Box 8136, Southport QLD 4215 Ph: (07) 5433 7712 Fax: (07) 5433 7705 Email: info@ecodesign.com.au Web: www.ecodesign.com.au <small>© 2014 ECODSIGN PTY LTD. ALL RIGHTS RESERVED.</small>	LOT 2229 WILLIAM HART CRESCENT, PENRITH	NEW RESIDENCE		
	BT	RS	09-05-14			LANDSCAPE PLAN		
	BT	RS	13-05-14			1:100 @ A3 DA 04	13-05-14 C	
				1. Do not scale from drawings. 2. Verify all measurements on site. 3. Justify redesign of any inconsistencies. 4. Copyright © ecodesign. All rights reserved. 5. Drawing remains the property of ecodesign.	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.	FIRSTYLE		



HIA members
 the best in the business



• 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 PREFFERENCE.
 • THIS DRAWING & DESIGN IS COPYRIGHT & THE PROPERTY OF FIRSTSTYLE HOMES, AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM.

DEVELOPMENT CALCULATIONS

LOT: 2229 SITE AREA: 247.2m²

Itemised Floor Areas:	Totals:
living ground floor:	82.52m ²
first floor: (excl. void 72.81m ²)	76.6m ²
garage: (excess 00.000m ²)	35.88m ²
alfresco:	7.45m ²
porch:	7.83m ²
balcony:	7.96m ²
total floor area:	218.24m²

FLOOR SPACE RATIO CALCULATION:

gross floor areas:	Totals:
living ground floor: (internal area)	72.82m ²
first floor excl. void: (internal area)	64.78m ²
total gross floor area:	137.6m²
floor space ratio:	0.56:1

SITE AREA COVERAGE/LANDSCAPE:

house ground floor:	82.52m ²
garage:	35.88m ²
porch/alfresco:	15.28m ²
driveway/paved area:	4.55m ²
site coverage Area:	133.68m²(54.1%)
landscape area:	113.52m ² (45.9%)
pervious areas (soft)	108.96m ² (44.1%)
impervious areas (hard)	138.24m ² (55.9%)
front yard landscape area	15.64m ² (6.3%)
front yard hard paved area	1.43m ² (0.5%)
private open space o/a:	49.85m ²
principal private open space:	18m ²
total car space incl. carstand:	2 carspace

COUNCIL ZONE: R1

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTSTYLE HOMES

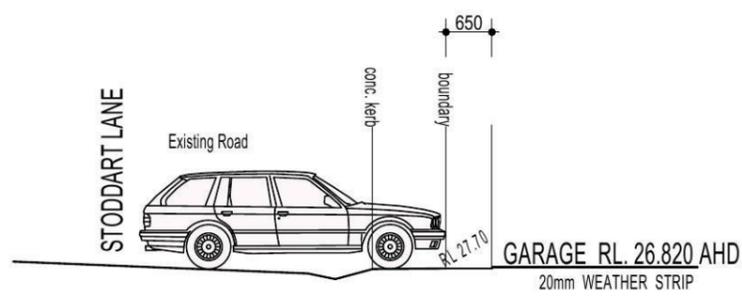
LOCATION:
**LOT 2229
 WILLIAM HART CRESCENT
 PENRITH NSW 2750**

DP: SUBDIVISION OF LOT 1197 DP 1171491 council: PENRITH

model: CHESTER 23 facade: AUGUSTINE date: 26/05/2014 quotation assessment: SK1

Sheet: 1 of 12 drawn: GP/L.D.S. checked: P.D. scale: 1:200 **769-14**

CLIENTS SIGNATURE: DATE: S.P. 0.0.



DRIVEWAY GRADIENT
 SCALE 1:100

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

NOTE:
 FINAL GARAGE LEVELS TO BE DETERMINED ON SITE

BASIX
 = 35.79m² of roof area to discharge to water tank.
 =125.21m² stormwater and overflow to discharge to existing street channel.
 o/a= 161m² of roof area.

LEGEND:

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

EARTHWORKS TO AHD

HOUSE:	FFL 27.110 FGL 26.710
GARAGE:	FFL 26.820 FGL 26.420

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

GENERAL DRAINAGE NOTES

1. Roof Plumber to locate Downpipes as indicated on FLOOR PLANS per spec. provided.
2. Stormwater pipes to be 100mm DIA. (Min) at 1 deg. Grade (Min) to AS 3500
3. Stormwater pipes may run via sub-floor to achieve minimum Grade to invert level.
4. ALL LEVELS SHOWN ON PLAN ARE APPROXIMATE ONLY UNLESS ACCOMPANIED BY LEVELS PREPARED BY REGISTERED SURVEYOR TO A.H.D
5. Stormwater lines to be Discharged into Existing City Drainage system & connected to local government authority requirements.

note:
 r.l. levels indicative to a building tolerance of +/- 90mm.

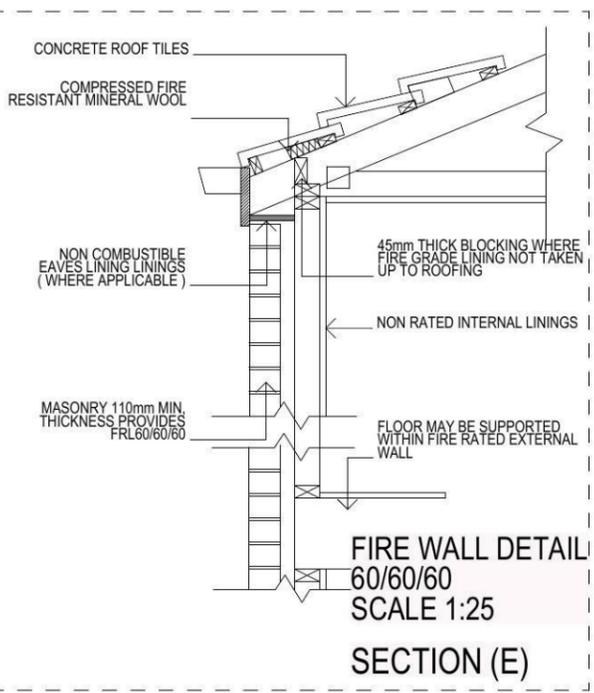
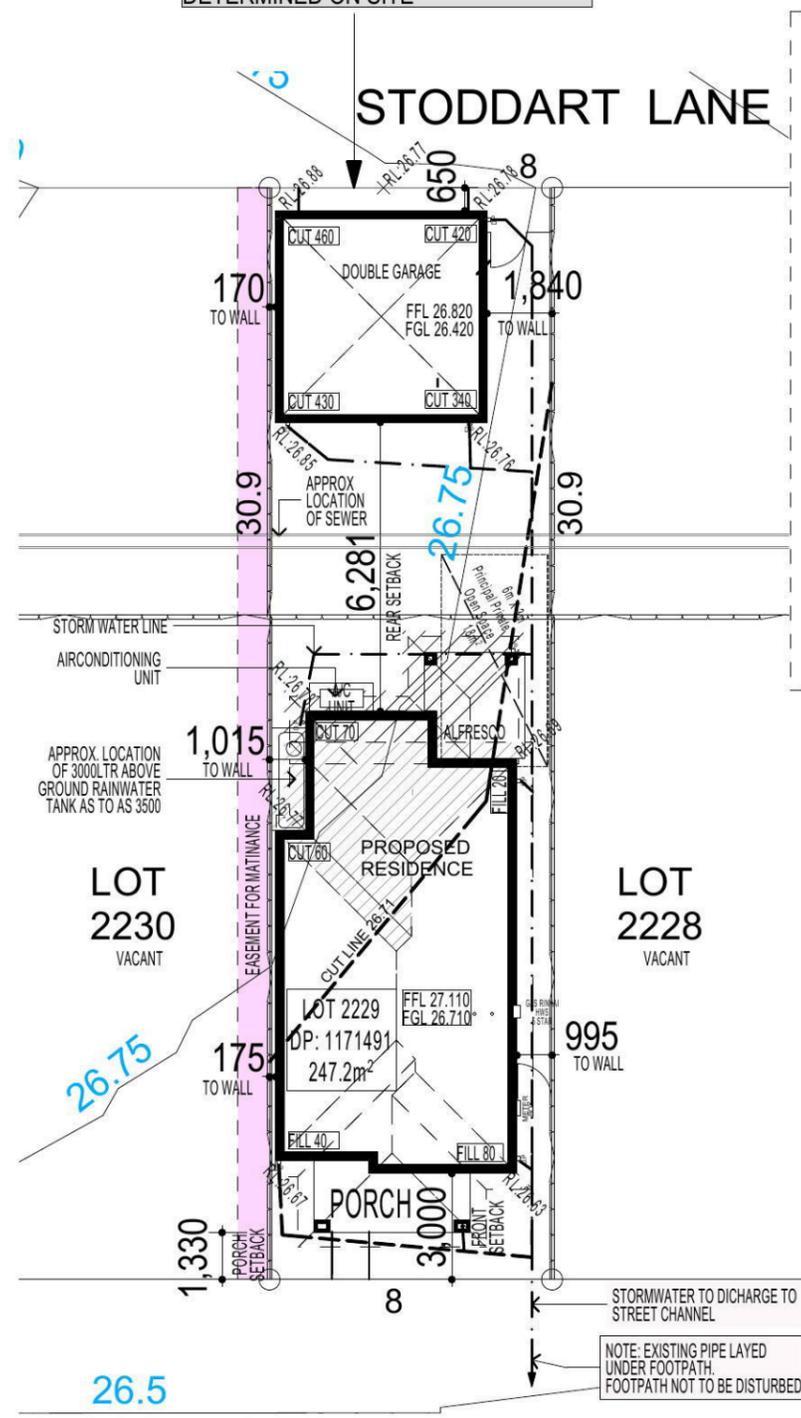
NOTE:
 EAVES O/IH TO ENCROACH AS ALLOWED BY B.C.A:CL3.7.1.7 & FIGURE 3.7.1.9

NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT

FIBRE OPTIC WIRING PACKAGE

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

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



WILLIAM HART CRESCENT
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)

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
(CLIENT) 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)

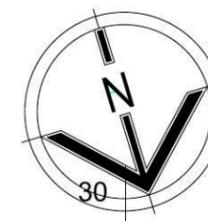
NOISE & VIBRATION MEASURES:

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:

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



FIRSTYLE HOMES

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

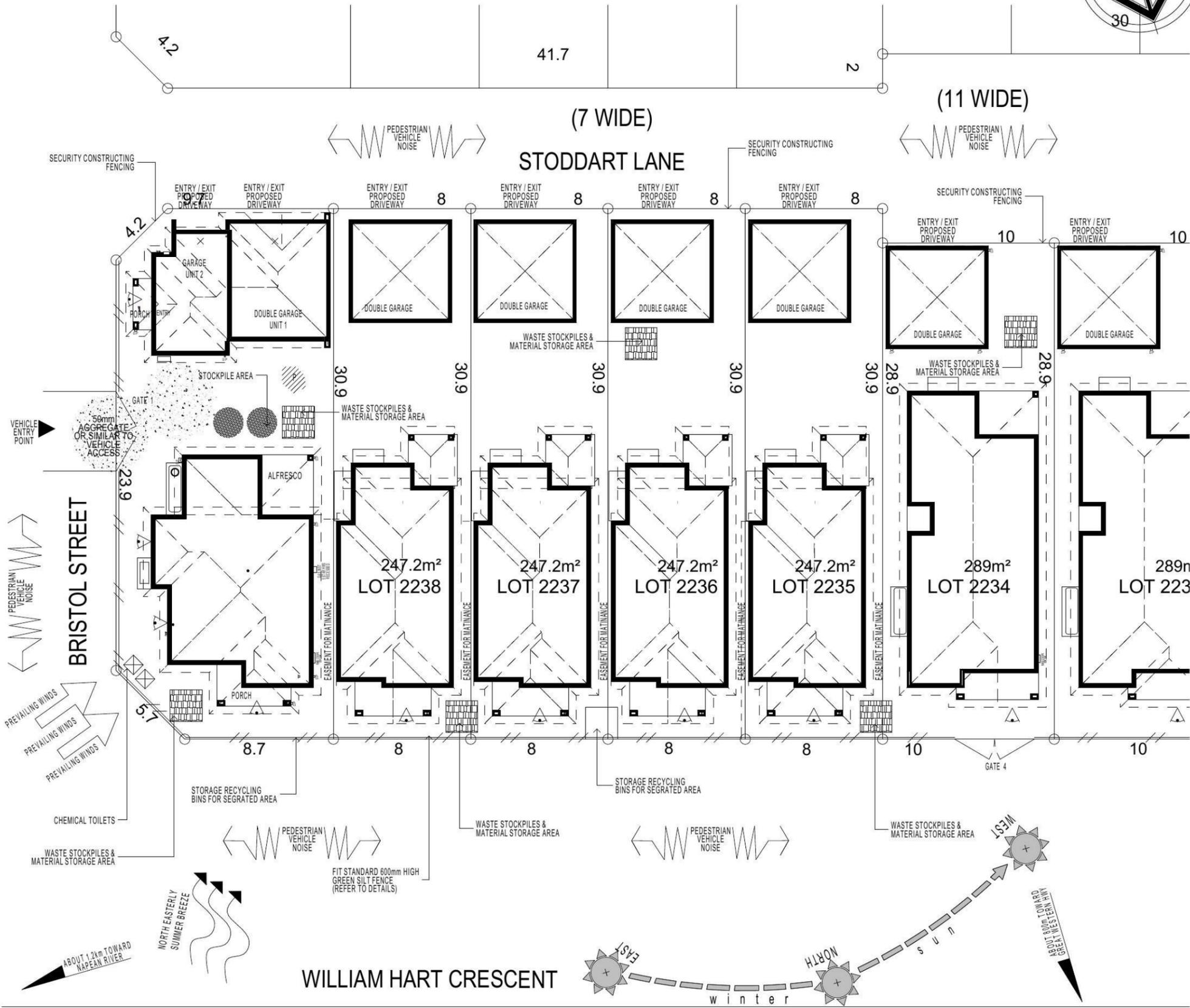
ADMIN: (02) 9601 0111
FAX: (02) 9601 0711
EMAIL: design@firststyle.com.au

HIA members
the best in the business

MASTER BUILDERS ASSOCIATION
MEMBER

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A. RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.
- ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND CERTIFICATION AS PER REQUIRED BY COUNCIL.
- 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.

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 HOMES

LOCATION:
LOT 2229
WILLIAM HART CRESCENT
PENRITH NSW 2750

DP: SUBDIVISION OF LOT 1197 DP 1171491 council: PENRITH

model: CHESTER 23 facade: AUGUSTINE date: 26/05/2014 quotation assessment: SK1

Sheet: 2 of 12 draw: GP/L.D.S. checked: P.D. scale: 1:250 **769-14**

CLIENTS SIGNATURE: DATE: S.P. 0.0.

WASTE MANAGEMENT / SITE ANALYSIS

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

EXISTING ROADWAY

RUNOFF FROM PAD
DIRECTED TO SEDIMENT TRAP

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
(CLIENT) 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)

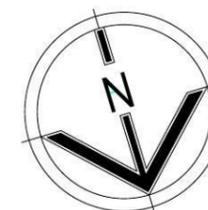
NOISE & VIBRATION MEASURES:

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

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

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



FIRSTSTYLE HOMES

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

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

HIA members
the best in the business

MASTER BUILDERS ASSOCIATION
MEMBER

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

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

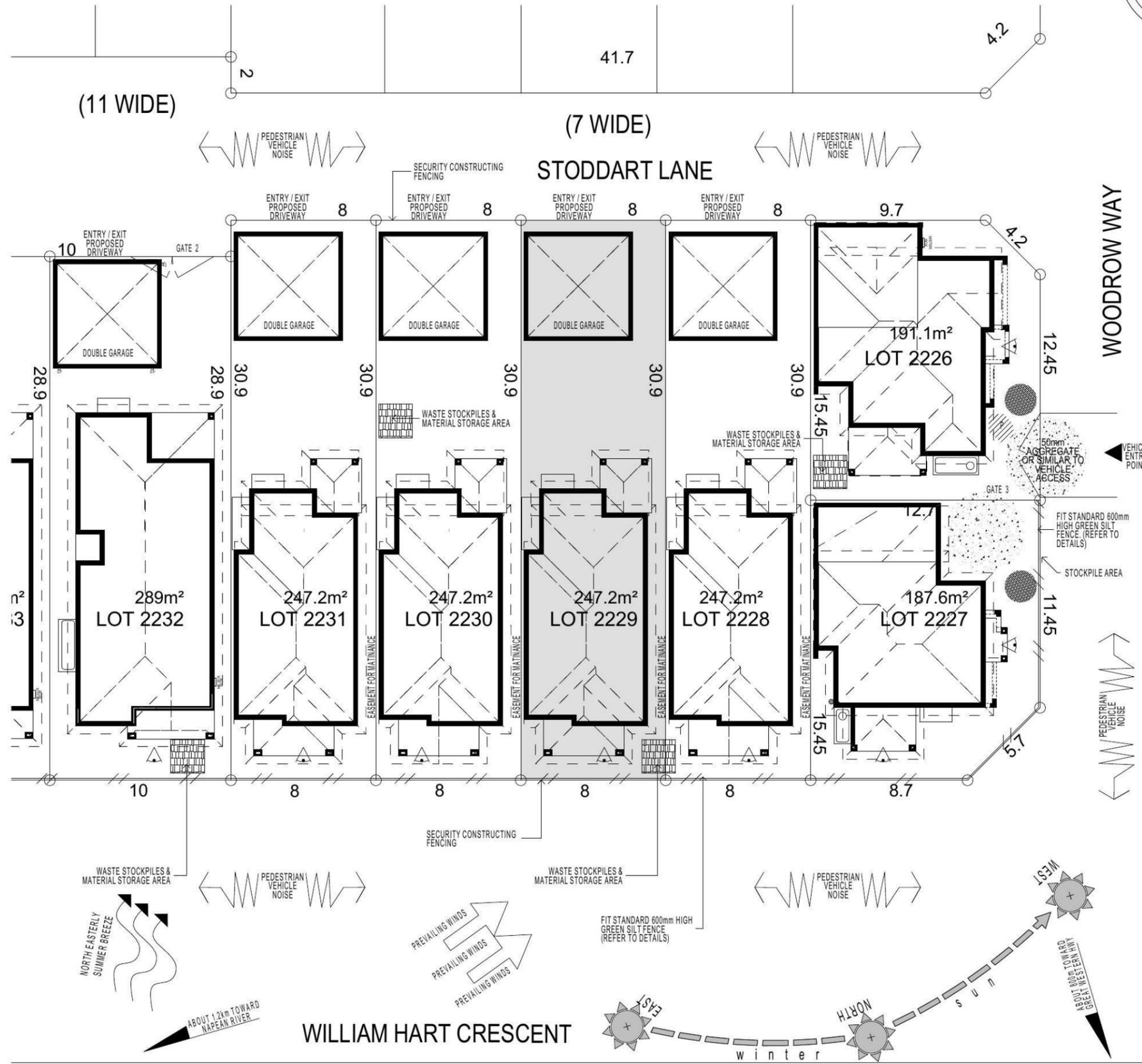
• ALL WORK TO BE CARRIED OUT IN A PROFESSIONAL AND WORKMANSHIP LIKE WORKMANSHIP LIKE MANNER ACCORDING TO THE PLANS AND SPECIFICATION.

• 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.



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:
FIRSTSTYLE HOMES

LOCATION:
LOT 2229
WILLIAM HART CRESCENT
PENRITH NSW 2750

DP: SUBDIVISION OF LOT 1197 DP 1171491 council: PENRITH

model: CHESTER 23 facade: AUGUSTINE date: 26/05/2014 quotation assessment: SK1

Sheet: 3 of 12 draw: GP/L.D.S. checked: P.D. scale: 1:250

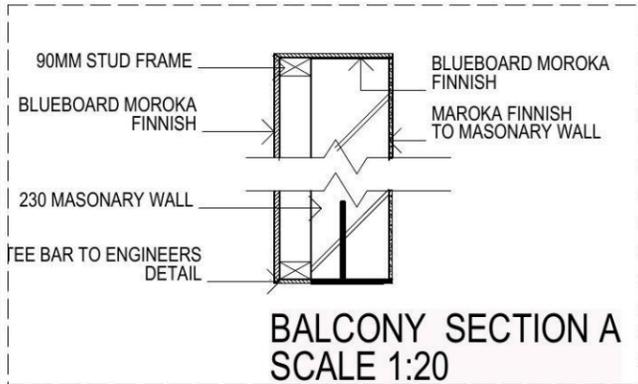
769-14

CLIENTS SIGNATURE: DATE: S.P. 0.0.

WASTE MANAGEMENT / SITE ANALYSIS (2)

KEY

-  FACE BRICK (AS SELECTED)
-  MOROKA TEXTURE TO FRONT AND RETURN AS DRAWN (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.

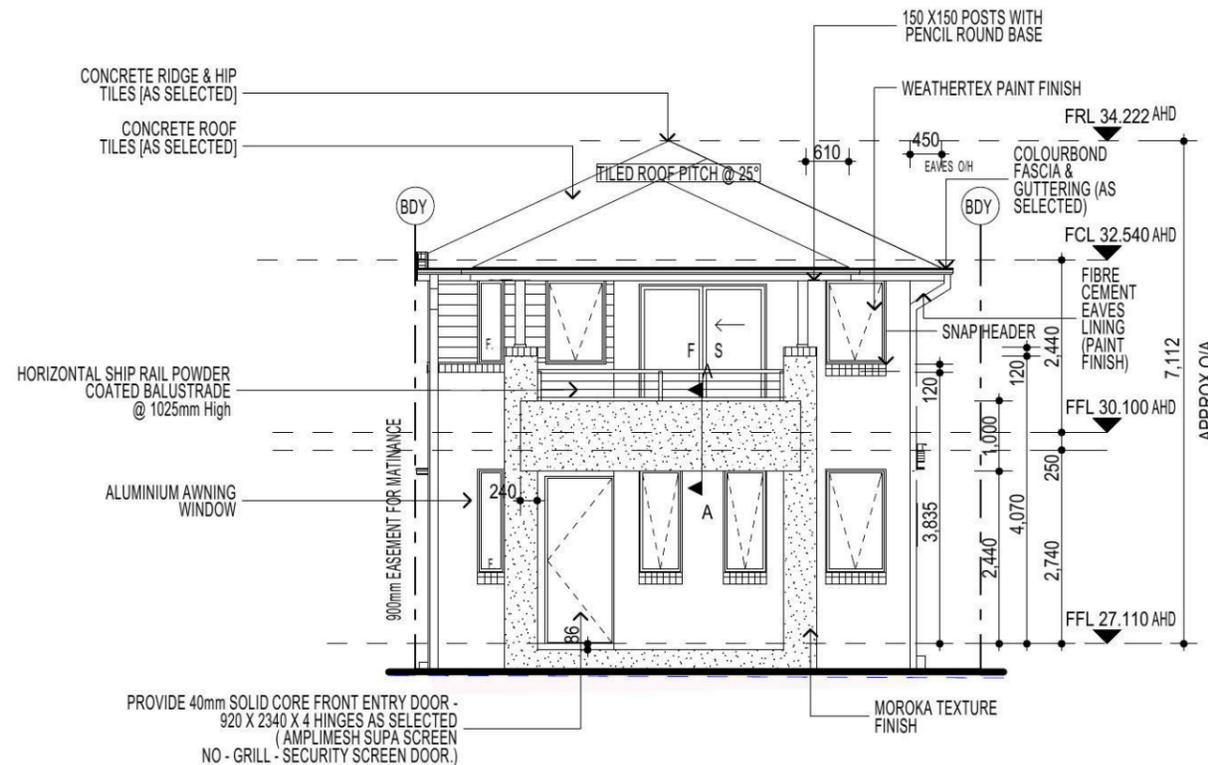
FIRSTSTYLE HOMES Pty.Ltd
Lic No. 113412C
ACN. 087 773 779
PO BOX 171, HOXTON PARK 2171

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

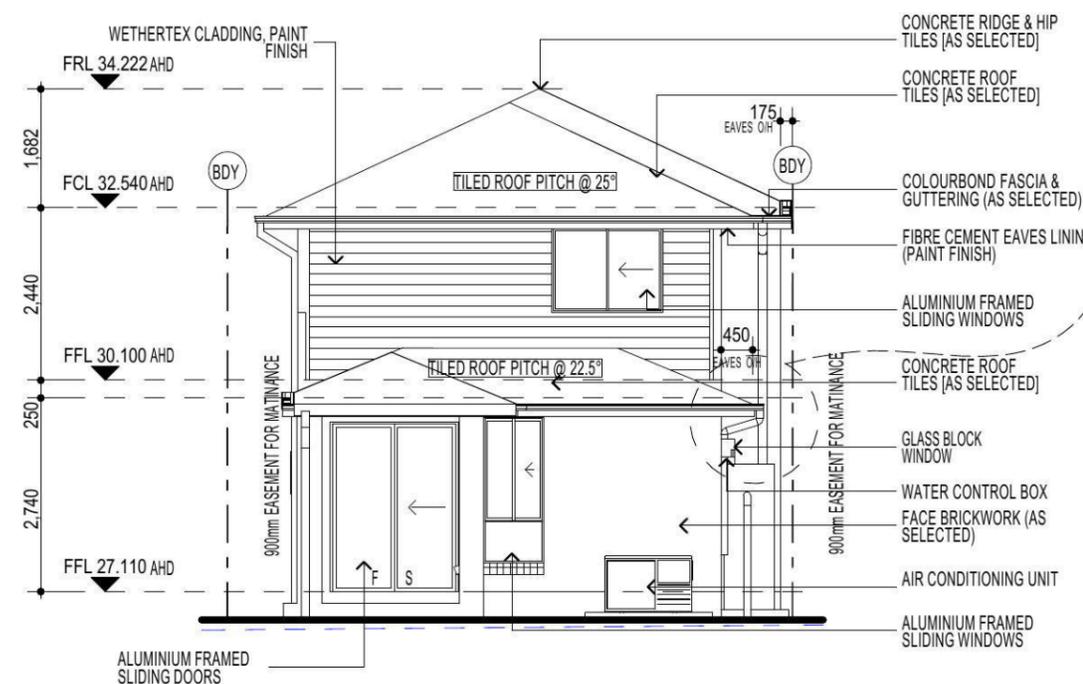
HIA members
the best in the business



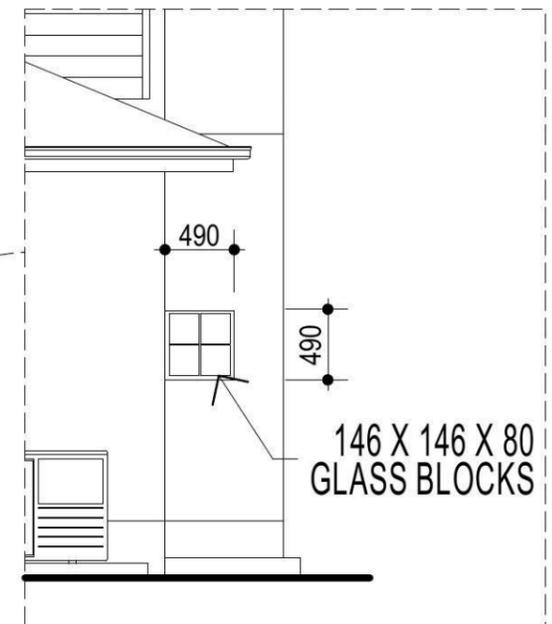
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A., RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.
- ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS 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.



ELEVATION A



ELEVATION C



ELEVATION C1

SCALE 1:50

FIBRE OPTIC WIRING PACKAGE

NOTE:
PROVIDE GRANITGARD TERMITE TREATMENT

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

NOTE:
ALL COMPONENTS 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.

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTSTYLE HOMES

LOCATION:
LOT 2229
WILLIAM HART CRESCENT
PENRITH NSW 2750

DP: SUBDIVISION OF LOT 1197 DP 1171491
council: PENRITH

model: CHESTER 23
facade: AUGUSTINE
date: 26/05/2014
valuation assessment: SK1

Sheet: 6 of 12
drawn: GP/L.D.S.
checked: P.D.
scale: 1:100

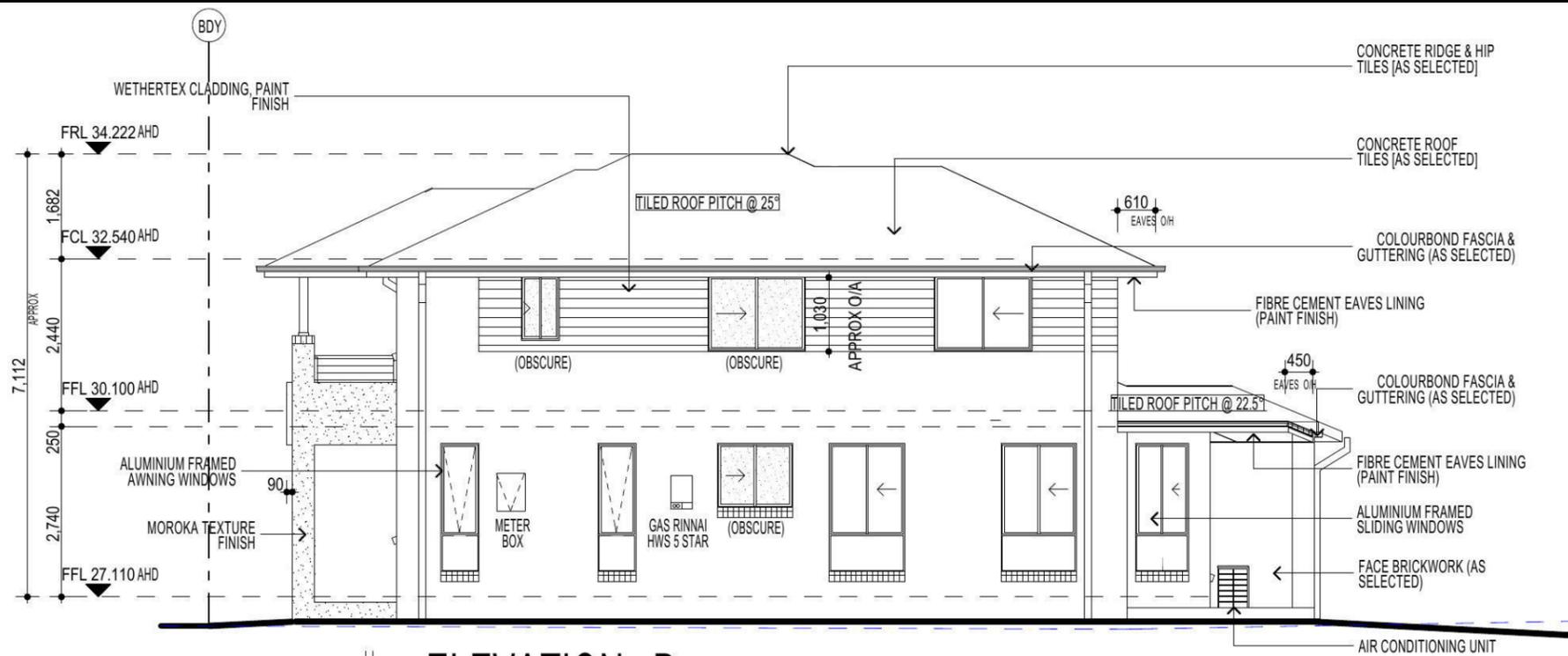
769-14

ELEVATIONS

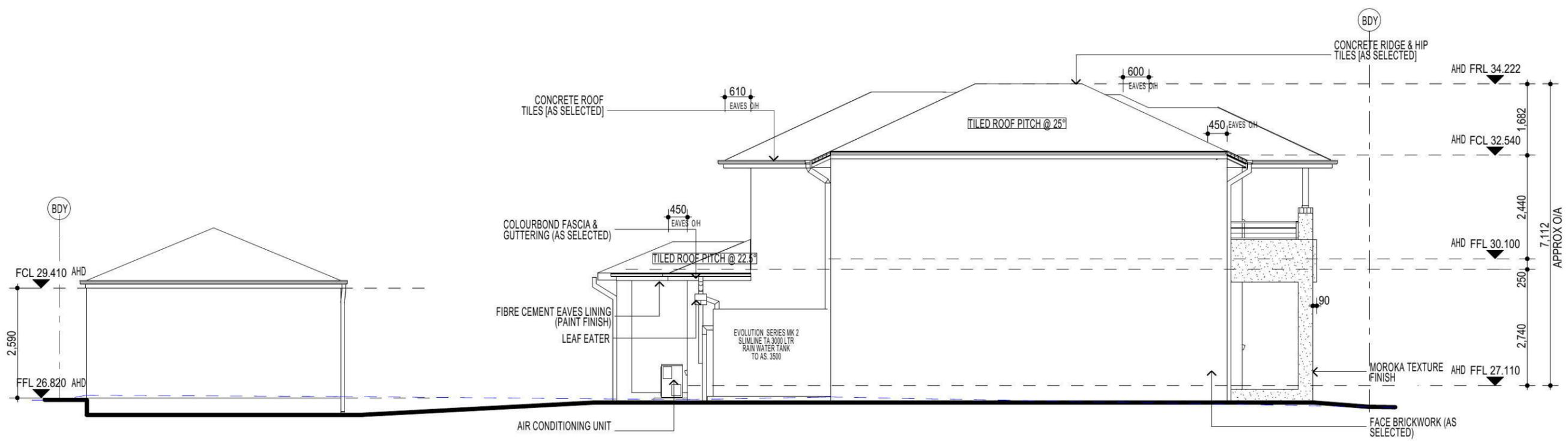
CLIENTS SIGNATURE: _____ DATE: _____ S.P. 0.0.

KEY

	FACE BRICK (AS SELECTED)
	MOROKA TEXTURE TO FRONT AND RETURN AS DRAWN (AS SELECTED)
	WEATHEREX CLADDING PAINTED FINISH (AS SELECTED)



ELEVATION D



ELEVATION B

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;
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.

NOTE:
PROVIDE GRANITGARD
TERMITE TREATMENT

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

HIA members
the best in the business

MASTER BUILDERS ASSOCIATION
MEMBER
MASTER BUILDER, BETTER BUILDER

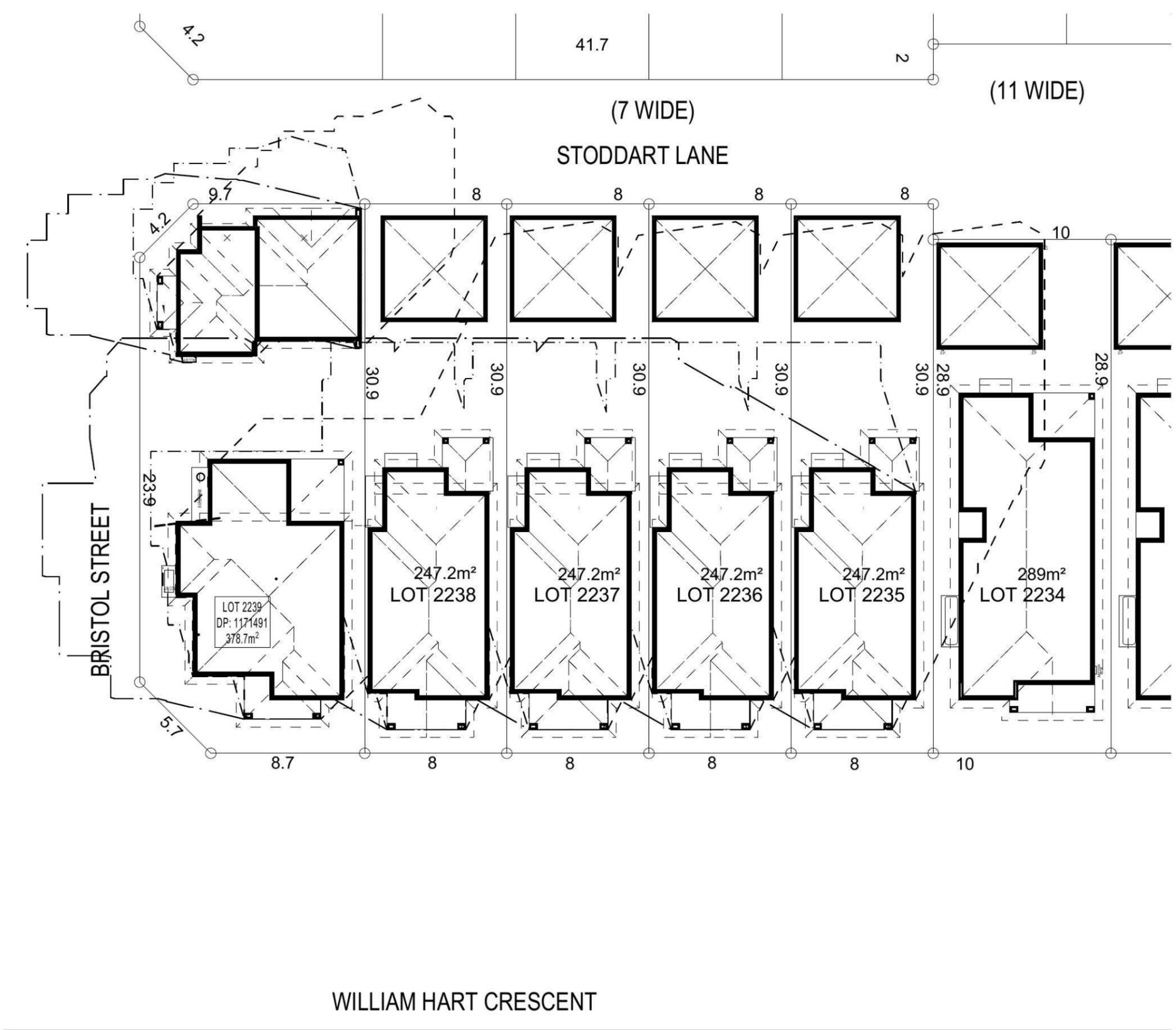
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A. RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.
- ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND 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.

PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: FIRSTSTYLE HOMES			
LOCATION: LOT 2229 WILLIAM HART CRESCENT PENRITH NSW 2750			
DP: SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH		
model: CHESTER 23	facade: AUGUSTINE	date: 26/05/2014	valuation assessment: SK1
Sheet: 7 of 12	drawn: GP/L.D.S.	checked: P.D.	scale: 1:100
			769-14
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.



SHADOW DIAGRAM

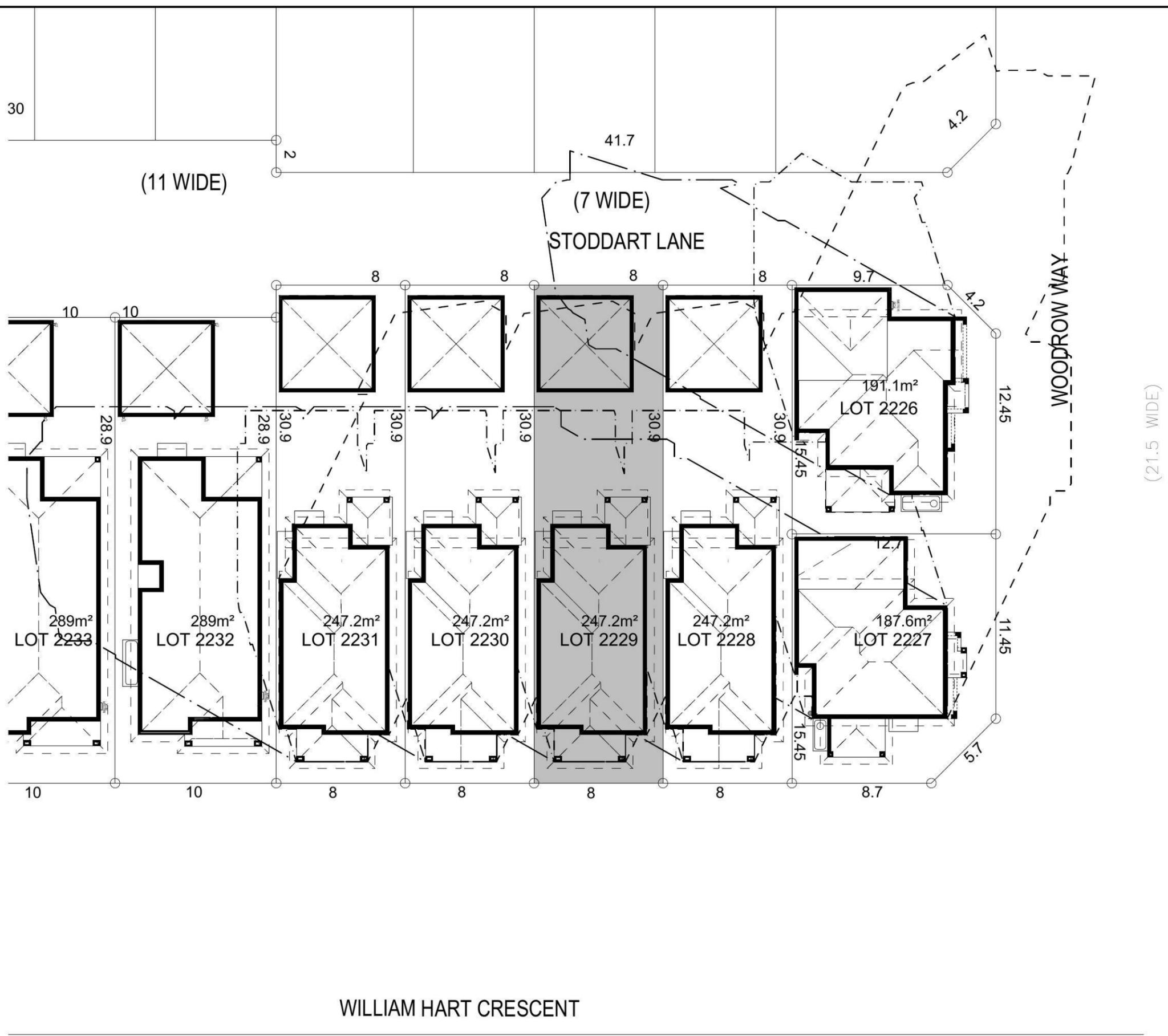
9:00am June 21st	
12:00pm June 21st	
3:00pm June 21st	

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

PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: FIRSTSTYLE HOMES			
LOCATION: LOT 2229 WILLIAM HART CRESCENT PENRITH NSW 2750			
DP: SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH		
model: CHESTER 23	facade: AUGUSTINE	date: 26/05/2014	quotation assessment: SK1
Sheet: 10 of 12	drawn: G.P.L.D.S.	checked: P.D.	769-14
scale: 1:250			
CLIENT'S SIGNATURE:	DATE:	S.P. 0.0.	

• 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.



SHADOW DIAGRAM

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

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.

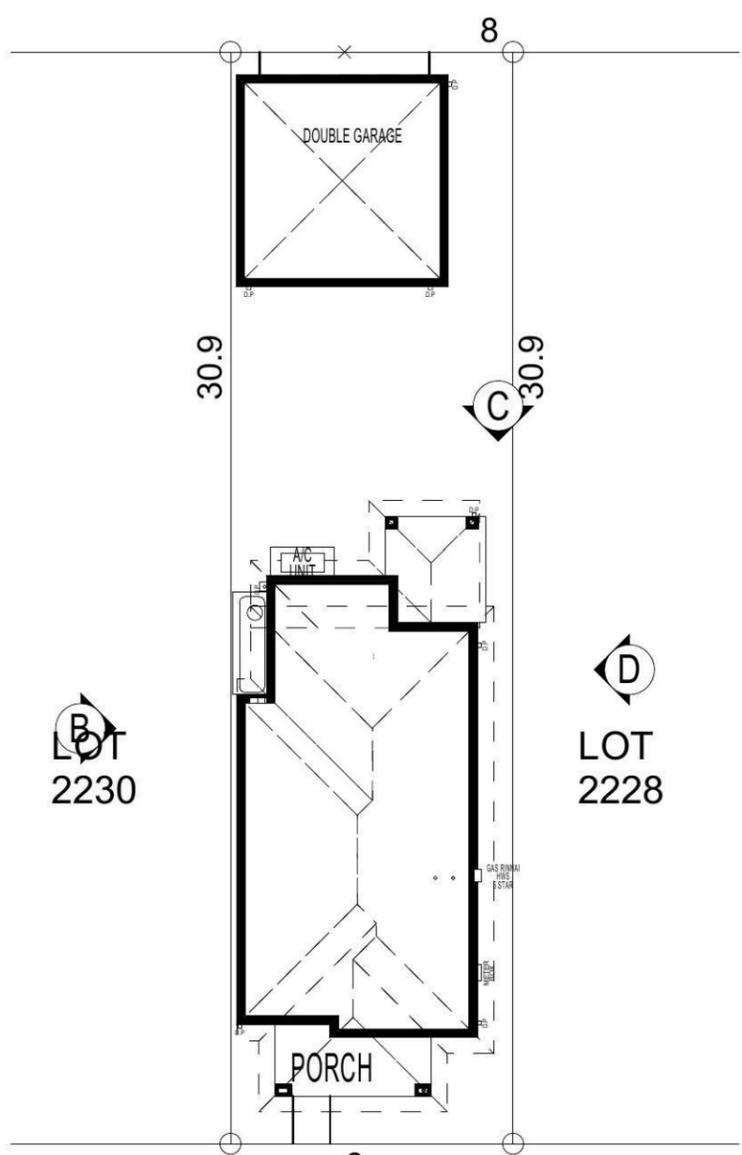
SHADOW DIAGRAM (2)

PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: FIRSTSTYLE HOMES			
LOCATION: LOT 2229 WILLIAM HART CRESCENT PENRITH NSW 2750			
DP: SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH		
model: CHESTER 23	facade: AUGUSTINE	date: 26/05/2014	quotation assessment: SK1
Sheet: 11 of 12	drawn: G.P.L.D.S.	checked: P.D.	scale: 1:250
			769-14
CLIENTS SIGNATURE:		DATE:	S.P. 0.0.



• 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 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 PREFFERENCE.
 • THIS DRAWING & DESIGN IS COPYRIGHT & THE PROPERTY OF FIRSTSTYLE HOMES, AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM.

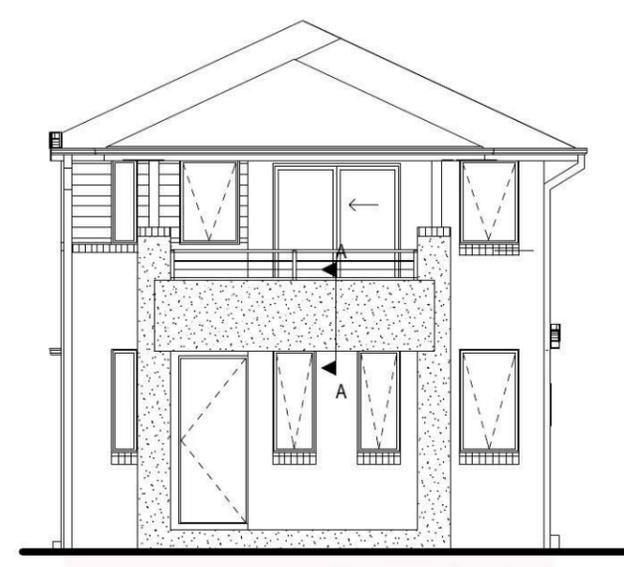
STODDART LANE



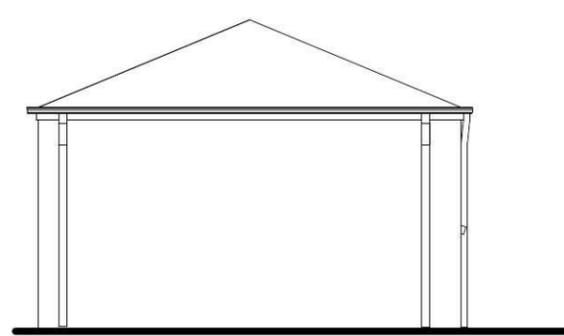
LOT 2230

LOT 2228

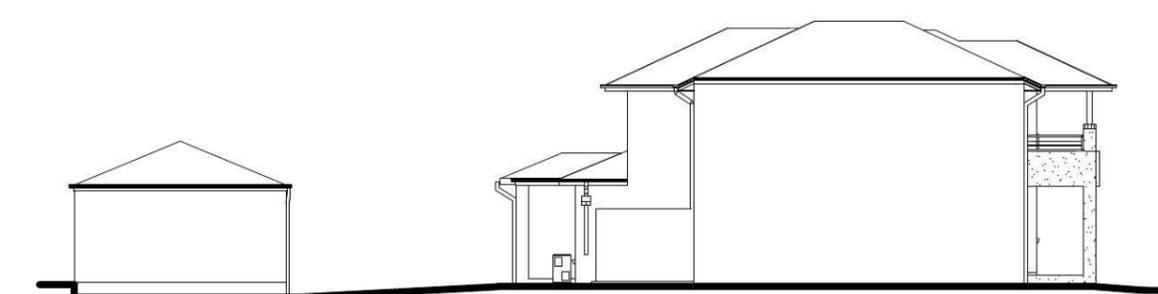
WILLIAM HART CRESCENT



ELEVATION A



GARAGE ELEVATION A

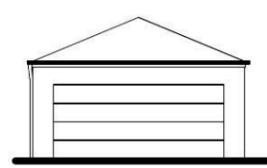


GARAGE ELEVATION B

ELEVATION B



ELEVATION C



GARAGE ELEVATION C



GARAGE ELEVATION D

ELEVATION D

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.

NOTIFICATION PLAN

PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: FIRSTSTYLE HOMES			
LOCATION: LOT 2229 WILLIAM HART CRESCENT PENRITH NSW 2750			
DP: SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH		
model: CHESTER 23	facade: AUGUSTINE	date: 26/05/2014	valuation assessment: SK1
Sheet: A	drawn: GP/L.D.S.	checked: P.D.	scale: NTS
			769-14
CLIENTS SIGNATURE:		DATE:	S.P. 0.0.

• 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 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 PRECEDENCE.
 • THIS DRAWING & DESIGN IS COPYRIGHT & THE PROPERTY OF FIRSTYLE HOMES, AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM.

DEVELOPMENT CALCULATIONS

LOT: 2229 SITE AREA: 247.2m²

Itemised Floor Areas:	Totals:
living ground floor:	82.52m ²
first floor: (excl. void 72.81m ²)	76.6m ²
garage: (excess 00.000m ²)	35.88m ²
alfresco:	7.45m ²
porch:	7.83m ²
balcony:	7.96m ²
total floor area:	218.24m ²

FLOOR SPACE RATIO CALCULATION:

gross floor areas:	Totals:
living ground floor: (internal area)	72.82m ²
first floor excl. void: (internal area)	64.78m ²
total gross floor area:	137.6m ²
floor space ratio:	0.56:1

SITE AREA COVERAGE/LANDSCAPE:

house ground floor:	82.52m ²
garage:	35.88m ²
porch/alfresco:	15.28m ²
driveway/paved area:	4.55m ²
site coverage Area:	133.68m ² (54.1%)
landscape area:	113.52m ² (45.9%)
pervious areas (soft)	108.96m ² (44.1%)
impervious areas (hard)	138.24m ² (55.9%)
front yard landscape area	15.64m ² (6.3%)
front yard hard paved area	1.43m ² (0.5%)
private open space c/a:	49.85m ²
principal private open space:	18m ²
total car space incl. carstand:	2 carspace

COUNCIL ZONE: R1

PROMOTION:
 LIVING/STYLE COLLECTION

CLIENT:
 FIRSTYLE HOMES

LOCATION:
 LOT 2229
 WILLIAM HART CRESCENT
 PENRITH NSW 2750

DP-SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH
model: CHESTER 23	facade: AUGUSTINE
date: 2/06/2014	SK1
drawn: GP/L.D.S.	checked: P.D.
scale: 1:200	769-14

BASIX
 = 35.79m² of roof area to discharge to water tank.
 = 125.21m² stormwater and overflow to discharge to existing street channel.
 o/a = 161m² of roof area.

LEGEND:
 ○ = SURFACE INLETS AS REQUIRED
 —○— = SURFACE INLETS LINE
 - - - = STORMWATER LINE

EARTHWORKS TO AHD
 HOUSE: FFL 27.110
 (LIVING) EGL 26.710
 GARAGE: FFL 26.820
 FGL 26.420

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

GENERAL DRAINAGE NOTES

1. Roof Plumber to locate Downpipes as indicated on FLOOR PLANS per spec. provided.
2. Stormwater pipes to be 100mm DIA.(Min) at 1 deg. Grade (Min) to AS 3500
3. Stormwater pipes may run via sub-floor to achieve minimum Grade to invert level.
4. ALL LEVELS SHOWN ON PLAN ARE APPROXIMATE ONLY UNLESS ACCOMPANIED BY LEVELS PREPARED BY REGISTERED SURVEYOR TO A.H.D
5. Stormwater lines to be Discharged into Existing City Drainage system & connected to local government authority requirements.

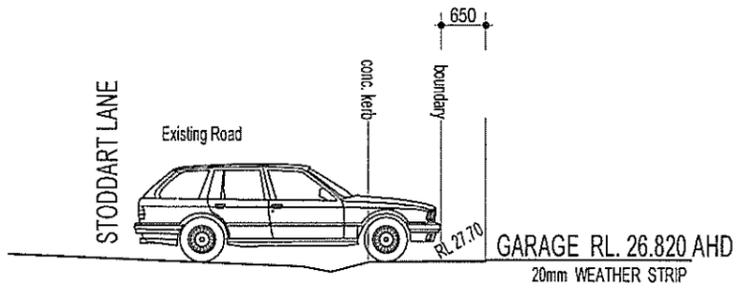
note:
 r.l. levels indicative to a building tolerance of +/- 90mm.

NOTE:
 EAVES OH TO ENCROACH AS ALLOWED BY B.C.A:CL3.7.1.7 & FIGURE 3.7.1.9

NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT

FIBRE OPTIC WIRING PACKAGE

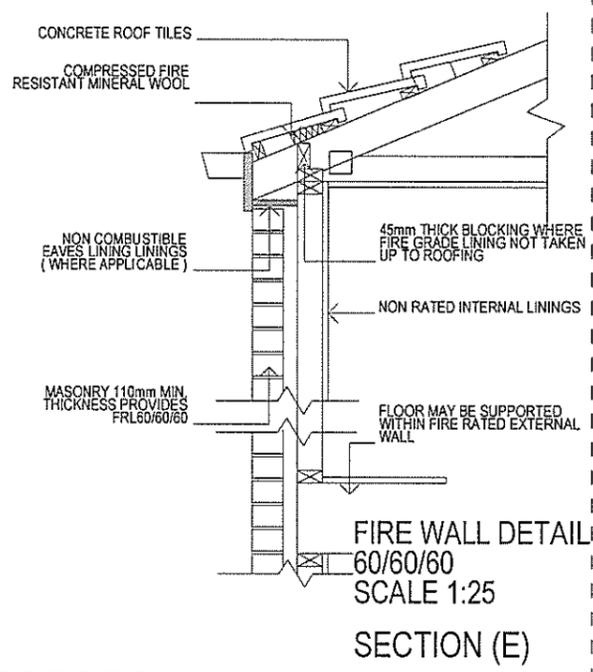
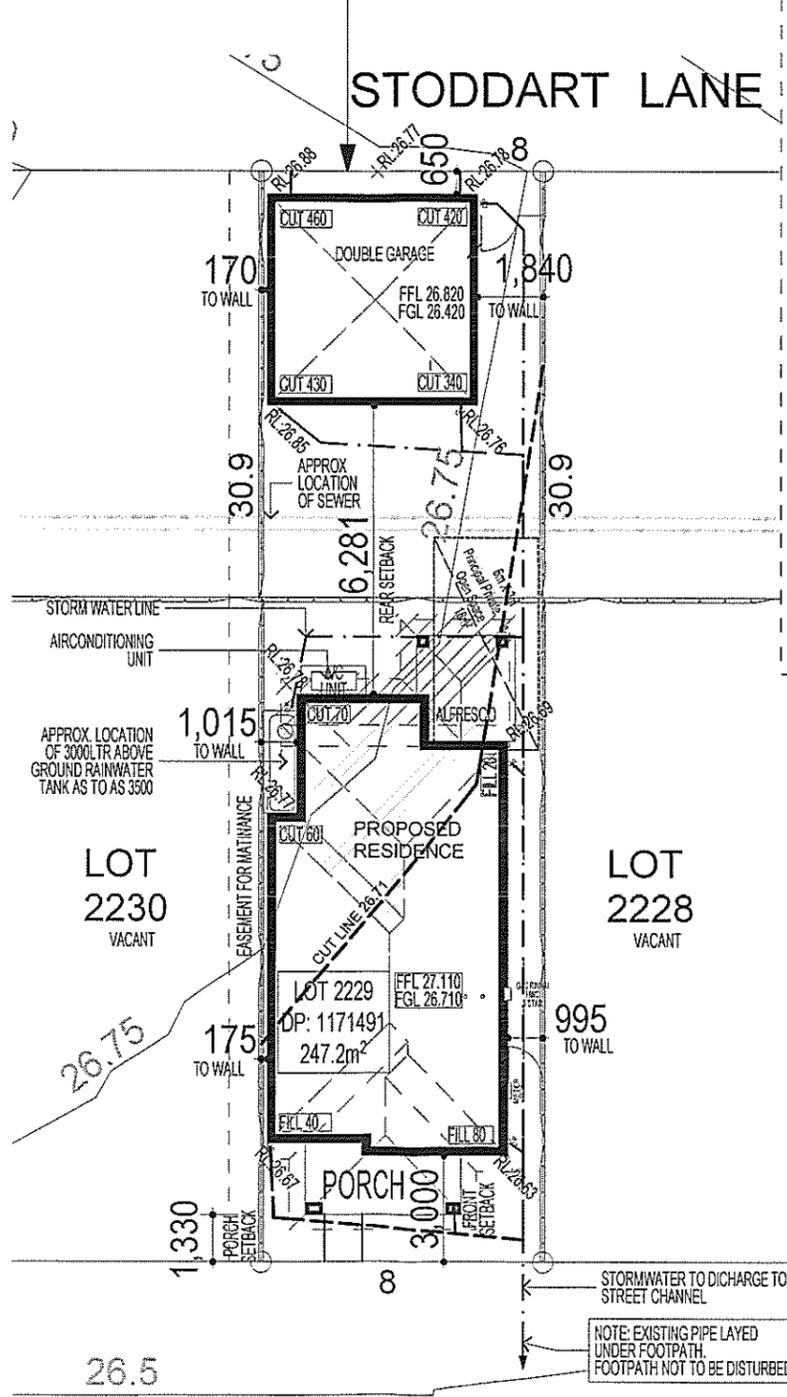
NOTE:
 ALL COMPONENTS SUCH AS: APPLIANCES; PLUMBING FITTINGS & FIXTURES; DOORS; CABINETS; HANDLES; PC ITEMS; ARE SHOWN ON THE PLANS & ELEVATIONS FOR ILLUSTRATION PURPOSES ONLY & TO COMMUNICATE APPROX SIZES. PLEASE REFER TO YOUR SPECIFICATIONS FOR YOUR RELEVANT INCLUSIONS.
 Document Set ID: 5922170



DRIVEWAY GRADIENT
 SCALE 1:100

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

NOTE:
 FINAL GARAGE LEVELS TO BE DETERMINED ON SITE



ABS A Class 1 Building Single-Dwelling Certification
 Association of Building Sustainability Assessors

Certification Number	1006295735
Certification Date	06/05/2014
Assessor Name	Vic Vicaretti
Assessor Number	20311
Assessor Signature	<i>[Signature]</i>

Simulated Energy: HEATING: 61.5 MJ/m² pa
 Simulated Energy: COOLING: 53.1 MJ/m² pa
 Rated with Downlights: Yes

NATHERS Rating 114.6 MJ/m² pa
4.5/10

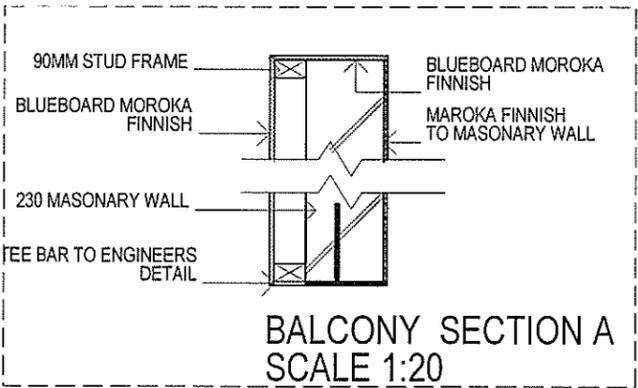
NOTE
 AIR CONDITIONING ONLY (EER 2.5-3.0 OR GREATER)
 3-PHASE POWER

SITE PLAN & STORMWATER CONCEPT PLAN

WILLIAM HART CRESCENT

KEY

	FACE BRICK (AS SELECTED)
	MOROKA TEXTURE TO FRONT AND RETURN AS DRAWN (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

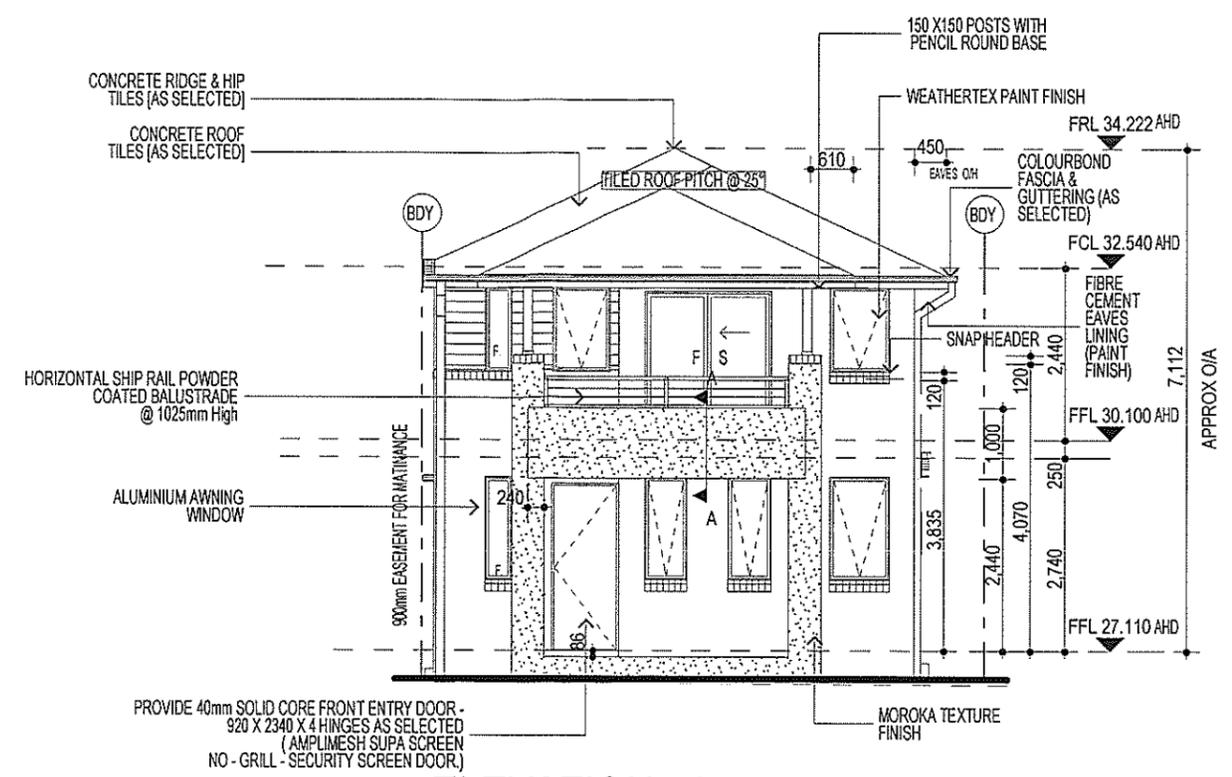
FIRSTYLE HOMES Pty Ltd
Lic No. 113412C
ACN: 087 773 779
PO BOX 171, HOXTON PARK 2171

ADMIN: (02) 9631 0111
FAX: (02) 9631 0711
EMAIL: design@firstyle.com.au

HIA members
the best in the business

MASTER BUILDERS ASSOCIATION MEMBER

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A., RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.
- ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEERS 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.

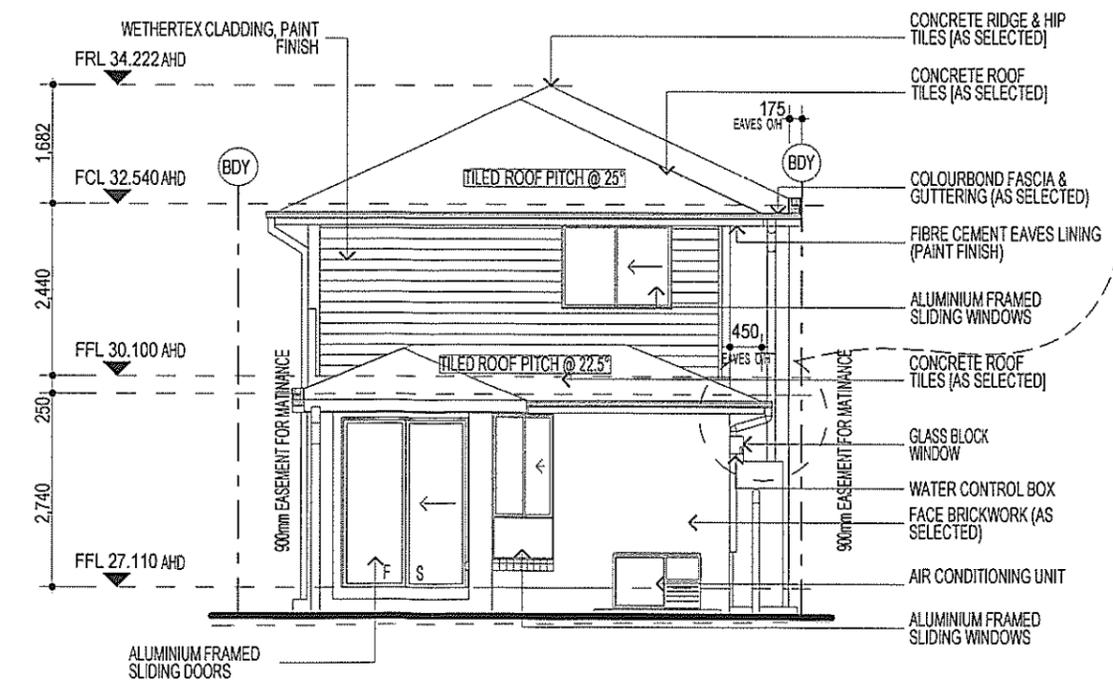
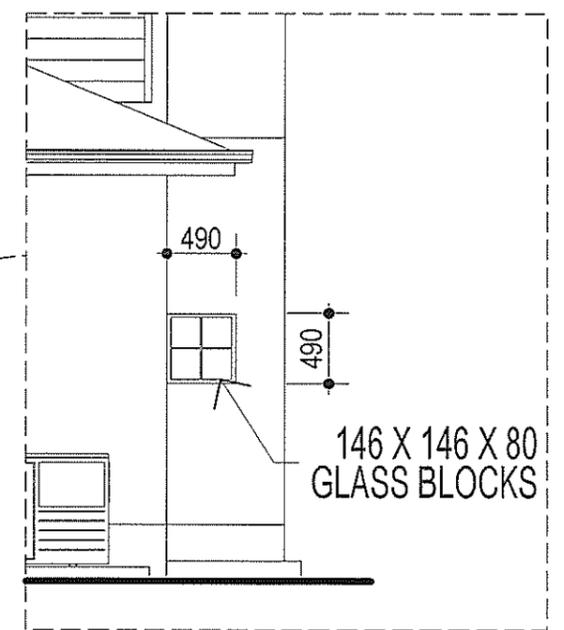


ABSA Class 1 Building Single-Dwelling Certification
Association of Building Sustainability Assessors

Certification Number	1006295735
Certification Date	06/05/2014
Assessor Name	Vic Vicaretti
Assessor Number	20311
Assessor Signature	

Simulated Energy: HEATING: 61.5 MJ/m2 pa
Simulated Energy: COOLING: 53.1 MJ/m2 pa
Rated with Downlights: Yes

NAHERS Rating 4.5/10



FIBRE OPTIC WIRING PACKAGE

NOTE:
PROVIDE GRANITGARD TERMITE TREATMENT

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

NOTE:
ALL COMPONENTS 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.

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTYLE HOMES

LOCATION:
LOT 2229
WILLIAM HART CRESCENT
PENRITH NSW 2750

DP SUBDIVISION OF LOT 1197 DP 1171491	council. PENRITH
model: CHESTER 23	facade: AUGUSTINE
date: 2/06/2014	SK1
drawn: GP/L.D.S.	checked: P.D.
scale: 1:100	769-14

6 of 12

CLIENT'S SIGNATURE DATE SP 09

ELEVATIONS

KEY

	FACE BRICK (AS SELECTED)
	MOROKA TEXTURE TO FRONT AND RETURN AS DRAWN (AS SELECTED)
	WEATHEREX CLADDING PAINTED FINISH (AS SELECTED)

FIRSTYLE HOMES

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

ADMIN: (02) 9501 0111
 FAX: (02) 9501 0711
 EMAIL: design@firstyle.com.au

HIA members
 the best in the business

MASTER BUILDERS ASSOCIATION MEMBER

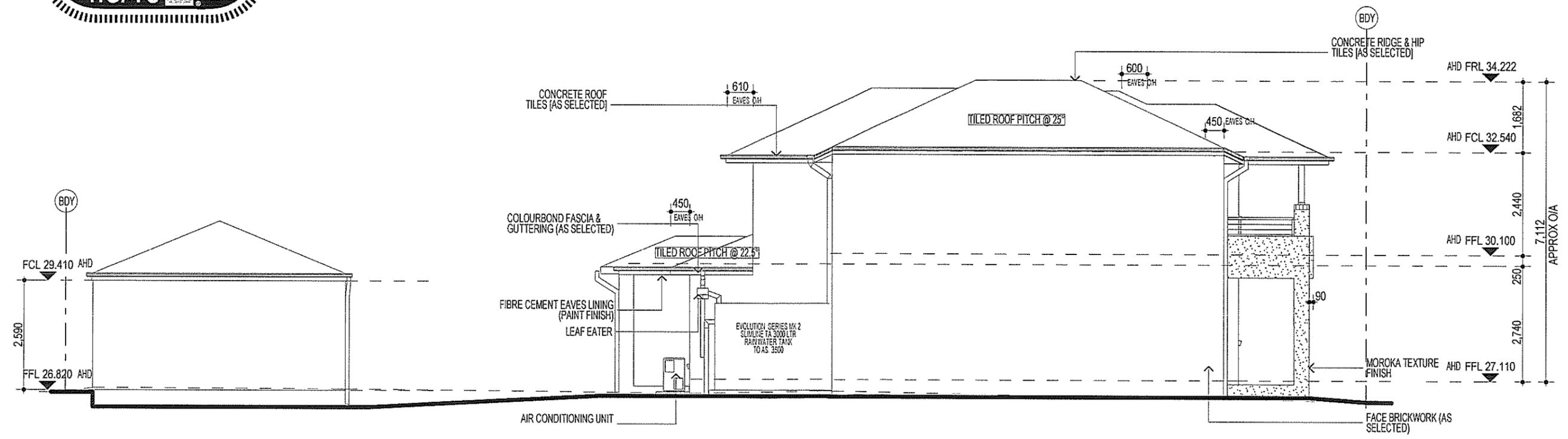
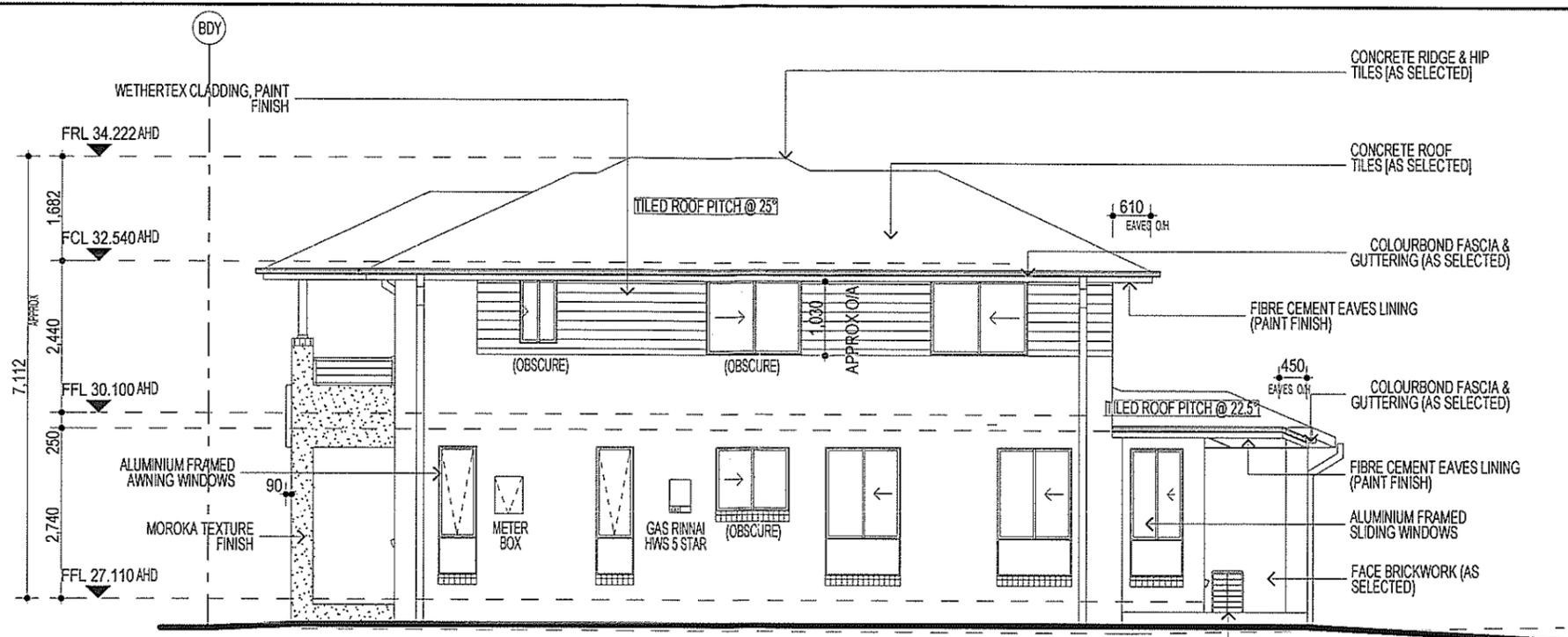
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A., RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.
- ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND CERTIFICATION AS PER REQUIRED BY COUNCIL.
- 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.

ABSA Class 1 Building Single-Dwelling Certification

Certification Number: 1006295735
 Certification Date: 06/05/2014
 Assessor Name: Vic Vicaretti
 Assessor Number: 20311
 Assessor Signature:

Simulated Energy: HEATING: 81.5 MJ/m2 pa
 Simulated Energy: COOLING: 53.1 MJ/m2 pa
 Rated with Downlights: Yes

NATHERS Rating: 4.5/10



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;
 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.

NOTE:
 PROVIDE GRANITGARD
 TERMITE TREATMENT

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

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTSTYLE HOMES

LOCATION:
LOT 2229
WILLIAM HART CRESCENT
PENRITH NSW 2750

DP: SUBDIVISION OF LOT 1197 DP
1171491

council:
PENRITH

model: CHESTER 23	facade: AUGUSTINE	date: 2/06/2014	checked: SK1
Sheet: 7 of 12	drawn: GP/L.D.S.	checked: P.D.	scale: 1:100

769-14

DATE: 23/06/2014

ELEVATIONS