

# Lot 2230

## 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
CrF	Cordyline 'Red Fountain'	Red Fountain Cordyline	5	175mm	1m
Lme	Liriope muscari 'Evergreen Giant'	Giant Liriope	2	150mm	0.7m
Mlg	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	1	25L	4m
Oj	Ophiopogon japonicus	Mondo Grass	12	strips	0.3m
Vh	Viola hederacea	Native Violet	16	150mm	0.1m
Vo	Viburnum odoratissimum	Sweet Viburnum	8	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
Lwt	Liriope muscari 'Monroe's White'	Liriope (white flowering)	4	200mm	450mm

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

### MATERIAL SCHEDULE

#### HEADER COURSE

Concrete pavers 'Adbri Stradapave', 300x300x50mm in 'Charcoal' colour, laid in stackbond pattern

Area m <sup>2</sup> URBANGROWTH*	Area m <sup>2</sup> BUILDER**
2.12	3.50

#### IN-FILL PAVEMENT

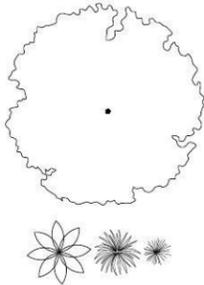
Concrete pavers 'Adbri Havenbrick', 200x100x50mm in 'Brushwood' colour, laid in herringbone pattern

1.68	1.47
<b>Total area</b>	<b>3.80</b>
	<b>4.97</b>

\*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
55	8	11	36	1



### 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



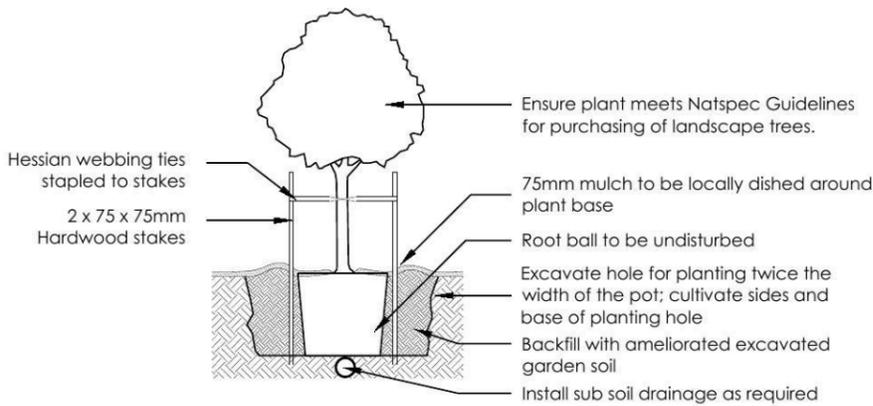
Garden edging



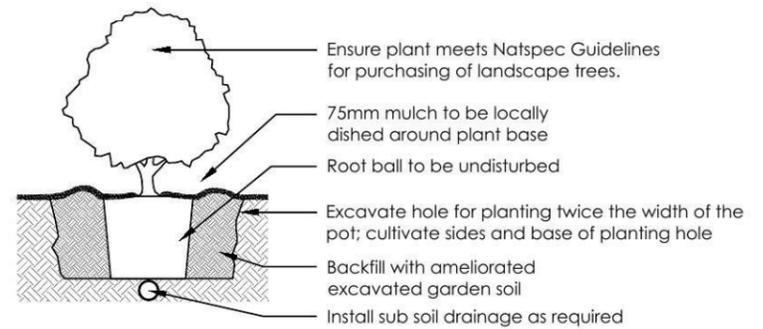
Masonry retaining walls



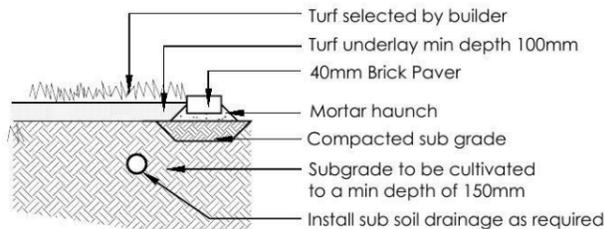
Existing contours



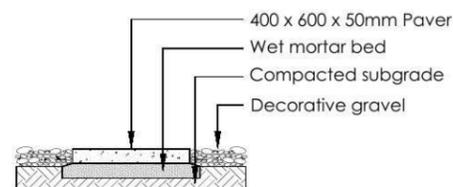
1 Tree Planting Detail  
NTS 25L - 100L Pot Size



2 Planting Detail  
NTS 150mm, 200mm Pot Size



3 Turf Detail  
NTS Brick Paver Edge



4 Stepping stones in gravel  
NTS Low traffic zone

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE FOR CLIENT REVIEW	BT	RS	06-05-14
B	ADD DETAILS FOR DA	BT	RS	13-05-14

**ecodesign**  
outdoor living environments

PO Box 8136, Southam Hts BC, NSW 2153  
Ph: (02) 9680 7712 Fax: (02) 9680 7705  
Email: info@ecodesign.com.au  
Web: www.ecodesign.com.au  
Member of the Australian Institute of Landscape Designers and Managers

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7. All work to be performed by a suitably qualified tradesperson.  
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ADDRESS: **LOT 2230 WILLIAM HART CRESCENT, PENRITH**

PROJECT: **NEW RESIDENCE**

DRAWING: **LANDSCAPE PLAN**

SCALE: **1:100 @ A3** DATE: **DA** SHEET: **02**

CLIENT: **FIRSTYLE**

DRAWN: **BT** CHECK: **RS** DATE: **13-05-14** REVISION: **B**

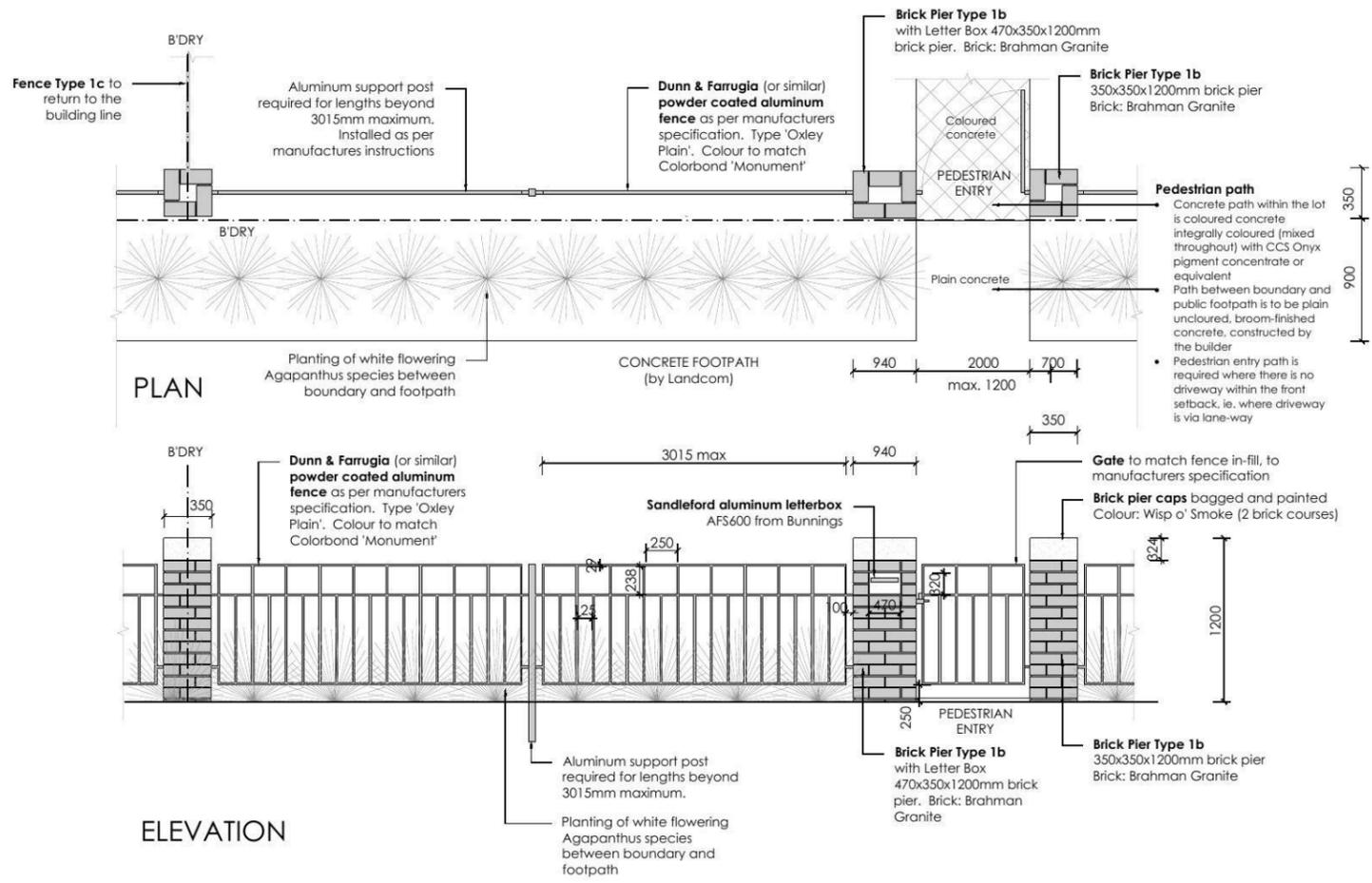
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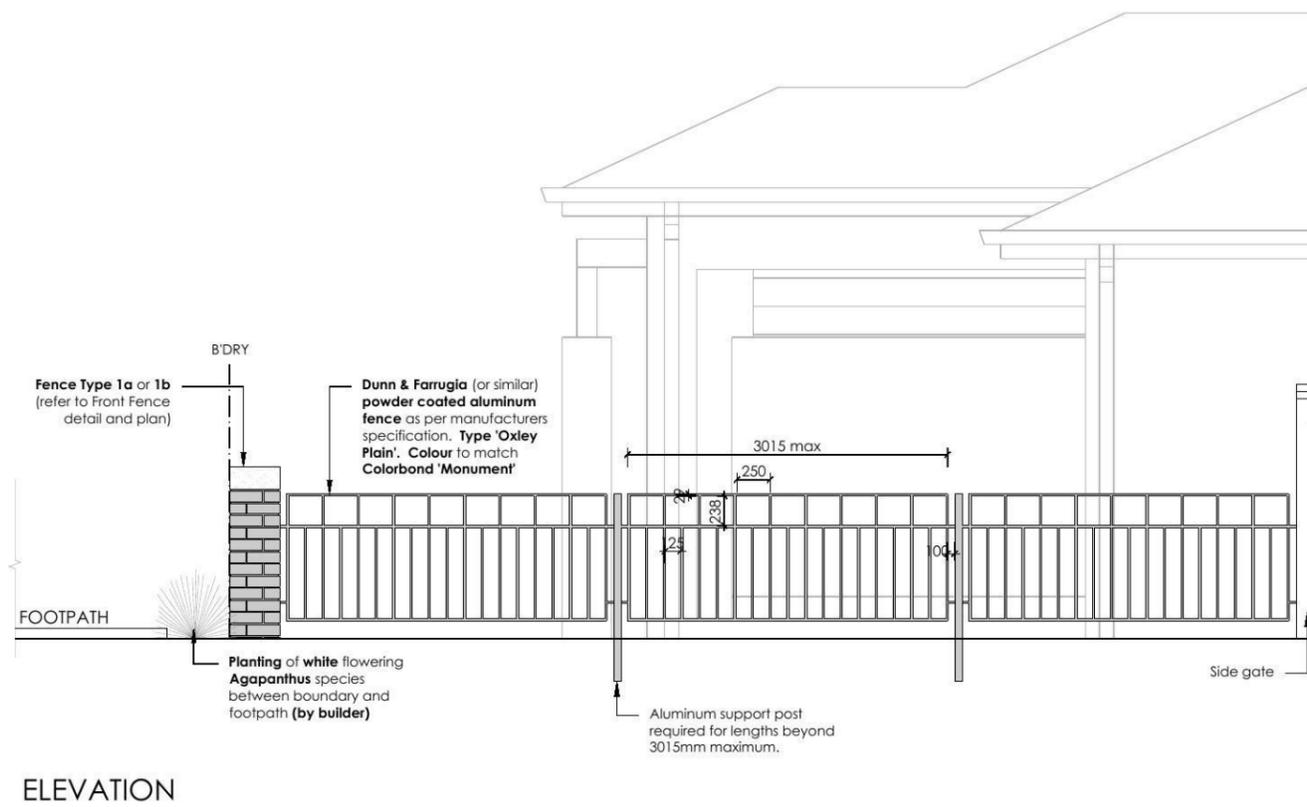
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5 **FENCE TYPE 1b - Front Fence**  
1:50 Typical detail



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

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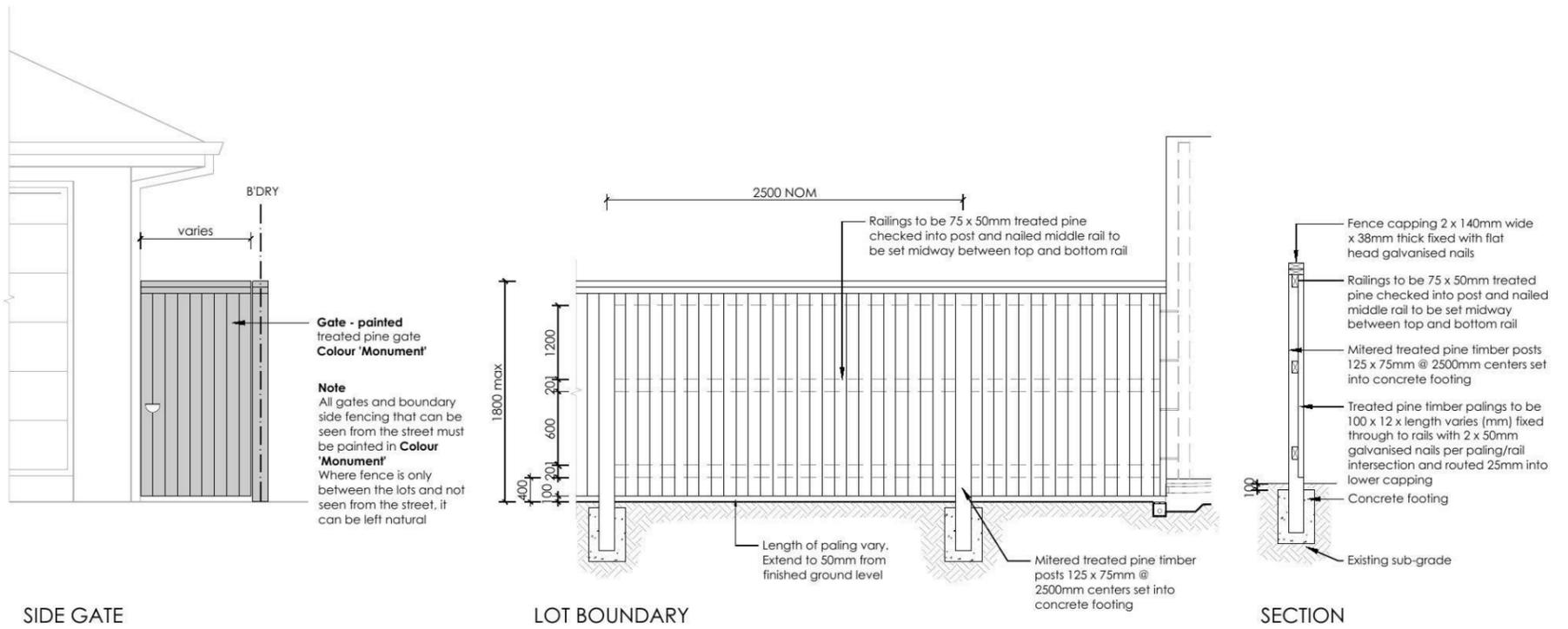
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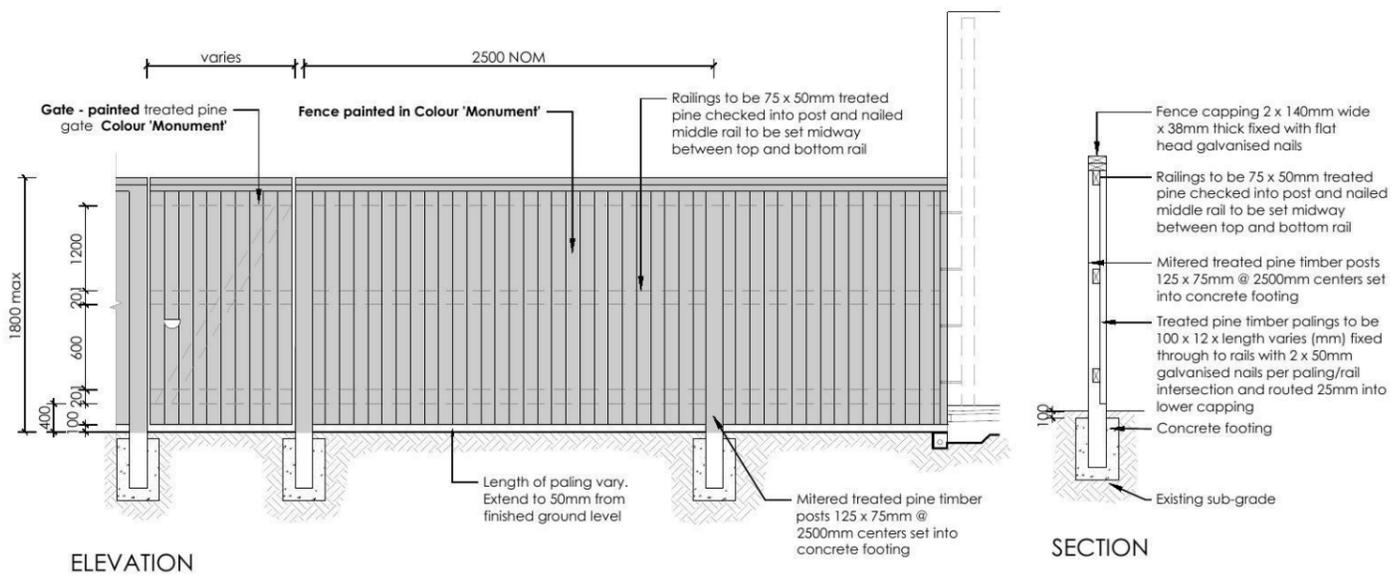
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DRAWN: **BT** CHECK: **RS** DATE: **13-05-14** REVISION: **B**





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



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

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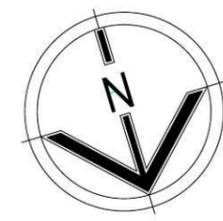
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DRAWING: **LANDSCAPE PLAN**

SCALE: **1:100 @ A3** TOUR: **DA** SHEET: **04**

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**DEVELOPMENT CALCULATIONS**

LOT: 2230 SITE AREA: 247.2m<sup>2</sup>

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

**FLOOR SPACE RATIO CALCULATION:**

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

**SITE AREA COVERAGE/LANDSCAPE:**

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

**COUNCIL ZONE: R1**

PROMOTION:  
**LIVING/STYLE COLLECTION**

CLIENT:  
**FIRSTSTYLE HOMES**

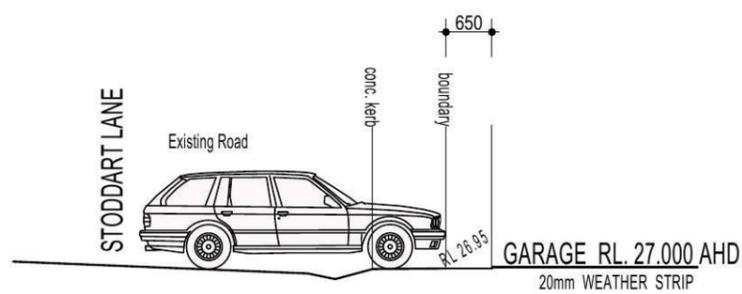
LOCATION:  
**LOT 2230  
 WILLIAM HART CRESCENT  
 PENRITH NSW 2750**

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 **770-14**

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**  
 = 35.79m<sup>2</sup> of roof area to discharge to water tank.  
 =125.21m<sup>2</sup> stormwater and overflow to discharge to existing street channel.  
 o/a= 161m<sup>2</sup> of roof area.

**LEGEND:**

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

**EARTHWORKS TO AHD**

HOUSE: (LIVING)	FFL 27.310 EGL 26.910
GARAGE:	FFL 27.000 FGL 26.600

**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.

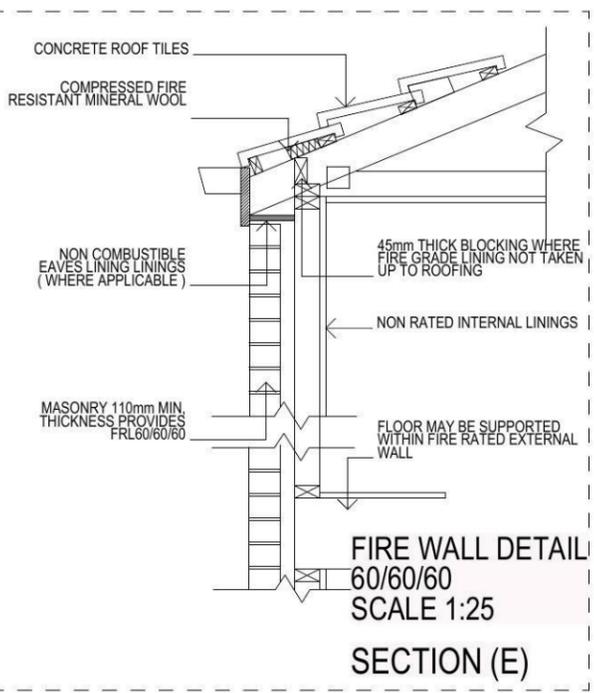
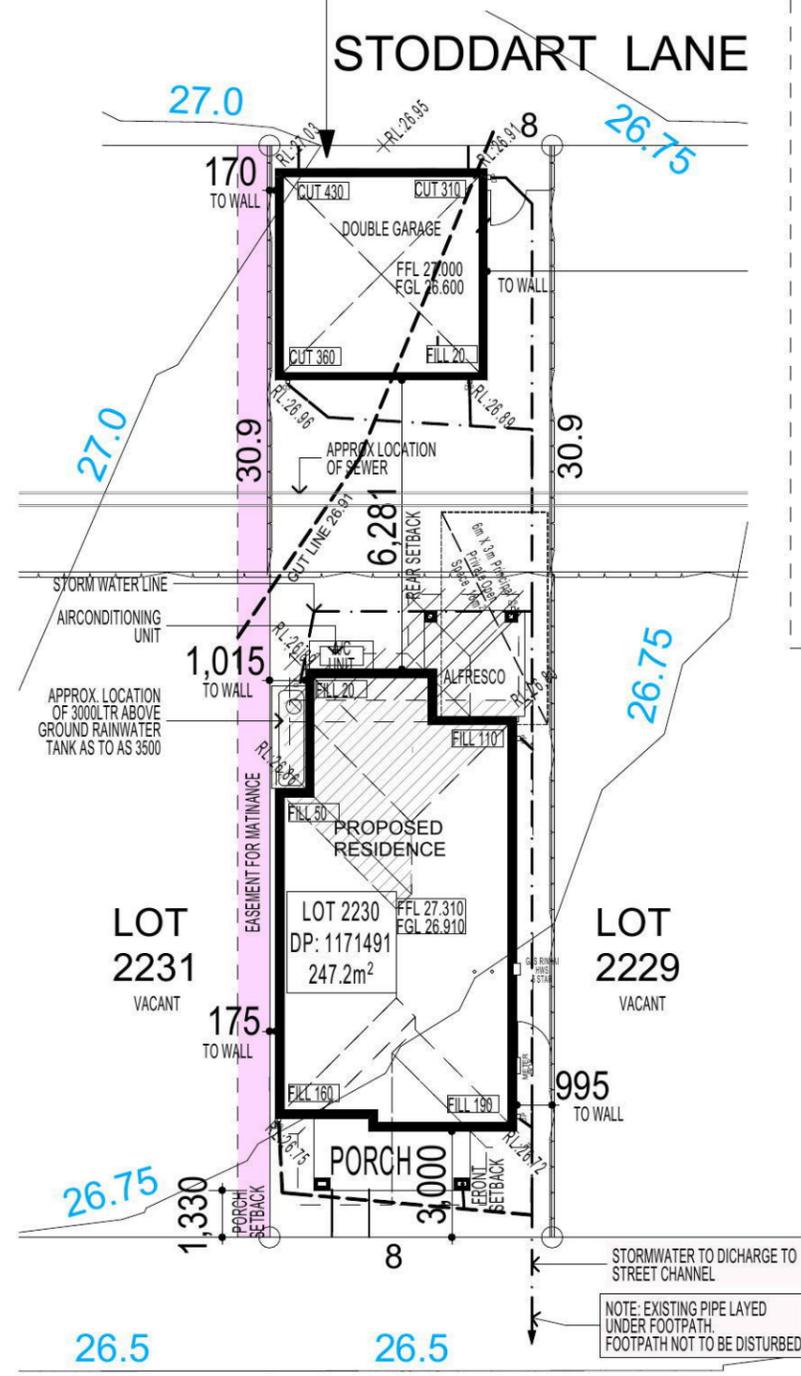
**NOTE:**  
 EAVES O/IH TO ENCROACH AS ALLOWED BY B.C.A:CL3.7.1.7 & FIGURE 3.7.1.9

**NOTE:**  
 PROVIDE GRANITGARD TERMITE TREATMENT

**FIBRE OPTIC WIRING PACKAGE**

**NOTE:**  
 ALL COMPONENTS SUCH AS: APPLIANCES; PLUMBING FITTINGS & FIXTURES; DOORS; 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**  
 AIR CONDITIONING ONLY (EER 2.5-3.0 OR GREATER)  
 3-PHASE POWER



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

**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)

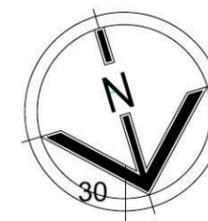
**NOISE & VIBRATION MEASURES:**

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

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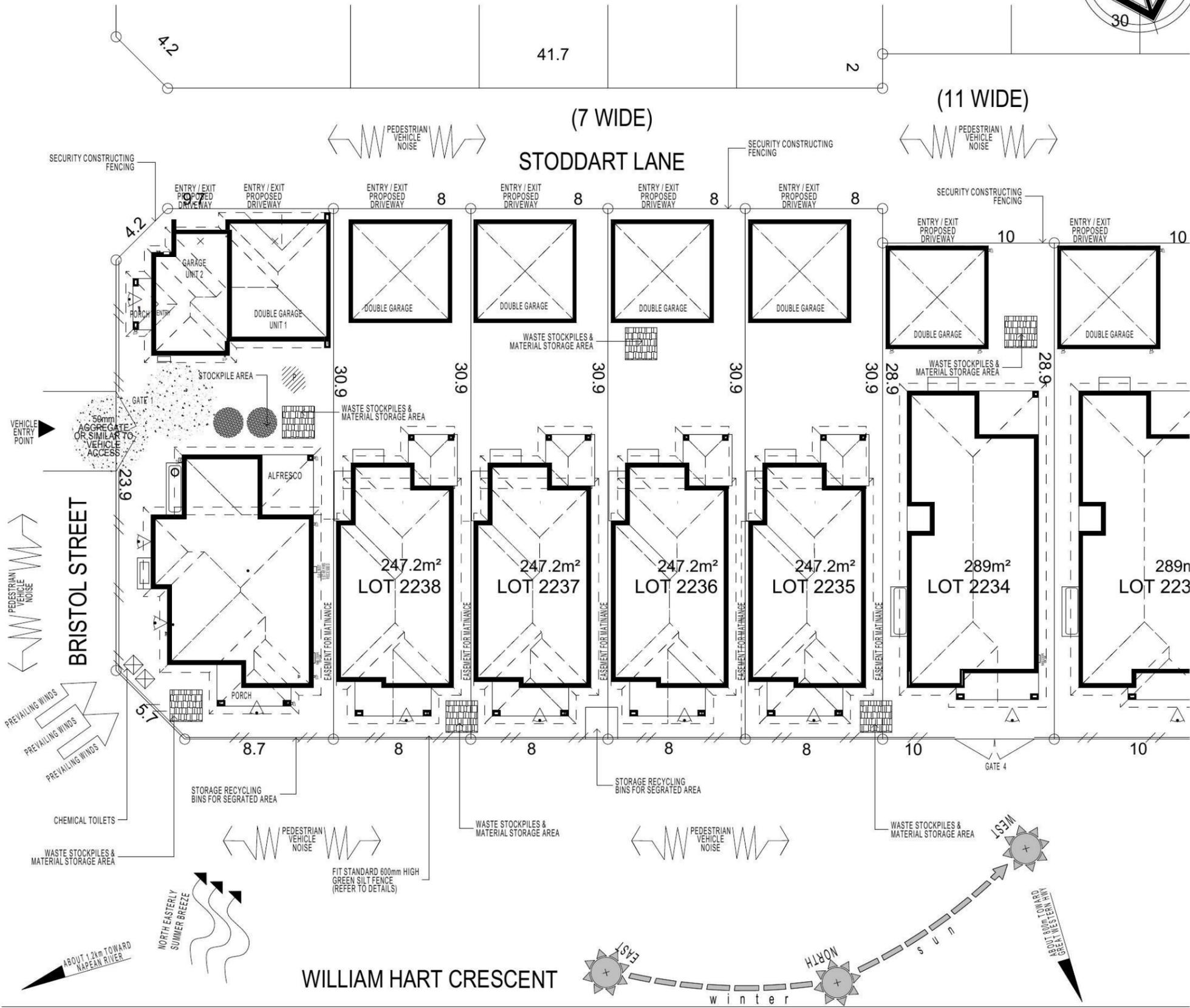
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KEY	
	SOLAR ACCESS
	NUMBER OF STOREY'S
	PREVAILING WINDS
	EXISTING TREES
	TREES TO BE REMOVED
	DIRECTION & DISTANCES
	NOISE
	VEHICULAR SITE ENTRY
	HWS
	VIEWS
	PRIVATE OPEN SPACE
	OVERLOOKING
	RAINWATER TANK (Underground)
	A/C UNIT (if required)



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CLIENT:  
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PENRITH NSW 2750

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

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

CLIENTS SIGNATURE: DATE: S.P. 0.0.

**WASTE MANAGEMENT / SITE ANALYSIS**

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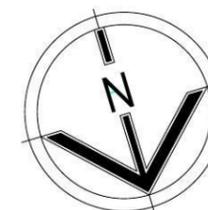
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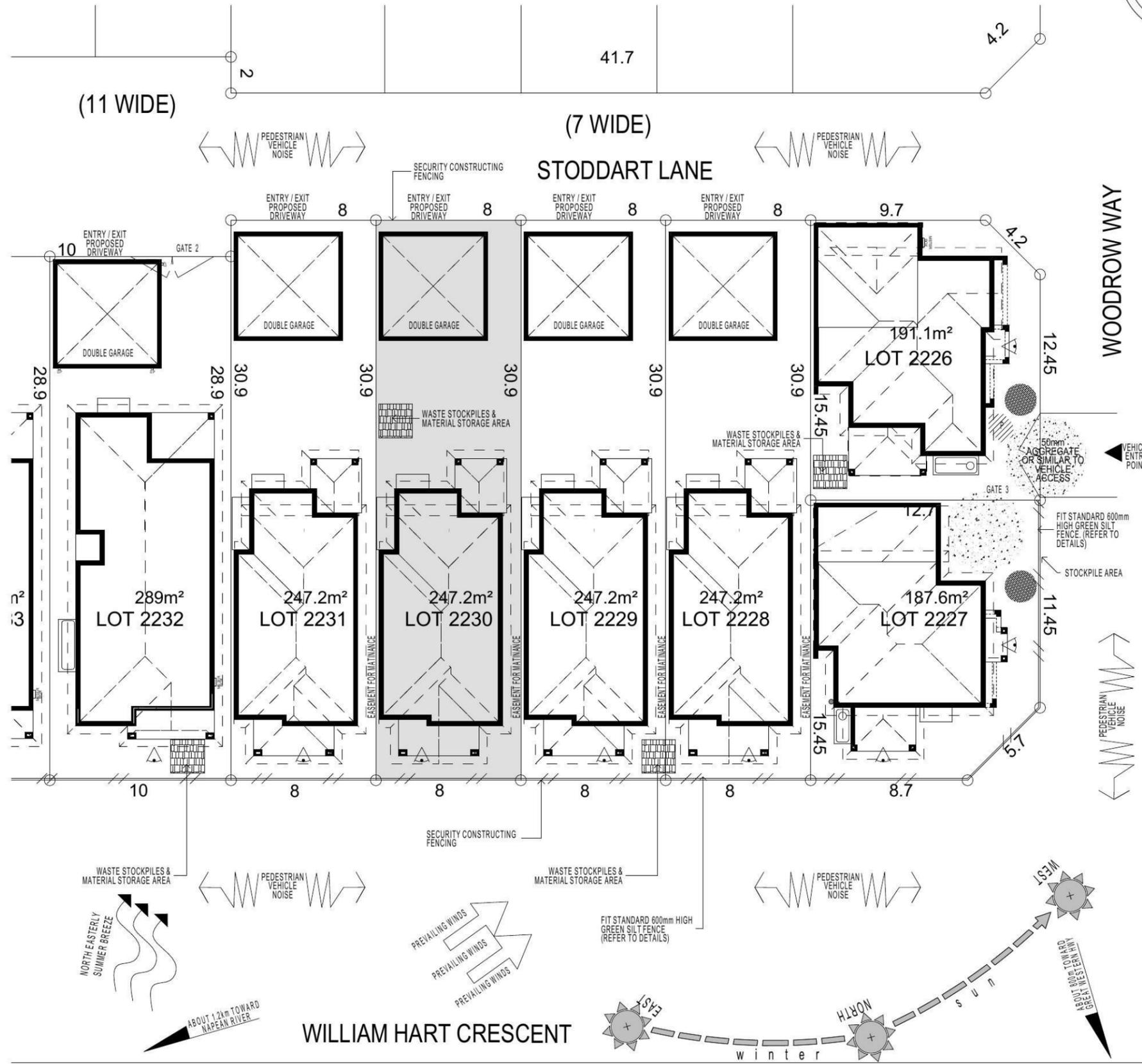
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KEY	
	SOLAR ACCESS
	NUMBER OF STOREYS
	PREVAILING WINDS
	EXISTING TREES
	TREES TO BE REMOVED
	DIRECTION & DISTANCES
	NOISE
	VEHICULAR SITE ENTRY
	HWS
	VIEWS
	PRIVATE OPEN SPACE
	OVERLOOKING
	RAINWATER TANK (Underground)
	A/C UNIT (if required)

PROMOTION:  
**LIVING/STYLE COLLECTION**

CLIENT:  
**FIRSTSTYLE HOMES**

LOCATION:  
LOT 2230  
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

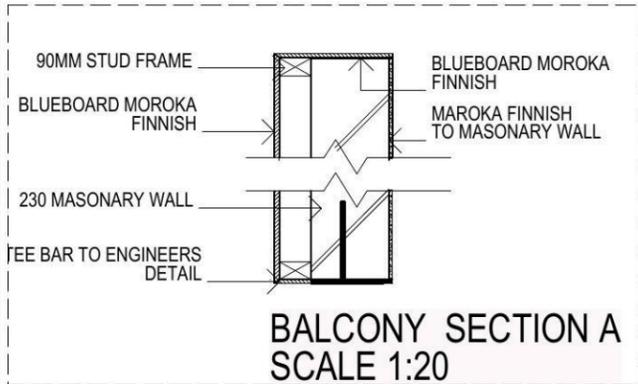
**770-14**

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**

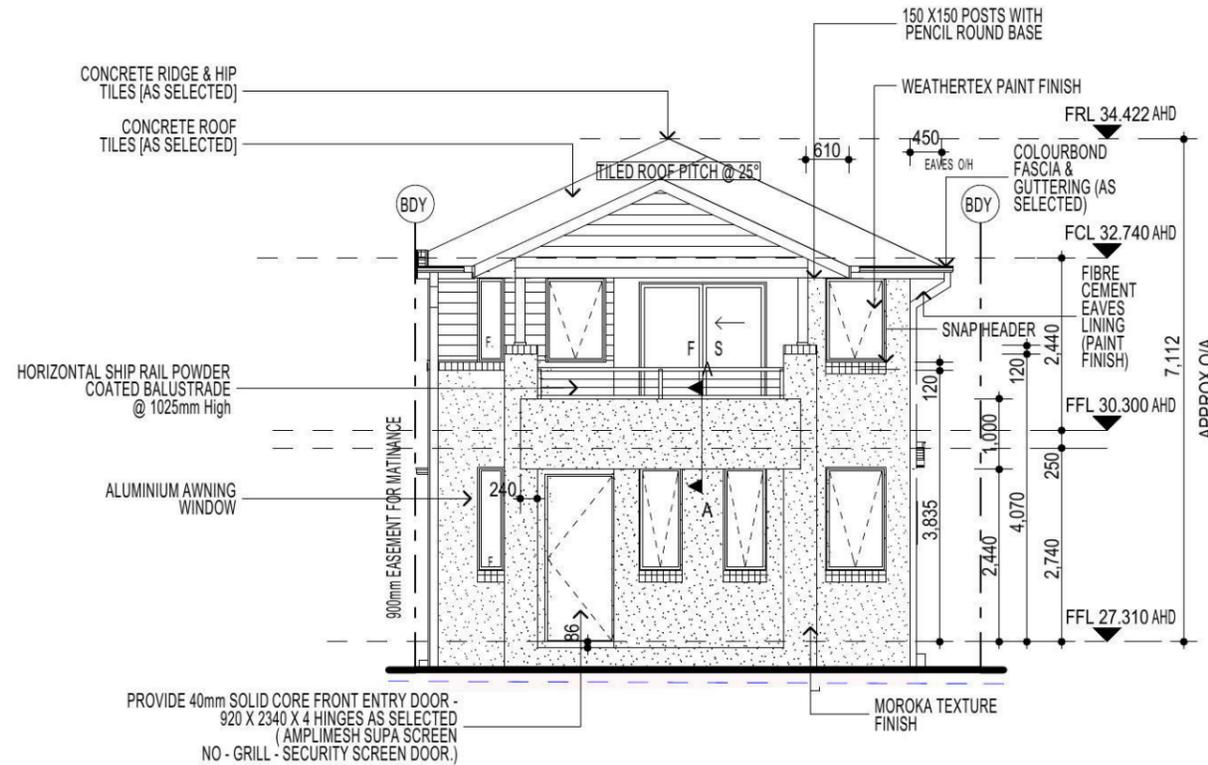
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Lic No. 113412C  
ACN. 087 773 779  
PO BOX 171, HOXTON PARK 2171

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

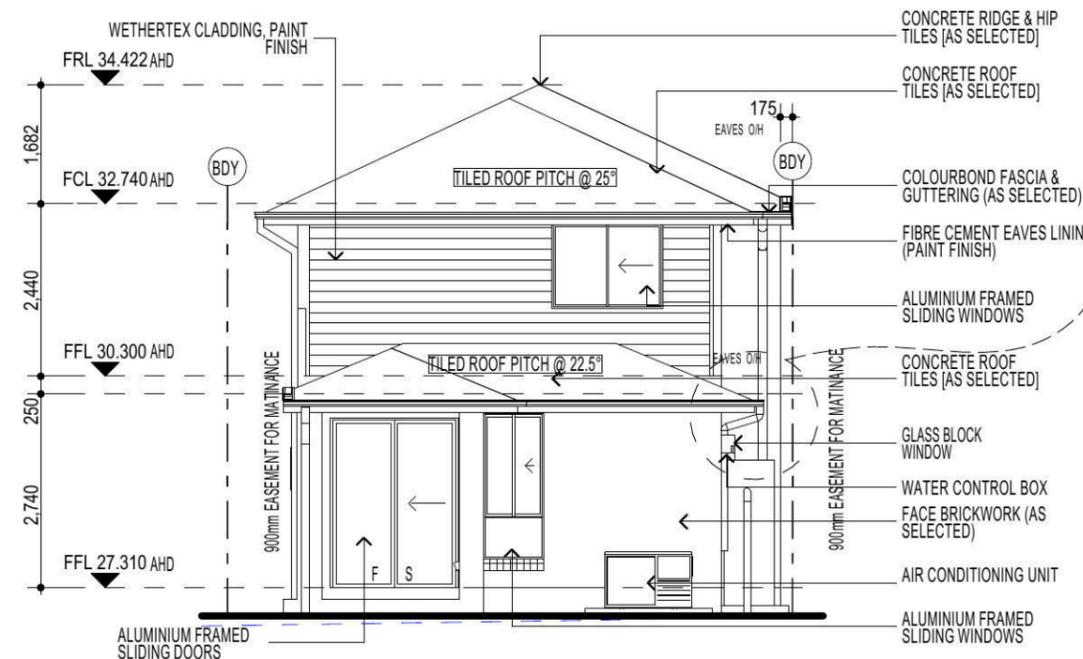
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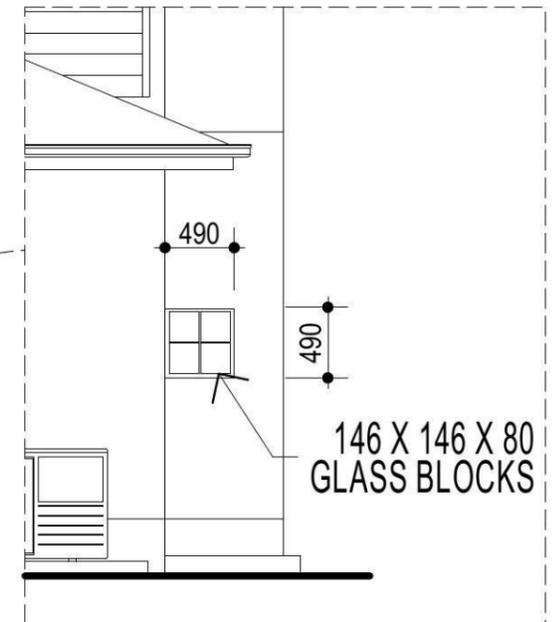
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**ELEVATION A**



**ELEVATION C**



**ELEVATION C1**

**FIBRE OPTIC WIRING PACKAGE**

**NOTE:**  
PROVIDE GRANITGARD TERMITE TREATMENT

**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 HOMES**

LOCATION:  
LOT 2230  
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: 6 of 12 draw: GP/L.D.S. checked: P.D. scale: 1:100

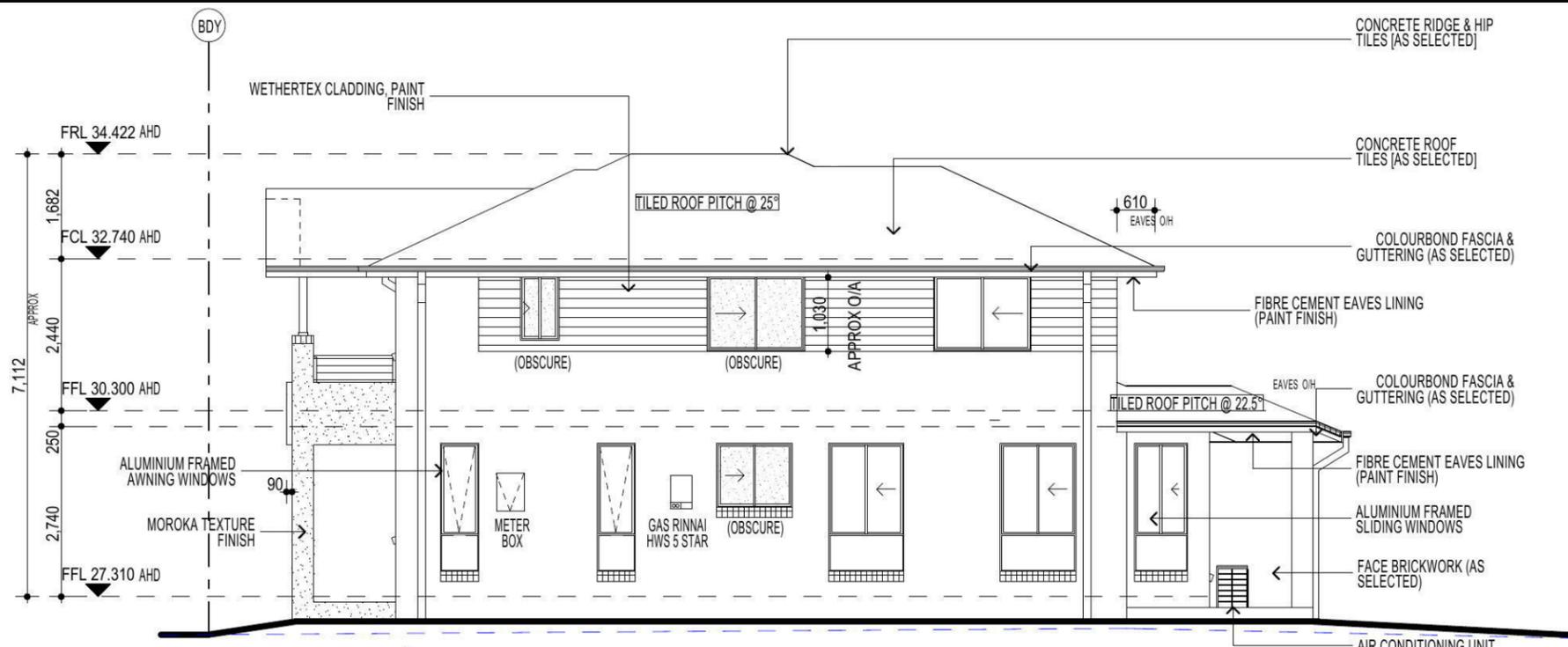
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**ELEVATIONS**

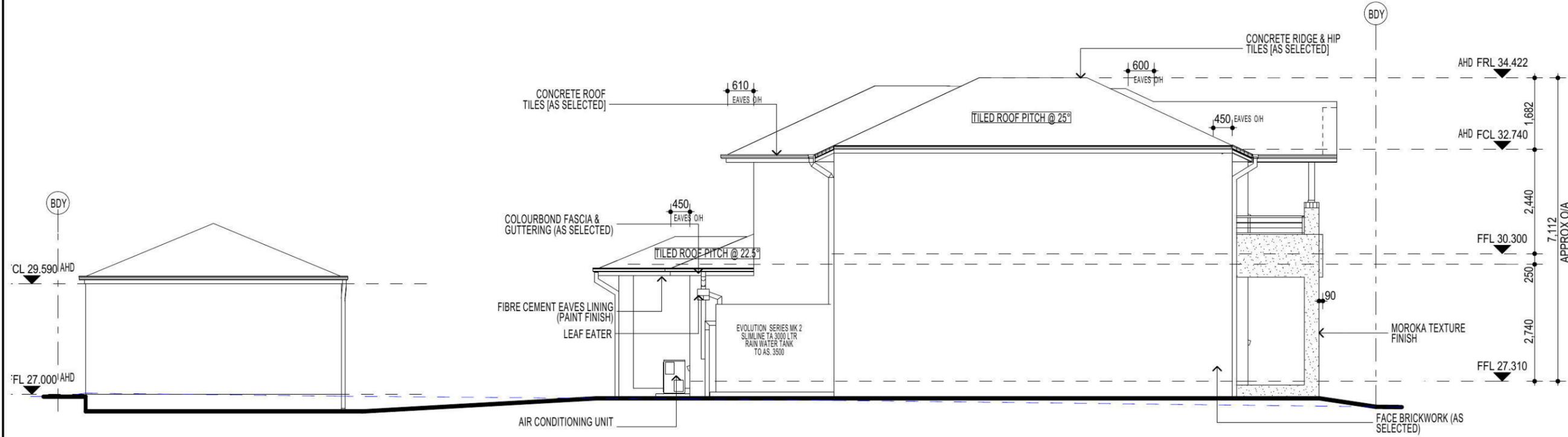
CLIENTS SIGNATURE: DATE: S.P. 0.0.

**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**  
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3-PHASE POWER

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**NOTE:**  
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**FIRSTSTYLE HOMES**

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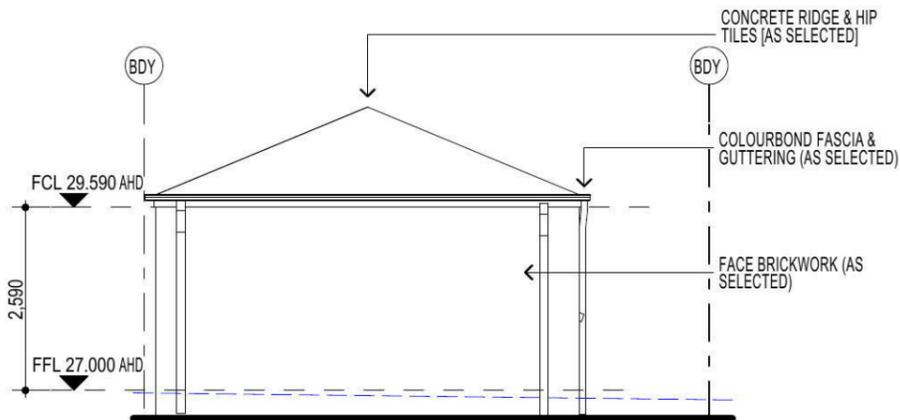
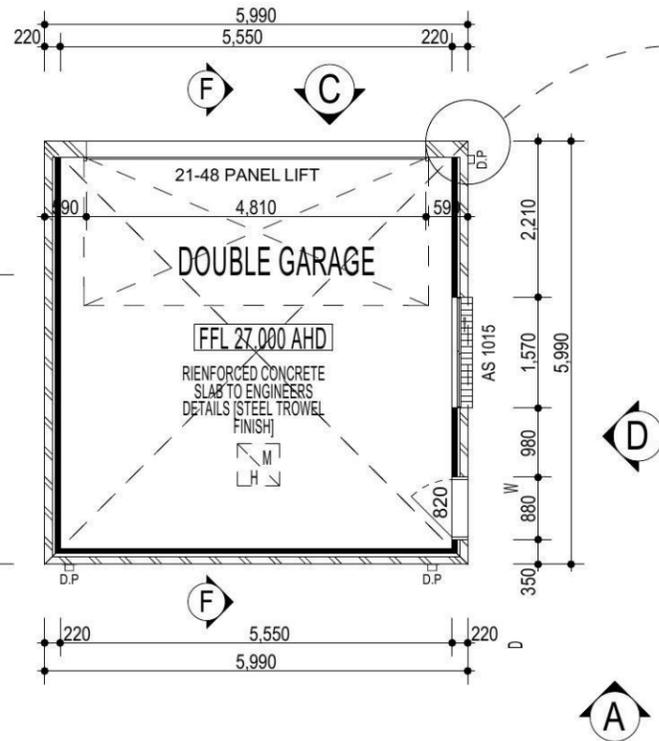
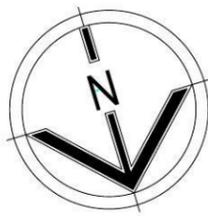
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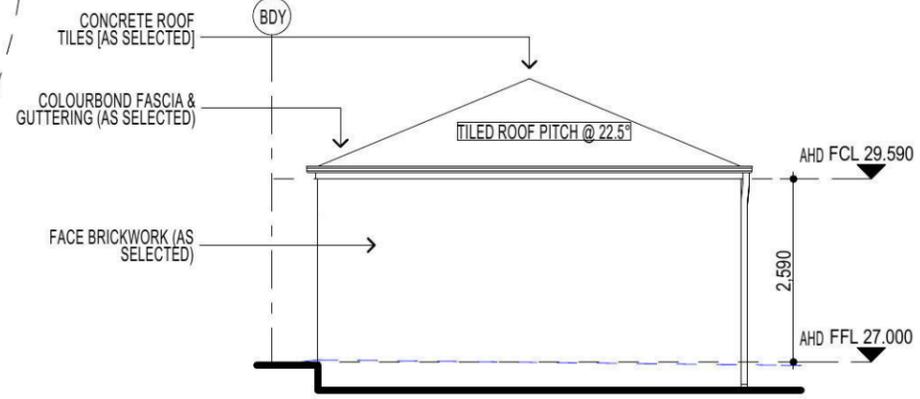
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CLIENT: <b>FIRSTSTYLE HOMES</b>			
LOCATION: LOT 2230 WILLIAM HART CRESCENT PENRITH NSW 2750			
DP: SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH		
model: CHESTER 23	facade: AUGUSTINE	date: 26/05/2014	valuation assessment: SK1
Sheet: 7 of 12	drawn: GP/L.D.S.	checked: P.D.	scale: 1:100
			<b>770-14</b>
CLIENTS SIGNATURE:		DATE:	S.P. 0.0.

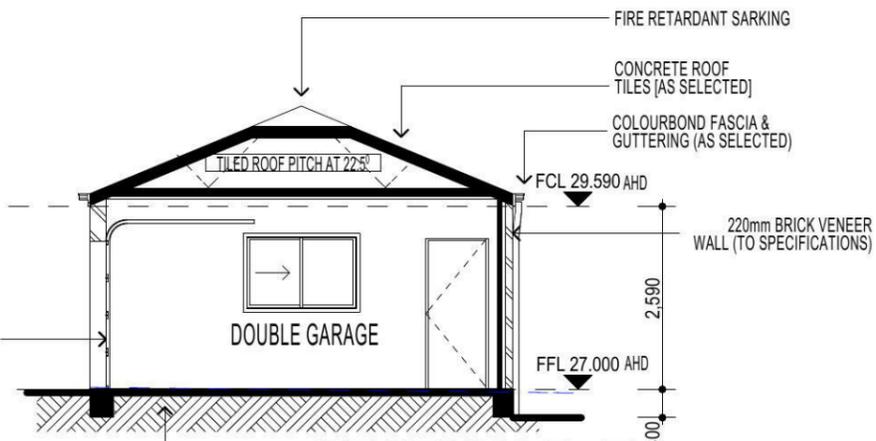
**ELEVATIONS**



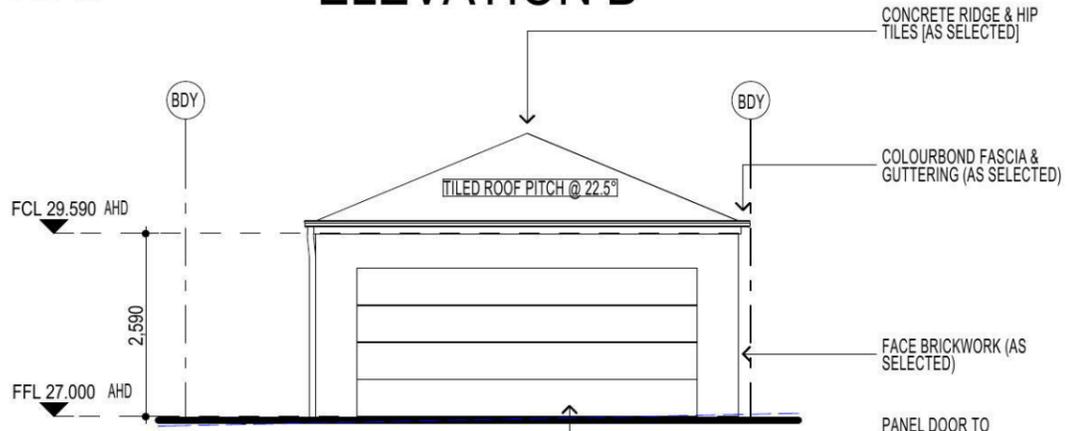
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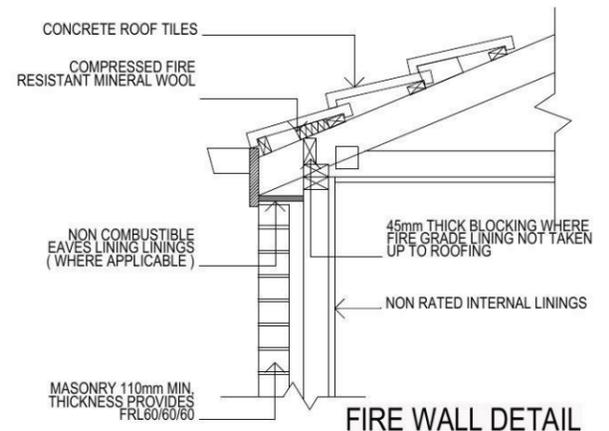
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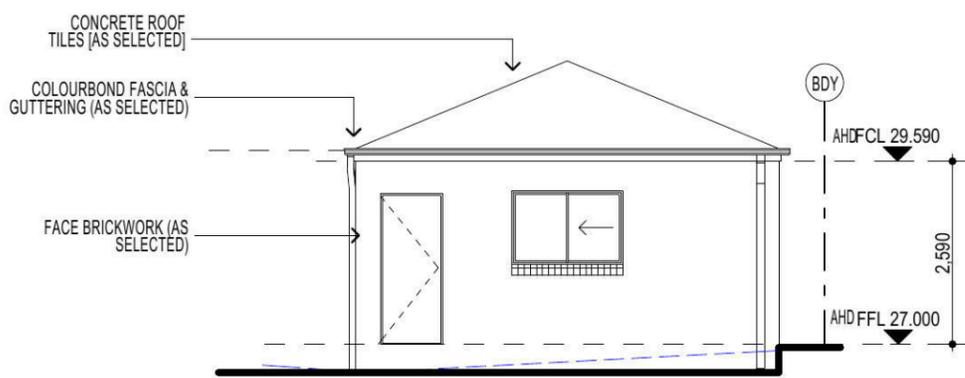
**SECTION F-F**



**ELEVATION C**



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



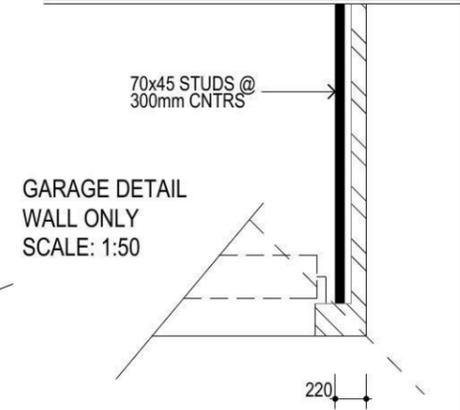
**ELEVATION D**

**FIRSTYLE HOMES**  
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**FIBRE OPTIC WIRING PACKAGE**

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 3-PHASE POWER

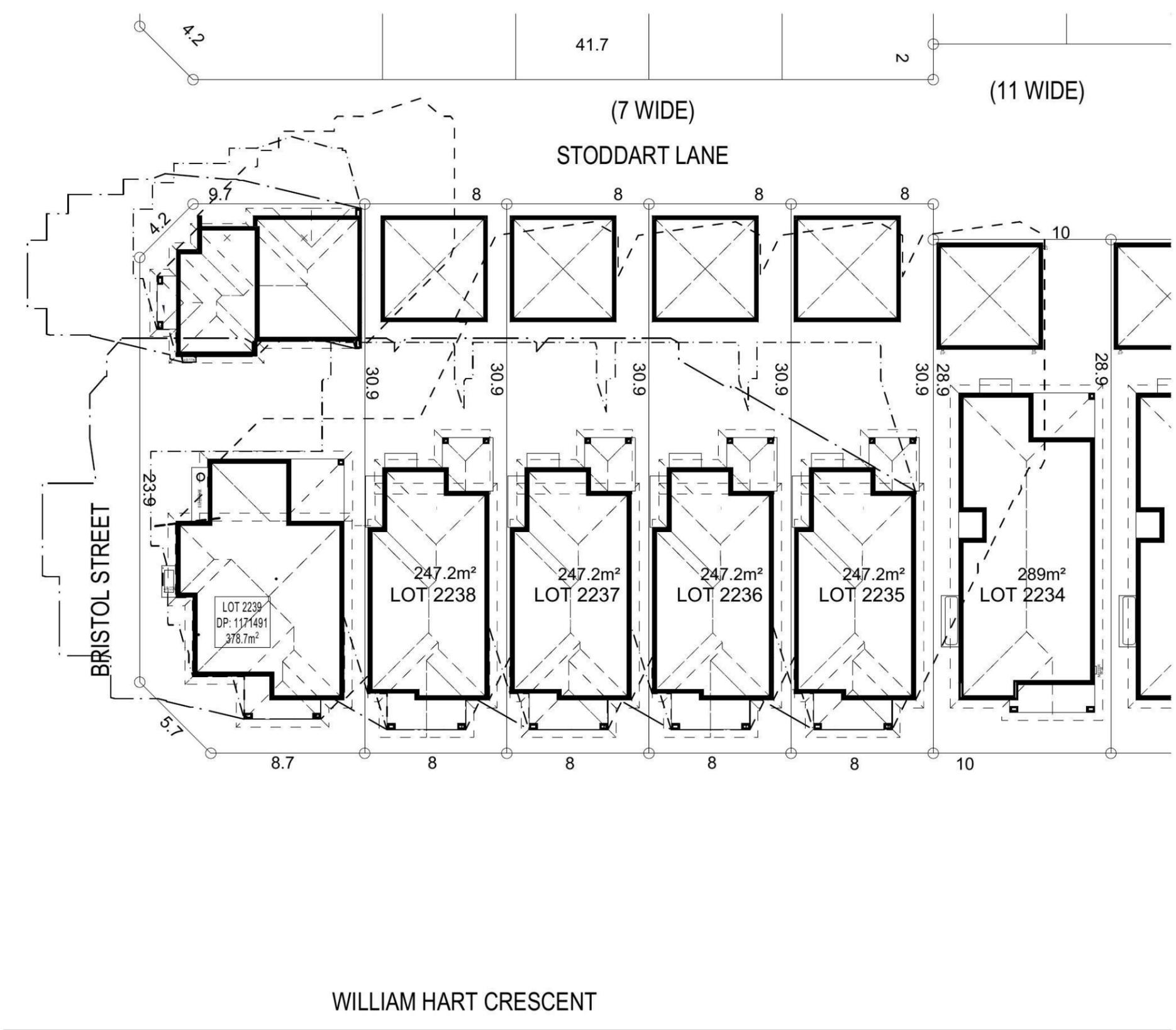
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CLIENT: <b>FIRSTYLE HOMES</b>			
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DP: SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH	date: 26/05/2014	quotation assessment: SK1
model: CHESTER 23	facade: AUGUSTINE	drawn: G.P.L.D.S.	checked: P.D.
Sheet: 8 of 12	scale: 1:100	<b>770-14</b>	
CLIENTS SIGNATURE: _____		DATE: _____ S.P. 0.0.	



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**SHADOW DIAGRAM**

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

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**SHADOW DIAGRAM**

PROMOTION:  
*LIVING/STYLE COLLECTION*

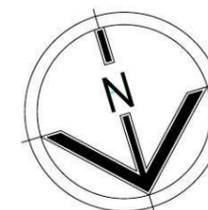
CLIENT:  
**FIRSTSTYLE HOMES**

LOCATION:  
 LOT 2230  
 WILLIAM HART CRESCENT  
 PENRITH NSW 2750

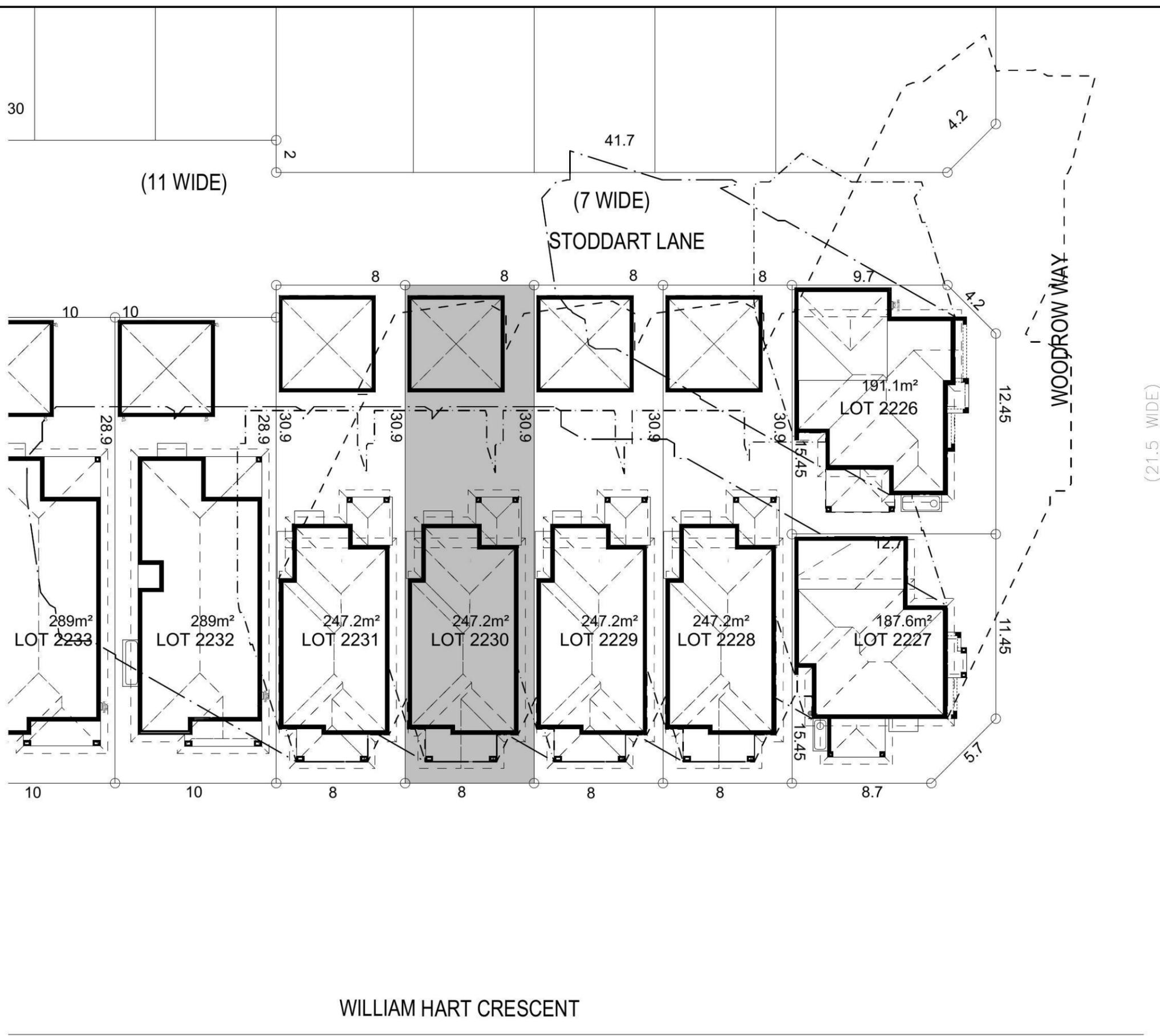
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model: CHESTER 23	facade: AUGUSTINE
date: 26/05/2014	quotation assessment: SK1
Sheet: 10 of 12	drawn: GP/L.D.S. checked: P.D. scale: 1:250

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



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**SHADOW DIAGRAM**

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

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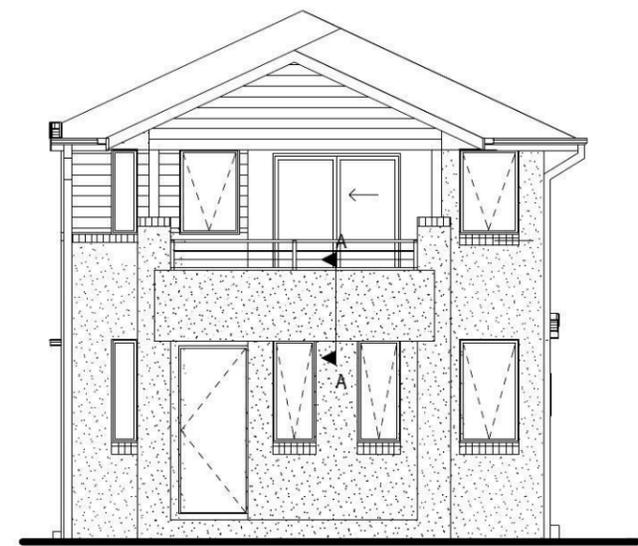
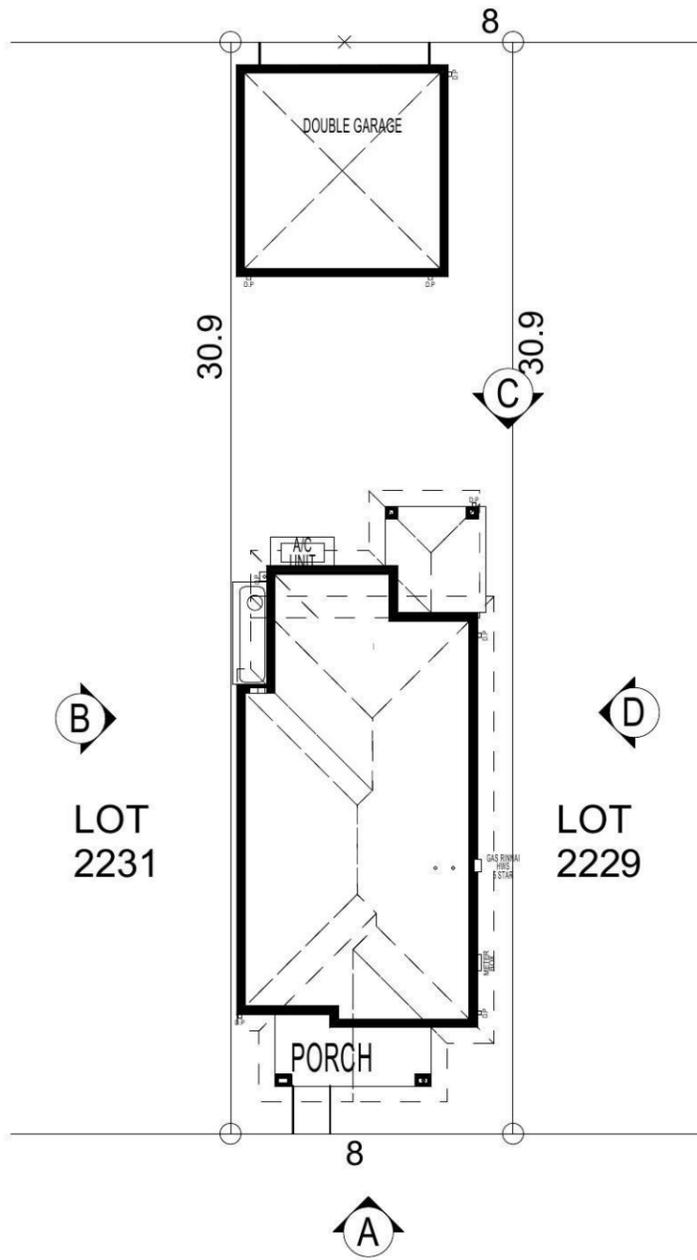
**SHADOW DIAGRAM (2)**

PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: <b>FIRSTSTYLE HOMES</b>			
LOCATION: LOT 2230 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.	770-14
scale: 1:250			
CLIENTS SIGNATURE:		DATE:	S.P. 0.0.

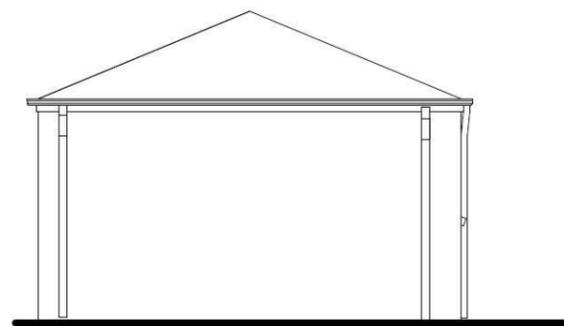


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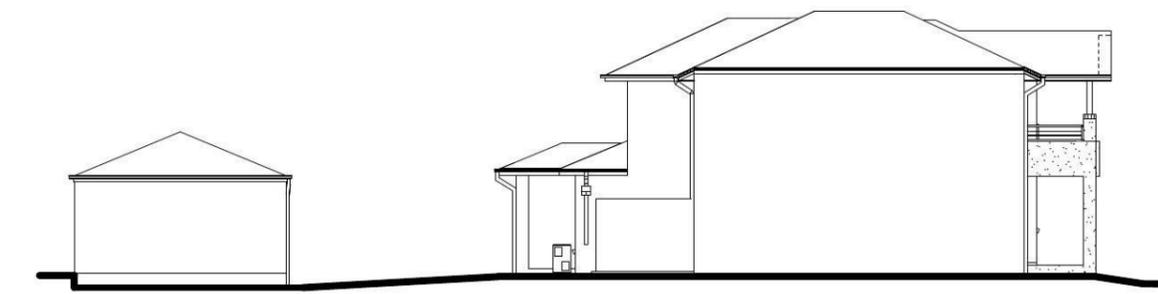
STODDART LANE



ELEVATION A



GARAGE ELEVATION A

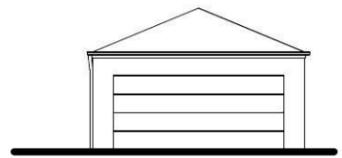


GARAGE ELEVATION B

ELEVATION B



ELEVATION C



GARAGE ELEVATION C



GARAGE ELEVATION D

ELEVATION D

LOT 2231

LOT 2229

WILLIAM HART CRESCENT

**NOTE:**  
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Sheet: A	drawn: GP/L.D.S.	checked: P.D.	scale: NTS
			<b>770-14</b>
CLIENTS SIGNATURE:		DATE:	S.P. 0.0.

NOTIFICATION PLAN



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