

**ASPECT DEVELOPMENT & SURVEY PTY LTD**  
 CONSULTING REGISTERED SURVEYORS  
 ABN 60 078 649 000  
 SUITE 1  
 103 VANESSA STREET  
 KINGSGROVE NSW 2208  
 PHONE (02) 9554 8388  
 FAX (02) 9554 8588  
 PO BOX 161  
 KINGSGROVE NSW 1480  
 DX 11392  
 HURSTVILLE

<b>BASIX</b>	
<b>House (unit 1)</b>	<b>Studio loft ( unit 2 )</b>
= 31.42m <sup>2</sup> of roof area to discharge to water tank.	= 27.51m <sup>2</sup> of roof area to discharge to water tank.
o/a= 143.99m <sup>2</sup> of roof area.	o/a= 93.99m <sup>2</sup> of roof area.

**LEGEND:**

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

EARTHWORKS TO AHD		EARTHWORKS TO AHD	
HOUSE:	F.F.L: R.L: 29.145	STUDIO LOFT:	F.F.L: R.L: 32.170
(LIVING)	F.G.L: R.L: 28.820	(LIVING FIRST FLOOR)	
GARAGE:	F.F.L: R.L: 29.330	GARAGE:	F.F.L: R.L: 29.330
	F.G.L: R.L: 29.005		F.G.L: R.L: 29.005

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

**GENERAL DRAINAGE NOTES**

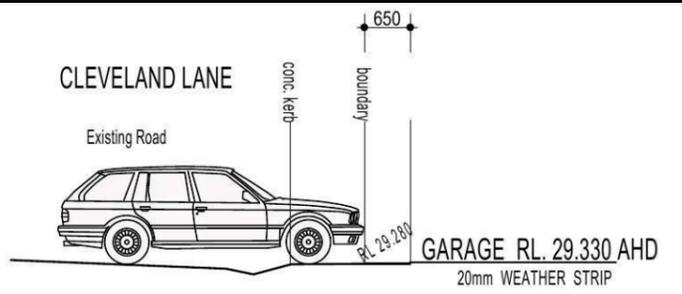
1. Roof Plumber to locate Downpipes as indicated on FLOOR PLANS per spec. provided.
2. Stormwater pipes to be 100mm DIA. (Min) at 1 deg. Grade (Min) TO AS.3500
3. Stormwater pipes may run via sub-floor to achieve minimum Grade to invert level.
4. ALL LEVELS SHOWN ON PLAN ARE APPROXIMATE ONLY UNLESS ACCOMPANIED 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**  
**AIR CONDITIONING ONLY**  
**(EER 2.5-3.0 OR GREATER)**  
**3-PHASE POWER**

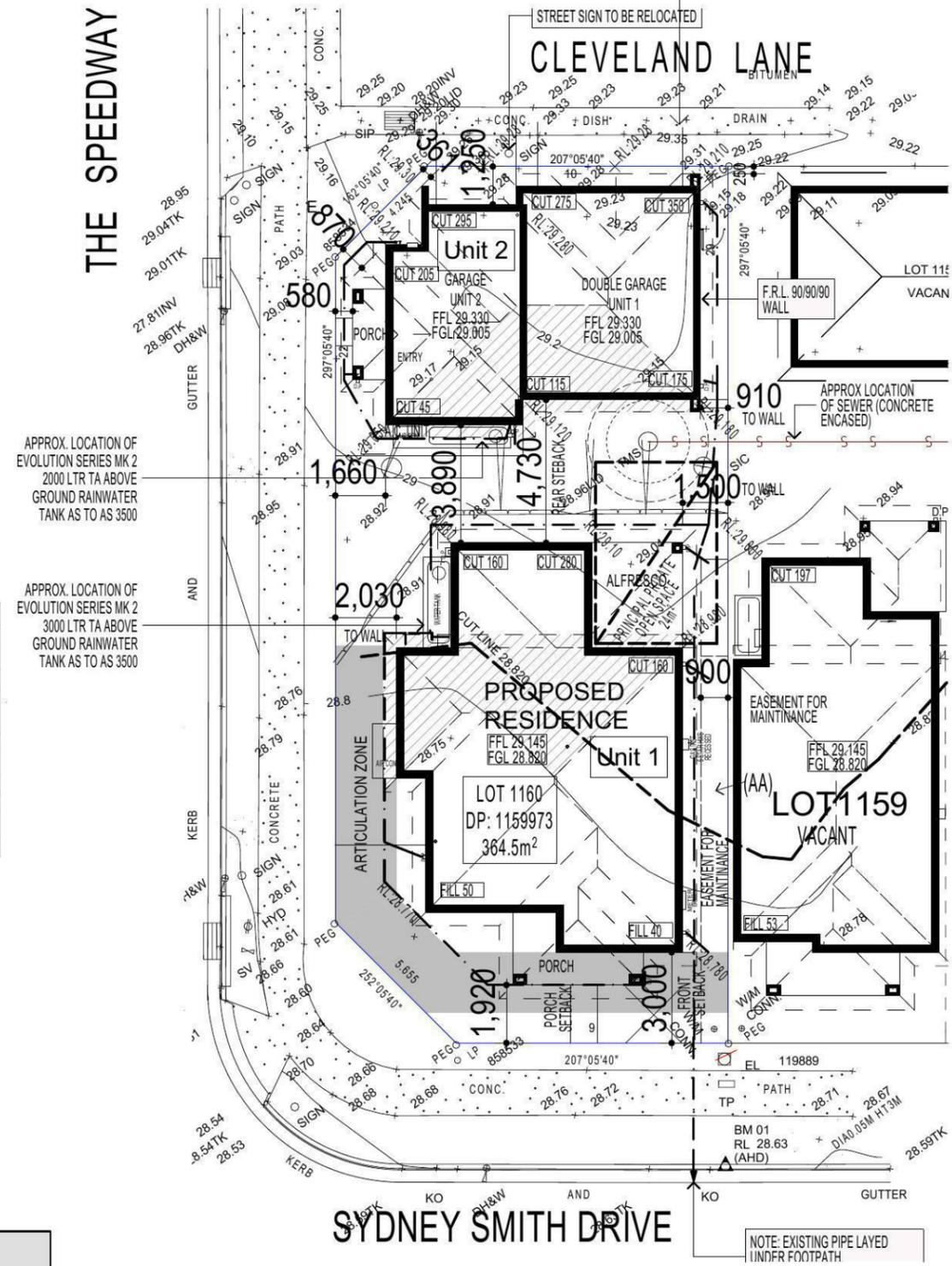
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**NOTE:**  
 PLEASE REFER TO RENZO TONIN ACOUSTIC REPORT.  
 REF No. T747-03F01 (REV 2) - DATED: 15/7/2013 > FOR ADDITIONAL INFORMATION

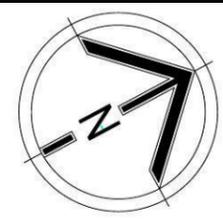


**NOTE:**  
 DRIVEWAY DESIGN IN ACCORDANCE WITH AS/NZS 2890.1:2004 WITH COUNCIL DCP GUIDELINE  
 SIGN:..... DATE:.....  
**NOTE:**  
 FINAL GARAGE LEVELS TO BE DETERMINED ON SITE

**DRIVEWAY GRADIENT**  
 SCALE 1:100



**SITE PLAN & STORMWATER CONCEPT PLAN**



**FIRSTSTYLE HOMES**  
 FIRSTSTYLE HOMES Pty Ltd  
 Lic No. 113412C  
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 the best in the business



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**DEVELOPMENT CALCULATIONS**

STUDIO LOFT (unit 2)		LOT: 1160 NO: 00 OF SITE AREA: 364.50m <sup>2</sup>	
( Itemised Floor Areas:( Unit 2 )	Totals:	Itemised Floor Areas (Unit 1):	Totals:
Studio living ground floor:	6.01m <sup>2</sup>	living ground floor:	100.39m <sup>2</sup>
first floor: (excl. void 64.92m <sup>2</sup> )	69.21m <sup>2</sup>	first floor: (excl. void 83.78m <sup>2</sup> )	89.14m <sup>2</sup>
garage: (excess 00.000m <sup>2</sup> )	18.13m <sup>2</sup>	garage: (excess 6.57m <sup>2</sup> )	41.57m <sup>2</sup>
porch:	2.90m <sup>2</sup>	alfresco:	10.44m <sup>2</sup>
balcony 1	3.10m <sup>2</sup>	porch:	6.64m <sup>2</sup>
balcony 2	5.98m <sup>2</sup>	balcony:	6.16m <sup>2</sup>
total floor area:	105.33m <sup>2</sup>	total floor area:	254.34m <sup>2</sup>
Combined total floor area:	359.67m <sup>2</sup>	<b>FLOOR SPACE RATIO CALCULATION:</b>	
gross floor areas:	Totals:	gross floor areas:	Totals:
living ground floor: (internal area)	4.62m <sup>2</sup>	living ground floor: (internal area)	89.13m <sup>2</sup>
first floor excl. void: (internal area)	56.12m <sup>2</sup>	first floor excl. void: (internal area)	69.26m <sup>2</sup>
total gross floor area:	60.74m <sup>2</sup>	total gross floor area:	158.39m <sup>2</sup>
Combined total floor area:	219.13m <sup>2</sup>	total floor space ratio:	0.60:1
<b>SITE AREA COVERAGE/LANDSCAPE:</b>		<b>SITE AREA COVERAGE/LANDSCAPE:</b>	
house ground floor:	6.01m <sup>2</sup>	house ground floor:	100.39m <sup>2</sup>
garage:	18.13m <sup>2</sup>	garage:	41.57m <sup>2</sup>
porch/alfresco:	2.90m <sup>2</sup>	porch/alfresco:	17.08m <sup>2</sup>
driveway/paved area:	3.36m <sup>2</sup>	driveway/paved area:	4.11m <sup>2</sup>
site coverage Area:	27.04m <sup>2</sup>	site coverage Area:	159.04m <sup>2</sup>
front yard landscape area	11.11m <sup>2</sup>	front yard landscape area	48.72m <sup>2</sup>
pervious areas (soft)	25.84m <sup>2</sup>	pervious areas (soft)	146.53m <sup>2</sup>
impervious areas (hard)	30.4m <sup>2</sup> (16%)	impervious areas (hard)	162.49m <sup>2</sup> (16%)
private open space(incl. Balconies)	15.53m <sup>2</sup>	private open space o/a:	89.23m <sup>2</sup>
principal private open space:	n/a	principal private open space:	24.0m <sup>2</sup>
total car space incl. carstand:	1 carspace	total car space incl. carstand:	2 carspace
combined pervious areas (soft)	172.37m <sup>2</sup> (47.28%)		
combined impervious areas (hard)	192.89m <sup>2</sup> (52.9%)		
combined site coverage area:	186.08m <sup>2</sup> (51.0%)		
combined site landscape area:	172.37m <sup>2</sup> (47.28%)		
combined front yard landscape area	49.57m <sup>2</sup> (95.12%)		
combined front yard hard paved area	2.25m <sup>2</sup> (4.88%)		

**COUNCIL ZONE: R1**

PROMOTION:  
**LIVING/STYLE COLLECTION**

CLIENT:  
**T.T.PHAN & V.D.T.TON**

LOCATION:  
 LOT 1160  
 SYDNEY SMITH DRIVE  
 PENRITH, 2750

DP: 1171491	council: PENRITH
model: STUDIO	facade: CUSTOM
date: 2/12/2013	valuation assessment: QA 2
Sheet: 1 of 12	drawn: G.P. checked: D.P. scale: 1:200/1:100

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

**NOTE:**  
 PLEASE REFER TO " ECO DESIGN " LANDSCAPE PLANS ISSUE: N DATED 16.01.13

**FIBRE OPTIC WIRING PACKAGE**

**NOTE:**  
 PROVIDE GRANITGARD TERMITE TREATMENT

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

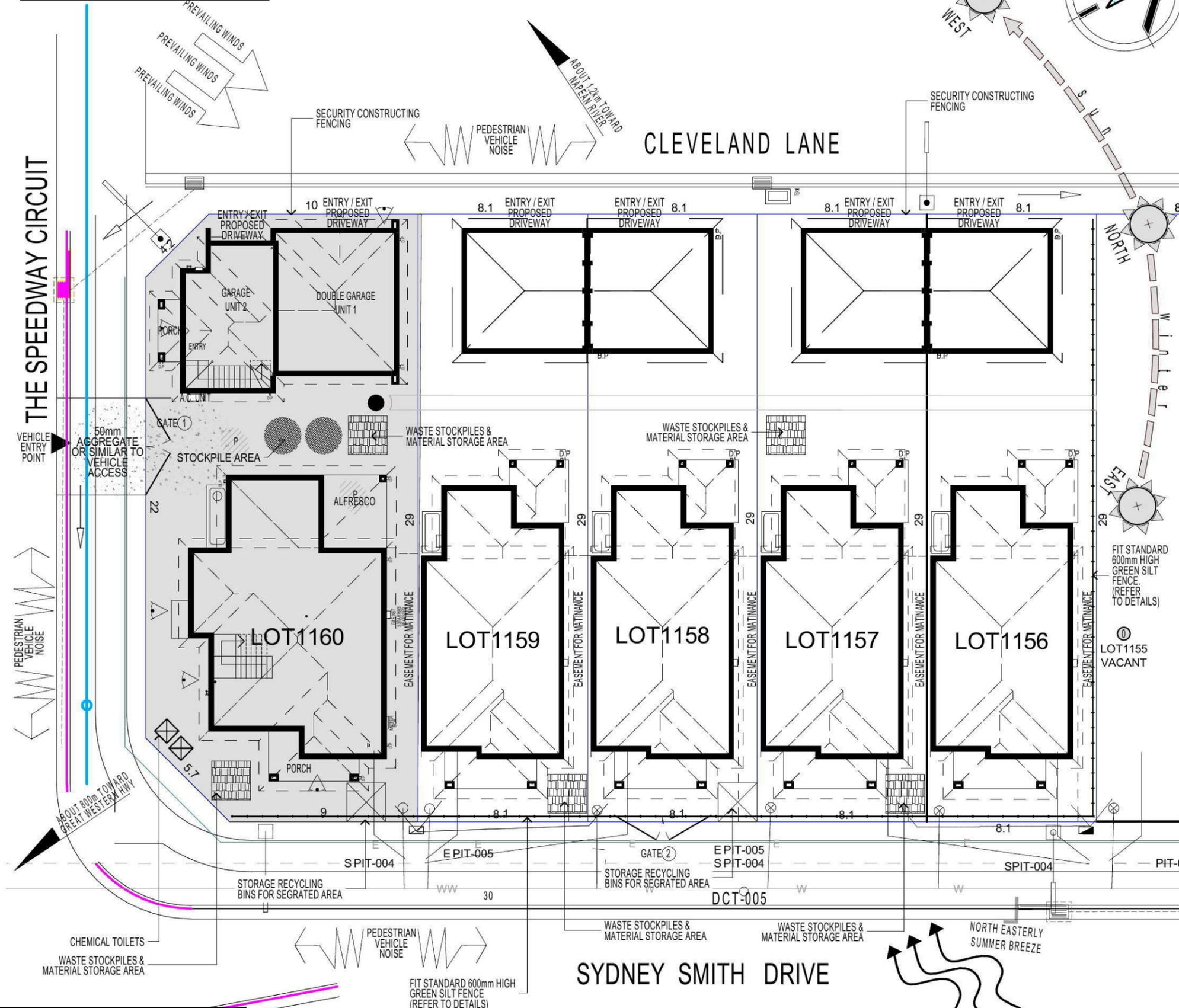
PROMOTION: **LIVING/STYLE COLLECTION**

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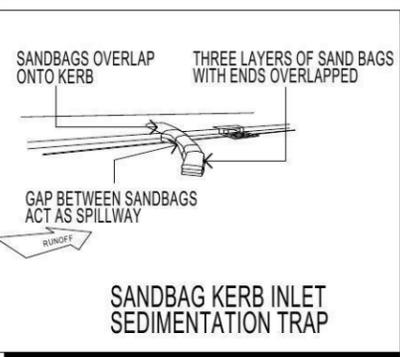
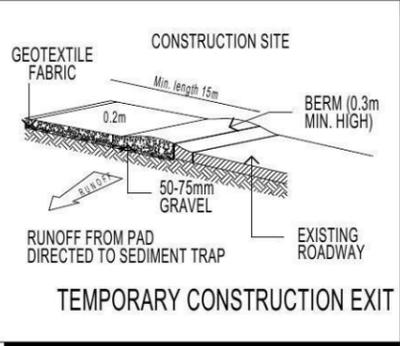
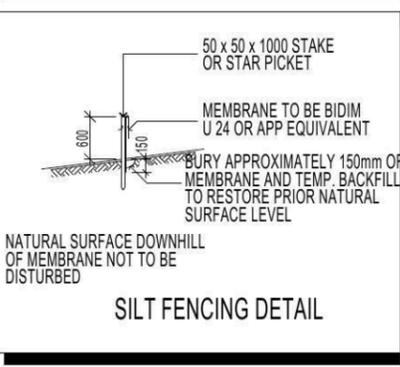
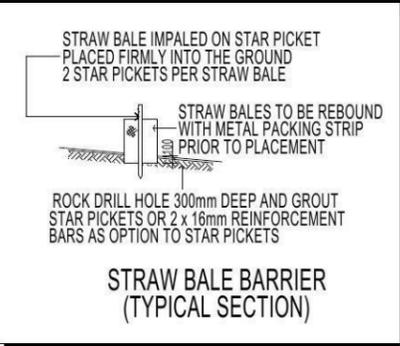
LOCATION: **LOT 1160 SYDNEY SMITH DRIVE PENRITH, 2750**

DP: 1171491	council: PENRITH
model: STUDIO	facade: CUSTOM
date: 2/12/2013	quotation assessment: QA 2
Sheet: 2 of 12	scale: 1:200
drawn: G.P.	checked: D.P.
<b>414B-12</b>	

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**NOTE:**  
 PROVIDE GRANITGARD TERMITE TREATMENT



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

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

**NOISE & VIBRATION MEASURES:**  
 ALL EXCAVATION WILL BE CARRIED OUT BETWEEN THE TIME SETOUT IN THE COUNCIL CONDITIONS

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

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**KEY**

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

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

**FIRSTSTYLE HOMES**

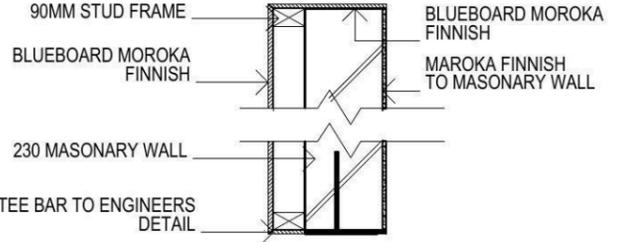
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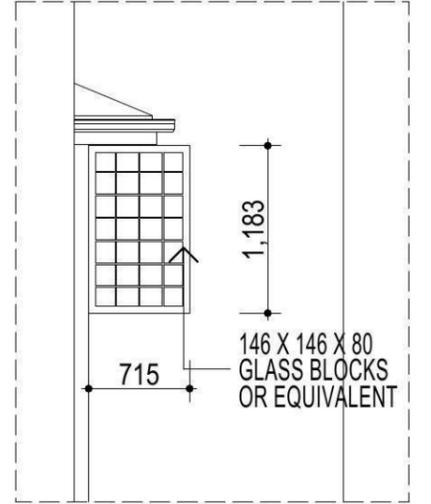
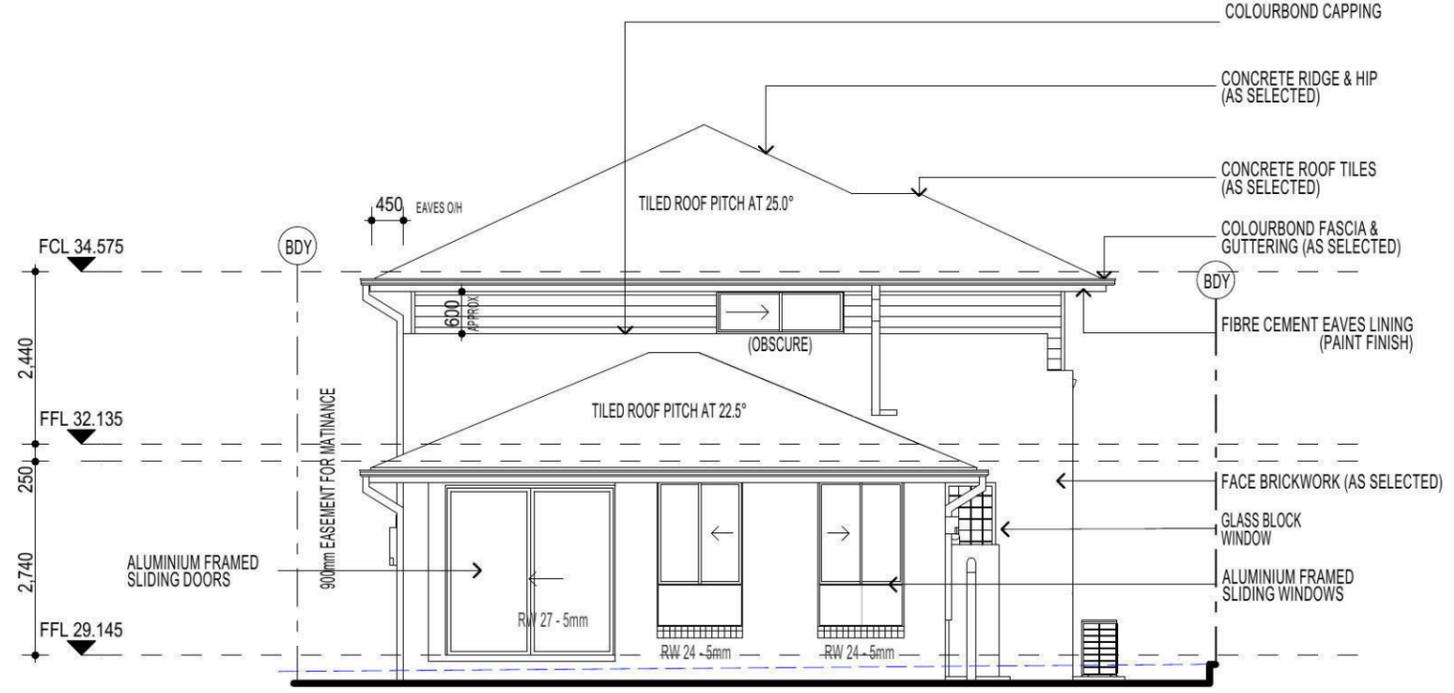
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**3 - PHASE POWER**

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

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**NOTE:**  
PROVIDE GRANITGARD TERMITE TREATMENT



**ELEVATION C1 SCALE 1:50**

PROMOTION:  
*LIVING/STYLE COLLECTION*

CLIENT:  
**T.T.PHAN & V.D.T.TON**

LOCATION:  
LOT 1160  
SYDNEY SMITH DRIVE  
PENRITH, 2750

DP: 1171491	council: PENRITH
model: STUDIO	facade: CUSTOM
date: 2/12/2013	quotation assessment: QA 2

Sheet: 5 of 12	drawn: G.P.	checked: D.P.	scale: 1.100	<b>414B-12</b>
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**ELEVATIONS**

**KEY**

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

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**FIRSTSTYLE HOMES**

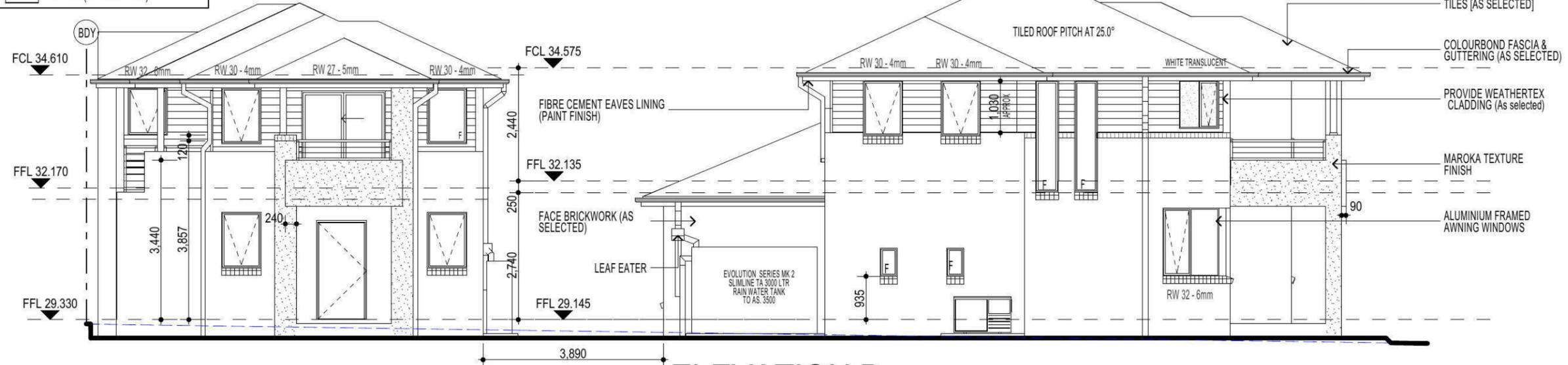
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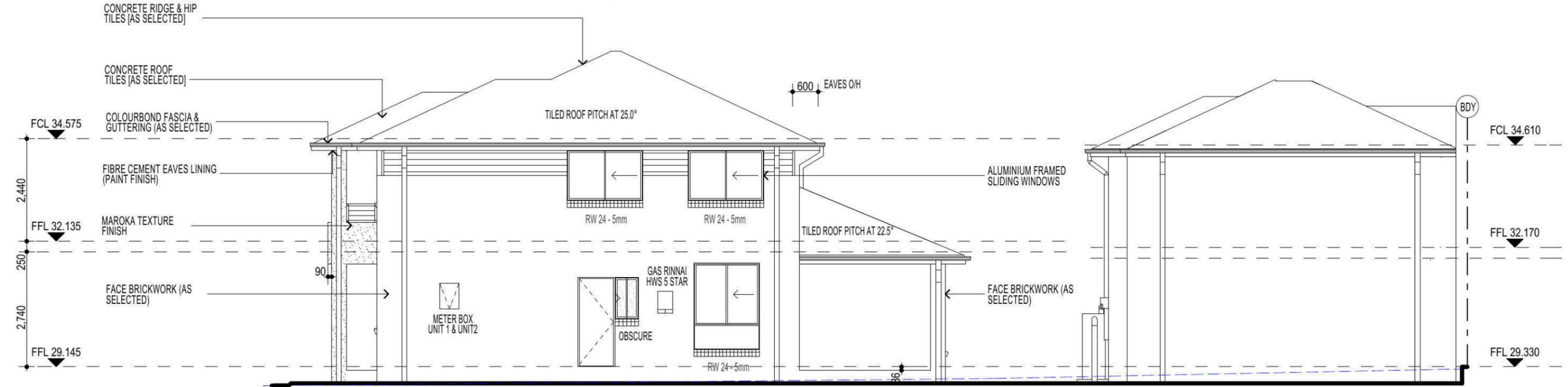
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**ELEVATION B**  
(STREET SCAPE - SPEEDWAY CIRCUIT)



**ELEVATION D**

**3 - PHASE POWER**

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3-PHASE POWER

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**FIBRE OPTIC WIRING PACKAGE**

PROMOTION:  
*LIVING/STYLE COLLECTION*

CLIENT:  
**T.T.PHAN & V.D.T.TON**

LOCATION:  
LOT 1160  
SYDNEY SMITH DRIVE  
PENRITH, 2750

DP: 1171491 council: PENRITH

model: STUDIO facade: CUSTOM date: 2/12/2013 quotation assessment: QA 2

Sheet: 6 of 12 drawn: G.P. checked: D.P. scale: 1:100

**414B-12**

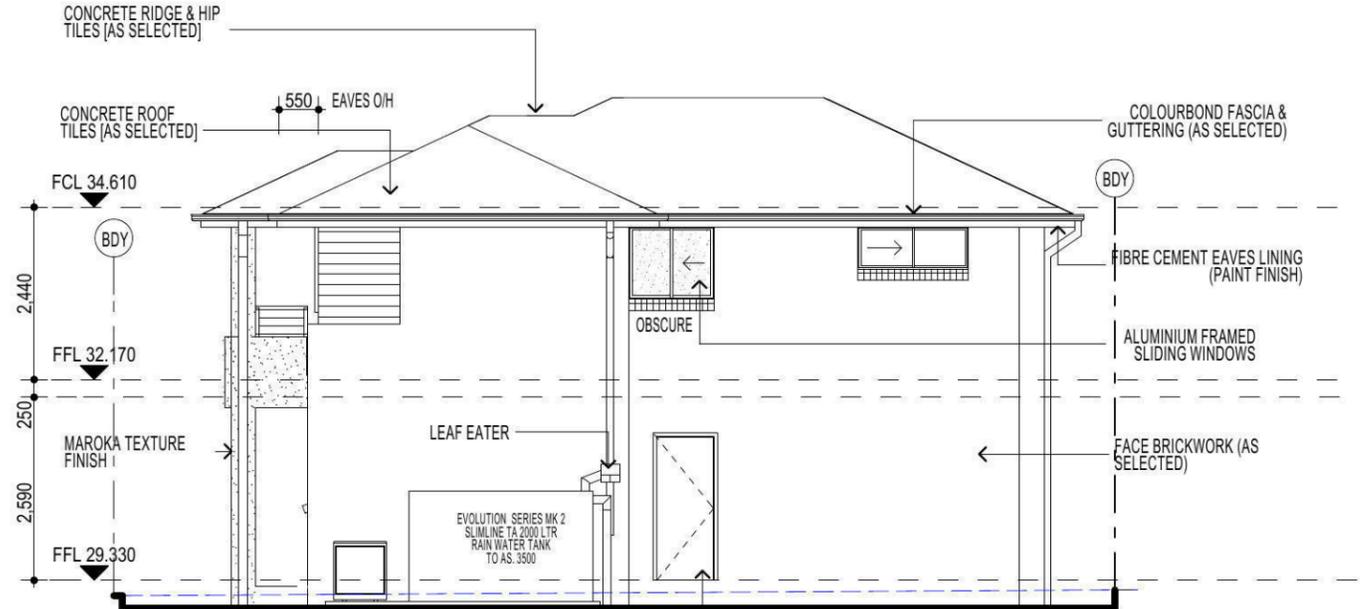
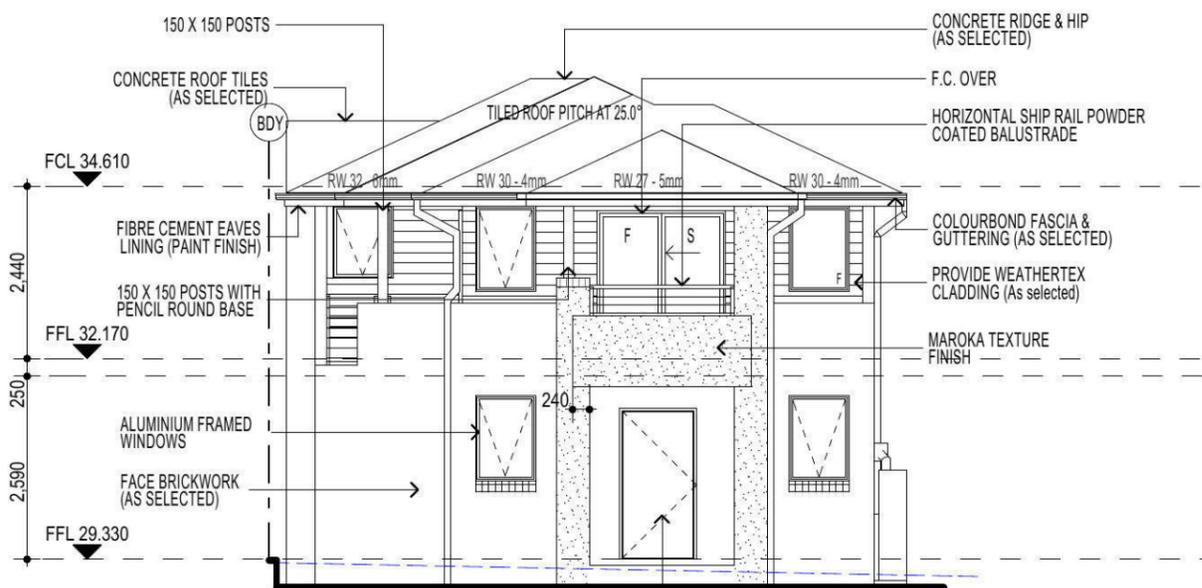
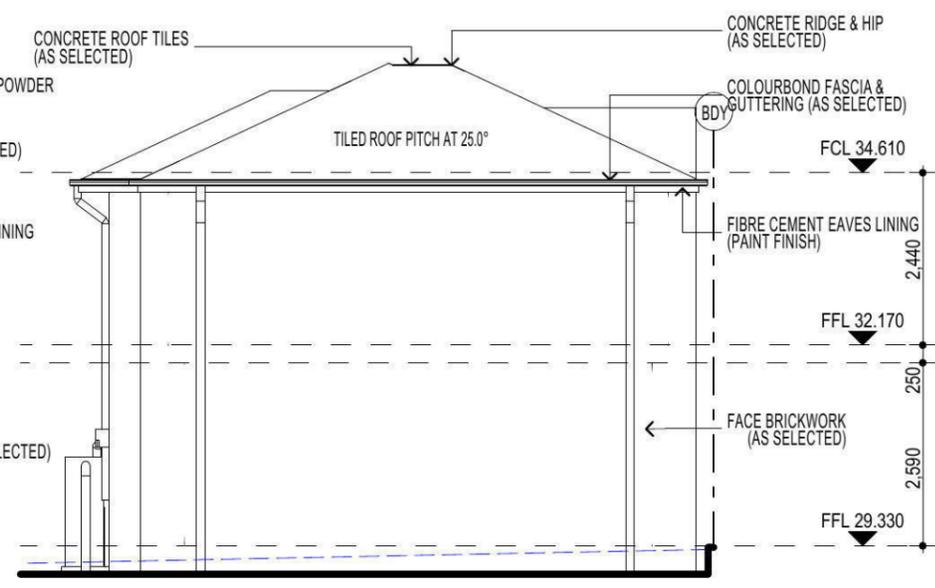
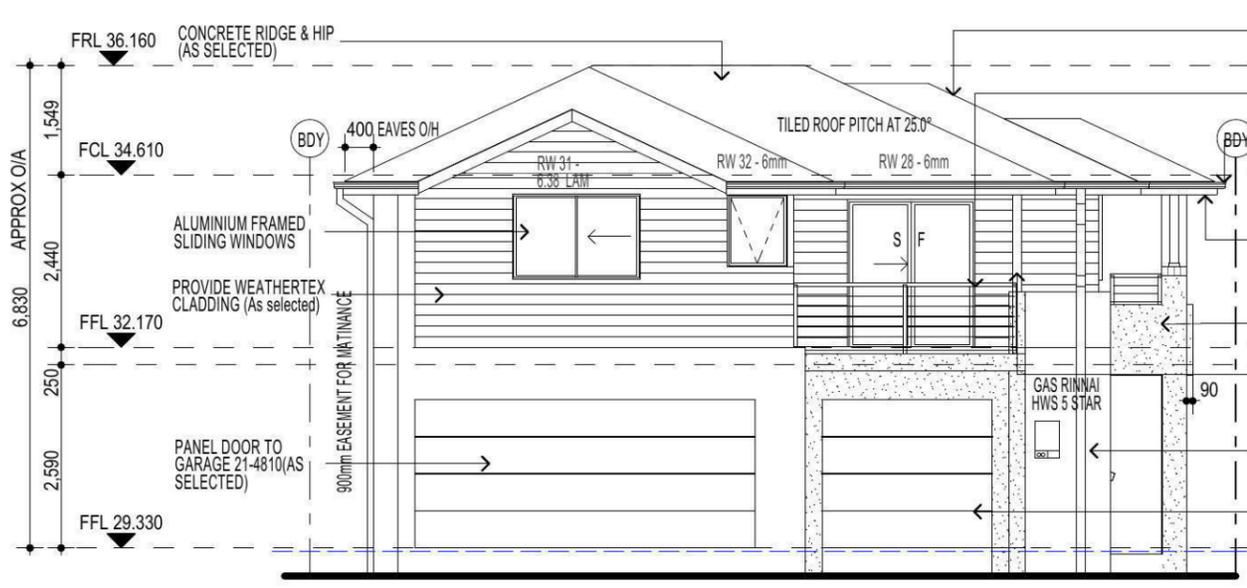
**ELEVATIONS**

CLIENTS SIGNATURE: DATE: S.P. 0.0.

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**KEY**

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



PROVIDE 40mm SOLID CORE FRONT ENTRY DOOR - 1020 X 2040 X 4 HINGES AS SELECTED WITH PERIMETER Q-LON ACOUSTIC SEALS (AMPLIMESH SUPA SCREEN NO - GRILL - SECURITY SCREEN DOOR.)

**3 - PHASE POWER**

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**FIBRE OPTIC WIRING PACKAGE**

PROMOTION: **LIVING COLLECTION**

CLIENT: **T.T.PHAN & V.D.T.TON**

LOCATION: **LOT 1160 SYDNEY SMITH DRIVE PENRITH, 2750**

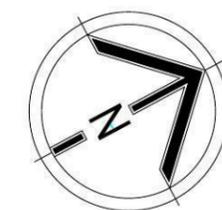
DP: 1171491	council: PENRITH
model: STUDIO	facade: CUSTOM
date: 2/12/2013	quotation assessment: QA 2
Sheet: 8 of 12	drawn: G.P. checked: D.P. scale:

**414B-12**

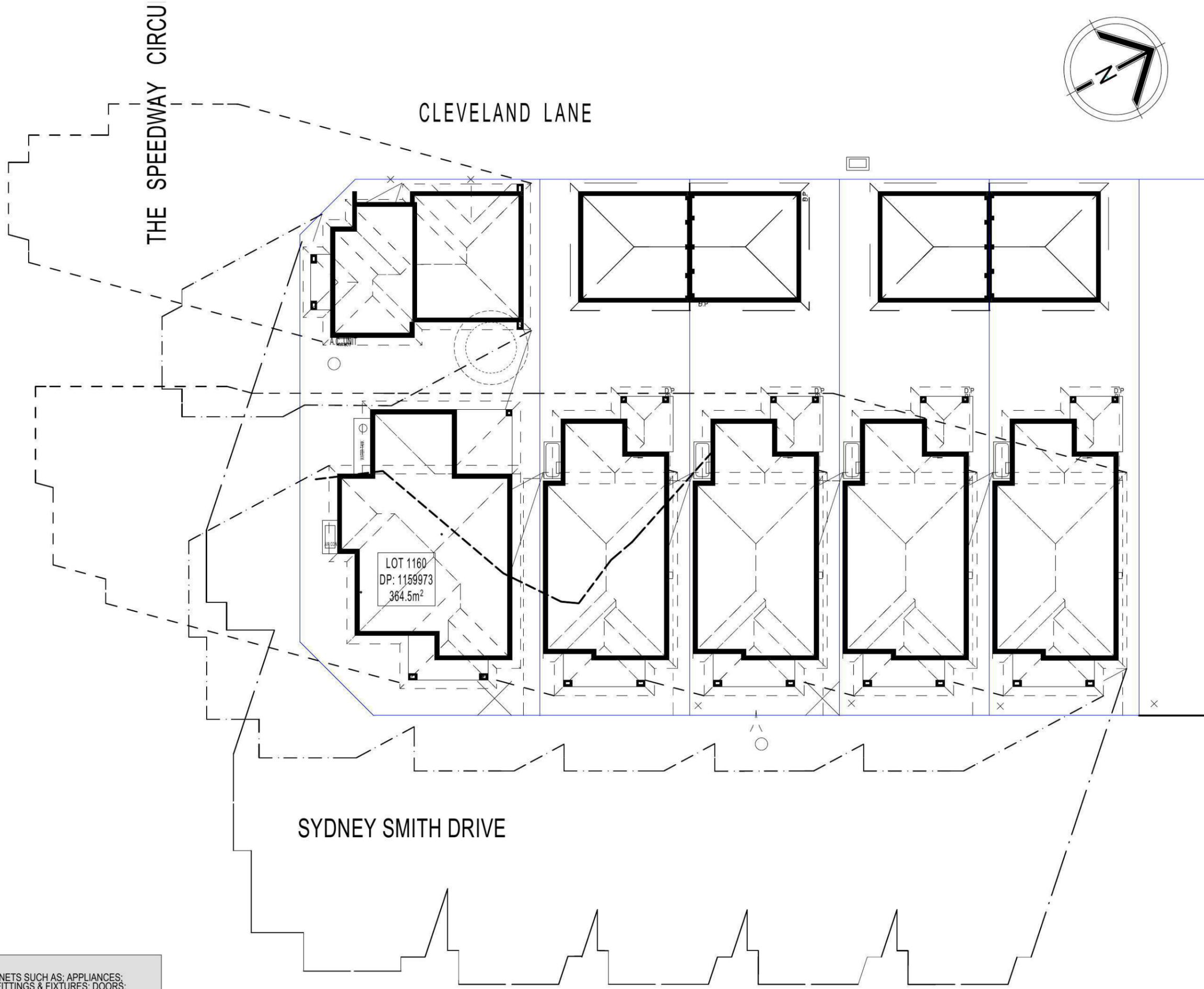
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**STUDIO LOFT - ELEVATIONS**





• 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.  
 • 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**

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

**NOTE:**  
 PLEASE REFER TO RENZO TONIN ACOUSTIC REPORT, REF No.T747-03F01 (REV 2) - DATED:15/7/2013 > FOR ADDITIONAL INFORMATION

PROMOTION:  
*LIVING/STYLE COLLECTION*

CLIENT:  
**T.T.PHAN & V.D.T.TON**

LOCATION:  
 LOT 1160  
 SYDNEY SMITH DRIVE  
 PENRITH,2750

DP: 1171491 council: PENRITH

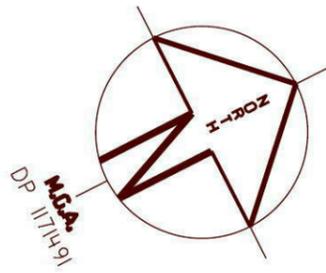
model: facade: date: 2/12/2013 quotation assessment: QA 2

Sheet: 12 of 12 drawn: G.P. checked: D.P. scale: 1:200 **414B-12**

**NOTE:**  
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**SHADOW DIAGRAM**

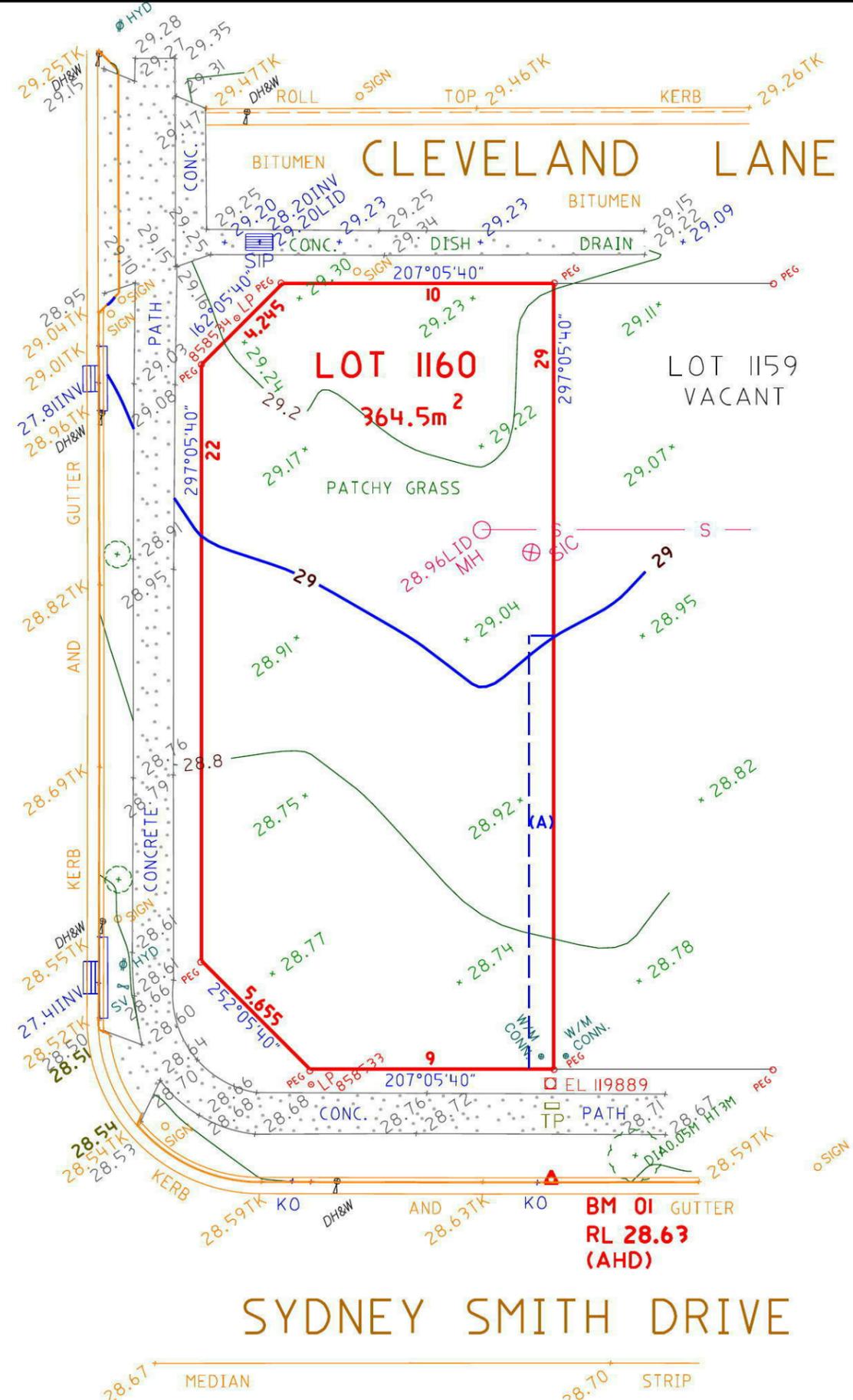
NORTH



LOCALITY SKETCH

UBD AREA: SYD REVISION: 48  
MAP: 163 REF:  
S  
GPS E

EMPIRE CIRCUIT



(A) EASEMENT FOR ACCESS AND MAINTENANCE 0.9 WIDE (DP 1184391)

APPROXIMATE POSITION OF SEWER MAIN. REFER TO SEWER DIAGRAM FOR DETAILS



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COPYRIGHT OF THIS PLAN AND IN THE ACCOMPANYING CAD FILE(S) WHERE APPLICABLE VESTS WITH ASPECT DEVELOPMENT & SURVEY PTY LTD.  
THE PLAN AND CAD FILE SHALL ONLY BE USED BY THE ADDRESSED CLIENT FOR THE PURPOSE FOR WHICH THE SURVEY WAS CARRIED OUT.

**GENERAL NOTES**  
A) THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED AND THE POSITION SHOWN IS APPROXIMATE ONLY.  
B) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.  
C) CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.

**SYMBOLS & ABBREVIATIONS:**

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

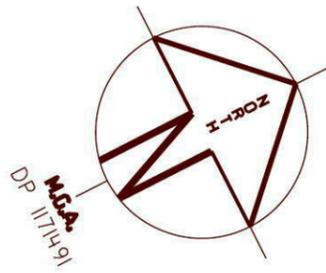
**ASPECT DEVELOPMENT & SURVEY PTY LTD**  
CONSULTING REGISTERED SURVEYORS  
ABN 60 078 649 000  
SUITE 1  
103 VANESSA STREET  
KINGSGROVE NSW 2208  
PHONE (02) 9554 8388  
FAX (02) 9554 8588  
PO BOX 161  
KINGSGROVE NSW 1480  
DX 11392  
HURSTVILLE

**PROJECT**

OUR REFERENCE	3/1022583/136416
LOT 1160	DP 1171491 SECTION
DATUM AHD	SOURCE SCIMS 9/5/13
ORIGIN OF LEVELS	PM 40864 REDUCED LEVEL 36.47
SURVEYED HK	DATE 13/05/2013
DRAWN SK/NZ	DATE 17/05/2013
SCALE 1:200	A3 SHEET

**CLIENT: FIRSTYLE HOMES**  
REF:  
REF: 414A  
ADDRESS: SYDNEY SMITH DRIVE  
SUBURB PENRITH

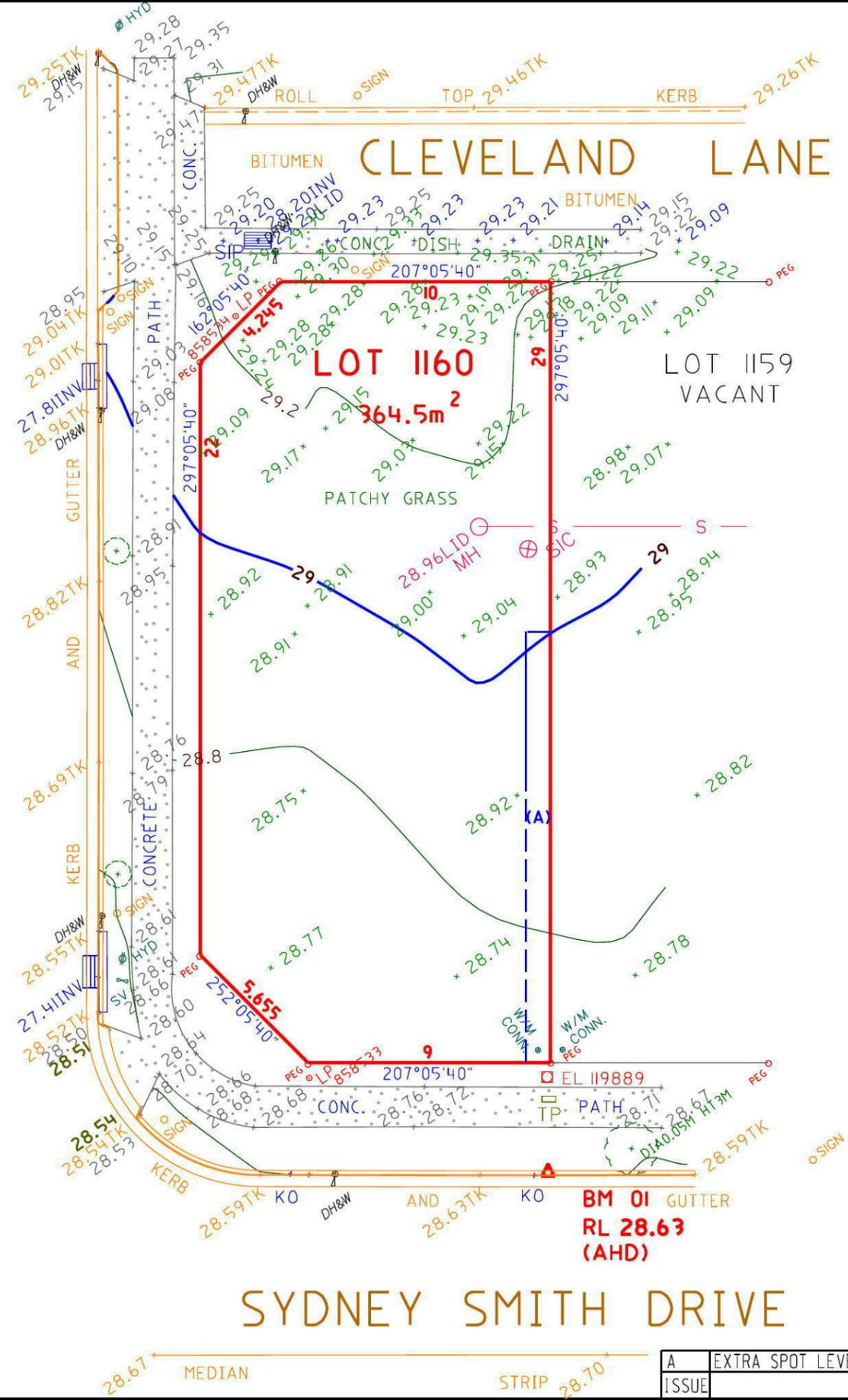
NORTH



LOCALITY SKETCH

UBD AREA: SYD REVISION: 48  
MAP: 163 REF:  
S  
GPS E

EMPIRE CIRCUIT



(A) EASEMENT FOR ACCESS AND MAINTENANCE 0.9 WIDE (DP 1184391)

APPROXIMATE POSITION OF SEWER MAIN. REFER TO SEWER DIAGRAM FOR DETAILS



SYDNEY SMITH DRIVE

A	EXTRA SPOT LEVELS SURVEYED	24/5/13	NZ
ISSUE	REVISION	DATE	DRAWN

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HYD	HYDRANT	-S-	SEWER LINE
SIP	SURFACE INLET PIT	GM	GAS METER
SIC	SEWER INSPECTION COVER	LP	LIGHT POLE
SMH	SEWER MANHOLE	EC	ELECTRICITY CONDUIT
W/M	WATER METER	ECT	ELEC & TELE CONDUIT
EL	ELECTRICITY BOX	TC	TELECOM CONDUIT
TP	TELECOM PIT	WC	WATER CONDUIT
VC	VEHICLE CROSSING	INV	INVERT
SV	STOP VALVE	KO	KERB OUTLET
SWMH	STORMWATER MANHOLE	TK	TOP OF KERB

**ASPECT DEVELOPMENT & SURVEY PTY LTD**  
 CONSULTING REGISTERED SURVEYORS  
 ABN 60 078 649 000  
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 103 VANESSA STREET  
 KINGSGROVE NSW 2208  
 PHONE (02) 9554 8388  
 FAX (02) 9554 8588  
 PO BOX 161  
 KINGSGROVE NSW 1480  
 DX 11392  
 HURSTVILLE

**PROJECT**

OUR REFERENCE	3/1022583/136416
LOT 1160	DP 1171491 SECTION
DATUM AHD	SOURCE SCIMS 9/5/13
ORIGIN OF LEVELS	PM 40864 REDUCED LEVEL 36.47
SURVEYED HK	DATE 13/05/2013
DRAWN SK/NZ	DATE 17/05/2013
SCALE 1: 200	A3 SHEET

**CLIENT: FIRSTYLE HOMES**  
 REF:  
 REF: 414A  
 ADDRESS: SYDNEY SMITH DRIVE  
 SUBURB PENRITH

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DX 11392  
HURSTVILLE

<b>BASIX</b>	<b>House (unit 1)</b>	<b>Studio loft ( unit 2 )</b>
= 31.42m <sup>2</sup> of roof area to discharge to water tank.	= 27.51m <sup>2</sup> of roof area to discharge to water tank.	
o/a= 143.99m <sup>2</sup> of roof area.	o/a= 93.99m <sup>2</sup> of roof area.	

**LEGEND:**

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

EARTHWORKS TO AHD		EARTHWORKS TO AHD	
HOUSE:	FFL: R.L: 29.145	STUDIO LOFT:	FFL: R.L: 32.170
(LIVING)	FGL: R.L: 28.820	(LIVING FIRST FLOOR)	
GARAGE:	FFL: R.L: 29.330	GARAGE:	FFL: R.L: 29.330
	FGL: R.L: 29.005		FGL: R.L: 29.005

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

**GENERAL DRAINAGE NOTES**

- Roof Plumber to locate Downpipes as indicated on FLOOR PLANS per spec. provided.
  - Stormwater pipes to be 100mm DIA (Min) at 1 deg. Grade (Min) TO AS.3500
  - Stormwater pipes may run via sub-floor to achieve minimum Grade to invert level.
  - ALL LEVELS SHOWN ON PLAN ARE APPROXIMATE ONLY UNLESS ACCOMPANIED BY LEVELS PREPARED BY REGISTERED SURVEYOR TO A.H.D
  - 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

(AA) EAESMENT FOR ACCESS AND MAINTENANCE 0.9 WIDE (DP1184391)  
(BB) EASEMENT FOR SUPPORT 0.25 WIDE (DP1184391)

**SYMBOLS & ABBREVIATIONS:**

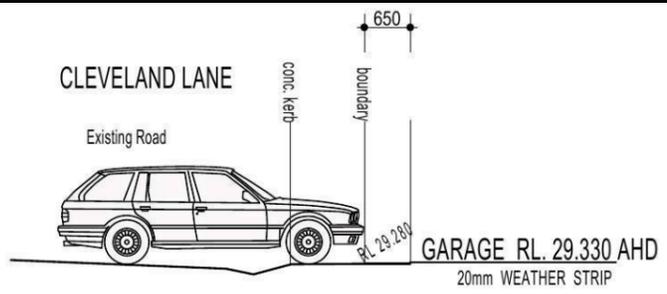
GP GULLY PIT	-E- OVERHEAD ELEC LINE
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SIP SURFACE INLET PIT	GM GAS METER
SIC SEWER INSPECTION COVER	LP LIGHT POLE
SMH SEWER MANHOLE	EC ELECTRICITY CONDUIT
WM WATER METER	ECT ELEC & TELE CONDUIT
EL ELECTRICITY BOX	TC TELECOM CONDUIT
TP TELECOM PIT	WC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

**LOCALITY SKETCH**  
UBD AREA: SYD REVISION: 48  
MAP: 163 REF: K7  
GPS  
E

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

**NOTE:**  
ALL COMPONETS 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

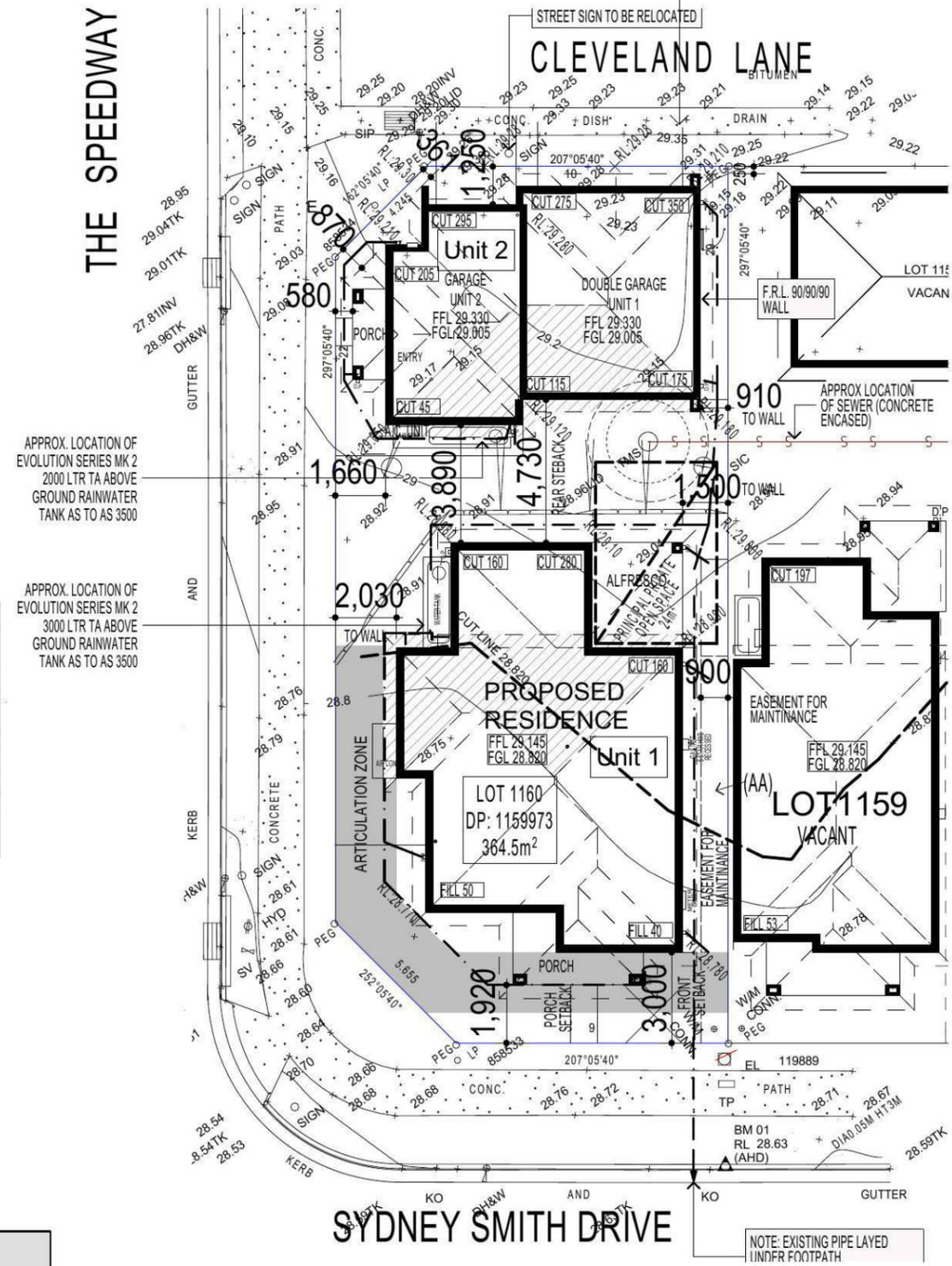
**NOTE:**  
PLEASE REFER TO RENZO TONIN ACOUSTIC REPORT.  
REF No.T747-03F01 (REV 2) - DATED:15/7/2013 > FOR ADDITIONAL INFORMATION



**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

**DRIVEWAY GRADIENT**  
SCALE 1:100



STUDIO LOFT (unit 2)		LOT: 1160 NO: 00 OF SITE AREA: 364.50m <sup>2</sup>	
( Itemised Floor Areas:( Unit 2 )	Totals:	Itemised Floor Areas (Unit 1):	Totals:
Studio living ground floor:	6.01m <sup>2</sup>	living ground floor:	100.39m <sup>2</sup>
first floor: (excl. void 64.92m <sup>2</sup> )	69.21m <sup>2</sup>	first floor: (excl. void 83.78m <sup>2</sup> )	89.14m <sup>2</sup>
garage: (excess 00.000m <sup>2</sup> )	18.13m <sup>2</sup>	garage: (excess 6.57m <sup>2</sup> )	41.57m <sup>2</sup>
porch:	2.90m <sup>2</sup>	alfresco:	10.44m <sup>2</sup>
balcony 1	3.10m <sup>2</sup>	porch:	6.64m <sup>2</sup>
balcony 2	5.98m <sup>2</sup>	balcony:	6.16m <sup>2</sup>
total floor area:	105.33m <sup>2</sup>	total floor area:	254.34m <sup>2</sup>
Combined total floor area:	359.67m <sup>2</sup>	<b>FLOOR SPACE RATIO CALCULATION:</b>	
gross floor areas:	Totals:	gross floor areas:	Totals:
living ground floor: (internal area)	4.62m <sup>2</sup>	living ground floor: (internal area)	89.13m <sup>2</sup>
first floor excl. void: (internal area)	56.12m <sup>2</sup>	first floor excl. void: (internal area)	69.26m <sup>2</sup>
total gross floor area:	60.74m <sup>2</sup>	total gross floor area:	158.39m <sup>2</sup>
Combined total floor area:	219.13m <sup>2</sup>	total floor space ratio:	0.60:1
SITE AREA COVERAGE/LANDSCAPE:		SITE AREA COVERAGE/LANDSCAPE:	
house ground floor:	6.01m <sup>2</sup>	house ground floor:	100.39m <sup>2</sup>
garage:	18.13m <sup>2</sup>	garage:	41.57m <sup>2</sup>
porch/alfresco:	2.90m <sup>2</sup>	porch/alfresco:	17.08m <sup>2</sup>
driveway/paved area:	3.36m <sup>2</sup>	driveway/paved area:	4.11m <sup>2</sup>
site coverage Area:	27.04m <sup>2</sup>	site coverage Area:	159.04m <sup>2</sup>
front yard landscape area	11.11m <sup>2</sup>	front yard landscape area	48.72m <sup>2</sup>
pervious areas (soft)	25.84m <sup>2</sup>	pervious areas (soft)	146.53m <sup>2</sup>
impervious areas (hard)	30.4m <sup>2</sup> (16%)	impervious areas (hard)	162.49m <sup>2</sup> (16%)
private open space(incl. Balconies)	15.53m <sup>2</sup>	private open space o/a:	89.23m <sup>2</sup>
principal private open space:	n/a	principal private open space:	24.0m <sup>2</sup>
total car space incl. carstand:	1 carspace	total car space incl. carstand:	2 carspace
combined pervious areas (soft)	172.37m <sup>2</sup> (47.28%)		
combined impervious areas (hard)	192.89m <sup>2</sup> (52.9%)		
combined site coverage area:	186.08m <sup>2</sup> (51.0%)		
combined site landscape area:	172.37m <sup>2</sup> (47.28%)		
combined front yard landscape area	49.57m <sup>2</sup> (95.12%)		
combined front yard hard paved area	2.25m <sup>2</sup> (4.88%)		

**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



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**DEVELOPMENT CALCULATIONS**

STUDIO LOFT (unit 2)		LOT: 1160 NO: 00 OF SITE AREA: 364.50m <sup>2</sup>	
( Itemised Floor Areas:( Unit 2 )	Totals:	Itemised Floor Areas (Unit 1):	Totals:
Studio living ground floor:	6.01m <sup>2</sup>	living ground floor:	100.39m <sup>2</sup>
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**COUNCIL ZONE: R1**

PROMOTION:  
**LIVING/STYLE COLLECTION**

CLIENT:  
**T.T.PHAN & V.D.T.TON**

LOCATION:  
LOT 1160  
SYDNEY SMITH DRIVE  
PENRITH,2750

DP: 1171491	council: PENRITH
model: STUDIO	facade: CUSTOM
date: 2/12/2013	valuation assessment: QA 2
Sheet: 1 of 12	scale: 1:200/1:100
drawn: G.P.	checked: D.P.
<b>414B-12</b>	

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

**NOTE:**  
PLEASE REFER TO " ECO DESIGN " LANDSCAPE PLANS ISSUE: N DATED 16.01.13

**FIBRE OPTIC WIRING PACKAGE**

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

**SITE PLAN & STORMWATER CONCEPT PLAN**

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

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

**FIRSTSTYLE HOMES**

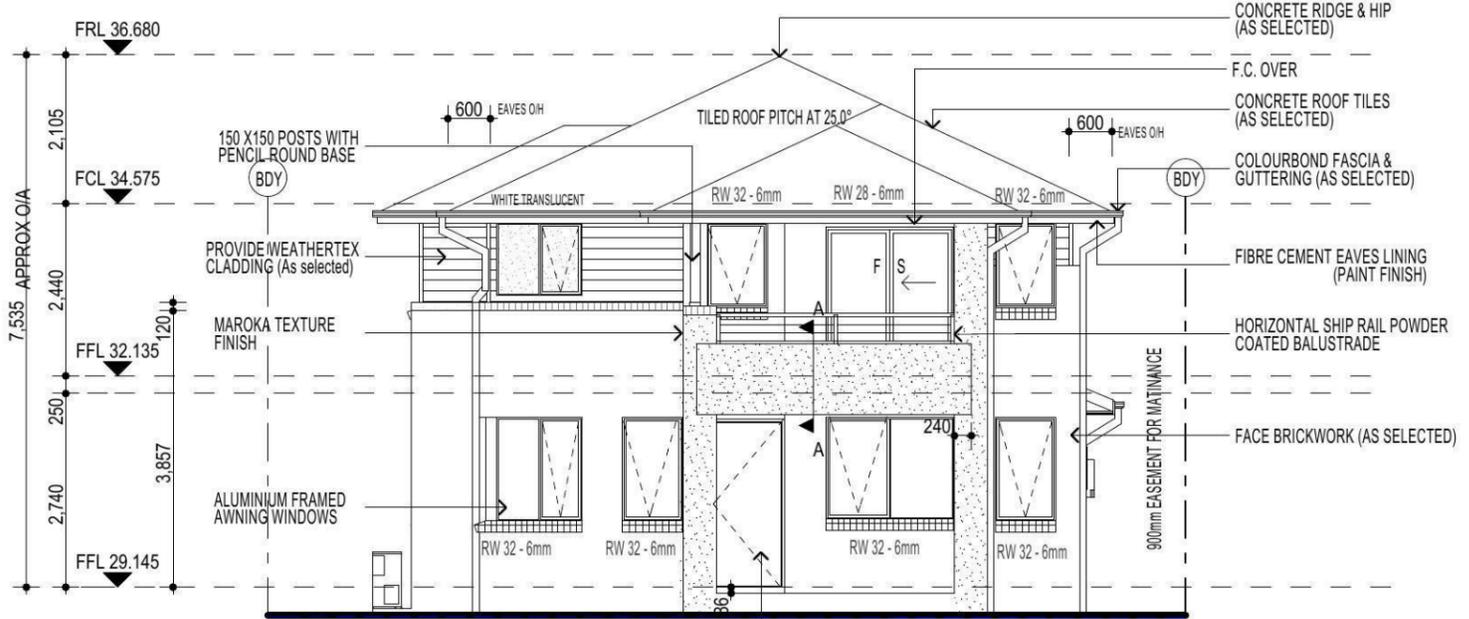
FIRSTSTYLE HOMES Pty.Ltd  
Lic No. 113412C  
ACN. 087 773 779  
PO BOX 171, HOXTON PARK 2171

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

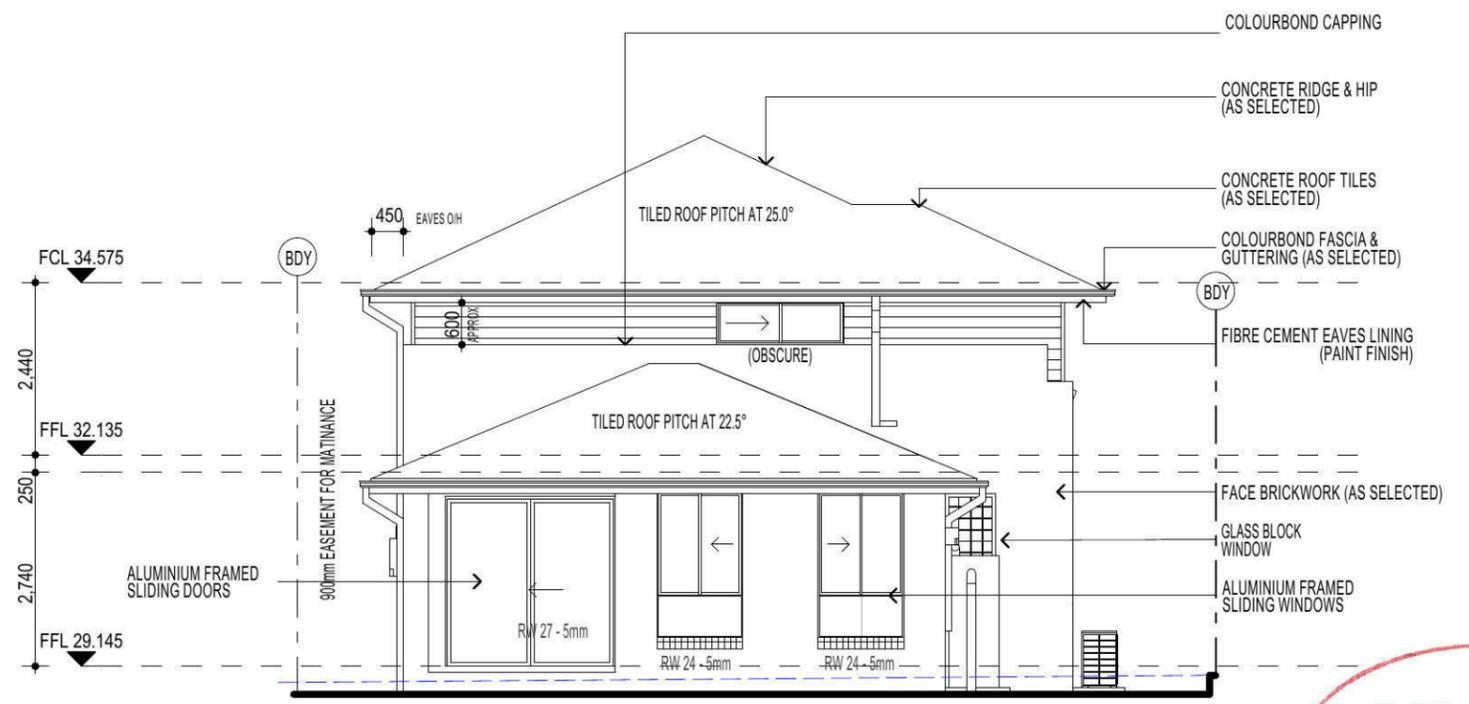
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MEMBER

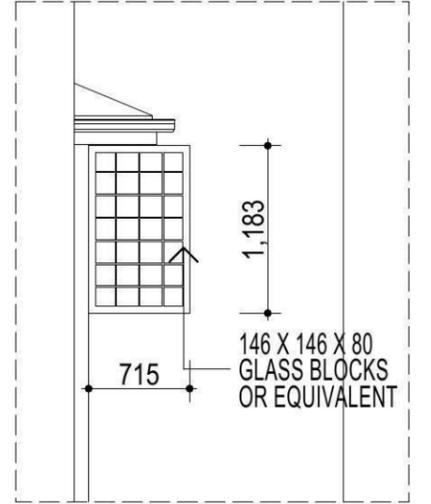
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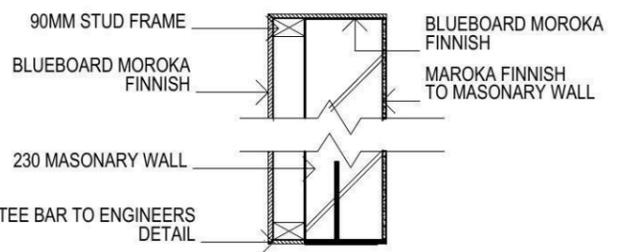
**ELEVATION A**



**ELEVATION C**



**ELEVATION C1**  
SCALE 1:50



**BALCONY SECTION A**  
SCALE 1:20

**FIBRE OPTIC WIRING PACKAGE**

**NOTE:**  
PLEASE REFER TO RENZO TONIN ACOUSTIC REPORT. REF No. T747-03F01 (REV 2) - DATED: 15/7/2013 > FOR ADDITIONAL INFORMATION

**3 - PHASE POWER**

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

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

**NOTE:**  
PROVIDE GRANITGARD TERMITE TREATMENT



**ELEVATIONS**

PROMOTION: <b>LIVING/STYLE COLLECTION</b>			
CLIENT: <b>T.T.PHAN &amp; V.D.T.TON</b>			
LOCATION: LOT 1160 SYDNEY SMITH DRIVE PENRITH, 2750			
DP: 1171491	model: STUDIO	facade: CUSTOM	council: PENRITH
date: 2/12/2013	quotation assessment: QA 2		
Sheet: 5 of 12	drawn: G.P.	checked: D.P.	scale: 1:100
			<b>414B-12</b>
CLIENTS SIGNATURE		DATE	

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

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

**FIRSTSTYLE HOMES**

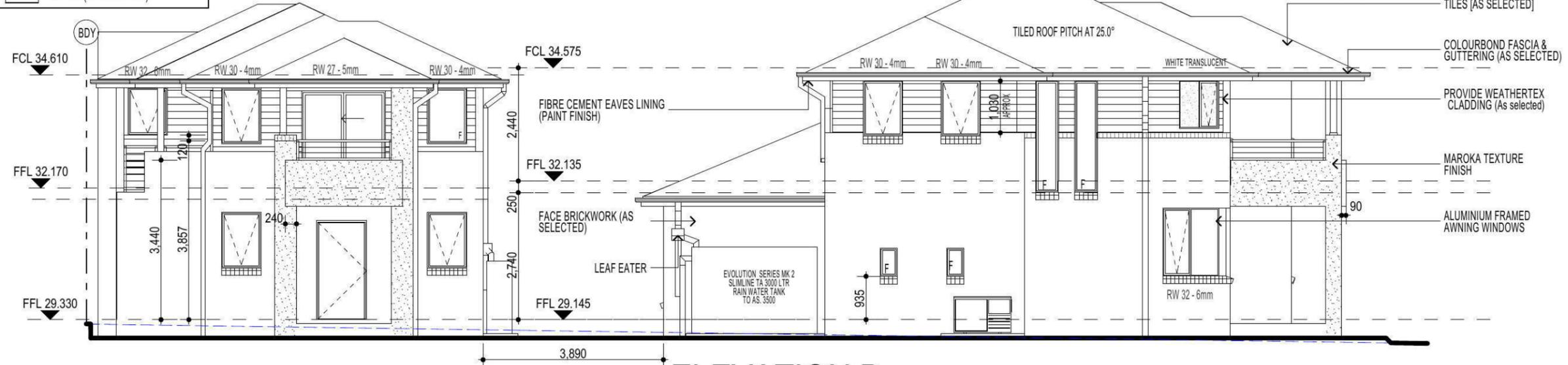
FIRSTSTYLE HOMES Pty.Ltd  
Lic No. 113412C  
ACN. 087 773 779  
PO BOX 171, HOXTON PARK 2171

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

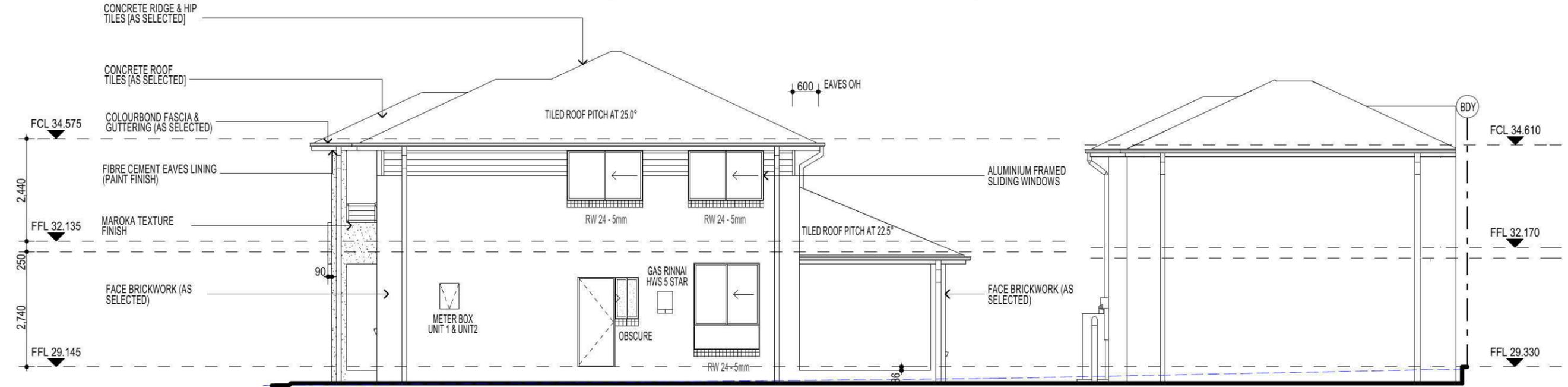
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MASTER BUILDER, BETTER BUILDER

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**ELEVATION B**  
(STREET SCAPE - SPEEDWAY CIRCUIT)



**ELEVATION D**

**3 - PHASE POWER**

**NOTE**  
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PLEASE REFER TO RENZO TONIN ACOUSTIC REPORT, REF No. T747-03F01 (REV 2) - DATED: 15/7/2013 > FOR ADDITIONAL INFORMATION

**NOTE:**  
PROVIDE GRANITGARD TERMITE TREATMENT

**FIBRE OPTIC WIRING PACKAGE**



PROMOTION:  
*LIVING/STYLE COLLECTION*

CLIENT:  
T.T.PHAN & V.D.T.TON

LOCATION:  
LOT 1160  
SYDNEY SMITH DRIVE  
PENRITH, 2750

DP: 1171491 council: PENRITH

model: STUDIO facade: CUSTOM date: 2/12/2013 quotation assessment: QA 2

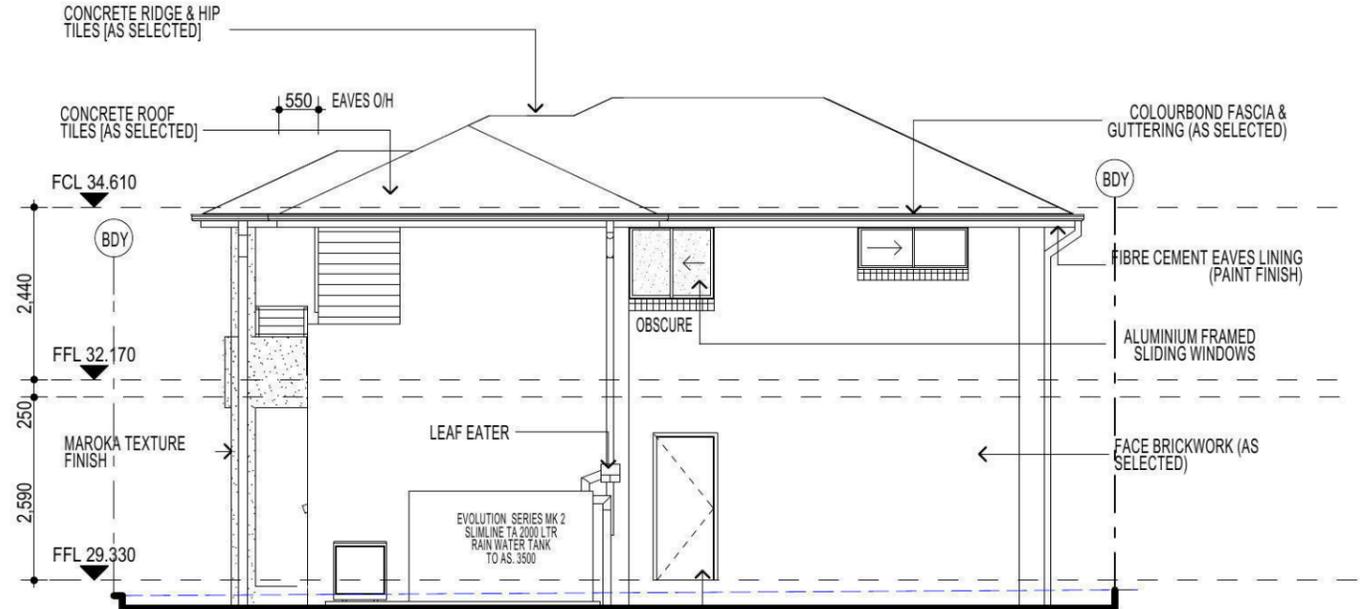
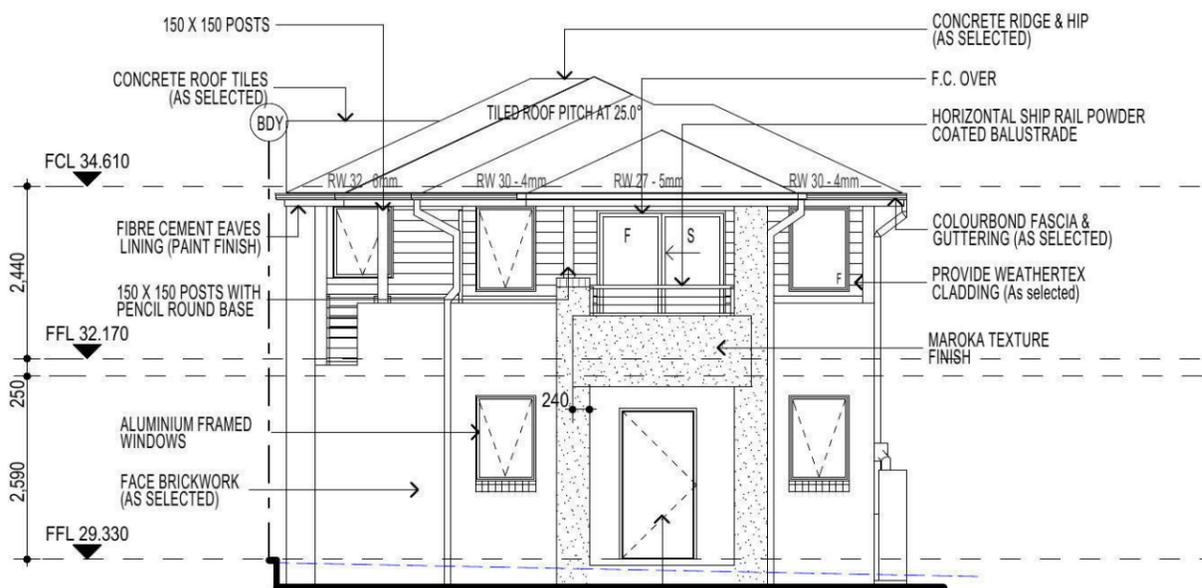
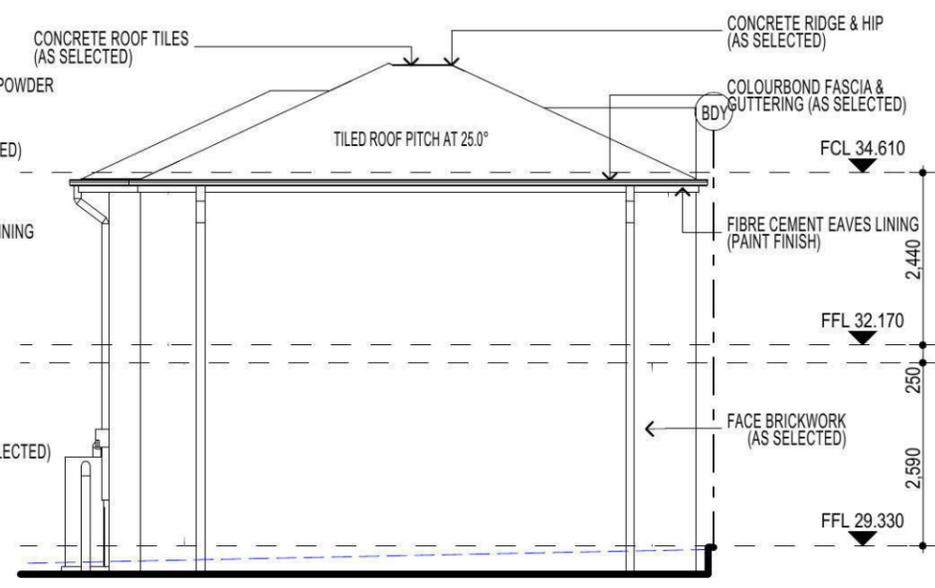
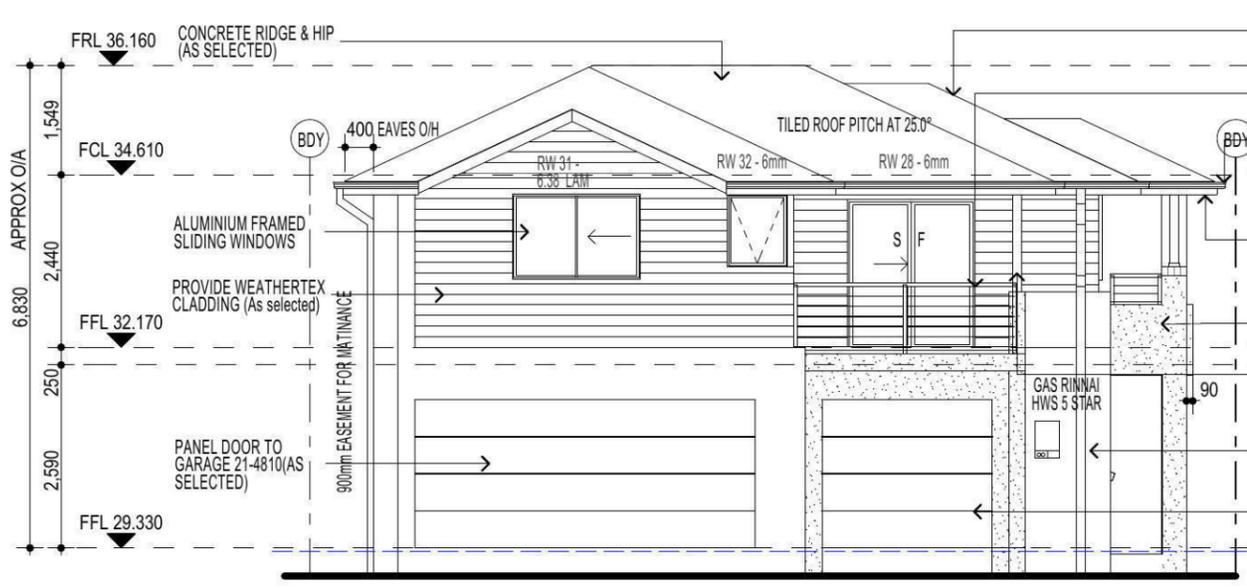
Sheet: 6 of 12 drawn: G.P. checked: D.P. scale: 1:100 **414B-12**

**ELEVATIONS**

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**KEY**

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



PROVIDE 40mm SOLID CORE FRONT ENTRY DOOR - 1020 X 2040 X 4 HINGES AS SELECTED WITH PERIMETER Q-LON ACOUSTIC SEALS (AMPLIMESH SUPA SCREEN NO - GRILL - SECURITY SCREEN DOOR.)

**3 - PHASE POWER**

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

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**NOTE:**  
 PROVIDE GRANITGARD TERMITE TREATMENT

**FIBRE OPTIC WIRING PACKAGE**



PROMOTION: **LIVING COLLECTION**

CLIENT: **T.T.PHAN & V.D.T.TON**

LOCATION: **LOT 1160 SYDNEY SMITH DRIVE PENRITH, 2750**

DP: 1171491	council: PENRITH
model: STUDIO	facade: CUSTOM
date: 2/12/2013	quotation assessment: QA 2
Sheet: 8 of 12	drawn: G.P. checked: D.P. scale:

**414B-12**

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

**STUDIO LOFT - ELEVATIONS**

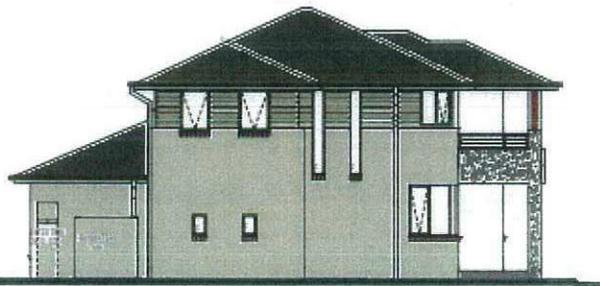




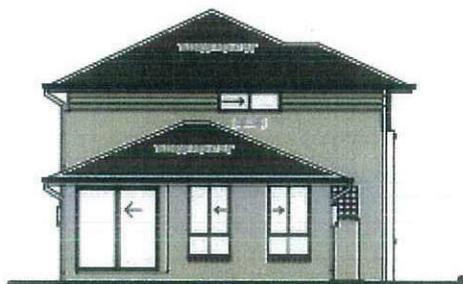
ELEVATION A



ELEVATION A (STUDIO)  
CLEVELAND LANE



ELEVATION B



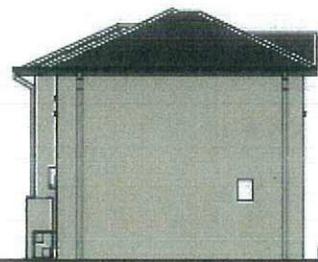
ELEVATION C



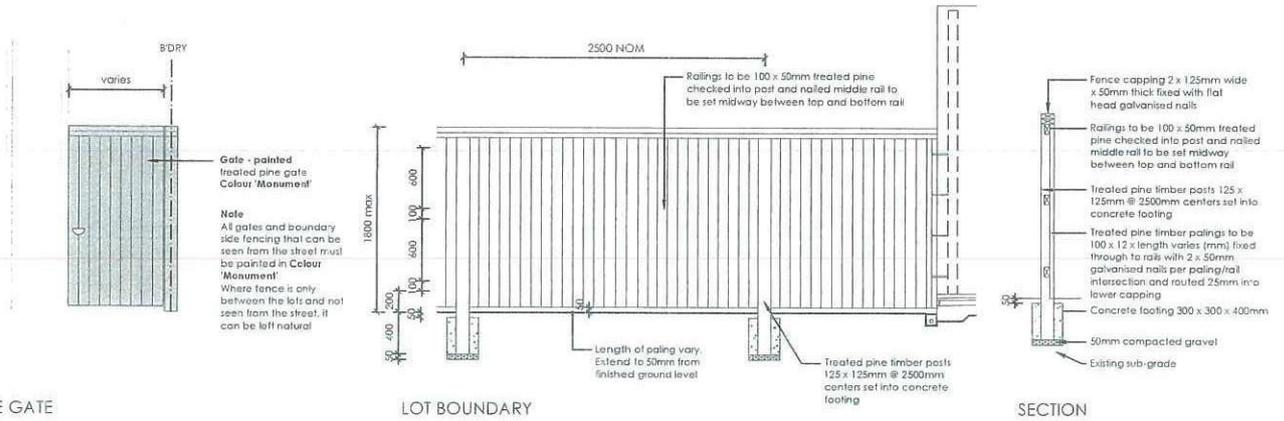
ELEVATION C (studio)



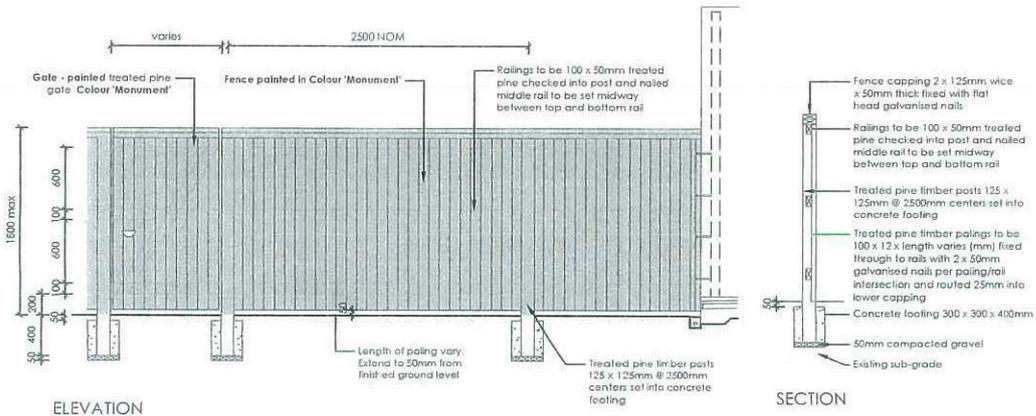
ELEVATION D




 Thorton Design Review Panel  
*Woodrow 14/11/12*  
 Reviewed **LOT: 1160** Sydney Smith Drive, Penrith

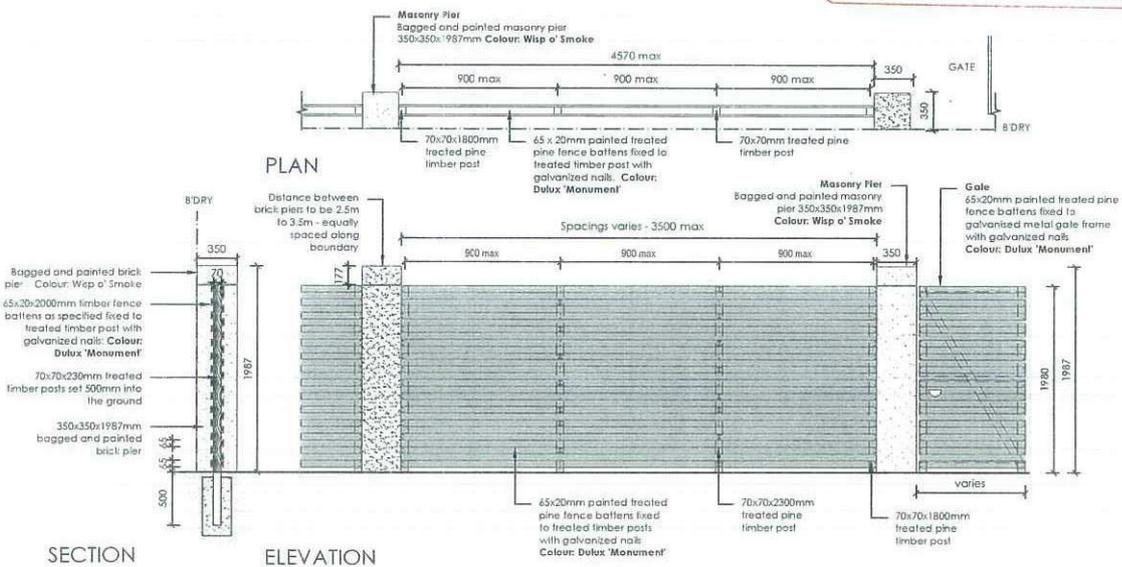


**7 FENCE TYPE 4a - Side Boundaries**  
1:50 Typical detail



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

Thorton Design Review Panel  
LANDCOM  
Reviewed *Wooden* 14/11/12



**9 FENCE TYPE 2a - Secondary Street Fencing**  
1:50 Typical detail

NO.	REVISION	DATE
1	SUBMITTED TO CLIENT FOR COMMENT	11/05/12
2	AMEND LOCATION OF R/W TANK & A/C UNIT	16/10/12
3	CHANGE FENCE PROFILES A/C UNIT TO B/W 2	23/10/12
4		02/11/12

**ecodesign**  
outdoor living environments

PO Box 3038, Campbelltown NSW 2560  
Ph: 02 4971 7761 Fax: 02 4971 2255  
Email: info@ecodesign.com.au  
Web: www.ecodesign.com.au

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2. Verify all measurements on site  
3. Verify all details of any construction  
4. Client/Designer/Architect/Engineer/Builder  
5. Drawing remains the property of ecodesign  
6. All works 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 to various sites, refer to site conditions

**1160 SYDNEY SMITH DRIVE, PENRITH**

**FIRSTLIFE HOMES**

NEW RESIDENCE			
LANDSCAPE PLAN			
1:100 @ A3	DA	L-04	
RS	RS	02-11-12	C



**LOT 1160 Sydney Smith - Supply + construction by BUILDER**

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
<b>Aw</b>	Agapanthus 'White'	White Agapanthus	52	200mm	0.5m
<b>Cr</b>	Cordyline 'Red Fountain'	Red Fountain Cordyline	1	200mm	1m
<b>Dcl</b>	Dianella caerulea 'Little Jess'	Compact Blue Flax Lily	45	200mm	0.3m
<b>Dg</b>	Dietes grandiflora	Wild Iris	18	200mm	1m
<b>Lcb</b>	Loropetalum chinense var. rubrum 'Burgundy'	Pink Fringe Flower	17	300mm	1-1.5m
<b>Mlg</b>	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	1	75L	4m
<b>Tj</b>	Trachelospermum jasminoides	Star Jasmine	4	200mm	0.3m
<b>Tc</b>	Tulbaghia violacea 'Variegated Society Garlic'	Variegated Society Garlic	12	150mm	0.3m
<b>Vh</b>	Viola hederacea	Native Violet	34	150mm	0.1m

**CLEVELAND LANE - Supply + installation by BUILDER**

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
<b>Li</b>	Lomandra longifolia 'Katifinus Deluxe'	Mat Rush	6	200mm	0.75m

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

**MATERIAL SCHEDULE**

Area m<sup>2</sup>

**HEADER COURSE**

Concrete pavers 'Adibri Quartzstone', 300x300x50mm in 'Crackle' colour, laid in stackbond pattern

6.06

**IN-FILL PAVEMENT**

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

11.51

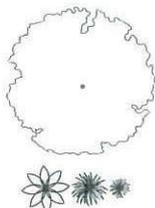
**Total area 17.57**

**Summary of planting**

Total Plants	Total Fence Hedging	Other Shrubs/groundcovers	Total Trees
184	17	167	1

Minimum of 1 tree and 20 shrubs / groundcovers to each front / side yard (excluding fence hedging)

**LEGEND**

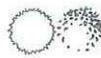


Proposed trees - refer to plant schedule

Proposed accents & grasses - refer to plant schedule

Existing tree to be retained

Existing tree to be removed



Proposed shrubs - refer to plant schedule



Proposed groundcovers and grasses - refer to plant schedule



Existing levels

+RL 101.55

Proposed levels

+TOW 101.55

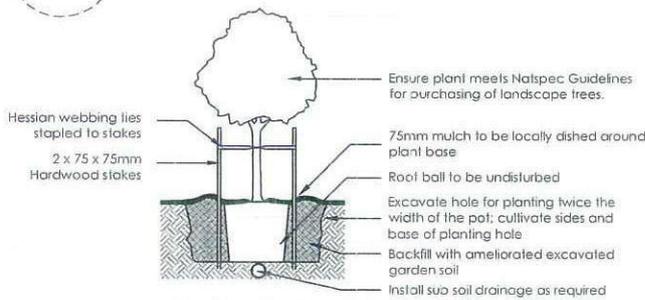
Proposed Top Of Wall levels

--- Boundary

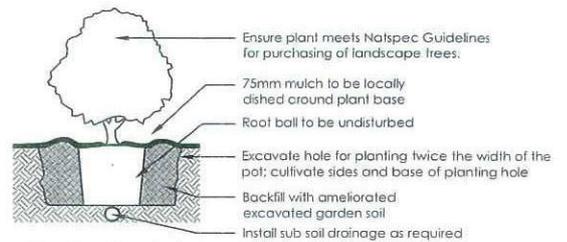
— Garden edging

█ Masonry retaining walls

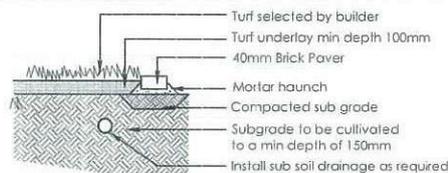
— Existing contours



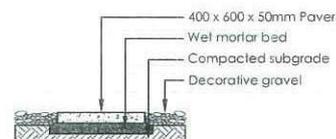
**1 Tree Planting Detail**  
NTS 25L - 100L Pot Size



**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 SUBMITTED TO CLIENT FOR COMMENT B APPROVED LOCATION OF SW TABLE & A/C UNIT C CHANGE FENCE AROUND A/C UNIT TO UNIT 2	REVISION REVISION REVISION	DATE 19-10-12 23-10-12 02-11-12	<b>ecodesign</b> outdoor living environments PO Box 4134, Carrington NSW 2158 Ph: 832 9819 0789 Fax: 832 9819 2334 Email: info@ecodesign.com.au Website: www.ecodesign.com.au	1160 SYDNEY SMITH DRIVE, PENRITH  FIRSTLIFE HOMES	NEW RESIDENCE			
	LANDSCAPE PLAN				1:100 @ A3	DA	L-02	
		RS	RS	02-11-12	C			



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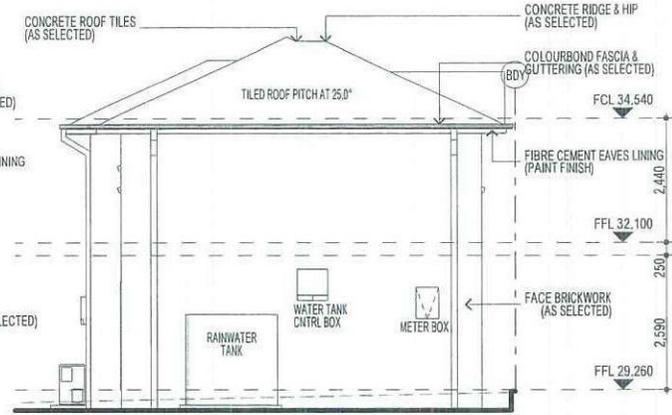
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**KEY**

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



**ELEVATION A**  
 (STREET SCAPE - CLEVELAND LANE)



**ELEVATION B**



**ELEVATION D**



**ELEVATION C**

**3 - PHASE POWER**

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

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**NOTE:**  
 ACOUSTIC SEALS REQUIRED ON ALL BEDROOM WINDOWS AND DOORS FACING SYDNEY SMITH DRIVE. IN ACCORDANCE WITH ACOUSTIC LOGIC'S ACOUSTIC REPORT. REF No.20120708.1/1508A/RO/HP

Thorton Design Review Panel  
 LANDCOM  
 Reviewed *Woodrow* Date *14/11/12*

PROMOTION:  
**LIVING/STYLE COLLECTION**

CLIENT:  
**FIRSTSTYLE HOMES**

LOCATION:  
 LOT 1160  
 SYDNEY SMITH DRIVE  
 PENRITH, 2750

DIP: Lot 1160 in unsegregated plan of subdivision by Class 68 (Roads) Ref 75-10-11 being part of lot 11 RP 1150973

PROJECT:  
 STUDIO  
 8 of 16

SCALE:  
 G.P. 0.0

DATE:  
 14/11/2012

PROJECT NO:  
**414A-12**

**STUDIO LOFT - ELEVATIONS**

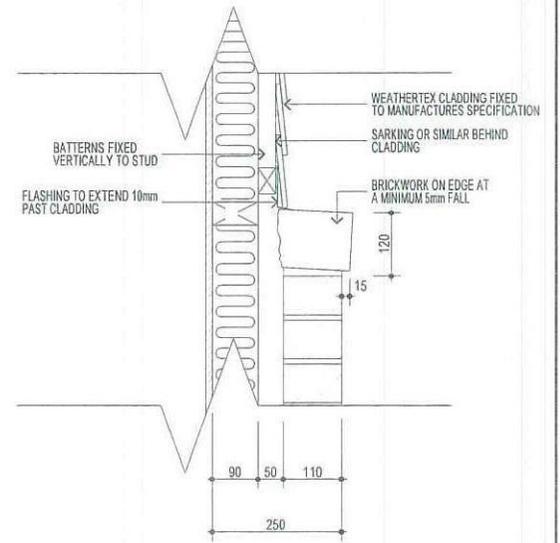
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  -  WEATHERTEX CLADDING PAINTED FINISH (AS SELECTED)



**ELEVATION A**



**ELEVATION C**



**WEATHERTEX BRICK VENEER WALL DETAILS (STANDARD) FOR GRND FLOOR ONLY.**

SCALE: 1:10

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**Thorton Design Review Panel**  
 LANDCOM  
 Woodrow 14/11/12  
 Reviewed ..... Date .....

**ELEVATIONS**

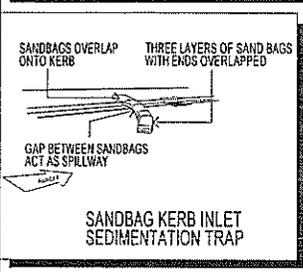
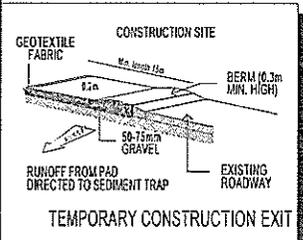
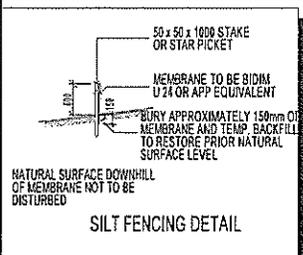
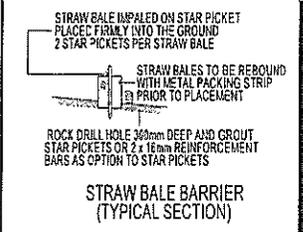
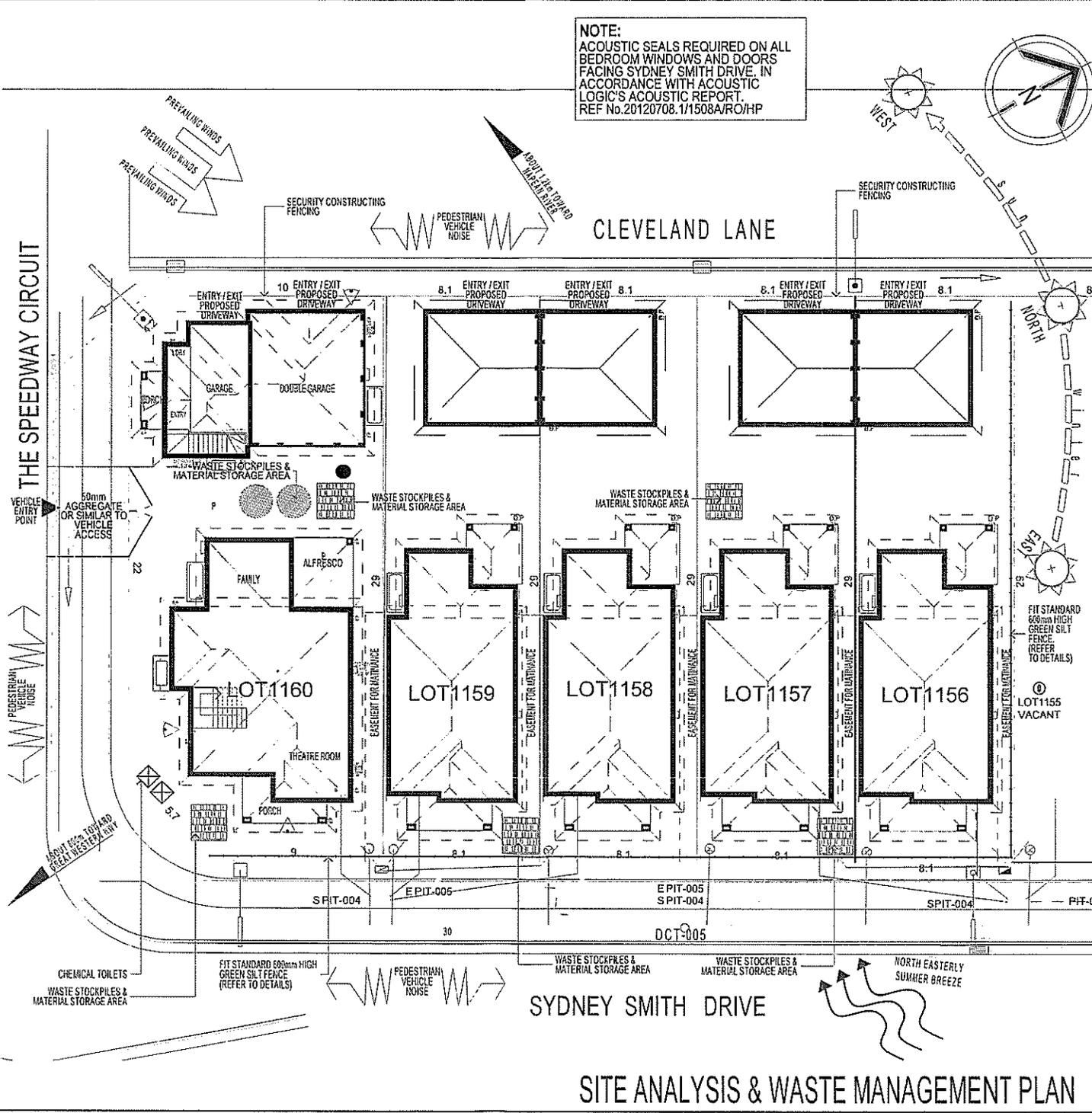
PROMOTION <b>LIVING/STYLE COLLECTION</b>			
CLIENT: <b>FIRSTSTYLE HOMES</b>			
LOCATION: LOT 1160 SYDNEY SMITH DRIVE PENRITH, 2750			
DIP: Lot 1160 in unregistered plan of subdivision by Council: Crans & Rhodes Ref 72-10-1.1 being part of lot 1171B-1160073		COUNCIL: PENRITH	
model:	client:	date:	revision:
STUDIO	CUSTOM	13/11/2012	DA-1
Sheet:	drawn:	checked:	scale:
6 of 16	G.P.	0.0	1:100
CLIENT'S SIGNATURE			DATE: S.P. 00

**414A-12**

• ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH S.C.A. RELEVANT APPROVAL STANDARDS, LOCAL & STATE COORDINATED, LOCAL ELECTRICITY WIRE REGULATIONS AND ALL OTHER RELEVANT REGULATIONS/CONCEPTS  
 • ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE ENGINEERING TO BE SUBJECT TO ENGINEERS DETAILS AND CERTIFICATIONS PER REQUIRED BY COUNCIL  
 • ALL WORK TO BE CARRIED OUT BY A PROFESSIONAL AND INSTANTANEOUSLY REGISTERED WORKMANSHIP AGREEMENT ACCORDING TO THE PLANS AND SPECIFICATIONS  
 • ALL ELECTRICALS ARE TO BE CHECKED A VERIFICATION CERTIFICATE BEING CONSEQUENT OF ANY WORK. ALL LEVELS ARE CORRECT TO FINAL DRIVEWAY AND DETAIL BY REGISTERED SURVEYOR  
 • PITS REMOVED SITE SURVEY FILED OFF  
 • DO NOT SCALE FROM DRAWING. LARGER SCALE DRAWINGS & WRITTEN DIMENSIONS TAKE PRECEDENCE  
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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)
	AC UNIT (if required)

**NOTE:**  
 ACOUSTIC SEALS REQUIRED ON ALL BEDROOM WINDOWS AND DOORS FACING SYDNEY SMITH DRIVE, IN ACCORDANCE WITH ACOUSTIC LOGIC'S ACOUSTIC REPORT, REF No.20120708.1/1508A/RO/HP

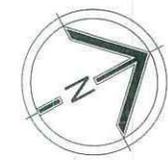


**DUST CONTROL MEASURES:**  
 IF THE SITE BECOMES DUSTY DURING HOTTER MONTHS (CLIENT) WILL SPRINKLE WATER ON THE DUST  
 ANY AREA OF ROAD BASE WILL BE POSITIONED FOR HEAVY VEHICLES TO REDUCE & PROVIDE AN AREA TO WASH TRUCKS OFF (IF REQUIRED)

**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, CABINETRY, HANDLES, FC ITEMS, ARE SHOWN ON THE PLANS & ELEVATIONS FOR ILLUSTRATION PURPOSES ONLY & TO COMMUNICATE APPROX SIZES, PLEASE REFER TO YOUR SPECIFICATIONS FOR YOUR RELEVANT INCLUSIONS

**SITE ANALYSIS & WASTE MANAGEMENT PLAN**



**FIRST STYLE HOMES**  
 FIRST STYLE HOMES Pty Ltd  
 Lic No: 12842C  
 A/CN: 001 773 779  
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 EMAIL: design@firststyle.com.au

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 MEMBERSHIP

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BASIX	
<b>House (unit1)</b>	<b>Studio loft ( unit 2 )</b>
= 31.42m <sup>2</sup> of roof area to discharge to water tank.	= 27.51m <sup>2</sup> of roof area to discharge to water tank.
= 110.83m <sup>2</sup> stormwater and overflow to discharge to existing street channel.	= 66.53m <sup>2</sup> stormwater and overflow to discharge to existing street channel.
o/a= 143.99m <sup>2</sup> of roof area.	o/a= 93.99m <sup>2</sup> of roof area.

LEGEND:	
	= SURFACE INLETS AS REQUIRED
	= SURFACE INLETS LINE
	= STORMWATER LINE

EARTHWORKS		EARTHWORKS	
HOUSE (LIVING)	FFL: R.L: 28.203 FGL: R.L: 28.803	STUDIO LOFT: (LIVING FIRST FLOOR)	FFL: R.L: 32.100
GARAGE:	FFL: R.L: 29.260 FGL: R.L: 28.860	GARAGE:	FFL: R.L: 29.260 FGL: R.L: 28.860

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

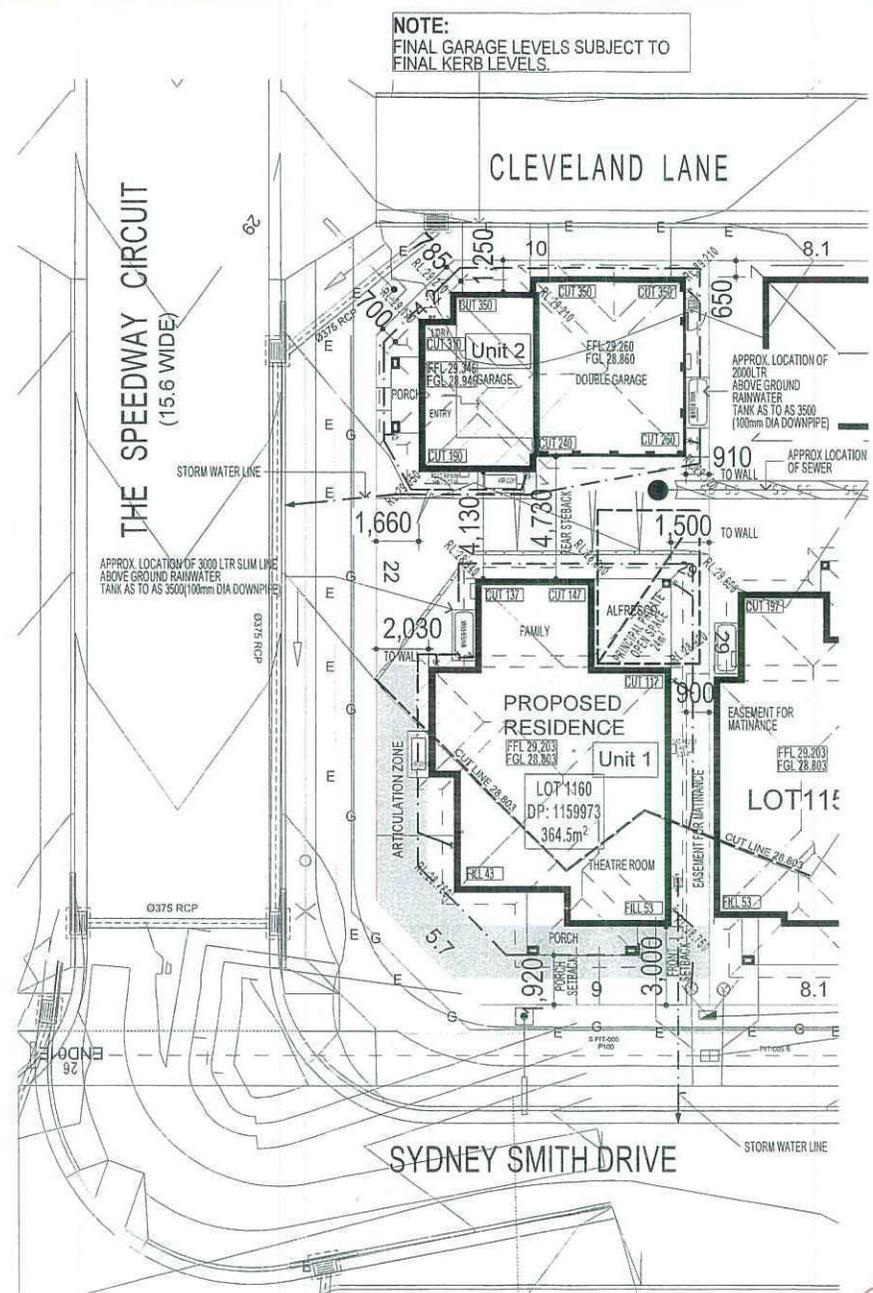
- GENERAL DRAINAGE NOTES**
1. Roof Plumber to locate Downpipes as indicated on FLOOR PLANS per spec. provided.
  2. Stormwater pipes to be 90mm DIA.(Min) at 1 deg. Grade (Min)
  3. Stormwater pipes may run via sub-floor to achieve minimum Grade to invert level.
  4. ALL LEVELS SHOWN ON PLAN ARE APPROXIMATE 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

**3 - PHASE POWER**

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

NOTE:  
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NOTE:  
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STUDIO LOFT (unit 2)		DEVELOPMENT CALCULATIONS	
Lot: 1160 NO. 00 OF SITE AREA: 364.50m <sup>2</sup>		Lot: 1160 NO. 00 OF SITE AREA: 364.50m <sup>2</sup>	
Itemised Floor Areas: ( Unit 2 )	Totals:	Itemised Floor Areas (Unit 1):	Totals:
Studio living ground floor:	6.01m <sup>2</sup>	living ground floor:	100.39m <sup>2</sup>
first floor: (excl. void 64.92m <sup>2</sup> )	69.21m <sup>2</sup>	first floor: (excl. void 83.78m <sup>2</sup> )	89.14m <sup>2</sup>
garage: (excess 00.000m <sup>2</sup> )	18.13m <sup>2</sup>	garage: (excess 6.57m <sup>2</sup> )	41.57m <sup>2</sup>
porch:	2.90m <sup>2</sup>	alfresco:	10.44m <sup>2</sup>
balcony 1	3.10m <sup>2</sup>	porch:	6.64m <sup>2</sup>
balcony 2	3.37m <sup>2</sup>	balcony:	6.16m <sup>2</sup>
<b>total floor area:</b>	<b>102.72m<sup>2</sup></b>	<b>total floor area:</b>	<b>254.34m<sup>2</sup></b>
Combined total floor area:	357.06m <sup>2</sup>	<b>FLOOR SPACE RATIO CALCULATION:</b>	
gross floor areas:	Totals:	gross floor areas:	Totals:
living ground floor: (internal area)	4.62m <sup>2</sup>	living ground floor: (internal area)	89.13m <sup>2</sup>
first floor excl. void: (internal area)	56.12m <sup>2</sup>	first floor excl. void: (internal area)	69.26m <sup>2</sup>
<b>total gross floor area:</b>	<b>60.74m<sup>2</sup></b>	<b>total gross floor area:</b>	<b>158.39m<sup>2</sup></b>
Combined total floor area:	219.13m <sup>2</sup>	total floor space ratio:	0.60:1
<b>SITE AREA COVERAGE/LANDSCAPE:</b>		<b>SITE AREA COVERAGE/LANDSCAPE:</b>	
house ground floor:	6.01m <sup>2</sup>	house ground floor:	100.39m <sup>2</sup>
garage:	18.13m <sup>2</sup>	garage:	41.57m <sup>2</sup>
porch/alfresco:	2.90m <sup>2</sup>	porch/alfresco:	17.08m <sup>2</sup>
driveway/paved area:	3.36m <sup>2</sup>	driveway/paved area:	4.11m <sup>2</sup>
site coverage Area:	27.04m <sup>2</sup>	site coverage Area:	159.04m <sup>2</sup>
front yard landscape area	11.11m <sup>2</sup>	front yard landscape area	48.72m <sup>2</sup>
pervious areas (soft)	25.84m <sup>2</sup>	pervious areas (soft)	146.53m <sup>2</sup>
impervious areas (hard)	30.4m <sup>2</sup> (16%)	impervious areas (hard)	162.49m <sup>2</sup> (16%)
private open space (incl. Balconies)	15.53m <sup>2</sup>	private open space o/a:	89.23m <sup>2</sup>
principal private open space:	n/a	principal private open space:	24.0m <sup>2</sup>
total car space incl. carstand:	1 carspace	total car space incl. carstand:	2 carspace
combined pervious areas (soft)	172.37m <sup>2</sup> (47.28%)		
combined impervious areas (hard)	192.89m <sup>2</sup> (52.9%)		
combined site coverage area:	186.08m <sup>2</sup> (51.0%)		
combined site landscape area:	172.37m <sup>2</sup> (47.28%)		
combined front yard landscape area:	49.57m <sup>2</sup> (13.6%)		
combined front yard hard paved area	2.25m <sup>2</sup> (0.6%)		

COUNCIL ZONE: R1

PROMOTION:  
**LIVING/STYLE COLLECTION**

CLIENT:  
**FIRST STYLE HOMES**

LOCATION:  
 LOT 1160  
 SYDNEY SMITH DRIVE  
 PENRITH, 2750

DP: Lot 1160 in unregistered plan of subdivision by Council  
 Crown & Roads Ref 72-10-1.1 being part of Ref  
 11 DP155973

**Thorton Design Review Panel**

**LANDCOM**

*Woodrow* 14/11/12

Reviewed ..... Date .....

model:	studio:	date:	13/11/2012
sheet:	drawn:	checked:	0.0
1 of 16	scale:	1:200	

**SITE PLAN & STORMWATER CONCEPT PLAN**

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



FIRSTSTYLE HOMES Pty Ltd  
 Lic No: 1244102  
 ACH: 887 773 770  
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**ELEVATION B**  
 (STREET SCAPE - SPEEDWAY CIRCUIT)



**ELEVATION D**

**3 - PHASE POWER**

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

**NOTE:**  
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**Thorton Design Review Panel**  
 LANDCOM  
 Woodrow 14/11/17  
 Reviewed Date

PROMOTION: <i>LIVING/STYLE COLLECTION</i>	
CLIENT: FIRSTSTYLE HOMES	
LOCATION: LOT 1160 SYDNEY SMITH DRIVE PENRITH, 2750	
DP: Lot 1160 in unregistered plan of subdivision by Craig & Rhodes Ref 72-10-1 being part of 04 11 DP 1130973	Council: PENRITH
Model: STUDIO	Scale: G.P. 0,0
Sheet: 7 of 16	Date: 13/11/2012
Scale: 1:100	DA 1
414A-12	

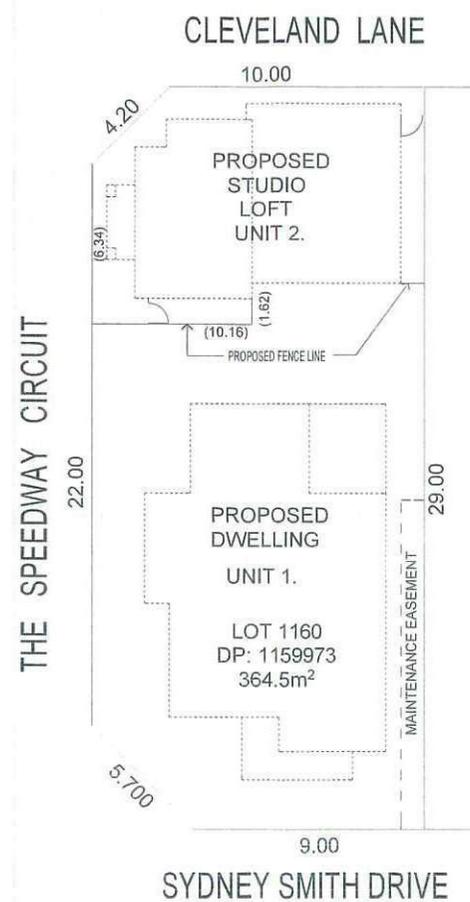
**ELEVATIONS**



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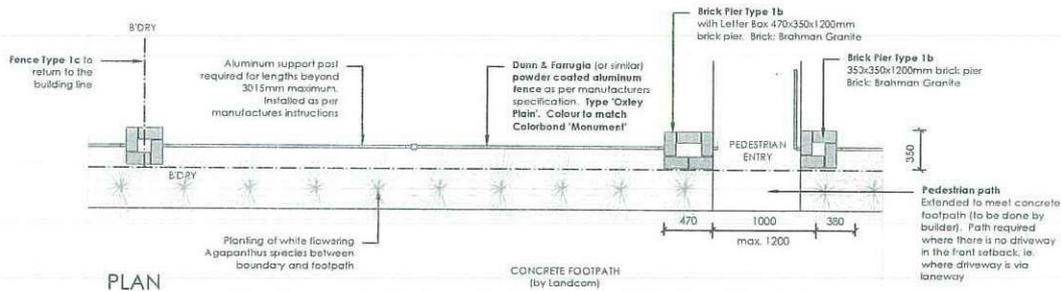


**Thorton Design Review Panel**  
**LANDCOM**  
*Woodrow* 14/11/12  
 Reviewed ..... Date .....

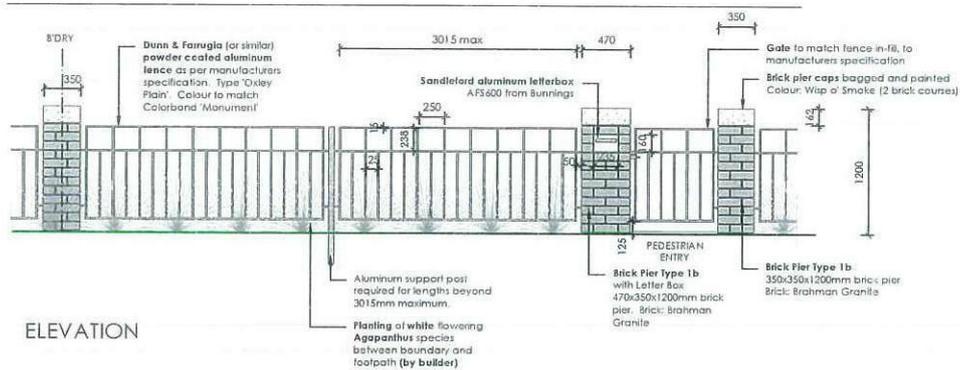
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**PROPOSED STRATA SUBDIVISION PLAN**

PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: FIRSTSTYLE HOMES			
LOCATION: LOT 1160 SYDNEY SMITH DRIVE PENRITH, 2750			
DP: Lot 1160 in unregistered plan of subdivision by Craig & Rhodes Ref 72-10-1.1 being part of lot 11 DP: 1159973		council: PENRITH	
model: STUDIO	type: CUSTOM	date: 13/11/2012	revision: DA 1
Sheet: 16 of 16	drawn: G.P.	checked: 0.0	scale: 1:100
CLIENT SIGNATURE			DATE 13/11/2012



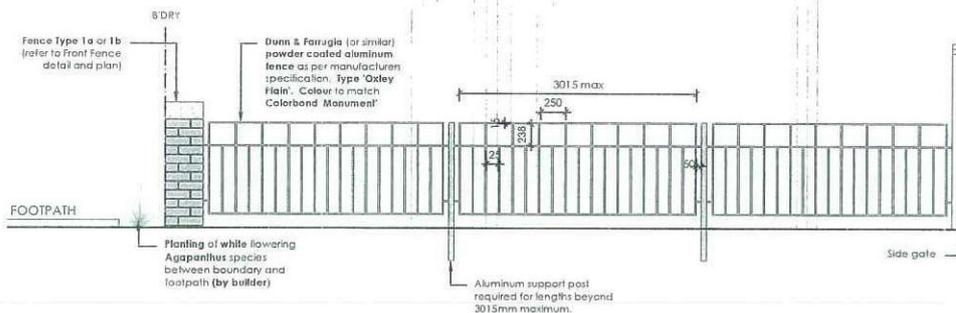
PLAN



ELEVATION

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

Thorton Design Review Panel  
LANDCOM  
*Woodrow*  
Reviewed ..... Date 14/11/12



ELEVATION

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

<p>1. To indicate from drawings: 2. Verify all measurements on site 3. Fully disclose all any modifications 4. Copyright © Woodrow, All rights reserved. 5. Drawing number: 12-011-12</p>		<p>6. All work to comply with relevant Australian Standards and Building Code of Australia 7. All work to be performed by a suitably qualified tradesperson 8. For application purposes only. FOR RFP: C04/07/ACT/04</p>		<p>1160 SYDNEY SMITH DRIVE, PENRITH FIRSTYLE HOMES</p>		<p>NEW RESIDENCE LANDSCAPE PLAN 1:100 @ A3 DA L-03 RS RS 02-11-12 C</p>	
---	--	--	--	--	--	---	--



ELEVATION A

Code	Area	Specification	Detail
A	Roof	Boral: Contour Ebony	
B	Cladding	Bristol: Cobble Stone P197-N5	
C	Post	Taubmans: Spaniel Brown T08 119-4	
D	Gutter and Balustrade	Colorbond: Monument	
E	Face Brick	Austral Bricks: Keswick	
F	Fascia, Windows and Garage Door	Colorbond: Surfmist	
G	Down Pipes/Rainwater Tank	Colorbond: Dune	
H	Feature Render	Bristol: Cracked Slate P236-N6	
I	Front Door Finish	Quantum: Timber Stain Jarrah	


**Thorton Design Review Panel**  
 Reviewed *Wooden* Date *14/11/12*



 Golden Design Review Panel  
LANDSDOWN  
Reviewed *Woodrow* Date *14/11/12*

# PLANT SCHEDULE Prepared by ecodesign Pty Ltd

## LOT 1160 Sydney Smith - Supply + construction by BUILDER

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aw	Agapanthus 'White'	White Agapanthus	68	200mm	0.5m
Crf	Cordyline 'Red Fountain'	Red Fountain Cordyline	1	200mm	1m
Dcl	Dianella caerulea 'Little Jess'	Compact Blue Flax Lily	45	200mm	0.3m
Dg	Dietes grandiflora	Wild Iris	19	200mm	1m
Lcb	Loropetalum chinense var. rubrum 'Burgundy'	Pink Fringe Flower	17	300mm	1-1.5m
Mlg	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	1	75L	4m
Tj	Trachelospermum jasminoides	Star Jasmine	4	200mm	0.3m
Tc	Tulbaghia violacea 'Variegated Society Garlic'	Variegated Society Garlic	22	150mm	0.3m
Vh	Viola hederacea	Native Violet	36	150mm	0.1m

## CLEVELAND LANE - Supply + installation by BUILDER

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Li	Lomandra longifolia 'Katrinus Deluxe'	Mat Rush	6	200mm	0.75m

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

### MATERIAL SCHEDULE

Area m<sup>2</sup>

#### HEADER COURSE

Concrete pavers 'Adbri Quartzstone', 300x300x50mm in 'Cradle' colour, laid in stackbond pattern

6.06

#### IN-FILL PAVEMENT

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

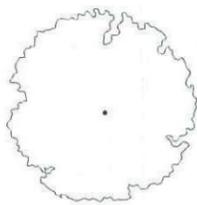
11.51

Total area 17.57

### Summary of planting

Total Plants	Total Fence Hedging	Other Shrubs/groundcovers	Total Trees
213	17	196	1

Minimum of 1 tree and 20 shrubs / groundcovers to each front / side yard (excluding fence hedging)



### 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

+RL 101.55

Proposed levels

+TOW 101.55

Proposed Top Of Wall levels



Boundary



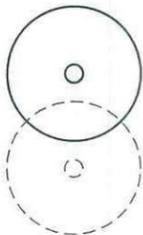
Garden edging



Masonry retaining walls



Existing contours

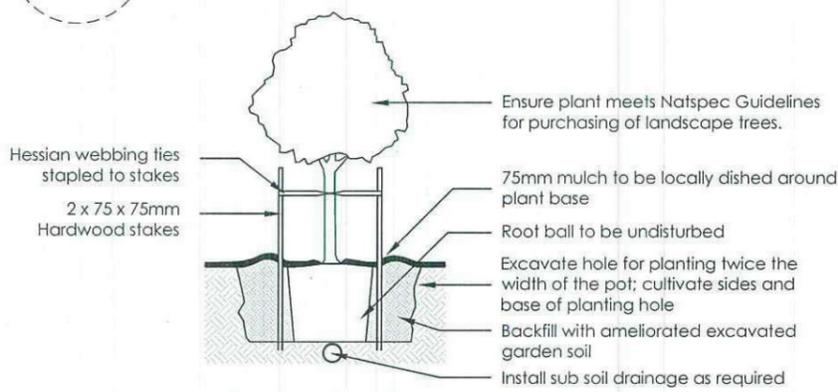


Existing tree to be retained

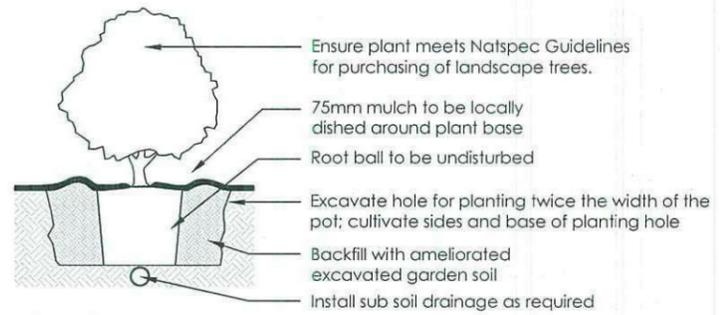


Existing tree to be removed

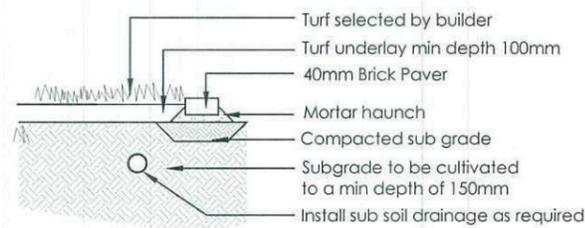
**FOR CONSTRUCTION**



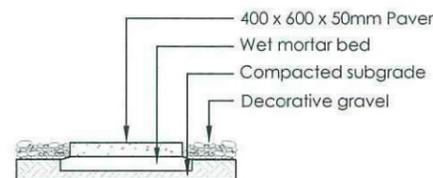
1 Tree Planting Detail  
NTS 25L - 100L Pot Size



2 Planting Detail  
NTS 150mm, 200mm Pot Size



3 Turf Detail  
NTS Brick Paver Edge



4 Stepping stones in gravel  
NTS Low traffic zone

REV	DESCRIPTION	DATE
A	SUBMITTED TO CLIENT FOR COMMENT	19/10/13
B	AMEND LOCATION OF PAVING & A/C UNIT	22/10/13
C	CHANGE FENCE AROUND A/C UNIT TO UNIT 2	02/11/13
D	AMEND FENCE PLAN AND DRIVEWAY CROSS-OVER SPEC	16/11/13
E	ISSUE COLOUR PLAN (03/06)	22/11/13
F	REVISE COLOUR PLAN COMPLETE 1ST FLOOR	23/11/13
G	ADD 1ST FLOOR FOR UNIT 1	23/11/13
H	ADJUST COLOURS, REDUCE TO A4, ADD ROOMS 12/25	27/11/13
I	AMEND TO CLIENT COMMENTS	28/11/13
J	AMEND COLOUR PLAN TO CLIENT MARK-UP	10/12/13
K	AMEND COLOUR PLAN TO CLIENT MARK-UP, HIDE MARKED CHANCE EASEMENT	21/12/13
L	FINAL AMENDMENTS, ISSUE TO LANDCOM	21/12/13
M	CHANGE STREET NAME	10/01/14
N	AMEND STREET PLACING	14/01/14

**ecodesign**  
outdoor living environments

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Ph: (02) 9871 7701 Fax: (02) 9873 2553  
Email: info@ecodesign.com.au  
Web: www.ecodesign.com.au  
Member of the Australian Institute of Landscape Design and Managers

1. Do not scale from drawings  
2. Verify all measurements on site  
3. Fully ecodesign of any inclusions/trenches  
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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

1160 SYDNEY SMITH DRIVE, PENRITH

FIRSTYLE HOMES

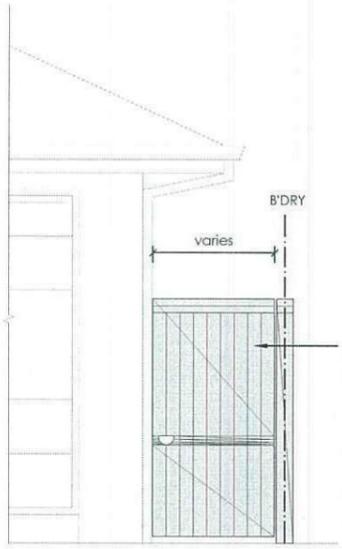
NEW RESIDENCE

LANDSCAPE PLAN

1:100 @ A3 DA L-02

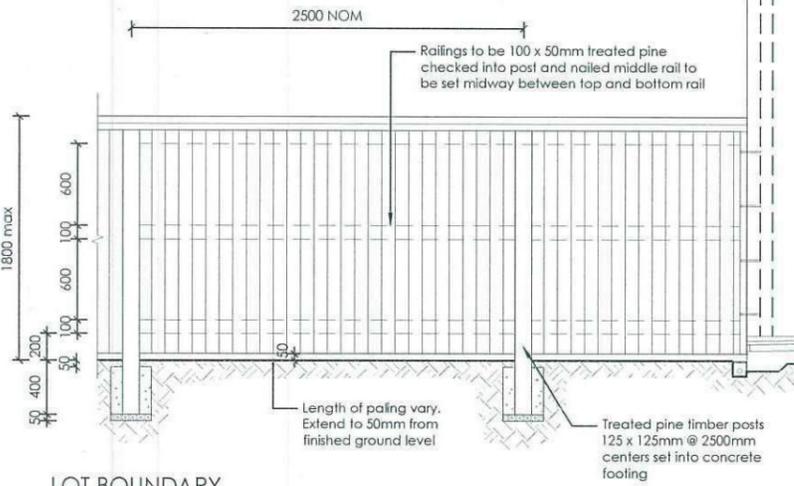
BT MD 16-01-13 N



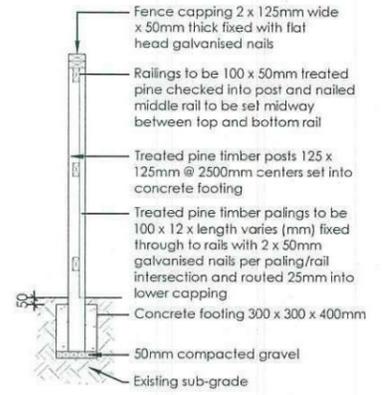


SIDE GATE

**Note**  
All gates and boundary side fencing that can be seen from the street must be painted in Colour 'Monument'. Where fence is only between the lots and not seen from the street, it can be left natural.

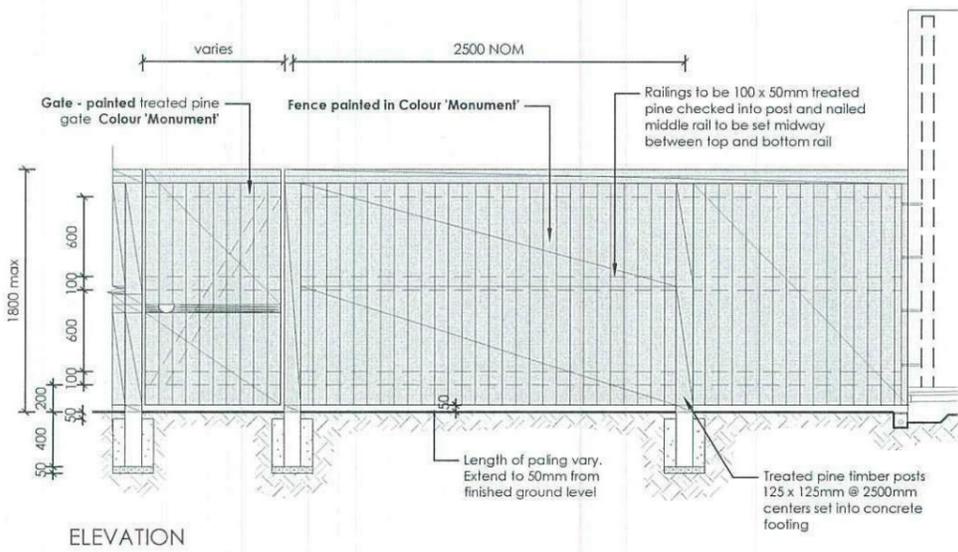


LOT BOUNDARY

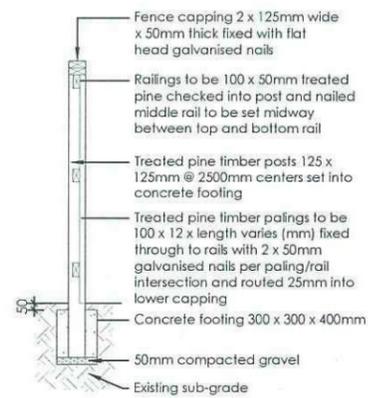


SECTION

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



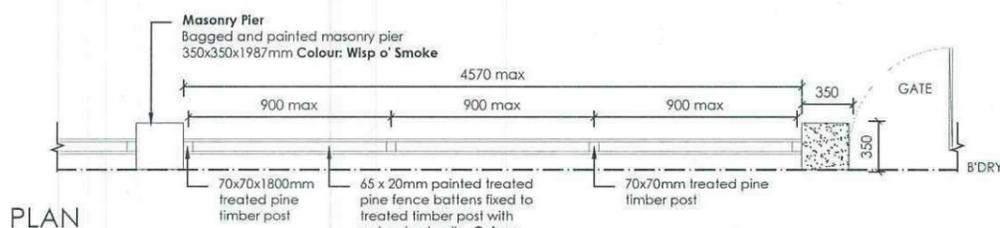
ELEVATION



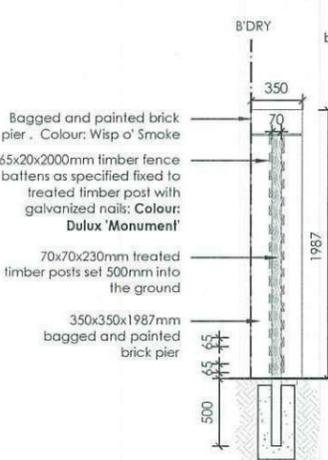
SECTION

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

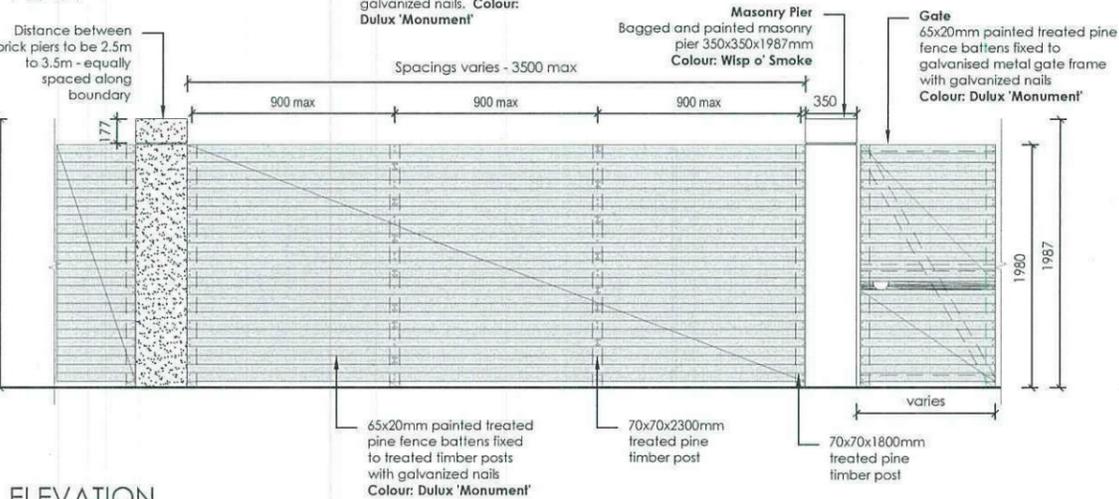
FOR CONSTRUCTION



PLAN



SECTION



ELEVATION

**9 FENCE TYPE 2a - Secondary Street Fencing**  
1:50 Typical detail

REVISION	DESCRIPTION	DATE	BY	CHECKED
A	ISSUED TO CLIENT FOR COMMENT	19-10-13	BT	RS
B	AMEND TO CORRECT ORR FROM L-04 UNIT	23-10-13	RS	RS
C	CHANGE FENCE AS PER A/C UNIT TO UNIT 2	02-11-13	RS	RS
D	AMEND FENCE PLAN AND DRIVEWAY CROSS-OVER SPEC	16-11-13	RS	MD
E	ISSUE COLOUR PLAN (R05-04)	25-11-13	RS	AS
F	REVISE COLOUR PLAN, COMPLETE 1ST FLOOR	23-11-13	RS	RS
G	ADD 1ST FLOOR FOR UNIT 1	23-11-13	RS	RS
H	ADJUST COLOURS, REDUCE TO A4, ADD ROOM SIZES	27-11-13	RS	AS
I	AMEND TO CLIENT COMMENTS	28-11-13	RS	RS
J	AMEND COLOUR PLAN TO CLEAR MARK-UP	10-12-13	RS	RS
K	AMEND COLOUR PLAN TO CLEAR MARK-UP, HIDE MARK/REFERENCE EASEMENT	21-12-13	RS	RS
L	DRY COLOUR PLAN	21-12-13	RS	RS
M	FINAL AMENDMENTS, ISSUE TO LANDSCAPE	10-01-14	MD	MD
N	CHANGE STREET PLANNING	16-01-14	BT	MD

**ecodesign**  
Outdoor Living Specialists

PO Box 3136, Caringford NSW 2118  
Ph: (02) 9871 7701 Fax: (02) 9873 2583  
Email: info@ecodesign.com.au  
Web: www.ecodesign.com.au

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- All work to be performed by a suitably qualified tradesperson
- For application purposes only - NOT FOR CONSTRUCTION

PROJECT: **1160 SYDNEY SMITH DRIVE, PENRITH**

CLIENT: **FIRSTYLE HOMES**

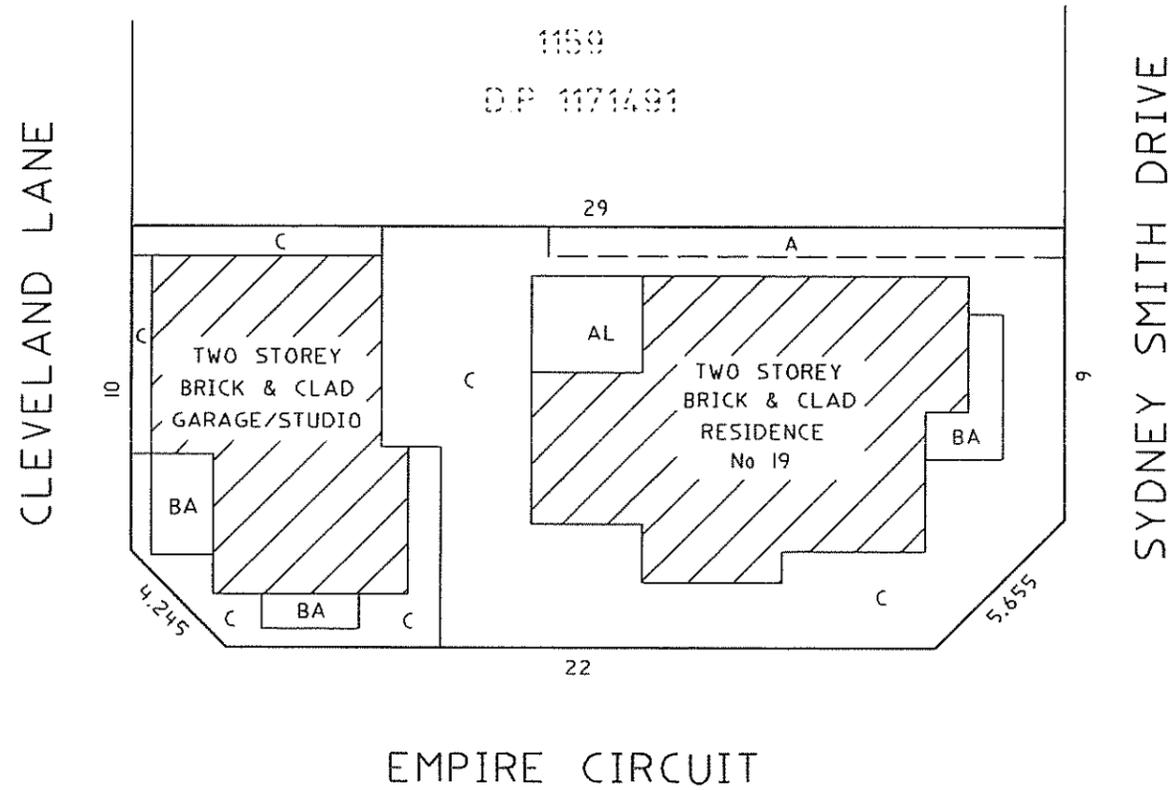
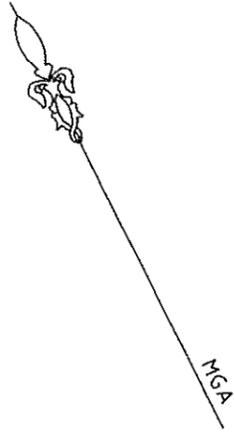
PROJECT: **NEW RESIDENCE**

DATE: **1:100 @ A3** | **DA** | **L-04**

DATE: **16-01-13** | **N**



A: EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE (DPI184391)



LOCATION PLAN

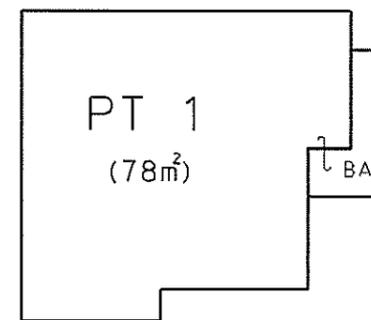
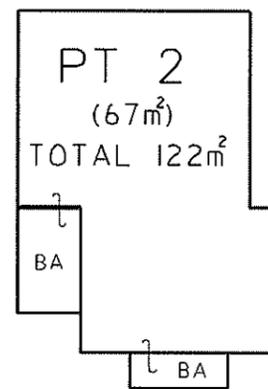
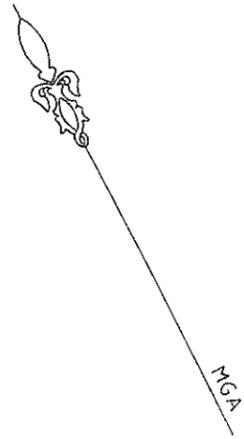
- AL - DENOTES ALFRESCO
- CP - DENOTES COMMON PROPERTY
- BA - DENOTES BALCONY
- X - DENOTES PROLONGATION OF THE FACE OF THE WALL
- ⊥ - DENOTES 90°

Surveyor:  
 DONOVAN ASSOCIATES  
 15 PARKES ST PARRAMATTA 2150  
 Surveyor's Ref: 135760  
 Subdivision No:  
 Lengths are in metres. Reduction Ratio 1:200

Registered

DRAFT  
SP88737

10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	Table of mm
----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-------------



NOTE:  
ALL AREAS ARE APPROXIMATE AND INCLUDE BALCONIES.

BALCONIES ARE LIMITED IN HEIGHT FROM THEIR UPPER SURFACE TO THE UNDERSIDE OF THE ROOF THAT COVERS THEM.

BA - DENOTES BALCONY

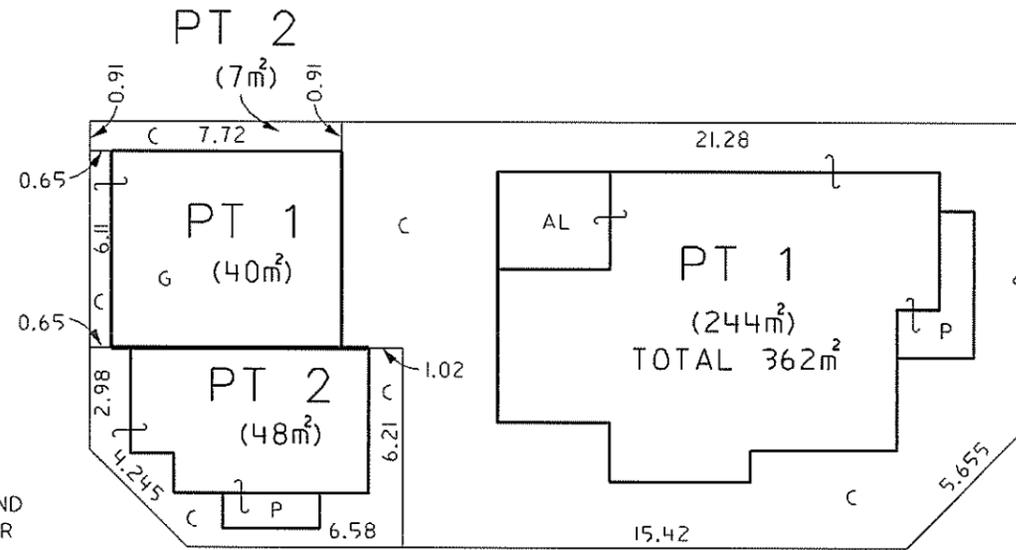
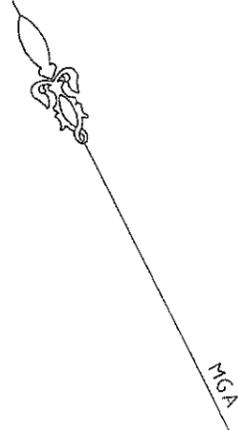
### FIRST FLOOR PLAN

Surveyor:  
DONOVAN ASSOCIATES  
15 PARKES ST PARRAMATTA 2150  
Surveyor's Ref: 135760  
Subdivision No:  
Lengths are in metres. Reduction Ratio 1:200

Registered

DRAFT  
SP88737

10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	Table of mm
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NOTE:

ALL AREAS ARE APPROXIMATE AND INCLUDE COURTYARDS, PORCHES & ALFRESCO.

COURTYARDS ARE LIMITED IN HEIGHT TO 10 METRES BELOW AND 20 METRES ABOVE THE UPPER SURFACE OF THE GROUND FLOOR LEVEL OF THE RESPECTIVE RESIDENCE EXCEPT WHERE COVERED IN THIS HEIGHT LIMIT.

PORCHES AND ALFRESCO ARE LIMITED IN HEIGHT FROM THEIR UPPER SURFACE TO THE UNDERSIDE OF THE ROOF THAT COVERS THEM.

ANY PIPES, WIRES, CABLES AND ASSOCIATED STRUCTURES NOT WITHIN THE BUILDINGS ARE COMMON PROPERTY.

ANY SERVICE LINE WITHIN ONE LOT SERVICING ANOTHER IS COMMON PROPERTY.

- A - DENOTES ALFRESCO
- C - DENOTES COURTYARD
- P - DENOTES PORCH
- G - DENOTES GARAGE
- X - DENOTES PROLONGATION OF THE FACE OF THE WALL
- ⊥ - DENOTES 90°

GROUND FLOOR PLAN

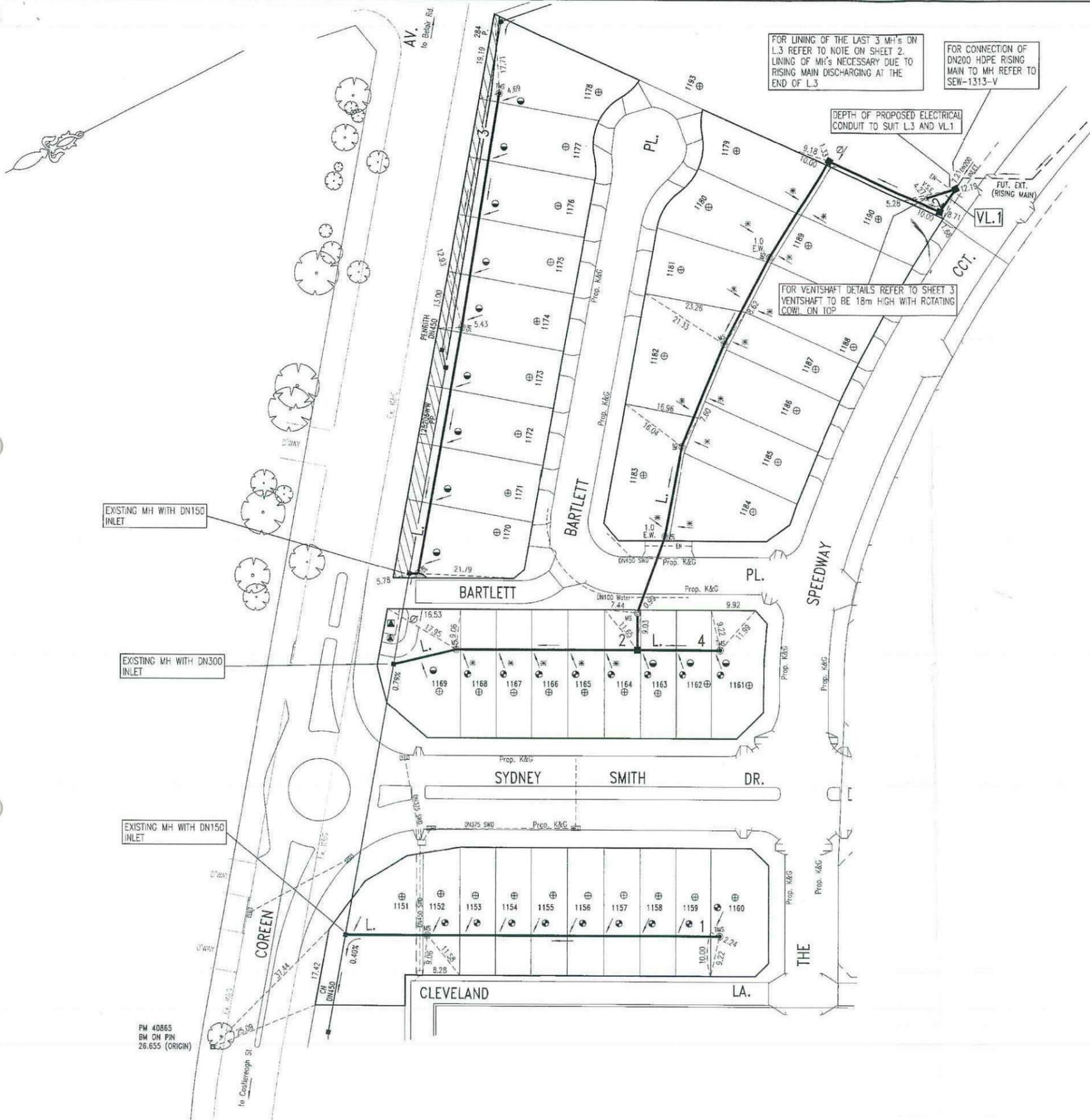
Surveyor:  
 DONOVAN ASSOCIATES  
 15 PARKES ST PARRAMATTA 2150  
 Surveyor's Ref: 135760  
 Subdivision No:  
 Lengths are in metres. Reduction Ratio 1:200

Registered

DRAFT  
 SP88737

10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	Table of mm
----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-------------

**PENRITH**



NOTES :-

- WATER SERVING COORDINATOR  
DALCHEK PTY LTD (CERTIFIED No. 289)  
77 UNION RD.  
PENRITH 2750  
Ph. No. 47 228181
  - FOR :  
LANDCOM  
c/o WORLEY PARSONS  
141 WALKER ST., NORTH SYDNEY, NSW 2060  
Ph: 8923 8865
  - ALL LOTS WERE VACANT AT TIME OF SURVEY.  
ALL STRUCTURES TO BE CONSTRUCTED TO PROPOSED FINISHED SURFACE LEVELS.  
ALL LEVELS REFER TO PROPOSED FINISHED SURFACE LEVEL.  
SEWER CONSTRUCTOR TO Liaise WITH ROAD AND/OR CIVIL CONTRACTOR TO VERIFY LEVELS IN OR ADJACENT TO ROADS. PROJECT SUPERVISOR/DESIGNER TO BE INFORMED OF DISCREPANCIES.
  - PIPES TO BE CONCRETE ENCASED SHOWN ACCORDINGLY: (REFER SEW-1205-V)
- EACH SECTION OF PIPE SHALL BE CONCRETE ENCASED IN THE FOLLOWING MANNER:  
EACH PIPE JOINT REQUIRES A 12mm THICK COMPRESSIBLE MEMBRANE TO BE INSERTED.  
EACH PIPE JOINT IS REQUIRED TO HAVE 3 R16 DOWEL PINS TOP & BOTTOM.  
DOWEL PINS ARE TO BE CENTRALLY PLACED IN CONCRETE WITH A MINIMUM BAR LENGTH OF 600mm.  
THE DOWEL PIN IS TO BE EITHER GALVANISE OR STAINLESS STEEL.  
AT THE ENDS OF EACH SECTION OF ENCASEMENT A 600mm ROCKER PIPE IS TO BE INSTALLED.
- BUILDING OVER/ADJACENT TO SEWER. CONDITIONS WILL APPLY REFER TO DALCHEK FOR DETAILS.
  - ALL LEVELS ELECTRONICALLY GENERATED. NO LEVEL BOOK AVAILABLE.
  - THE MINIMUM NUMBER OF FIELD COMPACTION TESTS REQUIRED TO SATISFY THE SEWERAGE CODE OF AUSTRALIA ARE:  
IF SAND/CEMENT BACKFILL IS USED AT ROAD CROSSINGS. THE NUMBER OF TRENCH FILL COMPACTION TESTS MAY BE REDUCED BY 12.  
PIPE EMBEDMENT ZONE: 8 TESTS REQUIRED.
  - TRENCH FILL ZONE (TRAFFICABLE): 12 TESTS REQUIRED  
TRENCH FILL ZONE (NON TRAFFICABLE): 12 TESTS REQUIRED  
TRENCH FILL ZONE (MANHOLES): 42 TESTS REQUIRED  
TRENCH FILL ZONE (TOTAL): 66 TESTS REQUIRED
  - THE REVIEW OF ENVIRONMENTAL FACTORS IS AN INTEGRAL PART OF THIS DESIGN AND MUST BE READ IN CONJUNCTION WITH THIS PLAN.
  - PRIOR TO ANY EXCAVATION THE CONSTRUCTOR MUST HAVE A CURRENT COPY OF THE UNDERGROUND SERVICES REPORT TO BE READ IN CONJUNCTION WITH THIS PLAN.
  - TEMPORARY LEVEL MARKS ARE FOR CONSTRUCTION PURPOSES ONLY. S.S.M'S WILL BE PLACED ON THE KERB AND GUTTERS, LEVELLED AND SHOWN AS BENCH MARKS ON THE W.A.E. DRAWINGS.
  - ALL EXCAVATION, SHORING EXCAVATION AND STABILITY OF ADJACENT STRUCTURES SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTOR.
  - ALL DEFLECTIONS ON MS'S ARE TO BE ACCOMPLISHED WITHOUT ANY BENDS OUTSIDE THE MS STRUCTURE IF POSSIBLE.
  - THE PW AND WW PLANS ARE BASED ON THE FOLLOWING ENGINEERING PLANS SUPPLIED BY WORLEY PARSONS:  
0721015[02].DWG (FROM 26.09.11)  
X-STAGE1 STORMWATER PLAN.DWG (FROM 04.10.11)  
DRAINAGE-LS-PL01.DWG (FROM 04.10.11)  
X-LOT LAYOUT.DWG (FROM 04.10.11)  
X- ROAD CONTOURS.DWG (FROM 04.10.11)  
STORMWATER LAYOUT.DWG (FROM 04.10.11)  
FOR ELECTRICAL PLANS: SUPPLIED BY CRAIG AND RHODES 31.01.2012: PLANS DONE BY CONNECT (REF. NUMBER M6000 D1-01 AND M6000 D1-01)  
301015-02381-C1-S1-101.DWG, REV.7 (FROM 15.05.12)  
301015-02381-C1-S1-522 TO 526.DWG, REV. 04 AND REV. 05 (FROM 15.05.12)
  - THE PROPOSED WORKS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE SEWER RETICULATION CODE OF AUSTRALIA (NSA 02-2002-2.2 VERSION 3) INCLUDING THE SYDNEY WATER SUPPLEMENT & APPENDICES AND THE TECHNICAL SPECIFICATION FOR LOW INFILTRATION SEWER SYSTEMS.  
THE CONSTRUCTOR MUST HAVE A COPY OF THESE DOCUMENTS ON SITE AT ALL TIMES.
  - MAINTENANCE STRUCTURE OPTIONS SHALL BE LIMITED TO CAST IN-SITU MAINTENANCE HOLES, PLASTIC MAINTENANCE SHAFTS AND PLASTIC TERMINAL MAINTENANCE SHAFTS.
  - CONSTRUCTOR RESPONSIBLE TO FOLLOW ANY TESTING PROCEDURES SET OUT IN SECTION L10.1 AND L10.2 OF THE TECHNICAL SPECIFICATION FOR LOW INFILTRATION SEWER SYSTEMS.
  - AREAS HATCHED THUS NOT DRAWN.

IMPORTANT NOTES FOR PCS'S:

- ALL JUNCTIONS FOR THE PCS'S TO BE LOCATED 0.7m MIN OFF DOWNSTREAM PROPERTY BOUNDARY (OR DOWNSTREAM INTERNAL BOUNDARY) OR DOWNSTREAM EASEMENT BOUNDARY OR 1.0m OFF THE EDGE OF THE DOWNSTREAM STRUCTURE.  
IF A JUNCTION FOR A PCS IS ALREADY LOCATED IN THAT PLACE THEN THE NEXT PCS JUNCTION IS TO BE LOCATED 1.0m UPSTREAM OF THE PRECEDING PCS JUNCTION (APPLICABLE FOR LOTS 1188 - 1190).
- ⊘ DENOTES STANDARD PCS CONNECTION (REFER LIS FIG.5 STANDARD CONNECTION)
- ⊙ DENOTES SLOPED PCS CONNECTION (REFER LIS FIG.5 SLOPED CONNECTION)
- ⊛ DENOTES DEEP PCS CONNECTION (REFER LIS FIG.6)
- ⊚ DENOTES PCS TO BE DN225 (IN CONJUNCTION WITH SYMBOLS ABOVE)
- THE TOTAL LENGTH OF THE DN225 PCS'S EXCLUDING RISERS IS APPROXIMATELY 1m. PCS'S TO HAVE MINIMUM STIFFNESS RATING OF SN8.
- THE TOTAL LENGTH OF THE DN100 PCS'S EXCLUDING RISERS IS APPROXIMATELY 74m. PCS'S TO HAVE MINIMUM STIFFNESS RATING OF SN8. JOINTING TO BE SOLVENT WELDED.
- IT IS THE RESPONSIBILITY OF THE CONSTRUCTOR TO PROVIDE THE CHAINAGES FOR THE PCS'S, THE LENGTH OF THE PCS'S, THE TYPE OF CONNECTION USED, THE LENGTH TO THE IO AND THE INVERT LEVEL AT THE PCP (IF APPLICABLE) TO THE WSC FOR WAE PURPOSES.
- ⊕ BOUNDARY TRAPS ARE REQUIRED FOR L3 TO PROTECT PROPERTIES FROM ODOURS FROM THE PRESSURE MAIN DISCHARGE AS BOUNDARY TRAPS ARE NEEDED ANYWAY A WATERSEAL AT THE CONNECTION POINT OF L3 TO THE CARRIER WILL NOT BE REQUIRED. PROPERTIES ON L1 AND L2 WILL ALSO REQUIRE BOUNDARY TRAPS DUE TO THE DEPTH OF THE CARRIER AND THE AMOUNT OF FLOW IN THESE LINES.
- ⊙ DENOTES PCS TO BE CONSTRUCTED 0.40m OFF BOUNDARY.

**For Construction**  
IN ACCORDANCE WITH  
PLAN 12667 W/ ISSUE F  
DATE 6/7/2012

- EASEMENT FOR PADMOUNT SUBSTATION (2.75m WIDE)
- RESTRICTION ON THE USE OF LAND (3m WIDE)
- RESTRICTION ON THE USE OF LAND (5m WIDE)

NUMBER	AMENDMENT	INITIAL	DATE
A	FIRST ISSUE (FOR CLIENT ONLY)	F.J.	17.10.11
B	ISSUE FOR COMMENT	F.J.	12.12.11
C	ISSUE FOR SWC ENDORSEMENT	F.J.	16.02.12
D	CHANGES ON L1 (CONNECTION POINT) NO WATERSEAL AT L3, L3 AMENDED VENTLINE 1 (VL1) ADDED, LINER CHANGED	F.J.	16.02.12
E	SEWER ALIGNMENT AMENDED TO SUIT HOUSES	A.P.	31.05.12
F	CHANGE ON L1, SWD ADDED. ALL LOTS IN THIS STAGE TO HAVE WATERSEALS (REFER TO NOTE 25)	F.J.	26.06.12

PLAN TO BE READ IN CONJUNCTION WITH CURRENT SYDNEY WATER STANDARDS SYDNEY WATER CORPORATION

PRIOR TO COMMENCEMENT OF EXCAVATION FOR PROPOSED AND EXISTING SERVICES CONTACT DIAL BEFORE YOU DIG Ph. 1100

ELECTRICITY Ph. 1100

GAS Ph. 1100

TELECOMMUNICATIONS Ph. 132 092

SWC Ph. 132 092

GIVING AT LEAST 48 HOURS NOTICE.

UTILITIES			
TYPE	DATE	REF.	
PROP WATER: DN100 Water	21.07.11	DESIGN	
PROP STORMWATER: SWD	19.07.11	ENG.PLAN	
PROP ENDEAVOUR E:EN	28.11.11	ENG.PLAN	
PM 40865 (ORIGIN)	01.03.11	SURVEY	

WORK AS CONSTRUCTED CERTIFICATION					
DEVELOPER	DATE	REF.	CONSTRUCTOR	DATE	REF.
WATER SERVICE CO-ORDINATOR			COMPLETED		
DESIGNER					

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

PIPE SCHEDULE					
SIZE DN	TYPE	CLASS	LENGTH	PIPE JOINING METHOD / NOTES	
300	UPVC	SN8	215.70	RRJ	
150	UPVC	SN8	214.67	RRJ	
225	UPVC	SN8	1	RRJ (SEE NOTE 23)	
100	UPVC	SN10	74	SW (SEE NOTE 23)	
			TOTAL	505.97	

AUSTRALIAN HEIGHT DATUM	
SCALES	
PLAN	1:500
SECTION	HOR: 1:500 VERT: 1:125
GROSS SECTIONS: NATURAL	
LENGTHS, COPIES & LEVELS ARE IN METRES.	

NO AMENDMENTS ARE TO BE MADE TO THIS PLAN WITHOUT REFERENCE TO SYDNEY WATER. THIS PLAN IS NOT NECESSARILY UP TO DATE OR CORRECT AND SYDNEY WATER ACCEPTS NO RESPONSIBILITY.

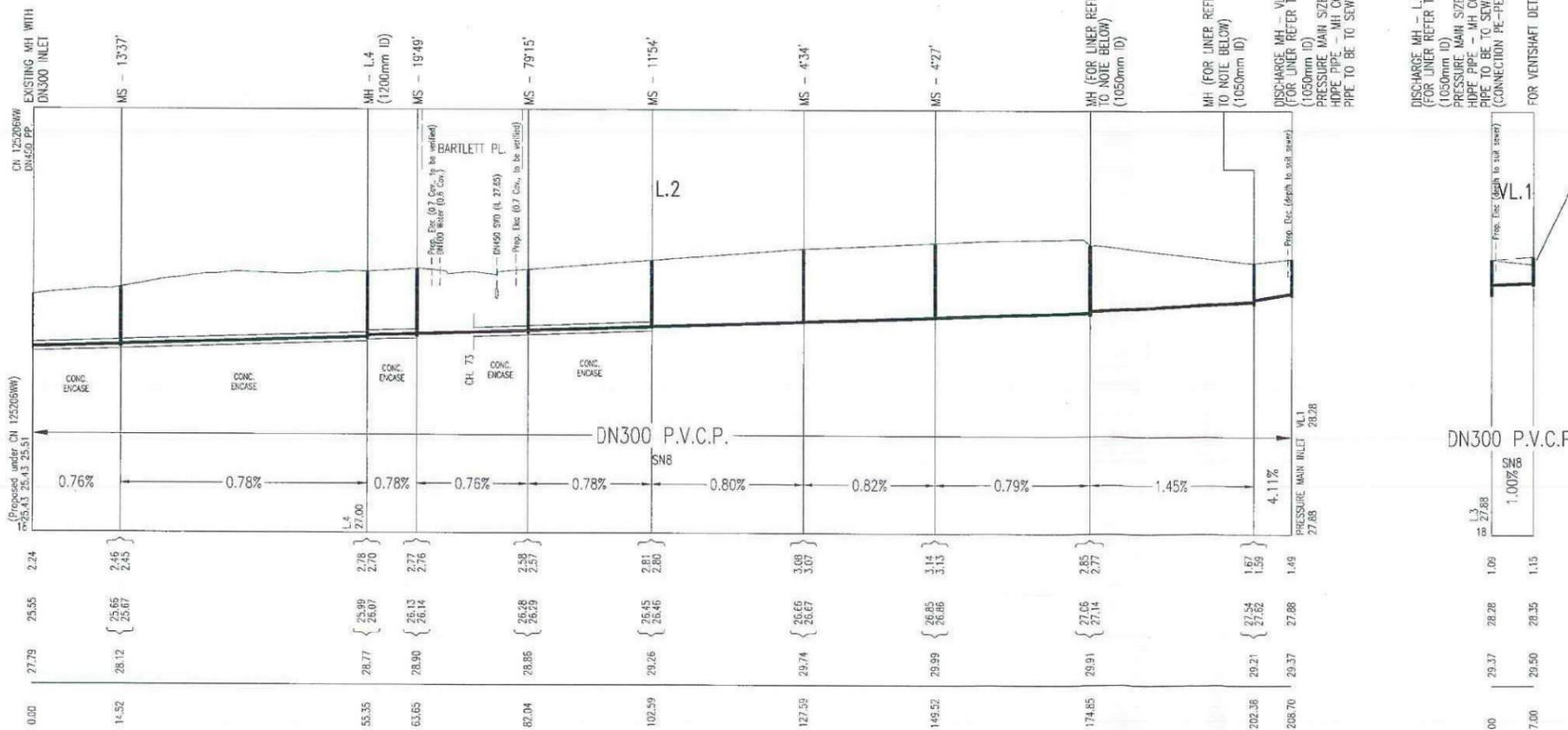
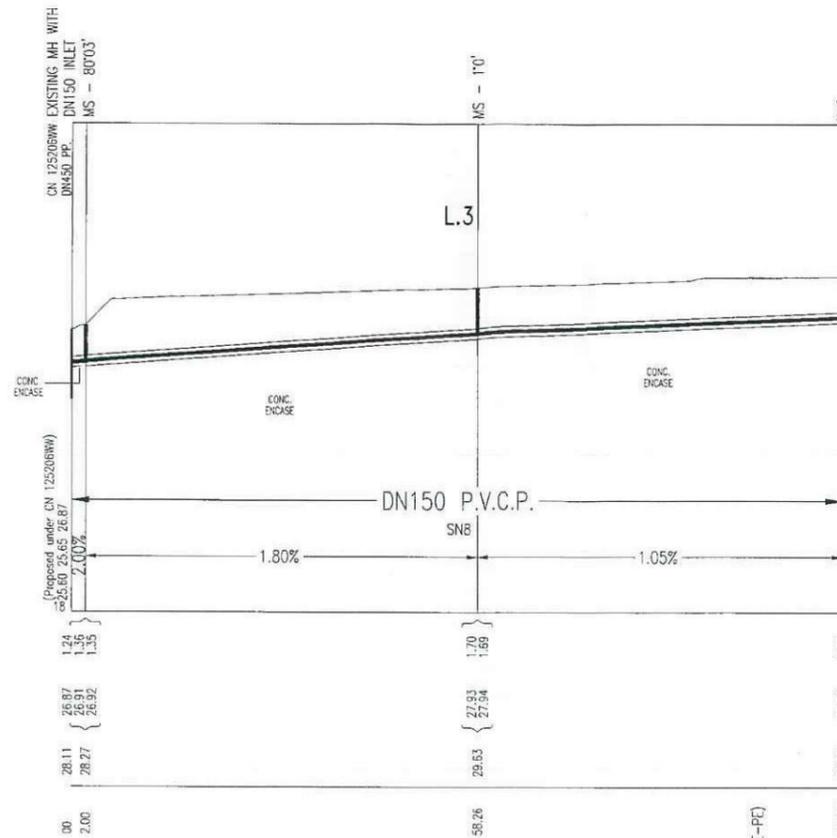
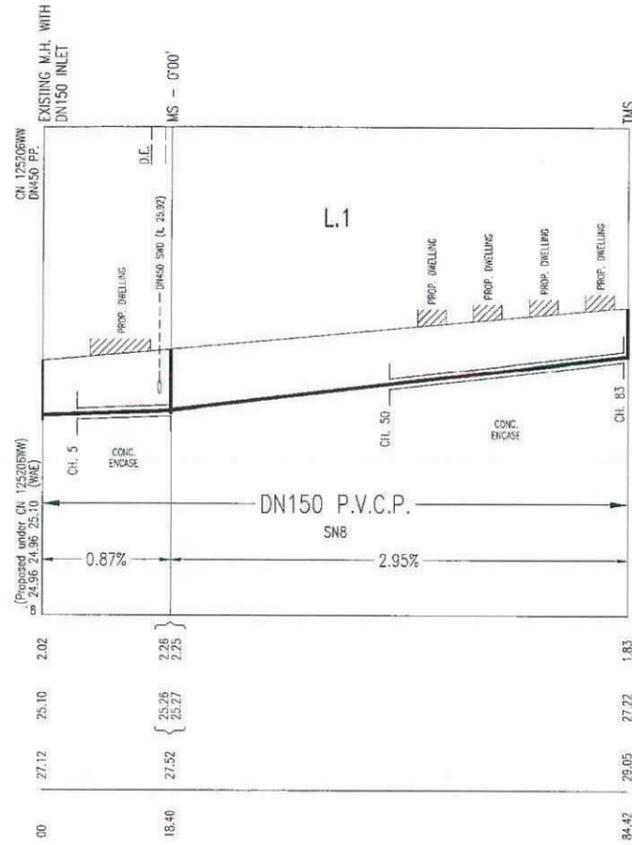
U.S. DIRECTORY MAP 163/K6 (45th Ed.)

SHEET 1 OF 3 File No. N/A

**Sydney WATER** SYDNEY WATER CORPORATION

Case No. 126167WW

**PENRITH SEWERAGE DRAINS TO PENRITH STP**



TOP OF VENTSHAFT BASE BLOCK TO BE RL 29.50. FILL OF 320mm REQUIRED. FILL TO BE PROVIDED AT A 1 IN 3 GRADE FROM THE EDGE OF THE BASE BLOCK. MINIMUM BASE BLOCK SIZE 1.7x1.7x1.3 (LENGTH x WIDTH x DEPTH)

**Gaichek Pty Ltd**  
**FOR CONSTRUCTION**  
IN ACCORDANCE WITH  
PLAN 126167-1 ISSUE F  
DATE 6/7/2012

**NOTE FOR INTERNAL LINING OF MH'S ON L.2**  
**CHAINAGE 174.85, 202.38, 208.70**

1. ALL INTERNAL SURFACES OF THE MANHOLES TO BE ADEQUATELY PROTECTED, INCLUDING UNDERSIDE OF ROOF SLAB. PROTECTION OF SURFACES TO CONFORM TO PCS-100. PROTECTION TO CONSIST OF SIKAGARD-63N AFTER PRESEALING THE SURFACES (INTERNAL WALL AND UNDERSIDE OF ROOF) WITH SIKAGARD-720 EPOCXM. BENCHING TO BE PROTECTED WITH CALCIUM ALUMINATE (MIN 15mm THICK). APPLICATION AND SURFACE PREPARATION OF THE AFOREMENTIONED PRODUCTS TO BE DONE TO MANUFACTURER'S RECOMMENDATIONS.

NUMBER	AMENDMENT	INITIAL	DATE
A	FIRST ISSUE (FOR CLIENT ONLY)	F.J.	17.10.11
B	ISSUE FOR COMMENT	F.J.	12.12.11
C	ISSUE FOR SWC ENDORSEMENT	F.J.	16.02.12
D	CHANGES ON L.1 (CONNECTION POINT) NO WATERSEAL AT L.3, L.3 AMENDED VENTLINE 1 (V.L.1) ADDED, LINER CHANGED	F.J.	16.02.12
E	SEWER ALIGNMENT AMENDED TO SUIT HOUSES	A.P.	31.05.12
F	CHANGE ON L.1, SWD ADDED. ALL LOTS IN THIS STAGE TO HAVE WATERSEALS (REFER TO NOTE 25)	F.J.	26.06.12

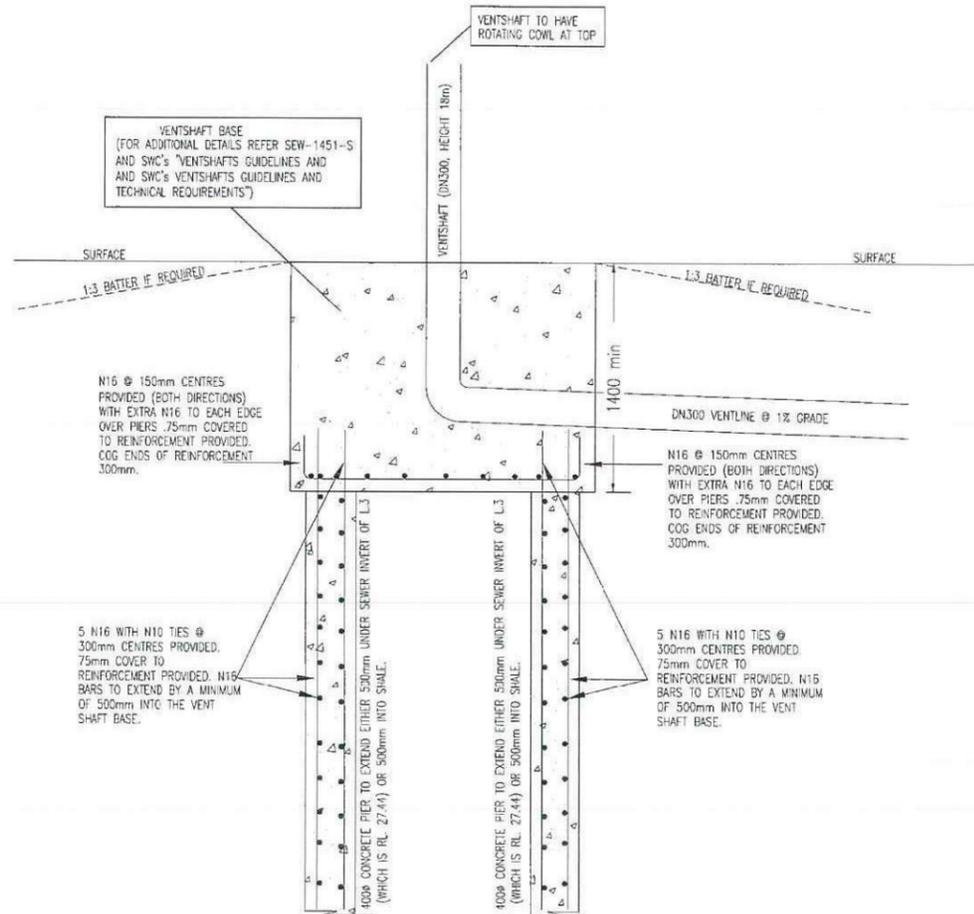
WORKS AS CONSTRUCTED CERTIFICATION		SYDNEY WATER CORPORATION	
DEVELOPER	W.S.C.	<b>Sydney WATER</b>	
CONSTRUCTOR	COMPLETED	Case No. 126167WW	SHT 2 OF 3 SHTS.
DESIGNER		SYDNEY WATER CORPORATION	
I CERTIFY THAT THE WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE WORKS AS CONSTRUCTED DRAWINGS		FOR DETAILS OF SERVICES SEE SHEET 1	

**IMPORTANT:**  
- FOR SURFACE LEVELS REFER TO NOTE 3 ON SHEET 1

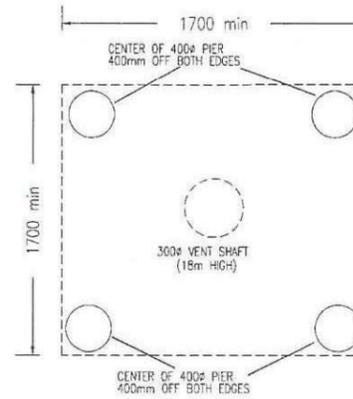
FOR VENTSHAFT DETAILS REFER TO SHEET 3.

DISCHARGE MH - L.3 (FOR LINER REFER TO NOTE TO SIDE) (1050mm ID)  
PRESSURE MAIN SIZE IS DN200 HDPE PIPE - MH CONNECTION FOR HDPE PIPE TO BE TO SEW-1313-V (CONNECTION PE-PE)

MH (FOR LINER REFER TO NOTE BELOW) (1050mm ID)  
M.H. (FOR LINER REFER TO NOTE TO SIDE) (1050mm ID)  
PRESSURE MAIN SIZE IS DN200 HDPE PIPE - MH CONNECTION FOR HDPE PIPE TO BE TO SEW-1313-V (CONNECTION PE-PE)



TYPICAL SECTION FOR PIERING DETAILS AND VENT SHAFT BASE  
NOT TO SCALE



TYPICAL PLAN VIEW FOR PIERING DETAILS AND VENT SHAFT BASE  
NOT TO SCALE

Gairnek Pty Ltd  
**FOR CONSTRUCTION**  
IN ACCORDANCE WITH  
PLAN 126167 WW ISSUE E  
DATE 6 / 7 / 2012

NUMBER	AMENDMENT	INITIAL	DATE
A	FIRST ISSUE (FOR CLIENT ONLY)	F.J.	17.10.11
B	ISSUE FOR COMMENT	F.J.	12.12.11
C	ISSUE FOR SWC ENDORSEMENT	F.J.	16.02.12
D	CHANGES ON L1 (CONNECTION POINT) NO WATERSEAL AT L3 L3 AMENDED VENTLINE T (V.L.T) ADDED. LINER CHANGED	F.J.	16.02.12
E	SEWER ALIGNMENT AMENDED TO SUIT HOUSES	A.P.	31.05.12
F	CHANGE ON L1. SWD ADDED. ALL LOTS IN THIS STAGE TO HAVE WATERSEALS (REFER TO NOTE 25)	F.J.	26.06.12

WORK AS CONSTRUCTED CERTIFICATION		SYDNEY WATER CORPORATION	
DEVELOPER W.S.C.	CONSTRUCTOR COMPLETED	<b>Sydney WATER</b>	Case No. 126167WW SHT 3 OF 3 SHTS.
DESIGNER	I CERTIFY THAT THE WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE WORK AS CONSTRUCTED DRAWINGS	SYDNEY WATER CORPORATION FOR DETAILS OF SERVICES SEE SHEET 1	