

ASPECT DEVELOPMENT & SURVEY PTY LTD
CONSULTING REGISTERED SURVEYORS
ABN 80 078 649 000

SUITE 1
103 VANESSA STREET
KINGSGRANGE NSW 2208
PHONE (02) 9554 8388
FAX (02) 9554 8588

PO BOX 161
KINGSGRANGE NSW 1480
DX 11392
HURSTVILLE

BASIX

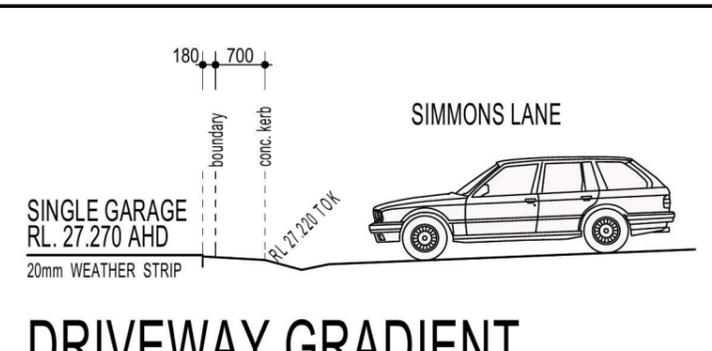
46.51m² of roof area to discharge to water tank.
stormwater and overflow to discharge to existing street channel.
o/a= 133.74m² of roof area.

LEGEND:

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

SYMBOLS & ABBREVIATIONS:

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



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

LOCALITY SKETCH

UBD AREA: SYD REVISION: 49
MAP: 163 REF: J7
GPS S
E

EARTHWORKS TO AHD

HOUSE:	FFL: R.L: 27.440 AHD
(LIVING)	FGL: R.L: 27.040 AHD
GARAGE:	FFL: R.L: 27.270 AHD
	FGL: R.L: 26.945 AHD

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

GENERAL DRAINAGE NOTES

1. Roof Plumber to locate Downpipes as indicated on FLOOR PLANS per spec. provided.
2. Stormwater pipes to be 100mm DIA. (Min) at 1 deg. Grade (Min) to AS3500
3. Stormwater pipes may run via sub-floor to achieve minimum Grade to invert level.
4. ALL LEVELS SHOWN ON PLAN ARE APPROXIMATE ONLY UNLESS ACCOMPANIED BY LEVELS PREPARED BY REGISTERED SURVEYOR TO A.H.D
5. Stormwater lines to be Discharged into Existing City Drainage system & connected to local government authority requirements.

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

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

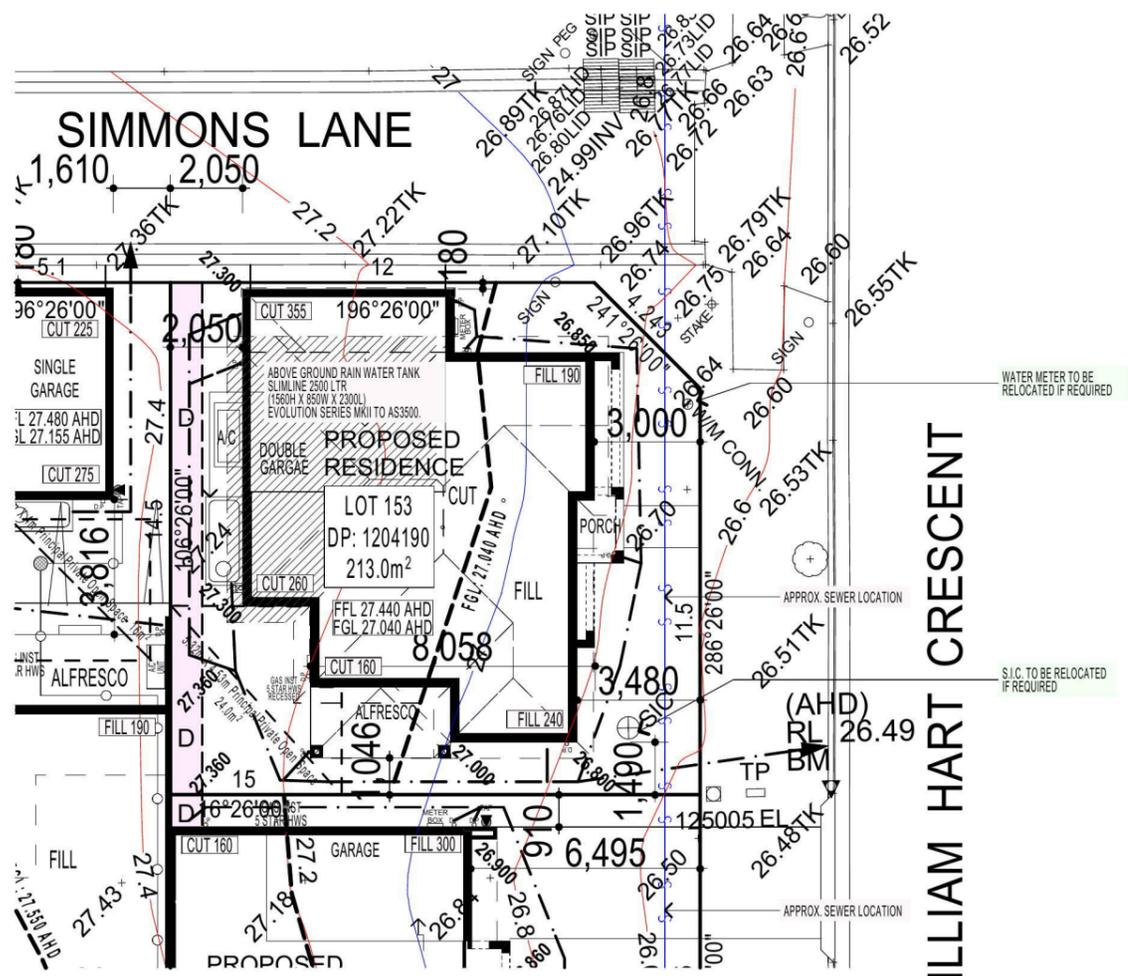
NOTE
AIR CONDITIONING ONLY (EER 2.5-3.0 OR GREATER)
3-PHASE POWER

FIBRE OPTIC WIRING PACKAGE

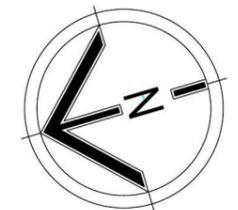
NOTE:
PROVIDE GRANITGARD TERMITE TREATMENT

NOTE:
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NOTE:
PLEASE REFER TO "ECO DESIGN" LANDSCAPE PLANS ISSUE: 'F' DATED 10.09.14



(D) PROPOSED EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE



SITE PLAN & STORMWATER CONCEPT PLAN

FIRSTSTYLE HOMES

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

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

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the best in the business



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DEVELOPMENT CALCULATIONS

LOT: 153 NO: 00 OF SITE AREA: 213.0m²

Itemised Floor Areas:	Totals:
living ground floor:	70.30m ²
first floor: (excl. void 87.08m ²)	93.02m ²
garage: (excess 00.000m ²)	33.40m ²
alfresco:	8.03m ²
porch:	2.66m ²
balcony:	00.00m ²
total floor area:	207.41m²

FLOOR SPACE RATIO CALCULATION:

gross floor areas:	Totals:
living ground floor: (internal area)	61.58m ²
first floor excl. void: (internal area)	76.69m ²
total gross floor area:	138.27m²
floor space ratio:	0.65:1

SITE AREA COVERAGE/LANDSCAPE:

house ground floor:	70.30m ²
garage:	33.40m ²
porch/alfresco:	10.69m ²
driveway/paved area:	1.94m ²
site coverage Area:	114.39m²(53.70%)
landscape area:	98.61m ² (46.3%)
pervious areas (soft)	96.67m ² (45.3%)
impervious areas (hard)	116.33m ² (54.7%)
private open space o/a:	46.62m ²
principal private open space:	18.0m ²
total car space incl. carstand:	2 carspace

COUNCIL ZONE: R1

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
B. ZHAO & J. LIN

LOCATION:
LOT 153
CNR OF WILLIAM HART CRESCENT
SIMMONS LANE PENRITH NSW, 2750

DP: 1204190	council: PENRITH
model: WINSTON 22	facade: CUSTOM
date: 27/07/2015	quotation assessment: QA1
Sheet: 1 of 11	drawn: G.P / S.W
checked: 0.0	scale: 1:200, 1:100
	803-14

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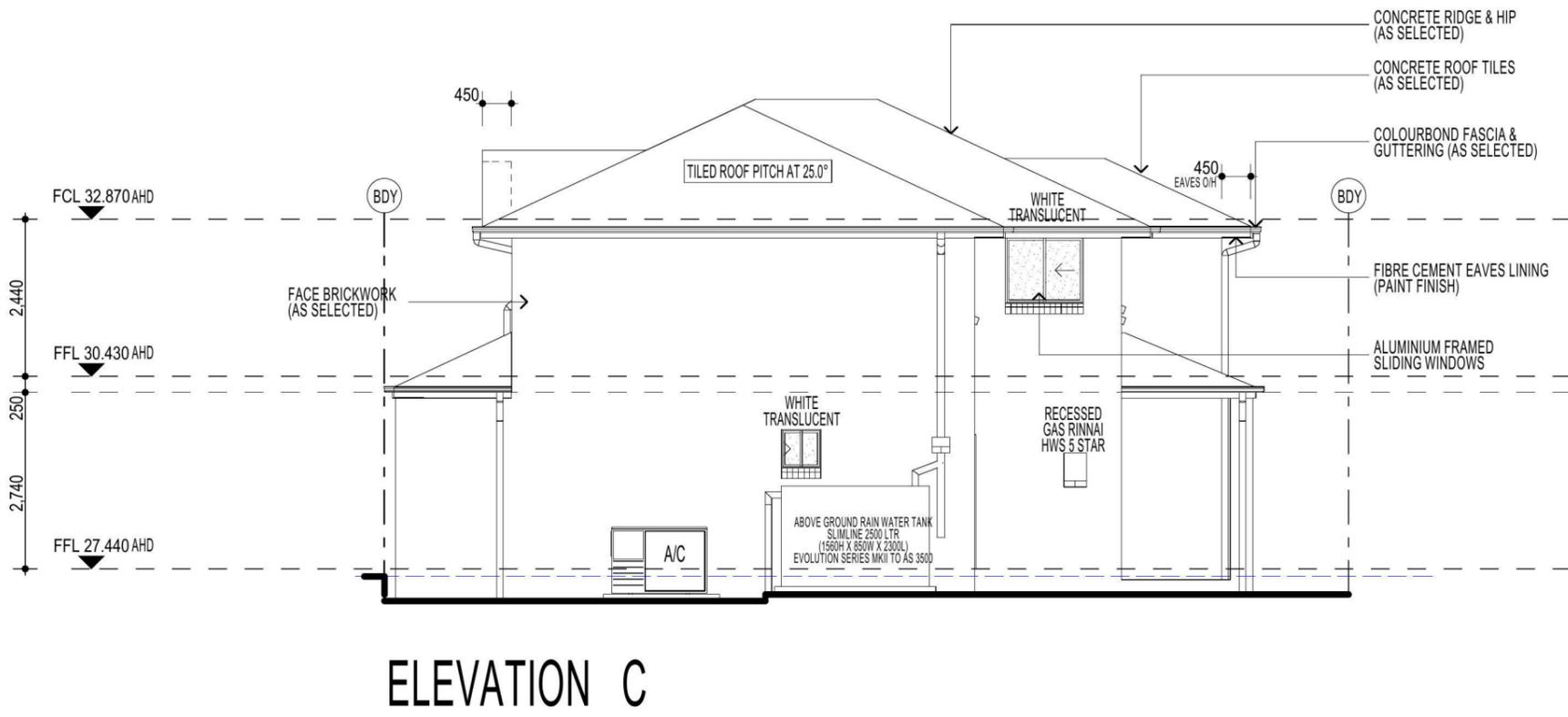
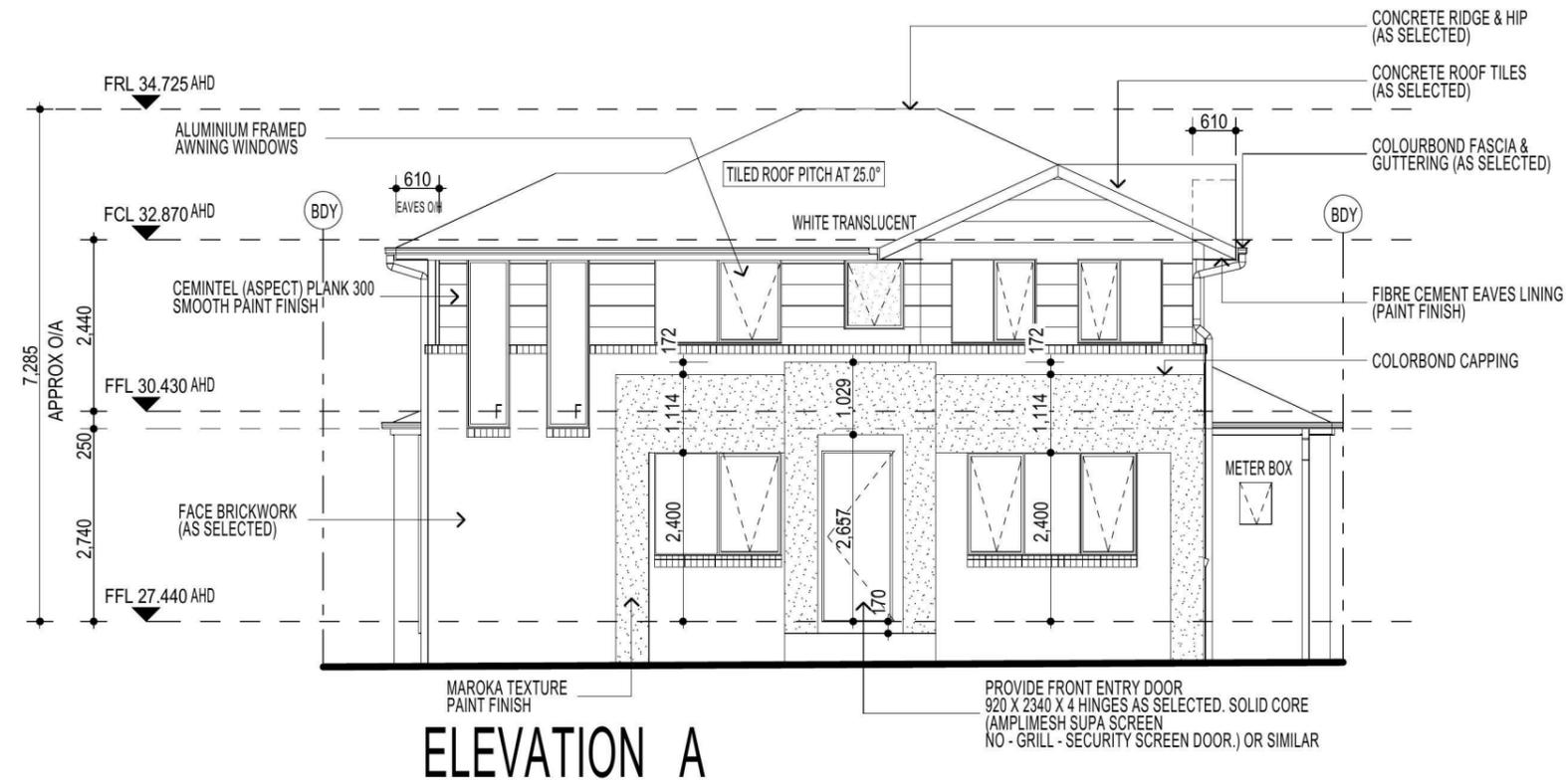
KEY

-  FACE BRICK (AS SELECTED)
-  MAROKA TEXTURE PAINT FINISH
-  CEMINTEL (ASPECT) PLANK 300 SMOOTH PAINT FINISH

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the best in the business

MASTER BUILDERS ASSOCIATION
MEMBER
MASTER BUILDER, BETTER BUILDER

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

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

FIBRE OPTIC WIRING PACKAGE

NOTE:
PROVIDE GRANITGARD
TERMITE TREATMENT

NOTE:
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LANDSCAPE PLANS ISSUE: 'F' DATED
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LIVING/STYLE COLLECTION

CLIENT:
B. ZHAO & J. LIN

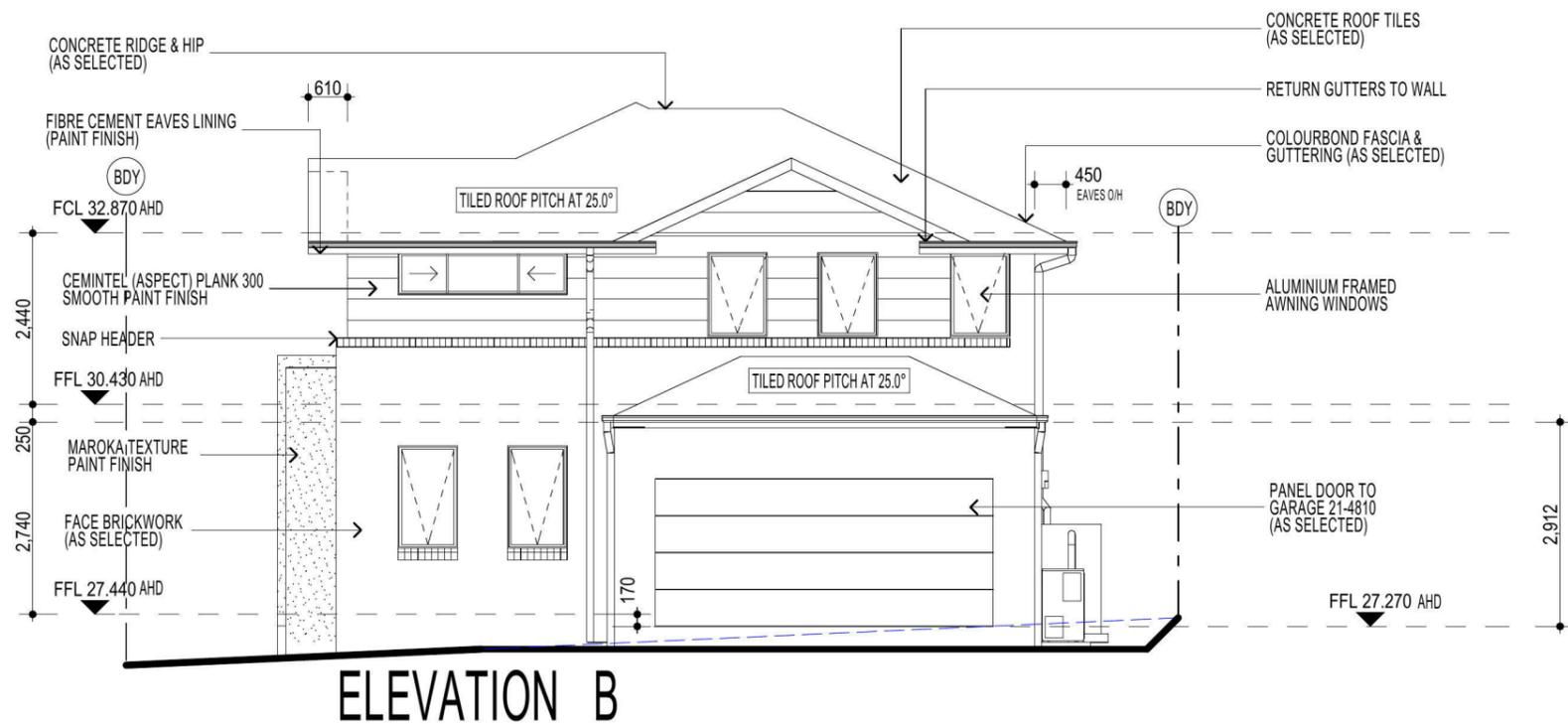
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SIMMONS LANE PENRITH NSW, 2750**

DP: 1204190	council: PENRITH
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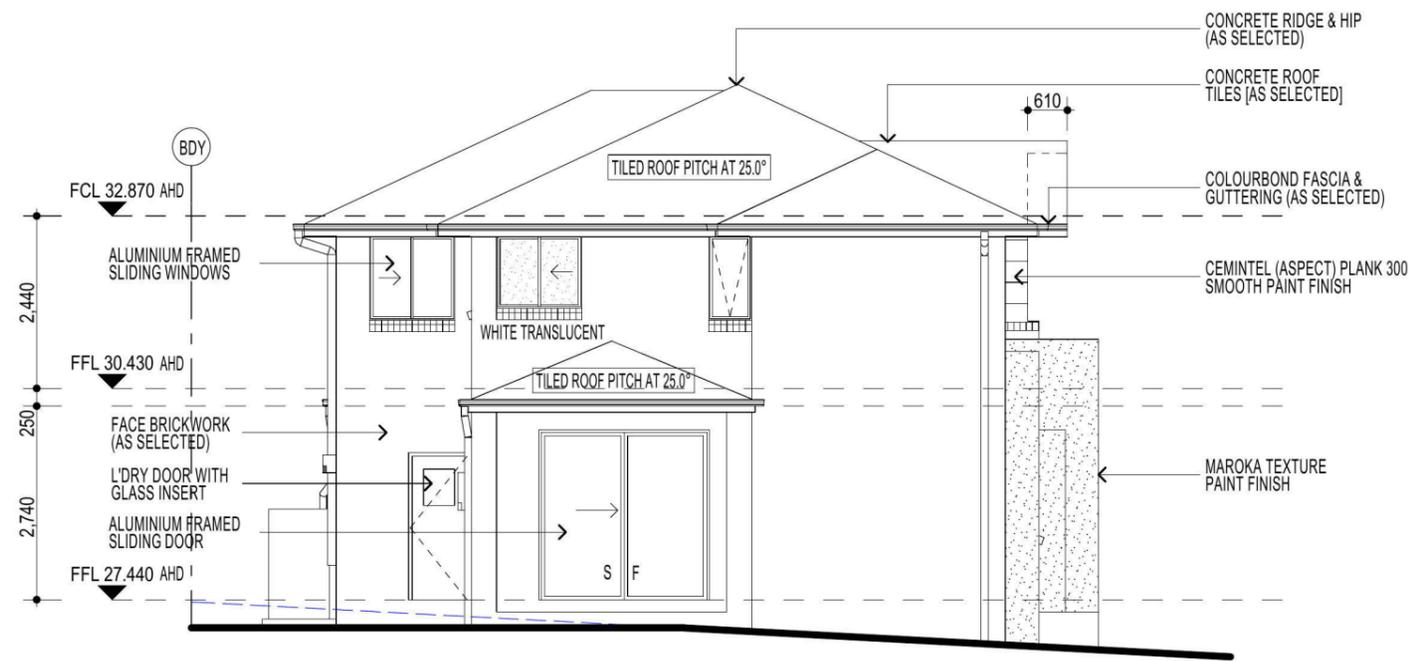
ELEVATIONS

KEY

- FACE BRICK (AS SELECTED)
- MAROKA TEXTURE PAINT FINISH
- CEMINTEL (ASPECT) PLANK 300 SMOOTH PAINT FINISH



ELEVATION B



ELEVATION D

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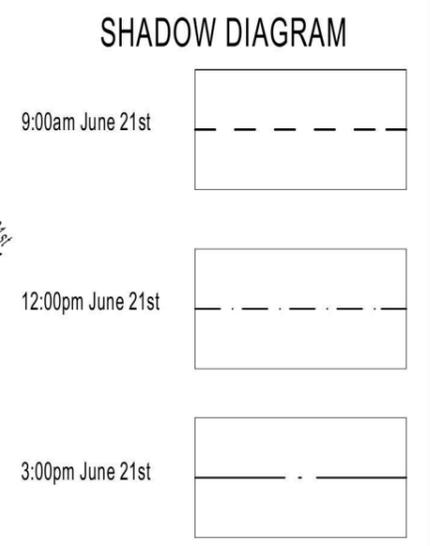
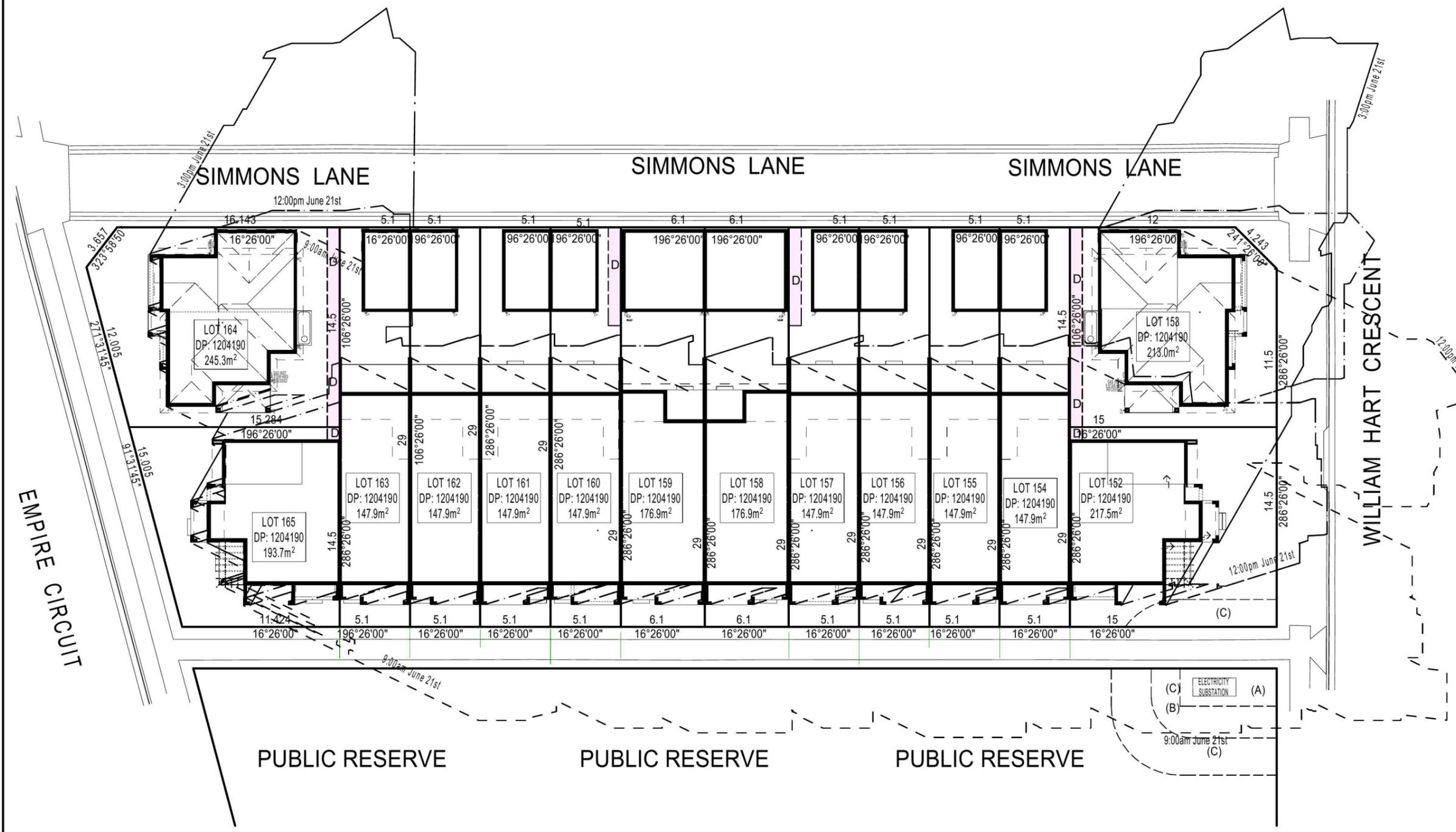
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model: WINSTON 22	facade: CUSTOM	date: 27/07/2015	quotation assessment: QA1
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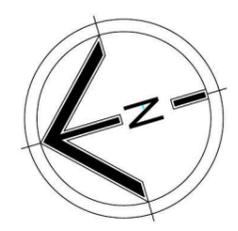
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- (A) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
- (B) RESTRICTION ON THE USE OF LAND (VIDE DP1184495)
- (C) RESTRICTION ON THE USE OF LAND (VIDE DP1184495)
- (D) PROPOSED EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE

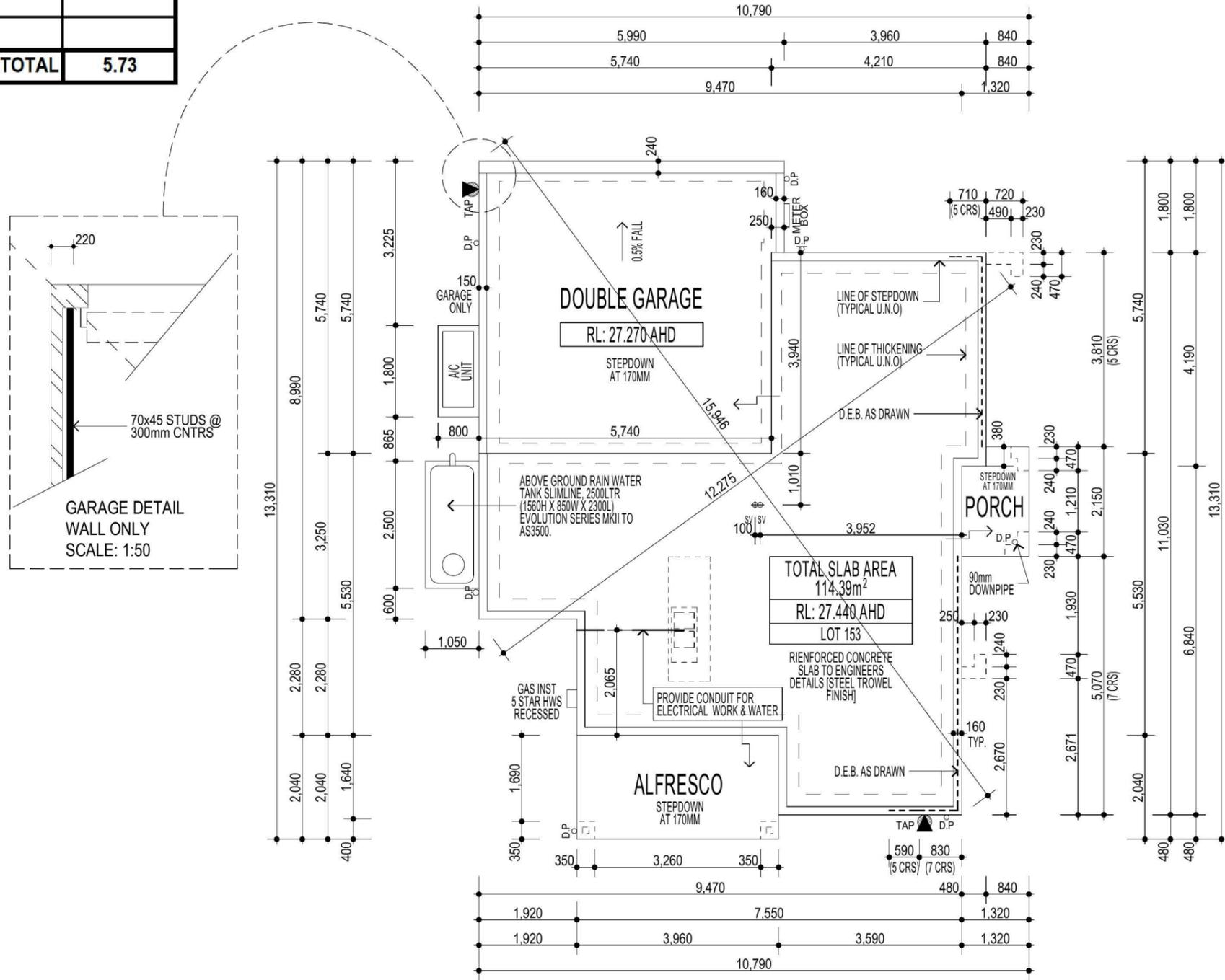


SHADOW DIAGRAM

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DP: 1204190	model: WINSTON 22	facade: CUSTOM	council: PENRITH
date: 27/07/2015	quotation assessment: QA1	checked: 0.0	scale: 1:250
Sheet: 10 of 11	drawn: G.P / S.W	checked: 0.0	803-14
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		S.P. 00	

DROP EDGE BEAM CALCULATIONS

Length (mm)	Depth (Courses)	Depth (mm)	Area (m ²)
710	5		0.30
3810	5		1.63
5070	7		3.04
830	7		0.50
590	5		0.25
TOTAL			5.73



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SUPPLEMENTARY NOTES

- THE "SLAB LAYOUT PLAN" IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL FLOOR-PLANS.
- THE "SLAB LAYOUT PLAN" IS TO BE READ FOR THE SOLE PURPOSE OF "SETTING OUT" THE SLAB.
- THE "SLAB LAYOUT PLAN" SHALL NOT BE USED TO DETERMINE THE LOCATION OF THICKENING BEAMS AND OTHER STRUCTURAL ELEMENTS.
- QUERIES OR DISCREPANCIES ARE TO BE RESOLVED PRIOR TO THE COMMENCEMENT OF EXCAVATION.
- REFER TO ENGINEER'S DRAWINGS FOR STRUCTURAL DETAILS & CONCRETE SPECIFICATIONS.
- REFER TO ENGINEER'S DRAWINGS FOR PLUMBING & OTHER SERVICE PENETRATION DETAILS.
- IF IN DOUBT... CONTACT THE BUILDING DESIGNER PRIOR TO COMMENCEMENT OF WORKS.

PROMOTION:
LIVING/STYLE COLLECTION

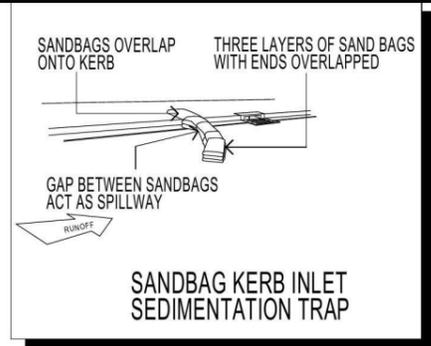
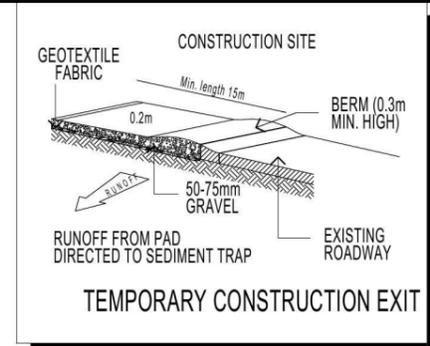
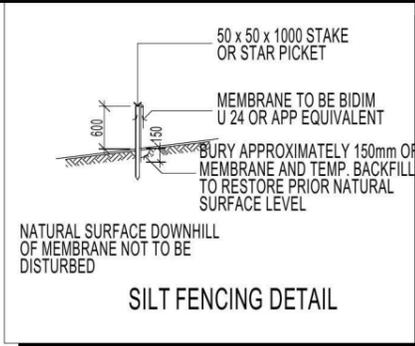
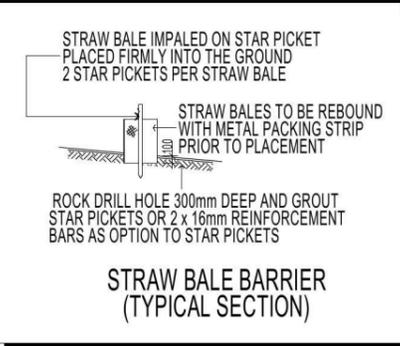
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SLAB LAYOUT PLAN

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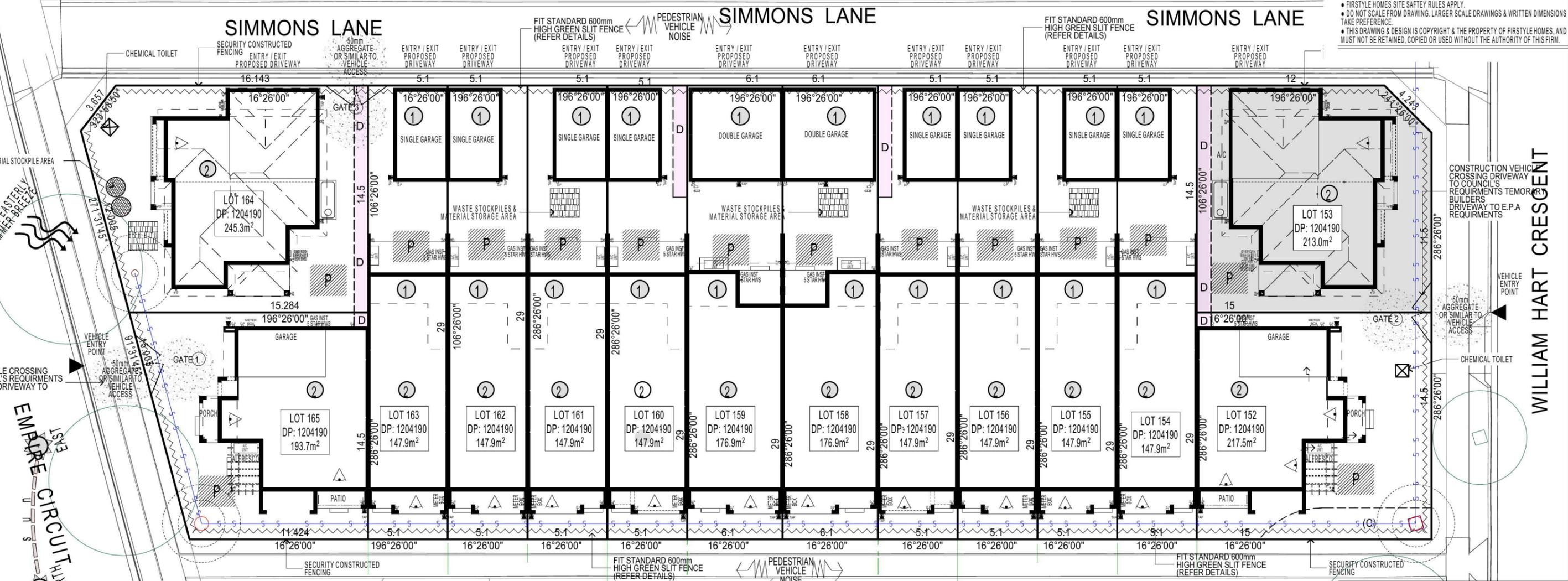
DUST CONTROL MEASURES:
 IF THE SITE BECOMES DUSTY DURING HOTTER MONTHS (FIRSTYLE) WILL SPRINKLE WATER ON THE DUST

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

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

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

KEY	①	②	NUMBER OF STOREY'S	EXISTING TREES	TREES TO BE REMOVED	NOISE	VEHICULAR SITE ENTRY	PRIVATE OPEN SPACE	RAINWATER TANK (Underground)
SOLAR ACCESS	→	→	PREVAILING WINDS	→	DIRECTION & DISTANCES	→	→	→	A/C
						→	→	→	A/C UNIT (if required)



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PUBLIC RESERVE

(A) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE

(B) RESTRICTION ON THE USE OF LAND (VIDE DP1184495)

(C) RESTRICTION ON THE USE OF LAND (VIDE DP1184495)

(D) PROPOSED EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE

WASTE MANAGEMENT / SITE ANALYSIS

PROMOTION: **LIVING/STYLE COLLECTION**

CLIENT: **B. ZHAO & J. LIN**

LOCATION: **LOT 153 CNR OF WILLIAM HART CRESCENT SIMMONS LANE PENRITH NSW, 2750**

DP: 1204190 council: PENRITH

model: WINSTON 22 facade: CUSTOM date: 27/07/2015 quotation assessment: QA1

Sheet: 2 of 11 drawn: G.P / S.W checked: 0.0 scale: 1:100

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CLIENTS SIGNATURE: _____ DATE: _____ S.P. 00.