

• 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.  
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**DEVELOPMENT CALCULATIONS**

LOT: 2342 SITE AREA: 235.0m<sup>2</sup>

Itemised Floor Areas:	Totals:
living ground floor:	80.73m <sup>2</sup>
first floor: (excl. void 68.86m <sup>2</sup> )	72.65m <sup>2</sup>
garage: (excess 00.000m <sup>2</sup> )	36.0m <sup>2</sup>
alfresco:	7.91m <sup>2</sup>
porch:	7.83m <sup>2</sup>
balcony:	8.29m <sup>2</sup>
<b>total floor area:</b>	<b>213.41m<sup>2</sup></b>

**FLOOR SPACE RATIO CALCULATION:**

gross floor areas:	Totals:
living ground floor: (internal area)	71.05m <sup>2</sup>
first floor excl. void: (internal area)	65.07m <sup>2</sup>
<b>total gross floor area:</b>	<b>136.12m<sup>2</sup></b>
<b>floor space ratio:</b>	<b>58:1</b>

**SITE AREA COVERAGE/LANDSCAPE:**

house ground floor:	80.73m <sup>2</sup>
garage:	36m <sup>2</sup>
porch/alfresco:	15.74m <sup>2</sup>
driveway/paved area:	12.63m <sup>2</sup>
<b>site coverage Area:</b>	<b>132.47m<sup>2</sup>(56.4%)</b>
landscape area:	102.53m <sup>2</sup> (43.6%)
pervious areas (soft)	89.9m <sup>2</sup> (38.2%)
impervious areas (hard)	145.1m <sup>2</sup> (61.7%)
front yard landscape area	16.03m <sup>2</sup> (91.8%)
front yard hard paved area	1.43m <sup>2</sup> (8.1%)
private open space o/a:	49.85m <sup>2</sup>
principal private open space:	18m <sup>2</sup>
<b>total car space incl. carstand:</b>	<b>2 carspace</b>

**COUNCIL ZONE: R1**

PROMOTION:  
**LIVING/STYLE COLLECTION**

CLIENT:  
**FIRSTYLE HOMES**

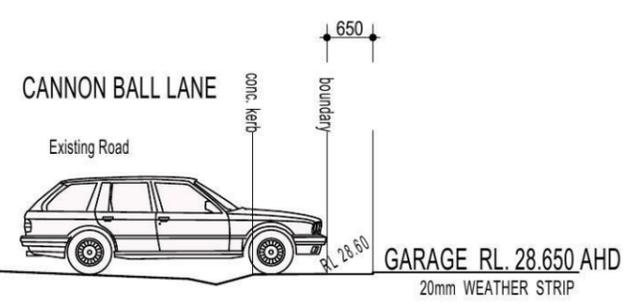
LOCATION:  
 LOT 2343  
 WALSHAW STREET  
 PENRITH NSW 2750

DP: SUBDIVISION OF LOT 1197 DP 1171491 council: PENRITH

model: CHESTER 21 facade: AUGUSTINE date: 24/03/2014 quotation assessment: SK1

Sheet: 1 of 10 drawn: GP checked: P.D. scale: 1:200 **743-14**

CLIENTS SIGNATURE: DATE: S.P. 0.0.

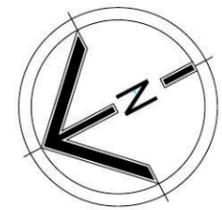


**DRIVEWAY GRADIENT**  
 SCALE 1:100

**CLEVELAND LANE**

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

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



**BASIX**

= 45.0m<sup>2</sup> of roof area to discharge to water tank.  
 =107.09m<sup>2</sup> stormwater and overflow to discharge to existing street channel.  
 o/a= 152.09m<sup>2</sup> of roof area.

**LEGEND:**

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

**EARTHWORKS TO AHD**

HOUSE:	FFL: R.L: 29.000
(LIVING)	FGL: R.L: 28.600
GARAGE:	FFL: R.L: 28.650
	FGL: R.L: 28.325

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

**GENERAL DRAINAGE NOTES**

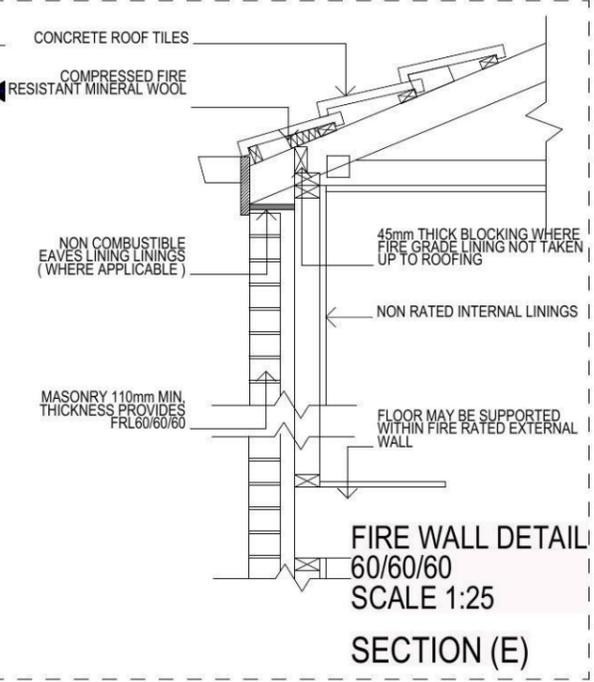
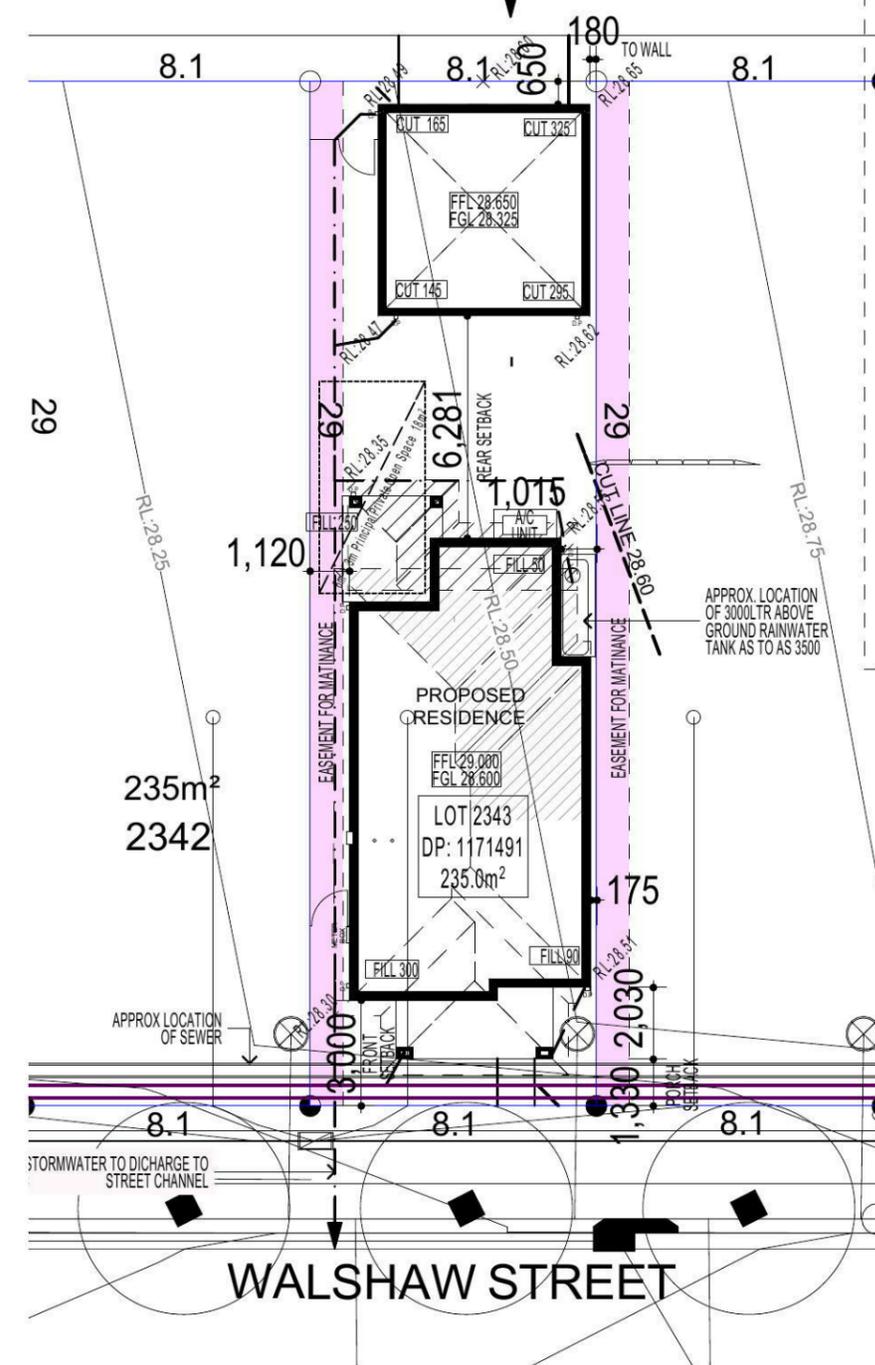
1. Roof Plumber to locate Downpipes as indicated on FLOOR PLANS per spec. provided.
  2. Stormwater pipes to be 100mm DIA.(Min) at 1 deg. Grade (Min) to AS 3500
  3. Stormwater pipes may run via sub-floor to achieve minimum Grade to invert level.
  4. ALL LEVELS SHOWN ON PLAN ARE APPROXIMATE ONLY UNLESS ACCOMPANIED BY LEVELS PREPARED BY REGISTERED SURVEYOR TO A.H.D
  5. Stormwater lines to be Discharged into Existing City Drainage system & connected to local government authority requirements.
- note:  
 r.l. levels indicative to a building tolerance of +/- 90mm.
- NOTE:**  
 EAVES O/IH TO ENCROACH AS ALLOWED BY B.C.A:CL3.7.1.7 & FIGURE 3.7.1.9

**NOTE:**  
 PROVIDE GRANITGARD TERMITE TREATMENT

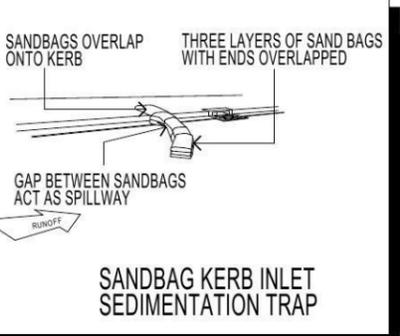
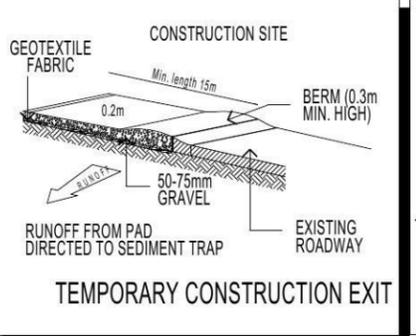
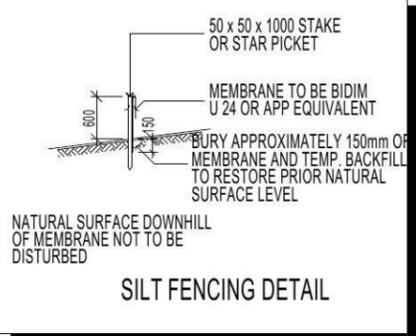
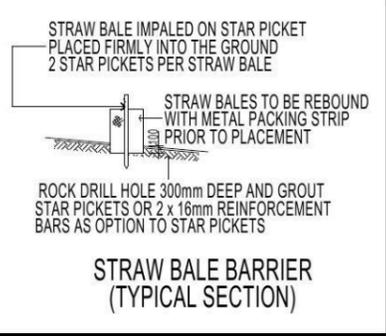
**FIBRE OPTIC WIRING PACKAGE**

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



**SITE PLAN & STORMWATER CONCEPT PLAN**



**DUST CONTROL MEASURES:**

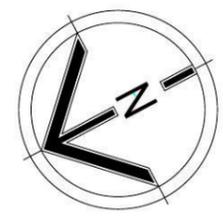
IF THE SITE BECOMES DUSTY DURING HOTTER MONTHS (FIRSTSTYLE) WILL SPRINKLE WATER ON THE DUST

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



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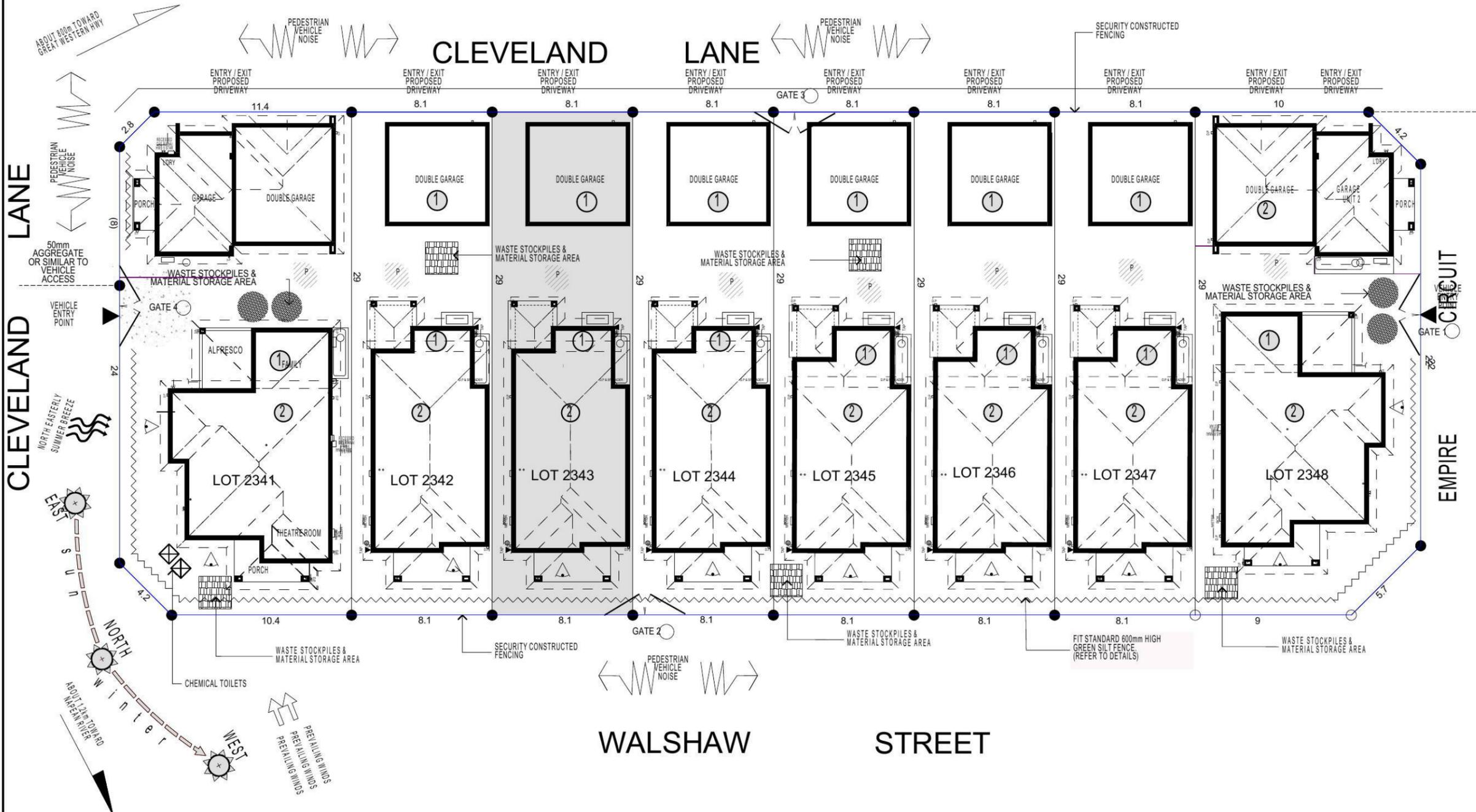
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KEY	
	SOLAR ACCESS
	NUMBER OF STOREYS
	PREVAILING WINDS
	EXISTING TREES
	TREES TO BE REMOVED
	DIRECTION & DISTANCES
	NOISE
	VEHICULAR SITE ENTRY
	HWS
	VIEWS
	PRIVATE OPEN SPACE
	OVERLOOKING
	RAINWATER TANK (Underground)
	A/C UNIT (if required)

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**SITE ANALYSIS & WASTE MANAGEMENT PLAN**

PROMOTION: **LIVING/STYLE COLLECTION**

CLIENT: **FIRSTSTYLE HOMES**

LOCATION: **LOT 2343 WALSHAW STREET PENRITH NSW 2750**

DP: SUBDIVISION OF LOT 1197 DP 1171491 council: PENRITH

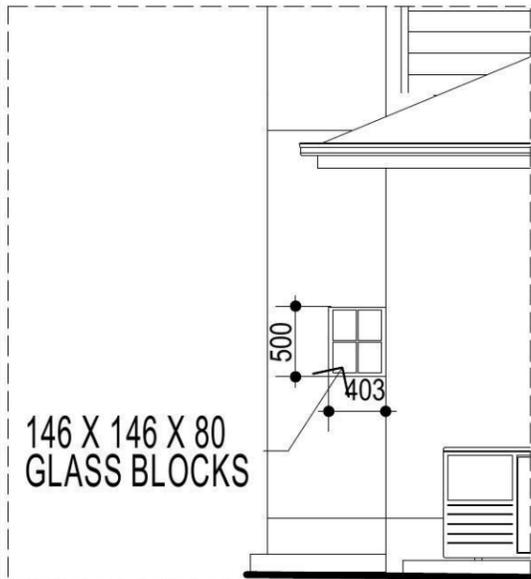
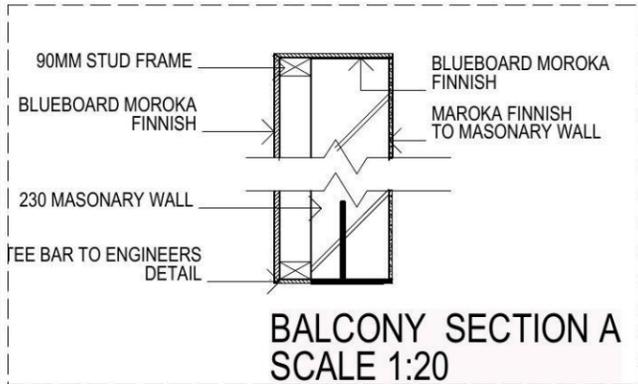
model: CHESTER 21 facade: AUGUSTINE date: 24/03/2014 quotation assessment: SK1

Sheet: 2 of 10 drawn: GP checked: P.D scale: 1:250 **743-14**

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

**KEY**

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



**FIBRE OPTIC WIRING PACKAGE**

**NOTE:**  
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TERMITE TREATMENT

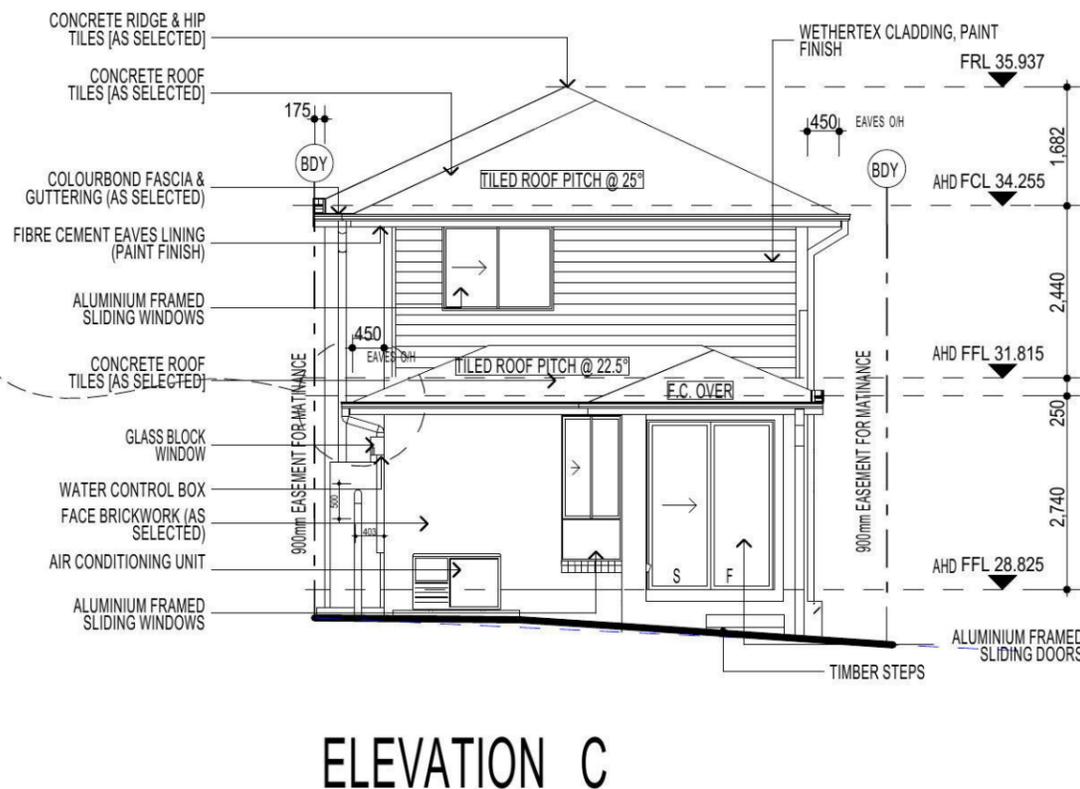
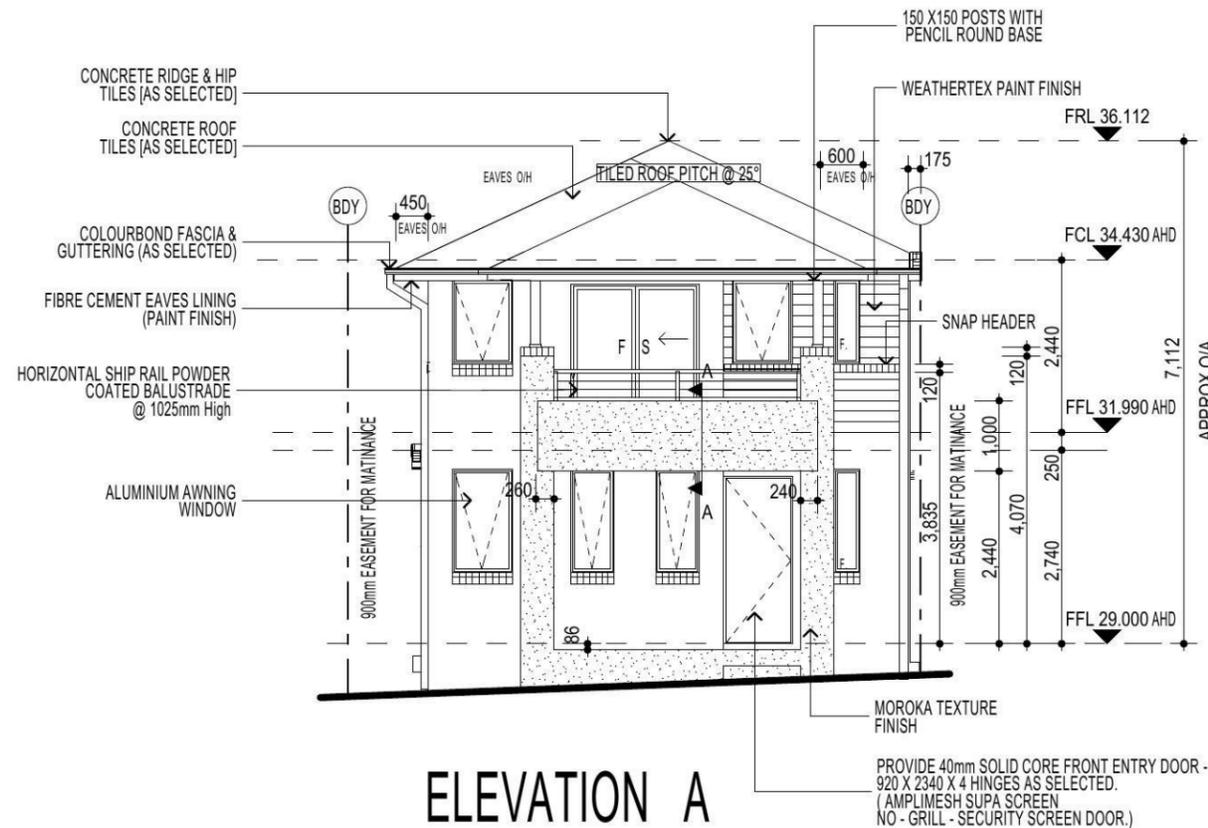
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**NOTE:**

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

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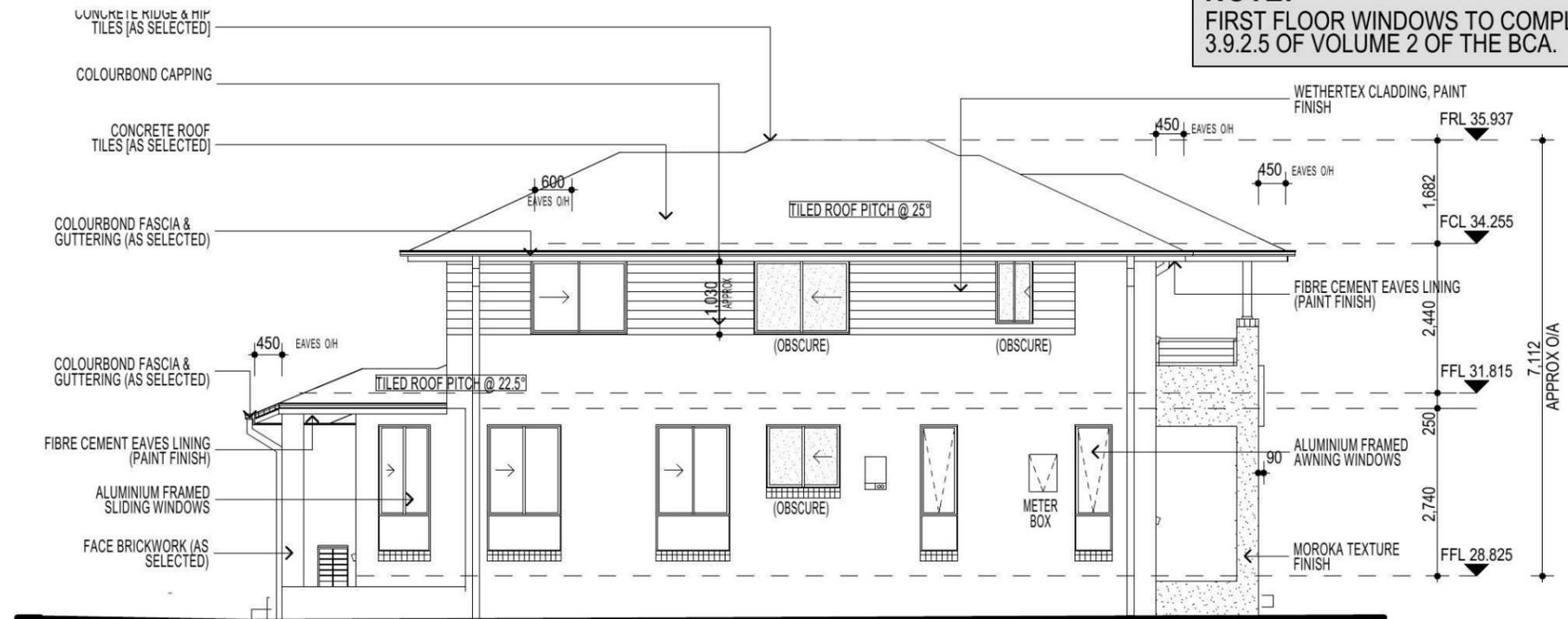
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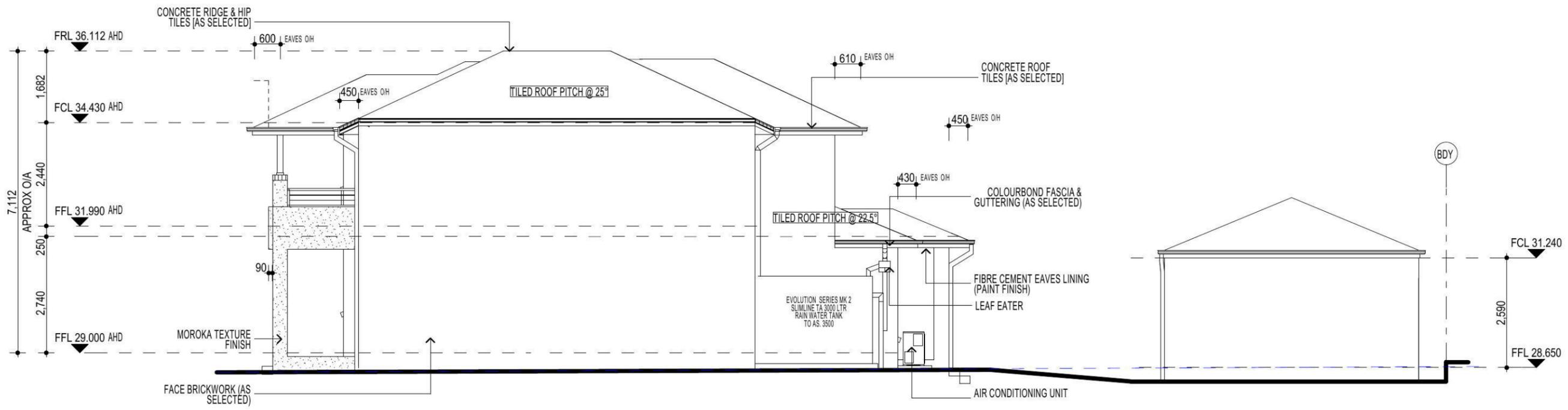
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**ELEVATION D**



**ELEVATION B**

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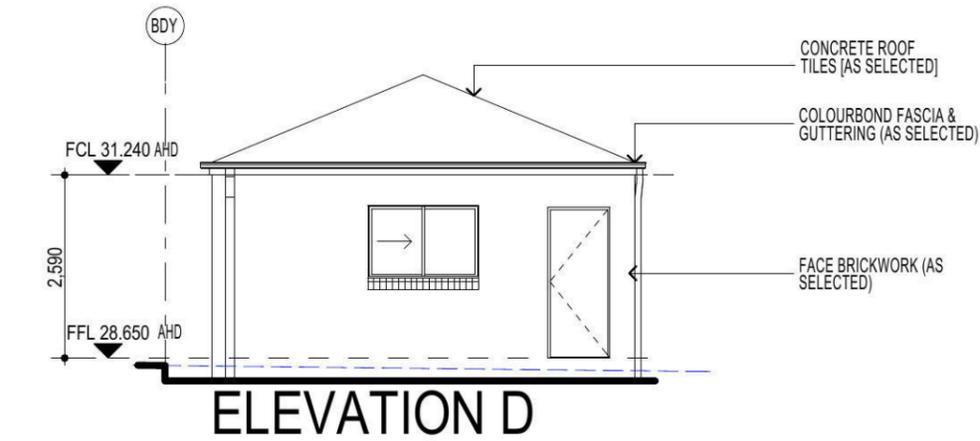
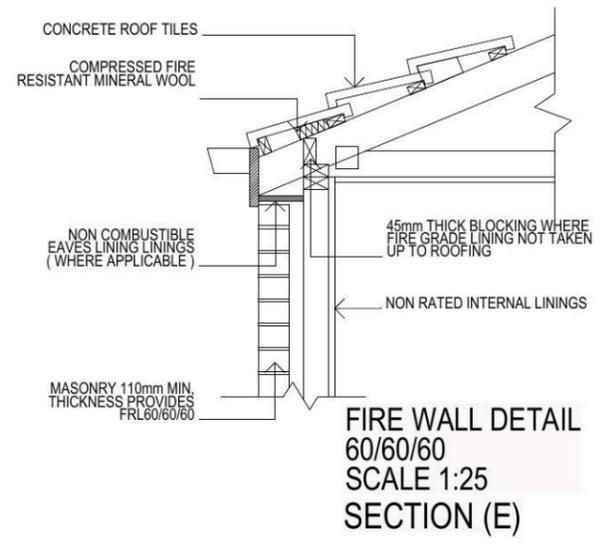
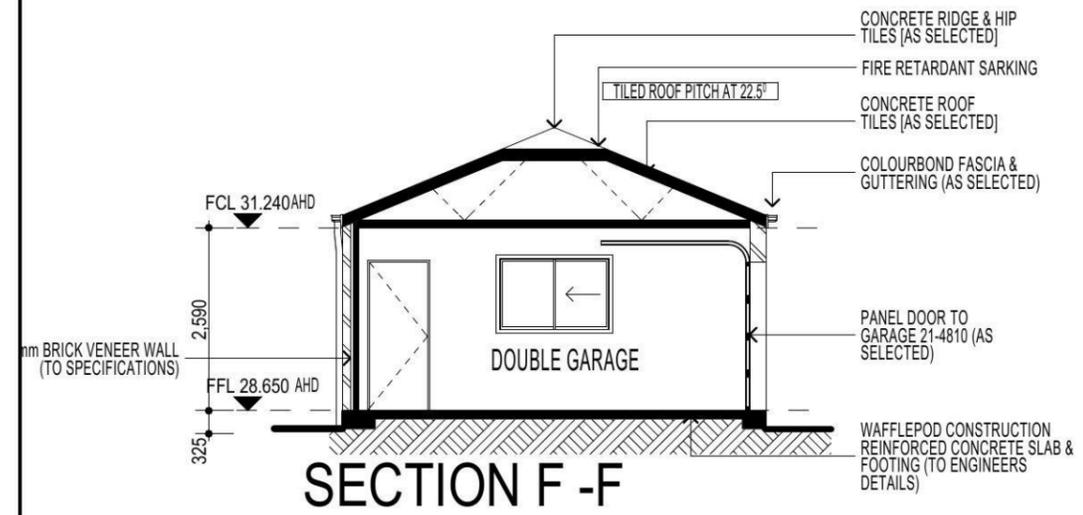
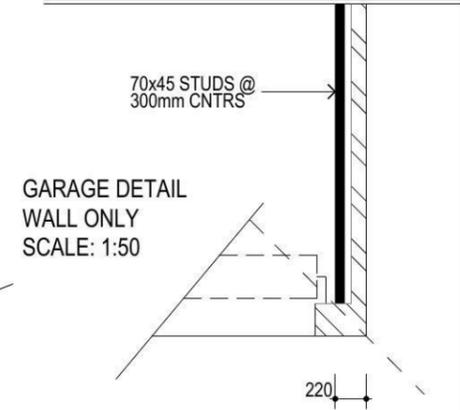
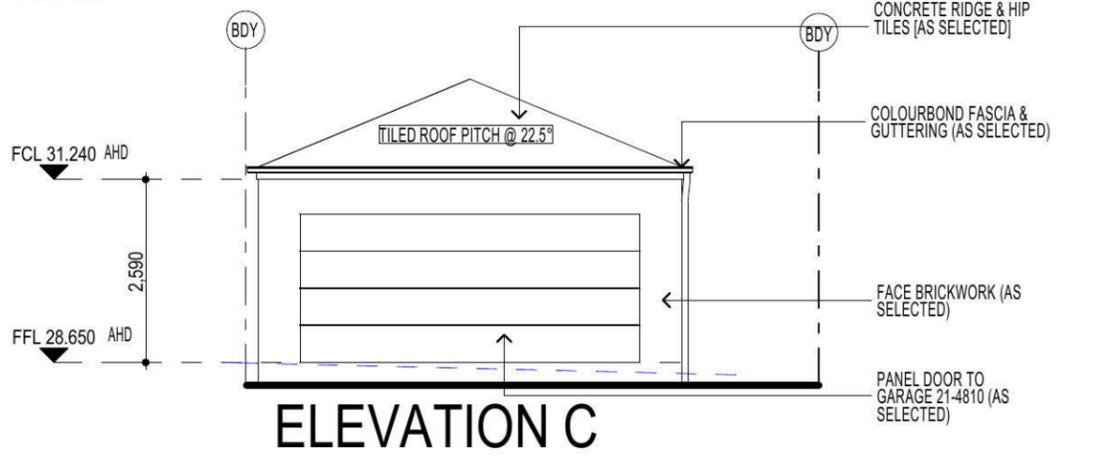
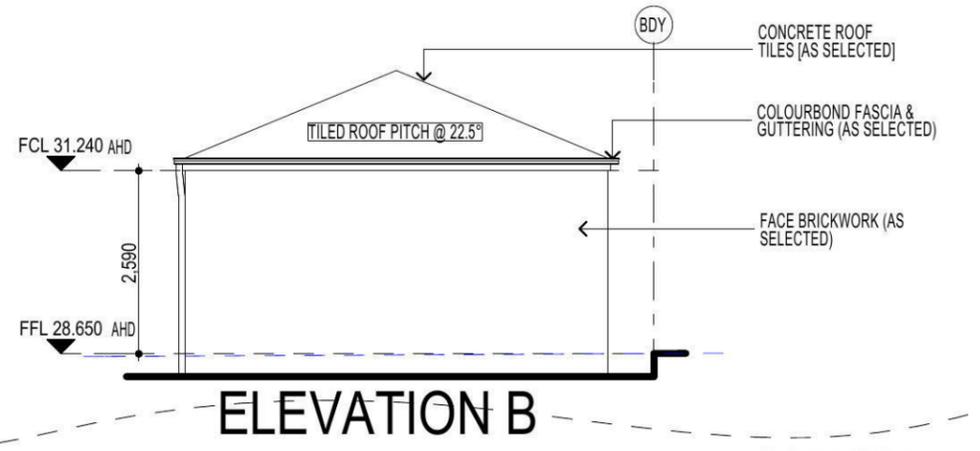
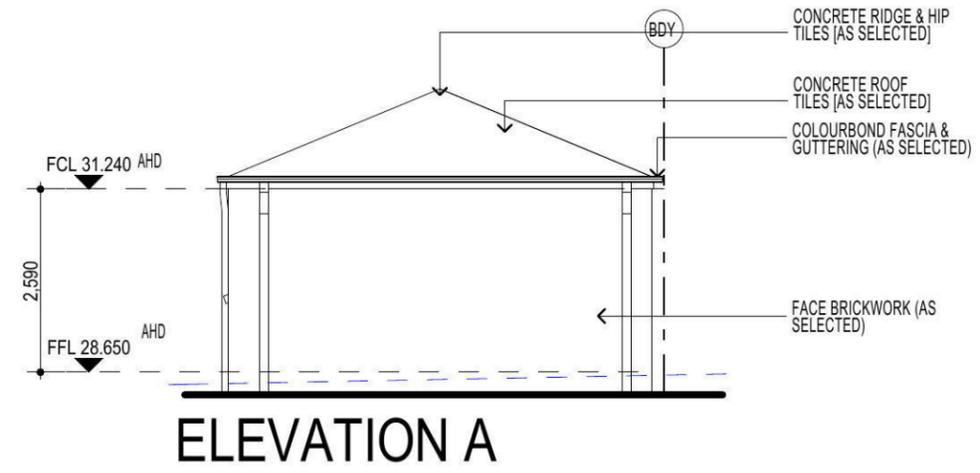
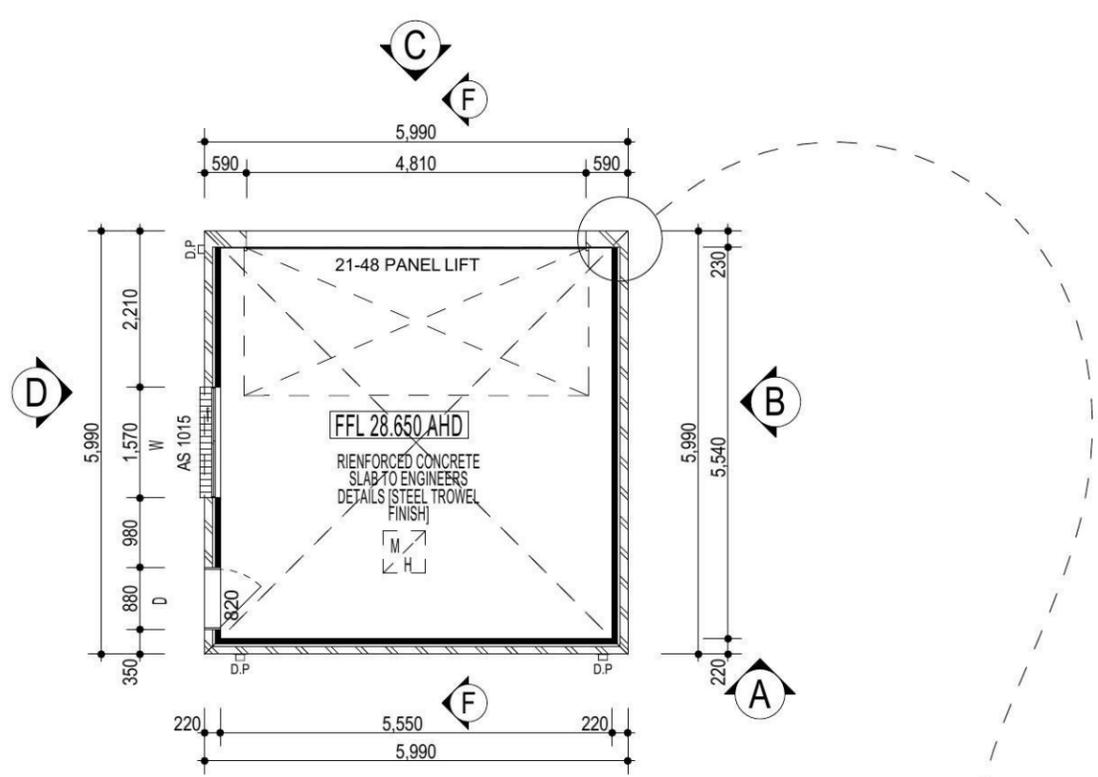
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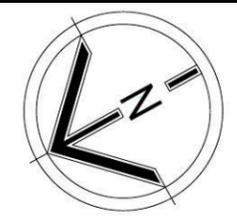
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Sheet: 7 of 10	scale: GP P.D

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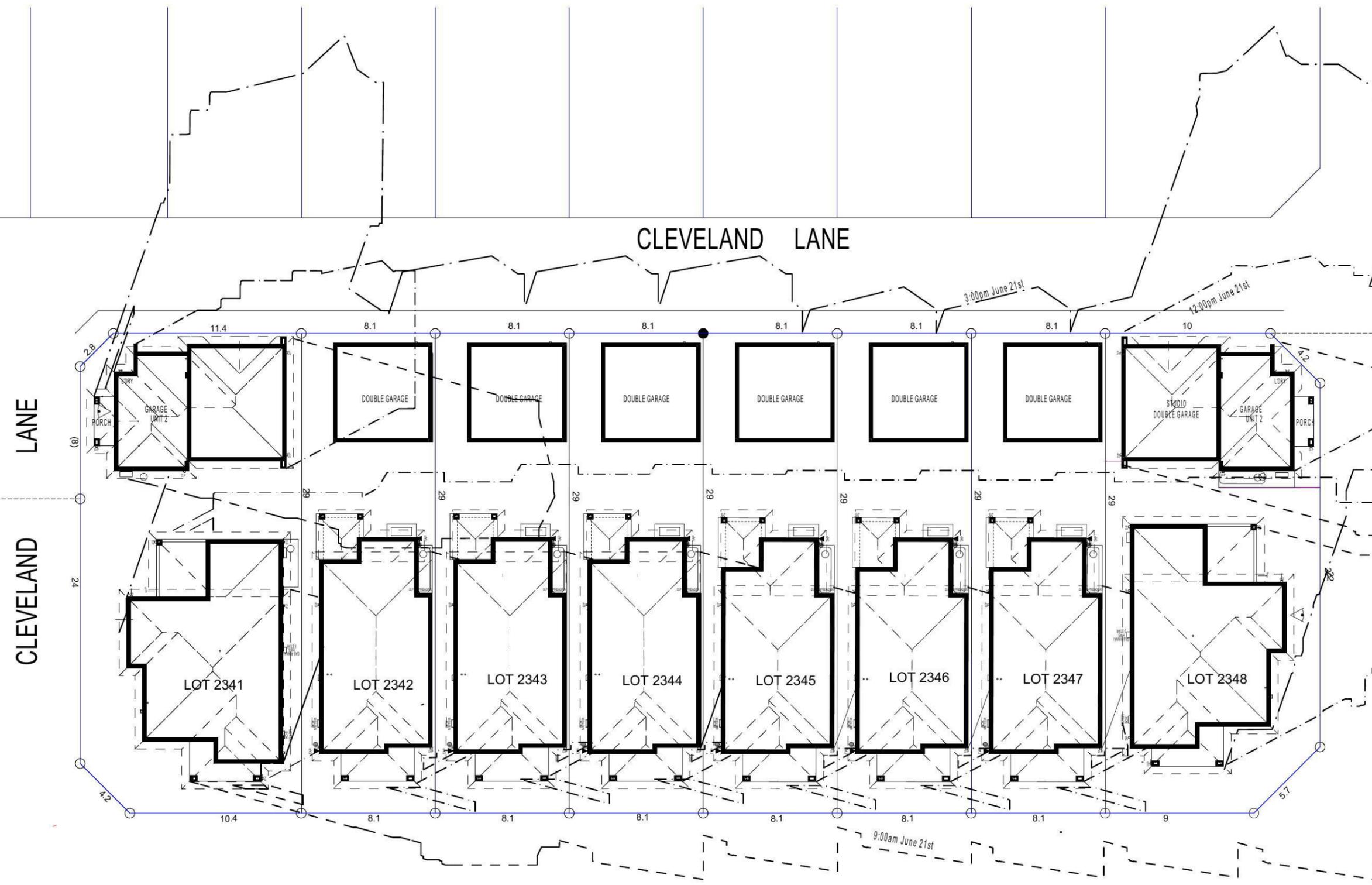
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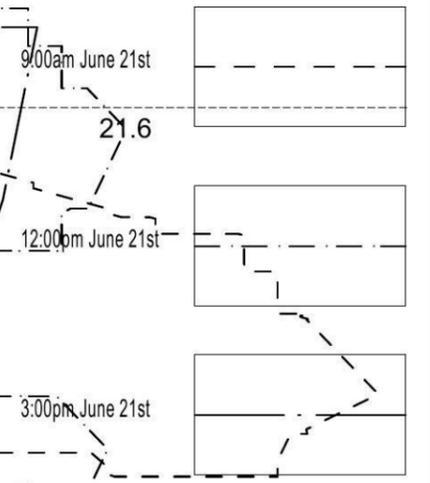
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**SHADOW DIAGRAM**



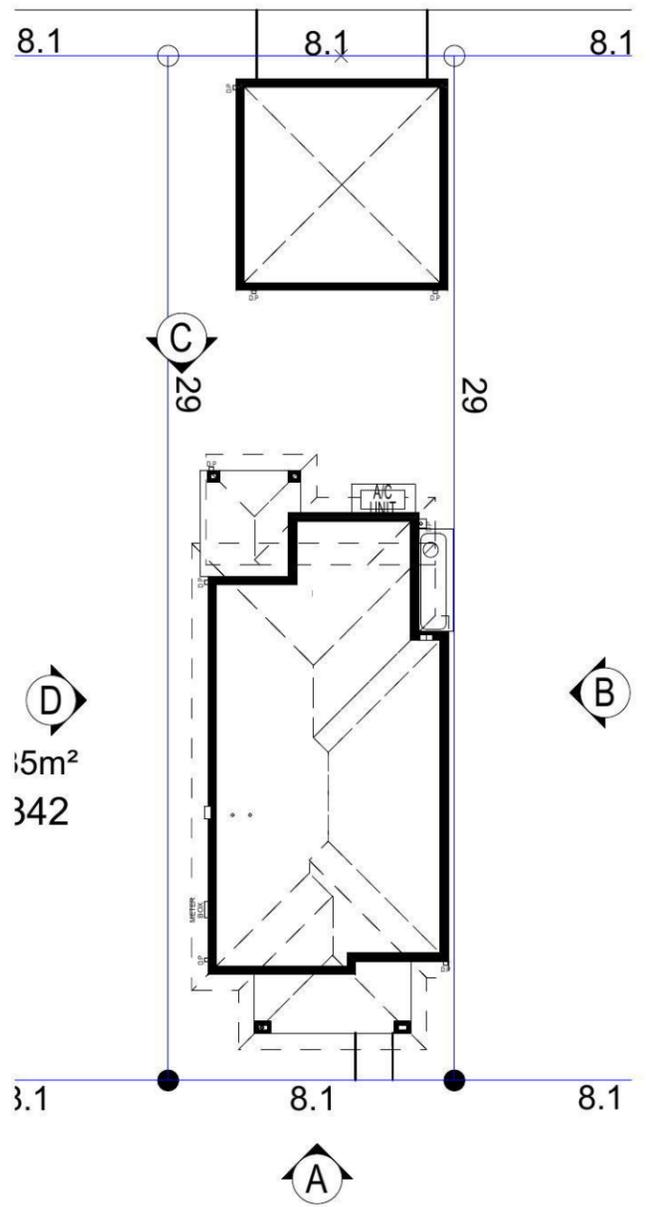
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PROMOTION: <b>LIVING/STYLE COLLECTION</b>			
CLIENT: <b>FIRSTSTYLE HOMES</b>			
LOCATION: <b>LOT 2343 WALSHAW STREET PENRITH NSW 2750</b>			
DP: SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH		
model: CHESTER 21	facade: AUGUSTINE	date: 24/03/2014	quotation assessment: SK1
Sheet: 9 of 10	drawn: GP	checked: P.D	743-14
scale: 1:250			
CLIENTS SIGNATURE: _____		DATE: _____ S.P. 0.0.	

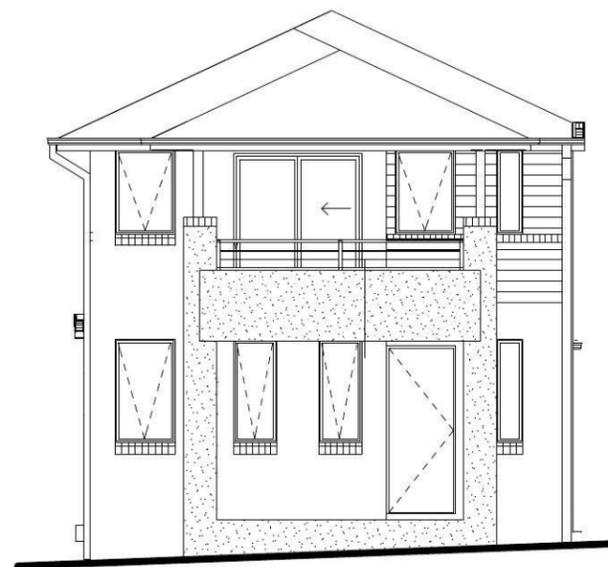
**SHADOW DIAGRAM**

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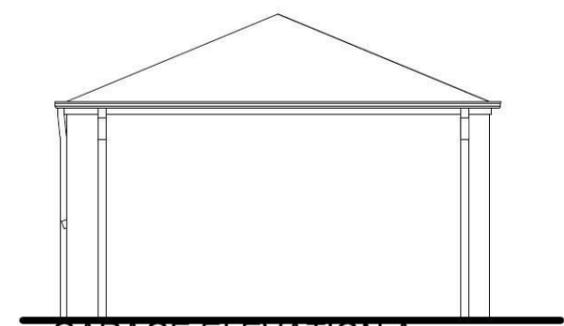
CLEVELAND LANE



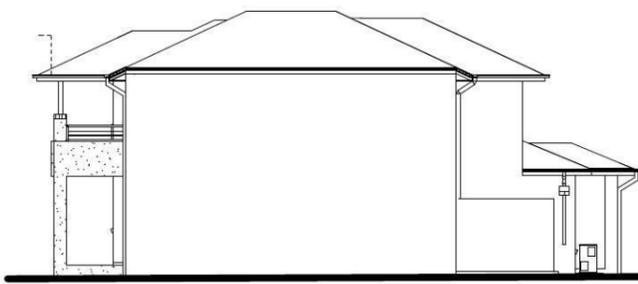
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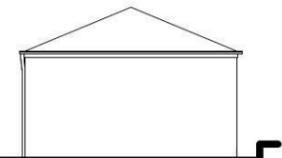
ELEVATION A



GARAGE ELEVATION A



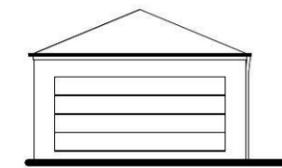
ELEVATION B



GARAGE ELEVATION B



ELEVATION C



GARAGE ELEVATION C



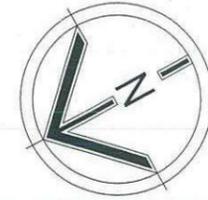
GARAGE ELEVATION D

ELEVATION D

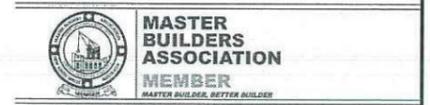
NOTIFICATION PLAN

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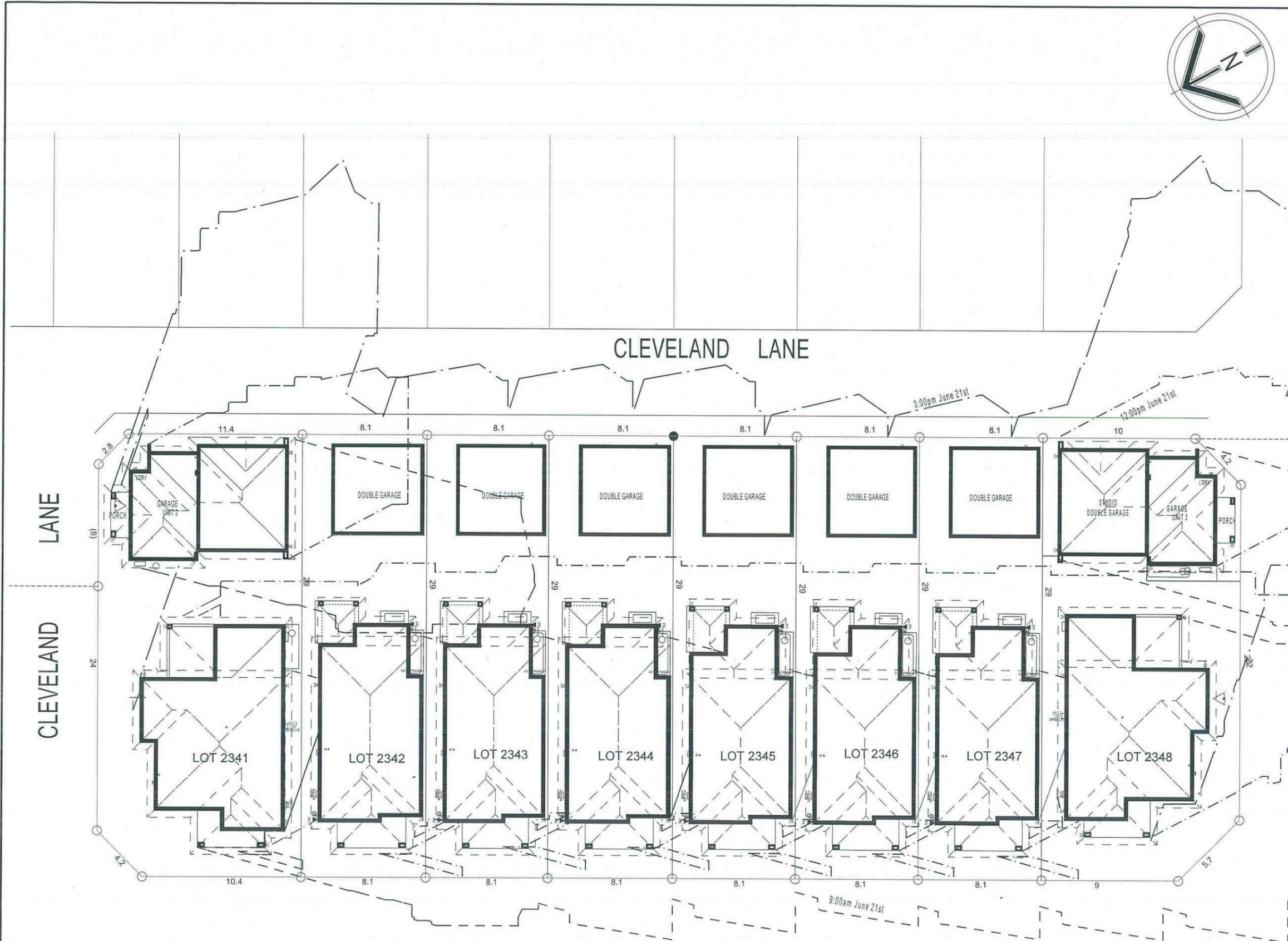
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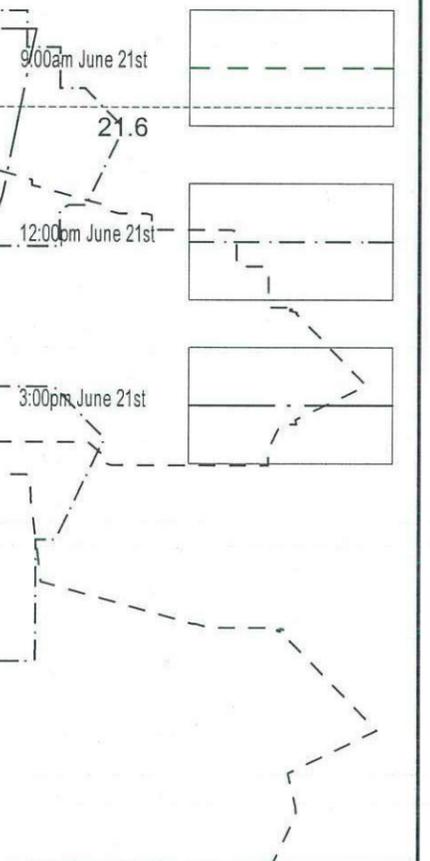
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**SHADOW DIAGRAM**



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9 of 10	CLIENT'S SIGNATURE: _____ DATE: _____ S.P. 00

**SHADOW DIAGRAM**

# Lot 2343 WALSHAW

## PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
<b>Cbn</b>	Catalpa bignonioides 'Nana'	Designer Catalpa	1	75L	5m
<b>Cpl</b>	Camellia sasanqua 'Paradise Pearl'	Camellia	8	300mm	2m
<b>Crf</b>	Cordyline 'Red Fountain'	Red Fountain Cordyline	4	175mm	1m
<b>Cob</b>	Convolvulus 'Blue Moon'	Convolvulus	4	150mm	0.15m
<b>Dg</b>	Dietes grandiflora	Wild Iris	3	200mm	1m
<b>Gar</b>	Gardenia augusta 'Radicans'	Rock Gardenia	4	200mm	0.5m
<b>Lwf</b>	Liriope muscari 'Monroe's White'	Liriope (white flowering)	13	200mm	0.45m
<b>Vh</b>	Viola hederacea	Native Violet	12	150mm	0.1m

### LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
49	8	0	41	1

## CLEVELAND LANE - Supply + installation by BUILDER

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
<b>Lcj</b>	Lomandra confertifolia 'Crackerjack'	Fine-leaved Lomandra	8	200mm	0.45m
<b>Lix</b>	Lagerstroemia 'Sioux'	Crepe Myrtle	1	75L	4m

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

MATERIAL SCHEDULE	Area m <sup>2</sup> URBANGROWTH*	Area m <sup>2</sup> BUILDER **
<b>HEADER COURSE</b> Concrete pavers 'Adbri Stradapave', 300x300x50mm in 'Charcoal' colour, laid in stackbond pattern	2.05	1.65
<b>IN-FILL PAVEMENT</b> Concrete pavers 'Adbri Havenbrick', 200x100x50mm in 'Brushwood' colour, laid in herringbone pattern	4.25	1.47
<b>Total area</b>	<b>6.30</b>	<b>3.12</b>

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

<table border="1"> <thead> <tr> <th>REVISION</th> <th>DESCRIPTION</th> <th>DRAWN</th> <th>CHECK</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>SUBMITTED TO CLIENT FOR COMMENT</td> <td>VF</td> <td>RS</td> <td>21-02-14</td> </tr> <tr> <td>B</td> <td>SUBMITTED FOR APPROVAL</td> <td>VF</td> <td>RS</td> <td>26-02-14</td> </tr> <tr> <td>C</td> <td>AMENDED ARCHITECTURAL</td> <td>VF</td> <td>RS</td> <td>28-02-14</td> </tr> </tbody> </table>	REVISION	DESCRIPTION	DRAWN	CHECK	DATE	A	SUBMITTED TO CLIENT FOR COMMENT	VF	RS	21-02-14	B	SUBMITTED FOR APPROVAL	VF	RS	26-02-14	C	AMENDED ARCHITECTURAL	VF	RS	28-02-14	 <p>PO Box 8136, Baulkham Hills BC, NSW 2153 Ph: (02) 9460 7712 Fax: (02) 9460 7705 Email: info@ecodeign.com.au Web: www.ecodeign.com.au Member of the Australian Institute of Landscape Designers and Managers</p>	<p><b>LOTS 2339-2348 WALSHAW STREET, NORTH PENRITH</b></p>	<p>PROJECT: NEW RESIDENCE DRAWING: PLANT SCHEDULE - LOT 2343 SCALE: 1:100 @ A3 DATE: 28-02-14</p>	
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