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- ALL WORK TO BE CARRIED OUT IN A PROFESSIONAL AND WORKMANSHIP LIKE WORKMANSHIP LIKE MANNER ACCORDING TO THE PLANS AND SPECIFICATION.
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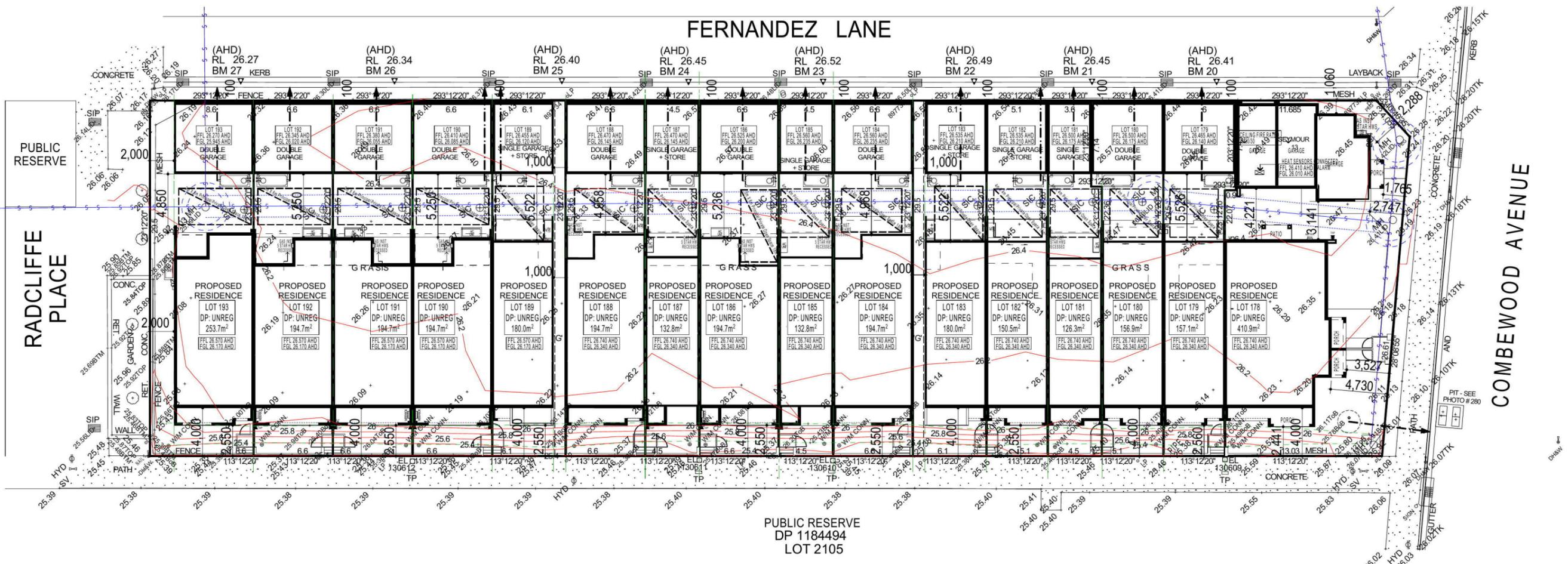
# LOTS 178 - 193, PROMENADE NORTH PENRITH

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

PROMOTION:			
<i>LIVING/STYLE COLLECTION</i>			
CLIENT:			
<b>FIRSTSTYLE</b>			
LOCATION:			
PROPOSED LOTS 178 - 193 PROMENADE, PENRITH 2750			
DP:	council:		
1205684	PENRITH		
model:	facade:	date:	quotation assessment:
FIRSTSTYLE	CUSTOM	10/09/2015	SK1
Sheet:	drawn:	checked:	
1 of 61	0.0.0	0.0	
	scale:		
CLIENTS SIGNATURE:		DATE:	S.P. 0.0.

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**FERNANDEZ LANE**



**SITE PLAN**

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PROMOTION:  
**LIVING/STYLE COLLECTION**

CLIENT:  
**FIRSTSTYLE**

LOCATION:  
 PROPOSED LOTS 178 - 193  
 PROMENADE, PENRITH 2750

DP: 1205684	council: PENRITH
model: FIRSTSTYLE	date: 10/09/2015
facade: CUSTOM	quotation assessment: SK1
Sheet: 2 of 61	drawn: 0.0.0
checked: 0.0	scale: 1:350

CLIENTS SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ S.P. 00

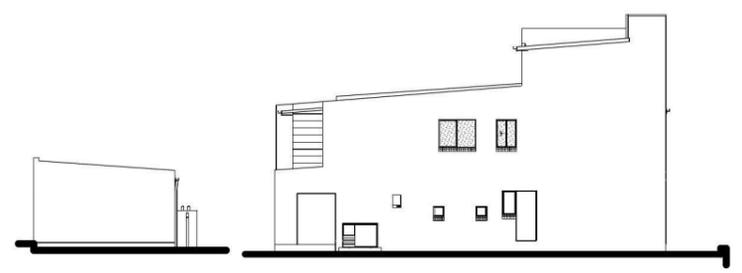
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A. RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.
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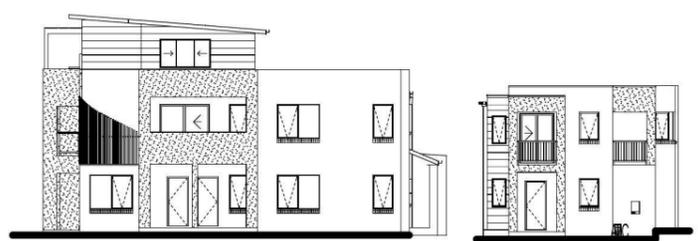
PROMENADE ELEVATION



REAR LANE ELEVATION



RADCLIFFE PLACE ELEVATION



COMBEWOOD AVENUE ELEVATION

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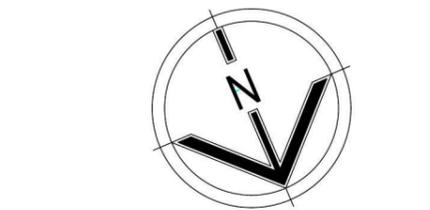
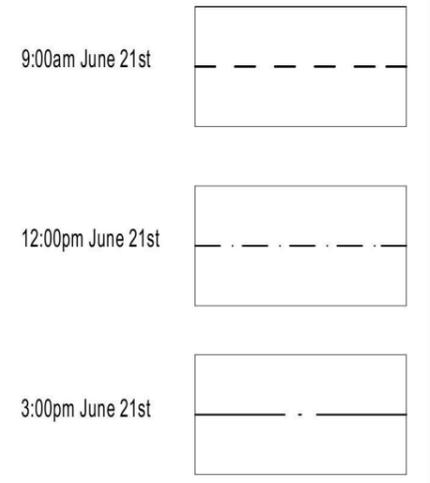
PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: <b>FIRSTSTYLE</b>			
LOCATION: PROPOSED LOTS 178 - 193 PROMENADE, PENRITH 2750			
DP: 1205684	council: PENRITH		
model: FIRSTSTYLE	facade: CUSTOM	date: 10/09/2015	quotation assessment: SK1
Sheet: 3 of 61	drawn: 0.0.0	checked: 0.0	scale: 1:300
CLIENTS SIGNATURE		DATE	





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**SHADOW DIAGRAM**



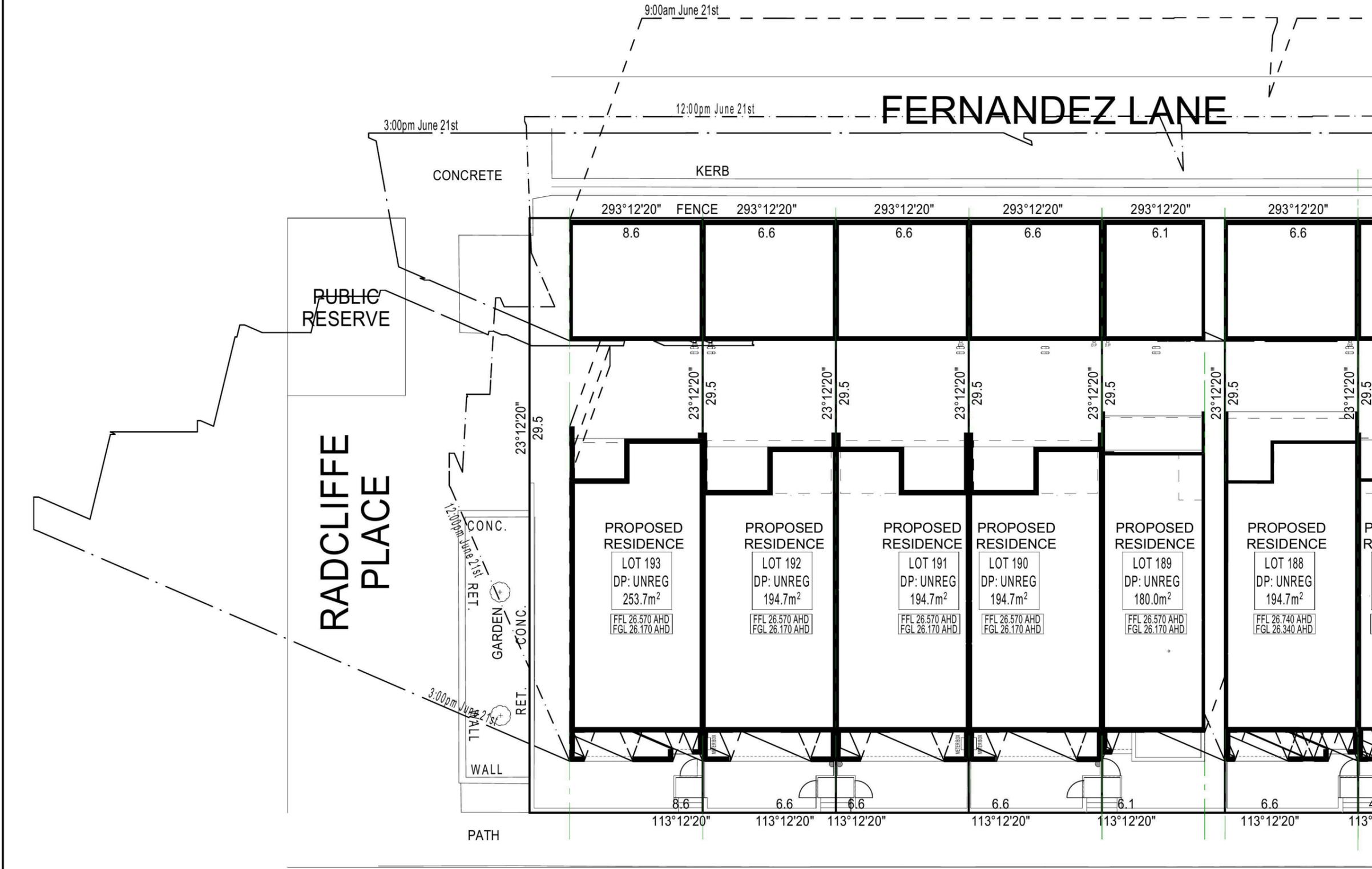
PROMOTION: **LIVING/STYLE COLLECTION**

CLIENT: **FIRSTSTYLE**

LOCATION: **PROPOSED LOTS 178 - 193 PROMENADE, PENRITH 2750**

DP: 1205684	council: PENRITH
model: FIRSTSTYLE	facade: CUSTOM
date: 10/09/2015	quotation assessment: SK1
Sheet: 6 of 61	drawn: 0.0, checked: 0.0, scale: 1:200

CLIENTS SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ S.P. 00



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**PUBLIC RESERVE  
 DP 1184494  
 LOT 2105**

**SHADOW DIAGRAM**

NOTE:  
 WATER CONSERVATION DEVICES WITH AAA\* RATINGS  
 · SHOWER HEADS (6 BUT<=7.5L/ MIN)  
 · WATER TAP OUTLETS  
 · DUAL FLUSH TOILET SUITES, DUAL FLUSH EQUIVALENT  
 · AAA RATED DISHWASHER-(BY CLIENT)  
 · AAA-FRONT-LOADING WASHING MACHINE-(BY CLIENT)

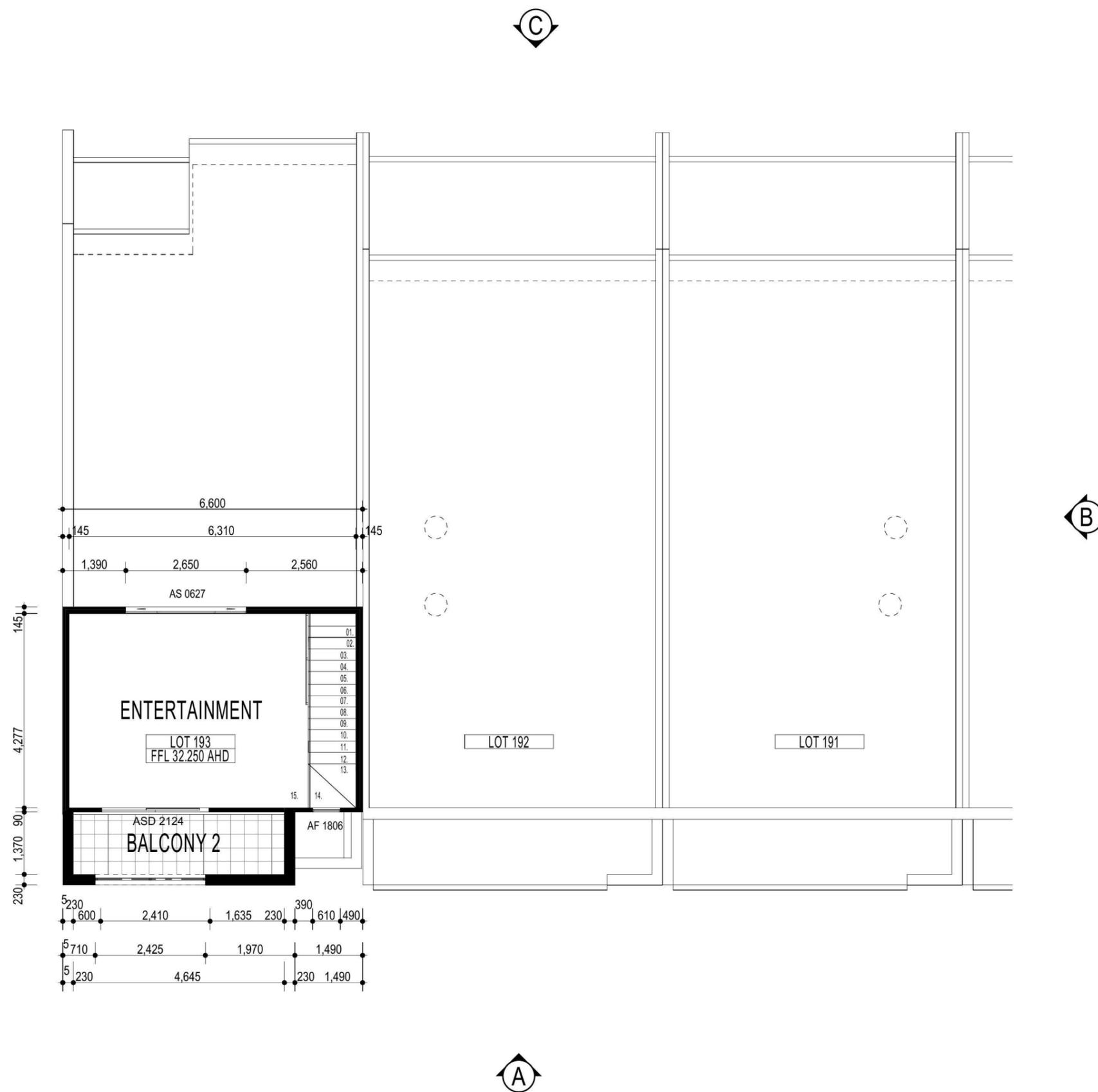
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**KEY (INDICATIVE ONLY)**

- = A/C VENTS (APPROX ONLY)
- = AIR VENT (APPROX ONLY)  
LOCATION TO BE NOMINATED ON SITE



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**SECOND FLOOR PLAN & ROOF PLAN**

PROMOTION: <b>LIVING/STYLE COLLECTION</b>			
CLIENT: <b>FIRSTSTYLE</b>			
LOCATION: <b>PROPOSED LOTS 193, 192 &amp; 191 PROMENADE, PENRITH 2750</b>			
DP: 1205684	council: PENRITH		
model: FIRSTSTYLE	facade: CUSTOM	date: 10/09/2015	quotation assessment: SK1
Sheet: 11 of 61	drawn: 0.0.0	checked: 0.0	193: 1136-15 192: 1135-15 191: 1134-15
CLIENTS SIGNATURE		DATE	S.P. 00

**KEY**

RENDER WITH PAINT FINISH -

- DL - DULUX LEXICON
- DI - DULUX ITO
- BDG - BRISTOL DIOR GREY
- DBB - DULUX BRUISED BURGANDY

300MM CEMINTEL PLANK WITH PAINT FINISH -

- DM - DULUX MONUMENT

FACE BRICK AS SELECTED -

- BA - BRICK ALUMINIUM
- BS - BRICK SLATE
- FBA - FEATURE BRICK APOLLO



**ELEVATION A**

PROVIDE FRONT ENTRY - 920 X 2040 X 4 HINGES DOOR AS SELECTED. (AMPLIMESH SUPA SCREEN NO - GRILL - SECURITY SCREEN DOOR.) (TYPICAL)



**ELEVATION C**

**NOTE:**  
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 ACN. 087 773 779  
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PROMOTION:  
*LIVING/STYLE COLLECTION*

CLIENT:  
**FIRSTYLE**

LOCATION:  
**PROPOSED LOTS 193, 192 & 191  
 PROMENADE, PENRITH 2750**

DP: 1205684	council: PENRITH
model: FIRSTYLE	facade: CUSTOM
date: 10/09/2015	quotation assessment: SK1
Sheet: 12 of 61	drawn: 0.0.0
checked: 0.0	scale: 1:100, NTS
	193: 1136-15
	192: 1135-15
	191: 1134-15

**ELEVATIONS**

CLIENTS SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ S.P. 00.

**KEY**

RENDER WITH PAINT FINISH -

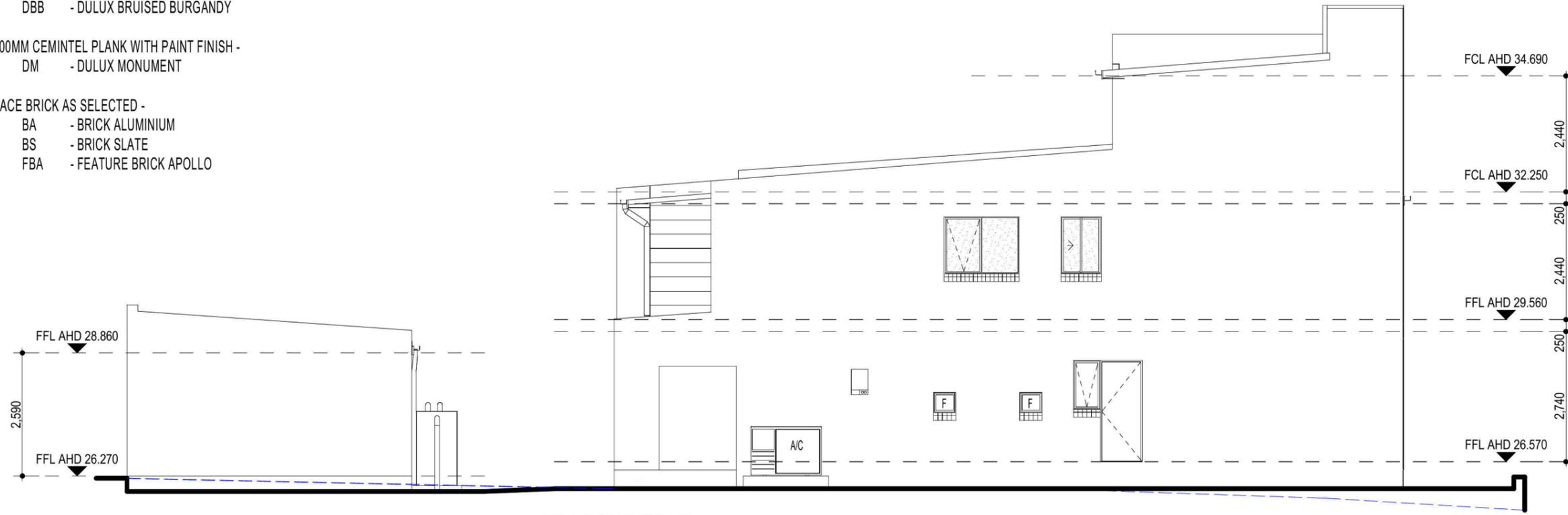
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- DI - DULUX ITO
- BDG - BRISTOL DIOR GREY
- DBB - DULUX BRUISED BURGANDY

300MM CEMINTEL PLANK WITH PAINT FINISH -

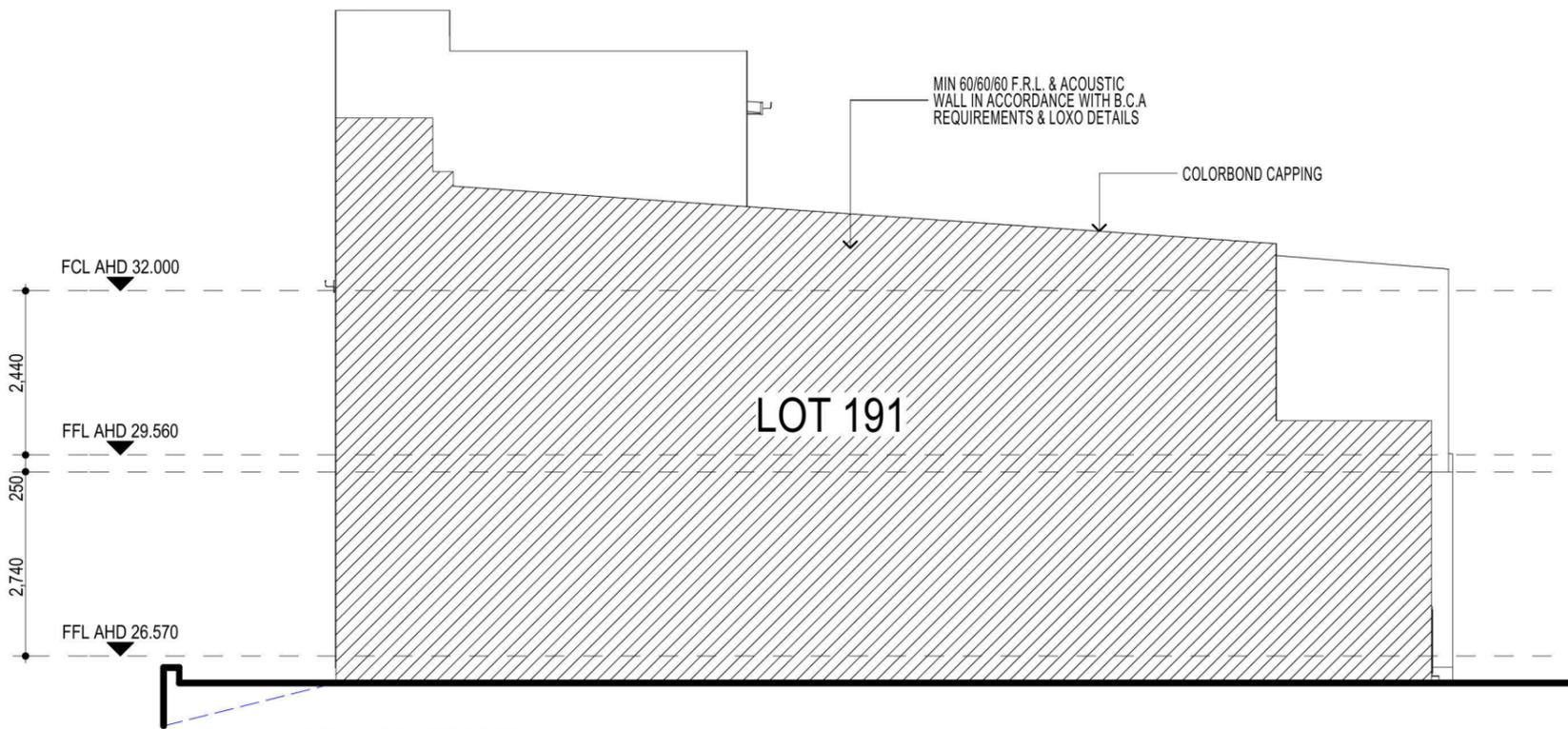
- DM - DULUX MONUMENT

FACE BRICK AS SELECTED -

- BA - BRICK ALUMINIUM
- BS - BRICK SLATE
- FBA - FEATURE BRICK APOLLO



**ELEVATION D**



**ELEVATION B**

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PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: <b>FIRSTYLE</b>			
LOCATION: PROPOSED LOTS 193, 192 & 191 PROMENADE, PENRITH 2750			
DP: 1205684	council: PENRITH		
model: FIRSTYLE	facade: CUSTOM	date: 10/09/2015	quotation assessment: SK1
Sheet: 13 of 61	drawn: 0.0.0	checked: 0.0	scale: 1:100, NTS
			193: 1136-15 192: 1135-15 191: 1134-15
CLIENTS SIGNATURE		DATE	S.P. 0.0.

**ELEVATIONS**



**NatHERS Rated  
6.9/10 STARS\***  
\*www.nathers.gov.au



## BUILDING ENERGY EFFICIENCY CERTIFICATE

1008015867  
CERTIFICATION NUMBER  
07/08/2015  
DATE  
28  
CLIMATE ZONE  
FirstRate5 - v 5.2.1 (3.13) (FirstRate5)  
ISSUED TO  
Firststyle Homes  
ADDRESS  
Unit Lot 193 178 - 193 The Promenade  
Site Lot  
Penrith  
NSW  
2750

35.6 MJ/m<sup>2</sup> pa  
SIMULATED ENERGY CONSUMPTION - HEATING  
30.4 MJ/m<sup>2</sup> pa  
SIMULATED ENERGY CONSUMPTION - COOLING  
66.0 MJ/m<sup>2</sup> pa  
TOTAL SIMULATED ENERGY CONSUMPTION  
180.3 m<sup>2</sup>  
FLOOR AREA - CONDITIONED  
1.9 m<sup>2</sup>  
FLOOR AREA - UNCONDITIONED  
182.2 m<sup>2</sup>  
FLOOR AREA - TOTAL

Vic Vicaretti  
ASSESSOR NAME  
20311  
ASSESSOR NUMBER  
AKV Pty Ltd  
COMPANY

ASSASSOR SIGNATURE  
Issued by a BUILDING THERMAL PERFORMANCE ASSESSOR  
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**NatHERS Rated  
8.4/10 STARS\***  
\*www.nathers.gov.au



## BUILDING ENERGY EFFICIENCY CERTIFICATE

1008015842  
CERTIFICATION NUMBER  
07/08/2015  
DATE  
28  
CLIMATE ZONE  
FirstRate5 - v 5.2.1 (3.13) (FirstRate5)  
ISSUED TO  
Firststyle Homes  
ADDRESS  
Unit Lot 191 178 - 193 The Promenade  
Site Lot  
Penrith  
NSW  
2750

17.1 MJ/m<sup>2</sup> pa  
SIMULATED ENERGY CONSUMPTION - HEATING  
19.1 MJ/m<sup>2</sup> pa  
SIMULATED ENERGY CONSUMPTION - COOLING  
36.2 MJ/m<sup>2</sup> pa  
TOTAL SIMULATED ENERGY CONSUMPTION  
140.8 m<sup>2</sup>  
FLOOR AREA - CONDITIONED  
4.5 m<sup>2</sup>  
FLOOR AREA - UNCONDITIONED  
145.3 m<sup>2</sup>  
FLOOR AREA - TOTAL

Vic Vicaretti  
ASSESSOR NAME  
20311  
ASSESSOR NUMBER  
AKV Pty Ltd  
COMPANY

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**NatHERS Rated  
8.4/10 STARS\***  
\*www.nathers.gov.au



## BUILDING ENERGY EFFICIENCY CERTIFICATE

1008015859  
CERTIFICATION NUMBER  
07/08/2015  
DATE  
28  
CLIMATE ZONE  
FirstRate5 - v 5.2.1 (3.13) (FirstRate5)  
ISSUED TO  
Firststyle Homes  
ADDRESS  
Unit Lot 192 178 - 193 The Promenade  
Site Lot  
Penrith  
NSW  
2750

16.9 MJ/m<sup>2</sup> pa  
SIMULATED ENERGY CONSUMPTION - HEATING  
19.4 MJ/m<sup>2</sup> pa  
SIMULATED ENERGY CONSUMPTION - COOLING  
36.3 MJ/m<sup>2</sup> pa  
TOTAL SIMULATED ENERGY CONSUMPTION  
140.9 m<sup>2</sup>  
FLOOR AREA - CONDITIONED  
4.5 m<sup>2</sup>  
FLOOR AREA - UNCONDITIONED  
145.4 m<sup>2</sup>  
FLOOR AREA - TOTAL

Vic Vicaretti  
ASSESSOR NAME  
20311  
ASSESSOR NUMBER  
AKV Pty Ltd  
COMPANY

ASSASSOR SIGNATURE  
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**ABSA** Class 1 Building Single-Dwelling  
Association of Building Sustainability Assessors

Validation Number	1008015867
Validation Date	07/08/2015
Assessor Name	Vic Vicaretti
Assessor Number	20311
Assessor Signature	

Simulated under  
BASIX Thermal Comfort Protocol  
**BASIX**  
Building Sustainability Index

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

Validation Number	1008015859
Validation Date	07/08/2015
Assessor Name	Vic Vicaretti
Assessor Number	20311
Assessor Signature	

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**BASIX**  
Building Sustainability Index

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Association of Building Sustainability Assessors

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Validation Date	07/08/2015
Assessor Name	Vic Vicaretti
Assessor Number	20311
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Building Sustainability Index



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PROMOTION:  
*LIVING/STYLE COLLECTION*

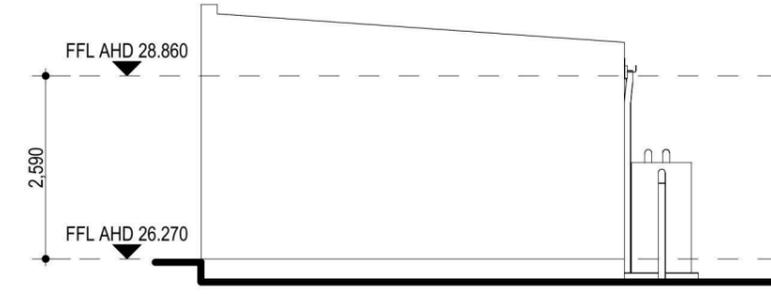
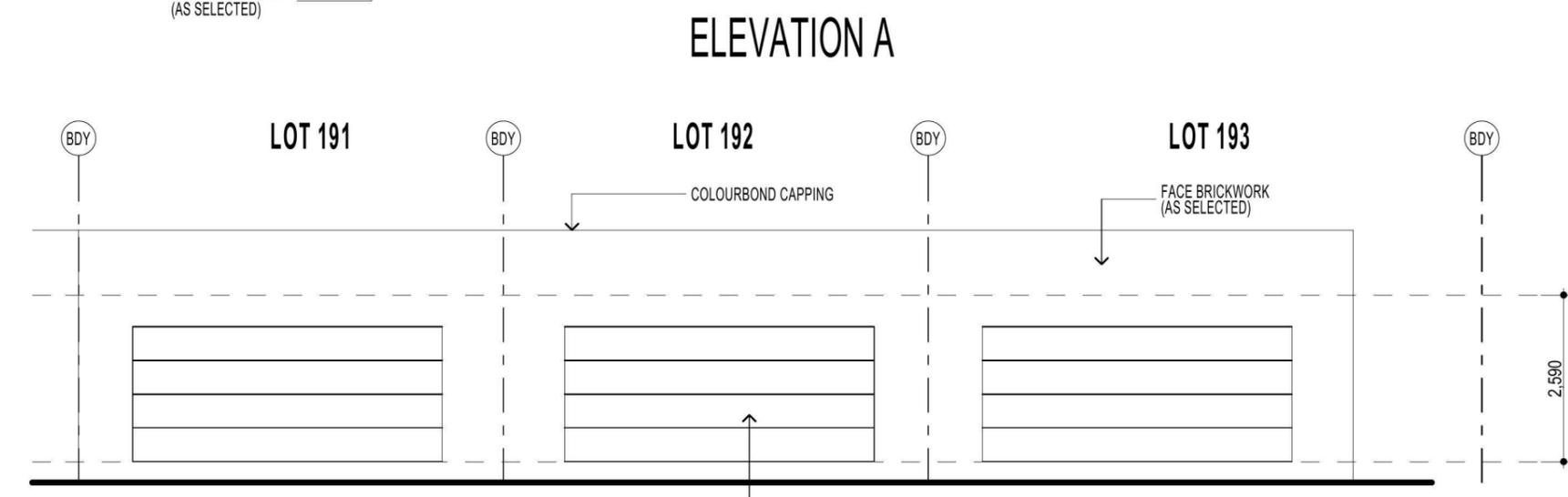
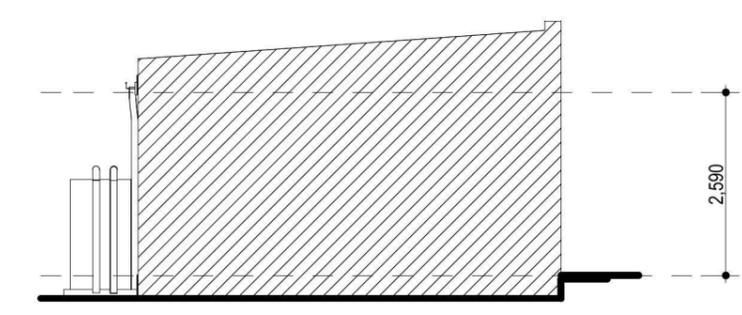
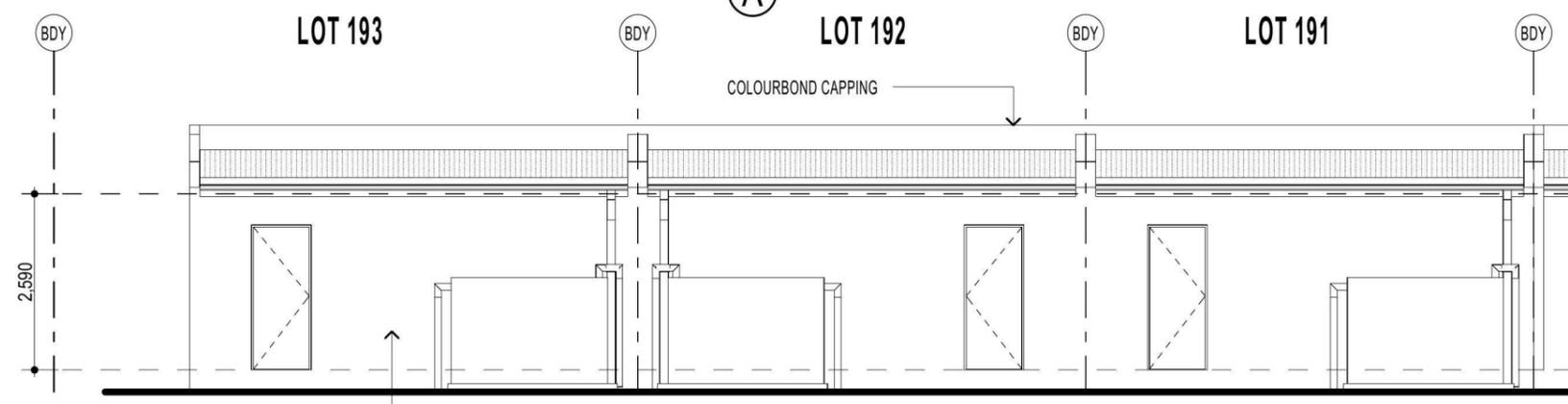
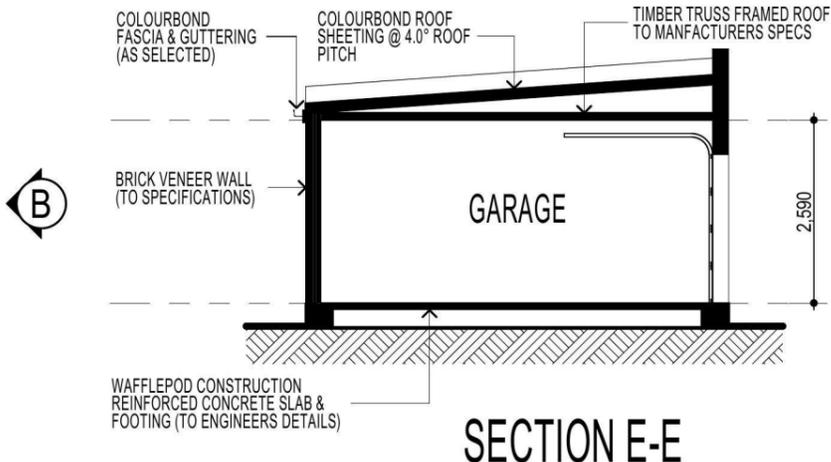
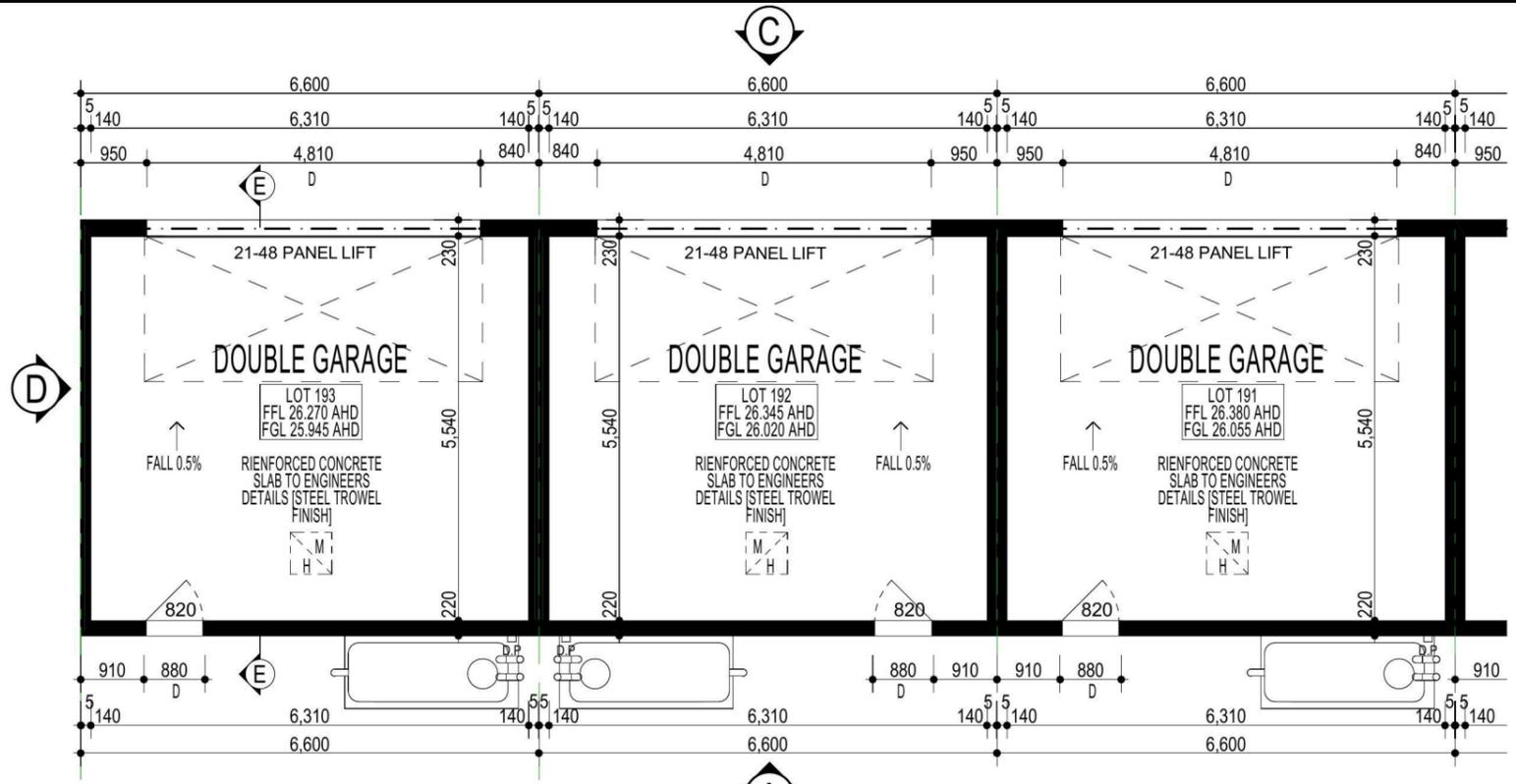
CLIENT:  
**FIRSTSTYLE**

LOCATION:  
PROPOSED LOTS 193, 192 & 191  
PROMENADE, PENRITH 2750

DP: 1205684	council: PENRITH
model: FIRSTSTYLE	facade: CUSTOM
date: 10/09/2015	quotation assessment: SK1
Sheet: 16 of 61	drawn: 0.0.0
checked: 0.0	scale: 193: 1136-15 192: 1135-15 191: 1134-15

CLIENTS SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ S.P. 00

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PROMOTION: <b>LIVING/STYLE COLLECTION</b>			
CLIENT: <b>FIRSTSTYLE</b>			
LOCATION: <b>PROPOSED LOTS 193, 192 &amp; 191 PROMENADE, PENRITH 2750</b>			
DP: 1205684	model: FIRSTSTYLE	facade: CUSTOM	council: PENRITH
Sheet: 14 of 61	drawn: 0.0,0	checked: 0.0	date: 10/09/2015
	scale:		quotation assessment: SK1
			193: 1136-15 192: 1135-15 191: 1134-15
CLIENTS SIGNATURE		DATE	

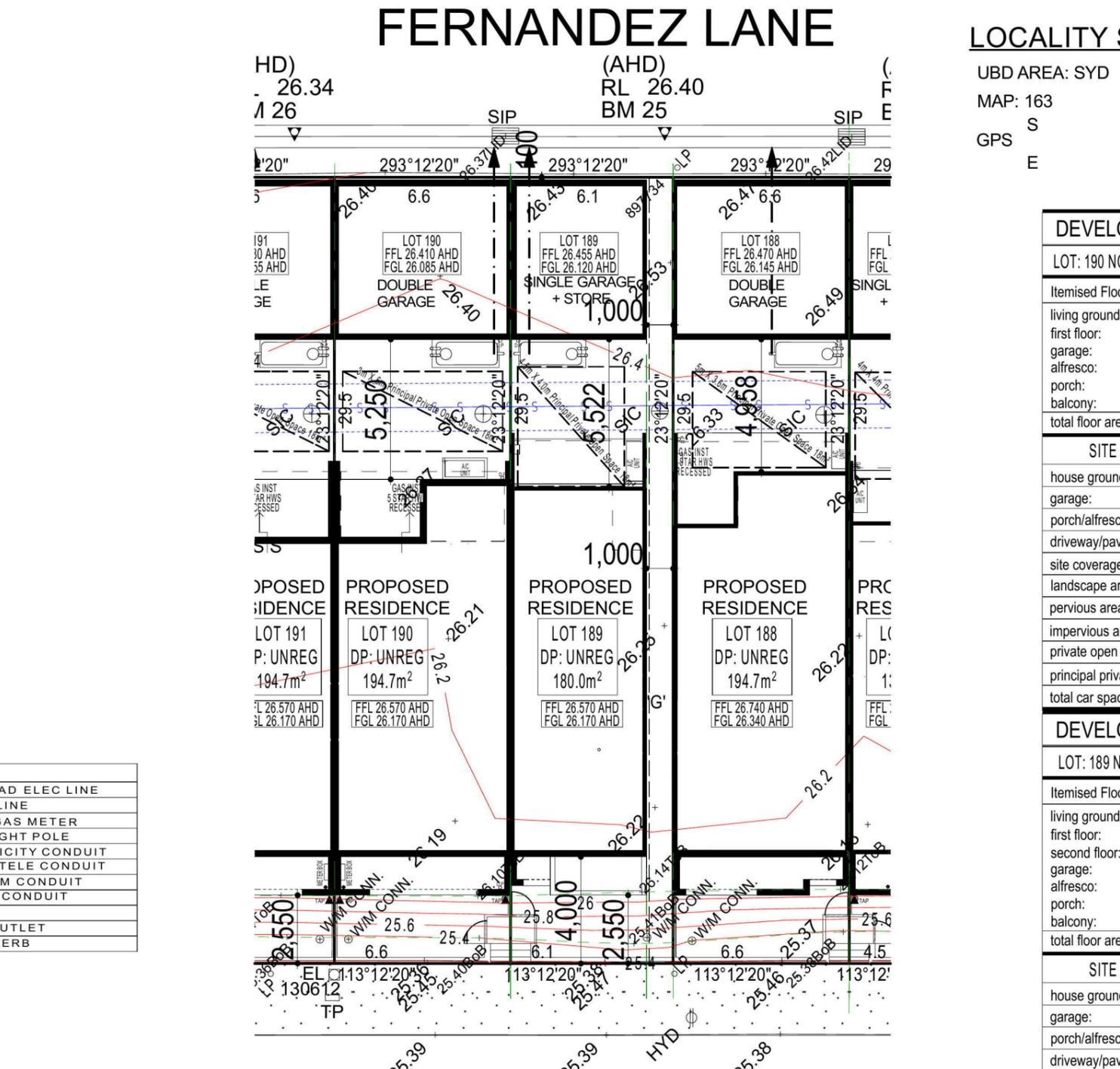
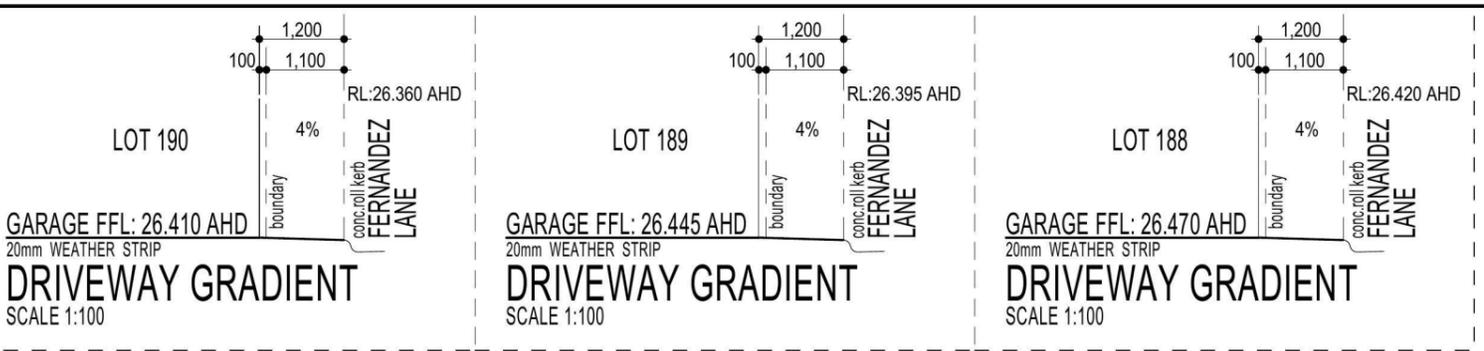
LOT 190	LOT 189
<b>BASIX</b>	<b>BASIX</b>
= 39.47m <sup>2</sup> of roof area to discharge to water tank. = stormwater and overflow to discharge to existing street channel. o/a= 136.79m <sup>2</sup> of roof area.	= 30.52m <sup>2</sup> of roof area to discharge to water tank. = stormwater and overflow to discharge to existing street channel. o/a= 105.46m <sup>2</sup> of roof area.
<b>EARTHWORKS TO AHD</b>	<b>EARTHWORKS TO AHD</b>
HOUSE: FFL: R.L: 26.570 AHD (LIVING) FGL: R.L: 26.170 AHD	HOUSE: FFL: R.L: 26.570 AHD (LIVING) FGL: R.L: 26.170 AHD
GARAGE: FFL: R.L: 26.410 AHD FGL: R.L: 26.085 AHD	GARAGE: FFL: R.L: 26.445 AHD FGL: R.L: 26.120 AHD
<b>LEGEND:</b>	<b>LOT 188</b>
● = SURFACE INLETS AS REQUIRED	<b>BASIX</b>
—○— = SURFACE INLETS LINE	= 39.47m <sup>2</sup> of roof area to discharge to water tank. = stormwater and overflow to discharge to existing street channel. o/a= 138.78m <sup>2</sup> of roof area.
--- = STORMWATER LINE	<b>EARTHWORKS TO AHD</b>
NOTE: REFER TO BASIX CERTIFICATE FOR MORE INFORMATION ON WATER USAGE.	HOUSE: FFL: R.L: 26.740 AHD (LIVING) FGL: R.L: 26.340 AHD
<b>GENERAL DRAINAGE NOTES</b>	GARAGE: FFL: R.L: 26.470 AHD FGL: R.L: 26.145 AHD

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

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



**NOTE:**  
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# PROMENADE

PUBLIC RESERVE  
DP 1184494  
LOT 2105

# SITE PLAN

## LOCALITY SKETCH

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

## DEVELOPMENT CALCULATIONS

LOT: 190 NO: - OF DP1205684 SITE AREA: 194.7m <sup>2</sup>	
Itemised Floor Areas:	Totals:
living ground floor:	86.39m <sup>2</sup>
first floor:	73.76m <sup>2</sup>
garage:	39.47m <sup>2</sup>
alfresco:	6.51m <sup>2</sup>
porch:	9.49m <sup>2</sup>
balcony:	9.48m <sup>2</sup>
total floor area:	225.1m <sup>2</sup>

SITE AREA COVERAGE/LANDSCAPE:	
house ground floor:	86.39m <sup>2</sup>
garage:	39.47m <sup>2</sup>
porch/alfresco:	16.0m <sup>2</sup>
driveway/paved area:	7.69m <sup>2</sup>
site coverage Area:	125.86m <sup>2</sup> (64.6%)
landscape area:	43.94m <sup>2</sup> (22.6%)
pervious areas (soft)	43.94m <sup>2</sup> (22.6%)
impervious areas (hard)	150.76m <sup>2</sup> (77.4%)
private open space o/a:	41.07m <sup>2</sup>
principal private open space:	18m <sup>2</sup>
total car space incl. carstand:	2 carspace

## DEVELOPMENT CALCULATIONS

LOT: 189 NO: - OF DP1205684 SITE AREA: 180m <sup>2</sup>	
Itemised Floor Areas:	Totals:
living ground floor:	70.76m <sup>2</sup>
first floor:	62.69m <sup>2</sup>
second floor:	17.12m <sup>2</sup>
garage:	30.52m <sup>2</sup>
alfresco:	8.64m <sup>2</sup>
porch:	6.8m <sup>2</sup>
balcony:	11.54m <sup>2</sup>
total floor area:	208.07m <sup>2</sup>

SITE AREA COVERAGE/LANDSCAPE:	
house ground floor:	70.76m <sup>2</sup>
garage:	30.52m <sup>2</sup>
porch/alfresco:	15.44m <sup>2</sup>
driveway/paved area:	6.29m <sup>2</sup>
site coverage Area:	101.28m <sup>2</sup> (56.2%)
landscape area:	32.51m <sup>2</sup> (18.06%)
pervious areas (soft)	56.12m <sup>2</sup> (31.17%)
impervious areas (hard)	123.88m <sup>2</sup> (68.83%)
private open space o/a:	41.07m <sup>2</sup>
principal private open space:	18m <sup>2</sup>
total car space incl. carstand:	1 carspace

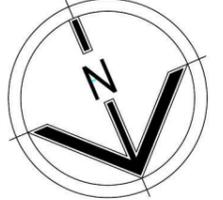
FIRSTSTYLE HOMES Pty.Ltd  
Lic No. 113412C  
ACN: 087 773 779  
PO BOX 171, HOXTON PARK 2171

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

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## DEVELOPMENT CALCULATIONS

LOT: 188 NO: - OF DP1205684 SITE AREA: 194.7m <sup>2</sup>	
Itemised Floor Areas:	Totals:
living ground floor:	90.75m <sup>2</sup>
first floor:	85.03m <sup>2</sup>
second floor:	25.34m <sup>2</sup>
garage:	39.47m <sup>2</sup>
alfresco:	13.29m <sup>2</sup>
porch:	8.93m <sup>2</sup>
balcony:	16.34m <sup>2</sup>
total floor area:	279.15m <sup>2</sup>

SITE AREA COVERAGE/LANDSCAPE:	
house ground floor:	90.75m <sup>2</sup>
garage:	39.47m <sup>2</sup>
porch/alfresco:	22.22m <sup>2</sup>
driveway/paved area:	6.77m <sup>2</sup>
site coverage Area:	130.22m <sup>2</sup> (66.88%)
landscape area:	34.32m <sup>2</sup> (17.62%)
pervious areas (soft)	34.32m <sup>2</sup> (17.62%)
impervious areas (hard)	160.38m <sup>2</sup> (82.37%)
private open space o/a:	40.24m <sup>2</sup>
principal private open space:	18m <sup>2</sup>
total car space incl. carstand:	2 carspace

PROMOTION:  
**LIVING/STYLE COLLECTION**

CLIENT:  
**FIRSTSTYLE**

LOCATION:  
**PROPOSED LOTS 190, 189 & 188  
PROMENADE, PENRITH 2750**

DP: 1205684	council: PENRITH
model: FIRSTSTYLE	date: 10/09/2015
facade: CUSTOM	quotation assessment: SK1
Sheet: 17 of 61	drawn: 0.0/0
checked: 0.0/0	scale: 0.0/0
190: 1133-15	189: 1132-15
188: 1131-15	

CLIENTS SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ S.P. 00

www.absa.net.au

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**NatHERS Rated  
8.3/10 STARS\***  
\*www.nathers.gov.au

**NATIONWIDE HOUSE**  
Energy Efficiency

## BUILDING ENERGY EFFICIENCY CERTIFICATE

1008015727  
CERTIFICATION NUMBER  
07/08/2015  
DATE  
28  
CLIMATE ZONE  
FirstRate5 - v 5.2.1 (3.13) (FirstRate5)

Firststyle Homes  
ISSUED TO  
Unit Lot 179 178 - 193 The Promenade  
ADDRESS  
Site Lot .  
Penrith  
NSW  
2750

11.3 MJ/m<sup>2</sup> pa  
SIMULATED ENERGY CONSUMPTION - HEATING  
26.1 MJ/m<sup>2</sup> pa  
SIMULATED ENERGY CONSUMPTION - COOLING  
37.4 MJ/m<sup>2</sup> pa  
TOTAL SIMULATED ENERGY CONSUMPTION  
107.9 m<sup>2</sup>  
FLOOR AREA - CONDITIONED  
1.5 m<sup>2</sup>  
FLOOR AREA - UNCONDITIONED  
109.4 m<sup>2</sup>  
FLOOR AREA - TOTAL

Vic Vicaretti  
ASSESSOR NAME  
20311  
ASSESSOR NUMBER  
AKV Pty Ltd  
COMPANY

*[Signature]*  
ASSESSOR SIGNATURE  
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Energy Efficiency

## BUILDING ENERGY EFFICIENCY CERTIFICATE

1008015701  
CERTIFICATION NUMBER  
07/08/2015  
DATE  
28  
CLIMATE ZONE  
FirstRate5 - v 5.2.1 (3.13) (FirstRate5)

Firststyle Homes  
ISSUED TO  
Unit Lot 178 Unit 2 178 - 193 The Promenade  
ADDRESS  
Site Lot .  
Penrith  
NSW  
2750

34.1 MJ/m<sup>2</sup> pa  
SIMULATED ENERGY CONSUMPTION - HEATING  
71.4 MJ/m<sup>2</sup> pa  
SIMULATED ENERGY CONSUMPTION - COOLING  
105.5 MJ/m<sup>2</sup> pa  
TOTAL SIMULATED ENERGY CONSUMPTION  
132.7 m<sup>2</sup>  
FLOOR AREA - CONDITIONED  
2.9 m<sup>2</sup>  
FLOOR AREA - UNCONDITIONED  
135.6 m<sup>2</sup>  
FLOOR AREA - TOTAL

Vic Vicaretti  
ASSESSOR NAME  
20311  
ASSESSOR NUMBER  
AKV Pty Ltd  
COMPANY

*[Signature]*  
ASSESSOR SIGNATURE  
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**NATIONWIDE HOUSE**  
Energy Efficiency

## BUILDING ENERGY EFFICIENCY CERTIFICATE

1008015693  
CERTIFICATION NUMBER  
07/08/2015  
DATE  
28  
CLIMATE ZONE  
FirstRate5 - v 5.2.1 (3.13) (FirstRate5)

Firststyle Homes  
ISSUED TO  
Unit Lot 178 Unit 1 178 - 193 The Promenade  
ADDRESS  
Site Lot .  
Penrith  
NSW  
2750

10.8 MJ/m<sup>2</sup> pa  
SIMULATED ENERGY CONSUMPTION - HEATING  
22.8 MJ/m<sup>2</sup> pa  
SIMULATED ENERGY CONSUMPTION - COOLING  
33.6 MJ/m<sup>2</sup> pa  
TOTAL SIMULATED ENERGY CONSUMPTION  
93.7 m<sup>2</sup>  
FLOOR AREA - CONDITIONED  
2.9 m<sup>2</sup>  
FLOOR AREA - UNCONDITIONED  
96.6 m<sup>2</sup>  
FLOOR AREA - TOTAL

Vic Vicaretti  
ASSESSOR NAME  
20311  
ASSESSOR NUMBER  
AKV Pty Ltd  
COMPANY

*[Signature]*  
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## BUILDING ENERGY EFFICIENCY CERTIFICATE

1008015719  
CERTIFICATION NUMBER  
07/08/2015  
DATE  
28  
CLIMATE ZONE  
FirstRate5 - v 5.2.1 (3.13) (FirstRate5)

Firststyle Homes  
ISSUED TO  
Unit Lot 178 Studio 178 - 193 The Promenade  
ADDRESS  
Site Lot .  
Penrith  
NSW  
2750

61.1 MJ/m<sup>2</sup> pa  
SIMULATED ENERGY CONSUMPTION - HEATING  
73.2 MJ/m<sup>2</sup> pa  
SIMULATED ENERGY CONSUMPTION - COOLING  
134.3 MJ/m<sup>2</sup> pa  
TOTAL SIMULATED ENERGY CONSUMPTION  
58.3 m<sup>2</sup>  
FLOOR AREA - CONDITIONED  
5.9 m<sup>2</sup>  
FLOOR AREA - UNCONDITIONED  
64.2 m<sup>2</sup>  
FLOOR AREA - TOTAL

Vic Vicaretti  
ASSESSOR NAME  
20311  
ASSESSOR NUMBER  
AKV Pty Ltd  
COMPANY

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**Class 1 Building  
Single-Dwelling**

Validation Number	1008015727
Validation Date	07/08/2015
Assessor Name	Vic Vicaretti
Assessor Number	20311
Assessor Signature	<i>[Signature]</i>

Simulated under  
BASIX Thermal Comfort Protocol  
**BASIX**  
Building Sustainability Index

**ABSA**  
Association of Building Sustainability Assessors

**Class 1 Building  
Single-Dwelling**

Validation Number	1008015719
Validation Date	07/08/2015
Assessor Name	Vic Vicaretti
Assessor Number	20311
Assessor Signature	<i>[Signature]</i>

Simulated under  
BASIX Thermal Comfort Protocol  
**BASIX**  
Building Sustainability Index

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**Class 1 Building  
Single-Dwelling**

Validation Number	1008015701
Validation Date	07/08/2015
Assessor Name	Vic Vicaretti
Assessor Number	20311
Assessor Signature	<i>[Signature]</i>

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**BASIX**  
Building Sustainability Index

**ABSA**  
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**Class 1 Building  
Single-Dwelling**

Validation Number	1008015693
Validation Date	07/08/2015
Assessor Name	Vic Vicaretti
Assessor Number	20311
Assessor Signature	<i>[Signature]</i>

Simulated under  
BASIX Thermal Comfort Protocol  
**BASIX**  
Building Sustainability Index

**FIRSTSTYLE HOMES**

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

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FAX: (02) 9601 0711  
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MASTER BUILDER, BETTER BUILDER

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PROMOTION:  
*LIVING/STYLE COLLECTION*

CLIENT:  
**FIRSTSTYLE**

LOCATION:  
PROPOSED LOTS 179 & 178  
PROMENADE, PENRITH 2750

DP: 1205684	council: PENRITH
model: FIRSTSTYLE	facade: CUSTOM
Sheet: 54 of 61	date: 10/09/2015
drawn: 0.0.0	checked: 0.0
scale:	178: 1121-15 178: 1120-15

CLIENTS SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ S.P. 00.

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**LEGEND**

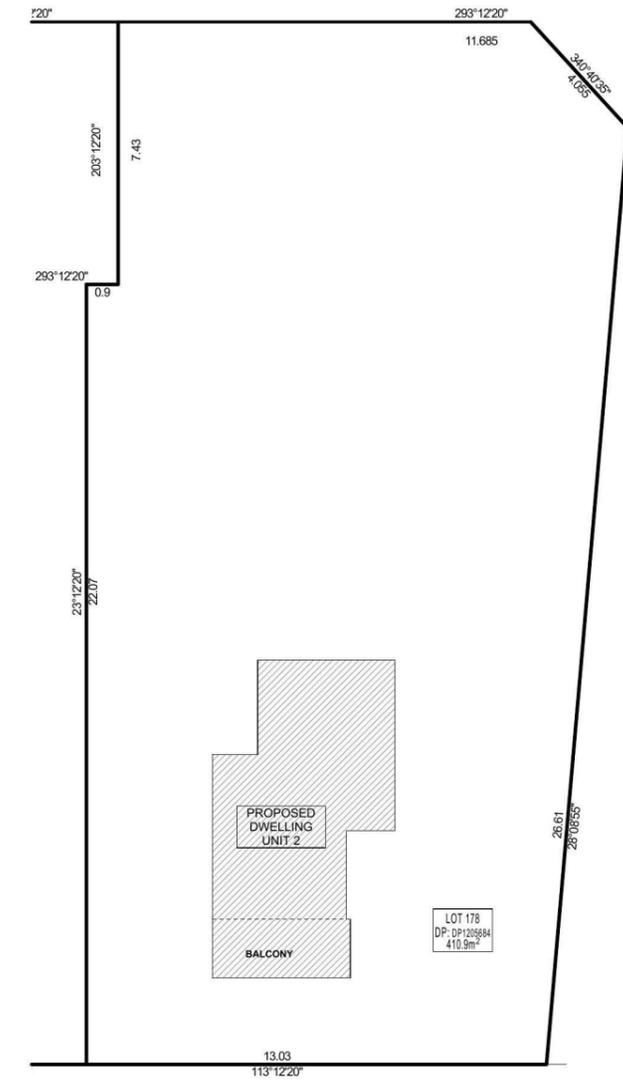
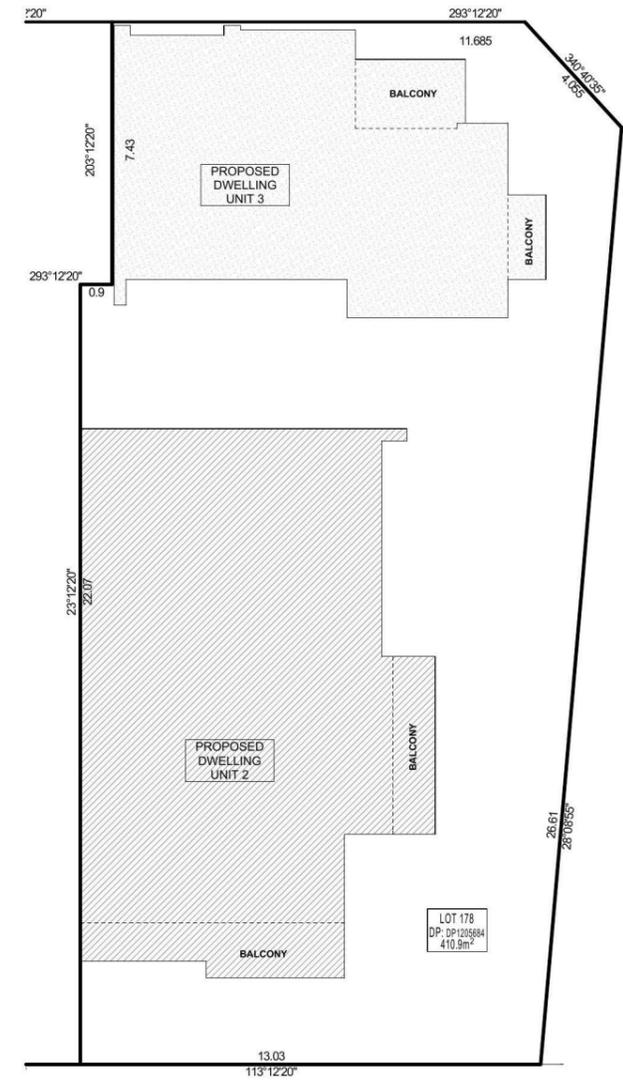
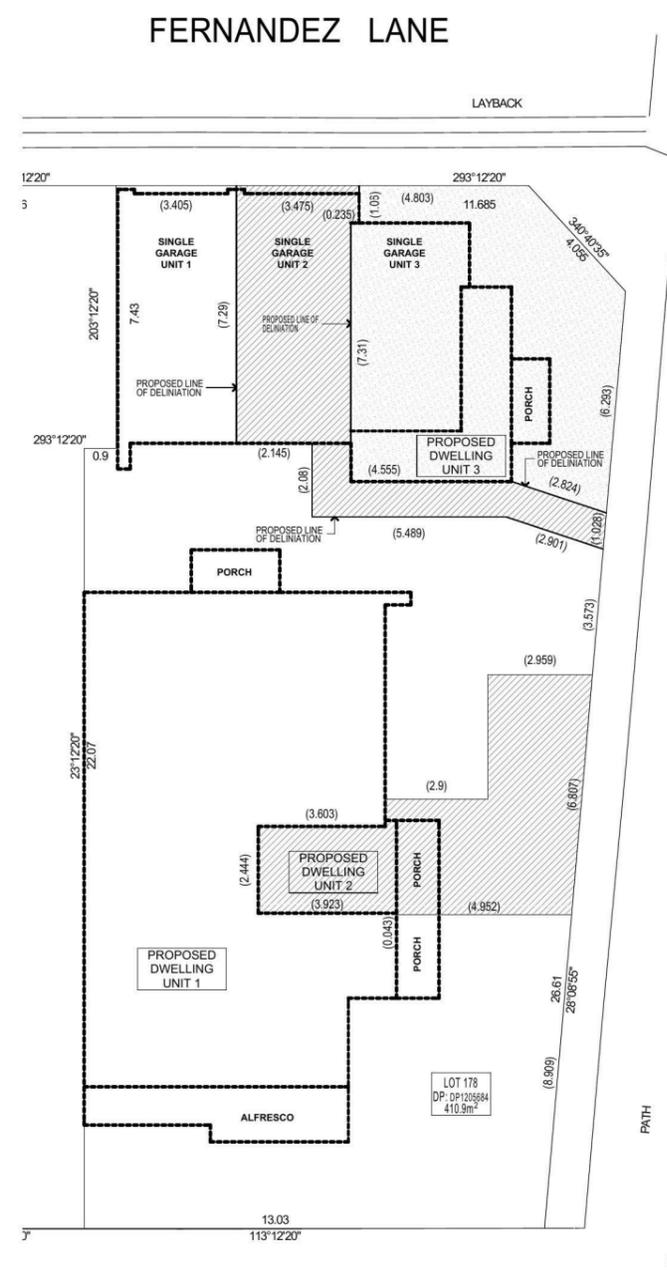
- DESIGNATED AREA 280.30m<sup>2</sup>
- DESIGNATED AREA 69.82m<sup>2</sup>
- DESIGNATED AREA 60.73m<sup>2</sup>
- BUILDING OUTLINE

**LEGEND**

- DESIGNATED AREA 134.47m<sup>2</sup>
- DESIGNATED AREA 80.48m<sup>2</sup>
- BUILDING OUTLINE

**LEGEND**

- DESIGNATED AREA 69.82m<sup>2</sup>
- BUILDING OUTLINE

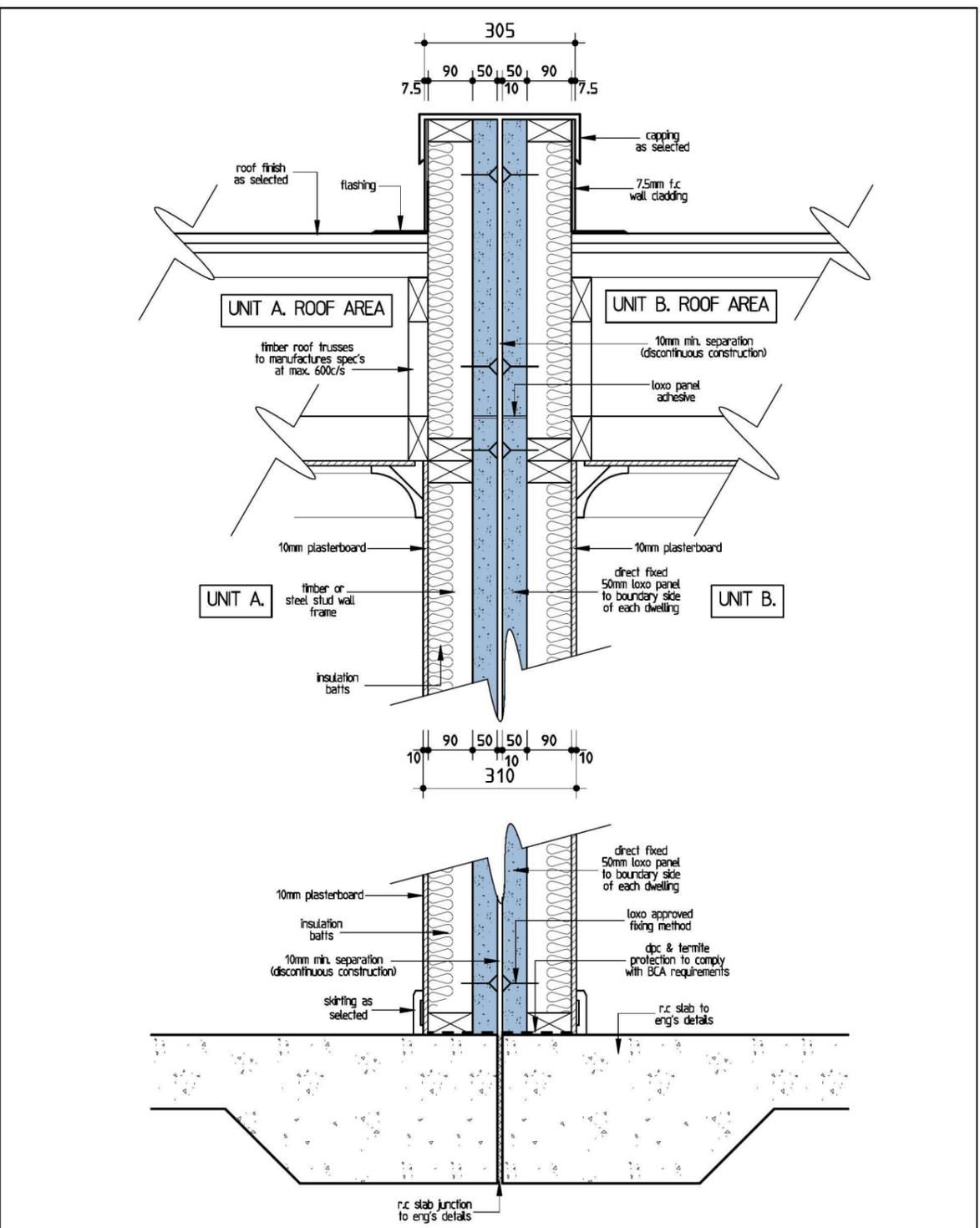
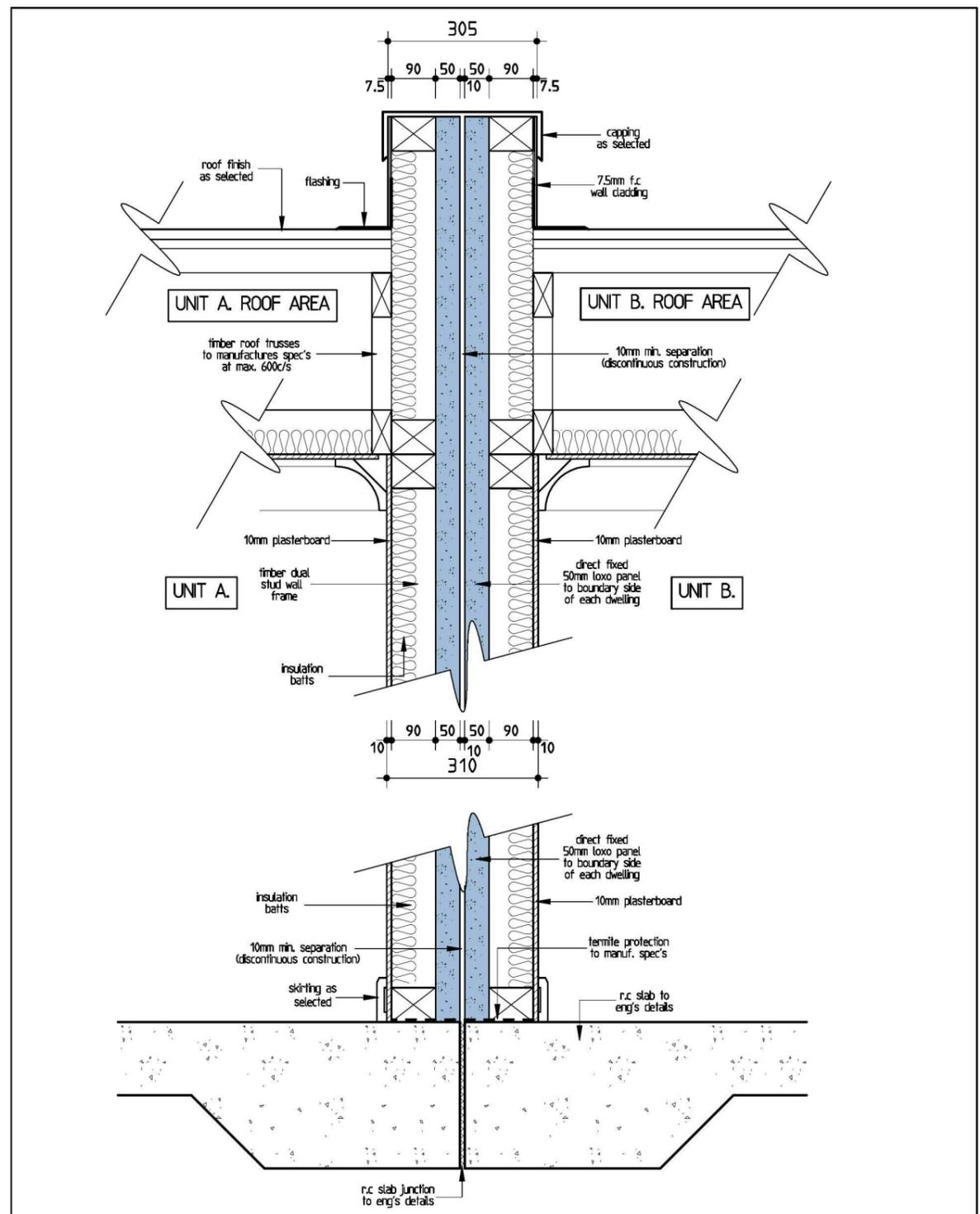


**LOT 178 SUBDIVISION PLAN**  
 SCALE 1:200

**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.

PROMOTION: <b>LIVING/STYLE COLLECTION</b>			
CLIENT: <b>FIRSTSTYLE</b>			
LOCATION: <b>PROPOSED LOTS 178 - 193 PROMENADE, PENRITH 2750</b>			
DP: 1205684	model: FIRSTSTYLE	facade: CUSTOM	council: PENRITH
Sheet: 55 of 61	drawn: 0.0.0	checked: 0.0	date: 10/09/2015
scale: 0.0.0		quotation assessment: SK1	
CLIENTS SIGNATURE		DATE	S.P. 0.0.

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**50MM LOXO PANEL - BOUNDARY TO BOUNDARY WALL DETAIL**  
 FRL 120/120/90 | RW+CTR 53



SCALE: NTS



**50MM LOXO PANEL - BOUNDARY TO BOUNDARY WALL DETAIL**  
 DUAL WALL ASSEMBLY - FRL 120/120/90 | RW+CTR 53



SCALE: NTS

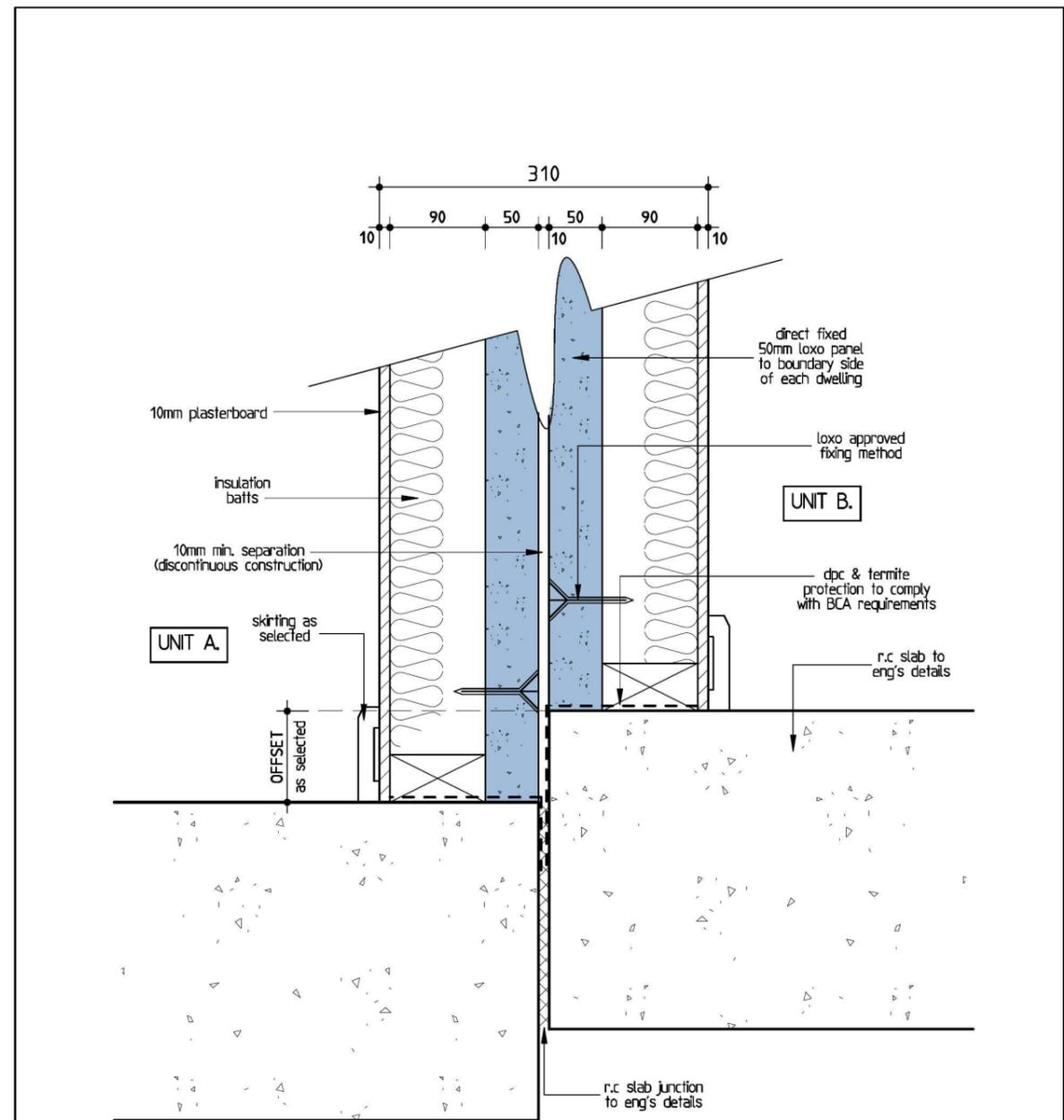


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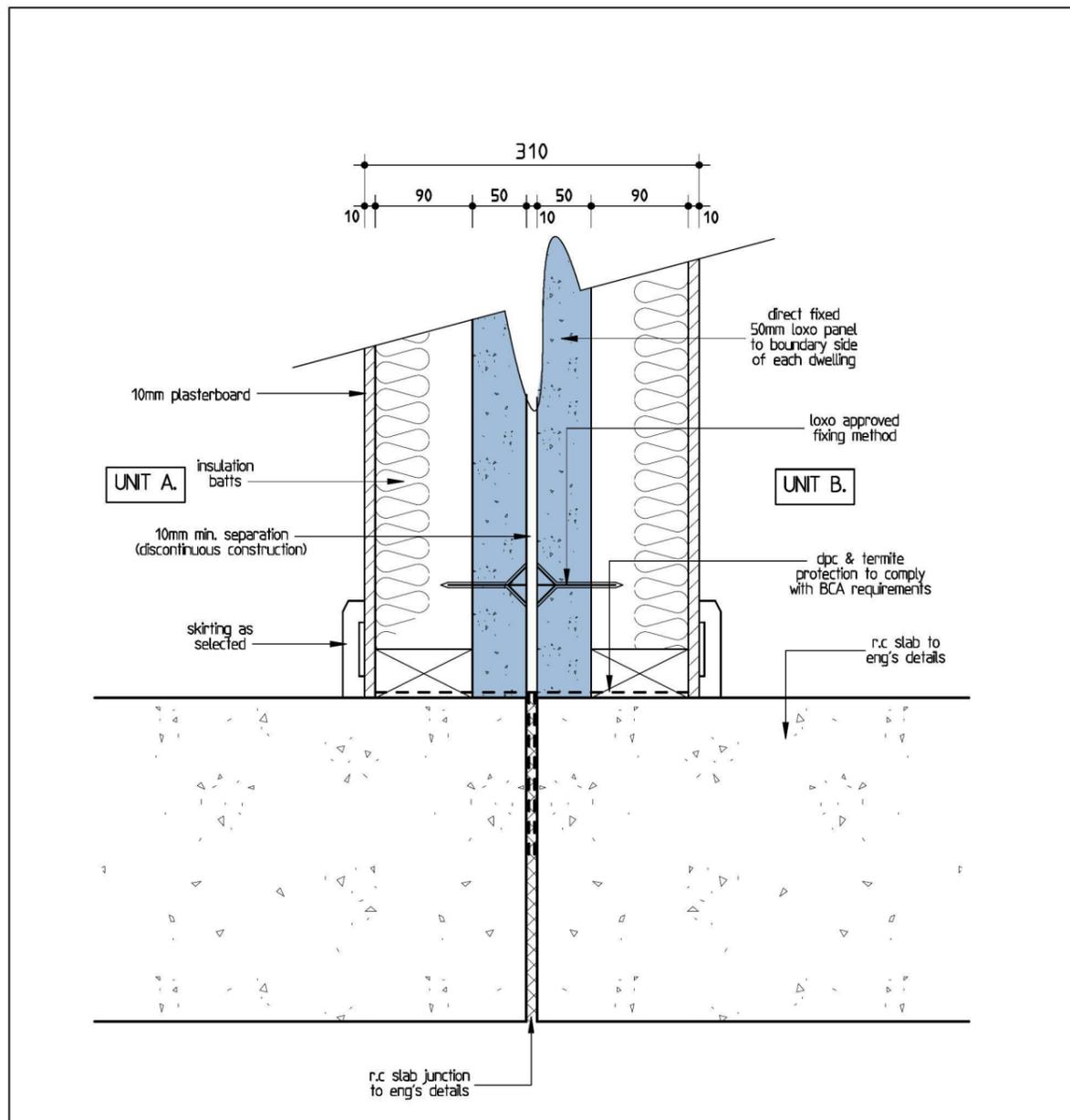
**LOXO SYSTEM**  
**FIRE RATED WALL & ACOUSTICS**

PROMOTION: <b>LIVING/STYLE COLLECTION</b>			
CLIENT: <b>FIRSTSTYLE</b>			
LOCATION: <b>PROPOSED LOTS 178 - 193 PROMENADE, PENRITH 2750</b>			
DP: 1205684	model: FIRSTSTYLE	facade: CUSTOM	council: PENRITH
date: 10/09/2015	quotation assessment: SK1	checked: 0.0	scale: NTS
Sheet: 56 of 61	drawn: 0.0	checked: 0.0	scale: NTS
CLIENTS SIGNATURE		DATE	
		S.P. 00	

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**50MM LOXO PANEL - BOUNDARY TO BOUNDARY WALL DETAIL**  
 BASE DETAIL WITH OFFSET - FRL 120/120/90 | RW+CTR 53  
 SCALE: NTS



**50MM LOXO PANEL - BOUNDARY TO BOUNDARY WALL DETAIL**  
 BASE DETAIL - FRL 120/120/90 | RW+CTR 53  
 SCALE: NTS



**NOTE:**  
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**LOXO SYSTEM**  
**FIRE RATED WALL & ACOUSTICS**

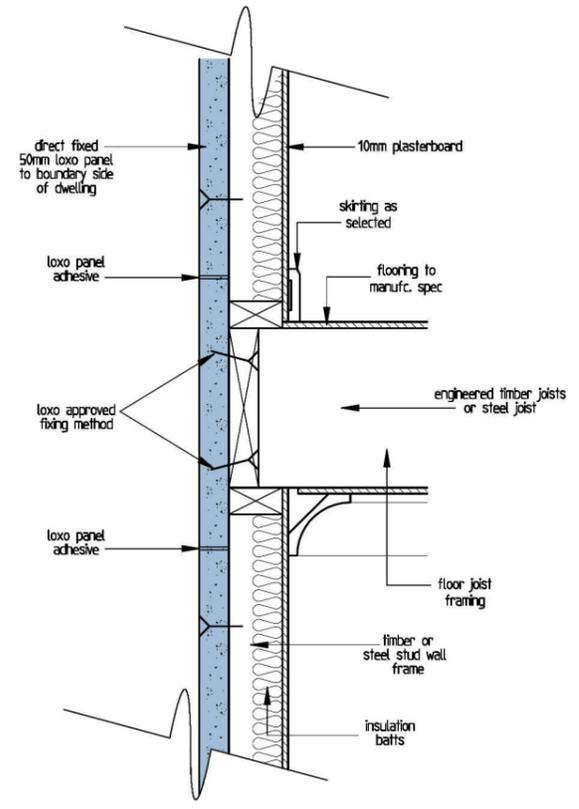
PROMOTION:  
 LIVING/STYLE COLLECTION

CLIENT:  
 FIRSTSTYLE

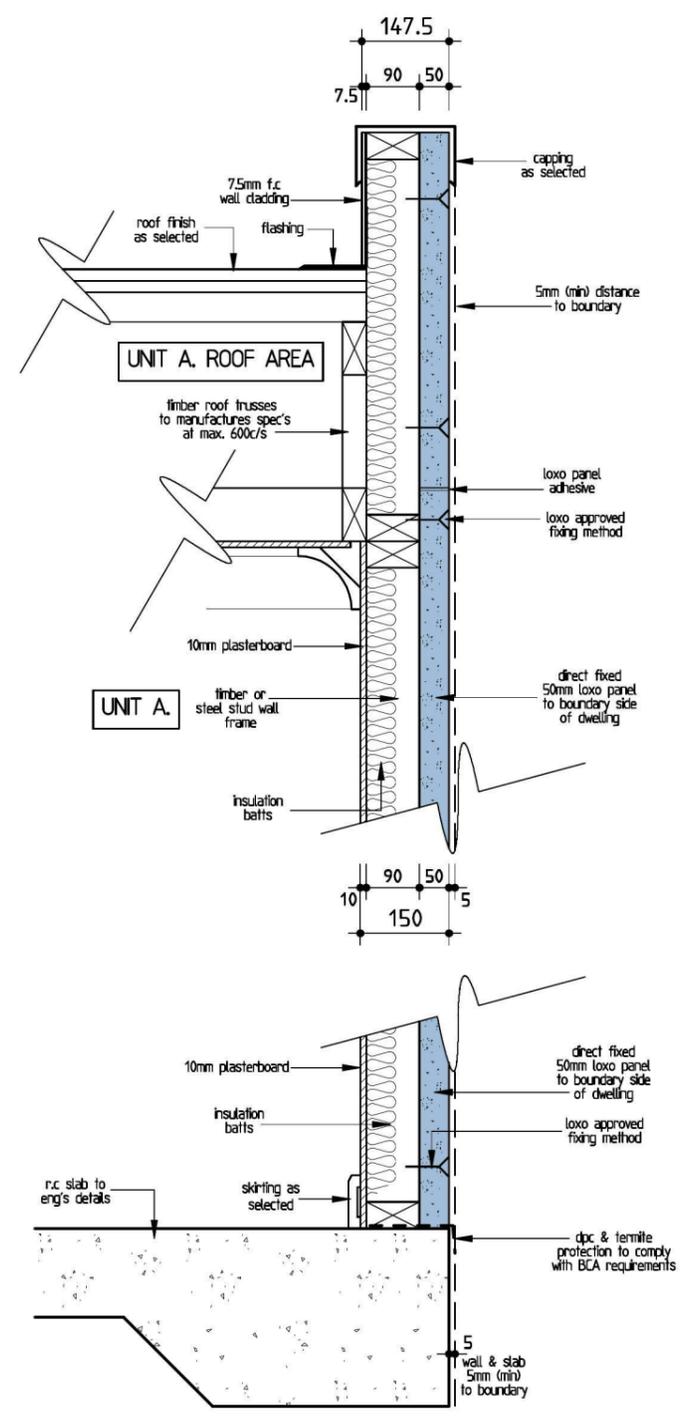
LOCATION:  
 PROPOSED LOTS 178 - 193  
 PROMENADE, PENRITH 2750

DP: 1205684	council: PENRITH
model: FIRSTSTYLE	date: 10/09/2015
facade: CUSTOM	quotation assessment: SK1
Sheet: 57 of 61	drawn: 0.0.0
scale: NTS	checked: 0.0

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**50MM LOXO PANEL - BOUNDARY TO BOUNDARY WALL DETAIL**  
 FLOOR JOIST JUNCTION - REAR FIX THROUGH PARALLEL JOIST OR BLOCKING  
 SCALE: NTS



**50MM LOXO PANEL - BOUNDARY TO BOUNDARY WALL DETAIL**  
 SINGLE WALL ASSEMBLY  
 SCALE: NTS



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

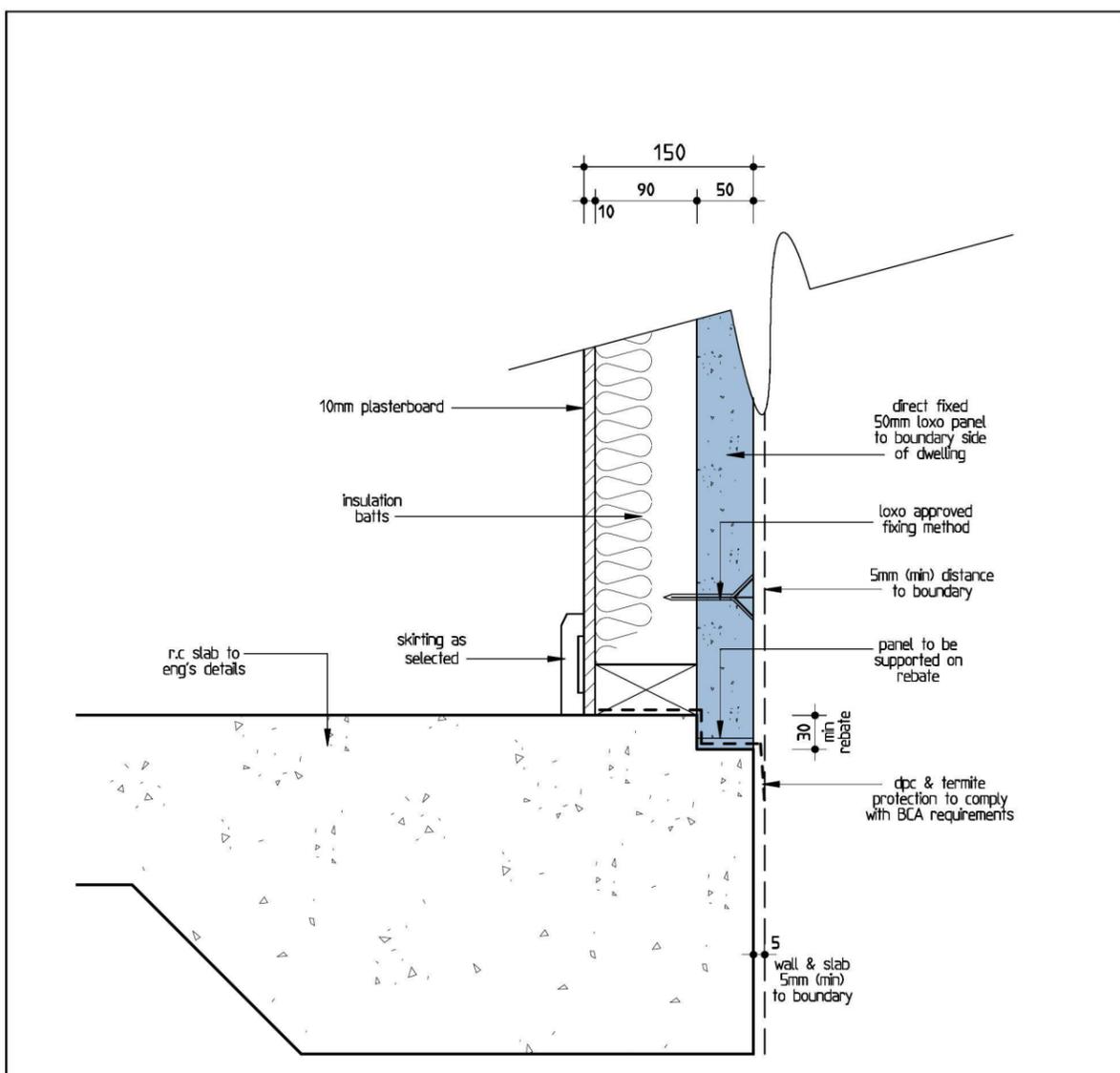
**LOXO SYSTEM**  
**FIRE RATED WALL & ACOUSTICS**

PROMOTION:  
 LIVING/STYLE COLLECTION  
 CLIENT:  
 FIRSTSTYLE  
 LOCATION:  
 PROPOSED LOTS 178 - 193  
 PROMENADE, PENRITH 2750

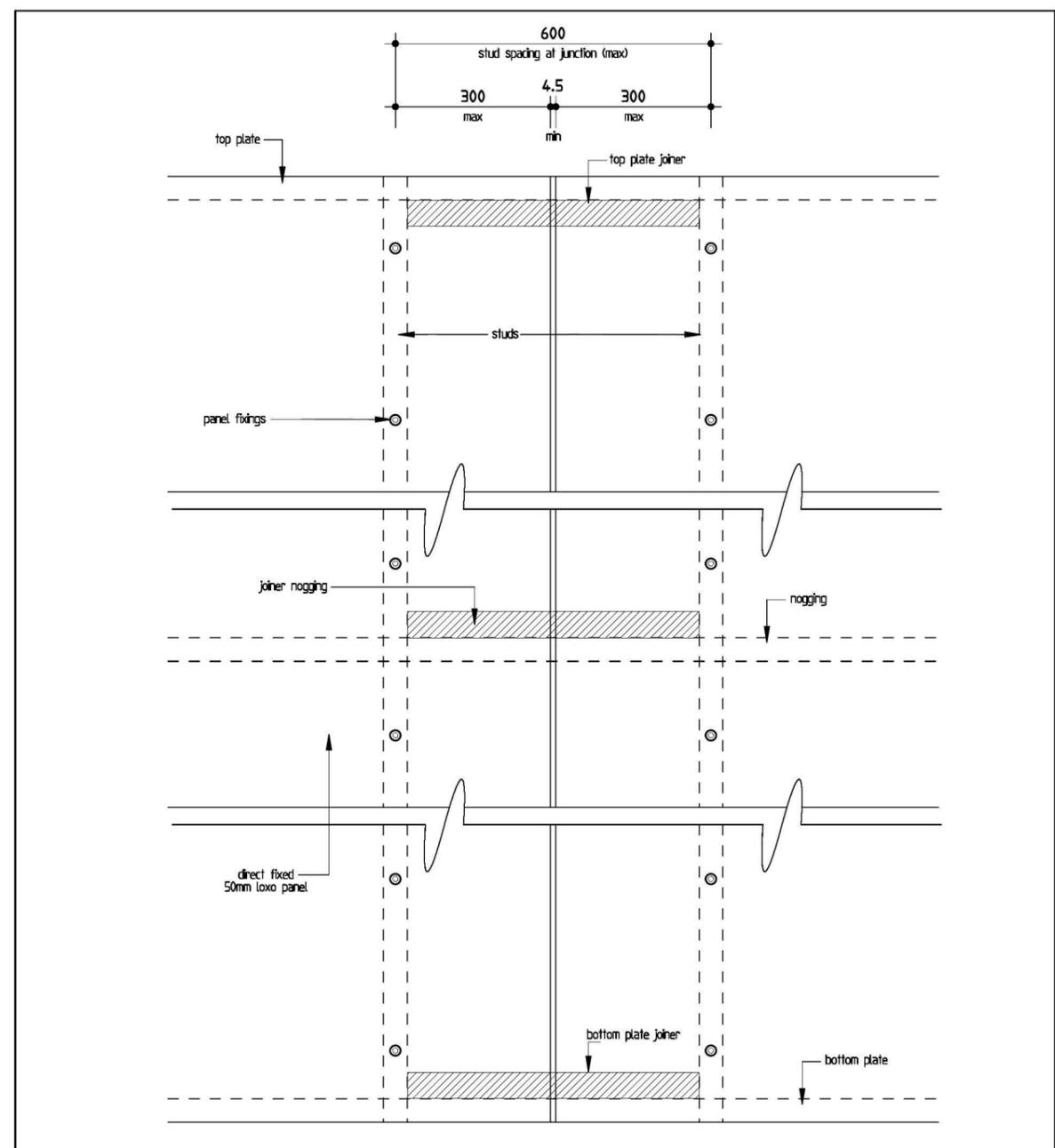
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model: FIRSTSTYLE	facade: CUSTOM
date: 10/09/2015	quotation assessment: SK1
Sheet: 58 of 61	drawn: 0.0.0
checked: 0.0	scale: NTS

CLIENTS SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ S.P. 00

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**50MM LOXO PANEL - BOUNDARY TO BOUNDARY WALL DETAIL 1:10**  
 SINGLE WALL BASE DETAIL - REBATED SLAB  
 SCALE: NTS



**50MM LOXO PANEL - BOUNDARY TO BOUNDARY WALL DETAIL**  
 VERTICAL CONTROL JOINT  
 SCALE: NTS



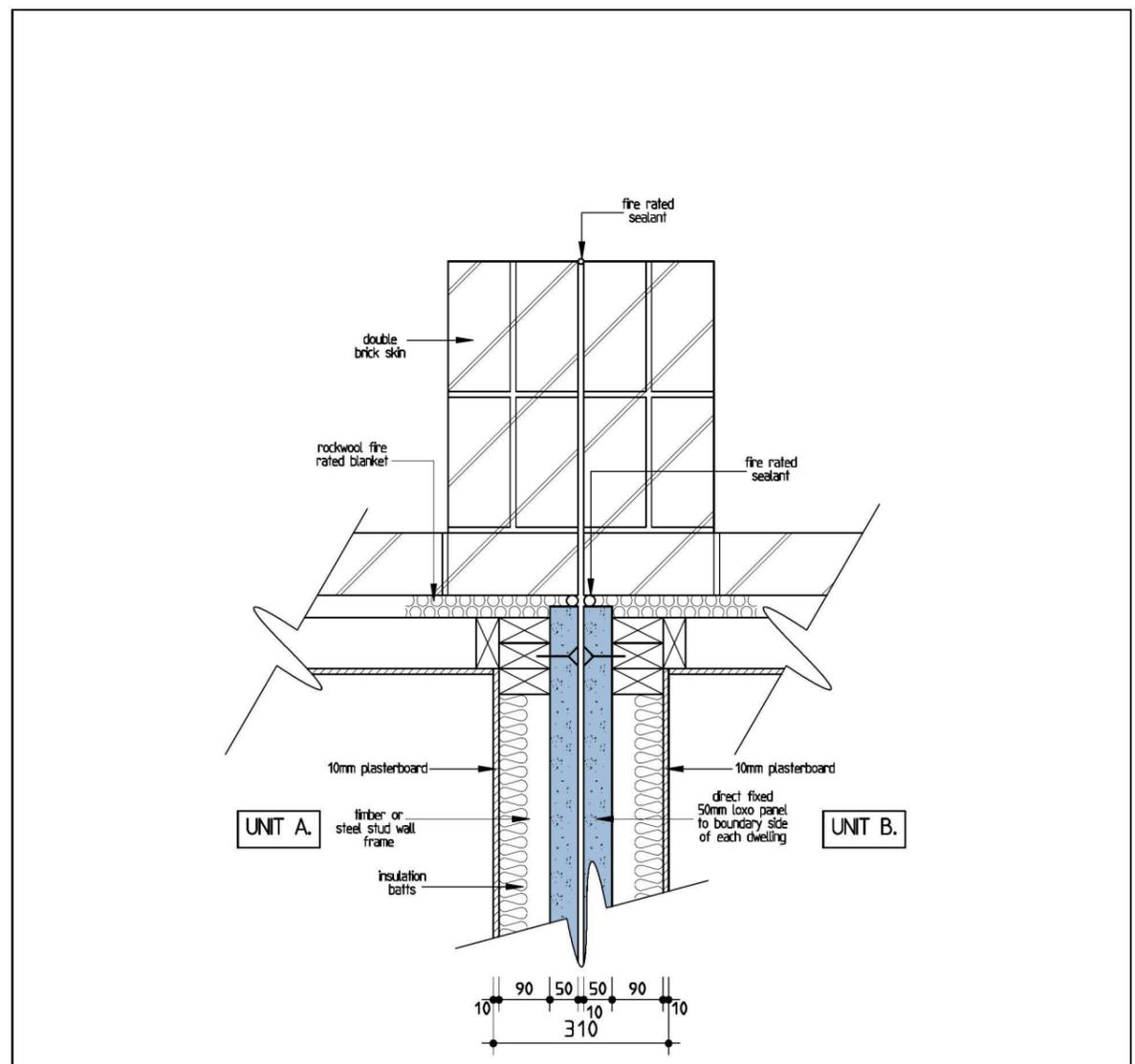
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**LOXO SYSTEM**  
**FIRE RATED WALL & ACOUSTICS**

PROMOTION:  
 LIVING/STYLE COLLECTION  
 CLIENT:  
 FIRSTSTYLE  
 LOCATION:  
 PROPOSED LOTS 178 - 193  
 PROMENADE, PENRITH 2750

DP: 1205684	council: PENRITH
model: FIRSTSTYLE	facade: CUSTOM
date: 10/09/2015	quotation assessment: SK1
Sheet: 59 of 61	drawn: 0.0.0
scale: NTS	checked: 0.0

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**50MM LOXO PANEL - BOUNDARY TO BOUNDARY WALL DETAIL 1:10**  
 DUAL WALL JUNCTION  
 BRICK VENEER TO DOUBLE BRICK NIB WALL - FRL 120/120/90 | RW+CTR 53

SCALE: NTS

(IF REQUIRED)



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**LOXO SYSTEM**  
**FIRE RATED WALL & ACOUSTICS**

PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: <b>FIRSTSTYLE</b>			
LOCATION: PROPOSED LOTS 178 - 193 PROMENADE, PENRITH 2750			
DP: 1205684	council: PENRITH		
model: FIRSTSTYLE	facade: CUSTOM	date: 10/09/2015	quotation assessment: SK1
Sheet: 60 of 61	drawn: 0.0.0	checked: 0.0	scale: NTS
CLIENTS SIGNATURE		DATE	

# THORNTON ESTATE WATERFRONT TERRACES - COLOUR REVIEW

## PARCEL 2: LOTS 178 - 193

FIRSTYLE CONSTRUCTIONS



### PROPOSED COLOUR PALETTE

DKO

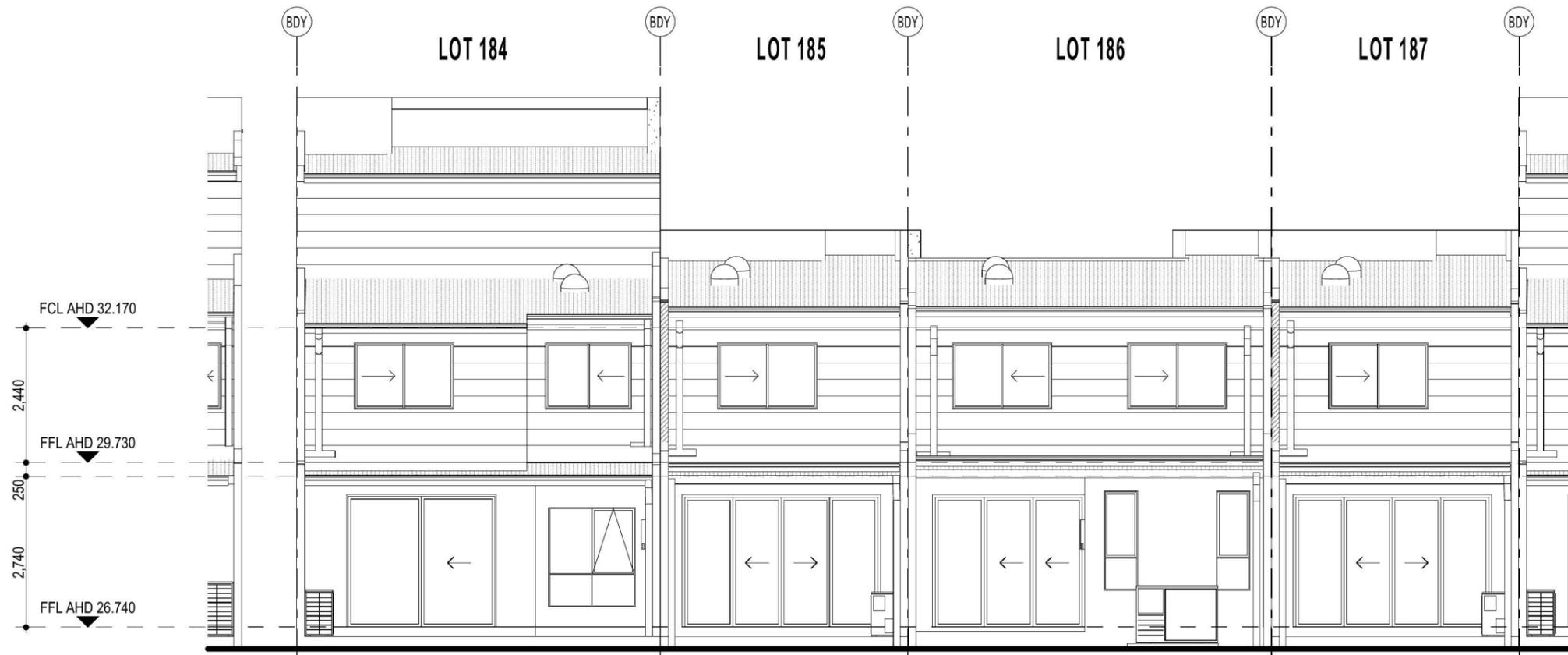


**KEY**

- RENDER WITH PAINT FINISH -  
 DL - DULUX LEXICON  
 DI - DULUX ITO  
 BDG - BRISTOL DIOR GREY  
 DBB - DULUX BRUISED BURGANDY
- 300MM CEMINTEL PLANK WITH PAINT FINISH -  
 DM - DULUX MONUMENT
- FACE BRICK AS SELECTED -  
 BA - BRICK ALUMINIUM  
 BS - BRICK SLATE  
 FBA - FEATURE BRICK APOLLO



**ELEVATION A**



**ELEVATION C**

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

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PROMOTION:  
*LIVING/STYLE COLLECTION*

CLIENT:  
**FIRSTYLE**

LOCATION:  
**PROPOSED LOTS 187, 186, 185 & 184  
 PROMENADE, PENRITH 2750**

DP: 1205684	council: PENRITH
model: FIRSTYLE	facade: CUSTOM
date: 10/09/2015	quotation assessment: SK1
Sheet: 30 of 61	drawn: 0.0.0
checked: 0.0	scale: 187: 1130-15 186: 1129-15 185: 1129-15 184: 1127-15

CLIENTS SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ S.P. 00.

**ELEVATIONS**

**KEY**

RENDER WITH PAINT FINISH -

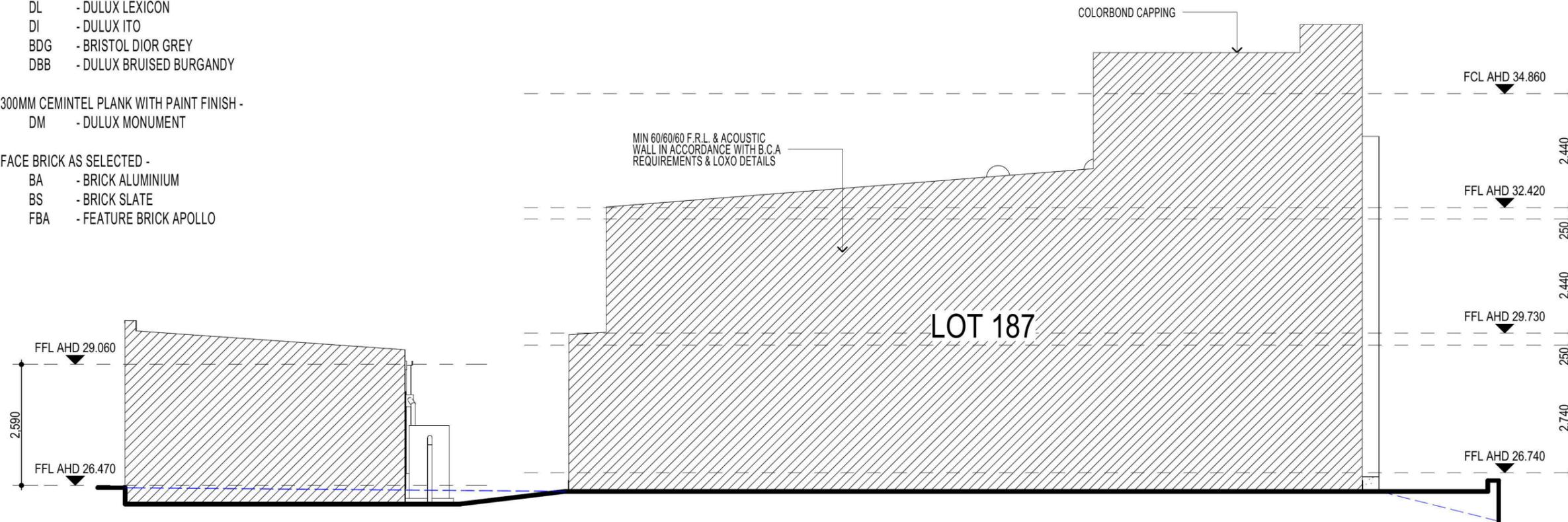
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- DI - DULUX ITO
- BDG - BRISTOL DIOR GREY
- DBB - DULUX BRUISED BURGANDY

300MM CEMINTEL PLANK WITH PAINT FINISH -

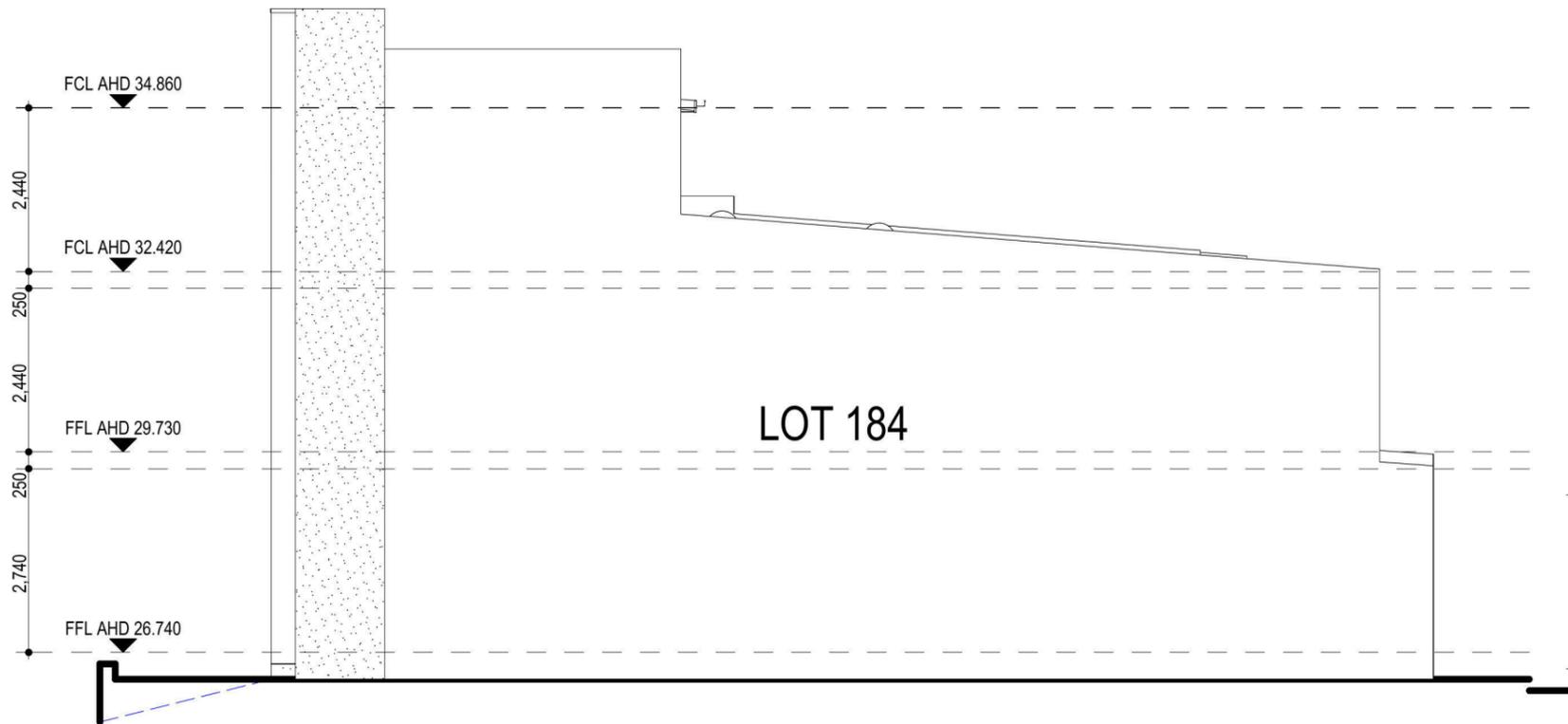
- DM - DULUX MONUMENT

FACE BRICK AS SELECTED -

- BA - BRICK ALUMINIUM
- BS - BRICK SLATE
- FBA - FEATURE BRICK APOLLO



**ELEVATION D**



**ELEVATION B**

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PROMOTION:  
*LIVING/STYLE COLLECTION*

CLIENT:  
**FIRSTYLE**

LOCATION:  
 PROPOSED LOTS 187, 186, 185 & 184  
 PROMENADE, PENRITH 2750

DP: 1205684	council: PENRITH
model: FIRSTYLE	facade: CUSTOM
date: 10/09/2015	quotation assessment: SK1
Sheet: 31 of 61	drawn: 0.0.0
checked: 0.0	scale: 187: 1130-15 186: 1129-15 185: 1129-15 184: 1127-15

**ELEVATIONS**

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

NOTE:  
 WATER CONSERVATION DEVICES WITH AAA\* RATINGS  
 · SHOWER HEADS (6 BUT <= 7.5L/ MIN)  
 · WATER TAP OUTLETS  
 · DUAL FLUSH TOILET SUITES, DUAL FLUSH EQUIVALENT  
 · AAA RATED DISHWASHER-(BY CLIENT)  
 · AAA-FRONT-LOADING WASHING MACHINE-(BY CLIENT)

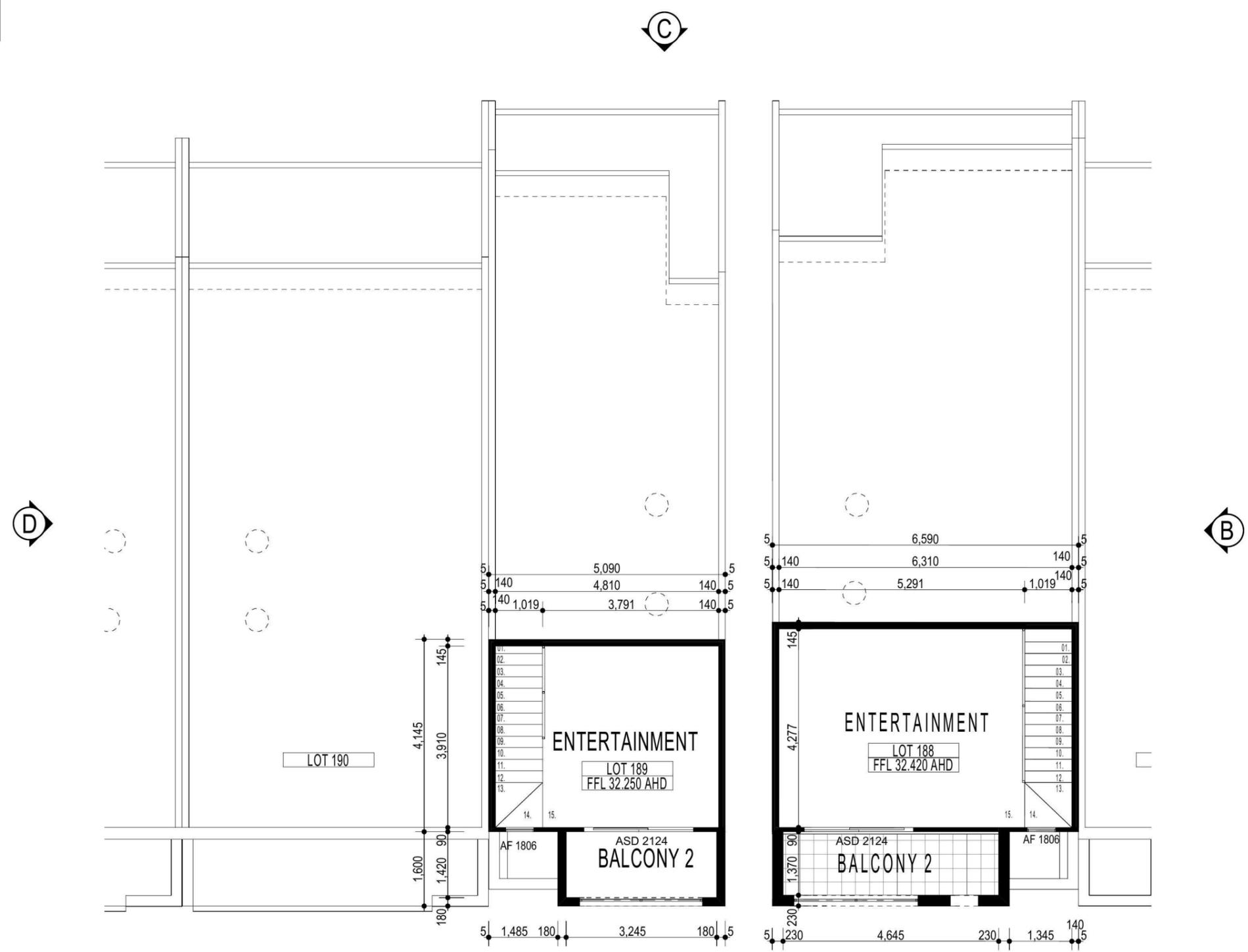
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**KEY (INDICATIVE ONLY)**

	= A/C VENTS (APPROX ONLY)
	= AIR VENT (APPROX ONLY) LOCATION TO BE NOMINATED ON SITE



NOTE:  
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**SECOND FLOOR PLAN & ROOF PLAN**

PROMOTION: <b>LIVING/STYLE COLLECTION</b>			
CLIENT: <b>FIRSTSTYLE</b>			
LOCATION: <b>PROPOSED LOTS 190, 189 &amp; 188 PROMENADE, PENRITH 2750</b>			
DP: 1205684	council: PENRITH		
model: FIRSTSTYLE	facade: CUSTOM	date: 10/09/2015	quotation assessment: SK1
Sheet: 20 of 61	drawn: 0.0.0	checked: 0.0	190: 1133-15 189: 1132-15 188: 1131-15
CLIENTS SIGNATURE		DATE	S.P. 0.0.

**KEY**

RENDER WITH PAINT FINISH -

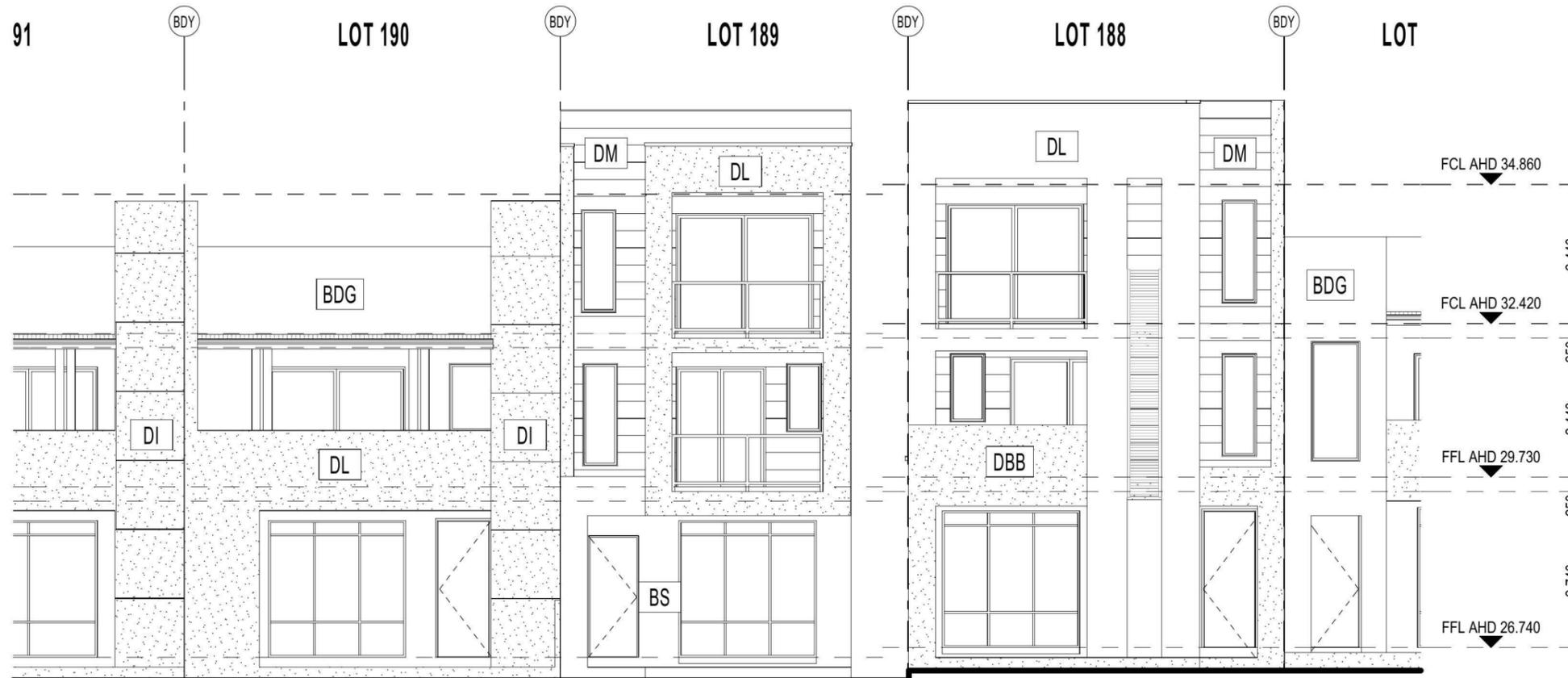
- DL - DULUX LEXICON
- DI - DULUX ITO
- BDG - BRISTOL DIOR GREY
- DBB - DULUX BRUISED BURGANDY

300MM CEMINTEL PLANK WITH PAINT FINISH -

- DM - DULUX MONUMENT

FACE BRICK AS SELECTED -

- BA - BRICK ALUMINIUM
- BS - BRICK SLATE
- FBA - FEATURE BRICK APOLLO



**ELEVATION A**



**ELEVATION C**

**NOTE:**  
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 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

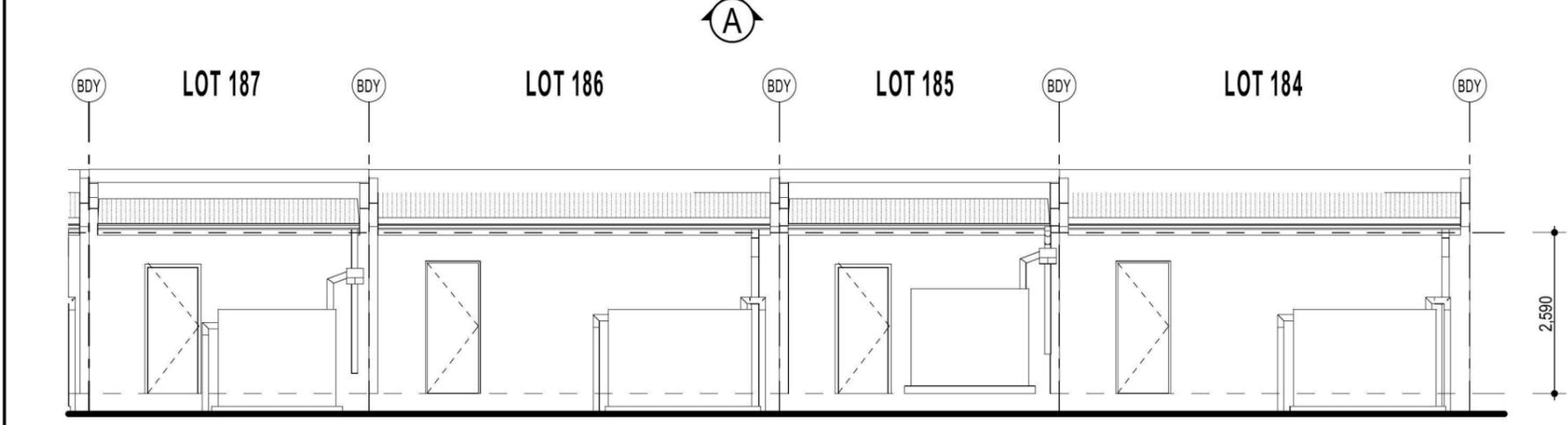
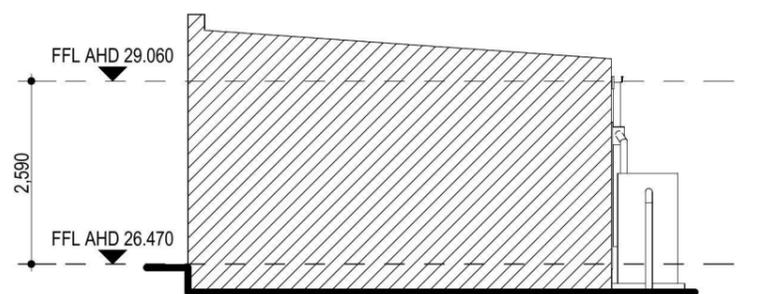
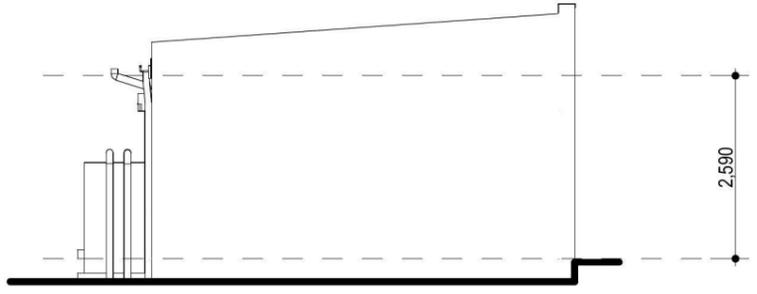
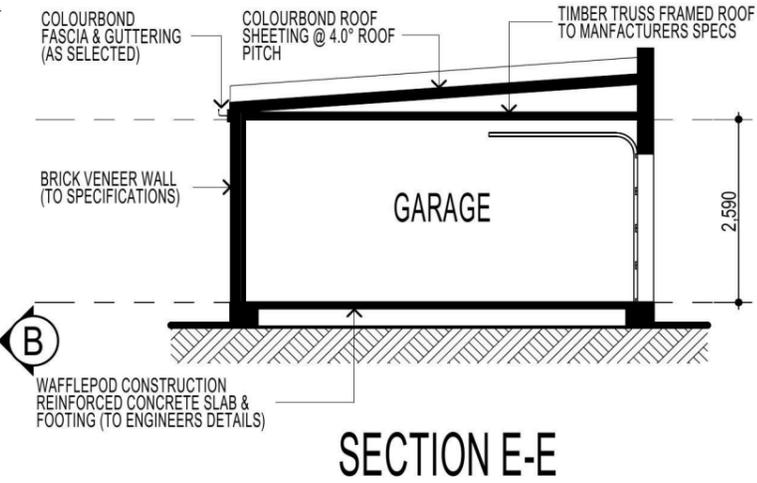
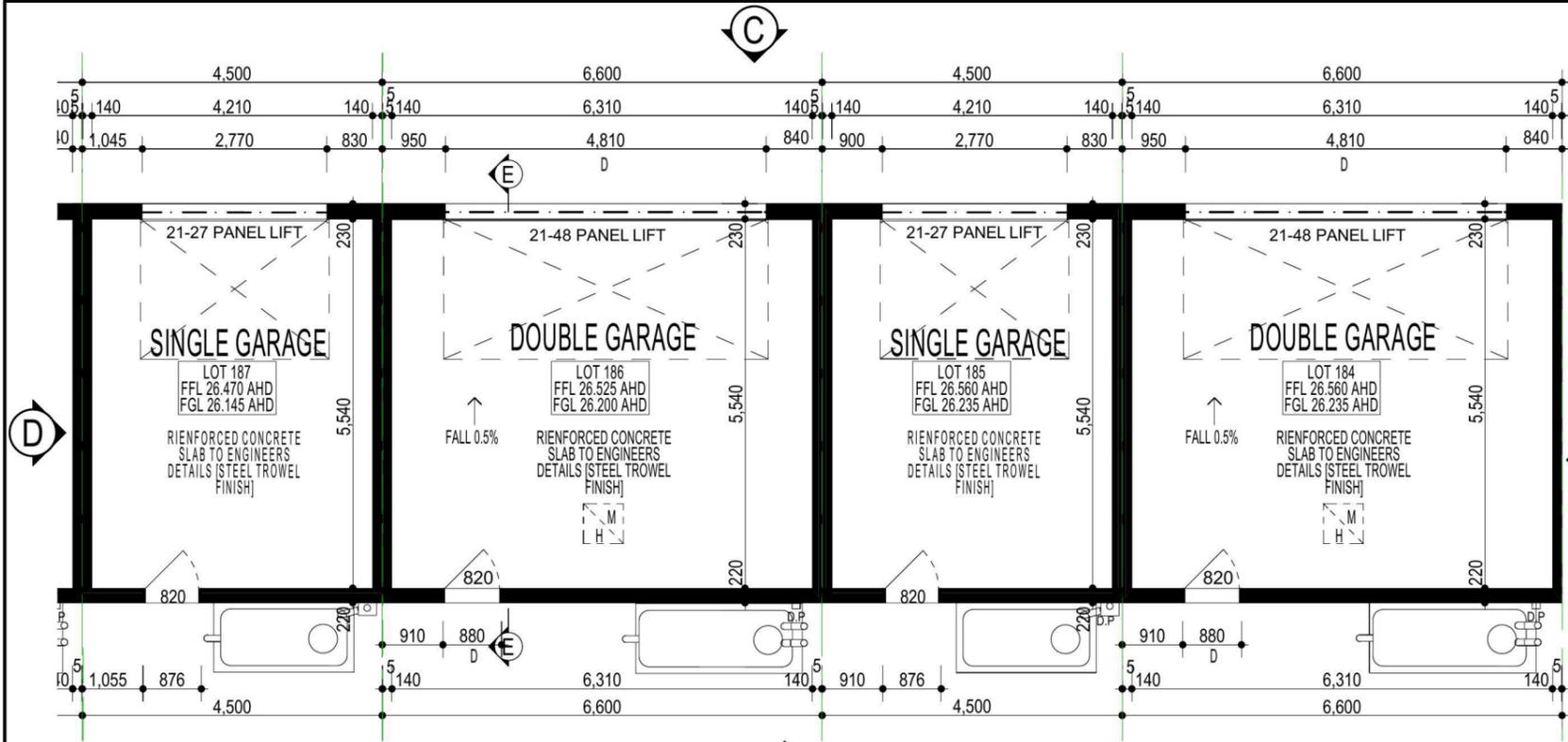
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 MEMBER

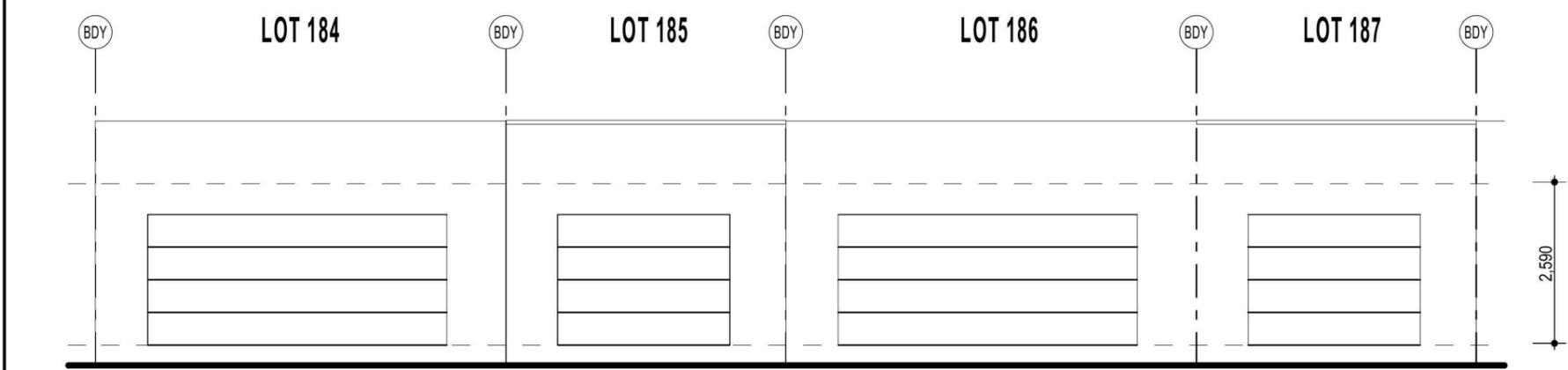
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PROMOTION: <b>LIVING/STYLE COLLECTION</b>			
CLIENT: <b>FIRSTYLE</b>			
LOCATION: <b>PROPOSED LOTS 190, 189 &amp; 188 PROMENADE, PENRITH 2750</b>			
DP: 1205684	model: FIRSTYLE	facade: CUSTOM	council: PENRITH
Sheet: 21 of 61	drawn: 0.0.0	checked: 0.0	date: 10/09/2015
	scale:		quotation assessment: SK1
			190: 1133-15 189: 1132-15 188: 1131-15
CLIENTS SIGNATURE		DATE	

**ELEVATIONS**



ELEVATION A



ELEVATION C

**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.

PROMOTION: <b>LIVING/STYLE COLLECTION</b>			
CLIENT: <b>FIRSTYLE</b>			
LOCATION: <b>PROPOSED LOTS 187, 186, 185 &amp; 184 PROMENADE, PENRITH 2750</b>			
DP: 1205684	model: FIRSTYLE	facade: CUSTOM	council: PENRITH
date: 10/09/2015	quotation assessment: SK1	drawn: 0.0.0	checked: 0.0
scale: 32 of 61	187: 1130-15	186: 1129-15	185: 1129-15
	184: 1127-15		
CLIENTS SIGNATURE:	DATE:	S.P. 00.	



**KEY**

- RENDER WITH PAINT FINISH -  
 DL - DULUX LEXICON  
 DI - DULUX ITO  
 BDG - BRISTOL DIOR GREY  
 DBB - DULUX BRUISED BURGANDY
- 300MM CEMINTEL PLANK WITH PAINT FINISH -  
 DM - DULUX MONUMENT
- FACE BRICK AS SELECTED -  
 BA - BRICK ALUMINIUM  
 BS - BRICK SLATE  
 FBA - FEATURE BRICK APOLLO



**ELEVATION A**



**ELEVATION C**

**NOTE:**  
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 PLUMBING FITTINGS & FIXTURES; DOORS;  
 CABINETS; HANDLES; PC ITEMS; ARE SHOWN  
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 ILLUSTRATION PURPOSES ONLY & TO  
 COMMUNICATE APPROX SIZES. PLEASE REFER  
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 INCLUSIONS.

**FIRSTYLE HOMES**

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 Lic No. 113412C  
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PROMOTION: <b>LIVING/STYLE COLLECTION</b>			
CLIENT: <b>FIRSTYLE</b>			
LOCATION: <b>PROPOSED LOTS 183, 182, 181 &amp; 180 PROMENADE, PENRITH 2750</b>			
DP: 1205684	model: FIRSTYLE	facade: CUSTOM	council: PENRITH
Sheet: 39 of 61	drawn: 0.0.0	checked: 0.0	date: 10/09/2015
			quotation assessment: SK1
			183: 1126-15 182: 1125-15 181: 1124-15 180: 1123-15
CLIENTS SIGNATURE		DATE	

**ELEVATIONS**

**KEY**

RENDER WITH PAINT FINISH -

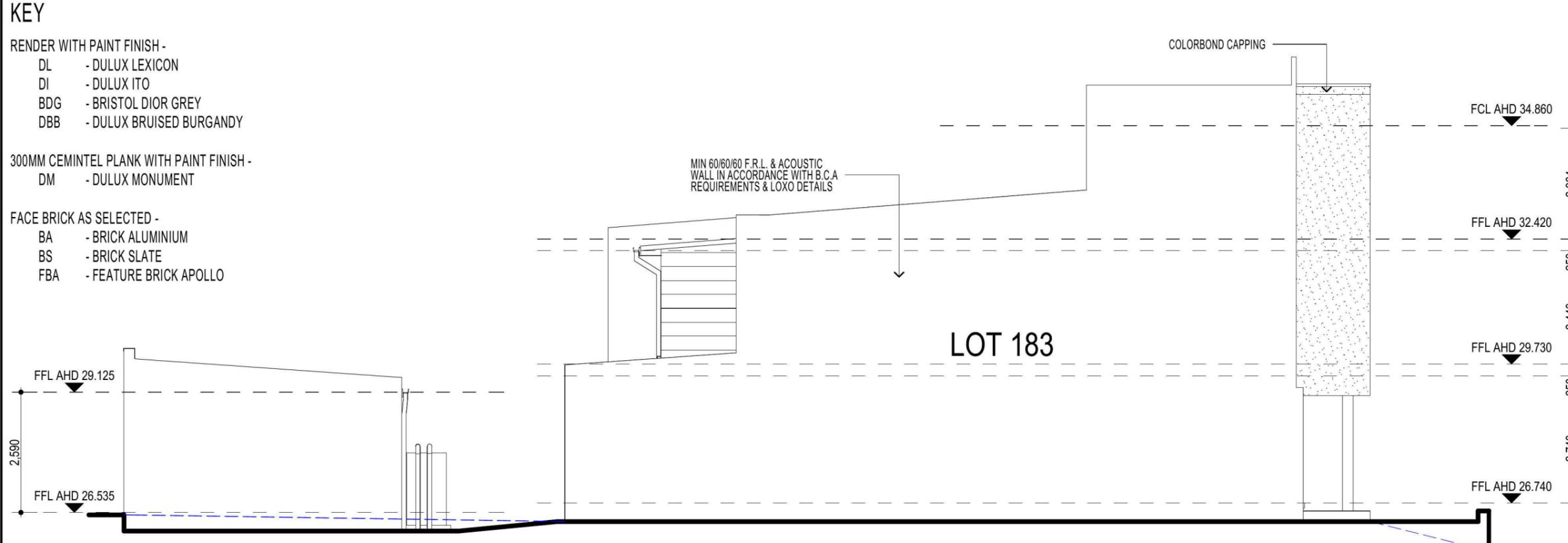
- DL - DULUX LEXICON
- DI - DULUX ITO
- BDG - BRISTOL DIOR GREY
- DBB - DULUX BRUISED BURGANDY

300MM CEMINTEL PLANK WITH PAINT FINISH -

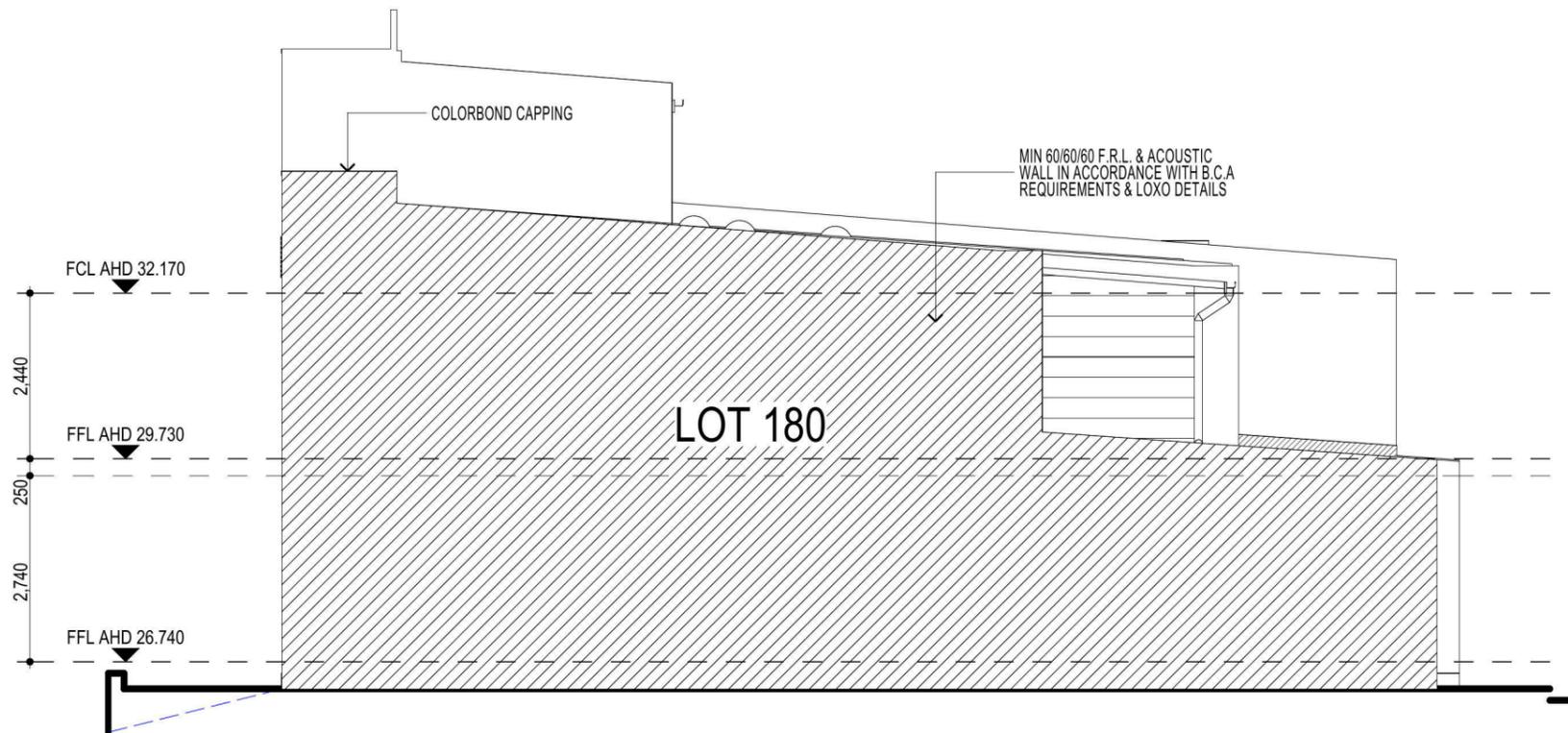
- DM - DULUX MONUMENT

FACE BRICK AS SELECTED -

- BA - BRICK ALUMINIUM
- BS - BRICK SLATE
- FBA - FEATURE BRICK APOLLO



**ELEVATION D**



**ELEVATION B**

**NOTE:**  
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PROMOTION:  
**LIVING/STYLE COLLECTION**

CLIENT:  
**FIRSTYLE**

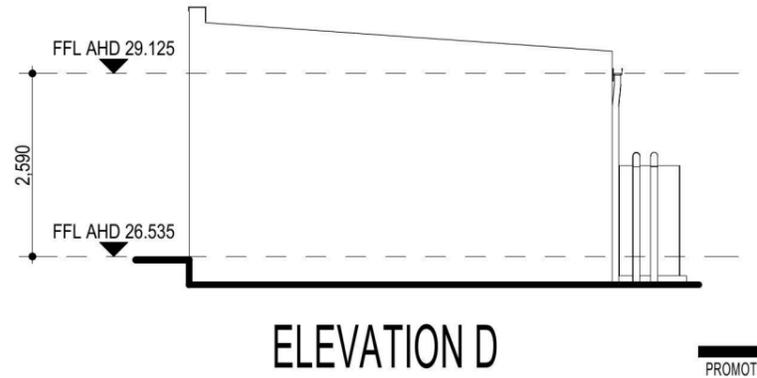
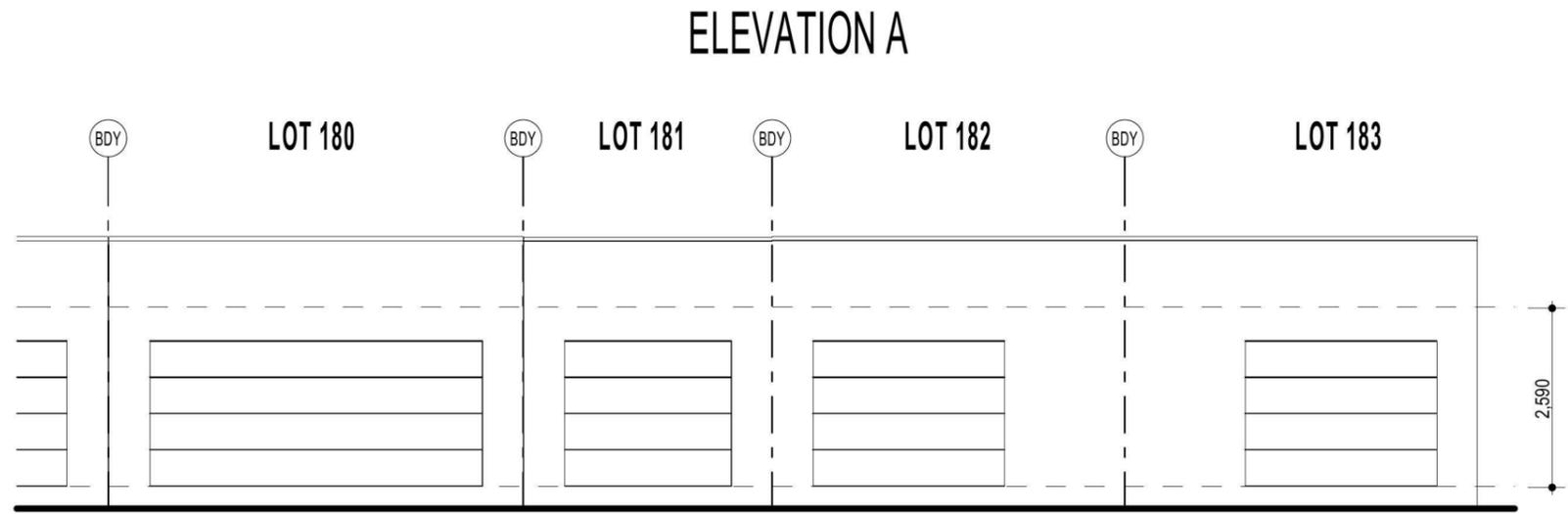
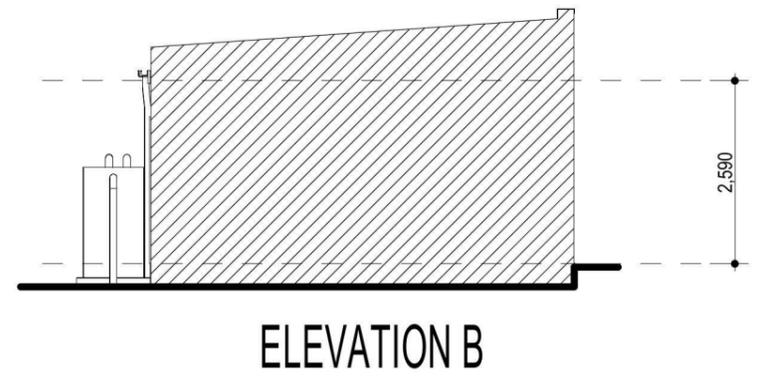
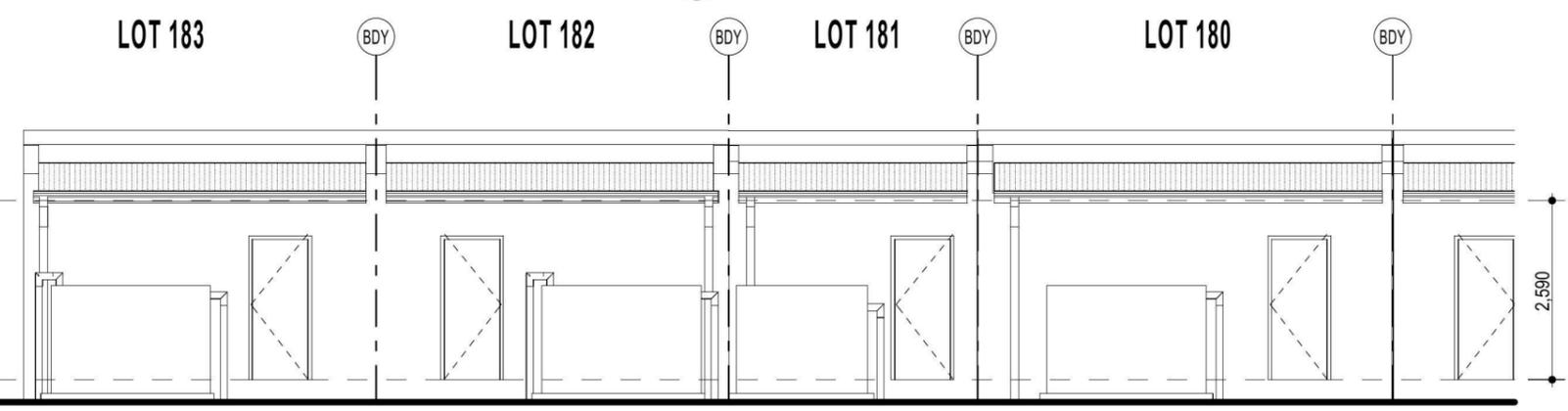
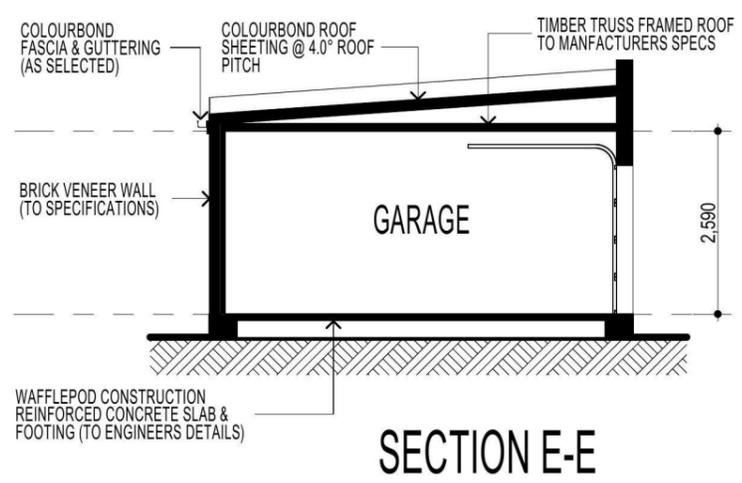
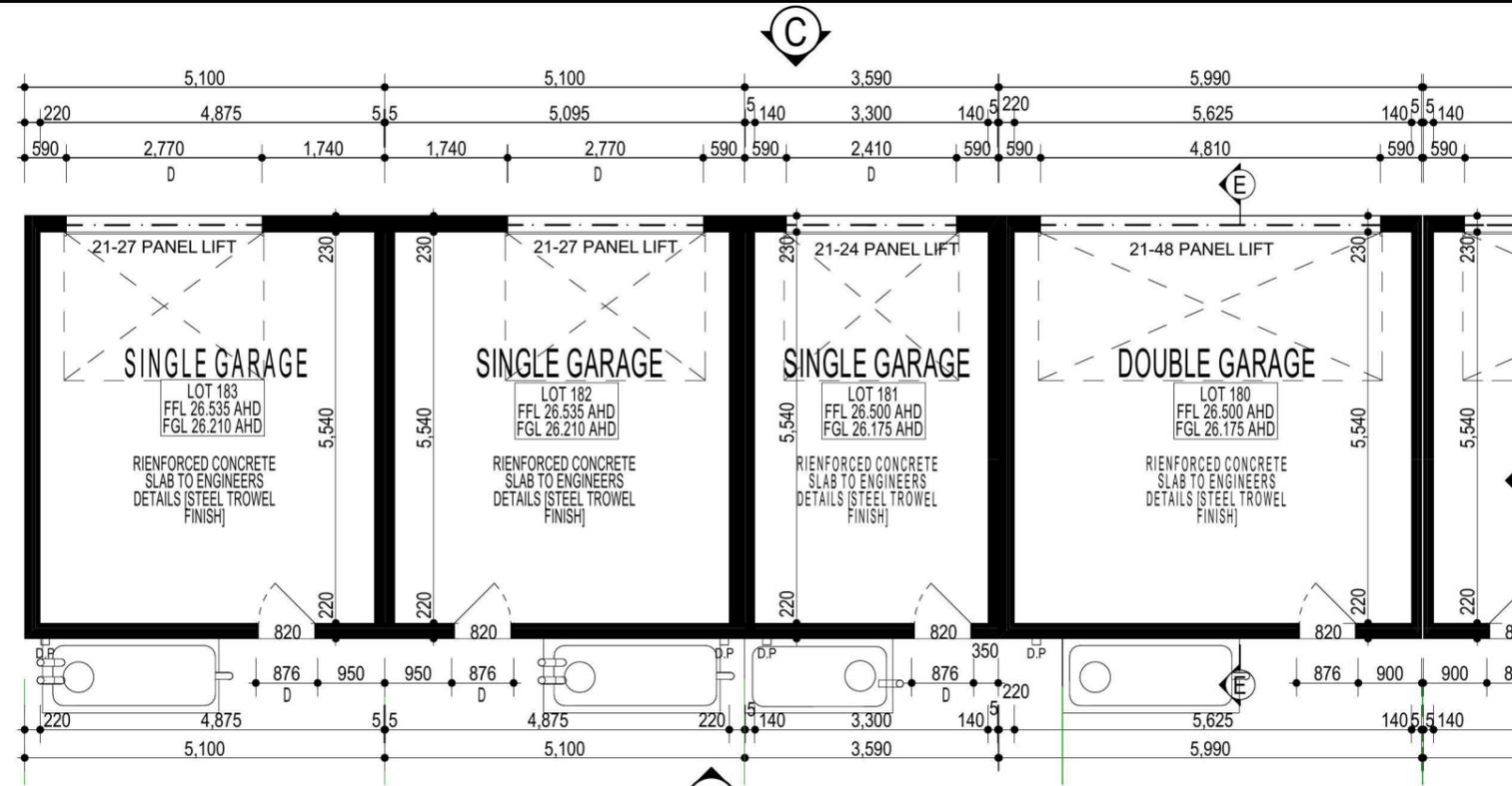
LOCATION:  
 PROPOSED LOTS 183, 182, 181 & 180  
 PROMENADE, PENRITH 2750

DP: 1205684	council: PENRITH
model: FIRSTYLE	facade: CUSTOM
date: 10/09/2015	quotation assessment: SK1
Sheet: 40 of 61	drawn: 0.0.0
checked: 0.0	scale: 183: 1126-15 182: 1125-15 181: 1124-15 180: 1123-15

**ELEVATIONS**

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

• ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A. RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.  
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PROMOTION: <b>LIVING/STYLE COLLECTION</b>			
CLIENT: <b>FIRSTYLE</b>			
LOCATION: <b>PROPOSED LOTS 183, 182, 181 &amp; 180 PROMENADE, PENRITH 2750</b>			
DP: 1205684	model: FIRSTYLE	facade: CUSTOM	council: PENRITH
Sheet: 41 of 61	drawn: 0.0	checked: 0.0	date: 10/09/2015
			quotation assessment: SK1
			183: 1126-15 182: 1125-15 181: 1124-15 180: 1123-15
CLIENTS SIGNATURE		DATE	
		S.P. 00	

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7.0/10 STARS\***  
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**NATIONWIDE HOUSE**  
Energy Efficient Homes

## BUILDING ENERGY EFFICIENCY CERTIFICATE

1008015800  
CERTIFICATION NUMBER  
07/08/2015  
DATE  
28

ISSUED TO: **Firststyle Homes**  
CLIMATE ZONE: **FirstRate5 - v 5.2.1 (3.13) (FirstRate5)**  
SOFTWARE: **FirstRate5 - v 5.2.1 (3.13) (FirstRate5)**

ADDRESS: **Unit Lot 187 178 - 193 The Promenade**  
SIMULATED ENERGY CONSUMPTION - HEATING: **35.5 MJ/m<sup>2</sup> pa**  
SIMULATED ENERGY CONSUMPTION - COOLING: **30.1 MJ/m<sup>2</sup> pa**  
TOTAL SIMULATED ENERGY CONSUMPTION: **65.6 MJ/m<sup>2</sup> pa**

PENRITH: **180.3 m<sup>2</sup>**  
NSW: **1.9 m<sup>2</sup>**  
2750: **182.2 m<sup>2</sup>**  
FLOOR AREA - UNCONDITIONED  
FLOOR AREA - TOTAL

ASSASSOR NAME: **Vic Vicaretti**  
ASSASSOR NUMBER: **20311**  
COMPANY: **AKV Pty Ltd**

ISSUED BY A BUILDING THERMAL PERFORMANCE ASSASSOR ACCREDITED BY THE ASSOCIATION OF BUILDING SUSTAINABILITY ASSASSORS TO PROVIDE NATHERS HOUSE ENERGY RATINGS.

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**NATIONWIDE HOUSE**  
Energy Efficient Homes

## BUILDING ENERGY EFFICIENCY CERTIFICATE

1008015792  
CERTIFICATION NUMBER  
07/08/2015  
DATE  
28

ISSUED TO: **Firststyle Homes**  
CLIMATE ZONE: **FirstRate5 - v 5.2.1 (3.13) (FirstRate5)**  
SOFTWARE: **FirstRate5 - v 5.2.1 (3.13) (FirstRate5)**

ADDRESS: **Unit Lot 186 178 - 193 The Promenade**  
SIMULATED ENERGY CONSUMPTION - HEATING: **17.1 MJ/m<sup>2</sup> pa**  
SIMULATED ENERGY CONSUMPTION - COOLING: **4.5 MJ/m<sup>2</sup> pa**  
TOTAL SIMULATED ENERGY CONSUMPTION: **21.6 MJ/m<sup>2</sup> pa**

PENRITH: **140.8 m<sup>2</sup>**  
NSW: **4.5 m<sup>2</sup>**  
2750: **145.3 m<sup>2</sup>**  
FLOOR AREA - UNCONDITIONED  
FLOOR AREA - TOTAL

ASSASSOR NAME: **Vic Vicaretti**  
ASSASSOR NUMBER: **20311**  
COMPANY: **AKV Pty Ltd**

ISSUED BY A BUILDING THERMAL PERFORMANCE ASSASSOR ACCREDITED BY THE ASSOCIATION OF BUILDING SUSTAINABILITY ASSASSORS TO PROVIDE NATHERS HOUSE ENERGY RATINGS.

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FIRSTSTYLE HOMES Pty Ltd  
Lic No. 113412C  
ACN. 087 173 779  
PO BOX 171, HOXTON PARK 2171

ADMIN: (02) 9731 9600  
FAX: (02) 9601 0711  
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**NatHERS Rated  
8.5/10 STARS\***  
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**NATIONWIDE HOUSE**  
Energy Efficient Homes

## BUILDING ENERGY EFFICIENCY CERTIFICATE

1008015784  
CERTIFICATION NUMBER  
07/08/2015  
DATE  
28

ISSUED TO: **Firststyle Homes**  
CLIMATE ZONE: **FirstRate5 - v 5.2.1 (3.13) (FirstRate5)**  
SOFTWARE: **FirstRate5 - v 5.2.1 (3.13) (FirstRate5)**

ADDRESS: **Unit Lot 185 178 - 193 The Promenade**  
SIMULATED ENERGY CONSUMPTION - HEATING: **14.5 MJ/m<sup>2</sup> pa**  
SIMULATED ENERGY CONSUMPTION - COOLING: **18.7 MJ/m<sup>2</sup> pa**  
TOTAL SIMULATED ENERGY CONSUMPTION: **33.2 MJ/m<sup>2</sup> pa**

PENRITH: **88.4 m<sup>2</sup>**  
NSW: **3.6 m<sup>2</sup>**  
2750: **92.0 m<sup>2</sup>**  
FLOOR AREA - UNCONDITIONED  
FLOOR AREA - TOTAL

ASSASSOR NAME: **Vic Vicaretti**  
ASSASSOR NUMBER: **20311**  
COMPANY: **AKV Pty Ltd**

ISSUED BY A BUILDING THERMAL PERFORMANCE ASSASSOR ACCREDITED BY THE ASSOCIATION OF BUILDING SUSTAINABILITY ASSASSORS TO PROVIDE NATHERS HOUSE ENERGY RATINGS.

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**NatHERS Rated  
7.0/10 STARS\***  
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**NATIONWIDE HOUSE**  
Energy Efficient Homes

## BUILDING ENERGY EFFICIENCY CERTIFICATE

1008015776  
CERTIFICATION NUMBER  
07/08/2015  
DATE  
28

ISSUED TO: **Firststyle Homes**  
CLIMATE ZONE: **FirstRate5 - v 5.2.1 (3.13) (FirstRate5)**  
SOFTWARE: **FirstRate5 - v 5.2.1 (3.13) (FirstRate5)**

ADDRESS: **Unit Lot 184 178 - 193 The Promenade**  
SIMULATED ENERGY CONSUMPTION - HEATING: **35.5 MJ/m<sup>2</sup> pa**  
SIMULATED ENERGY CONSUMPTION - COOLING: **30.1 MJ/m<sup>2</sup> pa**  
TOTAL SIMULATED ENERGY CONSUMPTION: **65.6 MJ/m<sup>2</sup> pa**

PENRITH: **180.3 m<sup>2</sup>**  
NSW: **1.9 m<sup>2</sup>**  
2750: **182.2 m<sup>2</sup>**  
FLOOR AREA - UNCONDITIONED  
FLOOR AREA - TOTAL

ASSASSOR NAME: **Vic Vicaretti**  
ASSASSOR NUMBER: **20311**  
COMPANY: **AKV Pty Ltd**

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**Class 1 Building  
Single-Dwelling**

Validation Number	1008015800
Validation Date	07/08/2015
Assessor Name	Vic Vicaretti
Assessor Number	20311
Assessor Signature	

Simulated under  
BASIX Thermal Comfort Protocol

**BASIX**  
Building Sustainability Index

**ABSA**  
Association of Building Sustainability Assessors

**Class 1 Building  
Single-Dwelling**

Validation Number	1008015792
Validation Date	07/08/2015
Assessor Name	Vic Vicaretti
Assessor Number	20311
Assessor Signature	

Simulated under  
BASIX Thermal Comfort Protocol

**BASIX**  
Building Sustainability Index

**ABSA**  
Association of Building Sustainability Assessors

**Class 1 Building  
Single-Dwelling**

Validation Number	1008015784
Validation Date	07/08/2015
Assessor Name	Vic Vicaretti
Assessor Number	20311
Assessor Signature	

Simulated under  
BASIX Thermal Comfort Protocol

**BASIX**  
Building Sustainability Index

**ABSA**  
Association of Building Sustainability Assessors

**Class 1 Building  
Single-Dwelling**

Validation Number	1008015776
Validation Date	07/08/2015
Assessor Name	Vic Vicaretti
Assessor Number	20311
Assessor Signature	

Simulated under  
BASIX Thermal Comfort Protocol

**BASIX**  
Building Sustainability Index

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

PROMOTION:  
**LIVING/STYLE COLLECTION**

CLIENT:  
**FIRSTSTYLE**

LOCATION:  
**PROPOSED LOTS 187, 186, 185 & 184  
PROMENADE, PENRITH 2750**

DP: 1205684	council: PENRITH
model: FIRSTSTYLE	facade: CUSTOM
date: 10/09/2015	quotation assessment: SK1
Sheet: 34 of 61	drawn: 0.0,0 checked: 0.0
scale:	187: 1130-15 186: 1129-15 185: 1129-15 184: 1127-15

CLIENTS SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ S.P. 00.

## BUILDING ENERGY EFFICIENCY CERTIFICATE

<b>1008015768</b> CERTIFICATION NUMBER	<b>1008015768</b> CERTIFICATION NUMBER
<b>07/08/2015</b> DATE	<b>07/08/2015</b> DATE
<b>28</b> CLIMATE ZONE	<b>28</b> CLIMATE ZONE
<b>FirstRate5 - v 5.2.1 (3.13) (FirstRate5)</b> ISSUED TO	<b>FirstRate5 - v 5.2.1 (3.13) (FirstRate5)</b> ISSUED TO
<b>39.5 MJ/m<sup>2</sup> pa</b> SOFTWARE	<b>39.5 MJ/m<sup>2</sup> pa</b> SOFTWARE
<b>42.0 MJ/m<sup>2</sup> pa</b> ADDRESS	<b>42.0 MJ/m<sup>2</sup> pa</b> ADDRESS
<b>81.5 MJ/m<sup>2</sup> pa</b> SIMULATED ENERGY CONSUMPTION - HEATING	<b>81.5 MJ/m<sup>2</sup> pa</b> SIMULATED ENERGY CONSUMPTION - HEATING
<b>128.2 m<sup>2</sup></b> SIMULATED ENERGY CONSUMPTION - COOLING	<b>128.2 m<sup>2</sup></b> SIMULATED ENERGY CONSUMPTION - COOLING
<b>1.7 m<sup>2</sup></b> TOTAL SIMULATED ENERGY CONSUMPTION	<b>1.7 m<sup>2</sup></b> TOTAL SIMULATED ENERGY CONSUMPTION
<b>129.9 m<sup>2</sup></b> FLOOR AREA - CONDITIONED	<b>129.9 m<sup>2</sup></b> FLOOR AREA - CONDITIONED
<b>2750</b> FLOOR AREA - UNCONDITIONED	<b>2750</b> FLOOR AREA - UNCONDITIONED
<b>2750</b> FLOOR AREA - TOTAL	<b>2750</b> FLOOR AREA - TOTAL

**Vic Vicaretti**  
ASSESSOR NAME  
**20311**  
ASSESSOR NUMBER  
**AKV Pty Ltd**  
COMPANY

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## BUILDING ENERGY EFFICIENCY CERTIFICATE

<b>1008015750</b> CERTIFICATION NUMBER	<b>1008015750</b> CERTIFICATION NUMBER
<b>07/08/2015</b> DATE	<b>07/08/2015</b> DATE
<b>28</b> CLIMATE ZONE	<b>28</b> CLIMATE ZONE
<b>FirstRate5 - v 5.2.1 (3.13) (FirstRate5)</b> ISSUED TO	<b>FirstRate5 - v 5.2.1 (3.13) (FirstRate5)</b> ISSUED TO
<b>11.0 MJ/m<sup>2</sup> pa</b> SOFTWARE	<b>11.0 MJ/m<sup>2</sup> pa</b> SOFTWARE
<b>22.1 MJ/m<sup>2</sup> pa</b> ADDRESS	<b>22.1 MJ/m<sup>2</sup> pa</b> ADDRESS
<b>33.1 MJ/m<sup>2</sup> pa</b> SIMULATED ENERGY CONSUMPTION - HEATING	<b>33.1 MJ/m<sup>2</sup> pa</b> SIMULATED ENERGY CONSUMPTION - HEATING
<b>107.9 m<sup>2</sup></b> SIMULATED ENERGY CONSUMPTION - COOLING	<b>107.9 m<sup>2</sup></b> SIMULATED ENERGY CONSUMPTION - COOLING
<b>1.5 m<sup>2</sup></b> TOTAL SIMULATED ENERGY CONSUMPTION	<b>1.5 m<sup>2</sup></b> TOTAL SIMULATED ENERGY CONSUMPTION
<b>109.4 m<sup>2</sup></b> FLOOR AREA - CONDITIONED	<b>109.4 m<sup>2</sup></b> FLOOR AREA - CONDITIONED
<b>2750</b> FLOOR AREA - UNCONDITIONED	<b>2750</b> FLOOR AREA - UNCONDITIONED
<b>2750</b> FLOOR AREA - TOTAL	<b>2750</b> FLOOR AREA - TOTAL

**Vic Vicaretti**  
ASSESSOR NAME  
**20311**  
ASSESSOR NUMBER  
**AKV Pty Ltd**  
COMPANY

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## BUILDING ENERGY EFFICIENCY CERTIFICATE

<b>1008015743</b> CERTIFICATION NUMBER	<b>1008015743</b> CERTIFICATION NUMBER
<b>07/08/2015</b> DATE	<b>07/08/2015</b> DATE
<b>28</b> CLIMATE ZONE	<b>28</b> CLIMATE ZONE
<b>FirstRate5 - v 5.2.1 (3.13) (FirstRate5)</b> ISSUED TO	<b>FirstRate5 - v 5.2.1 (3.13) (FirstRate5)</b> ISSUED TO
<b>15.5 MJ/m<sup>2</sup> pa</b> SOFTWARE	<b>15.5 MJ/m<sup>2</sup> pa</b> SOFTWARE
<b>18.5 MJ/m<sup>2</sup> pa</b> ADDRESS	<b>18.5 MJ/m<sup>2</sup> pa</b> ADDRESS
<b>34.0 MJ/m<sup>2</sup> pa</b> SIMULATED ENERGY CONSUMPTION - HEATING	<b>34.0 MJ/m<sup>2</sup> pa</b> SIMULATED ENERGY CONSUMPTION - HEATING
<b>88.5 m<sup>2</sup></b> SIMULATED ENERGY CONSUMPTION - COOLING	<b>88.5 m<sup>2</sup></b> SIMULATED ENERGY CONSUMPTION - COOLING
<b>3.6 m<sup>2</sup></b> TOTAL SIMULATED ENERGY CONSUMPTION	<b>3.6 m<sup>2</sup></b> TOTAL SIMULATED ENERGY CONSUMPTION
<b>92.1 m<sup>2</sup></b> FLOOR AREA - CONDITIONED	<b>92.1 m<sup>2</sup></b> FLOOR AREA - CONDITIONED
<b>2750</b> FLOOR AREA - UNCONDITIONED	<b>2750</b> FLOOR AREA - UNCONDITIONED
<b>2750</b> FLOOR AREA - TOTAL	<b>2750</b> FLOOR AREA - TOTAL

**Vic Vicaretti**  
ASSESSOR NAME  
**20311**  
ASSESSOR NUMBER  
**AKV Pty Ltd**  
COMPANY

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## BUILDING ENERGY EFFICIENCY CERTIFICATE

<b>1008015735</b> CERTIFICATION NUMBER	<b>1008015735</b> CERTIFICATION NUMBER
<b>07/08/2015</b> DATE	<b>07/08/2015</b> DATE
<b>28</b> CLIMATE ZONE	<b>28</b> CLIMATE ZONE
<b>FirstRate5 - v 5.2.1 (3.13) (FirstRate5)</b> ISSUED TO	<b>FirstRate5 - v 5.2.1 (3.13) (FirstRate5)</b> ISSUED TO
<b>11.0 MJ/m<sup>2</sup> pa</b> SOFTWARE	<b>11.0 MJ/m<sup>2</sup> pa</b> SOFTWARE
<b>27.1 MJ/m<sup>2</sup> pa</b> ADDRESS	<b>27.1 MJ/m<sup>2</sup> pa</b> ADDRESS
<b>38.1 MJ/m<sup>2</sup> pa</b> SIMULATED ENERGY CONSUMPTION - HEATING	<b>38.1 MJ/m<sup>2</sup> pa</b> SIMULATED ENERGY CONSUMPTION - HEATING
<b>107.9 m<sup>2</sup></b> SIMULATED ENERGY CONSUMPTION - COOLING	<b>107.9 m<sup>2</sup></b> SIMULATED ENERGY CONSUMPTION - COOLING
<b>1.5 m<sup>2</sup></b> TOTAL SIMULATED ENERGY CONSUMPTION	<b>1.5 m<sup>2</sup></b> TOTAL SIMULATED ENERGY CONSUMPTION
<b>109.4 m<sup>2</sup></b> FLOOR AREA - CONDITIONED	<b>109.4 m<sup>2</sup></b> FLOOR AREA - CONDITIONED
<b>2750</b> FLOOR AREA - UNCONDITIONED	<b>2750</b> FLOOR AREA - UNCONDITIONED
<b>2750</b> FLOOR AREA - TOTAL	<b>2750</b> FLOOR AREA - TOTAL

**Vic Vicaretti**  
ASSESSOR NAME  
**20311**  
ASSESSOR NUMBER  
**AKV Pty Ltd**  
COMPANY

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

Validation Number	1008015768
Validation Date	07/08/2015
Assessor Name	Vic Vicaretti
Assessor Number	20311
Assessor Signature	

Simulated under BASIX Thermal Comfort Protocol

**BASIX**  
Building Sustainability Index

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

Validation Number	1008015750
Validation Date	07/08/2015
Assessor Name	Vic Vicaretti
Assessor Number	20311
Assessor Signature	

Simulated under BASIX Thermal Comfort Protocol

**BASIX**  
Building Sustainability Index

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

Validation Number	1008015743
Validation Date	07/08/2015
Assessor Name	Vic Vicaretti
Assessor Number	20311
Assessor Signature	

Simulated under BASIX Thermal Comfort Protocol

**BASIX**  
Building Sustainability Index

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

Validation Number	1008015735
Validation Date	07/08/2015
Assessor Name	Vic Vicaretti
Assessor Number	20311
Assessor Signature	

Simulated under BASIX Thermal Comfort Protocol

**BASIX**  
Building Sustainability Index

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**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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MEMBER  
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- 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.
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PROMOTION: **LIVING/STYLE COLLECTION**

CLIENT: **FIRSTSTYLE**

LOCATION: **PROPOSED LOTS 183, 182, 181 & 180 PROMENADE, PENRITH 2750**

DP: 1205684	council: PENRITH
model: FIRSTSTYLE	date: 10/09/2015
facade: CUSTOM	quotation assessment: SK1
Sheet: 43 of 61	drawn: 0.0.0
checked: 0.0	scale: 183: 1126-15
	182: 1125-15
	181: 1124-15
	180: 1123-15

CLIENTS SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ S.P. 00.

LOT 179	LOT 178	
BASIX	BASIX	BASIX - STUDIO
= 35.88m <sup>2</sup> of roof area to discharge to water tank. = stormwater and overflow to discharge to existing street channel. o/a= 114.42m <sup>2</sup> of roof area.	= 000.0m <sup>2</sup> of roof area to discharge to water tank. = stormwater and overflow to discharge to existing street channel. HOUSE o/a= 118.82m <sup>2</sup> of roof area.	= 000.0m <sup>2</sup> of roof area to discharge to water tank. = stormwater and overflow to discharge to existing street channel. STUDIO o/a= 74.99m <sup>2</sup> of roof area.
EARTHWORKS TO AHD	EARTHWORKS TO AHD	
HOUSE: FFL: R.L: 26.740 AHD (LIVING) FGL: R.L: 26.340 AHD	HOUSE: FFL: R.L: 26.740 AHD (LIVING) FGL: R.L: 26.340 AHD	
GARAGE: FFL: R.L: 26.465 AHD FGL: R.L: 26.140 AHD	GARAGE: FFL: R.L: 26.410 AHD FGL: R.L: 26.010 AHD	

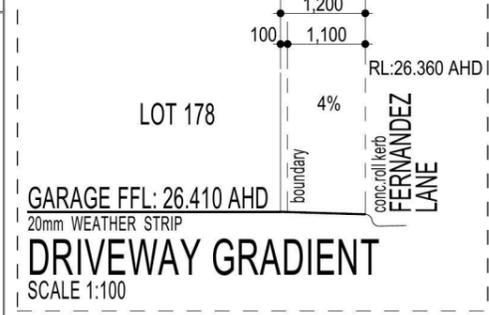
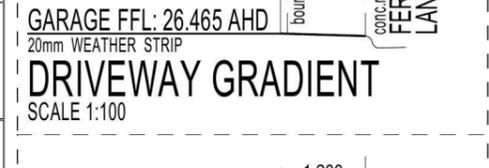
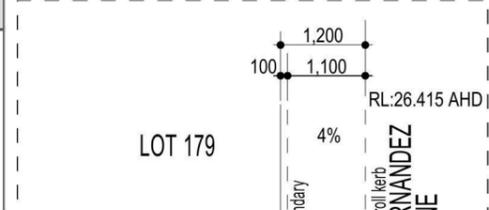
**LEGEND:**

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

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

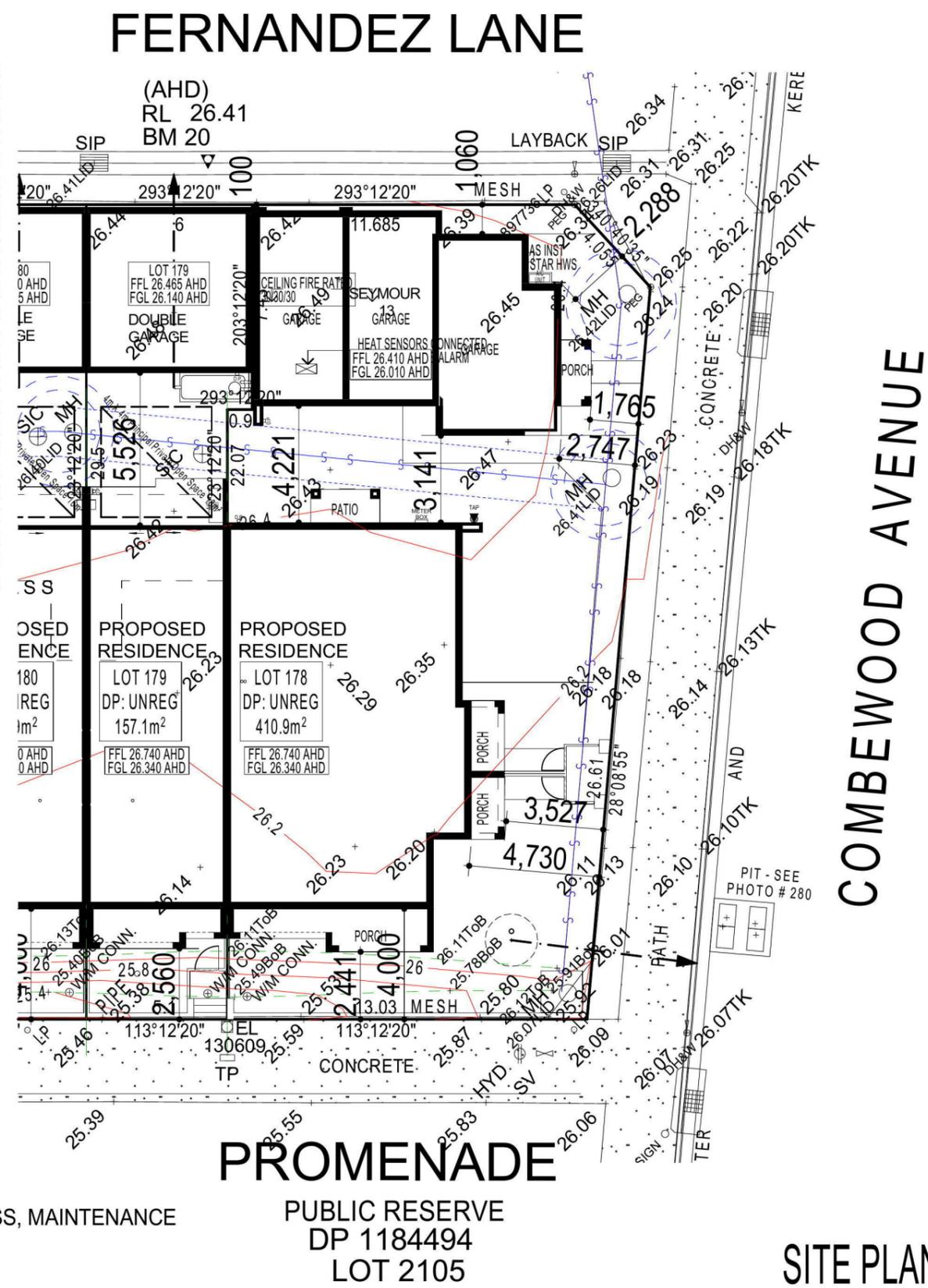
**GENERAL DRAINAGE NOTES**

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



**SYMBOLS & ABBREVIATIONS:**

GP	GULLY PIT	-E-	OVERHEAD ELEC LINE
HD	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



**DEVELOPMENT CALCULATIONS**  
LOT: 178 NO: - UNIT 1 OF DP1205684 SITE AREA: 410.9m<sup>2</sup>

Itemised Floor Areas:	Totals:
living ground floor:	108.59m <sup>2</sup>
first floor:	0.00m <sup>2</sup>
garage:	23.72m <sup>2</sup>
alfresco:	9.95m <sup>2</sup>
porch:	5.84m <sup>2</sup>
balcony:	0.00m <sup>2</sup>
<b>total floor area:</b>	<b>148.10m<sup>2</sup></b>

**SITE AREA COVERAGE/LANDSCAPE:**

house ground floor:	108.59m <sup>2</sup>
garage:	23.72m <sup>2</sup>
porch/alfresco:	15.79m <sup>2</sup>
driveway/paved area:	12.03m <sup>2</sup>
site coverage Area:	132.31m <sup>2</sup> (32.2%)
landscape area:	119.2m <sup>2</sup> (29.00%)
pervious areas (soft)	119.2m <sup>2</sup> (29.00%)
impervious areas (hard)	160.13m <sup>2</sup> (38.97%)
private open space o/a:	67.03m <sup>2</sup>
principal private open space:	24.00m <sup>2</sup>
total car space incl. carstand:	1 carspace

**DEVELOPMENT CALCULATIONS**  
LOT: 178 NO: - UNIT 2 OF DP1205684 SITE AREA: 410.9m<sup>2</sup>

Itemised Floor Areas:	Totals:
living ground floor:	9.65m <sup>2</sup>
living first floor:	112.95m <sup>2</sup>
second floor:	25.59m <sup>2</sup>
garage:	23.10m <sup>2</sup>
alfresco:	0.00m <sup>2</sup>
porch:	3.20m <sup>2</sup>
balcony:	25.78m <sup>2</sup>
total floor area:	200.27m <sup>2</sup>

**SITE AREA COVERAGE/LANDSCAPE:**

house ground floor:	9.65m <sup>2</sup>
garage:	23.10m <sup>2</sup>
porch/alfresco:	3.20m <sup>2</sup>
driveway/paved area:	17.65m <sup>2</sup>
site coverage Area:	32.75m <sup>2</sup> (7.97%)
landscape area:	16.19m <sup>2</sup> (3.94%)
pervious areas (soft)	16.19m <sup>2</sup> (3.94%)
impervious areas (hard)	53.6m <sup>2</sup> (13.04%)
private open space o/a:	25.78m <sup>2</sup>
principal private open space:	8.00m <sup>2</sup>
total car space incl. carstand:	1 carspace

**DEVELOPMENT CALCULATIONS**  
LOT: 178 NO: - UNIT 3 OF DP1205684 SITE AREA: 410.9m<sup>2</sup>

Itemised Floor Areas:	Totals:
living ground floor:	11.93m <sup>2</sup>
first floor:	66.23m <sup>2</sup>
garage:	18.85m <sup>2</sup>
alfresco:	0.00m <sup>2</sup>
porch:	2.58m <sup>2</sup>
balcony:	8.66m <sup>2</sup>
total floor area:	108.25m <sup>2</sup>

**SITE AREA COVERAGE/LANDSCAPE:**

house ground floor:	11.93m <sup>2</sup>
garage:	18.85m <sup>2</sup>
porch/alfresco:	2.58m <sup>2</sup>
driveway/paved area:	4.85m <sup>2</sup>
site coverage Area:	30.78m <sup>2</sup> (7.49%)
landscape area:	22.17m <sup>2</sup> (5.39%)
pervious areas (soft)	22.17m <sup>2</sup> (5.39%)
impervious areas (hard)	38.21m <sup>2</sup> (9.29%)
private open space o/a:	8.66m <sup>2</sup>
principal private open space:	8.00m <sup>2</sup>
total car space incl. carstand:	1 carspace

**FIRSTSTYLE HOMES**

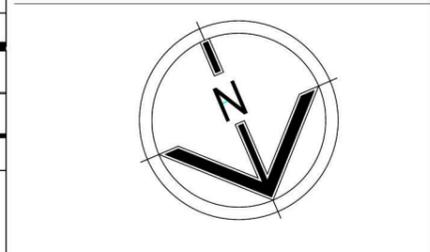
FIRSTSTYLE HOMES Pty.Ltd  
Lic No. 113412C  
ACN: 087 773 779  
PO BOX 171, HOXTON PARK 2171

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

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MEMBER

• ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A. RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.  
• ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND CERTIFICATION AS PER REQUIRED BY COUNCIL.  
• ALL WORK TO BE CARRIED OUT IN A PROFESSIONAL AND WORKMANSHIP LIKE WORKMANSHIP LIKE MANNER ACCORDING TO THE PLANS AND SPECIFICATION.  
• ALL DIMENSIONS ARE TO BE CHECKED & VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORK. ALL LEVELS ARE SUBJECT TO FINAL SURVEY AND SETOUT BY REGISTERED SURVEYOR.  
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**DEVELOPMENT CALCULATIONS**  
LOT: 179 NO: - OF DP1205684 SITE AREA: 157.1m<sup>2</sup>

Itemised Floor Areas:	Totals:
living ground floor:	70.67m <sup>2</sup>
first floor:	52.69m <sup>2</sup>
garage:	35.88m <sup>2</sup>
alfresco:	7.89m <sup>2</sup>
porch:	6.77m <sup>2</sup>
balcony:	5.74m <sup>2</sup>
total floor area:	179.64m <sup>2</sup>

**SITE AREA COVERAGE/LANDSCAPE:**

house ground floor:	70.67m <sup>2</sup>
garage:	35.88m <sup>2</sup>
porch/alfresco:	14.66m <sup>2</sup>
driveway/paved area:	6.96m <sup>2</sup>
site coverage Area:	106.55m <sup>2</sup> (67.82%)
landscape area:	28.61m <sup>2</sup> (18.21%)
pervious areas (soft)	28.61m <sup>2</sup> (18.21%)
impervious areas (hard)	128.49m <sup>2</sup> (81.79%)
private open space o/a:	31.54m <sup>2</sup>
principal private open space:	15.67m <sup>2</sup>
total car space incl. carstand:	2 carspace

**DEVELOPMENT CALCULATIONS**  
LOT: 179 NO: - OF DP1205684 SITE AREA: 157.1m<sup>2</sup>

Itemised Floor Areas:	Totals:
living ground floor:	11.93m <sup>2</sup>
first floor:	66.23m <sup>2</sup>
garage:	18.85m <sup>2</sup>
alfresco:	0.00m <sup>2</sup>
porch:	2.58m <sup>2</sup>
balcony:	8.66m <sup>2</sup>
total floor area:	108.25m <sup>2</sup>

**SITE AREA COVERAGE/LANDSCAPE:**

house ground floor:	11.93m <sup>2</sup>
garage:	18.85m <sup>2</sup>
porch/alfresco:	2.58m <sup>2</sup>
driveway/paved area:	4.85m <sup>2</sup>
site coverage Area:	30.78m <sup>2</sup> (7.49%)
landscape area:	22.17m <sup>2</sup> (5.39%)
pervious areas (soft)	22.17m <sup>2</sup> (5.39%)
impervious areas (hard)	38.21m <sup>2</sup> (9.29%)
private open space o/a:	8.66m <sup>2</sup>
principal private open space:	8.00m <sup>2</sup>
total car space incl. carstand:	1 carspace

**PROMOTION:**  
*LIVING/STYLE COLLECTION*

**CLIENT:**  
FIRSTSTYLE

**LOCATION:**  
PROPOSED LOTS 179 & 178  
PROMENADE, PENRITH 2750

DP: 1205684	council: PENRITH
model: FIRSTSTYLE	date: 10/09/2015
facade: CUSTOM	quotation assessment: SK1
Sheet: 44 of 61	drawn: 0.0/0
checked: 0.0/0	scale: 178: 1121-15
	178: 1120-15

CLIENTS SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ S.P. 00.



**NOTE:**  
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'G' EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE

PUBLIC RESERVE  
DP 1184494  
LOT 2105

**SITE PLAN**

**KEY**

RENDER WITH PAINT FINISH -

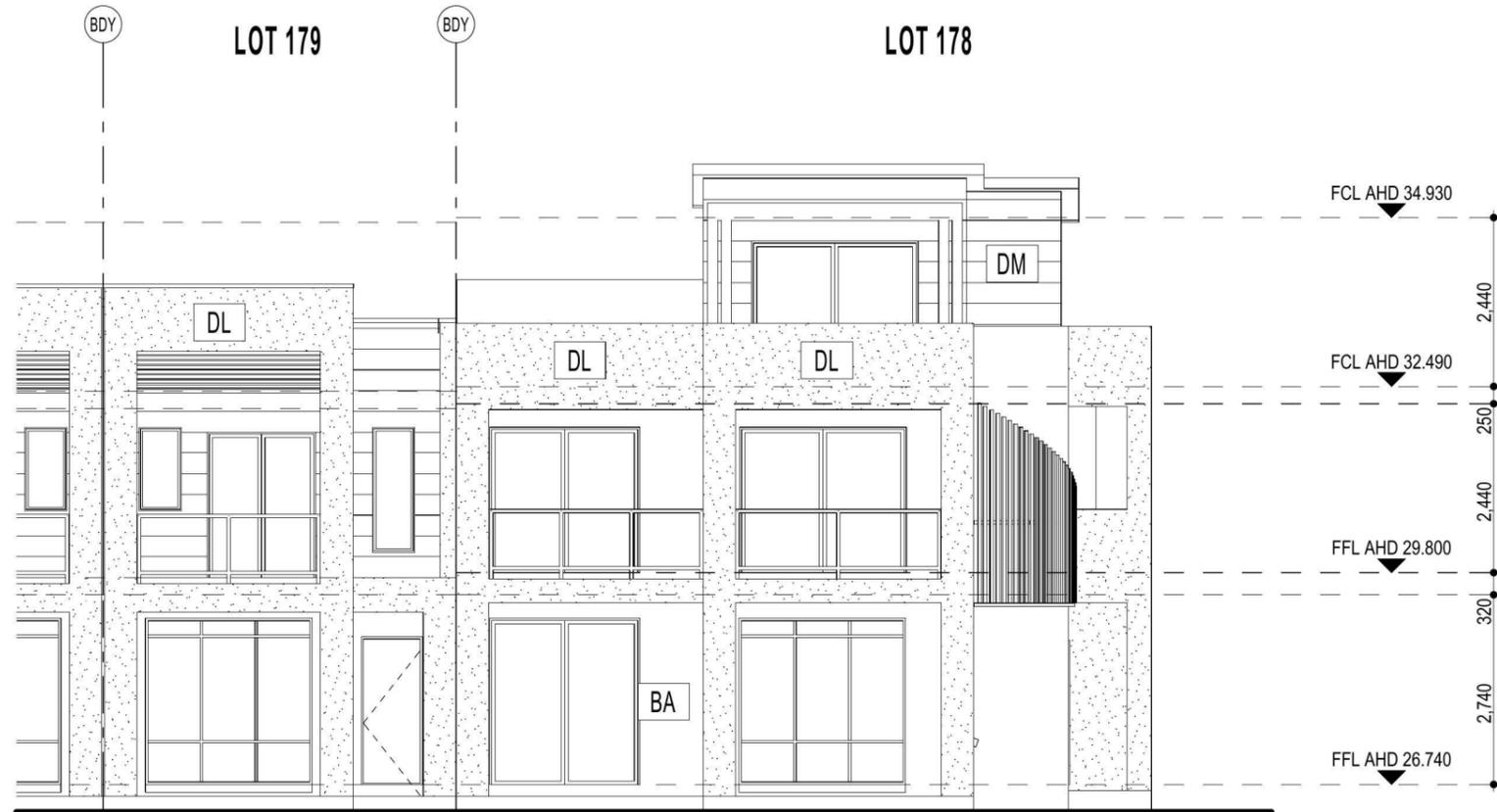
- DL - DULUX LEXICON
- DI - DULUX ITO
- BDG - BRISTOL DIOR GREY
- DBB - DULUX BRUISED BURGANDY

300MM CEMINTEL PLANK WITH PAINT FINISH -

- DM - DULUX MONUMENT

FACE BRICK AS SELECTED -

- BA - BRICK ALUMINIUM
- BS - BRICK SLATE
- FBA - FEATURE BRICK APOLLO



**ELEVATION A**



**ELEVATION C**

**NOTE:**  
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 PLUMBING FITTINGS & FIXTURES; DOORS;  
 CABINETRY; HANDLES; PC ITEMS; ARE SHOWN  
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 INCLUSIONS.

**FIRSTYLE HOMES**

FIRSTYLE 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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PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: <b>FIRSTYLE</b>			
LOCATION: <b>PROPOSED LOTS 179 &amp; 178 PROMENADE, PENRITH 2750</b>			
DP: 1205684	model: FIRSTYLE	facade: CUSTOM	council: PENRITH
date: 10/09/2015	quotation assessment: SK1		
Sheet: 48 of 61	drawn: 0.0.0	checked: 0.0	scale: 178: 1121-15 178: 1120-15
CLIENTS SIGNATURE		DATE	

**ELEVATIONS**

**KEY**

RENDER WITH PAINT FINISH -

- DL - DULUX LEXICON
- DI - DULUX ITO
- BDG - BRISTOL DIOR GREY
- DBB - DULUX BRUISED BURGANDY

300MM CEMINTEL PLANK WITH PAINT FINISH -

- DM - DULUX MONUMENT

FACE BRICK AS SELECTED -

- BA - BRICK ALUMINIUM
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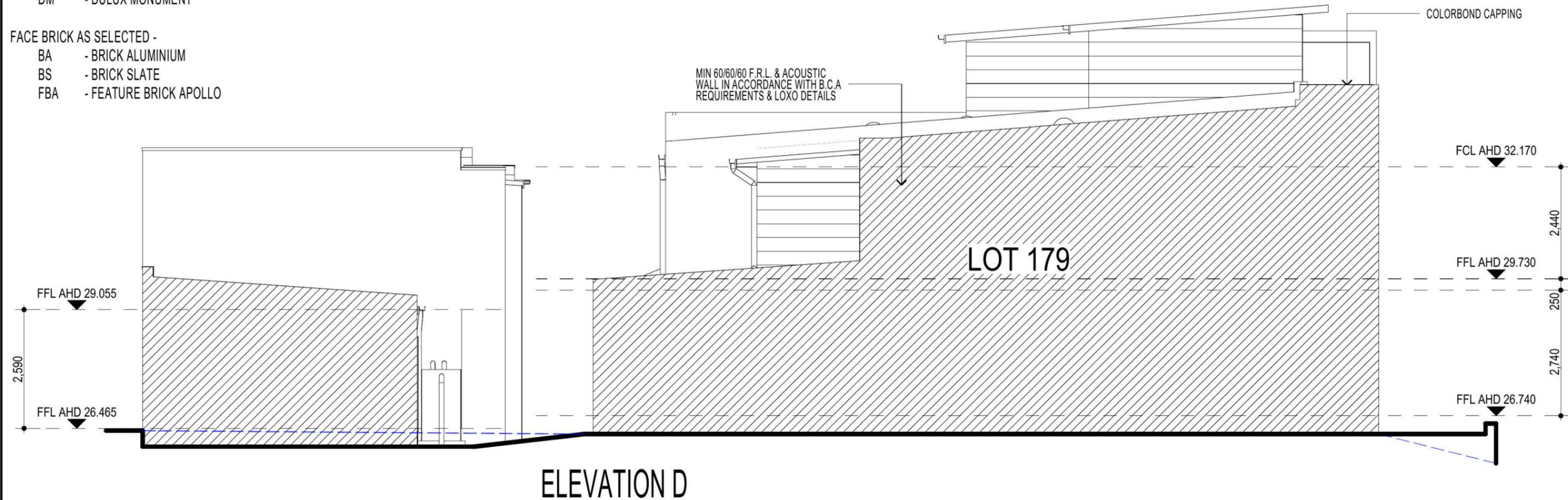
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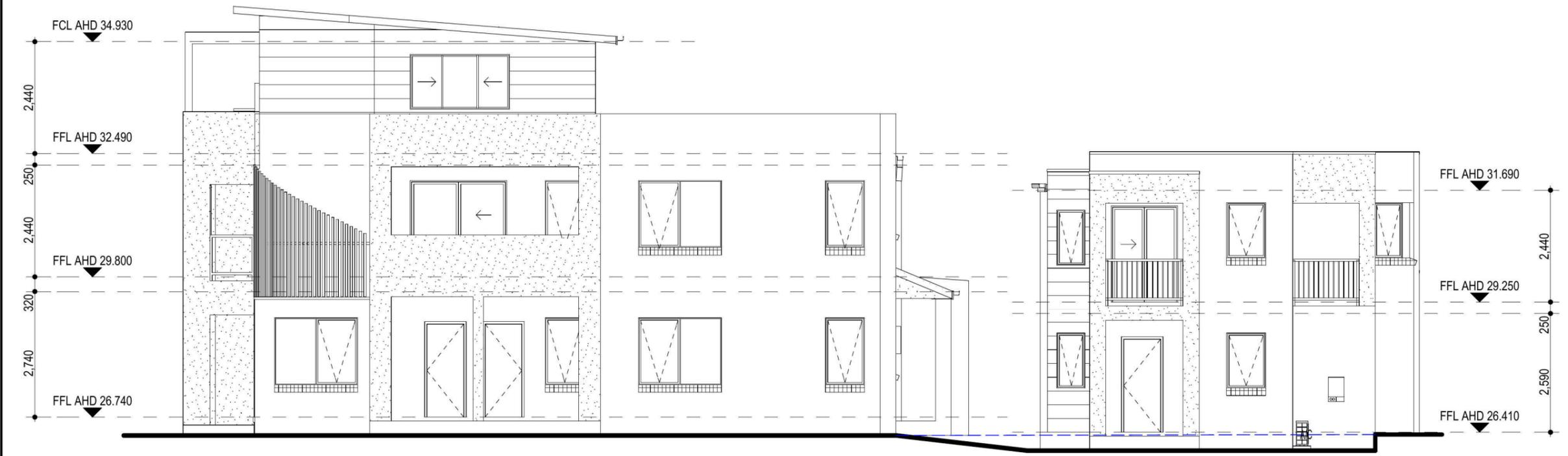



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**ELEVATION D**



**ELEVATION B**

**NOTE:**  
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PROMOTION:  
**LIVING/STYLE COLLECTION**

CLIENT:  
**FIRSTSTYLE**

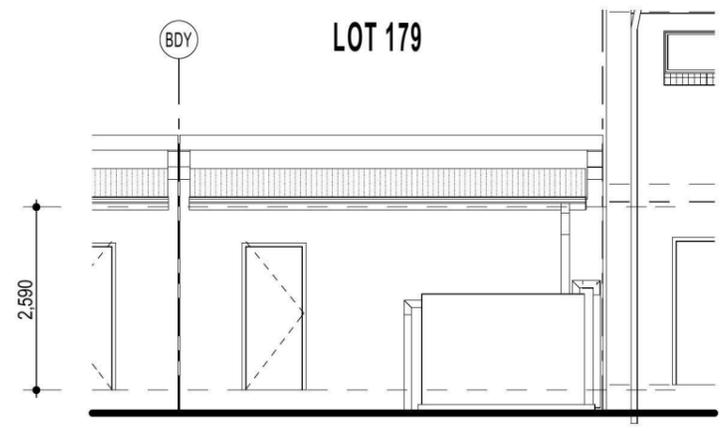
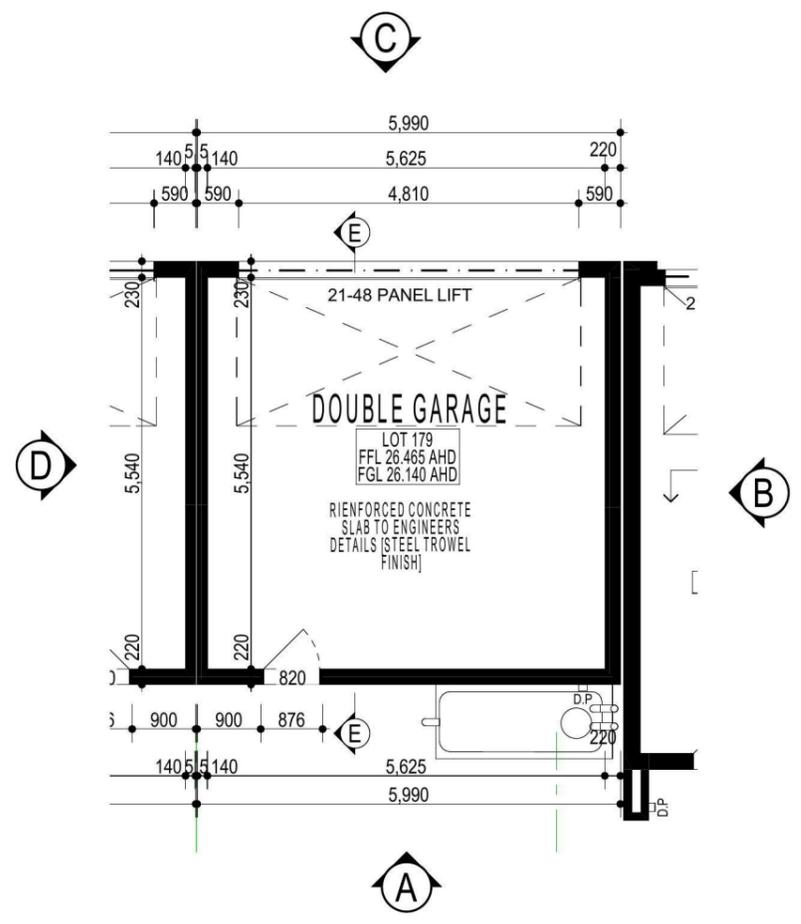
LOCATION:  
**PROPOSED LOTS 179 & 178  
 PROMENADE, PENRITH 2750**

DP: 1205684	council: PENRITH
model: FIRSTSTYLE	facade: CUSTOM
date: 10/09/2015	quotation assessment: SK1
Sheet: 49 of 61	drawn: 0.0.0
checked: 0.0	scale: 178: 1121-15 178: 1120-15

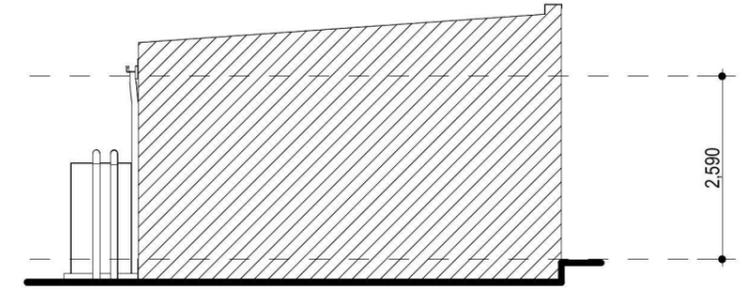
**ELEVATIONS**

CLIENTS SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ S.P. 00.

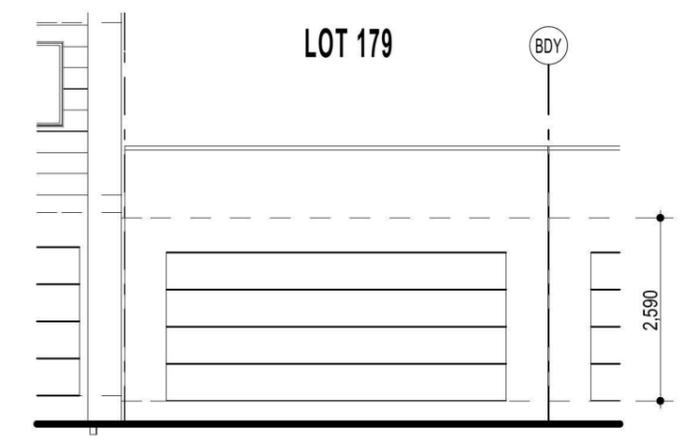
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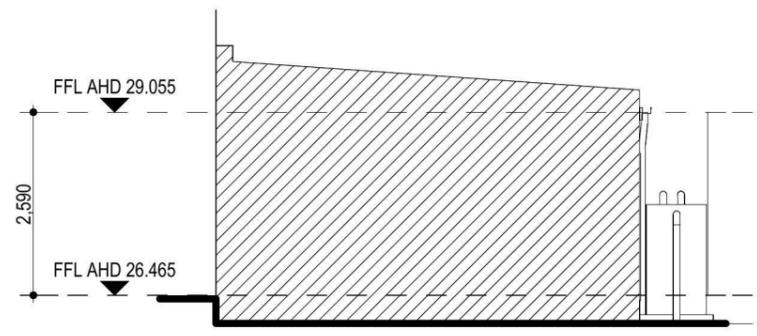
**ELEVATION A**



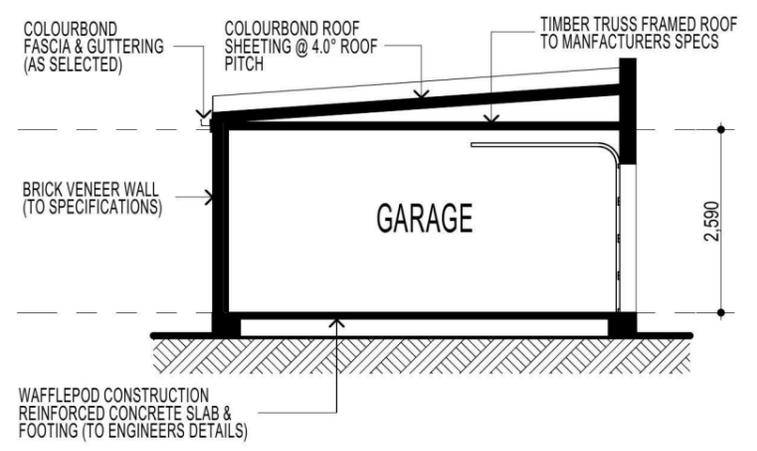
**ELEVATION B**



**ELEVATION C**



**ELEVATION D**



**SECTION E-E**

**NOTE:**  
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PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: <b>FIRSTSTYLE</b>			
LOCATION: <b>PROPOSED LOTS 179 &amp; 178 PROMENADE, PENRITH 2750</b>			
DP: 1205684	model: FIRSTSTYLE	facade: CUSTOM	council: PENRITH
Sheet: 50 of 61	drawn: 0.0.0	checked: 0.0	date: 10/09/2015
	scale:		quotation assessment: SK1
			178: 1121-15 178: 1120-15
CLIENTS SIGNATURE:	DATE:	S.P. 0.0.	

# KEY

## RENDER WITH PAINT FINISH -

- DL - DULUX LEXICON
- DI - DULUX ITO
- BDG - BRISTOL DIOR GREY
- DBB - DULUX BRUISED BURGANDY

## 300MM CEMINTEL PLANK WITH PAINT FINISH -

- DM - DULUX MONUMENT

## FACE BRICK AS SELECTED -

- BA - BRICK ALUMINIUM
- BS - BRICK SLATE
- FBA - FEATURE BRICK APOLLO



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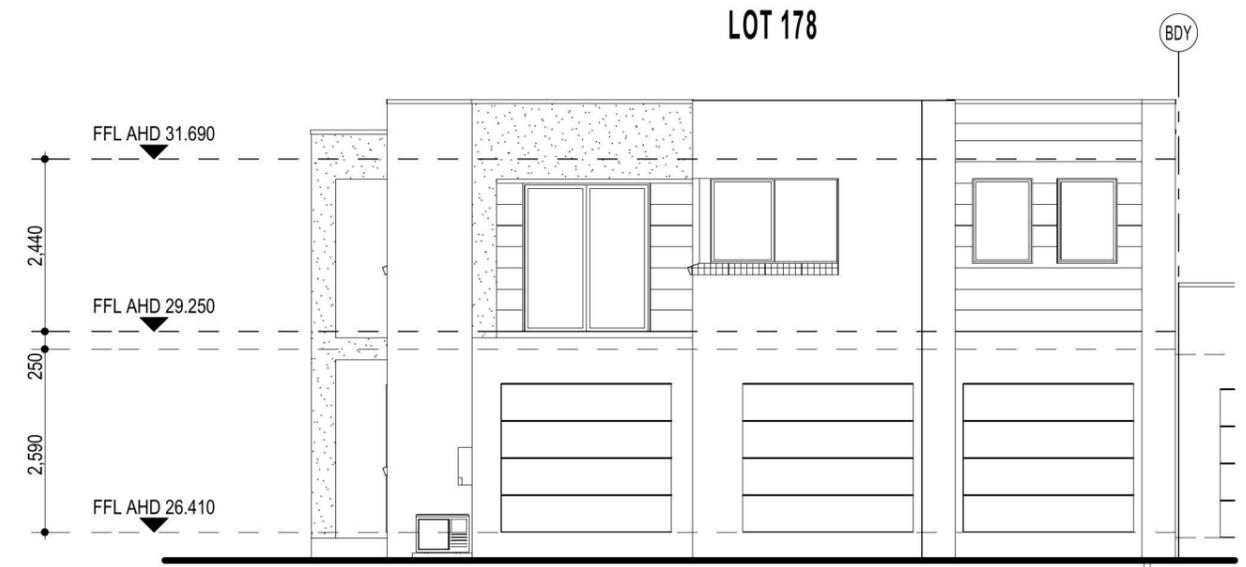
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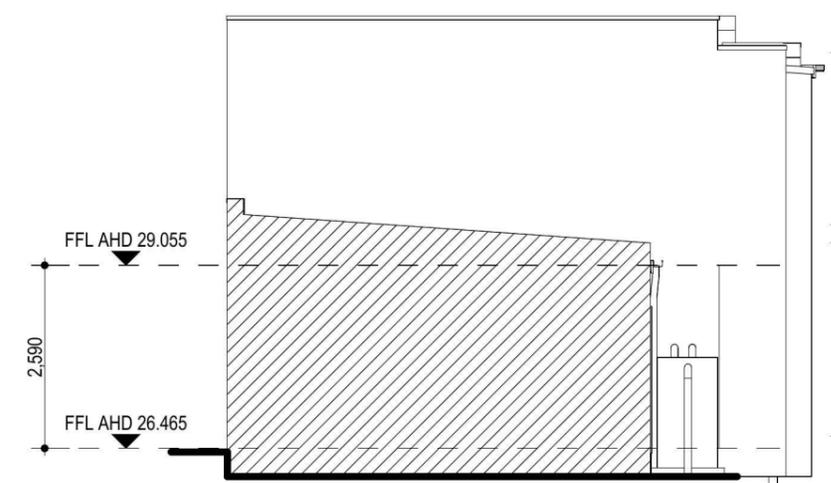
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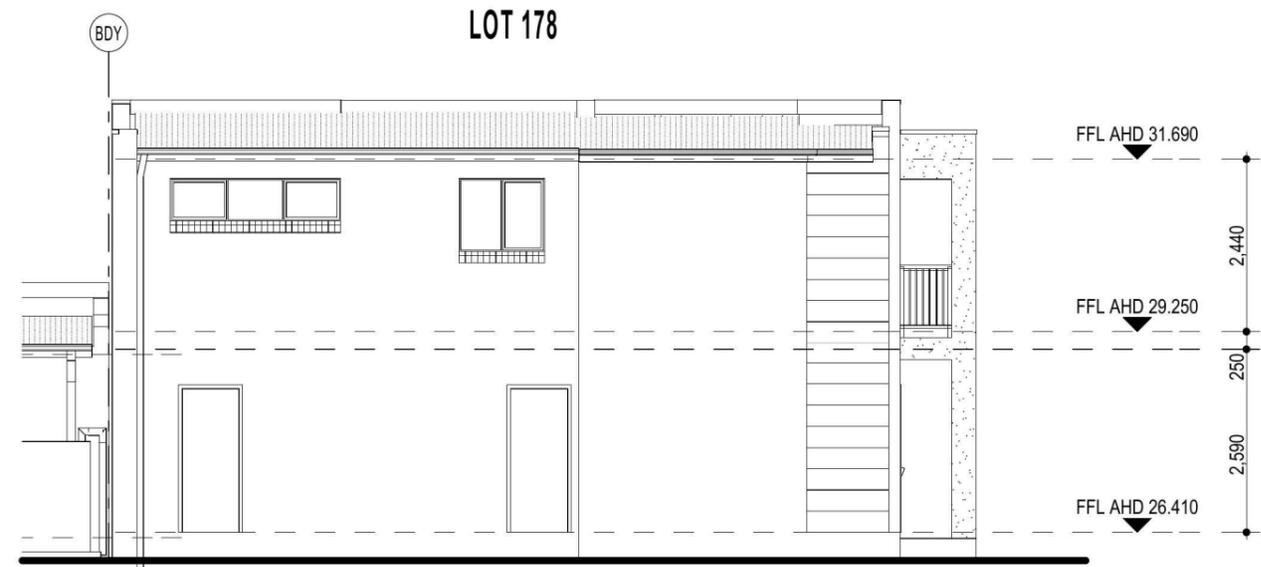
ELEVATION C



ELEVATION B



ELEVATION D



ELEVATION A

**NOTE:**  
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PROMOTION: *LIVING COLLECTION*

CLIENT: **FIRSTSTYLE**

LOCATION: **PROPOSED LOTS 179 & 178 PROMENADE, PENRITH 2750**

DP: 1205684	council: PENRITH
model: FIRSTSTYLE	facade: CUSTOM
date: 10/09/2015	quotation assessment: SK1
Sheet: 52 of 61	drawn: 0.0.0
checked: 0.0	scale:
178: 1121-15	178: 1120-15

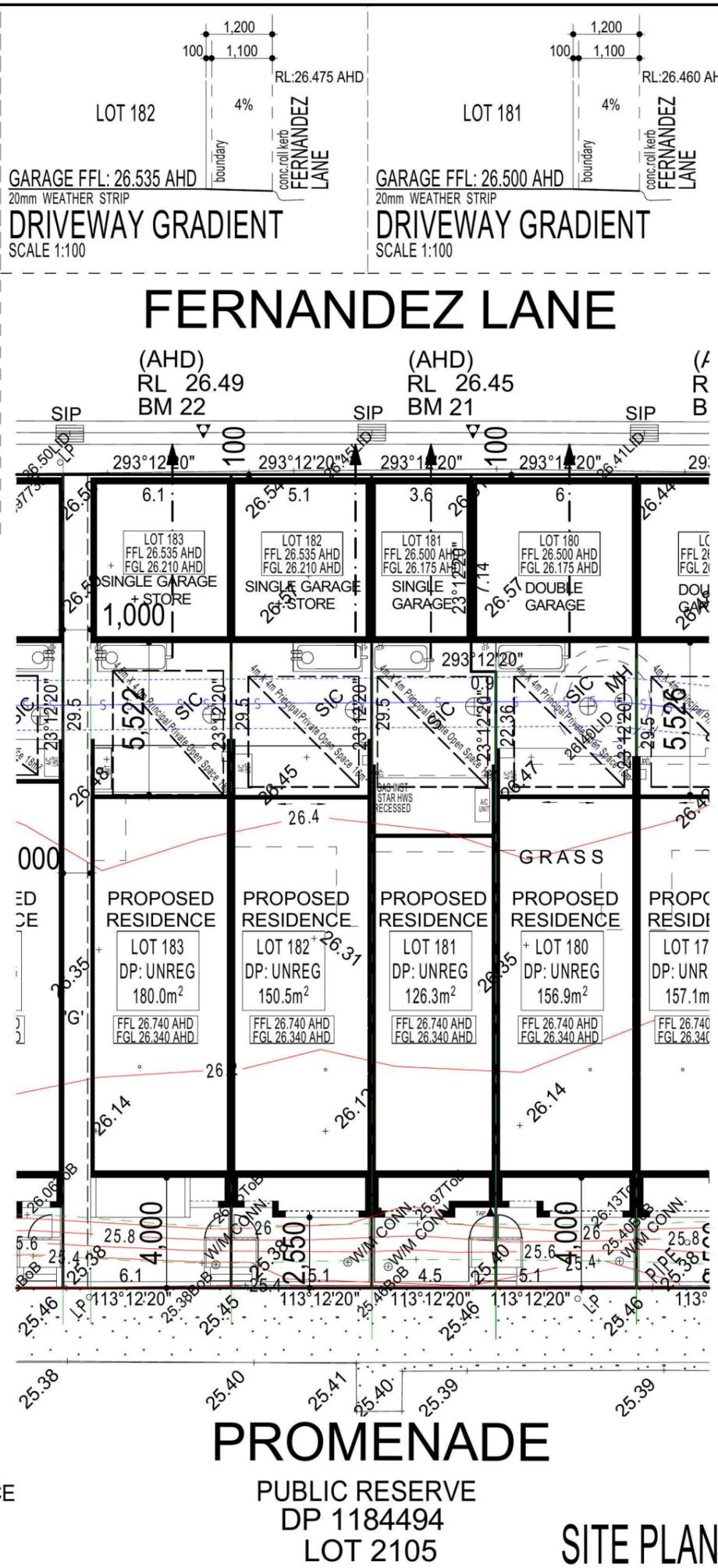
# ELEVATIONS

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

LOT 183	LOT 182
<b>BASIX</b>	<b>BASIX</b>
= 30.52m <sup>2</sup> of roof area to discharge to water tank. = stormwater and overflow to discharge to existing street channel. o/a= 105.51m <sup>2</sup> of roof area.	= 30.46m <sup>2</sup> of roof area to discharge to water tank. = stormwater and overflow to discharge to existing street channel. o/a= 109.29m <sup>2</sup> of roof area.
<b>EARTHWORKS TO AHD</b>	<b>EARTHWORKS TO AHD</b>
HOUSE: FFL: R.L: 26.740 AHD (LIVING) FGL: R.L: 26.340 AHD	HOUSE: FFL: R.L: 26.740 AHD (LIVING) FGL: R.L: 26.340 AHD
GARAGE: FFL: R.L: 26.535 AHD FGL: R.L: 26.210 AHD	GARAGE: FFL: R.L: 26.535 AHD FGL: R.L: 26.210 AHD
<b>LEGEND:</b>	<b>LOT 181</b>
● = SURFACE INLETS AS REQUIRED	<b>BASIX</b>
○ = SURFACE INLETS LINE	= 21.44m <sup>2</sup> of roof area to discharge to water tank. = stormwater and overflow to discharge to existing street channel. o/a= 87.27m <sup>2</sup> of roof area.
--- = STORMWATER LINE	<b>EARTHWORKS TO AHD</b>
NOTE: REFER TO BASIX CERTIFICATE FOR MORE INFORMATION ON WATER USAGE.	HOUSE: FFL: R.L: 26.740 AHD (LIVING) FGL: R.L: 26.340 AHD
<b>GENERAL DRAINAGE NOTES</b>	GARAGE: FFL: R.L: 26.500 AHD FGL: R.L: 26.175 AHD
1. Roof Plumber to locate Downpipes as indicated on FLOOR PLANS per spec. provided.	<b>LOT 180</b>
2. Stormwater pipes to be 100mm DIA. (Min) at 1 deg. Grade (Min) to AS3500	<b>BASIX</b>
3. Stormwater pipes may run via sub-floor to achieve minimum Grade to invert level.	= 35.88m <sup>2</sup> of roof area to discharge to water tank. = stormwater and overflow to discharge to existing street channel. o/a= 114.42m <sup>2</sup> of roof area.
4. ALL LEVELS SHOWN ON PLAN ARE APPROXIMATE ONLY UNLESS ACCOMPANIED BY LEVELS PREPARED BY REGISTERED SURVEYOR TO A.H.D	<b>EARTHWORKS TO AHD</b>
5. Stormwater lines to be Discharged into Existing City Drainage system & connected to local government authority requirements.	HOUSE: FFL: R.L: 26.740 AHD (LIVING) FGL: R.L: 26.340 AHD
note: r.l. levels indicative to a building tolerance of +/- 90mm.	GARAGE: FFL: R.L: 26.500 AHD FGL: R.L: 26.175 AHD
NOTE: EAVES O/H TO ENCROACH AS ALLOWED BY B.C.A:CL3.7.1.7 & FIGURE 3.7.1.9	

LOT 183	LOT 182
<b>BASIX</b>	<b>BASIX</b>
= 30.52m <sup>2</sup> of roof area to discharge to water tank. = stormwater and overflow to discharge to existing street channel. o/a= 105.51m <sup>2</sup> of roof area.	= 30.46m <sup>2</sup> of roof area to discharge to water tank. = stormwater and overflow to discharge to existing street channel. o/a= 109.29m <sup>2</sup> of roof area.
<b>EARTHWORKS TO AHD</b>	<b>EARTHWORKS TO AHD</b>
HOUSE: FFL: R.L: 26.740 AHD (LIVING) FGL: R.L: 26.340 AHD	HOUSE: FFL: R.L: 26.740 AHD (LIVING) FGL: R.L: 26.340 AHD
GARAGE: FFL: R.L: 26.535 AHD FGL: R.L: 26.210 AHD	GARAGE: FFL: R.L: 26.535 AHD FGL: R.L: 26.210 AHD
<b>LEGEND:</b>	<b>LOT 181</b>
● = SURFACE INLETS AS REQUIRED	<b>BASIX</b>
○ = SURFACE INLETS LINE	= 21.44m <sup>2</sup> of roof area to discharge to water tank. = stormwater and overflow to discharge to existing street channel. o/a= 87.27m <sup>2</sup> of roof area.
--- = STORMWATER LINE	<b>EARTHWORKS TO AHD</b>
NOTE: REFER TO BASIX CERTIFICATE FOR MORE INFORMATION ON WATER USAGE.	HOUSE: FFL: R.L: 26.740 AHD (LIVING) FGL: R.L: 26.340 AHD
<b>GENERAL DRAINAGE NOTES</b>	GARAGE: FFL: R.L: 26.500 AHD FGL: R.L: 26.175 AHD
1. Roof Plumber to locate Downpipes as indicated on FLOOR PLANS per spec. provided.	<b>LOT 180</b>
2. Stormwater pipes to be 100mm DIA. (Min) at 1 deg. Grade (Min) to AS3500	<b>BASIX</b>
3. Stormwater pipes may run via sub-floor to achieve minimum Grade to invert level.	= 35.88m <sup>2</sup> of roof area to discharge to water tank. = stormwater and overflow to discharge to existing street channel. o/a= 114.42m <sup>2</sup> of roof area.
4. ALL LEVELS SHOWN ON PLAN ARE APPROXIMATE ONLY UNLESS ACCOMPANIED BY LEVELS PREPARED BY REGISTERED SURVEYOR TO A.H.D	<b>EARTHWORKS TO AHD</b>
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note: r.l. levels indicative to a building tolerance of +/- 90mm.	GARAGE: FFL: R.L: 26.500 AHD FGL: R.L: 26.175 AHD
NOTE: EAVES O/H TO ENCROACH AS ALLOWED BY B.C.A:CL3.7.1.7 & FIGURE 3.7.1.9	

LOT 183	LOT 182
<b>BASIX</b>	<b>BASIX</b>
= 30.52m <sup>2</sup> of roof area to discharge to water tank. = stormwater and overflow to discharge to existing street channel. o/a= 105.51m <sup>2</sup> of roof area.	= 30.46m <sup>2</sup> of roof area to discharge to water tank. = stormwater and overflow to discharge to existing street channel. o/a= 109.29m <sup>2</sup> of roof area.
<b>EARTHWORKS TO AHD</b>	<b>EARTHWORKS TO AHD</b>
HOUSE: FFL: R.L: 26.740 AHD (LIVING) FGL: R.L: 26.340 AHD	HOUSE: FFL: R.L: 26.740 AHD (LIVING) FGL: R.L: 26.340 AHD
GARAGE: FFL: R.L: 26.535 AHD FGL: R.L: 26.210 AHD	GARAGE: FFL: R.L: 26.535 AHD FGL: R.L: 26.210 AHD
<b>LEGEND:</b>	<b>LOT 181</b>
● = SURFACE INLETS AS REQUIRED	<b>BASIX</b>
○ = SURFACE INLETS LINE	= 21.44m <sup>2</sup> of roof area to discharge to water tank. = stormwater and overflow to discharge to existing street channel. o/a= 87.27m <sup>2</sup> of roof area.
--- = STORMWATER LINE	<b>EARTHWORKS TO AHD</b>
NOTE: REFER TO BASIX CERTIFICATE FOR MORE INFORMATION ON WATER USAGE.	HOUSE: FFL: R.L: 26.740 AHD (LIVING) FGL: R.L: 26.340 AHD
<b>GENERAL DRAINAGE NOTES</b>	GARAGE: FFL: R.L: 26.500 AHD FGL: R.L: 26.175 AHD
1. Roof Plumber to locate Downpipes as indicated on FLOOR PLANS per spec. provided.	<b>LOT 180</b>
2. Stormwater pipes to be 100mm DIA. (Min) at 1 deg. Grade (Min) to AS3500	<b>BASIX</b>
3. Stormwater pipes may run via sub-floor to achieve minimum Grade to invert level.	= 35.88m <sup>2</sup> of roof area to discharge to water tank. = stormwater and overflow to discharge to existing street channel. o/a= 114.42m <sup>2</sup> of roof area.
4. ALL LEVELS SHOWN ON PLAN ARE APPROXIMATE ONLY UNLESS ACCOMPANIED BY LEVELS PREPARED BY REGISTERED SURVEYOR TO A.H.D	<b>EARTHWORKS TO AHD</b>
5. Stormwater lines to be Discharged into Existing City Drainage system & connected to local government authority requirements.	HOUSE: FFL: R.L: 26.740 AHD (LIVING) FGL: R.L: 26.340 AHD
note: r.l. levels indicative to a building tolerance of +/- 90mm.	GARAGE: FFL: R.L: 26.500 AHD FGL: R.L: 26.175 AHD
NOTE: EAVES O/H TO ENCROACH AS ALLOWED BY B.C.A:CL3.7.1.7 & FIGURE 3.7.1.9	



DEVELOPMENT CALCULATIONS	
LOT: 183 NO: - OF DP1205684 SITE AREA: 180m <sup>2</sup>	
Itemised Floor Areas:	Totals:
living ground floor:	70.76m <sup>2</sup>
first floor:	62.69m <sup>2</sup>
second floor:	17.12m <sup>2</sup>
garage:	30.52m <sup>2</sup>
alfresco:	8.64m <sup>2</sup>
porch:	6.8m <sup>2</sup>
balcony:	11.54m <sup>2</sup>
total floor area:	208.07m <sup>2</sup>
SITE AREA COVERAGE/LANDSCAPE:	
house ground floor:	70.76m <sup>2</sup>
garage:	30.52m <sup>2</sup>
porch/alfresco:	15.44m <sup>2</sup>
driveway/paved area:	6.39m <sup>2</sup>
site coverage Area:	101.28m <sup>2</sup> (56.2%)
landscaped area:	32.41m <sup>2</sup> (18.0%)
pervious areas (soft)	56.01m <sup>2</sup> (31.11%)
impervious areas (hard)	123.99m <sup>2</sup> (68.89%)
private open space o/a:	37.39m <sup>2</sup>
principal private open space:	18m <sup>2</sup>
total car space incl. carstand:	1 carspace
DEVELOPMENT CALCULATIONS	
LOT: 182 NO: - OF DP1205684 SITE AREA: 150.5m <sup>2</sup>	
Itemised Floor Areas:	Totals:
living ground floor:	70.67m <sup>2</sup>
first floor:	52.69m <sup>2</sup>
garage:	30.46m <sup>2</sup>
alfresco:	9.06m <sup>2</sup>
porch:	6.77m <sup>2</sup>
balcony:	5.74m <sup>2</sup>
total floor area:	175.39m <sup>2</sup>
SITE AREA COVERAGE/LANDSCAPE:	
house ground floor:	70.67m <sup>2</sup>
garage:	30.46m <sup>2</sup>
porch/alfresco:	15.83m <sup>2</sup>
driveway/paved area:	5.89m <sup>2</sup>
site coverage Area:	101.13m <sup>2</sup> (67.19%)
landscaped area:	27.03m <sup>2</sup> (17.9%)
pervious areas (soft)	27.03m <sup>2</sup> (17.9%)
impervious areas (hard)	123.47m <sup>2</sup> (82.1%)
private open space o/a:	31.09m <sup>2</sup>
principal private open space:	16.73m <sup>2</sup>
total car space incl. carstand:	1 carspace
DEVELOPMENT CALCULATIONS	
LOT: 181 NO: - OF DP1205684 SITE AREA: 126.3m <sup>2</sup>	
Itemised Floor Areas:	Totals:
living ground floor:	56.01m <sup>2</sup>
first floor:	48.64m <sup>2</sup>
garage:	21.44m <sup>2</sup>
alfresco:	9.08m <sup>2</sup>
porch:	5.94m <sup>2</sup>
balcony:	4.83m <sup>2</sup>
total floor area:	145.94m <sup>2</sup>
SITE AREA COVERAGE/LANDSCAPE:	
house ground floor:	56.01m <sup>2</sup>
garage:	21.44m <sup>2</sup>
porch/alfresco:	15.02m <sup>2</sup>
driveway/paved area:	5.56m <sup>2</sup>
site coverage Area:	77.45m <sup>2</sup> (61.3%)
landscaped area:	28.63m <sup>2</sup> (22.67%)
pervious areas (soft)	28.63m <sup>2</sup> (22.67%)
impervious areas (hard)	97.67m <sup>2</sup> (77.33%)
private open space o/a:	28.03m <sup>2</sup>
principal private open space:	15.03m <sup>2</sup>
total car space incl. carstand:	1 carspace

**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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**DEVELOPMENT CALCULATIONS**  
 LOT: 180 NO: - OF DP1205684 SITE AREA: 156.9m<sup>2</sup>

Itemised Floor Areas:	Totals:
living ground floor:	70.67m <sup>2</sup>
first floor:	52.69m <sup>2</sup>
garage:	35.88m <sup>2</sup>
alfresco:	7.88m <sup>2</sup>
porch:	6.77m <sup>2</sup>
balcony:	5.74m <sup>2</sup>
total floor area:	179.63m <sup>2</sup>

**DEVELOPMENT CALCULATIONS**  
 LOT: 181 NO: - OF DP1205684 SITE AREA: 126.3m<sup>2</sup>

Itemised Floor Areas:	Totals:
living ground floor:	56.01m <sup>2</sup>
first floor:	48.64m <sup>2</sup>
garage:	21.44m <sup>2</sup>
alfresco:	9.08m <sup>2</sup>
porch:	5.94m <sup>2</sup>
balcony:	4.83m <sup>2</sup>
total floor area:	145.94m <sup>2</sup>

**PROMOTION:**  
 LIVING/STYLE COLLECTION

**CLIENT:**  
 FIRSTSTYLE

**LOCATION:**  
 PROPOSED LOTS 183, 182, 181 & 180  
 PROMENADE, PENRITH 2750

DP: 1205684	council: PENRITH
model: FIRSTSTYLE	date: 10/09/2015
facade: CUSTOM	quotation assessment: SK1
Sheet: 35 of 61	drawn: 0.0,0 checked: 0.0
scale: 1:100	183: 1126-15 182: 1125-15 181: 1124-15 180: 1123-15

CLIENTS SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ S.P. 00.

**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

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

'G' EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE

**PROMENADE**

PUBLIC RESERVE  
 DP 1184494  
 LOT 2105

**SITE PLAN**

**KEY**

RENDER WITH PAINT FINISH -

- DL - DULUX LEXICON
- DI - DULUX ITO
- BDG - BRISTOL DIOR GREY
- DBB - DULUX BRUISED BURGANDY

300MM CEMINTEL PLANK WITH PAINT FINISH -

- DM - DULUX MONUMENT

FACE BRICK AS SELECTED -

- BA - BRICK ALUMINIUM
- BS - BRICK SLATE
- FBA - FEATURE BRICK APOLLO

MIN 60/60/60 F.R.L. & ACOUSTIC WALL IN ACCORDANCE WITH B.C.A REQUIREMENTS & LOXO DETAILS

COLORBOND CAPPING

LOT 190

FCL AHD 32.000

FFL AHD 29.560

FFL AHD 26.570

FFL AHD 29.000

FFL AHD 26.410

**ELEVATION D**

COLORBOND CAPPING

MIN 60/60/60 F.R.L. & ACOUSTIC WALL IN ACCORDANCE WITH B.C.A REQUIREMENTS & LOXO DETAILS

LOT 188

FCL AHD 34.860

FFL AHD 32.420

FFL AHD 29.730

FFL AHD 26.740

**ELEVATION B**

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PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: <b>FIRSTYLE</b>			
LOCATION: PROPOSED LOTS 190, 189 & 188 PROMENADE, PENRITH 2750			
DP: 1205684	council: PENRITH		
model: FIRSTYLE	facade: CUSTOM	date: 10/09/2015	quotation assessment: SK1
Sheet: 22 of 61	drawn: 0.0.0	checked: 0.0	190: 1133-15 189: 1132-15 188: 1131-15
CLIENTS SIGNATURE		DATE	S.P. 0.0.

**ELEVATIONS**



## BUILDING ENERGY EFFICIENCY CERTIFICATE

1008015834  
CERTIFICATION NUMBER  
07/08/2015  
DATE  
28  
CLIMATE ZONE  
FirstRate5 - v 5.2.1 (3.13) (FirstRate5)  
SOFTWARE  
Unit Lot 190 178 - 193 The Promenade  
ADDRESS  
16.9 MJ/m<sup>2</sup> pa  
SIMULATED ENERGY CONSUMPTION - HEATING  
Site Lot  
19.4 MJ/m<sup>2</sup> pa  
SIMULATED ENERGY CONSUMPTION - COOLING  
36.3 MJ/m<sup>2</sup> pa  
TOTAL SIMULATED ENERGY CONSUMPTION  
Penrith  
140.9 m<sup>2</sup>  
FLOOR AREA - CONDITIONED  
NSW  
4.5 m<sup>2</sup>  
FLOOR AREA - UNCONDITIONED  
2750  
145.4 m<sup>2</sup>  
FLOOR AREA - TOTAL

Vic Vicaretti  
ASSESSOR NAME  
20311  
ASSESSOR NUMBER  
AKV Pty Ltd  
COMPANY

*[Signature]*  
ASSESSOR SIGNATURE  
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## BUILDING ENERGY EFFICIENCY CERTIFICATE

1008015826  
CERTIFICATION NUMBER  
07/08/2015  
DATE  
28  
CLIMATE ZONE  
FirstRate5 - v 5.2.1 (3.13) (FirstRate5)  
SOFTWARE  
Unit Lot 189 178 - 193 The Promenade  
ADDRESS  
38.8 MJ/m<sup>2</sup> pa  
SIMULATED ENERGY CONSUMPTION - HEATING  
Site Lot  
40.8 MJ/m<sup>2</sup> pa  
SIMULATED ENERGY CONSUMPTION - COOLING  
79.6 MJ/m<sup>2</sup> pa  
TOTAL SIMULATED ENERGY CONSUMPTION  
Penrith  
128.2 m<sup>2</sup>  
FLOOR AREA - CONDITIONED  
NSW  
1.7 m<sup>2</sup>  
FLOOR AREA - UNCONDITIONED  
2750  
129.9 m<sup>2</sup>  
FLOOR AREA - TOTAL

Vic Vicaretti  
ASSESSOR NAME  
20311  
ASSESSOR NUMBER  
AKV Pty Ltd  
COMPANY

*[Signature]*  
ASSESSOR SIGNATURE  
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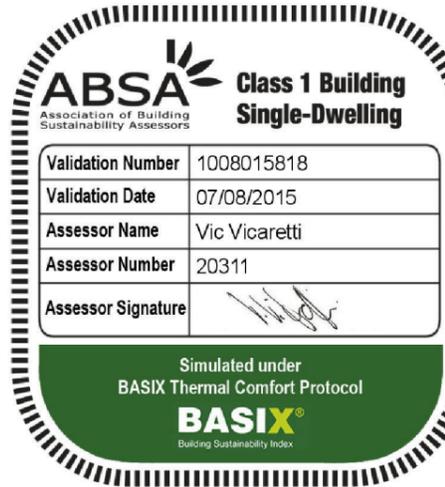
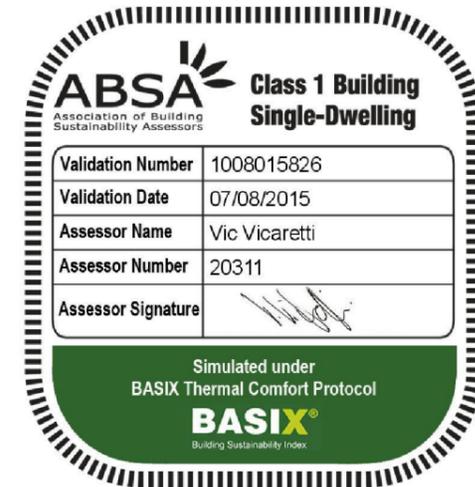
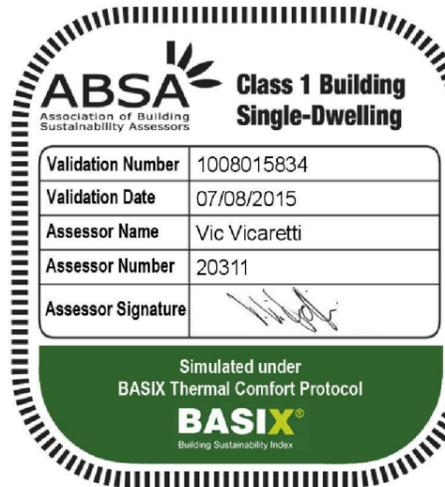
## BUILDING ENERGY EFFICIENCY CERTIFICATE

1008015818  
CERTIFICATION NUMBER  
07/08/2015  
DATE  
28  
CLIMATE ZONE  
FirstRate5 - v 5.2.1 (3.13) (FirstRate5)  
SOFTWARE  
Unit Lot 188 178 - 193 The Promenade  
ADDRESS  
53.6 MJ/m<sup>2</sup> pa  
SIMULATED ENERGY CONSUMPTION - HEATING  
Site Lot  
39.4 MJ/m<sup>2</sup> pa  
SIMULATED ENERGY CONSUMPTION - COOLING  
93.0 MJ/m<sup>2</sup> pa  
TOTAL SIMULATED ENERGY CONSUMPTION  
Penrith  
180.3 m<sup>2</sup>  
FLOOR AREA - CONDITIONED  
NSW  
1.9 m<sup>2</sup>  
FLOOR AREA - UNCONDITIONED  
2750  
182.2 m<sup>2</sup>  
FLOOR AREA - TOTAL

Vic Vicaretti  
ASSESSOR NAME  
20311  
ASSESSOR NUMBER  
AKV Pty Ltd  
COMPANY

*[Signature]*  
ASSESSOR SIGNATURE  
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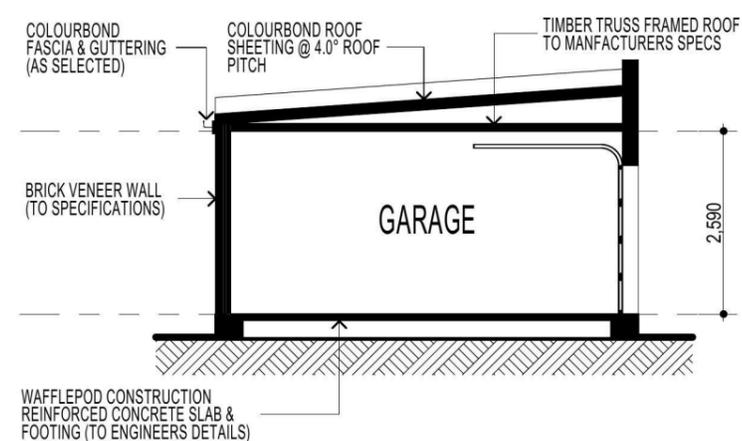
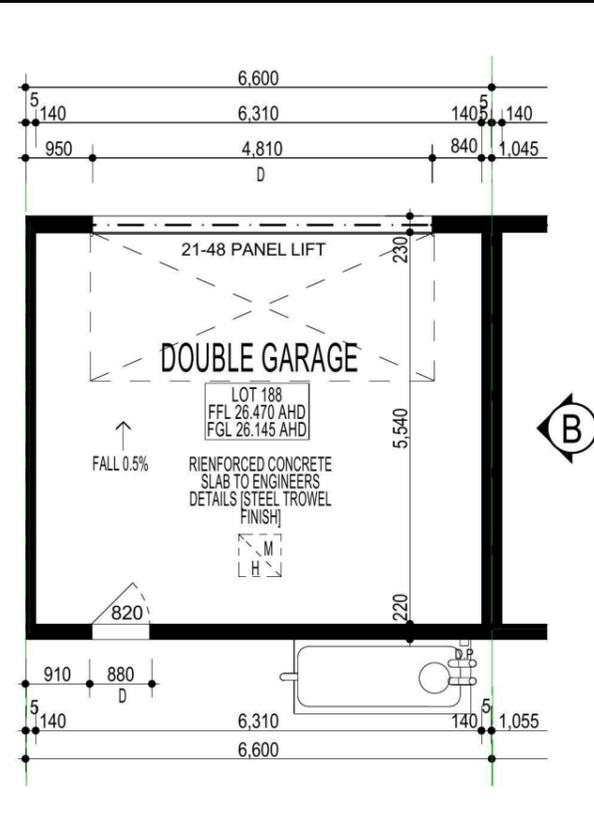
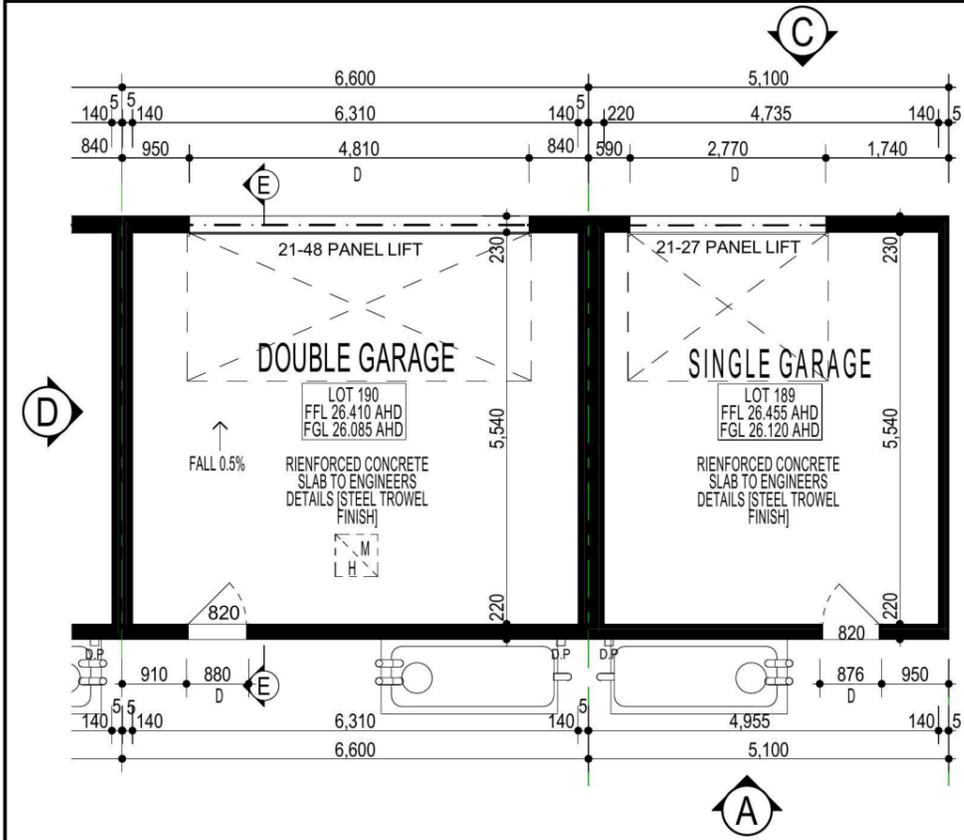
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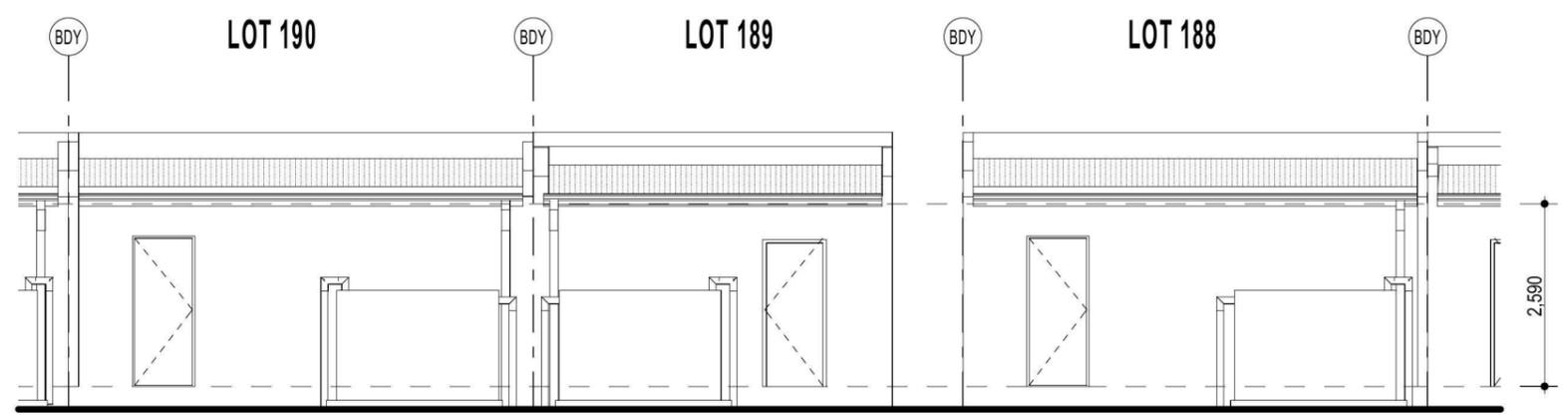
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PROMOTION: <b>LIVING/STYLE COLLECTION</b>			
CLIENT: <b>FIRSTSTYLE</b>			
LOCATION: <b>PROPOSED LOTS 190, 189 &amp; 188 PROMENADE, PENRITH 2750</b>			
DP: 1205684	council: PENRITH		
model: FIRSTSTYLE	facade: CUSTOM	date: 10/09/2015	quotation assessment: SK1
Sheet: 25 of 61	drawn: 0.0.0	checked: 0.0	190: 1133-15 189: 1132-15 188: 1131-15
CLIENTS SIGNATURE		DATE	S.P. 00

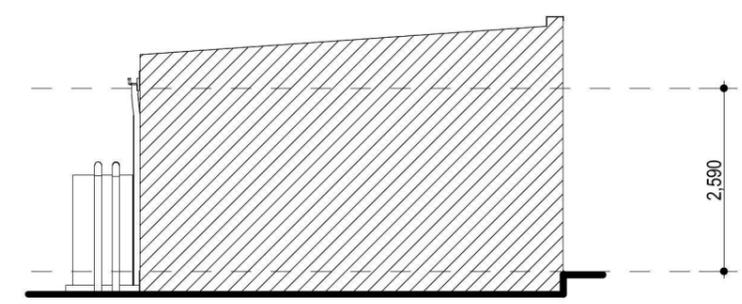
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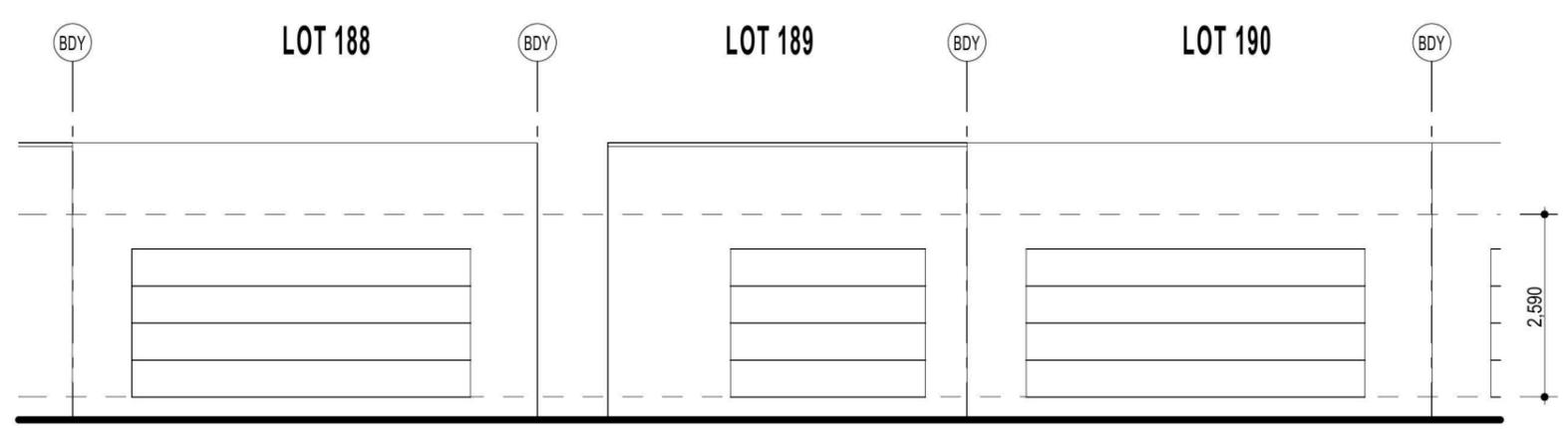
SECTION E-E



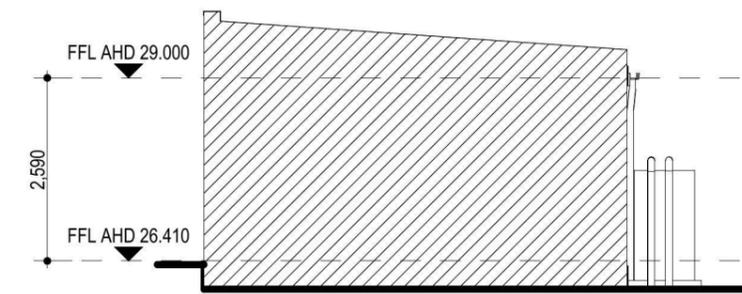
ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

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PROMOTION:  
**LIVING/STYLE COLLECTION**  
 CLIENT:  
**FIRSTSTYLE**  
 LOCATION:  
**PROPOSED LOTS 190, 189 & 188**  
**PROMENADE, PENRITH 2750**

DP: 1205684	council: PENRITH
model: FIRSTSTYLE	facade: CUSTOM
date: 10/09/2015	quotation assessment: SK1
Sheet: 23 of 61	drawn: 0.0.0 checked: 0.0
	scale: 190: 1133-15 189: 1132-15 188: 1131-15

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

LOT 187	LOT 186
<b>BASIX</b>	<b>BASIX</b>
= 26.90m <sup>2</sup> of roof area to discharge to water tank. = stormwater and overflow to discharge to existing street channel. o/a= 92.78m <sup>2</sup> of roof area.	= 39.47m <sup>2</sup> of roof area to discharge to water tank. = stormwater and overflow to discharge to existing street channel. o/a= 139.11m <sup>2</sup> of roof area.
<b>EARTHWORKS TO AHD</b>	<b>EARTHWORKS TO AHD</b>
HOUSE: FFL: R.L: 26.740 AHD (LIVING) FGL: R.L: 26.340 AHD	HOUSE: FFL: R.L: 26.740 AHD (LIVING) FGL: R.L: 26.340 AHD
GARAGE: FFL: R.L: 26.470 AHD FGL: R.L: 26.145 AHD	GARAGE: FFL: R.L: 26.525 AHD FGL: R.L: 26.200 AHD

LOT 185	LOT 184
<b>BASIX</b>	<b>BASIX</b>
= 26.9m <sup>2</sup> of roof area to discharge to water tank. = stormwater and overflow to discharge to existing street channel. o/a= 92.78m <sup>2</sup> of roof area.	= 39.47m <sup>2</sup> of roof area to discharge to water tank. = stormwater and overflow to discharge to existing street channel. o/a= 138.78m <sup>2</sup> of roof area.
<b>EARTHWORKS TO AHD</b>	<b>EARTHWORKS TO AHD</b>
HOUSE: FFL: R.L: 26.740 AHD (LIVING) FGL: R.L: 26.340 AHD	HOUSE: FFL: R.L: 26.740 AHD (LIVING) FGL: R.L: 26.340 AHD
GARAGE: FFL: R.L: 26.560 AHD FGL: R.L: 26.235 AHD	GARAGE: FFL: R.L: 26.560 AHD FGL: R.L: 26.235 AHD

**LEGEND:**

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

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

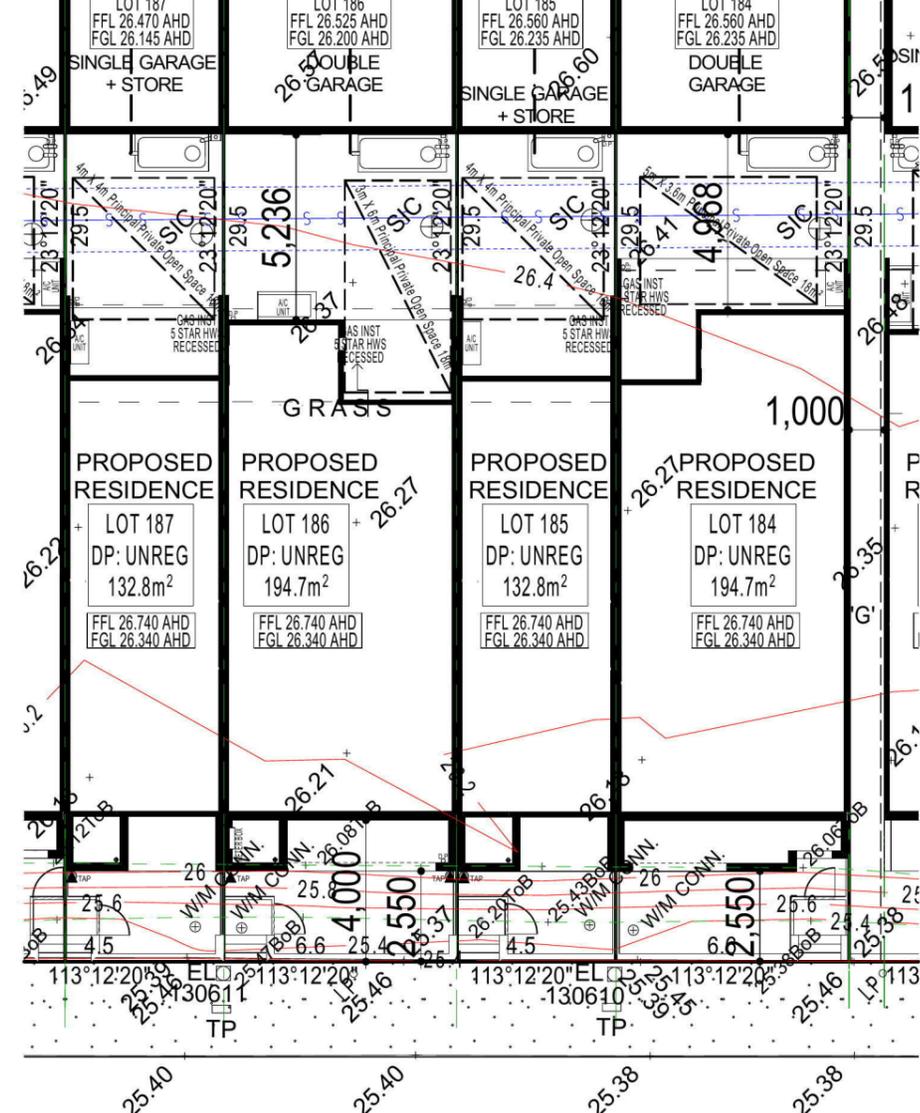
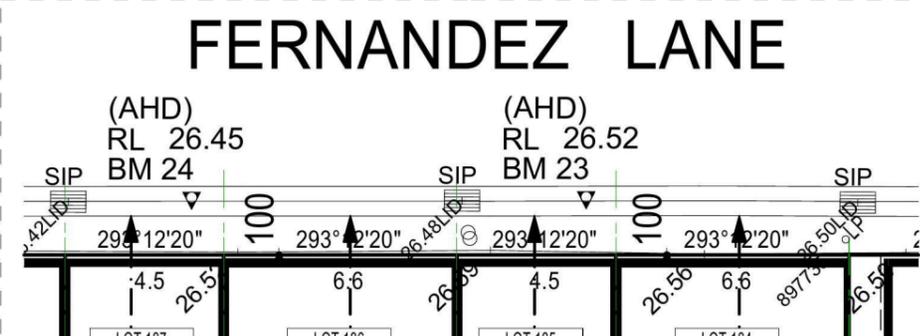
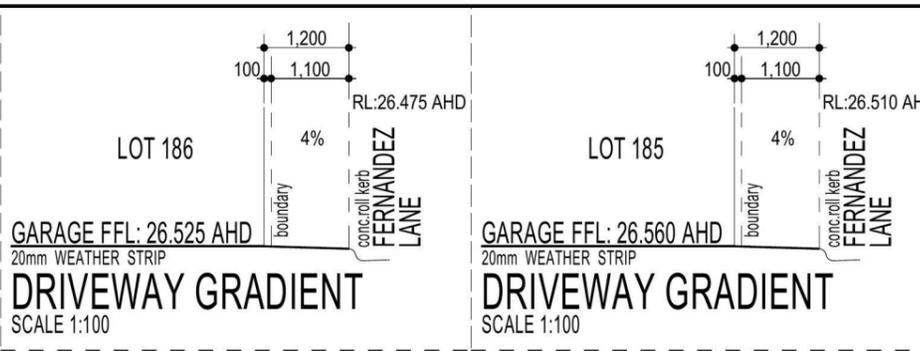
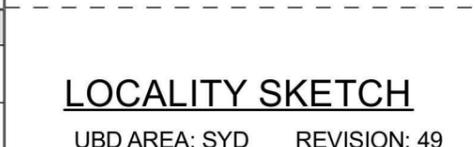
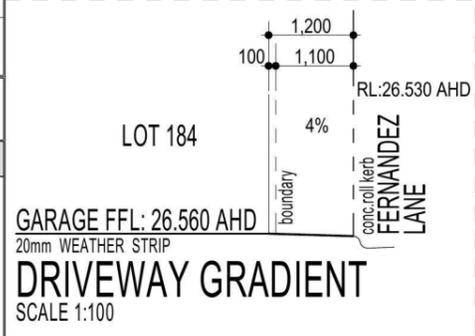
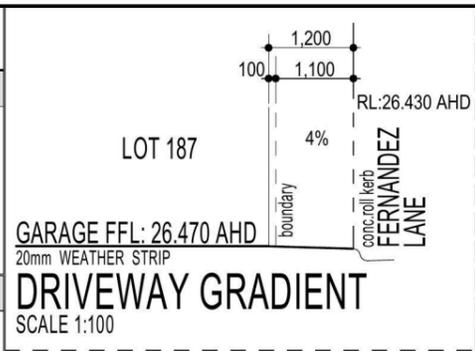
**GENERAL DRAINAGE NOTES**

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

LOT 187	LOT 186
<b>DRIVEWAY GRADIENT</b> SCALE 1:100	<b>DRIVEWAY GRADIENT</b> SCALE 1:100

LOT 185	LOT 184
<b>DRIVEWAY GRADIENT</b> SCALE 1:100	<b>DRIVEWAY GRADIENT</b> SCALE 1:100

LOT 187	LOT 186
<b>LOCALITY SKETCH</b>	<b>LOCALITY SKETCH</b>
UBD AREA: SYD	REVISION: 49
MAP: 163	REF: J7
S	
E	



**PROMENADE**  
PUBLIC RESERVE  
DP 1184494  
LOT 2105  
**SITE PLAN**

DEVELOPMENT CALCULATIONS	
LOT: 187 NO: - OF DP1205684 SITE AREA: 132.8m <sup>2</sup>	
Itemised Floor Areas:	Totals:
living ground floor:	56.01m <sup>2</sup>
first floor:	48.64m <sup>2</sup>
garage:	26.9m <sup>2</sup>
alfresco:	9.08m <sup>2</sup>
porch:	6.46m <sup>2</sup>
balcony:	4.69m <sup>2</sup>
total floor area:	151.78m <sup>2</sup>

SITE AREA COVERAGE/LANDSCAPE:	
house ground floor:	56.01m <sup>2</sup>
garage:	26.9m <sup>2</sup>
porch/alfresco:	15.54m <sup>2</sup>
driveway/paved area:	7.2m <sup>2</sup>
site coverage Area:	82.91m <sup>2</sup> (62.43%)
landscape area:	26.5m <sup>2</sup> (19.95%)
pervious areas (soft)	26.5m <sup>2</sup> (19.95%)
impervious areas (hard)	106.3m <sup>2</sup> (80.05%)
private open space o/a:	30.11m <sup>2</sup>
principal private open space:	15.52m <sup>2</sup>
total car space incl. carstand:	1 carspace

DEVELOPMENT CALCULATIONS	
LOT: 186 NO: - OF DP1205684 SITE AREA: 194.7m <sup>2</sup>	
Itemised Floor Areas:	Totals:
living ground floor:	86.39m <sup>2</sup>
first floor:	73.77m <sup>2</sup>
garage:	39.47m <sup>2</sup>
alfresco:	6.63m <sup>2</sup>
porch:	9.49m <sup>2</sup>
balcony:	8.05m <sup>2</sup>
total floor area:	223.08m <sup>2</sup>

SITE AREA COVERAGE/LANDSCAPE:	
house ground floor:	86.39m <sup>2</sup>
garage:	39.47m <sup>2</sup>
porch/alfresco:	16.12m <sup>2</sup>
driveway/paved area:	8.01m <sup>2</sup>
site coverage Area:	125.86m <sup>2</sup> (64.6%)
landscape area:	43.66m <sup>2</sup> (22.42%)
pervious areas (soft)	43.66m <sup>2</sup> (22.42%)
impervious areas (hard)	151.04m <sup>2</sup> (77.58%)
private open space o/a:	41.38m <sup>2</sup>
principal private open space:	18m <sup>2</sup>
total car space incl. carstand:	2 carspace

DEVELOPMENT CALCULATIONS	
LOT: 185 NO: - OF DP1205684 SITE AREA: 132.8m <sup>2</sup>	
Itemised Floor Areas:	Totals:
living ground floor:	56.01m <sup>2</sup>
first floor:	48.64m <sup>2</sup>
garage:	26.9m <sup>2</sup>
alfresco:	9.08m <sup>2</sup>
porch:	6.46m <sup>2</sup>
balcony:	4.69m <sup>2</sup>
total floor area:	151.78m <sup>2</sup>

SITE AREA COVERAGE/LANDSCAPE:	
house ground floor:	56.01m <sup>2</sup>
garage:	26.9m <sup>2</sup>
porch/alfresco:	15.54m <sup>2</sup>
driveway/paved area:	6.86m <sup>2</sup>
site coverage Area:	82.91m <sup>2</sup> (62.43%)
landscape area:	26.84m <sup>2</sup> (20.21%)
pervious areas (soft)	26.84m <sup>2</sup> (20.21%)
impervious areas (hard)	105.96m <sup>2</sup> (79.79%)
private open space o/a:	30.11m <sup>2</sup>
principal private open space:	14.86m <sup>2</sup>
total car space incl. carstand:	1 carspace

**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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**MASTER BUILDERS ASSOCIATION**  
MEMBER

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**DEVELOPMENT CALCULATIONS**

LOT: 184 NO: - OF DP1205684 SITE AREA: 194.7m<sup>2</sup>

DEVELOPMENT CALCULATIONS	
LOT: 184 NO: - OF DP1205684 SITE AREA: 194.7m <sup>2</sup>	
Itemised Floor Areas:	Totals:
living ground floor:	90.75m <sup>2</sup>
first floor:	85.05m <sup>2</sup>
second floor:	25.38m <sup>2</sup>
garage:	39.47m <sup>2</sup>
alfresco:	13.29m <sup>2</sup>
porch:	8.93m <sup>2</sup>
balcony:	16.34m <sup>2</sup>
total floor area:	279.21m <sup>2</sup>

SITE AREA COVERAGE/LANDSCAPE:	
house ground floor:	90.75m <sup>2</sup>
garage:	39.47m <sup>2</sup>
porch/alfresco:	22.22m <sup>2</sup>
driveway/paved area:	7.86m <sup>2</sup>
site coverage Area:	130.22m <sup>2</sup> (66.88%)
landscape area:	33.3m <sup>2</sup> (17.1%)
pervious areas (soft)	33.3m <sup>2</sup> (17.1%)
impervious areas (hard)	161.4m <sup>2</sup> (82.9%)
private open space o/a:	40.64m <sup>2</sup>
principal private open space:	18m <sup>2</sup>
total car space incl. carstand:	2 carspace

**PROMOTION:**  
*LIVING/STYLE COLLECTION*

**CLIENT:**  
**FIRSTSTYLE**

**LOCATION:**  
**PROPOSED LOTS 187, 186, 185 & 184  
PROMENADE, PENRITH 2750**

DP: 1205684	council: PENRITH
model: FIRSTSTYLE	date: 10/09/2015
facade: CUSTOM	quotation assessment: SK1
Sheet: 26 of 61	drawn: 0.0.0
checked: 0.0	scale: 1:100
187: 1130-15	188: 1129-15
189: 1128-15	184: 1127-15

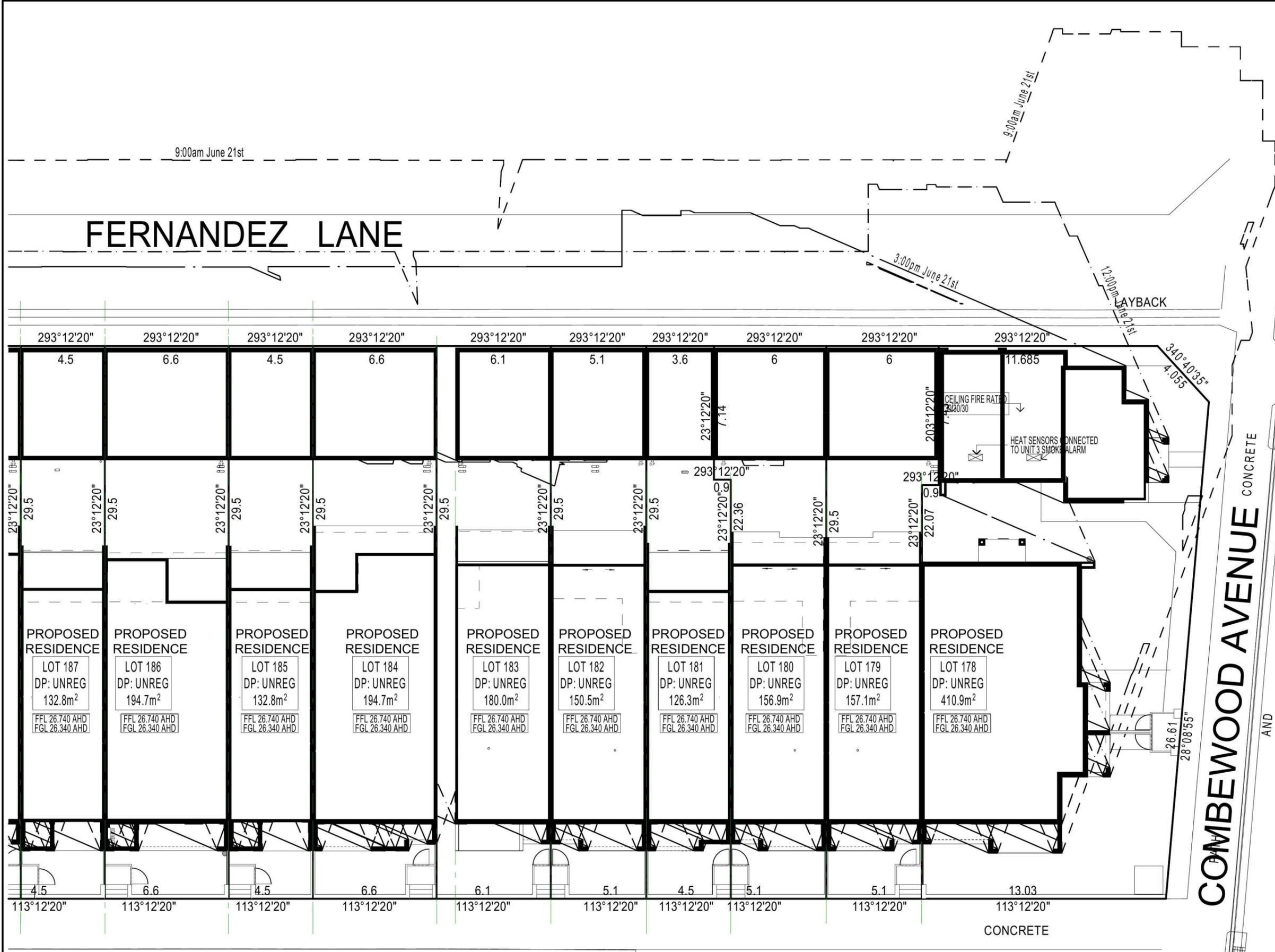
CLIENTS SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ S.P. 00.

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

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

'G' EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE

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**PUBLIC RESERVE**  
**DP 1184494**  
**LOT 2105**

PROMOTION:  
**LIVING/STYLE COLLECTION**

CLIENT:  
**FIRSTYLE**

LOCATION:  
**PROPOSED LOTS 178 - 193**  
**PROMENADE, PENRITH 2750**

DP: 1205684	council: PENRITH
model: FIRSTYLE	facade: CUSTOM
date: 10/09/2015	quotation assessment: SK1

Sheet: 7 of 61	drawn: 0.0.0	checked: 0.0
scale: 1:200		

CLIENTS SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ S.P. 00

**SHADOW DIAGRAM**

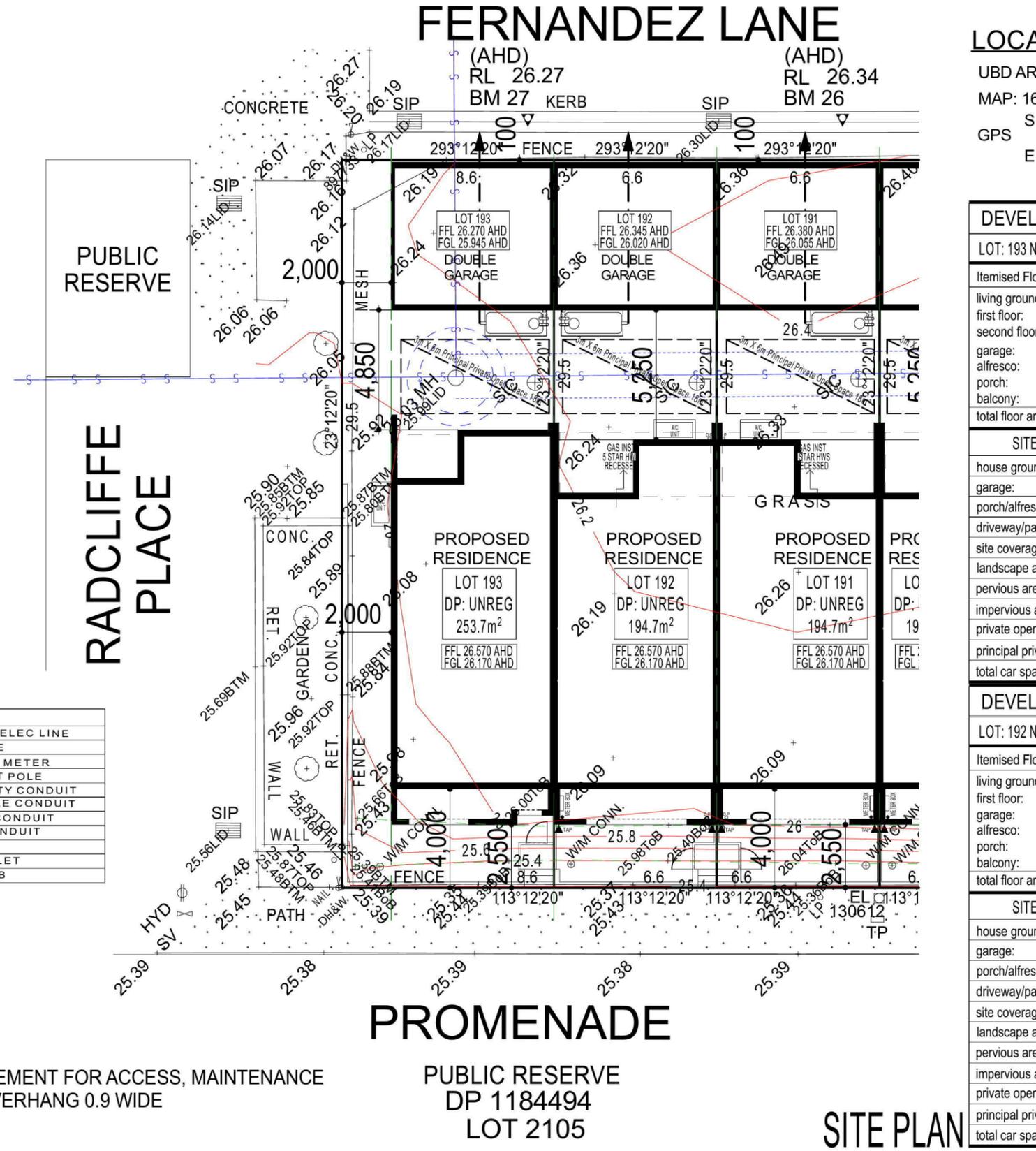
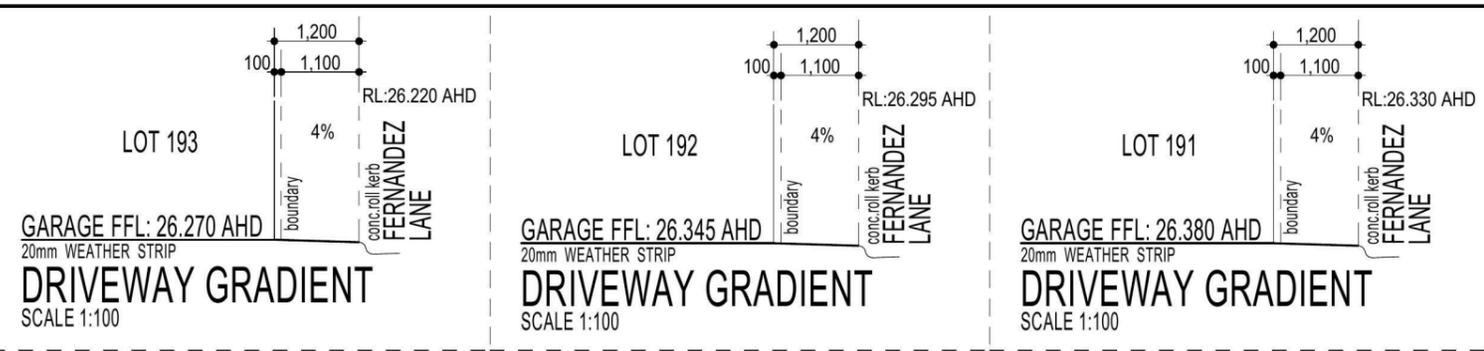
LOT 193	LOT 192
<b>BASIX</b>	<b>BASIX</b>
= 139.14m <sup>2</sup> of roof area to discharge to water tank. = stormwater and overflow to discharge to existing street channel. o/a= 139.14m <sup>2</sup> of roof area.	= 39.47m <sup>2</sup> of roof area to discharge to water tank. = stormwater and overflow to discharge to existing street channel. o/a= 136.79m <sup>2</sup> of roof area.
<b>EARTHWORKS TO AHD</b>	<b>EARTHWORKS TO AHD</b>
HOUSE: FFL: R.L: 26.570 AHD (LIVING) FGL: R.L: 26.170 AHD	HOUSE: FFL: R.L: 26.570 AHD (LIVING) FGL: R.L: 26.170 AHD
GARAGE: FFL: R.L: 26.270 AHD FGL: R.L: 25.945 AHD	GARAGE: FFL: R.L: 26.345 AHD FGL: R.L: 26.020 AHD
<b>LEGEND:</b>	<b>LOT 191</b>
● = SURFACE INLETS AS REQUIRED	<b>BASIX</b>
—○— = SURFACE INLETS LINE	= 39.47m <sup>2</sup> of roof area to discharge to water tank. = stormwater and overflow to discharge to existing street channel. o/a= 136.79m <sup>2</sup> of roof area.
--- = STORMWATER LINE	<b>EARTHWORKS TO AHD</b>
NOTE: REFER TO BASIX CERTIFICATE FOR MORE INFORMATION ON WATER USAGE.	HOUSE: FFL: R.L: 26.570 AHD (LIVING) FGL: R.L: 26.170 AHD
<b>GENERAL DRAINAGE NOTES</b>	GARAGE: FFL: R.L: 26.380 AHD FGL: R.L: 26.055 AHD

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

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



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**LOCALITY SKETCH**

UBD AREA: SYD REVISION: 49

MAP: 163 REF: J7

GPS S E

LOT: 193 NO: - OF DP1205684 SITE AREA: 253.7m <sup>2</sup>	
Itemised Floor Areas:	Totals:
living ground floor:	90.62m <sup>2</sup>
first floor:	84.20m <sup>2</sup>
second floor:	25.38m <sup>2</sup>
garage:	39.47m <sup>2</sup>
alfresco:	5.26m <sup>2</sup>
porch:	8.96m <sup>2</sup>
balcony:	16.38m <sup>2</sup>
total floor area:	270.27m <sup>2</sup>

house ground floor:	90.62m <sup>2</sup>
garage:	39.47m <sup>2</sup>
porch/alfresco:	14.22m <sup>2</sup>
driveway/paved area:	16.17m <sup>2</sup>
site coverage Area:	130.09m <sup>2</sup> (51.3%)
landscape area:	71.57m <sup>2</sup> (28.2%)
pervious areas (soft)	92.37m <sup>2</sup> (36.4%)
impervious areas (hard)	161.33m <sup>2</sup> (63.6%)
private open space o/a:	62.32m <sup>2</sup>
principal private open space:	18m <sup>2</sup>
total car space incl. carstand:	2 carspace

LOT: 192 NO: - OF DP1205684 SITE AREA: 194.7m <sup>2</sup>	
Itemised Floor Areas:	Totals:
living ground floor:	86.39m <sup>2</sup>
first floor:	73.75m <sup>2</sup>
garage:	39.47m <sup>2</sup>
alfresco:	6.51m <sup>2</sup>
porch:	9.49m <sup>2</sup>
balcony:	9.48m <sup>2</sup>
total floor area:	225.09m <sup>2</sup>

house ground floor:	86.39m <sup>2</sup>
garage:	39.47m <sup>2</sup>
porch/alfresco:	16.0m <sup>2</sup>
driveway/paved area:	7.85m <sup>2</sup>
site coverage Area:	125.86m <sup>2</sup> (64.6%)
landscape area:	43.76m <sup>2</sup> (22.5%)
pervious areas (soft)	43.76m <sup>2</sup> (22.5%)
impervious areas (hard)	150.94m <sup>2</sup> (77.5%)
private open space o/a:	41.07m <sup>2</sup>
principal private open space:	18m <sup>2</sup>
total car space incl. carstand:	2 carspace

**FIRSTSTYLE HOMES**

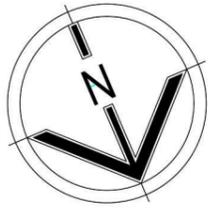
FIRSTSTYLE HOMES Pty.Ltd  
Lic No. 113412C  
ACN. 087 773 779  
PO BOX 171, HOXTON PARK 2171

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LOT: 191 NO: - OF DP1205684 SITE AREA: 194.7m <sup>2</sup>	
Itemised Floor Areas:	Totals:
living ground floor:	86.39m <sup>2</sup>
first floor:	73.77m <sup>2</sup>
garage:	39.47m <sup>2</sup>
alfresco:	6.44m <sup>2</sup>
porch:	9.49m <sup>2</sup>
balcony:	9.48m <sup>2</sup>
total floor area:	225.04m <sup>2</sup>

house ground floor:	86.39m <sup>2</sup>
garage:	39.47m <sup>2</sup>
porch/alfresco:	15.93m <sup>2</sup>
driveway/paved area:	7.75m <sup>2</sup>
site coverage Area:	125.86m <sup>2</sup> (64.6%)
landscape area:	43.84m <sup>2</sup> (22.5%)
pervious areas (soft)	43.84m <sup>2</sup> (22.5%)
impervious areas (hard)	150.86m <sup>2</sup> (77.5%)
private open space o/a:	40.77m <sup>2</sup>
principal private open space:	18m <sup>2</sup>
total car space incl. carstand:	2 carspace

LOT: 192 NO: - OF DP1205684 SITE AREA: 194.7m <sup>2</sup>	
Itemised Floor Areas:	Totals:
living ground floor:	86.39m <sup>2</sup>
first floor:	73.75m <sup>2</sup>
garage:	39.47m <sup>2</sup>
alfresco:	6.51m <sup>2</sup>
porch:	9.49m <sup>2</sup>
balcony:	9.48m <sup>2</sup>
total floor area:	225.09m <sup>2</sup>

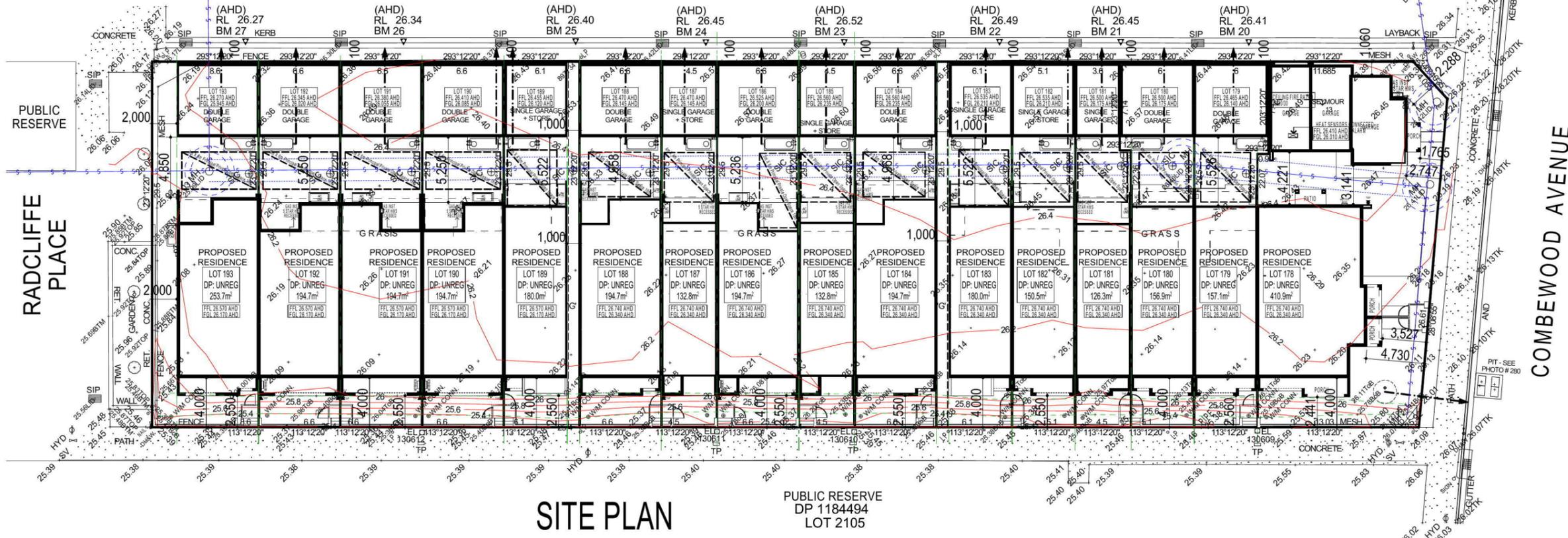
PROMOTION:  
**LIVING/STYLE COLLECTION**

CLIENT:  
**FIRSTSTYLE**

LOCATION:  
**PROPOSED LOTS 193, 192 & 191 PROMENADE, PENRITH 2750**

DP: 1205684	council: PENRITH
model: FIRSTSTYLE	date: 10/09/2015
facade: CUSTOM	quotation assessment: SK1
Sheet: 8 of 61	drawn: 0.0, 0.0
checked: 0.0	scale: 1:200, 1:100
193: 1136-15	192: 1135-15
191: 1134-15	

FERNANDEZ LANE



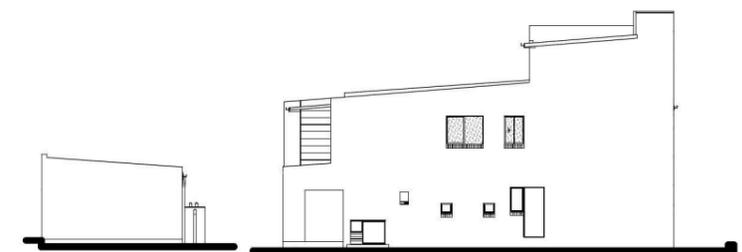
SITE PLAN  
PUBLIC RESERVE  
DP 1184494  
LOT 2105



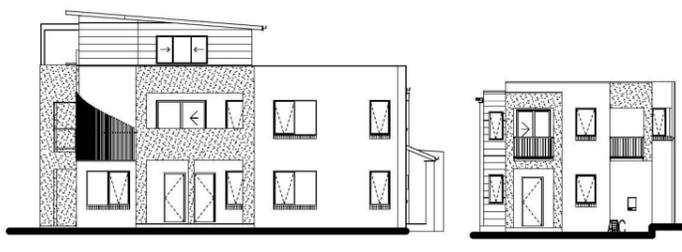
PROMENADE ELEVATION



REAR LANE ELEVATION



RADCLIFFE PLACE ELEVATION



COMBEWOOD AVENUE ELEVATION

NOTIFICATION PLAN

**FIRSTSTYLE HOMES**  
 FIRSTSTYLE HOMES Pty.Ltd  
 Lic No. 113412C  
 ACN. 087 773 779  
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 EMAIL: design@firststyle.com.au

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 the best in the business

**MASTER BUILDERS ASSOCIATION**  
 MEMBER  
 MASTER BUILDER, BETTER BUILDER

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A. RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.
- ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND CERTIFICATION AS PER REQUIRED BY COUNCIL.
- ALL WORK TO BE CARRIED OUT IN A PROFESSIONAL AND WORKMANSHIP LIKE WORKMANSHIP LIKE MANNER ACCORDING TO THE PLANS AND SPECIFICATION.
- ALL DIMENSIONS ARE TO BE CHECKED & VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORK. ALL LEVELS ARE SUBJECT TO FINAL SURVEY AND SETOUT BY REGISTERED SURVEYOR.
- FIRSTSTYLE HOMES SITE SAFETY RULES APPLY.
- DO NOT SCALE FROM DRAWING. LARGER SCALE DRAWINGS & WRITTEN DIMENSIONS TAKE PREFERENCE.
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**NOTE:**  
 ALL COMPONENTS SUCH AS: APPLIANCES; PLUMBING FITTINGS & FIXTURES; DOORS; CABINETS; HANDLES; PC ITEMS; ARE SHOWN ON THE PLANS & ELEVATIONS FOR ILLUSTRATION PURPOSES ONLY & TO COMMUNICATE APPROX SIZES. PLEASE REFER TO YOUR SPECIFICATIONS FOR YOUR RELEVANT INCLUSIONS.

PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: <b>FIRSTSTYLE</b>			
LOCATION: PROPOSED LOTS 178 - 193 PROMENADE, PENRITH 2750			
DP: 1205684	model: FIRSTSTYLE	facade: CUSTOM	council: PENRITH
Sheet: 2 of 61	drawn: 0.0,0	checked: 0.0	date: 7/10/2015
	scale:		quotation assessment: SK1
CLIENTS SIGNATURE		DATE	

SCHEDULE OF LINES

No	Bearing	Distance
1	340°40'35"	4.055
2	244°49'10"	5.315
3	338°12'20"	5.655
4	68°12'20"	4.245
5	154°49'10"	4.485
6	340°40'35"	5.41
7	70°40'35"	4.42
8	158°12'20"	4.245
9	248°12'20"	5.655
10	70°40'35"	5.895
11	158°12'20"	5.655
12	293°12'20"	5.85
13	203°12'20"	8.8
14	198°52'55"	7.02
15	67°17'20"	9.305
16	337°16'25"	7.58
17	68°12'20"	4.245
20	227°59'35"	1.805
21	169°50'20"	1.375
22	0°03'05"	4.275 (DP1184495)
23	149°55'40"	26.08 (DP1184498)
24	65°43'15"	23.83
25	84°08'45"	7.14 (DP1201424)
26	303°37'25"	18.285 (DP1201424)

SCHEDULE OF REFERENCE MARKS

No.	BEARING	DISTANCE	DESCRIPTION
A	96°46'28"	3.915 & 15.53	DH&WFD (DP1184495)
B	38°42'30"	3.955 & 14.99	DH&WFD (DP1184495)
C	246°04'05"	1.665	DH&WFD (DP1184495)
D	120°44'	3.655	DH&WFD (DP1184495)
E	108°33'05"	14.665	DH&WFD (DP1184494)
F	128°57'35"	14.76	DH&WFD (DP1184499)
G	148°43'25"	16.88	SSM191397
H	316°08'	3.55	DH&WFD (DP1171491)

SCHEDULE OF REFERENCE MARKS

No.	BEARING	DISTANCE	DESCRIPTION
G	91°35'30"	5.915	DH&WFD (DP1171491)
H	67°19'30"	11.59	DH&WFD (DP1171491)
I	84°40'25"	17.64	DH&WFD (DP1171491)
J	267°18'50"	4.125	DH&WFD (DP1184499)
K	326°22'	7	DH&WFD (DP1184499)
L	1°44'10"	4.09	SSM191398FD (DP1184494)
M	156°28'40"	4.61 & 22.715	DH&WFD (DP1184495)
N	303°02'	6.31	DH&WFD (DP1184495)
O	22°14'25"	3.765	DH&WFD (DP1184494)
P	196°56'05"	4.045 & 17.84	DH&WFD (DP1184495)
Q	41°17'40"	1.155	DH&WFD (DP1184494)
R	308°02'15"	11.78	DH&WFD (DP1184494)
S	268°40'	9.425	DH&WFD (DP1184499)
T	321°24'45"	16.7	DH&WFD (DP1184494)

SCHEDULE OF REFERENCE MARKS

No.	BEARING	DISTANCE	DESCRIPTION
Q	203°12'20"	1.155	DH&W
R	277°59'	1.5 & 5	DH&W
S	203°12'20"	1.155	DH&W
T	18°17'05"	1.15 & 6.45	DH&W
U	23°12'20"	0.655	DH&W
V	32°36'30"	1.21 & 6.56	DH&W
W	23°12'20"	0.655	DH&W
X	293°12'20"	3.475 & 11.25	DH&W
Y	293°12'20"	3.42 & 11.3	DH&W

SCHEDULE OF CURVED BOUNDARIES

No.	BEARING	CHORD	ARC	RADIUS
18	172°29'25"	3.065	3.215	3
19	162°33'10"	6.515	7.095	5

Surveyor: GRAHAM JOHN HALL  
Date of Survey: 25 JUNE 2015  
Surveyor's Ref: 72-10-382

PLAN OF  
SUBDIVISION OF LOT 3106 DP1184499

LGA: PENRITH  
Locality: PENRITH  
Subdivision No.  
Lengths are in metres. Reduction Ratio 1: 800

Registered

D.P.

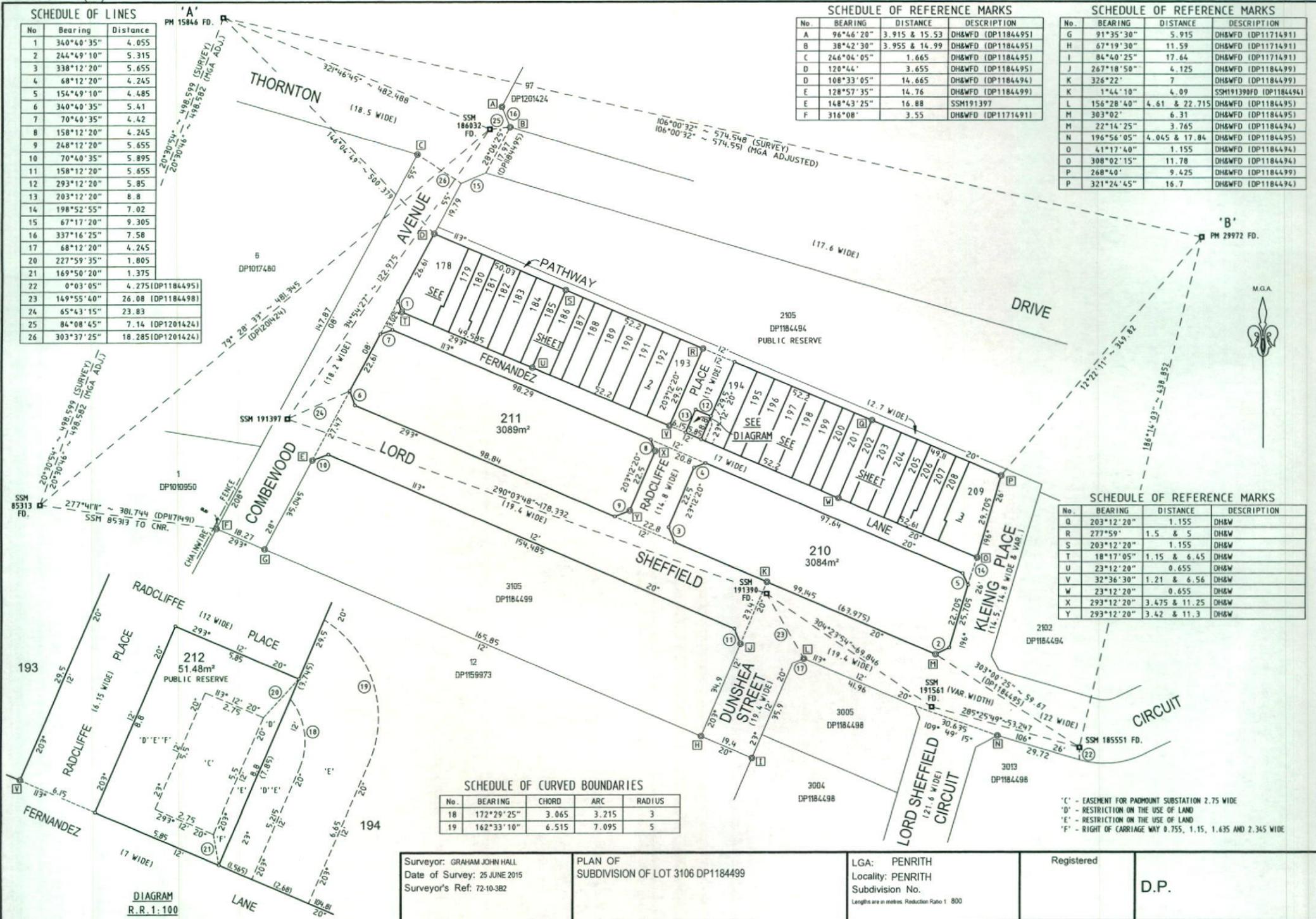


DIAGRAM  
R.R. 1: 100

CAD REF: 2015-10 North Penrith - Survey\_Mac2015 (Plan077052049)

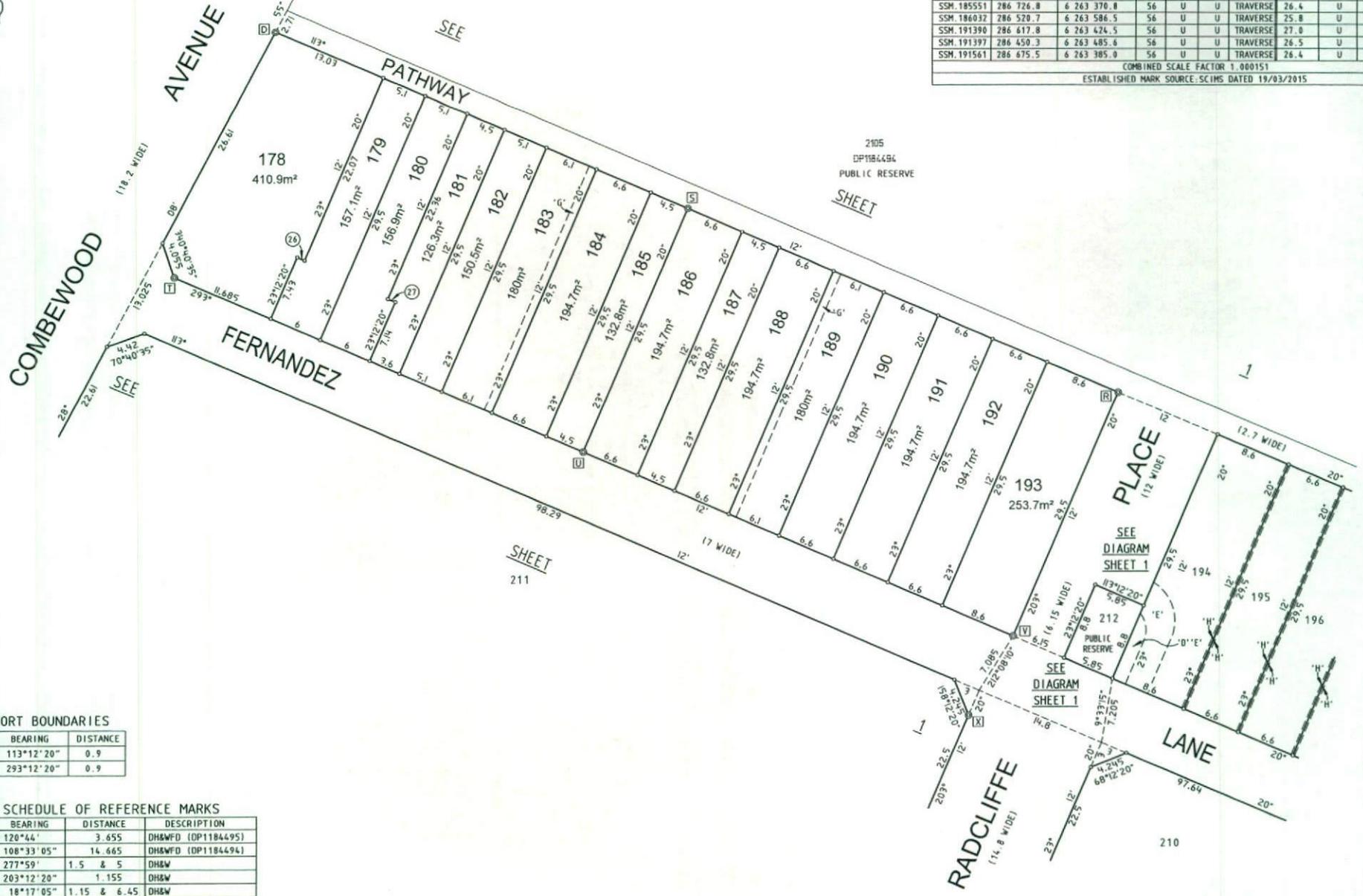
M.G.A.



- 'D' - RESTRICTION ON THE USE OF LAND
- 'E' - RESTRICTION ON THE USE OF LAND
- 'G' - EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE
- 'H' - EASEMENT FOR SUPPORT 0.2 WIDE

SURVEYING & SPATIAL INFORMATION REGULATION 2012: CLAUSES 35(1)(b), 43(2) & 61(2)											
M.G.A. COORDINATES & A.H.D. HEIGHTS											
MARK	EASTING	NORTHING	ZONE	CLASS	ORDER	ORIGIN	HEIGHT	CLASS	ORDER	ORIGIN	
P.M. 15844	286 222.093	6 263 965.567	56	B	2	SCIMS	26.087	LB	L2	SCIMS	
P.M. 29972	286 774.447	6 263 807.088	56	B	2	SCIMS	25.447	LB	L2	SCIMS	
SSM. 85313	286 047.354	6 263 498.526	56	C	3	SCIMS	20	U	U	SCIMS	
SSM. 185551	286 726.8	6 263 370.8	56	U	U	TRAVERSE	26.4	U	U	TRIG HEIGHT	
SSM. 186032	286 520.7	6 263 586.5	56	U	U	TRAVERSE	25.8	U	U	TRIG HEIGHT	
SSM. 191390	286 617.8	6 263 424.5	56	U	U	TRAVERSE	27.0	U	U	TRIG HEIGHT	
SSM. 191397	286 650.3	6 263 485.6	56	U	U	TRAVERSE	26.5	U	U	TRIG HEIGHT	
SSM. 191561	286 675.5	6 263 385.0	56	U	U	TRAVERSE	26.4	U	U	TRIG HEIGHT	

COMBINED SCALE FACTOR 1.000151  
ESTABLISHED MARK SOURCE: SCIMS DATED 19/03/2015



SHORT BOUNDARIES

No.	BEARING	DISTANCE
26	113°12'20"	0.9
27	293°12'20"	0.9

SCHEDULE OF REFERENCE MARKS

No.	BEARING	DISTANCE	DESCRIPTION
D	120°44'	3.655	DH&WD (DP1184495)
D	108°33'05"	14.665	DH&WD (DP1184494)
R	277°59'	1.5 & 5	DH&W
S	203°12'20"	1.155	DH&W
T	18°17'05"	1.15 & 6.45	DH&W
U	23°12'20"	0.655	DH&W
V	32°36'30"	1.21 & 6.56	DH&W
X	293°12'20"	3.475 & 11.25	DH&W

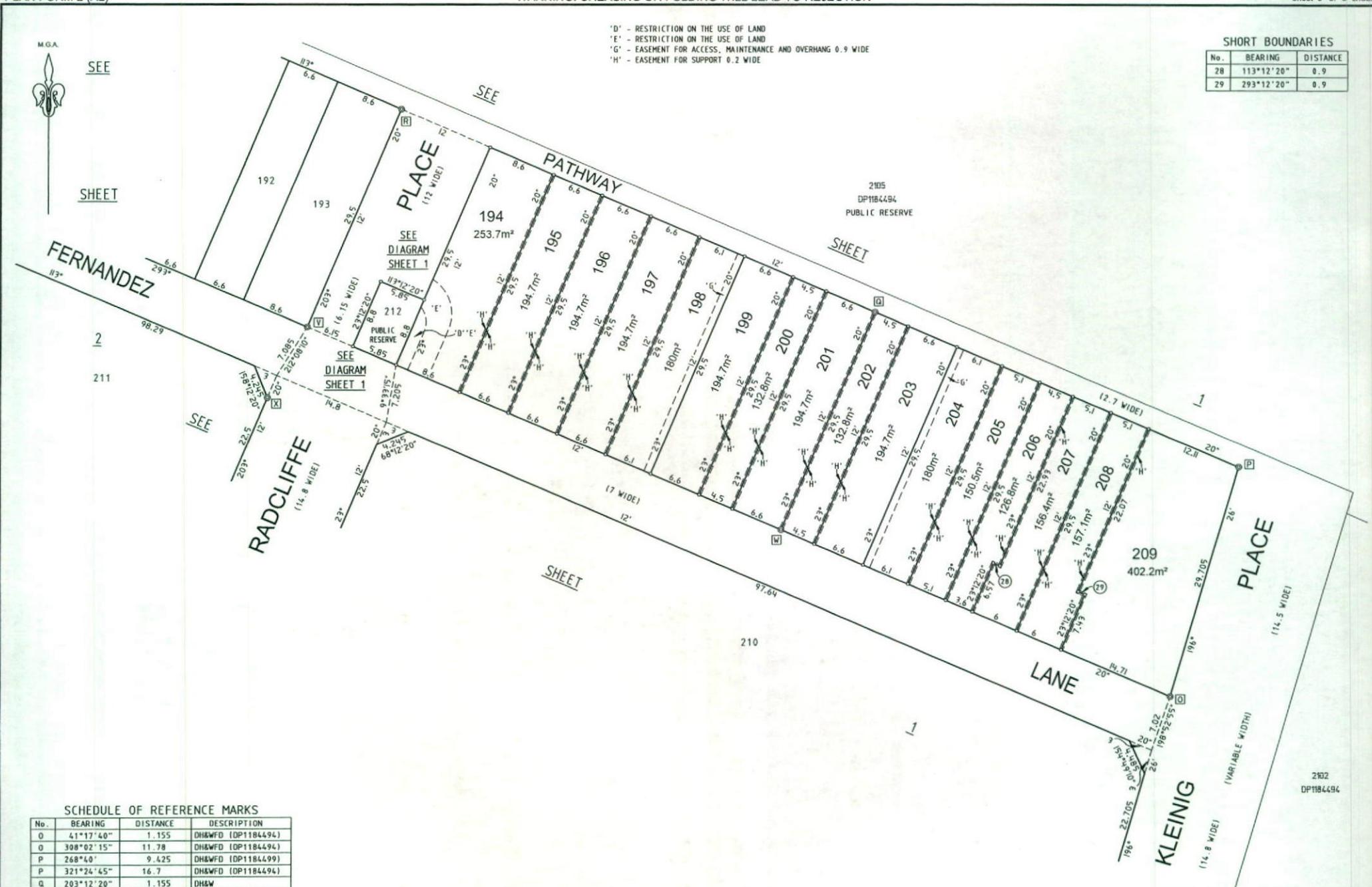
Surveyor: GRAHAM JOHN HALL Date of Survey: 25 JUNE 2015 Surveyor's Ref: 72-10-382	PLAN OF SUBDIVISION OF LOT 3106 DP1184499	LGA: PENRITH Locality: PENRITH Subdivision No. Lengths are in metres. Reduction Ratio 1:300	Registered	D.P.
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CAD FILE: 210718 NorthPenrith - Survey - LincCAD - Penrith1803181

'D' - RESTRICTION ON THE USE OF LAND  
 'E' - RESTRICTION ON THE USE OF LAND  
 'G' - EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE  
 'H' - EASEMENT FOR SUPPORT 0.2 WIDE

SHORT BOUNDARIES

No.	BEARING	DISTANCE
28	113°12'20"	0.9
29	293°12'20"	0.9



SCHEDULE OF REFERENCE MARKS

No.	BEARING	DISTANCE	DESCRIPTION
O	41°17'40"	1.155	DH&WFD (DP1184494)
Q	308°02'15"	11.78	DH&WFD (DP1184494)
P	268°40'	9.425	DH&WFD (DP1184499)
P	321°24'45"	16.7	DH&WFD (DP1184494)
Q	203°12'20"	1.155	DH&W
R	277°59'	1.5 & 5	DH&W
V	32°36'30"	1.21 & 6.56	DH&W
W	23°12'20"	0.655	DH&W
X	293°12'20"	3.475 & 11.25	DH&W

Surveyor: GRAHAM JOHN HALL Date of Survey: 25 JUNE 2015 Surveyor's Ref: 72-10-382	PLAN OF SUBDIVISION OF LOT 3106 DP1184499	LGA: PENRITH Locality: PENRITH Subdivision No. Lengths are in metres. Reduction Ratio 1:300	Registered  D.P.
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