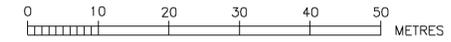


DEVELOPER CONTRACT PLAN
 STAGE 1.3
 LOW INFILTRATION SEWER
 WORK-AS-CONSTRUCTED



NOTES :-

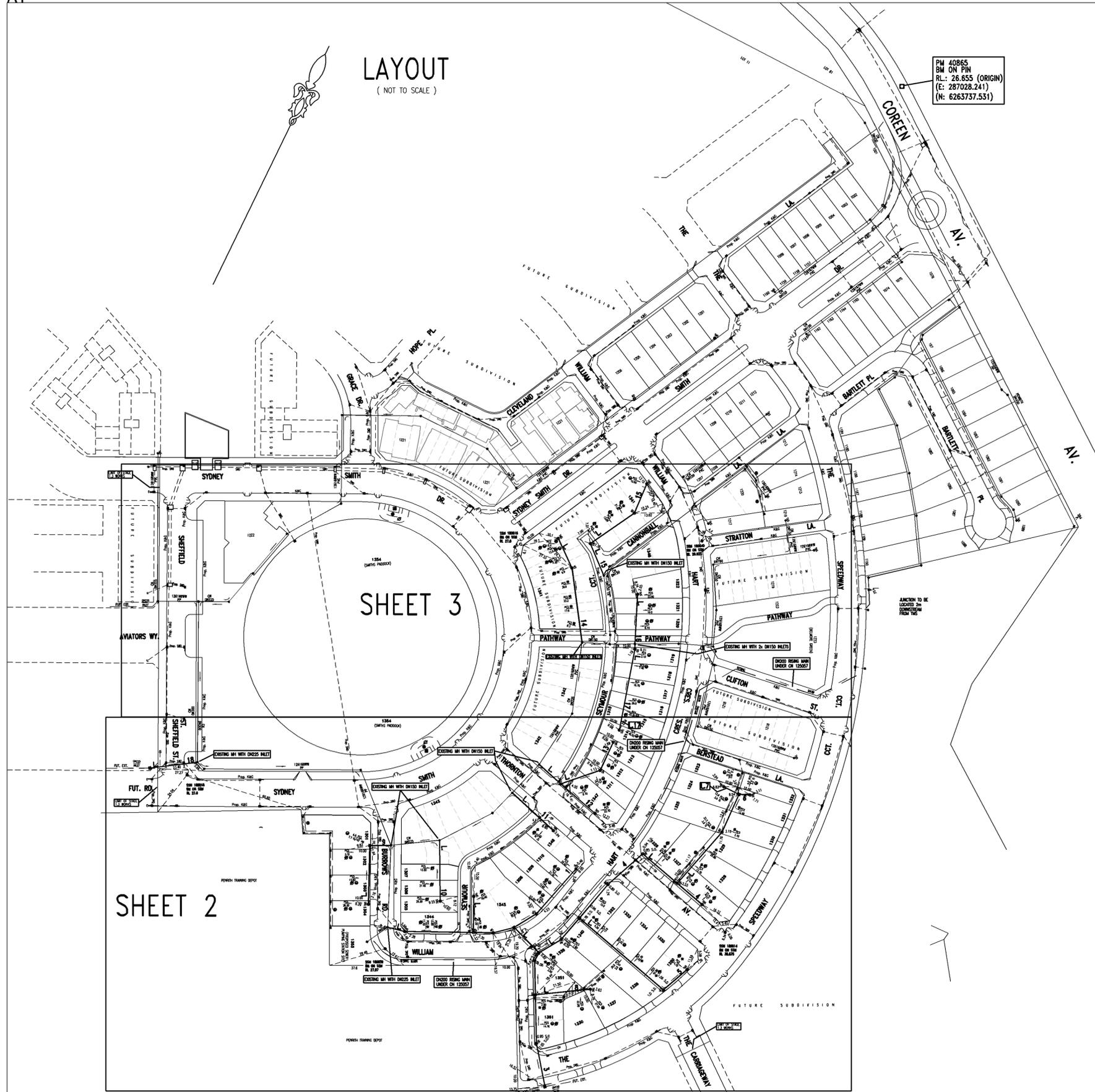
- WATER SERVICING COORDINATOR
 QALCHEK PTY LTD (CERTIFIED No. 289)
 77 UNION RD
 PENRITH 2750
 Ph. No. 47 228181
 FOR
 LANDCOM
 c/o WORLEY PARSONS
 141 WALKER ST., NORTH SYDNEY, NSW 2060
 PH.: 8923 8866
- ALL LOTS WERE VACANT AT TIME OF SURVEY.
- ALL STRUCTURES CONSTRUCTED TO FINISHED SURFACE LEVELS.
- PIPES CONCRETE ENCASED SHOWN ACCORDINGLY: (REFER SEW-1205-V)
- BUILDING OVER/ADJACENT TO SEWER. CONDITIONS WILL APPLY. REFER TO QALCHEK FOR DETAILS.
- ALL LEVELS ELECTRONICALLY GENERATED. NO LEVEL BOOK AVAILABLE.
- THE MINIMUM NUMBER OF FIELD COMPACTION TESTS CONDUCTED TO SATISFY THE SEWERAGE CODE OF AUSTRALIA ARE:
 SAND/CEMENT BACKFILL WAS USED AT ROAD CROSSINGS.
 PIPE EMBEDMENT ZONE: 7 TESTS CONDUCTED
 TRENCH FILL ZONE (TRAFFICABLE): 0 TESTS CONDUCTED (SAND/CEMENT BACKFILL WAS USED AT ROAD CROSSINGS)
 TRENCH FILL ZONE (NON TRAFFICABLE): 28 TESTS CONDUCTED
 TRENCH FILL ZONE (MANHOLES): 107 TESTS CONDUCTED
 TRENCH FILL ZONE (TOTAL): 135 TESTS CONDUCTED
- THE REVIEW OF ENVIRONMENTAL FACTORS WAS AN INTEGRAL PART OF THIS DESIGN AND ARE READ IN CONJUNCTION WITH THIS PLAN.
- ALL EXCAVATION, SHORING EXCAVATION AND STABILITY OF ADJACENT STRUCTURES WAS THE RESPONSIBILITY OF THE CONSTRUCTOR
- FOR ALL MS'S EXTERNAL BENDS WAS ONLY USED IF NECESSARY
- THE PLANS ARE BASED ON THE FOLLOWING ENGINEERING PLANS SUPPLIED BY WORLEY PARSONS:
 0721015[02].DWG (FROM 26.09.11)
 X-STAGE1 STORMWATER PLAN.DWG (FROM 04.10.11)
 DRAINAGE-LS-PLAN.DWG (FROM 04.10.11)
 X-LOT LAYOUT.DWG (FROM 04.10.11)
 X- ROAD CONTOURS.DWG (FROM 04.10.11)
 STORMWATER LAYOUT.DWG (FROM 04.10.11, 06.07.12)
 FOR ELECTRICAL PLANS: SUPPLIED BY CRAIG AND RHODES 31.01.2012: PLANS DONE BY CONNECT (REF. NUMBER M600C D1-01 AND M600D D1-01)
 SURFACE PROFILE: STAGE 1 DESIGN.DWG (FROM 06.07.11)
- THE WORKS AND MATERIALS ARE IN ACCORDANCE WITH THE SEWER RETICULATION CODE OF AUSTRALIA (WSA 02-2002-2.2 VERSION 3) INCLUDING THE SYDNEY WATER SUPPLEMENT & APPENDICES AND THE TECHNICAL SPECIFICATION FOR LOW INFILTRATION SEWER SYSTEMS
- MAINTENANCE STRUCTURE OPTIONS ARE LIMITED TO CAST IN-SITU MAINTENANCE HOLES, PLASTIC MAINTENANCE SHAFTS AND PLASTIC TERMINAL MAINTENANCE SHAFTS.
- CONSTRUCTOR WAS RESPONSIBLE TO FOLLOW ANY TESTING PROCEDURES SET OUT IN SECTION L10.1 AND L10.2 OF THE TECHNICAL SPECIFICATION FOR LOW INFILTRATION SEWER SYSTEMS
- AREAS HATCHED THUS NOT DRAINED.

IMPORTANT NOTES FOR PCS'S:

- ALL PCS CONNECTIONS TO I.S. ARE AT 1.0m & 90° TO MAIN UNLESS OTHERWISE INDICATED. CONTRACTOR ADVISED THAT ALL I.S. ARE AT SURFACE LEVEL UNLESS OTHERWISE INDICATED.
- DENOTES STANDARD PCS CONNECTION (REFER LIS FIG.5 STANDARD CONNECTION)
- DENOTES SLOPED PCS CONNECTION (REFER LIS FIG.5 SLOPED CONNECTION)
- DENOTES DEEP PCS CONNECTION (REFER LIS FIG.6)
- DENOTES PCS CONCRETE ENCASED (IN CONJUNCTION WITH SYMBOLS ABOVE)
- PCS'S HAVE MINIMUM STIFFNESS RATING OF SN10 JOINING ARE SOLVENT WELDED.
- IT WAS THE RESPONSIBILITY OF THE CONSTRUCTOR TO PROVIDE THE CHAINAGES FOR THE PCS'S, THE LENGTH OF THE PCS'S, THE TYPE OF CONNECTION USED, THE LENGTH TO THE IO AND THE INVERT LEVEL AT THE PCS (IF APPLICABLE) TO THE WSC FOR WAE PURPOSES
- WAC PREPARED FROM INFORMATION SUPPLIED (IN PARTS) BY GRAHAM HALL REGISTERED SURVEYOR.

- EASEMENT FOR PADMOUNT SUBSTATION (2.75m WIDE)
- RESTRICTION ON THE USE OF LAND (3m WIDE)
- RESTRICTION ON THE USE OF LAND (5m WIDE)
- DRAINAGE EASEMENT 1.5 WIDE
- INFORMATION NOT AVAILABLE, MEASUREMENT INDICATIVE ONLY.

LAYOUT
 (NOT TO SCALE)



SHEET 3

SHEET 2

PLAN DRAWN DATE: 26.02.2014 VERSION: 1 SHEET 1 OF 6 SHEETS

PLAN TO BE READ IN CONJUNCTION WITH CURRENT SYDNEY WATER STANDARDS SYDNEY WATER CORPORATION
 PRIOR TO COMMENCEMENT OF EXCAVATION FOR PROPOSED AND EXISTING SERVICES CONTACT:-
 DIAL BEFORE YOU DIG Ph. 1100
 ELECTRICITY Ph.
 GAS Ph.
 TELECOMMUNICATIONS Ph. 132 092
 SWC Ph. 132 092
 GIVING AT LEAST 48 HOURS NOTICE.

UTILITIES			
TYPE	DATE	REF.	TYPE
PROP. STORMWATER: SWD	21.07.11	DESIGN	
	19.07.11	ENG.PLAN	
PM 40865 (ORIGIN)	01.03.11	SURVEY	

WORK AS CONSTRUCTED CERTIFICATION			
DEVELOPER	LANDCOM		
WATER SERVICE CO-ORDINATOR	QALCHEK PTY LTD		
CONSTRUCTOR	BOONDELL P/L		
COMPLETED	19/02/2013	W.A.C. PREPARED	07/03/2013
DESIGNER	QALCHEK PTY LTD		
I CERTIFY THAT THE WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE WORK AS CONSTRUCTED DRAWINGS.			

PIPE SCHEDULE				
SIZE DN	TYPE	CLASS	LENGTH	PIPE JOINING METHOD / NOTES
225	UPVC	SN8	89.46	RRJ
150	UPVC	SN8	789.73	RRJ
100	UPVC	SN10	86.3	SW (NOTE 16 & 17)

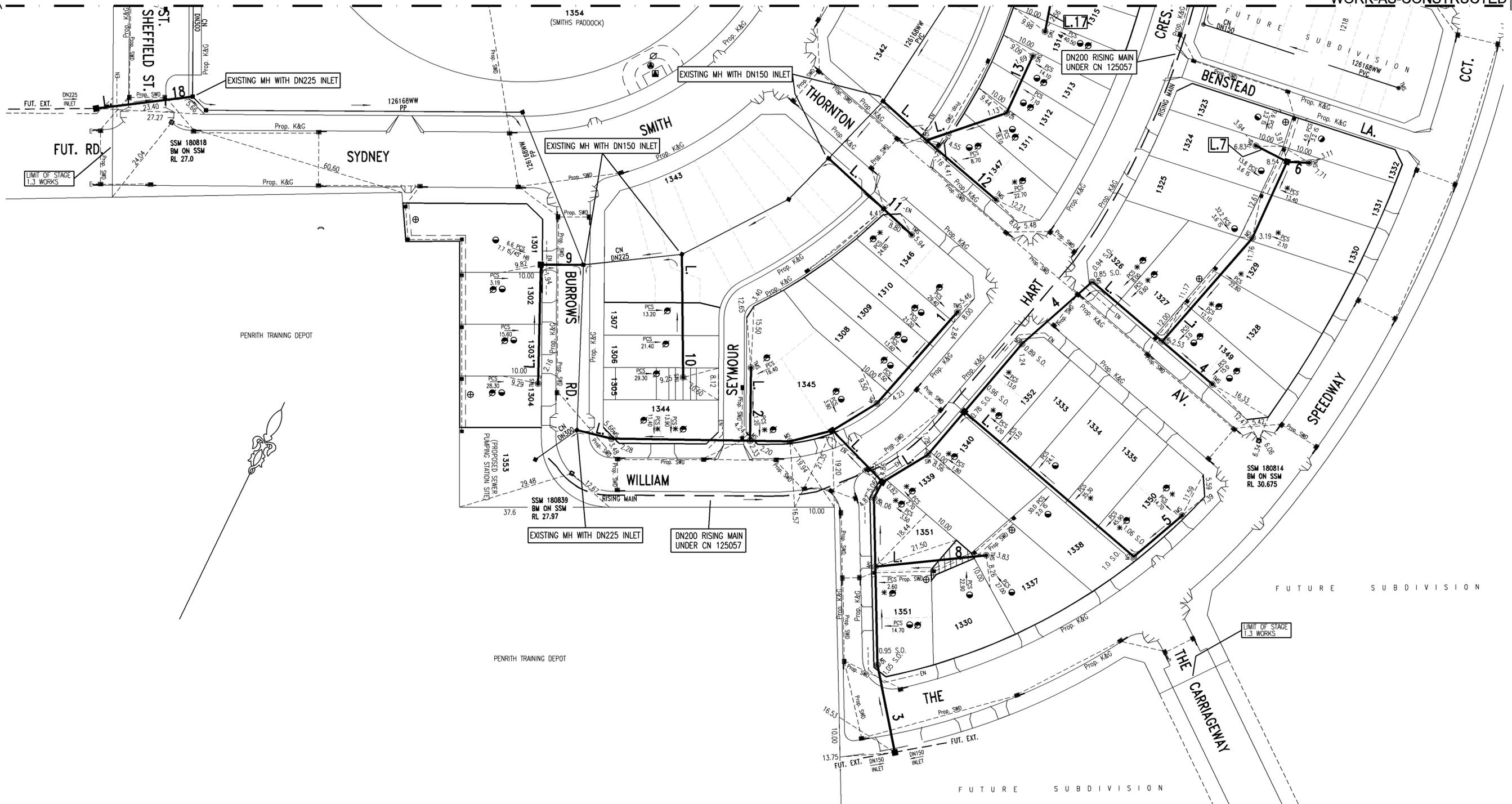
DESIGN HEAD . . . m NO BOUNDARY TRAPS REQUIRED.

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

NO AMENDMENTS ARE TO BE MADE TO THIS PLAN WITHOUT REFERENCE TO SYDNEY WATER. THIS PLAN IS NOT NECESSARILY UP TO DATE OR CORRECT AND SYDNEY WATER ACCEPTS NO RESPONSIBILITY.
 U.B. DIRECTORY . . . MAP.163/K6 (45th Ed.) . . .
 SHEET 1 OF 6 File No. N/A

Sydney WATER SYDNEY WATER CORPORATION
 Case No.126169WW
PENRITH SEWERAGE
 DRAINS TO
 SPS 1142
 PENRITH STP

SEE SHEET 3 FOR CONTINUATION



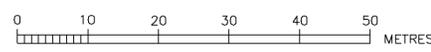
PENRITH TRAINING DEPOT

PENRITH TRAINING DEPOT

FUTURE SUBDIVISION

FUTURE SUBDIVISION

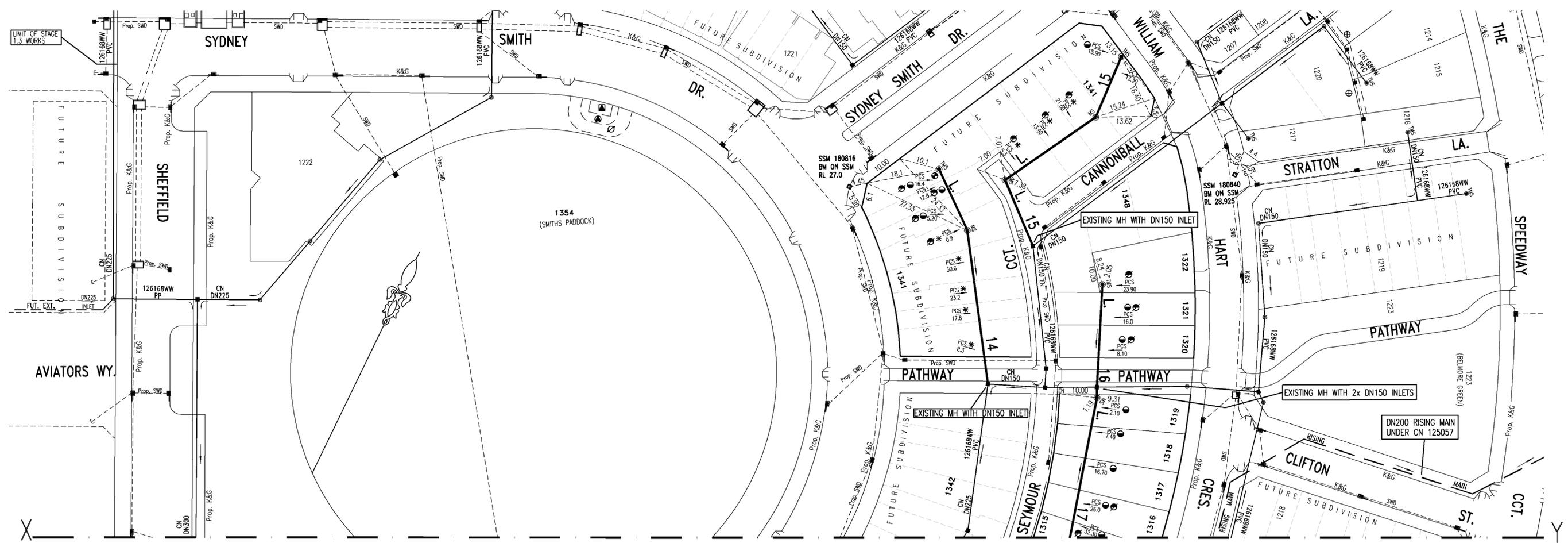
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- ⊙ RESTRICTION ON THE USE OF LAND (3m WIDE)
- ⊙ RESTRICTION ON THE USE OF LAND (5m WIDE)
- ⊕ DRAINAGE EASEMENT 1.5 WIDE



NUMBER	AMENDMENT	INITIAL	DATE
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C	ISSUE FOR SWC ENDORSEMENT	F.J.	20.02.12
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E	L15 EXTENDED BY 20m. LEVELS AMENDED	F.J.	02.08.12
F	MS CHANGED TO MH AT L4/L5 CONNECTION	F.J.	09.08.12
G	FUTURE BOUNDARIES OF LOTS 1341-1343 CHANGED. L14 EXTENDED BY 1.60m AND JUNCTION ADDED ON L14	F.J.	18.11.12
H	WORK AS CONSTRUCTED	S.D.	07.03.13
I	WORK AS CONSTRUCTED AMENDED L14	G.W.	25.02.14

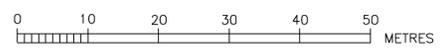
WORK AS CONSTRUCTED CERTIFICATION		Sydney WATER SYDNEY WATER CORPORATION	
DEVELOPER	LANDCOM	Case No. 126169WW SHT 2 OF 6 SHTS. SYDNEY WATER CORPORATION FOR DETAILS OF SERVICES SEE SHEET 1	
W.S.C.	QALCHEK PTY LTD		
CONSTRUCTOR	BOOMDELL P/L		
COMPLETED	19/02/2013		
W.A.C. PREPARED	07/03/2013		
DESIGNER	QALCHEK PTY LTD		

PLAN DRAWN DATE: 25/02/2014 VERSION: 1 SHEET 2 OF 6 SHEETS



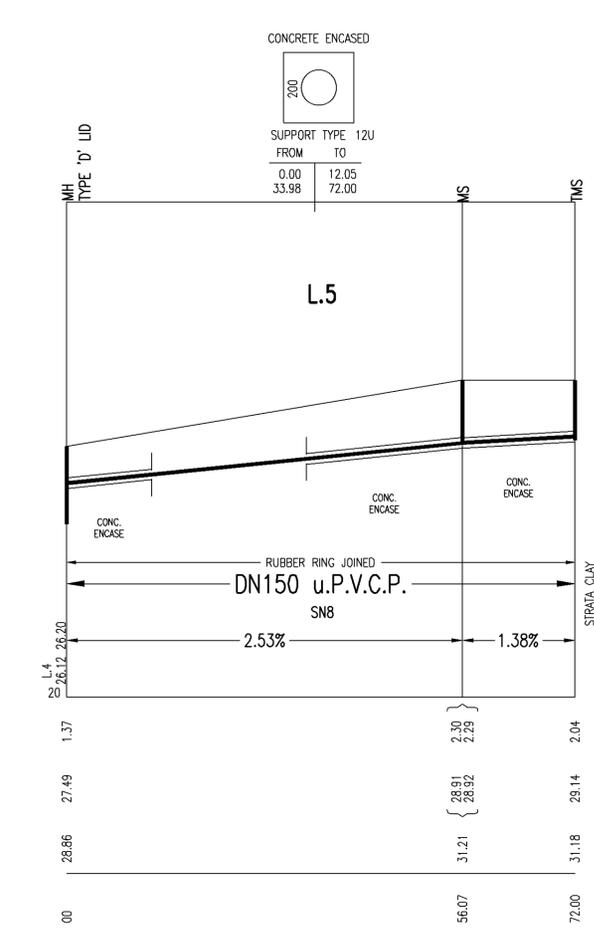
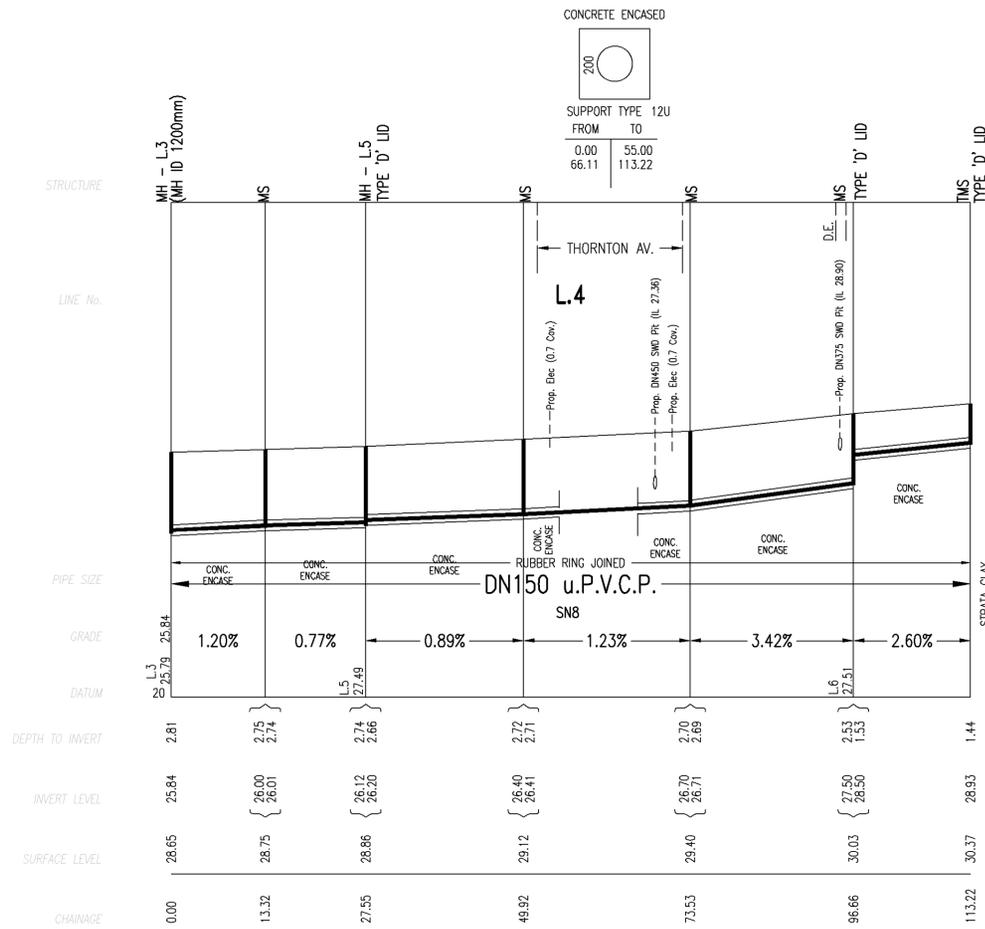
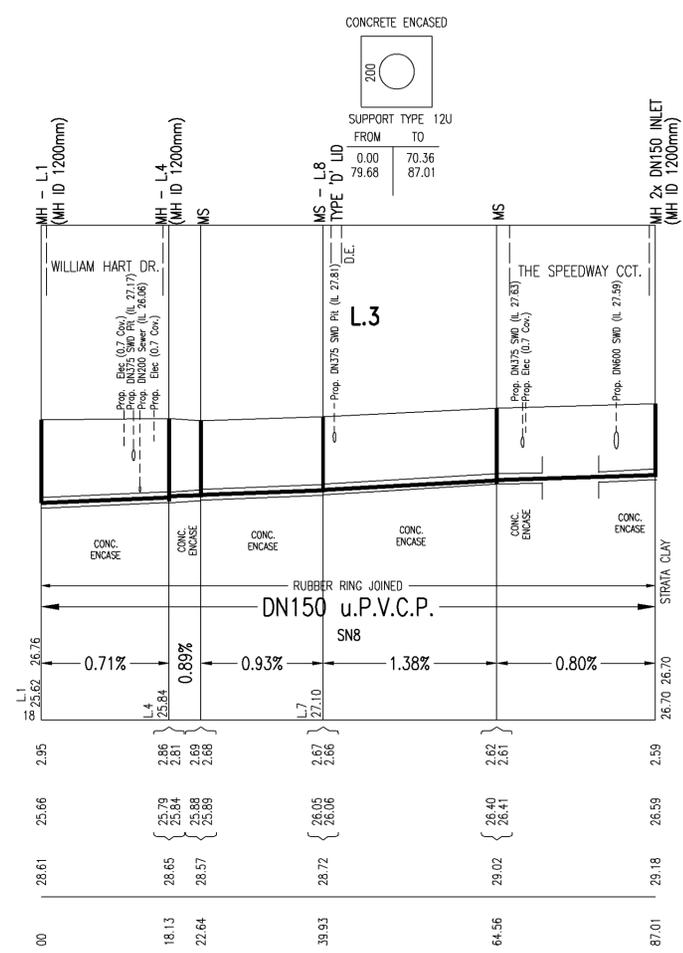
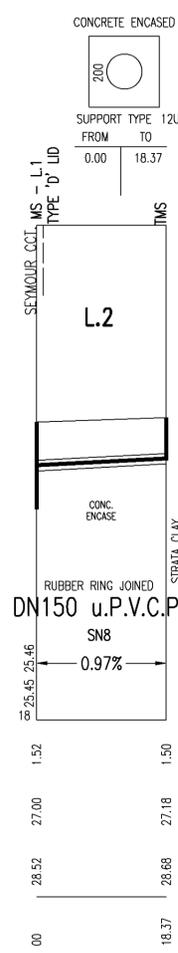
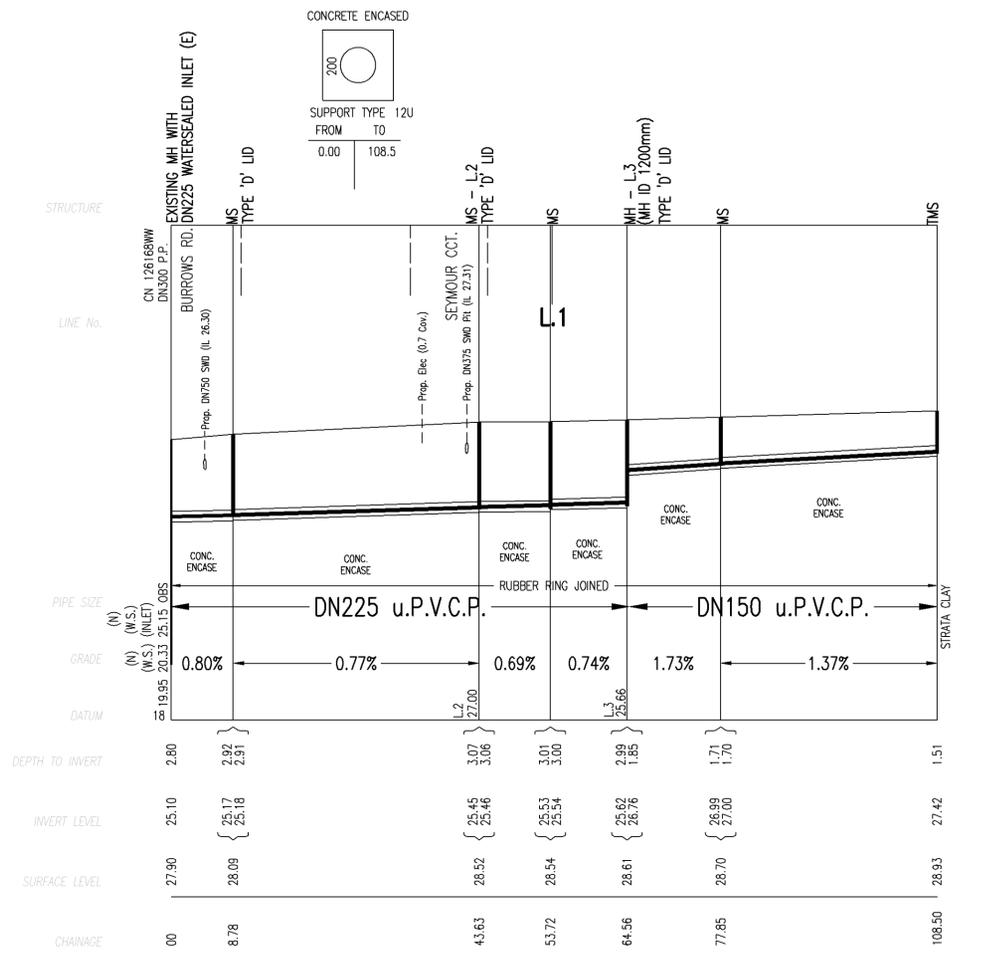
CONTINUATION FROM SHEET 2

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- ⊕ DRAINAGE EASEMENT 1.5 WIDE
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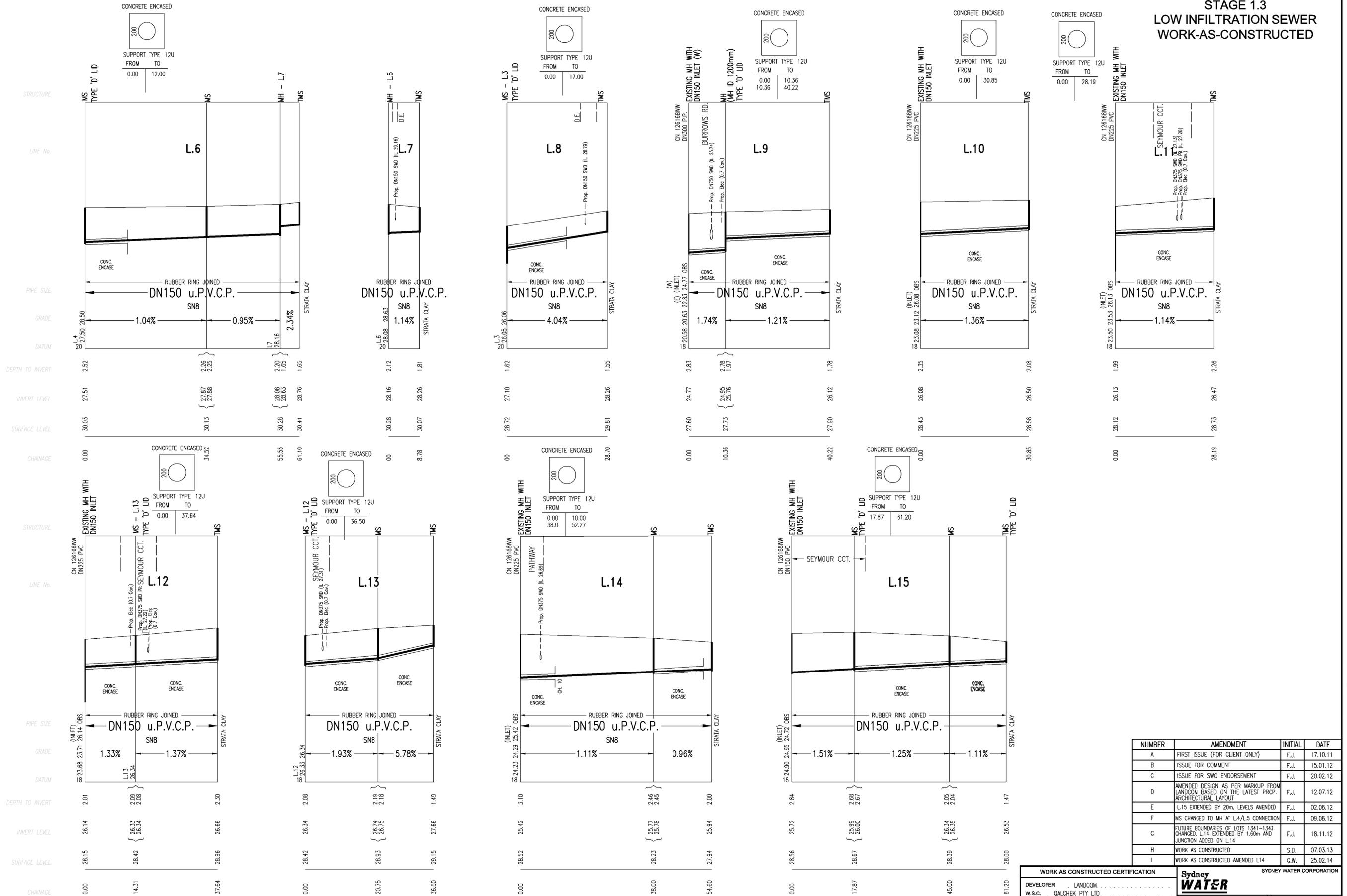
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WORK AS CONSTRUCTED CERTIFICATION		SYDNEY WATER CORPORATION	
DEVELOPER	LANDCOM	Sydney WATER	
W.S.C.	QALCHEK PTY LTD.		
CONSTRUCTOR	BOOMDELL P/L	Case No. 126169WW SHT 3 OF 6 SHTS.	
COMPLETED	19/02/2013	SYDNEY WATER CORPORATION FOR DETAILS OF SERVICES SEE SHEET 1	
W.A.C. PREPARED	07/03/2013		
DESIGNER	QALCHEK PTY LTD.	I CERTIFY THAT THE WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE WORK AS CONSTRUCTED DRAWINGS	



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WORK AS CONSTRUCTED CERTIFICATION		SYDNEY WATER CORPORATION	
DEVELOPER	LANDCOM	Sydney WATER	
W.S.C.	QALCHEK PTY. LTD.		
CONSTRUCTOR	BOOMDELL P/L	Case No. 126169WW SHT 4 OF 6 SHTS.	
COMPLETED	19/02/2013	SYDNEY WATER CORPORATION FOR DETAILS OF SERVICES SEE SHEET 1	
W.A.C. PREPARED	07/03/2013		
DESIGNER	QALCHEK PTY. LTD.	SYDNEY WATER CORPORATION	
I CERTIFY THAT THE WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE WORK AS CONSTRUCTED DRAWINGS		FOR DETAILS OF SERVICES SEE SHEET 1	



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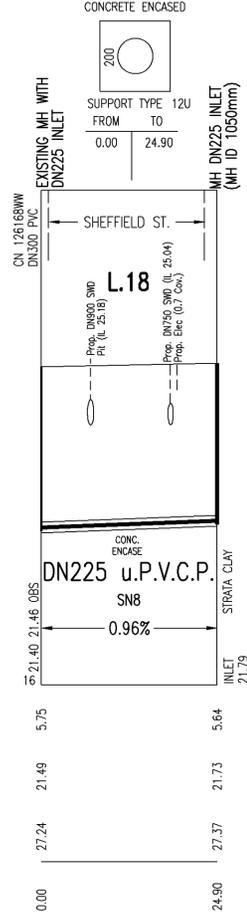
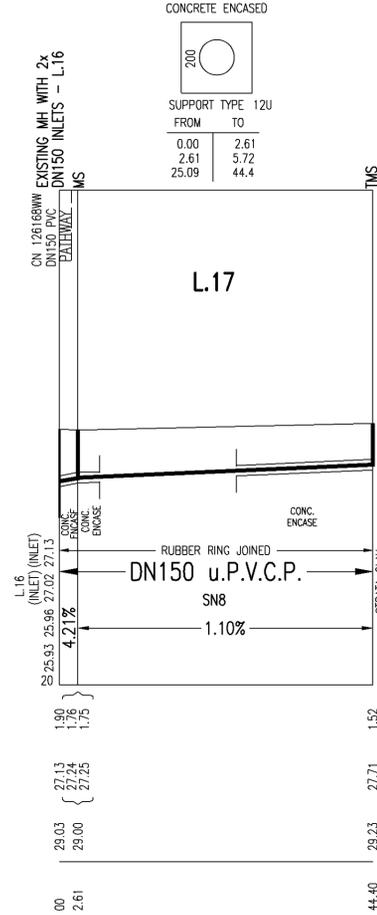
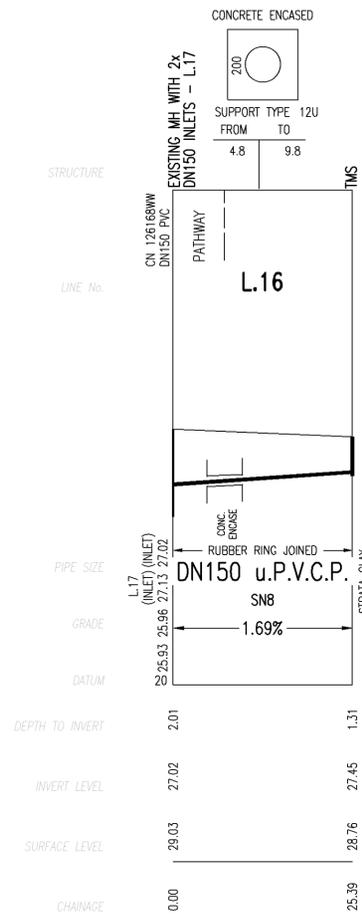
WORK AS CONSTRUCTED CERTIFICATION

DEVELOPER LANDCOM
W.S.C. QALCHEK PTY. LTD.
CONSTRUCTOR BOOMDELL P/L
COMPLETED 19/02/2013
W.A.C. PREPARED 07/03/2013

DESIGNER QALCHEK PTY. LTD.
I CERTIFY THAT THE WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE WORK AS CONSTRUCTED DRAWINGS

Sydney WATER
Case No. 126169WW SHT 5 OF 6 SHTS.

SYDNEY WATER CORPORATION
FOR DETAILS OF SERVICES SEE SHEET 1



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WORK AS CONSTRUCTED CERTIFICATION		Sydney WATER SYDNEY WATER CORPORATION	
DEVELOPER	LANDCOM	Case No. 126169WW SHT 6 OF 6 SHTS. SYDNEY WATER CORPORATION FOR DETAILS OF SERVICES SEE SHEET 1	
W.S.C.	QALCHEK PTY. LTD.		
CONSTRUCTOR	BOOMDELL P/L		
COMPLETED	19/02/2013		
W.A.C. PREPARED	07/03/2013		
DESIGNER	QALCHEK PTY LTD		

KEY

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

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

FIRSTSTYLE HOMES

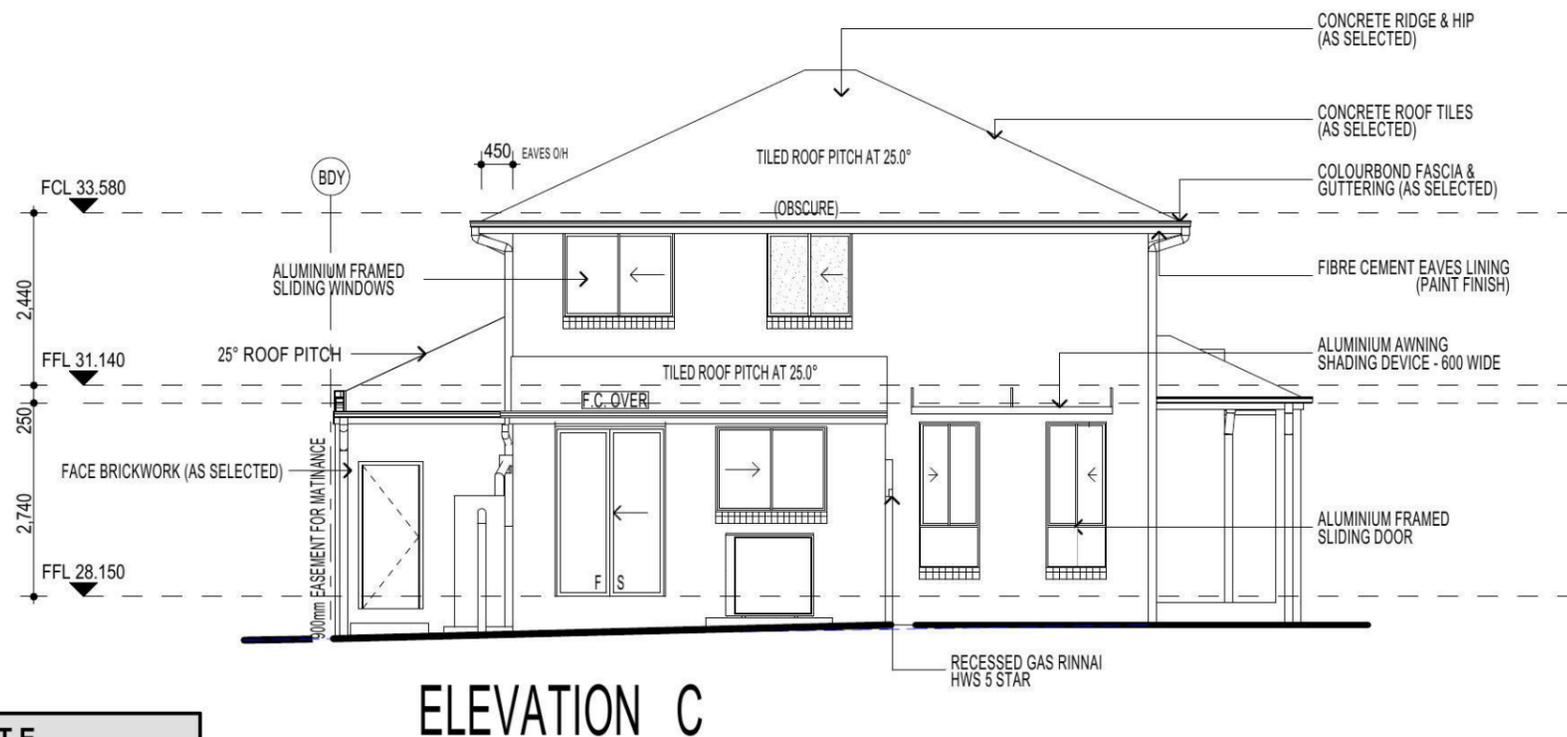
FIRSTSTYLE HOMES Pty.Ltd
Lic No. 113412C
ACN. 087 773 779
PO BOX 171, HOXTON PARK 2171

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

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the best in the business



• 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 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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ABSA Class 1 Building Single-Dwelling Certification

Certification Number: 1006174153
Certification Date: 14/03/2014
Assessor Name: Vic Vicaretti
Assessor Number: 20311
Assessor Signature: [Signature]

Simulated Energy: HEATING: 88.5 MJ/m² pa
Simulated Energy: COOLING: 54.7 MJ/m² pa
Rated with Downlights: Yes

NATHERS Rating 113.2 MJ/m² pa
4.5/10

FIBRE OPTIC WIRING PACKAGE

NOTE:
PROVIDE GRANITGARD TERMITE TREATMENT

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

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

PROMOTION: *LIVING/STYLE COLLECTION*

CLIENT: **FIRSTSTYLE**

LOCATION: LOT 2339 CNR OFCLEVELAND LANE & WALSHAW STREET, PENRITH NSW 2750

DP: SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH
model: SANDFIELD 20	facade: MILLENIUM
date: 24/03/2014	quotation assessment: SK1
Sheet: 5 of 9	drawn: G.P.
checked: P.D.	scale: 1:100, NTS

739-14

CLIENTS SIGNATURE: _____ DATE: _____ S.P. 0.0.

ELEVATIONS

KEY

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

NOTE:
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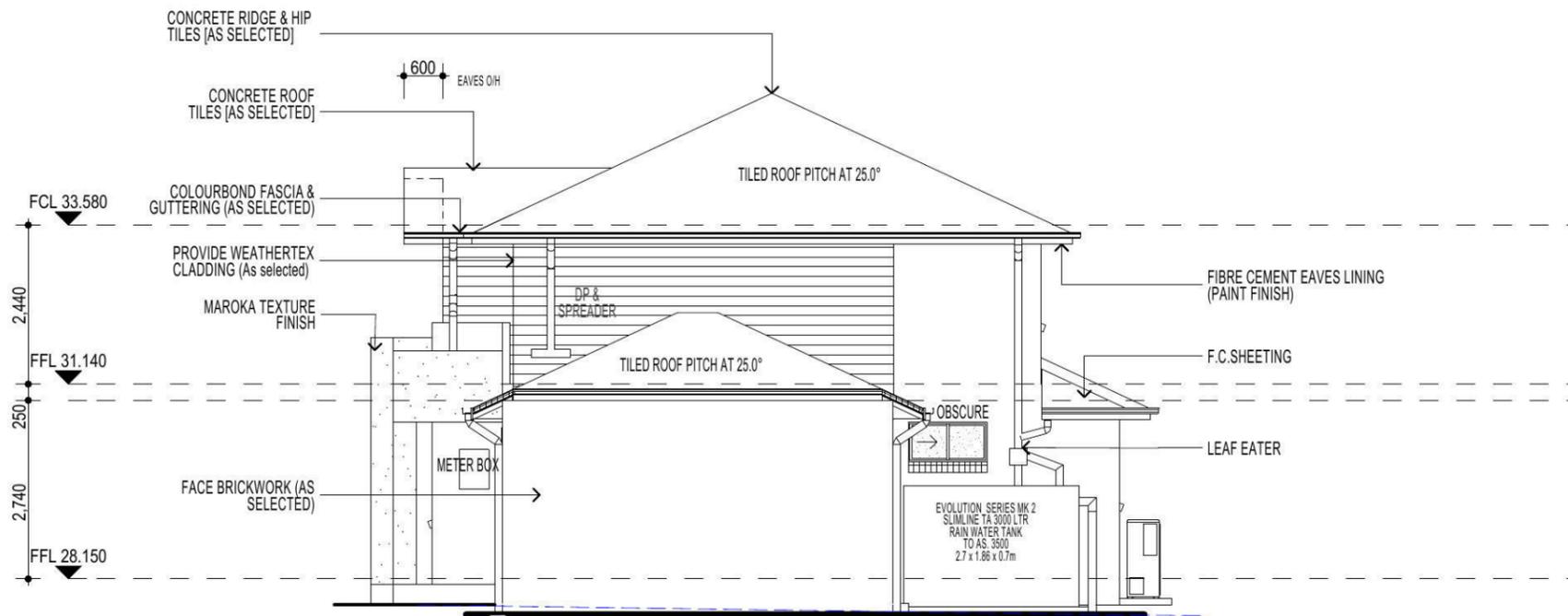
HIA members
the best in the business

MASTER BUILDERS ASSOCIATION
MEMBER
MASTER BUILDER, BETTER BUILDER

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ELEVATION B



ELEVATION D

FIBRE OPTIC WIRING PACKAGE

NOTE:
PROVIDE GRANITGARD TERMITE TREATMENT

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

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



PROMOTION:
LIVING/STYLE COLLECTION

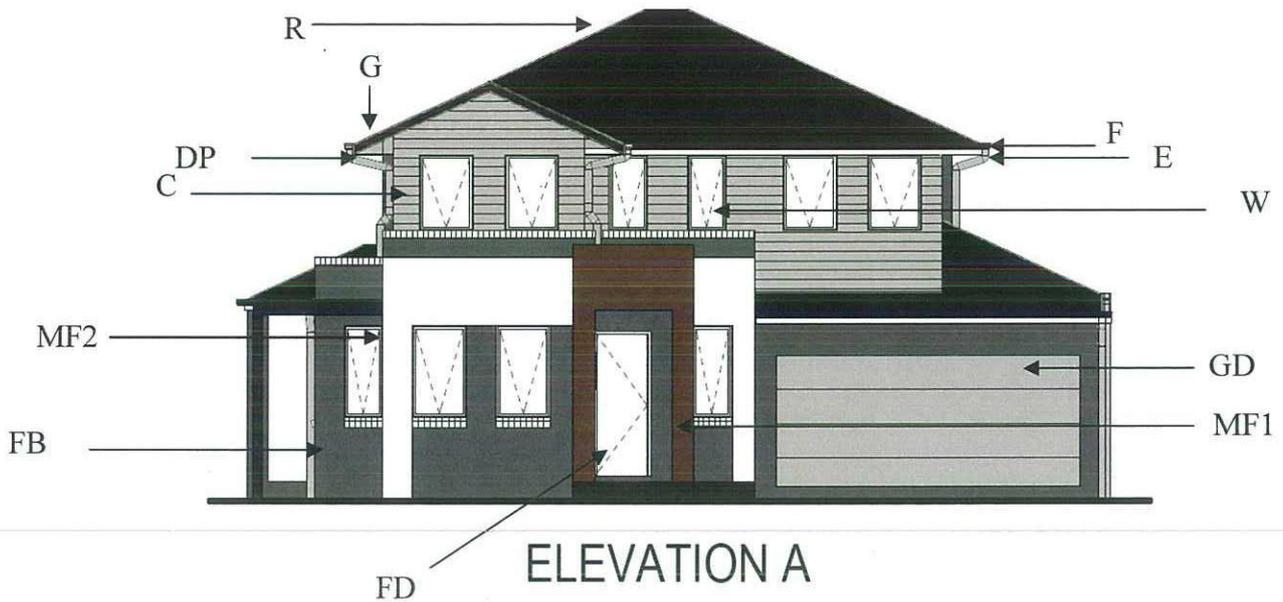
CLIENT:
FIRSTSTYLE

LOCATION:
LOT 2339 CNR OF CLEVELAND LANE & WALSHAW STREET, PENRITH NSW 2750

DP:	SUBDIVISION OF LOT 1197 DP 1171491	council:	PENRITH
model:	SANFIELD 20	facade:	MILLENNIUM
date:	24/03/2014	location assessment:	SK1
Sheet:	6 of 9	drawn:	G.P.
checked:	P.D.	scale:	1:100, NTS
			739-14

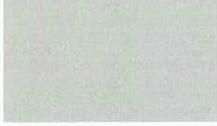
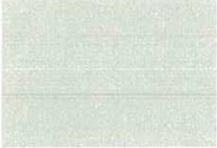
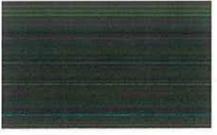
ELEVATIONS

LOT 2339
CLEVELAND LANE
THORNTON ESATE
NORTH PENRITH

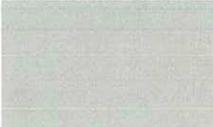
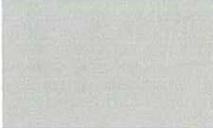


LOT 2339 EXTERNAL FINISHES SCHEDULE


Thorton Design Review Panel
 Reviewed *Ascot* Date *24/3/14*

Code	Area	Specification	Detail
R	Roof	Boral: Slim Line - Ebony	
G	Gutter	Colorbond: Monument	
F	Fascia	Colorbond: Surfmist	
C	Cladding	Colorbond: Shale Grey	
FB	Face Brick	Austral: Chiffon	
MF1	Moroka Finish	Bristol Auban P248-N6	
MF2	Moroka Finish	Surfmist	
W	Windows	Custom Black	


Thorton Design Review Panel
 Reviewed Ascell Date 29/3/14

FD	Front Door / Laundry Door/Garage Swing Door Finish	Surfmist	
GD	Garage Door	Colorbond: Shale Grey	
DP	Down Pipes/Rainwater Tank	Colorbond: Shale Grey	
E	Eaves	Colorbond: Surfmist	
TP	Timber Pergola (Paint finish)	Taubmans Colorbond: Monument	

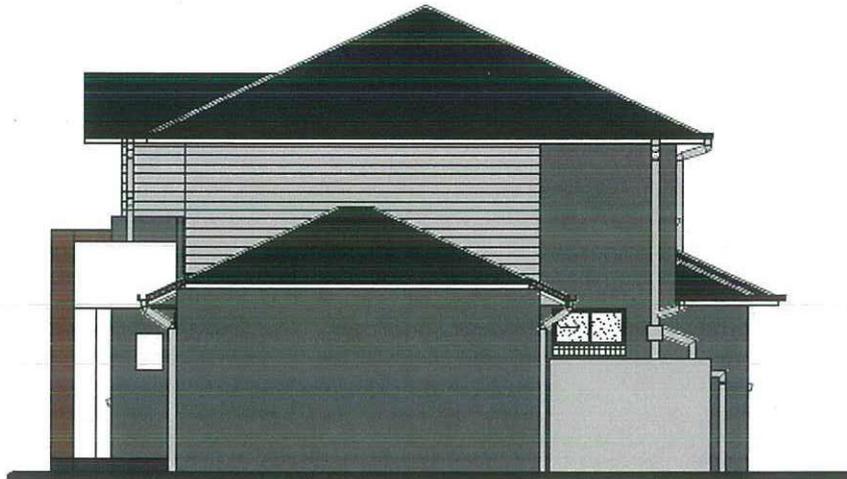
LANDCOM Thorton Design Review Panel
Ascott Date *29/3/14*



ELEVATION B



ELEVATION C



ELEVATION D

KEY

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

Thorton Design Review Panel
LANDCOM
 Reviewed Ascoff Date 24/3/14

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

FIRSTYLE HOMES

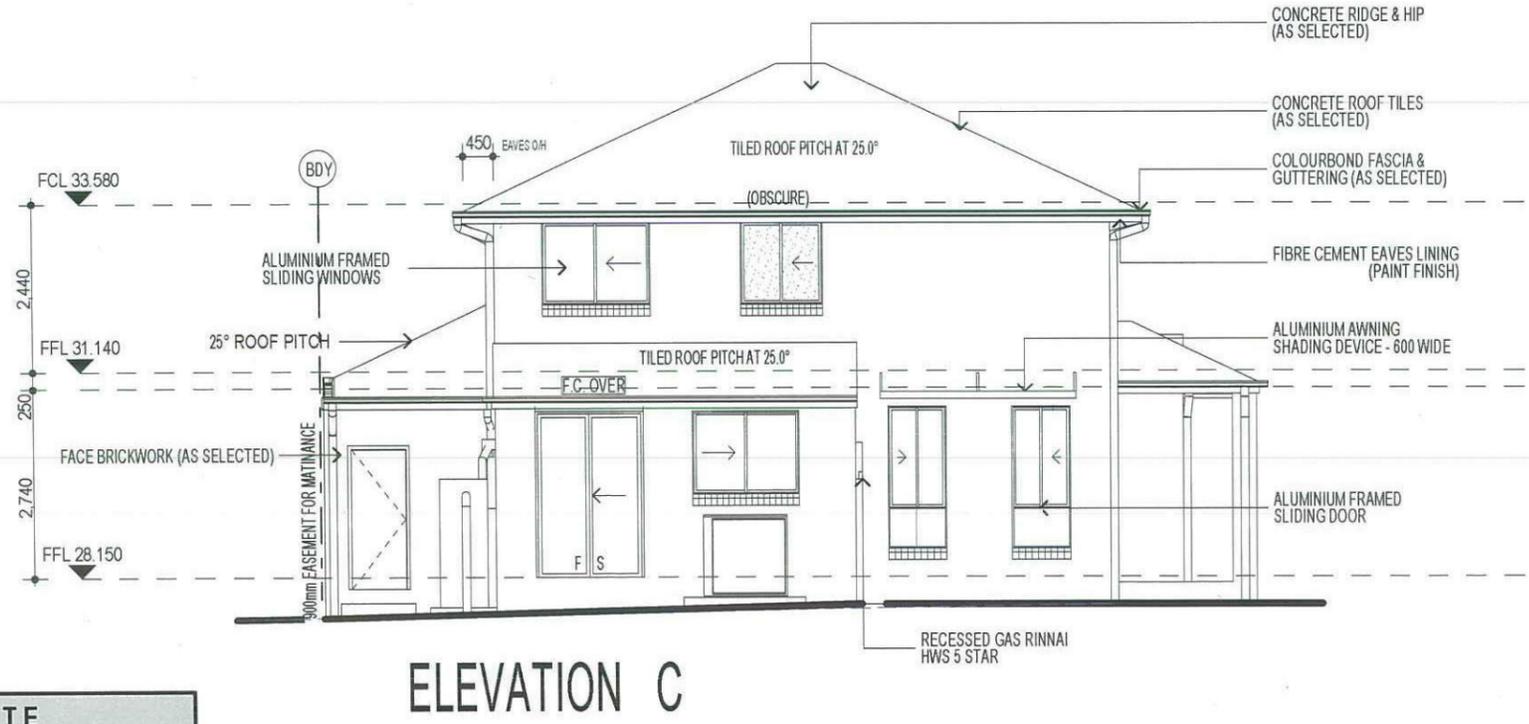
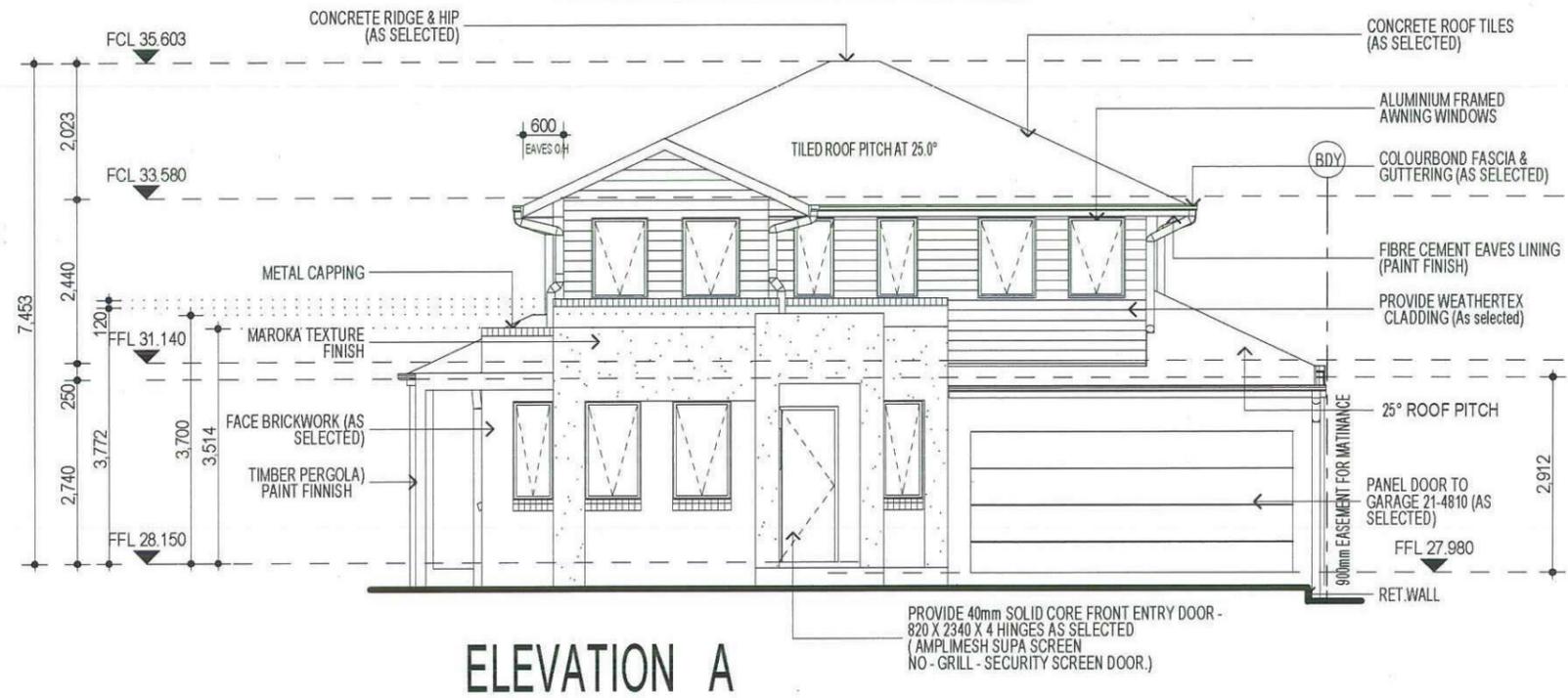
FIRSTYLE HOMES Pty Ltd
 Lic No: 119412C
 AON: 097 773 779
 PO BOX 171, HOXTON PARK 2171

ADMIN: 02 9731 9600
 FAX: 02 9601 0711
 EMAIL: design@firstyle.com.au

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FIBRE OPTIC WIRING PACKAGE

NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT

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

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

PROMOTION: LIVING/STYLE COLLECTION			
CLIENT: FIRSTYLE			
LOCATION: LOT 2339 CNR OF CLEVELAND LANE & WALSHAW STREET, PENRITH NSW 2750			
DP: SUBDIVISION OF LOT 1197 DP 1171491	model: SANDFIELD 20	facade: MILLENNIUM	council: PENRITH
date: 19/03/2014	population assessment: SK1	drawn: G.P.	checked: P.D.
Sheet: 5 of 9	scale: 1:100, NTS	739-14	
CLIENTS SIGNATURE		DATE	

ELEVATIONS

KEY

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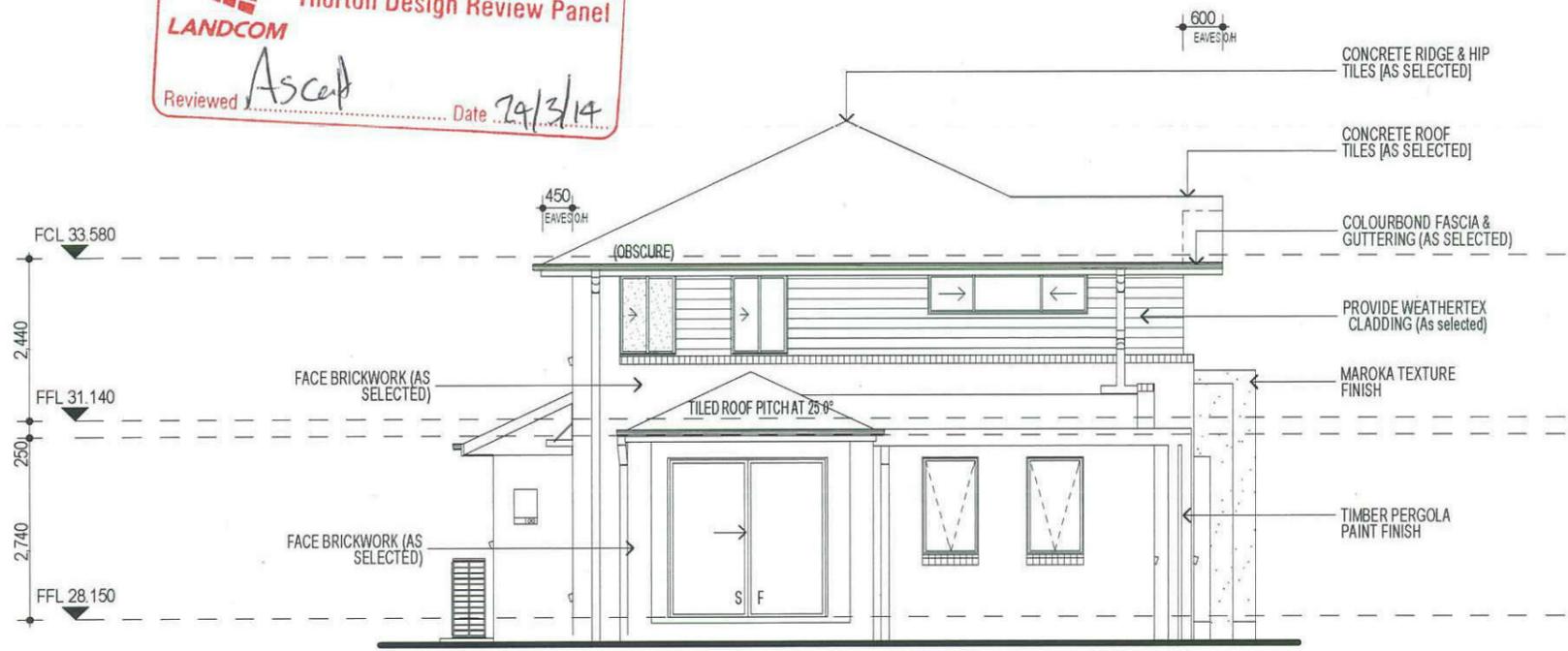
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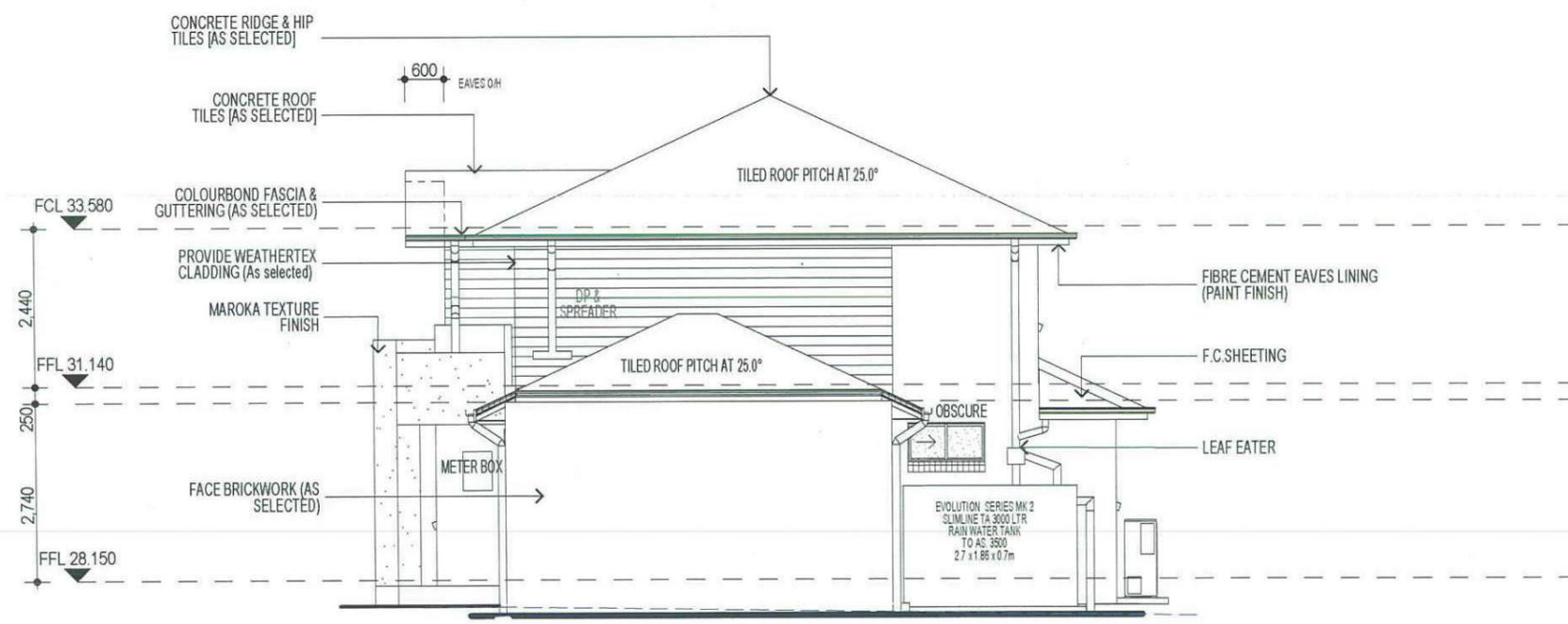
FIRSTSTYLE HOMES Pty Ltd
Lic No: 113412C
A/CN: 087 773 779
PO BOX 171, HOXTON PARK 2171

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

Thorton Design Review Panel
LANDCOM
Reviewed *Ascept* Date *29/3/14*



ELEVATION B



ELEVATION D

FIBRE OPTIC WIRING PACKAGE

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model: SANDFIELD 20	facade: MILLENNIUM	date: 19/03/2014	valuation assessment: SK1
Sheet: 6 of 9	drawn: G.P.	checked: P.D.	739-14
scale: 1:100, NTS			
CLIENT'S SIGNATURE		DATE	SP. 00.

ELEVATIONS

Lot 2339 WALSHAW

PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Cpl	Camellia sasanqua 'Paradise Pearl'	Camellia	22	300mm	2m
Dg	Dietes grandiflora	Wild Iris	4	200mm	1m
Mip	Malus ioensis 'Plena'	Bechtel Crab Apple	1	75L	6m
Oi	Ophiopogon 'Stripey White'	Stripey White Mondo Grass	34	200mm	0.3-0.4m

LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
61	22	0	39	1

WALSHAW STREET CROSS-OVER - Supply + construction by BUILDER

MATERIAL SCHEDULE	Area m ² URBANGROWTH*	Area m ² BUILDER*
DRIVEWAY+PATHWAY		
Coloured concrete (CCS Onyx colour or equivalent)	0.00	30.53
Total area	0.00	30.53

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



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LOT PLANTING SUMMARY

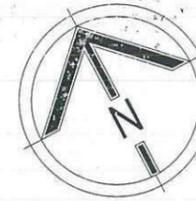
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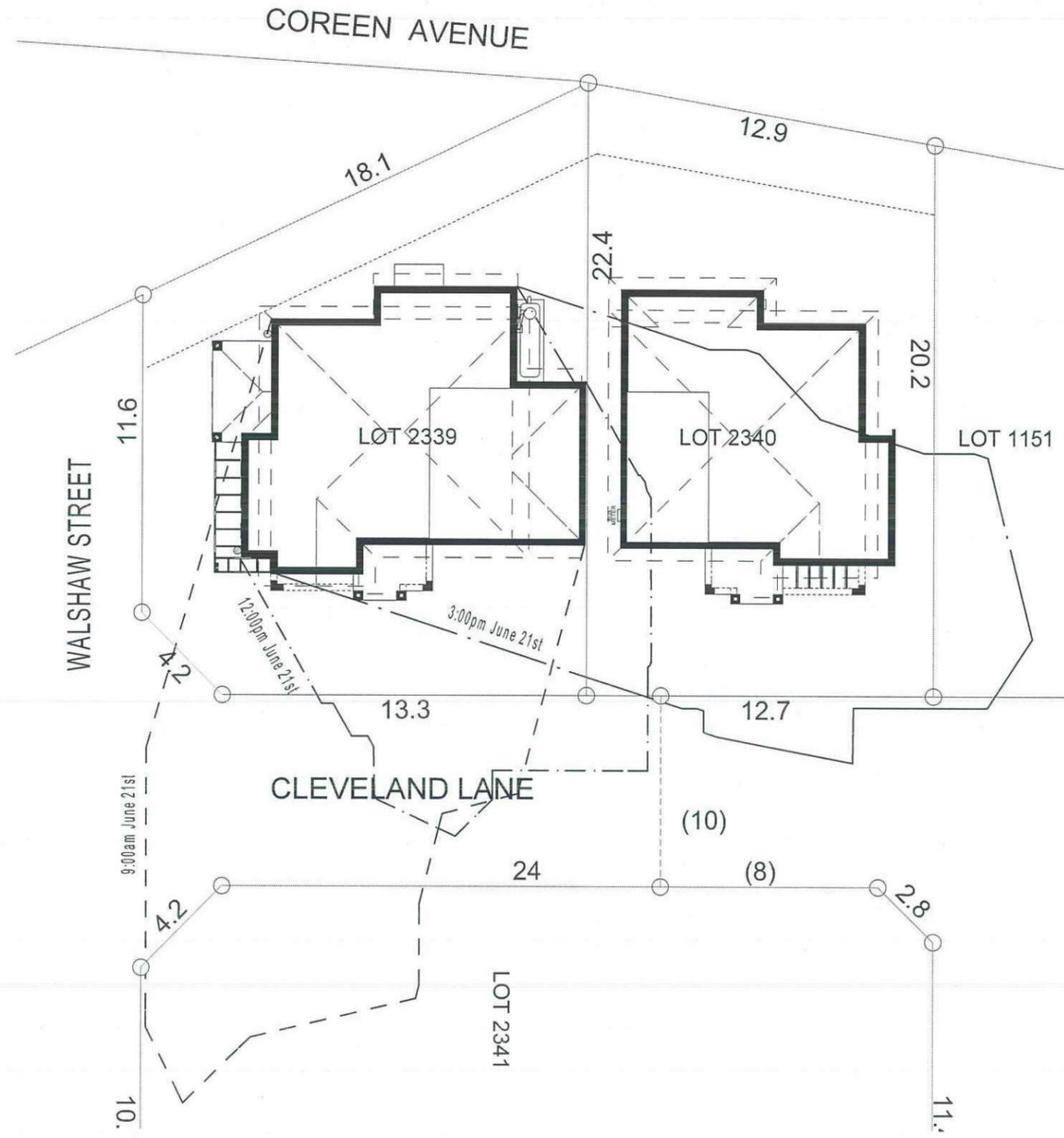
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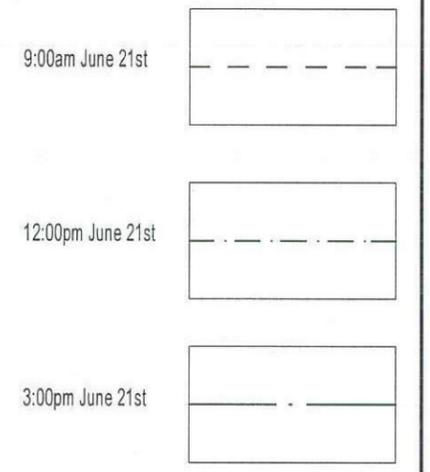
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SHADOW DIAGRAM



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CLIENT: FIRSTYLE			
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DP: SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH		
model: SANDFIELD 20	facade: MILLENIUM	date: 24/03/2014	quotation assessment: SK1
Sheet: 8 of 9	drawn: G.P.	checked: P.D.	scale: 1:200
			739-14
CLIENT'S SIGNATURE: _____ DATE: _____ SP. DR. _____			

STRAW BALE IMPALED ON STAR PICKET
PLACED FIRMLY INTO THE GROUND
2 STAR PICKETS PER STRAW BALE

STRAW BALES TO BE REBOUND
WITH METAL PACKING STRIP
PRIOR TO PLACEMENT

ROCK DRILL HOLE 300mm DEEP AND GROUT
STAR PICKETS OR 2 x 16mm REINFORCEMENT
BARS AS OPTION TO STAR PICKETS

**STRAW BALE BARRIER
(TYPICAL SECTION)**

50 x 50 x 1000 STAKE
OR STAR PICKET

MEMBRANE TO BE BIDIM
U 24 OR APP EQUIVALENT

BURY APPROXIMATELY 150mm OF
MEMBRANE AND TEMP. BACKFILL
TO RESTORE PRIOR NATURAL
SURFACE LEVEL

NATURAL SURFACE DOWNHILL
OF MEMBRANE NOT TO BE
DISTURBED

SILT FENCING DETAIL

CONSTRUCTION SITE

GEOTEXTILE FABRIC

Min. length 15m

BERM (0.3m
MIN. HIGH)

0.2m

50-75mm GRAVEL

RUNOFF FROM PAD
DIRECTED TO SEDIMENT TRAP

EXISTING ROADWAY

TEMPORARY CONSTRUCTION EXIT

SANDBAGS OVERLAP
ONTO KERB

THREE LAYERS OF SAND BAGS
WITH ENDS OVERLAPPED

GAP BETWEEN SANDBAGS
ACT AS SPILLWAY

**SANDBAG KERB INLET
SEDIMENTATION TRAP**

DUST CONTROL MEASURES:

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

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

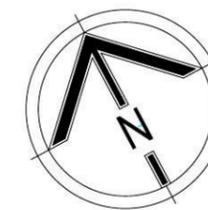
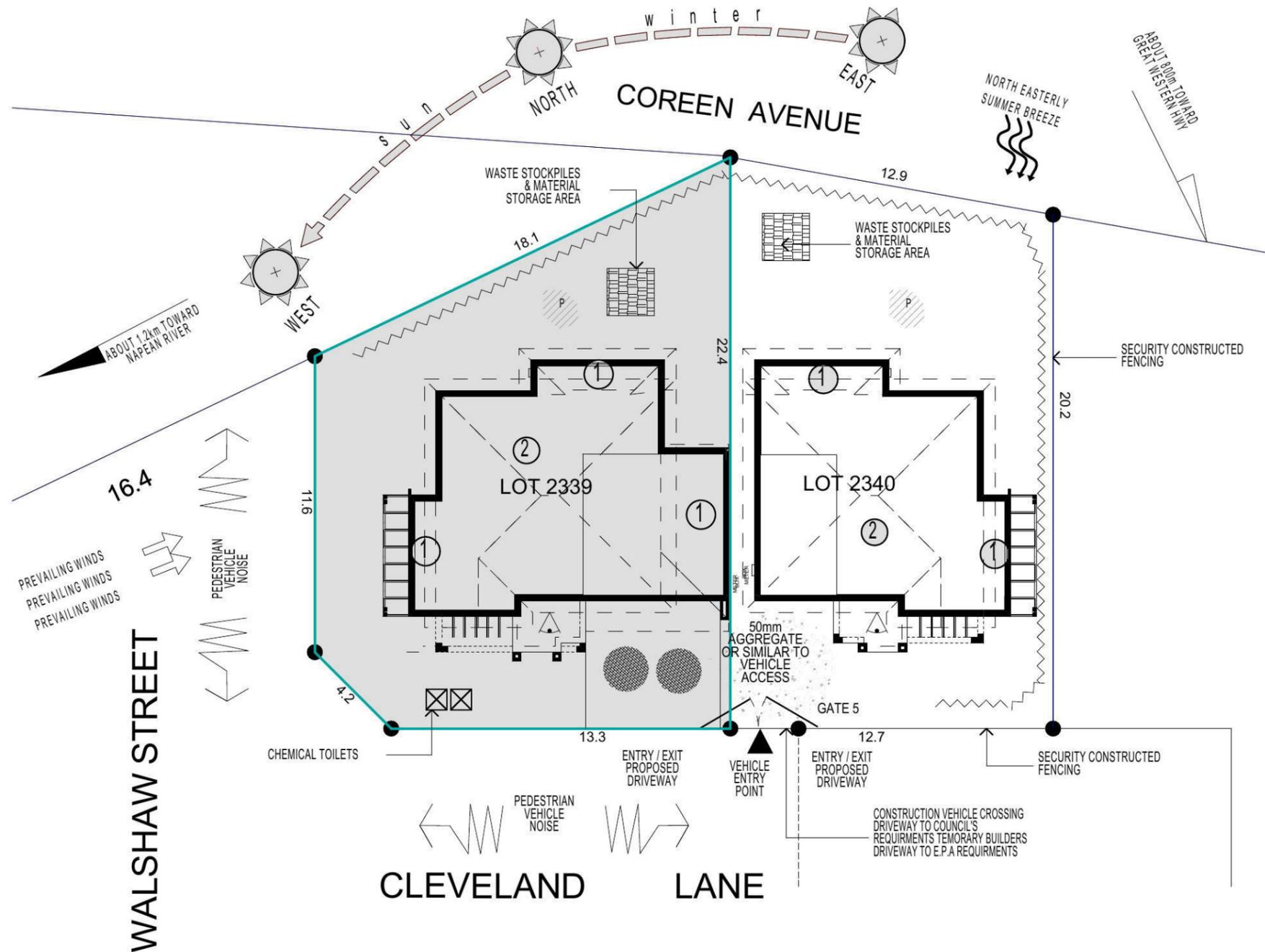
NOISE & VIBRATION MEASURES:

ALL EXCAVATION WILL BE CARRIED OUT BETWEEN THE TIME
SETOUT IN THE COUNCIL CONDITIONS

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

NOTE:

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

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTYLE

LOCATION:
LOT 2339 CNR OF CLEVELAND LANE & WALSHAW STREET, PENRITH NSW 2750

DP: SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH
model: SANDFIELD 20	facade: MILLENIUM
date: 24/03/2014	quotation assessment: SK1
Sheet: 2 of 9	drawn: G.P.
checked: P.D.	scale: 1:200, NTS
739-14	

SITE ANALYSIS & WASTE MANAGEMENT PLAN

KEY

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

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

FIRSTSTYLE HOMES

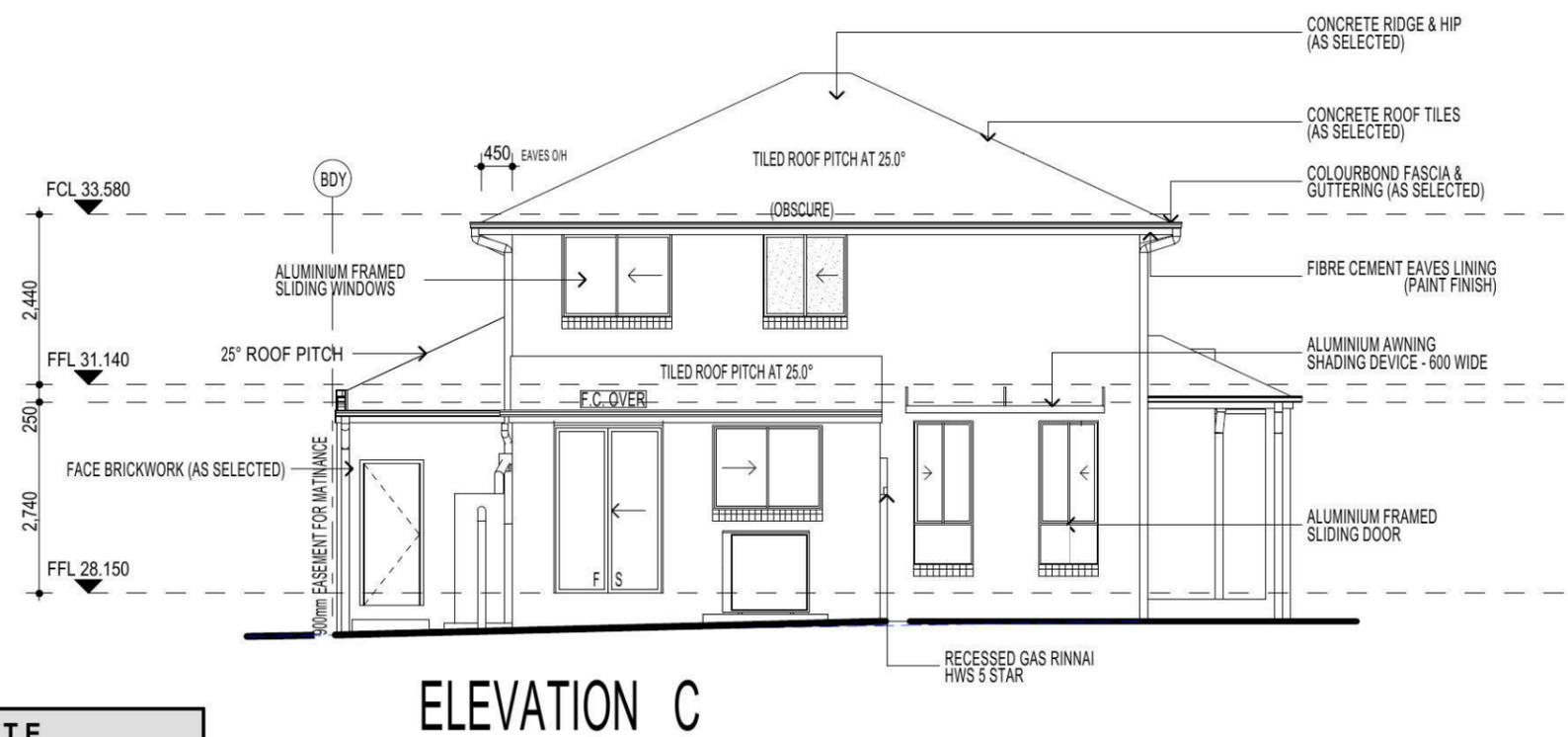
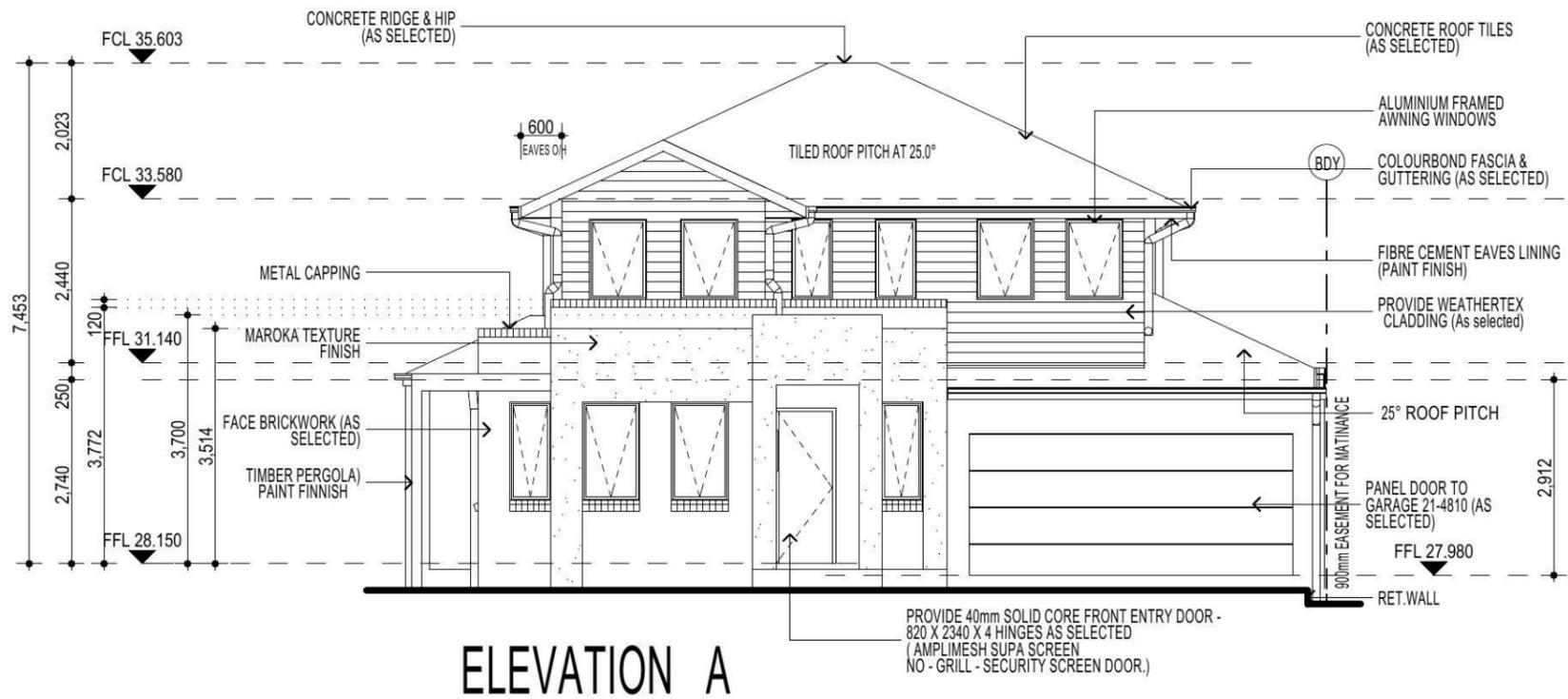
FIRSTSTYLE HOMES Pty.Ltd
Lic No. 113412C
ACN. 087 773 779
PO BOX 171, HOXTON PARK 2171

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

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FIBRE OPTIC WIRING PACKAGE

NOTE:
PROVIDE GRANITGARD TERMITE TREATMENT

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

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

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Sheet: 5 of 9	drawn: G.P.	checked: P.D.	scale: 1:100, NTS
			739-14
CLIENTS SIGNATURE		DATE	S.P. 0.0.

ELEVATIONS

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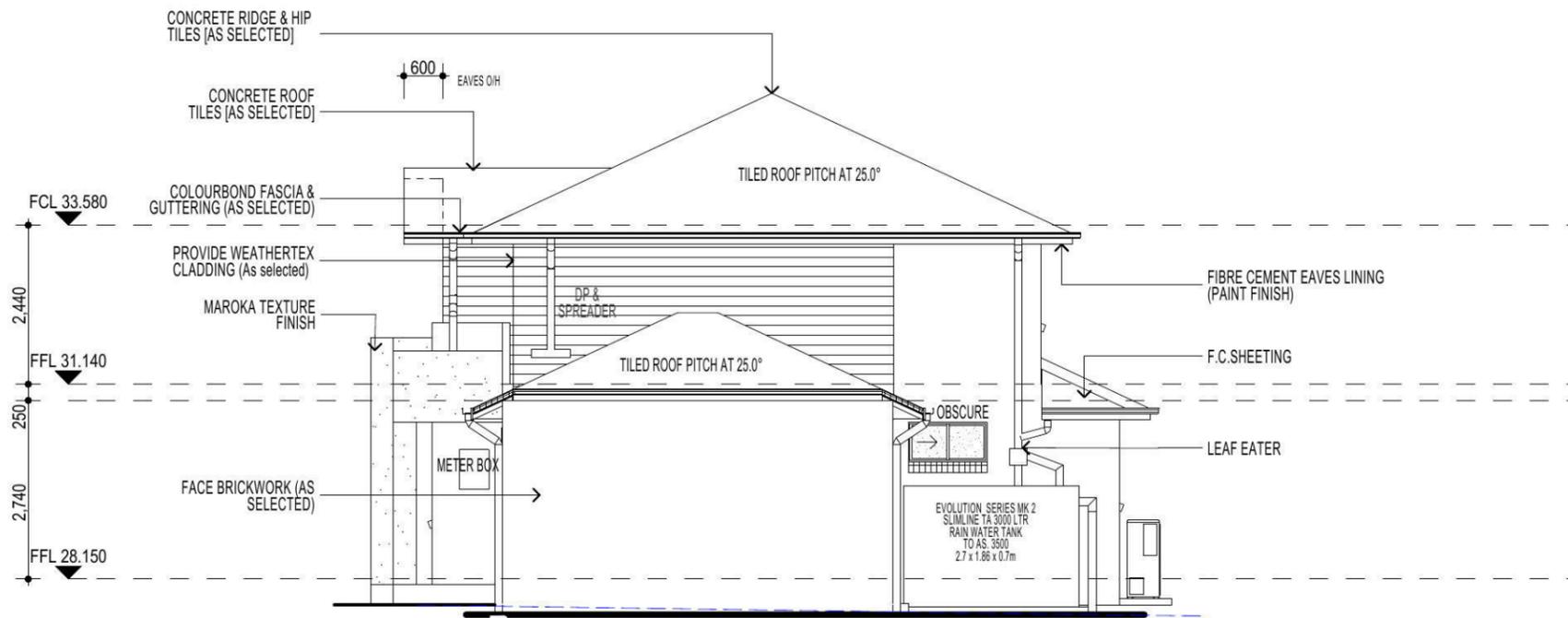
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MASTER BUILDERS ASSOCIATION
MEMBER
MASTER BUILDER, BETTER BUILDER

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ELEVATION B



ELEVATION D

FIBRE OPTIC WIRING PACKAGE

NOTE:
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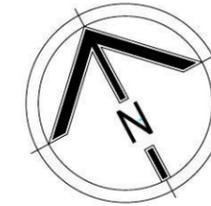
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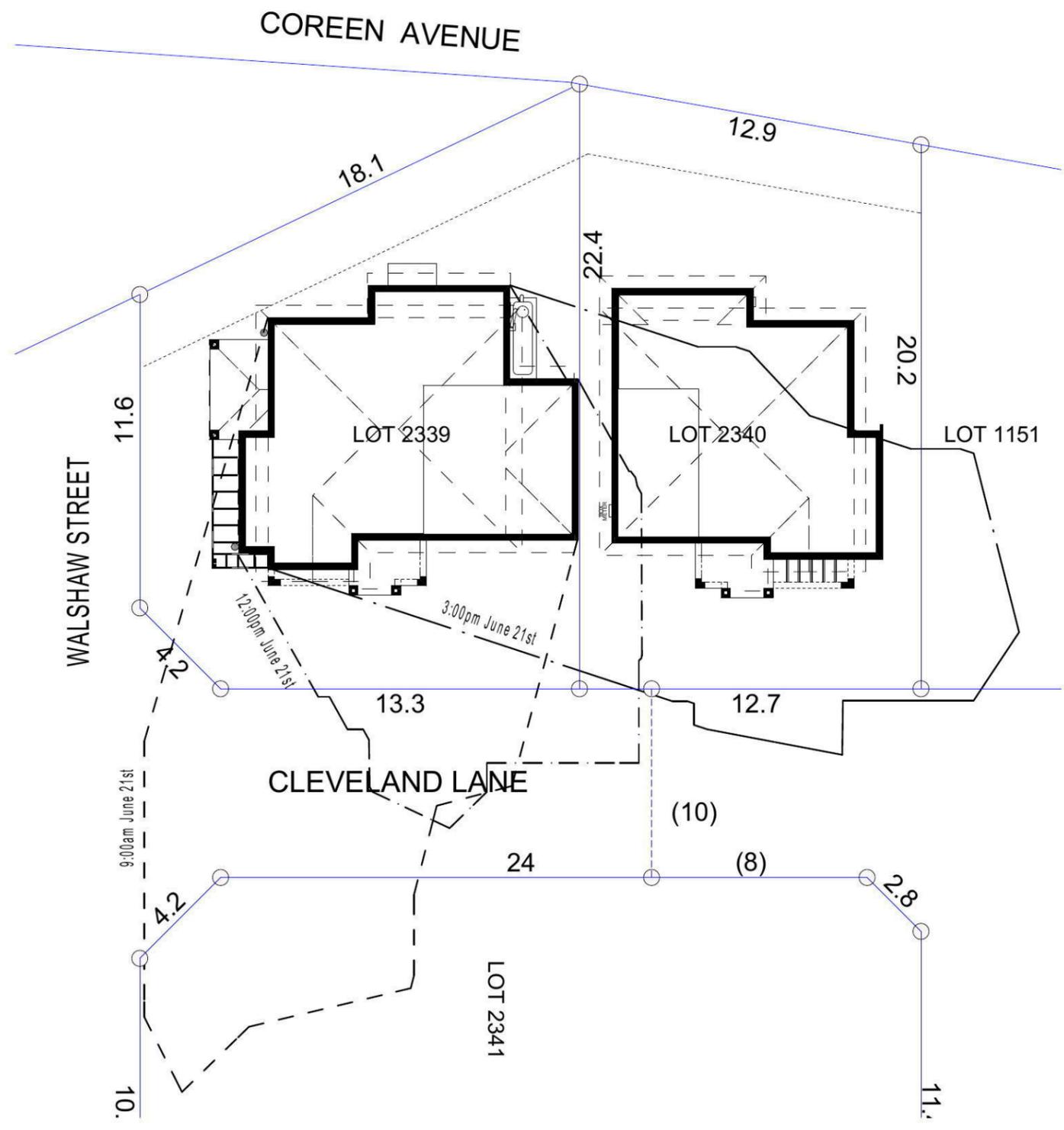
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SHADOW DIAGRAM

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

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