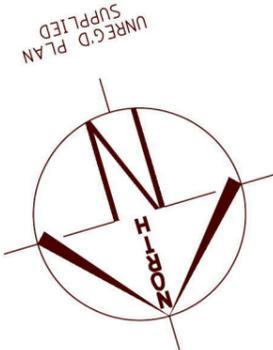
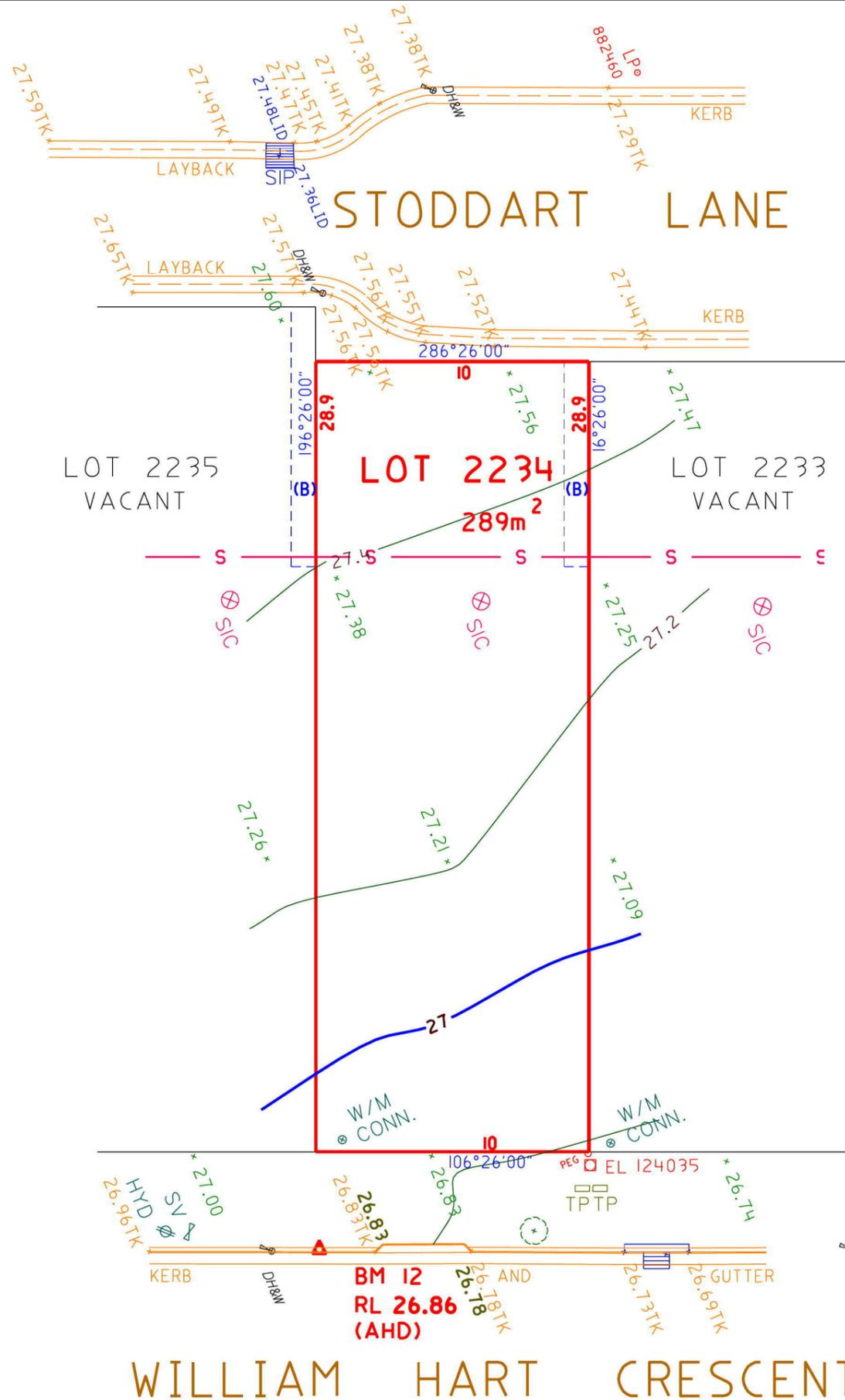


NORTH



LOCALITY SKETCH

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



NOTE : POSITION OF PROPOSED SEWER MAIN IS APPROXIMATE ONLY AND HAS BEEN TAKEN FROM A DOCUMENT RECEIVED FROM FIRSTYLE HOMES AND IS TO BE VERIFIED BY THE WATER SERVICES PROVIDER.

SERVICES NOTE:-  
SURVEY PLAN UNREGISTERED  
SERVICES CONNECTION PLAN NOT AVAILABLE AT TIME OF SURVEY

NOTE: AREAS AND DIMENSIONS ARE FROM AN UNREGISTERED PLAN AND ARE TO BE VERIFIED UPON REGISTRATION OF DEPOSITED PLAN. THE BOUNDARY POSITION IS APPROXIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION WORKS INCLUDING THE SITING OF A RESIDENCE.

NOTE: DIMENSIONS FOR LOT 2234 HAVE BEEN TAKEN FROM A DOCUMENT RECEIVED FROM FIRSTYLE HOMES ON 13/11/14 AND ARE TO BE VERIFIED UPON REGISTRATION OF DEPOSITED PLAN.



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



<p><b>COPYRIGHT</b></p> <p>COPYRIGHT OF THIS PLAN AND IN THE ACCOMPANYING CAD FILE(S) WHERE APPLICABLE VESTS WITH ASPECT DEVELOPMENT &amp; SURVEY PTY LTD.</p> <p>THE PLAN AND CAD FILE SHALL ONLY BE USED BY THE ADDRESSED CLIENT FOR THE PURPOSE FOR WHICH THE SURVEY WAS CARRIED OUT.</p>	<p><b>GENERAL NOTES</b></p> <p>A) THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED AND THE POSITION SHOWN IS APPROXIMATE ONLY.</p> <p>B) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.</p> <p>C) CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.</p>	<p><b>SYMBOLS &amp; ABBREVIATIONS:</b></p> <table border="1"> <tr><td>GP</td><td>GULLY PIT</td><td>-E-</td><td>OVERHEAD ELEC LINE</td></tr> <tr><td>HYD</td><td>HYDRANT</td><td>-S-</td><td>SEWER LINE</td></tr> <tr><td>SIP</td><td>SURFACE INLET PIT</td><td>o</td><td>GM GAS METER</td></tr> <tr><td>o</td><td>SIC SEWER INSPECTION COVER</td><td>o</td><td>LP LIGHT POLE</td></tr> <tr><td>o</td><td>SMH SEWER MANHOLE</td><td>EC</td><td>ELECTRICITY CONDUIT</td></tr> <tr><td>o</td><td>W/M WATER METER</td><td>ECT</td><td>ELEC &amp; TELE CONDUIT</td></tr> <tr><td>o</td><td>EL ELECTRICITY BOX</td><td>TC</td><td>TELECOM CONDUIT</td></tr> <tr><td>o</td><td>TP TELECOM PIT</td><td>WC</td><td>WATER CONDUIT</td></tr> <tr><td>o</td><td>VC VEHICLE CROSSING</td><td>INV</td><td>INVERT</td></tr> <tr><td>o</td><td>SV STOP VALVE</td><td>KO</td><td>KERB OUTLET</td></tr> <tr><td>o</td><td>SWMH STORMWATER MANHOLE</td><td>TK</td><td>TOP OF KERB</td></tr> </table>	GP	GULLY PIT	-E-	OVERHEAD ELEC LINE	HYD	HYDRANT	-S-	SEWER LINE	SIP	SURFACE INLET PIT	o	GM GAS METER	o	SIC SEWER INSPECTION COVER	o	LP LIGHT POLE	o	SMH SEWER MANHOLE	EC	ELECTRICITY CONDUIT	o	W/M WATER METER	ECT	ELEC & TELE CONDUIT	o	EL ELECTRICITY BOX	TC	TELECOM CONDUIT	o	TP TELECOM PIT	WC	WATER CONDUIT	o	VC VEHICLE CROSSING	INV	INVERT	o	SV STOP VALVE	KO	KERB OUTLET	o	SWMH STORMWATER MANHOLE	TK	TOP OF KERB	<p><b>ASPECT DEVELOPMENT &amp; SURVEY PTY LTD</b> CONSULTING REGISTERED SURVEYORS ABN 60 078 649 000</p> <p>SUITE 1 103 VANESSA STREET KINGSGROVE NSW 2208 PHONE (02) 9554 8388 FAX (02) 9554 8588</p> <p>PO BOX 161 KINGSGROVE NSW 1480 DX 11392 HURSTVILLE</p>	<p><b>PROJECT</b></p> <table border="1"> <tr><td>OUR REFERENCE</td><td>3/1027900/161552</td></tr> <tr><td>LOT 2234</td><td>DP UNREG'D SECTION</td></tr> <tr><td>DATUM AHD</td><td>SOURCE SCIMS 9/5/13</td></tr> <tr><td>ORIGIN OF LEVELS</td><td>PM 40864 REDUCED LEVEL 36.47</td></tr> <tr><td>SURVEYED NR</td><td>DATE 20/11/14</td></tr> <tr><td>DRAWN SK/NZ</td><td>DATE 25/11/14</td></tr> <tr><td>SCALE 1: 200</td><td>A3 SHEET</td></tr> </table>	OUR REFERENCE	3/1027900/161552	LOT 2234	DP UNREG'D SECTION	DATUM AHD	SOURCE SCIMS 9/5/13	ORIGIN OF LEVELS	PM 40864 REDUCED LEVEL 36.47	SURVEYED NR	DATE 20/11/14	DRAWN SK/NZ	DATE 25/11/14	SCALE 1: 200	A3 SHEET	<p><b>CLIENT: FIRSTYLE HOMES</b></p> <p>REF: 774-14</p> <p>ADDRESS: WILLIAM HART CRESCENT SUBURB PENRITH</p>
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**PRELIMINARY SUREVEY  
 LOTS 2226-239 NORTH PENRITH**

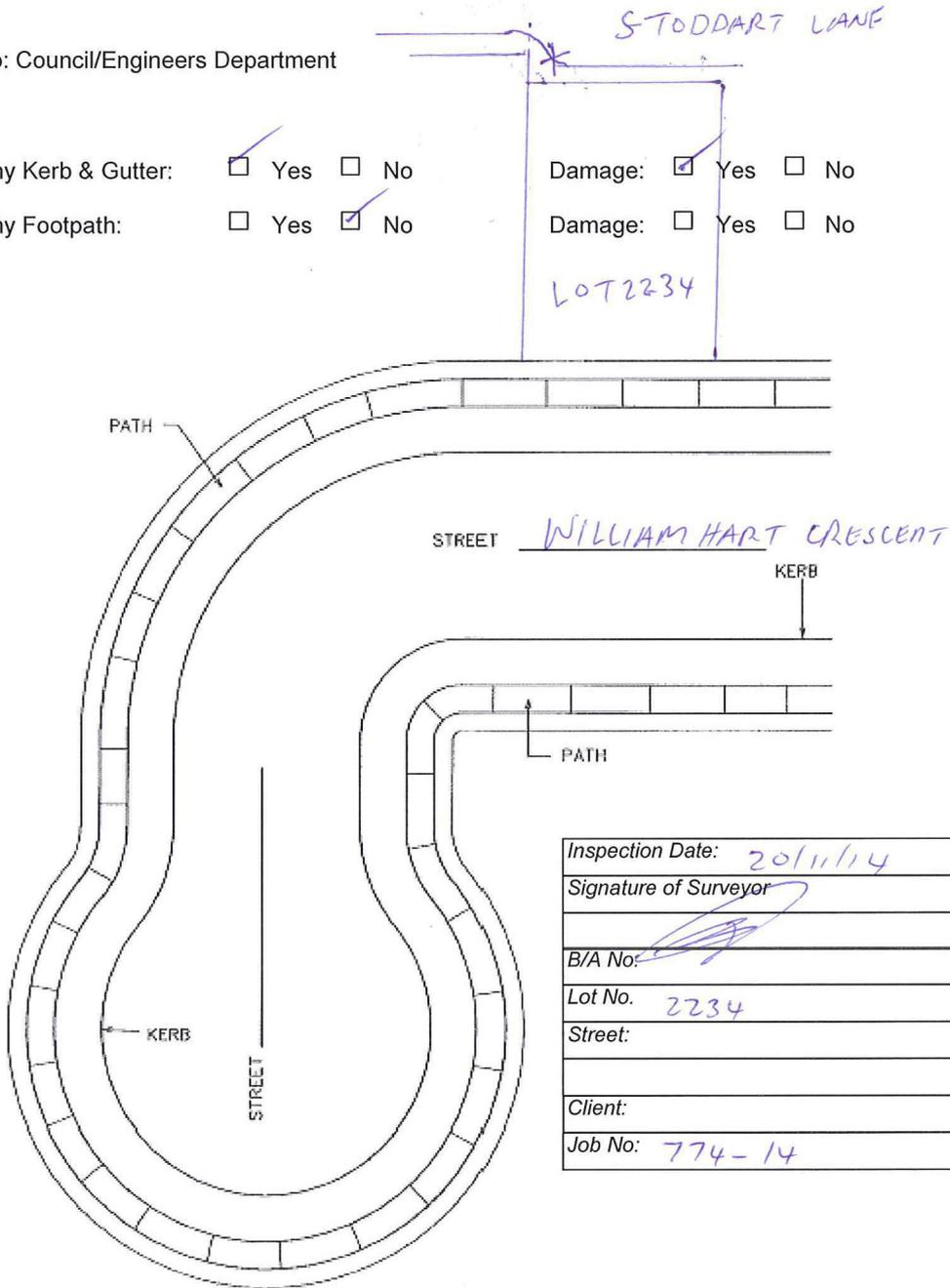
# Aspect Development & Survey

## Condition of Footpath / Kerb & Gutter Prior to Commencement of Building Works

To: Council/Engineers Department

Any Kerb & Gutter:  Yes  No  
 Any Footpath:  Yes  No

Damage:  Yes  No  
 Damage:  Yes  No



Inspection Date:	20/11/14
Signature of Surveyor	<i>[Signature]</i>
B/A No:	
Lot No.	2234
Street:	
Client:	
Job No:	774-14

Note: Each damaged section must be indicated by a cross (X)

**BASIX**  
= 57.7m<sup>2</sup> of roof area to discharge to water tank  
= 153.3m<sup>2</sup> stormwater and overflow to discharge to existing street channel.  
o/a = 211m<sup>2</sup> of roof area.

**LEGEND:**  
● = SURFACE INLETS AS REQUIRED  
○ = SURFACE INLETS LINE  
--- = STORMWATER LINE

**EARTHWORKS TO AHD**  
HOUSE: FFL 27.600 AHD  
(LIVING) FGL 27.200 AHD  
GARAGE: FFL 27.570 AHD  
FGL 26.245 AHD

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

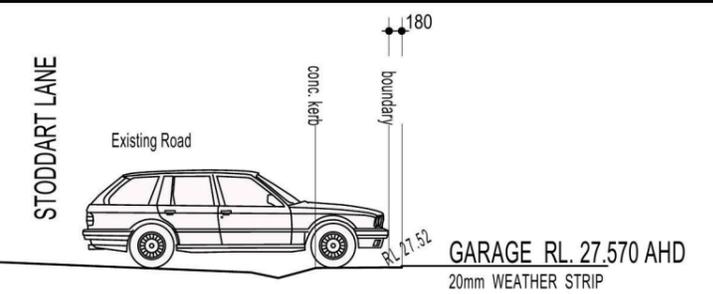
**GENERAL DRAINAGE NOTES**  
1. Roof Plumber to locate Downpipes as indicated on FLOOR PLANS per spec. provided.  
2. Stormwater pipes to be 100mm DIA. (Min) at 1 deg. Grade (Min) to AS3500  
3. Stormwater pipes may run via sub-floor to achieve minimum Grade to invert level.  
4. ALL LEVELS SHOWN ON PLAN ARE APPROXIMATE ONLY UNLESS ACCOMPANIED BY LEVELS PREPARED BY REGISTERED SURVEYOR TO A.H.D  
5. Stormwater lines to be Discharged into Existing City Drainage system & connected to local government authority requirements.  
note:  
r.l. levels indicative to a building tolerance of +/- 90mm.  
NOTE:  
EAVES O/H TO ENCROACH AS ALLOWED BY B.C.A:CL3.7.1.7 & FIGURE 3.7.1.9

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

**NOTE:**  
PROVIDE GRANITGARD  
TERMITE TREATMENT

**FIBRE OPTIC WIRING PACKAGE**

**NOTE:**  
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**DRIVEWAY GRADIENT**  
SCALE 1:100

**SYMBOLS & ABBREVIATIONS:**

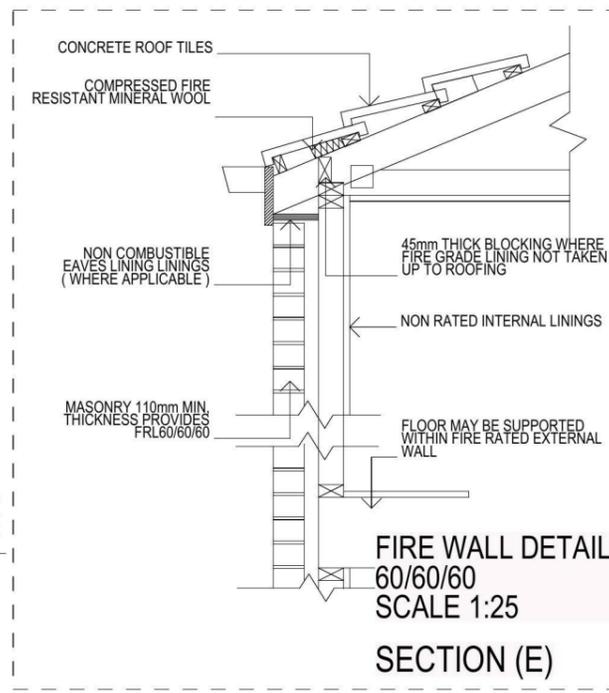
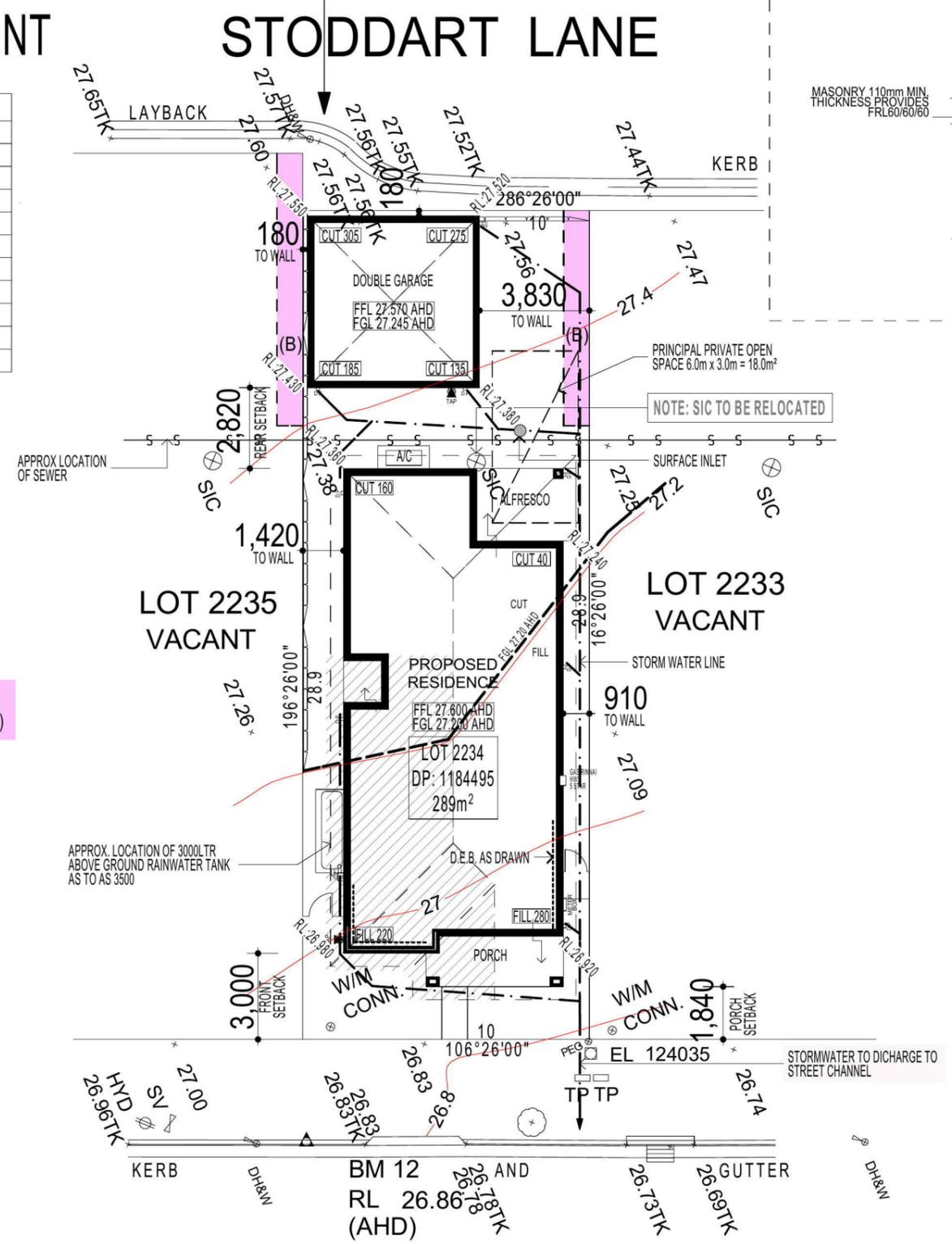
GP	GULLY PIT	-E-	OVERHEAD ELEC LINE
Φ	HYD HYDRANT	-S-	SEWER LINE
SIP	SURFACE INLET PIT	□	GM GAS METER
○	SIC SEWER INSPECTION COVER	○	LP LIGHT POLE
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□	WM WATER METER	ECT	ELEC & TELE CONDUIT
□	EL ELECTRICITY BOX	TC	TELECOM CONDUIT
□	TP TELECOM PIT	WC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

**LOCALITY SKETCH**

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

(B) (PROPOSED EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE (B1))

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



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the best in the business

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

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**DEVELOPMENT CALCULATIONS**

LOT: 2234 NO: 00 OF SITE AREA: 289.0m<sup>2</sup>

Itemised Floor Areas:	Totals:
living ground floor:	117.59m <sup>2</sup>
garage: (excess 00.000m <sup>2</sup> )	35.88m <sup>2</sup>
alfresco:	8.72m <sup>2</sup>
porch:	8.15m <sup>2</sup>
laundry pad:	1.93m <sup>2</sup>
<b>total floor area:</b>	<b>172.27m<sup>2</sup></b>

**FLOOR SPACE RATIO CALCULATION:**

gross floor areas:	Totals:
living ground floor: (internal area)	104.89m <sup>2</sup>
<b>total gross floor area:</b>	<b>104.89m<sup>2</sup></b>
<b>floor space ratio:</b>	<b>0.36:1</b>

**SITE AREA COVERAGE/LANDSCAPE:**

house ground floor:	117.59m <sup>2</sup>
garage:	35.88m <sup>2</sup>
porch/dry/alfresco:	18.80m <sup>2</sup>
driveway/paved area:	7.88m <sup>2</sup>
<b>site coverage Area:</b>	<b>172.27m<sup>2</sup>(59.6%)</b>
landscape area:	116.73m <sup>2</sup> (40.4%)
pervious areas (soft)	108.85m <sup>2</sup> (37.7%)
impervious areas (hard)	180.15m <sup>2</sup> (62.3%)
front yard landscape area	29.4m <sup>2</sup> (10.2%)
front yard hard paved area	1.66m <sup>2</sup> (0.6%)
private open space o/a:	55.47m <sup>2</sup>
principal private open space:	18.0m <sup>2</sup>
<b>total car space incl. carstand:</b>	<b>2 carspace</b>

**COUNCIL ZONE: R1**

PROMOTION:  
**LIVING/STYLE COLLECTION**

CLIENT:  
**S. K. NANDAM**

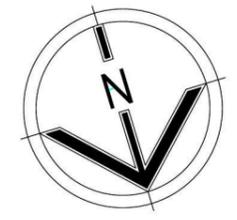
LOCATION:  
**LOT 2234  
WILLIAM HART CRESCENT  
PENRITH NSW, 2750**

DP: 1184495	council: PENRITH
model: MOOREFIELD 18	facade: TRADITIONAL
date: 10/02/2015	quotation assessment: QA1
Sheet: GP/LDS/SW	P.D
scale: 1:200, 1:100	<b>774-14</b>

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



**WILLIAM HART CRESCENT**  
**SITE PLAN & STORMWATER CONCEPT PLAN**





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

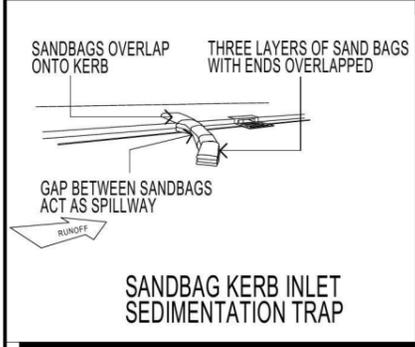
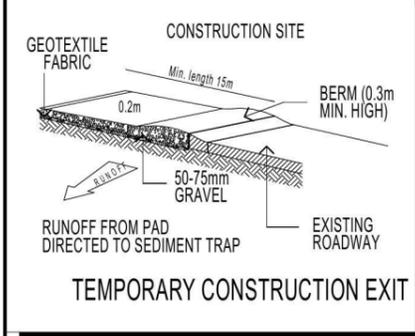
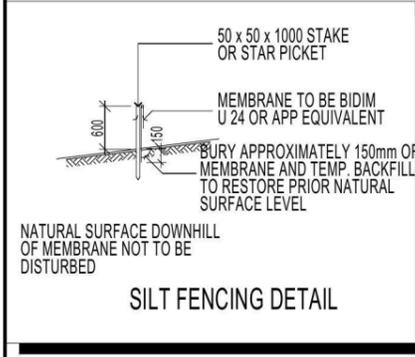
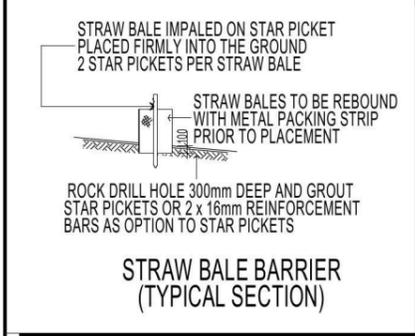
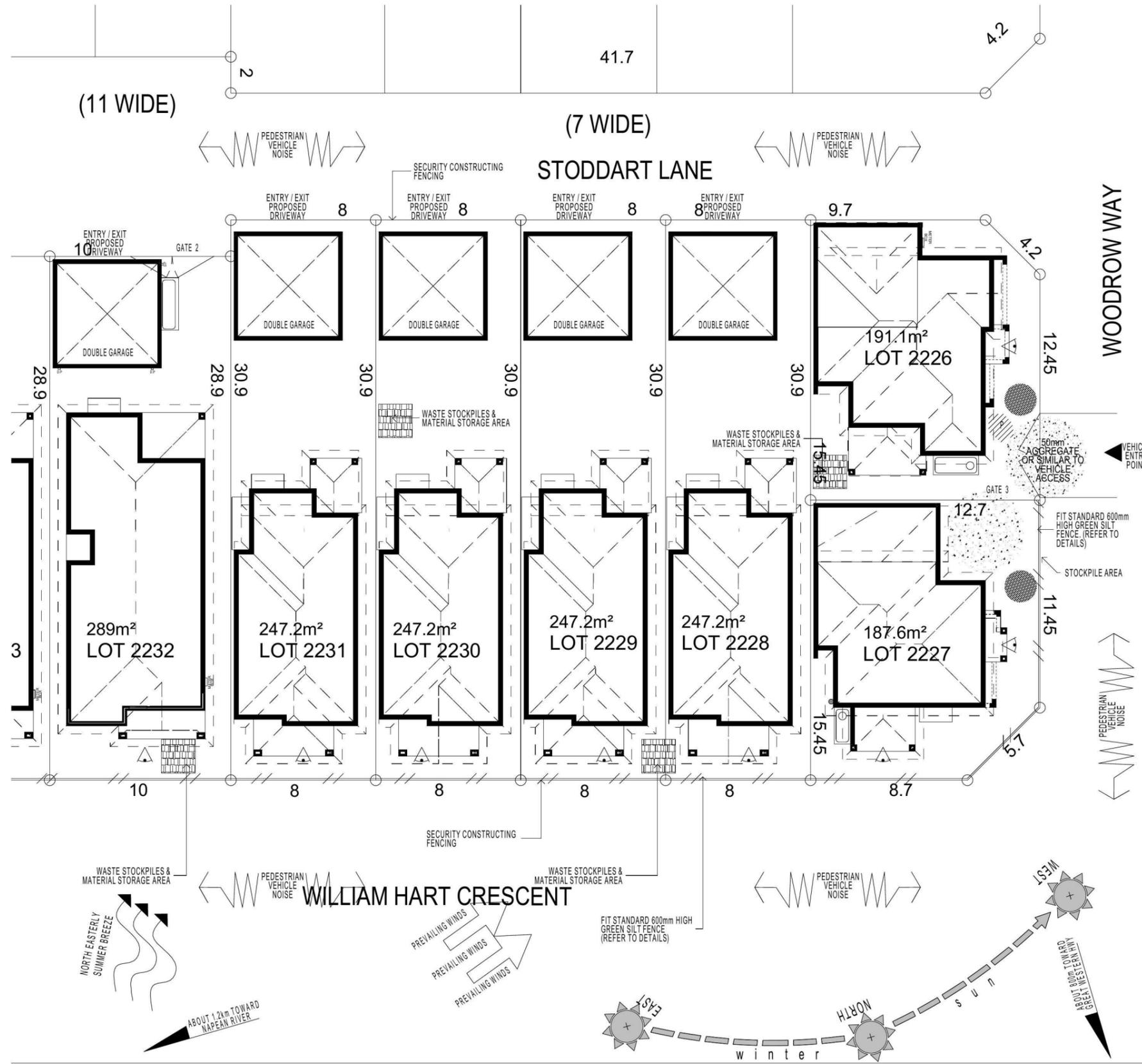
PROMOTION:  
**LIVING/STYLE COLLECTION**

CLIENT:  
**S. K. NANDAM**

LOCATION:  
**LOT 2234  
 WILLIAM HART CRESCENT  
 PENRITH NSW, 2750**

DP: 1184495	council: PENRITH
model: MOOREFIELD 18	facade: TRADITIONAL
date: 10/02/2015	quotation assessment: QA1
Sheet: 3 of 13	GP/LDS/SW P.D
scale: 1:250	<b>774-14</b>

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



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

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

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

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

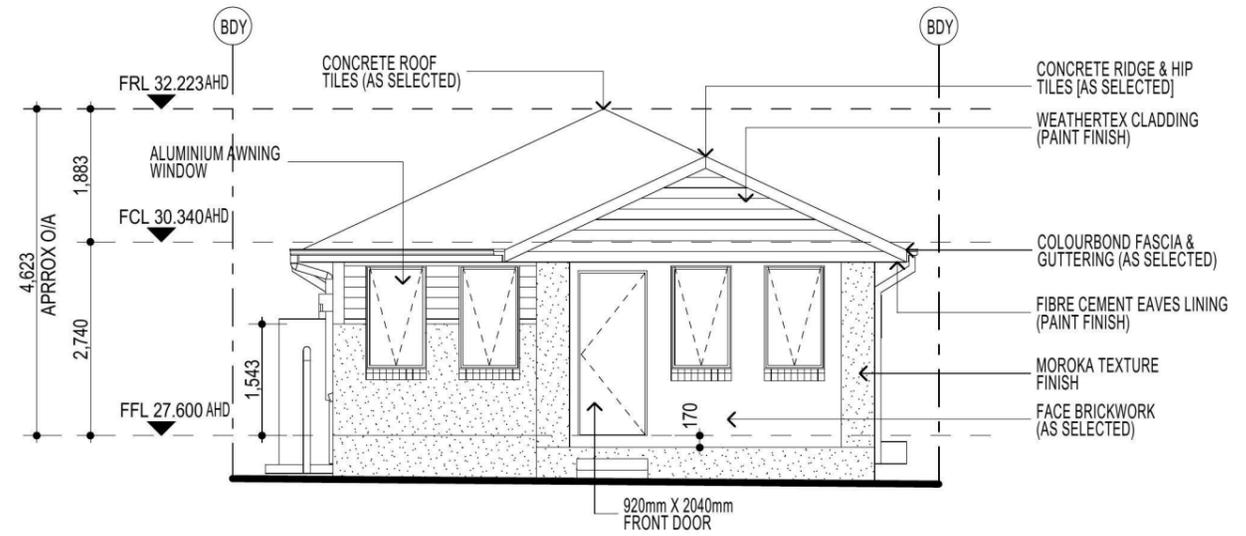
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**WASTE MANAGEMENT / SITE ANALYSIS (2)**

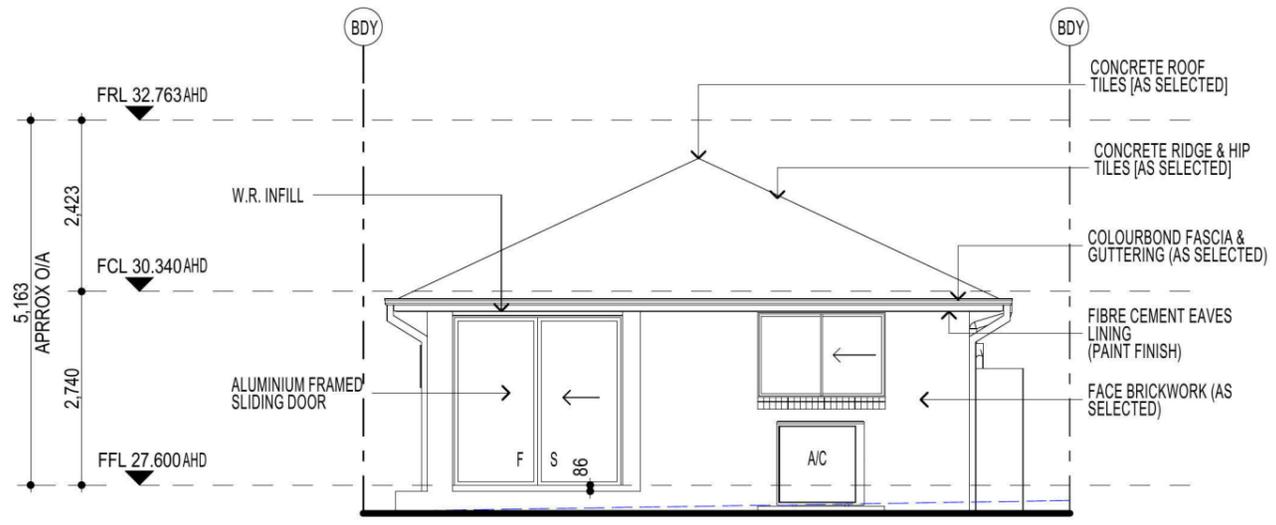
**KEY**

- FACE BRICK (AS SELECTED)
- BAG AND PAINT TO FRONT AND RETURN AS DRAWN (AS SELECTED)
- WEATHERTEX CLADDING PAINTED FINISH (AS SELECTED)

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**ELEVATION A**



**ELEVATION C**

**NOTE:**  
PROVIDE GRANITGARD TERMITE TREATMENT

**FIBRE OPTIC WIRING PACKAGE**

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

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PROMOTION: <b>LIVING/STYLE COLLECTION</b>			
CLIENT: <b>S. K. NANDAM</b>			
LOCATION: <b>LOT 2234 WILLIAM HART CRESCENT PENRITH NSW, 2750</b>			
DP: 1184495	council: PENRITH		
model: MOOREFIELD 18	facade: TRADITIONAL	date: 10/02/2015	quotation assessment: QA1
Sheet: 5 of 13	drawn: GP/LDS/SW	checked: P.D	scale: 1:100
			774-14
CLIENTS SIGNATURE: _____		DATE: _____ S.P. 00.	

ELEVATIONS

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**FIRSTYLE HOMES**

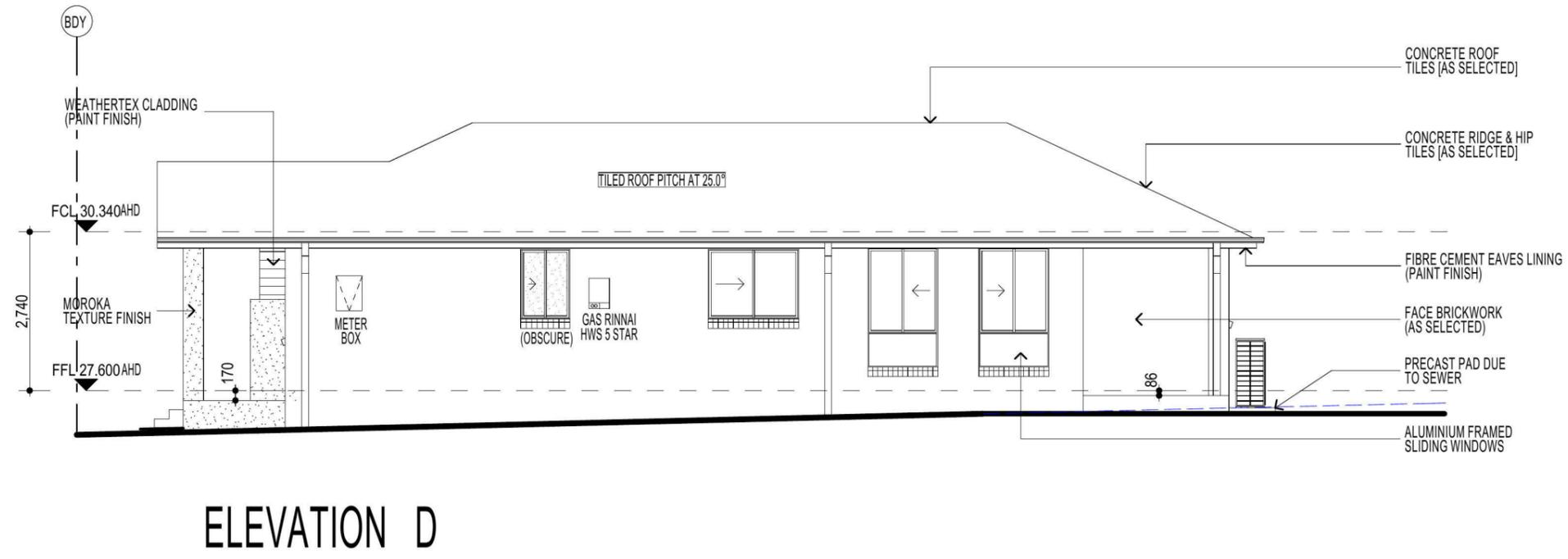
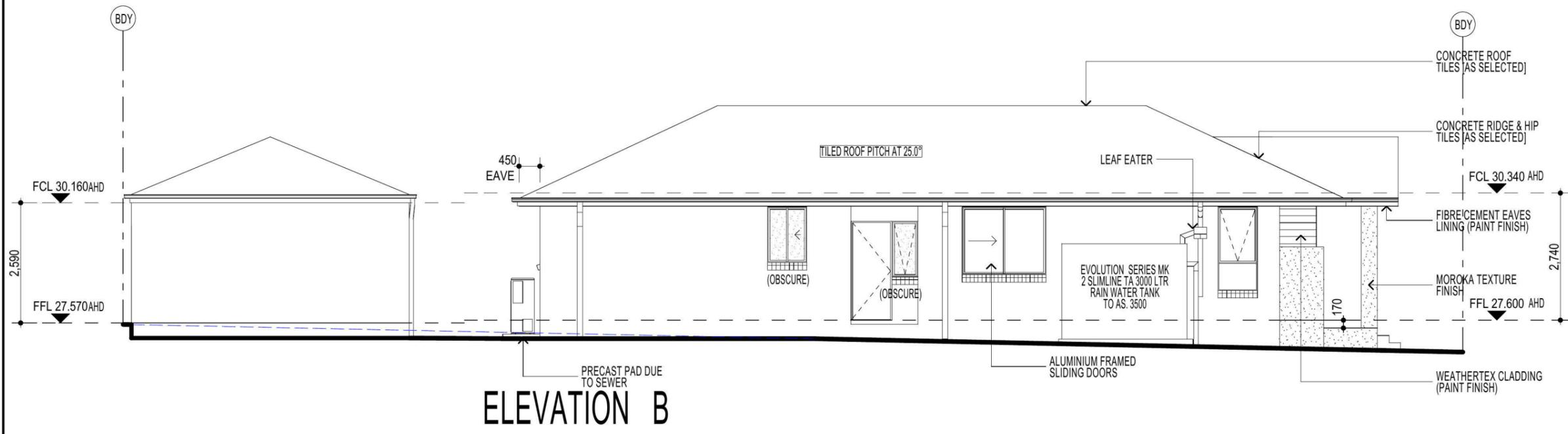
FIRSTYLE HOMES Pty.Ltd  
 Lic No. 113412C  
 ACN. 087 773 779  
 PO BOX 171, HOXTON PARK 2171

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

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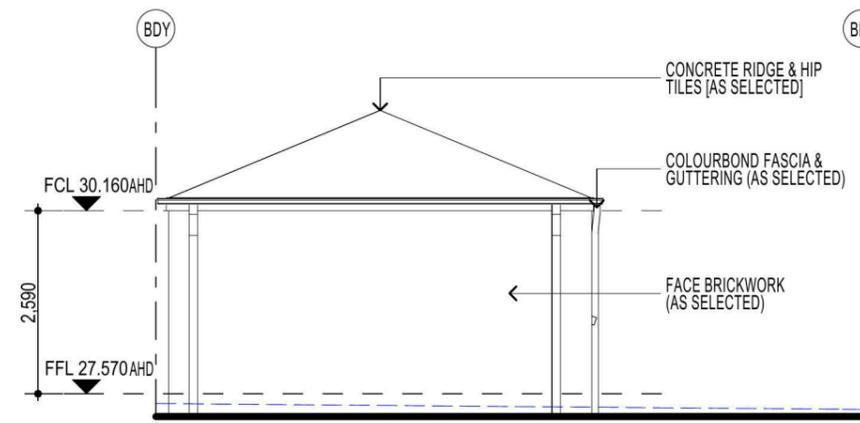
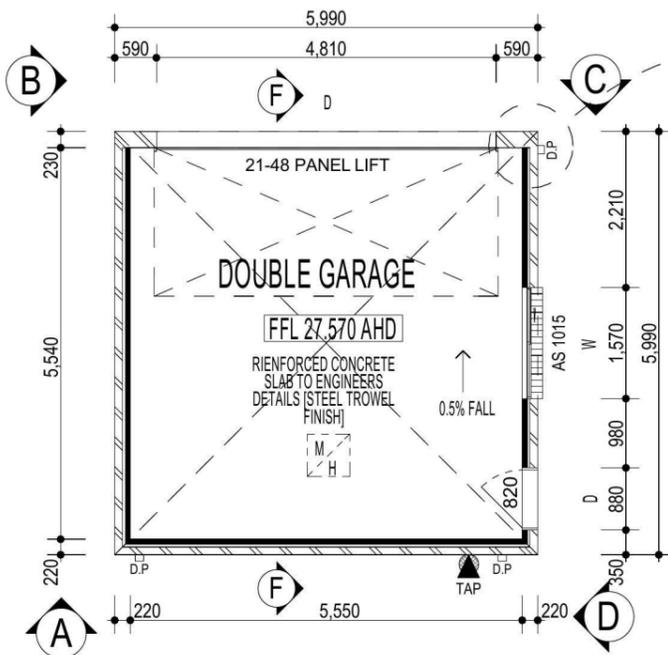
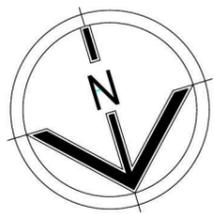
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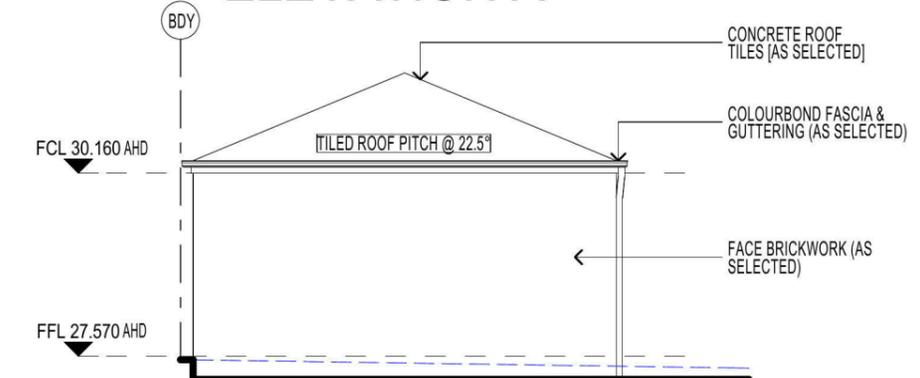
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PROMOTION: <b>LIVING/STYLE COLLECTION</b>			
CLIENT: <b>S. K. NANDAM</b>			
LOCATION: LOT 2234 WILLIAM HART CRESCENT PENRITH NSW, 2750			
DP: 1184495	council: PENRITH		
model: MOOREFIELD 18	facade: TRADITIONAL	date: 10/02/2015	quotation assessment: QA1
Sheet: 6 of 13	drawn: GP/LDS/SW	checked: P.D	scale: 1:100
			<b>774-14</b>
CLIENTS SIGNATURE: _____		DATE: _____ S.P. 00.	

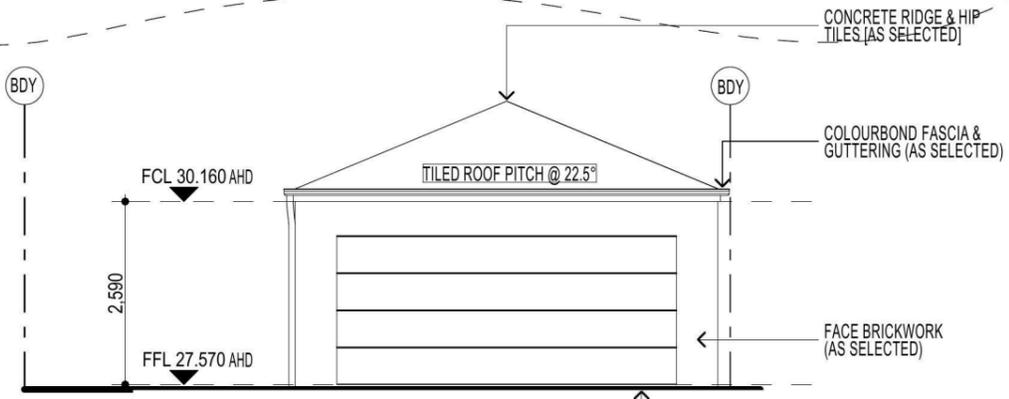
**ELEVATIONS**



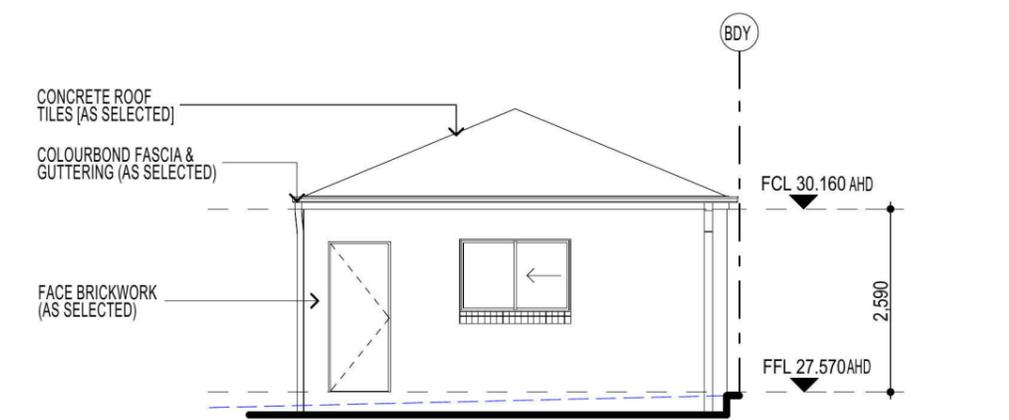
ELEVATION A



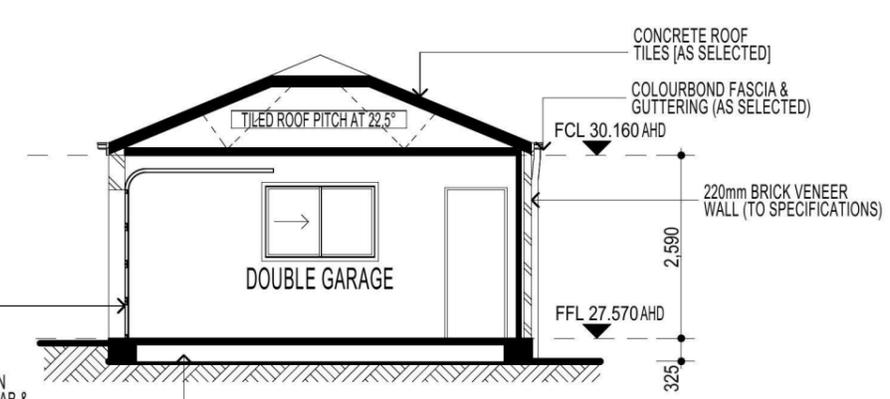
ELEVATION B



ELEVATION C



ELEVATION D



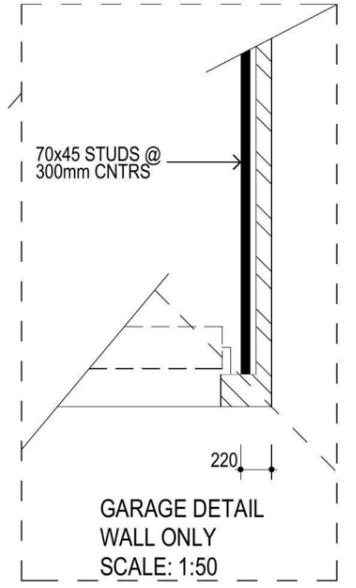
SECTION F-F

**FIRSTYLE HOMES**  
 FIRSTYLE HOMES Pty.Ltd  
 Lic No. 113412C  
 ACN. 087 773 779  
 PO BOX 171, HOXTON PARK 2171  
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 SCALE: 1:50

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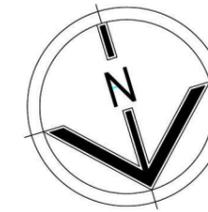
PROMOTION:  
 LIVING/STYLE COLLECTION

CLIENT:  
 S. K. NANDAM

LOCATION:  
 LOT 2234  
 WILLIAM HART CRESCENT  
 PENRITH NSW, 2750

DP: 1184495	council: PENRITH
model: MOOREFIELD 18	facade: TRADITIONAL
date: 10/02/2015	quotation assessment: QA1
Sheet: 7 of 13	drawn: GP/LDS/SW scale: 1.100
checked: P.D	<b>774-14</b>

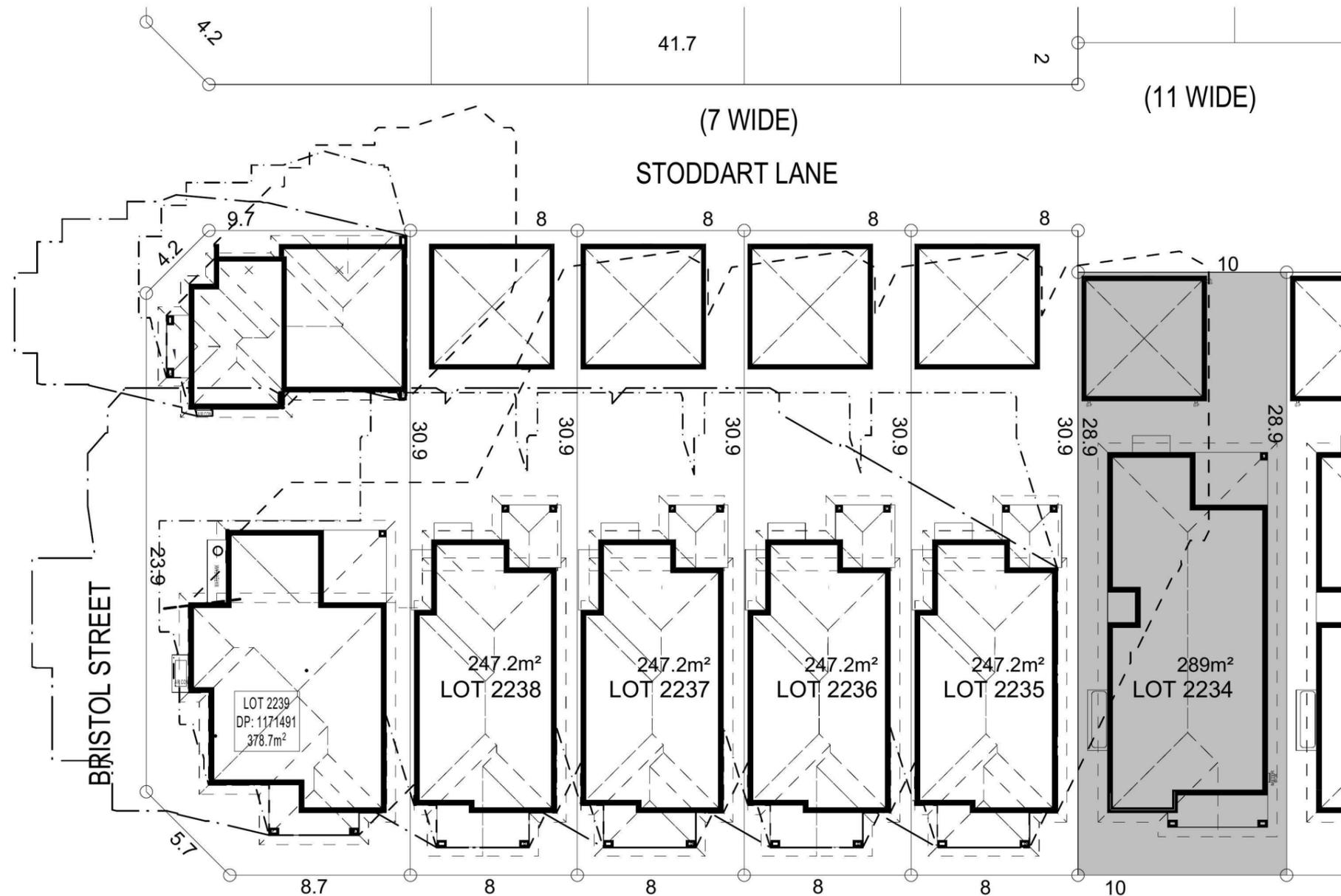
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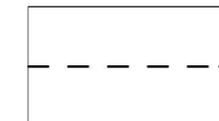


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**SHADOW DIAGRAM**

9:00am June 21st



12:00pm June 21st



3:00pm June 21st



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