



# Lot 2344 WALSHAW

## PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Cpl	Camellia sasanqua 'Paradise Pearl'	Camellia	8	300mm	2m
Crf	Cordyline 'Red Fountain'	Red Fountain Cordyline	8	175mm	1m
Gar	Gardenia augusta 'Radicans'	Rock Gardenia	4	200mm	0.5m
Lwf	Liriope muscari 'Monroe's White'	Liriope (white flowering)	15	200mm	0.45m
Mq	Magnolia quinquepeta 'Nigra'	Lily Magnolia	1	25L	3-4m
Vh	Viola hederacea	Native Violet	8	150mm	0.1m

### LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ ground-covers	Total Trees
44	8	0	36	1

### CLEVELAND LANE - Supply + installation by BUILDER

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

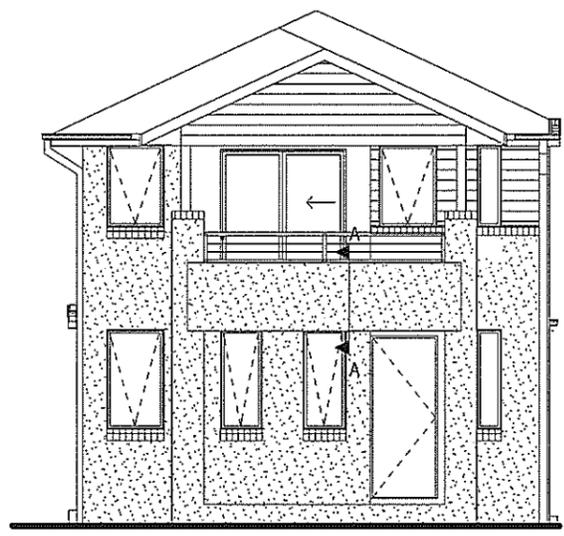
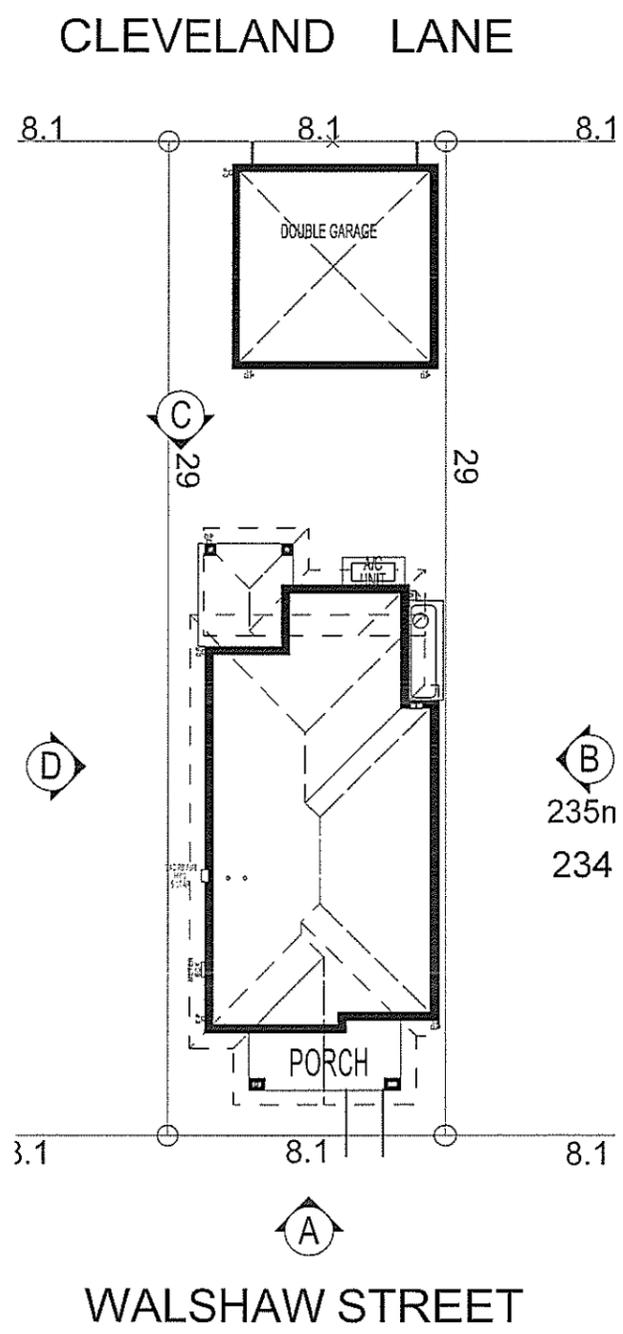
### CLEVELAND LANE CROSS-OVER - Supply + construction by BUILDER

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

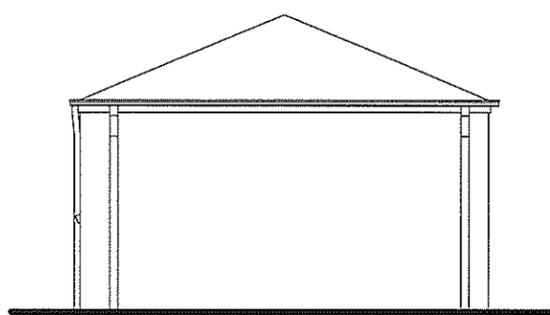
\*Area's outside of the allotment boundary. \*\*Area's inside of the allotment boundary

REVISION A SUBMITTED TO CLIENT FOR COMMENT B SUBMITTED FOR APPROVAL C AMENDED ARCHITECTURAL	DRAWN VF VF	CHECK RS RS	DATE 21-02-14 26-02-14 28-02-14	 PO Box 8136, Baulkham Hills NSW 2153 Ph: (02) 9650 7712 Fax: (02) 9650 7705 Email: info@ecodeign.com.au Web: www.ecodeign.com.au <small>Member of the Australian Institute of Landscape Designers and Managers</small>	ADDRESS <b>LOTS 2339-2348 WALSHAW STREET,          NORTH PENRITH</b>	PROJECT NEW RESIDENCE DRAWING PLANT SCHEDULE - LOT 2344					
1. Do not scale from drawings. 2. Verify all measurements on site. 3. Notify ecodeign of any inconsistencies. 4. Copyright © ecodeign. All rights reserved. 5. Drawing remains the property of ecodeign.				6. All work to comply with relevant Australian Standards or Building Code of Australia. 7. All work to be performed by a suitably qualified tradesperson. 8. For application purposes only - NOT FOR CONSTRUCTION				SCALE 1:100 @ A3	DATE 28-02-14	SHEET L - 12	REVISION C
				CLIENT <b>FIRSTSTYLE HOMES</b>		DRAWN VF	CHECK RS	DATE 28-02-14	REVISION C		

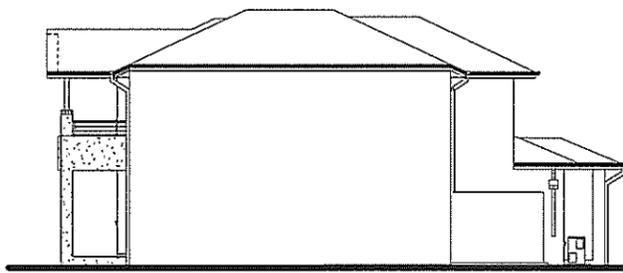
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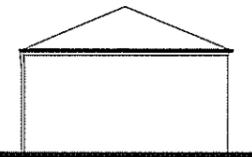
ELEVATION A



GARAGE ELEVATION A



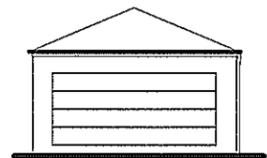
ELEVATION B



GARAGE ELEVATION B



ELEVATION C



GARAGE ELEVATION C



GARAGE ELEVATION D

ELEVATION D

NOTE:  
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NOTIFICATION PLAN

PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: FIRSTSTYLE HOMES			
LOCATION: LOT 2344 WALSHAW STREET PENRITH NSW 2750			
DP: SUBDIVISION OF LOT 1197 DP 1171491		council: PENRITH	
model: CHESTER 21	facade: AUGUSTINE	date: 24/03/2014	SK1
Sheet: A	drawn: GP	checked: P.D	744-14
scale: 1:200, 1:100			
CLIENT'S SIGNATURE:		DATE:	



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**DEVELOPMENT CALCULATIONS**

LOT: 2344 SITE AREA: 235.0m<sup>2</sup>

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

**FLOOR SPACE RATIO CALCULATION:**

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

**SITE AREA COVERAGE/LANDSCAPE:**

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

**COUNCIL ZONE: R1**

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 WALSHAW STREET  
 PENRITH NSW 2750

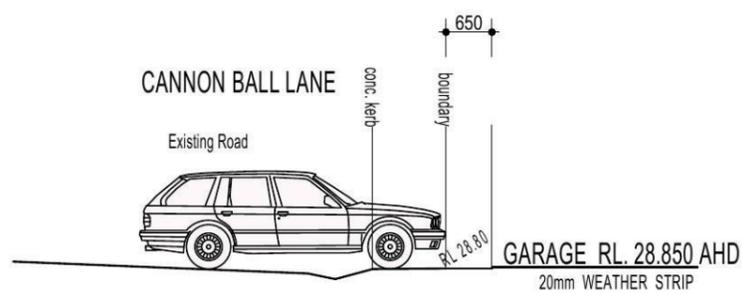
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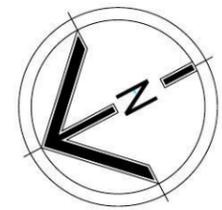
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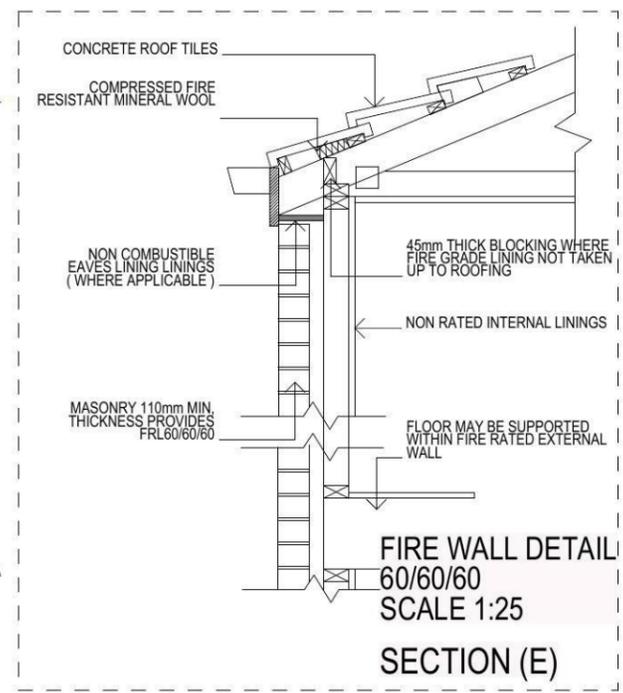
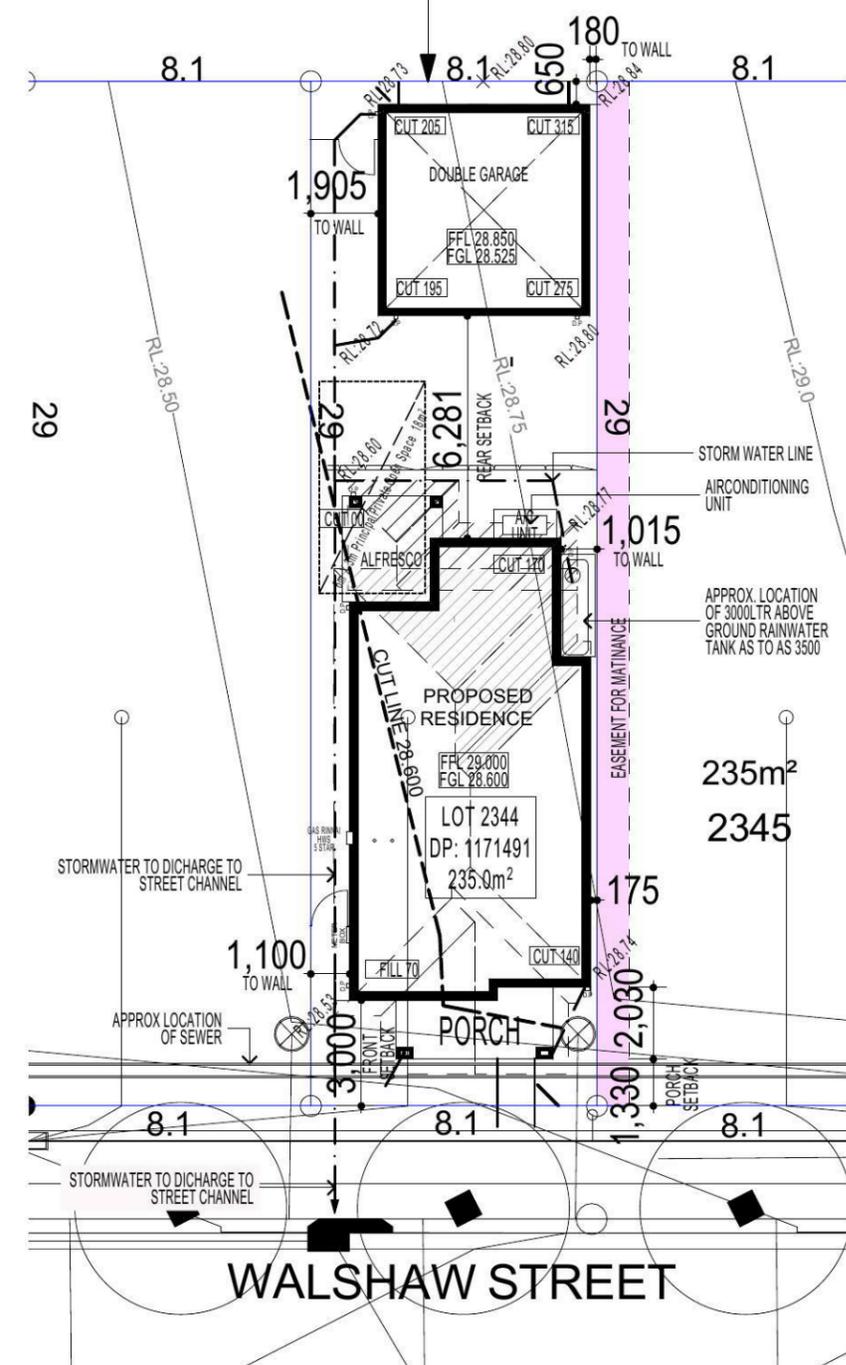
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**NOTE:**  
 DRIVEWAY DESIGN IN ACCORDANCE WITH AS/NZS 2890.1:2004 WITH COUNCIL DCP GUIDELINE  
 SIGN:..... DATE:.....  
**NOTE:**  
 FINAL GARAGE LEVELS TO BE DETERMINED ON SITE



**DRIVEWAY GRADIENT**  
**CLEVELAND LANE**



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

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

**EARTHWORKS TO AHD**  
 HOUSE: FFL: R.L: 29.000 (LIVING) FGL: R.L: 28.600  
 GARAGE: FFL: R.L: 28.850 FGL: R.L: 28.525

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

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

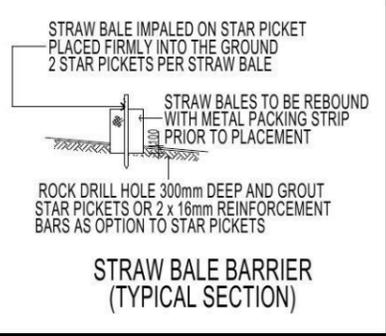
**NOTE:**  
 PROVIDE GRANITGARD TERMITE TREATMENT

**FIBRE OPTIC WIRING PACKAGE**

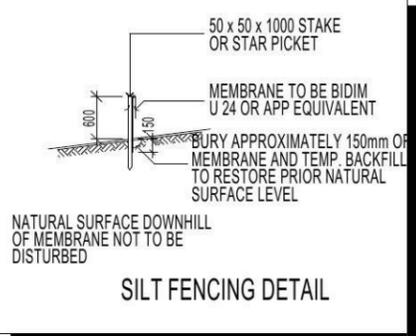
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**NOTE**  
 AIR CONDITIONING ONLY (EER 2.5-3.0 OR GREATER)  
 3-PHASE POWER

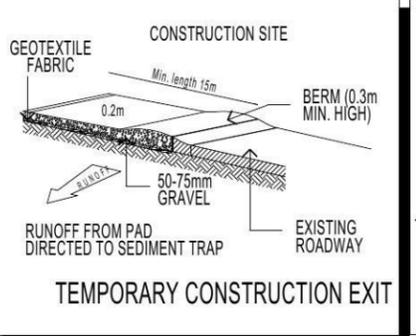
**SITE PLAN & STORMWATER CONCEPT PLAN**



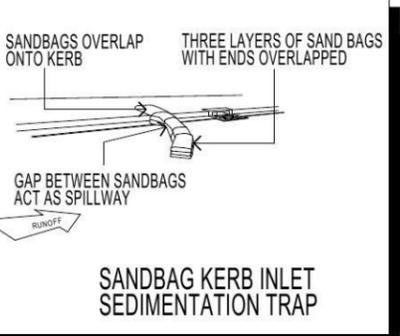
STRAW BALE BARRIER (TYPICAL SECTION)



SILT FENCING DETAIL



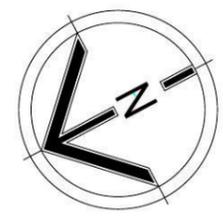
TEMPORARY CONSTRUCTION EXIT



SANDBAG KERB INLET SEDIMENTATION TRAP

**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



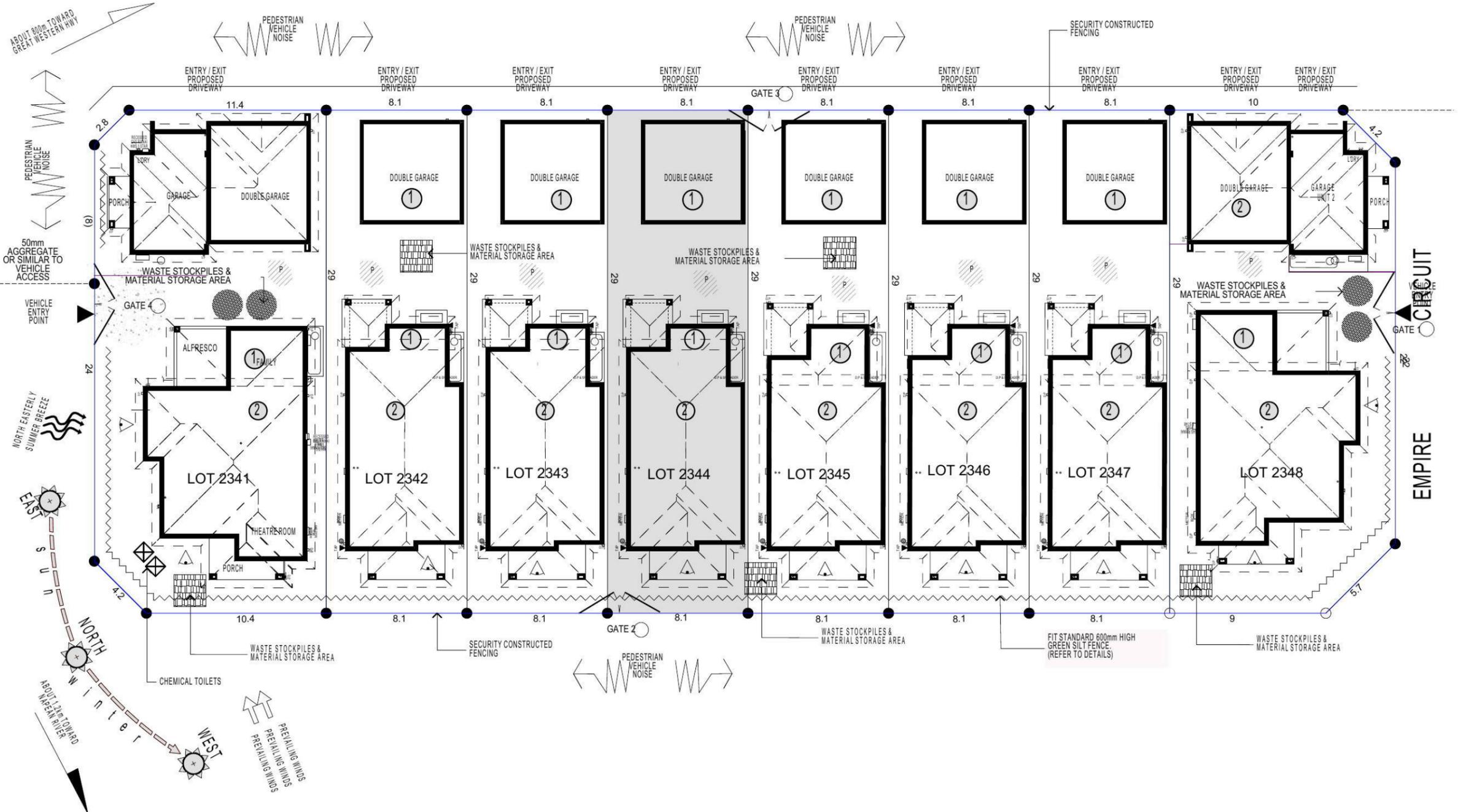
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 Lic No. 113412C  
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 EMAIL: design@firststyle.com.au

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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)

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**SITE ANALYSIS & WASTE MANAGEMENT PLAN**

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CLIENT: **FIRSTSTYLE HOMES**

LOCATION: **LOT 2344 WALSHAW STREET PENRITH NSW 2750**

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

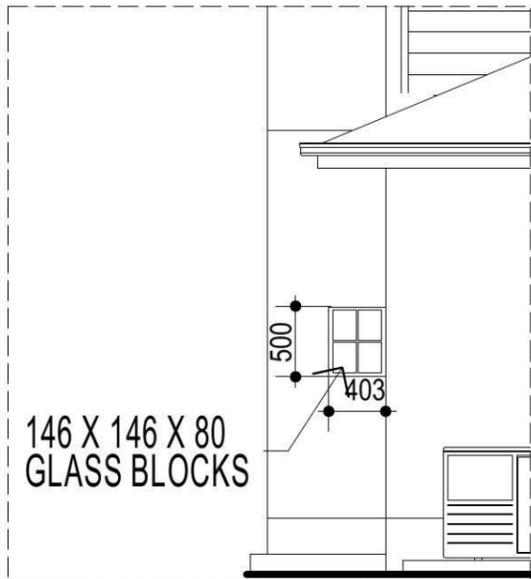
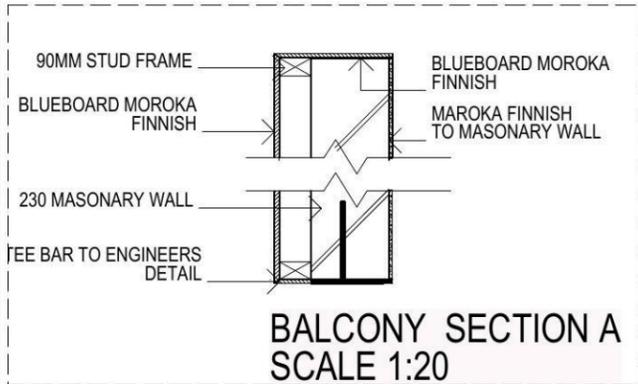
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CLIENTS SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ S.P. 0.0.

**KEY**

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



**FIBRE OPTIC WIRING PACKAGE**

**NOTE:**  
PROVIDE GRANITGARD TERMITE TREATMENT

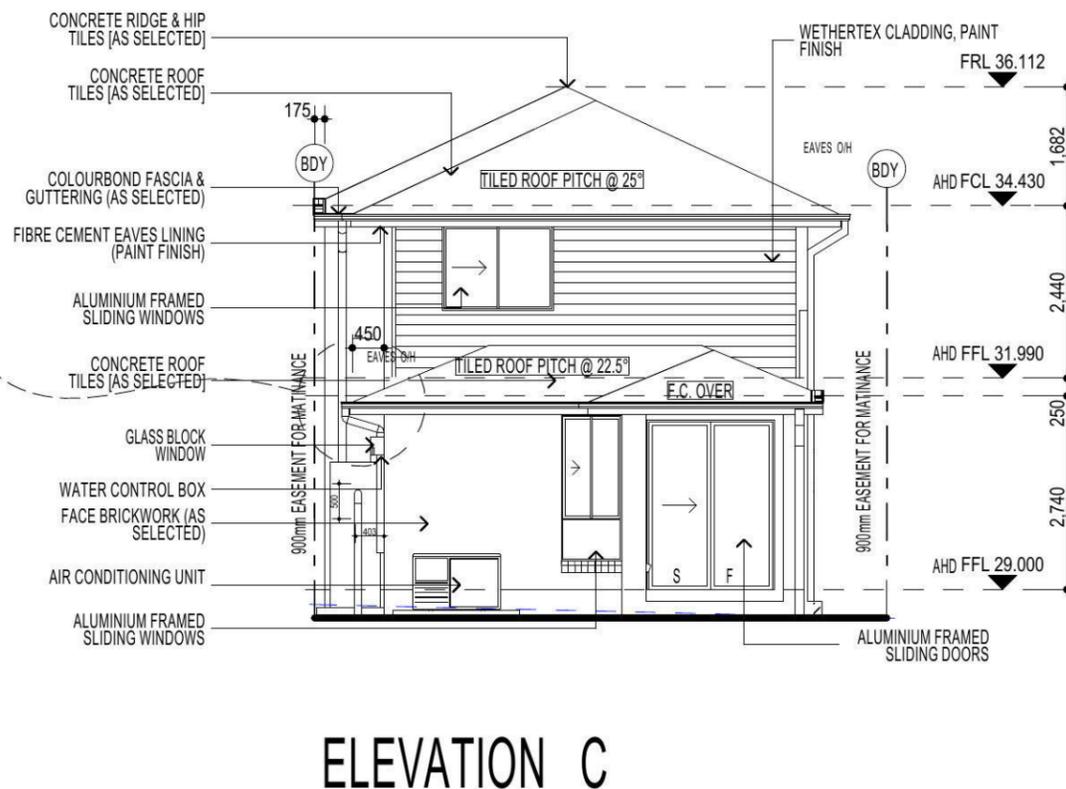
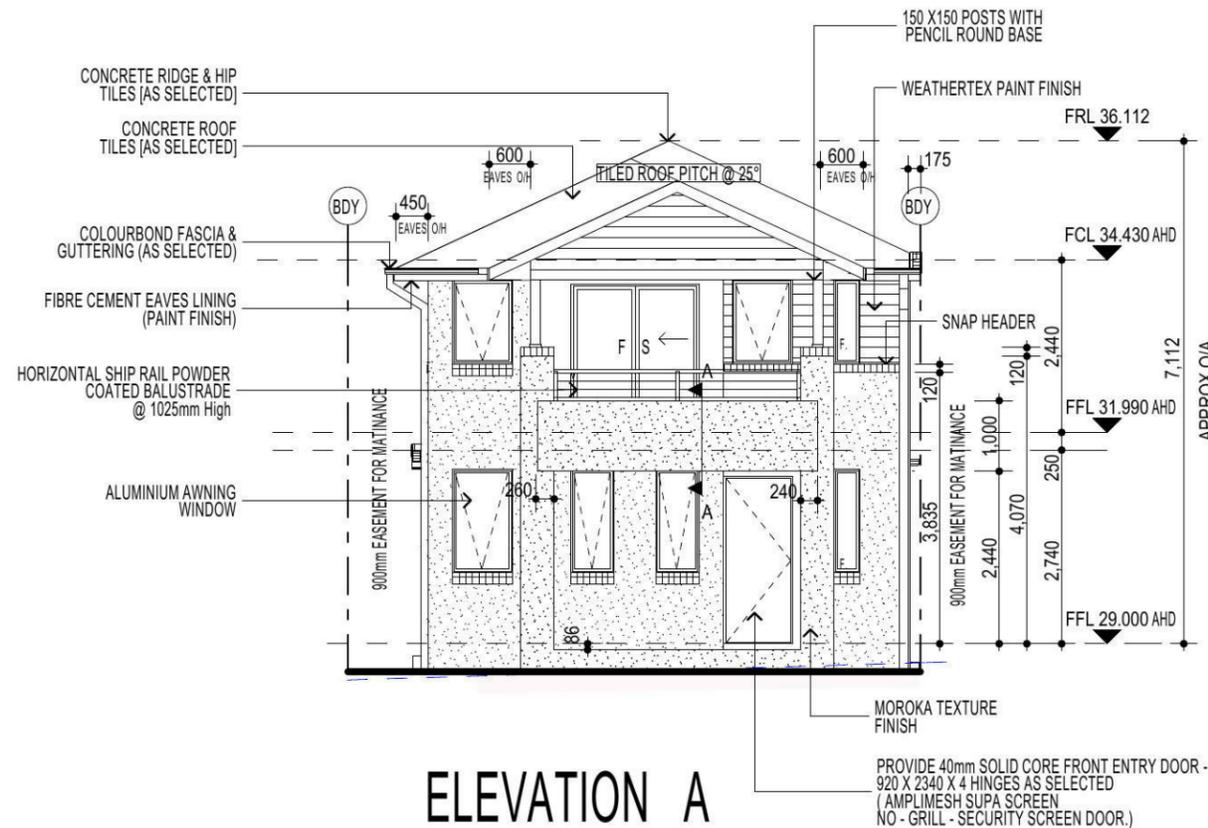
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FIRST FLOOR WINDOWS TO COMPLY WITH CLAUSE 3.9.2.5 OF VOLUME 2 OF THE BCA.

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**744-14**

**ELEVATIONS**

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**FIRSTSTYLE HOMES**

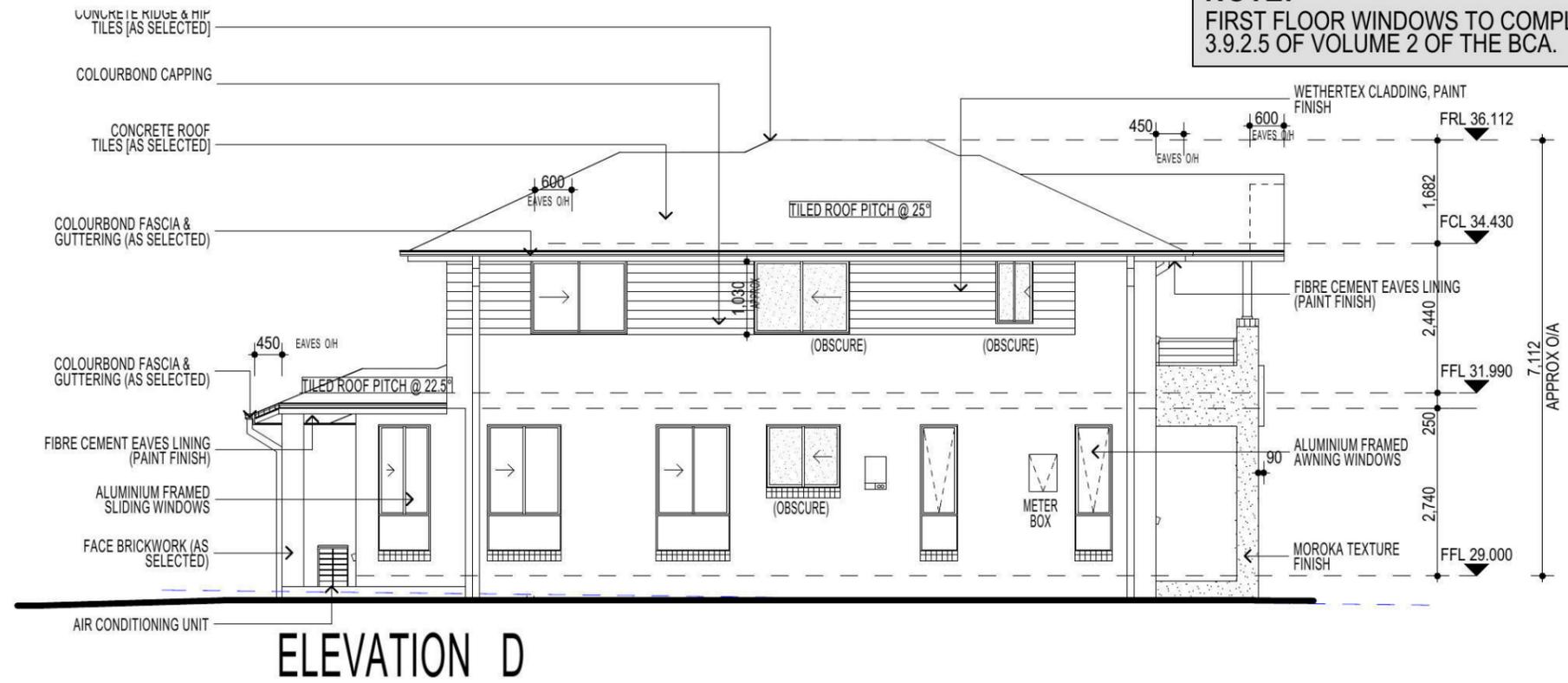
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EMAIL: design@firststyle.com.au

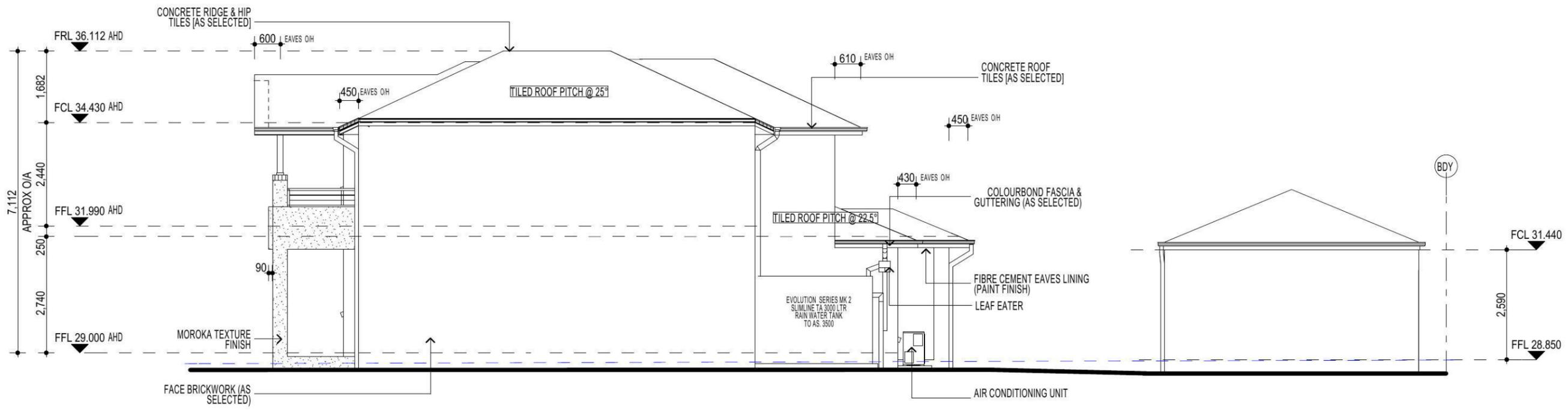
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**ELEVATION D**



**ELEVATION B**

**FIBRE OPTIC WIRING PACKAGE**

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3-PHASE POWER

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TERMITE TREATMENT

PROMOTION:  
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WALSHAW STREET  
PENRITH NSW 2750

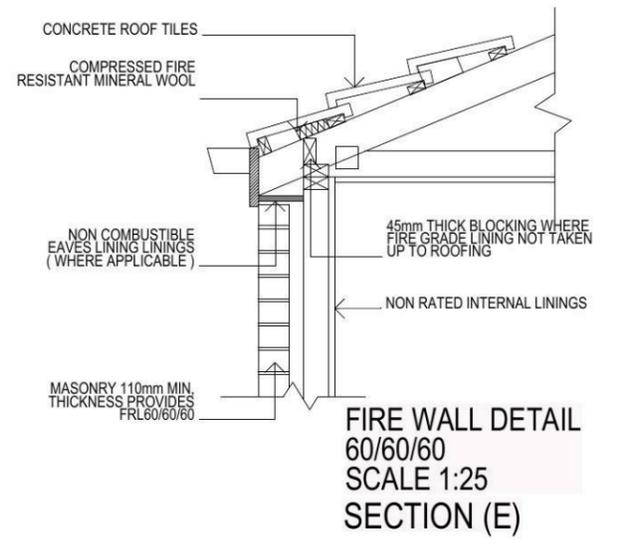
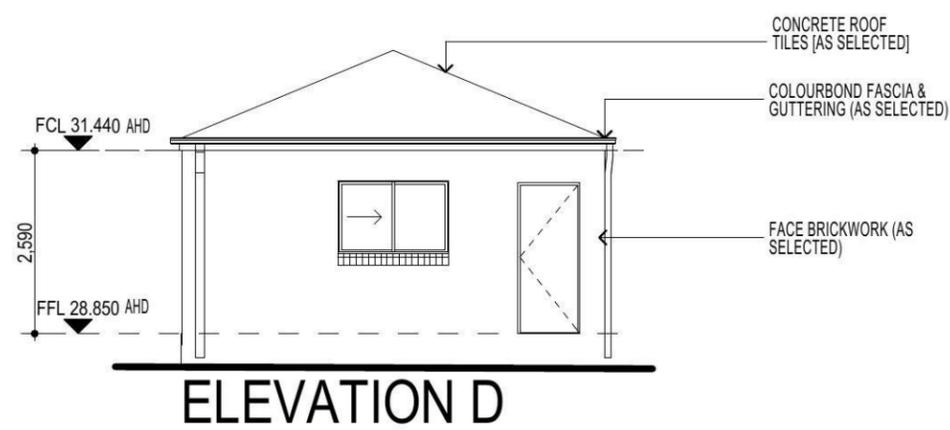
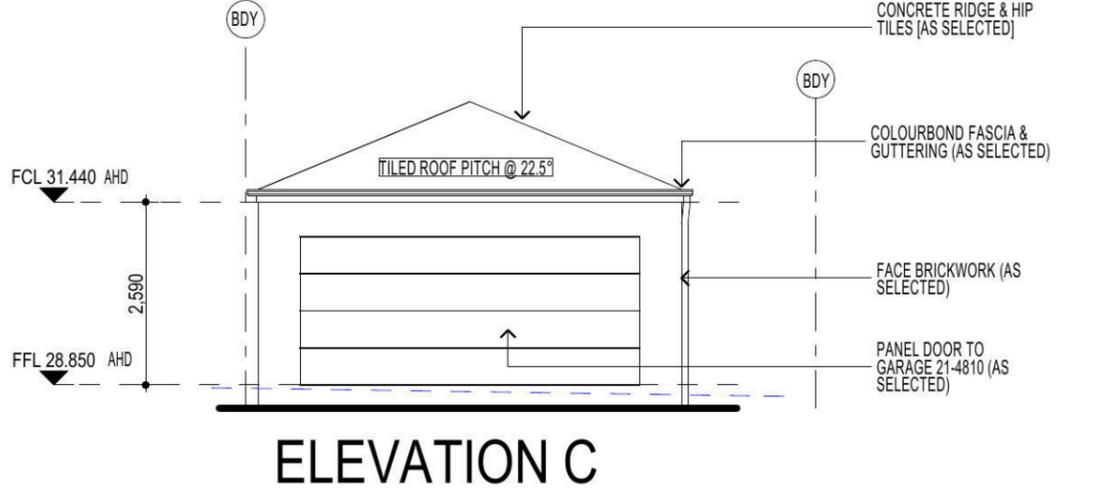
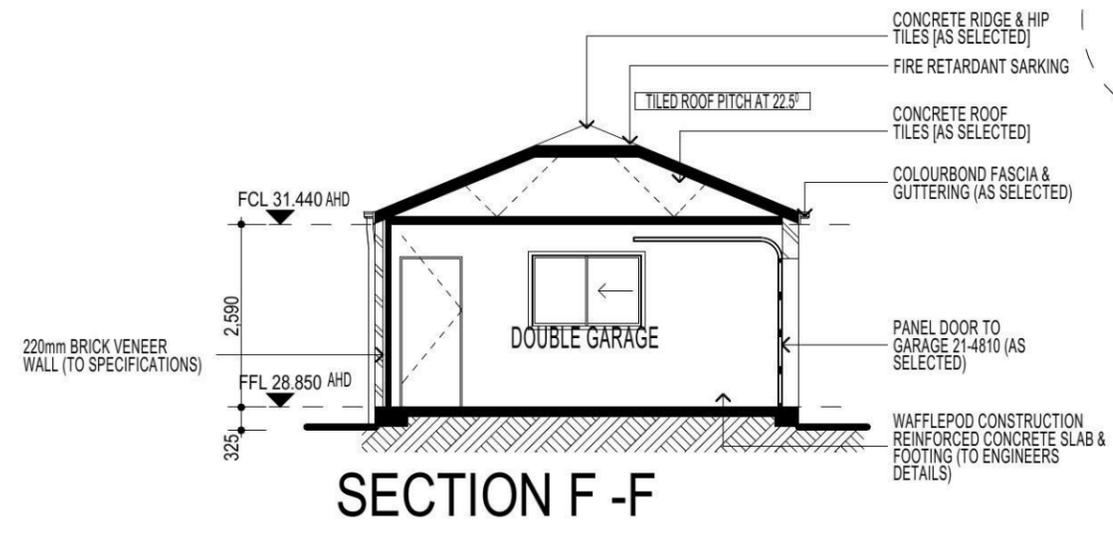
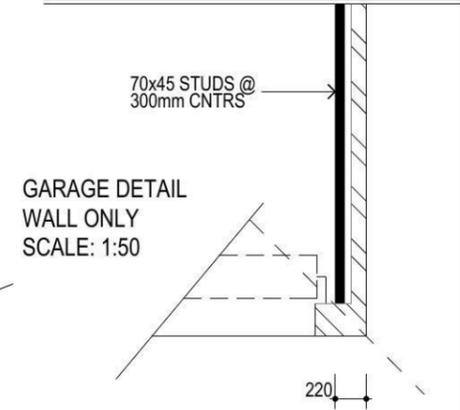
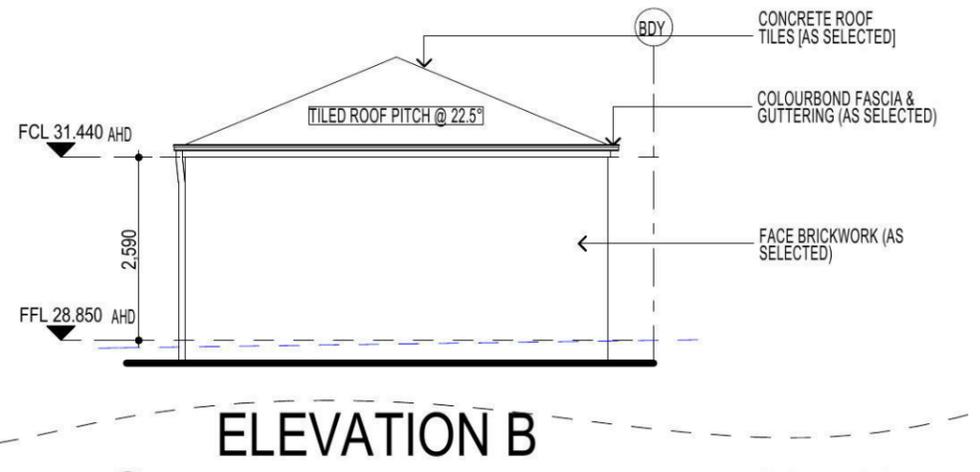
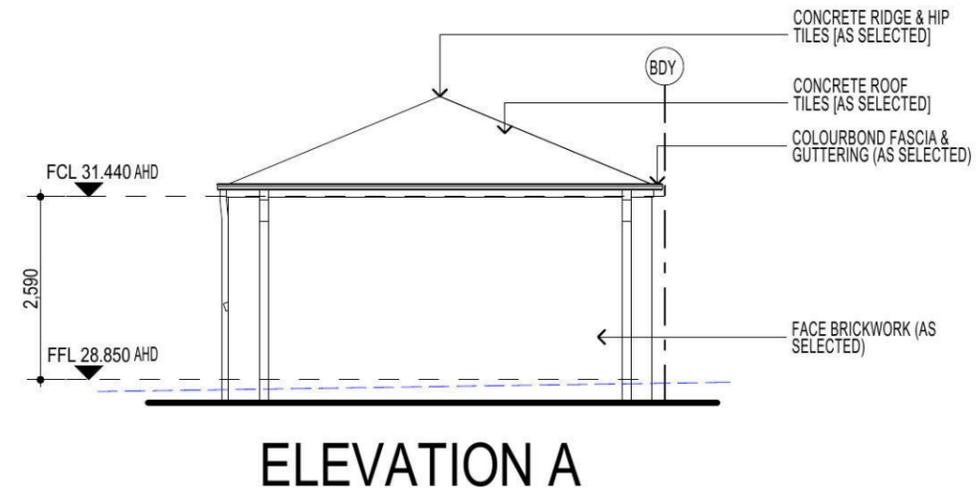
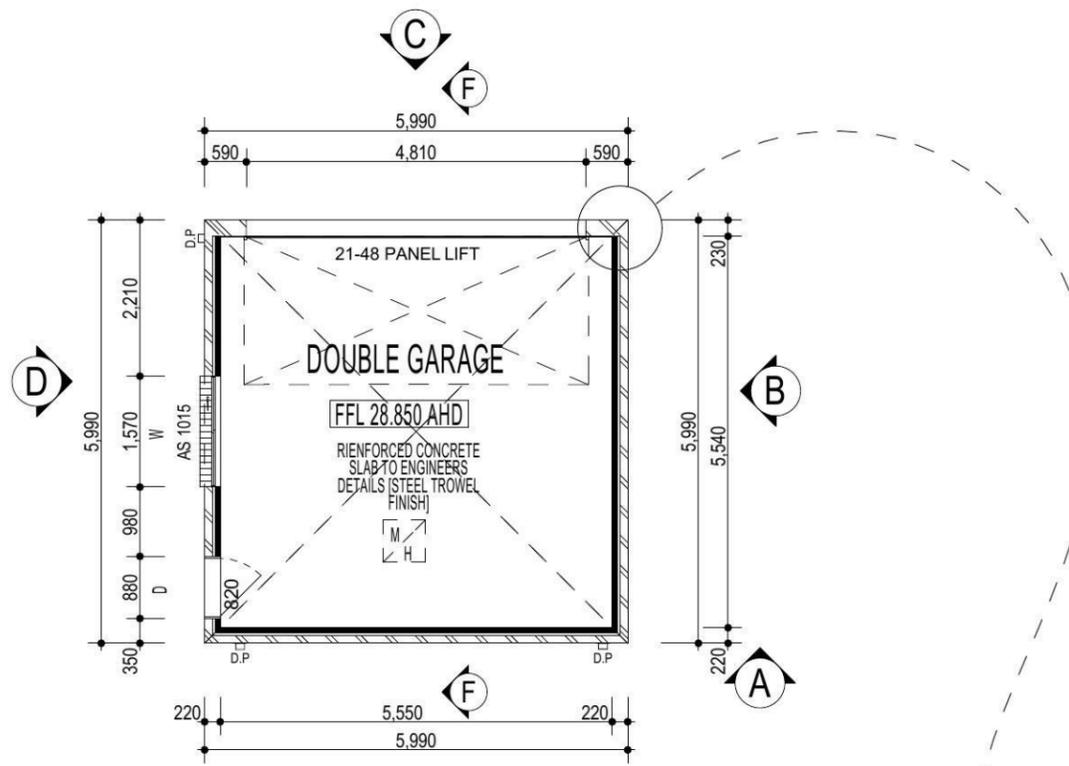
DP: SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH
model: CHESTER 21	facade: AUGUSTINE
date: 24/03/2014	quotation assessment: SK1
Sheet: 6 of 10	Scale: 1:100

**744-14**

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

**ELEVATIONS**

• 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.  
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**FIBRE OPTIC WIRING PACKAGE**

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

**NOTE:**  
 PROVIDE GRANITGARD TERMITE TREATMENT

**NOTE:**  
 ALL COMPONETS 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

PROMOTION: *LIVING/STYLE COLLECTION*

CLIENT: **FIRSTSTYLE HOMES**

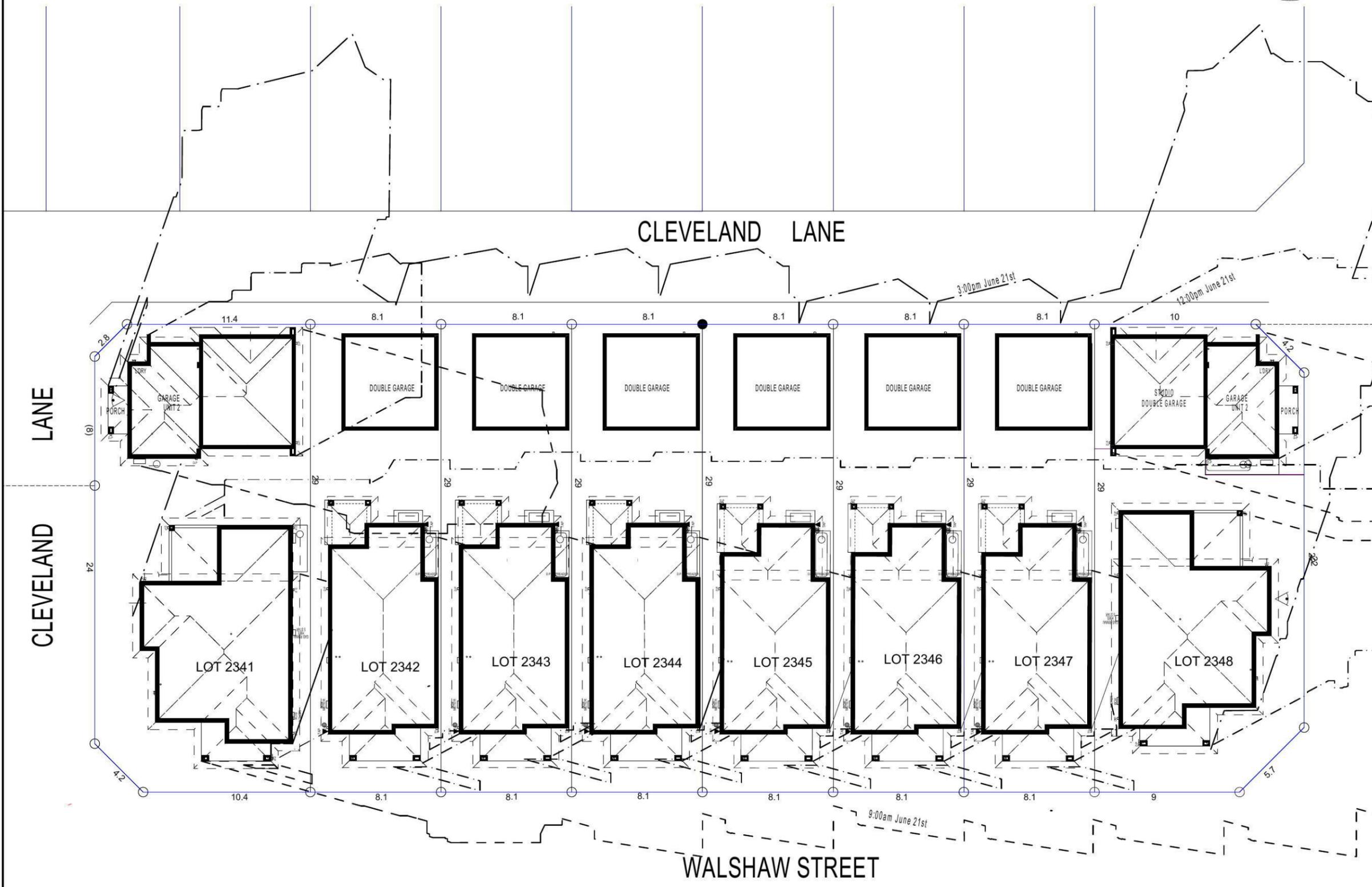
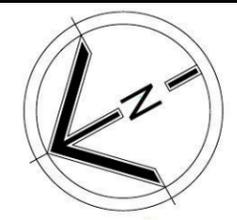
LOCATION: **LOT 2344 WALSHAW STREET PENRITH NSW 2750**

DP: SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH
model: CHESTER 21	facade: AUGUSTINE
date: 24/03/2014	valuation assessment: SK1
Sheet: 7 of 10	scale: GP P.D

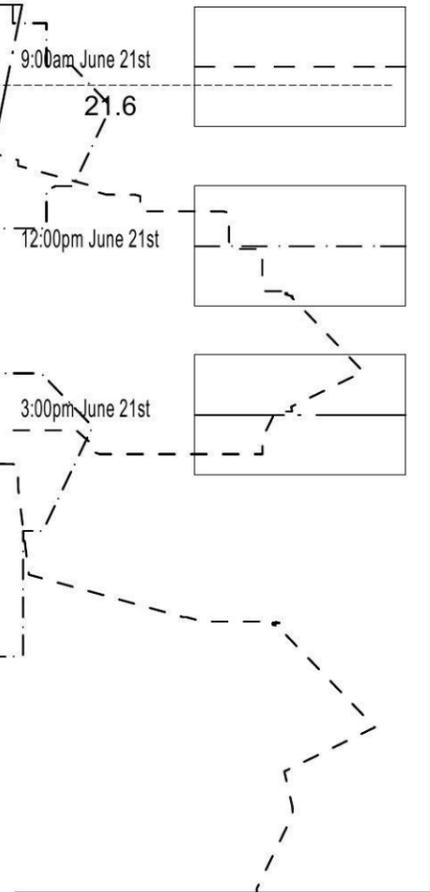
**744-14**

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

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**SHADOW DIAGRAM**



**NOTE:**  
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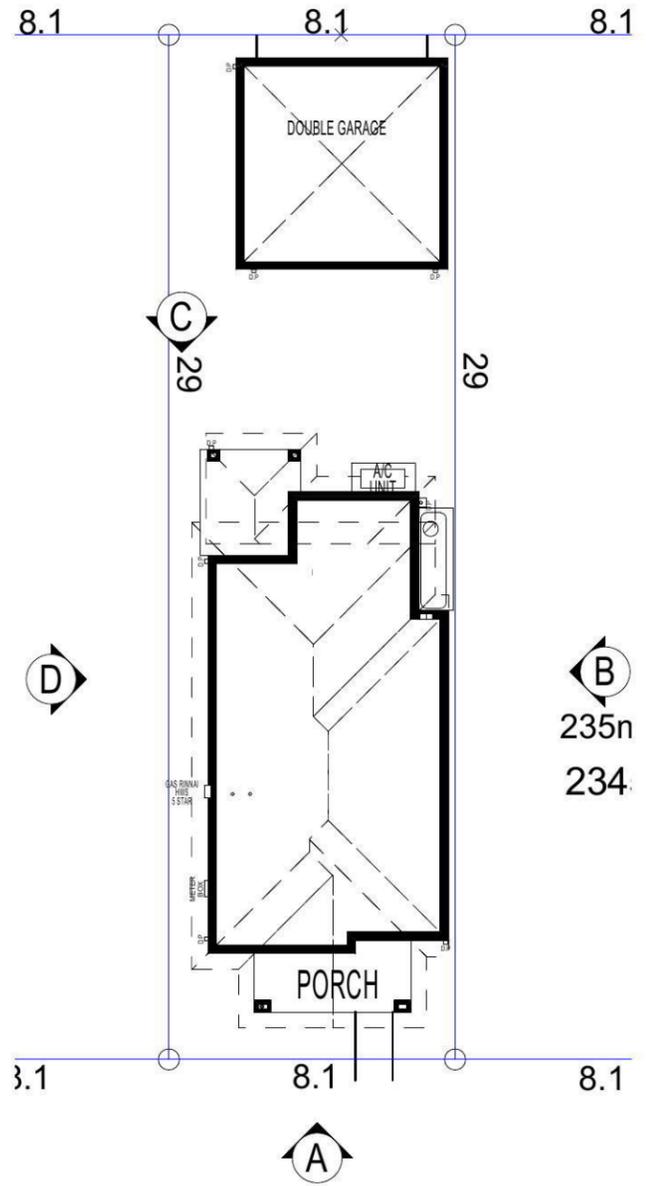
**NOTE:**  
 PLEASE REFER TO ACOUSTIC LOGIC REPORT. REF No.20120708.2/2606A/R1/HP - DATED:26.06.13 > FOR ADDITIONAL INFORMATION. (REFER TO PAGE 8 ALSO FOR ADDITIONAL NOTES)

PROMOTION: <b>LIVING/STYLE COLLECTION</b>			
CLIENT: <b>FIRSTSTYLE HOMES</b>			
LOCATION: LOT 2344 WALSHAW STREET PENRITH NSW 2750			
DP: SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH		
model: CHESTER 21	facade: AUGUSTINE	date: 24/03/2014	quotation assessment: SK1
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CLIENTS SIGNATURE:		DATE:	S.P. 0.0.

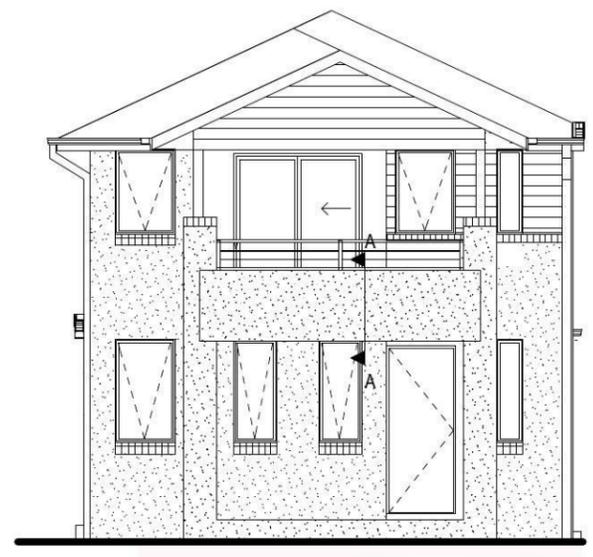
**SHADOW DIAGRAM**

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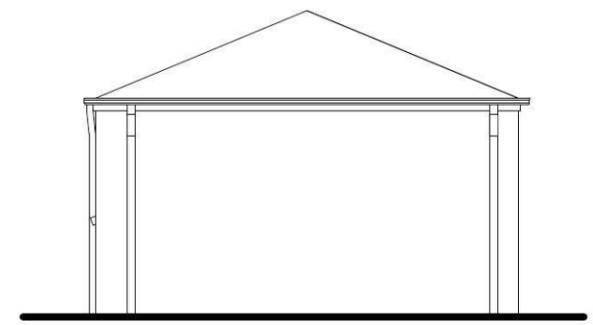
CLEVELAND LANE



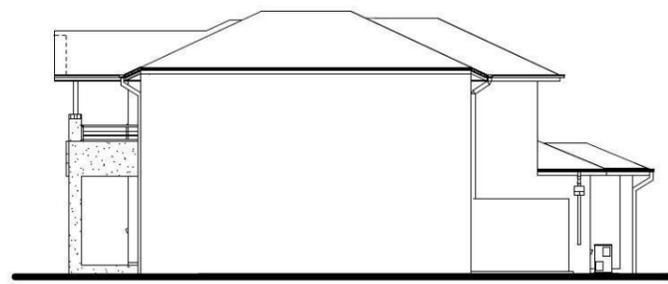
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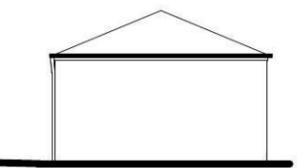
ELEVATION A



GARAGE ELEVATION A



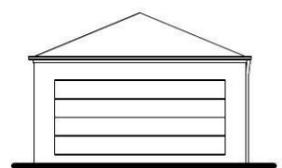
ELEVATION B



GARAGE ELEVATION B



ELEVATION C



GARAGE ELEVATION C



GARAGE ELEVATION D

ELEVATION D

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NOTIFICATION PLAN

PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: FIRSTSTYLE HOMES			
LOCATION: LOT 2344 WALSHAW STREET PENRITH NSW 2750			
DP: SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH		
model: CHESTER 21	facade: AUGUSTINE	date: 24/03/2014	quotation assessment: SK1
Sheet: A	drawn: GP	checked: P.D	744-14
scale: 1:200, 1:100			
CLIENTS SIGNATURE:		DATE:	S.P. 0.0.