

ASPECT DEVELOPMENT & SURVEY PTY LTD
CONSULTING REGISTERED SURVEYORS

Basix Lots 157
= 77.75m² of roof area to discharge to water tank.
= stormwater and overflow to discharge to existing street channel.
o/a = 99.47m² of roof area.

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
WMM	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

LEGEND:

○ = SURFACE INLETS AS REQUIRED
○ = SURFACE INLETS LINE
— = STORMWATER LINE

LOTS 157

EARTHWORKS TO AHD

HOUSE: FFL: R.L: 28.150 AHD
(LIVING) FGL: R.L: 27.750 AHD

GARAGE: FFL: R.L: 27.660 AHD
FGL: R.L: 27.355 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. CL 3.7.1.7 & FIGURE 3.7.1.9

NOTE:
PROVIDE GRANITGARD TERMITE TREATMENT

FIBRE OPTIC WIRING PACKAGE

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

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

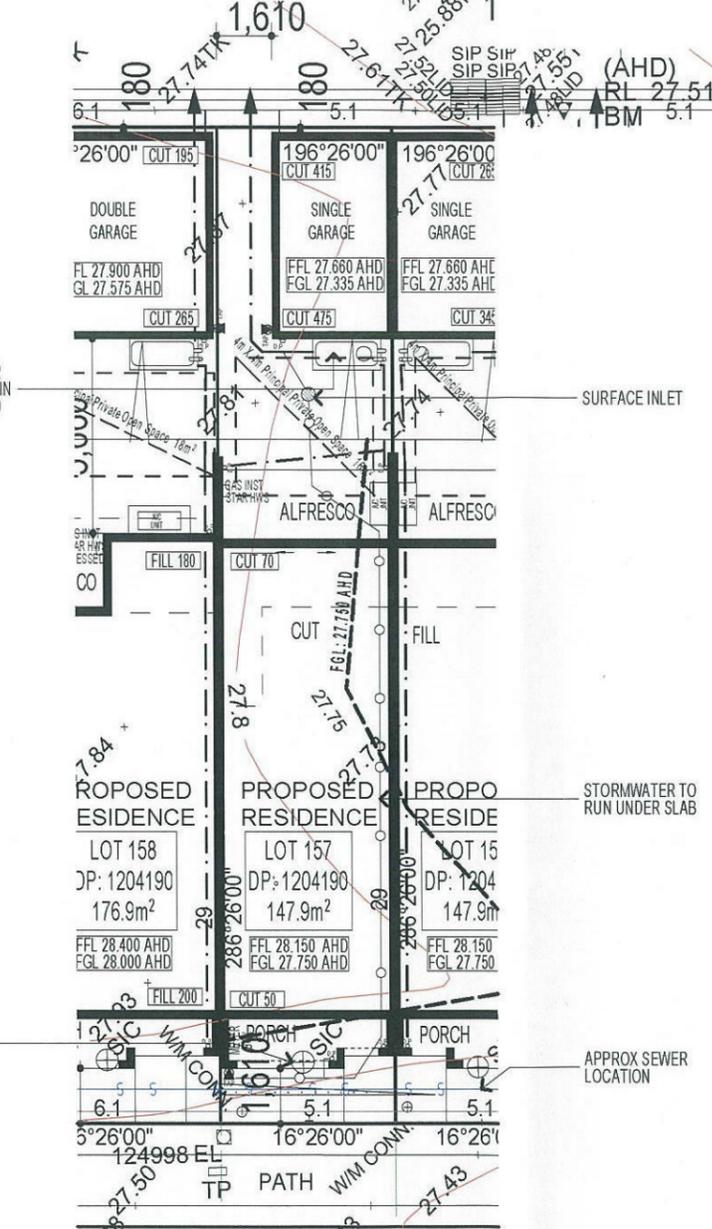
LOCALITY SKETCH

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

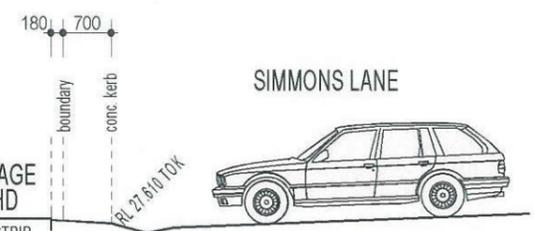


NOTE:
PLEASE REFER TO "ECO DESIGN" LANDSCAPE PLANS ISSUE: 'F' DATED 10.09.14

SIMMONS LANE



SINGLE GARAGE
RL: 27.660 AHD
20mm WEATHER STRIP



DRIVEWAY GRADIENT
SCALE 1:100

NOTE:
DRIVEWAY DESIGN IN ACCORDANCE WITH AS/NZS 2890.1:2004 WITH COUNCIL DCP GUIDELINE
SIGN: *[Signature]* DATE: 15-6-15

CUSTOMER ACCEPTANCE
Final Plans Accepted by the Undersigned with No Further Changes Required

**PUBLIC RESERVE
HOWELL PARK
HUDSON STREET**



SITE PLAN & STORMWATER CONCEPT PLAN

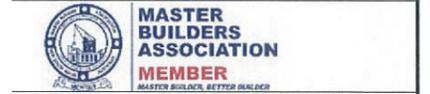
FIRSTYLE HOMES

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DEVELOPMENT CALCULATIONS

LOT: 157 NO: 00 OF SITE AREA: 147.90m²

Itemised Floor Areas:	Totals:
living ground floor:	71.35m ²
first floor: (excl. void 52.68m ²)	56.09m ²
garage: (excess 00.000m ²)	20.79m ²
alfresco:	10.37m ²
porch:	6.75m ²
balcony:	5.74m ²
total floor area:	171.09m²

SITE AREA COVERAGE/LANDSCAPE:

house ground floor:	71.35m ²
garage:	20.79m ²
porch/alfresco:	17.12m ²
driveway/paved area:	4.11m ²
site coverage Area:	109.26m ² (73.87%)
landscape area:	38.64m ² (26.13%)
pervious areas (soft)	34.53m ² (23.34%)
impervious areas (hard)	113.37m ² (80.46%)
private open space o/a:	29.69m ²
principal private open space:	16.0m ²
total car space incl. carstand:	1 carspace

COUNCIL ZONE: R1

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
X. HE

LOCATION:
LOT 157
HUDSON STREET
NORTH PENRITH. NSW 2750

DP:	1204190	council:	PENRITH
model:	PARKVIEW 18.5	facade:	CUSTOM
date:	15/06/2015	revision:	QA1
Sheet:	1 of 17	drawn:	G.P./S.W.
checked:	P.D.	scale:	1:200
			807-14

KEY

-  FACE BRICK (AS SELECTED)
-  MOROKA TEXTURE TO FRONT AND RETURN AS DRAWN (AS SELECTED)
-  CEMINTEL (ASPECT) PLANK - SMOOTH PAINT FINISH (AS SELECTED) - 300 HIGH

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

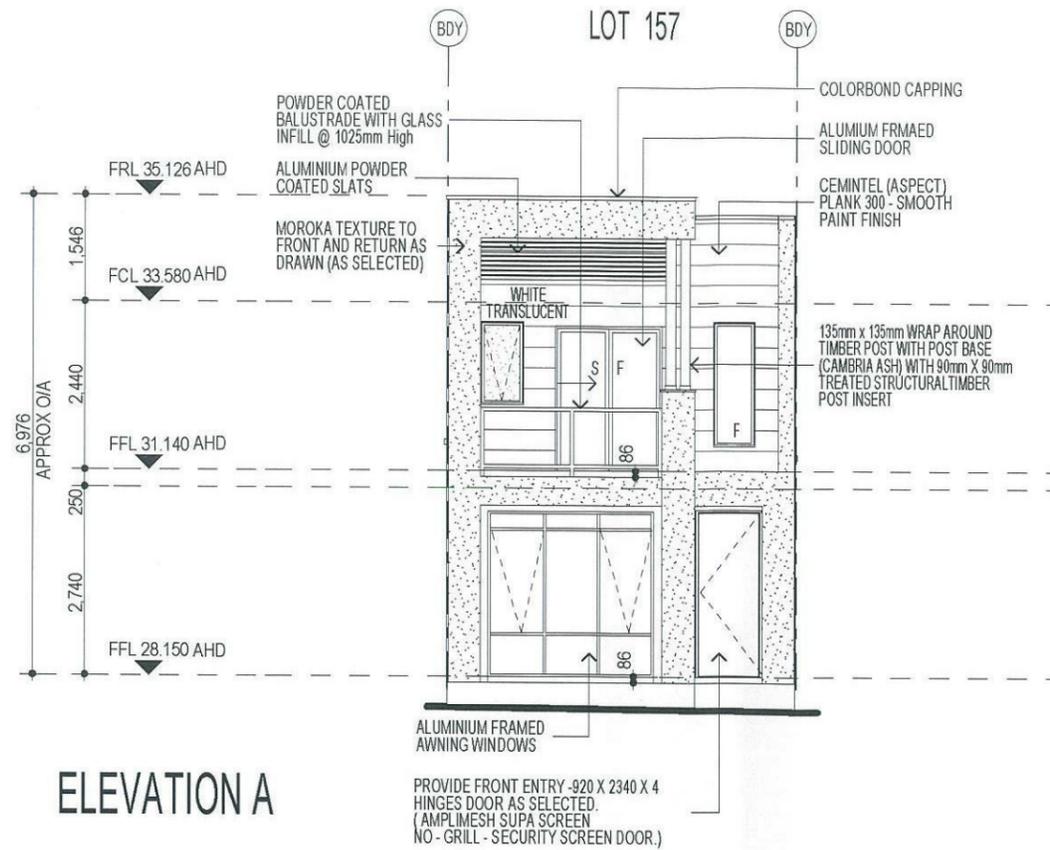


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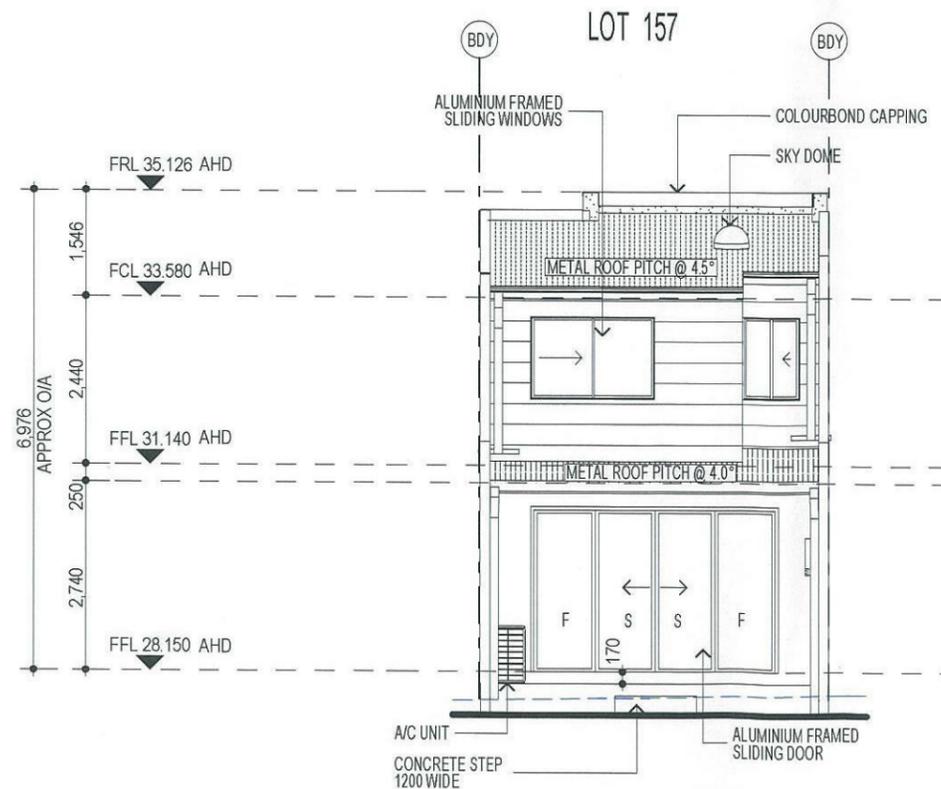
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ELEVATION A



ELEVATION C

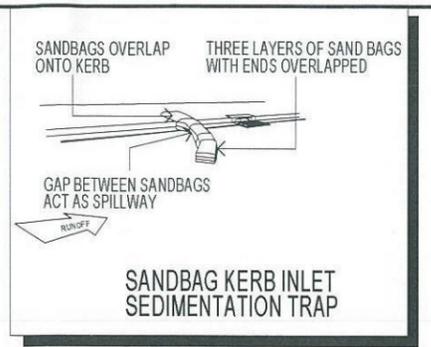
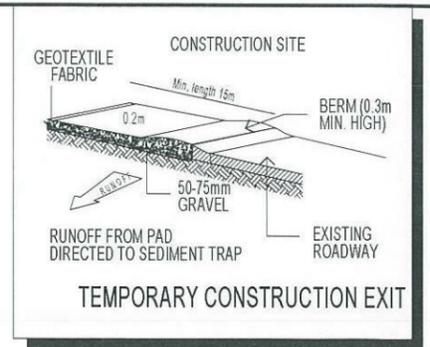
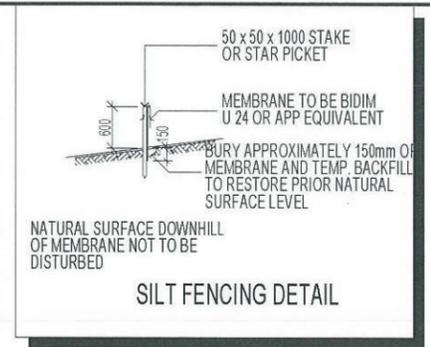
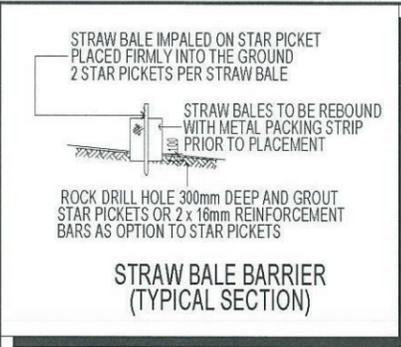
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- FIBRE OPTIC WIRING PACKAGE**
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PROMOTION: LIVING/STYLE COLLECTION			
CLIENT: X. HE			
LOCATION: LOT 157 HUDSON STREET NORTH PENRITH. NSW 2750			
DP	1204190	council:	PENRITH
model:	PARKVIEW 18.5	facade:	CUSTOM
date:	15/06/2015	quotation assessment:	QA1
Sheet:	5 of 17	drawn:	G.P/S/W
checked:	P.D	scale:	1:100
			807-14

ELEVATIONS

CLIENTS SIGNATURE DATE SP. 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

FIRSTSTYLE HOMES

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EMAIL: design@firststyle.com.au

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MASTER BUILDERS ASSOCIATION MEMBER

KEY	① ②	NUMBER OF STOREY'S	EXISTING TREES	NOISE	PRIVATE OPEN SPACE	RAINWATER TANK (Underground)
SOLAR ACCESS	PREVAILING WINDS		TREES TO BE REMOVED	VEHICULAR SITE ENTRY	OVERLOOKING	A/C UNIT (if required)
			DIRECTION & DISTANCES	VIEWS HWS		

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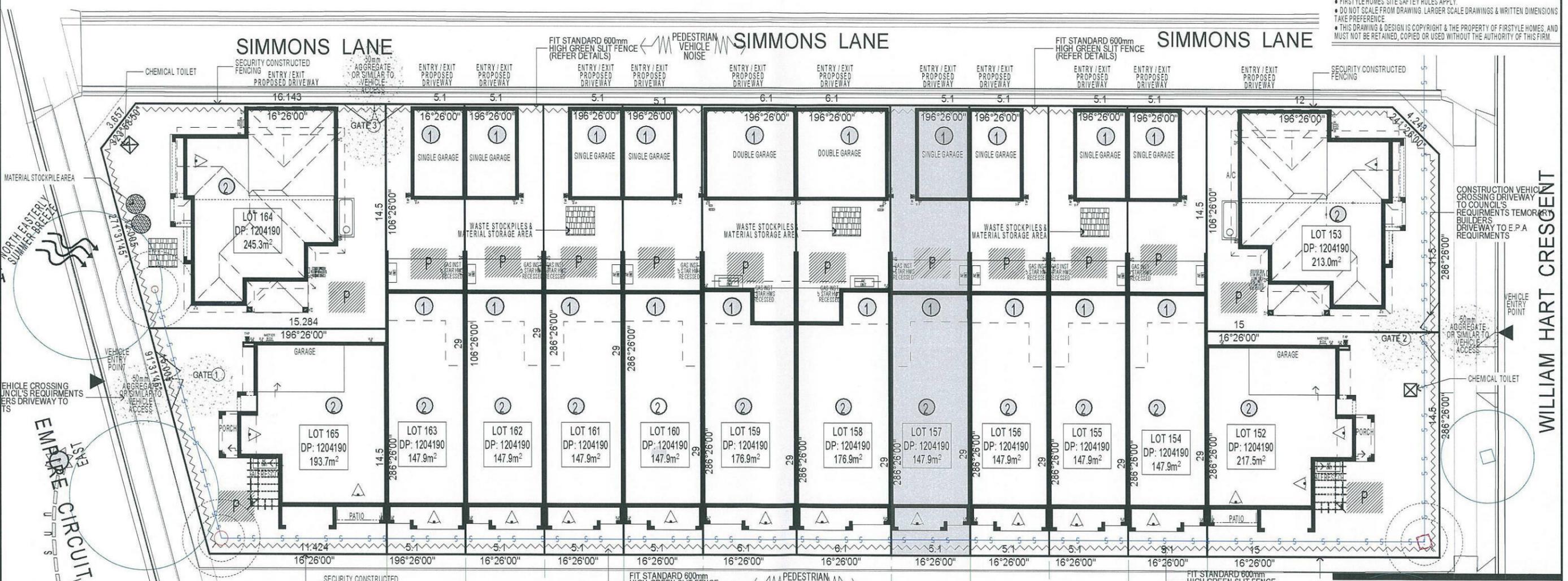
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CUSTOMER ACCEPTANCE

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PUBLIC RESERVE

HOWELL PARK

HUDSON STREET

PUBLIC RESERVE

SITE ANALYSIS & WASTE MANAGEMENT PLAN

PROMOTION: **LIVING/STYLE COLLECTION**

CLIENT: **X. HE**

LOCATION: **PROPOSED LOTS 152- 165 HUDSON STREET, PENRITH NSW 2750**

DP: 1204190	council: PENRITH
model: PARKVIEW 18.5	facade: CUSTOM
date: 15/06/2015	quotation on assessment: QA1
Sheet: 2 of 17	drawn: G.P./S.W. checked: P.D. scale: 1:250

-14

CLIENT'S SIGNATURE _____ DATE _____ SP. 0.0

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	MOROKA TEXTURE TO FRONT AND RETURN AS DRAWN (AS SELECTED)
	CEMINTEL(ASPECT) PLANK - SMOOTH PAINT FINISH (AS SELECTED)- 300 HIGH

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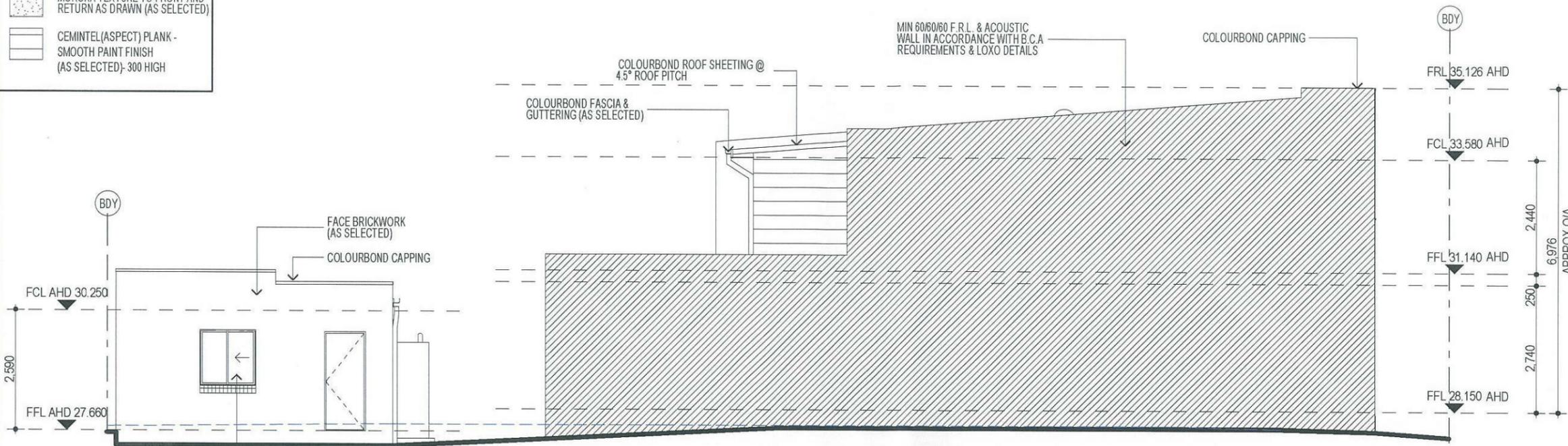
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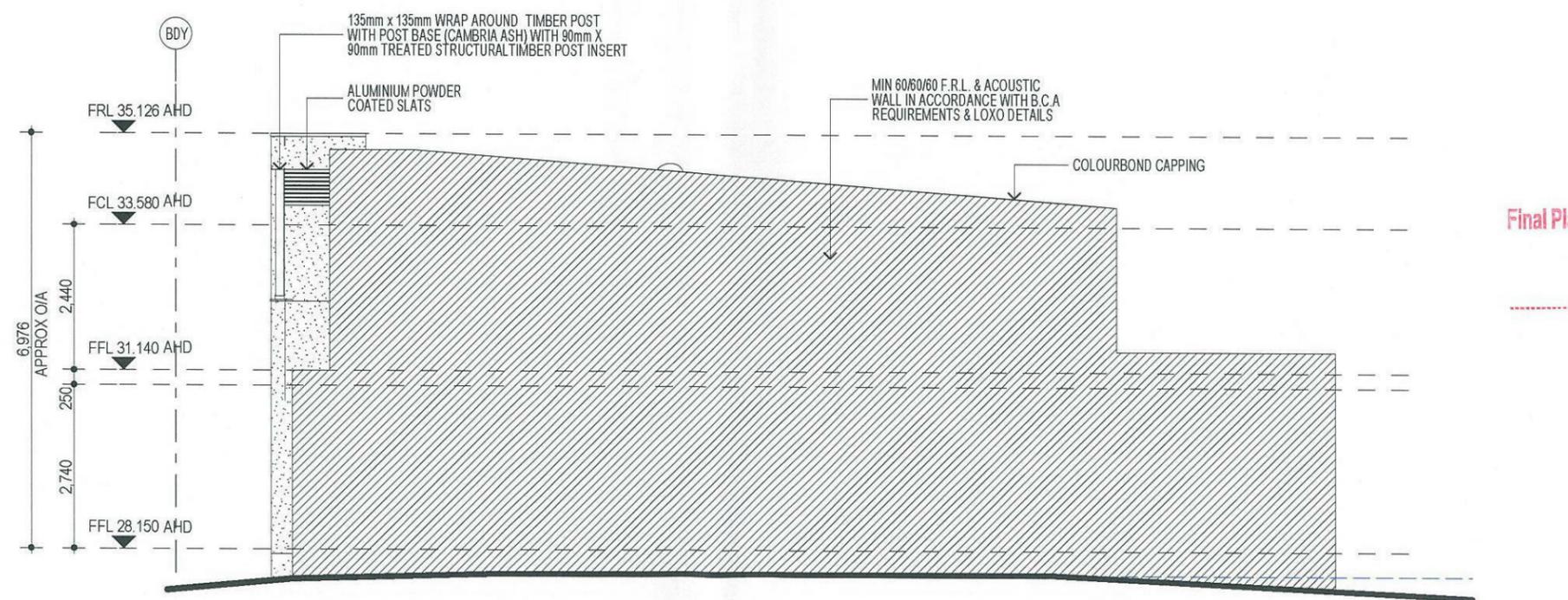
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ELEVATION B



ELEVATION D

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

FIBRE OPTIC WIRING PACKAGE

NOTE:
PROVIDE GRANITGARD
TERMITE TREATMENT

NOTE:
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10.09.14

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CLIENT: X. HE			
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DP:	1204190	council:	PENRITH
model:	PARKVIEW 18.5	facade:	CUSTOM
date:	15/06/2015	quotation assessment:	QA1
Sheet:	6 of 17	drawn:	G.P./S.W.
checked:	P.D.	scale:	1:100
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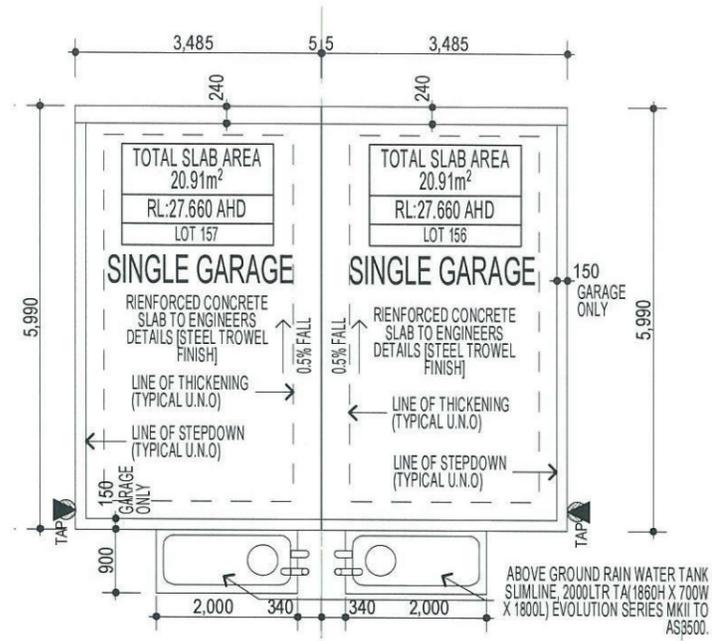
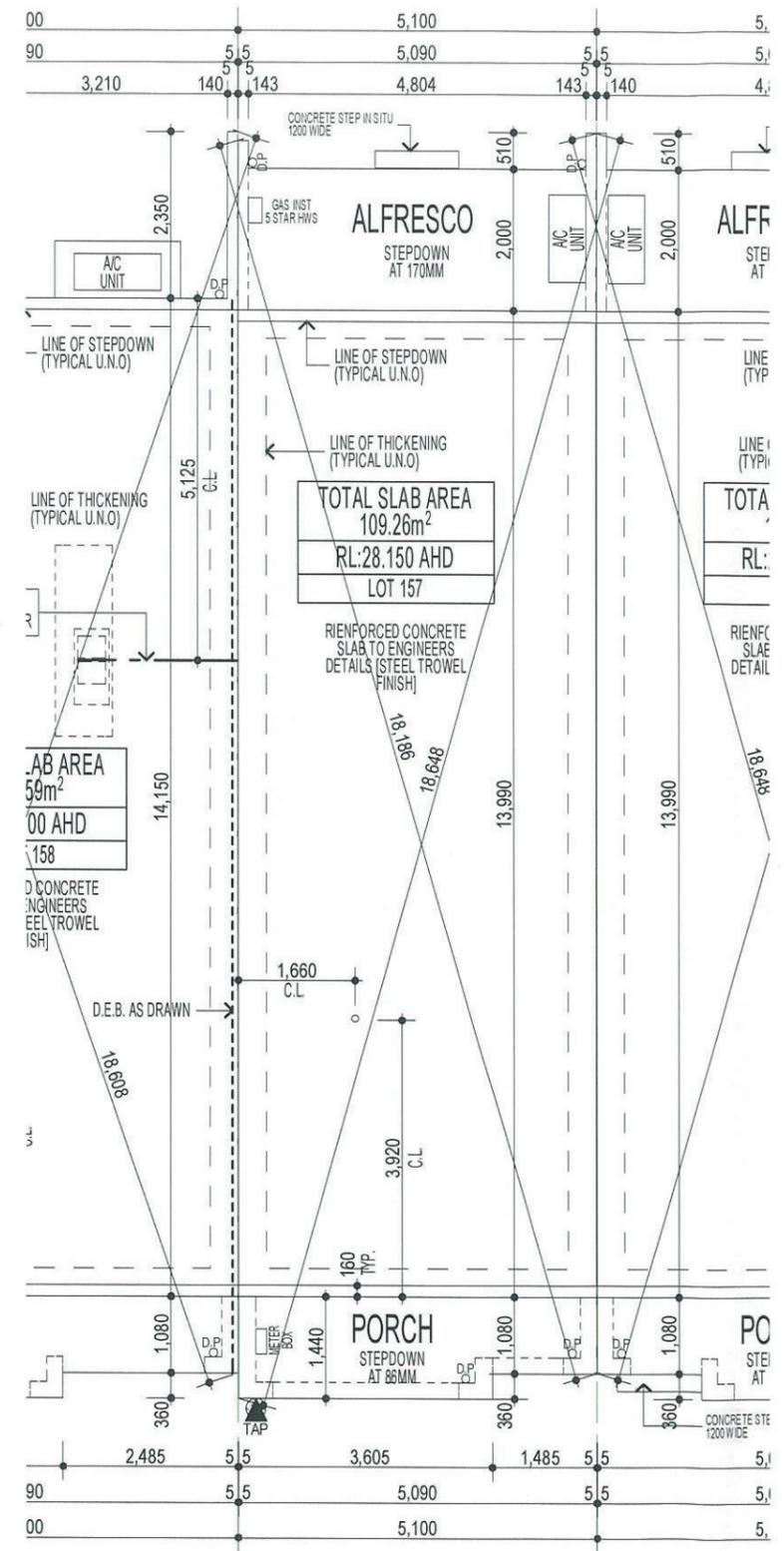
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SUPPLEMENTARY NOTES

- THE "SLAB LAYOUT PLAN" IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL FLOOR-PLANS.
- THE "SLAB LAYOUT PLAN" IS TO BE READ FOR THE SOLE PURPOSE OF "SETTING OUT" THE SLAB.
- THE "SLAB LAYOUT PLAN" SHALL NOT BE USED TO DETERMINE THE LOCATION OF THICKENING BEAMS AND OTHER STRUCTURAL ELEMENTS.
- QUERIES OR DISCREPANCIES ARE TO BE RESOLVED PRIOR TO THE COMMENCEMENT OF EXCAVATION.
- REFER TO ENGINEER'S DRAWINGS FOR STRUCTURAL DETAILS & CONCRETE SPECIFICATIONS.
- REFER TO ENGINEER'S DRAWINGS FOR PLUMBING & OTHER SERVICE PENETRATION DETAILS.
- IF IN DOUBT... CONTACT THE BUILDING DESIGNER PRIOR TO COMMENCEMENT OF WORKS.

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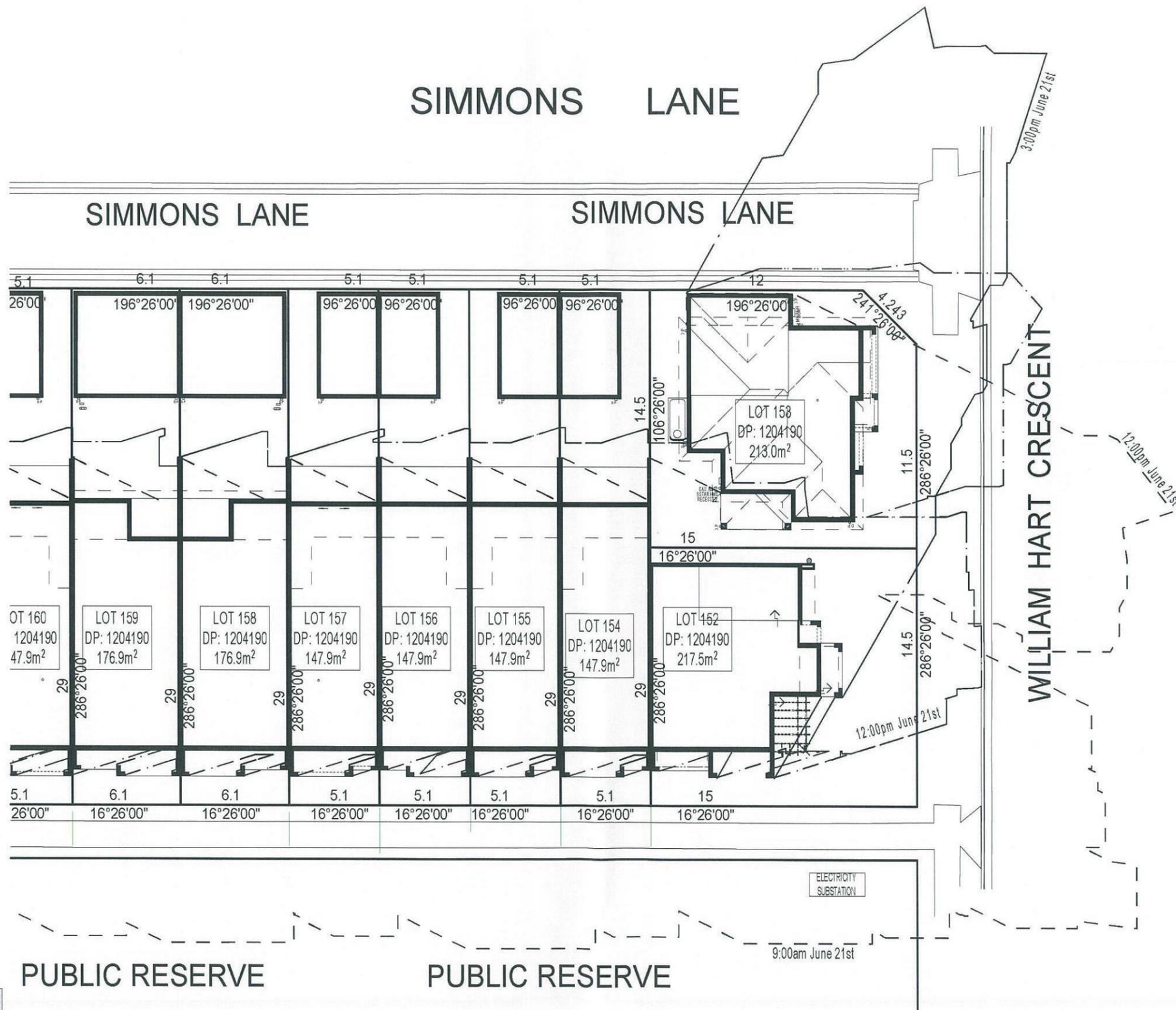
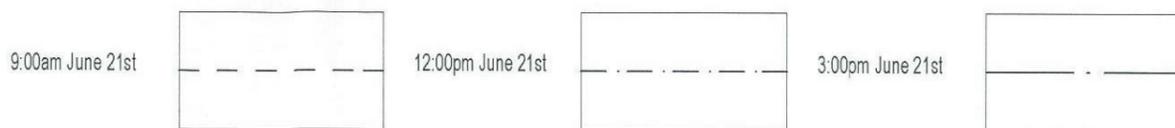
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SLAB LAYOUT PLAN

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LOCATION: LOT 157 HUDSON STREET NORTH PENRITH. NSW 2750			
DP: 1204190	council: PENRITH		
model: PARKVIEW 18.5	facade: CUSTOM	date: 15/06/2015	quantity assessment: QA1
Sheet: 9 of 17	drawn: G.P/S.W	checked: P.D	scale: 1:100, NTS
CLIENTS SIGNATURE			DATE 807-14



SHADOW DIAGRAM



FIRSTYLE HOMES

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MASTER BUILDERS ASSOCIATION
MEMBER

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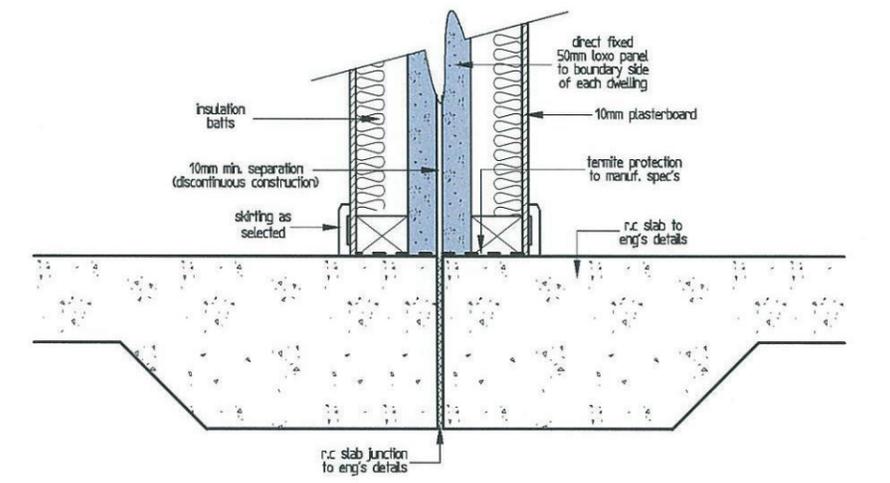
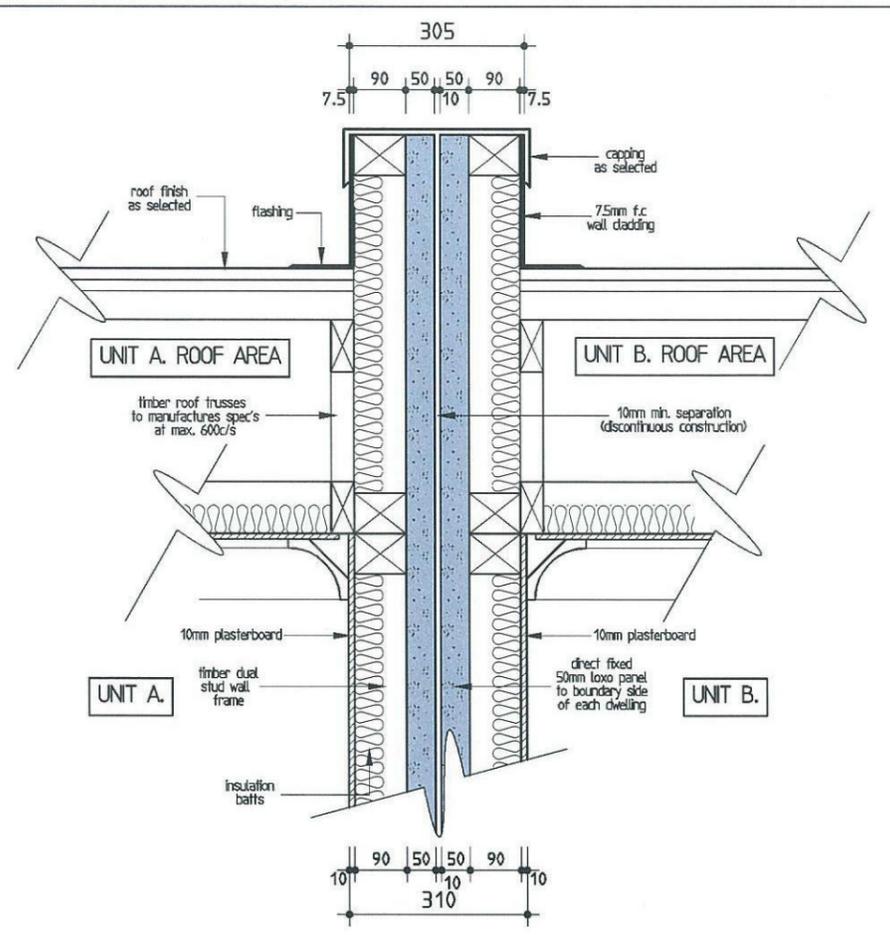
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ILLUSTRATION PURPOSES ONLY & TO
COMMUNICATE APPROX SIZES. PLEASE REFER
TO YOUR SPECIFICATIONS FOR YOUR RELEVANT
INCLUSIONS

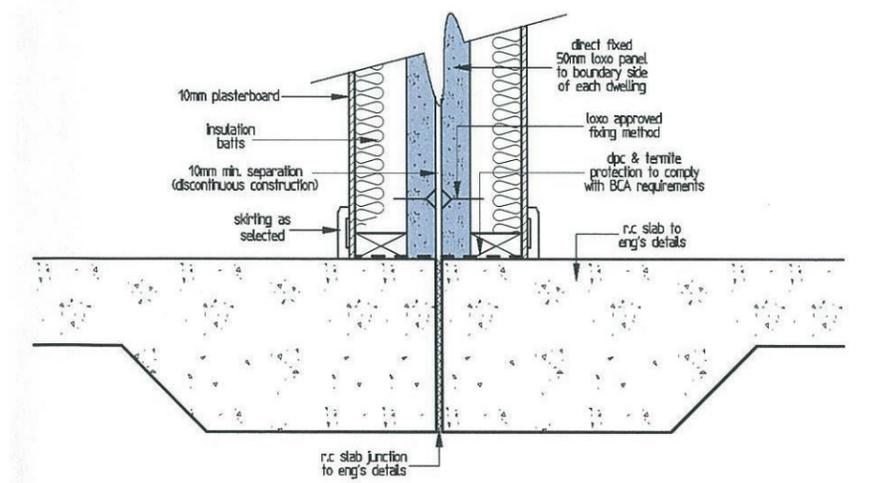
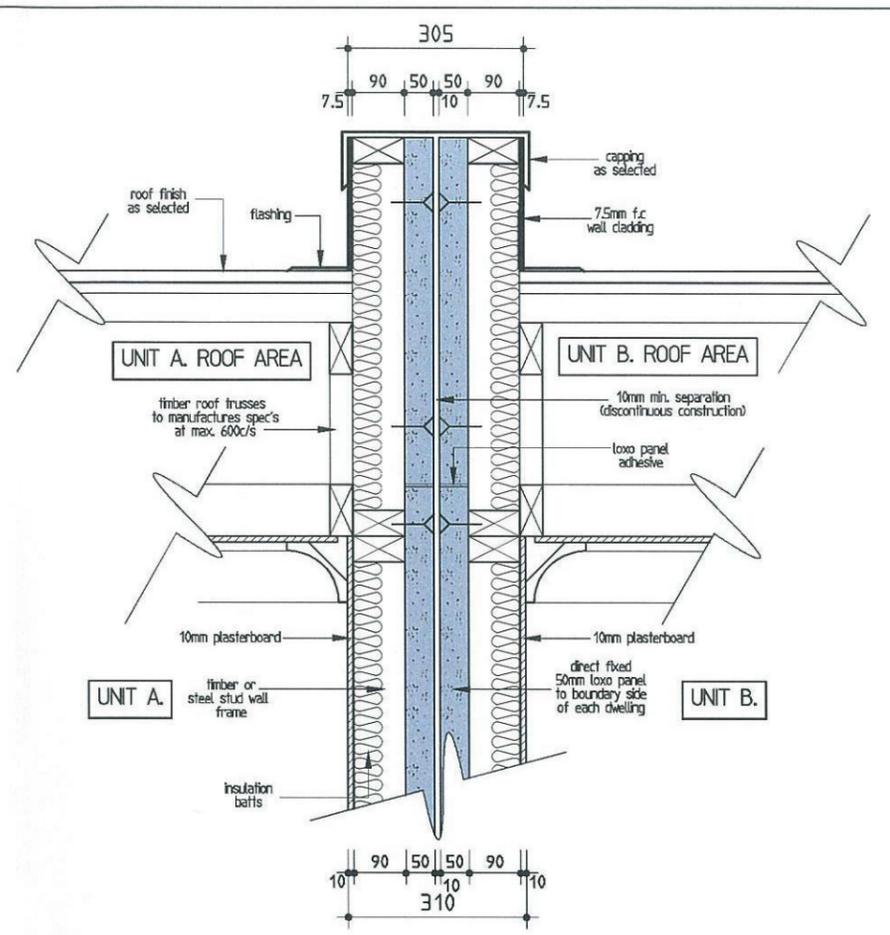
PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: X. HE			
LOCATION: PROPOSED LOT 164 EMPIRE CIRCUIT, PENRITH NSW 2750			
DP: 1204190	council: PENRITH	date: 15/06/2015	quality on assessment: QA1
model: PAF	facade: CUSTOM	drawn: G.P./S.W.	checked: P.D.
Sheet: 11 of 17	scale: 1:250	-14	
CLIENT'S SIGNATURE		DATE	

SHADOW DIAGRAM

- 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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- FIRSTYLE HOMES SITE SAFETY RULES APPLY.
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50MM LOXO PANEL - BOUNDARY TO BOUNDARY WALL DETAIL
 FRL 120/120/90 | RW+CTR 53



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



SCALE: NTS



SCALE: NTS



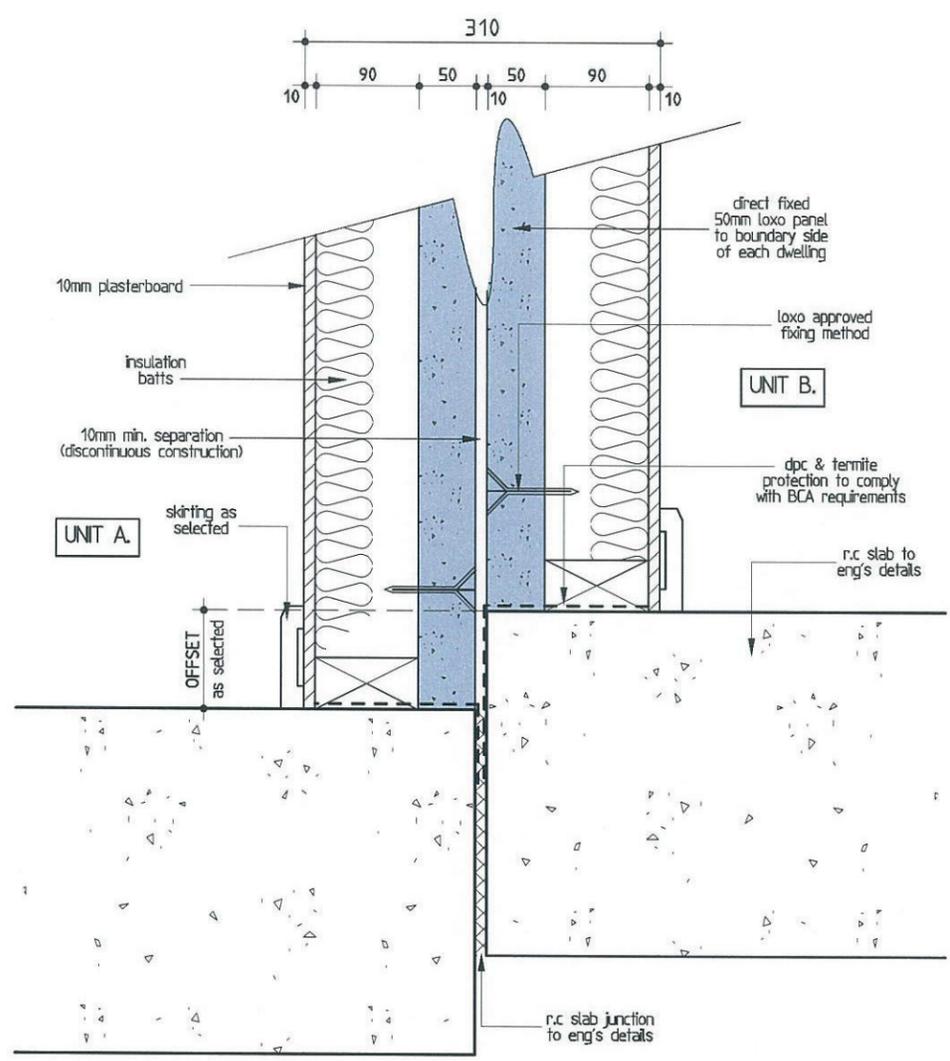
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CUSTOMER ACCEPTANCE
 Final Plans Accepted by the Undersigned with
 No Further Changes Required

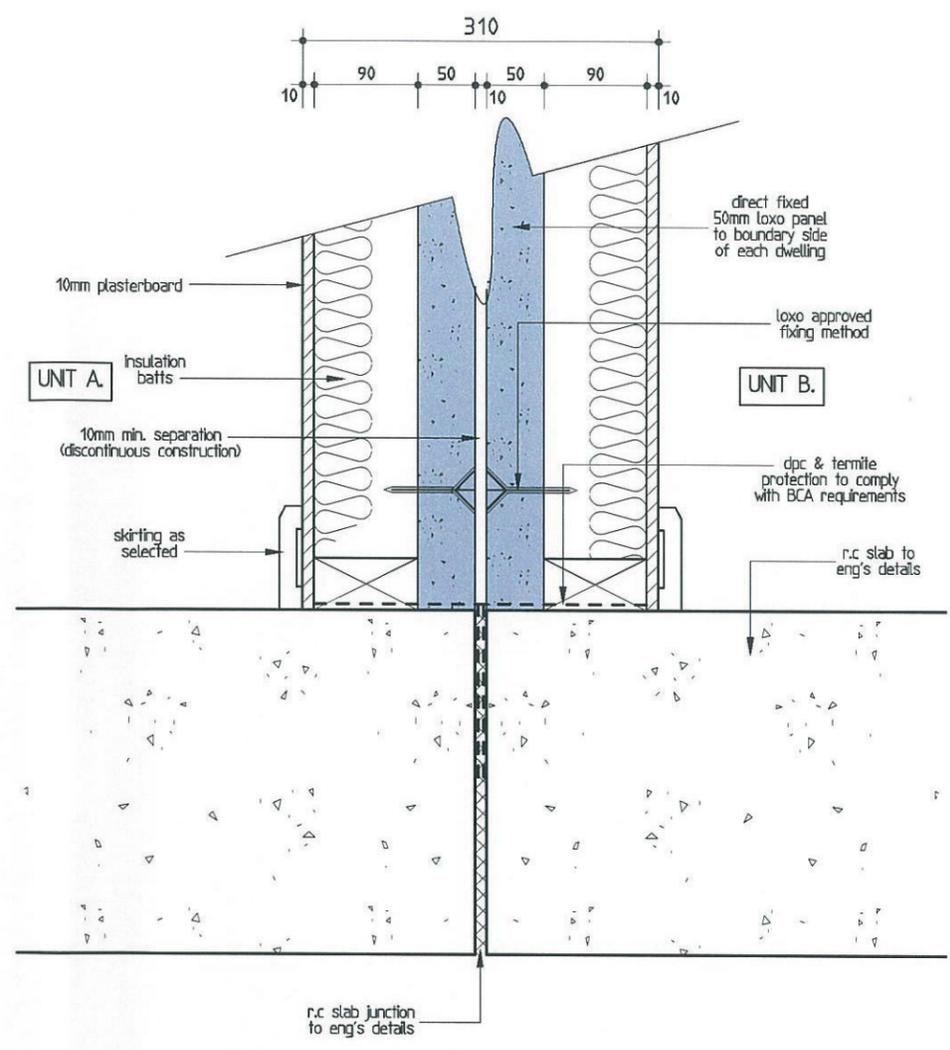
LOXO SYSTEM
FIRE RATED WALL & ACOUSTICS

PROMOTION: LIVING/STYLE COLLECTION			
CLIENT: X. HE			
LOCATION: LOT 157 HUDSON STREET NORTH PENRITH, NSW 2750			
DP: 1204190	council: PENRITH		date: 15/06/2015
model: PARKVIEW 18.5	facade: CUSTOM	date: 15/06/2015	quality assessment: QA1
Sheet: 13 of 17	drawn: G.P./SW	checked: P.D.	scale: NTS
CLIENT'S SIGNATURE			DATE
			SP. 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



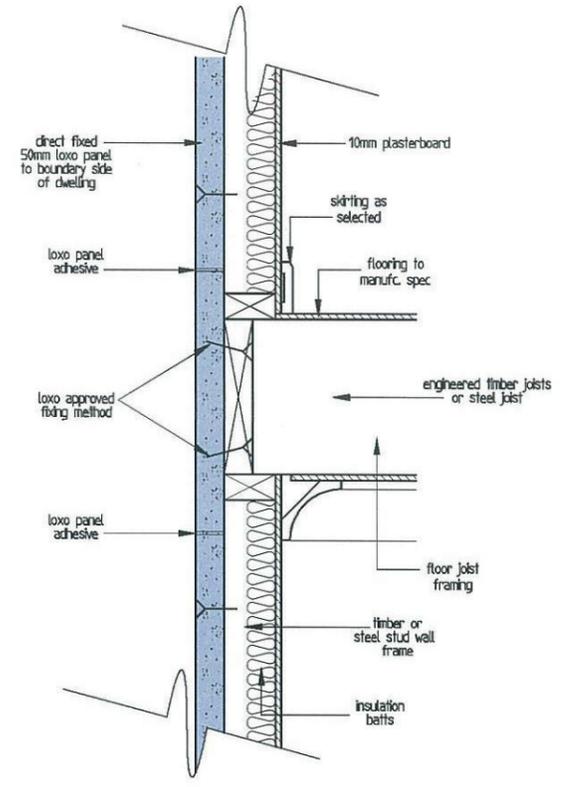
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LOXO SYSTEM
FIRE RATED WALL & ACOUSTICS

PROMOTION: LIVING/STYLE COLLECTION			
CLIENT: X. HE			
LOCATION: LOT 157 HUDSON STREET NORTH PENRITH. NSW 2750			
DP: 1204190	council: PENRITH		date: 15/06/2015
model: PARKVIEW 18.5	facade: CUSTOM	date: 15/06/2015	
Sheet: 14 of 17	drawn: G.P./S.W	checked: P.D	QA1
scale: NTS	scale: NTS		807-14
CLIENTS SIGNATURE		DATE	

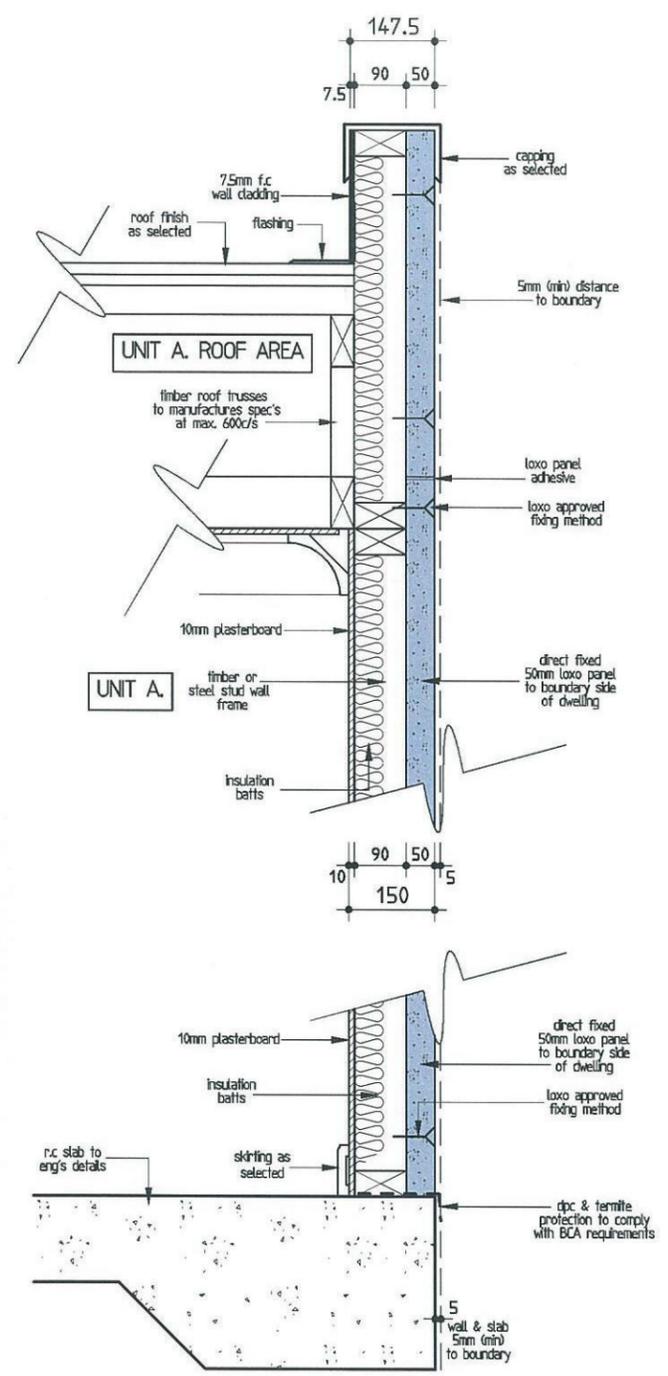
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50MM LOXO PANEL - BOUNDARY TO BOUNDARY WALL DETAIL
 FLOOR JOIST JUNCTION - REAR FIX THROUGH PARALLEL JOIST OR BLOCKING
 SCALE: NTS



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

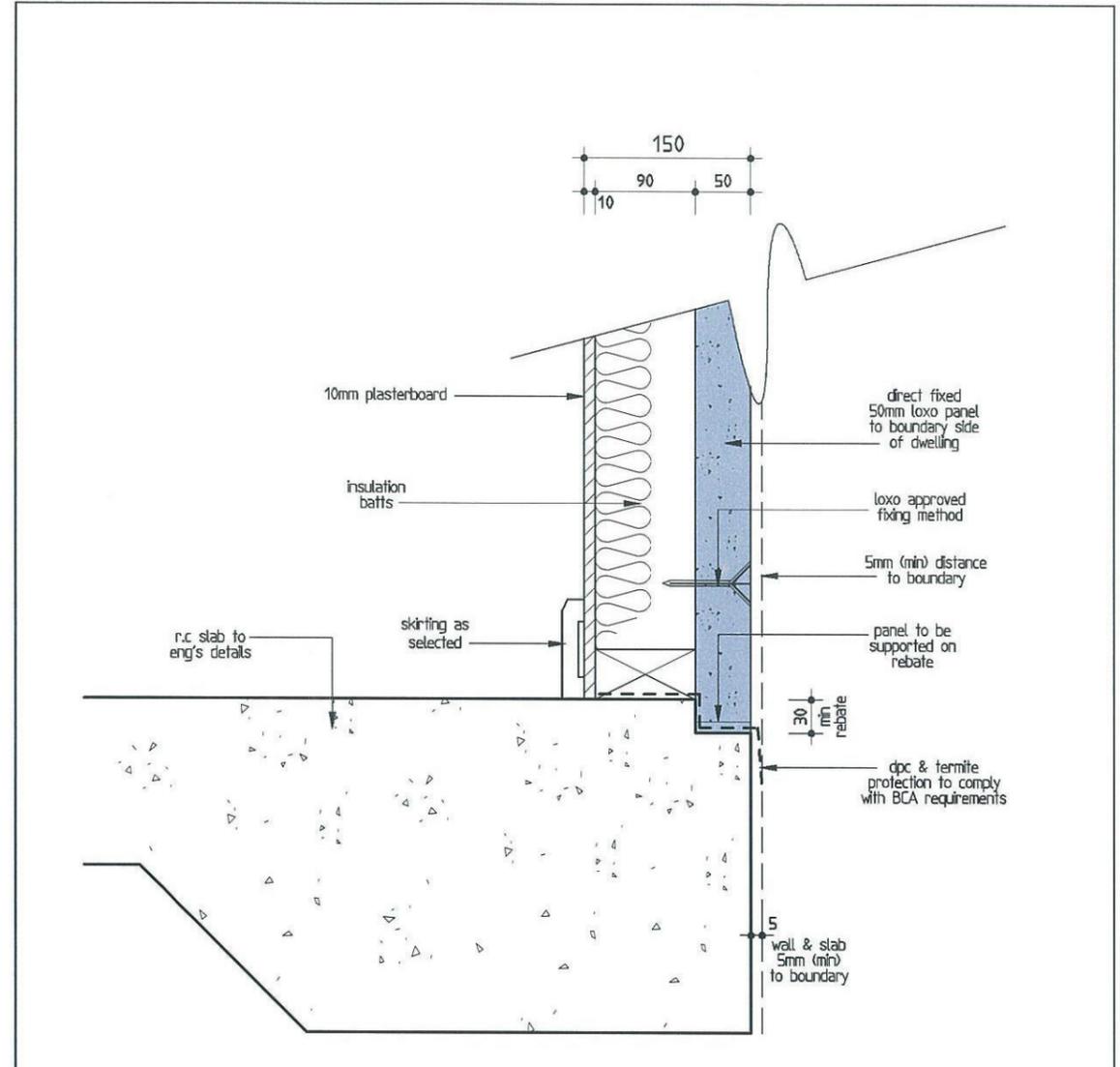


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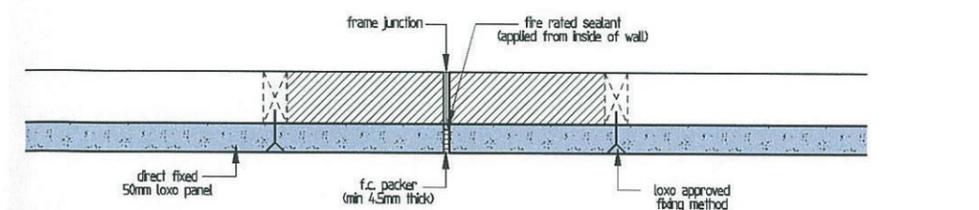
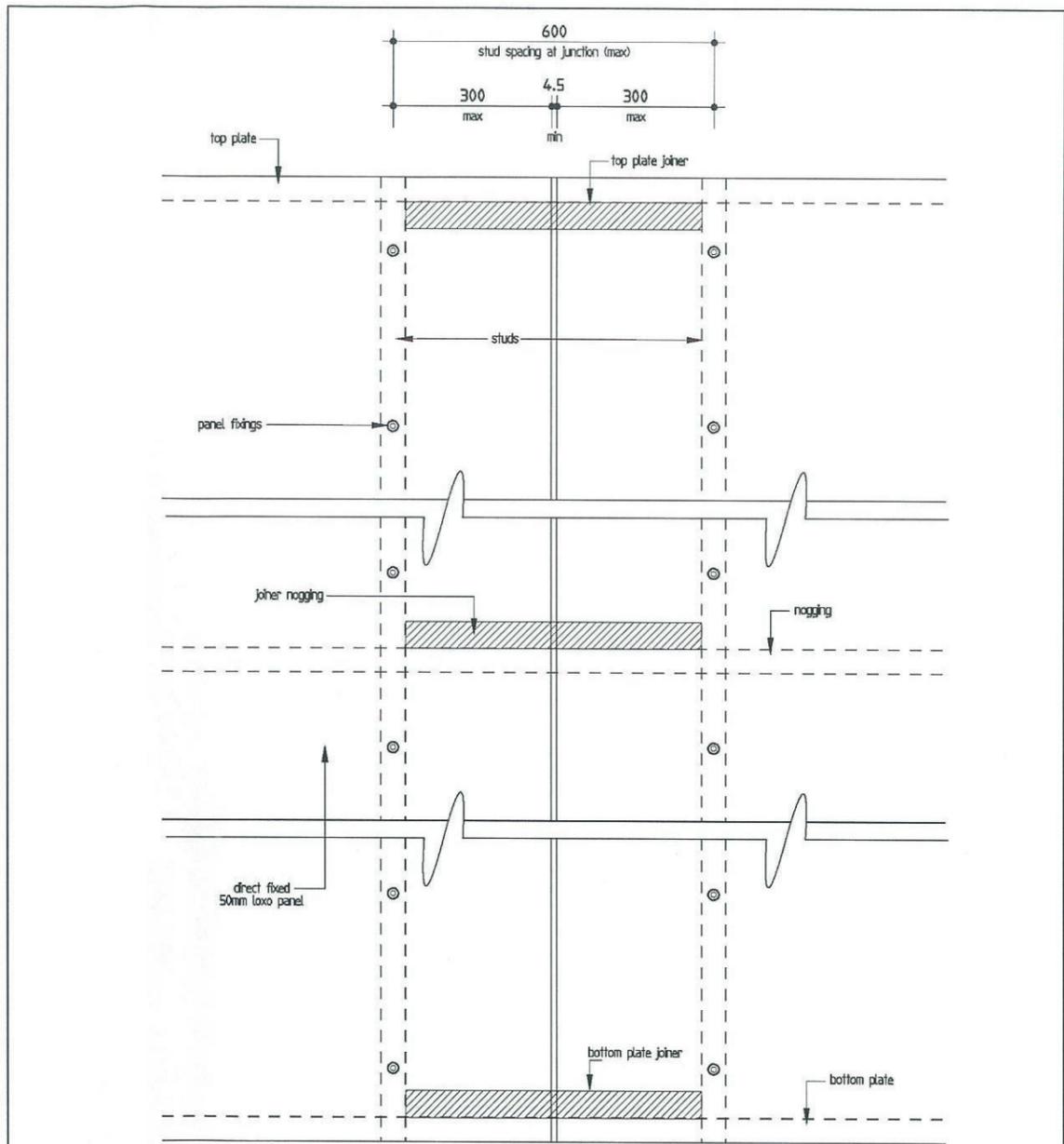
LOXO SYSTEM
FIRE RATED WALL & ACOUSTICS

PROMOTION: LIVING/STYLE COLLECTION			
CLIENT: X. HE			
LOCATION: LOT 157 HUDSON STREET NORTH PENRITH, NSW 2750			
DP: 1204190	model: PARKVIEW 18.5	facade: CUSTOM	council: PENRITH
Sheet: 15 of 17	drawn: G.P./S.W.	checked: P.D.	date: 15/06/2015
scale: NTS	QA1		807-14
CLIENT'S SIGNATURE		DATE	

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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



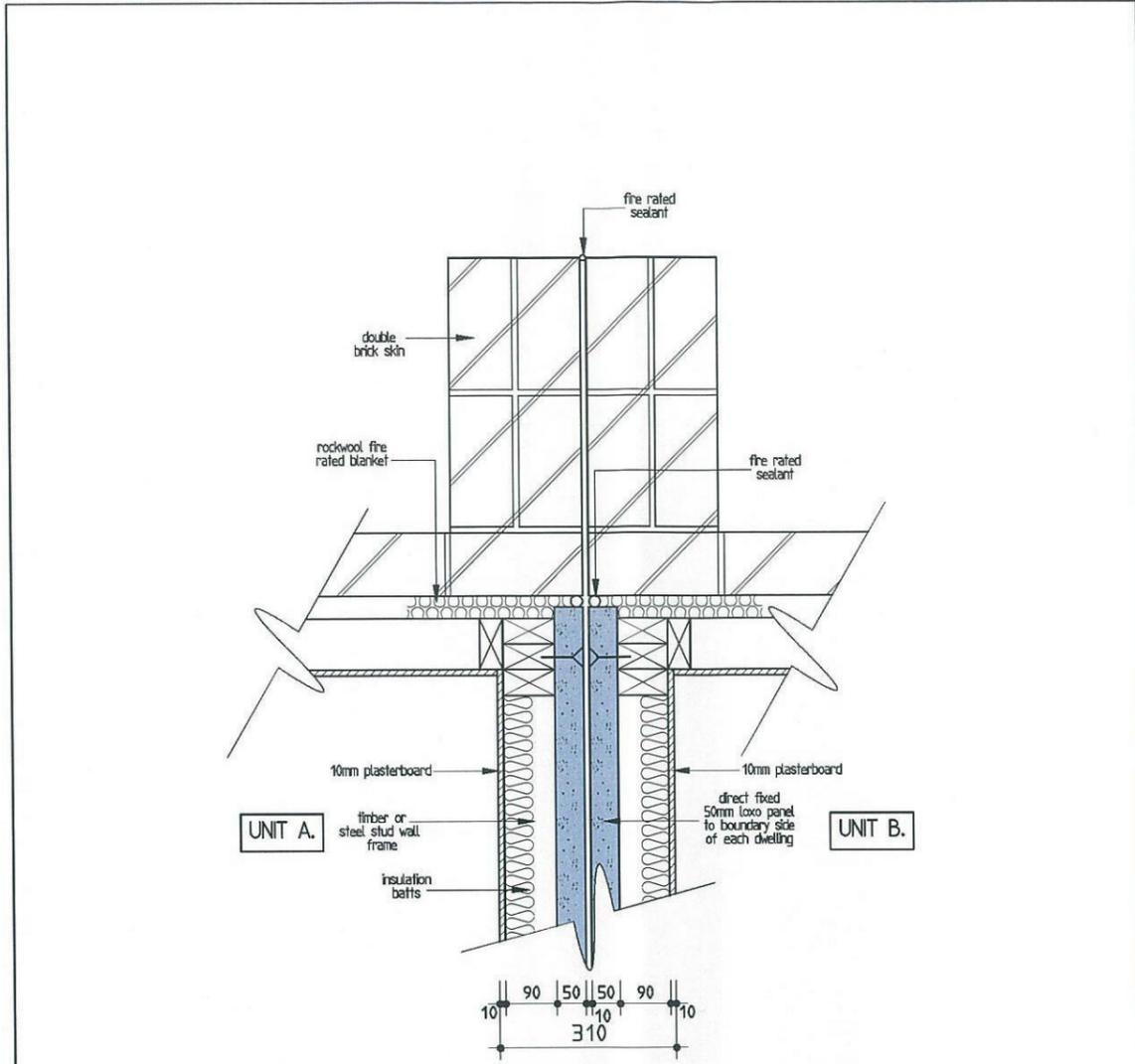
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LOXO SYSTEM
FIRE RATED WALL & ACOUSTICS

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CLIENT: X. HE			
LOCATION: LOT 157 HUDSON STREET NORTH PENRITH. NSW 2750			
DP: 1204190	council: PENRITH	date: 15/06/2015	quantity assessment: QA1
model: PARKVIEW 18.5	facade: CUSTOM	drawn: G.P./S.W	checked: P.D
Sheet: 16 of 17	scale: NTS	807-14	
CLIENT'S SIGNATURE		DATE	

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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: LIVING/STYLE COLLECTION			
CLIENT: X. HE			
LOCATION: LOT 157 HUDSON STREET NORTH PENRITH, NSW 2750			
DP: 1204190	council: PENRITH	date: 15/06/2015	
model: PARKVIEW 18.5	facade: CUSTOM	partition & compartment: QA1	
Sheet: 17 of 17	drawn: G.P/S.W	checked: P.D	807-14
scale: NTS		CLIENT'S SIGNATURE _____ DATE _____ SP. 00	