

BASIX
= 55.74m² of roof area to discharge to water tank.
= 95.08m² stormwater and overflow to discharge to existing street channel.
o/a = 150.82m² of roof area.

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

EARTHWORKS TO AHD
HOUSE: FFL: R.L. 29.700 (LIVING) FGL: R.L. 29.300
GARAGE: FFL: R.L. 29.390 FGL: R.L. 29.065

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 OH TO ENCRACH 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

FIBRE OPTIC WIRING PACKAGE

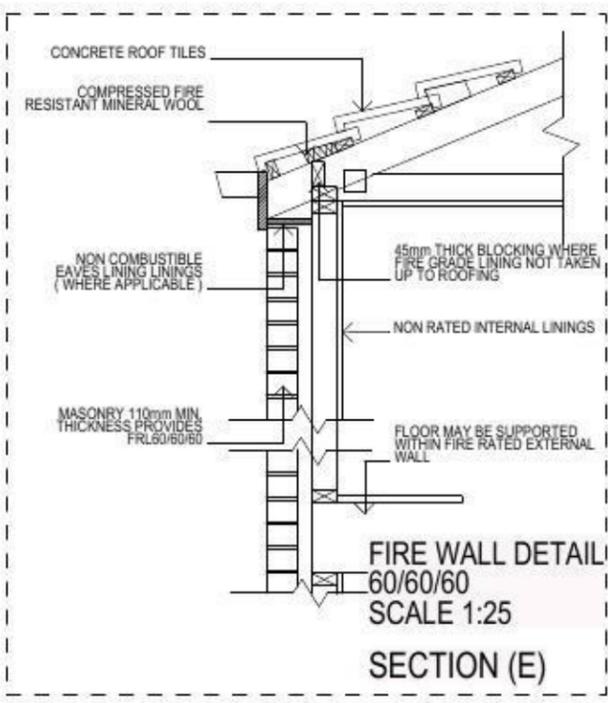
NOTE:
PROVIDE GRANITGARD TERMITE TREATMENT

NOTE:
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SYMBOLS & ABBREVIATIONS:

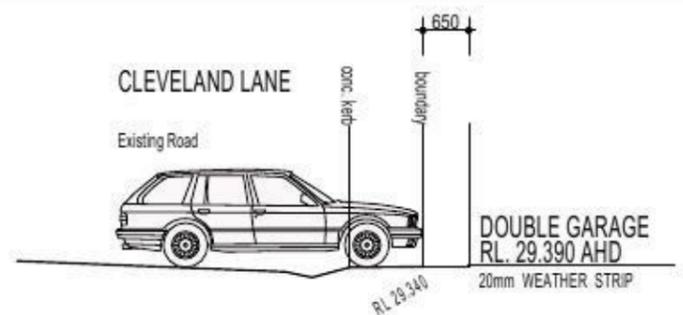
GP	GULLY PIT	-E-	OVERHEAD ELEC LINE
HYD	HYDRANT	-S-	SEWER LINE
SIP	SURFACE INLET PIT	GM	GAS METER
SIC	SEWER INSPECTION COVER	LP	LIGHT POLE
SMH	SEWER MANHOLE	EC	ELECTRICITY CONDUIT
WIM	WATER METER	ECT	ELEC & TELE CONDUIT
EL	ELECTRICITY BOX	TC	TELECOM CONDUIT
TP	TELECOM PIT	WC	WATER CONDUIT
VC	VEHICLE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

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



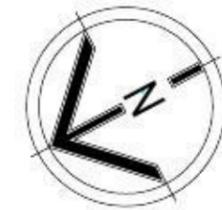
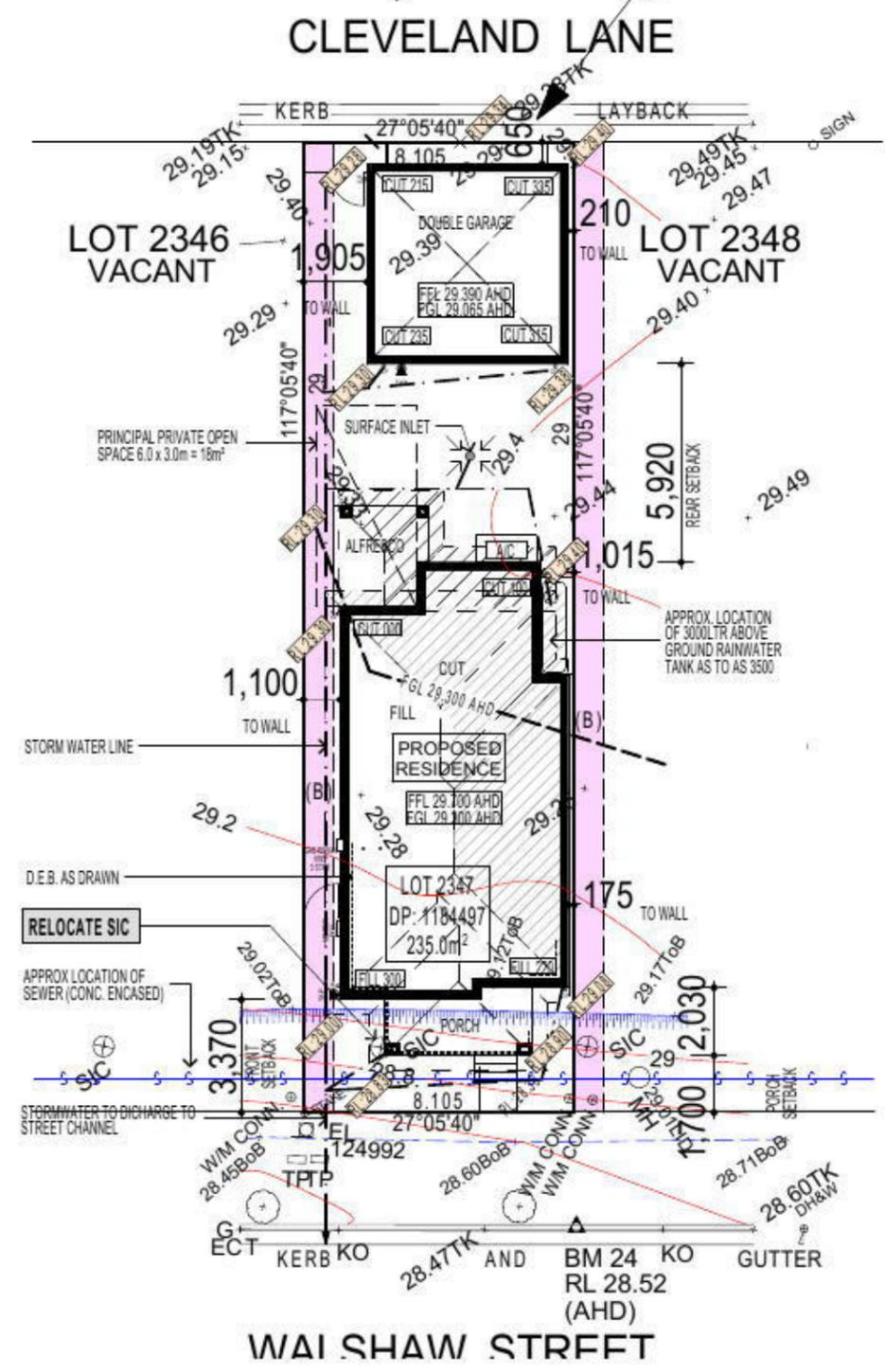
(B) PROPOSED EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE (B1)

NOTE:
PROVIDE ACOUSTIC ATTENUATION TO PROPOSED DWELLING AS REQUIRED FROM ROAD TRAFFIC NOISE AND VIBRATION ASSESSMENT-REPORT No.nss221131 - FINAL REV B. DATED: SEPTEMBER 2014 PREPARED BY "NOISE AND SOUND SERVICES".



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
SCALE 1:100



SITE PLAN & STORMWATER CONCEPT PLAN

FIRSTSTYLE HOMES
FIRSTSTYLE HOMES Pty Ltd
Lic No: 113412C
ACN: 667 773 775
PO BOX 171, HOXTON PARK 2171
ADMIN: (02) 9601 0111
FAX: (02) 9601 0711
EMAIL: design@firststyle.com.au

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DEVELOPMENT CALCULATIONS

LOT: 2347 SITE AREA: 235.0m²

Itemised Floor Areas:	Totals:
living ground floor:	82.53m ²
first floor: (excl. void 72.84m ²)	76.63m ²
garage: (excess 00.000m ²)	35.88m ²
alfresco:	8.06m ²
porch:	7.96m ²
balcony:	7.96m ²
total floor area:	219.02m ²

FLOOR SPACE RATIO CALCULATION:

gross floor areas:	Totals:
living ground floor: (internal area)	72.83m ²
first floor excl. void: (internal area)	64.63m ²
total gross floor area:	137.46m ²
floor space ratio:	58:1

SITE AREA COVERAGE/LANDSCAPE:

house ground floor:	82.53m ²
garage:	35.88m ²
porch/alfresco:	16.02m ²
driveway/paved area:	4.5m ²
site coverage Area:	134.43m ² (57.2%)
landscape area:	100.57m ² (48.8%)
pervious areas (soft)	91.92m ² (39.1%)
impervious areas (hard)	143.08m ² (60.9%)
front yard landscape area	16.03m ² (91.8%)
front yard hard paved area	1.43m ² (8.2%)
private open space o/a:	49.85m ²
principal private open space:	18m ²
total car space incl. carstand:	2 carspace

COUNCIL ZONE: R1

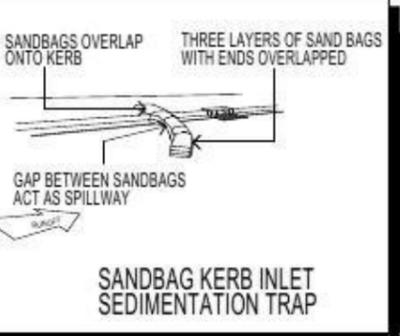
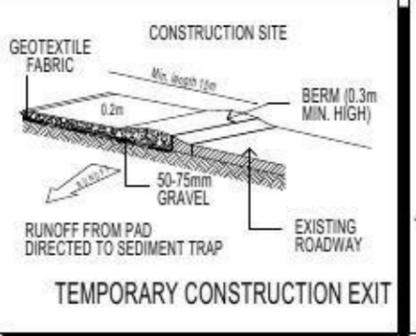
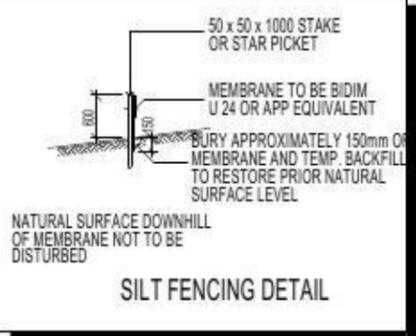
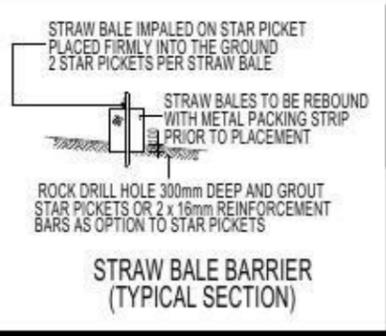
PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
A. N. LOBASSO & T. A. CHURCH MICHAEL

LOCATION:
**LOT 2347
WALSHAW STREET
PENRITH NSW 2750**

DP: 1184497	council: PENRITH
model: CHESTER 21	facade: AUGUSTINE
date: 16/03/2015	assessment: OAI
Sheet: 1 of 12	scale: 1:200
drawn: G.P./S.W.	checked: G.P.
747-14	

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DUST CONTROL MEASURES:

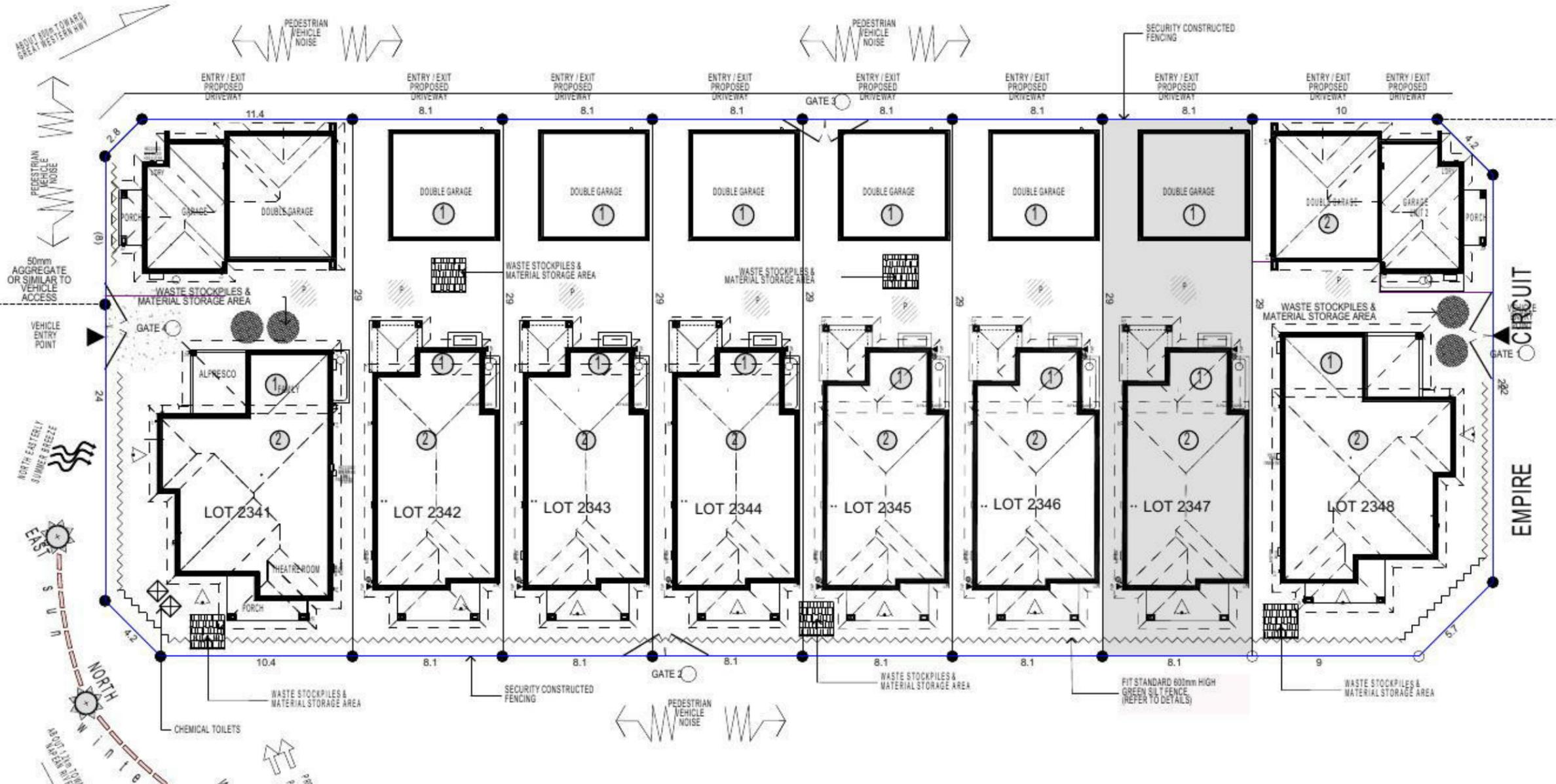
IF THE SITE BECOMES DUSTY DURING HOTTER MONTHS (FIRSTSTYLE) WILL SPRINKLE WATER ON THE DUST

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



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)

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NOTE
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 3-PHASE POWER

FIBRE OPTIC WIRING PACKAGE

NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT

SITE ANALYSIS & WASTE MANAGEMENT PLAN

PROMOTION: **LIVING/STYLE COLLECTION**

CLIENT: **A. N. LOBASSO & T. A. CHURCH MICHAEL**

LOCATION: **LOT 2347 WALSHAW STREET PENRITH NSW 2750**

DP: 1184497 Council: PENRITH

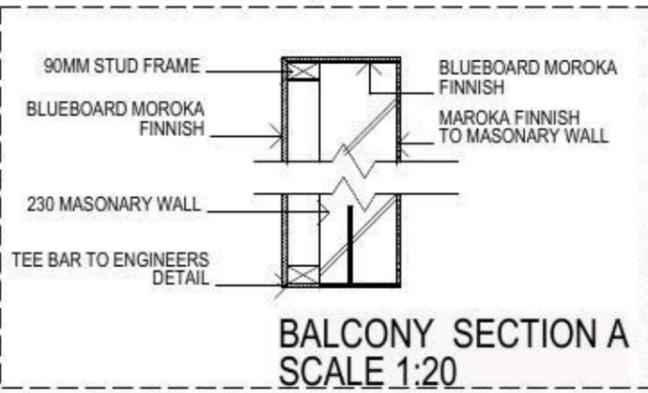
model: CHESTER 21 facade: AUGUSTINE date: 16/03/2015 OAI

Sheet: 2 of 12 draw: G.P./S.W checked: G.P. scale: 1:250

747-14

KEY

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



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

FIRSTSTYLE HOMES

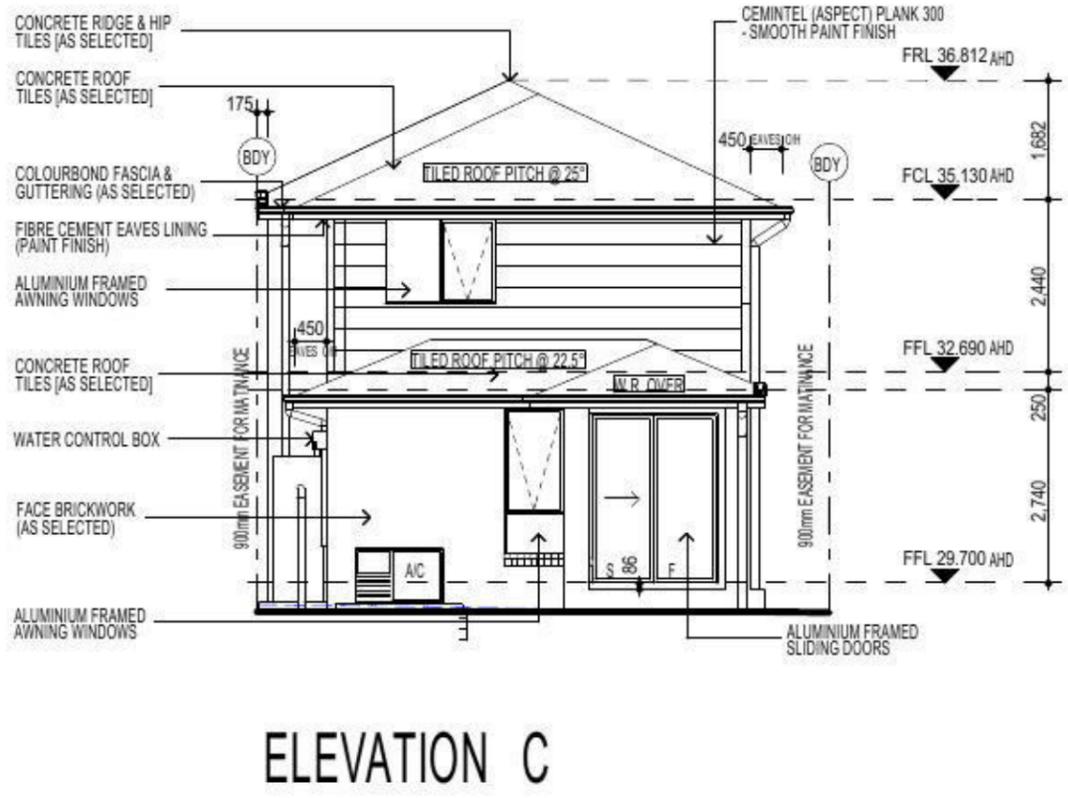
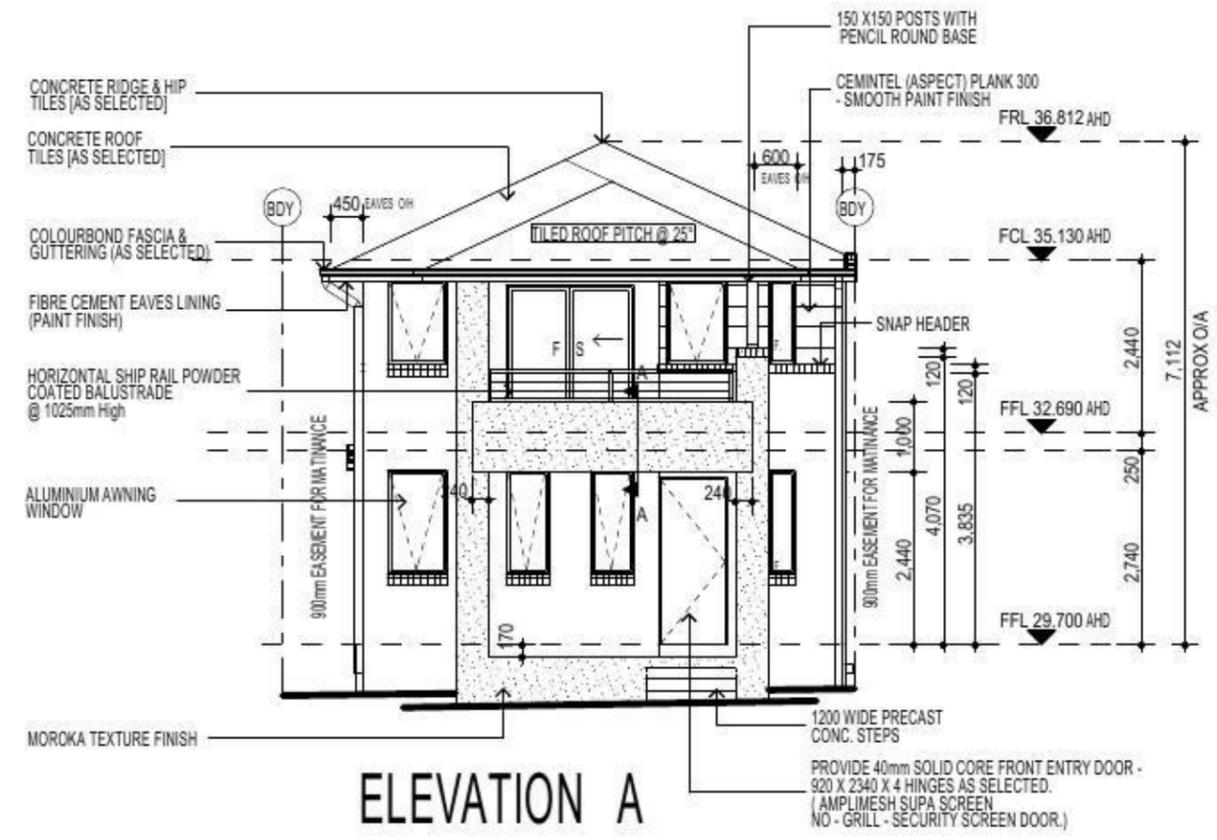
FIRSTSTYLE HOMES Pty Ltd
Lic No: 113412C
ACN: 687 773 775
PO BOX 171, HOXTON PARK 2171

ADMIN: (02) 9601 0111
FAX: (02) 9601 0711
EMAIL: design@firststyle.com.au

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model: CHESTER 21	drawn: G.P./S.W.	checked: G.P.	assessment: QA1
Sheet: 5 of 12	scale: 1:100	747-14	
CLIENT'S SIGNATURE		DATE	

ELEVATIONS

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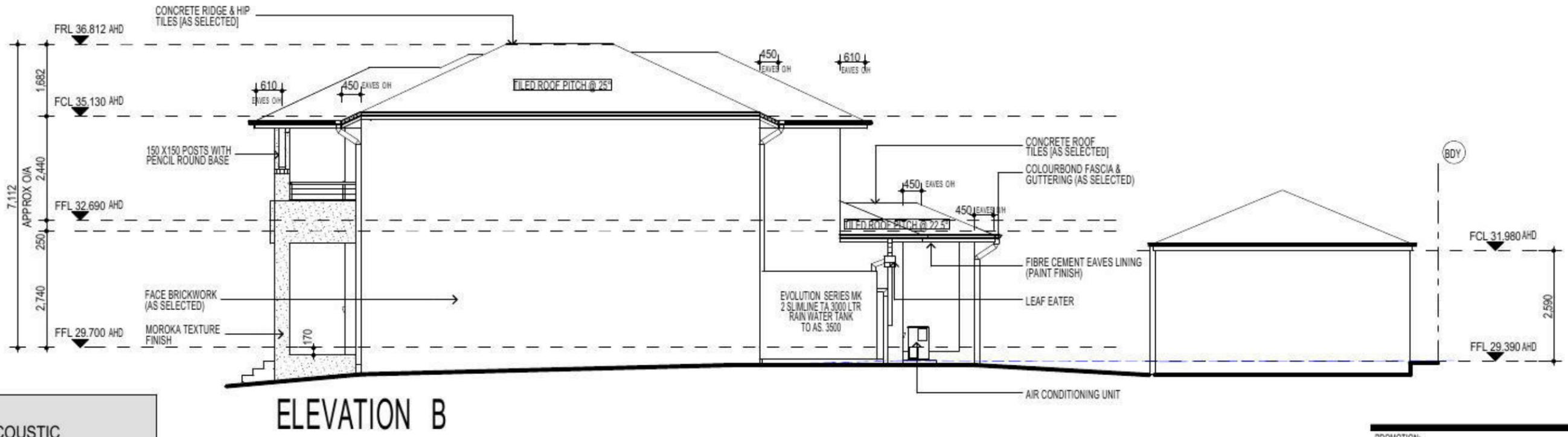
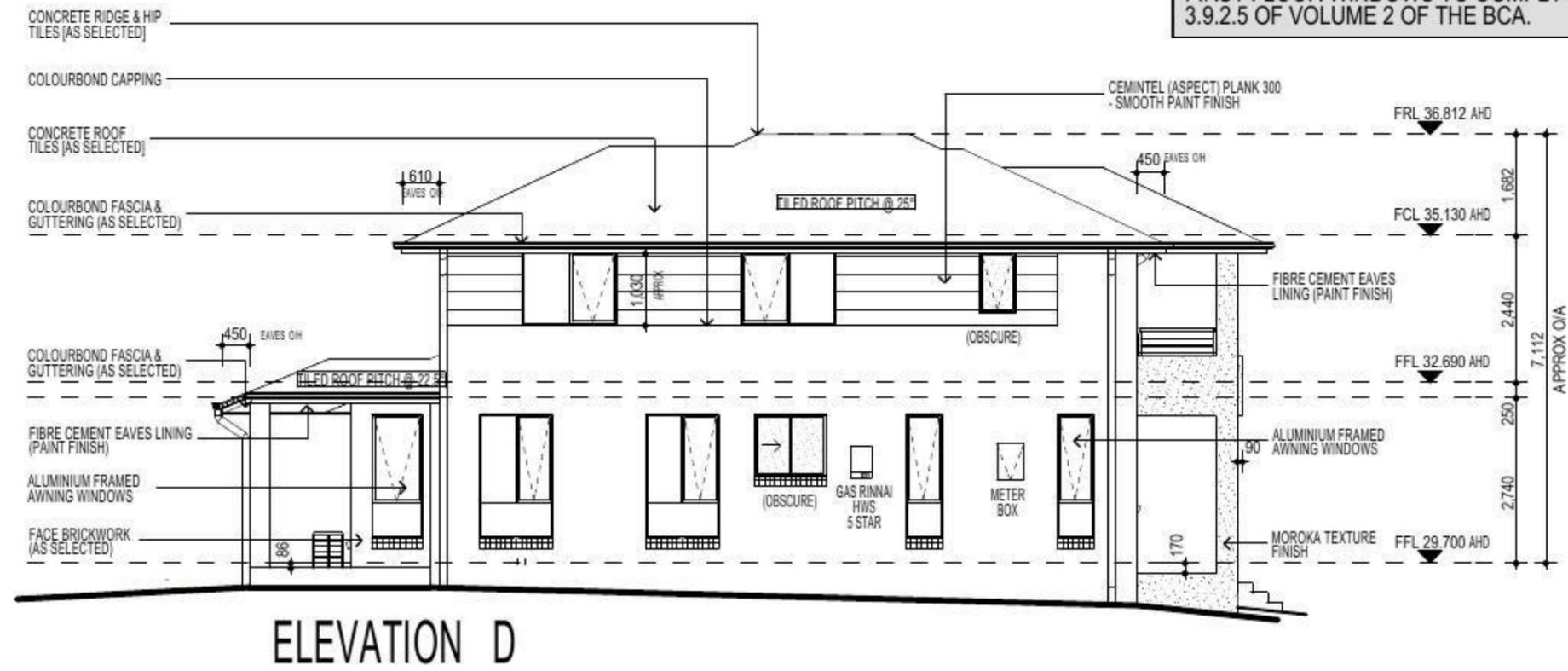
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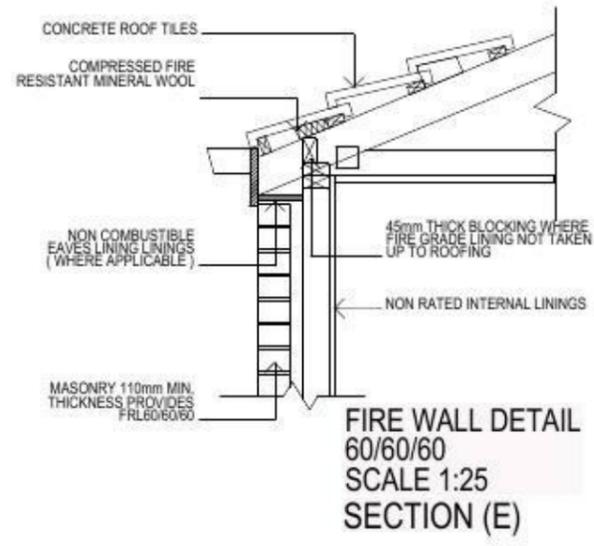
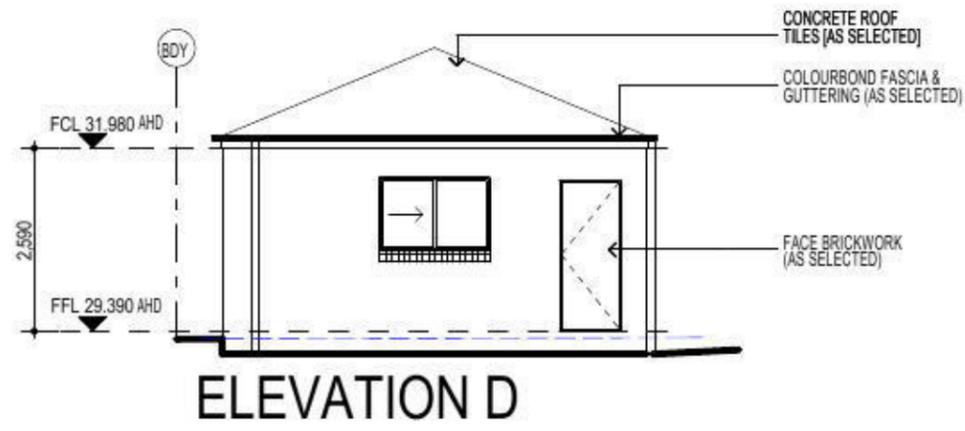
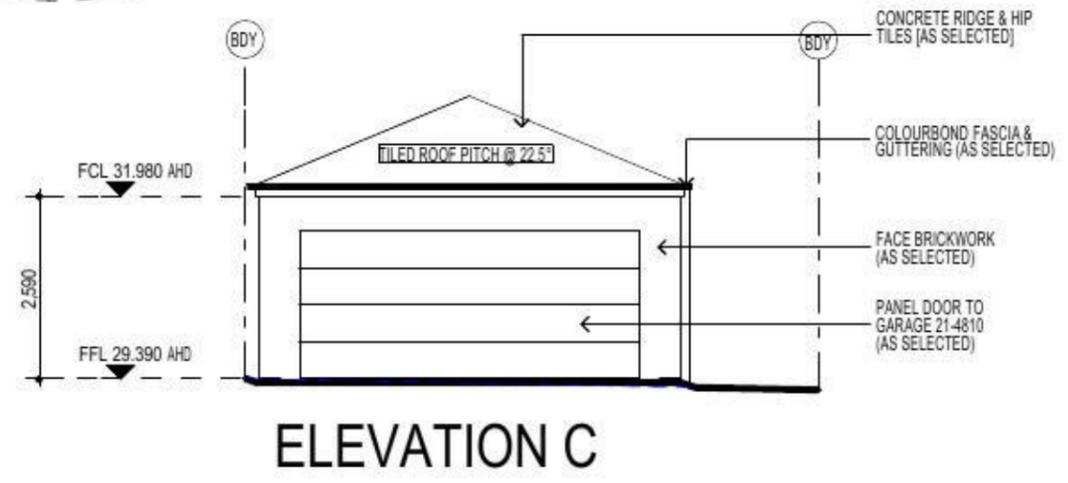
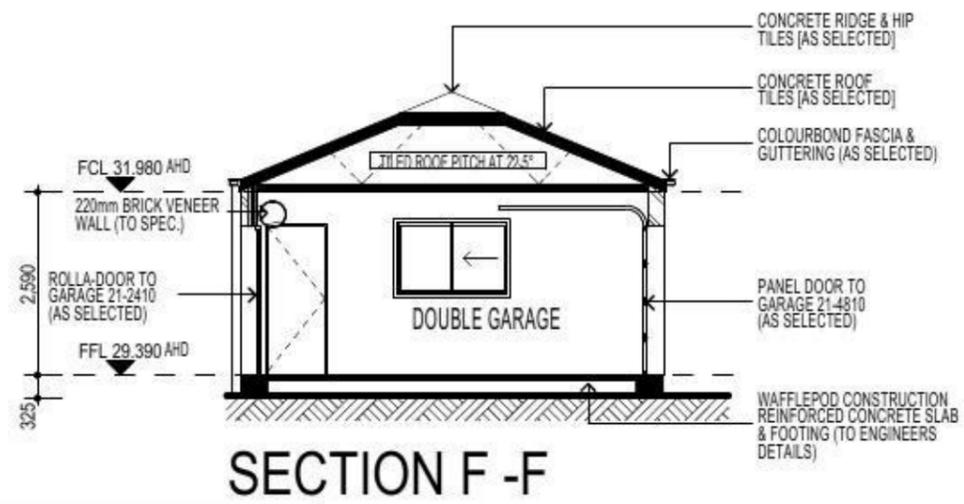
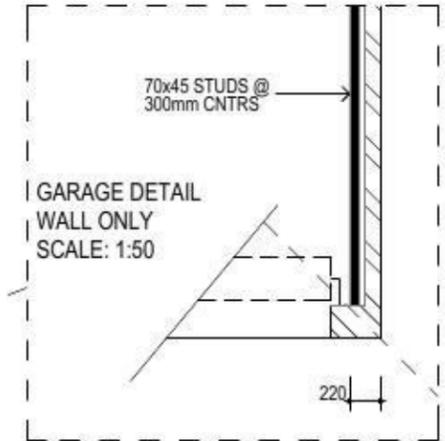
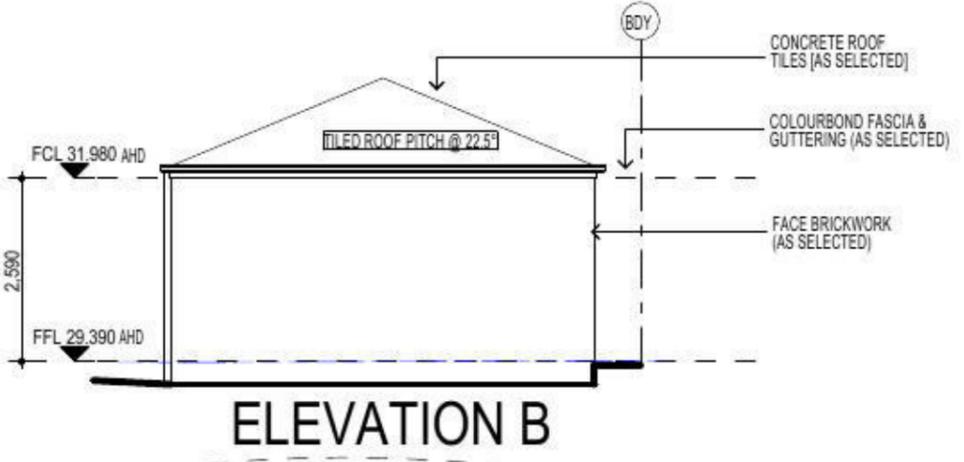
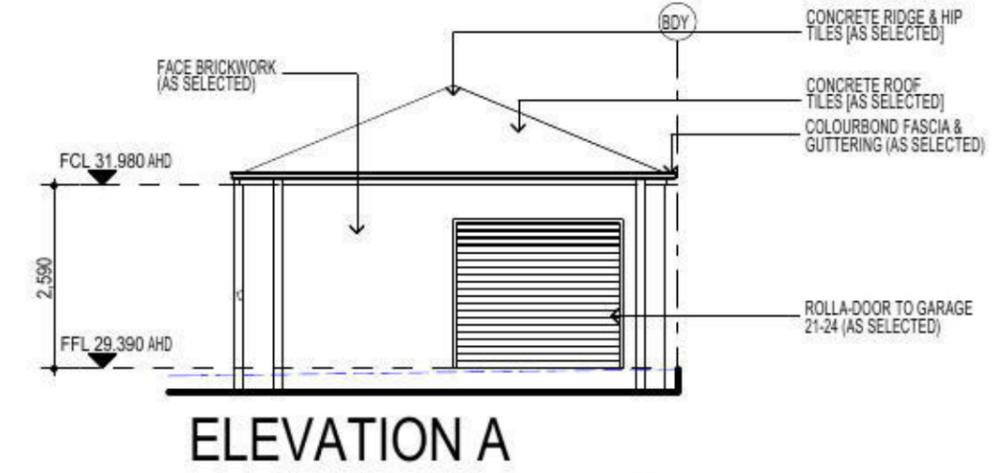
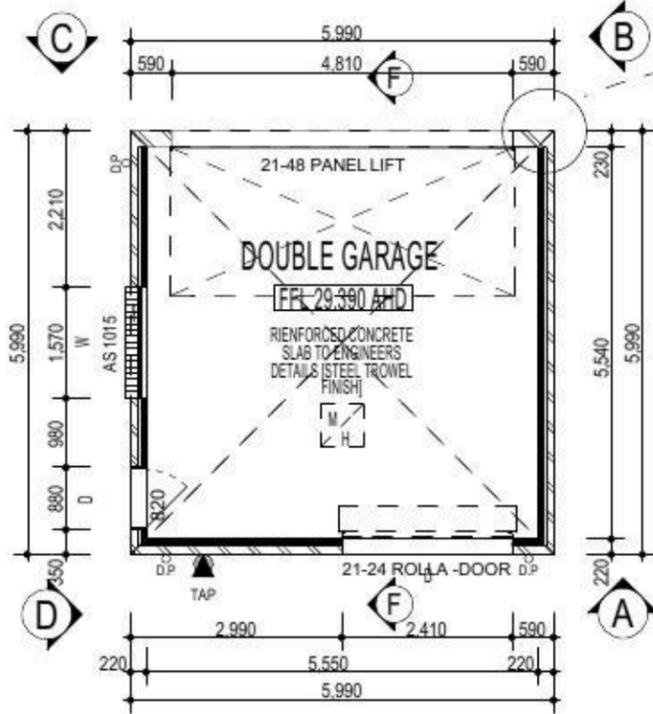
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drawn: G.P./S.W.	checked: G.P.
747-14	

CLIENT'S SIGNATURE: _____ DATE: _____

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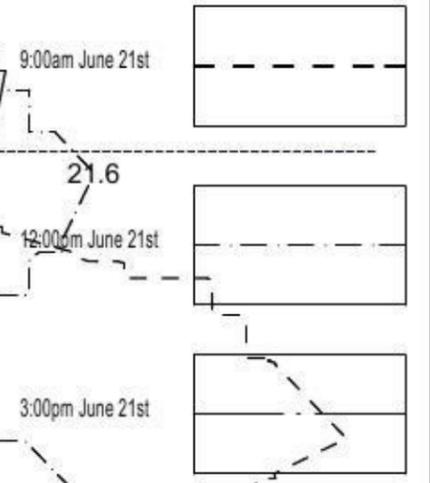
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SHADOW DIAGRAM



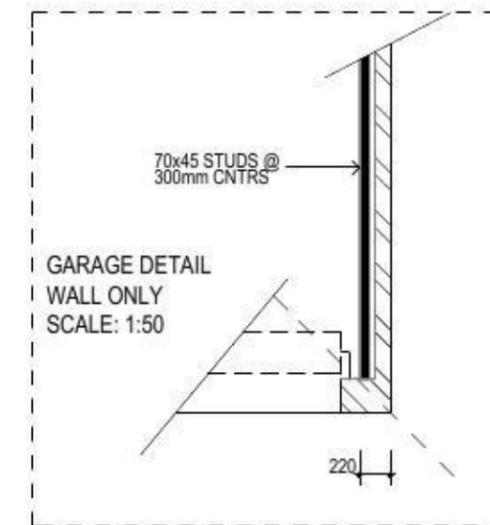
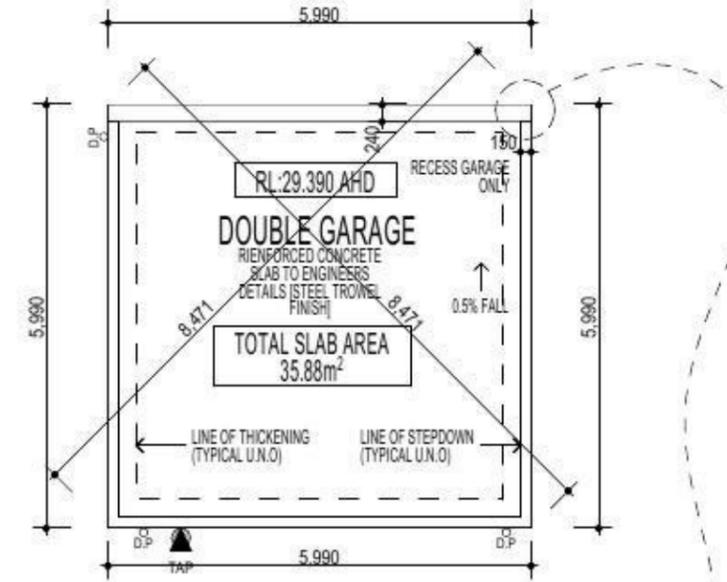
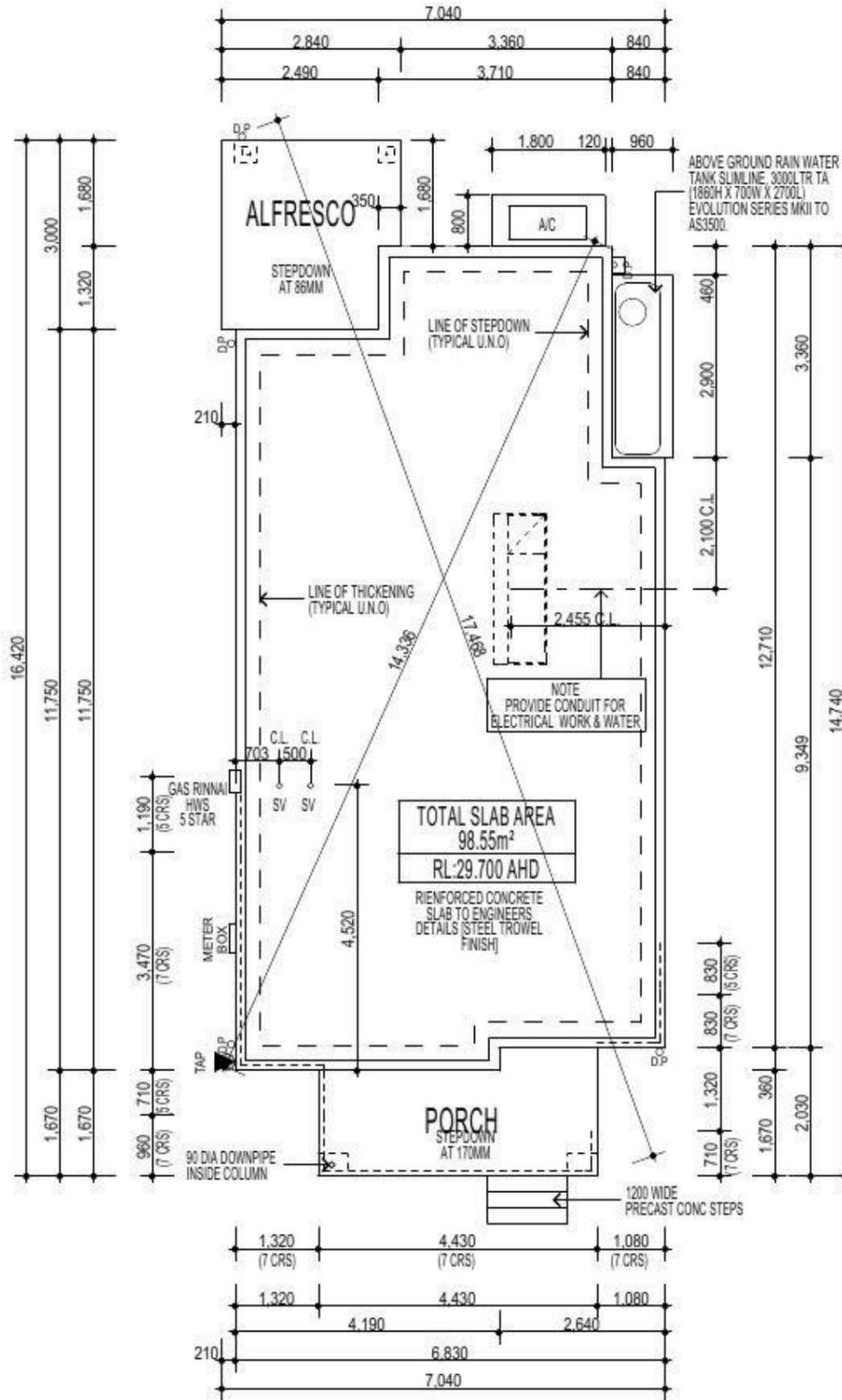
NOTE:
 ALL COMPONENTS SUCH AS: APPLIANCES, PLUMBING FITTINGS & FIXTURES, DOORS, CABINETRY, HANDLES, PC ITEMS, ARE SHOWN ON THE PLANS & ELEVATIONS FOR ILLUSTRATION PURPOSES ONLY & TO COMMUNICATE APPROX SIZES. PLEASE REFER TO YOUR SPECIFICATIONS FOR YOUR RELEVANT INCLUSIONS.

PROMOTION: LIVING/STYLE COLLECTION			
CLIENT: A. N. LOBASSO & T. A. CHURCH MICHAEL			
LOCATION: LOT 2347 WALSHAW STREET PENRITH NSW 2750			
DP: 1184497	facade:	council: PENRITH	date: 16/03/2015
model: CHESTER 21	drawn: AUGUSTINE	checked: G.P	material assessment: QA1
Sheet: 9 of 12	scale: 1:250	747-14	
CLIENT'S SIGNATURE		DATE	

SHADOW DIAGRAM

DROP EDGE BEAM CALCULATIONS

Length (mm)	Depth (Courses)	Depth (mm)	Area (m2)
1190	5		0.51
3470	7		2.08
1320	7		0.79
710	5		0.30
960	7		0.58
4430	7		2.66
710	7		0.43
1080	7		0.65
830	7		0.50
830	5		0.36
TOTAL			8.85



• 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 CERTIFICATIONS 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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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.

PROMOTION: **LIVING/STYLE COLLECTION**

CLIENT: **A. N. LOBASSO & T. A. CHURCH MICHAEL**

LOCATION: **LOT 2347 WALSHAW STREET PENRITH NSW 2750**

DP: 1184497 Council: PENRITH

model: CHESTER 21 facade: AUGUSTINE date: 16/03/2015

Sheet: 10 of 12 draw: G.P./S.W checked: G.P. scale: 1:100

747-14

SLAB LAYOUT PLAN

• 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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NOTE:
 PROVIDE ACOUSTIC ATTENUATION TO PROPOSED DWELLING AS REQUIRED FROM ROAD TRAFFIC NOISE AND VIBRATION ASSESSMENT- REPORT No.nss221131 - FINAL REV B. DATED: SEPTEMBER 2014 PREPARED BY "NOISE AND SOUND SERVICES".

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

FIBRE OPTIC WIRING PACKAGE

NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT

NOTE
 • 1700 CENTRE LINE GENERAL POWER OUTLET FOR MICROWAVE PROVISION TO OVER HEAD CUPBOARDS.
 • 700 CENTRE LINE GENERAL POWER OUTLET FOR MICROWAVE PROVISION BASE CUPBOARD WITH POT DRAWER.

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
 A. N. LOBASSO & T. A. CHURCH MICHAEL

LOCATION:
 LOT 2347
 WALSHAW STREET
 PENRITH NSW 2750

DP: 1184497	Council: PENRITH
model: CHESTER 21	facade: AUGUSTINE
date: 16/03/2015	assessment: QAI
Sheet: 11 of 12	drawn: G.P./S.W. checked: G.P. scale: 1:25

CLIENT'S SIGNATURE: _____ DATE: _____ S.P. 33

NOTE

- ELECTRIC OVEN SHOWN ONLY, NO ALLOWANCE HAS BEEN MADE FOR GAS OVEN.
- SIZES OF FIXTURES MAY VARY DEPENDING ON PRODUCT SELECTION.
- HEIGHT OF TILES MAY VARY ACCORDING TO SELECTION OF TILES.
- ALL DIMENSIONS AND LAYOUTS OF ALL CUPBOARDS SHOWN ARE NOMINAL ONLY AND ARE SUBJECT TO MANUFACTURERS DETAILED DRAWINGS & ON SITE MEASURE
- REFRIGERATOR'S HEIGHT TO BE 1840mm AND 930mm FINISH WIDTH OPENING UNLESS NOTED OTHERWISE ON PLANS AND SPECIFICATIONS.
- BENCH TOP FINISH HEIGHT 935mm

DISHWASHER PROVISION (if applicable)
 SIZE _____

MICROWAVE PROVISION (if applicable)
 SIZE _____

OWNERS APPROVAL _____

COOKTOP MODEL _____

OVEN MODEL _____

RANGEHOOD MODEL _____

SINK MODEL _____

REFRIGERATOR OPENING SIZE _____

BENCHTOP COLOUR _____

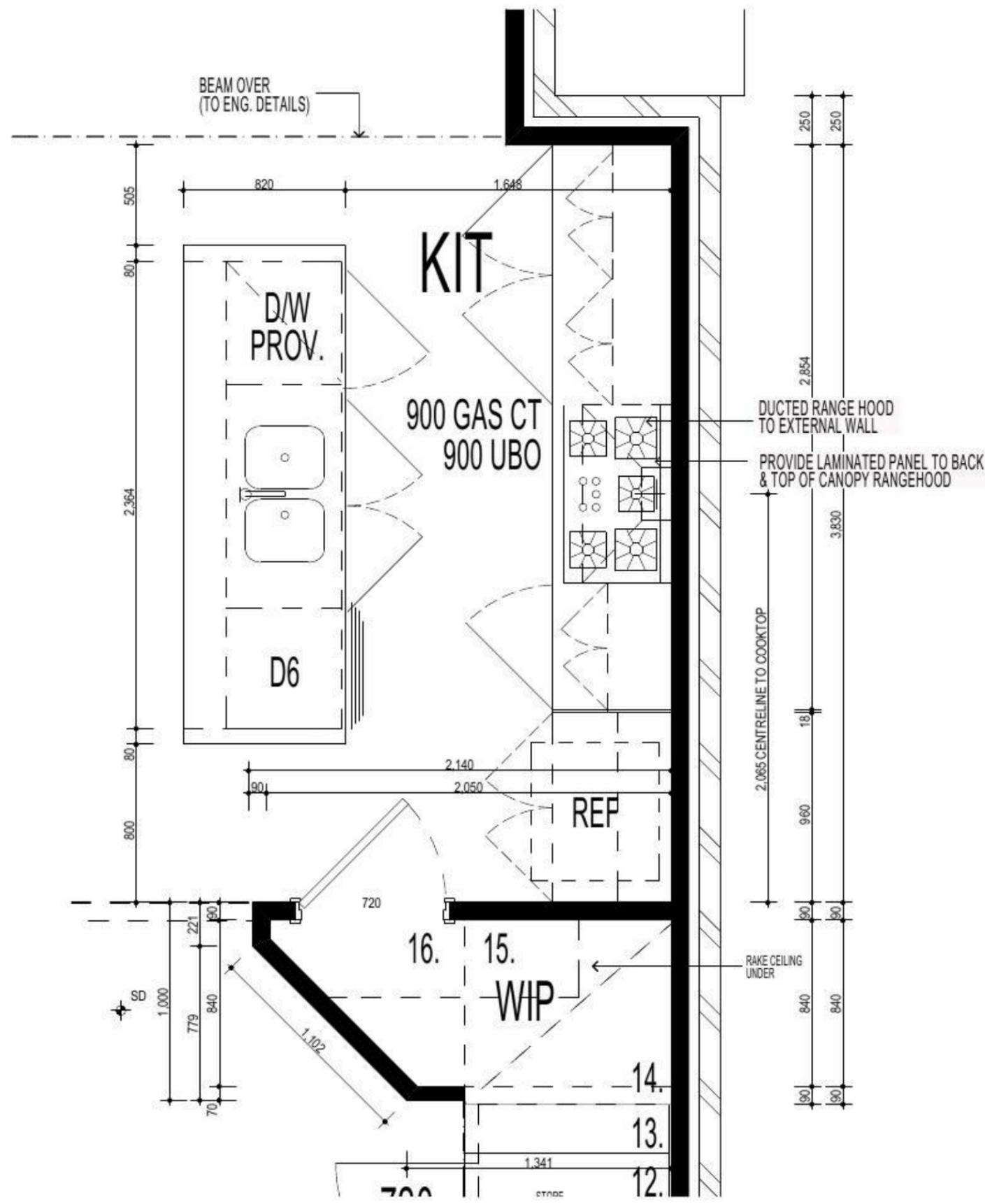
DOOR COLOUR _____

KICKBOARD COLOUR _____

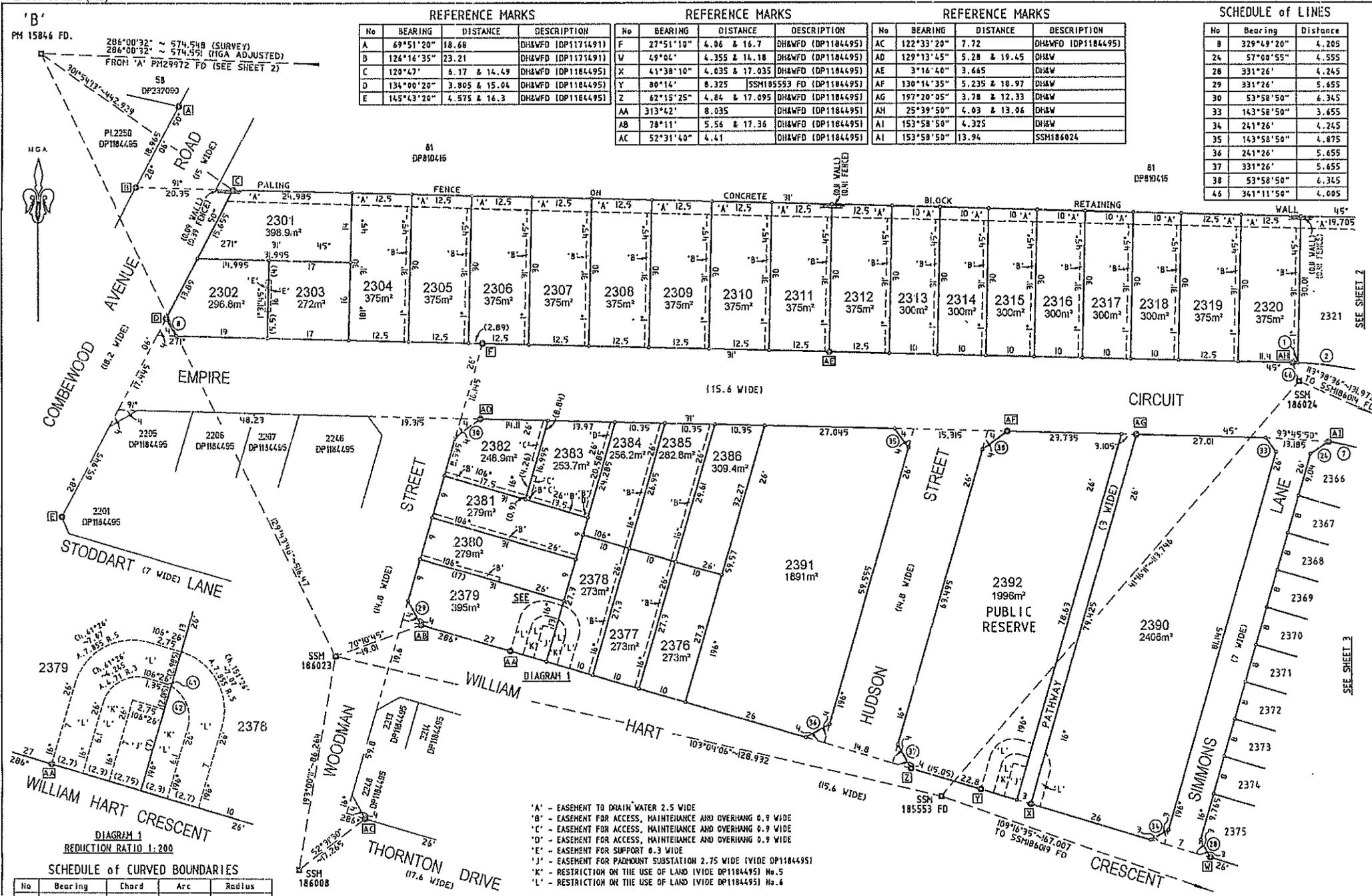
HARDWARE TYPE _____

PANTRY DOOR/S _____

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.



KITCHEN DETAILS



No	BEARING	DISTANCE	DESCRIPTION
A	69°51'20"	18.68	DH&WFD (DP1171491)
B	124°16'35"	23.21	DH&WFD (DP1171491)
C	120°47'	8.17 & 14.49	DH&WFD (DP1184495)
D	134°00'20"	3.805 & 15.04	DH&WFD (DP1184495)
E	145°43'20"	4.575 & 16.3	DH&WFD (DP1184495)

No	BEARING	DISTANCE	DESCRIPTION
F	27°51'10"	4.06 & 16.7	DH&WFD (DP1184495)
W	49°04'	4.355 & 14.18	DH&WFD (DP1184495)
X	41°38'10"	4.635 & 17.035	DH&WFD (DP1184495)
Y	80°14'	8.325	SSH185533 FD (DP1184495)
Z	62°15'25"	4.84 & 17.095	DH&WFD (DP1184495)
AA	313°142'	8.035	DH&WFD (DP1184495)
AB	78°11'	5.54 & 17.36	DH&WFD (DP1184495)
AC	52°31'40"	4.41	DH&WFD (DP1184495)

No	BEARING	DISTANCE	DESCRIPTION
AC	122°33'20"	7.72	DH&WFD (DP1184495)
AD	129°13'45"	5.28 & 19.45	DH&W
AE	3°16'40"	3.645	DH&W
AF	130°14'35"	5.235 & 18.97	DH&W
AG	197°20'05"	3.78 & 12.33	DH&W
AH	25°39'50"	4.63 & 13.06	DH&W
AI	153°58'50"	4.325	DH&W
AI	153°58'50"	13.94	SSH186024

SCHEDULE of LINES		
No	Bearing	Distance
8	329°49'20"	4.205
24	57°00'55"	4.555
28	331°26'	4.245
29	331°26'	5.655
30	53°58'50"	6.345
33	143°58'50"	3.655
34	241°26'	4.245
35	143°58'50"	4.875
36	241°26'	5.655
37	331°26'	5.655
38	53°58'50"	6.365
44	341°11'50"	4.005

Reg: R624526 / Doc: DP 1184497 P / Rev: 12-Jan-2015 / Sts: SC, OK / Pft: 13-Jan-2015 11:42 / Pgs: ALL / Seq: 1 of 8
 BHC / SJC

DP1184497
 See Sheet 2
 See Sheet 3

DIAGRAM 1
REDUCTION RATIO 1:200

SCHEDULE of CURVED BOUNDARIES

No	Bearing	Chord	Arc	Radius
1	271°54'40"	1.1	1.1	75.6
2	276°52'20"	11.69	11.905	75.6
7	108°03'55"	18.835	18.91	60
41	113°10'45"	0.705	0.705	3
42	158°16'45"	3.715	4.005	3

- 'A' - EASEMENT TO DRAIN WATER 2.5 WIDE
- 'B' - EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE
- 'C' - EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE
- 'D' - EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE
- 'E' - EASEMENT FOR SUPPORT 0.3 WIDE
- 'F' - EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (WIDE DP1184495)
- 'K' - RESTRICTION ON THE USE OF LAND (WIDE DP1184495) No. 5
- 'L' - RESTRICTION ON THE USE OF LAND (WIDE DP1184495) No. 4

Surveyor: GRAHAM JOHN HALL
 Date of Survey: 12 SEPTEMBER 2014
 Surveyor's Ref: 72-10-20-2014M710Q(1754)

PLAN OF
 SUBDIVISION OF LOT 1197 DP1171491

LGA: PENRITH
 Locality: PENRITH
 Subdivision No. 090/14
 Lengths are in metres. Reduction Ratio 1: 500

Registered
 09.01.2015

DP1184497

NOTE: THE EXTENSION OF CLEVELAND LANE IS 7 WIDE

REFERENCE MARKS			REFERENCE MARKS				
No	BEARING	DISTANCE	DESCRIPTION	No	BEARING	DISTANCE	DESCRIPTION
G	193°07'10"	5.535	DH&WFD (DP810416)	M	105°22'50"	1.1 & 6.47	DH&WFD (DP1171491)
H	214°02'10"	0.455	CBFD (DP233536)	N	1°11'25"	4.08 & 13.205	DH&WFD (DP1171491)
I	192°11'40"	6.23	DH&WFD (DP1171491)	O	48°41"	3.93 & 12.795	DH&WFD (DP1171491)
J	216°54"	4.795 & 20.255	DH&WFD (DP1171491)	P	200°01'25"	3.645 & 11.915	DH&WFD (DP1171491)
K	335°02'25"	1.845 & 10.435	DH&WFD (DP1171491)	Q	121°18'30"	1.08 & 6.39	DH&WFD (DP1171492)
L	66°11'10"	1.215 & 10.455	DH&WFD (DP1171491)	AH	25°39'50"	4.03 & 13.06	DH&W

SCHEDULE of LINES

No	Bearing	Distance
9	252°05'40"	5.655
10	342°05'40"	5.655
11	252°05'40"	5.655
12	342°05'40"	4.245
13	72°05'40"	4.245
14	162°05'40"	2.83
15	252°05'40"	4.245
16	342°05'40"	5.655
31	227°21'20"	5.955
39	127°09'50"	0.39
40	207°05'40"	7
46	341°11'50"	4.005

No	BEARING	DISTANCE	DESCRIPTION
AI	153°58'50"	4.325	DH&W
AI	153°58'50"	13.94	SSH186024
AJ	48°45'25"	3.97 & 13.045	DH&W
AK	156°57'25"	4.63 & 18.49	DH&W
AL	117°05'40"	3.43 & 11.58	DH&W
AH	63°00'20"	5.6 & 23.915	DH&W
AN	66°02'15"	5.54 & 17.86	DH&W
AO	47°36'	1.28 & 6.87	DH&W
AP	148°23'35"	4.075 & 13.265	DH&W
AQ	154°42'40"	4.965	DH&W
AQ	151°38'40"	22.37	DH&W

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.H.15846	286 222.093	6 263 965.567	56	B	2	SC1HS	26.087	LB	L2	SC1HS
P.H.29972	286 776.447	6 263 807.088	56	B	2	SC1HS	25.447	LB	L2	SC1HS
SSM.180810	287 024.824	6 263 581.614	56	C	4	SC1HS	28.4	E	5	SC1HS
SSM.180811	286 992.736	6 263 518.793	56	C	4	SC1HS	27.9	E	5	SC1HS
SSM.185553	286 745.0	6 263 606.3	56	U	U	TRAVERSE	26.4	U	U	TRIG HEIGHT
SSM.186008	286 600.0	6 263 551.4	56	U	U	TRAVERSE	26.1	U	U	TRIG HEIGHT
SSM.186014	286 940.9	6 263 638.9	56	U	U	TRAVERSE	28.7	U	U	TRIG HEIGHT
SSM.186019	286 902.6	6 263 551.1	56	U	U	TRAVERSE	28.2	U	U	TRIG HEIGHT
SSM.186022	287 044.2	6 263 714.7	56	U	U	TRAVERSE	27.3	U	U	TRIG HEIGHT
SSM.186023	286 619.4	6 263 635.4	56	U	U	TRAVERSE	26.8	U	U	TRIG HEIGHT
SSM.186024	286 820.0	6 263 691.8	56	U	U	TRAVERSE	27.8	U	U	TRIG HEIGHT

COMBINED SCALE FACTOR 1.000151
ESTABLISHED MARK SOURCE: SC1HS DATED 25/07/2014

SCHEDULE of CURVED BOUNDARIES				
No	Bearing	Chord	Arc	Radius
1	271°56'40"	1.1	1.1	75.6
2	276°52'20"	11.89	11.905	75.6
3	284°56'45"	9.395	9.405	75.6
4	292°18'50"	10.035	10.04	75.6
5	296°36'25"	1.285	1.285	75.6
7	108°03'55"	18.835	18.91	60

'A' - EASEMENT TO DRAIN WATER 2.5 WIDE
'B' - EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE
'C' - EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE
'F' - EASEMENT TO DRAIN WATER 1.5 WIDE
'H' - EASEMENT FOR POWERLINE 15.24 WIDE (VIDE J6119711)
'YY' - PART LOT 2388 BENEFITED BY EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE ('B') AFFECTING LOT 2338

Surveyor: GRAHAM JOHN HALL
Date of Survey: 12 SEPTEMBER 2014
Surveyor's Ref: 72-10-20:2014M100(1754)

PLAN OF SUBDIVISION OF LOT 1197 DP1171491

LGA: PENRITH
Locality: PENRITH
Subdivision No. 090/14
Lengths are in metres. Reduction Ratio 1: 500

Registered
09.01.2015

DP1184497

Reg: R024526 /Doc:DP 1184497 P /Rev: 1.2-Jan-2015 /Sts: SC OK /Prt: 1.3-Jan-2015 11:42 /Pgs: ALL /Seq: 2 of 8

DP1184497
CAD REF: 2207210 North Point - Survey - Survey_MacCAD File07102010

No	Bearing	Chord	Arc	Radius
1	271°56'48"	1.1	1.1	75.6
2	274°52'20"	11.89	11.905	75.6
3	284°56'45"	9.395	9.405	75.6
4	292°18'50"	10.035	10.04	75.6
5	296°36'25"	1.285	1.285	75.6
6	294°23'45"	10.15	10.155	107.8
7	108°03'55"	18.835	18.91	60
43	31°38'30"	0.475	0.475	3
44	46°07'55"	1.035	1.04	3
45	86°35'05"	3.045	3.195	3
47	289°03'55"	9.9	9.905	107.8



ASPECT DEVELOPMENT & SURVEY PTY LTD
CONSULTING REGISTERED SURVEYORS
100 VANDERHAEGH STREET
WARRAGONG NSW 2208
PHONE: (02) 9501 8000
FAX: (02) 9501 8001
WWW.ASPECTSURVEY.COM

BASIX

= 55.74m² of roof area to discharge to water tank.
= 95.08m² stormwater and overflow to discharge to existing street channel.
o/a = 150.82m² 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
WIM	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

EARTHWORKS TO AHD

HOUSE: FFL: R.L. 29.700
(LIVING) FGL: R.L. 29.300
GARAGE: FFL: R.L. 29.390
FGL: R.L. 29.065

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 OH TO ENCRASH 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

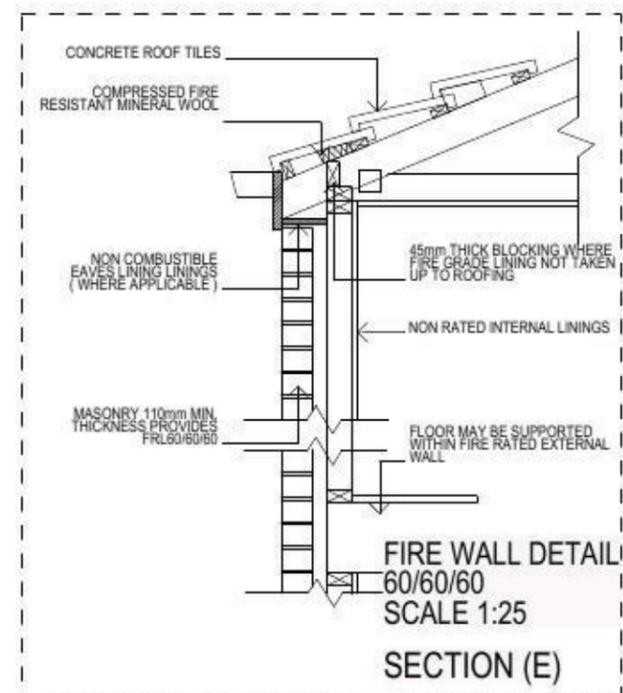
FIBRE OPTIC WIRING PACKAGE

NOTE:
PROVIDE GRANITGARD TERMITE TREATMENT

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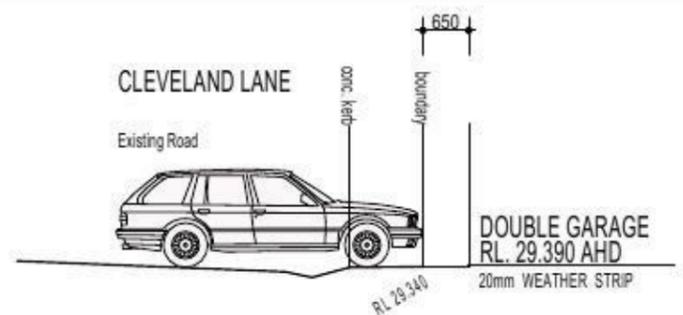
LOCALITY SKETCH

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



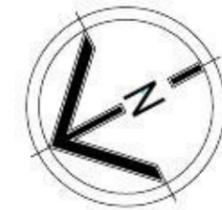
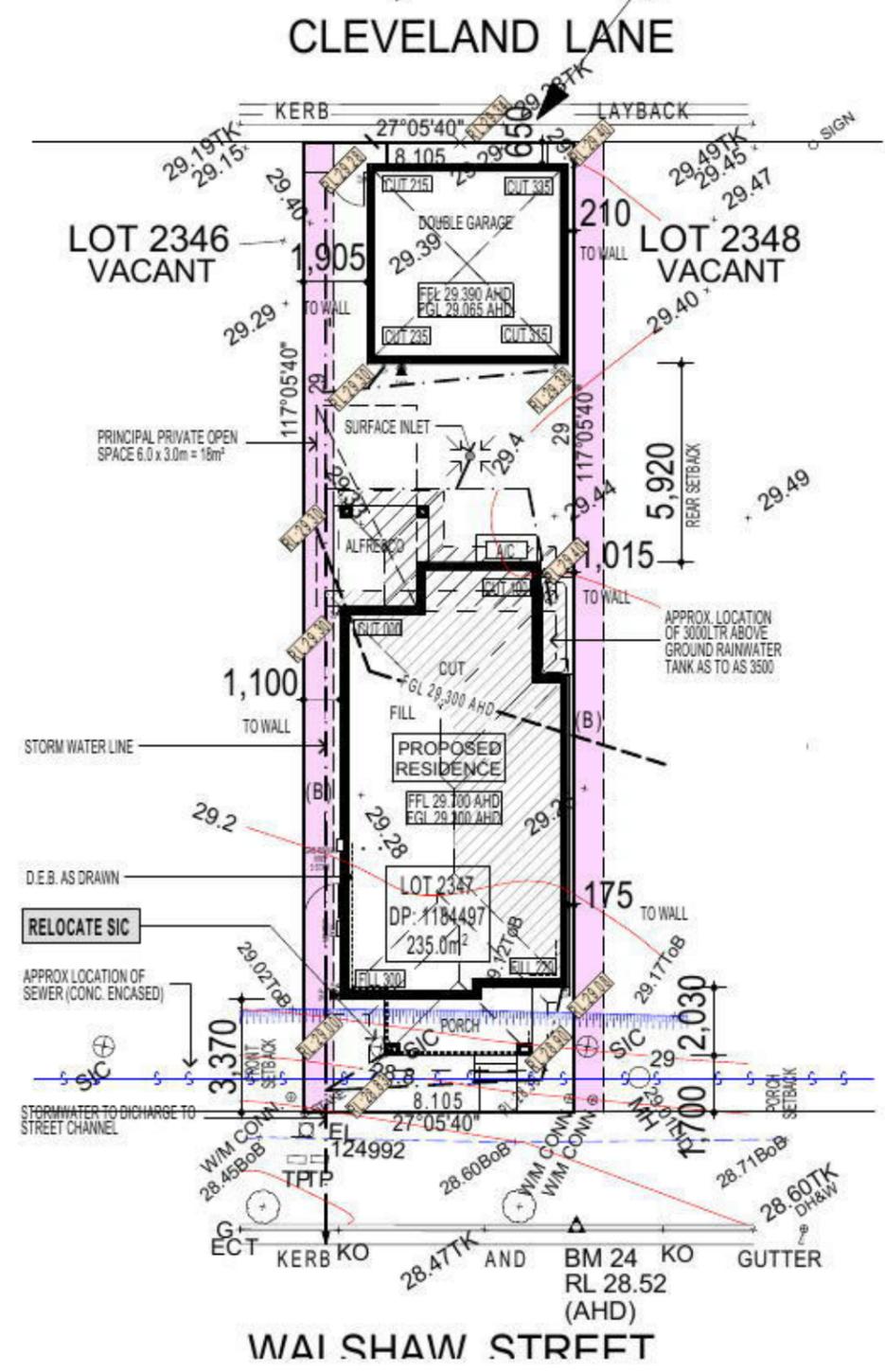
(B) PROPOSED EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE (B1)

NOTE:
PROVIDE ACOUSTIC ATTENUATION TO PROPOSED DWELLING AS REQUIRED FROM ROAD TRAFFIC NOISE AND VIBRATION ASSESSMENT-REPORT No.nss221131 - FINAL REV B. DATED: SEPTEMBER 2014 PREPARED BY "NOISE AND SOUND SERVICES".



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
SCALE 1:100



SITE PLAN & STORMWATER CONCEPT PLAN

FIRSTSTYLE HOMES
FIRSTSTYLE HOMES Pty Ltd
Lic No: 113412C
ACN: 667 773 775
PO BOX 171, HOXTON PARK 2171

ADMIN: (02) 9601 0111
FAX: (02) 9601 0711
EMAIL: design@firststyle.com.au

HIA members
the best in the business



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DEVELOPMENT CALCULATIONS

LOT: 2347 SITE AREA: 235.0m²

Itemised Floor Areas:	Totals:
living ground floor:	82.53m ²
first floor: (excl. void 72.84m ²)	76.63m ²
garage: (excess 00.000m ²)	35.88m ²
alfresco:	8.06m ²
porch:	7.96m ²
balcony:	7.96m ²
total floor area:	219.02m ²

FLOOR SPACE RATIO CALCULATION:

gross floor areas:	Totals:
living ground floor: (internal area)	72.83m ²
first floor excl. void: (internal area)	64.63m ²
total gross floor area:	137.46m ²
floor space ratio:	58:1

SITE AREA COVERAGE/LANDSCAPE:

house ground floor:	82.53m ²
garage:	35.88m ²
porch/alfresco:	16.02m ²
driveway/paved area:	4.5m ²
site coverage Area:	134.43m ² (57.2%)
landscape area:	100.57m ² (48.8%)
pervious areas (soft)	91.92m ² (39.1%)
impervious areas (hard)	143.08m ² (60.9%)
front yard landscape area	16.03m ² (91.8%)
front yard hard paved area	1.43m ² (8.2%)
private open space o/a:	49.85m ²
principal private open space:	18m ²
total car space incl. carstand:	2 carspace

COUNCIL ZONE: R1

PROMOTION:
LIVING/STYLE COLLECTION

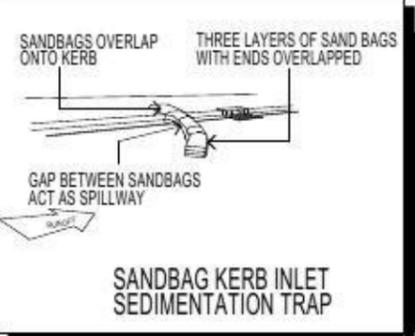
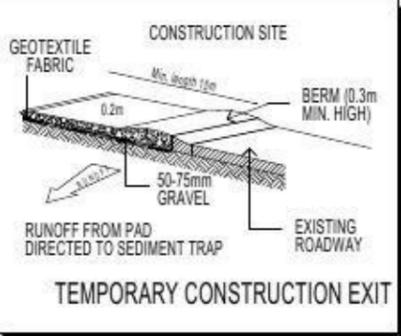
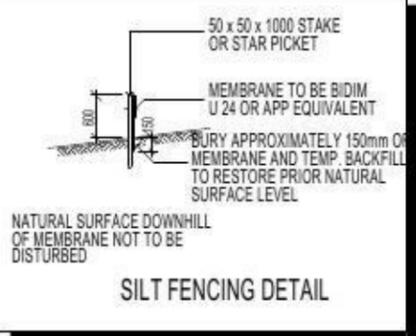
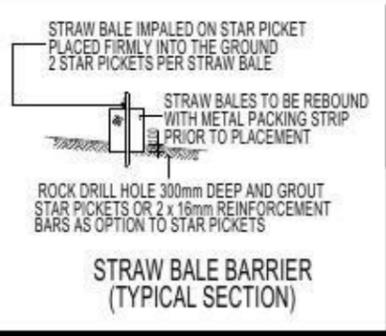
CLIENT:
A. N. LOBASSO & T. A. CHURCH MICHAEL

LOCATION:
**LOT 2347
WALSHAW STREET
PENRITH NSW 2750**

DP: 1184497	council: PENRITH
model: CHESTER 21	facade: AUGUSTINE
date: 17/03/2015	assessment: OAI
Sheet: 1 of 12	drawn: G.P./S.W. checked: G.P.
scale: 1:200	747-14

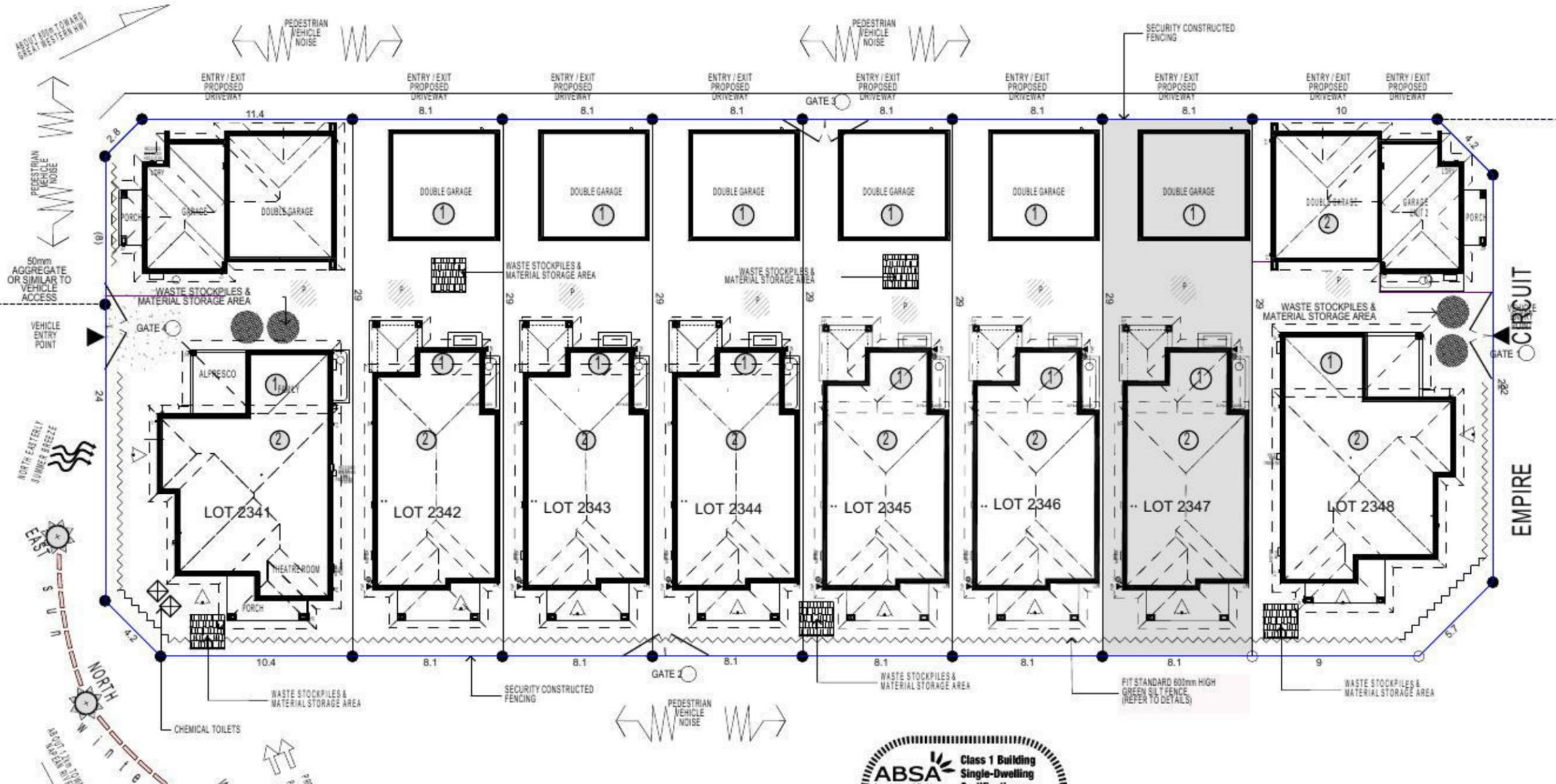
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DUST CONTROL MEASURES:
 IF THE SITE BECOMES DUSTY DURING HOTTER MONTHS (FIRSTSTYLE) WILL SPRINKLE WATER ON THE DUST
 ANY AREA OF ROAD BASE WILL BE POSITIONED FOR HEAVY VEHICLES TO REDUCE & PROVIDE AN AREA TO WASH TRUCKS OFF (IF REQUIRED)

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



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)

NOTE:
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NOTE:
 PROVIDE ACOUSTIC ATTENUATION TO PROPOSED DWELLING AS REQUIRED FROM ROAD TRAFFIC NOISE AND VIBRATION ASSESSMENT-REPORT No.nss221131 - FINAL REV B. DATED:SEPTEMBER 2014 PREPARED BY "NOISE AND SOUND SERVICES".

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

FIBRE OPTIC WIRING PACKAGE

NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT

ABSA Class 1 Building Single-Dwelling Certification
 Certification Number: 1006191058
 Certification Date: 24/03/2014
 Assessor Name: Vic Vicaretti
 Assessor Number: 20311
 Assessor Signature: [Signature]

Simulated Energy: HEATING: 48.5 MJ/m2 pa
 Simulated Energy: COOLING: 58.5 MJ/m2 pa
 Rated with double glazing: "no"

NATHERS Rating 105.0 MJ/m2 pa
5.0/10



SITE ANALYSIS & WASTE MANAGEMENT PLAN

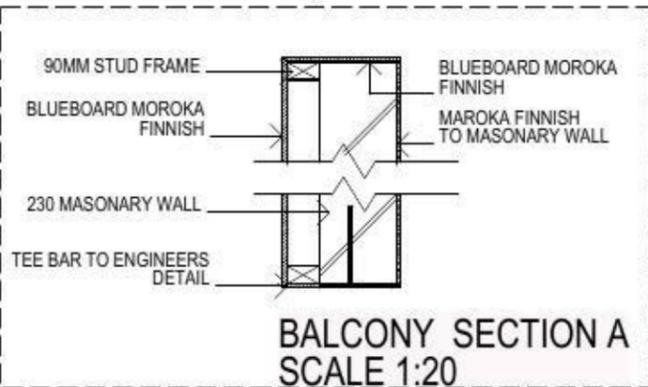
PROMOTION: **LIVING/STYLE COLLECTION**
 CLIENT: **A. N. LOBASSO & T. A. CHURCH MICHAEL**
 LOCATION: **LOT 2347 WALSHAW STREET PENRITH NSW 2750**

DP: 1184497	model: CHESTER 21	facade: AUGUSTINE	date: 17/03/2015	council: PENRITH	assessment: OAI
Sheet: 2 of 12	drawn: G.P./S.W.	checked: G.P.	scale: 1:250	747-14	

CLIENT'S SIGNATURE: _____ DATE: _____

KEY

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



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

FIRSTSTYLE HOMES

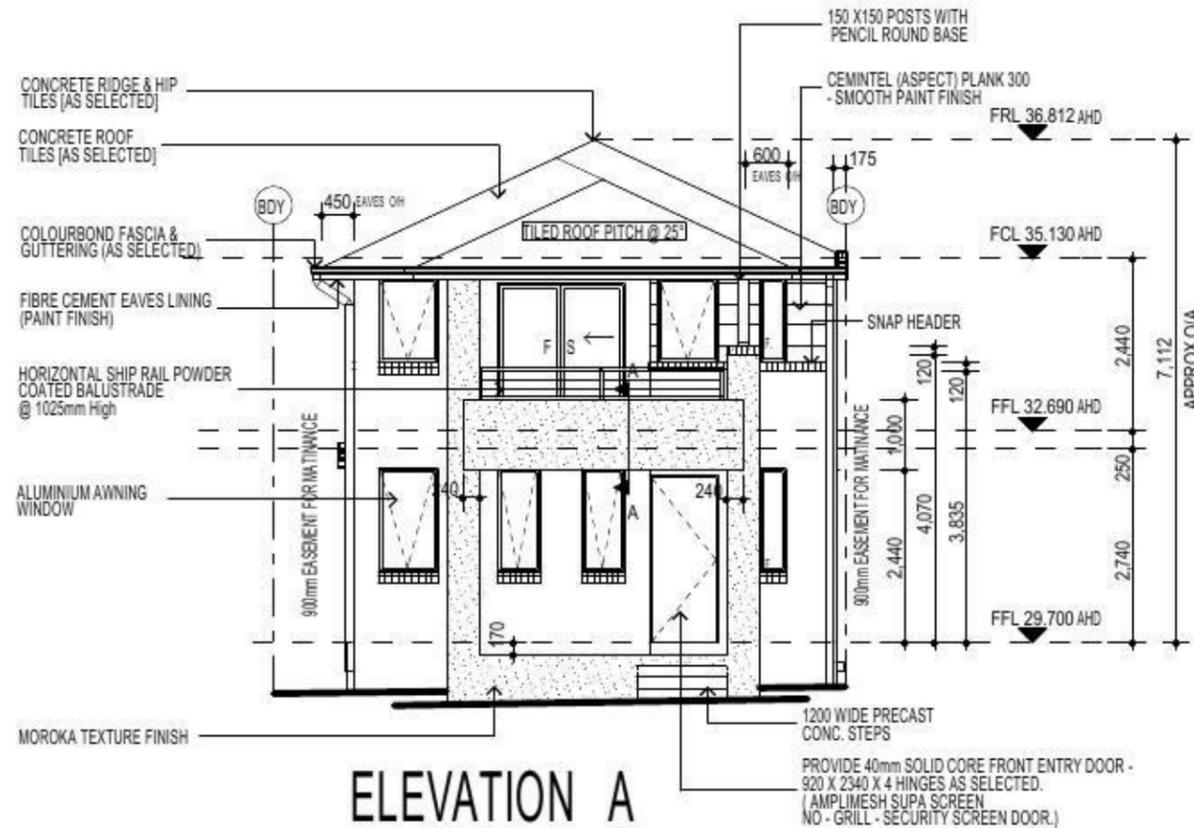
FIRSTSTYLE HOMES Pty Ltd
Lic No: 113412C
ACN: 687 773 775
PO BOX 171, HOXTON PARK 2171

ADMIN: (02) 9601 0111
FAX: (02) 9601 0711
EMAIL: design@firststyle.com.au

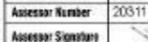
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MEMBER

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ABSA Class 1 Building Single-Dwelling Certification

Certification Number	1006101058
Certification Date	24/03/2014
Assessor Name	Vic Vicaretti
Assessor Number	20511
Assessor Signature	

Simulated Energy: HEATING: 48.6 MJ/m² pa
Simulated Energy: COOLING: 56.5 MJ/m² pa
Rated with Double Glazing: Yes

5.0/10 NatHERS Rating 106.0 MJ/m² pa

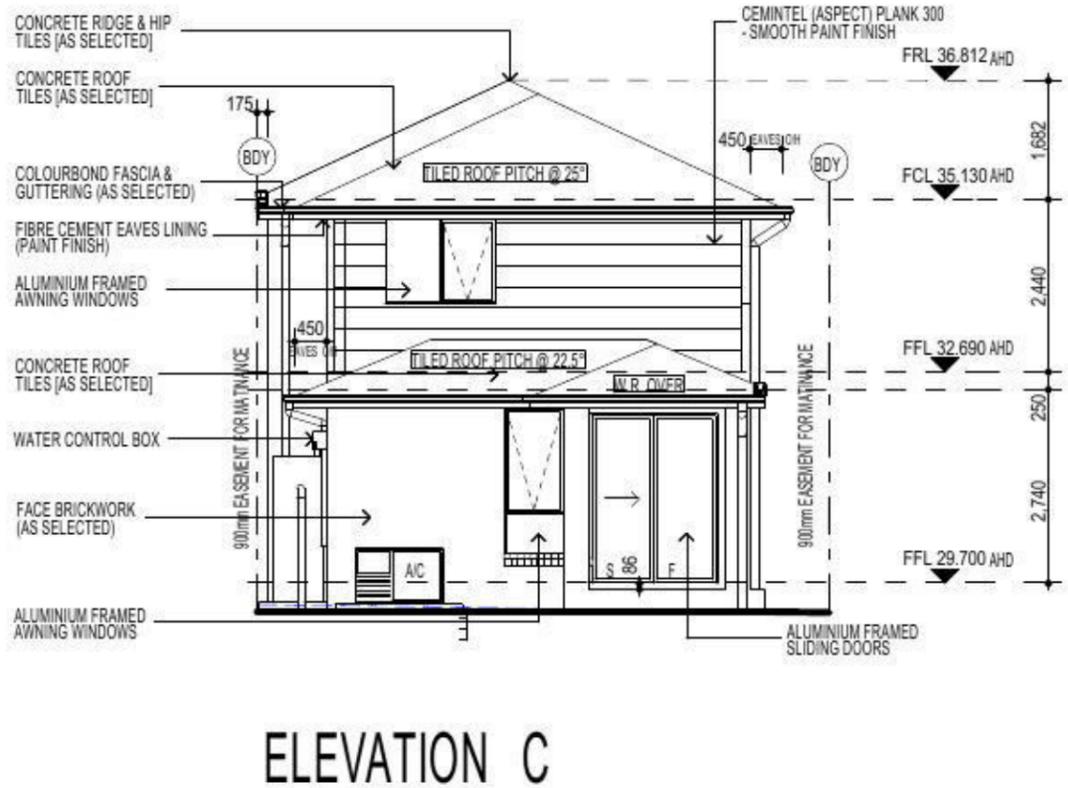
NOTE:
PROVIDE ACOUSTIC ATTENUATION TO PROPOSED DWELLING AS REQUIRED FROM ROAD TRAFFIC NOISE AND VIBRATION ASSESSMENT-REPORT No.nss221131 - FINAL REV B. DATED:SEPTEMBER 2014 PREPARED BY "NOISE AND SOUND SERVICES".

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

FIBRE OPTIC WIRING PACKAGE

NOTE:
PROVIDE GRANITGARD TERMITE TREATMENT

NOTE:
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ELEVATIONS

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
A. N. LOBASSO & T. A. CHURCH MICHAEL

LOCATION:
LOT 2347
WALSHAW STREET
PENRITH NSW 2750

DP: 1184497 Council: PENRITH

model: CHESTER 21 facade: AUGUSTINE date: 17/03/2015

Sheet: 5 of 12 draw: G.P./S.W. checked: G.P. scale: 1:100

747-14

CLIENT'S SIGNATURE: _____ DATE: _____

KEY

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

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: 667 773 775
PO BOX 171, HOXTON PARK 2171

ADMIN: (02) 9601 0111
FAX: (02) 9601 0711
EMAIL: design@firststyle.com.au

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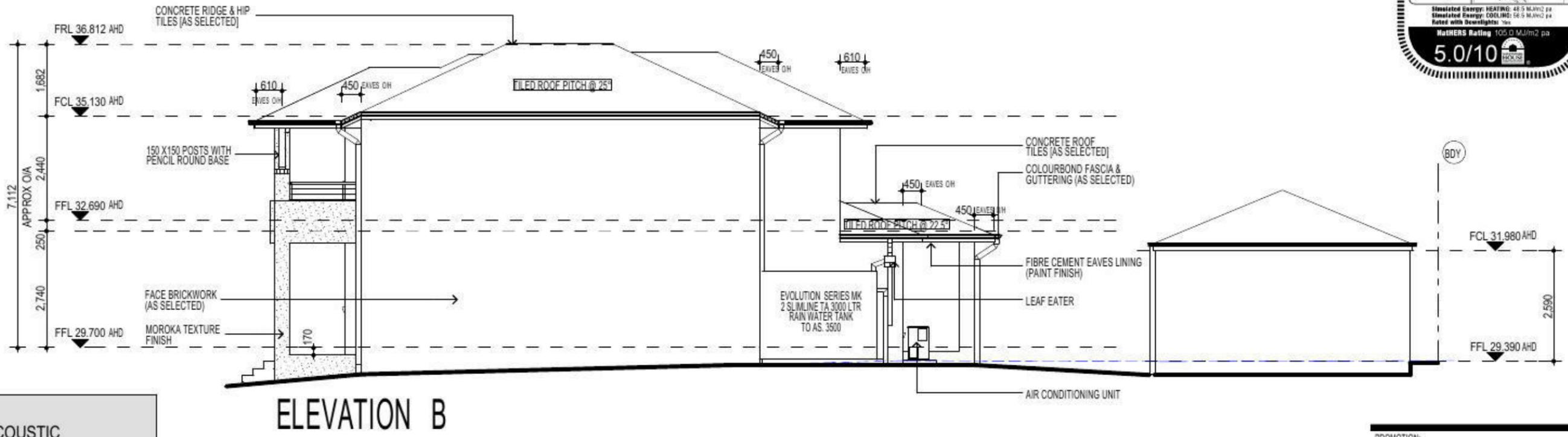
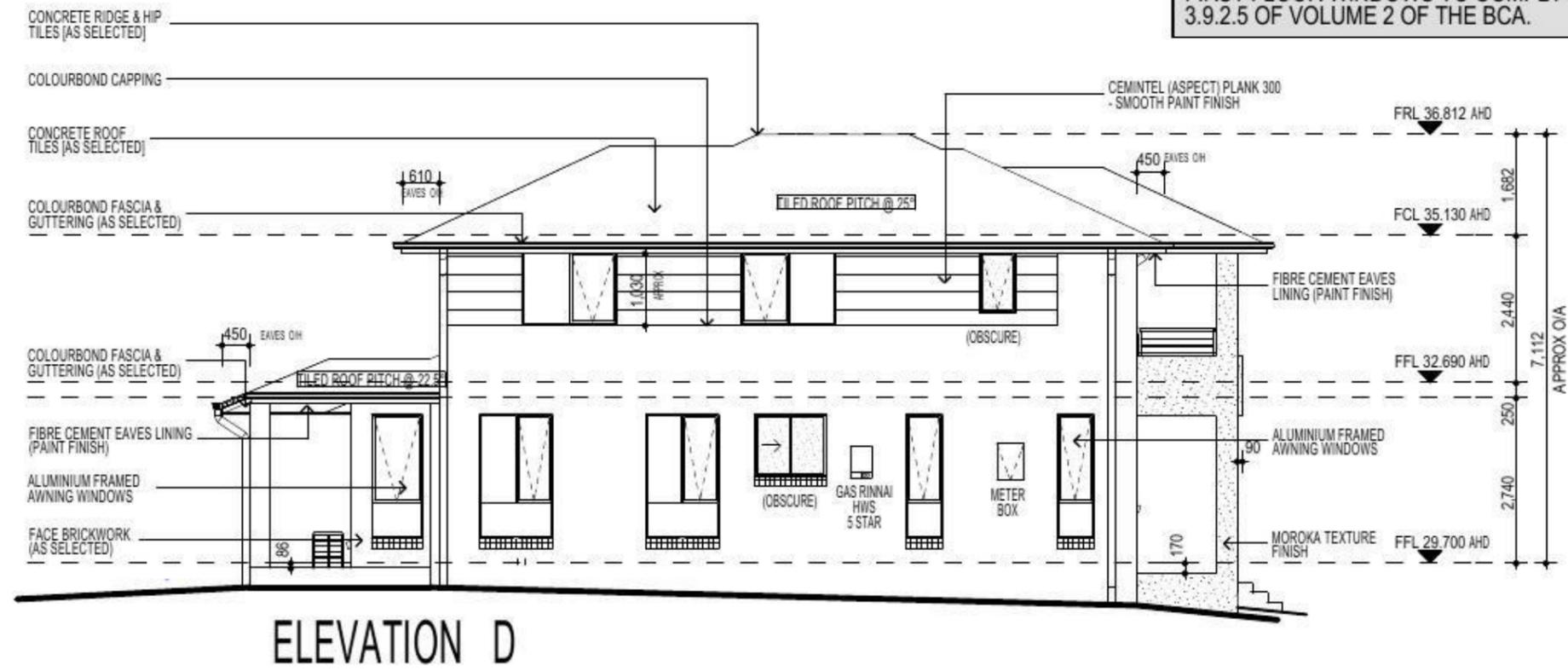
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ABSA Class 1 Building Single-Dwelling Certification

Certification Number: 1006191056
Certification Date: 24/03/2014
Assessor Name: Vic Vicaretti
Assessor Number: 20311
Assessor Signature:

Simulated Energy: HEATING: 48.5 MJ/m2 pa
Simulated Energy: COOLING: 56.5 MJ/m2 pa
Rated with Daylighting: Yes

5.0/10



NOTE:
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NOTE:
PROVIDE GRANITGARD TERMITE TREATMENT

PROMOTION: *LIVING/STYLE COLLECTION*

CLIENT: A. N. LOBASSO & T. A. CHURCH MICHAEL

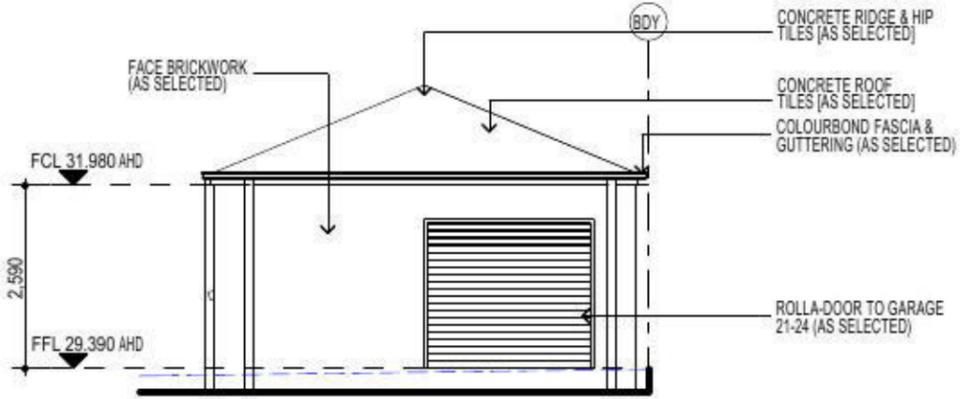
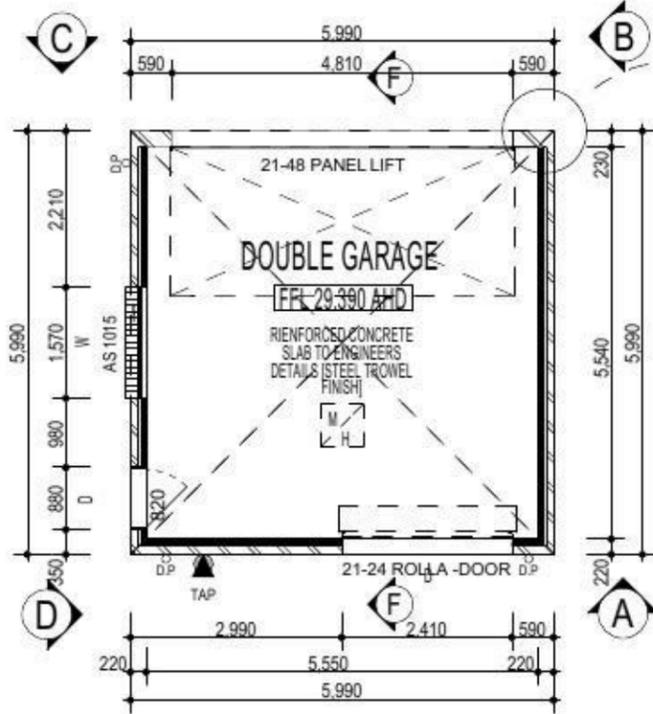
LOCATION: LOT 2347 WALSHAW STREET PENRITH NSW 2750

DP: 1184497	model: CHESTER 21	facade: AUGUSTINE	date: 17/03/2015	council: PENRITH	assessment: QAI
Sheet: 6 of 12	drawn: G.P./S.W.	checked: G.P.	scale: 1:100	747-14	

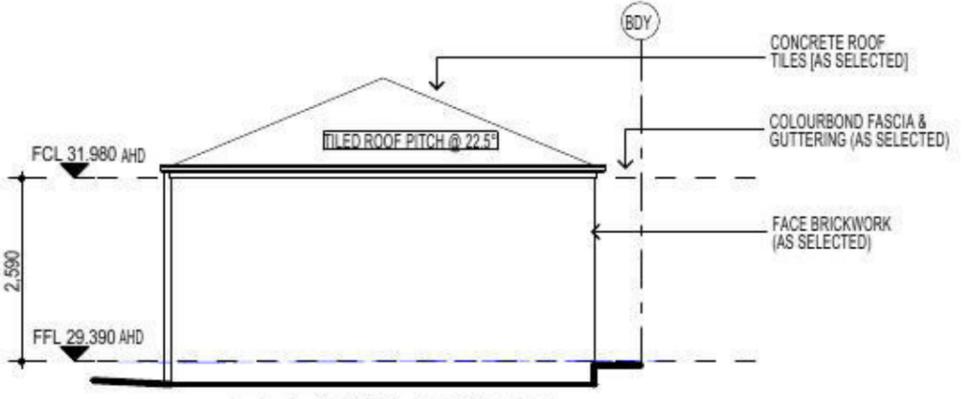
CLIENT'S SIGNATURE: _____ DATE: _____

ELEVATIONS

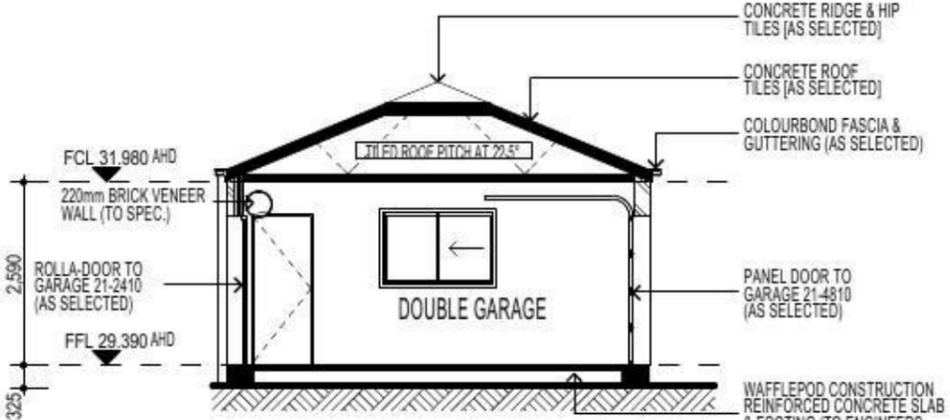
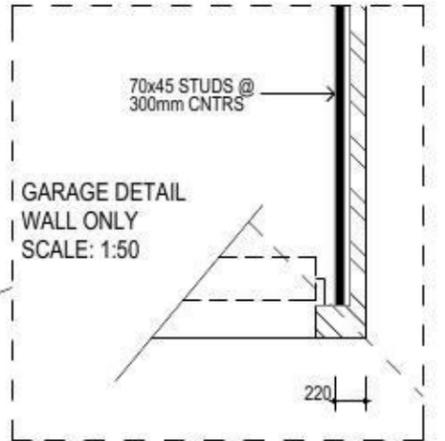
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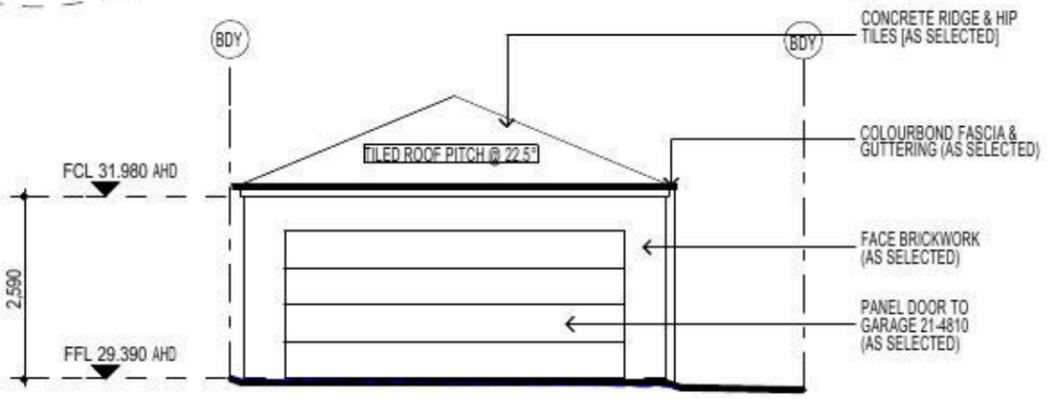
ELEVATION A



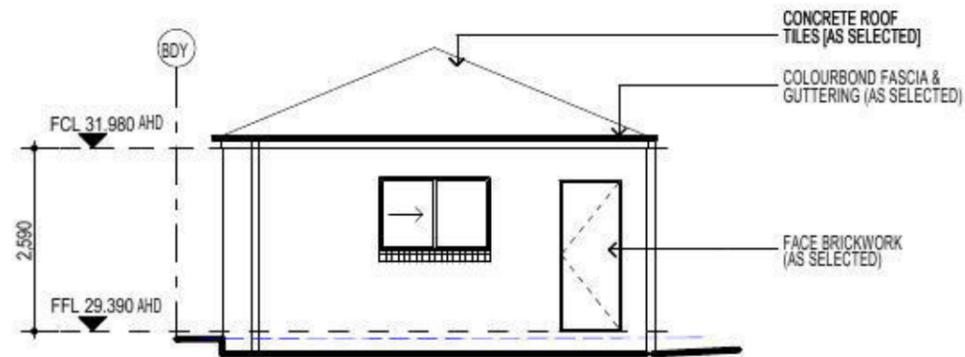
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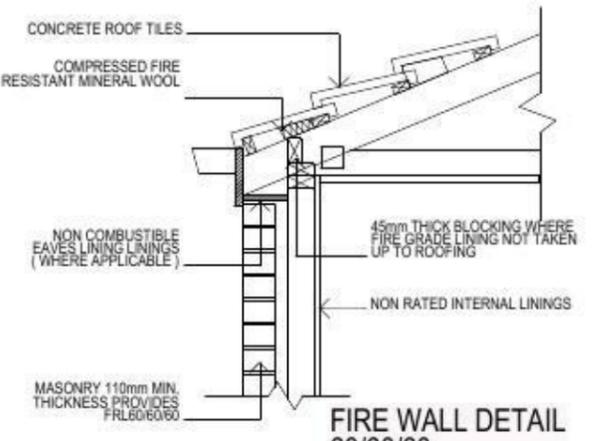
SECTION F-F



ELEVATION C



ELEVATION D



FIRE WALL DETAIL 60/60/60 SCALE 1:25 SECTION (E)

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

FIBRE OPTIC WIRING PACKAGE

NOTE:
 PROVIDE GRANITGARD
 TERMITE TREATMENT

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 REPORT No.nss221131 - FINAL
 REV B. DATED:SEPTEMBER 2014
 PREPARED BY
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PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
A. N. LOBASSO & T. A. CHURCH MICHAEL

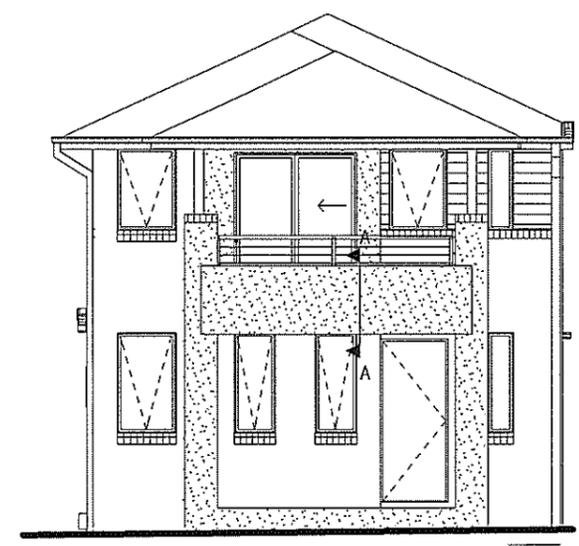
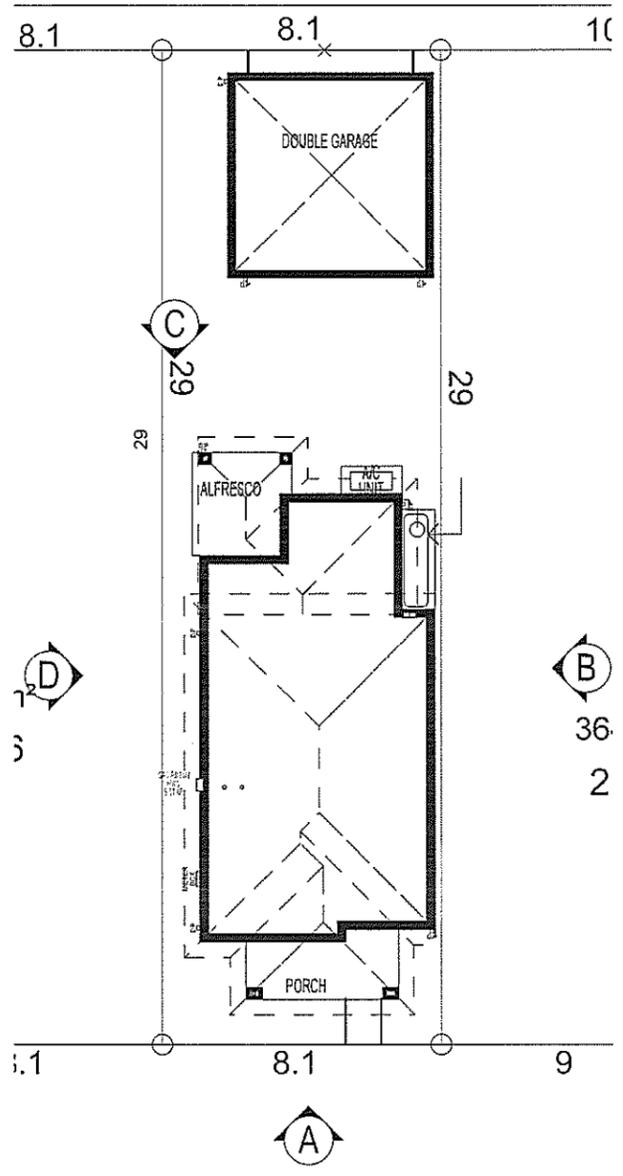
LOCATION:
**LOT 2347
 WALSHAW STREET
 PENRITH NSW 2750**

DP: 1184497	model: CHESTER 21	facade: AUGUSTINE	council: PENRITH	date: 17/03/2015	assessment: QA1
Sheet: 7 of 12	drawn: G.P./S.W.	checked: G.P.	747-14		

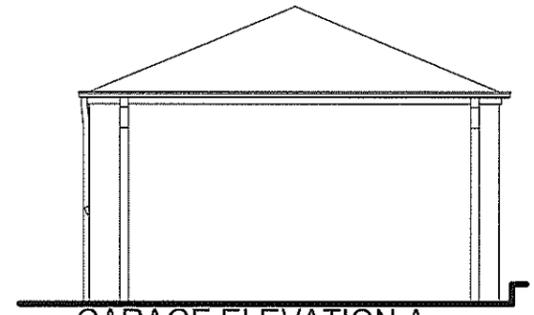
CLIENT'S SIGNATURE: _____ DATE: _____ SP. 33



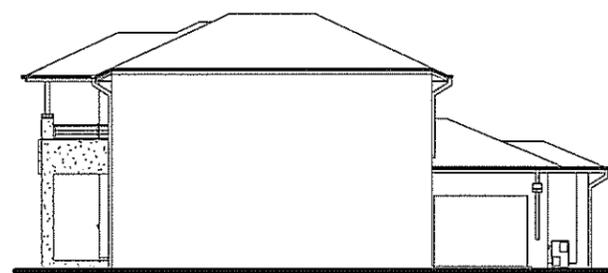
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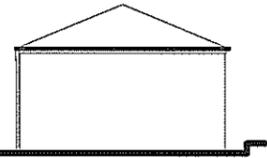
ELEVATION A



GARAGE ELEVATION A



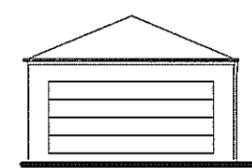
ELEVATION B



GARAGE ELEVATION B



ELEVATION C



GARAGE ELEVATION C



GARAGE ELEVATION D

ELEVATION D

WALSHAW STREET

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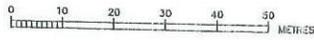
PROMOTION: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: FIRSTYLE HOMES			
LOCATION: LOT 2347 WALSHAW STREET PENRITH NSW 2750			
DP: SUBDIVISION OF LOT 1197 DP 1171492	council: PENRITH	date: 24/03/2014	
model: CHESTER 21	facade: AUGUSTINE	checked: P.D	scale: 1:200, 1:100
Sheet A	drawn: GP	checked: P.D	747-14

NOTIFICATION PLAN

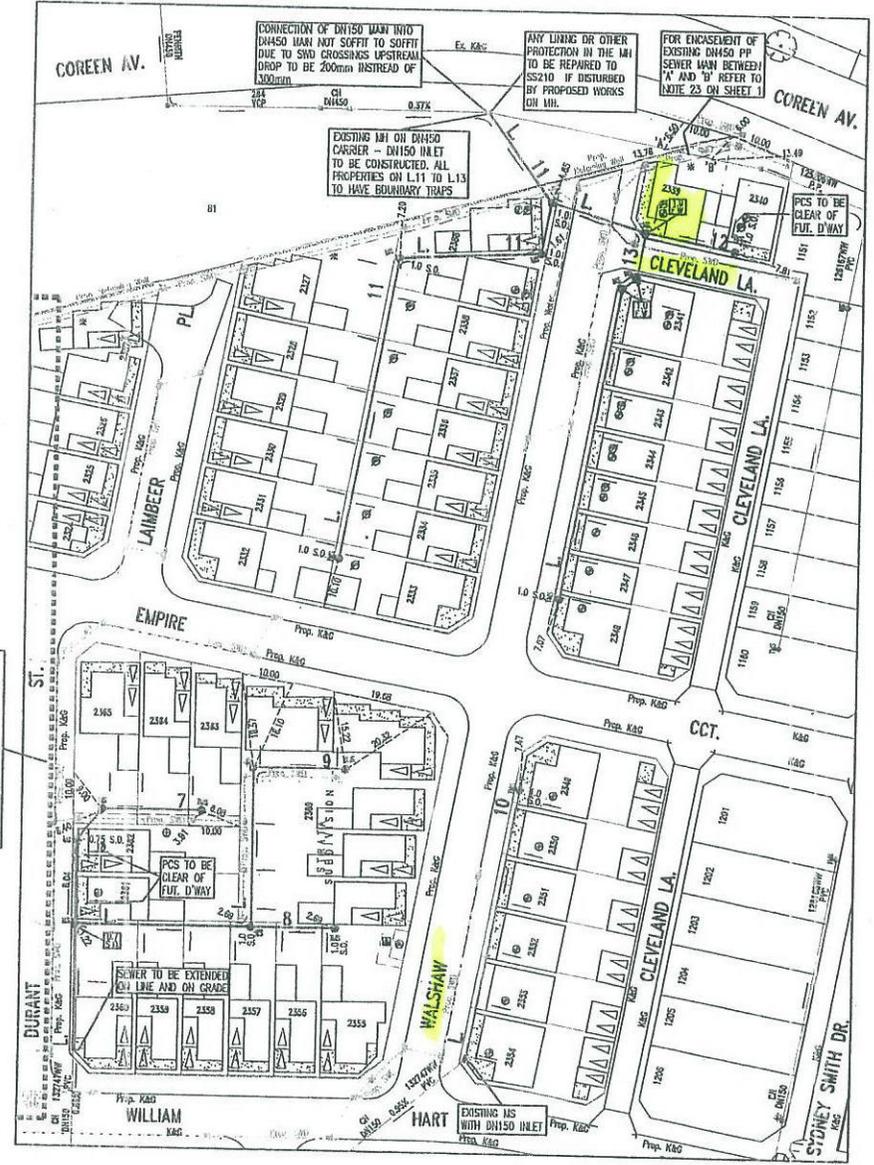
DRAFT



- PROPOSED BUILDING RESTRICTION ZONE 3 FROM SUBSTATION PLANT
- ⊙ PROPOSED PAVEMENT SUBSTATION 5.5 x 2.75
- ⊙ PROPOSED DRAINAGE EASEMENT 2.0 WIDE
- ⊙ PROPOSED DRAINAGE EASEMENT 2.35 WIDE
- ⊙ PROPOSED DRAINAGE EASEMENT 2.65 WIDE



Continuation from sheet 2



PLAN DOWN DATE 24.02.14
 VERSION D
 SHEET 3 OF 6
 DWG 15

NUMBER	AMENDMENT	INITIAL	DATE
A	FIRST ISSUE	F.J.	26.04.13
B	SWD AND SURFACE LEVELS AMENDED	F.J.	27.08.13
C	BASED ON CHANGES IN SWD DESIGN AND CHANGES UNDERKEN UNDER CH13274WW SECTIONS OF LINES 6-10 AMENDED AND SOME SWD DETAILS AMENDED. ALIGNMENT OF L7 AMENDED BY THE SWAT.	F.J.	27.11.13
D	START OF L2 AMENDED DUE TO CHANGES UNDER CH13274W. PROPOSED SUBSTATION LOCATIONS ADDED, LOT NUMBERS AMENDED	F.J.	24.02.14

WORK AS CONSTRUCTED CERTIFICATION

DEVELOPER: **Sydney WATER** SYDNEY WATER CORPORATION

V.A.C.:

CONSTRUCTOR:

COMPLETED:

V.A.C. PREPARED:

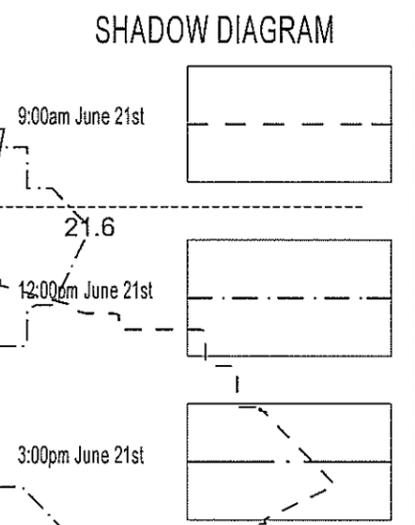
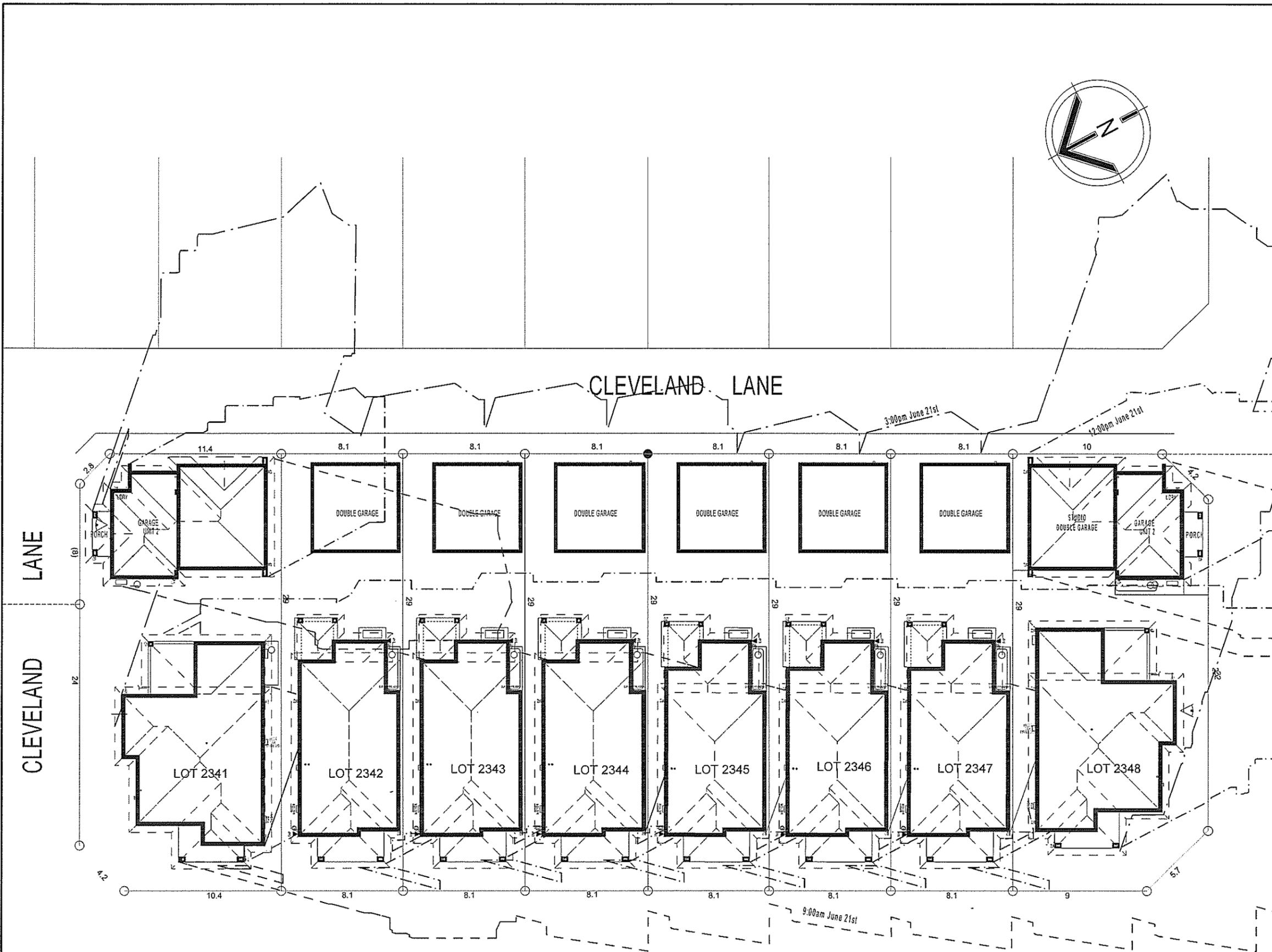
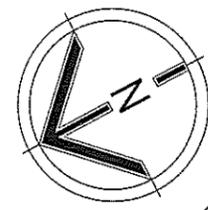
DESIGNER:

I CERTIFY THAT THE WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE WORK AS CONSTRUCTED DRAWINGS

Case No. 132746WW SHIT 3 OF 6 SHITS.

SYDNEY WATER CORPORATION
 FOR DETAILS OF SERVICES SEE SHEET 1

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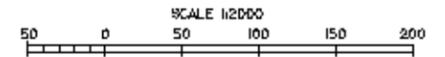


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PROMOTION: LIVING/STYLE COLLECTION			
CLIENT: FIRSTSTYLE HOMES			
LOCATION: LOT 2347 WALSHAW STREET PENRITH NSW 2750			
DP: SUBDIVISION OF LOT 1197 DP 1171492	council: PENRITH		
model: CHESTER 21	facade: AUGUSTINE	date: 24/03/2014	revision: SK1
Sheet: 9 of 10	drawn: GP	checked: P.D	747-14
scale: 1:250		DATE: SP_02	

SHADOW DIAGRAM

PENRITH 6B



THIS MAP UPDATED ON 24/02/2015
THIS PLAN IS DIAGRAMATIC ONLY. DISTANCES
SCALED FROM THIS PLAN MAY NOT BE ACCURATE.

PE3C	PE3D	SMC
PE6A	PE6B	SM4A
PE6C	PE6D	SM4C

ADJOINING MAPS



NETWORK AREA MUNICIPALITY AREA

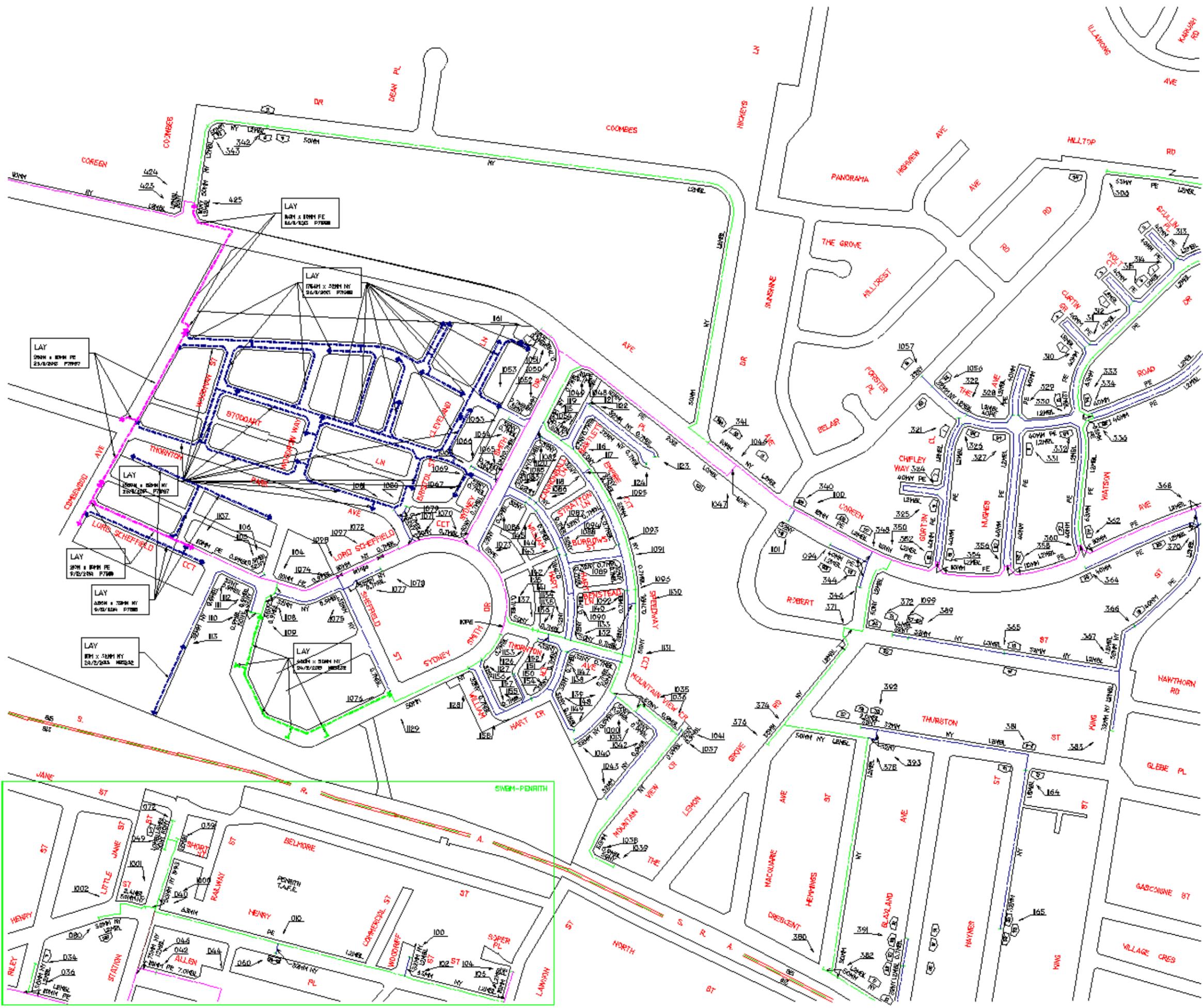
Jemena

KEY

MAX ALLOWABLE OPERATING PRESSURE	
T	TRUNK PIPELINE 7000 kPa
P	PRIMARY MAIN 3500 kPa
S	SECONDARY MAIN 1050 kPa
400	NETWORK MAIN 400 kPa
300	NETWORK MAIN 300 kPa
210	NETWORK MAIN 210 kPa
100	NETWORK MAIN 100 kPa
30	NETWORK MAIN 30 kPa
7	NETWORK MAIN 7 kPa
2	NETWORK MAIN 2 kPa
PR P-2.3	PROPOSED MAINS

- PR P-2.3 STEEL MAIN PROJECT NUMBER
- △ PRESSURE MONITORING STATION
- VALVE
- SYSTEM PRESSURE REGULATOR
- SIPHON
- NETWORK NODE
- NETWORK VALVE NODE
- VALVE NUMBER
- 6NB 6 INCH CAST IRON MAIN
- 150MM 150MM STEEL MAIN
- 110MM PE/NY 110MM POLYETHYLENE/NYLON MAIN
- 50MM NY 50MM NYLON INSERTED INTO 6NB MAIN CAST IRON MAIN
- 1.2MBL DISTANCE IN METRES OF MAIN FROM BOUNDARY LINE
- 1957 YEAR LAD
- +++ MUNICIPALITY BOUNDARY
- NETWORK BOUNDARY
- HOUSE NUMBER

PENRITH 6B



BASIX
= 55.74m² of roof area to discharge to water tank.
= 95.08m² stormwater and overflow to discharge to existing street channel.
o/a = 150.82m² of roof area.

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

EARTHWORKS TO AHD
HOUSE: FFL: R.L. 29.700 (LIVING) FGL: R.L. 29.300
GARAGE: FFL: R.L. 29.390 FGL: R.L. 29.065

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 OH TO ENCRACH 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

FIBRE OPTIC WIRING PACKAGE

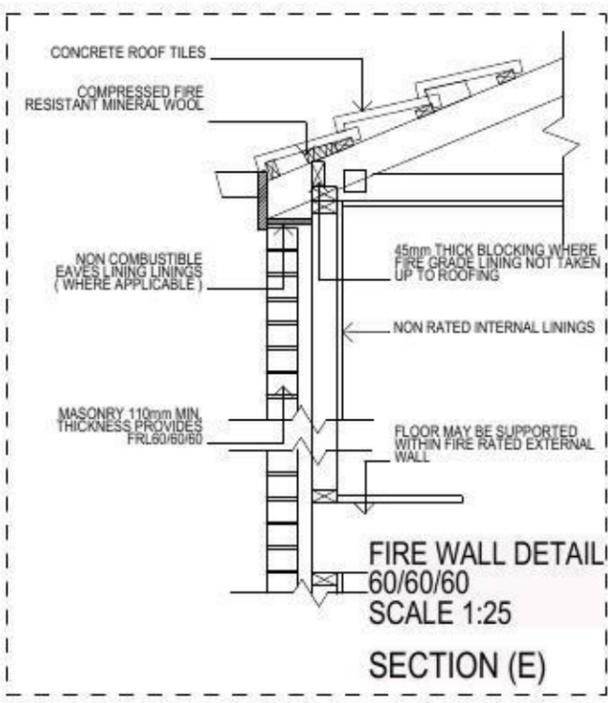
NOTE:
PROVIDE GRANITGARD TERMITE TREATMENT

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SYMBOLS & ABBREVIATIONS:

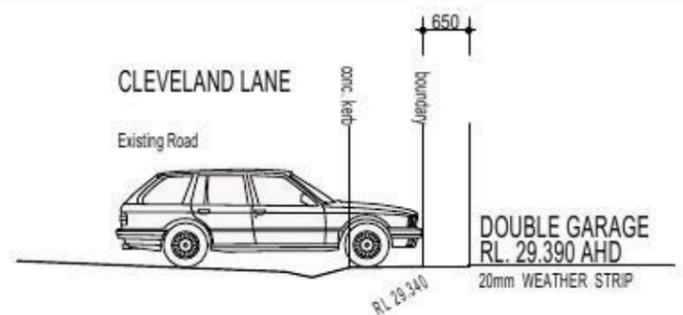
GP	GULLY PIT	-E-	OVERHEAD ELEC LINE
HYD	HYDRANT	-S-	SEWER LINE
SIP	SURFACE INLET PIT	GM	GAS METER
SIC	SEWER INSPECTION COVER	LP	LIGHT POLE
SMH	SEWER MANHOLE	EC	ELECTRICITY CONDUIT
WIM	WATER METER	ECT	ELEC & TELE CONDUIT
EL	ELECTRICITY BOX	TC	TELECOM CONDUIT
TP	TELECOM PIT	WC	WATER CONDUIT
VC	VEHICLE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

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



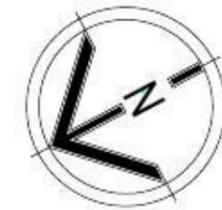
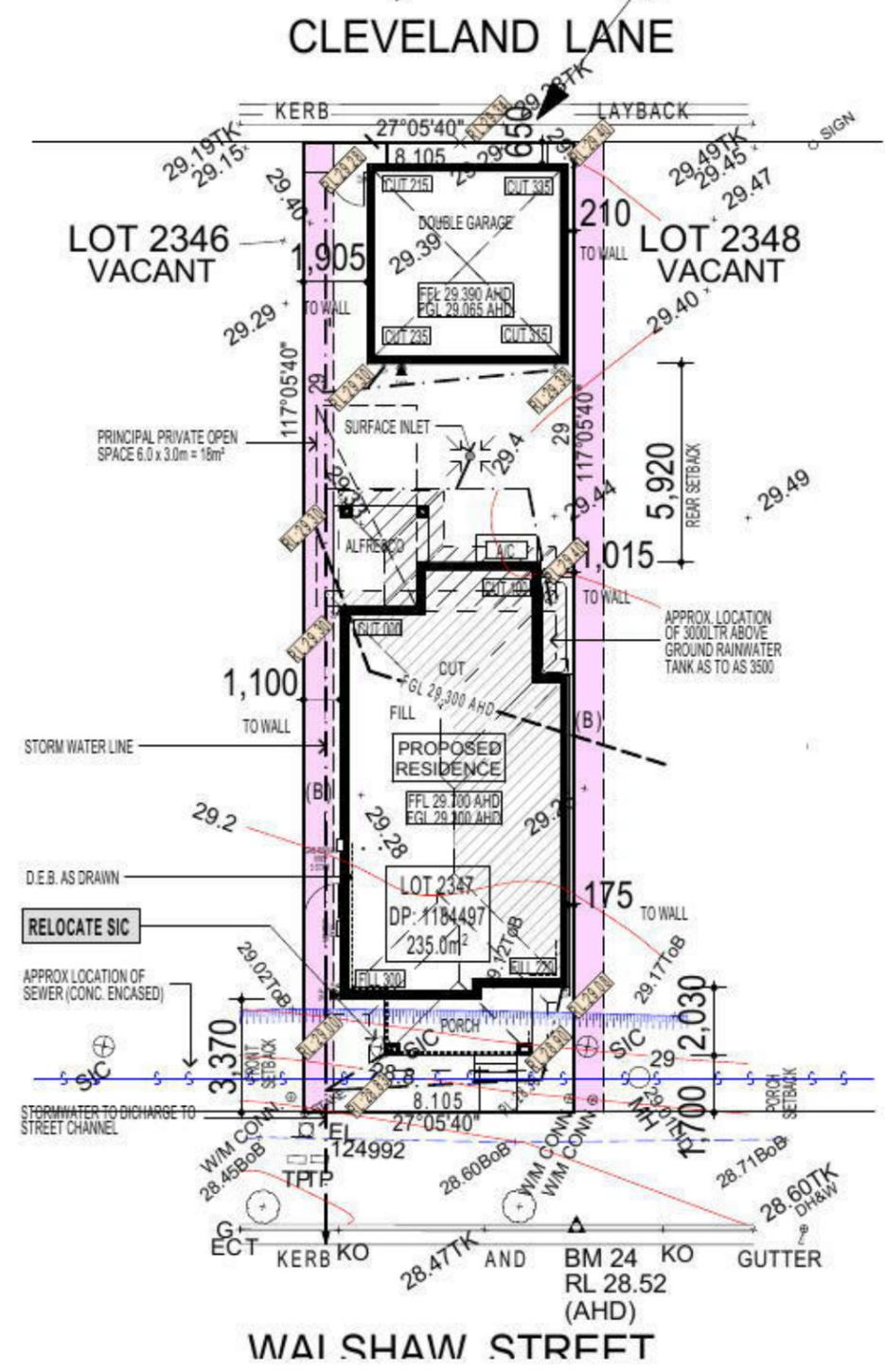
(B) PROPOSED EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE (B1)

NOTE:
PROVIDE ACOUSTIC ATTENUATION TO PROPOSED DWELLING AS REQUIRED FROM ROAD TRAFFIC NOISE AND VIBRATION ASSESSMENT-REPORT No.nss221131 - FINAL REV B. DATED: SEPTEMBER 2014 PREPARED BY "NOISE AND SOUND SERVICES".



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
SCALE 1:100



SITE PLAN & STORMWATER CONCEPT PLAN

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DEVELOPMENT CALCULATIONS

LOT: 2347 SITE AREA: 235.0m²

Itemised Floor Areas:	Totals:
living ground floor:	82.53m ²
first floor: (excl. void 72.84m ²)	76.63m ²
garage: (excess 00.000m ²)	35.88m ²
alfresco:	8.06m ²
porch:	7.96m ²
balcony:	7.96m ²
total floor area:	219.02m ²

FLOOR SPACE RATIO CALCULATION:

gross floor areas:	Totals:
living ground floor: (internal area)	72.83m ²
first floor excl. void: (internal area)	64.63m ²
total gross floor area:	137.46m ²
floor space ratio:	58:1

SITE AREA COVERAGE/LANDSCAPE:

house ground floor:	82.53m ²
garage:	35.88m ²
porch/alfresco:	16.02m ²
driveway/paved area:	4.5m ²
site coverage Area:	134.43m ² (57.2%)
landscape area:	100.57m ² (48.8%)
pervious areas (soft)	91.92m ² (39.1%)
impervious areas (hard)	143.08m ² (60.9%)
front yard landscape area	16.03m ² (91.8%)
front yard hard paved area	1.43m ² (8.2%)
private open space o/a:	49.85m ²
principal private open space:	18m ²
total car space incl. carstand:	2 carspace

COUNCIL ZONE: R1

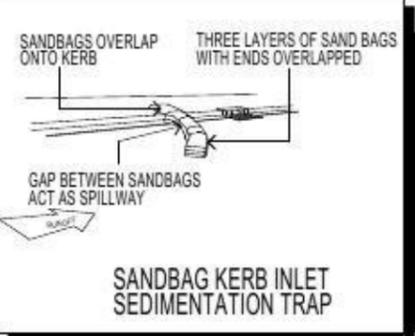
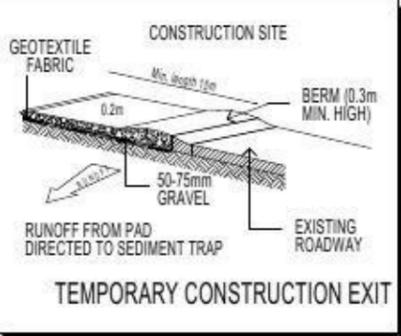
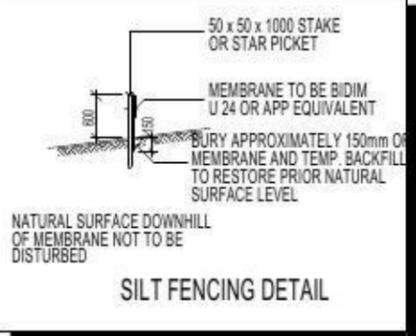
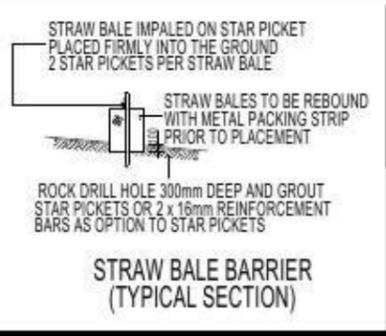
PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
A. N. LOBASSO & T. A. CHURCH MICHAEL

LOCATION:
**LOT 2347
WALSHAW STREET
PENRITH NSW 2750**

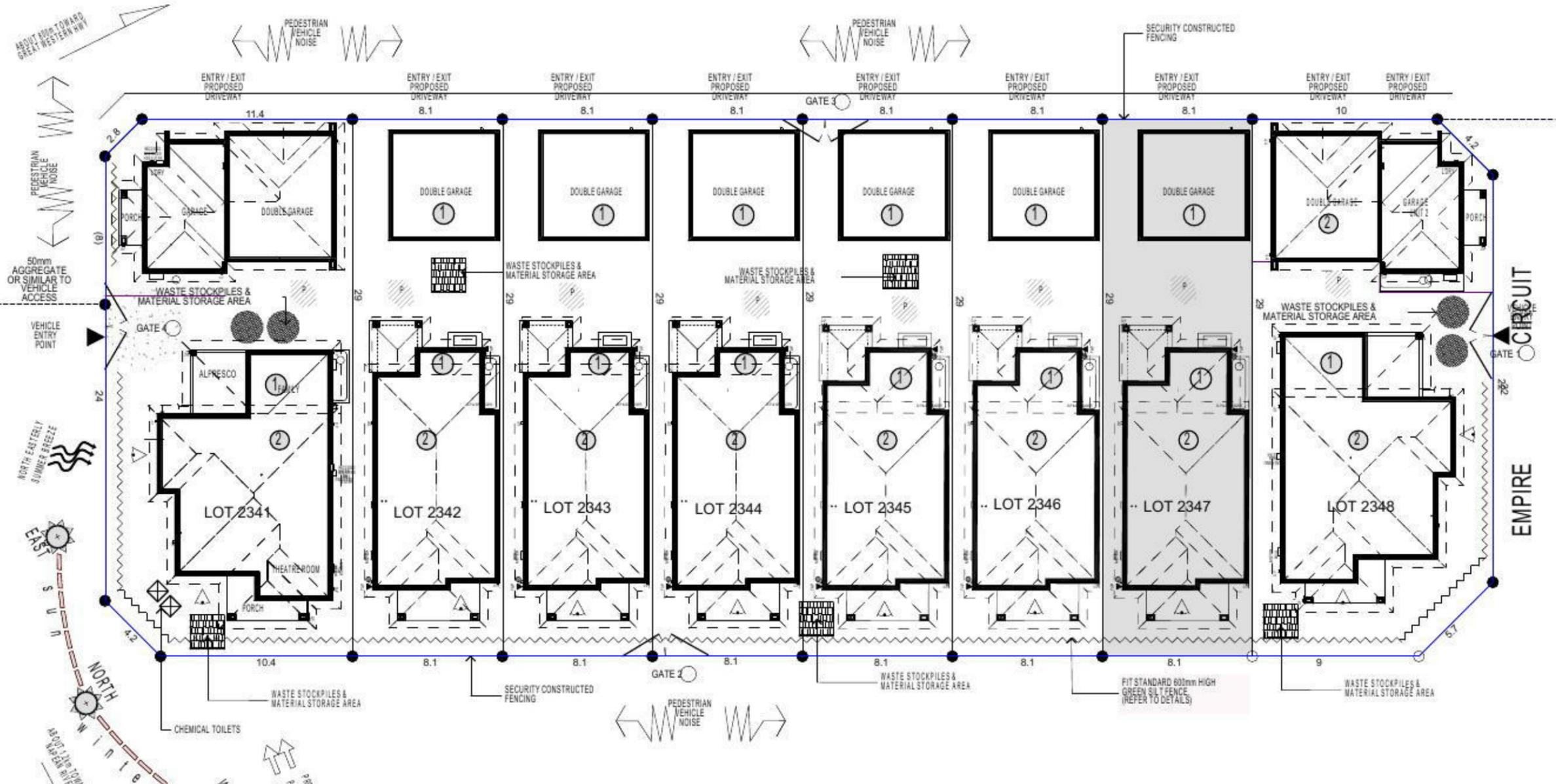
DP: 1184497	council: PENRITH
model: CHESTER 21	facade: AUGUSTINE
date: 16/03/2015	assessment: OAI
drawn: G.P./S.W.	checked: G.P.
scale: 1:200	747-14

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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



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)

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

FIBRE OPTIC WIRING PACKAGE

NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT

NOTE:
 PROVIDE ACOUSTIC ATTENUATION TO PROPOSED DWELLING AS REQUIRED FROM ROAD TRAFFIC NOISE AND VIBRATION ASSESSMENT-REPORT No.nss221131 - FINAL REV B. DATED:SEPTEMBER 2014 PREPARED BY "NOISE AND SOUND SERVICES".

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SITE ANALYSIS & WASTE MANAGEMENT PLAN

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
A. N. LOBASSO & T. A. CHURCH MICHAEL

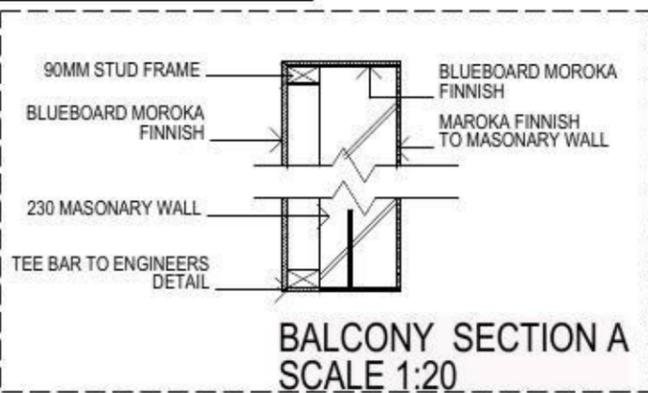
LOCATION:
**LOT 2347
 WALSHAW STREET
 PENRITH NSW 2750**

DP: 1184497 Council: PENRITH
 model: CHESTER 21 facade: AUGUSTINE date: 16/03/2015 OAI
 Sheet: G.P./S.W. checked: G.P. scale: 1:250 **747-14**

2 of 12 CLIENTS SIGNATURE: DATE: SP. 33

KEY

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



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

FIRSTSTYLE HOMES

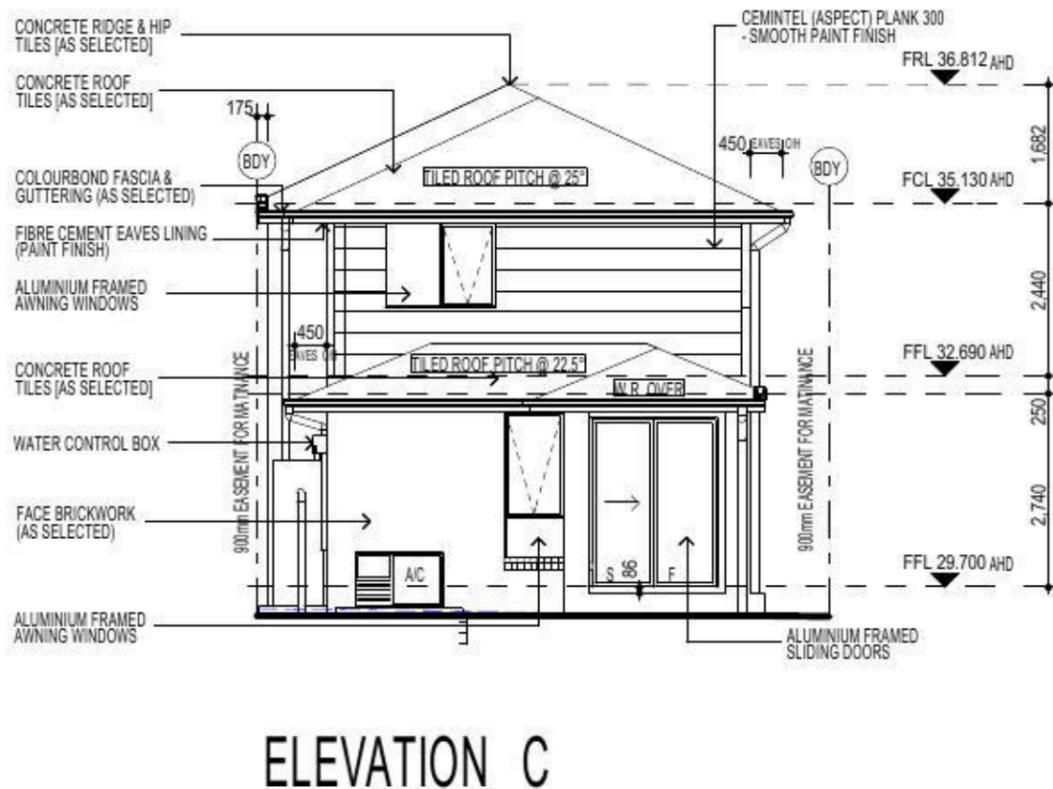
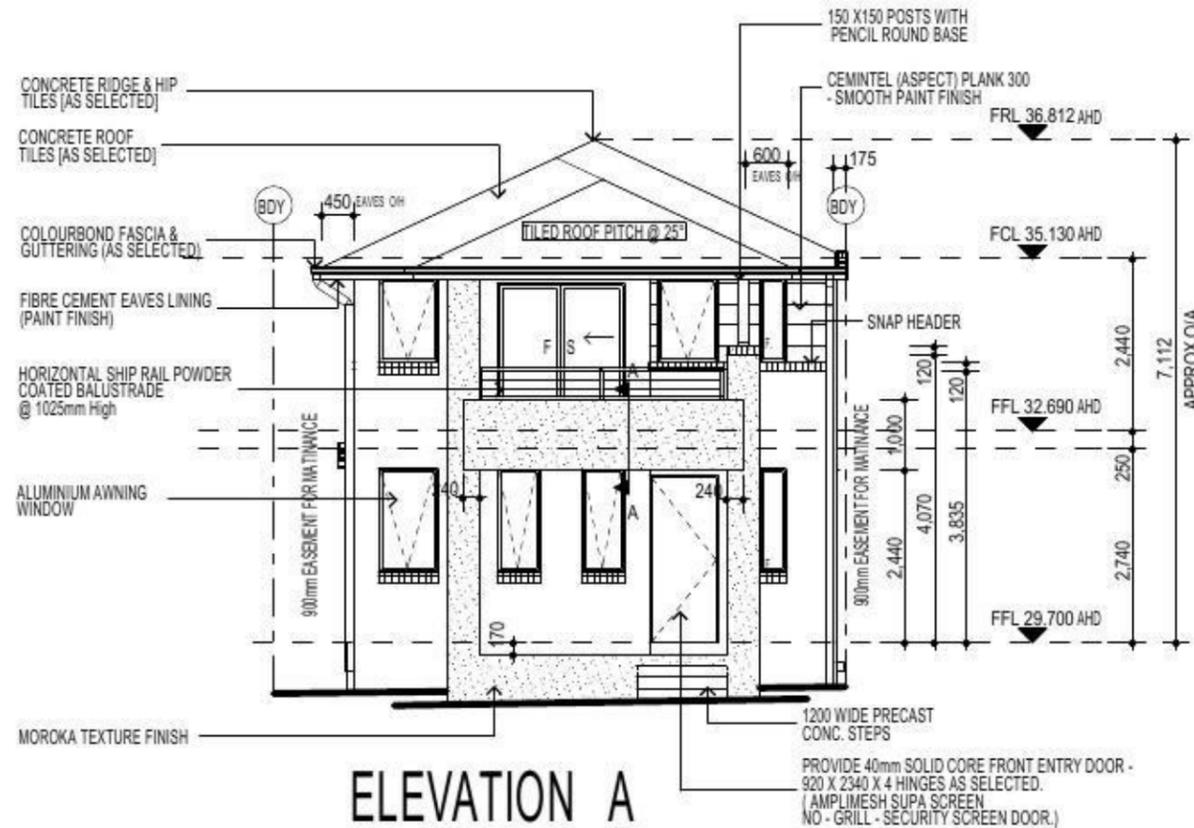
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Lic No: 113412C
ACN: 687 773 775
PO BOX 171, HOXTON PARK 2171

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FAX: (02) 9601 0711
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NOTE
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3-PHASE POWER

FIBRE OPTIC WIRING PACKAGE

NOTE:
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CLIENT:
A. N. LOBASSO & T. A. CHURCH MICHAEL

LOCATION:
LOT 2347
WALSHAW STREET
PENRITH NSW 2750

DP: 1184497 Council: PENRITH

model: CHESTER 21 facade: AUGUSTINE date: 16/03/2015 model assessment: QA1

Sheet: 5 of 12 draw: G.P./S.W. checked: G.P. scale: 1:100

747-14

CLIENT'S SIGNATURE: _____ DATE: _____

ELEVATIONS

KEY

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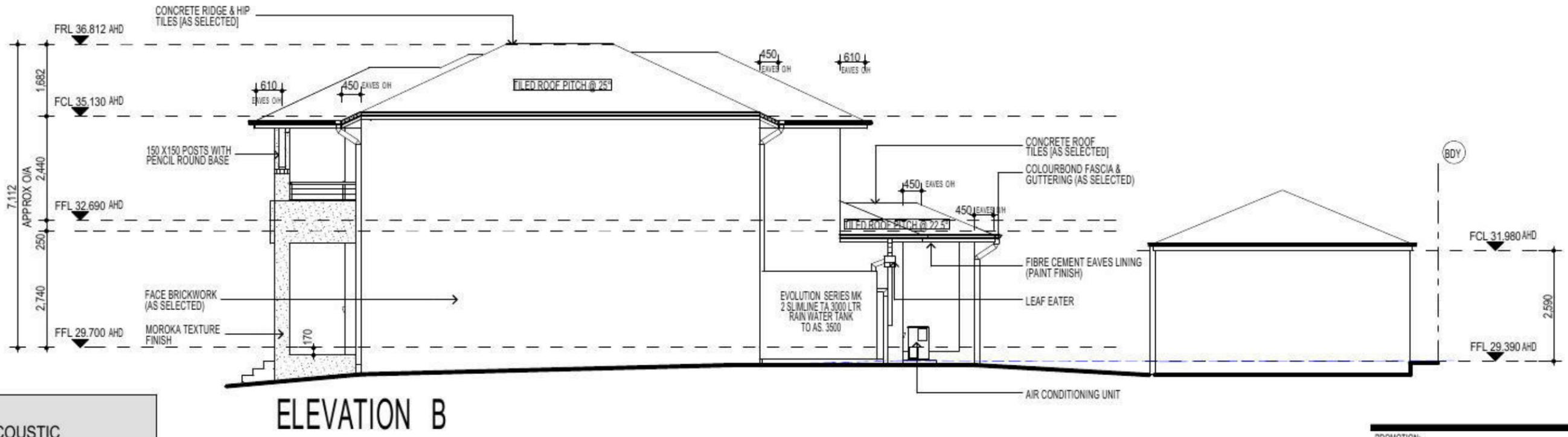
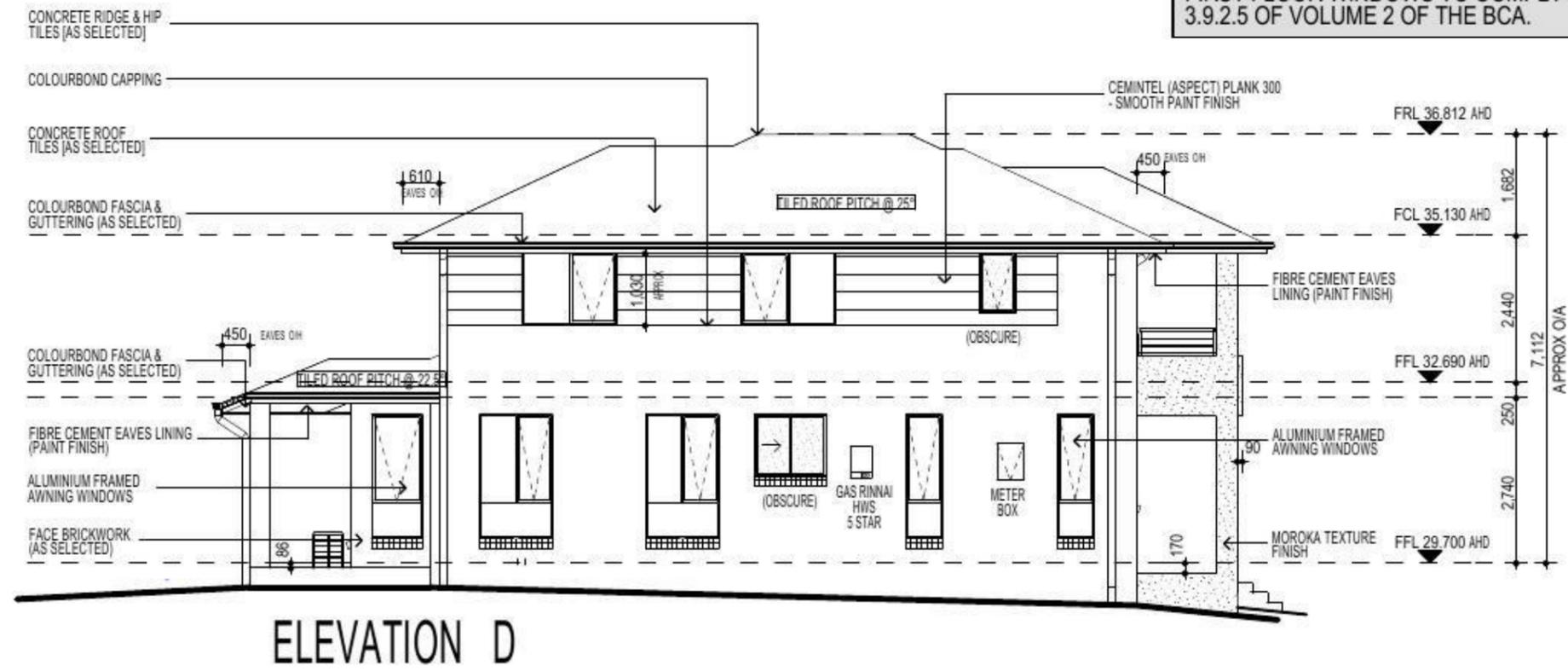
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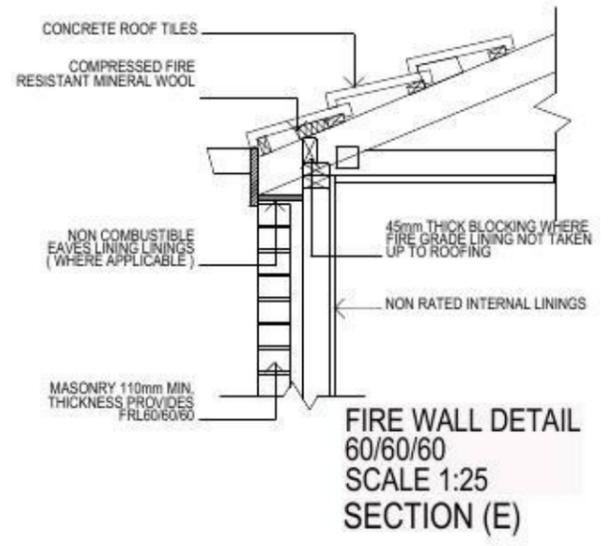
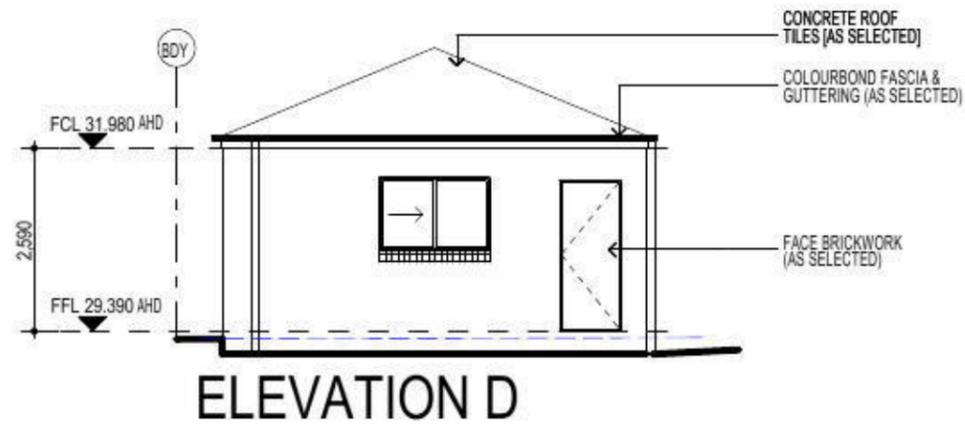
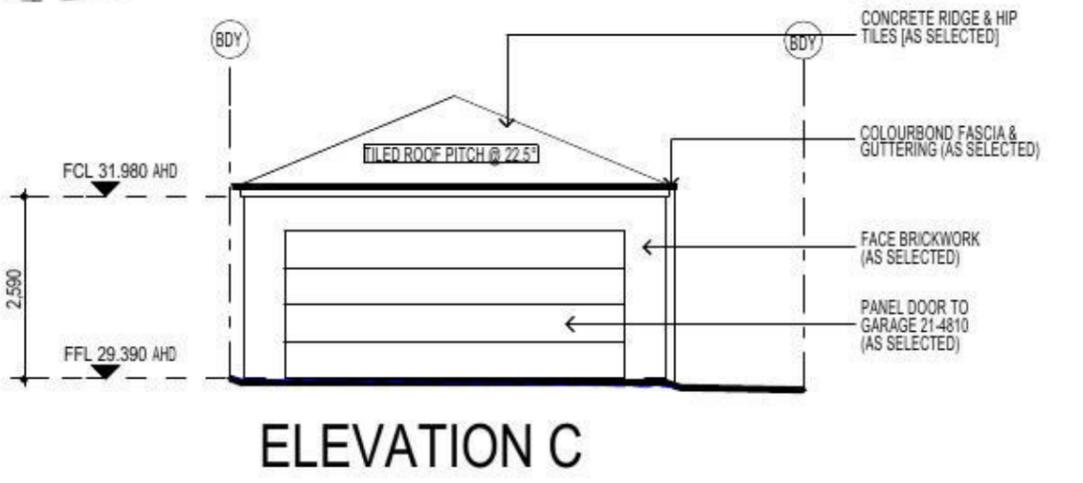
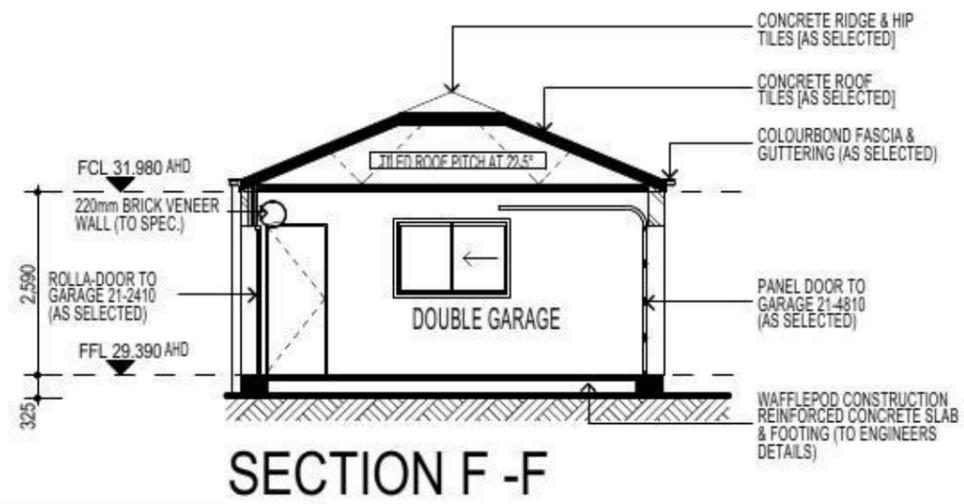
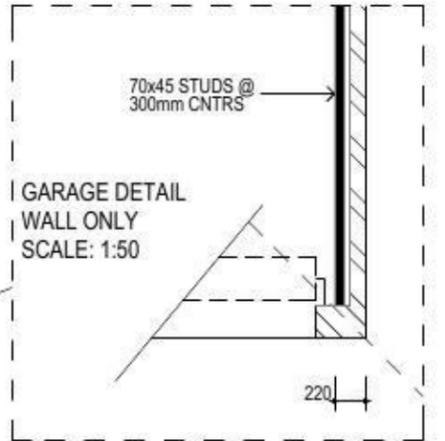
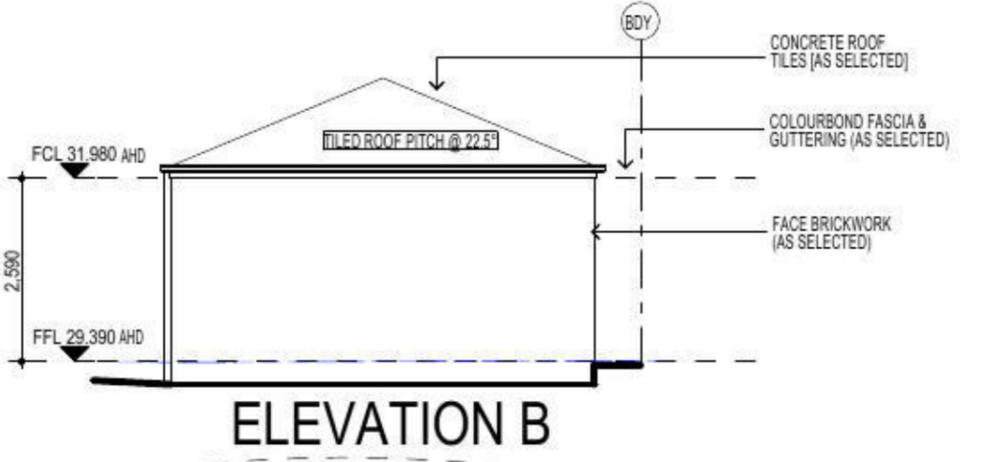
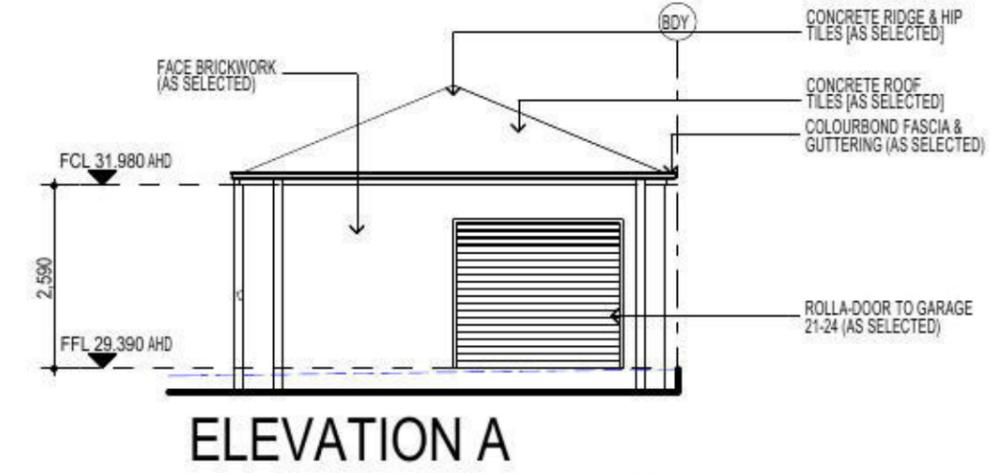
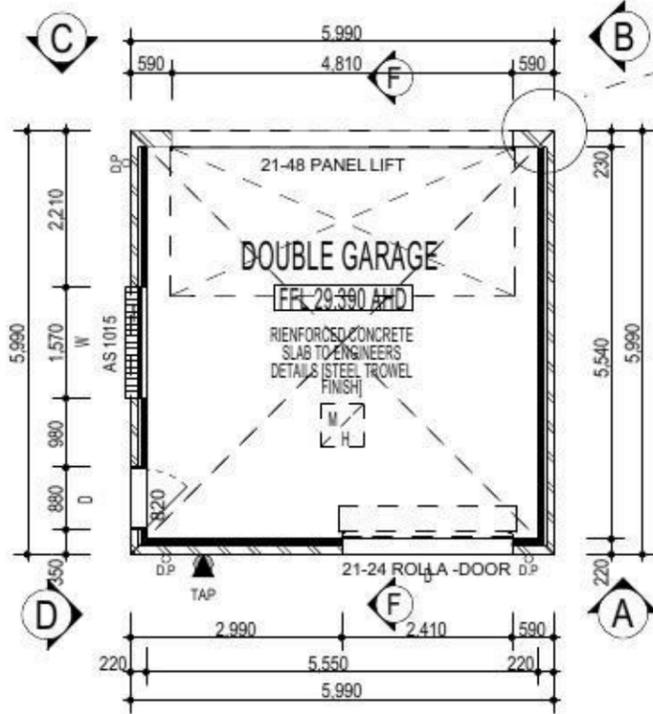
LOCATION: **LOT 2347 WALSHAW STREET PENRITH NSW 2750**

DP: 1184497	council: PENRITH
model: CHESTER 21	facade: AUGUSTINE
date: 16/03/2015	assessment: QAI
Sheet: 6 of 12	scale: 1:100
drawn: G.P./S.W.	checked: G.P.
747-14	

CLIENT'S SIGNATURE: _____ DATE: _____

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.
 • DO NOT SCALE FROM DRAWING. LARGER SCALE DRAWINGS & WRITTEN DIMENSIONS TAKE PREFERENCE.
 • THIS DRAWING & DESIGN IS COPYRIGHT & THE PROPERTY OF FIRSTSTYLE HOMES, AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM.



NOTE:
 PROVIDE ACOUSTIC ATTENUATION TO PROPOSED DWELLING AS REQUIRED FROM ROAD TRAFFIC NOISE AND VIBRATION ASSESSMENT- REPORT No.nss221131 - FINAL REV B. DATED:SEPTEMBER 2014 PREPARED BY "NOISE AND SOUND SERVICES".

PROMOTION:
 LIVING/STYLE COLLECTION

CLIENT:
 A. N. LOBASSO & T. A. CHURCH MICHAEL

LOCATION:
 LOT 2347
 WALSHAW STREET
 PENRITH NSW 2750

DP: 1184497	model: CHESTER 21	facade: AUGUSTINE	date: 16/03/2015	council: PENRITH	assessment: OAI
Sheet: 7 of 12	drawn: G.P./S.W.	checked: G.P.	scale:	747-14	

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

FIBRE OPTIC WIRING PACKAGE

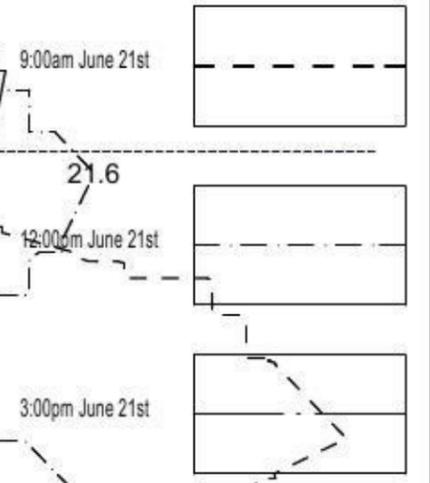
NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT

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.

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SHADOW DIAGRAM



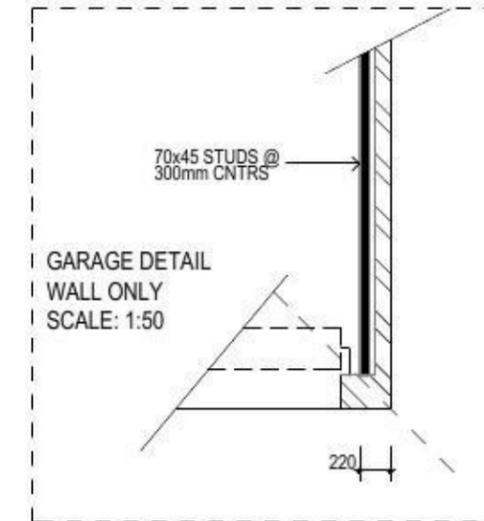
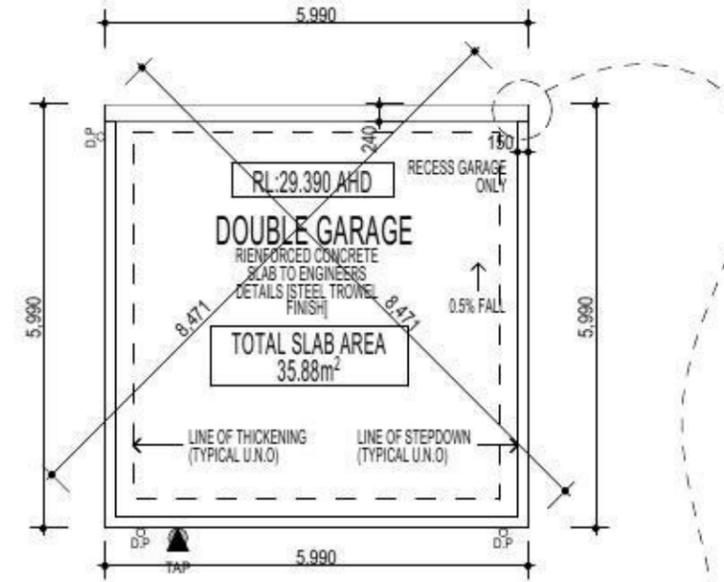
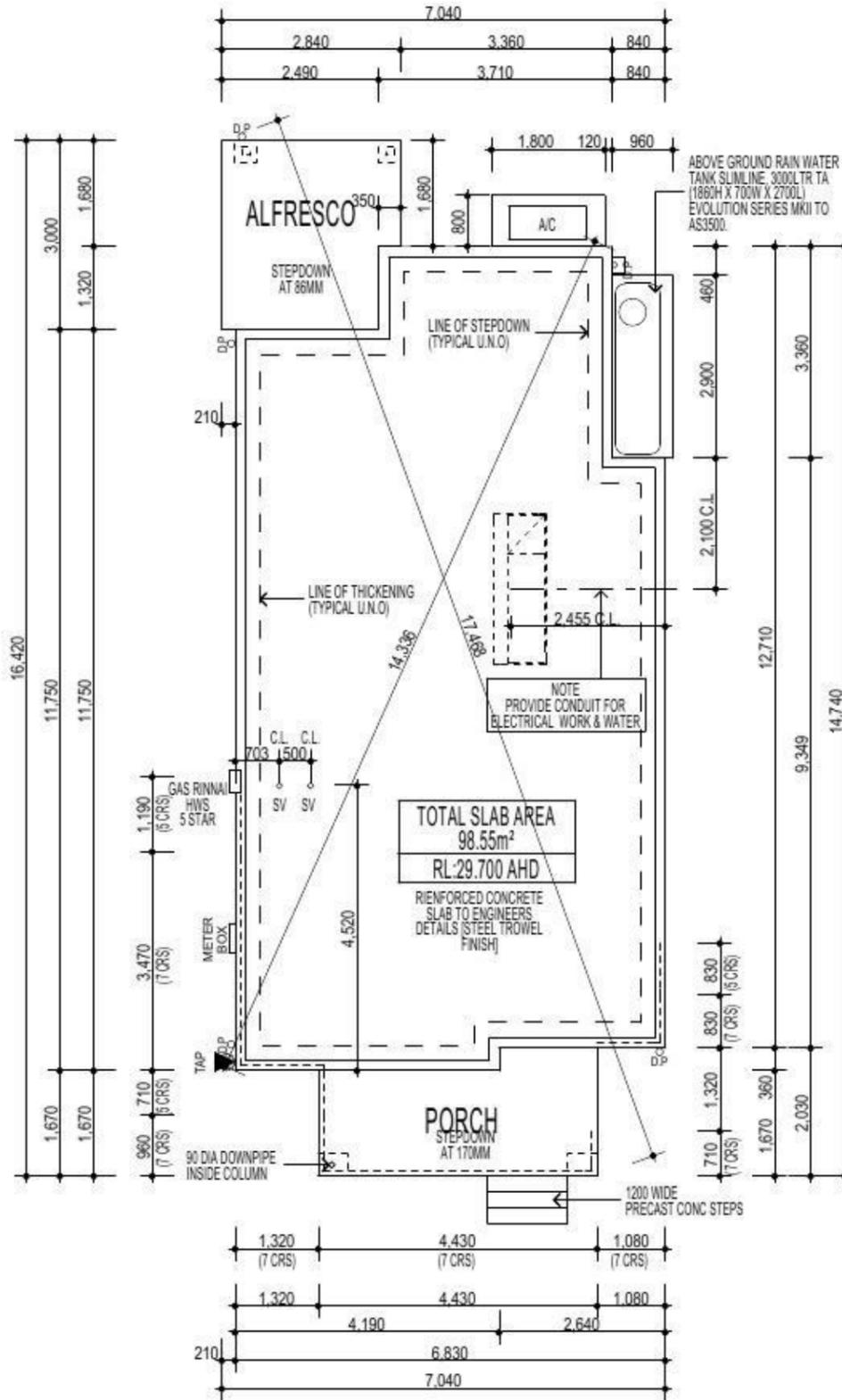
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PROMOTION: LIVING/STYLE COLLECTION			
CLIENT: A. N. LOBASSO & T. A. CHURCH MICHAEL			
LOCATION: LOT 2347 WALSHAW STREET PENRITH NSW 2750			
DP: 1184497	facade:	council: PENRITH	date: 16/03/2015
model: CHESTER 21	drawn: G.P./S.W.	checked: G.P.	scale: 1:250
Sheet: 9 of 12	747-14		QA1
CLIENT'S SIGNATURE		DATE:	SP. 33

SHADOW DIAGRAM

DROP EDGE BEAM CALCULATIONS

Length (mm)	Depth (Courses)	Depth (mm)	Area (m2)
1190	5		0.51
3470	7		2.08
1320	7		0.79
710	5		0.30
960	7		0.58
4430	7		2.66
710	7		0.43
1080	7		0.65
830	7		0.50
830	5		0.36
TOTAL			8.85



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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.

PROMOTION: **LIVING/STYLE COLLECTION**

CLIENT: **A. N. LOBASSO & T. A. CHURCH MICHAEL**

LOCATION: **LOT 2347 WALSHAW STREET PENRITH NSW 2750**

DP: 1184497 Council: PENRITH

model: CHESTER 21 facade: AUGUSTINE date: 16/03/2015

Sheet: 10 of 12 draw: G.P./S.W checked: G.P. scale: 1:100

747-14

SLAB LAYOUT PLAN

