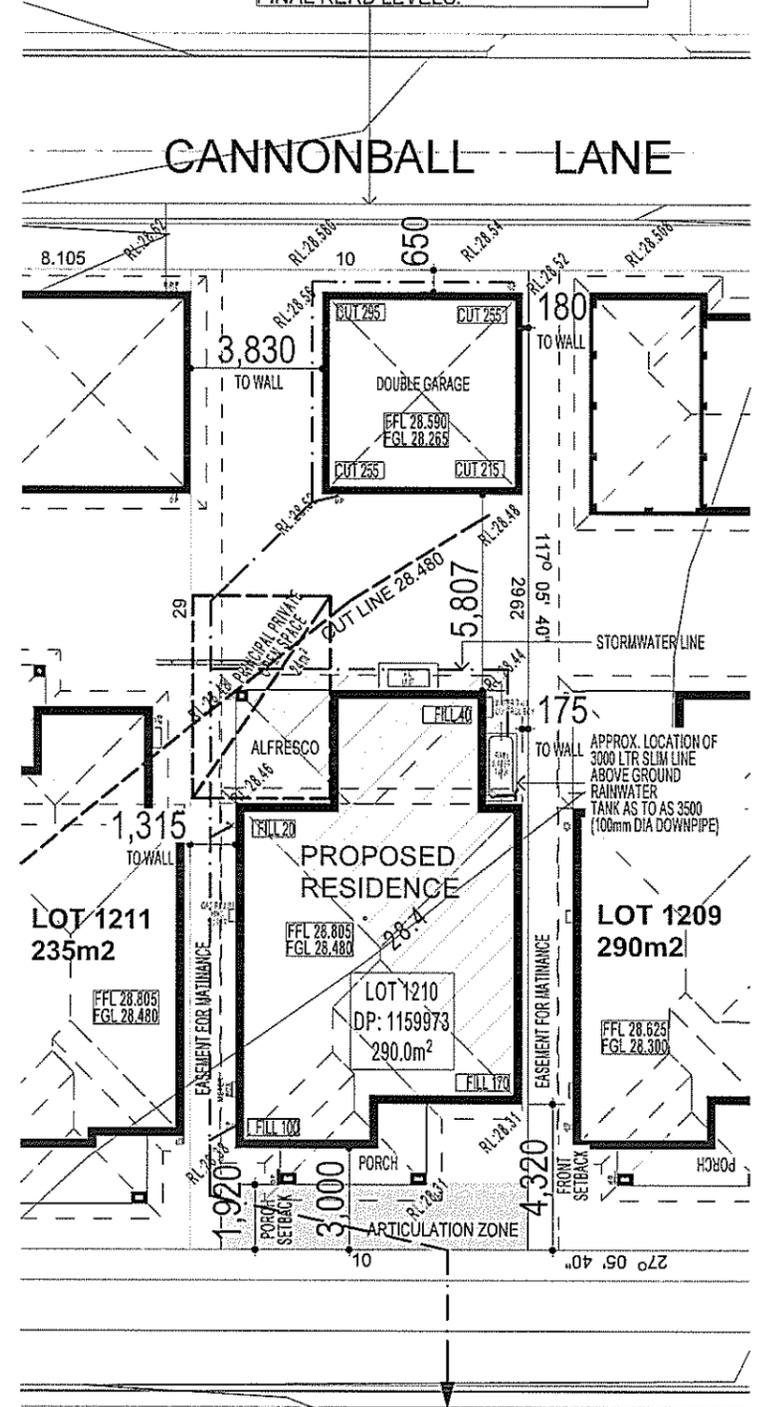


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NOTE:
 FINAL GARAGE LEVELS SUBJECT TO FINAL KERB LEVELS.



BASIX House

= 66.13m² of roof area to discharge to water tank.
 = 103.5m² stormwater and overflow to discharge to existing street channel.
 o/a= 169.63m² of roof area.

LEGEND:

- = SURFACE INLETS AS REQUIRED
- = SURFACE INLETS LINE
- = STORMWATER LINE

EARTHWORKS

HOUSE:	F.F.L: R.L: 28.805
(LIVING)	F.G.L: R.L: 28.480
GARAGE:	F.F.L: R.L: 29.260
	F.G.L: R.L: 28.860

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 90mm DIA. (Min) at 1 deg. Grade (Min)
3. Stormwater pipes may run via sub-floor to achieve minimum Grade to invert level.
4. ALL LEVELS SHOWN ON PLAN ARE APPROXIMATE ONLY UNLESS ACCOMPANIED BY LEVELS PREPARED BY REGISTERED SURVEYOR TO A.H.D
5. Stormwater lines to be Discharged into Existing City Drainage system & connected to local government authority requirements.

note:
 r.l. levels indicative to a building tolerance of +/- 90mm.

NOTE:
 EAVES O/H TO ENCROACH AS ALLOWED BY B.C.A:CL3.7.1.7 & FIGURE 3.7.1.9

3 - PHASE POWER

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

NOTE:
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NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT

NOTE:
 ACOUSTIC SEALS REQUIRED ON ALL BEDROOM WINDOWS AND DOORS FACING SYDNEY SMITH DRIVE. IN ACCORDANCE WITH ACOUSTIC LOGIC'S ACOUSTIC REPORT. REF No.20120708. 1/1508A/RO/HP

SYDNEY SMITH DRIVE

SITE PLAN & STORMWATER CONCEPT PLAN

NBN PACK

DEVELOPMENT CALCULATIONS

LOT: 1210 NO: 00 OF SITE AREA: 290.0m²

Itemised Floor Areas (Unit 1):	Totals:
living ground floor:	96.72m²
first floor: (excl. void 75.79m²)	80.94m²
garage: (excess 6.57m²)	35.88m²
alfresco:	15.91m²
porch:	6.64m²
balcony:	6.64m²
total floor area:	236.09m²

FLOOR SPACE RATIO CALCULATION:

gross floor areas:	Totals:
living ground floor: (internal area)	85.94m²
first floor excl. void: (internal area)	71.84m²
total gross floor area:	157.78m²
total floor space ratio:	0.54:1

SITE AREA COVERAGE/LANDSCAPE:

house ground floor:	96.72m²
garage:	35.88m²
porch/alfresco:	15.91m²
driveway/paved area:	16.86m²
site coverage Area:	148.51m²
landscape area:	141.49m²(48.7%)
pervious areas (soft)	122.05m²(42.0%)
impervious areas (hard)	165.37m²(57%)
front yard landscape area	27.37m²(93.4%)
front yard hard paved area	1.92m²(6.5%)
private open space o/a:	83.85m²
principal private open space:	24.0m²
total car space incl. carstand:	2 carspace

COUNCIL ZONE: R1

PROMOTION:
 LIVING/STYLE COLLECTION

CLIENT:
 FIRSTSTYLE HOMES

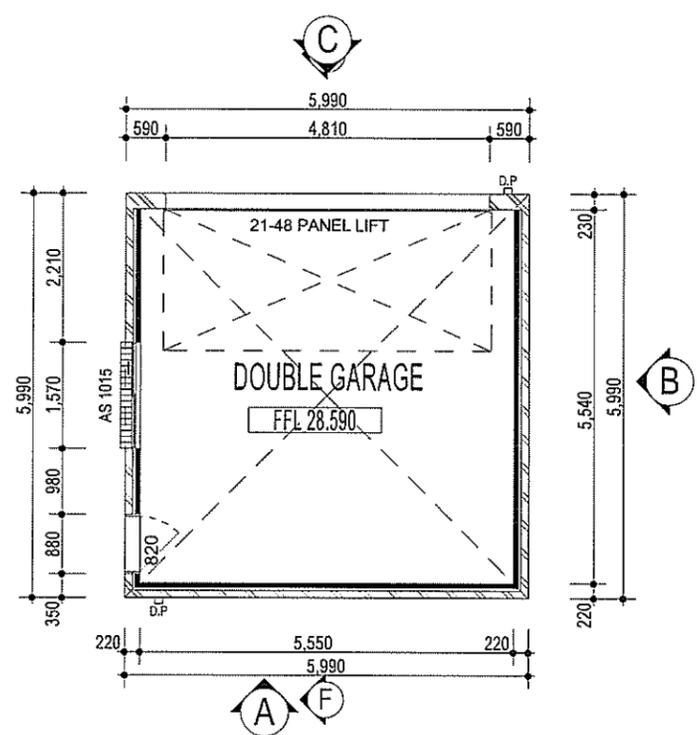
LOCATION:
 LOT 1210
 SYDNEY SMITH DRIVE
 PENRITH, 2750

DP: Lot 1210 in unregistered plan of subdivision by Council of Penrith & Rhodes Ref 72-10-1.2 being part of lot 11 DP 1159973

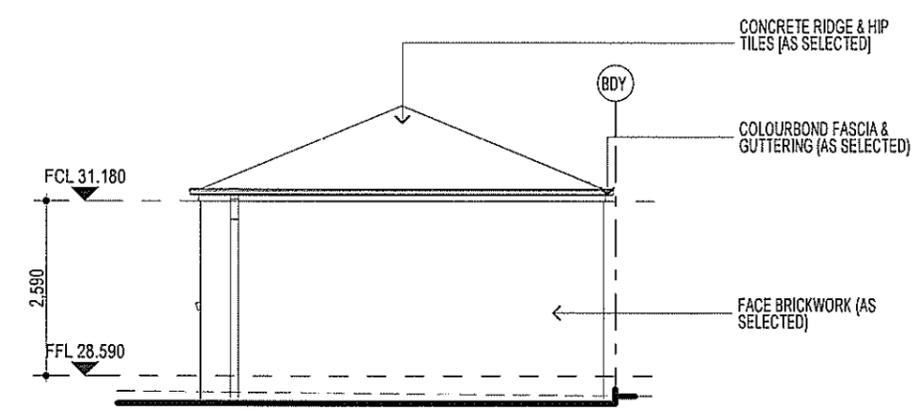
model: CHESTER 25	facade: AUGUSTINE	date: 16/05/2013	revision: SK1
Sheet: 1 of 09	drawn: N.K.	checked: 0.0	scale: 1:200

499A-13

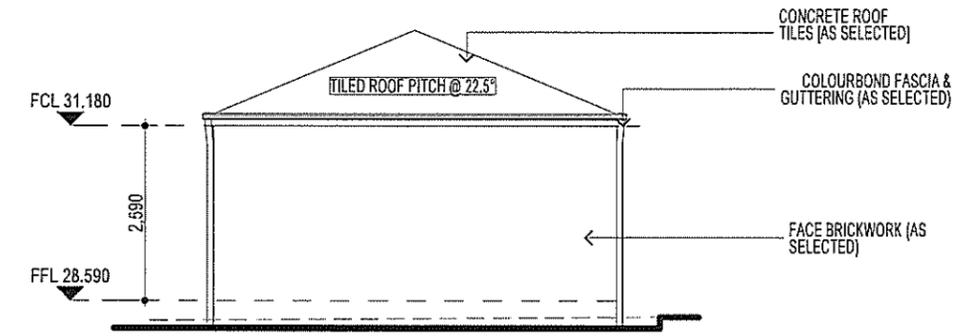
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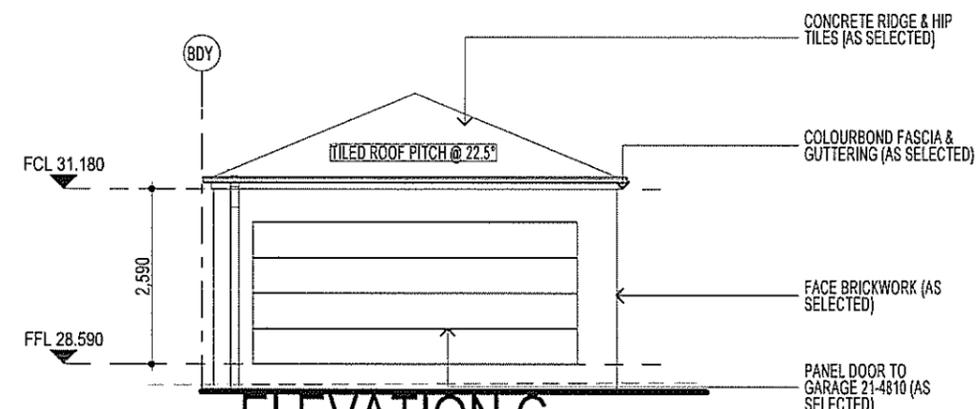
FLOOR PLAN



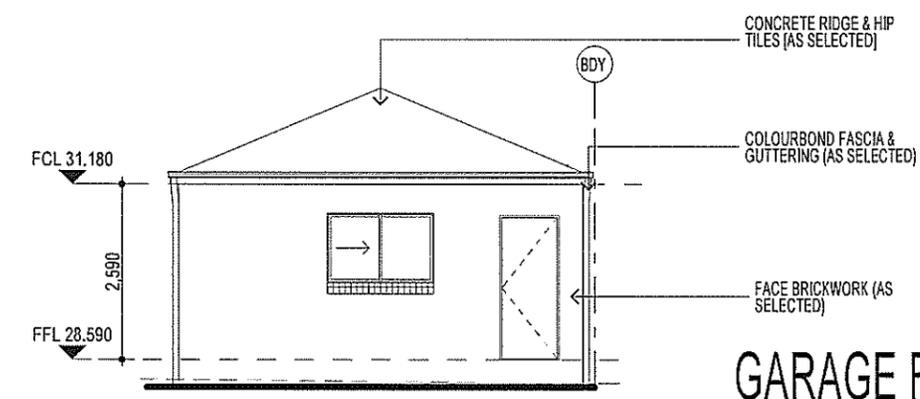
ELEVATION A



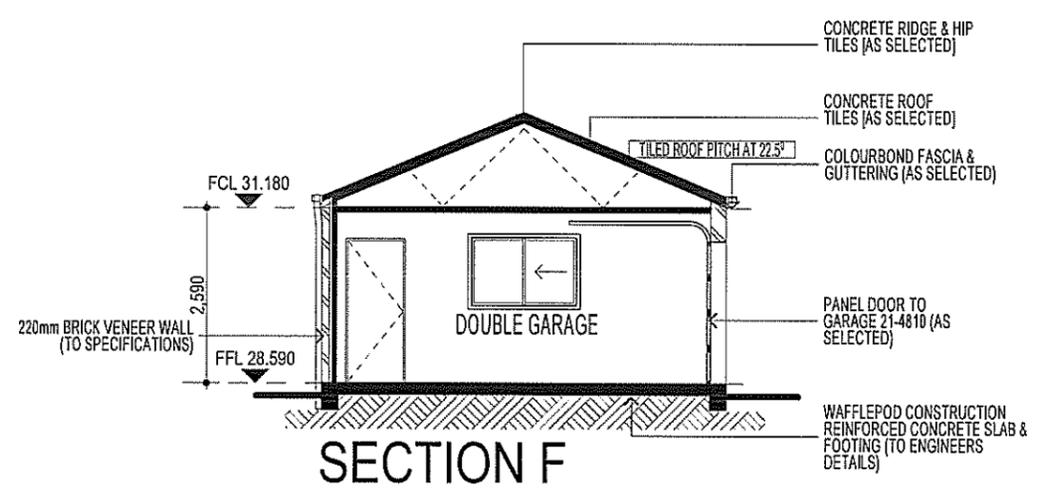
ELEVATION B



ELEVATION C



ELEVATION D



SECTION F

GARAGE FLOOR PLAN ELEVATIONS /SECTION

NOTE:
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PROMOTION: LIVING/STYLE COLLECTION			
CLIENT: FIRSTYLE HOMES			
LOCATION: LOT 1210 SYDNEY SMITH DRIVE PENRITH, 2750			
DP: Lot 1210 in unregistered plan of subdivision by Crown & Rhodes Ref 72-10-1.2 being part of lot 11 DP11506971		council: PENRITH	
model: CHESTER 25	locale: AUGUSTINE	date: 16/05/2013	revision: SK1
Sheet: 4 of 09	drawn: N.K.	checked: O.O.	scale: 1:50
CLIENT'S SIGNATURE: _____		DATE: _____	

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

FIRSTYLE HOMES

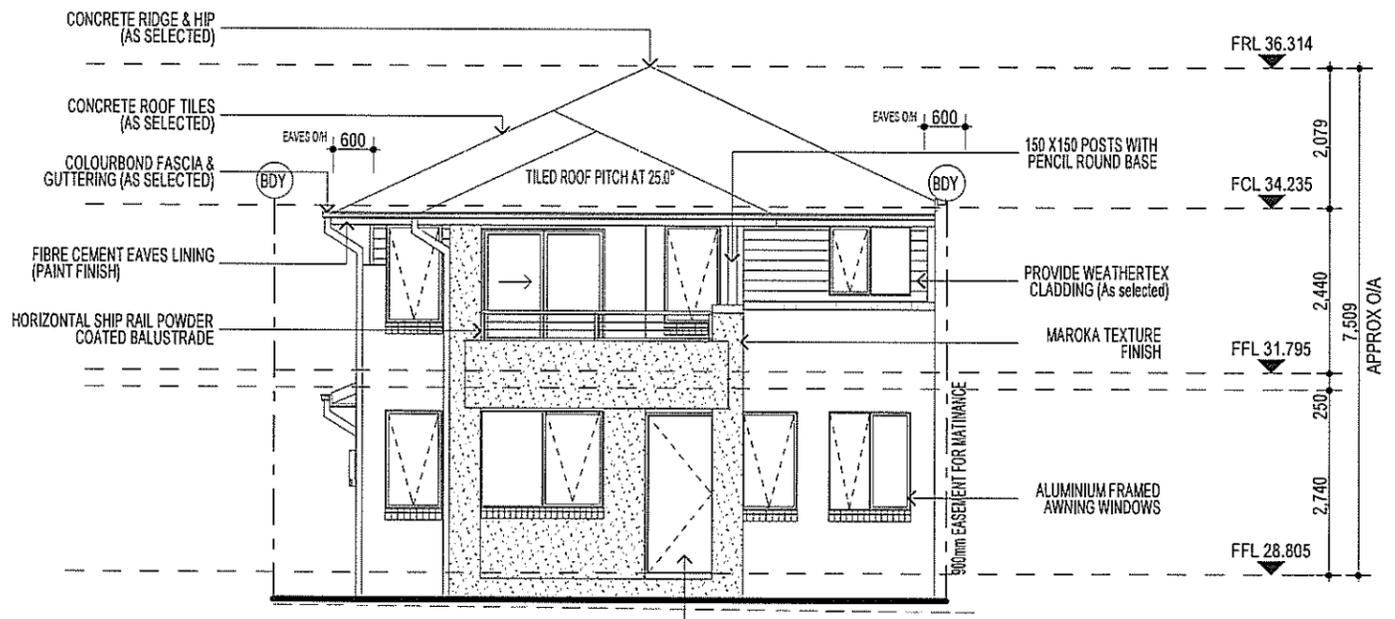
FIRSTYLE HOMES Pty Ltd
 Lic No. 113412C
 ACN. 087 773 779
 PO BOX 171, HOXTON PARK 2171

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

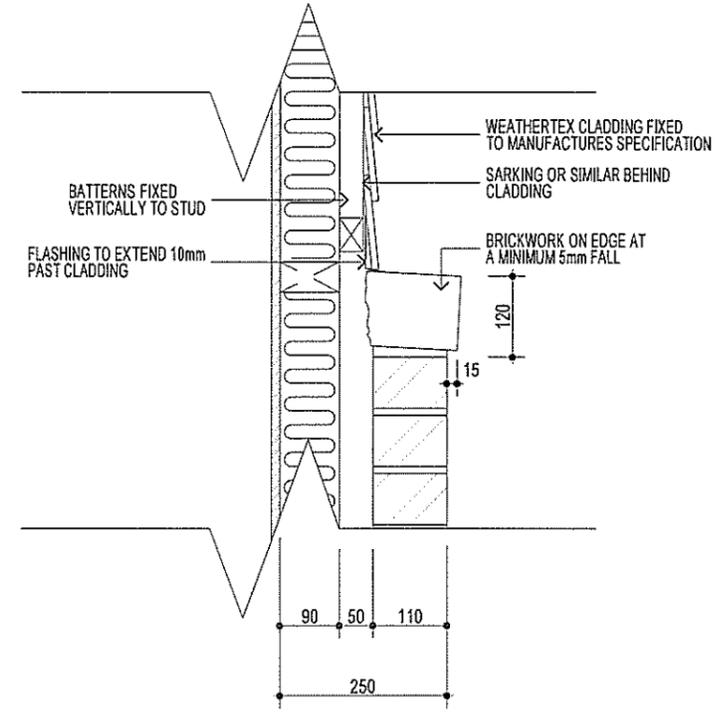
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 the best in the business

MASTER BUILDERS ASSOCIATION MEMBER

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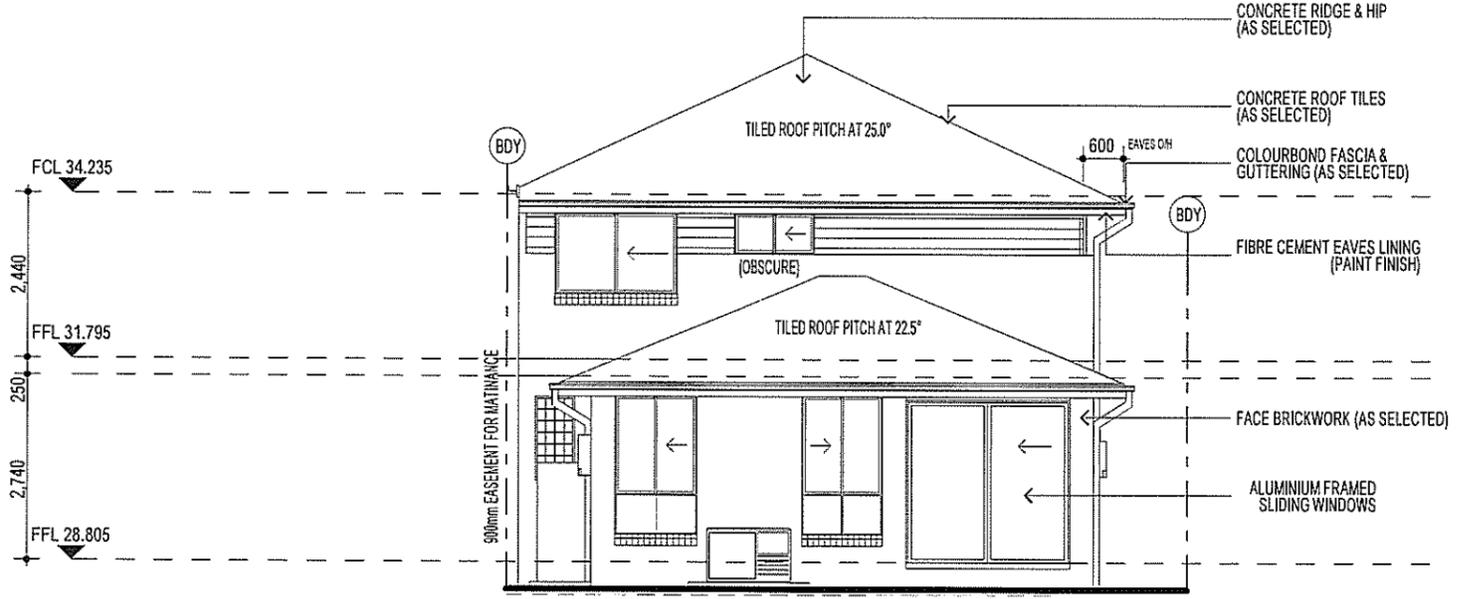


ELEVATION A



WEATHERTEX BRICK VENEER WALL DETAILS (STANDARD) FOR-GRND FLOOR ONLY.

SCALE: 1:10



ELEVATION C

NOTE:
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3 - PHASE POWER

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

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NBN PACK

NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT

ABSA
 ASSOCIATION OF BUILDING SURVEYORS AUSTRALIA

Certification Number: 1005190168
 Certification Date: 09/04/2013
 Assessor Name: Vic Vicaretti
 Assessor Number: 20311
 Assessor Signature: _____

Simulated Energy HEATING: 49.4 MJ/m² pa
 Simulated Energy COOLING: 19.0 MJ/m² pa
 NatHERS Rating: 10.26 (3.3) m² pa

5.0

PROMOTION: LIVING/STYLE COLLECTION	
CLIENT: FIRSTYLE HOMES	
LOCATION: LOT 1210 SYDNEY SMITH DRIVE PENRITH, 2750	
DP: Lot 1210 in unregistered plan of subdivision by Crane & Rhodes Ref 72-10-1.2 being part of lot 11 NP1150973	council: PENRITH
model: CHESTER 25	facade: AUGUSTINE
date: 16/05/2013	SK1
Sheet: 6 of D9	drawn: N.K.
checked: 0.0	scale: 1:100
499A-13	

ELEVATIONS

CLIENT'S SIGNATURE: _____ DATE: _____ SP. 0/0

KEY

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

FIRSTYLE HOMES

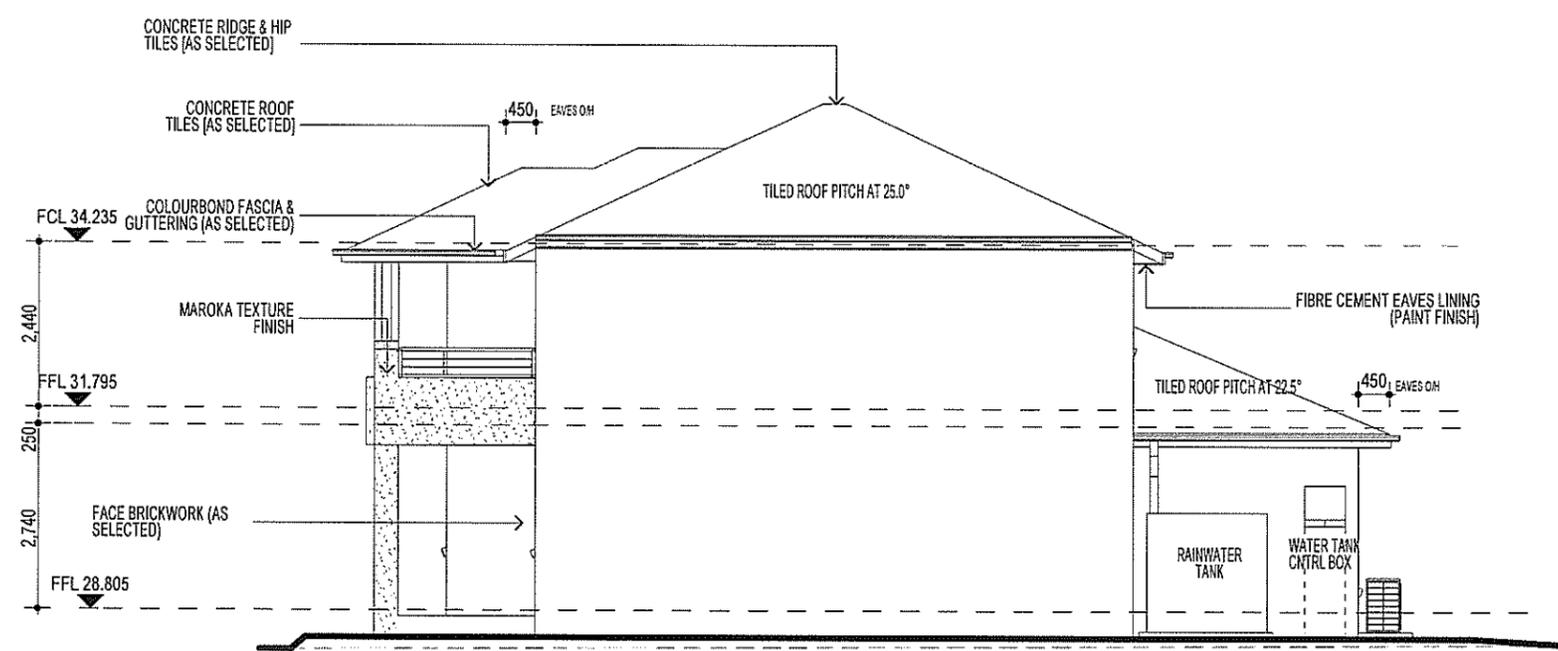
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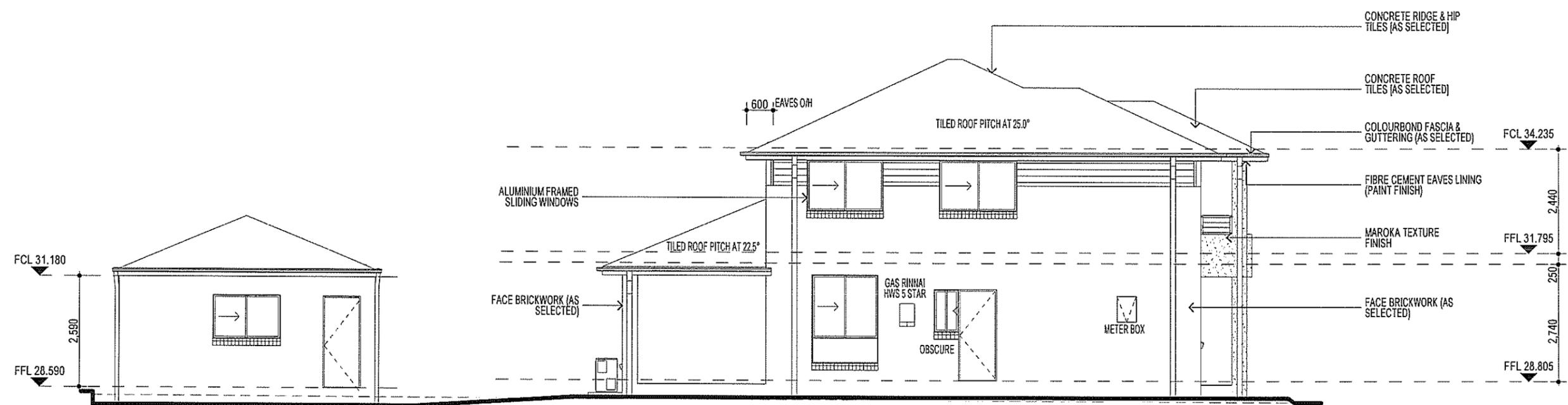
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MASTER BUILDERS ASSOCIATION
 MEMBER

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ELEVATION B



ELEVATION D

3 - PHASE POWER

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NOTE:
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 TERMITE TREATMENT

NOTE:
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 FACING SYDNEY SMITH DRIVE. IN
 ACCORDANCE WITH ACOUSTIC
 LOGIC'S ACOUSTIC REPORT.
 REF No.20120708.1/1508A/RO/HP

NBN PACK

ABSA
 ASSOCIATION OF BUILDING SURVEYORS AUSTRALIA

Certification Number: 1005190168
 Certification Date: 09/04/2013
 Assessor Name: Vic Vicaretti
 Assessor Number: 20311
 Assessor Signature: [Signature]

Simulated Energy: HEATING: 43.4 MJ/m²/yr
 Simulated Energy: COOLING: 23.9 MJ/m²/yr
 NatHERS Rating: 5.0

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTYLE HOMES

LOCATION:
 LOT 1210
 SYDNEY SMITH DRIVE
 PENRITH, 2750

DP: Lot 1210 in unregistered plan of subdivision by Craig & Rhodes Ref 72-10-1.2 being part of lot 11 DP1169973 council: PENRITH

model: CHESTER 25 facade: AUGUSTINE date: 16/05/2013 sheet: SK1

drawn: N.K. checked: 0.0 scale: 1:100

7 of 09

CLIENT'S SIGNATURE: _____ DATE: _____ D.P. NO. _____

ELEVATIONS

499A-13

PLANT SCHEDULE Prepared by **ecodesign Pty Ltd**

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aw	Agapanthus 'White'	White Agapanthus	14	150mm	0.5m
Ash	Acmena smithii 'Hedgemaster'	Hedgemaster Lillypilly	4	200mm	5m
Crf	Cordyline 'Red Fountain'	Red Fountain Cordyline	4	200mm	4m
Gar	Gardenia augusta 'Radicans'	Rock Gardenia	4	25L	10m
Lcs	Lomandra confertifolia 'Seascope'	Mat Rush	7	140mm	0.45m
Lmj	Liriope muscari 'Joy Mist'	Liriope (Deep purple flowering)	27	150mm	0.4m
LI	Lomandra longifolia 'Katrinus Deluxe'	Mat Rush	13	200mm	0.75m
Lcb	Loropetalum chinense var. rubrum 'Burgundy'	Pink Fringe Flower	10	300mm	1-1.5m
Mlg	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	1	25L	1.8m
Vh	Viola hederacea	Native Violet	18	200mm	0.1m

CANNONBALL LANE - Supply + installation by BUILDER

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Lix	Lagerstroemia 'Sioux'	Crepe Myrtle	1	75L	8m
LI	Lomandra longifolia 'Katrinus Deluxe'	Mat Rush	14	200mm	0.75m

CANNONBALL LANE CROSS-OVER - Supply + construction by BUILDER

MATERIAL SCHEDULE

	Area m ² LANDCOM*	Area m ² BUILDER**
HEADER COURSE Concrete pavers 'Adbri Quartzstone', 300x300x50mm in 'Cradle' colour, laid in stackbond pattern	2.61	4.04
IN-FILL PAVEMENT Concrete pavers 'Adbri Havenbrick', 200x100x50mm in 'Brushwood' colour, laid in herringbone pattern	4.42	1.48
Total area	7.03	5.52

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

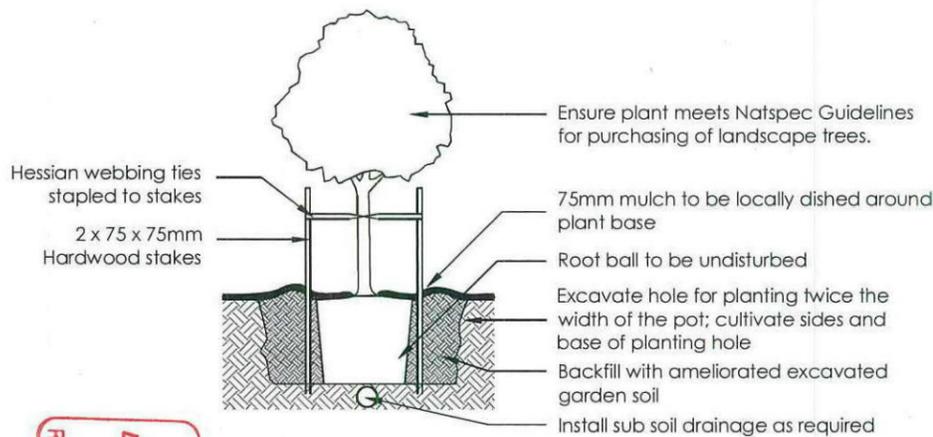
LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Other Shrubs/ground-covers	Total Trees
102	10	78	1

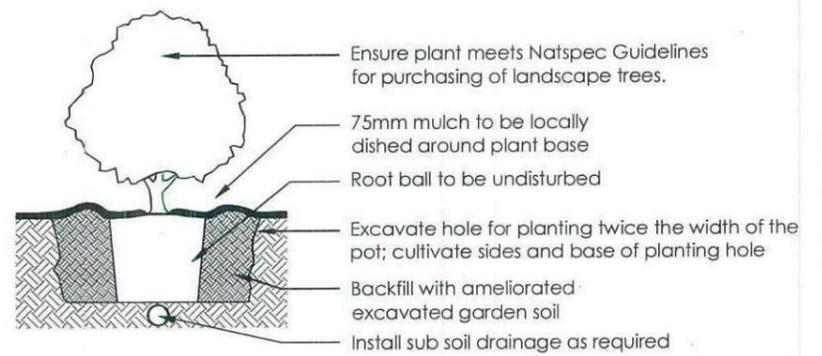
Minimum of 1 tree and 20 shrubs / groundcovers to each front / side yard (excluding fence hedging)

LEGEND

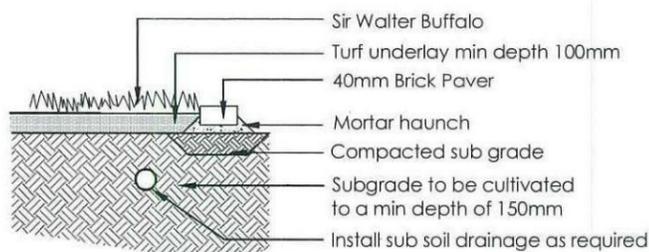
- Proposed trees - refer to plant schedule
- Proposed shrubs - refer to plant schedule
- Proposed groundcovers and grasses - refer to plant schedule
- Proposed accents & grasses - refer to plant schedule
- Existing levels
- Proposed levels
- Proposed Top Of Wall levels
- Boundary
- Fence
- Garden edging
- Timber retaining walls
- Masonry retaining walls
- Existing contours
- To be removed / demolished
- Existing tree to be retained
- Existing tree to be removed



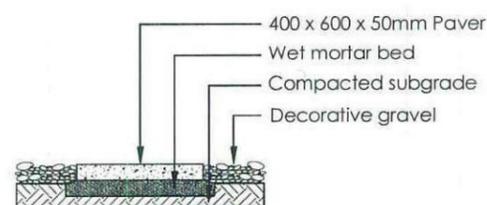
1 Tree Planting Detail
NTS 25L - 100L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size



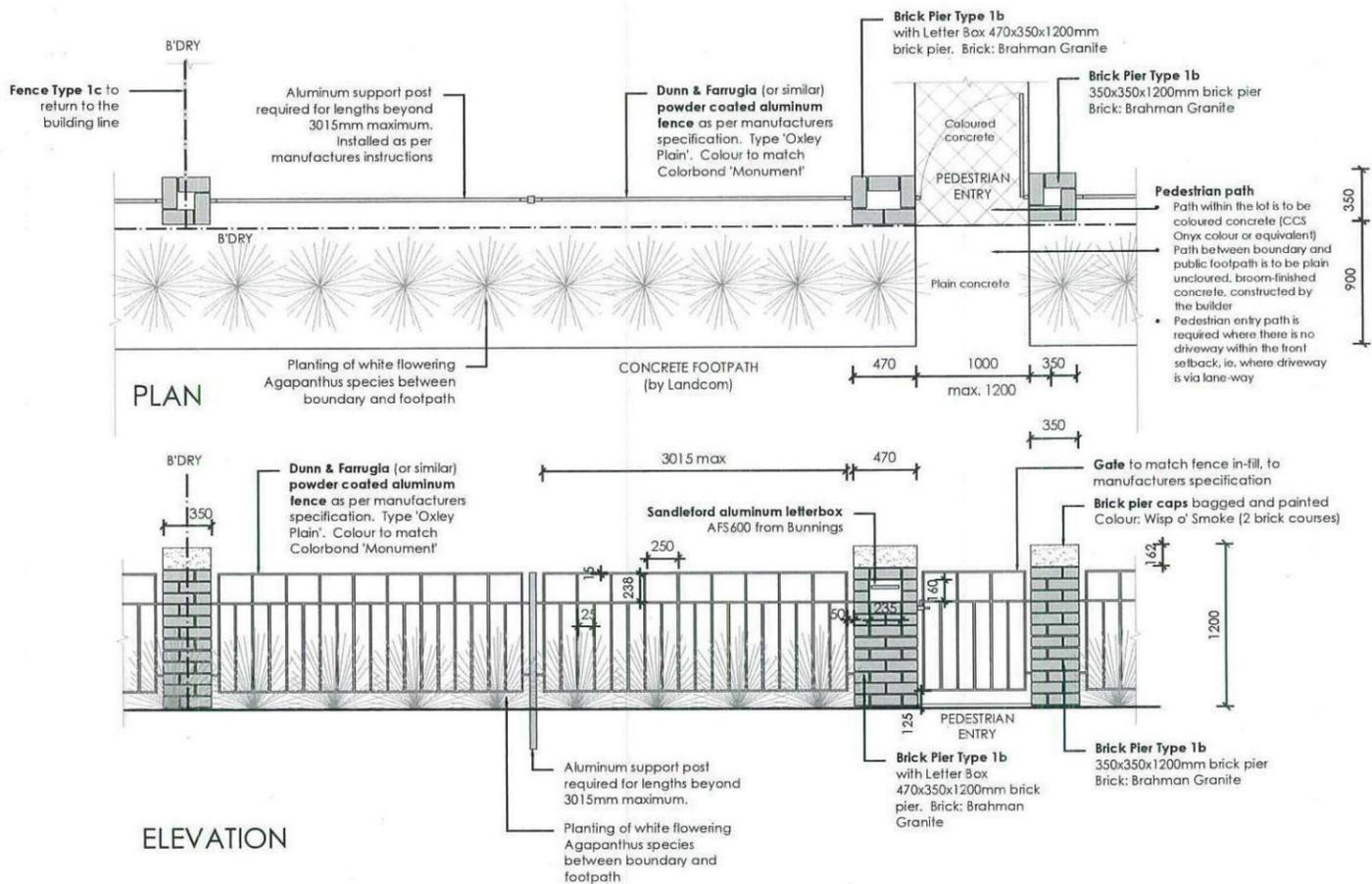
3 Turf Detail
NTS Brick Paver Edge



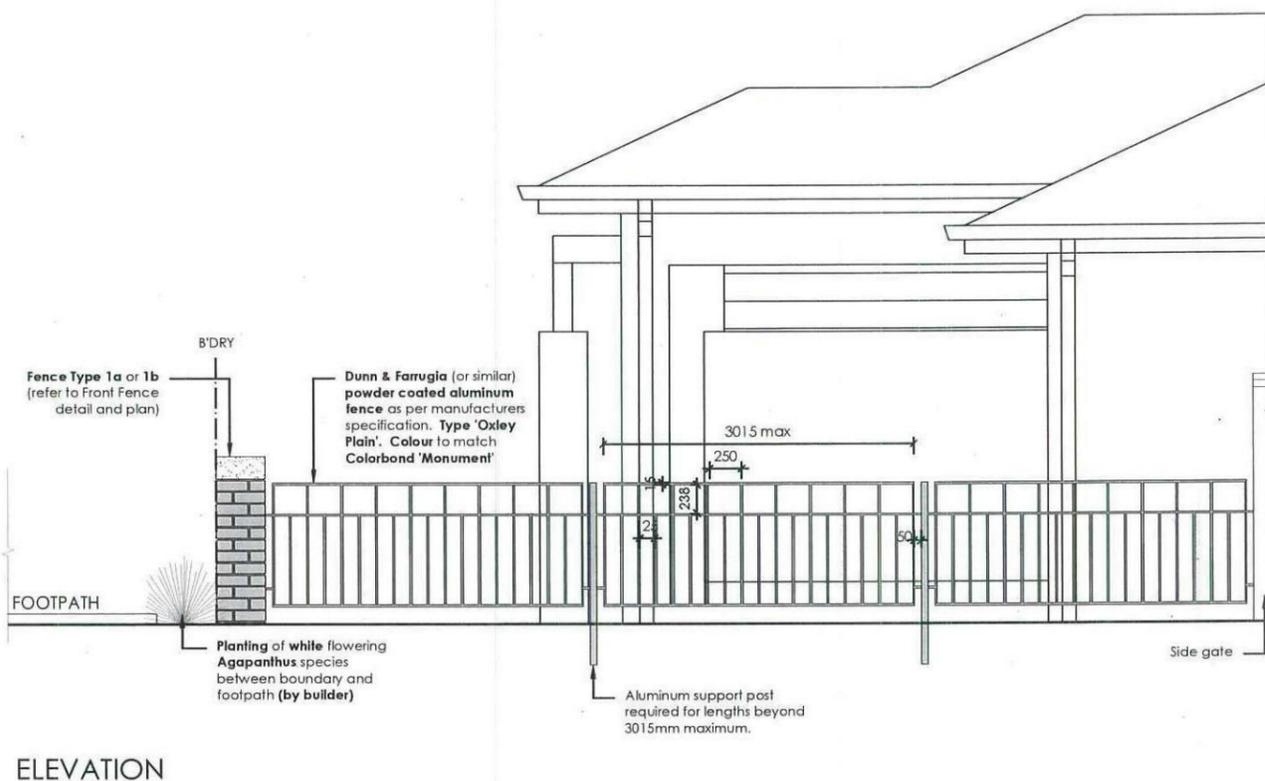
4 Stepping stones in gravel
NTS Low traffic zone

Reviewed by **LANDCOM** Thorton Design Review Panel
Date: 09/05/13

<table border="1"> <thead> <tr> <th>REVISION</th> <th>DESCRIPTION</th> <th>DRAWN</th> <th>CHECK</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>SUBMITTED TO CLIENT FOR COMMENT</td> <td>BT</td> <td>RS</td> <td>18-03-13</td> </tr> <tr> <td>B</td> <td>REMOVE FOOTPATH FROM BIN STORAGE AREA TO GARAGE DOOR</td> <td>BT</td> <td>RS</td> <td>02-04-13</td> </tr> <tr> <td>C</td> <td>COLOUR PLAN</td> <td>BT</td> <td>RS</td> <td>03-04-13</td> </tr> <tr> <td>D</td> <td>AMEND COLOUR PLAN TO BUILDER COMMENT</td> <td>BT</td> <td>RS</td> <td>04-04-13</td> </tr> <tr> <td>E</td> <td>AMEND COLOUR PLAN TO BUILDER COMMENT</td> <td>RS</td> <td>RS</td> <td>05-04-13</td> </tr> <tr> <td>F</td> <td>AMEND COLOUR PLAN TO BUILDER COMMENT</td> <td>RS</td> <td>RS</td> <td>10-04-13</td> </tr> <tr> <td>G</td> <td>UPDATE LEVELS</td> <td>BT</td> <td>RS</td> <td>30-04-13</td> </tr> </tbody> </table>	REVISION	DESCRIPTION	DRAWN	CHECK	DATE	A	SUBMITTED TO CLIENT FOR COMMENT	BT	RS	18-03-13	B	REMOVE FOOTPATH FROM BIN STORAGE AREA TO GARAGE DOOR	BT	RS	02-04-13	C	COLOUR PLAN	BT	RS	03-04-13	D	AMEND COLOUR PLAN TO BUILDER COMMENT	BT	RS	04-04-13	E	AMEND COLOUR PLAN TO BUILDER COMMENT	RS	RS	05-04-13	F	AMEND COLOUR PLAN TO BUILDER COMMENT	RS	RS	10-04-13	G	UPDATE LEVELS	BT	RS	30-04-13	<p>ecodesign outdoor living environments</p> <p>PO Box 3136, Carlingford, NSW 2118 Ph: (02) 9671 7701 Fax: (02) 9673 2563 Email: info@ecodesign.com.au Web: www.ecodesign.com.au</p> <p>Member of the Australian Institute of Landscape Design and Management</p> <p>1. Do not scale from drawings 2. Verify all measurements on site 3. Notify ecodesign of any inconsistencies 4. Copyright © ecodesign. All rights reserved 5. Drawing remains the property of ecodesign</p> <p>6. All work to comply with relevant Australian Standards or Building Code of Australia 7. All work to be performed by a suitably qualified landscape artist 8. For application purposes only - NOT FOR CONSTRUCTION</p>	<p>PROJECT: LOT 1210 SYDNEY SMITH, PENRITH</p> <p>CLIENT: FIRSTYLE HOMES</p>	<p>PROJECT: NEW RESIDENCE</p> <p>REVISION: LANDSCAPE PLAN</p> <p>SCALE: 1:100 @ A3 DATE: DA SHEET: L - 02</p> <p>DRAWN: BT CHECK: RS DATE: 30-04-13 REVISION: G</p>
REVISION	DESCRIPTION	DRAWN	CHECK	DATE																																							
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G	UPDATE LEVELS	BT	RS	30-04-13																																							



5 FENCE TYPE 1b - Front Fence
1:50 Typical detail



6 FENCE TYPE 1c - Side Boundary Front Setback
1:50 Typical detail

Reviewed:  Date: 09/05/13
LANDCOM
Thornton Design Review Panel

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	SUBMITTED TO CLIENT FOR COMMENT	BT	RS	18-03-13
B	REMOVE FOOTPATH FROM BIN STORAGE AREA TO GARAGE DOOR	BT	RS	02-04-13
C	COLOUR PLAN	BT	RS	03-04-13
D	AMEND COLOUR PLAN TO BUILDER COMMENT	BT	RS	04-04-13
E	AMEND COLOUR PLAN TO BUILDER COMMENT	RS	RS	05-04-13
F	AMEND COLOUR PLAN TO BUILDER COMMENT	RS	RS	10-04-13
G	UPDATE LEVELS	BT	RS	30-04-13

ecodesign
outdoor living environments

PO Box 3136, Carrington, NSW 2118
 Ph: (02) 9871 7701 Fax: (02) 9873 2543
 Email: info@ecodesign.com.au
 Web: www.ecodesign.com.au

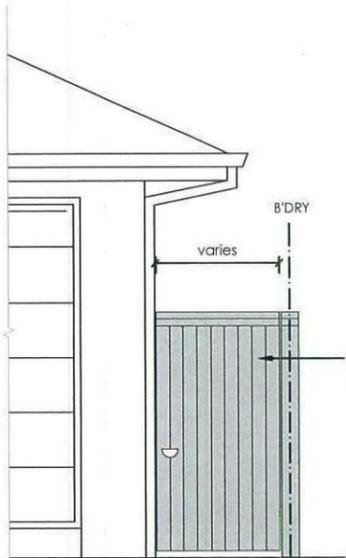
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- Verify all measurements on site
- Notify ecodesign of any inconsistencies
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- Drawing remains the property of ecodesign
- All work to comply with relevant Australian Standards or Building Code of Australia
- All work to be performed by a suitably qualified tradesperson
- For application purposes only - NOT FOR CONSTRUCTION

LOT 1210 SYDNEY SMITH, PENRITH

FIRSTYLE HOMES

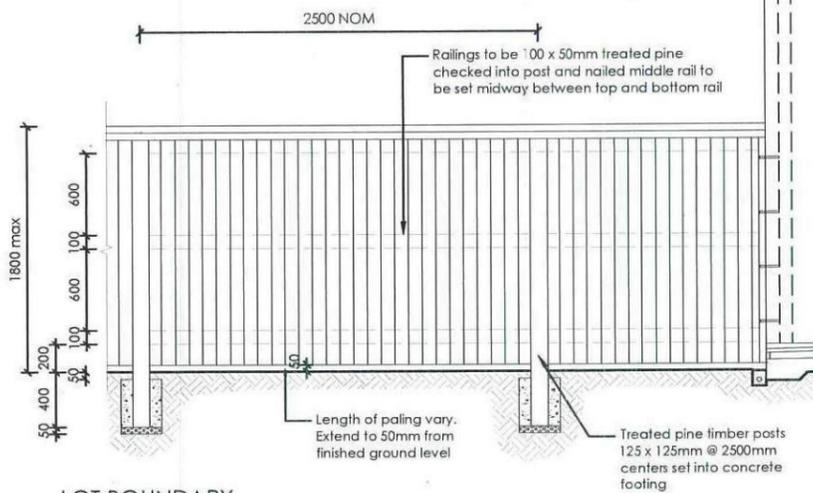
PROJECT			
NEW RESIDENCE			
LANDSCAPE PLAN			
SCALE	DATE	PROJECT	REVISION
1:100 @ A3	DA	L-03	
DRAWN	CHECK	DATE	REVISION
BT	RS	30-04-13	G



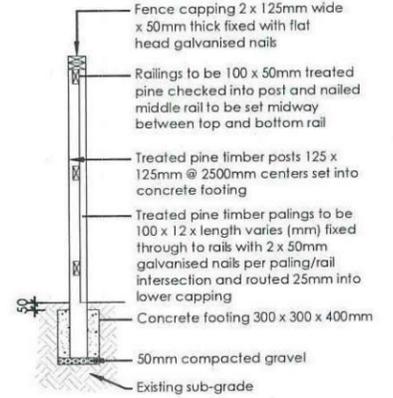
Gate - painted treated pine gate Colour 'Monument'

Note
All gates and boundary side fencing that can be seen from the street must be painted in Colour 'Monument'. Where fence is only between the lots and not seen from the street, it can be left natural.

SIDE GATE

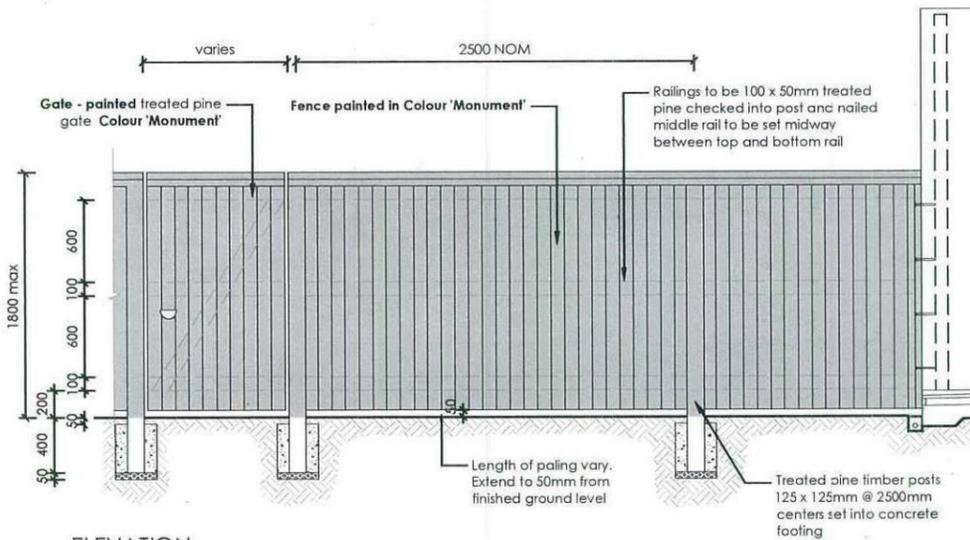


LOT BOUNDARY

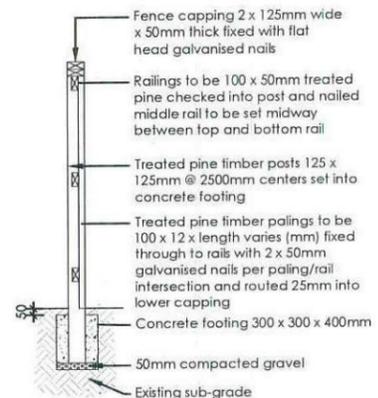


SECTION

7 FENCE TYPE 4a - Side Boundaries
1:50 Typical detail



ELEVATION



SECTION

8 FENCE TYPE 4b - Rear Boundary
1:50 All Laneways (except Bartlett Lane)
Typical detail

Reviewed  Date 09/05/13

LANDCOM

Thornton Design Review Panel

<table border="1"> <tr> <th>REVISION</th> <th>DESCRIPTION</th> <th>ISSUED</th> <th>CHECK</th> <th>DATE</th> </tr> <tr> <td>A</td> <td>SUBMITTED TO CLIENT FOR COMMENT</td> <td>BT</td> <td>RS</td> <td>18-03-13</td> </tr> <tr> <td>B</td> <td>REMOVE FOOTPATH FROM BIN STORAGE AREA TO GARAGE DOOR</td> <td>BT</td> <td>RS</td> <td>02-04-13</td> </tr> <tr> <td>C</td> <td>COLOR PLAN</td> <td>BT</td> <td>RS</td> <td>03-04-13</td> </tr> <tr> <td>D</td> <td>AMEND COLOUR PLAN TO BUILDER COMMENT</td> <td>BT</td> <td>RS</td> <td>04-04-13</td> </tr> <tr> <td>E</td> <td>AMEND COLOUR PLAN TO BUILDER COMMENT</td> <td>BT</td> <td>RS</td> <td>05-04-13</td> </tr> <tr> <td>F</td> <td>AMEND COLOUR PLAN TO BUILDER COMMENT</td> <td>BT</td> <td>RS</td> <td>10-04-13</td> </tr> <tr> <td>G</td> <td>UPDATE LEVELS</td> <td>BT</td> <td>RS</td> <td>30-04-13</td> </tr> </table>	REVISION	DESCRIPTION	ISSUED	CHECK	DATE	A	SUBMITTED TO CLIENT FOR COMMENT	BT	RS	18-03-13	B	REMOVE FOOTPATH FROM BIN STORAGE AREA TO GARAGE DOOR	BT	RS	02-04-13	C	COLOR PLAN	BT	RS	03-04-13	D	AMEND COLOUR PLAN TO BUILDER COMMENT	BT	RS	04-04-13	E	AMEND COLOUR PLAN TO BUILDER COMMENT	BT	RS	05-04-13	F	AMEND COLOUR PLAN TO BUILDER COMMENT	BT	RS	10-04-13	G	UPDATE LEVELS	BT	RS	30-04-13	<p>ecodesign outdoor living environments</p> <p>PO Box 3136, Carlingford, NSW 2118 Ph: (02) 9871 7701 Fax: (02) 9873 2583 Email: info@ecodesign.com.au Web: www.ecodesign.com.au Member of the Australian Institute of Landscape Designers and Planners</p>	<p>PROJECT LOT 1210 SYDNEY SMITH, PENRITH</p> <p>CLIENT FIRSTYLE HOMES</p>	<p>PROJECT NEW RESIDENCE</p> <p>REVISION LANDSCAPE PLAN</p> <p>SCALE 1:100 @ A3</p> <p>DATE DA</p> <p>PROJECT L-04</p> <p>REVISION BT</p> <p>CHECK RS</p> <p>DATE 30-04-13</p> <p>REVISION G</p>
REVISION	DESCRIPTION	ISSUED	CHECK	DATE																																							
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DEVELOPMENT CALCULATIONS

LOT: 1210 NO: 00 OF SITE AREA: 290.0m²

Itemised Floor Areas (Unit 1):	Totals:
living ground floor:	96.72m ²
first floor: (excl. void 75.79m ²)	80.94m ²
garage: (excess 6.57m ²)	35.88m ²
alfresco:	15.91m ²
porch:	6.64m ²
balcony:	6.64m ²
total floor area:	236.09m ²

FLOOR SPACE RATIO CALCULATION:

gross floor areas:	Totals:
living ground floor: (internal area)	85.94m ²
first floor excl. void: (internal area)	71.84m ²
total gross floor area:	157.78m ²
total floor space ratio:	0.54:1

SITE AREA COVERAGE/LANDSCAPE:

house ground floor:	96.72m ²
garage:	35.88m ²
porch/alfresco:	15.91m ²
driveway/paved area:	16.86m ²
site coverage Area:	148.51m ²
landscape area:	141.49m ² (48.7%)
pervious areas (soft)	122.05m ² (42.0%)
impervious areas (hard)	165.37m ² (57%)
front yard landscape area	27.37m ² (9.4%)
front yard hard paved area	1.92m ² (0.65%)
private open space o/a:	83.85m ²
principal private open space:	24.0m ²
total car space incl. carstand:	2 carspace

COUNCIL ZONE: R1

PROMOTION:
LIVING/STYLE COLLECTION

CLIENT:
FIRSTSTYLE HOMES

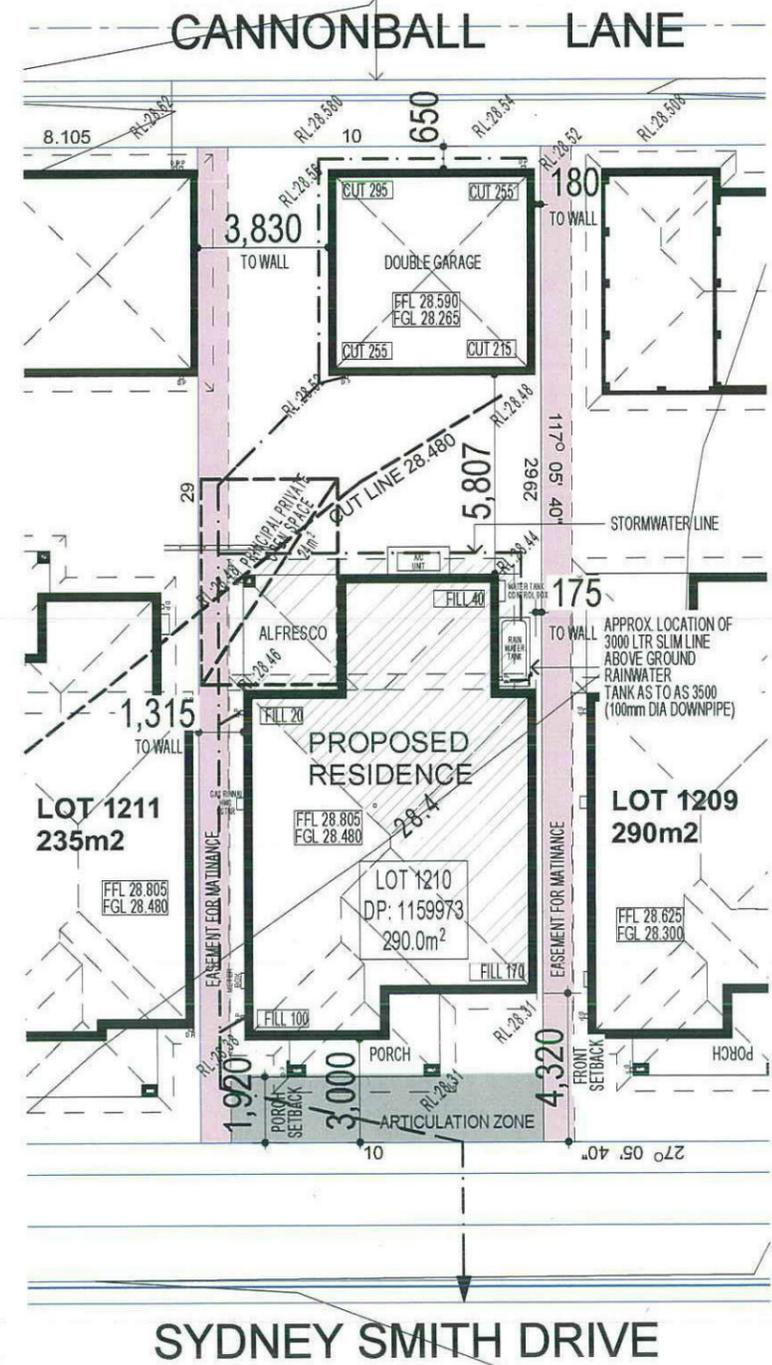
LOCATION:
 LOT 1210
 SYDNEY SMITH DRIVE
 PENRITH, 2750

DP: Lot 1210 in unregistered plan of subdivision by Craig & Rhodes Ref 72-10-1.2 being part of lot 11 DP:1153973 council: PENRITH

model: CHESTER 21	facade: AUGUSTINE	date: 30/04/2013	sublot on assessment: DA 1
sheet: 1 of 09	drawn: N.K.	checked: 0.0	499A-13

CLIENT'S SIGNATURE: _____ DATE: _____ SP. 0.0

NOTE:
 FINAL GARAGE LEVELS SUBJECT TO FINAL KERB LEVELS.



BASIX House
 = 66.13m² of roof area to discharge to water tank.
 = 103.5m² stormwater and overflow to discharge to existing street channel.
 o/a= 169.63m² of roof area.

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

EARTHWORKS

HOUSE:	FFL: R.L: 28.805
(LIVING)	FGL: R.L: 28.480
GARAGE:	FFL: R.L: 29.260
	FGL: R.L: 28.860

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

3 - PHASE POWER

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

NOTE:
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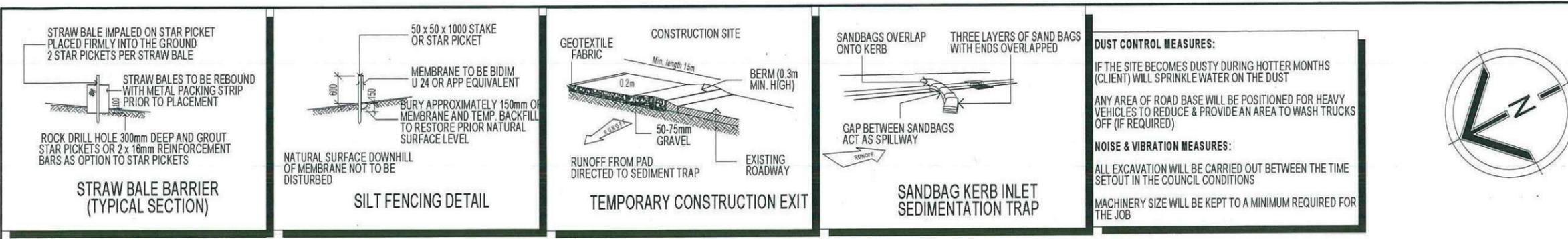
NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT

NOTE:
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SITE PLAN & STORMWATER CONCEPT PLAN

NBN PACK

Thorton Design Review Panel
 LANDCOM
 Reviewed: [Signature] Date: 09/05/13

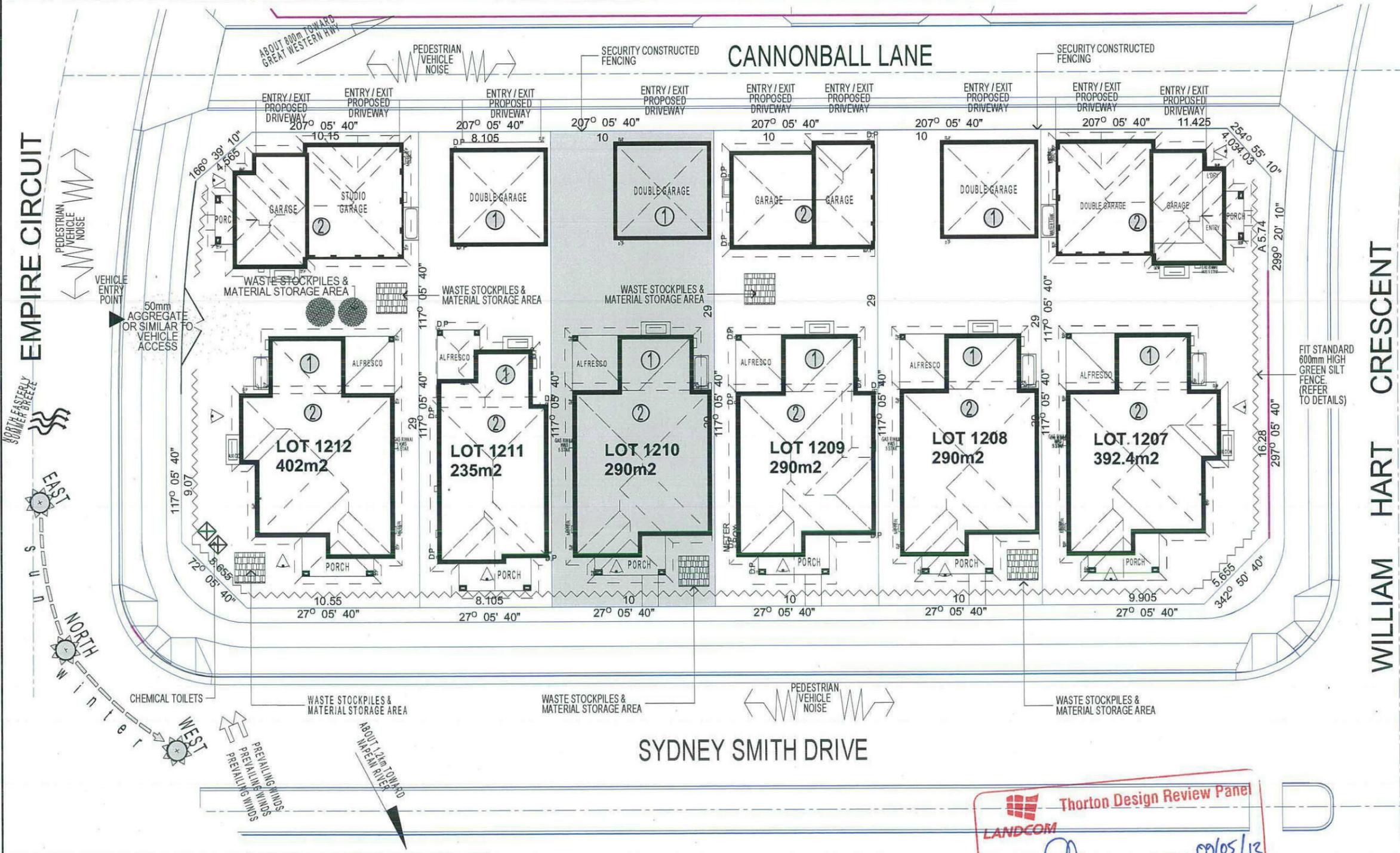


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KEY	
	SOLAR ACCESS
	NUMBER OF STOREY'S
	PREVAILING WINDS
	EXISTING TREES
	TREES TO BE REMOVED
	DIRECTION & DISTANCES
	NOISE
	VEHICULAR SITE ENTRY
	HWS
	VIEWS
	PRIVATE OPEN SPACE
	OVERLOOKING
	RAINWATER TANK (Underground)
	A/C UNIT (if required)

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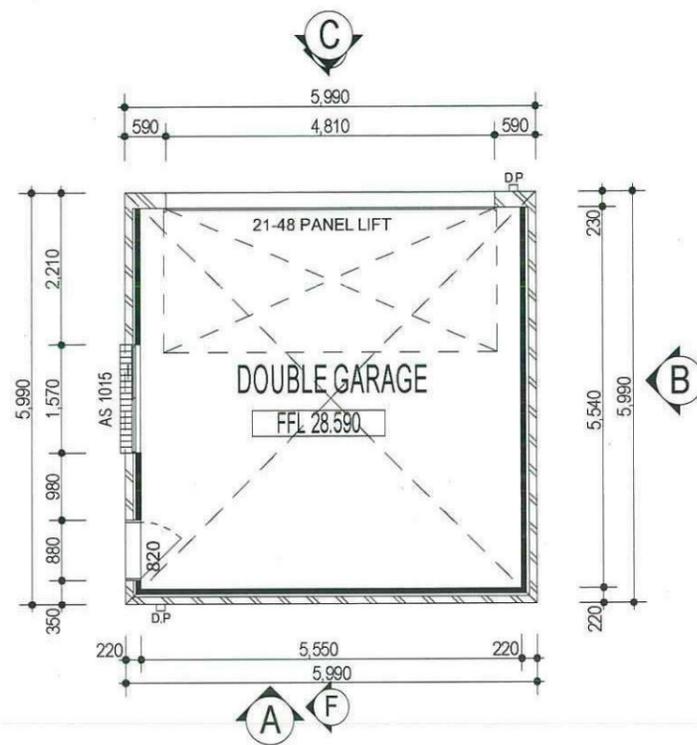
NOTE:
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Thorton Design Review Panel
 LANDCOM
 Reviewed Date 09/05/13

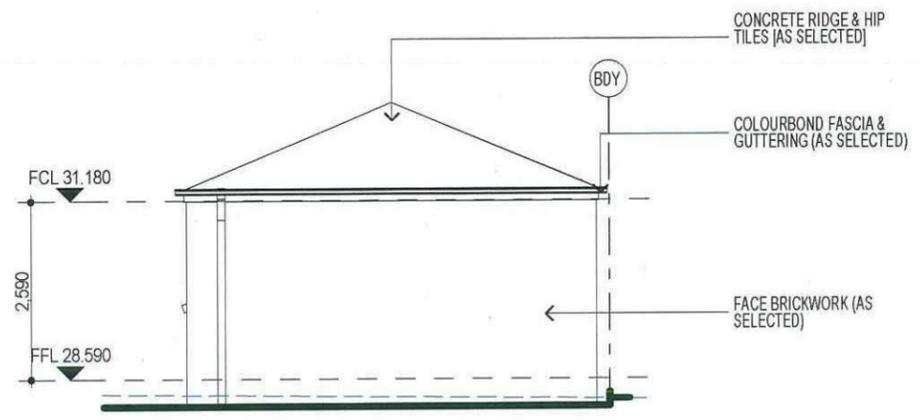
SITE ANALYSIS & WASTE MANAGEMENT PLAN

PROMOTION: **LIVING/STYLE COLLECTION**
 CLIENT: **FIRSTSTYLE HOMES**
 LOCATION: **LOT 1210 SYDNEY SMITH DRIVE PENRITH, 2750**
 DP Lot 1210 in unregistered plan of subdivision by Craig & Rhodes Ref 72-10-1.2 being part of lot 11 DP 1159973
 council: **PENRITH**
 date: **30/04/2013**
 model: **CHESTER 21**
 facade: **AUGUSTINE**
 date: **30/04/2013**
 sheet: **2 of 09**
 drawn: **N.K.**
 checked: **0.0**
 scale: **1:250**
499A-13
 CLIENT'S SIGNATURE _____ DATE _____ 9P.00

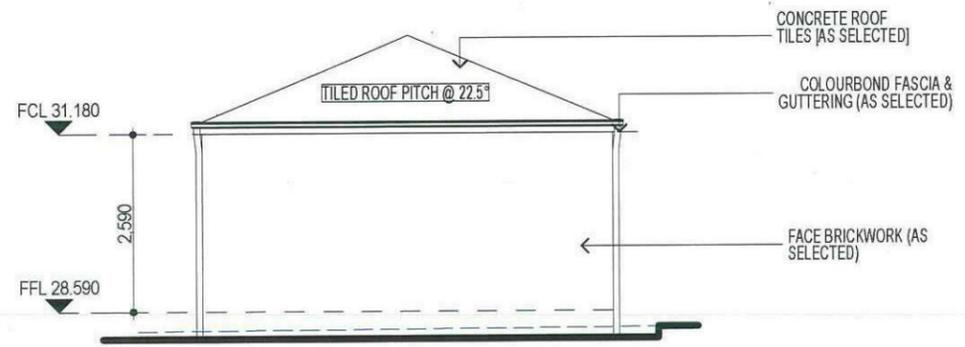
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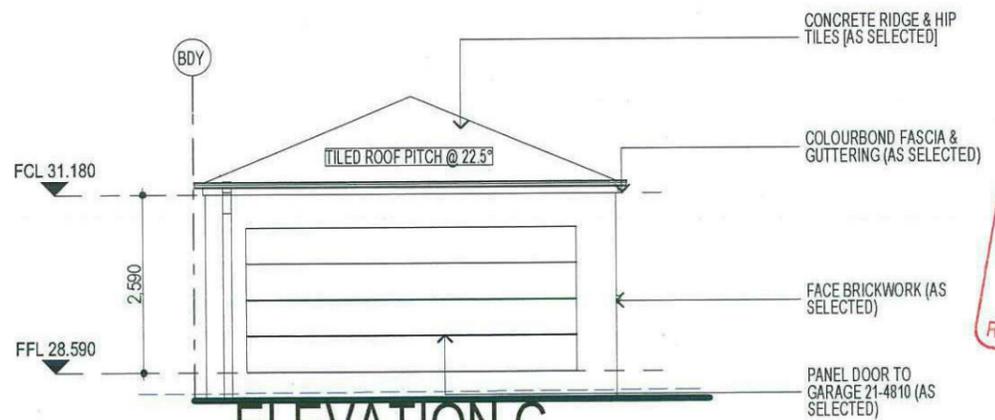
FLOOR PLAN



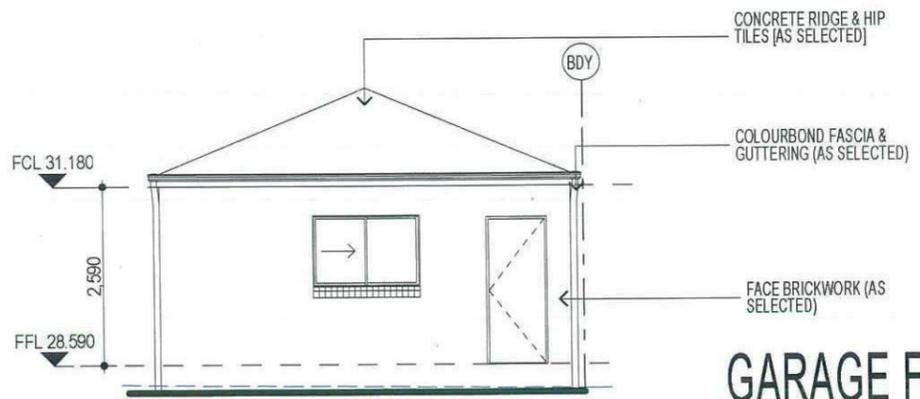
ELEVATION A



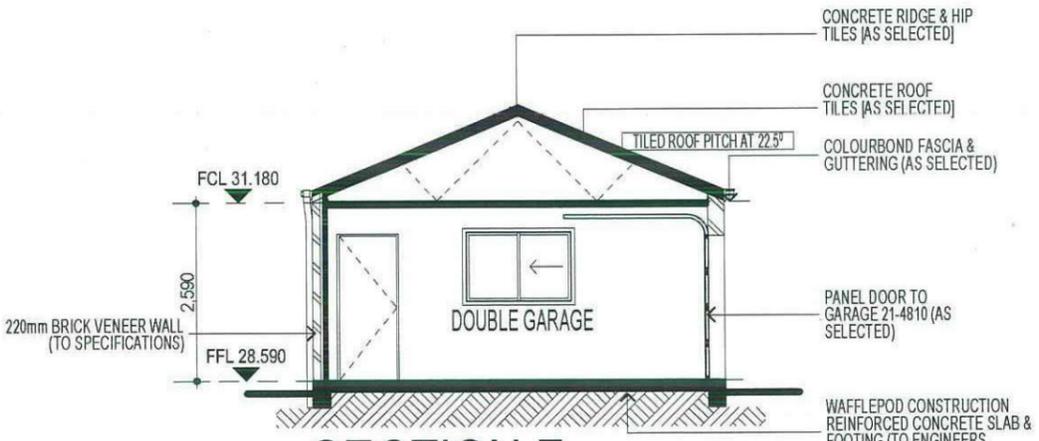
ELEVATION B



ELEVATION C



ELEVATION D



SECTION F

LANDCOM Thorton Design Review Panel
 Reviewed: [Signature] Date: 09/05/13

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GARAGE FLOOR PLAN ELEVATIONS /SECTION

PROMOTION: LIVING/STYLE COLLECTION			
CLIENT: FIRSTSTYLE HOMES			
LOCATION: LOT 1210 SYDNEY SMITH DRIVE PENRITH, 2750			
DP: Lot 1210 in unregistered plan of subdivision by Craig & Rhodes Ref 72-10-1.2 being part of lot 11 DP1159973		council: PENRITH	date: 30/04/2013
model: CHESTER 21	facade: AUGUSTINE	date: 30/04/2013	quantity assessment: DA 1
Sheet: 4 of 09	drawn: N.K.	checked: O.O.	499A-13
CLIENT'S SIGNATURE		DATE	

KEY

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



FIRSTSTYLE HOMES Pty Ltd
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 PO BOX 171, HOXTON PARK 2171

ADMIN: 02) 9601 3111
 FAX: 02) 9601 0711
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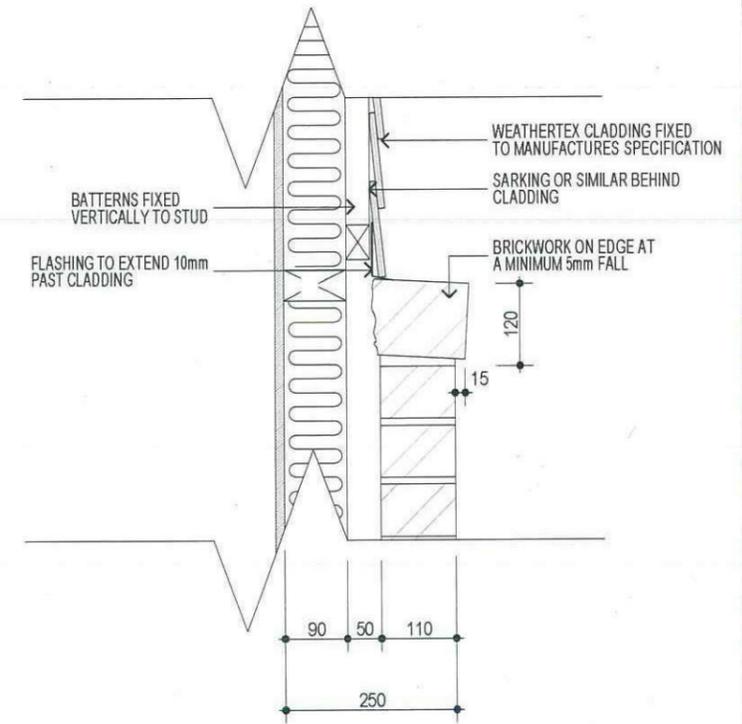
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ELEVATION A



WEATHEREX BRICK VENEER WALL DETAILS (STANDARD) FOR-GRND FLOOR ONLY.

SCALE: 1:10



ELEVATION C

NOTE:
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3 - PHASE POWER

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

NBN PACK

NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT

Thorton Design Review Panel

LANDCOM

Reviewed  Date 09/05/13

PROMOTION: LIVING/STYLE COLLECTION			
CLIENT: FIRSTSTYLE HOMES			
LOCATION: LOT 1210 SYDNEY SMITH DRIVE PENRITH, 2750			
DP: Lot 1210 in unregistered plan of subdivision by Craig & Rhodes Ref 72-10-1.2 being part of lot 11 DP 1158973		council: PENRITH	
model: CHESTER 21	facade: AUGUSTINE	date: 30/04/2013	quoted on assessment: DA 1
Sheet: 6 of 09	drawn: N.K.	checked: O.O	scale: 1:100
			499A-13
CLIENT'S SIGNATURE		DATE	

ELEVATIONS

KEY

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



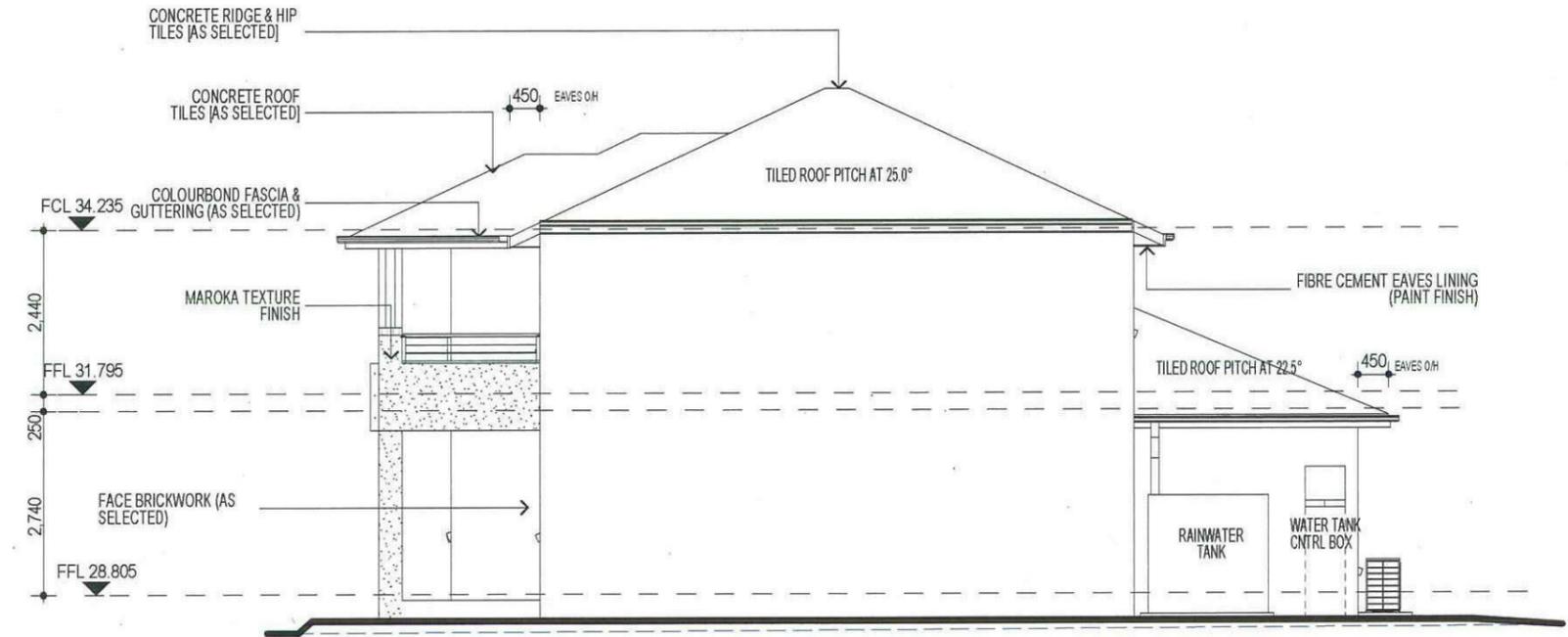
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 ACL No: 607 773 773
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ELEVATION B

Thorton Design Review Panel
 LANDCOM
 Reviewed  Date 09/05/13



ELEVATION D

3 - PHASE POWER

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

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NOTE:
 PROVIDE GRANITGARD TERMITE TREATMENT

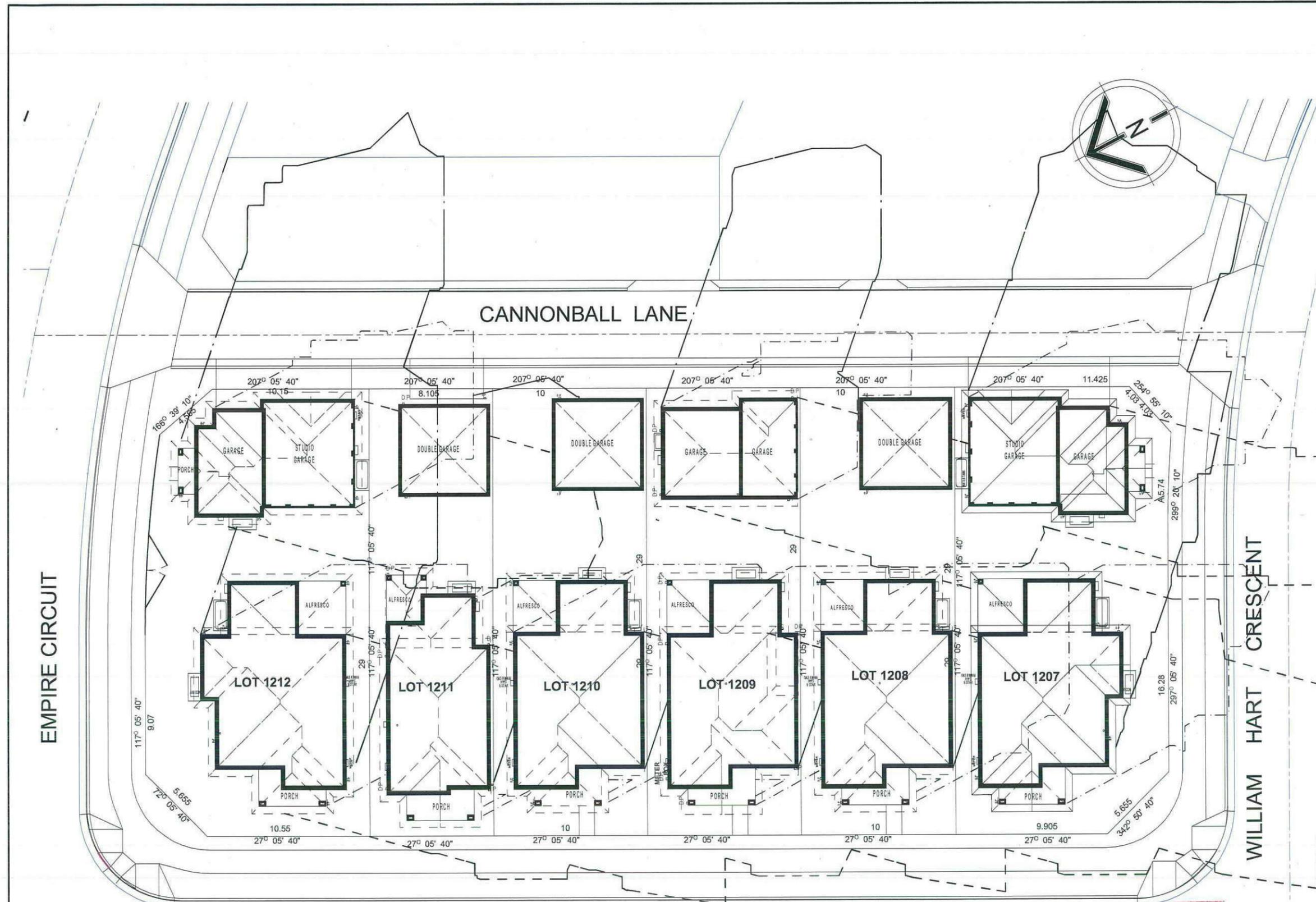
NOTE:
 ACOUSTIC SEALS REQUIRED ON ALL BEDROOM WINDOWS AND DOORS FACING SYDNEY SMITH DRIVE. IN ACCORDANCE WITH ACOUSTIC LOGIC'S ACOUSTIC REPORT. REF No.20120708.1/1508A/RO/HP

NBN PACK

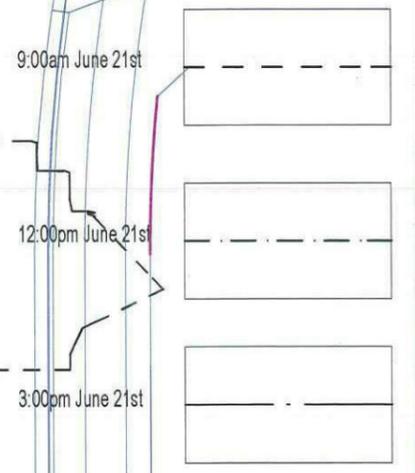
PROMOTION: LIVING/STYLE COLLECTION			
CLIENT: FIRSTSTYLE HOMES			
LOCATION: LOT 1210 SYDNEY SMITH DRIVE PENRITH, 2750			
DP Lot 1210 in unregistered plan of subdivision by Craig & Rhodes Ref 72-10-1.2 being part of lot 11 DP 1159973		council: PENRITH	date: 30/04/2013
model: CHESTER 21	facade: AUGUSTINE	date: 30/04/2013	quotation assessment: DA 1
Sheet: 7 of 09	drawn: N.K.	checked: 0.0	scale: 1:100
			499A-13
CLIENT'S SIGNATURE		DATE	SP. 00

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 CERTIFICATIONS 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 PRECEDENCE
- THIS DRAWING & DESIGN IS COPYRIGHT & THE PROPERTY OF FIRSTSTYLE HOMES, AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM.



SHADOW DIAGRAM



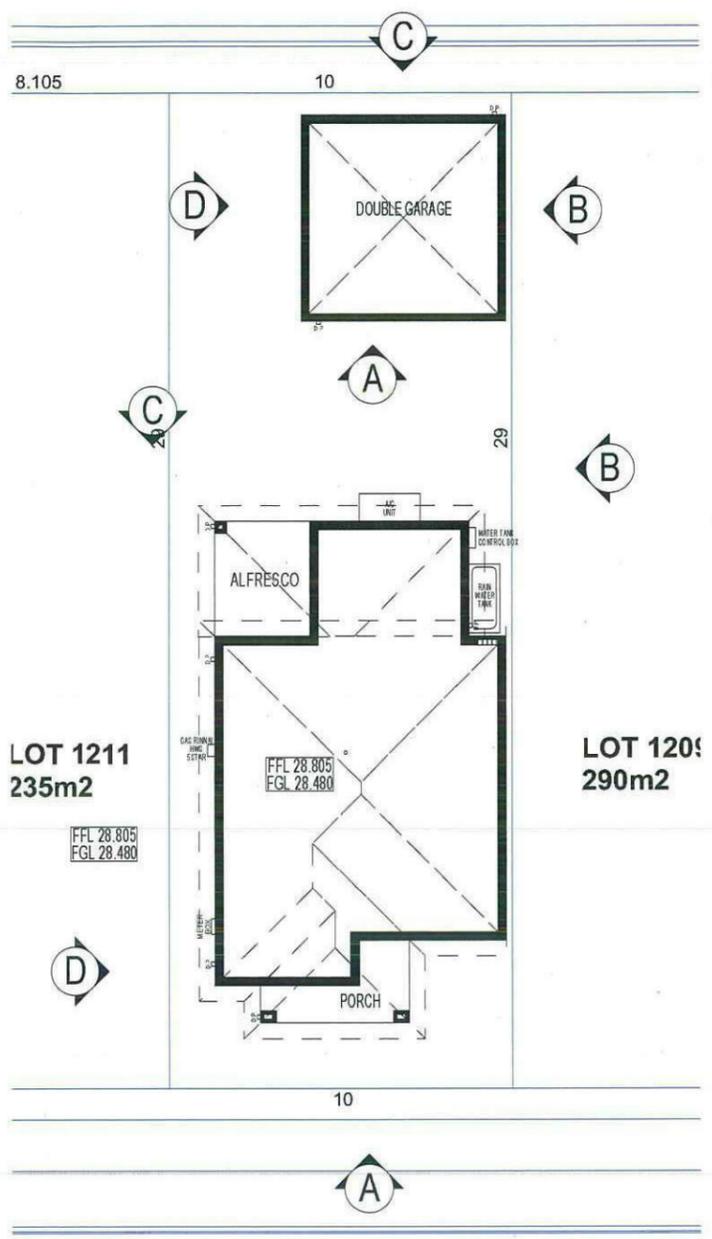
NOTE:
 ALL COMPONENTS SUCH AS: APPLIANCES, PLUMBING FITTINGS & FIXTURES, DOORS, CABINETS, HANDLES, PC ITEMS, ARE SHOWN ON THE PLANS & ELEVATIONS FOR ILLUSTRATION PURPOSES ONLY & TO COMMUNICATE APPROX SIZES. PLEASE REFER TO YOUR SPECIFICATIONS FOR YOUR RELEVANT INCLUSIONS

Thorton Design Review Panel
LANDCOM
 Reviewed Date 09/05/13

PROMOTION: LIVING/STYLE COLLECTION			
CLIENT: FIRSTSTYLE HOMES			
LOCATION: LOT 1210 SYDNEY SMITH DRIVE PENRITH, 2750			
DP: Lot 1210 in unregistered plan of subdivision by Craig & Rhodes Ref 72-10-1.2 being part of lot 11 DP 1158973		council: PENRITH	
model: CHESTER 21	facade: AUGUSTINE	date: 30/04/2013	publish on assessment: DA 1
Sheet: 9 of 09	drawn: N.K.	checked: 0.0	scale: 1:250
			499A-13
CLIENT'S SIGNATURE		DATE	P. 00

SHADOW DIAGRAM

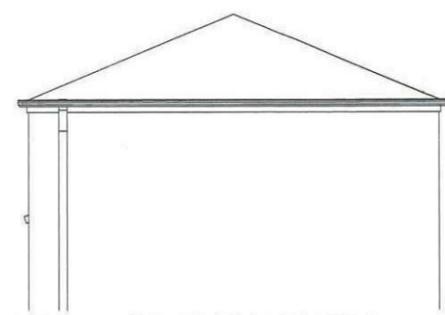
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A. RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED.
- ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND CERTIFICATIONS PER REQUIRED BY COUNCIL.
- ALL WORK TO BE CARRIED OUT IN A PROFESSIONAL AND WORKMANSHIP LIKE MANNER ACCORDING TO THE PLANS AND SPECIFICATION.
- ALL DIMENSIONS ARE TO BE CHECKED & VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORK. ALL LEVELS ARE SUBJECT TO FINAL SURVEY AND SETOUT BY REGISTERED SURVEYOR.
- FIRSTSTYLE HOMES' SITE SAFETY RULES APPLY.
- DO NOT SCALE FROM DRAWING. LARGER SCALE DRAWINGS & WRITTEN DIMENSIONS TAKE PRECEDENCE.
- THIS DRAWING & DESIGN IS COPYRIGHT & THE PROPERTY OF FIRSTSTYLE HOMES, AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF THIS FIRM.



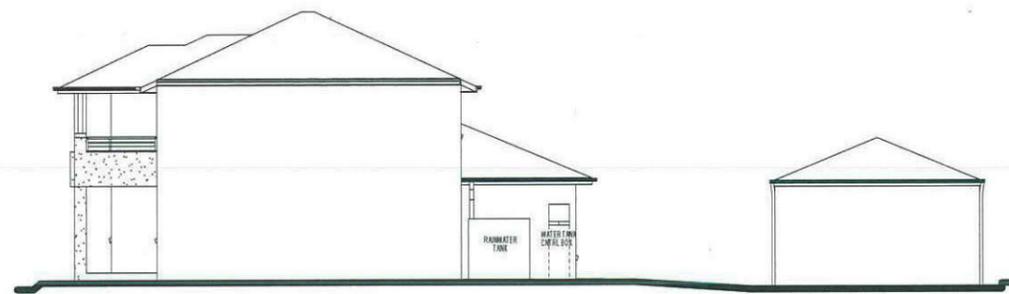
SYDNEY SMITH DRIVE



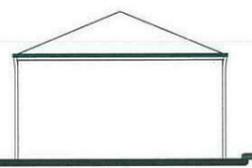
ELEVATION A



GARAGE ELEVATION A



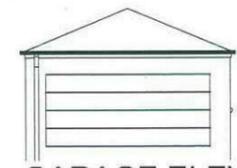
ELEVATION B



GARAGE ELEVATION B



ELEVATION C



GARAGE ELEVATION C



GARAGE ELEVATION D

ELEVATION D

NOTIFICATION PLAN

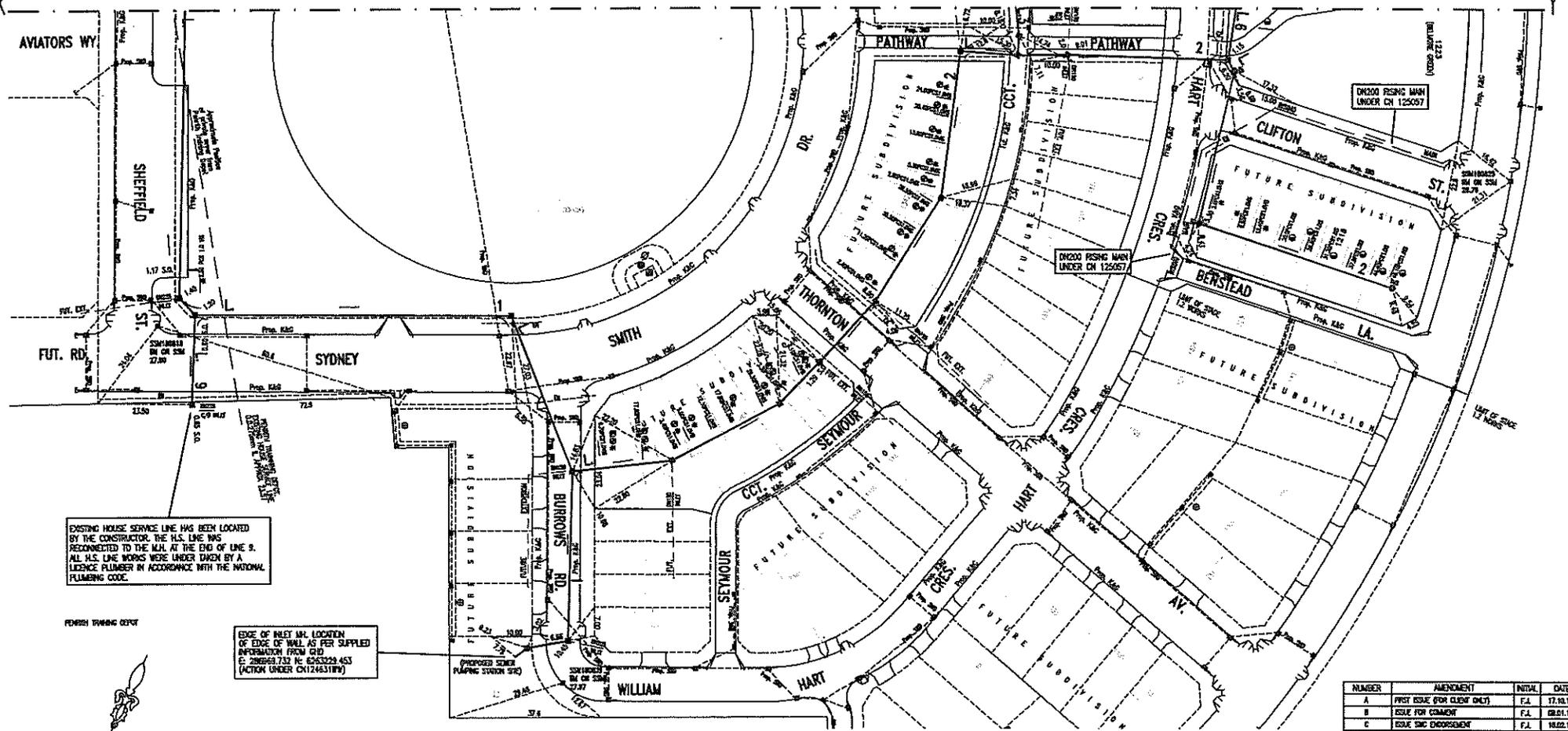
Thorton Design Review Panel
 LANDCOM
 Reviewed *[Signature]* Date 09/05/13

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

NOTE:
 ACOUSTIC SEALS REQUIRED ON ALL BEDROOM WINDOWS AND DOORS FACING SYDNEY SMITH DRIVE. IN ACCORDANCE WITH ACOUSTIC LOGIC'S ACOUSTIC REPORT. REF No.20120708.1/1508A/RO/HP

PROMOTION: LIVING/STYLE COLLECTION			
CLIENT: FIRSTSTYLE HOMES			
LOCATION: LOT 1210 SYDNEY SMITH DRIVE PENRITH, 2750			
DP: Lot 1210 in unregistered plan of subdivision by Craig & Rhodes Ref 72-10-1.2 being part of lot 11 DP 1158973		council: PENRITH	
model: CHESTER 21	facade: AUGUSTINE	date: 30/04/2013	quotation assessment: DA 1
Sheet: A	drawn: N.K.	checked: 0.0	499A-13
scale: 1:200, 1:100		CLIENT'S SIGNATURE _____ DATE _____ SP. 00.	

SEE SHEET 3 FOR CONTINUATION



EXISTING HOUSE SERVICE LINE HAS BEEN LOCATED BY THE CONSTRUCTOR. THE H.S. LINE WAS RECONNECTED TO THE M.M. AT THE END OF LINE 9. ALL H.S. LINE WORKS WERE UNDER TAKEN BY A LICENSED PLUMBER IN ACCORDANCE WITH THE NATIONAL PLUMBING CODE.

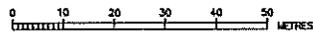
EDGE OF INLET MAN. LOCATION OF EDGE OF WALL AS PER SUPPLIED INFORMATION FROM CHD. C. 280649.732 IN 6243223.453 (ACTION UNDER CH124631876)

REVISION FOR FUTURE SUBDIVISION (2.7.14) (M3)
 (M) RESTRICTION ON THE USE OF LAND (2.8.14) (M3)
 (S) RESTRICTION ON THE USE OF LAND (2.8.14) (M3)
 (D) CHANGE EXISTENT 1.5 M3

NUMBER	AMENDMENT	INITIAL	DATE
A	FIRST ISSUE (FOR CLIENT ONLY)	F.A.	17.10.11
B	ISSUE FOR COMMENT	F.A.	08.01.12
C	ISSUE SMC ENDORSEMENT	F.A.	18.02.12
D	LIN ADDED LAYER FOR STAINC. INFO CHANGED (PAPER SHEET 7)	F.A.	07.05.12
E	AMENDED DESIGN AS PER WORKUP FROM A REVISION BASED ON THE LATEST PROP. ARCHITECTURAL LAYOUT	F.A.	11.07.12
F	L3 BULKHEAD, OTHER LINES REMOVED (L3 & L4) AND REDESIGNED TO SUITS AND WENT LEVEL	F.A.	03.08.12
G	L7 REMOVED - L3 EXPANDED	T.T.	20.08.12
H	LET 12M SERVING WORKLOADED	F.A.	25.08.12
I	DESIGN REVISIONS TO LET 12M - GAS SERVICE, LATCHER LOCATED, PARTLY REMOVED AND 1.5 M3 ADDED TO THE L3 OF COMMENTS WITH M3, ADDRESS IN 15.02.2013	F.A.	05.02.13
J	WORK AS CONSTRUCTED	S.D.	21.02.13

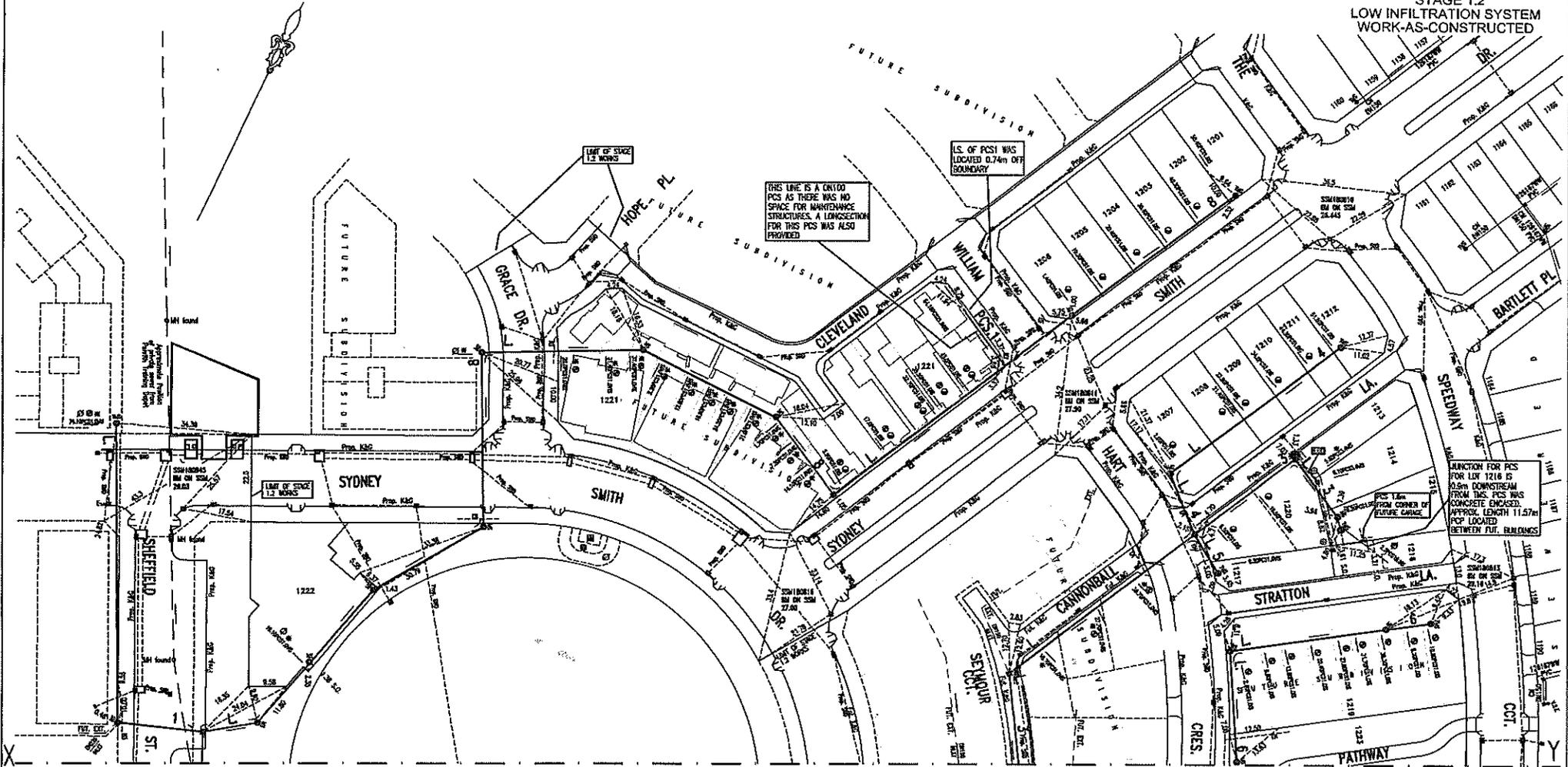
WORK AS CONSTRUCTED CERTIFICATION
 DEVELOPER: LINDOM W.S.A. (LONDON) PTY LTD
 CONSTRUCTOR: BOONELL P.A.
 COMPLETED: 21/01/2013
 W.A.C. PREPARED: 21/02/13
 DESIGNER: LINDOM W.S.A. (LONDON) PTY LTD
 I CERTIFY THAT THE WORK HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE WORK AS CONSTRUCTED CERTIFICATION

STONYWATER CORPORATION
Stony Water
 Case No. 126168WW | SHEET 2 OF 7 SHEETS
 STONYWATER CORPORATION
 FOR DETAILS OF SERVICES SEE SHEET 1

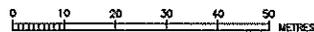


PLAN/ISSUE DATE: 21.02.2013 VERSION: SHEET 2 OF 7 SHEETS

DEVELOPER CONTRACT PLAN
STAGE 1.2
LOW INFILTRATION SYSTEM
WORK-AS-CO-CONSTRUCTED



CONTINUATION FROM SHEET 2



- ⊞ EASEMENT FOR SHOWALD SUBDIVISION (2.75m WIDE)
- ⊞ RESTRICTION ON THE USE OF LAND (3m WIDE)
- ⊞ RESTRICTION ON THE USE OF LAND (3m WIDE)
- ⊞ ORDNANCE EASEMENT 1.5 WIDE

NUMBER	AMENDMENT	INITIAL	DATE
A	FIRST ISSUE FOR GROW ONLY	F.A.	17.08.11
B	STATE FOR COMMENT	F.A.	06.01.12
C	ISSUE SMC ENDORSEMENT	F.A.	18.02.12
B	L18 ADDED LATER FOR STREETS W/ CHANGED (REFER SHEET 7)	F.A.	07.05.12
E	REVISED DESIGN AS PER WARDHIP FROM BUNDOCK BASED ON THE LATEST PROP. ARCHITECTURAL LEVEL	F.A.	11.07.12
F	L13 DRAWS OTHER LINES REARRANGED AND W/ADDED TO DRAWING TO SHOW	F.A.	02.08.12
C	L7 REMOVED - L3 EXTENDED	T.Y.	22.08.12
H	L18 L1216 SERVING HIGHLIGHTED	F.A.	25.08.12
I	W/ADDED BOUNDARIES OF LOTS 1241-1243 CHANGED W/ADDED LOCATIONS PARKING AND L1 ADDED ADDED	F.A.	18.11.12
J	PROP L18 L1216 ADDED TO DRAWING TO CORRECTLY REFLECT ADJUSTED W/ADDED	F.A.	05.03.13
K	WORK AS CO-CONSTRUCTED	S.D.	21.02.13

WORK AS CO-CONSTRUCTED CERTIFICATION

DEVELOPER: LINDOON
 W.A.C.: SHARPER PRT LBS
 CONSTRUCTION: BROADBENT, PA.
 COMPLETED: 20/1/2014
 W.A.C. PREPARED: TUDRIS

DESIGNER: SHARPER PRT LBS
 I DO HEREBY CERTIFY THAT THE WORK HAS BEEN CO-CONSTRUCTED IN ACCORDANCE WITH THE MODEL AS CO-CONSTRUCTED DOCUMENT

Sydney WATER
 SYDNEY WATER CORPORATION
 Case No. 126166WW SH 3 OF 7 SHETS.

FOR DETAILS OF SERVICES SEE SHEET 1

PLANNING DATE: 21/02/2013
 VERSION: 3
 SHEET: 3 OF 7
 SCALE: 1:1000

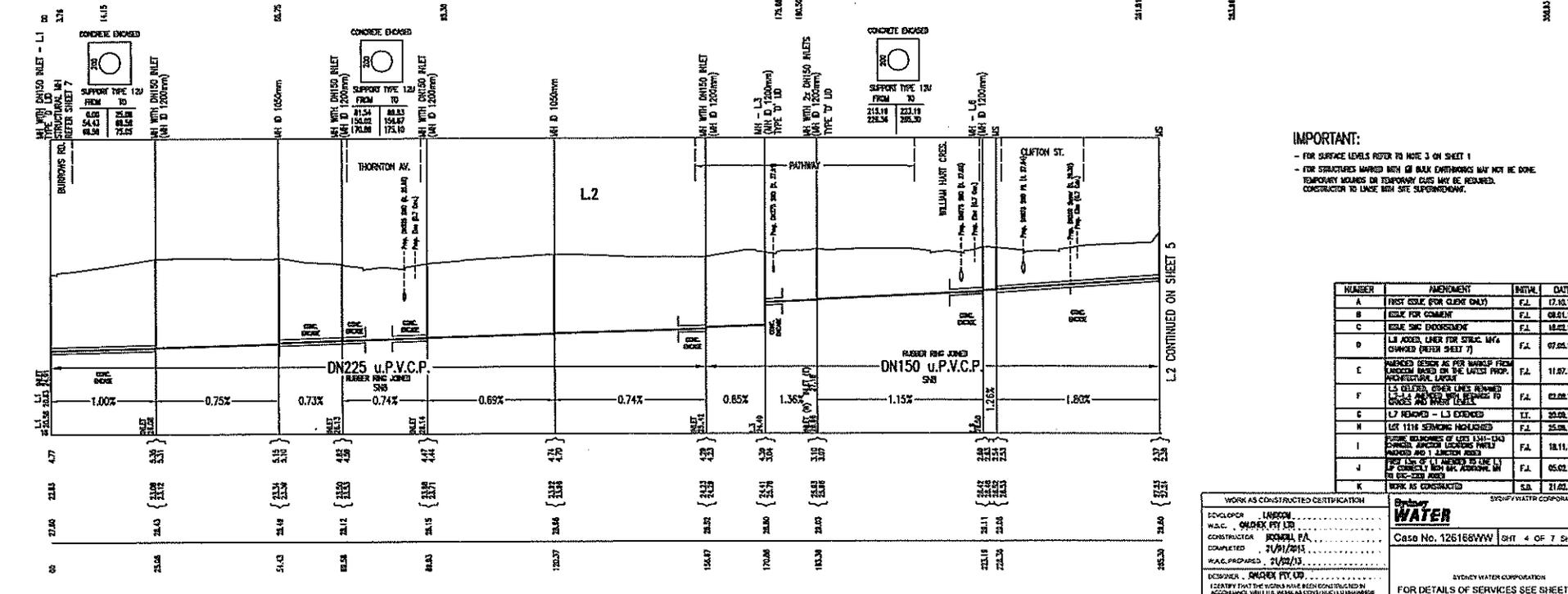
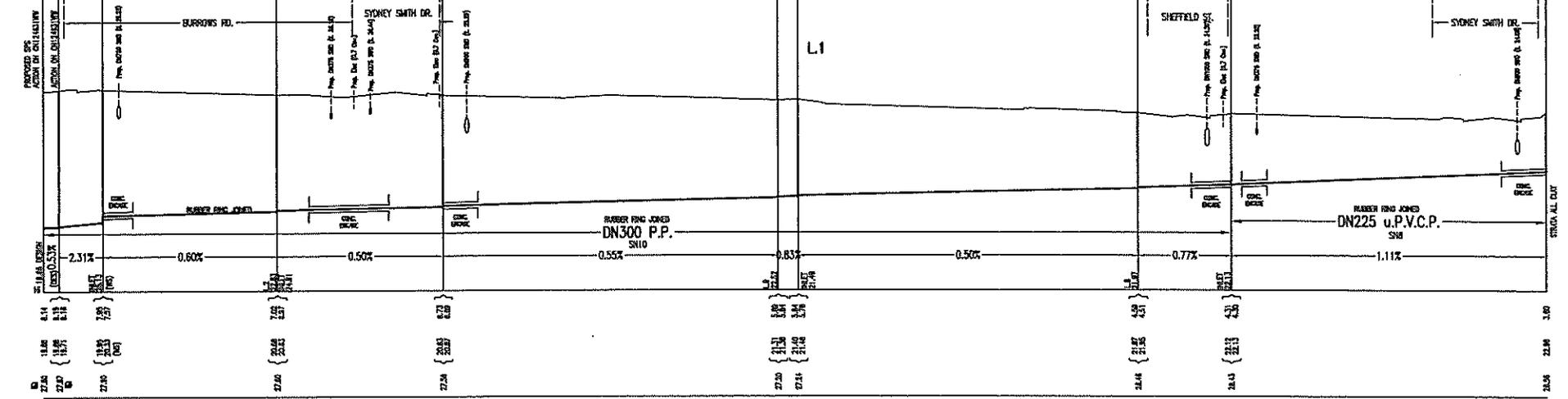
EDGE OF INLET WALL LOCATION
OF EDGE OF WALL AS PER SUPPLIED
INFORMATION FROM C&D
(C. 28688-752, R. 563259-453)

CONCRETE ENCASED

SUPPORT TYPE	120
FROM	TO
151.65	151.34
151.36	151.08

CONCRETE ENCASED

SUPPORT TYPE	120
FROM	TO
214.43	213.86
214.43	213.43
214.21	213.83



IMPORTANT:

- FOR SURFACE LEVELS REFER TO NOTE 3 ON SHEET 1
- FOR STRUCTURES MARKED WITH AN 'R' SIGN ENDWORKS MAY NOT BE DONE. TEMPORARY BRACING OR TEMPORARY CUES MAY BE REQUIRED. CONSTRUCTION TO UNLESS NOT SITE SUPERVISOR'S.

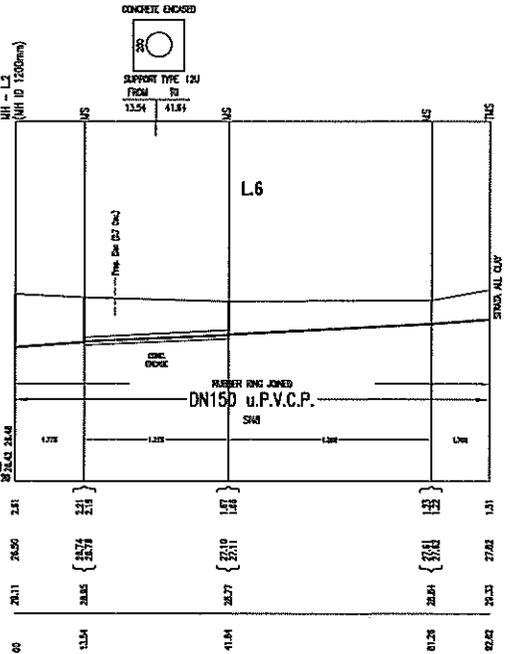
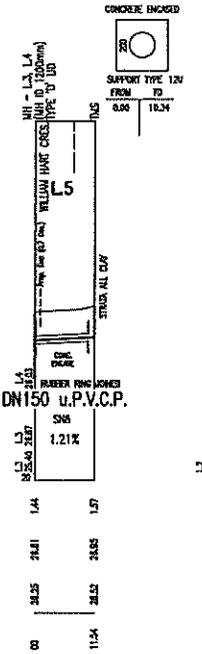
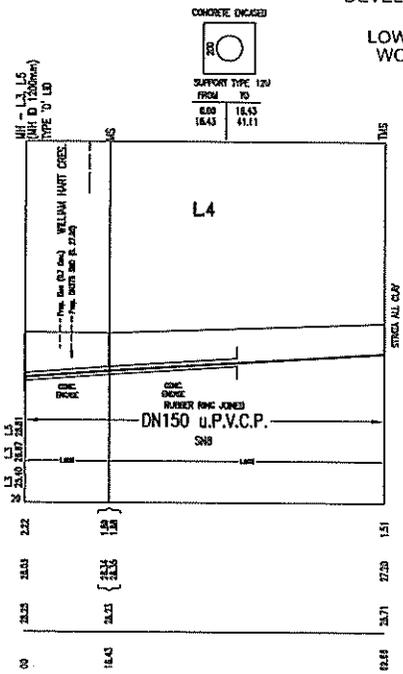
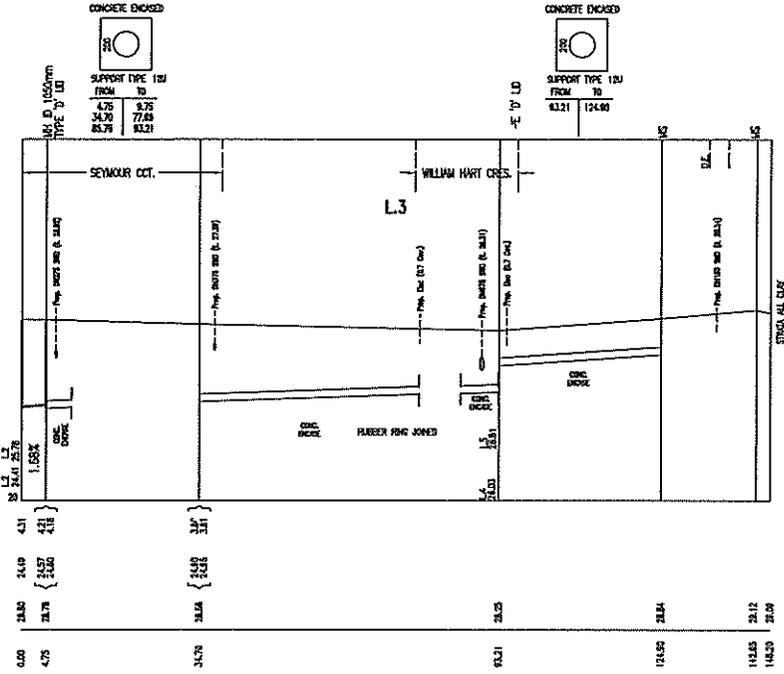
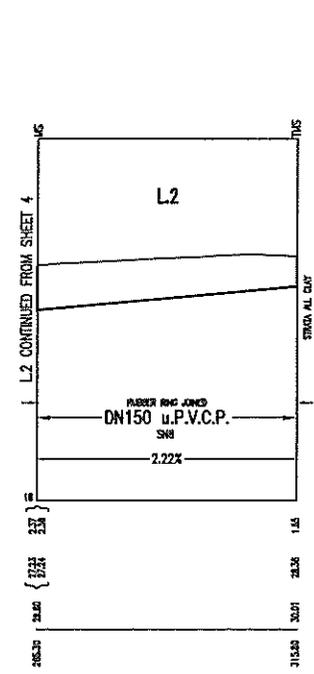
NUMBER	AMENDMENT	INITIAL	DATE
A	FIRST ISSUE FOR CLIENT ONLY	F.A.	17.10.11
B	ISSUE FOR COMMENT	F.A.	08.01.12
C	ISSUE FOR APPROVAL	F.A.	18.02.12
D	L1 ADDS LAYER FOR SEWER 1475 (CHANGED FROM SHEET 2)	F.A.	07.05.12
E	REVISED DESIGN AS PER MARKUP FROM ARCHITECT BASED ON THE LATEST PROP. MODIFICATION LISTS	F.A.	11.07.12
F	L1 DILATED OVER LINES REMOVED AND REDESIGNED TO ACCOMMODATE	F.A.	02.08.12
G	L7 REMOVED - L3 EXTENDED	L.T.	20.08.12
H	LOT 1114 SERVICES INDICATED	F.A.	25.08.12
I	REMOVE REMAINING OF LOTS 1141-1143 (FORMER WINDYBUSH LEASERS PARCEL) MARKED AND 1 JUNCTION POINT	F.A.	18.11.12
J	FOR LOT 1114 (REFER TO THE L1) IF CORRECTLY NOTING PROPOSED IN THE 100-200 ZONE	F.A.	05.02.13
K	WORK AS CONSTRUCTED	S.D.	21.02.13

WORK AS CONSTRUCTED CERTIFICATION

DEVELOPER: LARSON
 W.A.C.: GARDNER PT LTD
 CONTRACTOR: ROMA, FA
 DATE: 21/02/13
 W.A.C. PREPARED: 21/02/13

DESIGNER: GARDNER PT LTD
 DATE: 21/02/13

SYDNEY WATER CORPORATION
 Case No. 126168WVW SH1 4 OF 7 SH1S.
 FOR DETAILS OF SERVICES SEE SHEET 1



L7 DELETED

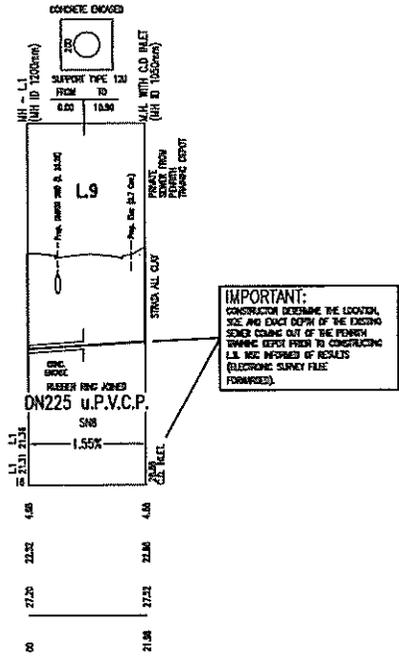
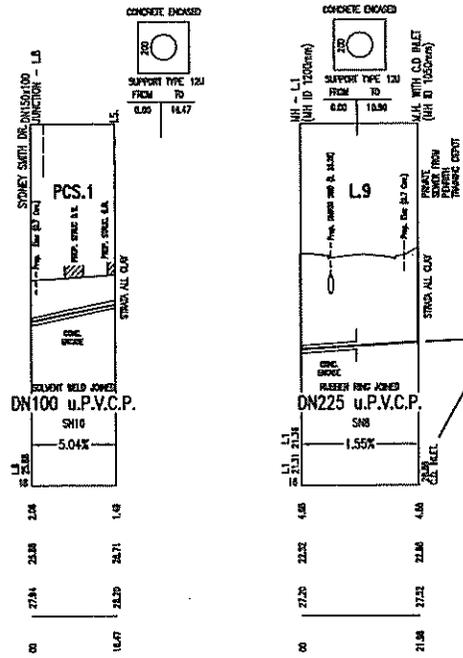
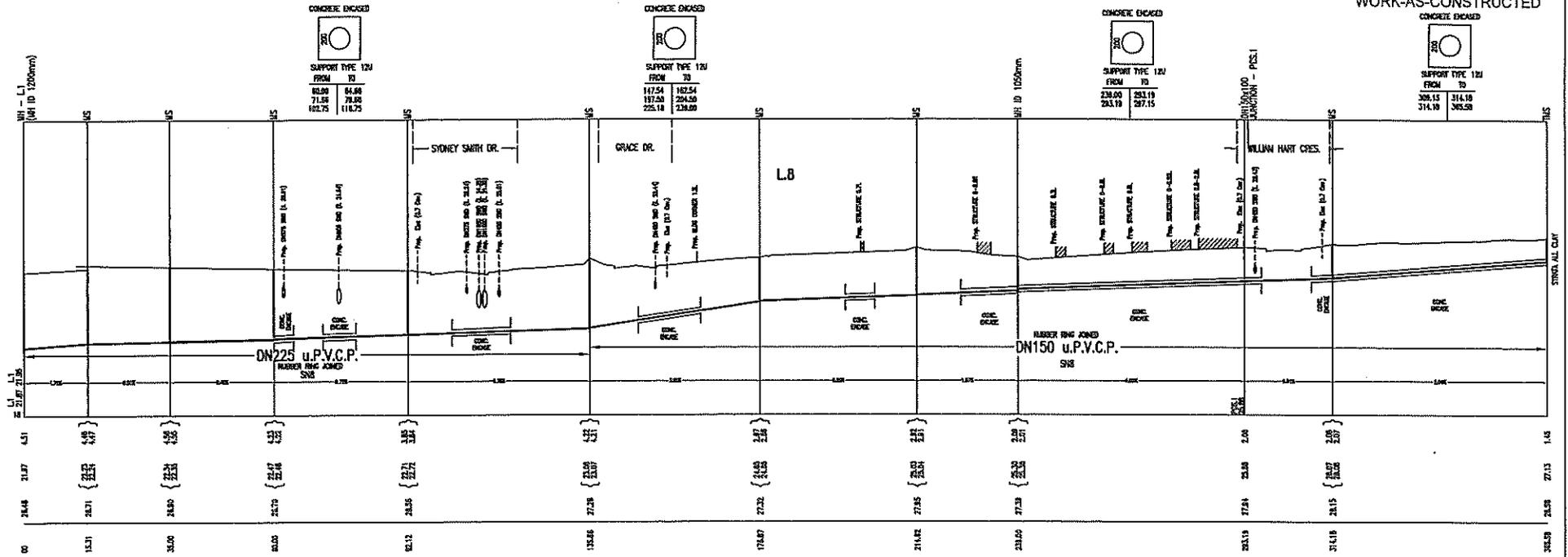
IMPORTANT:
 - FOR SURFACE LEVELS REFER TO NOTE J ON SHEET 1
 - FOR STRUCTURES MARKED WITH ϕ BULK EARTHINGS MAY NOT BE DONE. TEMPORARY MOLDS OR TEMPORARY CURS MAY BE REQUIRED. CONTRACTOR TO LIME WITH ONE SUPERFUNDING.

NUMBER	AMENDMENT	INITIAL	DATE
A	FIRST ISSUE (FOR CLIENT ONLY)	F.J.	17.10.11
B	ISSUE FOR COMMENT	F.J.	08.01.12
C	ISSUE FOR ENGAGEMENT	F.J.	18.02.12
D	ISSUE FOR CONSTRUCTION	F.J.	07.05.12
E	ISSUE FOR CONSTRUCTION (REVISED)	F.J.	11.07.12
F	ISSUE FOR CONSTRUCTION (REVISED)	F.J.	02.08.12
G	L7 WITHDRAWN - L3 ENCASED	N.T.	28.09.12
H	LIST 1216 STRUCTURES RECORDED	F.J.	28.09.12
I	ISSUE FOR CONSTRUCTION (REVISED)	F.J.	18.11.12
J	ISSUE FOR CONSTRUCTION (REVISED)	F.J.	02.02.13
K	WORK AS CONSTRUCTED	S.A.	21.02.13

WORK AS CONSTRUCTED CERTIFICATION

DEVELOPER: LANSON
 W.A.C.: GARDNER PTY LTD
 CONSTRUCTOR: BOSSALL PA
 COMPLETED: 21/01/2013
 W.A.C. PREPARED: 21/02/13
 DESIGNER: GARDNER PTY LTD

SYDNEY WATER CORPORATION
SYDNEY WATER
 Case No. 126168WW SHT 5 OF 7 SHTS.
 SYDNEY WATER CORPORATION
 FOR DETAILS OF SERVICES SEE SHEET 1



IMPORTANT:
CONSTRUCTION DETERMINE THE LOCATION, SIZE AND DEPTH OF THE EXISTING SEWER COMING OUT OF THE PROPERTY. ADVISE THE ENGINEER PRIOR TO CONSTRUCTION. I.E. NO WORKERS TO RECORDS (ELECTRONIC SURVEY FILE FORWARDED).

IMPORTANT:
- FOR SURFACE LEVELS REFER TO NOTE 3 ON SHEET 1
- FOR STRUCTURES MARKED WITH AN 'X' EMPLOYERS MAY NOT BE DONE. TEMPORARY MOUNDS OR TEMPORARY CUS MAY BE REQUIRED. CONSTRUCTION TO LAKE WITH SITE SUPERVISOR.

NUMBER	AMENDMENT	INITIAL	DATE
A	FIRST ISSUE (FOR CLIENT ONLY)	F.A.	17.02.11
B	ISSUE FOR COMMENT	F.A.	08.01.12
C	ISSUE FOR CONSTRUCTION	F.A.	16.02.12
B	L8 ADDED LINE FOR STONE M'S CHANGED (PIPER SHEET 7)	F.A.	07.02.12
E	REVISED DESIGN AS PER MARKUP FROM RAINSON BASED ON THE LATEST PROP. SUBSTRUCTURE LEVEL	F.A.	11.07.12
F	L2 SELECTED OVER LINES REMOVED AND REVISIONS TO BE MADE TO SHEET 1 AND SHEET 2	F.A.	02.08.12
G	L7 REMOVED - L3 EXTENDED	T.T.	20.08.12
H	LIST 1218 SERVICES INCORPORATED	F.A.	25.08.12
I	SOME REVISIONS OF LIST 1218-1219 SERVICES INCORPORATED PARTLY MARKED AND 1 JUNCTION ADDED	F.A.	18.11.12
J	REVISIONS TO LIST 1218-1219 SERVICES TO BE MADE TO SHEET 1 AND SHEET 2	F.A.	03.02.13
K	WORK AS CONSTRUCTED	S.B.	21.02.13

<p>WORK AS CONSTRUCTED CERTIFICATION</p> <p>DEVELOPER: LANZOM</p> <p>W.A.C. PREPARED BY: PHILIP TAYLOR</p> <p>COMPLETED: 21/01/2013</p> <p>W.A.C. PREPARED: 21/01/13</p> <p>DESIGNER: SUDAREN PTY LTD</p> <p>12/18/13 THAT ALL WORKS HAVE BEEN CONSTRUCTED ACCORDING TO THE WORK AS CONSTRUCTED DRAWINGS</p>		<p>BYWAY WATER CORPORATION</p> <p>Byway WATER</p> <p>Case No. 125168WVW SHT 6 OF 7 SHITS.</p> <p>BYWAY WATER CORPORATION FOR DETAILS OF SERVICES SEE SHEET 1</p>
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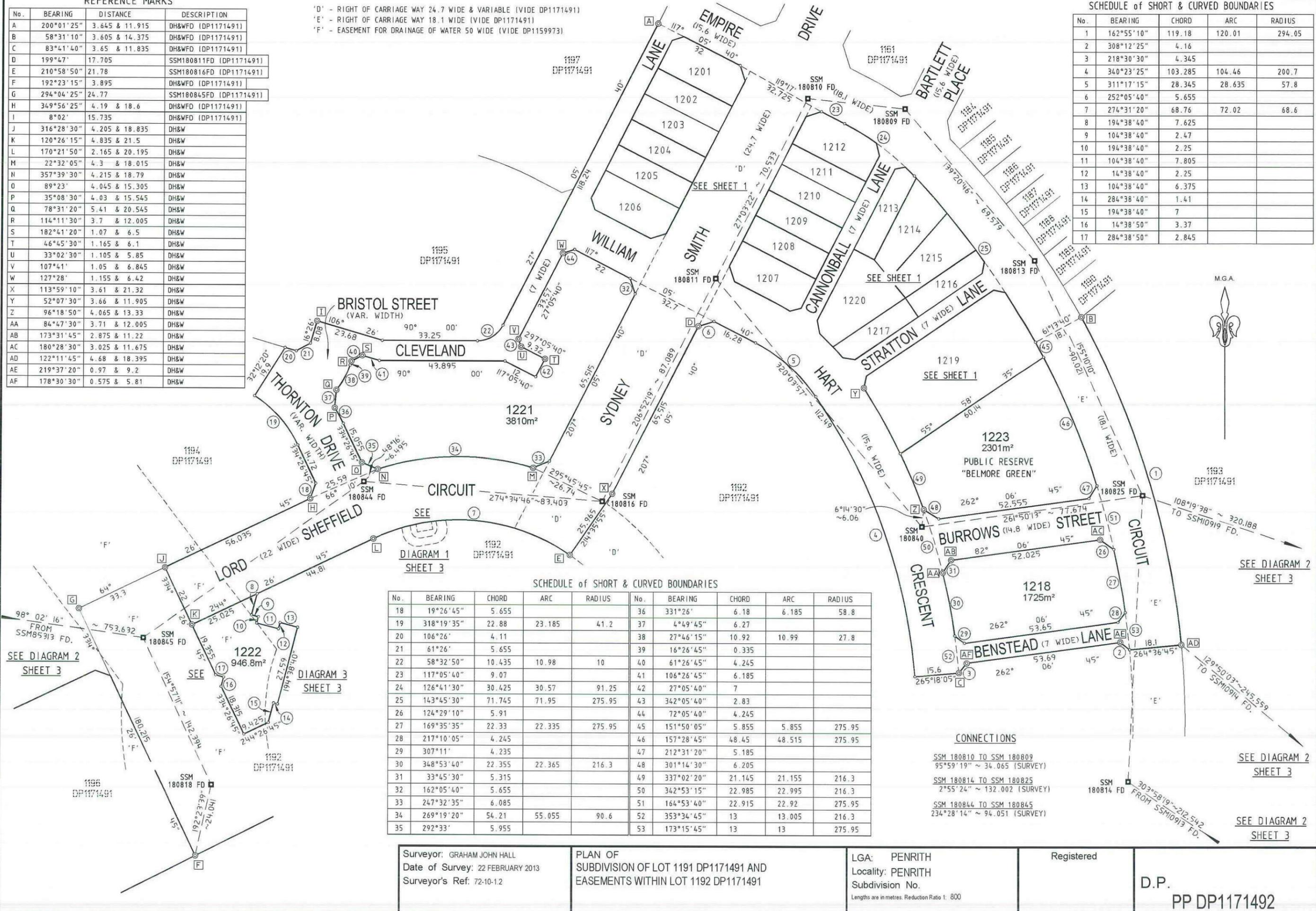
REFERENCE MARKS

No.	BEARING	DISTANCE	DESCRIPTION
A	200°01'25"	3.645 & 11.915	DH&WFD (DP1171491)
B	58°31'10"	3.605 & 14.375	DH&WFD (DP1171491)
C	83°41'40"	3.65 & 11.835	DH&WFD (DP1171491)
D	199°47'	17.705	SSM180811FD (DP1171491)
E	210°58'50"	21.78	SSM180816FD (DP1171491)
F	192°23'15"	3.895	DH&WFD (DP1171491)
G	294°04'25"	24.77	SSM180845FD (DP1171491)
H	349°56'25"	4.19 & 18.6	DH&WFD (DP1171491)
I	8°02'	15.735	DH&WFD (DP1171491)
J	316°28'30"	4.205 & 18.835	DH&W
K	120°26'15"	4.835 & 21.5	DH&W
L	170°21'50"	2.165 & 20.195	DH&W
M	22°32'05"	4.3 & 18.015	DH&W
N	357°39'30"	4.215 & 18.79	DH&W
O	89°23'	4.045 & 15.305	DH&W
P	35°08'30"	4.03 & 15.545	DH&W
Q	78°31'20"	5.41 & 20.545	DH&W
R	114°11'30"	3.7 & 12.005	DH&W
S	182°41'20"	1.07 & 6.5	DH&W
T	46°45'30"	1.165 & 6.1	DH&W
U	33°02'30"	1.105 & 5.85	DH&W
V	107°41'	1.05 & 6.845	DH&W
W	127°28'	1.155 & 6.42	DH&W
X	113°59'10"	3.61 & 21.32	DH&W
Y	52°07'30"	3.66 & 11.905	DH&W
Z	96°18'50"	4.065 & 13.33	DH&W
AA	84°47'30"	3.71 & 12.005	DH&W
AB	173°31'45"	2.875 & 11.22	DH&W
AC	180°28'30"	3.025 & 11.675	DH&W
AD	122°11'45"	4.68 & 18.395	DH&W
AE	219°37'20"	0.97 & 9.2	DH&W
AF	178°30'30"	0.575 & 5.81	DH&W

'D' - RIGHT OF CARRIAGE WAY 24.7 WIDE & VARIABLE (VIDE DP1171491)
 'E' - RIGHT OF CARRIAGE WAY 18.1 WIDE (VIDE DP1171491)
 'F' - EASEMENT FOR DRAINAGE OF WATER 50 WIDE (VIDE DP1159973)

SCHEDULE of SHORT & CURVED BOUNDARIES

No.	BEARING	CHORD	ARC	RADIUS
1	162°55'10"	119.18	120.01	294.05
2	308°12'25"	4.16		
3	218°30'30"	4.345		
4	340°23'25"	103.285	104.46	200.7
5	311°17'15"	28.345	28.635	57.8
6	252°05'40"	5.655		
7	274°31'20"	68.76	72.02	68.6
8	194°38'40"	7.625		
9	104°38'40"	2.47		
10	194°38'40"	2.25		
11	104°38'40"	7.805		
12	14°38'40"	2.25		
13	104°38'40"	6.375		
14	284°38'40"	1.41		
15	194°38'40"	7		
16	14°38'50"	3.37		
17	284°38'50"	2.845		



SCHEDULE of SHORT & CURVED BOUNDARIES

No.	BEARING	CHORD	ARC	RADIUS	No.	BEARING	CHORD	ARC	RADIUS
18	19°26'45"	5.655			36	331°26'	6.18	6.185	58.8
19	318°19'35"	22.88	23.185	41.2	37	4°49'45"	6.27		
20	106°26'	4.11			38	27°46'15"	10.92	10.99	27.8
21	61°26'	5.655			39	16°26'45"	0.335		
22	58°32'50"	10.435	10.98	10	40	61°26'45"	4.245		
23	117°05'40"	9.07			41	106°26'45"	6.185		
24	126°41'30"	30.425	30.57	91.25	42	27°05'40"	7		
25	143°45'30"	71.745	71.95	275.95	43	342°05'40"	2.83		
26	124°29'10"	5.91			44	72°05'40"	4.245		
27	169°35'35"	22.33	22.335	275.95	45	151°50'05"	5.855	5.855	275.95
28	217°10'05"	4.245			46	157°28'45"	48.45	48.515	275.95
29	307°11'	4.235			47	212°31'20"	5.185		
30	348°53'40"	22.355	22.365	216.3	48	301°14'30"	6.205		
31	33°45'30"	5.315			49	337°02'20"	21.145	21.155	216.3
32	162°05'40"	5.655			50	342°53'15"	22.985	22.995	216.3
33	247°32'35"	6.085			51	164°53'40"	22.915	22.92	275.95
34	269°19'20"	54.21	55.055	90.6	52	353°34'45"	13	13.005	216.3
35	292°33'	5.955			53	173°15'45"	13	13	275.95

Surveyor: GRAHAM JOHN HALL
 Date of Survey: 22 FEBRUARY 2013
 Surveyor's Ref: 72-10-12

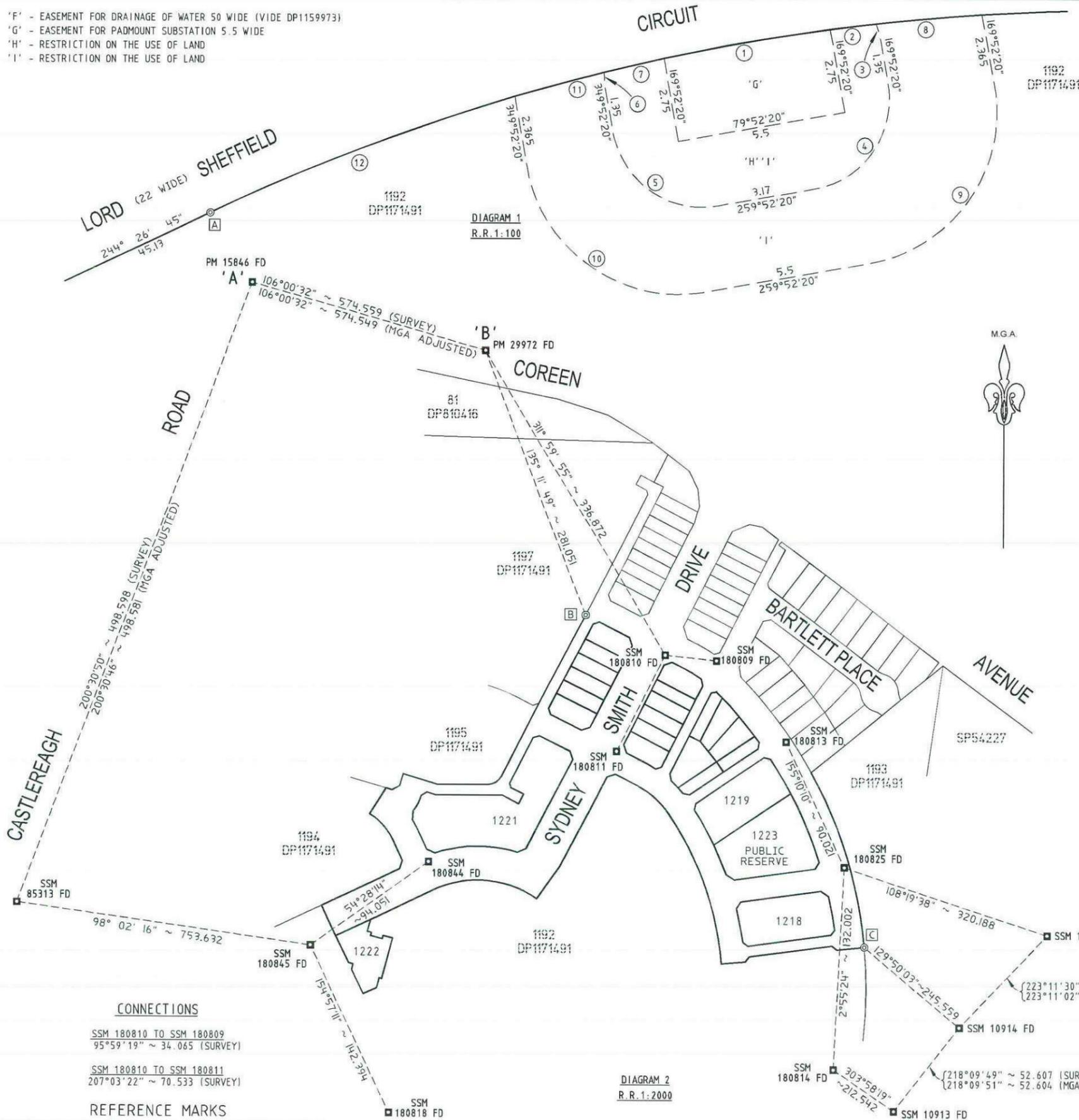
PLAN OF SUBDIVISION OF LOT 1191 DP1171491 AND EASEMENTS WITHIN LOT 1192 DP1171491

LGA: PENRITH
 Locality: PENRITH
 Subdivision No.
 Lengths are in metres. Reduction Ratio 1: 800

Registered

D.P.
 PP DP1171492

'F' - EASEMENT FOR DRAINAGE OF WATER 50 WIDE (VIDE DP1159973)
 'G' - EASEMENT FOR PADMOUNT SUBSTATION 5.5 WIDE
 'H' - RESTRICTION ON THE USE OF LAND
 'I' - RESTRICTION ON THE USE OF LAND



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
SSM.10913	287 311.396	6 263 192.902	56	B	2	SCIMS	43.149	LB	L2	SCIMS
SSM.10914	287 343.906	6 263 234.268	56	B	2	SCIMS	42.761	LB	L2	SCIMS
SSM.10919	287 445.813	6 263 342.849	56	B	2	SCIMS	34.053	LB	L2	SCIMS
P.M.15846	286 222.093	6 263 965.567	56	B	2	SCIMS	26.087	LB	L2	SCIMS
P.M.29972	286 774.447	6 263 807.088	56	B	2	SCIMS	25.447	LB	L2	SCIMS
SSM.85313	286 047.354	6 263 498.526	56	C	3	SCIMS	20	U	U	SCIMS
SSM.180809	287 058.7	6 263 578.1	56	U	U	TRAVERSE	28.58	U	U	TRIG HEIGHT
SSM.180810	287 024.8	6 263 581.7	56	U	U	TRAVERSE	28.445	U	U	DIFF HEIGHT
SSM.180811	286 992.7	6 263 518.9	56	U	U	TRAVERSE	27.9	U	U	TRIG HEIGHT
SSM.180813	287 104.0	6 263 525.3	56	U	U	TRAVERSE	29.1	U	U	TRIG HEIGHT
SSM.180814	287 135.1	6 263 311.8	56	U	U	TRAVERSE	30.68	U	U	TRIG HEIGHT
SSM.180816	286 953.4	6 263 441.2	56	U	U	TRAVERSE	27	U	U	TRIG HEIGHT
SSM.180818	286 854.0	6 263 264.2	56	U	U	TRAVERSE	27	U	U	TRIG HEIGHT
SSM.180825	287 141.8	6 263 443.6	56	U	U	TRAVERSE	29.79	U	U	TRIG HEIGHT
SSM.180844	286 870.2	6 263 447.8	56	U	U	TRAVERSE	26.54	U	U	TRIG HEIGHT
SSM.180845	286 793.7	6 263 393.2	56	U	U	TRAVERSE	26.03	U	U	TRIG HEIGHT

COMBINED SCALE FACTOR 1.000156
 ESTABLISHED MARK SOURCE: SCIMS DATED 13/12/2012

SCHEDULE of SHORT & CURVED BOUNDARIES

No.	BEARING	CHORD	ARC	RADIUS	No.	BEARING	DISTANCE
1	79°52'20"	5.5	5.5	68.6	13	194°38'40"	7.625
2	82°48'15"	1.52	1.52	68.6	14	104°38'40"	2.47
3	163°53'15"	0.625	0.625	3	15	194°38'40"	2.25
4	214°52'20"	4.245	4.71	3	16	104°38'40"	7.805
5	304°52'20"	4.245	4.71	3	17	14°38'40"	2.25
6	355°31'45"	0.59	0.59	3	18	104°38'40"	6.375
7	76°43'35"	2.03	2.03	68.6	19	284°38'40"	1.41
8	84°54'	3.495	3.495	68.6	20	194°38'40"	7
9	214°52'20"	7.07	7.855	5	21	244°26'45"	9.425
10	304°52'20"	7.07	7.855	5	22	334°26'45"	18.315
11	74°37'55"	2.985	2.985	68.6	23	14°38'50"	3.37
12	68°54'55"	10.69	10.705	68.6	24	284°38'50"	2.845

CONNECTIONS

SSM 180810 TO SSM 180809
 95°59'19" ~ 34.065 (SURVEY)
 SSM 180810 TO SSM 180811
 207°03'22" ~ 70.533 (SURVEY)

REFERENCE MARKS

No.	BEARING	DISTANCE	DESCRIPTION
A	170°21'50"	2.165 & 20.195	DH&W
B	200°01'25"	3.645 & 11.915	DH&WFD (DP1171491)
C	122°11'45"	4.68 & 18.395	DH&W
D	120°26'15"	4.835 & 21.5	DH&W

DIAGRAM 2
 R.R. 1:2000

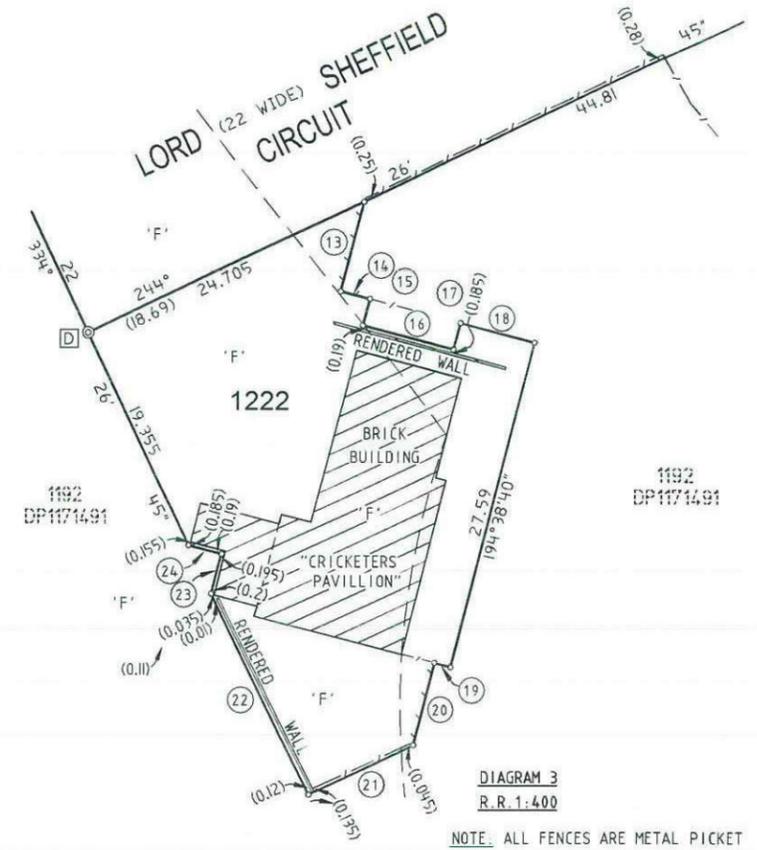


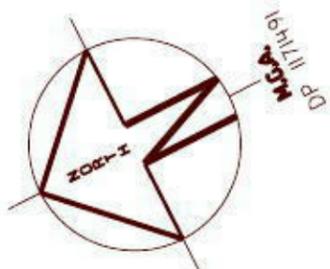
DIAGRAM 3
 R.R. 1:400

NOTE: ALL FENCES ARE METAL PICKET

Surveyor: GRAHAM JOHN HALL Date of Survey: 22 FEBRUARY 2013 Surveyor's Ref: 72-10-12	PLAN OF SUBDIVISION OF LOT 1191 DP1171491 AND EASEMENTS WITHIN LOT 1192 DP1171491	LGA: PENRITH Locality: PENRITH Subdivision No. Lengths are in metres: Reduction Ratio 1: 2000	Registered D.P.
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10	20	30	40	50	60	70	80	90	100	110	120	130	140
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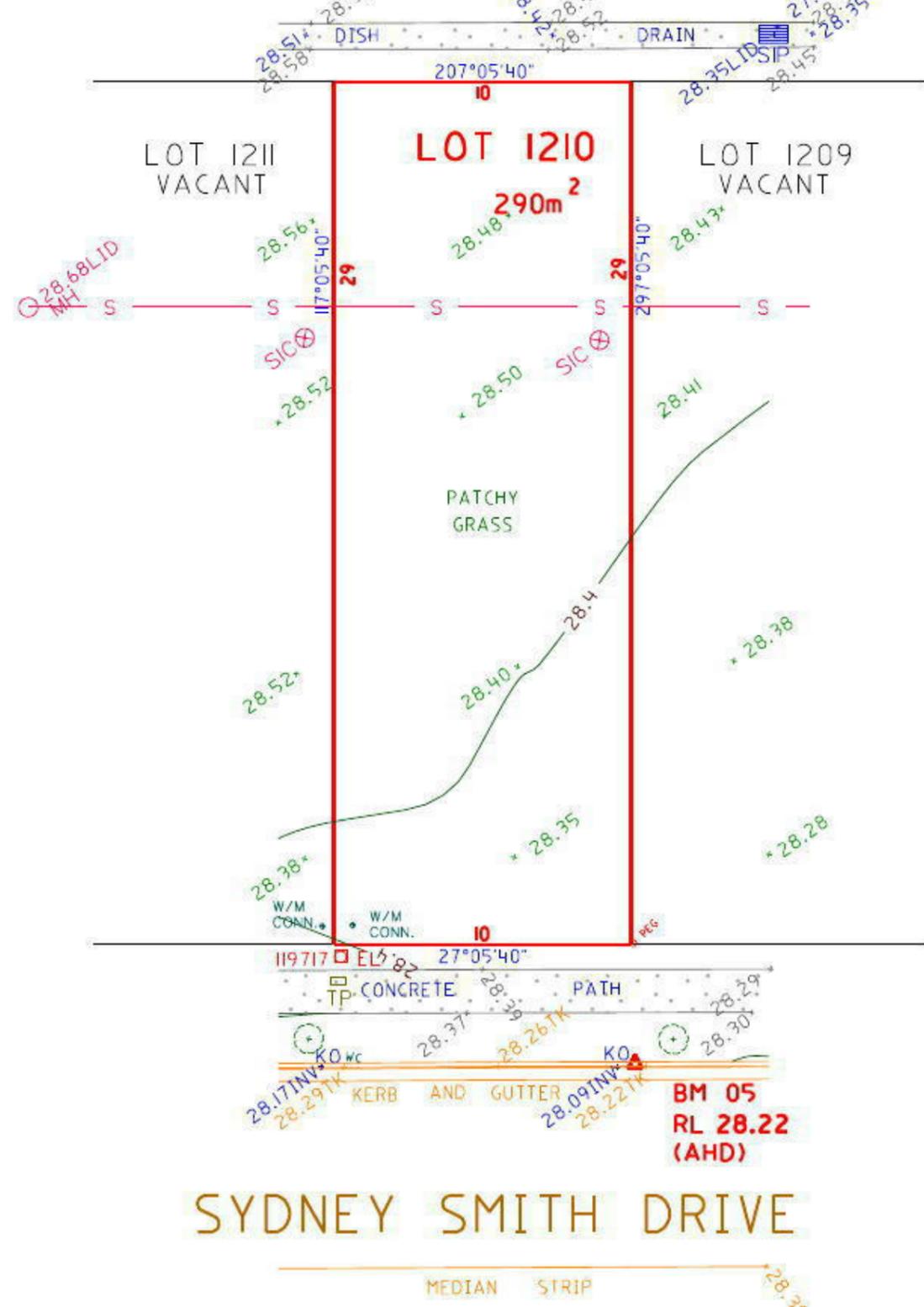
NORTH



LOCALITY SKETCH

UBD AREA: SYD REVISION: 48
MAP: 163 REF:
S
GPS E

CANNONBALL LANE
KERB AND GUTTER



APPROXIMATE POSITION OF SEWER MAIN. REFER TO SEWER DIAGRAM FOR DETAILS

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

NOTE: DIMENSIONS FOR LOT 1210 HAVE BEEN TAKEN FROM A DOCUMENT RECEIVED FROM FIRSTYLE HOMES ON 9/5/13 AND ARE TO BE VERIFIED UPON REGISTRATION OF DEPOSITED PLAN.

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



<p>COPYRIGHT</p> <p>COPYRIGHT OF THIS PLAN AND IN THE ACCOMPANYING CAD FILE(S) WHERE APPLICABLE VESTS WITH ASPECT DEVELOPMENT & SURVEY PTY LTD.</p> <p>THE PLAN AND CAD FILE SHALL ONLY BE USED BY THE ADDRESSED CLIENT FOR THE PURPOSE FOR WHICH THE SURVEY WAS CARRIED OUT.</p>	<p>GENERAL NOTES</p> <p>A) THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED AND THE POSITION SHOWN IS APPROXIMATE ONLY.</p> <p>B) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY.</p> <p>C) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.</p> <p>D) CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.</p>	<p>SYMBOLS & ABBREVIATIONS:</p> <table border="1"> <tr><td>GP</td><td>GULLY PIT</td><td>-E-</td><td>OVERHEAD ELEC LINE</td></tr> <tr><td>HYD</td><td>HYDRANT</td><td>-S-</td><td>SEWER LINE</td></tr> <tr><td>SIP</td><td>SURFACE INLET PIT</td><td>GM</td><td>GAS METER</td></tr> <tr><td>SIC</td><td>SEWER INSPECTION COVER</td><td>LP</td><td>LIGHT POLE</td></tr> <tr><td>SMH</td><td>SEWER MANHOLE</td><td>EC</td><td>ELECTRICITY CONDUIT</td></tr> <tr><td>W/M</td><td>WATER METER</td><td>ECT</td><td>ELEC & TELE CONDUIT</td></tr> <tr><td>EL</td><td>ELECTRICITY BOX</td><td>TC</td><td>TELECOM CONDUIT</td></tr> <tr><td>TP</td><td>TELECOM PIT</td><td>WC</td><td>WATER CONDUIT</td></tr> <tr><td>VC</td><td>VEHICLE CROSSING</td><td>INV</td><td>INVERT</td></tr> <tr><td>SV</td><td>STOP VALVE</td><td>KO</td><td>KERB OUTLET</td></tr> <tr><td>SWM</td><td>STORMWATER MANHOLE</td><td>TK</td><td>TOP OF KERB</td></tr> </table>	GP	GULLY PIT	-E-	OVERHEAD ELEC LINE	HYD	HYDRANT	-S-	SEWER LINE	SIP	SURFACE INLET PIT	GM	GAS METER	SIC	SEWER INSPECTION COVER	LP	LIGHT POLE	SMH	SEWER MANHOLE	EC	ELECTRICITY CONDUIT	W/M	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	SWM	STORMWATER MANHOLE	TK	TOP OF KERB	<p>ASPECT DEVELOPMENT & SURVEY PTY LTD CONSULTING REGISTERED SURVEYORS ABN 60 078 649 000</p> <p>SUITE 1 103 VANESSA STREET KINGSGROVE NSW 2208 PHONE (02) 9554 6388 FAX (02) 9554 8588</p> <p>PO BOX 161 KINGSGROVE NSW 1480 DX 11392 HURSTVILLE</p>	<p>PROJECT</p> <p>OUR REFERENCE 3/1022565/136378</p> <p>LOT 1210 DP UNREG'D SECTION</p> <p>DATUM AHD SOURCE SCIMS 9/5/13</p> <p>ORIGIN OF LEVELS PM 40864 REDUCED LEVEL 36.47</p> <p>SURVEYED HK DATE 13/05/13</p> <p>DRAWN NS/NZ DATE 16/05/13</p> <p>SCALE 1:200 A3 SHEET</p>	<p>CLIENT: FIRSTYLE HOMES</p> <p>REF:</p> <p>REF: 499A</p> <p>ADDRESS: SYDNEY SMITH</p> <p>SUBURB PENRITH</p>
GP	GULLY PIT	-E-	OVERHEAD ELEC LINE																																														
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