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**DEVELOPMENT CALCULATIONS**

LOT: 2237 SITE AREA: 247.2m<sup>2</sup>

Itemised Floor Areas:	Totals:
living ground floor:	82.52m <sup>2</sup>
first floor: (excl. void 72.81m <sup>2</sup> )	76.6m <sup>2</sup>
garage: (excess 00.000m <sup>2</sup> )	35.88m <sup>2</sup>
alfresco:	7.45m <sup>2</sup>
porch:	7.83m <sup>2</sup>
balcony:	7.96m <sup>2</sup>
total floor area:	218.24m <sup>2</sup>

**FLOOR SPACE RATIO CALCULATION:**

gross floor areas:	Totals:
living ground floor: (internal area)	72.82m <sup>2</sup>
first floor excl. void: (internal area)	64.78m <sup>2</sup>
total gross floor area:	137.6m <sup>2</sup>
floor space ratio:	0.56:1

**SITE AREA COVERAGE/LANDSCAPE:**

house ground floor:	82.52m <sup>2</sup>
garage:	35.88m <sup>2</sup>
porch/alfresco:	15.28m <sup>2</sup>
driveway/paved area:	4.55m <sup>2</sup>
site coverage Area:	133.68m <sup>2</sup> (54.1%)
landscape area:	113.52m <sup>2</sup> (45.9%)
pervious areas (soft)	108.96m <sup>2</sup> (44.1%)
impervious areas (hard)	138.24m <sup>2</sup> (55.9%)
front yard landscape area	15.64m <sup>2</sup> (6.3%)
front yard hard paved area	1.43m <sup>2</sup> (0.5%)
private open space o/a:	49.85m <sup>2</sup>
principal private open space:	18m <sup>2</sup>
total car space incl. carstand:	2 carspace

**COUNCIL ZONE: R1**

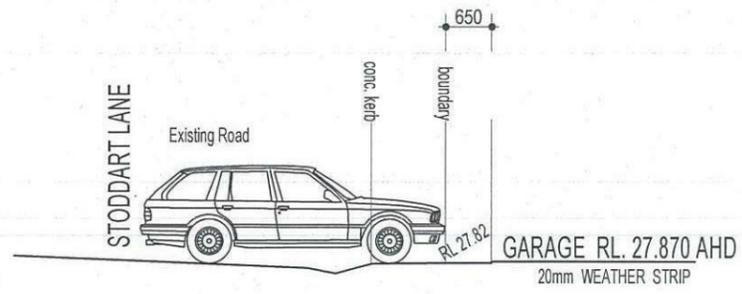
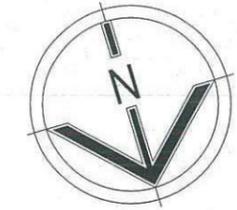
PROMOTION:  
**LIVING/STYLE COLLECTION**

CLIENT:  
**FIRSTYLE HOMES**

LOCATION:  
 LOT 2237  
 WILLIAM HART CRESCENT  
 PENRITH NSW 2750

DP: SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH
model: CHESTER 23	facade: AUGUSTINE
date: 2/06/2014	quotation assessment: SK1
Sheet: 1 of 12	scale: 1:200
drawn: GP/L.D.S.	checked: P.D.
<b>777-14</b>	

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ SP: 08



**DRIVEWAY GRADIENT**

**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

**BASIX**

= 35.79m<sup>2</sup> of roof area to discharge to water tank.  
 = 125.21m<sup>2</sup> stormwater and overflow to discharge to existing street channel.  
 o/a= 161m<sup>2</sup> of roof area.

**LEGEND:**

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

**EARTHWORKS TO AHD**

HOUSE:	FFL 27.96
(LIVING)	FGL 27.56
GARAGE:	FFL 27.870
	FGL 27.470

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

- GENERAL DRAINAGE NOTES**
- Roof Plumber to locate Downpipes as indicated on FLOOR PLANS per spec. provided.
  - Stormwater pipes to be 100mm DIA.(Min) at 1 deg. Grade (Min) to AS 3500
  - Stormwater pipes may run via sub-floor to achieve minimum Grade to invert level.
  - ALL LEVELS SHOWN ON PLAN ARE APPROXIMATE ONLY UNLESS ACCOMPANIED BY LEVELS PREPARED BY REGISTERED SURVEYOR TO A.H.D
  - 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 ENCROACH AS ALLOWED BY B.C.A:CL3.7.1.7 & FIGURE 3.7.1.9

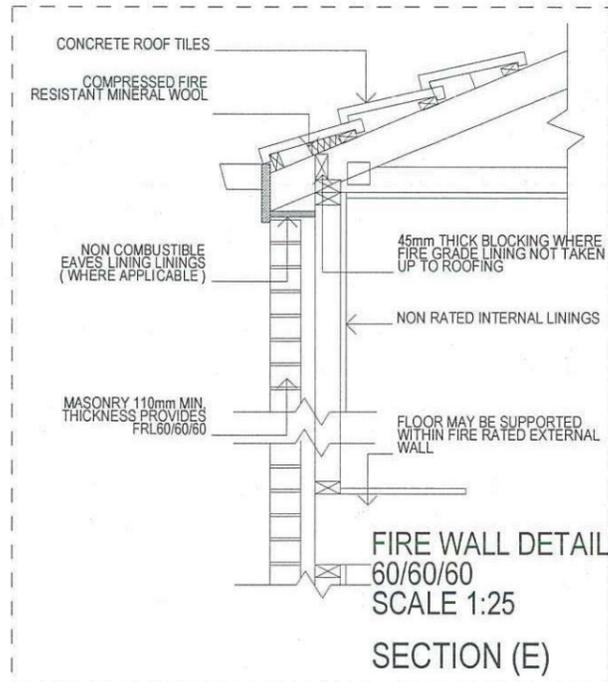
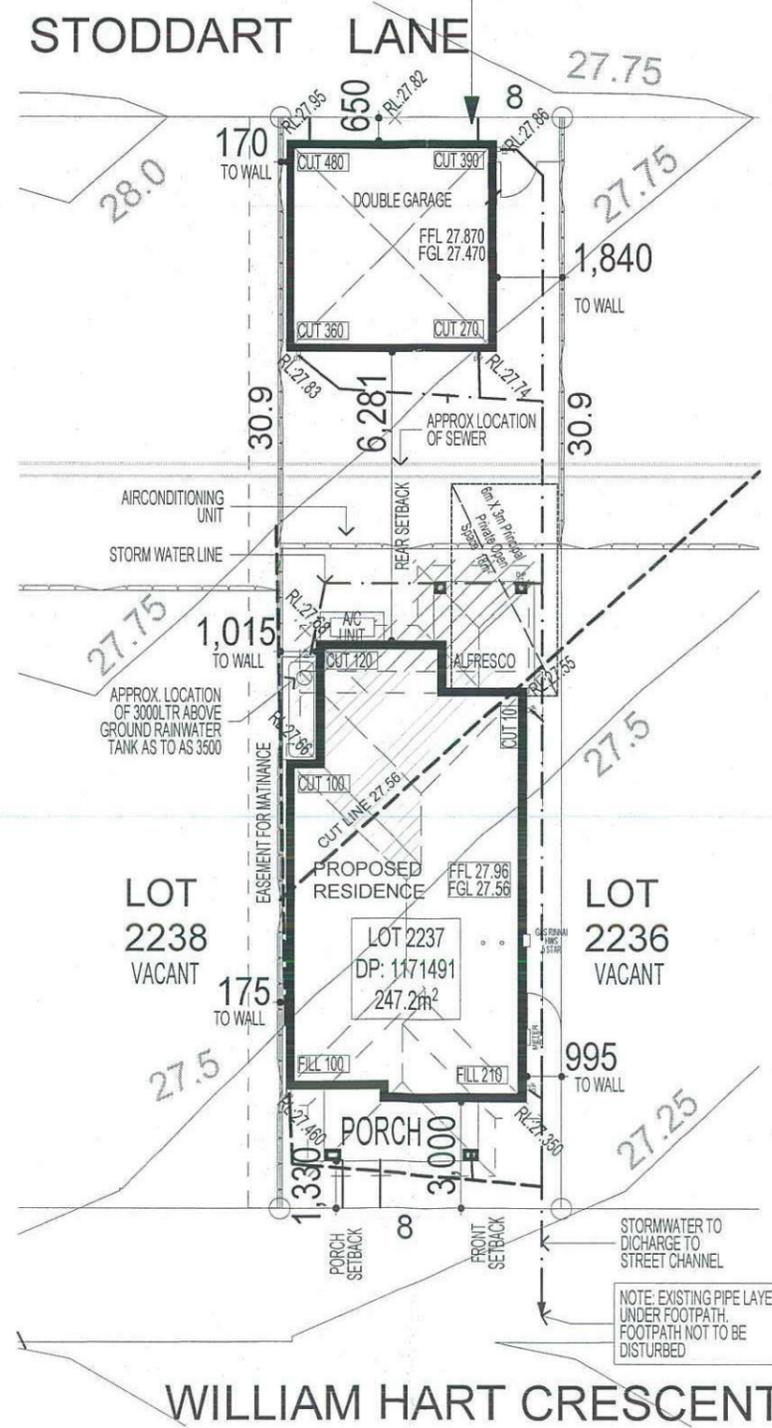


**NOTE:**  
 PROVIDE GRANITGARD TERMITE TREATMENT

**FIBRE OPTIC WIRING PACKAGE**

**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

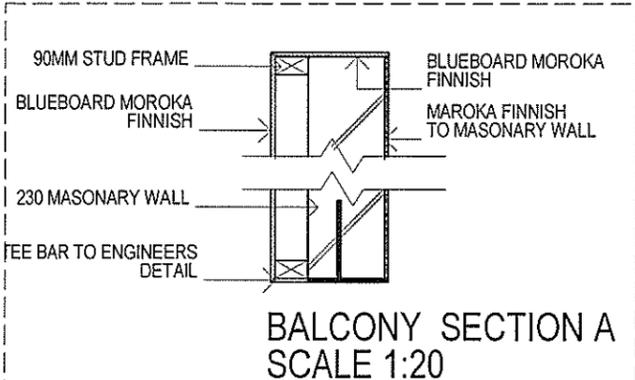
**NOTE**  
 AIR CONDITIONING ONLY  
 (EER 2.5-3.0 OR GREATER)  
 3-PHASE POWER



**SITE PLAN & STORMWATER CONCEPT PLAN**

**KEY**

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



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

**FIRSTYLE HOMES**

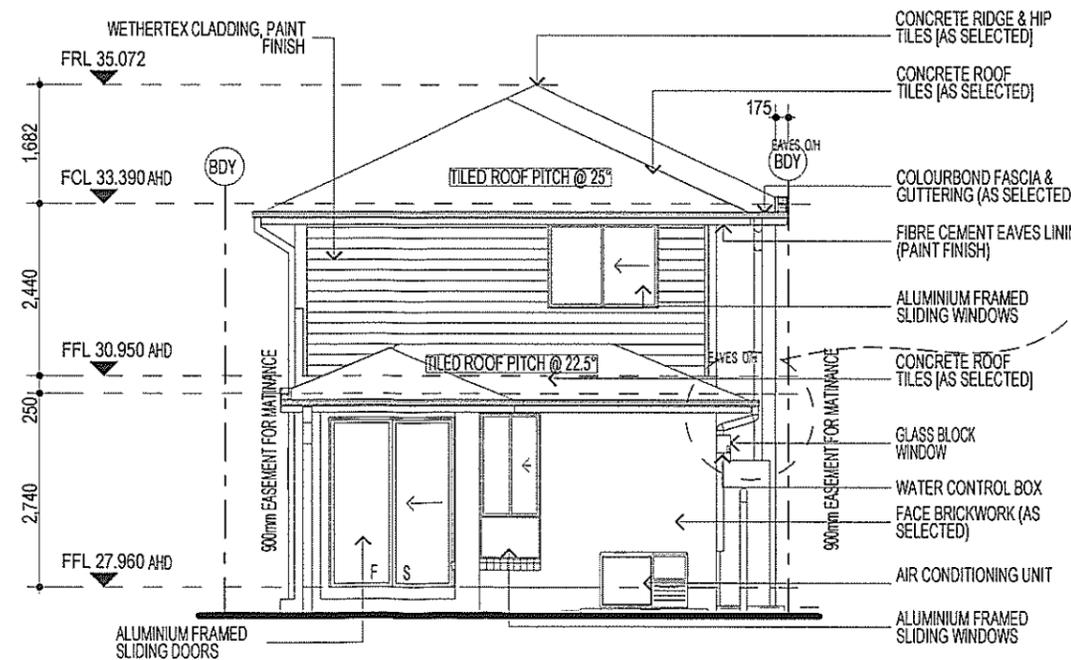
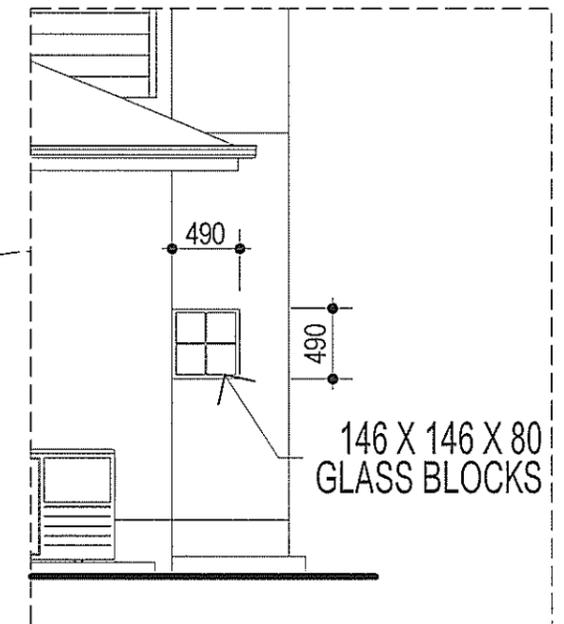
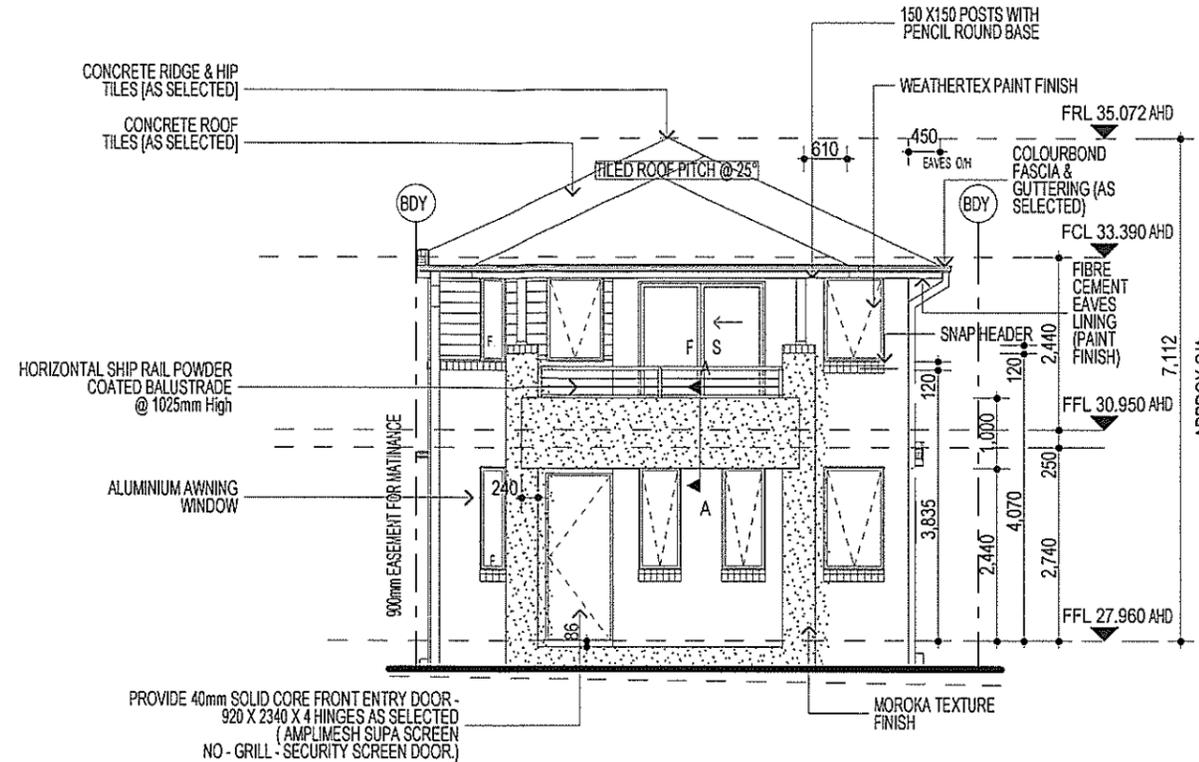
FIRSTYLE HOMES Pty Ltd  
Lic. No. 113412C  
ACN 087 773 779  
PO BOX 171, HOXTON PARK 2171

ADMIN: (02) 9601 0111  
FAX: (02) 9601 0711  
EMAIL: [des.gm@firstyle.com.au](mailto:des.gm@firstyle.com.au)

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**ABSA** Class 1 Building Single-Dwelling Certification

Certification Number: 1006295974  
Certification Date: 06/05/2014  
Assessor Name: Vic Vicaretti  
Assessor Number: 20311

Simulated Energy: HEATING: 61.5 MJ/m<sup>2</sup> pa  
Simulated Energy: COOLING: 53.1 MJ/m<sup>2</sup> pa  
Rated with Downlights: Yes

**NetHERS Rating** 114.6 MJ/m<sup>2</sup> pa

**4.5/10**

**FIBRE OPTIC WIRING PACKAGE**

**NOTE:**  
PROVIDE GRANITGARD TERMITE TREATMENT

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

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**ELEVATIONS**

PROMOTION:  
*LIVING/STYLE COLLECTION*

CLIENT:  
FIRSTYLE HOMES

LOCATION:  
LOT 2237  
WILLIAM HART CRESCENT  
PENRITH NSW 2750

DP/SUBDIVISION OF LOT 1197 DP 1171491 council: PENRITH

mode: CHESTER 23 facade: AUGUSTINE date: 2/06/2014 SK1

Sheet: 6 of 12 draw: GP/L.D.S. checked: P.D. scale: 1:100

777-14

CLIENT'S SIGNATURE DATE SP 00

**KEY**

	FACE BRICK (AS SELECTED)
	MOROKA TEXTURE TO FRONT AND RETURN AS DRAWN (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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**MASTER BUILDERS ASSOCIATION MEMBER**

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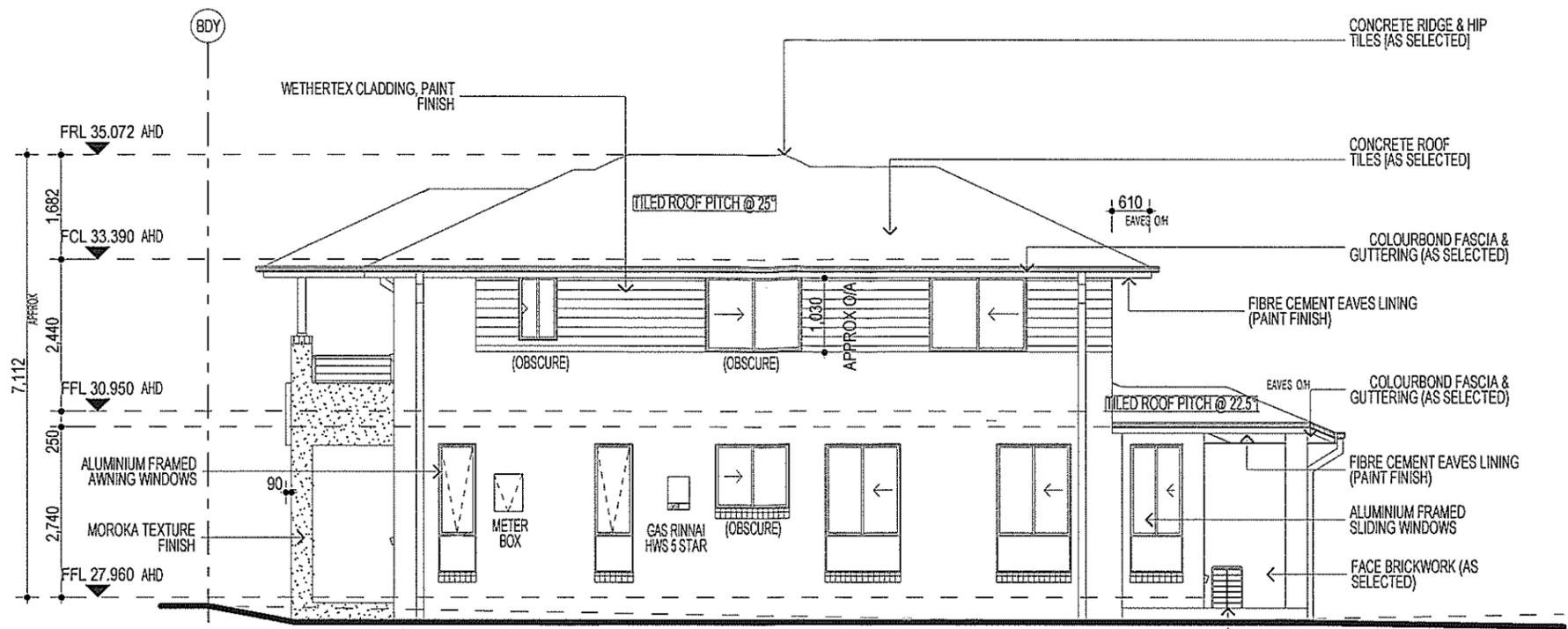
**ABS A Class 1 Building Single-Dwelling Certification**

Certification Number: 1006295974  
 Certification Date: 08/05/2014  
 Assessor Name: Vic Vicaretti  
 Assessor Number: 20311  
 Assessor Signature:

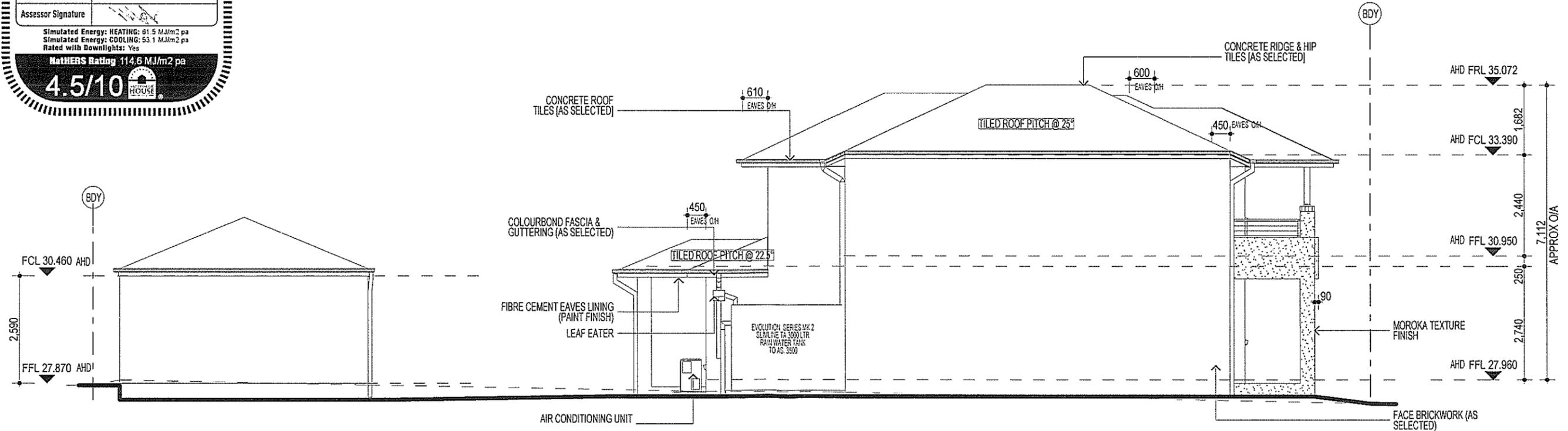
Simulated Energy: HEATING: 81.5 MJ/m<sup>2</sup> pa  
 Simulated Energy: COOLING: 53.1 MJ/m<sup>2</sup> pa  
 Rated with Downlights: Yes

**NATHERS Rating 114.6 MJ/m<sup>2</sup> pa**

**4.5/10**



**ELEVATION D**



**ELEVATION B**

**FIBRE OPTIC WIRING PACKAGE**

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PROMOTION: *LIVING/STYLE COLLECTION*

CLIENT: FIRSTYLE HOMES

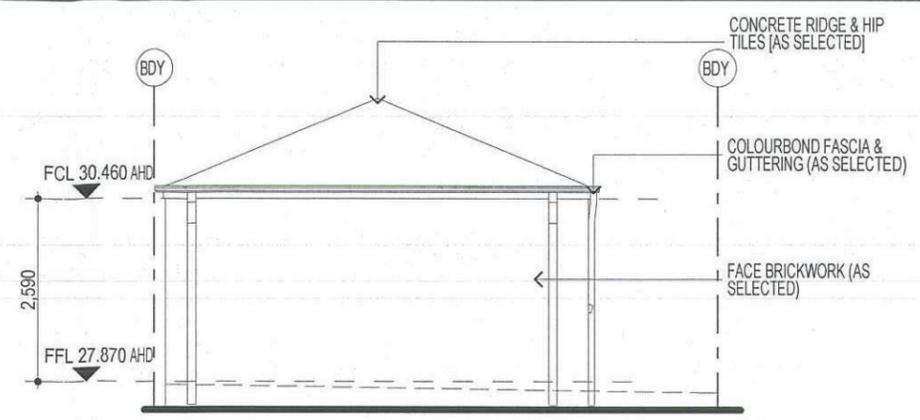
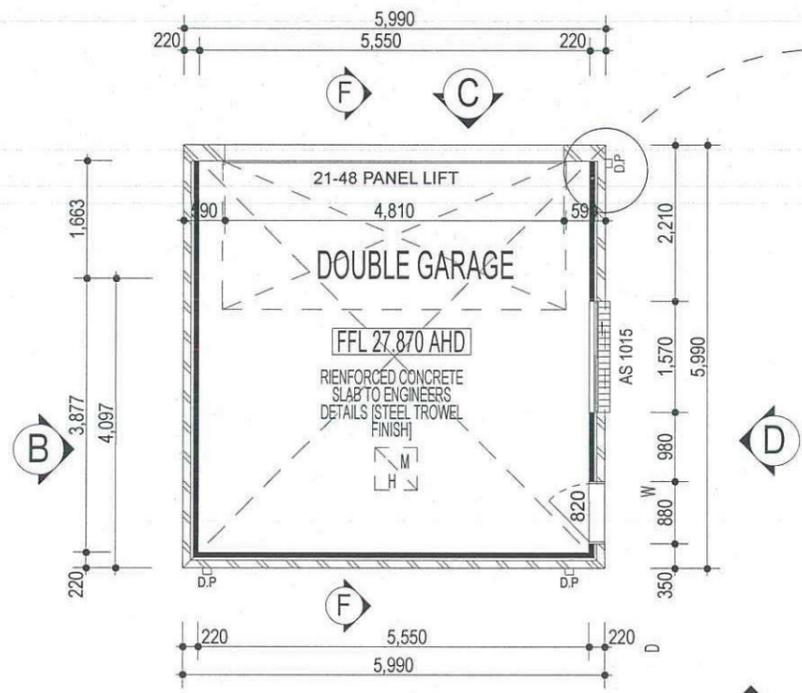
LOCATION: LOT 2237 WILLIAM HART CRESCENT PENRITH NSW 2750

DP: SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH
model: CHESTER 23	date: 2/06/2014
facade: AUGUSTINE	SK1
sheet: 7 of 12	scale: 1:100
drawn: GP/L.D.S.	checked: P.D.
777-14	

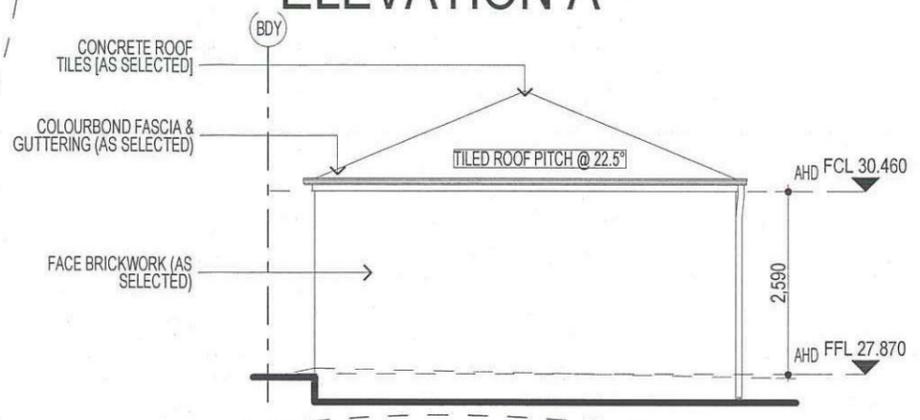
CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**ELEVATIONS**

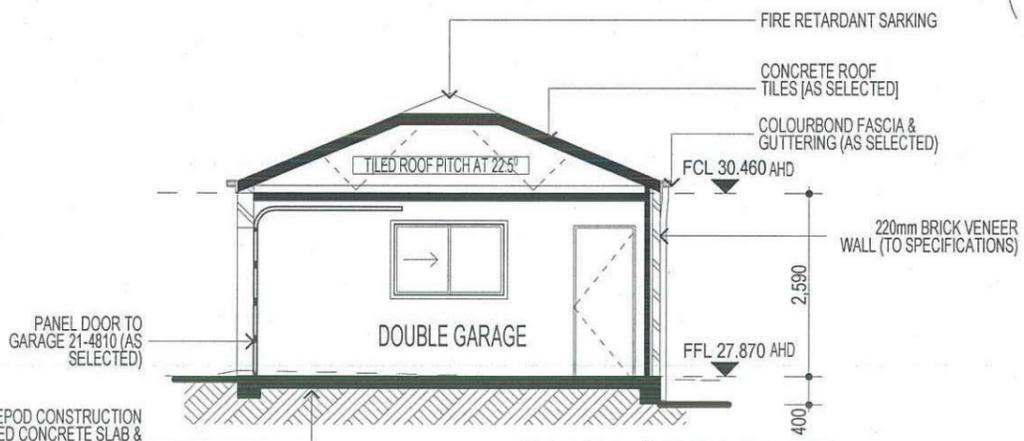
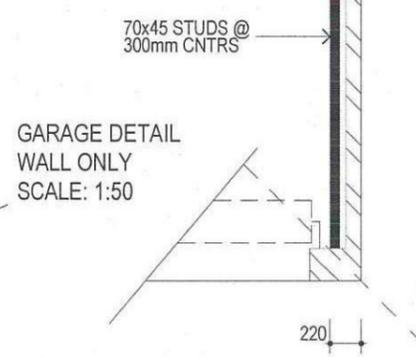
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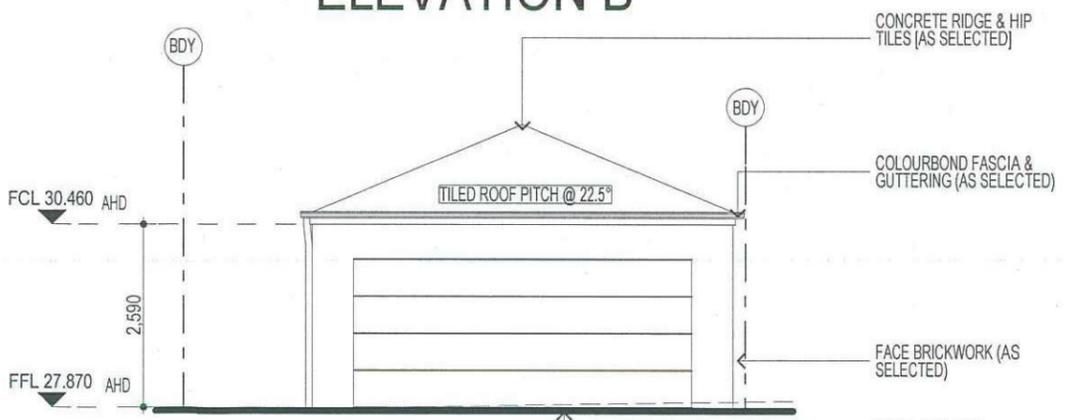
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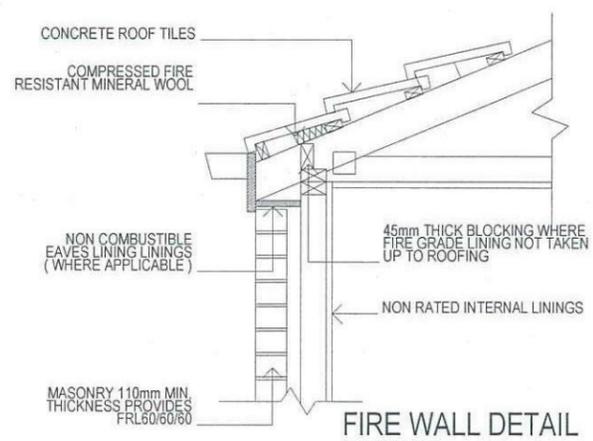
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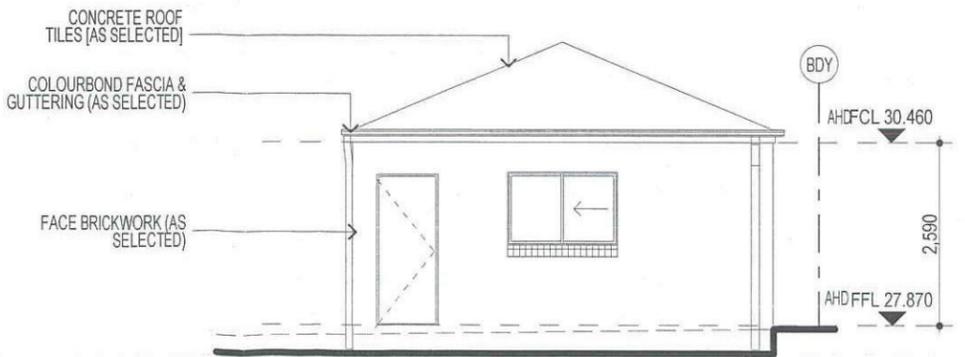
**SECTION F - F**



**ELEVATION C**



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



**ELEVATION D**

**FIBRE OPTIC WIRING PACKAGE**

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

**NOTE:**  
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**ABSA** Class 1 Building Single-Dwelling Certification  
 Association of Building Sustainability Assessors

Certification Number	1006295974
Certification Date	06/05/2014
Assessor Name	Vic Vicaretti
Assessor Number	20311
Assessor Signature	

Simulated Energy: HEATING: 61.5 MJ/m<sup>2</sup> pa  
 Simulated Energy: COOLING: 53.1 MJ/m<sup>2</sup> pa  
 Rated with Downlights: Yes  
 NatHERS Rating 114.6 MJ/m<sup>2</sup> pa  
**4.5/10**

PROMOTION:  
 LIVING/STYLE COLLECTION

CLIENT:  
 FIRSTYLE HOMES

LOCATION:  
 LOT 2237  
 WILLIAM HART CRESCENT  
 PENRITH NSW 2750

DP: SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH
model: CHESTER 23	facade: AUGUSTINE
date: 2/06/2014	quotation assessment: SK1
drawn: GP/L.D.S.	checked: P.D.
scale: 1:100	<b>777-14</b>



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**DEVELOPMENT CALCULATIONS**

LOT: 2237 SITE AREA: 247.2m<sup>2</sup>

Itemised Floor Areas:	Totals:
living ground floor:	82.52m <sup>2</sup>
first floor: (excl. void 72.81m <sup>2</sup> )	76.6m <sup>2</sup>
garage: (excess 00.000m <sup>2</sup> )	35.88m <sup>2</sup>
alfresco:	7.45m <sup>2</sup>
porch:	7.83m <sup>2</sup>
balcony:	7.96m <sup>2</sup>
<b>total floor area:</b>	<b>218.24m<sup>2</sup></b>

**FLOOR SPACE RATIO CALCULATION:**

gross floor areas:	Totals:
living ground floor: (internal area)	72.82m <sup>2</sup>
first floor excl. void: (internal area)	64.78m <sup>2</sup>
<b>total gross floor area:</b>	<b>137.6m<sup>2</sup></b>
floor space ratio:	0.56:1

**SITE AREA COVERAGE/LANDSCAPE:**

house ground floor:	82.52m <sup>2</sup>
garage:	35.88m <sup>2</sup>
porch/alfresco:	15.28m <sup>2</sup>
driveway/paved area:	4.55m <sup>2</sup>
site coverage Area:	133.68m <sup>2</sup> (54.1%)
landscape area:	113.52m <sup>2</sup> (45.9%)
pervious areas (soft)	108.96m <sup>2</sup> (44.1%)
impervious areas (hard)	138.24m <sup>2</sup> (55.9%)
front yard landscape area	15.64m <sup>2</sup> (6.3%)
front yard hard paved area	1.43m <sup>2</sup> (0.5%)
private open space o/a:	49.85m <sup>2</sup>
principal private open space:	18m <sup>2</sup>
total car space incl. carstand:	2 carspace

**COUNCIL ZONE: R1**

PROMOTION:  
**LIVING/STYLE COLLECTION**

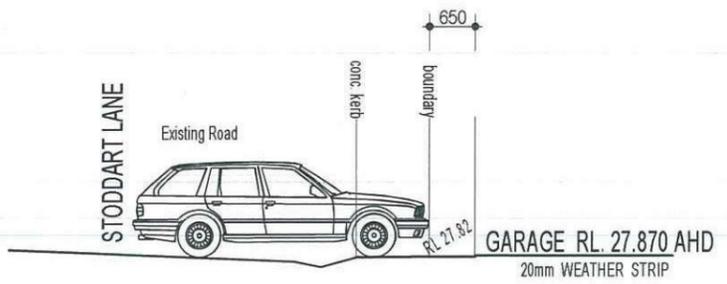
CLIENT:  
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LOCATION:  
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 PENRITH NSW 2750

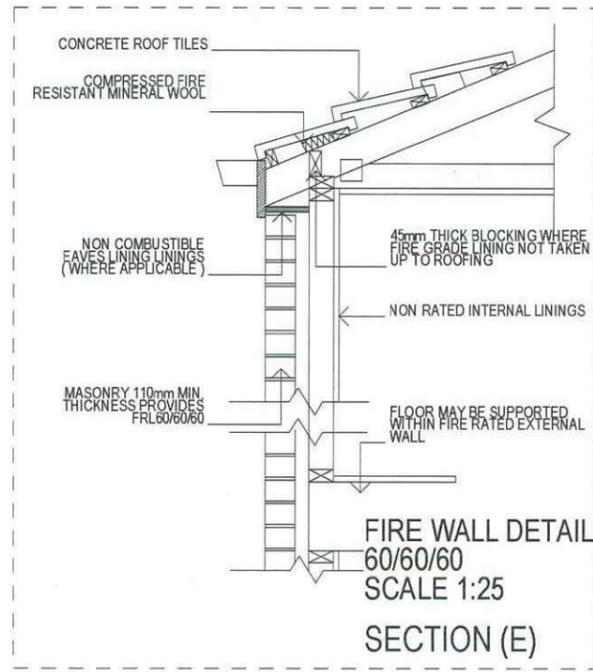
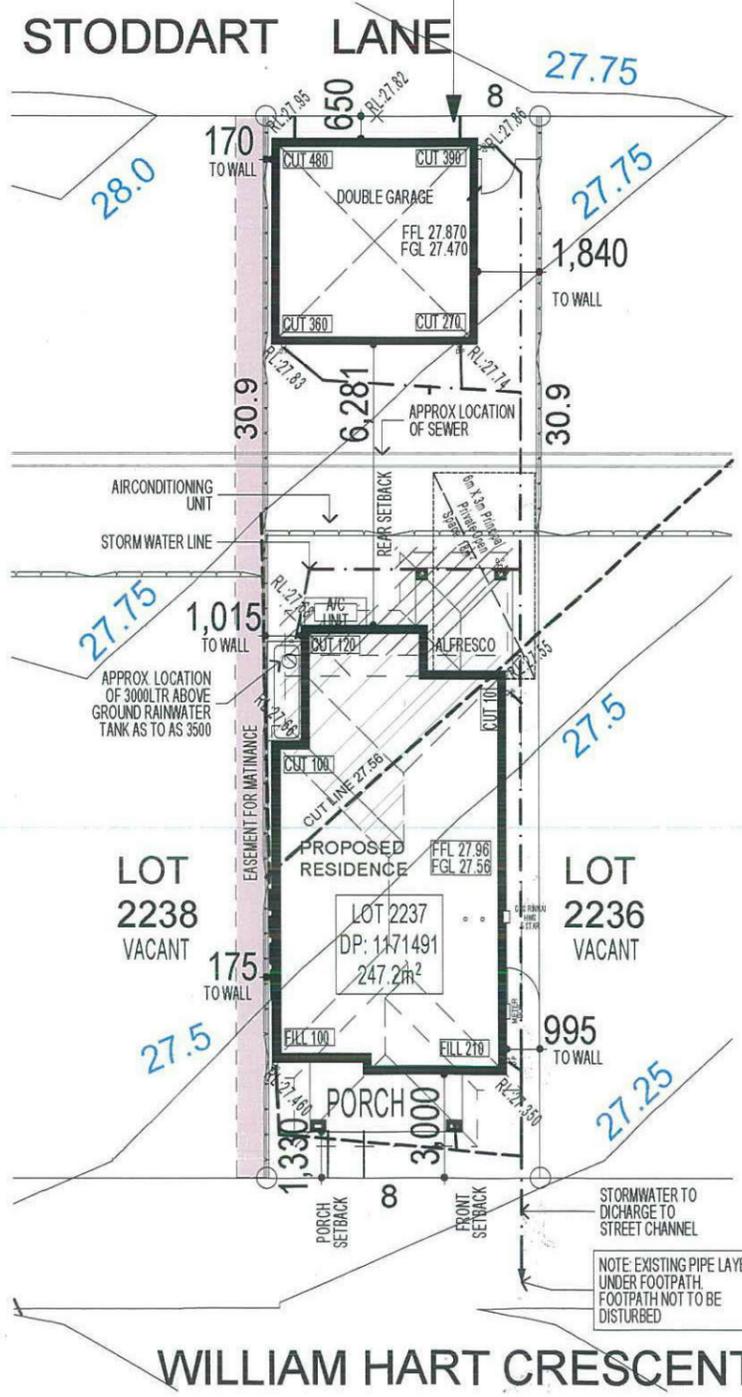
DP SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH
model: CHESTER 23	date: 26/05/2014
drawn: GP/L.D.S.	checked: P.D.
scale: 1:200	777-14

**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 1:400



**BASIX**

= 35.79m<sup>2</sup> of roof area to discharge to water tank.  
 =125.21m<sup>2</sup> stormwater and overflow to discharge to existing street channel.  
 o/a= 161m<sup>2</sup> of roof area.

**LEGEND:**

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

**EARTHWORKS TO AHD**

HOUSE: (LIVING)	FFL 27.96 FGL 27.56
GARAGE:	FFL 27.870 FGL 27.470

**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 ENCR OACH AS ALLOWED BY B.C.A. CL3.7.1.7 & FIGURE 3.7.1.9

**NOTE:**  
 PROVIDE GRANITGARD TERMITE TREATMENT

**FIBRE OPTIC WIRING PACKAGE**

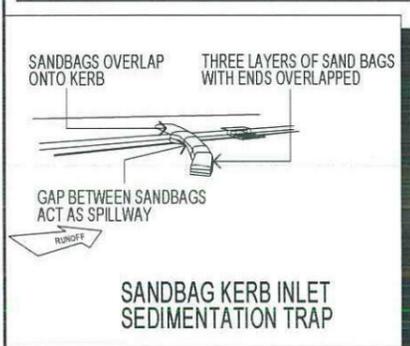
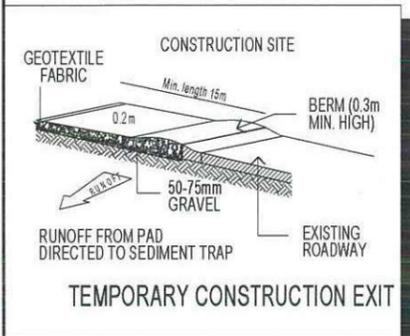
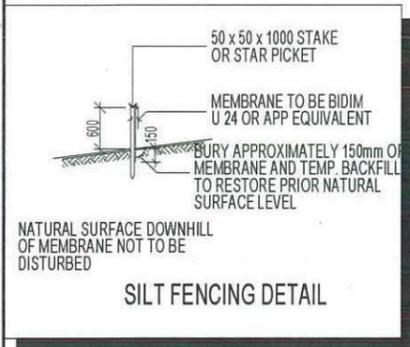
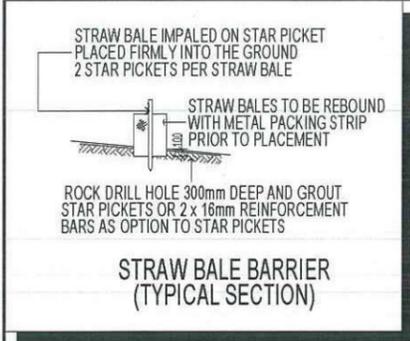
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**NOTE**  
 AIR CONDITIONING ONLY  
 (EER 2.5-3.0 OR GREATER)  
 3-PHASE POWER

**SITE PLAN & STORMWATER CONCEPT PLAN**

Thorton Design Review Panel  
 LANDCOM  
 Reviewed: [Signature] Date: 30/5/14



**DUST CONTROL MEASURES:**

IF THE SITE BECOMES DUSTY DURING HOTTER MONTHS (CLIENT) 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)

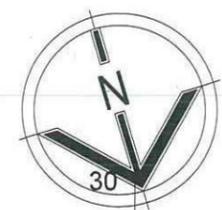
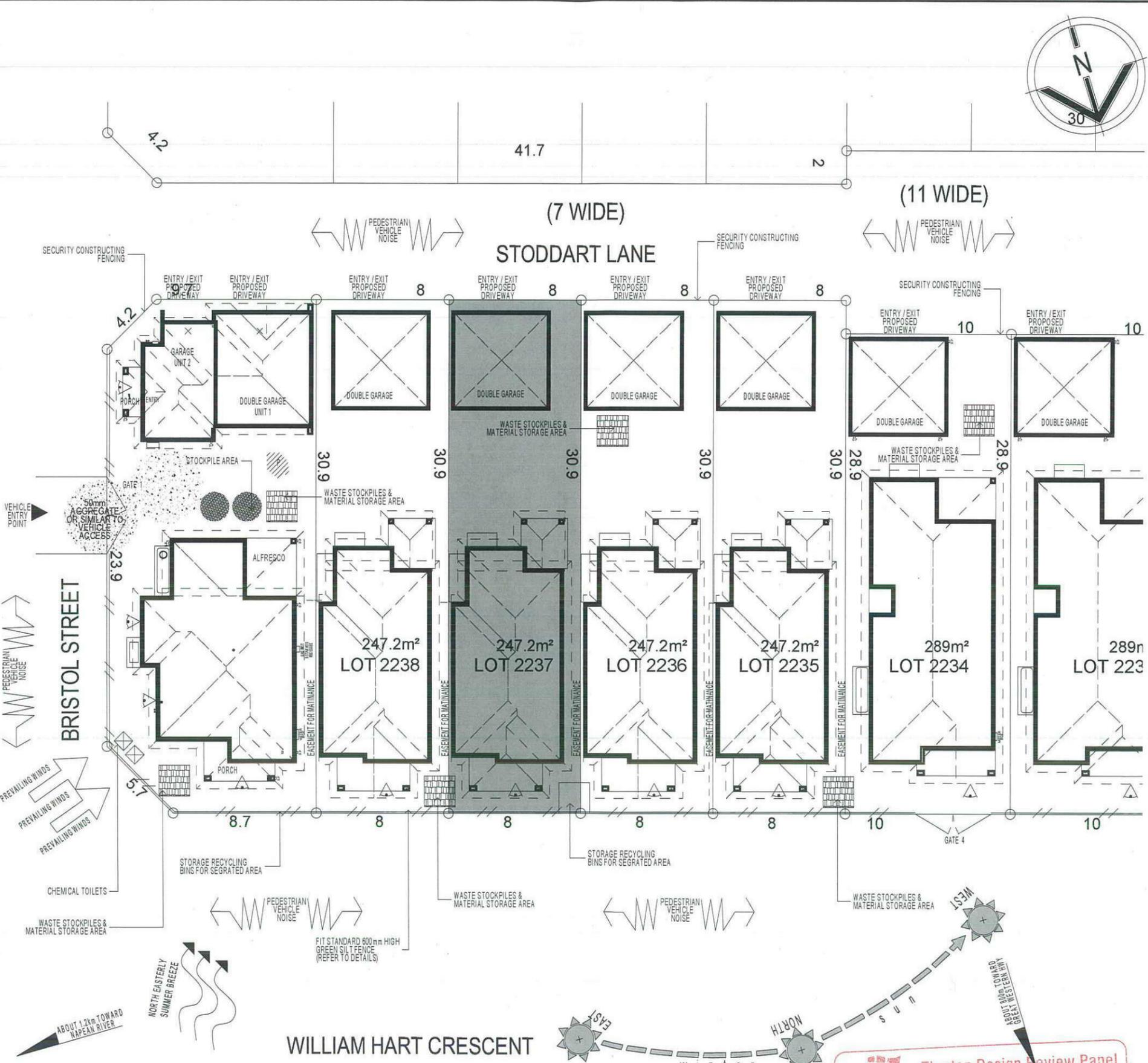
**NOISE & VIBRATION MEASURES:**

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

**NOTE:**

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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)

PROMOTION:  
**LIVING/STYLE COLLECTION**

CLIENT:  
**FIRSTYLE HOMES**

LOCATION:  
 LOT 2237  
 WILLIAM HART CRESCENT  
 PENRITH NSW 2750

DP SUBDIVISION OF LOT 1197 DP 1171491 council PENRITH

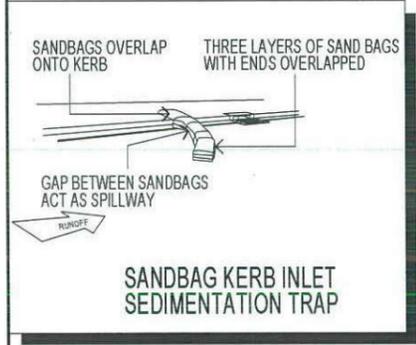
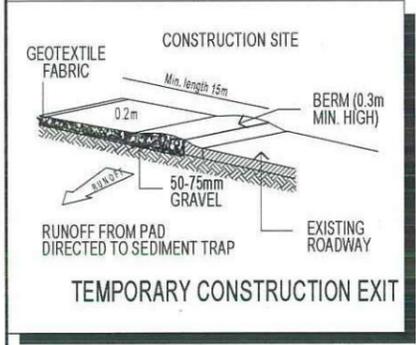
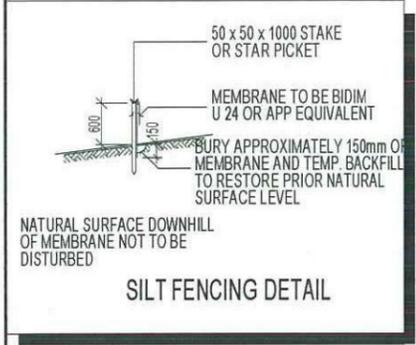
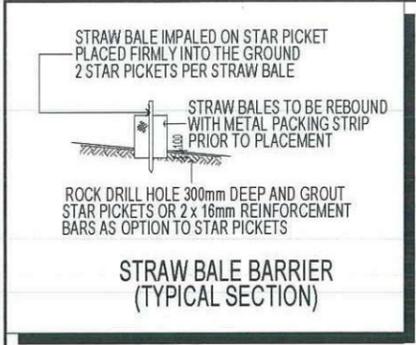
model: CHESTER 23 facade: AUGUSTINE date: 26/05/2014 SK1

Sheet: 2 of 12 drawn: GP/L.D.S. checked: P.D. scale: 1:250

777-14

CLIENT'S SIGNATURE DATE SP. 00

**WASTE MANAGEMENT / SITE ANALYSIS**



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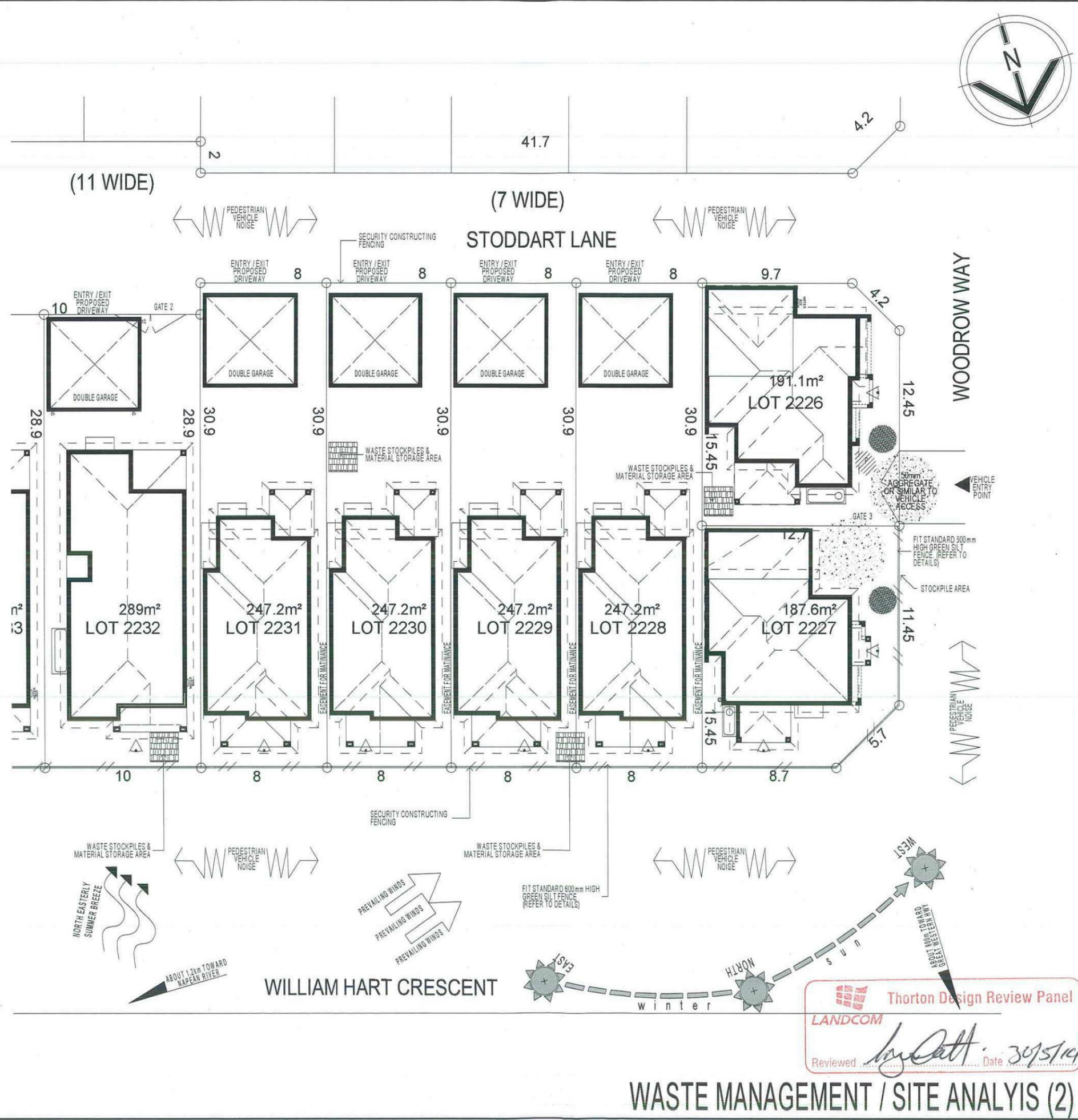
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KEY	
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	NOISE
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	HWS
	VIEWS
	PRIVATE OPEN SPACE
	OVERLOOKING
	RAINWATER TANK (Underground)
	A/C UNIT (if required)

PROMOTION: **LIVING/STYLE COLLECTION**

CLIENT: **FIRSTYLE HOMES**

LOCATION: **LOT 2237 WILLIAM HART CRESCENT PENRITH NSW 2750**

DP SUBDIVISION OF LOT 1197 DP 1171491 council: **PENRITH**

model: **CHESTER 23** facade: **AUGUSTINE** date: **26/05/2014** quotation assessment: **SK1**

Sheet: **3 of 12** draw: **GP/L.D.S.** checked: **P.D.** scale: **1:250**

777-14

CLIENTS SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_ SP. 00

**Thorton Design Review Panel**

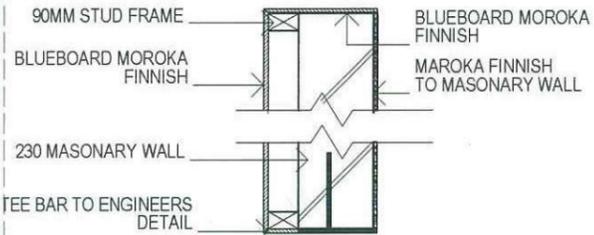
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Reviewed: *[Signature]* Date: *30/5/14*

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

**KEY**

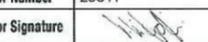
-  FACE BRICK (AS SELECTED)
-  MOROKA TEXTURE TO FRONT AND RETURN AS DRAWN (AS SELECTED)
-  WEATHERTEX CLADDING PAINTED FINISH (AS SELECTED)



**BALCONY SECTION A  
SCALE 1:20**

**ABSA** Association of Building Sustainability Assessors

**Class 1 Building Single-Dwelling Certification**

Certification Number	1006295974
Certification Date	06/05/2014
Assessor Name	Vic Vicaretti
Assessor Number	20311
Assessor Signature	

Simulated Energy: HEATING: 61.5 MJ/m<sup>2</sup> pa  
Simulated Energy: COOLING: 53.1 MJ/m<sup>2</sup> pa  
Rated with Downlights: Yes

**NatHERS Rating 114.6 MJ/m<sup>2</sup> pa**

**4.5/10**

**FIBRE OPTIC WIRING PACKAGE**

**NOTE:  
PROVIDE GRANITGARD  
TERMITE TREATMENT**

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

**NOTE:**  
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INCLUSIONS

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

**FIRSTYLE HOMES**

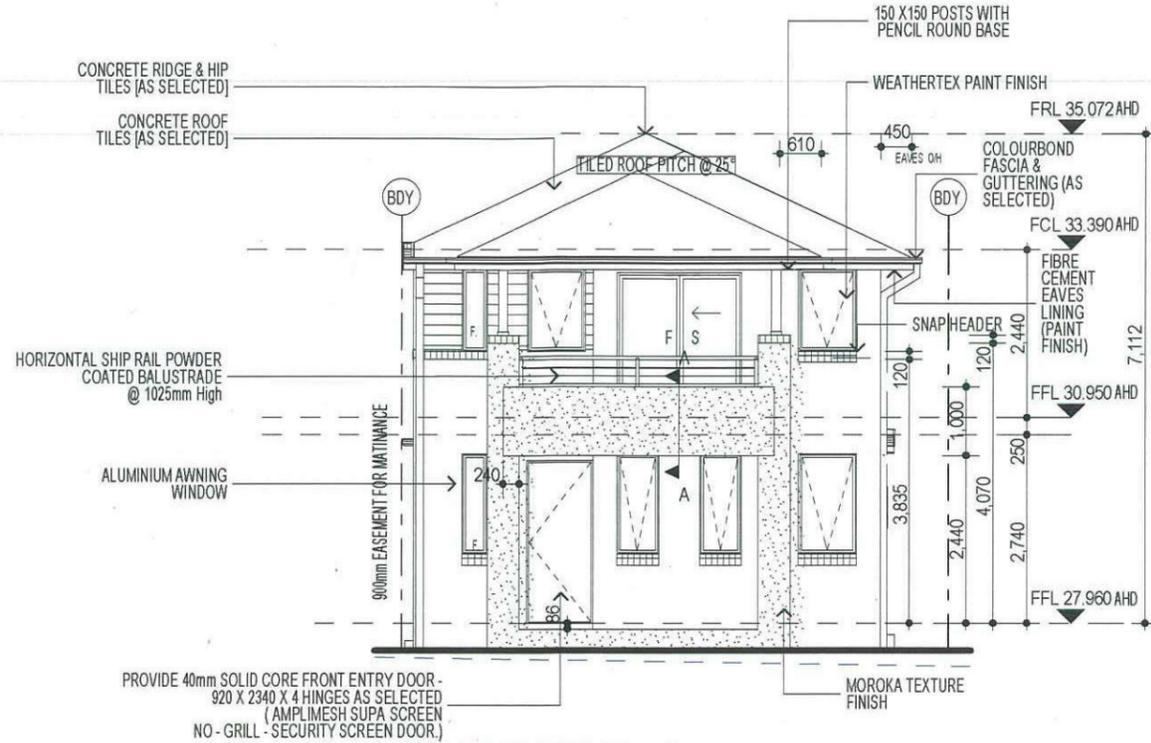
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FAX: 02 9601 0711  
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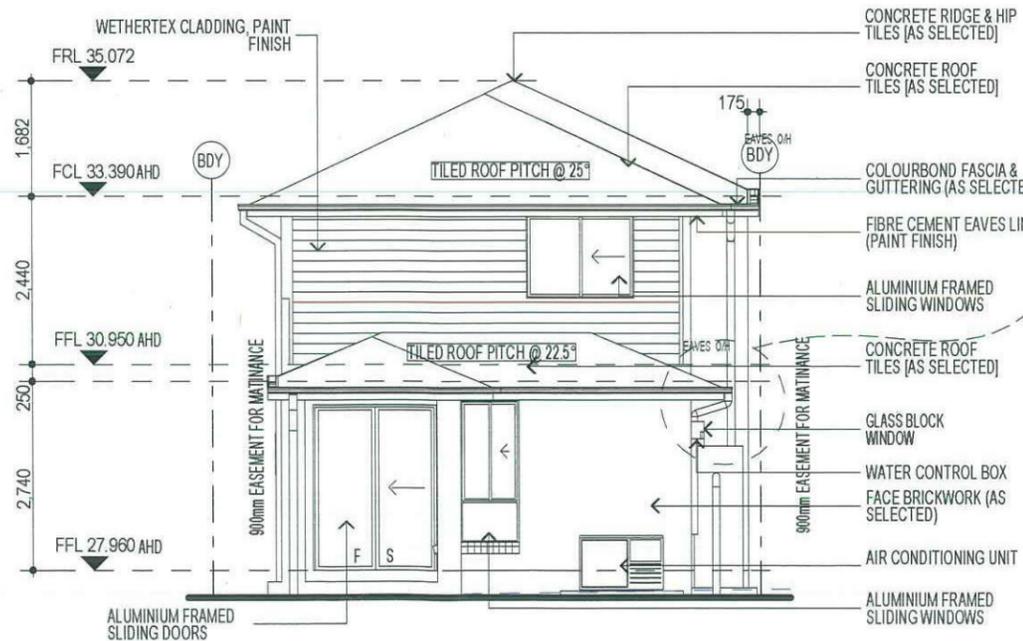
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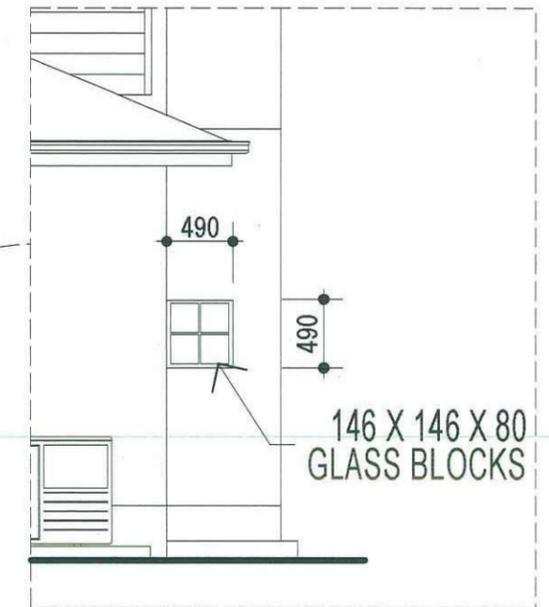
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**ELEVATION A**



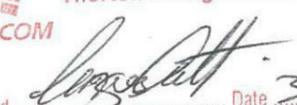
**ELEVATION C**



**ELEVATION C1  
SCALE 1:50**

**Thorton Design Review Panel**

LANDCOM

Reviewed  Date 30/5/14

PROMOTION:  
**LIVING/STYLE COLLECTION**

CLIENT:  
**FIRSTYLE HOMES**

LOCATION:  
LOT 2237  
WILLIAM HART CRESCENT  
PENRITH NSW 2750

DP SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH
model: CHESTER 23	facade: AUGUSTINE
date: 26/05/2014	quotation assessment: SK 1
Sheet: 6 of 12	drawn: GP/J.L.D.S. P.D. checked: scale: 1:100

**777-14**

**ELEVATIONS**

**KEY**

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

**FIRSTYLE HOMES**

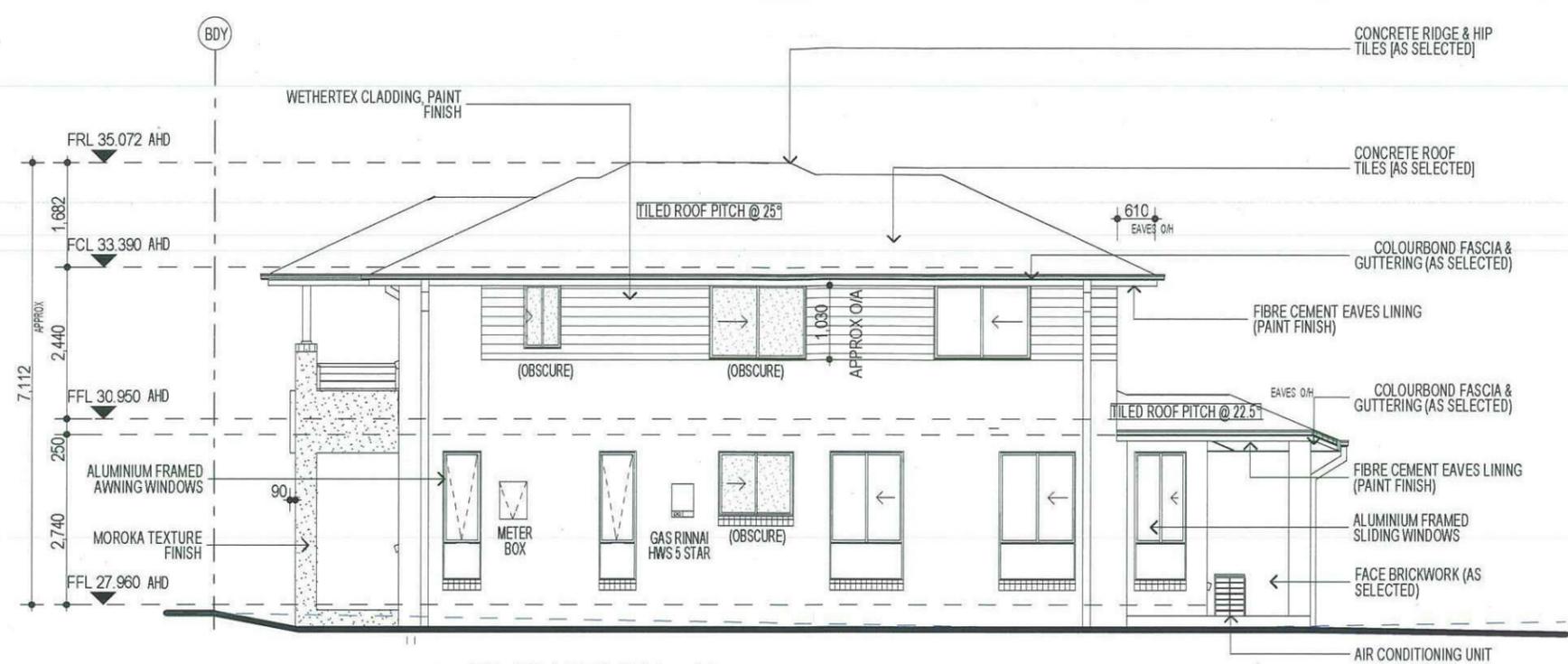
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**ELEVATION D**

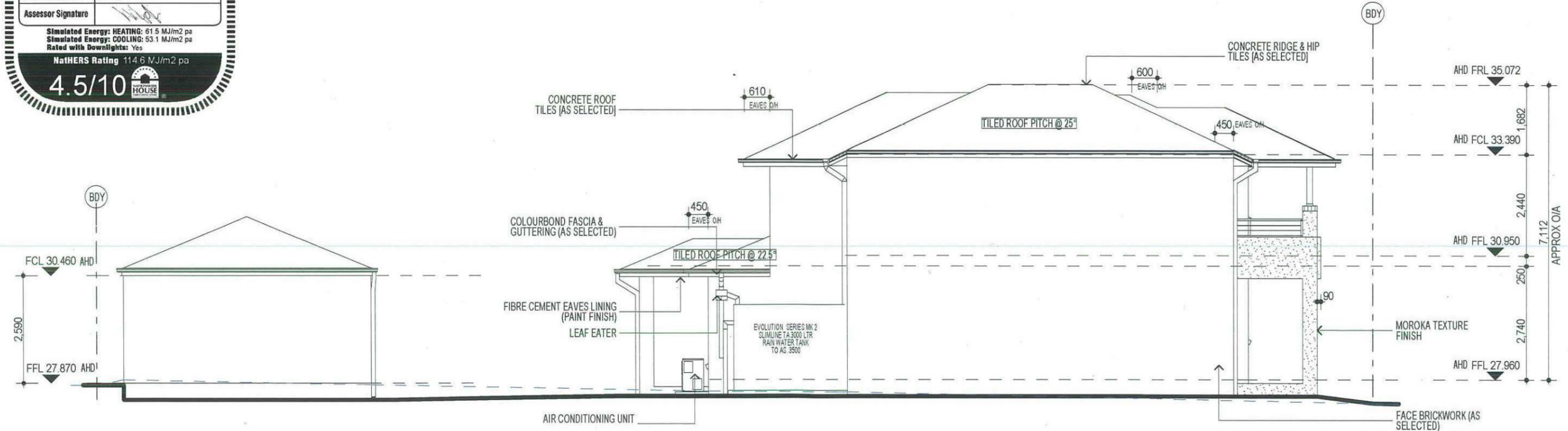
**ABSA Class 1 Building Single-Dwelling Certification**  
 Association of Building Sustainability Assessors

Certification Number	1006295974
Certification Date	06/05/2014
Assessor Name	Vic Vicaretti
Assessor Number	20311
Assessor Signature	

Simulated Energy: HEATING: 61.5 MJ/m2 pa  
 Simulated Energy: COOLING: 53.1 MJ/m2 pa  
 Rated with Downlights: Yes

**NATHERS Rating 114.6 MJ/m2 pa**

**4.5/10**



**ELEVATION B**

**FIBRE OPTIC WIRING PACKAGE**

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

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**NOTE:**  
 PROVIDE GRANITGARD TERMITE TREATMENT

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

**Thorton Design Review Panel**

Reviewed ..... Date 30/5/14

PROMOTION:  
**LIVING/STYLE COLLECTION**

CLIENT:  
**FIRSTYLE HOMES**

LOCATION:  
 LOT 2237  
 WILLIAM HART CRESCENT  
 PENRITH NSW 2750

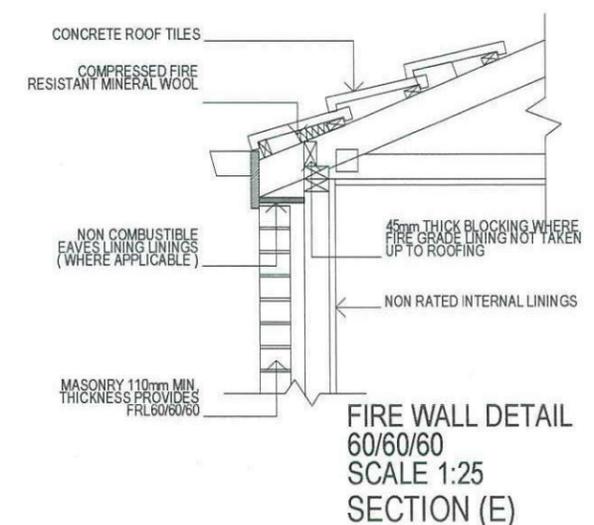
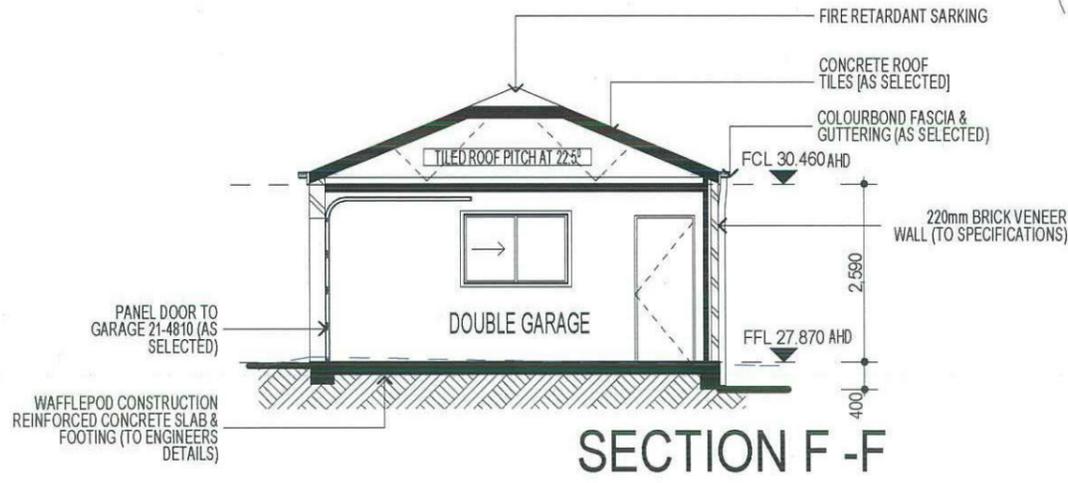
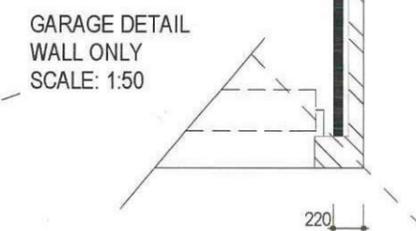
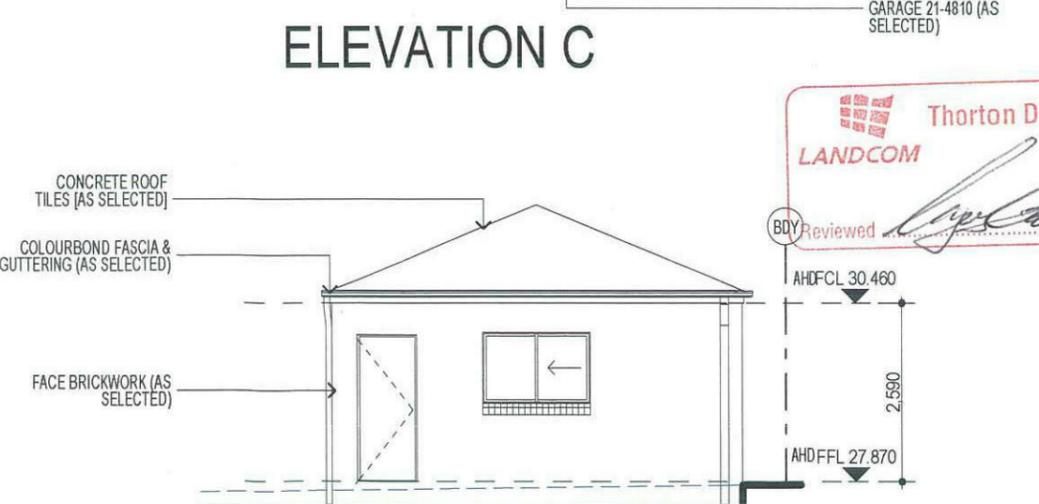
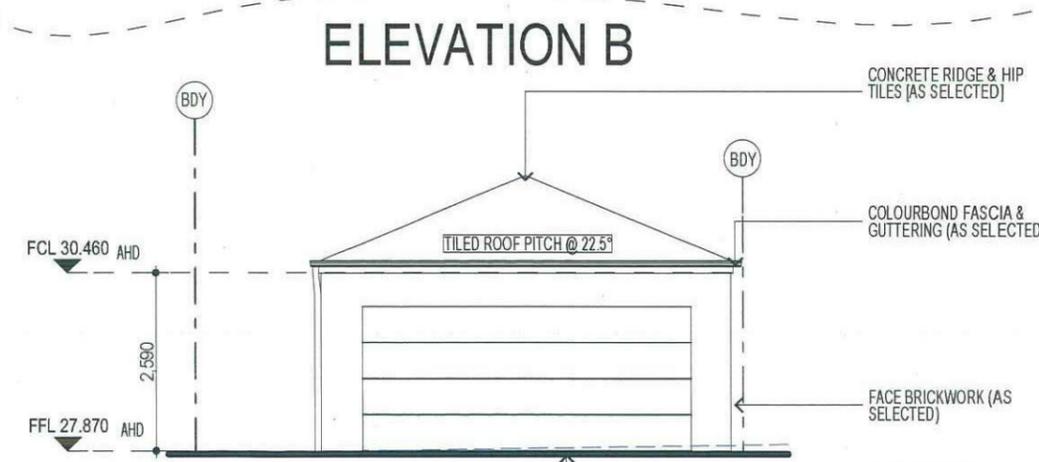
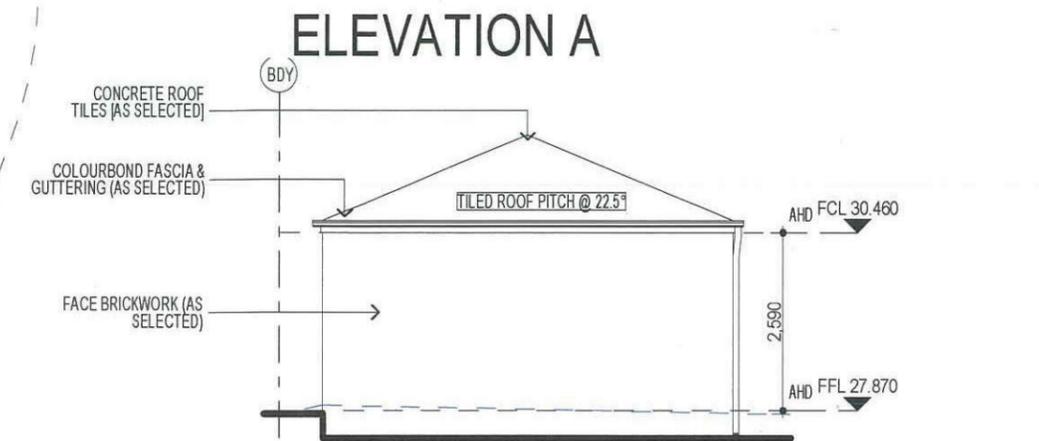
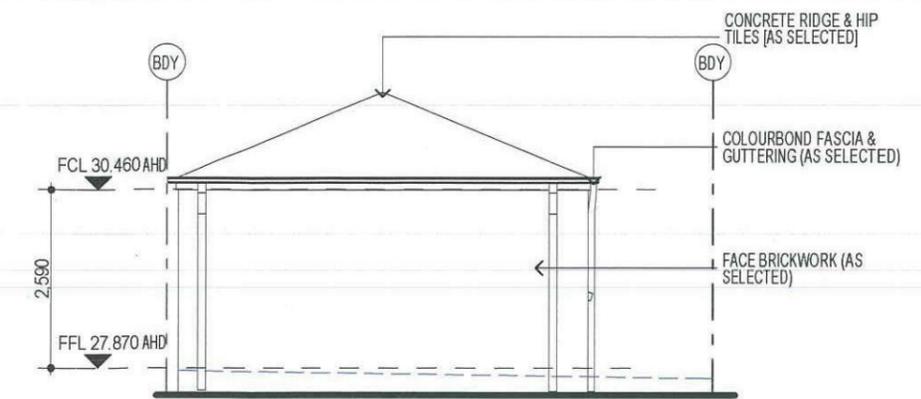
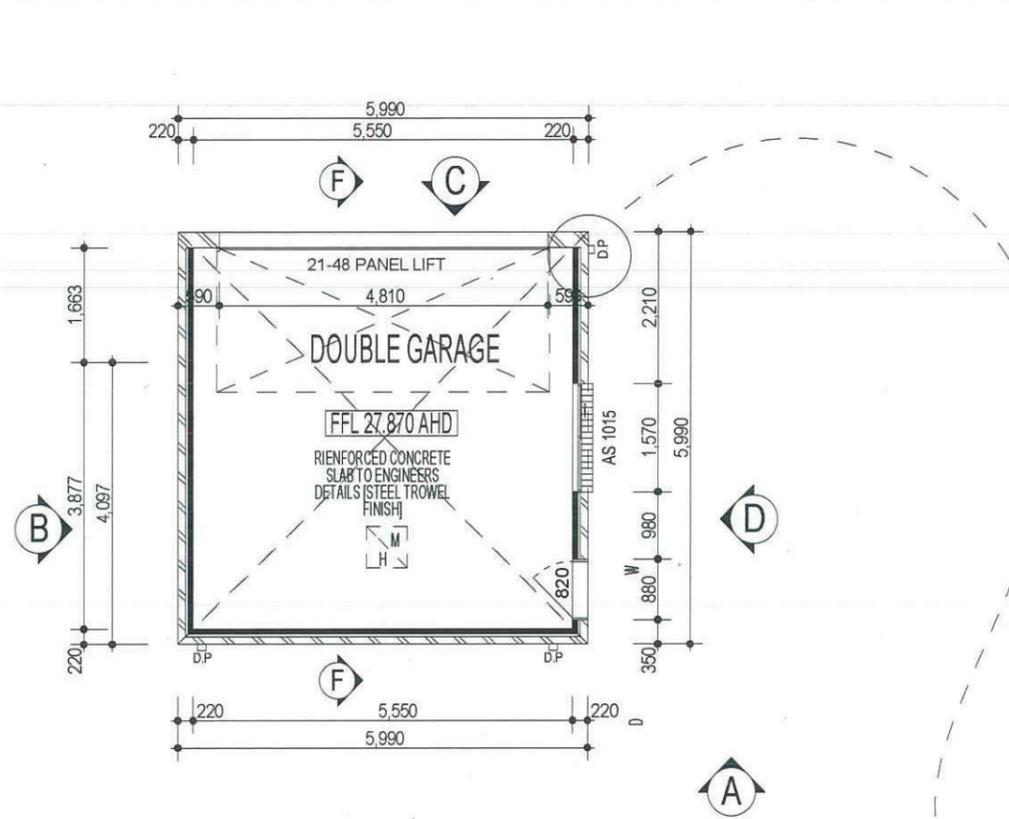
DP SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH
model: CHESTER 23	facade: AUGUSTINE
date: 26/05/2014	quotation assessment: SK1
Sheet: 7 of 12	drawn: GP/L.D.S. checked: P.D. scale: 1:100

**777-14**

CLIENTS SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SP. 00

**ELEVATIONS**

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 Association of Building Sustainability Assessors

Certification Number	1006295974
Certification Date	06/05/2014
Assessor Name	Vic Vicaretti
Assessor Number	20311
Assessor Signature	<i>[Signature]</i>

Simulated Energy: HEATING: 61.5 MJ/m<sup>2</sup> pa  
 Simulated Energy: COOLING: 53.1 MJ/m<sup>2</sup> pa  
 Rated with Downlights: Yes  
 NatHERS Rating: 114.6 MJ/m<sup>2</sup> pa  
**4.5/10**

**FIBRE OPTIC WIRING PACKAGE**

**NOTE**  
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**NOTE:**  
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**Thorton Design Review Panel**  
 LANDCOM

Reviewed: *[Signature]* Date: *[Date]*

PROMOTION: **KEYIVING/STYLE COLLECTION**

CLIENT: **FIRSTYLE HOMES**

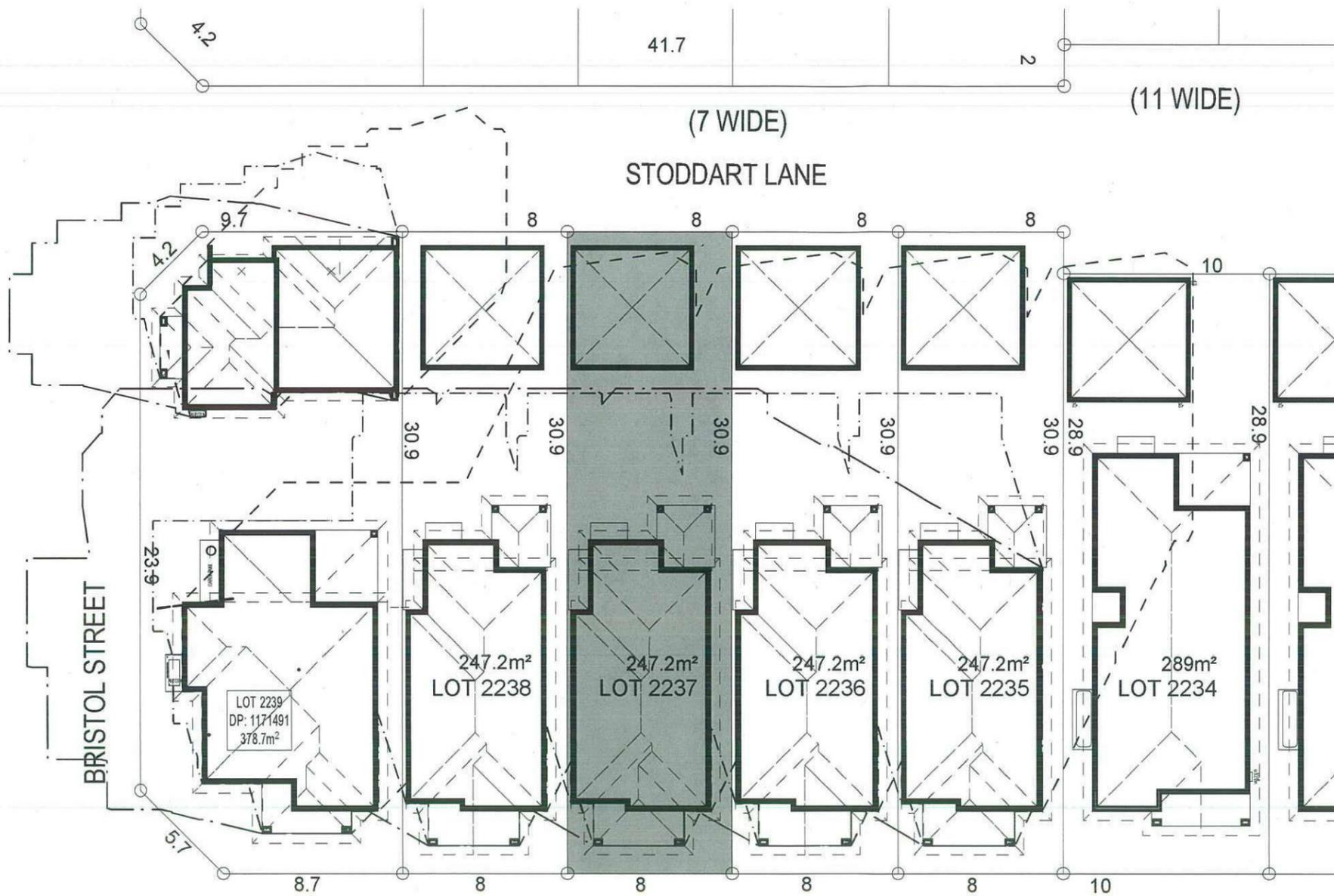
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model: CHESTER 23	facade: AUGUSTINE
Sheet: 8 of 12	drawn: GP/L.D.S. checked: P.D. scale: 1:100
date: 26/05/2014	quotation assessment: SK1

**777-14**

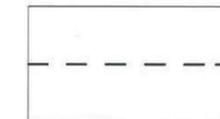


- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH B.C.A., RELEVANT AUSTRALIAN STANDARDS, LOCAL & STATE ORDINANCES, LOCAL ELECTRICITY, WATER REGULATIONS AND ALL OTHER RELEVANT AUTHORITIES CONCERNED
- ALL ENGINEERING WORK INCLUDING STRUCTURAL, CIVIL AND SITE DRAINAGE TO BE SUBJECT TO ENGINEER'S DETAILS AND 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
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**SHADOW DIAGRAM**

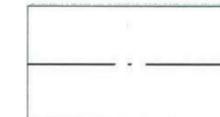
9:00am June 21st



12:00pm June 21st



3:00pm June 21st



**Thorton Design Review Panel**  
 LANDCOM  
 Reviewed: *[Signature]* Date: 5/5/14

**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

PROMOTION:  
**LIVING/STYLE COLLECTION**

CLIENT:  
**FIRSTYLE HOMES**

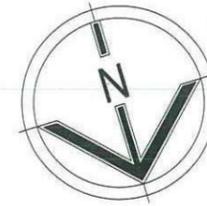
LOCATION:  
 LOT 2237  
 WILLIAM HART CRESCENT  
 PENRITH NSW 2750

DP SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH
model: CHESTER 23	facade: AUGUSTINE
date: 26/05/2014	quotation assessment: SK1
Sheet: 10 of 12	drawn: GP/L.D.S. checked: P.D. scale: 1:250

**SHADOW DIAGRAM**

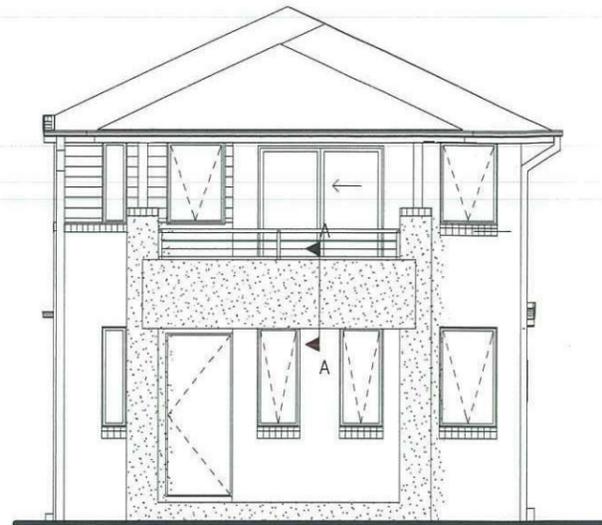
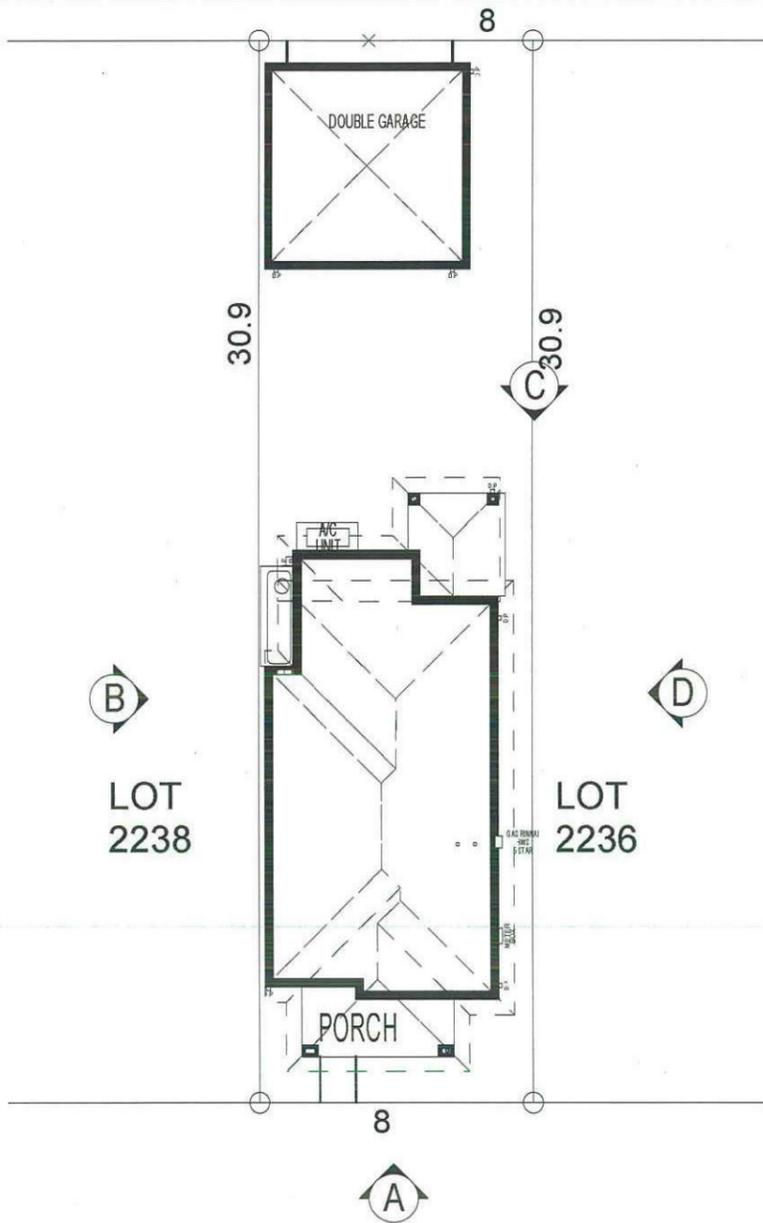
CLIENT'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ P.P. 00



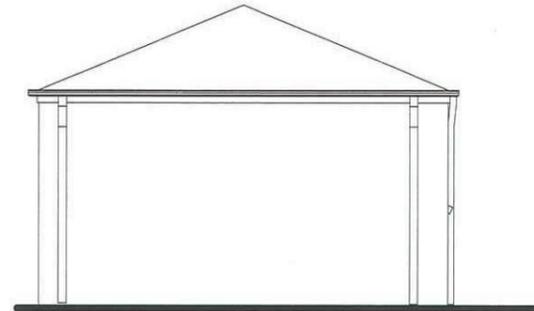


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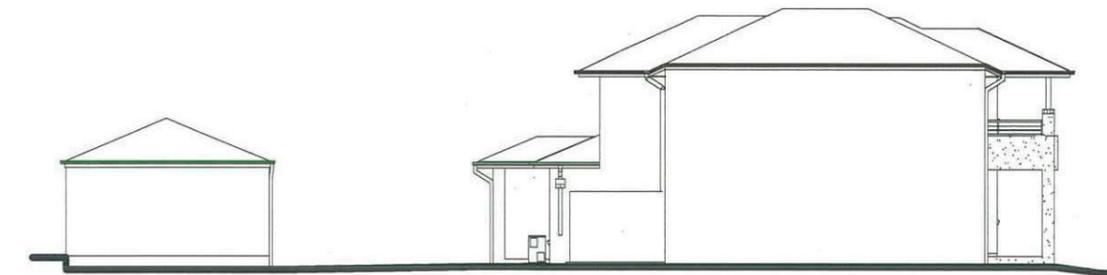
STODDART LANE



ELEVATION A



GARAGE ELEVATION A

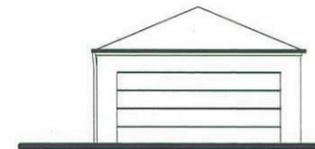


GARAGE ELEVATION B

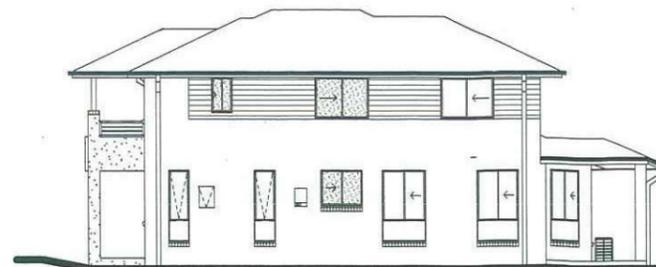
ELEVATION B



ELEVATION C

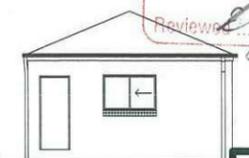


GARAGE ELEVATION C



GARAGE ELEVATION D

ELEVATION D



NOTIFICATION PLAN

**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: <i>LIVING/STYLE COLLECTION</i>			
CLIENT: FIRSTYLE HOMES			
LOCATION: LOT 2237 WILLIAM HART CRESCENT PENRITH NSW 2750			
DP SUBDIVISION OF LOT 1197 DP 1171491	council: PENRITH	date: 26/05/2014	quality assessment: SK1
model: CHESTER 23	facade: AUGUSTINE	drawn: GP/L.D.S.	checked: P.D.
Sheet: A	scale: NTS	777-14	
CLIENT'S SIGNATURE	DATE	S.P. 00	

# Lot 2237 William Hart

## PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aw	Agapanthus 'White'	White Agapanthus	14	200mm	0.5m
Lwf	Liriope muscari 'Monroe's White'	Liriope (white flowering)	20	200mm	450mm
Mip	Malus ioensis 'Plena'	Bechtel Crab Apple	1	75L	6m
Gar	Gardenia augusta 'Radicans'	Rock Gardenia	2	200mm	0.5m
Vh	Viola hederacea	Native Violet	16	150mm	0.1m
Vo	Viburnum odoratissimum	Sweet Viburnum	8	300mm	2.5m

## STODDART LANE - Supply + installation by BUILDER

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Lcj	Lomandra confertifolia 'Crackerjack'	Fine-leafed Lomandra	5	200mm	0.45m
Lwf	Liriope muscari 'Monroe's White'	Liriope (white flowering)	4	200mm	450mm

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

### MATERIAL SCHEDULE

#### HEADER COURSE

Concrete pavers 'Adbri Stradapave', 300x300x50mm in 'Charcoal' colour, laid in stackbond pattern

Area m<sup>2</sup>  
URBANGROWTH\*

Area m<sup>2</sup>  
BUILDER\*\*

2.10

3.50

#### IN-FILL PAVEMENT

Concrete pavers 'Adbri Havenbrick', 200x100x50mm in 'Brushwood' colour, laid in herringbone pattern

1.70

1.70

Total area

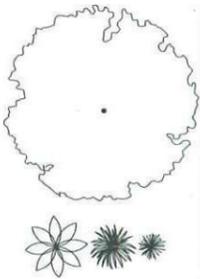
3.80

5.20

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

## LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
61	8	14	39	1



### LEGEND

Proposed trees - refer to plant schedule

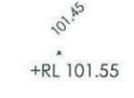
Proposed accents & grasses - refer to plant schedule



Proposed shrubs - refer to plant schedule



Proposed groundcovers and grasses - refer to plant schedule



Existing levels

Proposed levels



Proposed Top Of Wall levels



Boundary



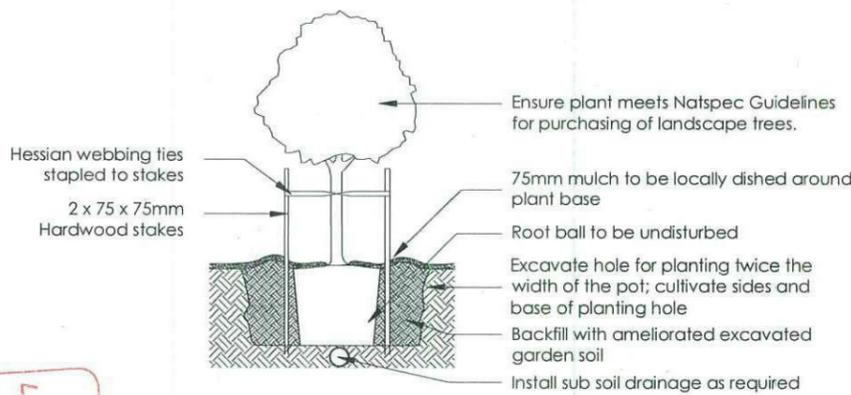
Garden edging



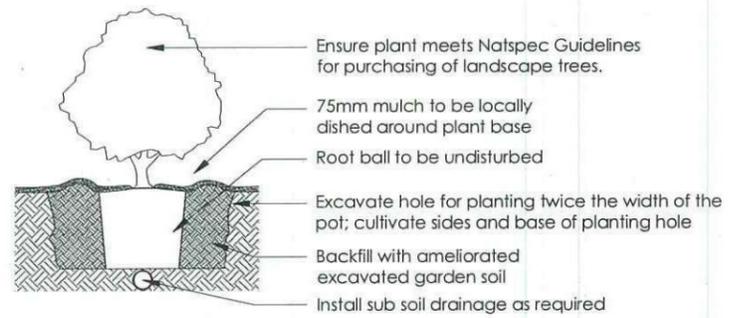
Masonry retaining walls



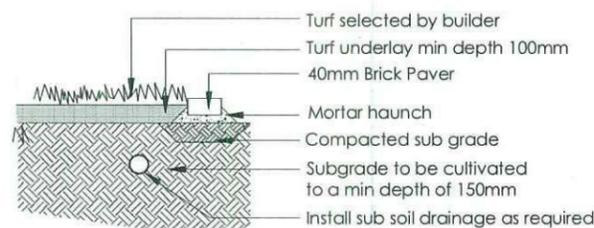
Existing contours



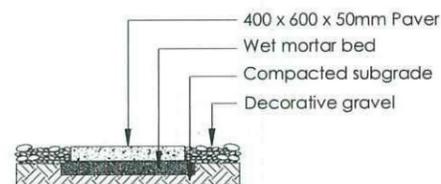
1 Tree Planting Detail  
NTS 25L - 100L Pot Size



2 Planting Detail  
NTS 150mm, 200mm Pot Size



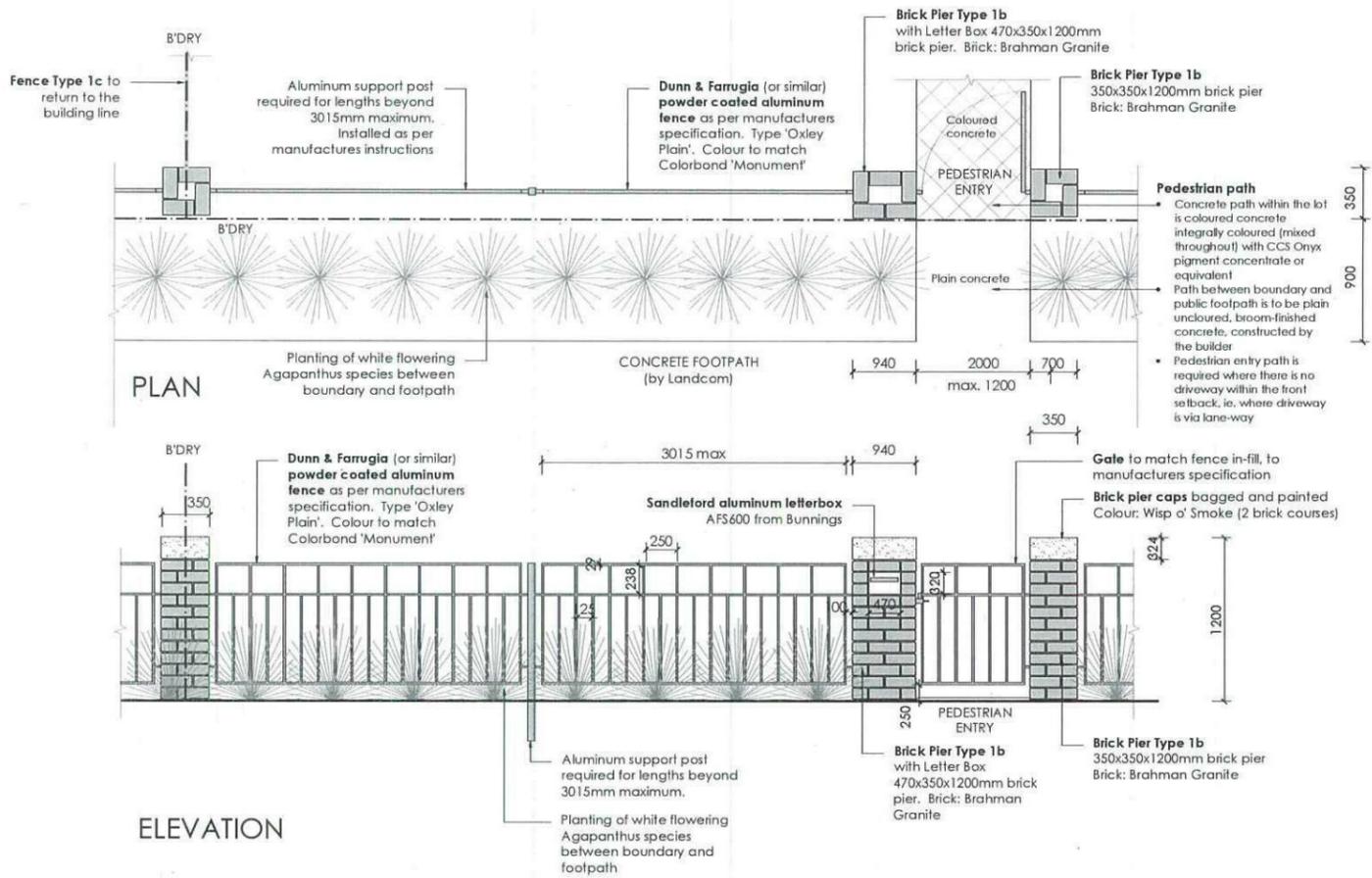
3 Turf Detail  
NTS Brick Paver Edge



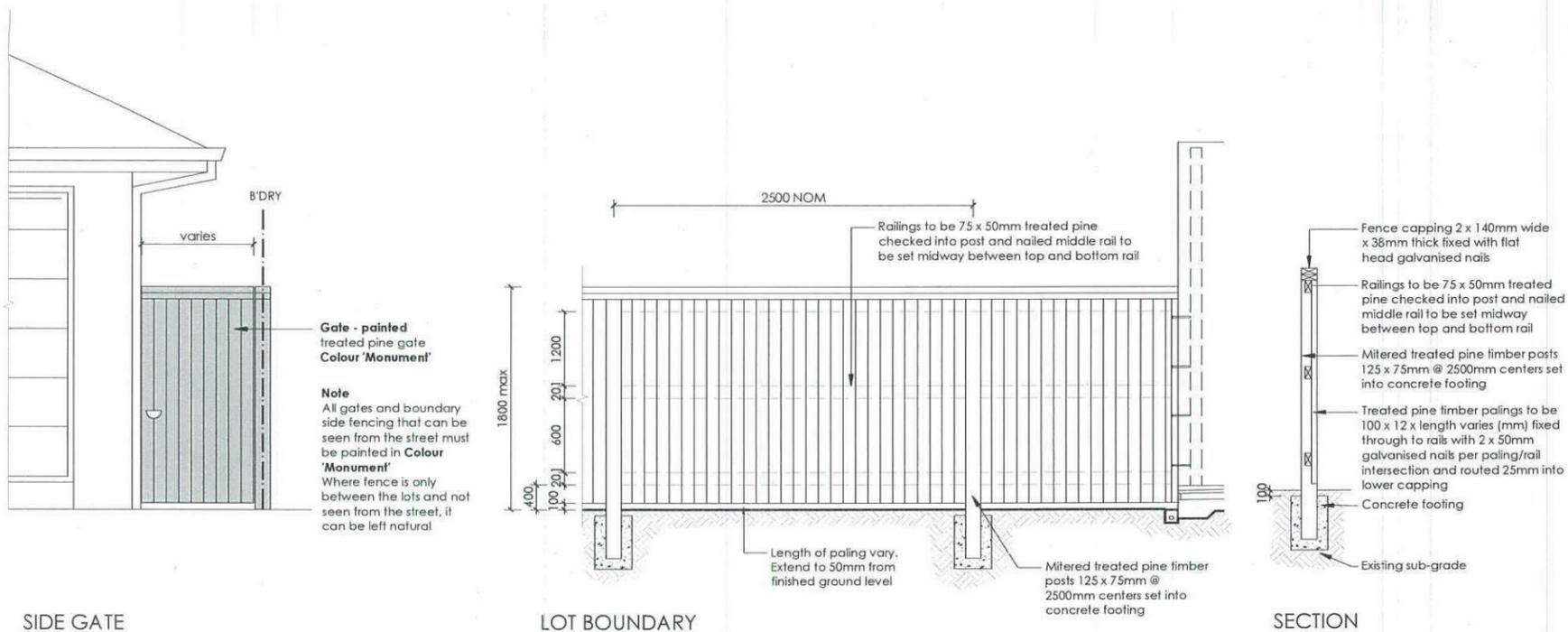
4 Stepping stones in gravel  
NTS Low traffic zone



REVISION	DESCRIPTION	DRAWN	CHECK	DATE	PROJECT	SCALE	DATE	REVISION
A	ISSUE FOR CLIENT REVIEW	BT	RS	09-05-14	LOT 2237 WILLIAM HART CRESCENT, PENRITH	NEW RESIDENCE	1:100 @ A3	02
B	AMEND ROOF LINE TO FIRST FLOOR	RS	RS	09-05-14				
C	ISSUE FOR CLIENT REVIEW	RS	RS	14-05-14				
					PROJECT: NEW RESIDENCE DRAWING: LANDSCAPE PLAN		SCALE: 1:100 @ A3 DATE: 14-05-14	
1. Do not scale from drawings. 2. Verify all measurements on site. 3. Notify ecodeign of any inconsistencies. 4. Copyright © ecodeign. All rights reserved. 5. Drawing remains the property of ecodeign.					CLIENT: FIRSTSTYLE		REVISION: C	
6. All work to comply with relevant Australian Standards or Building Code of Australia. 7. All work to be performed by a suitably qualified tradesperson. 8. For application purposes only - NOT FOR CONSTRUCTION.								



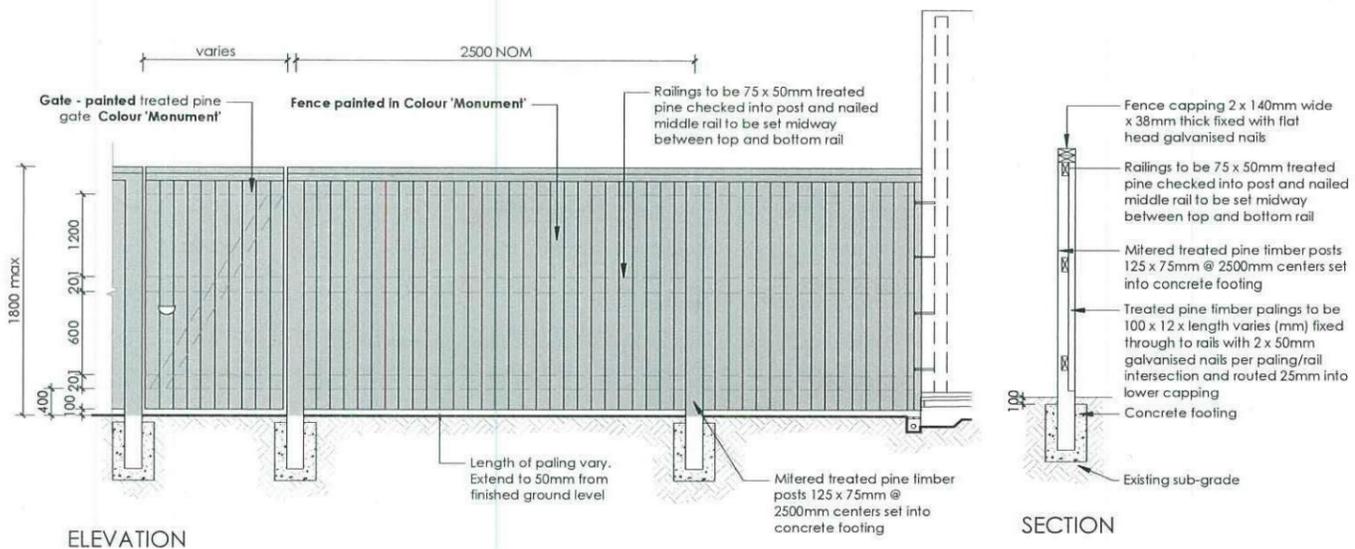
5 FENCE TYPE 1b - Front Fence  
1:50 Typical detail



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

Reviewed  
LANDCOM  
Thorton Design Review Panel  
Date: 5/5/14

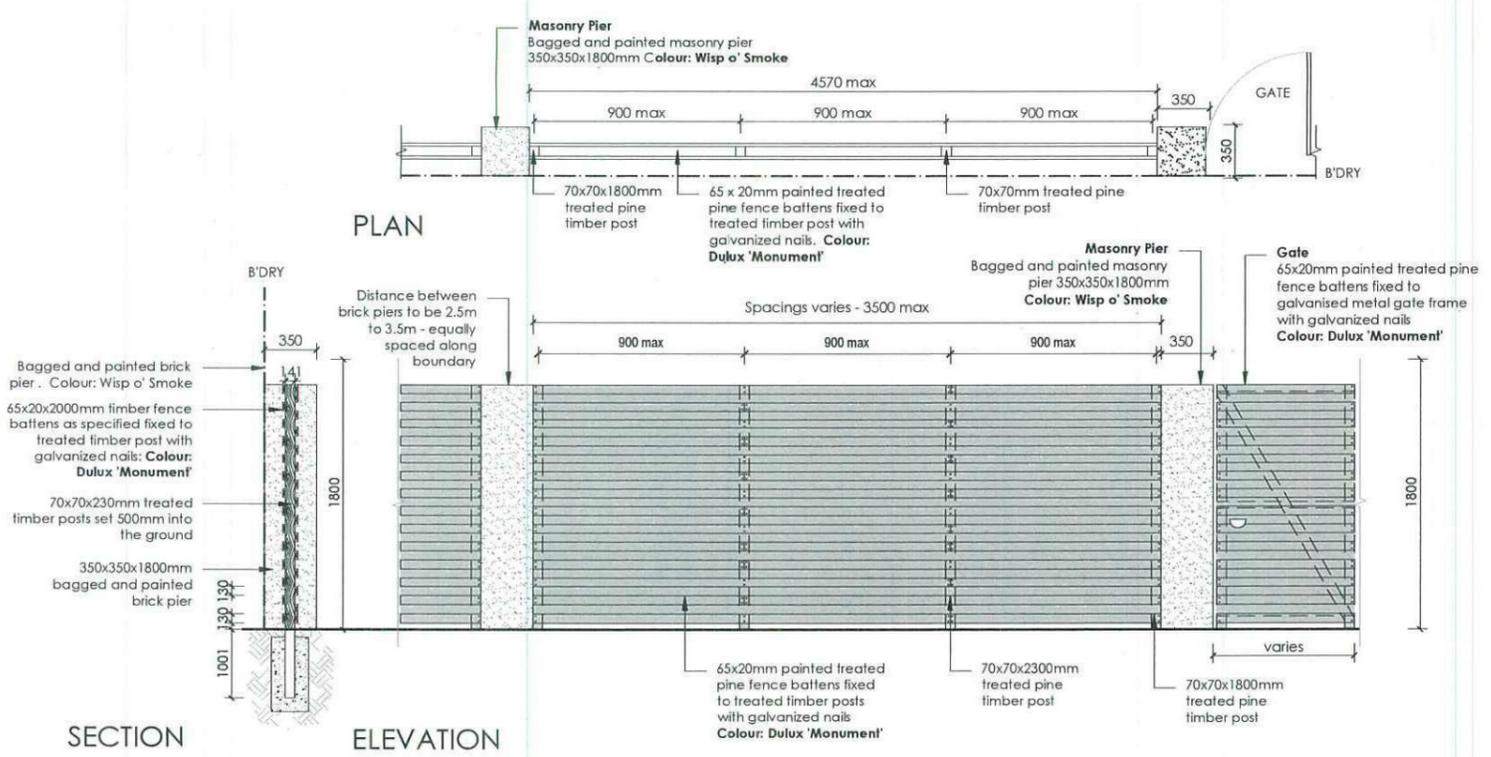
REVISION	REASON	DRAWN	CHECK	DATE	<p>PO Box 8136, Southam Hills BC, NSW 2153 Ph: (02) 9480 7712 Fax: (02) 9480 7705 Email: info@ecodesign.com.au Website: www.ecodesign.com.au Member of the Australian Institute of Landscape Designers (AILD) and IALD</p>	ADDRESS	PROJECT								
A	ISSUE FOR CLIENT REVIEW	BT	RS	09-05-14		LOT 2237 WILLIAM HART CRESCENT, PENRITH	NEW RESIDENCE								
B	AMEND ROOF LINE TO FIRST FLOOR	RS	RS	09-05-14			LANDSCAPE PLAN								
C	ISSUE FOR CLIENT REVIEW	RS	RS	14-05-14			SCALE	1:100 @ A3	BOOK	DA	SHEET	03			
						CLIENT	FIRSTYLE	DRAWN	RS	CHECK	RS	DATE	14-05-14	REVISION	C



ELEVATION

SECTION

7 **FENCE TYPE 4b - Rear Boundary**  
1:50 All Laneways (except Barlett Lane)  
Typical detail



PLAN

SECTION

ELEVATION

8 **FENCE TYPE 2a - Secondary Street Fencing**  
1:50 Typical detail

Reviewed  
LANDCOM  
Thorton Design Review Panel  
Date: 20/5/14

REVISION	DESCRIPTION	DRAWN	CHECK	DATE		PO Box 8136, Baulkham Hills, NSW 2153 Ph: (02) 9680 7712 Fax: (02) 9680 7766 Email: info@ecodesign.com.au Web: www.ecodesign.com.au Member of the Australian Institute of Landscape Designers and Planners	ADDRESS <b>LOT 2237 WILLIAM HART CRESCENT, PENRITH</b>	PROJECT <b>NEW RESIDENCE</b>	
A	ISSUE FOR CLIENT REVIEW	BT	RS	09-05-14					
B	AMEND ROOF LINE TO FIRST FLOOR	RS	RS	09-05-14					
C	ISSUE FOR CLIENT REVIEW	RS	RS	14-05-14	DRAWING <b>LANDSCAPE PLAN</b>	CLIENT <b>FIRSTYLE</b>	SHEET <b>04</b>	DATE <b>14-05-14</b>	REVISION <b>C</b>



**PRELIMINARY SUREVEY  
 LOTS 2226-2239 NORTH PENRITH**