

AREAS SCHEDULE

SITE DETAILS

LOT NUMBER: 2360
SITE AREA: 382m²

DWELLING AREAS

GROUND FLOOR LIVING: 106.31m²
FIRST FLOOR LIVING: 127.23m²
GARAGE: 20.15m²
PORCH: 1.68m²
OUTDOOR LEISURE: 14.40m²
TOTAL FLOOR: 268.09m²

DRIVEWAY AND PATH AREA: 35.47m²

ROOF AREA TO R/W TANK: 175.52m²
(ROOF AREA TO R/WATER TANK AS PER
BASIX CERTIFICATE)

SITE COVERAGE:

PROPOSED: 178.01m² / 46.5%

FLOOR SPACE RATIO:

PROPOSED: 233.54m² / 61%

LANDSCAPE RATIO:

PROPOSED: 188m² / 49%

PRIVATE OPEN SPACE:

(Min. 2m dimension)
REQUIRED (min.): 76.40m² / 20%
PROPOSED: 76.43m² / 20%

M' CLASS

(subject to borehole report)

LOT: 2360
AREA: 382m²

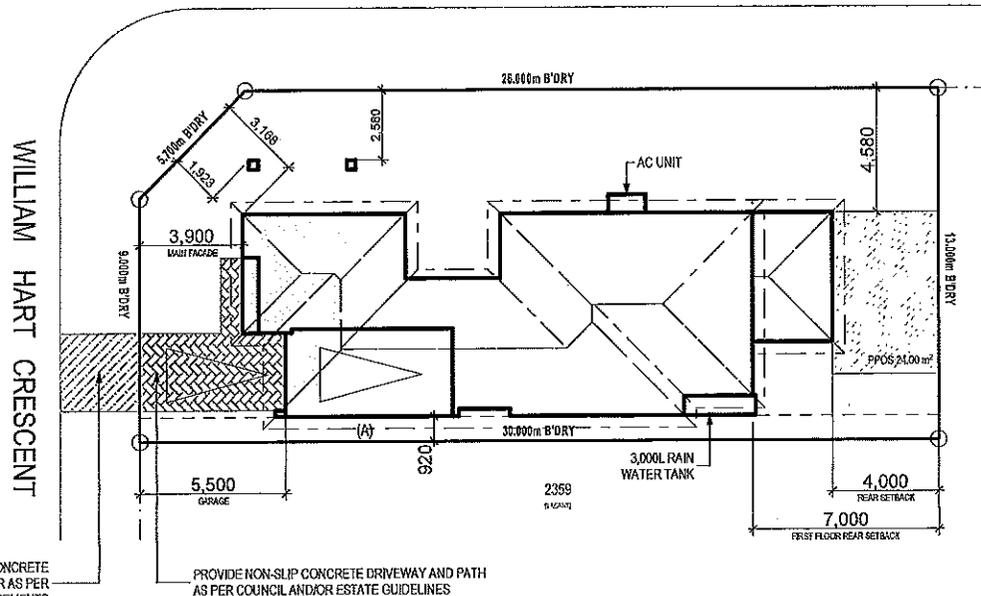
STORMWATER DRAINAGE TO STREET.

EXCAVATE SITE APPROX. 000mm
TO FORM JOB DATUM R.L. 00.000
(ASSUMED) DATUM POINT 000mm
BELOW FINISHED FLOOR LEVEL.
EXTENT OF EXCAVATION AND
BATTERS TO BE DETERMINED ON
SITE.

(A) EASEMENT FOR MAINTENANCE
AND SUPPORT 0.9 WIDE (ASSUMED)

SITE PLAN
1:200

DURANT STREET



PROVIDE PLAIN CONCRETE
TO CROSSOVER AS PER
REQUIREMENTS

PROVIDE NON-SLIP CONCRETE DRIVEWAY AND PATH
AS PER COUNCIL AND/OR ESTATE GUIDELINES

BASIX NOTES

WATER

- RAINWATER TANK OF AT LEAST 3,000 LITRES TO BE INSTALLED.
- RAINWATER TANK MUST MEET AND BE INSTALLED IN ACCORDANCE WITH APPLICABLE REGULATORY AUTHORITIES.
- RAINWATER TANK TO COLLECT RAIN RUNOFF FROM AT LEAST 175m² OF ROOF AREA.
- RAINWATER TANK SUPPLY TO BE CONNECT TO ALL TOILETS IN THE DEVELOPMENT.
- KITCHEN TAP FITTING RATING 4 STAR
- SHOWERHEAD RATING 3 STAR
- TOILET RATING (DUAL FLUSH) 4 STAR
- BATHROOM TAP FITTING RATING 6 STAR
- RAINWATER TANK TO BE CONNECTED TO AT LEAST ONE OUTDOOR TAP IN THE DEVELOPMENT.

THERMAL COMFORT

EXTERNAL WALLS: BRICK VEENER/TIMBER FRAME
EXTERNAL WALL INSULATION: R2.0
EXTERNAL WALL COLOUR: MEDIUM
ROOFING MATERIAL: CONCRETE ROOF TILES
ROOF INSULATION: SARKING
ROOF COLOUR: MEDIUM
CEILING INSULATION: R3.5

ENERGY

- ACTIVE HEATING AND COOLING TO BE INSTALLED IN LIVING AND BEDROOMS. 3 PHASE A/C SYSTEM (EER 2.5-3.0). TO BE DAYMIGHT ZONED BETWEEN LIVING AREAS AND BEDROOMS. TO BE INSTALLED PRIOR TO FINAL OCCUPATION CERTIFICATE.
- PROVIDE GAS 6 STAR INSTANTANEOUS HWS.
- PROVIDE GAS COOKTOP TO KITCHEN.
- PROVIDE ELECTRIC OVEN TO KITCHEN.
- ALL REFRIGERATOR SPACES TO BE WELL VENTILATED.
- PROVIDE COMPACT FLUORESCENT ENERGY SAVING LIGHT BULBS TO ALL LIGHT POINTS.
- PROVIDE OUTDOOR CLOTHES LINE BY OWNER.

NOTES:

REFER TO ENGINEERS DETAILS FOR ALL EXPANSION JOINT LOCATIONS.
REFER TO ENGINEERS DETAIL FOR ALL STEEL BEAM AND FLOOR JOIST LOCATIONS AND DIRECTIONS.
REFER TO TRUSS MANUFACTURERS DETAILS FOR ALL FLOOR JOIST SIZES AND DIRECTIONS.
REFER TO A/C DETAILS FOR A/C DUCT POSITIONS.
A/C DUCT LOCATIONS MAY NEED TO CHANGE DUE TO CONSTRUCTION REQUIREMENTS (JOIST LOCATION, STRUCTURAL BEAMS ETC).
FLOOR FINISHES AS SELECTED AS PER TENDER.

PROJECT:
PROPOSED TWO-STOREY BRICK VENEER DWELLING

ADDRESS:

Lot 2360 William Hart Crescent
Thornton Estate, Penrith

CLIENT:

Wisdom Homes Pty Ltd

LODGEMENT:
D.A/C.C

☒ EXHAUST FAN

☒ SMOKE DETECTOR. AS 3785-1993

NOTES: BOUNDARY SETBACKS MUST BE VERIFIED BY A REGISTERED SURVEYOR BEFORE COMMENCEMENT OF ANY BUILDING WORK. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS, COUNCIL REQUIREMENTS, RELEVANT CODES & STANDARDS. LEVELS SHOWN ARE BASED ON GROUND SURVEY PREPARED BY A REGISTERED SURVEYOR. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED & ENGINEERS DETAILS. WHERE ENGINEERS STRUCTURAL DRAWINGS ARE REQUIRED THE ENGINEERS PLAN WILL TAKE PREFERENCE TO THESE DRAWINGS. IN THE EVENT OF ANY ALTERATIONS OR DISCREPANCIES, NOTIFY WISDOM HOMES IMMEDIATELY. FIGURED DIMENSION IS TO BE READ IN PREFERENCE TO SCALING & TO BE CHECKED & VERIFIED BEFORE WORK IS COMMENCED.

REVISION SCHEDULE

ISSUE	DESCRIPTION	DRAWN	DATE	JOB No:	DRAWN:
A	CONTRACT PLAN	DC	25/02/14	003535	DC
A-1	AMENDED CONTRACT PLAN	DC	10/03/14	LGA:	DATE:
B	DA PLANS	AS	13/05/14	PENRITH	25/02/14
-	-	-	-	DESCRIPTION:	SITE CLASSIFICATION:
-	-	-	-	ABODE 27	M' CLASS (subject to borehole report)
-	-	-	-	CODE:	FAÇADE:
-	-	-	-	WH-ABOD27D CL RH	Classic
					SHEET:
					2

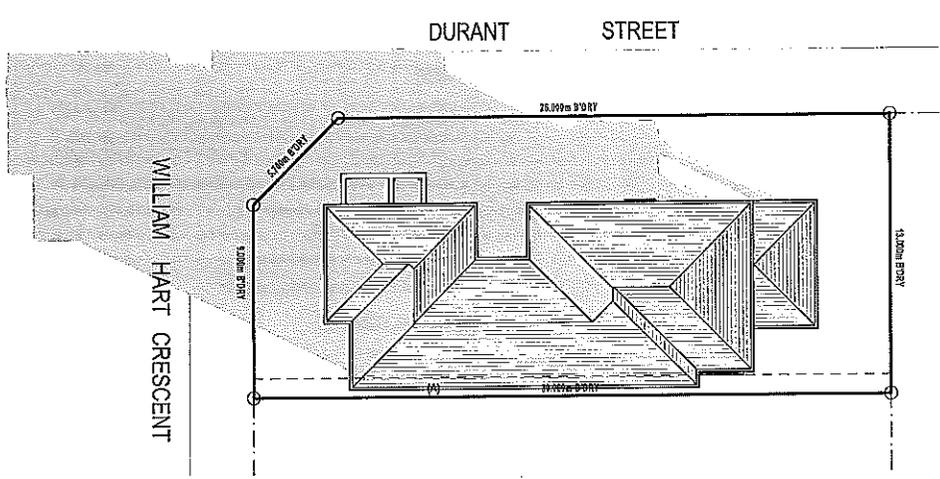


METRO
COLLECTION
by Wisdom

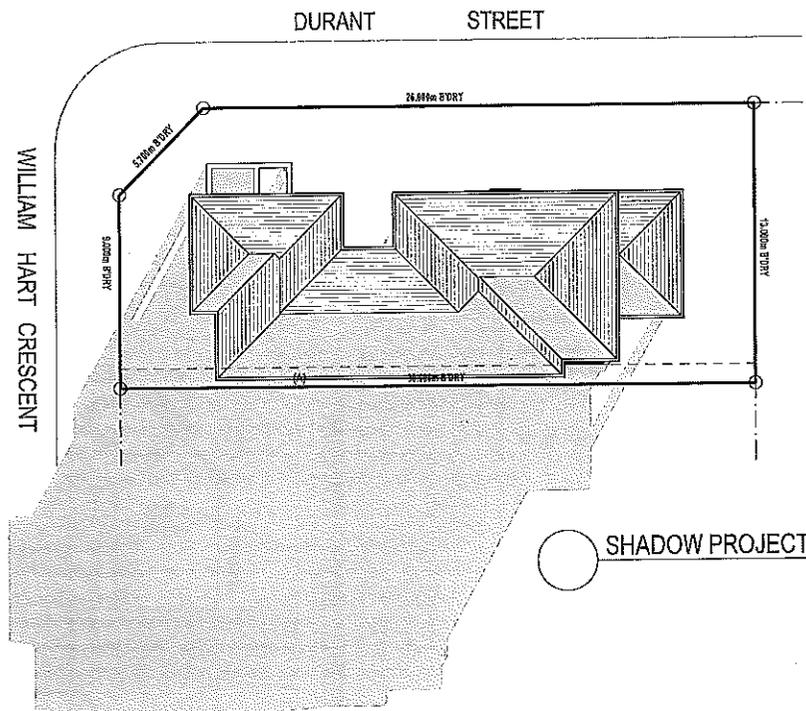
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Fax: 4647 1233

www.wisdomhomes.com.au

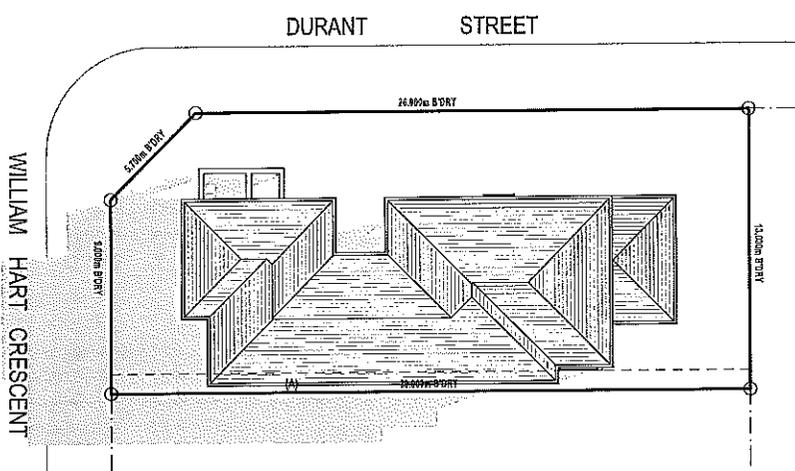
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SHADOW PROJECTION 9AM
1:250



SHADOW PROJECTION 3PM
1:250



SHADOW PROJECTION 12PM
1:250



SHADOW PROJECTIONS 21st JUNE

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REFER TO TRUSS MANUFACTURERS DETAILS FOR ALL FLOOR JOIST SIZES AND DIRECTIONS.
REFER TO A/C DETAILS FOR A/C DUCT POSITIONS.
REFER TO CONSTRUCTION REQUIREMENTS (JOIST LOCATION, STRUCTURAL BEAMS ETC).
FLOOR FINISHES AS SELECTED AS PER TENDER.



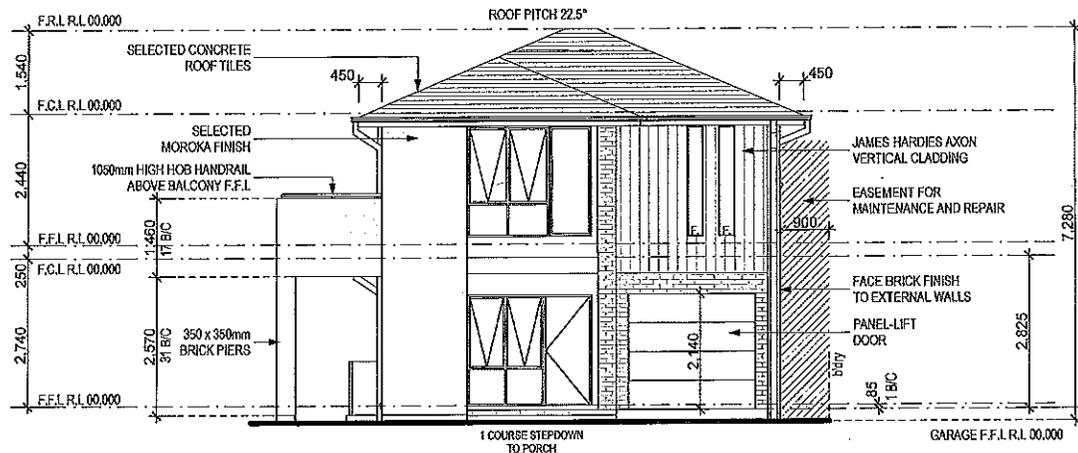
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ADDRESS:
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Thornton Estate, Penrith
CLIENT:
Wisdom Homes Pty Ltd

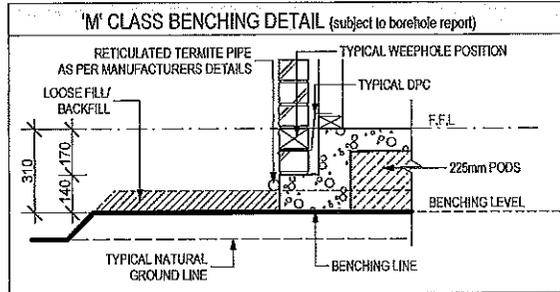
LODGEMENT:
D.A/C.C
☒ EXHAUST FAN
☑ SMOKE DETECTOR, AS 3786-1993

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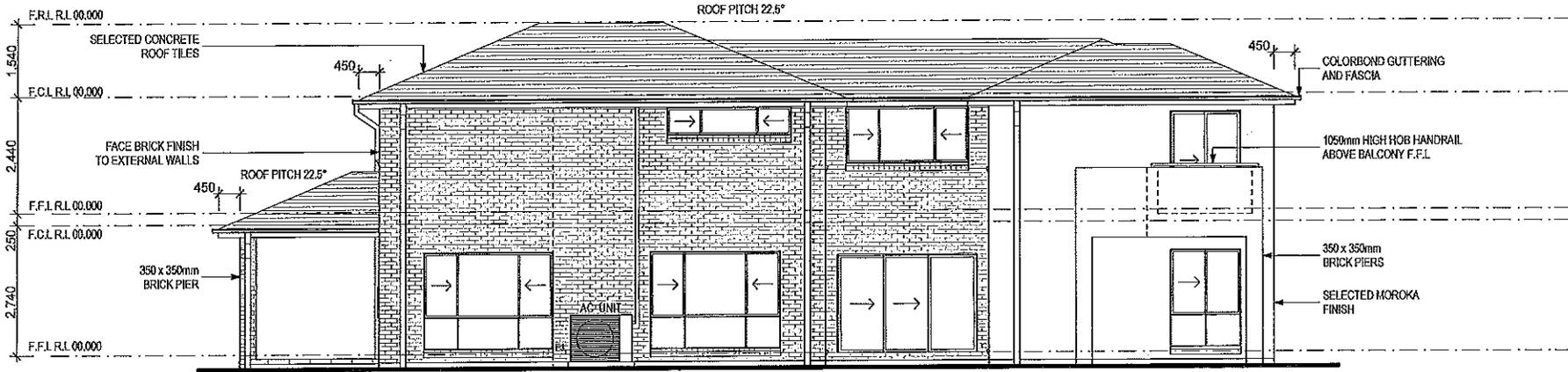
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B	DA PLANS	AS	13/05/14	DESCRIPTION:	FACEDE: Classic
-	-	-	-	ABODE 27	SHEET: 15
-	-	-	-	CODE:	
-	-	-	-	WH-ABOD27D CL RH	



NOTE:
 OPENABLE TO BE IN ACCORDANCE WITH CLAUSE 3.9.2.5 OF THE BCA 2013 VOL. 2 -
 FIRST FLOOR WINDOWS TO BE RESTRICTED TO OPEN A MAX. OF 125mm IF SILL HEIGHT IS LOWER THAN 1700mm ABOVE A FLOOR LEVEL.



FRONT/SOUTH ELEVATION
 1:100



LEFTWEST ELEVATION
 1:100

NOTES:
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 PVC DUCT LOCATIONS MAY NEED TO CHANGE DUE TO CONSTRUCTION REQUIREMENTS (JOIST LOCATION, STRUCTURAL BEAMS ETC).
 FLOOR FINISHES AS SELECTED AS PER TENDER.

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 PROPOSED TWO-STORY BRICK VENEER DWELLING
 ADDRESS:
 Lot 2360 William Hart Crescent
 Thornton Estate, Penrith
 CLIENT:
 Wisdom Homes Pty Ltd

LODGEMENT:
 D.A/C.C

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 ☒ SMOKE DETECTOR, AS 3786-1903

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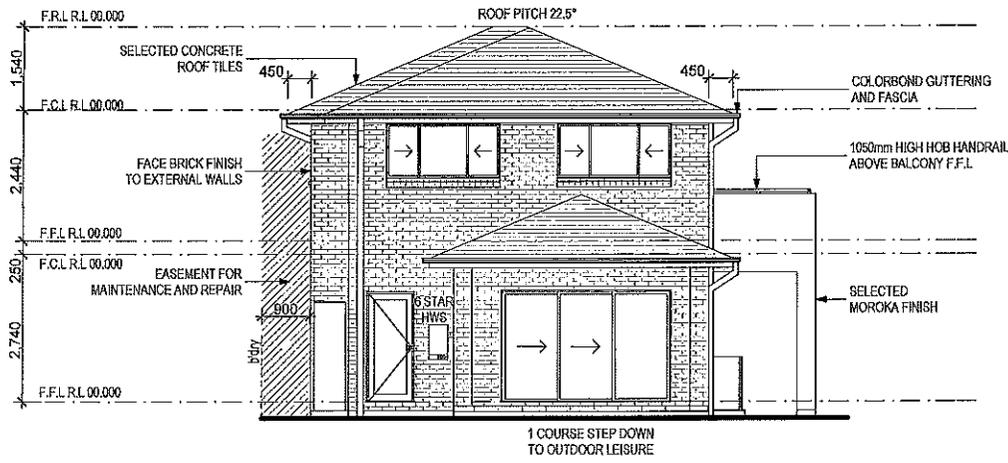
SITE CLASSIFICATION:
 M' CLASS (subject to borehole report)

FAÇADE:
 Classic

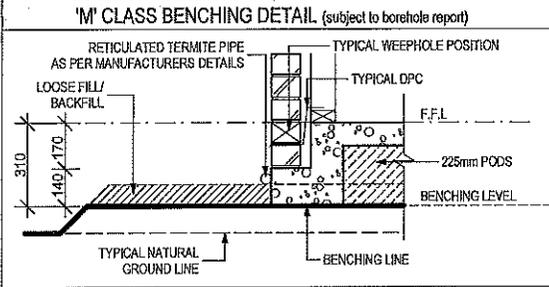
SHEET:
8

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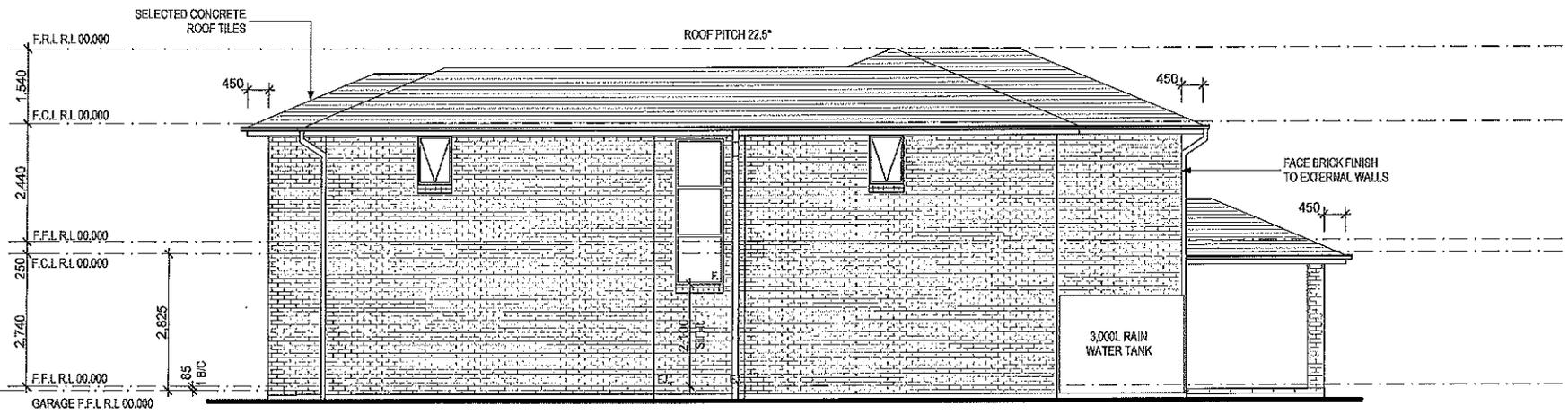
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REAR/NORTH ELEVATION
 1:100



RIGHT/EAST ELEVATION
 1:100

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LOGGEMENT:
 D.A/C.C
 EXHAUST FAN
 SMOKE DETECTOR, AS 3786-1993

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9

