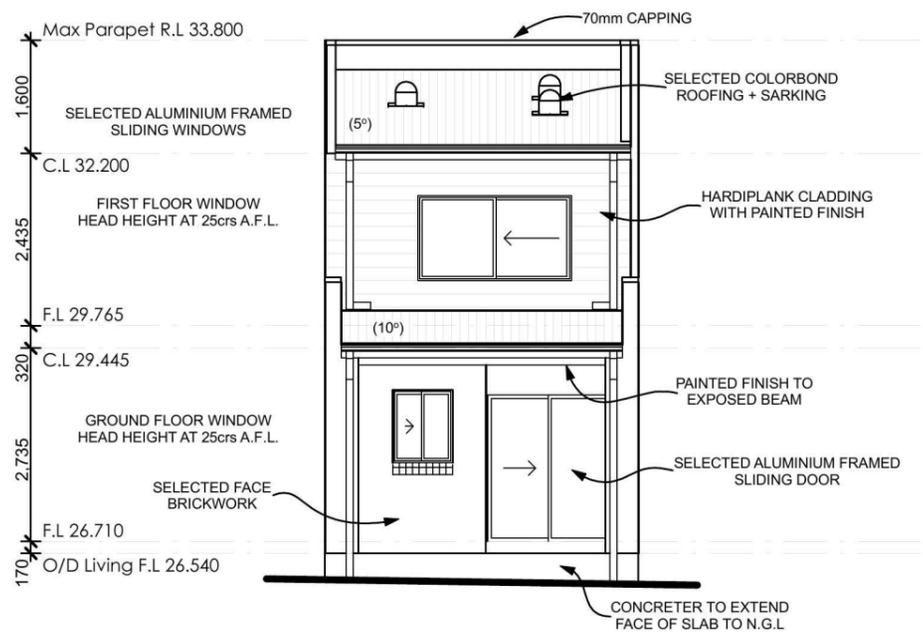


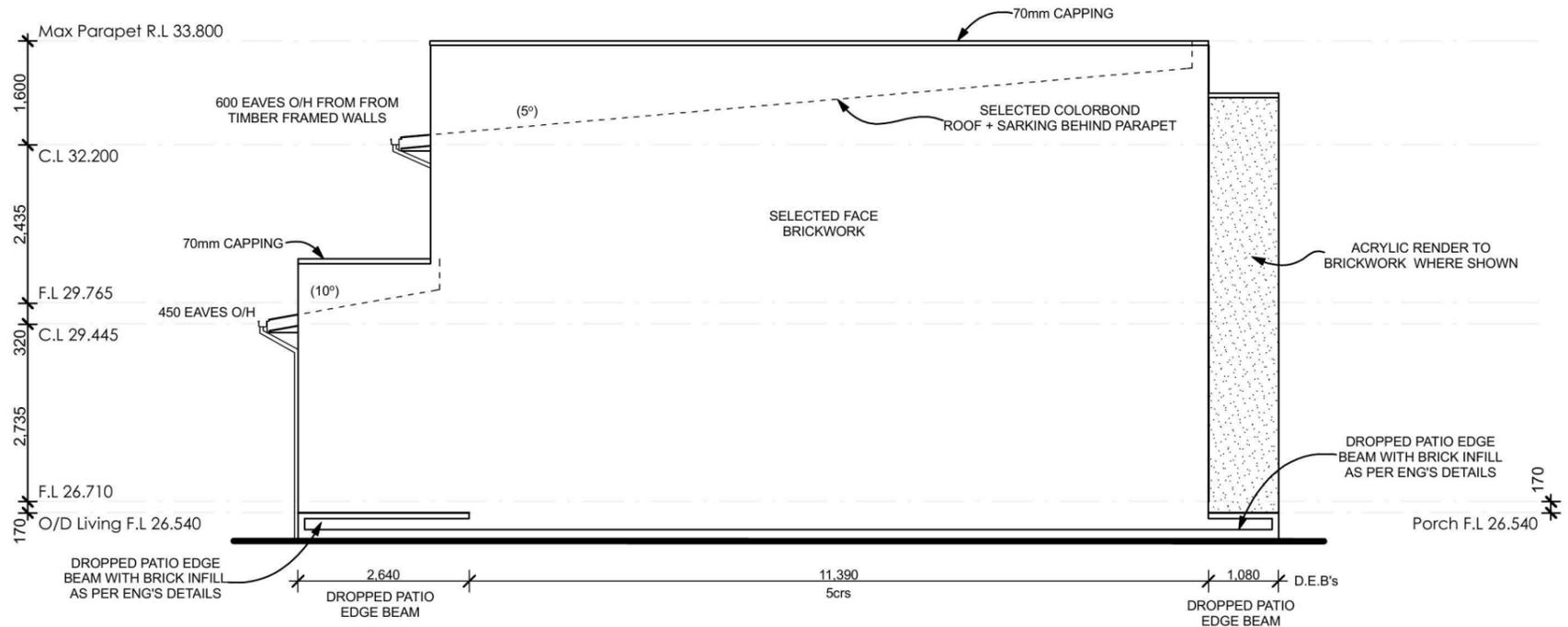
Southern Elevation

SCALE 1:100



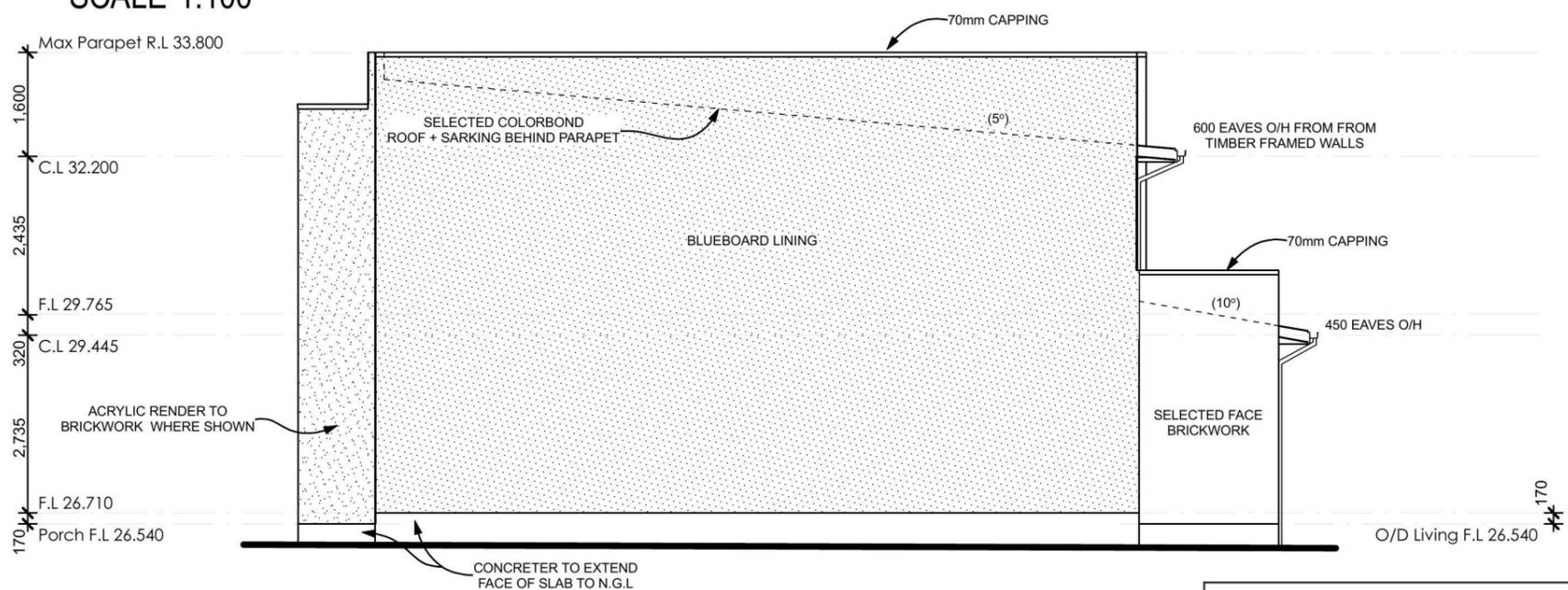
Northern Elevation

SCALE 1:100



Western Elevation

SCALE 1:100



Eastern Elevation

SCALE 1:100

SARKING REQUIREMENTS FOR PROPOSED ROOF TO BE AS PER TABLE 3.5.1.1(a) and TABLE 3.5.1.1(b) AS SET OUT IN THE BUILDING CODE OF AUSTRALIA.

PROTECTION OF OPENABLE WINDOWS AS PER B.C.A CONDITION 3.9.2.5

A WINDOW OPENING MUST BE PROVIDED WITH PROTECTION IF THE FLOOR BELOW THE WINDOW IN A BEDROOM IS 2m OR MORE ABOVE THE SURFACE BENEATH. WHERE THE LOWEST LEVEL OF A WINDOW OPENING IS LESS THAN 1.7m ABOVE THE FLOOR, A KEYED LOCK MUST BE FITTED SO AS TO RESTRICT THE WINDOW OPENING TO A MAX 125mm

	Energy Rating	Certificate Number 14561080
<input checked="" type="checkbox"/>	single-dwelling rating	5.5 stars
	heating	74 MJ/m ²
	cooling	20 MJ/m ²
Recessed downlights confirmation: <input checked="" type="checkbox"/> Rated with <input type="checkbox"/> Rated without		
Assessor Name/Number Thomas Ruck VIC/BDAV/12/1456		
Assessor Signature <i>T. Ruck</i>		Date 20/10/14
PLEASE REFER TO NATHERS THERMAL COMFORT CERTIFICATE		

Plot Date
Mon 27 Oct 2014

Figured dimensions to be used in preference to scaling this drawing.
Do not assume - if in doubt ASK.

SITE & SLAB CLASSIFICATION IS TO BE CONFIRMED
Wind Speed category is **TO BE CONFIRMED**

SLAB SETDOWNS FROM ENTRY:	
EDGE REBATES	172mm x 150mm WIDE
GARAGE	590 mm FROM F.F.L.
FRONT PORCH/VERANDA	170 mm FROM F.F.L.
BALCONY	110 mm FROM F.F.L.



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Revision	Date	Amendment
B	27.10.14	DA PLANS - BT
A	26.08.14	CONTRACT DRAWINGS - MT

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Proposed Terrace
at Lot: 98
Thornton Drive,
Penrith (Thornton)

Client:
Champion Homes
Sheet Size: A3 Date: 26.08.14 Drawn: MT
Design:
Custom Mid-Terrace
Job No. **3277N** Sheet 6 of 9

Proposed Erosion & Sediment Control Plan

SCALE 1:200

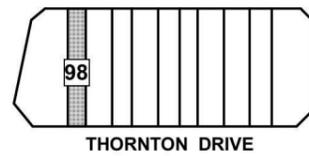
NOTE:
FINAL SITING AND LEVELS OF PROPOSED RESIDENCE, TO BE CONFIRMED UPON RECEIPT OF CONTOUR SURVEY PREPARED BY BUILDER'S SURVEYOR



LOT: 98
134.6m²

(A) = PROPOSED EASEMENT FOR ACCESS, MAINTENCE AND OVERHANG 0.9 WIDE

LOCATION PLAN



Energy Rating Certificate Number 14561080

single-dwelling rating

heating 5.5 stars

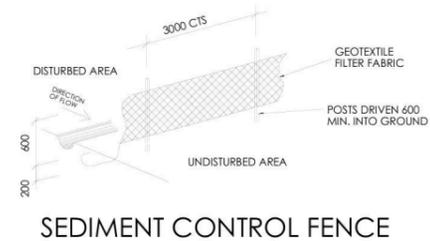
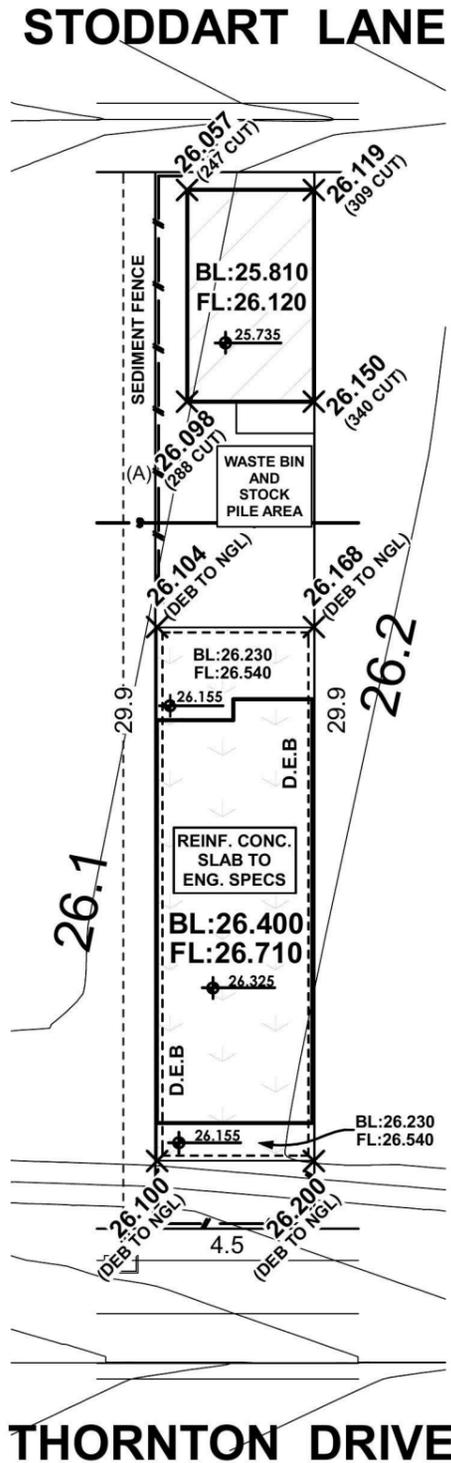
cooling 74 MJ/m²

Recessed downlights confirmation: Rated with Rated without

Assessor Name/Number Thomas Ruck VIC/BDVA/12/1456

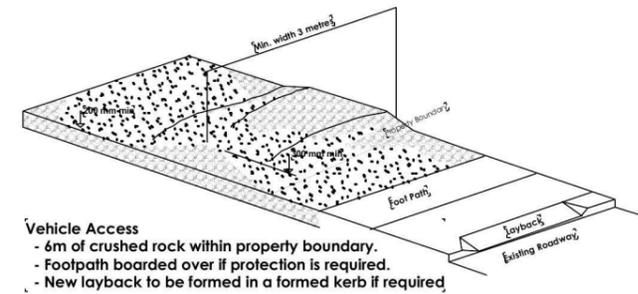
Assessor Signature *T. Ruck* Date 20/10/14

PLEASE REFER TO NATHERS THERMAL COMFORT CERTIFICATE



SITE PLAN

ALL SITEWORKS INDICATED ARE ILLUSTRATIVE ONLY. FINAL BENCH LEVEL (BL) MAY BE SUBJECT TO ADJUSTMENT. SUCH ADJUSTMENTS, WHILE COMPLYING WITH COUNCIL REQUIREMENTS REMAIN AT THE DISCRETION OF THE BUILDER.



- Vehicle Access**
- 6m of crushed rock within property boundary.
 - Footpath boarded over if protection is required.
 - New layback to be formed in a formed kerb if required.

Figured dimensions to be used in preference to scaling this drawing.
Do not assume - if in doubt ASK.

Plot Date
Mon 27 Oct 2014

SITE & SLAB CLASSIFICATION
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Wind Speed category is **TO BE CONFIRMED**

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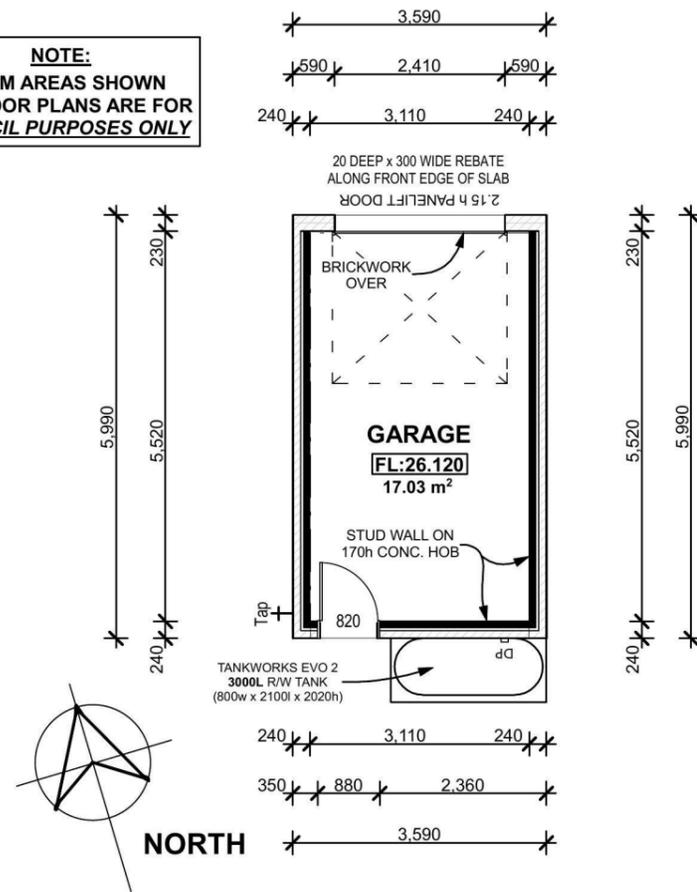
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Sheet Size: A3 Date: 26.08.14 Drawn: MT

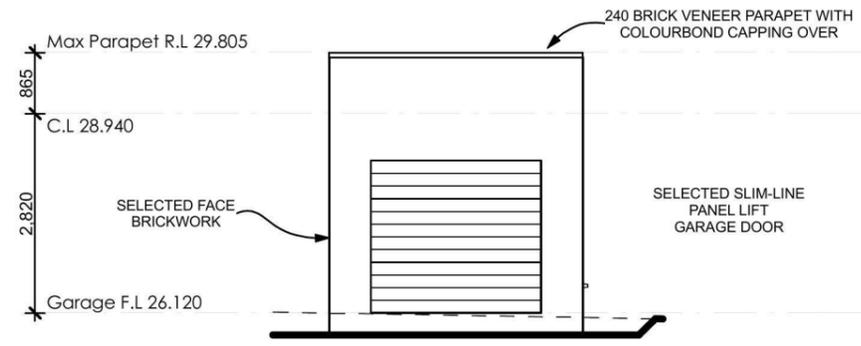
Design :
Custom Mid-Terrace

Job No. **3277N** Sheet 2 of 9

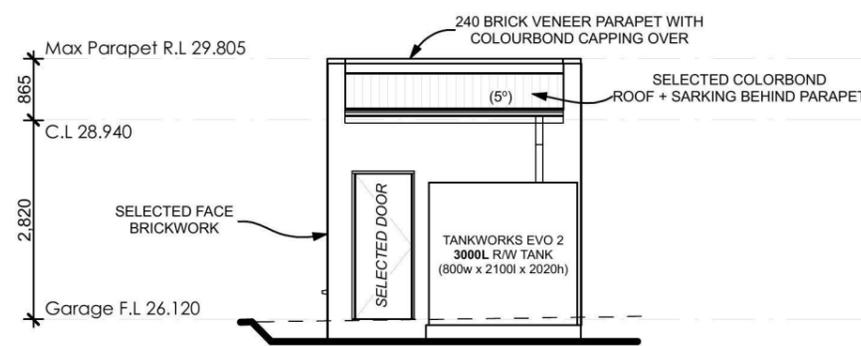
NOTE:
ROOM AREAS SHOWN
ON FLOOR PLANS ARE FOR
COUNCIL PURPOSES ONLY



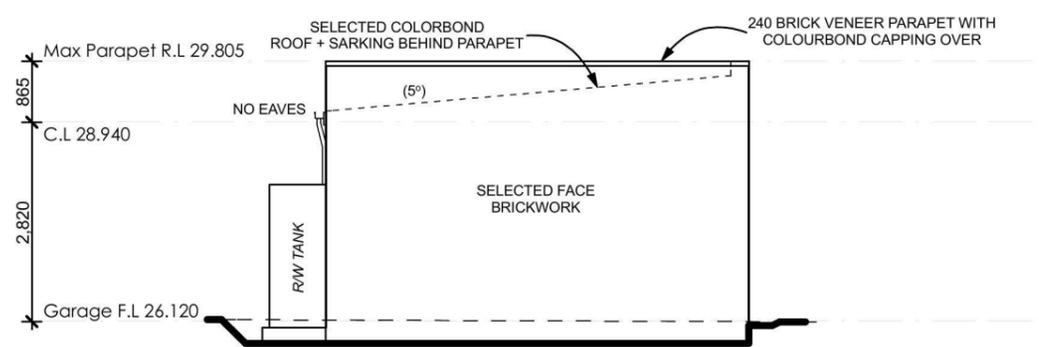
Garage Floor Plan
SCALE 1:100



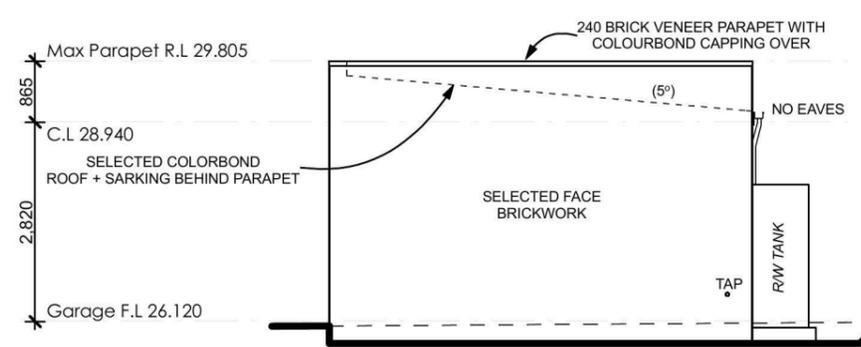
Northern Elevation
SCALE 1:100



Southern Elevation
SCALE 1:100



Eastern Elevation
SCALE 1:100



Western Elevation
SCALE 1:100

Energy Rating Certificate Number **14561080**

single-dwelling rating 5.5 stars

heating **74** MJ/m²

cooling **20** MJ/m²

Recessed downlights confirmation: Rated with Rated without

Assessor Name/Number **Thomas Ruck VIC/BDV/12/1456**

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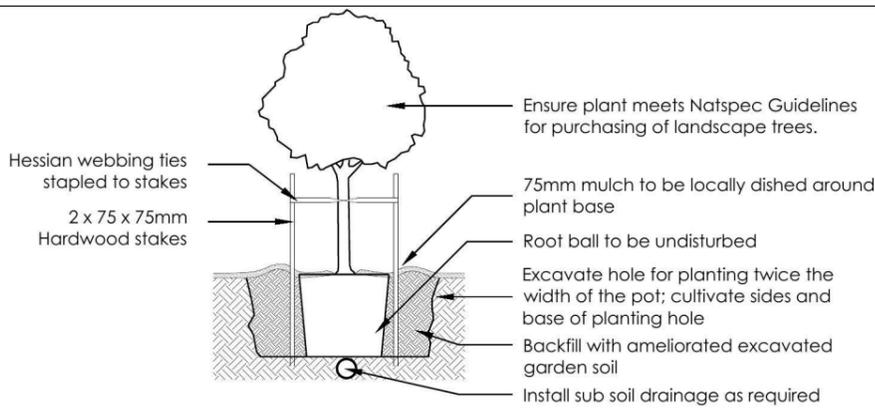
Plot Date
Mon 27 Oct 2014

Client :
Champion Homes

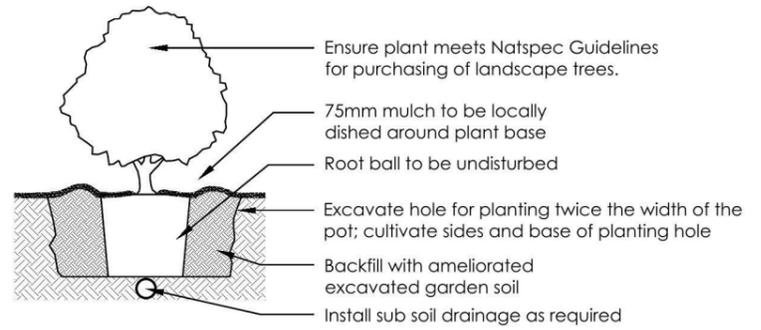
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Design :
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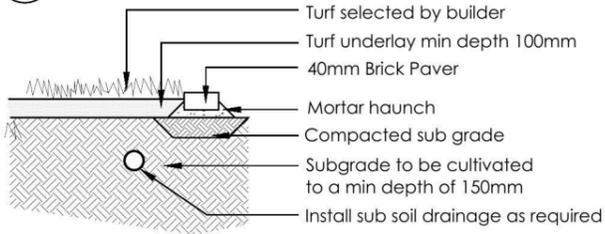
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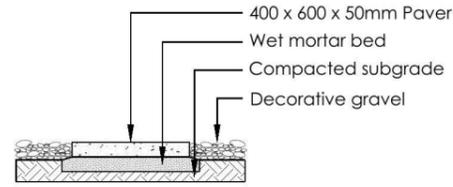
1 Tree Planting Detail
NTS 25L - 100L Pot Size



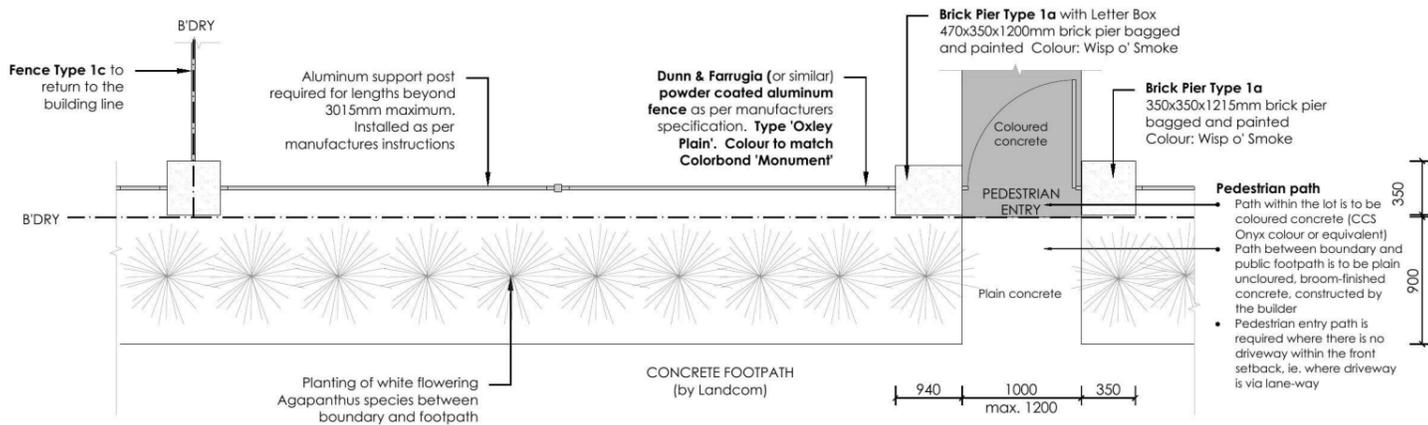
2 Planting Detail
NTS 150mm, 200mm Pot Size



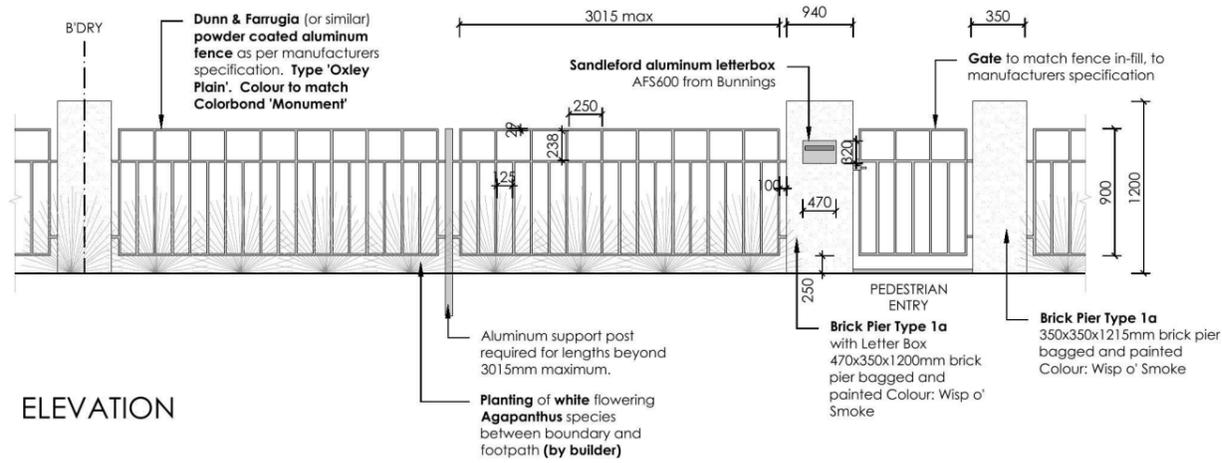
3 Turf Detail
NTS Brick Paver Edge



4 Stepping stones in gravel
NTS Low traffic zone

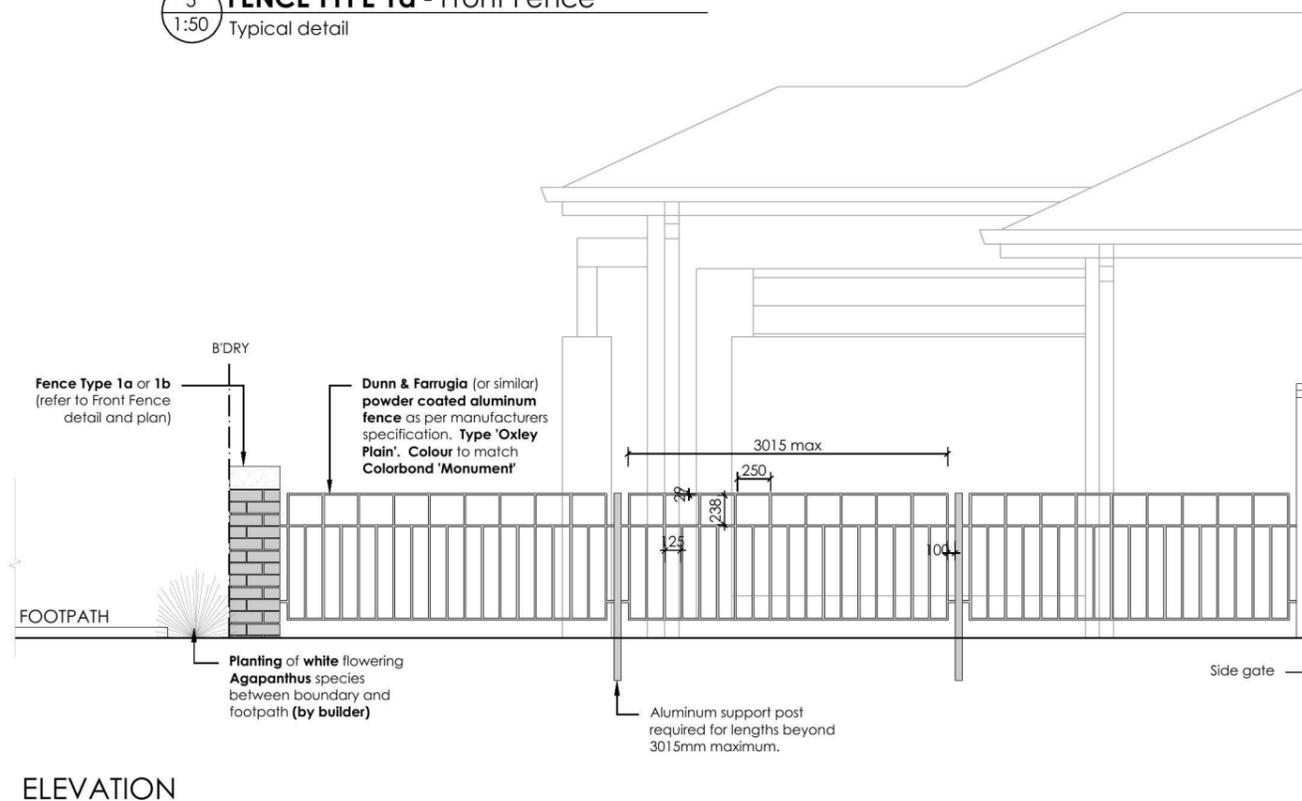


PLAN



ELEVATION

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



ELEVATION

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

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE COLOUR PLANS FOR CLIENT REVIEW	GC	RS	25-09-14
B	AMENDED TO BUILDER FEEDBACK	GC	RS	29-09-14
C	AMENDED TO BUILDER FEEDBACK	GC	RS	30-09-14
D	AMENDED TO INCLUDE AREA CALCULATIONS	GC	RS	02-10-14

ecodesign
outdoor living environments

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Ph: (02) 9480 7712 Fax: (02) 9480 7705
Email: info@ecodesign.com.au
Web: www.ecodesign.com.au
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ADDRESS
LOTS 97-107 THORNTON DRIVE, PENRITH

CLIENT
CHAMPION HOMES

PROJECT
NEW RESIDENCE

DRAWING
LANDSCAPE PLAN

SCALE
1:100 @ A3

ISSUE
DA

SHEET
02

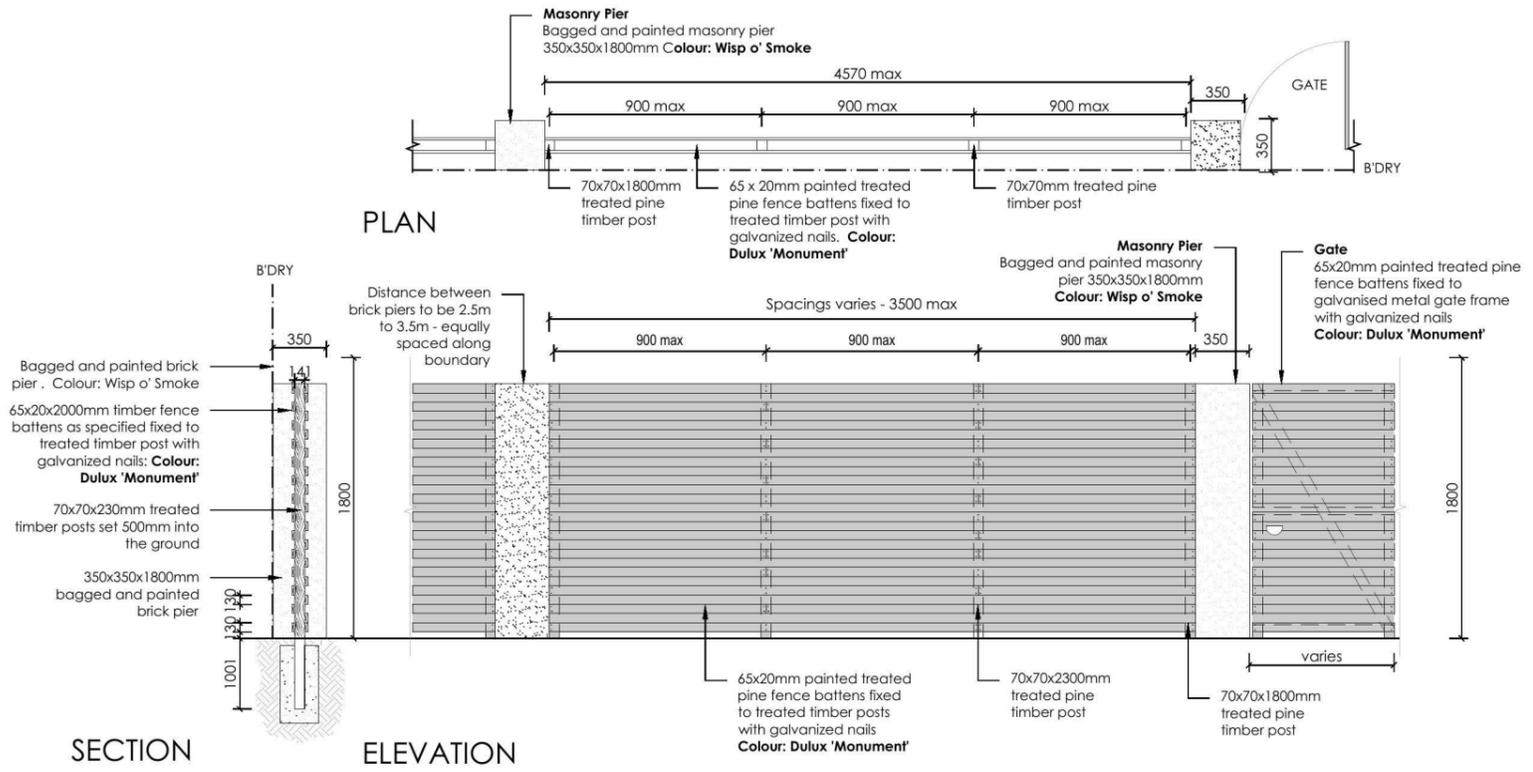
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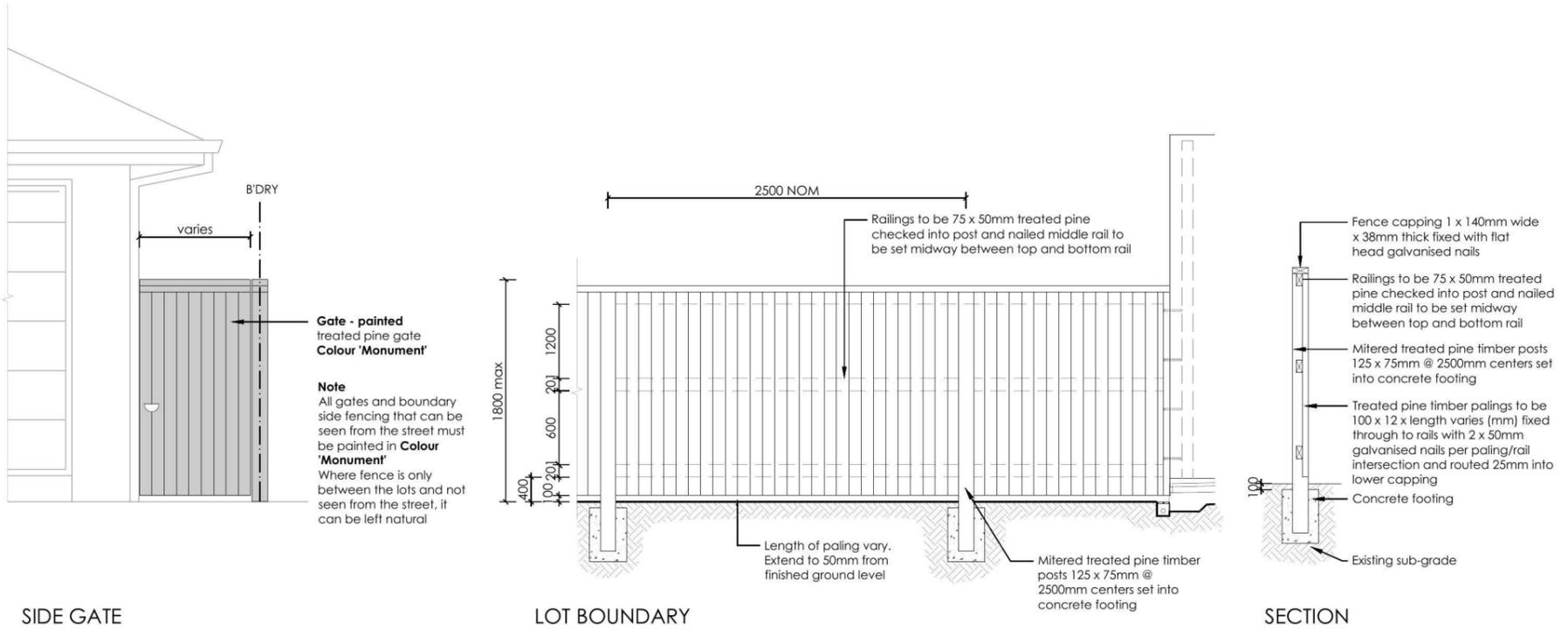
DATE
02-10-14

REVISION
D

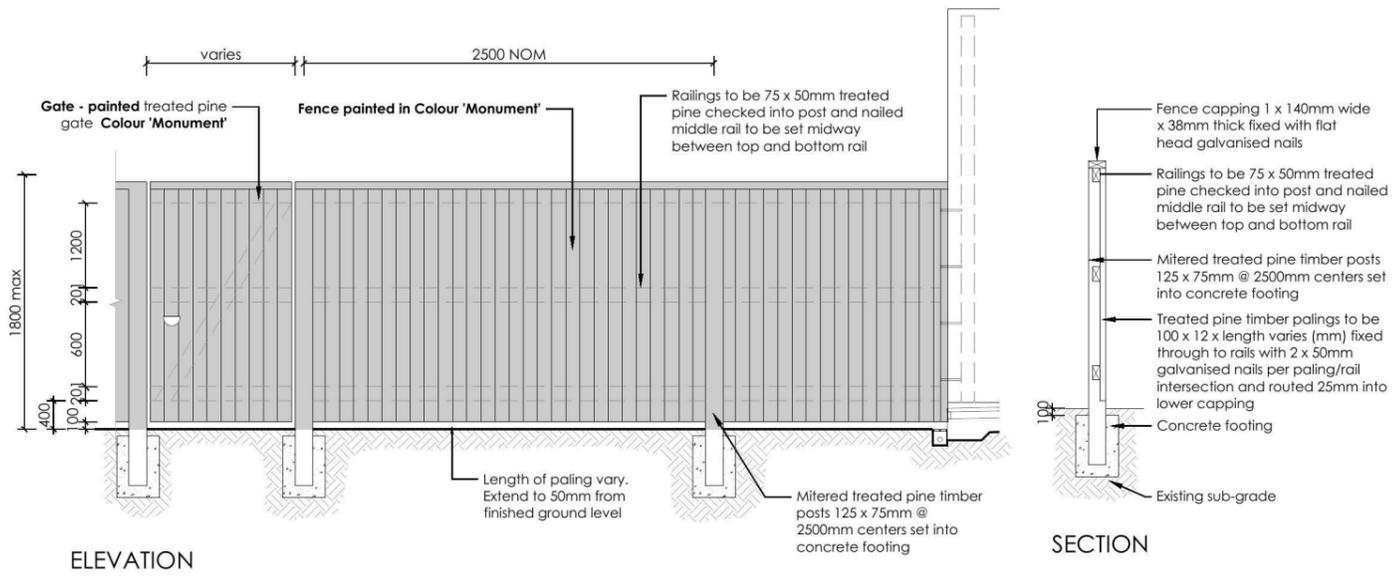




7 **FENCE TYPE 2a - Secondary Street Fencing**
1:50 Typical detail



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



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

<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>ISSUE COLOUR PLANS FOR CLIENT REVIEW</td> <td>GC</td> <td>RS</td> <td>25-09-14</td> </tr> <tr> <td>B</td> <td>AMENDED TO BUILDER FEEDBACK</td> <td>GC</td> <td>RS</td> <td>29-09-14</td> </tr> <tr> <td>C</td> <td>AMENDED TO BUILDER FEEDBACK</td> <td>GC</td> <td>RS</td> <td>30-09-14</td> </tr> <tr> <td>D</td> <td>AMENDED TO INCLUDE AREA CALCULATIONS</td> <td>GC</td> <td>RS</td> <td>02-10-14</td> </tr> </tbody> </table>	REVISION	DESCRIPTION	DRAWN	CHECK	DATE	A	ISSUE COLOUR PLANS FOR CLIENT REVIEW	GC	RS	25-09-14	B	AMENDED TO BUILDER FEEDBACK	GC	RS	29-09-14	C	AMENDED TO BUILDER FEEDBACK	GC	RS	30-09-14	D	AMENDED TO INCLUDE AREA CALCULATIONS	GC	RS	02-10-14	<p>ecodesign outdoor living environments</p> <p>PO Box 8136, Southam Hills BC, NSW 2153 Ph: (02) 9480 7712 Fax: (02) 9488 7705 Email: info@ecodesign.com.au Web: www.ecodesign.com.au Member of the Australian Institute of Landscape Designers and Managers</p>	<p>ADDRESS</p> <p>LOTS 97-107 THORNTON DRIVE, PENRITH</p>	<p>PROJECT</p> <p>NEW RESIDENCE</p> <p>DRAWING</p> <p>LANDSCAPE PLAN</p> <p>SCALE</p> <p>1:100 @ A3</p> <p>DATE</p> <p>02-10-14</p> <p>REVISION</p> <p>D</p>
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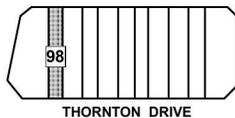
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**LOT: 98
134.6m²**

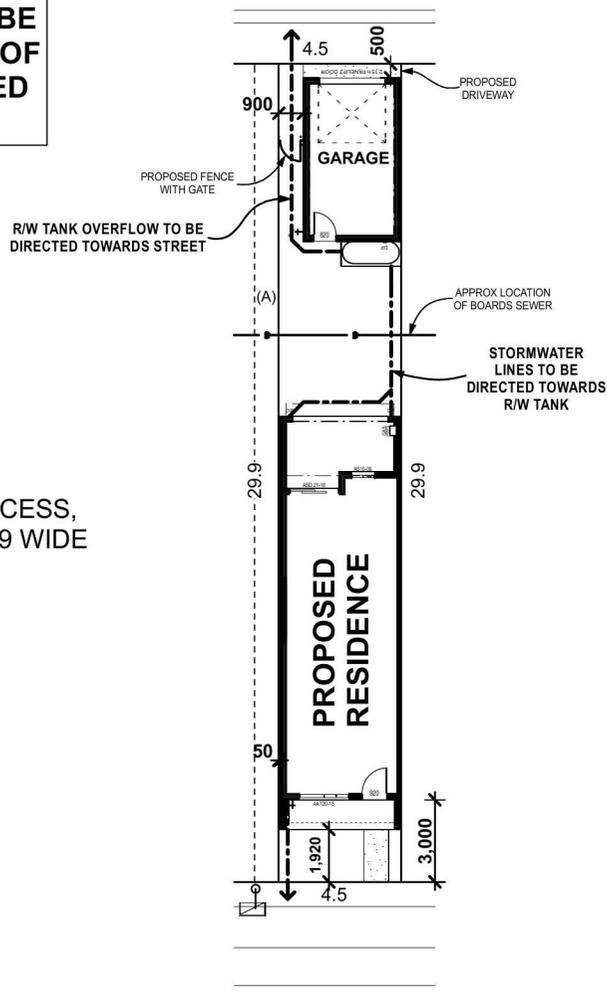
(A) = PROPOSED EASEMENT FOR ACCESS,
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LOCATION PLAN



Proposed Site Plan
Not To Scale

STODDART LANE



THORNTON DRIVE

NOTIFICATION PLAN

Proposed Terrace
At: Lot 98, Thornton Drive,
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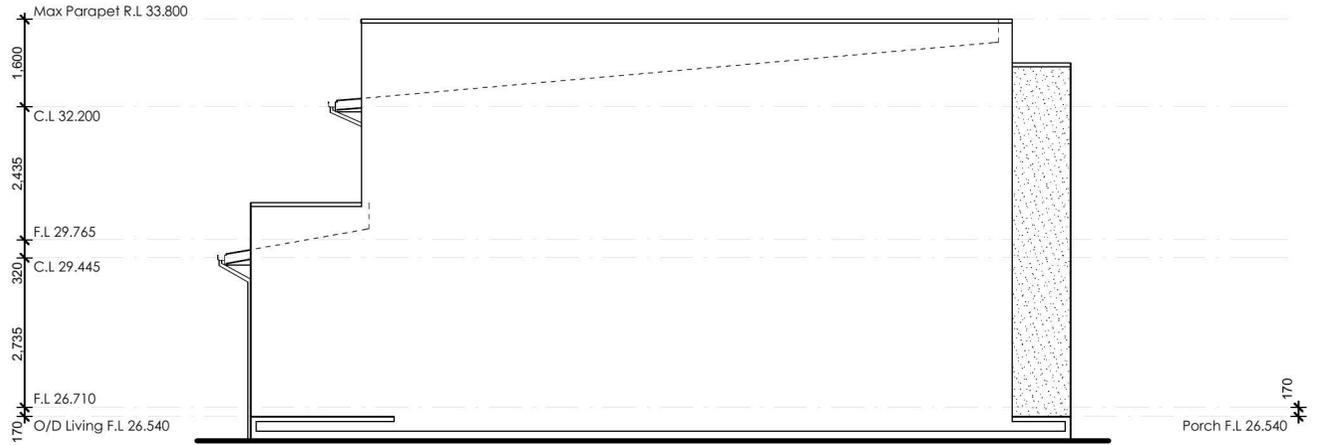
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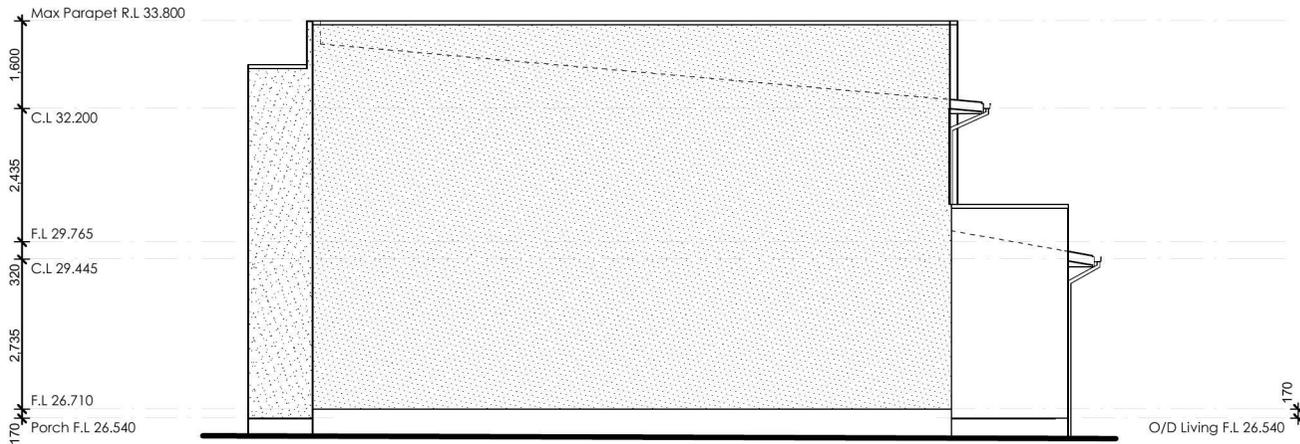
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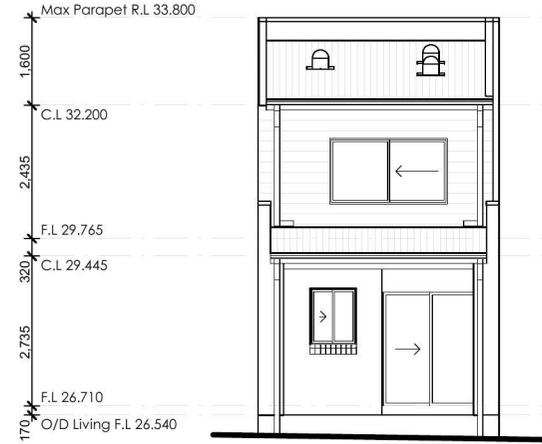
Southern Elevation
Not To Scale



Western Elevation
Not To Scale



Eastern Elevation
Not To Scale



Northern Elevation
Not To Scale

NOTIFICATION PLAN

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**Champion
Homes**
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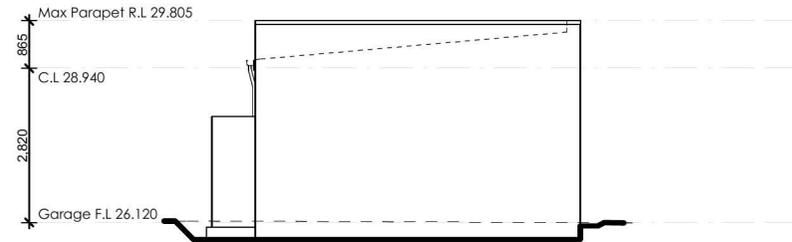
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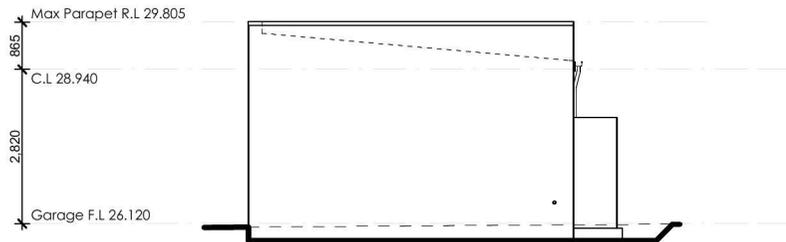
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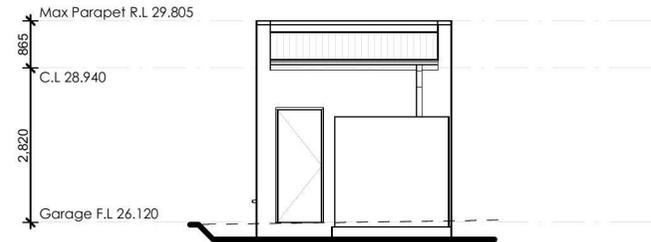
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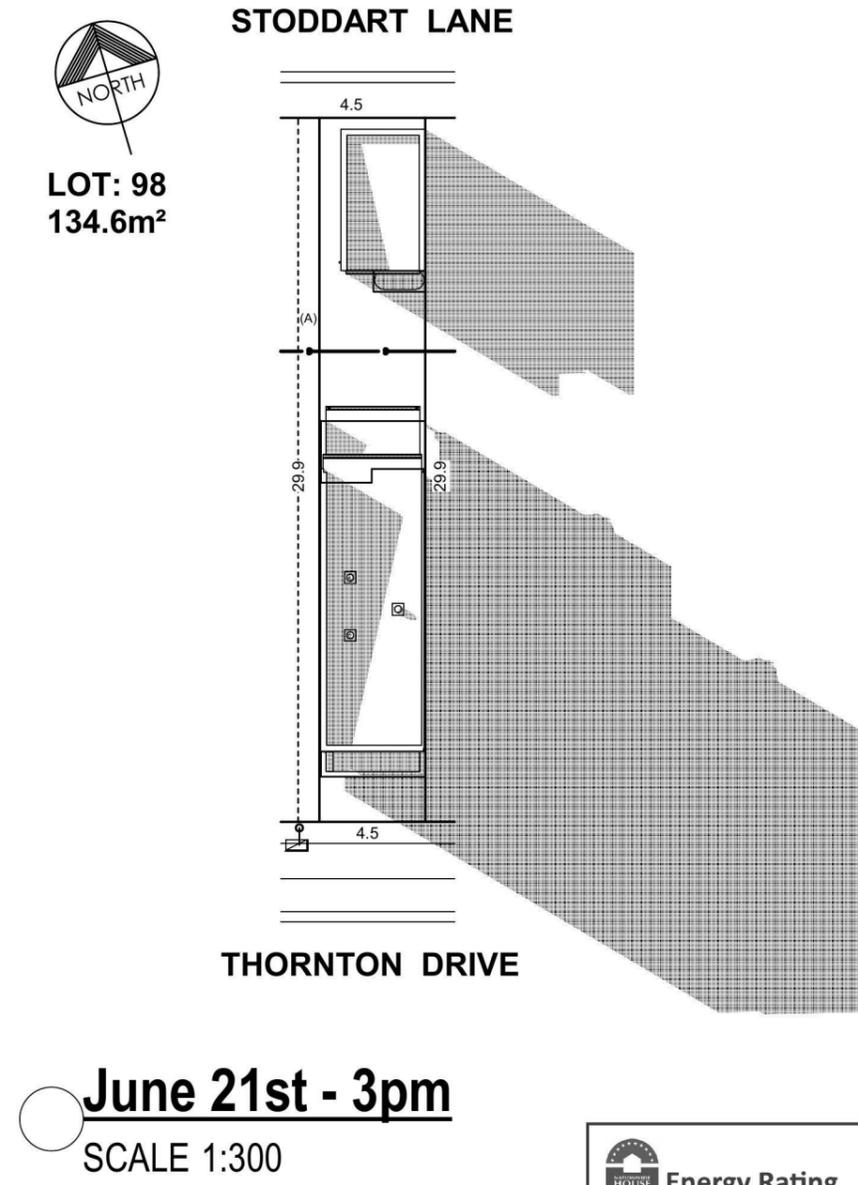
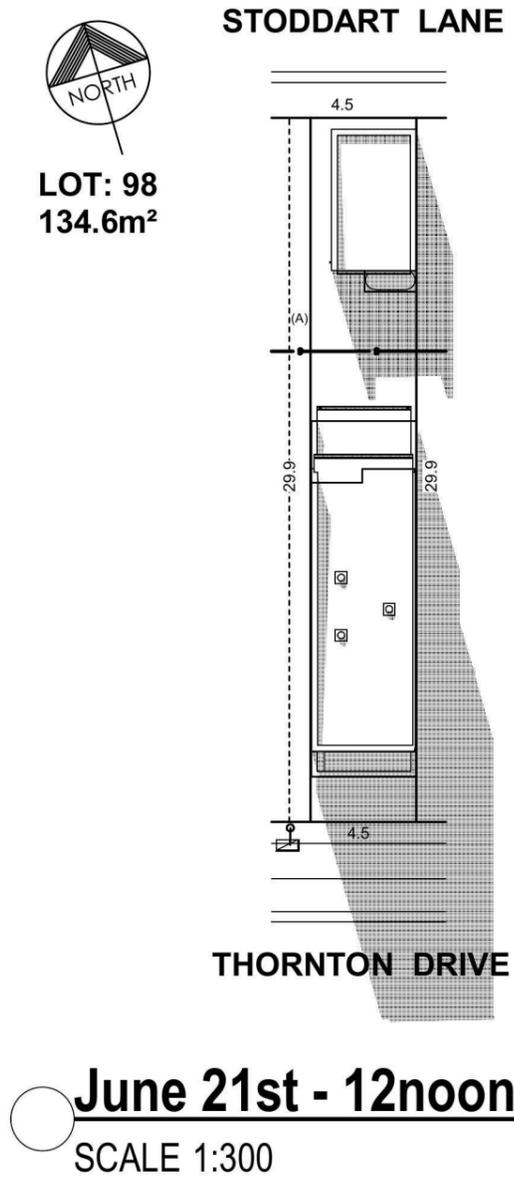
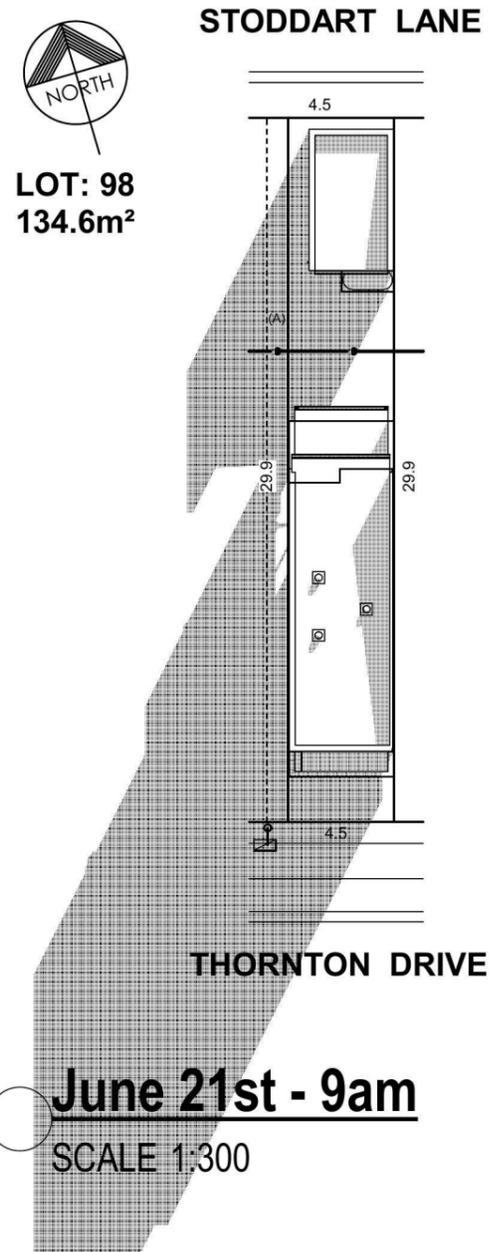
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PROPOSED SHADOW DIAGRAMS



Energy Rating Certificate Number **14561080**

single-dwelling rating

heating **5.5** stars
cooling **74** MJ/m²
cooling **20** MJ/m²

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Sheet Size: A3 Date: 26.08.14 Drawn: MT
Design:
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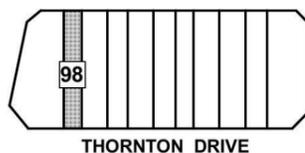
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LOT: 98
134.6m²

(A) = PROPOSED EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE

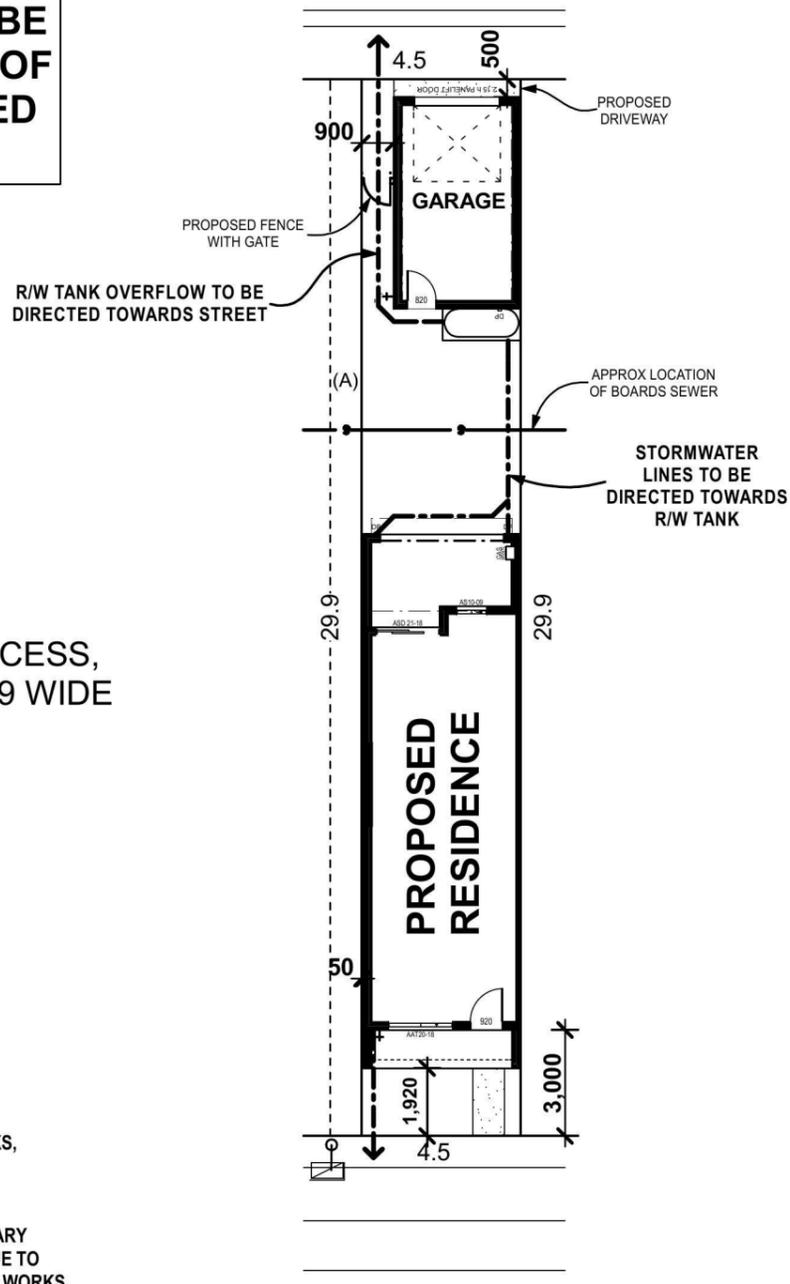
LOCATION PLAN



NOTE:
FINAL LOCATION & SHAPE OF ALL LANDSCAPING WORKS, INCLUDING DRIVEWAY, IS TO BE DETERMINED ON SITE AT THE DIRECTION OF THE BUILDER.

FINAL RIDGE AND FLOOR LEVELS ARE ACCEPTED TO VARY BY ±100mm FROM THE APPROVED DOCUMENTS, ALL DUE TO CONDITIONS ENCOUNTERED ON SITE DURING BUILDING WORKS.

STODDART LANE



THORNTON DRIVE

Proposed Site Plan & Drainage Plan

SCALE 1:200

Energy Rating Certificate Number 14561080

single-dwelling rating 5.5 stars

heating 74 MJ/m²

cooling 20 MJ/m²

Recessed downlights confirmation: Rated with Rated without

Assessor Name/Number Thomas Ruck VIC/BDAV/12/1456

Assessor Signature *T. Ruck* Date 20/10/14

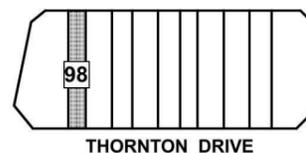
PLEASE REFER TO NATHERS THERMAL COMFORT CERTIFICATE



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LOCATION PLAN



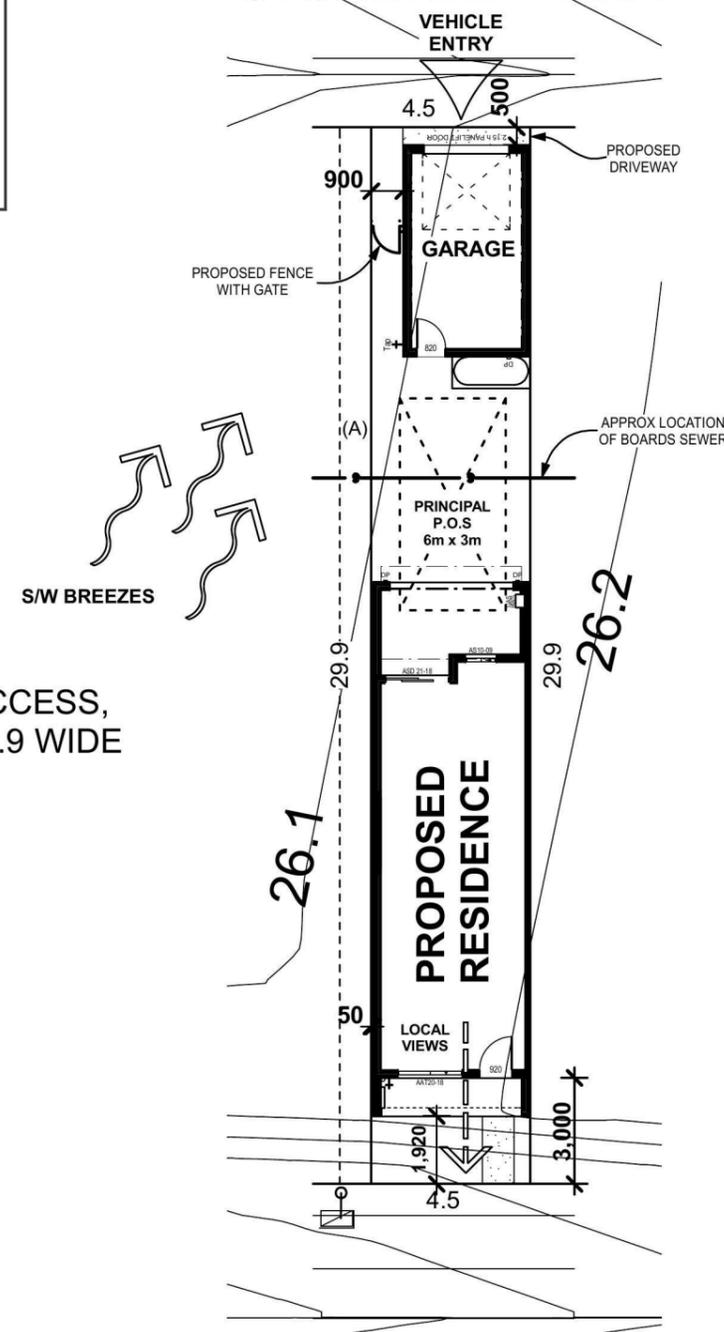
NORTH PENRITH "THORNTON" REQUIREMENTS:

SITE AREA: 134.6m²

PRIVATE OPEN SPACE:
(Min 2.0m Wide)
REQUIRED: 20% or 26.92m²
ACHIEVED: 26% or 34.84m²

LANDSCAPE AREA:
ACHIEVED: 24% or 32.76m²

STODDART LANE



THORNTON DRIVE

Proposed Site Analysis Plan

SCALE 1:200

Figured dimensions to be used in preference to scaling this drawing. Do not assume - if in doubt ASK.

SITE & SLAB CLASSIFICATION
IS TO BE CONFIRMED

Wind Speed category is **TO BE CONFIRMED**

SLAB SETDOWNS FROM ENTRY:	
EDGE REBATES	172mm x 150mm WIDE
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Revision	Date	Amendment
B	27.10.14	DA PLANS - BT
A	26.08.14	CONTRACT DRAWINGS - MT

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Proposed Terrace at Lot: 98
Thornton Drive,
Penrith (Thornton)

Plot Date
Mon 27 Oct 2014

Client:
Champion Homes

Sheet Size: A3 Date: 26.08.14 Drawn: MT
Design:
Custom Mid-Terrace
Job No. **3277N** Sheet 1 of 9

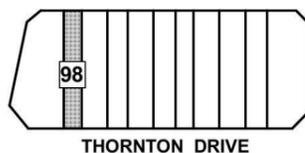
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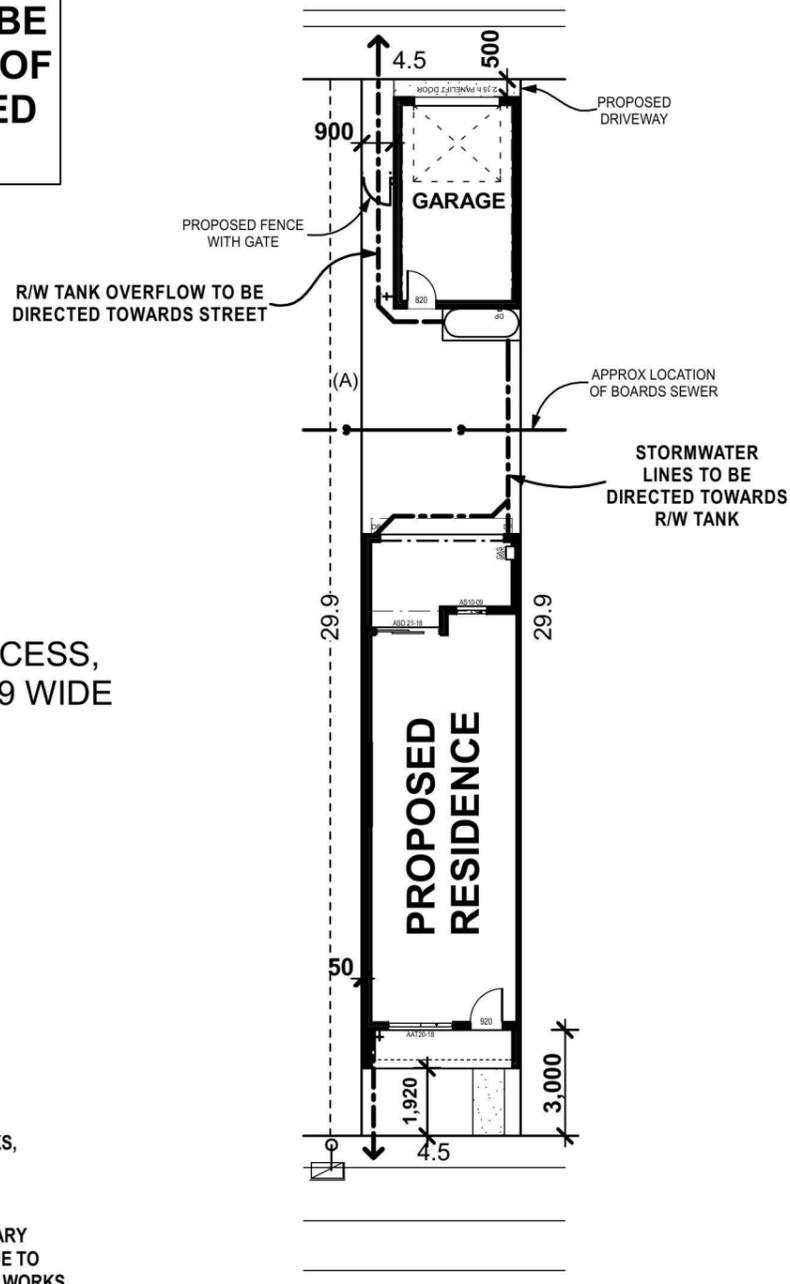
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STODDART LANE



THORNTON DRIVE

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Sheet Size: A3 Date: 26.08.14 Drawn: MT
 Design:
Custom Mid-Terrace
 Job No. **3277N** Sheet 1 of 9

Energy Rating Certificate Number 14561080

single-dwelling rating 5.5 stars
 heating 74 MJ/m²
 cooling 20 MJ/m²

Recessed downlights confirmation: Rated with Rated without

Assessor Name/Number Thomas Ruck VIC/BDAV/12/1456
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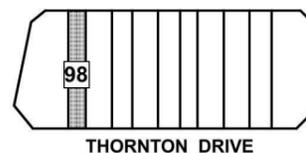
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LOCATION PLAN



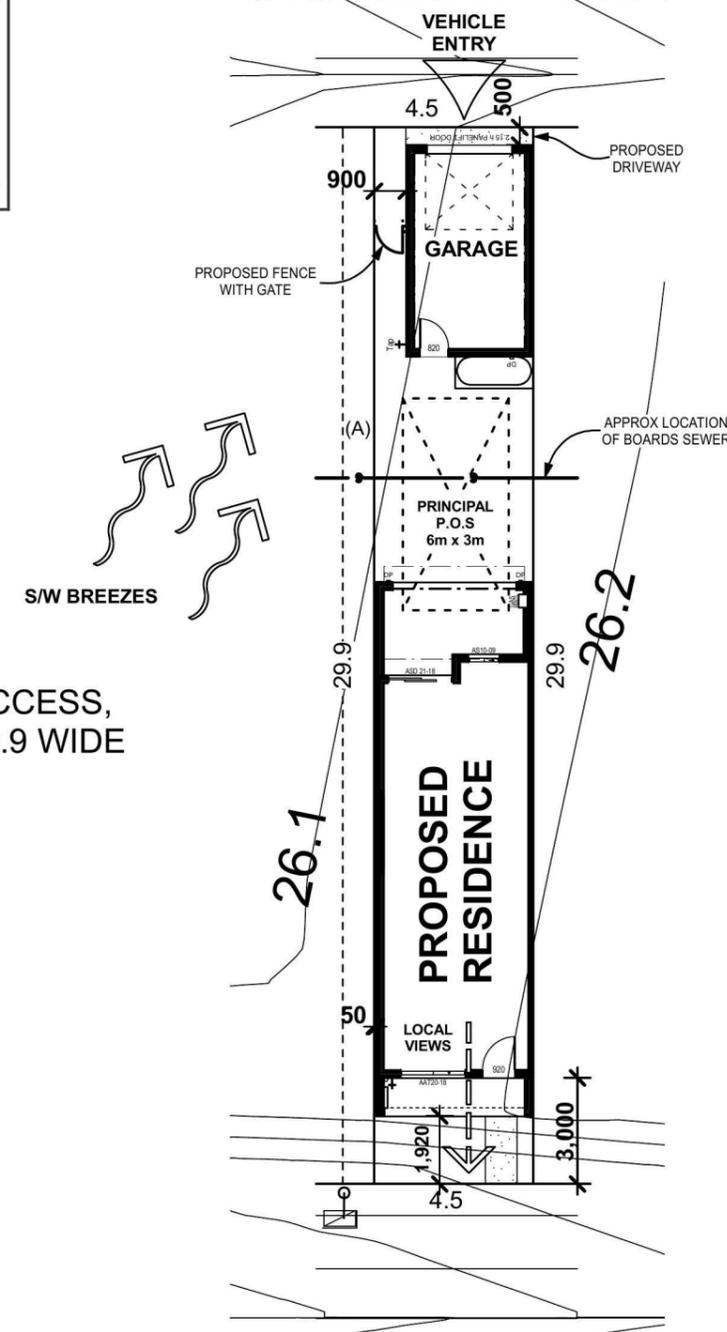
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STODDART LANE



THORNTON DRIVE

Proposed Site Analysis Plan

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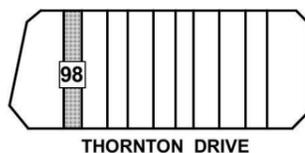
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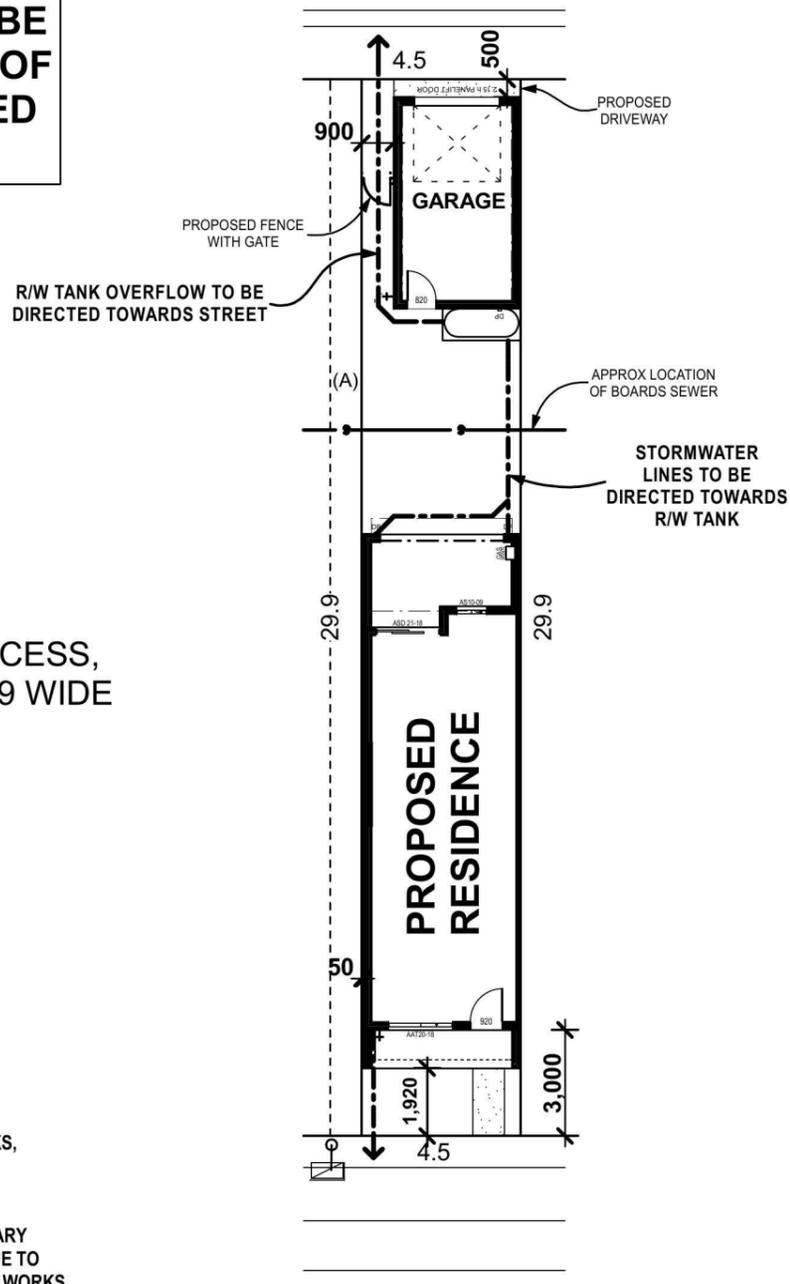
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Job No. **3277N** Sheet 1 of 9

Energy Rating Certificate Number 14561080

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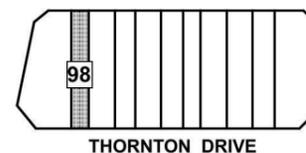
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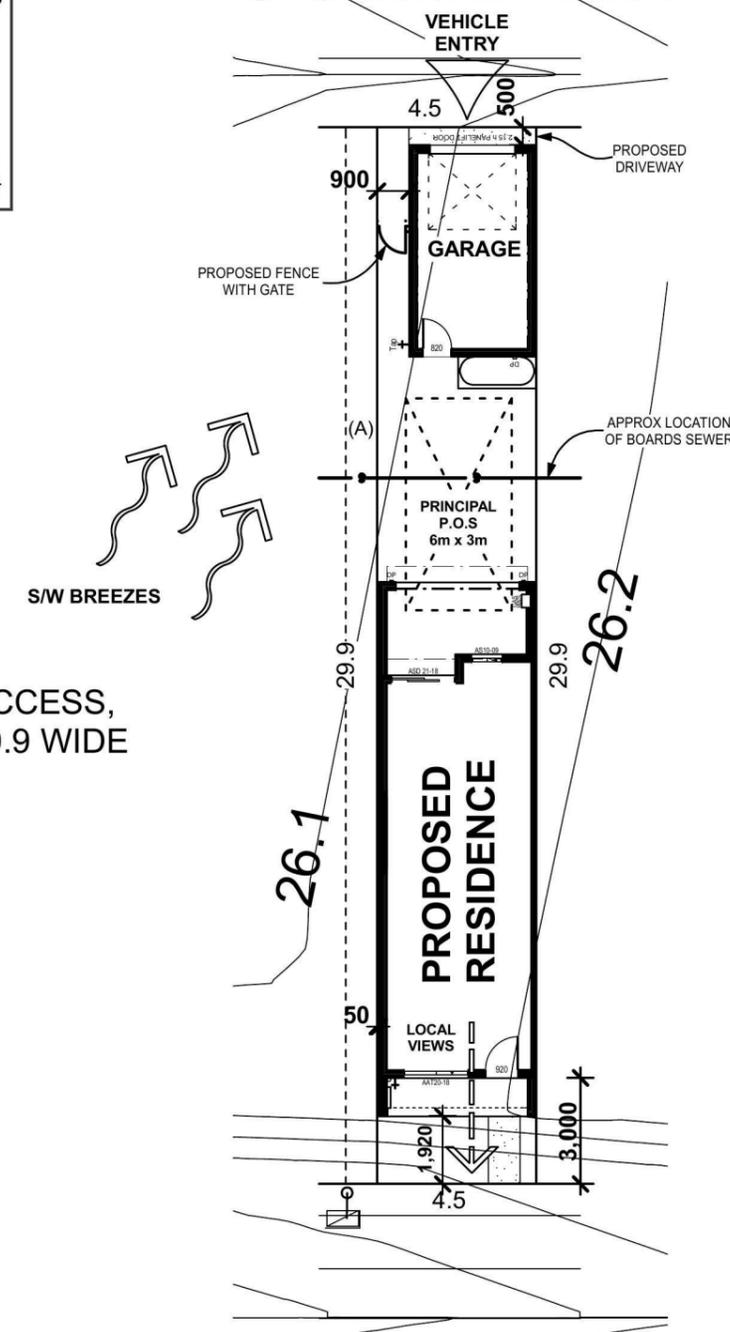
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STODDART LANE



THORNTON DRIVE

Proposed Site Analysis Plan

SCALE 1:200

Proposed Erosion & Sediment Control Plan

SCALE 1:200

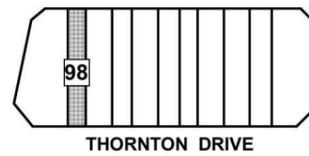
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LOCATION PLAN



Energy Rating Certificate Number 14561080

single-dwelling rating

5.5 stars

heating 74 MJ/m²

cooling 20 MJ/m²

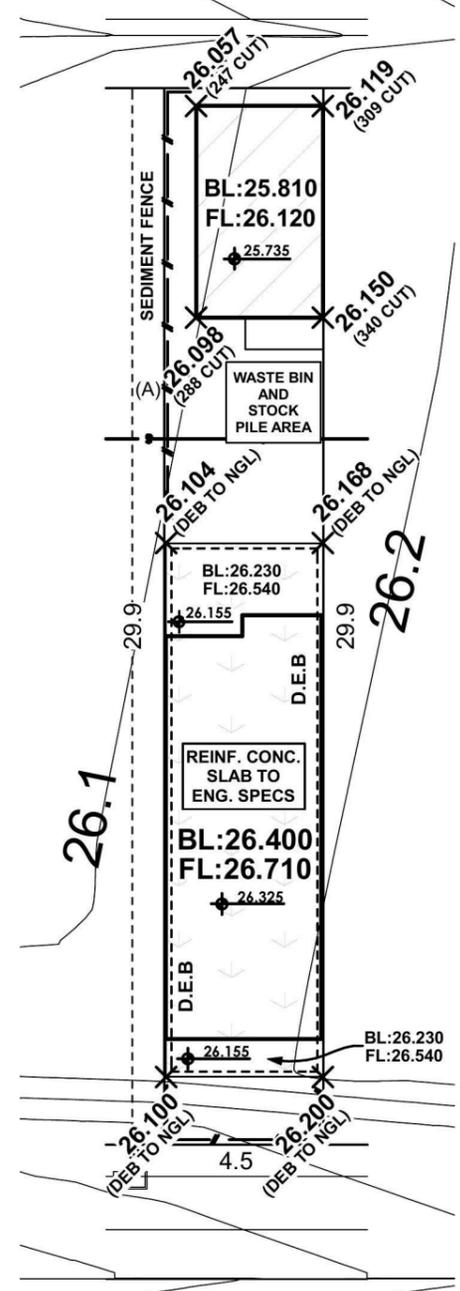
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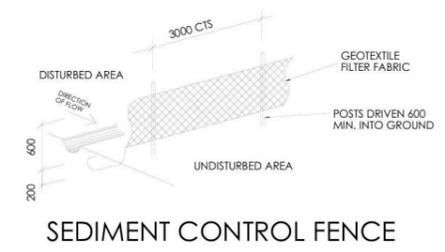
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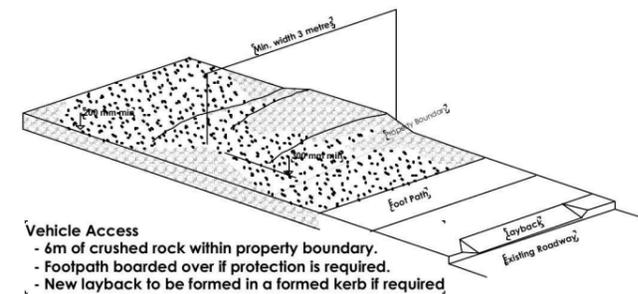


THORNTON DRIVE



SITE PLAN

ALL SITEWORKS INDICATED ARE ILLUSTRATIVE ONLY. FINAL BENCH LEVEL (BL) MAY BE SUBJECT TO ADJUSTMENT. SUCH ADJUSTMENTS, WHILE COMPLYING WITH COUNCIL REQUIREMENTS REMAIN AT THE DISCRETION OF THE BUILDER.



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Plot Date
Mon 27 Oct 2014

SITE & SLAB CLASSIFICATION
IS TO BE CONFIRMED
Wind Speed category is **TO BE CONFIRMED**

SLAB SETDOWNS FROM ENTRY:	
EDGE REBATES	172mm x 150mm WIDE
GARAGE	590 mm FROM F.F.L.
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Champion Homes
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Client:
Champion Homes

Sheet Size: A3 Date: 26.08.14 Drawn: MT

Design:
Custom Mid-Terrace

Job No. **3277N** Sheet 2 of 9

BASIX REQUIREMENTS

BASIX & NatHERS COMMITMENTS NOTES				
REFER TO APPROVED BASIX REPORT Number – 581602S				
WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 star (>7.5 but <= 9 L/min)	4 star	4 star	5 star
Alternative water source	Individual water tank to collect run of from at least 37 m ² of roof area - Tank size min 3000 litres			
	Landscape connection	Toilet connection	Laundry connection	Pool top up
	Yes	Yes	N/A	N/A
ENERGY	Hot water system: Gas Instantaneous 5 stars			
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: 1 Phase air-conditioning EER 3.0-3.5 in at least 1 living/bed area (zoned)			
	Heating system: 1 Phase air-conditioning EER 3.0-3.5 in at least 1 living/bed area (zoned)			
	Natural lighting: As per BASIX			
	Artificial lighting: As per BASIX			
Must install a gas cooktop and electric oven				
Must install a fixed outdoor clothes drying line as part of the development.				

 Energy Rating	Certificate Number 14561080
	<input checked="" type="checkbox"/> single-dwelling rating 5.5 stars heating 74 MJ/m² cooling 20 MJ/m²
Recessed downlights confirmation: <input checked="" type="checkbox"/> Rated with <input type="checkbox"/> Rated without	
Assessor Name/Number <u>Thomas Ruck VIC/BDAV/12/1456</u>	
Assessor Signature <u><i>T. Ruck</i></u> Date <u>20/10/14</u>	

PLEASE REFER TO NATHERS THERMAL COMFORT CERTIFICATE



NatHERS - THERMAL COMFORT CERTIFICATE



Building Elements	Material	Detail
External walls	Brick Veneer	R1.5 Bulk Insulation
	Light Weight Cladding	
Internal walls	Plasterboard on studs	-
Ceiling	Plasterboard	R3.5 bulk insulation
Floors	Concrete-ground floor	Waffle Pod
	Timber-first floor	-
Roof	Metal Roof	Foil (sisalation) to underside of roof
Windows	Aluminium frame, single glazed clear	U value 6.65 or less and SHGC of 0.70 +/- 10%
Lighting: This dwelling has been rated with a maximum of 12 non ventilated LED / Fluorescent downlights to insulated ceilings		
Note: Insulation specified must be installed in accordance with Part 3.12.1.1 of the BCA		

Project Address: Lot 98, Thornton Drive Penrith, NSW 2750		 Energy Rating	Certificate Number 14561080 <input checked="" type="checkbox"/> single-dwelling rating 5.5 stars heating 74 MJ/m ² cooling 20 MJ/m ²
Accreditation # : BDAV/12/1456	Certificate # : 14561080		
Software: BERS 4.2 V110811/A	Date: 20/10/2014	Recessed downlights confirmation: <input checked="" type="checkbox"/> Rated with <input type="checkbox"/> Rated without	Assessor Name/Number <u>Thomas Ruck VIC/BDAV/12/1456</u>
Heating load (MJ/m ²): 74	Cooling load (MJ/m ²): 20	Star rating: 5.5	Assessor Signature <u><i>T. Ruck</i></u> Date <u>20/10/14</u>
Conditioned area (m ²): 89	Unconditioned area (m ²): 0		
Building Elements	Material	Detail	
External walls	Brick Veneer	R1.5 Bulk Insulation	
	Light Weight Cladding		
Internal walls	Plasterboard on studs	-	
Ceiling	Plasterboard	R3.5 bulk insulation	
Floors	Concrete-ground floor	Waffle Pod	
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Figured dimensions to be used in preference to scaling this drawing.
Do not assume - if in doubt ASK.

Plot Date
Mon 27 Oct 2014

SITE & SLAB CLASSIFICATION IS TO BE CONFIRMED
Wind Speed category is **TO BE CONFIRMED**

SLAB SETDOWNS FROM ENTRY:		
EDGE REBATES	-	172mm x 150mm WIDE
GARAGE	590	mm FROM F.F.L.
FRONT PORCH/VERANDAH	170	mm FROM F.F.L.
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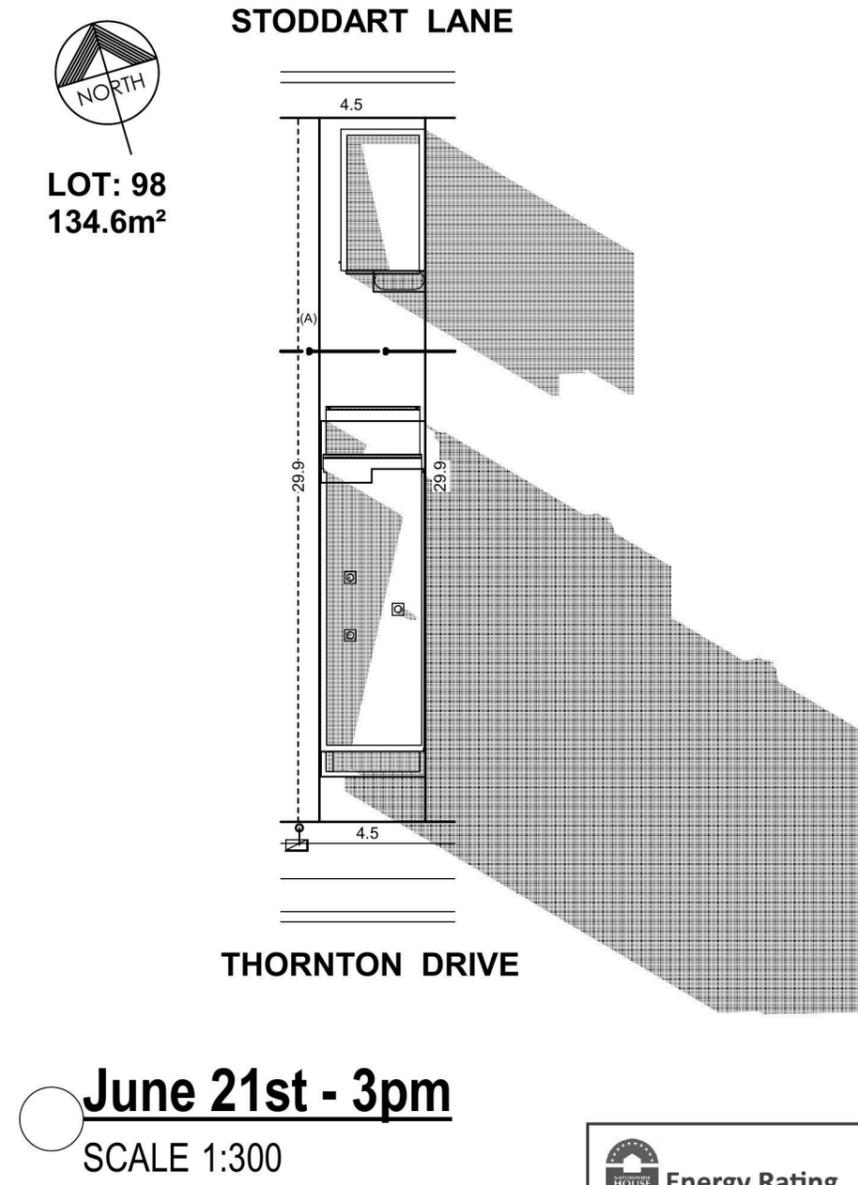
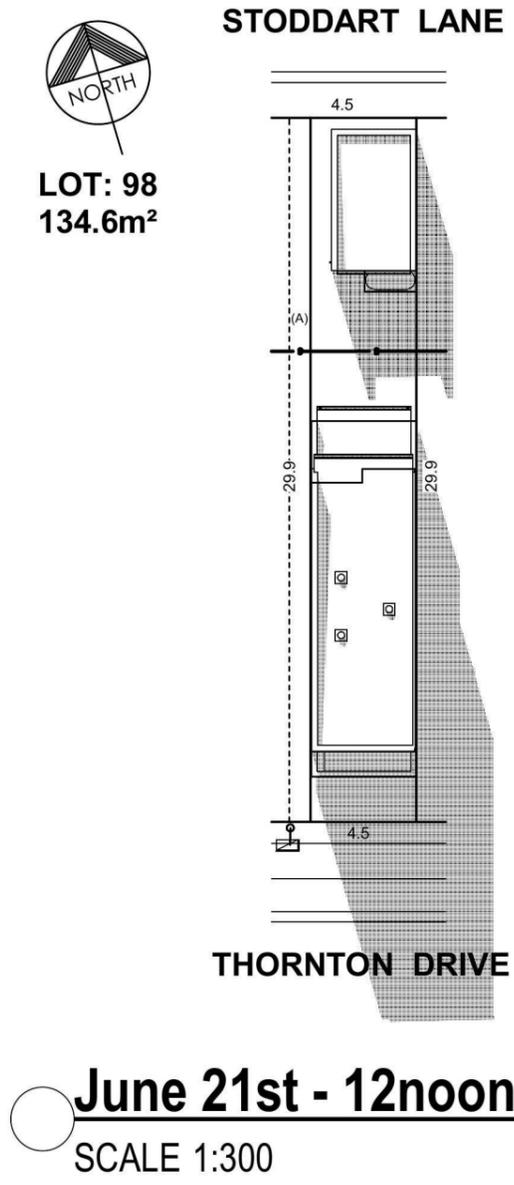
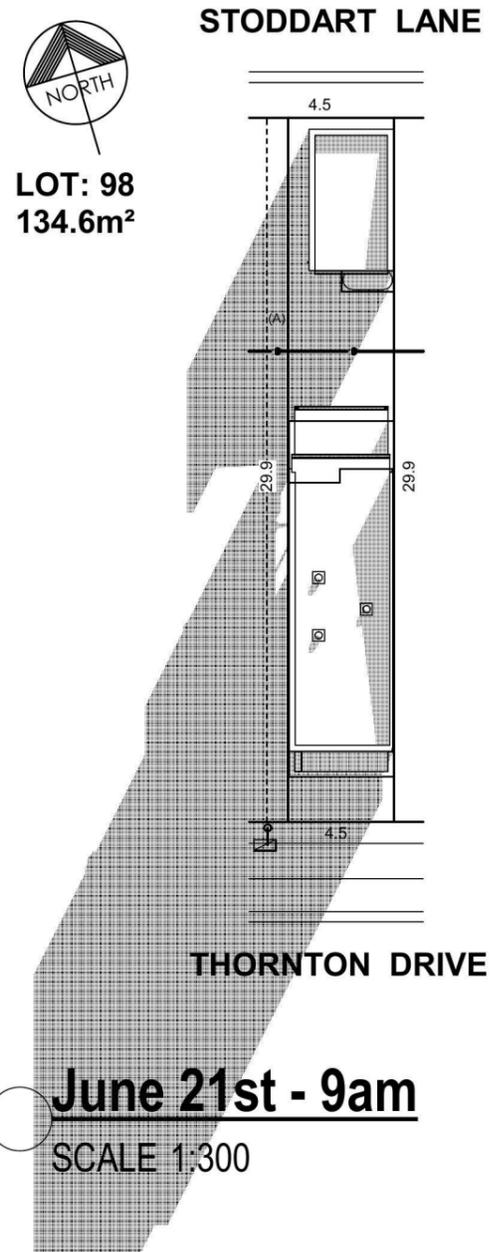
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Client :
Champion Homes
Sheet Size: A3 Date: 26.08.14 Drawn: MT
Design :
Custom Mid-Terrace
Job No. **3277N** Sheet 3 of 9

PROPOSED SHADOW DIAGRAMS



Energy Rating Certificate Number **14561080**

single-dwelling rating 5.5 stars

heating **74** MJ/m²

cooling **20** MJ/m²

Recessed downlights confirmation: Rated with Rated without

Assessor Name/Number **Thomas Ruck VIC/BDV/12/1456**

Assessor Signature *T. Ruck* Date **20/10/14**

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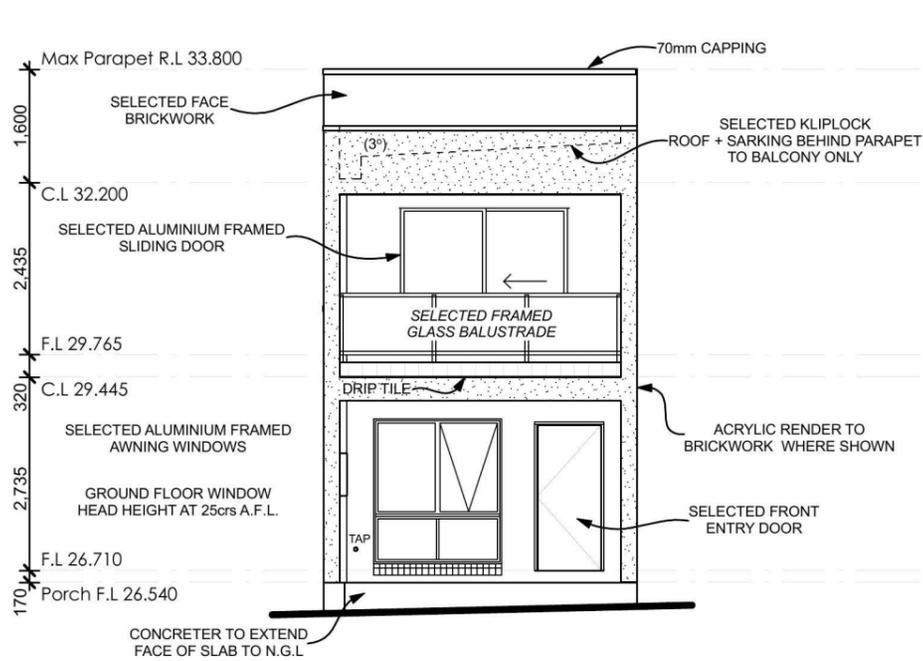
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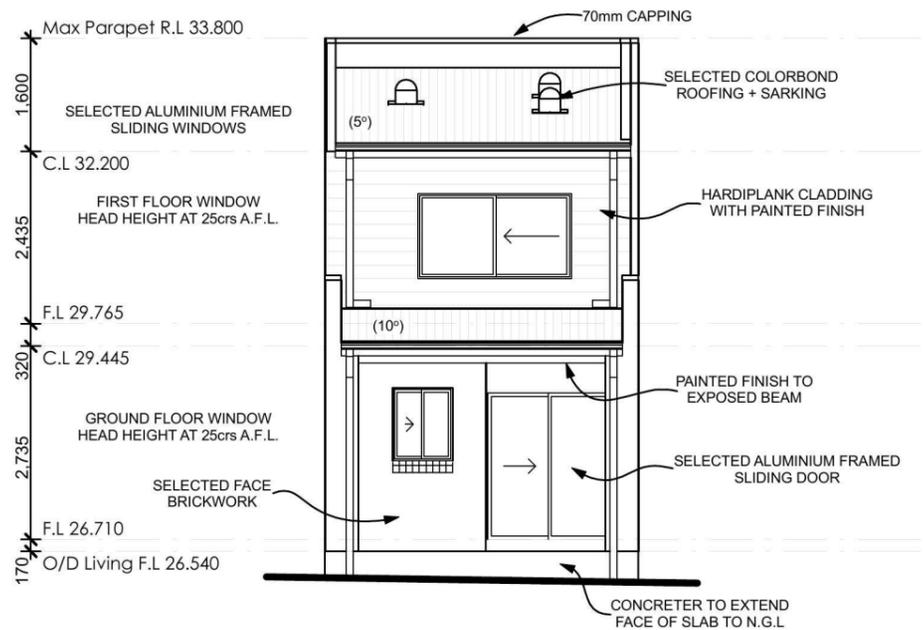
Design:
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Job
No. **3277N** Sheet 4 of 9



Southern Elevation

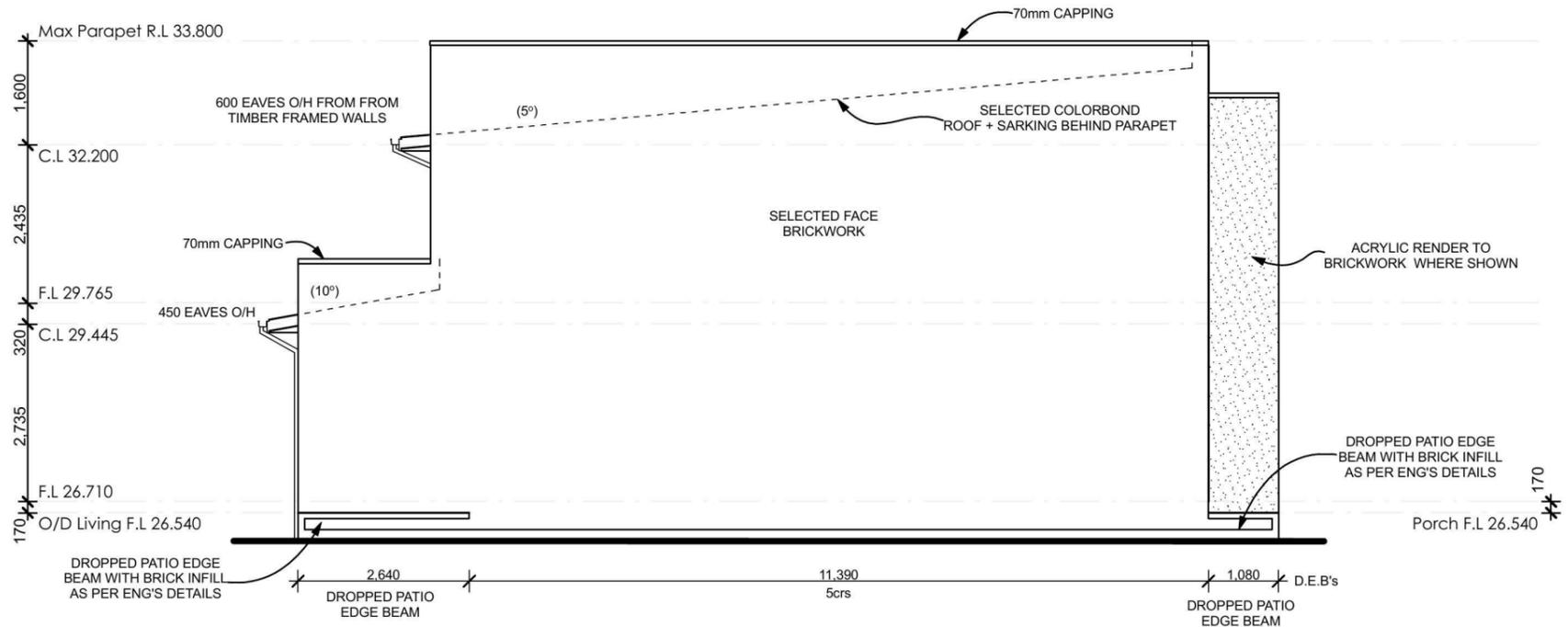
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Northern Elevation

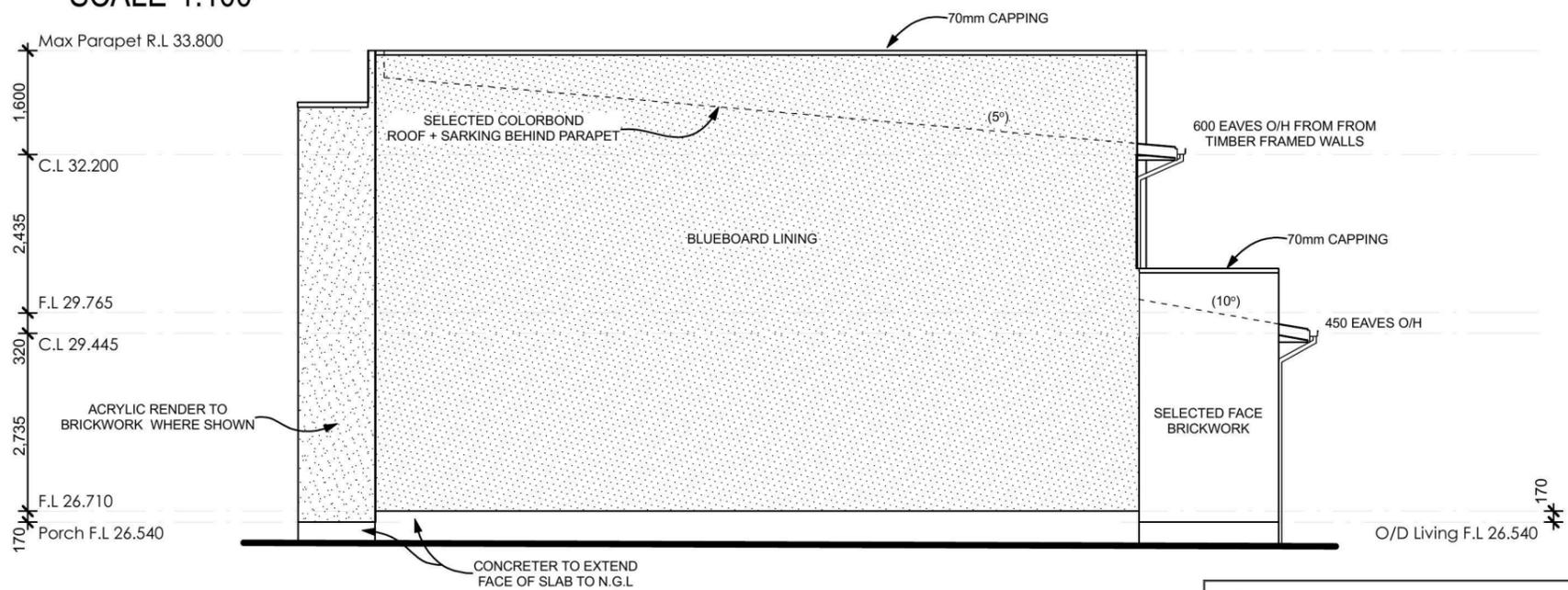
SCALE 1:100

SARKING REQUIREMENTS FOR PROPOSED ROOF TO BE AS PER TABLE 3.5.1.1(a) and TABLE 3.5.1.1(b) AS SET OUT IN THE BUILDING CODE OF AUSTRALIA.



Western Elevation

SCALE 1:100



Eastern Elevation

SCALE 1:100

PROTECTION OF OPENABLE WINDOWS AS PER B.C.A CONDITION 3.9.2.5

A WINDOW OPENING MUST BE PROVIDED WITH PROTECTION IF THE FLOOR BELOW THE WINDOW IN A BEDROOM IS 2m OR MORE ABOVE THE SURFACE BENEATH. WHERE THE LOWEST LEVEL OF A WINDOW OPENING IS LESS THAN 1.7m ABOVE THE FLOOR, A KEYED LOCK MUST BE FITTED SO AS TO RESTRICT THE WINDOW OPENING TO A MAX 125mm

	Energy Rating	Certificate Number 14561080
<input checked="" type="checkbox"/>	single-dwelling rating	5.5 stars
	heating	74 MJ/m ²
	cooling	20 MJ/m ²
Recessed downlights confirmation: <input checked="" type="checkbox"/> Rated with <input type="checkbox"/> Rated without		
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Assessor Signature <i>T. Ruck</i>		Date 20/10/14
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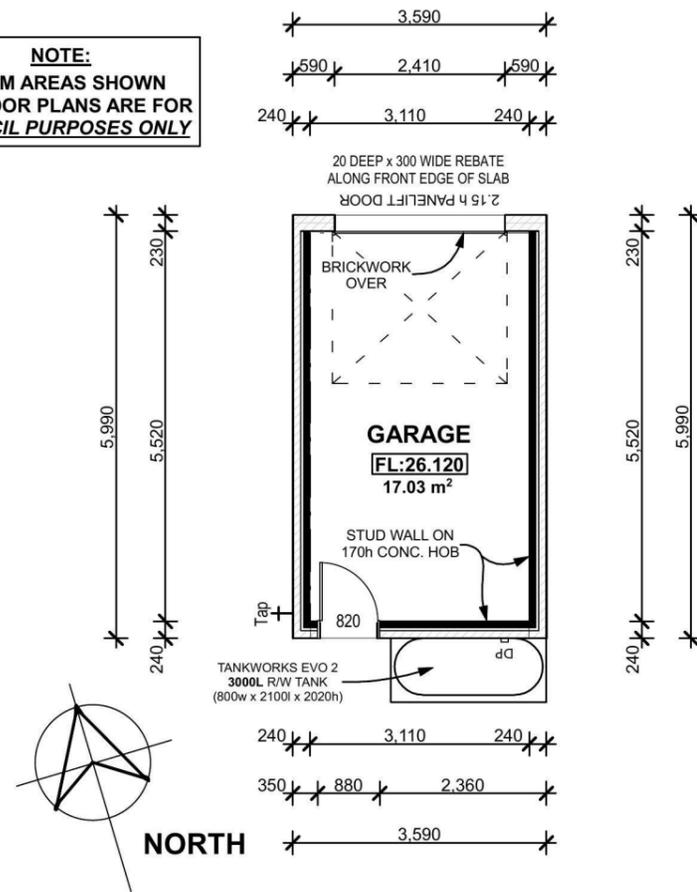
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A	26.08.14	CONTRACT DRAWINGS - MT

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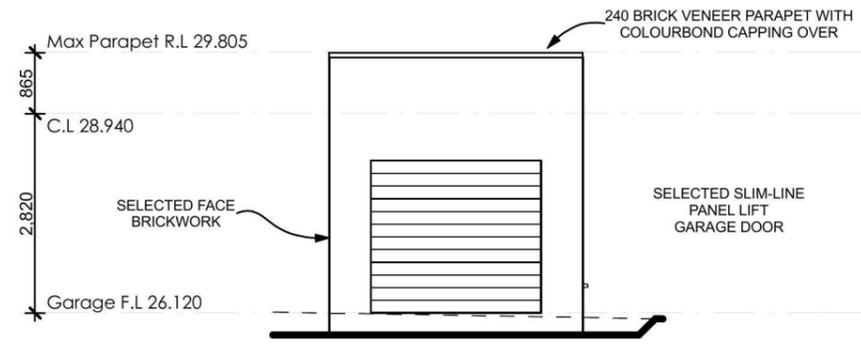
Proposed Terrace
at Lot: 98
Thornton Drive,
Penrith (Thornton)

Client:
Champion Homes
Sheet Size: A3 Date: 26.08.14 Drawn: MT
Design:
Custom Mid-Terrace
Job No. **3277N** Sheet 6 of 9

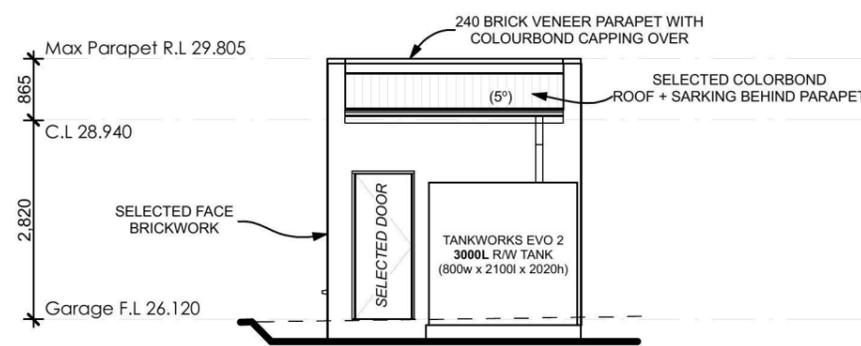
NOTE:
ROOM AREAS SHOWN
ON FLOOR PLANS ARE FOR
COUNCIL PURPOSES ONLY



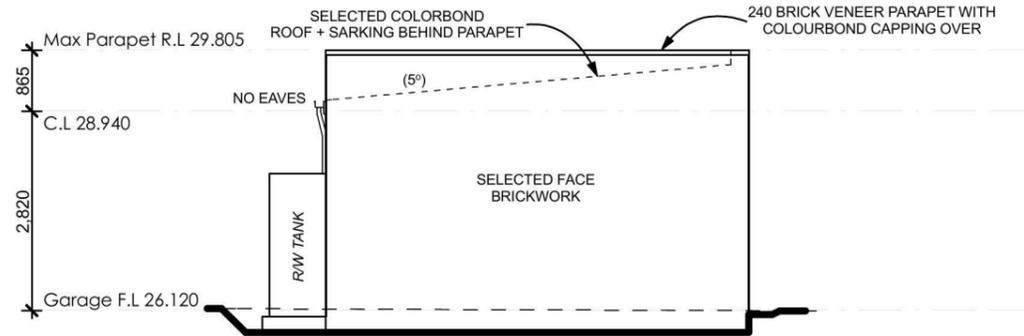
Garage Floor Plan
SCALE 1:100



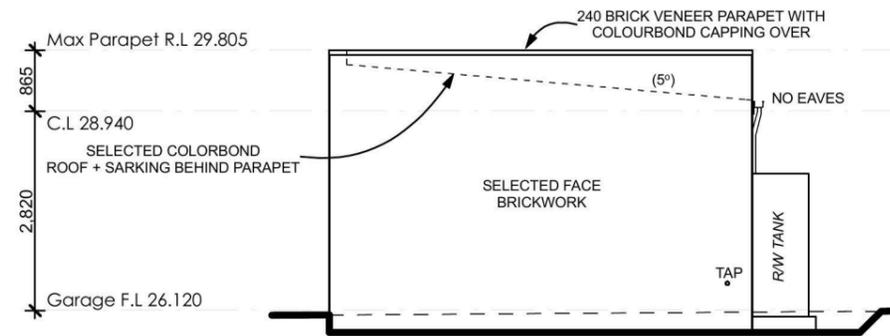
Northern Elevation
SCALE 1:100



Southern Elevation
SCALE 1:100



Eastern Elevation
SCALE 1:100



Western Elevation
SCALE 1:100

Energy Rating Certificate Number **14561080**

single-dwelling rating 5.5 stars

heating **74** MJ/m²

cooling **20** MJ/m²

Recessed downlights confirmation: Rated with Rated without

Assessor Name/Number **Thomas Ruck VIC/BDV/12/1456**

Assessor Signature *T. Ruck* Date **20/10/14**

PLEASE REFER TO NATHERS THERMAL COMFORT CERTIFICATE

Figured dimensions to be used in preference to scaling this drawing.
Do not assume - if in doubt ASK.

SITE & SLAB CLASSIFICATION
IS TO BE CONFIRMED

Wind Speed category is
TO BE CONFIRMED

SLAB SETDOWNS FROM ENTRY:	
EDGE REBATES	172mm x 150mm WIDE
GARAGE	590 mm FROM F.F.L.
FRONT PORCH/VERANDAH	170 mm FROM F.F.L.
BALCONY	110 mm FROM F.F.L.

Champion Homes
Simply the Best

Suite 1, Level 1,
600 Hoxton Park Rd,
Hoxton Park, N.S.W. 2171.
P.O. Box 95 Hoxton Park,
N.S.W. 2171.
Telephone (02) 9825 8000
Fax (02) 9825 8110

Builders Licence No. 92732C

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Proposed Terrace
at Lot: 98
Thornton Drive,
Penrith (Thornton)

Plot Date
Mon 27 Oct 2014

Client :
Champion Homes

Sheet Size: A3 Date: 26.08.14 Drawn: MT

Design :
Custom Mid-Terrace

Job No. **3277N** Sheet 7 of 9