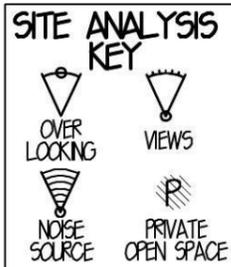


- GENERAL NOTES:**
- STORMWATER TO DISCHARGE INTO DESIGNATED DISCHARGE POINT TO PCA REQUIREMENTS
 - SEWER TO LOCAL AUTHORITIES REQUIREMENTS.
 - ALL GROUND LINES ARE TO BE VERIFIED ON-SITE BY THE BUILDER.
 - FINAL LOCATION OF BUILDINGS TO BE VERIFIED ON-SITE BY A REGISTERED SURVEYOR.
 - WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING. ANY PLAN DISCREPANCIES TO BE REFERRED BACK TO A&N DESIGN BEFORE PROCEEDING.
 - SITE CLASSIFICATION M
 - CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO R1000 GARAGE TO R1000
 - HOUSE FLOOR LEVEL R1000, 305MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. R1000, 299MM ABOVE PLATFORM LEVEL.
 - TOTAL ROOF AREA = 143.7 M²



DURANT STREET

SITE ANALYSIS & SITE PLAN 1:200

PRELIMINARY SITING ONLY (DRAINAGE PLAN)

- DENOTES EXISTING TREE'S TO REMAIN
- DENOTES EXISTING TREE'S TO BE REMOVED
- DENOTES RETAINING WALL BY OWNER
- DENOTES SILT FENCE BARRIER
- DENOTES DROPPED EDGE BEAM
- DENOTES LINE OF BATTER TO CUT OR FILL

PACKAGE PROVIDED IS BASED ON EBH PRELIMINARY/PREFERRED SITING AND PRELIMINARY DEVELOPER LAND INFORMATION CURRENTLY AVAILABLE. VARIATIONS TO LAND SIZE, LOCATION OF SERVICES - INCLUDING BUT NOT LIMITED TO SEWER/STORMWATER LOCATIONS, DRAINAGE GRATES, TELSTRA PITS, TREES, BUTTERFLY DRAINS, DRIVEWAY CROSSOVER, PRAM RAMP, ELECTRICAL/OTHER EASEMENTS OR SECTION 88B INSTRUMENT, MAY NECESSITATE FLOOR PLAN OR SITING AMENDMENTS.

SITE DATA

SITE AREA= 292.5 M²

PRIVATE OPEN SPACE= REQUIRED= 20% OR 58.5 M² PROVIDED= 42.5% OR 123.6 M²

PRINCIPLE PRIVATE OPEN SPACE= REQUIRED= 18 M² PROVIDED= 123.6 M²

FLOOR AREAS

GROUND FLOOR AREA= 83.2 M² (NOT INCLUDING GARAGE)

GARAGE FLOOR AREA= 20.5 M²

PORCH FLOOR AREA= 11.8 M²

ALFRESCO FLOOR AREA= 11.8 M²

FIRST FLOOR AREA= 83.2 M²

BALCONY FLOOR AREA= 6.1 M²

TOTAL FLOOR AREA= 216.6 M² OR 23.3 SQS

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FOR
MR A. J. BERGER

AT
**LOT 2361 DURANT ST
PENRITH**

TYPE
**CAMBRIDGE 23
(LIFESTYLE SERIES)**

JOB NO.
0018026

FACADE
VOGUE CUSTOM

HAND
RH

MASTER
A18217

DWG NO.
A21419

PAGE NO.
1 OF 9

A&N DESIGN
SYDNEY

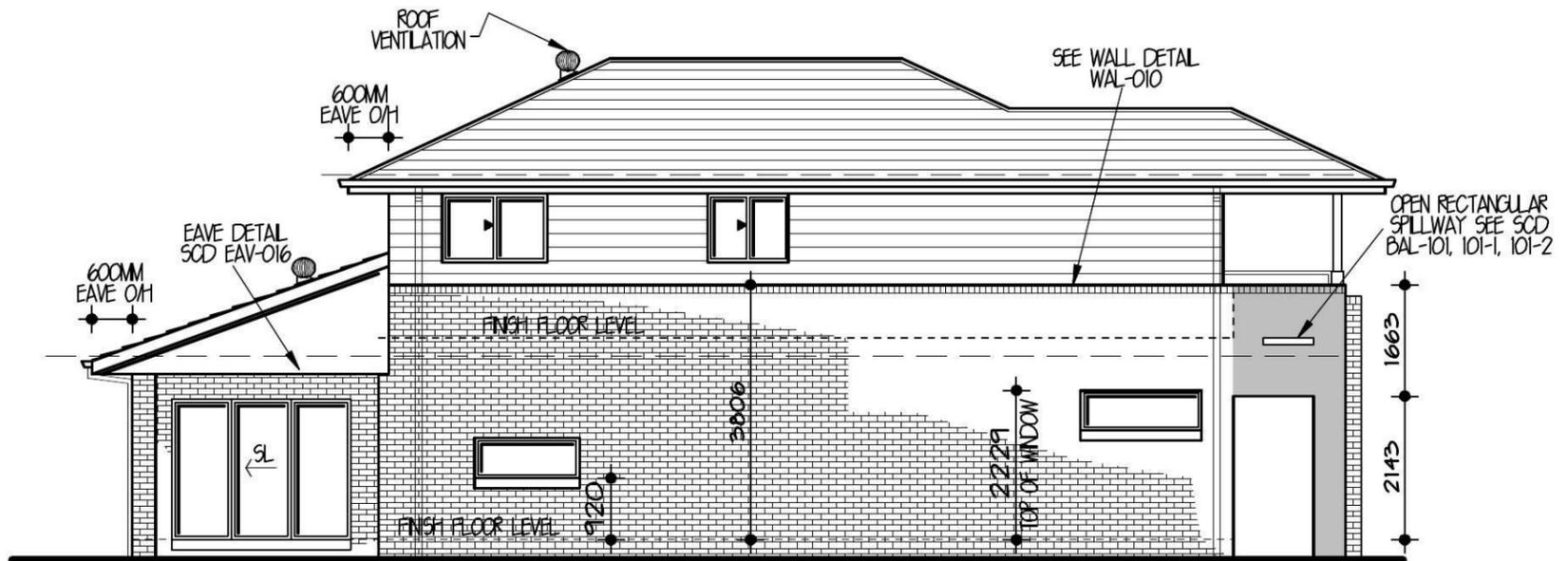
LEVEL 2 SUITE 216 MACARTHUR POINT
NO. 25-27 SOLENT CIRCUIT
BALLKHAM HILLS
PO BOX 6410 BALLKHAM HILLS
BUSINESS CENTRE NSW 2153
PHONE: (02) 8824 3533
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B	5-5-14	AMENDMENTS & BASIX	NM

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WEST ELEVATION 1:100



NORTH ELEVATION 1:100



EAST ELEVATION 1:100



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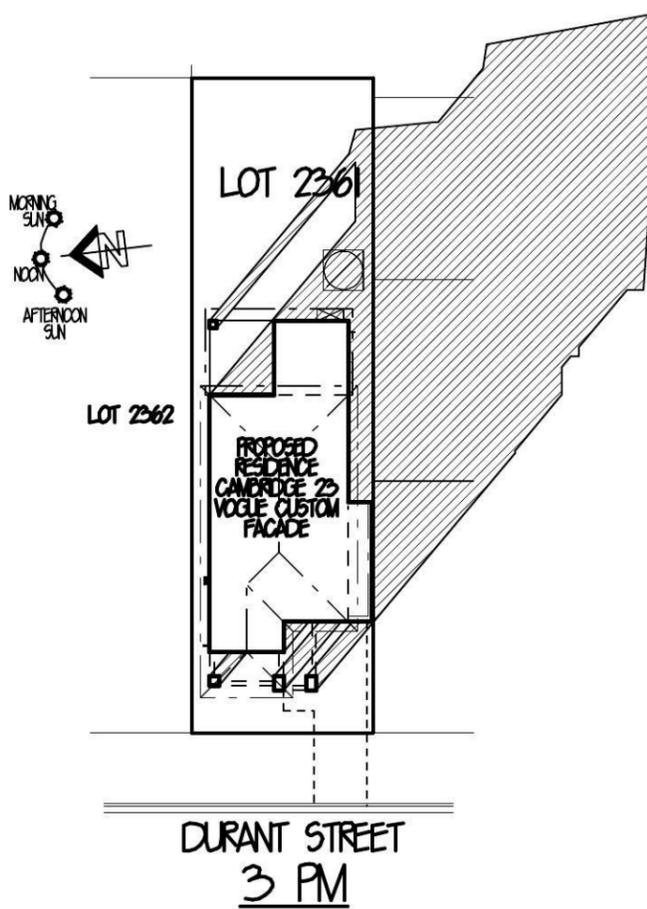
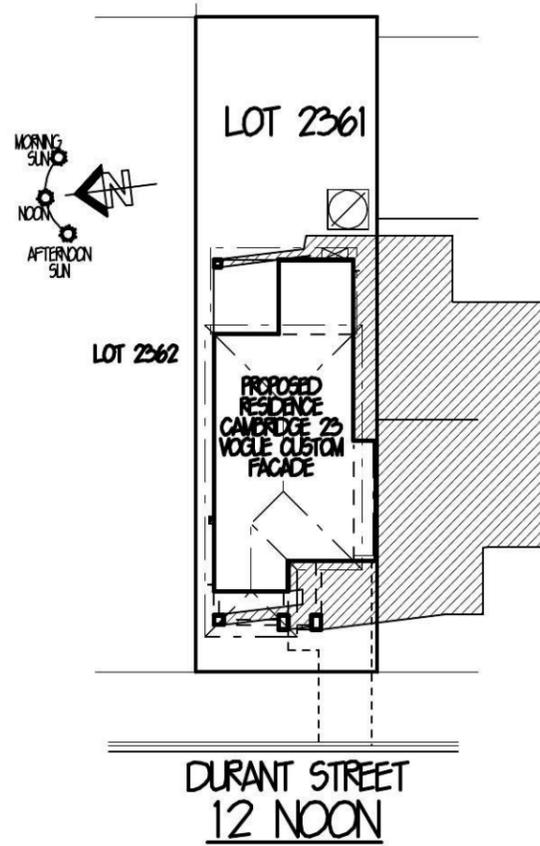
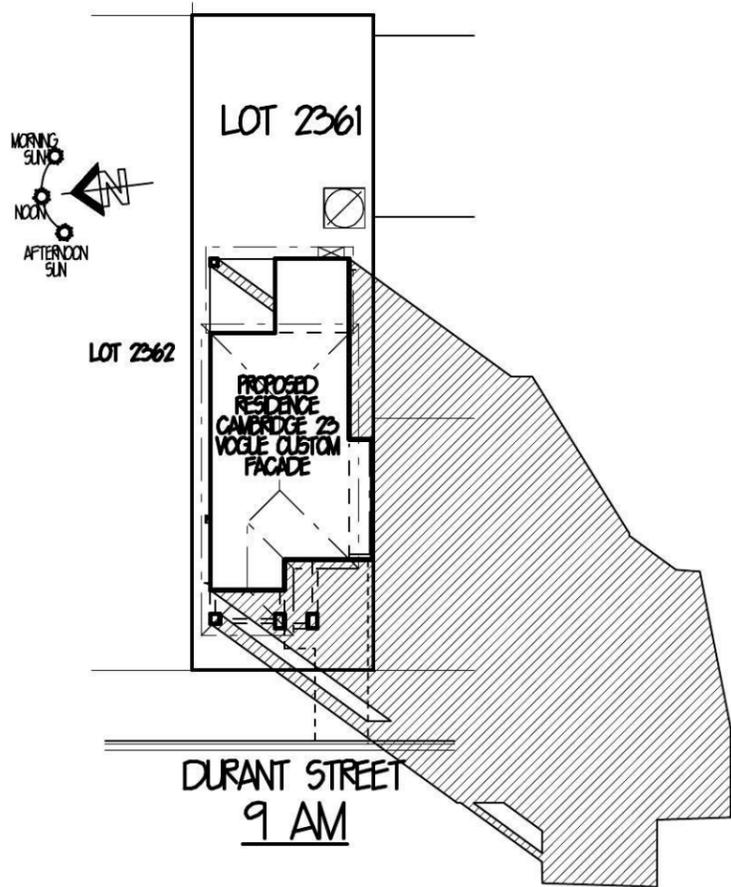
FOR	MR. A. J. BERGER	
AT	LOT 2361 DURANT ST PENRITH	
TYPE	CAMBRIDGE 23 (LIFESTYLE SERIES)	JOB NO. 0018026
FACADE	VOGUE CUSTOM	HAND RH
MASTER	DWG NO. A18217	PAGE NO. 4 OF 9



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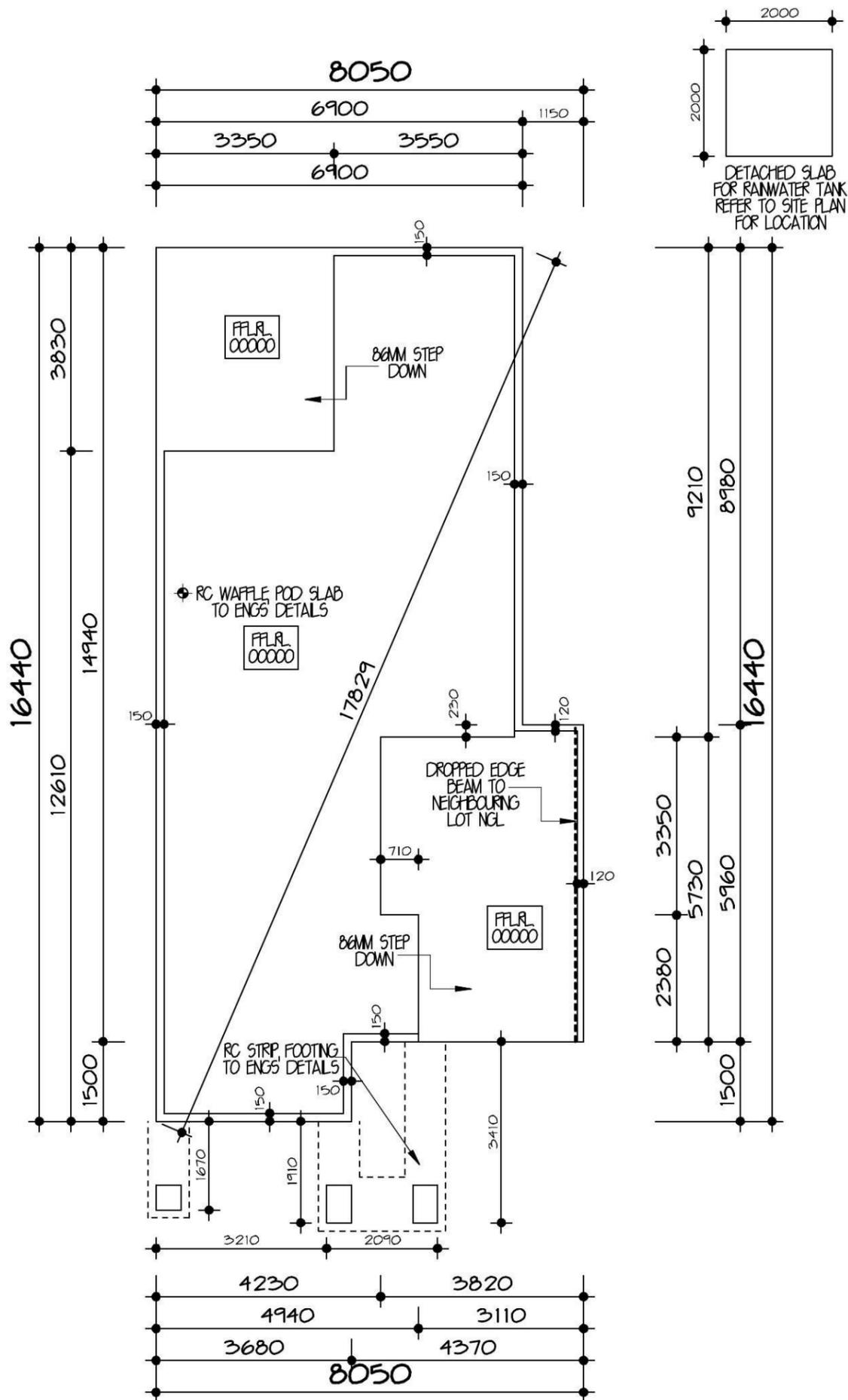
SHADOW DIAGRAMS JUNE 21ST MID-WINTER 1:350



SHADOW DIAGRAMS TO BE USED AS A GUIDE ONLY SITE CONDITIONS MAY CAUSE VARIATIONS

 <p>LEVEL 3, 22 BROOKHOLLOW AVENUE, NORWEST BUSINESS PARK, BALLKHAM HILLS NSW 2153 P 8860 9222 F 8860 9233</p>	
FOR MR. A. J. BERGER	
AT LOT 2361 DURANT ST PENRITH	
TYPE CAMBRIDGE 23 (LIFESTYLE SERIES)	JOB NO. 0018026
FACADE VOGUE CUSTOM	HAND RH
MASTER A18217	DWG NO. A21419
	PAGE NO. 6 OF 9

 <p>LEVEL 2 SUITE 216 MACARTHUR POINT NO. 25-27 SOLENT CIRCUIT BALLKHAM HILLS PO BOX 6410 BALLKHAM HILLS BUSINESS CENTRE NSW. 2153 PHONE: (02) 8824 3533 FAX: (02) 8824 3544 WWW.AGNDISIGN.COM.AU</p>			
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SLAB FLOOR PLAN 1:100

SLAB PLAN TO BE CROSS REFERENCED WITH FLOOR PLANS, ANY DISCREPANCIES ARE TO BE VERIFIED BEFORE PROCEEDING

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INSULATION
 R2-0 WALL INSULATION
 (INCLUDING INTERNAL GARAGE WALLS
 & AROUND LAUNDRY)
 R3-5 CEILING INSULATION
 WHERE ADJACENT TO ROOF SPACE
 (EXCLUDING GARAGE & ALFRESCO)
 TO SECTION OF GARAGE CEILING WHERE
 ADJACENT TO FF ABOVE
 ROOF VENTILATION & SARKING

BASIX SCORE
 WATER - 40% (TARGET 40%)
 THERMAL COMFORT - PASS (TARGET PASS)
 ENERGY - 40% (TARGET 40%)

(BASIX CERTIFICATE NUMBER: 5443555)

STORMWATER / WATER

COLLECTION OF RAINWATER & STORMWATER:
 THE APPLICANT MUST INSTALL A RAINWATER TANK OF AT LEAST 5000 LITRES ON THE SITE.
 THE RAINWATER TANK MUST MEET, AND BE INSTALLED IN ACCORDANCE WITH THE
 REQUIREMENTS OF ALL APPLICABLE REGULATORY AUTHORITIES

RAINWATER TANK:
 THE APPLICANT MUST CONFIGURE THE RAINWATER TANK TO COLLECT RUNOFF FROM AT LEAST 100 SQM
 OF THE ROOF AREA OF THE DWELLING (EXCLUDING THE AREA OF THE ROOF WHICH DRAINS TO ANY
 STORMWATER TANK OR PRIVATE DAM).

THE APPLICANT MUST CONNECT THE RAINWATER TANK TO ALL THE TOILETS IN THE DEVELOPMENT,
 SO THAT RAINWATER CAN BE USED FOR TOILET FLUSHING.

THE APPLICANT MUST CONNECT THE RAINWATER TANK TO THE COLD WATER TAP THAT SUPPLIES
 EACH CLOTHES WASHING MACHINE IN THE DEVELOPMENT, SO THAT RAINWATER CAN BE USED
 FOR CLOTHES WASHING.

THE APPLICANT MUST CONNECT THE RAINWATER TANK TO A LEAST ONE OUTDOOR TAP IN
 THE DEVELOPMENT SO THAT RAINWATER CAN BE USED TO IRRIGATE VEGETATED AREAS OF THE SITE.
 (NOTENSW HEALTH DOES NOT RECOMMEND THAT RAINWATER BE USED FOR HUMAN
 CONSUMPTION IN AREAS WITH POTABLE WATER SUPPLY)
 THE RAINWATER TANK MUST HAVE A CAPACITY OF AT LEAST 5000 LITRES.

SHOWERHEADS:
 THE APPLICANT MUST INSTALL SHOWERHEADS WITH A MINIMUM RATING OF 3 STAR (75 BUT <=9L/MIN)
 IN ALL SHOWERS IN THE DEVELOPMENT

TOILETS:
 THE APPLICANT MUST INSTALL A TOILET FLUSHING SYSTEM WITH A MINIMUM RATING OF 3 STAR IN
 EACH TOILET IN THE DEVELOPMENT.

TAP FITTINGS:
 THE APPLICANT MUST INSTALL TAPS WITH A MINIMUM FLOW RATE OF 3 STAR IN THE KITCHEN IN
 THE DEVELOPMENT.

THE APPLICANT MUST INSTALL BATHROOM TAPS (OTHER THAN SHOWERHEADS) WITH A MINIMUM
 FLOW RATE OF 3 STAR IN EACH BATHROOM IN THE DEVELOPMENT

ENERGY

HOT WATER:
 THE APPLICANT MUST INSTALL THE FOLLOWING HOT WATER SYSTEM IN THE DEVELOPMENT:
 GAS INSTANTANEOUS - 5 STARS. (OR ONE WITH A HIGHER STAR RATING)

ACTIVE COOLING:
 THE APPLICANT MUST INSTALL THE FOLLOWING COOLING SYSTEMS IN THE DEVELOPMENT,
 OR SYSTEMS WITH A HIGHER ENERGY RATING: 1 LIVING AREA: 3 PHASE AIRCONDITIONING;
 ENERGY RATING: EER 3-0 - 3-5, 1 BEDROOM: 3 PHASE AIRCONDITIONING; ENERGY RATING:
 EER 3-0 - 3-5

ACTIVE HEATING:
 THE APPLICANT MUST INSTALL THE FOLLOWING HEATING SYSTEMS IN THE DEVELOPMENT,
 OR SYSTEMS WITH A HIGHER ENERGY RATING: 1 LIVING AREA: 3 PHASE AIRCONDITIONING;
 ENERGY RATING: EER 3-5 - 4-0, 1 BEDROOM: 3 PHASE AIRCONDITIONING; ENERGY RATING:
 EER 3-5 - 4-0

VENTILATION:
 THE APPLICANT MUST INSTALL THE FOLLOWING EXHAUST SYSTEMS IN THE DEVELOPMENT:
 AT LEAST 1 BATHROOM: INDIVIDUAL FAN DUCTED TO FACADE OR ROOF; OPERATION CONTROL:
 MANUAL SWITCH ON/OFF
 KITCHEN: INDIVIDUAL FAN DUCTED TO FACADE OR ROOF; OPERATION CONTROL:
 MANUAL SWITCH ON/OFF
 LAUNDRY: NATURAL VENTILATION ONLY, OR NO LAUNDRY; OPERATION CONTROL: N/A

NATURAL LIGHTING:
 THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN 2 BATHROOM(S)/TOILET(S)
 IN THE DEVELOPMENT FOR NATURAL LIGHTING.

THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN THE KITCHEN OF THE
 DWELLING FOR NATURAL LIGHTING

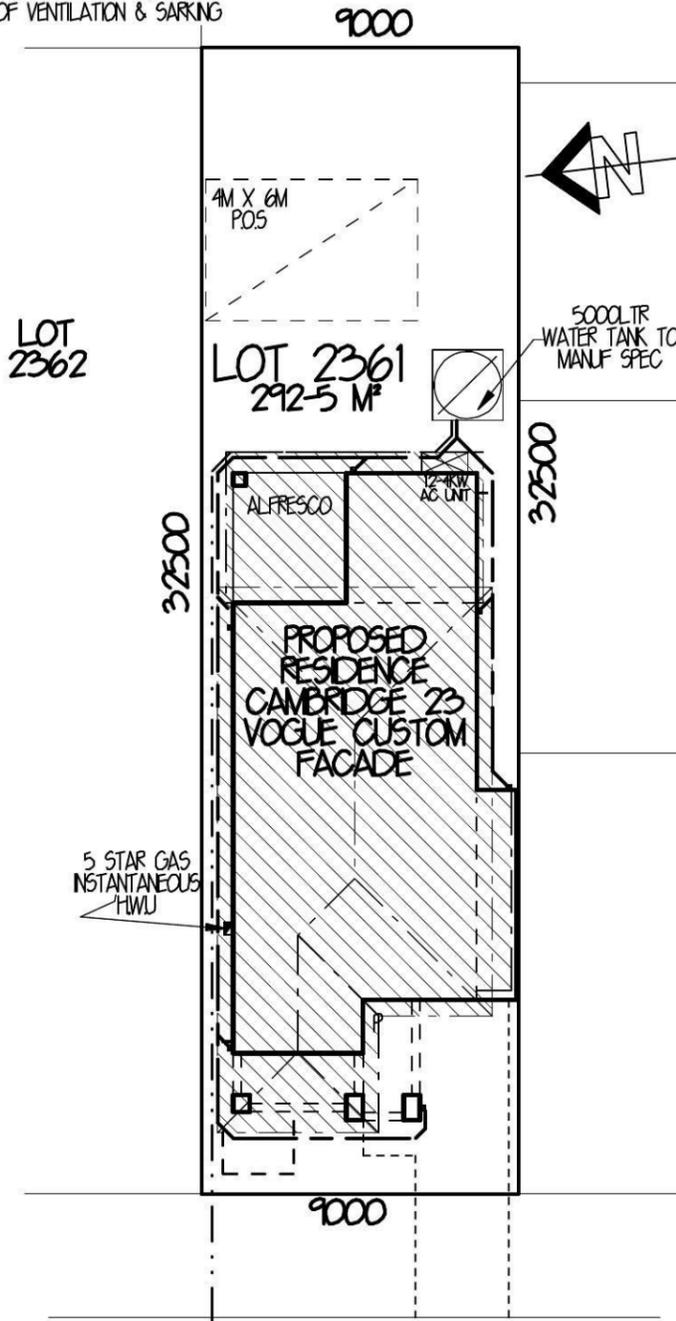
ARTIFICIAL LIGHTING:
 THE APPLICANT MUST INSURE THAT THE "PRIMARY TYPE OF ARTIFICIAL LIGHTING" IS FLUORESCENT
 OR LED LIGHTING IN THE FOLLOWING ROOMS:

- AT LEAST 1 OF THE BEDROOMS/STUDY

AS WELL AS THESE ROOMS THE APPLICANT MUST ALSO ENSURE THAT THE PRINCIPLES APPLY
 TO ANYWHERE THE WORD DEDICATED APPEARS.

FITTINGS FOR THESE LIGHTS MUST ONLY BE CAPABLE
 OF ACCEPTING FLUORESCENT OR LED LAMPS

COOKING:
 THE APPLICANT MUST INSTALL A GAS COOKTOP & ELECTRIC OVEN IN THE KITCHEN
 OF THE DWELLING.



**DURANT STREET
 BASIX PLAN 1:200**

☐ DENOTES 100M² OF ROOF TO BE COLLECTED

THERMAL COMFORT

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE
 WITH THE REQUIREMENTS SET OUT IN THE ASSESSOR CERTIFICATE N° 1006284457
 AND IN ACCORDANCE WITH THOSE ASPECTS OF THE DEVELOPMENT APPLICATION
 OR APPLICATION FOR COMPLYING DEVELOPMENT CERTIFICATE WHICH WERE USED
 TO CALCULATE THE VALUES SHOWN IN THE ASSESSOR CERTIFICATE N° 1006284457

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