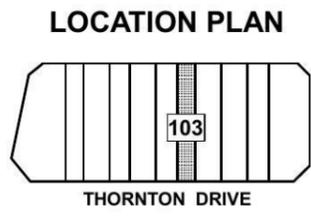


**NOTE:**  
**FINAL SITING AND LEVELS OF PROPOSED RESIDENCE, TO BE CONFIRMED UPON RECEIPT OF CONTOUR SURVEY PREPARED BY BUILDER'S SURVEYOR**



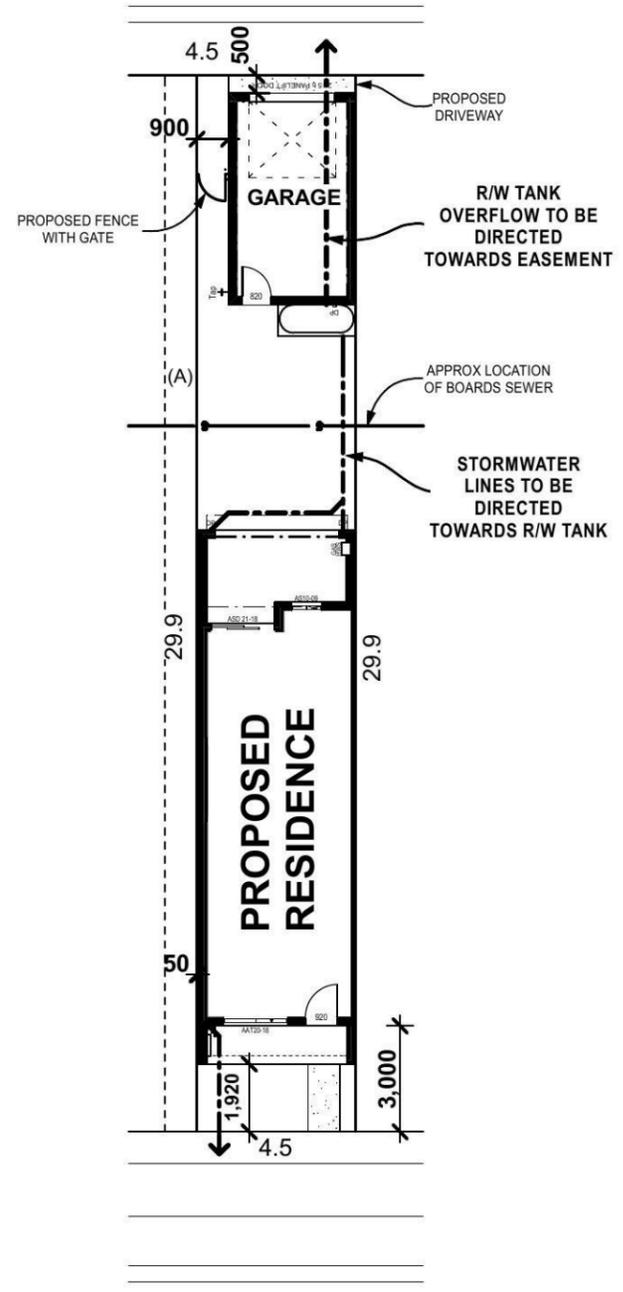
**LOT: 103**  
**134.6m<sup>2</sup>**

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



**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**

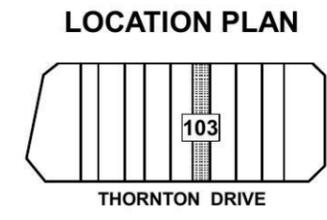
**Proposed Site Plan & Drainage Plan**  
 SCALE 1:200

**Energy Rating** Certificate Number 14561075  
 single-dwelling rating 5.5 stars  
 heating 74 MJ/m<sup>2</sup>  
 cooling 21 MJ/m<sup>2</sup>  
 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



**LOT: 103**  
**134.6m<sup>2</sup>**

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



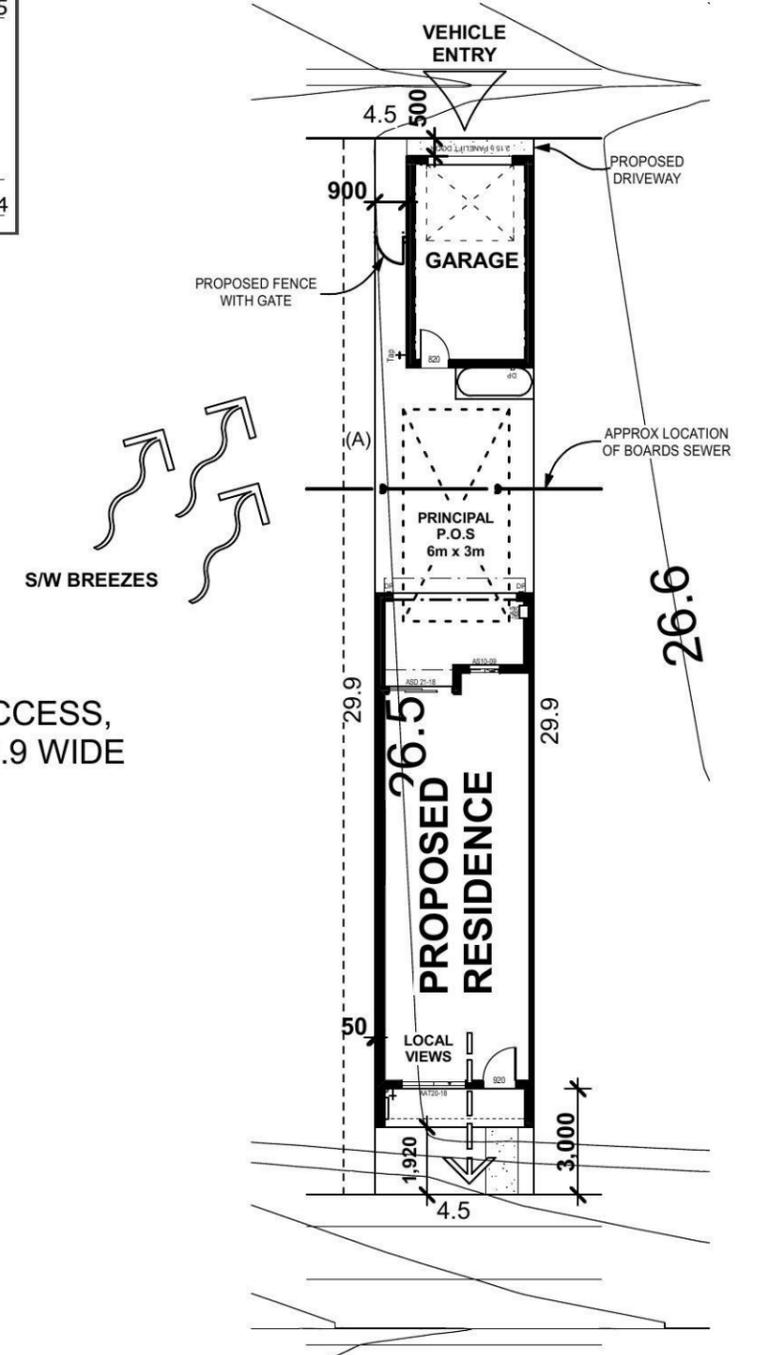
**NORTH PENRITH "THORNTON" REQUIREMENTS:**

**SITE AREA:** 134.6m<sup>2</sup>

**PRIVATE OPEN SPACE:**  
 (Min 2.0m Wide)  
 REQUIRED: 20% or 26.92m<sup>2</sup>  
 ACHIEVED: 26% or 34.84m<sup>2</sup>

**LANDSCAPE AREA:**  
 ACHIEVED: 24% or 32.76m<sup>2</sup>

**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
GARAGE	360 mm FROM F.F.L.
FRONT PORCH/VERANDAH	170 mm FROM F.F.L.
BALCONY	110 mm FROM F.F.L.

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Revision	Date	Amendment
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A	27.08.14	CONTRACT DRAWINGS - MT

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Proposed Terrace at Lot: 103,  
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 Penrith (Thornton)

Plot Date  
 Mon 27 Oct 2014

Client:  
**Champion Homes**

Sheet Size: A3 Date: 27.08.14 Drawn: MT  
 Design:  
**Custom Mid-Terrace**  
 Job No. 3282N Sheet 1 of 9

# Proposed Erosion & Sediment Control Plan

SCALE 1:200

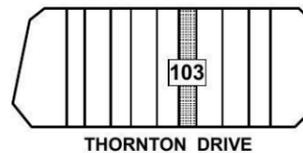
**NOTE:**  
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**LOT: 103**  
**134.6m<sup>2</sup>**

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

### LOCATION PLAN



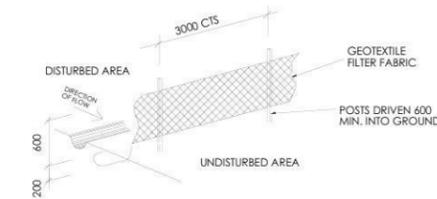
## STODDART LANE



## THORNTON DRIVE

	<b>Energy Rating</b>	Certificate Number <b>14561075</b>
<input checked="" type="checkbox"/>	single-dwelling rating	<b>5.5</b> stars
	heating	<b>74</b> MJ/m <sup>2</sup>
	cooling	<b>21</b> MJ/m <sup>2</sup>
Recessed downlights confirmation: <input checked="" type="checkbox"/> Rated with <input type="checkbox"/> Rated without		
Assessor Name/Number <b>Thomas Ruck VIC/BDAV/12/1456</b>		
Assessor Signature <i>T. Ruck</i>		Date <b>20/10/14</b>

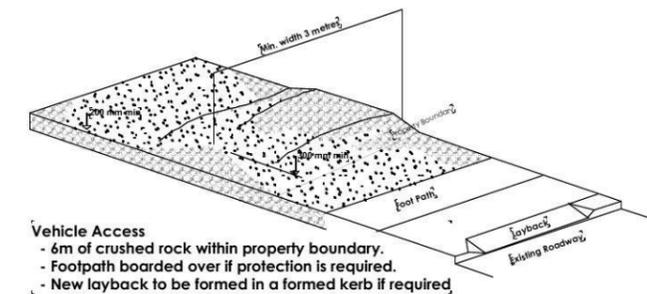
PLEASE REFER TO NATHERS THERMAL COMFORT CERTIFICATE



SEDIMENT CONTROL FENCE

### SITE PLAN

ALL SITING AND LEVELS 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.

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

SLAB SETDOWNS FROM ENTRY:	
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**Proposed Terrace**  
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Plot Date  
Mon 27 Oct 2014

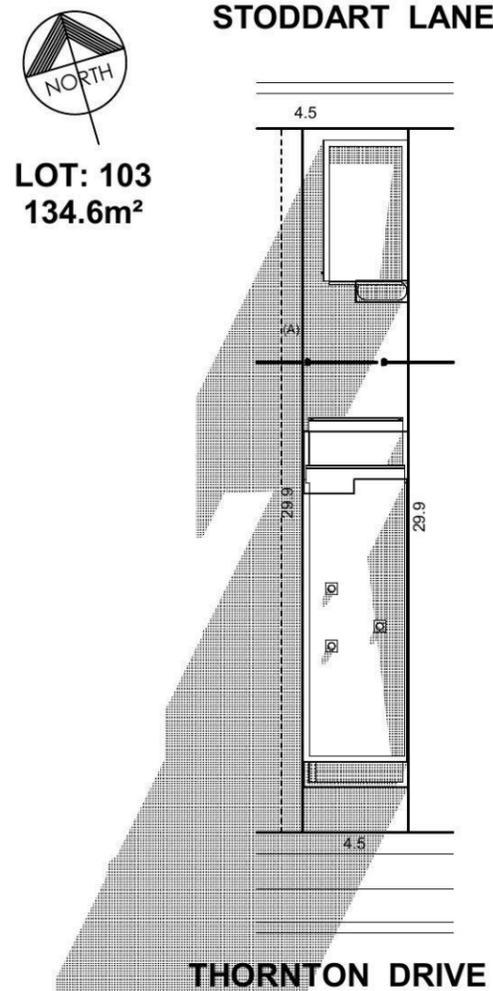
Client:  
**Champion Homes**

Sheet Size: A3 Date: 27.08.14 Drawn: MT

Design:  
**Custom Mid-Terrace**

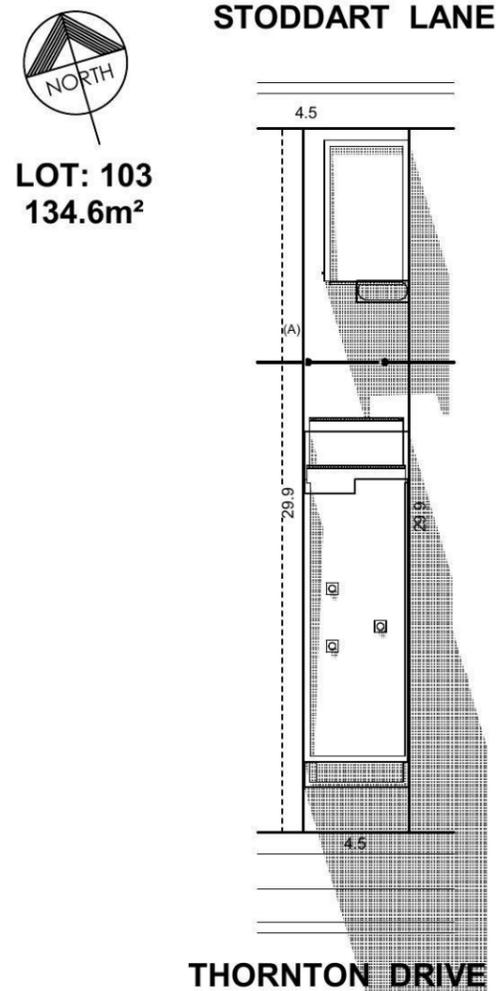
Job No. **3282N** Sheet 2 of 9

# PROPOSED SHADOW DIAGRAMS



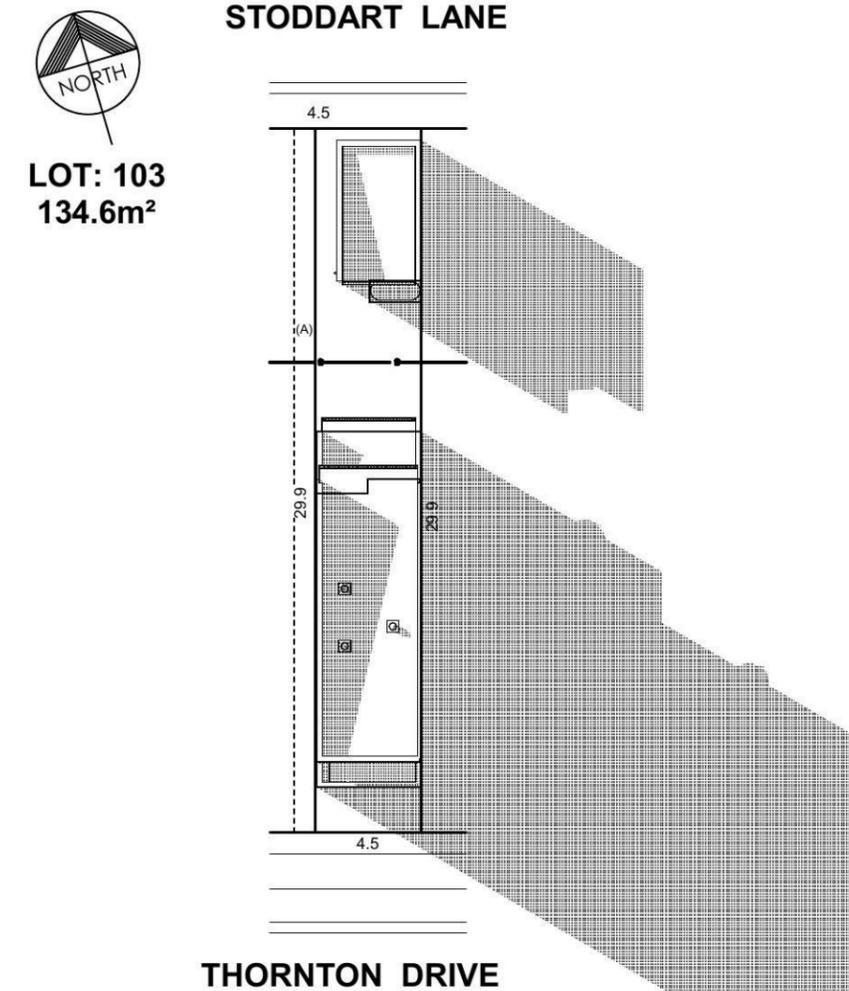
**June 21st - 9am**

SCALE 1:300



**June 21st - 12noon**

SCALE 1:300



**June 21st - 3pm**

SCALE 1:300

	<b>Energy Rating</b>	Certificate Number <b>14561075</b>
<input checked="" type="checkbox"/>	single-dwelling rating	<u>5.5</u> stars
	heating	<u>74</u> MJ/m <sup>2</sup>
	cooling	<u>21</u> MJ/m <sup>2</sup>
Recessed downlights confirmation: <input checked="" type="checkbox"/> Rated with <input type="checkbox"/> Rated without		
Assessor Name/Number <u>Thomas Ruck VIC/BDVA/12/1456</u>		
Assessor Signature <u>[Signature]</u>		Date <u>20/10/14</u>

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
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Proposed Terrace at Lot : 103,  
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Penrith (Thornton)

Plot Date  
Mon 27 Oct 2014

Client :  
**Champion Homes**

Sheet Size: A3 Date: 27.08.14 Drawn: MT

Design :  
**Custom Mid-Terrace**

Job No. **3282N** Sheet 3 of 9

# BASIX REQUIREMENTS

BASIX & NatHERS COMMITMENTS NOTES				
*REFER TO APPROVED BASIX* REPORT Number – 582010S				
<b>WATER</b>				
<b>Fixtures</b>	<b>All Shower Heads</b>	<b>All toilet flushing systems</b>	<b>All kitchen taps</b>	<b>All bathroom taps</b>
	3 star (> 7.5 but <= 9 L/min)	4 star	4 star	5 star
<b>Alternative water source</b>	<b>Individual water tank to collect run off from at least 40 m<sup>2</sup> of roof area - Tank size min 3000 litres</b>			
	<b>Landscape connection</b>	<b>Toilet connection</b>	<b>Laundry connection</b>	<b>Pool top up</b>
	Yes	Yes	N/A	N/A
<b>ENERGY</b>	<b>Hot water system: Gas Instantaneous 5 stars</b>			
	<b>Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off</b>			
	<b>Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off</b>			
	<b>Laundry: Individual fan, ducted to façade or roof manual switch on/off</b>			
	<b>Cooling system: 1 Phase air-conditioning EER 3.0-3.5 in at least 1 living/bed area (zoned)</b>			
	<b>Heating system: 1 Phase air-conditioning EER 3.0-3.5 in at least 1 living/bed area (zoned)</b>			
	<b>Natural lighting: As per BASIX</b>			
<b>Artificial lighting: As per BASIX</b>				
<b>Must install a gas cooktop and electric oven</b>				
<b>Must install a fixed outdoor clothes drying line as part of the development.</b>				

	<b>Energy Rating</b>	Certificate Number <u>14561075</u>
<input checked="" type="checkbox"/>	single-dwelling rating	<u>5.5</u> stars
		heating <u>74</u> MJ/m <sup>2</sup>
		cooling <u>21</u> MJ/m <sup>2</sup>
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>[Signature]</u> Date <u>20/10/14</u>		

PLEASE REFER TO NATHERS THERMAL COMFORT CERTIFICATE



## NatHERS - THERMAL COMFORT CERTIFICATE



<b>Project Address:</b> Lot 103, Thornton Drive Penrith, NSW 2750			<b>Energy Rating</b>	Certificate Number <u>14561075</u>
Accreditation # : <u>BDAV/12/1456</u>		Certificate # : <u>14561075</u>		
Software: <u>BERS 4.2 V110811/A</u>		Date: <u>20/10/2014</u>		
Heating load (MJ/m <sup>2</sup> ): <u>74</u>		Cooling load (MJ/m <sup>2</sup> ): <u>21</u>		Star rating: <u>5.5</u>
Conditioned area (m <sup>2</sup> ): <u>87</u>		Unconditioned area (m <sup>2</sup> ): <u>0</u>		
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%		
<b>Lighting: This dwelling has been rated with a maximum of 12 non ventilated LED / Fluorescent downlights to insulated ceilings</b>				
<b>Note: Insulation specified must be installed in accordance with Part 3.12.1.1 of the BCA</b>				

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	360	mm FROM F.F.L.
FRONT PORCH/VERANDAH	170	mm FROM F.F.L.
BALCONY	110	mm FROM F.F.L.



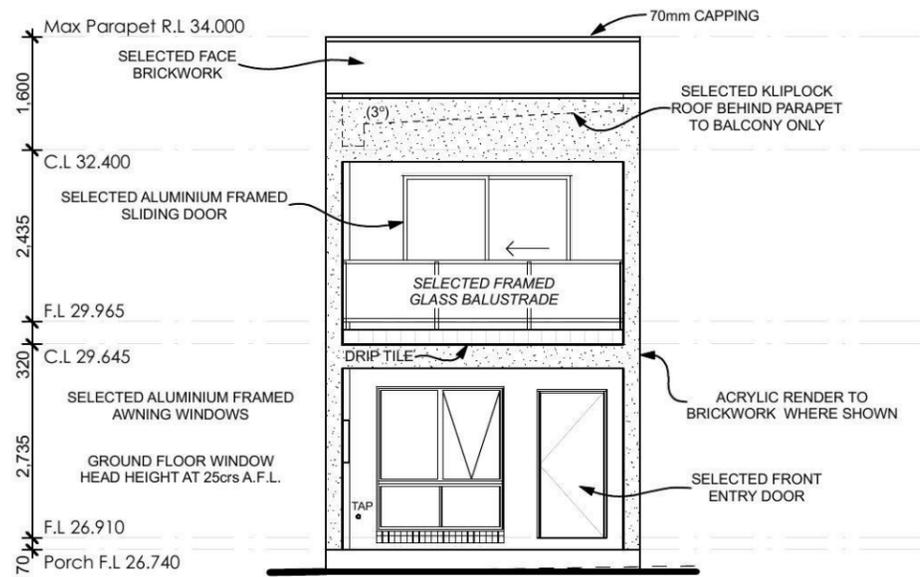
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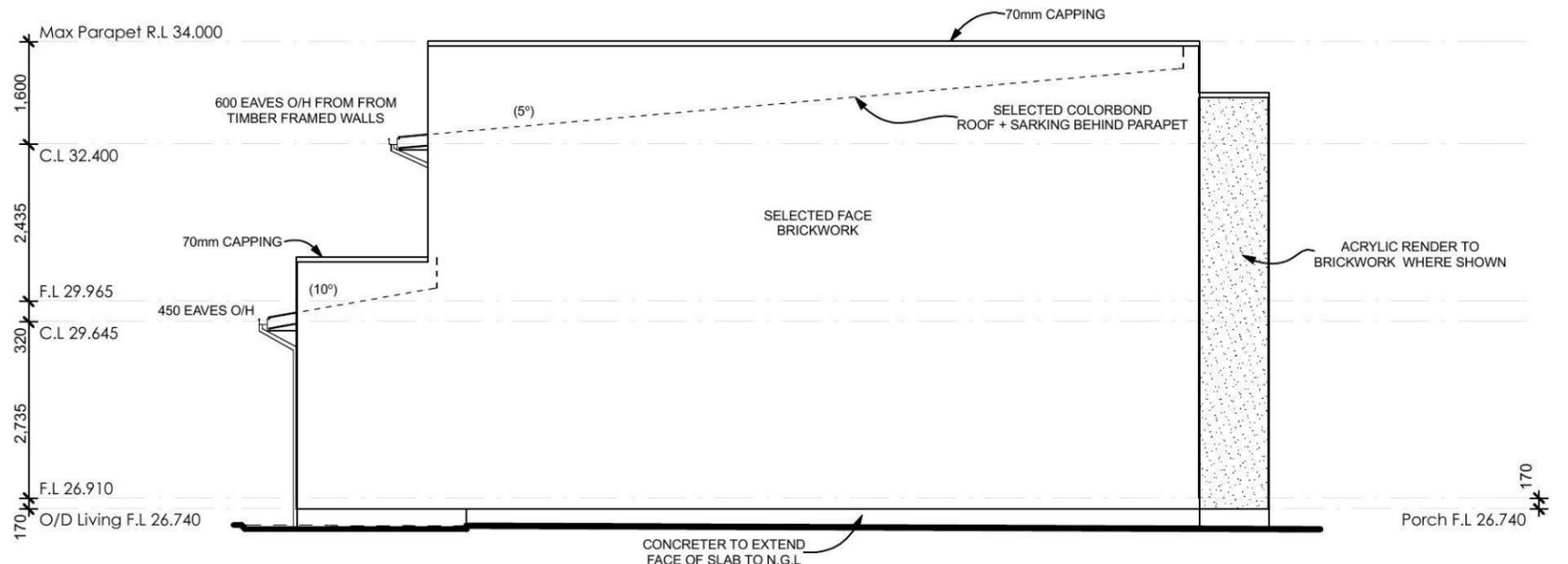
Proposed Terrace  
at Lot : 103,  
Thornton Drive,  
Penrith (Thornton)

Client :  
**Champion Homes**  
Sheet Size: A3 Date: 27.08.14 Drawn: MT  
Design :  
**Custom Mid-Terrace**  
Job No. **3282N** Sheet 4 of 9



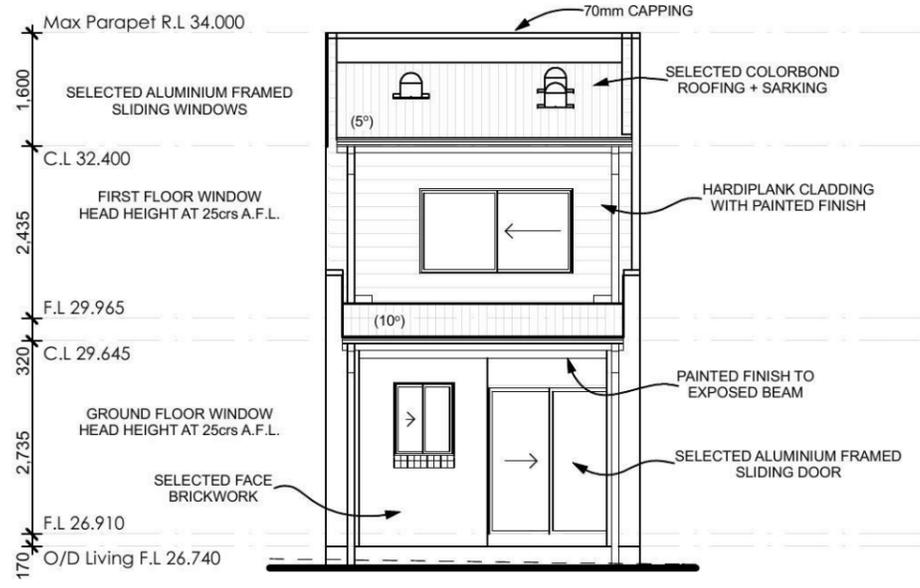
### Southern Elevation

SCALE 1:100



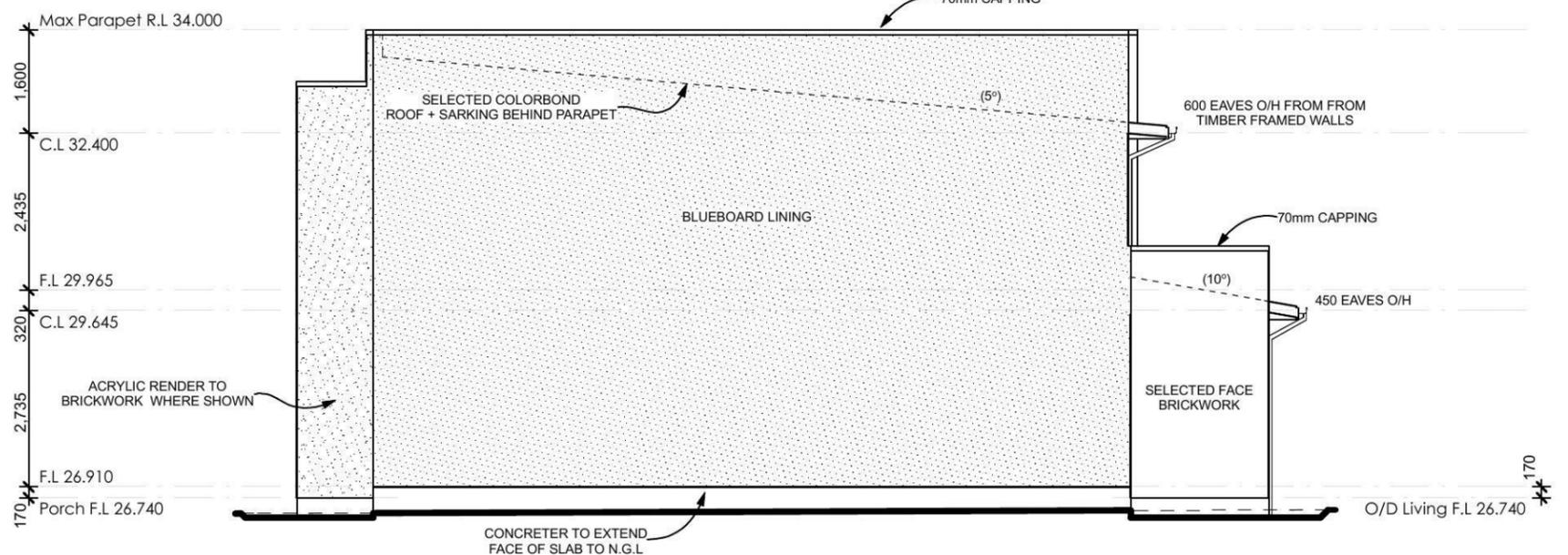
### Western Elevation

SCALE 1:100



### Northern 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

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

<b>Energy Rating</b>		Certificate Number 14561075
<input checked="" type="checkbox"/> single-dwelling rating		5.5 stars
	heating	74 MJ/m <sup>2</sup>
	cooling	21 MJ/m <sup>2</sup>
Recessed downlights confirmation: <input checked="" type="checkbox"/> Rated with <input type="checkbox"/> Rated without		
Assessor Name/Number Thomas Ruck VIC/BDV/12/1456		
Assessor Signature <i>T. Ruck</i>		Date 20/10/14
PLEASE REFER TO NATHERS THERMAL COMFORT CERTIFICATE		

Plot Date  
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Wind Speed category is **TO BE CONFIRMED**

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BALCONY	110 mm FROM F.F.L.

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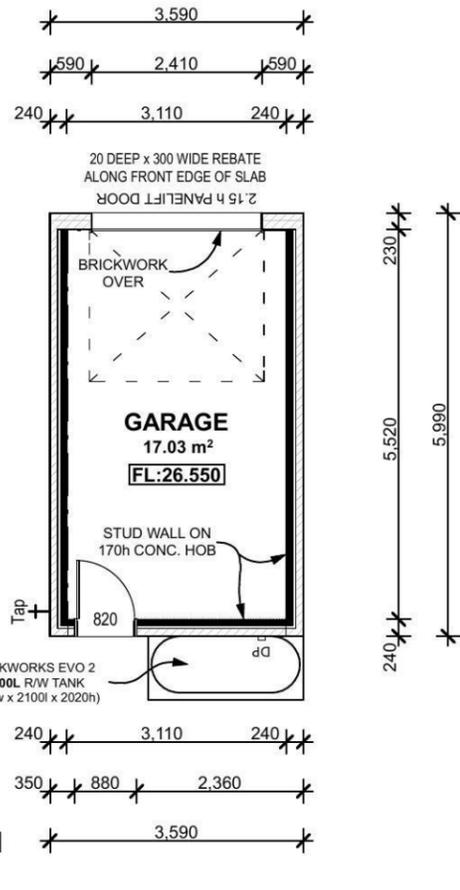
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Client :  
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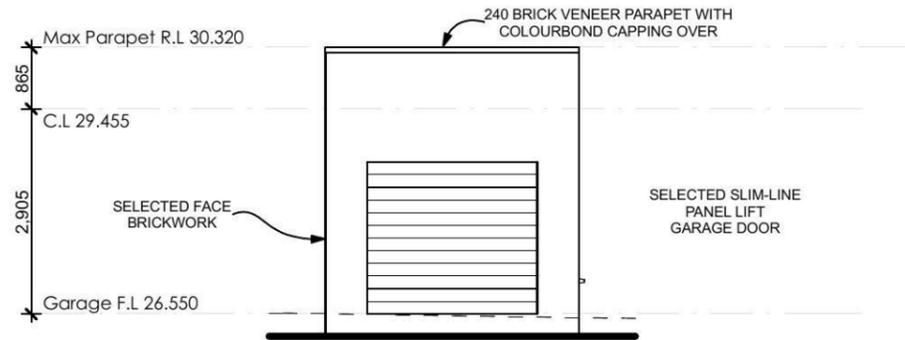
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Design :  
**Custom Mid-Terrace**  
Job No. 3282N Sheet 6 of 9

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



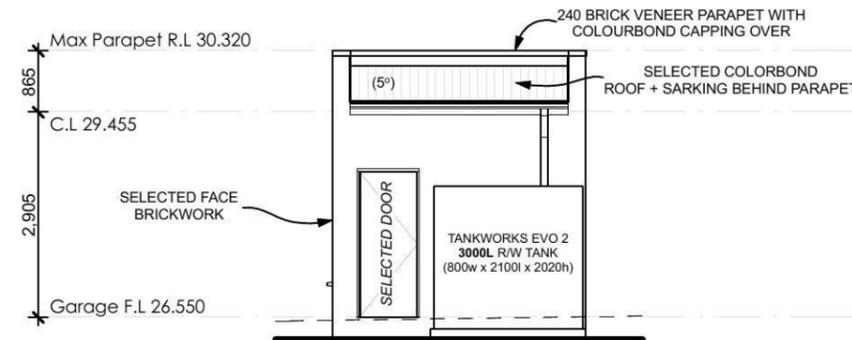
### Garage Floor Plan

SCALE 1:100



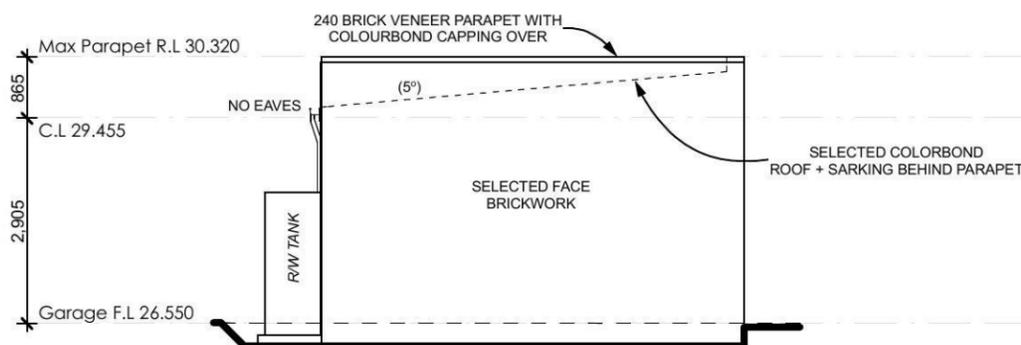
### Northern Elevation

SCALE 1:100



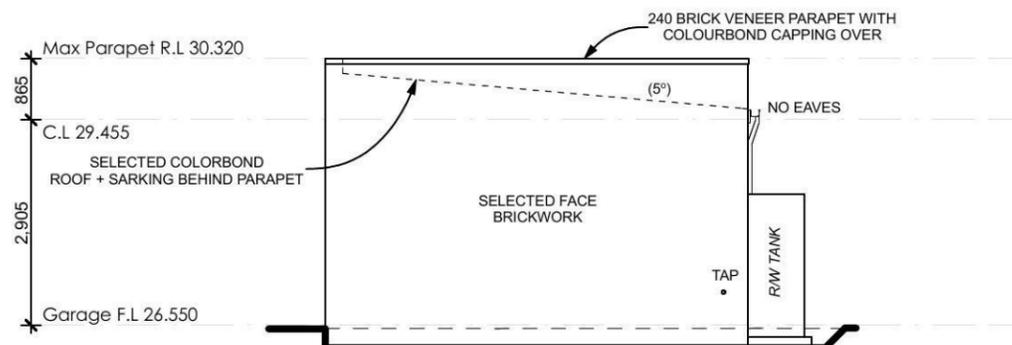
### Southern Elevation

SCALE 1:100



### Eastern Elevation

SCALE 1:100



### Western Elevation

SCALE 1:100

**Energy Rating** Certificate Number **14561075**

single-dwelling rating **5.5** stars  
heating **74** MJ/m<sup>2</sup>  
cooling **21** MJ/m<sup>2</sup>

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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AS SET OUT IN THE BUILDING CODE OF AUSTRALIA.**

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Plot Date  
Mon 27 Oct 2014

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CLASSIFICATION  
IS TO BE CONFIRMED**

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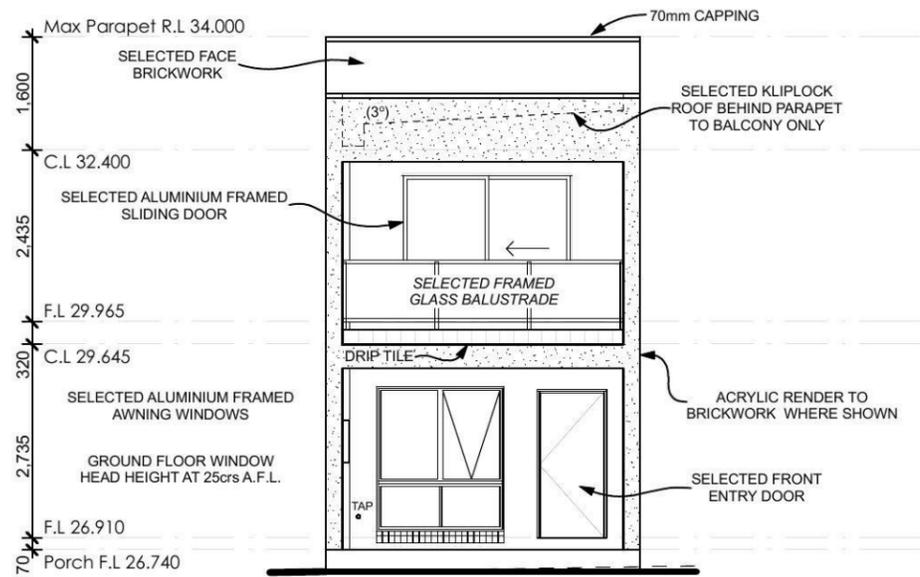
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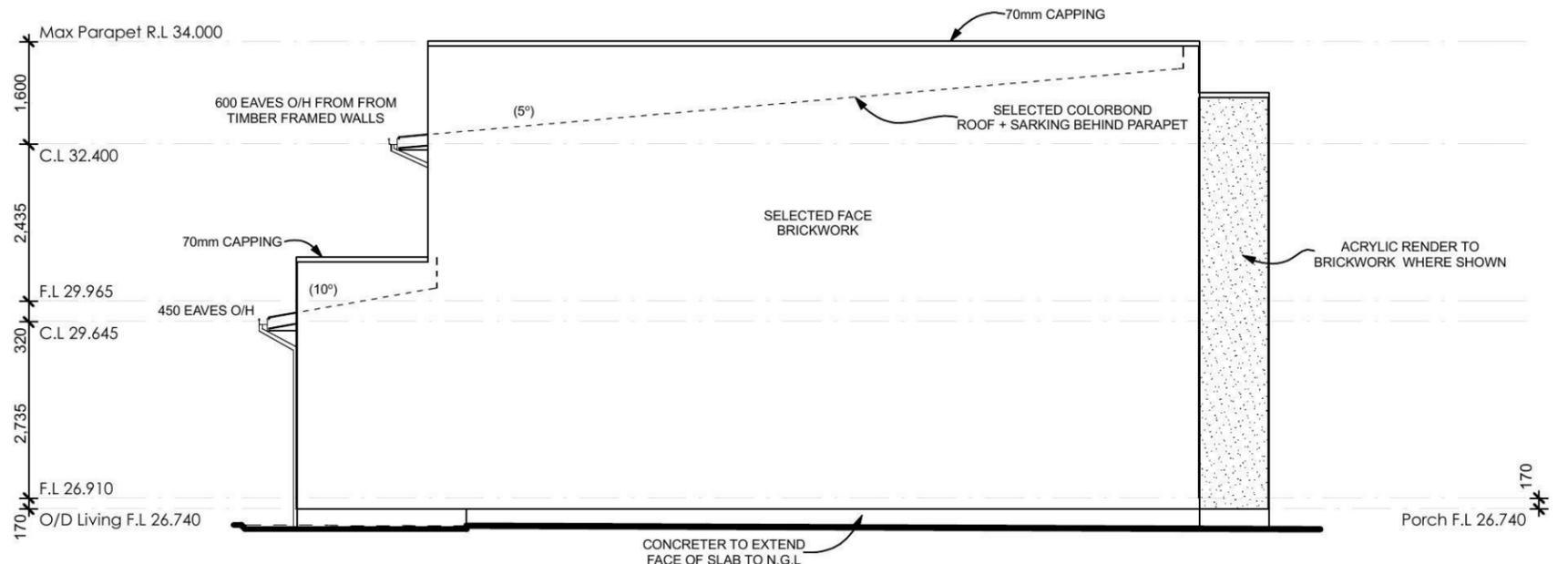
Client:  
**Champion Homes**

Sheet Size: A3 Date: 27.08.14 Drawn: MT  
Design:  
**Custom Mid-Terrace**  
Job  
No. **3282N** Sheet 7 of 9



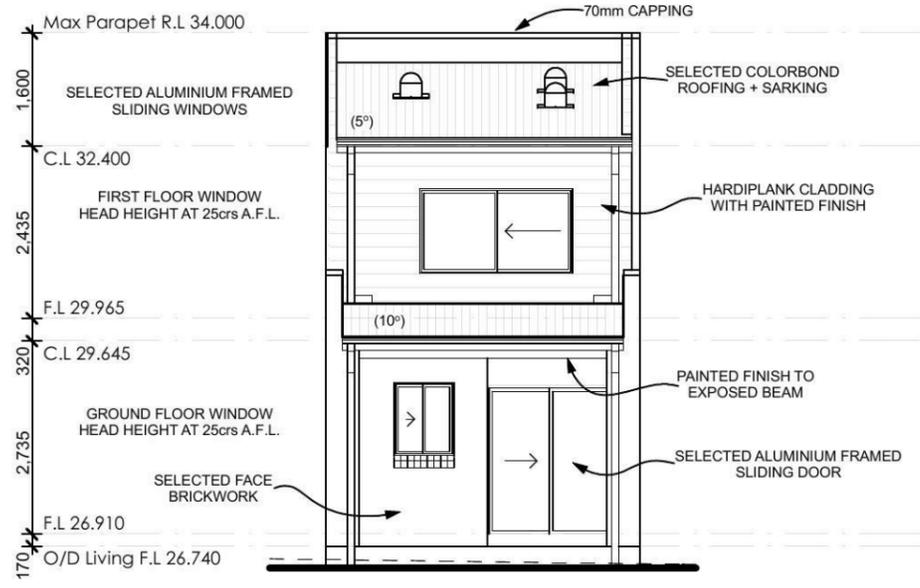
### Southern Elevation

SCALE 1:100



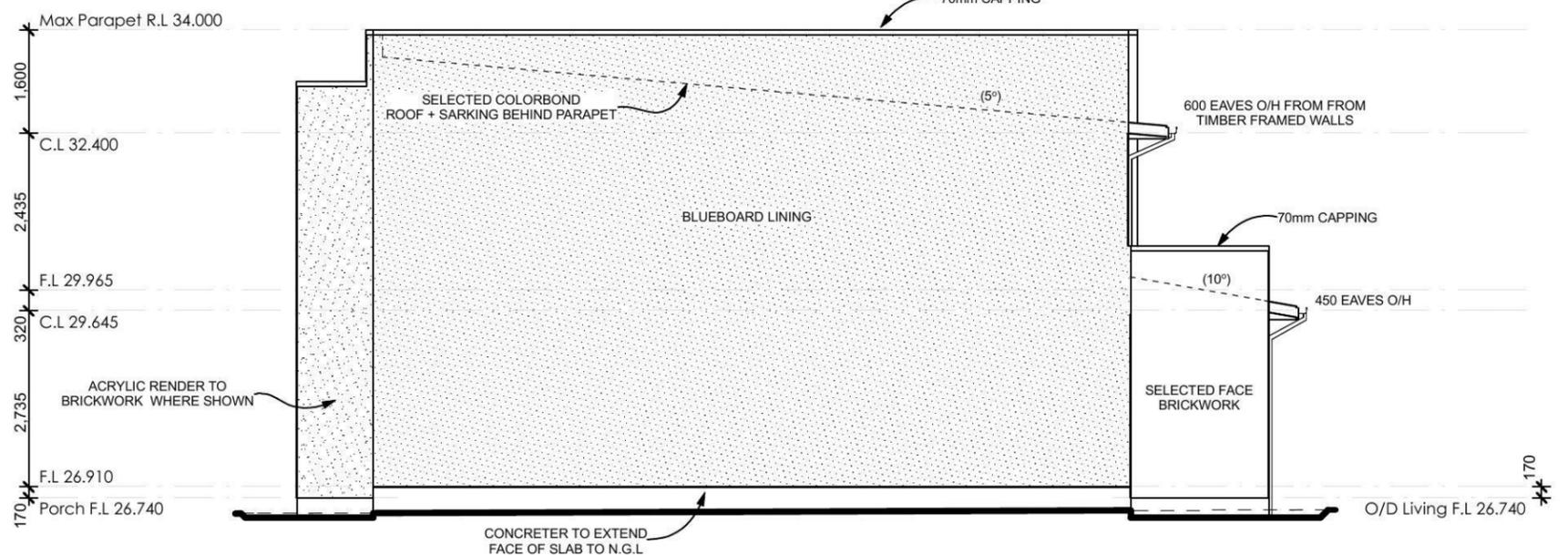
### Western Elevation

SCALE 1:100



### Northern 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

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

<b>Energy Rating</b>		Certificate Number 14561075
<input checked="" type="checkbox"/> single-dwelling rating		5.5 stars
	heating	74 MJ/m <sup>2</sup>
	cooling	21 MJ/m <sup>2</sup>
Recessed downlights confirmation: <input checked="" type="checkbox"/> Rated with <input type="checkbox"/> Rated without		
Assessor Name/Number Thomas Ruck VIC/BDV/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

**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	360 mm FROM F.F.L.
FRONT PORCH/VERANDAH	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	27.08.14	CONTRACT DRAWINGS - MT

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Proposed Terrace  
at Lot : 103,  
Thornton Drive,  
Penrith (Thornton)

Client :  
**Champion Homes**

Sheet Size: A3 Date: 27.08.14 Drawn: MT  
Design :  
**Custom Mid-Terrace**  
Job No. **3282N** Sheet 6 of 9

# Proposed Erosion & Sediment Control Plan

SCALE 1:200

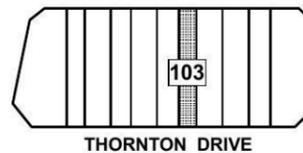
**NOTE:**  
FINAL SITING AND LEVELS OF PROPOSED RESIDENCE, TO BE CONFIRMED UPON RECEIPT OF CONTOUR SURVEY PREPARED BY BUILDER'S SURVEYOR



**LOT: 103**  
**134.6m<sup>2</sup>**

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

### LOCATION PLAN



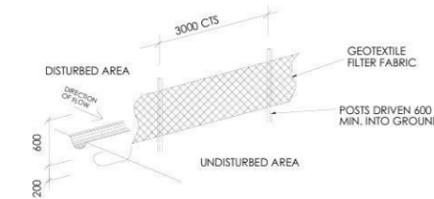
## STODDART LANE



## THORNTON DRIVE

	<b>Energy Rating</b>	Certificate Number <b>14561075</b>
<input checked="" type="checkbox"/>	single-dwelling rating	<b>5.5</b> stars
	heating	<b>74</b> MJ/m <sup>2</sup>
	cooling	<b>21</b> MJ/m <sup>2</sup>
Recessed downlights confirmation: <input checked="" type="checkbox"/> Rated with <input type="checkbox"/> Rated without		
Assessor Name/Number <b>Thomas Ruck VIC/BDAV/12/1456</b>		
Assessor Signature <i>T. Ruck</i>		Date <b>20/10/14</b>

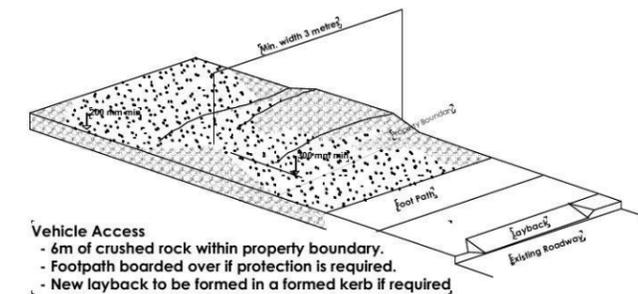
PLEASE REFER TO NATHERS THERMAL COMFORT CERTIFICATE



SEDIMENT CONTROL FENCE

### SITE PLAN

ALL SITING AND LEVELS 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.

**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	360 mm FROM F.F.L.
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Proposed Terrace at Lot: 103,  
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Penrith (Thornton)

Plot Date  
Mon 27 Oct 2014

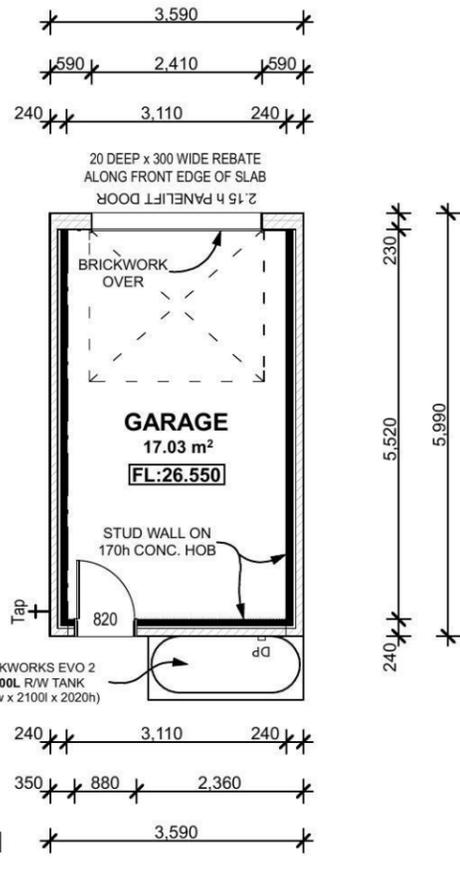
Client:  
**Champion Homes**

Sheet Size: A3 Date: 27.08.14 Drawn: MT

Design:  
**Custom Mid-Terrace**

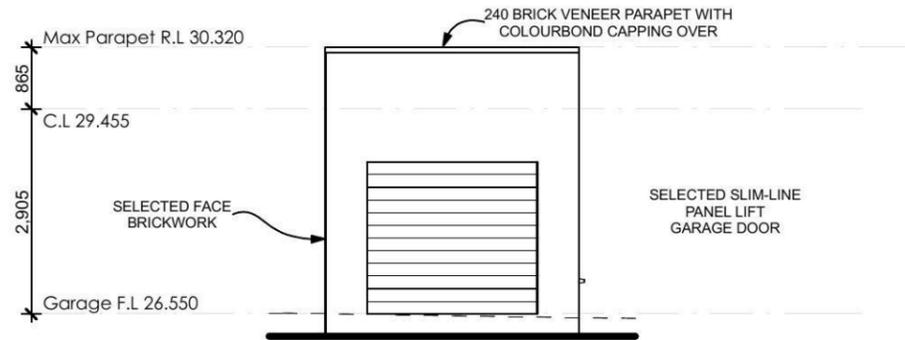
Job No. **3282N** Sheet 2 of 9

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



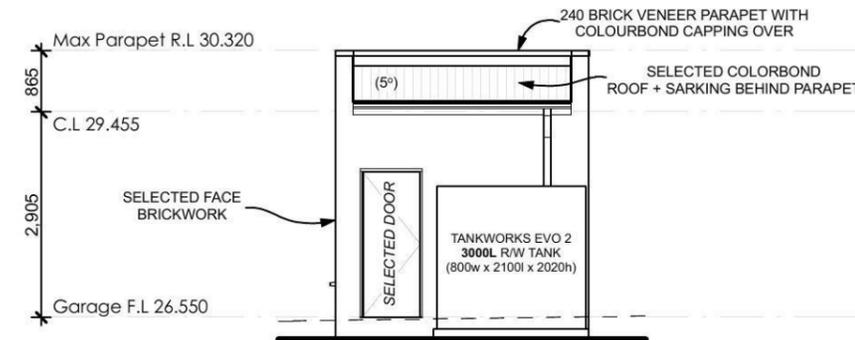
### Garage Floor Plan

SCALE 1:100



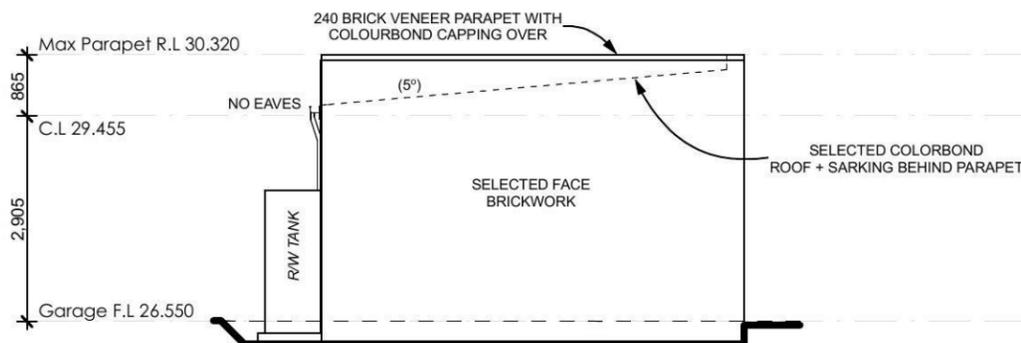
### Northern Elevation

SCALE 1:100



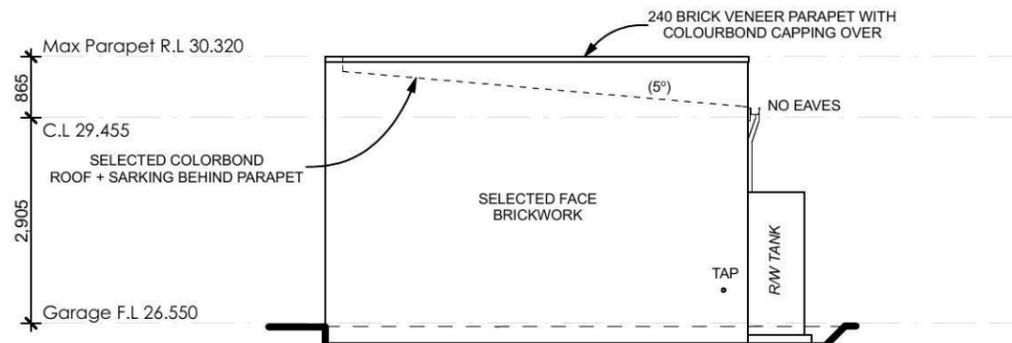
### Southern Elevation

SCALE 1:100



### Eastern Elevation

SCALE 1:100



### Western Elevation

SCALE 1:100

**Energy Rating** Certificate Number **14561075**

single-dwelling rating **5.5** stars  
heating **74** MJ/m<sup>2</sup>  
cooling **21** MJ/m<sup>2</sup>

Recessed downlights confirmation:  Rated with  Rated without

Assessor Name/Number **Thomas Ruck VIC/BDAV/12/1456**  
Assessor Signature *T. Ruck* Date **20/10/14**

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Plot Date  
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CLASSIFICATION  
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Revision	Date	Amendment
B	27.10.14	DA PLANS - BT
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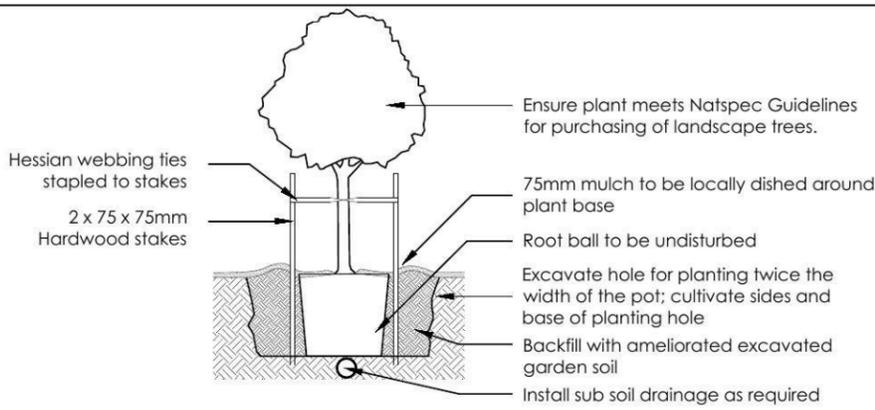
Proposed Terrace  
at Lot: 103,  
Thornton Drive,  
Penrith (Thornton)

Client:  
**Champion Homes**

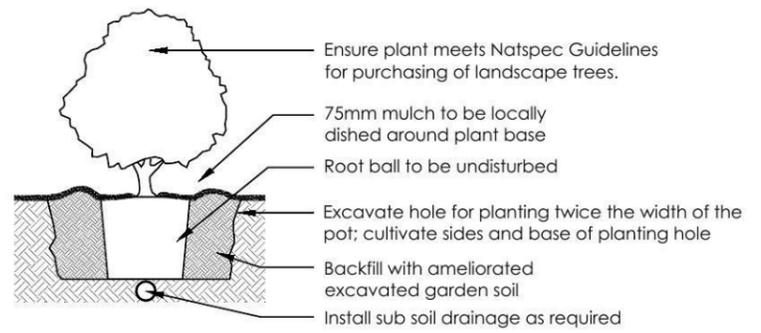
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Design:  
**Custom Mid-Terrace**

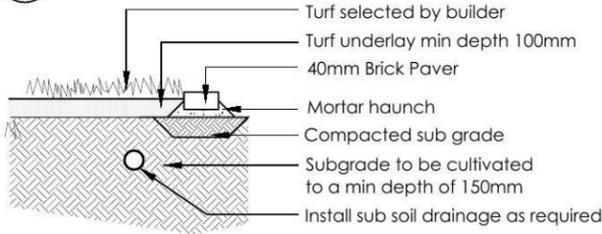
Job  
No. **3282N** Sheet 7 of 9



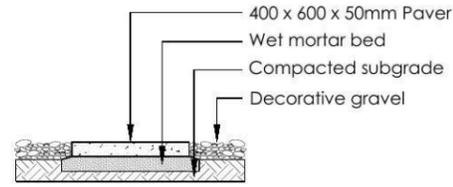
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NTS 25L - 100L Pot Size



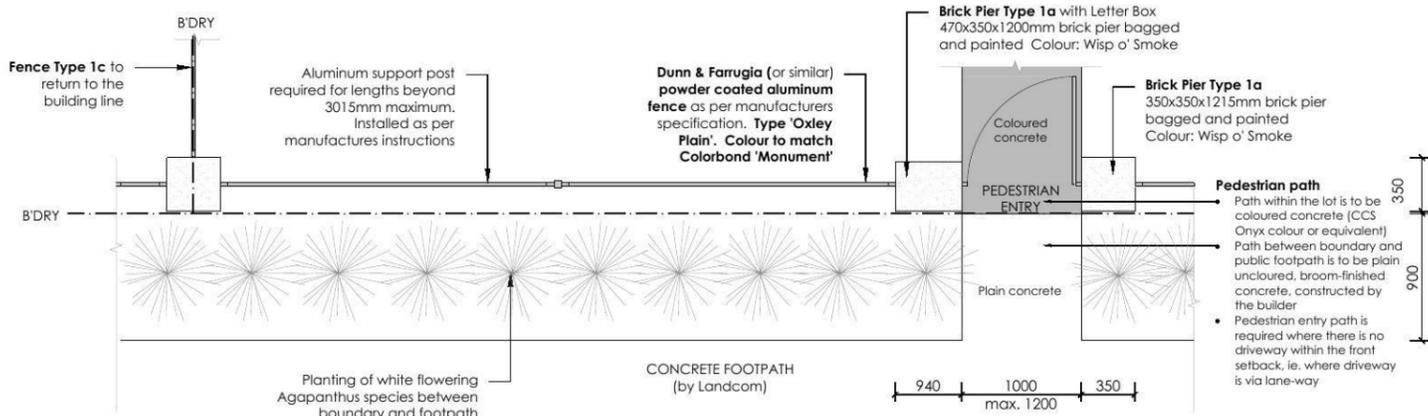
2 Planting Detail  
NTS 150mm, 200mm Pot Size



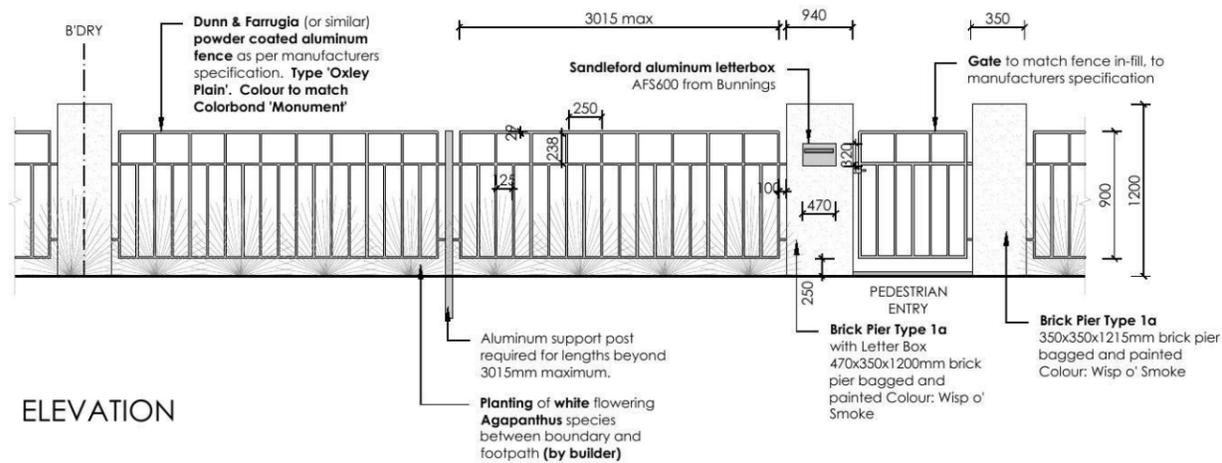
3 Turf Detail  
NTS Brick Paver Edge



4 Stepping stones in gravel  
NTS Low traffic zone

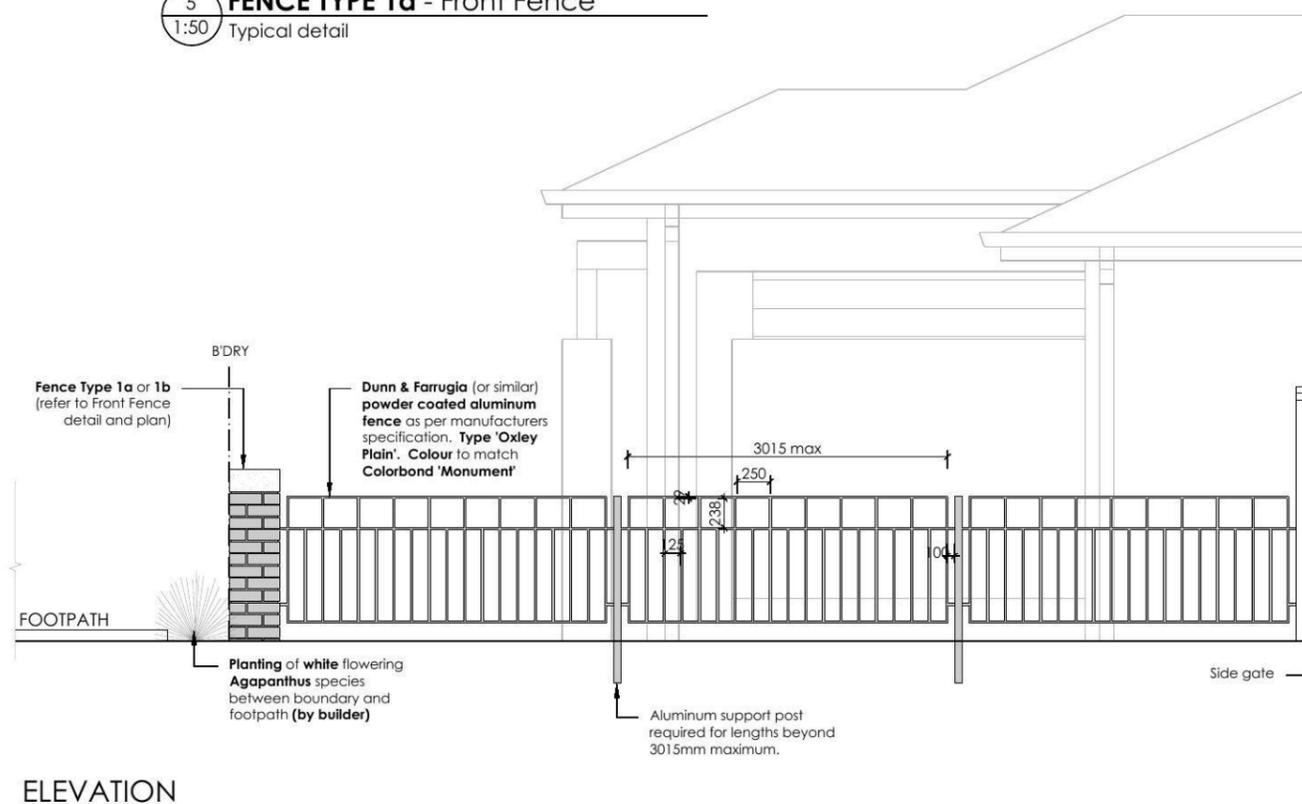


PLAN



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

PO Box 8136, Southam Hills BC, NSW 2153  
Ph: (02) 9480 7712 Fax: (02) 9480 7705  
Email: info@ecodesign.com.au  
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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

ADDRESS: **LOTS 97-107 THORNTON DRIVE, PENRITH**

CLIENT: **CHAMPION HOMES**

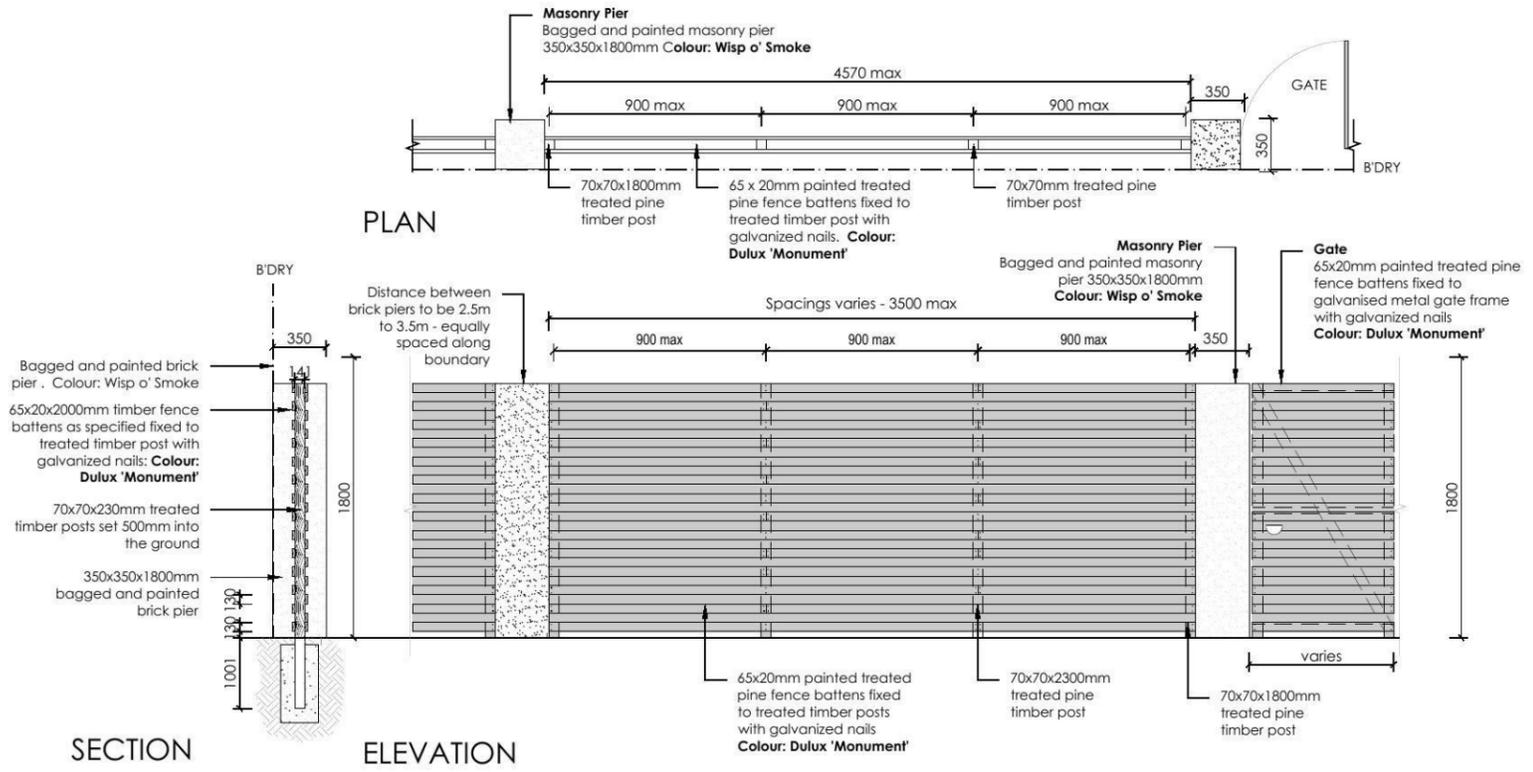
PROJECT: **NEW RESIDENCE**

DRAWING: **LANDSCAPE PLAN**

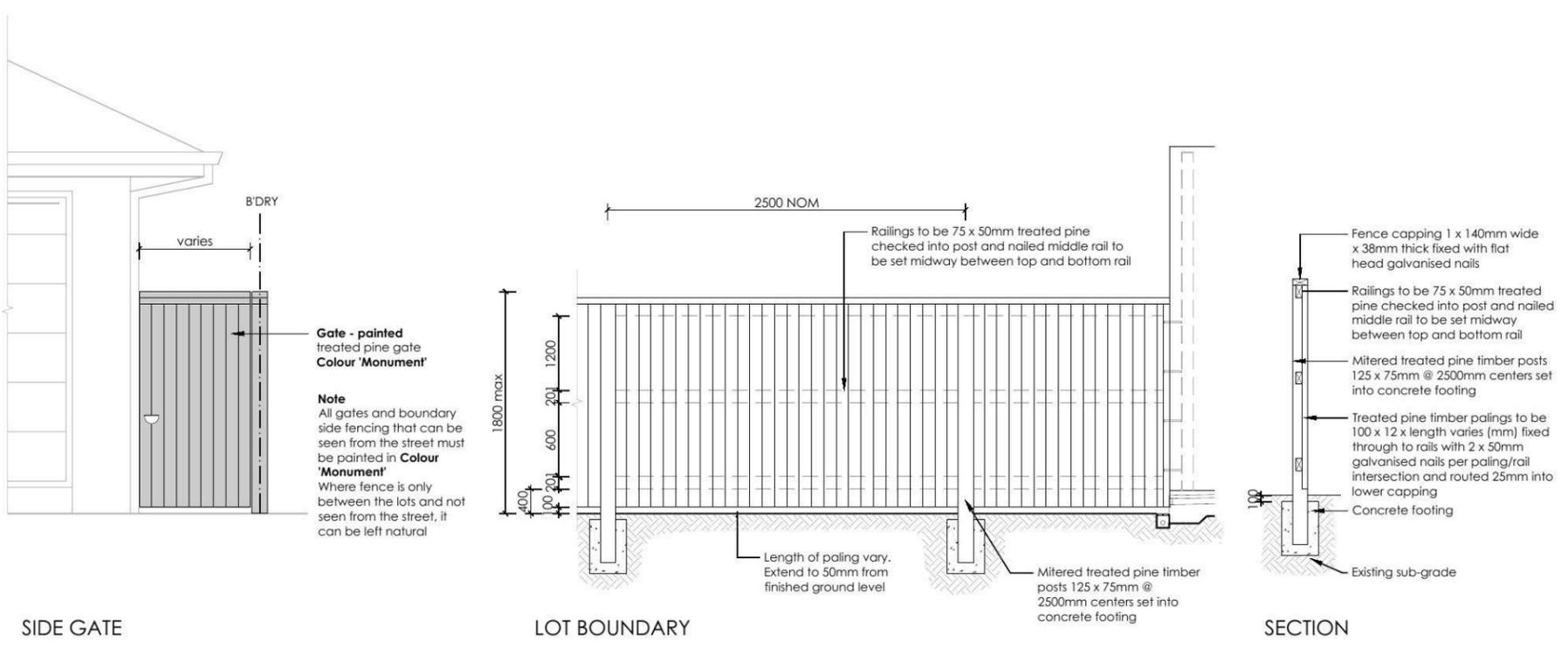
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DRAWN: **GC** CHECK: **RS** DATE: **02-10-14** REVISION: **D**

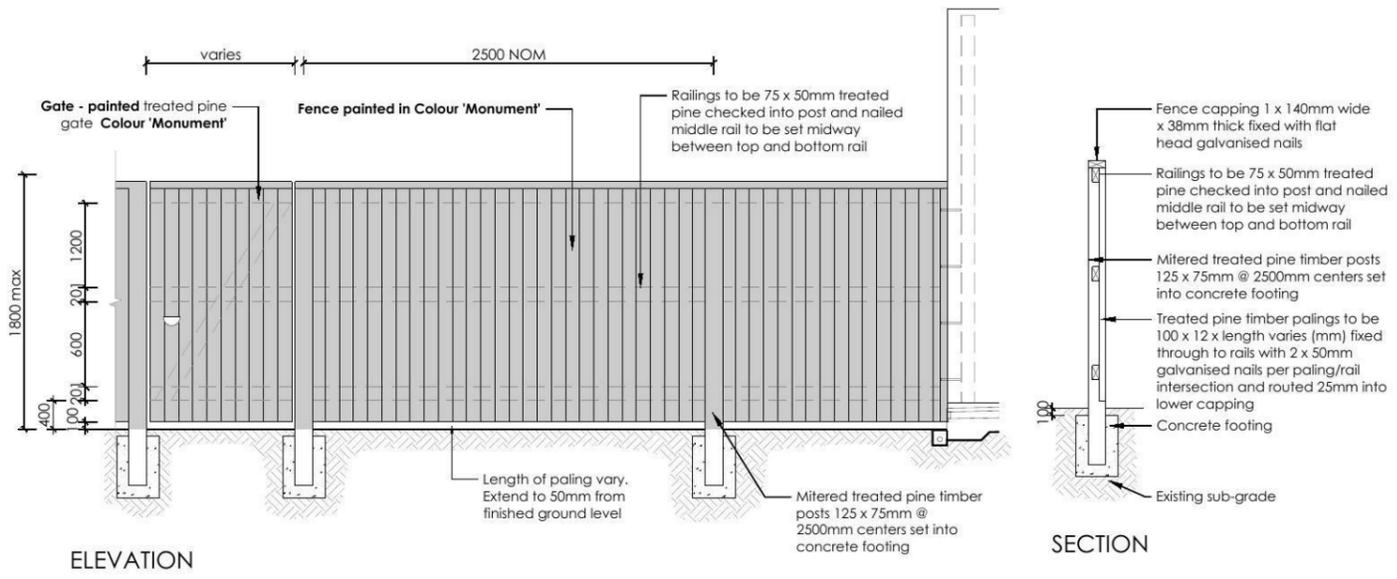




7 **FENCE TYPE 2a - Secondary Street Fencing**  
1:50 Typical detail



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

<b>ecodesign</b> outdoor living environments		PO Box 8136, Baulkham Hills BC, NSW 2153 Ph: (02) 9480 7712 Fax: (02) 9480 7705 Email: info@ecodesign.com.au Web: www.ecodesign.com.au <small>Member of the Australian Institute of Landscape Designers and Managers</small>		<b>LOTS 97-107 THORNTON DRIVE, PENRITH</b>		<b>NEW RESIDENCE</b>		
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REVISION A. ISSUE COLOUR PLANS FOR CLIENT REVIEW B. AMENDED TO BUILDER FEEDBACK C. AMENDED TO BUILDER FEEDBACK D. AMENDED TO INCLUDE AREA CALCULATIONS	DRAWN GC GC GC	CHECK RS RS RS	DATE 25-09-14 29-09-14 30-09-14 02-10-14	PROJECT NEW RESIDENCE	DRAWING LANDSCAPE PLAN	SCALE 1:100 @ A3	ISSUE DA	SHEET 03
CLIENT <b>CHAMPION HOMES</b>				DRAWN GC	CHECK RS	DATE 02-10-14	REVISION D	

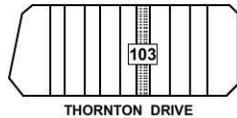
**NOTE:**  
**FINAL SITING AND LEVELS OF PROPOSED RESIDENCE, TO BE CONFIRMED UPON RECEIPT OF CONTOUR SURVEY PREPARED BY BUILDER'S SURVEYOR**



**LOT: 103**  
**134.6m<sup>2</sup>**

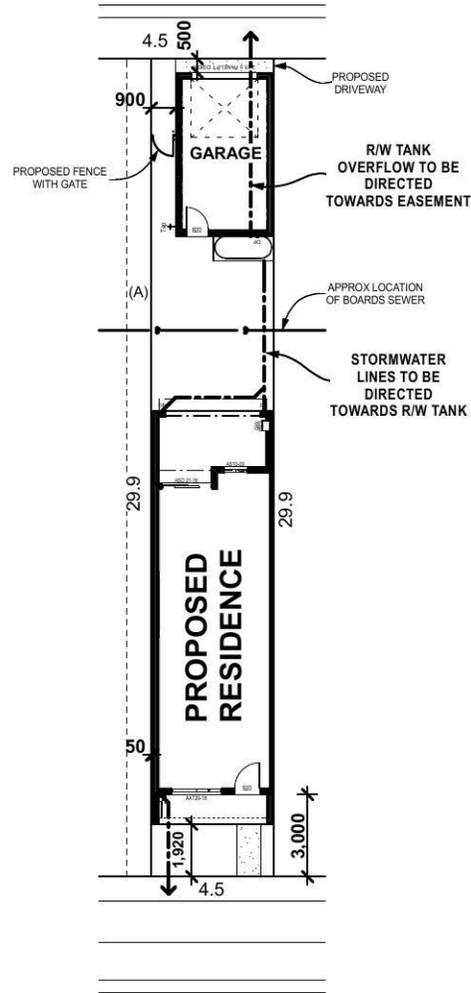
(A) = PROPOSED EASEMENT FOR ACCESS, MAINTENCE AND OVERHANG 0.9 WIDE

**LOCATION PLAN**



**Proposed Site Plan**  
 Not To Scale

**STODDART LANE**



**THORNTON DRIVE**

**NOTIFICATION PLAN**

Proposed Terrace  
 At: Lot 103, Thornton Drive,  
 Penrith (Thornton)

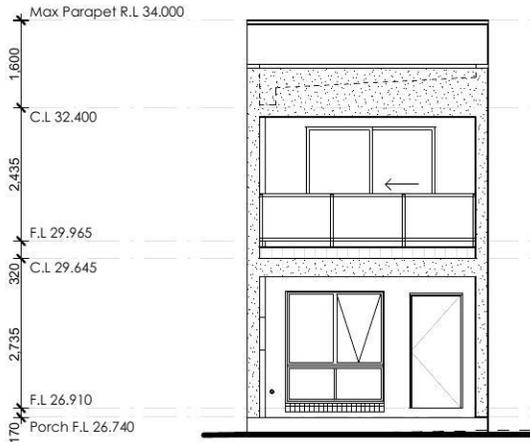


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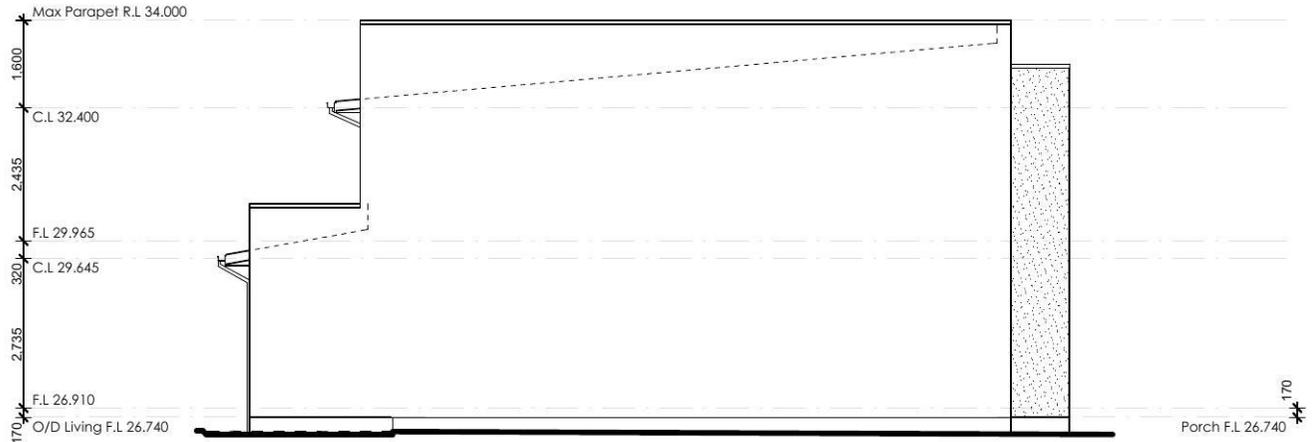
Telephone (02) 9825 8000  
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### Southern Elevation

Not To Scale



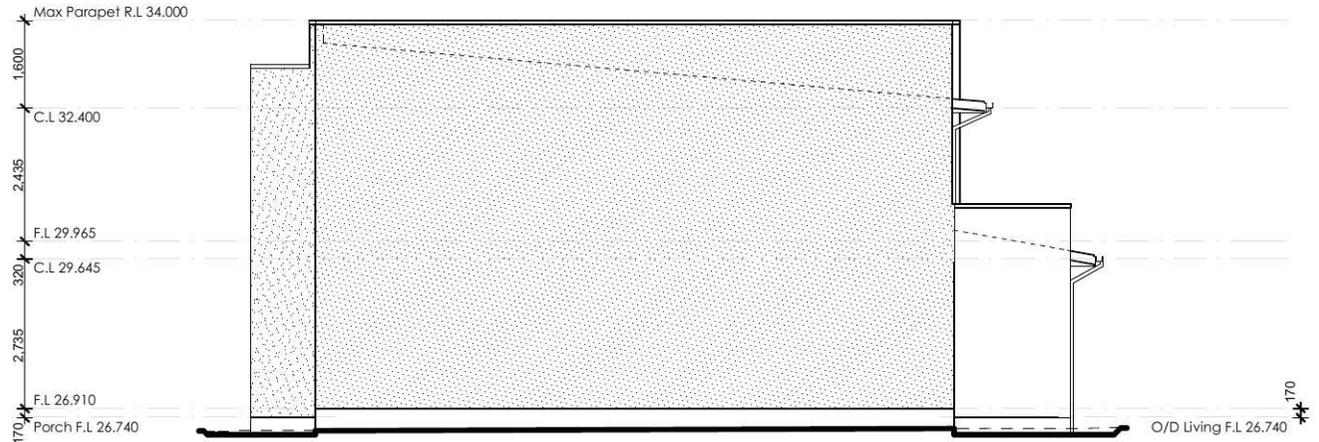
### Western Elevation

Not To Scale



### Northern Elevation

Not To Scale



### Eastern Elevation

Not To Scale

## **NOTIFICATION PLAN**

Proposed Terrace  
 At: Lot 103, Thornton Drive,  
 Penrith (Thornton)

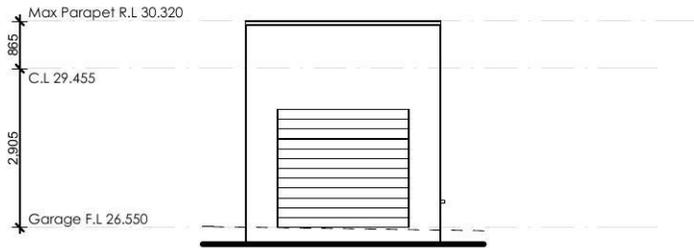


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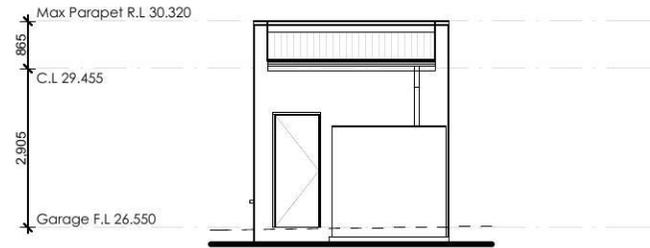
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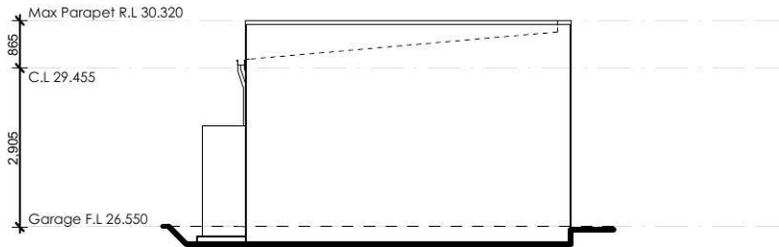
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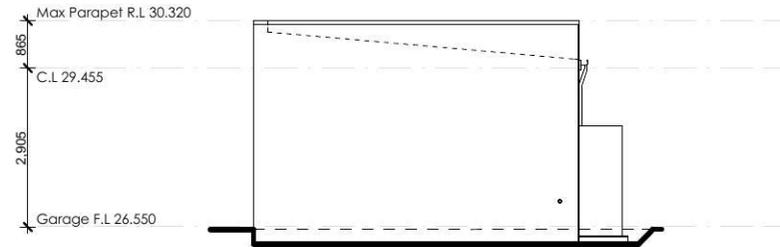
**Northern Elevation**  
Not To Scale



**Southern Elevation**  
Not To Scale



**Eastern Elevation**  
Not To Scale



**Western Elevation**  
Not To Scale

**NOTIFICATION PLAN**

Proposed Terrace  
At: Lot 103, Thornton Drive,  
Penrith (Thornton)



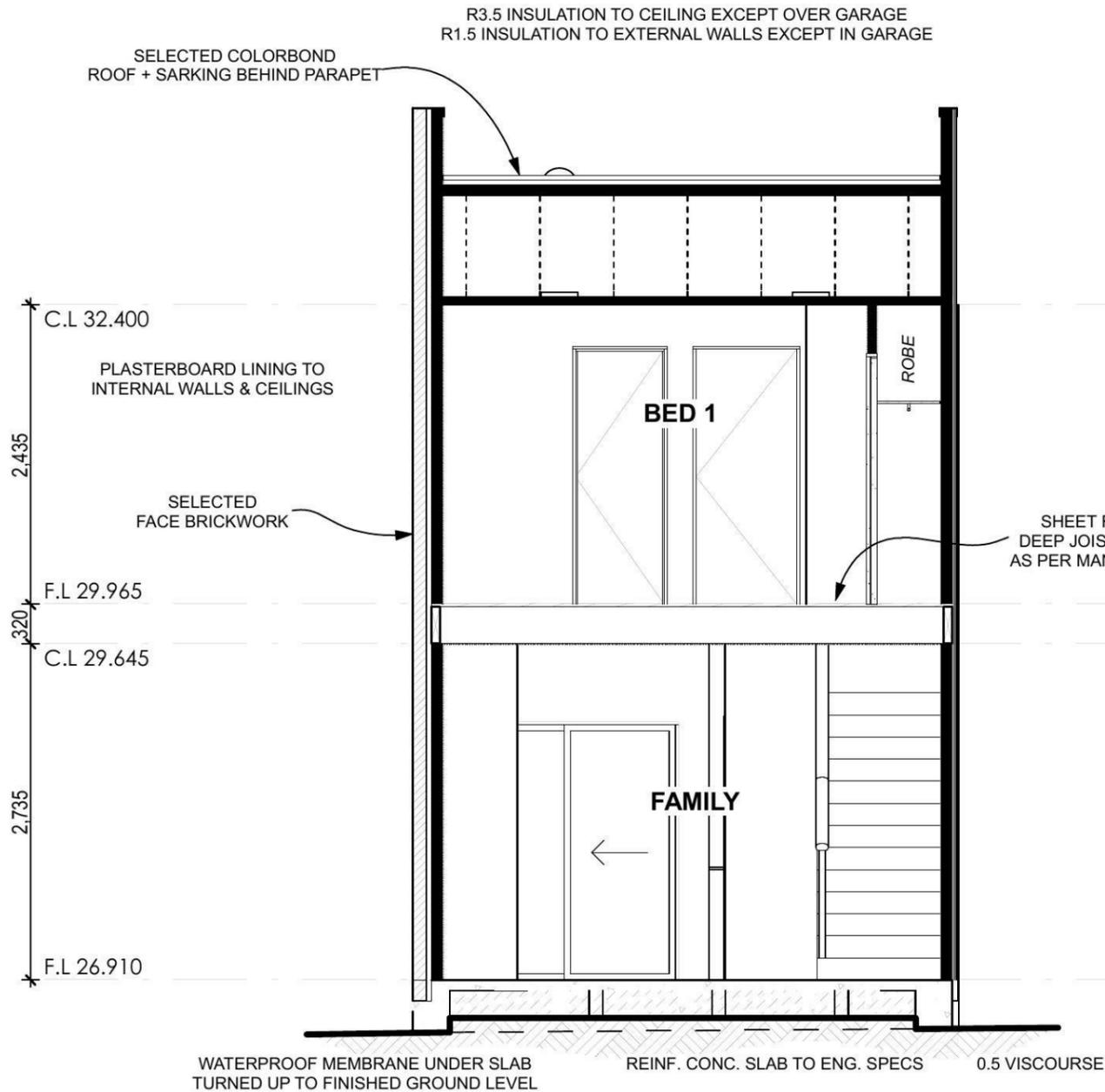
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Builders Licence No. 92732C

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**Section 01**  
SCALE 1:50

**Energy Rating** Certificate Number **14561075**

single-dwelling rating **5.5** stars

heating **74** MJ/m<sup>2</sup>

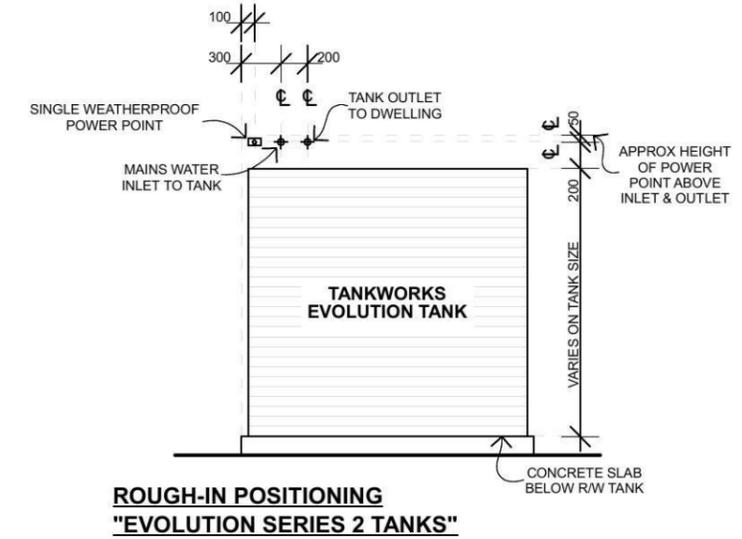
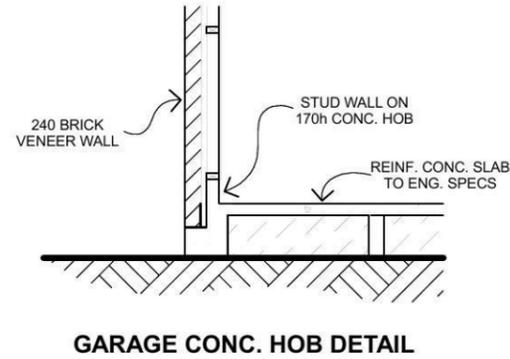
cooling **21** MJ/m<sup>2</sup>

Recessed downlights confirmation:  Rated with  Rated without

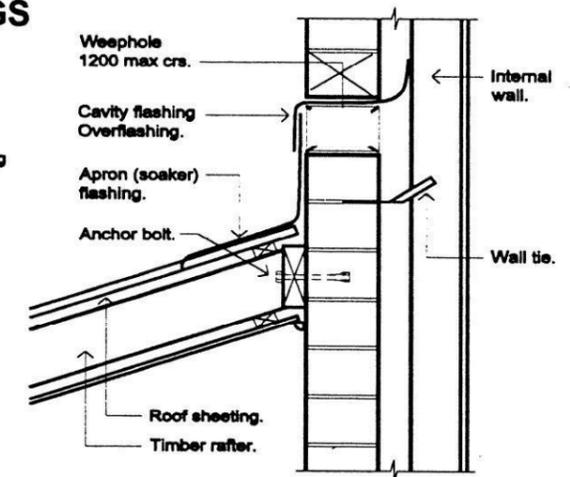
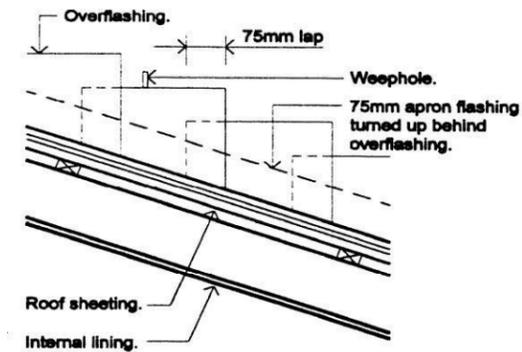
Assessor Name/Number: Thomas Ruck VIC/BDAV/12/1456

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

PLEASE REFER TO NATHERS THERMAL COMFORT CERTIFICATE



**STEPPED CAVITY FLASHINGS**



Figured dimensions to be used in preference to scaling this drawing.  
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Plot Date  
Mon 27 Oct 2014

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

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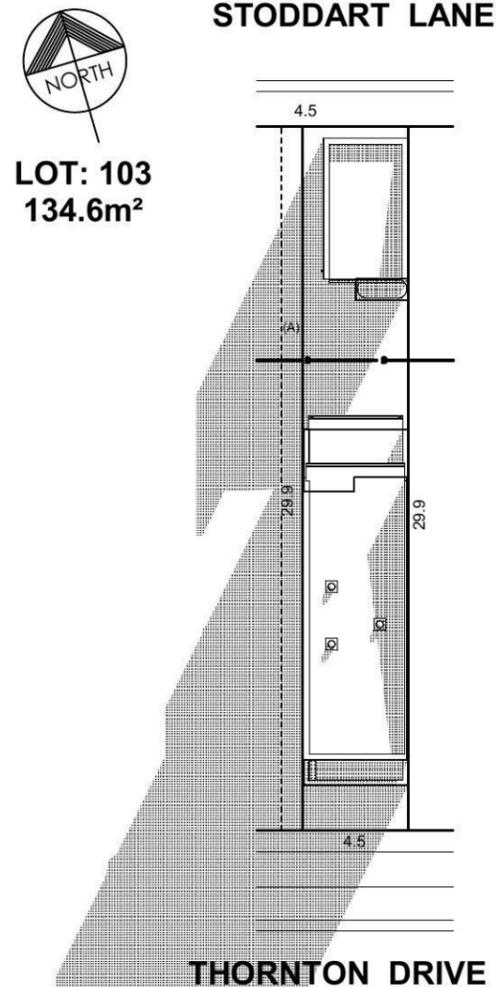
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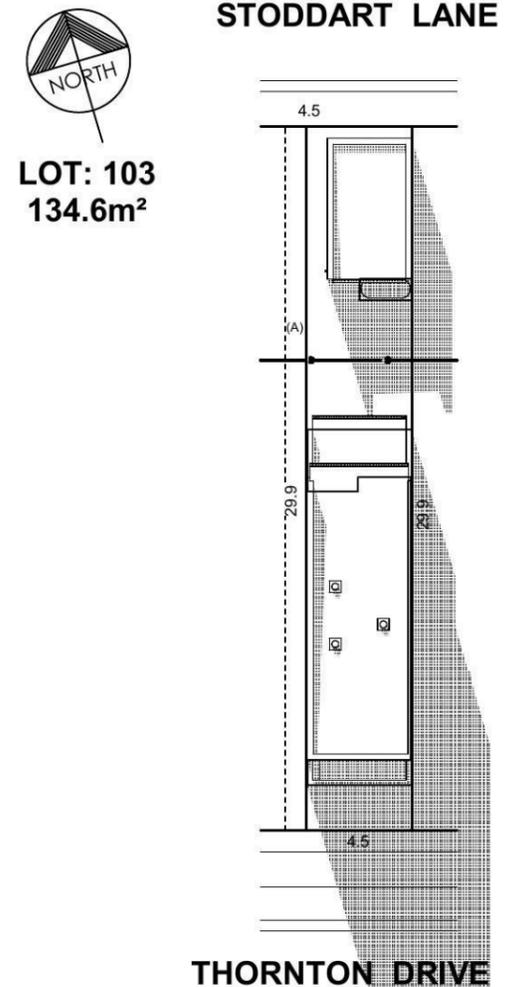
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Client:  
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Sheet Size: A3 Date: 27.08.14 Drawn: MT  
Design:  
**Custom Mid-Terrace**  
Job No. **3282N** Sheet 8 of 9

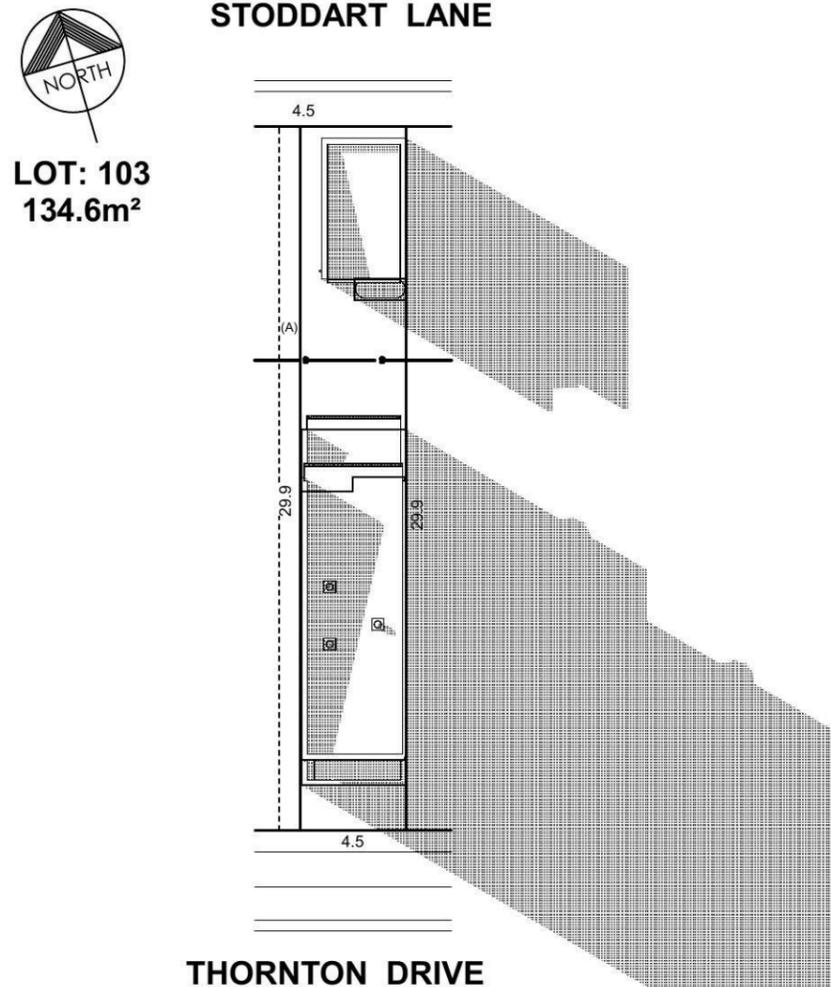
# PROPOSED SHADOW DIAGRAMS



**June 21st - 9am**  
SCALE 1:300



**June 21st - 12noon**  
SCALE 1:300



**June 21st - 3pm**  
SCALE 1:300

	<b>Energy Rating</b>	Certificate Number <b>14561075</b>
<input checked="" type="checkbox"/>	single-dwelling rating	<u>5.5</u> stars
	heating	<u>74</u> MJ/m²
	cooling	<u>21</u> 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>[Signature]</u>		Date <u>20/10/14</u>

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	360 mm FROM F.F.L.
FRONT PORCH/VERANDAH	170 mm FROM F.F.L.
BALCONY	110 mm FROM F.F.L.

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

Revision	Date	Amendment
B	27.10.14	DA PLANS - BT
A	27.08.14	CONTRACT DRAWINGS - MT

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Proposed Terrace at Lot: 103,  
Thornton Drive,  
Penrith (Thornton)

Plot Date  
Mon 27 Oct 2014

Client:  
**Champion Homes**

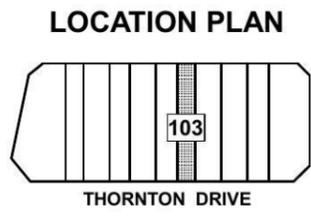
Sheet Size: A3 Date: 27.08.14 Drawn: MT  
Design:  
**Custom Mid-Terrace**  
Job No. **3282N** Sheet 3 of 9

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



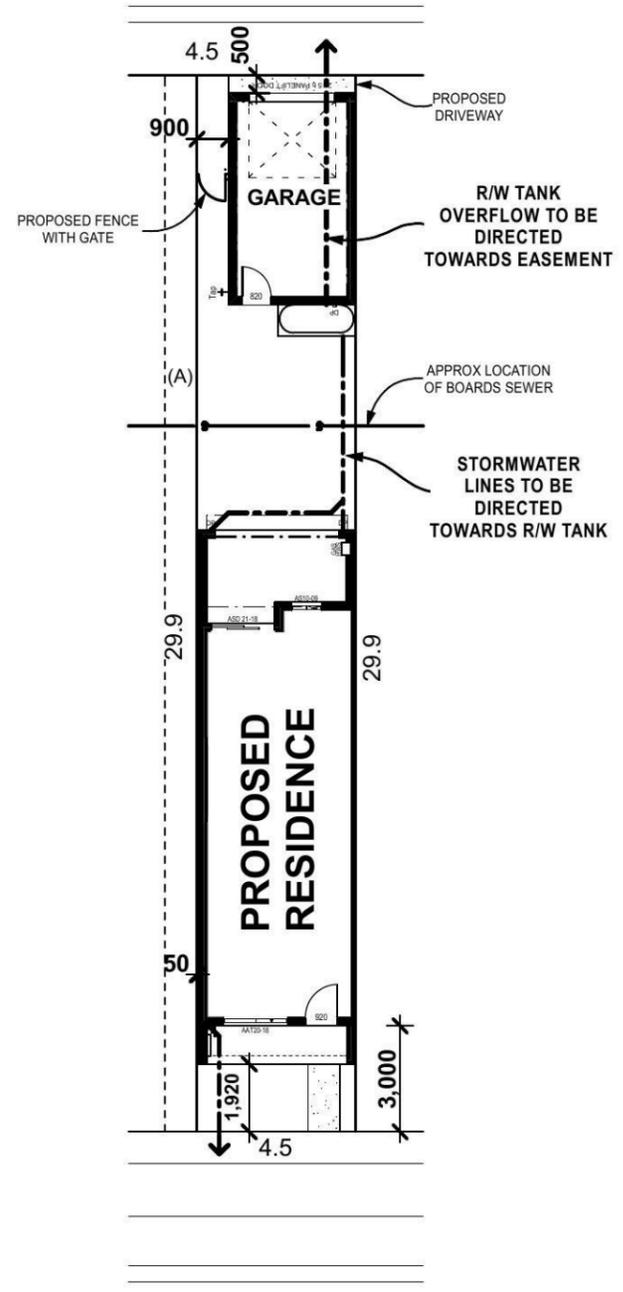
**LOT: 103**  
**134.6m<sup>2</sup>**

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



**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**

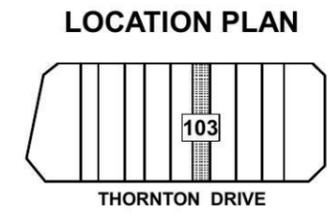
**Proposed Site Plan & Drainage Plan**  
 SCALE 1:200

**Energy Rating** Certificate Number 14561075  
 single-dwelling rating 5.5 stars  
 heating 74 MJ/m<sup>2</sup>  
 cooling 21 MJ/m<sup>2</sup>  
 Recessed downlights confirmation:  Rated with  Rated without  
 Assessor Name/Number Thomas Ruck VIC/BDAV/12/1456  
 Assessor Signature *T. Ruck* Date 20/10/14  
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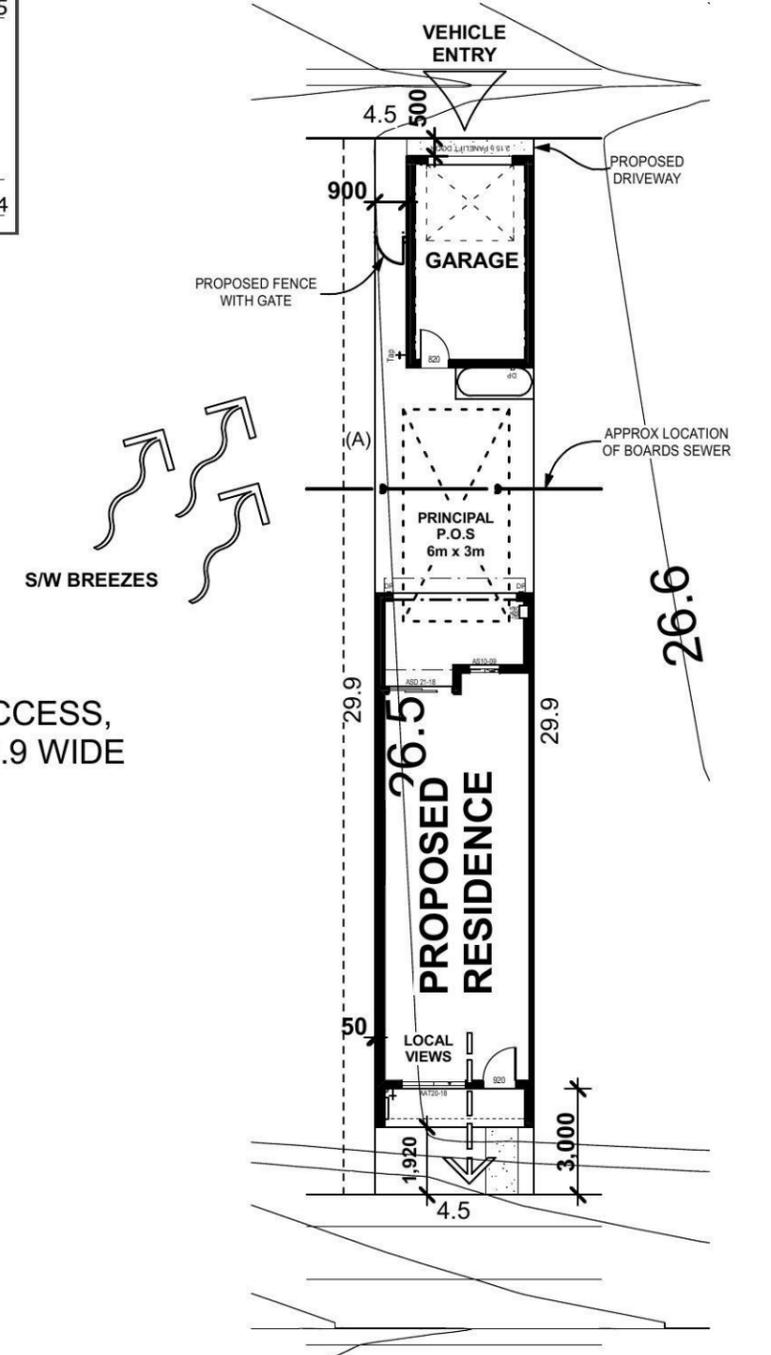
**LOT: 103**  
**134.6m<sup>2</sup>**

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**NORTH PENRITH "THORNTON" REQUIREMENTS:**  
**SITE AREA:** 134.6m<sup>2</sup>  
**PRIVATE OPEN SPACE:**  
 (Min 2.0m Wide)  
 REQUIRED: 20% or 26.92m<sup>2</sup>  
 ACHIEVED: 26% or 34.84m<sup>2</sup>  
**LANDSCAPE AREA:**  
 ACHIEVED: 24% or 32.76m<sup>2</sup>

**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.

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Proposed Terrace at Lot: 103,  
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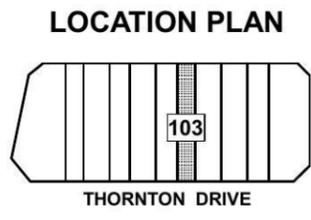
Plot Date  
 Mon 27 Oct 2014  
 Client:  
**Champion Homes**  
 Sheet Size: A3 Date: 27.08.14 Drawn: MT  
 Design:  
**Custom Mid-Terrace**  
 Job No. **3282N** Sheet 1 of 9

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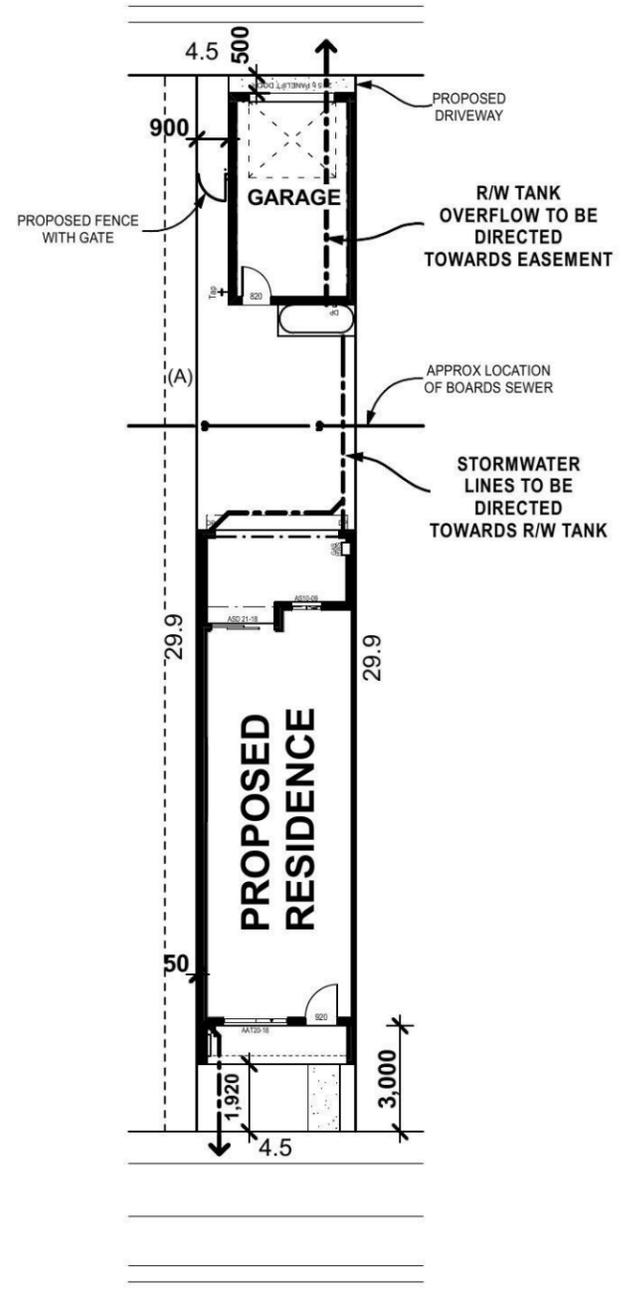
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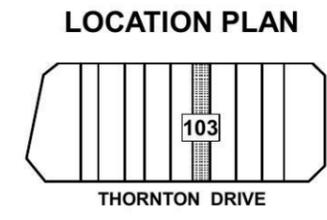
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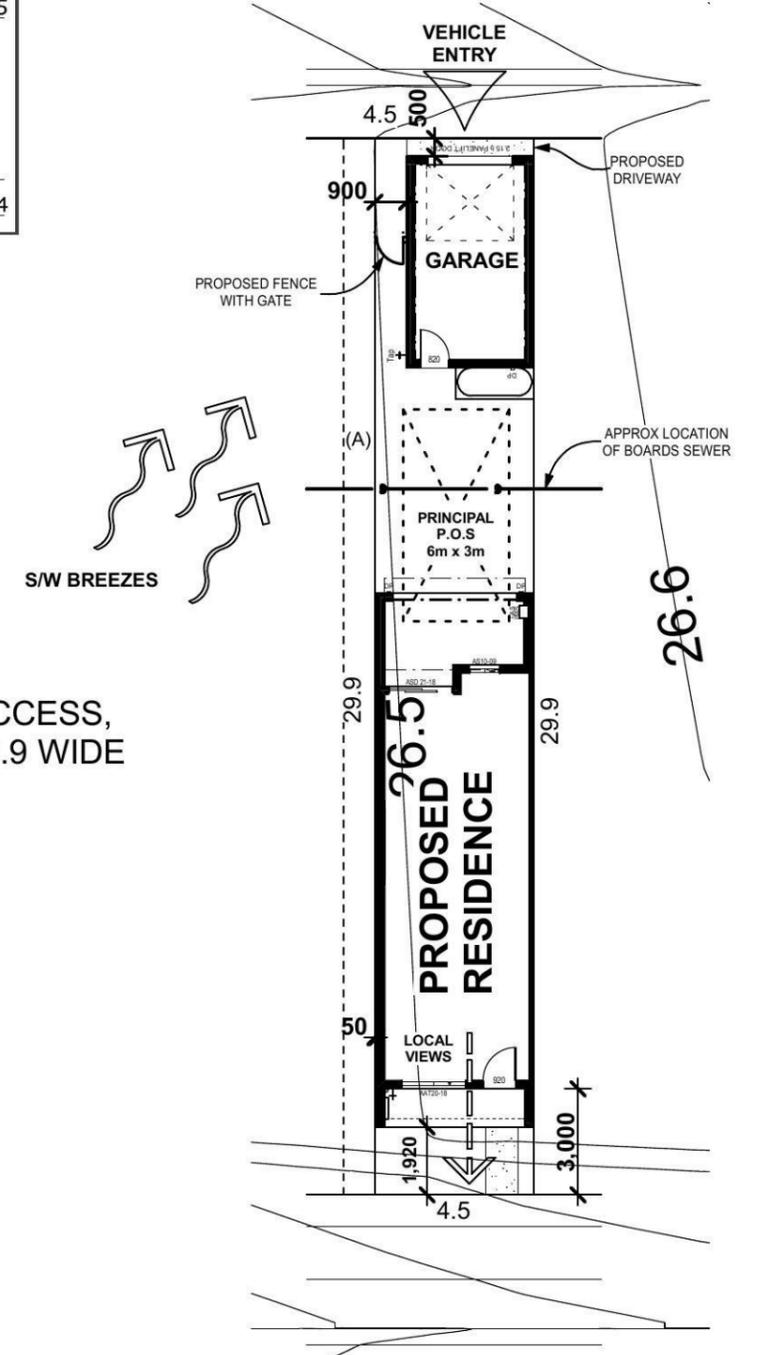
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Plot Date Mon 27 Oct 2014  
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 Sheet Size: A3 Date: 27.08.14 Drawn: MT  
 Design: **Custom Mid-Terrace**  
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