



# NatHERS Certificate New Dwelling



## 5.5 Stars

### Simulation Software

Software Name BERS Pro 4.2  
 Software Version Release 110811/A  
 Engine Version CHENATH V2.13

### Simulation Details

Project Name Wisdom Homes 003531\_1  
 Date 14-May-14  
 Location THORNTON PC 2322  
 Climate file climat28.TXT  
 Adjusted Star Rating 5.5 Stars  
 Conditioned Area 181.14 m<sup>2</sup>  
 Unconditioned Area 24.75 m<sup>2</sup>  
 Adjusted Cooling 43.7 MJ/m<sup>2</sup>  
 Adjusted Heating 45.5 MJ/m<sup>2</sup>  
 Adjusted Total 89.2 MJ/m<sup>2</sup>



Accredited under the Nationwide House Energy Rating Scheme (NatHERS) Part A – Software BERSPro V4.2 110811.  
 ABSA Accreditation No. 20856  
 BDAV Accreditation No. VIC/BDAV/12/1441  
 A.C.T. COLA Lic. No. 2011291  
 www.frysenergywise.com.au



|                                                                                                                                                |                                     |                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|---------------------------------------------------|
| <b>Energy Rating</b>                                                                                                                           |                                     | Certificate Number 14411665                       |
| <input checked="" type="checkbox"/> single-dwelling rating                                                                                     |                                     | 5.5 stars                                         |
| <input type="checkbox"/> multi-unit development (attach listing of ratings if selected, data reported in the energy score for the development) | heating 45.5 MJ/m <sup>2</sup>      |                                                   |
|                                                                                                                                                | cooling 43.7 MJ/m <sup>2</sup>      |                                                   |
| Recessed downlights confirmation:                                                                                                              | <input type="checkbox"/> Rated with | <input checked="" type="checkbox"/> Rated without |
| Assessor Name: Ian Fry                                                                                                                         | VIC/BDAV/12/1441                    |                                                   |
| Assessor Signature: <i>Ian Fry</i>                                                                                                             | Date 14/05/14                       |                                                   |

### Dwelling Address

DP Number  
 Unit Number  
 Lot Number 2356  
 House Number  
 Street Name William Hart Crescent  
 Development Name  
 Suburb Thornton NSW 2322

### Client Details

Name Wisdom Homes  
 Phone 4647 1200 Fax 4647 1233  
 Email  
 Postal Address 338 Camden Valley Way, Narellan, NSW 2567  
 Street Details

### Assessor Details

Name Ian Fry  
 Phone 98992825 Fax 88248933  
 Email ian@frysenergywise.com.au  
 Postal Address Suite 29, 159 Ridgescrop Drive, Castle Hill, NSW 2154  
 Street Details

Signed by the Assessor.....Date...../...../.....

*Tilted roof windows with blinds cannot be modelled using this version of BERSPro.  
 All windows are modelled with Holland Blinds for regulatory purposes.*

**Building Element Details**

Project Wisdom Homes 003531 Run 1  
 THORNTON PC 2322 Lat -32.80 Long 151.70 Climate File climat28.TXT

**Summary**

Conditioned Area 181.1 m<sup>2</sup>  
 Unconditioned Area 24.8 m<sup>2</sup>  
 Total Floor Area 205.9 m<sup>2</sup>  
 Total Glazed Area 43.0 m<sup>2</sup>  
 Total External Solid door Area 8.9 m<sup>2</sup>  
 Glass to Floor Area 20.9 %  
 Gross External Wall Area 235.6 m<sup>2</sup>  
 Net External Wall Area 183.7 m<sup>2</sup>

**Window**

43.0 m<sup>2</sup> GGG-05-001a Generics Uval 6.57 SHGC 0.74  
 Glass Single Glazed Clear  
 Frame Aluminium

**External Wall**

155.8 m<sup>2</sup> Brick Veneer Bulk Insulation R 2.0  
 3.3 m<sup>2</sup> Cavity Brick No Insulation  
 16.4 m<sup>2</sup> Brick Veneer No Insulation  
 8.1 m<sup>2</sup> Fibro Cavity Panel 70mm gap Bulk Insulation R 2.0

**Internal Wall**

23.5 m<sup>2</sup> Cavity Panel 70mm gap Bulk Insulation R 2.0  
 141.7 m<sup>2</sup> Cavity Panel 70mm gap No Insulation

**External Floor**

94.6 m<sup>2</sup> Concrete Slab on Ground Ceramic Tiles 8mm Bulk Insulation in Contact with Floor R 1.0  
 18.2 m<sup>2</sup> Concrete Slab on Ground Bare Bulk Insulation in Contact with Floor R 1.0  
 3.5 m<sup>2</sup> Suspended Timber Floor Carpet 10mm No Insulation

**External Ceiling**

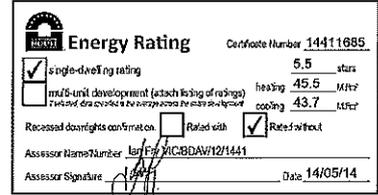
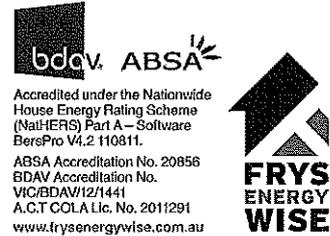
17.2 m<sup>2</sup> Plasterboard Bulk Insulation R3.5 Unventilated roofspace  
 99.1 m<sup>2</sup> Plasterboard Bulk Insulation R3.5 Ventilated roofspace

**Internal Floor/Ceiling**

95.6 m<sup>2</sup> Timber Above Plasterboard No Insulation

**Roof (Horizontal area)**

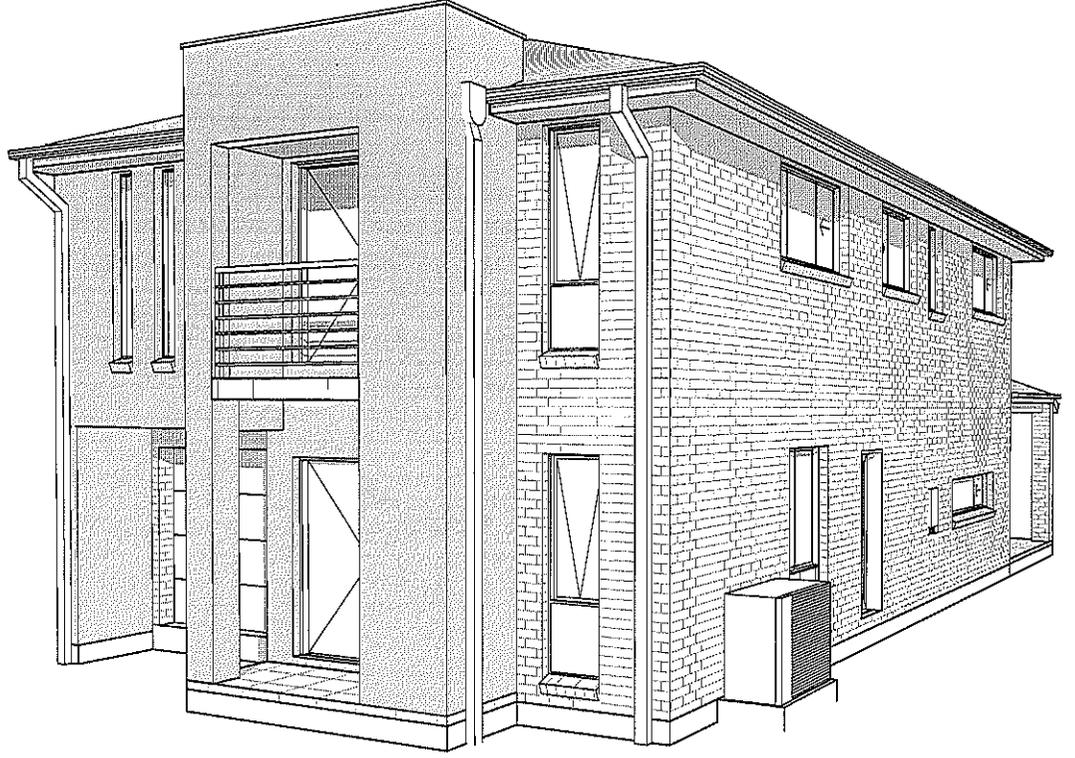
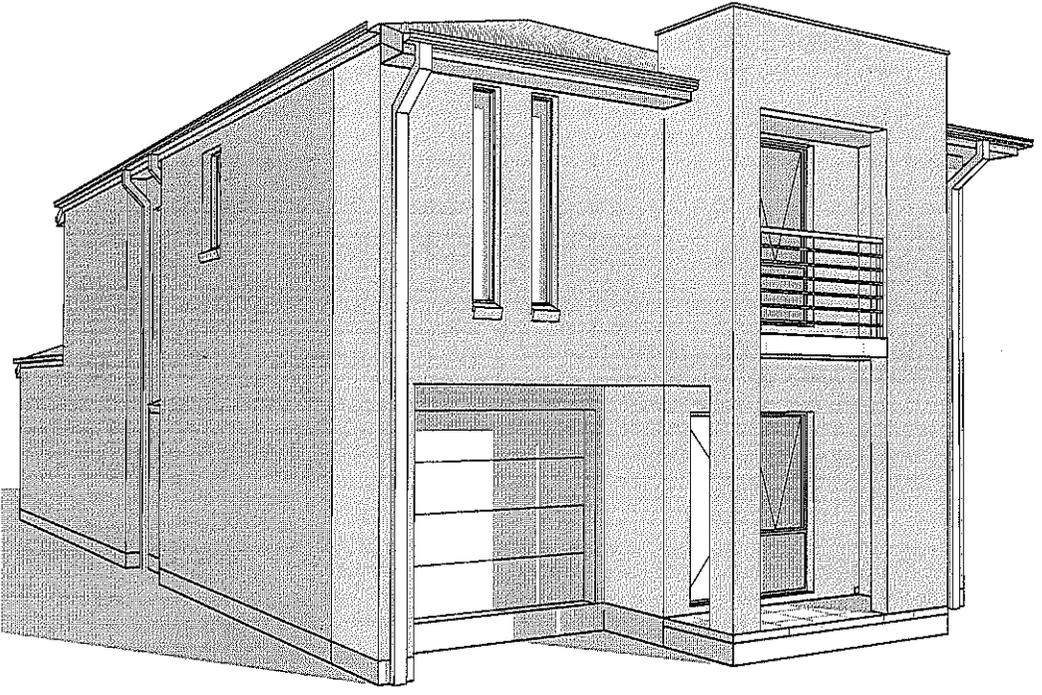
116.4 m<sup>2</sup> Roof Tiles Foil, Gap Above, Reflective Side Down, Anti-glare Up 22° slope Hip roof



# Columbus 27

# Revere

| Page | Drawing                       |
|------|-------------------------------|
| 2    | SITE PLAN                     |
| 3    | GROUND FLOOR PLAN             |
| 4    | FIRST FLOOR PLAN              |
| 5    | ELEVATIONS                    |
| 6    | ELEVATIONS                    |
| 7    | SECTIONS                      |
| 8    | DETAILS                       |
| 9    | WINDOW SCHEDULE               |
| 10   | DOOR SCHEDULE                 |
| 11   | GROUND FLOOR WET AREA DETAILS |
| 12   | FIRST FLOOR WET AREA DETAILS  |
| 13   | GROUND FLOOR ELECTRICAL PLAN  |
| 14   | FIRST FLOOR ELECTRICAL PLAN   |



**Wisdom  
Smart  
Theeasystart**  
Ph: 4647 1200  
Fax: 4647 1233  
www.wisdomsmart.com.au

PROJECT: PROPOSED BRICK VENEER DWELLING  
CLIENT: Wisdom Homes Pty Ltd  
ADDRESS: Lot 2356 William Hart Crescent  
Thornton Estate, Penrith

JOB No: 003531



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- EXHAUST FAN
- SMOKE ALARM AS 3786-1993

LODGEMENT: **D.A/C.C** DP No: **UNREG**

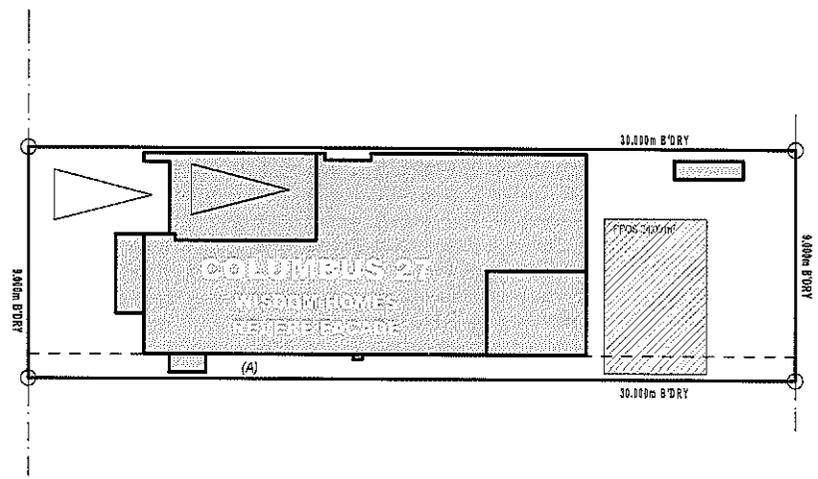
\*COPYRIGHT OF PLANS AND DOCUMENTATION REMAIN THE EXCLUSIVE PROPERTY OF WISDOM PROPERTIES GROUP PTY LTD TIA WISDOM HOMES BUILDERS LIC. No 131951C.  
NOTES: BOUNDARY SETBACKS MUST BE VERIFIED BY A REGISTERED SURVEYOR BEFORE COMMENCEMENT OF ANY BUILDING WORK. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS, COUNCIL REQUIREMENTS, RELEVANT CODES & STANDARDS. LEVELS SHOWN ARE BASED ON CONTOUR 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 DIMENSIONS TO BE READ IN PREFERENCE TO SCALING & TO BE CHECKED & VERIFIED BEFORE WORK IS COMMENCED.

### REVISION SCHEDULE

| ISSUE | DESCRIPTION              | DRAWN | DATE     |
|-------|--------------------------|-------|----------|
| A     | CONTRACT PLAN            | DC    | 03/03/14 |
| A-1   | CONTRACT PLAN AMENDMENTS | DC    | 11/03/14 |
| B     | DA APPROVAL              | NP    | 13/05/14 |
| -     | -                        | -     | -        |
| -     | -                        | -     | -        |
| -     | -                        | -     | -        |

JOB No: **003531** DRAWN: --  
DATE: **03.03.14**  
LGA: **PENRITH** WIND GLASS: **'M' Class**  
DESCRIPTION: **COLUMBUS 27** FACADE: **REVERSE**  
CODE: **WS-COLU27D RE LH** SHEET: **3**

WILLIAM HART CRESCENT



**BENCHING PLAN**  
1:200

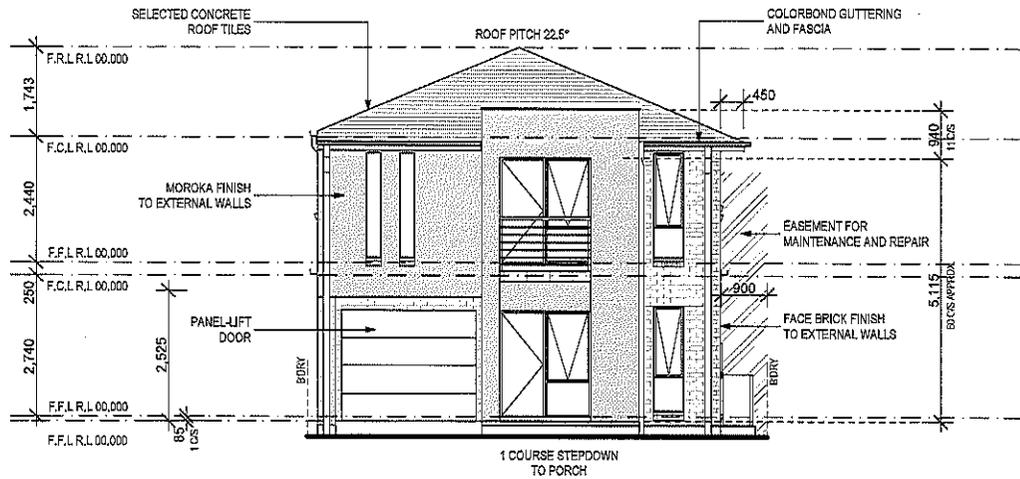
**Energy Rating** Certificate Number: **14411885**

Single dwelling rating: **5.5 stars**  
 Small-Low Development (within listing of ratings): **5.5 stars**  
 Medium-Low Development (within listing of ratings): **5.7 stars**  
 Residential (within listing of ratings): **5.7 stars**

Received certificate information:  Record only  Used advice  
 Assessor Name/Number: **10744 (1026247/2144)**  
 Assessor Signature: *[Signature]* Date: **14/05/14**

**NOTES:**  
REFER TO ENGINEERS DETAILS FOR ALL EXPANSION JOINT LOCATIONS, REFER TO ENGINEERS DETAILS 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 GUE TO CONSTRUCTION REQUIREMENTS (JOIST LOCATION, STRUCTURAL BEAMS ETC).  
FLOOR FINISHES AS SELECTED AS PER TENDER.

**NOTE:**  
ALL BOUNDARY LENGTHS, BEARINGS, SETBACKS, LOCATION OF SEWER/EASEMENT, LEVELS & CUT/FILL ALL APPROXIMATE/ASSUMED AND ARE SUBJECT TO CONTOUR SURVEY/REGISTRATION.



**Energy Rating** Certificate Number: 14411685

Single dwelling rating      Heating: 5.9 stars  
 Multi-unit development (attach listing of ratings)      Heating: 45.5 stars  
Heating the building in winter by solar or other means      Cooling: 45.7 stars

Approved design certificate:  Sales with  Retail without

Assessor Name/Number:  ACCREDITED      Assessor Signature: *[Signature]* Date: 14/05/14

# Wisdom Smart

## The easystart

Ph: 4647 1200  
 Fax: 4647 1233  
 www.wisdomsmart.com.au

PROJECT:  
 PROPOSED BRICK VENEER DWELLING  
 CLIENT:  
 Wisdom Homes Pty Ltd  
 ADDRESS:  
 Lot 2356 William Hart Crescent  
 Thornton Estate, Penrith

- EXHAUST FAN
- SMOKE ALARM AS 3786-1993

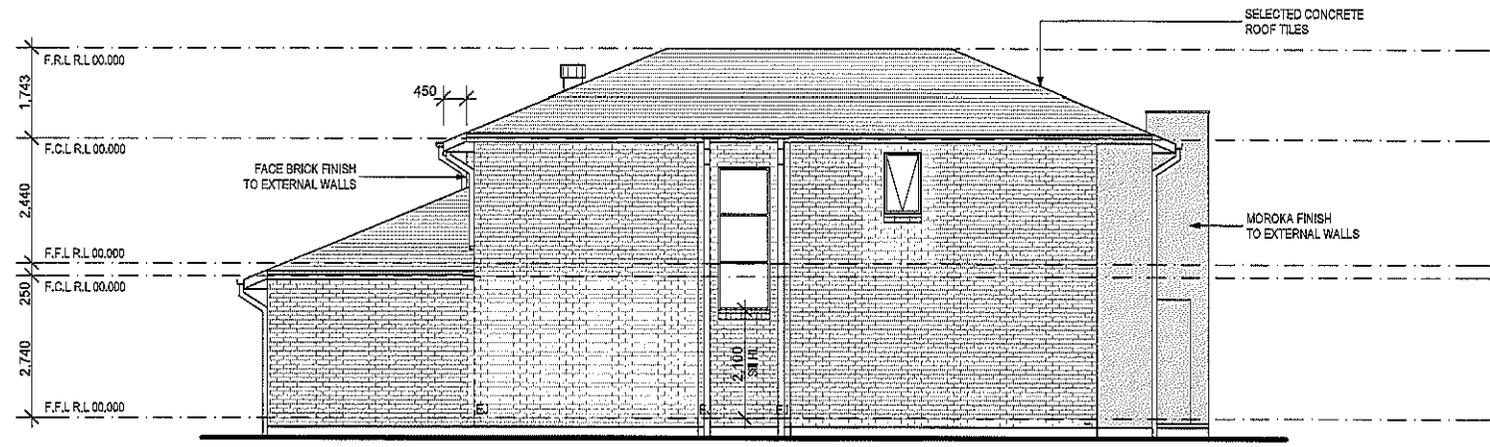
LODGEMENT: **D.A/C.C**      DP No: **UNREG**

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 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 CONTOUR 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 DIMENSIONS TO BE READ IN PREFERENCE TO SCALING & TO BE CHECKED & VERIFIED BEFORE WORK IS COMMENCED.

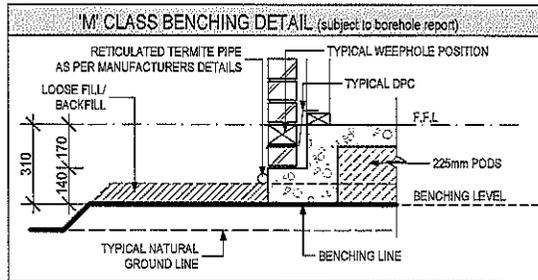
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| -                 | -                        | -     | -        |
| -                 | -                        | -     | -        |
| -                 | -                        | -     | -        |

JOB No: **003531**      DRAWN: -  
 DATE: 03.03.14  
 LGA: **PENRITH**      WIND CLASS: 'M' Class  
 FACADE: **REVERE**  
 DESCRIPTION: **COLUMBUS 27**      SHEET: **5**  
 CODE: **WS-COLU27D RE LH**

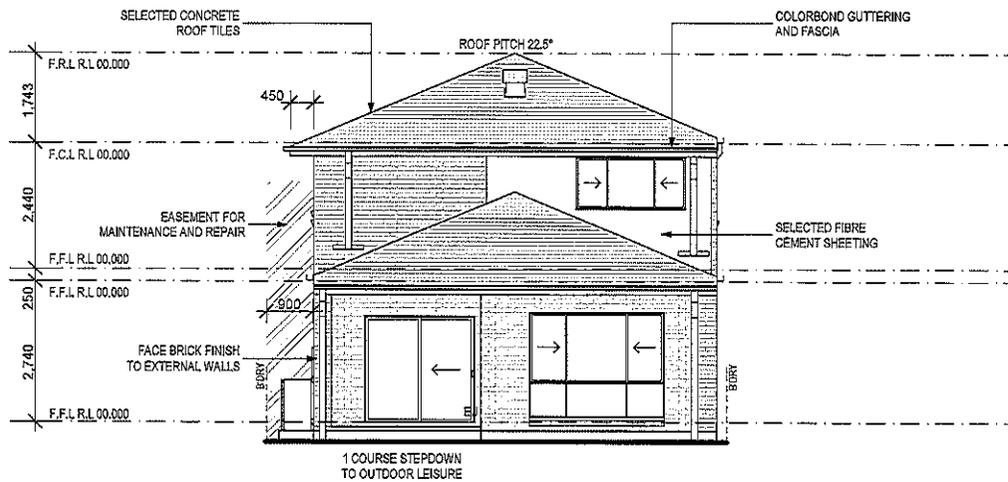
FRONT/SOUTH ELEVATION  
 1:100



LEFT/WEST ELEVATION  
 1:100



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**Energy Rating** Certificate Number: 14411985

High-stability rating      5.5 stars

Medium-stability rating (subject to energy audit)      4.5 stars

Low-stability rating (subject to energy audit)      3.5 stars

Relevant design criteria:  AS/NZS 4839.1       AS/NZS 4839.2

Special Manufacturer:  AS/NZS 4839.1       AS/NZS 4839.2

Assessor Signature: *[Signature]* Date: 14/05/14

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CLIENT: Wisdom Homes Pty Ltd  
ADDRESS: Lot 2356 William Hart Crescent  
Thornton Estate, Penrith

- EXHAUST FAN
- SMOKE ALARM AS 3786-1993

LODGEMENT: D.A/C.C      DP No: UNREG

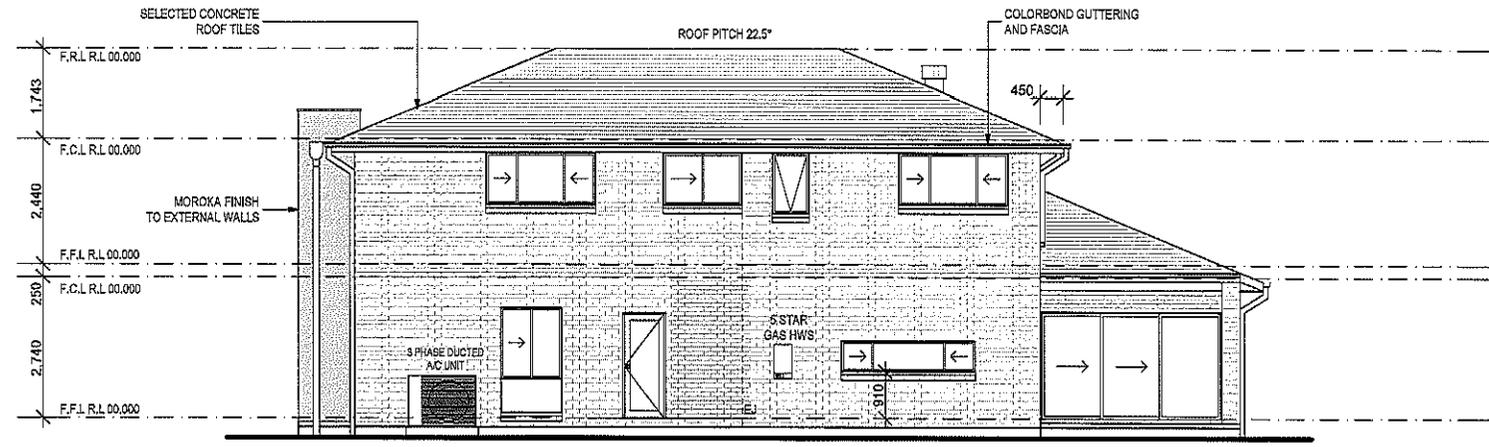
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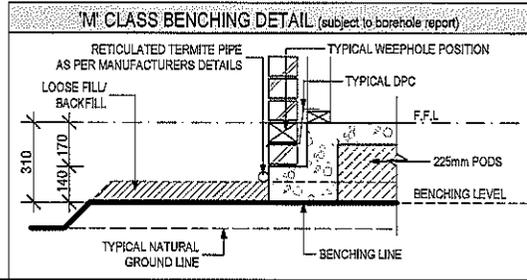
JOB No: 003531  
LGA: PENRITH  
DESCRIPTION: COLUMBUS 27  
CODE: WS-COLU27D RE LH

DRAWN: -  
DATE: 03.03.14  
WIND CLASS: 'M' Class  
FACADE: REVERSE  
SHEET: 6

REAR/NORTH ELEVATION  
1:100

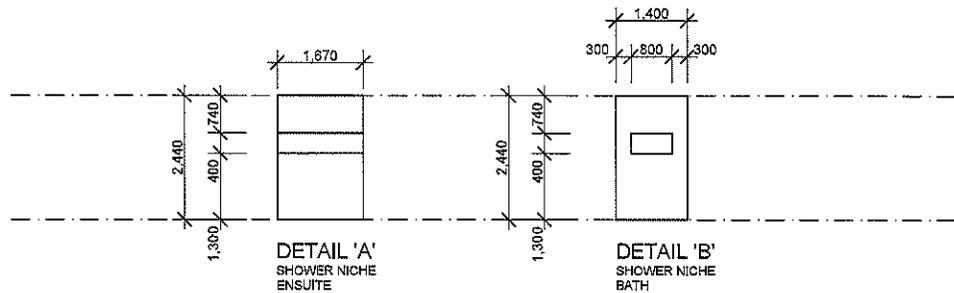


RIGHT/EAST ELEVATION  
1:100



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FLOOR FINISHES AS SELECTED AS PER TENDER.

|                                                                                  |                                     |                                                   |
|----------------------------------------------------------------------------------|-------------------------------------|---------------------------------------------------|
| <b>Energy Rating</b>                                                             |                                     | Certificate Number: 14411085                      |
| <input checked="" type="checkbox"/> Single dwelling rating                       | 5.5 stars                           |                                                   |
| <input type="checkbox"/> (Multi-unit development (external lighting of ratings)) | Energy 45.8 kWh/m <sup>2</sup> /yr  |                                                   |
| <input type="checkbox"/> (Multi-unit development (internal lighting of ratings)) | Energy 49.7 kWh/m <sup>2</sup> /yr  |                                                   |
| Receives discounts confirmation:                                                 | <input type="checkbox"/> Panel with | <input checked="" type="checkbox"/> Panel without |
| Address Name/Number:                                                             | 14/15 William Hart Crescent         |                                                   |
| Address Signature:                                                               | Date: 14/05/14                      |                                                   |



DETAILS  
1:100

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EXHAUST FAN

SMOKE ALARM AS 3786-1993

**LODGEMENT:**

D.A/C.C

**DP No:**

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| -     | -                        | -     | -        |

**JOB No:**

003531

**DRAWN:**

-

**LGA:**

PENRITH

**DATE:**

03.03.14

**DESCRIPTION:**

COLUMBUS 27

**WIND CLASS:**

'M' Class

**CODE:**

WS-COLU27D RE LH

**FACADE:**

REVERE

**SHEET:**

8

PROJECT:  
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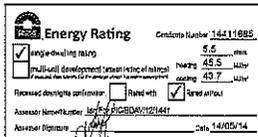
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| -     | -                        | -     | -        |

JOB No: **003531** DRAWN: \_\_\_\_\_  
DATE: **03.03.14**  
LGA: **PENRITH** WIND CLASS: **'M' Class**  
DESCRIPTION: **COLUMBUS 27** FACADE: **REVERE**  
CODE: \_\_\_\_\_ SHEET: **9**  
WS-COLU27D RE LH

| Window Schedule |               |             |       |           |            |              |                  |            |                                 |
|-----------------|---------------|-------------|-------|-----------|------------|--------------|------------------|------------|---------------------------------|
| Window No.      | Type          | Window Size |       | Plan View | Elev. View | Glazing      | Frame and reveal | Flyscreens | Others                          |
|                 |               | Height      | Width |           |            |              |                  |            |                                 |
| W1              | AA2009T       | 2,040       | 890   |           |            | Single clear | 240mm BV         |            |                                 |
| W2              | AA2006T       | 2,042       | 600   |           |            | Single clear | 240mm BV         |            |                                 |
| W3              | AS2012T       | 2,042       | 1,200 |           |            | Single clear | 240mm BV         |            |                                 |
| W4              | AS0826        | 590         | 2,629 |           |            | Single clear | 240mm BV         |            | 910mm Sill ht.                  |
| W5              | AS2026T       | 2,042       | 2,630 |           |            | Single clear | 240mm BV         |            |                                 |
| W6              | AF2810T Spec. | 2,770       | 1,000 |           |            | Single clear | 240mm BV         |            | Sq. set reveals 2100mm Sill ht. |
| W7              | AF2003        | 2,042       | 300   |           |            | Single clear | 240mm BV         |            |                                 |
| W8              | AF2003        | 2,042       | 300   |           |            | Single clear | 240mm BV         |            |                                 |
| W9              | AA2009T       | 2,040       | 890   |           |            | Single clear | 240mm BV         |            |                                 |
| W10             | AA2006T       | 2,042       | 600   |           |            | Single clear | 240mm BV         |            |                                 |
| W11             | AS1022        | 1,020       | 2,153 |           |            | Single clear | 240mm BV         |            |                                 |
| W12             | AS1016        | 1,020       | 1,550 |           |            | Single clear | 240mm BV         |            |                                 |
| W13             | AA1207        | 1,191       | 724   |           |            | Single clear | 240mm BV         |            |                                 |
| W14             | AS1022        | 1,020       | 2,153 |           |            | Single clear | 240mm BV         |            |                                 |
| W15             | AS1022        | 1,020       | 2,153 |           |            | Single clear | 240mm BV         |            |                                 |
| W16             | AA1207        | 1,191       | 724   |           |            | Single clear | 240mm BV         |            |                                 |

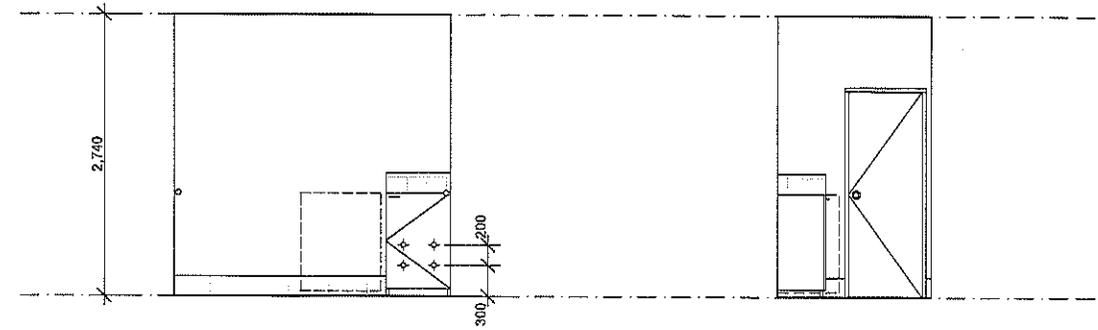
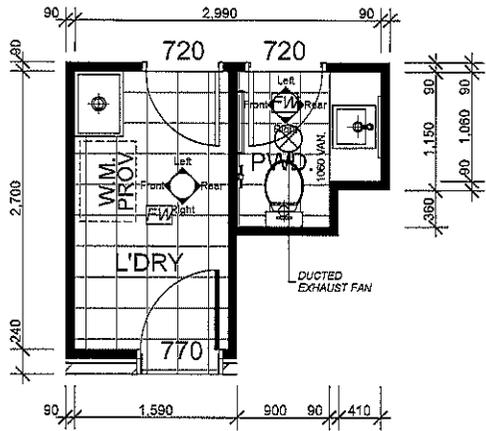


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FLOOR FINISHES AS SELECTED AS PER TENDER.

**Energy Rating** Certificate Number: 14411085

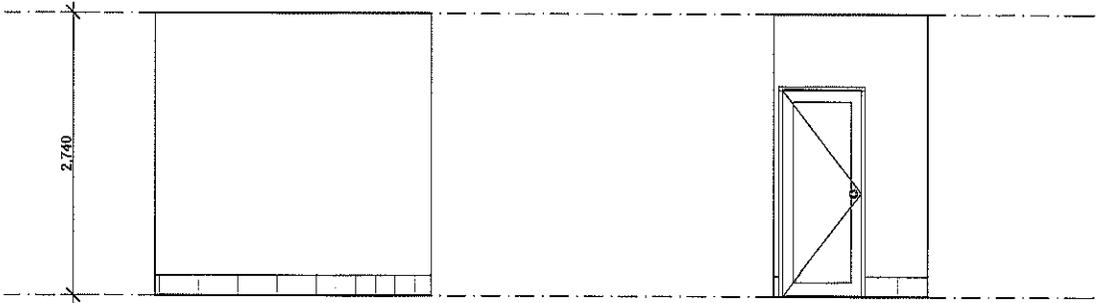
Single-dwelling houses  
 Multi-unit development (each building of not less than 45.5 m<sup>2</sup> floor area)  
 Reversed construction  
 Read with  
 Read without

Approved Plan/Label: 14411085/21641  
 Address: 14411085  
 Date: 14/05/14



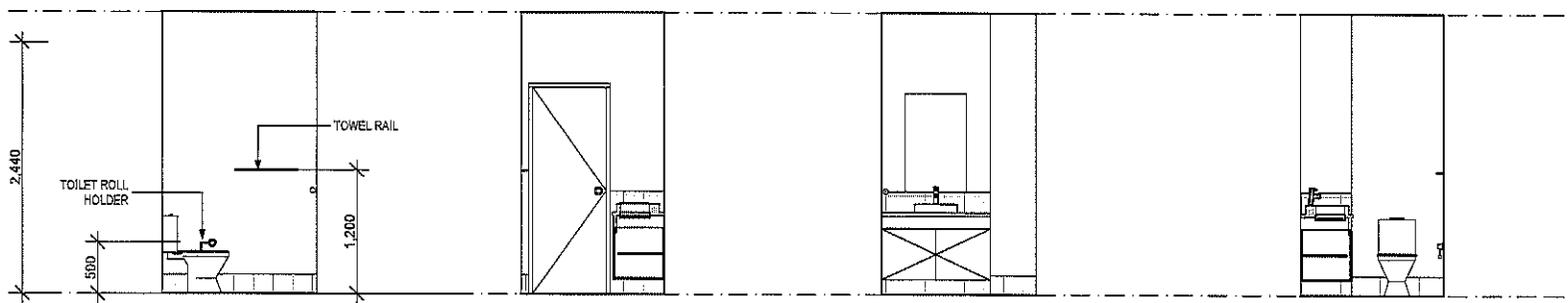
LAUNDRY FRONT  
1:50

LAUNDRY LEFT  
1:50



LAUNDRY REAR  
1:50

LAUNDRY RIGHT  
1:50



POWDER FRONT  
1:50

POWDER LEFT  
1:50

POWDER REAR  
1:50

POWDER RIGHT  
1:50

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 FLOOR FINISHES AS SELECTED AS PER TENDER.

GROUND FLOOR WET AREA DETAILS  
1:50

# Wisdom Smart

**The easy start**  
 Ph: 4647 1200  
 Fax: 4647 1233  
 www.wisdomsmart.com.au

PROJECT:  
 PROPOSED BRICK VENEER DWELLING  
 CLIENT:  
 Wisdom Homes Pty Ltd  
 ADDRESS:  
 Lot 2356 William Hart Crescent  
 Thornton Estate, Penrith

- ⊗ EXHAUST FAN
- ⊕ SMOKE ALARM AS 3786-1993

LODGEMENT: D.A./C.C. DP No: UNREG

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 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 CONTOUR 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 DIMENSIONS TO BE READ IN PREFERENCE TO SCALING & TO BE CHECKED & VERIFIED BEFORE WORK IS COMMENCED.

| REVISION SCHEDULE |                          |       |          |
|-------------------|--------------------------|-------|----------|
| ISSUE             | DESCRIPTION              | DRAWN | DATE     |
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| A-1               | CONTRACT PLAN AMENDMENTS | DC    | 11/03/14 |
| B                 | DA APPROVAL              | NP    | 13/05/14 |
| -                 | -                        | -     | -        |
| -                 | -                        | -     | -        |
| -                 | -                        | -     | -        |

JOB No: 003531  
 DRAWN: -  
 DATE: 03.03.14  
 LGA: PENRITH  
 WIND CLASS: 1M' Class  
 DESCRIPTION: FACADE: REVERE  
 COLUMBUS 27 SHEET:  
 CODE: WS-COLU27D RE LH  
 SHEET: 11



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Thornton Estate, Penrith

- EXHAUST FAN
- SMOKE ALARM AS 3786-1993

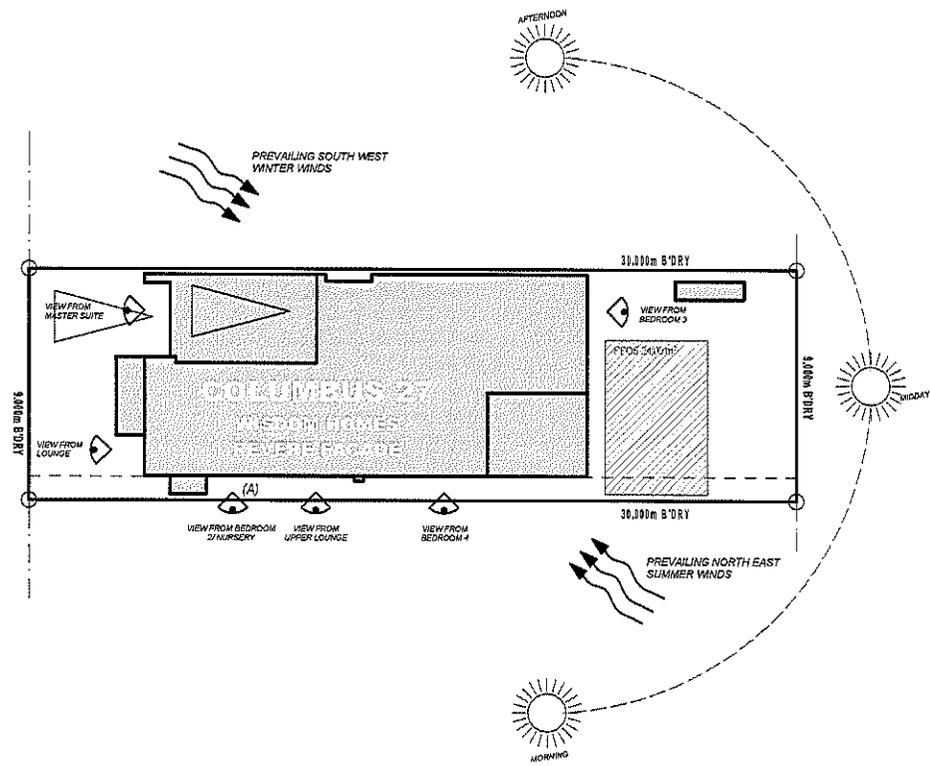
LODGE/MENT: D.A./C.C. DP No: UNREG

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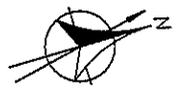
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| -     | -                        | -     | -        |
| -     | -                        | -     | -        |

JOB No: **003531**  
DRAWN: -  
DATE: **03.03.14**  
LGA: **PENRITH**  
WIND CLASS: **1M Class**  
DESCRIPTION: **COLUMBUS 27**  
FAÇADE: **REVERE**  
CODE: **WS-COLU27D RE LH**  
SHEET: **16**



WILLIAM HART CRESCENT



3  
2  
1  
V

SITE ANALYSIS PLAN  
1:200

**Energy Rating** Default Number 1.6411685

Single-dwelling rating 5.5 stars

Multi-unit development (each wing of structure) 45.6 stars

Rental development 43.7 stars

Rate with  Base rental

Author Name/Number: **11/10/13/09049/2121441**

Author's Signature: *[Signature]* Date: **14/05/14**

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**NOTE:**  
ALL BOUNDARY LENGTHS, BEARINGS, SETBACKS, LOCATION OF SEWER/EASEMENT, LEVELS & CUT/FILL ALL APPROXIMATE/ASSUMED AND ARE SUBJECT TO CONTOUR SURVEY/REGISTRATION.

# Wisdom Smart

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ADDRESS:

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Thornton Estate, Penrith

EXHAUST FAN

SMOKE ALARM AS 3786-1993

LODGEMENT:

D.A./C.C

DP No:

UNREG

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| -     | -                        | -     | -        |
| -     | -                        | -     | -        |

JOB No:

003531

LGA:

PENRITH

DESCRIPTION:

COLUMBUS 27

CODE:

WS-COLU27D RE LH

DRAWN:

-

DATE:

03.03.14

WIND CLASS:

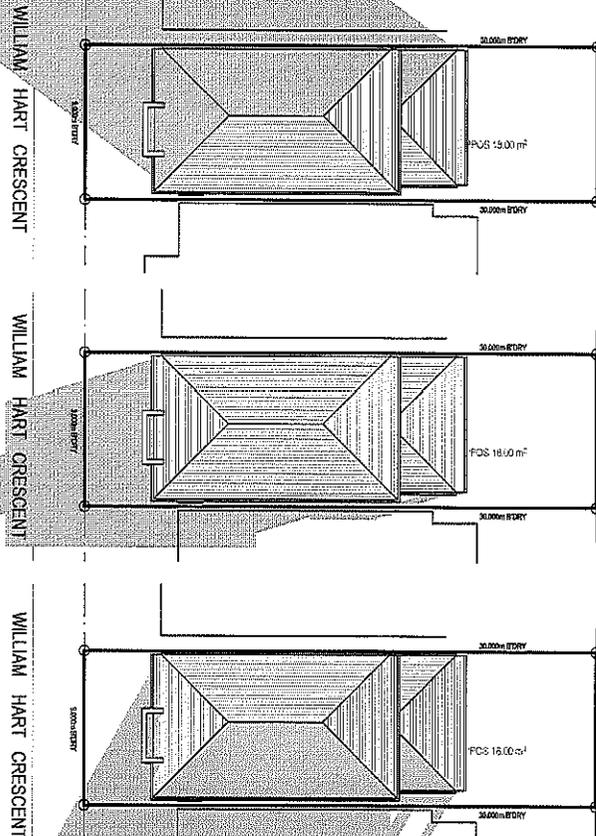
1M Class

FACADE:

REVERSE

SHEET:

18



shadows - 9am  
1:300

shadows - 12  
1:300

shadows - 3pm  
1:300

**Energy Rating** Certificate Number 24411685

Single dwelling rating

Multi-unit development (subject to rating of subpart)

Previous six month Performance Certificate Rating

Minimum Star Rating: 4.5

Maximum Star Rating: 5.5

Assessment Date: 14/05/14

Assessor Signature: [Signature]

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FLOOR FINISHES AS SELECTED AS PER TENDER.

SHADOW PROJECTIONS 21<sup>st</sup> JUNE

**AREA SCHEDULE**

**SITE DETAILS**

LOT NUMBER: 2356  
 DP NUMBER: UNREG  
 SITE AREA: 270m<sup>2</sup>  
 SITE WIDTH: 9.0m

**DWELLING AREAS**

GROUND FLOOR LIVING: 100.28m<sup>2</sup>  
 FIRST FLOOR LIVING: 104.51m<sup>2</sup>  
 GARAGE: 19.42m<sup>2</sup>  
 PORCH: 3.39m<sup>2</sup>  
 OUTDOOR LEISURE: 12.75m<sup>2</sup>  
 BALCONY: 3.39m<sup>2</sup>

TOTAL FLOOR AREA: 243.74m<sup>2</sup>

DRIVEWAY AND PATH AREA: 18.34m<sup>2</sup>

ROOF AREA: 154.66m<sup>2</sup>  
 (ROOF AREA TO R/WATER TANKS PER BASIX CERTIFICATE)

FLOOR SPACE RATIO:  
 PROPOSED: 224.21m<sup>2</sup> / 83%

SITE COVERAGE:  
 GROUND FLOOR LIVING: 100.28m<sup>2</sup>  
 GARAGE: 19.42m<sup>2</sup>  
 TOTAL AREA: 119.70m<sup>2</sup> / 44.3%

PRIVATE OPEN SPACE:  
 (min. 2.0m dimension)  
 REQUIRED (min.): 54.0m<sup>2</sup> 20%  
 PROPOSED: 95.53m<sup>2</sup> / 36%

PRINCIPLE PRIVATE OPEN SPACE:  
 PROPOSED: 6m x 4m 24m<sup>2</sup>

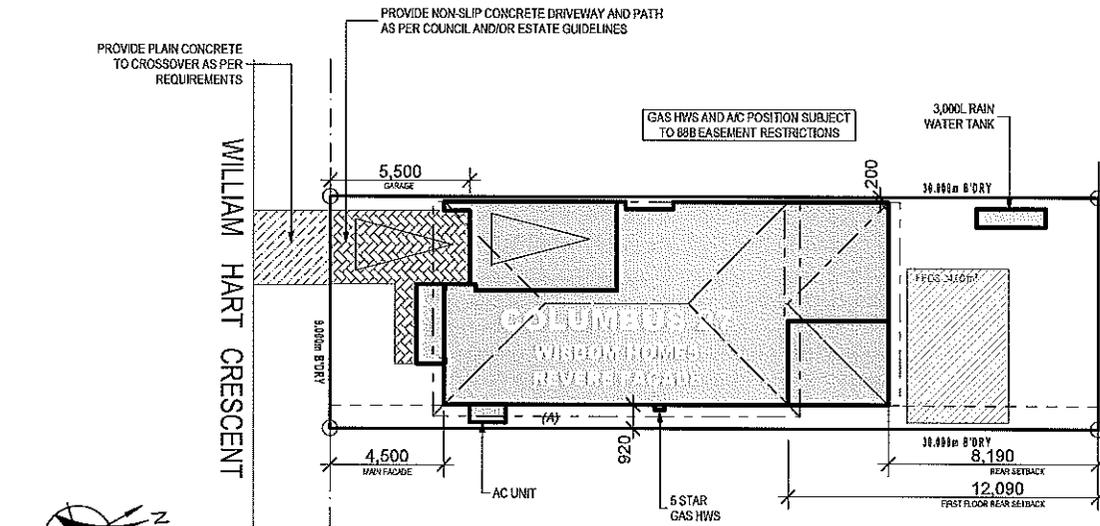
**M' CLASS**  
 (subject to borehole report)

**LOT: 2356**  
**AREA: 270m<sup>2</sup>**

EXCAVATE SITE APPROX. 800mm 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)

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**SITE PLAN**  
 1:200

**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 155m<sup>2</sup> 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 VENEER/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 DAY/NIGHT 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.

**Wisdom Smart**  
**The easystart**

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LODGE: D.A/C.C  
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| -     | -                        | -     | -        |

JOB No: 003531  
 LG: PENRITH  
 DESCRIPTION: COLUMBUS 27  
 CODE: WS-COLU27D RE LH  
 DRAWN: -  
 DATE: 03.03.14  
 WIND CLASS: 'M' Class  
 FACADE: REVERE  
 SHEET: 2

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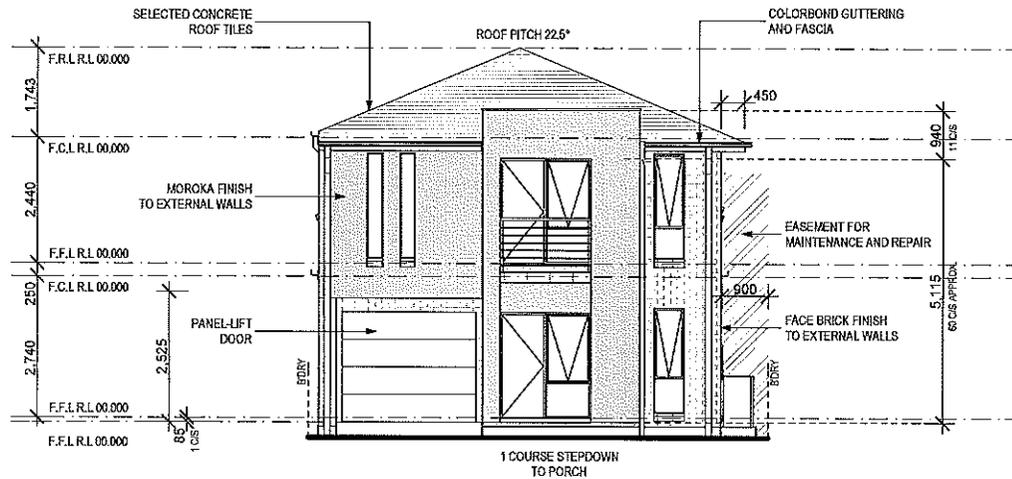
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DATE: **03.03.14**  
LGA: **PENRITH**  
WIND CLASS: **'M' Class**  
FACADE: **REVERE**  
SHEET: **6**

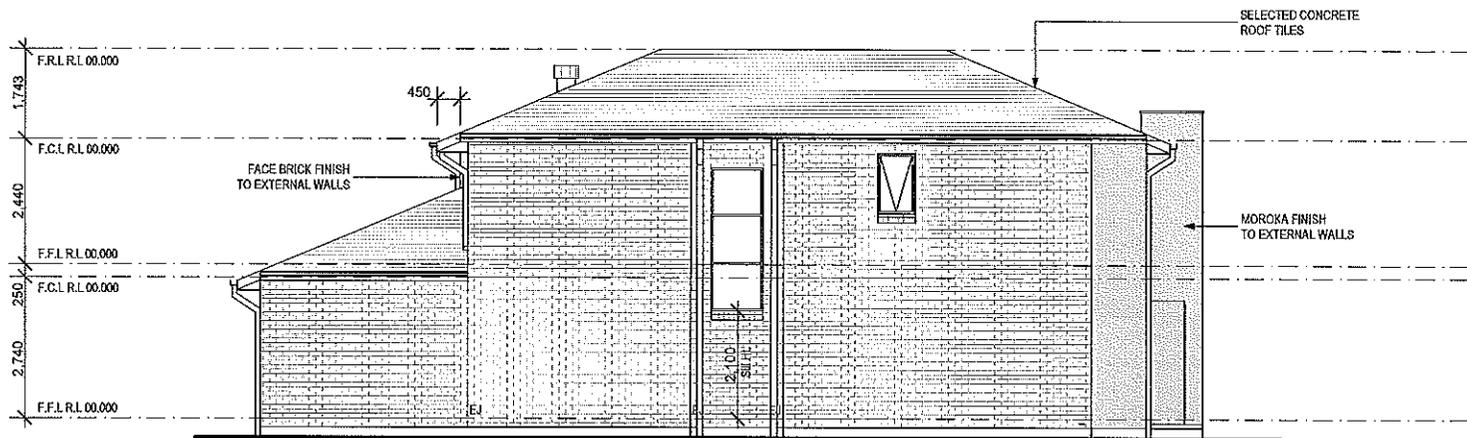
DRAWN: -  
DATE: 03.03.14  
LGA: PENRITH  
WIND CLASS: 'M' Class  
FACADE: REVERE  
SHEET: 6

CODE: **WS-COLU27D RE LH**



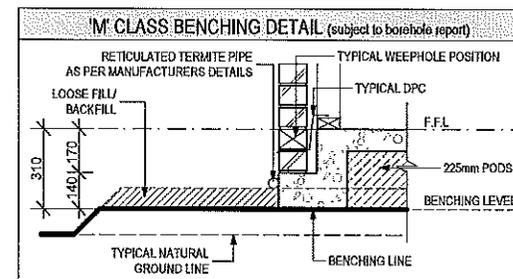
FRONT/SOUTH ELEVATION

1:100



LEFT/WEST ELEVATION

1:100



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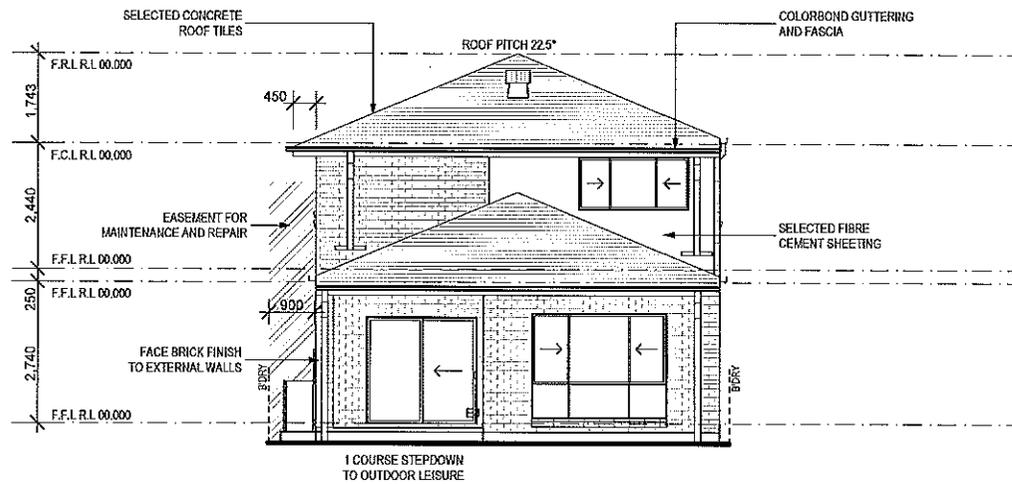
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DP No: UNREG

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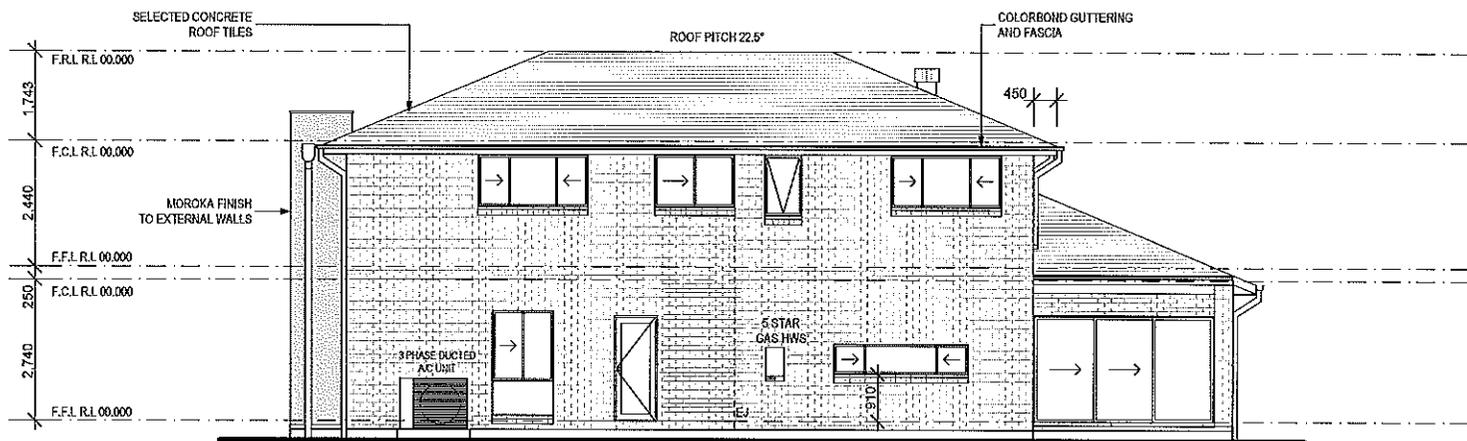
### REVISION SCHEDULE

| ISSUE | DESCRIPTION              | DRAWN | DATE     |
|-------|--------------------------|-------|----------|
| A     | CONTRACT PLAN            | DC    | 03/03/14 |
| A-1   | CONTRACT PLAN AMENDMENTS | DC    | 11/03/14 |
| B     | DA APPROVAL              | NP    | 13/05/14 |
| -     | -                        | -     | -        |
| -     | -                        | -     | -        |
| -     | -                        | -     | -        |

JOB No: 003531  
DATE: 03.03.14  
LGA: PENRITH  
WIND CLASS: 'M' Class  
DESCRIPTION: FACADE: REVERE  
COLUMBUS 27 SHEET:  
CODE: WS-COLU27D RE LH  
7

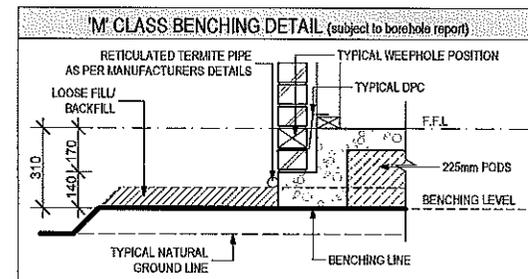


REAR/NORTH ELEVATION  
1:100



RIGHT/EAST ELEVATION  
1:100

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



# Wisdom Smart Theeasystart

Ph: 4647 1200

Fax: 4647 1233

www.wisdomsmart.com.au

PROJECT:  
PROPOSED BRICK VENEER DWELLING  
CLIENT:  
Wisdom Homes Pty Ltd

ADDRESS:  
Lot 2356 William Hart Crescent  
Thornton Estate, Penrith

- ⊗ EXHAUST FAN
- ⊗ SMOKE ALARM AS 3786-1993

LODGEMENT: D.A/C.C DP No: UNREG

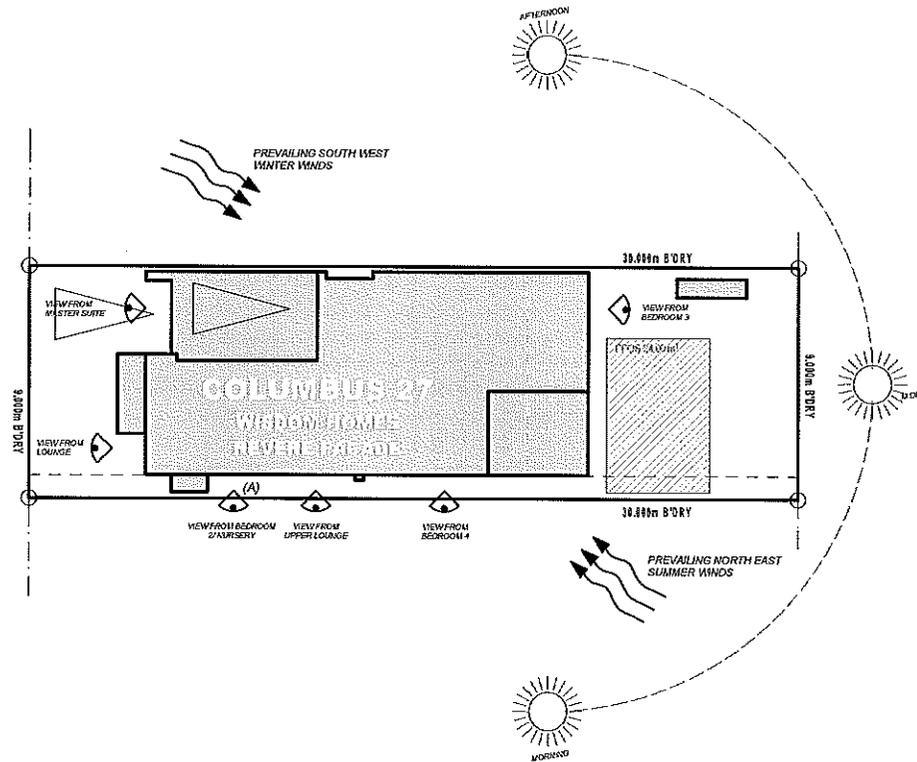
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| -     | -                        | -     | -        |

|                             |                          |
|-----------------------------|--------------------------|
| JOB No:<br><b>003531</b>    | DRAWN:<br>-              |
| LGA:<br>PENRITH             | DATE:<br>03.03.14        |
| DESCRIPTION:<br>COLUMBUS 27 | WIND CLASS:<br>'M' Class |
| CODE:<br>WS-COLU27D RE LH   | FACADE:<br>REVERE        |
|                             | SHEET:<br><b>16</b>      |

WILLIAM HART CRESCENT



3  
m  
v

SITE ANALYSIS PLAN  
1:200

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

**NOTE:**  
ALL BOUNDARY LENGTHS, BEARINGS, SETBACKS, LOCATION OF SEWER/EASEMENT, LEVELS & CUT/FILL ALL APPROXIMATE/ASSUMED AND ARE SUBJECT TO CONTOUR SURVEY/REGISTRATION.

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- ⊗ EXHAUST FAN
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LODGEMENT: DP No:  
D.A/C.C UNREG

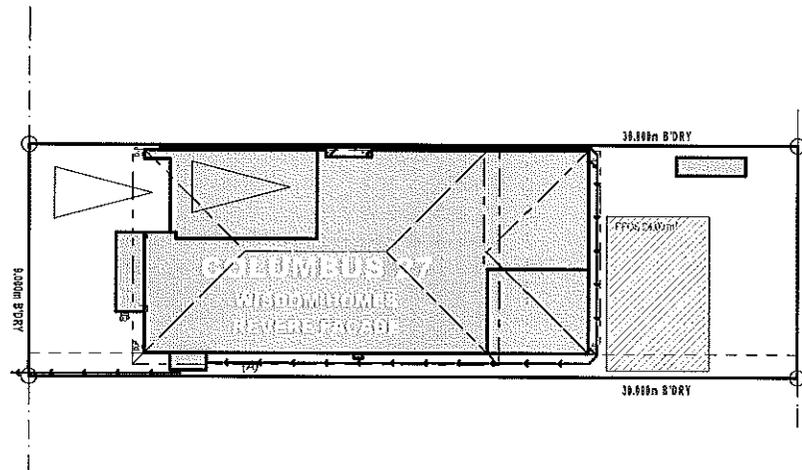
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JOB No: 003531  
DRAWN: -  
DATE: 03.03.14  
LGA: PENRITH  
WIND CLASS: 'M' Class  
DESCRIPTION: COLUMBUS 27  
FACADE: REVERSE  
CODE: WS-COLU27D RE LH  
SHEET: 17

WILLIAM HART CRESCENT



CONCEPT STORMWATER PLAN  
1:200

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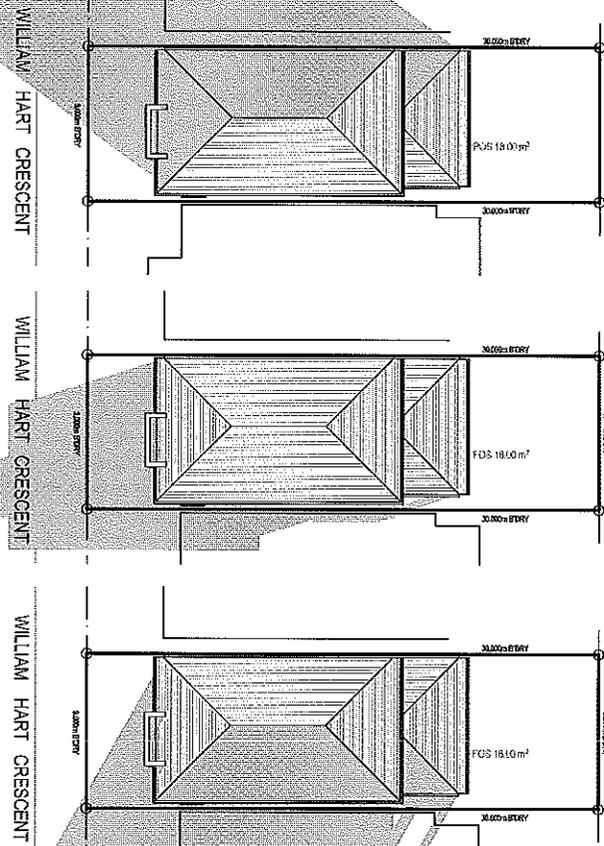
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| LGA:<br>PENRITH             | DATE:<br>03.03.14        |
| DESCRIPTION:<br>COLUMBUS 27 | WIND CLASS:<br>"M" Class |
| CODE:<br>WS-COLU27D RE LH   | FACADE:<br>REVERE        |
|                             | SHEET:<br><b>18</b>      |



shadows - 9am  
1:300

shadows - 12  
1:300

shadows - 3pm  
1:300

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SHADOW PROJECTIONS 21<sup>st</sup> JUNE