

Proposed Site Plan

SCALE 1:200



ALL GLAZING TO BE:
NFRC VALUES:
SHGCw = 0.70 +/- 10%
Uw = 6.66 OR LESS

NORTH
LOT 1215
374.4m²

NOTE:
STORMWATER DESIGN COMPLIES TO
COUNCIL CODES & REQUIREMENTS

REFER TO LANDSCAPE PLAN
FOR LETTER BOX LOACTION

R/W TANK OVERFLOW TO BE
DIRECTED TOWARDS EASEMENT

STORMWATER LINES TO BE
DIRECTED TOWARDS R/W TANK

**PROPOSED
RESIDENCE**

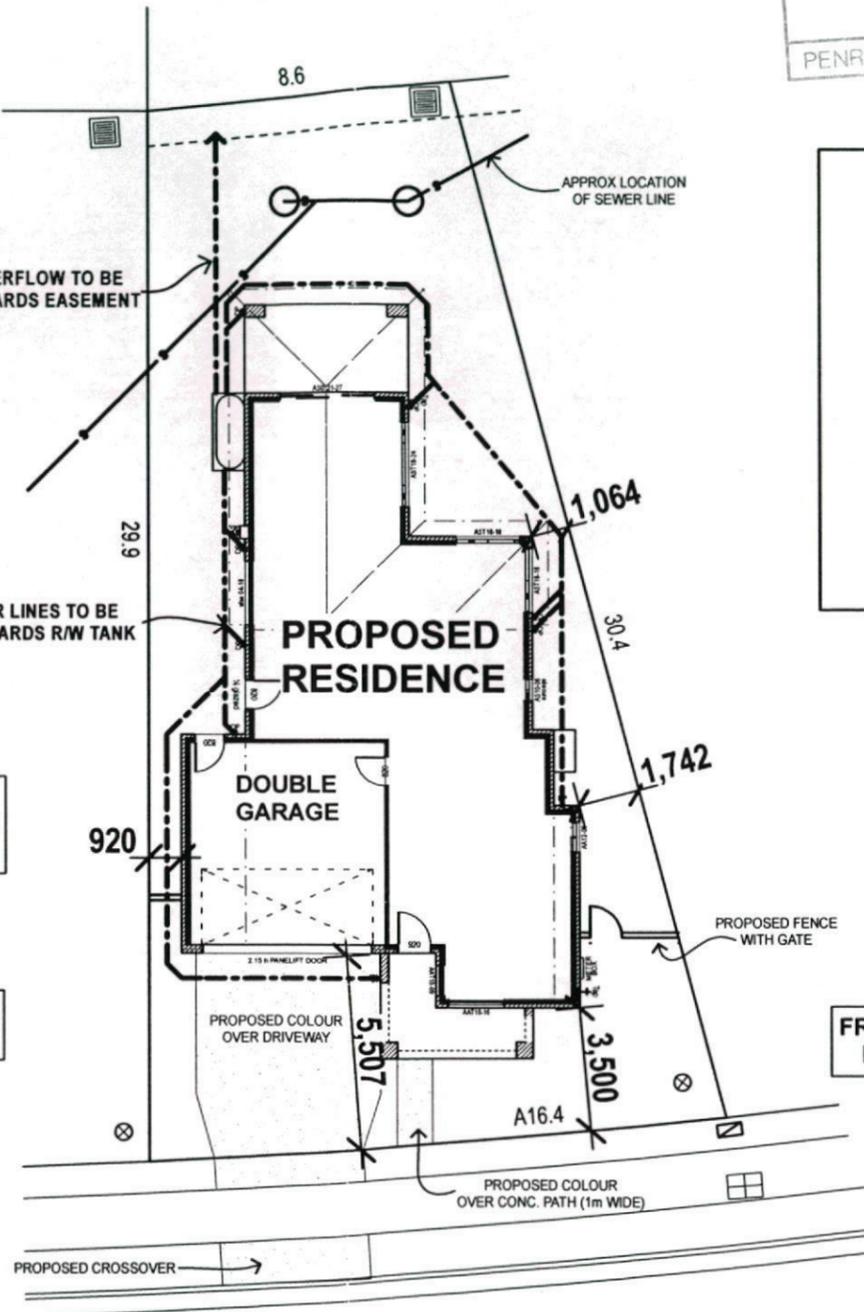
**DOUBLE
GARAGE**

PROPOSED COLOUR
OVER DRIVEWAY

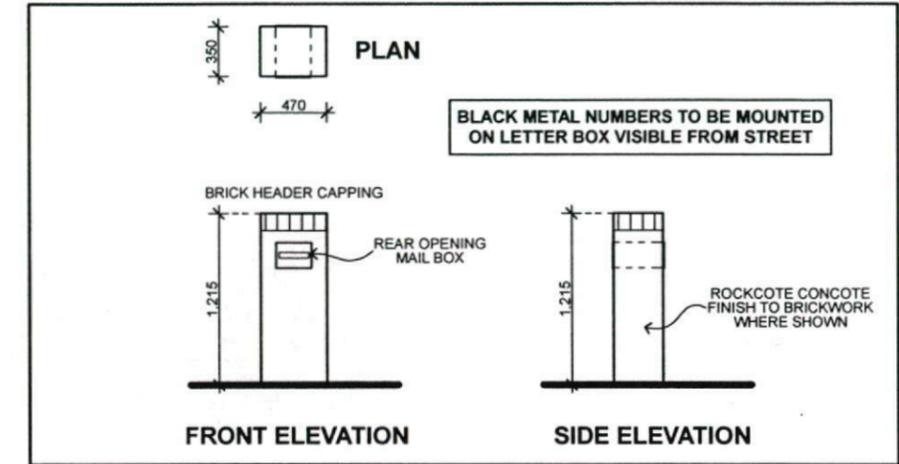
PROPOSED COLOUR
OVER CONC. PATH (1m WIDE)

PROPOSED FENCE
WITH GATE

FRONT FENCE AS PER
LANDSCAPE PLAN



**EMPIRE
CIRCUIT**



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	170 mm FROM F.F.L.
FRONT PORCH/VERANDAH	170 mm FROM F.F.L.
BALCONY	130 mm FROM F.F.L.

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Do not assume - if in doubt ASK.



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Builders Licence No. 92732C

Rev.ref.	Date	Amendment
C	9-04-13	DEVELOPMENT APPLICATION
B	25.03.13	BASIX INFO ADDED - BT
A	13.03.13	CONTRACT DRAWINGS - MT

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Proposed Residence
at Lot: 1215
Empire Circuit,
Thornton

Plot Date
Tue 09 Apr 2013

Client: Champion Homes		
Sheet Size: A3	Date: 13.03.13	Drawn: MT
Design: Custom Design		
Job No. 2899N	Sheet 1 of 11	

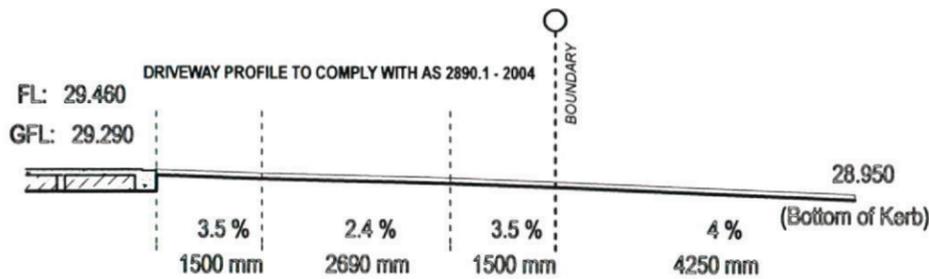
Proposed Site-Works Plan

SCALE 1:200



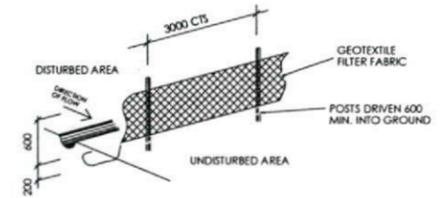
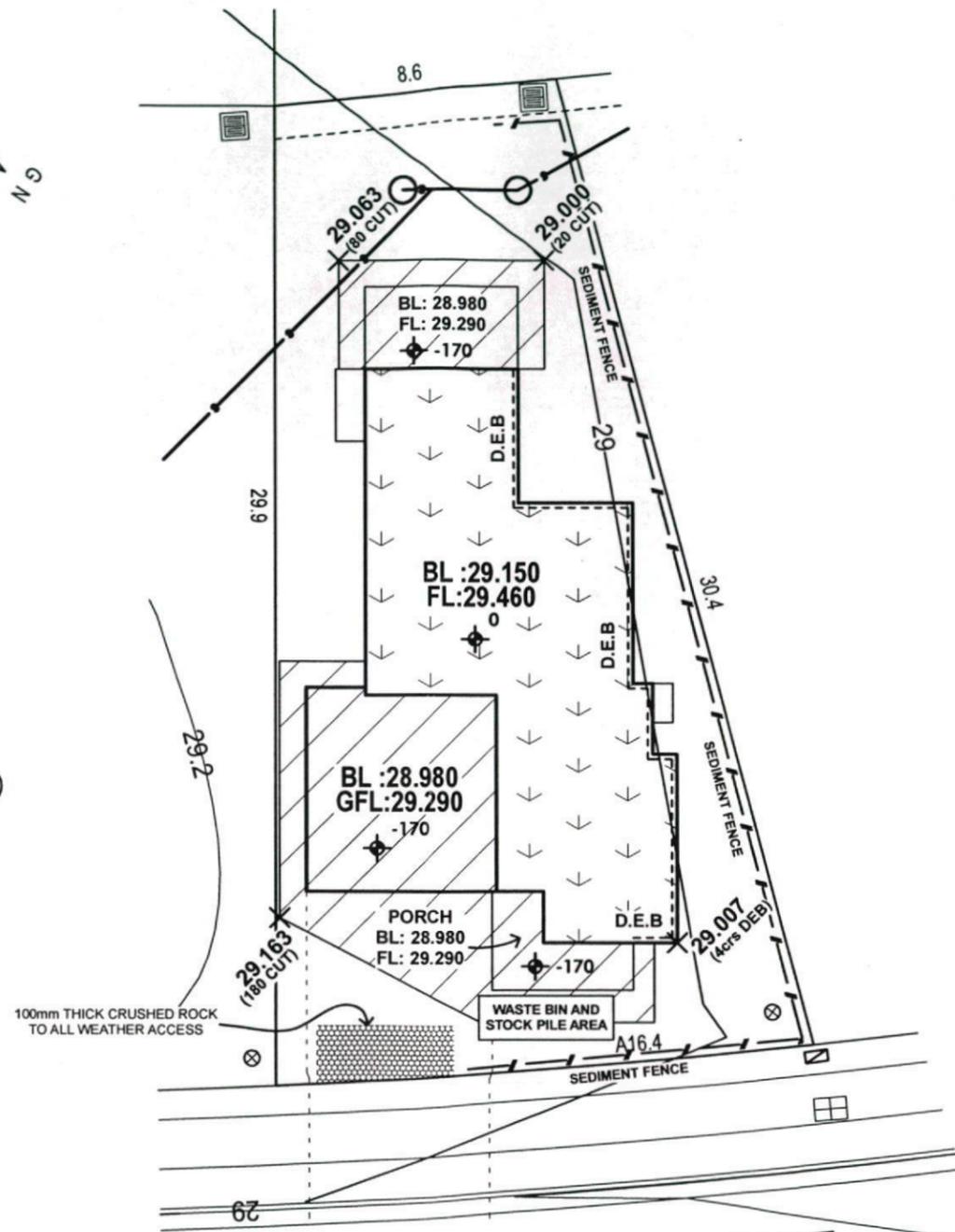
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NORTH
LOT 1215
374.4m²



Driveway Profile

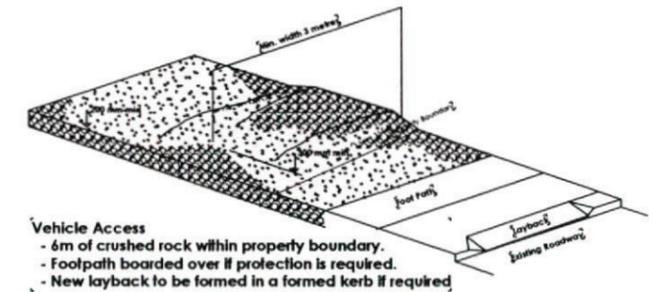
SCALE 1:100



SEDIMENT CONTROL FENCE

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.



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Plot Date
 Tue 09 Apr 2013

Client : Champion Homes		
Sheet Size : A3	Date : 13.03.13	Drawn : MT
Design : Custom Design		
Job No. 2899N	Sheet 3 of 11	

PLEASE NOTE : BASIX CERTIFICATES TAKE PRECEDENCE OVER THIS TEMPLATE

BASIX'S REQUIREMENT

ADDRESS: Lot 1215 Empire Cct, Thornton
STORMWATER
PROPOSED SIZE OF RAINWATER TANK INSTALLED ON SITE - 3000 L
HOW MUCH RAIN RUNOFF FROM ROOF MUST TANK COLLECT - 110 msq
RAINWATER TANK MUST SERVICE - Laundry, Bathrooms and outdoor taps only
WATER
SHOWERHEAD RATING - 3 star (> 6 but <= 7.5 L/min)
TOILET FLUSHING SYSTEM RATING - 3 star
KITCHEN TAP RATING - 3 star
BATHROOM TAP RATING - 3 star
THERMAL COMFORT / SIMULATION METHOD
PLEASE SEE ABSA NAtHERS SPECIFICATION TABLE ,CERTIFICATION NUMBER - 1005150303
ENERGY
ACTIVE COOLING FOR LIVING ROOMS - 1 / PHASE / EER 2.5 - 3.0 / ZONED LIV-BED-NIGHT-DAY
ACTIVE COOLING FOR BED ROOMS - 1 / PHASE / EER 2.5 - 3.0 / ZONED LIV-BED-NIGHT-DAY
ACTIVE HEATING FOR LIVING ROOMS - 1 / PHASE / EER 2.5 - 3.0 / ZONED LIV-BED-NIGHT-DAY
ACTIVE HEATING FOR BED ROOMS - 1 / PHASE / EER 2.5 - 3.0 / ZONED LIV-BED-NIGHT-DAY
WHAT TYPE OF HOT WATER SYSTEM MUST BE INSTALLED - GAS INSTANTANEOUS 5 STAR
DOES THE KITCHEN HAVE NATURAL LIGHTING ? YES
DO BATHROOMS HAVE NATURAL LIGHTING ? 3 OFF
VENTILATION DETAILS? At least 1 Bathroom: individual fan, not ducted; Operation control: manual switch on/off LDY = NATURAL VENTILATION Rangehood - fan- NOT ducted to roof or ext wall / MANUAL SWITCH ON & OFF
WHAT TYPE OF COOKTOP AND OVEN SHALL BE INSTALLED? GAS cooktop and electric oven
IS THERE A OUTDOOR CLOTHES DRYING AREA ? YES

TO COMPLY WITH BASIX CERTIFICATE NUMBER : 473280S



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SUPPLEMENTARY B.C.A ENERGY EFFICIENCY CLAUSES FOR NatHERS / BASIX ASSESSMENTS

3.12.1.1	Building fabric thermal insulation	Any Insulation installation required by plans must be fitted in alignment with this clause.
3.12.1.2 (e)		Recompense for any reduced ceiling insulation is required to comply with this clause (any downlights installed must be non - ventilated). Recompense for loss of any ceiling insulation is not necessary when suitable approved non - ventilated down light covers are supplied, as these provide continuous flow of insulation.
3.12.3.3	External Windows & Doors	The sealing of any windows or doors must be in conformity with this clause.
3.12.3.4	Exhaust Fans	In cases where an exhaust fan serves a space within a kitchen and / or a bathroom, it must comply with this clause.
3.12.3.5	Construction of Roofs, Walls & Floors	The sealing of roofs , walls and / or floors must align with this clause.
3.12.5.0	Acceptable Construction Manuals	Installation of any hot water systems must abide by this clause.
3.12.5.1	Insulation of Services	Installation of any services must observe requirements of this clause.
3.12.5.3	Heating & Cooling Ductwork	Ductwork insulation to cooling & heating systems must abide by this clause.



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For: Champion Homes
At: Lot 1215, Empire Circuit,
Thornton

Plot Date Tue 09 Apr 2013	Sheet Size: A3	Job 2899N
		Sheet 4 of 11

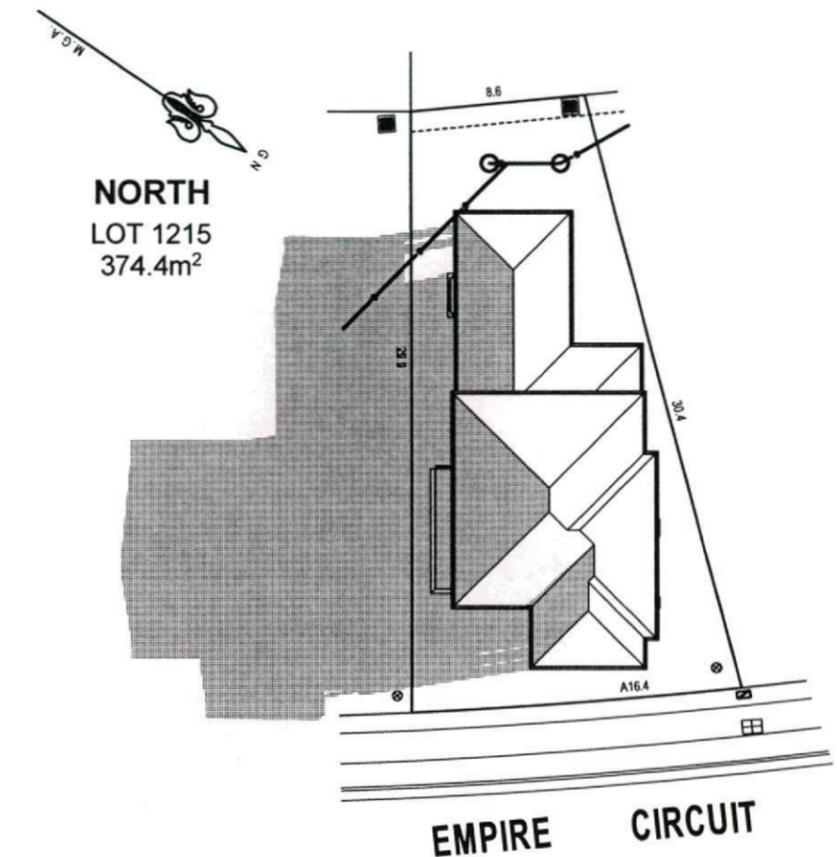
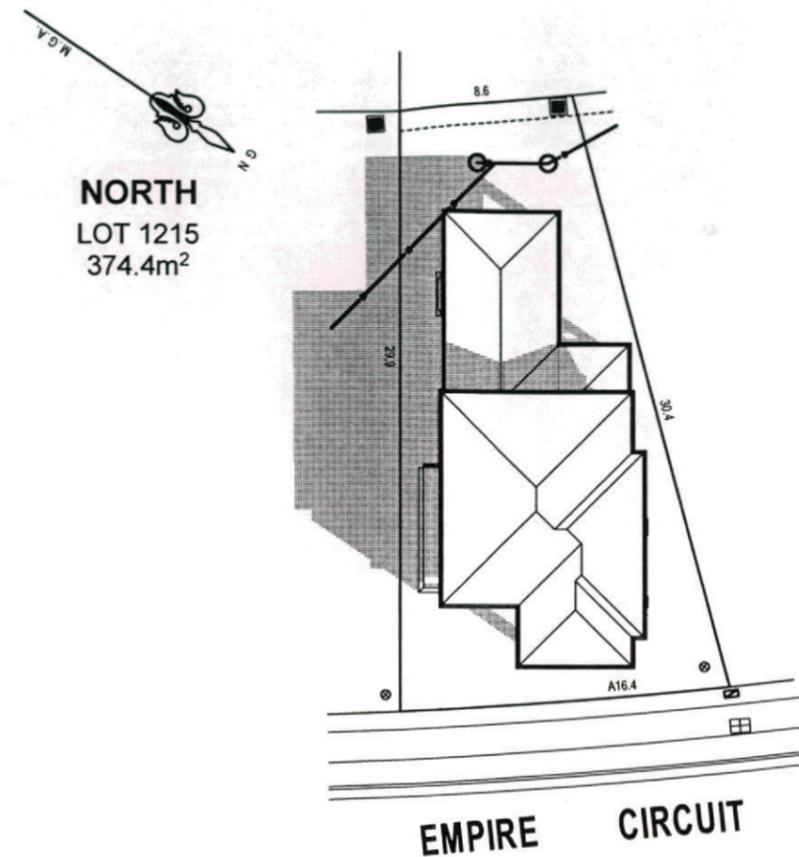
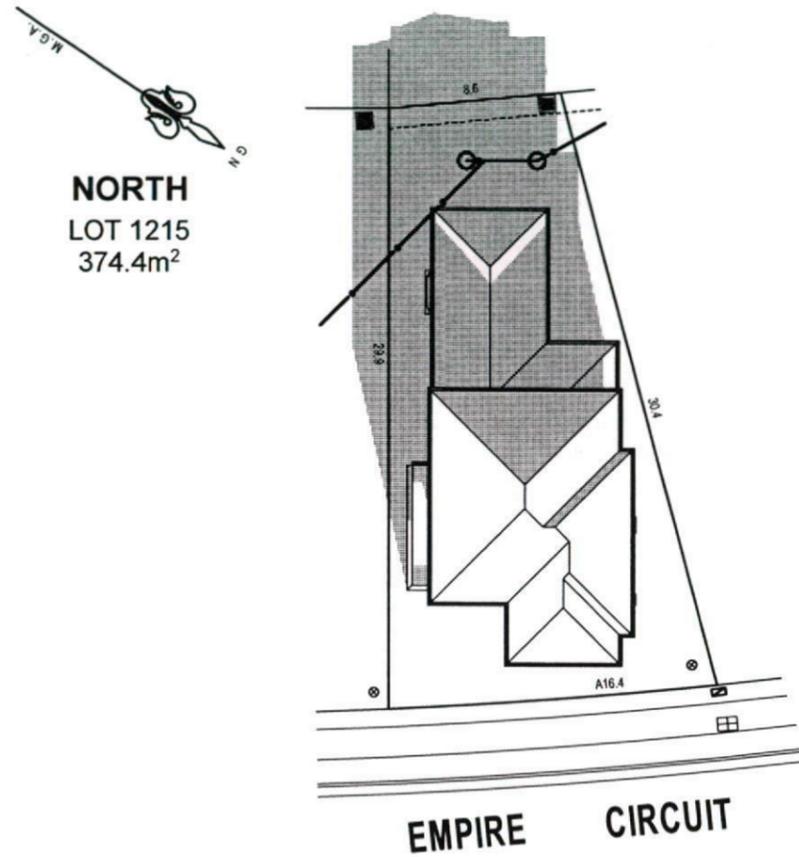


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Shadow Diagrams



June 21st - 9am
SCALE 1:350

June 21st - 12noon
SCALE 1:350

June 21st - 3pm
SCALE 1:350



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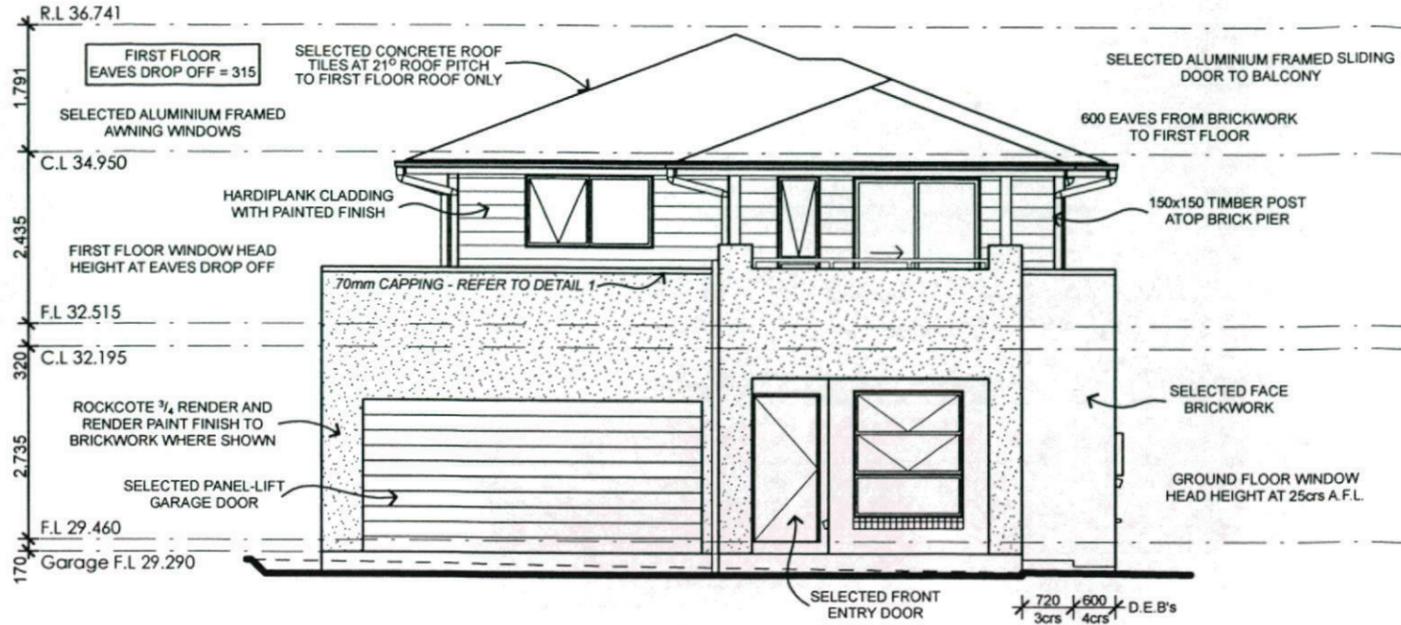
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Job No. 2899N	Sheet 5 of 11	

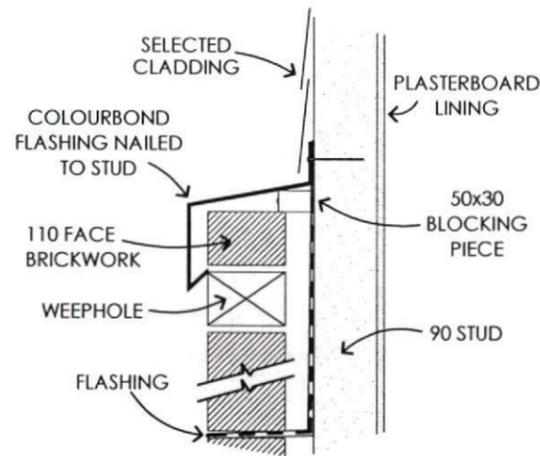


North-Eastern Elevation

SCALE 1:100



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DETAIL 1

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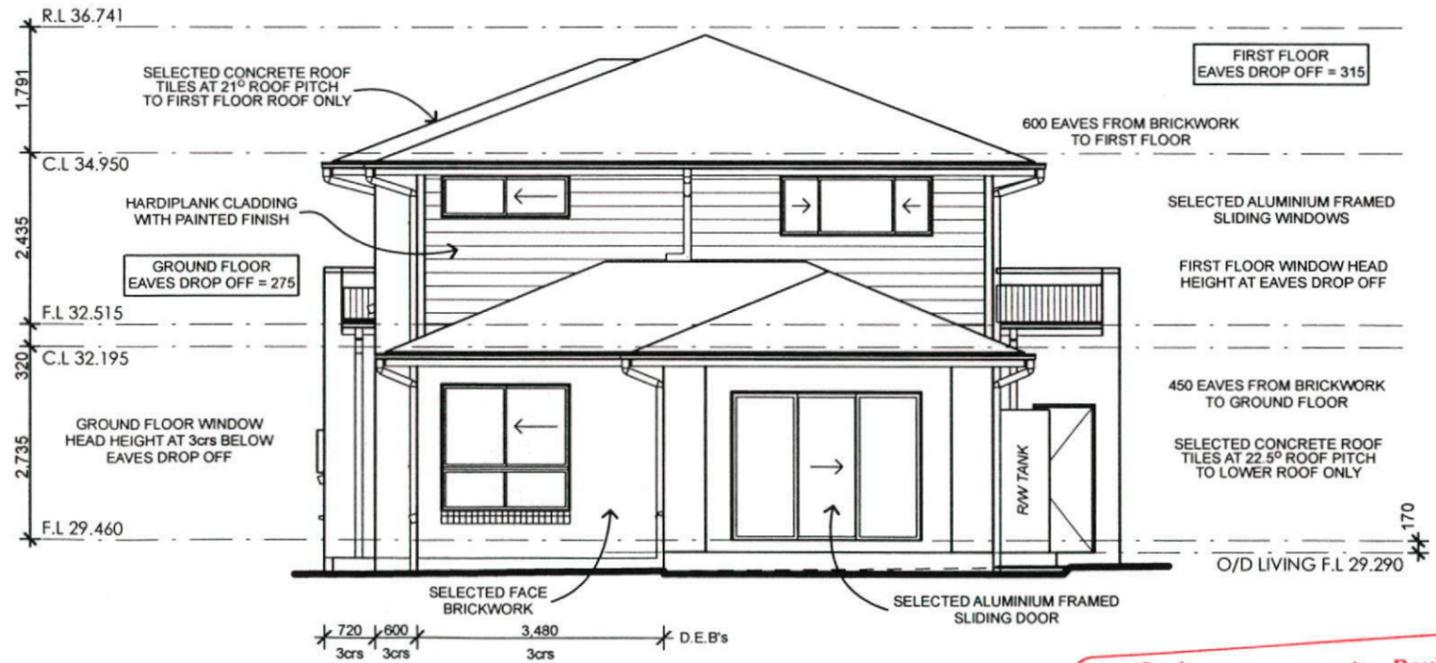
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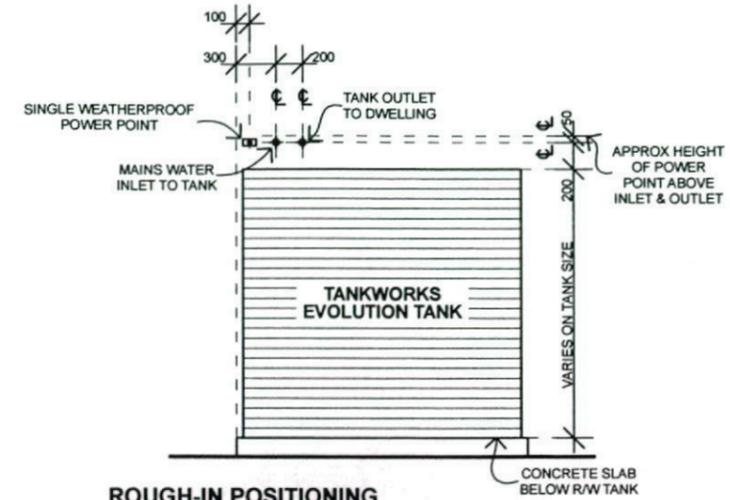
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Job No. 2899N	Sheet 8 of 11	



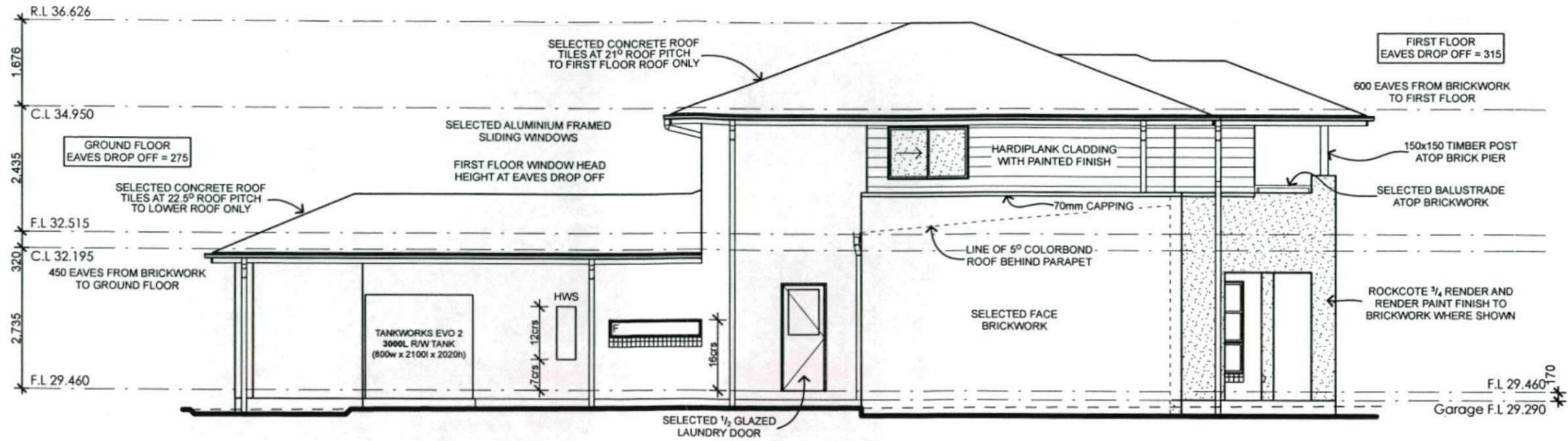
South-Western Elevation

SCALE 1:100



ROUGH-IN POSITIONING
"EVOLUTION SERIES 2 TANKS"





South-Eastern Elevation

SCALE 1:100



North-Western Elevation

SCALE 1:100



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Empire Circuit, Thornton

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Job No. 2899N	Sheet 9 of 11	

LOT 1215 Empire - Supply + construction by BUILDER

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aja	Acer japonicum 'Aconitifolium'	Japanese Maple	1	25L	3.5m
Cpl	Camellia 'Paradise Pearl'	Camellia	12	300mm	2m
Dg	Dietes grandiflora	Wild Iris	9	200mm	1m
Gar	Gardenia augusta 'Radicans'	Rock Gardenia	11	200mm	0.5m
Ld	Lavandula dentata	French Lavender	11	150mm	1m
Lmv	Liriope muscari 'Variegatum'	Variegated Liriope	27	200mm	0.3m
Vh	Viola hederacea	Native Violet	17	150mm	0.1m

Summary of planting

Total Plants	Total Fence Hedging	Other Shrubs/groundcovers	Total Trees
88	12	75	1

Minimum of 1 tree and 20 shrubs / groundcovers to each front / side yard (excluding fence hedging)

LEGEND

Proposed trees - refer to plant schedule

Proposed shrubs - refer to plant schedule

Proposed accents & grasses - refer to plant schedule

Proposed groundcovers and grasses - refer to plant schedule

Existing levels

Proposed levels

Proposed Top Of Wall levels

Boundary

Fence

Garden edging

Timber retaining walls

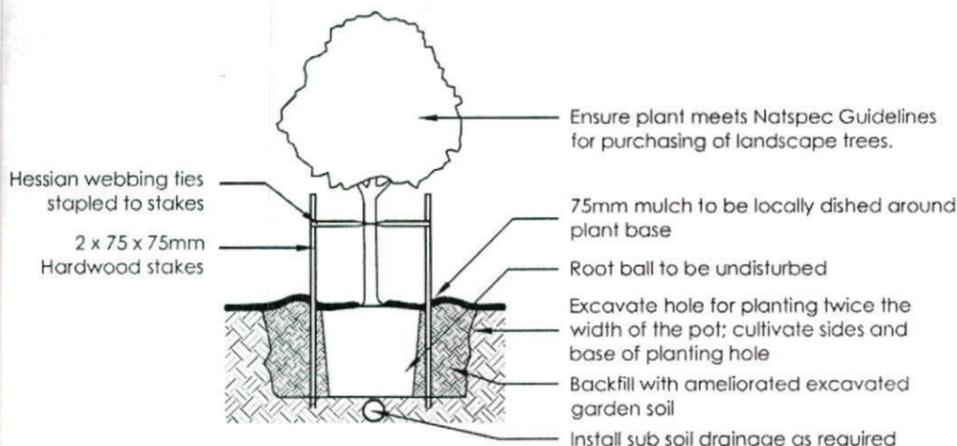
Masonry retaining walls

Existing contours

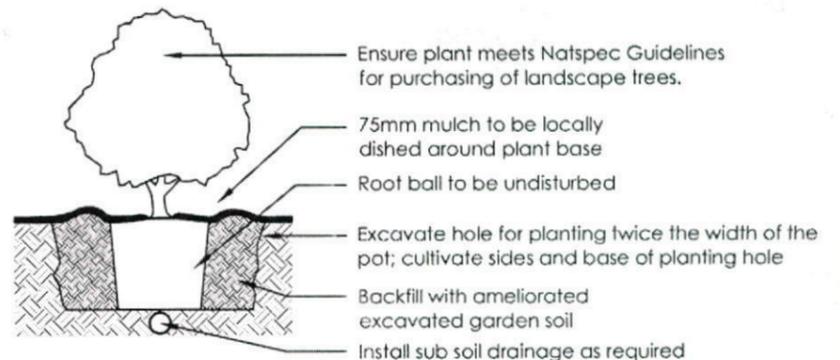
To be removed / demolished

Existing tree to be retained

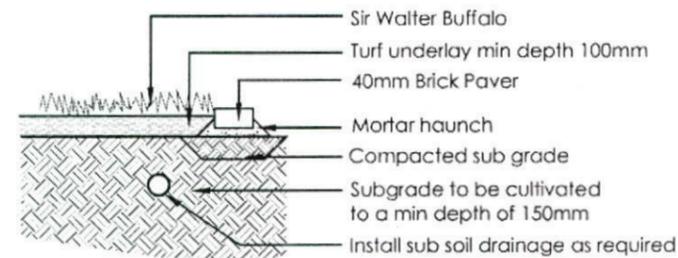
Existing tree to be removed



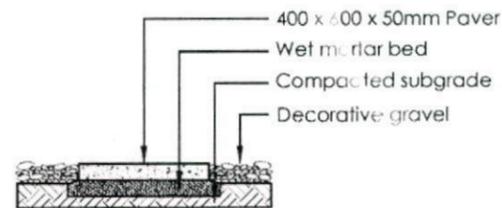
1 Tree Planting Detail
NTS 25L - 100L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size

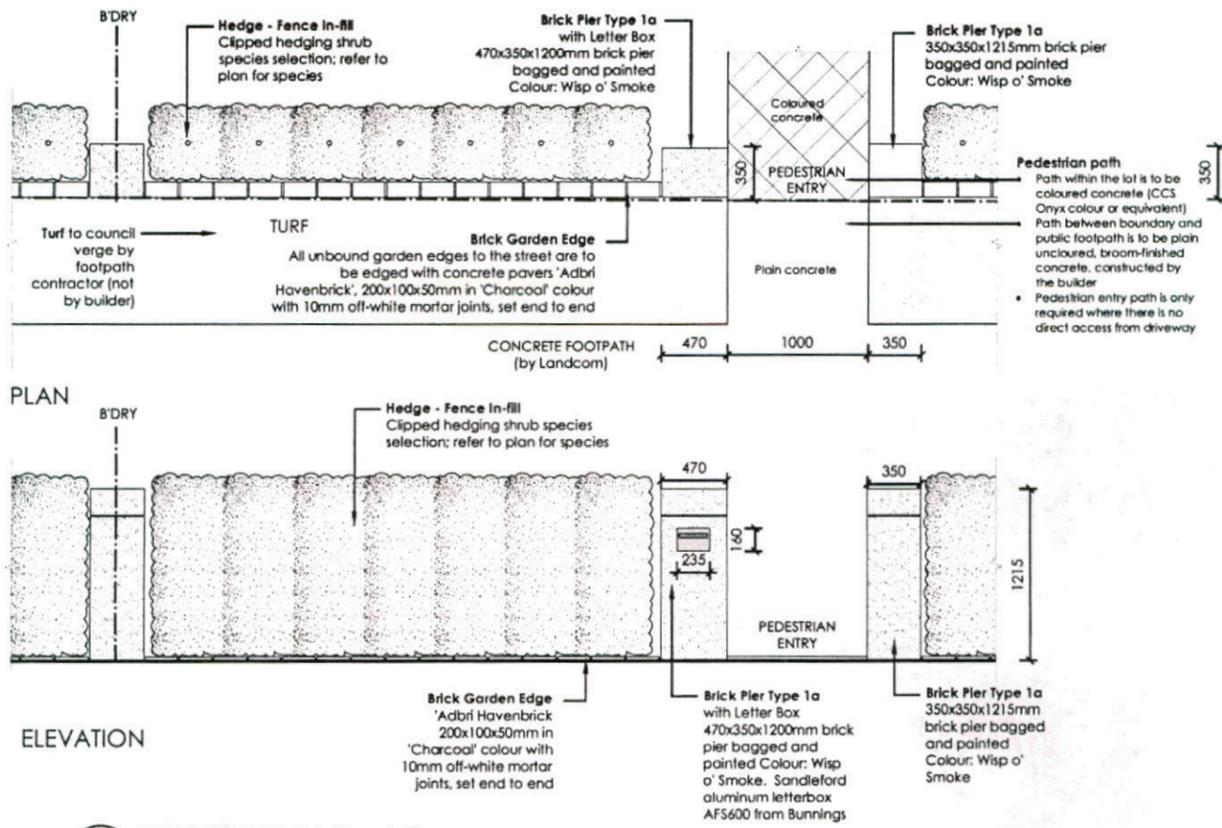


3 Turf Detail
NTS Brick Paver Edge

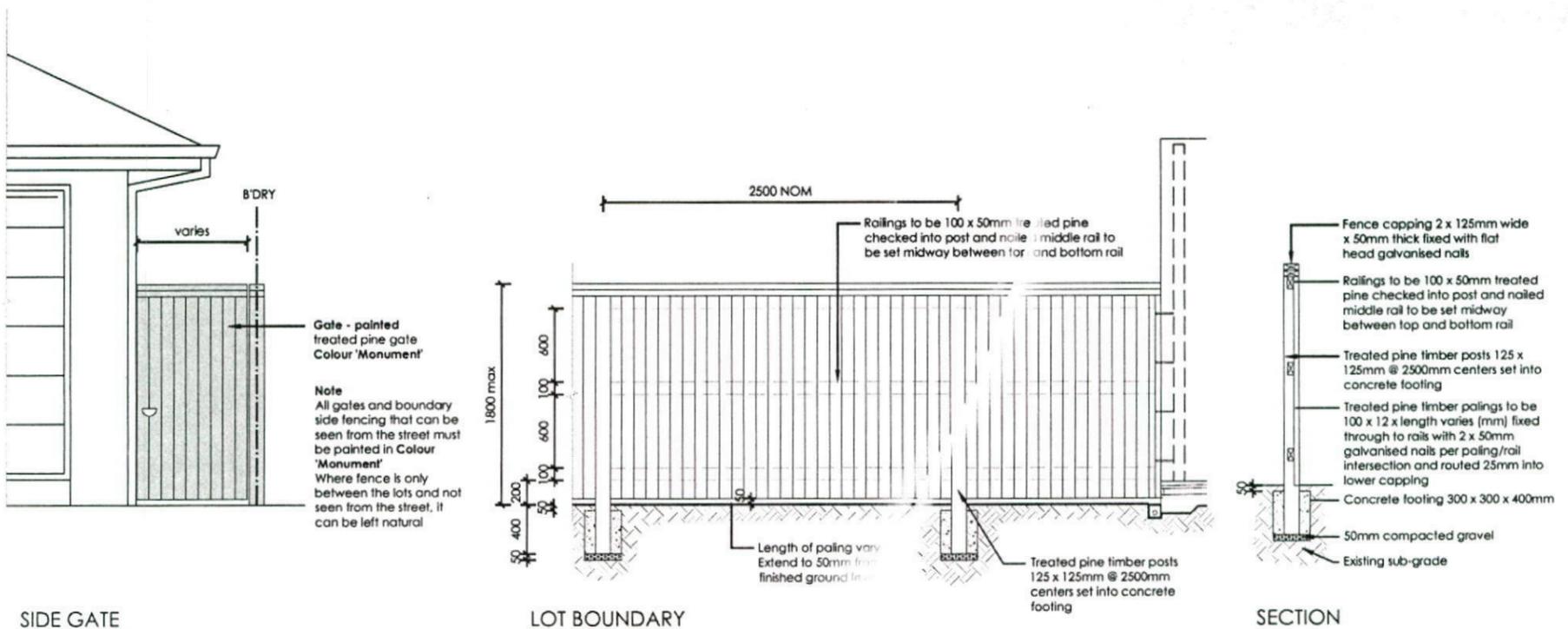


4 Stepping stones in gravel
NTS Low traffic zone

Thorton Design Review Panel
LANDCOM
Reviewed Date 01/05/13



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



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

Thorton Design Review Panel
LANDCOM
Reviewed  Date 09/05/13

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	SUBMITTED TO CLIENT FOR COMMENT	BT	RS	25-03-13

eco design
Outdoor Living Innovations

PO Box 3136, Caringbah, NSW 2118
Ph: (02) 9871 7701 Fax: (02) 9873 2582
Email: info@ecodesign.com.au
Web: www.ecodesign.com.au
Member of the Australian Institute of Landscape Designers and Managers

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7. All work to be performed by a suitably qualified tradesperson.
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LOT 1215 EMPIRE CIRCUIT, PENRITH

CHAMPION HOMES

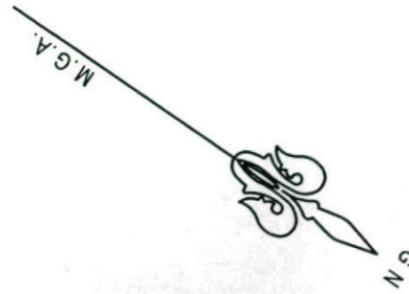
PROJECT				DATE
NEW RESIDENCE				
LANDSCAPE PLAN				
SCALE	DATE	DATE	DATE	DRAWN
1:100 @ A3	DA	L-03		
DRAWN	CHECK	DATE	DATE	DATE
BT	RS	25-03-13		A

Proposed Site Analysis Plan

SCALE 1:200



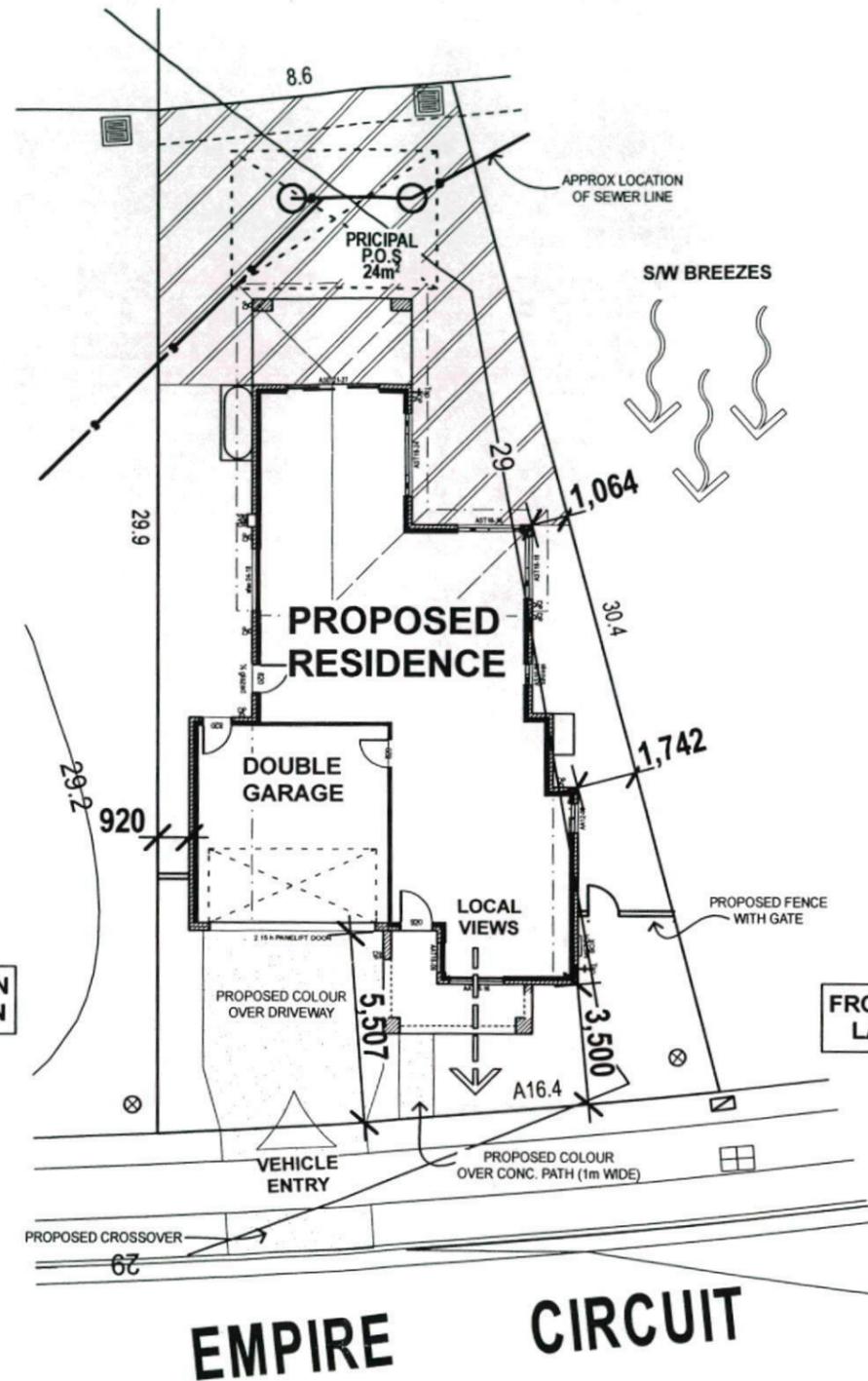
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NORTH
LOT 1215
374.4m²

NORTH PENRITH "THORNTON" REQUIREMENTS:	
SITE AREA:	374m ²
PRIVATE OPEN SPACE:	REQUIRED: 20% or 74.8m ² ACHIEVED: 26% or 98.76m ²
LANDSCAPE AREA:	ACHIEVED: 47.6% or 177.97m ²
CARPARKING:	REQUIRED: 2 SPACES ACHIEVED: 2 SPACES

REFER TO LANDSCAPE PLAN FOR LETTER BOX LOACTION



FRONT FENCE AS PER LANDSCAPE PLAN



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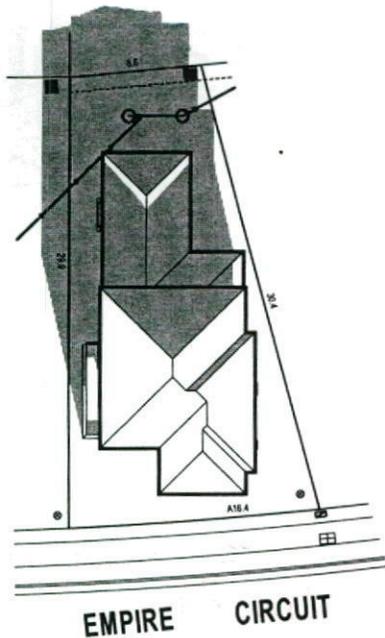
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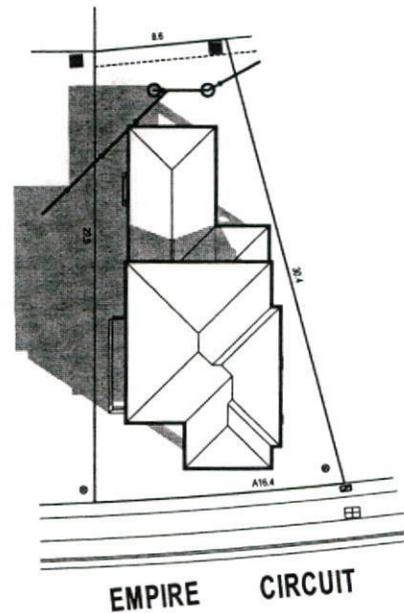
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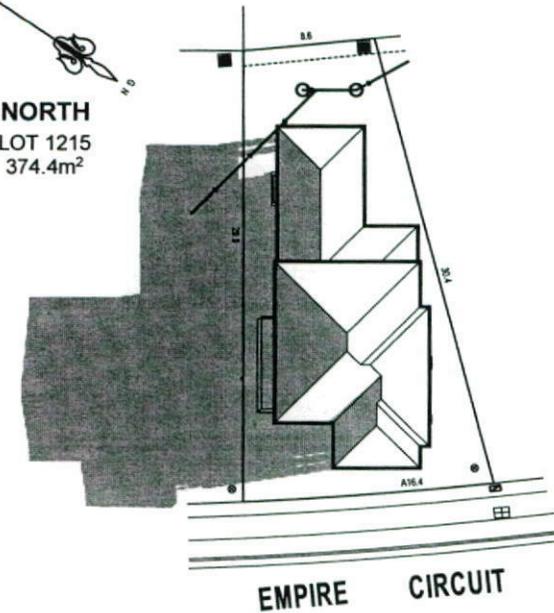
NORTH
LOT 1215
374.4m²



NORTH
LOT 1215
374.4m²



NORTH
LOT 1215
374.4m²



June 21st - 9am

SCALE 1:350

June 21st - 12noon

SCALE 1:350

June 21st - 3pm

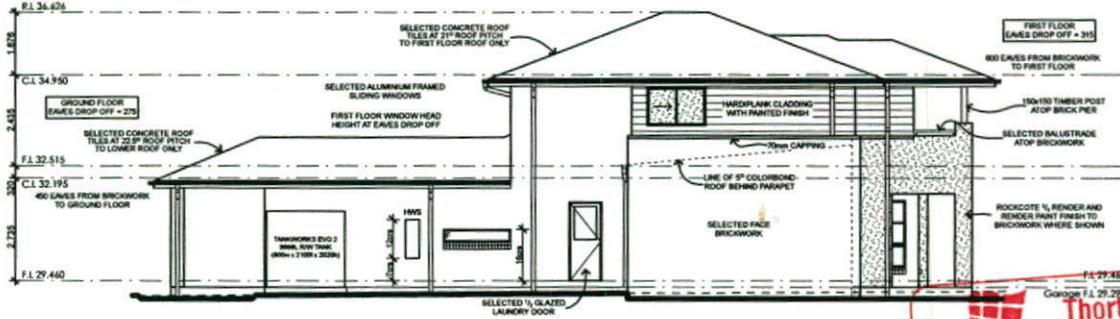
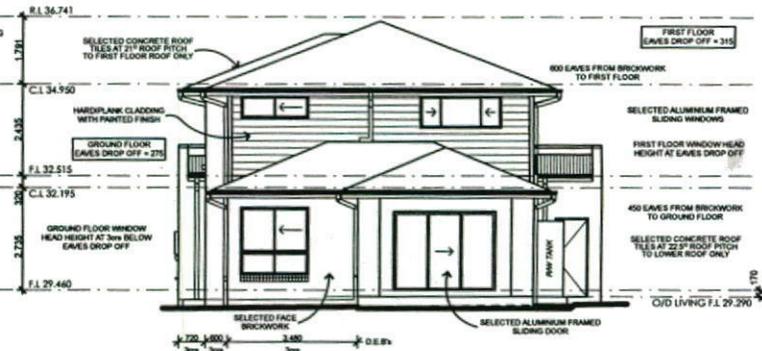
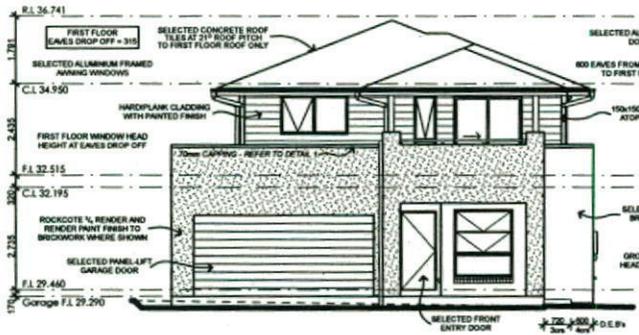
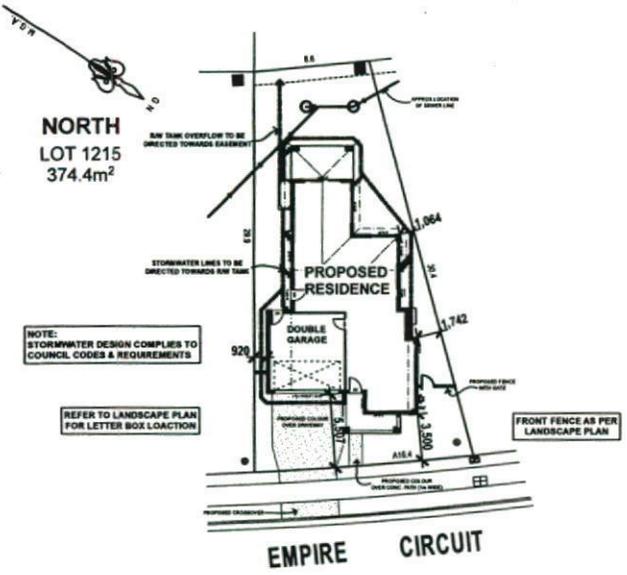
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Proposed Residence
For: Champion Homes
At: Lot 1215, Empire Circuit,
Thornton

Plot Date Tue 09 Apr 2013	
	Suite 1, Level 1, 600 Hoxton Park Rd, Hoxton Park, N.S.W. 2171. P.O. Box 95 Hoxton Park, N.S.W. 2171.
Champion Homes <i>Simply the Best</i>	Telephone (02) 9825 8000 Fax (02) 9825 8110 Builders Licence No. 92732C

NOTIFICATION PLAN

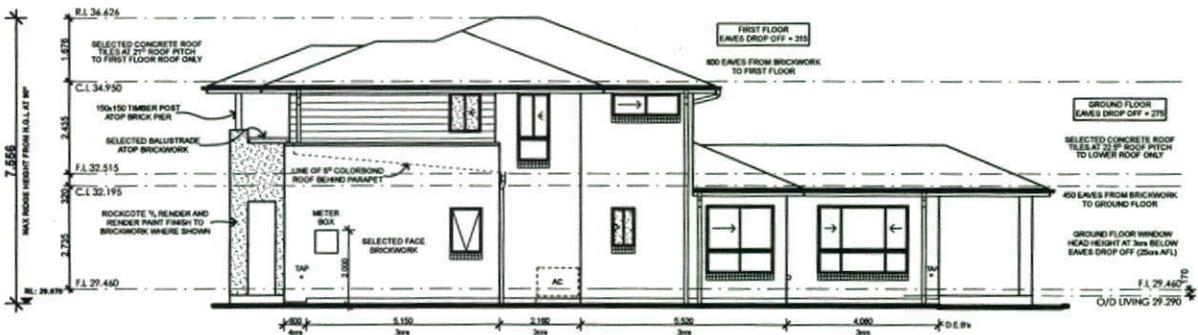


Thorton Design Review Panel

LANDCOM

Reviewed Date 09/05/13

NOTIFICATION PLAN



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