

**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.

# Proposed Site & Drainage Plan

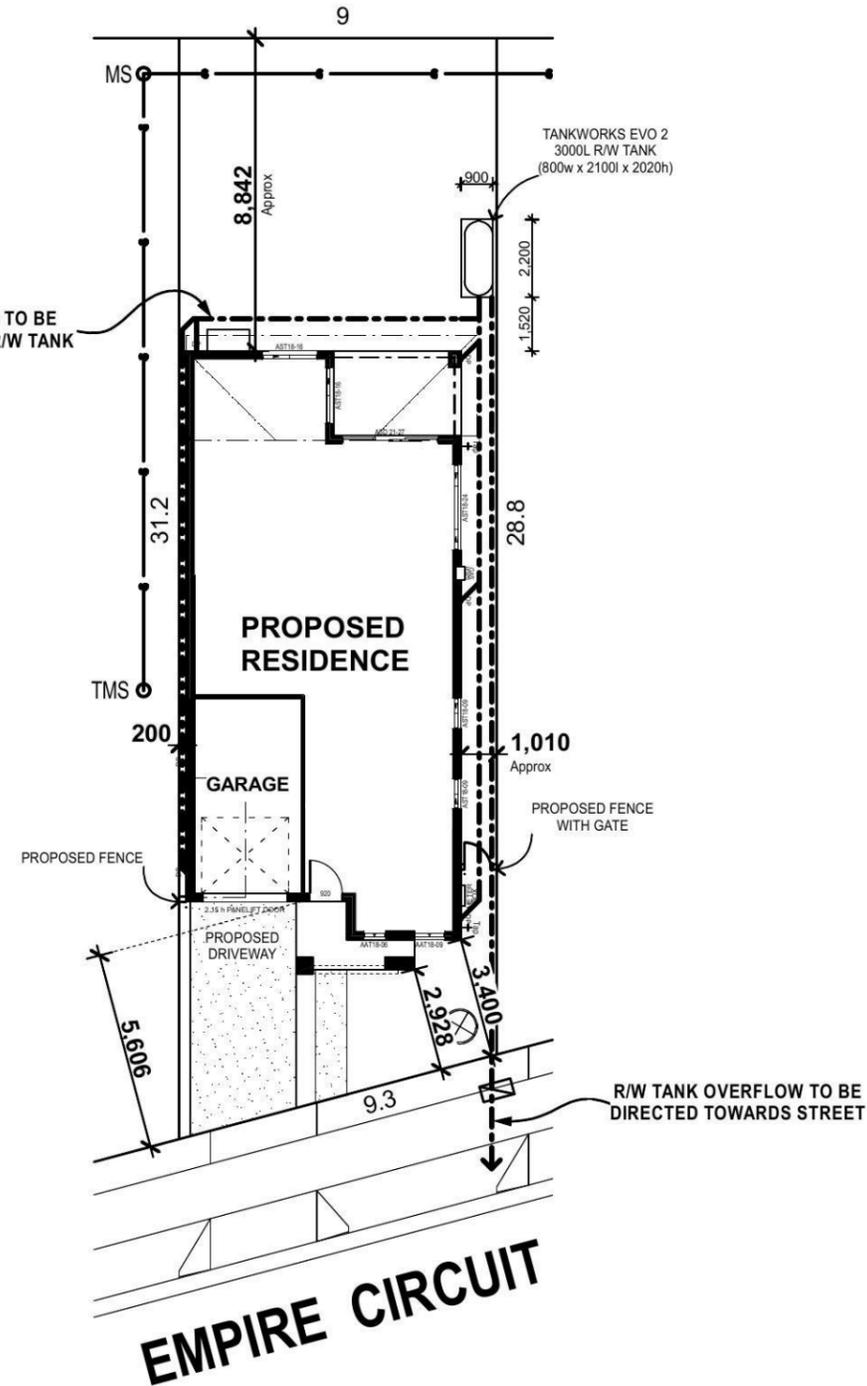
SCALE 1:200

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



**NORTH**  
LOT 2207  
369.6m<sup>2</sup>

STORMWATER LINES TO BE DIRECTED TOWARDS R/W TANK



**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	<b>Refer to Current B.C.A for Detailed specification</b>
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.

**SITE & SLAB CLASSIFICATION IS TO BE CONFIRMED**

Wind Speed : Class = N2

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.

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



Suite 1, Level 1,  
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P.O. Box 95 Hoxton Park,  
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Telephone (02) 9825 8000  
Fax (02) 9825 8110  
Builders Licence No. 92732C

B	15.06.14	FLOOR LEVELS ADDED / DA PLANS - MT
A	04.04.14	CONTRACT DRAWINGS - NA
Revision	Date	Amendment

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Proposed Residence  
at Lot : 2207  
Empire Circuit,  
(Thornton) Penrith

Client :  
**Champion Homes**  
Sheet Size: A3 Date: 04/04/14 Drawn: N.A.  
Design :  
**Custom Design**  
Job No. **3160N** Sheet 1 of 11

**Energy Rating** Certificate Number **15430313**

single-dwelling rating **4.5** stars  
 multi-unit development (attach listing of ratings) heating **68.6** MJ/m<sup>2</sup>  
 If selected, data specified is the average across the entire development cooling **58.2** MJ/m<sup>2</sup>

Recessed downlights confirmation:  Rated with  Rated without

Assessor Name/Number **Luis Contigiani BDAV/13/1543**  
 Assessor Signature *[Signature]* Date **12.05.2014**

ALL GLAZING TO BE NFRC VALUE - R1.5 TO ALL INTERNAL GARAGE WALLS ONLY  
 OF UW = 6.00 OR LESS AND SHGCW = 0.70 +/- 10%  
 SARKING TO ALL METAL ROOF ONLY  
 R 3.5 INSULATION TO ALL CEILING  
 R 1.5 BATTS TO ALL EXT. WALLS

Plot Date  
Sun 15 Jun 2014

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# Proposed Site Analysis Plan

SCALE 1:200

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369.6m<sup>2</sup>

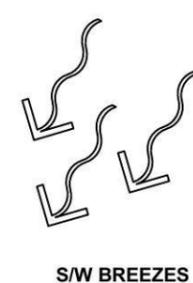
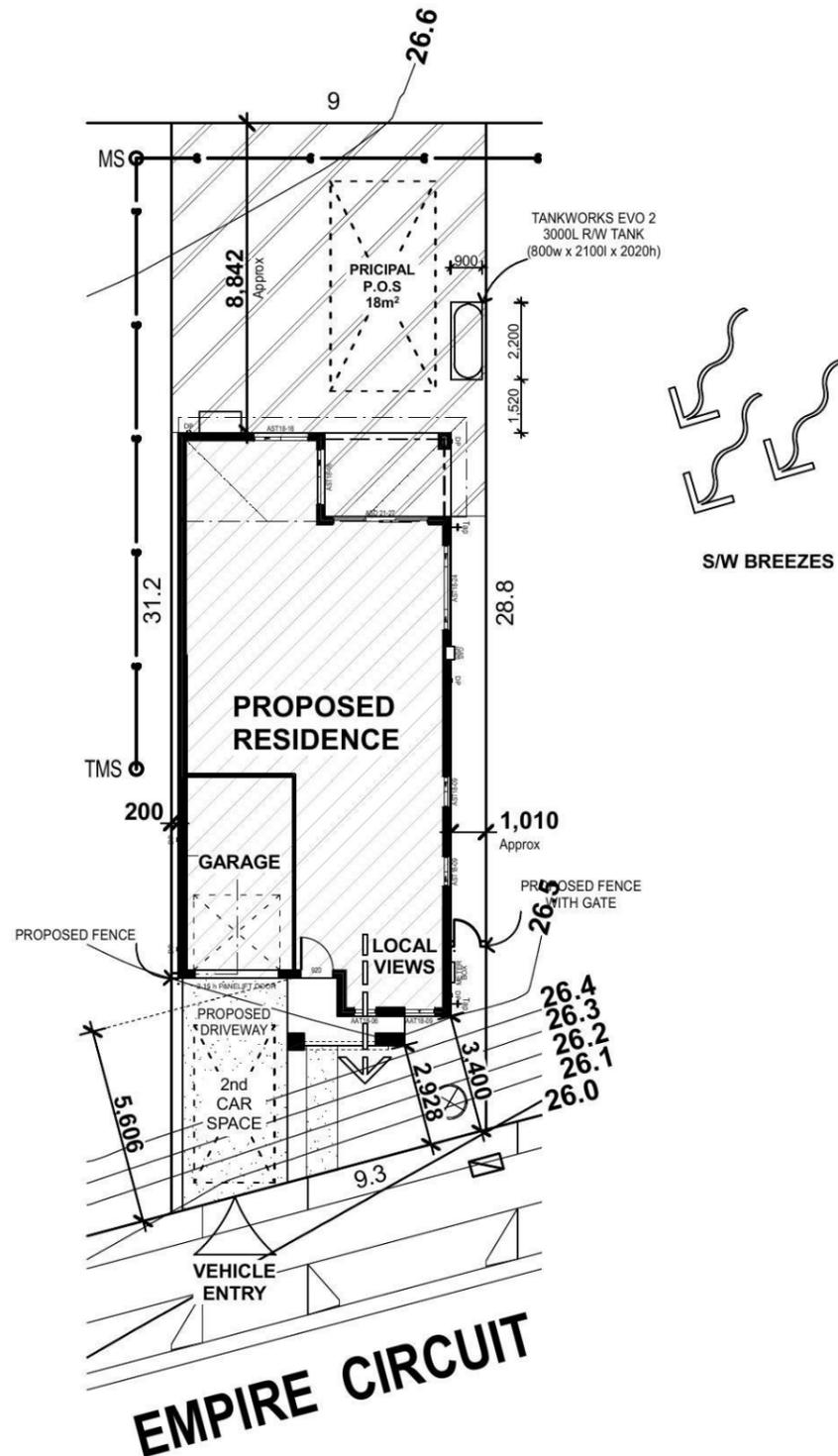
**NORTH PENRITH "THORNTON" REQUIREMENTS:**

**SITE AREA:** 369.6m<sup>2</sup>

**PRIVATE OPEN SPACE:**  
REQUIRED: 20% or 73.92m<sup>2</sup>  
ACHIEVED: 25% or 90.64m<sup>2</sup>

**LANDSCAPE AREA:**  
ACHIEVED: 29% or 108.02m<sup>2</sup>

**CARPARKING:**  
REQUIRED: 2 SPACES  
ACHIEVED: 2 SPACES



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**IS TO BE CONFIRMED**

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Sheet Size: A3 Date: 04/04/14 Drawn: N.A.  
Design :  
**Custom Design**  
Job No. **3160N** Sheet 2 of 11

**Energy Rating** Certificate Number **15430313**

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 multi-unit development (attach listing of ratings) heating **68.6** MJ/m<sup>2</sup>  
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Recessed downlights confirmation:  Rated with  Rated without

Assessor Name/Number **Luis Contigiani** BDAV/13/1543  
 Assessor Signature *[Signature]* Date **12.05.2014**

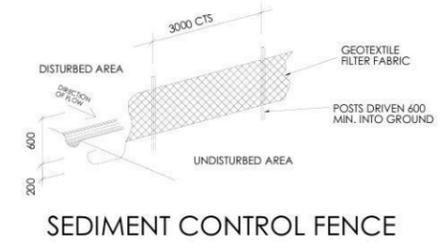
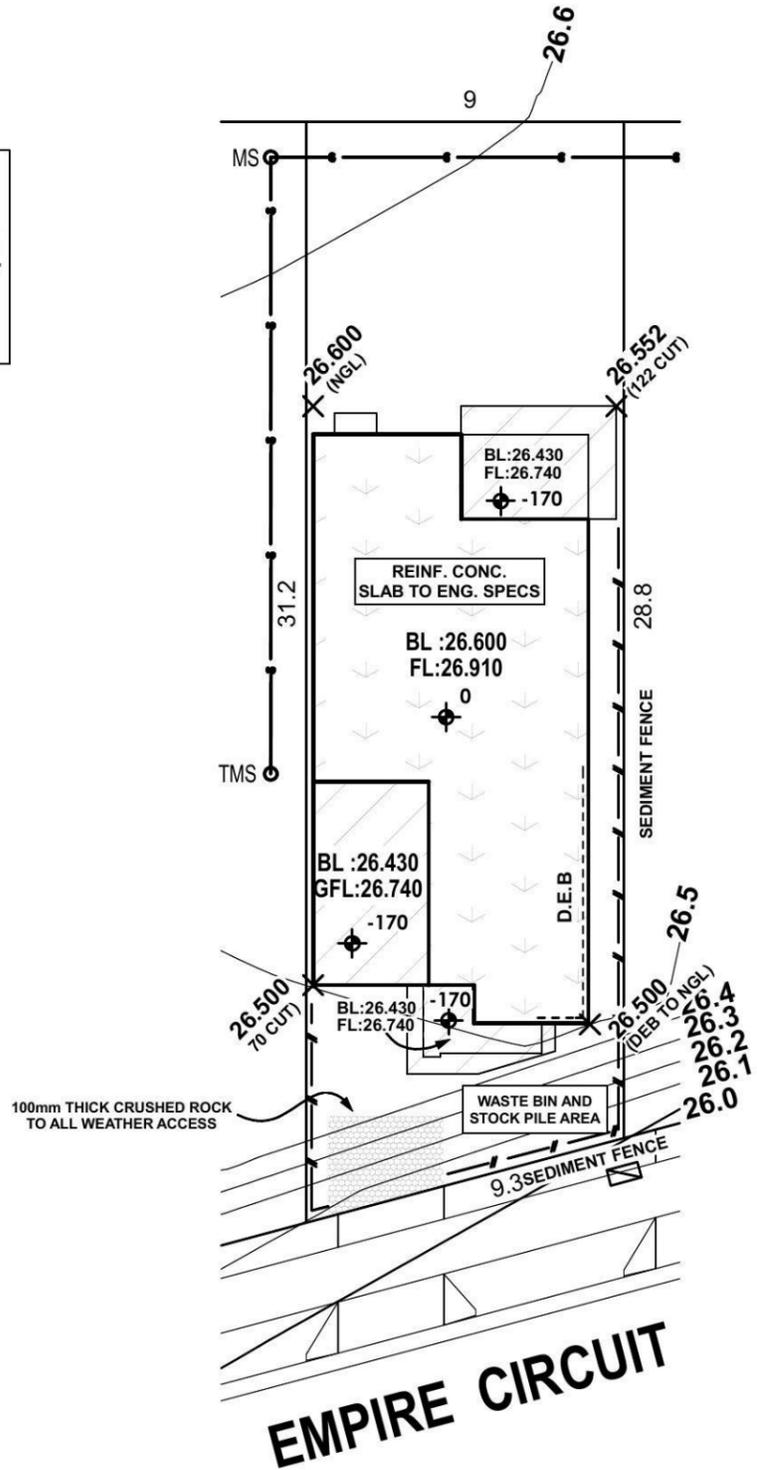
ALL GLAZING TO BE NFRC VALUE - R1.5 TO ALL INTERNAL GARAGE WALLS ONLY  
 OF U<sub>w</sub> = 6.00 OR LESS AND SHGC<sub>w</sub> = 0.70 +/- 10%  
 SARKING TO ALL METAL ROOF ONLY  
 R 3.5 INSULATION TO ALL CEILING  
 R 1.5 BATTYS TO ALL EXT. WALLS

Plot Date  
Sun 15 Jun 2014

# Erosion & Sediment Control Plan

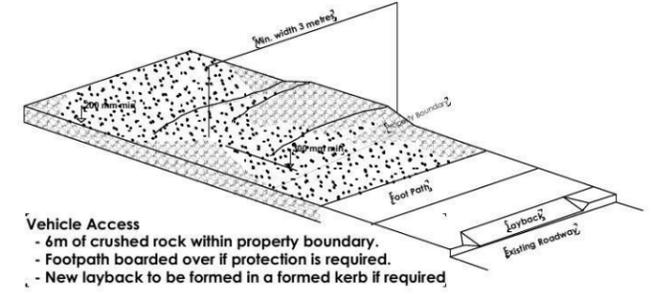
SCALE 1:200

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## 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.



	<b>Energy Rating</b>	Certificate Number	15430313
<input checked="" type="checkbox"/>	single-dwelling rating		4.5 stars
<input type="checkbox"/>	multi-unit development (attach listing of ratings)	heating	68.6 MJ/m²
		cooling	58.2 MJ/m²
Recessed downlights confirmation:		<input checked="" type="checkbox"/> Rated with	<input type="checkbox"/> Rated without
Assessor Name/Number		Luis Contigiani	BDAV/13/1543
Assessor Signature			Date 12.05.2014

ALL GLAZING TO BE NFRC VALUE - R1.5 TO ALL INTERNAL GARAGE WALLS ONLY  
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R 1.5 BATTES TO ALL EXT. WALLS

Plot Date  
Sun 15 Jun 2014

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Do not assume - if in doubt ASK.

**SITE & SLAB CLASSIFICATION**  
**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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Revision	Date	Amendment
B	15.06.14	FLOOR LEVELS ADDED / DA PLANS - MT
A	04.04.14	CONTRACT DRAWINGS - NA

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Client :  
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Sheet Size: A3 Date: 04/04/14 Drawn: N.A

Design :  
**Custom Design**

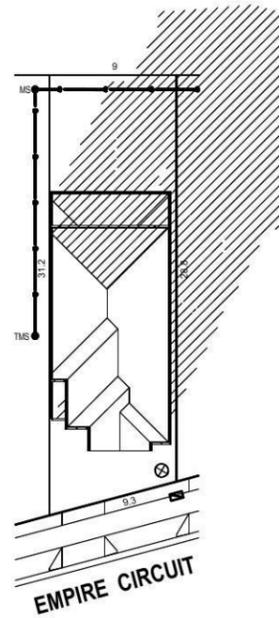
Job No. **3160N** Sheet 3 of 11

# Shadow Diagrams

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369.6m<sup>2</sup>

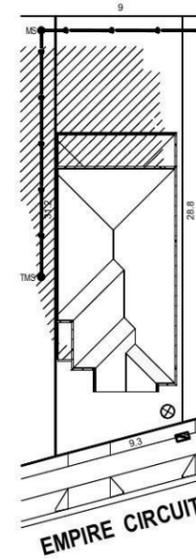


**June 21st - 9am**  
SCALE 1:500

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369.6m<sup>2</sup>

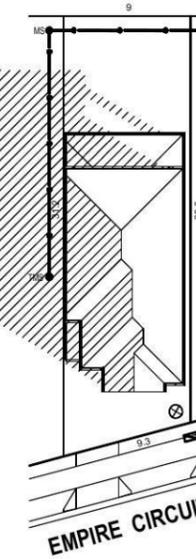


**June 21st - 12noon**  
SCALE 1:500

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



**NORTH**  
LOT 2207  
369.6m<sup>2</sup>



**June 21st - 3pm**  
SCALE 1:500

	<b>Energy Rating</b>	Certificate Number	<b>15430313</b>
<input checked="" type="checkbox"/>	single-dwelling rating		<b>4.5</b> stars
<input type="checkbox"/>	multi-unit development (attach listing of ratings)	heating	<b>68.6</b> MJ/m <sup>2</sup>
	<i>If selected, data specified is the average across the entire development</i>	cooling	<b>58.2</b> MJ/m <sup>2</sup>
Recessed downlights confirmation:		<input checked="" type="checkbox"/> Rated with	<input type="checkbox"/> Rated without
Assessor Name/Number		Luis Contigiani	BDAV/13/1543
Assessor Signature			Date <b>12.05.2014</b>

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SARKING TO ALL METAL ROOF ONLY  
R 3.5 INSULATION TO ALL CEILING  
R 1.5 BATTS TO ALL EXT. WALLS

Plot Date  
Sun 15 Jun 2014

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**SITE & SLAB CLASSIFICATION**  
**IS TO BE CONFIRMED**

Wind Speed : Class = N2

SLAB SETDOWNS FROM ENTRY:	
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Sheet Size: A3 Date: 04/04/14 Drawn: N.A.  
Design :  
**Custom Design**  
Job No. **3160N** Sheet 4 of 11

Schedule of BASIX commitments

**BASIX TEMPLATE**

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Fixtures</b>			
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✓	✓
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✓	✓
<b>Alternative water</b>			
<b>Rainwater tank</b>			
The applicant must install a rainwater tank of at least 3000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 151.16 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to:			
• all toilets in the development		✓	✓
• the cold water tap that supplies each clothes washer in the development		✓	✓
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Simulation Method</b>			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.			
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓

Floor and wall construction	Area
floor - concrete slab on ground	All or part of floor area square metres
floor - suspended floor above garage	All or part of floor area

**ALL GLAZING TO BE NFRC VALUE OF UW = 6.66 OR LESS AND SHGCw = 0.70 + / - 10 % SARKING TO ALL METAL ROOF ONLY R 3.5 INSULATION TO ALL CEILING R 1.5 BATTS TO ALL EXT. WALLS - R 1.5 TO ALL INTERNAL GARAGE WALLS ONLY**

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Design :  
**Custom Design**

Job No. **3160N** Sheet 5 of 11

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Hot water</b>			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.	✓	✓	✓
<b>Cooling system</b>			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: EER 2.5 - 3.0		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: EER 2.5 - 3.0		✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.		✓	✓
<b>Heating system</b>			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: EER 2.5 - 3.0		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: EER 2.5 - 3.0		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓
<b>Ventilation</b>			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
<b>Artificial lighting</b>			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:		✓	✓
• at least 4 of the bedrooms / study;			

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Natural lighting</b>			
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
<b>Other</b>			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	✓
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	✓

## Energy Rating

Certificate Number **15430313**

single-dwelling rating **4.5** stars

multi-unit development (attach listing of ratings)  
If selected, data specified is the average across the entire development

heating **68.6** MJ/m<sup>2</sup>  
cooling **58.2** MJ/m<sup>2</sup>

Recessed downlights confirmation:  Rated with  Rated without

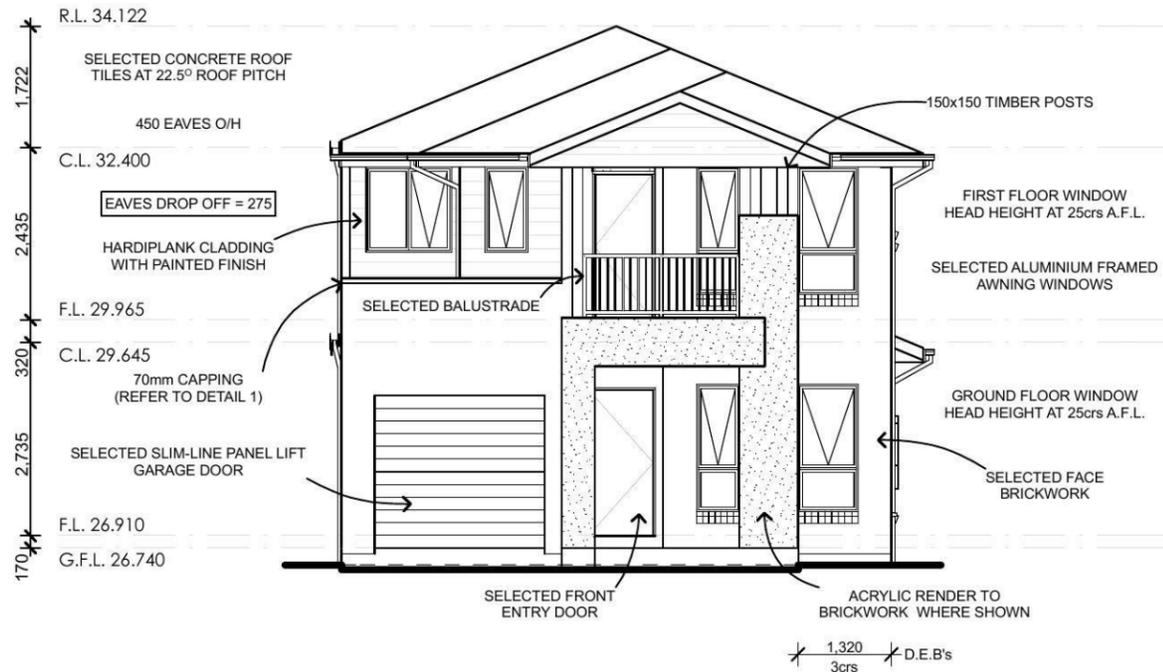
Assessor Name/Number Luis Contigiani BDAV/13/1543

Assessor Signature Date **12.05.2014**

SITE & SLAB CLASSIFICATION  
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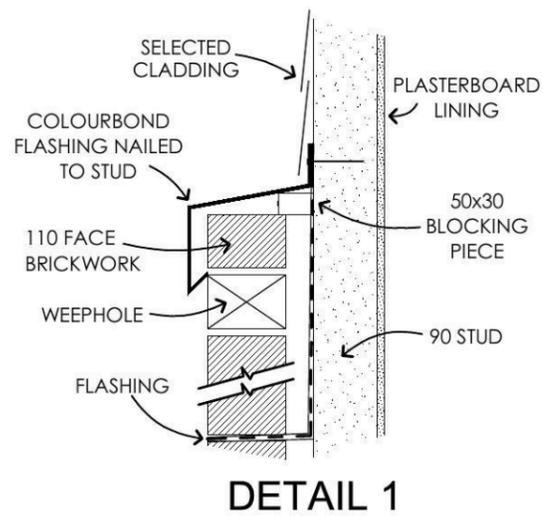
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BALCONY	130 mm FROM F.F.L.

Wind Speed : Class = N2



## Northern Elevation

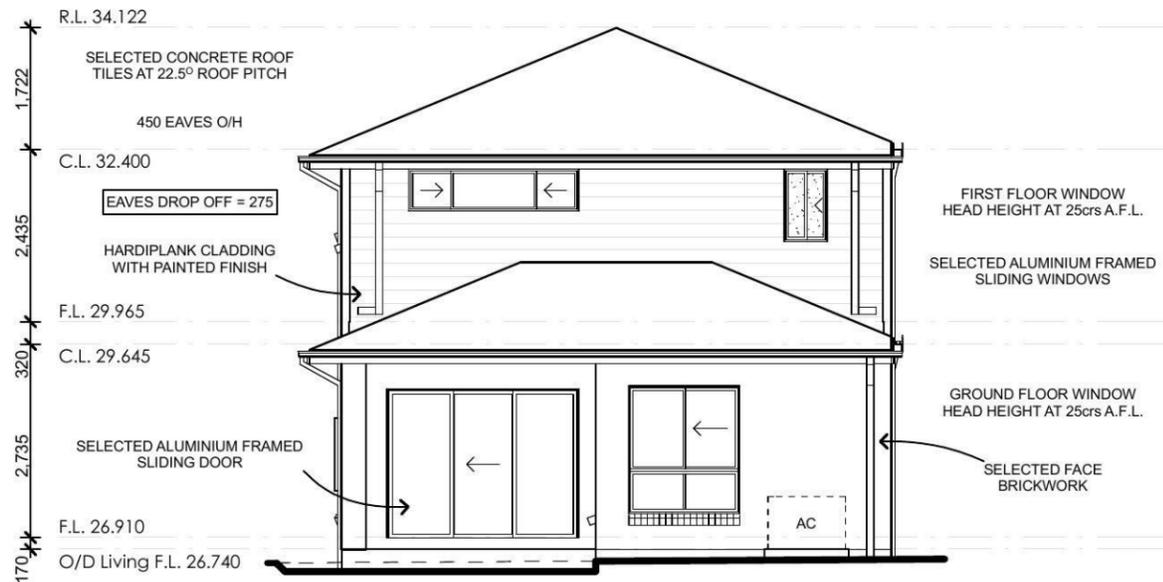
SCALE 1:100



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

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

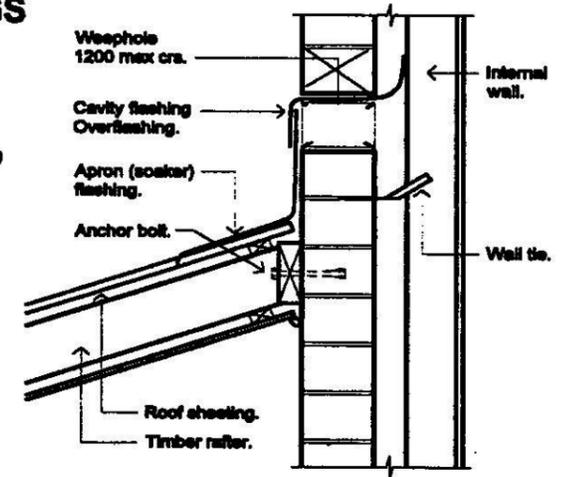
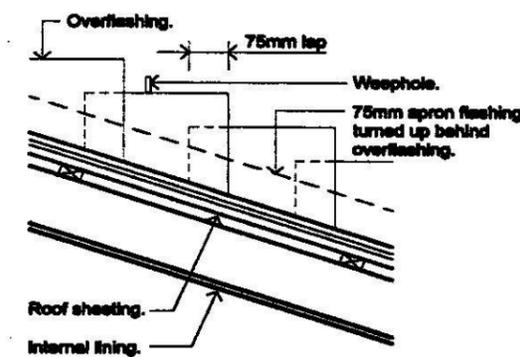
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## Southern Elevation

SCALE 1:100

### STEPPED CAVITY FLASHINGS



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**

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.



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

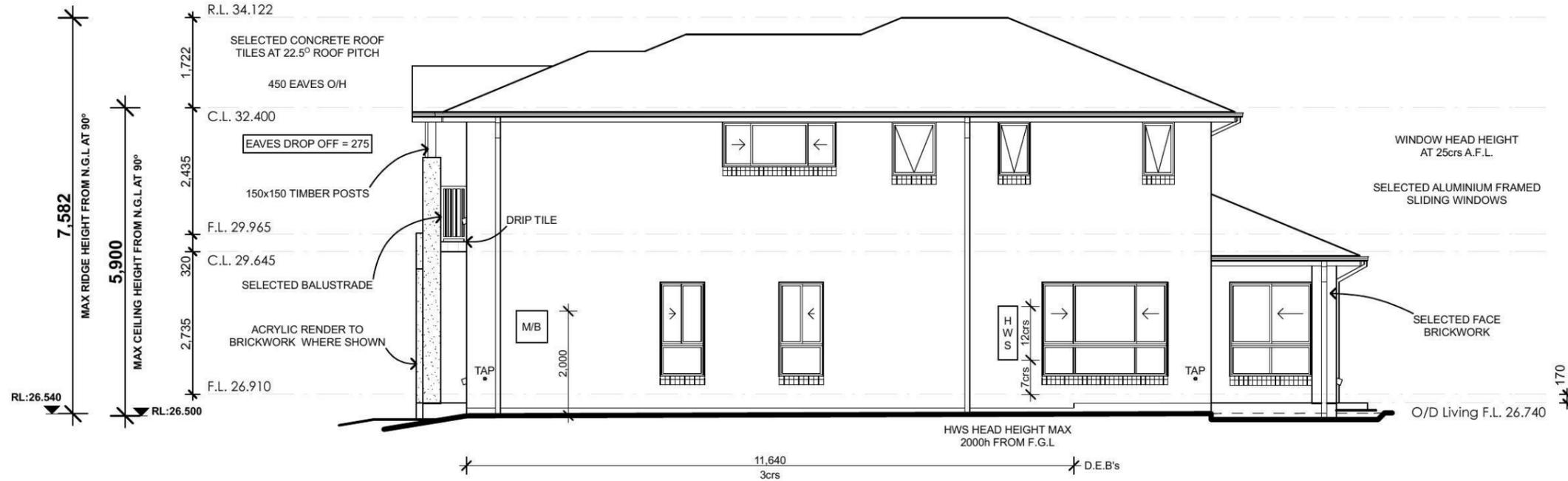
Revision	Date	Amendment
B	15.06.14	FLOOR LEVELS ADDED / DA PLANS - MT
A	04.04.14	CONTRACT DRAWINGS - NA

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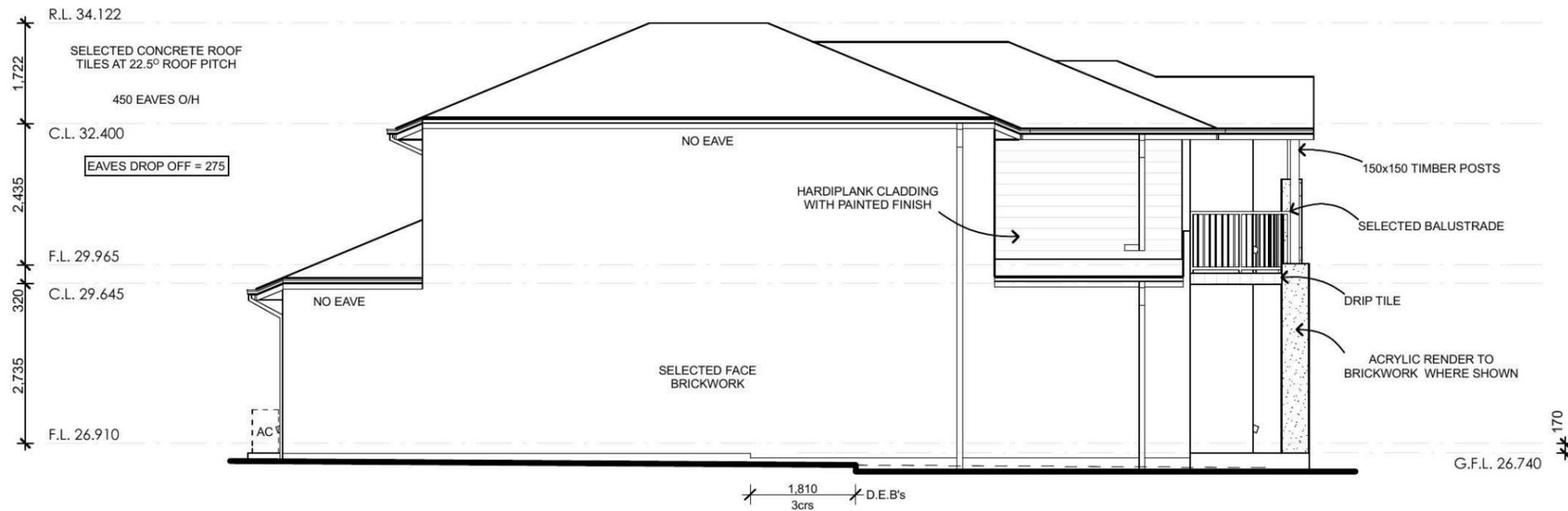
Proposed Residence  
at Lot : 2207  
Empire Circuit,  
(Thornton) Penrith

Plot Date  
Sun 15 Jun 2014

Client :  
**Champion Homes**  
Sheet Size: A3 Date: 04/04/14 Drawn: N.A.  
Design :  
**Custom Design**  
Job No. **3160N** Sheet 8 of 11



**Western Elevation**  
SCALE 1:100



**Eastern Elevation**  
SCALE 1:100

Energy Rating		Certificate Number	15430313
<input checked="" type="checkbox"/> single-dwelling rating		stars	4.5
<input type="checkbox"/> multi-unit development (attach listing of ratings)	heating	MJ/m <sup>2</sup>	68.6
	cooling	MJ/m <sup>2</sup>	58.2
Recessed downlights confirmation:		<input checked="" type="checkbox"/> Rated with	<input type="checkbox"/> Rated without
Assessor Name/Number		Luis Contigiani	BDAV/13/1543
Assessor Signature		<i>[Signature]</i>	Date 12.05.2014

ALL GLAZING TO BE NFRC VALUE - R1.5 TO ALL INTERNAL GARAGE WALLS ONLY  
 OF UW = 6.00 OR LESS AND SHGCW = 0.70 +/- 10%  
 SARKING TO ALL METAL ROOF ONLY  
 R 3.5 INSULATION TO ALL CEILING  
 R 1.5 BATTS TO ALL EXT. WALLS

Plot Date  
Sun 15 Jun 2014

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

**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

**Champion Homes**  
*Simply the Best*

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600 Hoxton Park Rd,  
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P.O. Box 95 Hoxton Park,  
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Telephone (02) 9825 8000  
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Revision	Date	Amendment
B	15.06.14	FLOOR LEVELS ADDED / DA PLANS - MT
A	04.04.14	CONTRACT DRAWINGS - NA

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Proposed Residence  
at Lot : 2207  
Empire Circuit,  
(Thornton) Penrith

Client :  
**Champion Homes**

Sheet Size: A3 Date: 04/04/14 Drawn: N.A

Design :  
**Custom Design**

Job No. **3160N** Sheet 9 of 11

SITE & SLAB CLASSIFICATION  
**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.

Wind Speed : Class = N2

# Lot 2207 Empire

## PLANT SCHEDULE Prepared by ecodesign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aw	Agapanthus 'White'	White Agapanthus	10	200mm	0.5m
Cpl	Camellia sasanqua 'Paradise Pearl'	Camellia	12	200mm	2m
Mgk	Magnolia grandiflora 'Kay Parris'	Evergreen Magnolia	1	75L	4m
Ndb	Nandina domestica 'Blush'	Dwarf Sacred Bamboo	7	200mm	0.6m
Vh	Viola hederacea	Native Violet	6	150mm	0.1m

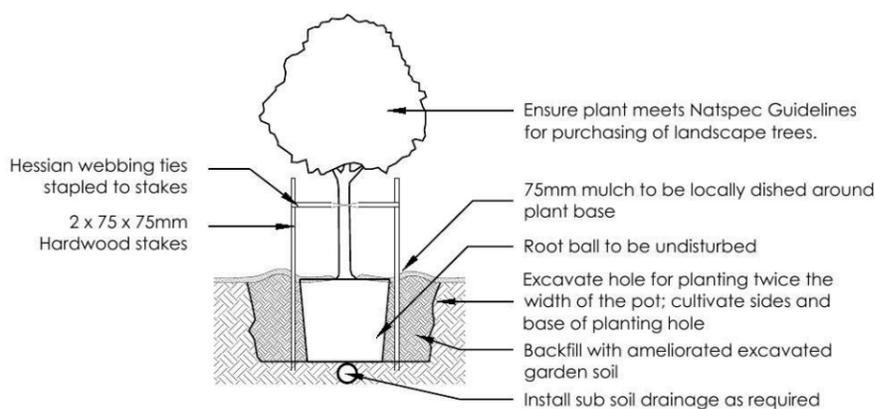
### LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
36	5	10	21	2

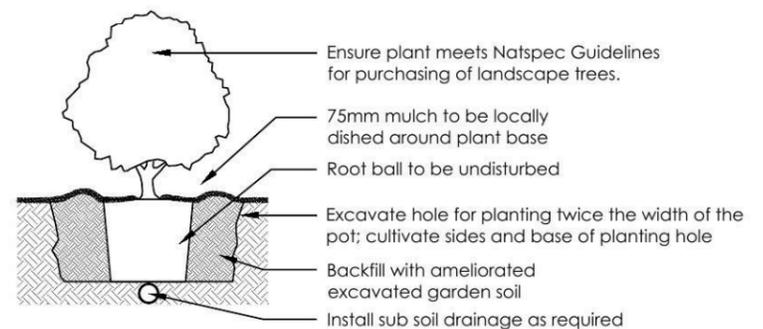
Minimum of 1 tree and 20 shrubs / groundcovers to each front / side yard (excluding fence hedging)

**LEGEND**

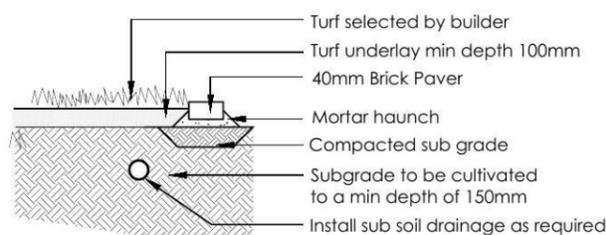
- Proposed trees - refer to plant schedule
- Proposed shrubs - refer to plant schedule
- Proposed accents & grasses - refer to plant schedule
- Proposed groundcovers and grasses - refer to plant schedule
- Existing levels
- Proposed levels
- Proposed Top Of Wall levels
- Boundary
- Garden edging
- Masonry retaining walls
- Existing contours



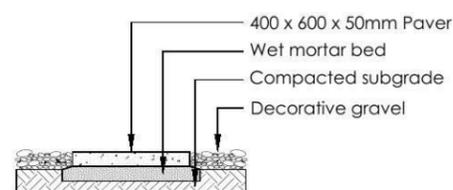
**1 Tree Planting Detail**  
NTS 25L - 100L Pot Size



**2 Planting Detail**  
NTS 150mm, 200mm Pot Size

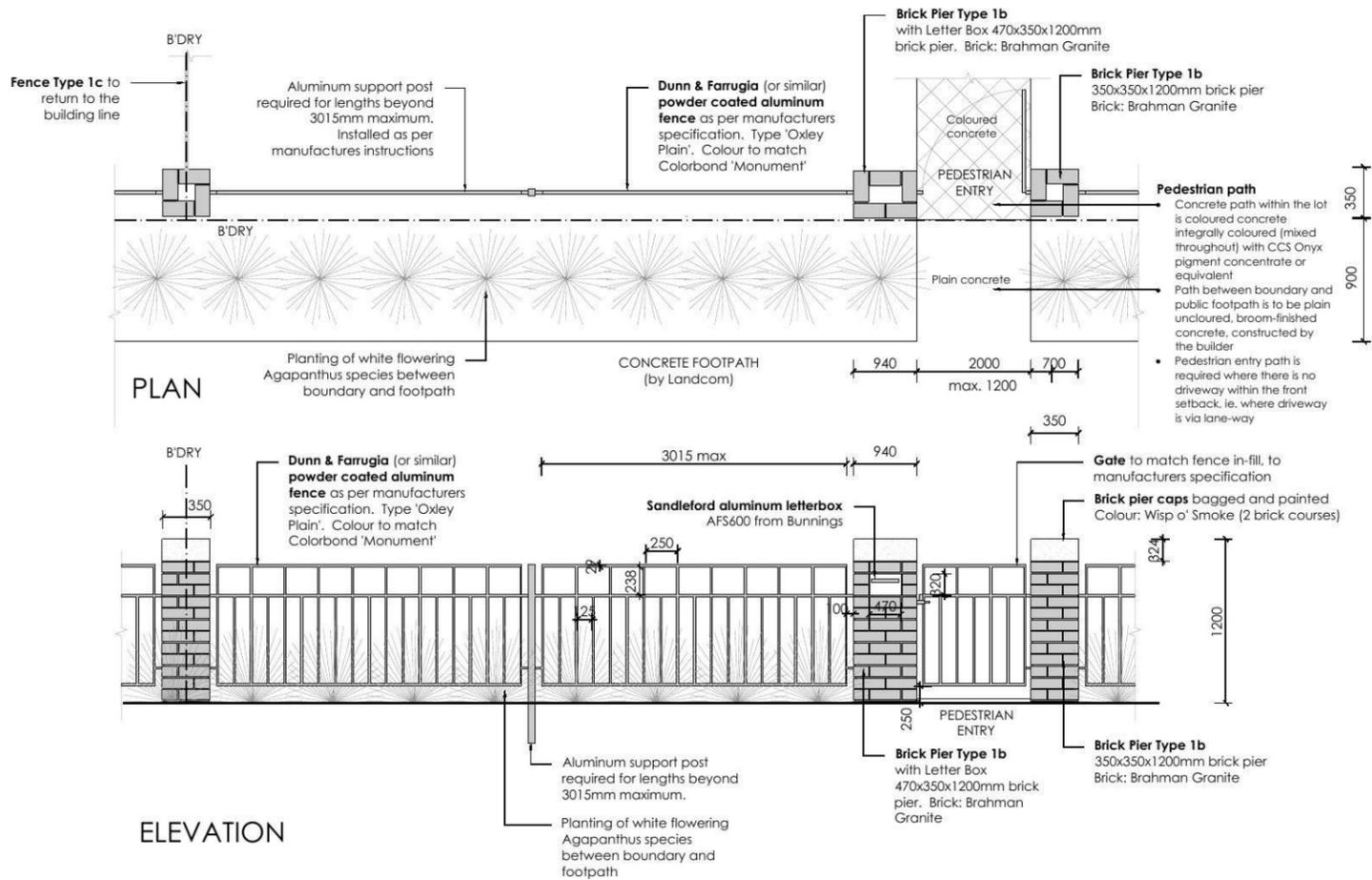


**3 Turf Detail**  
NTS Brick Paver Edge

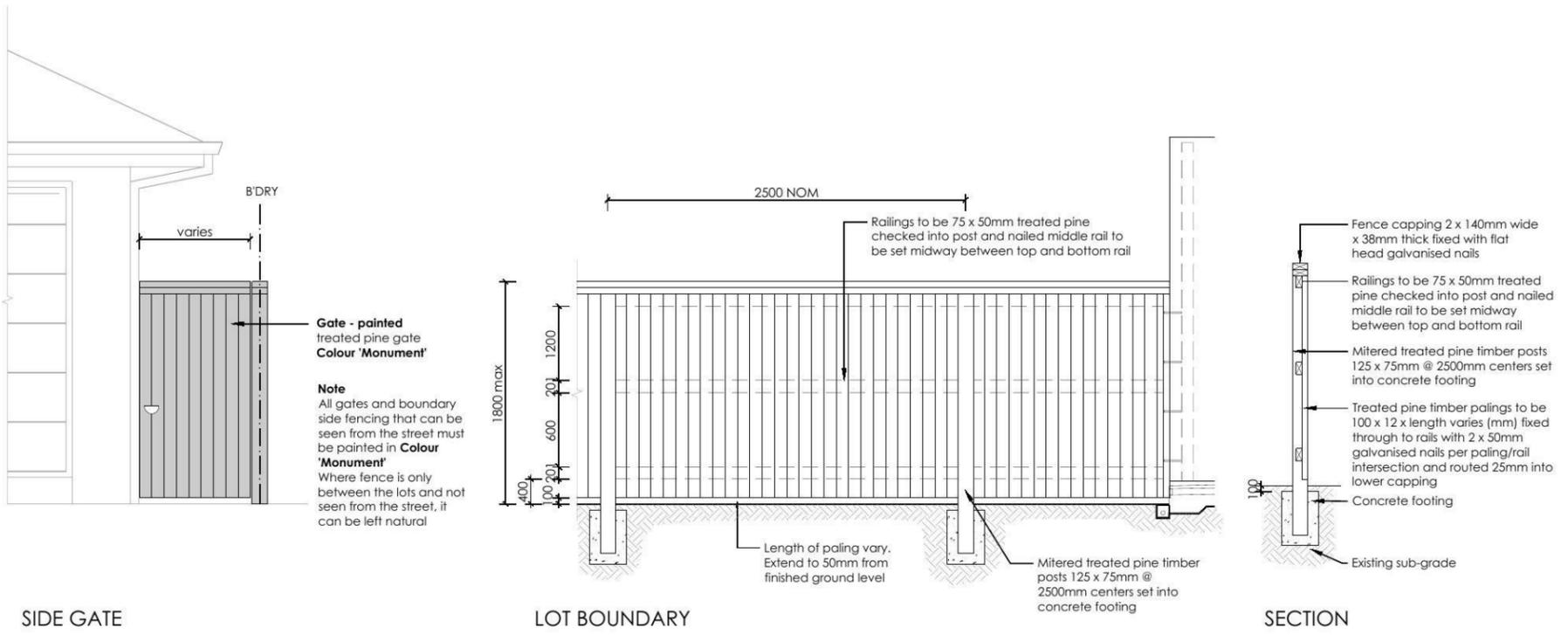


**4 Stepping stones in gravel**  
NTS Low traffic zone

REVISION	DESCRIPTION	DRAWN	CHECK	DATE	PROJECT		DRAWING		REVISION
A	ISSUE COLOUR PLAN FOR CLIENT REVIEW	RS	BT	05-05-14	LOT 2207 EMPIRE CIRCUIT, PENRITH		NEW RESIDENCE		
B	AMEND TO BUILDERS MARK UP	RS	RS	08-05-14	CHAMPION HOMES		LANDSCAPE PLAN		
ecodesign outdoor living environments PO Box 8136, Southam Hts BC, NSW 2153 Ph: (02) 9460 7712 Fax: (02) 9460 7705 Email: info@ecodesign.com.au Web: www.ecodesign.com.au Member of the Australian Institute of Landscape Designers and Managers					SCALE: 1:100 @ A3 DRAWN: RS CHECK: RS DATE: 05-08-14 REVISION: B		SHEET: 02 DATE: 05-08-14 REVISION: B		



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



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

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE COLOUR PLAN FOR CLIENT REVIEW	RS	BT	05-05-14
B	AMEND TO BUILDERS MARK UP	RS	RS	08-05-14

**ecodesign**  
outdoor living environments

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Email: info@ecodesign.com.au  
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2. Verify all measurements on site.  
3. Notify ecodesign of any inconsistencies.  
4. Copyright © ecodesign. All rights reserved.  
5. Drawing remains the property of ecodesign.

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.

PROJECT: **LOT 2207 EMPIRE CIRCUIT, PENRITH**

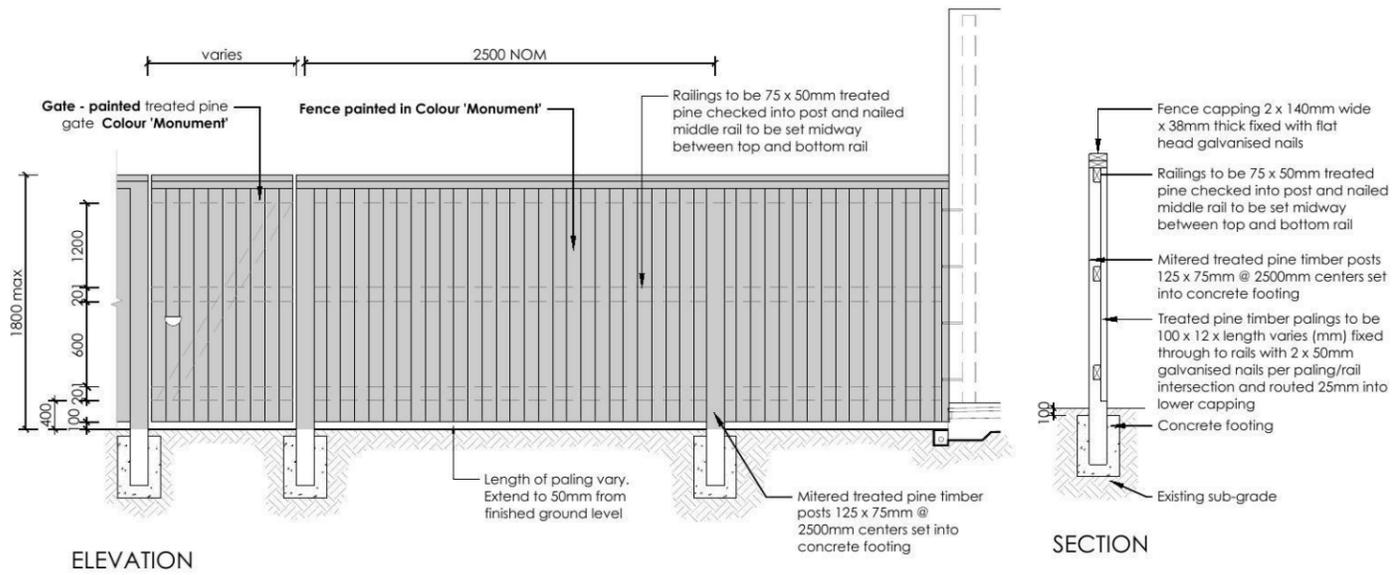
CLIENT: **CHAMPION HOMES**

PROJECT: **NEW RESIDENCE**

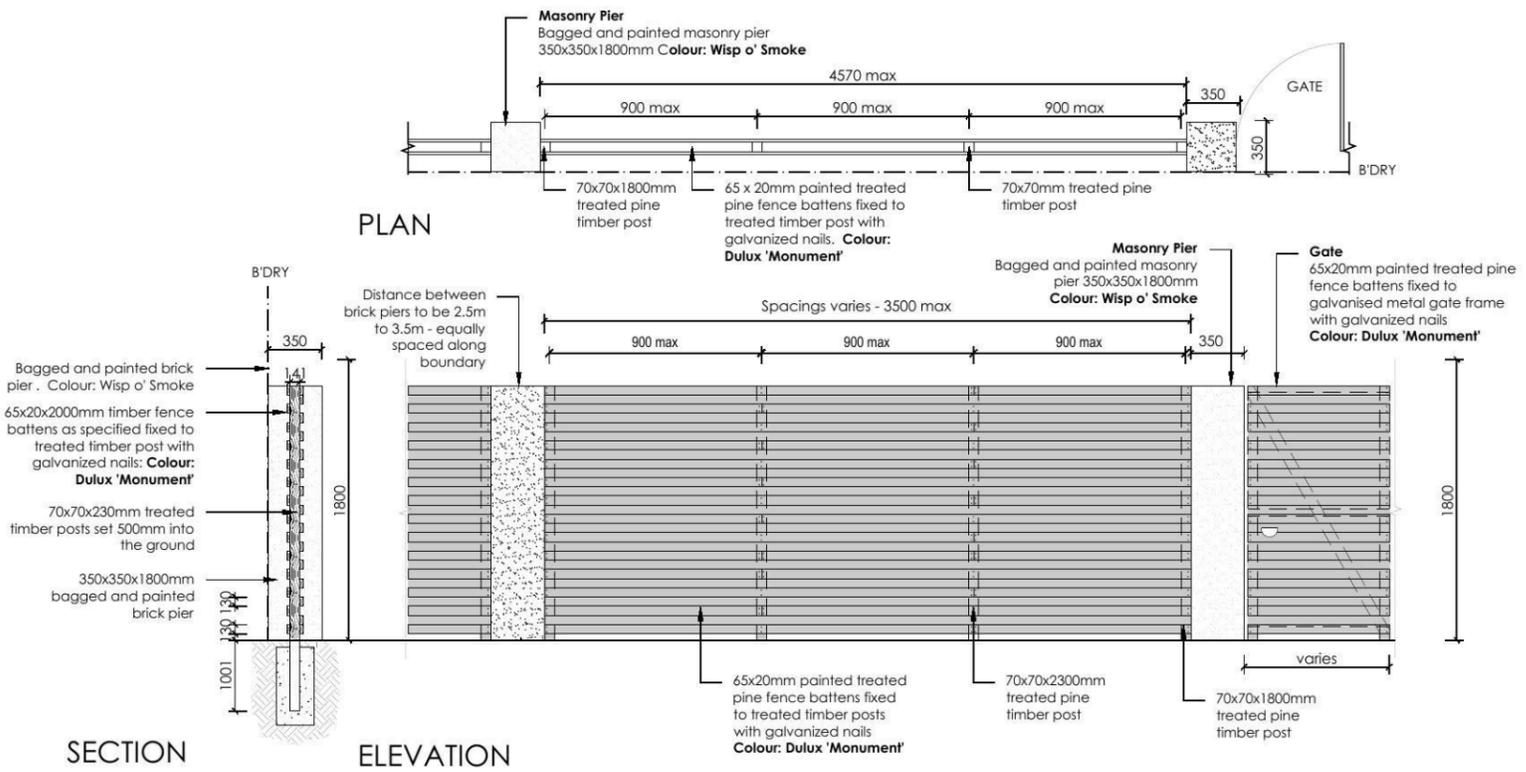
DRAWING: **LANDSCAPE PLAN**

SCALE: **1:100 @ A3** ISSUE: **DA** SHEET: **03**

DRAWN: **RS** CHECK: **RS** DATE: **05-08-14** REVISION: **B**



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



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

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE COLOUR PLAN FOR CLIENT REVIEW	RS	BT	05-05-14
B	AMEND TO BUILDERS MARK UP	RS	RS	08-05-14

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PROJECT: **LOT 2207 EMPIRE CIRCUIT, PENRITH**

CLIENT: **CHAMPION HOMES**

PROJECT: **NEW RESIDENCE**

DRAWING: **LANDSCAPE PLAN**

SCALE: **1:100 @ A3** TOUR: **DA** SHEET: **04**

DRAWN: **RS** CHECK: **RS** DATE: **05-08-14** REVISION: **B**



# Lot 2207 Empire

## PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aw	Agapanthus 'White'	White Agapanthus	10	200mm	0.5m
Cpl	Camellia sasanqua 'Paradise Pearl'	Camellia	12	200mm	2m
Mgk	Magnolia grandiflora 'Kay Parris'	Evergreen Magnolia	1	75L	4m
Ndb	Nandina domestica 'Blush'	Dwarf Sacred Bamboo	7	200mm	0.6m
Vh	Viola hederacea	Native Violet	6	150mm	0.1m

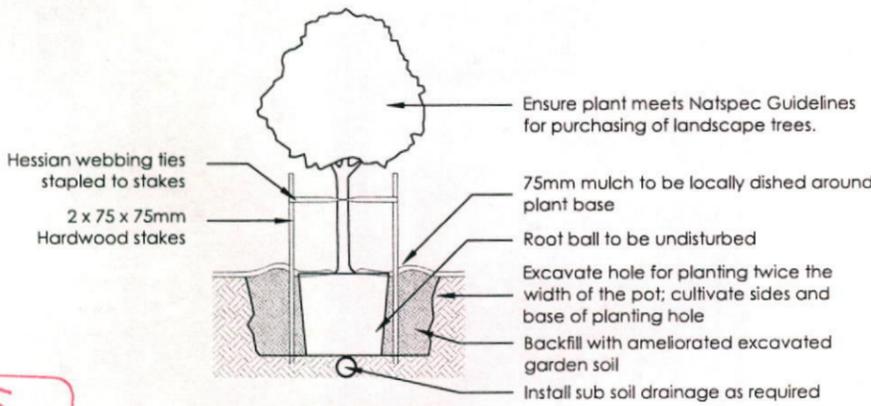
### LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
36	5	10	21	2

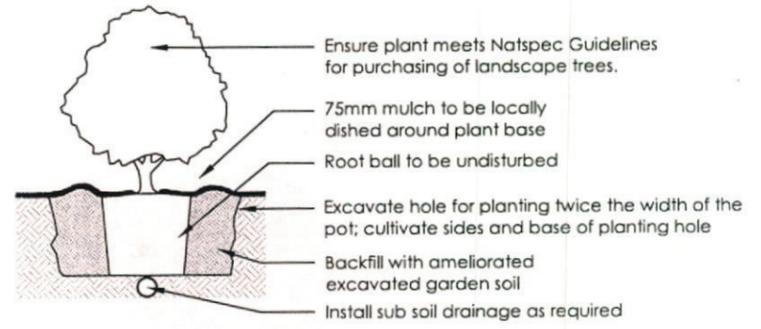
Minimum of 1 tree and 20 shrubs / groundcovers to each front / side yard (excluding fence hedging)

**LEGEND**

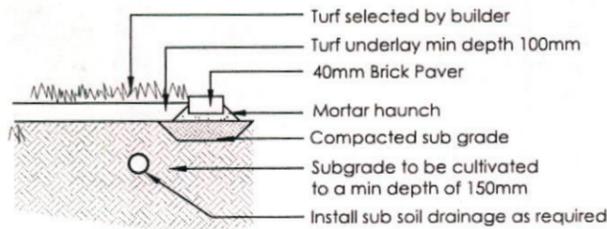
- Proposed trees - refer to plant schedule
- Proposed shrubs - refer to plant schedule
- Proposed accents & grasses - refer to plant schedule
- Proposed groundcovers and grasses - refer to plant schedule
- Existing levels
- Proposed levels
- Existing contours
- Boundary
- Garden edging
- Masonry retaining walls
- Existing contours



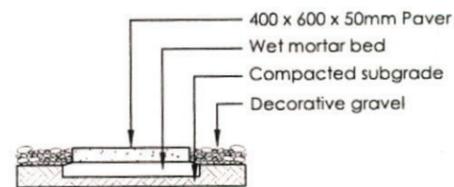
1 Tree Planting Detail  
NTS 25L - 100L Pot Size



2 Planting Detail  
NTS 150mm, 200mm Pot Size



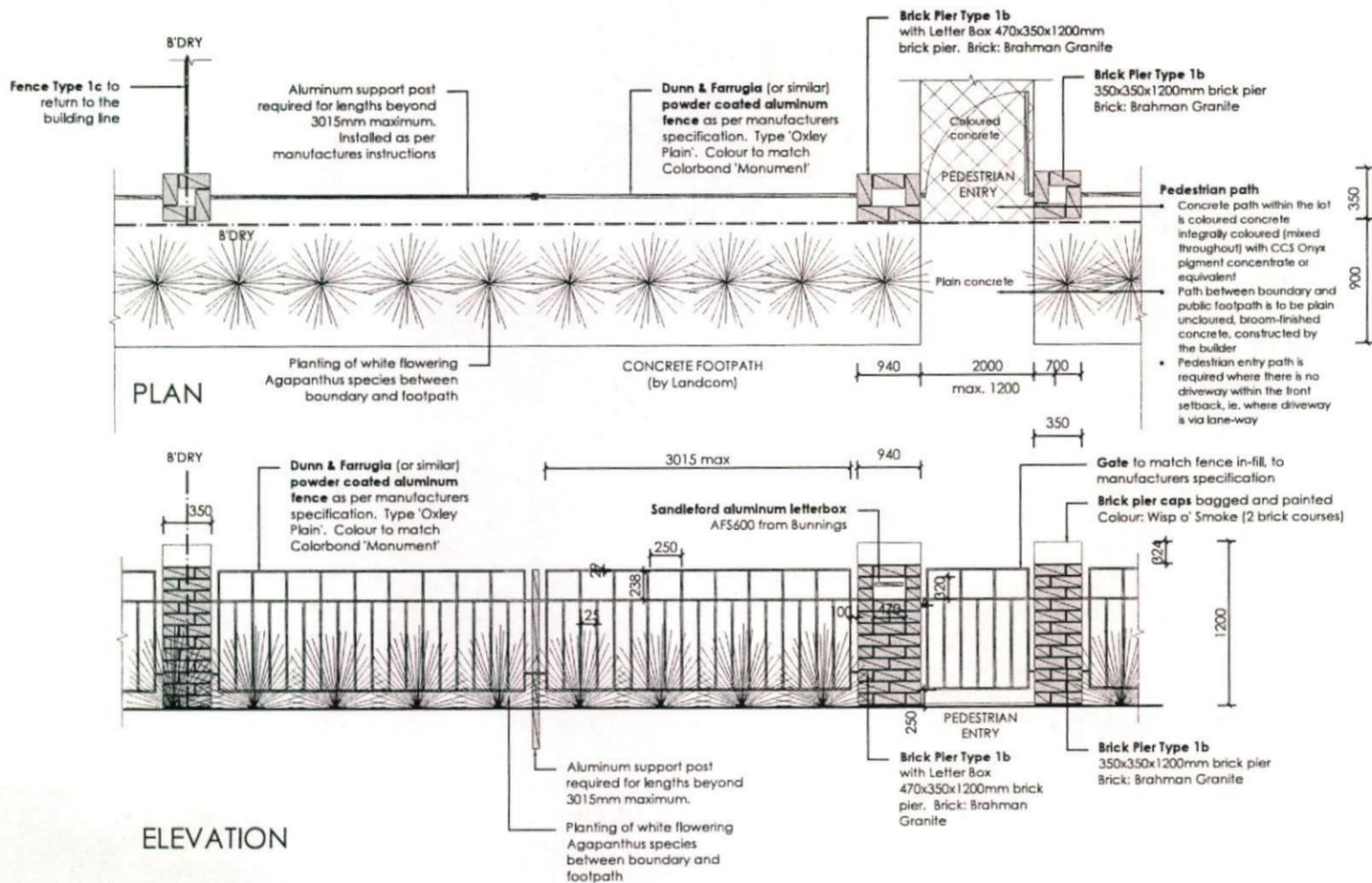
3 Turf Detail  
NTS Brick Paver Edge



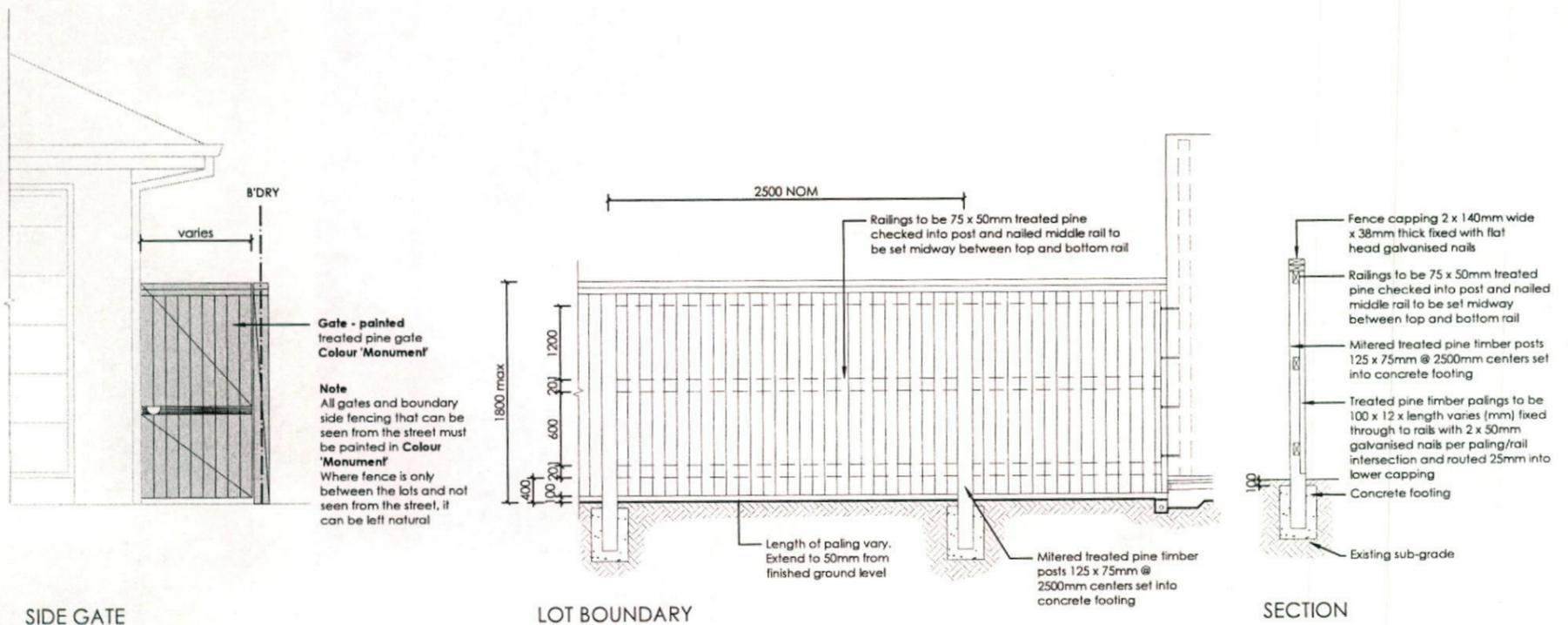
4 Stepping stones in gravel  
NTS Low traffic zone

Reviewed by **LANDCOM** Thornton Design Review Panel  
Date: 26/6/14

REVISION	DESCRIPTION	DRAWN	CHECK	DATE		PO Box 8134, Southport QLD 4215 Ph: (07) 9480 7712 Fax: (07) 9480 7755 Email: info@ecodeign.com.au Web: www.ecodeign.com.au (Member of the Australian Institute of Landscape Design)	ADDRESS <b>LOT 2207 EMPIRE CIRCUIT, PENRITH</b>	PROJECT		
A	ISSUE COLOUR PLAN FOR CLIENT REVIEW	RS	BT	05-05-14				NEW RESIDENCE		
B	AMEND TO BUILDERS MARK UP	RS	RS	08-05-14	SCALE 1:100 @ A3 DA 02		LANDSCAPE PLAN			
					CLIENT <b>CHAMPION HOMES</b>		DATE 05-08-14		B	



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



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

Thorton Design Review Panel  
LANDCOM  
Reviewed: *Lewis* Date: 26/6/14

<table border="1"> <tr> <th>REV</th> <th>DESCRIPTION</th> <th>BY</th> <th>CHECK</th> <th>DATE</th> </tr> <tr> <td>A</td> <td>ISSUE COLOUR PLAN FOR CLIENT REVIEW</td> <td>RS</td> <td>BT</td> <td>05-05-14</td> </tr> <tr> <td>B</td> <td>AMEND TO BUILDERS MARK UP</td> <td>RS</td> <td>RS</td> <td>06-05-14</td> </tr> </table>	REV	DESCRIPTION	BY	CHECK	DATE	A	ISSUE COLOUR PLAN FOR CLIENT REVIEW	RS	BT	05-05-14	B	AMEND TO BUILDERS MARK UP	RS	RS	06-05-14	<p><b>ecodesign</b> outdoor living environments</p> <p>PO Box 8134, Bowditch Hill, NSW 2153 Ph: (02) 9480 7712 Fax: (02) 9480 7705 Email: info@ecodesign.com.au Web: www.ecodesign.com.au Member of the Australian Institute of Landscape Design and Interiors</p>	<p>ADDRESS <b>LOT 2207 EMPIRE CIRCUIT, PENRITH</b></p> <p>CLIENT <b>CHAMPION HOMES</b></p>	<p>PROJECT <b>NEW RESIDENCE</b></p> <p>DRAWING <b>LANDSCAPE PLAN</b></p> <p>SCALE <b>1:100 @ A3</b></p> <p>DATE <b>05-08-14</b></p> <p>BY <b>RS</b></p> <p>CHECKED BY <b>RS</b></p> <p>DATE <b>05-08-14</b></p> <p>BY <b>B</b></p>
REV	DESCRIPTION	BY	CHECK	DATE														
A	ISSUE COLOUR PLAN FOR CLIENT REVIEW	RS	BT	05-05-14														
B	AMEND TO BUILDERS MARK UP	RS	RS	06-05-14														

**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.

**Proposed Site & Drainage Plan**

SCALE 1:200

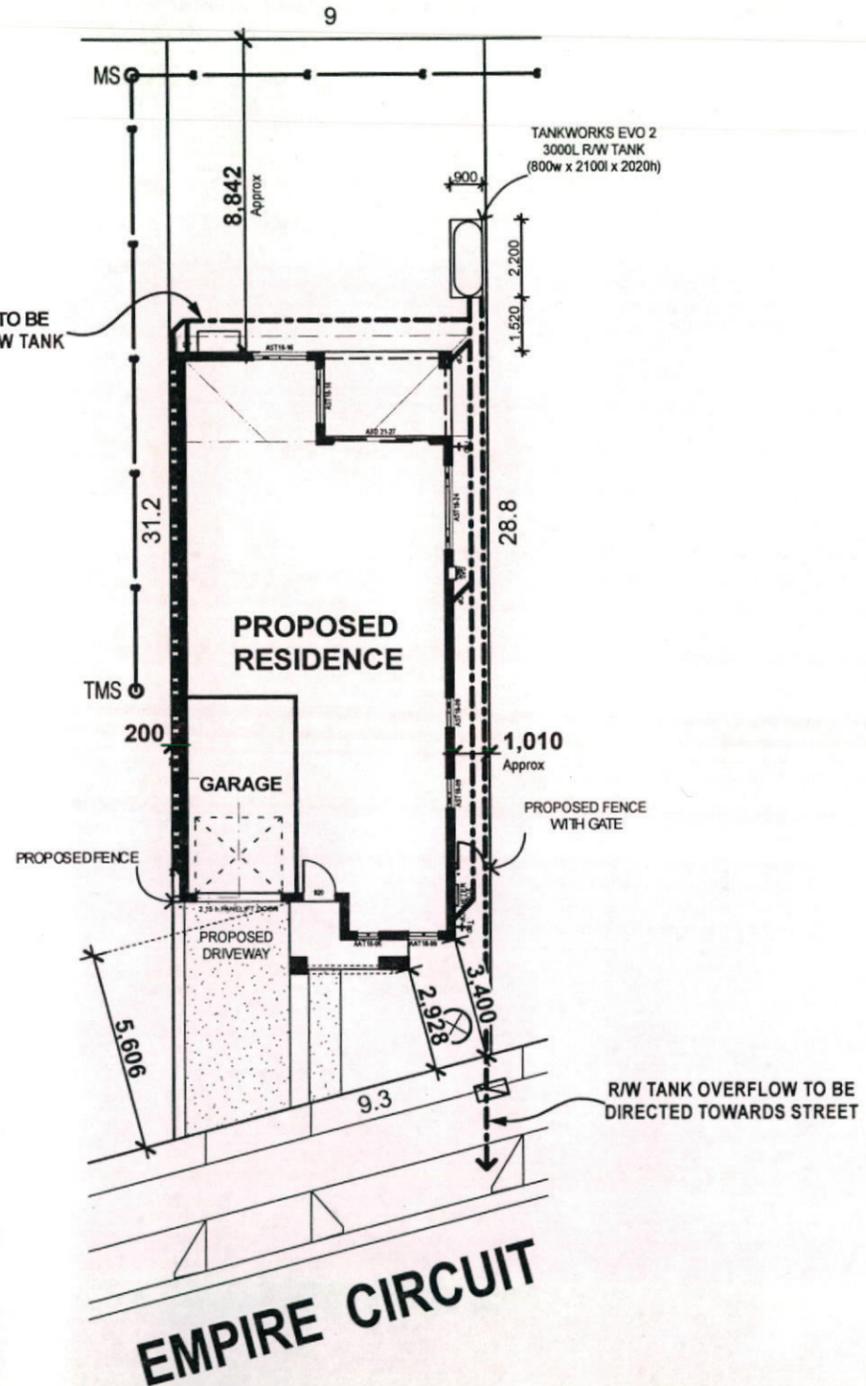
**NOTE:**  
FINAL SITING AND LEVELS OF PROPOSED RESIDENCE, TO BE CONFIRMED UPON RECEIPT OF CONTOUR SURVEY PREPARED BY BUILDER'S SURVEYOR



**NORTH**  
LOT 2207  
369.6m<sup>2</sup>

**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	<b>Refer to Current B.C.A for Detailed specification</b>
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.



STORMWATER LINES TO BE DIRECTED TOWARDS R/W TANK

TANKWORKS EVO 2  
3000L R/W TANK  
(800w x 2100l x 2020h)

**Thorton Design Review Panel**  
LANDCOM  
Reviewed *[Signature]* Date 26/6/14

**Energy Rating** Certificate Number 15430313  
 single-dwelling rating 4.5 stars  
 multi-unit development (attach listing of ratings) heating 68.6 MJ/m<sup>2</sup>  
cooling 58.2 MJ/m<sup>2</sup>  
Recessed downlights confirmation:  Rated with  Rated without  
Assessor Name/Number Luis Contigiani BDAV13/1543  
Assessor Signature *[Signature]* Date 12.05.2014

Plot Date  
Sun 15 Jun 2014

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

**SITE & SLAB CLASSIFICATION IS TO BE CONFIRMED**

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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Revision	Date	Amendment
B	15.06.14	FLOOR LEVELS ADDED / DA PLANS - MT
A	04.04.14	CONTRACT DRAWINGS - NA

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Proposed Residence  
at Lot : 2207  
Empire Circuit,  
(Thornton) Penrith

Client : **Champion Homes**

Sheet Size: A3	Date: 04/04/14	Drawn: N.A
Design : <b>Custom Design</b>		
Job No. 3160N	Sheet 1 of 11	

Job No. 3160N Sheet 1 of 11

Wind Speed : Class = N2

Document Set ID: 6026222

Version: 1, Version Date: 04/07/2014



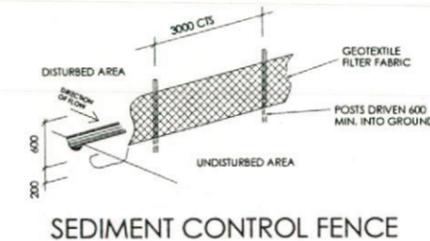
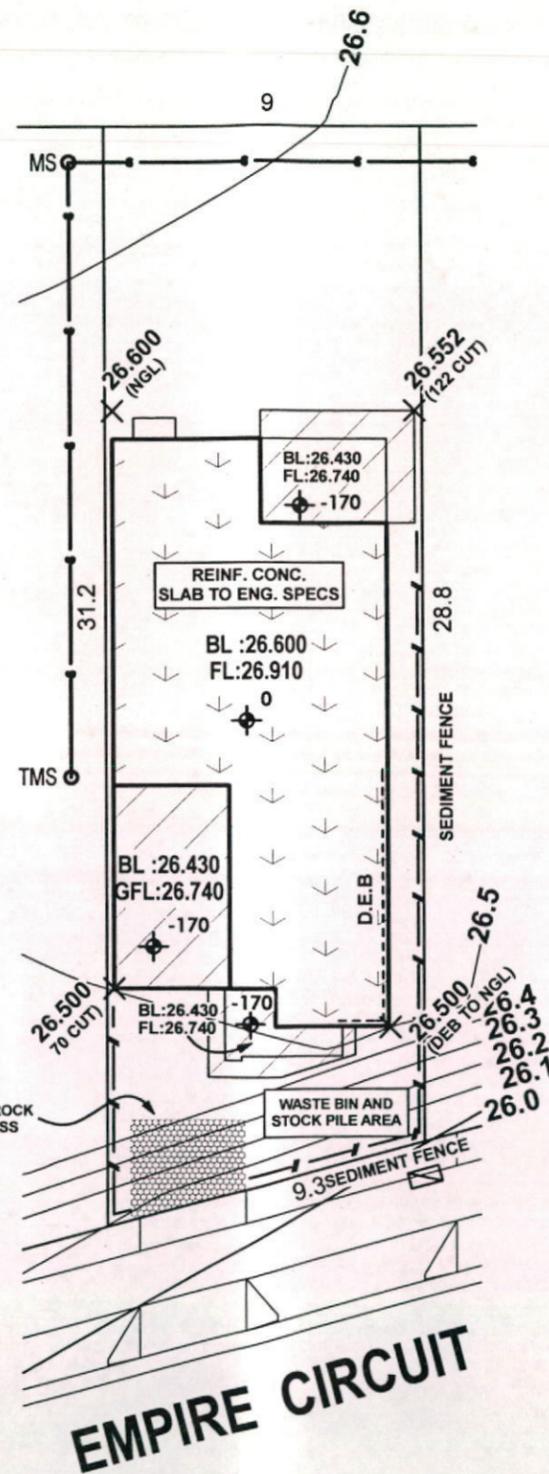
# Erosion & Sediment Control Plan

SCALE 1:200

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

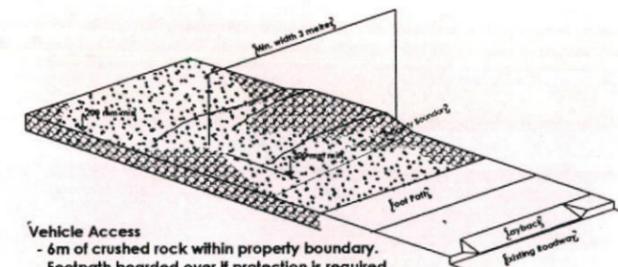


**NORTH**  
LOT 2207  
369.6m<sup>2</sup>



## 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.

	<b>Energy Rating</b>	Certificate Number	15430313
<input checked="" type="checkbox"/>	single-dwelling rating		4.5 stars
<input type="checkbox"/>	multi-unit development (attach listing of ratings)	heating	68.6 MJ/m <sup>2</sup>
		cooling	58.2 MJ/m <sup>2</sup>
Recessed downlights confirmation:		<input checked="" type="checkbox"/> Rated with	<input type="checkbox"/> Rated without
Assessor Name/Number		Luis Contigiani	BDAV/13/1543
Assessor Signature			Date 12.05.2014

**Thornton Design Review Panel**

Reviewed Date 26/6/14

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

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.

**Champion Homes**  
Simply the Best

Suite 1, Level 1,  
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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	15.06.14	FLOOR LEVELS ADDED / DA PLANS - MT
A	04.04.14	CONTRACT DRAWINGS - NA

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Proposed Residence  
at Lot : 2207  
Empire Circuit,  
(Thornton) Penrith

Client :  
**Champion Homes**

Sheet Size: A3 Date: 04/04/14 Drawn: N.A

Design :  
**Custom Design**

Job No. 3160N Sheet 3 of 11

Plot Date  
Sun 15 Jun 2014

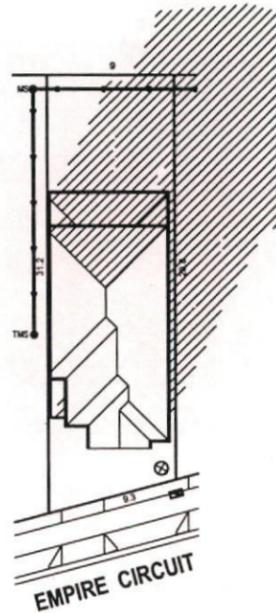
ALL GLAZING TO BE NFRC VALUE - R1.5 TO ALL INTERNAL GARAGE WALLS ONLY  
OF UP = 6.58 OR LESS AND  
SHGC = 0.18 +/- 15 %  
RANKING TO ALL METAL ROOF ONLY  
R 2.5 INSULATION TO ALL CEILING  
R 1.5 BATTES TO ALL EXT. WALLS

# Shadow Diagrams

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



**NORTH**  
LOT 2207  
369.6m<sup>2</sup>



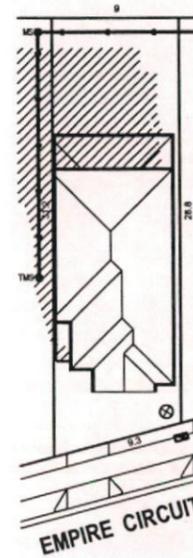
**June 21st - 9am**

SCALE 1:500

NOTE:  
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**NORTH**  
LOT 2207  
369.6m<sup>2</sup>



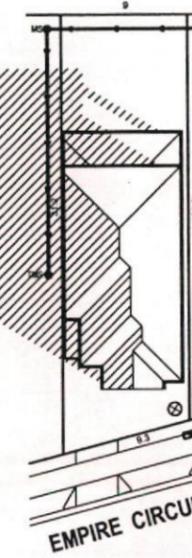
**June 21st - 12noon**

SCALE 1:500

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



**NORTH**  
LOT 2207  
369.6m<sup>2</sup>



**June 21st - 3pm**

SCALE 1:500

Thorton Design Review Panel  
LANDCOM  
Reviewed *[Signature]* Date *26/6/14*

	<b>Energy Rating</b>	Certificate Number	15430313
<input checked="" type="checkbox"/>	single-dwelling rating		4.5 stars
<input type="checkbox"/>	multi-unit development (attach listing of ratings)	heating	68.6 MJ/m <sup>2</sup>
	<small>If selected, data specified is the average across the entire development</small>	cooling	58.2 MJ/m <sup>2</sup>
Recessed downlights confirmation:		<input checked="" type="checkbox"/> Rated with	<input type="checkbox"/> Rated without
Assessor Name/Number		Luis Contigiani	BDAV/13/1543
Assessor Signature		<i>[Signature]</i>	Date 12.05.2014

ALL GLAZING TO BE NFRC VALUE - R1.5 TO ALL INTERNAL GARAGE  
OF UPW = 8.00 OR LESS AND  
R1.5 TO ALL EXTERNAL WALLS ONLY  
R 2.0 INSULATION TO ALL METAL ROOF ONLY  
R 2.0 INSULATION TO ALL CEILING  
R 1.5 BATTES TO ALL EXT. WALLS

Plot Date  
Sun 15 Jun 2014

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

 <b>Champion Homes</b> <i>Simply the Best</i>	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	Copyright. © This plan is the property of Champion Homes and may not be used in whole or part. Legal action will be taken against any person who infringes the copyright.	Proposed Residence at Lot : 2207 Empire Circuit, (Thornton) Penrith	Client : <b>Champion Homes</b> Sheet Size: A3 Date: 04/04/14 Drawn: N.A. Design : <b>Custom Design</b> Job No. <b>3160N</b> Sheet 4 of 11								
	<table border="1"> <thead> <tr> <th>Revision</th> <th>Date</th> <th>Amendment</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>15.06.14</td> <td>FLOOR LEVELS ADDED / DA PLANS - MT</td> </tr> <tr> <td>A</td> <td>04.04.14</td> <td>CONTRACT DRAWINGS - NA</td> </tr> </tbody> </table>	Revision	Date	Amendment	B	15.06.14	FLOOR LEVELS ADDED / DA PLANS - MT	A	04.04.14	CONTRACT DRAWINGS - NA		
Revision	Date	Amendment										
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A	04.04.14	CONTRACT DRAWINGS - NA										

**SITE & SLAB  
CLASSIFICATION  
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.

Wind Speed : Class = N2

Schedule of BASIX commitments

BASIX TEMPLATE

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Fixtures</b>			
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✓	✓
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✓	✓
<b>Alternative water</b>			
<b>Rainwater tank</b>			
The applicant must install a rainwater tank of at least 3000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 151.16 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to:			
• all toilets in the development		✓	✓
• the cold water tap that supplies each clothes washer in the development		✓	✓
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓
<b>Thermal Comfort Commitments</b>			
<b>Simulation Method</b>			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.			
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓

Floor and wall construction	Area
floor - concrete slab on ground	All or part of floor area square metres
floor - suspended floor above garage	All or part of floor area

**ALL GLAZING TO BE NFRC VALUE - R1.5 TO ALL INTERNAL GARAGE WALLS ONLY**  
**OF UW = 6.66 OR LESS AND SHGCw = 0.70 + / - 10 %**  
**SARKING TO ALL METAL ROOF ONLY**  
**R 3.5 INSULATION TO ALL CEILING**  
**R 1.5 BATTS TO ALL EXT. WALLS**

**Thorton Design Review Panel**  
 LANDCOM  
 Reviewed *[Signature]* Date 26/6/14

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Hot water</b>			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.	✓	✓	✓
<b>Cooling system</b>			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: EER 2.5 - 3.0		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: EER 2.5 - 3.0		✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.		✓	✓
<b>Heating system</b>			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: EER 2.5 - 3.0		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: EER 2.5 - 3.0		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓
<b>Ventilation</b>			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
<b>Artificial lighting</b>			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:			
• at least 4 of the bedrooms / study.		✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Natural lighting</b>			
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
<b>Other</b>			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

**Energy Rating** Certificate Number **15430313**

single-dwelling rating **4.5** stars

multi-unit development (attach listing of ratings) heating **68.6** MJ/m<sup>2</sup>

*If selected, data specified is the average across the entire development* cooling **58.2** MJ/m<sup>2</sup>

Recessed downlights confirmation:  Rated with  Rated without

Assessor Name/Number Luis Contigiani BDAV/13/1543

Assessor Signature *[Signature]* Date **12.05.2014**

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

**Champion Homes**  
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 Fax (02) 9825 8110  
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Revision	Date	Amendment
B	15.06.14	FLOOR LEVELS ADDED / DA PLANS - MT
A	04.04.14	CONTRACT DRAWINGS - NA

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Proposed Residence  
 at Lot : 2207  
 Empire Circuit,  
 (Thornton) Penrith

Plot Date  
 Sun 15 Jun 2014

Client :  
**Champion Homes**

Sheet Size: A3 Date: 04/04/14 Drawn: N.A

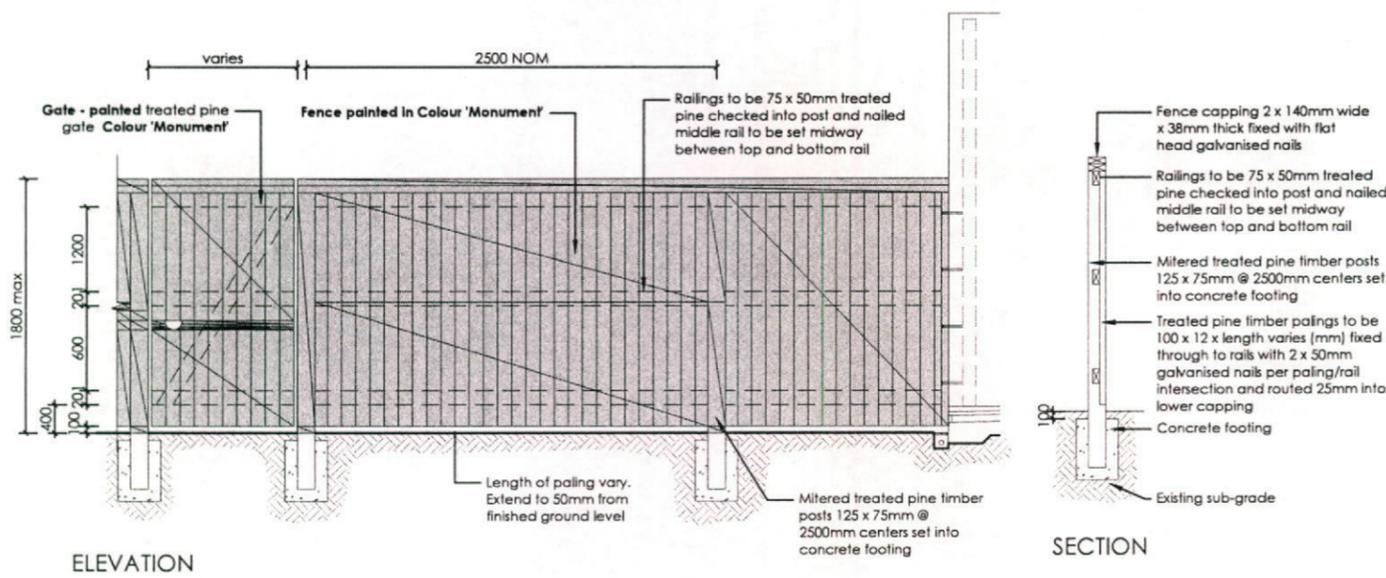
Design :  
**Custom Design**

Job No. **3160N** Sheet 5 of 11

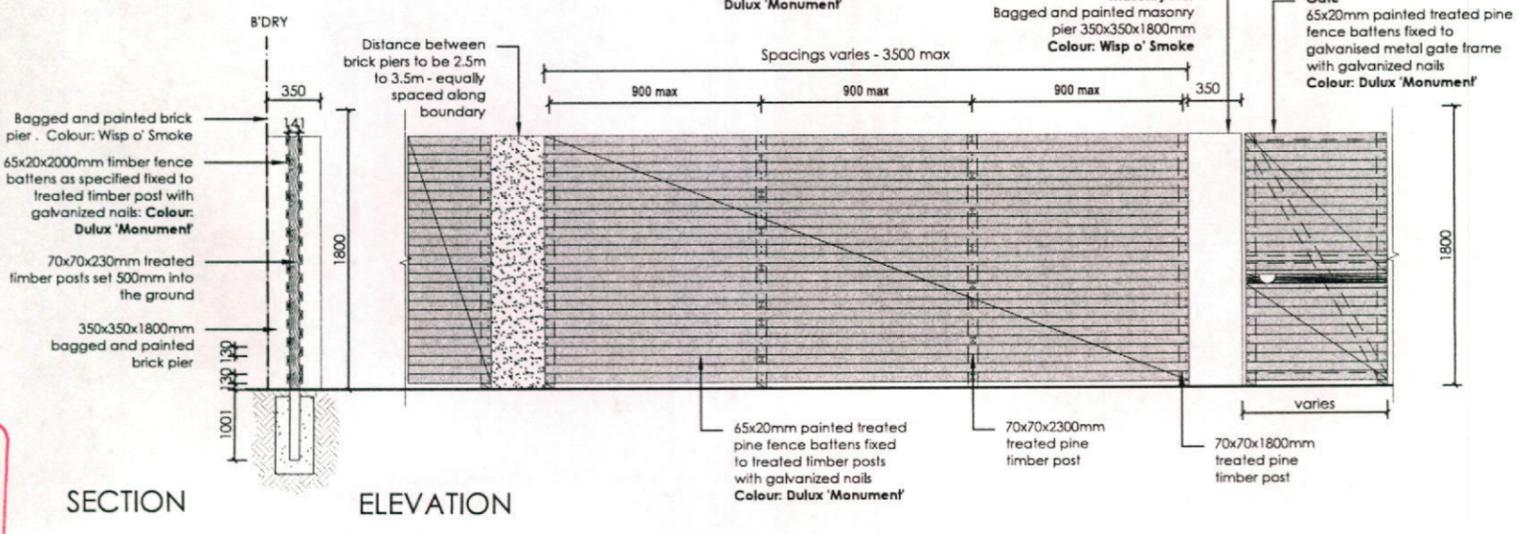
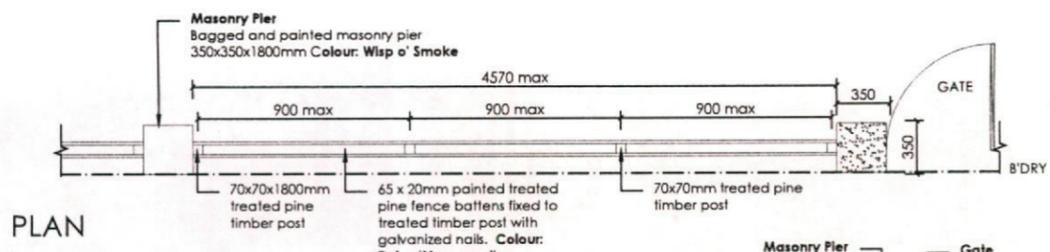
**SITE & SLAB CLASSIFICATION IS TO BE CONFIRMED**

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.

Wind Speed : Class = N2  
 Document Set ID: 6026222  
 Version: 1, Version Date: 04/07/2014



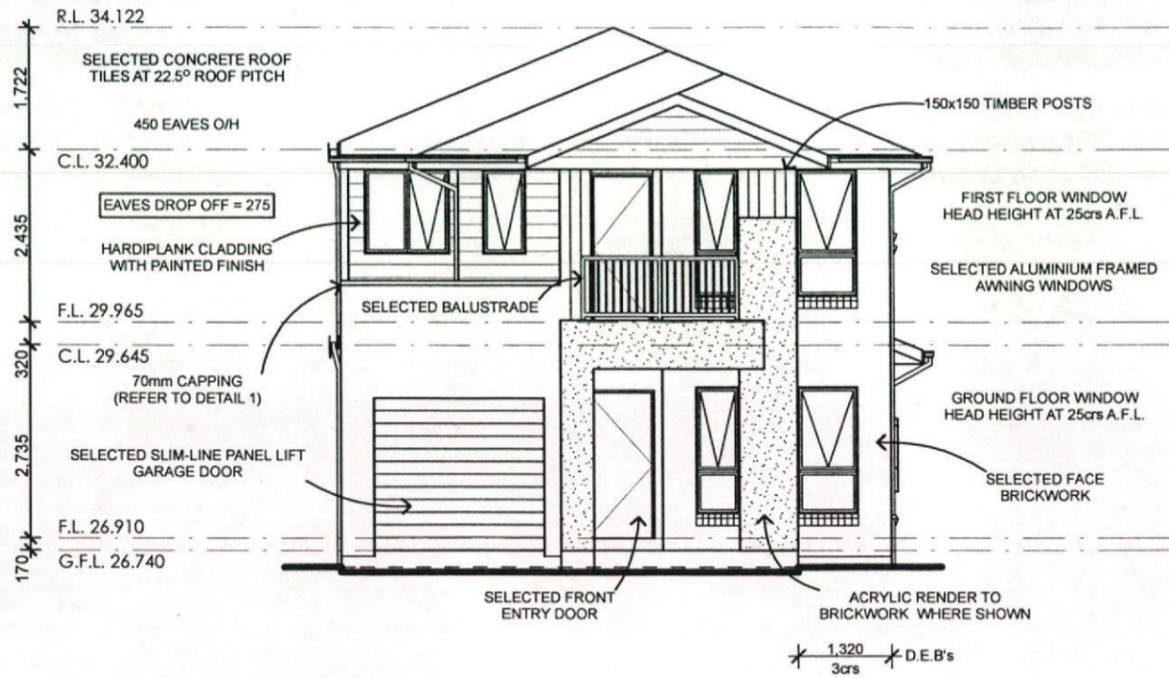
**7 FENCE TYPE 4b - Rear Boundary**  
 1:50 All Laneways (except Barlett Lane)  
 Typical detail



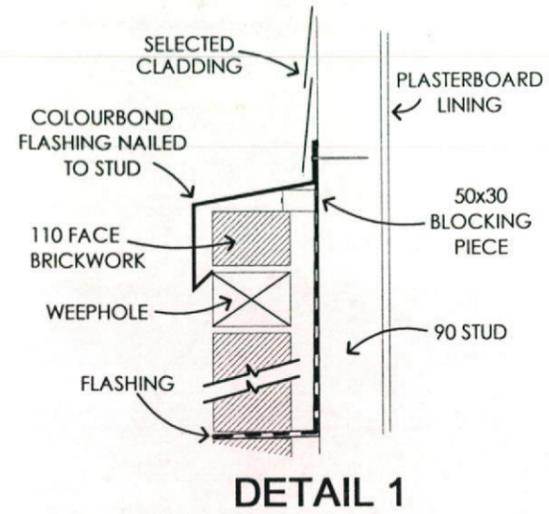
**8 FENCE TYPE 2a - Secondary Street Fencing**  
 1:50 Typical detail

Reviewed  
 LANDCOM  
 Thorston Design Review Panel  
 Date 24/6/14

REVISION	DESCRIPTION	DRAWN	CHECK	DATE		PO Box 8134, Southport QLD, NSW 2155 Ph: (02) 9460 7712 Fax: (02) 9460 7705 Email: info@ecodesign.com.au Web: www.ecodesign.com.au <small>Member of the Australian Institute of Landscape Designers and Planners</small>	PROJECT <b>LOT 2207 EMPIRE CIRCUIT, PENRITH</b>	PROJECT <b>NEW RESIDENCE</b>		
A	ISSUE COLOUR PLAN FOR CLIENT REVIEW	RS	BT	05-05-14						SCALE
B	AMEND TO BUILDERS MARK UP	RS	RS	06-05-14	CLIENT	<b>CHAMPION HOMES</b>	DATE	05-08-14	REVISION	B



**Northern Elevation**  
SCALE 1:100



**PROTECTION OF OPENABLE WINDOWS AS PER B.C.A CONDITION 3.9.2.5**  
A WINDOW OPENING MUST BE PROVIDED WITH PROTECTION IF THE FLOOR BELOW THE WINDOW IN A BEDROOM IS 2m OR MORE ABOVE THE SURFACE BENEATH. WHERE THE LOWEST LEVEL OF A WINDOW OPENING IS LESS THAN 1.7m ABOVE THE FLOOR, A KEYED LOCK MUST BE FITTED SO AS TO RESTRICT THE WINDOW OPENING TO A MAX 125mm

**Energy Rating** Certificate Number **15430313**

single-dwelling rating **4.5** stars

multi-unit development (attach listing of ratings) heating **68.6** MJ/m<sup>2</sup>

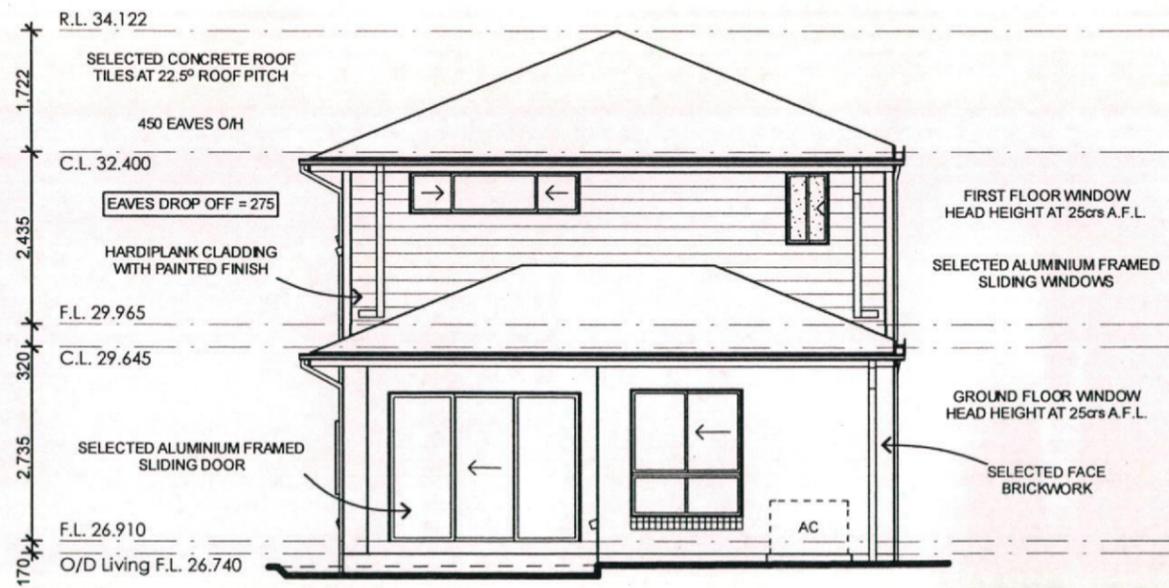
cooling **58.2** MJ/m<sup>2</sup>

Recessed downlights confirmation:  Rated with  Rated without

Assessor Name/Number **Luis Contigiani** BDAV/13/1543

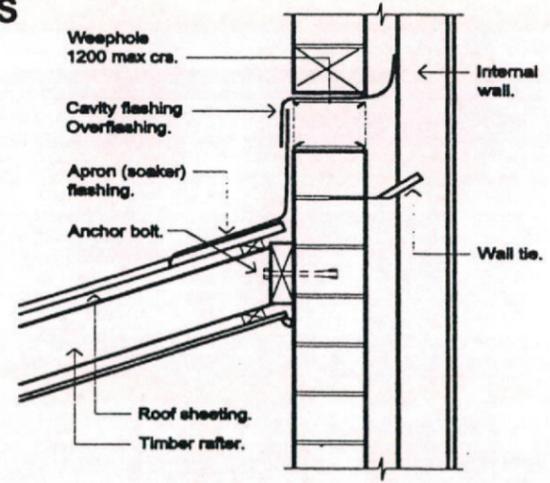
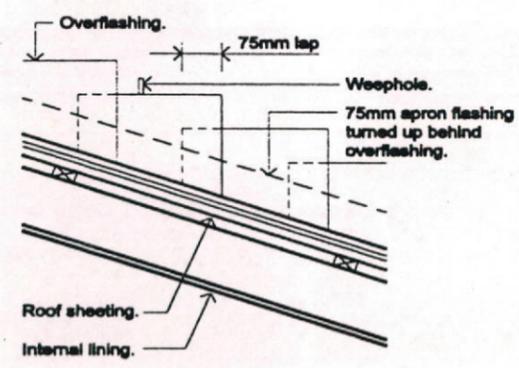
Assessor Signature *[Signature]* Date **12.05.2014**

ALL GLAZING TO BE RFRIC VALUE OF UFW = 0.85 OR LESS AND SHGC = 0.70 +/- 10% ACCORDING TO ALL METAL ROOF ONLY R 3.0 INSULATION TO ALL CEILING R 1.5 BATTE TO ALL EXT. WALLS



**Southern Elevation**  
SCALE 1:100

**STEPPED CAVITY FLASHINGS**



**Thorton Design Review Panel**

**LANDCOM**

Reviewed *[Signature]* Date **26/4/14**

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**

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EDGE REBATES	172mm x 150mm WIDE
GARAGE	170 mm FROM F.F.L.
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BALCONY	130 mm FROM F.F.L.

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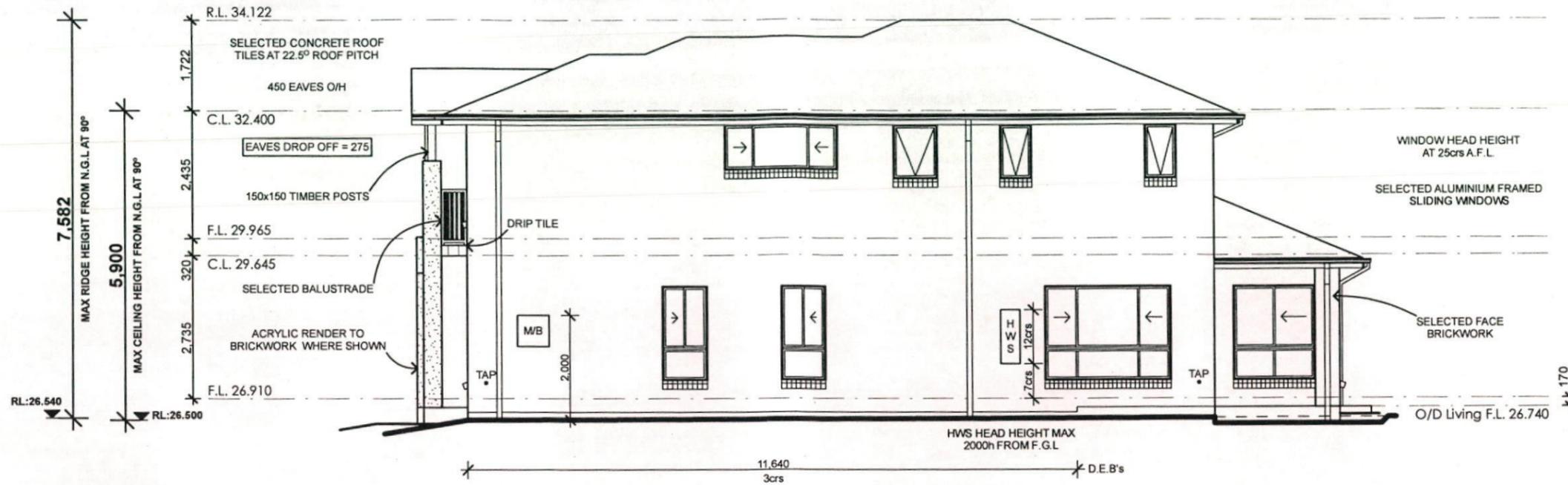
Revision	Date	Amendment
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A	04.04.14	CONTRACT DRAWINGS - NA

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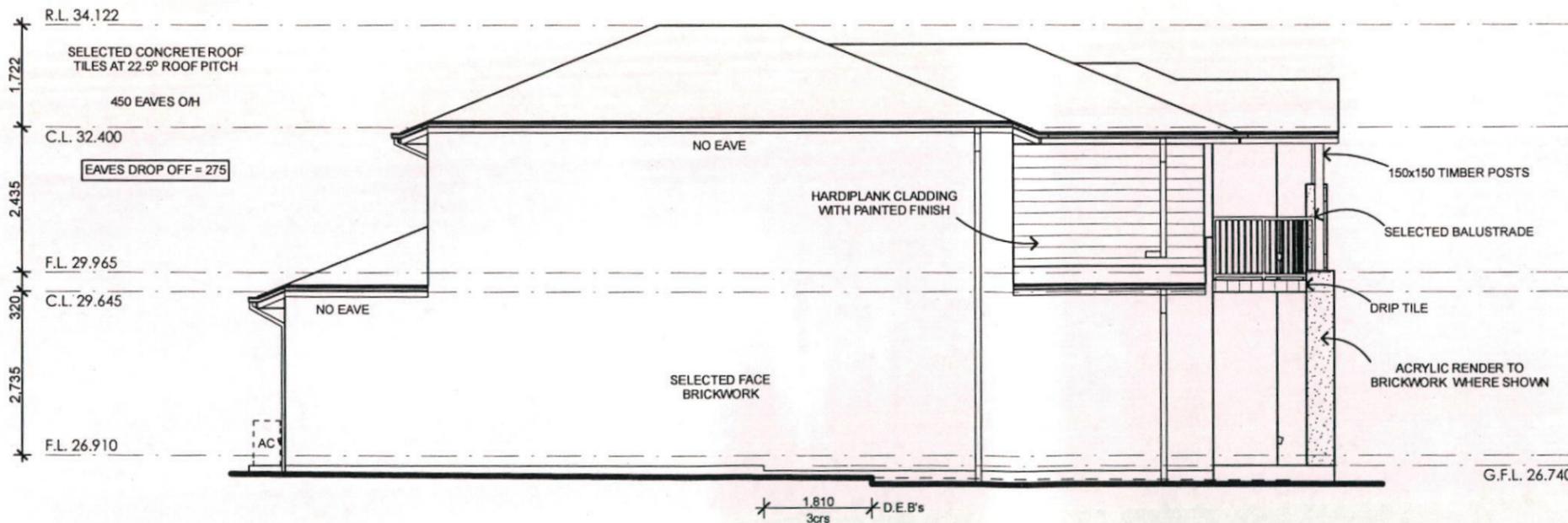
Client : <b>Champion Homes</b>
Sheet Size: A3 Date: 04/04/14 Drawn: N.A
Design : <b>Custom Design</b>
Job No. <b>3160N</b> Sheet 8 of 11

Plot Date  
Sun 15 Jun 2014



### Western Elevation

SCALE 1:100



### Eastern Elevation

SCALE 1:100

Thorton Design Review Panel  
 LANDCOM  
 Reviewed *[Signature]* Date 26/6/14

**Energy Rating** Certificate Number 15430313

single-dwelling rating 4.5 stars

multi-unit development (attach listing of ratings)

heating 66.6 MJ/m<sup>2</sup>

cooling 58.2 MJ/m<sup>2</sup>

Recessed downlights confirmation:  Rated with  Rated without

Assessor Name/Number Luis Contigiani BDAV/13/1543

Assessor Signature *[Signature]* Date 12.05.2014

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

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 (Thornton) Penrith

Client : <b>Champion Homes</b>
Sheet Size: A3 Date: 04/04/14 Drawn: N.A
Design : <b>Custom Design</b>
Job No. <b>3160N</b> Sheet 9 of 11



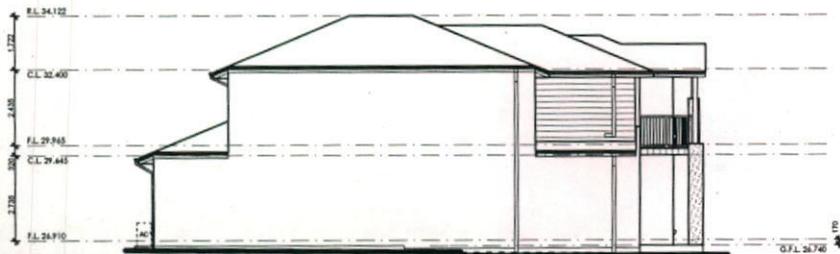
**Northern Elevation**

Not To Scale



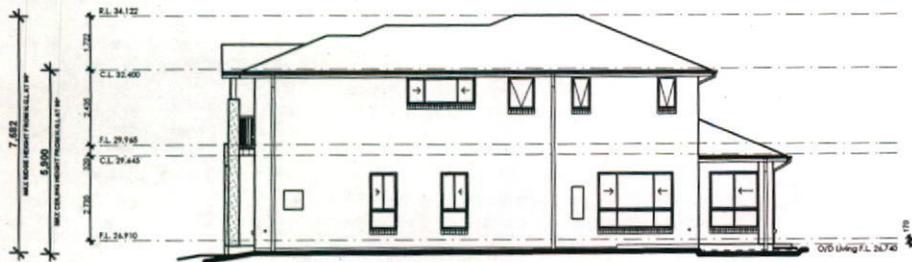
**Southern Elevation**

Not To Scale



**Eastern Elevation**

Not To Scale



**Western Elevation**

Not To Scale

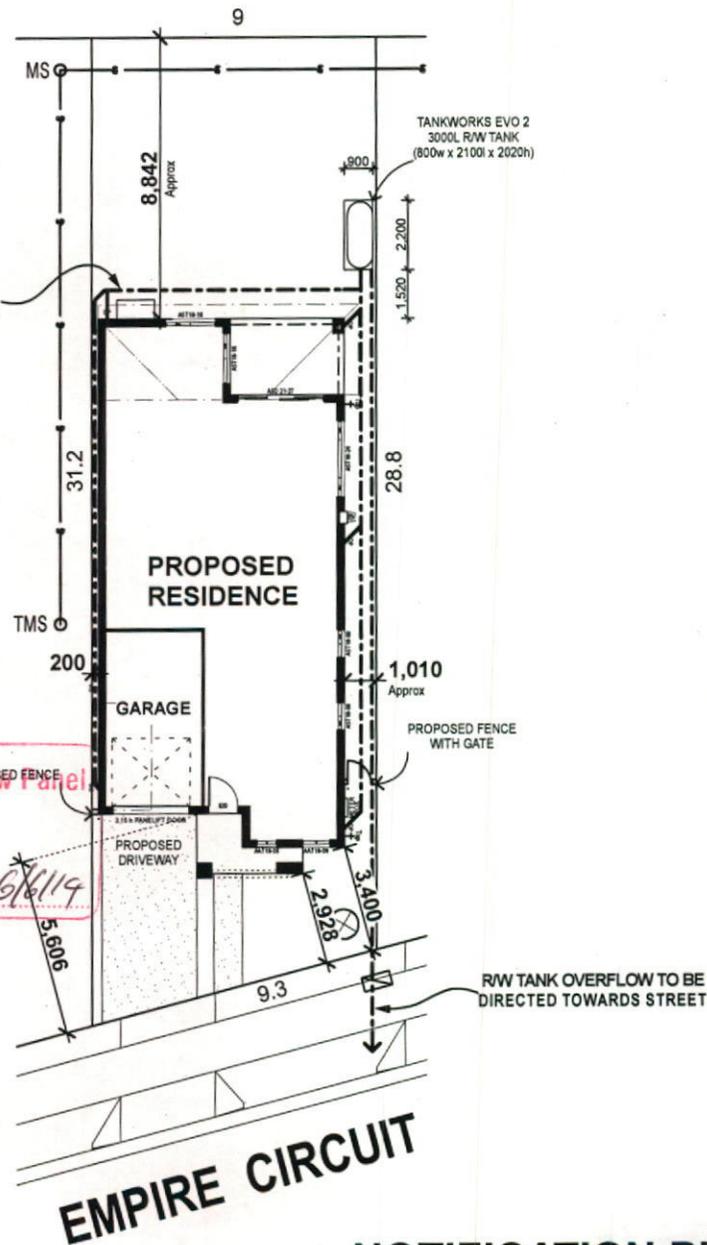
**NOTE:**  
FINAL SITING AND LEVELS OF  
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BY BUILDER'S SURVEYOR



**NORTH**  
**LOT 2207**  
**369.6m<sup>2</sup>**

STORMWATER LINES TO BE  
DIRECTED TOWARDS R/W TANK

Thorton Design Review Panel  
LANDCOM  
Reviewed *[Signature]* Date 26/11/19



**Proposed Site Plan**  
Not To Scale

**NOTIFICATION PLAN**

 <b>Champion Homes</b> <i>Simply the Best</i>	Proposed Residence
	at Lot : 2207 Empire Circuit, (Thornton) Penrith