

AREAS SCHEDULE

SITE DETAILS

LOT NUMBER: 148
 SITE AREA: 326.30m²

DWELLING AREAS

GROUND FLOOR LIVING: 100.28m²
 FIRST FLOOR LIVING: 104.51m²
 GARAGE: 19.42m²
 PORCH: 3.39m²
 OUTDOOR LEISURE: 12.75m²
 BALCONY: 3.39m²
 TOTAL FLOOR AREA: 243.74m²

'M' CLASS

(subject to borehole report)

LOT: 148

AREA: 326.30m²

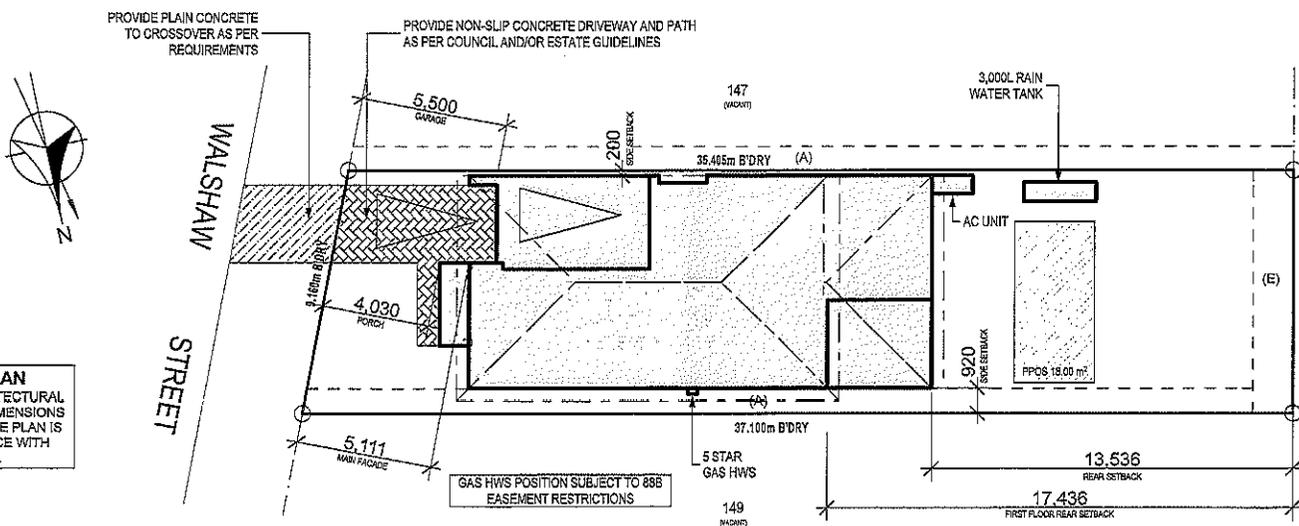
EXCAVATE SITE APPROX. 000mm TO FORM JOB DATUM R.L. 00.000 (ASSUMED) DATUM POINT 000mm BELOW FINISHED FLOOR LEVEL. EXTENT OF EXCAVATION AND BATTERS TO BE DETERMINED ON SITE.

(A) - EASEMENT FOR MAINTENANCE AND SUPPORT 0.9 WIDE (ASSUMED)

(E) - EASEMENT TO DRAIN WATER 1.5 WIDE

PRELIMINARY DEPOSITED PLAN

THIS PLAN HAS BEEN COMPILED FROM ARCHITECTURAL PLANS SUPPLIED BY URBANGROWTH NSW. DIMENSIONS AND AREAS SHOWN ARE INDICATIVE ONLY. THE PLAN IS SUBJECT TO FINAL SURVEY AND COMPLIANCE WITH COUNCIL CONDITIONS OF APPROVAL



SITE PLAN
1:200

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 148 Walshaw Street
 Thornton Estate, Penrith

- ⊗ EXHAUST FAN
- ⊕ SMOKE ALARMS 3766-1993

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

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REVISION SCHEDULE			
ISSUE	DESCRIPTION	DRAWN	DATE
A	CONTRACT PLANS	DC	04/04/14
A-1	VARIATION 2/08/14	DW	27/06/14
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

JOB No: 143684	DRAWN: DW
LGA: PENRITH	DATE: 27/06/14
DESCRIPTION: COLUMBUS 27	SITE CLASSIFICATION: REVERE
CODE: WS-COLU27D RE LH	SHEET: 2

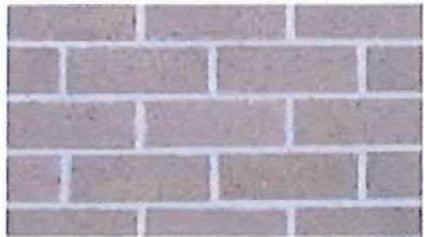
NOTES:
 *REFER TO ENGINEERS DETAILS FOR ALL EXPANSION JOINT LOCATIONS.
 *REFER TO ENGINEERS DETAILS FOR ALL STEEL BEAM AND FLOOR JOIST LOCATIONS AND DIRECTIONS.
 *REFER TO TRUSS MANUFACTURERS DETAILS FOR ALL FLOOR JOIST SIZES AND DIRECTIONS.
 *REFER TO A/C DETAILS FOR A/C DUCT POSITIONS.
 *REFER TO CONSTRUCTION REQUIREMENTS (JOIST LOCATION, STRUCTURAL BEAMS ETC).
 Version: 1.0
 Issue Date: 20/02/2015



Tungsten

**ROOF TILE - BRISTILE
TUNGSTEN
SMOOTH PROFILE**

Cement



EXP

**PGH BRICK
FOUNDATIONS
CEMENT
Off White Mortar
Ironed Joints**

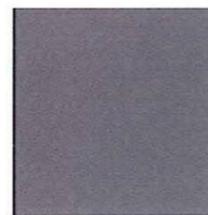


- COLORBOND - DUNE**
- FRONT DOOR
 - GARAGE DOOR
 - BALCONY HANDRAIL
 - DOWNPIPES
 - METERBOX
 - WATERTANK

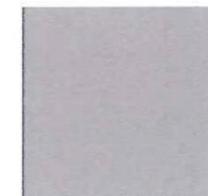
**TREND WINDOWS
DUNE**



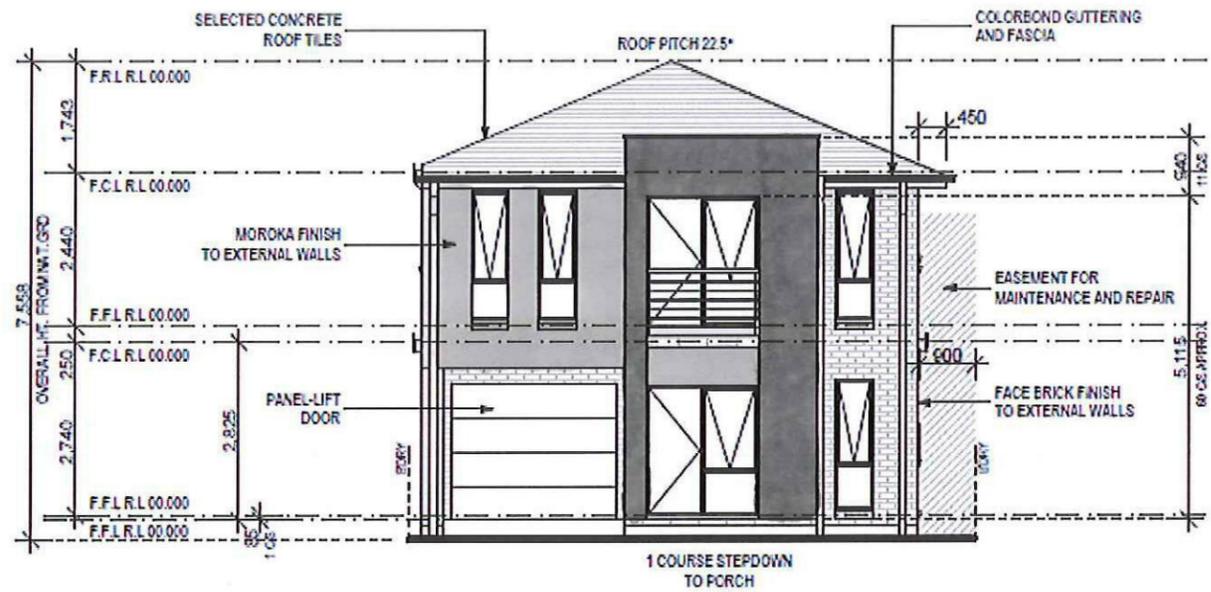
DRIVEWAY- CCS ONYX



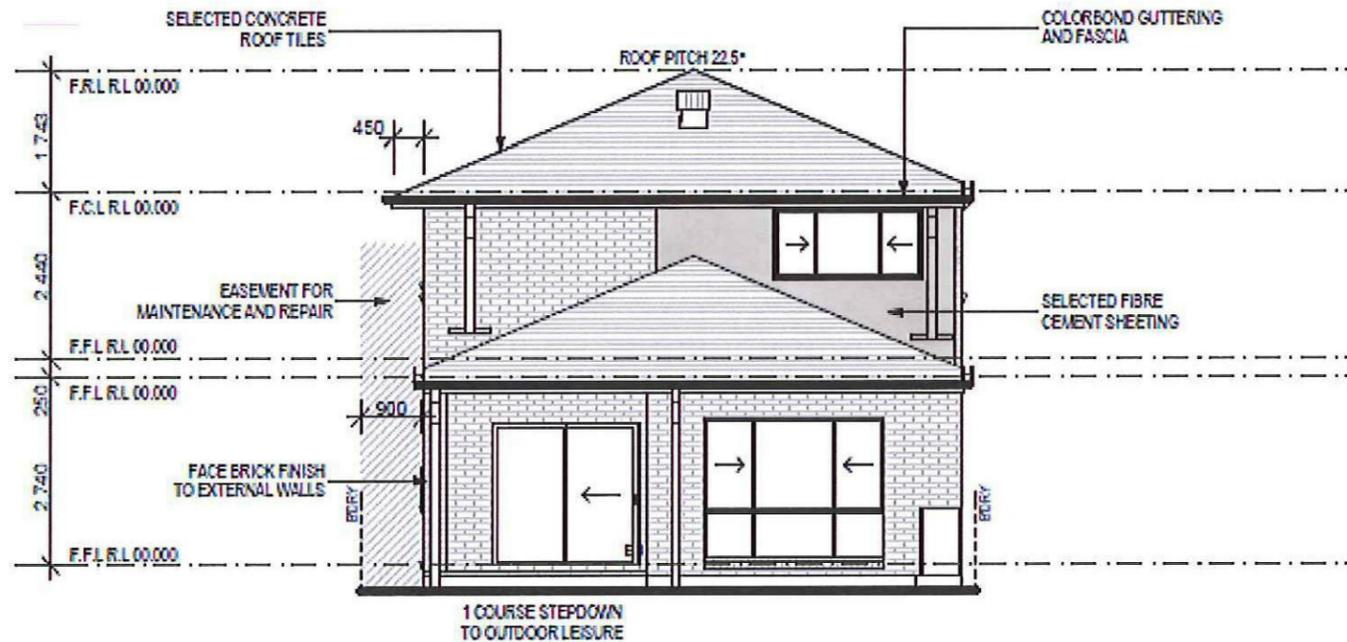
**BRISTOL PAINT
CRACKED SLATE - CEMENT
RENDER TO BRICK PIERS AND
HEADER**



**BRISTOL PAINT
COBBLESTONE- CEMENT
RENDER TO REMAINDER &
FC SHEETING**



FRONT/EAST ELEVATION
1:100



REAR/WEST ELEVATION
1:100

**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 148 Walshaw Street
Thornton Estate, Penrith

- ⊗ EXHAUST FAN
- ⊗ SMOKE ALARM AD 3766-1993

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

JOB No: 143684	DRAWN: DW
LGA: PENRITH	DATE: 27/06/14
DESCRIPTION: COLUMBUS 27	SITE CLASSIFICATION: M Case subject to soil test report
CODE: WS-COLU27D RE LH	FACADE: REVERE SHEET: 5



- COLORBOND - MONUMENT**
- GUTTER
 - FASCIA

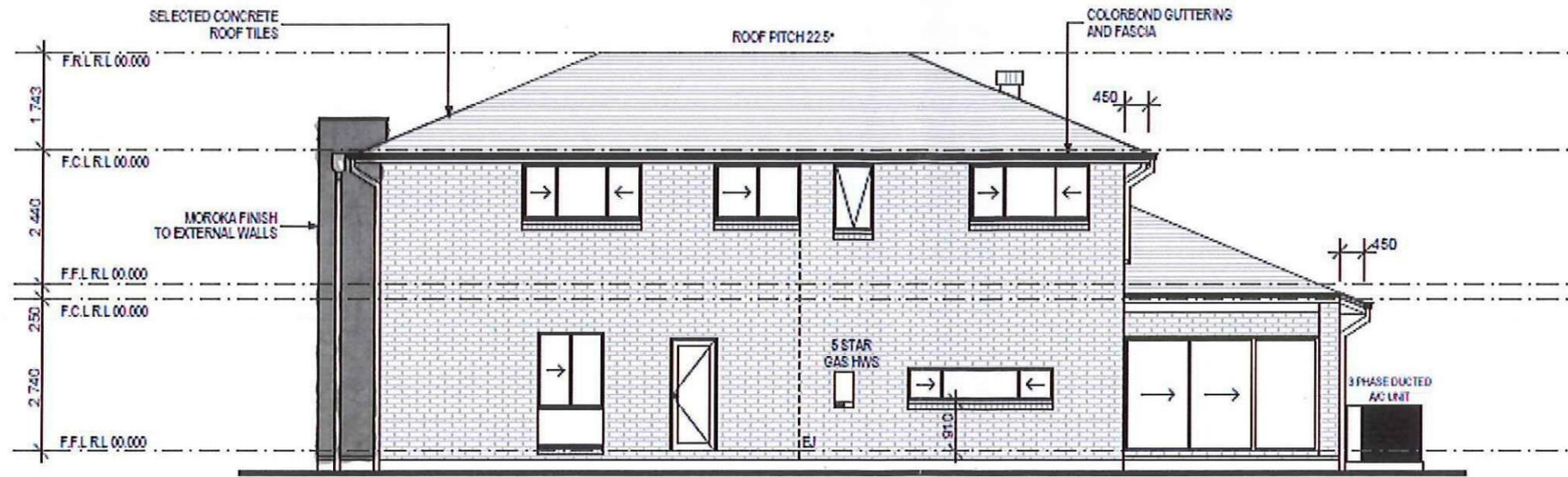
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ADDRESS:
 Lot 148 Walshaw Street
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- EXHAUST FAN
- SMOKE ALARM AS 3786-1993

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

JOB No: 143684	DRAWN DC
LGA: PENRITH	DATE 04.04.14
DESCRIPTION: COLUMBUS 27	SITE CLASSIFICATION M2 CLASS (AS PER SITE SOILWORK REPORT)
CODE: WS-COLU27D RE LH	FACADE REVERE SHEET: 5



RIGHT/NORTH ELEVATION
 1:100

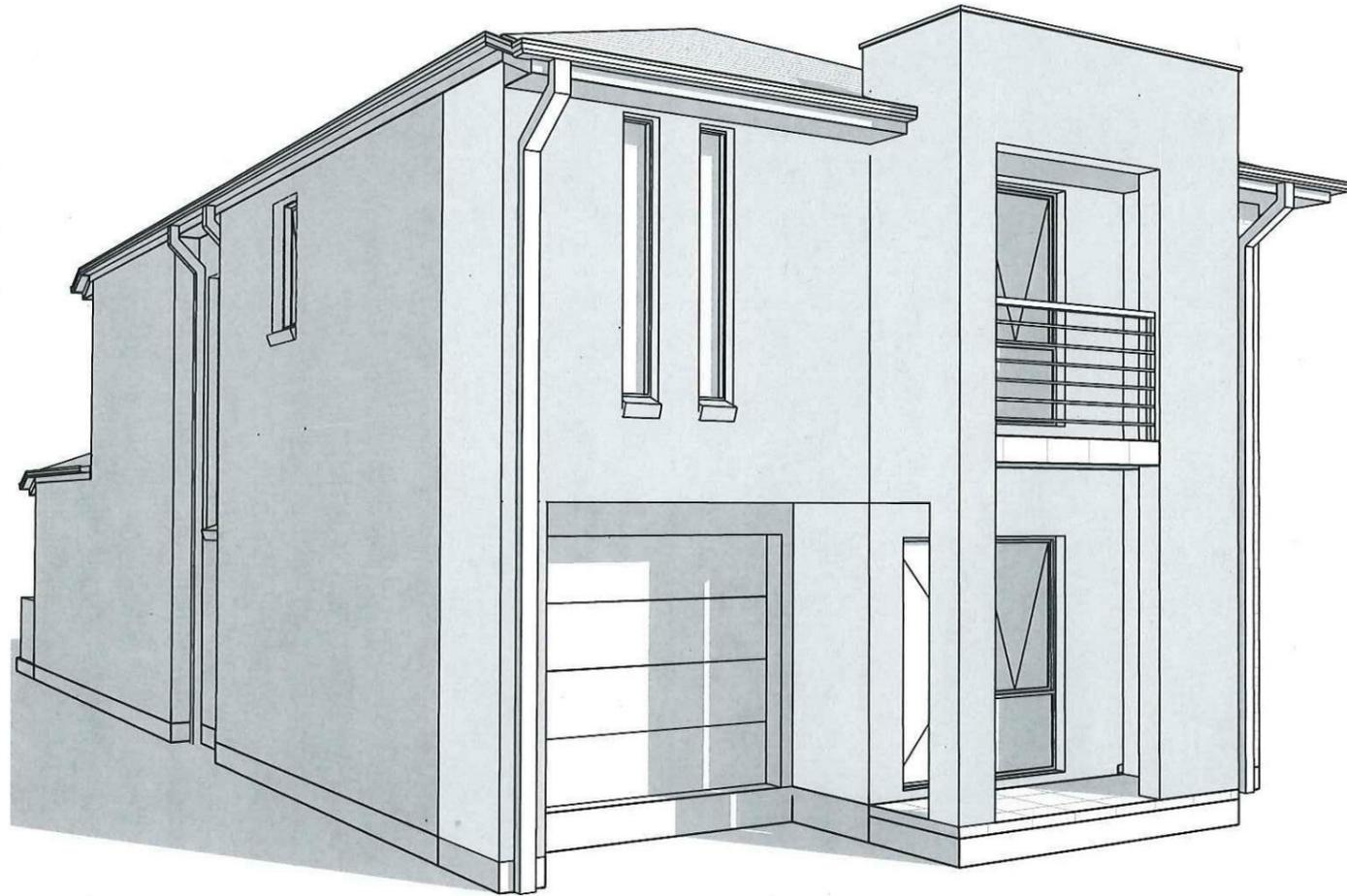


LEFT/SOUTH ELEVATION
 1:100

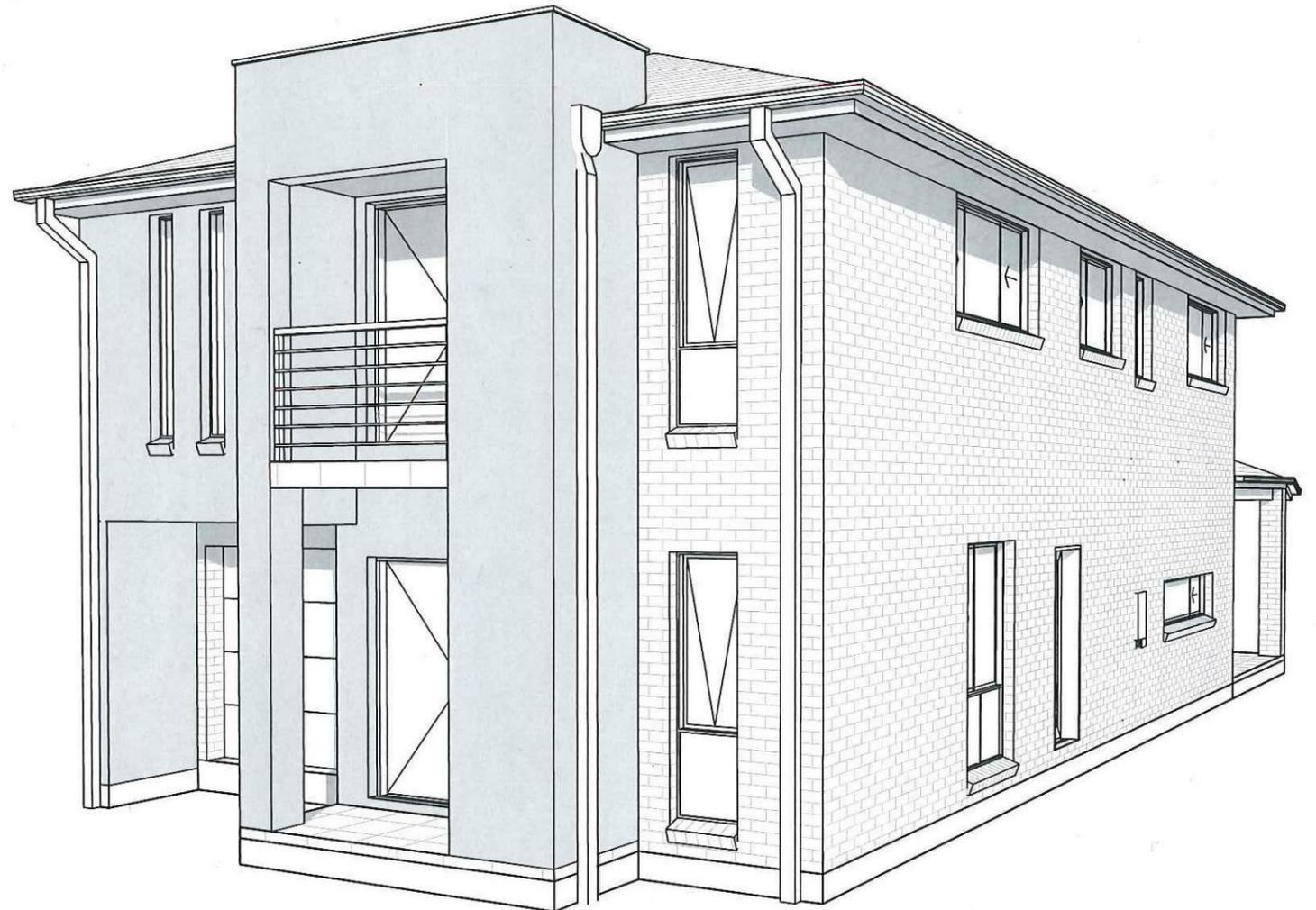
Columbus 27

Reverse

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




Thorton Design Review Panel
 Reviewed *Jul 14/14* Date *8/7/14*



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

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REVISION SCHEDULE

ISSUE	DESCRIPTION	DRAWN	DATE
A	CONTRACT PLANS	DC	04/04/14
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

JOB No: 143684	DRAWN: DC
LGA: PENRITH	DATE: 04.04.14
DESCRIPTION: COLUMBUS 27	SITE CLASSIFICATION: M' Class (subject to borehole report)
CODE: WS-COLU27D RE LH	FAÇADE: REVERE
	SHEET: 2

AREAS SCHEDULE

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LOT NUMBER:	148
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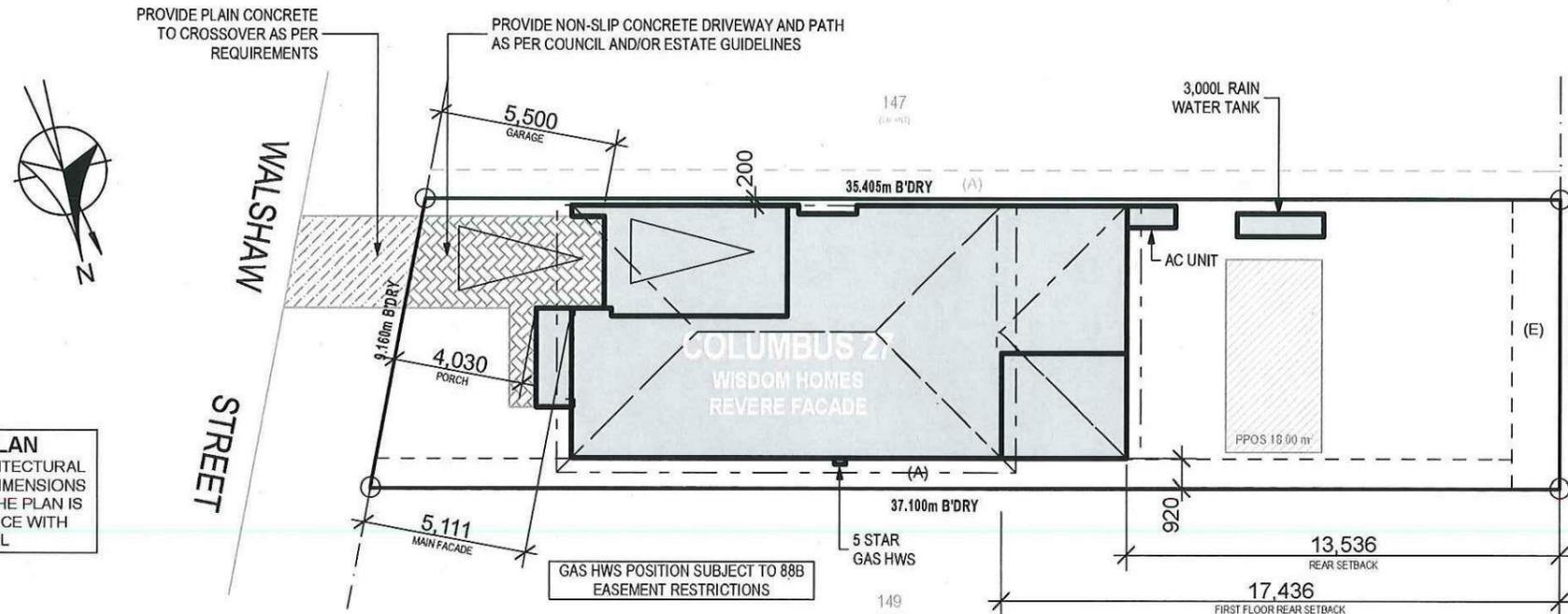
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SITE PLAN
1:200



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- SMOKE ALARM AS 3786-1993

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

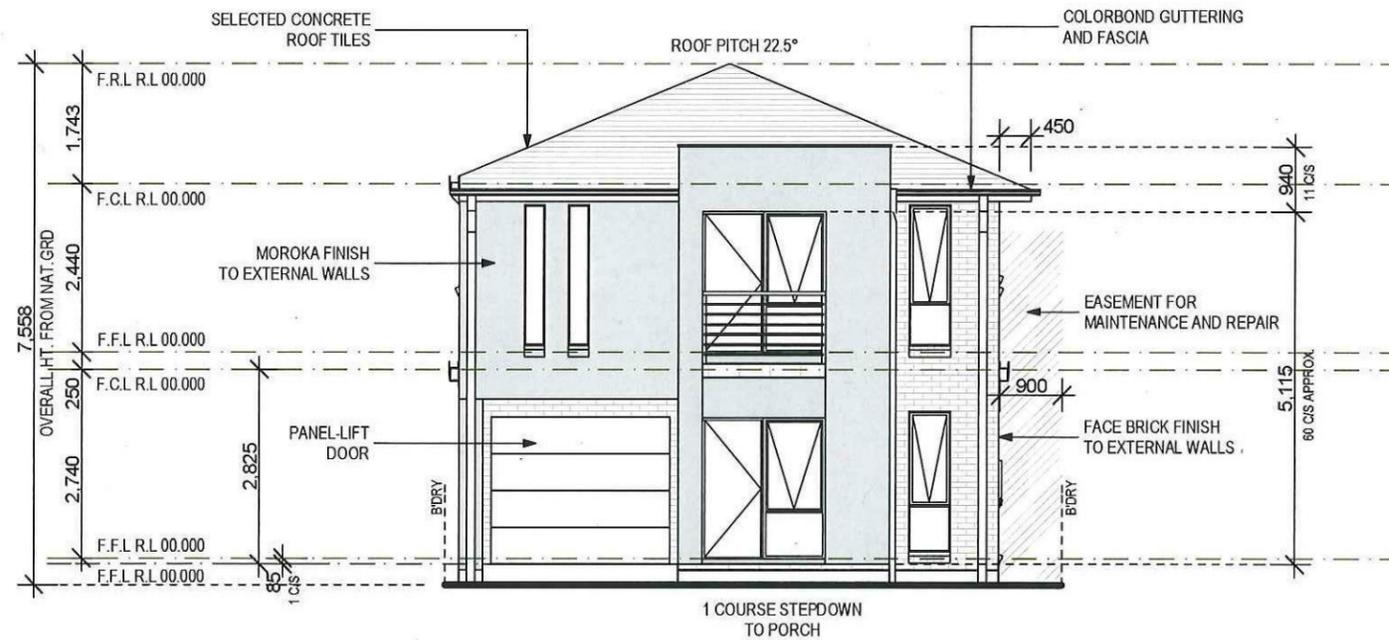
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-	-	-	-
-	-	-	-
-	-	-	-

JOB No: **143684**
LGA: **PENRITH**
DESCRIPTION: **COLUMBUS 27**
CODE: **WS-COLU27D RE LH**

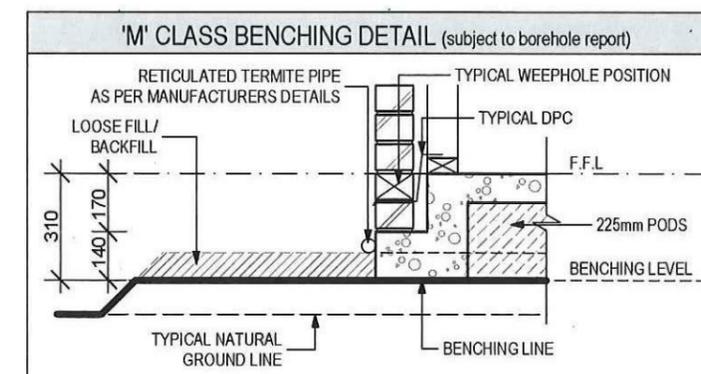
DRAWN: **DC**
DATE: **04.04.14**
SITE CLASSIFICATION: **M' Class (subject to borehole report)**
FAÇADE: **REVERE**
SHEET: **5**



FRONT/EAST ELEVATION
1:100



LEFT/SOUTH ELEVATION
1:100



NOTES:
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- EXHAUST FAN
- SMOKE ALARM AS 3786-1993

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

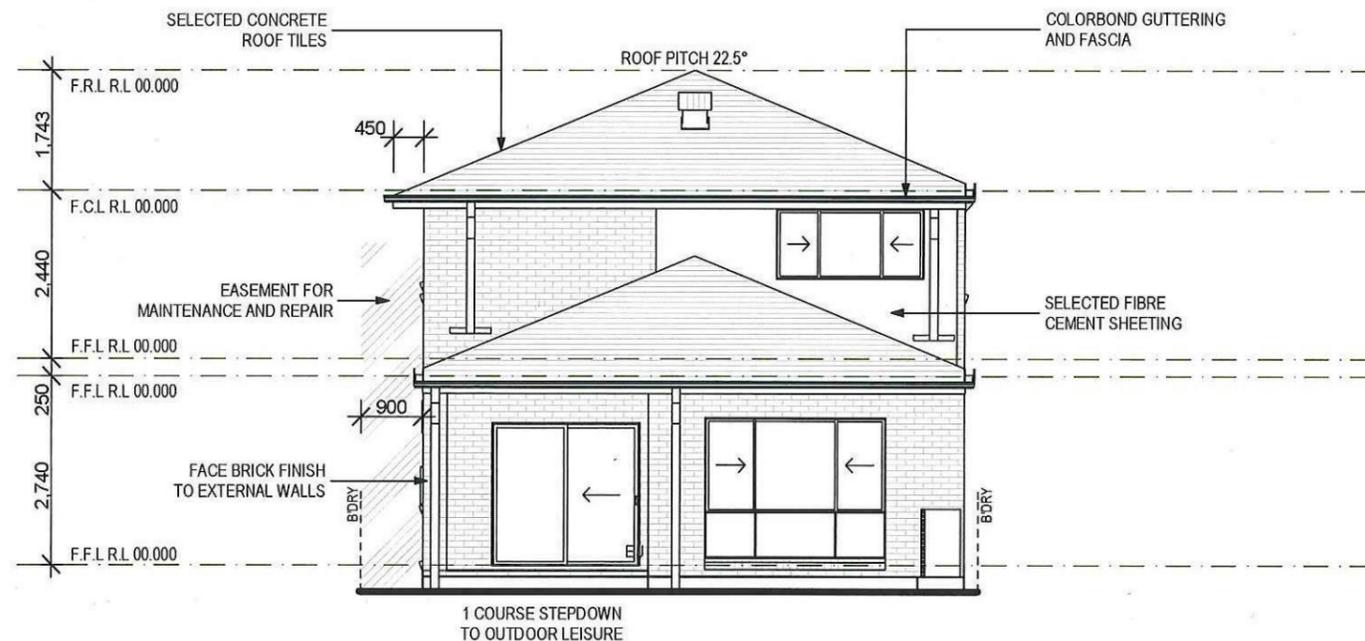
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JOB No: **143684**
 LGA: **PENRITH**
 DESCRIPTION: **COLUMBUS 27**
 CODE: **WS-COLU27D RE LH**

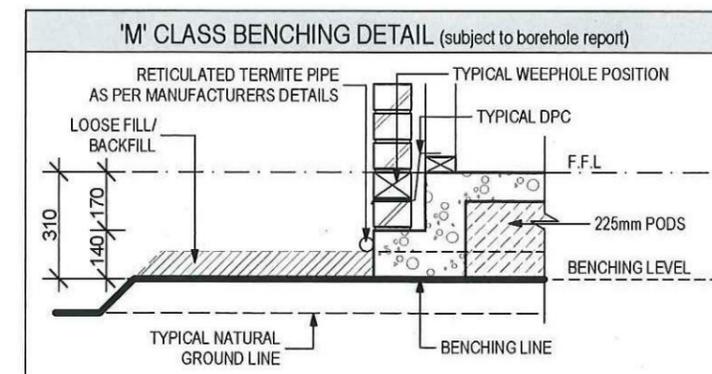
DRAWN: **DC**
 DATE: **04.04.14**
 SITE CLASSIFICATION: **M' Class (subject to borehole report)**
 FACADE: **REVERE**
 SHEET: **6**



REAR/WEST ELEVATION
1:100



RIGHT/NORTH ELEVATION
1:100



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ADDRESS:
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- EXHAUST FAN
- SMOKE ALARM AS 3786-1993

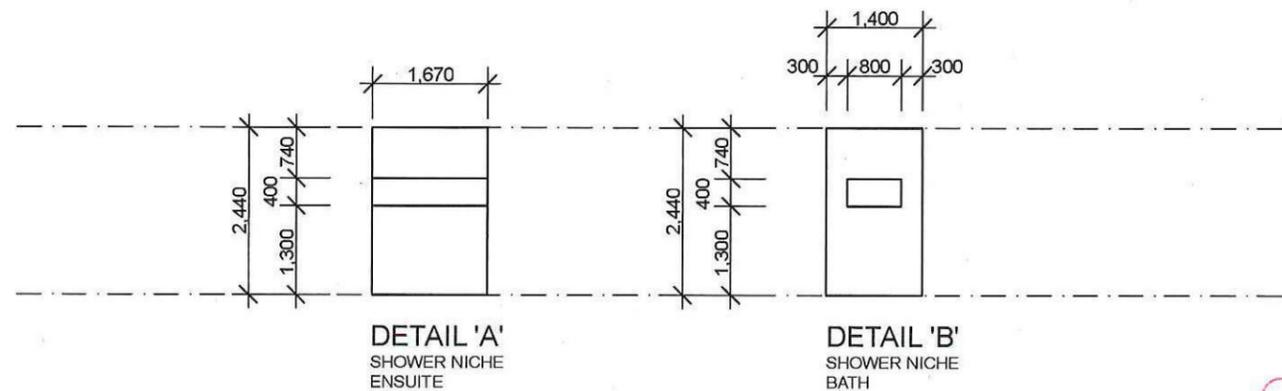
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-	-	-	-
-	-	-	-
-	-	-	-

JOB No: 143684	DRAWN: DC
LGA: PENRITH	DATE: 04.04.14
DESCRIPTION: COLUMBUS 27	SITE CLASSIFICATION: M' Class (subject to borehole report)
CODE: WS-COLU27D RE LH	FAÇADE: REVERE
	SHEET: 8



Thorton Design Review Panel
LANDCOM
Reviewed *[Signature]* Date 2/7/14

DETAILS
1:100

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JOB No: **143684** DRAWN: **DC**
DATE: **04.04.14**
LGA: **PENRITH** SITE CLASSIFICATION: **1st Class (subject to borehole report)**
DESCRIPTION: **COLUMBUS 27** FACADE: **REVERE**
CODE: **WS-COLU27D RE LH** SHEET: **9**

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	AS0626	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		

Thorton Design Review Panel
LANDCOM
Reviewed *[Signature]* Date *8/7/14*

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Lot 148 Walshaw Street
Thornton Estate, Penrith

- EXHAUST FAN
- SMOKE ALARM AS 3786-1993

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

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REVISION SCHEDULE

ISSUE	DESCRIPTION	DRAWN	DATE
A	CONTRACT PLANS	DC	04/04/14
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

JOB No: 143684	DRAWN: DC
LGA: PENRITH	DATE: 04.04.14
DESCRIPTION: COLUMBUS 27	SITE CLASSIFICATION: M* Class (subject to borehole report)
CODE: WS-COLU27D RE LH	FAÇADE: REVERE SHEET: 10

Door Schedule									
Door No.	Type	Door Size		Plan View	Elev. View	Glazing	Frame and reveal	Flyscreens	Others
		Height	Width						
D1	MEF5 Spec.	2,040	820				240mm BV		
D2	MEF5 Spec.	2,040	770				240mm BV		
D3	TXD2022	2,065	2,153			Single clear	240mm BV		
D4	TSD2036	2,065	3,550			Single clear	240mm BV		
D5	720mm hung door	2,040	720				90mm TF		
D6	720mm hung door	2,040	720				90mm TF		Lift-off hinges
D7	620mm hung door	2,040	620				90mm TF		
D8	820mm hung door	2,040	820				90mm TF		
D9	MEF5 Spec.	2,040	820				240mm BV		
D10	820mm hung door	2,040	820				70mm TF		
D11	820mm hung door	2,040	820				70mm TF		
D12	820mm hung door	2,040	820				70mm TF		
D13	2 x 820mm hung doors	2,040	1,640				70mm TF		
D14	820mm hung door	2,040	820				70mm TF		
D15	820mm hung door	2,040	820				70mm TF		
D16	720mm hung door	2,040	720				70mm TF		Lift-off hinges
D17	820mm hung door	2,040	820				70mm TF		
D18	820mm hung door	2,040	820				70mm TF		
D19	820mm hung door	2,040	820				70mm TF		



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.
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 *FLOOR FINISHES AS SELECTED AS PER TENDER.

Lot 148 Walshaw

PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aw	Agapanthus 'White'	White Agapanthus	11	200mm	0.5m
Cpl	Camellia sasanqua 'Paradise Pearl'	Camellia	7	300mm	2m
Cbn	Catalpa bignonioides 'Nana'	Designer Catalpa	1	75L	5m
Dg	Dietes grandiflora	Wild Iris	4	200mm	1m
Oi	Ophiopogon 'Stripey White'	Stripey White Mondo Grass	7	200mm	0.3-0.4m

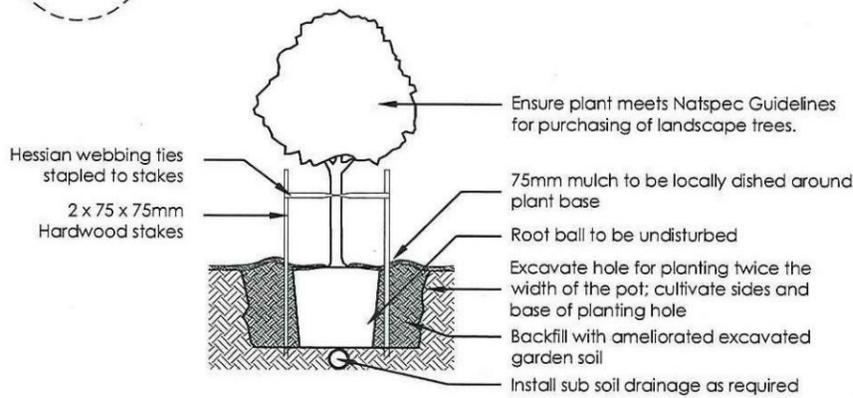
LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
19	7	0	12	1

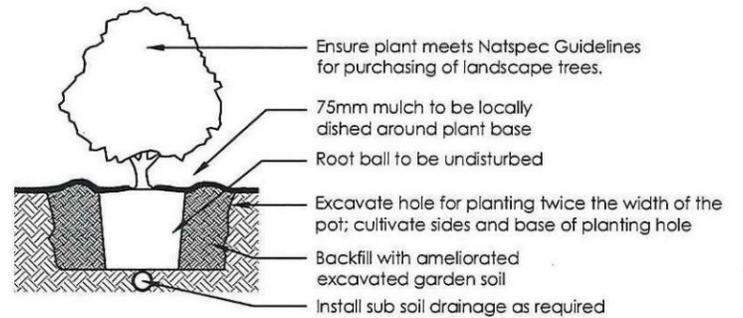


LEGEND

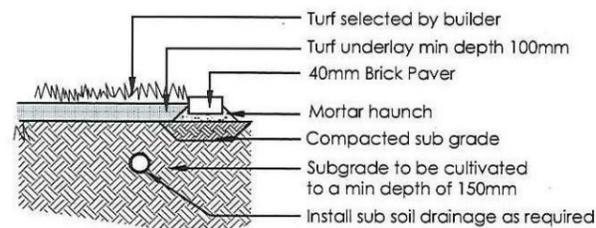
- Proposed trees - refer to plant schedule
- Proposed accents & grasses - refer to plant schedule
- Existing tree to be retained
- Existing tree to be removed
- Proposed shrubs - refer to plant schedule
- Proposed groundcovers and grasses - refer to plant schedule
- Existing levels
- Proposed levels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



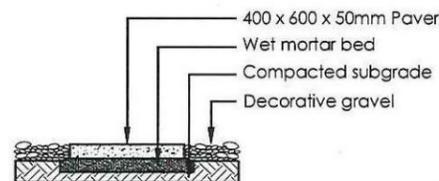
1 Tree Planting Detail
NTS 25L - 700L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size

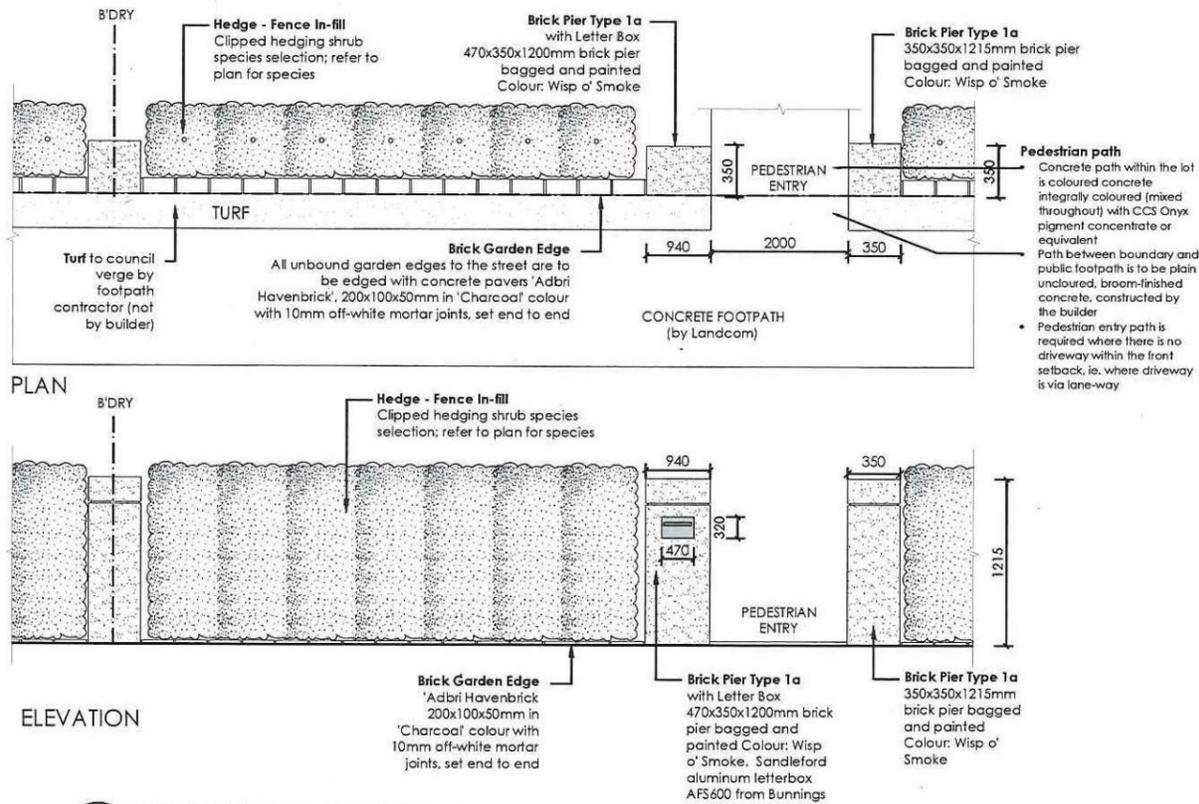


3 Turf Detail
NTS Brick Paver Edge

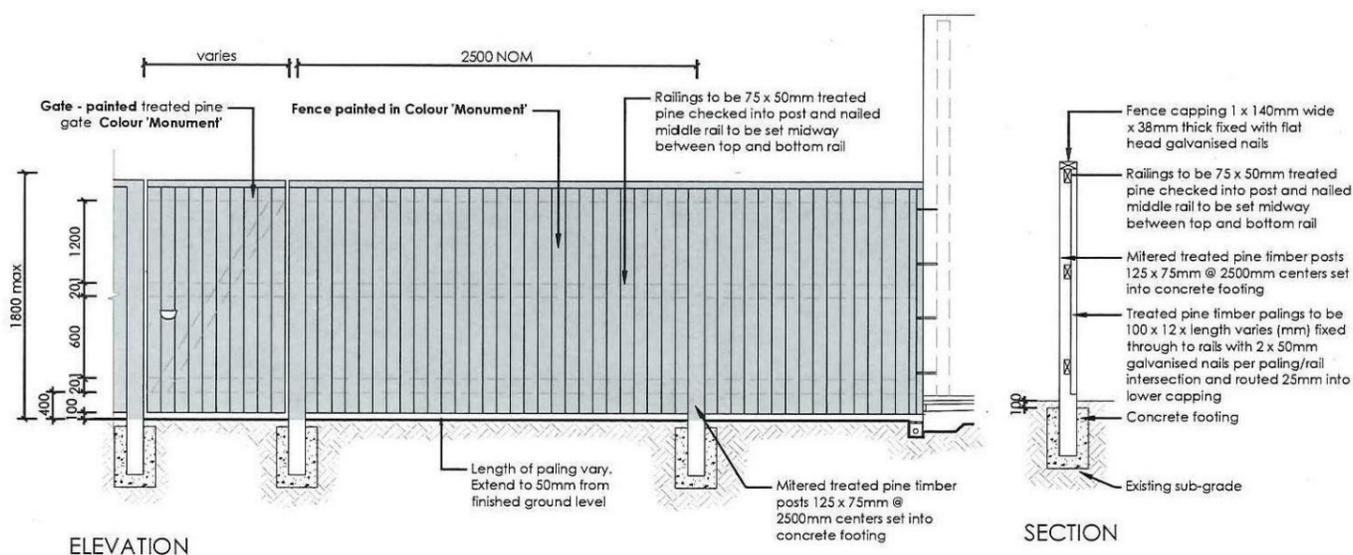
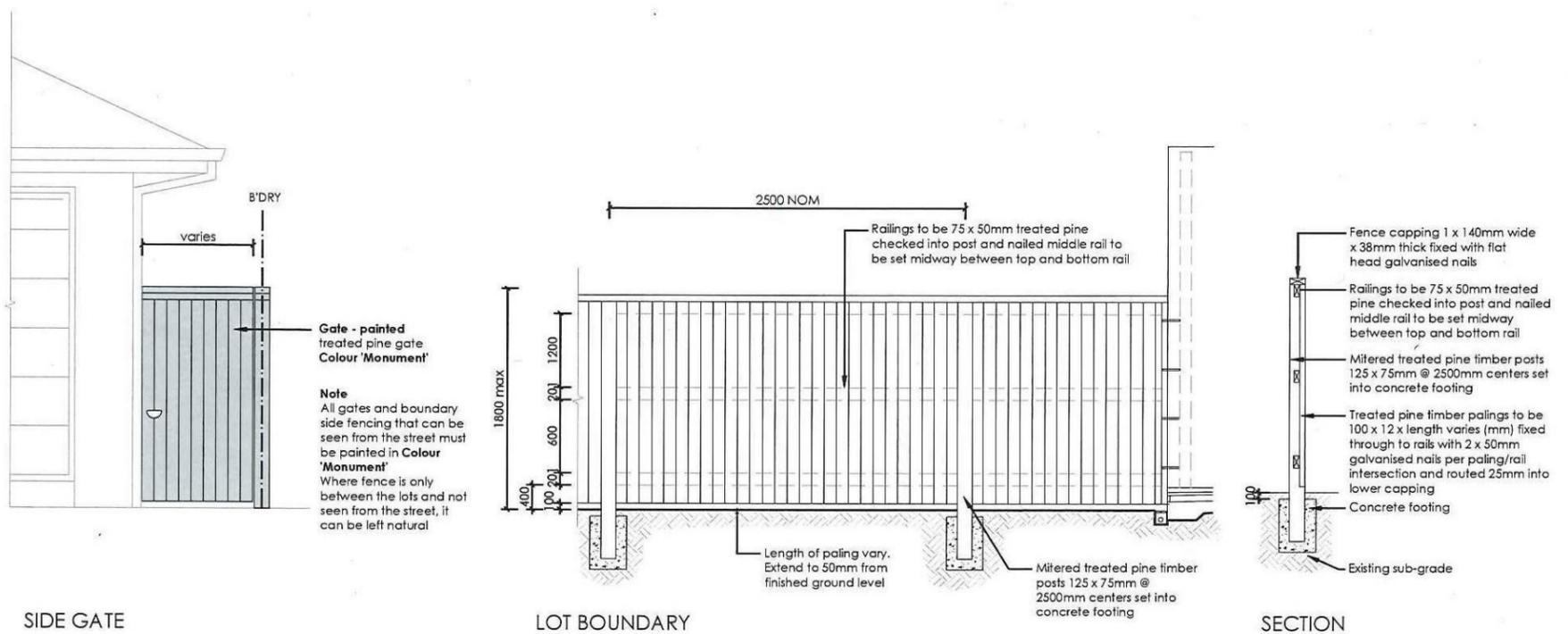


4 Stepping stones in gravel
NTS Low traffic zone

<table border="1"> <thead> <tr> <th>REVISION</th> <th>DESCRIPTION</th> <th>DRAWN</th> <th>CHECK</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>ISSUE COLOUR PLAN FOR CLIENT REVIEW</td> <td>RS</td> <td>BT</td> <td>11-04-14</td> </tr> <tr> <td>B</td> <td>ISSUE DA PLAN FOR CLIENT REVIEW</td> <td>RS</td> <td>RS</td> <td>12-06-14</td> </tr> </tbody> </table>	REVISION	DESCRIPTION	DRAWN	CHECK	DATE	A	ISSUE COLOUR PLAN FOR CLIENT REVIEW	RS	BT	11-04-14	B	ISSUE DA PLAN FOR CLIENT REVIEW	RS	RS	12-06-14	<p>ecodeign outdoor living environments</p> <p>PO Box 9136, Baultham Hills BC, NSW 2153 Ph: (02) 9450 7712 Fax: (02) 9450 7708 Email: info@ecodeign.com.au Web: www.ecodeign.com.au</p>	<p>PROJECT: LOT 148 WALSHAW STREET, PENRITH</p> <p>CLIENT: WISDOM HOMES</p>	<p>PROJECT: NEW RESIDENCE</p> <p>PLAN: LANDSCAPE PLAN</p> <p>SCALE: 1:100 @ A3 DATE: DA 02</p> <p>DRAWN: RS CHECK: RS DATE: 12-06-14 REVISION: B</p>
REVISION	DESCRIPTION	DRAWN	CHECK	DATE														
A	ISSUE COLOUR PLAN FOR CLIENT REVIEW	RS	BT	11-04-14														
B	ISSUE DA PLAN FOR CLIENT REVIEW	RS	RS	12-06-14														



Thornton Design Review Panel
 LANDCOM
 Reviewed: *[Signature]* Date: 8/7/14



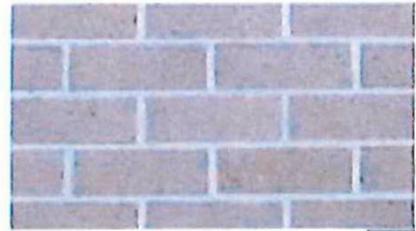
ecodesign outdoor living environments PO Box 8136, Southam Hills, NSW 2153 Ph: (02) 9480 7712 Fax: (02) 9480 7726 Email: info@ecodesign.com.au Web: www.ecodesign.com.au <small>Member of the Australian Institute of Landscape Designers (and its associates)</small>		LOT 148 WALSHAW STREET, PENRITH		NEW RESIDENCE	
1. Do not scale from drawings 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		WISDOM HOMES		LANDSCAPE PLAN	
REVISION A ISSUE COLOUR PLAN FOR CLIENT REVIEW B ISSUE DA PLAN FOR CLIENT REVIEW	DRAWN RS RS	CHECK BT RS	DATE 11-04-14 12-06-14	SCALE 1:100 @ A3	DATE DA 03
PROJECT NEW RESIDENCE				DATE DA 03	
REVISION RS				DATE 12-06-14	



Tungsten

**ROOF TILE - BRISTILE
TUNGSTEN
SMOOTH PROFILE**

Cement



EXP

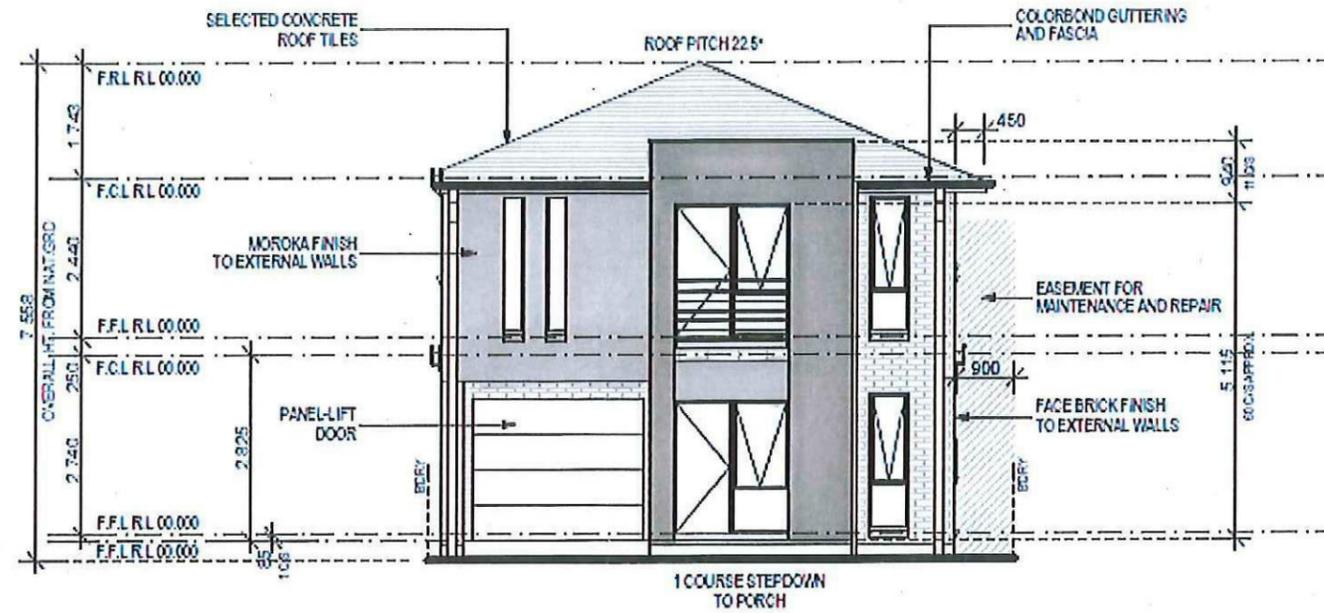
**PGH BRICK
FOUNDATIONS
CEMENT
Off White Mortar
Ironed Joints**



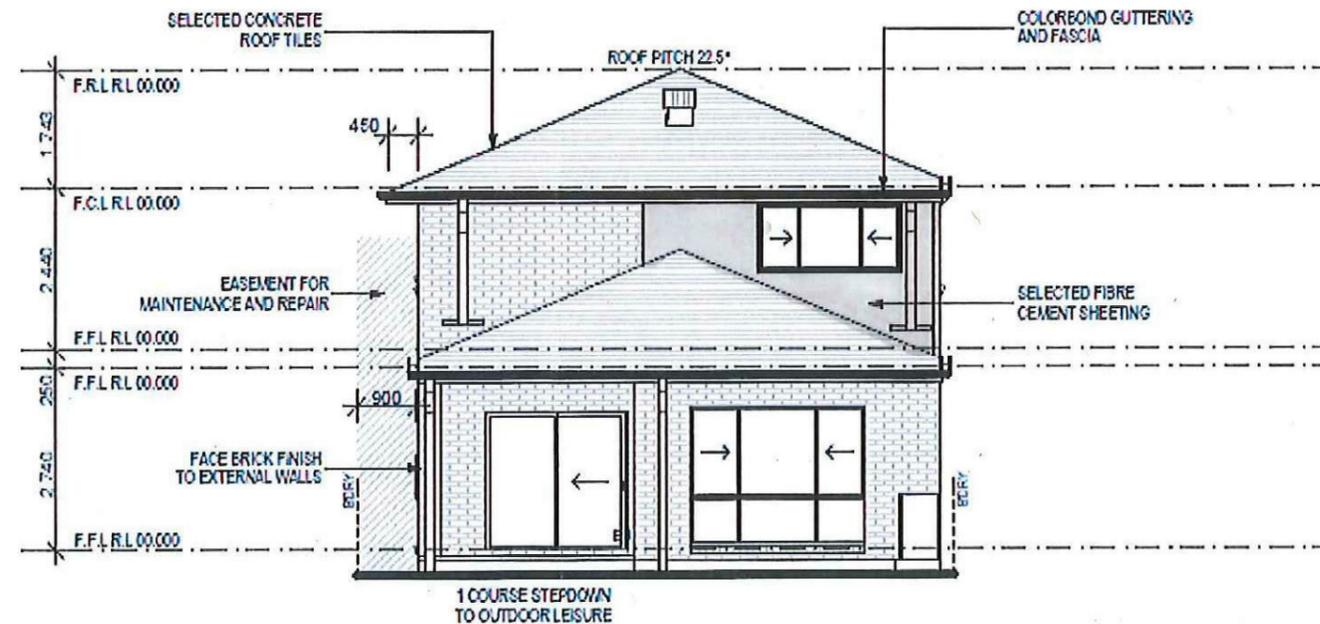
COLORBOND - DUNE

- FRONT DOOR
- GARAGE DOOR
- BALCONY HANDRAIL
- DOWNPIPES
- METERBOX
- WATERTANK

**TREND WINDOWS
DUNE**



FRONT/EAST ELEVATION
1:100



REAR/WEST ELEVATION
1:100



DRIVEWAY - CCS ONYX



**BRISTOL PAINT
CRACKED SLATE - CEMENT
RENDER TO BRICK PERIS AND
HEADER**



**BRISTOL PAINT
COBBLESTONE- CEMENT
RENDER TO REMAINDER & FC
SHEETING**

**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 148 Walshaw Street
Thornton Estate, Penrith

EXHAUST FAN
SMOKE ALARM AS 3786-1993

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

JOB No: 143684	DRAWN DC
LGA: PENRITH	DATE 04.04.14
DESCRIPTION: COLUMBUS 27	SITE CLASSIFICATION M (State) (up to 5000 sqm)
CODE: WS-COLU27D RE LH	FACADE REVERE SHEET: 5



COLORBOND - MONUMENT

- GUTTER
- FASCIA



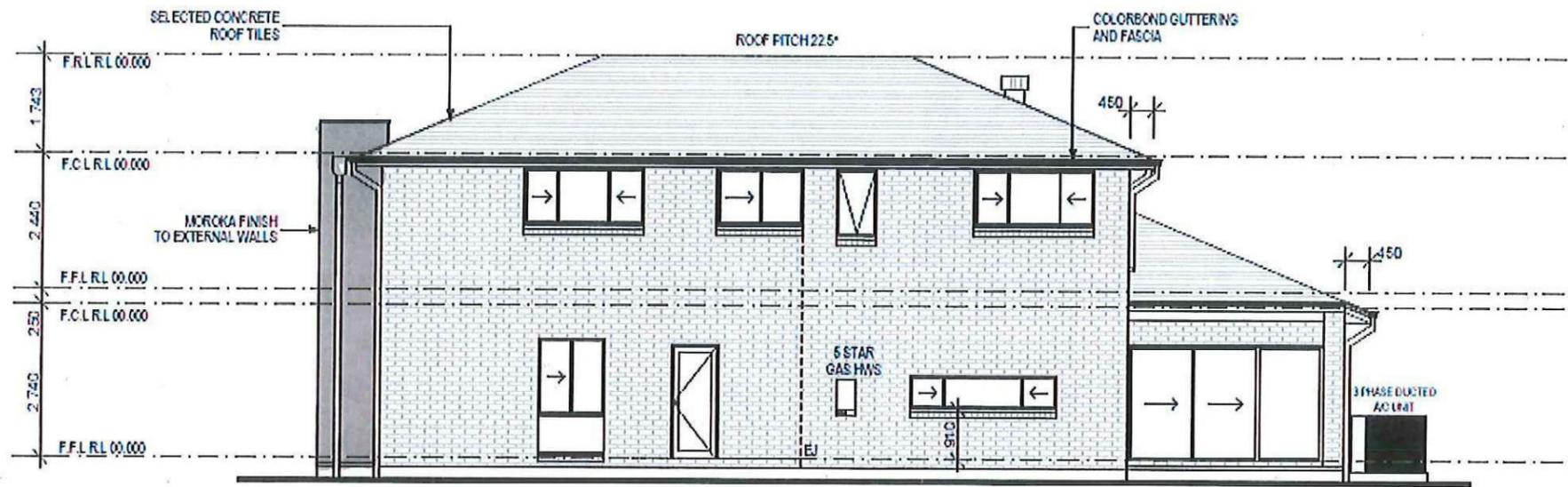
PROJECT:
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 Lot 148 Walshaw Street
 Thornton Estate, Penrith

- ⊗ EXHAUST FAN
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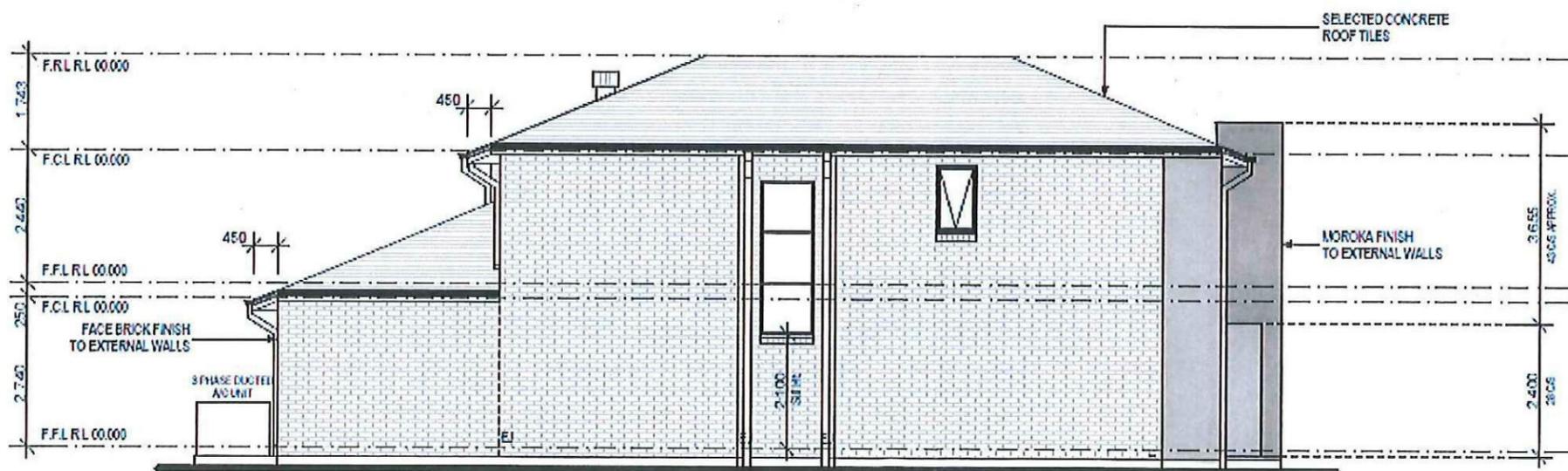
LODGE/MENT: D.A/C.C
 DP No: Unreg.

JOB No: 143684	DRAWN: DC
LGA: PENRITH	DATE: 04.04.14
DESCRIPTION: COLUMBUS 27	SITE CLASSIFICATION: M Class (a) (per 15/2014) (per 15/2014)
CODE: WS-COLU27D RE LH	FACADE: REVERE SHEET 5



RIGHT/NORTH ELEVATION
 1:100

'M' CLASS BENCHING DETAIL (subject)



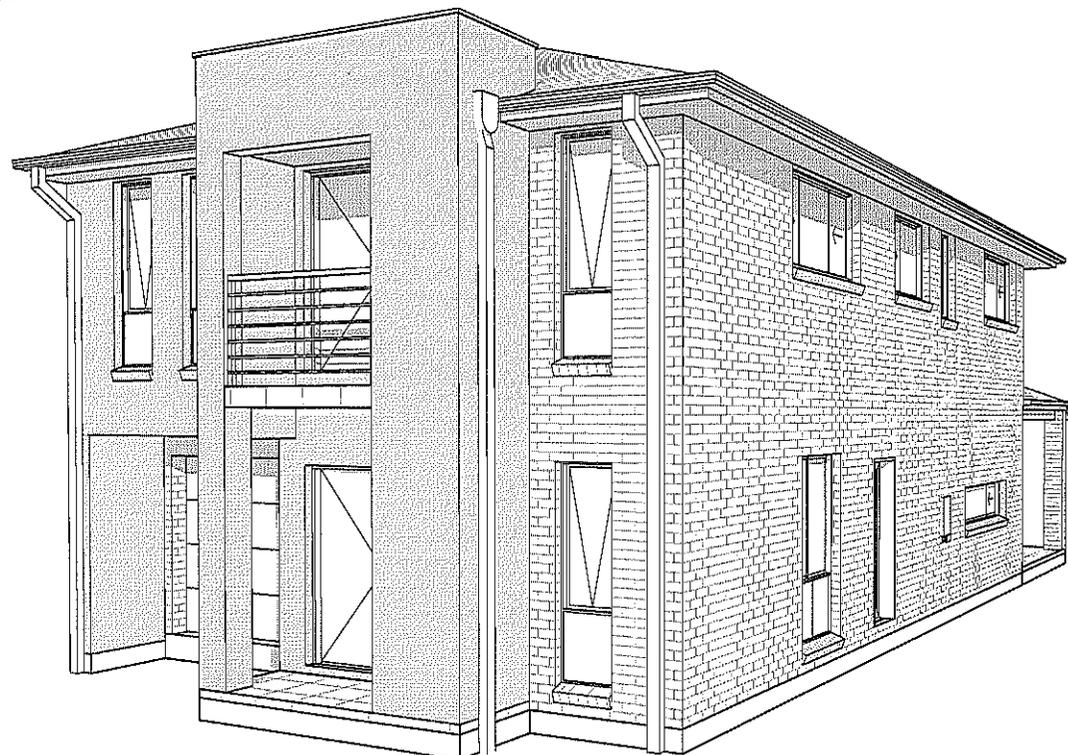
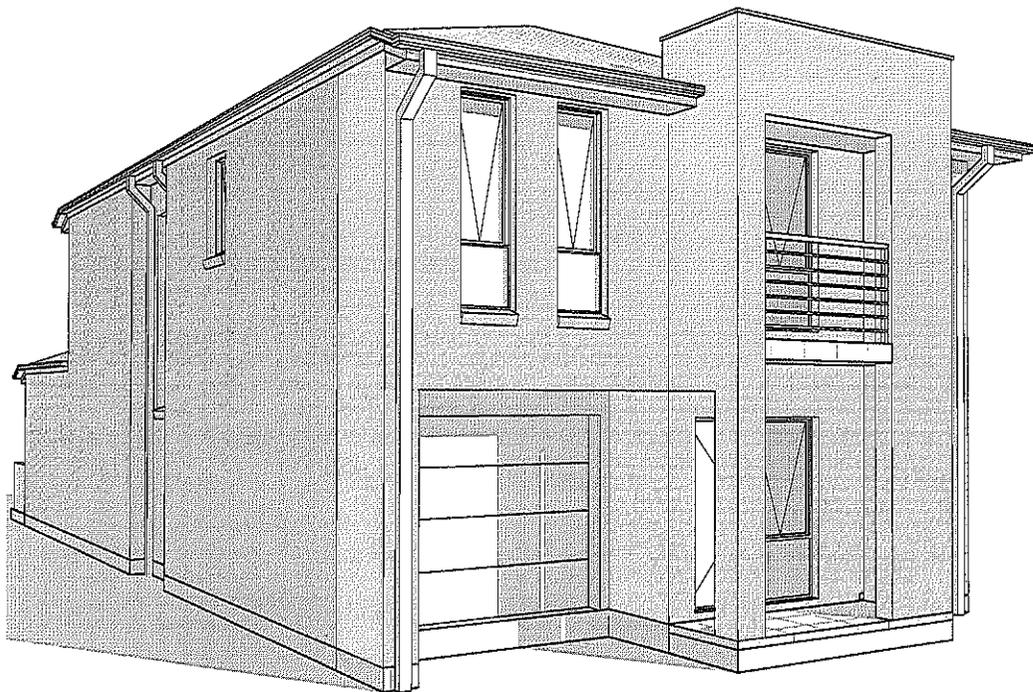
LEFT/SOUTH ELEVATION
 1:100

Thorton Design Review Panel
 LANDCOM
 Reviewed *[Signature]* Date 8/7/14

Columbus 27

Revere

Page	Drawing
2	SITE PLAN
3	BENCHING PLAN
4	GROUND FLOOR PLAN
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7	ELEVATIONS
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9	DETAILS
10	WINDOW SCHEDULE
11	DOOR SCHEDULE
12	GROUND FLOOR WET AREA DETAILS
13	FIRST FLOOR WET AREA DETAILS
14	GROUND FLOOR ELECTRICAL PLAN
15	FIRST FLOOR ELECTRICAL PLAN
16	GROUND FLOOR ELECTRICAL BLANK
17	FIRST FLOOR ELECTRICAL PLAN
18	SITE ANALYSIS PLAN
19	CONCEPT STORMWATER PLAN
20	SHADOW DIAGRAMS



Accredited under the Nationwide
House Energy Rating Scheme
(NHERS) Part 4 - Subclass
BinaPro V4.2 110E11
ABSA Accreditation No. 02859
C&A Accreditation No.
14200 (01/14)
ACT COLA Lic. No. 2011291
www.absaenergywise.com.au



Energy Rating		Certificate Number: 14412059
<input checked="" type="checkbox"/> Single-dwelling rating	Star Rating	5.0 stars
<input type="checkbox"/> Multi-unit development (total area of rating)	Max No. of Units	20.0 units
<input type="checkbox"/> Multi-unit development (per unit area)	Max No. of Units	20.0 units
Relevant energy to confirm: <input type="checkbox"/> Rated with <input checked="" type="checkbox"/> Rated without		
Assessor Name/Number: <i>[Signature]</i> / 14412059/1441	Assessor Signature: <i>[Signature]</i>	Date: 21-07-14

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 148 Walshaw Street
Thornton Estate, Penrith

JOB No: 143684

PROJECT:
PROPOSED BRICK VENEER DWELLING
CLIENT:

Wisdom Homes Pty Ltd

ADDRESS:
Lot 148 Washaw Street
Thornton Estate, Penrith

- EXHAUST FAN
- SMOKE ALARM AS 3786-1993

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

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ISSUE	DESCRIPTION	DRAWN	DATE
A	CONTRACT PLANS	DC	04/04/14
A-1	VARIATION 208/14	DW	27/06/14
B	DA PACK	DW	18/07/14
-	-	-	-
-	-	-	-
-	-	-	-

JOB No: **143684** DRAWN: **DW**
DATE: **18/07/14**
LGA: **PENRITH** SITE CLASSIFICATION: **Class (subject to borehole report)**
DESCRIPTION: **COLUMBUS 27** FACADE: **REVERE**
CODE: **WS-COLU27D RE LH** SHEET: **2**

AREAS SCHEDULE

SITE DETAILS

LOT NUMBER: 148
SITE AREA: 326.30m²

DWELLING AREAS

GROUND FLOOR LIVING: 100.28m²
FIRST FLOOR LIVING: 104.51m²
GARAGE: 19.42m²
PORCH: 3.39m²
OUTDOOR LEISURE: 12.75m²
BALCONY: 3.39m²
TOTAL FLOOR AREA: 243.74m²

M' CLASS

(subject to borehole report)

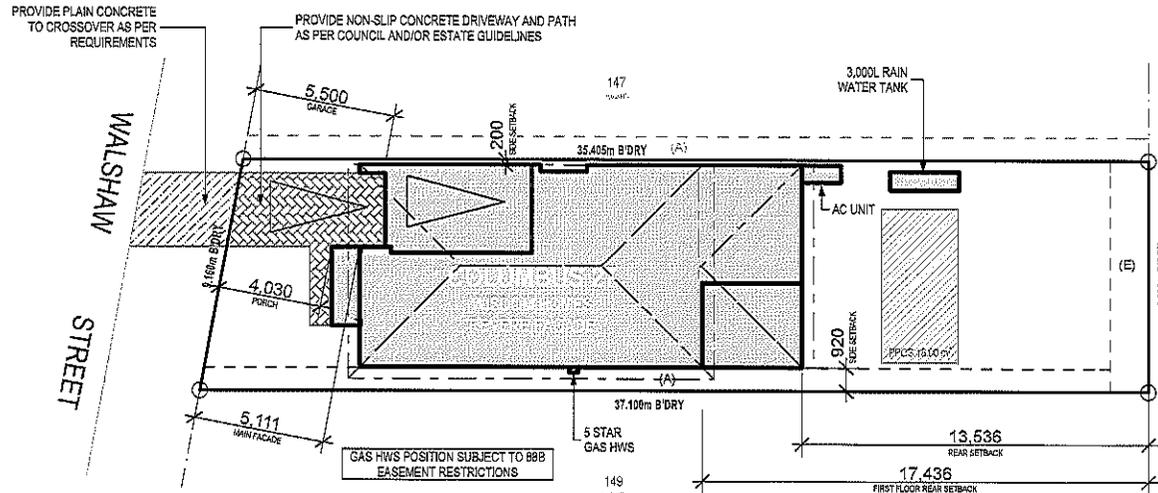
LOT: 148
AREA: 326.30m²

EXCAVATE SITE APPROX. 000mm 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)
(E) - EASEMENT TO DRAIN WATER 1.5 WIDE

PRELIMINARY DEPOSITED PLAN

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SITE PLAN
1:200



NOTES:
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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 DUE TO CONSTRUCTION REQUIREMENTS (JOIST LOCATION, STRUCTURAL BEAMS ETC).
FLOOR FINISHES AS SELECTED AS PER TENDER.

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 154.17m² 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: 5 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 5 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.

Ph: 4647 1200

Fax: 4647 1233

www.wisdomsmart.com.au

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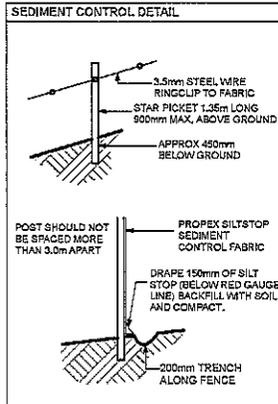
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LGA: PENRITH
DESCRIPTION: COLUMBUS 27
CODE: WS-COLU27D RE LH

DRAWN: DW
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SITE CLASSIFICATION: REVERSE
SHEET: 3



M' CLASS
(subject to borehole report)

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AREA: 326.30m²

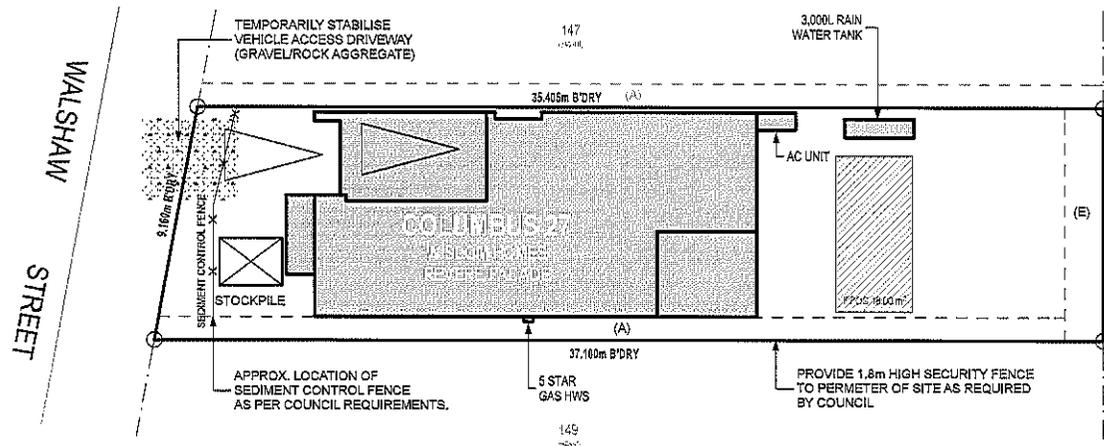
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BENCHING PLAN
1:200

Energy Rating Certificate Number: 146192096

Highly energy saving 5.0 stars

Medium energy saving (great value of energy) 4.0 stars

Medium energy saving (value of energy) 3.0 stars

Low energy saving 2.0 stars

Lowest energy saving 1.0 star

Assessor Name/Signature: [Signature] Date: 27/07/14

NOTES:

- PREFER TO ENGINEERS DETAILS FOR ALL EXPANSION JOINT LOCATIONS.
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- EXHAUST FAN
- SMOKE ALARM AS 3786-1993

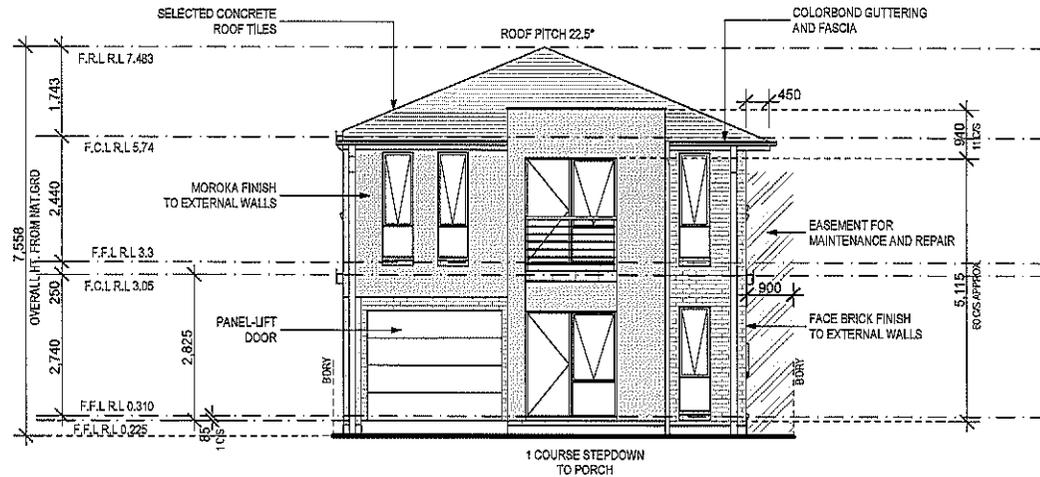
LODGEMENT: D.A/C.C
DP No: Unreg.

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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.

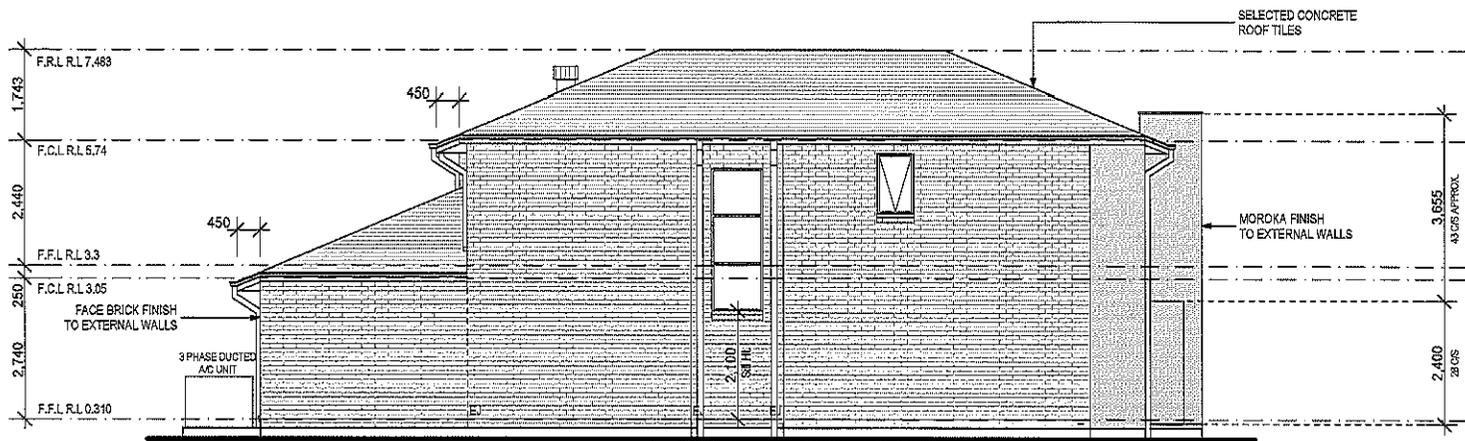
REVISION SCHEDULE

ISSUE	DESCRIPTION	DRAWN	DATE
A	CONTRACT PLANS	DC	04/04/14
A-1	VARIATION 2/08/14	DW	27/06/14
B	DA PACK	DW	18/07/14
-	-	-	-
-	-	-	-
-	-	-	-

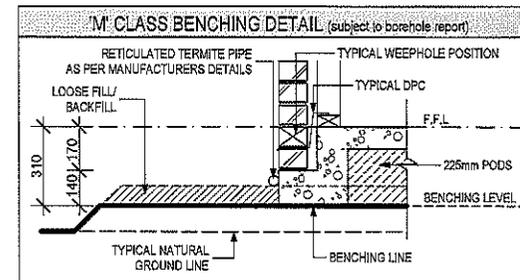
JOB No: 143684
DRAWN: DW
DATE: 18/07/14
LGA: PENRITH
SITE CLASSIFICATION: For Class (subject to site specific report)
DESCRIPTION: COLUMBUS 27
FACADE: REVERE
CODE: WS-COLU27D RE LH
SHEET: 6



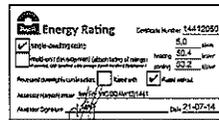
FRONT/EAST ELEVATION
1:100



LEFT/SOUTH 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 A/C DETAILS FOR A/C DUCT POSITIONS.
A/C DUCT LOCATIONS MAY NEED TO CHANGE DUE TO CONSTRUCTION REQUIREMENTS (JOIST LOCATION, STRUCTURAL BEAMS ETC).
FLOOR FINISHES AS SELECTED AS PER TENDER.



Ph: 4647 1200

Fax: 4647 1233

www.wisdomsmart.com.au

PROJECT:
PROPOSED BRICK VENEER DWELLING
CLIENT:

Wisdom Homes Pty Ltd

ADDRESS:
Lot 148 Walshaw Street
Thornton Estate, Penrith

- EXHAUST FAN
- SMOKE ALARM AS 3786-1993

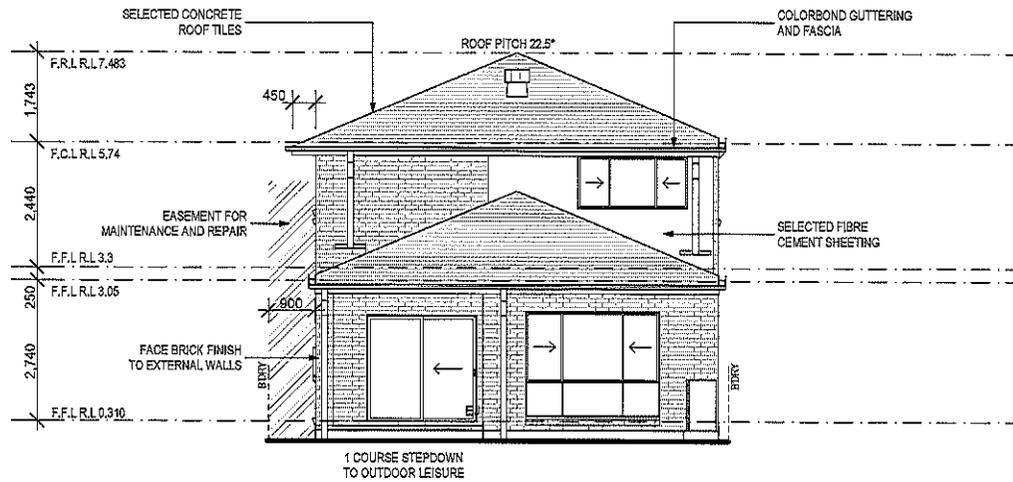
LODGEMENT: D.A/C.C
DP No: Unreg.

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REVISION SCHEDULE

ISSUE	DESCRIPTION	DRAWN	DATE
A	CONTRACT PLANS	DC	04/04/14
A-1	VARIATION 2/05/14	DW	27/06/14
B	DA PACK	DW	18/07/14
-	-	-	-
-	-	-	-
-	-	-	-

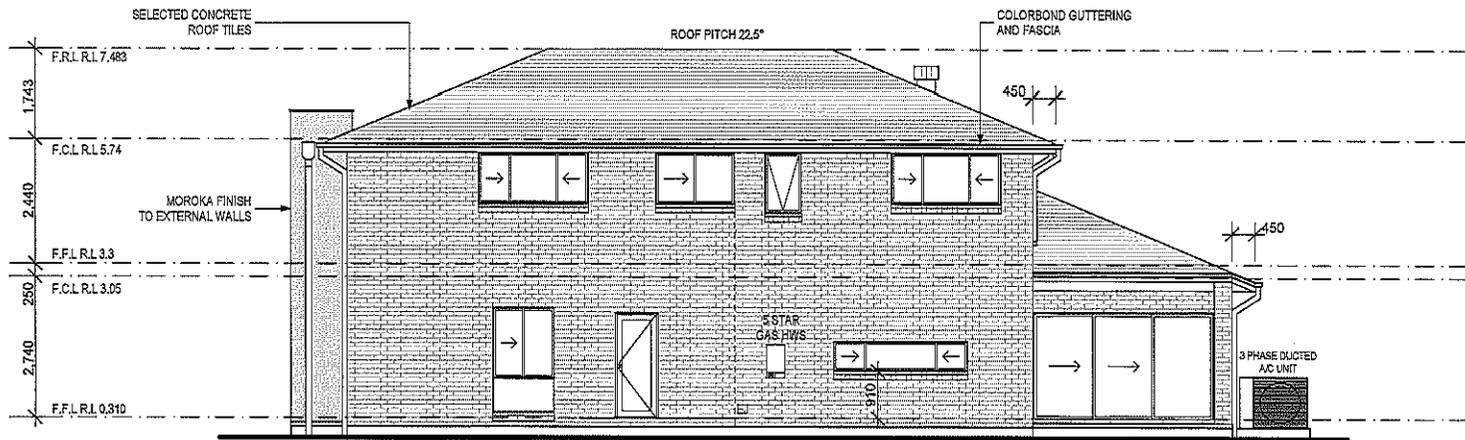
JOB No: 143684
LGA: PENRITH
DRAWN: DW
DATE: 18/07/14
SITE CLASSIFICATION: M Class (subject to borehole report)
FACADE: REVERE
SHEET: 7
DESCRIPTION: COLUMBUS 27
CODE: WS-COLU27D RE LH



NOTE:

OPENABLE WINDOWS TO BE IN ACCORDANCE WITH CLAUSE 3.9.2.5 OF THE BCA 2013 VOL. 2 - FIRST FLOOR WINDOWS TO BE RESTRICTED TO OPEN A MAX. OF 125mm IF SILL HEIGHT IS LOWER THAN 1700mm ABOVE A FLOOR LEVEL.

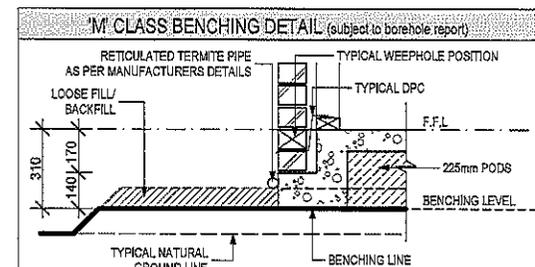
REARWEST ELEVATION
1:100



NOTE: TO CARPENTER:
CHECK KITCHEN WINDOW SILL HEIGHT TO MATCH KITCHEN DETAIL.

RIGHT/NORTH ELEVATION
1:100

NOTES:
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FLOOR FINISHES AS SELECTED AS PER TENDER.



Ph: 4647 1200

Fax: 4647 1233

www.wisdomsmart.com.au

PROJECT:

PROPOSED BRICK VENEER DWELLING

CLIENT:

Wisdom Homes Pty Ltd

ADDRESS:

Lot 148 Walshaw Street

Thornton Estate, Penrith

EXHAUST FAN

SMOKE ALARM AS 3786-1993

LODGEMENT:

D.A./C.C

DP No:

Unreg.

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REVISION SCHEDULE

ISSUE	DESCRIPTION	DRAWN	DATE
A	CONTRACT PLANS	DC	04/04/14
A-1	VARIATION 2/06/14	DW	27/06/14
B	DA PACK	DW	18/07/14
-	-	-	-
-	-	-	-
-	-	-	-

JOB No:
143684

DRAWN:
DW
DATE:
18/07/14

LGA:
PENRITH

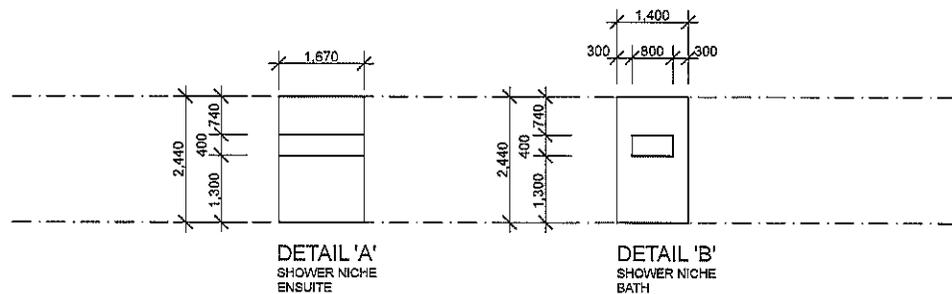
SITE CLASSIFICATION:
M1 Class (subject to beneficial report)

DESCRIPTION:
COLUMBUS 27

FACADE:
REVERSE
SHEET:

CODE:
WS-COLU27D RE LH

9



DETAILS
1:100

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

Energy Rating Online Ref: 14412029

6 Star (Minimum 6 Star) 5.0

5 Star 4.5

4 Star 4.0

3 Star 3.5

2 Star 3.0

1 Star 2.5

No Rating 2.0

Author: **143684** Date: **21/07/14**

PROJECT:
PROPOSED BRICK VENEER DWELLING
CLIENT:

Wisdom Homes Pty Ltd

ADDRESS:
Lot 148 Walshaw Street
Thornton Estate, Penrith

- EXHAUST FAN
- SMOKE ALARM AS 3786-1993

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

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REVISION SCHEDULE

ISSUE	DESCRIPTION	DRAWN	DATE
A	CONTRACT PLANS	DC	04/04/14
A-1	VARIATION 206/14	DW	27/06/14
B	DA PACK	DW	18/07/14
-	-	-	-
-	-	-	-
-	-	-	-

JOB No: 143684
DRAWN: DW
DATE: 18/07/14
LGA: PENRITH
DESCRIPTION: COLUMBUS 27
CODE: WS-COLU27D RE LH
SITE CLASSIFICATION: REVERE
SHEET: 10

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	AS0626	690	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	AA2006T	2,042	600			Single clear	240mm BV		
W8	AA2006T	2,042	600			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		

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 SUGGESTED AS PER TENDER.

Energy Rating Certificate number: 14412000

Energy Rating: 5.0

Estimated energy consumption (kWh/m²/year): 20.0

Estimated greenhouse gas emissions (tCO₂e/m²/year): 2.0

Assessment Date: 21-07-14

PROJECT:
PROPOSED BRICK VENEER DWELLING
CLIENT:

Wisdom Homes Pty Ltd

ADDRESS:
Lot 148 Walshaw Street
Thornton Estate, Penrith

- EXHAUST FAN
- SMOKE ALARM AS 3786-1993

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

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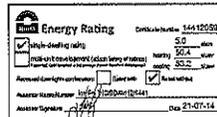
REVISION SCHEDULE

ISSUE	DESCRIPTION	DRAWN	DATE
A	CONTRACT PLANS	DC	04/04/14
A-1	VARIATION 2/08/14	DW	27/08/14
B	DA PACK	DW	18/07/14
-	-	-	-
-	-	-	-
-	-	-	-

JOB No: **143684** DRAWN: **DW**
DATE: **18/07/14**
LGA: **PENRITH** SITE CLASSIFICATION: **REVERSE**
DESCRIPTION: **COLUMBUS 27** SHEET: **11**
CODE: **WS-COLU27D RE LH**

Door Schedule									
Door No.	Type	Door Size		Plan View	Elev. View	Glazing	Frame and reveal	Flyscreens	Others
		Height	Width						
D1	MEF5 Spec.	2,040	820				240mm BV		
D2	MEF5 Spec.	2,040	770				240mm BV		
D3	TXD2022	2,065	2,153			Single clear	240mm BV		
D4	TSD2036	2,065	3,550			Single clear	240mm BV		
D5	720mm hung door	2,040	720				90mm TF		
D6	720mm hung door	2,040	720				90mm TF		Lift-off hinges
D7	620mm hung door	2,040	620				90mm TF		
D8	820mm hung door	2,040	820				90mm TF		
D9	MEF5 Spec.	2,040	820				240mm BV		
D10	820mm hung door	2,040	820				70mm TF		
D11	820mm hung door	2,040	820				70mm TF		
D12	820mm hung door	2,040	820				70mm TF		
D13	2 x 820mm hung doors	2,040	1,640				70mm TF		
D14	820mm hung door	2,040	820				70mm TF		
D15	820mm hung door	2,040	820				70mm TF		
D16	720mm hung door	2,040	720				70mm TF		Lift-off hinges
D17	820mm hung door	2,040	820				70mm TF		
D18	820mm hung door	2,040	820				70mm TF		
D19	820mm hung door	2,040	820				70mm TF		

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



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 148 Walshaw Street
Thornton Estate, Penrith

- EXHAUST FAN
- SMOKE ALARM AS 3786-1993

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

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REVISION SCHEDULE

ISSUE	DESCRIPTION	DRAWN	DATE
A	CONTRACT PLANS	DC	04/04/14
A-1	VARIATION 2/08/14	DW	27/06/14
B	DA PACK	DW	18/07/14
-	-	-	-
-	-	-	-
-	-	-	-

JOB No: 143684
DRAWN: DW
DATE: 18/07/14
LGA: PENRITH
SITE CLASSIFICATION: M' Class (subject to benchhole report)
DESCRIPTION: COLUMBUS 27
FACADE: REVERE
CODE: WS-COLU27D RE LH
SHEET: 18

M' CLASS
(subject to benchhole report)

LOT: 148
AREA: 326.30m²

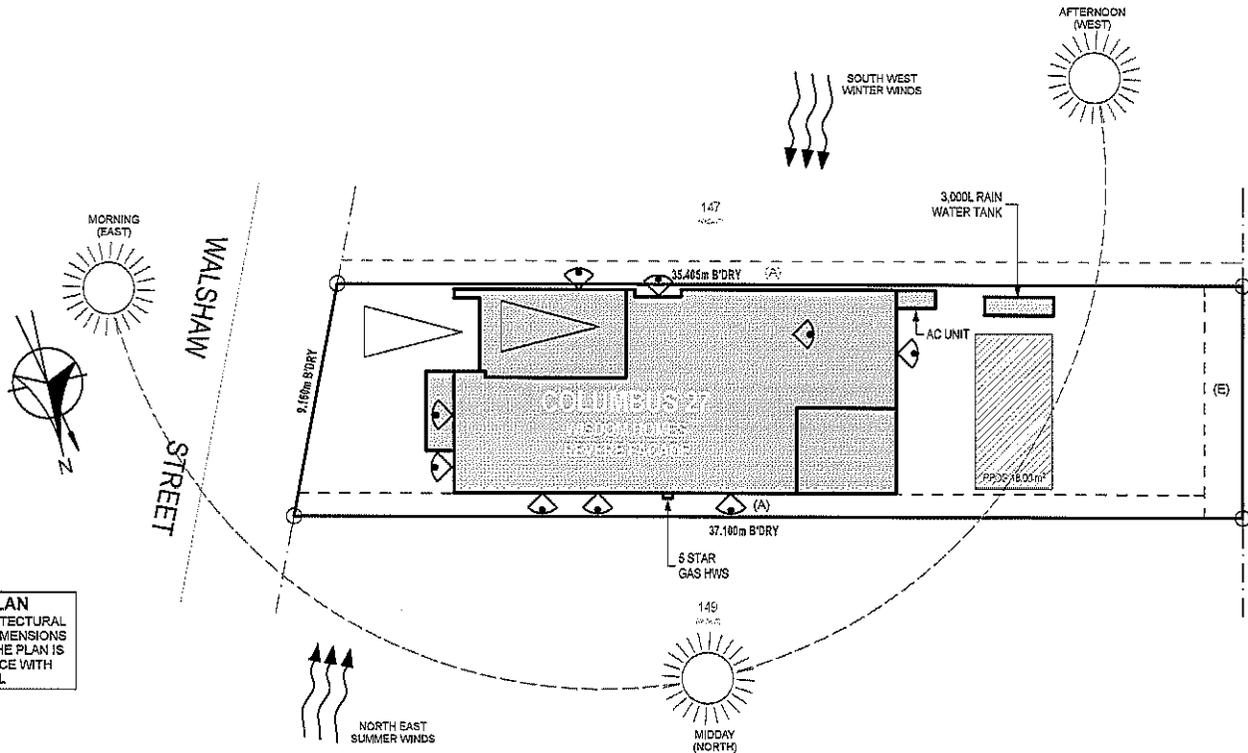
EXCAVATE SITE APPROX. 000mm TO FORM JOB DATUM R.L 00.000 (ASSUMED) DATUM POINT 000mm BELOW FINISHED FLOOR LEVEL EXTENT OF EXCAVATION AND BATTERS TO BE DETERMINED ON SITE.

(A) - EASEMENT FOR MAINTENANCE AND SUPPORT 0.9 WIDE (ASSUMED)

(E) - EASEMENT TO DRAIN WATER 1.5 WIDE

PRELIMINARY DEPOSITED PLAN

THIS PLAN HAS BEEN COMPILED FROM ARCHITECTURAL PLANS SUPPLIED BY URBANGROWTH NSW. DIMENSIONS AND AREAS SHOWN ARE INDICATIVE ONLY. THE PLAN IS SUBJECT TO FINAL SURVEY AND COMPLIANCE WITH COUNCIL CONDITIONS OF APPROVAL.



(2) TWO STOREY

SITE ANALYSIS PLAN
1:200

NOTES:
REFER TO ENGINEERS DETAILS FOR ALL EXPANSION JOINT LOCATIONS.
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FLOOR FINISHES AS SELECTED AS PER TENDER.

Energy Rating Certificate Number: 14412055
 Single dwellings
 Multi-unit development (initial staged stage)
 Proposed star rating: 1.5 2.5 3.5 4.5
 Assessor Name: Jeff G. FROST/04121441
 Assessor Signature: [Signature] Date: 21-07-14

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 148 Walshaw Street

Thornton Estate, Penrith

EXHAUST FAN

SMOKE ALARM AS 3786-1993

LODGE/MENT:

D.A/C.C

DP No:

Unreg.

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REVISION SCHEDULE

ISSUE	DESCRIPTION	DRAWN	DATE
A	CONTRACT PLANS	DC	04/04/14
A-1	VARIATION 2/08/14	DW	27/06/14
B	DA PACK	DW	16/07/14
-	-	-	-
-	-	-	-
-	-	-	-

JOB No:

143684

DRAWN:

DW

DATE:

18/07/14

LGA:

PENRITH

SITE CLASSIFICATION:

1/2 Class (subject to asbestos report)

DESCRIPTION:

COLUMBUS 27

FACADE:

REVERE

CODE:

WS-COLU27D RE LH

SHEET:

19

The stormwater design/layout which flows to the street/easement is in compliance with:

1. Building Code of Australia Vol. 2 (BCA) Sections 3.1 Site Preparation, and 3.5 Roof and Wall Cladding
2. Council stormwater DCP requirements (if applicable).
3. Using data from BCA Tables 3.5.2.1 and 3.5.2.2 the number of downpipes required based on a roof area of 154.17m² is 7.

Name

Signed

Date

STORMWATER LINES

M' CLASS
(subject to asbestos report)

LOT: 148

AREA: 326.30m²

EXCAVATE SITE APPROX. 000mm 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)

(E) - EASEMENT TO DRAIN WATER 1.5 WIDE

PRELIMINARY DEPOSITED PLAN

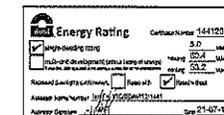
THIS PLAN HAS BEEN COMPILED FROM ARCHITECTURAL PLANS SUPPLIED BY URBANGROWTH NSW. DIMENSIONS AND AREAS SHOWN ARE INDICATIVE ONLY. THE PLAN IS SUBJECT TO FINAL SURVEY AND COMPLIANCE WITH COUNCIL CONDITIONS OF APPROVAL.

CONCEPT STORMWATER PLAN

1:200

NOTES:

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- PREFER TO ENGINEERS DETAILS FOR ALL STEEL BEAM AND FLOOR JOIST LOCATIONS AND DIRECTIONS.
- PREFER TO TRUSS MANUFACTURERS DETAILS FOR ALL FLOOR JOIST SIZES AND DIRECTIONS.
- PREFER TO A/C DETAILS FOR A/C DUCT POSITIONS.
- A/C DUCT LOCATIONS MAY NEED TO CHANGE DUE TO CONSTRUCTION REQUIREMENTS (JOIST LOCATION, STRUCTURAL BEAMS ETC).
- FLOOR FINISHES AS SELECTED AS PER TENDER.



Ph: 4647 1200

Fax: 4647 1233

www.wisdomsmart.com.au

PROJECT:
PROPOSED BRICK VENEER DWELLING
CLIENT:

Wisdom Homes Pty Ltd

ADDRESS:
Lot 148 Walshaw Street
Thornton Estate, Penrith

- EXHAUST FAN
- SMOKE ALARM AS 3736-1993

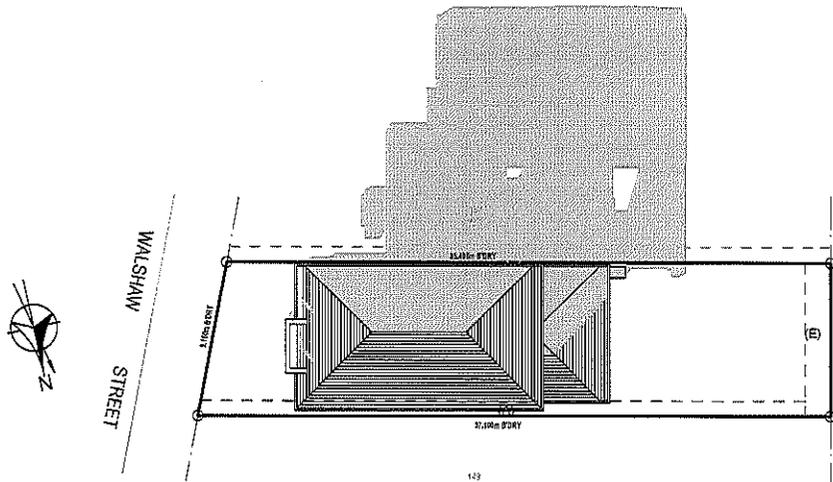
LODGEMENT: **D.A/C.C** DP No: **Unreg.**

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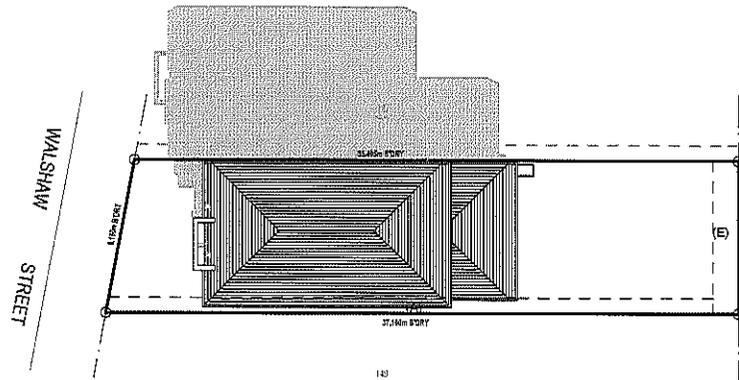
REVISION SCHEDULE

ISSUE	DESCRIPTION	DRAWN	DATE
A	CONTRACT PLANS	DC	04/04/14
A-1	VARIATION 2/06/14	DW	27/06/14
B	DA PACK	DW	18/07/14
-	-	-	-
-	-	-	-
-	-	-	-

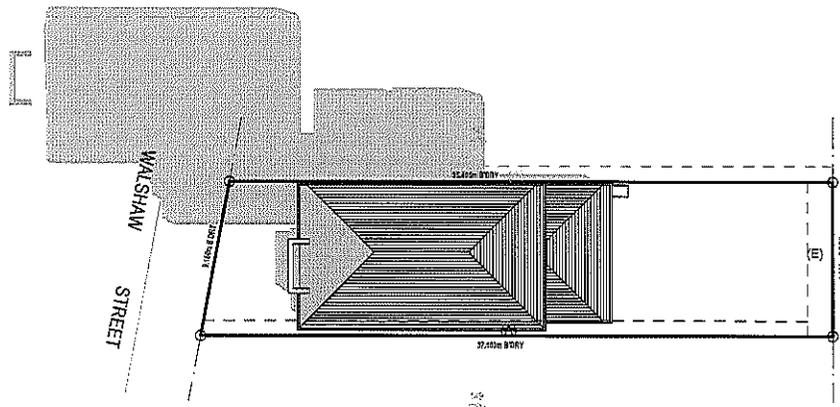
JOB No: **143684** DRAWN: **DW**
DATE: **18/07/14**
LGA: **PENRITH** SITE CLASSIFICATION:
for 'Class' (subject to separate report)
DESCRIPTION: **COLUMBUS 27** FACADE: **REVERSE**
CODE: **WS-COLU27D RE LH** SHEET: **20**



9AM SHADOWS
1:300



12PM SHADOWS
1:300



3PM SHADOWS
1:300

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

Energy Rating Certificate Number: 14412039

Improved Energy Rating
 Typical development (based on 6.0 stars)

Proposed energy consumption: Not set Not set
 Proposed energy use: Not set Not set

Approved by: *[Signature]* Date: 21-07-14

SHADOW PROJECTIONS 21st JUNE

Columbus 27

Reverse

Page	Drawing
2	SITE PLAN
3	BENCHING PLAN
4	GROUND FLOOR PLAN
5	FIRST FLOOR PLAN
6	ELEVATIONS
7	ELEVATIONS
8	SECTIONS
9	DETAILS
10	WINDOW SCHEDULE
11	DOOR SCHEDULE
12	GROUND FLOOR WET AREA DETAILS
13	FIRST FLOOR WET AREA DETAILS
14	GROUND FLOOR ELECTRICAL PLAN
15	FIRST FLOOR ELECTRICAL PLAN
16	GROUND FLOOR ELECTRICAL BLANK
17	FIRST FLOOR ELECTRICAL PLAN
18	SITE ANALYSIS PLAN
19	CONCEPT STORMWATER PLAN
20	SHADOW DIAGRAMS



**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 148 Walshaw Street
Thornton Estate, Penrith

JOB No: 143684

PROJECT:
PROPOSED BRICK VENEER DWELLING
CLIENT:
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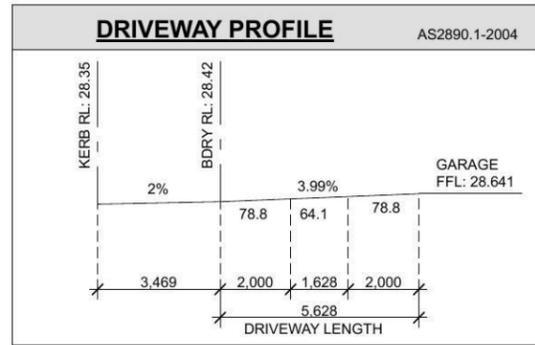
LODGEMENT: **D.A/C.C** DP No: **DRAFT DP**

EXHAUST FAN
SMOKE ALARM AS 3786-1993

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REVISION SCHEDULE			
ISSUE	DESCRIPTION	DRAWN	DATE
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A-1	VARIATION 2/06/14	DW	27/06/14
B	DA PACK	DW	18/07/14
B-1	APPLY AHD CONTOURS	AL	17.10.14
-	-	-	-
-	-	-	-

JOB No: **143684** DRAWN: **AL**
DATE: **18/07/14**
LGA: **PENRITH** SITE CLASSIFICATION: **'H1' Class**
DESCRIPTION: **COLUMBUS 27** FACADE: **REVERE**
CODE: **WS-COLU27D RE LH** SHEET: **2**



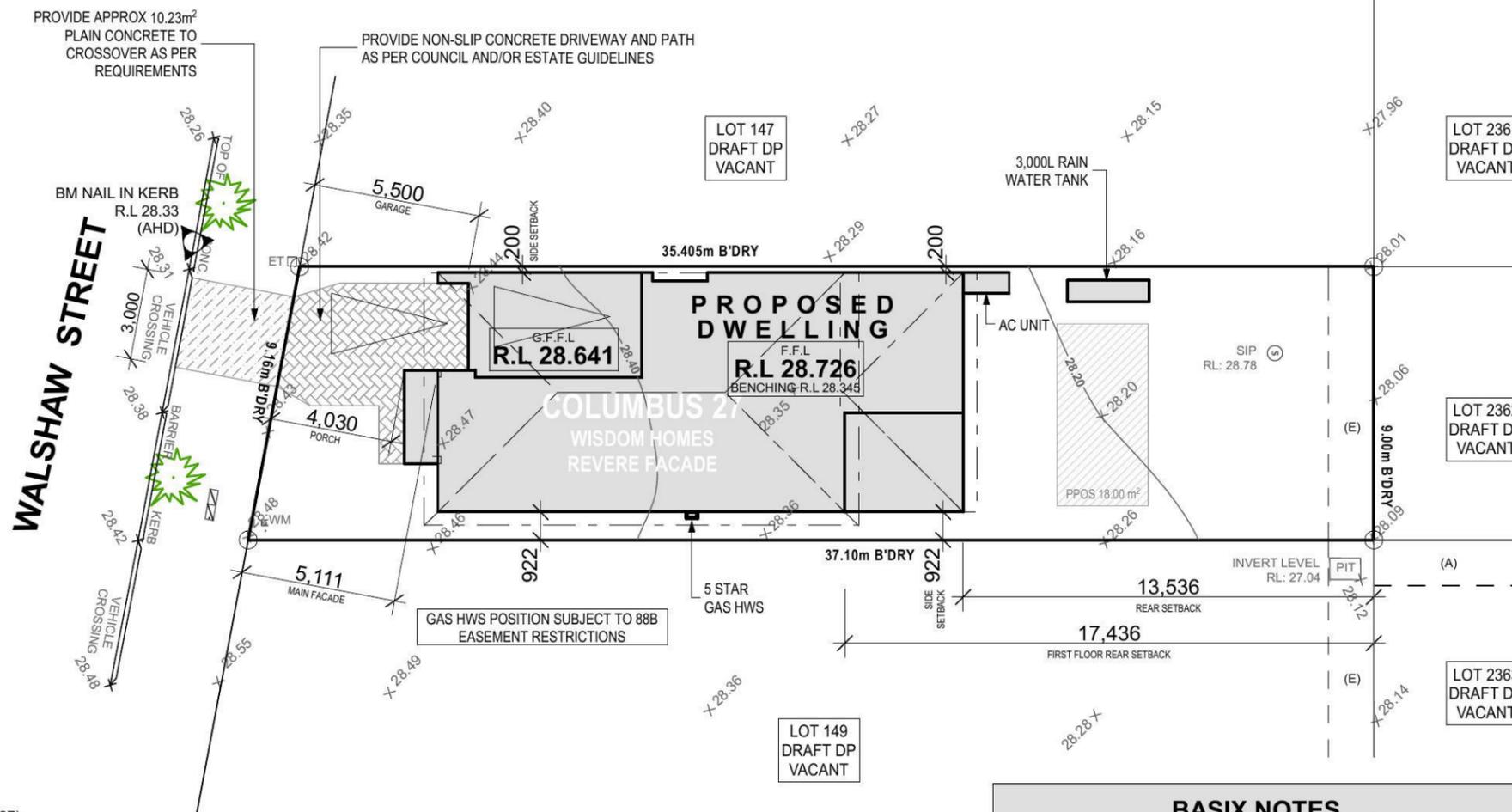
AREAS SCHEDULE	
SITE DETAILS	
LOT NUMBER:	148
SITE AREA:	326.30m ²
DWELLING AREAS	
GROUND FLOOR LIVING:	100.28m ²
FIRST FLOOR LIVING:	104.51m ²
GARAGE:	19.42m ²
PORCH:	3.39m ²
OUTDOOR LEISURE:	12.75m ²
BALCONY:	3.39m ²
TOTAL FLOOR AREA:	243.74m²

LOT: 148
DP: DRAFT DP
AREA: 326.3m² (BY DRAFT DP)

'H1' CLASS SLAB

(A) PROPOSED EASEMENT TO DRAIN WATER 1.5 WIDE (VIDE DP 1184497).
(E) PROPOSED EASEMENT TO DRAIN WATER 1.5 WIDE.

EXCAVATE SITE APPROX. 115mm TO FORM JOB DATUM R.L. 28.345(AHD) DATUM POINT 385mm BELOW FINISHED FLOOR LEVEL. EXTENT OF EXCAVATION AND BATTERS TO BE DETERMINED ON SITE.
STORMWATER DRAINAGE TO EASEMENT



BASIX NOTES	
WATER	<ul style="list-style-type: none"> - 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 154.17m² 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	<p>EXTERNAL WALLS: BRICK VEENER/TIMBER FRAME</p> <p>EXTERNAL WALL INSULATION: R2.0</p> <p>EXTERNAL WALL COLOUR: MEDIUM</p> <p>ROOFING MATERIAL: CONCRETE ROOF TILES</p> <p>ROOF INSULATION: SARKING</p> <p>ROOF COLOUR: MEDIUM</p> <p>CEILING INSULATION: R3.5</p>
ENERGY	<ul style="list-style-type: none"> - 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 5 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.

SITE PLAN
1:200

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 DUE TO CONSTRUCTION REQUIREMENTS (JOIST LOCATION, STRUCTURAL BEAMS ETC).
REFER TO TENDER.

PROJECT:
PROPOSED BRICK VENEER DWELLING
CLIENT:

Wisdom Homes Pty Ltd

ADDRESS:
Lot 148 Walshaw Street
Thornton Estate, Penrith

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

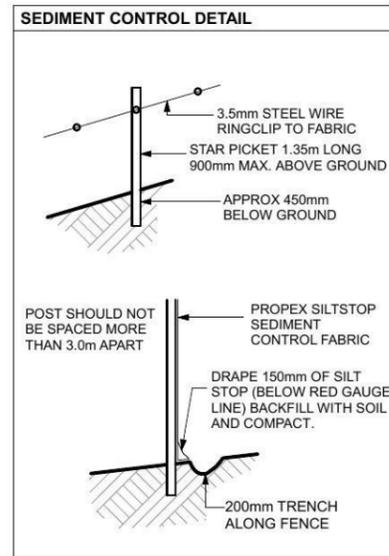
LODGEMENT: **D.A/C.C** DP No: **DRAFT DP**

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-	-	-	-
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JOB No: **143684** DRAWN: **AL**
 DATE: **18/07/14**
 LGA: **PENRITH** SITE CLASSIFICATION: **'H1' Class**
 DESCRIPTION: **COLUMBUS 27** FACADE: **REVERE**
 SHEET: **3**
 CODE: **WS-COLU27D RE LH**



LOT: 148
DP: DRAFT DP
AREA: 326.3m² (BY DRAFT DP)

'H1' CLASS SLAB

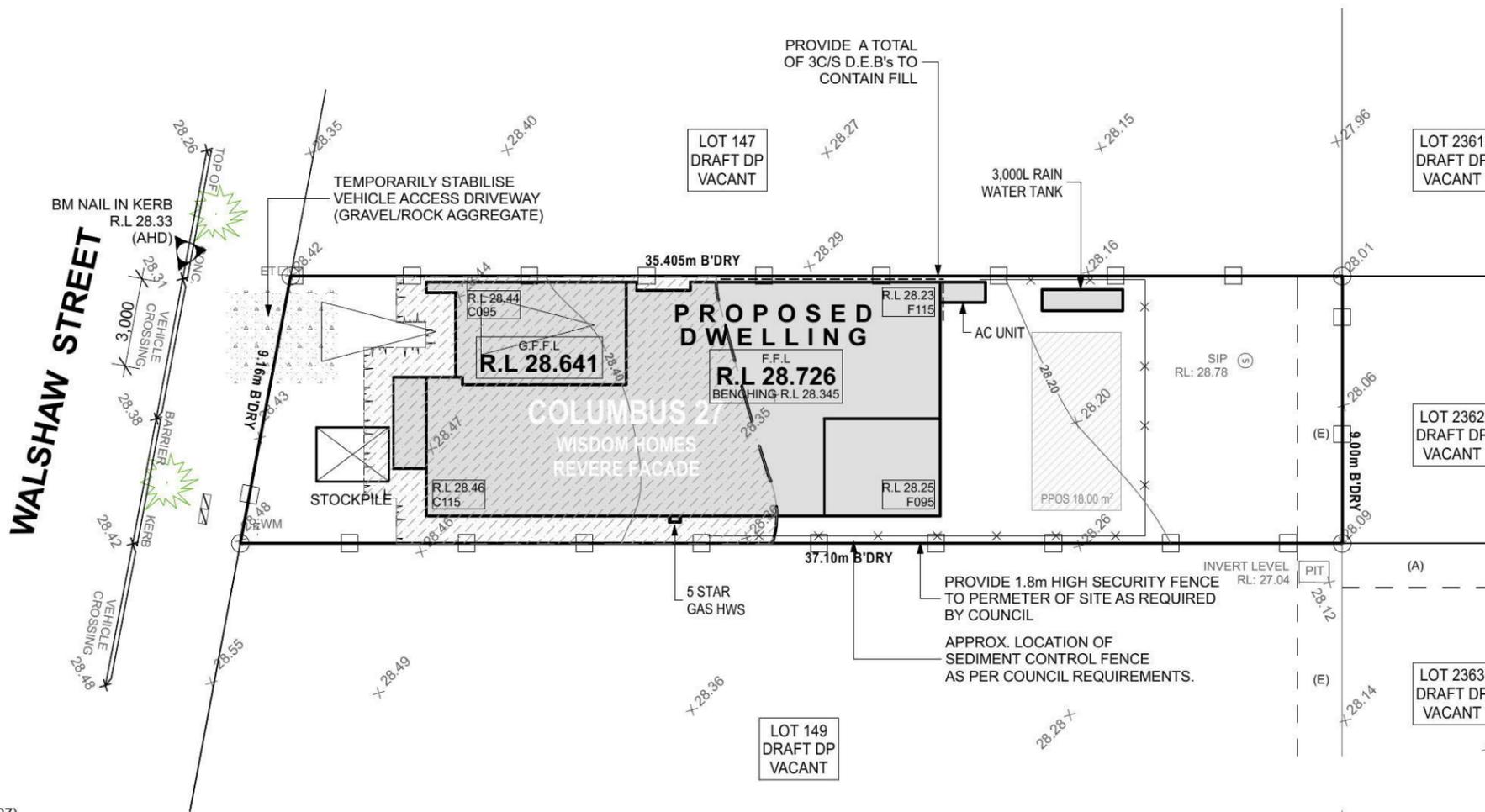
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 STORMWATER DRAINAGE TO EASEMENT



BENCHING PLAN
 1:200

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 *REFER TO TENDER DOCUMENTS FOR TENDER.



PROJECT:
PROPOSED BRICK VENEER DWELLING
CLIENT:

Wisdom Homes Pty Ltd

ADDRESS:
Lot 148 Walshaw Street
Thornton Estate, Penrith

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

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

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B	DA PACK	DW	18/07/14
B-1	APPLY AHD CONTOURS	AL	17.10.14
-	-	-	-
-	-	-	-

JOB No: **143684** DRAWN: **AL**
DATE: **18/07/14**
LGA: **PENRITH** SITE CLASSIFICATION: **'H1' Class**
DESCRIPTION: **COLUMBUS 27** FACADE: **REVERE**
CODE: **WS-COLU27D RE LH** SHEET: **6**

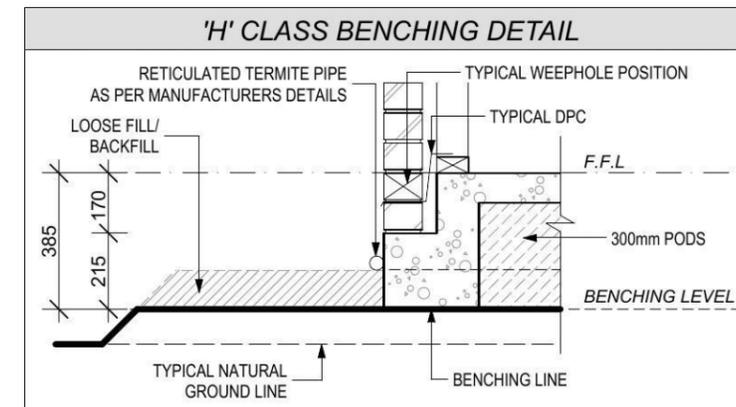


NOTE:
OPENABLE WINDOWS TO BE IN ACCORDANCE WITH CLAUSE 3.9.2.5 OF THE BCA 2013 VOL. 2 - FIRST FLOOR WINDOWS TO BE RESTRICTED TO OPEN A MAX. OF 125mm IF SILL HEIGHT IS LOWER THAN 1700mm ABOVE A FLOOR LEVEL.

FRONT/EAST ELEVATION
1:100



LEFT/SOUTH ELEVATION
1:100

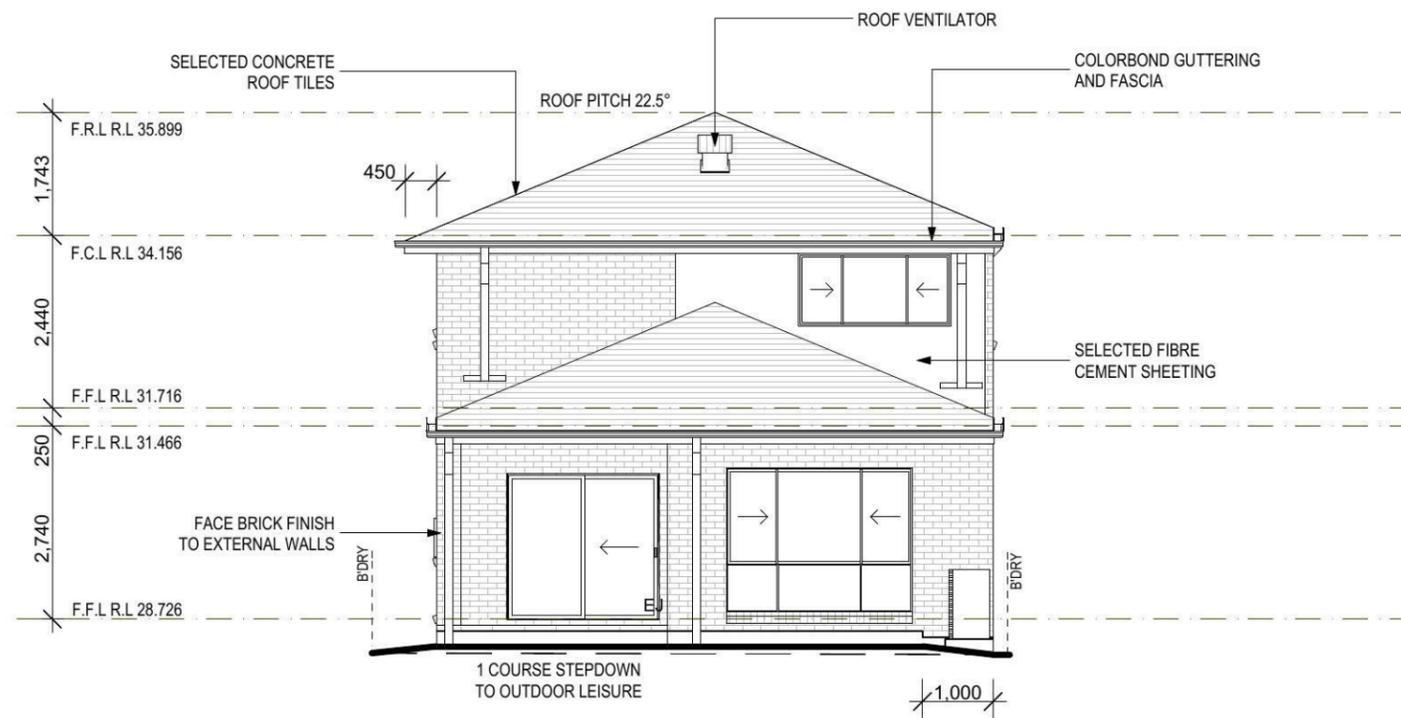


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Document Set ID: 6430022
Version: 1, Version Date: 20/02/2015

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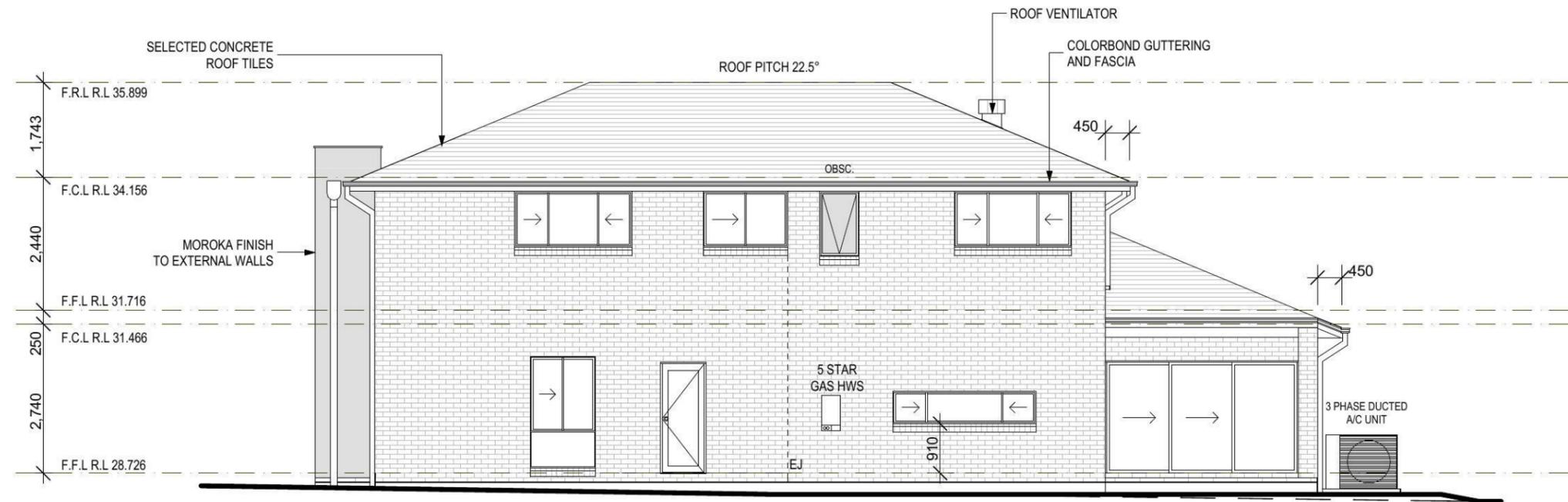
REVISION SCHEDULE			
ISSUE	DESCRIPTION	DRAWN	DATE
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B	DA PACK	DW	18/07/14
B-1	APPLY AHD CONTOURS	AL	17.10.14
-	-	-	-
-	-	-	-

JOB No: 143684	DRAWN: AL
LGA: PENRITH	DATE: 18/07/14
DESCRIPTION: COLUMBUS 27	SITE CLASSIFICATION: 'H1' Class
CODE: WS-COLU27D RE LH	FACADE: REVERE
	SHEET: 7



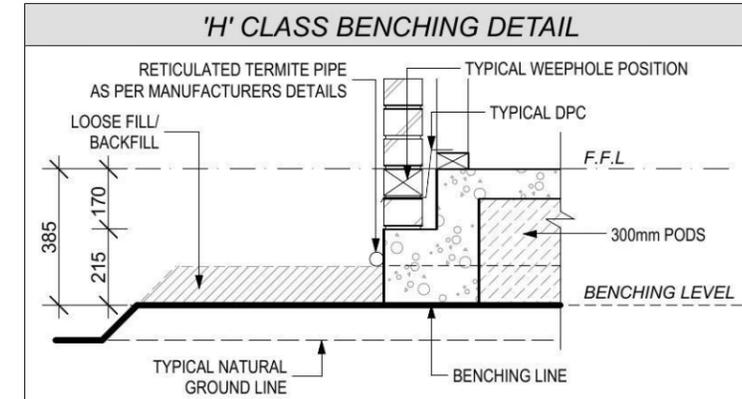
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REAR/WEST ELEVATION
1:100



NOTE: TO CARPENTER:
CHECK KICHEN WINDOW SILL HIGHT TO MATCH KITCHEN DETAIL.

RIGHT/NORTH ELEVATION
1:100



NOTES:
REFER TO ENGINEERS DETAILS FOR ALL EXPANSION JOINT LOCATIONS.
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Document Set ID: 6430022
Version: 1, Version Date: 20/02/2015

PROJECT:
PROPOSED BRICK VENEER DWELLING
CLIENT:

Wisdom Homes Pty Ltd

ADDRESS:
Lot 148 Walshaw Street
Thornton Estate, Penrith

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

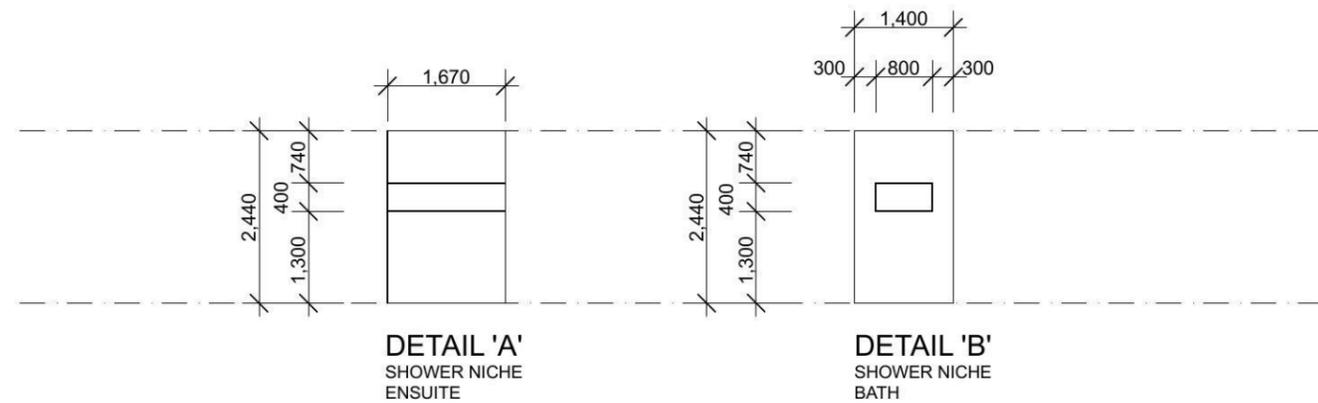
LODGEMENT: **D.A/C.C** DP No: **DRAFT DP**

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B-1	APPLY AHD CONTOURS	AL	17.10.14
-	-	-	-
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JOB No: 143684	DRAWN: AL
LGA: PENRITH	DATE: 18/07/14
DESCRIPTION: COLUMBUS 27	SITE CLASSIFICATION: 'H1' Class
CODE: WS-COLU27D RE LH	FACADE: REVERE
	SHEET: 9



DETAILS
1:100

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REFER TO ARCHITECT'S DETAILS FOR ALL OTHER TENDER REQUIREMENTS.

PROJECT:
PROPOSED BRICK VENEER DWELLING
CLIENT:

Wisdom Homes Pty Ltd

ADDRESS:
**Lot 148 Walshaw Street
Thornton Estate, Penrith**

- ⊗ EXHAUST FAN
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JOB No: 143684	DRAWN: AL
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DESCRIPTION: COLUMBUS 27	SITE CLASSIFICATION: 'H1' Class
CODE: WS-COLU27D RE LH	FACADE: REVERE
	SHEET: 10

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	AS0626	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	AA2006T	2,042	600			Single clear	240mm BV		
W8	AA2006T	2,042	600			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			Obscure	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			Obscure	240mm BV		

NOTES:
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 *REFER TO ENGINEERS DETAILS FOR ALL STEEL BEAM AND FLOOR JOIST LOCATIONS AND DIRECTIONS.
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 *REFER TO A/C DETAILS FOR A/C DUCT POSITIONS.
 *A/C DUCT LOCATIONS MAY NEED TO CHANGE DUE TO CONSTRUCTION REQUIREMENTS (JOIST LOCATION, STRUCTURAL BEAMS ETC).
 *REFER TO TENDER DRAWINGS FOR TENDER.
 Document Set ID: 6430022

PROJECT:
PROPOSED BRICK VENEER DWELLING
CLIENT:

Wisdom Homes Pty Ltd

ADDRESS:
**Lot 148 Walshaw Street
Thornton Estate, Penrith**

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

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

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REVISION SCHEDULE

ISSUE	DESCRIPTION	DRAWN	DATE
A	CONTRACT PLANS	DC	04/04/14
A-1	VARIATION 2/06/14	DW	27/06/14
B	DA PACK	DW	18/07/14
B-1	APPLY AHD CONTOURS	AL	17.10.14
-	-	-	-
-	-	-	-

JOB No: 143684	DRAWN: AL
LGA: PENRITH	DATE: 18/07/14
DESCRIPTION: COLUMBUS 27	SITE CLASSIFICATION: 'H1' Class
CODE: WS-COLU27D RE LH	FACADE: REVERE
	SHEET: 11

Door Schedule									
Door No.	Type	Door Size		Plan View	Elev. View	Glazing	Frame and reveal	Flyscreens	Others
		Height	Width						
D1	MEF5 Spec.	2,040	820				240mm BV		
D2	MEF5 Spec.	2,040	770				240mm BV		
D3	TXD2022	2,065	2,153			Single clear	240mm BV		
D4	TSD2036	2,065	3,550			Single clear	240mm BV		
D5	720mm hung door	2,040	720				90mm TF		
D6	720mm hung door	2,040	720				90mm TF		Lift-off hinges
D7	620mm hung door	2,040	620				90mm TF		
D8	820mm hung door	2,040	820				90mm TF		
D9	MEF5 Spec.	2,040	820				240mm BV		
D10	820mm hung door	2,040	820				70mm TF		
D11	820mm hung door	2,040	820				70mm TF		
D12	820mm hung door	2,040	820				70mm TF		
D13	2 x 820mm hung doors	2,040	1,640				70mm TF		
D14	820mm hung door	2,040	820				70mm TF		
D15	820mm hung door	2,040	820				70mm TF		
D16	720mm hung door	2,040	720				70mm TF		Lift-off hinges
D17	820mm hung door	2,040	820				70mm TF		
D18	820mm hung door	2,040	820				70mm TF		
D19	820mm hung door	2,040	820				70mm TF		

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 *A/C DUCT LOCATIONS MAY NEED TO CHANGE DUE TO CONSTRUCTION REQUIREMENTS (JOIST LOCATION, STRUCTURAL BEAMS ETC).
 *REFER TO ARCHITECTURAL DETAILS FOR ALL OTHER TENDER DETAILS.
 Document Set ID: 6430022

PROJECT:
PROPOSED BRICK VENEER DWELLING
CLIENT:

Wisdom Homes Pty Ltd

ADDRESS:
Lot 148 Walshaw Street
Thornton Estate, Penrith

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

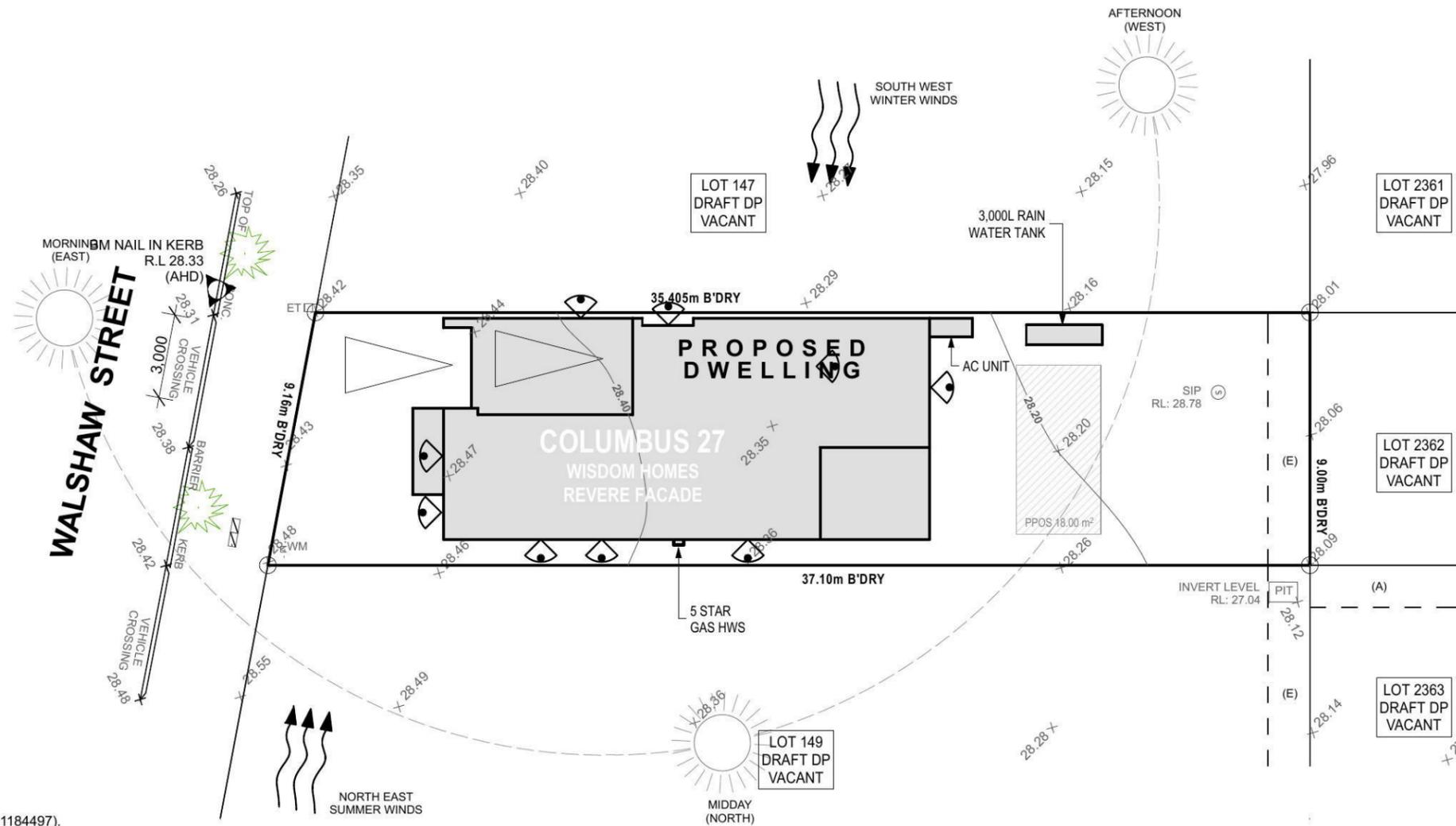
LODGEMENT: **D.A/C.C** DP No: **DRAFT DP**

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REVISION SCHEDULE

ISSUE	DESCRIPTION	DRAWN	DATE
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B-1	APPLY AHD CONTOURS	AL	17.10.14
-	-	-	-
-	-	-	-

JOB No: **143684** DRAWN: **AL**
DATE: **18/07/14**
LGA: **PENRITH** SITE CLASSIFICATION: **'H1' Class**
DESCRIPTION: **COLUMBUS 27** FACADE: **REVERE**
CODE: **WS-COLU27D RE LH** SHEET: **18**



LOT: 148
DP: DRAFT DP
AREA: 326.3m² (BY DRAFT DP)

'H1' CLASS SLAB

- (A) PROPOSED EASEMENT TO DRAIN WATER 1.5 WIDE (VIDE DP 1184497).
- (E) PROPOSED EASEMENT TO DRAIN WATER 1.5 WIDE.

EXCAVATE SITE APPROX. 115mm TO FORM JOB DATUM R.L. 28.345(AHD) DATUM POINT 385mm BELOW FINISHED FLOOR LEVEL. EXTENT OF EXCAVATION AND BATTERS TO BE DETERMINED ON SITE.
STORMWATER DRAINAGE TO EASEMENT



(2) TWO STOREY

SITE ANALYSIS PLAN

1:200

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 DUE TO CONSTRUCTION REQUIREMENTS (JOIST LOCATION, STRUCTURAL BEAMS ETC).
Document Set ID: 6430022
Version: 1, Version Date: 20/02/2015

PROJECT:
PROPOSED BRICK VENEER DWELLING
CLIENT:

Wisdom Homes Pty Ltd

ADDRESS:
Lot 148 Walshaw Street
Thornton Estate, Penrith

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

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

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JOB No: **143684** DRAWN: **AL**
DATE: **18/07/14**
LGA: **PENRITH** SITE CLASSIFICATION: **'H1' Class**
DESCRIPTION: **COLUMBUS 27** FACADE: **REVERE**
CODE: **WS-COLU27D RE LH** SHEET: **19**

The stormwater design/layout which flows to the street/easement is in compliance with:

1. Building Code of Australia Vol. 2 (BCA) Sections 3.1 Site Preparation, and 3.5 Roof and Wall Cladding
2. Council stormwater DCP requirements (if applicable).
3. Using data from BCA Tables 3.5.2.1 and 3.5.2.2 the number of downpipes required based on a roof area of 154.17m² is 7.

Name _____
Signed _____ Date _____

→ → → → → STORMWATER LINES

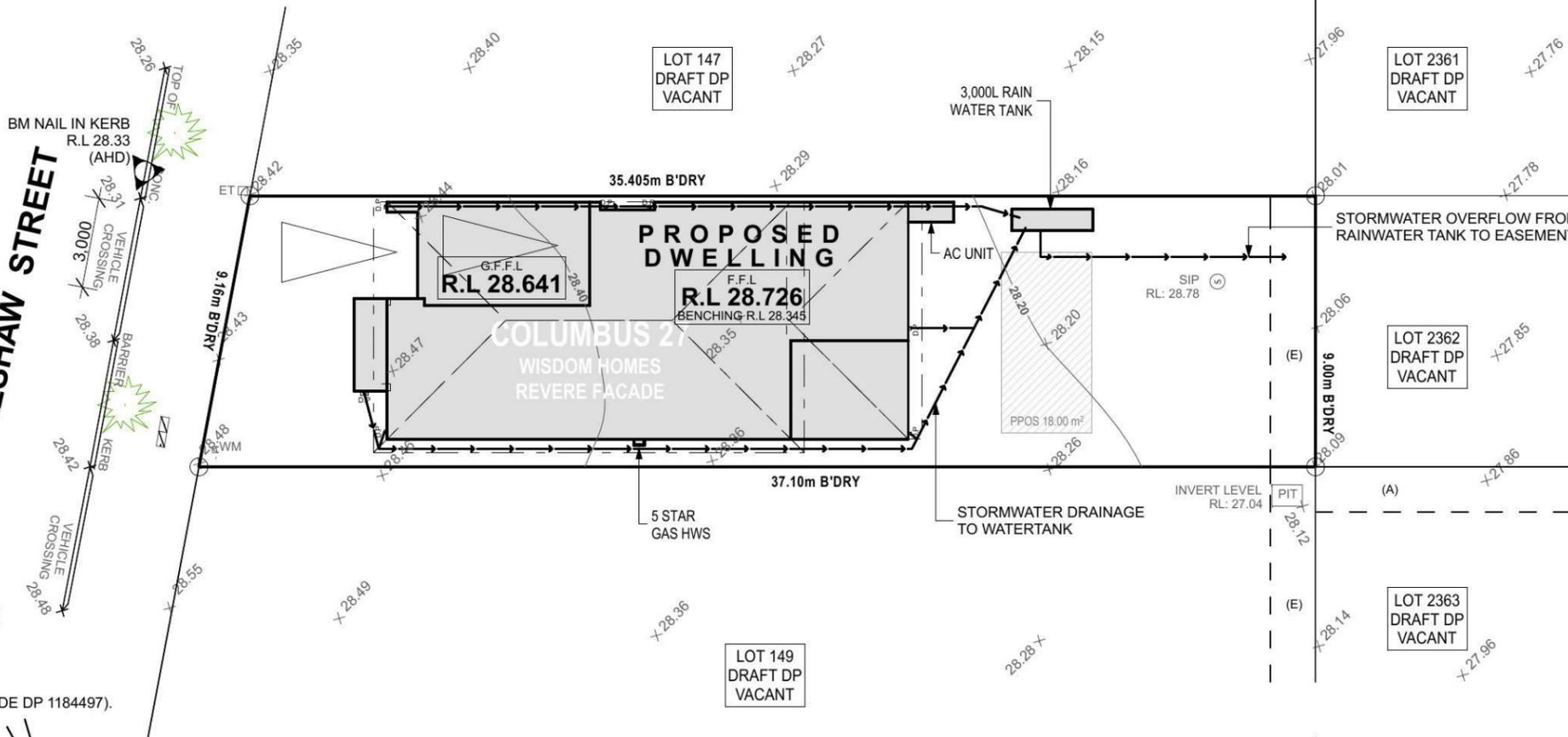
LOT: 148
DP: DRAFT DP
AREA: 326.3m² (BY DRAFT DP)

'H1' CLASS SLAB

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- (E) PROPOSED EASEMENT TO DRAIN WATER 1.5 WIDE.

EXCAVATE SITE APPROX. 115mm TO FORM JOB DATUM R.L. 28.345(AHD) DATUM POINT 385mm BELOW FINISHED FLOOR LEVEL. EXTENT OF EXCAVATION AND BATTERS TO BE DETERMINED ON SITE.

STORMWATER DRAINAGE TO EASEMENT



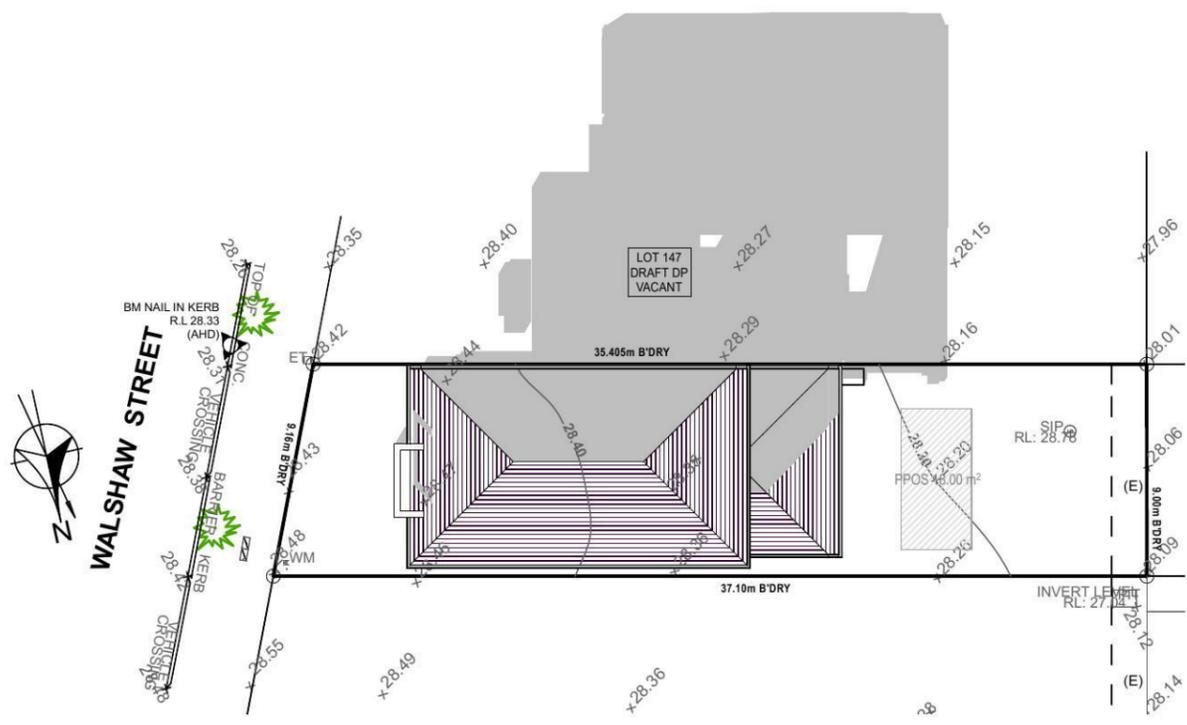
○ CONCEPT STORMWATER PLAN
1:200

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Document Set ID: 6430022
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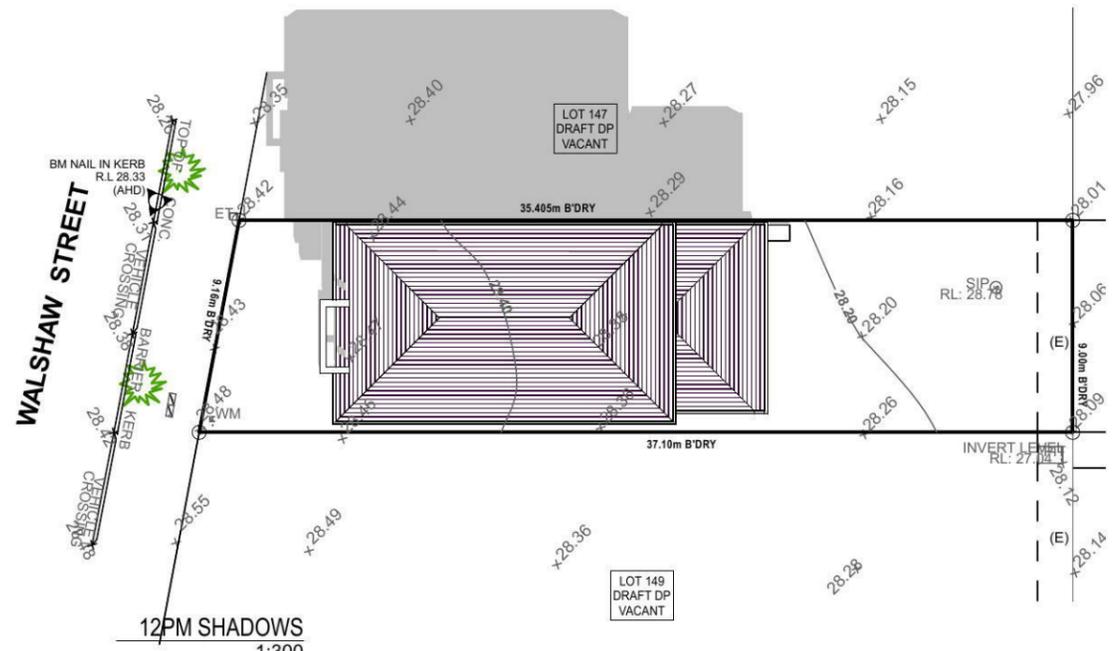
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-	-	-	-
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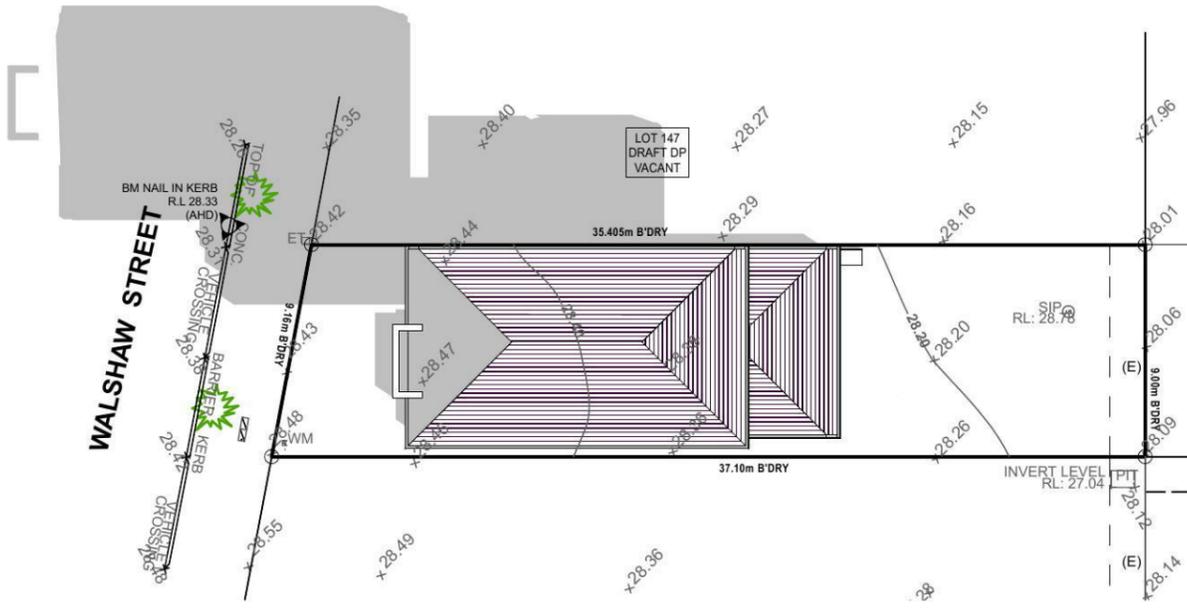
JOB No: 143684	DRAWN: AL
LGA: PENRITH	DATE: 18/07/14
DESCRIPTION: COLUMBUS 27	SITE CLASSIFICATION: 'H1' Class
CODE: WS-COLU27D RE LH	FACADE: REVERE
	SHEET: 20



9AM SHADOWS
1:300



12PM SHADOWS
1:300



3PM SHADOWS
1:300

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Document Set ID: 6430022
FOR TENDER.

Lot 148 Walshaw

PLANT SCHEDULE Prepared by ecodeign Pty Ltd

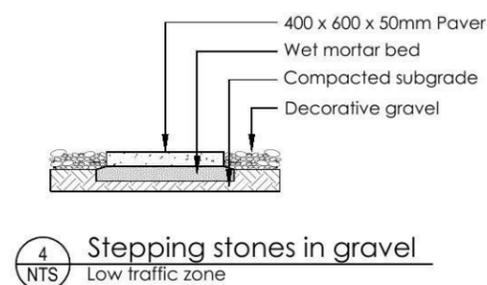
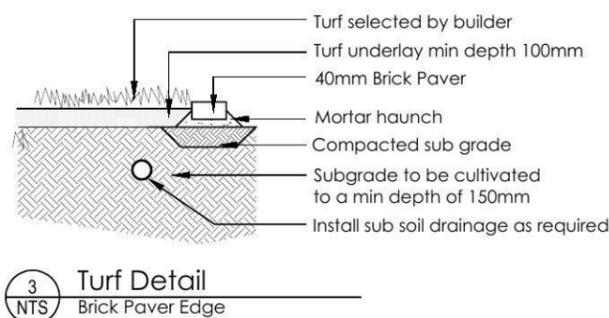
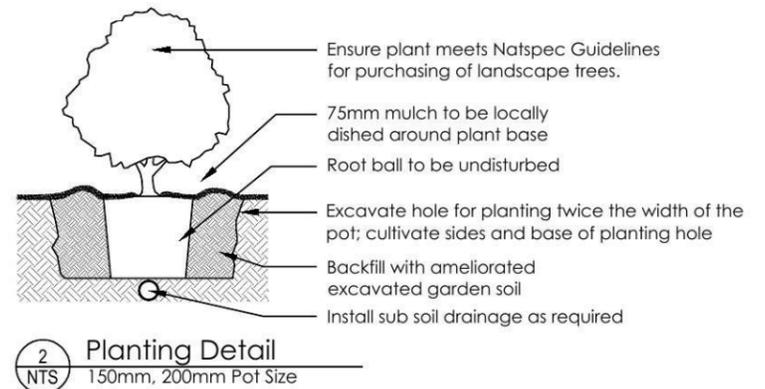
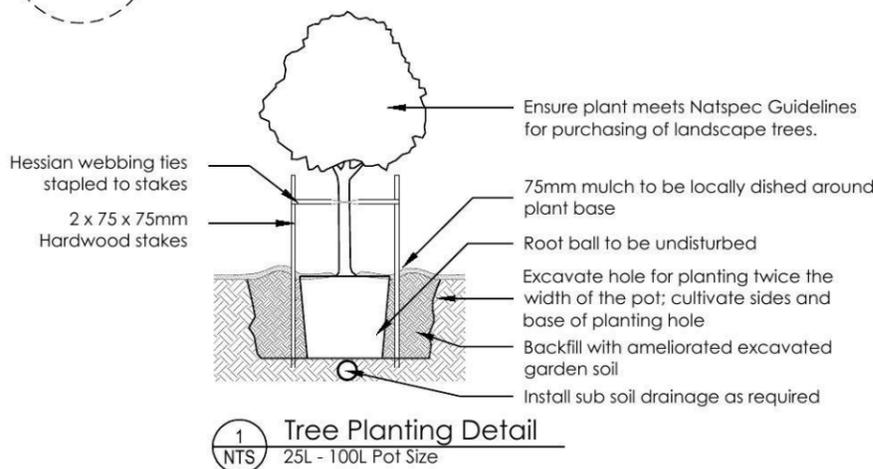
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aw	Agapanthus 'White'	White Agapanthus	11	200mm	0.5m
Cpl	Camellia sasanqua 'Paradise Pearl'	Camellia	7	300mm	2m
Cbn	Catalpa bignonioides 'Nana'	Designer Catalpa	1	75L	5m
Dg	Dietes grandiflora	Wild Iris	4	200mm	1m
Oi	Ophiopogon 'Stripey White'	Stripey White Mondo Grass	7	200mm	0.3-0.4m

LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
19	7	0	12	1

LEGEND

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



REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE COLOUR PLAN FOR CLIENT REVIEW	RS	BT	11-04-14
B	ISSUE DA PLAN FOR CLIENT REVIEW	RS	RS	12-06-14

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outdoor living environments

PO Box 8136, Southham Hts BC, NSW 2153
Ph: (02) 9680 7712 Fax: (02) 9680 7705
Email: info@ecodeign.com.au
Web: www.ecodeign.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.
8. For application purposes only - NOT FOR CONSTRUCTION.

ADDRESS: **LOT 148 WALSHAW STREET, PENRITH**

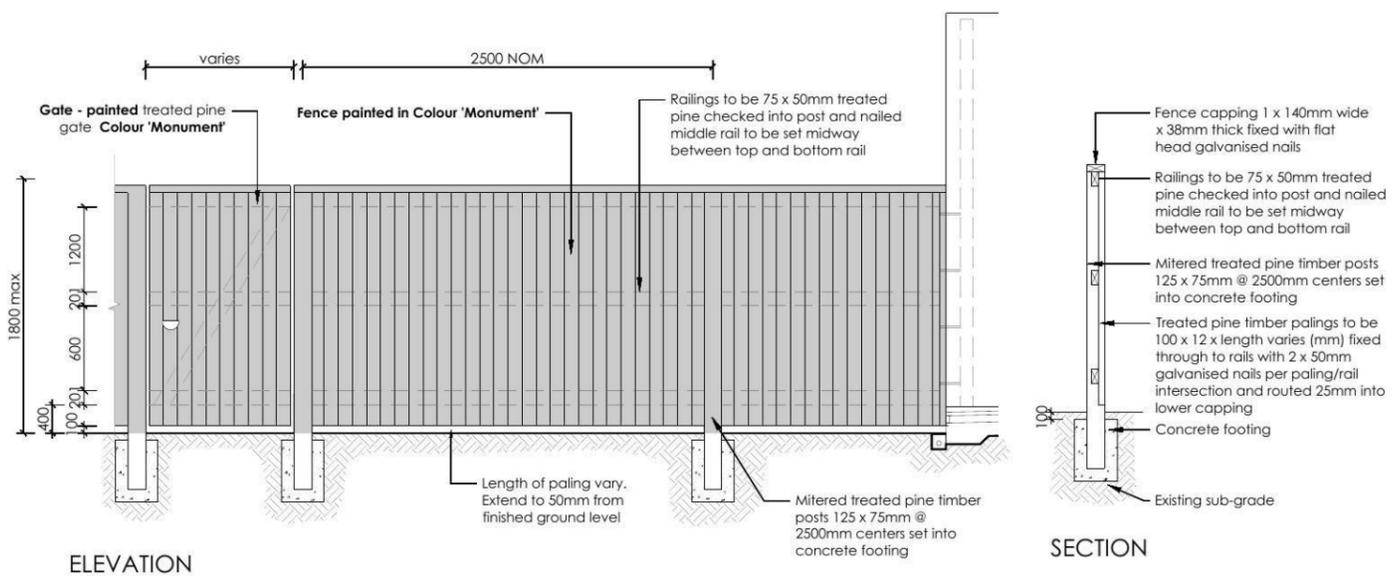
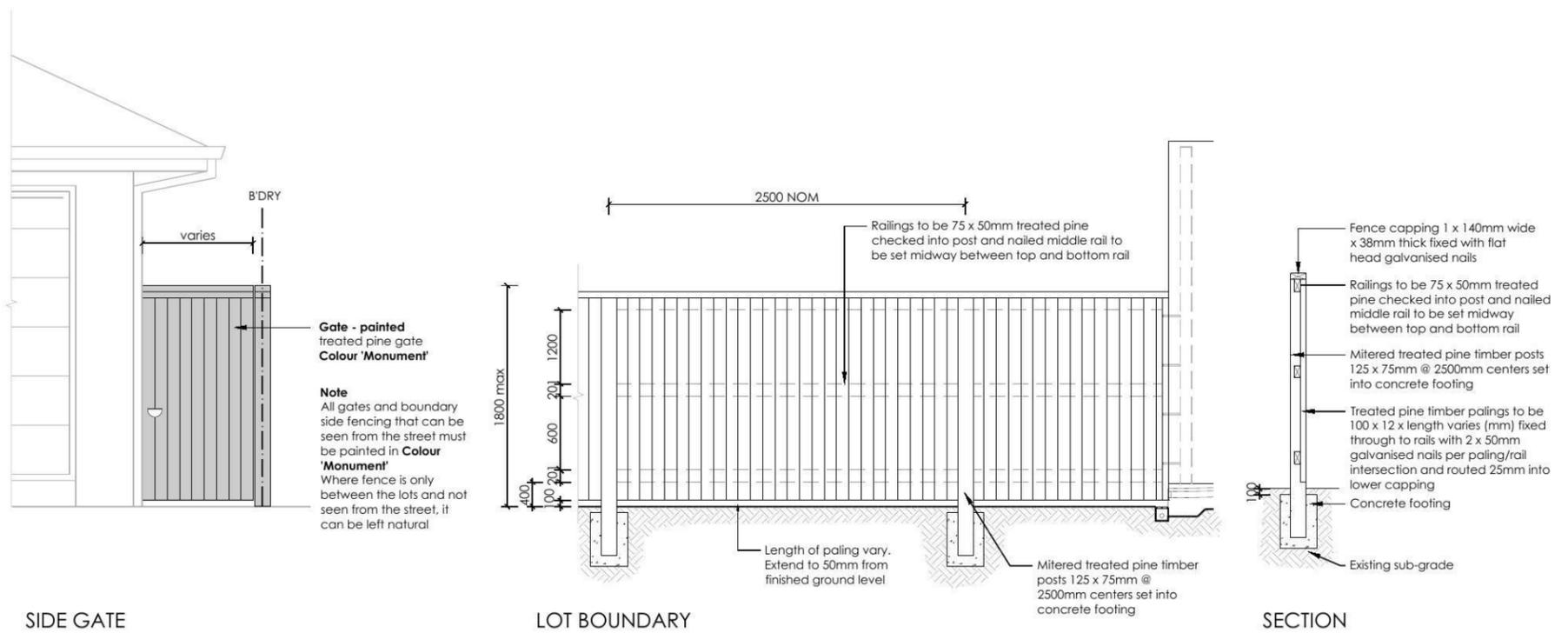
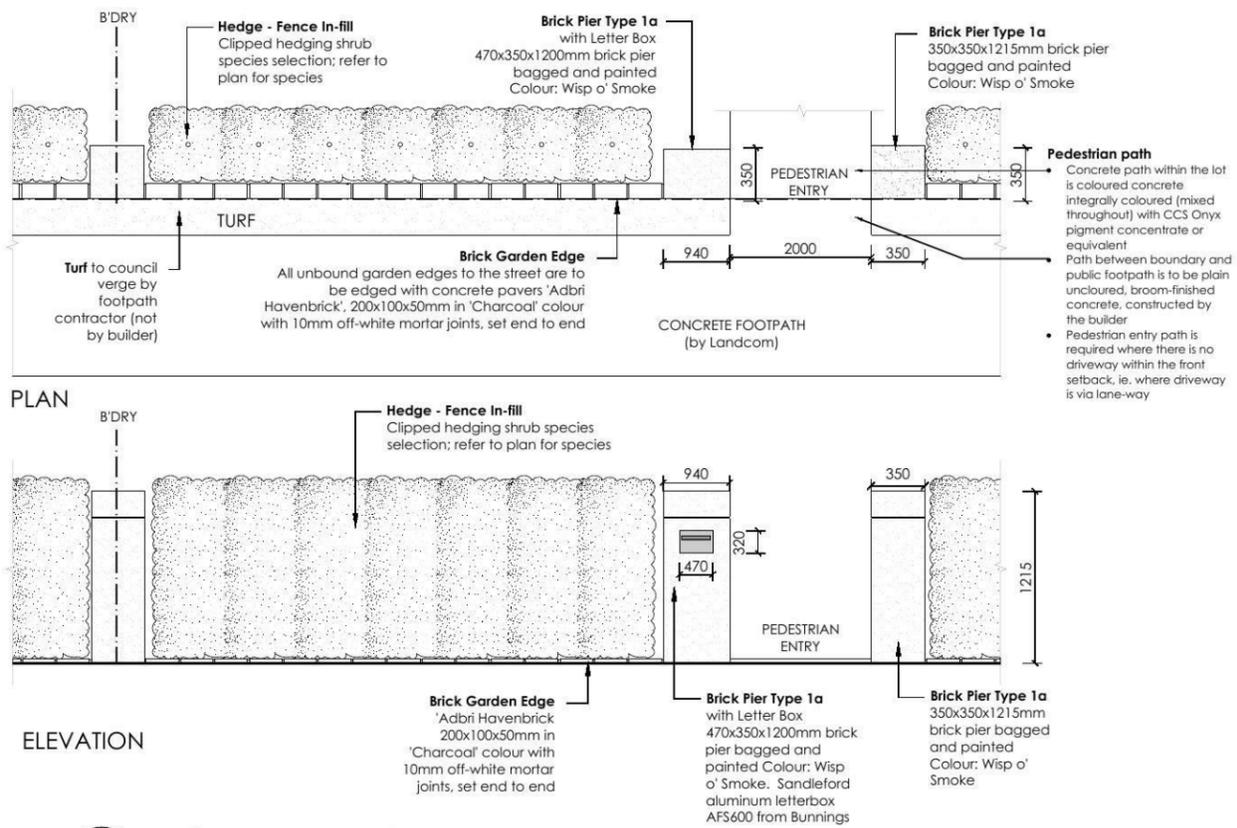
CLIENT: **WISDOM HOMES**

PROJECT: **NEW RESIDENCE**

DRAWING: **LANDSCAPE PLAN**

SCALE: **1:100 @ A3** DATE: **DA** SHEET: **02**

DRAWN: **RS** CHECK: **RS** DATE: **12-06-14** REVISION: **B**



REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE COLOUR PLAN FOR CLIENT REVIEW	RS	BT	11-04-14
B	ISSUE DA PLAN FOR CLIENT REVIEW	RS	RS	12-06-14

ecodesign
outdoor living environments

PO Box 8136, Boulkham Hills BC, NSW 2153
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PROJECT: **LOT 148 WALSHAW STREET, PENRITH**

CLIENT: **WISDOM HOMES**

PROJECT: NEW RESIDENCE			
DRAWING: LANDSCAPE PLAN			
SCALE: 1:100 @ A3	DATE: DA	SHEET: 03	
DRAWN: RS	CHECK: RS	DATE: 12-06-14	