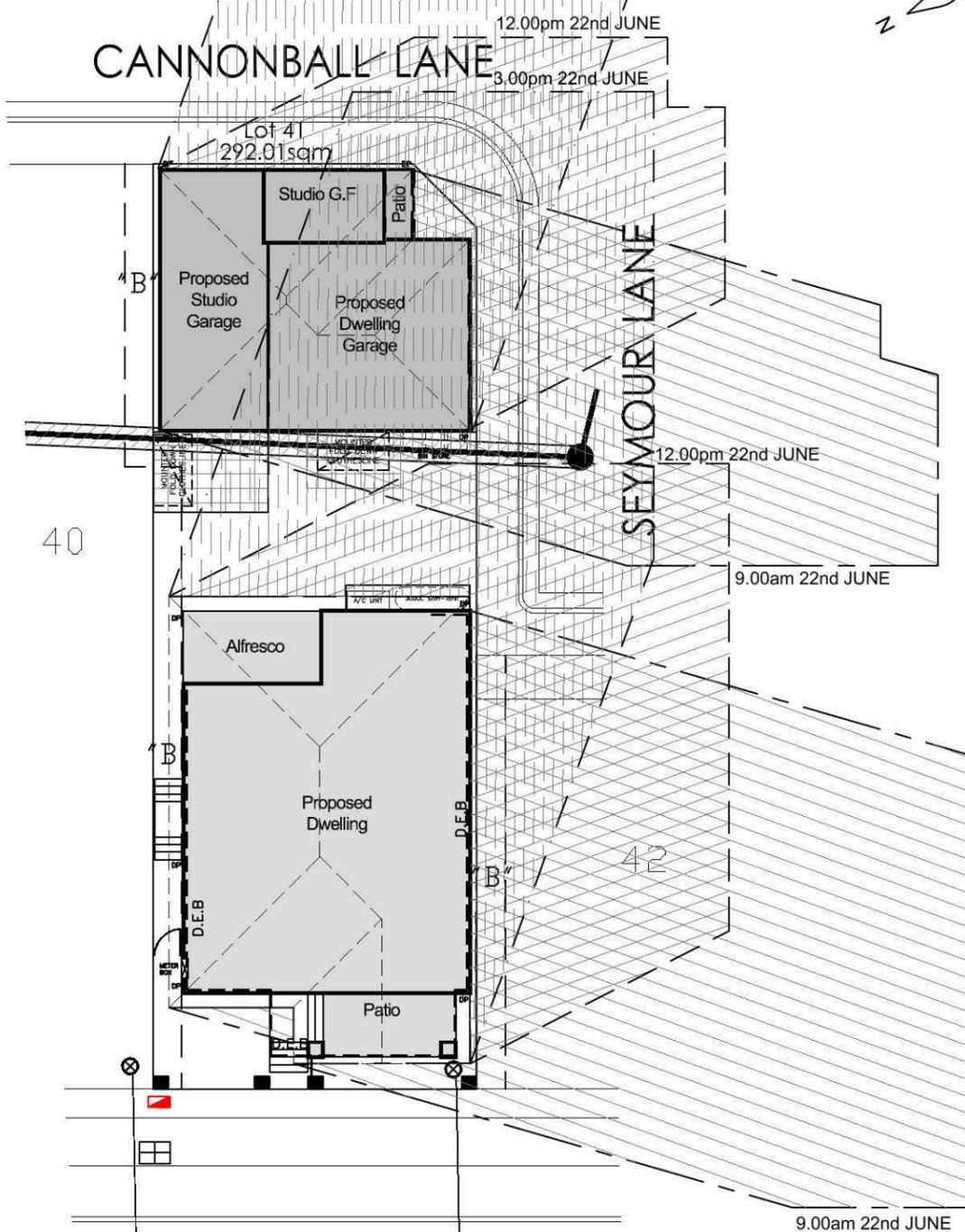




3.00pm 22nd JUNE

"B"- PROPOSED EASEMENT FOR SERVICES, OVERHANG, ACCESS AND MAINTENANCE 0.9m WIDE



SYDNEY SMITH DRIVE SHADOW DIAGRAMS

CANNONBALL LANE

Lot 41  
292.01sqm

NORTH EAST BREEZE

STUDIO DWELLING  
P.O.S. AREA  
9.00m<sup>2</sup>

MAIN DWELLING  
P.O.S. AREA  
47.66m<sup>2</sup>

NORTH EAST BREEZE

AFTERNOON  
WINTER SUN

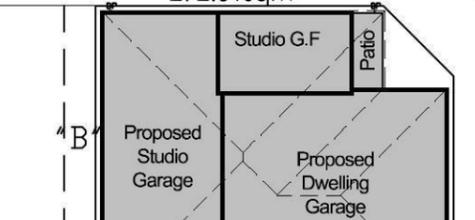
SYDNEY SMITH DRIVE

SITE ANALYSIS

WINTER WINDS

WINTER WINDS

NOISE FROM ROAD TRAFFIC



NOISE FROM ROAD TRAFFIC

SEYMOUR LANE

42



<b>Product:</b> 10.1m PRODUCT Double storey dwelling + Rear studio/garage	<b>Client:</b> LANDCOM	<b>Dwg Title:</b> SITE ANALYSIS & SHADOWS	<b>Sheet:</b> A3	<b>Scale:</b> 1:200	ISSUE    DATE    DESCRIPTION    DRAWN A    05.06.13    DEVELOPER APPROVAL DWGS    DL B    25.07.13    STUDIO P.O.S. INCREASED    SG
	<b>Site Address:</b> LOT 41 IN D.P. 1171493 Sydney Smith Drive & Rear Cannonball / Seymour Lane, North Penrith, Thornton Estate.	<b>Date:</b> 05.06.13	<b>Council:</b> PENRITH CITY COUNCIL	<b>Sheet No.:</b> 1A	<b>Issue:</b> A
			<b>Job No.:</b> 213025		

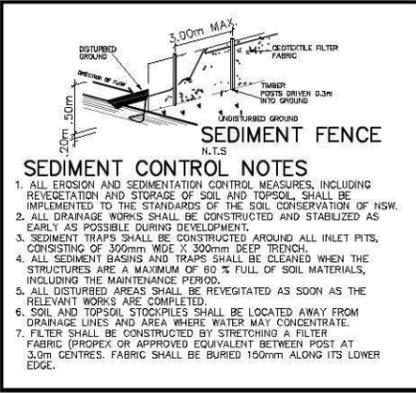
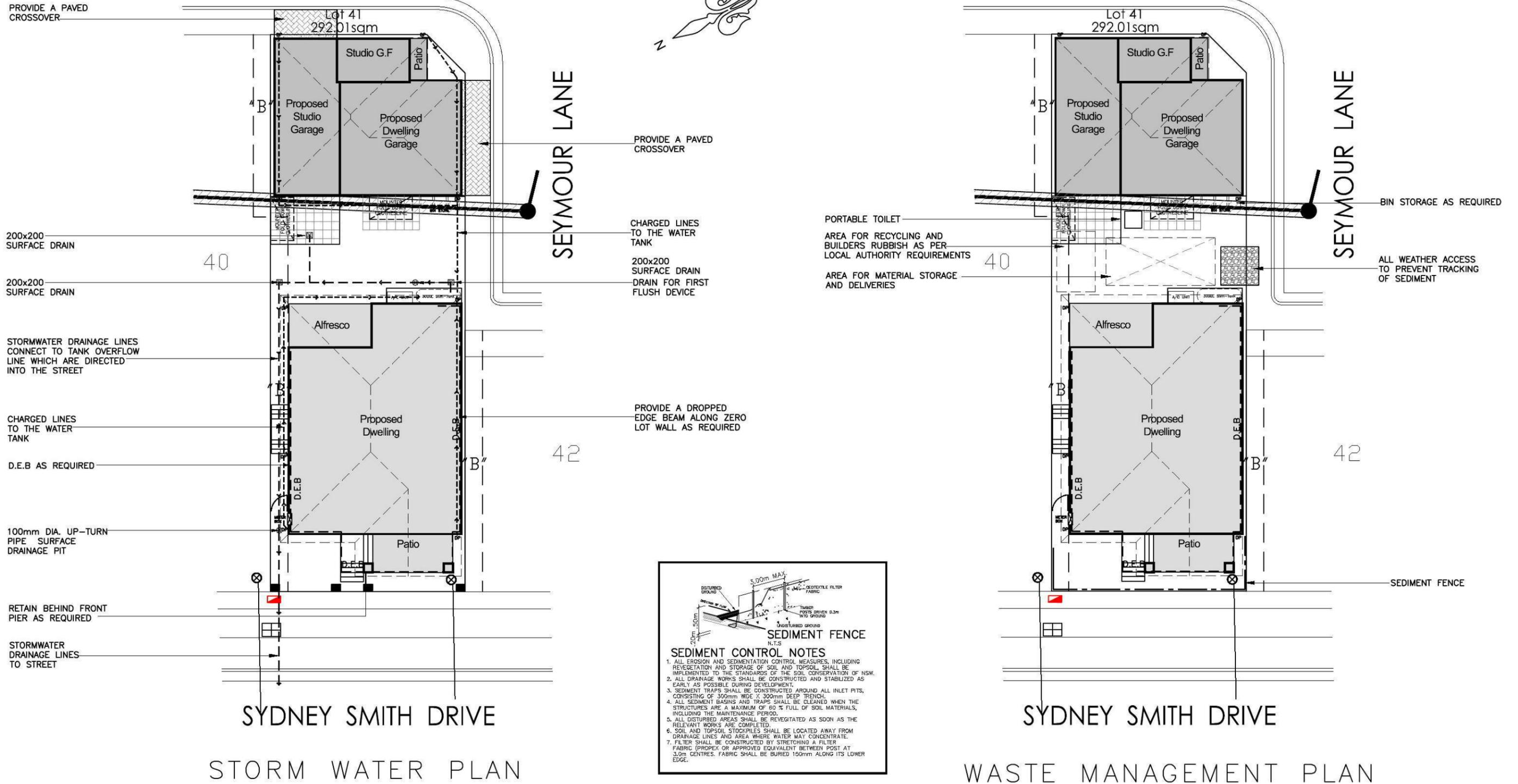
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STORMWATER DRAINAGE LINES TO STREET (Sydney Smith Drive)  
(VIA CHARGED LINES TO RAINWATER TANK)

"B"- PROPOSED EASEMENT FOR SERVICES, OVERHANG, ACCESS AND MAINTENANCE 0.9m WIDE

CANNONBALL LANE

CANNONBALL LANE



SYDNEY SMITH DRIVE  
STORM WATER PLAN

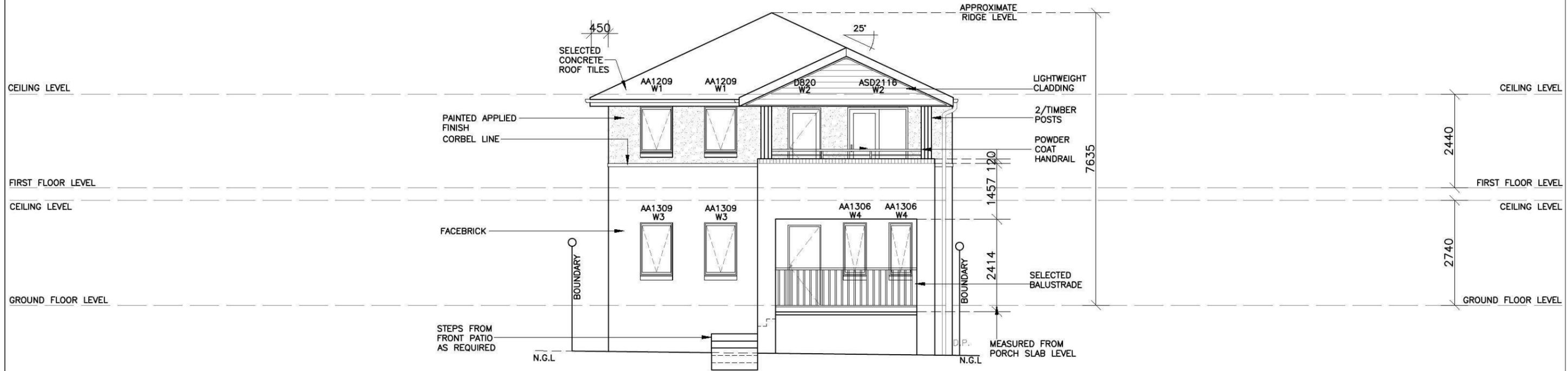
SYDNEY SMITH DRIVE  
WASTE MANAGEMENT PLAN



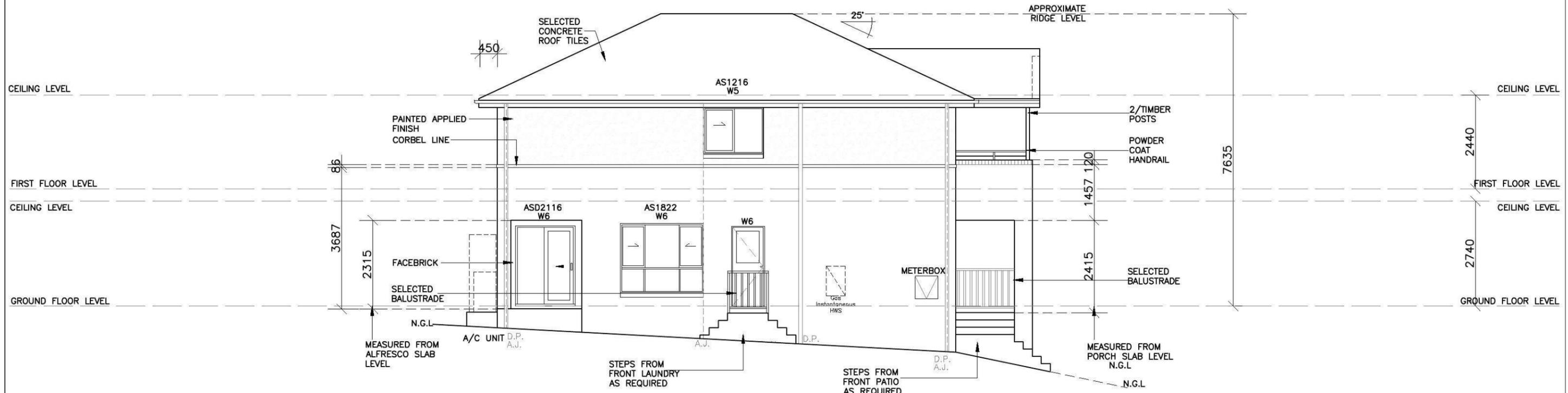
<b>Product:</b> 10.1m PRODUCT Double storey dwelling + Rear studio/garage	<b>Client:</b> LANDCOM  <b>Site Address:</b> LOT 41 IN D.P. 1171493 Sydney Smith Drive & Rear Cannonball / Seymour Lane, North Penrith, Thornton Estate.	<b>Dwg Title:</b> STORMWATER & SITE MANAGEMENT  <b>Date:</b> 05.06.13  <b>Council:</b> PENRITH CITY COUNCIL	<b>Sheet:</b> A3  <b>Sheet No.:</b> 1B  <b>Job No.:</b> 213025	<b>Scale:</b> 1:200  <b>Issue:</b> A	<b>ISSUE</b> <b>DATE</b> <b>DESCRIPTION</b> <b>DRAWN</b>
					A    05.06.13    DEVELOPER APPROVAL DWGS    DL
					B    25.07.13    STUDIO P.O.S. INCREASED    SG

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M CLASS SITE



ELEVATION 1



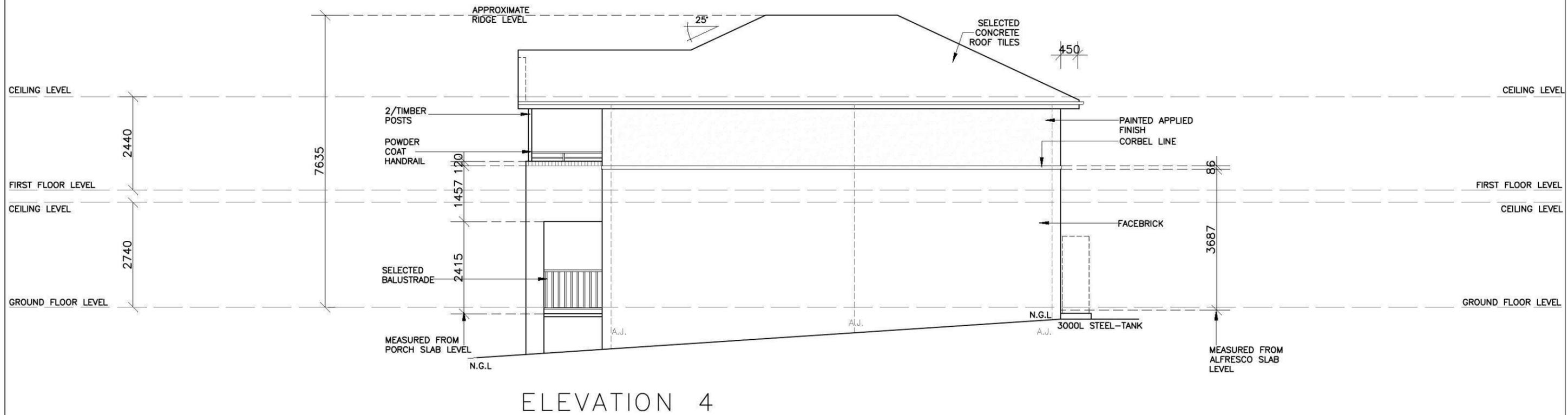
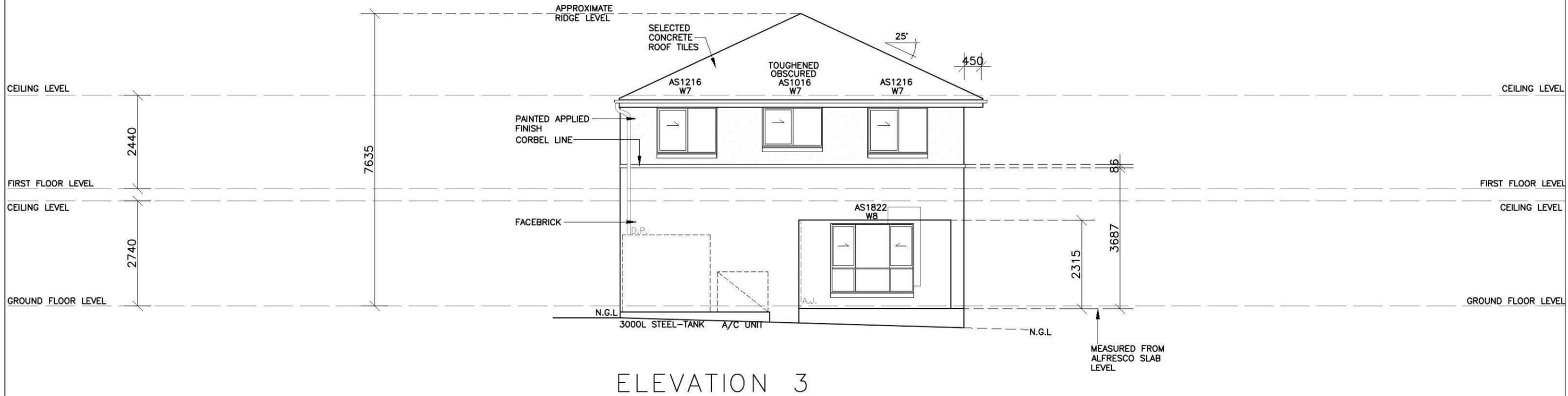
ELEVATION 2



Product: <b>10.1m PRODUCT</b> Double storey dwelling + Rear studio/garage	Client: <b>LANDCOM</b> Site Address: LOT 41 IN D.P. 1171493 Sydney Smith Drive & Rear Cannonball / Seymour Lane, North Penrith, Thornton Estate.	Dwg Title: <b>ELEVATIONS 1-MAIN DWELLING</b> Date: <b>05.06.13</b> Council: <b>PENRITH CITY COUNCIL</b>	Sheet: <b>A3</b> Sheet No. <b>4</b> Job No: <b>213025</b>	Scale: <b>1:100</b> Issue: <b>A</b>	ISSUE	DATE	DESCRIPTION	DRAWN
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					B	25.07.13	STUDIO P.O.S. INCREASED	SG

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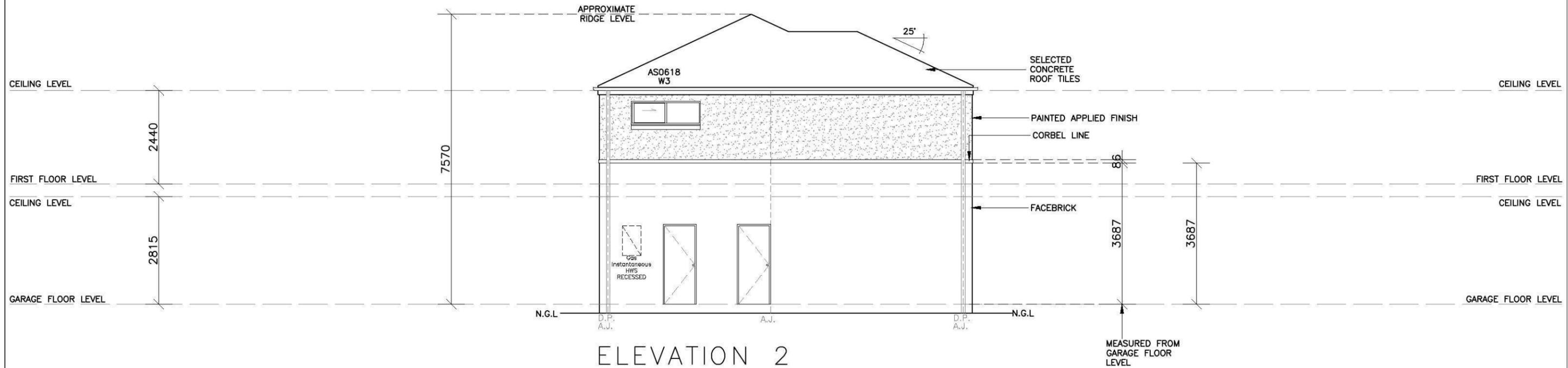
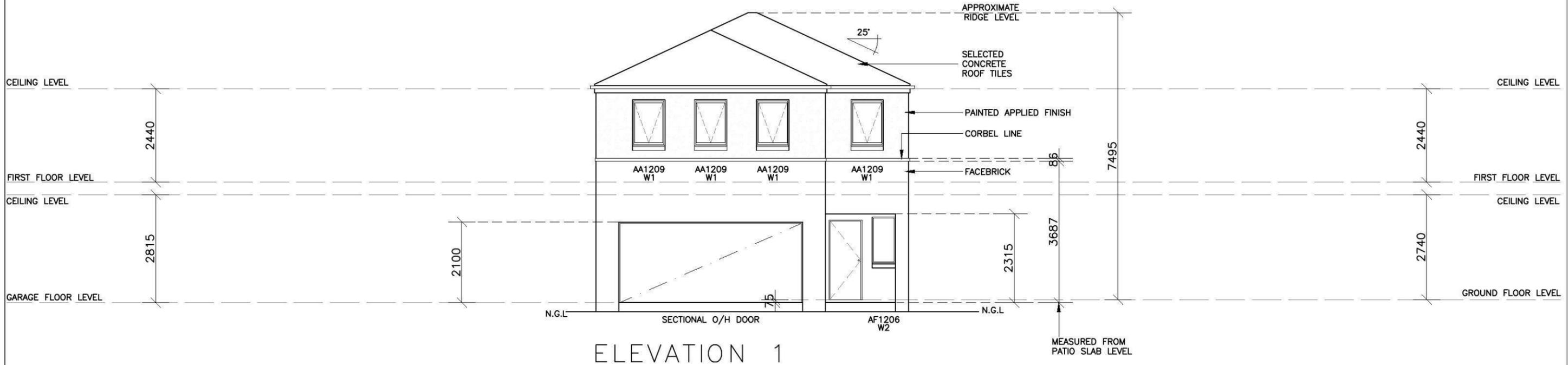
M CLASS SITE



<b>Product:</b> 10.1m PRODUCT Double storey dwelling + Rear studio/garage	<b>Client:</b> LANDCOM Site Address: LOT 41 IN D.P. 1171493 Sydney Smith Drive & Rear Cannonball / Seymour Lane, North Penrith, Thornton Estate.	<b>Dwg Title:</b> ELEVATION 2-MAIN DWELLING	<b>Sheet:</b> A3	<b>Scale:</b> 1:100	ISSUE A 05.06.13 DEVELOPER APPROVAL DWGS B 25.07.13 STUDIO P.O.S. INCREASED	DRAWN DL SG
		<b>Date:</b> 05.06.13 <b>Council:</b> PENRITH CITY COUNCIL	<b>Sheet No.:</b> 5 <b>Issue:</b> A	<b>Job No.:</b> 213025		

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M CLASS SITE



Product:  
**10.1m PRODUCT**  
Double storey dwelling  
+  
Rear studio/garage

Client:  
**LANDCOM**  
Site Address:  
LOT 41 IN D.P. 1171493  
Sydney Smith Drive & Rear  
Cannonball / Seymour Lane, North  
Penrith, Thornton Estate.

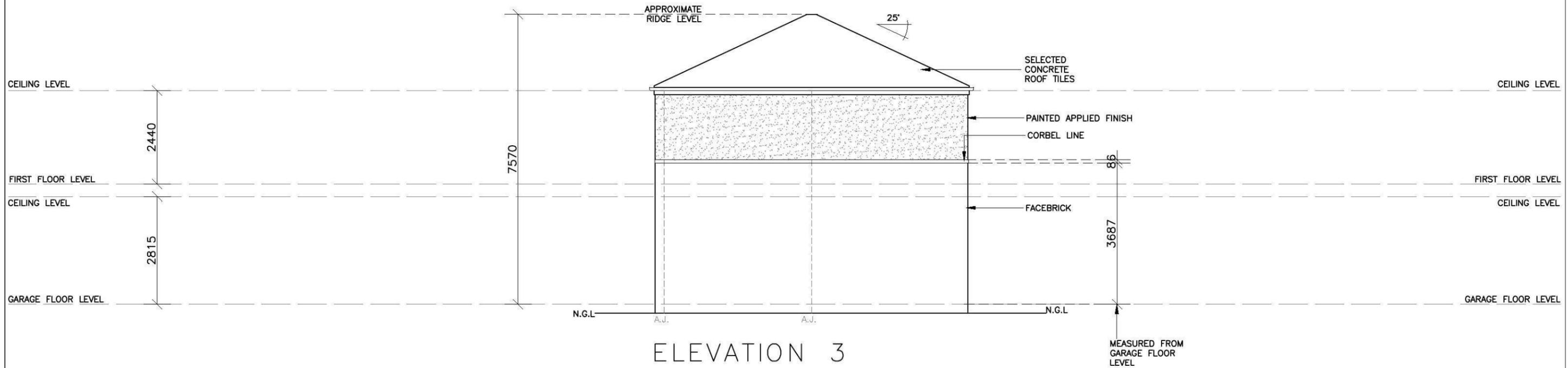
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**ELEVATIONS 1-STUDIO**  
Date:  
**05.06.13**  
Council:  
**PENRITH CITY COUNCIL**

Sheet:  
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Scale:  
**1:100**  
Sheet No.  
**8**  
Issue:  
**A**  
Job No:  
**213025**

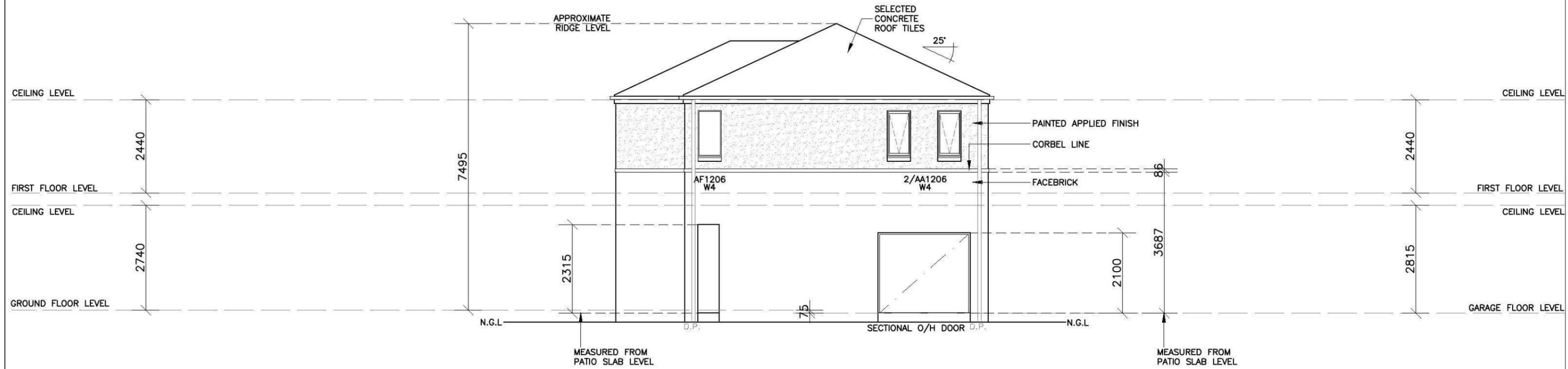
ISSUE	DATE	DESCRIPTION	DRAWN
A	05.06.13	DEVELOPER APPROVAL DWGS	DL
B	25.07.13	STUDIO P.O.S. INCREASED	SG

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M CLASS SITE



ELEVATION 3



ELEVATION 4



Product: <b>10.1m PRODUCT</b> Double storey dwelling + Rear studio/garage	Client: <b>LANDCOM</b> Site Address: LOT 41 IN D.P. 1171493 Sydney Smith Drive & Rear Cannonball / Seymour Lane, North Penrith, Thornton Estate.	Dwg Title: <b>ELEVATION 2-STUDIO</b> Date: <b>05.06.13</b> Council: <b>PENRITH CITY COUNCIL</b>	Sheet: <b>A3</b> Sheet No. <b>9</b> Job No: <b>213025</b>	Scale: <b>1:100</b> Issue: <b>A</b>	ISSUE	DATE	DESCRIPTION	DRAWN
					A	05.06.13	DEVELOPER APPROVAL DWGS	DL
					B	25.07.13	STUDIO P.O.S. INCREASED	SG

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# BASIX SUMMARY MAIN DWELLING

Lot 40 Sydney Smith Drive and Rear Cannonball & Seymour Lane, Thornton, 2750.				
<b>SUMMARY OF BASIX COMMITMENTS</b>				
<small>This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au</small>				
<b>WATER COMMITMENTS</b>				
<b>Fixtures</b>				
3 Star Shower Heads	Yes	4 Star Toilet	Yes	
4 Star Kitchen Taps	Yes	4 Star Basin Taps	Yes	
<b>Alternative Water</b>				
Minimum Tank Size (L)	3000L	Collected From Roof Area (m2)	131.37sqm	
<b>Alternative Water Supply Connected To:</b>				
All Toilets	YES	Laundry W/M Cold Tap	YES	
1 x Outdoor Tap	YES			
<b>THERMAL COMFORT COMMITMENTS - Refer to next table</b>				
<b>ENERGY COMMITMENTS</b>				
Hot Water	Gas Instantaneous 5.5 star rating			
Cooling System	Living	3-Phase Airconditioning	EER 3.0-3.5	
	Bedrooms	3-Phase Airconditioning	EER 3.0-3.5	
Heating System	Living	3-Phase Airconditioning	EER 3.0-3.5	
	Bedrooms	3-Phase Airconditioning	EER 3.0-3.5	
Ventilation	Bathroom	Natural ventilation	Natural	
	Kitchen	Individual Fan (Not Ducted)	Manual On / Off	
	Laundry	Natural ventilation	Natural	
Natural Lighting	Window in Kitchen		No	
	Window/Skylight in Bathrooms/Toilets	YES to	1	
Artificial Lighting <small>(rooms to be primarily lit by fluorescent or LED lights)</small>	Number of bedrooms	5	Yes	No
	Number of Living/Dining rooms	4	Yes	No
	Kitchen	1	Yes	No
	All Bathrooms/Toilets	3	Yes	No
	Laundry	1	Yes	No
All Hallways		2	Yes	No
<b>OTHER COMMITMENTS</b>				
Outdoor clothes line	Yes	Gas Cooktop	Yes	

<b>Thermal Performance Specifications - BASIX COMMITMENTS</b>					
<b>External Wall Construction</b>	<i>Insulation</i>	<i>Colour (Solar Absorptance)</i>	<i>Detail</i>		
Brick Veneer	Min. R2.0	Any			
<b>Internal Wall Construction</b>	<i>Insulation</i>	<i>Detail</i>			
Plasterboard on studs	none				
<b>Ceiling Construction</b>	<i>Insulation</i>	<i>Detail</i>			
Plasterboard	Min. R3.0	to ceilings adjacent to roof space			
<b>Roof Construction</b>	<i>Insulation</i>	<i>Colour (Solar Absorptance)</i>	<i>Detail</i>		
Tiled Roof	Foil / Sarking	Dark			
<b>Floor Construction</b>	<i>Insulation</i>	<i>Covering</i>	<i>Detail</i>		
Concrete	none	As drawn (if not noted default values used)			
<b>Windows</b>	<i>Glass and frame type</i>	<i>U</i>	<i>SHGC</i>	<i>Area sq m</i>	<i>Detail</i>
Single clear	Improved Aluminium	6.51	0.75	30.00	As per plans
<small>U and SHGC values are according to NFRC. Alternate products may be used if the U value is lower and the SHGC is less than 10% higher or lower than the above figures.</small>					
<b>External Window Cover</b>	<i>Detail</i>				
<b>Fixed shading - Eaves</b> <i>Width includes guttering, offset is distance above windows</i>					
Width: 451-600	Offset: 0	Nominal only, refer to plan for detail			
<b>Fixed shading</b>					
Shaded areas as drawn					
<b>Ventilation and Infiltration to Habitable Rooms</b>					
Open fire no damper	no	Exhaust fans no dampers	no		
Door and window seals	no	Vented skylights	no		
Vented downlights	no	Fixed wall or ceiling vents	no		
<small>"No" means that the item was not included in the assessment and shall not be installed.</small>					

# BASIX SUMMARY UNIT 1

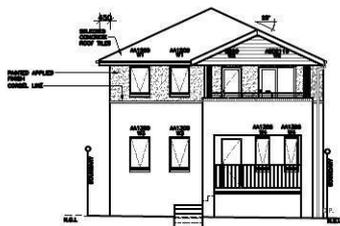
Lot 40 Sydney Smith Drive and Rear Cannonball & Seymour Lane, Thornton, 2750.				
<b>SUMMARY OF BASIX COMMITMENTS</b>				
<small>This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au</small>				
<b>WATER COMMITMENTS</b>				
<b>Fixtures</b>				
3 Star Shower Heads	Yes	4 Star Toilet	Yes	
4 Star Kitchen Taps	Yes	4 Star Basin Taps	Yes	
<b>Alternative Water</b>				
Minimum Tank Size (L)	N/A	Collected From Roof Area (m2)	N/A	
<b>Alternative Water Supply Connected To:</b>				
All Toilets	N/A	Laundry W/M Cold Tap	N/A	
1 x Outdoor Tap	N/A			
<b>THERMAL COMFORT COMMITMENTS - Refer to next table</b>				
<b>ENERGY COMMITMENTS</b>				
Hot Water	Gas Instantaneous 5.5 star rating			
Cooling System	Living	No Cooling Systems	N/A	
	Bedrooms	No Cooling Systems	N/A	
Heating System	Living	No Heating Systems	N/A	
	Bedrooms	No Heating Systems	N/A	
Ventilation	Bathroom	Individual Fan (Ducted)	Interlocked to Light	
	Kitchen	Individual Fan (Not Ducted)	Manual On / Off	
	Laundry	Natural ventilation	Natural	
Natural Lighting	Window in Kitchen		Yes	
	Window/Skylight in Bathrooms/Toilets	NO to	-	
Artificial Lighting <small>(rooms to be primarily lit by fluorescent or LED lights)</small>	Number of bedrooms	2	Yes	No
	Number of Living/Dining rooms	2	Yes	No
	Kitchen	1	Yes	No
	All Bathrooms/Toilets	1	Yes	No
	Laundry	1	Yes	No
All Hallways	1	Yes	No	
<b>OTHER COMMITMENTS</b>				
Outdoor clothes line	Yes	Gas Cooktop	Yes	

<b>Thermal Performance Specifications - BASIX COMMITMENTS</b>					
<b>External Wall Construction</b>	<i>Insulation</i>	<i>Colour (Solar Absorptance)</i>	<i>Detail</i>		
Brick Veneer	Min. R2.0	Any			
<b>Internal Wall Construction</b>	<i>Insulation</i>	<i>Detail</i>			
Plasterboard on studs	none				
<b>Ceiling Construction</b>	<i>Insulation</i>	<i>Detail</i>			
Plasterboard	Min. R3.0	to ceilings adjacent to roof space			
<b>Roof Construction</b>	<i>Insulation</i>	<i>Colour (Solar Absorptance)</i>	<i>Detail</i>		
Tiled Roof	Foil / Sarking	Dark			
<b>Floor Construction</b>	<i>Insulation</i>	<i>Covering</i>	<i>Detail</i>		
Concrete	none	As drawn (if not noted default values used)			
Suspended floor above garage (framed) none As drawn (if not noted default values used)					
<b>Windows</b>	<i>Glass and frame type</i>	<i>U</i>	<i>SHGC</i>	<i>Area sq m</i>	<i>Detail</i>
Single clear	Improved Aluminium	6.51	0.75	8.20	As per plans
<small>U and SHGC values are according to NFRC. Alternate products may be used if the U value is lower and the SHGC is less than 10% higher or lower than the above figures.</small>					
<b>External Window Cover</b>	<i>Detail</i>				
<b>Fixed shading - Eaves</b> <i>Width includes guttering, offset is distance above windows</i>					
Width: 0-150	Offset: 0	Nominal only, refer to plan for detail			
<b>Fixed shading</b>					
Shaded areas as drawn					
<b>Ventilation and Infiltration to Habitable Rooms</b>					
Open fire no damper	no	Exhaust fans no dampers	no		
Door and window seals	no	Vented skylights	no		
Vented downlights	no	Fixed wall or ceiling vents	no		
<small>"No" means that the item was not included in the assessment and shall not be installed.</small>					



<b>ZAC HOMES</b>	Product:	Client:	Dwg Title:	Sheet:	Scale:	ISSUE	DATE	DESCRIPTION	DRAWN
	10.1m PRODUCT Double storey dwelling + Rear studio/garage	LANDCOM	BASIX SUMMARY	A3	1:100	A	05.06.13	DEVELOPER APPROVAL DWGS	DL
	Site Address:	Date:	Sheet No.	Issue:		25.07.13	STUDIO P.O.S. INCREASED	SG	
	LOT 41 IN D.P. 1171493 Sydney Smith Drive & Rear Cannonball / Seymour Lane, North Penrith, Thornton Estate.	05.06.13	11	A					
		Council:	Job No:						
		PENRITH CITY COUNCIL	213025						

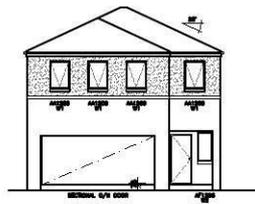
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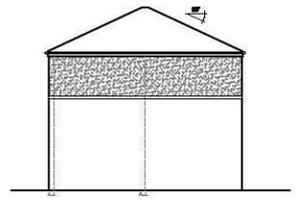
ELEVATION 1



ELEVATION 3



ELEVATION 1

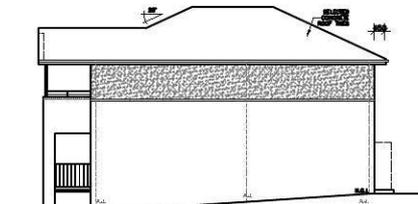


ELEVATION 3

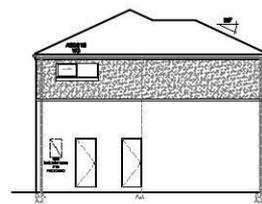


ELEVATION 2

MAIN DWELLING



ELEVATION 4



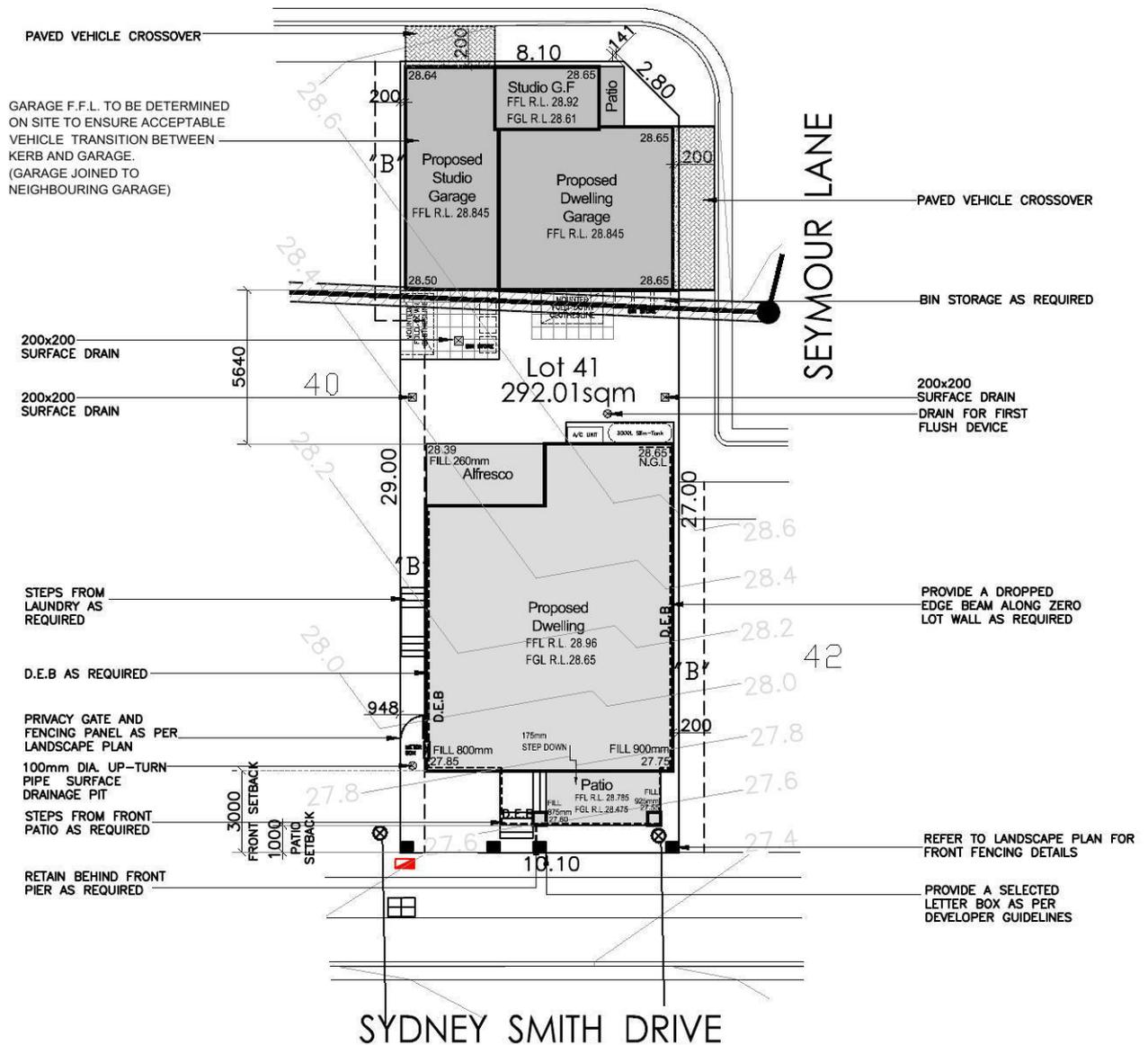
ELEVATION 2



ELEVATION 4

STUDIO DWELLING

## CANNONBALL LANE



## SYDNEY SMITH DRIVE



Product:  
**10.1m PRODUCT**  
Double storey dwelling  
+  
Rear studio/garage

Client:  
**LANDCOM**  
Site Address:  
LOT 41 IN D.P. 1171493  
Sydney Smith Drive & Rear  
Cannonball / Symour Lane, North Penrith,  
Thornton Estate.

Dwg Title:  
**NOTIFICATION PLAN**  
Date:  
05.06.2013  
Council:  
**PENRITH COUNCIL**