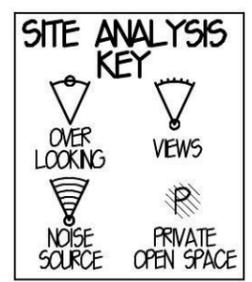


- GENERAL NOTES**
- STORMWATER TO DISCHARGE INTO DESIGNATED DISCHARGE POINT TO PCA REQUIREMENTS
  - SEWER TO LOCAL AUTHORITIES REQUIREMENTS.
  - ALL GROUND LINES ARE TO BE VERIFIED ON-SITE BY THE BUILDER.
  - FINAL LOCATION OF BUILDINGS TO BE VERIFIED ON-SITE BY A REGISTERED SURVEYOR.
  - WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING. ANY PLAN DISCREPANCIES TO BE REFERRED BACK TO ASN DESIGN BEFORE PROCEEDING
  - SITE CLASSIFICATION M
  - CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO R.0000 GARAGE TO R.0000
  - HOUSE FLOOR LEVEL R.0000, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. R.0000, 299MM ABOVE PLATFORM LEVEL.
  - TOTAL ROOF AREA = 155.9 M<sup>2</sup>



LAMBEER PLACE

# SITE ANALYSIS & SITE PLAN 1:200

(DRAINAGE PLAN)

PRELIMINARY SITING ONLY

- DENOTES EXISTING TREE'S TO REMAIN
- DENOTES EXISTING TREE'S TO BE REMOVED
- DENOTES RETAINING WALL BY OWNER
- DENOTES SILT FENCE BARRIER
- DENOTES DROPPED EDGE BEAM
- DENOTES LINE OF BATTER TO CUT OR FILL

PACKAGE PROVIDED IS BASED ON EBH PRELIMINARY/PREFERRED SITING AND PRELIMINARY DEVELOPER LAND INFORMATION CURRENTLY AVAILABLE. VARIATIONS TO LAND SIZE, LOCATION OF SERVICES - INCLUDING BUT NOT LIMITED TO SEWER/STORMWATER LOCATIONS, DRAINAGE GRATES, TELSTRA PITS, TREES, BUTTERFLY DRAINS, DRIVEWAY CROSSOVER, PRAM RAMP, ELECTRICAL/OTHER EASEMENTS OR SECTION 88B INSTRUMENT, MAY NECESSITATE FLOOR PLAN OR SITING AMENDMENTS.

**SITE DATA**

SITE AREA= 290 M<sup>2</sup>

PRIVATE OPEN SPACE= REQUIRED= 20% OR 58 M<sup>2</sup> PROVIDED= 34.4% OR 99.8 M<sup>2</sup>

PRINCIPLE PRIVATE OPEN SPACE= REQUIRED= 18 M<sup>2</sup> PROVIDED= 99.8 M<sup>2</sup>

**FLOOR AREAS**

GROUND FLOOR AREA= 91.9 M<sup>2</sup> (NOT INCLUDING GARAGE)

GARAGE FLOOR AREA= 22.8 M<sup>2</sup>

PORCH FLOOR AREA= 8.7 M<sup>2</sup>

ALFRESCO FLOOR AREA= 11.8 M<sup>2</sup>

FIRST FLOOR AREA= 91.7 M<sup>2</sup>

BALCONY FLOOR AREA= 6.3 M<sup>2</sup>

TOTAL FLOOR AREA= 239.2 M<sup>2</sup> OR 25.7 SQS

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F 8860 9233

FOR MR. D NAGAMALAI & MS BC DHINAKARAN  
AT LOT 2326 LAMBEER PLACE, PENRITH

TYPE CAMBRIDGE 23 (LIFESTYLE SERIES) JOB NO. 0018140

FACADE BOSTON CUSTOM HAND LH

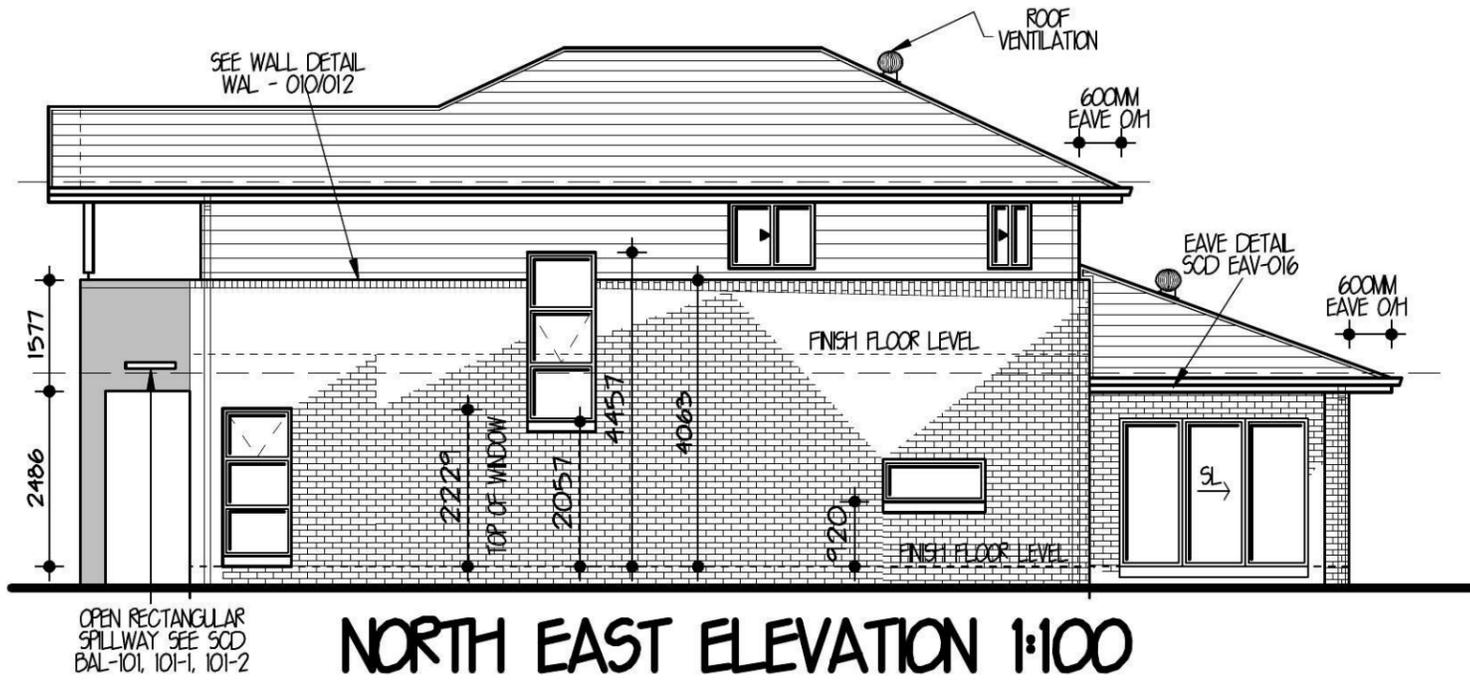
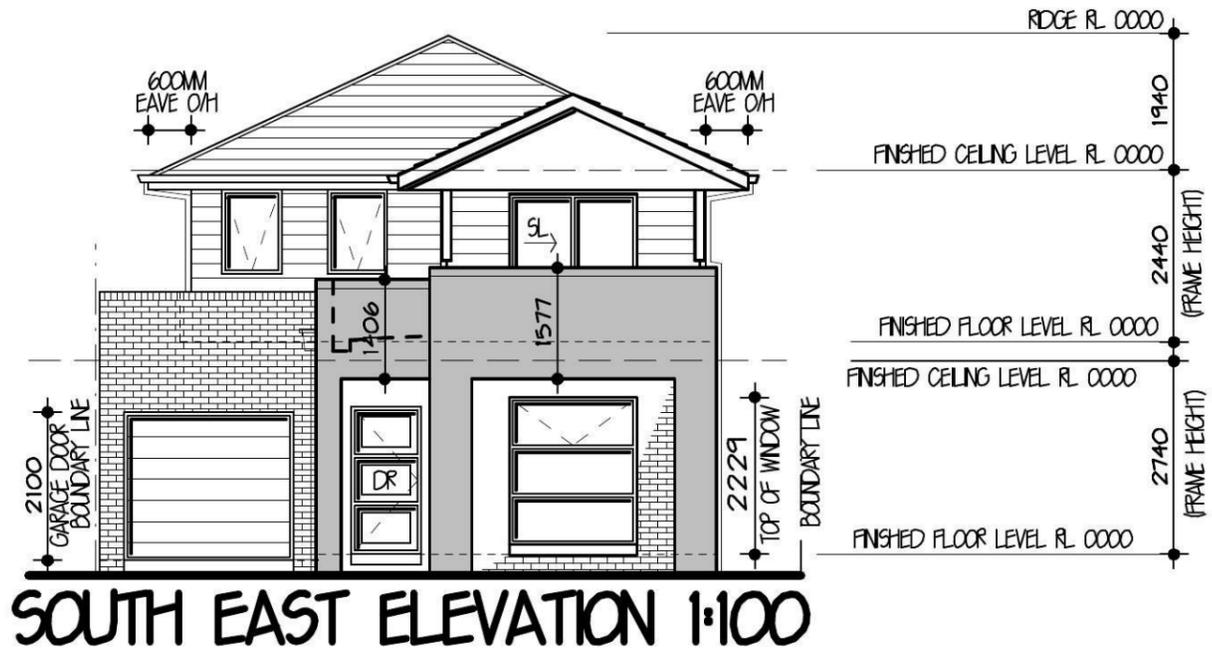
MASTER A18217 DWG NO. A21323 PAGE NO. 1 OF 9

**AGN SYDNEY**

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BUSINESS CENTRE NSW, 2153  
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WWW.AGNDISIGN.COM.AU

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B	10-04-14	AMENDMENTS & BASIX	NM

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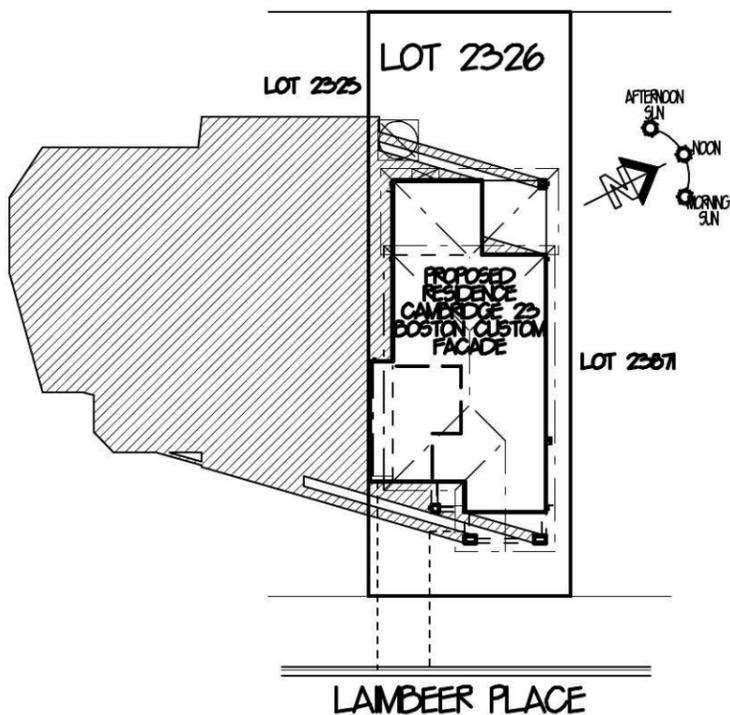
TYPE **CAMBRIDGE 23 (LIFESTYLE SERIES)** JOB NO. **0018140**  
 FACADE **BOSTON CUSTOM** HAND **LH**  
 MASTER **A18217** DWG NO. **A21323** PAGE NO. **4 OF 9**

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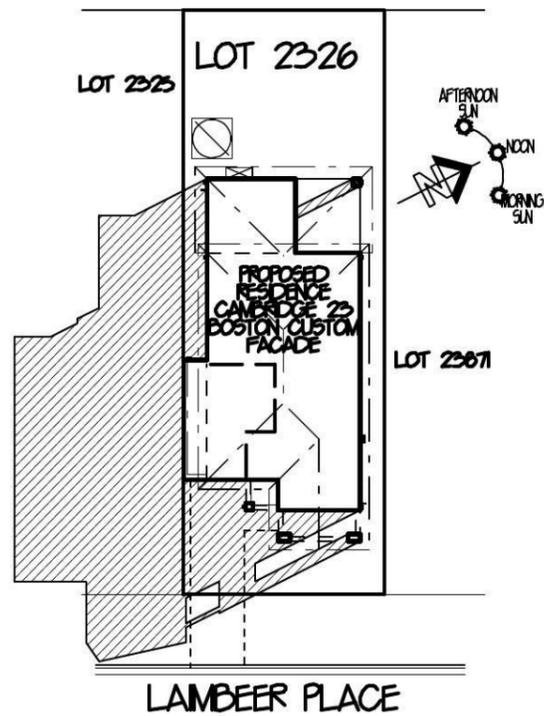
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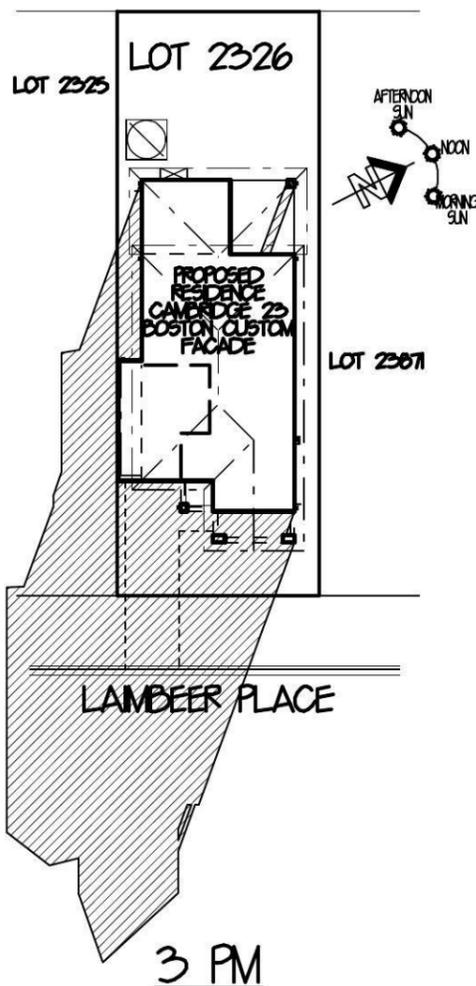
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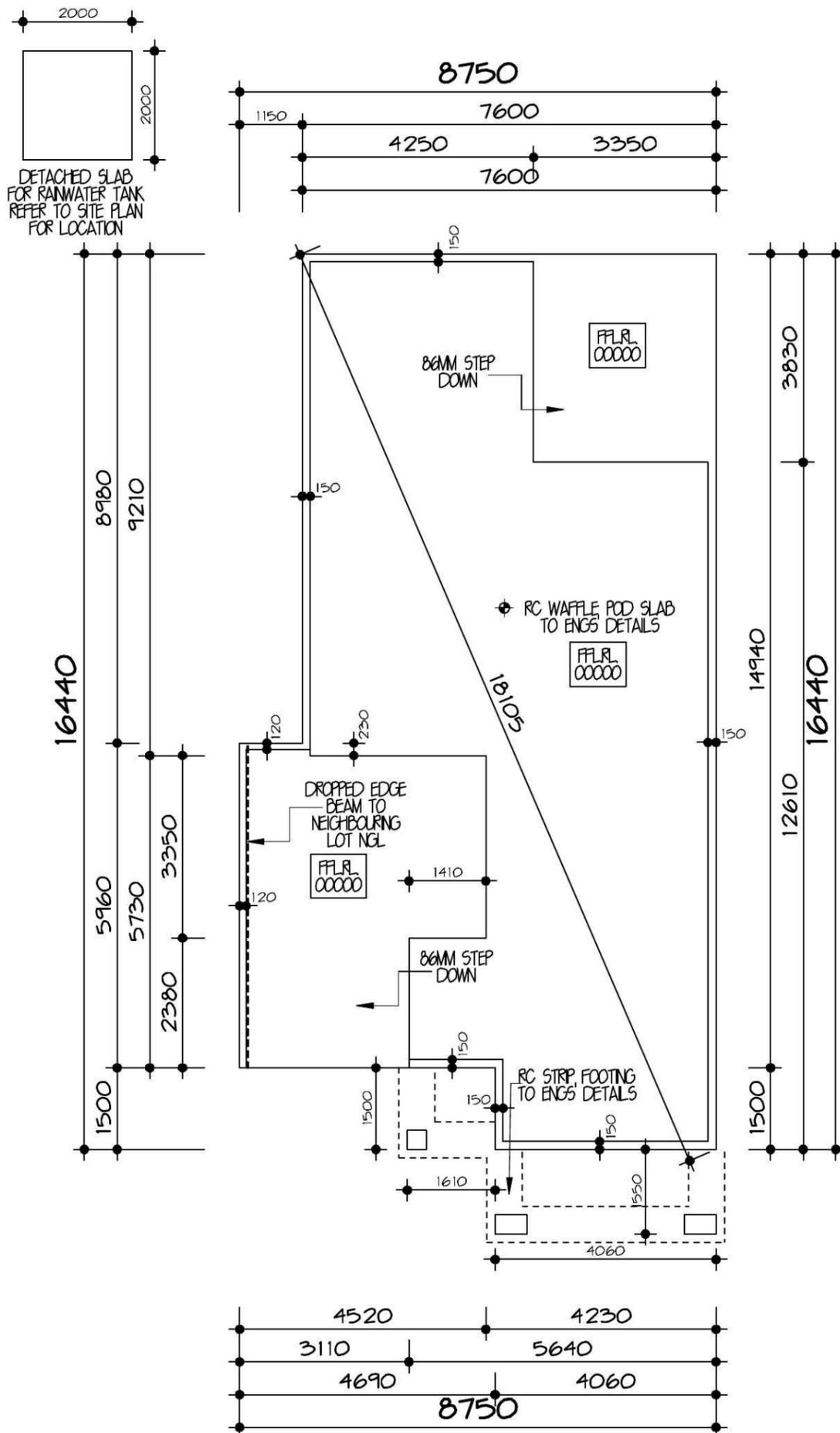
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# SHADOW DIAGRAMS JUNE 21ST MID-WINTER 1:350

SHADOW DIAGRAMS TO BE USED AS A GUIDE ONLY SITE CONDITIONS MAY CAUSE VARIATIONS

<p>LEVEL 3, 22 BROOKHOLLOW AVENUE, NORWEST BUSINESS PARK, BALLKHAM HILLS NSW 2153 P 8860 9222 F 8860 9233</p>	
<p>FOR MR. D NAGAMALAI &amp; MS BC DHINAKARAN</p>	
<p>AT LOT 2326 LAMBEER PLACE, PENRITH</p>	
<p>TYPE CAMBRIDGE 23 (LIFESTYLE SERIES)</p>	<p>JOB NO. 0018140</p>
<p>FACADE BOSTON CUSTOM</p>	<p>HAND LH</p>
<p>MASTER A18217</p>	<p>DWG NO. A21323</p>
<p>PAGE NO. 6 OF 9</p>	

<p>LEVEL 2 SUITE 216 MACARTHUR POINT NO. 25-27 SOLENT CIRCUIT BALLKHAM HILLS PO BOX 6410 BALLKHAM HILLS BUSINESS CENTRE NSW. 2153 PHONE: (02) 8824 3533 FAX: (02) 8824 3544 WWW.AGNDISIGN.COM.AU</p>			
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# SLAB FLOOR PLAN 1:100

SLAB PLAN TO BE CROSS REFERENCED WITH FLOOR PLANS, ANY DISCREPANCIES ARE TO BE VERIFIED BEFORE PROCEEDING

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FACADE **BOSTON CUSTOM** HAND **LH**

MASTER **A18217** DWG NO. **A21323** PAGE NO. **7 OF 9**

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**INSULATION**

R20 WALL INSULATION (INCLUDING INTERNAL WALLS ADJACENT TO GARAGE)  
R3.5 CEILING INSULATION (INCLUDING GARAGE CEILING WHERE FIRST FLOOR IS ABOVE & EXCLUDING ALFRESCO)  
ROOF VENTILATION & SARKING

**BASIX SCORE**

WATER - 40% (TARGET 40%)  
THERMAL COMFORT - PASS (TARGET PASS)  
ENERGY - 40% (TARGET 40%)

(BASIX CERTIFICATE NUMBER: 5407845)

**STORMWATER / WATER**

**COLLECTION OF RAINWATER & STORMWATER:**  
THE APPLICANT MUST INSTALL A RAINWATER TANK OF AT LEAST 5000 LITRES ON THE SITE. THE RAINWATER TANK MUST MEET, AND BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE REGULATORY AUTHORITIES

**RAINWATER TANK:**  
THE APPLICANT MUST CONFIGURE THE RAINWATER TANK TO COLLECT RUNOFF FROM AT LEAST 100 SQM OF THE ROOF AREA OF THE DWELLING EXCLUDING THE AREA OF THE ROOF WHICH DRAINS TO ANY STORMWATER TANK OR PRIVATE DAM.

THE APPLICANT MUST CONNECT THE RAINWATER TANK TO ALL THE TOILETS IN THE DEVELOPMENT, SO THAT RAINWATER CAN BE USED FOR TOILET FLUSHING.

THE APPLICANT MUST CONNECT THE RAINWATER TANK TO THE COLD WATER TAP THAT SUPPLIES EACH CLOTHES WASHING MACHINE IN THE DEVELOPMENT, SO THAT RAINWATER CAN BE USED FOR CLOTHES WASHING.

THE APPLICANT MUST CONNECT THE RAINWATER TANK TO AT LEAST ONE OUTDOOR TAP IN THE DEVELOPMENT SO THAT RAINWATER CAN BE USED TO IRRIGATE VEGETATED AREAS OF THE SITE. (NOTE: NSW HEALTH DOES NOT RECOMMEND THAT RAINWATER BE USED FOR HUMAN CONSUMPTION IN AREAS WITH POTABLE WATER SUPPLY)

THE RAINWATER TANK MUST HAVE A CAPACITY OF AT LEAST 5000 LITRES.

**SHOWERHEADS:**  
THE APPLICANT MUST INSTALL SHOWERHEADS WITH A MINIMUM RATING OF 3 STAR (75 BUT ≤ 9 L/MIN) IN ALL SHOWERS IN THE DEVELOPMENT

**TOILETS:**  
THE APPLICANT MUST INSTALL A TOILET FLUSHING SYSTEM WITH A MINIMUM RATING OF 3 STAR IN EACH TOILET IN THE DEVELOPMENT.

**TAP FITTINGS:**  
THE APPLICANT MUST INSTALL TAPS WITH A MINIMUM FLOW RATE OF 3 STAR IN THE KITCHEN IN THE DEVELOPMENT.

THE APPLICANT MUST INSTALL BATHROOM TAPS (OTHER THAN SHOWERHEADS) WITH A MINIMUM FLOW RATE OF 3 STAR IN EACH BATHROOM IN THE DEVELOPMENT

**ENERGY**

**HOT WATER:**  
THE APPLICANT MUST INSTALL THE FOLLOWING HOT WATER SYSTEM IN THE DEVELOPMENT: GAS INSTANTANEOUS - 5 STARS. (OR ONE WITH A HIGHER STAR RATING)

**ACTIVE COOLING:**  
THE APPLICANT MUST INSTALL THE FOLLOWING COOLING SYSTEMS IN THE DEVELOPMENT, OR SYSTEMS WITH A HIGHER ENERGY RATING: 1 LIVING AREA: 3 PHASE AIRCONDITIONING ENERGY RATING: EER 3.0 - 3.5, 1 BEDROOM: 3 PHASE AIRCONDITIONING ENERGY RATING: EER 3.0 - 3.5

**ACTIVE HEATING:**  
THE APPLICANT MUST INSTALL THE FOLLOWING HEATING SYSTEMS IN THE DEVELOPMENT, OR SYSTEMS WITH A HIGHER ENERGY RATING: 1 LIVING AREA: 3 PHASE AIRCONDITIONING ENERGY RATING: EER 3.5 - 4.0, 1 BEDROOM: 3 PHASE AIRCONDITIONING ENERGY RATING: EER 3.5 - 4.0

**VENTILATION:**  
THE APPLICANT MUST INSTALL THE FOLLOWING EXHAUST SYSTEMS IN THE DEVELOPMENT:  
AT LEAST 1 BATHROOM: INDIVIDUAL FAN DUCTED TO FACADE OR ROOF. OPERATION CONTROL: MANUAL SWITCH ON/OFF  
KITCHEN: INDIVIDUAL FAN DUCTED TO FACADE OR ROOF. OPERATION CONTROL: MANUAL SWITCH ON/OFF  
LAUNDRY: NATURAL VENTILATION ONLY, OR NO LAUNDRY: OPERATION CONTROL: N/A

**NATURAL LIGHTING:**  
THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN 2 BATHROOM(S)/TOILET(S) IN THE DEVELOPMENT FOR NATURAL LIGHTING.

THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN THE KITCHEN OF THE DWELLING FOR NATURAL LIGHTING

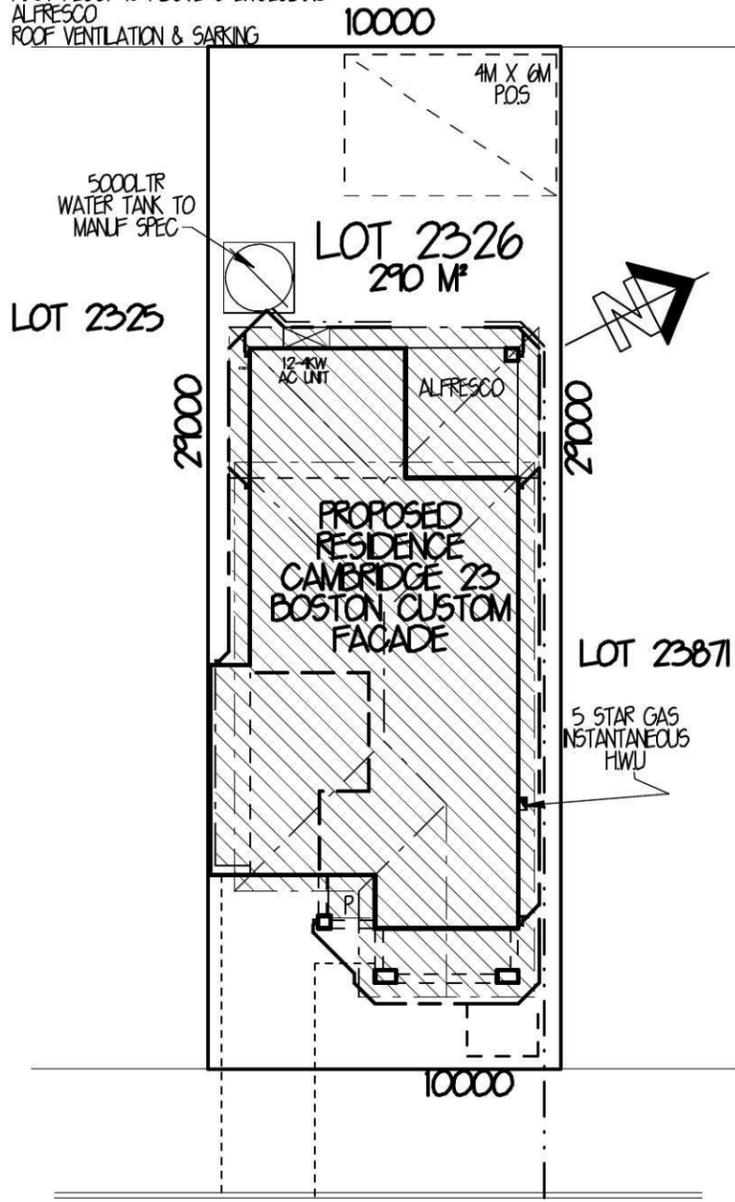
**ARTIFICIAL LIGHTING:**  
THE APPLICANT MUST ENSURE THAT THE "PRIMARY TYPE OF ARTIFICIAL LIGHTING" IS FLUORESCENT OR LED LIGHTING IN THE FOLLOWING ROOMS:

- AT LEAST 2 OF THE BEDROOMS/STUDY
- AT LEAST 2 OF THE LIVING/ DINING AREAS

AS WELL AS THESE ROOMS THE APPLICANT MUST ALSO ENSURE THAT THE PRINCIPLES APPLY TO ANYWHERE THE WORD 'DEDICATED' APPEARS.

FITTINGS FOR THESE LIGHTS MUST ONLY BE CAPABLE OF ACCEPTING FLUORESCENT OR LED LAMPS

**COOKING:**  
THE APPLICANT MUST INSTALL A GAS COOKTOP & ELECTRIC OVEN IN THE KITCHEN OF THE DWELLING.



LAMBEER PLACE  
**BASIX PLAN 1:200**

▨ DENOTES 100M<sup>2</sup> OF ROOF TO BE COLLECTED

REFER TO BASIX CERTIFICATE FOR FULL THERMAL COMFORT COMMITMENTS

**THERMAL COMFORT**

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE ASSESSOR CERTIFICATE N° 1006220246 AND IN ACCORDANCE WITH THOSE ASPECTS OF THE DEVELOPMENT APPLICATION OR APPLICATION FOR COMPLYING DEVELOPMENT CERTIFICATE WHICH WERE USED TO CALCULATE THE VALUES SHOWN IN THE ASSESSOR CERTIFICATE N° 1006220246

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MASTER A18217 DWG NO. A21323 PAGE NO. 9 OF 9

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