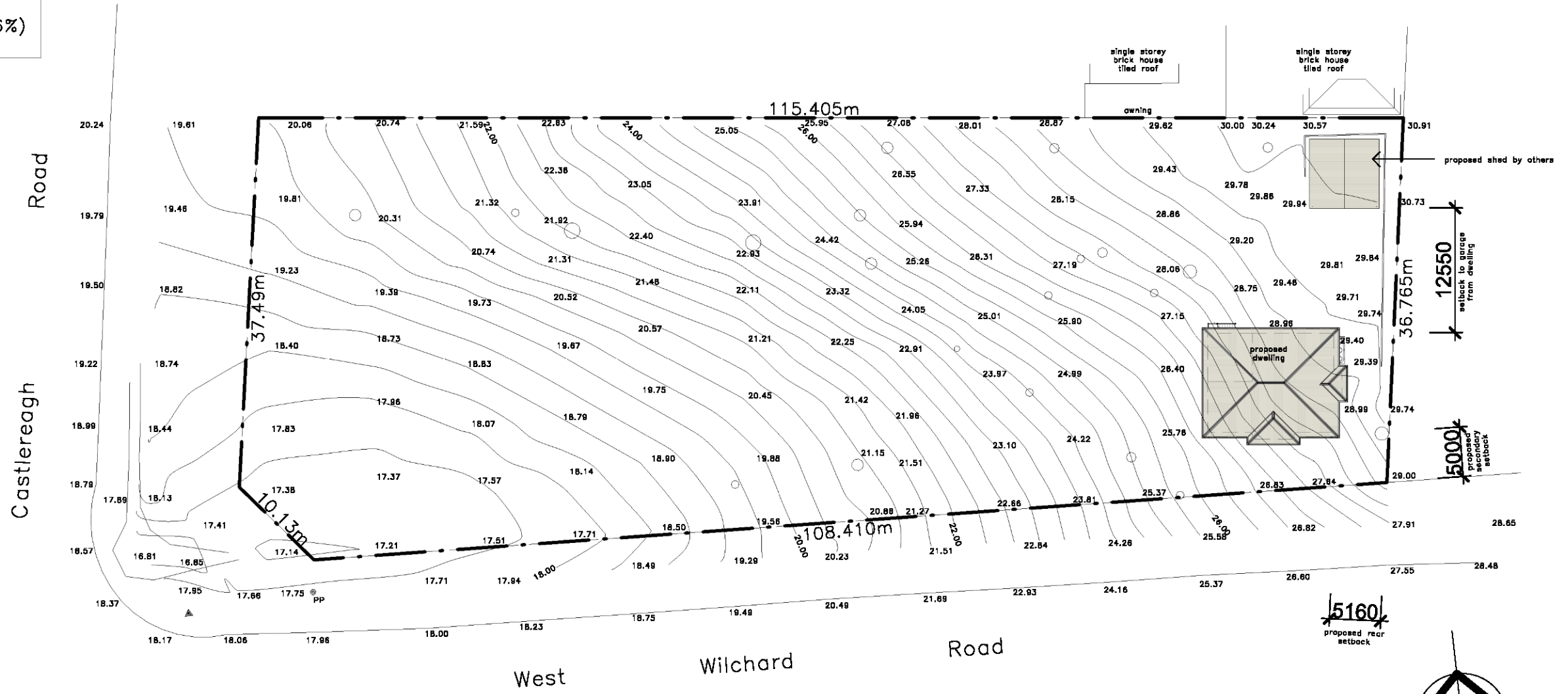


Site Calculations:-

site area	4693.874m ²
proposed shed	49.00m ²
proposed dwelling	105.65m ²
total floor area proposed	154.65m ² (3%)

Landscape Calculations:-

dwelling footprint	134.70m ²
shed	49.00m ²
total site cover	183.70m ² (4%)
landscape area provided	4510.174m ² (96%)



1 Site Plan

1 : 500

Issue	Description:	Date:
A	Client issue	19/11/21
B	client revisions	11/02/22
C	Development Application	30/02/22

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 info@paramountpc.com.au
 Builders Lic No: 344761C
 Phone: 0411 740 629

Project: **Proposed Dwelling**

Address: **1185-1187 West Wilchard Road
 Castlereagh NSW 2749**

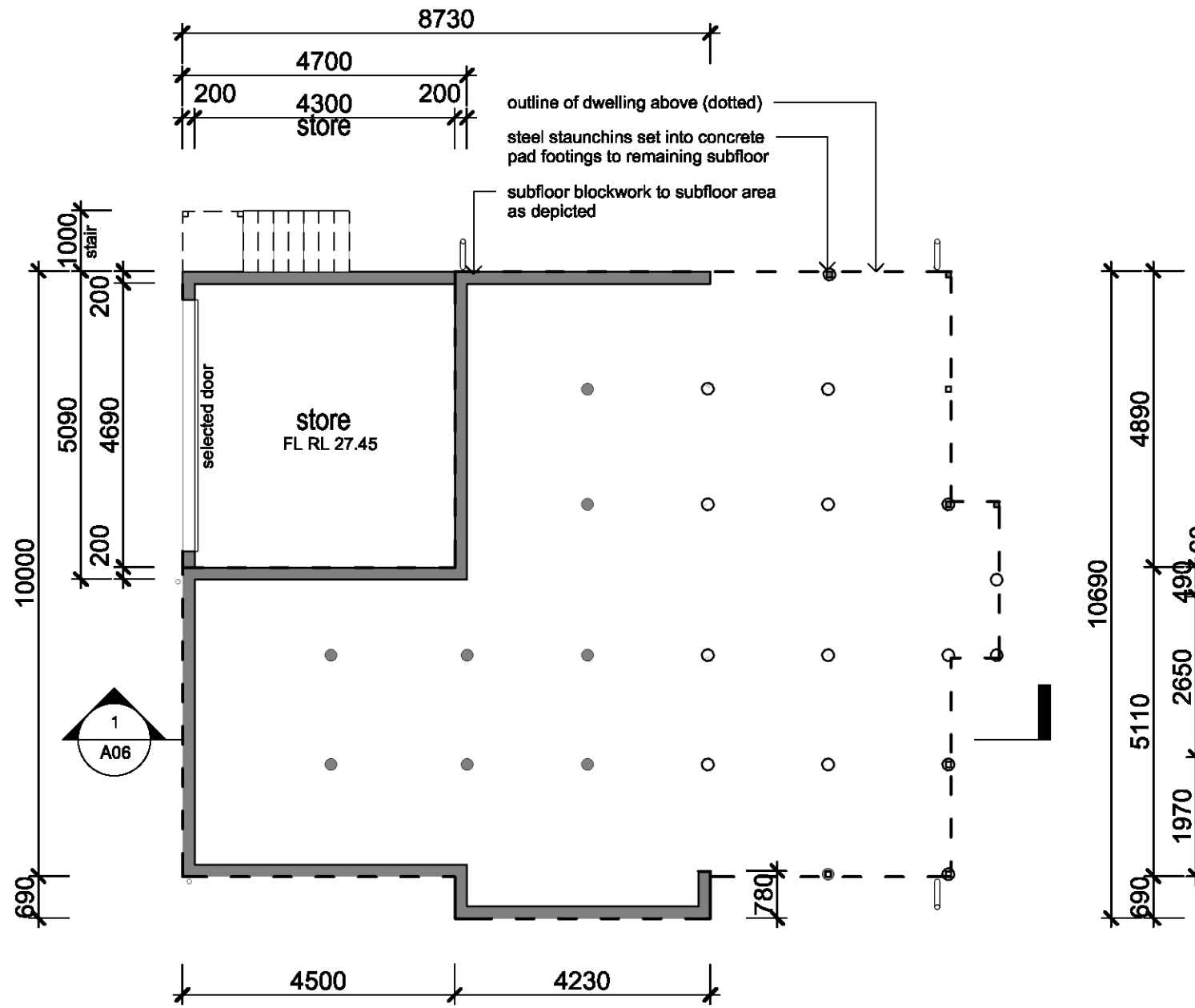
Client: [REDACTED]

Scale: 1:200

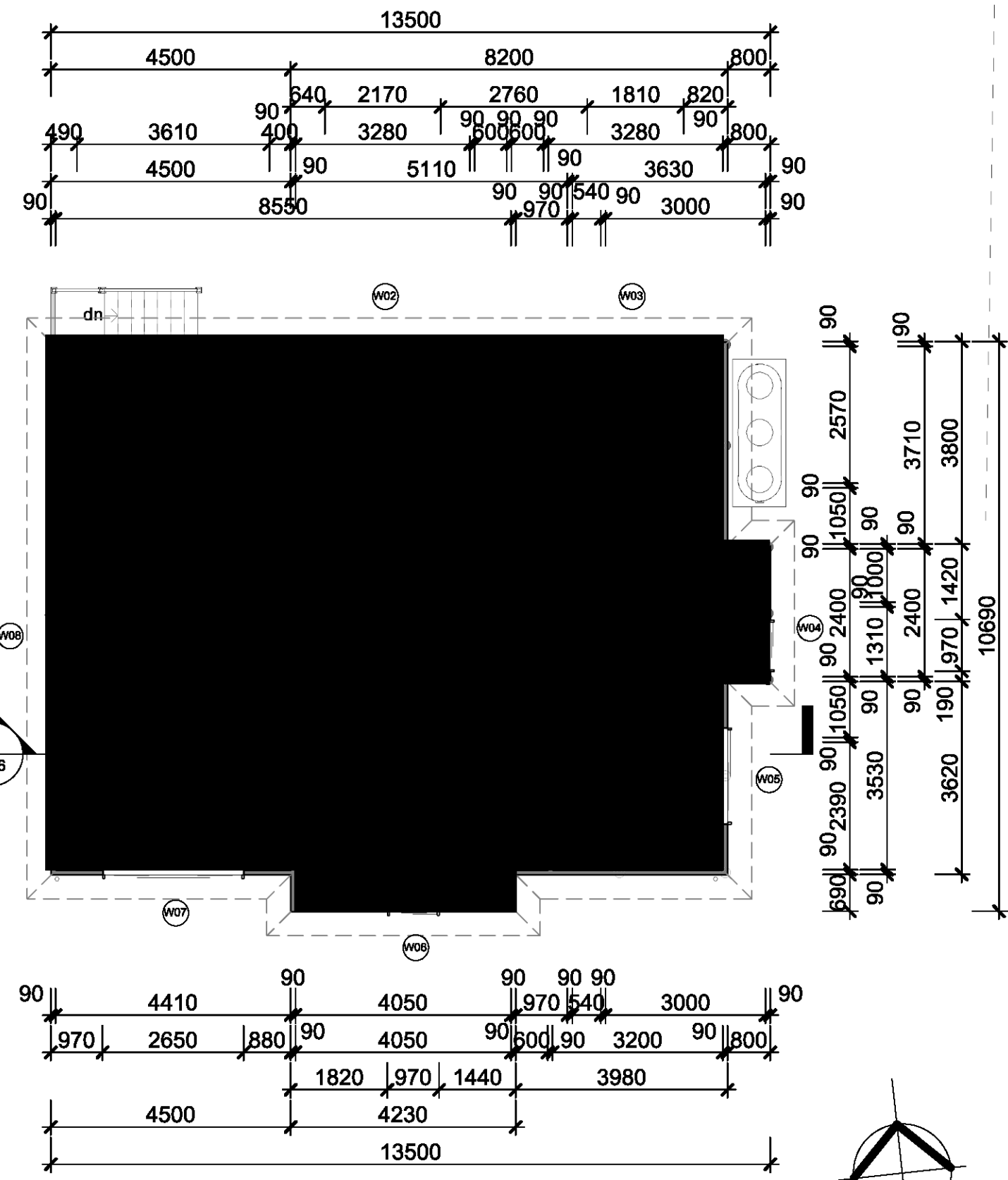
Drawn: ASV

LOT 9/ DP 1181666

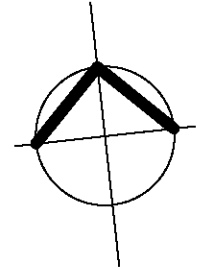
Drawing No: 211104
 Sheet: 1 of 8



1 Store Floor Plan
1 : 100



2 Floor Plan
1 : 100



Issue	Description:	Date:
A	Client issue	19/11/21
B	client revisions	11/02/22
C	Development Application	30/02/22

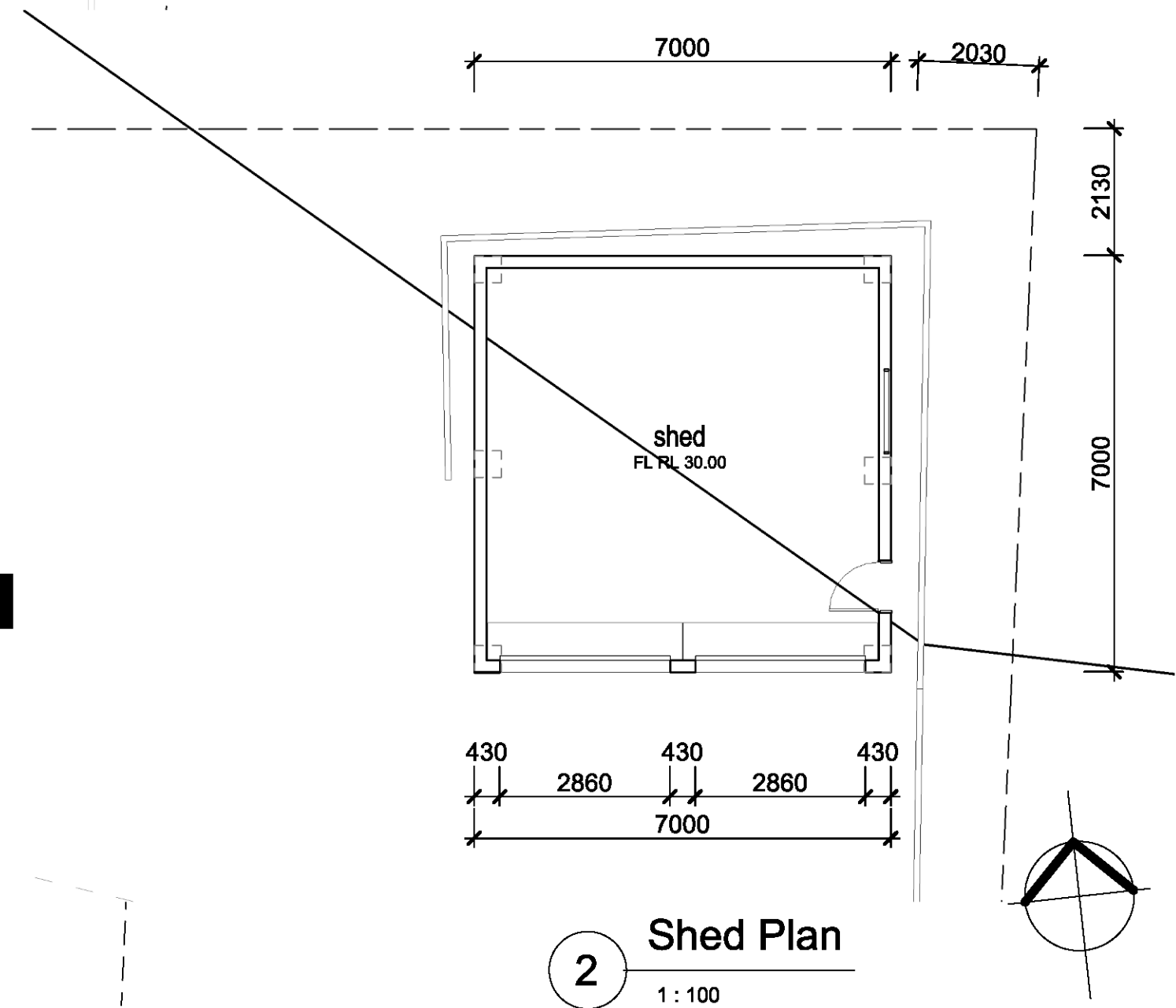
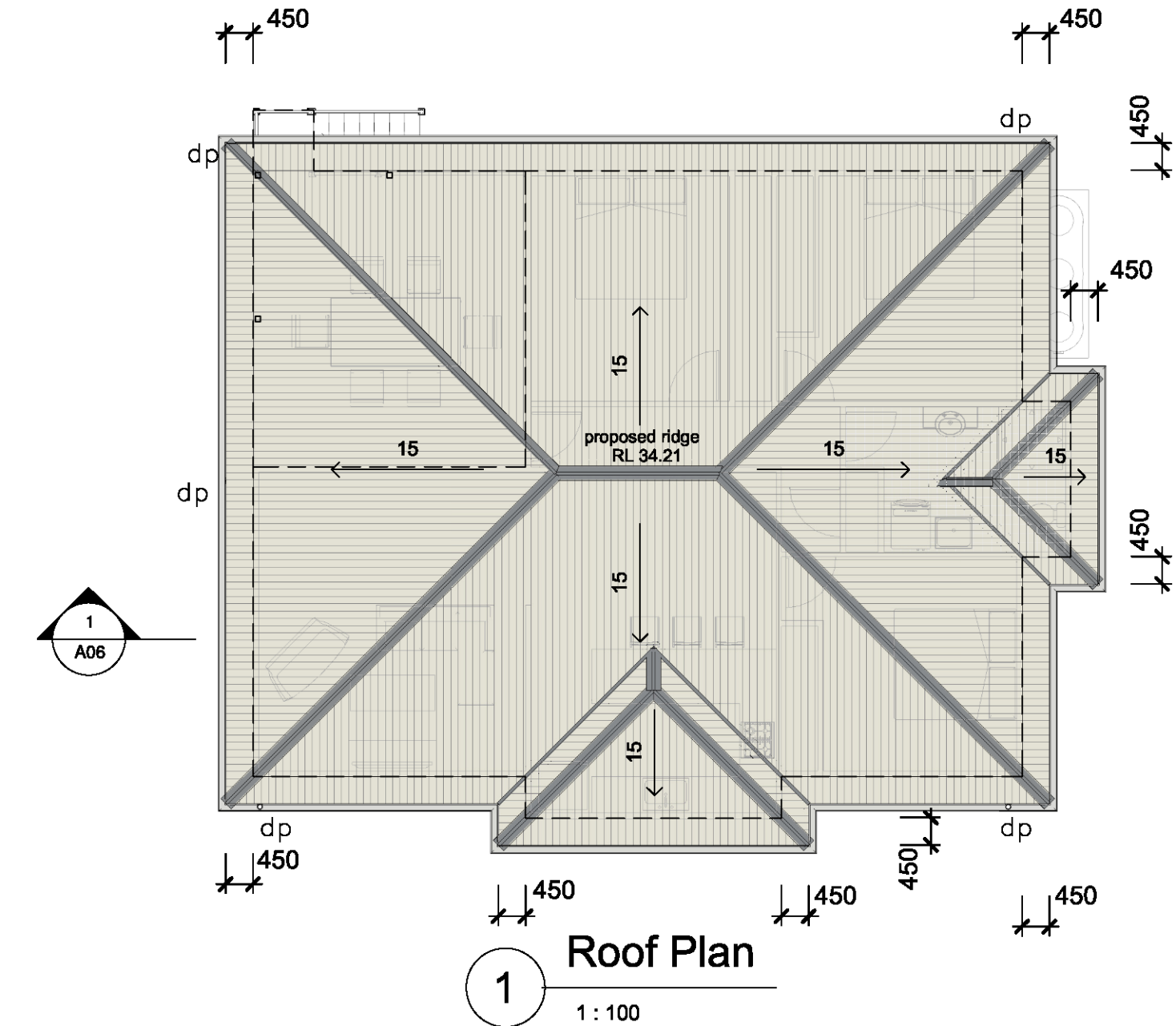
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Project: Proposed Dwelling	Scale: 1:100
Address: 1185-1187 West Wilchard Road Castlereagh NSW 2749	Drawn: ASV
Client: [REDACTED]	LOT 9/ DP 1181666
	Drawing No: 211104 Sheet: 2 of 8

Window & Door Schedule					
A	B	C	D	E	F
Window No	Code	Frame size	Stud opening	Glazing type	Location
W01	X0X/0001827	1800X2650	1860X2710	clear	bed 1
W02	X00622	600X2170	660X2230	clear	bed 1
W03	X01218	1200X1810	1260X1870	clear	bed 3
W04	X00909	860X850	920X910	opaque	bath
W05	X01218	1200X1810	1260X1870	clear	bed 2
W06	X00909	860X850	920X910	clear	kitchen
W07	X0X0627	600X2650	660X2710	clear	family/living
W08	X0X/0001827	1800X2650	1860X2710	clear	family/living
doors					
D01	FSFR2136	2100X3588	2130X3648	clear	family/living
D02		2100X820		clear	entry



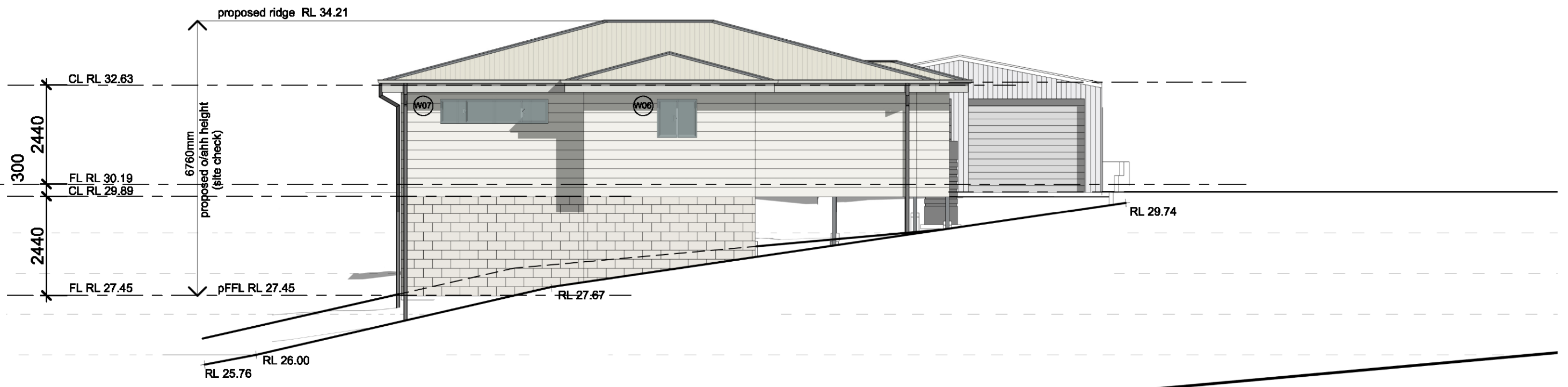
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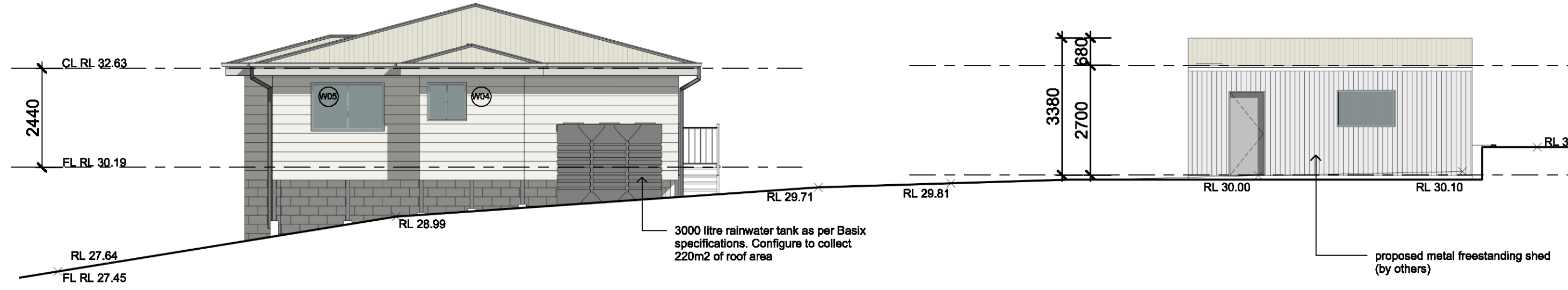
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Address: 1185-1187 West Wilchard Road Castlereagh NSW 2749	Drawn: ASV
Client: [REDACTED]	LOT 9/ DP 1181666
	Drawing No: 211104 Sheet: 3 of 8



1 South Elevation
1 : 100



2 East Elevation
1 : 100

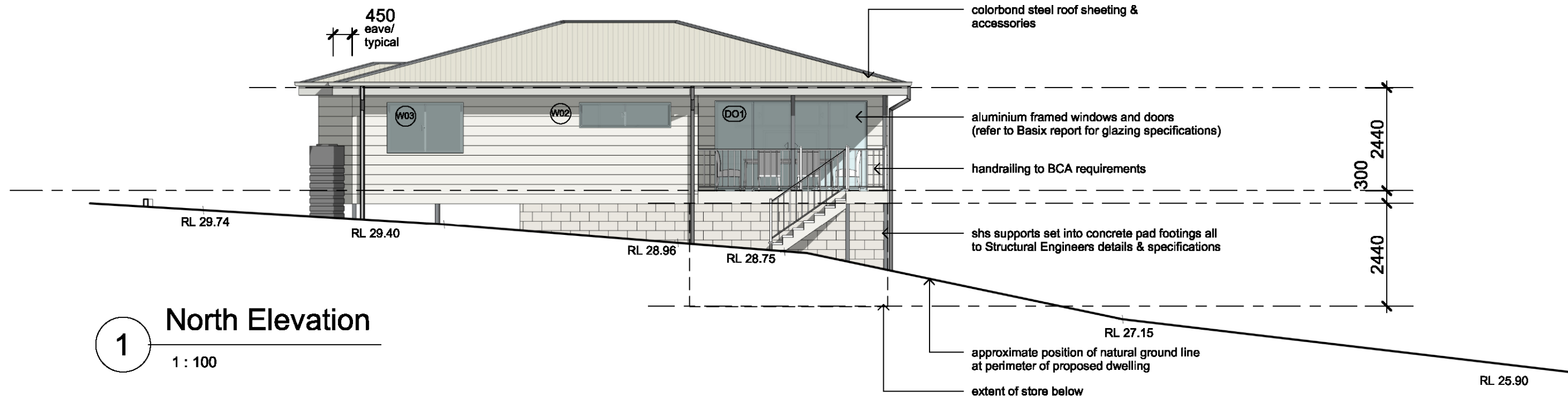
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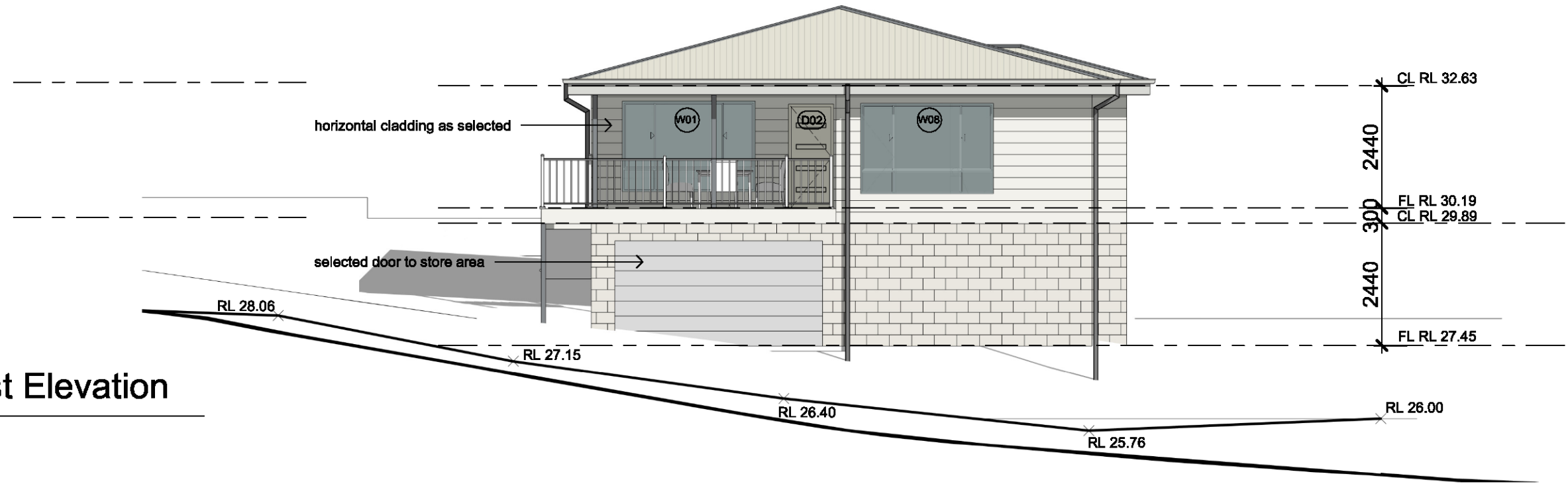
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Client: [REDACTED]	LOT 9/ DP 1181666
	Drawing No: 211104 Sheet: 4 of 8



1 North Elevation
1 : 100



2 West Elevation
1 : 100

Issue	Description:	Date:
A	Client issue	19/11/21
B	client revisions	11/02/22
C	Development Application	30/02/22

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Project: Proposed Dwelling	Scale: 1:100
Address: 1185-1187 West Wilchard Road Castlereagh NSW 2749	Drawn: ASV
Client: [REDACTED]	LOT 9/ DP 1181666
	Drawing No: 211104 Sheet: 5 of 8

Project summary			
Project name			
Street address	1185-1187 West Wilchard Road	Castlereagh	2749
Local Government Area	Penrith City Council		
Plan type and plan number	Development Plan 1181000		
Lot no.	9		
Section no.	-		
Project type	separate dwelling house		
No. of bedrooms	3		
Project score			
Water	44	Target 40	
Thermal Comfort	Pass	Target Pass	
Energy	50	Target 50	

Certificate Prepared by	
Name / Company Name	Paramount Planning & Construction
ABN (if applicable)	262050308

Description of project

Project address		Assessor details and thermal loads	
Project name		Assessor number	919
Street address	1185-1187 West Wilchard Road	Certificate number	919
Local Government Area	Penrith City Council	Climate zone	919
Plan type and plan number	Development Plan 1181000	Area adjusted cooling load (MJ/m ² /year)	919
Lot no.	9	Area adjusted heating load (MJ/m ² /year)	919
Section no.	-	Ceiling fan in at least one bedroom	919
Project type	separate dwelling house	Ceiling fan in at least one living room or one recreational area	919
No. of bedrooms	3	Project score	
Site details		Water	44 Target 40
Site area (m ²)	409	Thermal Comfort	Pass Target Pass
Roof area (m ²)	220	Energy	50 Target 50
Conditioned floor area (m ²)	113.0		
Unconditioned floor area (m ²)	32.0		
Total area of garden and lawn (m ²)	250		

Schedule of BASIX commitments

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

Water Commitments	Show on DA plans	Show on CCDCDC plans & specs	Certifier check
Fixtures The applicant must install showerheads with a minimum rating of 3 star (> 4.5 but <= 6 Litres) in all showers in the development. The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development. The applicant must install taps with a minimum rating of 3 star in the kitchen in the development. The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.			
Alternative water Rainwater tank The applicant must install a rainwater tank of at least 1000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities. The applicant must configure the rainwater tank to collect rain runoff from at least 200 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam). The applicant must connect the rainwater tank to: - all toilets in the development - the cold water tap that supplies each clothes washer in the development - at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply).			

Thermal Comfort Commitments	Show on DA plans	Show on CCDCDC plans & specs	Certifier check
General Features The dwelling must not have more than 2 storeys. The conditioned floor area of the dwelling must not exceed 300 square metres. The dwelling must not contain open masonry areas exceeding 25 square metres. The dwelling must not contain three level habitable attic rooms.			
Floor, walls and ceiling/roof The applicant must construct the floors, walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.			

Construction	Additional insulation required (R-value)	Other specifications
floor - suspended floor above enclosed outdoor, based	1.00 (or 2 including construction) (over)	
external wall - framed (sheathboard, fibre cement, metal sheet)	3.20 (or 3.00 including construction)	
external wall - framed (sheathboard, fibre cement, metal sheet)	3.20 (or 3.00 including construction)	
external wall - framed (sheathboard, fibre cement, metal sheet)	3.20 (or 3.00 including construction)	
ceiling and roof - flat ceiling / pitched roof	ceiling: 4.48 (sp. roof: full backed timber (38 mm) unventilated; medium (under absorption 0.475-0.70)	

Note: - Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.
Note: - In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.

Thermal Comfort Commitments	Show on DA plans	Show on CCDCDC plans & specs	Certifier check
Windows, glazed doors and skylights The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Raincoat overhang/overhang specifications must be satisfied for each window and glazed door. The dwelling may have 1 skylight (0.2 square metres which is not listed in the table). The following requirements must also be satisfied in relation to each window and glazed door: - For the following glass and frame types, the certifier check can be performed by visual inspection: - Aluminium single clear - Aluminium double (all) clear - Timber/PVC/thermo-plastic double clear - Timber/PVC/thermo-plastic double (all) clear			

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overhang/overhang
North facing					
W02	600	2000	aluminium, single, clear	save 600 mm, 0 mm above head of window or glazed door	not overhanging
W03	1200	1800	aluminium, single, clear	save 600 mm, 0 mm above head of window or glazed door	not overhanging
D01	2100	3600	aluminium, single, clear	save 5200 mm, 0 mm above head of window or glazed door	not overhanging
East facing					
W04	900	900	aluminium, single, clear	save 600 mm, 0 mm above head of window or glazed door	not overhanging
W05	1200	1800	aluminium, single, clear	save 600 mm, 0 mm above head of window or glazed door	not overhanging
South facing					

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overhang/overhang
West facing					
W06	900	900	aluminium, single, clear	save 600 mm, 0 mm above head of window or glazed door	not overhanging
W07	800	2700	aluminium, single, clear	save 600 mm, 0 mm above head of window or glazed door	not overhanging
West facing					
W08	1800	2700	aluminium, single, clear	save 5200 mm, 0 mm above head of window or glazed door	not overhanging
W09	1800	2700	aluminium, single, clear	save 5200 mm, 0 mm above head of window or glazed door	not overhanging

Energy Commitments	Show on DA plans	Show on CCDCDC plans & specs	Certifier check
Hot water The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous.			
Cooling system The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area ceiling fan; Energy rating: n/a The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fan; Energy rating: n/a			
Heating system The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system. The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.			
Ventilation The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to lapside or roof. Operation control: manual on / timer off Kitchen: individual fan, ducted to lapside or roof. Operation control: manual on / timer off Laundry: individual fan, ducted to lapside or roof. Operation control: manual on / timer off			
Artificial lighting The applicant must ensure that the 'primary type of artificial lighting' in fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word 'dedicated' appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: - at least 3 of the bedrooms / study; dedicated - at least 2 of the living / dining rooms; dedicated - the kitchen; dedicated			

Energy Commitments	Show on DA plans	Show on CCDCDC plans & specs	Certifier check
Natural lighting The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting. The applicant must install a window and/or skylight in 1 bathroom/toilet(s) in the development for natural lighting.			
Other The applicant must construct each refrigerator space in the development so that it is 'well ventilated', as defined in the BASIX conditions. The applicant must install a fixed outdoor clothes drying line as part of the development. The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.			

colorbond steel roof sheeting as selected

insulation to floors, walls & ceiling as specified (refer to Basix report)

timber floor, wall & roof framing to AS1684 requirements

CL RL 32.63

aluminium framed windows and doors

FL RL 30.19

CL RL 29.89

steel support posts set into concrete pad footings with bracing if required

FL RL 27.45

extent of store floor slab beyond shown dotted

1 Section
1 : 100

2 Shed Elevation-South
1 : 100







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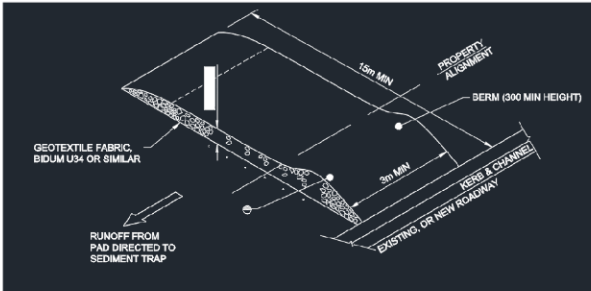
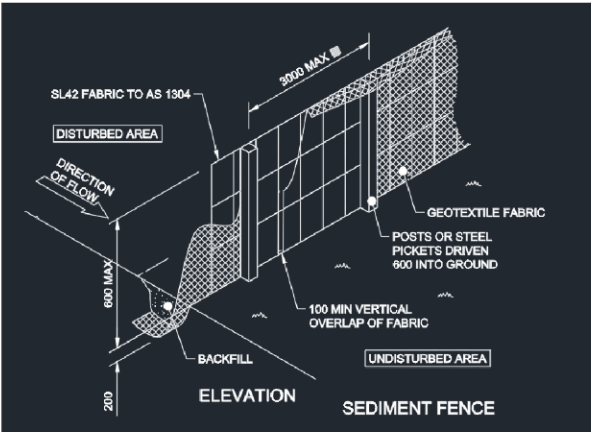
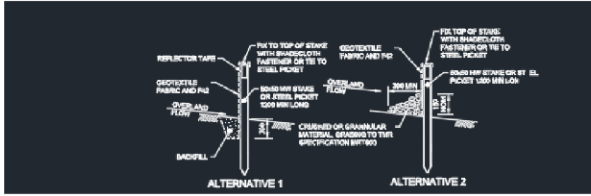
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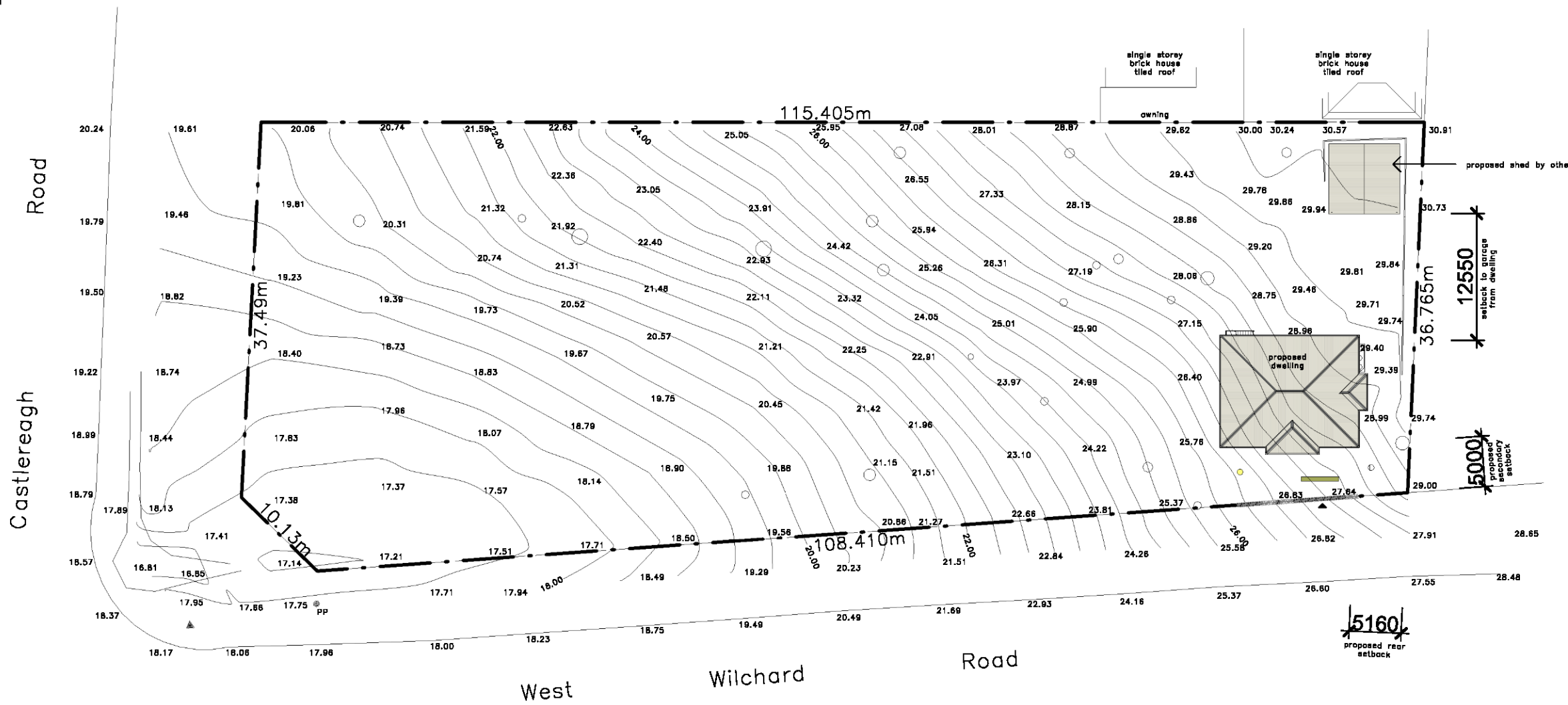
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Address: 1185-1187 West Wilchard Road Castlereagh NSW 2749	Drawn: ASV
Client: [Redacted]	LOT 9/ DP 1181666
	Drawing No: 211104 Sheet: 6 of 8

Legend

-  bd builders temporary driveway
-  ct Chemical Toilet
-  wms Waste Materials Storage
-  sms Site Material Storage
-  ssf Security Site Fencing
-  va Vehicular access to site

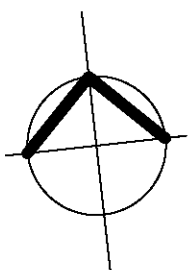


- NOTES:**
- GENERAL
 - TEMPORARY DRAINAGE CONTROL. FLOW SHOULD BE DIVERTED AROUND THE WORK SITE WHERE POSSIBLE.
 - ALL DRAINAGE, EROSION AND SEDIMENT CONTROLS TO BE INSTALLED AND BE OPERATIONAL BEFORE COMMENCING UP-DRIVE EARTHWORKS.
 - ALL CONTROL MEASURES TO BE INSPECTED AT LEAST WEEKLY AND AFTER SIGNIFICANT RUNOFF PRODUCING STORMS.
 - CONTROL MEASURES MAY BE REMOVED WHEN ON-SITE EROSION IS CONTROLLED AND 70% PERMANENT SOIL COVERAGE IS OBTAINED OVER ALL UPSTREAM DISTURBED LAND.
 - IN AREAS WHERE RUNOFF TURBIDITY IS TO BE CONTROLLED, EXPOSED SURFACES TO BE EITHER MULCHED, COVERED WITH PROTECTIVE CONTROL BLANKETS OR TURPED IF EARTHWORKS ARE EXPECTED TO BE DELAYED FOR MORE THAN 14 DAYS.
 - STRAW BALE SEDIMENT TRAPS ARE A SECONDARY OPTION WHICH GENERALLY SHOULD NOT BE USED IF OTHER OPTIONS ARE AVAILABLE.
 - SEDIMENT FENCE
 - NOT TO BE LOCATED IN AREAS OF CONCENTRATED FLOW.
 - NORMALLY LOCATED ALONG THE CONTOUR WITH A MAXIMUM CATCHMENT AREA 0.8 HA PER 100M LENGTH OF FENCE.
 - WIDER FABRICS ARE PREFERRED. NON-WOVEN FABRICS MAY BE USED ON SMALL WORK SITES, I.E. OPERATIONAL PERIOD LESS THAN 6 MONTHS OR ON SITES WHERE SIGNIFICANT SEDIMENT RUNOFF IS NOT EXPECTED.
 - WHERE FENCES NEED TO BE LOCATED ACROSS THE CONTOUR THE LAYOUT SHALL CONFORM TO THE TYPICAL LAYOUT ACROSS GRADE DETAIL ABOVE.
 - FENCES ARE REQUIRED 2M MIN FROM TOE OF CUT OR FILL BATTERS. WHERE NOT PRACTICAL ONE FENCE CAN BE AT THE TOE WITH A SECOND FENCE 1M MIN AWAY. FENCE SHOULD NOT BE LOCATED PARALLEL WITH TOE IF CONCENTRATION OF FLOW WILL OCCUR BEHIND THE FENCE.
 - TEMPORARY CONSTRUCTION ENTRY/EXIT SEDIMENT TRAP
 - ADJACENT STORMWATER RUNOFF TO BE DIVERTED AWAY FROM ENTRY/EXIT.
 - WHEEL WASH OR SPRAY UNIT MAY BE REQUIRED DURING WET WEATHER.
 - SAFETY BARRIERS MUST BE CONSIDERED AT ALL TIMES, INCORPORATE TRAFFIC CONTROL DEVICES TO THE SATISFACTION OF THE SUPERINTENDENT.
 - ALL DIMENSIONS IN MILLIMETRES, UNLESS INDICATED OTHERWISE.



1 Construction Management Plan

1 : 500



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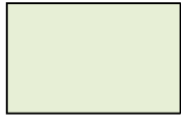
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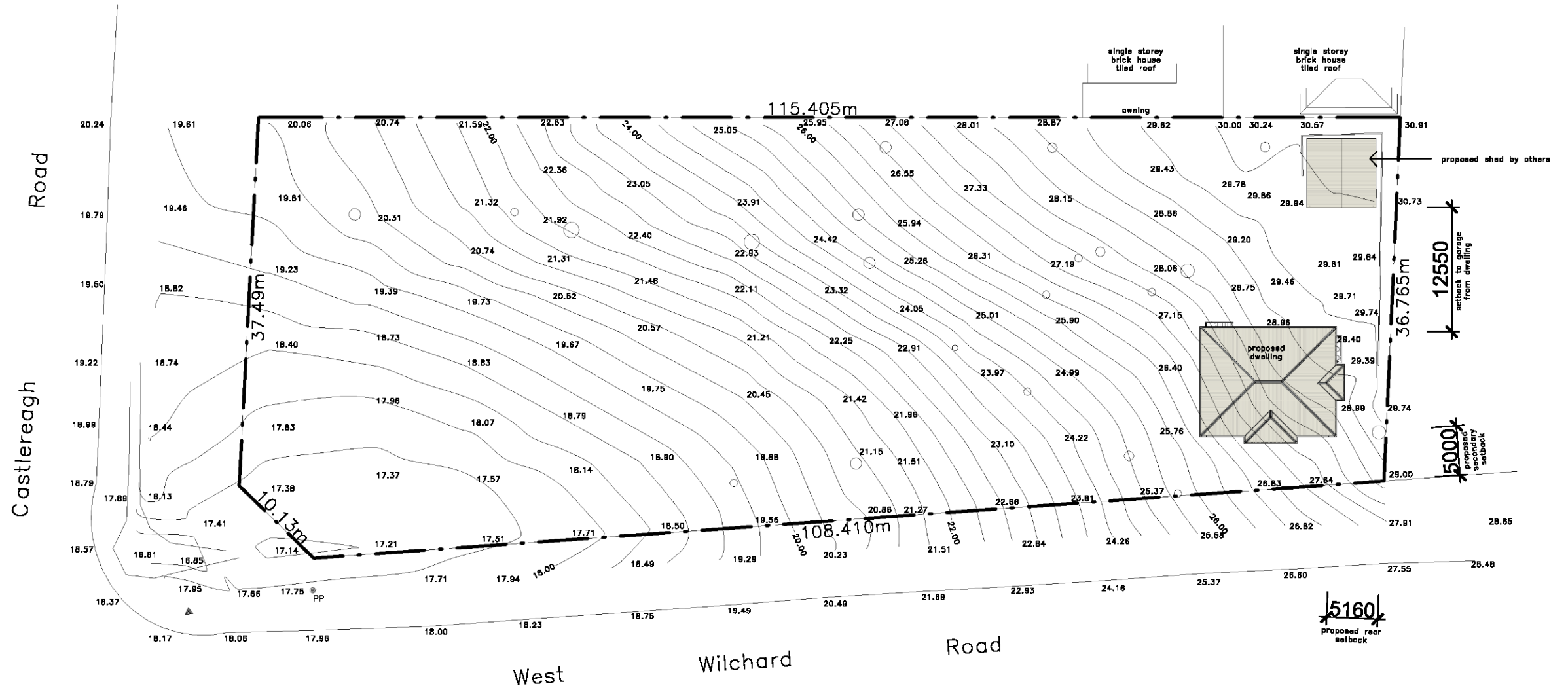
Project: Proposed Dwelling	Scale: 1:200
Address: 1185-1187 West Wilchard Road Castlereagh NSW 2749	Drawn: ASV
Client: [REDACTED]	LOT 9/ DP 1181666
	Drawing No: 211104 Sheet: 7 of 8

Landscape Calculations:-

dwelling footprint	134.70m ²
shed	49.00m ²
total site cover	183.70m ² (4%)
landscape area provided	4510.174m ² (96%)



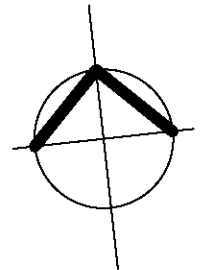
Soft landscaped area = 4510.174m²



1

Landscape Calculations Plan

1 : 500



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	Drawing No: 211104 Sheet: 8 of 8