

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 2357 William Hart Crescent
Thornton Estate, Penrith

EXHAUST FAN
SMOKE ALARM AS 3786-1993

LODGE: D.A/C.C.
DP No: -

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REVISION SCHEDULE

ISSUE	DESCRIPTION	DRAWN	DATE
A	CONTRACT PLAN	DC	03/03/14
B	CONTRACT PLAN AMENDED	DC	11/03/14
-	-	-	-
-	-	-	-
-	-	-	-

JOB No: 003532
DATE: 03.03.14
LGA: PENRITH
WIND CLASS: 'M' Class
DESCRIPTION: COLUMBUS 27
FACADE: MODA
CODE: WS-COLU27D MO LH
SHEET: 2

AREA SCHEDULE

SITE DETAILS

LOT NUMBER: 2357
DP NUMBER: UNREG
SITE AREA: 270m²
SITE WIDTH: 9.0m

DWELLING AREAS

GROUND FLOOR LIVING: 100.28m²
FIRST FLOOR LIVING: 104.51m²
GARAGE: 19.42m²
PORCH: 4.67m²
OUTDOOR LEISURE: 12.75m²
BALCONY: 3.39m²

TOTAL FLOOR AREA: 246.02m²

DRIVEWAY AND PATH AREA: 18.65m²

ROOF AREA: 151.47m²
(ROOF AREA TO RAINWATER TANK AS PER BASIX CERTIFICATE)

FLOOR SPACE RATIO:
PROPOSED: 224.21m² / 83%

SITE COVERAGE:

GROUND FLOOR LIVING: 100.28m²
GARAGE: 19.42m²
TOTAL AREA: 119.70m² / 44.3%

PRIVATE OPEN SPACE::

(min. 2.0m dimension)
REQUIRED (min.): 54.0m² / 20%
PROPOSED: 90.36m² / 34%

PRINCIPLE PRIVATE OPEN SPACE:

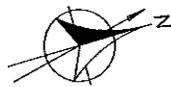
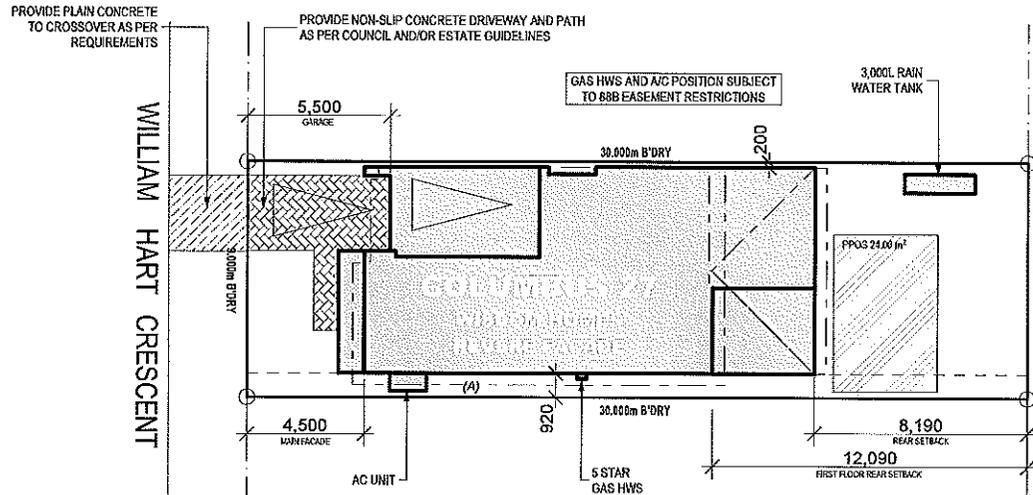
PROPOSED: 6m x 4m 24m²

'M' CLASS
(subject to borehole report)

LOT: 2357
AREA: 270m²

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)



SITE PLAN
1:200

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 155m² 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 4 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 6 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.

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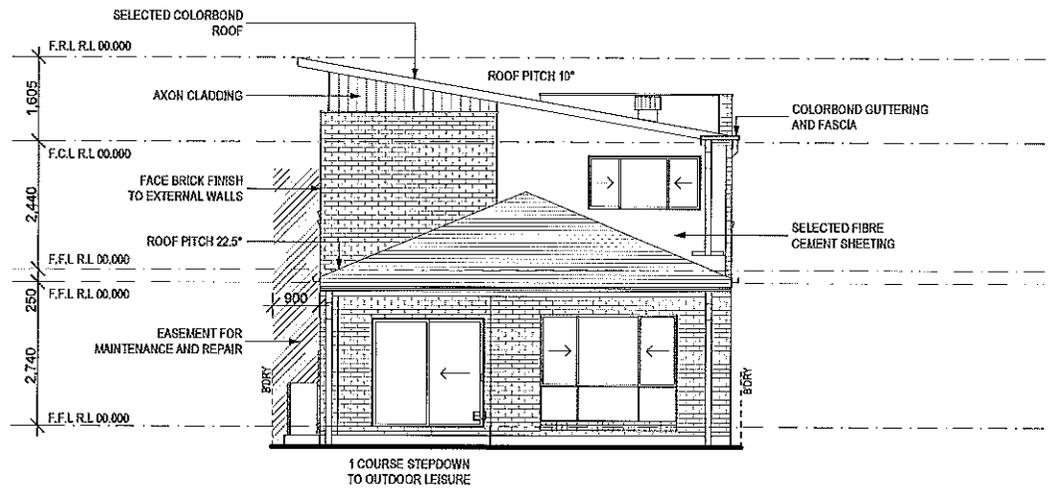
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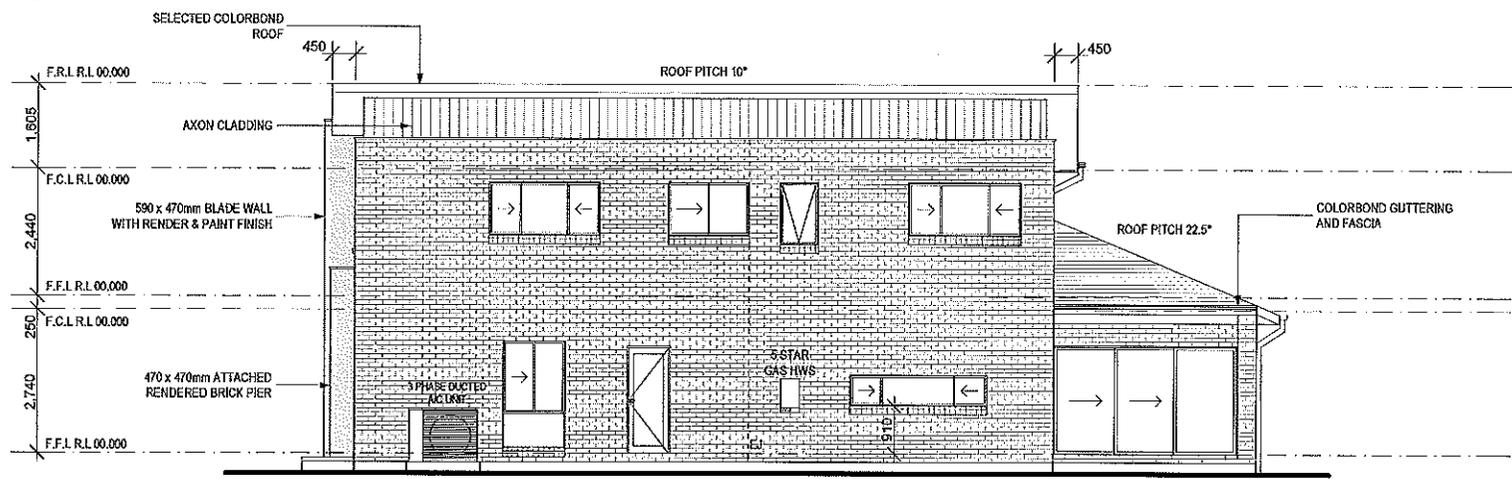
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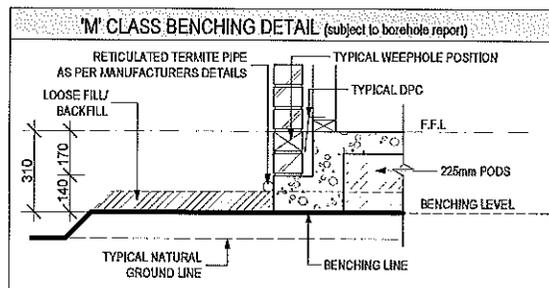
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CODE: WS-COLU27D MO LH	6



REAR/NORTH ELEVATION
1:100



RIGHT/EAST ELEVATION
1:100



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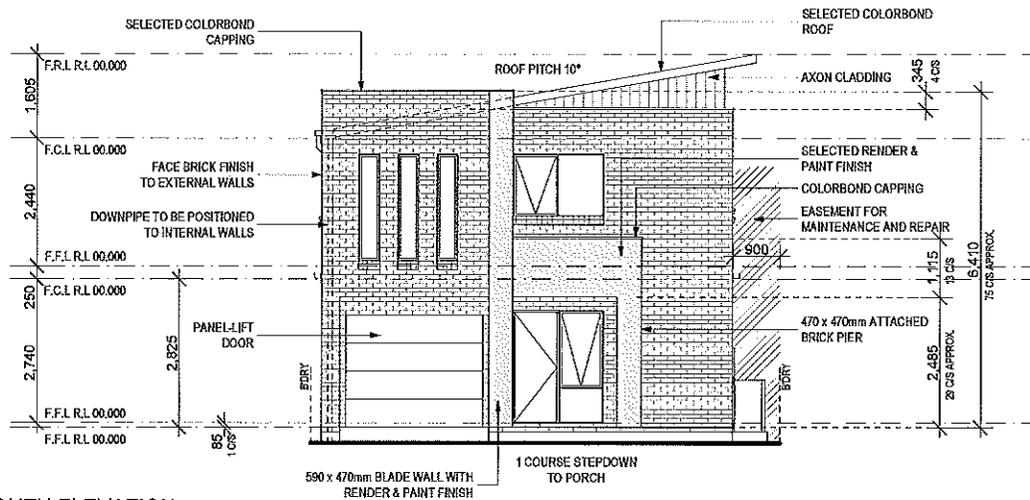
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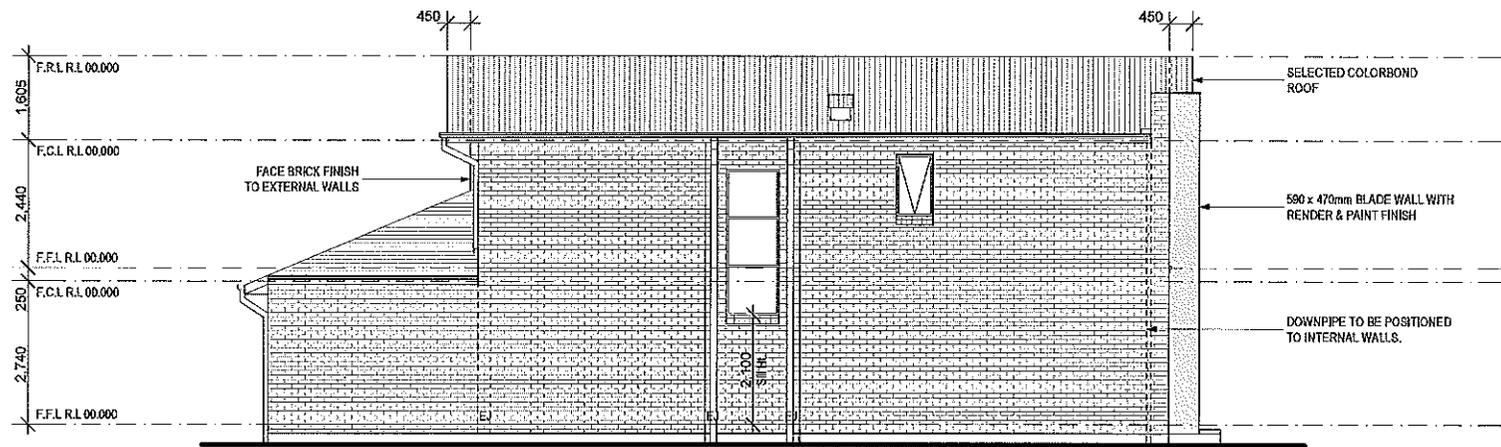
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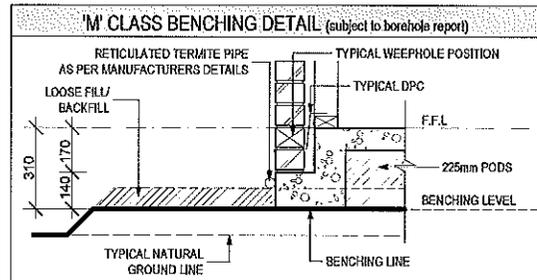
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FRONT/SOUTH ELEVATION
1:100



LEFTWEST ELEVATION
1:100



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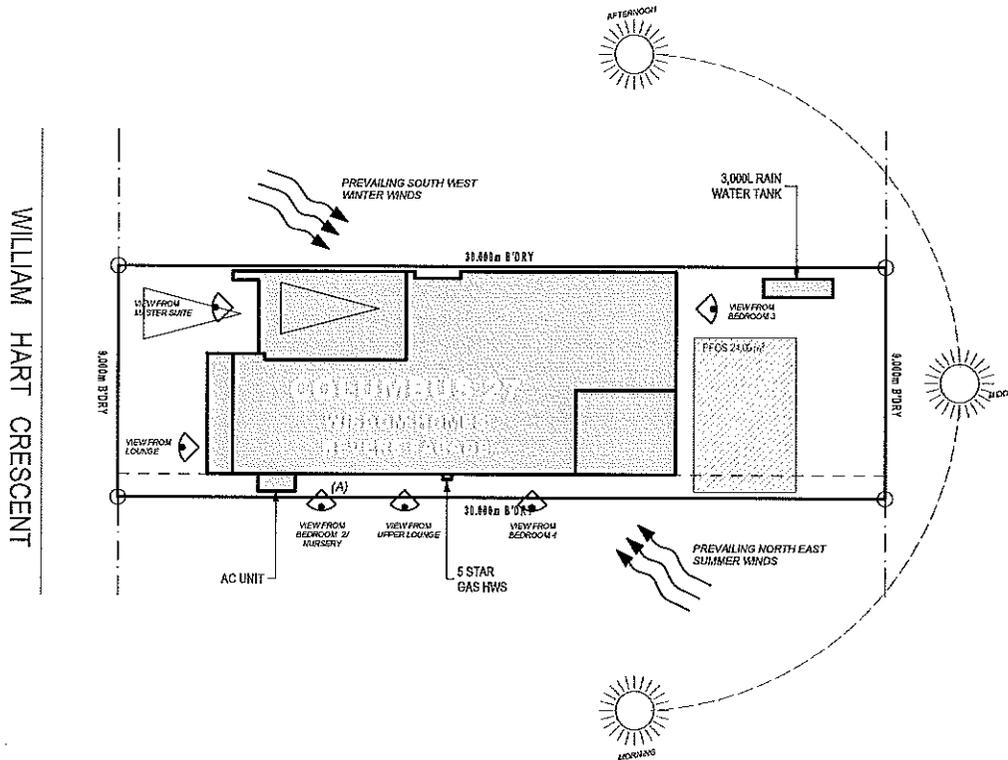
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SITE ANALYSIS PLAN
1:200

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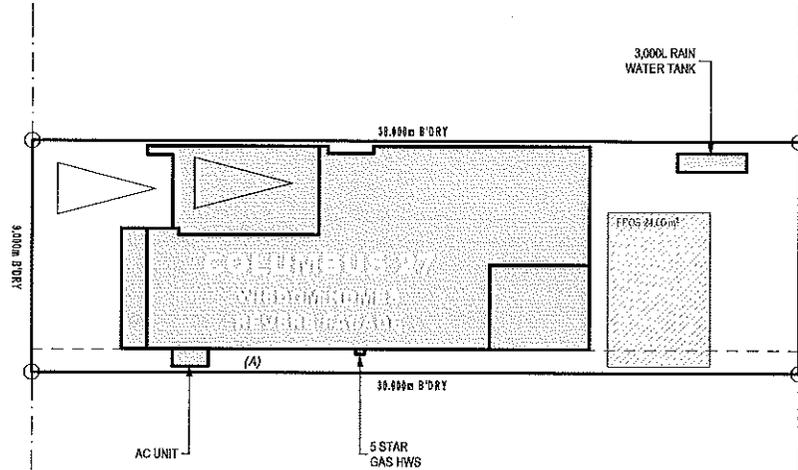
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WILLIAM HART CRESCENT



BENCHING PLAN
1:200

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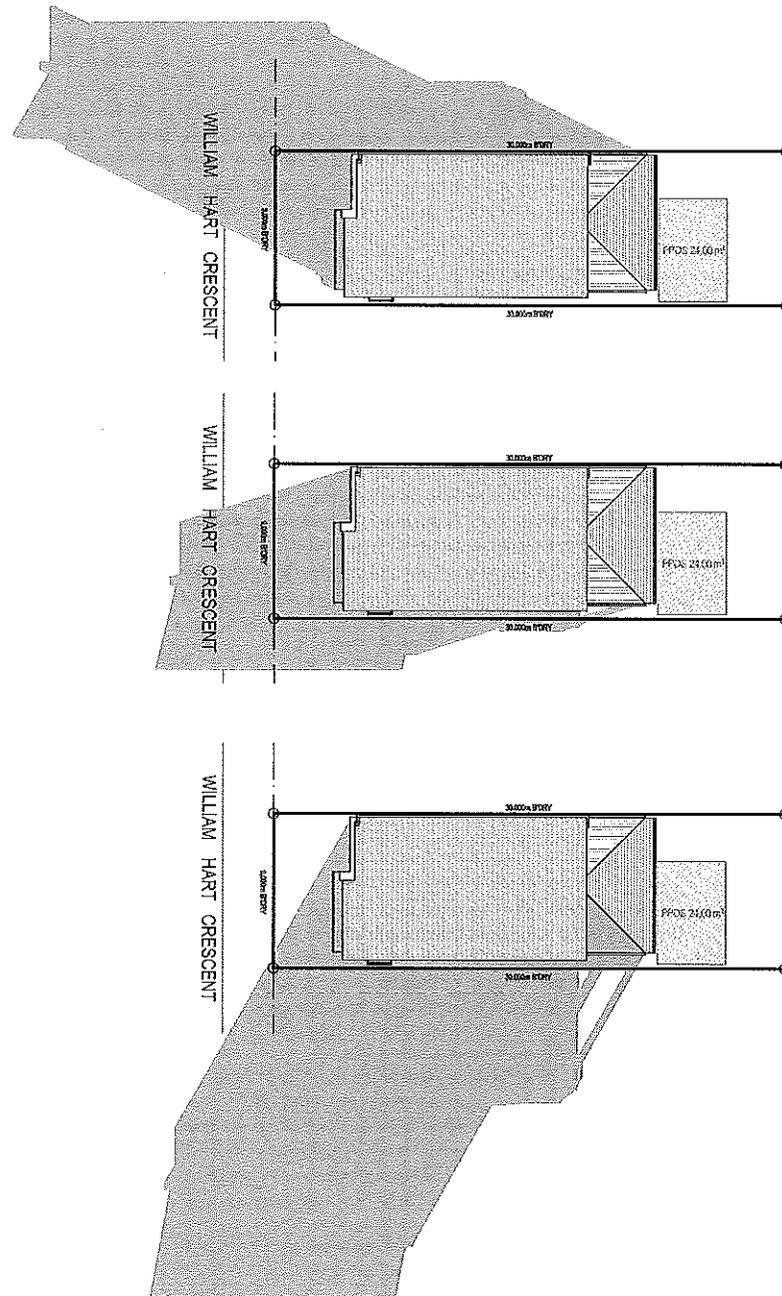
COLUMBUS 27

FAÇADE:
MODA
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CODE:

WS-COLU27D MO LH

17



shadow 9 am
1:300

shadow 12
1:300

shadow 3pm
1:300

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SHADOW PROJECTIONS 21st JUNE