

Penrith City
Council

106-118 Mayfair rd Mulgoa Penrith

New Single Storey Split Level Dwelling

PENRITH
CITY COUNCIL

COUNCIL DOES
NOT ATTEST TO
THE ACCURACY
OF DETAILS
IN PLANS

This plan / document relates
to Development Consent: **DA17/0712**

Subject to the conditions outlined in the consent

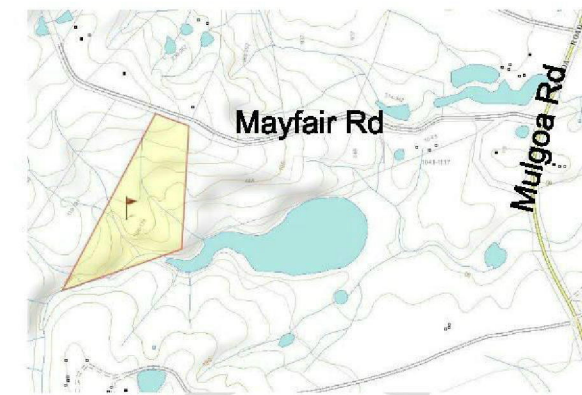


D & K Fitzpatrick

A3

PROJECT INFORMATION

DATE OF ISSUE	6 Dec 2017
PROJECT NUMBER	77716 GJG Custom Somerset
DESIGN NAME	
OFFICE FILE	
PROJECT NAME	D & K Fitzpatrick
LOCATION	106-118 Mayfair rd Mulgoa Penrith
ZONING	E3 E2
SITE AREA	10.11ha (101000)
STREET No	106-118
LOT-s No	1
DP No	260373
CONTOURS	0.2m
SURVEY BY	Cad Consulting
FLOOR SPACE RATIO	0:0:1
BLDG SQ METERS	556.10m ²
BLDG BLDG SQUARES	Sq
BLDG SITE COVER	556.10m ²
BLDG SITE COVER %	2.2%
TOTAL H/S COVER	684.40m ²
TOTAL HS-SITE COVER	2.7%
REMAINING PVIOUS A:	000.00m ² - 97.3%
PROPOSED BAL LEVEL	BAL. 40
BASIX CERT No	844068S_02
BASIX CFA	339.38m ²
BASIX UCFA	18.97m ²
TOTAL ROOF AREA	611.08m ²
ROOF AREA COLLECTED	600.00m ²
S - WATER RETENTION	110KL
S - WATER DETENTION	KL
BFP TANK OR CAPACITY	20KL
SITE AND SLAB TYPE	Site Class ... Slab Type...
WIND CLASSIFICATION	
DA No	
CC No	
AMENDMENT	



LOCATION


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Issue	Date	Submission - Revision - Amendment	Description
E	6 Dec 2017	Council & PCA	amended South APZ distance shown to be (39.0m)
D	31 Oct 2017	Council & PCA	reposition Driveway to new gate as requested by client
C	19 Oct 2017	Council & PCA	Documentation - Additional site plan (20) showing APZ and biobanking setbacks
B	28 July 2017		Construction Certificate by Private Certifier
B	28 July 2017	Council & PCA applications	Development Application
A	25 July 2017	Office Approvals	
9	2017	Preliminaries	Preliminaries

BUILDERS OFFICE - TENDERS & CONSTRUCTION CONTRACTS TAKE PRECEDENCE OVER THE DRAWING SET

PROPOSED:	New Single Storey Split Level Dwelling	LOT no: 1 SITE AREA: 10.11ha (101000) SITE CONTOUR INT: 0.2m Level of Construction: AS 3959 BASIX CERT no: 844068S_02 SURVEY: Cad Consulting	D.PLAN no: 260373 BAL. 40	G.J. Gardner. "Get the Facts Upfront" HOMES Sydney West ☎(02) 4732-4600	LGA: Penrith City Council ZONED: E3 E2 ISSUE DATE: 6 Dec 2017	SET: Architecturals TITLE: LAYOUT AND REFERENCES INDEX ISSUE- E	SCALES: 1:1, 1:65,697, 1:50, 1:100 FILE: 77716 GJG 02 20
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Penrith City Council

106-118 Mayfair rd Mulgoa Penrith

New Single Storey Split Level Dwelling

SHEET INDEX-Architecturals
01

LAYOUT INDEX

Subset ID	LAY...	LAYOUT NAME
01	01	COVER
01	02	LAYOUT AND REFERENCES INDEX
01	03	STANDARDS AND REGULATIONS
01	04	ALLOTMENT SITE PLAN
01	05	SET OUT PLAN
01	06	SITE PLAN DRAINAGE PLAN
01	07	SITE BENCHING PLAN
01	08	CONCEPT LANDSCAPE PLAN
01	09	FLOOR SLAB PLAN 150
01	10	GROUND FLOOR PLAN 100
01	11	GF PLAN 150
01	12	ELEVATIONS 01
01	13	ELEVATIONS 02
01	14	FRONT AND REAR ELEVATION 1:150
01	15	ROOF PLAN-DRAINAGE
01	16	SECTIONS A & AS3959
01	17	AREA DISTRIBUTION-WIN SCH
01	18	BASIX DETAILS
01	19	FULL WINDOW SCHEDULE
01	20	PART SITE PLAN APZ & BIO SETBACKS

 Council Development Application
 Construction Drawings
 CC by private certifier

NOTE

SEE SEPARATE SHEET FOR COLOUR SELECTIONS

 ISSUE DATE:
 6 Dec 2017

 FOR BUILDING
 SETOUT AND IN
 GENERAL
 ALWAYS USE
 STAMPED
 APPROVAL
 PLANS

 Basic Certificates
 Working Drawings
 Cad Modelling
 Presentation Documents

BUILDING DESIGNERS ASSOCIATION
 AUSTRALIA
 M 1265 BDA NSW

 ☎(02) 4758-6200
 Contact:
 Greg McTavish
McTavish Design
 BUILDING DESIGNERS ASSOCIATION
 DEVELOPMENT APPLICATIONS
 Basic Certificates Working Drawings Cad Modelling
 Dip. (Arch) Technology

 DISCLAIMER:
 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (BCA), ALL RELEVANT STANDARDS, THE SPECIFICATIONS OF MANUFACTURER'S AND COUNCIL REQUIREMENTS.

 BUILDER SHALL VERIFY ALL LEVELS, DIMENSIONS AND STRUCTURAL MEMBERS PRIOR TO COMMITTING ANY LABOUR OR MATERIALS.
 IT IS THE BUILDER'S RESPONSIBILITY TO DETERMINE THE ACCURACY OF THE BUILDING SET-OUT. MCTAVISH DESIGN MAKES NO REPRESENTATION OR GIVES ANY WARRANTY ABOUT ITS COMPLETENESS OR ACCURACY

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 ADMIN:
 Kate Emelhain
 kate.emelhain@gjgardner.com.au

 SALES CONSULTANT:
 Louise Dale

 PH:(02) 4732-4600
 8/37 YORK RD
 PENRITH NSW 2750

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 PH:(02) 4732-4600

 Custom
 Somerset
 Essentials
 556.10m²
 Sq
 Site Class ... Slab Type...

CDC	x	OTHER	x	6 Dec 2017
AM	x	SEC 96	x	CONST DWG
DA	✓	CC	✓	REVISION
DRAFT	x	PRELIM	x	OFFICE A:

OFFICE USE .

 Council Development Application
 Construction Drawings
 CC by private certifier

100	ISSUE	FILE:	02
9	E	77716 GJG	20
6			

McTavish Design

A3

AS 3660	Termite management
AS 3959	Construction of buildings in bushfire-prone areas
AS 1684	Residential timber-framed construction
PCA 2004	Plumbing Code of Australia 2004
BCA	Building Code of Australia (current) Vol one - Vol two

NOTES:

STORMWATER-DISPOSAL TO EXISTING SERVICES, GRAVEL PITS OR STREET DRAINAGE TO COUNCIL REQUIREMENTS.

AREAS DESIGNATED AS BEING BUSHFIRE PRONE BY COUNCIL, MAY REQUIRE A BUSHFIRE ASSESSMENT REPORT TO DETERMINE THE LEVEL OF RISK, BEING SO, WORK IS TO COMPLY WITH (AS 3959) 'CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS' IN RELATION TO LEVEL OF CONSTRUCTION REQUIRED.

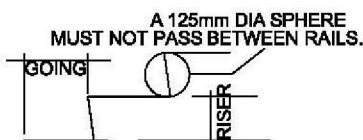
ALL WORK TO AUSTRALIAN STANDARDS:-TIMBER AS 1684 AS 4055 NSW TIMBER FRAMING MANUAL-STEELWORK AS 4100-FOUNDATIONS AS 2780-CONCRETE AS 3600-MASONRY AS 3700-HANDRAILS TO (BCA)-SMOKE ALARMS TO (BCA 3.7.2. AS 3786-WATERPROOFING AS 3740 AS4854 AS 4855-DAMP COURSE + FLASHINGS AS 2904-STAIRS AS 1657-PLUMBING + DRAINAGE AS 3500 AS 1273-GLASS AS 1288-SWIMMING POOLS ACCESS TO SWIMMING POOLS ACT 1992 AS 1926.1

SERVICES: THE BUILDER IS TO VERIFY LOCATIONS OF EXISTING SERVICES PRIOR TO CONSTRUCTION

TERMITE PROTECTION: THE FOLLOWING METHODS MAY BE USED AS NOTED: SLAB ON GROUND TO AS 2780, PROVIDE CLEAR SLAB EDGE 75mm MIN ALL ROUND-GRANITE GUARD TO MANUFACTURER'S SPECIFICATION-STAINLESS STEEL MESH TO MANUFACTURER'S SPECIFICATION-GALVANISED STEEL CAPPING TO SUSPENDED FLOORS TO COUNCIL REQUIREMENTS-CHEMICAL PLASTIC BARRIER 'KORDON' TO MANUFACTURER'S SPECIFICATION

BASIX: THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH, AND COMPLY TO THE CURRENT 'BASIX' CERTIFICATE, UNDER THE NSW DEPARTMENT OF PLANNING REQUIREMENTS, FOR SUSTAINABILITY, AND LOCAL GOVERNMENT AREA REQUIREMENTS.

BASIX DETAILS LISTED MAY BE OF A MINIMUM REQUIREMENT ONLY-FOR COMPLIANCE.

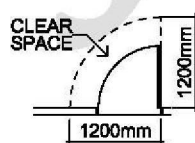


RISER		GOING	
MAX	MIN	MAX	MIN
190	115	355	240
SLOPE RELATIONSHIP			
2 x RISER + GOING			
MAX	MIN	MAX	MIN
700	550		

STAIR SETOUT BCA Part 3.9.1

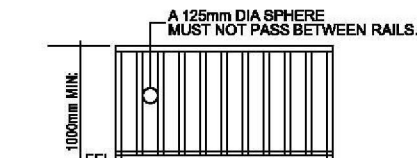
STAIRS

3.8.3.3 CONSTRUCTION OF SANITARY COMPARTMENTS THE DOOR TO A FULLY ENCLOSED SANITARY COMPARTMENT MUST- (A) OPEN OUTWARDS; OR (B) SLIDE; OR (C) BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT, UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1.2 M, MEASURED IN ACCORDANCE WITH FIGURE 3.8.3.3, BETWEEN THE CLOSET PAN WITHIN THE SANITARY COMPARTMENT AND THE DOORWAY.



NOTE: TOILET DOORS TO BE PROVIDED WITH REMOVABLE HINGES - ON ALL WC WITH A INTERNAL LENGTH OF 1900mm OR LESS.

A HANDRAIL MUST BE LOCATED ALONG AT LEAST ONE SIDE OF THE STAIRWAY FLIGHT



A CONTINUOUS BALUSTRADE MUST BE PROVIDED ALONG THE SIDE OF ANY ROOF TO WHICH ACCESS IS PROVIDED, OR ANY STAIRWAY OR RAMP ANY FLOOR CORRIDOR, HALLWAY, BALCONY, VERANDAH, MEZZANINE, ACCESS BRIDGE OR THE LIKE AND ALONG THE SIDE OF ANY PATH OF ACCESS TO A BUILDING IF IT IS NOT BOUNDED BY A WALL AND ANY LEVEL IS MORE THAN ONE METRE ABOVE THE ADJOINING FLOOR OR FINISHED GROUND LEVEL.

BALUSTRADES**HANDRAILS**

HANDRAILS WHERE INSTALLED MUST BE A MIN: OF 1.0m ABOVE A FLOOR OR LANDING AND A MIN: OF 865mm ABOVE THE NOSINGS OF A STAIR OR RAMP.

A HANDRAIL MUST BE LOCATED ALONG AT LEAST ONE SIDE OF THE STAIRWAY FLIGHT OR RAMP AND BE LOCATED ALONG THE FULL LENGTH OF THE FLIGHT OR RAMP EXCEPT IN THE CASE OF A WIDER AND A NEWEL POST IS PROVIDED AND OR WHERE THE HANDRAIL IS ASSOCIATED WITH A BALUSTRADE.

A HANDRAIL WOULD BE NOT REQUIRED WHERE THE FLIGHT CONSIST OF 5 RISERS OR LESS AS THE CHANGE IN ELEVATION IS LESS THAN 1.0m IN Ht.

FALL PREVENTION REQUIREMENTS BARRIERS TO WINDOW OPENINGS

A BARRIER MUST BE PROVIDED WHERE ITS LEVEL ABOVE THE SURFACE BENEATH IS MORE THAN 2.0m FOR A BEDROOM AND 4.0m WHERE A PERSON CAN FALL THROUGH AN OPENABLE WINDOW.

A BARRIER IS GENERALLY DEFINED AS A MIN: OF 865mm ABOVE A FLOOR.

COMPLIANCE MUST BE MADE TO THE CURRENT BCA REQUIREMENTS.

BARRIERS TO WINDOW OPENINGS

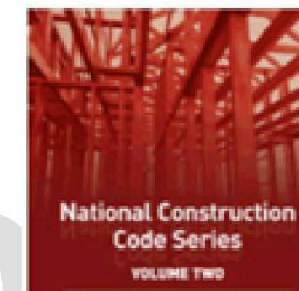
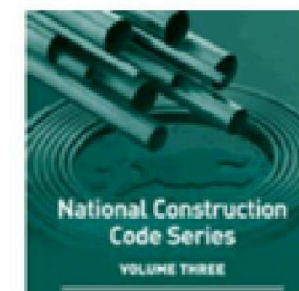
A WINDOW OPENING MUST BE PROVIDED WITH PROTECTION, IF THE FLOOR BELOW THE WINDOW IN A BEDROOM IS 2 M OR MORE ABOVE THE SURFACE BENEATH.

WHERE THE LOWEST LEVEL OF THE WINDOW OPENING IS LESS THAN 1.7 M ABOVE THE FLOOR.

ADDITIONALLY

A BARRIER TO A WINDOW MUST BE PROVIDED WHERE A FLOOR LEVEL ABOVE THE SURFACE BENEATH IS MORE THAN 4.0m WHERE A PERSON CAN FALL THROUGH AN OPENABLE WINDOW.

SWIMMING POOL ACCESS
A CHILD-RESISTANT DOORSET MUST NOT BE USED IN A BARRIER FOR AN OUTDOOR SWIMMING POOL.

**BASIX**

NATSPEC the national building specification

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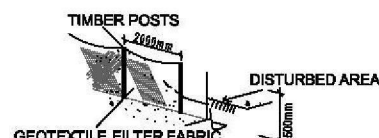
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ISSUE DATE:
6 Dec 2017

FOR BUILDING SETOUT AND IN GENERAL ALWAYS USE STAMPED APPROVAL PLANS

SEDIMENT CONTROL BARRIER

- USE BARRIERS AT ALL POINTS WHERE STORMWATER LEAVES THE SITE, TO PREVENT WASHING INTO GUTTERS.
- INSTALL SEDIMENT BARRIER DOWN SLOPE OF DISTURBED AREA AND RETURN UP HILL.
- REGULARLY MAINTAIN THESE CONTROLS AT NO LESS THAN 70% CAPACITY.
- CUT BRICK TILE OR MASONRY ON PERVIOUS AREA, GRASS OR LOOSE SOIL WITHIN THE BOUNDARIES.
- REMOVE CONTROLS ONLY WHEN CONSTRUCTION IS COMPLETE.
- DISPOSE OF SEDIMENT IN A SUITABLE LOCATION.
- USE STABILIZED ENTRY CONTROL WHERE REQ: BY COUNCIL.

SITING OF WATER TANKS

POSITION OF WATER TANKS-INCL FIRE FIGHTING STORAGE TANKS ARE TO BE ASSESSED ON SITE.

ALL WATER TANKS ARE TO BE A MIN: OF 1.0m FROM SITE BDRYS AND CLEAR OF ALL SERVICES ABOVE AND OR BELOW GROUND.

WATER TANKS ARE TO BE LOCATED BEHIND THE FRONT BLDG SETBACK-UNO.

ALL WATER TANKS ARE TO BE CONNECTED TO A SUITABLY LOCATED DISPOSAL SYSTEM TO COUNCIL REQUIREMENTS AS PROPOSED.

NOTE: BASIX COMMITMENTS.

BASIX COMMITMENTS MAY BE OF A LESSER RATING THAN CONTRACT AGREEMENTS.

BASIX COMMITMENTS ARE OF A MINIMUM REQUIREMENT ONLY, UNLESS NOTED OTHERWISE.

GLAZING REQUIREMENTS WITHIN THE BASIX CERTIFICATE ARE PURELY FOR BASIX COMPLIANCE.

OTHER CONSTRUCTION REQUIREMENTS SHOULD BE ALWAYS BE CROSS CHECKED

BUILDERS OFFICE & CONSTRUCTION CONTRACTS TAKE PRECEDENCE OVER THE DRAWING SET

PROPOSED: New Single Storey Split Level Dwelling

AT: 106-118 Mayfair rd Mulgoa Penrith

FOR: D & K Fitzpatrick

LOT no: 1 D.PLAN no: 260373
SITE AREA: 10.11ha (101000)
SITE CONTOUR INT: 0.2m
Level of Construction: AS 3959 BAL. 40
BASIX CERT no: 844068S_02
SURVEY: Cad Consulting

G.J. Gardner.
"Get the Facts Upfront" HOMES
Sydney West
(02) 4732-4600

LGA: Penrith City Council
ZONED: E3 E2
ISSUE DATE: 6 Dec 2017

SET: Architectural SCALES:
TITLE: **STANDARDS AND REGULATIONS**
ISSUE- E

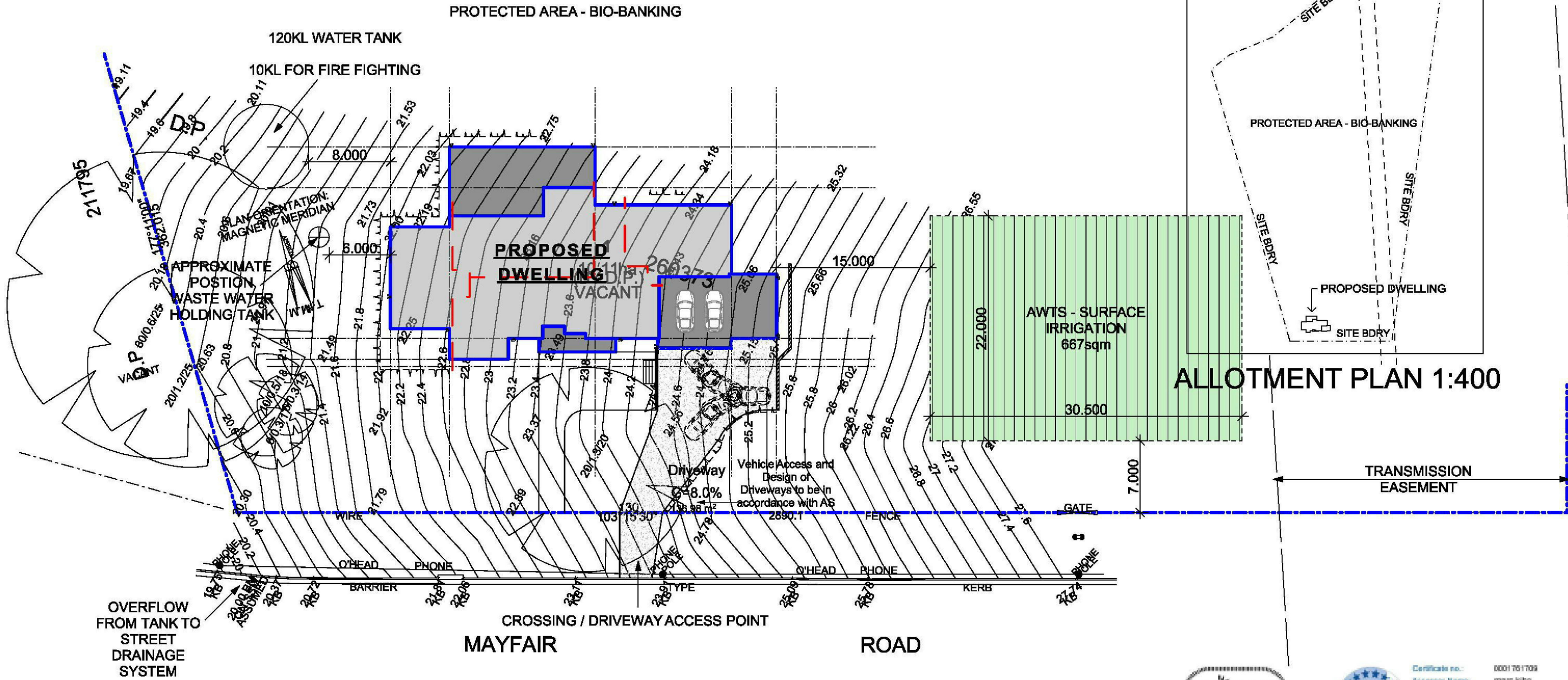
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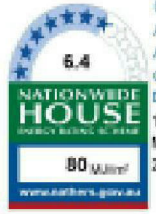
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SITE LAYOUT PLAN 1:400



Certificate no.: 0001761709
Assessor Name: MARI KIRO
Accreditation no.: 20094
Certificate date: 02 Aug 2017
Dwelling Address: 108 Mayfair Road
Mulgoa, NSW 2745
www.natbhns.gov.au

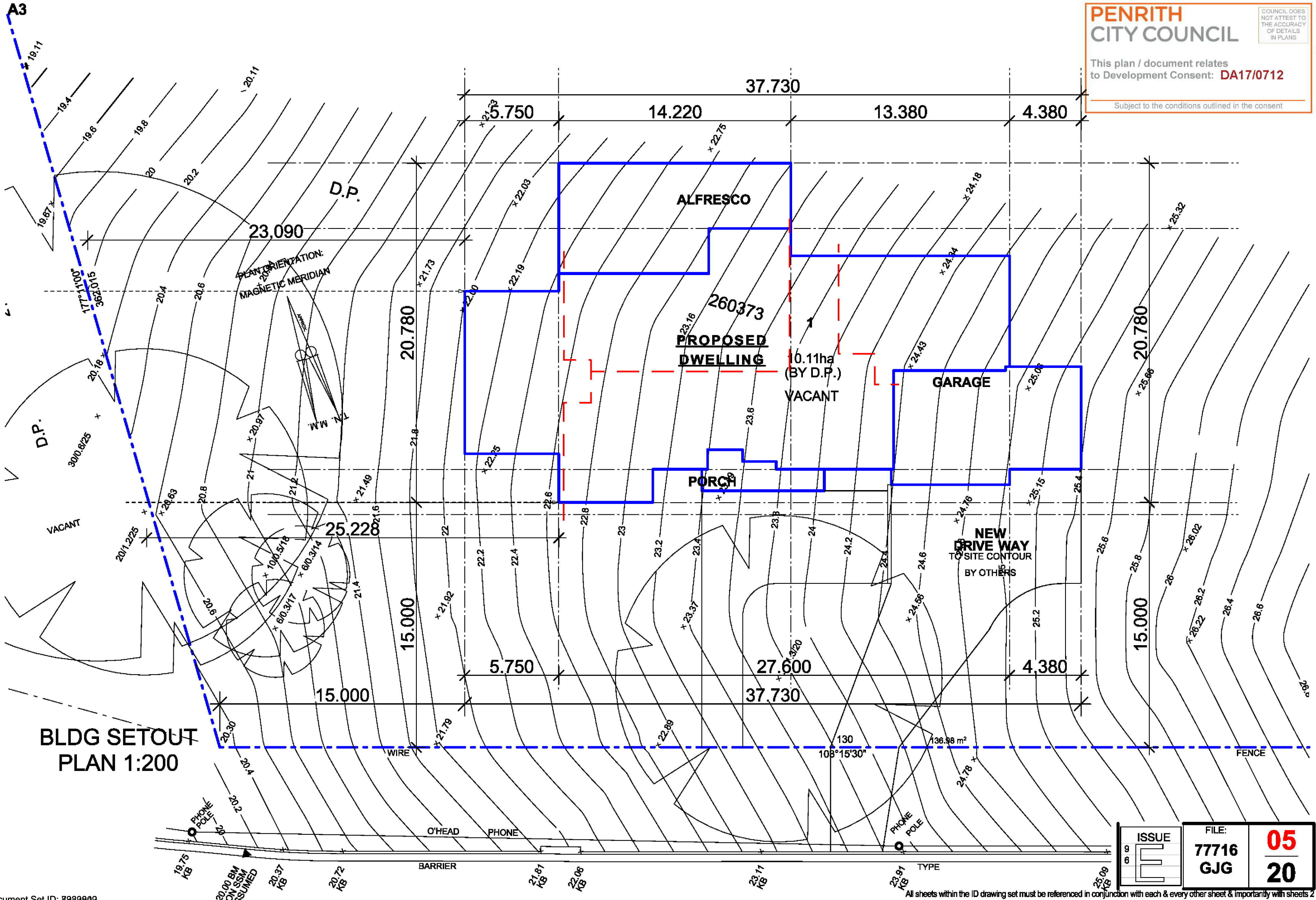
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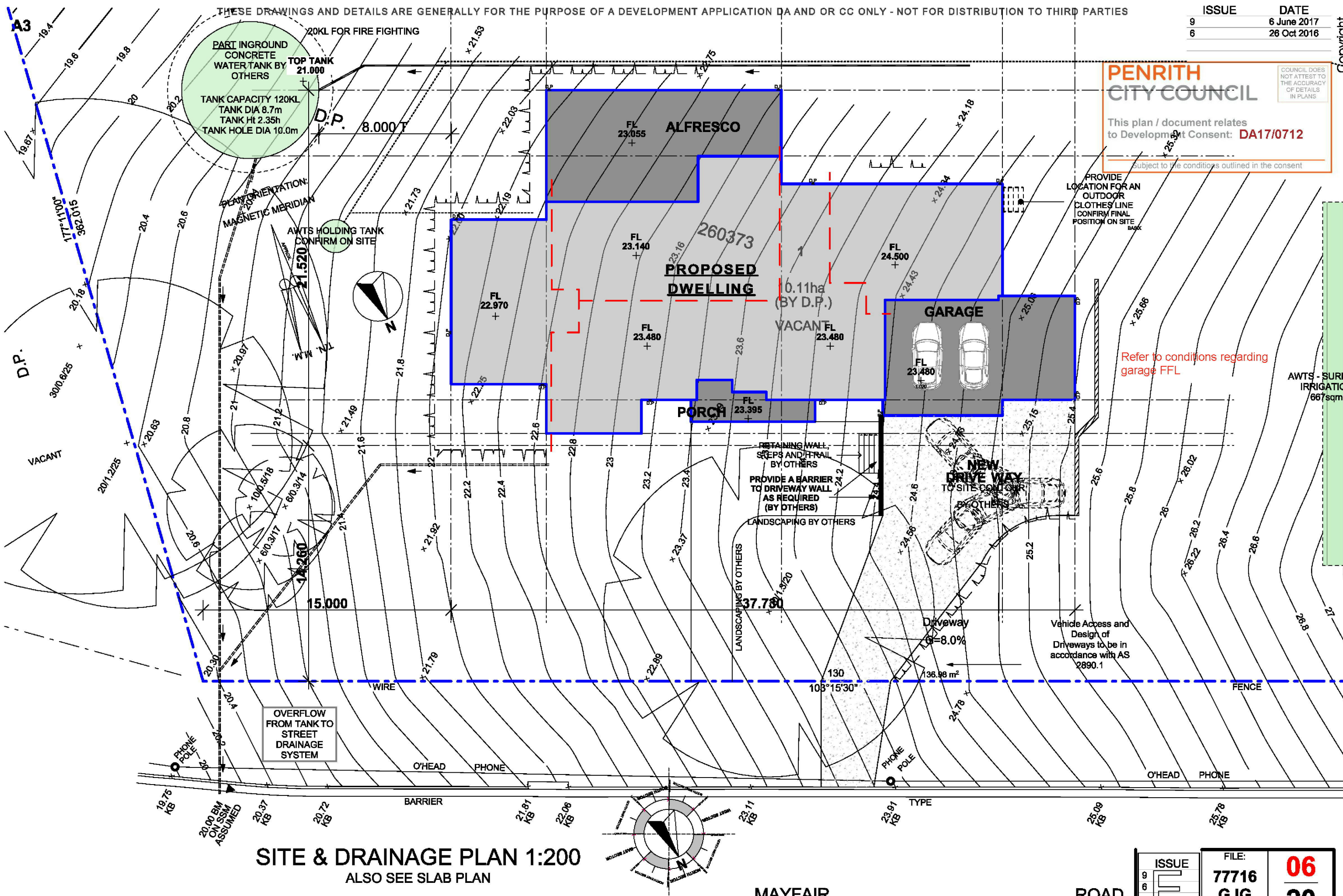
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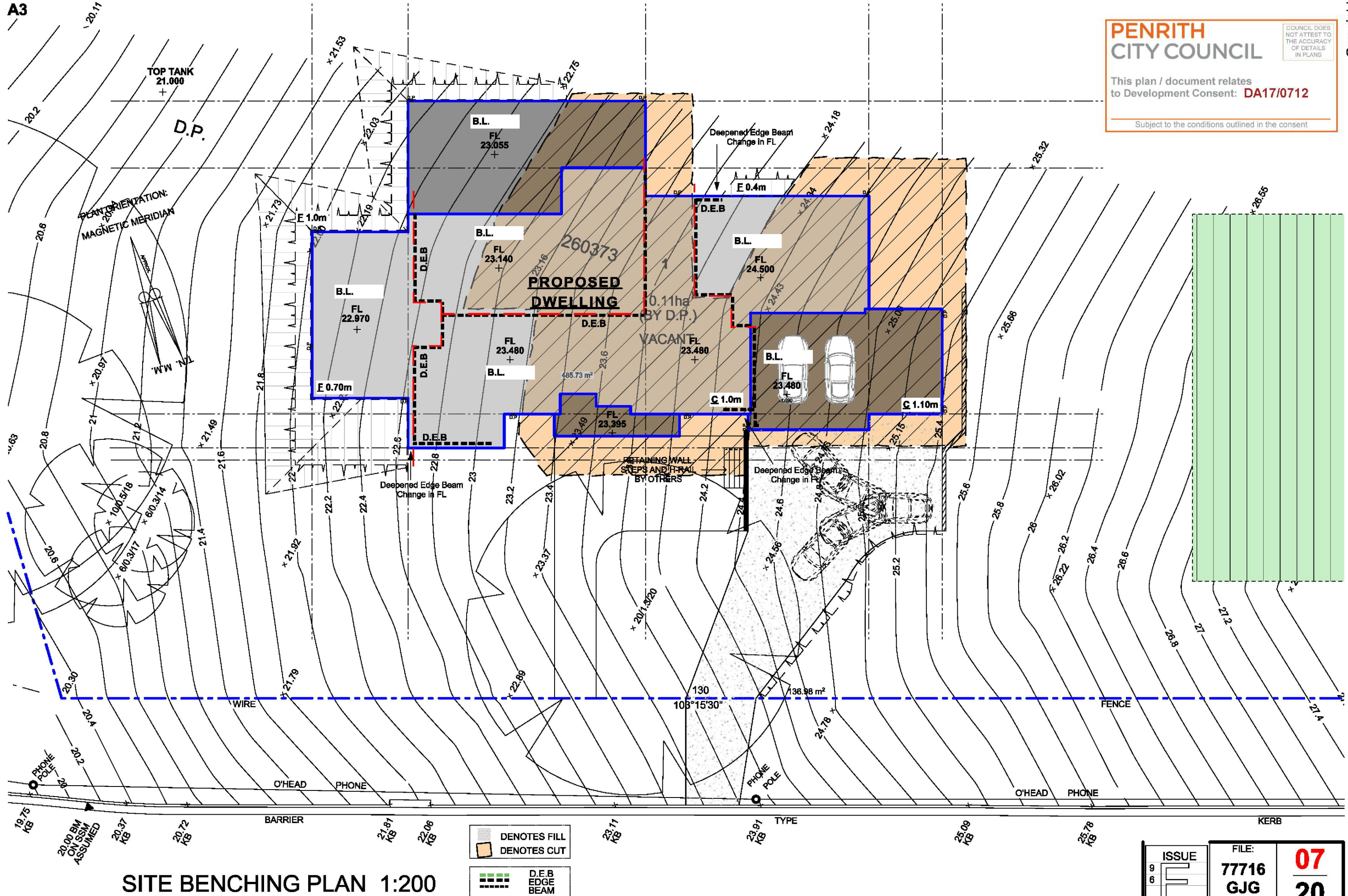
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SITE BENCHING PLAN 1:200

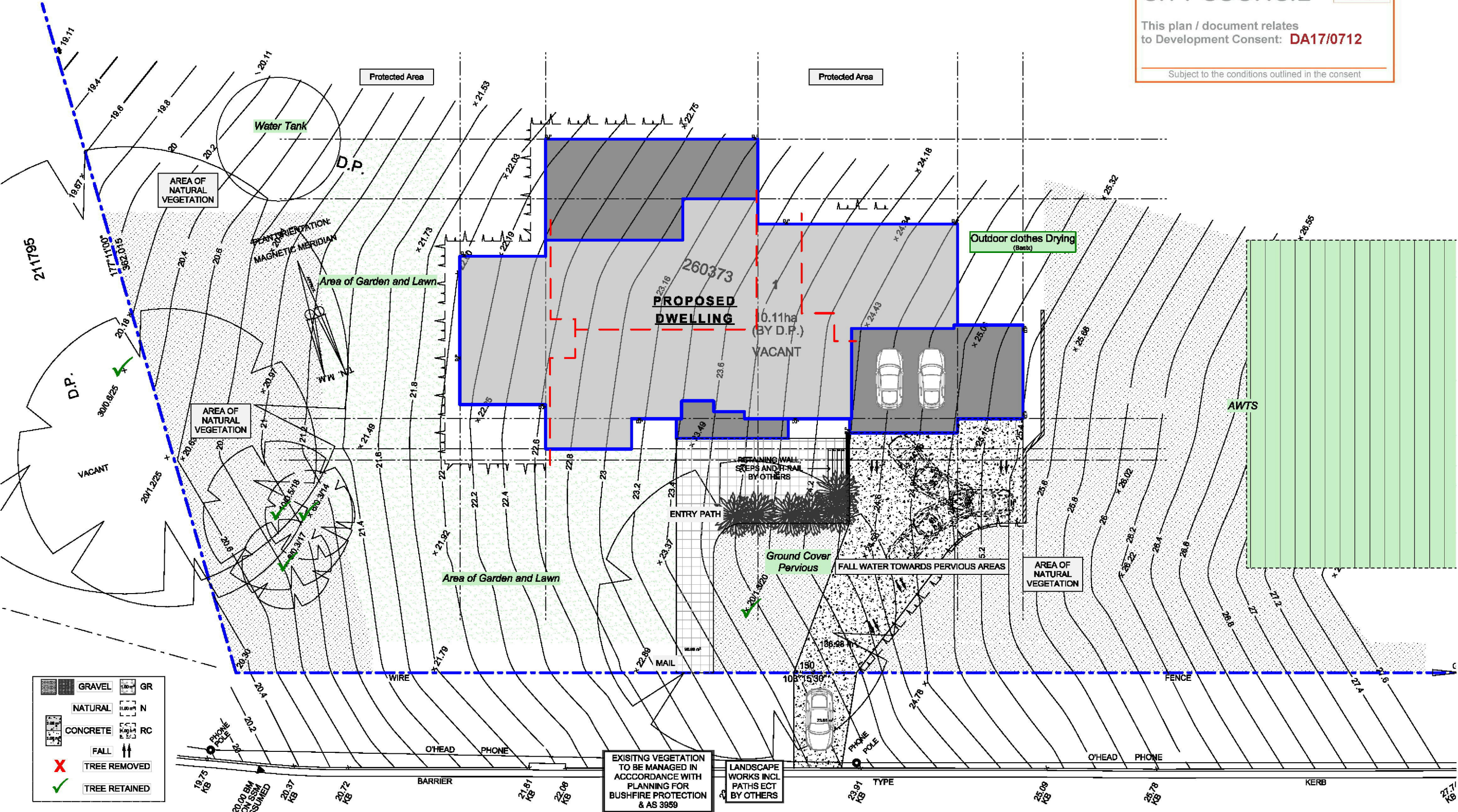
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CONCEPT LANDSCAPE PLAN 1:250

MAYFAIR

ROAD

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GJG

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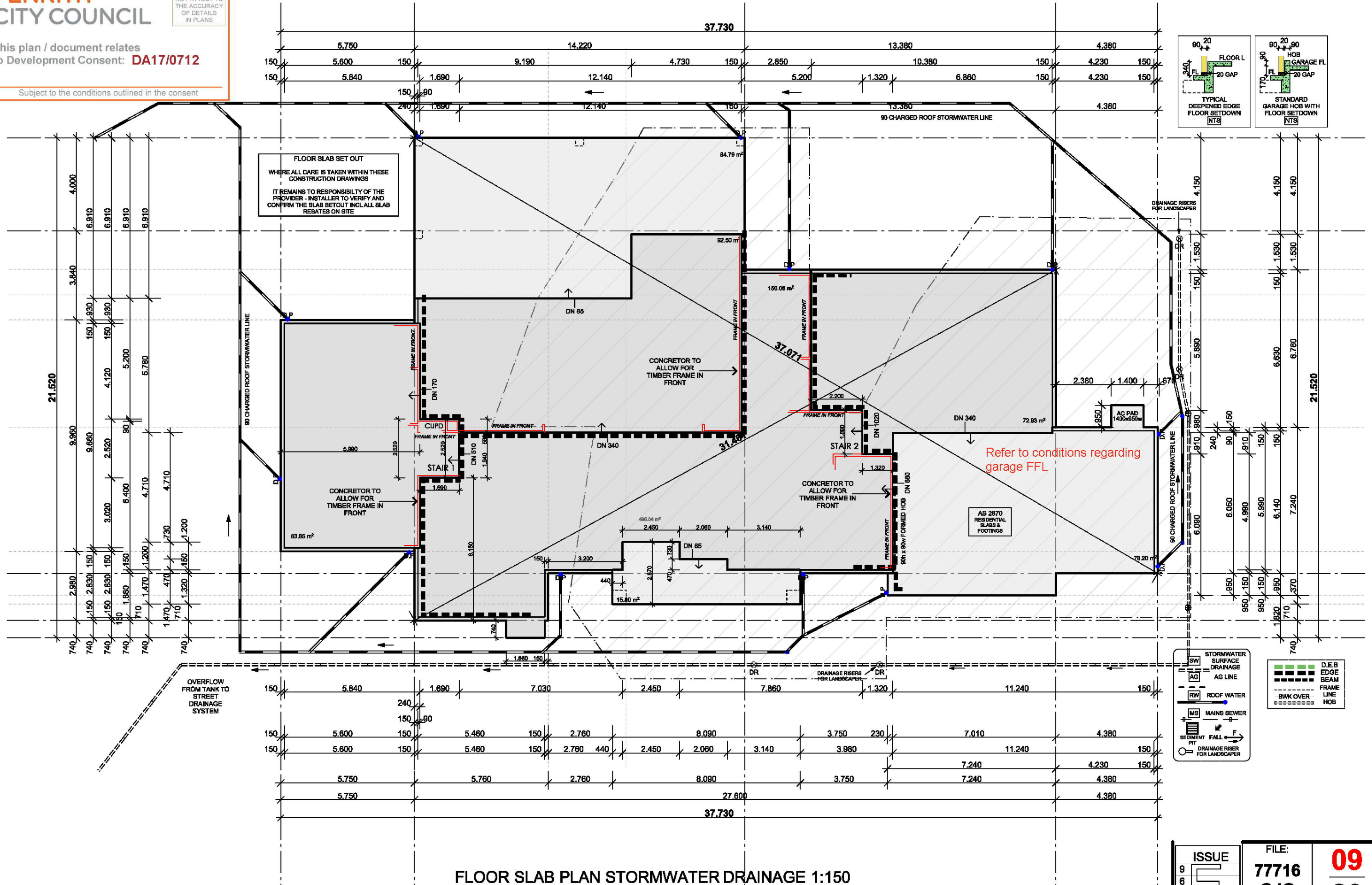
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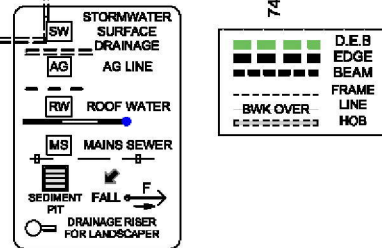
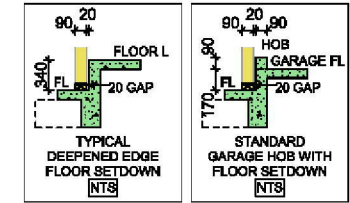
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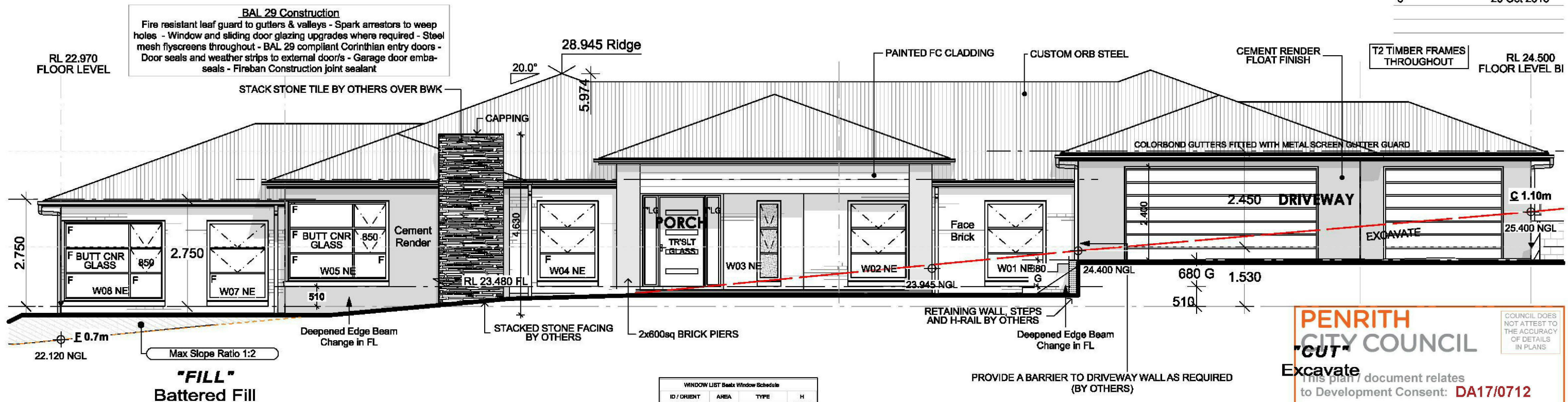
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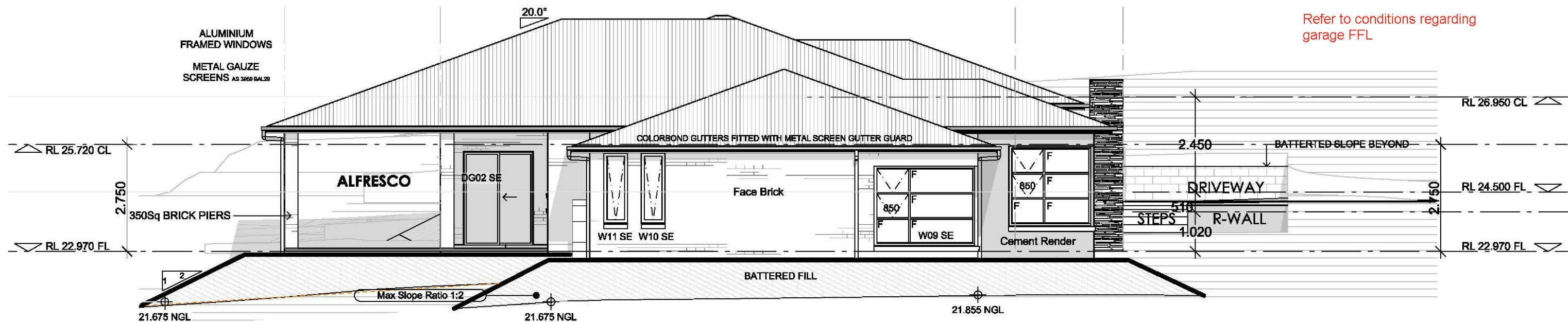
FLOOR SLAB PLAN STORMWATER DRAINAGE 1:150



ISSUE	FILE:	09
9	77716	20
6	GJG	



Certificate no.: 0001761702
Assessor Name: MARK KIRK
Accreditation no.: 20094
Certificate date: 02 Aug 2017
Developing Address: 105 Mayfair Road Mulgoa, NSW 2745
www.nationwide.gov.au



Refer to conditions regarding garage FFL

PROPOSED: New Single Storey Split Level Dwelling

AT: 106-118 Mayfair rd Mulgoa Penrith
FOR: D & K Fitzpatrick

LOT no: 1 D.PLAN no: 260373
SITE AREA: 10.11ha (101000)
SITE CONTOUR INT: 0.2m
Level of Construction: AS 3959 BAL. 40
BASIX CERT no: 844068S_02
SURVEY: Cad Consulting

G.J. Gardner.
"Get the Facts Upfront"
HOMES
Sydney West
4732-4600

LGA: Penrith City Council
ZONED: E3 E2
ISSUE DATE: 6 Dec 2017

SET: Architectural
TITLE:
ISSUE- E

SCALES: 1:100, 1:1
ELEVATIONS 01
"Get the Facts Upfront"
HOMES
Sydney West

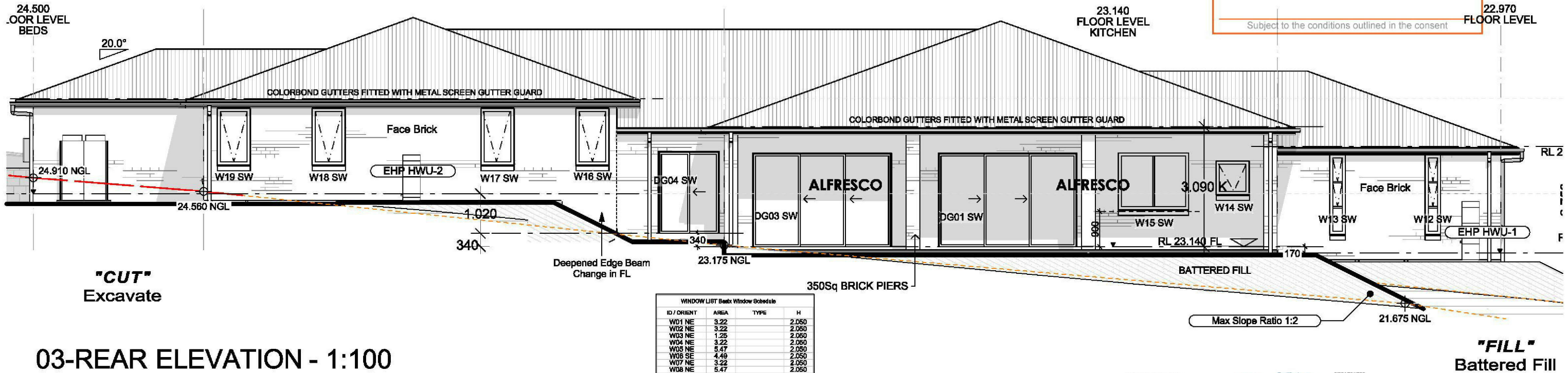
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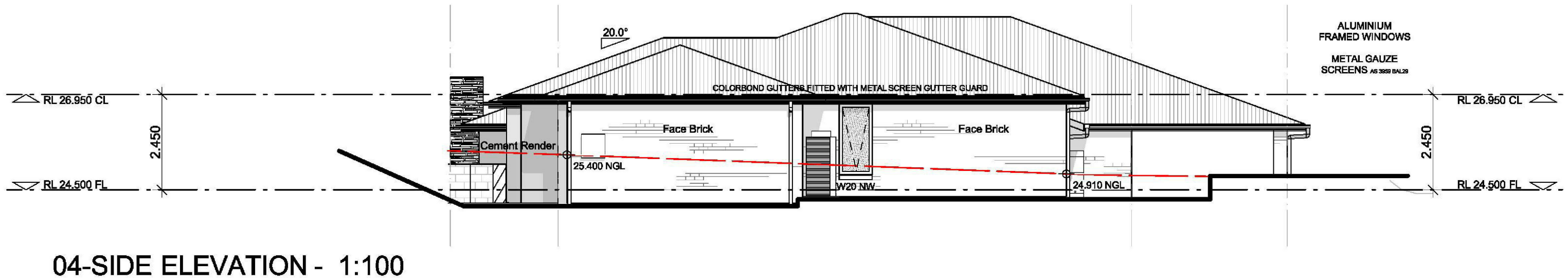
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03-REAR ELEVATION - 1:100



04-SIDE ELEVATION - 1:100

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9												
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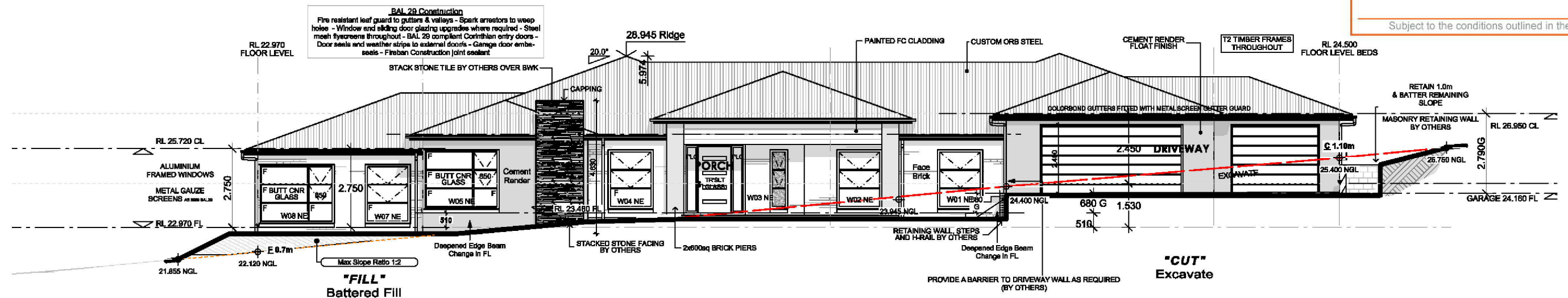
SCALE 1:100

All sheets within the ID drawing set must be referenced in conjunction with each & every other sheet & importantly with sheets 2

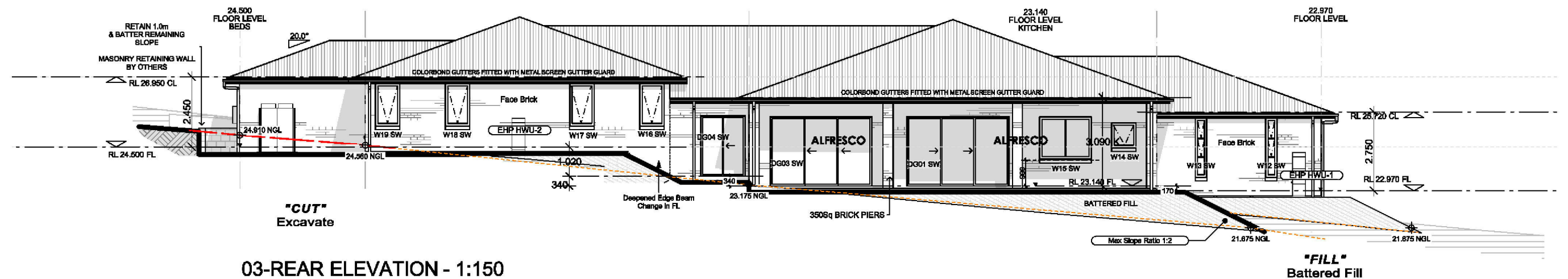
McTavish Design

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01-STREET FRONT ELEVATION - 1:150



03-REAR ELEVATION - 1:150

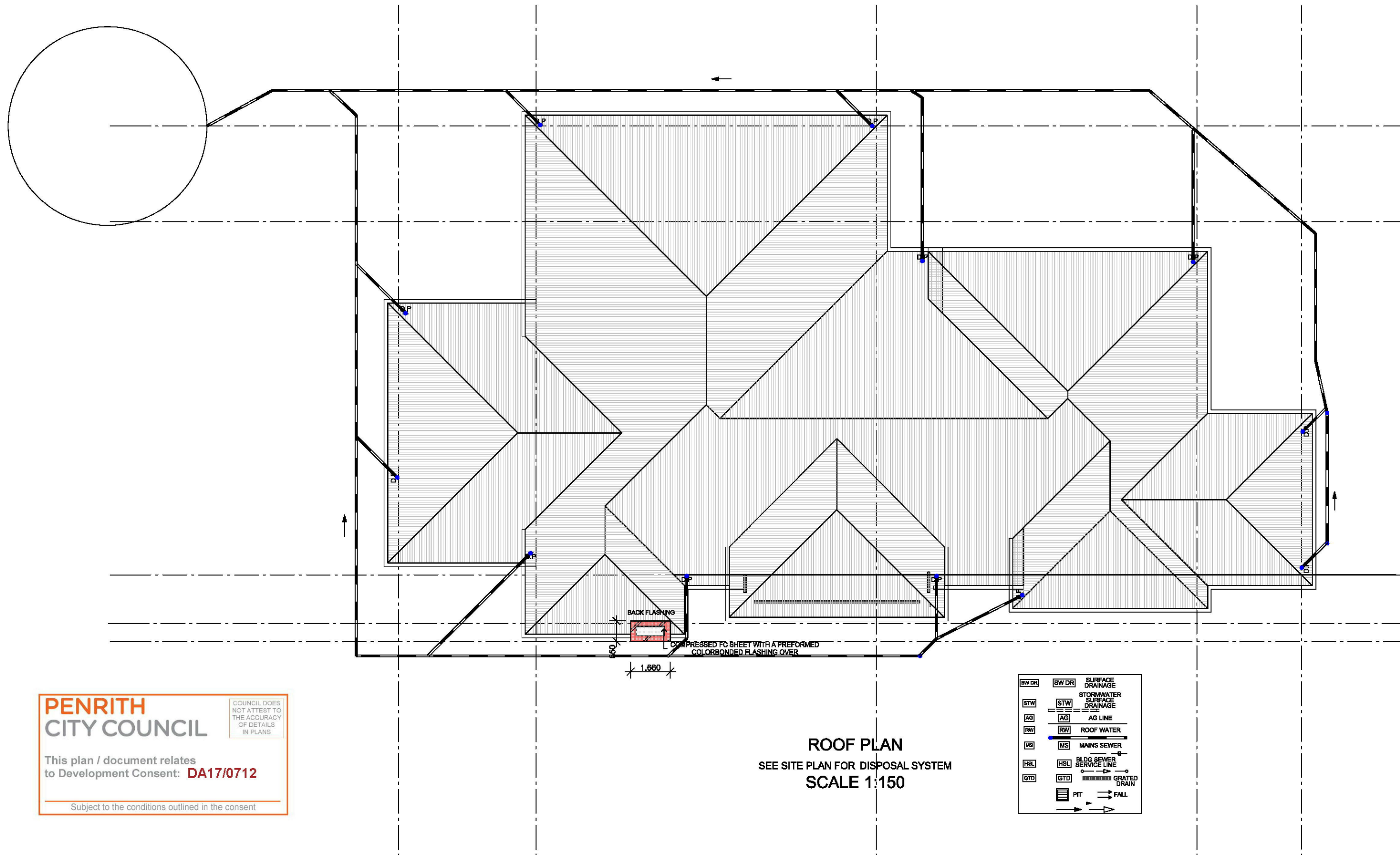
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"Get the Facts Upfront"
HOMES
Sydney West
4732-4600LGA: Penrith City Council
ZONED: E3 E2
ISSUE DATE:
6 Dec 2017SET: Architectural SCALES: 1:150
TITLE: **FRONT AND REAR ELEVATION 1:150**
ISSUE- **E**

ISSUE	FILE:	14 20
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SCALE: 1:150

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G.J. Gardner.
"Get the Facts Upfront"
HOMES
Sydney West
☎ (02) 4732-4600

LGA: Penrith City Council
ZONED: E3 E2
ISSUE DATE:
6 Dec 2017

SET: Architecturals
TITLE: **ROOF PLAN-DRAINAGE**
ISSUE- **E**

SCALES: 1:150

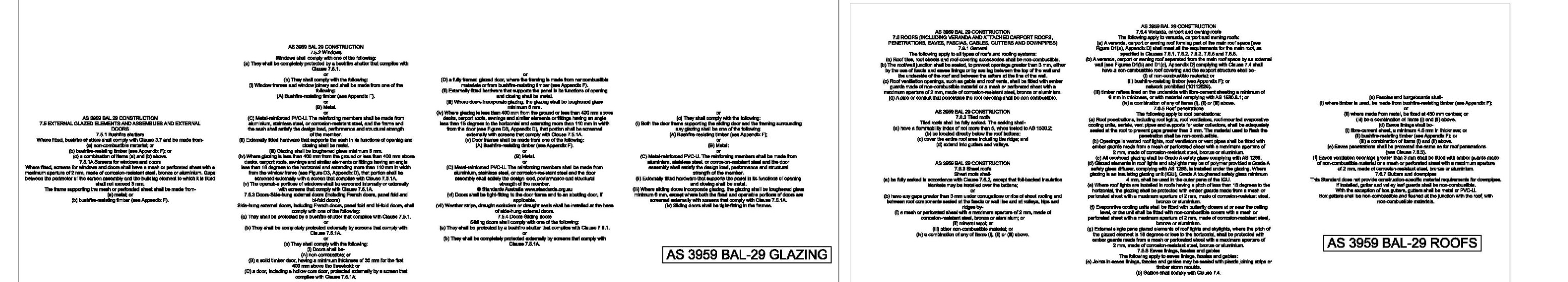
ISSUE
9
6
E

FILE:
77716
GJG

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20

SCALE

All sheets within the ID drawing set must be referenced in conjunction with each & every other sheet & importantly with sheets 2



SCALE All sheets within the ID drawing set must be referenced in conjunction with each & every other sheet & importantly with sheets 2 through 10.

CUSTOMER INFORMATION **DATE AND FILE** **PROJECT NUMBER** **PROJECT NAME**

Document Set No: 00000000 6/12/2017 3 77716 G.J.G Fitzpatrick, Kylie & Dean_.pln

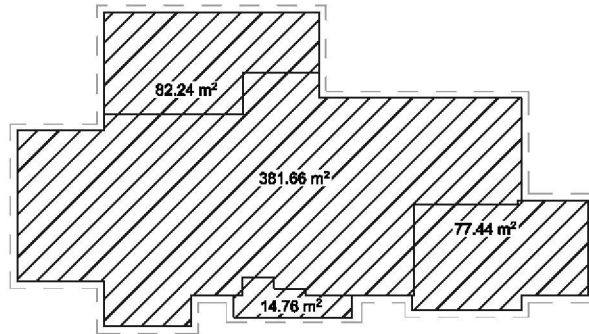
Revision: 1, Version Date: 26/02/2017

McTavish Design

A3

AREA DISTRIBUTION

SCALE 1:500

611.08 m²
ROOF A

RC	TBR	TILE	FSR
LGf	ALTERATIONS	ADDITIONS	
GROUND FLOOR	ROOF	H/S	PERVIOUS
FIRST FLOOR	EXISTING	AMENDMENT	

GROSS FLOOR AREAS: m²

* DENOTES ACTUAL BLDG S/C

TOTAL AREAS

NEW GROUND FLOOR AREA	*381.66
NEW GARAGE	*77.44
NEW PORTICO	*14.76
NEW ALFRESCO	*82.24

Building 'SITE COVERAGE' 556.10m2

NEW TOTAL: 556.10m2

OTHER: FLOOR SPACE RATIO

STORAGE SHED -0 (Site cover)

ACTUAL BLDG SITE COVER 556.10m2
SITE AREA 10.11ha (101000)

"SITE COVERAGE" = BLD FOOTPRINT 2.2%

TOTAL D/WAY+PATHS (H/S) 128.30m²

H/S:+BLDG S.C/TOTAL HS: COVERAGE 684.40m2

TOTAL HS-SITE COVER 2.7%

REMAINING PERVIOUS LANDSCAPED A: 000.00m2 - 97.3%

TOTAL ROOF AREA 611.08m2

ROOF WATER COLLECTED 600.00m2

ROOF-STORMWATER RETENTION 110KL

BUSHFIRE FIGHTING STATIC WATER SUPPLY 20KL

WINDOW LIST Basix Window Schedule

Grouped	ID / ORIENT	AREA	TYPE	H	W	Shading Device	Actual Shading Dist	Nom Basix Shading Dist	Glazing Type
	W01 NE	3.22		2.050	1.570	eave & gutter	600		
	W02 NE	3.22		2.050	1.570	front porch	1920	> 2000	
	W03 NE	1.25		2.050	0.610	front porch	2390		
	W04 NE	3.22		2.050	1.570	eave & gutter	600		
	W05 NE	5.47		2.050	2.500	eave & gutter	600		
	W06 SE	4.49		2.050	2.020	eave & gutter	600		
	W07 NE	3.22		2.050	1.570	eave & gutter	600		
	W08 NE	5.47		2.050	2.500	eave & gutter	600		
	W09 SE	5.47		2.050	2.500	eave & gutter	600		
	W10 SE	1.10		1.800	0.610	eave & gutter	600		
	W11 SE	1.10		1.800	0.610	eave & gutter	600		
	W12 SW	0.82		2.050	0.400	eave & gutter	600		
	W13 SW	0.82		2.050	0.400	eave & gutter	600		
	W14 SW	0.73		0.860	0.850	alfresco	7360	> 2000	
	W15 SW	2.64		1.460	1.810	alfresco	7360		
	W16 SW	1.24		1.460	0.850	eave & gutter	600		
	W17 SW	1.24		1.460	0.850	eave & gutter	600		
	W18 SW	1.24		1.460	0.850	eave & gutter	600		
	W19 SW	1.24		1.460	0.850	eave & gutter	600		
	W20 NW	1.53		1.800	0.850	eave & gutter	600		
	WSL 1 NE	0.94		2.340	0.400	front porch	3120		
	WSL 2 NE	0.94		2.340	0.400	front porch	3120		

DG01 SW	2.410	3.576	8.62	alfresco	7360	> 2000
DG02 SE	2.410	1.810	4.36	alfresco	9790	
DG03 SW	2.410	3.576	8.62	alfresco	4600	
DG04 SW	2.110	1.570	3.31	eave & gutter	600	

PROJECT INFORMATION

DATE OF ISSUE	6 Dec 2017
PROJECT NUMBER	77716 GJG Custom Somerset
DESIGN NAME	
OFFICE FILE	
PROJECT NAME	D & K Fitzpatrick
LOCATION	106-118 Mayfair rd Mulgoa Penrith
ZONING	E3 E2
SITE AREA	10.11ha (101000)
STREET No	106-118
LOT-s No	1
DP No	260373
CONTOURS	0.2m
SURVEY BY	Cad Consulting
FLOOR SPACE RATIO	0.0:1
BLDG SQ METERS	556.10m2
BLDG BLDG SQUARES	Sq
BLDG SITE COVER	556.10m2
BLDG SITE COVER %	2.2%
TOTAL H/S COVER	684.40m2
TOTAL HS-SITE COVER	2.7%
REMAINING PERVIOUS A:	000.00m2 - 97.3%
PROPOSED BAL LEVEL	BAL. 40
BASIX CERT No	844088S_02
BASIX CFA	339.38m2
BASIX UCFA	18.97m2
TOTAL ROOF AREA	611.08m2
ROOF AREA COLLECTED	600.00m2
S - WATER RETENTION	110KL
S - WATER DETENTION	KL
BFP TANK OR CAPACITY	20KL
SITE AND SLAB TYPE	Site Class ... Slab Type...
WIND CLASSIFICATION	
DA No	
CC No	
AMENDMENT	

Frame and glass

standard aluminium, single clear	7.63	0.75
improved aluminium, single clear	6.44	0.75
standard aluminium, single toned	7.57	0.57
improved aluminium, single toned	6.39	0.56
standard aluminium, single pyrolytic low-e	5.70	0.47
improved aluminium, single pyrolytic low-e	4.48	0.46
standard aluminium, double clear	5.34	0.67
improved aluminium, double clear	4.12	0.66
standard aluminium, toned/air gap/clear	5.31	0.48
improved aluminium, toned/air gap/clear	4.09	0.47
timber or uPVC, single clear	5.71	0.66
timber or uPVC, single toned	5.67	0.49
timber or uPVC, single pyrolytic low-e	3.99	0.40
timber or uPVC, clear/air gap/clear	3.67	0.59
timber or uPVC, toned/air gap/clear	3.64	0.42

GROUPED = THE BASIX
GLAZING HAS THE SAME
ORIENTATION AND
SHADING DISTANCEBASIX GLAZING DETAILS
AND REQUIREMENTS ARE
FOR THE PURPOSE OF A
MINIMUM THERMAL
PERFORMANCEOTHER GLAZING
COMPLIANCE AND
CONSTRUCTION
REQUIREMENTS MAY ALSO
NEED TO BE REFERRED TOPENRITH
CITY COUNCILCOUNCIL DOES
NOT ATTEST TO
THE ACCURACY
OF DETAILS
IN PLANSThis plan / document relates
to Development Consent: DA17/0712

Subject to the conditions outlined in the consent

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Water Commitments

Landscape

The applicant must plant indigenous or low water use species of vegetation throughout 50 square metres of the site.

Fixtures

The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.

The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.

The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.

The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.

Alternative water

Rainwater tank

The applicant must install a rainwater tank of at least 100000 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 600 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.)

BASIX

Energy Commitments

Hot water

The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of 41 to 45 STCs or better.

Cooling system

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.5 - 4.0

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.5 - 4.0

The cooling system must provide for day/night zoning between living areas and bedrooms.

Heating system

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.5 - 4.0

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.5 - 4.0

The heating system must provide for day/night zoning between living areas and bedrooms.

Ventilation

The applicant must install the following exhaust systems in the development:

At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off

Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off

Laundry: natural ventilation only, or no laundry; Operation control: n/a

Artificial lighting

The applicant must ensure that the "primary type of artificial lighting" is 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 6 of the bedrooms / study;

BASIX Planning & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_4_1 Certificate No.: 844068S

Energy Commitments

- at least 2 of the living / dining rooms;

- the kitchen;

- all bathrooms/toilets;

- the laundry;

- all hallways;

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 3 bathroom(s)/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 definitions.

The applicant must install a fixed outdoor clothes drying line as part of the development.

BASIX



Project address	
Project name	77716 GJG Fitzpatrick
Street address	n/a Mayfair Road Mulgoa 2745
Local Government Area	Penrith City Council
Plan type and plan number	Deposited Plan 260373
Lot no.	1
Section no.	-
Project type	
Project type	separate dwelling house
No. of bedrooms	5
Site details	
Site area (m²)	25275
Roof area (m²)	611
Conditioned floor area (m2)	350.0
Unconditioned floor area (m2)	9.0
Total area of garden and lawn (m2)	400



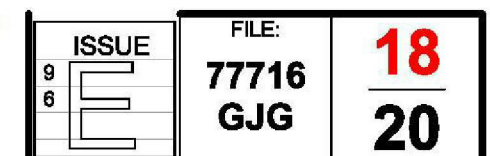
Assessor details and thermal loads		
Assessor number	20094	
Certificate number	1011306030	
Climate zone	28	
Area adjusted cooling load (MJ/m².year)	24	
Area adjusted heating load (MJ/m².year)	55	
Project score		
Water	✔ 68	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 52	Target 50

BASIX®Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

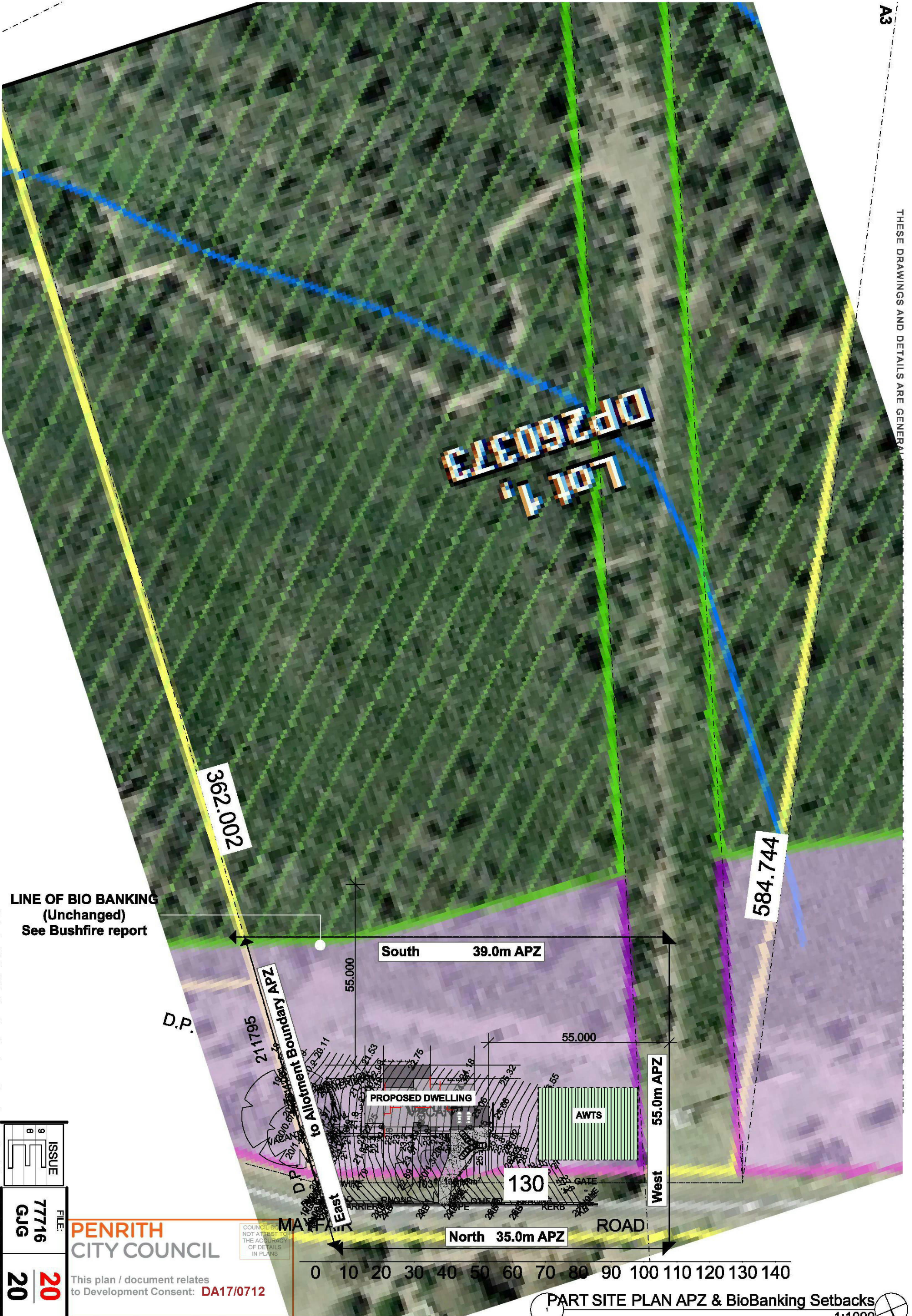
Certificate number: 844068S_02



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FULL WINDOW LIST

Grouped	ID / ORIENT	AREA	TYPE	H	W	Shading Device	Actual Shading Dist	Nom Basix Shading Dist	Glazing Type	View from Opening Side	Notes
	W01 NE	3.22		2.050	1.570	eave & gutter	600				
	W02 NE	3.22		2.050	1.570	front porch	1920	> 2000			
	W03 NE	1.25		2.050	0.610	front porch	2390				
	W04 NE	3.22		2.050	1.570	eave & gutter	600				
	W05 NE	5.47		2.050	2.500	eave & gutter	600				
	W06 SE	4.49		2.050	2.020	eave & gutter	600				
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	W17 SW	1.24		1.460	0.850	eave & gutter	600				
	W18 SW	1.24		1.460	0.850	eave & gutter	600				
	W19 SW	1.24		1.460	0.850	eave & gutter	600				
	W20 NW	1.53		1.800	0.850	eave & gutter	600				
	WSL 1 NE	0.94		2.340	0.400	front porch	3120				
	WSL 2 NE	0.94		2.340	0.400	front porch	3120				



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PENRITH CITY COUNCIL

This plan / document relates to Development Consent: **DA17/0712**

Subject to the conditions outlined in the consent

BASIX[®]Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 844068S_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 29/06/2009 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary

Date of issue: Thursday, 03 August 2017

To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary

Project name	77716 GJG Fitzpatrick_02
Street address	Mayfair Road Mulgoa 2745
Local Government Area	Penrith City Council
Plan type and plan number	deposited 260373
Lot no.	1
Section no.	-
Project type	separate dwelling house
No. of bedrooms	5

Project score

Water	✓ 68	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 52	Target 50

Certificate Prepared by

Name / Company Name: McTavish Design

ABN (if applicable): 13859327863