

NatHERS Certificate New Dwelling

4.0 Stars

Simulation Software

Software Name BERS Pro 4.2
Software Version Release 110811/A
Engine Version CHENATH V2.13

Simulation Details

Project Name Wisdom Homes 003535_1
Date 14-May-14
Location THORNTON PC 2322
Climate file climat28.TXT
Adjusted Star Rating 4.0 Stars
Conditioned Area 196.40 m²
Unconditioned Area 34.65 m²
Adjusted Cooling 69.8 MJ/m²
Adjusted Heating 73.8 MJ/m²
Adjusted Total 143.6 MJ/m²

Dwelling Address

DP Number
Unit Number
Lot Number 2360
House Number
Street Name William Hart Crescent
Development Name
Suburb Thornton NSW 2322

Client Details

Name Wisdom Homes
Phone 4647 1200 Fax 4647 1233
Email
Postal Address 338 Camden Valley Way, Narellan, NSW 2567
Street Details

Assessor Details

Name Ian Fry
Phone 98992825 Fax 88248933
Email ian@fryenergywise.com.au
Postal Address Suite 29, 159 Ridgecrop Drive, Castle Hill, NSW 2154
Street Details



Accredited under the Nationwide House Energy Rating Scheme (NatHERS) Part A—Software BersPro V4.2 110811.

ABSA Accreditation No. 20856
BDAY Accreditation No. VIC/BDAY/12/1441
A.C.T. COLA Lic. No. 2011291
www.fryenergywise.com.au



		Energy Rating		Certificate Number 14411688
<input checked="" type="checkbox"/> single-dwelling rating				4.0 stars
<input type="checkbox"/> multi-unit development (attach listing of ratings)		heating	73.8 MJ/m ²	
<small>Particulars are provided in the energy rating report for this development</small>		cooling	69.8 MJ/m ²	
Recessed daylight confirmation	<input type="checkbox"/> RATED WITH	<input checked="" type="checkbox"/> RATED WITHOUT		
Assessor Name/Number	Ian Fry VIC/BDAY/12/1441			
Assessor Signature				Date 14/05/14

Signed by the Assessor.....Date...../...../.....

*Tilted roof windows with blinds cannot be modelled using this version of BERSPro.
All windows are modelled with Holland Blinds for regulatory purposes.*

Building Element Details

Project Wisdom Homes 003535 Run 1
 THORNTON PC 2322 Lat -32.80 Long 151.70 Climate File climat28.TXT

Summary

Conditioned Area	196.4 m ²
Unconditioned Area	34.6 m ²
Total Floor Area	231.1 m ²
Total Glazed Area	64.2 m ²
Total External Solid door Area	6.8 m ²
Glass to Floor Area	27.8 %
Gross External Wall Area	295.6 m ²
Net External Wall Area	224.6 m ²

Window

64.2 m ²	GGG-05-001a	Generics	Uval	6.57	SHGC	0.74
		Glass	Single Glazed	Clear		
		Frame	Aluminium			

External Wall

196.3 m ²	Brick Veneer	Bulk Insulation	R 2.0
18.1 m ²	Brick Veneer	No Insulation	
3.8 m ²	Cavity Brick	No Insulation	
6.5 m ²	Weatherboard	Cavity Panel	Bulk Insulation R 2.0

Internal Wall

132.7 m ²	Cavity Panel	70mm gap	No Insulation
24.6 m ²	Cavity Panel	70mm gap	Bulk Insulation R 2.0

External Floor

97.5 m ²	Concrete Slab on Ground	Ceramic Tiles 8mm	Bulk Insulation in Contact with Floor	R 1.0
19.8 m ²	Concrete Slab on Ground	Bare	Bulk Insulation in Contact with Floor	R 1.0
1.4 m ²	Suspended Timber Floor	Carpet 10mm	No Insulation	
1.1 m ²	Suspended Timber Floor	Ceramic Tiles 8mm	No Insulation	

External Ceiling

119.8 m ²	Plasterboard	Bulk Insulation R3.5	Unventilated roofspace
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Internal Floor/Ceiling

117.3 m ²	Timber Above Plasterboard	No Insulation
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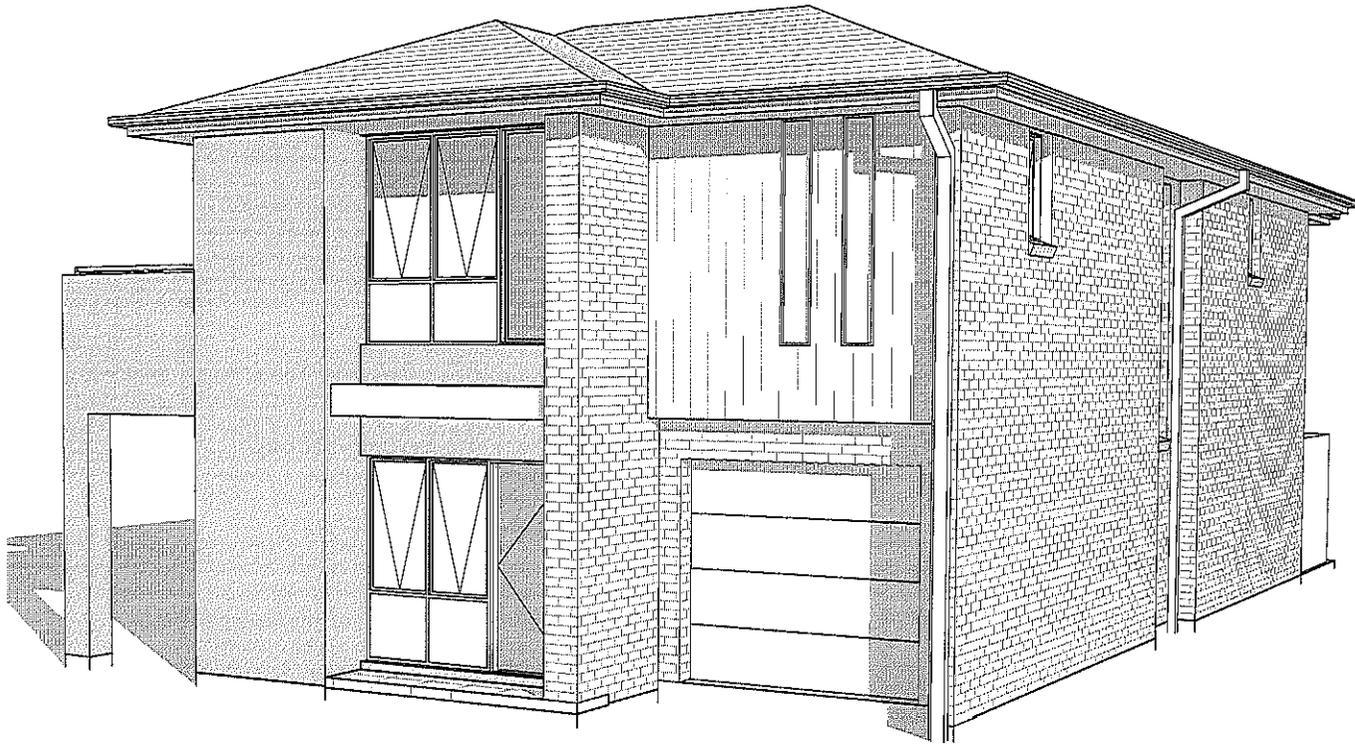
Roof (Horizontal area)

119.8 m ²	Roof Tiles	Foil, Gap Above, Reflective Side Down, Anti-glare Up	22° slope	Hip roof
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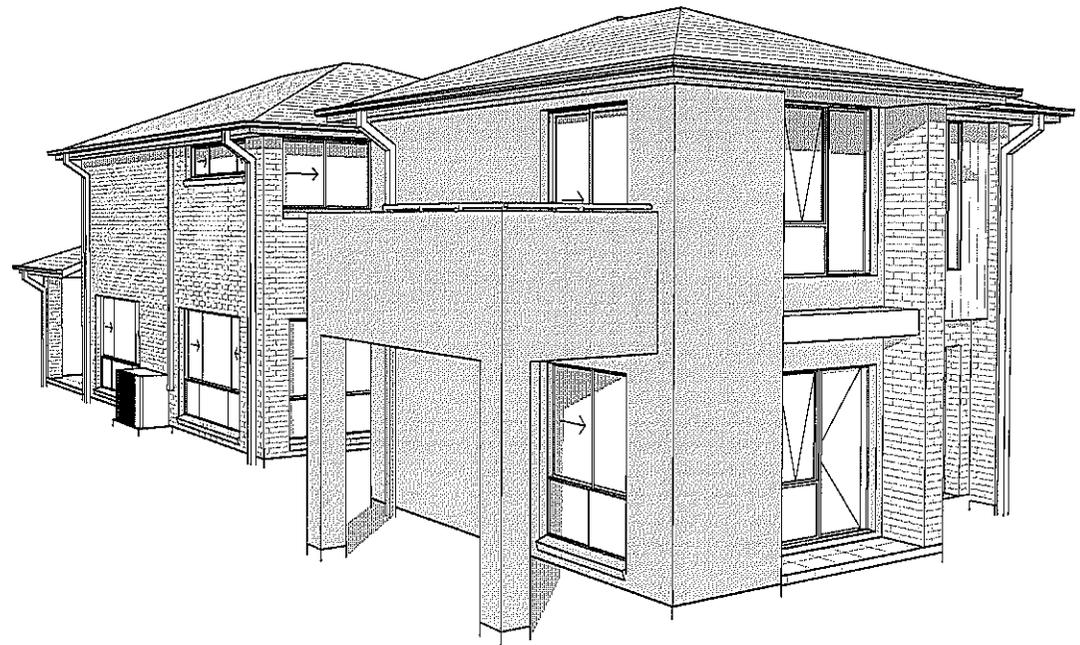


Energy Rating		Certificate Number 14411688
<input checked="" type="checkbox"/> Single dwelling rating		4.0 stars
<input type="checkbox"/> Multi-unit development (each rating of ratings)	Heating	73.8 litres
<input type="checkbox"/> (total also applies to range across the whole development)	Cooling	69.8 litres
Recessed downlights confirmation:	<input type="checkbox"/> Recessed with	<input checked="" type="checkbox"/> Recessed without
Assessor Name/Number	Day/ID	VICBDAV/12/1441
Assessor Signature		Date 14/05/14

Abode 27 Classic

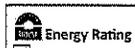


Page	Drawing
2	SITE PLAN
3	BENCHING PLAN
4	STORMWATER PLAN
5	SITE ANALYSIS PLAN
6	GROUND FLOOR PLAN
7	FIRST FLOOR PLAN
8	ELEVATIONS
9	ELEVATIONS
10	SECTIONS
11	WINDOW/DOOR SCHEDULE
12	ELECTRICAL PLAN
13	GROUND FLOOR WET AREA DETAILS
14	FIRST FLOOR WET AREA DETAILS
15	SHADOW DIAGRAMS




 Accredited under the Nationwide House Energy Rating Scheme (NABERS) Part A - Software BorePro V4.2 110811.
 ABSA Accreditation No. 20856
 BDAV Accreditation No. VIC/BDAV/201441
 A.C.T. OOLA Lic. No. 2011261
 www.frysenergywise.com.au


FRYS ENERGY WISE

 **Energy Rating** Certificate Number: 14411588
 single dwelling rating: 4.0 stars
 multi-unit development (each rating of unit): living: 2.8 stars
 Fossil fuel powered (other than solar water heating): cooling: 2.8 stars
 Decreased demand contribution: Total unit Sub-network
 Assessment Month Number: 12/2014 (BDAV/12/14)
 Assessor Signature: [Signature] Date: 14/05/14

Ph: 4647 1200

Fax: 4647 1233

www.wisdomhomes.com.au

PROPOSED TWO-STOREY BRICK VENEER DWELLING

CLIENT:
Wisdom Homes Pty Ltd

JOB No:
003535

ADDRESS:
**Lot 2360 William Hart Crescent
 Thornton Estate, Penrith**



METRO
 COLLECTION
 by Wisdom

AREAS SCHEDULE	
SITE DETAILS	
LOT NUMBER:	2360
SITE AREA:	382m ²
DWELLING AREAS	
GROUND FLOOR LIVING:	106.31m ²
FIRST FLOOR LIVING:	127.23m ²
GARAGE:	20.15m ²
PORCH:	1.68m ²
OUTDOOR LEISURE:	14.40m ²
TOTAL FLOOR:	268.09m ²
DRIVEWAY AND PATH AREA:	35.47m ²
ROOF AREA TO R/W TANK:	175.52m ²
(ROOF AREA TO R/WATER TANK AS PER BASIX CERTIFICATE)	
SITE COVERAGE:	
PROPOSED:	178.01m ² / 46.5%
FLOOR SPACE RATIO:	
PROPOSED:	233.54m ² / 61%
LANDSCAPE RATIO:	
PROPOSED:	188m ² / 49%
PRIVATE OPEN SPACE:	
(Min. 2m dimension)	
REQUIRED (min.):	76.40m ² / 20%
PROPOSED:	76.43m ² / 20%

bdcv. ABSA
 Accredited under the Nationwide House Energy Rating Scheme (NABERS) Part A - Software BestPrac V4.2 110811.
 ABSA Accreditation No. 20956
 BDAV Accreditation No. VIC/BD/V12/14/41
 A.C.T COLA Lic. No. 2011291
 www.frysonenergy.com.au



Energy Rating Certificate Number: 14411088

Energy Rating: 4.0 stars

Estimated development (including of solar) heating: 79.8 kWh

Estimated development (including of solar) cooling: 88.8 kWh

Approved date of this certificate: 14/02/14

Approved by: [Signature]

Address: [Address]

Issue Date: 14/02/14

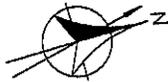
M' CLASS
 (Subject to baseline report.)

LOT: 2360
AREA: 382m²

STORMWATER DRAINAGE TO STREET.

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.

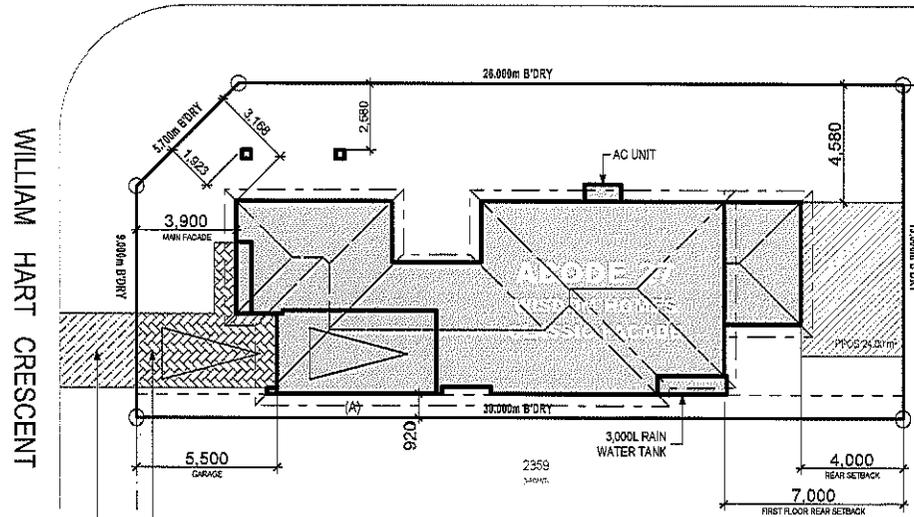
(A) EASEMENT FOR MAINTENANCE AND SUPPORT 0.9 WIDE (ASSUMED)



PROVIDE PLAIN CONCRETE TO CROSSOVER AS PER REQUIREMENTS

PROVIDE NON-SLIP CONCRETE DRIVEWAY AND PATH AS PER COUNCIL AND/OR ESTATE GUIDELINES

DURANT STREET



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 175m² 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: 6 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.

NOTES:
 REFER TO ENGINEERS DETAILS FOR ALL EXPANSION JOINT LOCATIONS.
 REFER TO ENGINEERS DETAILS FOR ALL STEEL BEAM AND FLOOR JOIST LOCATIONS AND DIRECTIONS.
 REFER TO TRUSS MANUFACTURERS DETAILS FOR ALL FLOOR JOIST SIZES AND DIRECTIONS.
 REFER TO A/C DETAILS FOR A/C DUCT POSITIONS.
 A/C DUCT LOCATIONS MAY NEED TO CHANGE DUE TO CONSTRUCTION REQUIREMENTS (JOIST LOCATION, STRUCTURAL BEAMS ETC).
 FLOOR FINISHES AS SELECTED AS PER TENDER.

SITE PLAN
 1:200

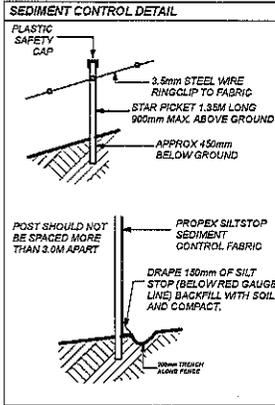
PROJECT: PROPOSED TWO-STOREY BRICK VENEER DWELLING	NOTES: BOUNDARY SETBACKS MUST BE VERIFIED BY A REGISTERED SURVEYOR BEFORE COMMENCEMENT OF ANY BUILDING WORK. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS, COUNCIL REQUIREMENTS, RELEVANT CODES & STANDARDS. LEVELS SHOWN ARE BASED ON CONTOUR SURVEY PREPARED BY A REGISTERED SURVEYOR. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED & ENGINEERS DETAILS. WHERE ENGINEERS STRUCTURAL DRAWINGS ARE REQUIRED THE ENGINEERS PLAN WILL TAKE PREFERENCE TO THESE DRAWINGS. IN THE EVENT OF ANY ALTERATIONS OR DISCREPANCIES, NOTIFY WISDOM HOMES IMMEDIATELY, FIGURED DIMENSIONS TO BE READ IN PREFERENCE TO SCALING & TO BE CHECKED & VERIFIED BEFORE WORK IS COMMENCED.
ADDRESS: Lot 2360 William Hart Crescent Thornton Estate, Penrith	LODGE MENT: D.A./C.C
CLIENT: Wisdom Homes Pty Ltd	<input checked="" type="checkbox"/> EXHAUST FAN <input checked="" type="checkbox"/> SMOKE DETECTOR. AS 3786-1993

REVISION SCHEDULE				JOB No:	DRAWN:
ISSUE	DESCRIPTION	DRAWN	DATE	003535	DC
A	CONTRACT PLAN	DC	25/02/14	LGA:	25/02/14
A-1	AMENDED CONTRACT PLAN	DC	10/03/14	PENRITH	SITE CLASSIFICATION:
B	DA PLANS	AS	13/05/14	ABODE 27	M' CLASS (subject to baseline report)
-	-	-	-	DESCRIPTION:	Facade:
-	-	-	-	CODE:	Classic
-	-	-	-	WH-ABOD27D CL RH	SHEET:



Ph: 4647 1200
 Fax: 4647 1233
 www.wisdomhomes.com.au

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ANY RETAINING WALLS REQUIRED TO BE COMPLETED BY OWNERS TO MANUFACTURERS SPECIFICATIONS.

PROVIDE 1.80m HIGH SECURITY FENCE TO PERIMETER OF SITE AS PER COUNCIL REQUIREMENTS.

PROVIDE TEMPORARY STABILISED VEHICLE ACCESS DRIVEWAY (GRAVEL/ROCK AGGREGATE)

PROVIDE SEDIMENT CONTROL FENCE AS PER COUNCIL REQUIREMENTS.

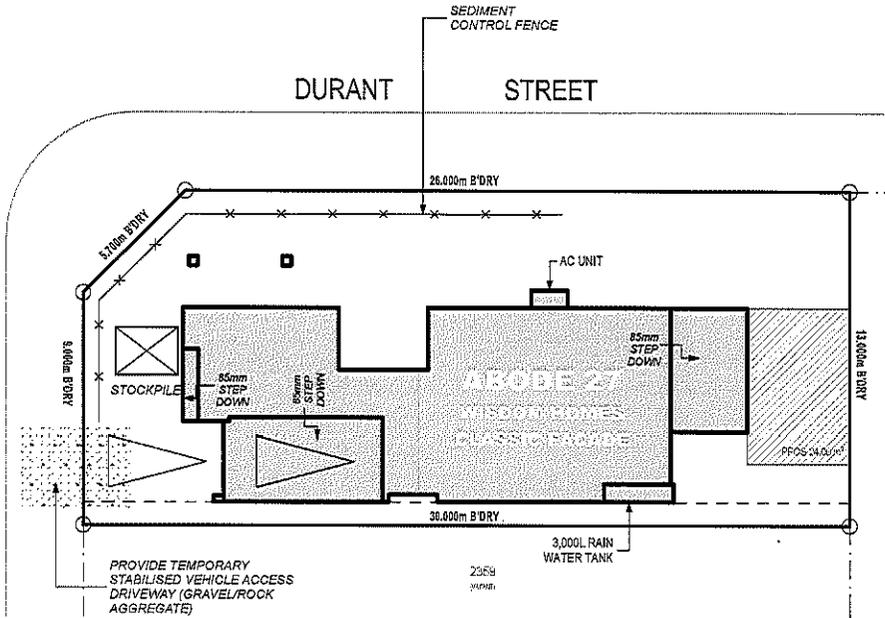
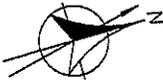
M CLASS
(subject to borehole report)

LOT: 2360
AREA: 382m²

STORMWATER DRAINAGE TO STREET.

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)



Energy Rating Certificate Number: 14411888

Single-dwelling building 4.0 stars

Multi-unit dwelling (before rating) 73.8 stars

Commercial building (before rating) 69.9 stars

Received development consent: Road work Street works

Address: 2360 William Hart Crescent, Penrith NSW 2151

Assessor: Stephen ... Date: 14/05/14

BENCHING PLAN
1:200

NOTES:
REFER TO ENGINEERS DETAILS FOR ALL EXPANSION JOINT LOCATIONS.
REFER TO ENGINEERS DETAILS FOR ALL STEEL BEAM AND FLOOR JOIST LOCATIONS AND DIRECTIONS.
REFER TO TRUSS MANUFACTURERS DETAILS FOR ALL FLOOR JOIST SIZES AND DIRECTIONS.
REFER TO A/C DETAILS FOR A/C DUCT POSITIONS.
A/C DUCT LOCATIONS MAY NEED TO CHANGE DUE TO CONSTRUCTION REQUIREMENTS (JOIST LOCATION, STRUCTURAL BEAMS ETC).
FLOOR FINISHES AS SELECTED AS PER TENDER.



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PROJECT:
PROPOSED TWO-STORY BRICK VENEER DWELLING

ADDRESS:
Lot 2360 William Hart Crescent
Thornton Estate, Penrith

CLIENT:
Wisdom Homes Pty Ltd

LODGE/MENT:
D.A/C.C

EXHAUST FAN
 SMOKE DETECTOR. AS 3786-1993

NOTES: BOUNDARY SETBACKS MUST BE VERIFIED BY A REGISTERED SURVEYOR BEFORE COMMENCEMENT OF ANY BUILDING WORK. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS, COUNCIL REQUIREMENTS, RELEVANT COODS & STANDARDS. LEVELS SHOWN ARE BASED ON CONTOUR SURVEY PREPARED BY A REGISTERED SURVEYOR. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED & ENGINEERS DETAILS. WHERE ENGINEERS STRUCTURAL DRAWINGS ARE REQUIRED THE ENGINEERS PLAN WILL TAKE PREFERENCE TO THESE DRAWINGS. IN THE EVENT OF ANY ALTERATIONS OR DISCREPANCIES, NOTIFY WISDOM HOMES IMMEDIATELY. FIGURED DIMENSIONS TO BE READ IN PREFERENCE TO SCALING & TO BE CHECKED & VERIFIED BEFORE WORK IS COMMENCED.

REVISION SCHEDULE			
ISSUE	DESCRIPTION	DRAWN	DATE
A	CONTRACT PLAN	DC	25/02/14
A-1	AMENDED CONTRACT PLAN	DC	10/03/14
B	DA PLANS	AS	13/05/14
-	-	-	-
-	-	-	-
-	-	-	-

JOB No:
003535

LGA:
PENRITH

DESCRIPTION:
ABODE 27

CODE:
WH-ABOD27D CL RH

DRAWN:
DC

DATE:
25/02/14

SITE CLASSIFICATION:
M CLASS (subject to borehole report)

FACADE:
Classic

SHEET:
3

The stormwater design/layout which flows to the street/easement is in compliance with:

1. Building Code of Australia Vol. 2 (BCA) Sections 3.1 Site Preparation, and 3.5 Roof and Wall Cladding.
2. Penrith City Council DCP 2006 Guidelines for Engineering works (stormwater drainage).
3. Using data from BCA Tables 3.5.2.1 and 3.5.2.2 the number of downpipes required based on a roof area of 175m² is 7.

Name _____
Signed _____ Date _____

STORMWATER LINES

M' CLASS
(subject to borehole report)

LOT: 2360
AREA: 382m²

STORMWATER DRAINAGE TO STREET.

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.

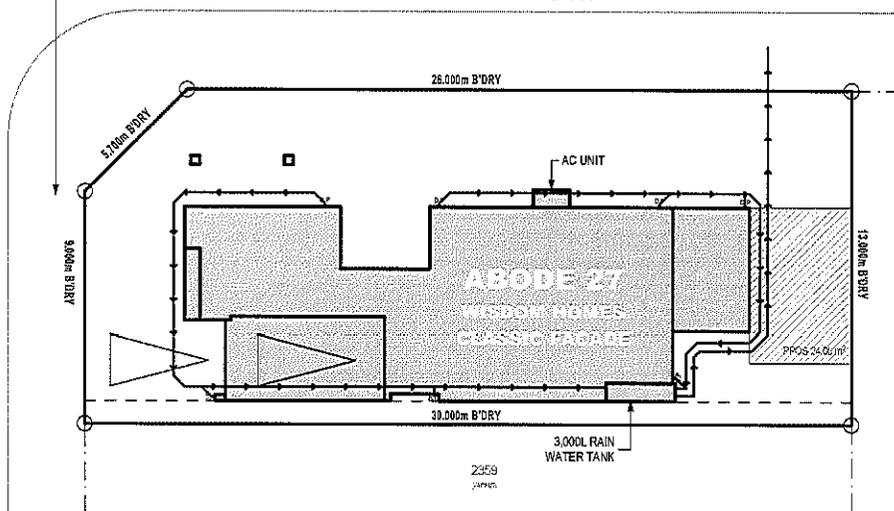
(A) EASEMENT FOR MAINTENANCE AND SUPPORT 0.9 WIDE (ASSUMED)



RAINWATER TANK OVERFLOW TO STREET

WILLIAM HART CRESCENT

DURANT STREET



STORMWATER PLAN
1:200

Energy Rating		Certificate Number: 10411888
<input checked="" type="checkbox"/> Single dwelling rating	4.0 stars	
<input type="checkbox"/> Multi-unit development (after testing of sample)	73.0 stars	
<input type="checkbox"/> Multi-unit development (before testing of sample)	69.0 stars	
Revised drawings checklist: <input type="checkbox"/> Panel 1, <input type="checkbox"/> Panel 2, <input checked="" type="checkbox"/> Panel 3		
Assessor Name/Number: 1017672/BEAN121441		
Assessor Signature: <i>[Signature]</i>		Date: 13/05/14

NOTES:
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REFER TO A/C DETAILS FOR A/C DUCT POSITIONS.
A/C DUCT LOCATIONS MAY NEED TO CHANGE DUE TO CONSTRUCTION REQUIREMENTS (JOIST LOCATION, STRUCTURAL BEAMS ETC).
FLOOR FINISHES AS SELECTED AS PER TENDER.



Ph: 4647 1200
Fax: 4647 1233

www.wisdomhomes.com.au

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PROJECT:
PROPOSED TWO-STORY BRICK VENEER DWELLING

ADDRESS:
Lot 2360 William Hart Crescent
Thornton Estate, Penrith

CLIENT:
Wisdom Homes Pty Ltd

LODGE MENT:
D.A/C.C

- EXHAUST FAN
- SMOKE DETECTOR, AS 3786-1993

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A-1	AMENDED CONTRACT PLAN	DC	10/03/14
B	DA PLANS	AS	13/05/14
-	-	-	-
-	-	-	-
-	-	-	-

JOB No:
003535

LGA:
PENRITH

DESCRIPTION:
ABODE 27

CODE:
WH-ABOD27D CL RH

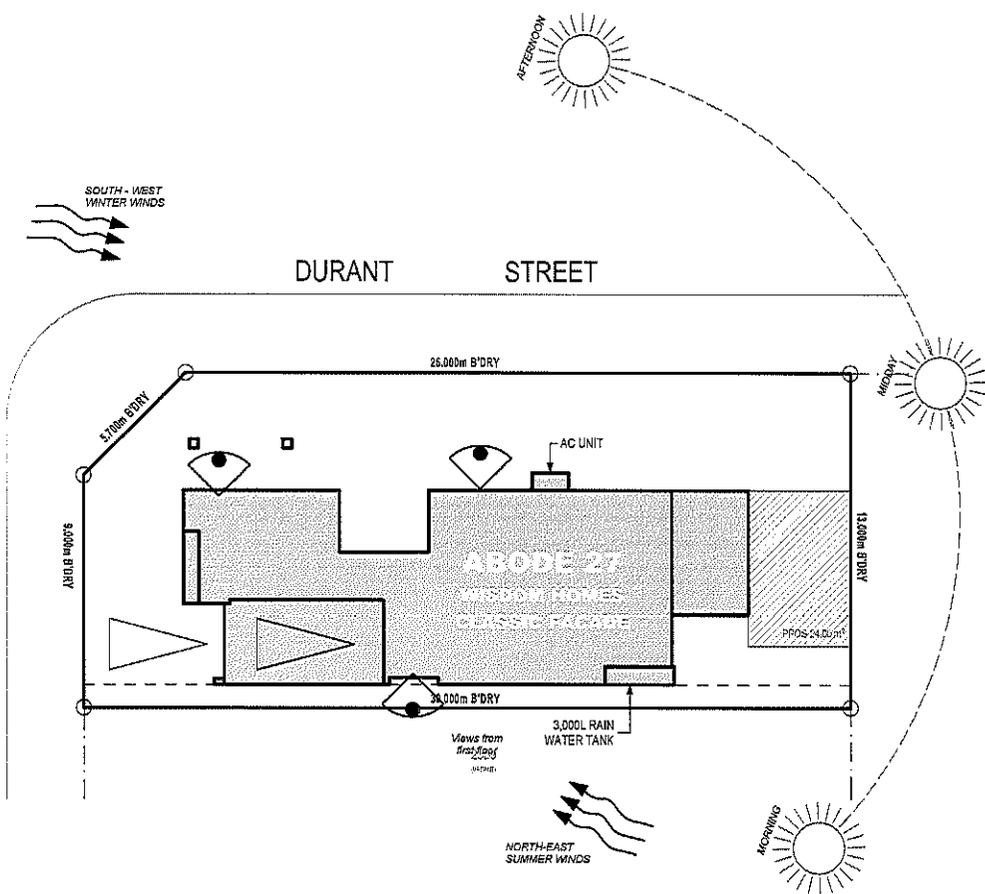
DRAWN:
DC

DATE:
25/02/14

SITE CLASSIFICATION:
M' CLASS (subject to borehole report)

FAÇADE:
Classic

SHEET:
4



M' CLASS
(subject to borehole report)

LOT: 2360
AREA: 382m²

STORMWATER DRAINAGE TO STREET.

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)



Energy Rating		Outline Number: 14411886
<input checked="" type="checkbox"/> Single dwelling rating	4.0	Star
<input checked="" type="checkbox"/> Residential development (with/without rating)	73.8	Star
<input checked="" type="checkbox"/> Residential development (with/without rating)	89.8	Star
Approved Starlight assessment	<input type="checkbox"/> Valid	<input checked="" type="checkbox"/> Panel notice
Assessor Name/Number	John 9728/AUG/21/441	
Assessor Signature	<i>[Signature]</i>	Date: 14/02/14

SITE ANALYSIS PLAN
1:200

NOTES:
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PROPOSED TWO-STOREY BRICK VENEER DWELLING
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Lot 2360 William Hart Crescent
Thornton Estate, Penrith
CLIENT:
Wisdom Homes Pty Ltd

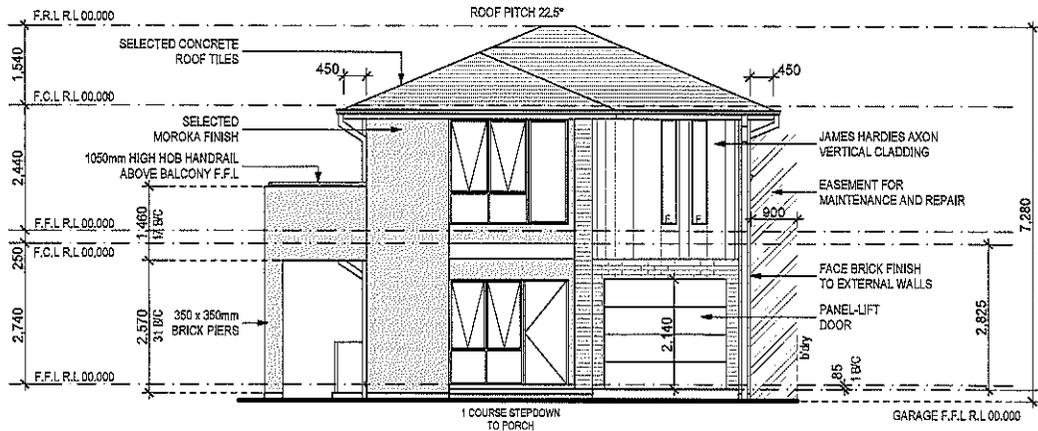
LODGEMENT:
D.A/C.C
 EXHAUST FAN
 SMOKE DETECTOR. AS 3786-1993

NOTES: BOUNDARY SETTINGS MUST BE VERIFIED BY A REGISTERED SURVEYOR BEFORE COMMENCEMENT OF ANY BUILDING WORK. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS, COUNCIL REQUIREMENTS, RELEVANT CODES & STANDARDS. LEVELS SHOWN ARE BASED ON CONTIGUOUS SURVEY PREPARED BY A REGISTERED SURVEYOR. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED & ENGINEERS DETAILS, WHERE ENGINEERS STRUCTURAL DRAWINGS ARE REQUIRED THE ENGINEERS PLAN WILL TAKE PRECEDENCE TO THESE DRAWINGS. IN THE EVENT OF ANY ALTERATIONS OR DISCREPANCIES, NOTIFY WISDOM HOMES IMMEDIATELY. FIGURED DIMENSIONS TO BE READ IN PREFERENCE TO SCALING & TO BE CHECKED & VERIFIED BEFORE WORK IS COMMENCED.

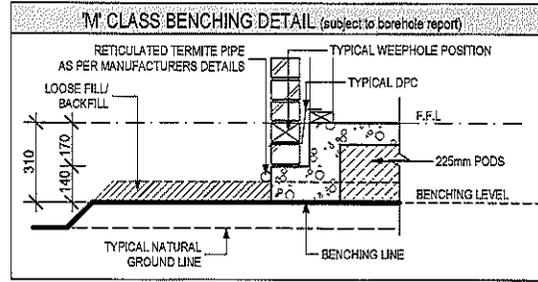
REVISION SCHEDULE			
ISSUE	DESCRIPTION	DRAWN	DATE
A	CONTRACT PLAN	DC	25/02/14
A-1	AMENDED CONTRACT PLAN	DC	10/03/14
B	DA PLANS	AS	13/05/14
-	-	-	-
-	-	-	-
-	-	-	-

JOB No:
003535
LGA:
PENRITH
DESCRIPTION:
ABODE 27
CODE:
WH-ABOD27D CL RH

DRAWN:
DC
DATE:
25/02/14
SITE CLASSIFICATION:
M' CLASS (subject to borehole report)
FACADE:
Classic
SHEET:
5



NOTE:
 OPENABLE TO BE IN ACCORANCE WITH CLAUSE 3.9.2.5 OF THE BCA 2013 VOL. 2 -
 FIRST FLOOR WINDOWS TO BE RESTRICTED TO OPEN A MAX. OF 125mm
 IF SILL HEIGHT IS LOWER THAN 1700mm ABOVE A FLOOR LEVEL.



Energy Rating Certificate Number 14411888

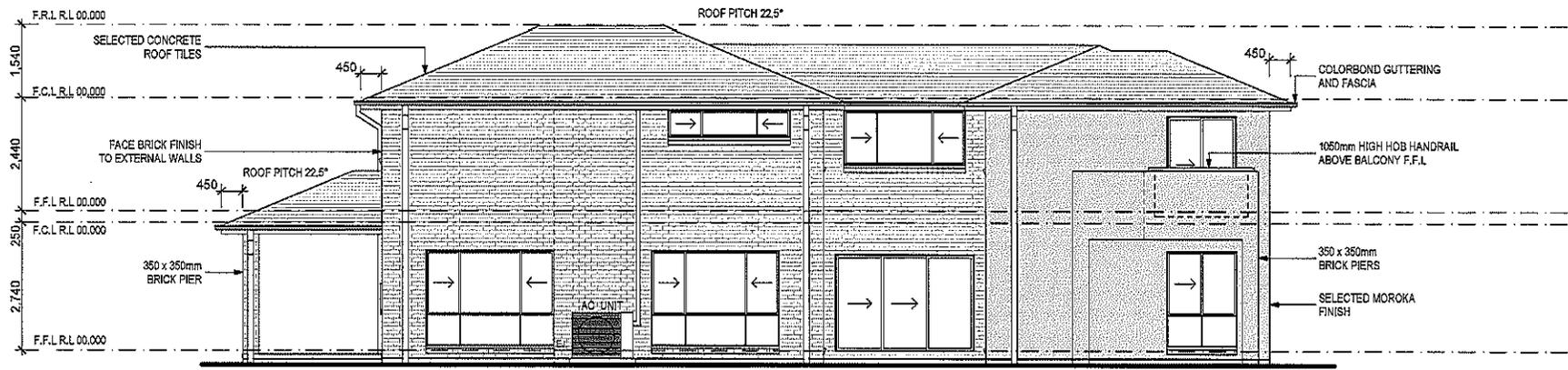
Single-dwelling rating: 4.0 stars

Insulated development (space saving) rating: 73.8 stars

Insulated development (space saving) rating: 69.8 stars

Assessor Name/Number: JAMES WILSON/1277441 Date: 14/02/14

FRONT/SOUTH ELEVATION
1:100



LEFTWEST ELEVATION
1:100

NOTES:
 REFER TO ENGINEERS DETAILS FOR ALL EXPANSION JOINT LOCATIONS.
 REFER TO ENGINEERS DETAILS FOR ALL STEEL BEAM AND FLOOR JOIST LOCATIONS AND DIRECTIONS.
 REFER TO TRUSS MANUFACTURERS DETAILS FOR ALL FLOOR JOIST SIZES AND DIRECTIONS.
 REFER TO A/C DETAILS FOR A/C DUCT POSITIONS.
 A/C DUCT LOCATIONS MAY NEED TO CHANGE DUE TO CONSTRUCTION REQUIREMENTS (JOIST LOCATION, STRUCTURAL BEAMS ETC).
 FLOOR FINISHES AS SELECTED AS PER TENDER.

PROJECT: PROPOSED TWO-STORY BRICK VENEER DWELLING
 ADDRESS: Lot 2360 William Hart Crescent Thornton Estate, Penrith
 CLIENT: Wisdom Homes Pty Ltd

LODGE MENT: D.A./C.C

EXHAUST FAN
 SMOKE DETECTOR. AS 3786-1993

NOTES: BOUNDARY SETBACKS MUST BE VERIFIED BY A REGISTERED SURVEYOR BEFORE COMMENCEMENT OF ANY BUILDING WORK. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS, COUNCIL REQUIREMENTS, RELEVANT CODES & STANDARDS. LEVELS SHOWN ARE BASED ON CONTOUR SURVEY PREPARED BY A REGISTERED SURVEYOR. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED & ENGINEERS DETAILS. WHERE ENGINEERS STRUCTURAL DRAWINGS ARE REQUIRED THE ENGINEERS PLAN WILL TAKE PRECEDENCE TO THESE DRAWINGS. IN THE EVENT OF ANY ALTERATIONS OR DISCREPANCIES, NOTIFY WISDOM HOMES IMMEDIATELY. FLOOR DIMENSIONS TO BE READ IN PREFERENCE TO SCALING & TO BE CHECKED & VERIFIED BEFORE WORK IS COMMENCED.

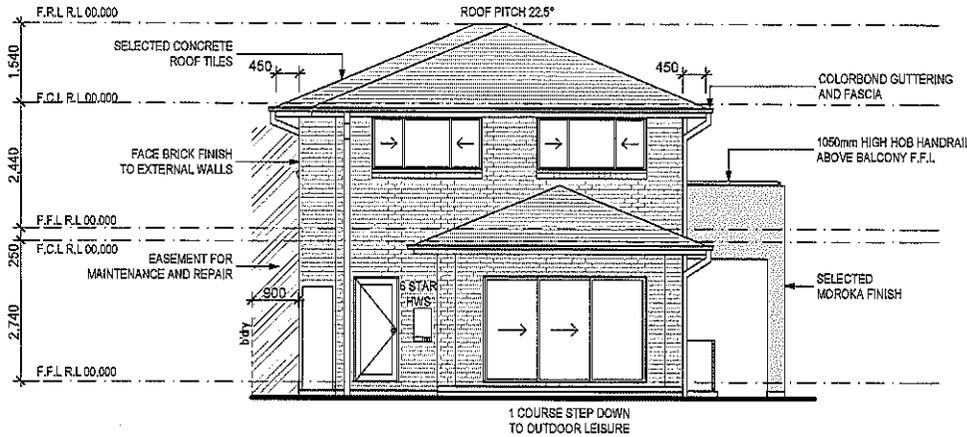
REVISION SCHEDULE			
ISSUE	DESCRIPTION	DRAWN	DATE
A	CONTRACT PLAN	DC	25/02/14
A-1	AMENDED CONTRACT PLAN	DC	10/03/14
B	DA PLANS	AS	13/05/14
-	-	-	-
-	-	-	-
-	-	-	-

JOB No: 003535	DRAWN: DC
LGA: PENRITH	DATE: 25/02/14
DESCRIPTION: ABODE 27	SITE CLASSIFICATION: M' CLASS (subject to borehole report)
CODE: WH-ABOD27D CL RH	FACADE: Classic
	SHEET: 8

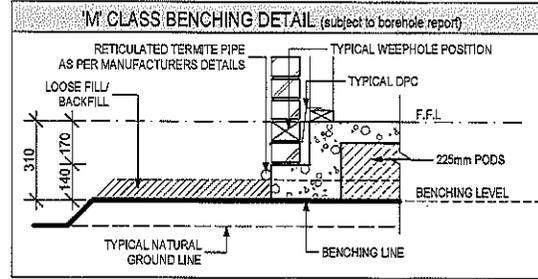
METRO by Wilkison

Ph: 4647 1200
 Fax: 4647 1233
 www.wisdomhomes.com.au

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NOTE:
 OPENABLE TO BE IN ACCORDANCE WITH CLAUSE 3.9.2.5 OF THE BCA 2013 VOL. 2 -
 FIRST FLOOR WINDOWS TO BE RESTRICTED TO OPEN A MAX. OF 125mm IF SILL HEIGHT IS LOWER THAN 1700mm ABOVE A FLOOR LEVEL.



Energy Rating Certificate Number: 16411886

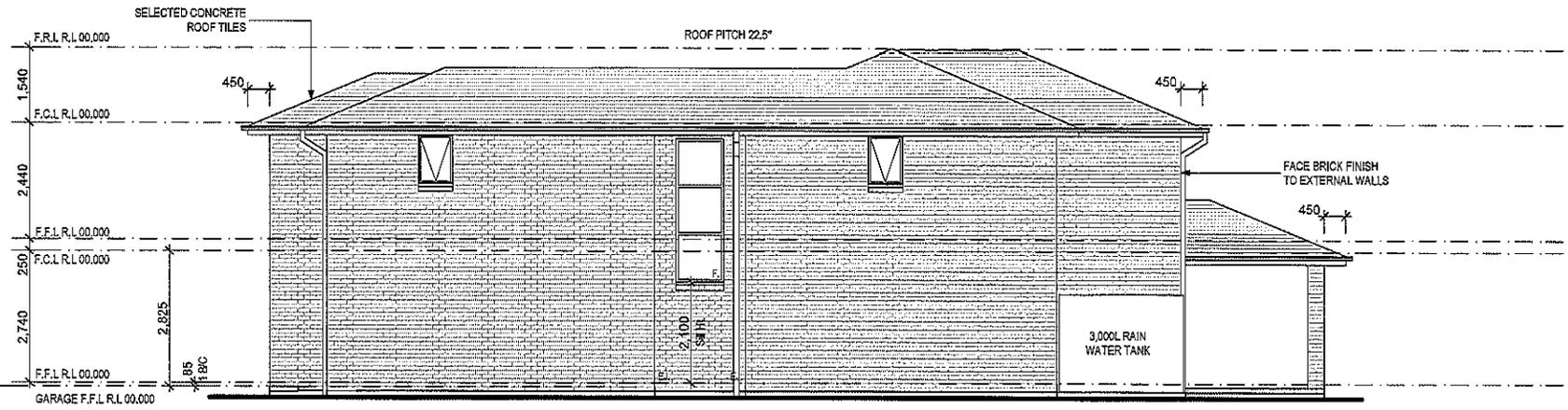
Single-dwelling rating: 4.0 stars

Multi-unit development (subject to rating of majority of units): 7.0 stars

Previous dwelling certification: None with Reticulated

Responsible person: [Signature] Date: 16/05/14

REAR/NORTH ELEVATION
 1:100



RIGHT/EAST ELEVATION
 1:100

NOTES:
 REFER TO ENGINEERS DETAILS FOR ALL EXPANSION JOINT LOCATIONS.
 REFER TO ENGINEERS DETAILS FOR ALL STEEL BEAM AND FLOOR JOIST LOCATIONS AND DIRECTIONS.
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 REFER TO A/C DETAILS FOR A/C DUCT POSITIONS.
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 FLOOR FINISHES AS SELECTED AS PER TENDER.

PROJECT: PROPOSED TWO-STORY BRICK VENEER DWELLING

ADDRESS: Lot 2360 William Hart Crescent
 Thornton Estate, Penrith

CLIENT: Wisdom Homes Pty Ltd

LODGE: D.A/C.C

EXHAUST FAN
 SMOKE DETECTOR. AS 3785-1993

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REVISION SCHEDULE			
ISSUE	DESCRIPTION	DRAWN	DATE
A	CONTRACT PLAN	DC	25/02/14
A-1	AMENDED CONTRACT PLAN	DC	10/03/14
B	DA PLANS	AS	13/05/14
-	-	-	-
-	-	-	-
-	-	-	-

JOB No: 003535

LGA: PENRITH

DESCRIPTION: ABODE 27

CODE: WH-ABOD27D CL RH

DRAWN: DC

DATE: 25/02/14

SITE CLASSIFICATION: M' CLASS (subject to borehole report)

FACADE: Classic

SHEET: 9

METRO CONSTRUCTION by Wisdom

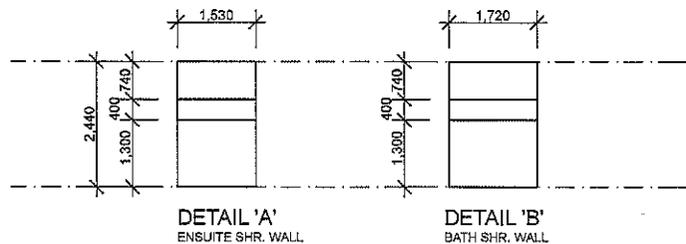
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 Fax: 4647 1233

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Window Schedule									
Window No.	Type	Window Size		Plan View	Elev. View	Glazing	Frame & Reveal	Flyscreens	Others
		Height	Width						
W1	AA2314T Special	2,040	1,440			Single Clear	240mm Brick veneer	-	-
W2	AF3010S Special	3,000	1,000			Single Clear	240mm Brick veneer	-	-
W3	AS2027T Special	2,042	2,750			Single Clear	240mm Brick veneer	-	-
W4	AS2027T Special	2,042	2,750			Single Clear	240mm Brick veneer	-	-
W5	AS2018T	2,042	1,791			Single Clear	240mm Brick veneer	-	-
W6	AS2018T	2,042	1,791			Single Clear	240mm Brick veneer	-	-
W7	AS2015T	2,042	2,330			Single Clear	240mm Brick veneer	-	-
W8	AAAF2023T Special	2,042	1,545			Single Clear	240mm Brick veneer	-	-
W9	AF2005 Special	2,042	300			Single Clear	90mm TF	-	-
W10	AF2005 Special	2,042	300			Single Clear	90mm TF	-	-
W11	AA1007	1,020	724			Single Obs.	240mm Brick veneer	-	-
W12	AA1007	1,020	724			Single Obs.	240mm Brick veneer	-	-
W13	AS1022	1,020	2,153			Single Clear	240mm Brick veneer	-	-
W14	AS1022	1,020	2,153			Single Clear	240mm Brick veneer	-	-
W15	AS0826	590	2,630			Single Clear	240mm Brick veneer	-	-
W16	AS1218	1,191	1,791			Single Clear	240mm Brick veneer	-	-
W17	AS1226	1,191	2,630			Single Clear	240mm Brick veneer	-	-
W18	AS1218	1,191	1,791			Single Clear	240mm Brick veneer	-	-

Door Schedule									
Door No.	Type	Door Size		Plan View	Elev. View	Glazing	Frame & Reveal	Flyscreens	Others
		Height	Width						
D1	MEF6	2,040	820			-	240mm Brick veneer	-	-
D2	MEF5	2,040	820			-	240mm Brick veneer	-	-
D3	TSD2032	2,065	3,195			Single Clear	240mm Brick veneer	-	-
D4	TSD2032	2,065	3,000			Single Clear	240mm Brick veneer	-	-
D5	Int. 820mm hung door	2,040	820			-	90mm TF	-	-
D6	Int. 720mm hung door	2,040	720			-	90mm TF	-	-
D7	Int. 720mm hung door	2,040	1,040			-	90mm TF	-	-
D8	Int. 820mm hung door	2,040	820			-	90mm TF	-	-
D9	TXD2015	2,065	1,500			-	240mm Brick veneer	-	-
D10	Int. 820mm cavity sliding door	2,040	820			-	90mm TF	-	-
D11	Int. 820mm hung door	2,040	820			-	70mm TF	-	-
D12	Int. 820mm hung door	2,040	820			-	70mm TF	-	-
D13	Int. 720mm hung door	2,040	720			-	70mm TF	-	-
D14	Int. 2 x 820mm hung door	2,040	1,640			-	70mm TF	-	-
D15	Int. 820mm hung door	2,040	820			-	70mm TF	-	-
D16	Int. 820mm hung door	2,040	820			-	70mm TF	-	-
D17	Int. 2 x 720mm hung door	2,040	1,440			-	70mm TF	-	-
D18	Int. 720mm hung door	2,040	720			-	70mm TF	-	-



DETAILS
1:100

	Energy Rating	Overseas Number: 34411888
<input checked="" type="checkbox"/>	High-glazing rating	4.0
<input checked="" type="checkbox"/>	High-performance glazing (with high-performance glazing)	73.8
<input checked="" type="checkbox"/>	High-performance glazing (with high-performance glazing)	69.8
<input type="checkbox"/>	Standard glazing	
<input checked="" type="checkbox"/>	Standard glazing	
Assessed Item Number: 1012052012141		Date: 14/05/14
Assessed Signature:		

NOTES:
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FLOOR FINISHES AS SELECTED AS PER TENDER.

PROJECT:
PROPOSED TWO-STORY BRICK VENEER DWELLING
ADDRESS:
**Lot 2360 William Hart Crescent
Thornton Estate, Penrith**
CLIENT:
Wisdom Homes Pty Ltd

LODGE MENT:
D.A./C.C

EXHAUST FAN
 SMOKE DETECTOR. AS 3786-1993

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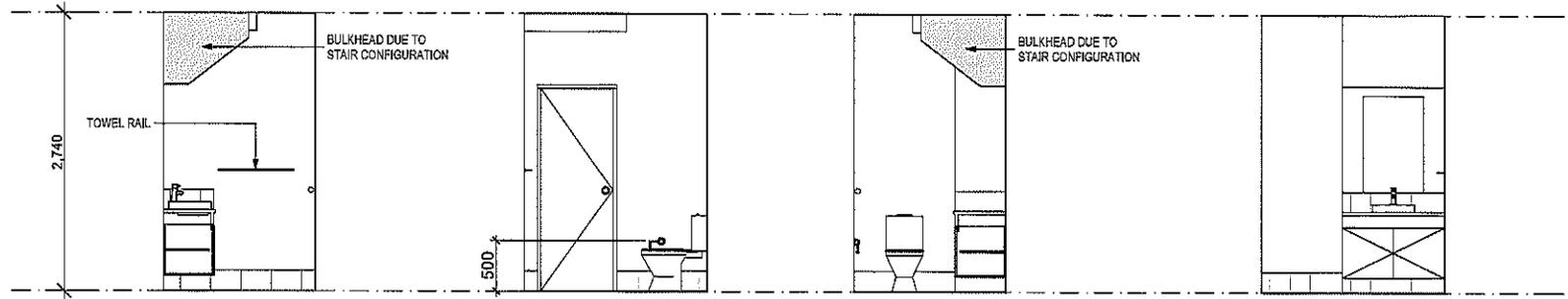
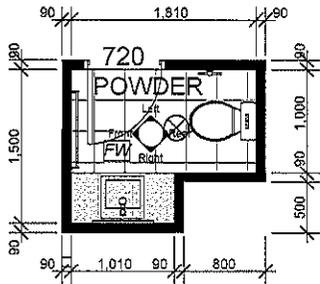
REVISION SCHEDULE			
ISSUE	DESCRIPTION	DRAWN	DATE
A	CONTRACT PLAN	DC	25/02/14
A-1	AMENDED CONTRACT PLAN	DC	10/03/14
B	DA PLANS	AS	13/05/14
-	-	-	-
-	-	-	-
-	-	-	-

JOB No:
003535
LGA:
PENRITH
DESCRIPTION:
ABODE 27
CODE:
WH-ABOD27D CL RH

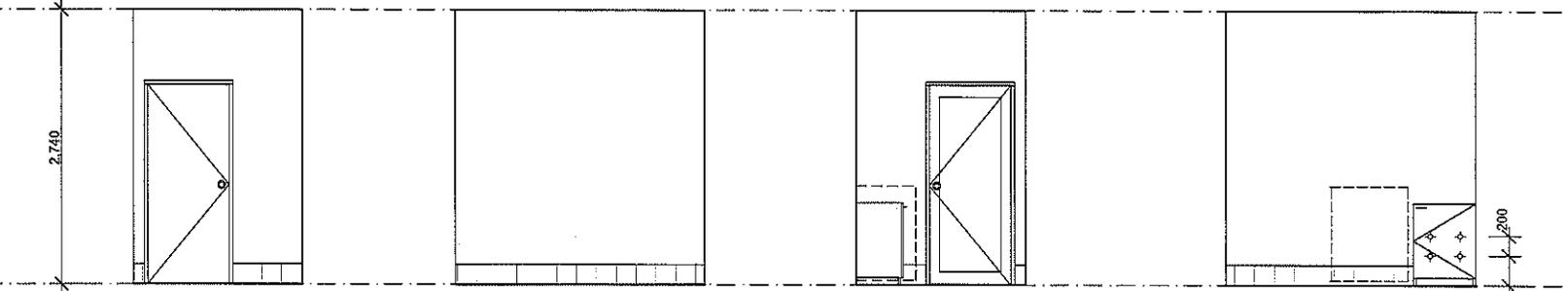
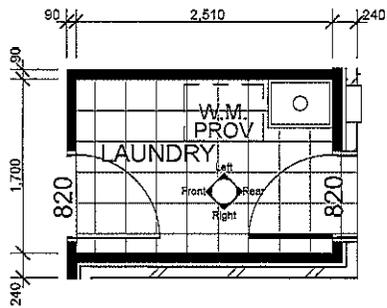
DRAWN:
DC
DATE:
25/02/14
SITE CLASSIFICATION:
M' CLASS
FACADE:
Classic
SHEET:
11

Ph: 4647 1200
Fax: 4647 1233
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POWDER FRONT 1:50 POWDER LEFT 1:50 POWDER REAR 1:50 POWDER RIGHT 1:50



LAUNDRY FRONT 1:50 LAUNDRY LEFT 1:50 LAUNDRY REAR 1:50 LAUNDRY RIGHT 1:50

○ GROUND FLOOR WET AREA DETAILS 1:50

Energy Rating Certificate Number: 24411988

Single dwelling rating Rating: 4.0 stars

Multi-unit development (each being of single) Rating: 5.0 stars

Rental for more than one dwelling Rating: 5.5 stars

Increased daylight contribution Rated with Panel system

Assessed floor number: 1st floor / VC-BD/A/131141 Assessed date: 14/05/14

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Fax: 4647 1233
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PROJECT: PROPOSED TWO-STOREY BRICK VENEER DWELLING

ADDRESS: Lot 2360 William Hart Crescent Thornton Estate, Penrith

CLIENT: Wisdom Homes Pty Ltd

LODGE MENT: D.A/C.C

EXHAUST FAN

SMOKE DETECTOR, AS 3786-1993

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A-1	AMENDED CONTRACT PLAN	DC	10/03/14
B	DA PLANS	AS	13/05/14
-	-	-	-
-	-	-	-
-	-	-	-

JOB No: 003535

LGA: PENRITH

DESCRIPTION: ABODE 27

CODE: WH-ABOD27D CLRH

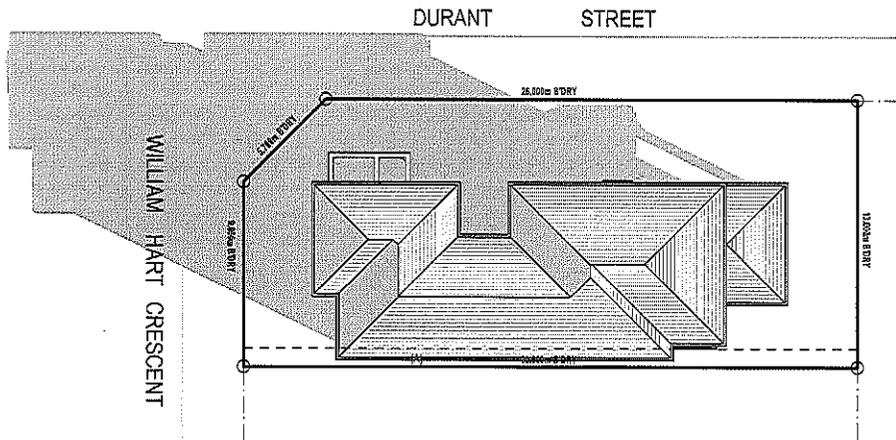
DRAWN: DC

DATE: 25/02/14

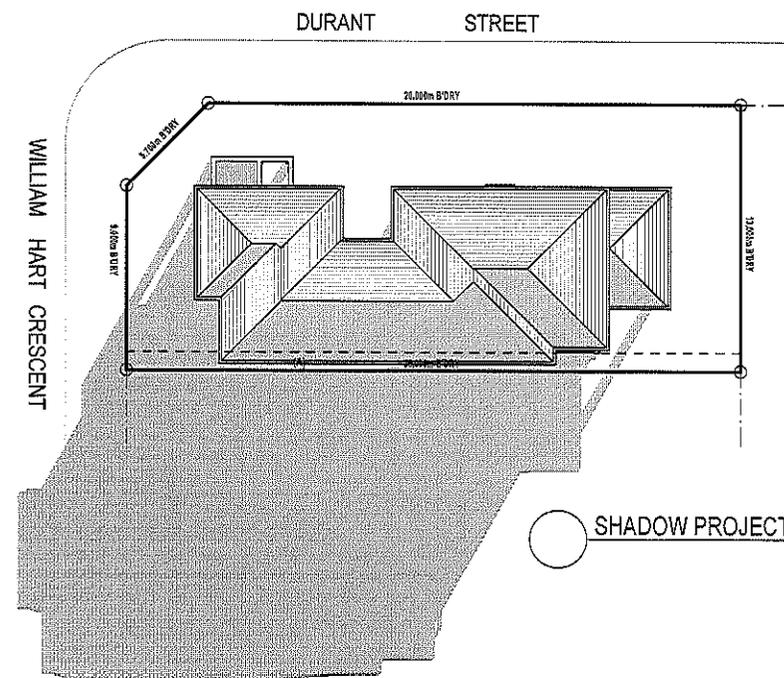
SITE CLASSIFICATION: M' CLASS (subject to borehole report)

FACADE: Classic

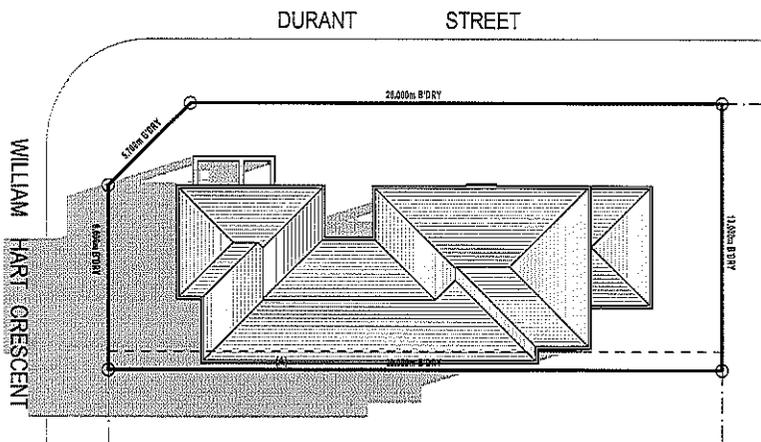
SHEET: 13



SHADOW PROJECTION 9AM
1:250



SHADOW PROJECTION 3PM
1:250



SHADOW PROJECTION 12PM
1:250



Energy Rating Certificate Number 14411688	
<input checked="" type="checkbox"/> Single dwelling rating	4.0 stars
<input type="checkbox"/> Multi-unit development (all but tenancy of each)	Rating 73.8 stars
<input type="checkbox"/> Tenancy rating	Rating 88.8 stars
Required developer contribution	Road = 0 <input checked="" type="checkbox"/> Roadwork
Assessor Name/Number	10/10/2014/02/1441
Assessor Signature	Don 14/05/14

SHADOW PROJECTIONS 21st JUNE

NOTES:
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 FLOOR FINISHES AS SELECTED AS PER TENDER.

PROJECT: PROPOSED TWO-STORY BRICK VENEER DWELLING	LOT: Lot 2360 William Hart Crescent Thornton Estate, Penrith	LODGEMENT: D.A./C.C	CLIENT: Wisdom Homes Pty Ltd
ADDRESS: Lot 2360 William Hart Crescent Thornton Estate, Penrith	CLIENT: Wisdom Homes Pty Ltd	EXHAUST FAN	SMOKE DETECTOR. AS 3786-1993

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REVISION SCHEDULE				JOB No:	DRAWN:
ISSUE	DESCRIPTION	DRAWN	DATE	003535	DC
A	CONTRACT PLAN	DC	26/02/14	LGA:	25/02/14
A-1	AMENDED CONTRACT PLAN	DC	10/03/14	PENRITH	SITE CLASSIFICATION:
B	DA PLANS	AS	13/05/14	ABODE 27	M' CLASS (subject to council report)
-	-	-	-	DESCRIPTION:	FAÇADE:
-	-	-	-	CODE:	Classic
-	-	-	-	WH-ABOD27D CL RH	SHEET:

15

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 Fax: 4647 1233
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