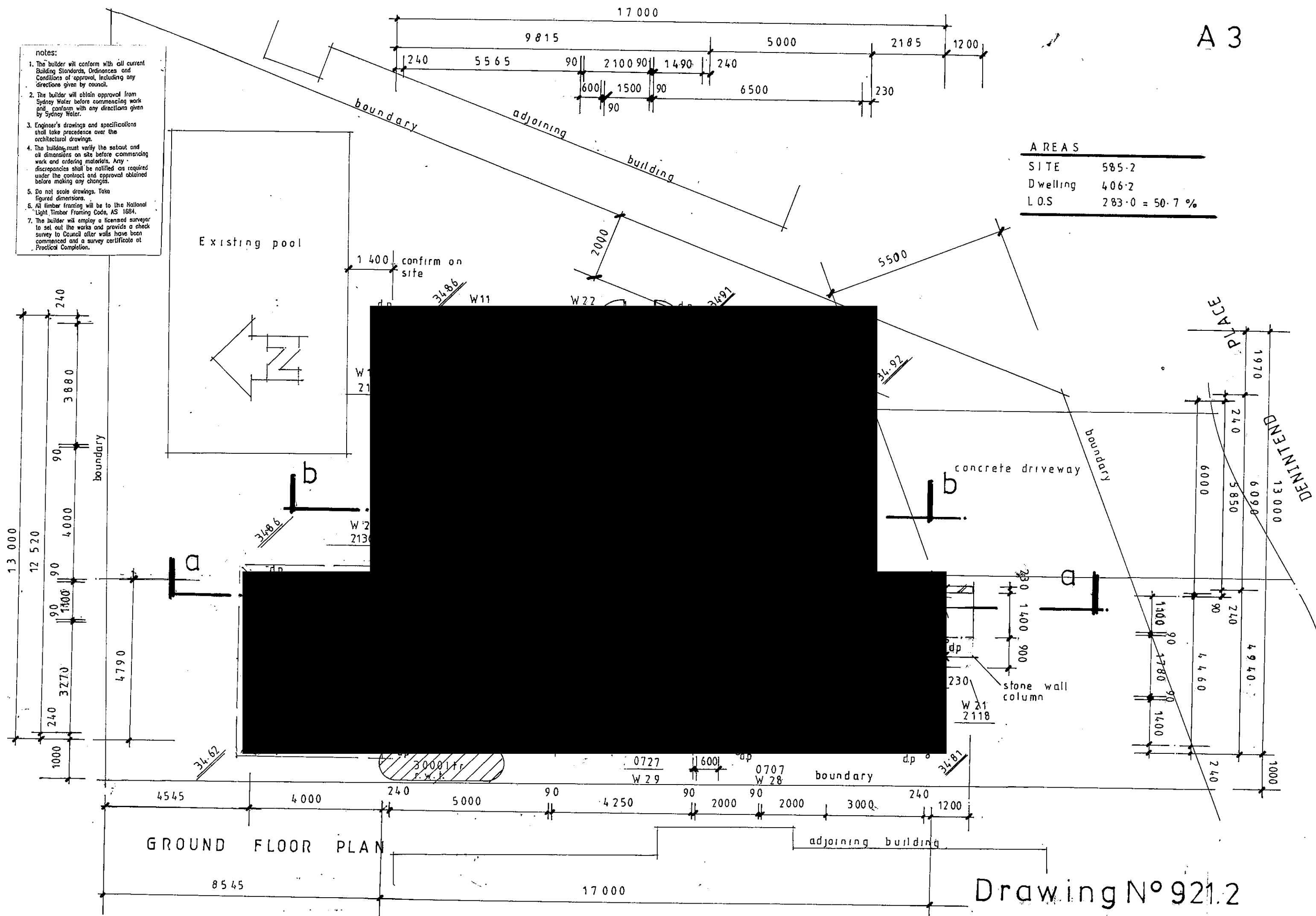


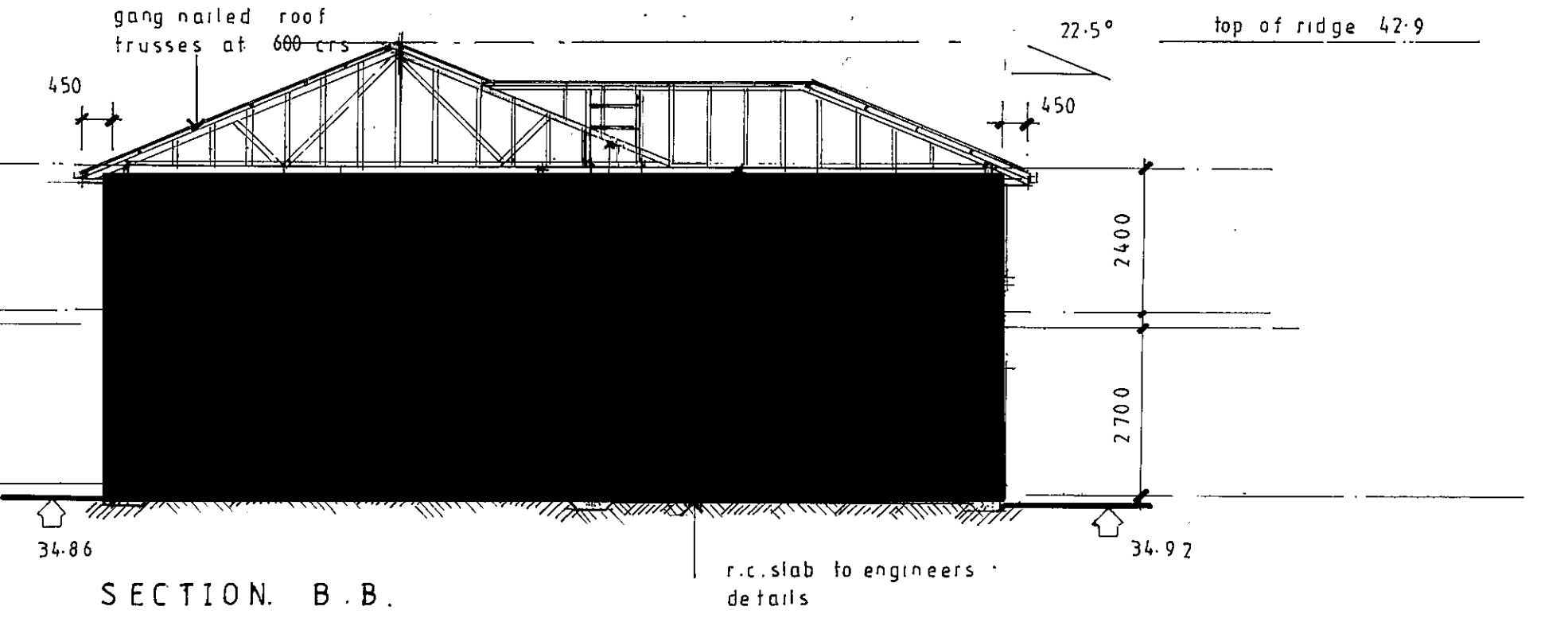
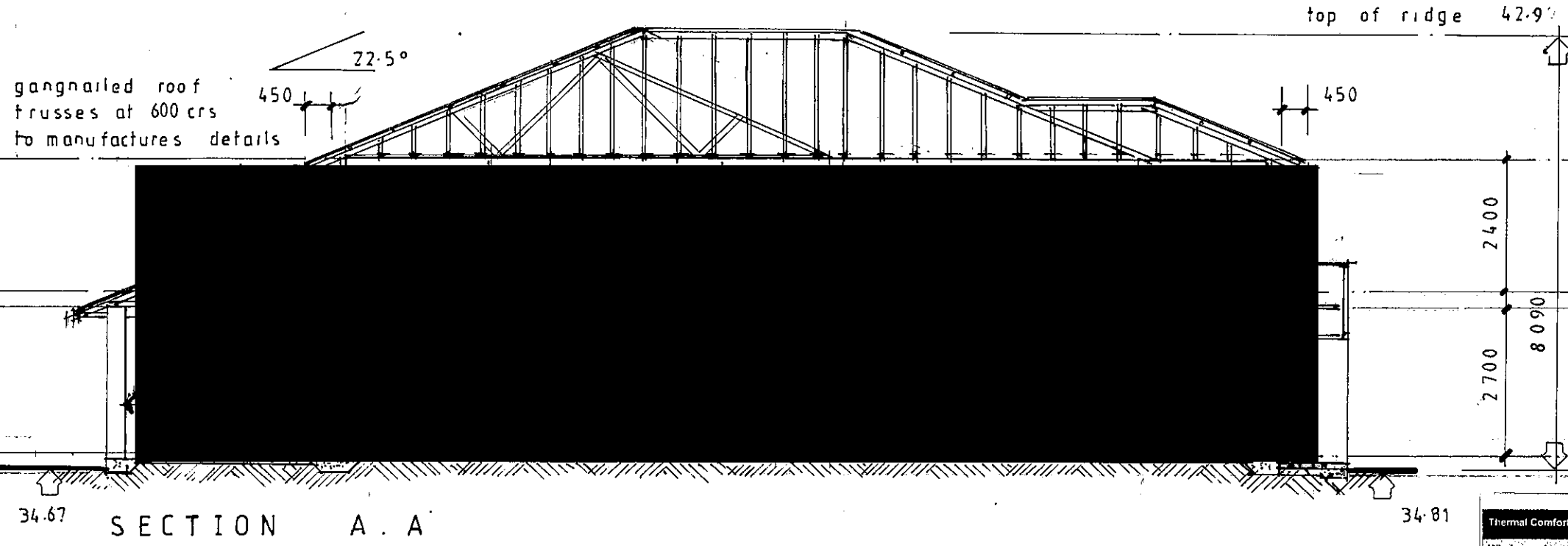
- notes:
1. The builder will conform with all current Building Standards, Ordinances and Conditions of approval, including any directions given by council.
 2. The builder will obtain approval from Sydney Water before commencing work and conform with any directions given by Sydney Water.
 3. Engineer's drawings and specifications shall take precedence over the architectural drawings.
 4. The builder must verify the setback and all dimensions on site before commencing work and ordering materials. Any discrepancies shall be notified as required under the contract and approval obtained before making any changes.
 5. Do not scale drawings. Take figured dimensions.
 6. All timber framing will be to the National Light Timber Framing Code, AS 1684.
 7. The builder will employ a licensed surveyor to set out the works and provide a check survey to Council after walls have been commenced and a survey certificate at Practical Completion.

AREAS	
SITE	585.2
Dwelling	406.2
L.O.S	283.0 = 50.7 %



GROUND FLOOR PLAN

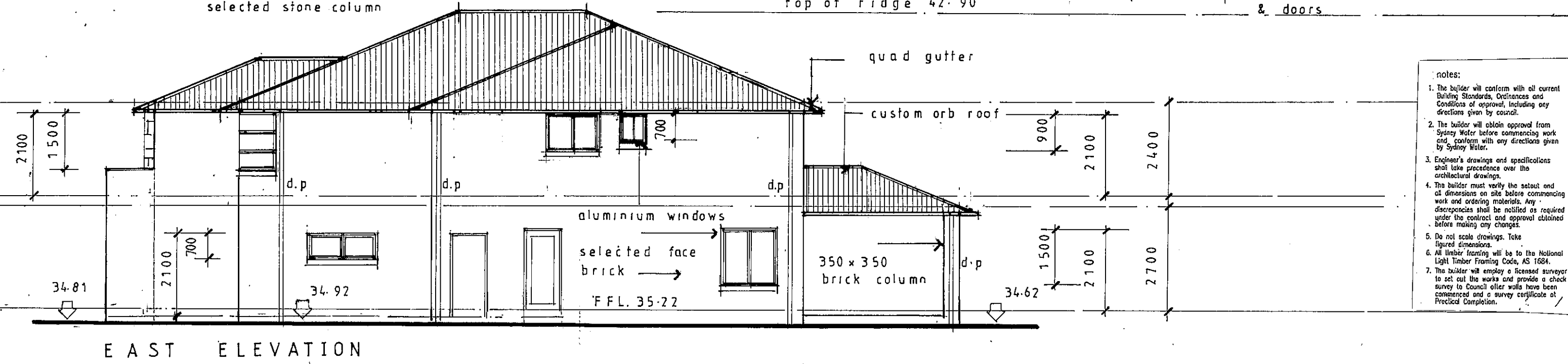
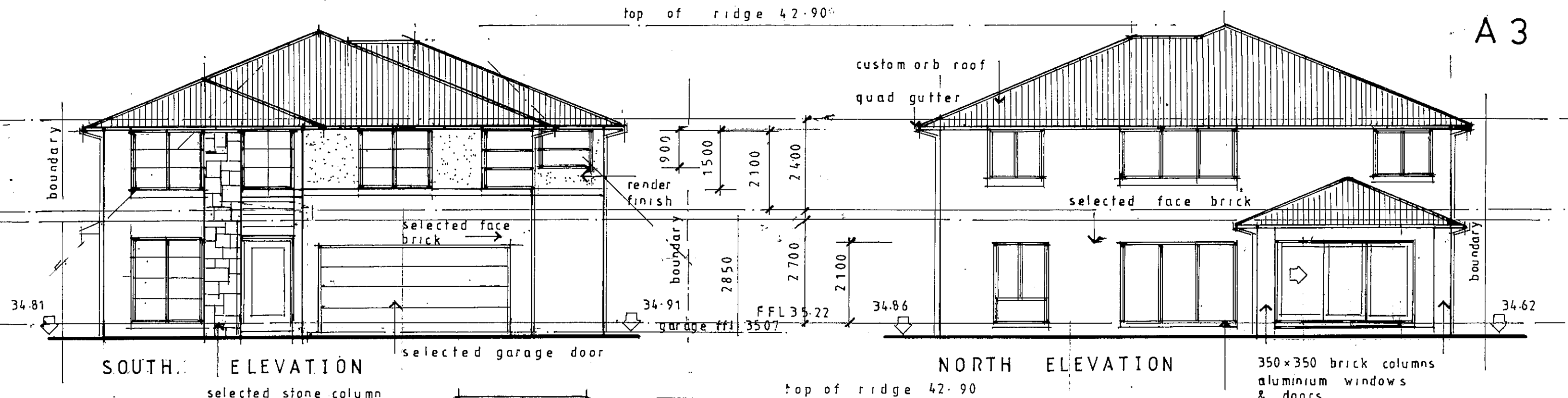
Drawing N° 921.2



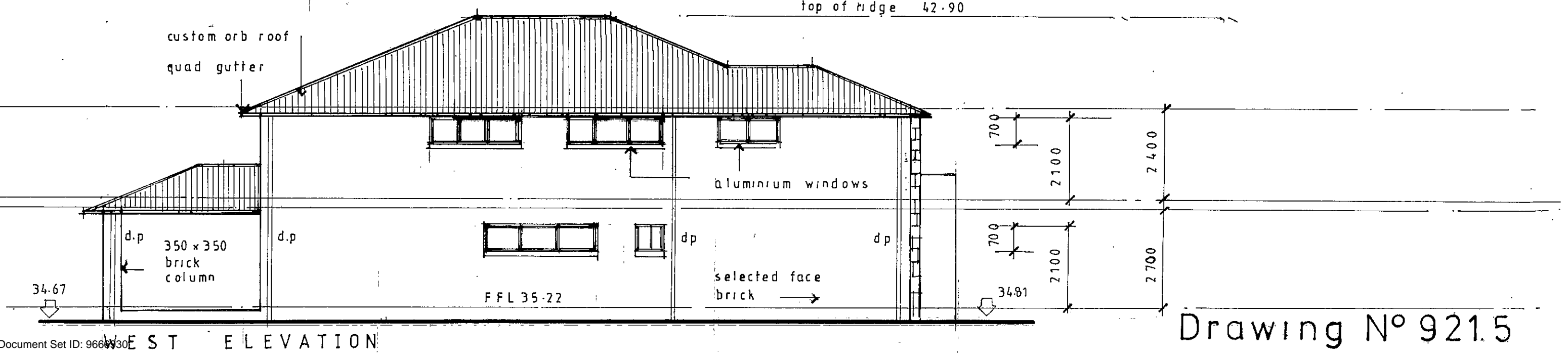
Thermal Comfort Commitments					
Windows, glazed doors and skylights					
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.					
The dwelling may have 1 skylight (<0.7 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 (air) clear					
• Timber/PVC/Fibreglass single clear					
• Timber/PVC/Fibreglass double (air) clear					
• Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the "overshadowing" column.					
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).					
Skylight no.	Maximum area (square metres)	Type	Shading device		
S01	0.48	aluminium, moulded plastic single clear	no shading		
Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
W01	2100	1500	aluminium, double (air), clear	none	not overshadowed
W02	2100	3000	aluminium, double (air), clear	none	not overshadowed
W03	2100	3500	aluminium, double (air), clear	verandah 4000 mm, 2100 mm above base of window or glazed door	not overshadowed
East facing					
W04	1200	1500	aluminium, double (air), clear	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
W05	1200	3000	aluminium, double (air), clear	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
W06	1200	1500	aluminium, double (air), clear	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
South facing					
W11	1500	1500	aluminium, single, clear	none	2-4 m high, 8-12 m away
W12	700	1800	aluminium, single, clear	none	2-4 m high, 2-5 m away
W13	900	1500	aluminium, single, clear	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
W14	700	700	aluminium, single, clear	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
W22	2040	800	aluminium, single, clear	none	2-4 m high, 5-8 m away
W23	1500	700	aluminium, single, clear	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
West facing					
W18	1500	900	aluminium, single, clear	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
W19	1500	1800	aluminium, single, clear	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
W20	1500	1800	aluminium, single, clear	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
W21	2100	1800	aluminium, single, clear	none	not overshadowed
W22	1500	1200	aluminium, single, clear	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
W23	1500	1200	aluminium, single, clear	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
West facing					
W25	700	1800	aluminium, single, clear	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W26	700	2400	aluminium, single, clear	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
W27	700	2400	aluminium, single, clear	eave 450 mm, 300 mm above head of window or glazed door	not overshadowed
W28	700	700	aluminium, single, clear	none	2-4 m high, 2-5 m away
W29	700	2700	aluminium, single, clear	none	2-4 m high, 2-5 m away

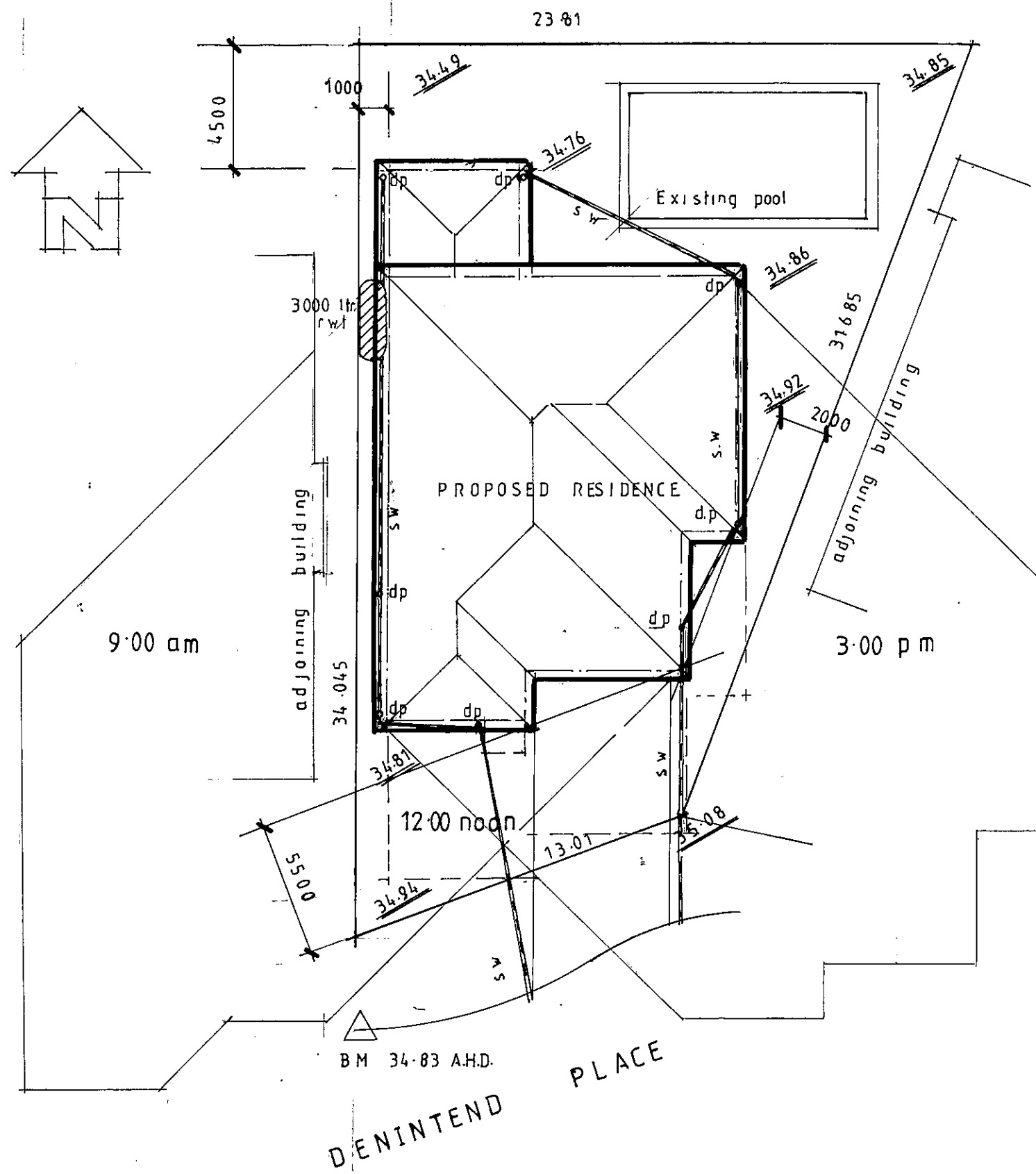
Energy Commitments
• the kitchen; dedicated
• all bathrooms/toilets; dedicated
• the laundry; dedicated
• all hallways; dedicated
Natural lighting
The applicant must install a window and/or skylight in 4 bathroom(s)/toilet(s) in the development for natural lighting.
Other
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.
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.

Drawing N° 921.4



- notes:
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 4. The builder must verify the setout and all dimensions on site before commencing work and ordering materials. Any discrepancies shall be notified as required under the contract and approval obtained before making any changes.
 5. Do not scale drawings. Take figured dimensions.
 6. All timber framing will be to the National Light Timber Framing Code, AS 1684.
 7. The builder will employ a licensed surveyor to set out the works and provide a check survey to Council after walls have been commenced and a survey certificate of Practical Completion.

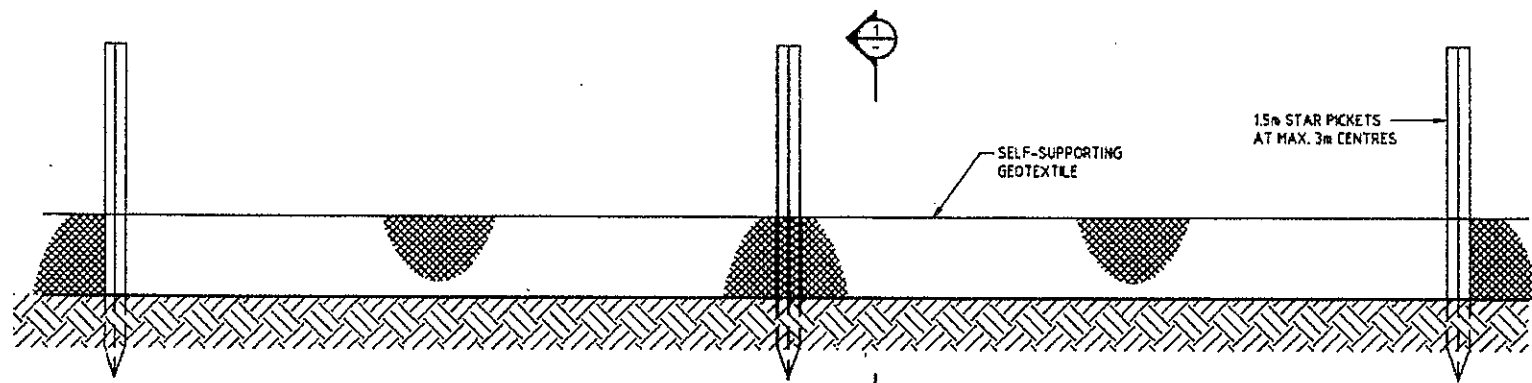




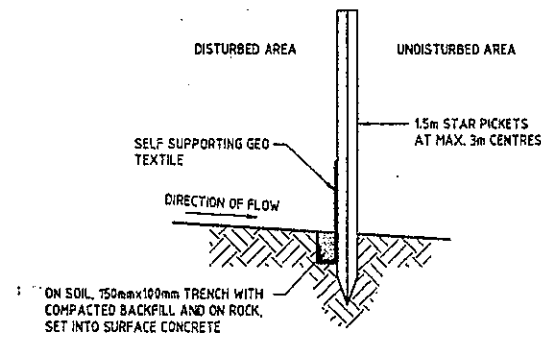
SITE PLAN.
 N° 11. LOT 127
 D.P. 246594

Shadow Diagram
 for 21st June at
 9:00 am. 12:00 noon & 3:00 pm

Thermal Comfort Commitments	
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 mezzanine area exceeding 25 square metres.	
The dwelling must not contain third level habitable attic room.	
Floor, walls and ceiling/roof	
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	
Energy Commitments	
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 fans + 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: ceiling fans + 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: airconditioning ducting only; Energy rating: n/a	
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:	
<ul style="list-style-type: none"> at least 6 of the bedrooms / study; dedicated at least 5 of the living / dining rooms; dedicated 	



STANDARD SEDIMENT FENCE
SCALE 1:20



SECTION 1
SCALE 1:20

SOIL & WATER MANAGEMENT PLAN NOTES

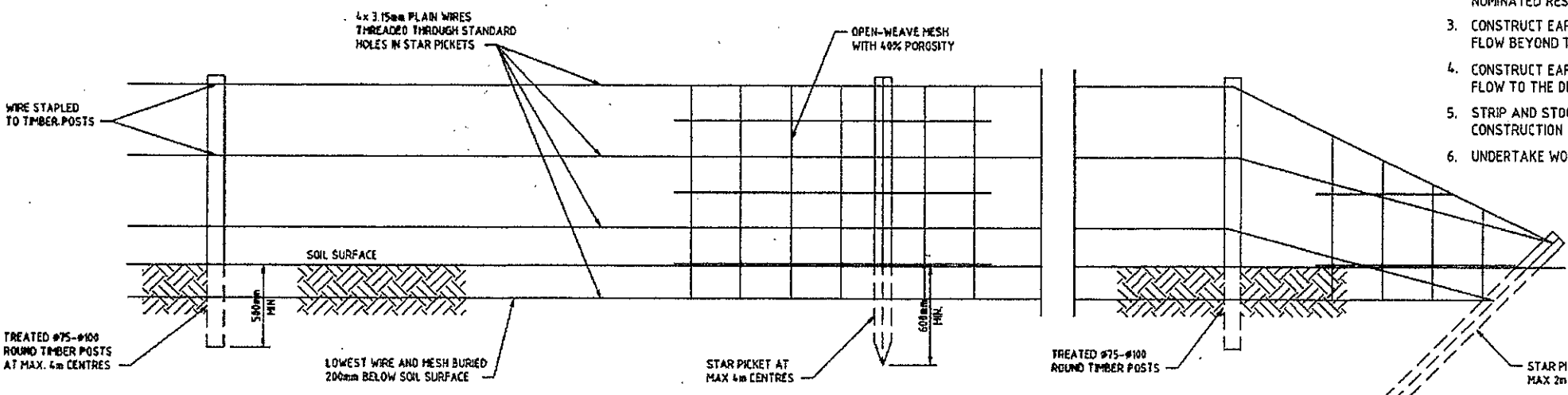
- A. CONSTRUCTION SEQUENCE**
1. CONSTRUCT STABILISED SITE ACCESSSES.
 2. INSTALL ALL BARRIER FENCING TO EXCLUDE ACCESS TO THE NOMINATED RESTRICTED AREAS.
 3. CONSTRUCT EARTH BANKS AND CUT-OFF DRAINS TO DIRECT OVERLAND FLOW BEYOND THE SITE.
 4. CONSTRUCT EARTH BANKS & CUT-OFF DRAINS TO DIRECT OVERLAND FLOW TO THE DESIGNATED OUTLET PIT.
 5. STRIP AND STOCKPILE TOPSOIL FROM THOSE LANDS TO BE EXPOSED TO CONSTRUCTION ACTIVITIES.
 6. UNDERTAKE WORKS ACCORDING TO THE ENGINEERING PLANS.

SEDIMENT FENCE CONSTRUCTION NOTES

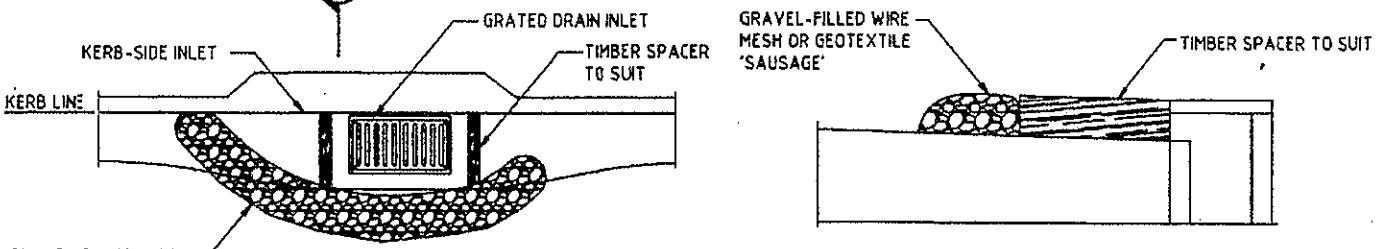
1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS OF THE SITE.
2. DRIVE 1.5m LONG STAR PICKETS INTO GROUND, 3m APART.
3. DIG A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
4. BACKFILL TRENCH OVER BASE OF FABRIC.
5. FIX SELF-SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER.
6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.

EROSION & SEDIMENT CONTROL NOTES

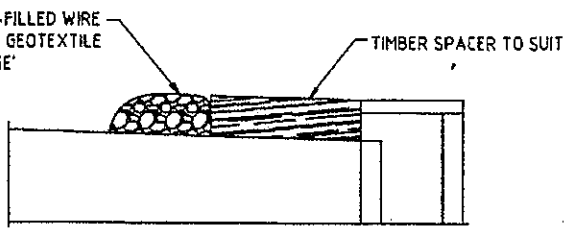
- B. SITE INSPECTION MAINTENANCE CONDITIONS**
1. WASTE BINS WILL BE EMPTIED AS NECESSARY. DISPOSAL OF WASTE WILL BE IN A MANNER APPROVED BY THE SITE SUPERINTENDENT.
 2. THE SITE SUPERINTENDENT WILL INSPECT THE SITE AT LEAST WEEKLY AND WILL:
 - a) ENSURE THAT DRAINS OPERATE PROPERLY AND TO EFFECT ANY NECESSARY REPAIRS;
 - b) REMOVE SPILLED SAND OR OTHER MATERIALS FROM HAZARD AREAS, INCLUDING LANDS CLOSER THAN FIVE METRES FROM AREAS OF LIKELY CONCENTRATED OR HIGH VELOCITY FLOWS ESPECIALLY WATERWAYS AND PAVED AREAS;
 - c) REMOVE TRAPPED SEDIMENT WHENEVER LESS THAN DESIGN CAPACITY REMAINS WITHIN THE STRUCTURE;
 - d) ENSURE REHABILITATED LANDS HAVE EFFECTIVELY REDUCED THE EROSION HAZARD AND TO INITIATE UPGRADING OR REPAIR AS APPROPRIATE;
 - e) MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN A FULLY FUNCTIONING CONDITION UNTIL ALL EARTHWORK ACTIVITIES ARE COMPLETED AND THE SITE IS REHABILITATED; AND
 - f) REMOVE TEMPORARY SOIL CONSERVATION STRUCTURES AS THE LAST ACTIVITY IN THE REHABILITATION PROGRAM.
 3. AS A PART OF THE STATUTORY "DILIGENCE AND CARE" RESPONSIBILITIES, THE SITE SUPERINTENDENT WILL KEEP A LOG BOOK, MAKING ENTRIES AT LEAST WEEKLY, IMMEDIATELY BEFORE FORECAST RAIN AND AFTER RAINFALL. ENTRIES WILL INCLUDE:
 - a) THE VOLUME AND INTENSITY OF ANY RAINFALL EVENTS;
 - b) THE CONDITION OF ANY SOIL AND WATER MANAGEMENT WORKS;
 - c) THE CONDITION OF VEGETATION AND ANY NEED TO IRRIGATE;
 - d) THE NEED FOR DUST PREVENTION STRATEGIES; AND
 - e) ANY REMEDIAL WORKS TO BE UNDERTAKEN.
 THE BOOK WILL BE KEPT ON-SITE AND MADE AVAILABLE TO ANY AUTHORISED PERSON ON REQUEST. IT WILL BE GIVEN TO THE PROJECT MANAGER AT THE CONCLUSION OF WORKS.



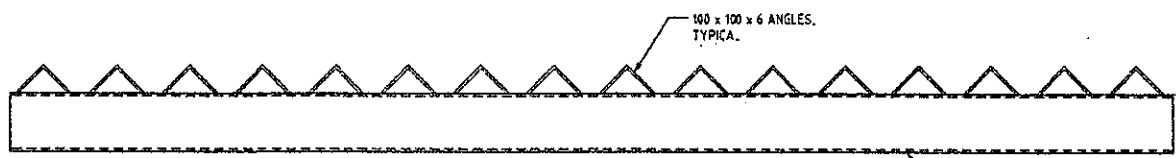
WIND EROSION FENCE
SCALE



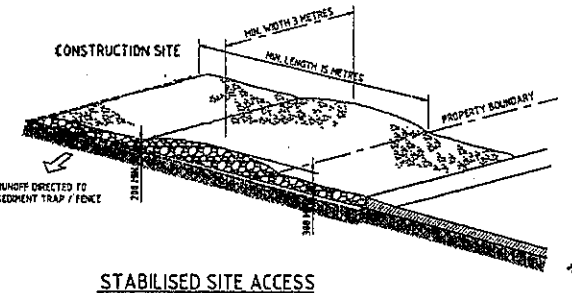
SEDIMENT TRAP SOCK ARRANGMENT
SCALE 1:50



SECTION 1
SCALE 1:20



TYPICAL TRUCK SHAKER
SCALE 1:10



STABILISED SITE ACCESS

Drawing N° 921.7

Drawing Title: EROSION CONTROL		Scale: 1:100		Date: APRIL 18		Project No.	
Drawn: JBH	Checked: JBH	Scale: 1:100	Alt: A1	CL: A	Date: APRIL 18	Project No.	Sheet No.
Version: 1, Version Date: 20/07/2021		Drawing ID: 9666930		Date: 22/04/18		Drawn: JBH	

PROJECT

Proposed Residence at N°11
LOT. 127 D.P. 246594 Denintend PL
SOUTH PENRITH.
for [REDACTED]

DAVID WALKER PTY LTD ACN 078 551 578

Building Designer

P O BOX 1411 BOWRAL NSW 2576

PH: 0439 100 712

Email: dwalkerarch@bigpond.com

Designed by: D. Walker

Scale: 1:100 1:200 site plan

Date: 4.7. 21

Issue:

Alteration:

Date:

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DRAWING NO 9 21.1