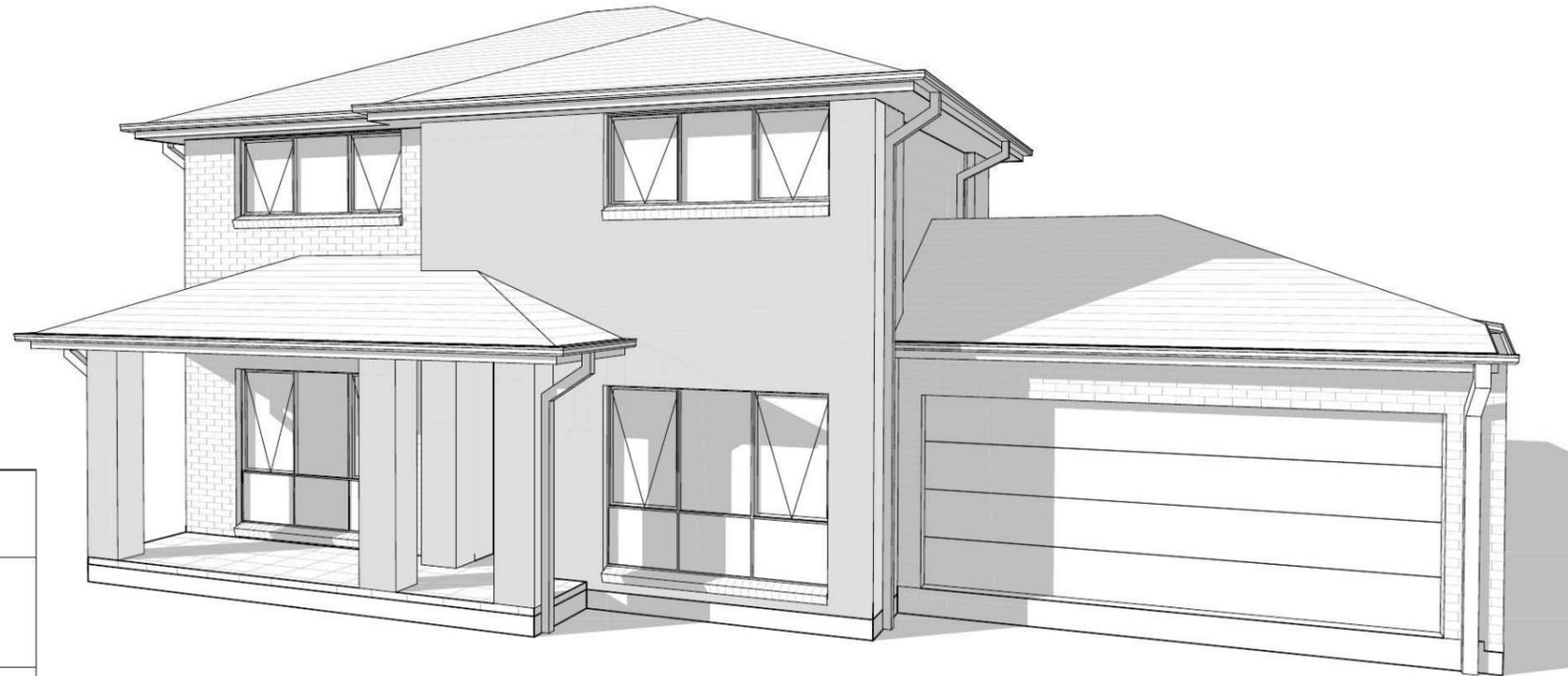


Page	Drawing
2	SITE PLAN
3	BENCHING PLAN
4	GROUND FLOOR PLAN
5	FIRST FLOOR PLAN
6	ELEVATIONS
7	ELEVATIONS
8	SECTIONS
9	WINDOW/DOOR SCHEDULE
10	GROUND FLOOR WET AREA DETAILS
11	FIRST FLOOR WET AREA DETAILS
12	ELECTRICAL PLAN
13	ELECTRICAL BLANK
14	SITE ANALYSIS PLAN
15	CONCEPT STORMWATER PLAN
16	SHADOW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



Accredited under the Nationwide House Energy Rating Scheme (NatHERS) Part A – Software BersPro V4.2 110811.
 ABSA Accreditation No. 20856
 BDAV Accreditation No. VIC/BDAV/12/1441
 A.C.T COLA Lic. No. 2011291
www.frysenergywise.com.au



Energy Rating		Certificate Number
<input checked="" type="checkbox"/> single-dwelling rating	5.0 stars	14412238
<input type="checkbox"/> multi-unit development (attach listing of ratings)	heating 46.0 MJ/m ²	
<small>If selected, also specify in the average across the entire development.</small>	cooling 56.5 MJ/m ²	
Recessed downlights confirmation:	<input type="checkbox"/> Rated with	<input checked="" type="checkbox"/> Rated without
Assessor Name/Number	lan Fry VIC/BDAV/12/1441	
Assessor Signature	<i>[Signature]</i>	Date 18-08-14

Wisdom Smart
The easy start
 Ph: 4647 1200
 Fax: 4647 1233
www.wisdomsmart.com.au

PROJECT: PROPOSED BRICK VENEER DWELLING
 CLIENT: Mr. Zhang & Mrs. Wang
 ADDRESS: Lot 150 Empire Circuit
 Thornton Estate

JOB No: 143686

AREAS SCHEDULE

SITE DETAILS

LOT NUMBER: 150
SITE AREA: 332.30m²

DWELLING AREAS

GROUND FLOOR LIVING: 105.22m²
FIRST FLOOR LIVING: 97.86m²
GARAGE: 34.73m²
PORCH: 11.63m²

TOTAL FLOOR AREA: 249.44m²

DRIVEWAY AND PATH AREA: 35.85m²
TOTAL FOOTPRINT AREA: 152.7m²

ROOF AREA TO R/W TANK: 120.00m²

SITE COVERAGE:

PROPOSED: 139.95m² 42.1%

FLOOR SPACE RATIO:

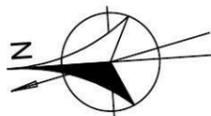
PROPOSED: 203.08m² 61.1%

LANDSCAPE RATIO:

PROPOSED: 144.87m² 43.5%

PRIVATE OPEN SPACE:

REQUIRED (min.): 66.46m² 20%
PROPOSED: 77.96m² 23.4%



'M' CLASS

(subject to borehole report)

LOT: 150

AREA: 332.30m²

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)

(E) - EASEMENT TO DRAIN WATER 1.5 WIDE

PRELIMINARY DEPOSITED PLAN

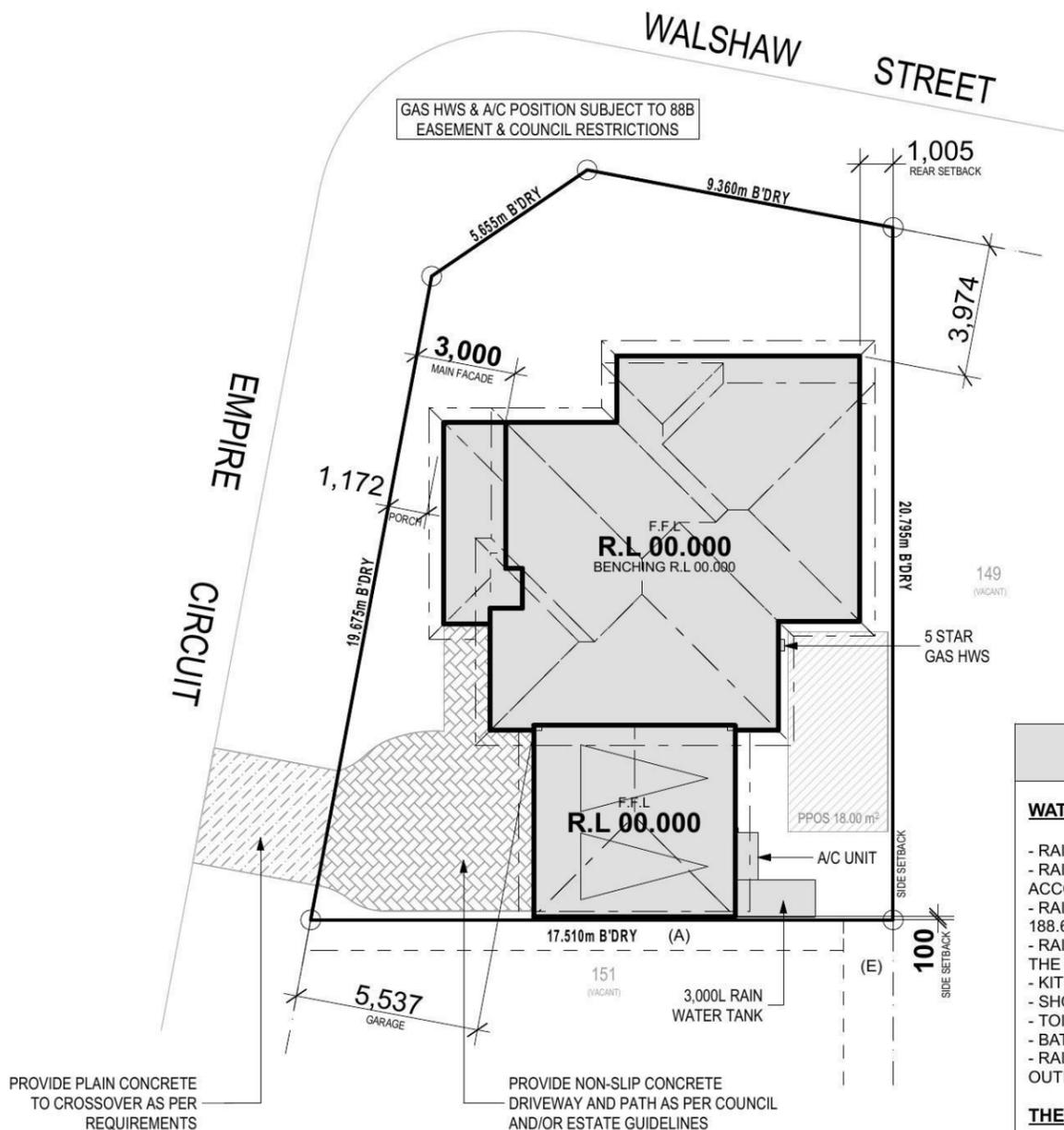
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SITE PLAN

1:200

NOTES:

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*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 (E.G. STRUCTURAL BEAMS ETC).
*REFER TO FINISHES SCHEDULE FOR ALL FINISHES.
*VERSION: 1, REVISION DATE: 21/07/2015



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 188.61m² 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 VEENER/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.



Wisdom Smart

The easystart

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Fax: 4647 1233

www.wisdomsmart.com.au

PROJECT: PROPOSED BRICK VENEER DWELLING
CLIENT: Mr. Zhang & Mrs. Wang

ADDRESS: Lot 150 Empire Circuit
Thornton Estate

- ⊗ EXHAUST FAN
- ⊗ SMOKE ALARM AS 3786-1993

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

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REVISION SCHEDULE

ISSUE	DESCRIPTION	DRAWN	DATE
A	CONTRACT PLANS	DC	16/04/14
A-1	AMENDED CONTRACT PLANS	DC	14/04/14
A-2	VARIATION 11/07/14	DW	17/07/14
B	DA APPROVAL	SB	18.08.14
-	-	-	-
-	-	-	-

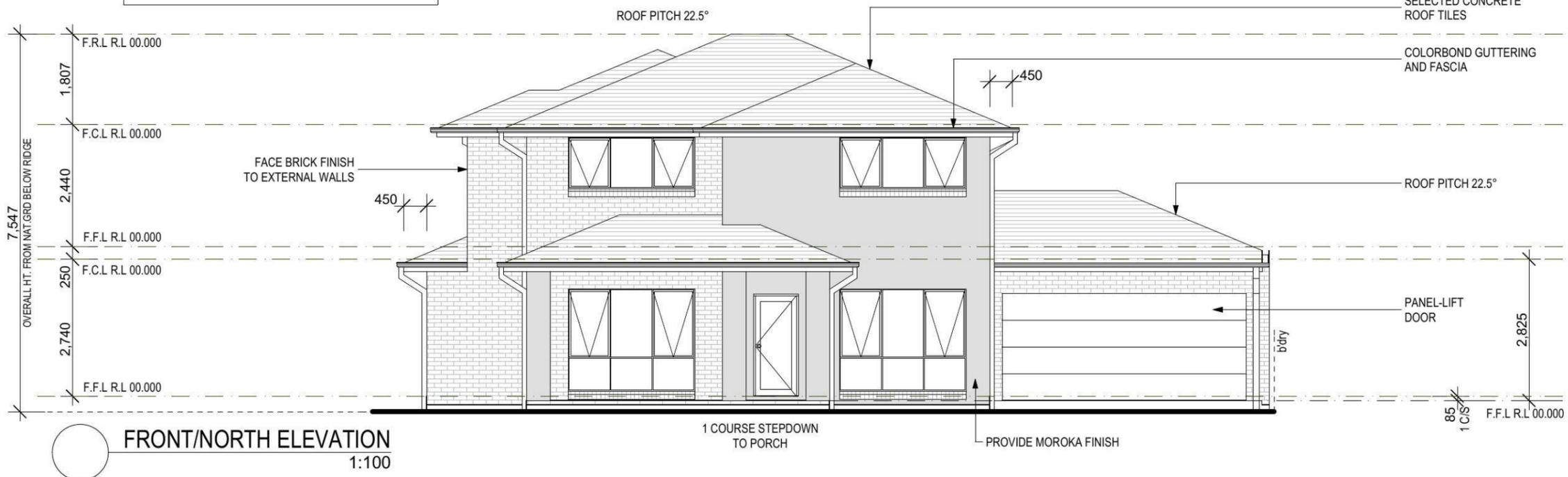
JOB No: 143686	DRAWN: DW
LGA: PENRITH	DATE: 17/07/14
DESCRIPTION: CUSTOM	SITE CLASSIFICATION: M' Class - subject to borehole report
CODE: CUSTOM	FACE: CUSTOM
	SHEET: 2

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JOB No: 143686	DRAWN: DW
LGA: PENRITH	DATE: 17/07/14
DESCRIPTION: CUSTOM	SITE CLASSIFICATION: M' Class - subject to borehole report
CODE: CUSTOM	FACADE: CUSTOM
	SHEET: 6

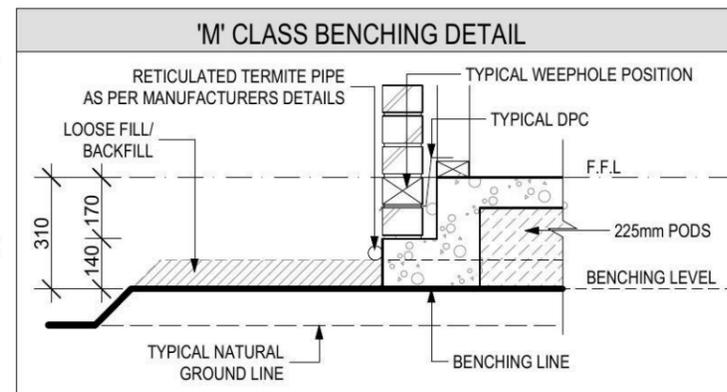
NOTE:
 OPENABLE WINDOWS TO BE IN ACCORANCE WITH CLAUSE 3.9.2.5 OF THE BCA 2013 VOL. 2 - FIRST FLOOR WINDOWS TO BE RESTRICTED TO OPEN A MAX. OF 125mm IF SILL HEIGHT IS LOWER THAN 1700mm ABOVE A FLOOR LEVEL.



FRONT/NORTH ELEVATION
 1:100



LEFT/EAST ELEVATION
 1:100



Energy Rating Certificate Number 14412238

single-dwelling rating 5.0 stars
 heating 46.0 MJ/m²
 cooling 56.5 MJ/m²

Recessed downlights confirmation: Rated with Rated without

Assessor Name/Number lan Fric VIC/BDV/12/1441
 Assessor Signature [Signature] Date 18-08-14

NOTES:
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 A/C DUCT LOCATIONS MAY NEED TO CHANGE DUE TO CONSTRUCTION REVISIONS (E.G. STRUCTURAL BEAMS ETC).
 DRAWN BY DW
 CHECKED BY [Signature]
 DATE 17/07/14

PROJECT:
PROPOSED BRICK VENEER DWELLING
CLIENT:

Mr. Zhang & Mrs. Wang

ADDRESS:
Lot 150 Empire Circuit
Thornton Estate

- EXHAUST FAN
- SMOKE ALARM AS 3786-1993

LODGEMENT: **D.A/C.C** DP No: **Unreg.**

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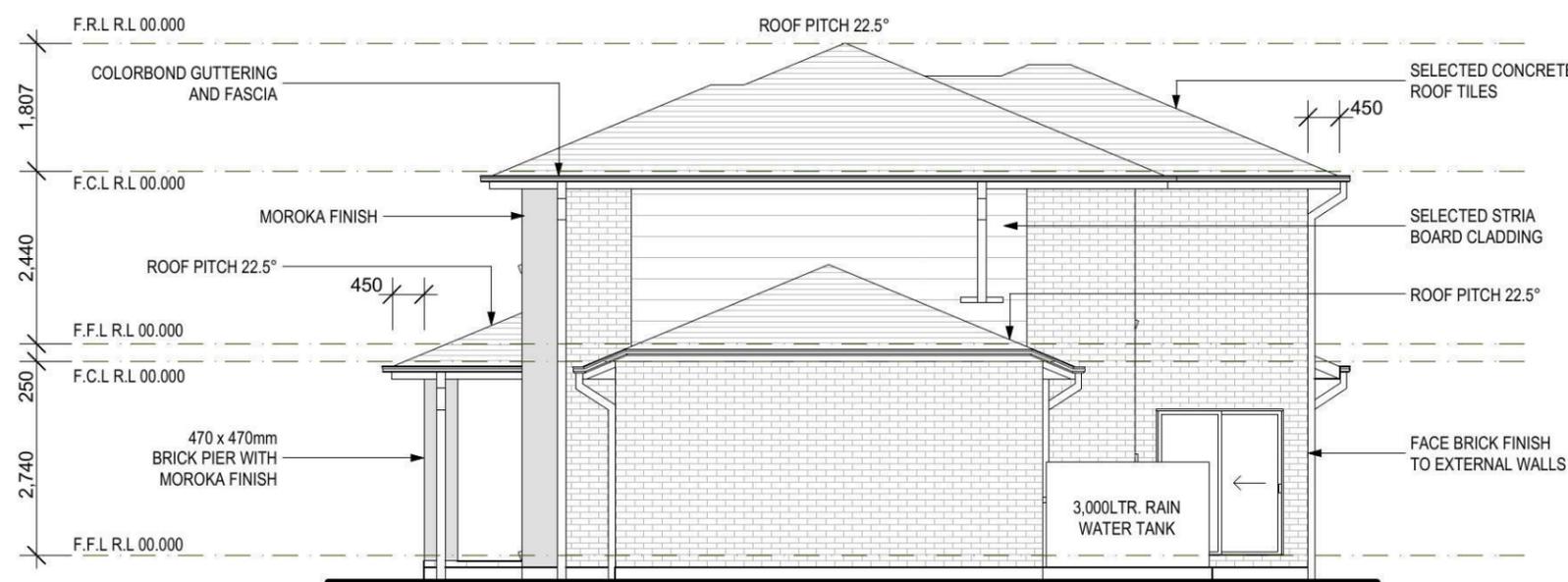
JOB No: **143686** DRAWN: **DW**
DATE: **17/07/14**
LGA: **PENRITH** SITE CLASSIFICATION: **M' Class - subject to borehole report**
DESCRIPTION: **CUSTOM** FACADE: **CUSTOM**
CODE: **CUSTOM** SHEET: **7**

NOTE:

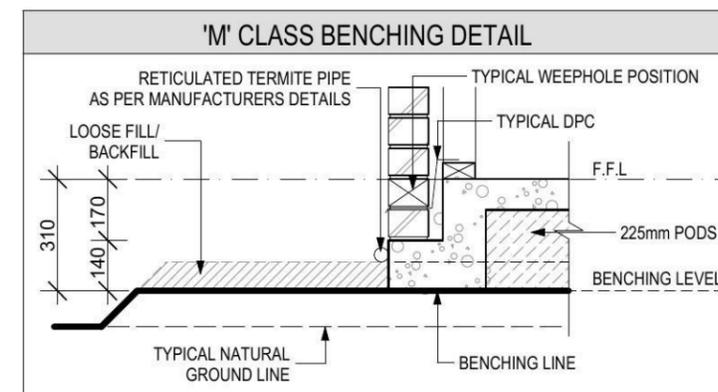
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REAR/SOUTH ELEVATION
1:100



RIGHT/WEST ELEVATION
1:100



Energy Rating Certificate Number 14412238

single-dwelling rating 5.0 stars

multi-unit development (attach listing of ratings) heating 46.0 MJ/m²

cooling 56.5 MJ/m²

Recessed downlights confirmation: Rated with Rated without

Assessor Name/Number Ian Fry VIC/BDAV/12/1441

Assessor Signature *[Signature]* Date 18-08-14

NOTES:
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A/C DUCT LOCATIONS MAY NEED TO CHANGE DUE TO CONSTRUCTION PRACTICES (E.G. STRUCTURAL BEAMS ETC).
Document Set ID: 6433407
Version: 1, Version Date: 21/07/2015

PROJECT:
 PROPOSED BRICK VENEER DWELLING
 CLIENT:

Mr. Zhang & Mrs. Wang

ADDRESS:
 Lot 150 Empire Circuit
 Thornton Estate

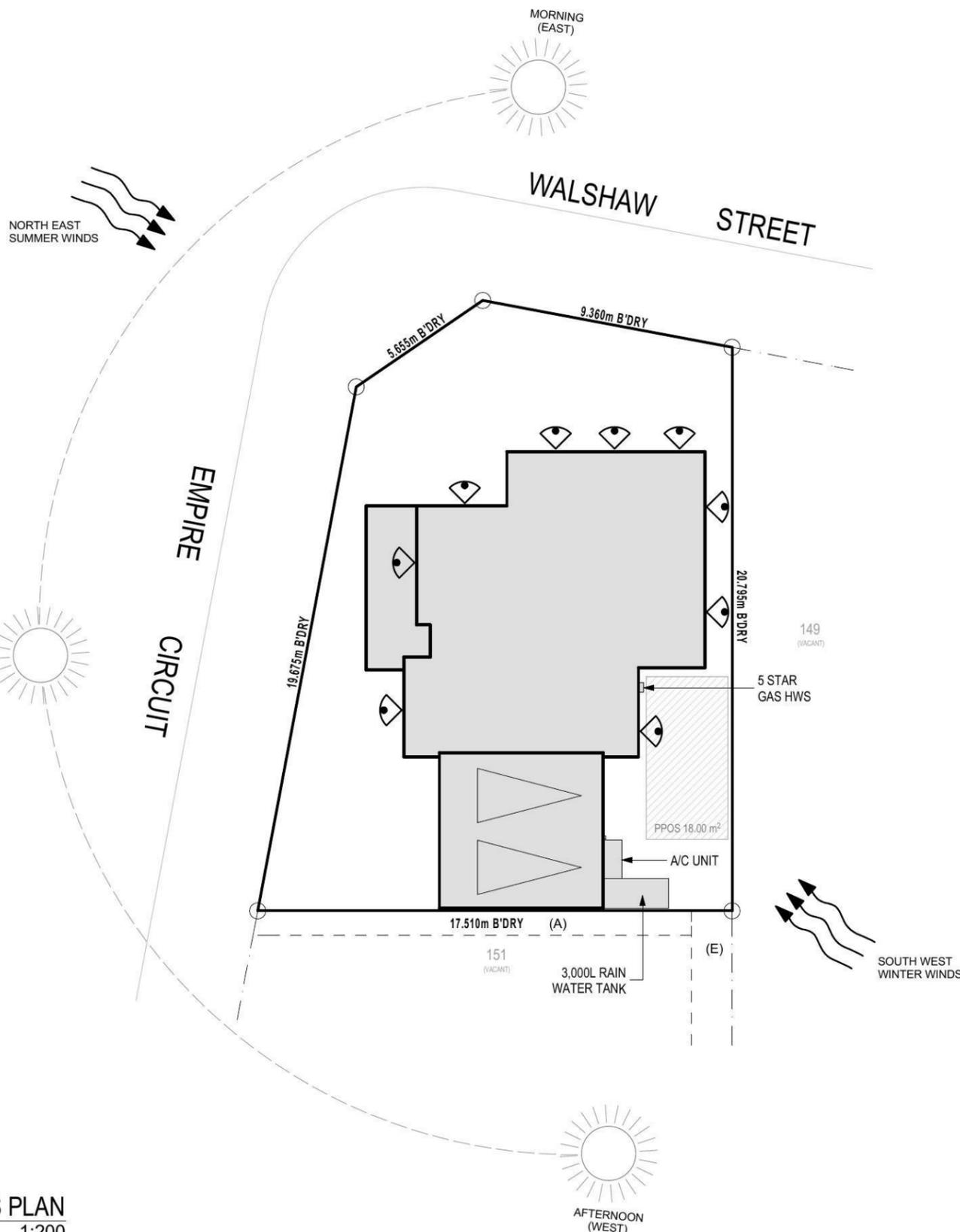
- EXHAUST FAN
- SMOKE ALARM AS 3786-1993

LODGEMENT: **D.A/C.C** DP No: **Unreg.**

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-	-	-	-
-	-	-	-

JOB No: **143686** DRAWN: **DW**
 DATE: **17/07/14**
 LGA: **PENRITH** SITE CLASSIFICATION: **M' Class - subject to borehole report**
 DESCRIPTION: **CUSTOM** FACADE: **CUSTOM**
 SHEET: **14**
 CODE: **CUSTOM**



'M' CLASS
 (subject to borehole report)

LOT: 150
AREA: 332.30m²

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.

(2) TWO STOREY

(A) EASEMENT FOR MAINTENANCE AND SUPPORT 0.9 WIDE (ASSUMED)
 (E) - EASEMENT TO DRAIN WATER 1.5 WIDE

PRELIMINARY DEPOSITED PLAN
 THIS PLAN HAS BEEN COMPILED FROM ARCHITECTURAL PLANS SUPPLIED BY URBANGROWTH NSW. DIMENSIONS AND AREAS SHOWN ARE INDICATIVE ONLY. THE PLAN IS SUBJECT TO FINAL SURVEY AND COMPLIANCE WITH COUNCIL CONDITIONS OF APPROVAL

SITE ANALYSIS PLAN
 1:200

NOTES:
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 *A/C DUCT LOCATIONS MAY NEED TO CHANGE DUE TO CONSTRUCTION REQUIREMENTS (STRUCTURAL BEAMS ETC).
 *REFER TO ARCHITECTS DETAILS FOR ALL FINISHES AND PERMITS.
 *REFER TO ARCHITECTS DETAILS FOR ALL PERMITS.
 Version 1, Revision 1 Date: 21/07/2015

Energy Rating Certificate Number 14412238

single-dwelling rating 5.0 stars
 heating 46.0 MJ/m²
 cooling 56.5 MJ/m²

multi-unit development (attach listing of ratings)
 If selected, data specified is the average across the entire development

Recessed downlights confirmation: Rated with Rated without

Assessor Name/Number: Ian Fry VIC/BDAY/12/1441
 Assessor Signature: [Signature] Date: 18-08-14

PROJECT:
 PROPOSED BRICK VENEER DWELLING
 CLIENT:
Mr. Zhang & Mrs. Wang

ADDRESS:
 Lot 150 Empire Circuit
 Thornton Estate

EXHAUST FAN
 SMOKE ALARM AS 3786-1993

LODGEMENT: **D.A/C.C** DP No: **Unreg.**

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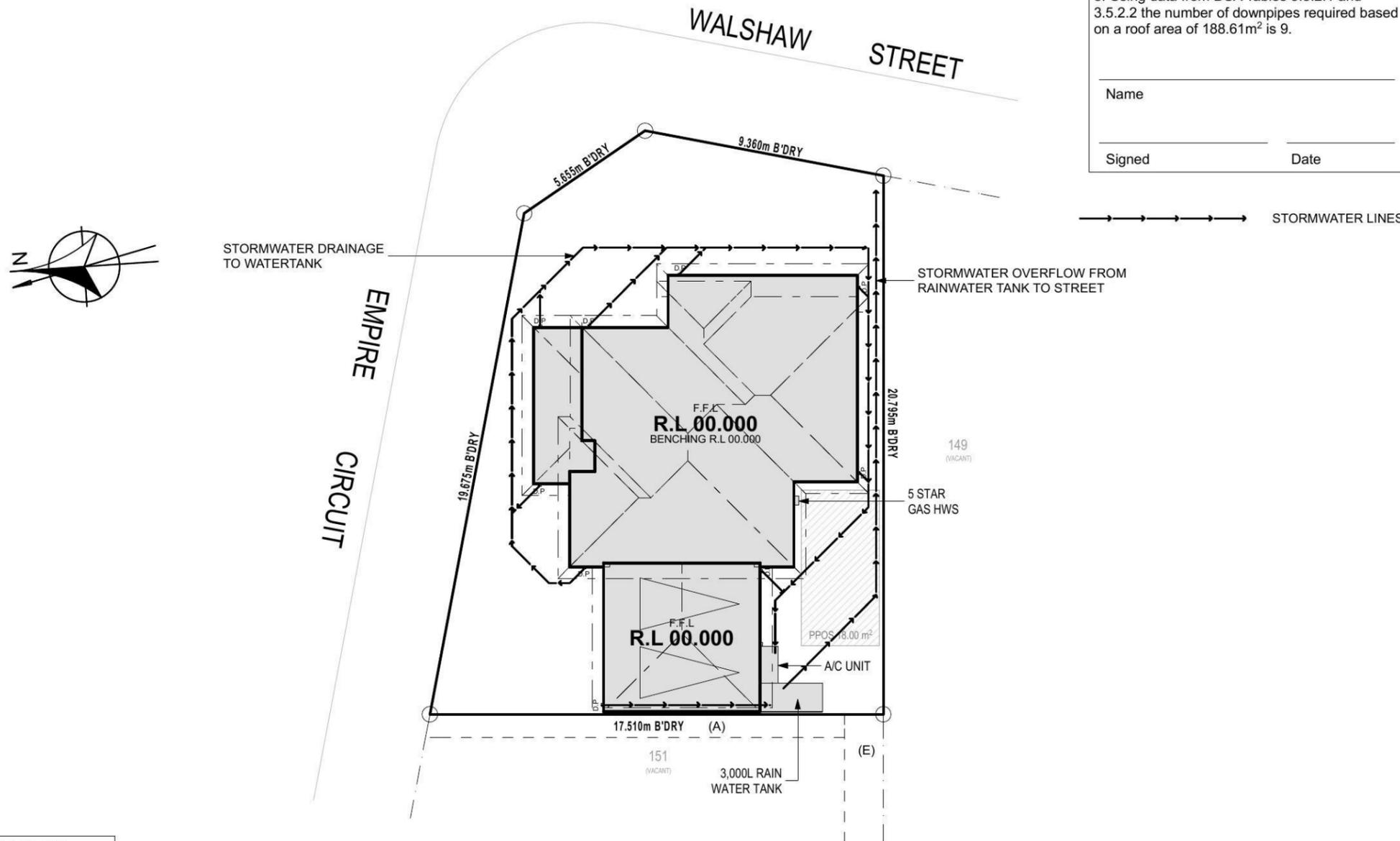
JOB No: **143686** DRAWN: **DW**
 DATE: **17/07/14**
 LGA: **PENRITH** SITE CLASSIFICATION: **M' Class - subject to borehole report**
 DESCRIPTION: **CUSTOM** FACADE: **CUSTOM**
 SHEET: **15**
 CODE: **CUSTOM**

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. Council stormwater DCP requirements (if applicable).
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 188.61m² is 9.

Name _____
 Signed _____ Date _____

→ → → → → STORMWATER LINES



'M' CLASS
 (subject to borehole report)

LOT: 150
AREA: 332.30m²

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)

(E) - EASEMENT TO DRAIN WATER 1.5 WIDE

PRELIMINARY DEPOSITED PLAN

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CONCEPT STORMWATER PLAN

1:200

Energy Rating Certificate Number 14412238

single-dwelling rating 5.0 stars
 multi-unit development (attach listing of ratings) heating 46.0 MJ/m²
 cooling 56.5 MJ/m²

Recessed downlights confirmation: Rated with Rated without

Assessor Name/Number Ian Fry VIC/BDV/12/1441
 Assessor Signature _____ Date 18-08-14

NOTES:
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 Version 1, Version Date: 21/07/2015

PROJECT:
 PROPOSED BRICK VENEER DWELLING
 CLIENT:

Mr. Zhang & Mrs. Wang

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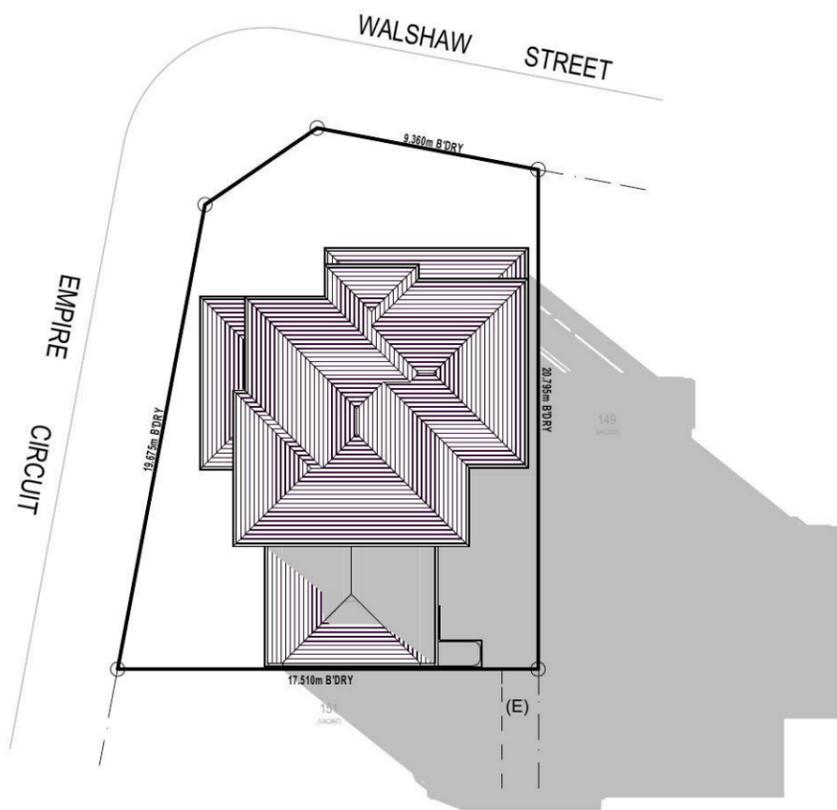
- EXHAUST FAN
- SMOKE ALARM AS 3786-1993

LODGEMENT: **D.A/C.C** DP No: **Unreg.**

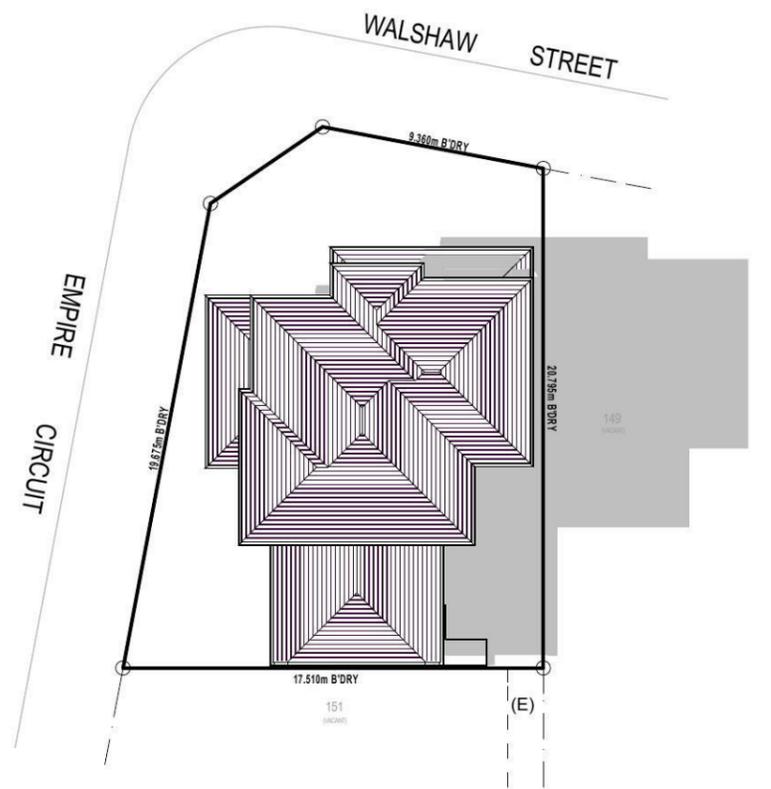
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REVISION SCHEDULE			
ISSUE	DESCRIPTION	DRAWN	DATE
A	CONTRACT PLANS	DC	16/04/14
A-1	AMENDED CONTRACT PLANS	DC	14/04/14
A-2	VARIATION 11/07/14	DW	17/07/14
B	DA APPROVAL	SB	18.08.14
-	-	-	-
-	-	-	-

JOB No: 143686	DRAWN: DW
LGA: PENRITH	DATE: 17/07/14
DESCRIPTION: CUSTOM	SITE CLASSIFICATION: M' Class - subject to borehole report
CODE: CUSTOM	FACE: CUSTOM
	SHEET: 16



9AM SHADOWS
1:300



12PM SHADOWS
1:300



3PM SHADOWS
1:300

Energy Rating Certificate Number 14412238

single-dwelling rating 5.0 stars

multi-unit development (attach listing of ratings) heating 46.0 MJ/m²

cooling 56.5 MJ/m²

Recessed downlights confirmation: Rated with Rated without

Assessor Name/Number Ian Fry VIC/BDV/12/1441

Assessor Signature *[Signature]* Date 18-08-14

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 (STRUCTURAL BEAMS ETC).
 ALL DIMENSIONS ARE SHOWN TO FACE UNLESS OTHERWISE STATED.
 Version 1, Revision 1 Date: 24/07/2015

SHADOW PROJECTIONS 21st JUNE

AREAS SCHEDULE

SITE DETAILS

LOT NUMBER: 150
SITE AREA: 332.30m²

DWELLING AREAS

GROUND FLOOR LIVING: 105.22m²
FIRST FLOOR LIVING: 97.86m²
GARAGE: 34.73m²
PORCH: 11.63m²

TOTAL FLOOR AREA: 249.44m²

DRIVEWAY AND PATH AREA: 35.85m²
TOTAL FOOTPRINT AREA: 152.7m²

ROOF AREA TO R/W TANK: 120.00m²

SITE COVERAGE:
PROPOSED: 139.95m² 42.1%

FLOOR SPACE RATIO:
PROPOSED: 203.08m² 61.1%

LANDSCAPE RATIO:
PROPOSED: 144.87m² 43.5%

PRIVATE OPEN SPACE:
REQUIRED (min.): 66.46m² 20%
PROPOSED: 77.96m² 23.4%

GAS HWS & A/C POSITION SUBJECT TO 889
EASEMENT & COUNCIL RESTRICTIONS

'H' CLASS SLAB

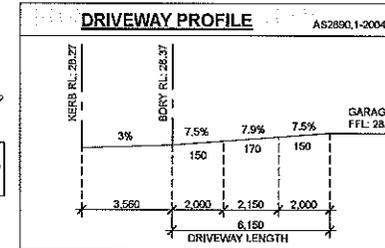
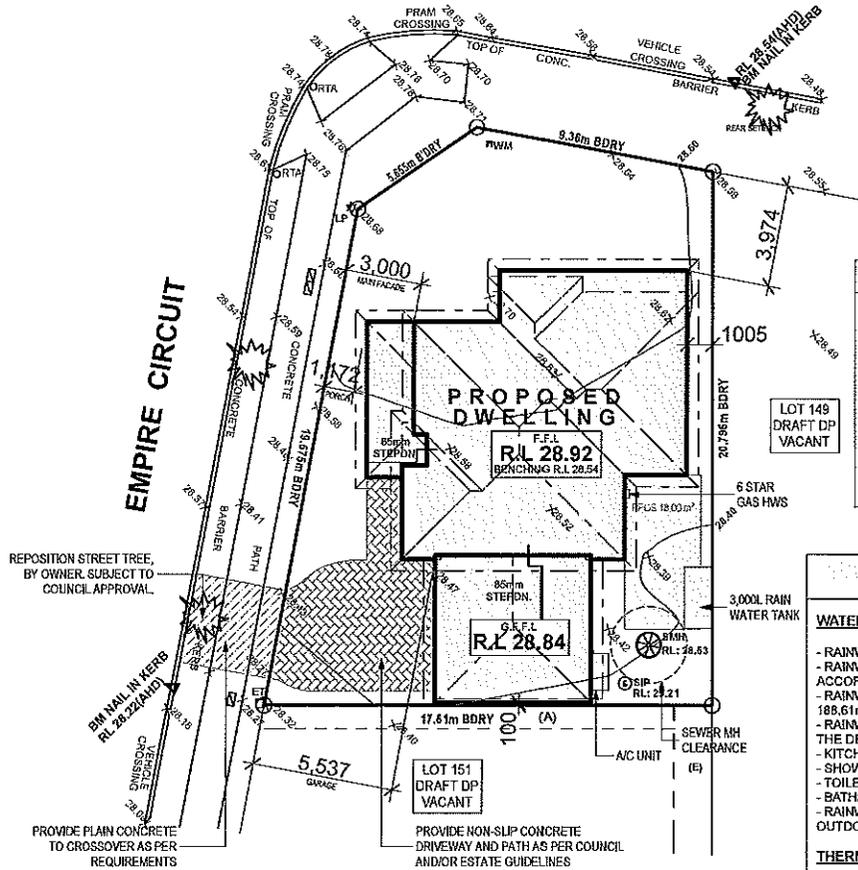
LOT: 150
DP: DRAFT
AREA: 332.3m²

EXCAVATE SITE APPROX. 150mm TO
FORM JOB DATUM R.L. 28.54(AHD) DATUM
POINT 385mm BELOW FINISHED FLOOR
LEVEL. EXTENT OF EXCAVATION AND
BATTERS TO BE DETERMINED ON SITE.

(E) PROPOSED EASEMENT TO DRAIN WATER 1.5
WIDE

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

WALSHAW 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 188.61m² 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.

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The easystart

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Fax: 4647 1233

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PROJECT:

PROPOSED BRICK VENEER DWELLING

CLIENT:

Mr. Zhang & Mrs. Wang

ADDRESS:

Lot 150 Empire Circuit

Thornton Estate

EXHAUST FAN

SMOKE ALARM AS 3786-1993

LODGEMENT:

D.A/C.C

DP No:

DRAFT

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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.

REVISION SCHEDULE

ISSUE	DESCRIPTION	DRAWN	DATE
A	CONTRACT PLANS	DC	16/04/14
A-1	AMENDED CONTRACT PLANS	DC	14/04/14
A-2	VARIATION 11/07/14	DW	17/07/14
B	DA APPROVAL	SB	18.08.14
B-1	CONTOURS/LEVELS ADDED	LM	22.10.14

JOB No:

143686

DRAWN:

DW

LGA:

PENRITH

DATE:

17/07/14

DESCRIPTION:

CUSTOM

SITE CLASSIFICATION:

FC Class

CODE:

CUSTOM

FAÇADE:

CUSTOM

SHEET:

2

SITE PLAN

1:200

PROJECT:
 PROPOSED BRICK VENEER DWELLING
 CLIENT:
Mr. Zhang & Mrs. Wang

ADDRESS:
**Lot 150 Empire Circuit
 Thornton Estate**

- EXHAUST FAN
- SMOKE ALARM AS 3786-1993

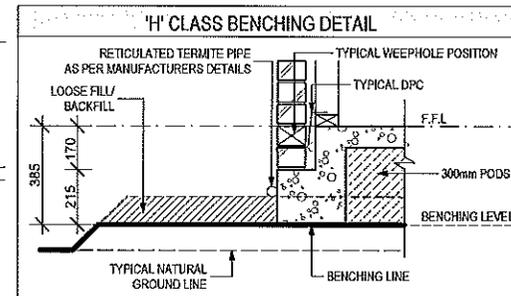
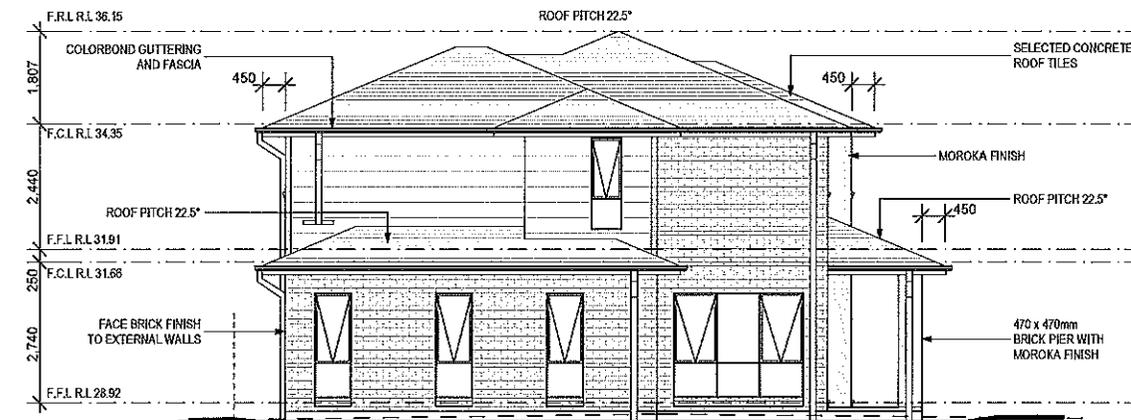
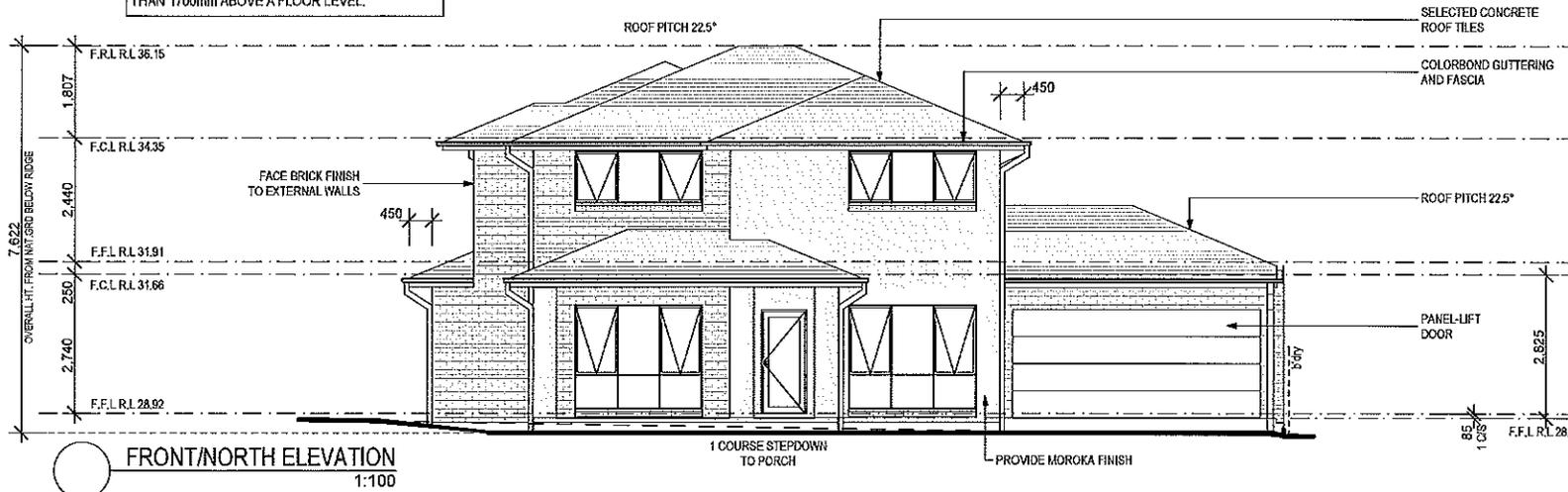
LODGEMENT: **D.A/C.C** DP No: **DRAFT**

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B-1	CONTOURS/LEVELS ADDED	LM	22.10.14
-	-	-	-

JOB No: **143686** DRAWN: **DW**
 DATE: **17/07/14**
 LGA: **PENRITH** SITE CLASSIFICATION: **fr Class**
 DESCRIPTION: **CUSTOM** FACADE: **CUSTOM**
 CODE: **CUSTOM** SHEET: **6**

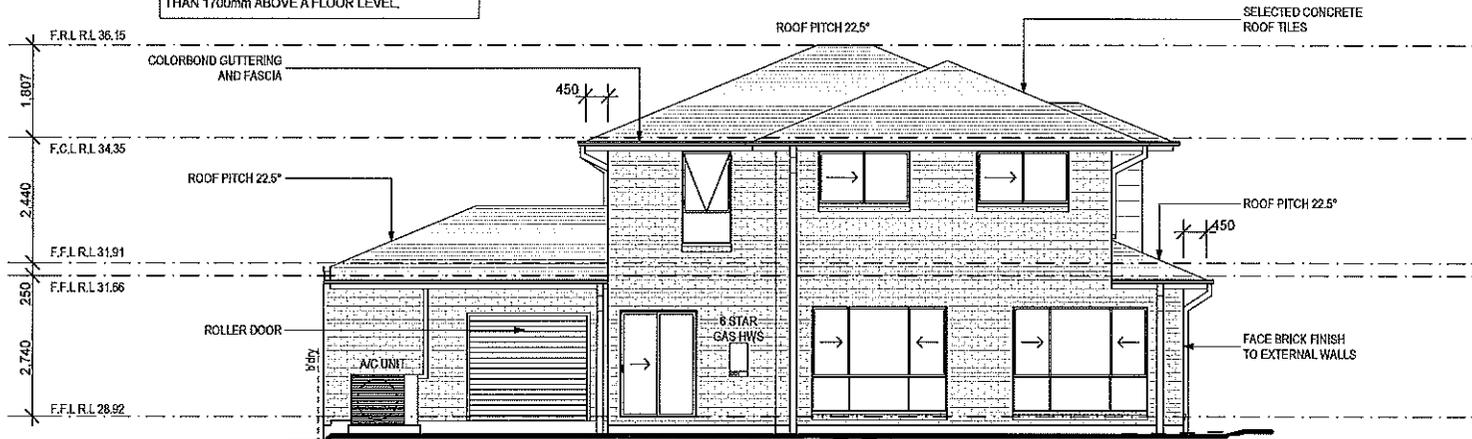
NOTE:
 OPENABLE WINDOWS TO BE IN ACCORDANCE WITH CLAUSE 3.9.2.5 OF THE BCA 2013 VOL. 2 - FIRST FLOOR WINDOWS TO BE RESTRICTED TO OPEN A MAX. OF 125mm IF SILL HEIGHT IS LOWER THAN 1700mm ABOVE A FLOOR LEVEL.



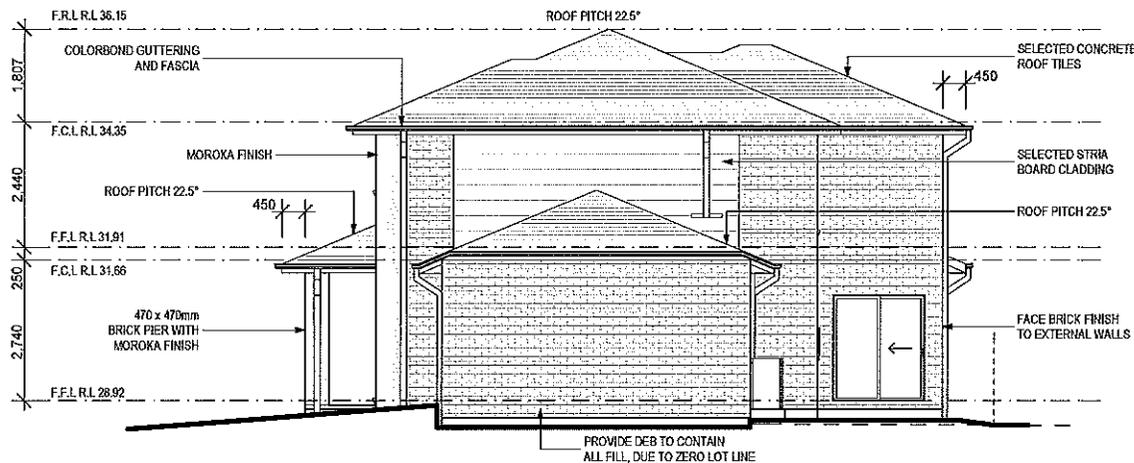
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 FLOOR FINISHES AS SELECTED AS PER TENDER.

NOTE:

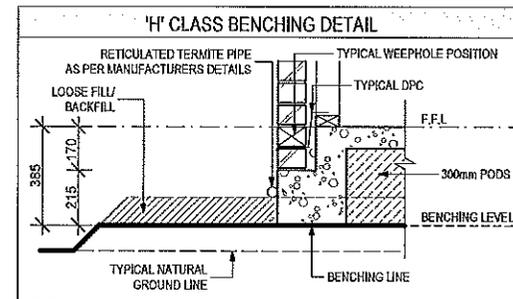
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REAR/SOUTH ELEVATION
1:100



RIGHT/WEST ELEVATION
1:100



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Theeasystart

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PROJECT:
PROPOSED BRICK VENEER DWELLING
CLIENT:

Mr. Zhang & Mrs. Wang

ADDRESS:
Lot 150 Empire Circuit
Thornton Estate

- EXHAUST FAN
- SMOKE ALARM AS 3786-1993

LODGEMENT: D.A/C.C. DP No: DRAFT

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REVISION SCHEDULE			
ISSUE	DESCRIPTION	DRAWN	DATE
A	CONTRACT PLANS	DC	18/04/14
A-1	AMENDED CONTRACT PLANS	DC	14/04/14
A-2	VARIATION 11/07/14	DW	17/07/14
B	DA APPROVAL	SB	18.08.14
B-1	CONTOURS/LEVELS ADDED	LM	22.10.14
-	-	-	-

JOB No: 143686	DRAWN: DW
LGA: PENRITH	DATE: 17/07/14
DESCRIPTION: CUSTOM	SITE CLASSIFICATION: K Class
CODE: CUSTOM	FAÇADE: CUSTOM
	SHEET: 7

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.

PROJECT:
PROPOSED BRICK VENEER DWELLING
CLIENT:

Mr. Zhang & Mrs. Wang

ADDRESS:
Lot 150 Empire Circuit
Thornton Estate

- EXHAUST FAN
- SMOKE ALARM AS 3786-1993

LODGEMENT: D.A/C.C
DP No: DRAFT

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-	-	-	-

JOB No: 143686
DRAWN: DW
DATE: 17/07/14
LGA: PENRITH
SITE CLASSIFICATION: If Class
DESCRIPTION: CUSTOM
FAÇADE: CUSTOM
CODE: CUSTOM
SHEET: 13

'H' CLASS SLAB

LOT: 150
DP: DRAFT
AREA: 332.3m²

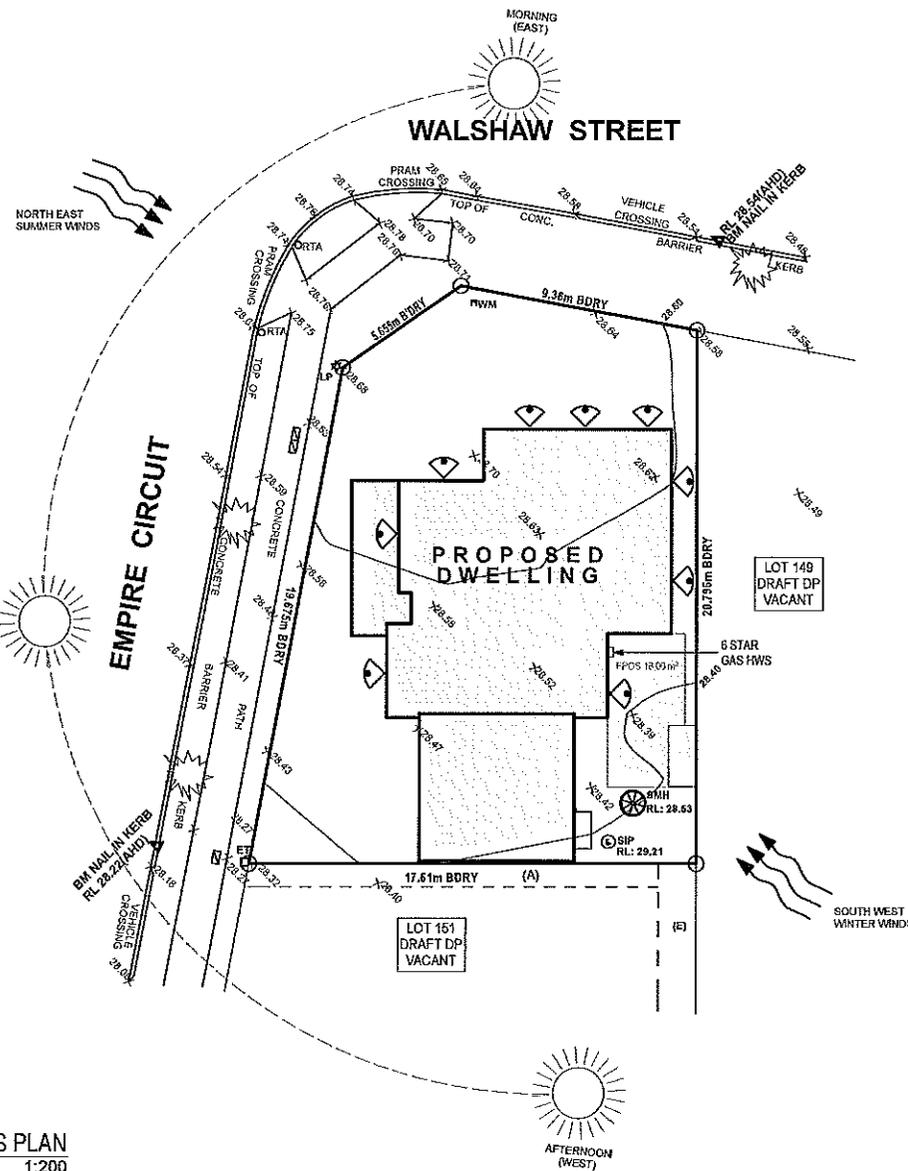
EXCAVATE SITE APPROX. 180mm TO FORM JOB DATUM R.L. 28.54(AHD) DATUM POINT 385mm BELOW FINISHED FLOOR LEVEL. EXTENT OF EXCAVATION AND BATTERS TO BE DETERMINED ON SITE.

(E) PROPOSED EASEMENT TO DRAIN WATER 1.5 WIDE

(2) TWO STOREY

SITE ANALYSIS PLAN
1:200

NOTES:
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FLOOR FINISHES AS SELECTED AS PER TENDER.



PROJECT:
 PROPOSED BRICK VENEER DWELLING
 CLIENT:
 Mr. Zhang & Mrs. Wang

ADDRESS:
 Lot 150 Empire Circuit
 Thornton Estate

- ☒ EXHAUST FAN
- ☒ SMOKE ALARM AS 3786-1993

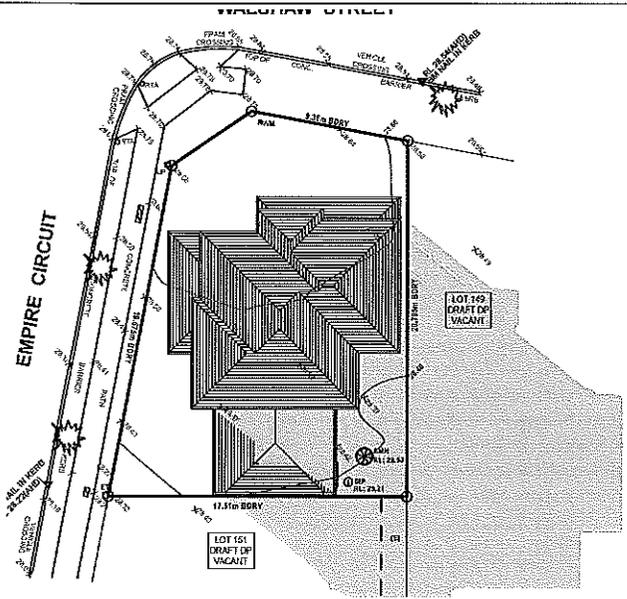
LODGE/MENT:	DP No:
D.A/C.C	DRAFT

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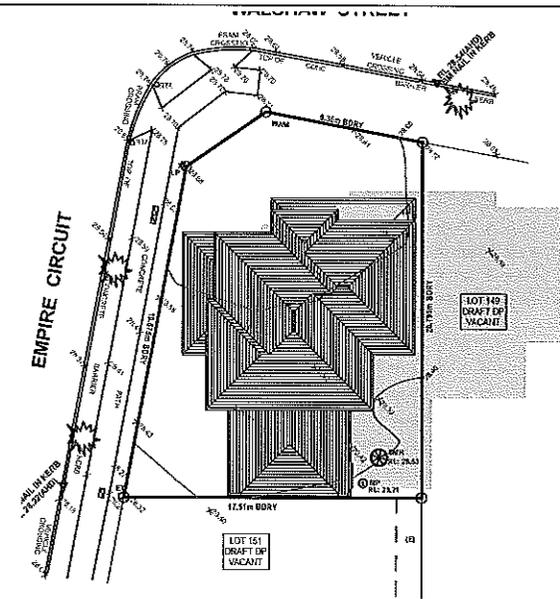
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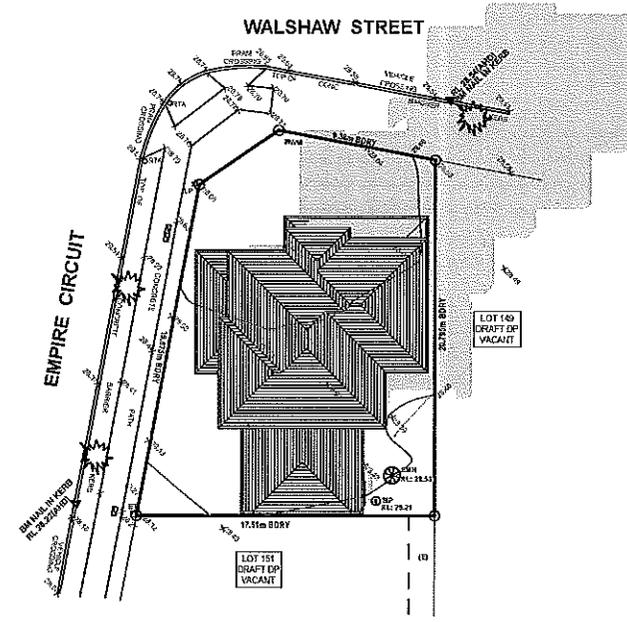
JOB No: 143686	DRAWN: DW
LGA: PENRITH	DATE: 17/07/14
DESCRIPTION: CUSTOM	SITE CLASSIFICATION: 4c Class
CODE: CUSTOM	FAÇADE: CUSTOM
	SHEET: 15



9AM SHADOWS
1:300



12PM SHADOWS
1:300



3PM SHADOWS
1:300

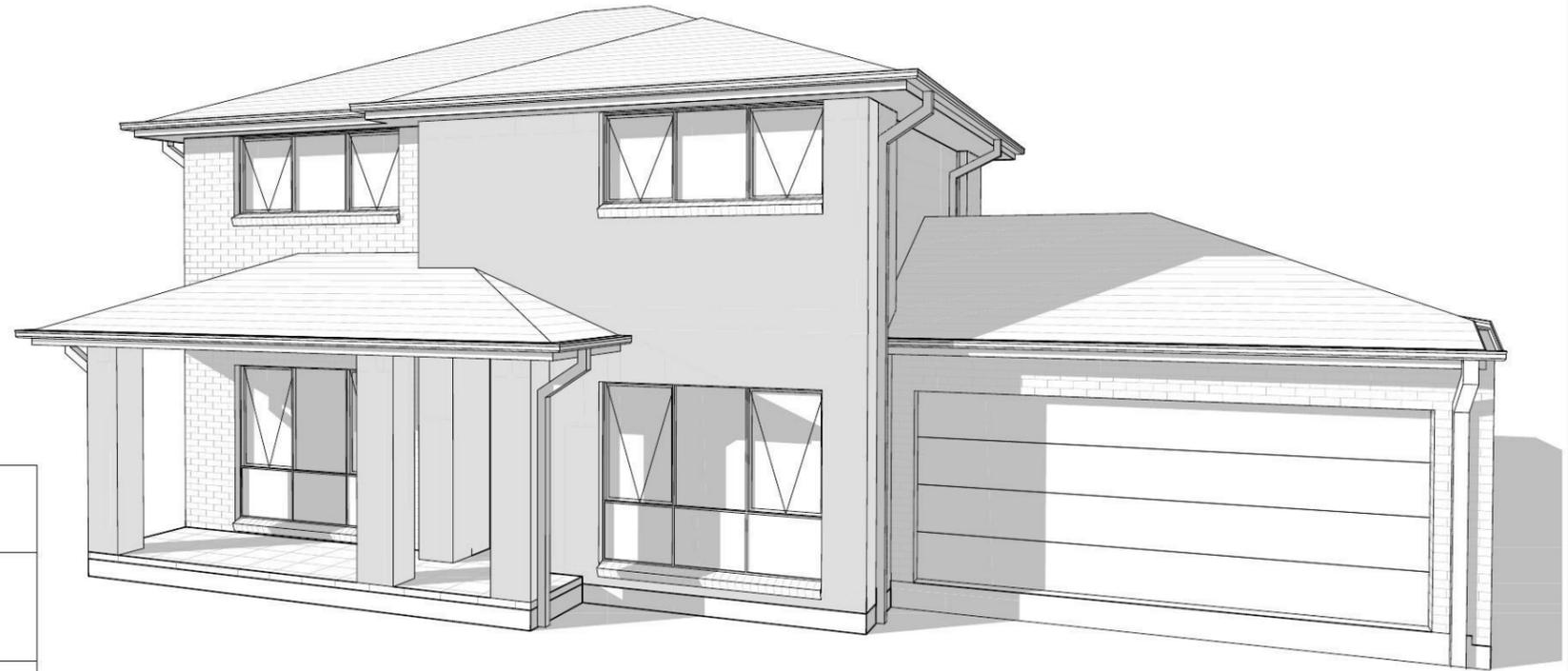


SHADOW PROJECTIONS 21ST JUNE

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 FLOOR FINISHES AS SELECTED AS PER TENDER.



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



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PROJECT: PROPOSED BRICK VENEER DWELLING
CLIENT: Mr. Zhang & Mrs. Wang
ADDRESS: Lot 150 Empire Circuit
Thornton Estate

JOB No: 143686

AREAS SCHEDULE

SITE DETAILS

LOT NUMBER: 150
 SITE AREA: 332.30m²

DWELLING AREAS

GROUND FLOOR LIVING: 105.22m²
 FIRST FLOOR LIVING: 97.86m²
 GARAGE: 34.73m²
 PORCH: 11.63m²

TOTAL FLOOR AREA: 249.44m²

DRIVEWAY AND PATH AREA: 35.85m²
 TOTAL FOOTPRINT AREA: 152.7m²

ROOF AREA TO R/W TANK: 120.00m²

SITE COVERAGE:

PROPOSED: 139.95m² 42.1%

FLOOR SPACE RATIO:

PROPOSED: 203.08m² 61.1%

LANDSCAPE RATIO:

PROPOSED: 144.87m² 43.5%

PRIVATE OPEN SPACE:

REQUIRED (min.): 66.46m² 20%
 PROPOSED: 77.96m² 23.4%

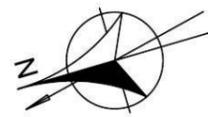
GAS HWS & A/C POSITION SUBJECT TO 88B EASEMENT & COUNCIL RESTRICTIONS

'H' CLASS SLAB

LOT: 150
DP: DRAFT
AREA: 332.3m²

EXCAVATE SITE APPROX. 160mm TO FORM JOB DATUM R.L. 28.54(AHD) DATUM POINT 385mm BELOW FINISHED FLOOR LEVEL. EXTENT OF EXCAVATION AND BATTERS TO BE DETERMINED ON SITE.

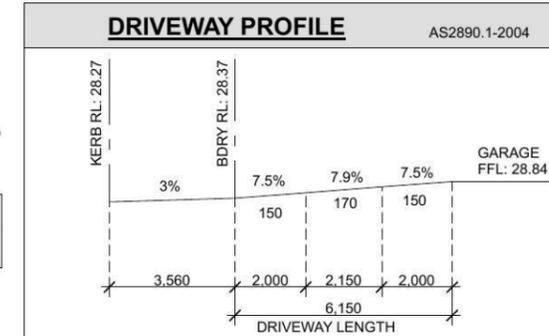
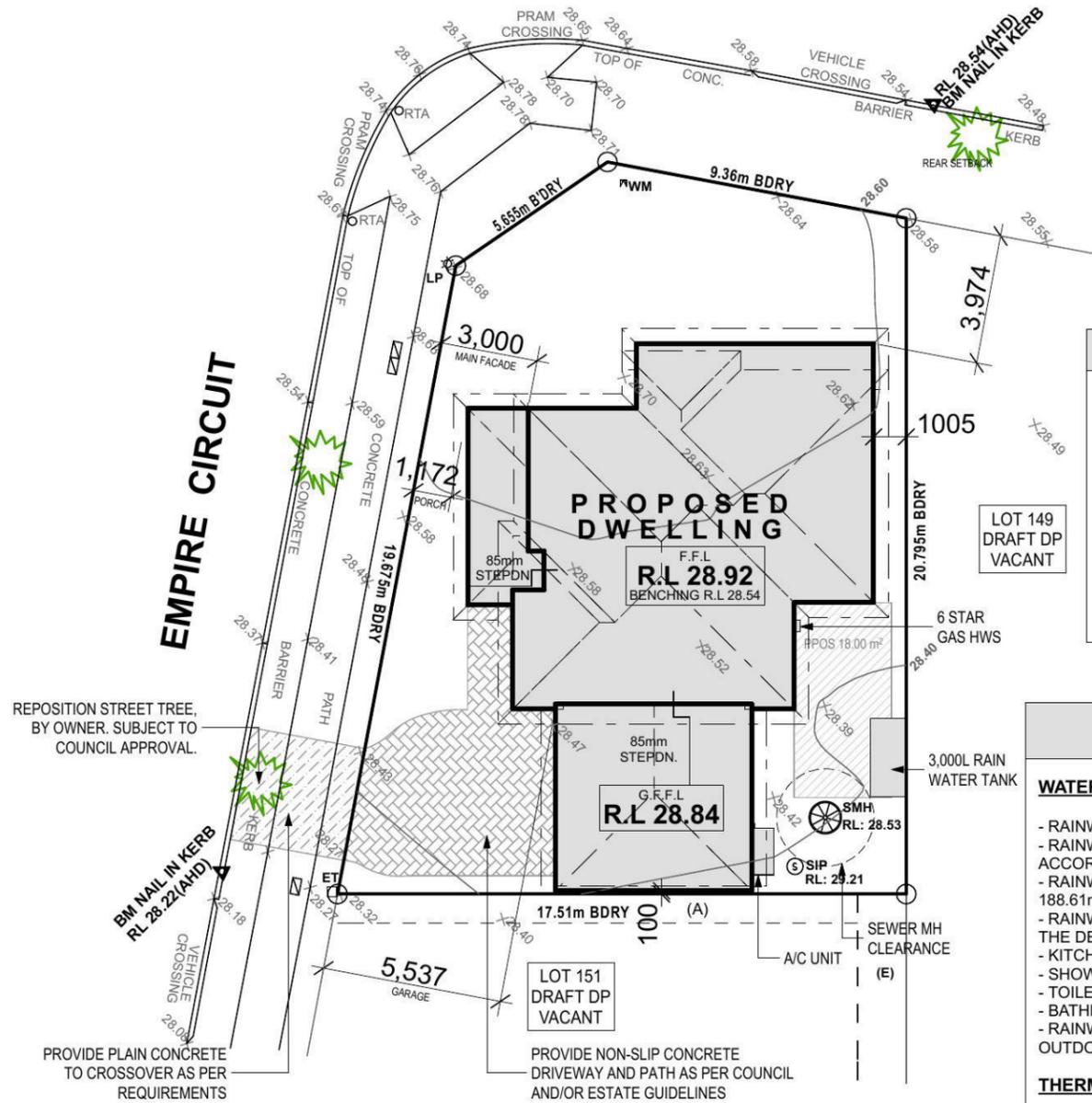
(E) PROPOSED EASEMENT TO DRAIN WATER 1.5 WIDE



SITE PLAN
1:200

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 *SEE PERMITTING REQUIREMENTS FOR TENDER.

WALSHAW 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 188.61m² 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 VEENER/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.

Wisdom Smart

Theeasystart

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

PROJECT:
 PROPOSED BRICK VENEER DWELLING

CLIENT:
Mr. Zhang & Mrs. Wang

ADDRESS:
 Lot 150 Empire Circuit
 Thornton Estate

- ⊗ EXHAUST FAN
- ⊗ SMOKE ALARM AS 3786-1993

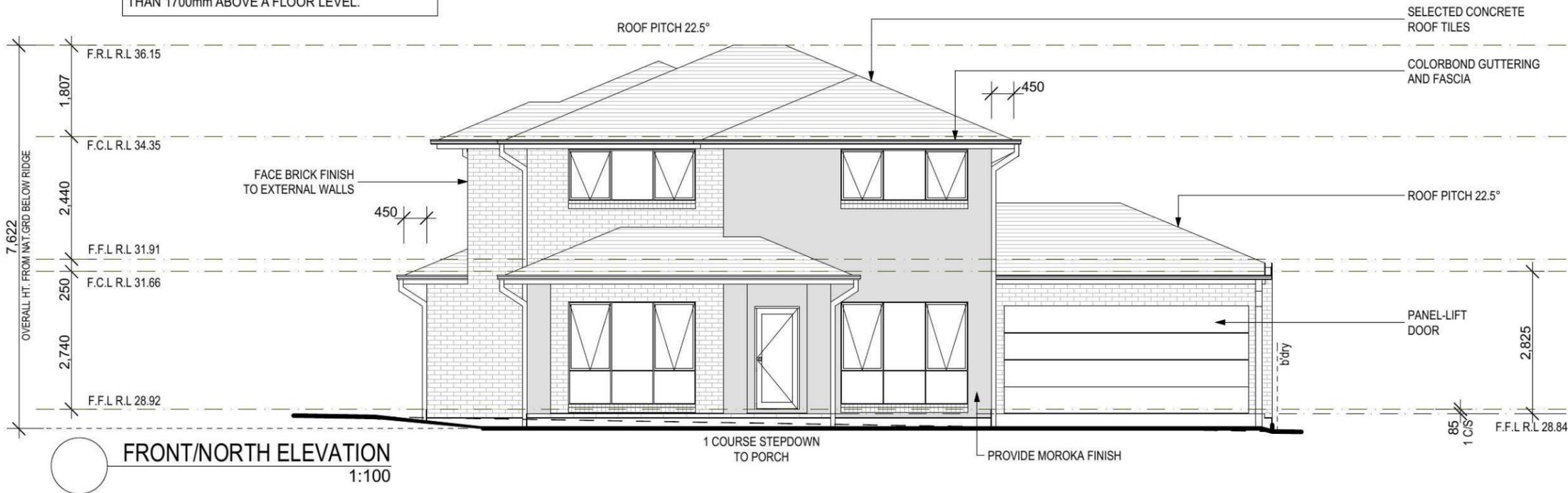
LODGEMENT: **D.A/C.C** DP No: **DRAFT**

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REVISION SCHEDULE			
ISSUE	DESCRIPTION	DRAWN	DATE
A	CONTRACT PLANS	DC	16/04/14
A-1	AMENDED CONTRACT PLANS	DC	14/04/14
A-2	VARIATION 11/07/14	DW	17/07/14
B	DA APPROVAL	SB	18.08.14
B-1	CONTOURS/LEVELS ADDED	LM	22.10.14

JOB No: **143686** DRAWN: **DW**
 DATE: **17/07/14**
 LGA: **PENRITH** SITE CLASSIFICATION: **H' Class**
 DESCRIPTION: **CUSTOM** FACADE: **CUSTOM**
 CODE: **CUSTOM** SHEET: **2**

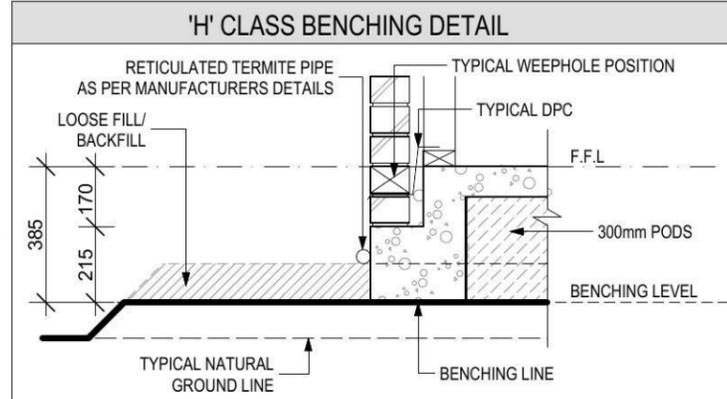
NOTE:
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FRONT/NORTH ELEVATION
1:100



LEFT/EAST ELEVATION
1:100



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 Fax: 4647 1233
 www.wisdomsmart.com.au

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JOB No: **143686** DRAWN: **DW**
 DATE: **17/07/14**
 LGA: **PENRITH** SITE CLASSIFICATION: **H' Class**
 DESCRIPTION: **CUSTOM** FACADE: **CUSTOM**
 CODE: **CUSTOM** SHEET: **6**

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ADDRESS:
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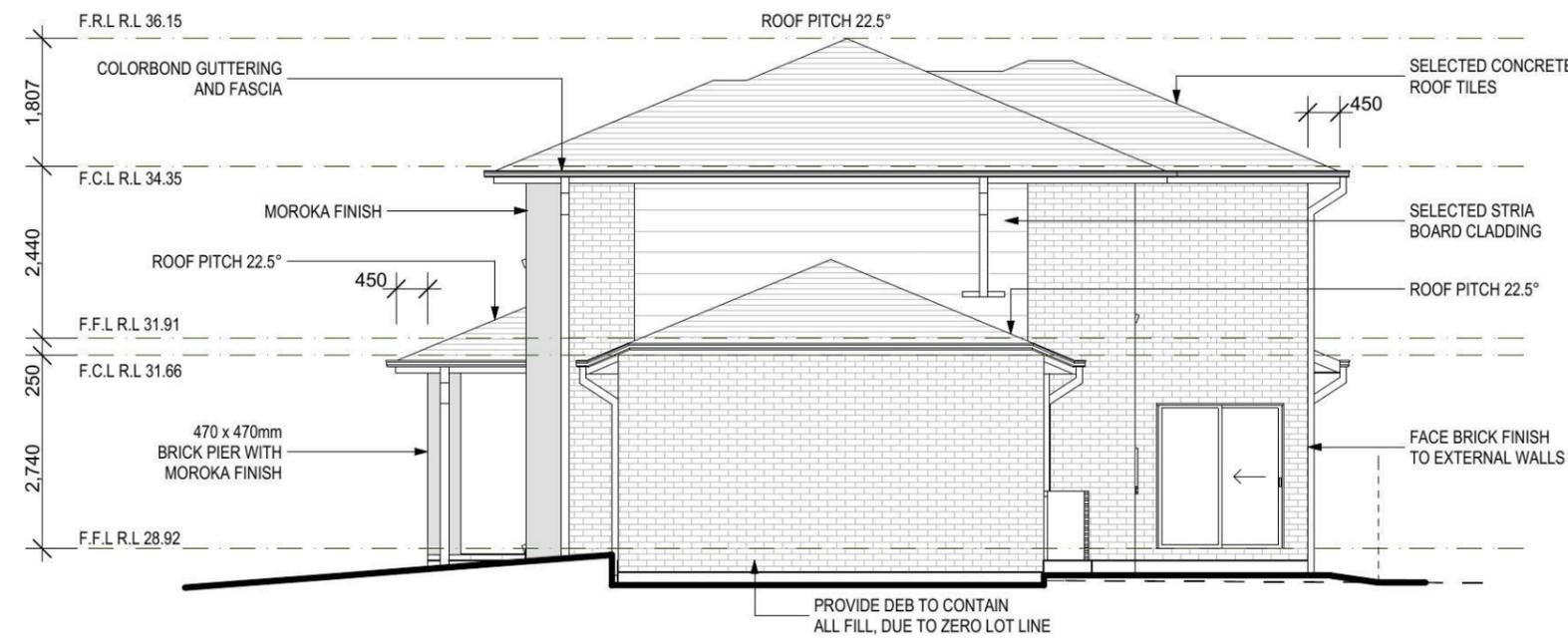
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JOB No: 143686	DRAWN: DW
LGA: PENRITH	DATE: 17/07/14
DESCRIPTION: CUSTOM	SITE CLASSIFICATION: H' Class
CODE: CUSTOM	FACADE: CUSTOM
	SHEET: 7

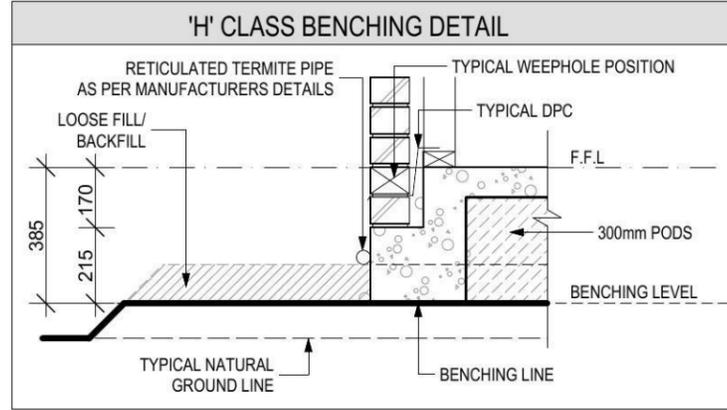
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REAR/SOUTH ELEVATION
1:100



RIGHT/WEST ELEVATION
1:100



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ADDRESS:
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Thornton Estate**

- EXHAUST FAN
- SMOKE ALARM AS 3786-1993

LODGEMENT: D.A/C.C	DP No: DRAFT
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JOB No: 143686	DRAWN: DW
LGA: PENRITH	DATE: 17/07/14
DESCRIPTION: CUSTOM	SITE CLASSIFICATION: H' Class
CODE: CUSTOM	FACADE: CUSTOM
	SHEET: 9

Window Schedule									
Window No.	Type	Window Size		Plan View	Elev. View	Glazing	Frame and reveal	Flyscreens	Others
		Height	Width						
W1	AA2025T	2,042	2,530			Single clear	240mm BV		
W2	AA2025T	2,042	2,530			Single clear	240mm BV		
W3	AA2025T	2,042	2,530			Single clear	240mm BV		
W4	AA2007T	2,042	724			Single clear	240mm BV		
W5	AA2007T	2,042	724			Single clear	240mm BV		
W6	AA2007T	2,042	724			Single clear	240mm BV		
W7	AS2026T	2,042	2,630			Single clear	240mm BV		
W8	AS2026T	2,042	2,630			Single clear	240mm BV		
W9	AA1025	1,020	2,530			Single clear	240mm BV		
W10	AA1025	1,020	2,530			Single clear	240mm BV		
W11	AA1806T	1,800	600			Single clear	90mm TF		
W12	AS1018	1,020	1,800			Single clear	240mm BV		
W13	AS1018	1,020	1,800			Single clear	240mm BV		
W14	AA1810T	1,800	960			Single clear	240mm BV		

Door Schedule									
Door No.	Type	Door Size		Plan View	Elev. View	Glazing	Frame and reveal	Flyscreens	Others
		Height	Width						
D1	MEF5 Special	2,040	820				240mm BV		
D2	TXD2018	2,065	1,800			Single clear	240mm BV		
D3	TXD2015	2,065	1,500			Single clear	240mm BV		
D4	820mm hung door	2,040	820				90mm TF		
D5	820mm csd door	2,040	820				90mm TF		
D6	820mm csd door	2,040	820				90mm TF		
D7	720mm hung door	2,040	720				90mm TF		
D8	2 x 620mm hung door	2,040	1,240				90mm TF		
D9	2 x 820mm hung door	2,040	1,640				70mm TF		
D10	820mm hung door	2,040	820				70mm TF		
D11	820mm hung door	2,040	820				70mm TF		
D12	2 x 720mm hung door	2,040	1,440				70mm TF		
D13	820mm hung door	2,040	820				70mm TF		
D14	820mm hung door	2,040	820				70mm TF		
D15	2 x 820mm hung door	2,040	1,640				70mm TF		
D16	820mm hung door	2,040	820				70mm TF		
D17	770mm hung door	2,040	770				70mm TF		
D18	820mm hung door	2,040	820				70mm TF		

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PROJECT:
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CLIENT:

Mr. Zhang & Mrs. Wang

ADDRESS:
Lot 150 Empire Circuit
Thornton Estate

- ⊗ EXHAUST FAN
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LODGEMENT: **D.A/C.C** DP No: **DRAFT**

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JOB No: **143686** DRAWN: **DW**
DATE: **17/07/14**
LGA: **PENRITH** SITE CLASSIFICATION: **H' Class**
DESCRIPTION: **CUSTOM** FACADE: **CUSTOM**
CODE: **CUSTOM** SHEET: **13**

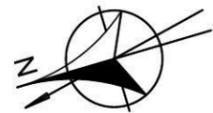
'H' CLASS SLAB

LOT: 150
DP: DRAFT
AREA: 332.3m²

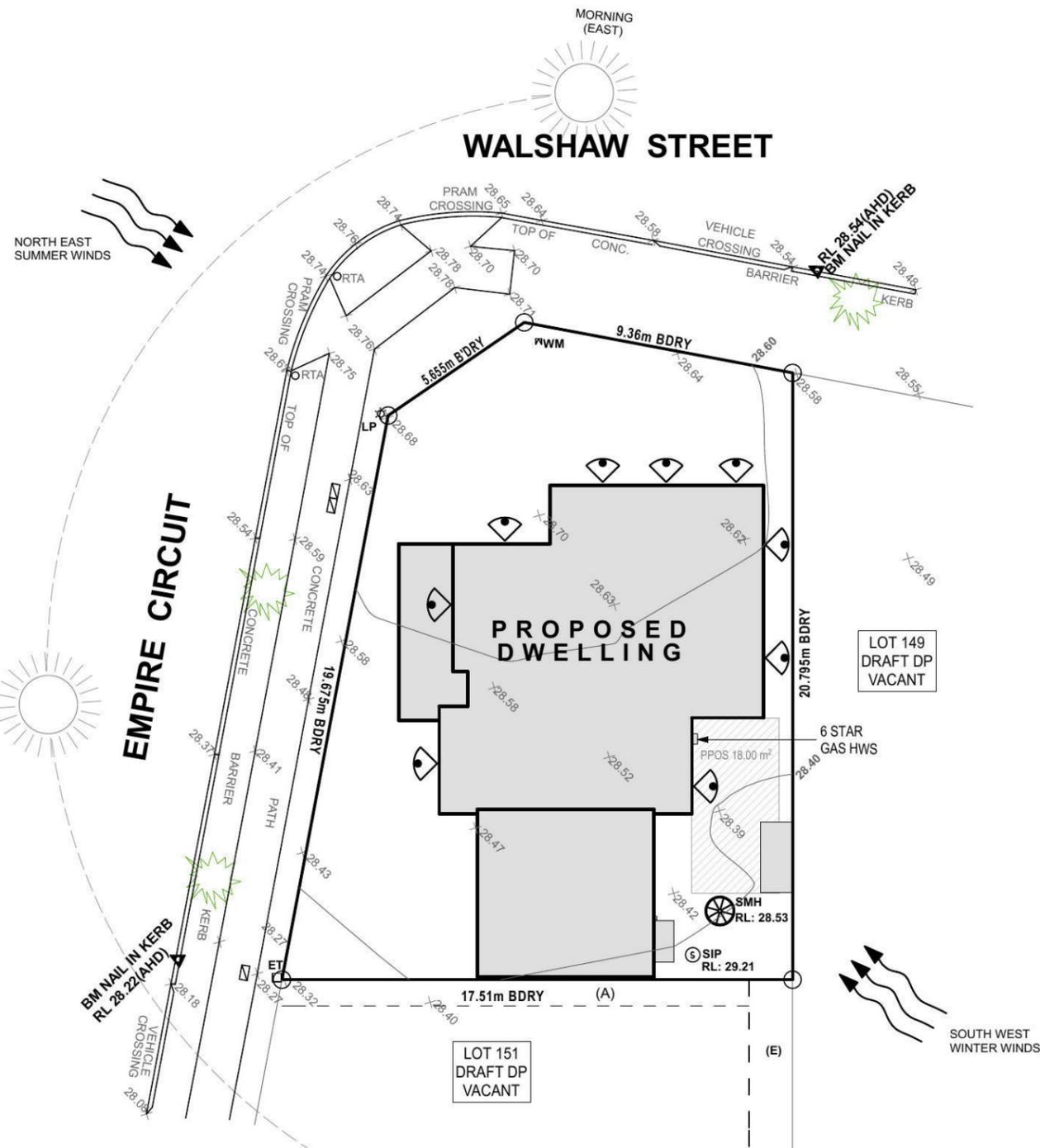
EXCAVATE SITE APPROX. 160mm TO FORM JOB DATUM R.L. 28.54(AHD) DATUM POINT 385mm BELOW FINISHED FLOOR LEVEL. EXTENT OF EXCAVATION AND BATTERS TO BE DETERMINED ON SITE.

(E) PROPOSED EASEMENT TO DRAIN WATER 1.5 WIDE

(2) TWO STOREY



SITE ANALYSIS PLAN 1:200



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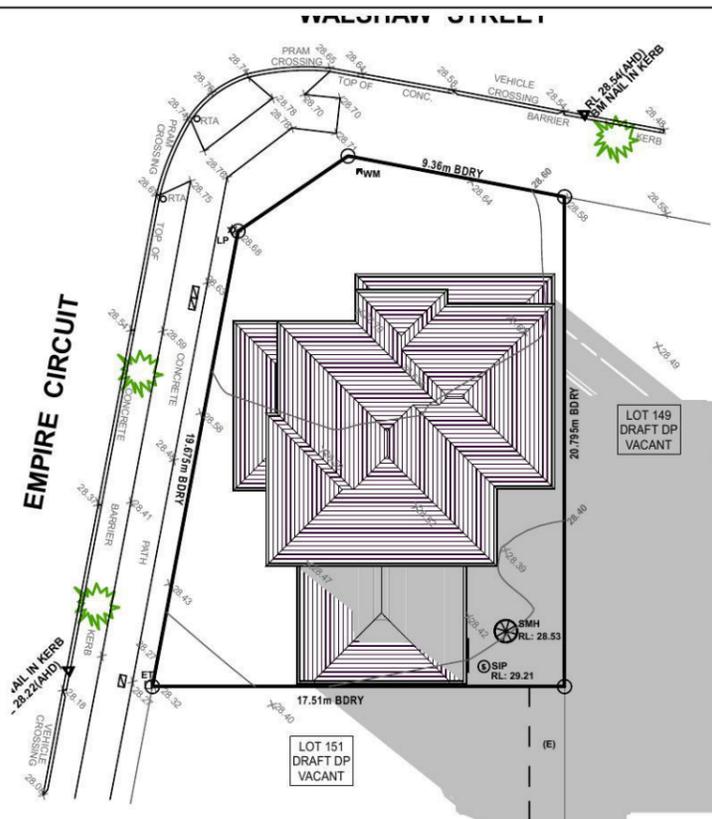
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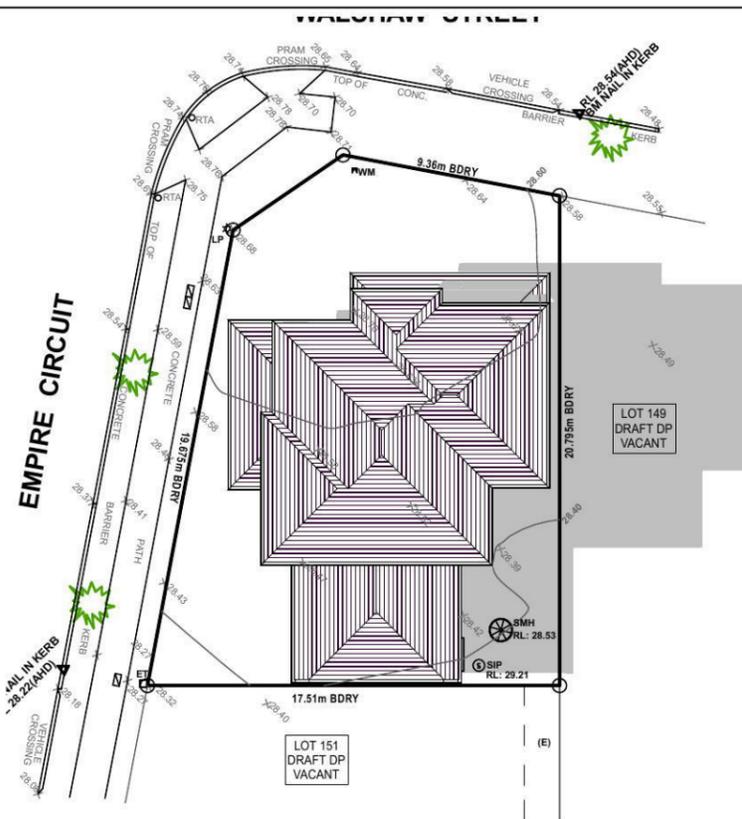
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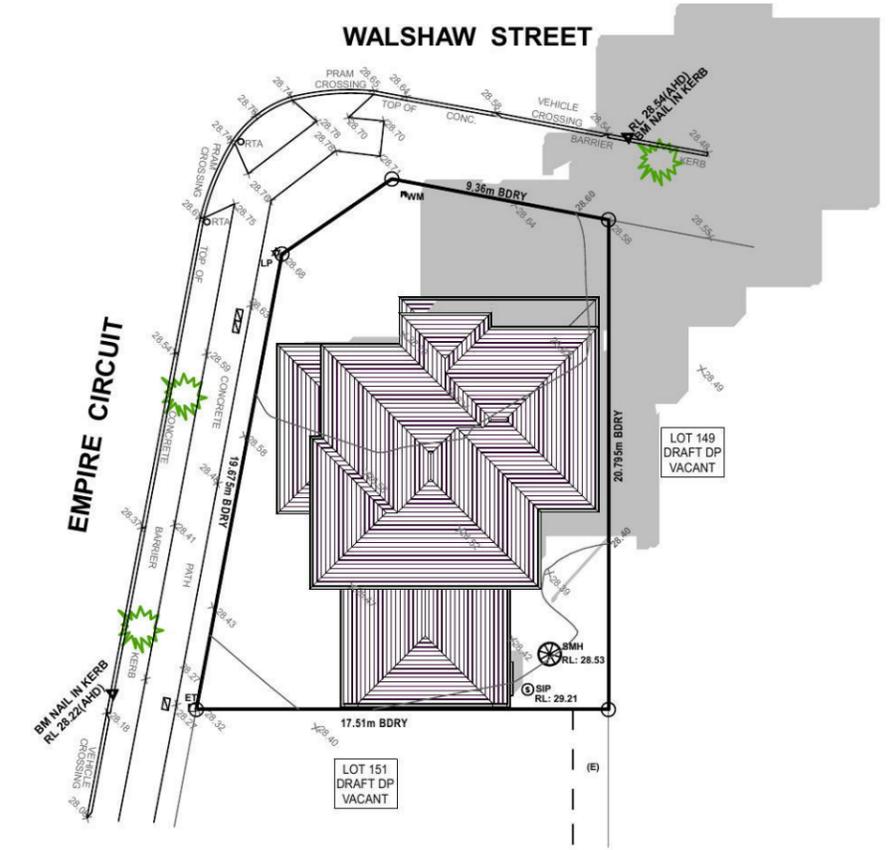
JOB No: 143686	DRAWN: DW
LGA: PENRITH	DATE: 17/07/14
DESCRIPTION: CUSTOM	SITE CLASSIFICATION: H' Class
CODE: CUSTOM	FACADE: CUSTOM
	SHEET: 15



9AM SHADOWS
1:300



12PM SHADOWS
1:300



3PM SHADOWS
1:300



SHADOW PROJECTIONS 21st JUNE

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 Document No: 143686-15
 Version: 1, Version Date: 24/02/2015

Wisdom Smart

The easystart

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Fax: 4647 1233

www.wisdomsmart.com.au

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Wisdom Homes Pty Ltd

ADDRESS:
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Thornton Estate

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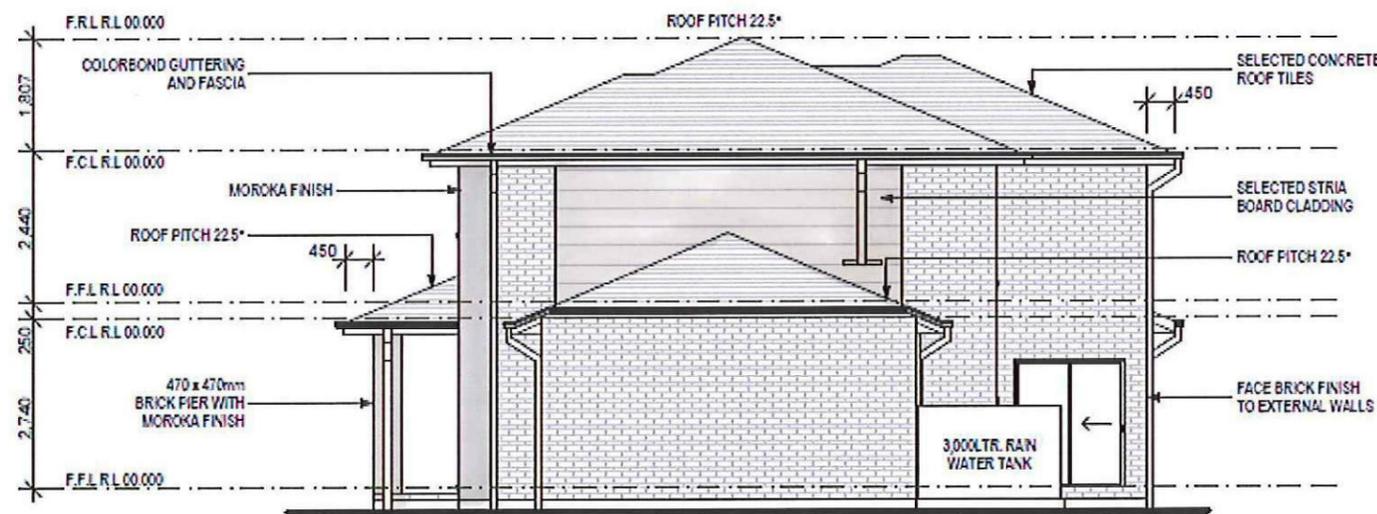
LODGEMENT: D.A/C.C DP No: Unreg.

JOB No: 143686	DRAWN DC
LGA: PENRITH	DATE: 16.04.14
DESCRIPTION: CUSTOM	SITE CLASSIFICATION of Class - subject to further report
CODE: CUSTOM	FACADE CUSTOM SHEET 5

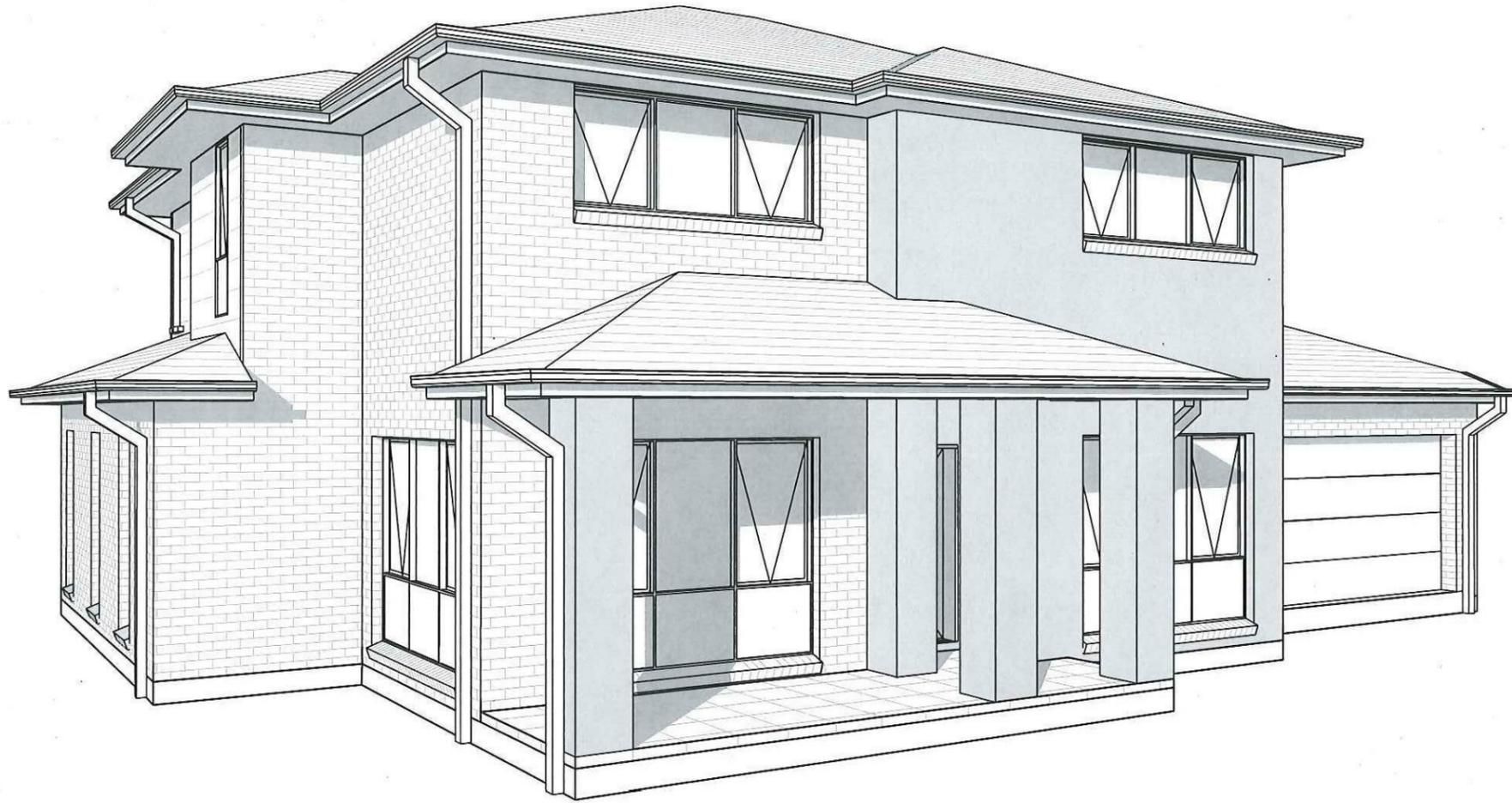
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REAR/SOUTH ELEVATION
1:100

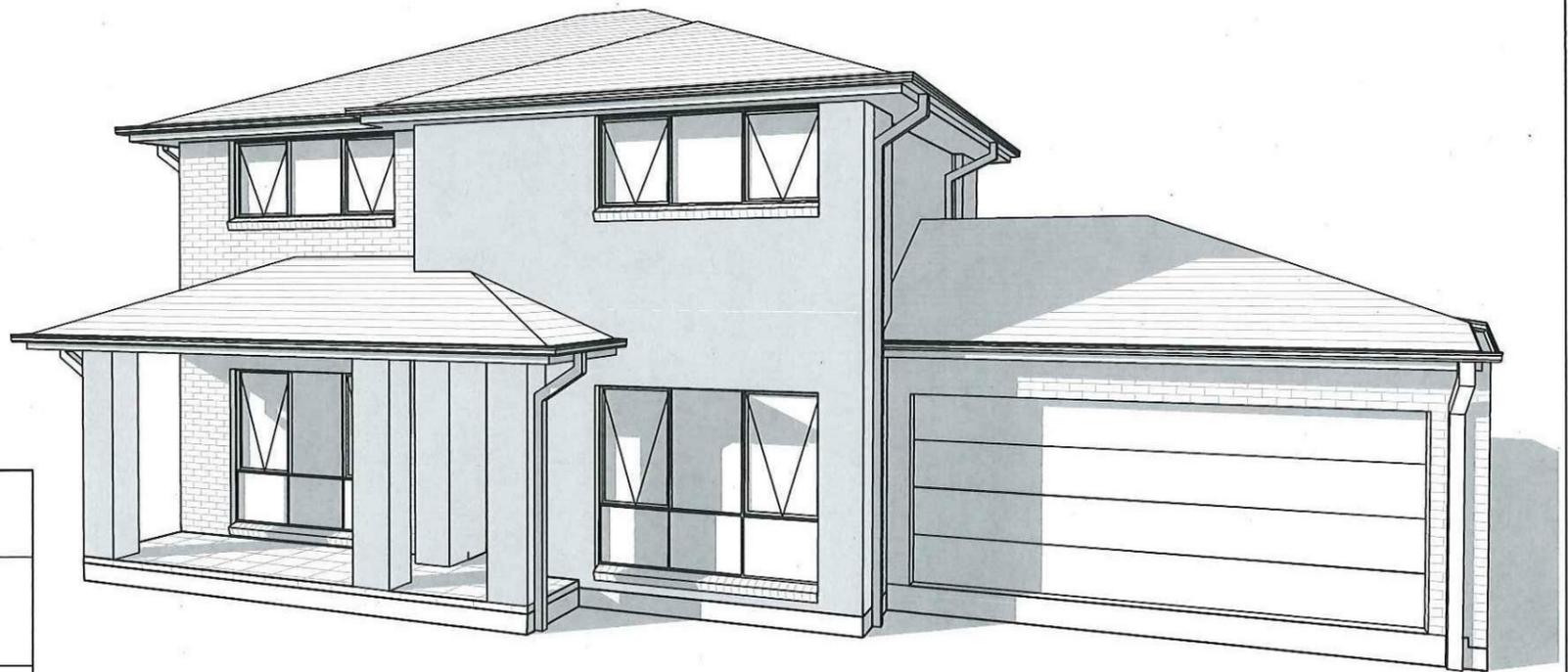


RIGHT/WEST ELEVATION
1:100



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


Thorton Design Review Panel
 Reviewed *Jul 14/14* Date *28/7/14*



Wisdom Smart Theeasystart Ph: 4647 1200 Fax: 4647 1233 www.wisdomsmart.com.au	PROJECT: PROPOSED BRICK VENEER DWELLING	JOB No: 143686
	CLIENT: Wisdom Homes Pty Ltd	
	ADDRESS: Lot 150 Empire Circuit Thornton Estate	

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JOB No: 143686	DRAWN: DW
LGA: PENRITH	DATE: 17/07/14
DESCRIPTION: CUSTOM	SITE CLASSIFICATION: M' Class - subject to borehole report
CODE: CUSTOM	FAÇADE: CUSTOM
	SHEET: 2

AREAS SCHEDULE

SITE DETAILS	
LOT NUMBER:	150
SITE AREA:	332.3m ²
DWELLING AREAS	
GROUND FLOOR LIVING:	105.22m ²
FIRST FLOOR LIVING:	97.86m ²
GARAGE:	34.73m ²
PORCH:	11.63m ²
TOTAL FLOOR AREA:	249.44m²

M' CLASS
(subject to borehole report)

LOT: 150
AREA: 332.30m²

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)

(E) - EASEMENT TO DRAIN WATER 1.5 WIDE

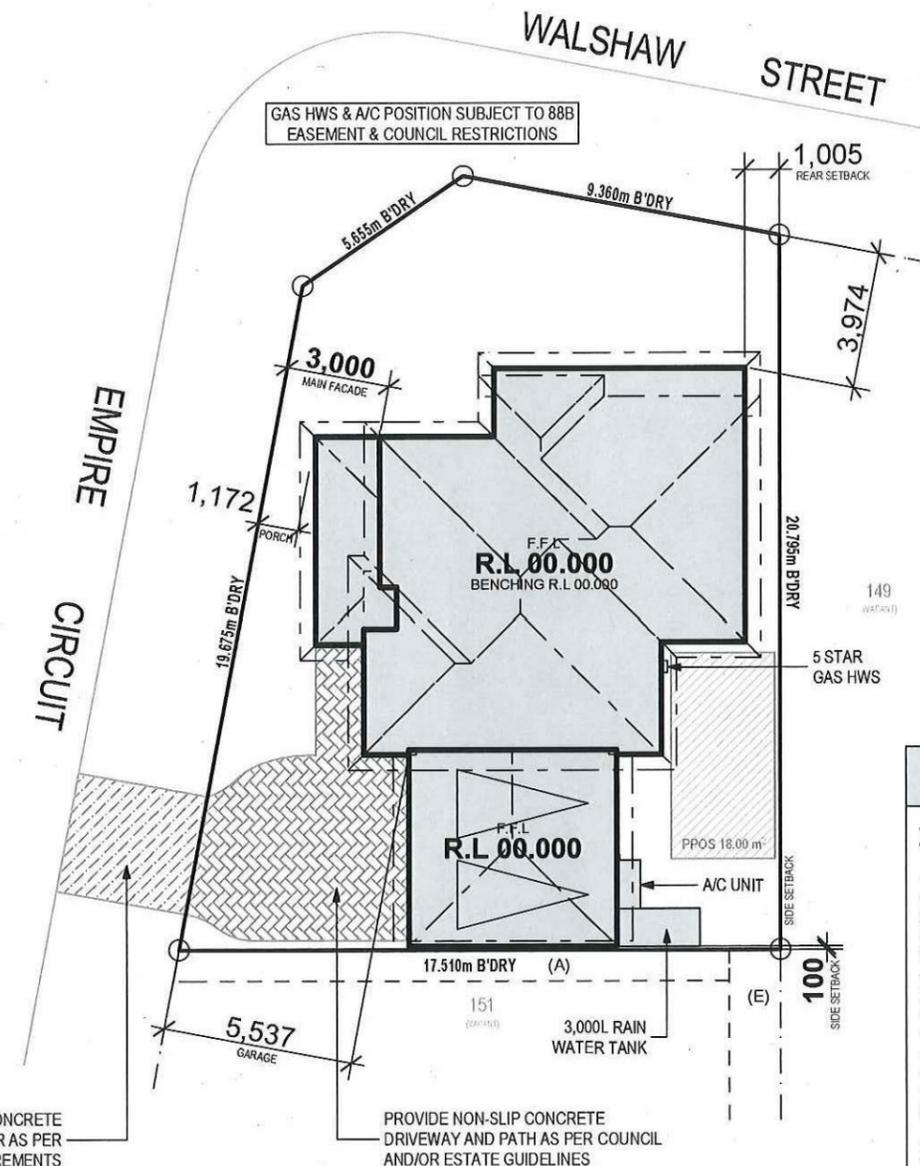
PRELIMINARY DEPOSITED PLAN

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SITE PLAN
1:200

NOTES:
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*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.
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*FLOOR FINISHES AS SELECTED AS PER TENDER.



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 188.61m² 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 VEENER/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.

Thorton Design Review Panel
LANDCOM
Reviewed *[Signature]* Date 28/7/14

Wisdom Smart

Theeasystart

Ph: 4647 1200

Fax: 4647 1233

www.wisdomsmart.com.au

PROJECT: PROPOSED BRICK VENEER DWELLING

CLIENT: Wisdom Homes Pty Ltd

ADDRESS: Lot 150 Empire Circuit
Thornton Estate

- EXHAUST FAN
- SMOKE ALARM AS 3786-1993

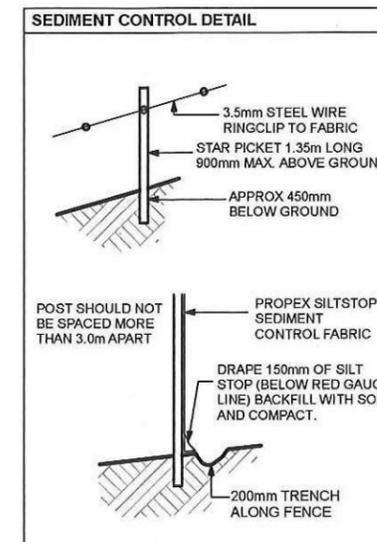
LODGEMENT: D.A/C.C DP No: Unreg.

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REVISION SCHEDULE

ISSUE	DESCRIPTION	DRAWN	DATE
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-	-	-	-
-	-	-	-

JOB No: 143686	DRAWN: DW
LGA: PENRITH	DATE: 17/07/14
DESCRIPTION: CUSTOM	SITE CLASSIFICATION: M' Class - subject to borehole report
CODE: CUSTOM	FACADE: CUSTOM
	SHEET: 3



M' CLASS
(subject to borehole report)

LOT: 150
AREA: 332.30m²

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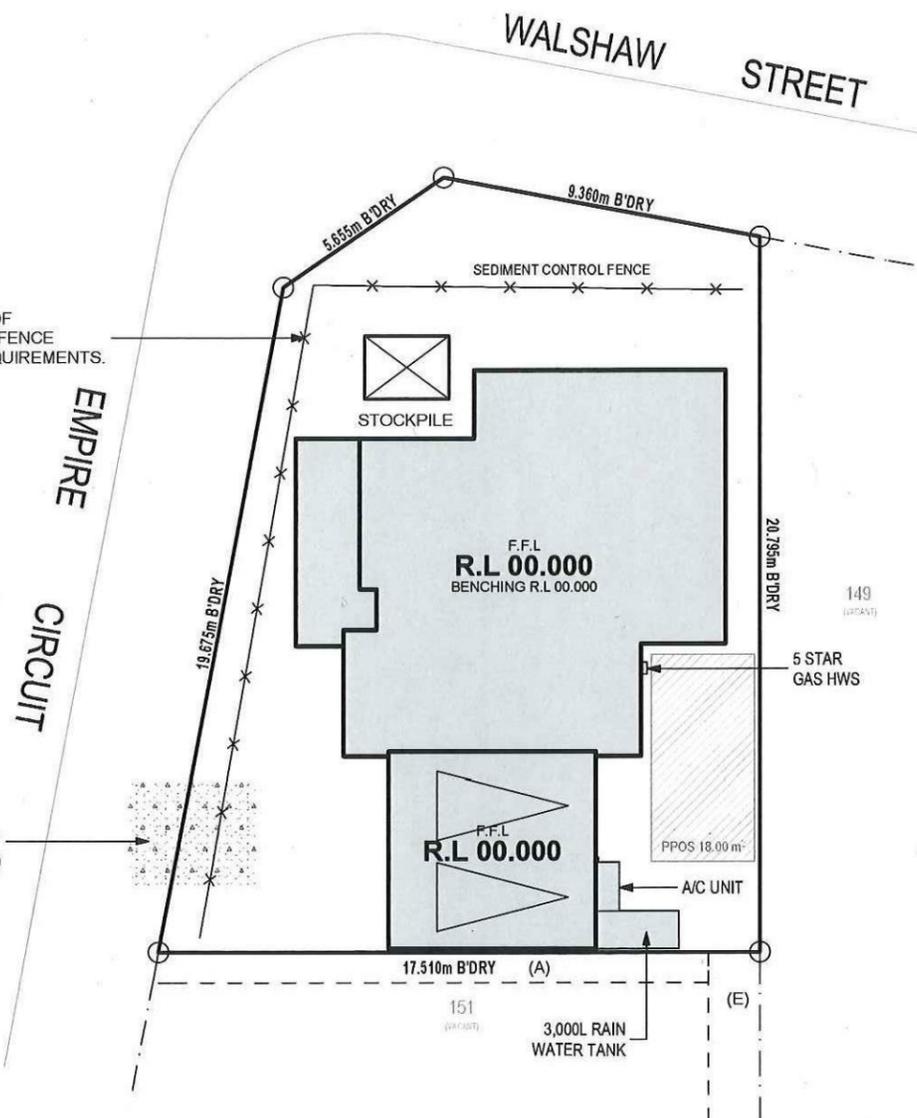
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TEMPORARILY STABILISE VEHICLE ACCESS DRIVEWAY (GRAVEL/ROCK AGGREGATE)



APPROX. LOCATION OF SEDIMENT CONTROL FENCE AS PER COUNCIL REQUIREMENTS.



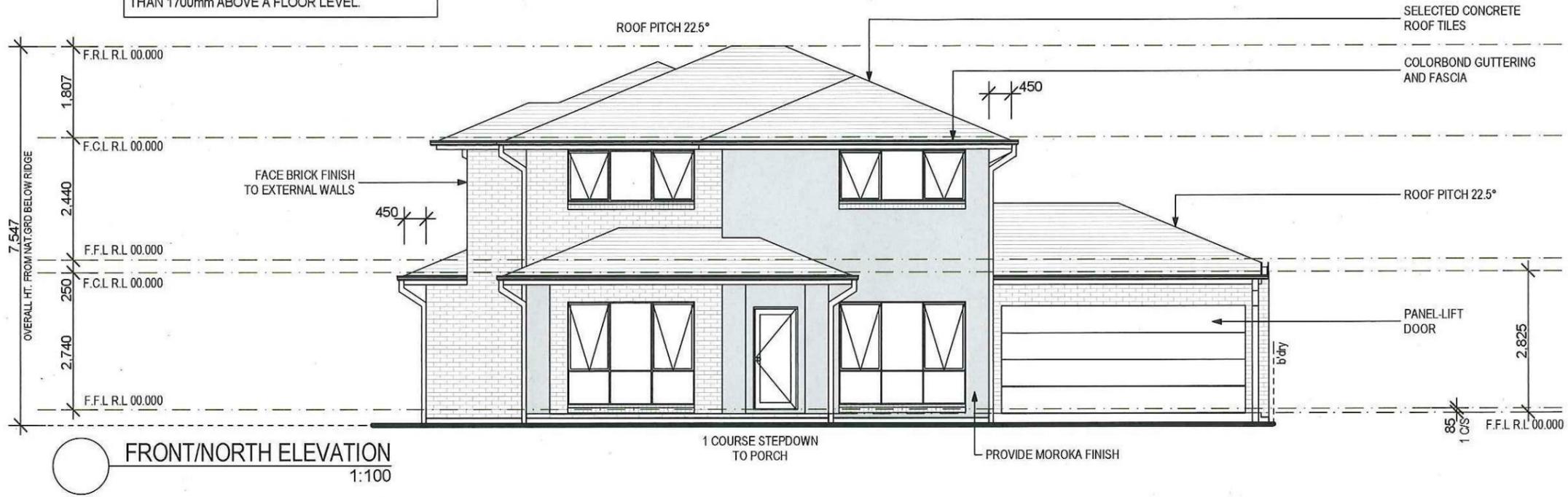
Thorton Design Review Panel
LANDCOM
Reviewed *[Signature]* Date 28/7/14

BENCHING PLAN
1:200

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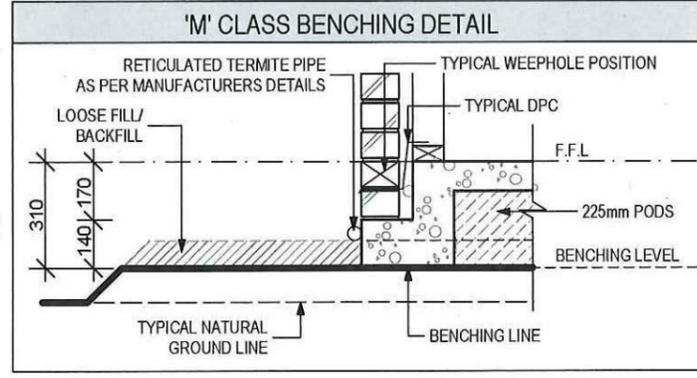
OPENABLE WINDOWS TO BE IN ACCORDANCE WITH CLAUSE 3.9.2.5 OF THE BCA 2013 VOL. 2 - FIRST FLOOR WINDOWS TO BE RESTRICTED TO OPEN A MAX. OF 125mm IF SILL HEIGHT IS LOWER THAN 1700mm ABOVE A FLOOR LEVEL.



FRONT/NORTH ELEVATION
1:100



LEFT/EAST ELEVATION
1:100



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Wisdom Smart

The easystart

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PROJECT:
 PROPOSED BRICK VENEER DWELLING
 CLIENT:
 Wisdom Homes Pty Ltd

ADDRESS:
 Lot 150 Empire Circuit
 Thornton Estate

- EXHAUST FAN
- SMOKE ALARM AS 3786-1993

LODGEMENT: D.A/C.C DP No: Unreg.

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-	-	-	-
-	-	-	-

JOB No: 143686
 DRAWN: DW
 DATE: 17/07/14
 LGA: PENRITH
 SITE CLASSIFICATION: M' Class - subject to borehole report
 DESCRIPTION: CUSTOM
 FACADE: CUSTOM
 SHEET: 6
 CODE: CUSTOM

PROJECT:
PROPOSED BRICK VENEER DWELLING
CLIENT:

Wisdom Homes Pty Ltd

ADDRESS:
Lot 150 Empire Circuit
Thornton Estate

- EXHAUST FAN
- SMOKE ALARM AS 3786-1993

LODGEMENT: **D.A/C.C** DP No: **Unreg.**

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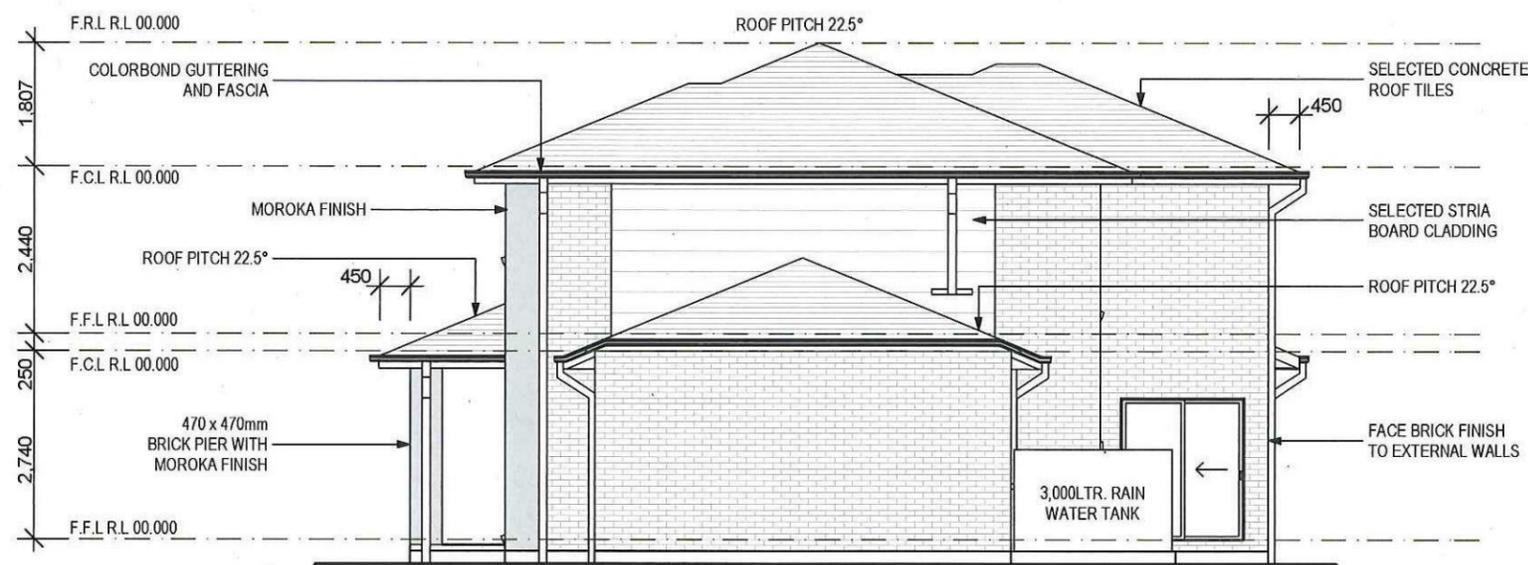
JOB No: **143686** DRAWN: **DW**
DATE: **17/07/14**
LGA: **PENRITH** SITE CLASSIFICATION: **1st Class - subject to borehole report**
DESCRIPTION: **CUSTOM** FACADE: **CUSTOM**
CODE: **CUSTOM** SHEET: **7**

NOTE:

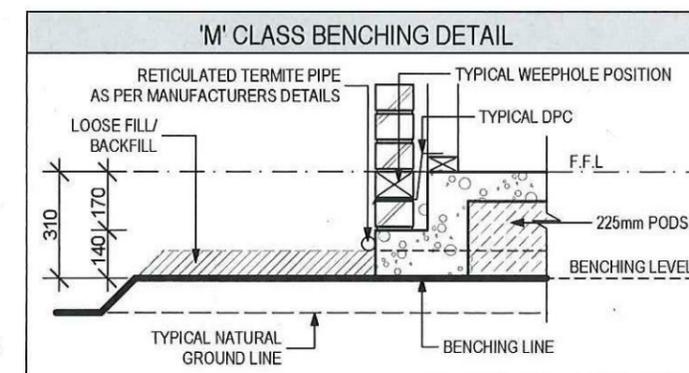
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REAR/SOUTH ELEVATION
1:100



RIGHT/WEST ELEVATION
1:100



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FLOOR FINISHES AS SELECTED AS PER TENDER.

Window No.	Type	Window Size		Plan View	Elev. View	Glazing	Frame and reveal	Flyscreens	Others
		Height	Width						
W1	AA2025T	2,042	2,530			Single clear	240mm BV		
W2	AA2025T	2,042	2,530			Single clear	240mm BV		
W3	AA2025T	2,042	2,530			Single clear	240mm BV		
W4	AA2007T	2,042	724			Single clear	240mm BV		
W5	AA2007T	2,042	724			Single clear	240mm BV		
W6	AA2007T	2,042	724			Single clear	240mm BV		
W7	AS2026T	2,042	2,630			Single clear	240mm BV		
W8	AS2026T	2,042	2,630			Single clear	240mm BV		
W9	AA1025	1,020	2,530			Single clear	240mm BV		
W10	AA1025	1,020	2,530			Single clear	240mm BV		
W11	AA1806T	1,800	600			Single clear	90mm TF		
W12	AS1018	1,020	1,800			Single clear	240mm BV		
W13	AS1018	1,020	1,800			Single clear	240mm BV		
W14	AA1810T	1,800	960			Single clear	240mm BV		

Door No.	Type	Door Size		Plan View	Elev. View	Glazing	Frame and reveal	Flyscreens	Others
		Height	Width						
D1	MEF5 Special	2,040	820				240mm BV		
D2	TXD2018	2,065	1,800			Single clear	240mm BV		
D3	TXD2015	2,065	1,500			Single clear	240mm BV		
D4	820mm hung door	2,040	820				90mm TF		
D5	820mm csd door	2,040	820				90mm TF		
D6	820mm csd door	2,040	820				90mm TF		
D7	720mm hung door	2,040	720				90mm TF		
D8	2 x 620mm hung door	2,040	1,240				90mm TF		
D9	2 x 820mm hung door	2,040	1,640				70mm TF		
D10	820mm hung door	2,040	820				70mm TF		
D11	820mm hung door	2,040	820				70mm TF		
D12	2 x 720mm hung door	2,040	1,440				70mm TF		
D13	820mm hung door	2,040	820				70mm TF		
D14	820mm hung door	2,040	820				70mm TF		
D15	2 x 820mm hung door	2,040	1,640				70mm TF		
D16	820mm hung door	2,040	820				70mm TF		
D17	770mm hung door	2,040	770				70mm TF		
D18	820mm hung door	2,040	820				70mm TF		

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LANDCOM
Reviewed *[Signature]* Date 22/7/14

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- ⊗ EXHAUST FAN
- ⊗ SMOKE ALARM AS 3786-1993

LODGEMENT: **D.A/C.C** DP No: **Unreg.**

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JOB No: 143686	DRAWN: DW
LGA: PENRITH	DATE: 17/07/14
DESCRIPTION: CUSTOM	SITE CLASSIFICATION: M' Class - subject to borehole report
CODE: CUSTOM	FAÇADE: CUSTOM
	SHEET: 14

'M' CLASS
(subject to borehole report)

LOT: 150
AREA: 332.30m²

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

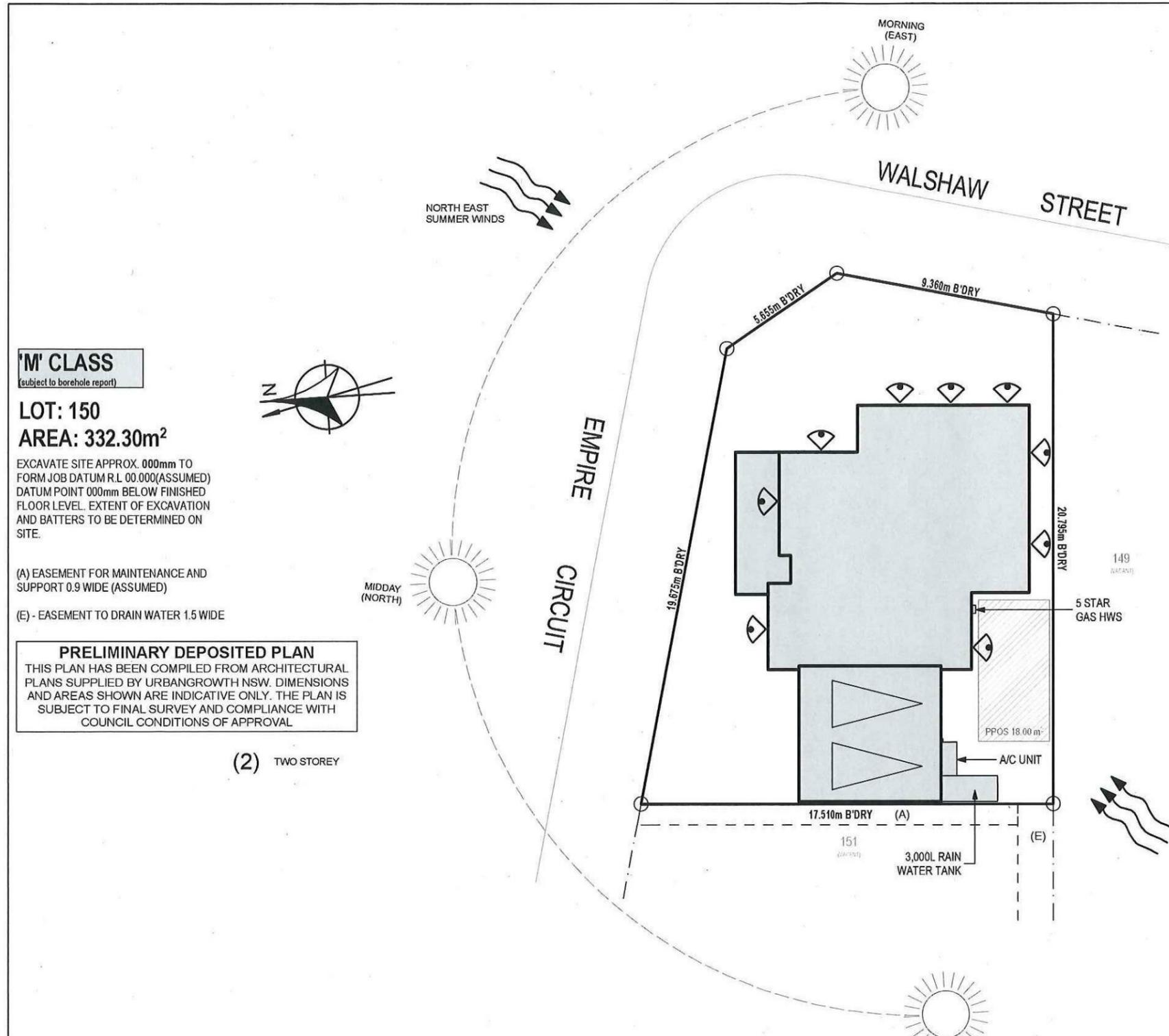
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(2) TWO STOREY

SITE ANALYSIS PLAN
1:200

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Thorton Design Review Panel
LANDCOM
Reviewed *[Signature]* Date 23/7/14

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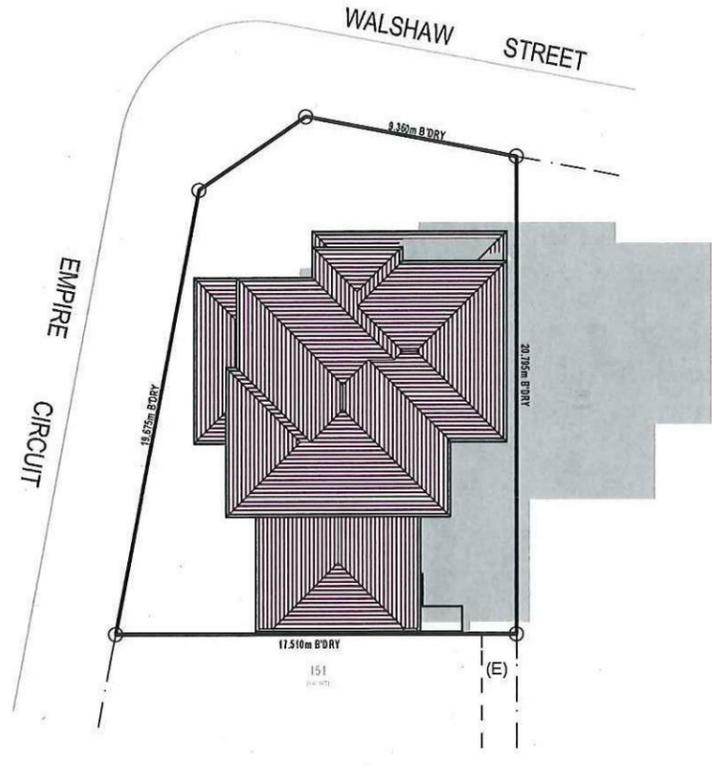
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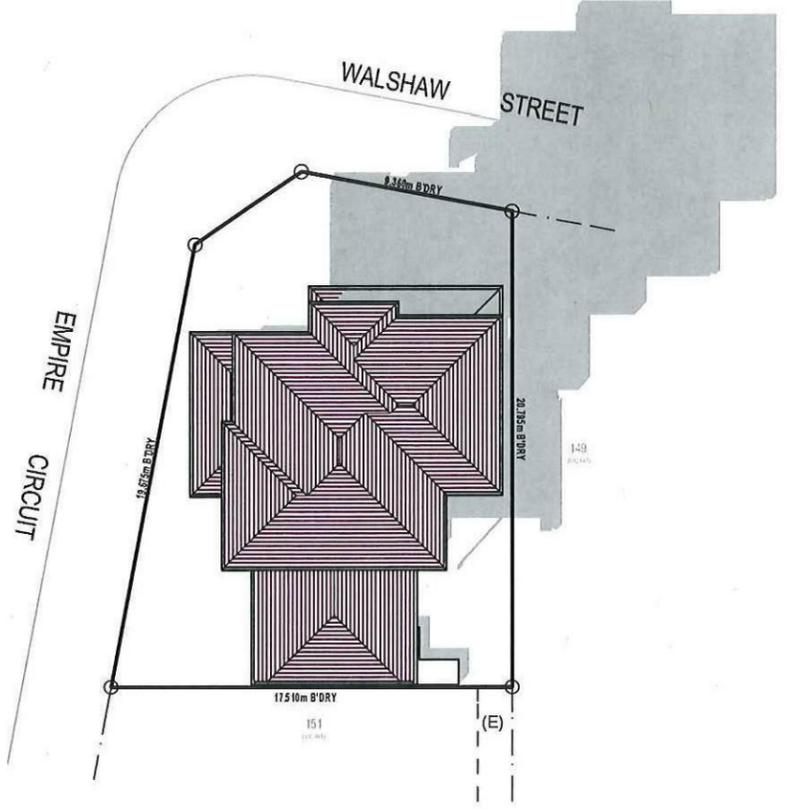
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LGA: PENRITH	DATE: 17/07/14
DESCRIPTION: CUSTOM	SITE CLASSIFICATION: 1st Class - subject to borehole report
CODE: CUSTOM	FAÇADE: CUSTOM
	SHEET: 16



9AM SHADOWS
1:300



12PM SHADOWS
1:300



3PM SHADOWS
1:300

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Thornton Design Review Panel
 LANDCOM
 Reviewed *[Signature]* Date 28/7/14

SHADOW PROJECTIONS 21st JUNE

Lot 150 Empire

PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aja	Acer japonicum 'Aconitifolium'	Japanese Maple	1	75L	3.5m
Cpl	Camellia sasanqua 'Paradise Pearl'	Camellia	31	300mm	2m
Ct	Cerastium tomentosum	Snow in Summer	6	200mm	0.2m
Dg	Dietes grandiflora	Wild Iris	14	200mm	1m
Gfs	Gardenia 'Four Seasons'	Four Seasons Gardenia	9	200mm	1m
Oi	Ophiopogon 'Stripey White'	Stripey White Mondo Grass	32	200mm	0.3-0.4m
Tl	Tibouchina lepidota 'Alstonville'	Alstonville Tibouchina	1	75L	4m

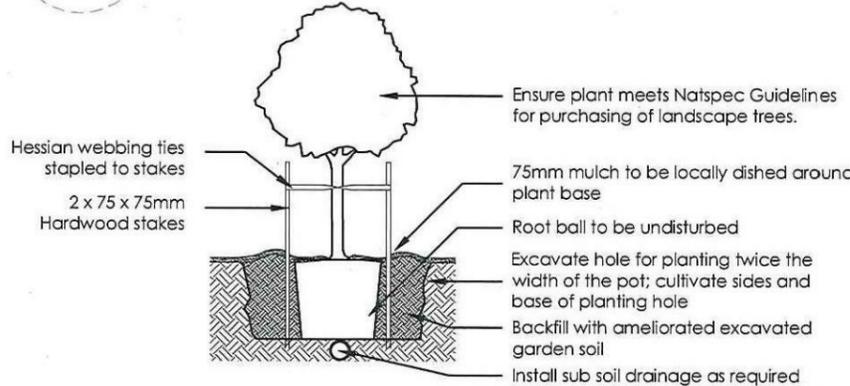
LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
94	31	0	63	2

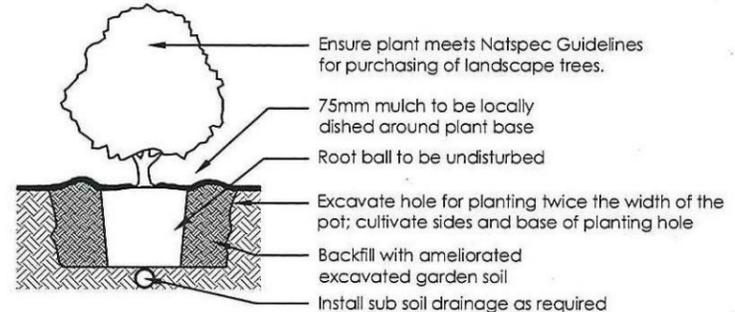


LEGEND

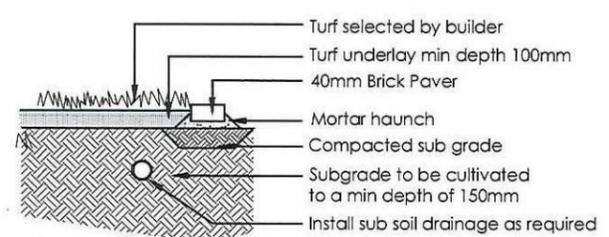
- Proposed trees - refer to plant schedule
- Proposed shrubs - refer to plant schedule
- Proposed accents & grasses - refer to plant schedule
- Proposed groundcovers and grasses - refer to plant schedule
- Existing levels
- Proposed levels
- Existing contours
- Boundary
- Garden edging
- Masonry retaining walls
- Existing tree to be retained
- Existing tree to be removed
- Existing levels
- Proposed Top Of Wall levels



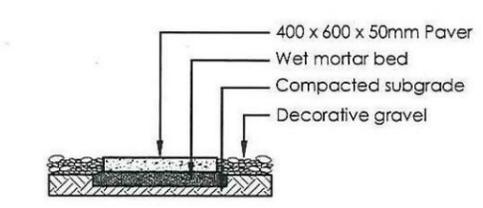
1 Tree Planting Detail
NTS 25L - 100L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size

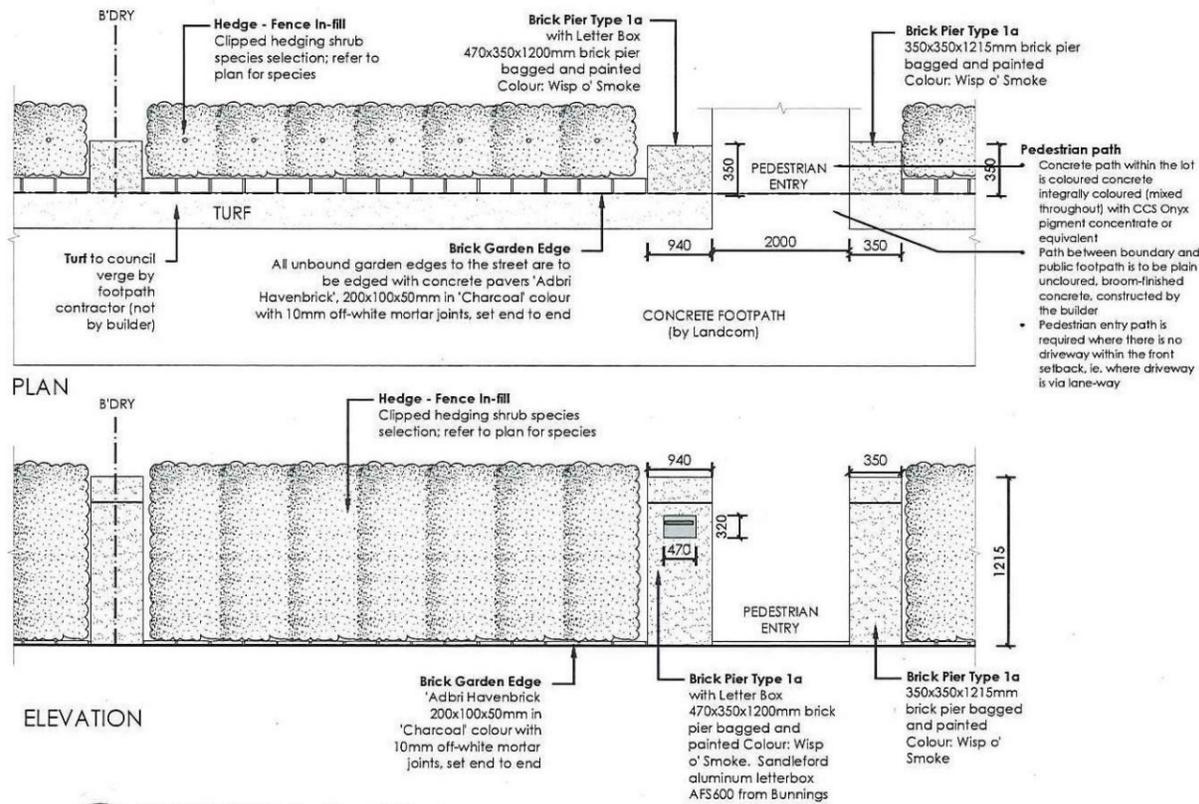


3 Turf Detail
NTS Brick Paver Edge

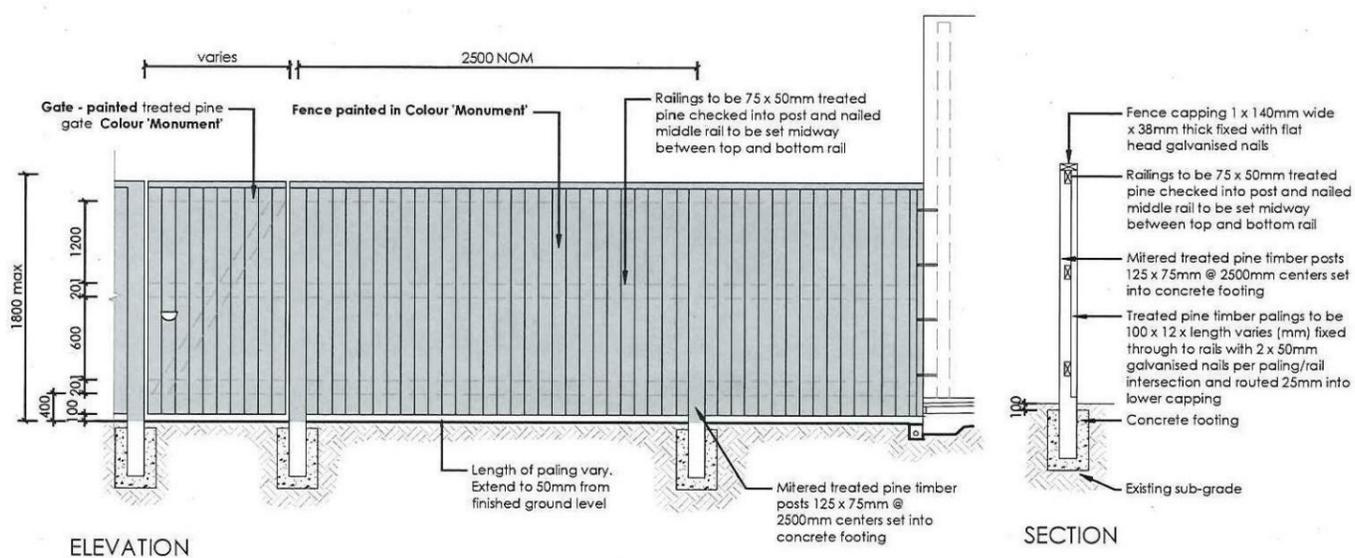
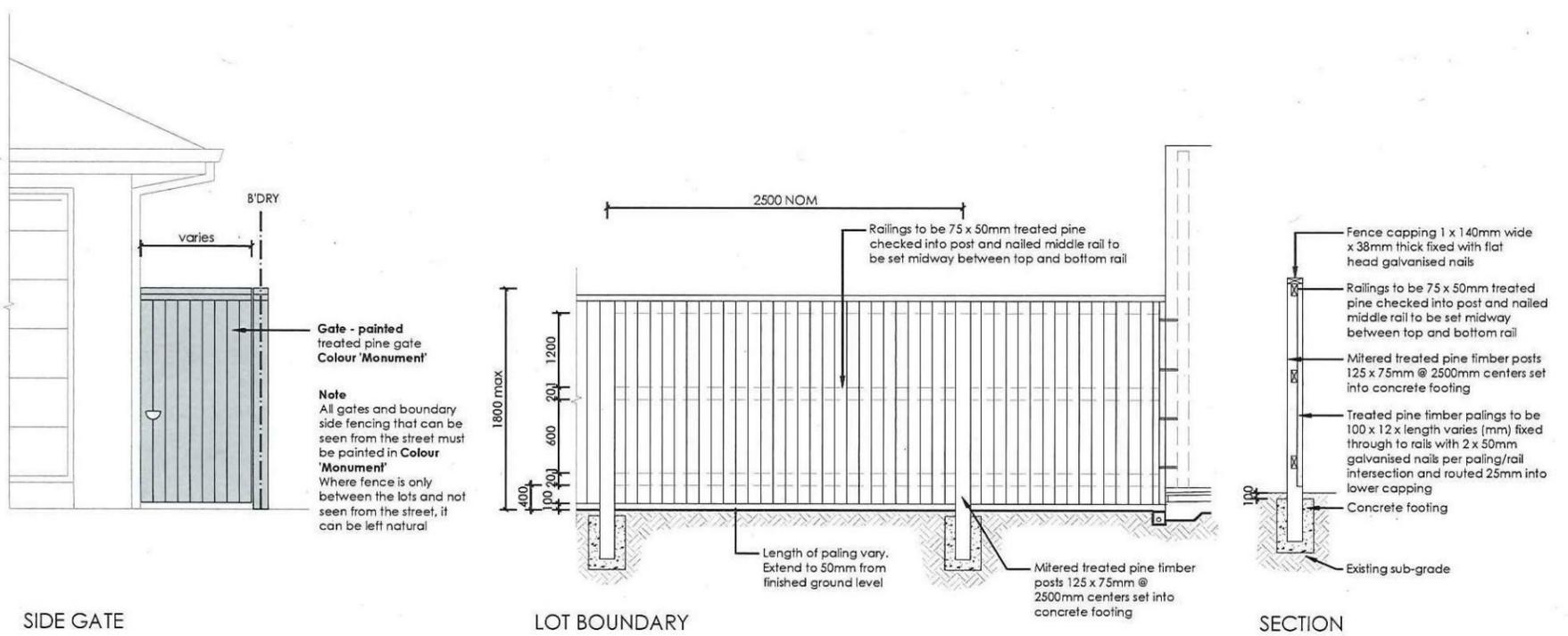


4 Stepping stones in gravel
NTS Low traffic zone

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A	ISSUE COLOUR PLANS FOR CLIENT REVIEW	RS	BT	11-04-14															
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Thorton Design Review Panel
 LANDCOM
 Reviewed: *[Signature]* Date: 28/7/14



REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE COLOUR PLANS FOR CLIENT REVIEW	RS	BT	11-04-14
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LOT 150 EMPIRE CIRCUIT, PENRITH

WISDOM HOMES

NEW RESIDENCE			
LANDSCAPE PLAN			
SCALE	DATE	PREP	DATE
1:100 @ A3	DA	03	
DRAWN	CHECK	DATE	OVERN
RS	RS	13-06-14	B



AREAS SCHEDULE

SITE DETAILS

LOT NUMBER: 150
SITE AREA: 332.30m²

DWELLING AREAS

GROUND FLOOR LIVING: 105.22m²
FIRST FLOOR LIVING: 97.86m²
GARAGE: 34.73m²
PORCH: 11.63m²

TOTAL FLOOR AREA: 249.44m²

DRIVEWAY AND PATH AREA: 35.85m²

TOTAL FOOTPRINT AREA: 152.7m²

ROOF AREA TO R/W TANK: 120.00m²

SITE COVERAGE:

PROPOSED: 139.95m² 42.1%

FLOOR SPACE RATIO:

PROPOSED: 203.08m² 61.1%

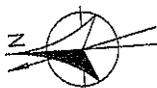
LANDSCAPE RATIO:

PROPOSED: 144.87m² 43.5%

PRIVATE OPEN SPACE:

REQUIRED (min.): 66.46m² 20%

PROPOSED: 77.96m² 23.4%



M' CLASS

(subject to borehole report)

LOT: 150

AREA: 332.30m²

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)

(E) - EASEMENT TO DRAIN WATER 1.5 WIDE

PRELIMINARY DEPOSITED PLAN

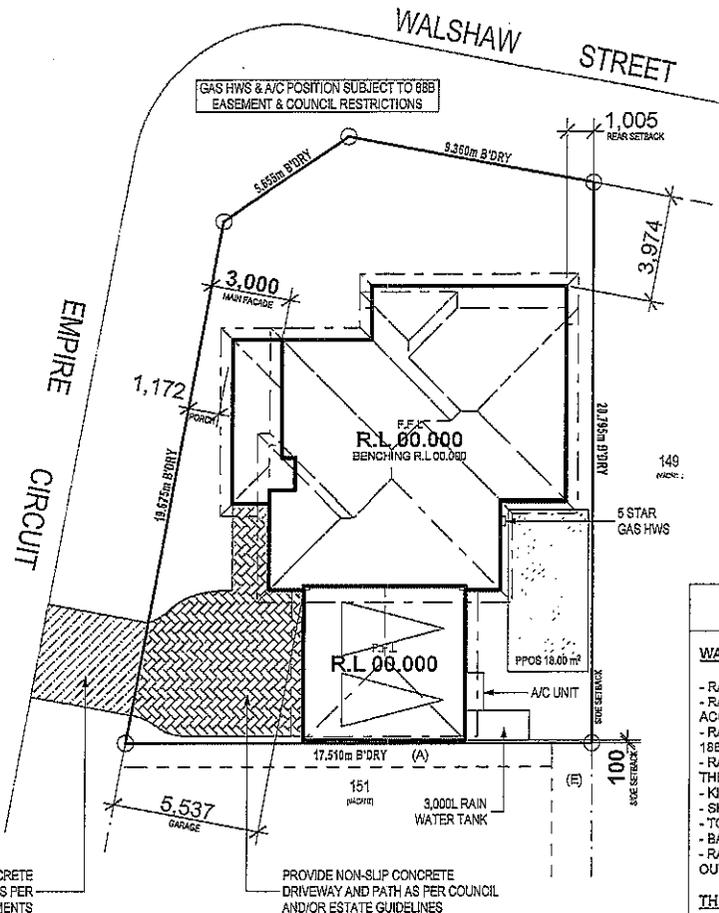
THIS PLAN HAS BEEN COMPILED FROM ARCHITECTURAL PLANS SUPPLIED BY URBANGROWTH NSW. DIMENSIONS AND AREAS SHOWN ARE INDICATIVE ONLY. THE PLAN IS SUBJECT TO FINAL SURVEY AND COMPLIANCE WITH COUNCIL CONDITIONS OF APPROVAL.

SITE 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 PER DETAILS PER TENDER.



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 188.81m² 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: 5 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.

Wisdom Smart

The easystart

Ph: 4647 1200

Fax: 4647 1233

www.wisdomsmart.com.au

PROJECT:

PROPOSED BRICK VENEER DWELLING

CLIENT:

Mr. Zhang & Mrs. Wang

ADDRESS:

Lot 150 Empire Circuit

Thornton Estate

☒ EXHAUST FAN

☒ SMOKE ALARM AS 3766-1983

LODGE:

D.A/C.C

DP No:

Unreg.

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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.

REVISION SCHEDULE

ISSUE	DESCRIPTION	DRAWN	DATE
A	CONTRACT PLANS	DC	18/04/14
A-1	AMENDED CONTRACT PLANS	DC	14/04/14
A-2	VARIATION 11/07/14	DW	17/07/14
B	DA APPROVAL	SB	18.08.14
-	-	-	-
-	-	-	-

JOB No:

143686

DRAWN:

DW

LGA:

PENRITH

DATE:

17/07/14

DESCRIPTION:

CUSTOM

SITE CLASSIFICATION:

CUSTOM

CODE:

CUSTOM

SHEET:

2

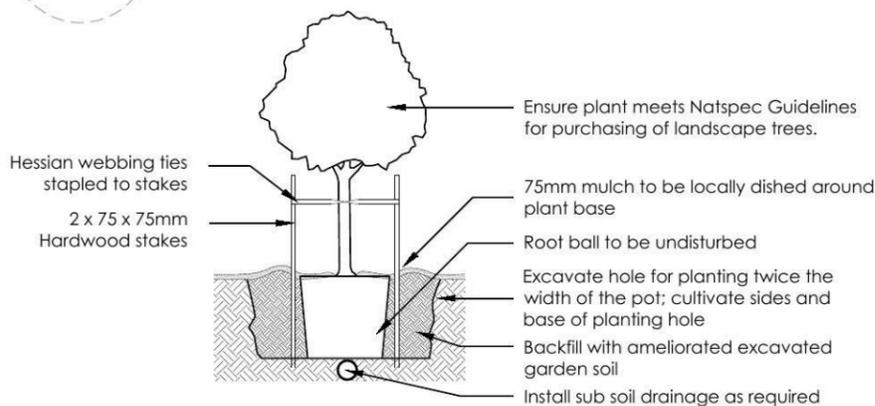
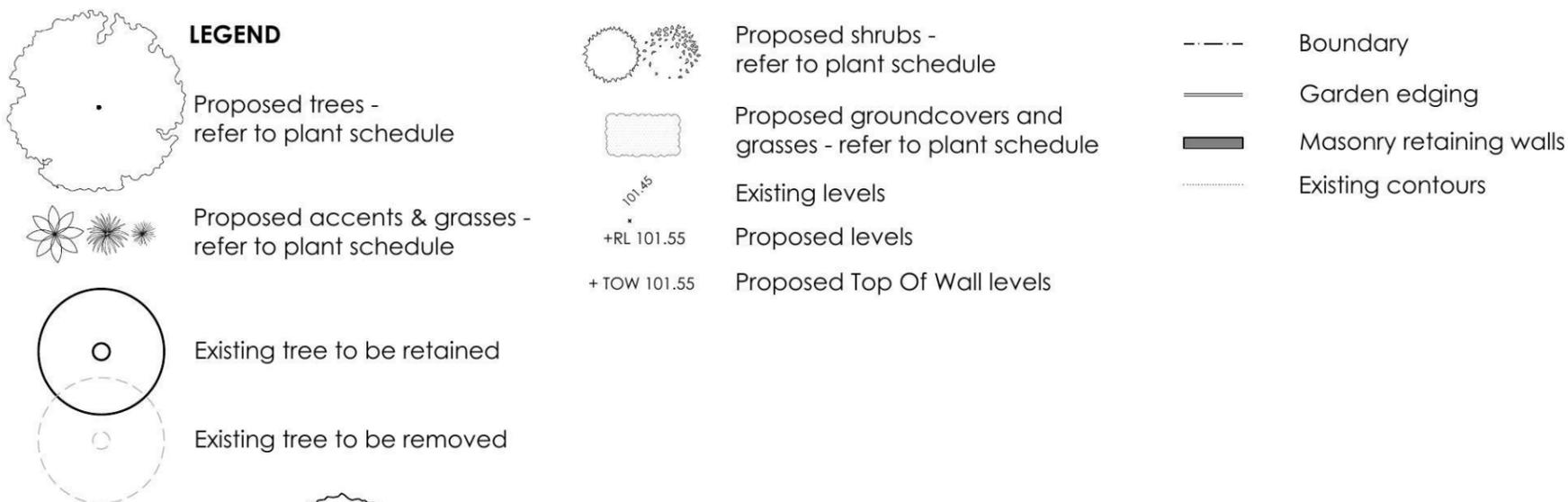
Lot 150 Empire

PLANT SCHEDULE Prepared by ecodeign Pty Ltd

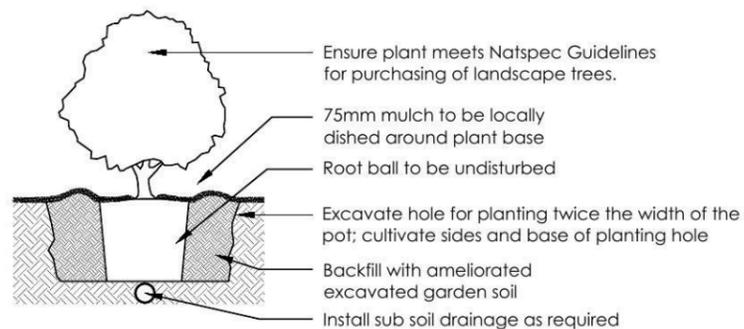
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aja	Acer japonicum 'Aconitifolium'	Japanese Maple	1	75L	3.5m
Cpl	Camellia sasanqua 'Paradise Pearl'	Camellia	31	300mm	2m
Ct	Cerastium tomentosum	Snow in Summer	6	200mm	0.2m
Dg	Dietes grandiflora	Wild Iris	14	200mm	1m
Gfs	Gardenia 'Four Seasons'	Four Seasons Gardenia	9	200mm	1m
Oi	Ophiopogon 'Stripey White'	Stripey White Mondo Grass	32	200mm	0.3-0.4m
Tl	Tibouchina lepidota 'Alstonville'	Alstonville Tibouchina	1	75L	4m

LOT PLANTING SUMMARY

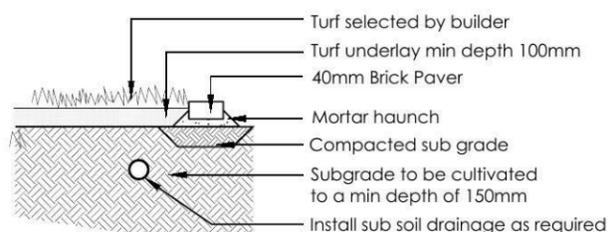
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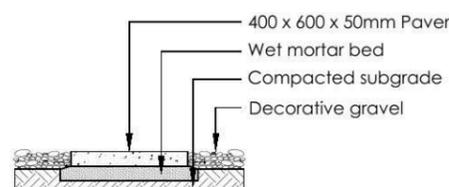
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NTS 150mm, 200mm Pot Size

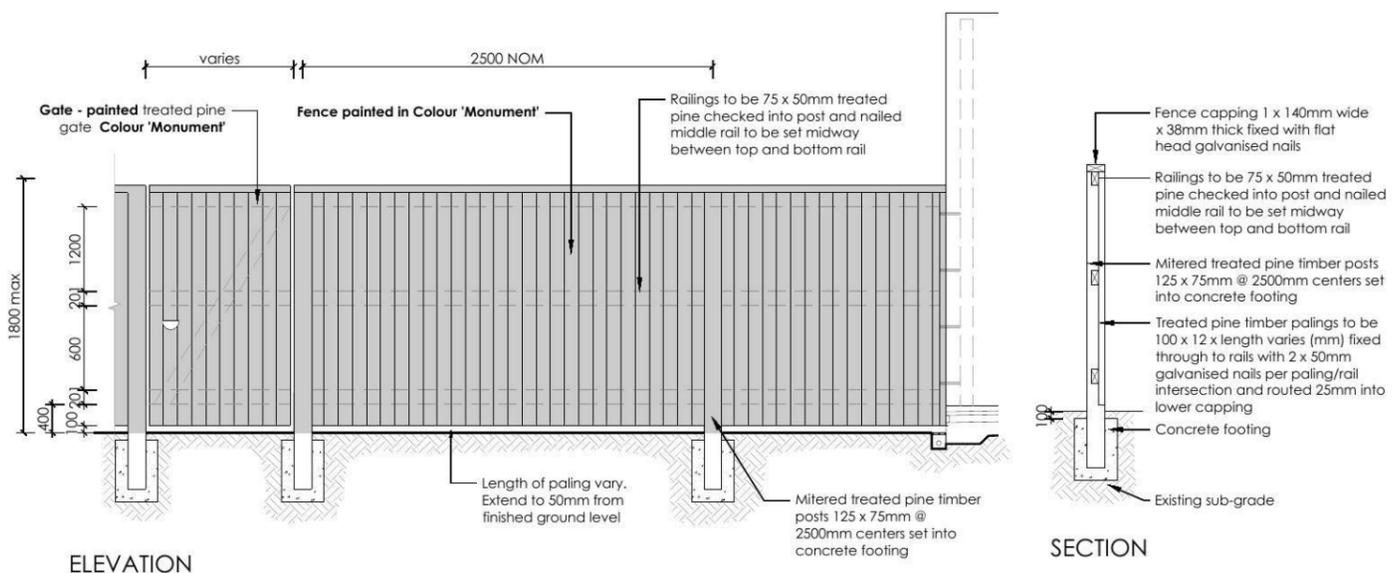
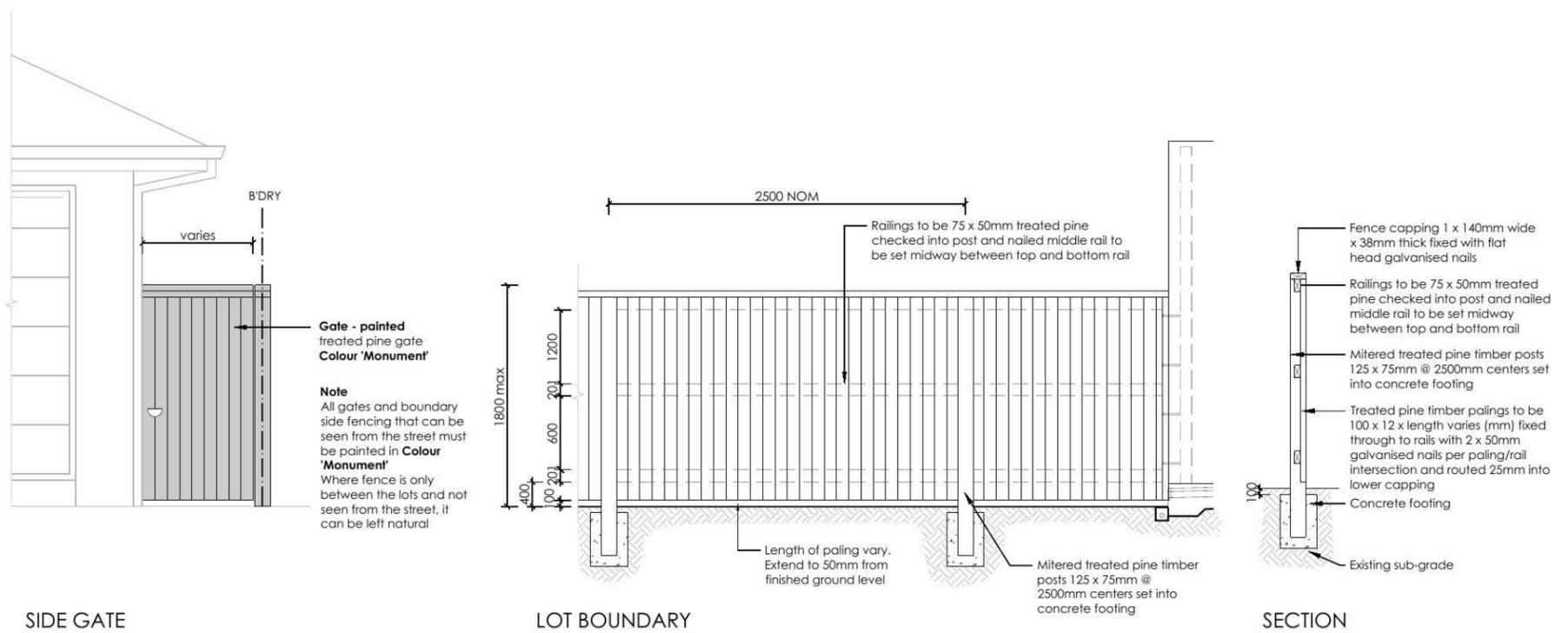
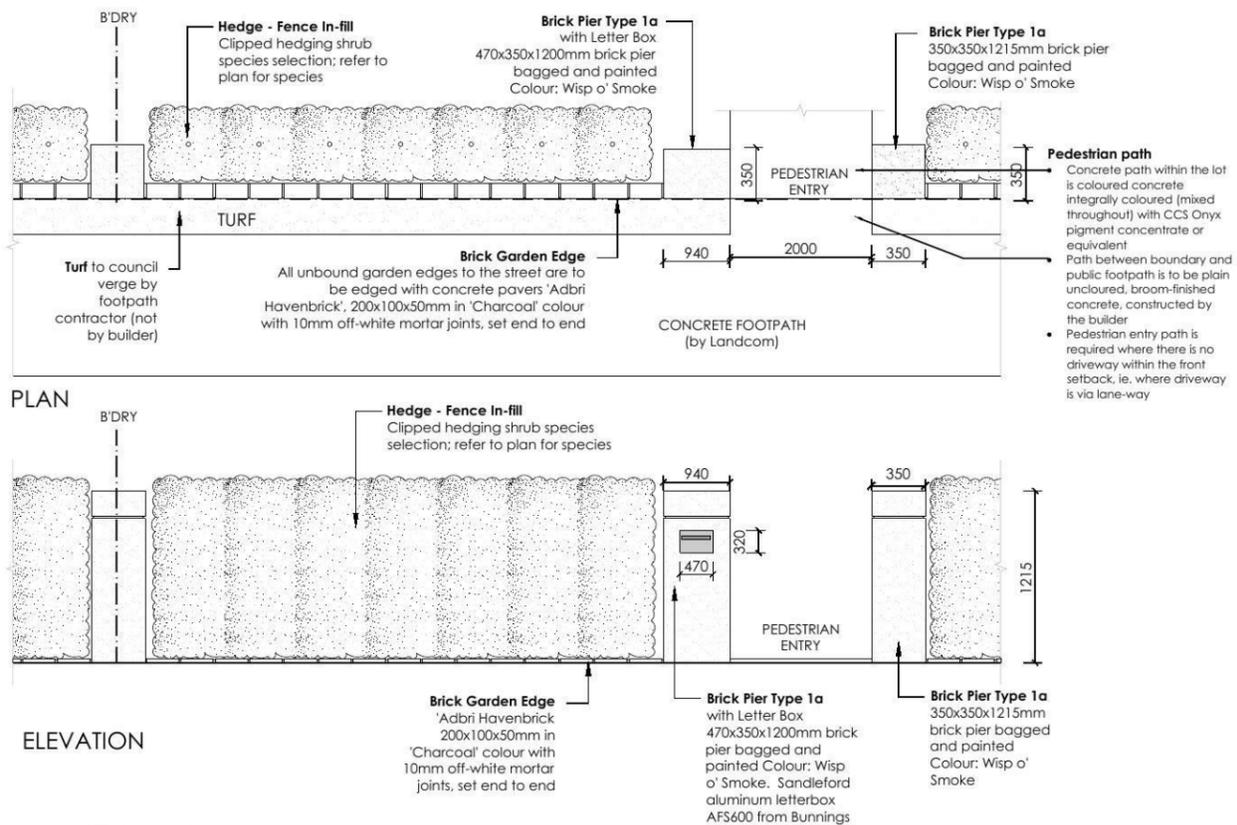


3 Turf Detail
NTS Brick Paver Edge



4 Stepping stones in gravel
NTS Low traffic zone

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PROJECT: **LOT 150 EMPIRE CIRCUIT, PENRITH**

CLIENT: **WISDOM HOMES**

PROJECT: **NEW RESIDENCE**

DRAWING: **LANDSCAPE PLAN**

SCALE: **1:100 @ A3** ISSUE: **DA** SHEET: **03**

DRAWN: **RS** CHECK: **RS** DATE: **13-06-14** REVISION: **B**