

**NOTE:**

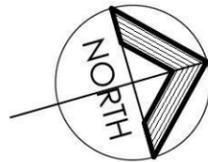
FINAL LOCATION & SHAPE OF ALL LANDSCAPING WORKS, INCLUDING DRIVEWAY, IS TO BE DETERMINED ON SITE AT THE DIRECTION OF THE BUILDER.

FINAL RIDGE AND FLOOR LEVELS ARE ACCEPTED TO VARY BY ±100mm FROM THE APPROVED DOCUMENTS, ALL DUE TO CONDITIONS ENCOUNTERED ON SITE DURING BUILDING WORKS.

# Proposed Site & Drainage Plan

SCALE 1:200

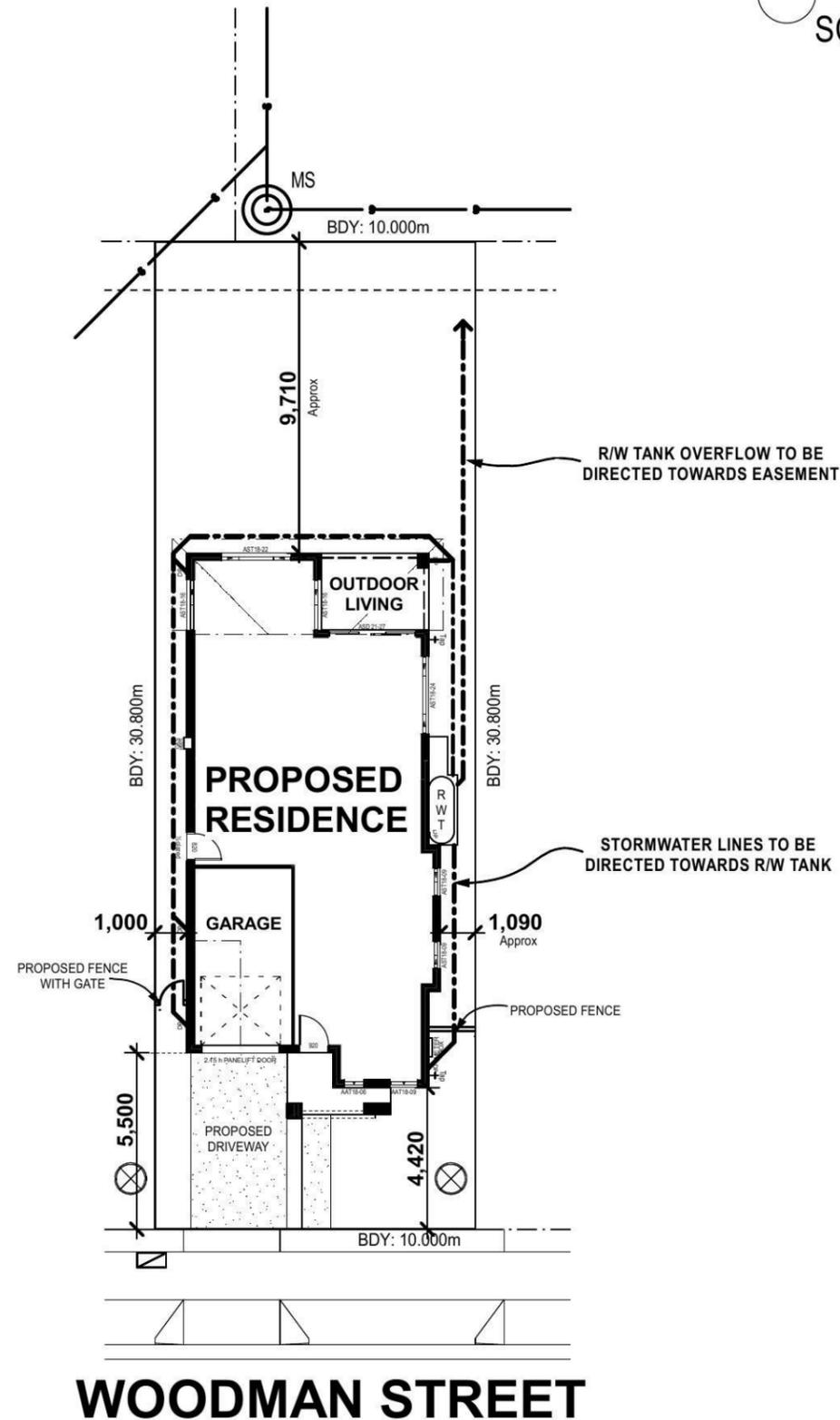
**NOTE:**  
FINAL SITING AND LEVELS OF PROPOSED RESIDENCE, TO BE CONFIRMED UPON RECEIPT OF CONTOUR SURVEY PREPARED BY BUILDER'S SURVEYOR



**LOT 2211  
UN-REGISTERED  
308m<sup>2</sup>**

**SUPPLEMENTARY B.C.A ENERGY EFFICIENCY CLAUSES FOR NatHERS / BASIX ASSESSMENTS**

3.12.1.1	Building fabric thermal insulation	Any Insulation installation required by plans must be fitted in alignment with this clause.
3.12.1.2 (e)		Recompense for any reduced ceiling insulation is required to comply with this clause ( any downlights installed must be non - ventilated ). Recompense for loss of any ceiling insulation is not necessary when suitable approved non - ventilated down light covers are supplied, as these provide continuous flow of insulation.
3.12.3.3	External Windows & Doors	The sealing of any windows or doors must be in conformity with this clause.
3.12.3.4	Exhaust Fans	<b>Refer to Current B.C.A for Detailed specification</b>
3.12.3.5	Construction of Roofs, Walls & Floors	The sealing of roofs , walls and / or floors must align with this clause.
3.12.5.0	Acceptable Construction Manuals	Installation of any hot water systems must abide by this clause.
3.12.5.1	Insulation of Services	Installation of any services must observe requirements of this clause.
3.12.5.3	Heating & Cooling Ductwork	Ductwork insulation to cooling & heating systems must abide by this clause.



**WOODMAN STREET**

Figured dimensions to be used in preference to scaling this drawing.  
Do not assume - if in doubt ASK.

**Energy Rating** Certificate Number: 15430382

single-dwelling rating 4.5 stars

multi-unit development (attach listing of ratings) heating 73.9 MJ/m<sup>2</sup>

If selected, data specified is the average across the entire development cooling 51.1 MJ/m<sup>2</sup>

Recessed downlights confirmation:  Rated with  Rated without

Assessor Name/Number: Luis Contigiani BDAV/13/1543

Assessor Signature: *[Signature]* Date: 30-05-2014

ALL GLAZING TO BE NFRC VALUE OF U<sub>w</sub> = 6.06 OR LESS AND SHGC<sub>w</sub> = 0.70 +/- 10%  
R 2.0 INSULATION TO ALL CEILING  
R 3.5 INSULATION TO ALL EXT. WALLS  
R 2.0 BATTS TO ALL EXT. WALLS  
- R 2.0 INSULATION FOR INTERNAL GARAGE WALL ONLY

Plot Date  
Wed 11 Jun 2014

**SITE & SLAB CLASSIFICATION**  
**IS TO BE CONFIRMED**

SLAB SETDOWNS FROM ENTRY.	
EDGE REBATES	172mm x 150mm WIDE
GARAGE	170 mm FROM F.F.L.
FRONT PORCH/VERANDAH	170 mm FROM F.F.L.
BALCONY	130 mm FROM F.F.L.

Wind Speed : Class = N2



Suite 1, Level 1,  
600 Hoxton Park Rd,  
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P.O. Box 95 Hoxton Park,  
N.S.W. 2171.  
Telephone (02) 9825 8000  
Fax (02) 9825 8110  
Builders Licence No. 92732C

Revision	Date	Amendment
B	10.06.14	FLOOR LEVELS ADDED / DA PLANS - MT
A	09.04.14	CONTRACT DRAWINGS - NH

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Proposed Residence  
at Lot : 2211  
Woodman Street,  
Penrith. (Thornton)

Client :  
**Champion Homes**

Sheet Size: A3 Date: 09.04.14 Drawn: NH

Design :  
**Custom Design**

Job No. **3164N** Sheet 1 of 11

**NOTE:**

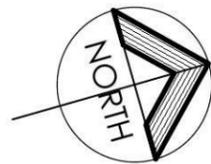
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# Proposed Site Analysis Plan

SCALE 1:200

**NOTE:**  
FINAL SITING AND LEVELS OF PROPOSED RESIDENCE, TO BE CONFIRMED UPON RECEIPT OF CONTOUR SURVEY PREPARED BY BUILDER'S SURVEYOR



**LOT 2211  
UN-REGISTERED  
308m<sup>2</sup>**

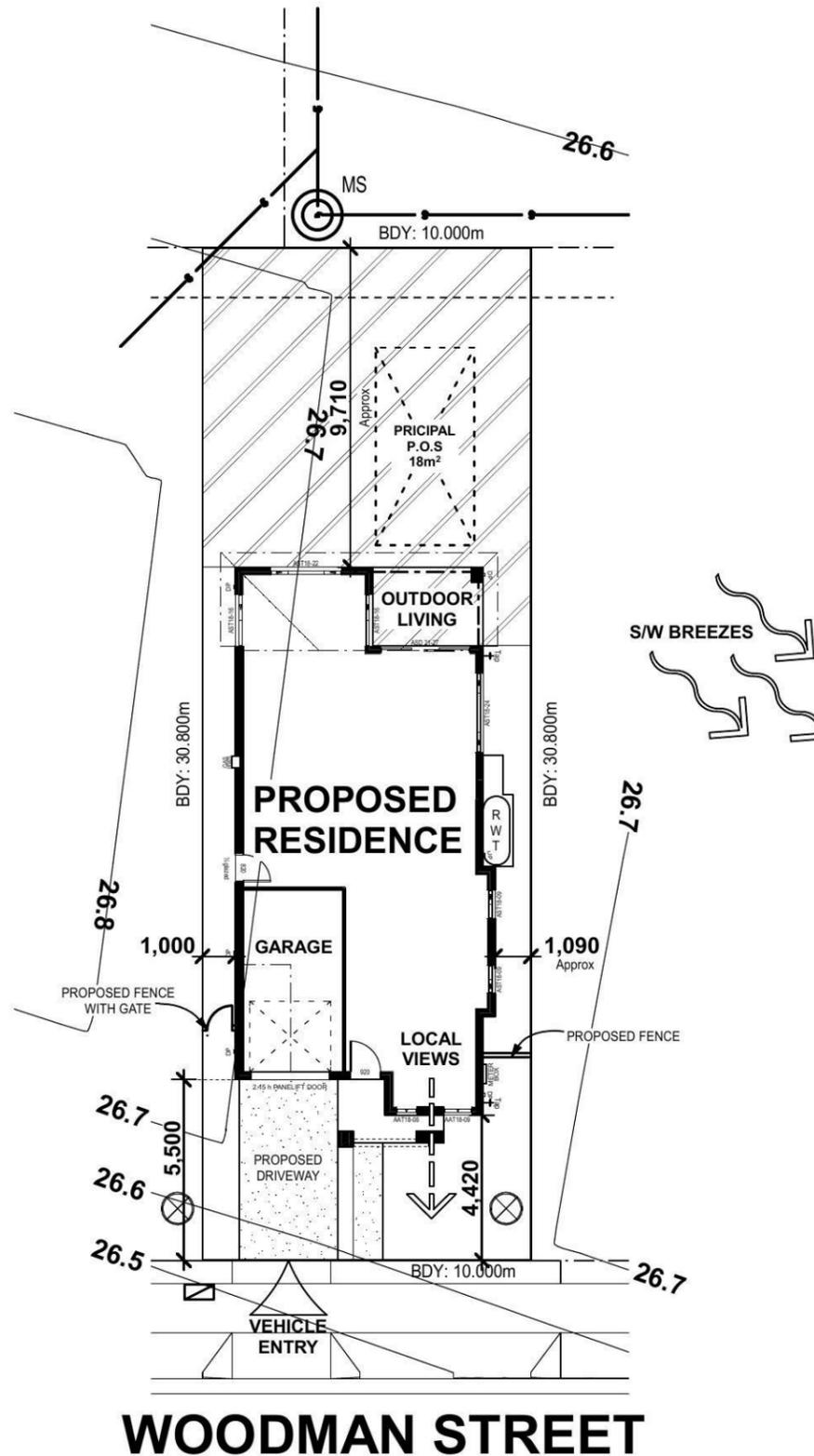
**NORTH PENRITH "THORNTON" REQUIREMENTS:**

**SITE AREA:** 308m<sup>2</sup>

**PRIVATE OPEN SPACE:**  
REQUIRED: 20% or 61.60m<sup>2</sup>  
ACHIEVED: 35% or 108.64m<sup>2</sup>

**LANDSCAPE AREA:**  
ACHIEVED: 37% or 115.47m<sup>2</sup>

**CARPARKING:**  
REQUIRED: 2 SPACES  
ACHIEVED: 2 SPACES



<b>Energy Rating</b>		Certificate Number: 15430382
<input checked="" type="checkbox"/> single-dwelling rating		4.5 stars
<input type="checkbox"/> multi-unit development (attach listing of ratings)	heating	73.9 MJ/m <sup>2</sup>
<small>If selected, data specified is the average across the entire development</small>	cooling	51.1 MJ/m <sup>2</sup>
Recessed downlights confirmation: <input checked="" type="checkbox"/> Rated with <input type="checkbox"/> Rated without		
Assessor Name/Number: Luis Contigiani BDAV/13/1543		
Assessor Signature: <i>[Signature]</i> Date: 30-05-2014		

ALL GLAZING TO BE NFRC VALUE OF UW = 6.06 OR LESS AND SHGCw = 0.70 +/- 10%  
R 3.5 INSULATION TO ALL CEILING  
R 2.0 BATTYS TO ALL EXT. WALLS  
R 2.0 INSULATION FOR INTERNAL GARAGE WALL ONLY

Plot Date  
Wed 11 Jun 2014

Figured dimensions to be used in preference to scaling this drawing.  
Do not assume - if in doubt ASK.

**SITE & SLAB CLASSIFICATION**  
**IS TO BE CONFIRMED**

SLAB SETDOWNS FROM ENTRY.	
EDGE REBATES	172mm x 150mm WIDE
GARAGE	170 mm FROM F.F.L.
FRONT PORCH/VERANDAH	170 mm FROM F.F.L.
BALCONY	130 mm FROM F.F.L.

Wind Speed : Class = N2



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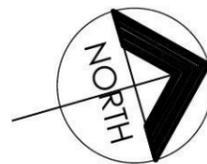
Proposed Residence  
at Lot : 2211  
Woodman Street,  
Penrith. (Thornton)

Client :  
**Champion Homes**  
Sheet Size: A3 Date: 09.04.14 Drawn: NH  
Design :  
**Custom Design**  
Job No. **3164N** Sheet 2 of 11

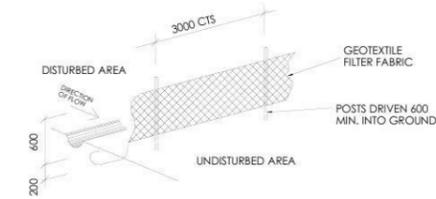
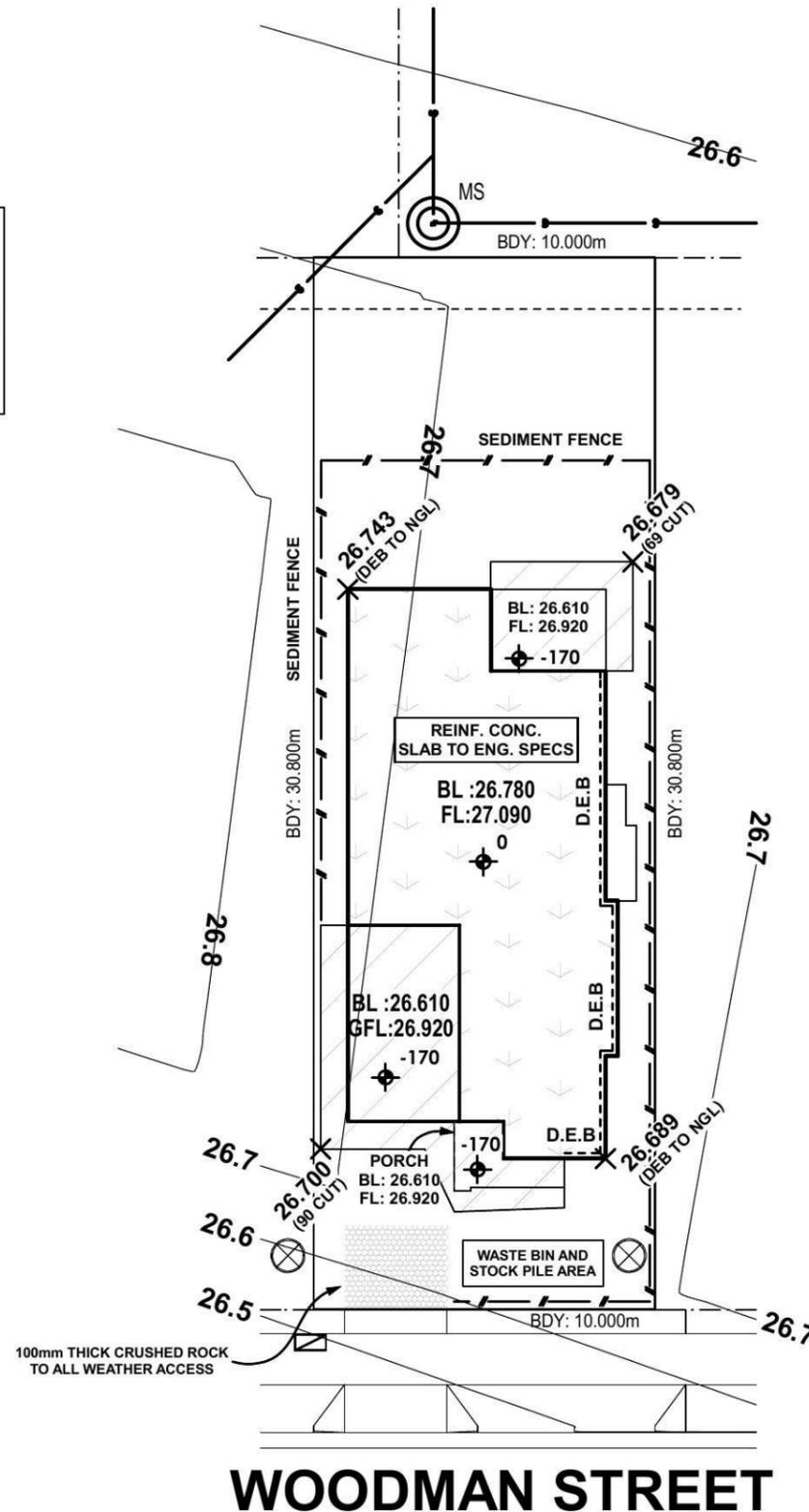
# Erosion & Sediment Control Plan

SCALE 1:200

**NOTE:**  
FINAL SITING AND LEVELS OF PROPOSED RESIDENCE, TO BE CONFIRMED UPON RECEIPT OF CONTOUR SURVEY PREPARED BY BUILDER'S SURVEYOR



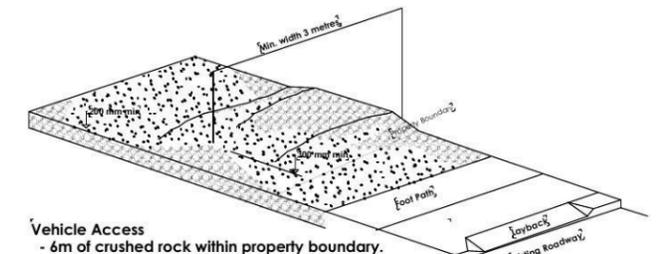
**LOT 2211**  
**UN-REGISTERED**  
**308m<sup>2</sup>**



SEDIMENT CONTROL FENCE

## SITE PLAN

ALL SITEWORKS INDICATED ARE ILLUSTRATIVE ONLY. FINAL BENCH LEVEL (BL) MAY BE SUBJECT TO ADJUSTMENT. SUCH ADJUSTMENTS, WHILE COMPLYING WITH COUNCIL REQUIREMENTS REMAIN AT THE DISCRETION OF THE BUILDER.



- Vehicle Access**
- 6m of crushed rock within property boundary.
  - Footpath boarded over if protection is required.
  - New layback to be formed in a formed kerb if required.

<b>Energy Rating</b>		Certificate Number: 15430382
<input checked="" type="checkbox"/> single-dwelling rating		4.5 stars
<input type="checkbox"/> multi-unit development (attach listing of ratings)	heating	73.9 MJ/m <sup>2</sup>
	cooling	51.1 MJ/m <sup>2</sup>
Recessed downlights confirmation: <input checked="" type="checkbox"/> Rated with <input type="checkbox"/> Rated without		
Assessor Name/Number: Luis Contigiani BDAV/13/1543		Date: 30-05-2014
Assessor Signature: <i>[Signature]</i>		Date: 30-05-2014

ALL GLAZING TO BE NFRC VALUE OF UW = 6.00 OR LESS AND SHGCw = 0.70 +/- 10%  
R 3.5 INSULATION TO ALL CEILING ONLY  
R 2.0 BATTYS TO ALL EXT. WALLS

Plot Date  
Wed 11 Jun 2014

Figured dimensions to be used in preference to scaling this drawing.  
Do not assume - if in doubt ASK.

**SITE & SLAB CLASSIFICATION**  
**IS TO BE CONFIRMED**

SLAB SETDOWNS FROM ENTRY.	
EDGE REBATES	172mm x 150mm WIDE
GARAGE	170 mm FROM F.F.L.
FRONT PORCH/VERANDAH	170 mm FROM F.F.L.
BALCONY	130 mm FROM F.F.L.

Wind Speed : Class = N2



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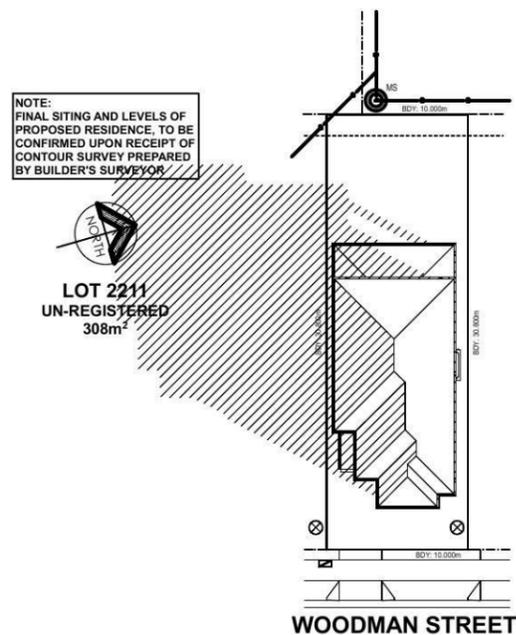
Revision	Date	Amendment
B	10.06.14	FLOOR LEVELS ADDED / DA PLANS - MT
A	09.04.14	CONTRACT DRAWINGS - NH

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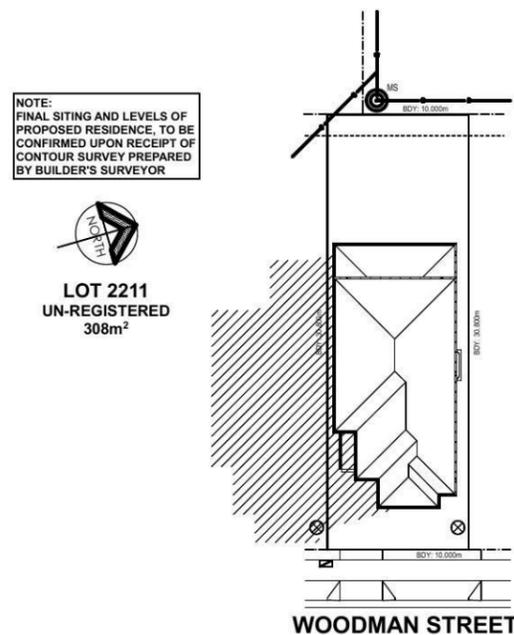
Client :  
**Champion Homes**  
Sheet Size: A3 Date: 09.04.14 Drawn: NH  
Design :  
**Custom Design**  
Job No. **3164N** Sheet 3 of 11

# Shadow Diagrams



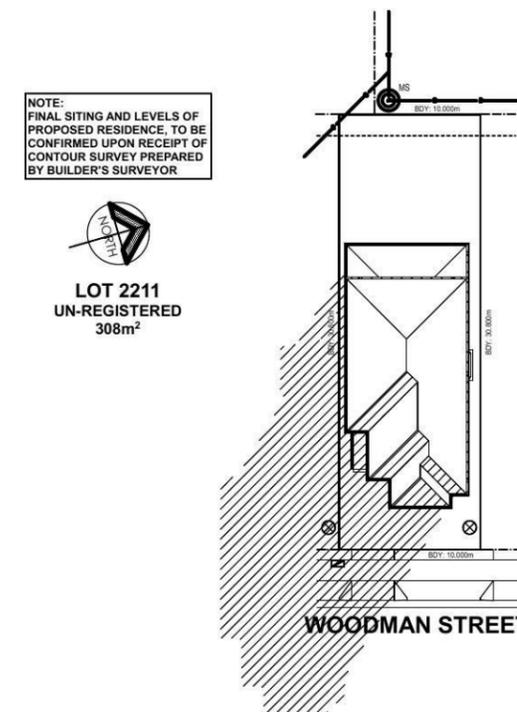
**June 21st - 9am**

SCALE 1:500



**June 21st - 12noon**

SCALE 1:500



**June 21st - 3pm**

SCALE 1:500

<b>Energy Rating</b>		Certificate Number: <b>15430382</b>
<input checked="" type="checkbox"/> single-dwelling rating		<b>4.5</b> stars
<input type="checkbox"/> multi-unit development (attach listing of ratings)	heating	<b>73.9</b> MJ/m <sup>2</sup>
<small>If selected, data specified is the average across the entire development</small>	cooling	<b>51.1</b> MJ/m <sup>2</sup>
Recessed downlights confirmation: <input checked="" type="checkbox"/> Rated with <input type="checkbox"/> Rated without		
Assessor Name/Number: Luis Contigiani BDAV/13/1543		Date: <b>30-05-2014</b>
Assessor Signature: <i>[Signature]</i>		

ALL GLAZING TO BE NFRC VALUE OF U<sub>w</sub> = 6.06 OR LESS AND SHGC<sub>w</sub> = 0.78 +/- 10 %  
R 2.0 INSULATION FOR INTERNAL GARAGE WALL ONLY  
R 3.5 INSULATION TO ALL CEILING  
R 2.0 BATTS TO ALL EXT. WALLS

Plot Date  
Wed 11 Jun 2014

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Do not assume - if in doubt ASK.

SITE & SLAB  
CLASSIFICATION  
**IS TO BE CONFIRMED**

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BALCONY	130 mm FROM F.F.L.

Wind Speed : Class = N2



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Revision	Date	Amendment
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A	09.04.14	CONTRACT DRAWINGS - NH

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Proposed Residence  
at Lot : 2211  
Woodman Street,  
Penrith. (Thornton)

Client :  
**Champion Homes**  
Sheet Size: A3 Date: 09.04.14 Drawn: NH  
Design :  
**Custom Design**  
Job No. **3164N** Sheet 4 of 11

**Schedule of BASIX commitments**

**BASIX TEMPLATE**

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Fixtures</b>			
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✓	
<b>Alternative water</b>			
<b>Rainwater tank</b>			
The applicant must install a rainwater tank of at least 2500 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 153.9 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to:			
• all toilets in the development		✓	✓
• the cold water tap that supplies each clothes washer in the development		✓	✓
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓
<b>Thermal Comfort Commitments</b>			
<b>Simulation Method</b>			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.			
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓

Floor and wall construction	Area
floor - concrete slab on ground	All or part of floor area square metres
floor - suspended floor above garage	All or part of floor area

**ALL GLAZING TO BE NFRC VALUE OF UW = 6.66 OR LESS AND SHGC<sub>w</sub> = 0.70 + / - 10 %**  
**R 3.5 INSULATION TO ALL CEILING**  
**R 2.0 BATTS TO ALL EXT. WALLS**

**- R 2.0 INSULATION FOR INTERNAL GARAGE WALL ONLY**

Figured dimensions to be used in preference to scaling this drawing.  
 Do not assume - if in doubt ASK.

**SITE & SLAB CLASSIFICATION IS TO BE CONFIRMED**

SLAB SETDOWNS FROM ENTRY.	
EDGE REBATES	172mm x 150mm WIDE
GARAGE	170 mm FROM F.F.L.
FRONT PORCH/VERANDAH	170 mm FROM F.F.L.
BALCONY	130 mm FROM F.F.L.

Wind Speed : Class = N2



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Revision	Date	Amendment
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Proposed Residence at Lot : 2211  
 Woodman Street,  
 Penrith. (Thornton)

Plot Date  
 Wed 11 Jun 2014

Client :  
**Champion Homes**  
 Sheet Size: A3 Date: 09.04.14 Drawn: NH  
 Design :  
**Custom Design**  
 Job No. **3164N** Sheet 5 of 11

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Hot water</b>			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.	✓	✓	✓
<b>Cooling system</b>			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: EER 2.5 - 3.0		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: EER 2.5 - 3.0		✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.		✓	✓
<b>Heating system</b>			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: EER 2.5 - 3.0		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: EER 2.5 - 3.0		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓
<b>Ventilation</b>			
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		✓	✓
<b>Artificial lighting</b>			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:			
• at least 4 of the bedrooms / study;		✓	✓
<b>Energy Commitments</b>			
<b>Natural lighting</b>			
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
<b>Other</b>			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

## Energy Rating

Certificate Number **15430382**

single-dwelling rating **4.5** stars

multi-unit development (attach listing of ratings) heating **73.9** MJ/m<sup>2</sup>

If selected, data specified is the average across the entire development

cooling **51.1** MJ/m<sup>2</sup>

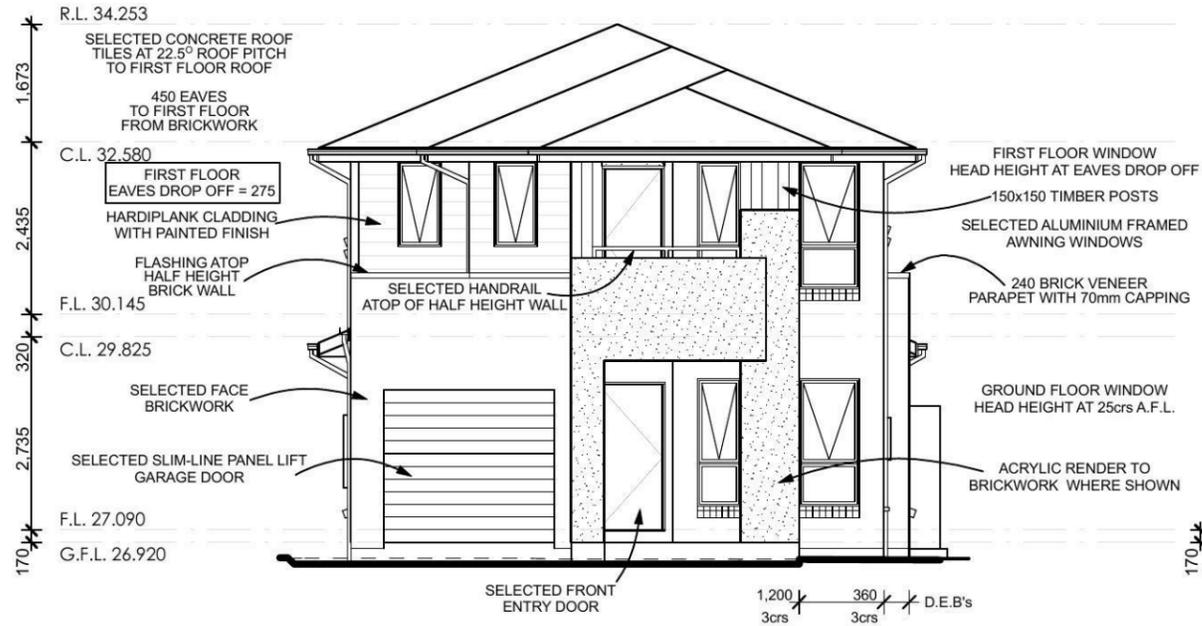
Recessed downlights confirmation:  Rated with  Rated without

Assessor Name/Number Luis Contigiani BDAV/13/1543

Assessor Signature Date **30-05-2014**

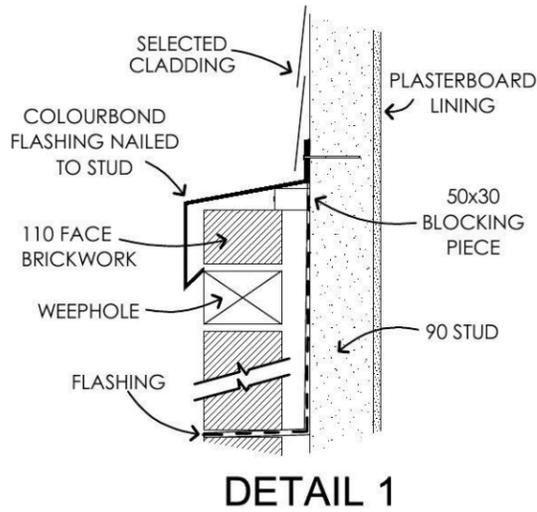
**PROTECTION OF OPENABLE WINDOWS AS PER B.C.A CONDITION 3.9.2.5**

A WINDOW OPENING MUST BE PROVIDED WITH PROTECTION IF THE FLOOR BELOW THE WINDOW IN A BEDROOM IS 2m OR MORE ABOVE THE SURFACE BENEATH. WHERE THE LOWEST LEVEL OF A WINDOW OPENING IS LESS THAN 1.7m ABOVE THE FLOOR, A KEYED LOCK MUST BE FITTED SO AS TO RESTRICT THE WINDOW OPENING TO A MAX 125mm



**Eastern Elevation**

SCALE 1:100



**Energy Rating** Certificate Number **15430382**

single-dwelling rating **4.5 stars**

multi-unit development (attach listing of ratings)

heating **73.9 MJ/m<sup>2</sup>**

cooling **51.1 MJ/m<sup>2</sup>**

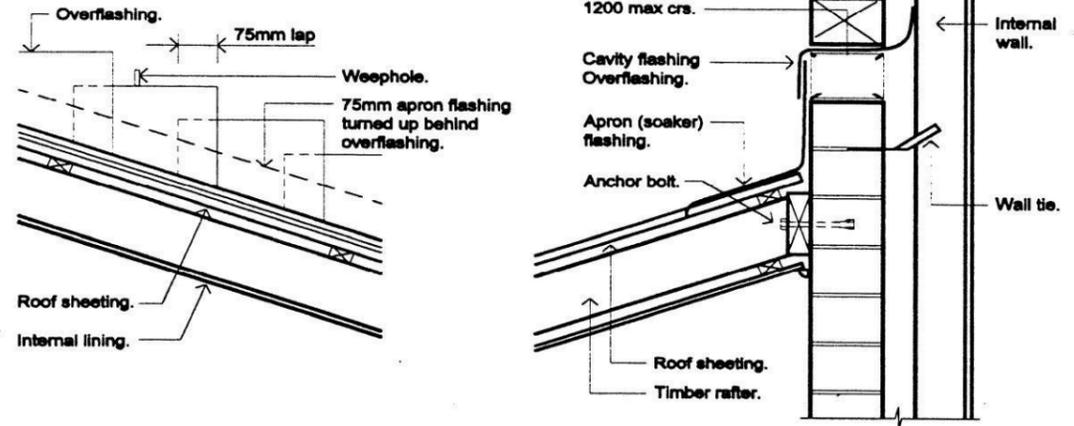
Recessed downlights confirmation:  Rated with  Rated without

Assessor Name/Number **Luis Contigiani BDAV/13/1543**

Assessor Signature *[Signature]* Date **30-05-2014**

ALL GLAZING TO BE NFRC VALUE OF UW = 0.65 OR LESS AND SHGCw = 0.70 +/- 10% R 2.0 INSULATION FOR INTERNAL GARAGE WALL ONLY R 3.5 INSULATION TO ALL CEILING R 2.0 BATTYS TO ALL EXT. WALLS

**STEPPED CAVITY FLASHINGS**



**Western Elevation**

SCALE 1:100

Figured dimensions to be used in preference to scaling this drawing. Do not assume - if in doubt ASK.

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GARAGE	170 mm FROM F.F.L.
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BALCONY	130 mm FROM F.F.L.

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*Simply the Best*

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A	09.04.14	CONTRACT DRAWINGS - NH

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Proposed Residence  
at Lot : 2211  
Woodman Street,  
Penrith. (Thornton)

Plot Date  
Wed 11 Jun 2014

Client :  
**Champion Homes**

Sheet Size: A3 Date: 09.04.14 Drawn: NH

Design :  
**Custom Design**

Job No. **3164N** Sheet 8 of 11

**PROTECTION OF OPENABLE WINDOWS AS PER B.C.A CONDITION 3.9.2.5**

A WINDOW OPENING MUST BE PROVIDED WITH PROTECTION IF THE FLOOR BELOW THE WINDOW IN A BEDROOM IS 2m OR MORE ABOVE THE SURFACE BENEATH. WHERE THE LOWEST LEVEL OF A WINDOW OPENING IS LESS THAN 1.7m ABOVE THE FLOOR, A KEYED LOCK MUST BE FITTED SO AS TO RESTRICT THE WINDOW OPENING TO A MAX 125mm



**Southern Elevation**

SCALE 1:100



**Northern Elevation**

SCALE 1:100

**Energy Rating** Certificate Number: 15430382

single-dwelling rating 4.5 stars

multi-unit development (attach listing of ratings) heating **73.9** MJ/m<sup>2</sup>

If selected, data specified is the average across the entire development cooling **51.1** MJ/m<sup>2</sup>

Recessed downlights confirmation:  Rated with  Rated without

Assessor Name/Number: Luis Contigiani BDAV/13/1543

Assessor Signature: *[Signature]* Date: 30-05-2014

ALL GLAZING TO BE NFRC VALUE OF UW = 6.00 OR LESS AND SHGCw = 0.70 +/- 10%  
 - R 2.0 INSULATION FOR INTERNAL GARAGE WALL ONLY  
 R 3.5 INSULATION TO ALL CEILING  
 R 2.0 BATTS TO ALL EXT. WALLS

Figured dimensions to be used in preference to scaling this drawing. Do not assume - if in doubt ASK.

SITE & SLAB CLASSIFICATION  
**IS TO BE CONFIRMED**

SLAB SETDOWNS FROM ENTRY.	
EDGE REBATES	172mm x 150mm WIDE
GARAGE	170 mm FROM F.F.L.
FRONT PORCH/VERANDAH	170 mm FROM F.F.L.
BALCONY	130 mm FROM F.F.L.

Wind Speed : Class = N2



Suite 1, Level 1,  
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 P.O. Box 95 Hoxton Park,  
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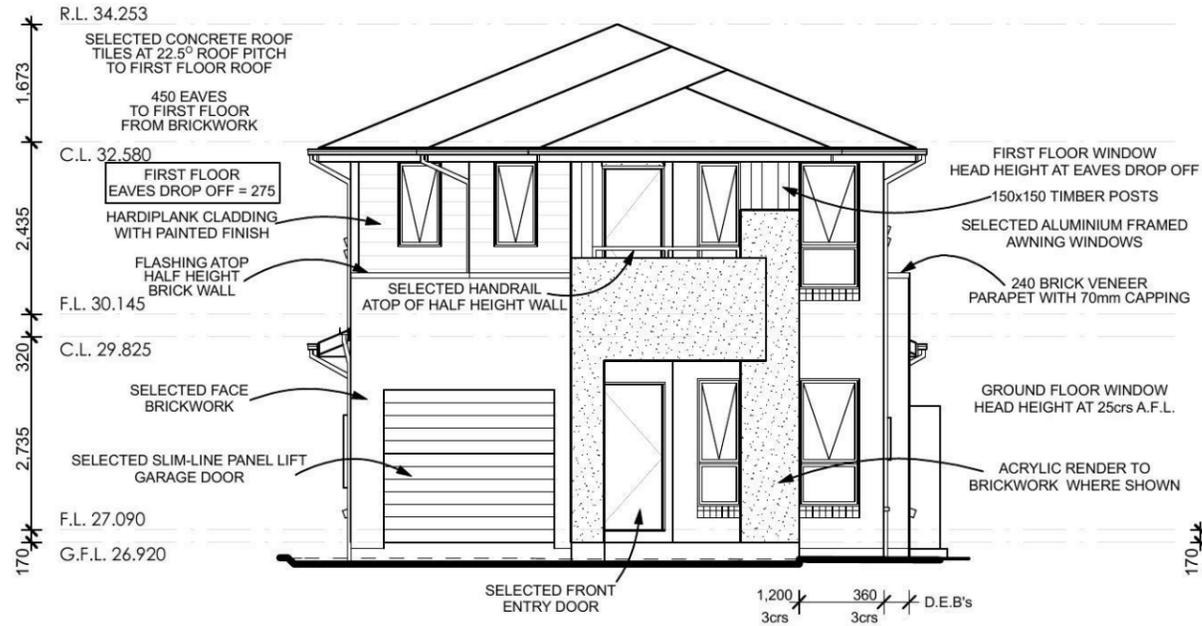
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Plot Date  
 Wed 11 Jun 2014

Client :  
**Champion Homes**  
 Sheet Size: A3 Date: 09.04.14 Drawn: NH  
 Design :  
**Custom Design**  
 Job No. **3164N** Sheet 9 of 11

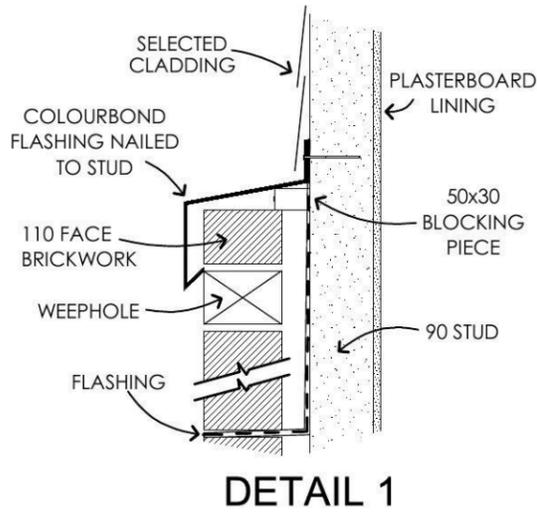
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**Eastern Elevation**

SCALE 1:100



**Energy Rating** Certificate Number **15430382**

single-dwelling rating **4.5 stars**

multi-unit development (attach listing of ratings) heating **73.9 MJ/m<sup>2</sup>** cooling **51.1 MJ/m<sup>2</sup>**

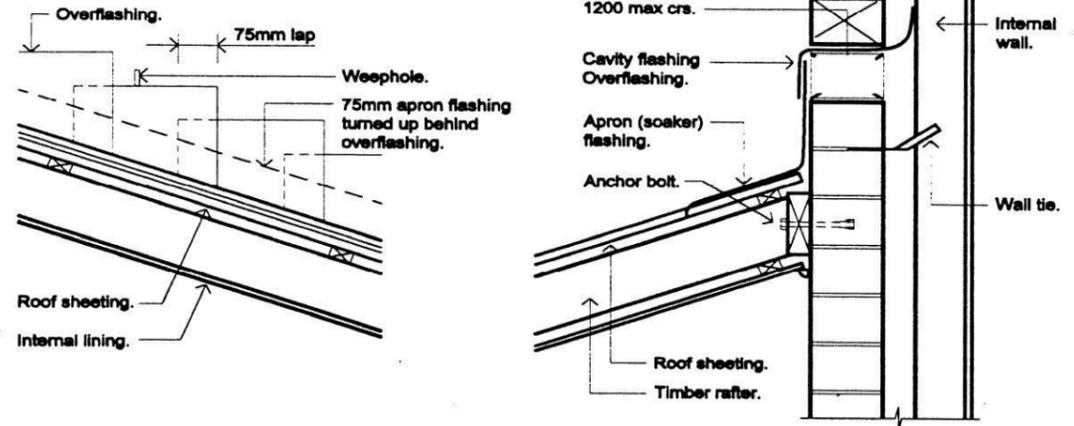
Recessed downlights confirmation:  Rated with  Rated without

Assessor Name/Number **Luis Contigiani BDAV/13/1543**

Assessor Signature *[Signature]* Date **30-05-2014**

ALL GLAZING TO BE NFRC VALUE OF UW = 0.65 OR LESS AND SHGCw = 0.70 +/- 10% R 3.5 INSULATION TO ALL CEILING R 2.0 BATTYS TO ALL EXT. WALLS

**STEPPED CAVITY FLASHINGS**



**Western Elevation**

SCALE 1:100

Figured dimensions to be used in preference to scaling this drawing. Do not assume - if in doubt ASK.

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**IS TO BE CONFIRMED**

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Plot Date  
Fri 13 Jun 2014

Client :  
**Champion Homes**

Sheet Size: A3 Date: 09.04.14 Drawn: NH

Design :  
**Custom Design**

Job No. **3164N** Sheet 8 of 11

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SCALE 1:100



**Northern Elevation**

SCALE 1:100

**Energy Rating** Certificate Number: 15430382

single-dwelling rating **4.5** stars

multi-unit development (attach listing of ratings) heating **73.9** MJ/m<sup>2</sup>

If selected, data specified is the average across the entire development cooling **51.1** MJ/m<sup>2</sup>

Recessed downlights confirmation:  Rated with  Rated without

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Assessor Signature: *[Signature]* Date: 30-05-2014

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Plot Date  
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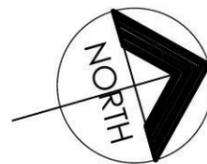
Design :  
**Custom Design**

Job No. **3164N** Sheet 9 of 11

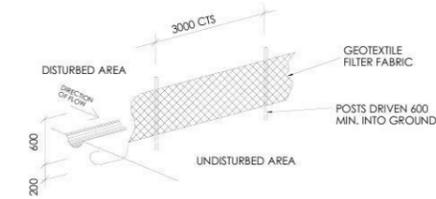
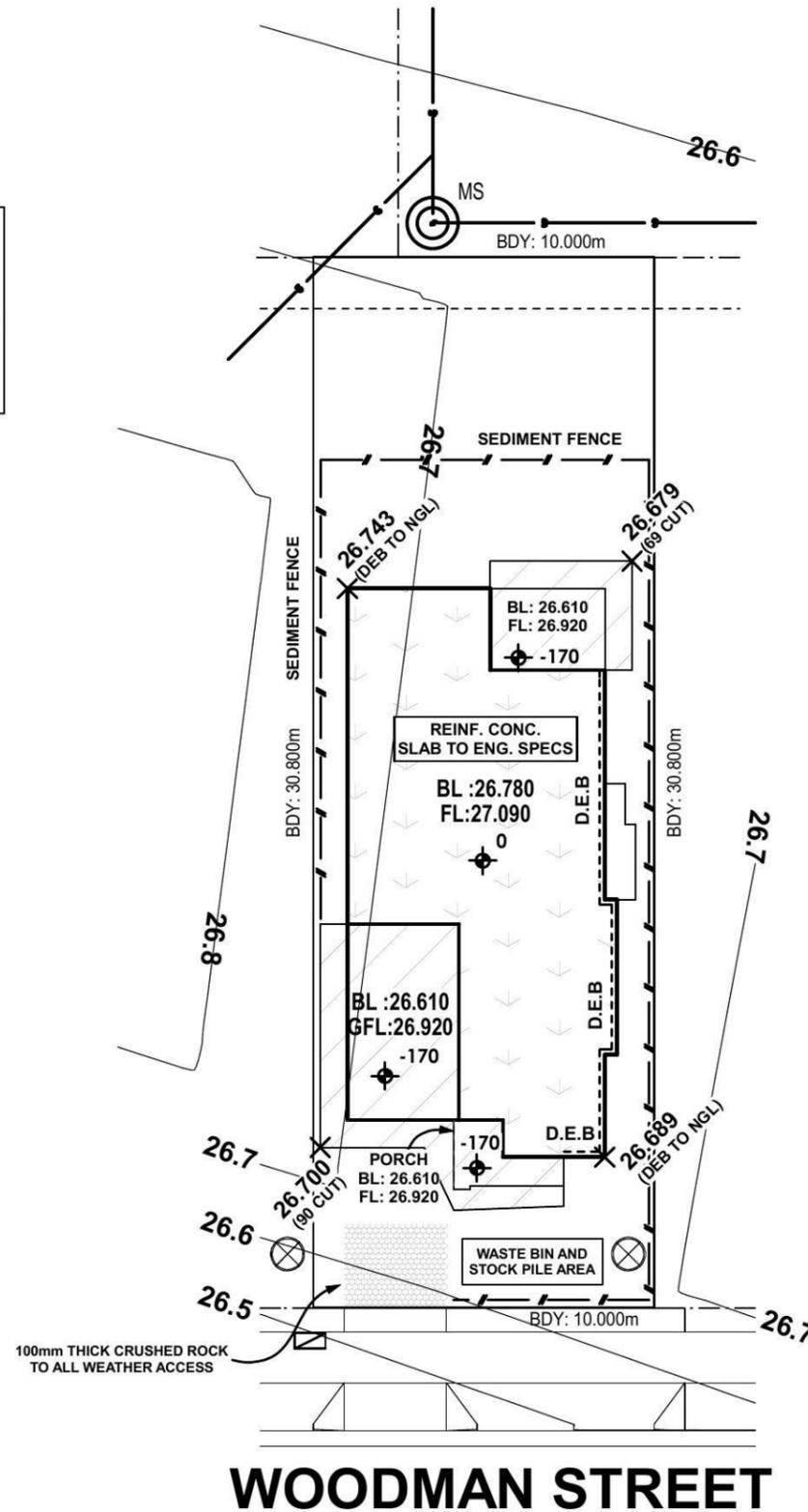
# Erosion & Sediment Control Plan

SCALE 1:200

**NOTE:**  
FINAL SITING AND LEVELS OF PROPOSED RESIDENCE, TO BE CONFIRMED UPON RECEIPT OF CONTOUR SURVEY PREPARED BY BUILDER'S SURVEYOR



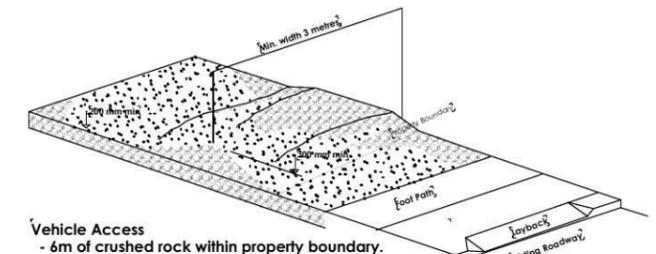
**LOT 2211**  
**UN-REGISTERED**  
**308m<sup>2</sup>**



SEDIMENT CONTROL FENCE

## SITE PLAN

ALL SITEWORKS INDICATED ARE ILLUSTRATIVE ONLY. FINAL BENCH LEVEL (BL) MAY BE SUBJECT TO ADJUSTMENT. SUCH ADJUSTMENTS, WHILE COMPLYING WITH COUNCIL REQUIREMENTS REMAIN AT THE DISCRETION OF THE BUILDER.



- Vehicle Access**
- 6m of crushed rock within property boundary.
  - Footpath boarded over if protection is required.
  - New layback to be formed in a formed kerb if required.

	<b>Energy Rating</b>	Certificate Number: 15430382
<input checked="" type="checkbox"/>	single-dwelling rating	4.5 stars
<input type="checkbox"/>	multi-unit development (attach listing of ratings)	heating 73.9 MJ/m <sup>2</sup>
		cooling 51.1 MJ/m <sup>2</sup>
Recessed downlights confirmation: <input checked="" type="checkbox"/> Rated with <input type="checkbox"/> Rated without		
Assessor Name/Number Luis Contigiani BDAV/13/1543		
Assessor Signature  Date 30-05-2014		

ALL GLAZING TO BE NFRC VALUE OF UW = 6.06 OR LESS AND SHGCw = 0.78 +/- 10%  
R 3.5 INSULATION TO ALL CEILING ONLY  
R 2.0 BATTYS TO ALL EXT. WALLS

Plot Date  
Fri 13 Jun 2014

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Do not assume - if in doubt ASK.

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SLAB SETDOWNS FROM ENTRY.	
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Wind Speed : Class = N2



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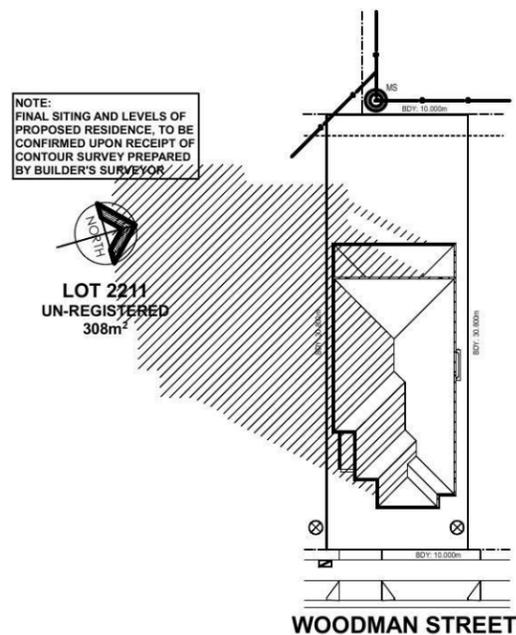
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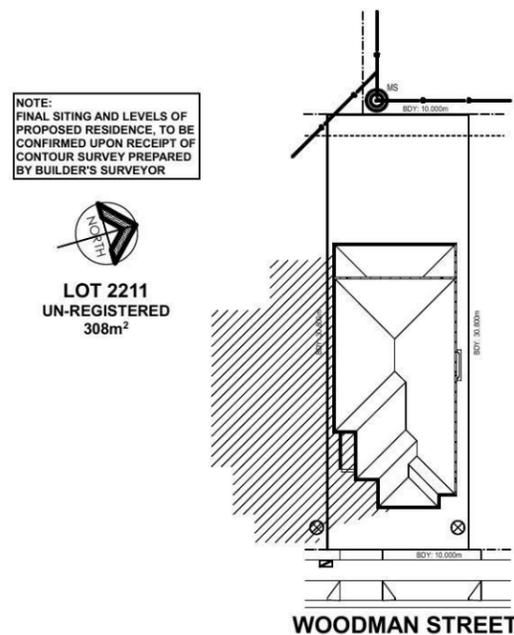
Client :  
**Champion Homes**  
Sheet Size: A3 Date: 09.04.14 Drawn: NH  
Design :  
**Custom Design**  
Job No. 3164N Sheet 3 of 11

# Shadow Diagrams



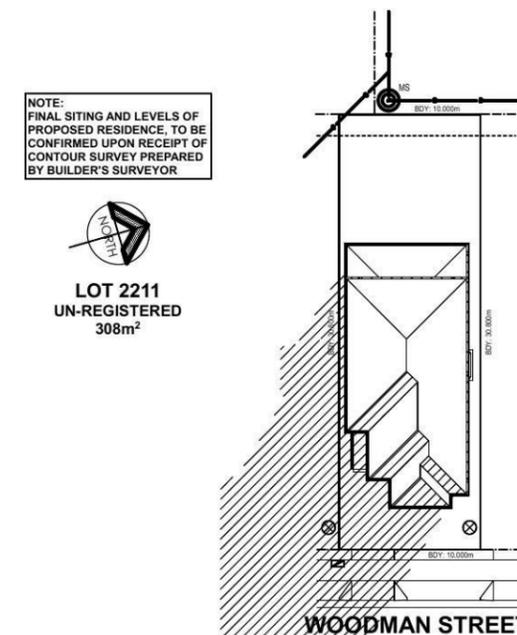
**June 21st - 9am**

SCALE 1:500



**June 21st - 12noon**

SCALE 1:500



**June 21st - 3pm**

SCALE 1:500

		Certificate Number: <b>15430382</b>
<input checked="" type="checkbox"/> single-dwelling rating	heating	<b>4.5</b> stars
<input type="checkbox"/> multi-unit development (attach listing of ratings)	cooling	<b>73.9</b> MJ/m <sup>2</sup>
Recessed downlights confirmation: <input checked="" type="checkbox"/> Rated with <input type="checkbox"/> Rated without		<b>51.1</b> MJ/m <sup>2</sup>
Assessor Name/Number: Luis Contigiani BDAV/13/1543		Date: <b>30-05-2014</b>
Assessor Signature:		Date: <b>30-05-2014</b>

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R 3.5 INSULATION TO ALL CEILING  
R 2.0 BATTS TO ALL EXT. WALLS

Plot Date  
Fri 13 Jun 2014

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Do not assume - if in doubt ASK.

**SITE & SLAB CLASSIFICATION**  
**IS TO BE CONFIRMED**

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BALCONY	130 mm FROM F.F.L.

Wind Speed : Class = N2



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Design :  
**Custom Design**  
Job No. **3164N** Sheet 4 of 11

**NOTE:**

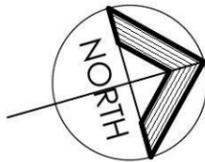
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FINAL RIDGE AND FLOOR LEVELS ARE ACCEPTED TO VARY BY ±100mm FROM THE APPROVED DOCUMENTS, ALL DUE TO CONDITIONS ENCOUNTERED ON SITE DURING BUILDING WORKS.

# Proposed Site & Drainage Plan

SCALE 1:200

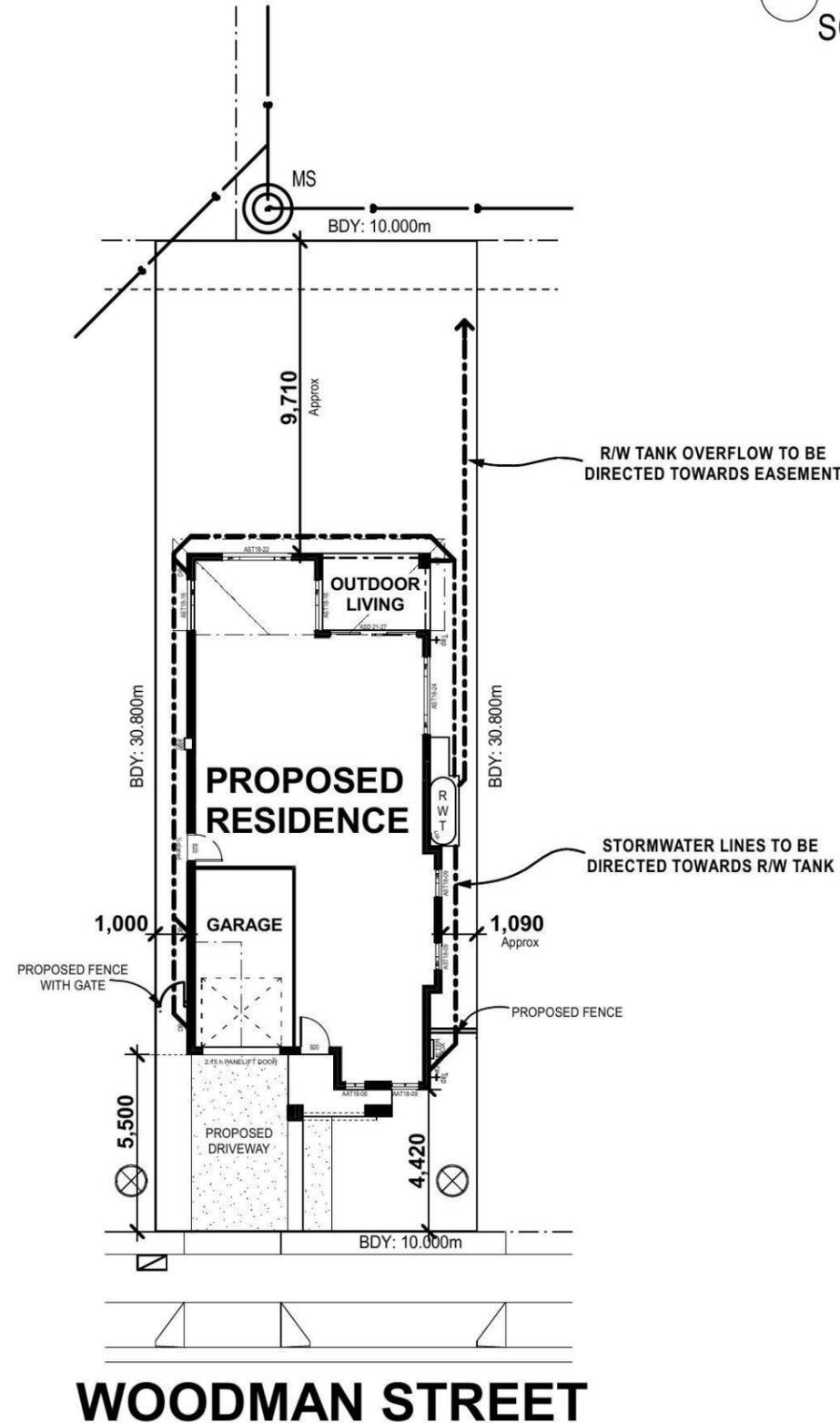
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**LOT 2211  
UN-REGISTERED  
308m<sup>2</sup>**

**SUPPLEMENTARY B.C.A ENERGY EFFICIENCY CLAUSES FOR NatHERS / BASIX ASSESSMENTS**

3.12.1.1	Building fabric thermal insulation	Any Insulation installation required by plans must be fitted in alignment with this clause.
3.12.1.2 (e)		Recompense for any reduced ceiling insulation is required to comply with this clause ( any downlights installed must be non - ventilated ). Recompense for loss of any ceiling insulation is not necessary when suitable approved non - ventilated down light covers are supplied, as these provide continuous flow of insulation.
3.12.3.3	External Windows & Doors	The sealing of any windows or doors must be in conformity with this clause.
3.12.3.4	Exhaust Fans	<b>Refer to Current B.C.A for Detailed specification</b>
3.12.3.5	Construction of Roofs, Walls & Floors	The sealing of roofs , walls and / or floors must align with this clause.
3.12.5.0	Acceptable Construction Manuals	Installation of any hot water systems must abide by this clause.
3.12.5.1	Insulation of Services	Installation of any services must observe requirements of this clause.
3.12.5.3	Heating & Cooling Ductwork	Ductwork insulation to cooling & heating systems must abide by this clause.



**Energy Rating** Certificate Number: 15430382

single-dwelling rating **4.5** stars  
 multi-unit development (attach listing of ratings) heating **73.9** MJ/m<sup>2</sup>  
If selected, data specified is the average across the entire development cooling **51.1** MJ/m<sup>2</sup>

Recessed downlights confirmation:  Rated with  Rated without

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Plot Date  
Fri 13 Jun 2014

**SITE & SLAB CLASSIFICATION**  
IS TO BE CONFIRMED

SLAB SETDOWNS FROM ENTRY.

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GARAGE	170	mm FROM F.F.L.
FRONT PORCH/VERANDAH	170	mm FROM F.F.L.
BALCONY	130	mm FROM F.F.L.

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Sheet Size: A3 Date: 09.04.14 Drawn: NH  
 Design :  
**Custom Design**

Job No. **3164N** Sheet 1 of 11

**NOTE:**

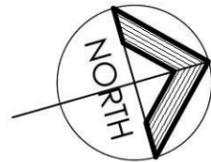
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# Proposed Site Analysis Plan

SCALE 1:200

**NOTE:**  
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**LOT 2211**  
**UN-REGISTERED**  
**308m<sup>2</sup>**

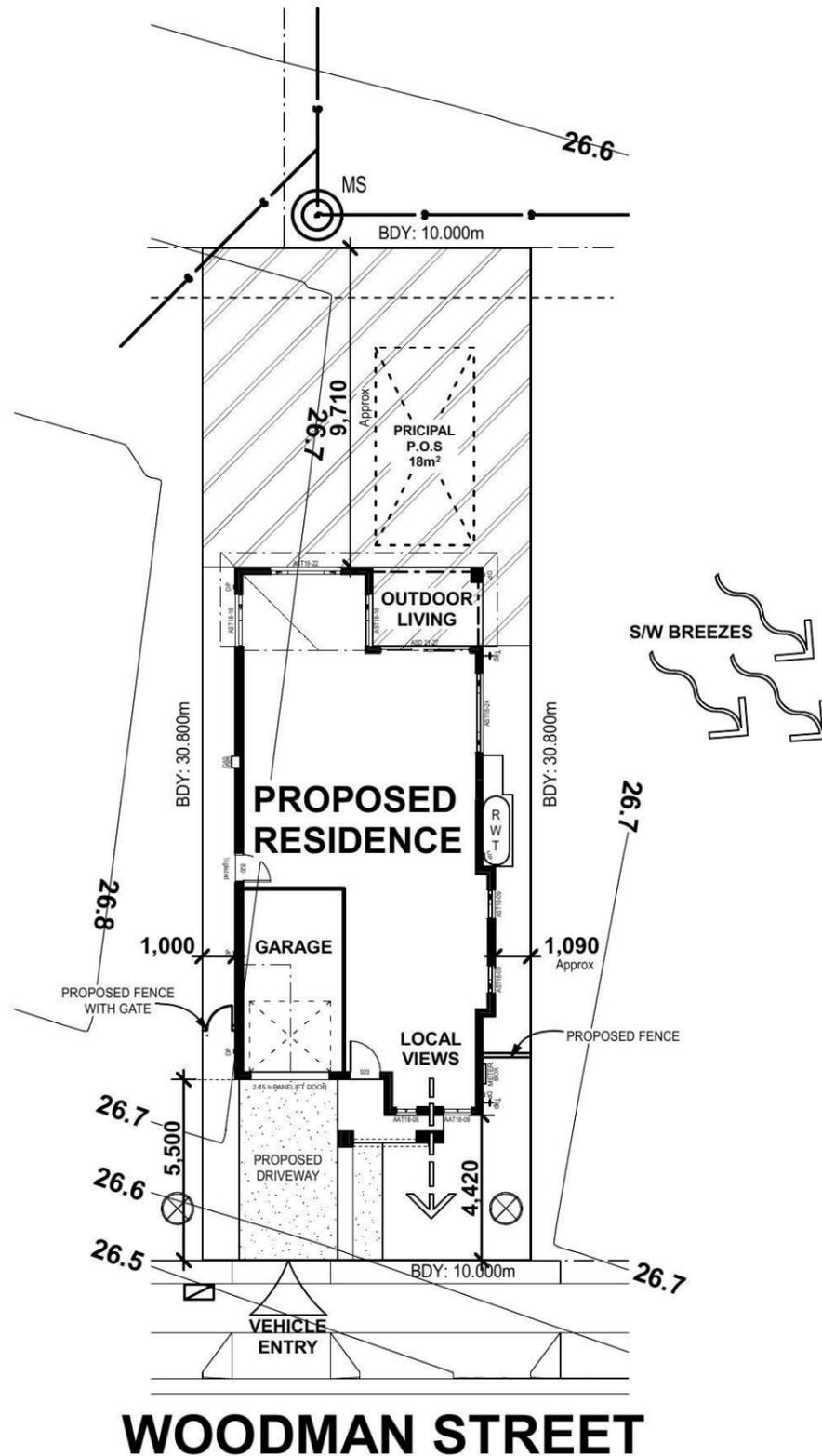
**NORTH PENRITH "THORNTON" REQUIREMENTS:**

**SITE AREA:** 308m<sup>2</sup>

**PRIVATE OPEN SPACE:**  
REQUIRED: 20% or 61.60m<sup>2</sup>  
ACHIEVED: 35% or 108.64m<sup>2</sup>

**LANDSCAPE AREA:**  
ACHIEVED: 37% or 115.47m<sup>2</sup>

**CARPARKING:**  
REQUIRED: 2 SPACES  
ACHIEVED: 2 SPACES



## WOODMAN STREET

**Energy Rating** Certificate Number: 15430382

single-dwelling rating **4.5** stars

multi-unit development (attach listing of ratings) heating **73.9** MJ/m<sup>2</sup>

If selected, data specified is the average across the entire development cooling **51.1** MJ/m<sup>2</sup>

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Assessor Signature: *[Signature]* Date: 30-05-2014

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Client :  
**Champion Homes**

Sheet Size: A3 Date: 09.04.14 Drawn: NH

Design :  
**Custom Design**

Job No. **3164N** Sheet 2 of 11

# Lot 2211 Woodman

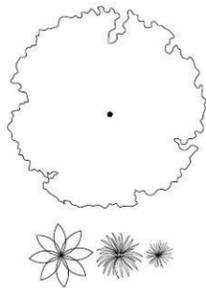
## PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
<b>Aw</b>	Agapanthus 'White'	White Agapanthus	10	200mm	0.5m
<b>Gfs</b>	Gardenia 'Four Seasons'	Four Seasons Gardenia	6	200mm	1m
<b>Lwf</b>	Liriope muscari 'Monroe's White'	Liriope (white flowering)	11	200mm	450mm
<b>Mcd</b>	Malus 'Cinzam Cinderlla'	Dwarf Crab Apple	1	75L	3m
<b>Msb</b>	Michelia 'Summer Bronze'	Evergreen Magnolia	6	300mm	2m
<b>Vh</b>	Viola hederacea	Native Violet	10	150mm	0.1m

### LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
44	6	10	28	1

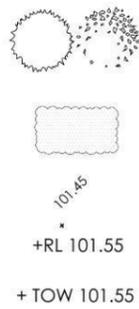
Minimum of 1 tree and 20 shrubs / groundcovers to each front / side yard (excluding fence hedging)



#### LEGEND

Proposed trees - refer to plant schedule

Proposed accents & grasses - refer to plant schedule



Proposed shrubs - refer to plant schedule

Proposed groundcovers and grasses - refer to plant schedule

Existing levels

Proposed levels

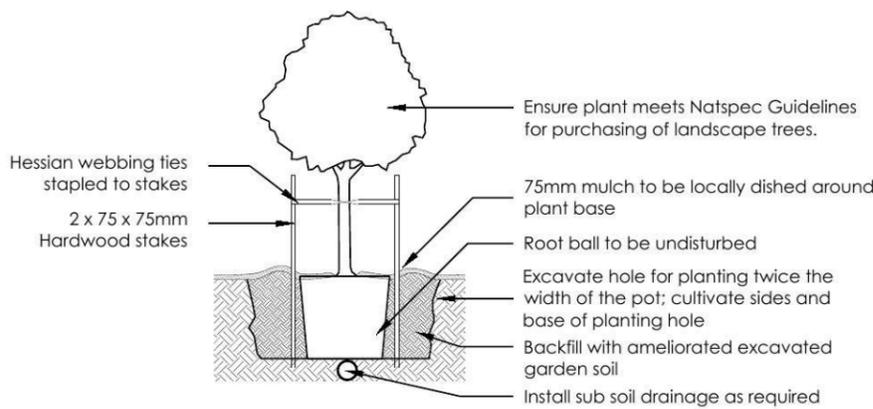
+TOW 101.55 Proposed Top Of Wall levels

--- Boundary

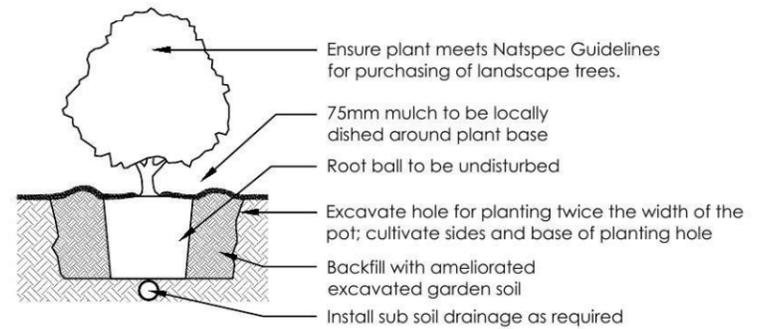
— Garden edging

█ Masonry retaining walls

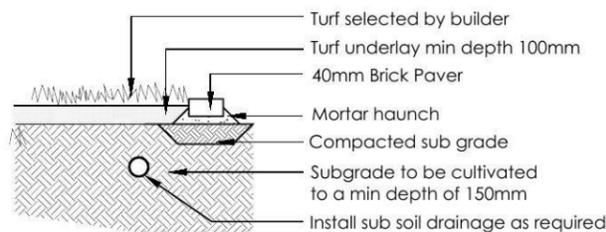
⋯ Existing contours



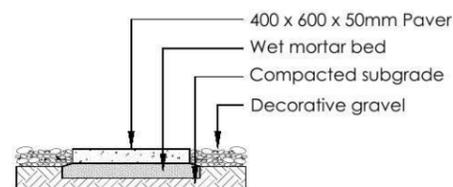
1 Tree Planting Detail  
NTS 25L - 100L Pot Size



2 Planting Detail  
NTS 150mm, 200mm Pot Size



3 Turf Detail  
NTS Brick Paver Edge



4 Stepping stones in gravel  
NTS Low traffic zone

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE COLOUR PLAN FOR CLIENT REVIEW	RS	BT	07-05-14
B	AMEND TO BUILDERS MARK UP	RS	RS	08-05-14
C	CORRECT LOT NUMBER IN TITLE BLOCK	RS	RS	09-05-14

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ADDRESS: **LOT 2211 WOODMAN STREET, PENRITH**

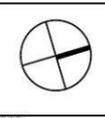
CLIENT: **CHAMPION HOMES**

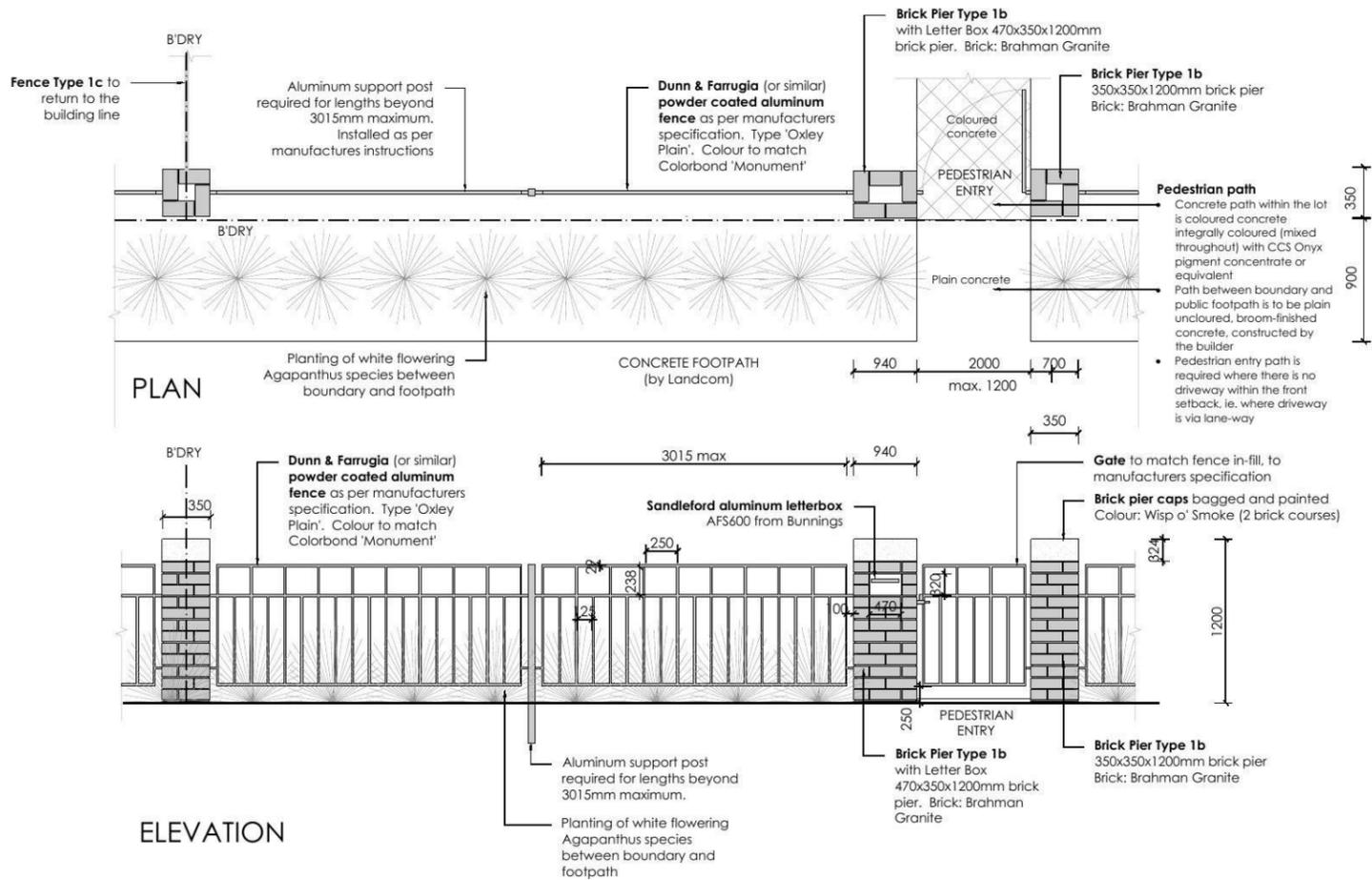
PROJECT: **NEW RESIDENCE**

DRAWING: **LANDSCAPE PLAN**

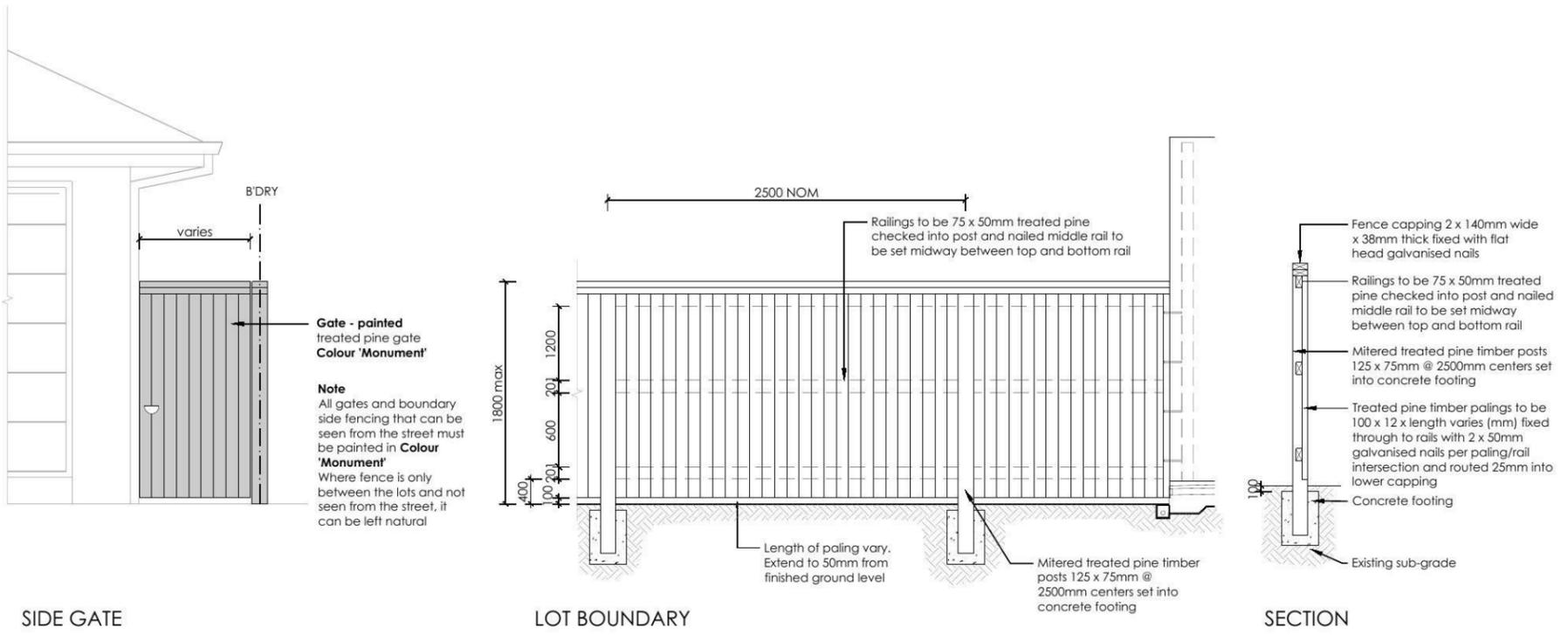
SCALE: **1:100 @ A3** | TOUR: **DA** | SHEET: **02**

DRAWN: **RS** | CHECK: **RS** | DATE: **09-05-14** | REVISION: **C**



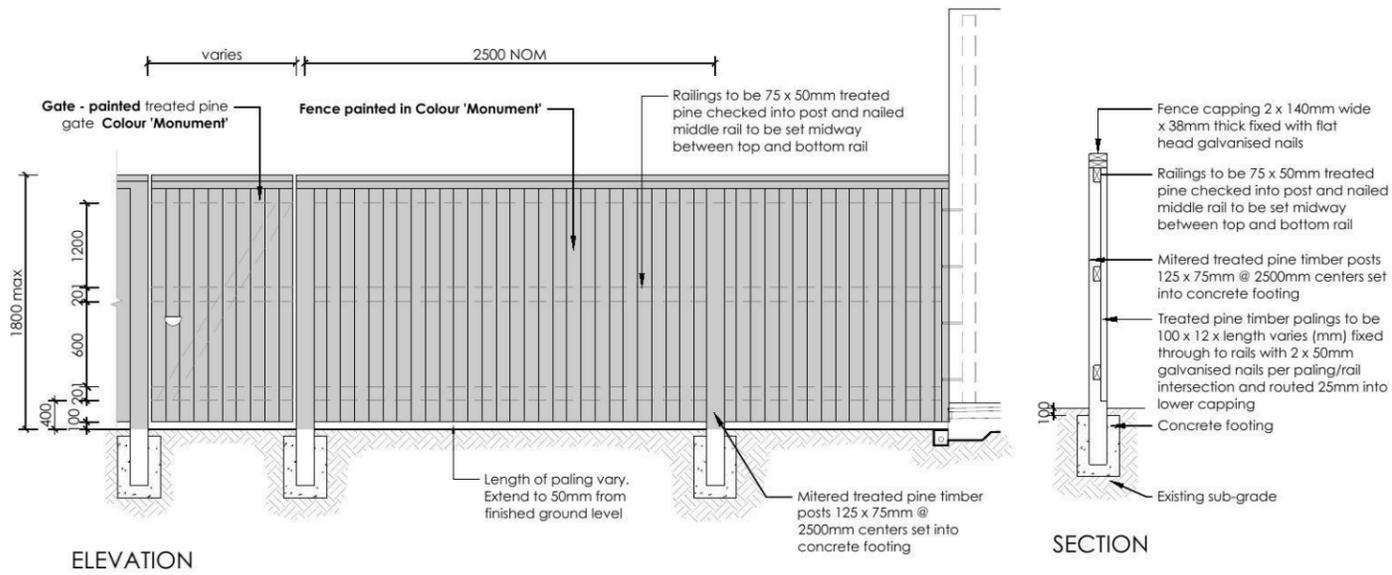


5 **FENCE TYPE 1b - Front Fence**  
1:50 Typical detail

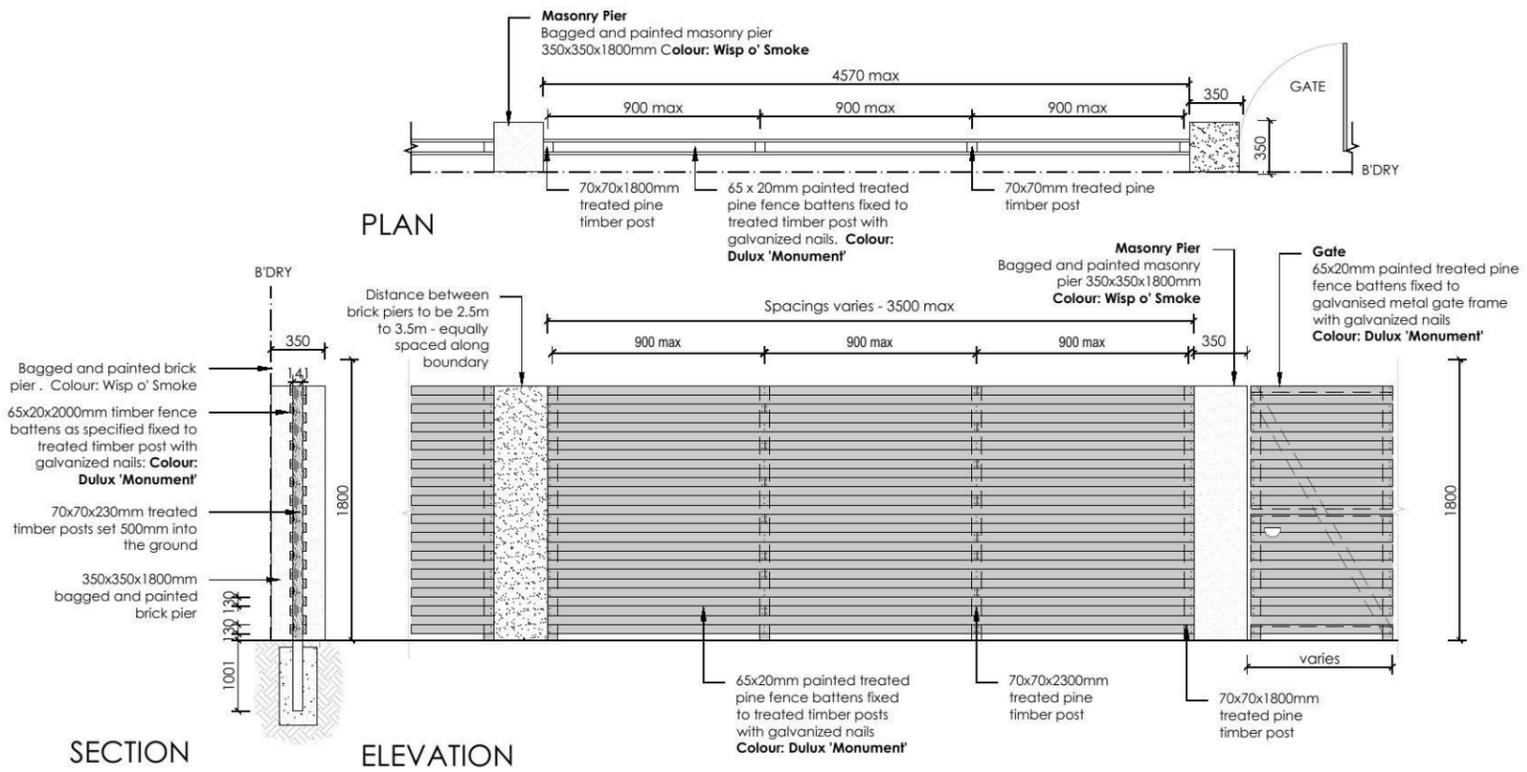


6 **FENCE TYPE 4a - Side Boundaries**  
1:50 Typical detail

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CHAMPION HOMES		SCALE: 1:100 @ A3		SHEET: 03	
DRAWN: RS		CHECKED: RS		DATE: 09-05-14	



**7 FENCE TYPE 4b - Rear Boundary**  
 1:50 All Laneways (except Barlett Lane)  
 Typical detail



**8 FENCE TYPE 2a - Secondary Street Fencing**  
 1:50 Typical detail

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
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C	CORRECT LOT NUMBER IN TITLE BLOCK	RS	RS	09-05-14

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ADDRESS: **LOT 2211 WOODMAN STREET, PENRITH**

CLIENT: **CHAMPION HOMES**

PROJECT: **NEW RESIDENCE**

DRAWING: **LANDSCAPE PLAN**

SCALE: **1:100 @ A3** COLOR: **DA** SHEET: **04**

DRAWN: **RS** CHECK: **RS** DATE: **09-05-14** REVISION: **C**

