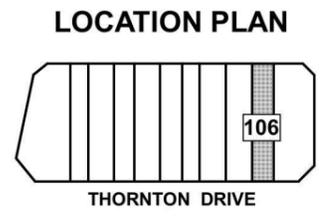


**NOTE:**  
**FINAL SITING AND LEVELS OF PROPOSED RESIDENCE, TO BE CONFIRMED UPON RECEIPT OF CONTOUR SURVEY PREPARED BY BUILDER'S SURVEYOR**



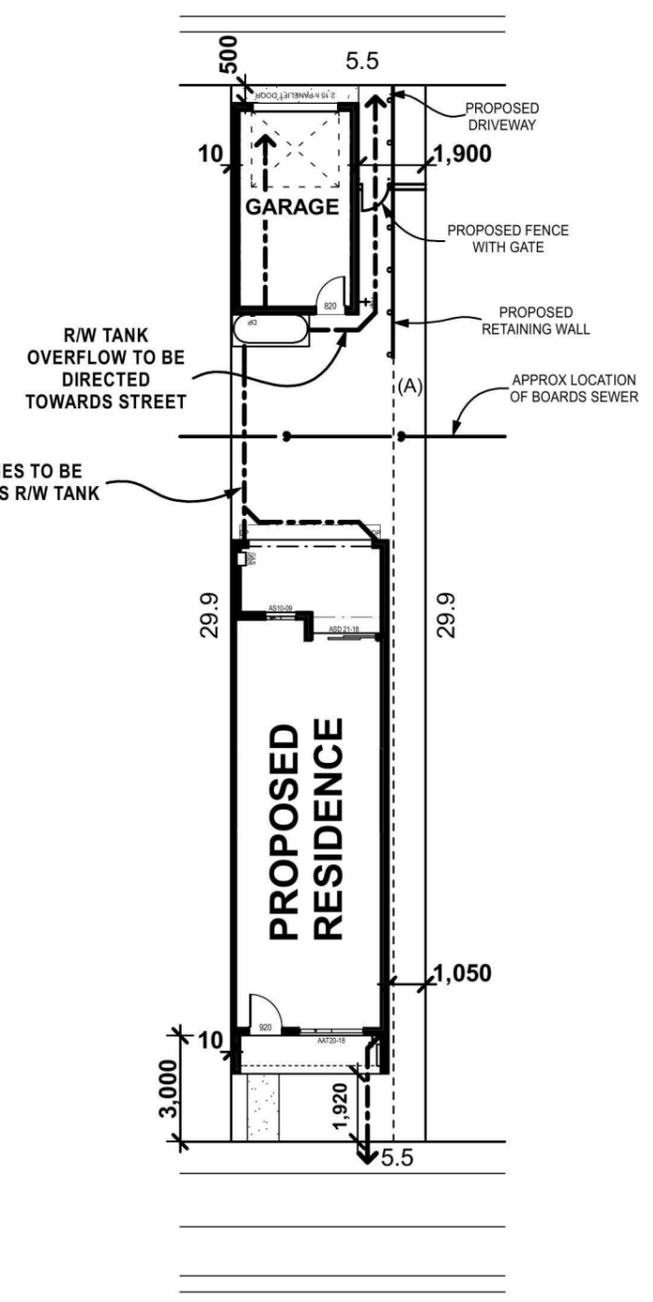
**LOT: 106**  
**164.5m<sup>2</sup>**

(A) = PROPOSED EASEMENT FOR ACCESS, MAINTENCE AND OVERHANG 0.9 WIDE



**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.

**STODDART LANE**



**THORNTON DRIVE**

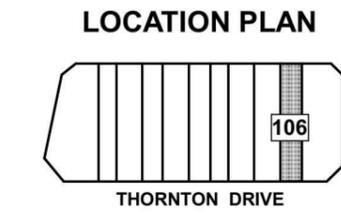
**Proposed Site Plan & Drainage Plan**  
 SCALE 1:200

**Energy Rating** Certificate Number **14561083**  
 single-dwelling rating **5.5** stars  
 heating **74** MJ/m<sup>2</sup>  
 cooling **22** MJ/m<sup>2</sup>  
 Recessed downlights confirmation:  Rated with  Rated without  
 Assessor Name/Number **Thomas Ruck VIC/BDVA/12/1456**  
 Assessor Signature *Thomas Ruck* Date **20/10/14**  
 PLEASE REFER TO NATHERS THERMAL COMFORT CERTIFICATE



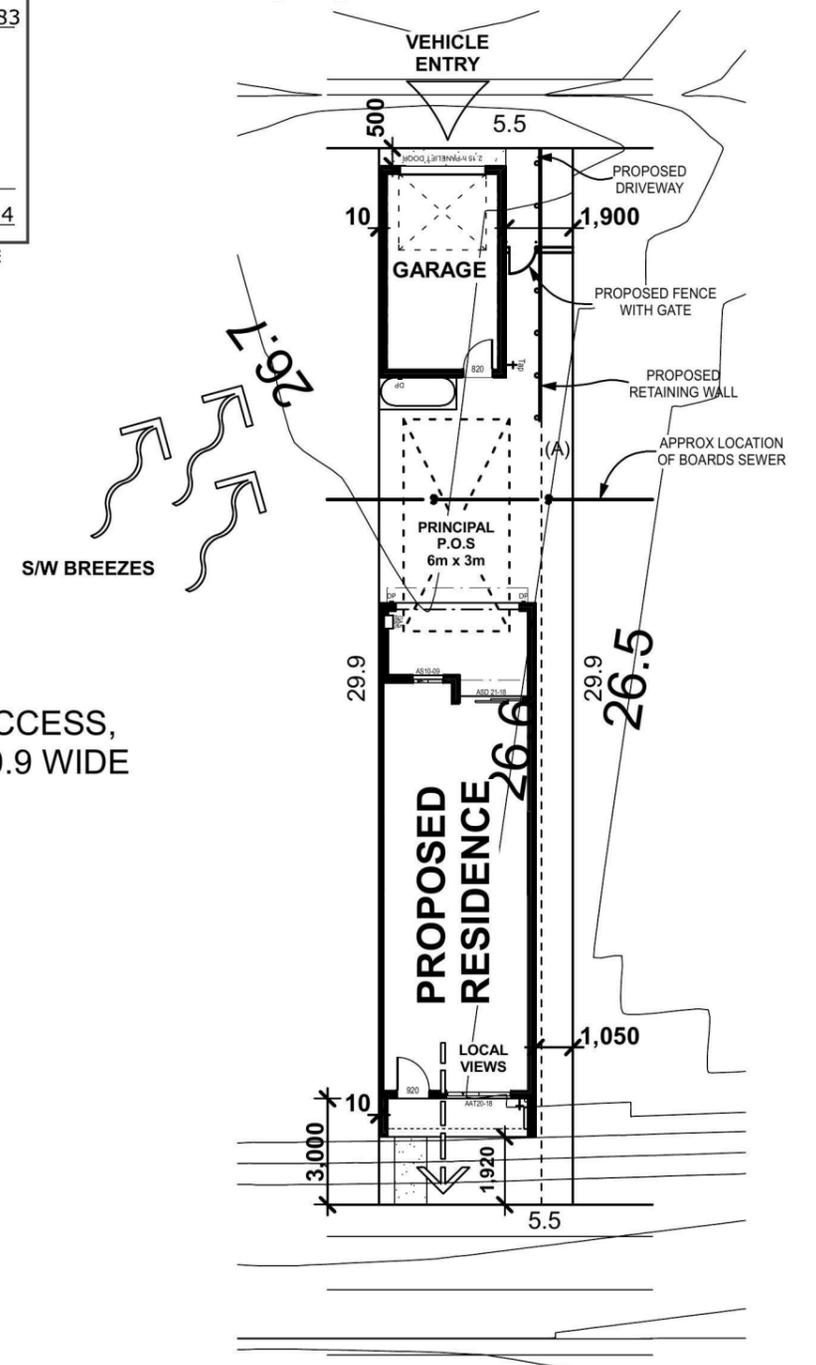
**LOT: 106**  
**164.5m<sup>2</sup>**

(A) = PROPOSED EASEMENT FOR ACCESS, MAINTENCE AND OVERHANG 0.9 WIDE



**NORTH PENRITH "THORNTON" REQUIREMENTS:**  
**SITE AREA:** 164.5m<sup>2</sup>  
**PRIVATE OPEN SPACE:**  
 (Min 2.0m Wide)  
 REQUIRED: 20% or 32.9m<sup>2</sup>  
 ACHIEVED: 25% or 41.03m<sup>2</sup>  
**LANDSCAPE AREA:**  
 ACHIEVED: 25% or 41.06m<sup>2</sup>

**STODDART LANE**



**THORNTON DRIVE**

**Proposed Site Analysis Plan**  
 SCALE 1:200

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**  
 Wind Speed category is **TO BE CONFIRMED**

| SLAB SETDOWNS FROM ENTRY: |                    |
|---------------------------|--------------------|
| EDGE REBATES              | 172mm x 150mm WIDE |
| GARAGE                    | 190 mm FROM F.F.L. |
| FRONT PORCH/VERANDAH      | 170 mm FROM F.F.L. |
| BALCONY                   | 110 mm FROM F.F.L. |

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|----------|----------|------------------------|
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| A        | 29.08.14 | CONTRACT DRAWINGS - MT |

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Proposed Terrace at Lot: 106,  
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Plot Date  
 Tue 28 Oct 2014  
 Client:  
**Champion Homes**  
 Sheet Size: A3 Date: 29.08.14 Drawn: MT  
 Design:  
**Custom Mid-Terrace**  
 Job No. **3285N** Sheet 1 of 9

# Proposed Erosion & Sediment Control Plan

SCALE 1:200

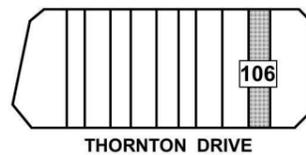
**NOTE:**  
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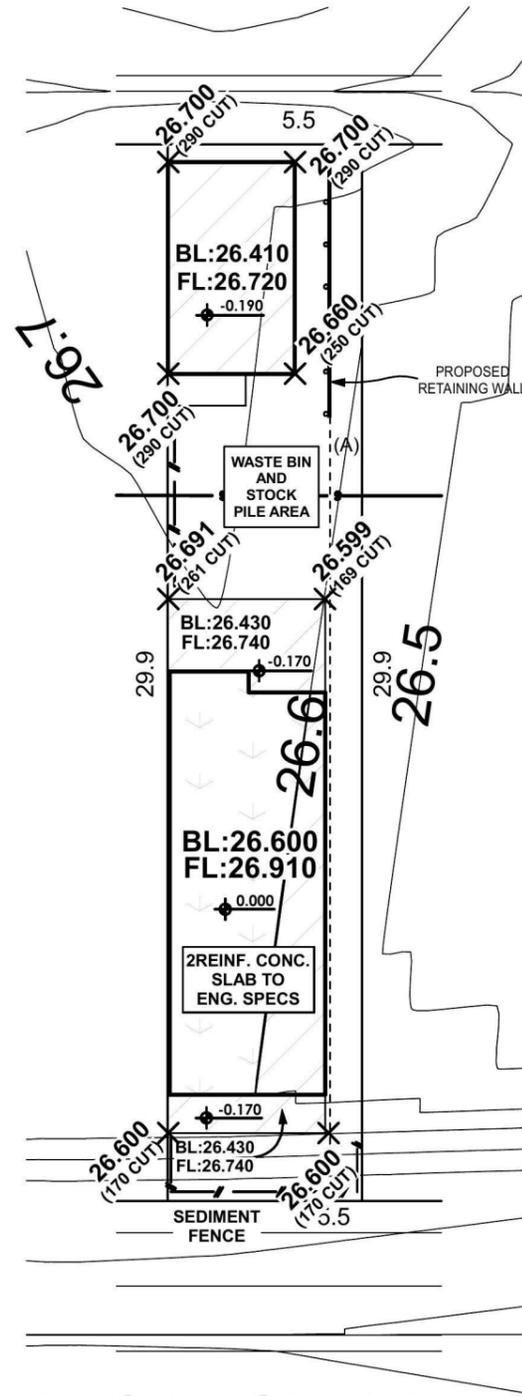
**LOT: 106**  
**164.5m<sup>2</sup>**

(A) = PROPOSED EASEMENT FOR ACCESS, MAINTENCE AND OVERHANG 0.9 WIDE

### LOCATION PLAN



## STODDART LANE



## THORNTON DRIVE

**Energy Rating** Certificate Number **14561083**

single-dwelling rating 5.5 stars

heating **74** MJ/m<sup>2</sup>

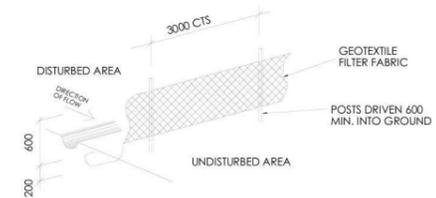
cooling **22** MJ/m<sup>2</sup>

Recessed downlights confirmation:  Rated with  Rated without

Assessor Name/Number **Thomas Ruck VIC/BDAV/12/1456**

Assessor Signature *T. Ruck* Date **20/10/14**

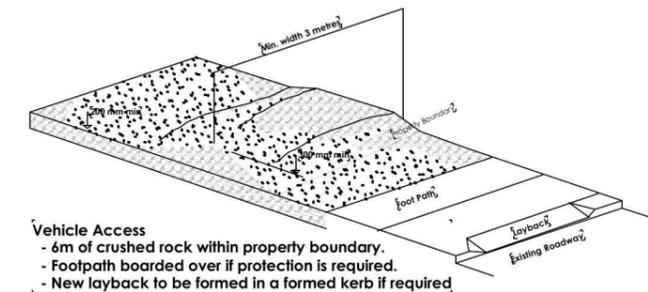
PLEASE REFER TO NATHERS THERMAL COMFORT CERTIFICATE



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.

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**

Wind Speed category is **TO BE CONFIRMED**

| SLAB SETDOWNS FROM ENTRY. |                    |
|---------------------------|--------------------|
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| GARAGE                    | 190 mm FROM F.F.L. |
| FRONT PORCH/VERANDAH      | 170 mm FROM F.F.L. |
| BALCONY                   | 110 mm FROM F.F.L. |



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Proposed Terrace  
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Penrith (Thornton)

Plot Date  
Tue 28 Oct 2014

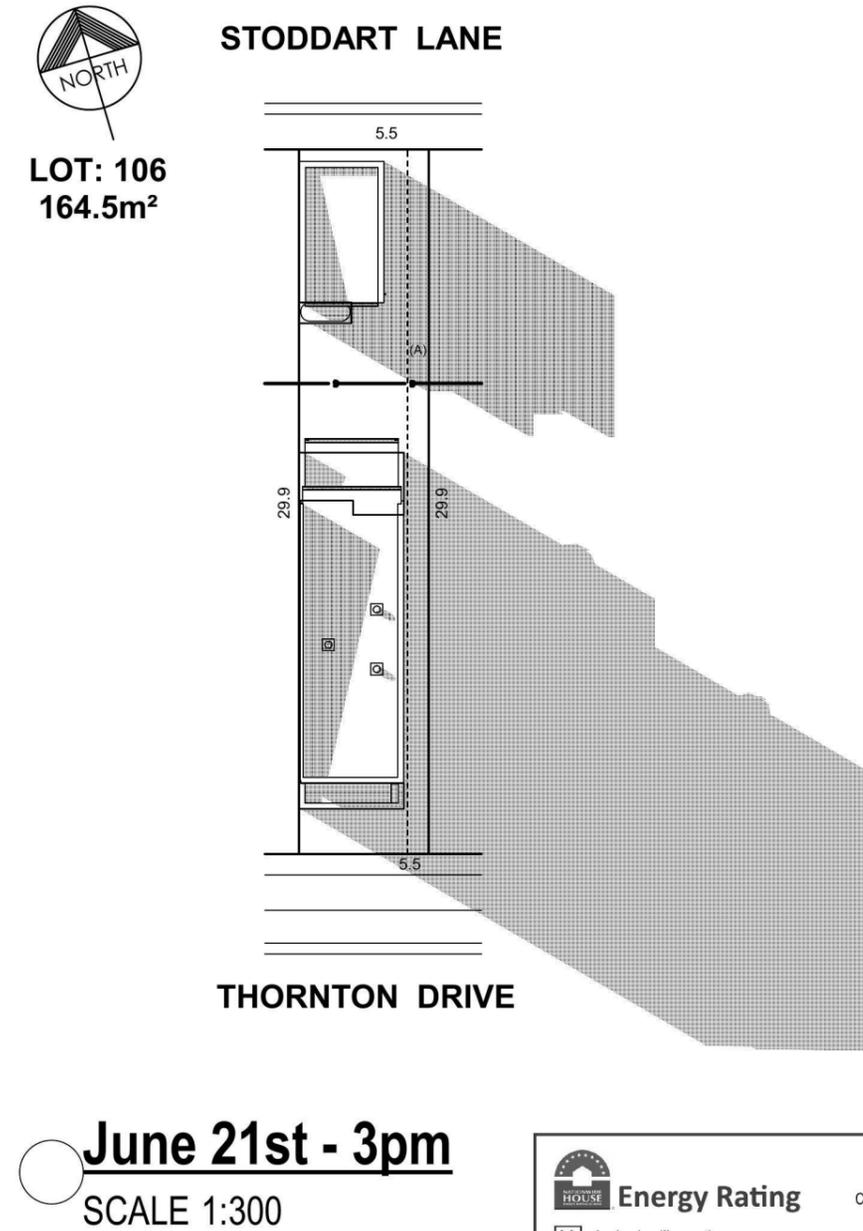
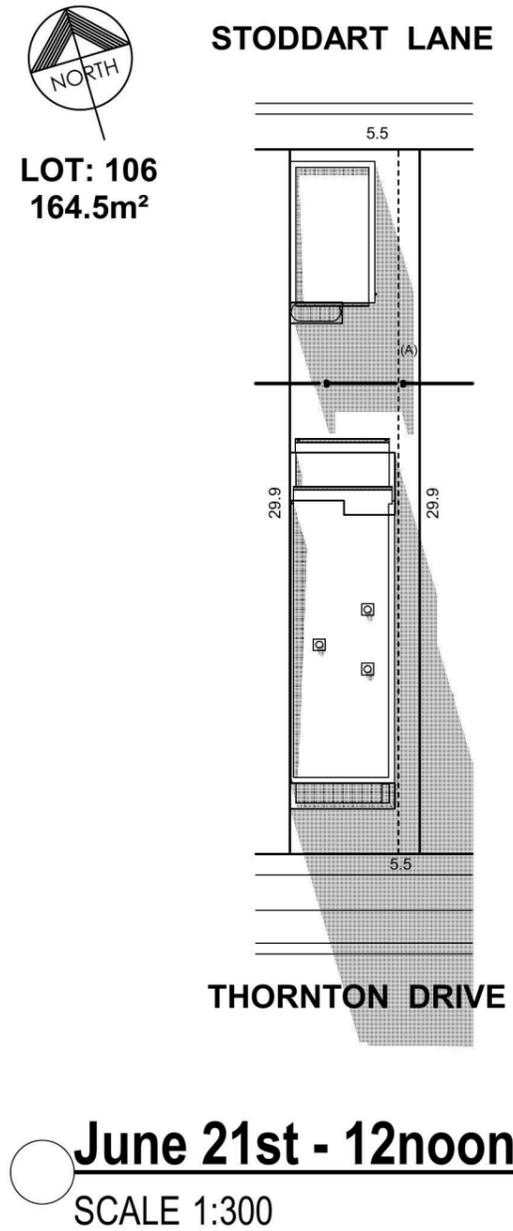
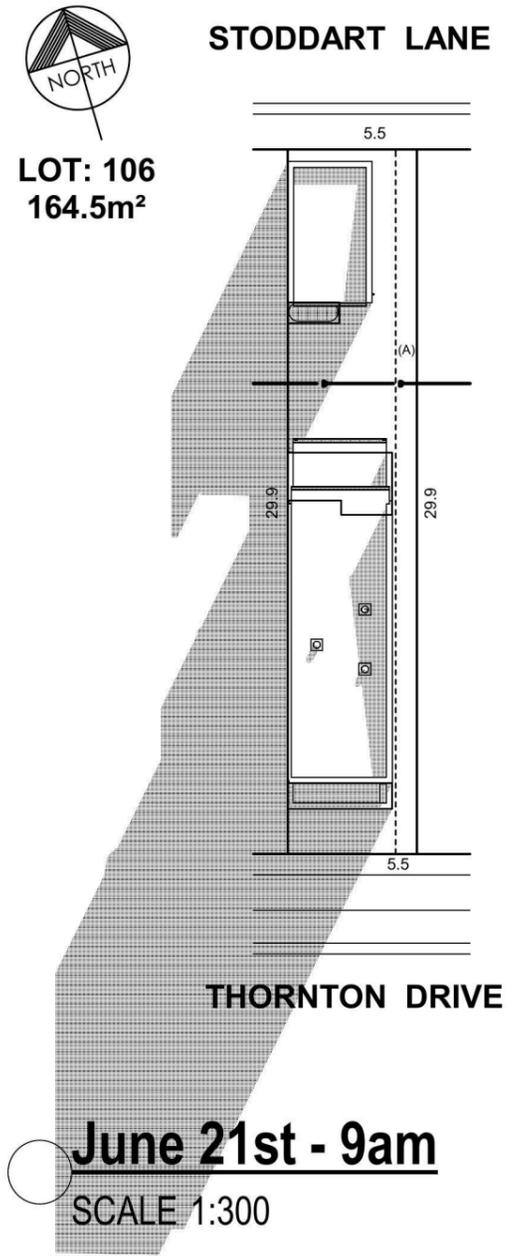
Client:  
**Champion Homes**

Sheet Size: A3 Date: 29.08.14 Drawn: MT

Design:  
**Custom Mid-Terrace**

Job No. **3285N** Sheet 2 of 9

# PROPOSED SHADOW DIAGRAMS



|                                                                                                                         |                        |                                    |
|-------------------------------------------------------------------------------------------------------------------------|------------------------|------------------------------------|
|                                                                                                                         | <b>Energy Rating</b>   | Certificate Number <u>14561083</u> |
| <input checked="" type="checkbox"/>                                                                                     | single-dwelling rating | <u>5.5</u> stars                   |
|                                                                                                                         | heating                | <u>74</u> MJ/m <sup>2</sup>        |
|                                                                                                                         | cooling                | <u>22</u> MJ/m <sup>2</sup>        |
| Recessed downlights confirmation: <input checked="" type="checkbox"/> Rated with <input type="checkbox"/> Rated without |                        |                                    |
| Assessor Name/Number <u>Thomas Ruck VIC/BDAV/12/1456</u>                                                                |                        |                                    |
| Assessor Signature <u><i>T. Ruck</i></u>                                                                                |                        | Date <u>20/10/14</u>               |

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

Plot Date  
Tue 28 Oct 2014

**SITE & SLAB CLASSIFICATION**  
**IS TO BE CONFIRMED**  
Wind Speed category is  
**TO BE CONFIRMED**

| SLAB SETDOWNS FROM ENTRY. |                      |
|---------------------------|----------------------|
| EDGE REBATES              | - 172mm x 150mm WIDE |
| GARAGE                    | 190 mm FROM F.F.L.   |
| FRONT PORCH/VERANDAH      | 170 mm FROM F.F.L.   |
| BALCONY                   | 110 mm FROM F.F.L.   |



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| Revision | Date     | Amendment              |
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Proposed Terrace  
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Penrith (Thornton)

Client :  
**Champion Homes**  
Sheet Size: A3 Date: 29.08.14 Drawn: MT  
Design :  
**Custom Mid-Terrace**  
Job No. **3285N** Sheet 3 of 9

# BASIX REQUIREMENTS

| BASIX & NatHERS COMMITMENTS NOTES                                            |                                                                                                                   |                             |                    |                   |
|------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------|-------------------|
| *REFER TO APPROVED BASIX* REPORT Number – 582028S                            |                                                                                                                   |                             |                    |                   |
| <b>WATER</b>                                                                 |                                                                                                                   |                             |                    |                   |
| Fixtures                                                                     | All Shower Heads                                                                                                  | All toilet flushing systems | All kitchen taps   | All bathroom taps |
|                                                                              | 3 star (> 6 but <= 7.5 L/min)                                                                                     | 4 star                      | 4 star             | 5 star            |
| Alternative water source                                                     | Individual water tank to collect run off from at least 63 m <sup>2</sup> of roof area - Tank size min 3000 litres |                             |                    |                   |
|                                                                              | Landscape connection                                                                                              | Toilet connection           | Laundry connection | Pool top up       |
|                                                                              | Yes                                                                                                               | Yes                         | N/A                | N/A               |
| ENERGY                                                                       | Hot water system: Gas Instantaneous 5 stars                                                                       |                             |                    |                   |
|                                                                              | Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off                        |                             |                    |                   |
|                                                                              | Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off                         |                             |                    |                   |
|                                                                              | Laundry: Individual fan, ducted to façade or roof manual switch on/off                                            |                             |                    |                   |
|                                                                              | Cooling system: 1 Phase air-conditioning EER 3.0-3.5 in at least 1 living/bed area (zoned)                        |                             |                    |                   |
|                                                                              | Heating system: 1 Phase air-conditioning EER 3.0-3.5 in at least 1 living/bed area (zoned)                        |                             |                    |                   |
|                                                                              | Natural lighting: As per BASIX                                                                                    |                             |                    |                   |
|                                                                              | Artificial lighting: As per BASIX                                                                                 |                             |                    |                   |
| Must install a gas cooktop and electric oven                                 |                                                                                                                   |                             |                    |                   |
| Must install a fixed outdoor clothes drying line as part of the development. |                                                                                                                   |                             |                    |                   |

|                                                                                                                         |                                                            |                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|------------------------------------------------------------------------------------------------|
|  <b>Energy Rating</b>                | Certificate Number <b>14561083</b>                         |                                                                                                |
|                                                                                                                         | <input checked="" type="checkbox"/> single-dwelling rating | <b>5.5</b> stars<br>heating <b>74</b> MJ/m <sup>2</sup><br>cooling <b>22</b> MJ/m <sup>2</sup> |
| Recessed downlights confirmation: <input checked="" type="checkbox"/> Rated with <input type="checkbox"/> Rated without |                                                            |                                                                                                |
| Assessor Name/Number <b>Thomas Ruck VIC/BDV/12/1456</b>                                                                 |                                                            |                                                                                                |
| Assessor Signature <i>Thomas Ruck</i>                                                                                   |                                                            | Date <b>20/10/14</b>                                                                           |

PLEASE REFER TO NATHERS THERMAL COMFORT CERTIFICATE



## NatHERS - THERMAL COMFORT CERTIFICATE



| Building Elements                                                                                                                    | Material                             | Detail                                        |
|--------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-----------------------------------------------|
| External walls                                                                                                                       | Brick Veneer                         | R1.5 Bulk Insulation                          |
|                                                                                                                                      | Light Weight Cladding                |                                               |
| Internal walls                                                                                                                       | Plasterboard on studs                | -                                             |
| Ceiling                                                                                                                              | Plasterboard                         | R3.5 bulk insulation                          |
| Floors                                                                                                                               | Concrete-ground floor                | Waffle Pod                                    |
|                                                                                                                                      | Timber-first floor                   | -                                             |
| Roof                                                                                                                                 | Metal Roof                           | Foil (sisalation) to underside of roof        |
| Windows                                                                                                                              | Aluminium frame, single glazed clear | U value 6.65 or less and SHGC of 0.70 +/- 10% |
| <b>Lighting: This dwelling has been rated with a maximum of 12 non ventilated LED / Fluorescent downlights to insulated ceilings</b> |                                      |                                               |
| <b>Note: Insulation specified must be installed in accordance with Part 3.12.1.1 of the BCA</b>                                      |                                      |                                               |

| <b>Project Address:</b><br>Lot 106, Thornton Drive<br>Penrith, NSW 2750                                                              |                                                |  <b>Energy Rating</b>                | Certificate Number <b>14561083</b><br><input checked="" type="checkbox"/> single-dwelling rating<br><b>5.5</b> stars<br>heating <b>74</b> MJ/m <sup>2</sup><br>cooling <b>22</b> MJ/m <sup>2</sup> |
|--------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Accreditation # : <b>BDV/12/1456</b>                                                                                                 | Certificate # : <b>14561083</b>                |                                                                                                                         |                                                                                                                                                                                                    |
| Software: <b>BERS 4.2 V110811/A</b>                                                                                                  | Date: <b>20/10/2014</b>                        | Recessed downlights confirmation: <input checked="" type="checkbox"/> Rated with <input type="checkbox"/> Rated without | Assessor Name/Number <b>Thomas Ruck VIC/BDV/12/1456</b>                                                                                                                                            |
| Heating load (MJ/m <sup>2</sup> ): <b>74</b>                                                                                         | Cooling load (MJ/m <sup>2</sup> ): <b>22</b>   | Star rating: <b>5.5</b>                                                                                                 |                                                                                                                                                                                                    |
| Conditioned area (m <sup>2</sup> ): <b>87</b>                                                                                        | Unconditioned area (m <sup>2</sup> ): <b>0</b> |                                                                                                                         |                                                                                                                                                                                                    |
| Building Elements                                                                                                                    | Material                                       | Detail                                                                                                                  |                                                                                                                                                                                                    |
| External walls                                                                                                                       | Brick Veneer                                   | R1.5 Bulk Insulation                                                                                                    |                                                                                                                                                                                                    |
|                                                                                                                                      | Light Weight Cladding                          |                                                                                                                         |                                                                                                                                                                                                    |
| Internal walls                                                                                                                       | Plasterboard on studs                          | -                                                                                                                       |                                                                                                                                                                                                    |
| Ceiling                                                                                                                              | Plasterboard                                   | R3.5 bulk insulation                                                                                                    |                                                                                                                                                                                                    |
| Floors                                                                                                                               | Concrete-ground floor                          | Waffle Pod                                                                                                              |                                                                                                                                                                                                    |
|                                                                                                                                      | Timber-first floor                             | -                                                                                                                       |                                                                                                                                                                                                    |
| Roof                                                                                                                                 | Metal Roof                                     | Foil (sisalation) to underside of roof                                                                                  |                                                                                                                                                                                                    |
| Windows                                                                                                                              | Aluminium frame, single glazed clear           | U value 6.65 or less and SHGC of 0.70 +/- 10%                                                                           |                                                                                                                                                                                                    |
| <b>Lighting: This dwelling has been rated with a maximum of 12 non ventilated LED / Fluorescent downlights to insulated ceilings</b> |                                                |                                                                                                                         |                                                                                                                                                                                                    |
| <b>Note: Insulation specified must be installed in accordance with Part 3.12.1.1 of the BCA</b>                                      |                                                |                                                                                                                         |                                                                                                                                                                                                    |

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

Plot Date  
Tue 28 Oct 2014

**SITE & SLAB CLASSIFICATION IS TO BE CONFIRMED**  
Wind Speed category is **TO BE CONFIRMED**

| SLAB SETDOWNS FROM ENTRY: |     |                    |
|---------------------------|-----|--------------------|
| EDGE REBATES              | -   | 172mm x 150mm WIDE |
| GARAGE                    | 190 | mm FROM F.F.L.     |
| FRONT PORCH/VERANDAH      | 170 | mm FROM F.F.L.     |
| BALCONY                   | 110 | mm FROM F.F.L.     |



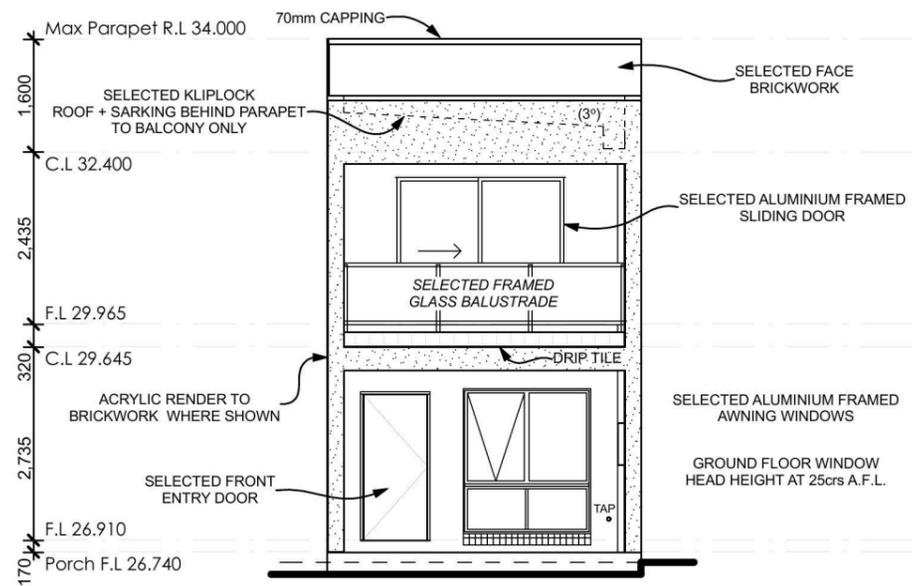
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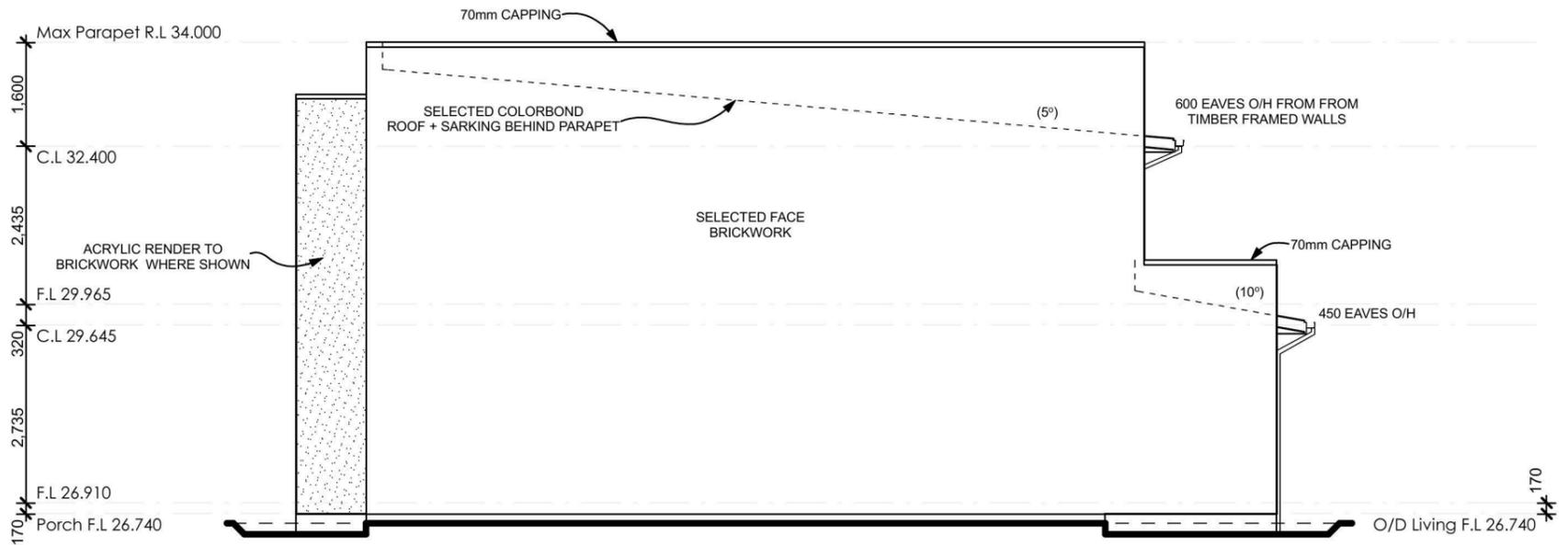
Proposed Terrace at Lot : 106, Thornton Drive, Penrith (Thornton)

Client : **Champion Homes**  
Sheet Size: A3 Date: 29.08.14 Drawn: MT  
Design : **Custom Mid-Terrace**  
Job No. **3285N** Sheet 4 of 9



## Southern Elevation

SCALE 1:100

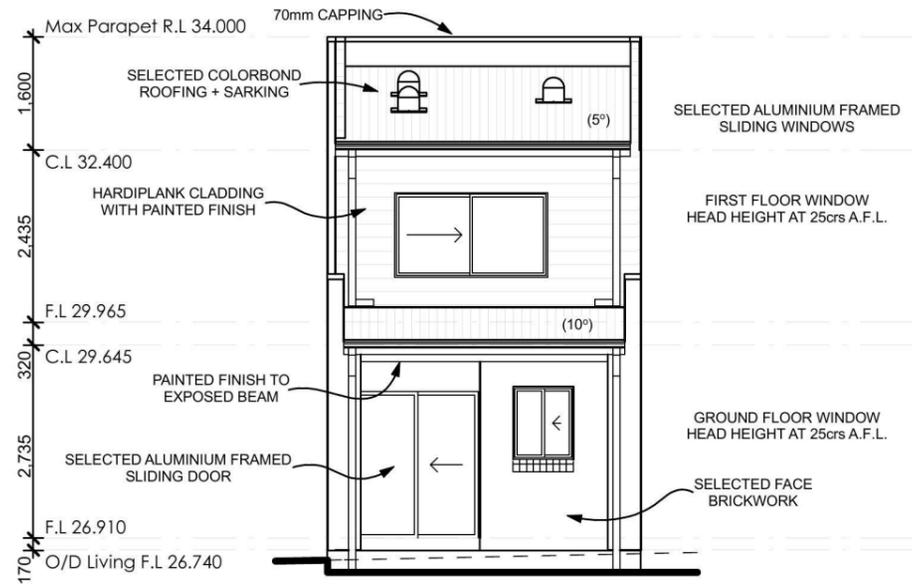


## Eastern Elevation

SCALE 1:100

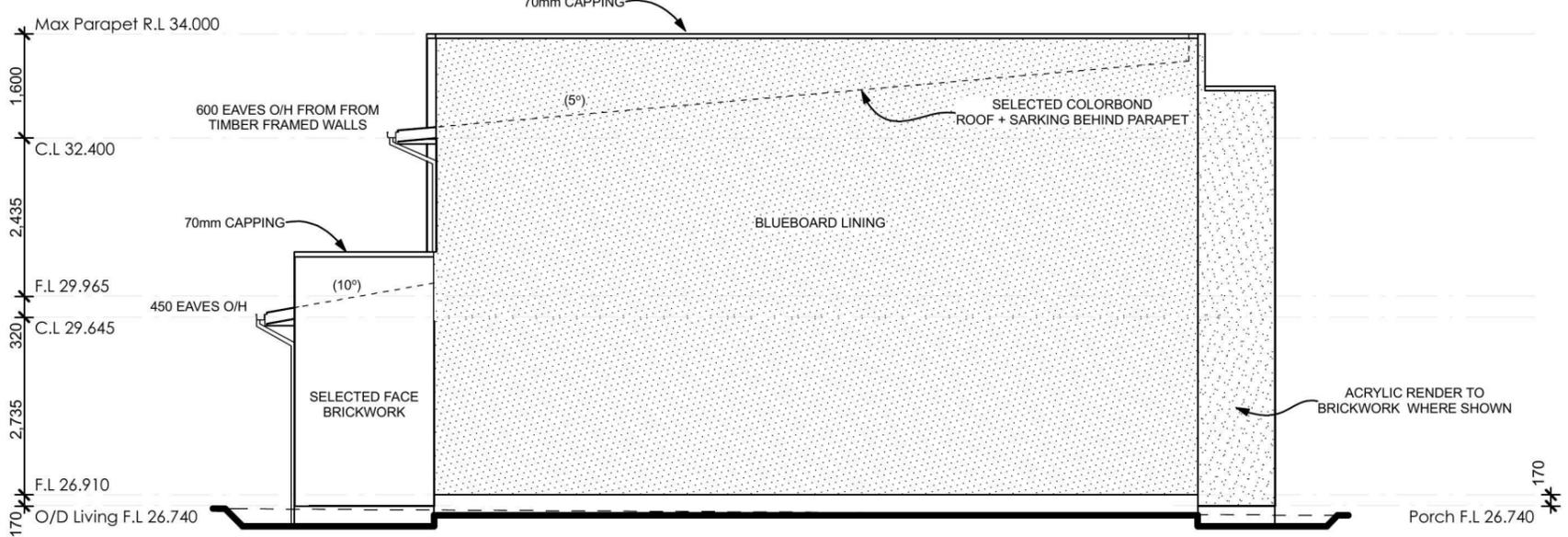
### PROTECTION OF OPENABLE WINDOWS AS PER B.C.A CONDITION 3.9.2.5

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



## Northern Elevation

SCALE 1:100



## Western Elevation

SCALE 1:100

**SARKING REQUIREMENTS FOR PROPOSED ROOF TO BE AS PER TABLE 3.5.1.1(a) and TABLE 3.5.1.1(b) AS SET OUT IN THE BUILDING CODE OF AUSTRALIA.**

|                                                                                                                         |         |                                    |
|-------------------------------------------------------------------------------------------------------------------------|---------|------------------------------------|
| <b>Energy Rating</b>                                                                                                    |         | Certificate Number <b>14561083</b> |
| <input checked="" type="checkbox"/> single-dwelling rating                                                              |         | <b>5.5</b> stars                   |
|                                                                                                                         | heating | <b>74</b> MJ/m <sup>2</sup>        |
|                                                                                                                         | cooling | <b>22</b> MJ/m <sup>2</sup>        |
| Recessed downlights confirmation: <input checked="" type="checkbox"/> Rated with <input type="checkbox"/> Rated without |         |                                    |
| Assessor Name/Number <b>Thomas Ruck VIC/BDAV/12/1456</b>                                                                |         |                                    |
| Assessor Signature <i>Thomas Ruck</i>                                                                                   |         | Date <b>20/10/14</b>               |

PLEASE REFER TO NATHERS THERMAL COMFORT CERTIFICATE

Plot Date  
Tue 28 Oct 2014

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|---------------------------|--------------------|
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| GARAGE                    | 190 mm FROM F.F.L. |
| FRONT PORCH/VERANDAH      | 170 mm FROM F.F.L. |
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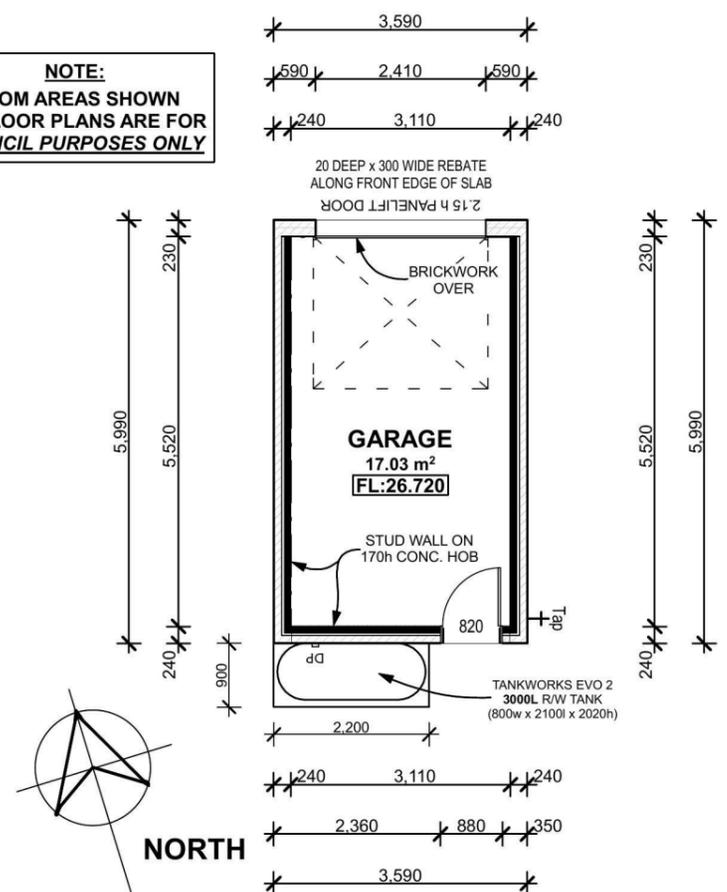
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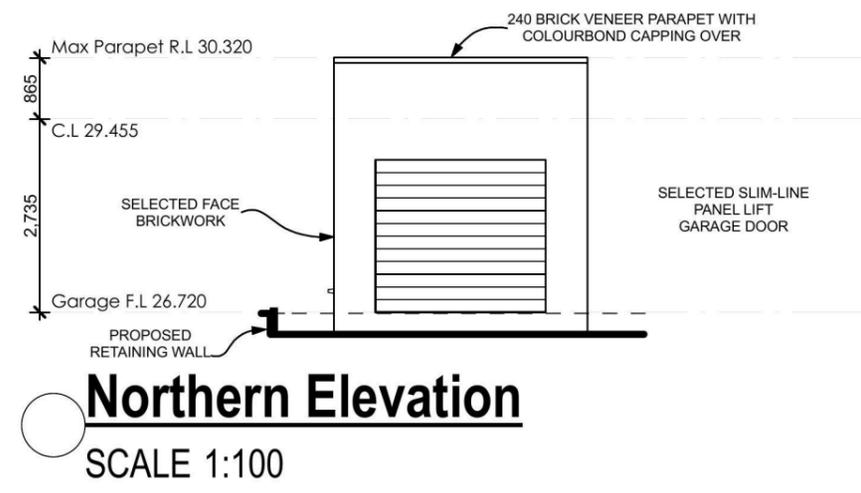
Proposed Terrace  
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Penrith (Thornton)

Client:  
**Champion Homes**  
Sheet Size: A3 Date: 29.08.14 Drawn: MT  
Design:  
**Custom Mid-Terrace**  
Job No. **3285N** Sheet 6 of 9

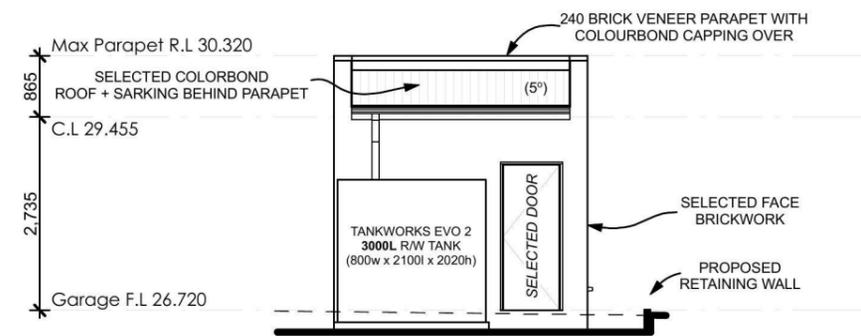
**NOTE:**  
ROOM AREAS SHOWN  
ON FLOOR PLANS ARE FOR  
COUNCIL PURPOSES ONLY



**Garage Floor Plan**  
SCALE 1:100

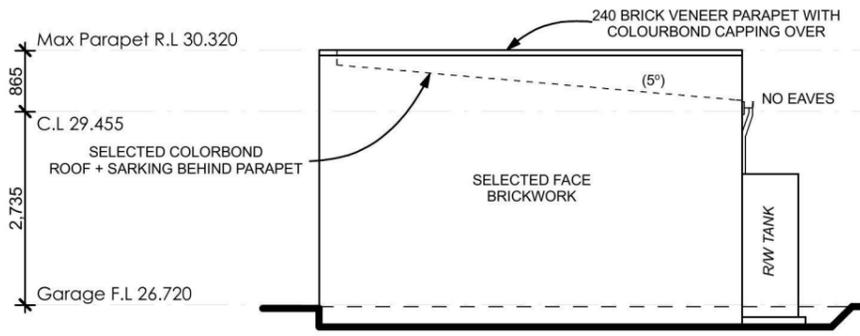


**Northern Elevation**  
SCALE 1:100

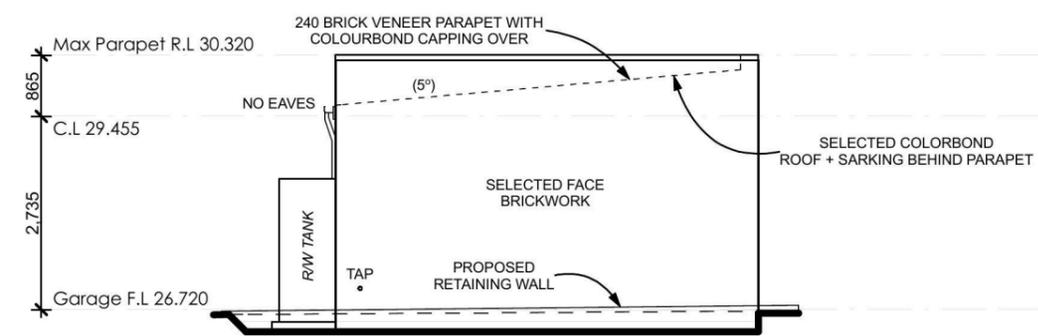


**Southern Elevation**  
SCALE 1:100

**SARKING REQUIREMENTS FOR PROPOSED ROOF  
TO BE AS PER TABLE 3.5.1.1(a) and TABLE 3.5.1.1(b)  
AS SET OUT IN THE BUILDING CODE OF AUSTRALIA.**



**Western Elevation**  
SCALE 1:100



**Eastern Elevation**  
SCALE 1:100

**Energy Rating** Certificate Number **14561083**

single-dwelling rating **5.5** stars

heating **74** MJ/m<sup>2</sup>

cooling **22** MJ/m<sup>2</sup>

Recessed downlights confirmation:  Rated with  Rated without

Assessor Name/Number **Thomas Ruck VIC/BDV/12/1456**

Assessor Signature *T. Ruck* Date **20/10/14**

PLEASE REFER TO NATHERS THERMAL COMFORT CERTIFICATE

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**

Wind Speed category is  
**TO BE CONFIRMED**

| SLAB SETDOWNS FROM ENTRY: |                    |
|---------------------------|--------------------|
| EDGE REBATES              | 172mm x 150mm WIDE |
| GARAGE                    | 190 mm FROM F.F.L. |
| FRONT PORCH/VERANDAH      | 170 mm FROM F.F.L. |
| BALCONY                   | 110 mm FROM F.F.L. |

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Fax (02) 9825 8110

Builders Licence No. 92732C

| Revision | Date     | Amendment              |
|----------|----------|------------------------|
| B        | 28.10.14 | DA PLANS - BT          |
| A        | 29.08.14 | CONTRACT DRAWINGS - MT |

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Proposed Terrace  
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Penrith (Thornton)

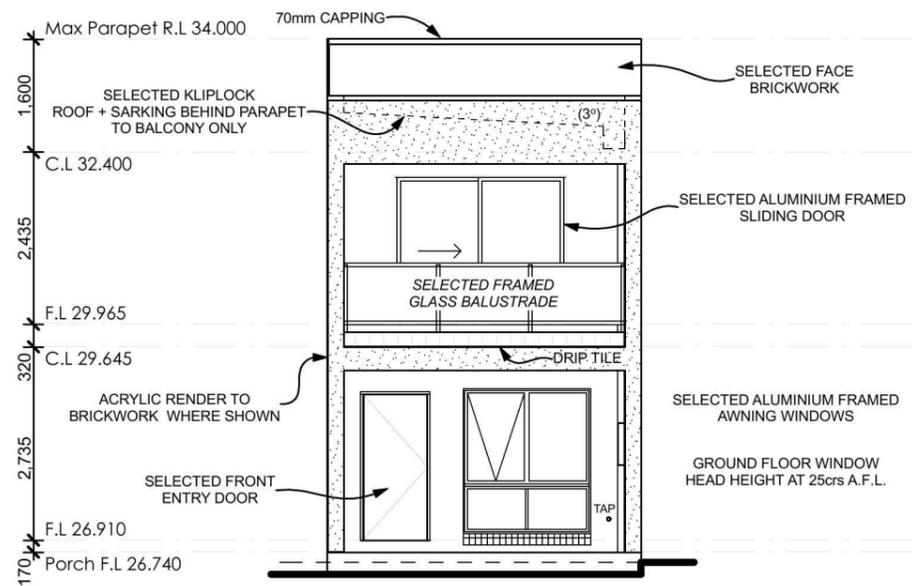
Plot Date  
Tue 28 Oct 2014

Client :  
**Champion Homes**

Sheet Size: A3 Date: 29.08.14 Drawn: MT

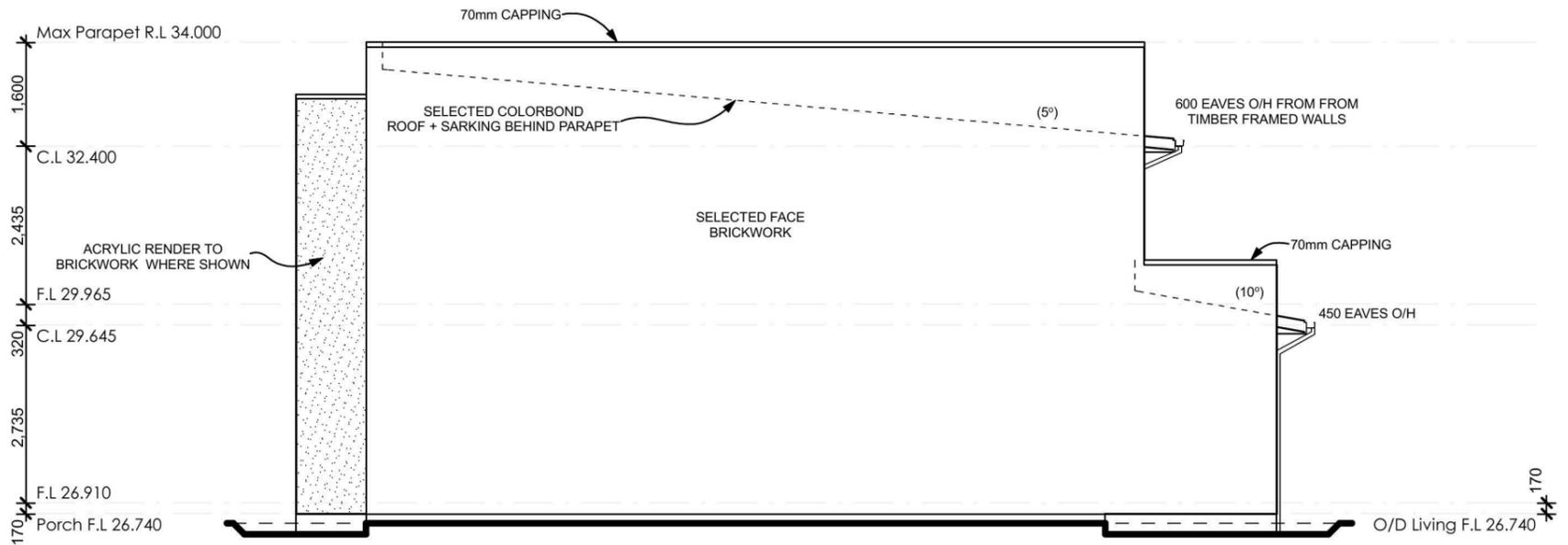
Design :  
**Custom Mid-Terrace**

Job  
No. **3285N** Sheet 7 of 9



## Southern Elevation

SCALE 1:100

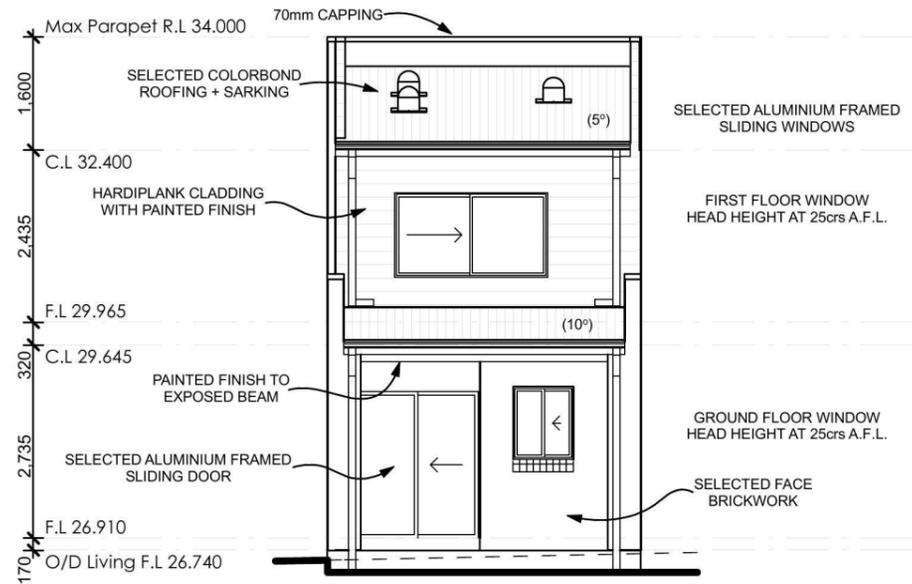


## Eastern Elevation

SCALE 1:100

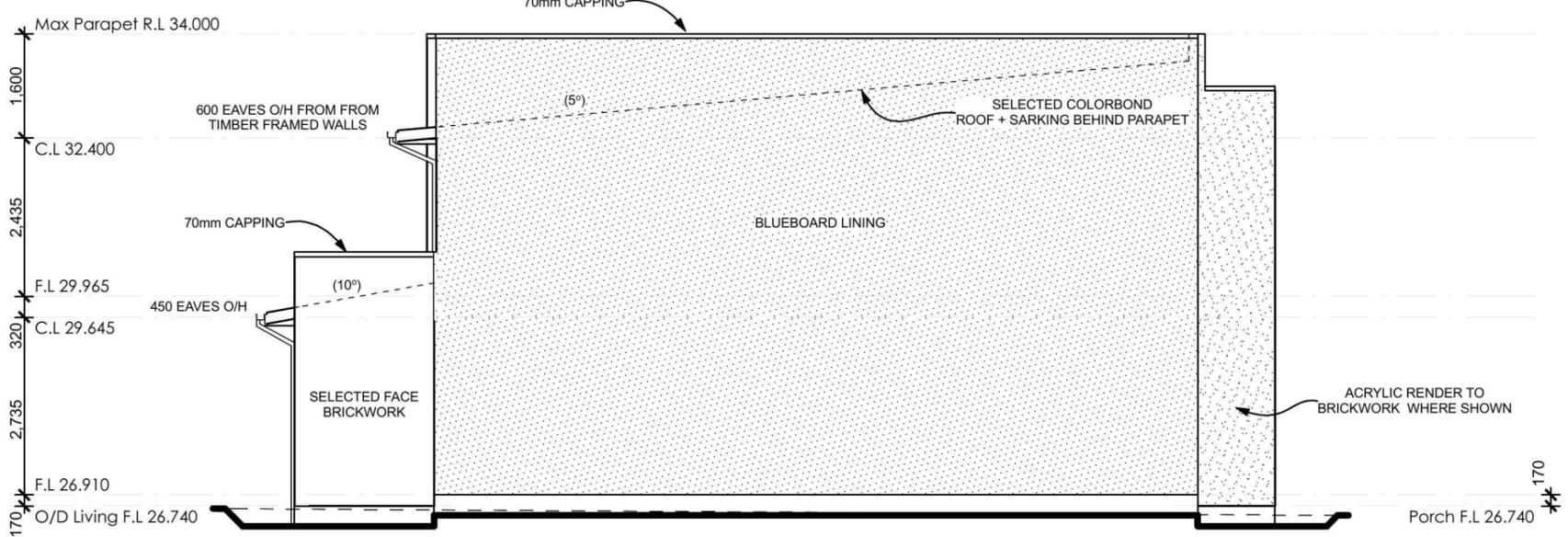
### PROTECTION OF OPENABLE WINDOWS AS PER B.C.A CONDITION 3.9.2.5

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



## Northern Elevation

SCALE 1:100



## Western Elevation

SCALE 1:100

**SARKING REQUIREMENTS FOR PROPOSED ROOF TO BE AS PER TABLE 3.5.1.1(a) and TABLE 3.5.1.1(b) AS SET OUT IN THE BUILDING CODE OF AUSTRALIA.**

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

|                                                                                                                         |         |                                    |
|-------------------------------------------------------------------------------------------------------------------------|---------|------------------------------------|
| <b>Energy Rating</b>                                                                                                    |         | Certificate Number <b>14561083</b> |
| <input checked="" type="checkbox"/> single-dwelling rating                                                              |         | <b>5.5</b> stars                   |
|                                                                                                                         | heating | <b>74</b> MJ/m <sup>2</sup>        |
|                                                                                                                         | cooling | <b>22</b> MJ/m <sup>2</sup>        |
| Recessed downlights confirmation: <input checked="" type="checkbox"/> Rated with <input type="checkbox"/> Rated without |         |                                    |
| Assessor Name/Number <b>Thomas Ruck VIC/BDAV/12/1456</b>                                                                |         |                                    |
| Assessor Signature <i>Thomas Ruck</i>                                                                                   |         | Date <b>20/10/14</b>               |

PLEASE REFER TO NATHERS THERMAL COMFORT CERTIFICATE

Plot Date  
Tue 28 Oct 2014

**SITE & SLAB CLASSIFICATION IS TO BE CONFIRMED**  
Wind Speed category is **TO BE CONFIRMED**

| SLAB SETDOWNS FROM ENTRY: |                    |
|---------------------------|--------------------|
| EDGE REBATES              | 172mm x 150mm WIDE |
| GARAGE                    | 190 mm FROM F.F.L. |
| FRONT PORCH/VERANDAH      | 170 mm FROM F.F.L. |
| BALCONY                   | 110 mm FROM F.F.L. |



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Proposed Terrace  
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Thornton Drive,  
Penrith (Thornton)

Client:  
**Champion Homes**  
Sheet Size: A3 Date: 29.08.14 Drawn: MT  
Design:  
**Custom Mid-Terrace**  
Job No. **3285N** Sheet 6 of 9

# Proposed Erosion & Sediment Control Plan

SCALE 1:200

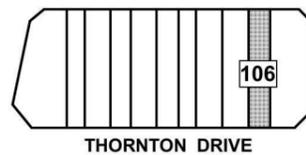
**NOTE:**  
FINAL SITING AND LEVELS OF PROPOSED RESIDENCE, TO BE CONFIRMED UPON RECEIPT OF CONTOUR SURVEY PREPARED BY BUILDER'S SURVEYOR



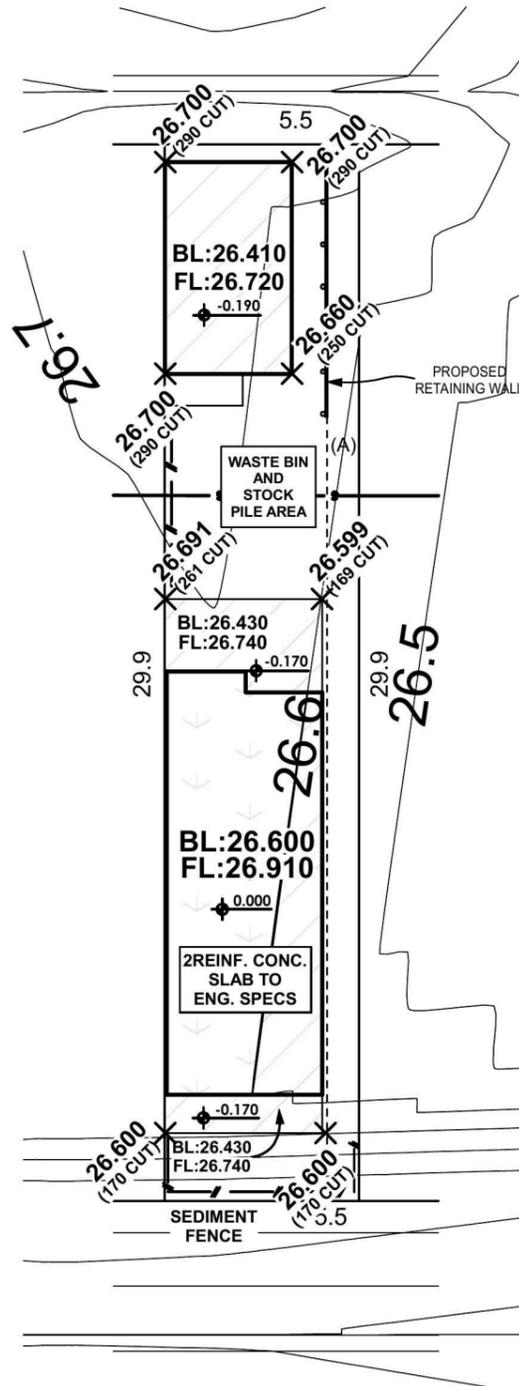
**LOT: 106**  
**164.5m<sup>2</sup>**

(A) = PROPOSED EASEMENT FOR ACCESS, MAINTENCE AND OVERHANG 0.9 WIDE

### LOCATION PLAN



## STODDART LANE



## THORNTON DRIVE

**Energy Rating** Certificate Number **14561083**

single-dwelling rating 5.5 stars

heating **74** MJ/m<sup>2</sup>

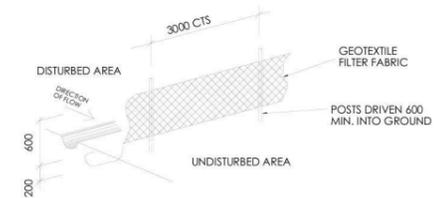
cooling **22** MJ/m<sup>2</sup>

Recessed downlights confirmation:  Rated with  Rated without

Assessor Name/Number **Thomas Ruck VIC/BDAV/12/1456**

Assessor Signature *T. Ruck* Date **20/10/14**

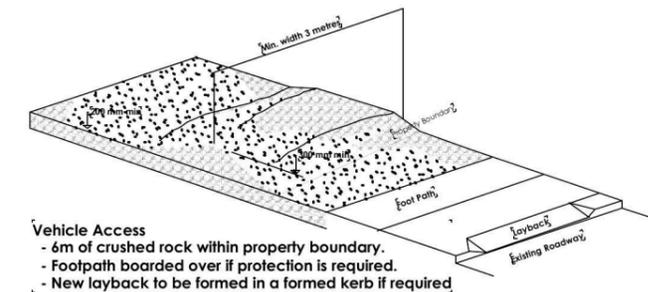
PLEASE REFER TO NATHERS THERMAL COMFORT CERTIFICATE



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.

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**

Wind Speed category is **TO BE CONFIRMED**

| SLAB SETDOWNS FROM ENTRY. |                    |
|---------------------------|--------------------|
| EDGE REBATES              | 172mm x 150mm WIDE |
| GARAGE                    | 190 mm FROM F.F.L. |
| FRONT PORCH/VERANDAH      | 170 mm FROM F.F.L. |
| BALCONY                   | 110 mm FROM F.F.L. |



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Penrith (Thornton)

Plot Date  
Tue 28 Oct 2014

Client:  
**Champion Homes**

Sheet Size: A3 Date: 29.08.14 Drawn: MT

Design:  
**Custom Mid-Terrace**

Job No. **3285N** Sheet 2 of 9



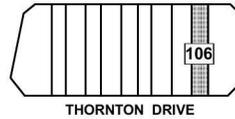
**NOTE:**  
**FINAL SITING AND LEVELS OF PROPOSED RESIDENCE, TO BE CONFIRMED UPON RECEIPT OF CONTOUR SURVEY PREPARED BY BUILDER'S SURVEYOR**



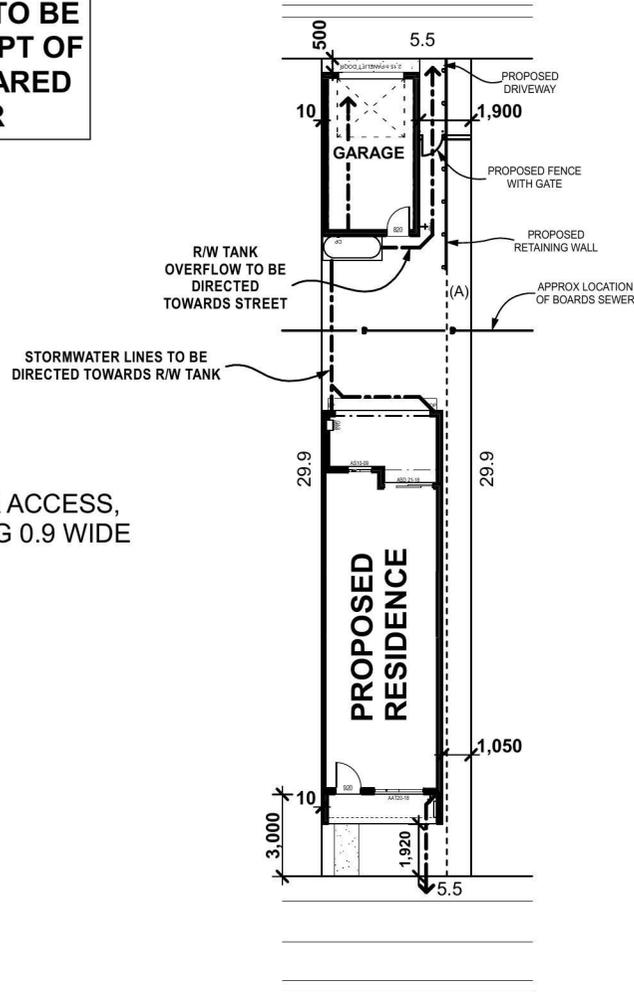
**LOT: 106**  
**164.5m<sup>2</sup>**

(A) = PROPOSED EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE

**LOCATION PLAN**



**STODDART LANE**



**THORNTON DRIVE**

**Proposed Site Plan**  
 Not To Scale

**NOTIFICATION PLAN**

Proposed Terrace  
 At: Lot 106, Thornton Drive,  
 Penrith (Thornton)

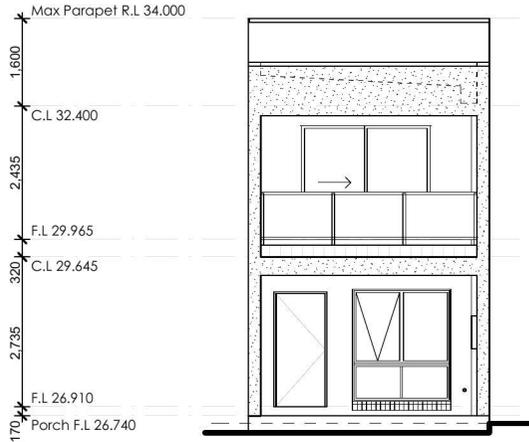


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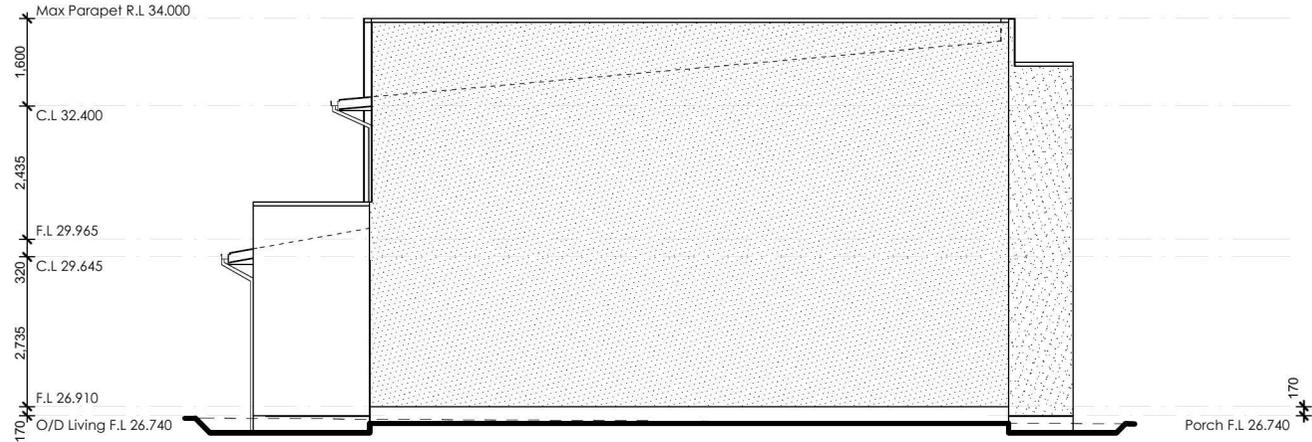
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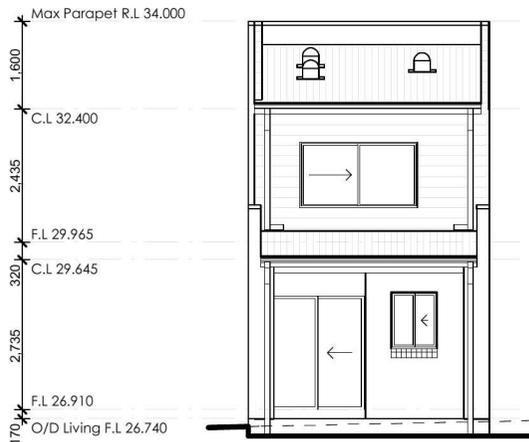
**Southern Elevation**

Not To Scale



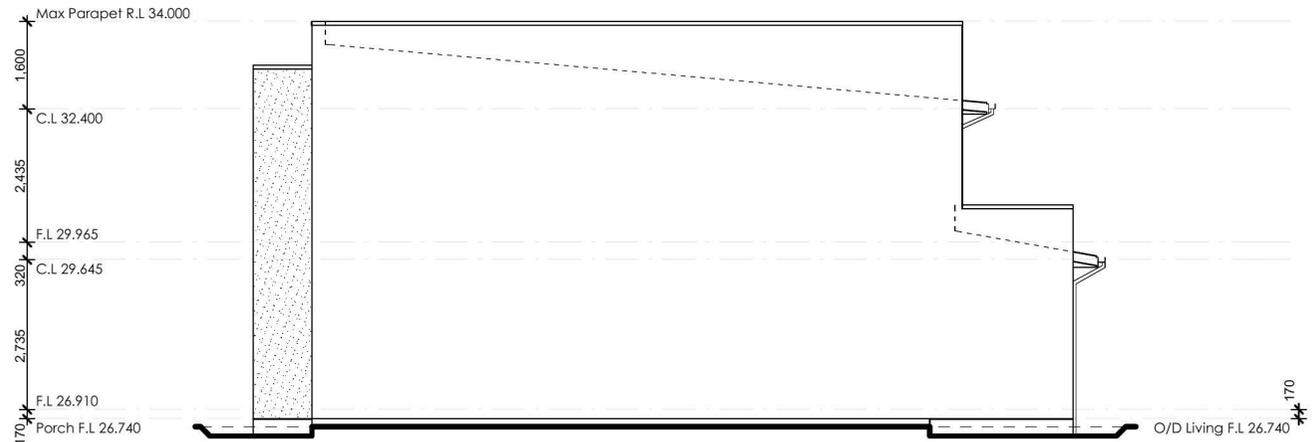
**Western Elevation**

Not To Scale



**Northern Elevation**

Not To Scale



**Eastern Elevation**

Not To Scale

**NOTIFICATION PLAN**

Proposed Terrace  
 At: Lot 106, Thornton Drive,  
 Penrith (Thornton)



**Champion Homes**  
*Simply the Best*

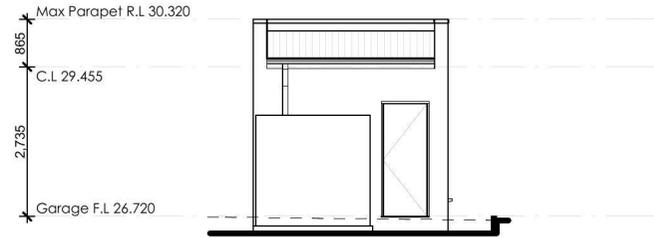
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Telephone (02) 9825 8000  
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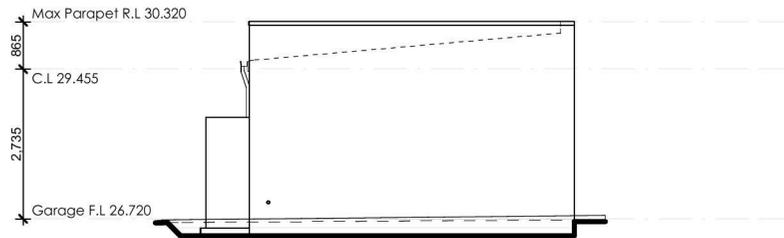
Builders Licence No. 92732C



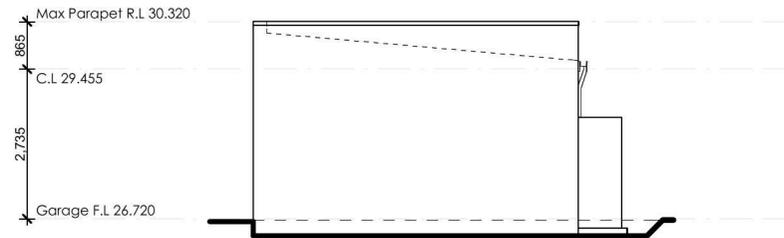
**Northern Elevation**  
Not To Scale



**Southern Elevation**  
Not To Scale



**Eastern Elevation**  
Not To Scale



**Western Elevation**  
Not To Scale

**NOTIFICATION PLAN**

Proposed Terrace  
At: Lot 106, Thornton Drive,  
Penrith (Thornton)



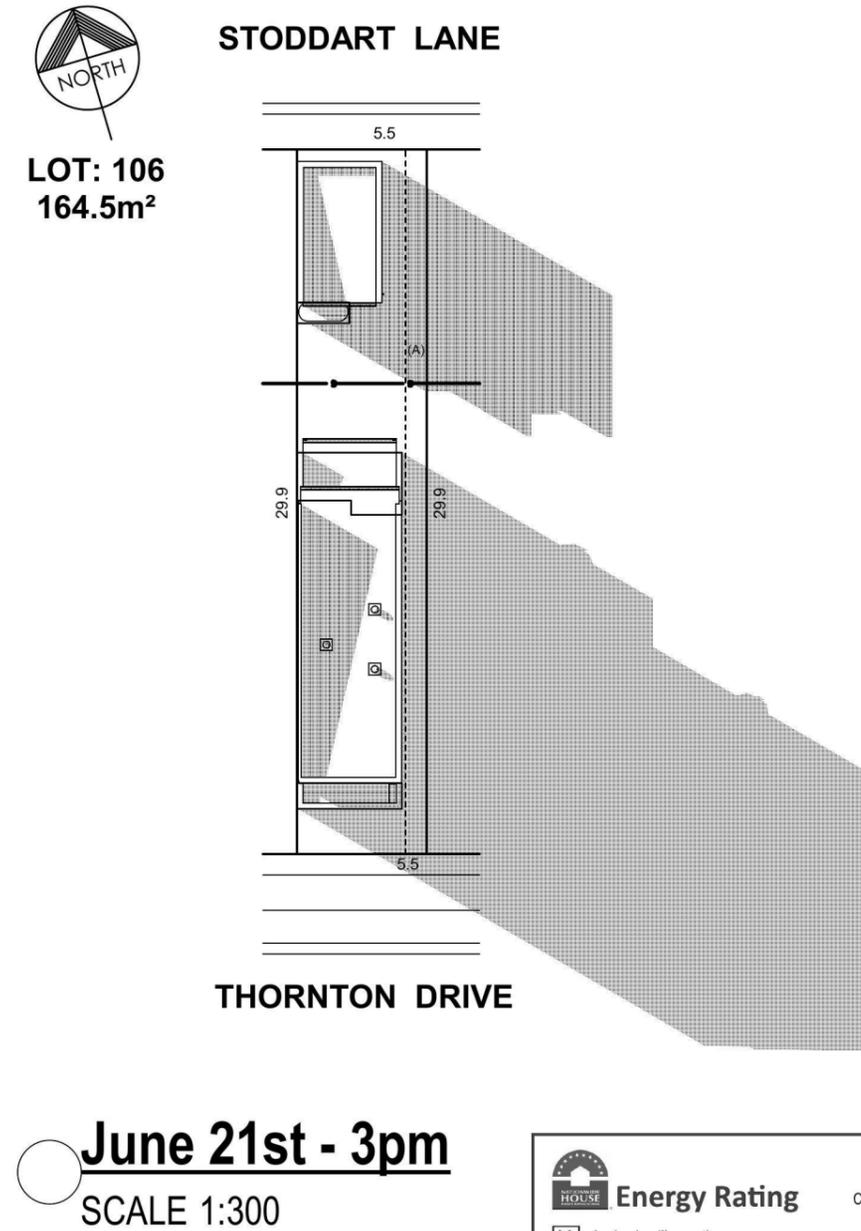
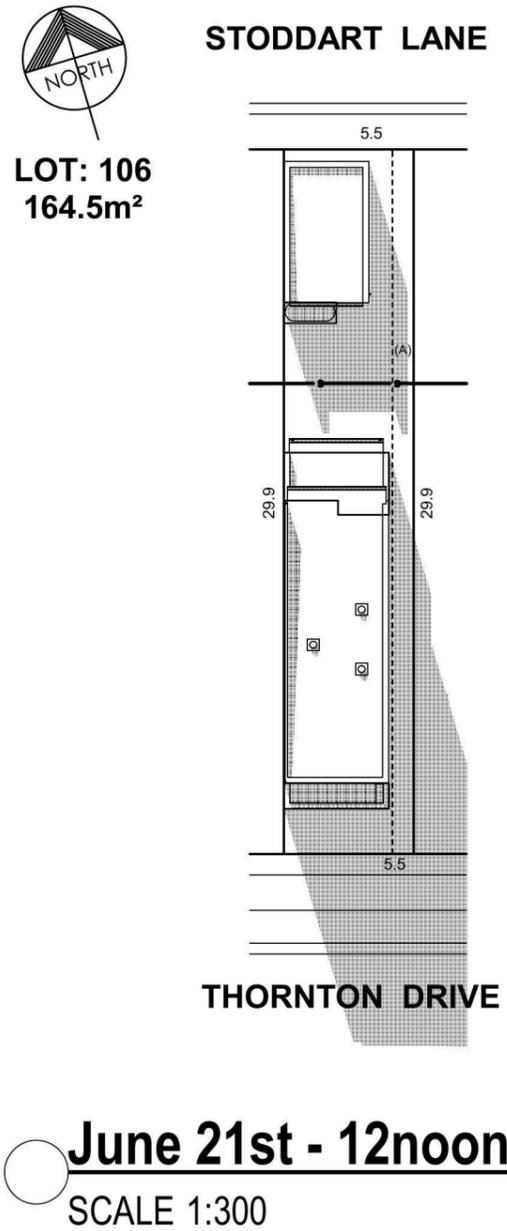
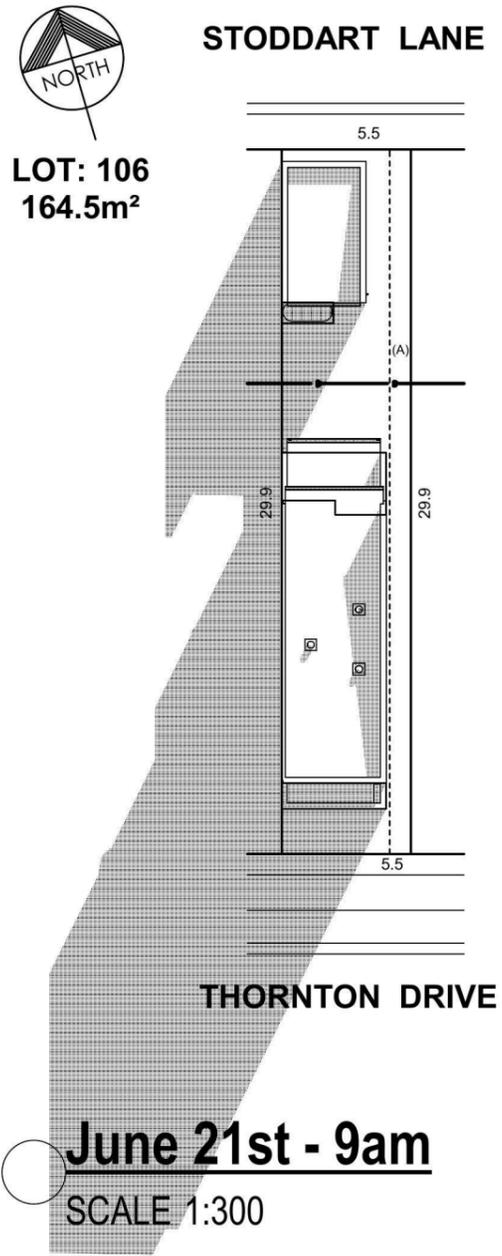
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Builders Licence No. 92732C

# PROPOSED SHADOW DIAGRAMS



|                                                                                                                         |                        |                                    |
|-------------------------------------------------------------------------------------------------------------------------|------------------------|------------------------------------|
|                                                                                                                         | <b>Energy Rating</b>   | Certificate Number <u>14561083</u> |
| <input checked="" type="checkbox"/>                                                                                     | single-dwelling rating | <u>5.5</u> stars                   |
|                                                                                                                         | heating                | <u>74</u> MJ/m <sup>2</sup>        |
|                                                                                                                         | cooling                | <u>22</u> MJ/m <sup>2</sup>        |
| Recessed downlights confirmation: <input checked="" type="checkbox"/> Rated with <input type="checkbox"/> Rated without |                        |                                    |
| Assessor Name/Number <u>Thomas Ruck VIC/BDAV/12/1456</u>                                                                |                        |                                    |
| Assessor Signature <u>[Signature]</u>                                                                                   |                        | Date <u>20/10/14</u>               |

PLEASE REFER TO NATHERS THERMAL COMFORT CERTIFICATE

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

Plot Date  
Tue 28 Oct 2014

**SITE & SLAB CLASSIFICATION**  
**IS TO BE CONFIRMED**  
Wind Speed category is **TO BE CONFIRMED**

| SLAB SETDOWNS FROM ENTRY. |                      |
|---------------------------|----------------------|
| EDGE REBATES              | - 172mm x 150mm WIDE |
| GARAGE                    | 190 mm FROM F.F.L.   |
| FRONT PORCH/VERANDAH      | 170 mm FROM F.F.L.   |
| BALCONY                   | 110 mm FROM F.F.L.   |



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Proposed Terrace  
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Penrith (Thornton)

Client :  
**Champion Homes**  
Sheet Size: A3 Date: 29.08.14 Drawn: MT  
Design :  
**Custom Mid-Terrace**  
Job No. **3285N** Sheet 3 of 9

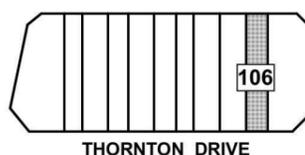
**NOTE:**  
**FINAL SITING AND LEVELS OF PROPOSED RESIDENCE, TO BE CONFIRMED UPON RECEIPT OF CONTOUR SURVEY PREPARED BY BUILDER'S SURVEYOR**



**LOT: 106**  
**164.5m<sup>2</sup>**

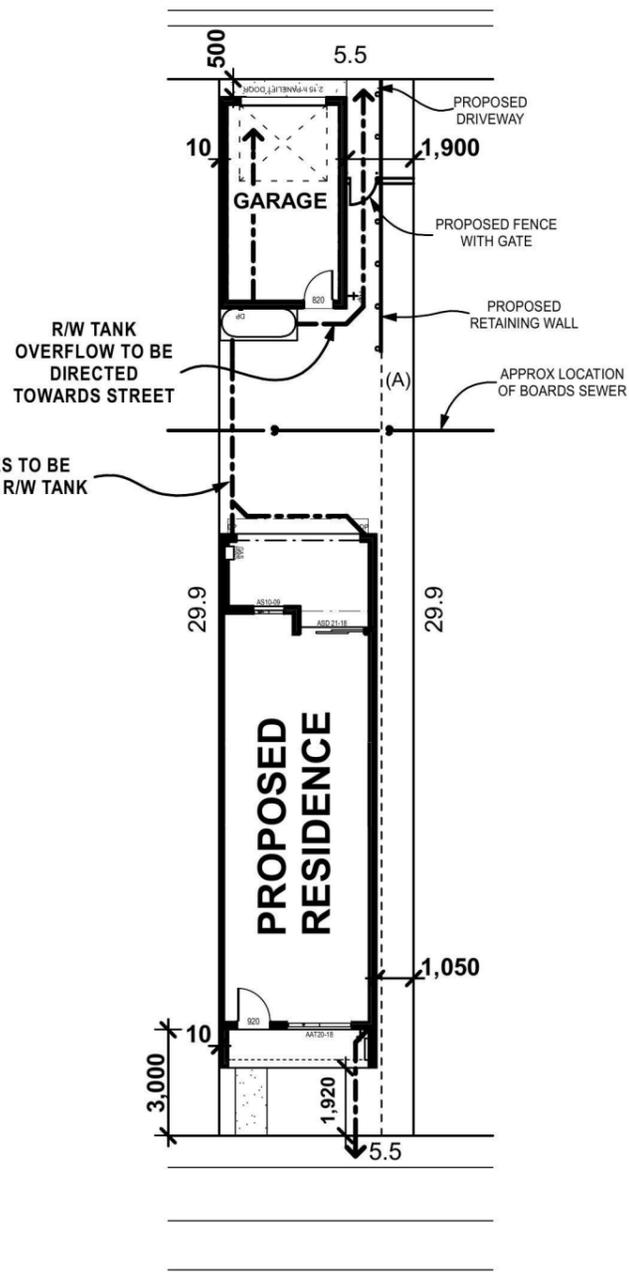
(A) = PROPOSED EASEMENT FOR ACCESS, MAINTENCE AND OVERHANG 0.9 WIDE

**LOCATION PLAN**



**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.

**STODDART LANE**



**THORNTON DRIVE**

**Proposed Site Plan & Drainage Plan**

SCALE 1:200

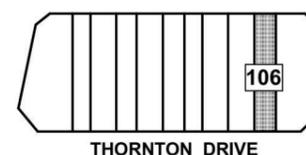
**Energy Rating** Certificate Number 14561083  
 single-dwelling rating 5.5 stars  
 heating 74 MJ/m<sup>2</sup>  
 cooling 22 MJ/m<sup>2</sup>  
 Recessed downlights confirmation:  Rated with  Rated without  
 Assessor Name/Number Thomas Ruck VIC/BDVA/12/1456  
 Assessor Signature *T. Ruck* Date 20/10/14  
 PLEASE REFER TO NATHERS THERMAL COMFORT CERTIFICATE



**LOT: 106**  
**164.5m<sup>2</sup>**

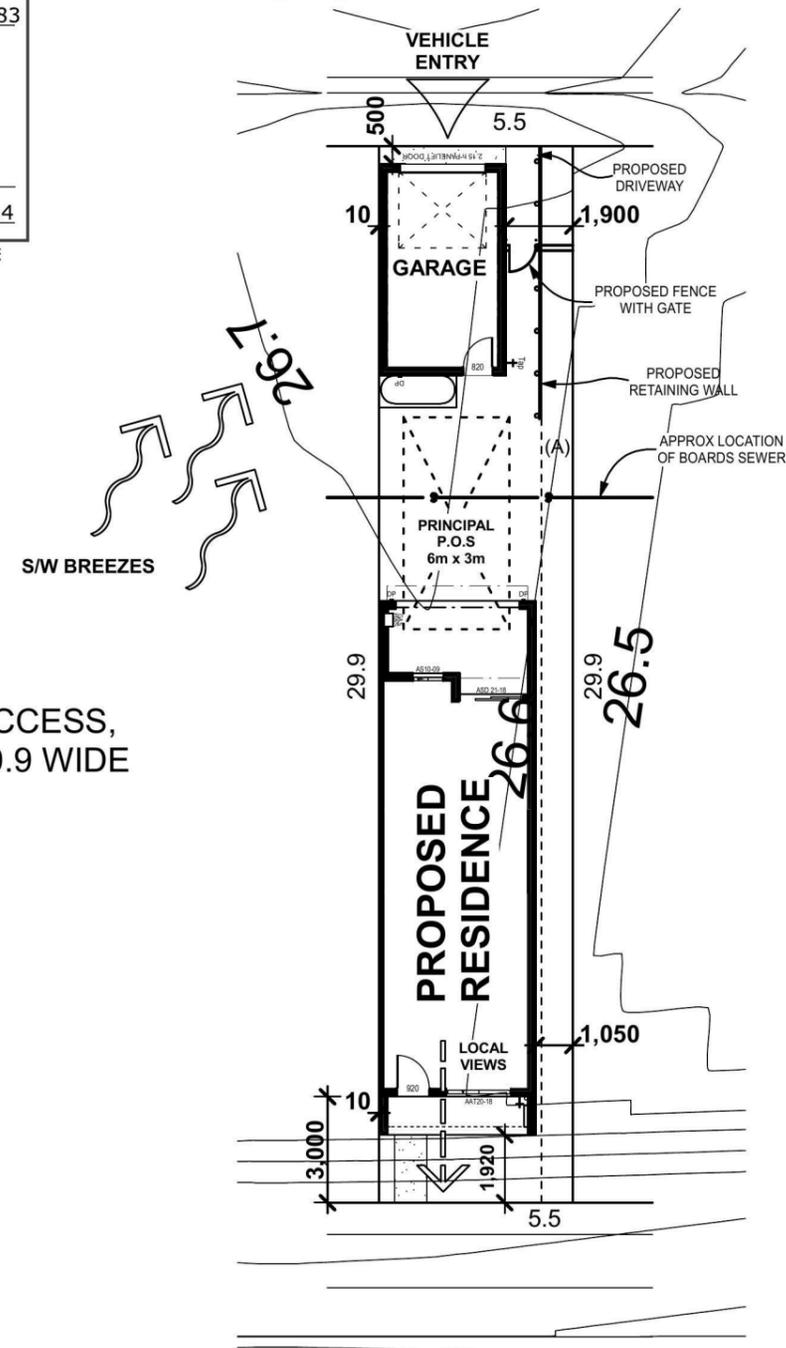
(A) = PROPOSED EASEMENT FOR ACCESS, MAINTENCE AND OVERHANG 0.9 WIDE

**LOCATION PLAN**



**NORTH PENRITH "THORNTON" REQUIREMENTS:**  
**SITE AREA:** 164.5m<sup>2</sup>  
**PRIVATE OPEN SPACE:**  
 (Min 2.0m Wide)  
 REQUIRED: 20% or 32.9m<sup>2</sup>  
 ACHIEVED: 25% or 41.03m<sup>2</sup>  
**LANDSCAPE AREA:**  
 ACHIEVED: 25% or 41.06m<sup>2</sup>

**STODDART LANE**



**THORNTON DRIVE**

**Proposed Site Analysis Plan**

SCALE 1:200

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

**SITE & SLAB CLASSIFICATION**  
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 Wind Speed category is **TO BE CONFIRMED**

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Proposed Terrace at Lot: 106, Thornton Drive, Penrith (Thornton)

Plot Date  
 Tue 28 Oct 2014

Client:  
**Champion Homes**  
 Sheet Size: A3 Date: 29.08.14 Drawn: MT  
 Design:  
**Custom Mid-Terrace**  
 Job No. **3285N** Sheet 1 of 9

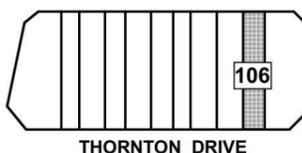
**NOTE:**  
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**LOT: 106**  
**164.5m<sup>2</sup>**

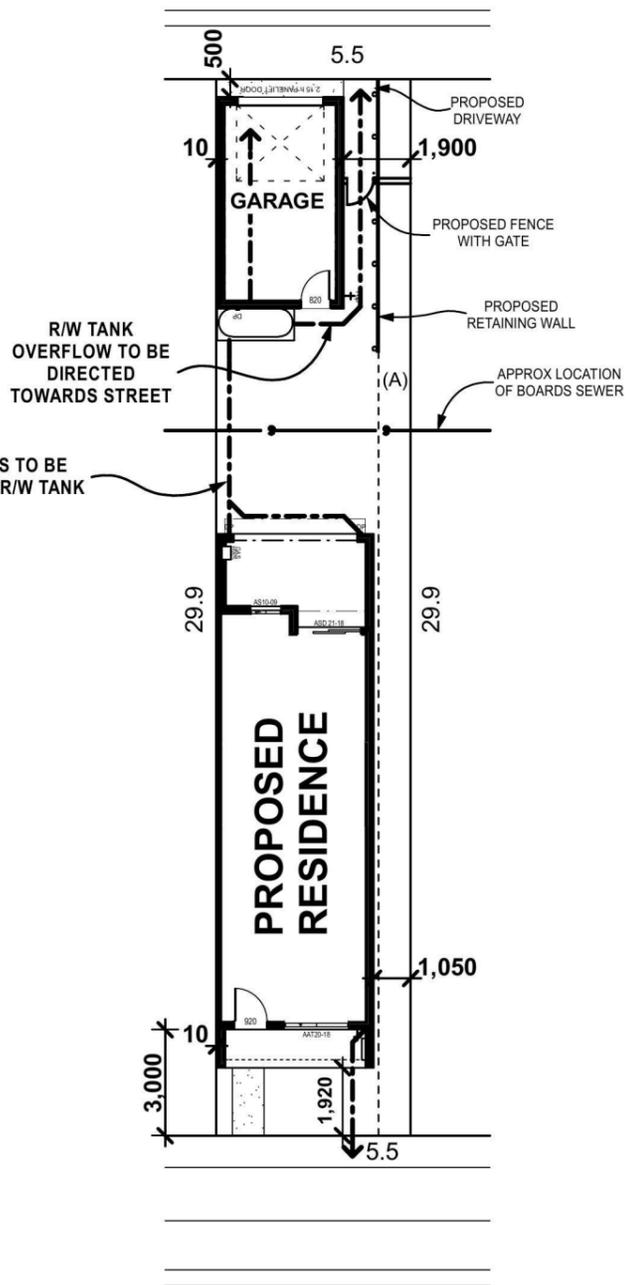
(A) = PROPOSED EASEMENT FOR ACCESS, MAINTENCE AND OVERHANG 0.9 WIDE

**LOCATION PLAN**



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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.

**STODDART LANE**



**THORNTON DRIVE**

**Proposed Site Plan & Drainage Plan**

SCALE 1:200

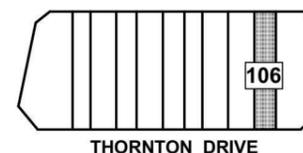
**Energy Rating** Certificate Number 14561083  
 single-dwelling rating 5.5 stars  
 heating 74 MJ/m<sup>2</sup>  
 cooling 22 MJ/m<sup>2</sup>  
 Recessed downlights confirmation:  Rated with  Rated without  
 Assessor Name/Number Thomas Ruck VIC/BDVA/12/1456  
 Assessor Signature *T. Ruck* Date 20/10/14  
 PLEASE REFER TO NATHERS THERMAL COMFORT CERTIFICATE



**LOT: 106**  
**164.5m<sup>2</sup>**

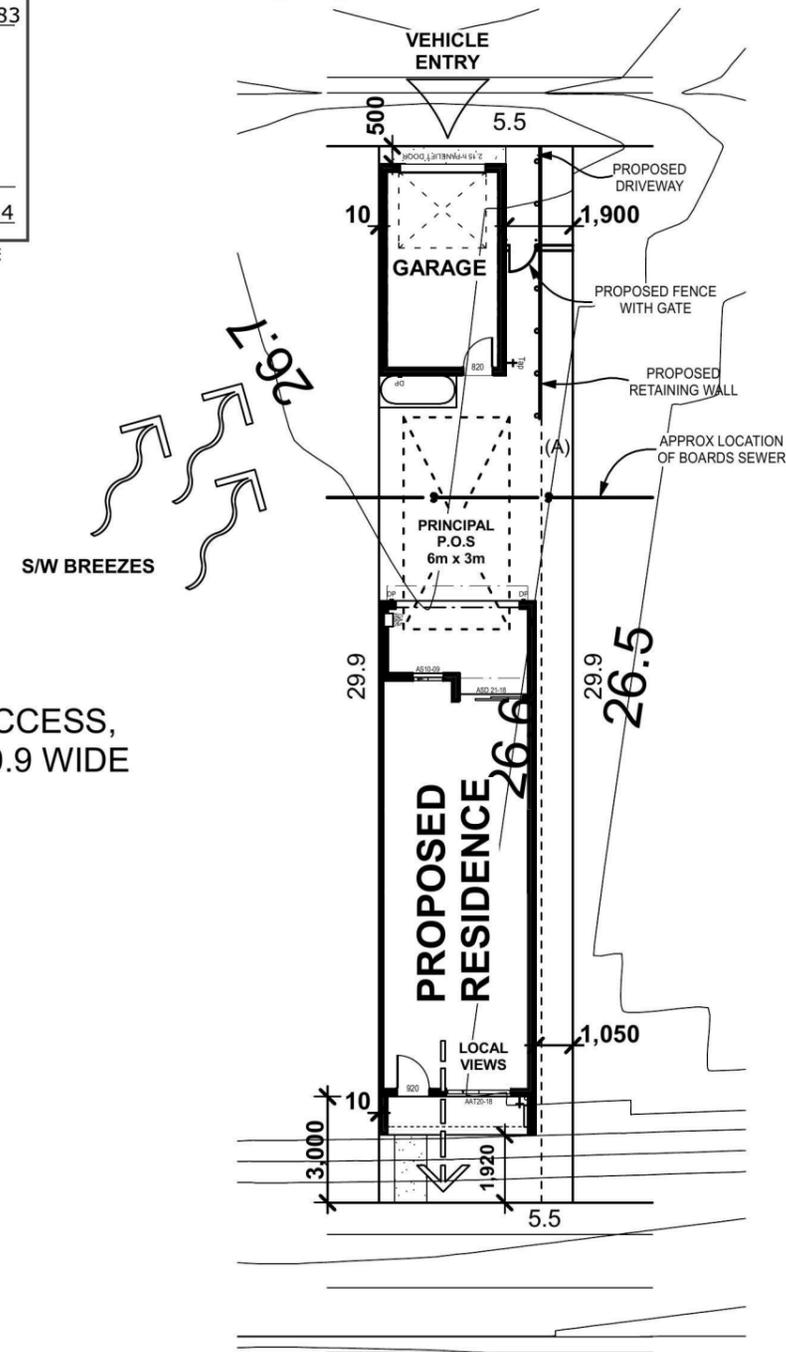
(A) = PROPOSED EASEMENT FOR ACCESS, MAINTENCE AND OVERHANG 0.9 WIDE

**LOCATION PLAN**



**NORTH PENRITH "THORNTON" REQUIREMENTS:**  
**SITE AREA:** 164.5m<sup>2</sup>  
**PRIVATE OPEN SPACE:**  
 (Min 2.0m Wide)  
 REQUIRED: 20% or 32.9m<sup>2</sup>  
 ACHIEVED: 25% or 41.03m<sup>2</sup>  
**LANDSCAPE AREA:**  
 ACHIEVED: 25% or 41.06m<sup>2</sup>

**STODDART LANE**



**THORNTON DRIVE**

**Proposed Site Analysis Plan**

SCALE 1:200

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**  
 Wind Speed category is **TO BE CONFIRMED**

| SLAB SETDOWNS FROM ENTRY: |                    |
|---------------------------|--------------------|
| EDGE REBATES              | 172mm x 150mm WIDE |
| GARAGE                    | 190 mm FROM F.F.L. |
| FRONT PORCH/VERANDAH      | 170 mm FROM F.F.L. |
| BALCONY                   | 110 mm FROM F.F.L. |



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

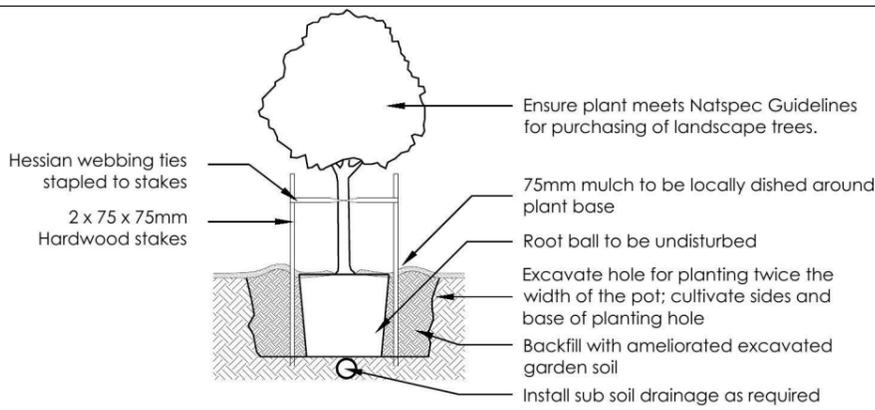
| Revision | Date     | Amendment              |
|----------|----------|------------------------|
| B        | 28.10.14 | DA PLANS - BT          |
| A        | 29.08.14 | CONTRACT DRAWINGS - MT |

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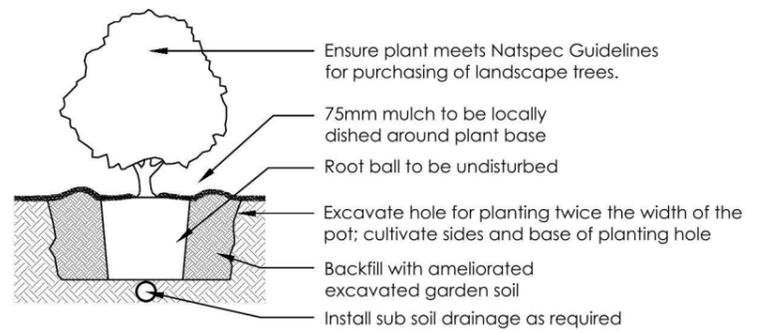
Proposed Terrace at Lot: 106, Thornton Drive, Penrith (Thornton)

Plot Date  
 Tue 28 Oct 2014

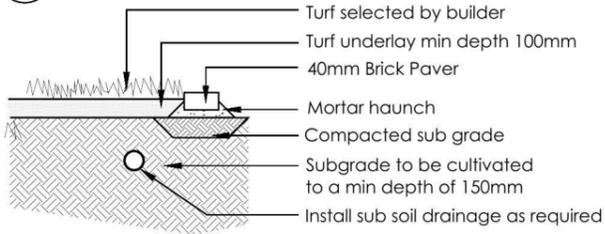
Client:  
**Champion Homes**  
 Sheet Size: A3 Date: 29.08.14 Drawn: MT  
 Design:  
**Custom Mid-Terrace**  
 Job No. **3285N** Sheet 1 of 9



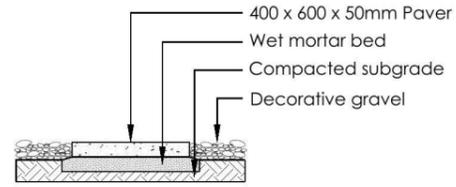
1 Tree Planting Detail  
NTS 25L - 100L Pot Size



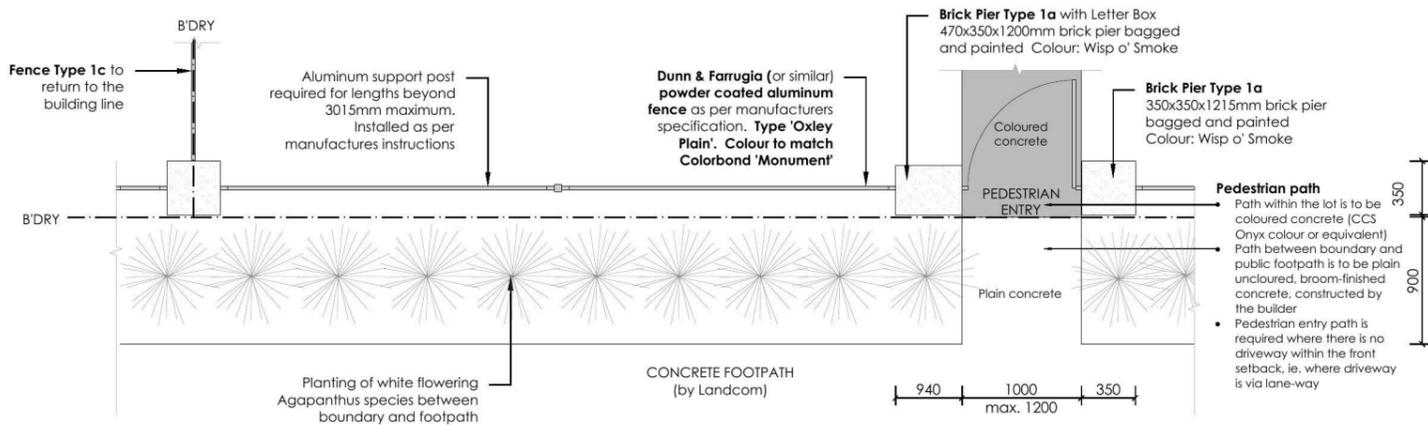
2 Planting Detail  
NTS 150mm, 200mm Pot Size



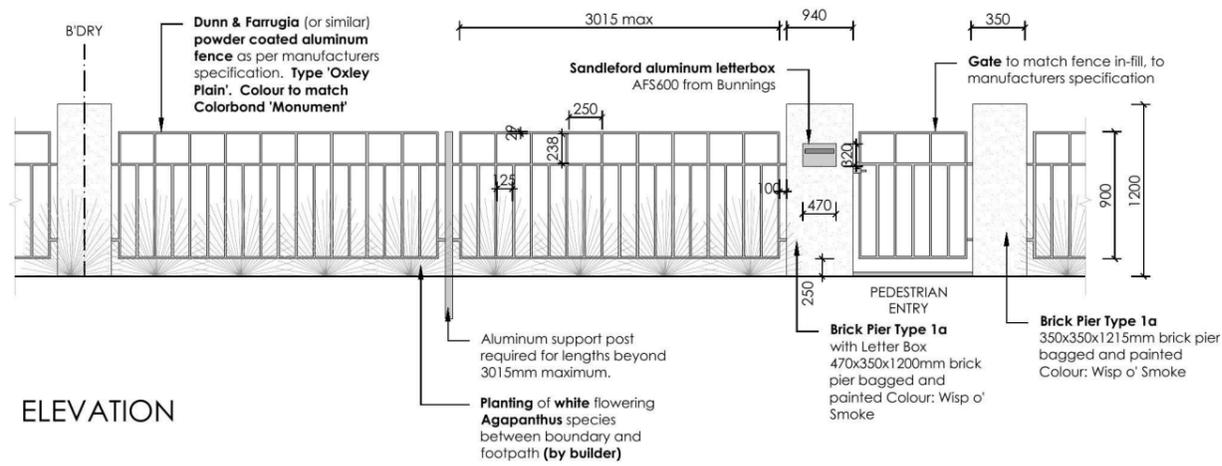
3 Turf Detail  
NTS Brick Paver Edge



4 Stepping stones in gravel  
NTS Low traffic zone

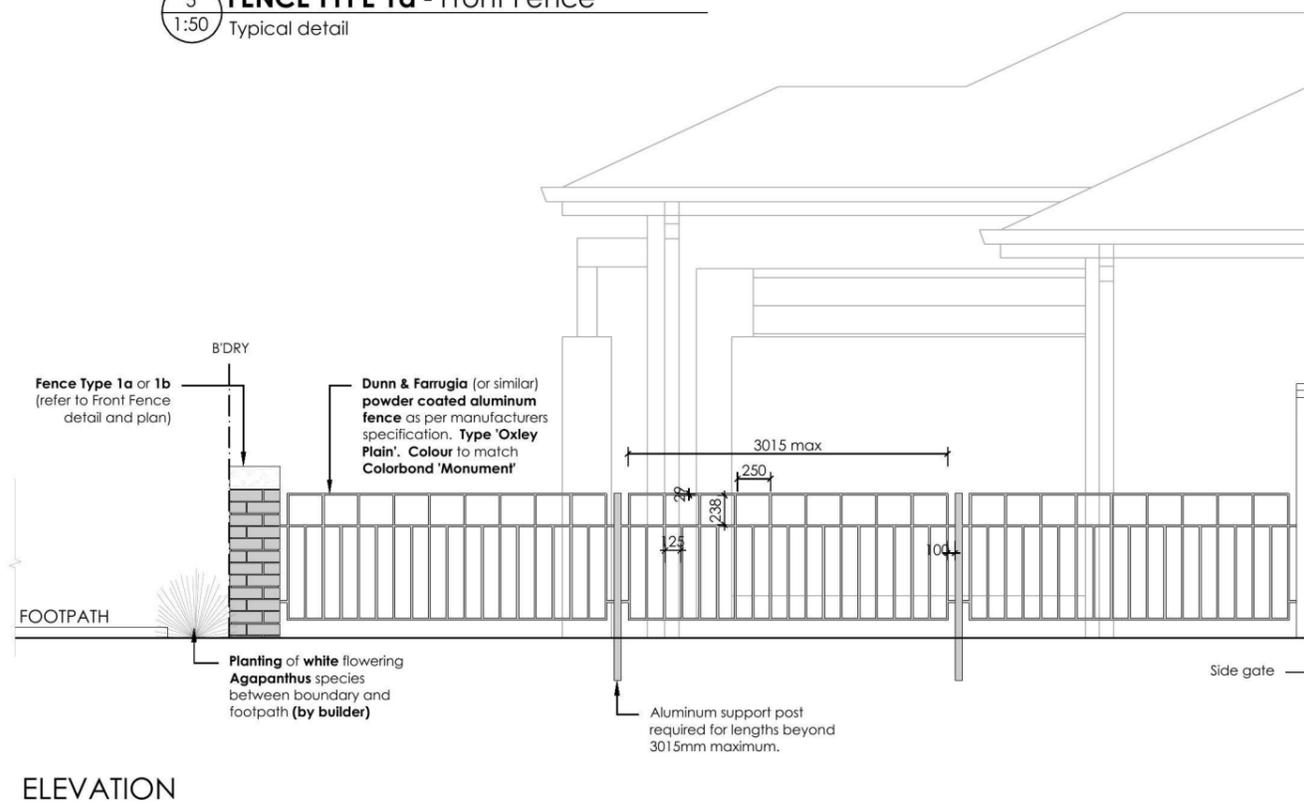


PLAN



ELEVATION

5 FENCE TYPE 1a - Front Fence  
1:50 Typical detail



ELEVATION

6 FENCE TYPE 1c - Side Boundary Front Setback  
1:50 Typical detail

| REVISION | DESCRIPTION                          | DRAWN | CHECK | DATE     |
|----------|--------------------------------------|-------|-------|----------|
| A        | ISSUE COLOUR PLANS FOR CLIENT REVIEW | GC    | RS    | 25-09-14 |
| B        | AMENDED TO BUILDER FEEDBACK          | GC    | RS    | 29-09-14 |
| C        | AMENDED TO BUILDER FEEDBACK          | GC    | RS    | 30-09-14 |
| D        | AMENDED TO INCLUDE AREA CALCULATIONS | GC    | RS    | 02-10-14 |

**ecodesign**  
outdoor living environments

PO Box 8136, Baulkham Hills BC, NSW 2153  
Ph: (02) 9480 7712 Fax: (02) 9480 7705  
Email: info@ecodesign.com.au  
Web: www.ecodesign.com.au  
Member of the Australian Institute of Landscape Designers and Managers

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7. All work to be performed by a suitably qualified tradesperson.  
8. For application purposes only - NOT FOR CONSTRUCTION

ADDRESS  
**LOTS 97-107 THORNTON DRIVE, PENRITH**

CLIENT  
**CHAMPION HOMES**

PROJECT  
**NEW RESIDENCE**

DRAWING  
**LANDSCAPE PLAN**

SCALE  
**1:100 @ A3**

ISSUE  
**DA**

SHEET  
**02**

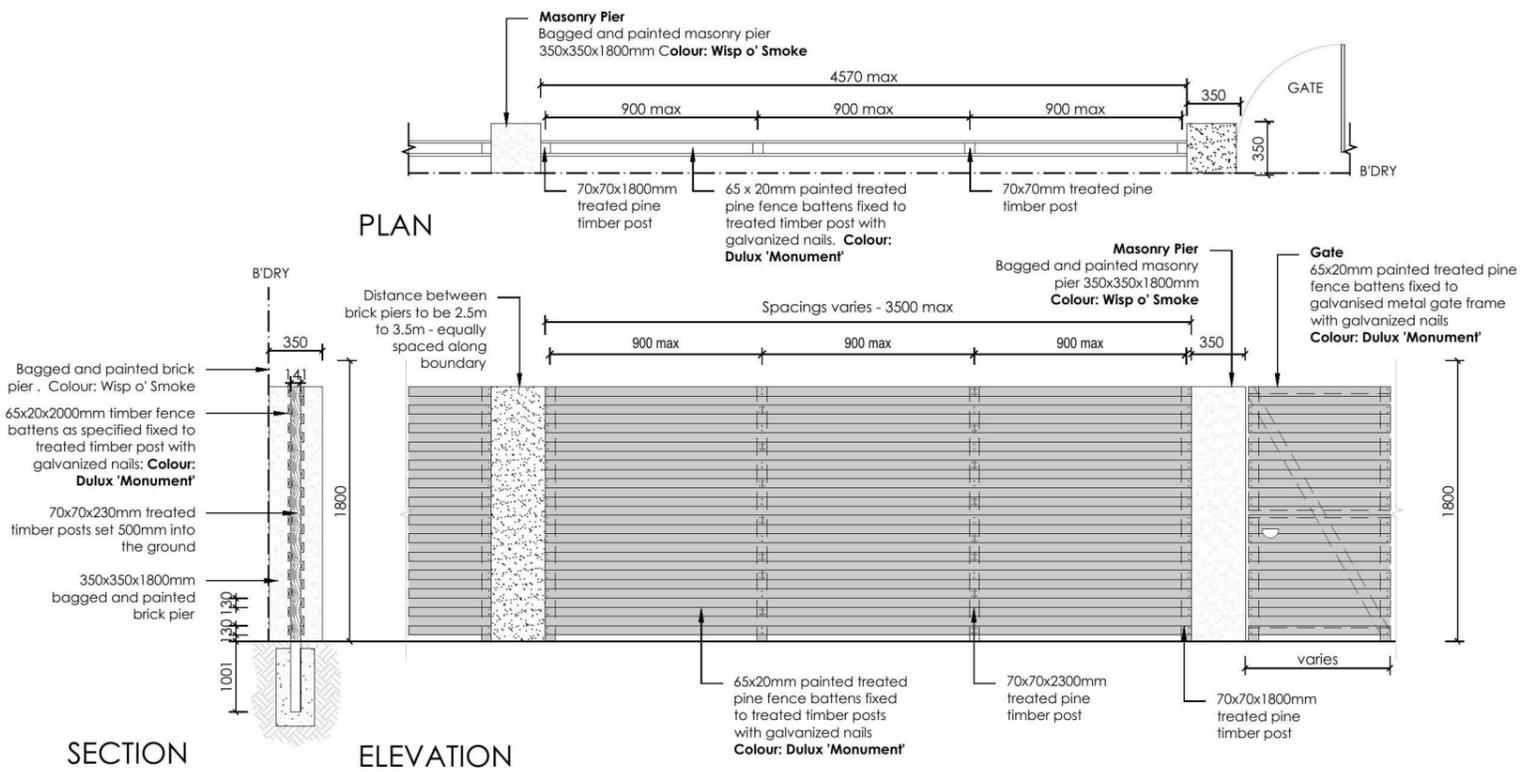
DRAWN  
**GC**

CHECK  
**RS**

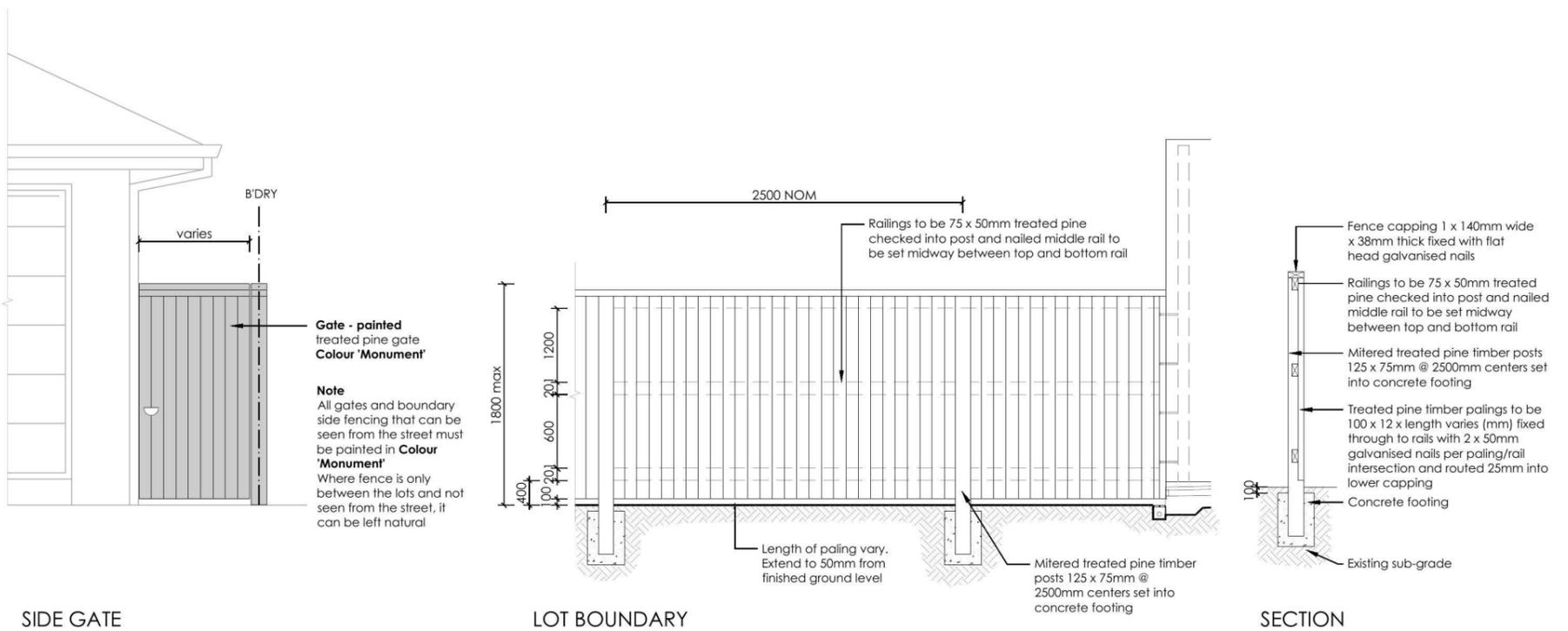
DATE  
**02-10-14**

REVISION  
**D**

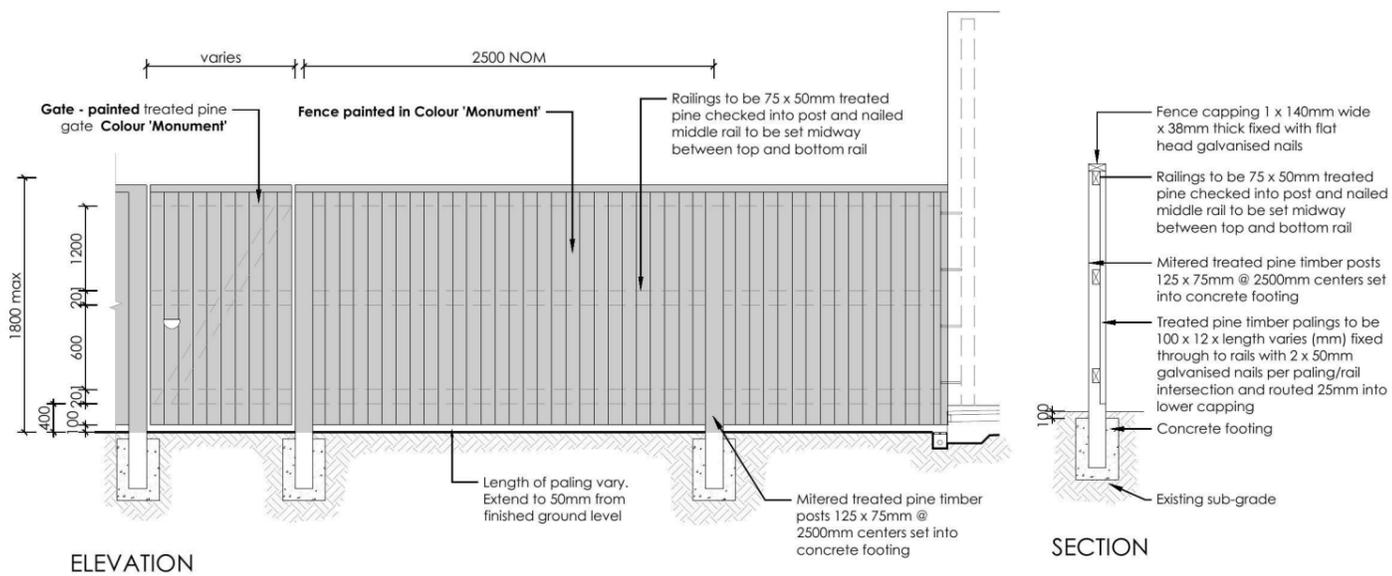




7 **FENCE TYPE 2a - Secondary Street Fencing**  
1:50 Typical detail



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



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

| REVISION | DESCRIPTION                          | DRAWN | CHECK | DATE     |
|----------|--------------------------------------|-------|-------|----------|
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PROJECT: **LOTS 97-107 THORNTON DRIVE, PENRITH**

CLIENT: **CHAMPION HOMES**

PROJECT: **NEW RESIDENCE**

DRAWING: **LANDSCAPE PLAN**

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

DRAWN: **GC** CHECK: **RS** DATE: **02-10-14** REVISION: **D**

