

New Residence  
Mr & Mrs Vella  
Lot 4 HN 24-30 DP: 25981  
Reynolds Road  
Londonderry  
0111-20

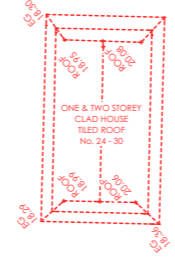
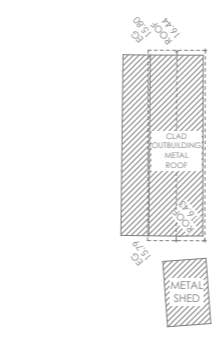
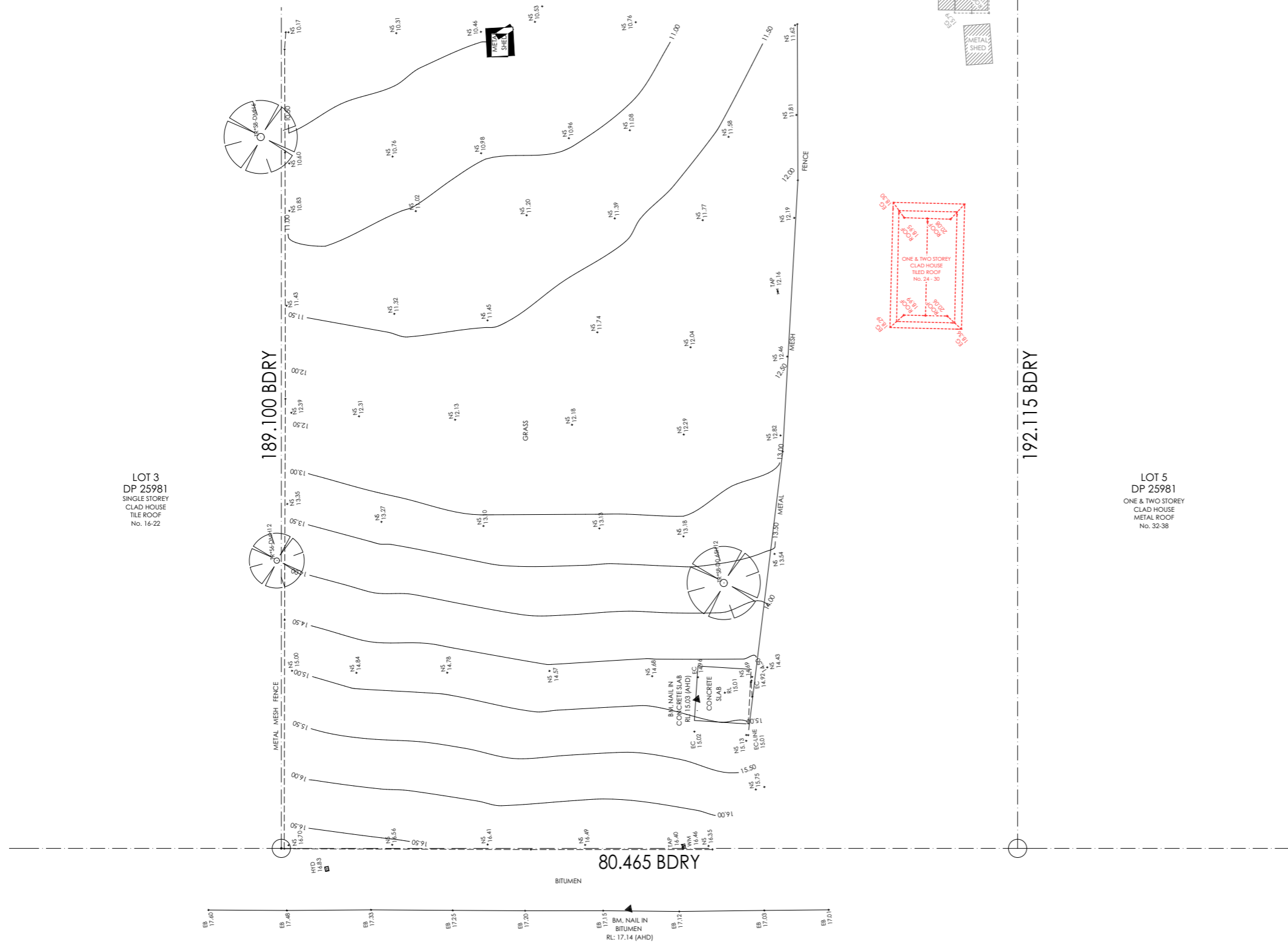


*Signature*  
DESIGN & DRAFTING

Page	Drawing
01	COVER PAGE
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03	SITE PLAN
04	LOCATION PLAN
05	FLOOR PLAN
06	ELEVATIONS
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09	BASIX COMMITMENTS
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**EXISTING DWELLING SHOWN IN DASHED RED TO BE DEMOLISHED**

**ALL DEMOLITION WORKS TO BE CARRIED OUT IN ACCORDANCE WITH APPLICABLE PROVISIONS OF AUSTRALIAN STANDARD AS2601-2001 - DEMOLITION OF STRUCTURES**



**REVISION SCHEDULE**

ISSUE	DESCRIPTION	BY	DATE
A-5	PRELIM PLANS	TE	02.02.21
B-2	COUNCIL AMENDMENTS	TE	24.05.21

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**GENERAL BUILDING NOTES**

1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED.
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH BUILDERS TENDER/CONTRACT DOCUMENTATION
3. FIGURED DIMENSIONS MUST TAKE PREFERENCE TO SCALING.
4. LEVELS SHOWN ARE APPROXIMATE AND TO BE CONFIRMED ON SITE BY SURVEYOR.
5. DRAINAGE CONCEPT PLAN IS SCHEMATIC ONLY. RELATED WORKS TO BE VERIFIED BY LICENCED DRAINER AND/OR HYDRAULIC ENG PRIOR TO WORK COMMENCING.
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9. BUILDER IS TO STRICTLY COMPLY WITH ALL RELEVANT BUILDING CODE OF AUSTRALIA CONSTRUCTION REQUIREMENTS AND AUSTRALIAN STANDARDS.
10. IN CASE OF ALTERATIONS OR DISCREPANCIES NOTIFY TE DESIGNS IMMEDIATELY.



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Londonderry**

COUNCIL:  
**Penrith**

SHEET:  
**02 of 09**

DATE DRAWN:  
03.07.20

HOUSE DESCRIPTION:  
Custom Design  
Custom Facade

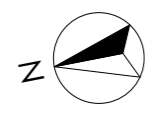
REFERENCE:  
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DESIGNED:  
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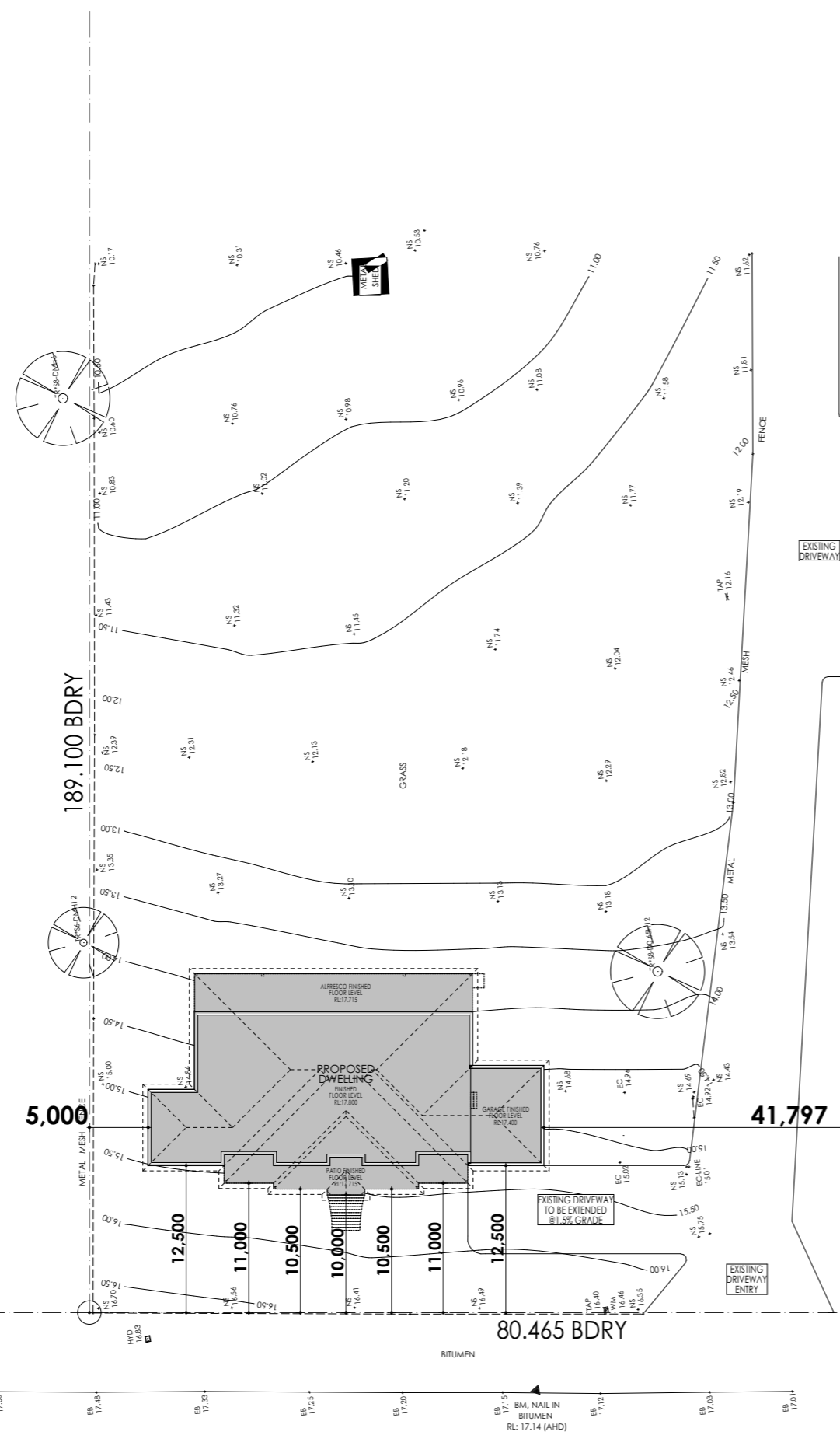
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TE

**Demolition Plan**  
Scale 1:500

**REYNOLDS ROAD**



LOT 3  
DP 25981  
SINGLE STOREY  
CLAD HOUSE  
TILE ROOF  
No. 16-22



REYNOLDS ROAD

### DEVELOPMENT CALCS USING LGA DCP.

Lot 4 HN 24-30 DP: 25981 Reynolds Road Londonderry 1.5ha

ITEMISED FLOOR AREA	
ALFRESCO:	76.83
EXISTING DWELLING:	77.06
EXISTING METAL SHED:	281.13
EXISTING OUTBUILDING:	63.98
GARAGE:	53.25
GROUND FLOOR:	322.83
PATIO:	48.81
923.89 m <sup>2</sup>	

### SURVEYORS NOTE:

- \*DATUM ASSUMED UNLESS NOTED OTHERWISE
- \*LOCATION OF FENCES ARE APPROXIMATE ONLY
- \*ONLY VISIBLE SERVICES HAVE BEEN LOCATED ACCURATELY
- \*NO U/GROUND SERVICES SEARCH HAS BEEN CARRIED OUT
- \*BOUNDARY DIMENSIONS AND AREA ARE BY TITLE ONLY.

### IMPORTANT NOTE:

- \*TREES WITHIN BUILDING AREA & 3.0m SURROUNDING TO BE FELLED & REMOVED.
- \*NOTE: ALL PROPOSED FINISH FLOOR LEVELS ARE SUBJECT TO A 150mm +OR-RL: AND ARE SUBJECT TO CONFIRMATION WITH STEPDOWNS NOMINATED PRIOR TO EXCAVATION BY BUILDER, EXCAVATOR AND/OR CONCRETOR.

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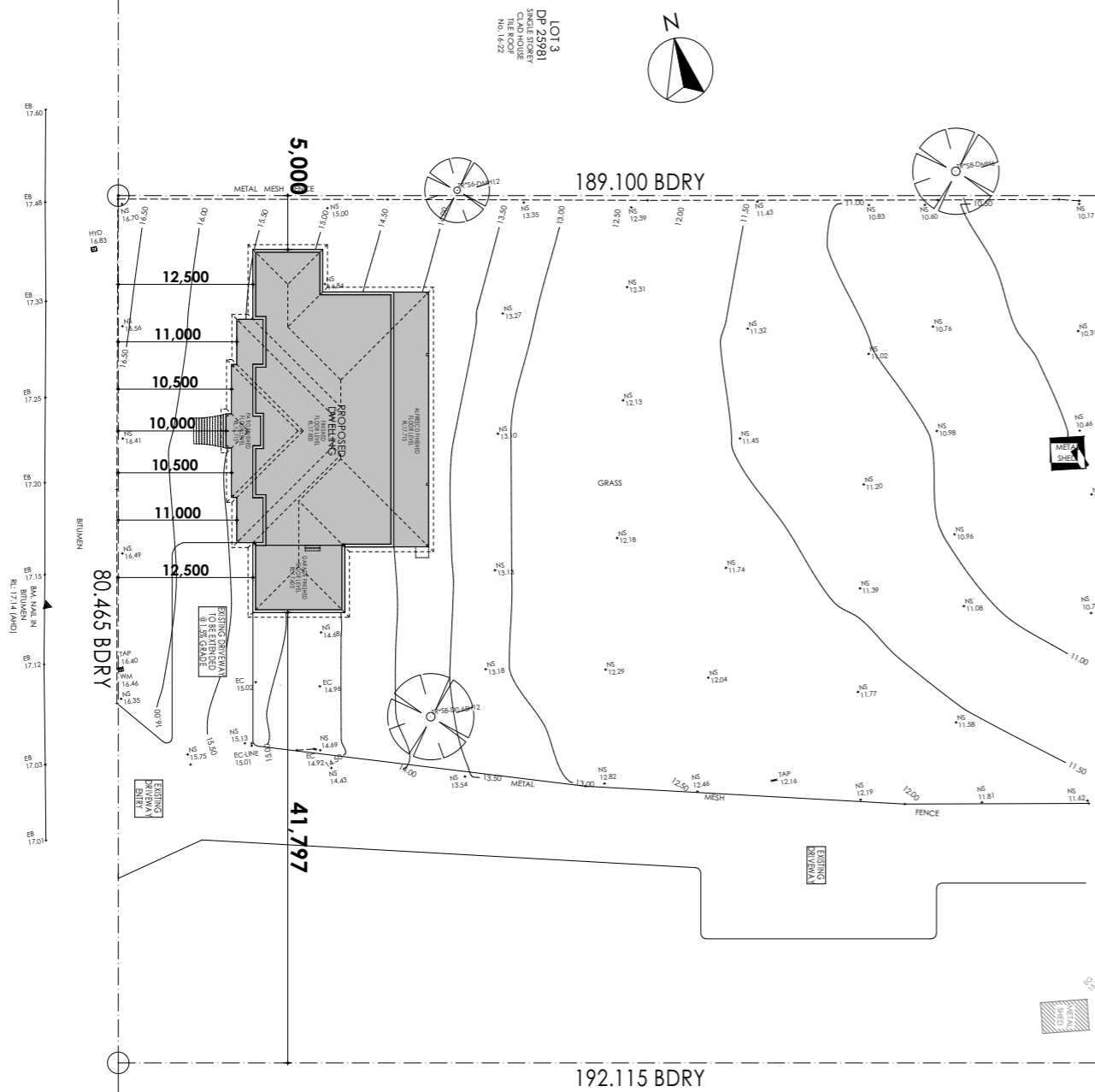
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Site Plan  
Scale 1:500

# RICKABYS CREEK

WMHM

Location Plan  
Scale 1:600



REYNOLDS ROAD

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DESIGNED: TE	DATE DRAWN: 03.07.20
DRAWN BY: TE	

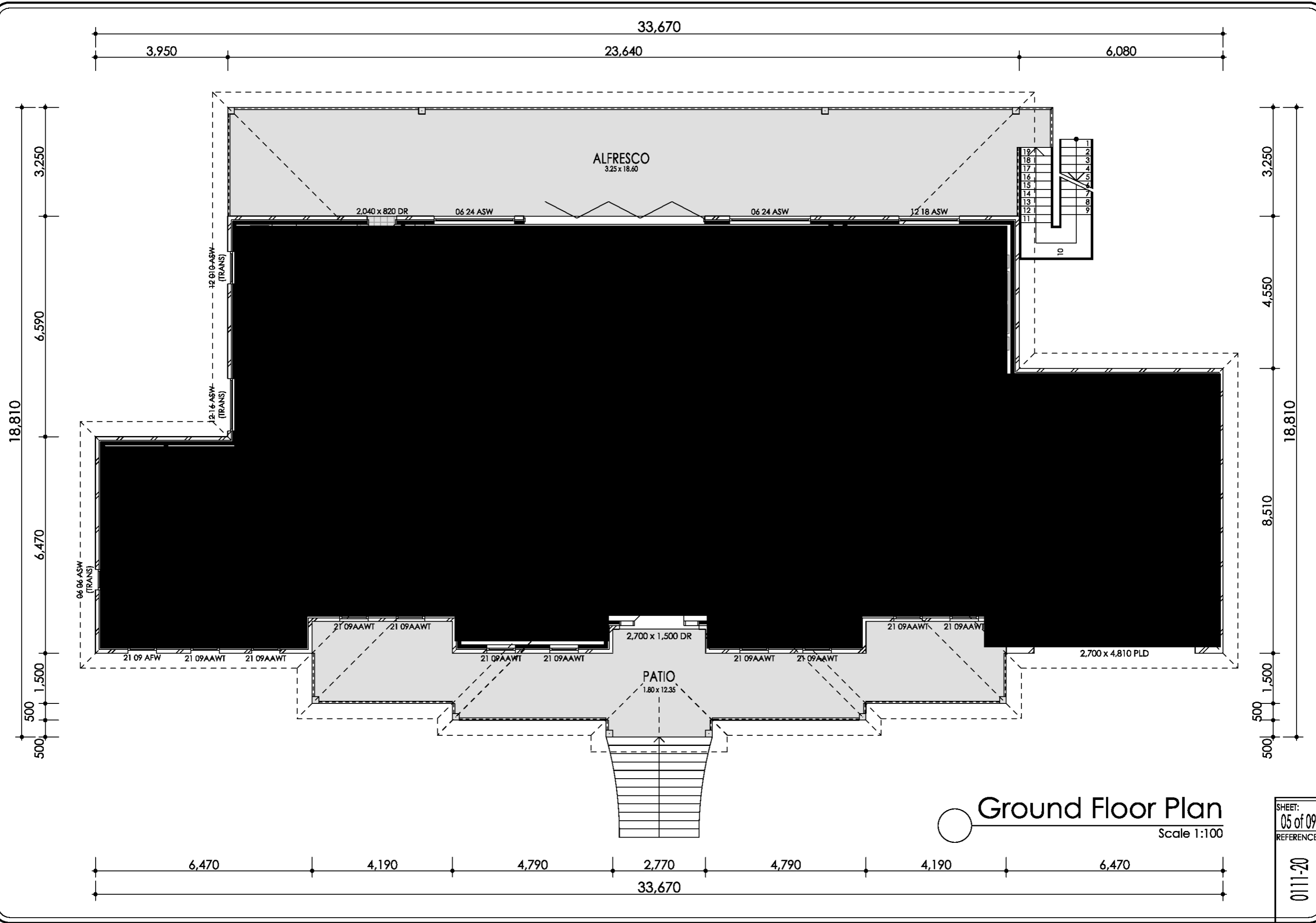
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SHEET: 04 of 09  
REFERENCE:  
02-1110

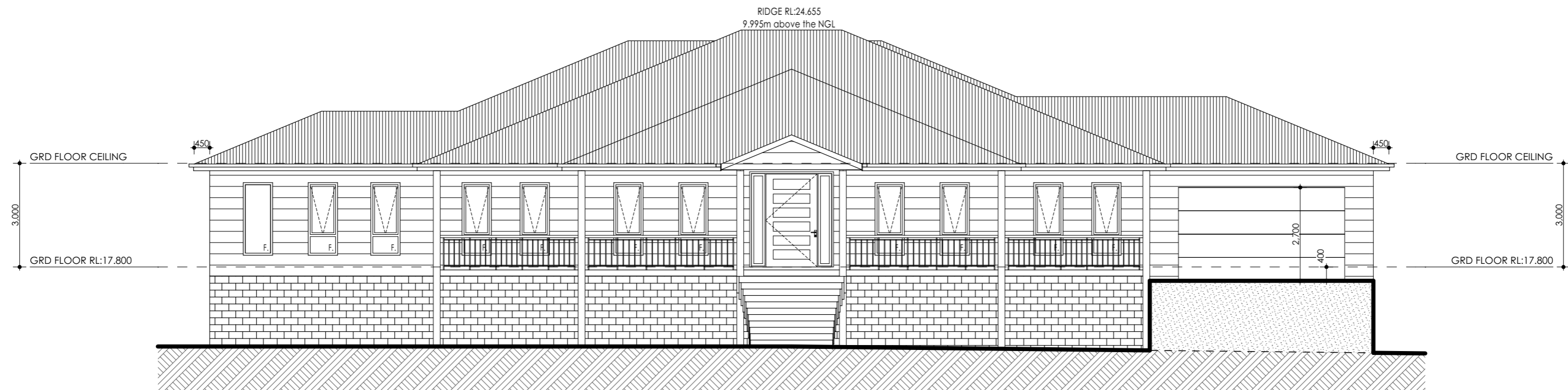


# Ground Floor Plan

Scale 1:100

SHEET:  
05 of 09  
REFERENCE:

0111-20




## Front-Elevation (West)

Scale 1:120



## Rear-Elevation (East)

Scale 1:120

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ISSUE	DESCRIPTION	BY	DATE	DATE DRAWN: 03.07.20	CLIENT: Mr & Mrs Vella	COUNCIL: Penrith			REFERENCE:
A-5	PRELIM PLANS	TE	02.02.21	DRAWN BY: TE	Lot 4 HN 24-30 DP: 25981 Reynolds Road Londonderry				
B-2	COUNCIL AMENDMENTS	TE	24.05.21						

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**07 of 09**

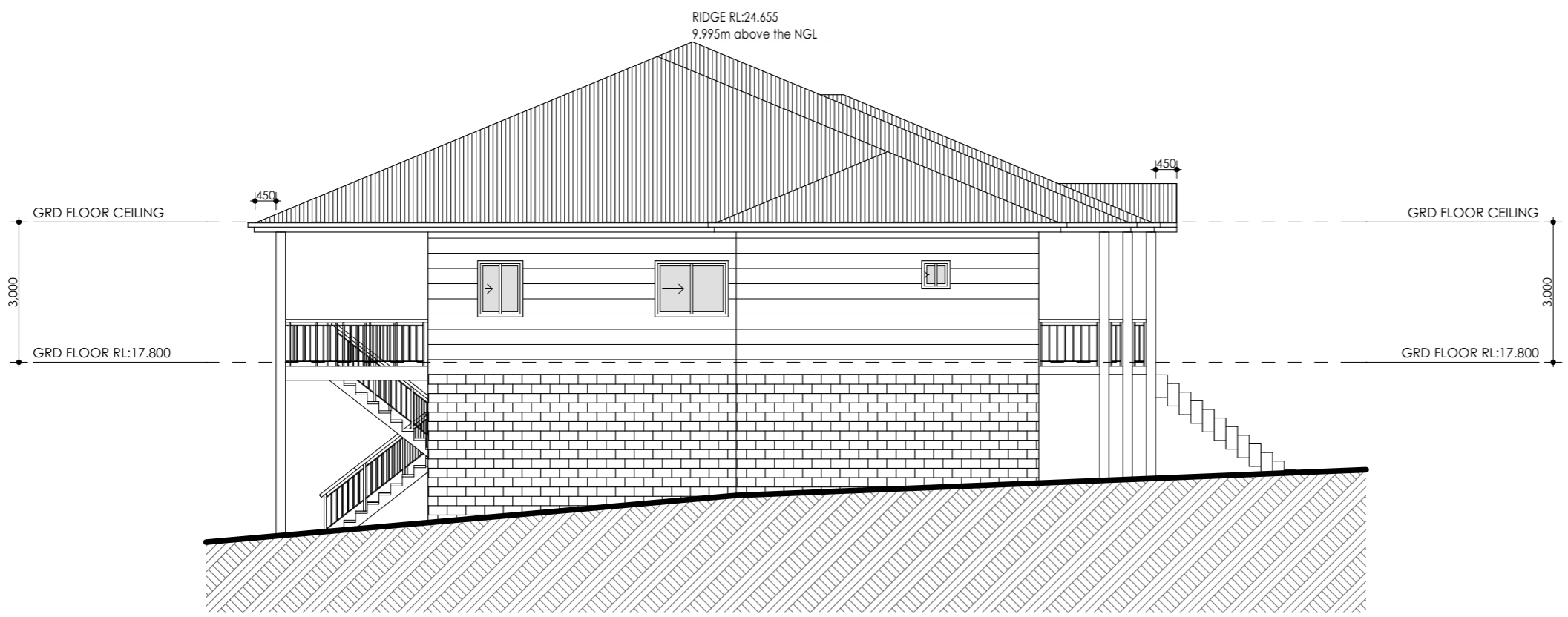
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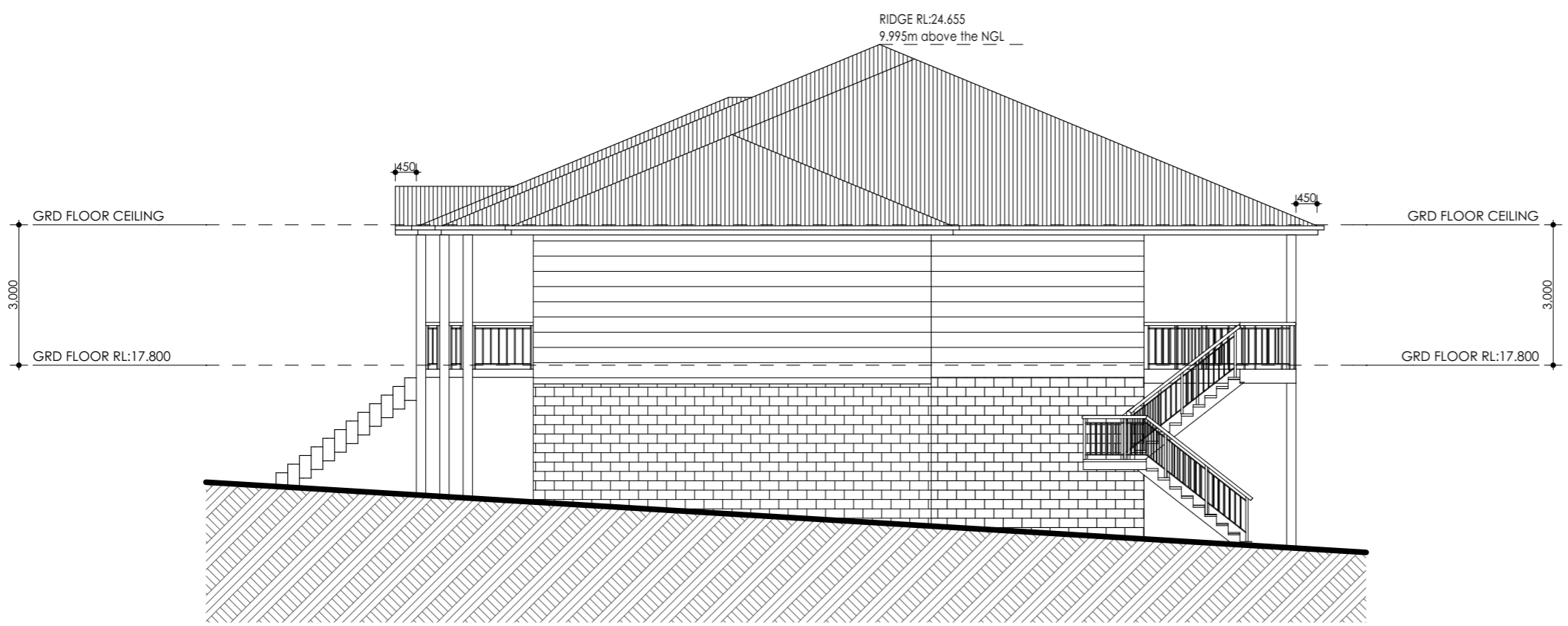
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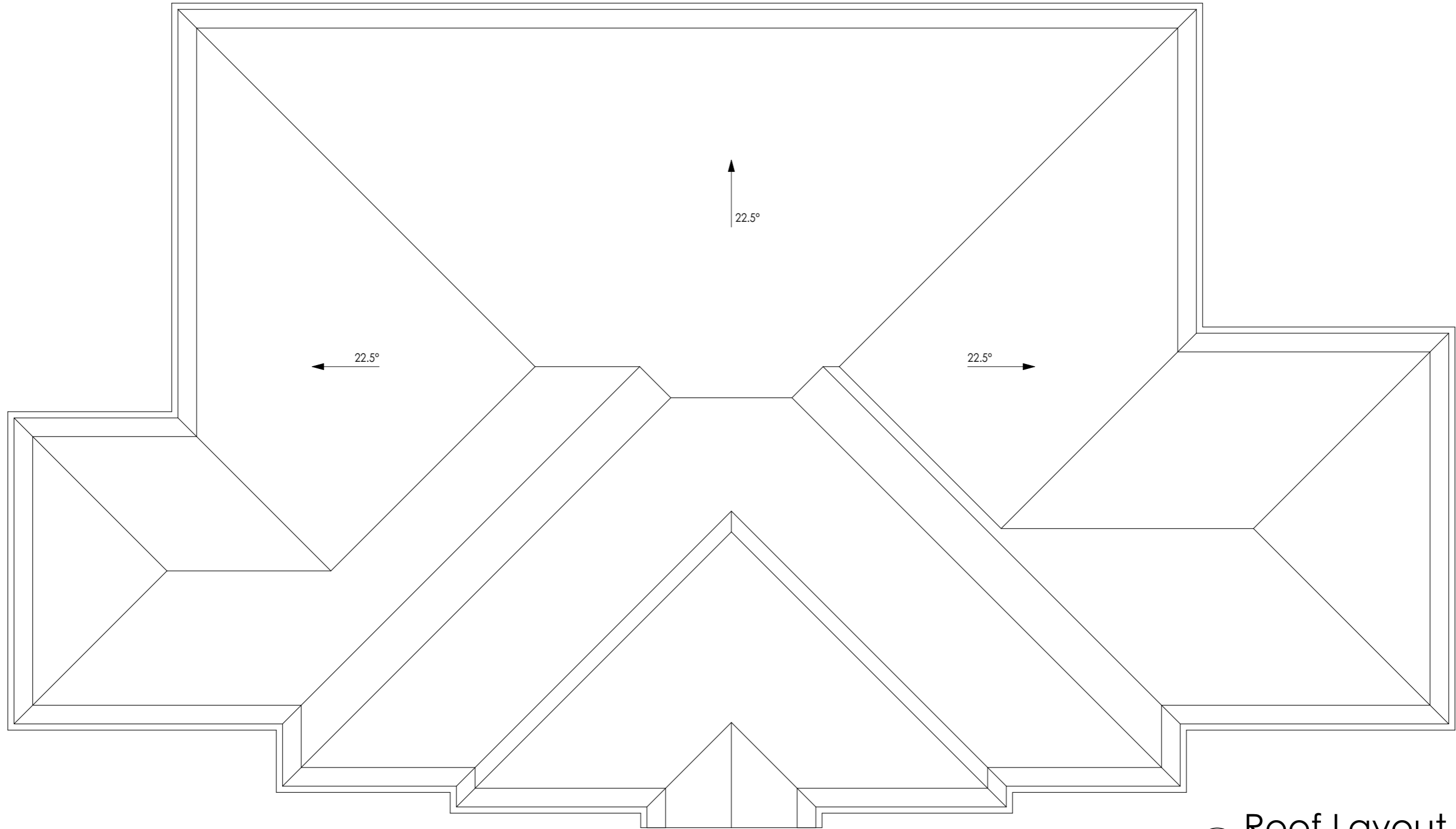
○ **Side 1-Elevation (North)**  
Scale 1:120




○ **Side 2-Elevation (South)**  
Scale 1:120

ROOF AREA:

A: 549.76 m<sup>2</sup>



Roof Layout Plan  
Scale 1:100

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ISSUE	DESCRIPTION	BY	DATE	DATE DRAWN: 03.07.20	CLIENT: Mr & Mrs Vella	COUNCIL: Penrith			REFERENCE:
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B-2	COUNCIL AMENDMENTS	TE	24.05.21						



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COUNCIL: <b>Penrith</b>	SHEET: <b>09 of 09</b>
DATE DRAWN: 03.07.20	HOUSE DESCRIPTION: Custom Design Custom Facade
DESIGNED: TE	DRAWN BY: TE
<b>0111-20</b>	

## Schedule of BASIX commitments

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 (> 4.5 but <= 6 Litres) 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 5000 litres on the site. This rainwater tank must be, 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 250 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or provide drain).		✓	✓
The applicant must connect the rainwater tank to:		✓	✓
• all toilets 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.)		✓	✓

## Description of project

Project address		Assessor details and thermal loads	
Project name	24-30 Reynolds Rd, Londonderry, 02	Assessor number	n/a
Street address	24-30 Reynolds Road Londonderry 2193	Certificate number	n/a
Local Government Area	Penrith City Council	Climate zone	n/a
Plan type and plan number	Deposited Plan 25981	Area adjusted cooling load (MJ/m <sup>2</sup> /year)	n/a
Lot no.	4	Area adjusted heating load (MJ/m <sup>2</sup> /year)	n/a
Section no.	-	Ceiling fan in at least one bedroom	n/a
Project type	separate dwelling house	Ceiling fan in at least one living room or other conditioned area	n/a
No. of bedrooms	4	<b>Project score</b>	
<b>Site details</b>		Water	✓ 40 Target 40
Site area (m <sup>2</sup> )	15000	Thermal Comfort	✓ Pass Target Pass
Roof area (m <sup>2</sup> )	500	Energy	✓ 50 Target 50
Conditioned floor area (m <sup>2</sup> )	287.0		
Unconditioned floor area (m <sup>2</sup> )	17.93		
Total area of garden and lawn (m <sup>2</sup> )	500		



Project summary			
Project name	24-30 Reynolds Rd, Londonderry, 02		
Street address	24-30 Reynolds Road Londonderry 2193		
Local Government Area	Penrith City Council		
Plan type and plan number	Deposited Plan 25981		
Lot no.	4		
Section no.	-		
Project type	separate dwelling house		
No. of bedrooms	4		
<b>Project score</b>			
Water	✓ 40	Target 40	
Thermal Comfort	✓ Pass	Target Pass	
Energy	✓ 50	Target 50	

**Certificate Prepared by**  
Name / Company Name: Eldhurst Enterprises  
ABN (if applicable): 70613818901

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARRWINA\_3\_18\_5 Certificate No.: 11920445\_02 Monday, 19 July 2021 page 1/10

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Thermal Comfort Commitments			
<b>General features</b>	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The dwelling must not have more than 2 storeys.	✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.	✓	✓	✓
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✓	✓	✓
The dwelling must not contain third level habitable attic room.	✓	✓	✓
<b>Floor, walls and ceiling/roof</b>			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓
<b>Construction</b>	<b>Additional insulation required (R-Value)</b>	<b>Other specifications</b>	
Floor - suspended floor above enclosed subfloor, concrete	1.00 (or 2.2 including construction) (stone)		
external wall - cavity brick	1.00 (or 1.67 including construction)		
internal wall shared with garage - plasterboard	nil		
ceiling and roof - flat ceiling / pitched roof	ceiling: 5.0 (gpi), roof: fall/rafter	unventilated, medium (solar absorbance 0.475-0.70)	
<b>Note</b>	Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.		
<b>Note</b>	In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.		

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Thermal Comfort Commitments					
<b>Windows, glazed doors and skylights</b>	Show on DA plans	Show on CC/CDC plans & specs	Certifier check		
The applicant must install the windows, glazed doors and shading devices described in the table below. In accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓		
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✓	✓	✓		
<b>The following requirements must also be satisfied in relation to each window and glazed door:</b>					
• For the following glass and frame types, the certifier check can be performed by visual inspection.					
• Aluminium single clear					
• Aluminium double (air) clear					
• Timber/PVC/Alu-glass double (air) clear					
• Timber/PVC/Alu-glass double (air) clear					
• For other glass or frame types, each window and glazed door must be accompanied with certification showing a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range of those listed. Total system U-values and SHGC must be calculated in accordance with National Federation Rating Council (NFRC) conditions. Frame and glass types shown in the table below are for reference only.					✓
<b>Window/glazed door no.</b>	<b>Maximum height (mm)</b>	<b>Maximum width (mm)</b>	<b>Type</b>	<b>Shading Device (Dimension within 15%)</b>	<b>Overshadowing</b>
<b>North facing</b>					
W14	1200	970	U-value: 2.2, SHGC: 0.351 - 0.429 (composite, double (argon), Lo-Tint Low-e/leaded)	eave 600 mm, 350 mm above head of window or glazed door	not overshadowed
W12	800	610	U-value: 2.2, SHGC: 0.351 - 0.429 (composite, double (argon), Lo-Tint Low-e/leaded)	eave 600 mm, 350 mm above head of window or glazed door	not overshadowed
W13	1200	1570	U-value: 2.2, SHGC: 0.351 - 0.429 (composite, double (argon), Lo-Tint Low-e/leaded)	eave 600 mm, 350 mm above head of window or glazed door	not overshadowed
<b>East facing</b>					

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Thermal Comfort Commitments					
<b>Window/glazed door no.</b>	<b>Maximum height (mm)</b>	<b>Maximum width (mm)</b>	<b>Type</b>	<b>Shading Device (Dimension within 15%)</b>	<b>Overshadowing</b>
W16	2410	800	U-value: 2.2, SHGC: 0.351 - 0.429 (composite, double (argon), Lo-Tint Low-e/leaded)	eave 600 mm, 350 mm above head of window or glazed door	not overshadowed
W15	2410	800	U-value: 2.2, SHGC: 0.351 - 0.429 (composite, double (argon), Lo-Tint Low-e/leaded)	eave 600 mm, 350 mm above head of window or glazed door	not overshadowed
D01	2400	5410	U-value: 2.2, SHGC: 0.288 - 0.352 (composite, double (argon), Lo-Tint Low-e/leaded)	eave 600 mm, 350 mm above head of window or glazed door	not overshadowed
W17	1810	1200	U-value: 2.2, SHGC: 0.351 - 0.429 (composite, double (argon), Lo-Tint Low-e/leaded)	eave 600 mm, 350 mm above head of window or glazed door	not overshadowed
<b>West facing</b>					
W08	2100	850	U-value: 2.2, SHGC: 0.288 - 0.352 (composite, double (argon), Lo-Tint Low-e/leaded)	eave 600 mm, 350 mm above head of window or glazed door	not overshadowed
W03	2100	850	U-value: 2.2, SHGC: 0.288 - 0.352 (composite, double (argon), Lo-Tint Low-e/leaded)	eave 600 mm, 350 mm above head of window or glazed door	not overshadowed
W10	2100	850	U-value: 2.2, SHGC: 0.288 - 0.352 (composite, double (argon), Lo-Tint Low-e/leaded)	eave 600 mm, 350 mm above head of window or glazed door	not overshadowed
W01	2100	850	U-value: 2.2, SHGC: 0.288 - 0.352 (composite, double (argon), Lo-Tint Low-e/leaded)	eave 600 mm, 350 mm above head of window or glazed door	not overshadowed
W07	2100	850	U-value: 2.2, SHGC: 0.288 - 0.352 (composite, double (argon), Lo-Tint Low-e/leaded)	eave 600 mm, 350 mm above head of window or glazed door	not overshadowed
W02	2100	850	U-value: 2.2, SHGC: 0.288 - 0.352 (composite, double (argon), Lo-Tint Low-e/leaded)	eave 600 mm, 350 mm above head of window or glazed door	not overshadowed
W05	2100	850	U-value: 2.2, SHGC: 0.288 - 0.352 (composite, double (argon), Lo-Tint Low-e/leaded)	eave 600 mm, 350 mm above head of window or glazed door	not overshadowed

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARRWINA\_3\_18\_5 Certificate No.: 11920445\_02 Monday, 19 July 2021 page 6/10

Energy Commitments					
<b>Hot water</b>	Show on DA plans	Show on CC/CDC plans & specs	Certifier check		
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of more than 45 STCo.	✓	✓	✓		
<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: air conditioning during only. Energy rating: n/a	✓	✓	✓		
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: air conditioning during only. Energy rating: n/a	✓	✓	✓		
<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: air conditioning during only. Energy rating: n/a	✓	✓	✓		
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: air conditioning during only. Energy rating: n/a	✓	✓	✓		
<b>Ventilation</b>					
The applicant must install the following exhaust systems in the development:					
At least 1 Bathroom: individual fan, ducted to facade or roof. Operation control: manual switch on/off	✓	✓	✓		
Kitchen: individual fan, ducted to facade or roof. Operation control: manual switch on/off	✓	✓	✓		
Laundry: individual fan, ducted to facade or roof. Operation control: manual switch on/off	✓	✓	✓		
<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 6 of the bedrooms/ study; dedicated	✓	✓	✓		
• at least 4 of the living / dining rooms; dedicated	✓	✓	✓		
• the kitchen;	✓	✓	✓		

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Energy Commitments					
<b>Energy Commitments</b>	Show on DA plans	Show on CC/CDC plans & specs	Certifier check		
• all bathrooms/kitchens;	✓	✓	✓		
• the laundry;	✓	✓	✓		
• all hallways;	✓	✓	✓		
<b>Natural lighting</b>					
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓		
The applicant must install a window and/or skylight in 3 bathroom(s)/bath(s) in the development for natural lighting.	✓	✓	✓		
<b>Other</b>					
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.	✓	✓	✓		
The applicant must install a feed outdoor clothes drying line as part of the development.	✓	✓	✓		
The applicant must install a feed indoor or sheltered clothes drying line as part of the development.	✓	✓	✓		

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Energy Commitments					
<b>Energy Commitments</b>	Show on DA plans	Show on CC/CDC plans & specs	Certifier check		
• all bathrooms/kitchens;	✓	✓	✓		
• the laundry;	✓	✓	✓		
• all hallways;	✓	✓	✓		
<b>Natural lighting</b>					
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The applicant must install a window and/or skylight in 3 bathroom(s)/bath(s) in the development for natural lighting.	✓	✓	✓		
<b>Other</b>					
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.	✓	✓	✓		
The applicant must install a feed outdoor clothes drying line as part of the development.	✓	✓	✓		
The applicant must install a feed indoor or sheltered clothes drying line as part of the development.	✓	✓	✓		

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**Basix Commitments**  
Scale 1:1