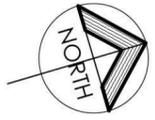
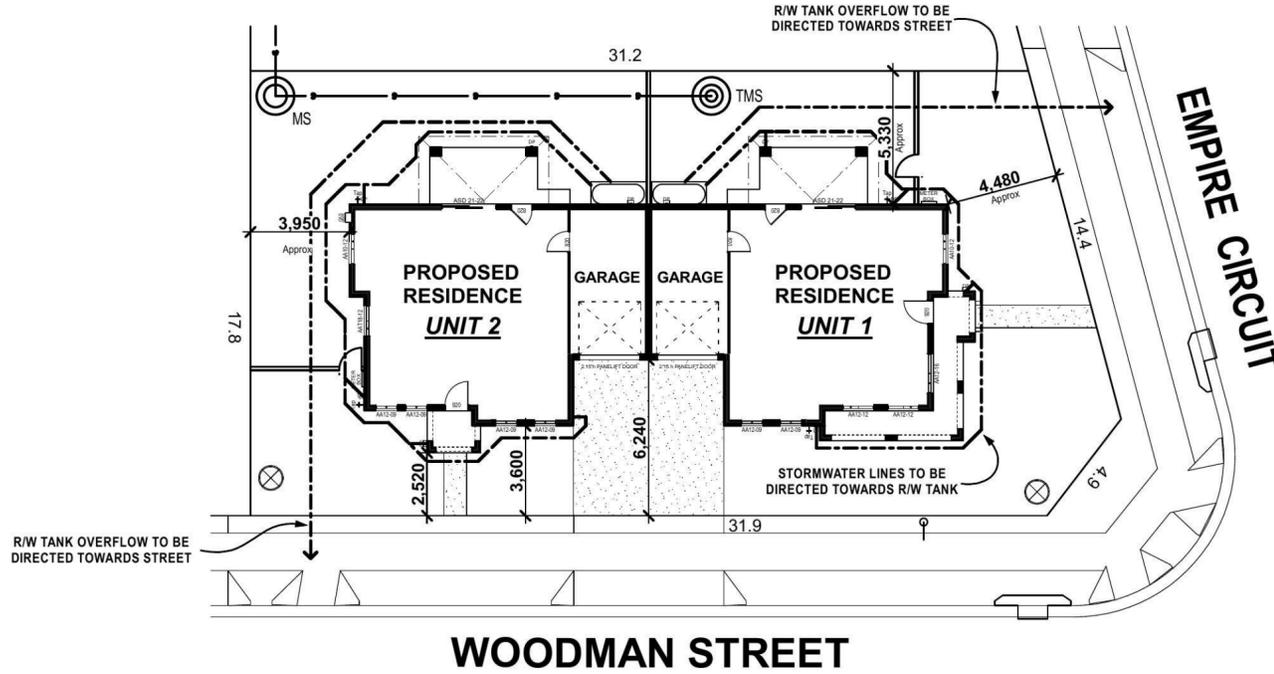


**NOTE:**  
FINAL SITING AND LEVELS OF PROPOSED RESIDENCE, TO BE CONFIRMED UPON RECEIPT OF CONTOUR SURVEY PREPARED BY BUILDER'S SURVEYOR



**NORTH**  
LOT 2246  
589m<sup>2</sup>



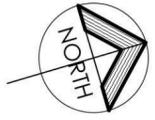
**WOODMAN STREET**

**EMPIRE CIRCUIT**

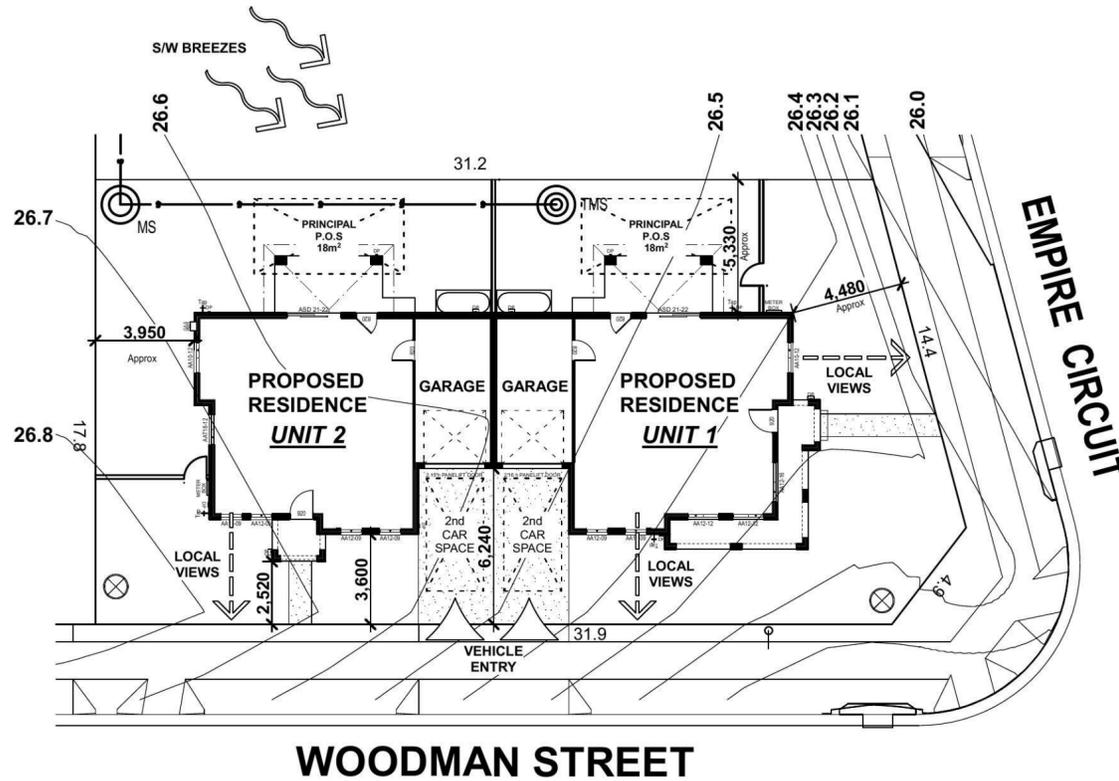
**Proposed Site & Drainage Plan**

SCALE 1:200

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



**NORTH**  
LOT 2246  
589m<sup>2</sup>



**WOODMAN STREET**

**EMPIRE CIRCUIT**

**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.

**NORTH PENRITH "THORNTON" REQUIREMENTS:**

SITE AREA: 589m<sup>2</sup>  
 UNIT 1 SITE AREA: 305.17m<sup>2</sup>  
 UNIT 2 SITE AREA: 283.88m<sup>2</sup>  
 PRIVATE OPEN SPACE:  
**UNIT 1**  
 REQUIRED: 20% or 61.03m<sup>2</sup>  
 ACHIEVED: 22% or 67.59m<sup>2</sup>  
**UNIT 2**  
 REQUIRED: 20% or 56.76m<sup>2</sup>  
 ACHIEVED: 40% or 113.04m<sup>2</sup>  
 LANDSCAPE AREA:  
 ACHIEVED: 53% or 315.05m<sup>2</sup>  
 CARPARKING:  
 REQUIRED: 2 SPACES  
 ACHIEVED: 2 SPACES

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

Wind Speed : Class = N2

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 (UNIT 1 ONLY)	130 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	06.06.14	FLOOR LEVELS ADDED / DA PLANS - MT
A	22.04.14	CONTRACT DRAWINGS - BT

Copyright. ©  
This plan is the property of Champion Homes and may not be used in whole or part.  
Legal action will be taken against any person who infringes the copyright.

Proposed Dual Occupancy  
at Lot : 2246  
Woodman Street,  
Penrith. (Thornton)

Plot Date  
Mon 16 Jun 2014

Client :  
**Champion Homes**  
Sheet Size: A2 Date: 22.04.14 Drawn:BT  
Design :  
**Custom Design**  
Job No. 3166N  
3167N Sheet 1 of 7

**Description of project**

**BASIX TEMPLATE**

The tables below describe the dwellings and common areas within the project

**Multi-dwelling houses**

Dwelling no.	No. of bedrooms or more bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )	Dwelling no.	No. of bedrooms or more bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
U1	4	116.0	15.0	157.52	0	U2	4	116.0	15.0	157.52	0

Dwelling no.	Fixtures				Appliances			Individual pool			Individual spa			
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 7.5 but <= 9 L/min)	4 star	4 star	4 star	no	-	-	-	-	-	-	-	-	-

Dwelling no.	Alternative water source							
	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	Individual water tank (no. 1)	Tank size (min) 3000 litres	To collect run-off from at least: 10% 17 square metres of roof area; 0 square metres of impervious area; 0 square metres of garden and lawn area; and 0 square metres of planter box area.	yes	yes	yes	no	no
None	-	-	-	-	-	-	-	-

Dwelling no.	Hot water		Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control	
All dwellings	gas instantaneous 5 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	natural ventilation only, or no laundry	-	

Dwelling no.	Cooling		Heating		Artificial lighting				Natural lighting			
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning EER 2.5 - 3.0 (zoned)	0	0	no	no	no	no	0	no			

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	no	-	-	-	no	yes

Dwelling no.	Thermal loads	
	Area adjusted heating load (in MJ/m <sup>2</sup> /yr)	Area adjusted cooling load (in MJ/m <sup>2</sup> /yr)
U1	66.2	45.6
All other dwellings	69.3	49.2

Dwelling no.	Construction of floors and walls				
	Concrete slab on ground (m <sup>2</sup> )	Suspended floor with open subfloor (m <sup>2</sup> )	Suspended floor with enclosed subfloor (m <sup>2</sup> )	Suspended floor above garage (m <sup>2</sup> )	Primarily rammed earth or mudbrick walls
All dwellings	68	-	-	-	No

Common area	Showerheads rating		Toilets rating		Taps rating		Clothes washers rating	
	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating				
All common areas	no common facility	no common facility	no common facility	no common laundry facility				

**Energy Rating** Certificate Number **15430349**  
**15430350**

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

heating **U1 = 66.2 MJ/m<sup>2</sup>**  
 cooling **U2 = 49.2 MJ/m<sup>2</sup>**

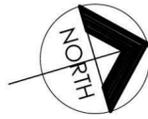
Recessed downlights confirmation:  Rated with  Rated without

Assessor Name/Number Luis Contigiani BDAV/13/1543  
 Assessor Signature [Signature] Date **19-05-2014**

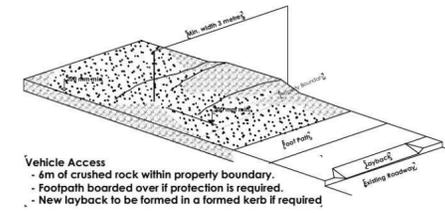
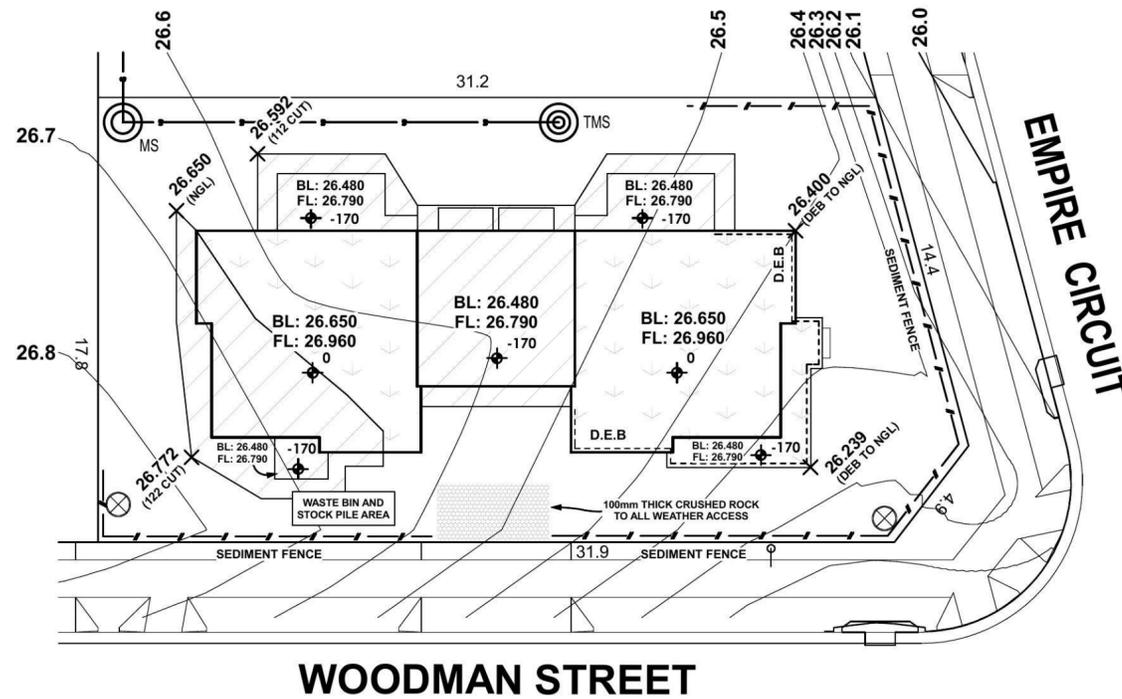
**ALL GLAZING TO BE NFRC VALUE OF UW = 6.66 OR LESS AND SHGCw = 0.70 + / - 10 %**

**R 3.5 INSULATION TO ALL CEILING R 1.5 BATTS TO ALL EXT. WALLS**

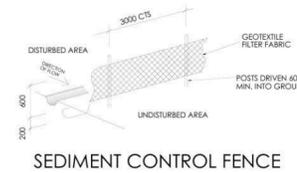
NOTE:  
FINAL SITING AND LEVELS OF  
PROPOSED RESIDENCE, TO BE  
CONFIRMED UPON RECEIPT OF  
CONTOUR SURVEY PREPARED  
BY BUILDER'S SURVEYOR



**NORTH**  
LOT 2246  
589m<sup>2</sup>



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



SEDIMENT CONTROL FENCE

**Energy Rating** Certificate Number: 15430349  
15430350

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

Recessed downlights confirmation:  Rated with  Rated without

Assessor Name/Number: Luis Contigiani BDAV/13/1543  
Assessor Signature: [Signature] Date: 19-05-2014

ALL GLAZING TO BE NFRC VALUE OF UW = 0.86 OR LESS AND SHGC = 0.76 +/- 10 %  
R 3.5 INSULATION TO ALL CEILING  
R 1.5 BATTS TO ALL EXT. WALLS

U1 = 5 stars  
U2 = 4.5 stars  
U1 = 66.2 heating U2 = 69.3 MJ/m<sup>2</sup>  
U1 = 45.6 cooling U2 = 49.2 MJ/m<sup>2</sup>

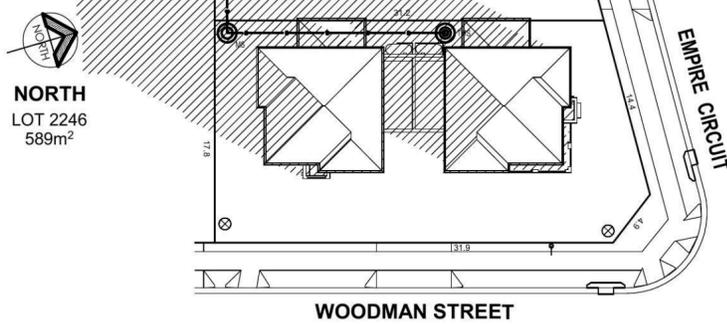
**SITE PLAN**

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.

**Erosion & Sediment Control Plan**

SCALE 1:200

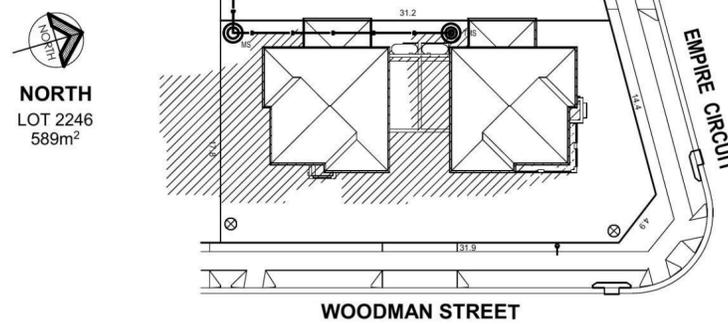
NOTE:  
FINAL SITING AND LEVELS OF  
PROPOSED RESIDENCE, TO BE  
CONFIRMED UPON RECEIPT OF  
CONTOUR SURVEY PREPARED  
BY BUILDER'S SURVEYOR



**June 21st - 9am**

SCALE 1:400

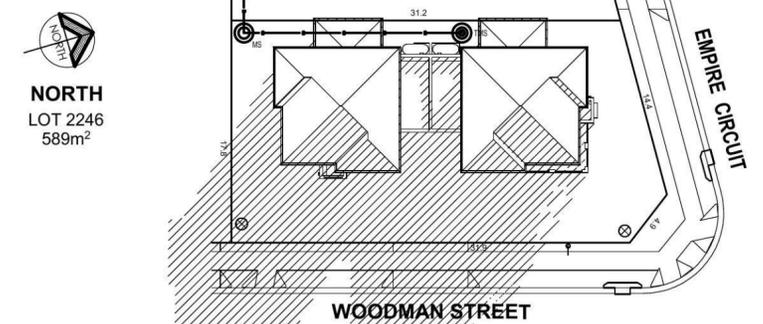
NOTE:  
FINAL SITING AND LEVELS OF  
PROPOSED RESIDENCE, TO BE  
CONFIRMED UPON RECEIPT OF  
CONTOUR SURVEY PREPARED  
BY BUILDER'S SURVEYOR



**June 21st - 12noon**

SCALE 1:400

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



**June 21st - 3pm**

SCALE 1:400

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 : Class = N2

SLAB SETDOWNS FROM ENTRY.	
EDGE REBATES	172mm x 150mm WIDE
GARAGE	170 mm FROM F.F.L.
FRONT PORCH/VERANDA	170 mm FROM F.F.L.
BALCONY (UNIT 1 ONLY)	130 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	06.06.14	FLOOR LEVELS ADDED / DA PLANS - MT
A	22.04.14	CONTRACT DRAWINGS - BT

Copyright. ©  
This plan is the property  
of Champion Homes and  
may not be used in whole  
or part.  
Legal action will be taken  
against any person who  
infringes the copyright.

Proposed Dual Occupancy  
at Lot : 2246  
Woodman Street,  
Penrith. (Thornton)

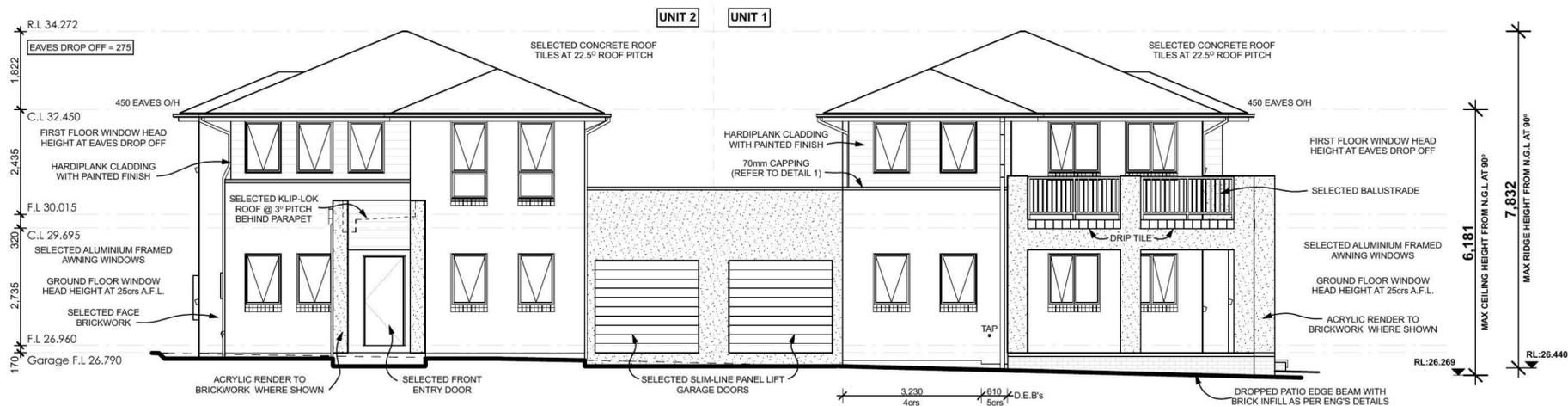
Plot Date  
Mon 16 Jun 2014

Client :  
**Champion Homes**

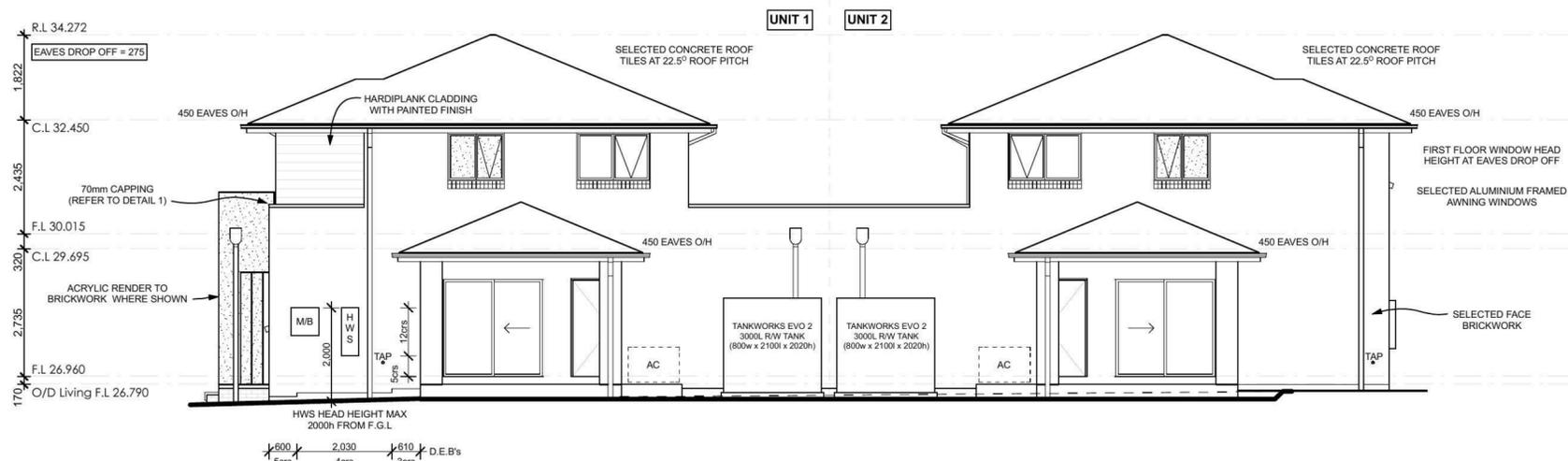
Sheet Size: A2 Date: 22.04.14 Drawn: BT

Design :  
**Custom Design**

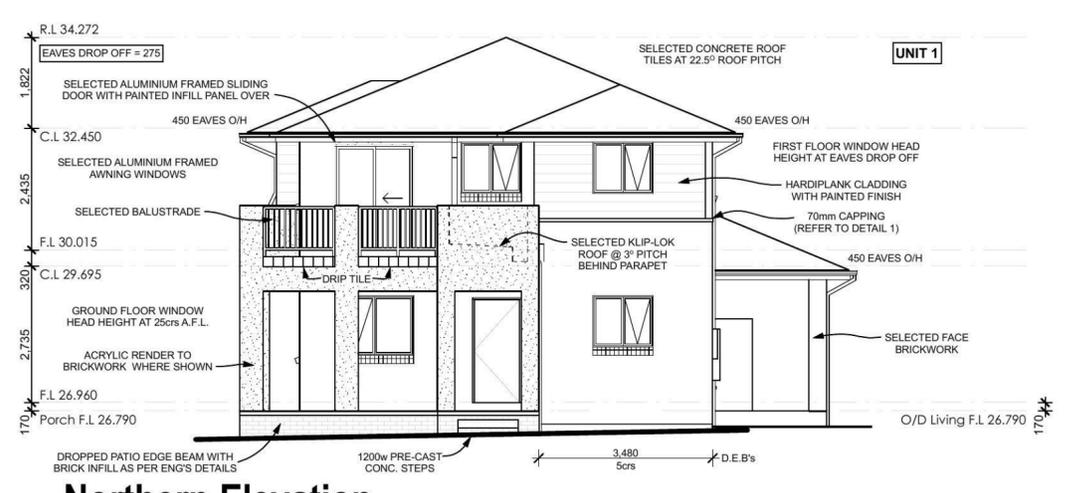
Job No. 3166N  
3167N Sheet 2 of 7



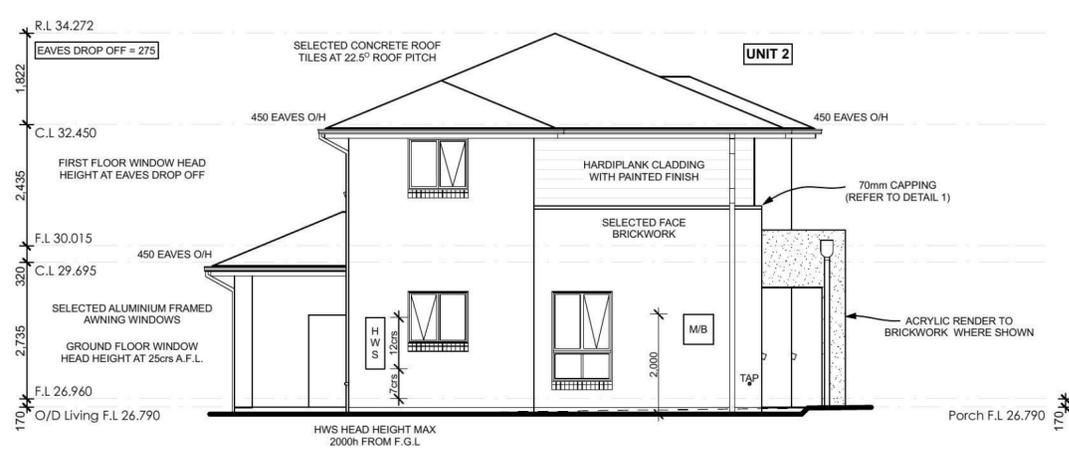
**Eastern Elevation**  
SCALE 1:100



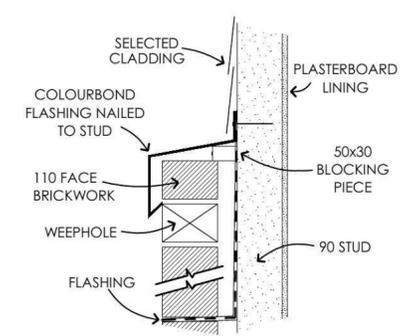
**Western Elevation**  
SCALE 1:100



**Northern Elevation**  
SCALE 1:100



**Southern Elevation**  
SCALE 1:100



DETAIL 1

**Energy Rating** Certificate Number: 18430348  
18430350

single-dwelling rating  
 multi-unit development (attach listing of ratings)

U1 = 5 stars  
U2 = 4.5 stars

Heating: U1 = 66.2 MJ/m<sup>2</sup>, U2 = 69.3 MJ/m<sup>2</sup>  
Cooling: U1 = 45.6 MJ/m<sup>2</sup>, U2 = 49.2 MJ/m<sup>2</sup>

Recessed downlights confirmation:  Rated with  Rated without

Assessor Name/Number: Luis Contigiani BDAV/13/1543  
Assessor Signature: [Signature] Date: 19-05-2014

ALL GLAZING TO BE NFRC VALUE OF UFW = 6.50 OR LESS AND SHGCw = 0.70 +/- 10%  
R 3.5 INSULATION TO ALL CEILING  
R 1.5 BATTS TO ALL EXT. WALLS

**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

<b>SITE &amp; SLAB CLASSIFICATION IS TO BE CONFIRMED</b>	
Wind Speed : Class = N2	
<b>SLAB SETDOWNS FROM ENTRY.</b>	
EDGE REBATES	172mm x 150mm WIDE
GARAGE	170 mm FROM F.F.L.
FRONT PORCH/VERANDAH	170 mm FROM F.F.L.
BALCONY (UNIT 1 ONLY)	130 mm FROM F.F.L.

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

**Champion Homes**  
Simply the Best

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

B	06.06.14	FLOOR LEVELS ADDED / DA PLANS - MT
A	22.04.14	CONTRACT DRAWINGS - BT
Revision	Date	Amendment

Copyright. ©  
This plan is the property of Champion Homes and may not be used in whole or part.  
Legal action will be taken against any person who infringes the copyright.

Proposed Dual Occupancy  
at Lot : 2246  
Woodman Street,  
Penrith. (Thornton)

Plot Date  
Mon 16 Jun 2014

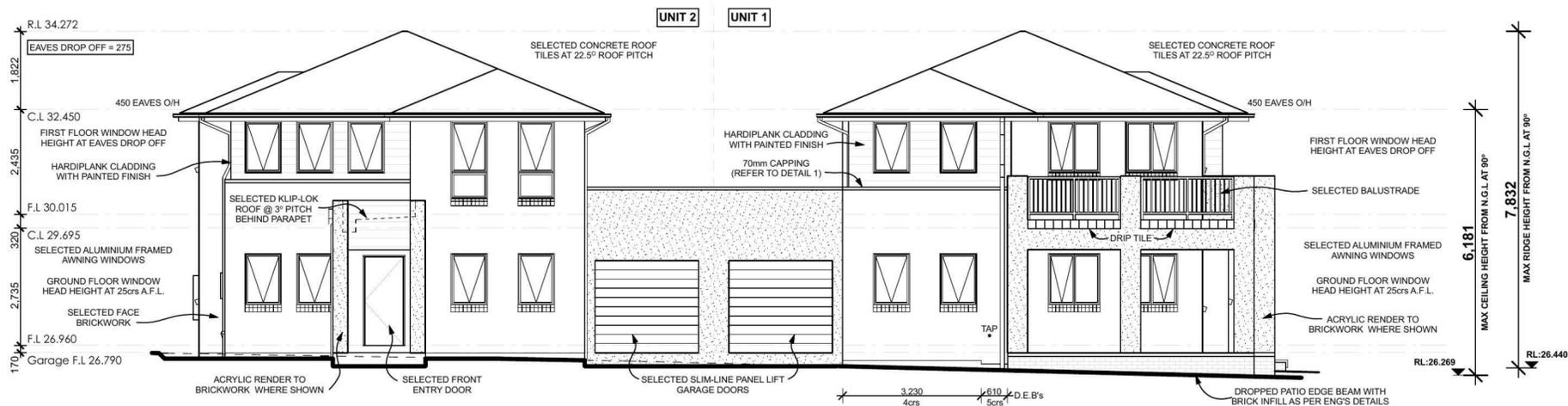
Client :  
**Champion Homes**

Sheet Size: A2 Date: 22.04.14 Drawn: BT

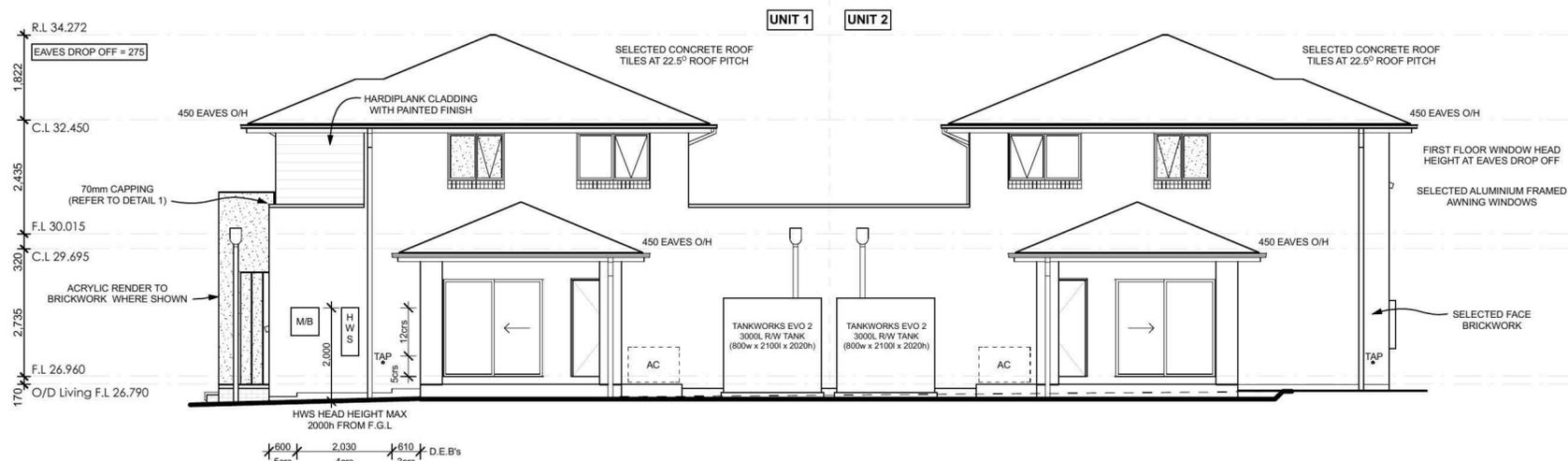
Design :  
**Custom Design**

Job No. 3166N  
3167N

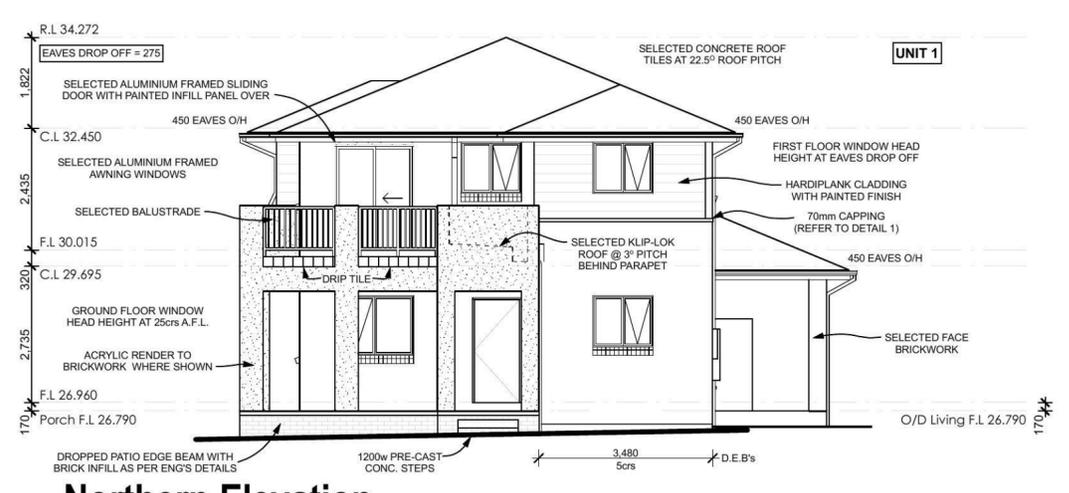
Sheet 5 of 7



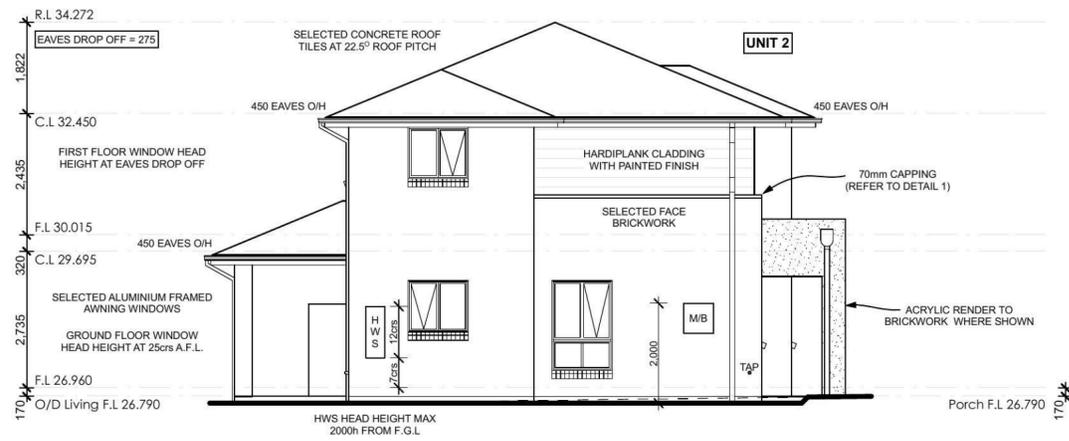
**Eastern Elevation**  
SCALE 1:100



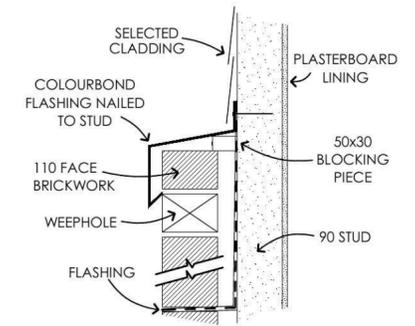
**Western Elevation**  
SCALE 1:100



**Northern Elevation**  
SCALE 1:100



**Southern Elevation**  
SCALE 1:100



DETAIL 1

**Energy Rating** Certificate Number: 18430348  
15430350

single-dwelling rating  
 multi-unit development (attach listing of ratings)

U1 = 5 stars  
U2 = 4.5 stars  
U1 = 66.2 MJ/m² heating  
U2 = 69.3 MJ/m² heating  
U1 = 45.6 MJ/m² cooling  
U2 = 49.2 MJ/m² cooling

Recessed downlights confirmation:  Rated with  Rated without

Assessor Name/Number: Luis Contigiani BDAV/13/1543  
Assessor Signature: [Signature] Date: 19-05-2014

ALL GLAZING TO BE NFRC VALUE OF UFW = 0.80 OR LESS AND SHGCw = 0.70 +/- 10%  
R 3.5 INSULATION TO ALL CEILING  
R 1.5 BATTS TO ALL EXT. WALLS

**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

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

Wind Speed : Class = N2

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 (UNIT 1 ONLY)	130 mm FROM F.F.L.

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



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	06.06.14	FLOOR LEVELS ADDED / DA PLANS - MT
A	22.04.14	CONTRACT DRAWINGS - BT

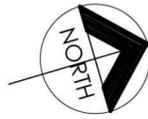
Copyright. ©  
This plan is the property of Champion Homes and may not be used in whole or part.  
Legal action will be taken against any person who infringes the copyright.

Proposed Dual Occupancy  
at Lot : 2246  
Woodman Street,  
Penrith. (Thornton)

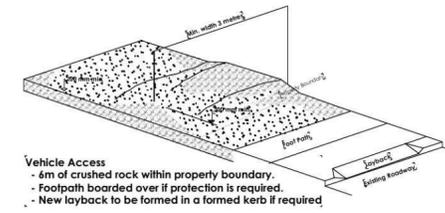
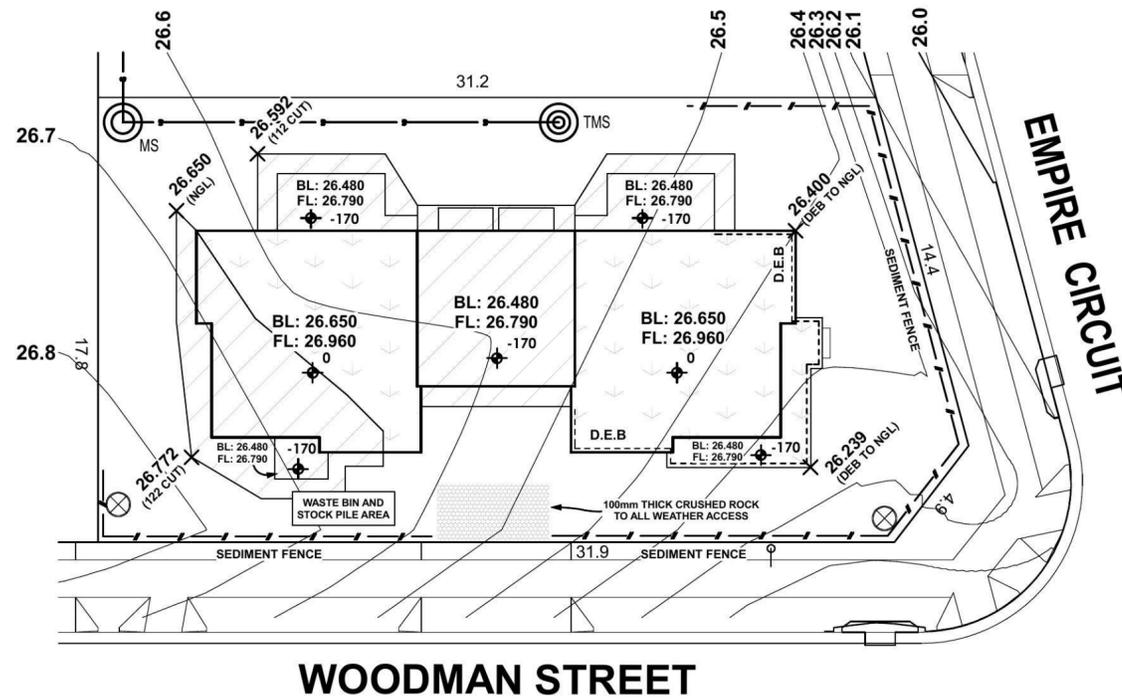
Plot Date  
Mon 16 Jun 2014

Client :	<b>Champion Homes</b>
Sheet Size: A2	Date: 22.04.14 Drawn: BT
Design :	<b>Custom Design</b>
Job No. 3166N	Sheet 5 of 7
No. 3167N	

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



**NORTH**  
LOT 2246  
589m<sup>2</sup>



**Energy Rating** Certificate Number: 15430349  
15430350

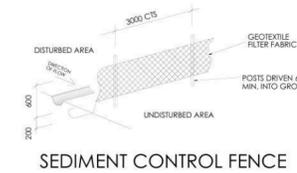
single-dwelling rating  
 multi-unit development (attach listing of ratings)  
If selected, data specified is the average across the entire development

Recessed downlights confirmation:  Rated with  Rated without

Assessor Name/Number: Luis Contigiani BDAV/13/1543  
Assessor Signature: [Signature] Date: 19-05-2014

ALL GLAZING TO BE NFRC VALUE OF U<sub>w</sub> = 0.86 OR LESS AND SHGC = 0.76 + (-/-) 10 %  
R 3.5 INSULATION TO ALL CEILING  
R 1.5 BATTS TO ALL EXT. WALLS

U1 = 5 stars  
U2 = 4.5 stars  
heating U1 = 66.2 MJ/m<sup>2</sup>  
cooling U1 = 45.6 MJ/m<sup>2</sup>  
heating U2 = 69.3 MJ/m<sup>2</sup>  
cooling U2 = 49.2 MJ/m<sup>2</sup>

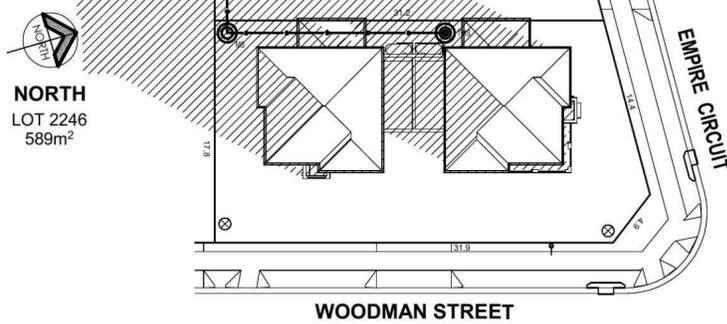


**SITE PLAN**  
ALL SITEWORKS INDICATED ARE ILLUSTRATIVE ONLY.  
FINAL BENCH LEVEL (BL) MAY BE SUBJECT TO ADJUSTMENT.  
SUCH ADJUSTMENTS, WHILE COMPLYING WITH COUNCIL REQUIREMENTS  
REMAIN AT THE DISCRETION OF THE BUILDER.

**Erosion & Sediment Control Plan**

SCALE 1:200

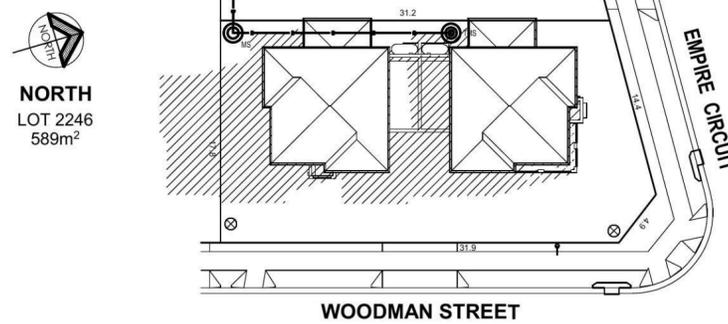
NOTE:  
FINAL SITING AND LEVELS OF  
PROPOSED RESIDENCE, TO BE  
CONFIRMED UPON RECEIPT OF  
CONTOUR SURVEY PREPARED  
BY BUILDER'S SURVEYOR



**June 21st - 9am**

SCALE 1:400

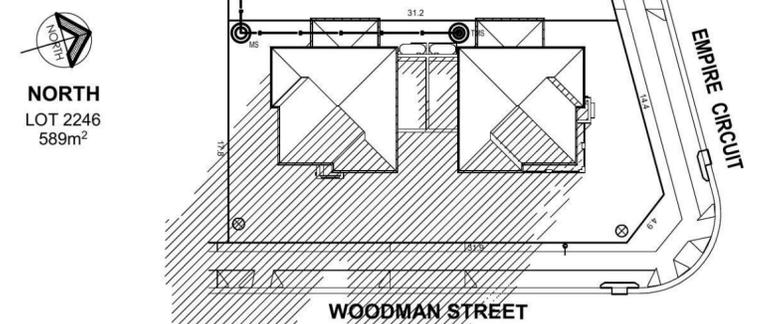
NOTE:  
FINAL SITING AND LEVELS OF  
PROPOSED RESIDENCE, TO BE  
CONFIRMED UPON RECEIPT OF  
CONTOUR SURVEY PREPARED  
BY BUILDER'S SURVEYOR



**June 21st - 12noon**

SCALE 1:400

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



**June 21st - 3pm**

SCALE 1:400

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 : Class = N2

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 (UNIT 1 ONLY)	130 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	06.06.14	FLOOR LEVELS ADDED / DA PLANS - MT
A	22.04.14	CONTRACT DRAWINGS - BT

Copyright. ©  
This plan is the property  
of Champion Homes and  
may not be used in whole  
or part.  
Legal action will be taken  
against any person who  
infringes the copyright.

Proposed Dual Occupancy  
at Lot : 2246  
Woodman Street,  
Penrith. (Thornton)

Plot Date  
Mon 16 Jun 2014

Client :  
**Champion Homes**

Sheet Size: A2 Date: 22.04.14 Drawn: BT

Design :  
**Custom Design**

Job No. 3166N  
3167N Sheet 2 of 7

# Lot 95 WOODMAN (formerly Lot 2246i)

## PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aw	Agapanthus 'White'	White Agapanthus	17	200mm	0.5m
Dg	Dietes grandiflora	Wild Iris	6	200mm	1m
Gfs	Gardenia 'Four Seasons'	Four Seasons Gardenia	9	200mm	1m
Liy	Lagerstroemia 'Yuma'	Pink Flowering Crepe Myrtle	1	75L	4m
Mcd	Malus 'Cinzam Cinderlla'	Dwarf Crab Apple	1	75L	3m
Msb	Michelia 'Summer Bronze'	Evergreen Magnolia	13	300mm	2m
Oi	Ophiopogon 'Stripey White'	Stripey White Mondo Grass	9	200mm	0.3-0.4m

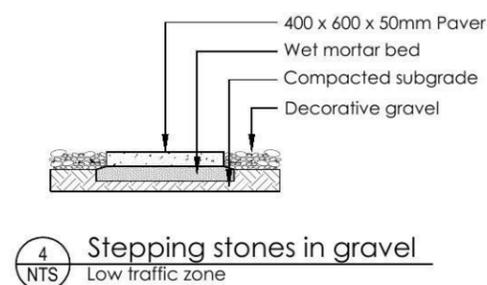
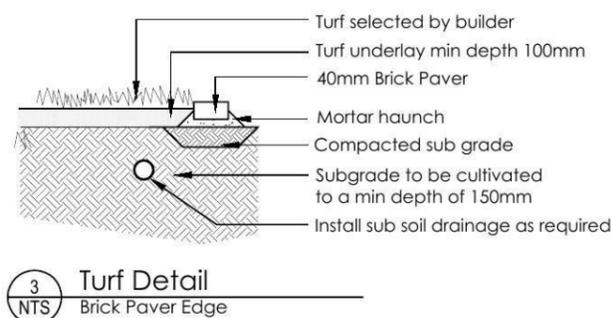
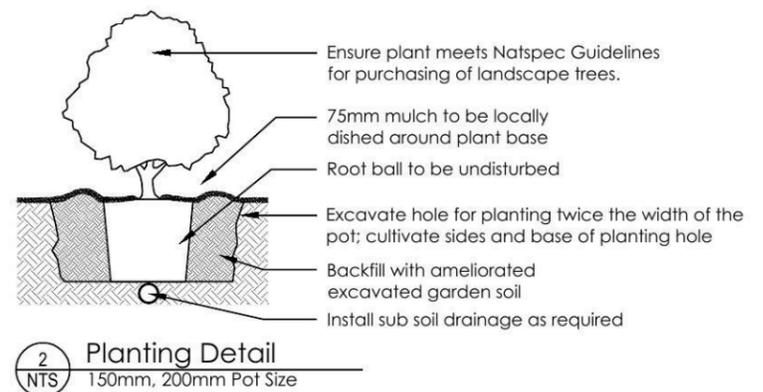
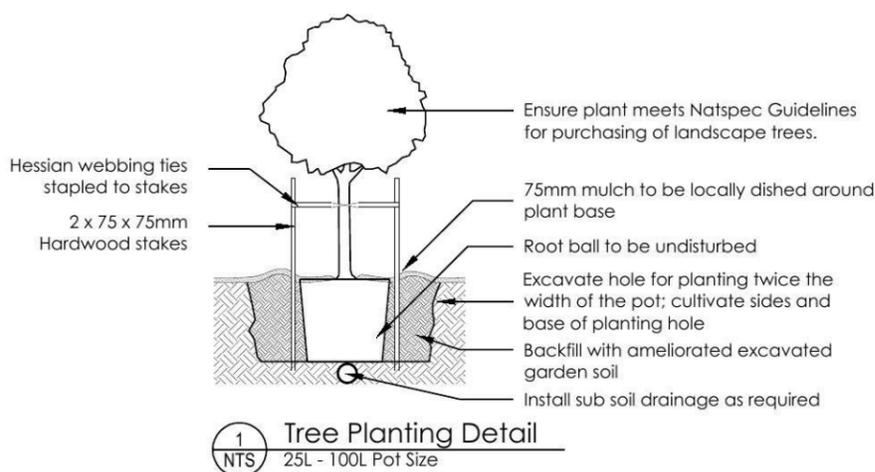
### LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
56	13	17	26	2

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

**LEGEND**

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



REVISION	DESCRIPTION	DRAWN	CHECK	DATE	PROJECT		DRAWING	
A	ISSUE COLOUR PLAN FOR CLIENT REVIEW	RS	BT	30-04-14	NEW RESIDENCE		LANDSCAPE PLAN	
B	AMENDMENTS TO BUILDERS REQUEST	RS	BT	30-04-14	LOT 95 WOODMAN STREET, NORTH PENRITH (formerly Lot 2246i)		SCALE: 1:100 @ A3	
C	ISSUE DA PLANS	RS	BT	14-05-14	CHAMPION HOMES		SHEET 02	
					DRN	CHEK	DATE	REVISION
					RS	BT	14-05-14	C

# Lot 96 WOODMAN (formerly Lot 2246ii)

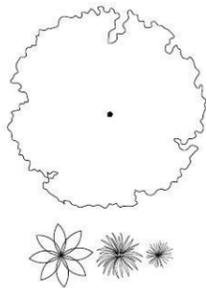
## PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
<b>Aw</b>	Agapanthus 'White'	White Agapanthus	64	200mm	0.5m
<b>Dg</b>	Dietes grandiflora	Wild Iris	10	200mm	1m
<b>Gfs</b>	Gardenia 'Four Seasons'	Four Seasons Gardenia	4	200mm	1m
<b>Liy</b>	Lagerstroemia 'Yuma'	Pink Flowering Crepe Myrtle	1	75L	4m
<b>Mcd</b>	Malus 'Cinzam Cinderlla'	Dwarf Crab Apple	1	75L	3m
<b>Msb</b>	Michelia 'Summer Bronze'	Evergreen Magnolia	34	300mm	2m
<b>Oi</b>	Ophiopogon 'Stripey White'	Stripey White Mondo Grass	9	200mm	0.3-0.4m

### LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
123	34	64	25	2

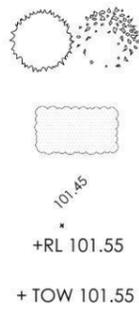
Minimum of 1 tree and 20 shrubs / groundcovers to each front / side yard (excluding fence hedging)



#### 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

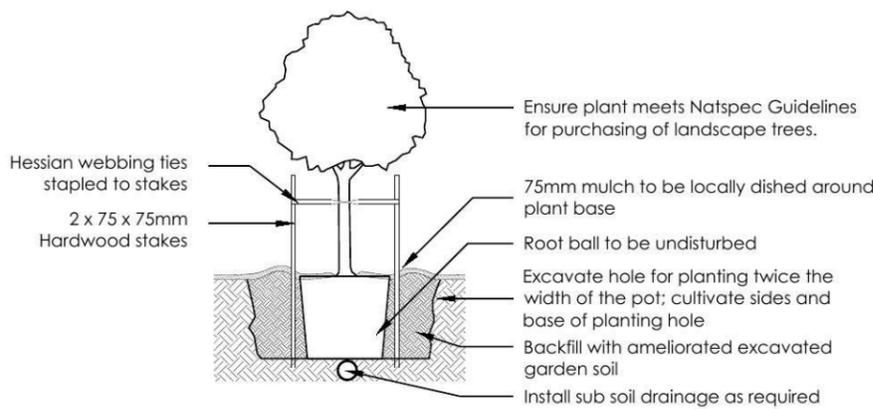
+TOW 101.55 Proposed Top Of Wall levels

--- Boundary

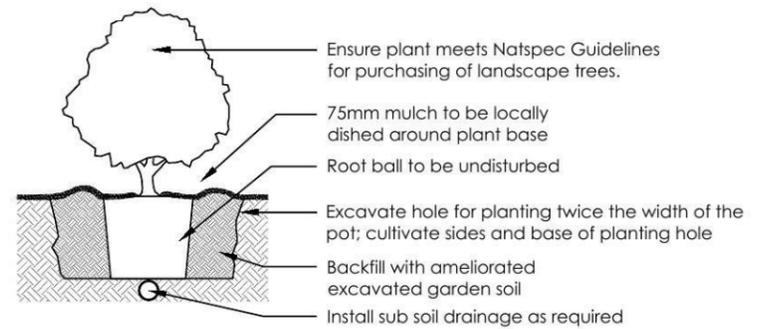
— Garden edging

█ Masonry retaining walls

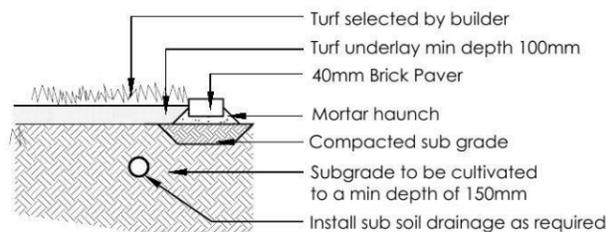
..... Existing contours



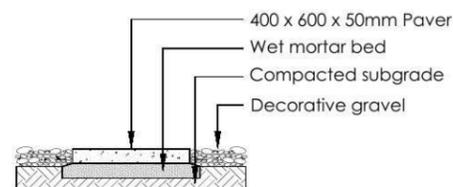
1 Tree Planting Detail  
NTS 25L - 100L Pot Size



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	30-04-14
B	AMENDMENTS TO BUILDERS REQUEST	RS	BT	30-04-14
C	ISSUE DA PLANS	RS	BT	14-05-14

**ecodeign**  
outdoor living environments

PO Box 8136, Southham Hts BC, NSW 2153  
Ph: (02) 9680 7712 Fax: (02) 9680 7705  
Email: info@ecodeign.com.au  
Web: www.ecodeign.com.au  
Member of the Australian Institute of Landscape Designers and Managers

1. Do not scale from drawings.  
2. Verify all measurements on site.  
3. Notify ecodeign of any inconsistencies.  
4. Copyright © ecodeign. All rights reserved.  
5. Drawing remains the property of ecodeign.

6. All work to comply with relevant Australian Standards or Building Code of Australia.  
7. All work to be performed by a suitably qualified tradesperson.  
8. For application purposes only - NOT FOR CONSTRUCTION

PROJECT: NEW RESIDENCE

ADDRESS: LOT 96 WOODMAN STREET, NORTH PENRITH (formerly Lot 2246ii)

CLIENT: CHAMPION HOMES

PROJECT: NEW RESIDENCE

DRAWING: LANDSCAPE PLAN

SCALE: 1:100 @ A3

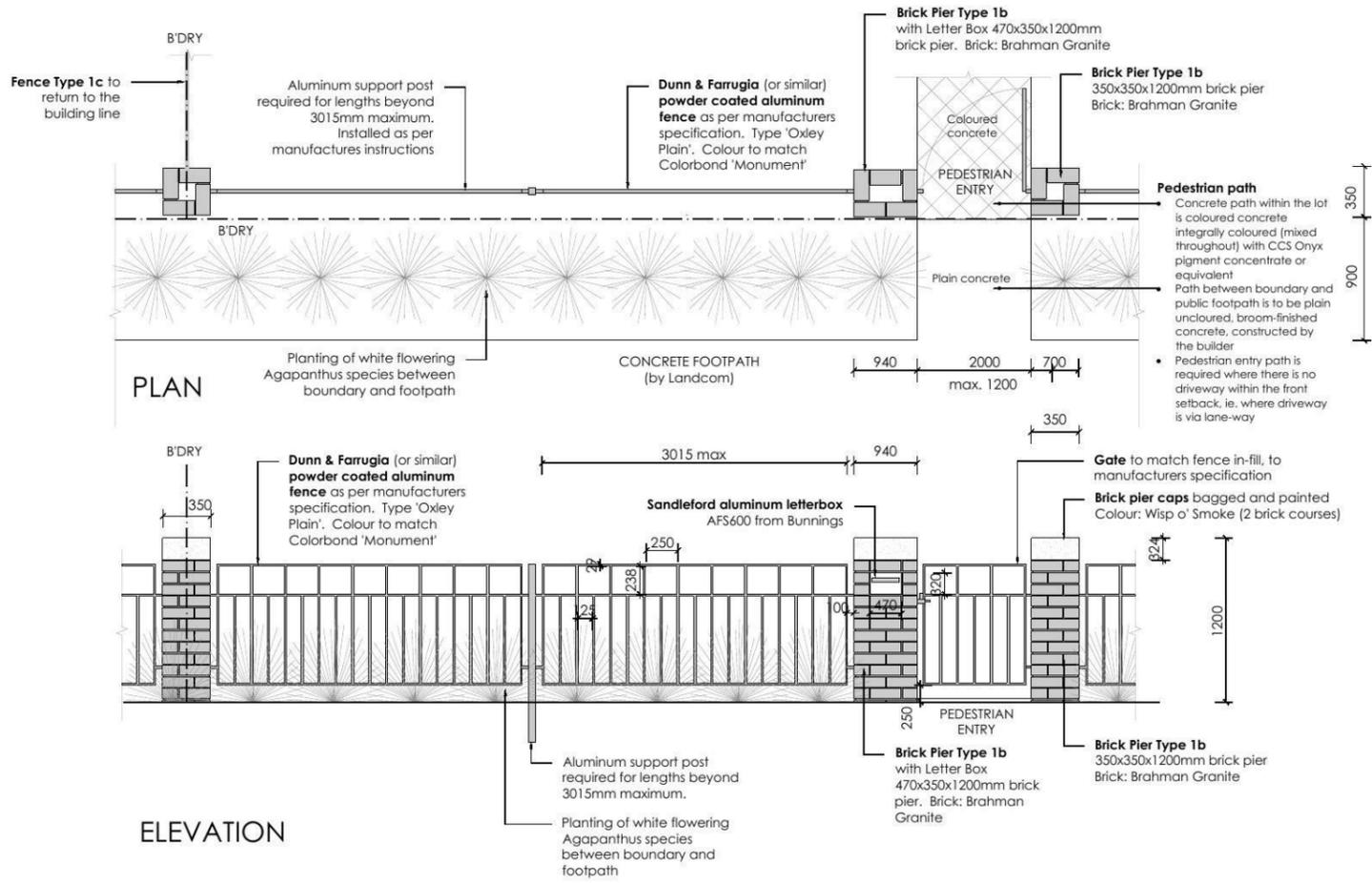
DATE: 14-05-14

SHEET: 04

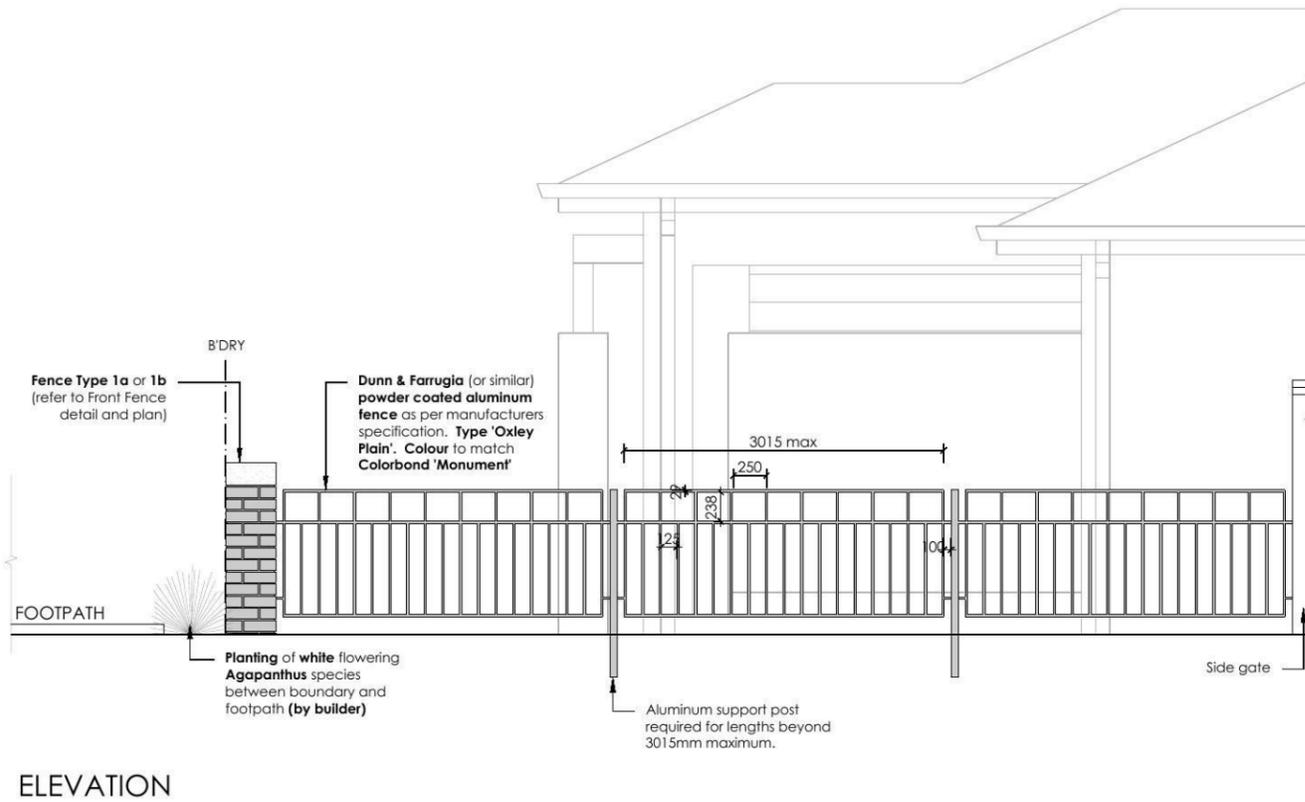
DRAWN: RS CHECK: BT

REVISION: C





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



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

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE COLOUR PLAN FOR CLIENT REVIEW	RS	BT	30-04-14
B	AMENDMENTS TO BUILDERS REQUEST	RS	BT	30-04-14
C	ISSUE DA PLANS	RS	BT	14-05-14

**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

1. Do not scale from drawings.  
2. Verify all measurements on site.  
3. Notify ecodesign of any inconsistencies.  
4. Copyright © ecodesign. All rights reserved.  
5. Drawing remains the property of ecodesign.

6. All work to comply with relevant Australian Standards or Building Code of Australia.  
7. All work to be performed by a suitably qualified tradesperson.  
8. For application purposes only - NOT FOR CONSTRUCTION.

PROJECT: NEW RESIDENCE

DRAWING: LANDSCAPE PLAN

SCALE: 1:100 @ A3

ISSUE: DA

SHEET: 05

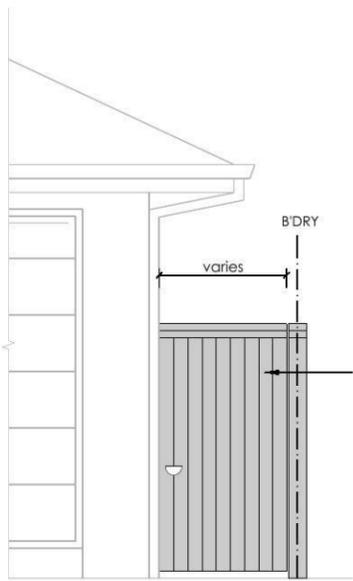
DATE: 14-05-14

REVISION: C

CLIENT: CHAMPION HOMES

PROJECT	NEW RESIDENCE
DRAWING	LANDSCAPE PLAN
SCALE	1:100 @ A3
ISSUE	DA
SHEET	05
DATE	14-05-14
REVISION	C

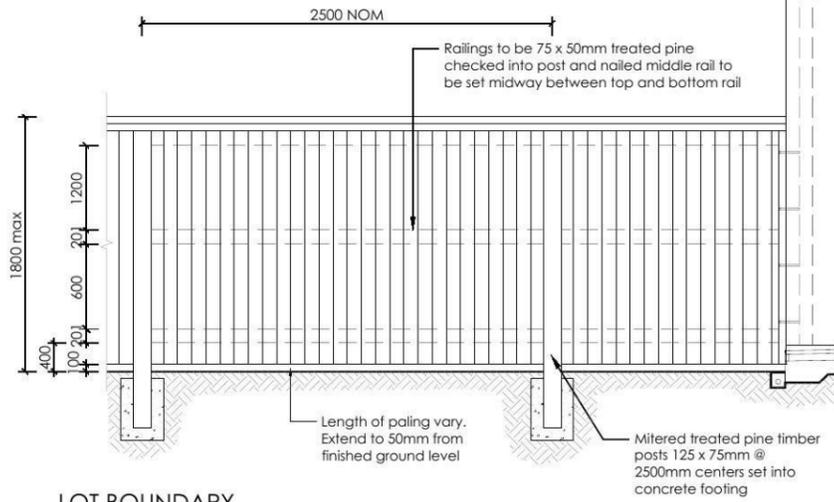




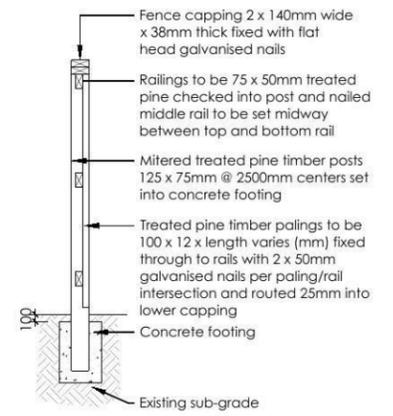
**Gate - painted treated pine gate Colour 'Monument'**

**Note**  
All gates and boundary side fencing that can be seen from the street must be painted in **Colour 'Monument'**. Where fence is only between the lots and not seen from the street, it can be left natural.

SIDE GATE

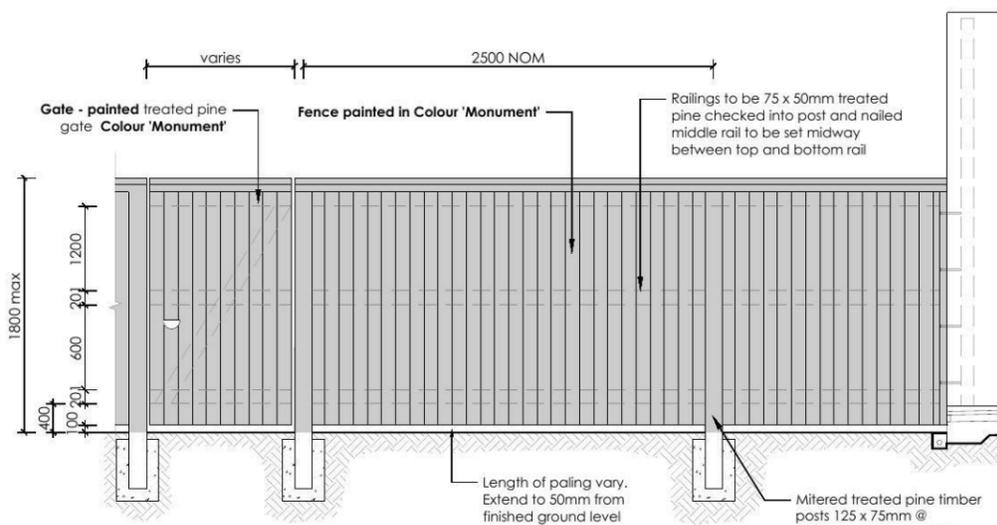


LOT BOUNDARY

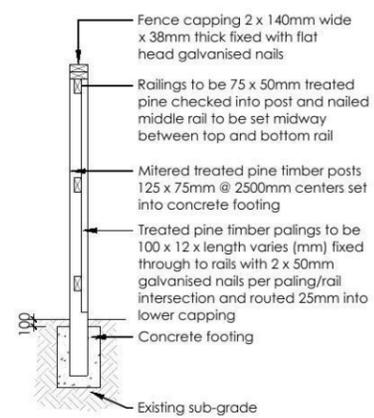


SECTION

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



ELEVATION



SECTION

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

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE COLOUR PLAN FOR CLIENT REVIEW	RS	BT	30-04-14
B	AMENDMENTS TO BUILDERS REQUEST	RS	BT	30-04-14
C	ISSUE DA PLANS	RS	BT	14-05-14

**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

1. Do not scale from drawings.  
2. Verify all measurements on site.  
3. Notify ecodesign of any inconsistencies.  
4. Copyright © ecodesign. All rights reserved.  
5. Drawing remains the property of ecodesign.

6. All work to comply with relevant Australian Standards or Building Code of Australia.  
7. All work to be performed by a suitably qualified tradesperson.  
8. For application purposes only - NOT FOR CONSTRUCTION

PROJECT: NEW RESIDENCE

DRAWING: LANDSCAPE PLAN

SCALE: 1:100 @ A3

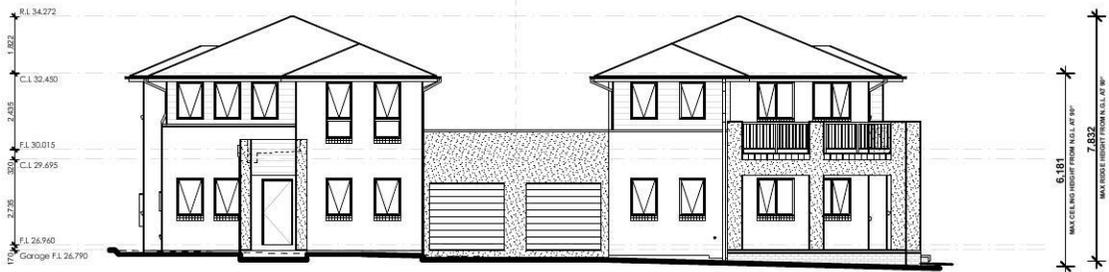
CLIENT: CHAMPION HOMES

DATE: 14-05-14

REVISION: C

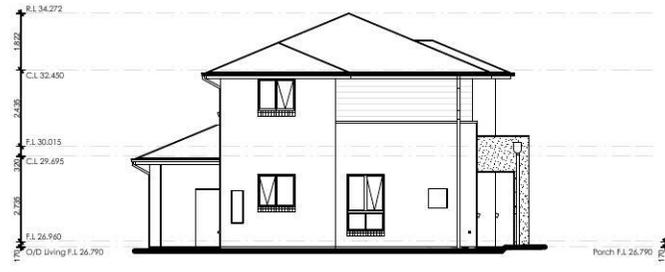
PROJECT	SCALE	DATE	REVISION
NEW RESIDENCE	1:100 @ A3	14-05-14	C





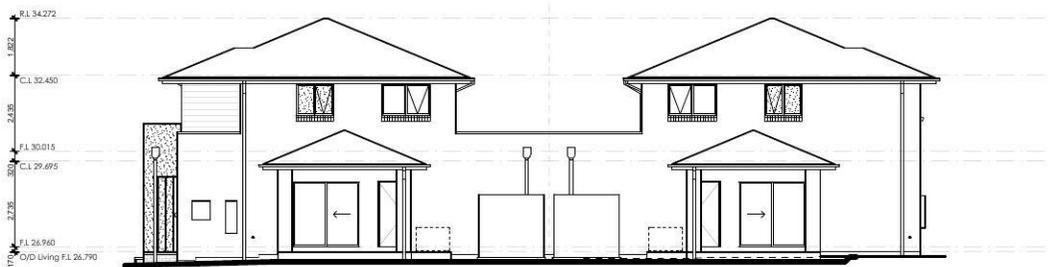
**Eastern Elevation**

Not To Scale



**Southern Elevation**

Not To Scale



**Western Elevation**

Not To Scale



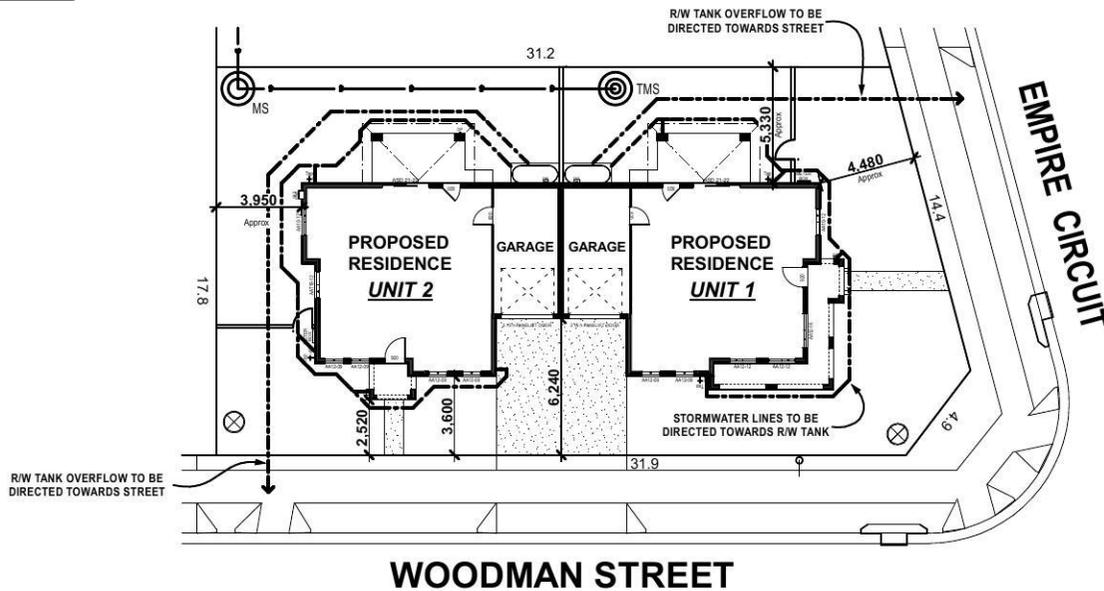
**Northern Elevation**

Not To Scale

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



**NORTH**  
LOT 2246  
589m<sup>2</sup>



**Proposed Site Plan**

Not To Scale

Proposed Dual Occupancy  
At: Lot 2246 Woodman Street,  
Penrith. (Thornton)

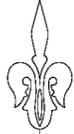
Copyright ©  
This plan is the property of Champion Homes and may not be used in whole or part.  
Legal action will be taken against any person who infringes the copyright.

**Champion Homes**  
*Simply the Best*

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

M.G.A.



**PRELIMINARY DEPOSITED PLAN  
NOT FOR LPI (NSW) EXAMINATION**

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

Surveyor: GRAHAM JOHN HALL  
Date of Survey: 27 MARCH 2014  
Surveyor's Ref: 72-10-2246

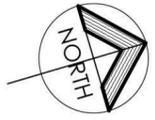
PLAN OF  
SUBDIVISION OF LOT 2246 DP1184495

LGA: PENRITH  
Locality: PENRITH  
Subdivision No.  
Lengths are in metres. Reduction Ratio 1: 300

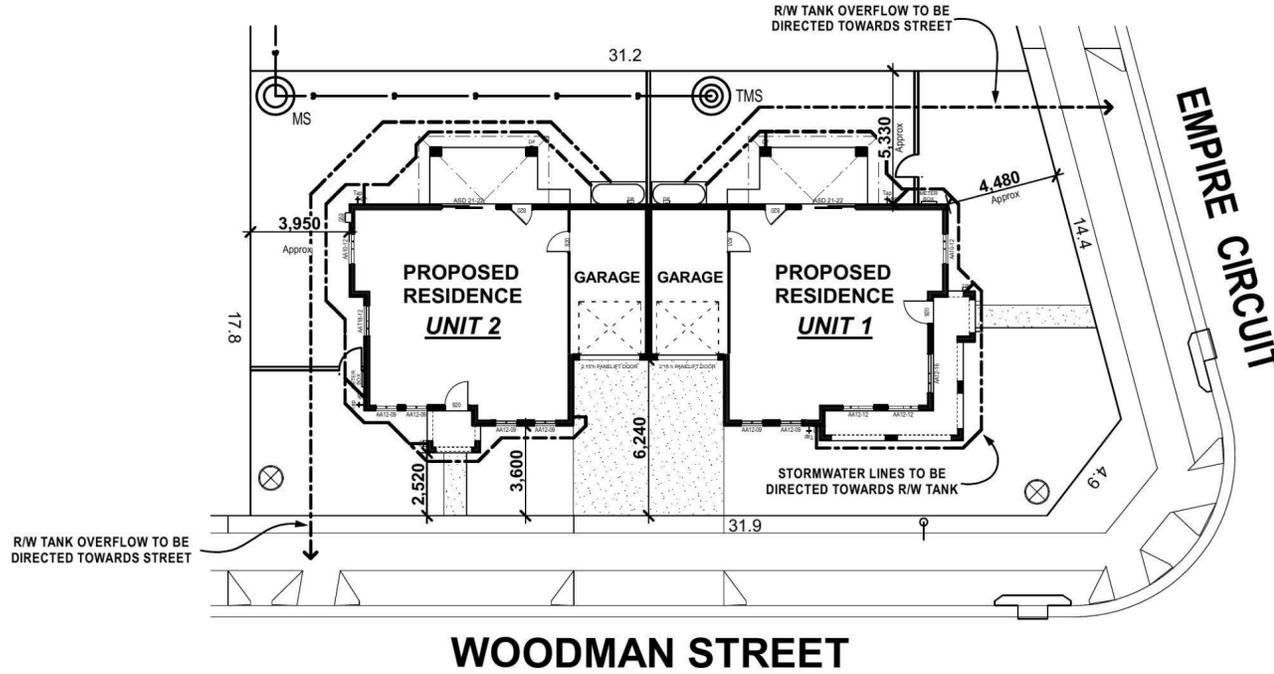
Registered

D.P.

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



**NORTH**  
LOT 2246  
589m<sup>2</sup>



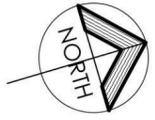
**WOODMAN STREET**

**EMPIRE CIRCUIT**

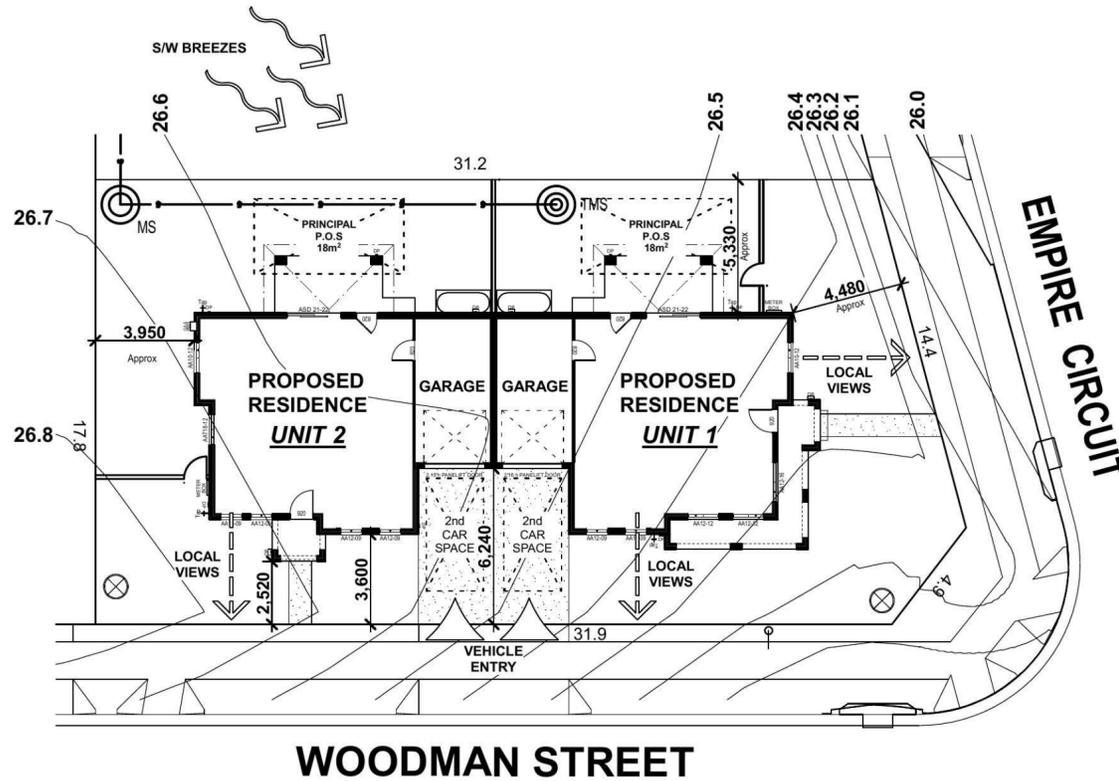
**Proposed Site & Drainage Plan**

SCALE 1:200

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



**NORTH**  
LOT 2246  
589m<sup>2</sup>



**WOODMAN STREET**

**EMPIRE CIRCUIT**

**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.

**NORTH PENRITH "THORNTON" REQUIREMENTS:**

SITE AREA: 589m<sup>2</sup>  
UNIT 1 SITE AREA: 305.17m<sup>2</sup>  
UNIT 2 SITE AREA: 283.88m<sup>2</sup>  
PRIVATE OPEN SPACE:  
**UNIT 1**  
REQUIRED: 20% or 61.03m<sup>2</sup>  
ACHIEVED: 22% or 67.59m<sup>2</sup>  
**UNIT 2**  
REQUIRED: 20% or 56.76m<sup>2</sup>  
ACHIEVED: 40% or 113.04m<sup>2</sup>  
LANDSCAPE AREA:  
ACHIEVED: 53% or 315.05m<sup>2</sup>  
CARPARKING:  
REQUIRED: 2 SPACES  
ACHIEVED: 2 SPACES

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

Wind Speed : Class = N2

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 (UNIT 1 ONLY)	130 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	06.06.14	FLOOR LEVELS ADDED / DA PLANS - MT
A	22.04.14	CONTRACT DRAWINGS - BT

Copyright. ©  
This plan is the property of Champion Homes and may not be used in whole or part.  
Legal action will be taken against any person who infringes the copyright.

Proposed Dual Occupancy  
at Lot : 2246  
Woodman Street,  
Penrith. (Thornton)

Plot Date  
Mon 16 Jun 2014

Client :  
**Champion Homes**  
Sheet Size: A2 Date: 22.04.14 Drawn:BT  
Design :  
**Custom Design**  
Job No. 3166N  
3167N Sheet 1 of 7

**Description of project**

The tables below describe the dwellings and common areas within the project

**BASIX TEMPLATE**

**Multi-dwelling houses**

Dwelling no.	No. of bedrooms or more bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )	Dwelling no.	No. of bedrooms or more bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
U1	4	116.0	15.0	157.52	0	U2	4	116.0	15.0	157.52	0

Dwelling no.	Fixtures				Appliances			Individual pool			Individual spa			
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 7.5 but <= 9 L/min)	4 star	4 star	4 star	no	-	-	-	-	-	-	-	-	-

Dwelling no.	Alternative water source							
	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	Individual water tank (no. 1)	Tank size (min) 3000 litres	To collect run-off from at least: 10% 17 square metres of roof area; 0 square metres of impervious area; 0 square metres of garden and lawn area; and 0 square metres of planter box area.	yes	yes	yes	no	no
None	-	-	-	-	-	-	-	-

Dwelling no.	Hot water		Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control	
All dwellings	gas instantaneous 5 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	natural ventilation only, or no laundry	-	

Dwelling no.	Cooling		Heating		Artificial lighting				Natural lighting			
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning EER 2.5 - 3.0 (zoned)	0	0	no	no	no	no	0	no			

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	no	-	-	-	no	yes

Dwelling no.	Thermal loads	
	Area adjusted heating load (in MJ/m <sup>2</sup> /yr)	Area adjusted cooling load (in MJ/m <sup>2</sup> /yr)
U1	66.2	45.6
All other dwellings	69.3	49.2

Dwelling no.	Construction of floors and walls				
	Concrete slab on ground (m <sup>2</sup> )	Suspended floor with open subfloor (m <sup>2</sup> )	Suspended floor with enclosed subfloor (m <sup>2</sup> )	Suspended floor above garage (m <sup>2</sup> )	Primarily rammed earth or mudbrick walls
All dwellings	68	-	-	-	No

Common area	Showerheads rating		Toilets rating		Taps rating		Clothes washers rating	
	no common facility	no common facility	no common facility	no common facility	no common laundry facility	no common laundry facility		
All common areas	no common facility	no common facility	no common facility	no common facility	no common laundry facility	no common laundry facility		

**Energy Rating** Certificate Number **15430349**  
**15430350**

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

heating **U1 = 66.2 MJ/m<sup>2</sup>**  
cooling **U2 = 49.2 MJ/m<sup>2</sup>**

Recessed downlights confirmation:  Rated with  Rated without

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

Assessor Signature *Luis Contigiani* Date **19-05-2014**

**ALL GLAZING TO BE NFRC VALUE OF UW = 6.66 OR LESS AND SHGCw = 0.70 + / - 10 %**

**R 3.5 INSULATION TO ALL CEILING R 1.5 BATTS TO ALL EXT. WALLS**