

Proposed New Single Storey Residences Located At: Lot 2292A & Lot 2292B Binalong Street, Jordan Springs. NSW

Schedule of BASIX commitments Dwelling A

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.

Fixtures

The applicant must install showerheads with a minimum rating of 3 star (> 4.5 but <= 6 L/min) in all showers in the development.

The applicant must install a toilet flushing system with a minimum rating of 2 star in each toilet in the development.

The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.

The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.

Alternative water

Rainwater tank

The applicant must install a rainwater tank of at least 2000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.

The applicant must configure the rainwater tank to collect rain runoff from at least 167.91 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).

The applicant must connect the rainwater tank to:

- all toilets in the development
- 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.)

Floor, walls and ceiling/roof

The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.

Construction Additional insulation required (R-Value) Other specifications

floor - concrete slab on ground nil

external wall - brick veneer 1.66 (or 2.20 including construction)

internal wall shared with garage - plasterboard nil

ceiling and roof - flat ceiling / pitched roof ceiling: 3 (up), roof: foil/sarking unventilated; medium (solar absorptance 0.475-0.70)

Note Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.

Windows, glazed doors and skylights

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) and up to 2 windows/glazed doors (<0.7 square metres) which are not listed in the table.

The following requirements must also be satisfied in relation to each window and glazed door:

- Except where the glass is 'single clear' or 'single toned', each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) +/-10% of that listed. Total system U-values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.
- The leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 millimetres above the head of the window or glazed door, except that a projection greater than 500 mm and up to 1500 mm above the head must be twice the value in the table.
- Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.
- Unless they have adjustable shading, pergolas must have fixed battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.

Window/glazed door no. Orientation Maximum area (square metres)

Type Shading Overshadowing

W1,W2 W 2.16 standard aluminium, single clear (or U-value:7.63, SHGC:0.75)

eave/verandah/pergola/balcony 451-600 mm

not overshadowed

W3,W4,W5,W6,W7 N 8.44 standard aluminium, single clear (or U-value:7.63, SHGC:0.75)

eave/verandah/pergola/balcony 451-600 mm

not overshadowed

W8 E 4.62 standard aluminium, single clear (or U-value:7.63, SHGC:0.75)

eave/verandah/pergola/balcony 451-600 mm

not overshadowed

W9 E 2.16 standard aluminium, single clear (or U-value:7.63, SHGC:0.75)

eave/verandah/pergola/balcony 451-600 mm

not overshadowed

W10,W11,W12 S 4.93 standard aluminium, single clear (or U-value:7.63, SHGC:0.75)

eave/verandah/pergola/balcony 451-600 mm

not overshadowed

Hot water

The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 3 stars.

Cooling system

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 1 Star (new rating)

The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.

Heating system

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 1 Star (new rating)

The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.

Ventilation

The applicant must install the following exhaust systems in the development:

At least 1 Bathroom: no mechanical ventilation (ie. natural); Operation control: n/a

Kitchen: individual fan, not ducted; Operation control: manual switch on/off

Laundry: natural ventilation only, or no laundry; Operation control: n/a

Natural lighting

The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.


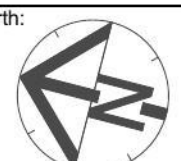
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.

Other

The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.

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 fixed outdoor clothes drying line as part of the development

Issue	Amendment	Date			Proposed:	Drawing Title:	Revision:
A	Council Submission	26.05.14			New Single Storey Residences		A
					Location:	L.G.A	Meridian Ref #
					Lot 2292A & 2292B Binalong Street, Jordan Springs. NSW	Penrith Council	MC###
					Client:	Drawn JR Date 26.05.14	Job No:
					Meridian Homes	Scale Sheet 1 of 18	MH1461

Proposed New Single Storey Residences Located At: Lot 2292A & Lot 2292B Binalong Street, Jordan Springs. NSW

Schedule of BASIX commitments Dwelling B

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.

Fixtures

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The applicant must install a toilet flushing system with a minimum rating of 2 star in each toilet in the development.

The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.

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Alternative water

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The applicant must connect the rainwater tank to:

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Window/glazed door no. Orientation Maximum area (square metres)

Type Shading Overshadowing

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U-value:7.63, SHGC:0.75)

eave/verandah/pergola/balcony

451-600 mm

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eave/verandah/pergola/balcony

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not overshadowed

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U-value:7.63, SHGC:0.75)

eave/verandah/pergola/balcony

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U-value:7.63, SHGC:0.75)

eave/verandah/pergola/balcony

451-600 mm

not overshadowed

W10,W11,W9 S 4.93 standard aluminium, single clear (or

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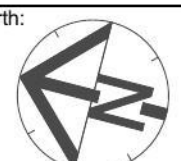
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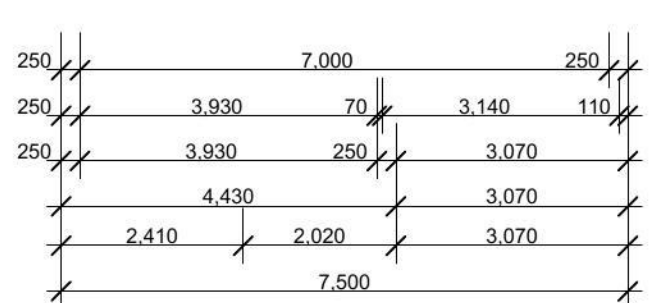
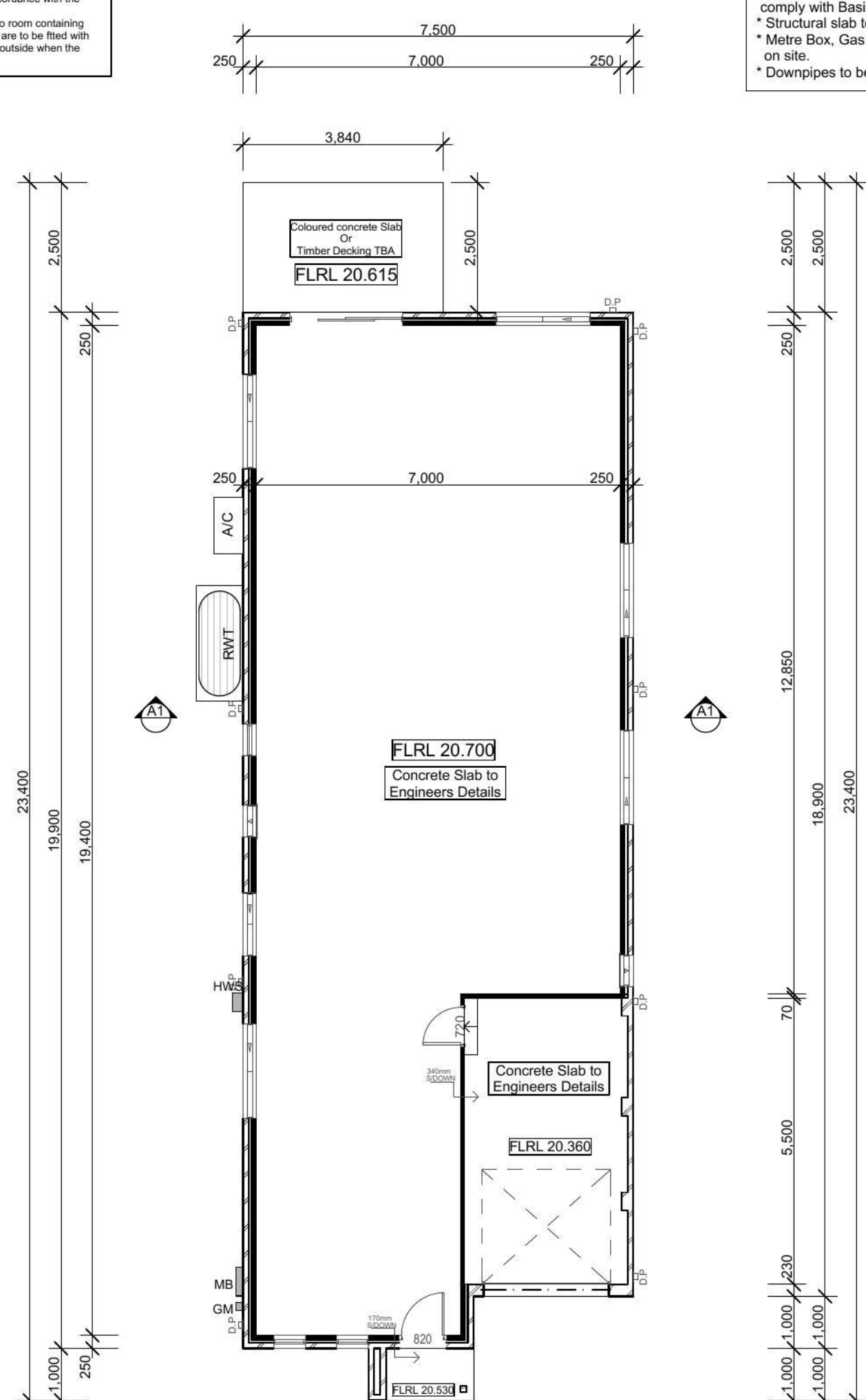
Issue	Amendment	Date			Proposed:	Drawing Title:	Revision:
A	Council Submission	26.05.14			New Single Storey Residences		A
					Location:	L.G.A	Meridian Ref #
					Lot 2292A & 2292B Binalong Street, Jordan Springs. NSW	Penrith Council	MC###
					Client:	Drawn JR Date 26.05.14	Job No:
					Meridian Homes	Scale Sheet 2 of 18	MH1461

General Notes:

1. All work to be carried out in accordance with the requirements of the Building Code of Australia and the relevant local authority.
2. All timber framing to be carried out to the requirements of Australian Standards (as 1684) as a minimum.
3. All reinforced concrete, steel beams including supports, and nominated beams including supports to Engineer's details.
4. Structural Engineer to check, detail and certify brickwork to garage area with a height greater than 3000mm between horizontal supports.
5. All brickwork to be constructed in accordance with the requirements of the Building Code of Australia.
6. Control joints in brickwork to be provided in accordance with the requirements of the Building Code of Australia.
7. Doorway openings with inward opening doors to room containing toilets which are closer than 1200mm to the toilet are to be fitted with hinges to allow the door to be removed from the outside when the door is closed.

Construction Notes:

- * R2.20 External Wall Insulation (Including Construction)
- * R3.0 Ceiling Insulation
- * Provide Foil & Sarking to Roof
- * Control Joints to be checked in accordance with engineers plans
- * Centre of kitchen Sink, Vanity, WC, Range Hood, to be confirmed with owner & Manufacturer Details.
- * All windows, Insulation requirements, lighting to comply with Basix Certificate Approved by council.
- * Structural slab to engineer details.
- * Metre Box, Gas Metre to be confirmed with Builder on site.
- * Downpipes to be confirmed with plumber on site.



Waste Locations to be in accordance with Ground Floor Plan

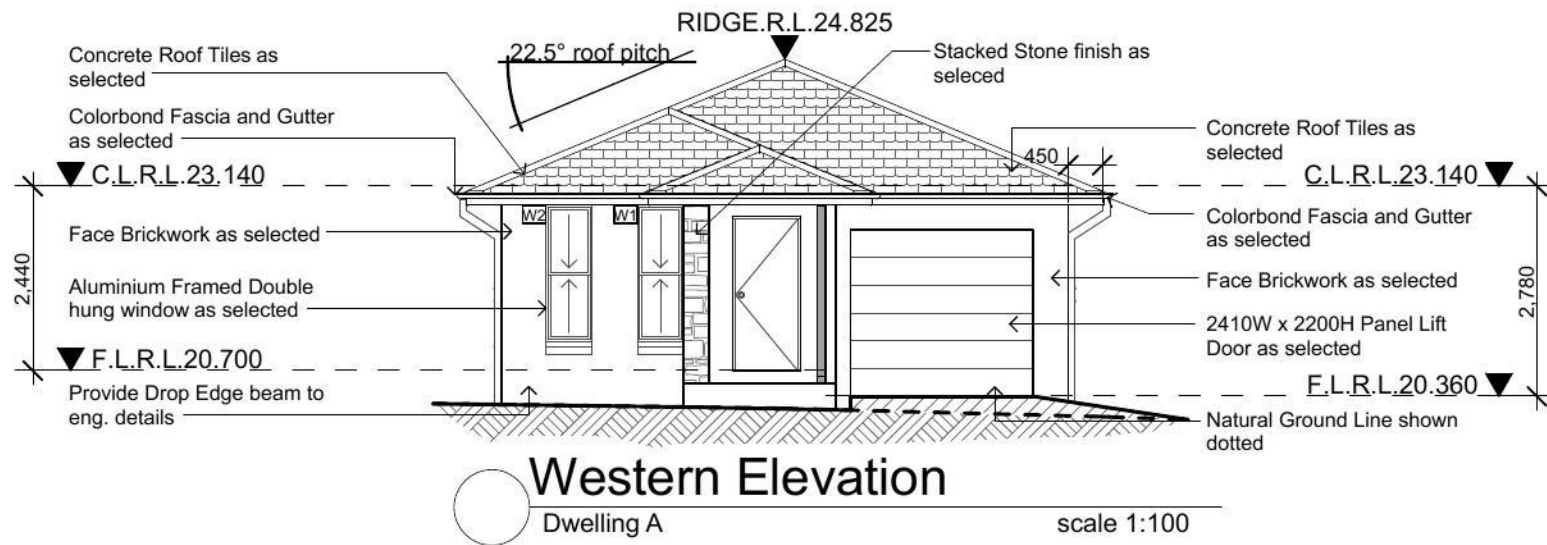
Provide Drop Edge Beam to natural ground level, Refer to elevations

All Dimension to be checked with ground floor plan before the commencement of work

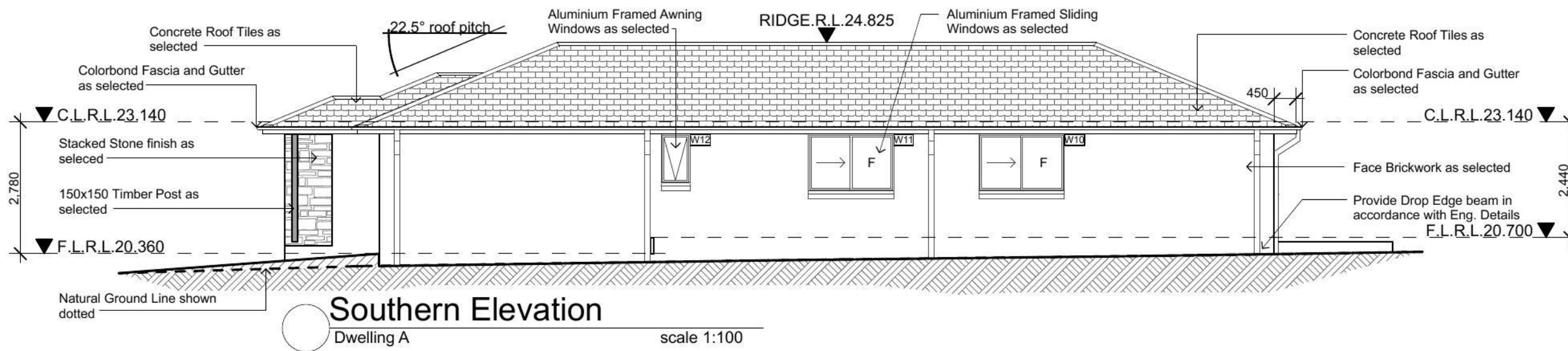
Concrete Slab to be Constructed in accordance with Engineer Plans

Slab Plan / External Wall Plan
Dwelling A scale 1:100

Issue	Amendment	Date		North:	Proposed:	Drawing Title:	Revision:	
A	Council Submission	26.05.14			New Single Storey Residences	Roof Plan, Section A-A & Window Schedule	A	
					Location:	L.G.A	Meridian Ref #	
					Lot 2292A & 2292B Binalong Street, Jordan Springs, NSW	Penrith Council	MC###	
					Client:	Drawn	Date	Job No:
					Meridian Homes	JR	26.05.14	
						Scale	Sheet	
						1:100	6 of 18	MH1461



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- Construction Notes:**
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 - * R3.0 Ceiling Insulation
 - * Provide Foil & Sarking to Roof
 - * Control Joints to be checked in accordance with engineers plans
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 - * Structural slab to engineer details.
 - * Metre Box, Gas Metre to be confirmed with Builder on site.
 - * Downpipes to be confirmed with plumber on site.



Issue	Amendment	Date:
A	Council Submission	26.05.14

JR DESIGN & DRAFTING
RESIDENTIAL DESIGN & DRAFTING SERVICES

Phone: (02) 9757 - 4002 Fax: (02) 9757 - 4003
Email: jr.design.drafting@gmail.com
Address: 448 - 452 Victoria Street, Wetherill Park, NSW 2164

Note:
Builder shall check and verify all dimensions prior to the commencement of any work.

North:

Copyright
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General Notes

All work shall be carried out strictly in accordance with The Building Code Of Australia, relevant S.A.A. codes & to the satisfaction of the regulatory authority. All levels, dimensions & areas are to be verified by the Builder, prior to the preparation of contracts & the commencement of any building works. Any discrepancies are to be brought to the attention of JR Design & Drafting, prior to the commencement of any building works.

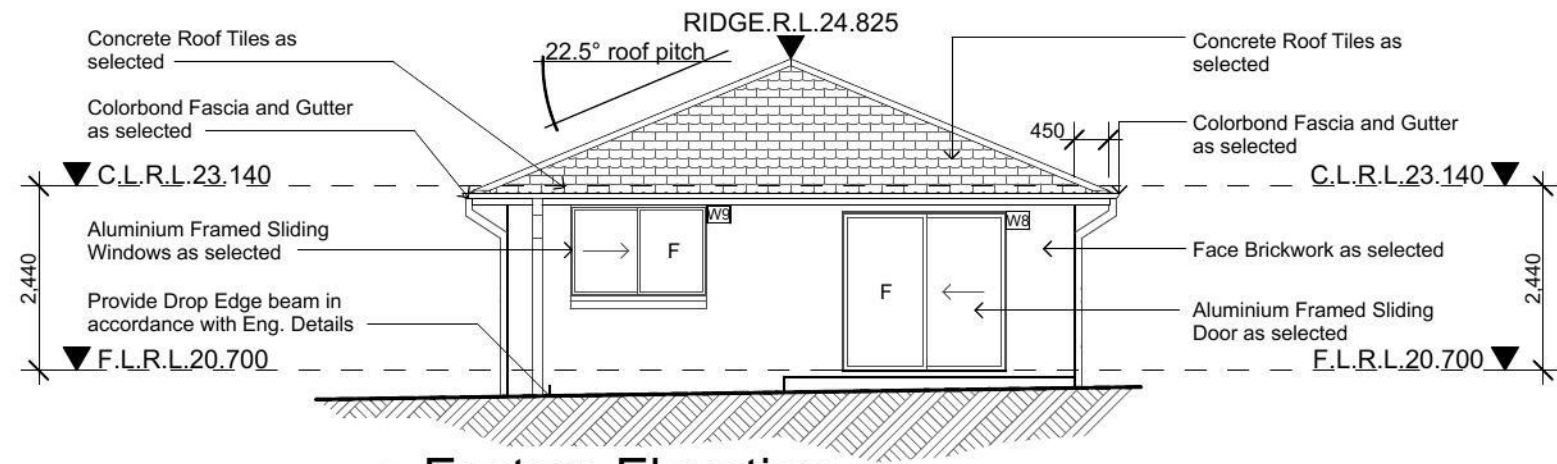
Where Engineering Detail Plans are required, such must take preference to this drawing. Levels shown are approximate unless accompanied by reduced levels or Australian Height Datum Levels. Figured dimensions to be taken in preference to scaling. All Boundary clearances must be verified by Survey. Stormwater to be discharged to Councils requirements before any work commences. All services to be located & verified by the Builder with relevant Authorities before any work commences.

Proposed:
New Single Storey Residences

Location:
Lot 2292A & 2292B Binalong Street, Jordan Springs, NSW

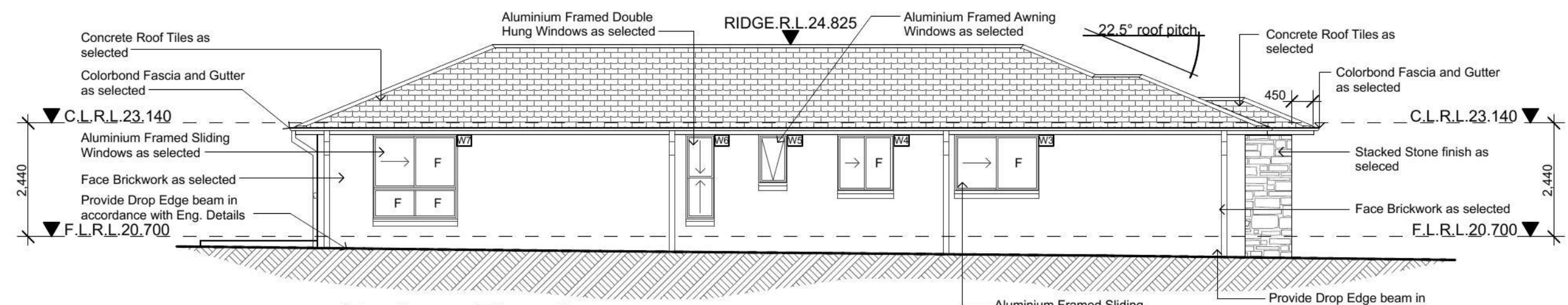
Client:
Meridian Homes

Drawing Title: Elevations		Revision: A
Location: Lot 2292A & 2292B Binalong Street, Jordan Springs, NSW		Meridian Ref # MC###
Client: Meridian Homes	Drawn JR Date 26.05.14	Job No: MH1461
Scale 1:100	Sheet 8 of 18	



Eastern Elevation
Dwelling A scale 1:100

- General Notes:**
- All work to be carried out in accordance with the requirements of the Building Code of Australia and the relevant local authority.
 - All timber framing to be carried out to the requirements of Australian Standards (as 1684) as a minimum.
 - All reinforced concrete, steel beams including supports, and nominated beams including supports to Engineer's details.
 - Structural Engineer to check, detail and certify brickwork to garage area with a height greater than 3000mm between horizontal supports.
 - All brickwork to be constructed in accordance with the requirements of the Building Code of Australia.
 - Control joints in brickwork to be provided in accordance with the requirements of the Building Code of Australia.
 - Doorway openings with inward opening doors to room containing toilets which are closer than 1200mm to the toilet are to be fitted with hinges to allow the door to be removed from the outside when the door is closed.
- Construction Notes:**
- * R2.20 External Wall Insulation (Including Construction)
 - * R3.0 Ceiling Insulation
 - * Provide Foil & Sarking to Roof
 - * Control Joints to be checked in accordance with engineers plans
 - * Centre of kitchen Sink, Vanity, WC, Range Hood, to be confirmed with owner & Manufacturer Details.
 - * All windows, Insulation requirements, lighting to comply with Basix Certificate Approve by council.
 - * Structural slab to engineer details.
 - * Metre Box, Gas Metre to be confirmed with Builder on site.
 - * Downpipes to be confirmed with plumber on site.



Northern Elevation
Dwelling A scale 1:100

Issue	Amendment	Date:
A	Council Submission	26.05.14

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RESIDENTIAL DESIGN & DRAFTING SERVICES

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Proposed:
New Single Storey Residences

Location:
Lot 2292A & 2292B Binalong Street, Jordan Springs, NSW

Client:
Meridian Homes

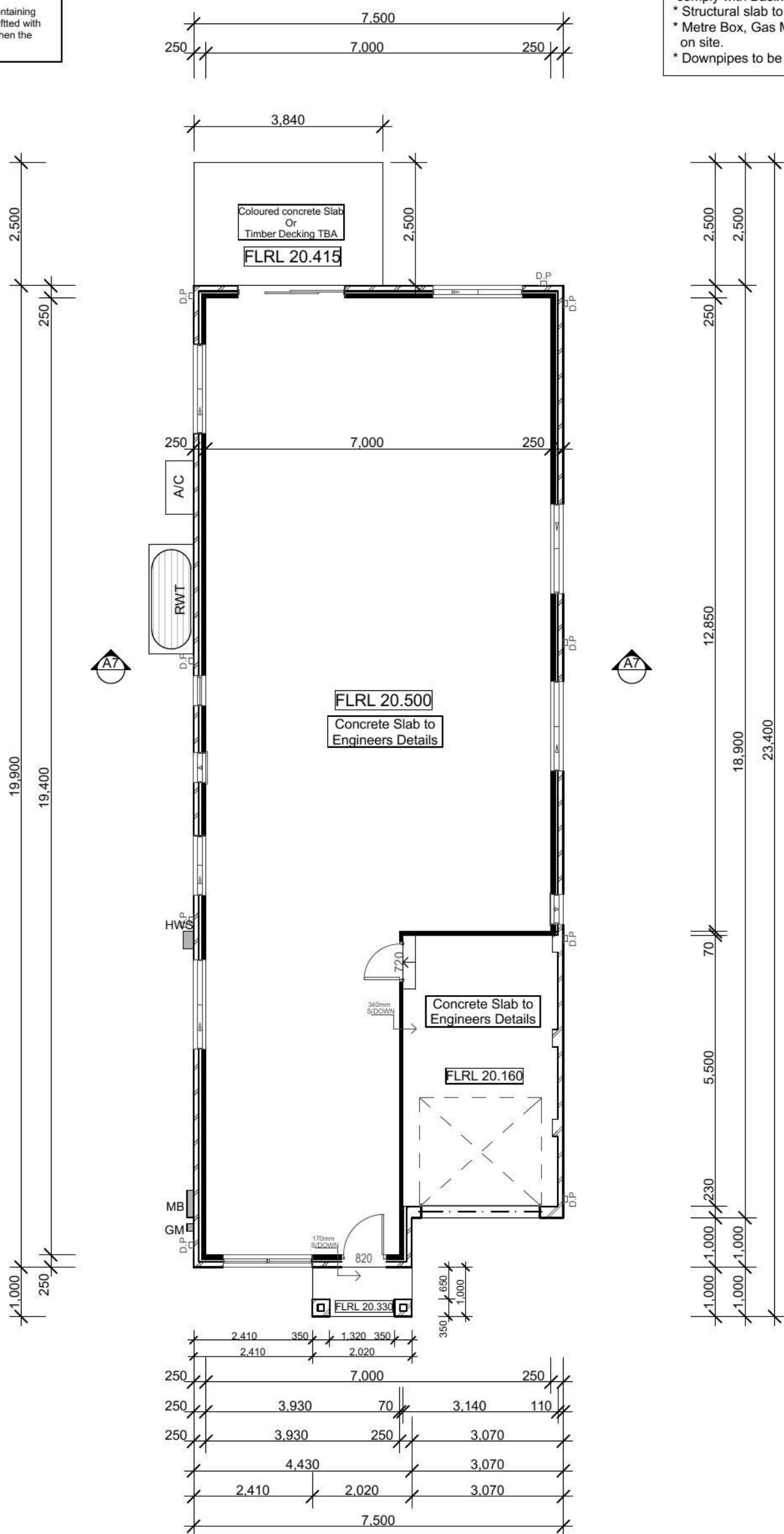
Drawing Title:	Revision:
Elevations	A
Location:	Meridian Ref #
Penrith Council	MC###
Client:	Job No:
Meridian Homes	MH1461
Drawn: JR	Date: 26.05.14
Scale: 1:100	Sheet: 9 of 18

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Waste Locations to be in accordance with Ground Floor Plan

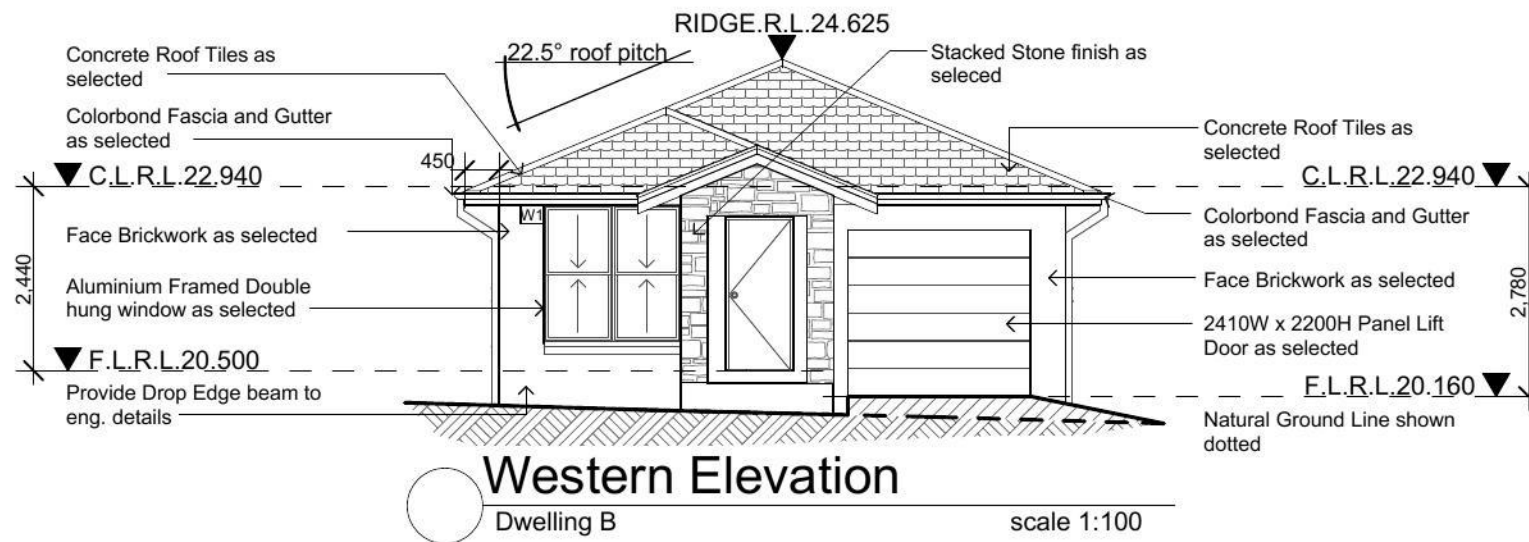
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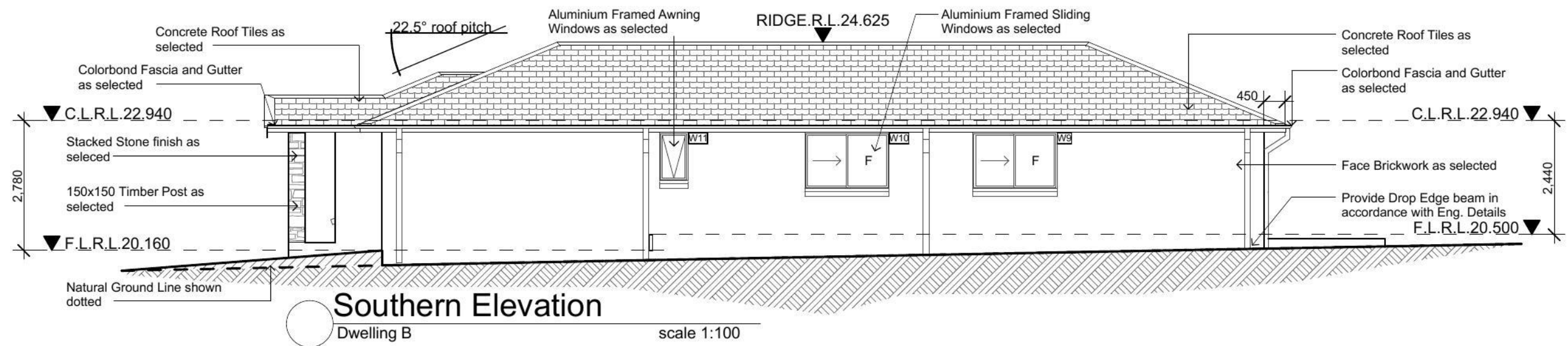
Concrete Slab to be Constructed in accordance with Engineer Plans

Slab Plan / External Wall Plan
Dwelling B scale 1:100

Issue	Amendment	Date		North:	Proposed:	Drawing Title:	Revision:
A	Council Submission	26.05.14			New Single Storey Residences	Roof Plan, Section A-A & Window Schedule	A
					Location:	L.G.A	Meridian Ref #
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					Meridian Homes	JR	26.05.14
					Scale	Sheet	Job No:
					1:100	12 of 18	MH1461



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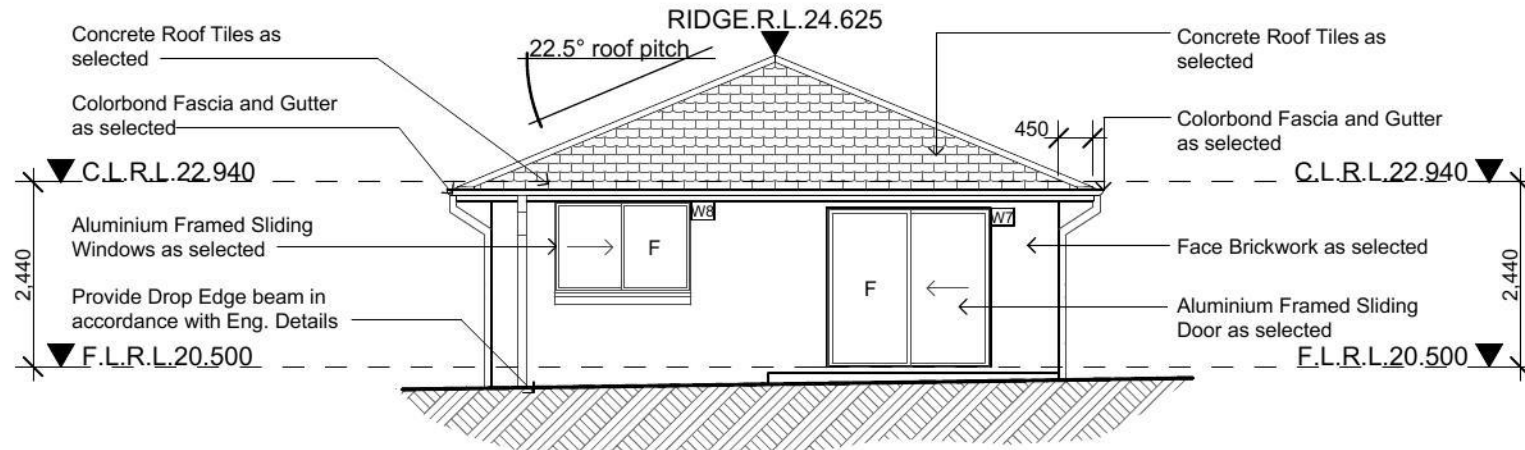
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Location:
Lot 2292A & 2292B Binalong Street, Jordan Springs, NSW

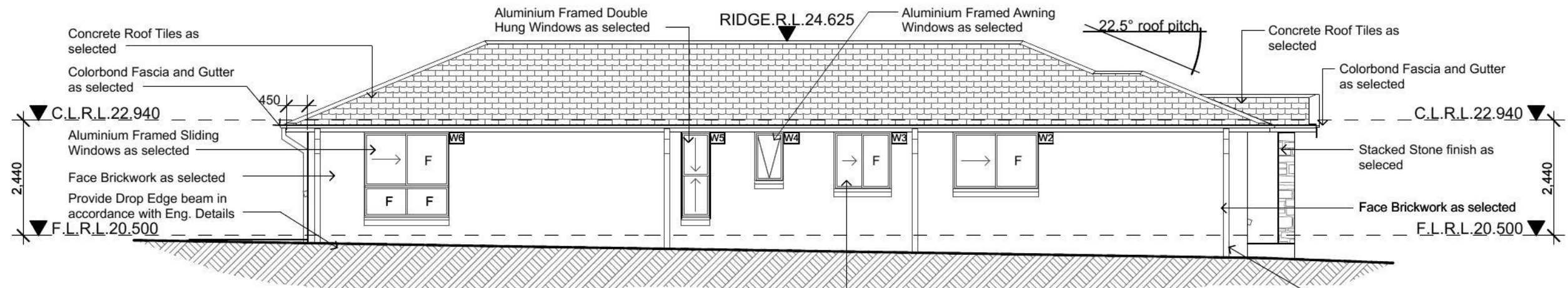
Client:
Meridian Homes

Drawing Title:	Revision:
Elevations	A
L.G.A	Meridian Ref #
Penrith Council	MC###
Drawn JR Date 26.05.14	Job No:
Scale 1:100 Sheet 14 of 18	MH1461



Eastern Elevation
Dwelling B scale 1:100

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Northern Elevation
Dwelling B scale 1:100

Issue	Amendment	Date:
A	Council Submission	26.05.14

JR DESIGN & DRAFTING
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Proposed:
New Single Storey Residences

Location:
Lot 2292A & 2292B Binalong Street, Jordan Springs, NSW

Client:
Meridian Homes

Drawing Title: Elevations		Revision: A
Location: Lot 2292A & 2292B Binalong Street, Jordan Springs, NSW		Meridian Ref # MC###
Client: Meridian Homes	Penrith Council	Job No.: MH1461
Drawn: JR	Date: 26.05.14	Scale: 1:100
Sheet: 15 of 18		

Jordan Springs - Illoura Village Notes:

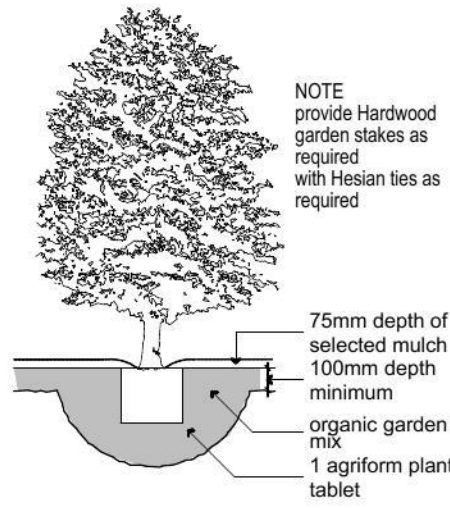
(THESE NOTES MUST BE ADDED TO YOUR SITE AND LANDSCAPE PLANS)

- ANY GARDEN OR LAWN EDGING VISIBLE FROM THE STREET IS TO BE CONSTRUCTED OF MASONRY TEXTURED OR COLOURED BRICKS, BLOCKS OR COLOURED CONCRETE - NO TIMBER EDGING IS PERMITTED.
- ANY RETAINING WALLS VISIBLE FROM THE STREET OR 900MM HIGH AND OVER ARE TO BE OF MASONRY CONSTRUCTION.
- VEHICLE CROSSOVER IS TO BE PLAIN CONCRETE TO COUNCIL SPECIFICATIONS. 5M WIDE V.C. FOR A DOUBLE GARAGE AND 3M WIDE V.C FOR A SINGLE GARAGE.
- ALL EXISTING STREET TREES AND VERGE PLANTING ARE TO BE PROTECTED DURING CONSTRUCTION.



Legend:

- Decorative Gravel
- Hardstand Surface
- Grass Area



Jordan Springs Notes:

- Any garden or lawn edging visible from the street is to be constructed of masonry textured or coloured bricks, blocks or coloured concrete - no timber edging is permitted.
- Any retaining walls visible from the street or 900mm high and over are to be of masonry construction.
- Vehicle crossovers are to be plain concrete to PC C specifications. 5m wide V.C for double garage and 3m wide V.C for single garage.
- All existing street trees and verge planting are to be protected during construction.

GENERAL NOTES

Landscape contractor to check certification letter & stamped landscaped plans before commencing works to ensure no additions/amendments to plans.
Premium native garden mix to be used
Mulch plabting to all garden beds to be 75mm
Contractors responsibility to check & adjust soil pH as required
Do not scale of drawings

PLANT REGISTER Lot 2292A

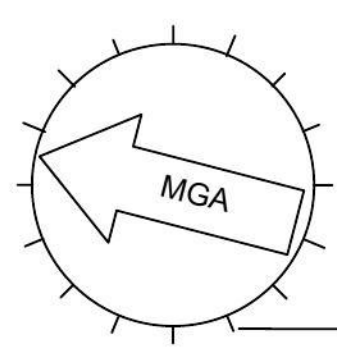
symbol	description	container size	quantity	height
	Tristaniopsis laurina Water Gum (Australian Native)	75Litre r/yard	1	6X4m
	Agapanthus orientalis Blue African Lily	250mm	5	0.7 X 0.7m
	Westringa fructosia Coastal Rosemary (Australian Native)	200mm	9	1.5 x 1m

(Front Yard Plants = 60% Australian Natives)

PLANT REGISTER Lot 2292B

symbol	description	container size	quantity	height
	Tristaniopsis laurina Water Gum (Australian Native)	75Litre r/yard	1	6X4m
	Agapanthus orientalis Blue African Lily	200mm	5	0.7 X 0.7m
	Westringa fructosia Coastal Rosemary (Australian Native)	200mm	9	1.5 x 1m

(Front Yard Plants = 60% Australian Natives)



NORTH

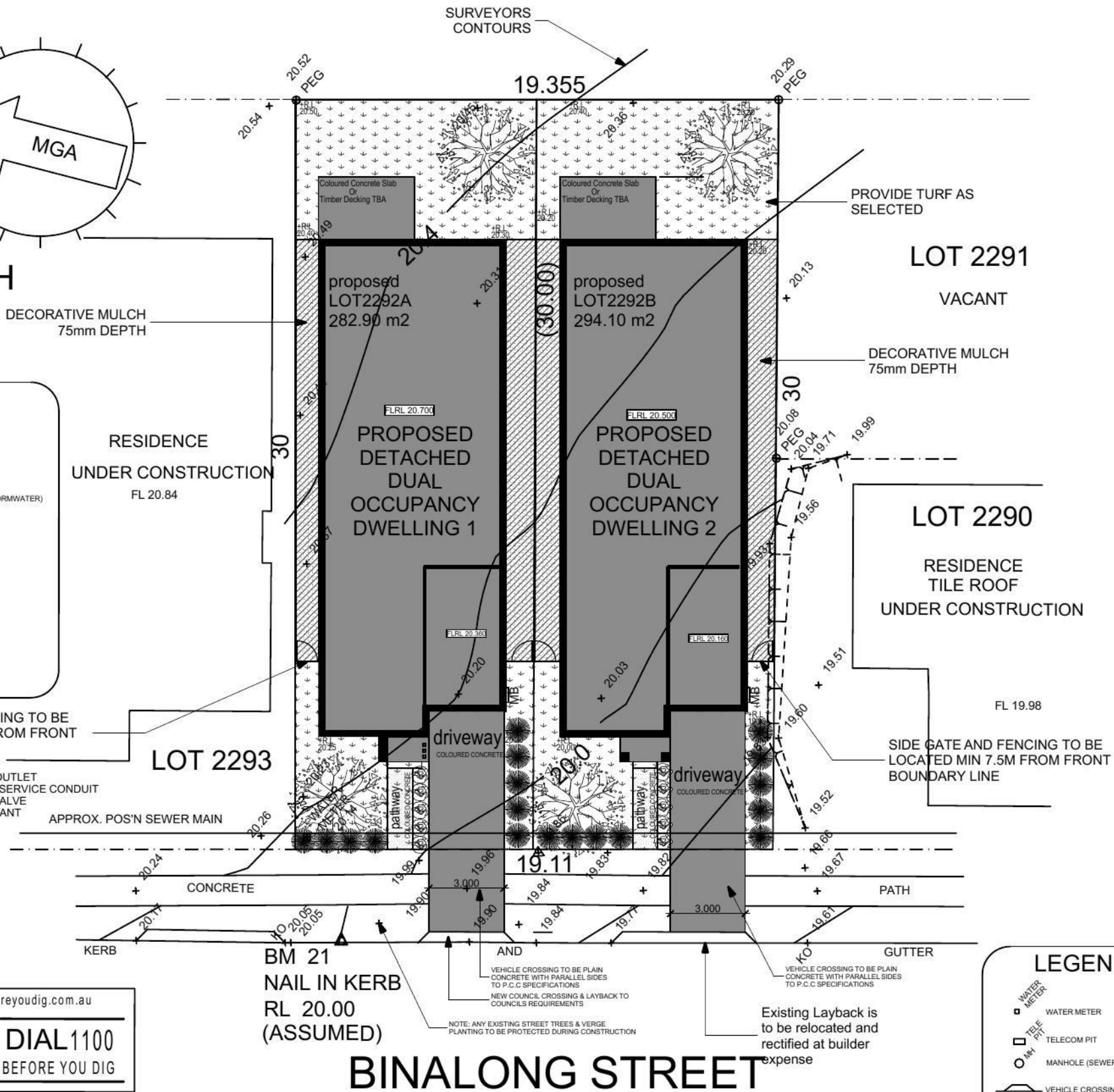
DECORATIVE MULCH
75mm DEPTH

LEGEND

- WATER METER
- TELECOM PIT
- MANHOLE (SEWER/STORMWATER)
- VEHICLE CROSSING
- LIGHT POLE
- ELECTRICITY POLE
- ELECTRICITY PILLAR
- HYDRANT
- STOP VALVE
- TREE (DIA/HEIGHT)

SIDE GATE AND FENCING TO BE LOCATED MIN 7.5M FROM FRONT BOUNDARY LINE

LEGEND
KO: DENOTES KERB OUTLET
WC, EC, TC: DENOTES SERVICE CONDUIT
SV: DENOTES STOP VALVE
HYD: DENOTES HYDRANT



Concept Landscaping Plan / Site Coverage Plan

scale 1:200

LEGEND

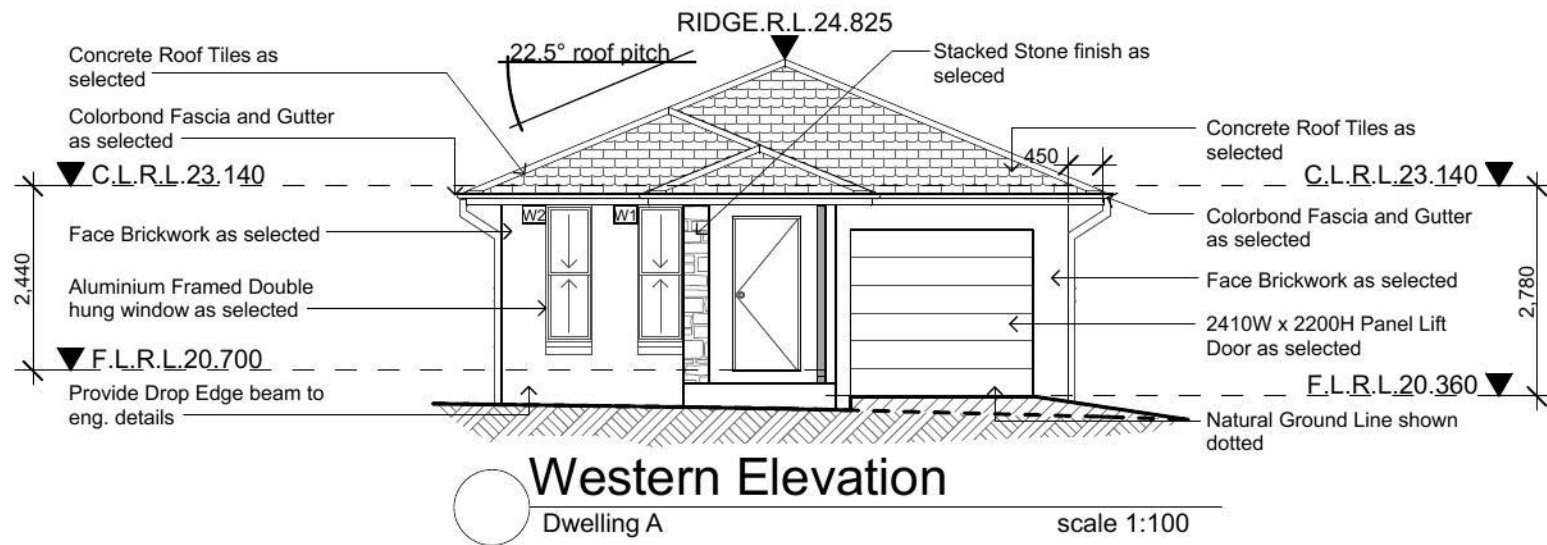
- WATER METER
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- TREE (DIA/HEIGHT)

Issue A	Amendment Council Submission	Date 26.05.14			Proposed: New Single Storey Residences	Drawing Title: Concept Landscape / Site Coverage Plan	Revision: A
					Location: Lot 2292A & 2292B Binalong Street, Jordan Springs, NSW	L.G.A Penrith Council	Meridian Ref # MC###
					Client: Meridian Homes	Drawn: JR Date: 26.05.14	Job No: MH1461
						Scale: 1:200 Sheet: 18 of 18	

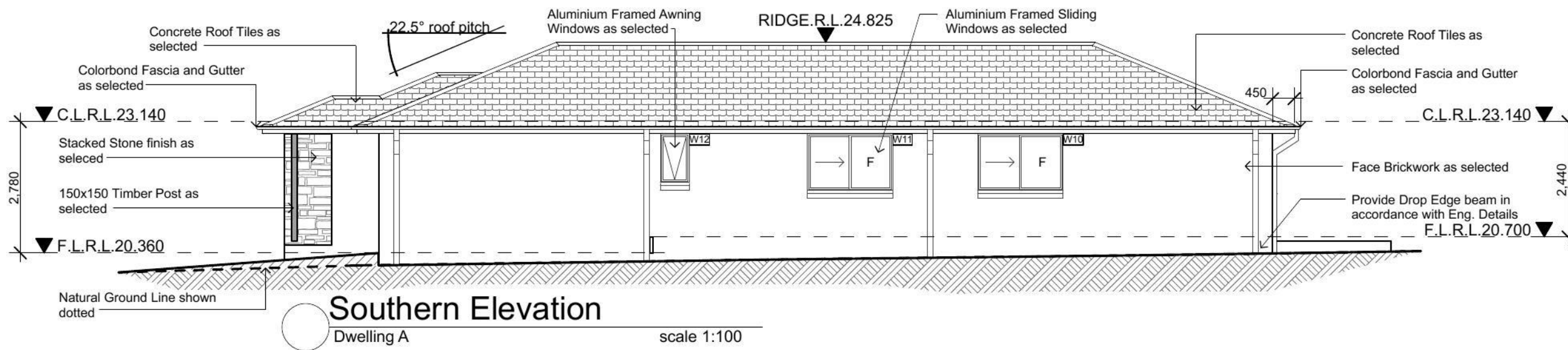


Proposed Sub-Division Plan
scale 1:200

Issue A	Amendment Council Submission	Date 26.05.14	<p>MERIDIAN HOMES</p>	<p>North:</p>	Proposed: New Single Storey Residences	Drawing Title:	Revision: A
					Location: Lot 2292A & 2292B Binalong Street, Jordan Springs. NSW	L.G.A. Penrith Council	Meridian Ref # MC###
			<p>Note: Builder shall check and verify all dimensions prior to the commencement of any work.</p>	<p>Copyright: This plan is the exclusive property of JR Design & Drafting, and must not be used, reproduced or copied wholly in any way without permission.</p>	Client: Meridian Homes	Drawn: JR Date: 26.05.14	Job No: MH1461
					Scale: 1:200	Sheet: -	



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Issue	Amendment	Date:
A	Council Submission	26.05.14

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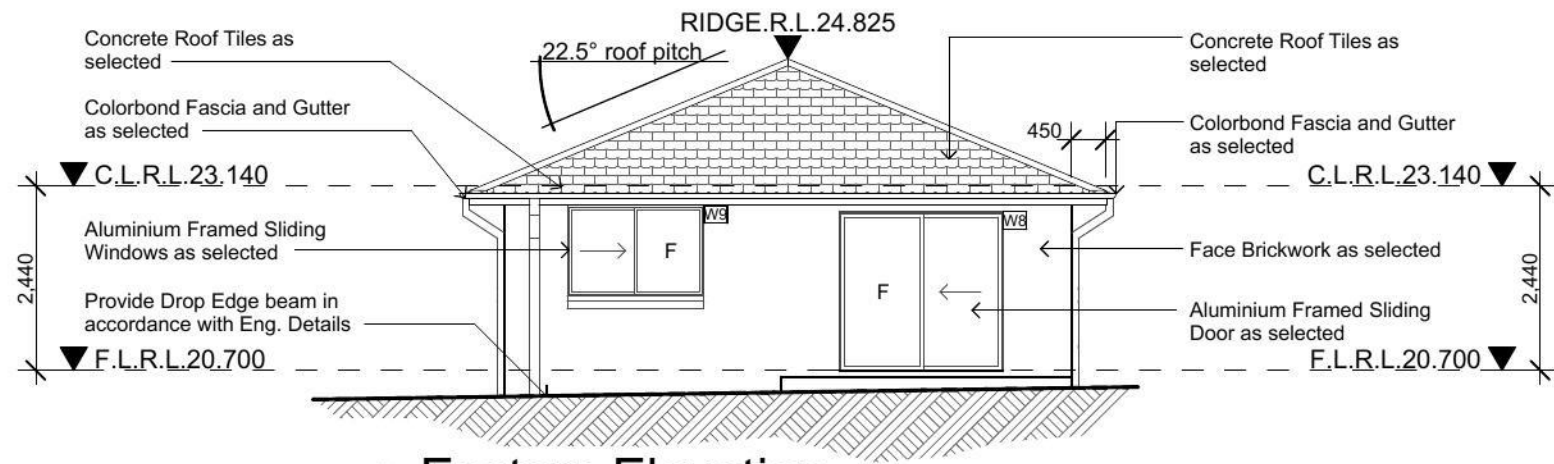
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Proposed:
New Single Storey Residences

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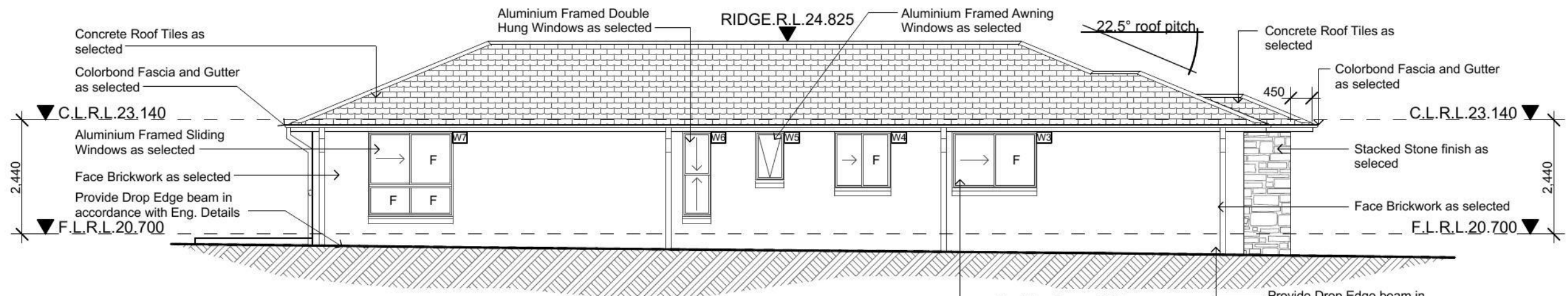
Client:
Meridian Homes

Drawing Title:	Revision:
Elevations	A
L.G.A	Meridian Ref #
Penrith Council	MC###
Drawn JR Date 26.05.14	Job No:
Scale 1:100 Sheet 8 of 18	MH1461



Eastern Elevation
Dwelling A scale 1:100

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Northern Elevation
Dwelling A scale 1:100

Issue	Amendment	Date:
A	Council Submission	26.05.14

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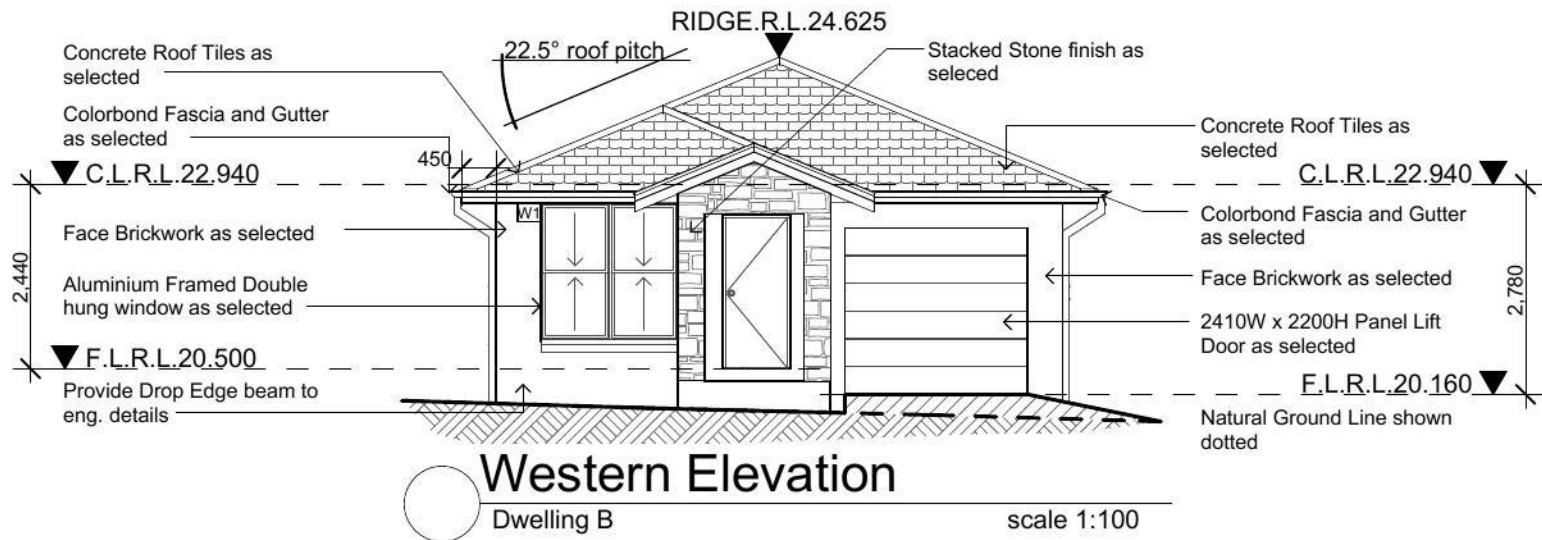
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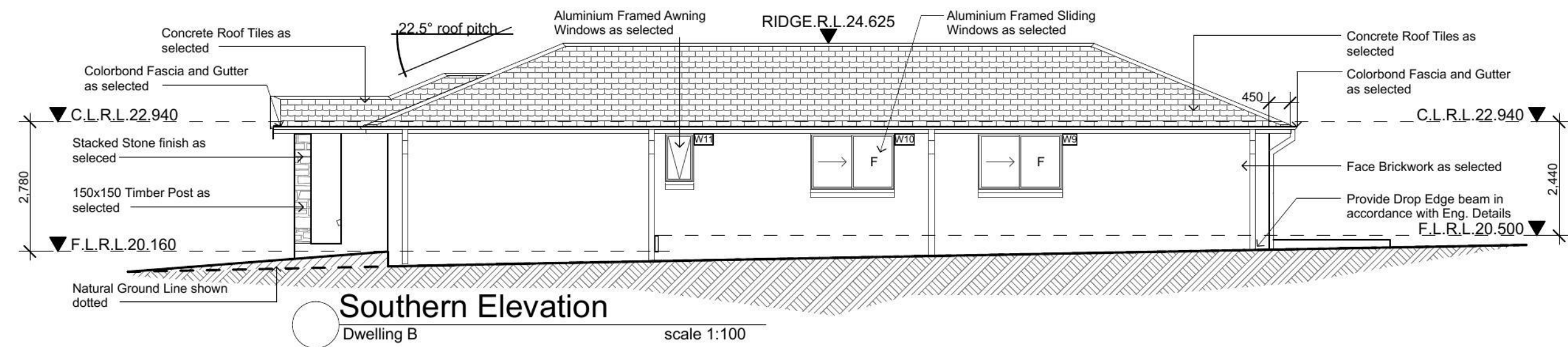
Location:
Lot 2292A & 2292B Binalong Street, Jordan Springs, NSW

Client:
Meridian Homes

Drawing Title: Elevations		Revision: A
Location: G.L.G.A Penrith Council		Meridian Ref # MC###
Client: Meridian Homes	Drawn: JR Scale: 1:100	Date: 26.05.14 Sheet: 9 of 18 Job No.: MH1461



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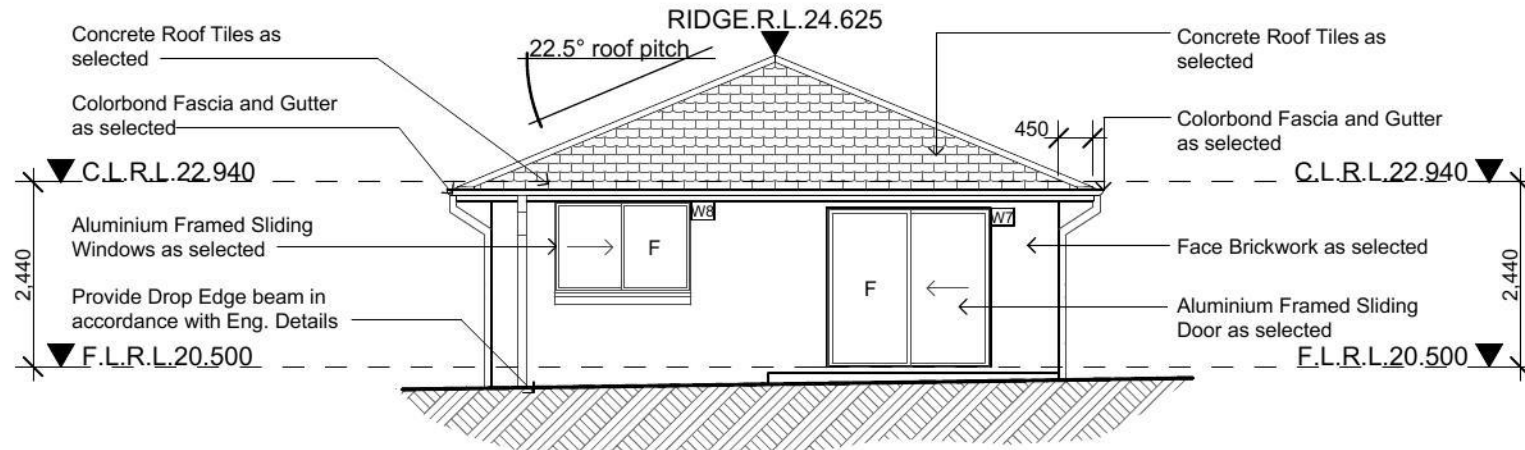
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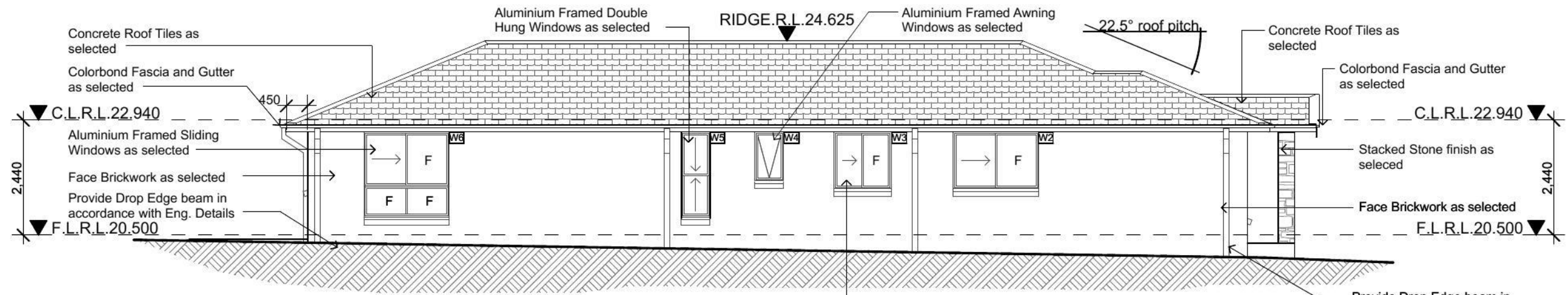
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Drawing Title: Elevations		Revision: A
Location: Lot 2292A & 2292B Binalong Street, Jordan Springs, NSW		Meridian Ref # MC###
Client: Meridian Homes	Drawn: JR Scale: 1:100	Date: 26.05.14 Sheet: 14 of 18
		Job No.: MH1461



Eastern Elevation
Dwelling B scale 1:100

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Dwelling B scale 1:100

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