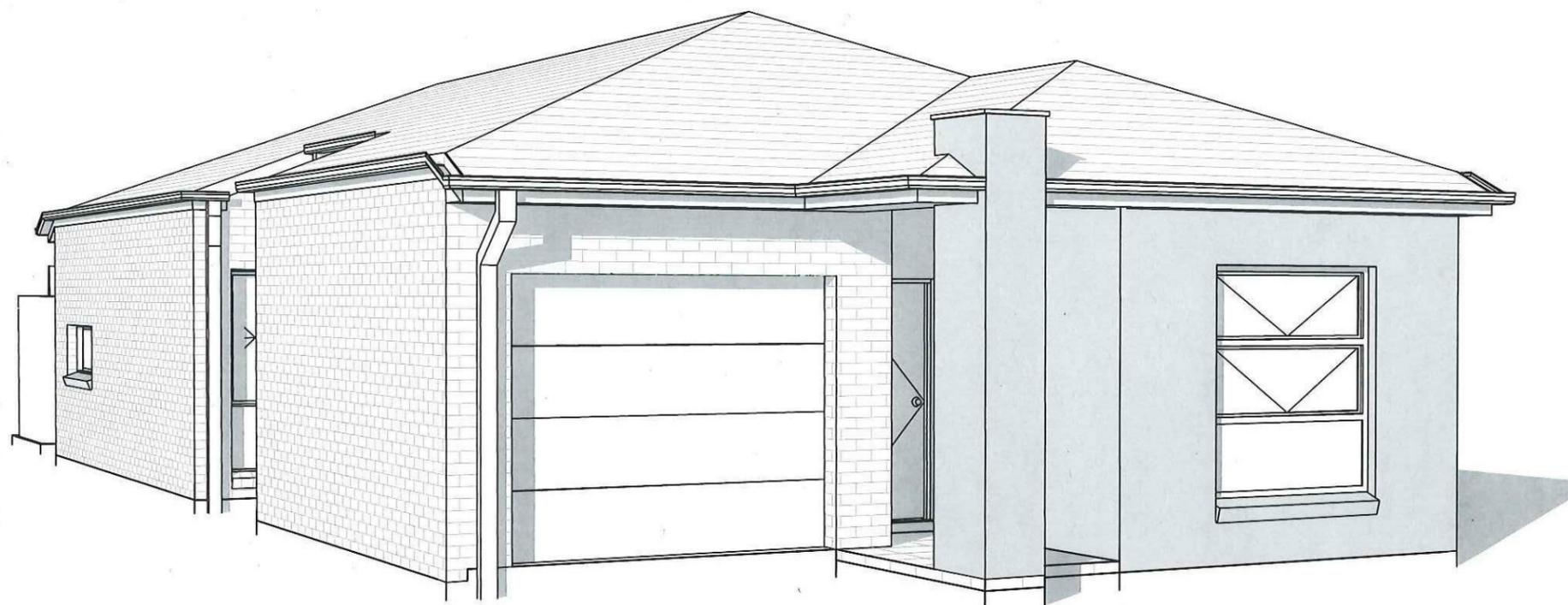
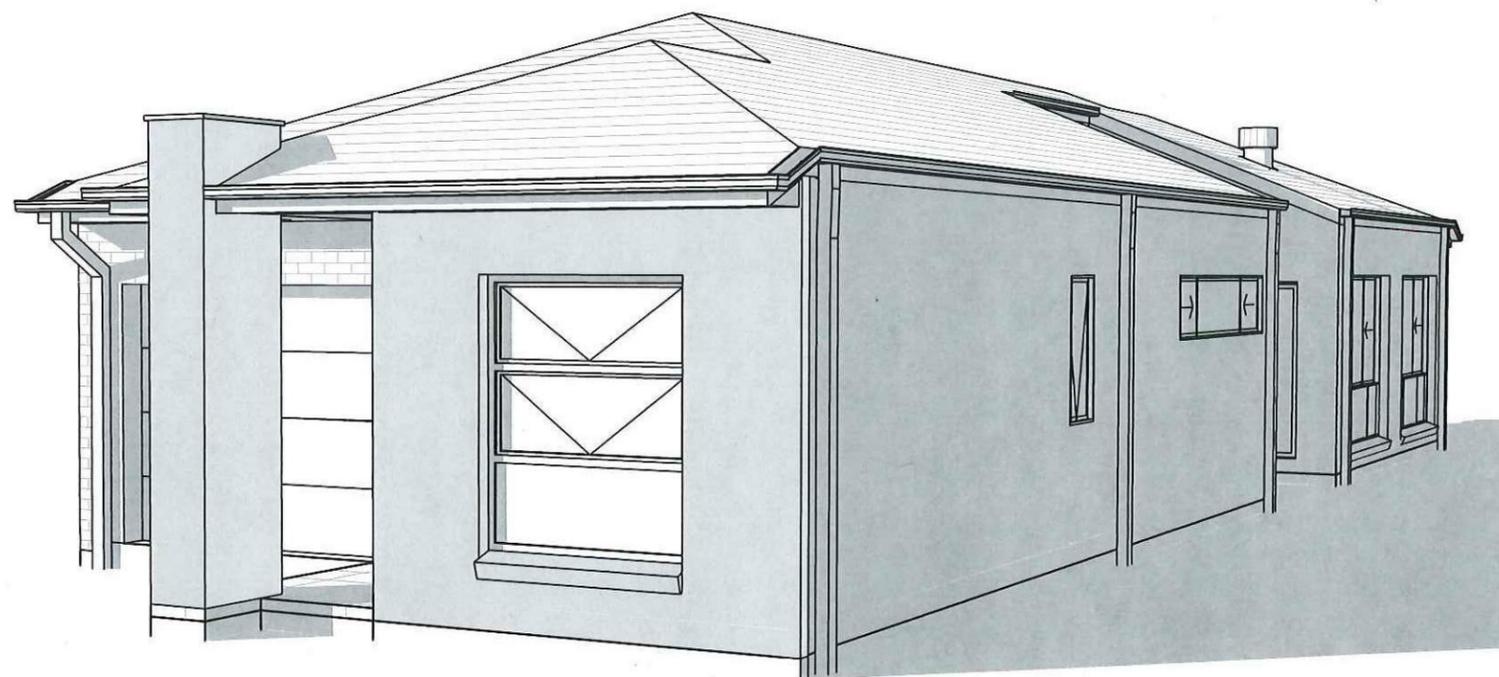


Alegra 15 - Modern



Page	Drawing
1	TITLE PAGE
2	SITE PLAN
3	FLOOR PLAN
4	ELEVATIONS
5	ELEVATIONS
6	SECTIONS
7	WINDOW/DOOR SCHEDULE
8	ELECTRICAL PLAN
9	WET AREA DETAILS
10	WET AREA DETAILS



**Wisdom
Smart
Theeasystart**
 Ph: 4647 1200
 Fax: 4647 1233
 www.wisdomsmart.com.au

PROJECT: PROPOSED SINGLE-STOREY BRICK VENEER DWELLING
 CLIENT: Mr & Mrs Arachchige
 ADDRESS: Lot 147 Walshaw Street
 Thornton Estate

JOB No: 143683

AREAS SCHEDULE

SITE DETAILS

LOT NUMBER: 147
 SITE AREA: 311m²

DWELLING AREAS

LIVING: 118.37m²
 GARAGE: 19.89m²
 PORCH: 4.44m²
 TOTAL FLOOR AREA: 142.70m²

'M' CLASS

(subject to borehole report)

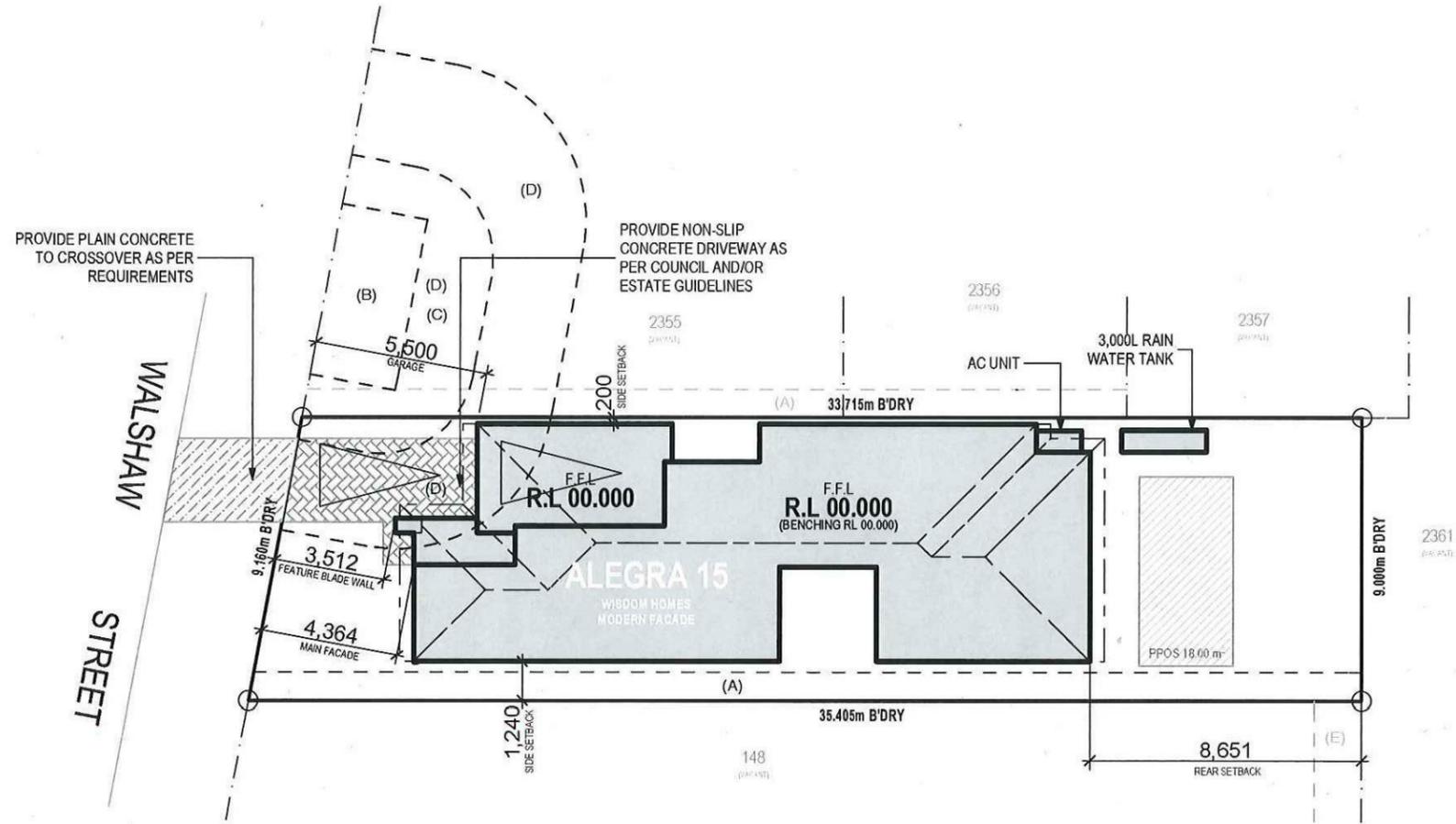
LOT: 147
AREA: 311m²

EXCAVATE SITE APPROX. 000mm TO FORM JOB DATUM R.L. 00.000 (ASSUMED) DATUM POINT 000mm BELOW FINISHED FLOOR LEVEL. EXTENT OF EXCAVATION AND BATTERS TO BE DETERMINED ON SITE.

- (A) EASEMENT FOR MAINTENANCE AND SUPPORT 0.9 WIDE (ASSUMED)
- (B) - EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
- (C) - RESTRICTION ON THE USE OF LAND
- (D) - RESTRICTION ON THE USE OF LAND
- (E) - EASEMENT TO DRAIN WATER 1.5 WIDE

PRELIMINARY DEPOSITED PLAN

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



SITE PLAN
 1:200

Thorton Design Review Panel
LANDCOM
 Reviewed *[Signature]* Date 8/7/14

NOTES:
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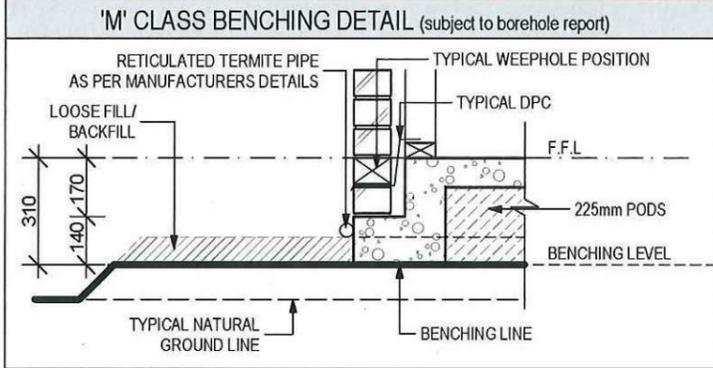
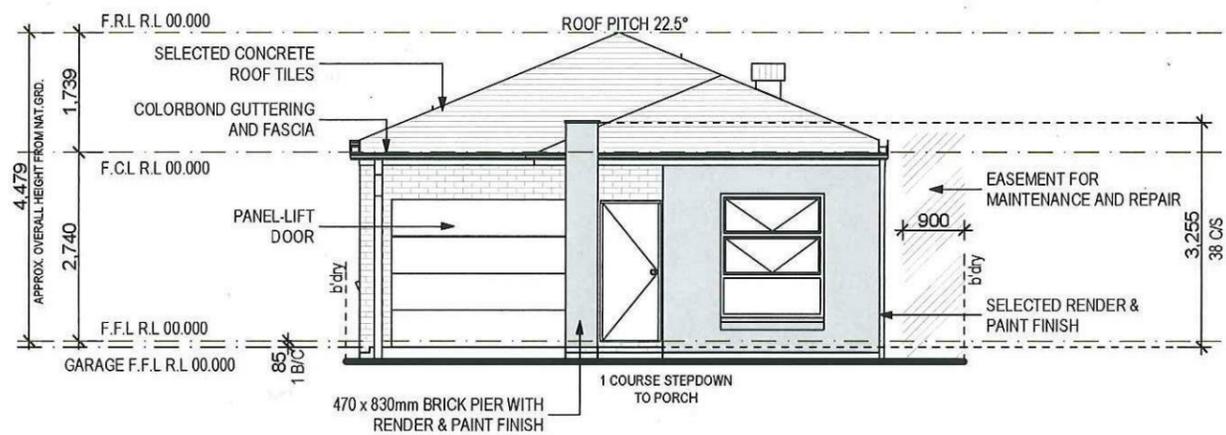
LODGEMENT:
 D.A/C.C

- EXHAUST FAN
- SMOKE DETECTOR. AS 3786-1993

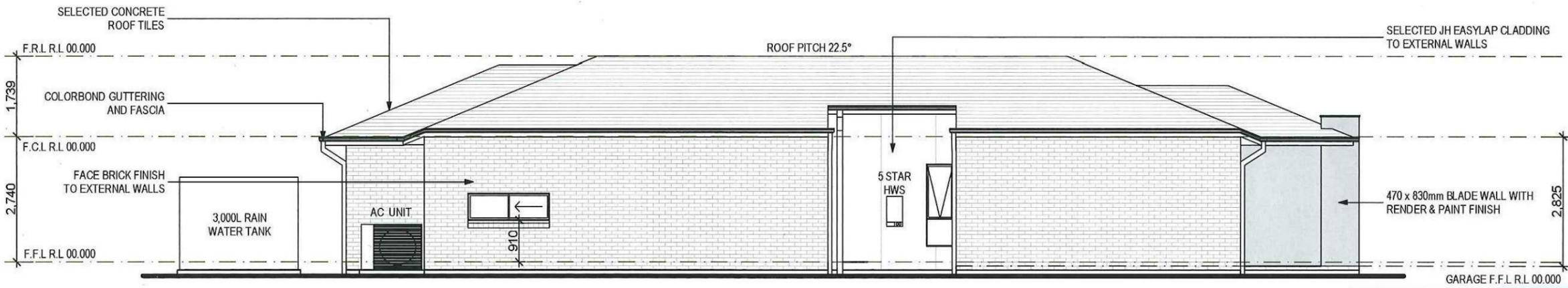
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ISSUE	DESCRIPTION	DRAWN	DATE
A	CONTRACT PLANS	DC	04/04/14
A-1	AMENDMENTS (LANDSCAPE PLAN)	DC	15/04/14
A-2	VARIATIONS DATED 05.06.14	AS	20.06.14
-	-	-	-
-	-	-	-
-	-	-	-

JOB No: 143683	DRAWN: DC
LGA: PENRITH	DATE: 04/04/14
DESCRIPTION: ALEGRA 15	SITE CLASSIFICATION: M' CLASS (subject to borehole report)
CODE: WS-ALEG15S MO-RH	FAÇADE: Modern
	SHEET: 2



FRONT/EAST ELEVATION
1:100



LEFT/SOUTH ELEVATION
1:100

Thorton Design Review Panel
LANDCOM
Reviewed *[Signature]* Date 8/7/14

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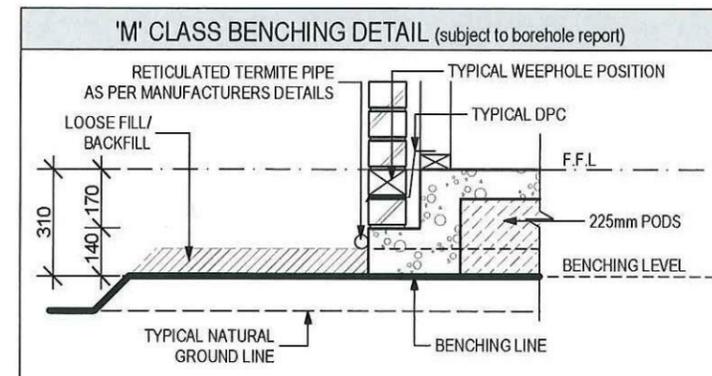
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LODGEMENT:
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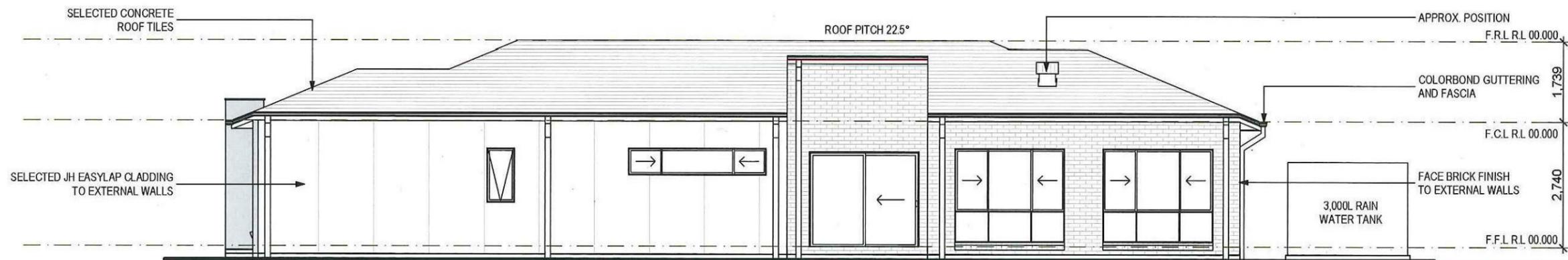
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ALEGRA 15
CODE:
WS-ALEG15S MO-RH
SITE CLASSIFICATION:
M' CLASS (subject to borehole report)
FACADE:
Modern
SHEET:
4



REAR/WEST ELEVATION
1:100



RIGHT/NORTH ELEVATION
1:100

Thorton Design Review Panel
LANDCOM
Reviewed *[Signature]* Date 8/7/14

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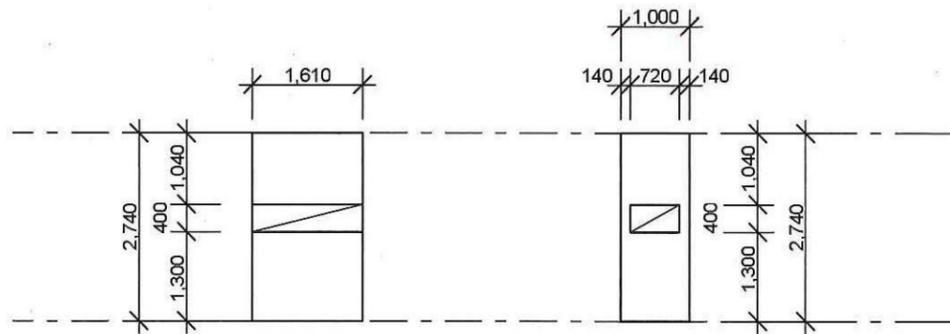
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5

Window Schedule									
Window No.	Type	Window Size		Plan View	Elev. View	Glazing	Frame & Reveal	Flyscreens	Other
		Height	Width						
W1	AAA1815 Special	1,800	1,500			Single clear	240mm Brick veneer	Y	-
W2	AA1206	1,191	600			Single obs.	90mm Timber frame	Y	-
W3	AS0630 Special	590	3,010			Single clear	90mm Timber frame	Y	-
W4	AS2024T	2,042	2,391			Single clear	240mm Brick Veneer	Y	-
W5	AS2024T	2,042	2,391			Single clear	240mm Brick Veneer	Y	-
W6	AS0618	590	1,791			Single clear	240mm Brick Veneer	Y	-
W6	AS2008T	2,042	800			Single clear	240mm Brick Veneer	Y	-
W7	AA1806T	1,800	600			Single obs.	90mm Timber frame	Y	-

Door Schedule									
Door No.	Type	Door Size		Plan View	Elev. View	Glazing	Frame & Reveal	Flyscreens	Other
		Height	Width						
D1	MEF 5	2,040	820			-	240mm Brick Veneer	-	-
D2	MEF 5	2,040	820			-	240mm Brick Veneer	-	-
D3	MEF 5	2,040	820			Single clear	240mm Brick Veneer	-	-
D4	TSD2030	2,065	3,000			Single clear	240mm Brick Veneer	-	-
D5	TXD2024	2,065	2,391			Single clear	240mm Brick Veneer	-	-
D6	TXD2024	2,065	2,391			Single clear	240mm Brick Veneer	-	-
D7	TXD2024	2,065	2,391			Single clear	90mm Timber frame	-	-
D8	Int. 820mm hung door	2,040	820			-	70mm Timber frame	-	-
D9	Int. 2 x 620mm hung door	2,040	1,240			-	70mm Timber frame	-	-
D10	Int. 2 x 620mm hung door	2,040	1,240			-	70mm Timber frame	-	-
D11	Int. 820mm hung door	2,040	820			-	70mm Timber frame	-	-
D12	Int. 820mm hung door	2,040	820			-	70mm Timber frame	-	-
D13	Int. 720mm hung door	2,040	720			-	70mm Timber frame	-	-
D14	Int. 720mm hung door	2,040	720			-	70mm Timber frame	-	-
D15	Int. 820mm CSD	2,040	820			-	90mm Timber frame	-	-
D16	Int. 2 x 820mm sliding door	2,040	1,640			-	70mm Timber frame	-	-
D17	Int. 820mm hung door	2,040	820			-	70mm Timber frame	-	-
D18	Int. 2 x 520mm hung door	2,040	1,040			-	70mm Timber frame	-	-
D19	Int. 720mm hung door	2,040	720			-	70mm Timber frame	-	-



DETAIL 'A'
SHOWER NICHE
ENSUITE

DETAIL 'B'
SHOWER NICHE
BATH

DETAILS
1:100



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Modern
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Lot 147 Walshaw

PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Cpl	Camellia sasanqua 'Paradise Pearl'	Camellia	7	300mm	2m
Gfs	Gardenia 'Four Seasons'	Four Seasons Gardenia	8	300mm	1m
Mq	Magnolia quinquepeta 'Nigra'	Lily Magnolia	1	75L	3-4m
Ndb	Nandina domestica 'Blush'	Dwarf Sacred Bamboo	15	200mm	0.6m
Sr	Strelitzia reginae	Bird of Paradise	3	300mm	1.5m

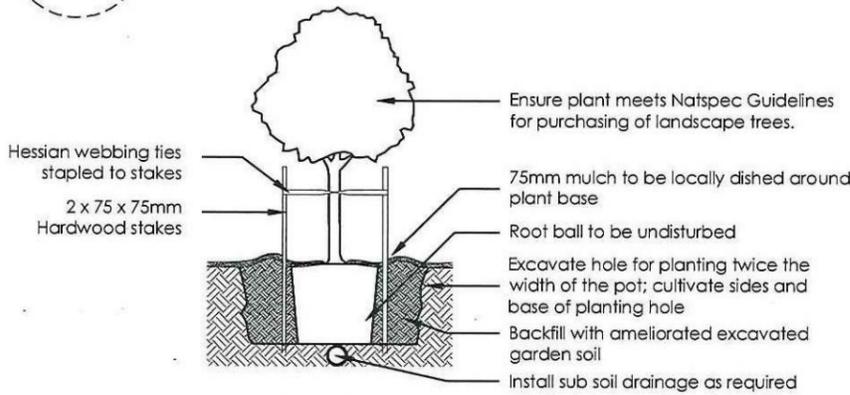
Thornton Design Review Panel
 LANDCOM
 Reviewed: *[Signature]* Date: 21/7/14

LOT PLANTING SUMMARY

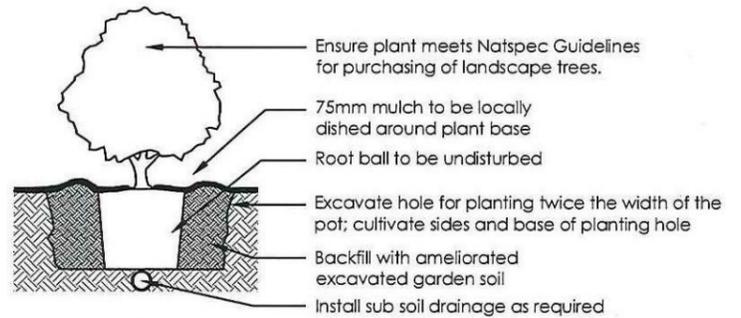
Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
34	7	0	27	1

LEGEND

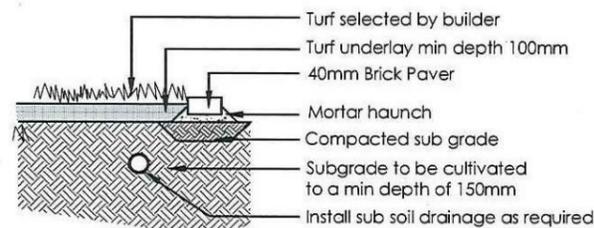
- Proposed trees - refer to plant schedule
- Proposed shrubs - refer to plant schedule
- Proposed accents & grasses - refer to plant schedule
- Proposed groundcovers and grasses - refer to plant schedule
- Boundary
- Garden edging
- Masonry retaining walls
- Existing contours
- Existing tree to be retained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



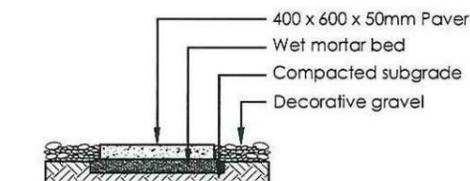
1 Tree Planting Detail
NTS 25L - 100L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size

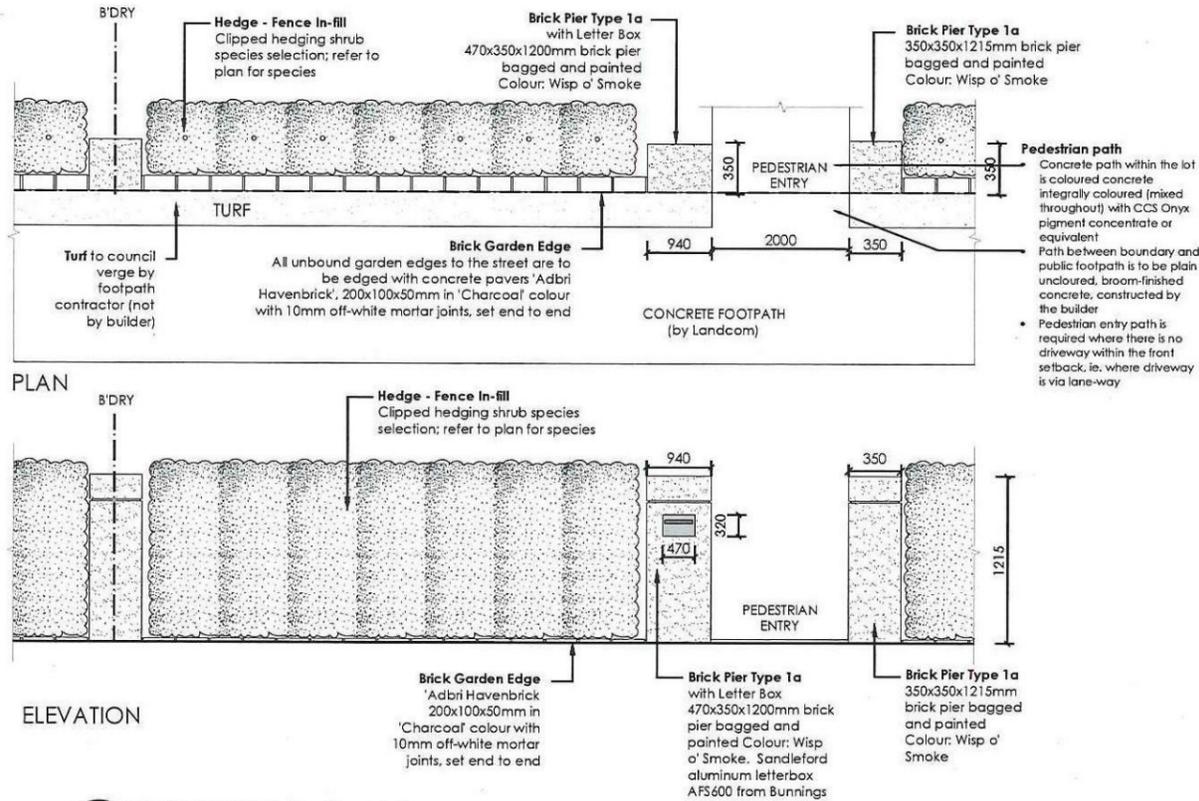


3 Turf Detail
NTS Brick Paver Edge



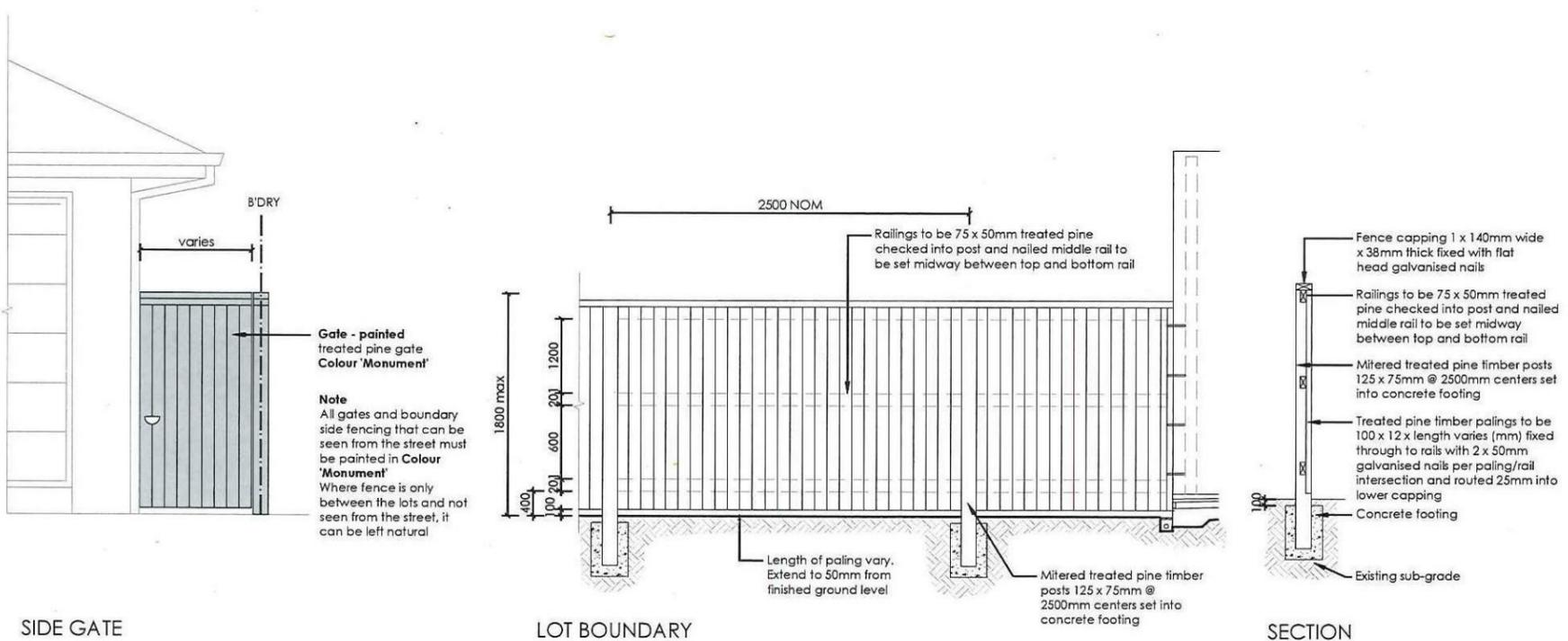
4 Stepping stones in gravel
NTS Low traffic zone

REVISION A ISSUE COLOUR PLANS FOR CLIENT REVIEW B AMEND TO CLIENT REQUEST C ISSUE DA PLANS FOR CLIENT REVIEW	DRAWN RS CHECK BT DATE 11-04-14 11-04-14 12-06-14	ecodesign outdoor living environments PO Box 8136, Southam Hills BC, NSW 2153 Ph: (02) 9480 7712 Fax: (02) 9480 7705 Email: info@ecodesign.com.au Web: www.ecodesign.com.au <small>Member of the outdoor living environments group of ecodeign Design and Management</small>	ADDRESS LOT 147 WALSHAW STREET, PENRITH	PROJECT NEW RESIDENCE REVISION LANDSCAPE PLAN	
CLIENT WISDOM HOMES		SCALE 1:100 @ A3		DATE DA 02 DATE 12-06-14	REVISION C

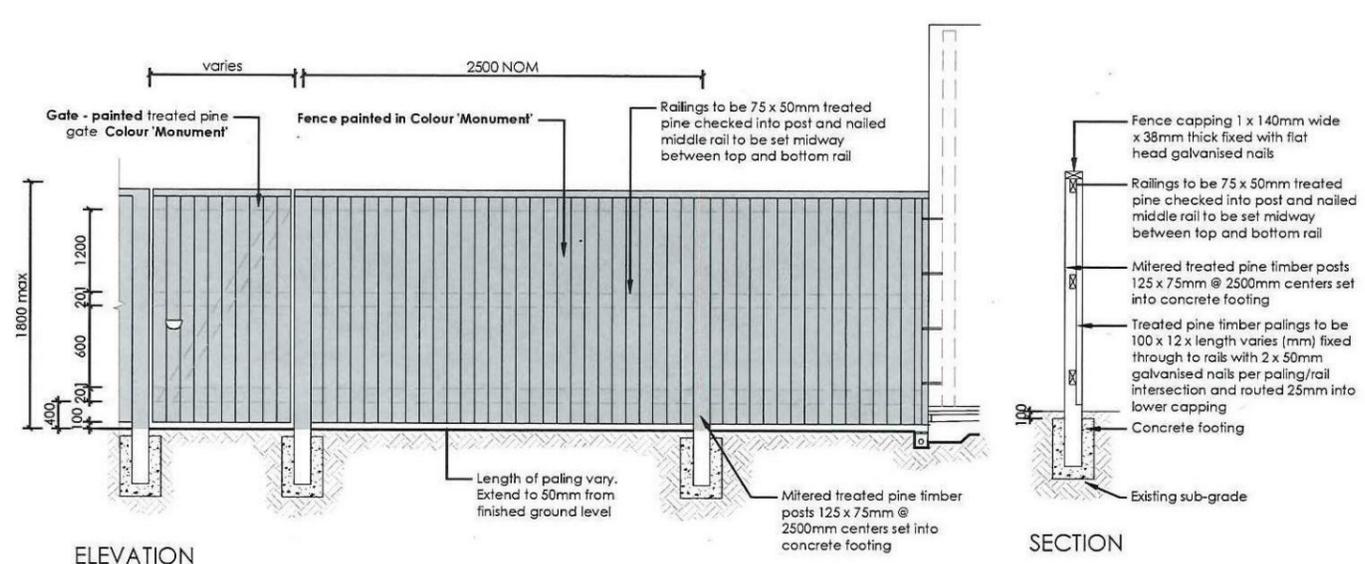


Thorton Design Review Panel
 LANDCOM
 Reviewed *[Signature]* Date 28/7/14

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



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



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

<table border="1"> <tr><th>REVISION</th><th>DESCRIPTION</th><th>DRAWN</th><th>CHECK</th><th>DATE</th></tr> <tr><td>A</td><td>ISSUE COLOUR PLANS FOR CLIENT REVIEW</td><td>RS</td><td>BT</td><td>11-04-14</td></tr> <tr><td>B</td><td>AMEND TO CLIENT REQUEST</td><td>RS</td><td>RS</td><td>11-04-14</td></tr> <tr><td>C</td><td>ISSUE DA PLANS FOR CLIENT REVIEW</td><td>RS</td><td>RS</td><td>12-06-14</td></tr> </table>	REVISION	DESCRIPTION	DRAWN	CHECK	DATE	A	ISSUE COLOUR PLANS FOR CLIENT REVIEW	RS	BT	11-04-14	B	AMEND TO CLIENT REQUEST	RS	RS	11-04-14	C	ISSUE DA PLANS FOR CLIENT REVIEW	RS	RS	12-06-14	<p>PO Box 8136, Southam Hills BC, NSW 2153 Ph: (02) 9480 7715 Fax: (02) 9480 7705 Email: info@ecodesign.com.au Web: www.ecodesign.com.au Member of the Australian Institute of Landscape Designers and Managers</p>	<p>LOT 147 WALSHAW STREET, PENRITH</p>	<p>NEW RESIDENCE</p>	
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<p>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</p>	<p>6. All work to comply with relevant Australian Standards or Building Code of Australia 7. All work to be performed by a suitably qualified landscape architect 8. For application purposes only - NOT FOR CONSTRUCTION</p>	<p>WISDOM HOMES</p>	<p>LANDSCAPE PLAN</p>																					
			<table border="1"> <tr><th>SCALE</th><th>DATE</th><th>REV</th></tr> <tr><td>1:100 @ A3</td><td>DA</td><td>03</td></tr> </table>	SCALE	DATE	REV	1:100 @ A3	DA	03															
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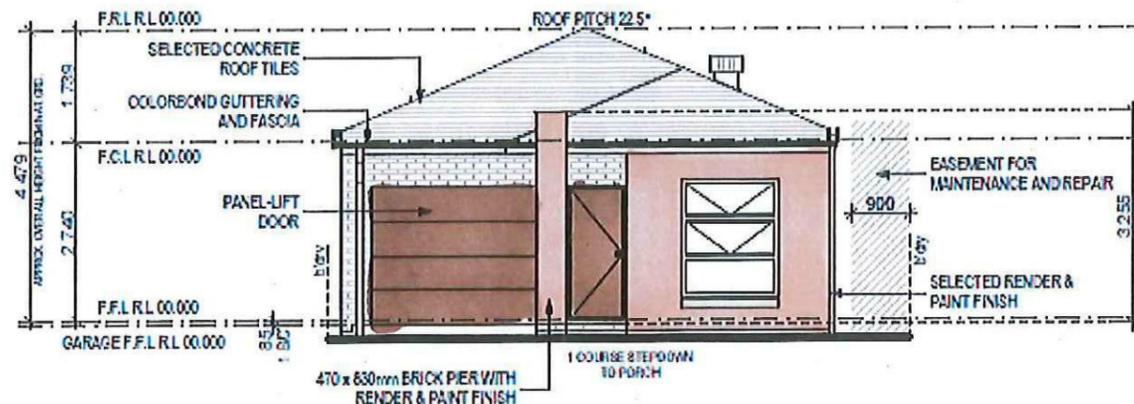


Titanium
ROOF TILE - BRISTLE
TITANIUM
SMOOTH PROFILE



PGH BRICK
SUMMERVILLA
MOCHA
Off White Mortar
Ironed Joints

EXP

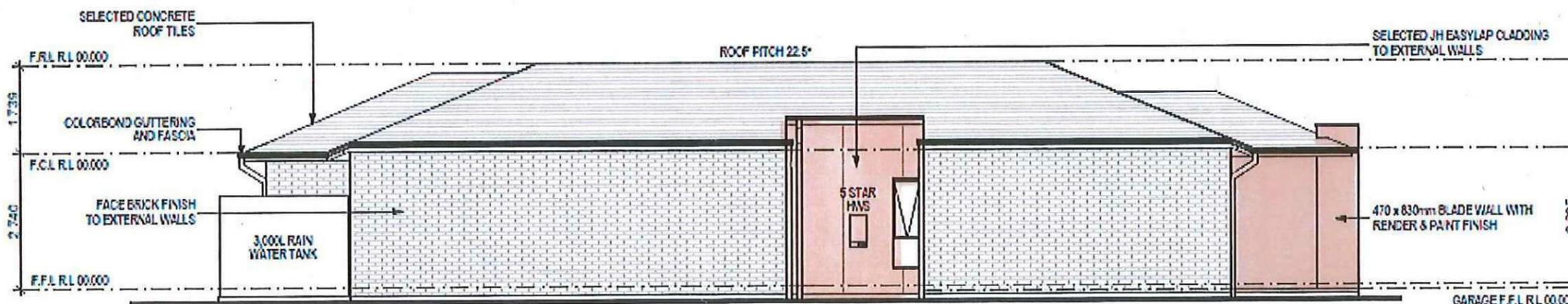


FRONT/EAST ELEVATION
 1:100



- COLORBOND - JASPER**
- DOWNPIPES
 - WATERTANK
 - METERBOX
 - FRONT DOOR
 - GARAGE DOOR
 - FC SHEETING

TREND WINDOWS
JASPER



LEFT/SOUTH ELEVATION
 1:100



DRIVEWAY - CCS ONYX

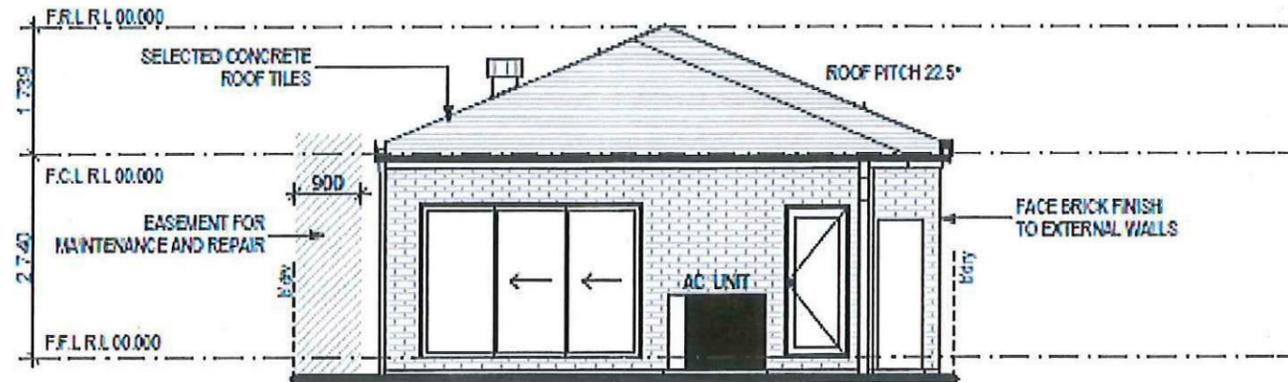
BRISTOL PAINT
BURMA BUFF - CEMENT
RENDER



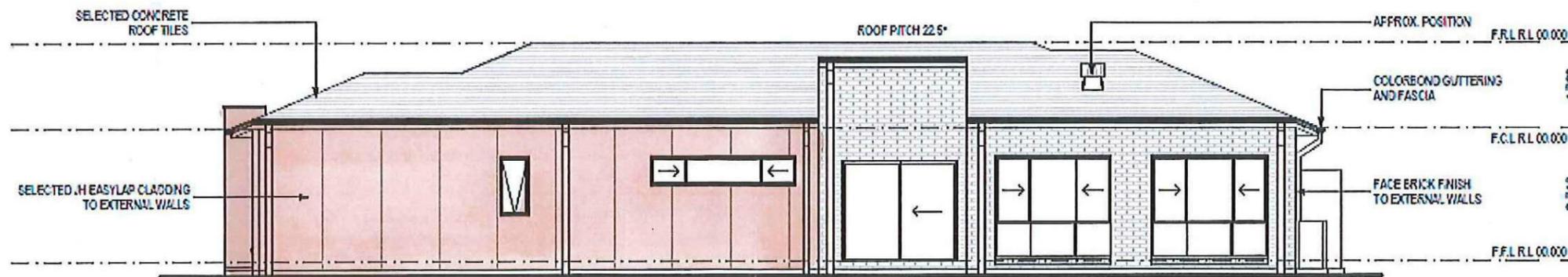
- COLORBOND - WOODLAND GREY**
- GUTTER
 - FASCIA



	PROJECT: PROPOSED SINGLE-STOREY BRICK VENEER DWELLING	JOB No: 143683	DRAWN: DC
	ADDRESS: Lot 147 Walshaw Street Thornton Estate	LODGE: D.A/C.C	DATE: 04/04/14
CLIENT: Wisdom Homes Pty Ltd	<input checked="" type="checkbox"/> EXHAUST FAN <input checked="" type="checkbox"/> SMOKE DETECTOR. AD 3785-1593	DESCRIPTION: ALEGRA 15	FAÇADE SHEET: Modem
Ph: 4647 1200 Fax: 4647 1233 www.wisdomhomes.com.au		CODE: WS-ALEG 15S MO-RH	4



REAR/WEST ELEVATION
1:100



RIGHT/NORTH ELEVATION
1:100

Thorton Design Review Panel
LANDCOM
Reviewed *[Signature]* Date 8/7/14

Wisdom Smart Ph: 4647 1200 Fax: 4647 1233 www.wisdomhomes.com.au	PROJECT: PROPOSED SINGLE-STOREY BRICK VENEER DWELLING	JOB No: 143683	DRAWN: DC
	ADDRESS: Lot 147 Walshaw Street Thornton Estate	LODGEMENT: D.A/C.C	DATE: 04/04/14
CLIENT: Wisdom Homes Pty Ltd	EXHAUST FAN SMOKE DETECTOR, AD 3785-1593	LGA: FENRITH	SITE CLASSIFICATION: M' CLASS
		DESCRIPTION: ALEGRA 15	FACADE: Modern
		CODE: WS-ALEG153 MO-RH	SHEET: 5

Lot 147 Walshaw

PLANT SCHEDULE Prepared by ecodeign Pty Ltd

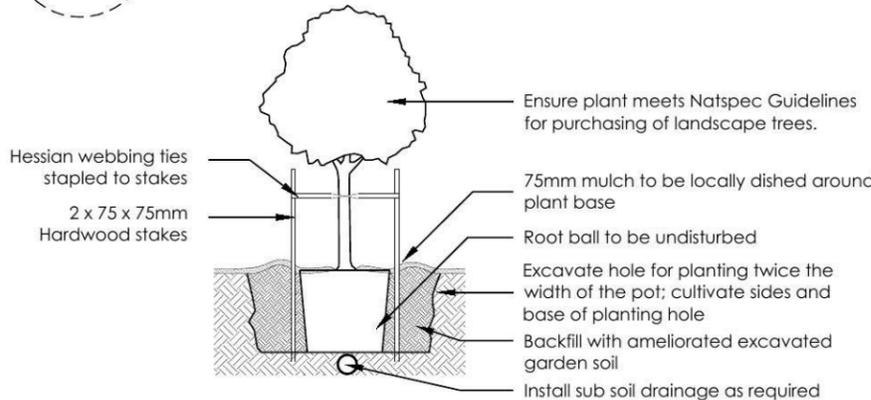
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Cpl	Camellia sasanqua 'Paradise Pearl'	Camellia	7	300mm	2m
Gfs	Gardenia 'Four Seasons'	Four Seasons Gardenia	8	300mm	1m
Mq	Magnolia quinquepeta 'Nigra'	Lily Magnolia	1	75L	3-4m
Ndb	Nandina domestica 'Blush'	Dwarf Sacred Bamboo	15	200mm	0.6m
Sr	Strelitzia reginae	Bird of Paradise	3	300mm	1.5m

LOT PLANTING SUMMARY

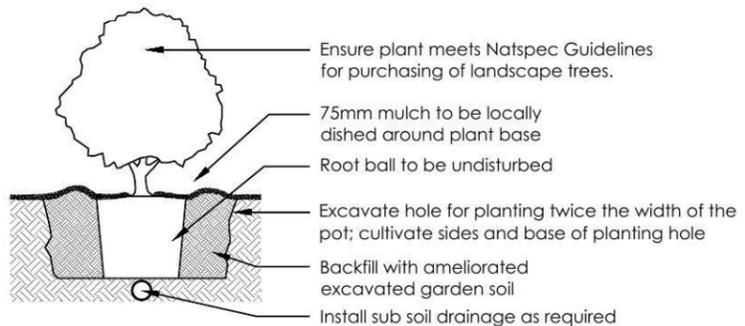
Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
34	7	0	27	1

LEGEND

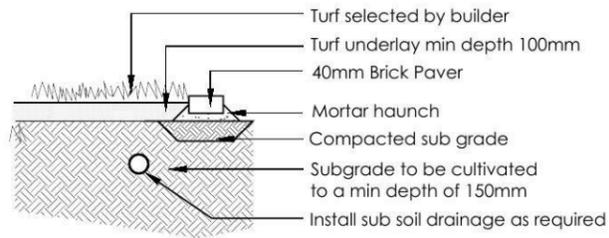
- Proposed trees - refer to plant schedule
- Proposed shrubs - refer to plant schedule
- Proposed accents & grasses - refer to plant schedule
- Proposed groundcovers and grasses - refer to plant schedule
- Boundary
- Garden edging
- Masonry retaining walls
- Existing contours
- Existing tree to be retained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



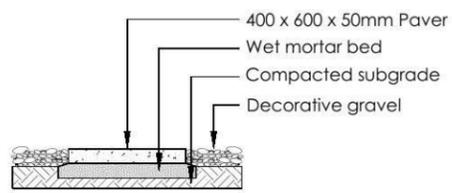
1 Tree Planting Detail
NTS 25L - 100L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size

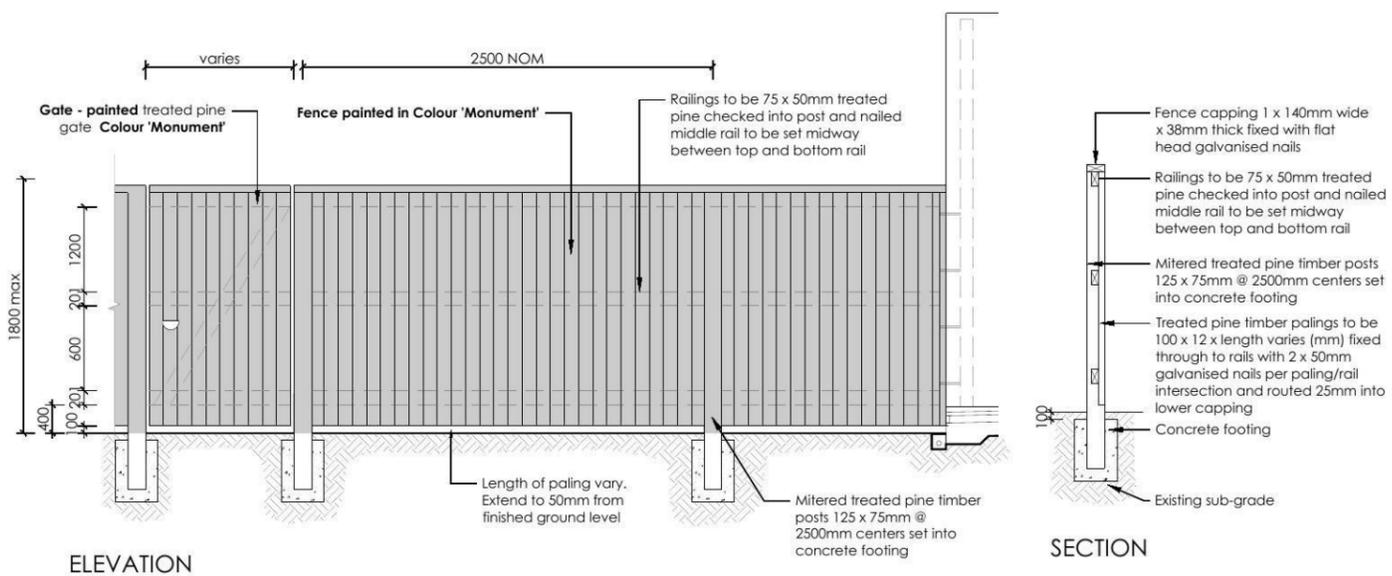
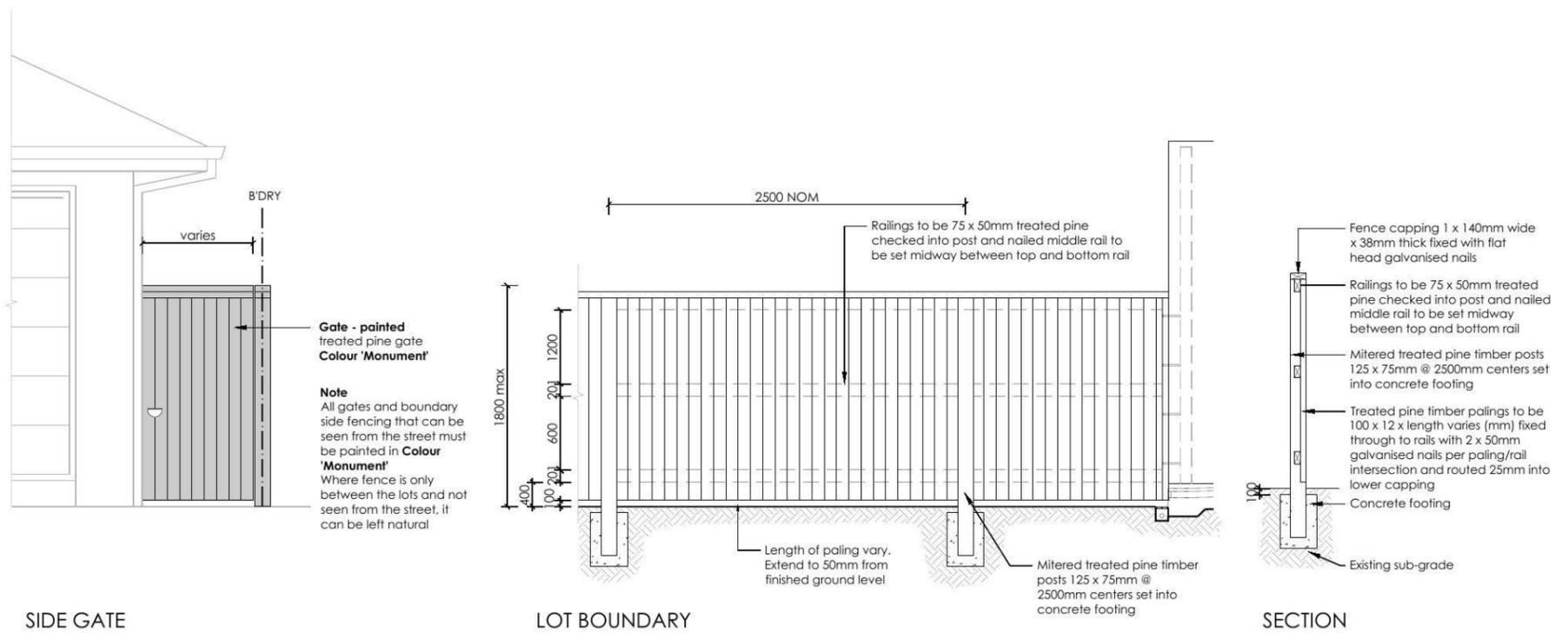
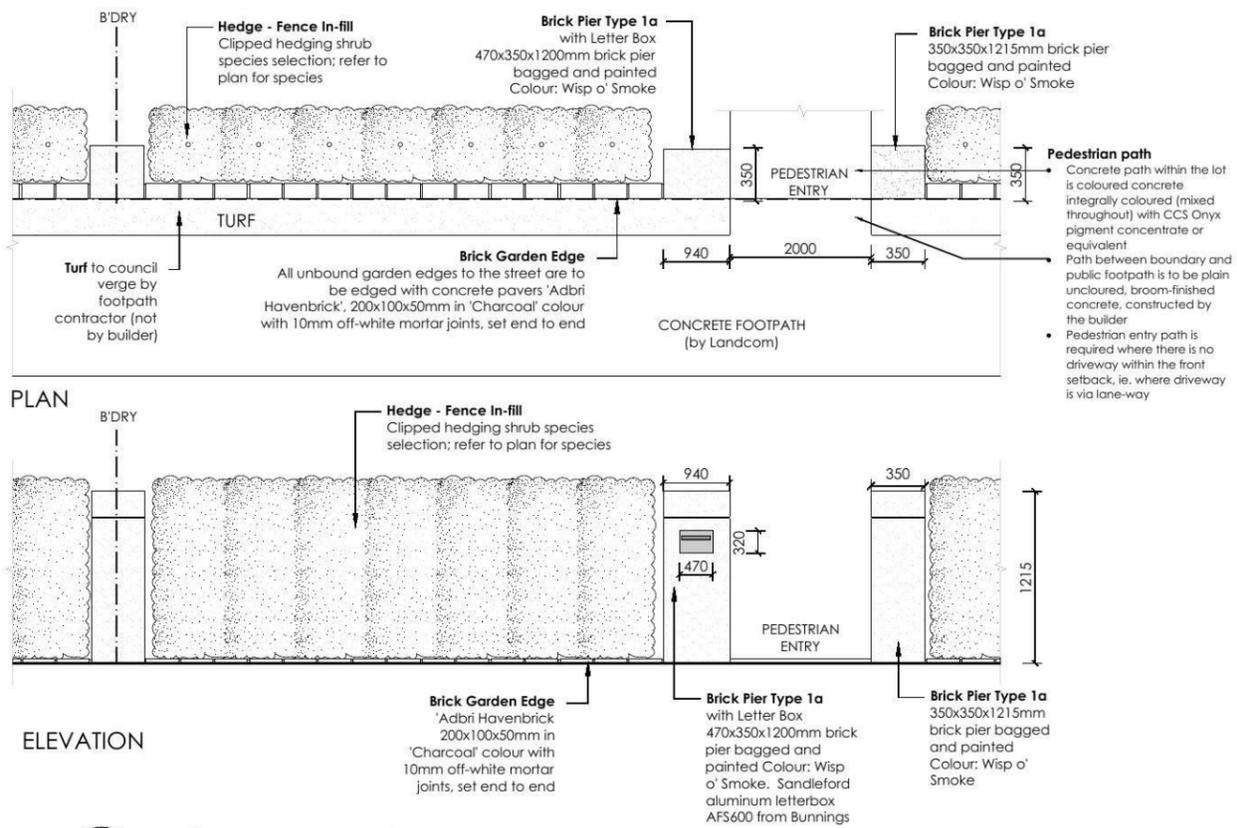


3 Turf Detail
NTS Brick Paver Edge



4 Stepping stones in gravel
NTS Low traffic zone

<table border="1"> <thead> <tr> <th>REVISION</th> <th>DESCRIPTION</th> <th>DRAWN</th> <th>CHECK</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>ISSUE COLOUR PLANS FOR CLIENT REVIEW</td> <td>RS</td> <td>BT</td> <td>11-04-14</td> </tr> <tr> <td>B</td> <td>AMEND TO CLIENT REQUEST</td> <td>RS</td> <td>RS</td> <td>11-04-14</td> </tr> <tr> <td>C</td> <td>ISSUE DA PLANS FOR CLIENT REVIEW</td> <td>RS</td> <td>RS</td> <td>12-06-14</td> </tr> </tbody> </table>	REVISION	DESCRIPTION	DRAWN	CHECK	DATE	A	ISSUE COLOUR PLANS FOR CLIENT REVIEW	RS	BT	11-04-14	B	AMEND TO CLIENT REQUEST	RS	RS	11-04-14	C	ISSUE DA PLANS FOR CLIENT REVIEW	RS	RS	12-06-14	<p>ecodeign outdoor living environments</p> <p>PO Box 8136, Baulkham Hills BC, NSW 2153 Ph: (02) 9480 7712 Fax: (02) 9480 7705 Email: info@ecodeign.com.au Web: www.ecodeign.com.au Member of the Australian Institute of Landscape Designers and Managers</p>	<p>ADDRESS: LOT 147 WALSHAW STREET, PENRITH</p> <p>CLIENT: WISDOM HOMES</p>	<p>PROJECT: NEW RESIDENCE</p> <p>DRAWING: LANDSCAPE PLAN</p> <p>SCALE: 1:100 @ A3 DATE: DA SHEET: 02</p> <p>DRAWN: RS CHECK: RS DATE: 12-06-14 REVISION: C</p>	
REVISION	DESCRIPTION	DRAWN	CHECK	DATE																				
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C	ISSUE DA PLANS FOR CLIENT REVIEW	RS	RS	12-06-14

ecodesign
outdoor living environments

PO Box 8136, Baulkham Hills BC, NSW 2153
Ph: (02) 9650 7712 Fax: (02) 9650 7705
Email: info@ecodesign.com.au
Web: www.ecodesign.com.au

Member of the Australian Institute of Landscape Designers and Planners

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.

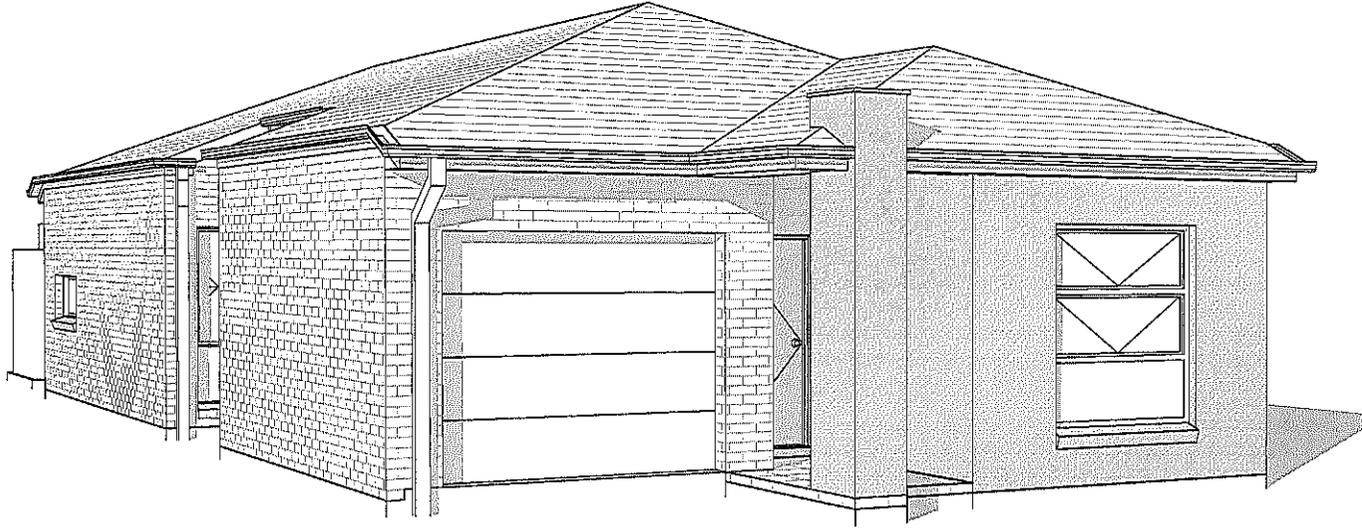
6. All work to comply with relevant Australian Standards or Building Code of Australia.
7. All work to be performed by a suitably qualified tradesperson.
8. For application purposes only - NOT FOR CONSTRUCTION

PROJECT: **LOT 147 WALSHAW STREET, PENRITH**

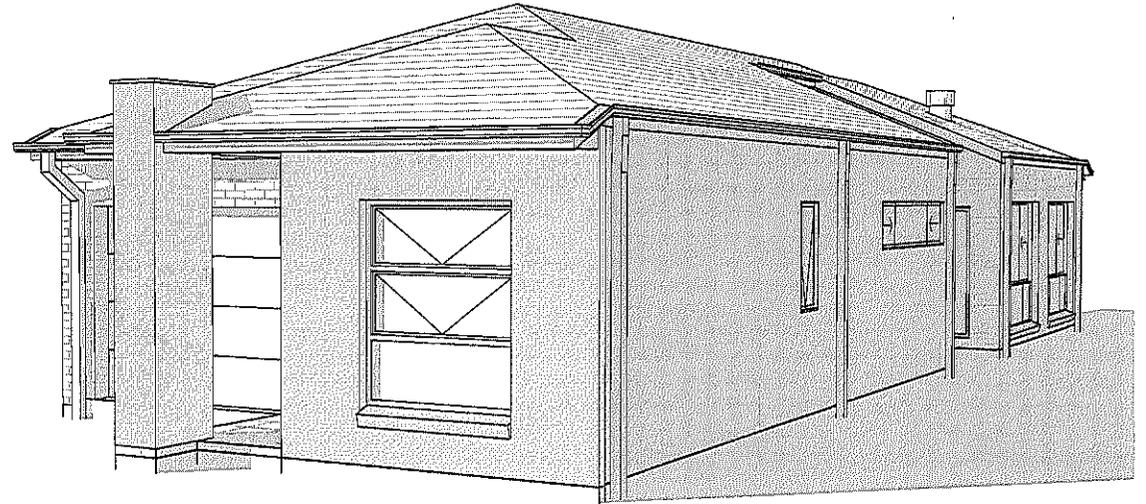
CLIENT: **WISDOM HOMES**

PROJECT: NEW RESIDENCE			
DRAWING: LANDSCAPE PLAN			
SCALE: 1:100 @ A3	DATE: DA	SHEET: 03	
DRAWN: RS	CHECK: RS	DATE: 12-06-14	

Alegra 15 - Modern



Page	Drawing
1	TITLE PAGE
2	SITE PLAN
3	BENCHING PLAN
4	CONCEPT STORMWATER PLAN
5	SITE ANALYSIS PLAN
6	FLOOR PLAN
7	ELEVATIONS
8	ELEVATIONS
9	SECTIONS
10	WINDOW/DOOR SCHEDULE

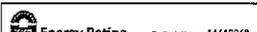




 Accredited under the Nationwide House Energy Rating Scheme (NatHERS) Part A - Software BoroPro V4.2 110811.



 FRY'S ENERGY WISE


 Energy Rating Certificate Number 14412048

<input checked="" type="checkbox"/> Single-dwelling rating	4.5 stars
<input type="checkbox"/> Multi-unit development (each block of units)	56.1 stars
<input type="checkbox"/> Commercial development (each block of units)	64.5 stars

Assessor Name: [Signature] Date: 17-07-14

Wisdom Smart
Theeasystart
 Ph: 4647 1200
 Fax: 4647 1233
www.wisdomsmart.com.au

PROJECT: PROPOSED SINGLE-STOREY BRICK VENEER DWELLING
 CLIENT: Mr & Mrs Arachchige
 ADDRESS: Lot 147 Walshaw Street
 Thornton Estate

JOB No: 143683

AREAS SCHEDULE

SITE DETAILS

LOT NUMBER: 147
 DP NUMBER: Unregistered
 SITE AREA: 311m²

DWELLING AREAS

GROUND FLOOR LIVING: 118.37m²
 GARAGE: 19.89m²
 PORCH: 4.44m²

TOTAL FLOOR AREA: 142.70m²

DRIVEWAY AND PATH AREA: 17.28m²

ROOF AREA TO R/W TANK: 153.92m²
 (ROOF AREA TO R/WATER TANK AS PER BASIX CERTIFICATE)

SITE COVERAGE:

PROPOSED: 159.98m² / 51%

FLOOR SPACE RATIO:

PROPOSED: 118.37m² / 38%

LANDSCAPE RATIO:

PROPOSED: 142.09m² / 45.6%

PRIVATE OPEN SPACE:

(min. 2m dimension)
 REQUIRED (min.): 62.22m² / 20%
 PROPOSED: 66.78m² / 27.9%

M' CLASS

(subject to borehole report)

LOT: 147
 DP: Unregistered
 AREA: 311m²

STORMWATER DRAINAGE TO EASEMENT.

EXCAVATE SITE APPROX. 000mm TO FORM JOB DATUM R.L. 00.000 (ASSUMED) DATUM POINT 900mm BELOW FINISHED FLOOR LEVEL. EXTENT OF EXCAVATION AND BATTERS TO BE DETERMINED ON SITE.

- (A) EASEMENT FOR MAINTENANCE AND SUPPORT 0.9 WIDE (ASSUMED)
- (B) - EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
- (C) - RESTRICTION ON THE USE OF LAND
- (D) - RESTRICTION ON THE USE OF LAND
- (E) - EASEMENT TO DRAIN WATER 1.5 WIDE

PRELIMINARY DEPOSITED PLAN

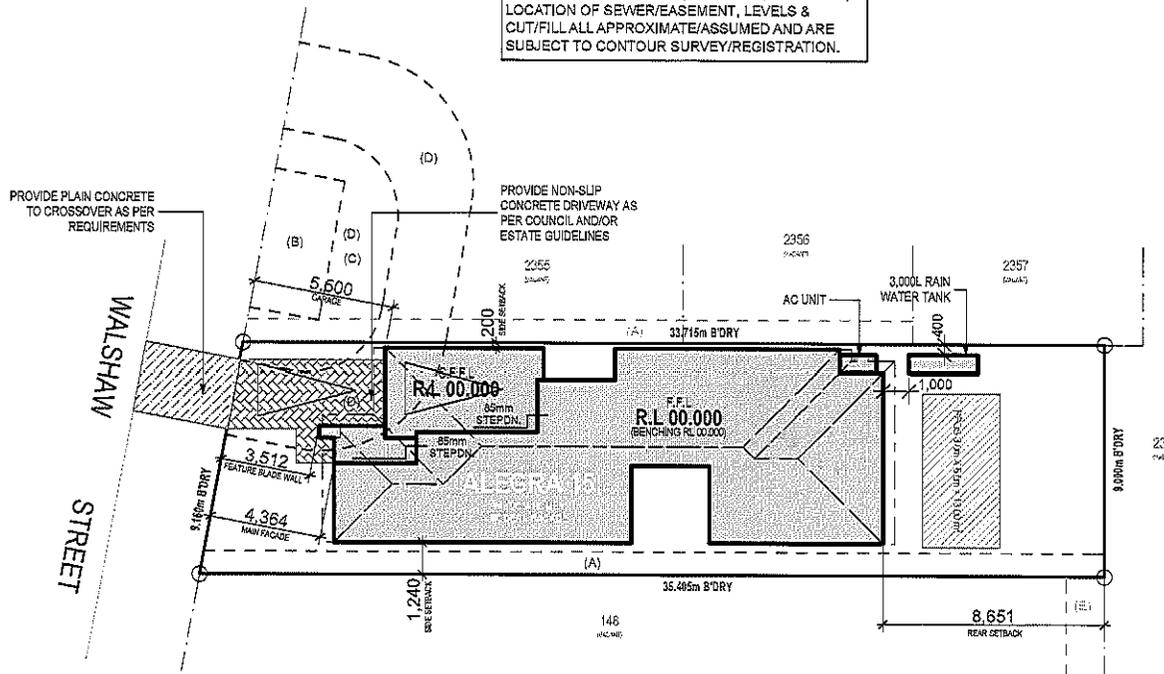
THIS PLAN HAS BEEN COMPILED FROM ARCHITECTURAL PLANS SUPPLIED BY URBANGROWTH NSW. DIMENSIONS AND AREAS SHOWN ARE INDICATIVE ONLY. THE PLAN IS SUBJECT TO FINAL SURVEY AND COMPLIANCE WITH COUNCIL CONDITIONS OF APPROVAL.

SITE PLAN

1:200

NOTE:

ALL BOUNDARY LENGTHS, BEARINGS, SETBACKS, LOCATION OF SEWER/EASEMENT, LEVELS & CUT/FILL ALL APPROXIMATE/ASSUMED AND ARE SUBJECT TO CONTOUR SURVEY/REGISTRATION.



BASIX NOTES

WATER

- RAINWATER TANK OF AT LEAST 3,000 LITRES TO BE INSTALLED.
- RAINWATER TANK MUST MEET AND BE INSTALLED IN ACCORDANCE WITH APPLICABLE REGULATORY AUTHORITIES.
- RAINWATER TANK TO COLLECT RAIN RUNOFF FROM AT LEAST 153m² OF ROOF AREA.
- RAINWATER TANK SUPPLY TO BE CONNECT TO ALL TOILETS IN THE DEVELOPMENT.
- KITCHEN TAP FITTING RATING: 4 STAR
- SHOWERHEAD RATING: 3 STAR
- TOILET RATING (DUAL FLUSH): 4 STAR
- BATHROOM TAP FITTING RATING: 5 STAR
- RAINWATER TANK TO BE CONNECTED TO AT LEAST ONE OUTDOOR TAP IN THE DEVELOPMENT.

THERMAL COMFORT

EXTERNAL WALLS: BRICK VEENER/TIMBER FRAME
 EXTERNAL WALL INSULATION: R2.0
 EXTERNAL WALL COLOUR: MEDIUM
 ROOFING MATERIAL: CONCRETE ROOF TILES
 ROOF INSULATION: SARKING
 ROOF COLOUR: MEDIUM
 CEILING INSULATION: R3.5

ENERGY

- ACTIVE HEATING AND COOLING TO BE INSTALLED IN LIVING AND BEDROOMS, 3 PHASE A/C SYSTEM (EER 2.5-3.0). TO BE DAY/NIGHT ZONED BETWEEN LIVING AREAS AND BEDROOMS. TO BE INSTALLED PRIOR TO FINAL OCCUPATION CERTIFICATE.
- PROVIDE GAS 6 STAR INSTANTANEOUS HWS.
- PROVIDE GAS COOKTOP TO KITCHEN.
- PROVIDE ELECTRIC OVEN TO KITCHEN.
- ALL REFRIGERATOR SPACES TO BE WELL VENTILATED.
- PROVIDE COMPACT FLUORESCENT ENERGY SAVING LIGHT BULBS TO ALL LIGHT POINTS.
- PROVIDE OUTDOOR CLOTHES LINE BY OWNER.



Accredited under the Nationwide House Energy Rating Scheme (NABERS) Part 4 - Software
 BorePro V4.2.110811.
 ABSA Accreditation No. 20856
 BDV Accreditation No. VIC/BDV/12144
 A.C.T. COLA Lic. No. 2011291
 www.frysenerywis.com.au



Energy Rating		Outline Number: 16412045
<input checked="" type="checkbox"/> Single-dwelling rating	4.5	4.5
<input checked="" type="checkbox"/> Multi-unit development (where usage of spaces)	56.1	4.5
<input type="checkbox"/> Home design and construction (where construction)	34.5	4.5
Overseas client/s (where applicable)	<input type="checkbox"/> None with	<input checked="" type="checkbox"/> None stated
Assessor Name/Number: Indira VICE/BDV/12144		Date: 17-07-14
Assessor Signature: <i>[Signature]</i>		

NOTES:
 REFER TO ENGINEERS DETAILS FOR ALL EXPANSION JOINT LOCATIONS.
 REFER TO ENGINEERS DETAILS FOR ALL STEEL BEAM AND FLOOR JOIST LOCATIONS AND DIRECTIONS.
 REFER TO TRUSS MANUFACTURERS DETAILS FOR ALL FLOOR JOIST SIZES AND DIRECTIONS.
 REFER TO A/C DETAILS FOR A/C DUCT POSITIONS.
 A/C DUCT LOCATIONS MAY NEED TO CHANGE DUE TO CONSTRUCTION REQUIREMENTS (JOIST LOCATION, STRUCTURAL BEAMS ETC).
 FLOOR FINISHES AS SELECTED AS PER TENDER.



Ph: 4647 1200 Fax: 4647 1233
 www.wisdomhomes.com.au

PROJECT: PROPOSED SINGLE-STORY BRICK VENEER DWELLING

ADDRESS: Lot 147 Walshaw Street
 Thornton Estate

CLIENT: Mr & Mrs Arachchige

LODGEMENT: D.A/C.C

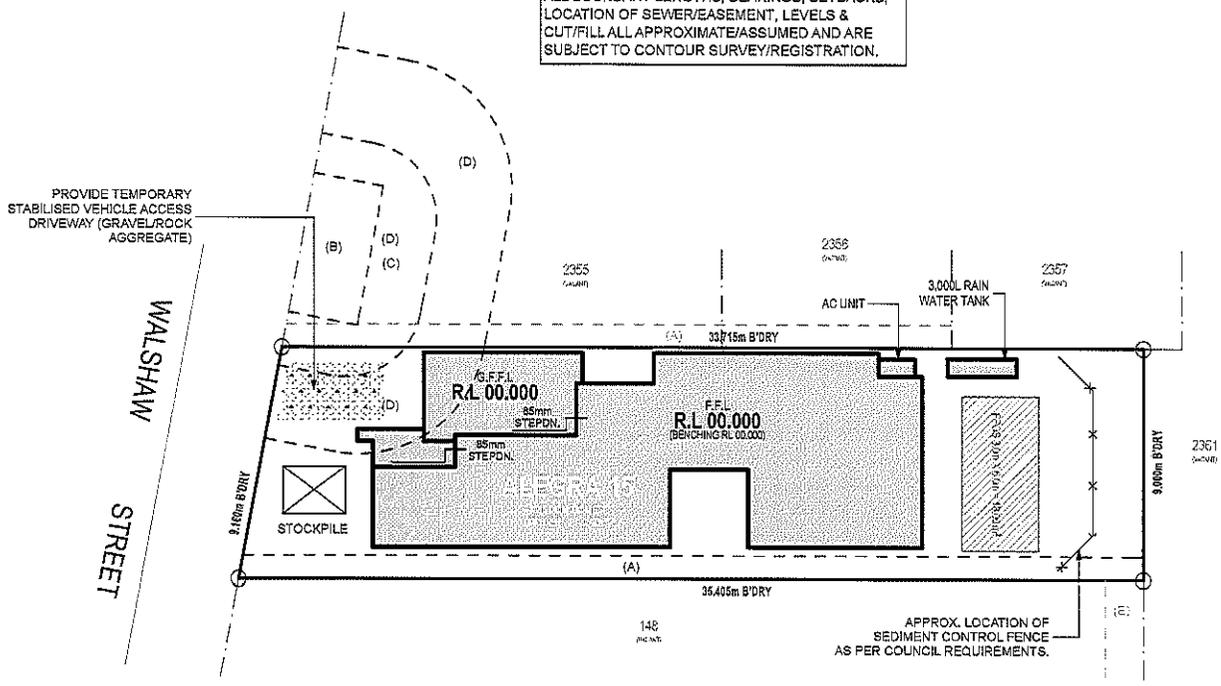
- EXHAUST FAN
- SMOKE DETECTOR. AS 3796-1993

NOTE: BOUNDARY SETBACKS MUST BE VERIFIED BY A REGISTERED SURVEYOR BEFORE COMMENCEMENT OF ANY BUILDING WORK. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS, COUNCIL REQUIREMENTS, RELEVANT CODES & STANDARDS. LEVELS SHOWN ARE BASED ON CONTOUR SURVEY PREPARED BY A REGISTERED SURVEYOR. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED & ENGINEERS DETAILS. WHERE ENGINEERS STRUCTURAL DRAWINGS ARE REQUIRED THE ENGINEERS PLAN WILL TAKE PRECEDENCE TO THESE DRAWINGS. IN THE EVENT OF ANY ALTERATIONS OR DISCREPANCIES, NOTIFY WISDOM HOMES IMMEDIATELY. FIGURED DIMENSIONS TO BE READ IN PREFERENCE TO SCALING & TO BE CHECKED & VERIFIED BEFORE WORK IS COMMENCED.

REVISION SCHEDULE			
ISSUE	DESCRIPTION	DRAWN	DATE
A	CONTRACT PLANS	DC	04/04/14
A-1	AMENDMENTS (LANDSCAPE PLAN)	DC	15/04/14
A-2	VARIATIONS DATED 05.06.14	AS	20.06.14
B	DA PLANS	AS	16.07.14
-	-	-	-
-	-	-	-

JOB NO: 143683	DRAWN: DC
LGA: PENRITH	DATE: 04/04/14
DESCRIPTION: ALEGRA 15	SITE CLASSIFICATION: M' CLASS (subject to borehole report)
CODE: WS-ALEG15S MO-RH	FACADE: Modern
	SHEET: 2

NOTE:
 ALL BOUNDARY LENGTHS, BEARINGS, SETBACKS, LOCATION OF SEWER/EASEMENT, LEVELS & CUT/FILL ALL APPROXIMATE/ASSUMED AND ARE SUBJECT TO CONTOUR SURVEY/REGISTRATION.



M' CLASS
 (subject to borehole report)

LOT: 147
DP: Unregistered
AREA: 311m²

STORMWATER DRAINAGE TO EASEMENT.

EXCAVATE SITE APPROX. 600mm TO FORM JOB DATUM R.L. 00.000 (ASSUMED) DATUM POINT 000mm BELOW FINISHED FLOOR LEVEL. EXTENT OF EXCAVATION AND BATTERS TO BE DETERMINED ON SITE.

- (A) - EASEMENT FOR MAINTENANCE AND SUPPORT 0.9 WIDE (ASSUMED)
- (B) - EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
- (C) - RESTRICTION ON THE USE OF LAND
- (D) - RESTRICTION ON THE USE OF LAND
- (E) - EASEMENT TO DRAIN WATER 1.5 WIDE



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BENCHING PLAN
 1:200

Energy Rating Certificate Number: 14442048

4.5 stars

Multiple development, including at least one: Heating: 56.1, Cooling: 84.5, Lighting: 84.5

Revised draft/13 confirmation: None with Rules v1.2

Assessor Name/Number: *[Signature]* 14442048

Assessor Signature: *[Signature]* Date: 17-07-14

NOTES:
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 FLOOR FINISHES AS SELECTED AS PER TENDER.

Wisdom Smart

Ph: 4647 1200 Fax: 4647 1233
 www.wisdomhomes.com.au

PROJECT:
PROPOSED SINGLE-STOREY BRICK VENEER DWELLING

ADDRESS:
**Lot 147 Walshaw Street
 Thornton Estate**

CLIENT:
Mr & Mrs Arachchige

LODGEMENT:
D.A/C.C

EXHAUST FAN
 SMOKE DETECTOR. AS 3786-1993

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-	-	-	-
-	-	-	-

JOB No: **143683**

DATE: **04/04/14**

LGA: **PENRITH**

DESCRIPTION: **ALEGRA 15**

CODE: **WS-ALEG15S MO-RH**

DRAWN: **DC**

SITE CLASSIFICATION: **M' CLASS** (subject to borehole report)

FACADE: **Modern**

SHEET: **3**

The stormwater design/layout which flows to the street/easement is in compliance with:

1. Building Code of Australia Vol. 2 (BCA) Sections 3.1 Site Preparation, and 3.5 Roof and Wall Cladding.
2. Penrith City Council DCP 2006 Guidelines for Engineering works (stormwater drainage).
3. Using data from BCA Tables 3.5.2.1 and 3.5.2.2 the number of downpipes required based on a roof area of 270m² is 7.

Name _____

Signed _____ Date _____

NOTE:
ALL BOUNDARY LENGTHS, BEARINGS, SETBACKS, LOCATION OF SEWER/EASEMENT, LEVELS & CUT/FILL ALL APPROXIMATE/ASSUMED AND ARE SUBJECT TO CONTOUR SURVEY/REGISTRATION.

STORMWATER LINES

M' CLASS
(subject to separate report)

LOT: 147
DP: Unregistered
AREA: 311m²

STORMWATER DRAINAGE TO EASEMENT.

EXCAVATE SITE APPROX. 000mm TO FORM JOB DATUM R.L. 00.000 (ASSUMED) DATUM POINT 000mm BELOW FINISHED FLOOR LEVEL. EXTENT OF EXCAVATION AND BATTERS TO BE DETERMINED ON SITE.

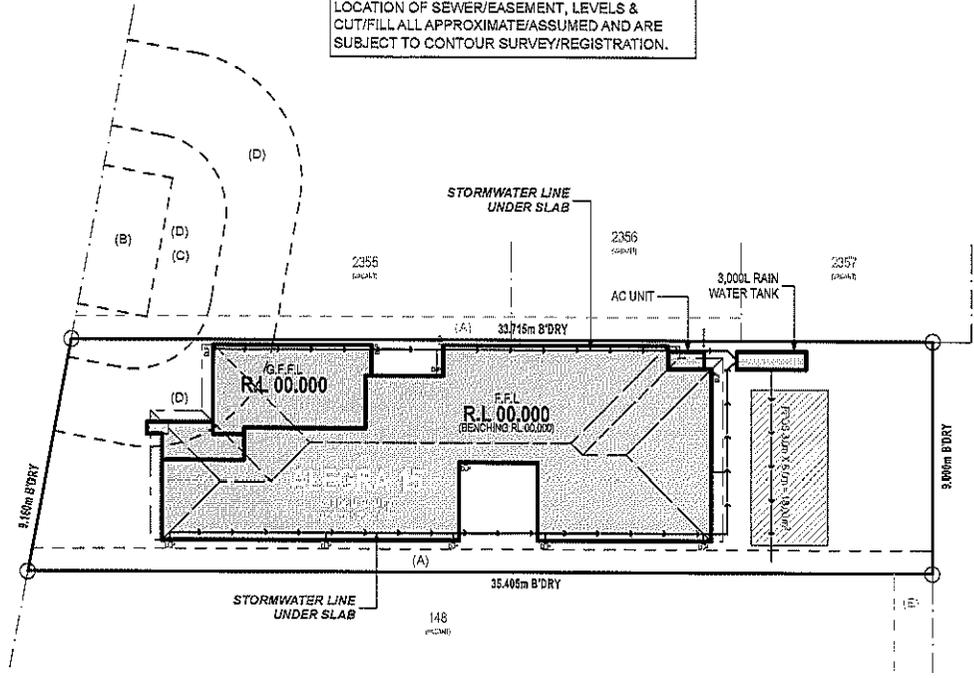
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CONCEPT STORMWATER PLAN
1:200

WALSHAW STREET



Energy Rating Certificate Number: 14412048

Single dwelling rating: 4.6 stars

Minimum development (net) rating of energy: 58.1 stars

Minimum development (gross) rating of energy: 54.5 stars

Assessor Name/Number: JAMES WILSON/120481

Assessor Details: JAMES WILSON, 17-07-14

NOTES:
REFER TO ENGINEERS DETAILS FOR ALL EXPANSION JOINT LOCATIONS.
REFER TO ENGINEERS DETAILS FOR ALL STEEL BEAM AND FLOOR JOIST LOCATIONS AND DIRECTIONS.
REFER TO TRUSS MANUFACTURERS DETAILS FOR ALL FLOOR JOIST SIZES AND DIRECTIONS.
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FLOOR FINISHES AS SELECTED AS PER TENDER.

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ADDRESS: Lot 147 Walshaw Street Thornton Estate
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REVISION SCHEDULE				JOB NO:	DRAWN:
ISSUE	DESCRIPTION	DRAWN	DATE	143683	DC
A	CONTRACT PLANS	DC	04/04/14	LGA:	04/04/14
A-1	AMENDMENTS (LANDSCAPE PLAN)	DC	15/04/14	PENRITH	SITE CLASSIFICATION:
A-2	VARIATIONS DATED 05.06.14	AS	20.06.14	DESCRIPTION:	M' CLASS (subject to separate report)
B	DA PLANS	AS	18.07.14	ALEGRA 15	FACADE:
-	-	-	-	CODE:	Modern
-	-	-	-	WS-ALEG15S MO-RH	SHEET:

4

NOTE:
 ALL BOUNDARY LENGTHS, BEARINGS, SETBACKS,
 LOCATION OF SEWER/EASEMENT, LEVELS &
 CUT/FILL ALL APPROXIMATE/ASSUMED AND ARE
 SUBJECT TO CONTOUR SURVEY/REGISTRATION.

M' CLASS
 (subject to borough report)

LOT: 147
DP: Unregistered
AREA: 311m²

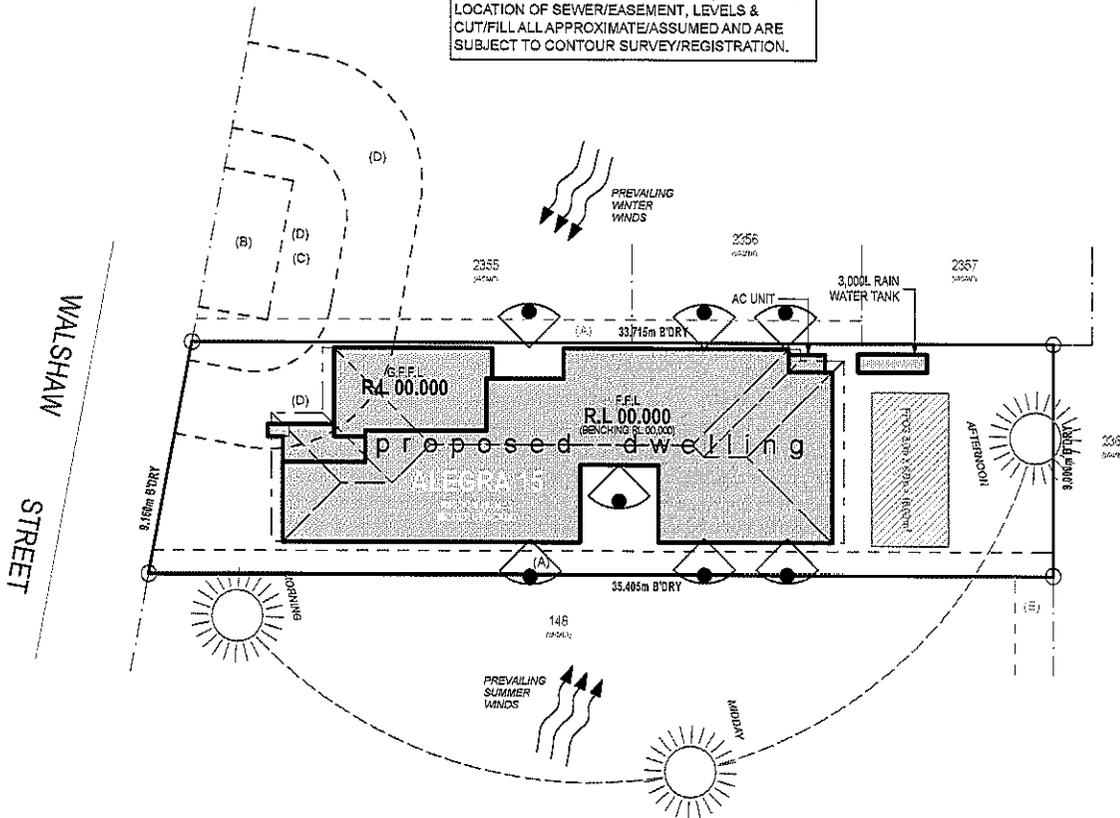
STORMWATER DRAINAGE TO EASEMENT.

EXCAVATE SITE APPROX. 600mm TO
 FORM JOB DATUM R.L. 00.000 (ASSUMED)
 DATUM POINT 600mm BELOW FINISHED
 FLOOR LEVEL. EXTENT OF EXCAVATION
 AND BATTERS TO BE DETERMINED ON
 SITE.

- (A) - EASEMENT FOR MAINTENANCE AND SUPPORT 0.9 WIDE (ASSUMED)
- (B) - EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
- (C) - RESTRICTION ON THE USE OF LAND
- (D) - RESTRICTION ON THE USE OF LAND
- (E) - EASEMENT TO DRAIN WATER 1.5 WIDE



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



SITE ANALYSIS PLAN
 1:200

Energy Rating Cycle Number: 14412248

single-dwelling rating: 4.5 stars

multi-unit development (each living or storage): 5.0 stars

Approved floorlight construction: Rained with Rained without

Assessor Name/Number: *[Signature]* / 14412248
 Assessor Signature: *[Signature]* Date: 17-07-14

NOTES:
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 REFER TO ENGINEERS DETAILS FOR ALL STEEL BEAM AND FLOOR JOIST
 LOCATIONS AND DIRECTIONS.
 REFER TO TRUSS MANUFACTURERS DETAILS FOR ALL FLOOR JOIST SIZES AND
 DIRECTIONS.
 REFER TO A/C DETAILS FOR A/C DUCT POSITIONS.
 A/C DUCT LOCATIONS MAY NEED TO CHANGE DUE TO CONSTRUCTION
 REQUIREMENTS (JOIST LOCATION, STRUCTURAL BEAMS ETC).
 FLOOR FINISHES AS SELECTED AS PER TENDER.

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PROJECT:
 PROPOSED SINGLE-STOREY BRICK VENEER DWELLING

ADDRESS:
 Lot 147 Walshaw Street
 Thornton Estate

CLIENT:
 Mr & Mrs Arachchige

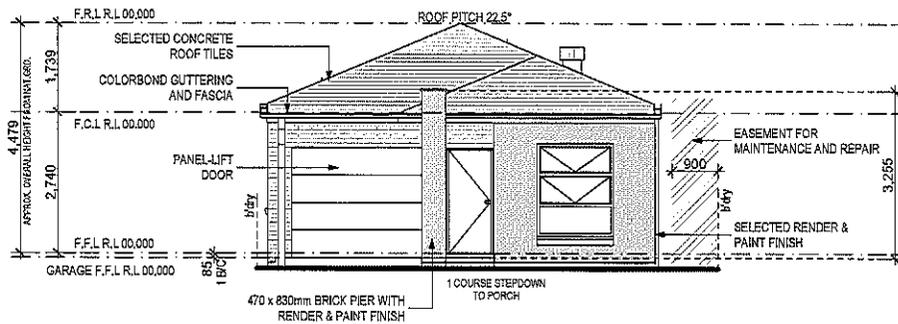
LODGEMENT:
 D.A/C.C

EXHAUST FAN
 SMOKE DETECTOR. AS 3785-1993

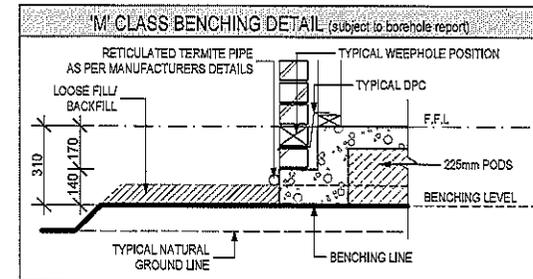
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REVISION SCHEDULE			
ISSUE	DESCRIPTION	DRAWN	DATE
A	CONTRACT PLANS	DC	04/04/14
A-1	AMENDMENTS (LANDSCAPE PLAN)	DC	15/04/14
A-2	VARIATIONS DATED 05.08.14	AS	20.06.14
B	DA PLANS	AS	16.07.14
-	-	-	-
-	-	-	-

JOB No: 143683	DRAWN: DC
LGA: PENRITH	DATE: 04/04/14
DESCRIPTION: ALEGRA 15	SITE CLASSIFICATION: M' CLASS (subject to borough report)
CODE: WS-ALEG15S MO-RH	FACADE: Modern
	SHEET: 5



FRONT/EAST ELEVATION
1:100



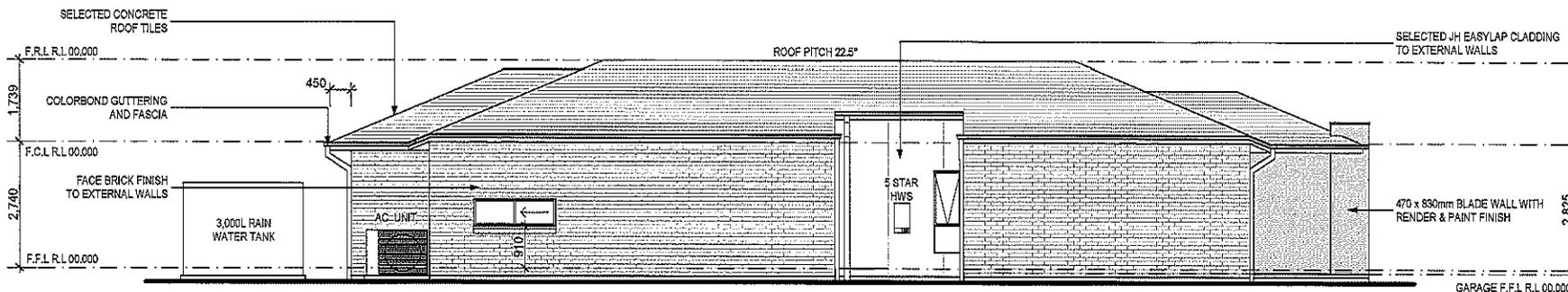
Energy Rating Certificate Number: 14412048

Single-dwelling rating: 4.5 stars

Multi-unit development (setback rating of highest): 4.5 stars

Proposed development: 4.5 stars

Assessor Name: [Signature] Date: 17-07-14



LEFT/SOUTH ELEVATION
1:100

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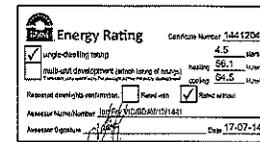
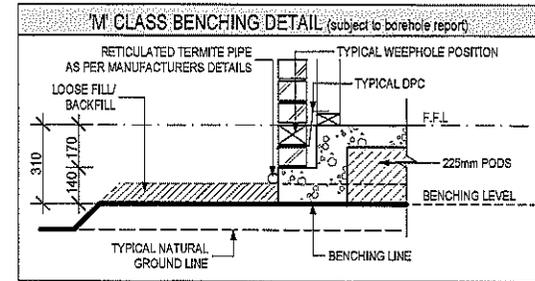
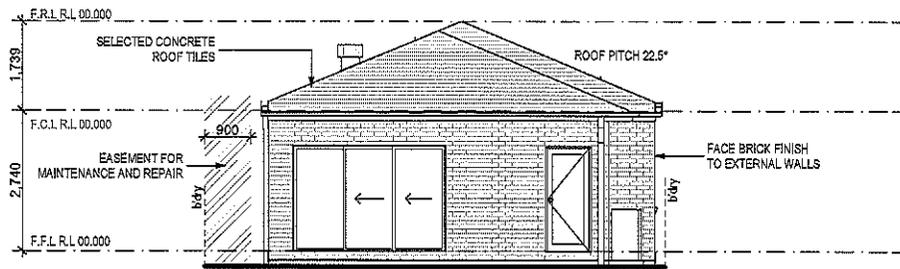
LODGEMENT:
D.A.C.C

- EXHAUST FAN
- SMOKE DETECTOR. AS 3786-1993

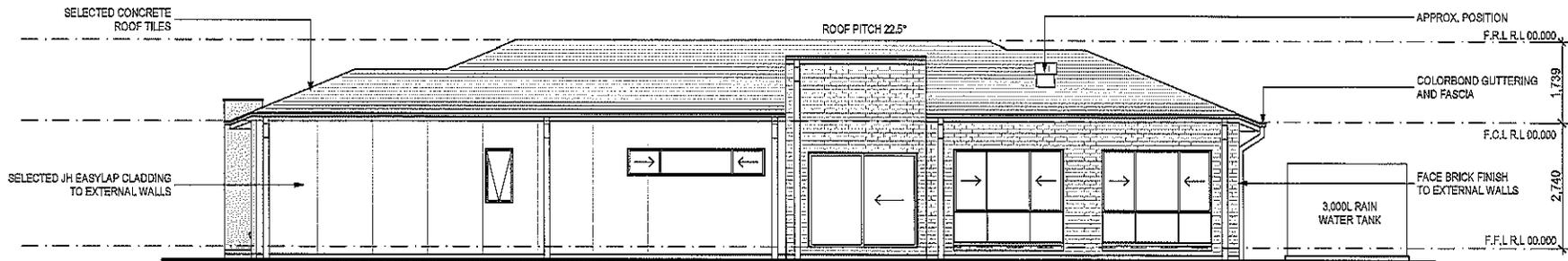
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JOB NO: 143683	DRAWN: DC
LGA: PENRITH	DATE: 04/04/14
DESCRIPTION: ALEGRA 15	SITE CLASSIFICATION: M' CLASS (subject to borehole report)
CODE: WS-ALEG15S MO-RH	FAÇADE: Modern
	SHEET: 7



REAR/WEST ELEVATION
1:100



RIGHT/NORTH ELEVATION
1:100

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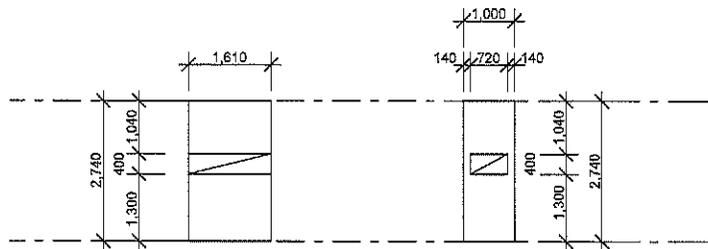
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B	DA PLANS	AS	16.07.14	ALEGRA 15
-	-	-	-	CODE:
-	-	-	-	WS-ALEG15S MO-RH

DRAWN: DC
DATE: 04/04/14
SITE CLASSIFICATION: M' CLASS
FACADE: Modern
SHEET: 8

Window Schedule									
Window No.	Type	Window Size		Plan View	Elev. View	Glazing	Frame & Reveal	Flyscreens	Other
		Height	Width						
W1	AAA1815 Special	1,800	1,500			Single clear	240mm Brick veneer	Y	-
W2	AA1206	1,191	600			Single obs.	90mm Timber frame	Y	-
W3	AS0630 Special	590	3,010			Single clear	90mm Timber frame	Y	-
W4	AS2024T	2,042	2,391			Single clear	240mm Brick Veneer	Y	-
W5	AS2024T	2,042	2,391			Single clear	240mm Brick Veneer	Y	-
W6	AS0618	590	1,791			Single clear	240mm Brick Veneer	Y	-
W6	AS2008T	2,042	800			Single clear	240mm Brick Veneer	Y	-
W7	AA1806T	1,800	600			Single obs.	90mm Timber frame	Y	-

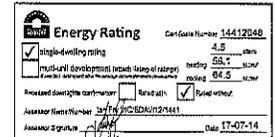
Door Schedule									
Door No.	Type	Door Size		Plan View	Elev. View	Glazing	Frame & Reveal	Flyscreens	Other
		Height	Width						
D1	MEF 5	2,040	820			-	240mm Brick Veneer	-	-
D2	MEF 5	2,040	820			-	240mm Brick Veneer	-	-
D3	MEF 5	2,040	820			Single clear	240mm Brick Veneer	-	-
D4	TS2030	2,065	3,000			Single clear	240mm Brick Veneer	-	-
D5	TXD2024	2,065	2,391			Single clear	240mm Brick Veneer	-	-
D6	TXD2024	2,065	2,391			Single clear	240mm Brick Veneer	-	-
D7	TXD2024	2,065	2,391			Single clear	90mm Timber frame	-	-
D8	Int. 820mm hung door	2,040	820			-	70mm Timber frame	-	-
D9	Int. 2 x 820mm hung door	2,040	1,240			-	70mm Timber frame	-	-
D10	Int. 2 x 820mm hung door	2,040	1,240			-	70mm Timber frame	-	-
D11	Int. 820mm hung door	2,040	820			-	70mm Timber frame	-	-
D12	Int. 820mm hung door	2,040	820			-	70mm Timber frame	-	-
D13	Int. 720mm hung door	2,040	720			-	70mm Timber frame	-	-
D14	Int. 720mm hung door	2,040	720			-	70mm Timber frame	-	-
D15	Int. 820mm CSD	2,040	820			-	90mm Timber frame	-	-
D16	Int. 2 x 820mm sliding door	2,040	1,640			-	70mm Timber frame	-	-
D17	Int. 820mm hung door	2,040	820			-	70mm Timber frame	-	-
D18	Int. 2 x 520mm hung door	2,040	1,040			-	70mm Timber frame	-	-
D19	Int. 720mm hung door	2,040	720			-	70mm Timber frame	-	-



DETAIL 'A'
SHOWER NICHE
ENSUITE

DETAIL 'B'
SHOWER NICHE
BATH

DETAILS
1:100



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- SMOKE DETECTOR. AS 3786-1893

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A-1	AMENDMENTS (LANDSCAPE PLAN)	DC	15/04/14		
A-2	VARIATIONS DATED 05.06.14	AS	20.06.14	DESCRIPTION: ALEGRA 15	SITE CLASSIFICATION: M' CLASS subject to borehole reports
B	DA PLANS	AS	16.07.14		
-	-	-	-	FACADE: Modern	SHEET: 10
-	-	-	-		
				CODE: WS-ALEG15S MO-RH	

AREAS SCHEDULE

SITE DETAILS

LOT NUMBER: 147
 DP NUMBER: Unregistered
 SITE AREA: 311m²

DWELLING AREAS

GROUND FLOOR LIVING: 118.37m²
 GARAGE: 19.88m²
 PORCH: 4.44m²

TOTAL FLOOR AREA: 142.70m²

DRIVEWAY AND PATH AREA: 19.63m²

ROOF AREA TO R/W TANK: 153.92m²
 (ROOF AREA TO R/W TANK AS PER
 BASIX CERTIFICATE)

SITE COVERAGE:
 PROPOSED: 159.98m² / 51%

FLOOR SPACE RATIO:
 PROPOSED: 118.37m² / 38%

LANDSCAPE RATIO:
 PROPOSED: 142.09m² / 45.6%

PRIVATE OPEN SPACE:
 (min. 2m dimension)
 REQUIRED (min.): 62.22m² / 20%
 PROPOSED: 86.78m² / 27.9%

'H1' CLASS SLAB

LOT: 147
 DP: Unregistered
 AREA: 311.0m²

- (B) PROPOSED EASEMENT FOR PADMOUNT SUBSTATION (VIDE DP 1184497)
- (C) PROPOSED RESTRICTION ON THE USE OF LAND (VIDE DP 1184497)
- (D) PROPOSED RESTRICTION ON THE USE OF LAND (VIDE DP 1184497)
- (E) PROPOSED EASEMENT TO DRAIN WATER 1.5 WIDE

STORMWATER DRAINAGE TO EASEMENT, (SUBJECT TO 88B)

ANY RETAINING WALLS REQUIRED TO BE COMPLETED BY OWNERS TO MANUFACTURERS SPECIFICATIONS.

SITE PLAN
 1:200

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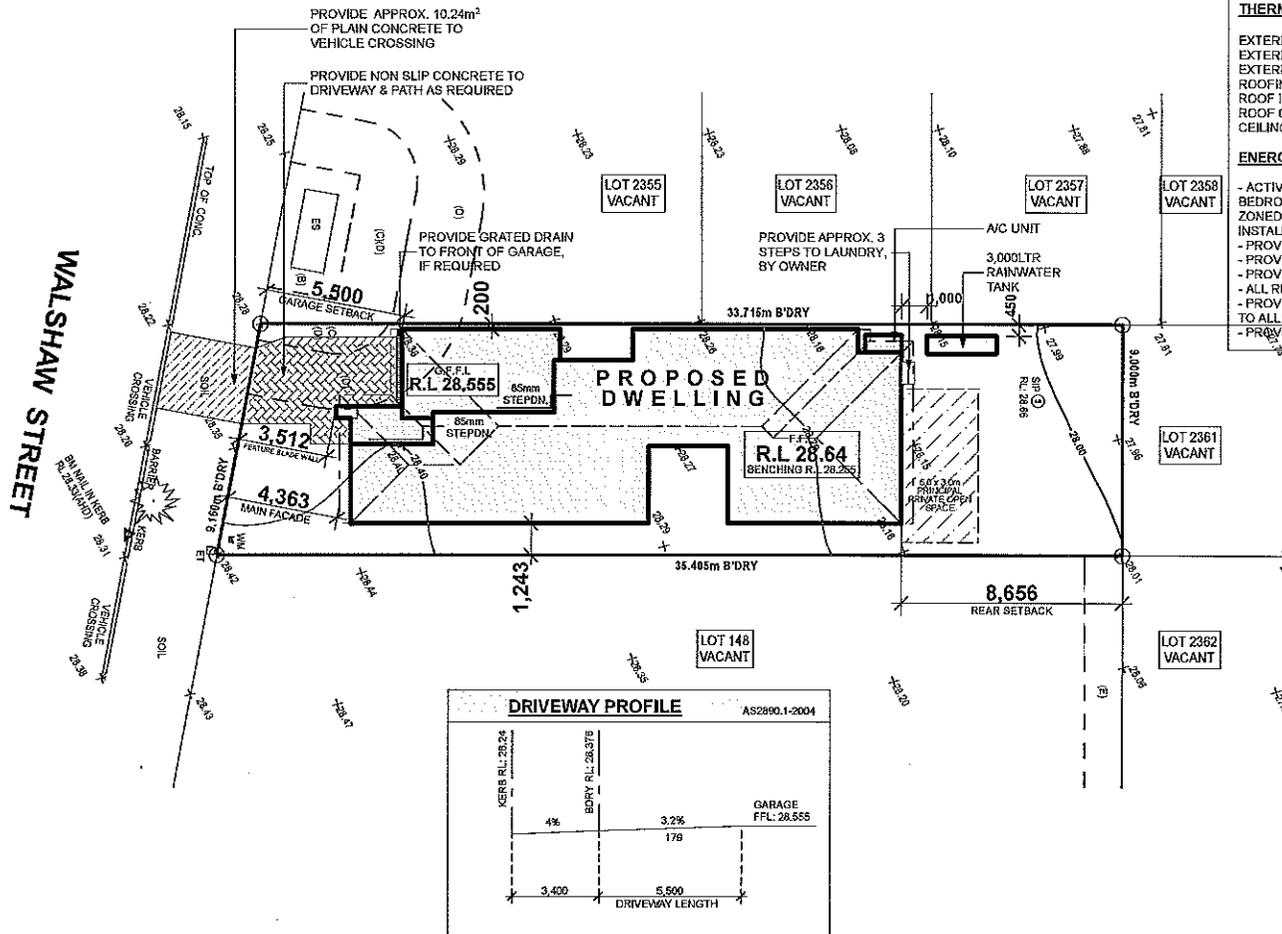
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NOTE:
 SEWER DEPTH MUST BE CONFIRMED ONCE SEWER WORKS AS EXECUTED (WAE) BECOMES AVAILABLE.



BASIX NOTES

WATER

- RAINWATER TANK OF AT LEAST 3,000 LITRES TO BE INSTALLED.
- RAINWATER TANK MUST MEET AND BE INSTALLED IN ACCORDANCE WITH APPLICABLE REGULATORY AUTHORITIES.
- RAINWATER TANK TO COLLECT RAIN RUNOFF FROM AT LEAST 163m² OF ROOF AREA.
- RAINWATER TANK SUPPLY TO BE CONNECT TO ALL TOILETS IN THE DEVELOPMENT.
- KITCHEN TAP FITTING RATING: 4 STAR
- SHOWERHEAD RATING: 3 STAR
- TOILET RATING (DUAL FLUSH): 4 STAR
- BATHROOM TAP FITTING RATING: 5 STAR
- RAINWATER TANK TO BE CONNECTED TO AT LEAST ONE OUTDOOR TAP IN THE DEVELOPMENT.

THERMAL COMFORT

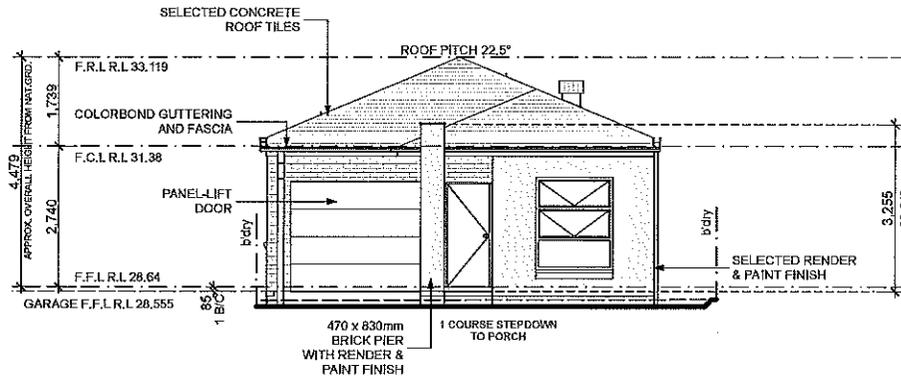
EXTERNAL WALLS: BRICK VENEER/TIMBER FRAME
 EXTERNAL WALL INSULATION: R2.0
 EXTERNAL WALL COLOUR: MEDIUM
 ROOFING MATERIAL: CONCRETE ROOF TILES
 ROOF INSULATION: SARKING
 ROOF COLOUR: MEDIUM
 CEILING INSULATION: R3.5

ENERGY

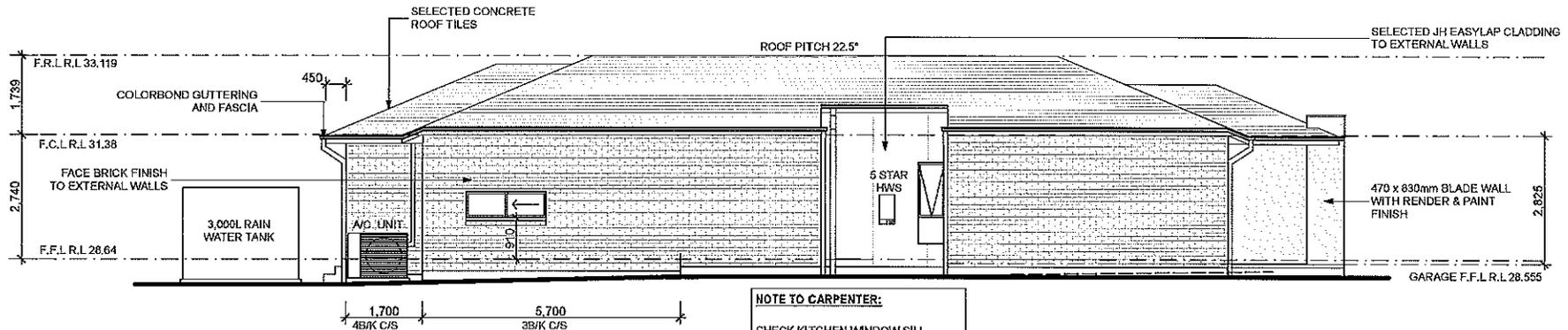
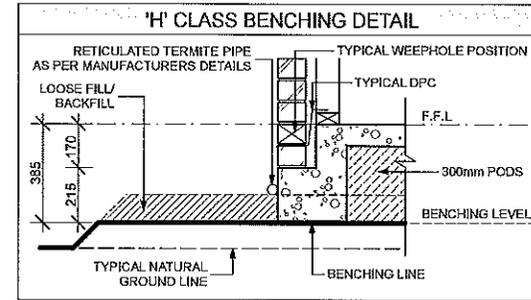
- ACTIVE HEATING AND COOLING TO BE INSTALLED IN LIVING AND BEDROOMS, 3 PHASE A/C SYSTEM (EER 2.5-3.0), TO BE DAY/NIGHT ZONED BETWEEN LIVING AREAS AND BEDROOMS, TO BE INSTALLED PRIOR TO FINAL OCCUPATION CERTIFICATE.
- PROVIDE GAS 6 STAR INSTANTANEOUS HWS.
- PROVIDE GAS COOKTOP TO KITCHEN.
- PROVIDE ELECTRIC OVEN TO KITCHEN.
- ALL REFRIGERATOR SPACES TO BE WELL VENTILATED.
- PROVIDE COMPACT FLUORESCENT ENERGY SAVING LIGHT BULBS TO ALL LIGHT POINTS.
- PROVIDE OUTDOOR CLOTHES LINE BY OWNER.

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ISSUE	DESCRIPTION	DRAWN	DATE	143683	DC
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A-2	VARIATIONS DATED 05.06.14	AS	20.06.14	DESCRIPTION:	FAÇADE: Modern
B	DA PLANS	AS	16.07.14	ALEGRA 15	SHEET:
B-1	ADDED CONTOURS	JH	20.10.14	CODE:	2
-	-	-	-	WS-ALEG15S MO-RH	



FRONT/EAST ELEVATION
1:100



LEFT/SOUTH ELEVATION
1:100

NOTE TO CARPENTER:
CHECK KITCHEN WINDOW SILL
HEIGHT TO MATCH KITCHEN DETAIL

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FLOOR FINISHES AS SELECTED AS PER TENDER.

Wisdom Smart

Ph: 4647 1200 Fax: 4647 1233
www.wisdomhomes.com.au

PROJECT:
PROPOSED SINGLE-STOREY BRICK VENEER DWELLING

ADDRESS:
Lot 147 Walshaw Street
Thornton Estate

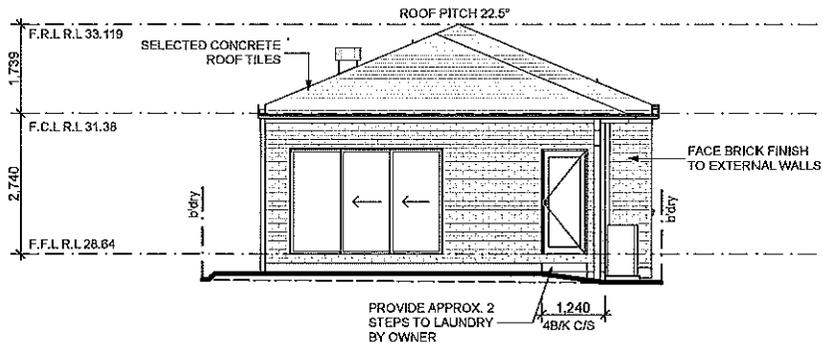
CLIENT:
Mr & Mrs Arachchige

LODGEMENT:
D.A./C.C

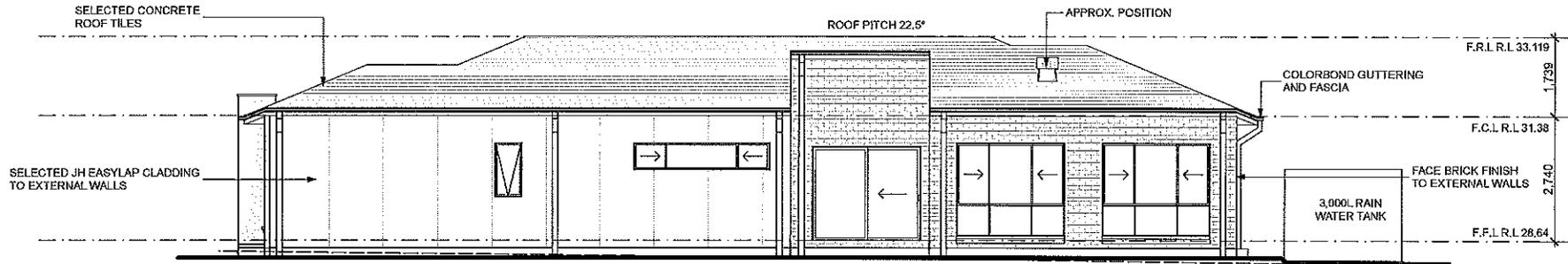
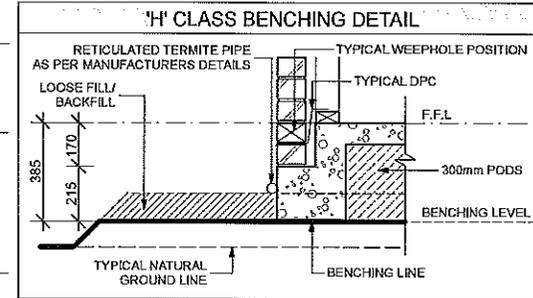
- EXHAUST FAN
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REVISION SCHEDULE				JOB No:	DRAWN:
ISSUE	DESCRIPTION	DRAWN	DATE	143683	DC
A	CONTRACT PLANS	DC	04/04/14	LGA:	04/04/14
A-1	AMENDMENTS (LANDSCAPE PLAN)	DC	15/04/14	PENRITH	SITE CLASSIFICATION: H1' CLASS
A-2	VARIATIONS DATED 05.06.14	AS	20.06.14	DESCRIPTION:	FAÇADE: Modern
B	DA PLANS	AS	16.07.14	ALEGRA 15	SHEET:
B-1	ADDED CONTOURS	JH	20.10.14	CODE:	7
-	-	-	-	WS-ALEG15S MO-RH	



REAR/WEST ELEVATION
1:100



RIGHT/NORTH ELEVATION
1:100

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LODGEMENT:
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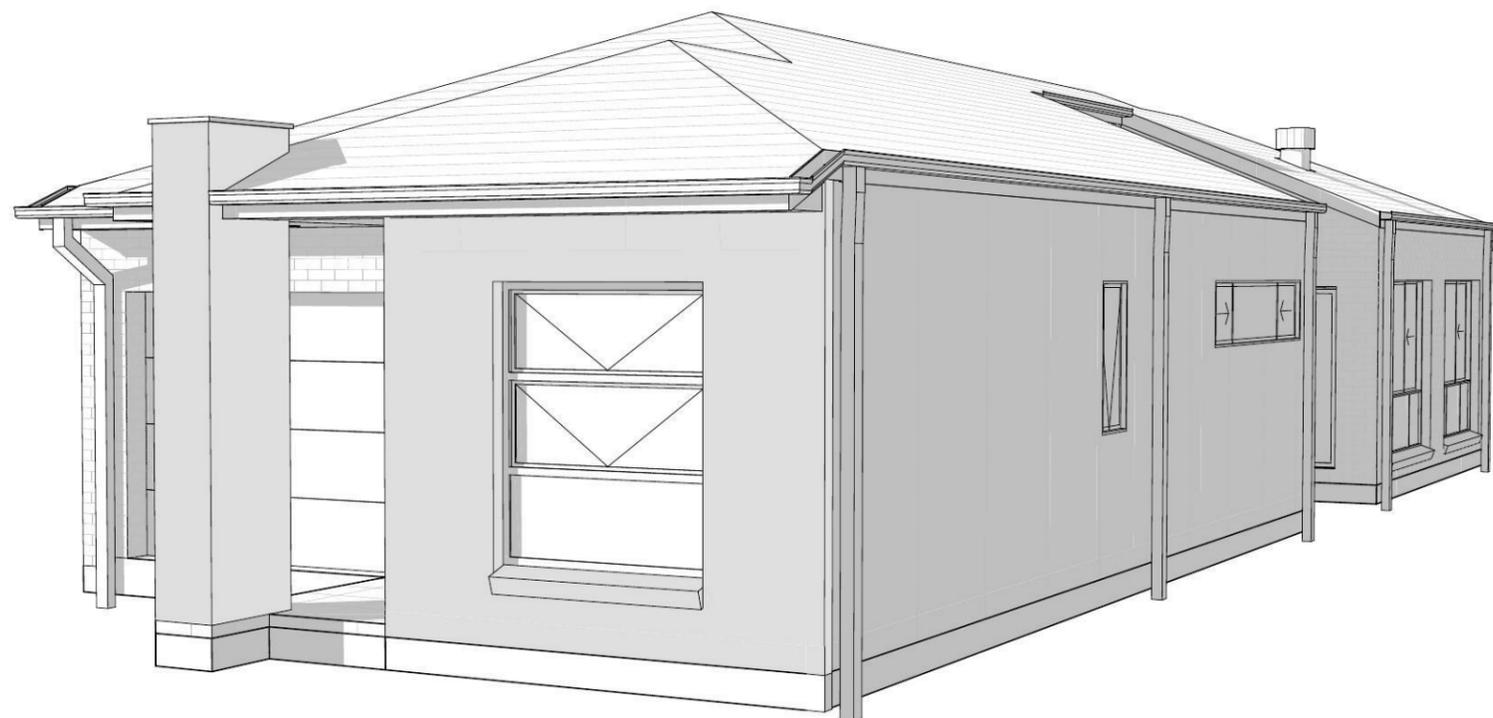
JOB No:
143683
LGA:
PENRITH
DESCRIPTION:
ALEGRA 15
CODE:
WS-ALEG15S MO-RH

DRAWN:
DC
DATE:
04/04/14
SITE CLASSIFICATION:
H1 CLASS
FACADE:
Modern
SHEET:
8

Alegra 15 - Modern



Page	Drawing
1	TITLE PAGE
2	SITE PLAN
3	BENCHING PLAN
4	CONCEPT STORMWATER PLAN
5	SITE ANALYSIS PLAN
6	FLOOR PLAN
7	ELEVATIONS
8	ELEVATIONS
9	SECTIONS
10	WINDOW/DOOR SCHEDULE



**Wisdom
Smart
The easystart**

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PROJECT:
PROPOSED SINGLE-STOREY BRICK VENEER DWELLING

JOB No:
143683

CLIENT:
Mr & Mrs Arachchige

ADDRESS:
**Lot 147 Walshaw Street
Thornton Estate**

AREAS SCHEDULE

SITE DETAILS

LOT NUMBER: 147
 DP NUMBER: Unregistered
 SITE AREA: 311m²

DWELLING AREAS

GROUND FLOOR LIVING: 118.37m²
 GARAGE: 19.89m²
 PORCH: 4.44m²

TOTAL FLOOR AREA: 142.70m²

DRIVEWAY AND PATH AREA: 19.63m²

ROOF AREA TO R/W TANK: 153.92m²
 (ROOF AREA TO R/WATER TANK AS PER BASIX CERTIFICATE)

SITE COVERAGE:
 PROPOSED: 159.98m² / 51%

FLOOR SPACE RATIO:
 PROPOSED: 118.37m² / 38%

LANDSCAPE RATIO:
 PROPOSED: 142.09m² / 45.6%

PRIVATE OPEN SPACE:
 (min. 2m dimension)
 REQUIRED (min.): 62.22m² / 20%
 PROPOSED: 86.78m² / 27.9%

'H1' CLASS SLAB

LOT: 147
DP: Unregistered
AREA: 311.0m²

(B) PROPOSED EASEMENT FOR PADMOUNT SUBSTATION (VIDE DP 1184497)
 (C) PROPOSED RESTRICTION ON THE USE OF LAND (VIDE DP 1184497)
 (D) PROPOSED RESTRICTION ON THE USE OF LAND (VIDE DP 1184497)
 (E) PROPOSED EASEMENT TO DRAIN WATER 1.5 WIDE

STORMWATER DRAINAGE TO EASEMENT. (SUBJECT TO 88B)
 ANY RETAINING WALLS REQUIRED TO BE COMPLETED BY OWNERS TO MANUFACTURERS SPECIFICATIONS.

SITE PLAN
 1:200

Wisdom Smart

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 Thornton Estate

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LODGEMENT:
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JOB No:
143683
 LGA:
 PENRITH
 DESCRIPTION:
 ALEGRA 15
 CODE:
 WS-ALEG15S MO-RH

DRAWN:
 DC
 DATE:
 04/04/14
 SITE CLASSIFICATION:
 'H1' CLASS
 FACADE:
 Modern
 SHEET:
2

BASIX NOTES

WATER

- RAINWATER TANK OF AT LEAST 3,000 LITRES TO BE INSTALLED.
- RAINWATER TANK MUST MEET AND BE INSTALLED IN ACCORDANCE WITH APPLICABLE REGULATORY AUTHORITIES.
- RAINWATER TANK TO COLLECT RAIN RUNOFF FROM AT LEAST 153m² OF ROOF AREA.
- RAINWATER TANK SUPPLY TO BE CONNECT TO ALL TOILETS IN THE DEVELOPMENT.
- KITCHEN TAP FITTING RATING 4 STAR
- SHOWERHEAD RATING 3 STAR
- TOILET RATING (DUAL FLUSH) 4 STAR
- BATHROOM TAP FITTING RATING 5 STAR
- RAINWATER TANK TO BE CONNECTED TO AT LEAST ONE OUTDOOR TAP IN THE DEVELOPMENT.

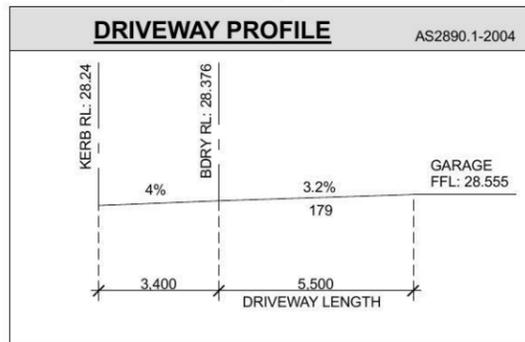
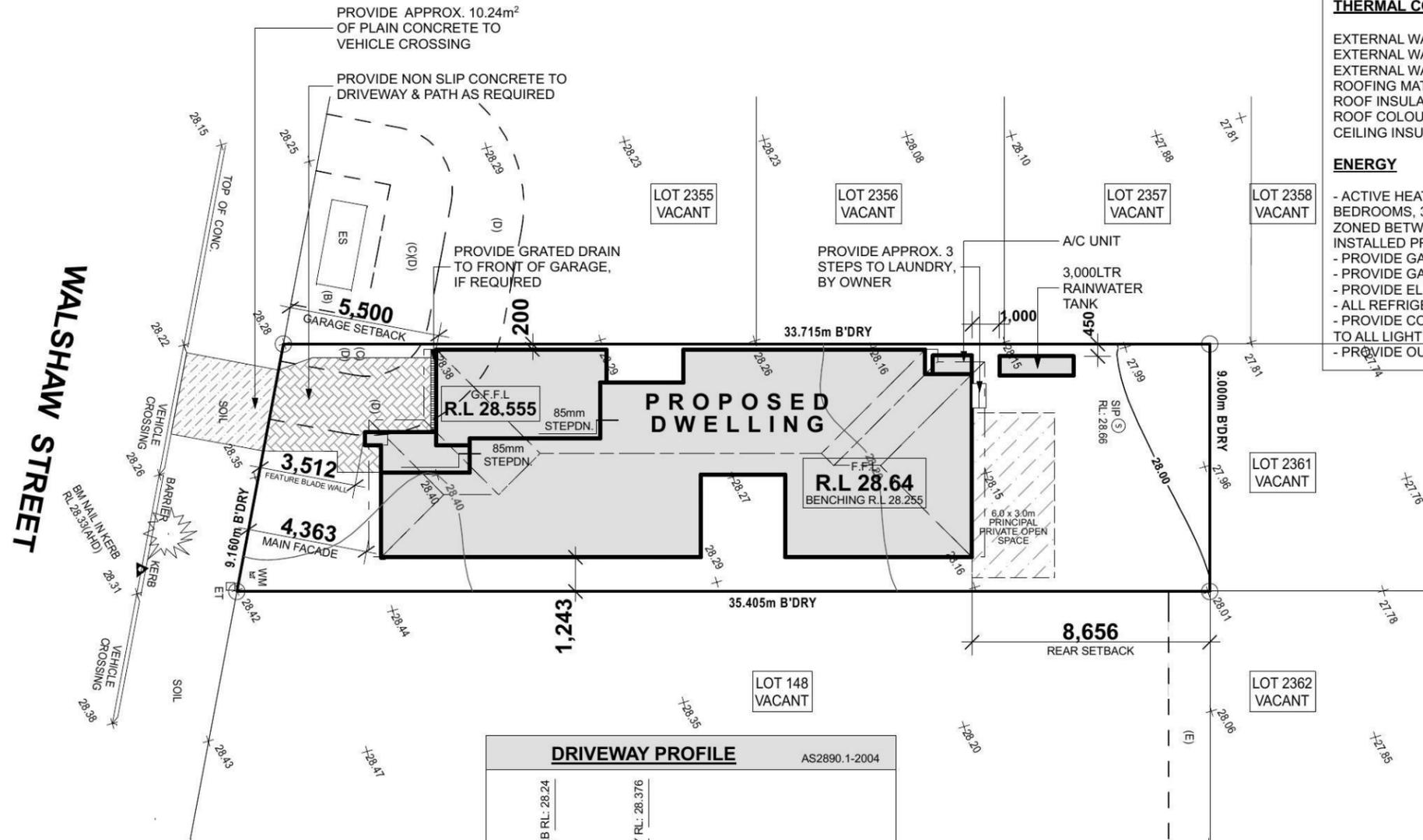
THERMAL COMFORT

EXTERNAL WALLS: BRICK VEENER/TIMBER FRAME
 EXTERNAL WALL INSULATION: R2.0
 EXTERNAL WALL COLOUR: MEDIUM
 ROOFING MATERIAL: CONCRETE ROOF TILES
 ROOF INSULATION: SARKING
 ROOF COLOUR: MEDIUM
 CEILING INSULATION: R3.5

ENERGY

- ACTIVE HEATING AND COOLING TO BE INSTALLED IN LIVING AND BEDROOMS, 3 PHASE A/C SYSTEM (EER 2.5-3.0). TO BE DAY/NIGHT ZONED BETWEEN LIVING AREAS AND BEDROOMS. TO BE INSTALLED PRIOR TO FINAL OCCUPATION CERTIFICATE.
- PROVIDE GAS 6 STAR INSTANTANEOUS HWS.
- PROVIDE GAS COOKTOP TO KITCHEN.
- PROVIDE ELECTRIC OVEN TO KITCHEN.
- ALL REFRIGERATOR SPACES TO BE WELL VENTILATED.
- PROVIDE COMPACT FLUORESCENT ENERGY SAVING LIGHT BULBS TO ALL LIGHT POINTS.
- PROVIDE OUTDOOR CLOTHES LINE BY OWNER.

NOTE:
 SEWER DEPTH MUST BE CONFIRMED ONCE SEWER WORKS AS EXECUTED (WAE) BECOMES AVAILABLE.



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The stormwater design/layout which flows to the street/easement is in compliance with:

1. Building Code of Australia Vol. 2 (BCA) Sections 3.1 Site Preparation, and 3.5 Roof and Wall Cladding.
2. Penrith City Council DCP 2006 Guidelines for Engineering works (stormwater drainage).
3. Using data from BCA Tables 3.5.2.1 and 3.5.2.2 the number of downpipes required based on a roof area of 153.92m² is 10.

Name _____
Signed _____ Date _____

'H1' CLASS SLAB

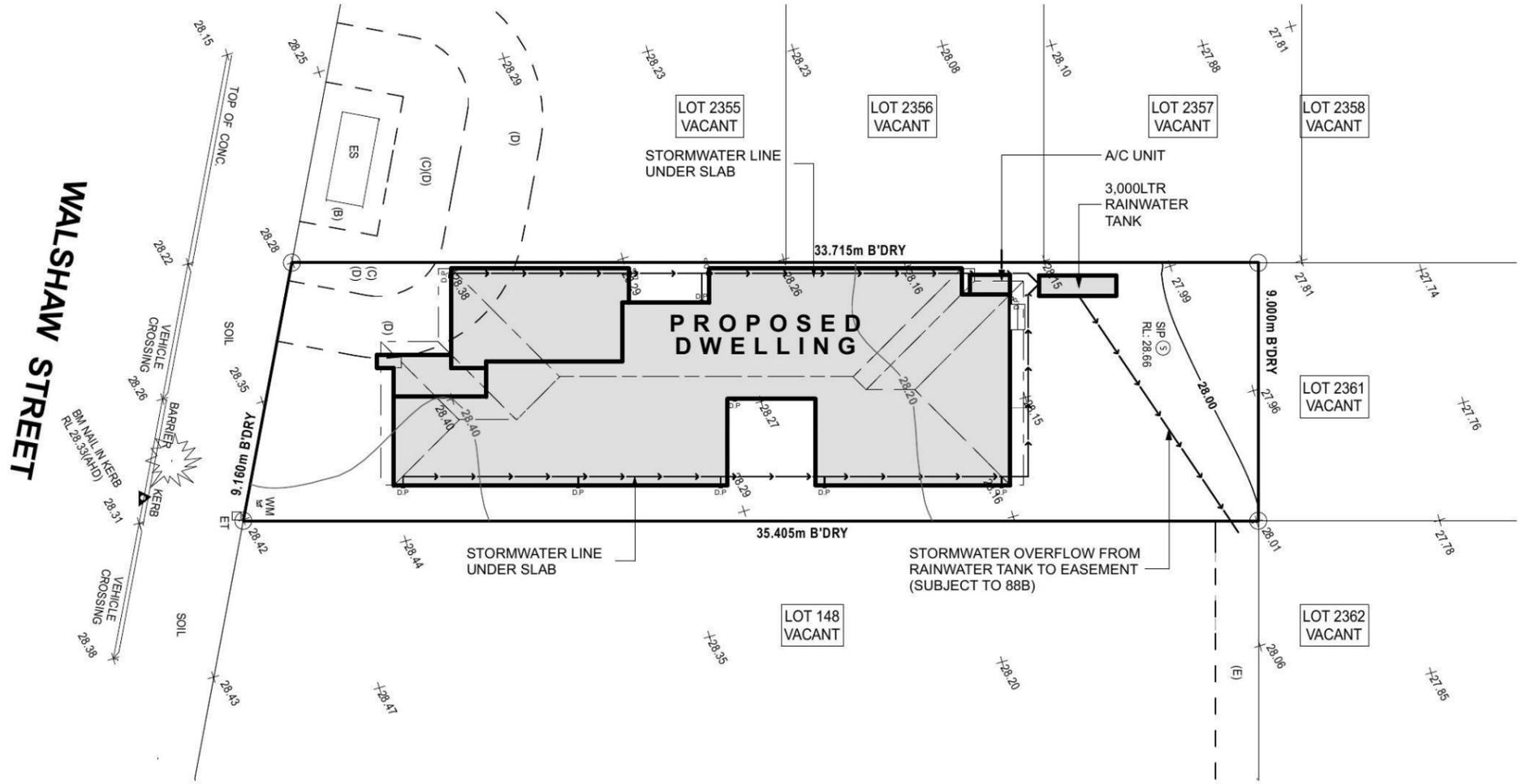
LOT: 147
DP: Unregistered
AREA: 311.0m²

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STORMWATER DRAINAGE TO EASEMENT. (SUBJECT TO 88B)

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STORMWATER LINES



CONCEPT STORMWATER PLAN
1:200

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Wisdom Smart

Ph: 4647 1200 Fax: 4647 1233

Document Set ID: 6450264
Version: 1, Version Date: 20/02/2015

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ADDRESS: Lot 147 Walshaw Street
Thornton Estate

CLIENT: Mr & Mrs Arachchige

LOGGEMENT: D.A/C.C

EXHAUST FAN
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B-1	ADDED CONTOURS	JH	20.10.14
-	-	-	-

JOB No: 143683

DATE: 04/04/14

LGA: PENRITH

DESCRIPTION: ALEGRA 15

CODE: WS-ALEG15S MO-RH

DRAWN: DC

DATE: 04/04/14

SITE CLASSIFICATION: 'H1' CLASS

FAÇADE: Modern

SHEET: 4

NOTE:
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'H1' CLASS SLAB

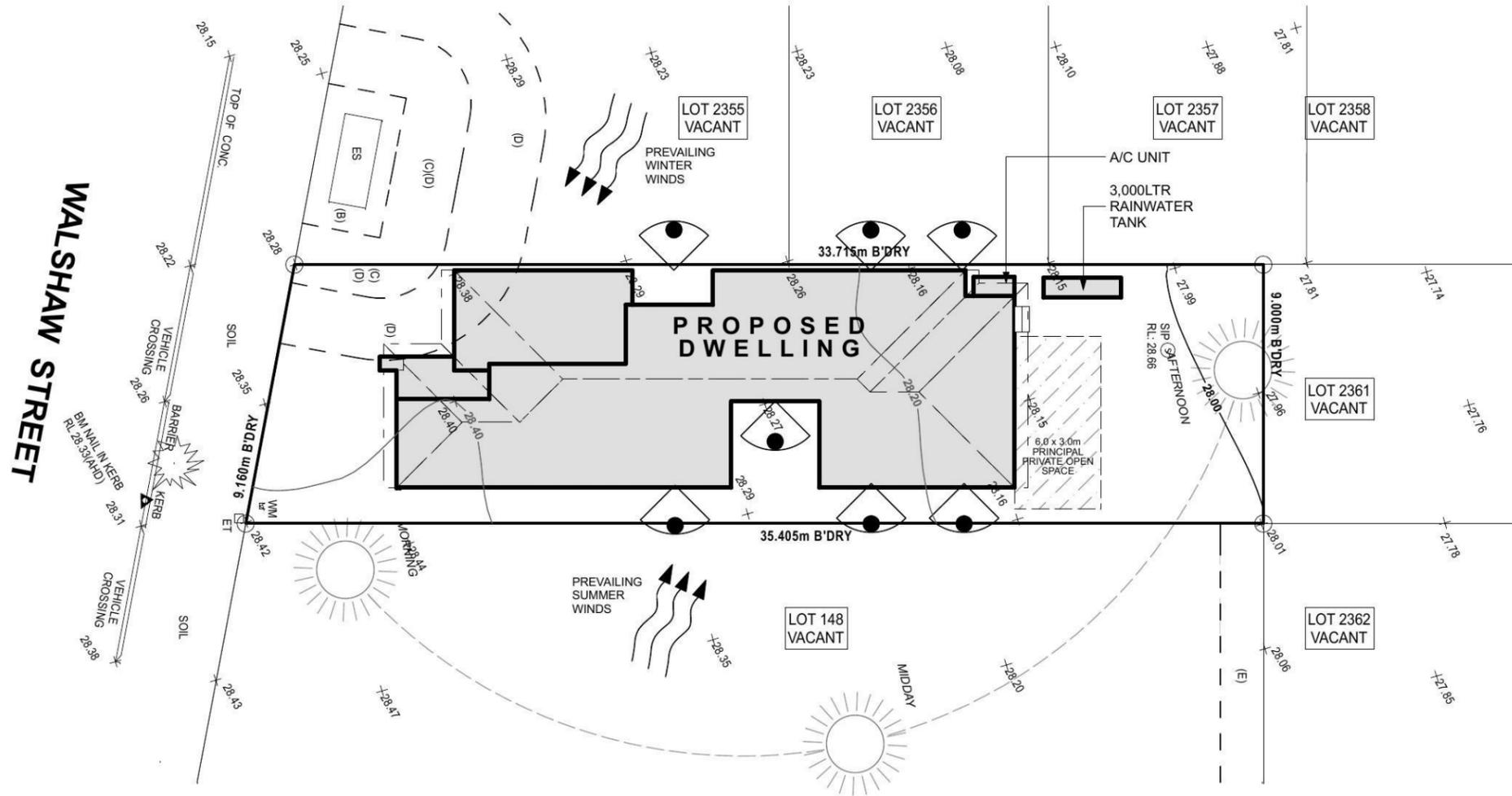
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SITE ANALYSIS PLAN
1:200

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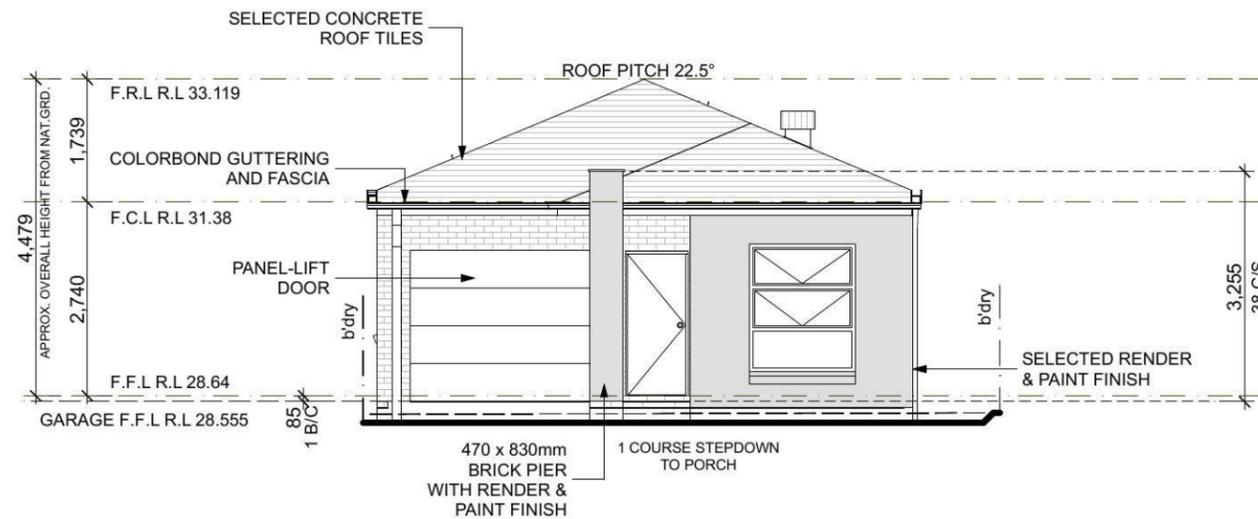
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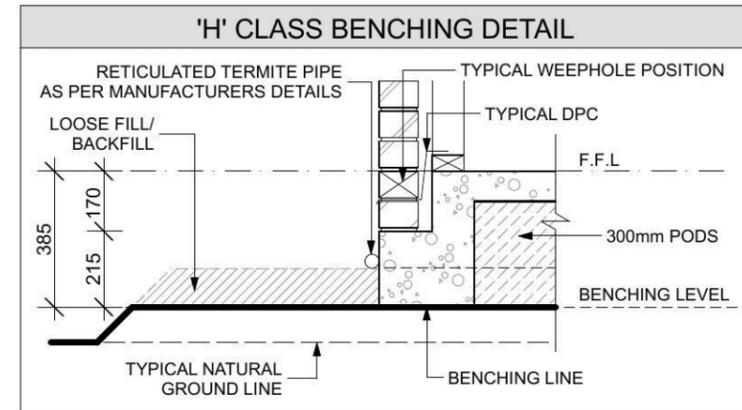
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FACADE:
Modern
SHEET:
5



FRONT/EAST ELEVATION
1:100



LEFT/SOUTH ELEVATION
1:100

NOTE TO CARPENTER:
CHECK KITCHEN WINDOW SILL HEIGHT TO MATCH KITCHEN DETAIL

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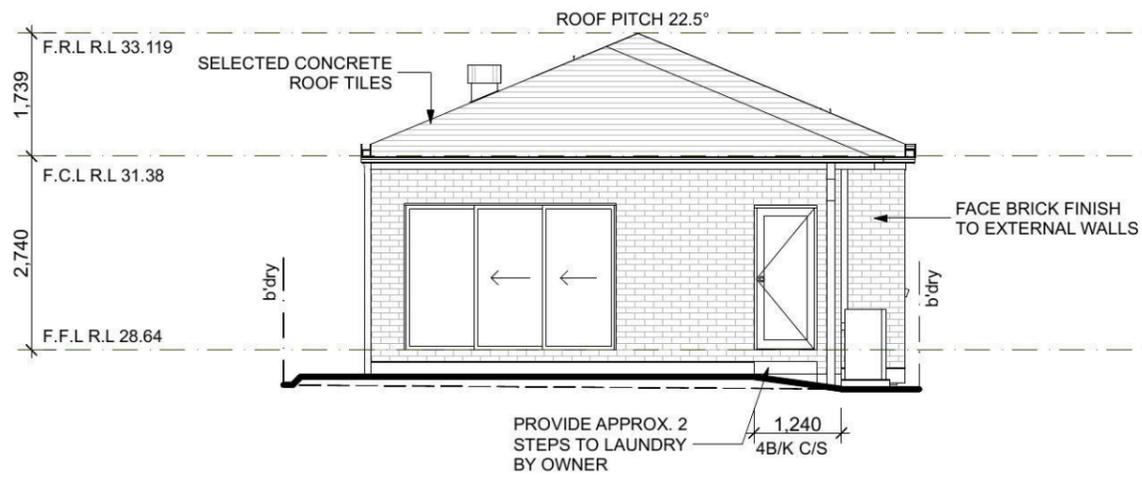
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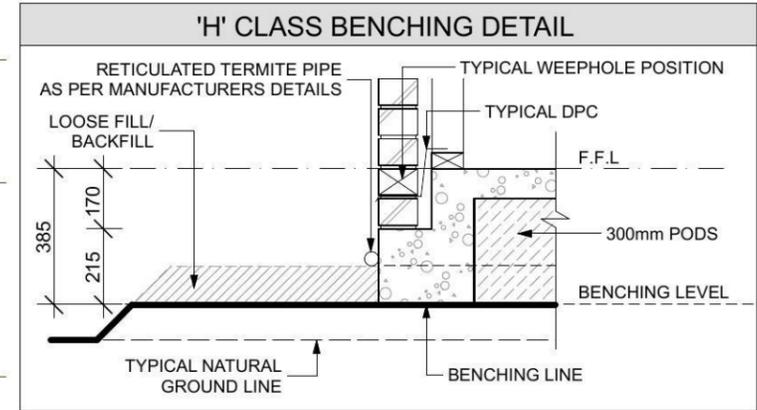
SITE CLASSIFICATION:
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SHEET:
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REAR/WEST ELEVATION
1:100



RIGHT/NORTH ELEVATION
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B	DA PLANS	AS	16.07.14
B-1	ADDED CONTOURS	JH	20.10.14
-	-	-	-

JOB No:
143683

LGA:
PENRITH

DESCRIPTION:
ALEGRA 15

CODE:
WS-ALEG15S MO-RH

DRAWN:
DC

DATE:
04/04/14

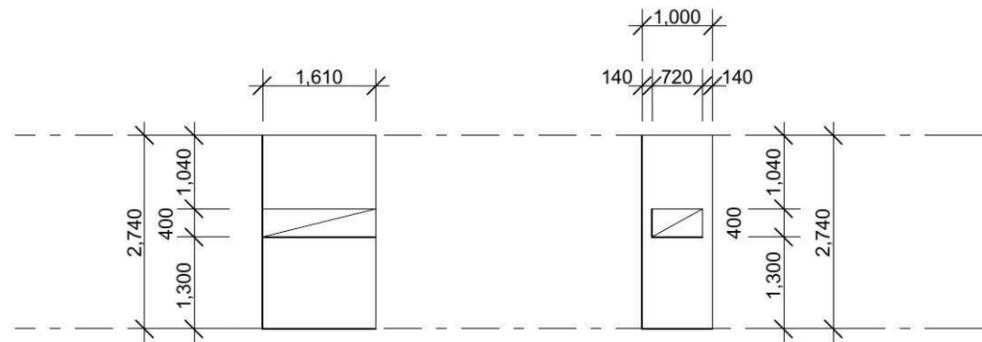
SITE CLASSIFICATION:
H1' CLASS

FACADE:
Modern

SHEET:
8

Window Schedule									
Window No.	Type	Window Size		Plan View	Elev. View	Glazing	Frame & Reveal	Flyscreens	Other
		Height	Width						
W1	AAA1815 Special	1,800	1,500			Single clear	240mm Brick veneer	Y	-
W2	AA1206	1,191	600			Single obs.	90mm Timber frame	Y	-
W3	AS0630 Special	590	3,010			Single clear	90mm Timber frame	Y	-
W4	AS2024T	2,042	2,391			Single clear	240mm Brick Veneer	Y	-
W5	AS2024T	2,042	2,391			Single clear	240mm Brick Veneer	Y	-
W6	AS0618	590	1,791			Single clear	240mm Brick Veneer	Y	-
W7	AS2008T	2,042	800			Single clear	240mm Brick Veneer	Y	-
W8	AA1806T	1,800	600			Single obs.	90mm Timber frame	Y	-

Door Schedule									
Door No.	Type	Door Size		Plan View	Elev. View	Glazing	Frame & Reveal	Flyscreens	Other
		Height	Width						
D1	MEF 5	2,040	820			-	240mm Brick Veneer	-	-
D2	MEF 5	2,040	820			-	240mm Brick Veneer	-	-
D3	MEF 5	2,040	820			Single clear	240mm Brick Veneer	-	-
D4	TSD2030	2,065	3,000			Single clear	240mm Brick Veneer	-	-
D5	TXD2024	2,065	2,391			Single clear	240mm Brick Veneer	-	-
D6	TXD2024	2,065	2,391			Single clear	240mm Brick Veneer	-	-
D7	TXD2024	2,065	2,391			Single clear	90mm Timber frame	-	-
D8	Int. 820mm hung door	2,040	820			-	70mm Timber frame	-	-
D9	Int. 2 x 620mm hung door	2,040	1,240			-	70mm Timber frame	-	-
D10	Int. 2 x 620mm hung door	2,040	1,240			-	70mm Timber frame	-	-
D11	Int. 820mm hung door	2,040	820			-	70mm Timber frame	-	-
D12	Int. 820mm hung door	2,040	820			-	70mm Timber frame	-	-
D13	Int. 720mm hung door	2,040	720			-	70mm Timber frame	-	-
D14	Int. 720mm hung door	2,040	720			-	70mm Timber frame	-	-
D15	Int. 820mm CSD	2,040	820			-	90mm Timber frame	-	-
D16	Int. 2 x 820mm sliding door	2,040	1,640			-	70mm Timber frame	-	-
D17	Int. 820mm hung door	2,040	820			-	70mm Timber frame	-	-
D18	Int. 2 x 520mm hung door	2,040	1,040			-	70mm Timber frame	-	-
D19	Int. 720mm hung door	2,040	720			-	70mm Timber frame	-	-



DETAIL 'A'
SHOWER NICHE
ENSUITE

DETAIL 'B'
SHOWER NICHE
BATH

DETAILS
1:100

NOTES:
 *REFER TO ENGINEERS DETAILS FOR ALL EXPANSION JOINT LOCATIONS.
 *REFER TO ENGINEERS DETAILS FOR ALL STEEL BEAM AND FLOOR JOIST LOCATIONS AND DIRECTIONS.
 *REFER TO TRUSS MANUFACTURERS DETAILS FOR ALL FLOOR JOIST SIZES AND DIRECTIONS.
 *REFER TO A/C DETAILS FOR A/C DUCT POSITIONS.
 *A/C DUCT LOCATIONS MAY NEED TO CHANGE DUE TO CONSTRUCTION REQUIREMENTS (JOIST LOCATION, STRUCTURAL BEAMS ETC).
 *FLOOR FINISHES AS SELECTED AS PER TENDER.

Wisdom Smart
 Ph: 4647 1200 Fax: 4647 1233
 Document Set ID: 6450264
 Version: 1, Version Date: 20/02/2015

PROJECT:
PROPOSED SINGLE-STOREY BRICK VENEER DWELLING

ADDRESS:
Lot 147 Walshaw Street
Thornton Estate

CLIENT:
Mr & Mrs Arachchige

LODGEMENT:
D.A/C.C

⊗ EXHAUST FAN
 ⊗ SMOKE DETECTOR. AS 3786-1993

NOTES: BOUNDARY SETBACKS MUST BE VERIFIED BY A REGISTERED SURVEYOR BEFORE COMMENCEMENT OF ANY BUILDING WORK. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS, COUNCIL REQUIREMENTS, RELEVANT CODES & STANDARDS. LEVELS SHOWN ARE BASED ON CONTOUR SURVEY PREPARED BY A REGISTERED SURVEYOR. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED & ENGINEERS DETAILS. WHERE ENGINEERS STRUCTURAL DRAWINGS ARE REQUIRED THE ENGINEERS PLAN WILL TAKE PREFERENCE TO THESE DRAWINGS. IN THE EVENT OF ANY ALTERATIONS OR DISCREPANCIES, NOTIFY WISDOM HOMES IMMEDIATELY. FIGURED DIMENSIONS TO BE READ IN REFERENCE TO SCALING & TO BE CHECKED & VERIFIED BEFORE WORK IS COMMENCED.

REVISION SCHEDULE			
ISSUE	DESCRIPTION	DRAWN	DATE
A	CONTRACT PLANS	DC	04/04/14
A-1	AMENDMENTS (LANDSCAPE PLAN)	DC	15/04/14
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-	-	-	-

JOB No:
143683

LGA:
PENRITH

DESCRIPTION:
ALEGRA 15

CODE:
WS-ALEG15S MO-RH

DRAWN:
DC

DATE:
04/04/14

SITE CLASSIFICATION:
H1' CLASS

FAÇADE:
Modern

SHEET:
10

AREAS SCHEDULE

SITE DETAILS

LOT NUMBER: 147
 DP NUMBER: Unregistered
 SITE AREA: 311m²

DWELLING AREAS

GROUND FLOOR LIVING: 118.37m²
 GARAGE: 19.89m²
 PORCH: 4.44m²

TOTAL FLOOR AREA: 142.70m²

DRIVEWAY AND PATH AREA: 17.28m²

ROOF AREA TO R/W TANK: 153.92m²
 (ROOF AREA TO R/WATER TANK AS PER
 BASIX CERTIFICATE)

SITE COVERAGE:
 PROPOSED: 159.98m² / 51%

FLOOR SPACE RATIO:
 PROPOSED: 118.37m² / 38%

LANDSCAPE RATIO:
 PROPOSED: 142.09m² / 45.6%

PRIVATE OPEN SPACE:
 (min. 2m dimension)
 REQUIRED (min.): 62.22m² / 20%
 PROPOSED: 86.78m² / 27.9%

M' CLASS

(subject to benchhole report)

LOT: 147
 DP: Unregistered
 AREA: 311m²

STORMWATER DRAINAGE TO EASEMENT.

EXCAVATE SITE APPROX. 000mm TO
 FORM JOB DATUM R.L. 00.000 (ASSUMED)
 DATUM POINT 000mm BELOW FINISHED
 FLOOR LEVEL. EXTENT OF EXCAVATION
 AND BATTERS TO BE DETERMINED ON
 SITE.

- (A) - EASEMENT FOR MAINTENANCE AND SUPPORT 0.3 WIDE (ASSUMED)
- (B) - EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
- (C) - RESTRICTION ON THE USE OF LAND
- (D) - RESTRICTION ON THE USE OF LAND
- (E) - EASEMENT TO DRAIN WATER 1.5 WIDE

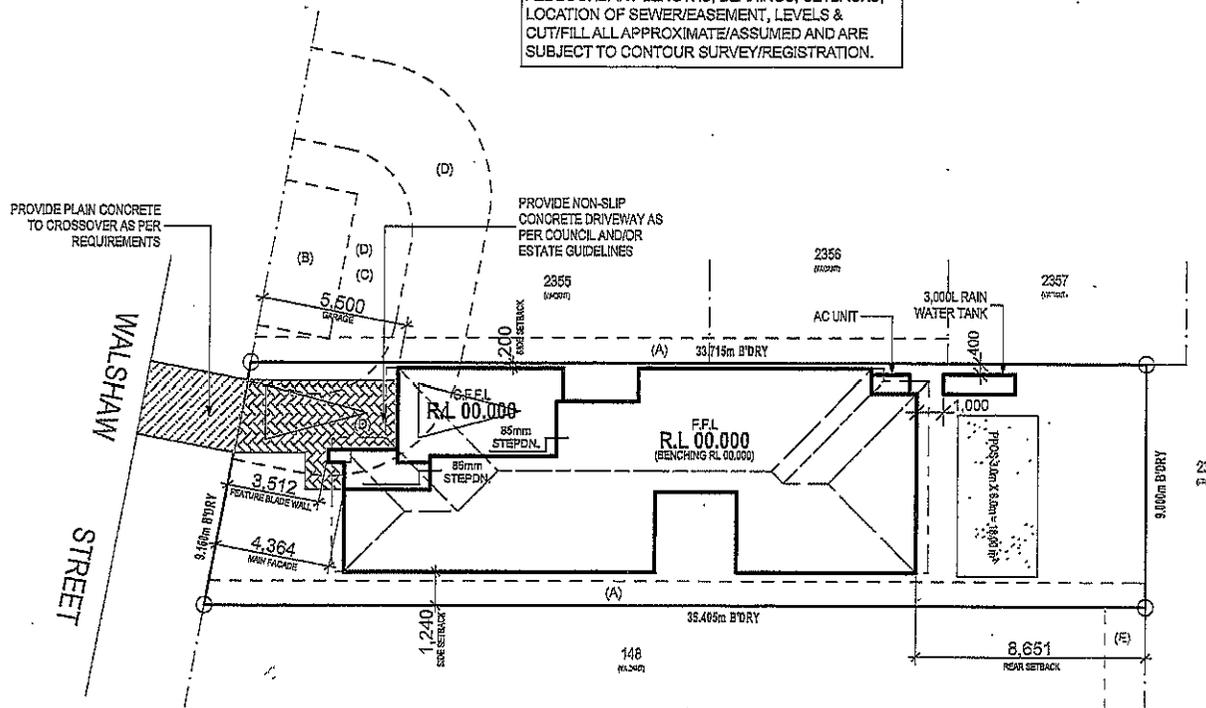
PRELIMINARY DEPOSITED PLAN

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

SITE PLAN
 1:200

NOTE:

ALL BOUNDARY LENGTHS, BEARINGS, SETBACKS,
 LOCATION OF SEWER/EASEMENT, LEVELS &
 CUT/FILL ALL APPROXIMATE/ASSUMED AND ARE
 SUBJECT TO CONTOUR SURVEY/REGISTRATION.



BASIX NOTES

WATER

- RAINWATER TANK OF AT LEAST 3,000 LITRES TO BE INSTALLED.
- RAINWATER TANK MUST MEET AND BE INSTALLED IN ACCORDANCE WITH APPLICABLE REGULATORY AUTHORITIES.
- RAINWATER TANK TO COLLECT RAIN RUNOFF FROM AT LEAST 153m² OF ROOF AREA.
- RAINWATER TANK SUPPLY TO BE CONNECT TO ALL TOILETS IN THE DEVELOPMENT.
- KITCHEN TAP FITTING RATING: 4 STAR
- SHOWERHEAD RATING: 3 STAR
- TOILET RATING (DUAL FLUSH): 4 STAR
- BATHROOM TAP FITTING RATING: 5 STAR
- RAINWATER TANK TO BE CONNECTED TO AT LEAST ONE OUTDOOR TAP IN THE DEVELOPMENT.

THERMAL COMFORT

EXTERNAL WALLS: BRICK VEENER/TIMBER FRAME
 EXTERNAL WALL INSULATION: R2.0
 EXTERNAL WALL COLOUR: MEDIUM
 ROOFING MATERIAL: CONCRETE ROOF TILES
 ROOF INSULATION: SARKING
 ROOF COLOUR: MEDIUM
 CEILING INSULATION: R3.5

ENERGY

- ACTIVE HEATING AND COOLING TO BE INSTALLED IN LIVING AND BEDROOMS, 3 PHASE A/C SYSTEM (EER 2.5-3.0), TO BE DAY/NIGHT ZONED BETWEEN LIVING AREAS AND BEDROOMS, TO BE INSTALLED PRIOR TO FINAL OCCUPATION CERTIFICATE.
- PROVIDE GAS 6 STAR INSTANTANEOUS HWS.
- PROVIDE GAS COOKTOP TO KITCHEN.
- PROVIDE ELECTRIC OVEN TO KITCHEN.
- ALL REFRIGERATOR SPACES TO BE WELL VENTILATED.
- PROVIDE COMPACT FLUORESCENT ENERGY SAVING LIGHT BULBS TO ALL LIGHT POINTS.
- PROVIDE OUTDOOR CLOTHES LINE BY OWNER.

NOTES:

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JOB NO: 143683	DRAWN: DC
DATE: 04/04/14	
LGA: PENRITH	
DESCRIPTION: ALEGRA 15	
CODE: WS-A1 FR15S MO-RH	
SITE CLASSIFICATION: M' CLASS (subject to benchhole report)	
FACADE: Modern	
SHEET: 2	

