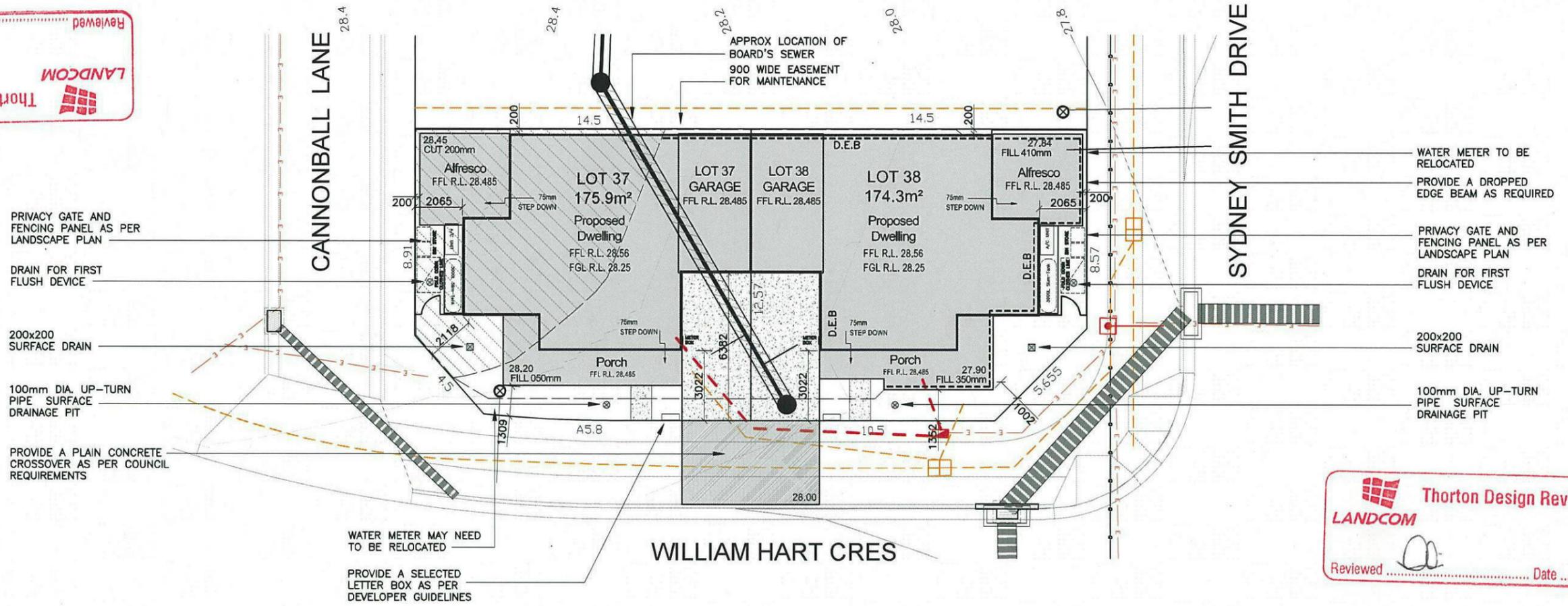


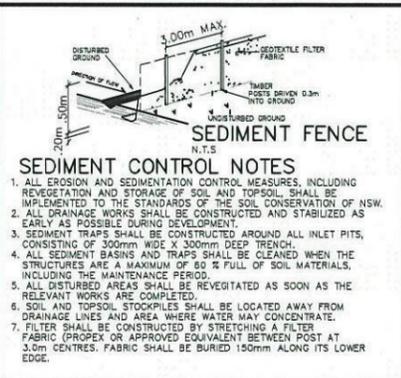
Reviewed ..... Date .....  
**LANDCOM**  
 Thornton Design Review Panel



Reviewed ..... Date 1/8/13  
**LANDCOM**  
 Thornton Design Review Panel

- STORMWATER PIT & DRAINAGE LINE
- SEWER STRUCTURE, LINE & CONCRETE ENCASING
- WATER MAIN, HYDRANT & STOP VALVE
- WATER METER
- STREET LIGHT
- ELECTRICAL LV PILLAR & CONDUIT
- NBN PIT & CONDUIT
- GAS MAIN

M CLASS SITE



**GENERAL NOTES:**  
 - This drawing is to be read in conjunction with all other architectural & consultants drawings & specifications for the works.  
 - Dimensions in preference to scale.  
 - Verify all dimensions on site prior to construction.  
 - All ground lines are approximate.  
 - All work to be carried out in accordance with Local Council Codes, the B.C.A., Australian Standards and any relevant authorities.  
 - Wind Rating refer to framing manufacturer's specification.

| LOT 37 AREAS  |                      |
|---------------|----------------------|
| SITE:         | 175.9m <sup>2</sup>  |
| GROUND FLOOR: | 75.56m <sup>2</sup>  |
| FIRST FLOOR:  | 67.18m <sup>2</sup>  |
| GARAGE:       | 18.66m <sup>2</sup>  |
| VERANDAH:     | 13.82m <sup>2</sup>  |
| ALFRESCO:     | 14.57m <sup>2</sup>  |
| BALCONY:      | N/A m <sup>2</sup>   |
| TOTAL:        | 189.79m <sup>2</sup> |

| LOT 38 AREAS  |                      |
|---------------|----------------------|
| SITE:         | 174.3m <sup>2</sup>  |
| GROUND FLOOR: | 75.2m <sup>2</sup>   |
| FIRST FLOOR:  | 68.98m <sup>2</sup>  |
| GARAGE:       | 18.66m <sup>2</sup>  |
| PORCH:        | 13.42m <sup>2</sup>  |
| ALFRESCO:     | 14.57m <sup>2</sup>  |
| BALCONY:      | 7.85m <sup>2</sup>   |
| TOTAL:        | 198.68m <sup>2</sup> |

| LANDSCAPE AREA               |                      |
|------------------------------|----------------------|
| SITE AREA:                   | 175.9m <sup>2</sup>  |
| TOTAL HARD SURFACE AREAS:    | 141.53m <sup>2</sup> |
| REMAINING SOFT AREA:         | 34.37m <sup>2</sup>  |
| LANDSCAPE AREA:              | 19.54%               |
| MINIMUM REQUIRED BY COUNCIL: | N/A%                 |

| LANDSCAPE AREA               |                      |
|------------------------------|----------------------|
| SITE AREA:                   | 174.3m <sup>2</sup>  |
| TOTAL HARD SURFACE AREAS:    | 140.77m <sup>2</sup> |
| REMAINING SOFT AREA:         | 33.53m <sup>2</sup>  |
| LANDSCAPE AREA:              | 19.24%               |
| MINIMUM REQUIRED BY COUNCIL: | N/A%                 |

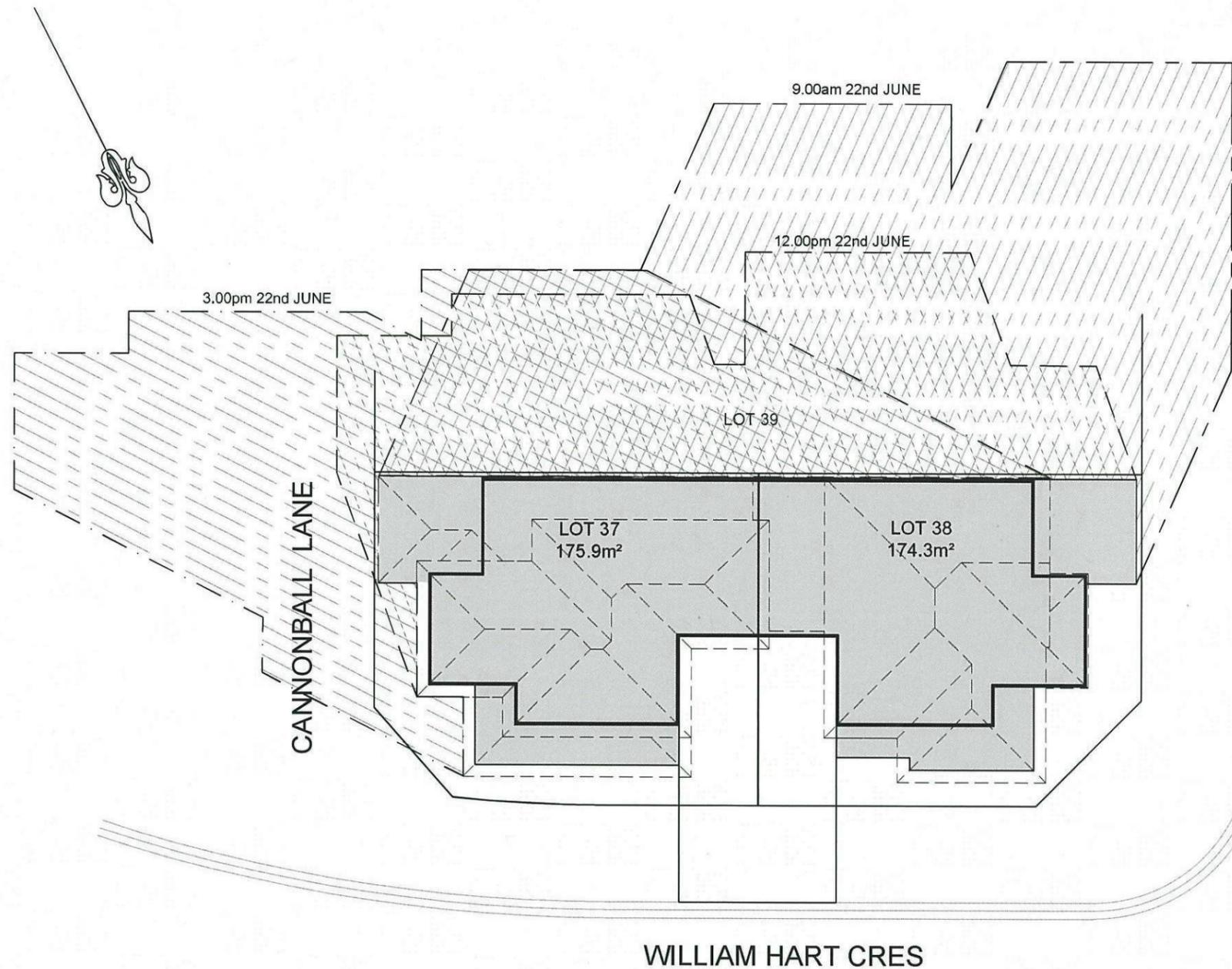
P.O.S. AREA 35.44m<sup>2</sup> (20.1%)

P.O.S. AREA 34.9m<sup>2</sup> (20.02%)



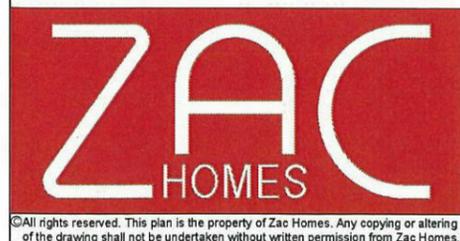
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| <b>Product:</b><br>THORNTON CORNER PRODUCT<br>Double storey duplex | <b>Client:</b><br>LANDCOM  | <b>Dwg Title:</b><br>Site Plan | <b>Sheet:</b><br>A3                     | <b>Scale:</b><br>1:200 | <b>ISSUE</b> <b>DATE</b> <b>DESCRIPTION</b> <b>DRAWN</b> |
|  | <b>Site Address:</b><br>LOTS 37 & 38 IN D.P.1171491<br>Sydney Smith Drive & William Hart Cres,<br>North Penrith, Thornton Estate | <b>Date:</b><br>06.06.13       | <b>Council:</b><br>PENRITH CITY COUNCIL | <b>Sheet No.:</b><br>1 | <b>Issue:</b><br>A                                       |
| <b>Job No.:</b><br>213022  |  |                                |   |                        |  |

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SHADOW DIAGRAMS


**Thorton Design Review Panel**  
 Reviewed  Date 1/8/13



Product:  
**THORNTON  
 CORNER PRODUCT**  
 Double storey duplex

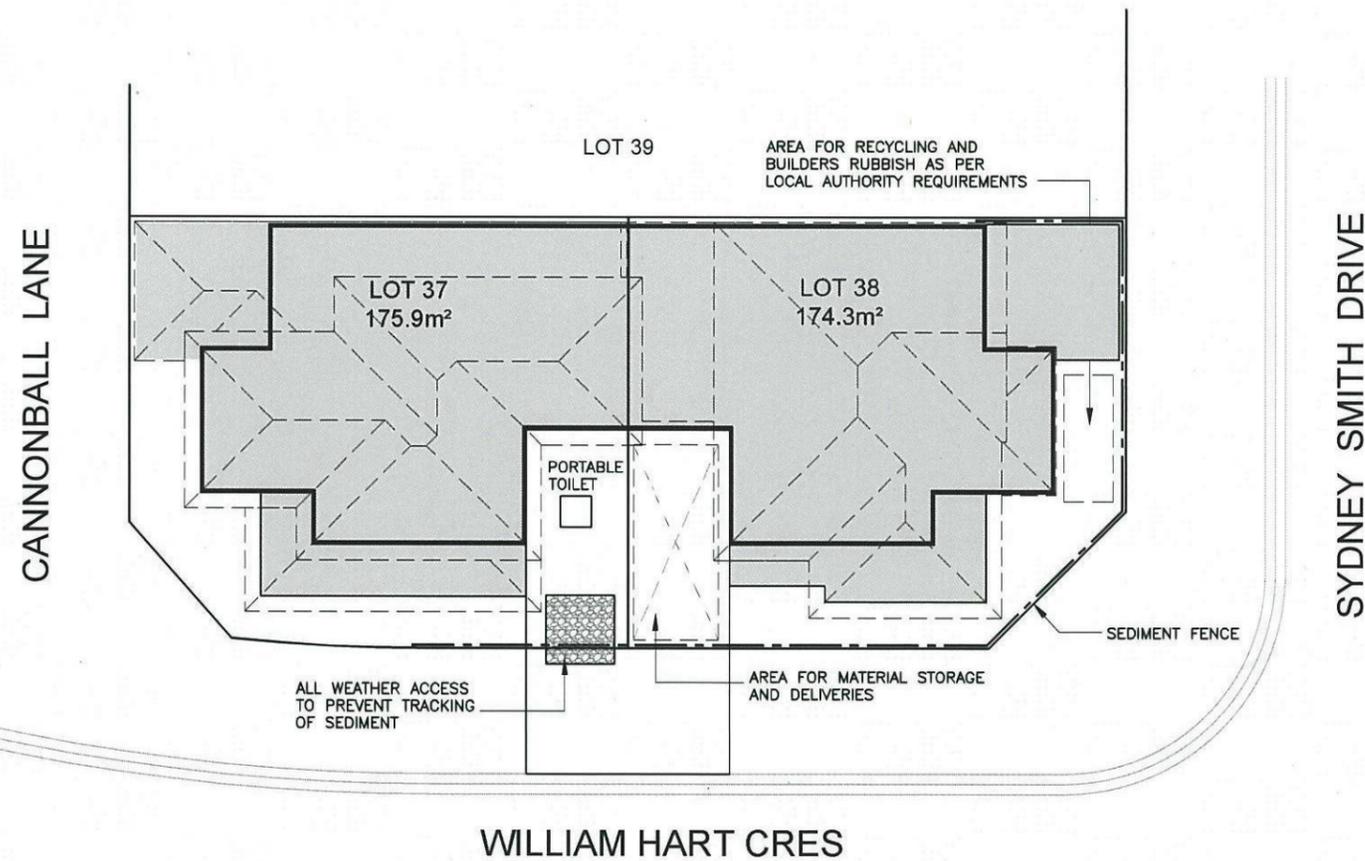
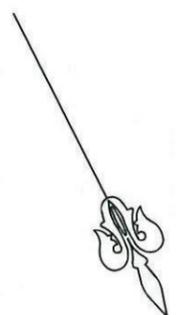
Client:  
**LANDCOM**  
 Site Address:  
 LOTS 37 & 38 IN D.P.1171491  
 Sydney Smith Drive & William Hart  
 Cres, North Penrith, Thornton Estate

Dwg Title:  
**SHADOW DIAGRAMS**  
 Date:  
 06.06.13  
 Council:  
**PENRITH CITY COUNCIL**

Sheet:  
**A3**  
 Scale:  
**1:200**  
 Sheet No.  
**1A**  
 Issue:  
**A**  
 Job No:  
**213022**

| ISSUE | DATE     | DESCRIPTION             | DRAWN |
|-------|----------|-------------------------|-------|
| A     | 06.06.13 | DEVELOPER APPROVAL DWGS | SG    |
|       |          |                         |       |
|       |          |                         |       |
|       |          |                         |       |

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**SEDIMENT CONTROL NOTES**

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PRODEX OR APPROVED EQUIVALENT) BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.


**Thorton Design Review Panel**  
 Reviewed  Date 4/8/13

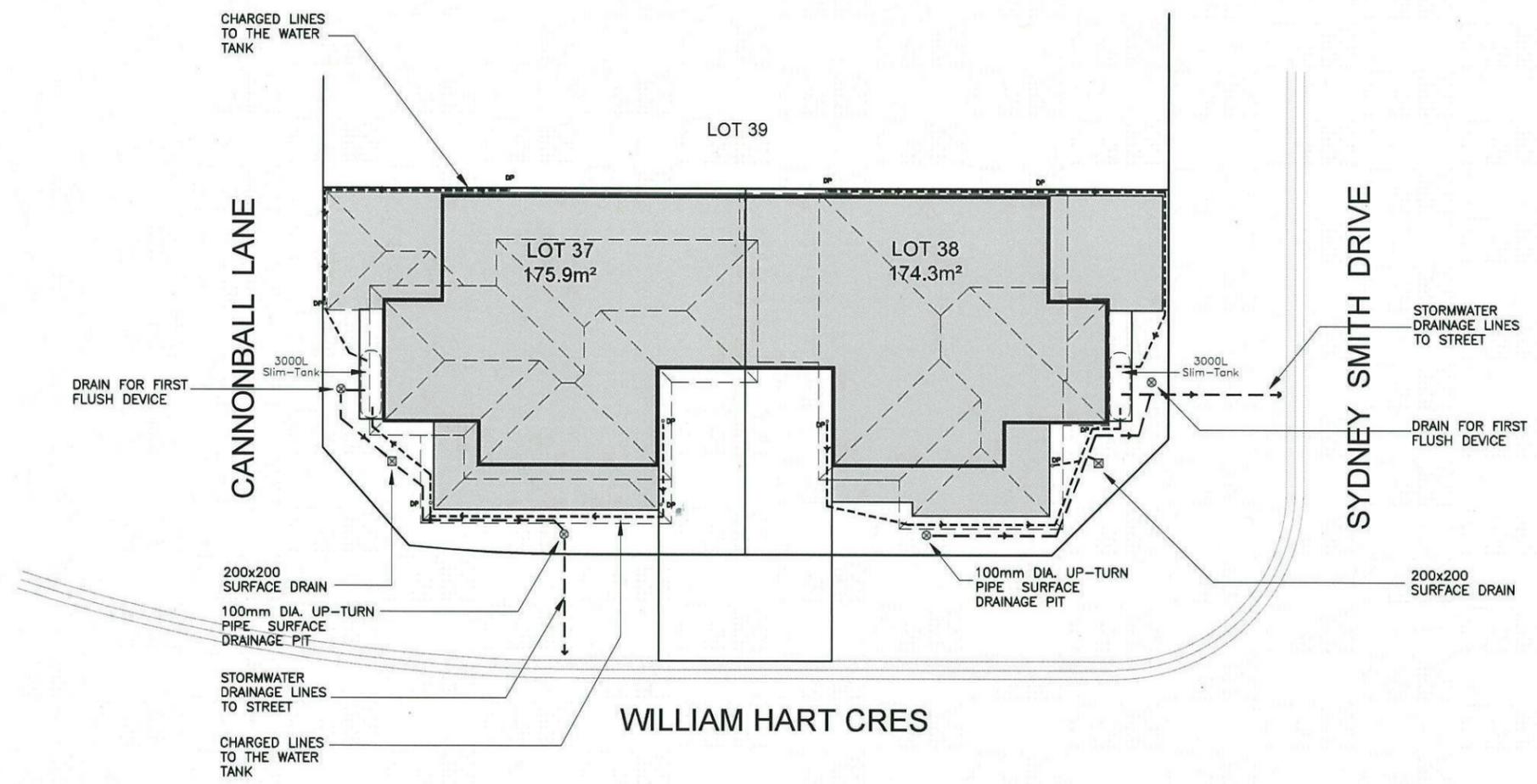
WASTE MANAGEMENT PLAN



|   |  |   |   |                         |   |
|---|--|---|---|-------------------------|---|
| <b>Product:</b><br>THORNTON<br>CORNER PRODUCT<br>Double storey duplex | <b>Client:</b><br>LANDCOM  | <b>Dwg Title:</b><br>SITE MANAGEMENT PLAN | <b>Sheet:</b><br>A3                     | <b>Scale:</b><br>1:200  | ISSUE DATE DESCRIPTION DRAWN<br>A 06.06.13 DEVELOPER APPROVAL DWGS SG |
|   | <b>Site Address:</b><br>LOTS 37 & 38 IN D.P.1171491<br>Sydney Smith Drive & William Hart<br>Cres, North Penrith, Thornton Estate | <b>Date:</b><br>06.06.13                  | <b>Council:</b><br>PENRITH CITY COUNCIL | <b>Sheet No.:</b><br>1B | <b>Issue:</b><br>A  |
|   |  |   | <b>Job No.:</b><br>213022               |                         |   |

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STORMWATER DRAINAGE LINES TO STREET AS SHOWN  
(VIA CHARGED LINES TO RAINWATER TANK)



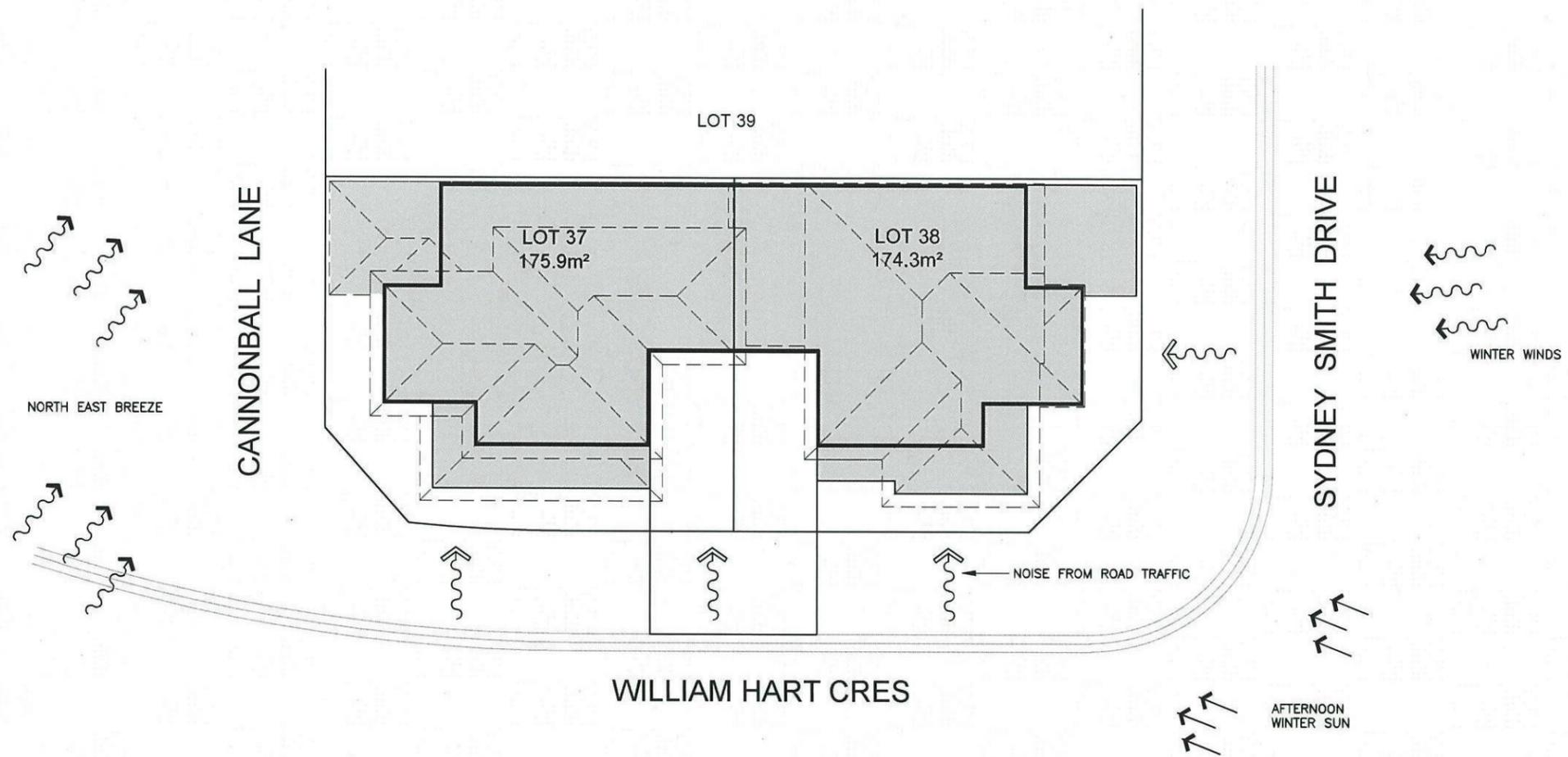
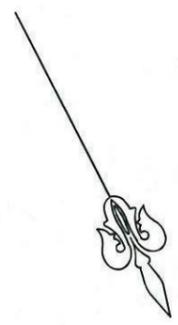
STORMWATER PLAN

Thorton Design Review Panel  
**LANDCOM**  
 Reviewed *[Signature]* Date 1/8/13



|  |  |   |                           |                        |   |              |
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| <b>Product:</b><br>THORNTON CORNER PRODUCT<br>Double storey duplex | <b>Client:</b><br>LANDCOM  | <b>Dwg Title:</b><br>STORMWATER PLAN    | <b>Sheet:</b><br>A3       | <b>Scale:</b><br>1:200 | <b>ISSUE</b> <b>DATE</b> <b>DESCRIPTION</b> | <b>DRAWN</b> |
|  | <b>Site Address:</b><br>LOTS 37 & 38 IN D.P.1171491<br>Sydney Smith Drive & William Hart Cres,<br>North Penrith, Thornton Estate | <b>Date:</b><br>06.06.13                | <b>Sheet No.:</b><br>1C   | <b>Issue:</b><br>A     | A   06.06.13   DEVELOPER APPROVAL DWGS      | SG           |
|  |  | <b>Council:</b><br>PENRITH CITY COUNCIL | <b>Job No.:</b><br>213022 |                        |   |              |

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SITE ANALYSIS


**Thorton Design Review Panel**  
 Reviewed  Date 1/8/13

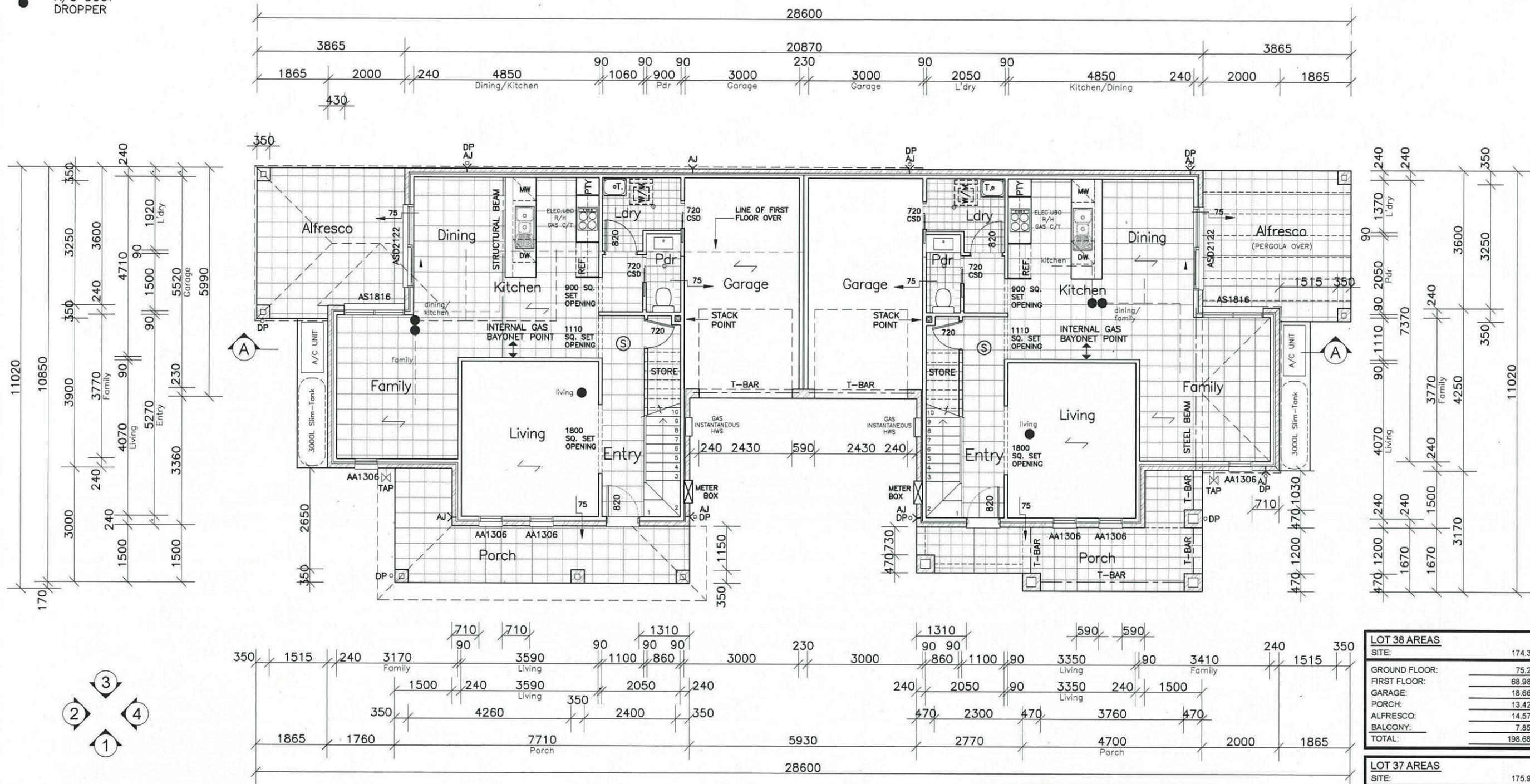


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| <b>Product:</b><br>THORNTON<br>CORNER PRODUCT<br>Double storey duplex | <b>Client:</b><br>LANDCOM  | <b>Dwg Title:</b><br>SITE ANALYSIS | <b>Sheet:</b><br>A3     | <b>Scale:</b><br>1:200 | ISSUE<br>A        | DATE<br>06.06.13 | DESCRIPTION<br>DEVELOPER APPROVAL DWGS | DRAWN<br>SG |
|   | <b>Site Address:</b><br>LOTS 37 & 38 IN D.P.1171491<br>Sydney Smith Drive & William Hart<br>Cres, North Penrith, Thornton Estate | <b>Date:</b><br>06.06.13           | <b>Sheet No.:</b><br>1D | <b>Issue:</b><br>A     | Job No:<br>213022 |                  |  |             |
| <b>Council:</b><br>PENRITH CITY COUNCIL                               |  |                                    |                         |                        |                   |                  |  |             |

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- ⊙ SMOKE DETECTOR
- ↖ FLOOR JOIST DIRECTION
- A/C DUCT DROPPER

NOTE TO FRAMERS:  
 - SQUARE SET OPENING HEAD HEIGHTS TO BE 2150mm.  
 - DROPPED CEILINGS TO BE 150mm FROM CEILING LEVEL.



| LOT 38 AREAS  |                      |
|---------------|----------------------|
| SITE:         | 174.3m <sup>2</sup>  |
| GROUND FLOOR: | 75.2m <sup>2</sup>   |
| FIRST FLOOR:  | 68.98m <sup>2</sup>  |
| GARAGE:       | 18.66m <sup>2</sup>  |
| PORCH:        | 13.42m <sup>2</sup>  |
| ALFRESCO:     | 14.57m <sup>2</sup>  |
| BALCONY:      | 7.85m <sup>2</sup>   |
| TOTAL:        | 198.68m <sup>2</sup> |

| LOT 37 AREAS  |                      |
|---------------|----------------------|
| SITE:         | 175.9m <sup>2</sup>  |
| GROUND FLOOR: | 75.56m <sup>2</sup>  |
| FIRST FLOOR:  | 67.18m <sup>2</sup>  |
| GARAGE:       | 18.66m <sup>2</sup>  |
| VERANDAH:     | 13.82m <sup>2</sup>  |
| ALFRESCO:     | 14.57m <sup>2</sup>  |
| BALCONY:      | N/A m <sup>2</sup>   |
| TOTAL:        | 189.79m <sup>2</sup> |

Thorton Design Review Panel  
 LANDCOM  
 Reviewed *[Signature]* Date 1/8/13

GROUND FLOOR PLAN

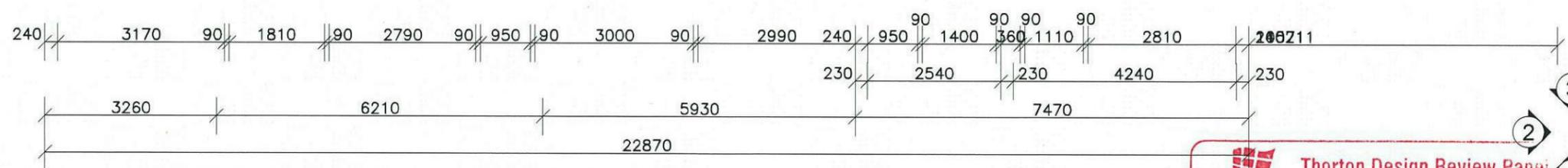
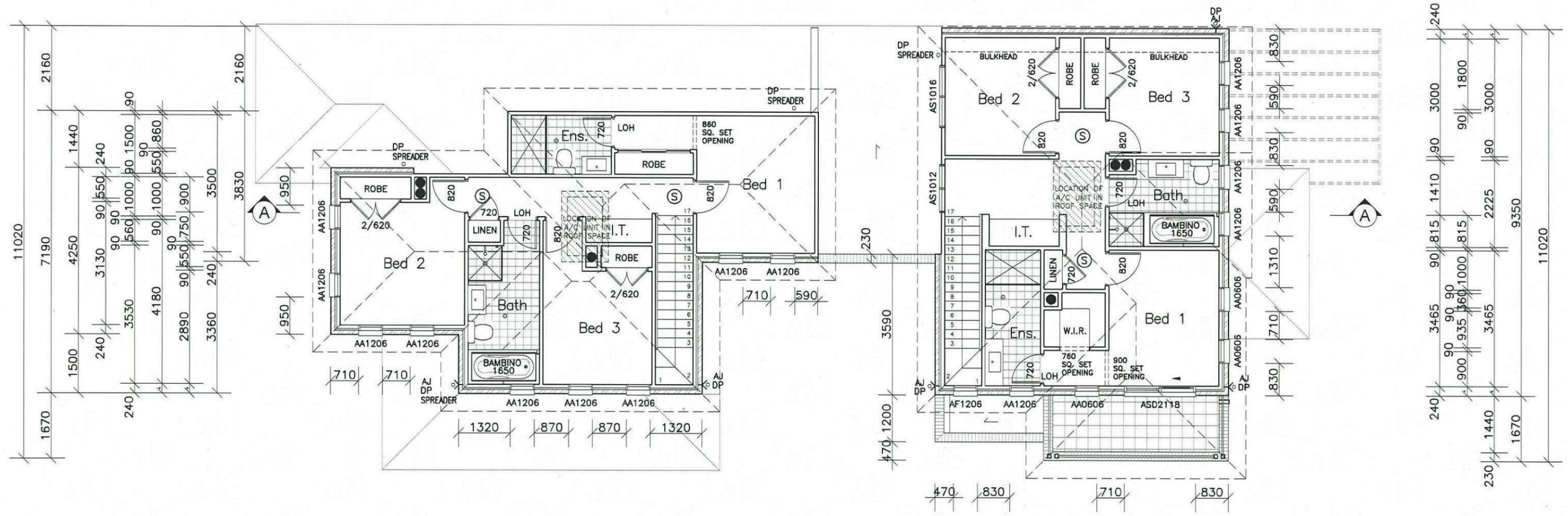
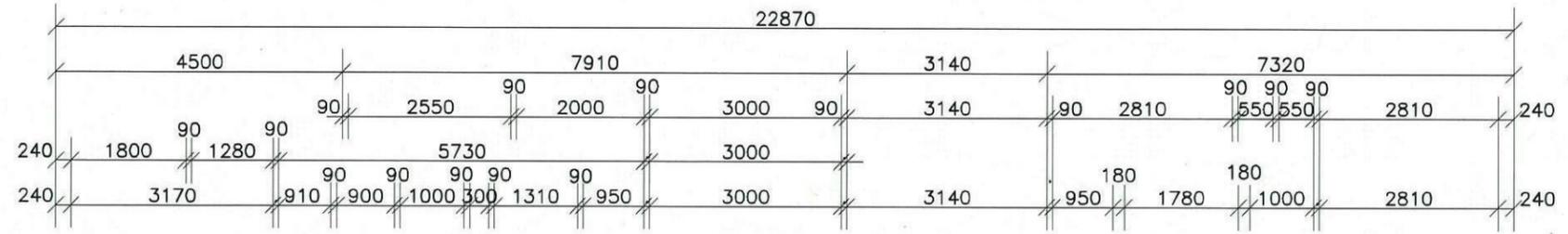


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|  | <b>Site Address:</b><br>LOTS 37 & 38 IN D.P.1171491<br>Sydney Smith Drive & William Hart Cres, North Penrith, Thornton Estate | <b>Date:</b><br>06.06.13                | <b>Sheet No.:</b><br>2    | <b>Issue:</b><br>A     | A   06.06.13   DEVELOPER APPROVAL DWGS      |                    |
|  |   | <b>Council:</b><br>PENRITH CITY COUNCIL | <b>Job No.:</b><br>213022 |                        |   |                    |

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- ⊙ SMOKE DETECTOR
- ↙ FLOOR JOIST DIRECTION
- A/C DUCT DROPPER

NOTE TO FRAMERS:  
 - SQUARE SET OPENING HEAD HEIGHTS TO BE 2150mm.  
 - DROPPED CEILINGS TO BE 150mm FROM CEILING LEVEL.



FIRST FLOOR PLAN

Thorton Design Review Panel  
 LANDCOM  
 Reviewed [Signature] Date 1/8/13



Product:  
**THORNTON CORNER PRODUCT**  
 Double storey duplex

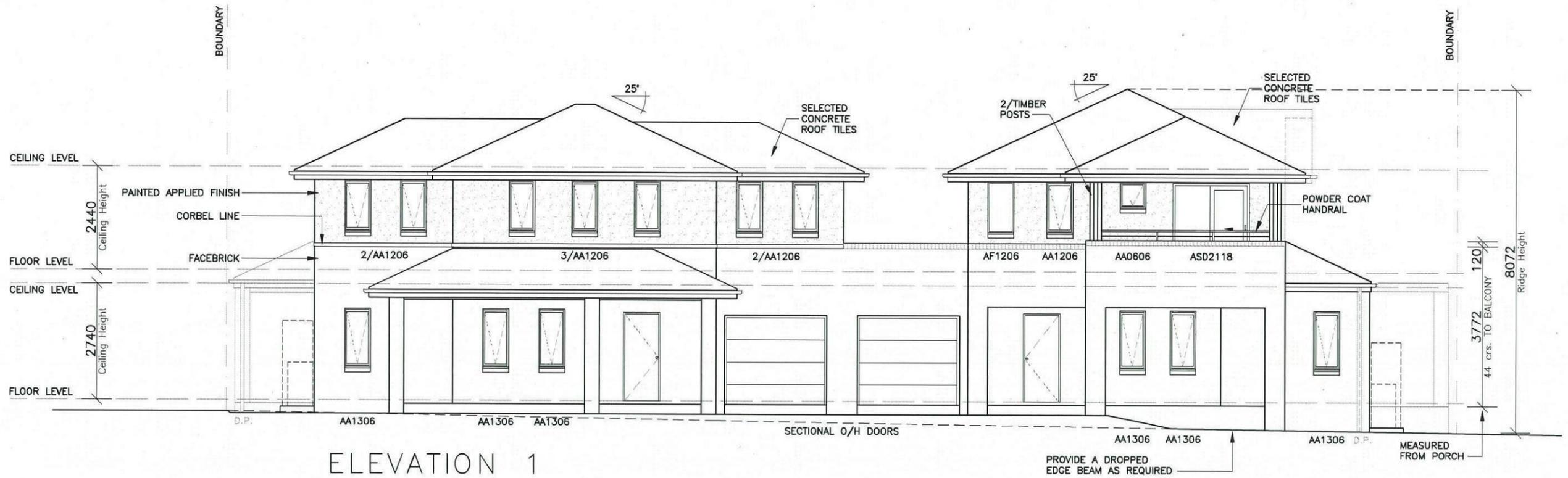
Client:  
**LANDCOM**  
 Site Address:  
 LOTS 37 & 38 IN D.P.1171491  
 Sydney Smith Drive & William Hart Cres, North Penrith, Thornton Estate

Dwg Title:  
**FIRST FLOOR PLAN**  
 Date:  
 06.06.13  
 Council:  
**PENRITH CITY COUNCIL**

Sheet:  
**A3**  
 Sheet No.  
**3**  
 Job No:  
**213022**

| ISSUE | DATE     | DESCRIPTION             | DRAWN |
|-------|----------|-------------------------|-------|
| A     | 06.06.13 | DEVELOPER APPROVAL DWGS | SG    |
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|       |          |                         |       |
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ELEVATION 1



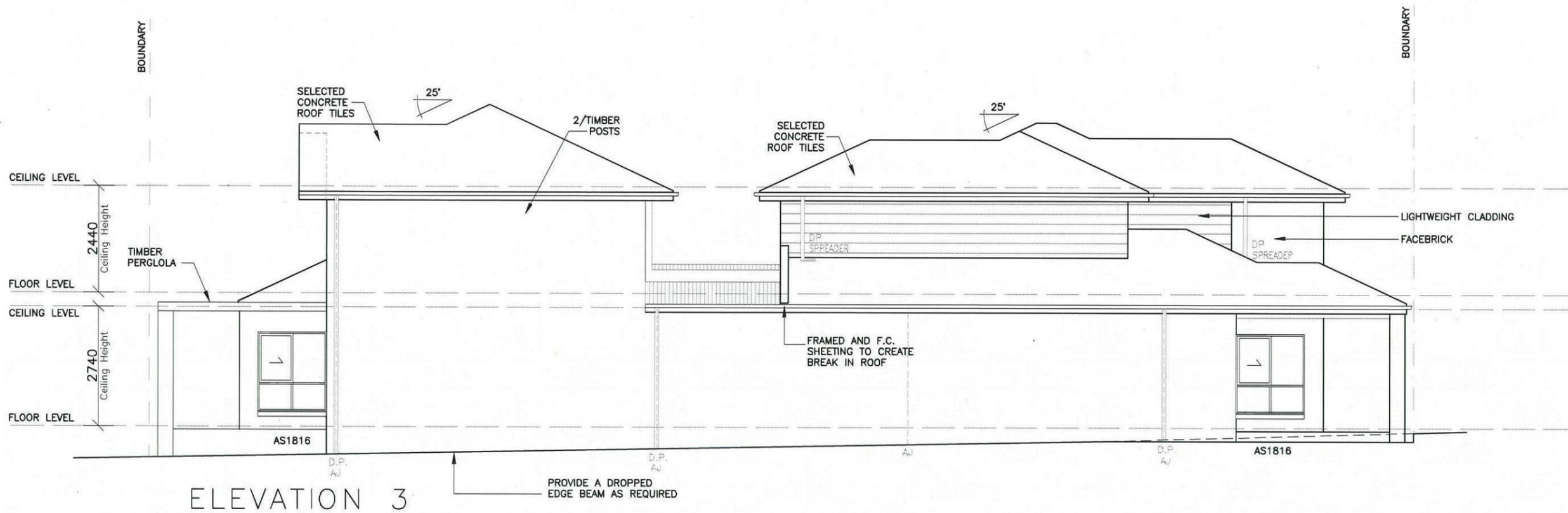
ELEVATION 2

Thorton Design Review Panel  
 LANDCOM  
 Reviewed *[Signature]* Date 1/8/13

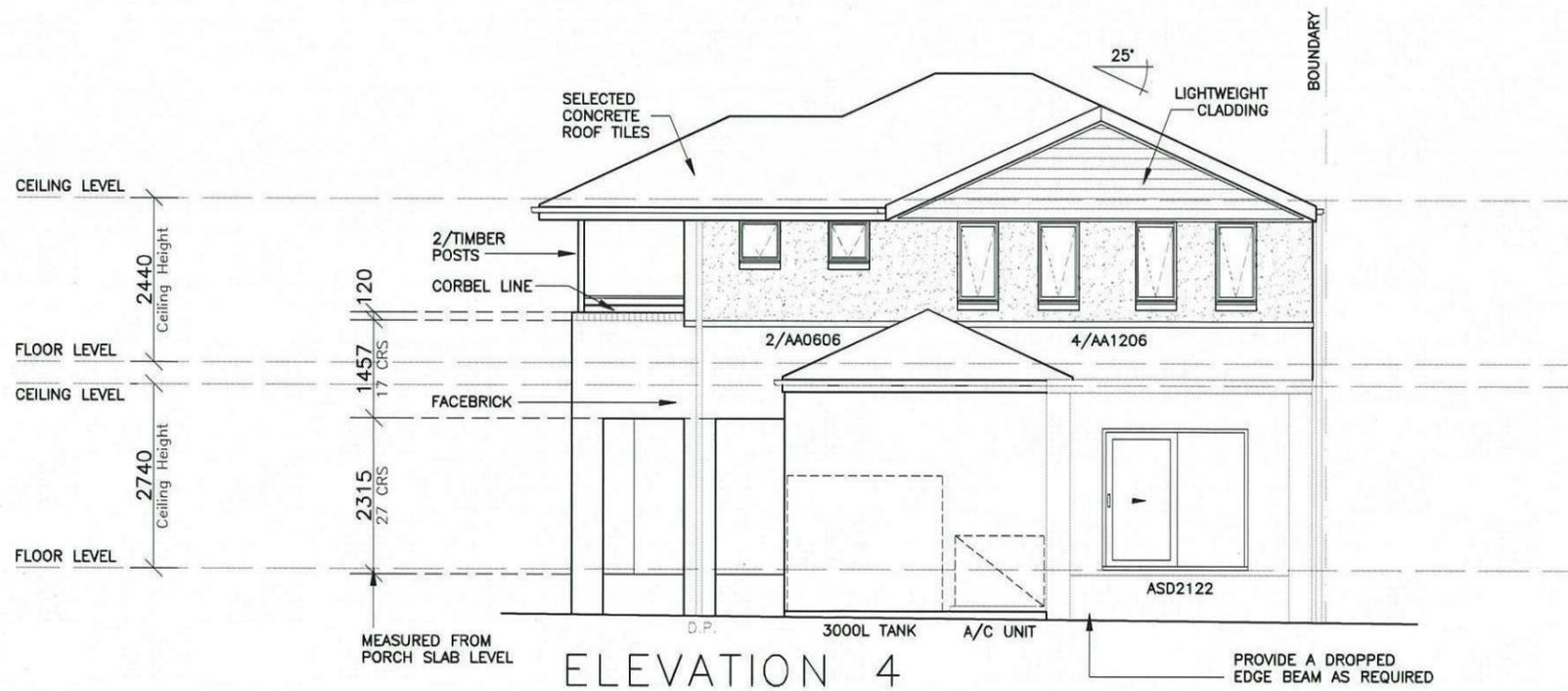


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| <b>Product:</b><br>THORNTON<br>CORNER PRODUCT<br>Double storey duplex | <b>Client:</b><br>LANDCOM  | <b>Dwg Title:</b><br>ELEVATIONS         | <b>Sheet:</b><br>A3       | <b>Scale:</b><br>1:100 | <b>ISSUE</b> <b>DATE</b> <b>DESCRIPTION</b> | <b>DRAWN</b><br>SG |
|   | <b>Site Address:</b><br>LOTS 37 & 38 IN D.P.1171491<br>Sydney Smith Drive & William Hart<br>Cres, North Penrith, Thornton Estate | <b>Date:</b><br>06.06.13                | <b>Sheet No.:</b><br>4    | <b>Issue:</b><br>A     | A   06.06.13   DEVELOPER APPROVAL DWGS      |                    |
|   |  | <b>Council:</b><br>PENRITH CITY COUNCIL | <b>Job No.:</b><br>213022 |                        |   |                    |

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ELEVATION 3



ELEVATION 4

Thorton Design Review For  
**LANDCOM**  
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Product:  
**THORNTON  
 CORNER PRODUCT**  
 Double storey duplex

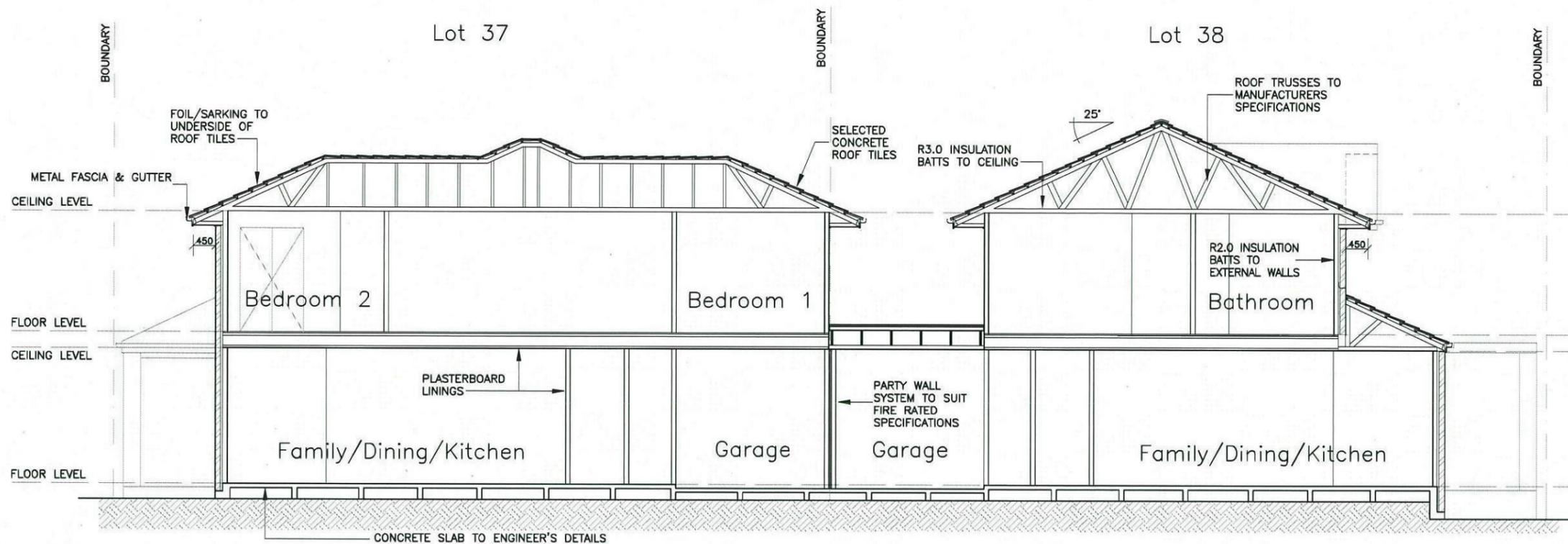
Client:  
**LANDCOM**  
 Site Address:  
 LOTS 37 & 38 IN D.P.1171491  
 Sydney Smith Drive & William Hart  
 Cres, North Penrith, Thornton Estate

Dwg Title:  
**ELEVATIONS**  
 Date:  
 06.06.13  
 Council:  
**PENRITH CITY COUNCIL**

Sheet:  
**A3**  
 Scale:  
**1:100**  
 Sheet No.  
**5**  
 Issue:  
**A**  
 Job No:  
**213022**

| ISSUE | DATE     | DESCRIPTION             | DRAWN |
|-------|----------|-------------------------|-------|
| A     | 06.06.13 | DEVELOPER APPROVAL DWGS | SG    |
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|       |          |                         |       |

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SECTION A-A

LOT 37

LOT 38

| Lot 37 William Hart Cres, North Penrith - Thornton.  |                                      |                               |                      |      |
|--|--------------------------------------|-------------------------------|----------------------|------|
| SUMMARY OF BASIX COMMITMENTS   |                                      |                               |                      |      |
| <i>This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au</i> |                                      |                               |                      |      |
| WATER COMMITMENTS  |                                      |                               |                      |      |
| Fixtures   |                                      |                               |                      |      |
| 3 Star Shower Heads  | Yes                                  | 4 Star Toilet                 | Yes                  |      |
| 4 Star Kitchen Taps  | Yes                                  | 4 Star Basin Taps             | Yes                  |      |
| Alternative Water  |                                      |                               |                      |      |
| Minimum Tank Size (L)  | 3000                                 | Collected From Roof Area (m2) | 135.0sqm             |      |
| Alternative Water Supply Connected To:   |                                      |                               |                      |      |
| All Toilets  | Yes                                  | Laundry W/M Cold Tap          | Yes                  |      |
| 1 x Outdoor Tap  | Yes                                  |                               |                      |      |
| THERMAL COMFORT COMMITMENTS - Refer to next table  |                                      |                               |                      |      |
| ENERGY COMMITMENTS   |                                      |                               |                      |      |
| Hot Water  | Gas Instantaneous - 5.5 Star         |                               |                      |      |
| Cooling System   | Living                               | 3 Phase Air Conditioning      | EER 3.0-3.5          |      |
|  | Bedrooms                             | 3 Phase Air Conditioning      | EER 3.0-3.5          |      |
| Heating System   | Living                               | 3 Phase Air Conditioning      | EER 3.5-4.0          |      |
|  | Bedrooms                             | 3 Phase Air Conditioning      | EER 3.5-4.0          |      |
| Ventilation  | Bathroom                             | Natural ventilation           | Natural              |      |
|  | Kitchen                              | Individual Fan (Not Ducted)   | Manual On / Off      |      |
|  | Laundry                              | Individual Fan (Ducted)       | Interlocked to light |      |
| Natural Lighting   | Window / Skylight in Kitchen         |                               | Yes                  | No   |
|  | Window/Skylight in Bathrooms/Toilets |                               | Yes                  | to 1 |
| Artificial Lighting (rooms to be primarily lit by fluorescent or LED lights)   | Number of bedrooms/study             | 3                             | Yes                  | No   |
|  | Number of Living/Dining rooms        | 3                             | Yes                  | No   |
|  | Kitchen                              | 1                             | Yes                  | No   |
|  | All Bathrooms/Toilets                | 3                             | Yes                  | No   |
|  | Laundry                              | 1                             | Yes                  | No   |
| All Hallways   | 2                                    | Yes                           | No                   |      |
| OTHER COMMITMENTS  |                                      |                               |                      |      |
| Outdoor clothes line   | Yes                                  | Gas Cooktop                   | Yes                  |      |

| Thermal Performance Specifications - BASIX COMMITMENTS   |  |   |        |           |
|--|--|---|--------|-----------|
| External Wall Construction   | Insulation   | Colour (Solar Absorptance)                  | Detail |           |
| Brick Veneer   | Min. R2.0  | Any   |        |           |
| Framed Weatherboard  | Min. R2.0  | Any   |        |           |
| Internal Wall Construction   | Insulation   | Detail                                      |        |           |
| Plasterboard on studs  | none   |   |        |           |
| Ceiling Construction   | Insulation   | Detail                                      |        |           |
| Plasterboard   | Min. R3.0 to ceilings adjacent to roof space               |   |        |           |
| Roof Construction  | Insulation   | Colour (Solar Absorptance)                  | Detail |           |
| Concrete roof tiles  | Foil / Sarking   | Dark  |        |           |
| Floor Construction   | Insulation   | Covering                                    | Detail |           |
| Concrete   | none   | As drawn (if not noted default values used) |        |           |
| Windows  | Glass and frame type                                       | U   | SHGC   | Area sq m |
| Single clear   | Improved Aluminium   | 6.44  | 0.75   | 20.6      |
| As per plans   |  |   |        |           |
| <i>U and SHGC values are according to NFRC. Alternate products may be used if the U value is lower and the SHGC is less than 10% higher or lower than the above figures.</i> |  |   |        |           |
| External Window Cover  | Detail   |   |        |           |
| Fixed shading - Eaves  | Width includes guttering, offset is distance above windows |   |        |           |
| Width: 450-600   | Offset: 0  | Nominal only, refer to plan for detail      |        |           |
| Fixed shading  | Shaded areas as drawn                                      |   |        |           |
| Ventilation and Infiltration to Habitable Rooms  |  |   |        |           |
| Open fire no damper  | no   | Exhaust fans no dampers                     | no     |           |
| Door and window seals  | no   | Vented skylights                            | no     |           |
| Vented downlights  | no   | Fixed wall or ceiling vents                 | no     |           |
| *No* means that the item was not included in the assessment and shall not be installed.  |  |   |        |           |

| Lot 38 William Hart Cres, North Penrith - Thornton.  |                                      |                               |                      |      |
|--|--------------------------------------|-------------------------------|----------------------|------|
| SUMMARY OF BASIX COMMITMENTS   |                                      |                               |                      |      |
| <i>This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au</i> |                                      |                               |                      |      |
| WATER COMMITMENTS  |                                      |                               |                      |      |
| Fixtures   |                                      |                               |                      |      |
| 3 Star Shower Heads  | Yes                                  | 4 Star Toilet                 | Yes                  |      |
| 4 Star Kitchen Taps  | Yes                                  | 4 Star Basin Taps             | Yes                  |      |
| Alternative Water  |                                      |                               |                      |      |
| Minimum Tank Size (L)  | 3000                                 | Collected From Roof Area (m2) | 116.0sqm             |      |
| Alternative Water Supply Connected To:   |                                      |                               |                      |      |
| All Toilets  | Yes                                  | Laundry W/M Cold Tap          | Yes                  |      |
| 1 x Outdoor Tap  | Yes                                  |                               |                      |      |
| THERMAL COMFORT COMMITMENTS - Refer to next table  |                                      |                               |                      |      |
| ENERGY COMMITMENTS   |                                      |                               |                      |      |
| Hot Water  | Gas Instantaneous - 5.5 Star         |                               |                      |      |
| Cooling System   | Living                               | 3 Phase Air Conditioning      | EER 3.0-3.5          |      |
|  | Bedrooms                             | 3 Phase Air Conditioning      | EER 3.0-3.5          |      |
| Heating System   | Living                               | 3 Phase Air Conditioning      | EER 3.5-4.0          |      |
|  | Bedrooms                             | 3 Phase Air Conditioning      | EER 3.5-4.0          |      |
| Ventilation  | Bathroom                             | Natural ventilation           | Natural              |      |
|  | Kitchen                              | Individual Fan (Not Ducted)   | Manual On / Off      |      |
|  | Laundry                              | Individual Fan (Not Ducted)   | Interlocked to light |      |
| Natural Lighting   | Window / Skylight in Kitchen         |                               | Yes                  | No   |
|  | Window/Skylight in Bathrooms/Toilets |                               | Yes                  | to 2 |
| Artificial Lighting (rooms to be primarily lit by fluorescent or LED lights)   | Number of bedrooms/study             | 3                             | Yes                  | No   |
|  | Number of Living/Dining rooms        | 3                             | Yes                  | No   |
|  | Kitchen                              | 1                             | Yes                  | No   |
|  | All Bathrooms/Toilets                | 3                             | Yes                  | No   |
|  | Laundry                              | 1                             | Yes                  | No   |
| All Hallways   | 2                                    | Yes                           | No                   |      |
| OTHER COMMITMENTS  |                                      |                               |                      |      |
| Outdoor clothes line   | Yes                                  | Gas Cooktop                   | Yes                  |      |

| Thermal Performance Specifications - BASIX COMMITMENTS   |  |   |        |           |
|--|--|---|--------|-----------|
| External Wall Construction   | Insulation   | Colour (Solar Absorptance)                  | Detail |           |
| Brick Veneer   | Min. R2.0  | Any   |        |           |
| Framed Weatherboard  | Min. R2.0  | Any   |        |           |
| Internal Wall Construction   | Insulation   | Detail                                      |        |           |
| Plasterboard on studs  | none   |   |        |           |
| Ceiling Construction   | Insulation   | Detail                                      |        |           |
| Plasterboard   | Min. R3.0 to ceilings adjacent to roof space               |   |        |           |
| Roof Construction  | Insulation   | Colour (Solar Absorptance)                  | Detail |           |
| Concrete roof tiles  | Foil / Sarking   | Dark  |        |           |
| Floor Construction   | Insulation   | Covering                                    | Detail |           |
| Concrete   | none   | As drawn (if not noted default values used) |        |           |
| Windows  | Glass and frame type                                       | U   | SHGC   | Area sq m |
| Single clear   | Improved Aluminium   | 6.44  | 0.75   | 20.6      |
| As per plans   |  |   |        |           |
| <i>U and SHGC values are according to NFRC. Alternate products may be used if the U value is lower and the SHGC is less than 10% higher or lower than the above figures.</i> |  |   |        |           |
| External Window Cover  | Detail   |   |        |           |
| Fixed shading - Eaves  | Width includes guttering, offset is distance above windows |   |        |           |
| Width: 450-600   | Offset: 0  | Nominal only, refer to plan for detail      |        |           |
| Fixed shading  | Shaded areas as drawn                                      |   |        |           |
| Ventilation and Infiltration to Habitable Rooms  |  |   |        |           |
| Open fire no damper  | no   | Exhaust fans no dampers                     | no     |           |
| Door and window seals  | no   | Vented skylights                            | no     |           |
| Vented downlights  | no   | Fixed wall or ceiling vents                 | no     |           |
| *No* means that the item was not included in the assessment and shall not be installed.  |  |   |        |           |



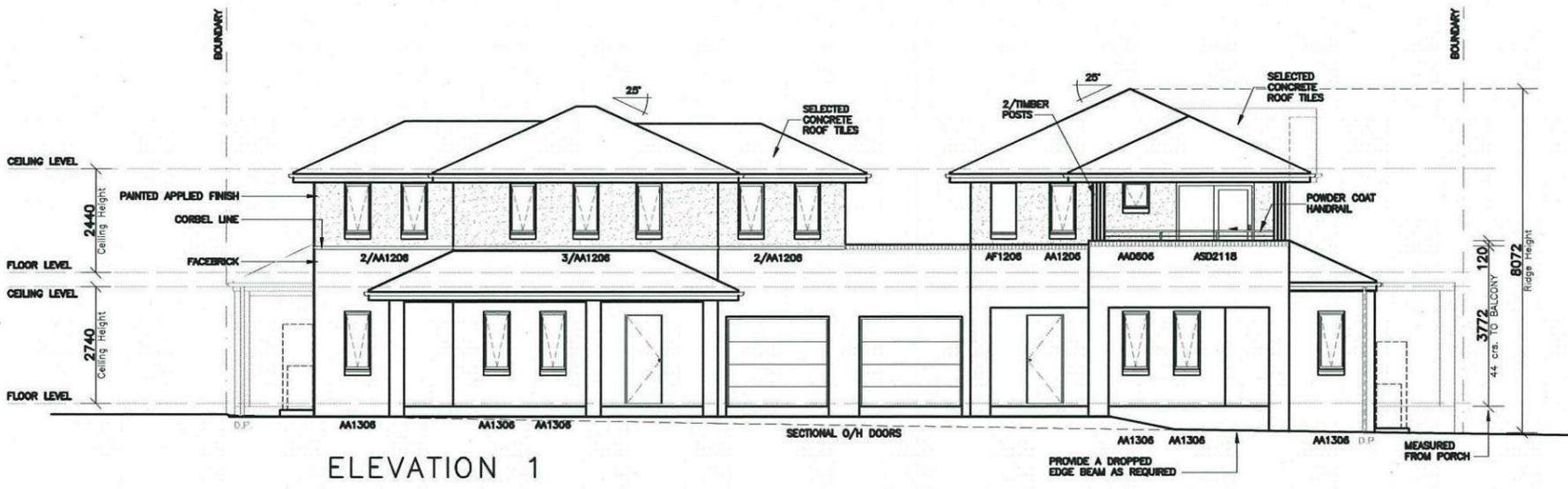
Product:  
**THORNTON  
CORNER PRODUCT**  
Double storey duplex

Client:  
**LANDCOM**  
Site Address:  
LOTS 37 & 38 IN D.P.1171491  
Sydney Smith Drive & William Hart  
Cres, North Penrith, Thornton Estate

Dwg Title:  
**SECTION**  
Date:  
06.06.13  
Council:  
**PENRITH CITY COUNCIL**

Sheet:  
**A3**  
Scale:  
**1:100**  
Sheet No.  
**6**  
Issue:  
**A**  
Job No:  
**213022**

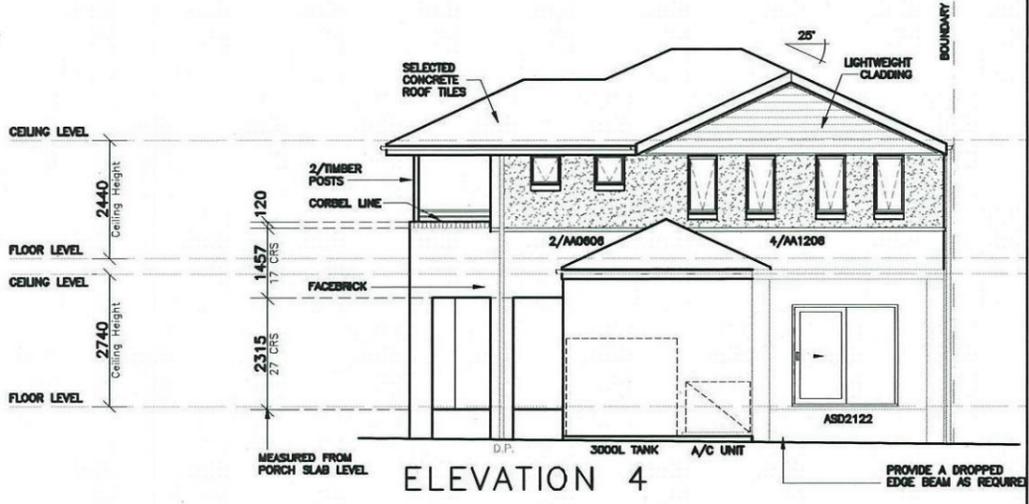
| ISSUE | DATE     | DESCRIPTION             | DRAWN |
|-------|----------|-------------------------|-------|
| A     | 06.06.13 | DEVELOPER APPROVAL DWGS | SG    |



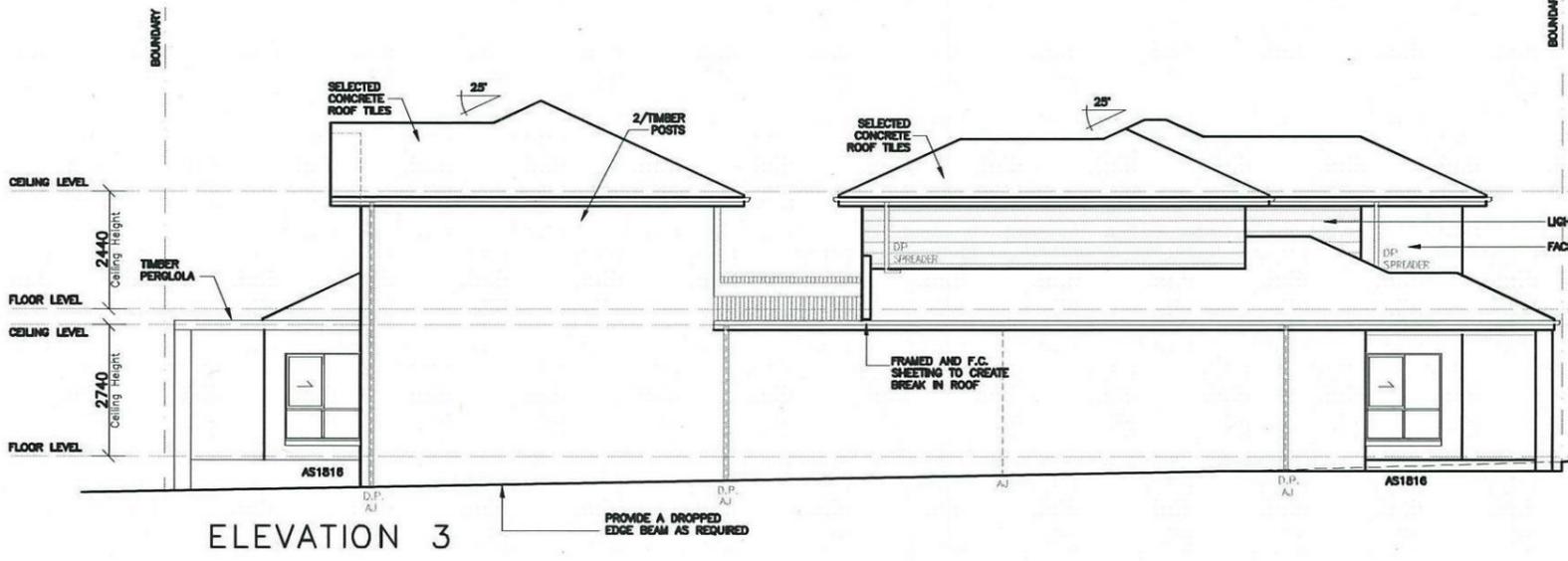
ELEVATION 1



ELEVATION 2

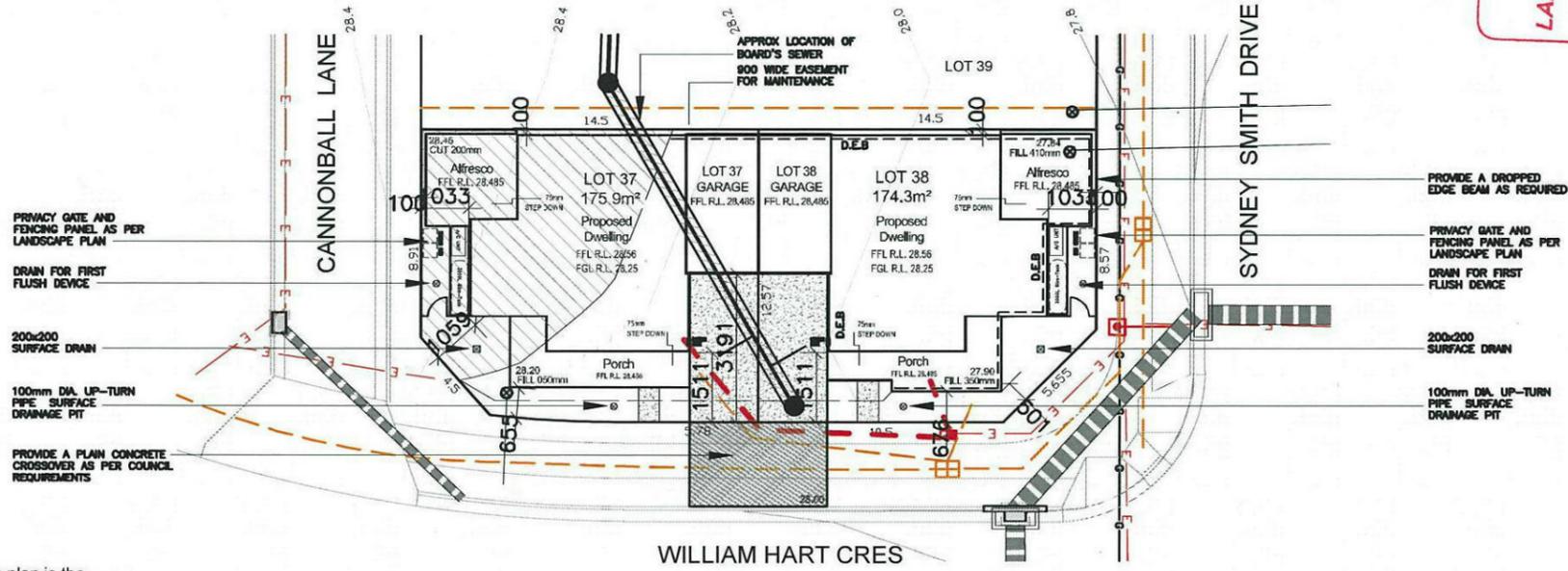


ELEVATION 4



ELEVATION 3

Thorton Design Review Panel  
 LANDCOM  
 Reviewed:  Date: 18/13



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|   |   |                |                          |
|---|---|----------------|--------------------------|
|  | Product:  | Client:        | Dwg Title:               |
|   | <b>THORNTON CORNER PRODUCT</b><br>Double storey duplex  | <b>LANDCOM</b> | <b>NOTIFICATION PLAN</b> |
|   | Site Address:   | Date:          | Council:                 |
|   | LOTS 37 & 38 IN D.P.1171491<br>Sydney Smith Drive & William Court Drive, North Penrith, Thornton Estate | 07.06.13       | PENRITH CITY COUNCIL     |