

C	07.11.13	V004	BL
B	24.09.13	V001	BL
A	8.09.13	DA DRAWINGS	M.P.F.
REV	DATE	AMENDMENTS	BY

2.4	LANDSCAPE PLAN
2.3	SHADOW DIAGRAMS
2.2	SITE ANALYSIS DIAGRAM
2.1	STORMWATER DIAGRAM
12	SLAB PLAN
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4	FIRST FLOOR PLAN
3	GROUND FLOOR PLAN
2	SITE PLAN
1	COVER SHEET
No.	SHEET TITLE



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 www.eldertonhomes.com.au
 ABN 33 138 413 902
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Charlesworth Grange 48
 Montana
 L/H Garage
 Drawn: M.P.F. Date: 7.09.13
 Scale: N/A Checked: BL

Client: Mr M. Tan & Dr C. Lee
 Site Address: Lot 44 Arora Close
 Caddens 2747
DA Drawings
 Sheet: 1 Job No: TAN0044
 Master Issue: A Date: 00.00.00
 Rev: C

LOT 44
 D.P: 1166546
 L.G.A: PENRITH CITY COUNCIL

E: EASEMENT FOR SUPPORT 0.5, 0.9 & 1 WIDE

LOCATION PLAN - NTS
 UBD REF: 184, H4

SITE AREAS

SITE:	600.00 m ²
BUILDING FOOTPRINT:	252.17 m ²
DRIVEWAY & PATHWAYS:	47.70 m ²
(Not Incl. Crossover)	
HARD LANDSCAPING:	59.2 m ²
(Incl. Gravel, Pervious Paving, etc)	
SOFT LANDSCAPING:	240.93 m ²
(Incl. Turf, Garden Beds, etc)	
DRIVEWAY COVER:	15.8 m ²

HOUSE AREAS

GROUND FLOOR:	182.98 m ²
FIRST FLOOR:	195.20 m ²
GARAGE:	38.10 m ²
PORCH:	10.23 m ²
BALCONY:	N/A m ²
ALFRESCO:	20.86 m ²
SPARE:	N/A m ²
TOTAL:	447.37 m ²
TOTAL LIVING AREA:	378.18 m ²
(Excl. Garage, Porch, Alfresco, etc)	

PLANNING AREAS

FSR:	63 : 1
SITE COVERAGE (Excl. Driveway):	42 %
POS (Min Dimension of 2.5m):	209.3 m ²
LANDSCAPE:	300.13 m ²
(Min Dimension of 2.5m)	50 %

BASIX AREAS

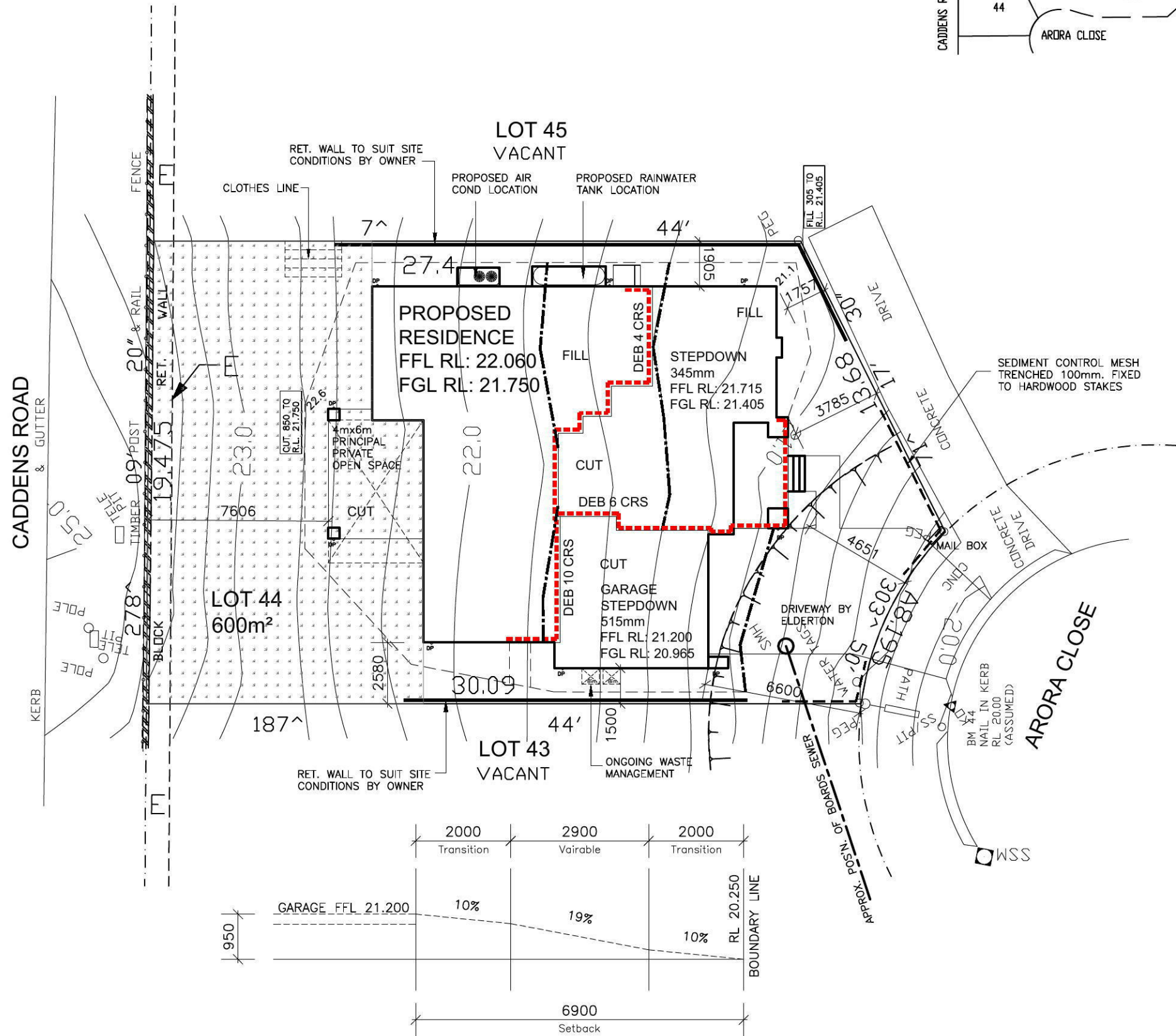
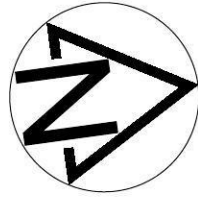
NETT CONDIT. FLOOR AREA:	310.4 m ²
UNCONDITIONED FLOOR AREA:	27.5 m ²
TOTAL ROOF AREA:	276.8 m ²
HARVESTED ROOF AREA:	156.89 m ²

SITE NOTES

1. ALL LEVELS ARE APPROXIMATES ONLY & ARE TO BE CONFIRMED ON SITE WITH SUPERVISOR PRIOR TO COMMENCEMENT OF ANY EXCAVATIONS.
2. EXTENT OF FILL & BATTER INDICATED IS APPROXIMATE AND WILL BE DETERMINED ON SITE.
3. SEDIMENT BARRIERS AND SILTATION CONTROL IS SITE SPECIFIC AND IS TO COMPLY WITH COUNCIL REQUIREMENTS.
4. EXISTING VEGETATION ON SITE TO BE REMOVED EXCEPT WHERE INDICATED TO BE RETAINED.
5. NO WATERWAY OR WATERCOURSES ON SITE.
6. TERMITE PROTECTION TO AS3660.
7. TEMPORARY SECURITY FENCING TO THE PERIMETER OF BOUNDARY WHERE REQUIRED TO PREVENT PUBLIC ACCESS ONTO SITE

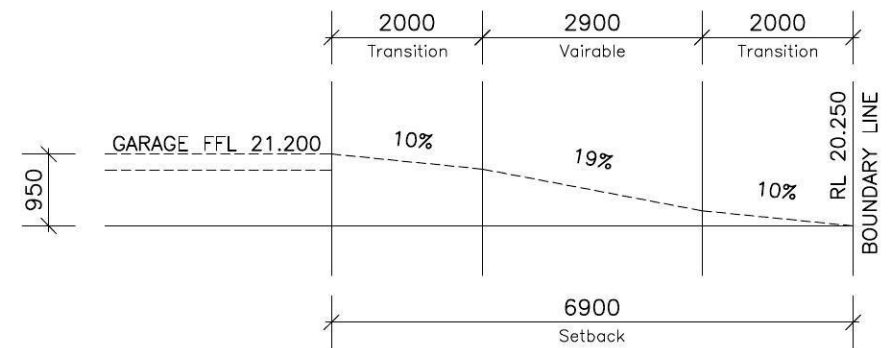
SITE PLAN

PRIVATE OPEN SPACE

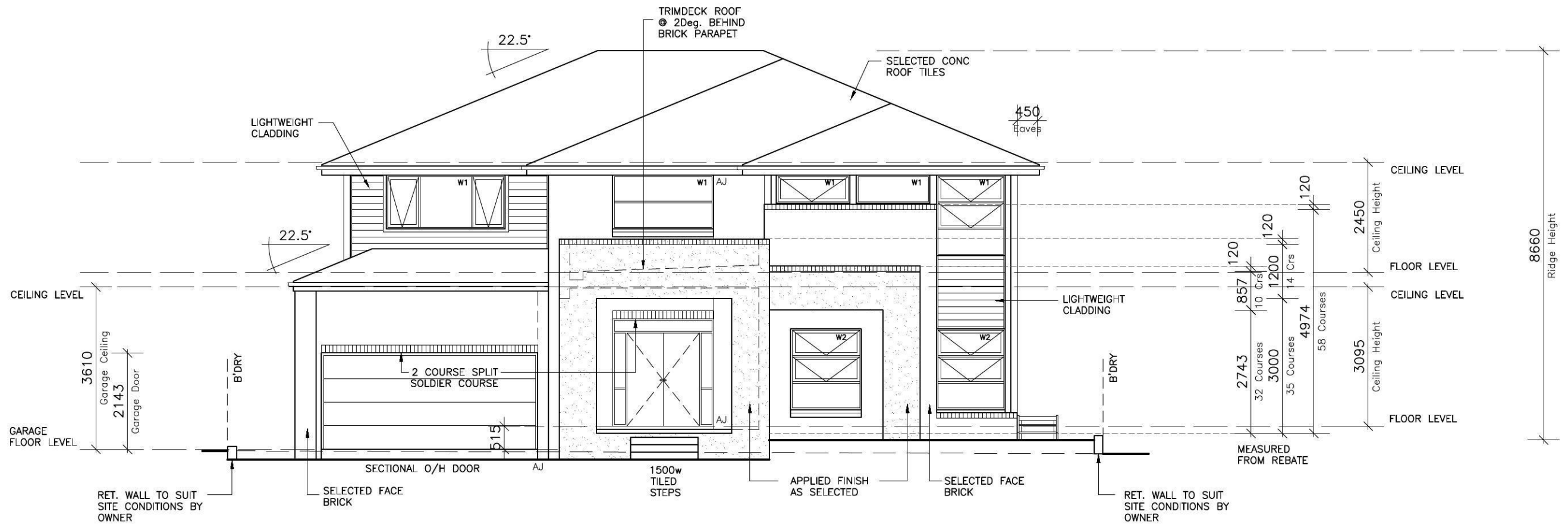


SITE CLASS: M
WIND CLASS: N2

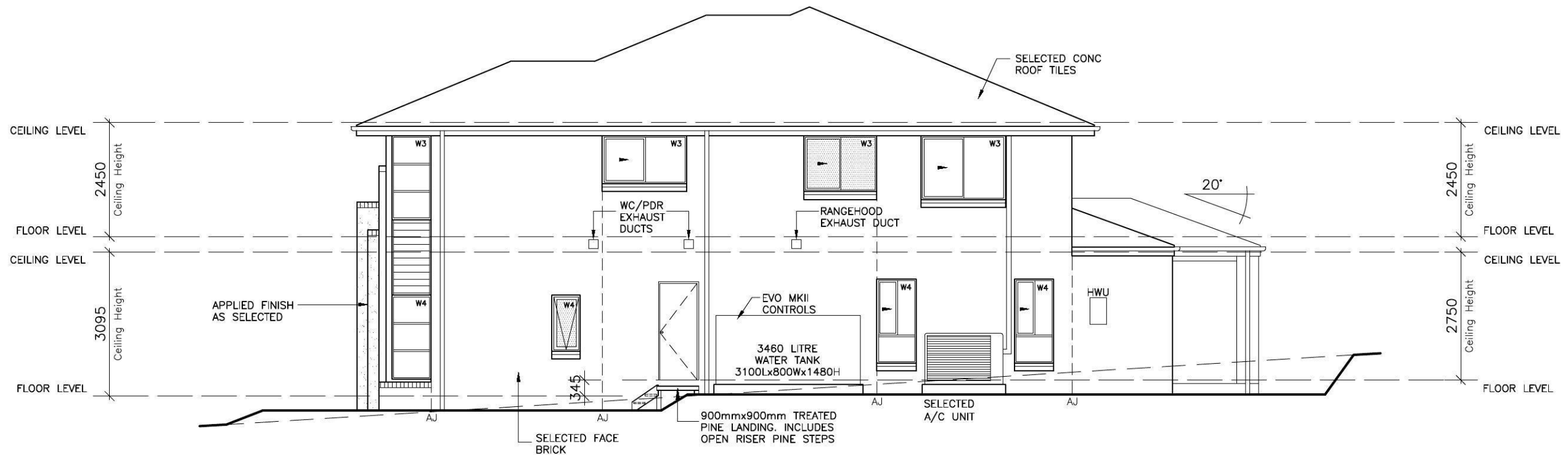
SAFETY WARNING
 RING 1100 "DIAL BEFORE YOU DIG"
 PRIOR TO ANY EXCAVATIONS.
 ANY REGISTERED EASEMENT WITHIN THE LOT
 IS SHOWN ON THIS SITE PLAN.




<p>ELDERTON HOMES</p>	<p>Elderton Homes Pty Ltd Suite 1.13/29-31 Lexington Drive Bella Vista NSW 2153 PO Box 7390 Baukham Hills BC NSW 2153 Phone: 02 8883 4012 Fax: 02 8883 0139 www.eldertonhomes.com.au</p>	<p>Charlesworth Grange 48</p>	<p>Client: Mr M. Tan & Dr C. Lee Site Address: Lot 44 Arora Close Caddens 2747</p>
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<p>Drawn: M.P.F. Date: 7.09.13 Scale: 1:200 Checked: BL</p>	<p>Sheet: 2 Job No: TAN0044</p>	<p>Scale: 1:200</p>	<p>Rev: C</p>

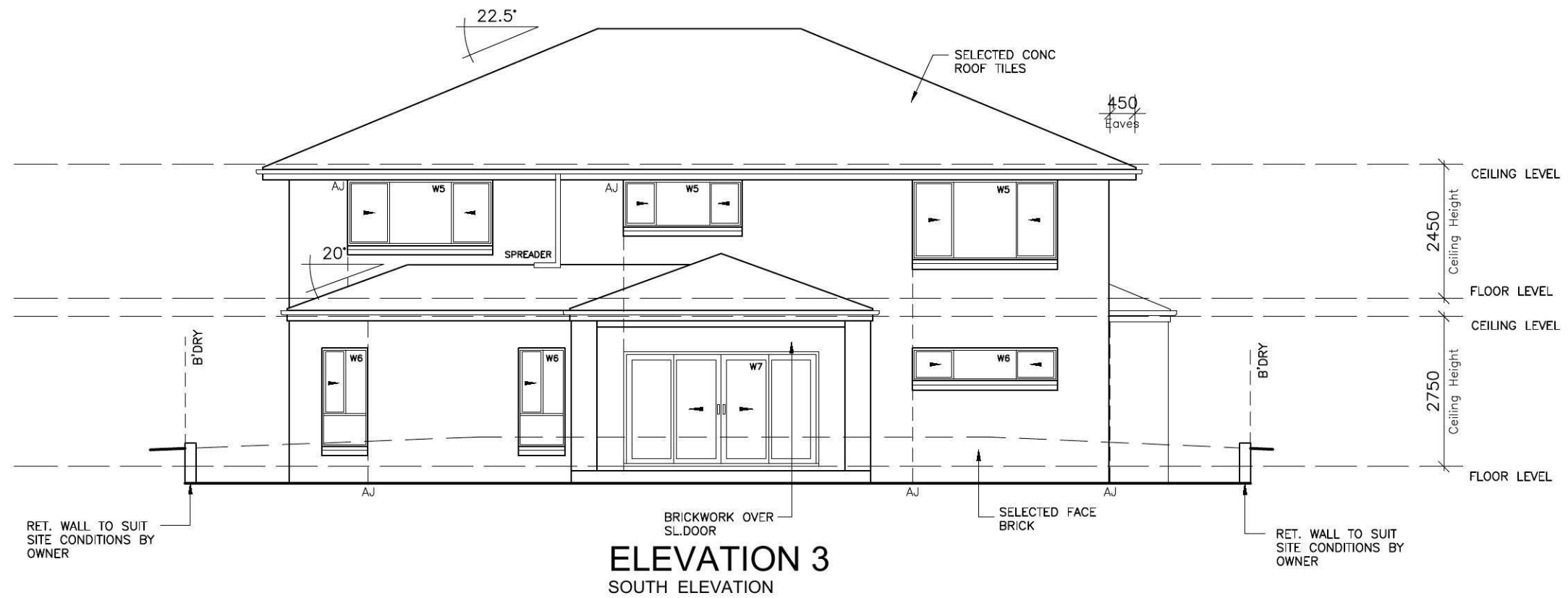


ELEVATION 1
NORTH ELEVATION

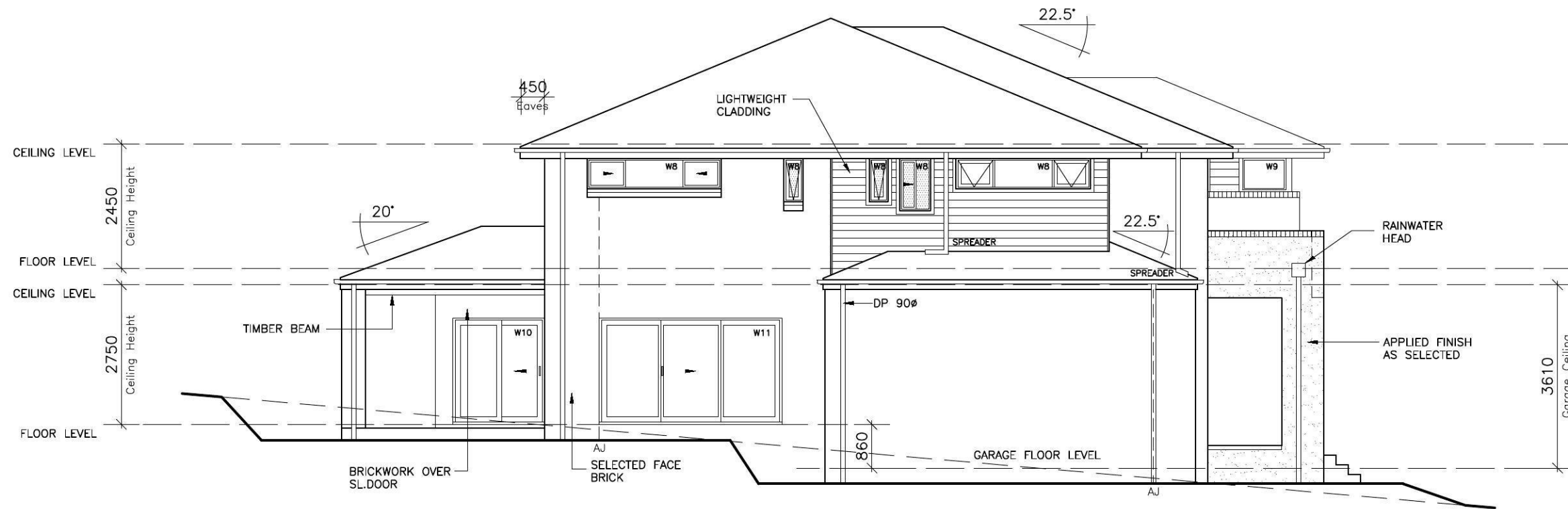


ELEVATION 2
WEST ELEVATION


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	<p>Drawn: M.P.F.</p>	<p>Date: 7.09.13</p>	<p>Sheet: 5</p>
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			<p>Rev: C</p>

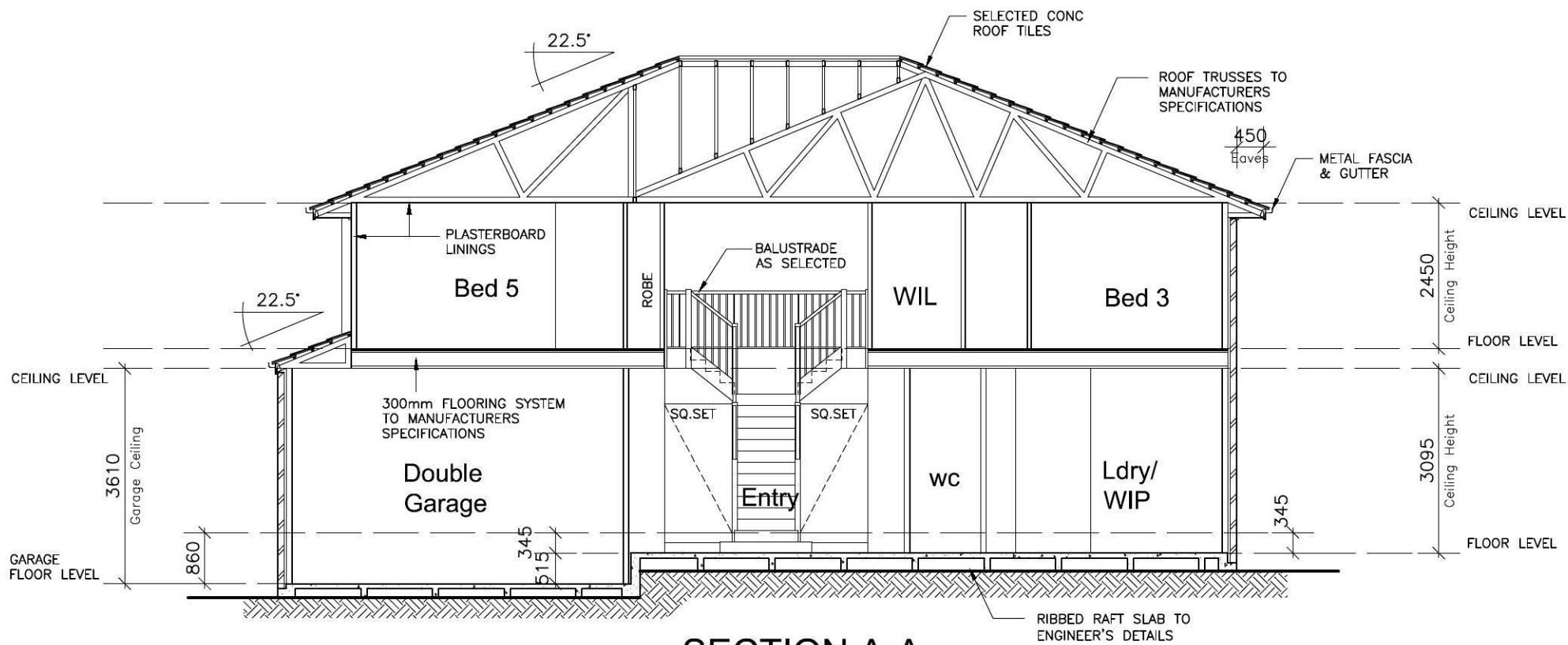


ELEVATION 3
SOUTH ELEVATION



ELEVATION 4
EAST ELEVATION

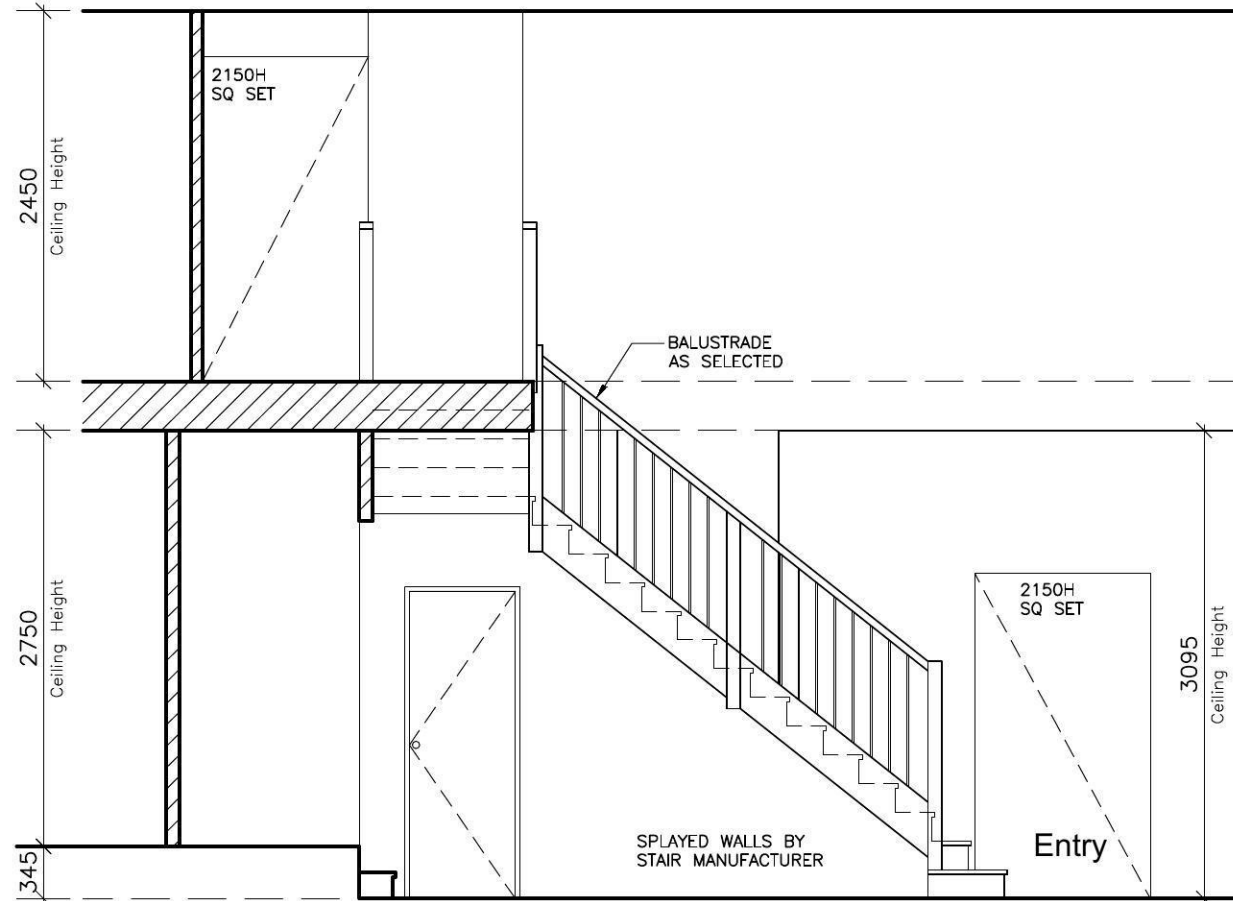
 <p>ELDERTON HOMES</p>	<p>Elderton Homes Pty Ltd Suite 1.13/29-31 Lexington Drive Bella Vista NSW 2153 PO Box 7390 Baukham Hills BC NSW 2153 Phone: 02 8883 4012 Fax: 02 8883 0139 www.eldertonhomes.com.au</p>		<p>Charlesworth Grange 48</p>		<p>Client: Mr M. Tan & Dr C. Lee</p>	
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	<p>Scale: 1:100</p>		<p>Date: 7.09.13 Checked: BL</p>		<p>DA Drawings</p>	
				<p>Sheet: 6</p>	<p>Job No: TAN0044</p>	<p>Master Issue: A Date: 00.00.00 Rev: C</p>



SECTION A-A.

No.	Area (m2)	TYPE
W11	7.58	IMPROVED ALUMINIUM, SINGLE CLEAR (U VALUE:6.44, SHGC:0.75)
W10	3.8	IMPROVED ALUMINIUM, SINGLE CLEAR (U VALUE:6.44, SHGC:0.75)
W9	0.53	IMPROVED ALUMINIUM, SINGLE CLEAR (U VALUE:6.44, SHGC:0.75)
W8	4.32	IMPROVED ALUMINIUM, SINGLE CLEAR (U VALUE:6.44, SHGC:0.75)
W7	7.49	IMPROVED ALUMINIUM, SINGLE CLEAR (U VALUE:6.44, SHGC:0.75)
W6	4.65	IMPROVED ALUMINIUM, SINGLE CLEAR (U VALUE:6.44, SHGC:0.75)
W5	7.32	IMPROVED ALUMINIUM, SINGLE CLEAR (U VALUE:6.44, SHGC:0.75)
W4	5.32	IMPROVED ALUMINIUM, SINGLE CLEAR (U VALUE:6.44, SHGC:0.75)
W3	7.73	IMPROVED ALUMINIUM, SINGLE CLEAR (U VALUE:6.44, SHGC:0.75)
W2	5.57	IMPROVED ALUMINIUM, SINGLE CLEAR (U VALUE:6.44, SHGC:0.75)
W1	10.64	IMPROVED ALUMINIUM, SINGLE CLEAR (U VALUE:6.44, SHGC:0.75)

BASIX WINDOW SCHEDULE



STAIR DETAIL

VIEWED FROM ENTRY
SCALE 1:50

FLUORESCENT LIGHTING TO 2 BEDROOMS, 3 LIVING ROOMS, KITCHEN, LDRY & HALL
INSTALL OUTDOOR CLOTHES LINE
GAS COOKTOP & ELECTRIC OVEN
3 PHASE AIR CONDITIONING FOR HEATING WITH EER RATING 3.5 - 4.0
3 PHASE AIR CONDITIONING FOR COOLING WITH EER RATING 3.0 - 3.5
INSTANTANEOUS GAS HOT WATER SYSTEM WITH 5 STAR RATING
MIN R1.5 WALL INSULATION (EXCLUDING GARAGE)
MIN R3.0 CEILING INSULATION (EXCLUDING GARAGE)
WINDOWS Uw 6.57 & SHGC 0.74
FOIL/SARKING TO U/S ROOFING
3420 LITRE WATER TANK CONNECTED TO ALL TOILETS, 1 GARDEN TAP & LAUNDRY
4 STAR RATED BASIN TAPS
4 STAR RATED KITCHEN TAP
3 STAR RATED TOILETS
3 STAR RATED SHOWERHEADS (>7.5 but <= 9 L/min)
BASIX COMMITMENTS SCHEDULE



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Montana
L/H Garage
Drawn: M.P.F. Date: 7.09.13
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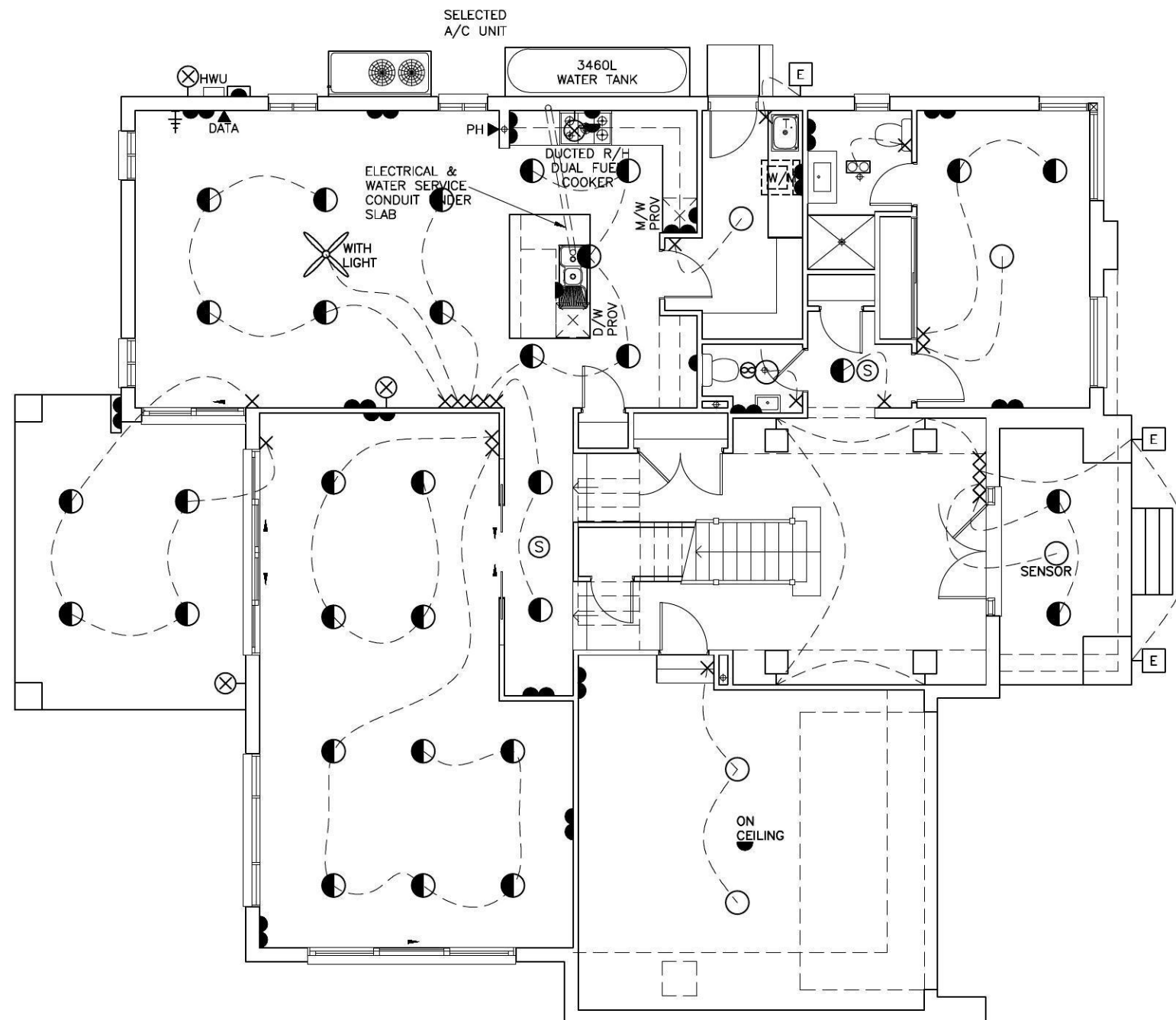
DA Drawings

Sheet: 7 Job No: TAN0044

Master Issue: A Date: 00.00.00
Rev: C

Ⓢ SMOKE DETECTOR

⊗ EXHAUST FAN




ELECTRICAL LEGEND		TOTAL
○	INT. CEILING LIGHT BATTEN	16
⊕	EXT. CEILING LIGHT BATTEN	0
□	INT. WALL LIGHT BATTEN	4
⊕	EXT. WALL LIGHT BATTEN	3
●	FLUORO DOWN LIGHT	46
⊗	LED DOWN LIGHT	0
▽	SINGLE SPOT LIGHT	0
△	DOUBLE SPOT LIGHT	0
▬	DOUBLE FLUORO 600mm	0
▬	DOUBLE FLUORO 1200mm	0
⊗	2 HEAT FAN LIGHT	3
⊗	4 HEAT FAN LIGHT	0
Y	FAN 3 BLADE	0
X	FAN 4 BLADE	1
X	SWITCH POSITION	-
●	SINGLE POWER POINT (SPP)	7
⊗	WEATHER PROOF SPP	1
⊗	DOUBLE POWER POINT (DPP)	28
⊗	WEATHER PROOF DPP	1
⊗	GAS POINT	4
⊗	EXHAUST FAN	2
Ⓢ	SMOKE DETECTOR	3
PH	PHONE POINT	3
DATA	DATA POINT	4
⊕	T.V. POINT	4

PROVIDE FIBRE OPTIC SMARTWIRE SYSTEM INCLUDING CONTROL CABINET, HUB, 2 TELEPHONE POINTS, 2 TELEVISION POINTS & 2 DATA POINTS.

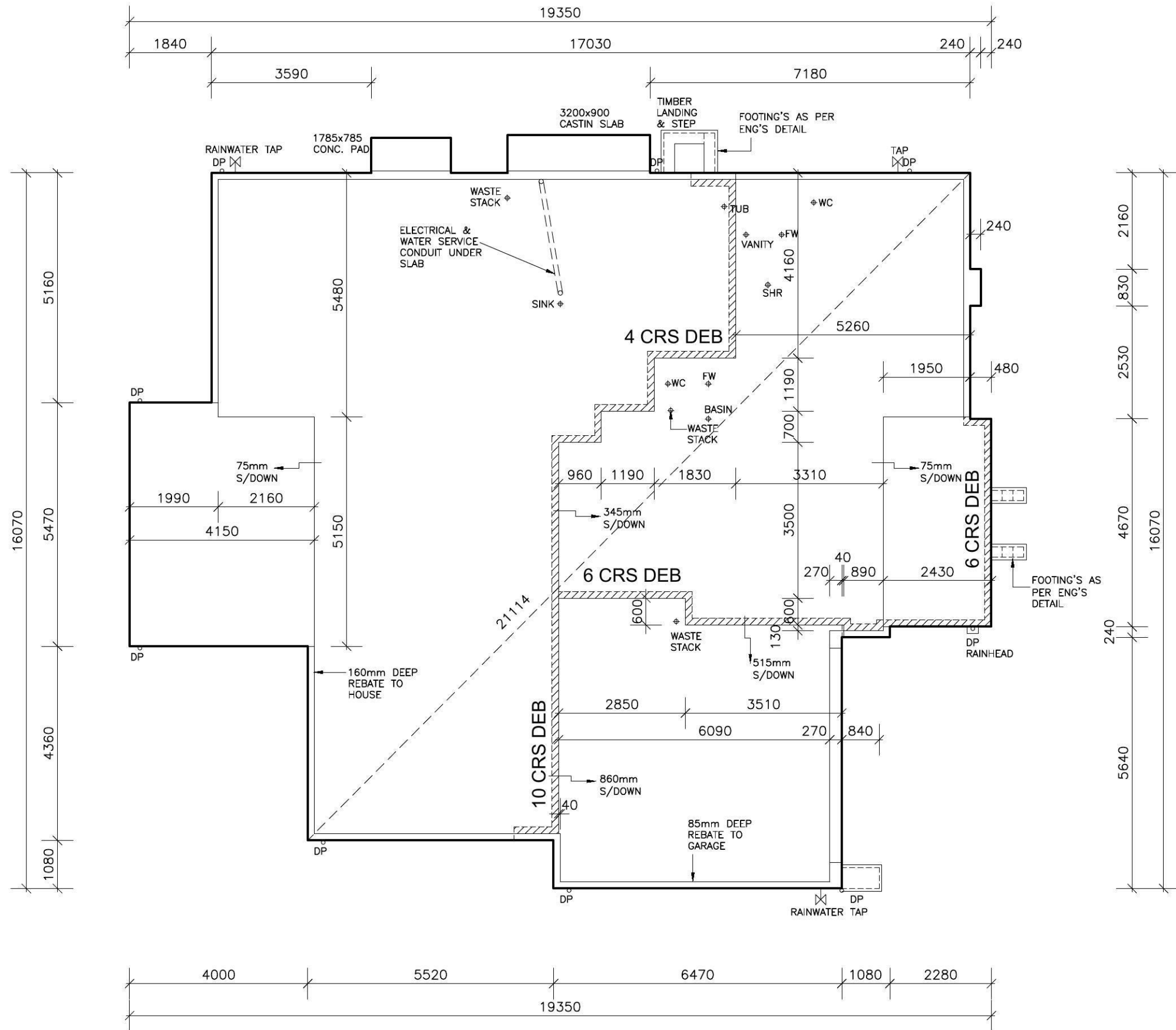
PROVIDE SECURITY ALARM SYSTEM NX4 3 PIR WITH ONE LED KEYPAD

PROVIDE REMOTE DOOR OPENER WITH 3 TRANSMITTERS


GROUND FLOOR ELECTRICAL PLAN

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DP ○ DOWN PIPE LOCATION

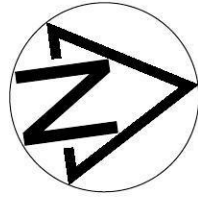
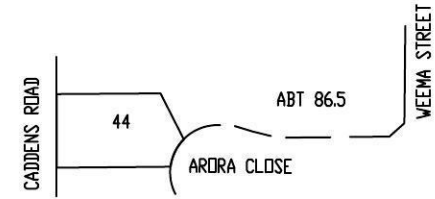


SLAB PLAN

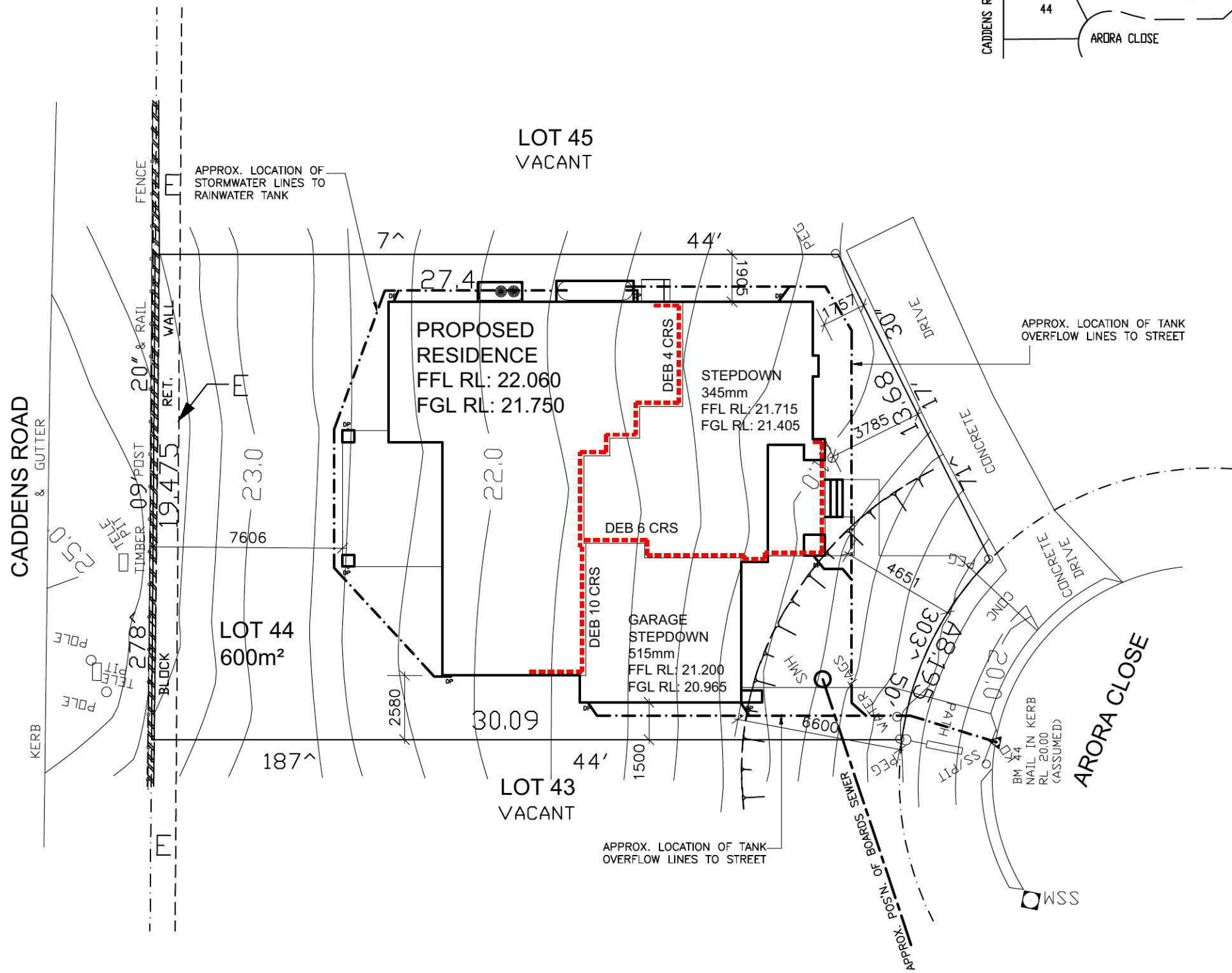
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<p>Scale: 1:100</p>	<p>Checked: BL</p>	<p>Sheet: 12</p>	<p>Job No: TAN0044</p>	<p>Rev: C</p>

LOT 44
 D.P: 1166546
 L.G.A: PENRITH CITY COUNCIL


E: EASEMENT FOR SUPPORT 0.5, 0.9 & 1 WIDE



STORMWATER LINES TO STREET VIA TANK



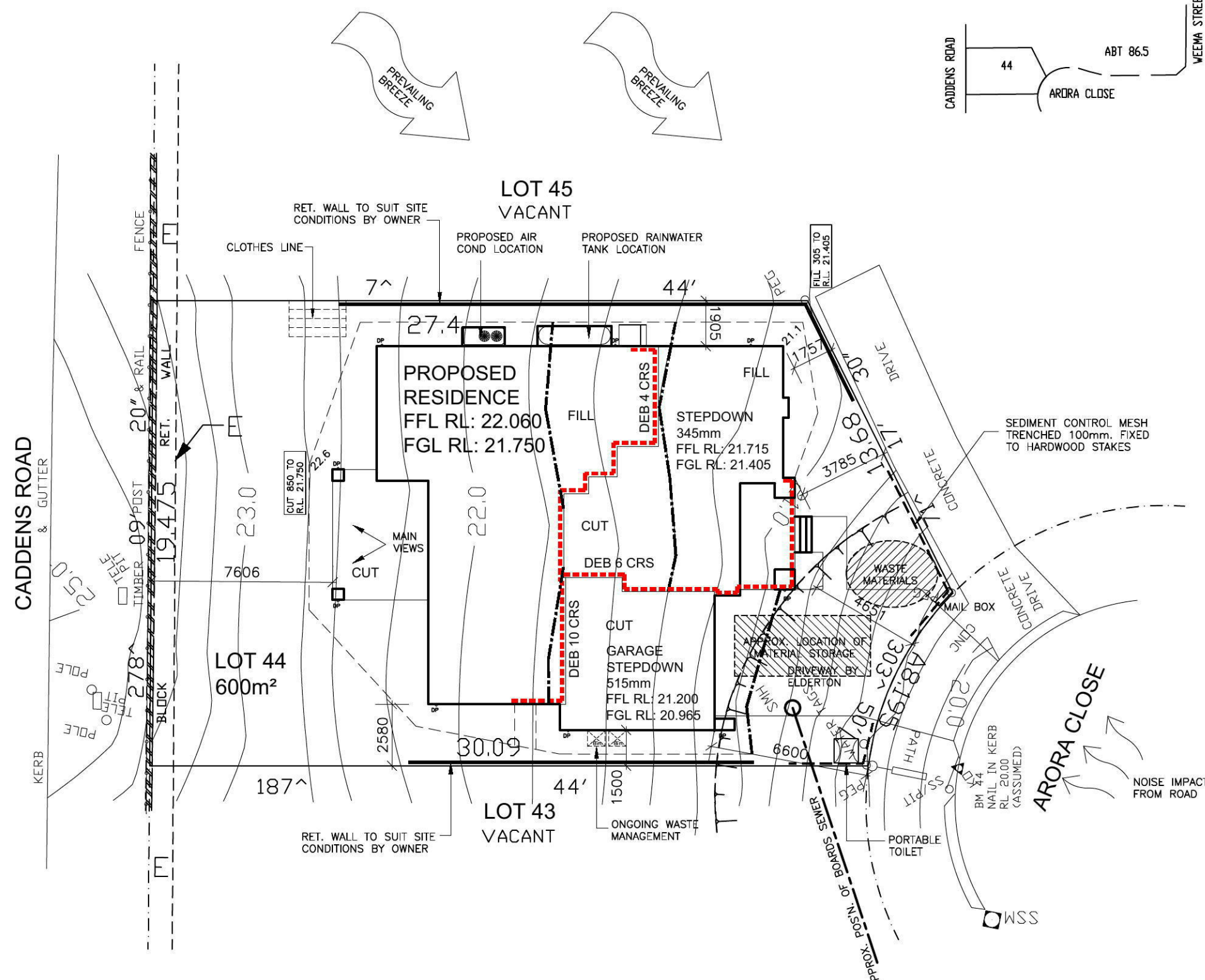
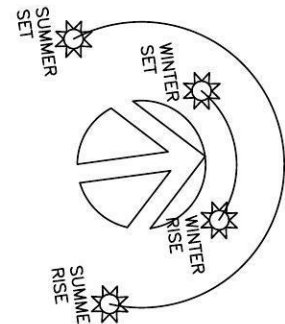
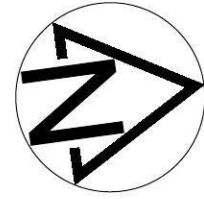
STORMWATER MANAGEMENT PLAN

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		Scale: 1:200	Checked: BL	Master Issue: Date: 00.00.00		

LOT 44
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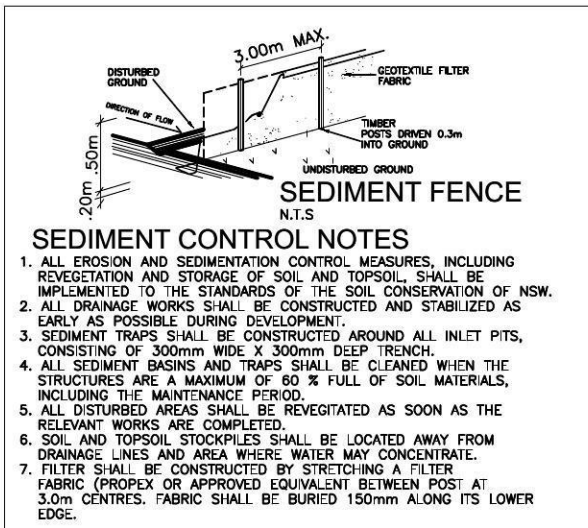
E: EASEMENT FOR SUPPORT 0.5, 0.9 & 1 WIDE

LOCATION PLAN - NTS
 UBD REF: 184, H4



SITE NOTES

1. ALL LEVELS ARE APPROXIMATES ONLY & ARE TO BE CONFIRMED ON SITE WITH SUPERVISOR PRIOR TO COMMENCEMENT OF ANY EXCAVATIONS.
2. EXTENT OF FILL & BATTER INDICATED IS APPROXIMATE AND WILL BE DETERMINED ON SITE.
3. SEDIMENT BARRIERS AND SILTATION CONTROL IS SITE SPECIFIC AND IS TO COMPLY WITH COUNCIL REQUIREMENTS.
4. EXISTING VEGETATION ON SITE TO BE REMOVED EXCEPT WHERE INDICATED TO BE RETAINED.
5. NO WATERWAY OR WATERCOURSES ON SITE.
6. TERMITE PROTECTION TO AS3660.
7. TEMPORARY SECURITY FENCING TO THE PERIMETER OF BOUNDARY WHERE REQUIRED TO PREVENT PUBLIC ACCESS ONTO SITE






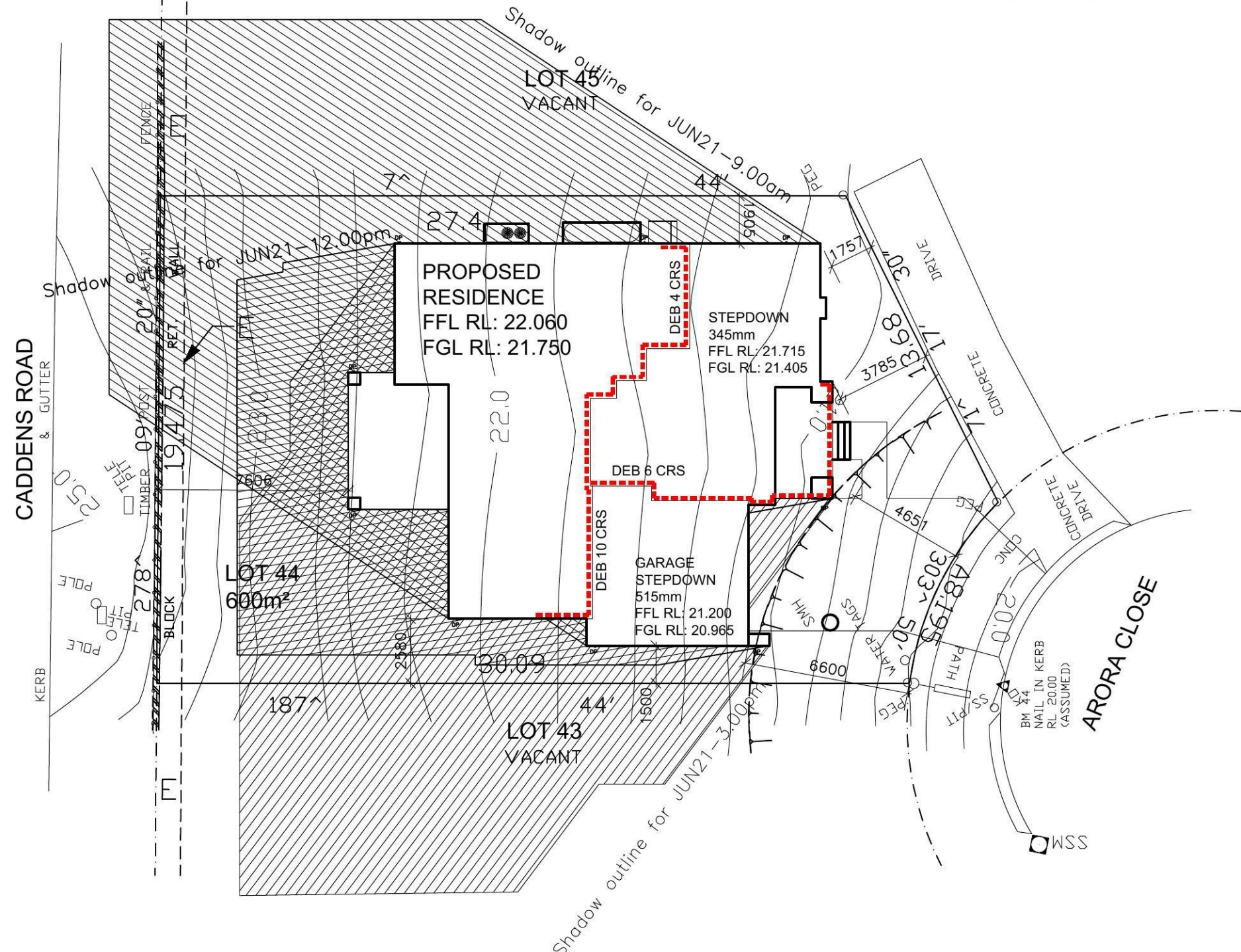
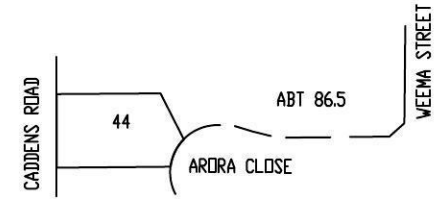
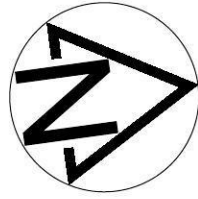
SITE ANALYSIS AND CONSTRUCTION MANAGEMENT PLAN

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LOT 44
 D.P: 1166546
 L.G.A: PENRITH CITY COUNCIL

E: EASEMENT FOR SUPPORT 0.5, 0.9 & 1 WIDE

-  SHADOW CAST AT 9.00am ON JUNE 21st
-  SHADOW CAST AT 12.00pm ON JUNE 21st
-  SHADOW CAST AT 3.00pm ON JUNE 21st



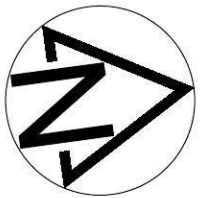
SHADOW DIAGRAM JUNE 21st

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<p>Scale: 1:200</p>	<p>Checked: BL</p>	<p>Sheet: 2.3</p>	<p>Job No: TAN0044</p>
			<p>Master Issue: A Date: 00.00.00</p>
			<p>Rev: C</p>

PLANTING SCHEDULE - NATIVE GARDEN

SYMBOL	TREE/SHRUB	BOTANICAL NAME	COMMON NAME	HEIGHT
S1	SHRUB	GREVILLEA ROBYN GORDAN GREVILLEA SANDRA GORDAN	ROBYN GORDAN	1.2 mtr
S2	SHRUB	ERIOSTEMON MYOPOROIDES	LONG LEAF WAXFLOWER	1 mtr
S3	SHRUB	WESTRINGIA FRUITICOSA	COASTAL ROSEMERRY	1 mtr
S5	SHRUB	GREVILLEA GAUDI CHAUDI	DWARF GREVILLEA	0.5 mtr
T1	TREE	BANKSIA INTEGRIFOLIA	BANKSIA	3-4 mtr
T2	TREE	ELEOCARPUS RETICULATUS	BLUEBERRY ASH	4 mtr
T3	TREE	CALLISTEMON VIMALIS	WEeping BOTTLEBRUSH	3 mtr

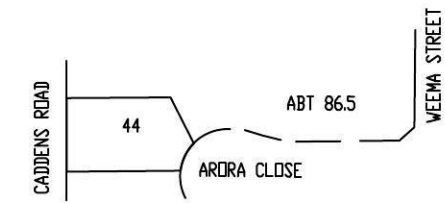
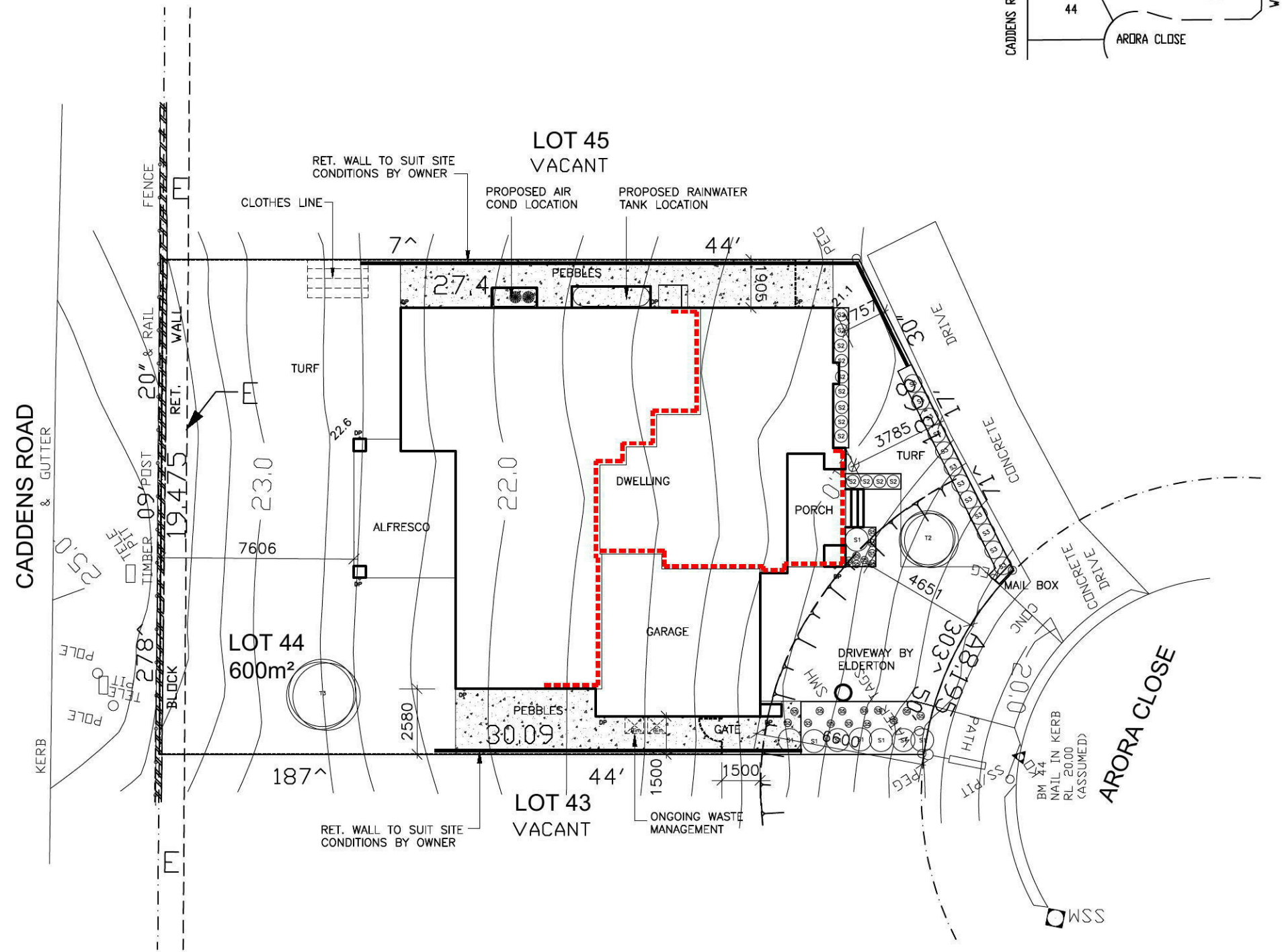
LANDSCAPING NOTES:
1. PAVED GARDEN EDGING TO ALL GARDEN BEDS
2. GATE AND SIDE BLOCKOFF FENCING IS 1500mm BEHIND FRONT WALL




SITE NOTES

1. ALL LEVELS ARE APPROXIMATES ONLY & ARE TO BE CONFIRMED ON SITE WITH SUPERVISOR PRIOR TO COMMENCEMENT OF ANY EXCAVATIONS.
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5. NO WATERWAY OR WATERCOURSES ON SITE.
6. TERMITE PROTECTION TO AS3660.
7. TEMPORARY SECURITY FENCING TO THE PERIMETER OF BOUNDARY WHERE REQUIRED TO PREVENT PUBLIC ACCESS ONTO SITE

LANDSCAPE PLAN



 <p>ELDERTON HOMES</p>	<p>Elderton Homes Pty Ltd Suite 1.13/29-31 Lexington Drive Bella Vista NSW 2153 PO Box 7390 Baukham Hills BC NSW 2153 Phone: 02 8883 4012 Fax: 02 8883 0139 www.eldertonhomes.com.au</p>	<p>Charlesworth Grange 48</p>	<p>Client: Mr M. Tan & Dr C. Lee Site Address: Lot 44 Arora Close Caddens 2747</p>
	<p>ALL RIGHTS RESERVED. ABN 33 138 413 902 © All designs and drawings are the property of Elderton Homes P/L. Unauthorised reproduction or copying of any part will lead to prosecution</p>	<p>Montana L/H Garage</p> <p>Drawn: M.P.F. Date: 7.09.13 Scale: 1:200 Checked: BL</p>	<p>DA Drawings</p> <p>Sheet: 2.4 Job No: TAN0044</p>