

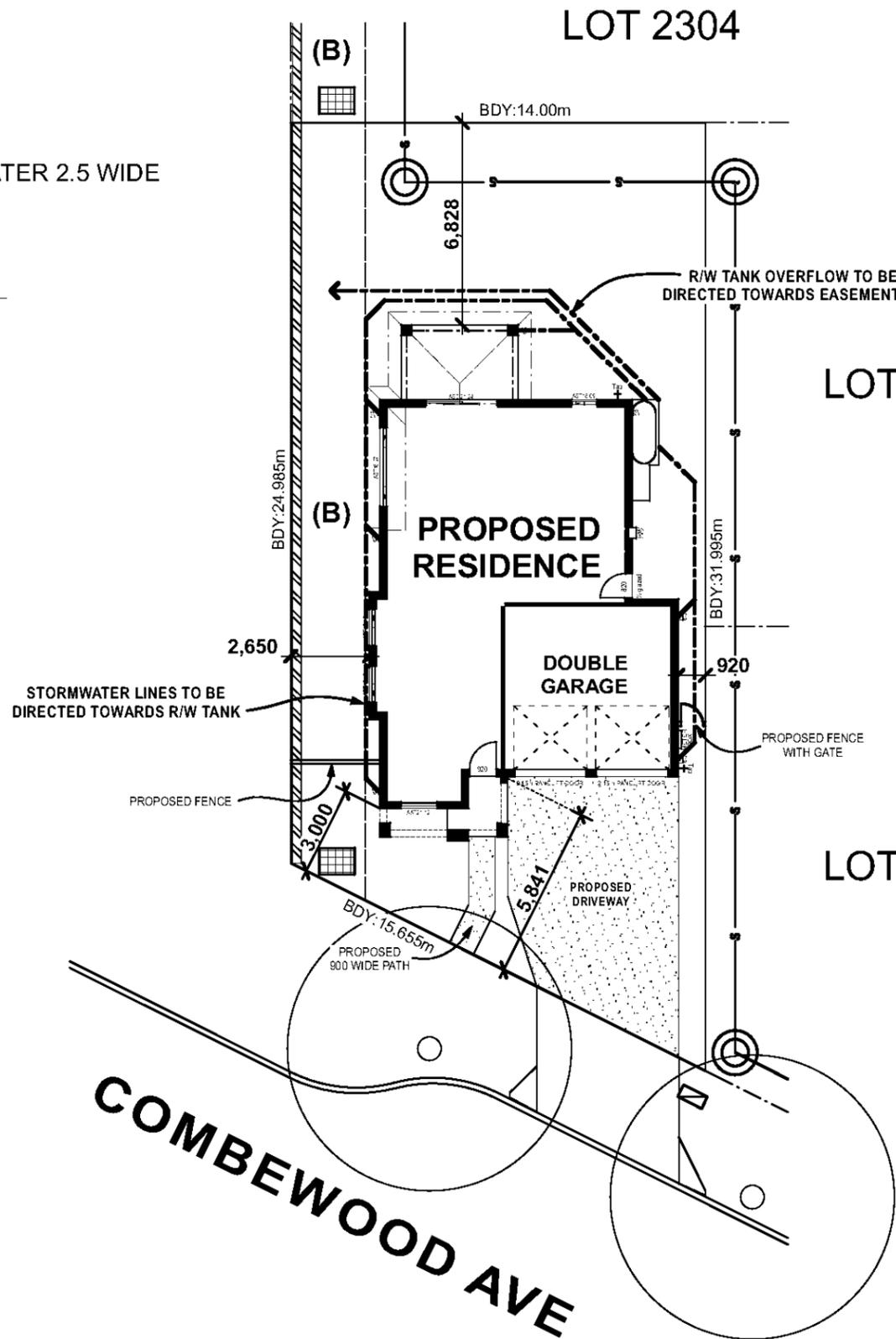
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FINAL RIDGE AND FLOOR LEVELS ARE ACCEPTED TO VARY BY ±100mm FROM THE APPROVED DOCUMENTS, ALL DUE TO CONDITIONS ENCOUNTERED ON SITE DURING BUILDING WORKS.

Proposed Site & Drainage Plan

SCALE 1:200

(B) = EASEMENT TO DRAIN WATER 2.5 WIDE



NOTE:
STORMWATER DESIGN COMPLIES TO COUNCIL CODES & REQUIREMENTS

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

Plot Date
Tue 05 Aug 2014

SITE & SLAB CLASSIFICATION
IS TO BE CONFIRMED
Wind Speed category is **TO BE CONFIRMED**

SLAB SETDOWNS FROM ENTRY:	
EDGE REBATES	172mm x 150mm WIDE
GARAGE	170 mm FROM F.F.L.
FRONT PORCH/VERANDAH	170 mm FROM F.F.L.
BALCONY	115 mm FROM F.F.L.

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Builders Licence No. 92732C

Revision	Date	Amendment
C	02.08.14	DA PLANS - MT
B	16.07.14	CONTOUR SURVEY ADDED - BT
A	22.05.14	CONTRACT DRAWINGS - MT

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Job No. 3222N	Sheet 1 of 11

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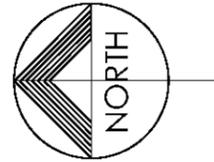
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Proposed Site Analysis Plan

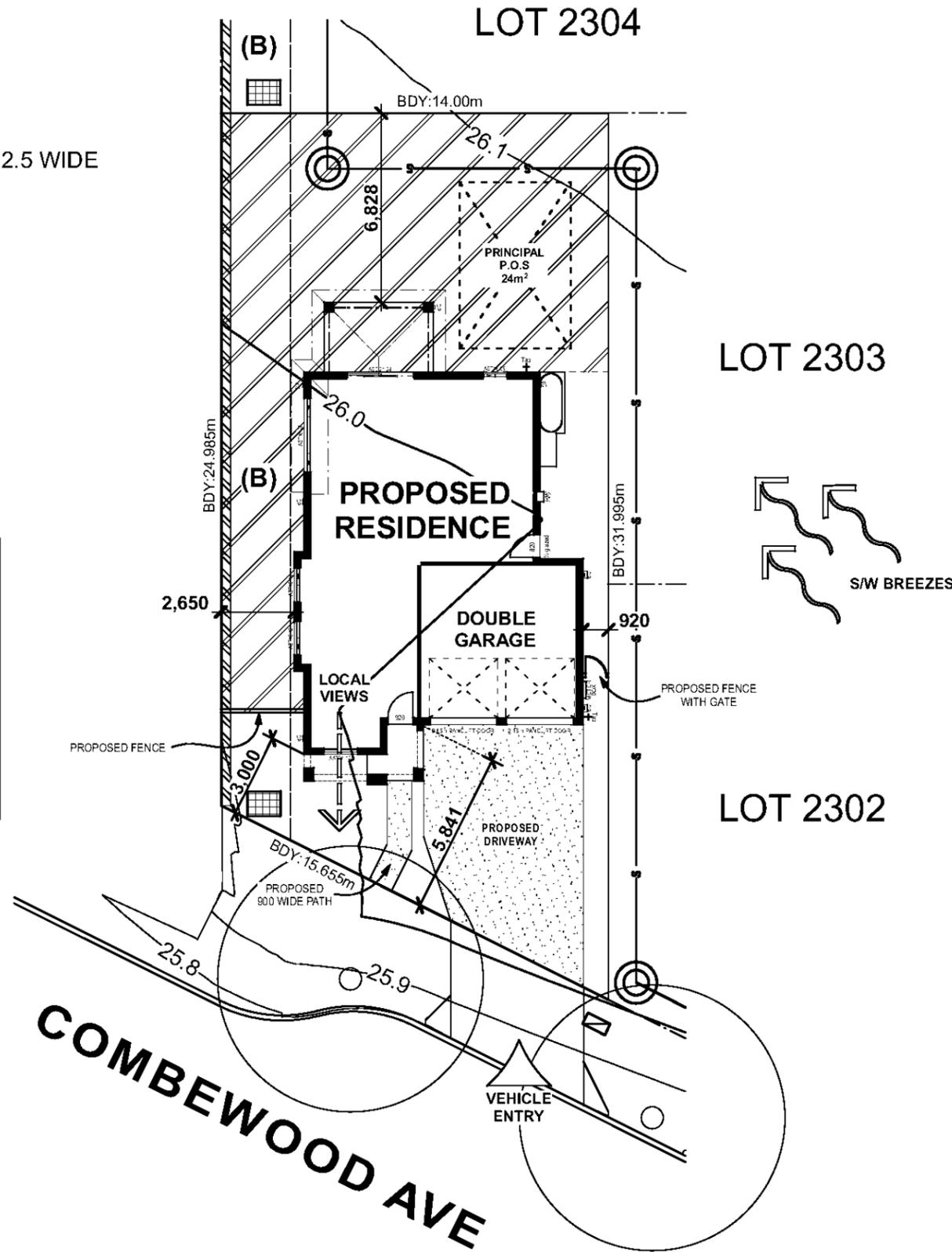
SCALE 1:200

(B) = EASEMENT TO DRAIN WATER 2.5 WIDE



NORTH
LOT 2301
398.9m²

NORTH PENRITH "THORNTON" REQUIREMENTS:	
SITE AREA:	398.9m ²
PRIVATE OPEN SPACE: (Min 2m Wide)	REQUIRED: 20% or 79.78m ² ACHIEVED: 42% or 166.31m ²
LANDSCAPE AREA:	ACHIEVED: 47% or 187.92m ²
CARPARKING:	REQUIRED: 2 SPACES ACHIEVED: 2 SPACES



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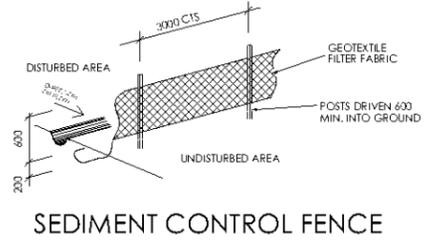
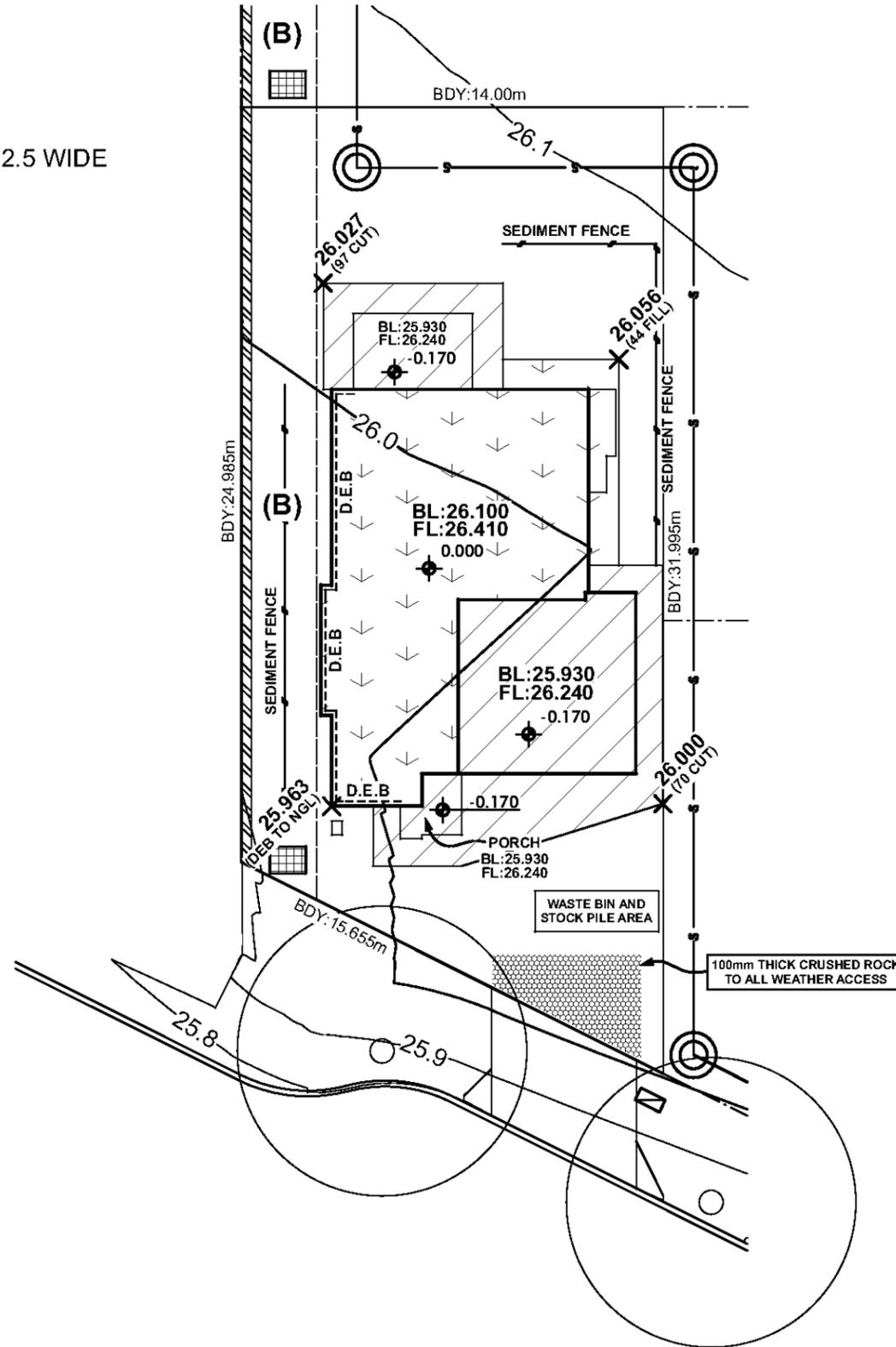
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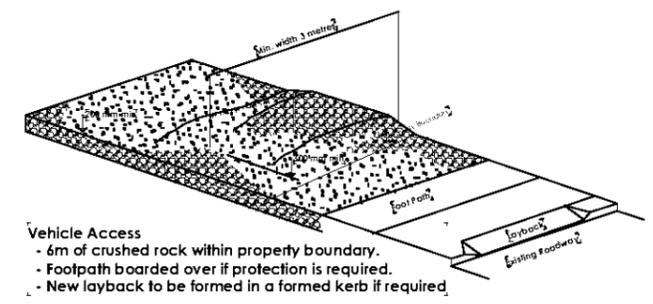
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(B) = EASEMENT TO DRAIN WATER 2.5 WIDE



SITE PLAN

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



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Champion Homes
Simply the Best

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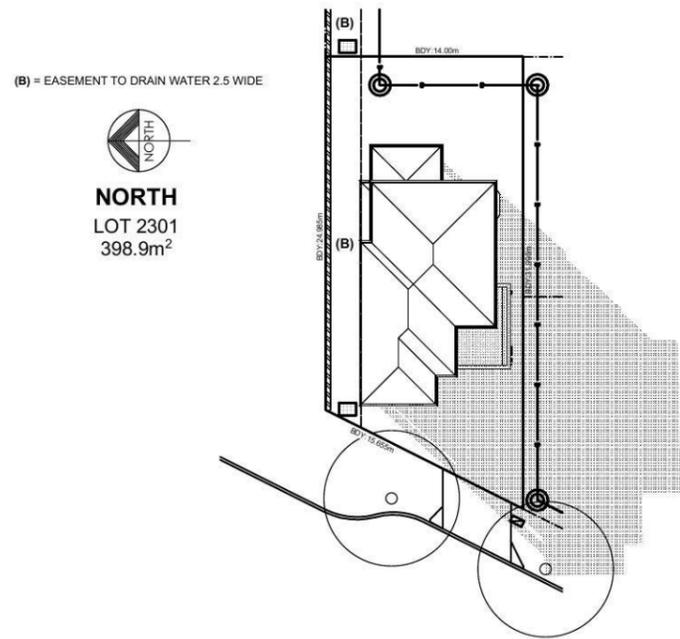
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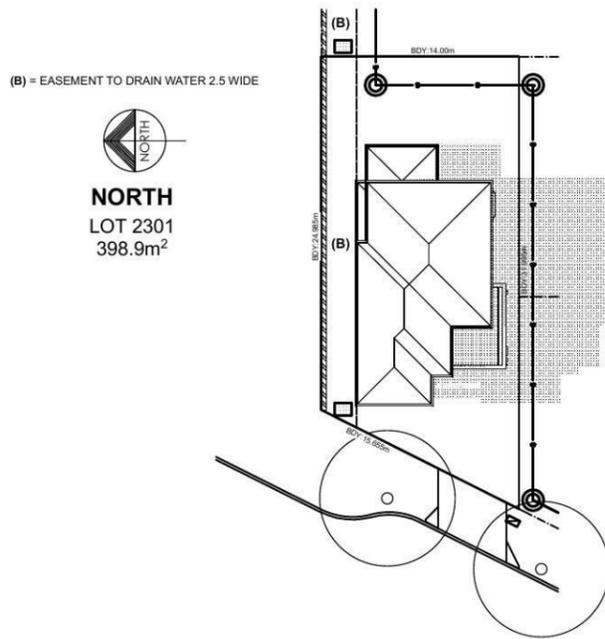
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Custom Design

Job No. **3222N** | Sheet 3 of 11

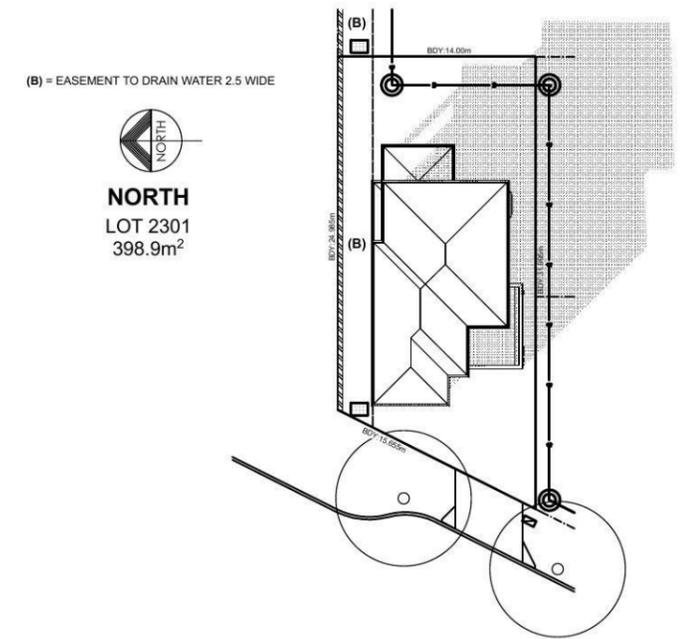
Shadow Diagrams



○ **June 21st - 9am**
SCALE 1:500



○ **June 21st - 12noon**
SCALE 1:500



○ **June 21st - 3pm**
SCALE 1:500

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Design :
Custom Design

Job No. **3222N** Sheet 4 of 11

BASIX & NatHERS COMMITMENTS NOTES				
REFER TO APPROVED BASIX REPORT				
WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 star(>7.5 but<=9L/min)	4 star	4 star	4 star
Alternative water source	Individual water tank to collect run off from at least 147 m ² of roof area - Tank size min 3000 litres			
	Landscape connection	Toilet connection	Laundry connection	Pool top up
	Yes	Yes	Yes	N/A
ENERGY	Hot water system: Gas Instantaneous 5 star			
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry: Natural ventilation only			
	Cooling system: 1 Phase air-conditioning EER 3.0-3.5 in at least 1 living/bed area (zoned)			
	Heating system: 1 Phase air-conditioning EER 3.0-3.5 in at least 1 living/bed area (zoned)			
	Natural lighting: As per BASIX			
	Artificial lighting: As per BASIX			
Must install a gas cooktop and electric oven				
Must install a fixed outdoor clothes drying line as part of the development.				

Building Elements	Material	Detail
External walls	<ul style="list-style-type: none"> Brick veneer Lightweight Cladding 	R2.0 bulk insulation
Internal walls	Plasterboard on studs	-
Ceiling	Plasterboard	R3.0 bulk insulation to ceilings with roof above
Floors	Concrete – slab on ground Timber – first floor	R0.3 (or 1 including construction) (down) TO SUSPENDED FLOOR ABOVE GARAGE
Roof	Tiled - Medium Colour SA 0.475 to 0.70	Foil (sisalation) to underside of roof
Windows	Improved Aluminium Frame, single glazed clear	U Value 6.44 or less and SHGC 0.75 +/- 10%

Note: Insulation specified must be installed in accordance with Part 3.12.1.1 of the BCA

Window/glazed door no.	Orientation	Maximum area (square metres)	Type	Shading	Overshadowing
W1	W	2.52	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 601-750 mm	not overshadowed
W2	N	4.32	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	none	>4m high, 5-8 m away
W3	N	4.86	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 601-750 mm	>4m high, 5-8 m away
W4	E	5.04	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony >2,000 mm	not overshadowed
W5	E	1.62	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	none	not overshadowed
W6	W	0.90	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 601-750 mm	not overshadowed
W7	W	1.72	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony >2,000 mm	not overshadowed
W8	W	2.16	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 1,500-2,000 mm	not overshadowed
W9	N	3.06	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 601-750 mm	2-4m high, 5-8 m away
W10	N	1.08	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 601-750 mm	2-4m high, 5-8 m away
W11	E	2.43	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 601-750 mm	not overshadowed
W12	S	1.80	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 601-750 mm	not overshadowed
W13	S	1.32	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 601-750 mm	not overshadowed
W14	W	1.80	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 601-750 mm	not overshadowed
W15	S	1.30	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 601-750 mm	not overshadowed

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Plot Date
Tue 05 Aug 2014

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Wind Speed category is **TO BE CONFIRMED**

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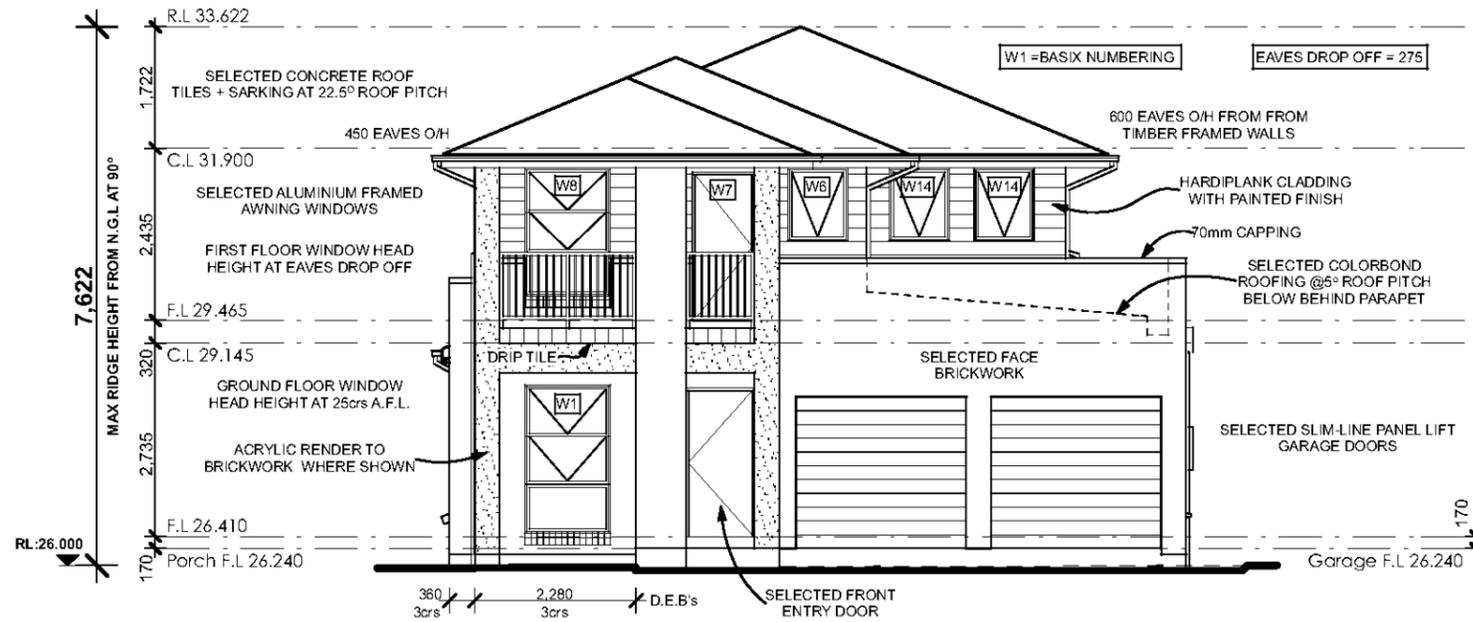
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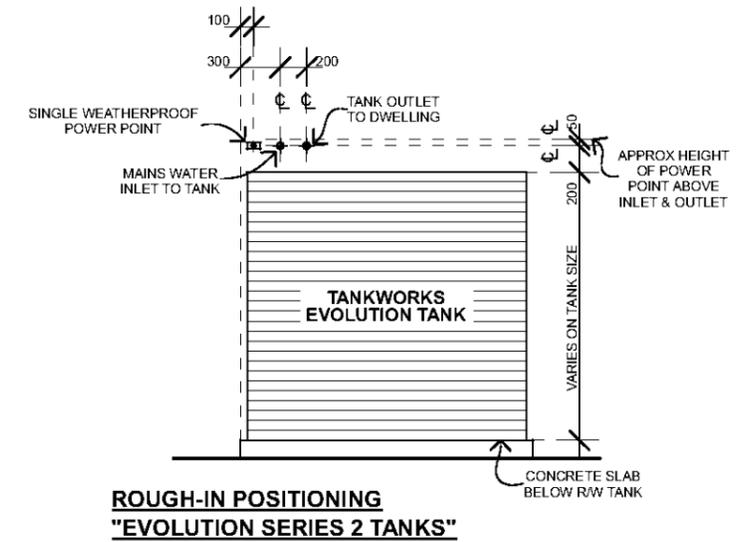
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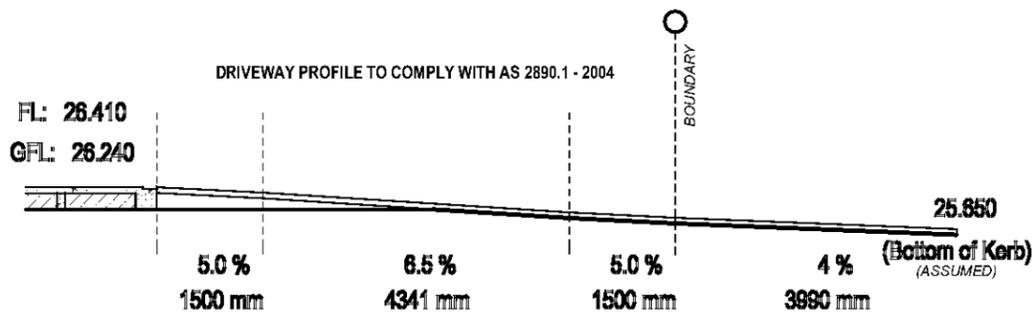
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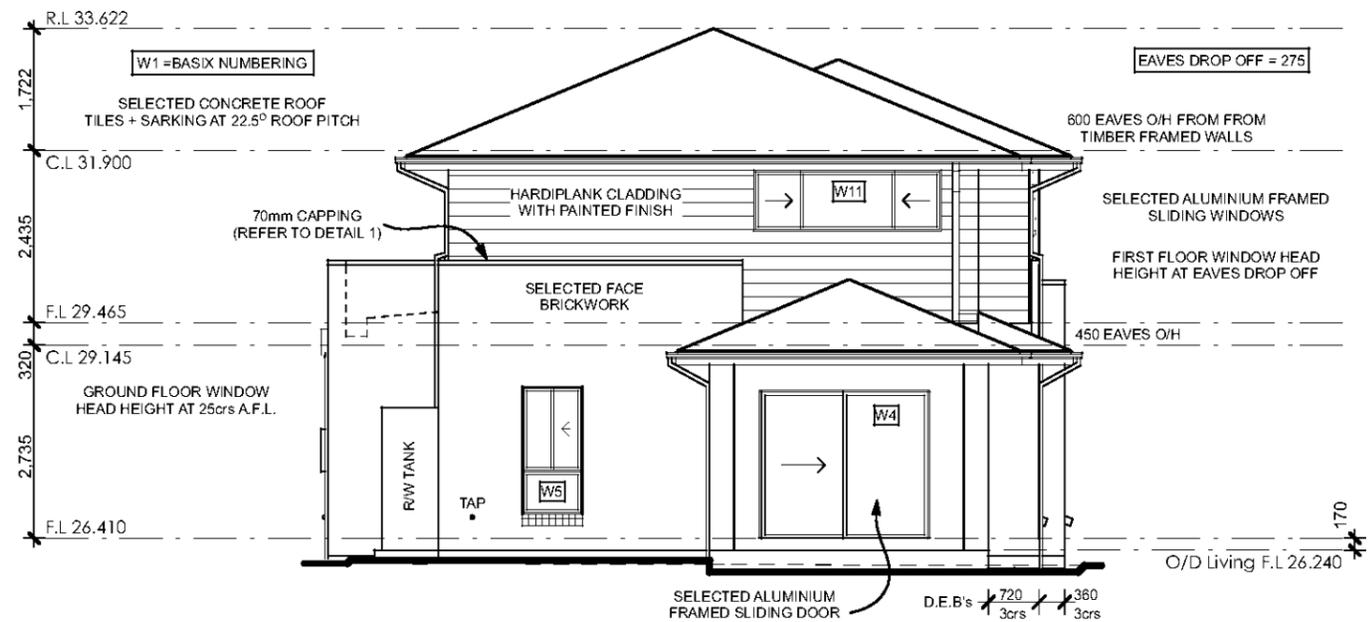
Western Elevation
SCALE 1:100



**ROUGH-IN POSITIONING
'EVOLUTION SERIES 2 TANKS'**



Driveway Profile
SCALE 1:100



Eastern Elevation
SCALE 1:100

PROTECTION OF OPENABLE WINDOWS AS PER B.C.A CONDITION 3.9.2.5
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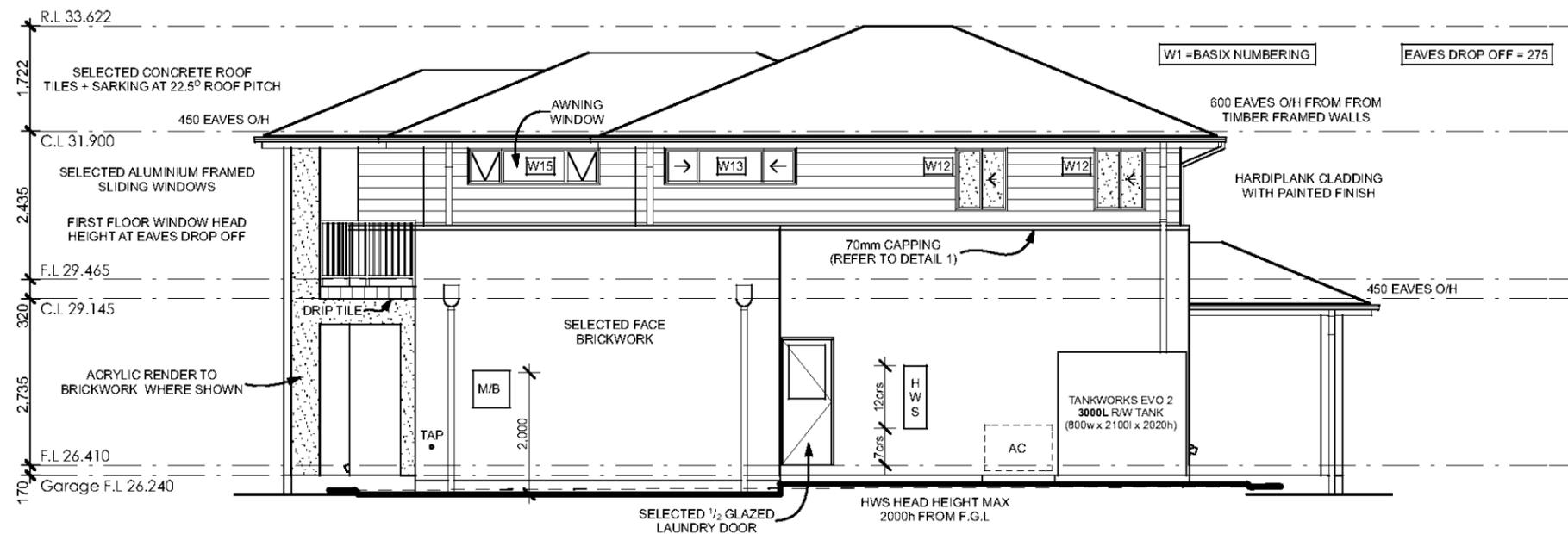
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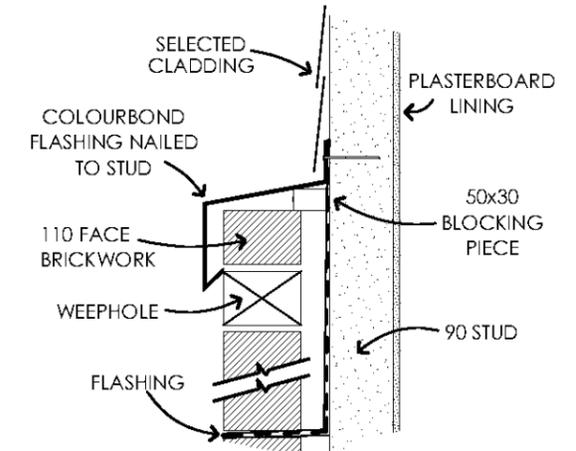
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Northern Elevation
SCALE 1:100



Southern Elevation
SCALE 1:100



DETAIL 1

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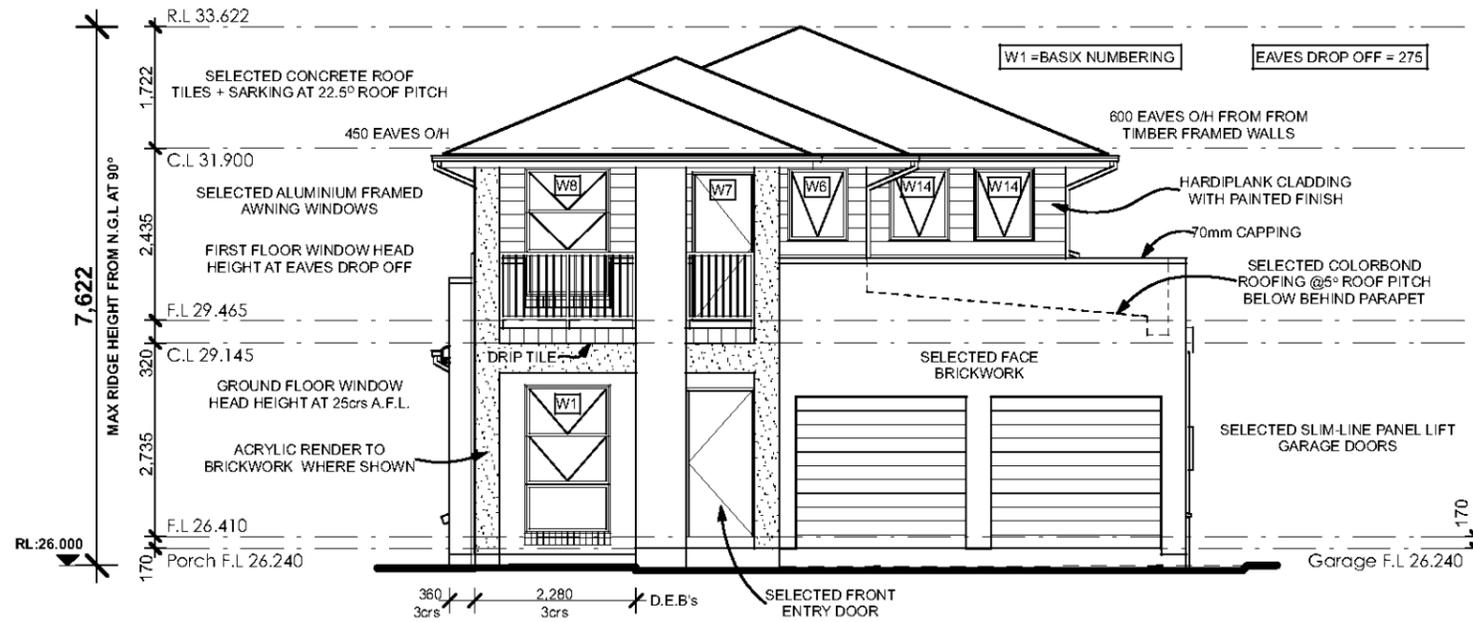
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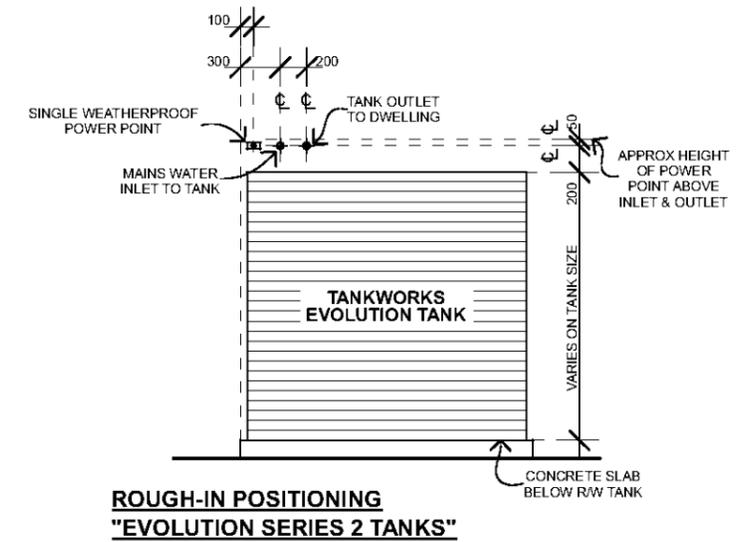
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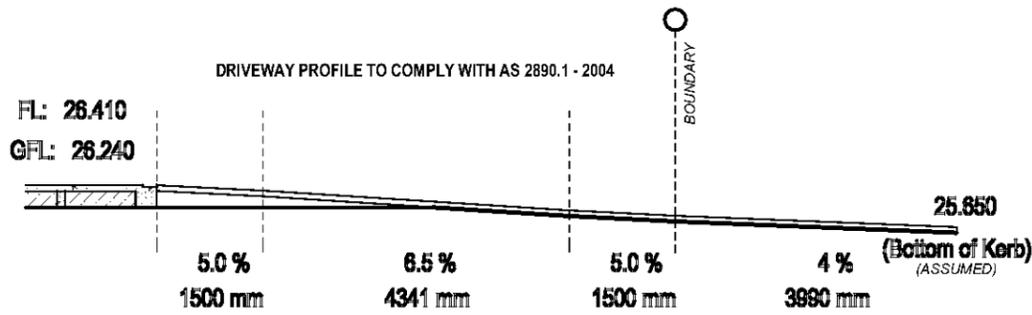
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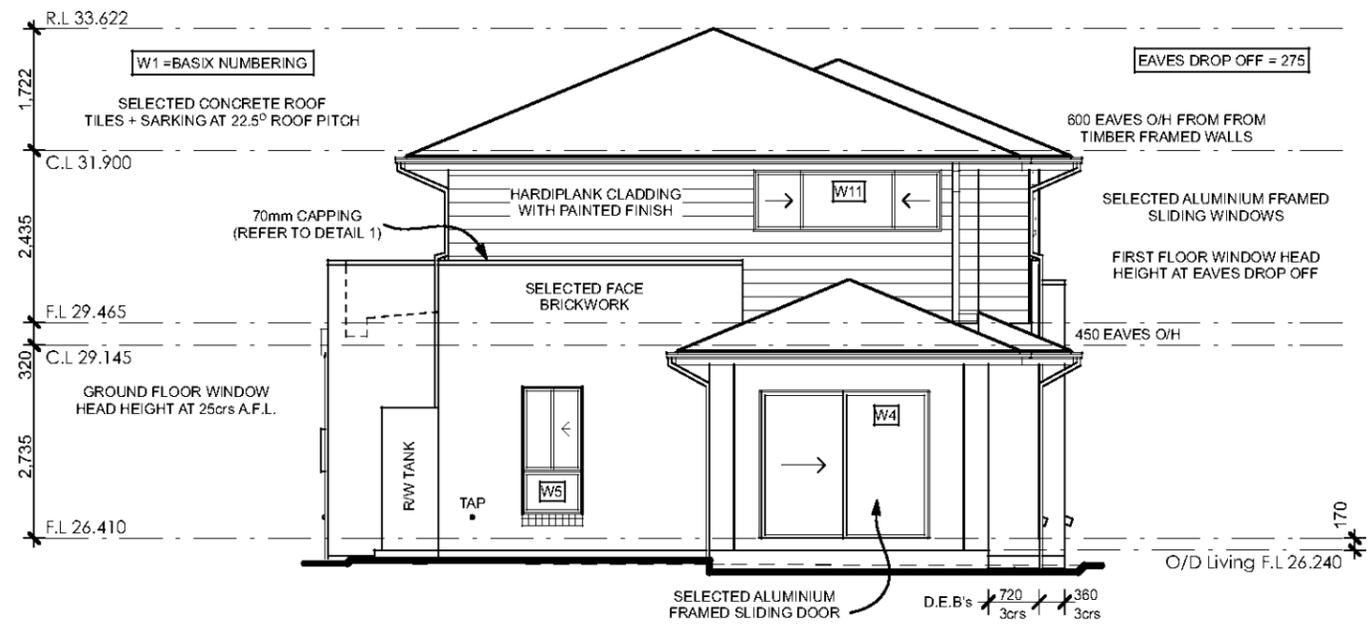
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SCALE 1:100



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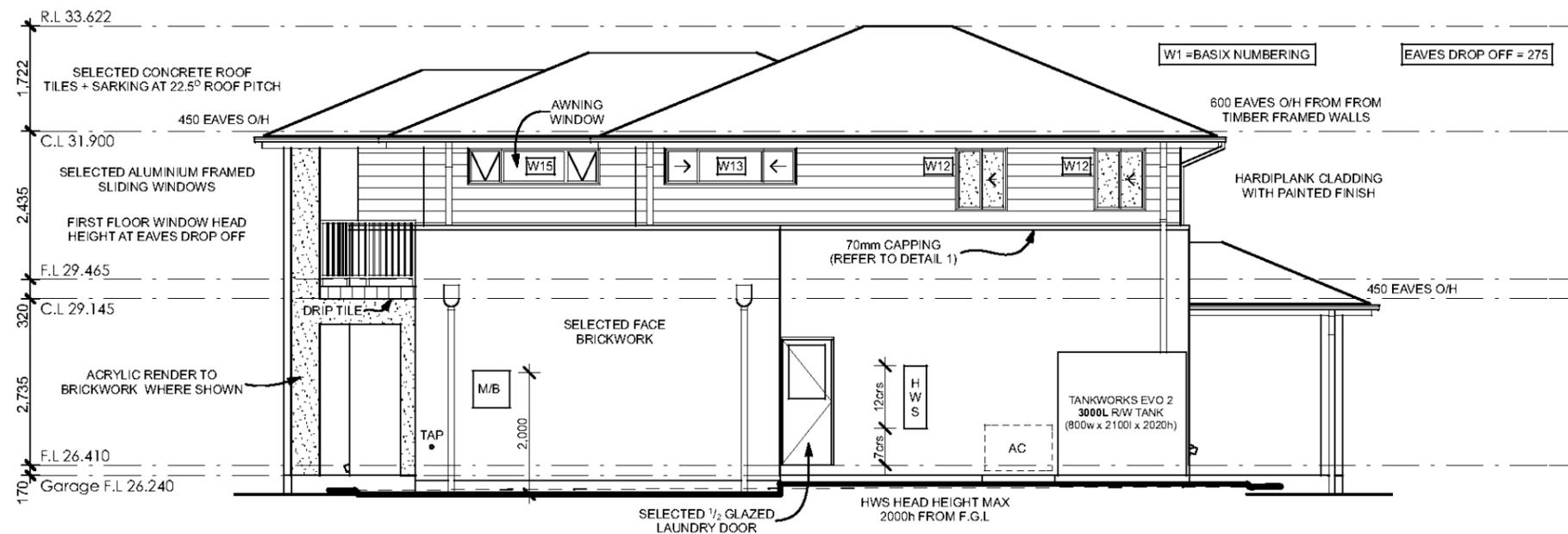
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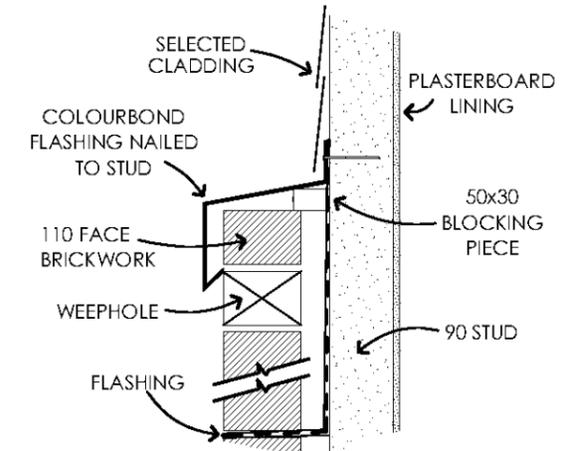
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SCALE 1:100



Southern Elevation
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Proposed Residence
at Lot : 2301
Combewood Avenue,
Penrith (Thornton)

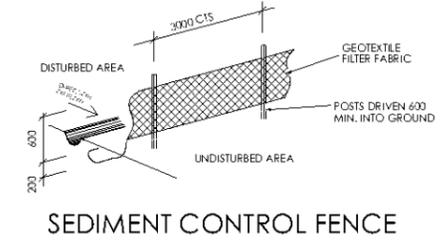
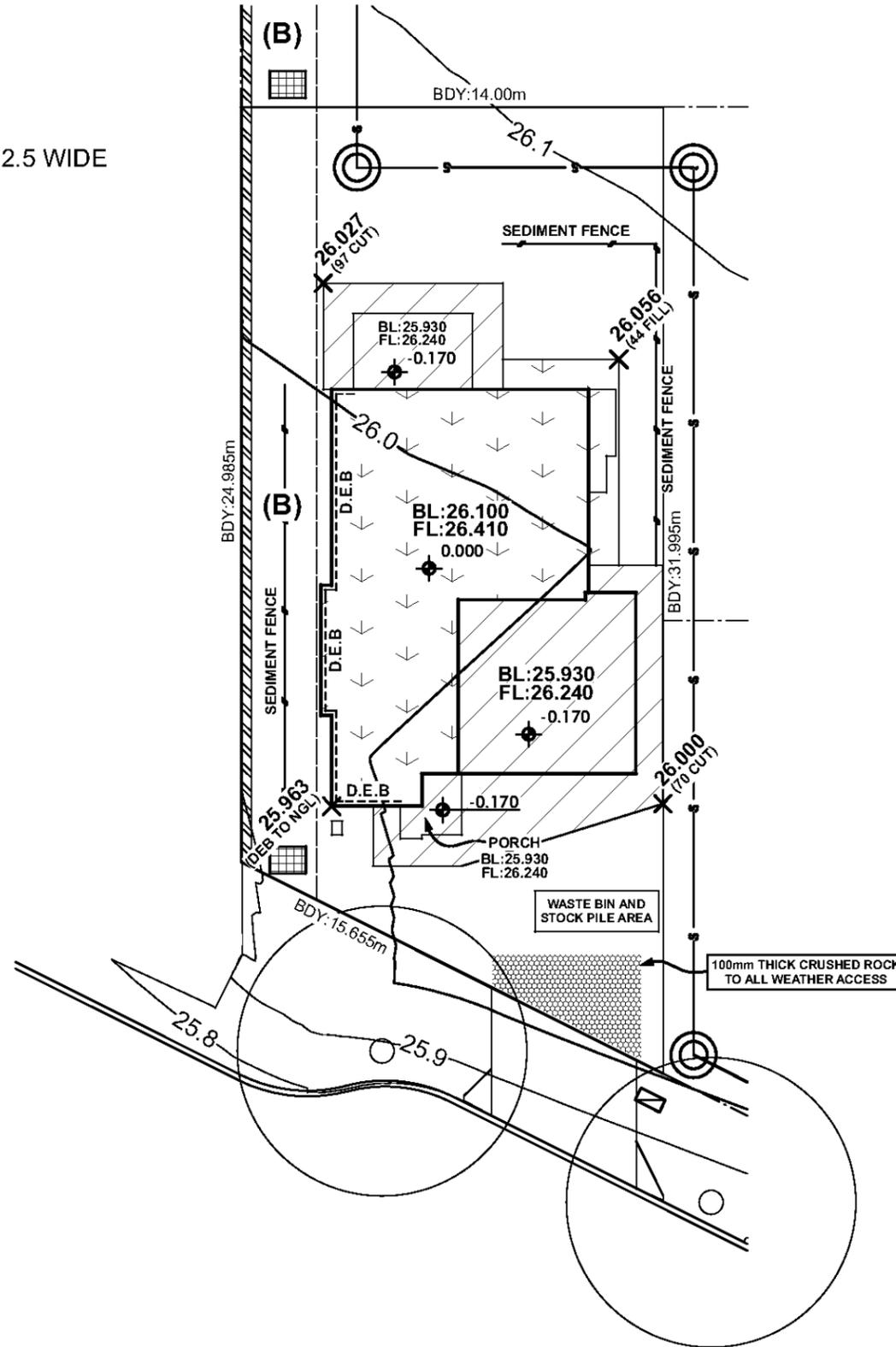
Client : Champion Homes	
Sheet Size: A3	Date: 22.05.14 Drawn: MT
Design : Custom Design	
Job No. 3222N	Sheet 9 of 11

NOTE:

FINAL LOCATION & SHAPE OF ALL LANDSCAPING WORKS, INCLUDING DRIVEWAY, IS TO BE DETERMINED ON SITE AT THE DIRECTION OF THE BUILDER.

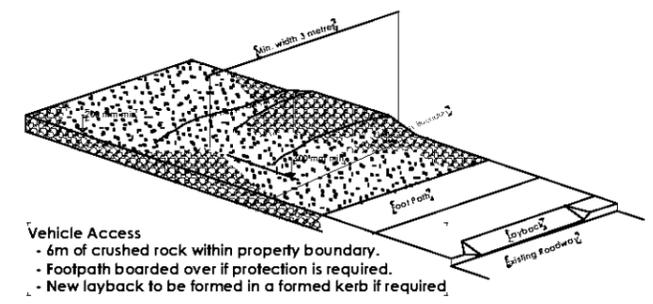
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(B) = EASEMENT TO DRAIN WATER 2.5 WIDE



SITE PLAN

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



- Vehicle Access**
- 6m of crushed rock within property boundary.
 - Footpath boarded over if protection is required.
 - New layback to be formed in a formed kerb if required.

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

SITE & SLAB CLASSIFICATION IS TO BE CONFIRMED
Wind Speed category is **TO BE CONFIRMED**

SLAB SETDOWNS FROM ENTRY.	
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Plot Date
Tue 05 Aug 2014

Client :
Champion Homes

Sheet Size: A3 | Date: 22.05.14 | Drawn: MT

Design :
Custom Design

Job No. **3222N** | Sheet 3 of 11

Lot 2301 Combwood

PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Cpl	Camellia sasanqua 'Paradise Pearl'	Camellia	13	200mm	2m
Ct	Cerastium tomentosum	Snow in Summer	17	150mm	0.2m
Dg	Dietes grandiflora	Wild Iris	9	200mm	1m
Li	Lagerstroemia indica 'Natchez'	White Crepe Myrtle	1	75L	8m
Vo	Viburnum odoratissimum	Sweet Viburnum	12	300mm	2.5m
Vh	Viola hederacea	Native Violet	8	150mm	0.1m

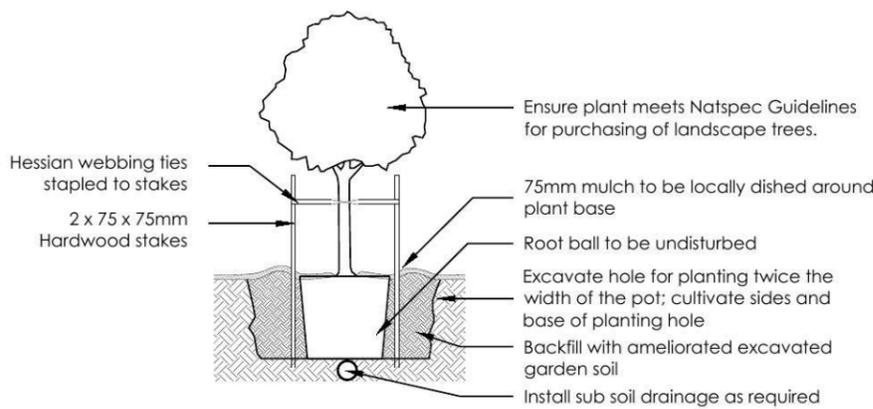
LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
60	12	0	48	1

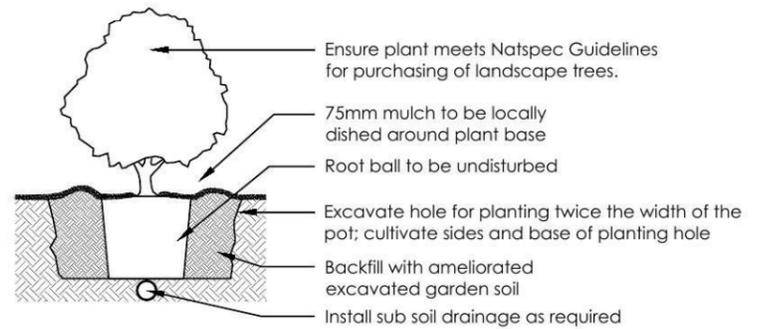
Minimum of 1 tree and 20 shrubs / groundcovers to each front / side yard (excluding fence hedging)

LEGEND

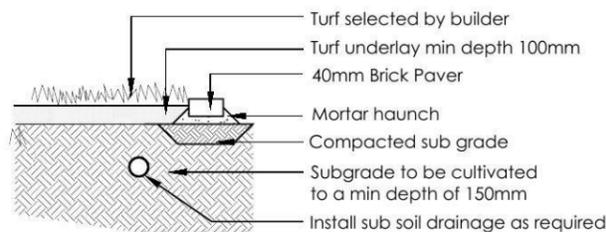
- Proposed trees - refer to plant schedule
- Proposed shrubs - refer to plant schedule
- Proposed accents & grasses - refer to plant schedule
- Proposed groundcovers and grasses - refer to plant schedule
- Existing levels
- Proposed levels
- Proposed Top Of Wall levels
- Boundary
- Garden edging
- Masonry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



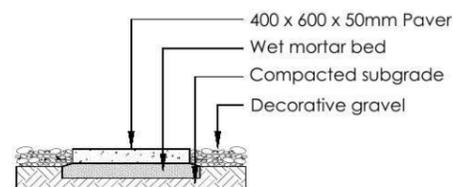
1 Tree Planting Detail
NTS 25L - 100L Pot Size



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 FOR CLIENT REVIEW</td> <td>RS</td> <td>BT</td> <td>03-06-14</td> </tr> </tbody> </table>	REVISION	DESCRIPTION	DRAWN	CHECK	DATE	A	ISSUE FOR CLIENT REVIEW	RS	BT	03-06-14	<p>ecodeign outdoor living environments</p> <p>PO Box 8136, Southam Hts BC, NSW 2153 Ph: (02) 9680 7712 Fax: (02) 9680 7705 Email: info@ecodeign.com.au Web: www.ecodeign.com.au Member of the Australian Institute of Landscape Designers and Managers</p>	<p>ADDRESS: LOT 2301 COMBWOOD AVENUE, PENRITH</p> <p>CLIENT: CHAMPION HOMES</p>	<p>PROJECT: NEW RESIDENCE</p> <p>DRAWING: LANDSCAPE PLAN</p> <p>SCALE: 1:100 @ A3 TOUR: DA SHEET: 02</p> <p>DRAWN: RS CHECK: BT DATE: 03-06-14 REVISION: A</p>	
REVISION	DESCRIPTION	DRAWN	CHECK	DATE										
A	ISSUE FOR CLIENT REVIEW	RS	BT	03-06-14										



Western Elevation

Not To Scale



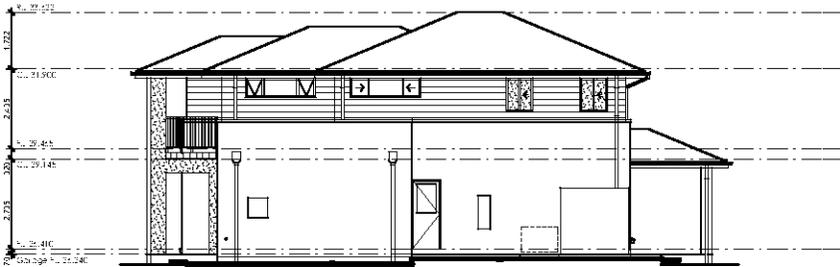
Eastern Elevation

Not To Scale



Northern Elevation

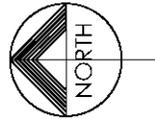
Not To Scale



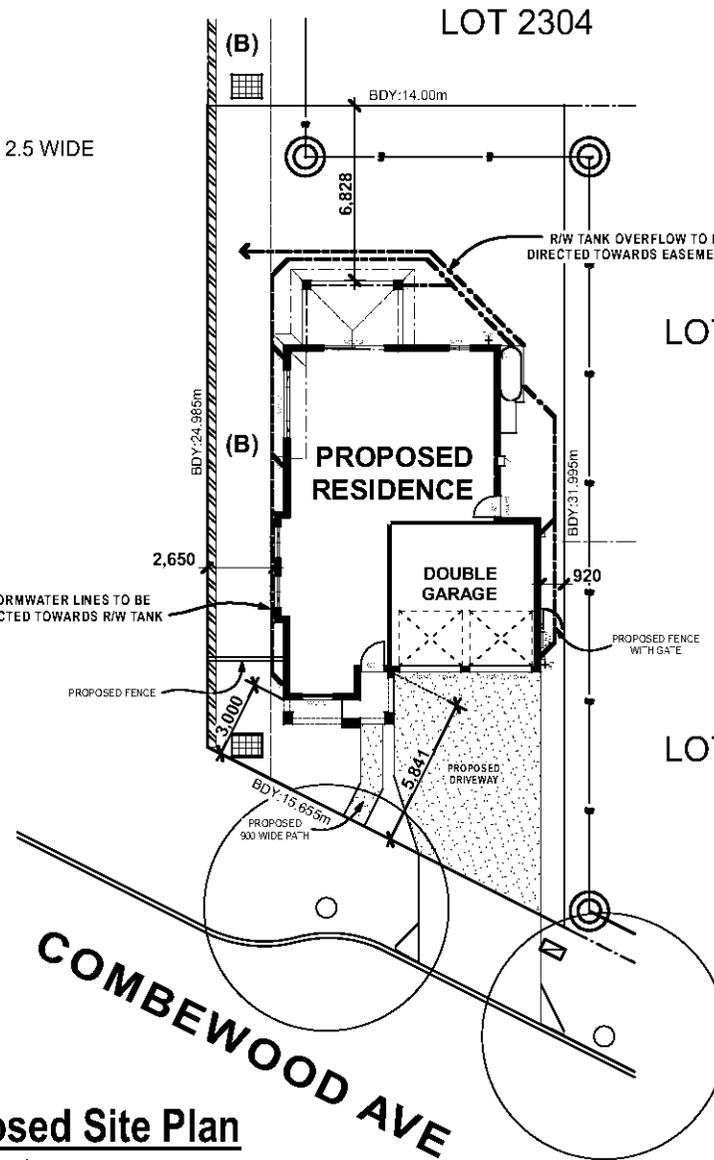
Southern Elevation

Not To Scale

(B) = EASEMENT TO DRAIN WATER 2.5 WIDE



NORTH
LOT 2301
398.9m²



Proposed Site Plan

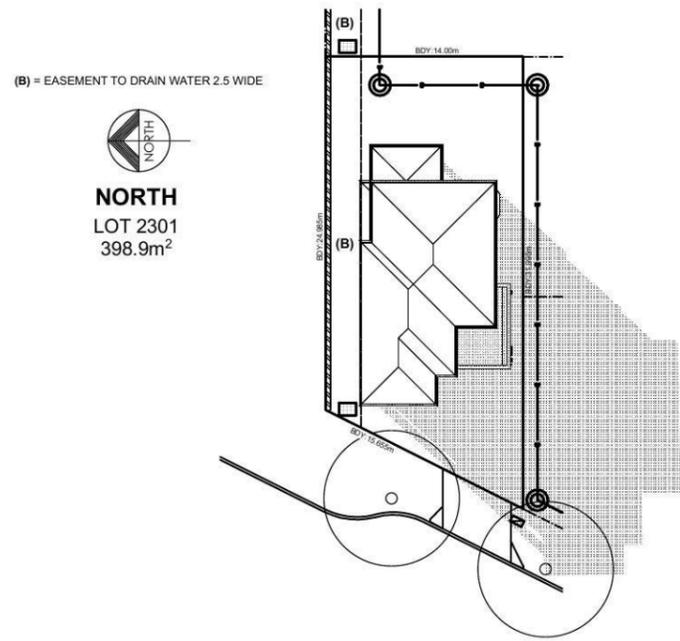
Not To Scale

NOTE:
STORMWATER DESIGN COMPLIES TO
COUNCIL CODES & REQUIREMENTS

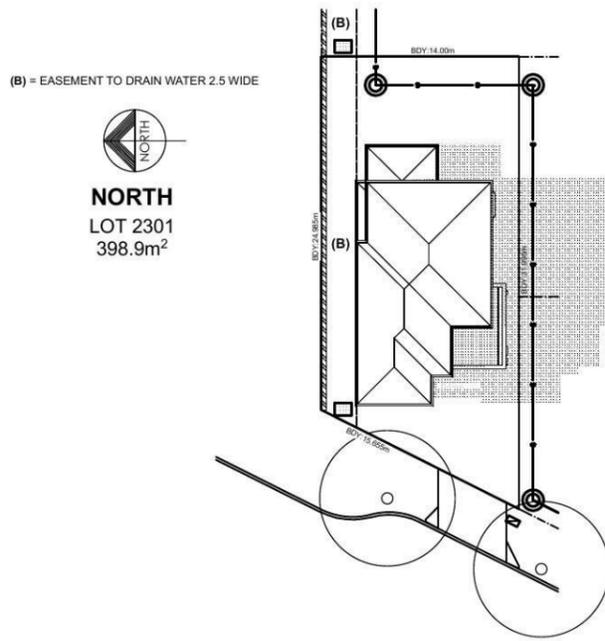
NOTIFICATION PLAN

 Champion Homes <i>Simply the Best</i>	<p>Proposed Residence at Lot: 2301 Combewood Avenue, Penrith (Thornton)</p>
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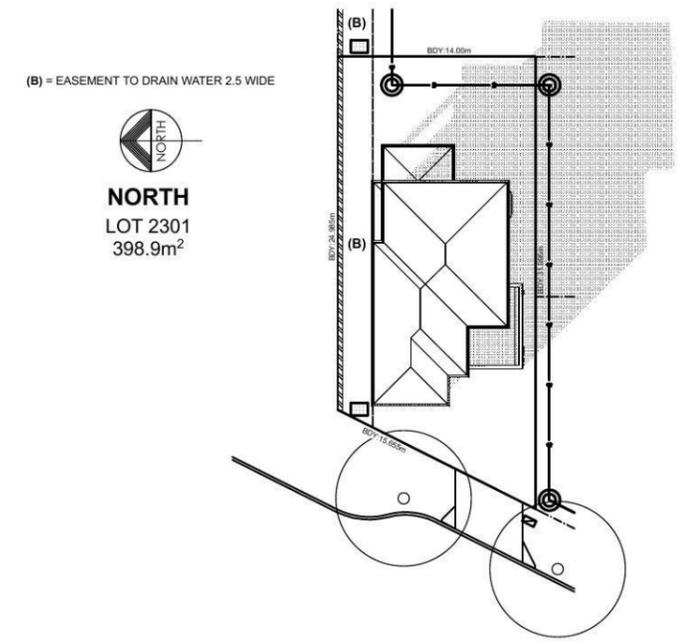
Shadow Diagrams



○ **June 21st - 9am**
SCALE 1:500



○ **June 21st - 12noon**
SCALE 1:500



○ **June 21st - 3pm**
SCALE 1:500

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Client :
Champion Homes

Sheet Size: A3 Date: 22.05.14 Drawn: MT

Design :
Custom Design

Job No. **3222N** Sheet 4 of 11

NOTE:

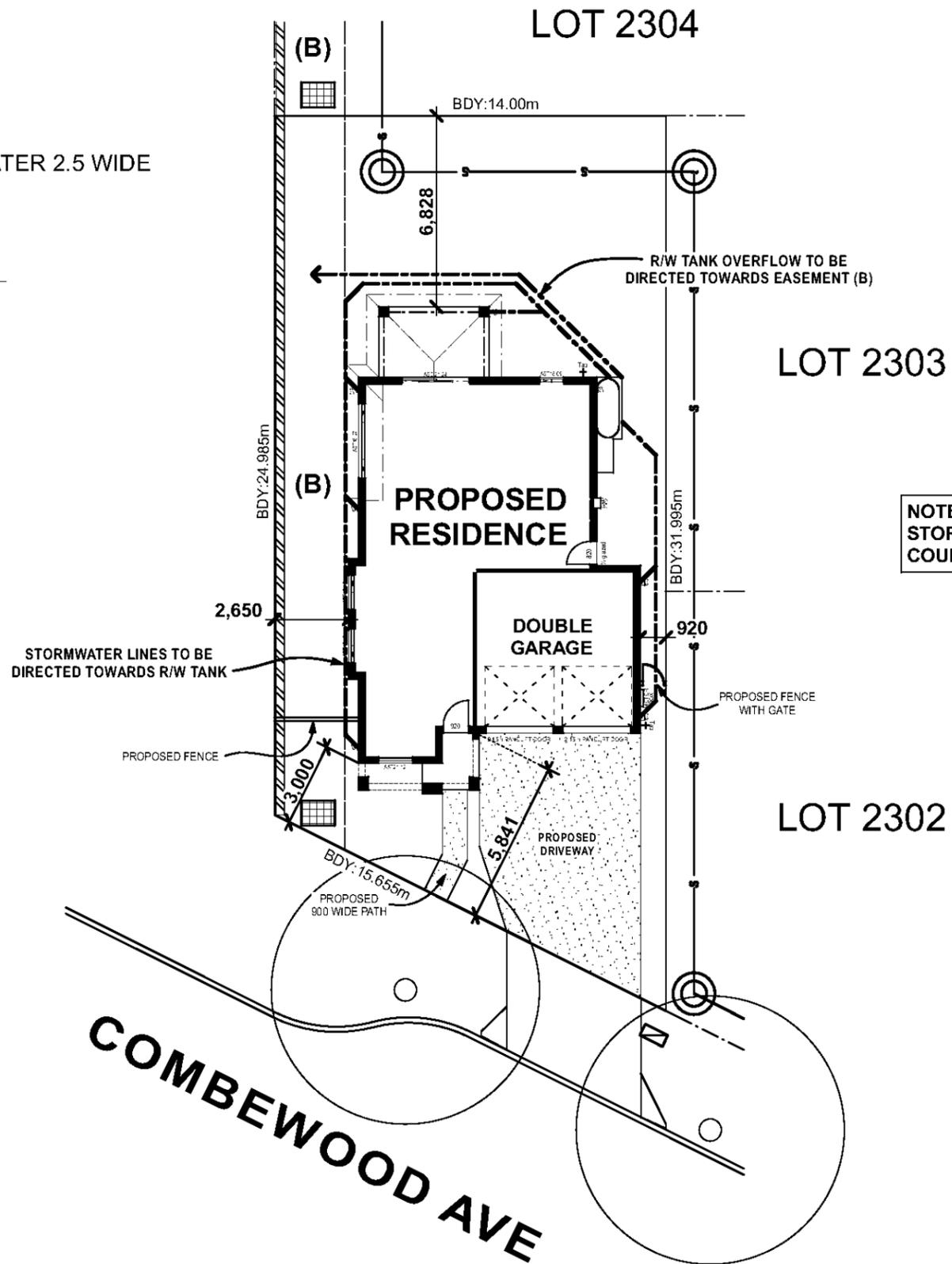
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Proposed Site & Drainage Plan

SCALE 1:200

(B) = EASEMENT TO DRAIN WATER 2.5 WIDE



NOTE:
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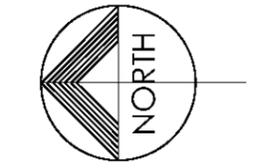
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Proposed Site Analysis Plan

SCALE 1:200

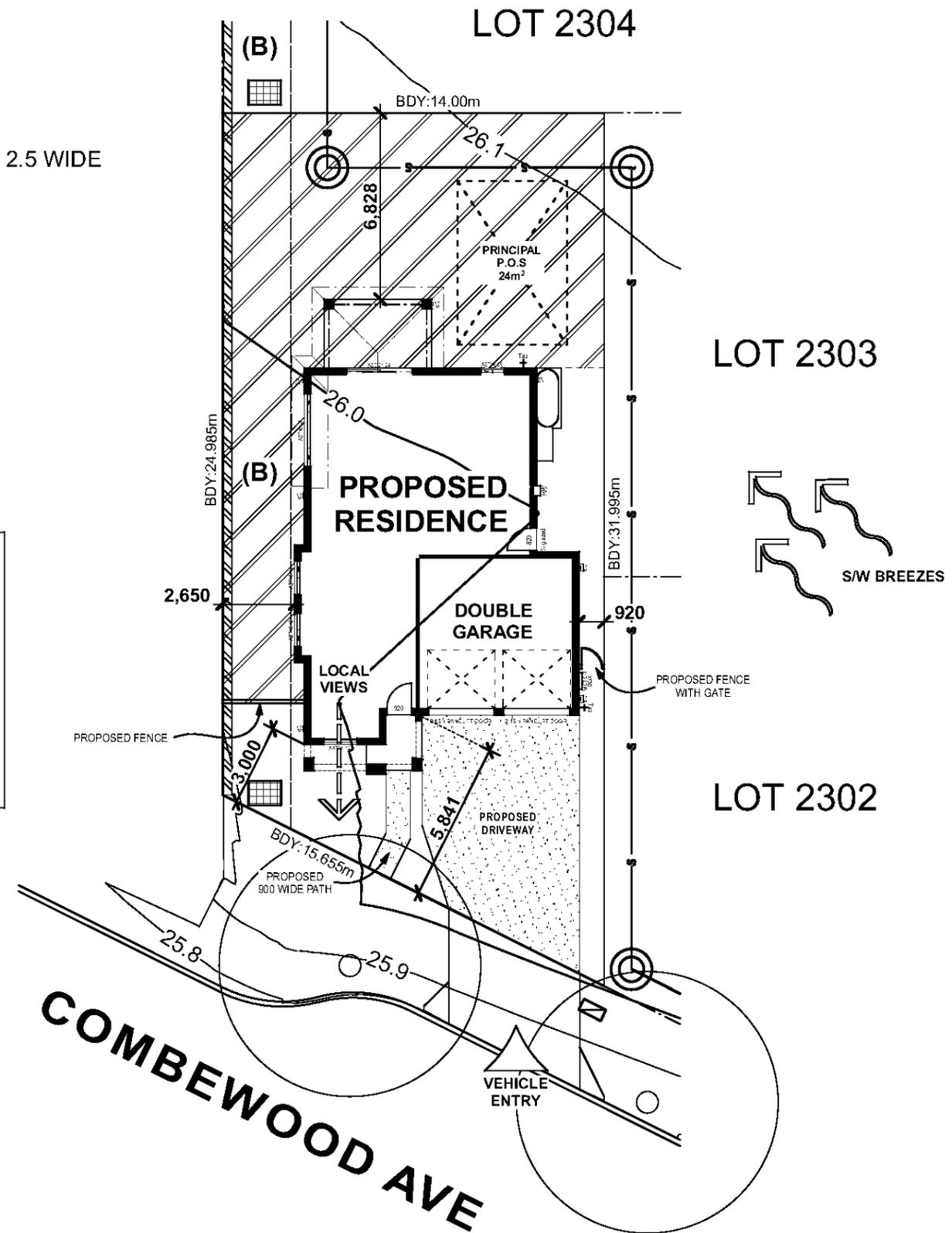
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NORTH
LOT 2301
398.9m²

NORTH PENRITH "THORNTON" REQUIREMENTS:

SITE AREA:	398.9m ²
PRIVATE OPEN SPACE: (Min 2m Wide)	REQUIRED: 20% or 79.78m ² ACHIEVED: 42% or 166.31m ²
LANDSCAPE AREA:	ACHIEVED: 47% or 187.92m ²
CARPARKING:	REQUIRED: 2 SPACES ACHIEVED: 2 SPACES



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