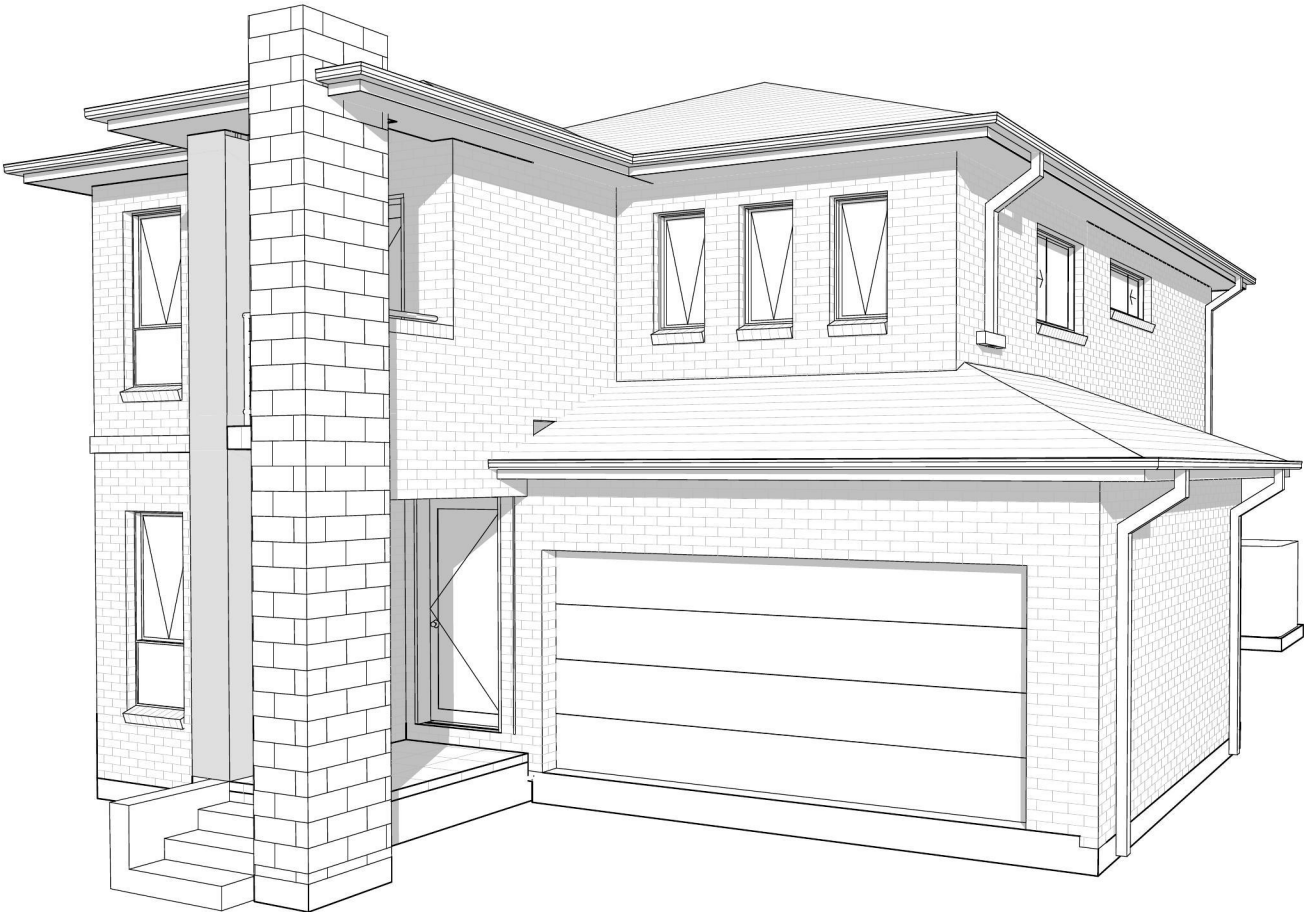


Washington 29 2013
Nova Terrace

Page	Drawing
2	SITE PLAN
3	BENCHING PLAN
4	GROUND FLOOR PLAN
5	FIRST FLOOR PLAN
6	ELEVATIONS
7	ELEVATIONS
8	SECTIONS
9	DETAILS
10	WINDOW SCHEDULE
11	DOOR SCHEDULE
12	CONCEPT STORMWATER PLAN
13	SITE ANALYSIS PLAN
14	SHADOW DIAGRAMS
19	CONCRETE LAYOUT
20	ROOF PLAN



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PROJECT:

PROPOSED BRICK VENEER DWELLING

CLIENT:

Mr Abraham & Mrs Thomas

ADDRESS:

Lot 3 O'Connell Lane

Caddens

JOB No:

160504

AREAS SCHEDULE	
SITE DETAILS	
LOT NUMBER:	3
DP NUMBER:	1201629
SITE AREA:	375m ²
SITE WIDTH:	12.50m
DWELLING AREAS	
GROUND FLOOR LIVING:	106.49m ²
FIRST FLOOR LIVING:	113.52m ²
GARAGE:	34.01m ²
PORCH:	4.50m ²
OUTDOOR LEISURE :	14.67m ²
BALCONY:	2.85m ²
TOTAL FLOOR AREA:	276.04m ²
DRIVEWAY AND PATH AREA:	40.12m ²
ROOF AREA:	187.86m ²
(ROOF AREA TO R/WATER TANK AS PER BASIX CERTIFICATE)	
SITE COVERAGE:	
GROUND FLOOR	140.5m ² / 60%
PROPOSED:	140.5m ² / 37.46%
FIRST FLOOR	
REQUIRED (max.):	112.5m ² / 30%
PROPOSED:	111.40m ² / 29.70%
FLOOR SPACE RATIO:	
N/A	
LANDSCAPE RATIO:	
REQUIRED (min.):	131.25m ² / 35%
PROPOSED:	133.93m ² / 35.71%
PRIVATE OPEN SPACE:	
REQUIRED (min.):	75.00m ² / 20%
PROPOSED:	75.00m ² 20%

'H' CLASS SLAB

LOT: 3
DP: 1201629
AREA: 375m²

STORMWATER DRAINAGE TO STREET.

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

(AA) POSITIVE COVENANT (NO.16, NO.18) (DP 1166546). RESTRICTION ON THE USE OF LAND (NO.17, NO.19) (DP 1166546). COVENANT (K521845).

(E1) EASEMENT TO DRAIN WATER 2 WIDE.

(E5) EASEMENT FOR ACESS AND MAINTENANCE 1 WIDE.

SITE PLAN
1:200

NOTES:

*REFER TO ENGINEERS DETAILS FOR ALL EXPANSION JOINT LOCATIONS.

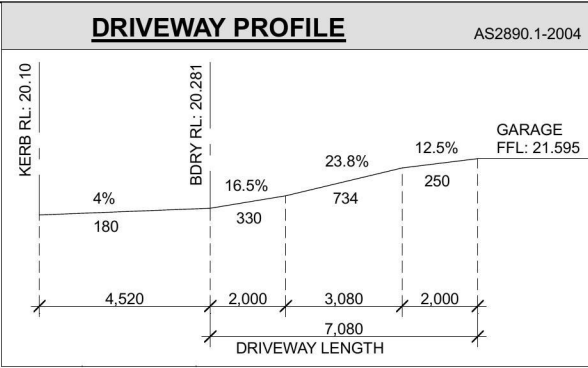
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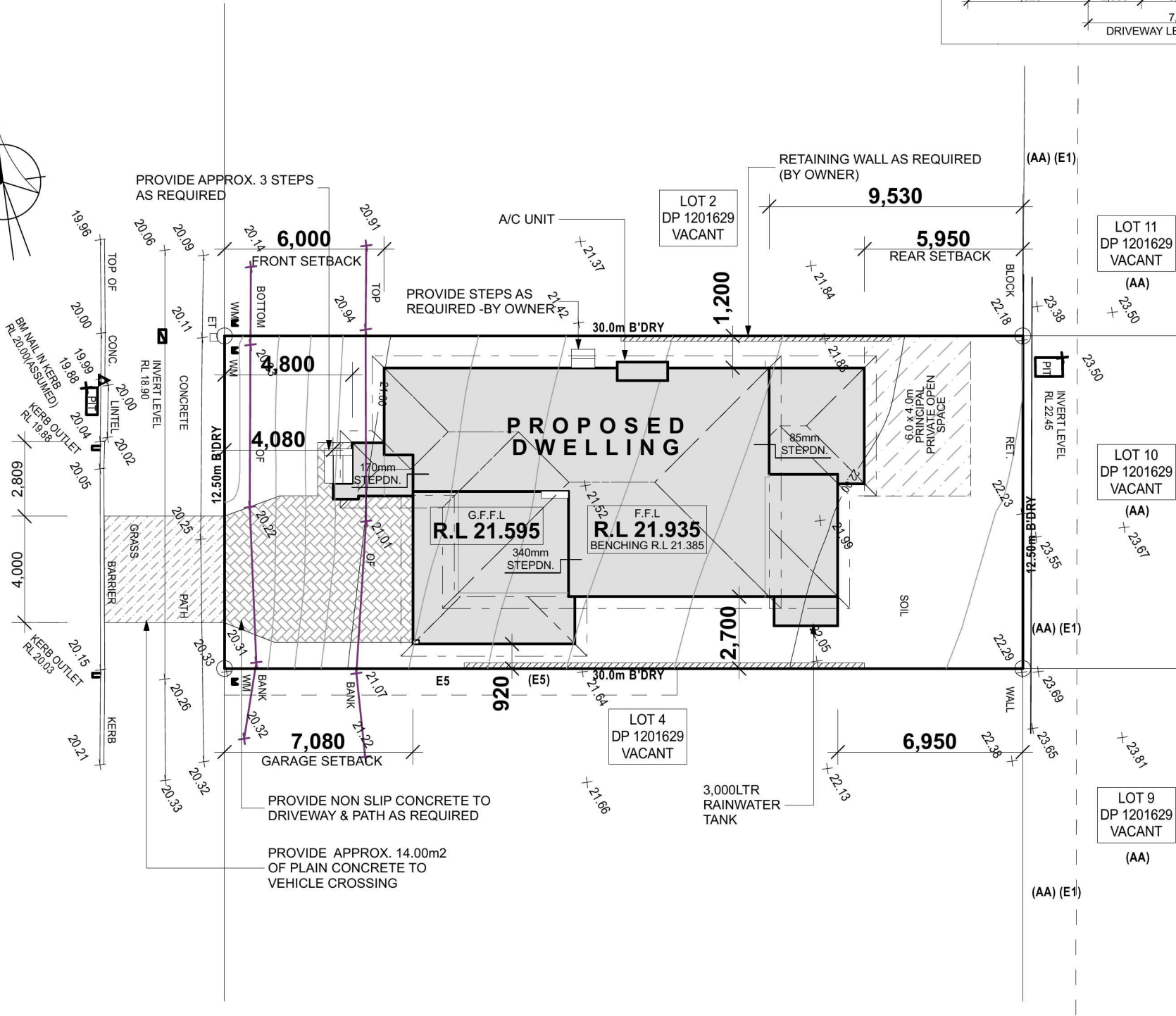
*REFER TO A/C DETAILS FOR A/C DUCT POSITIONS.

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*REFER TO BASIX CERTIFICATE FOR BASIX REQUIREMENTS.



O'CONNELL LANE



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⊗ EXHAUST FAN
⊗ SMOKE ALARM AS 3786-1993

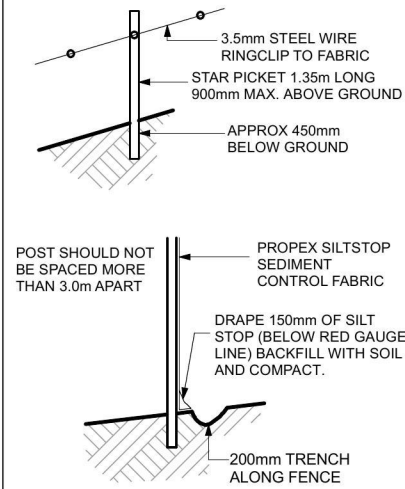
LODGEMENT:
DA/CC
DP No:
1201629

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ISSUE	DESCRIPTION	DRAWN	DATE
A	Prelim. Contract	RA	27.9.16
A-1	Contract Plan Variation	BU	15.02.17
A-2	AMENDMENTS CVR05,06	AL	04.04.17
B	DA PACK	RA	23.11.17
B-1	BRICKWORK TO FIRST FLOOR	RA	28.11.17
-	-	-	-

JOB No: 160504	DRAWN: RA
LGA: Penrith City Council	DATE: 20.10.14
DESCRIPTION: WASHINGTON 29 2013	SITE CLASSIFICATION: 'H1' CLASS
CODE: WS-WASH29D NO RH	FACADE: NOVA TERRACE
	SHEET: 2

SEDIMENT CONTROL DETAIL



NOTE: PROVIDE 1.8m HIGH SECURITY FENCE TO PERIMETER OF SITE AS REQUIRED BY COUNCIL

'H' CLASS SLAB

LOT: 3
DP: 1201629
AREA: 375m²

STORMWATER DRAINAGE TO STREET.

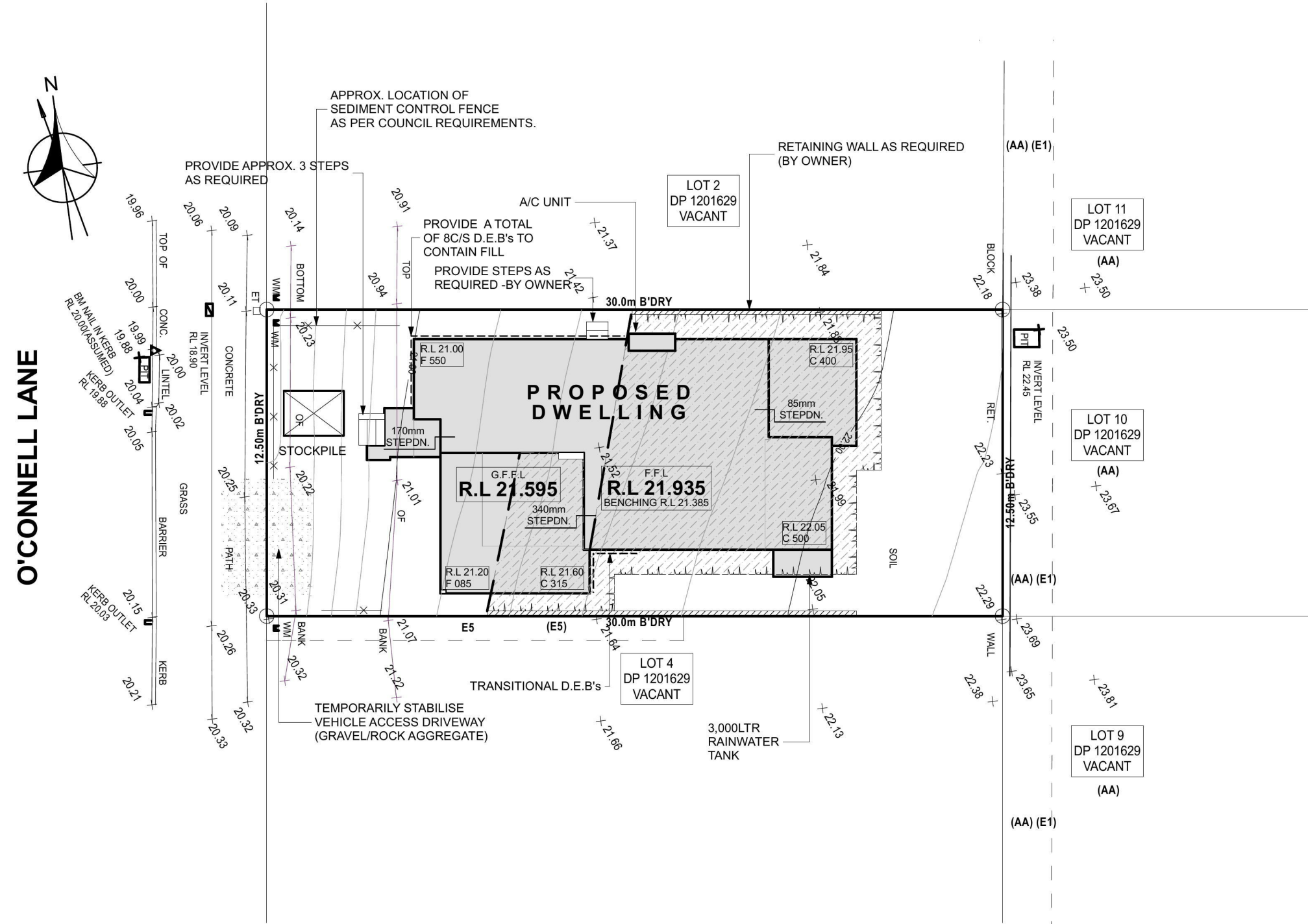
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(E1) EASEMENT TO DRAIN WATER 2 WIDE.
(E5) EASEMENT FOR ACCESS AND MAINTENANCE 1 WIDE.

EXCAVATE SITE APPROX. XXXmm TO FORM JOB DATUM R.L XX.XX (ASSUMED) DATUM POINT 310/385mm BELOW FINISHED FLOOR LEVEL. EXTENT OF EXCAVATION AND BATTERS TO BE DETERMINED ON SITE.

 PROPOSED EXCAVATION

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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*REFER TO PERMITTING REQUIREMENTS FOR ALL PERMITS.
*REFER TO TENDER.



BENCHING PLAN
1:200

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Caddens

⊗ EXHAUST FAN
⊗ SMOKE ALARM AS 3786-1993

LODGEMENT: **DA/CC** DP No: **1201629**

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JOB No:
160504

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Penrith City Council

DESCRIPTION:

WASHINGTON 29 2013

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WS-WASH29D NO RH

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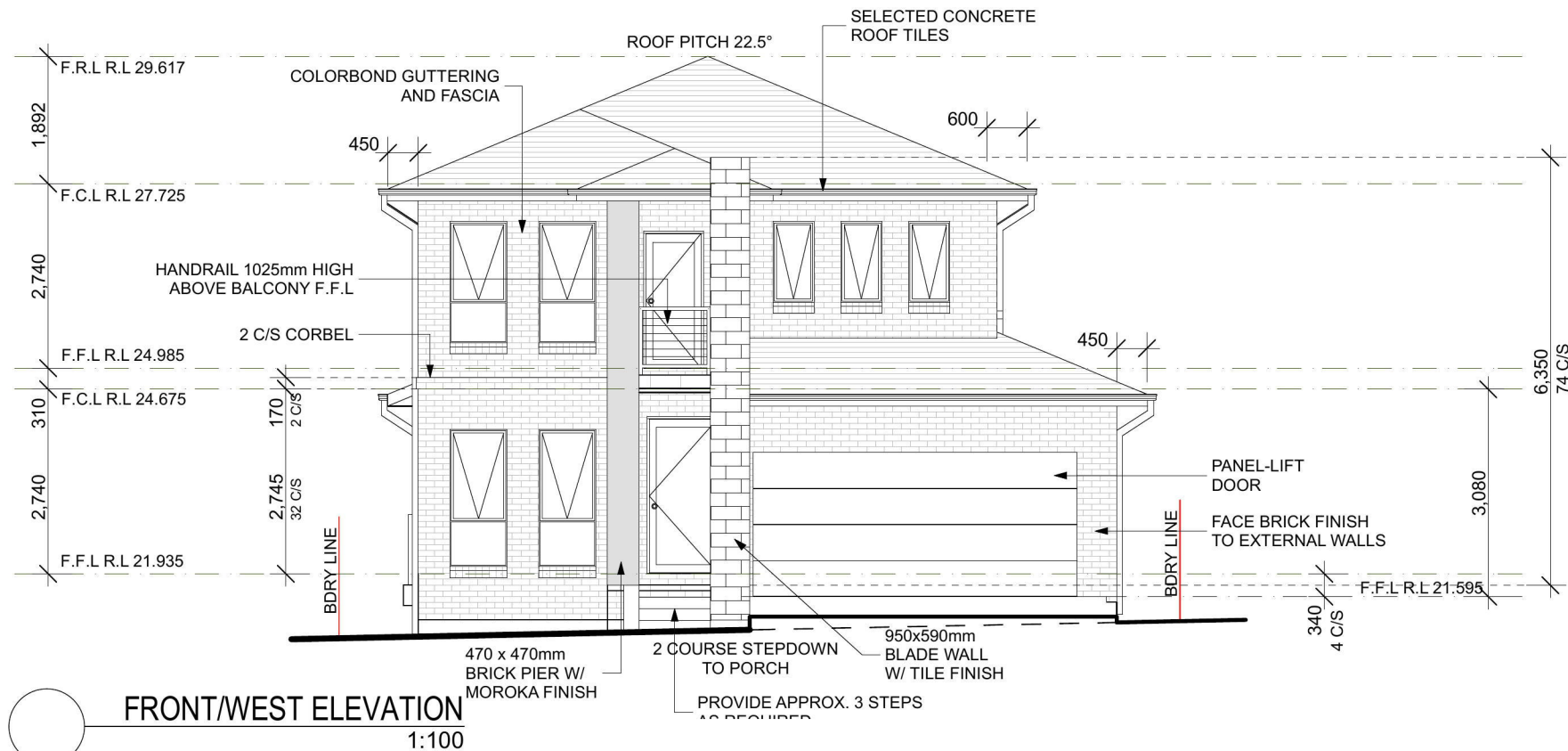
SITE CLASSIFICATION:
'H1' CLASS

FACADE:
NOVA TERRACE
SHEET:

6

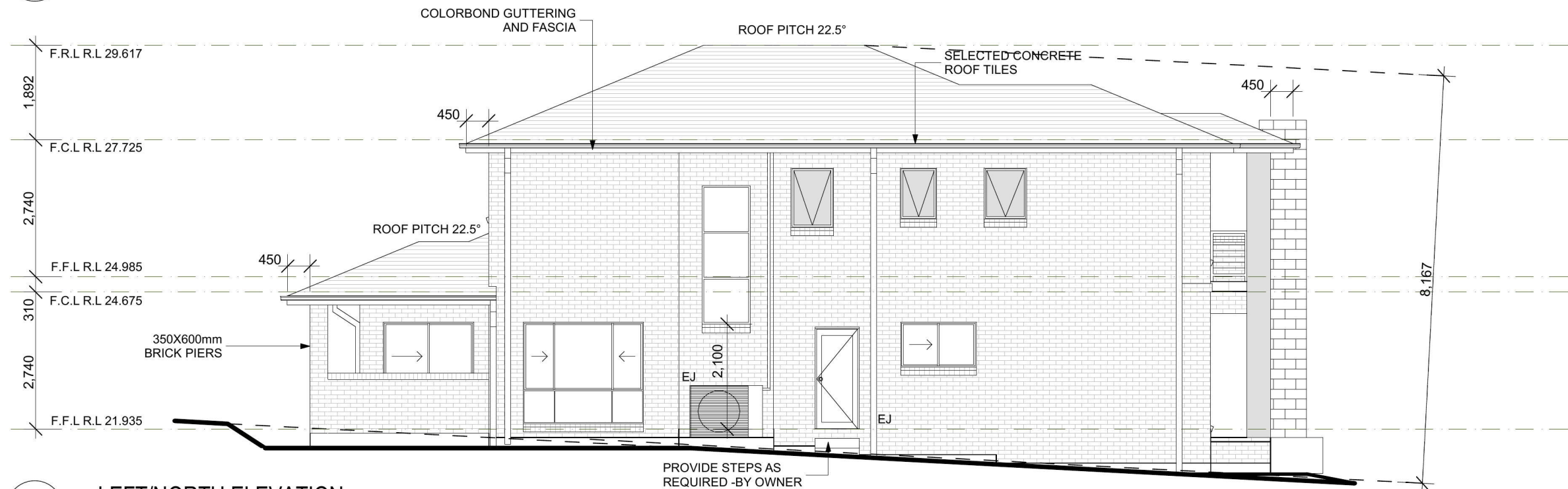
NOTES:

- STACK POINT LOCATIONS SUBJECT TO FLOOR JOIST LAYOUT.
- STAIRS TO MEET THE MINIMUM SLIP RESISTANCE REQUIREMENT OF PART 3.9.1.3 OF B.C.A 2015 WHEN TESTED IN ACCORDANCE WITH AS4586-2013.
- OPENABLE WINDOWS TO BE IN ACCORANCE WITH CLAUSE 3.9.2.5 OF THE BCA 2013 VOL. 2 -
- FIRST FLOOR WINDOWS TO BE RESTRICTED TO OPEN A MAX. OF 125mm IF SILL HEIGHT IS LOWER THAN 1700mm ABOVE A FLOOR LEVEL.



FRONT/WEST ELEVATION

1:100



LEFT/NORTH ELEVATION

1:100

NOTES:

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JOB No:	DRAWN:
160504	RA
LGA:	DATE:
Penrith City Council	20.10.14
DESCRIPTION:	SITE CLASSIFICATION:
WASHINGTON 29 2013	'H1' CLASS
CODE:	FACADE:
WS-WASH29D NO RH	NOVA TERRACE
	SHEET:
	9

BASIX NOTES

WATER

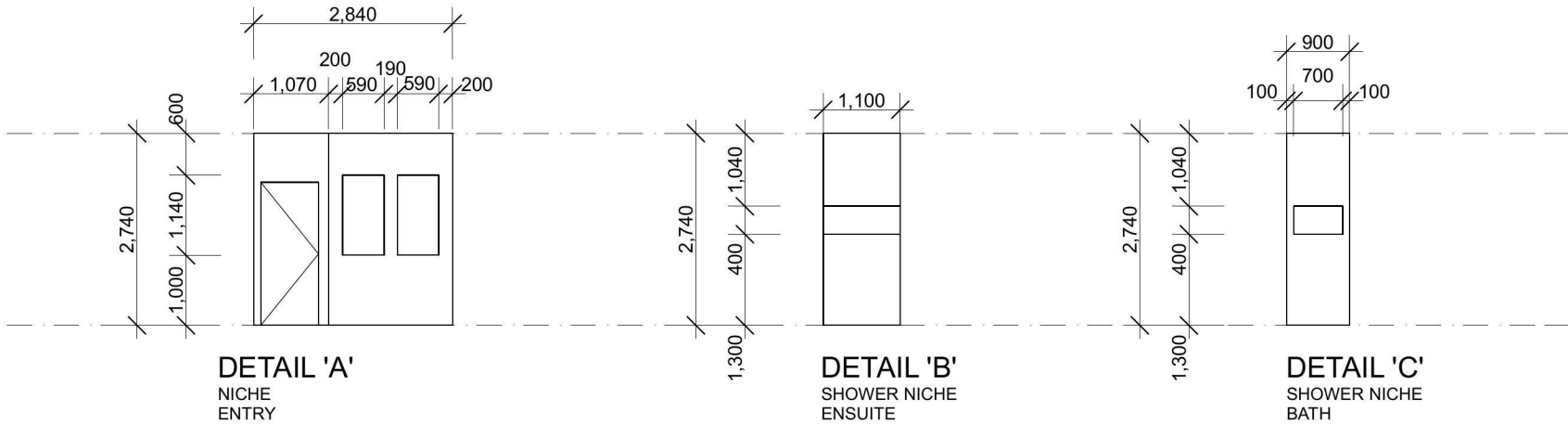
- RAINWATER TANK OF AT LEAST 3,000 LITRES TO BE INSTALLED.
- RAINWATER TANK MUST MEET AND BE INSTALLED IN ACCORDANCE WITH APPLICABLE REGULATORY AUTHORITIES.
- RAINWATER TANK TO COLLECT RAIN RUNOFF FROM AT LEAST 187.86m² OF ROOF AREA.
- RAINWATER TANK SUPPLY TO BE CONNECT TO ALL TOILETS IN THE DEVELOPMENT.
- KITCHEN TAP FITTING RATING 4 STAR
- SHOWERHEAD RATING 3 STAR
- TOILET RATING (DUAL FLUSH) 4 STAR
- BATHROOM TAP FITTING RATING 6 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.



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*A/C DUCT LOCATIONS MAY NEED TO CHANGE DUE TO CONSTRUCTION REQUIREMENTS (JOIST LOCATION, STRUCTURAL BEAMS ETC).
*REFER TO THE ARCHITECT'S DRAWINGS FOR THE LOCATION OF THE TENDER.

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- ⊗ EXHAUST FAN
- ⊗ SMOKE ALARM AS 3786-1993

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JOB No: 160504	DRAWN: RA
LGA: Penrith City Council	DATE: 20.10.14
DESCRIPTION: WASHINGTON 29 2013	SITE CLASSIFICATION: 'H1' CLASS
CODE: WS-WASH29D NO RH	FACADE: NOVA TERRACE SHEET: 10

Window Schedule									
Window No.	Type	Window Size		Plan View	Elev. View	Glazing	Frame and reveal	Flyscreens	Others
		Height	Width						
W1	AA2008T	2,035	850			Single clear	240mm BV		
W2	AA2008T	2,035	850			Single clear	240mm BV		
W3	AS0915	900	1,510			Single clear	240mm BV		
W4	AF2710	2,770	960			Single clear	240mm BV		2100mm Sill ht.
W5	AS2024T	2,035	2,410			Single clear	240mm BV		
W6	AS2018T	2,035	1,810			Single clear	240mm BV		
W7	AS2027T	2,035	2,770			Single clear	240mm BV		
W8	AS0626	600	2,650			Single clear	240mm BV		910mm Sill ht. Sq. set reveal
W9	AS0806	860	610			Single clear	240mm BV		
W10	AA1206	1,200	610			Single clear	90mm TF		
W11	AA1206	1,200	610			Single clear	90mm TF		
W12	AA1206	1,200	610			Single clear	90mm TF		
W13	AA1808T	1,800	850			Single clear	240mm BV		
W14	AA1808T	1,800	850			Single clear	240mm BV		
W15	AA1008	1,030	850			Trans. Lam	240mm BV		
W16	AA1007	1,030	730			Trans. Lam	240mm BV		
W17	AA1208	1,200	850			Trans. Lam	240mm BV		
W18	AS0922	945	2,170			Single clear	240mm BV		
W19	AS0922	945	2,170			Single clear	90mm TF		
W20	AS1022	600	2,190			Single clear	240mm BV		
W21	AS1018	1,030	1,810			Single clear	90mm TF		

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*REFER TO THE SUPPLIER'S SPECIFICATIONS FOR THE SUPPLIER'S TENDER.

PROJECT:

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LGA:

Penrith City Council

SITE CLASSIFICATION:
'H1' CLASS

DESCRIPTION:

WASHINGTON 29 2013

FACADE:
NOVA TERRACE
SHEET:

CODE:

WS-WASH29D NO RH

11

Door Schedule

Door No.	Type	Door Size		Plan View	Elev. View	Glazing	Frame and reveal	Flyscreens	Others
		Height	Width						
D1	120mm hung door	2,340	1,020				240mm BV		
D2	820mm hung door	2,040	820			Single clear	240mm BV		
D3	SSD2133	2,140	3,250			Single clear	240mm BV		
D4	820mm hung door	2,040	820				90mm TF		
D5	720mm hung door	2,040	720				90mm TF		Lift-off hinges
D6	820mm hung door	2,040	820				90mm TF		
D7	820mm hung door	2,040	820				90mm TF		
D8	720mm hung door	2,040	720				90mm TF		
D9	820mm hung door	2,040	820				90mm TF		
D10	820mm hung door	2,040	720				90mm TF		
D11	820mm hung door	2,040	820				240mm BV		
D12	720mm hung door	2,040	720				70mm TF		
D13	820mm hung door	2,040	820				70mm TF		
D14	2 x 720mm hung doors	2,040	1,440				70mm TF		
D15	720mm hung door	2,040	720				70mm TF		
D16	820mm hung door	2,040	820				70mm TF		Lift-off hinges
D17	820mm hung door	2,040	820				70mm TF		
D18	820mm hung door	2,040	820				70mm TF		
D19	820mm hung door	2,040	820				70mm TF		
D20	2 x 820mm hung doors	2,040	1,640				70mm TF		
D21	820mm hung door	2,040	820				70mm TF		
D22	2 x 820mm hung doors	2,040	1,640				70mm TF		

NOTES:

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*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).
*REFER TO THE ARCHITECT'S DRAWINGS FOR ALL OTHER DETAILS.
*REFER TO THE ARCHITECT'S DRAWINGS FOR ALL OTHER DETAILS.

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www.wisdomsmart.com.au

ADDRESS:
Lot 3 O'Connell Lane
Caddens

LODGEMENT:	DP No:
DA/CC	1201629

REVISION SCHEDULE			
ISSUE	DESCRIPTION	DRAWN	DATE
A	Prelim. Contract	RA	27.9.16
A-1	Contract Plan Variation	BU	15.02.17
A-2	AMENDMENTS CVR05,06	AL	04.04.17
B	DA PACK	RA	23.11.17
B-1	BRICKWORK TO FIRST FLOOR	RA	28.11.17
-	-	-	-

JOB No:	DRAWN:
160504	RA
LGA:	DATE:
Penrith City Council	20.10.14
DESCRIPTION:	SITE CLASSIFICATION:
WASHINGTON 29 2013	'H1' CLASS
CODE:	FACADE:
WS-WASH29D NO RH	NOVA TERRACE
	SHEET:
	12



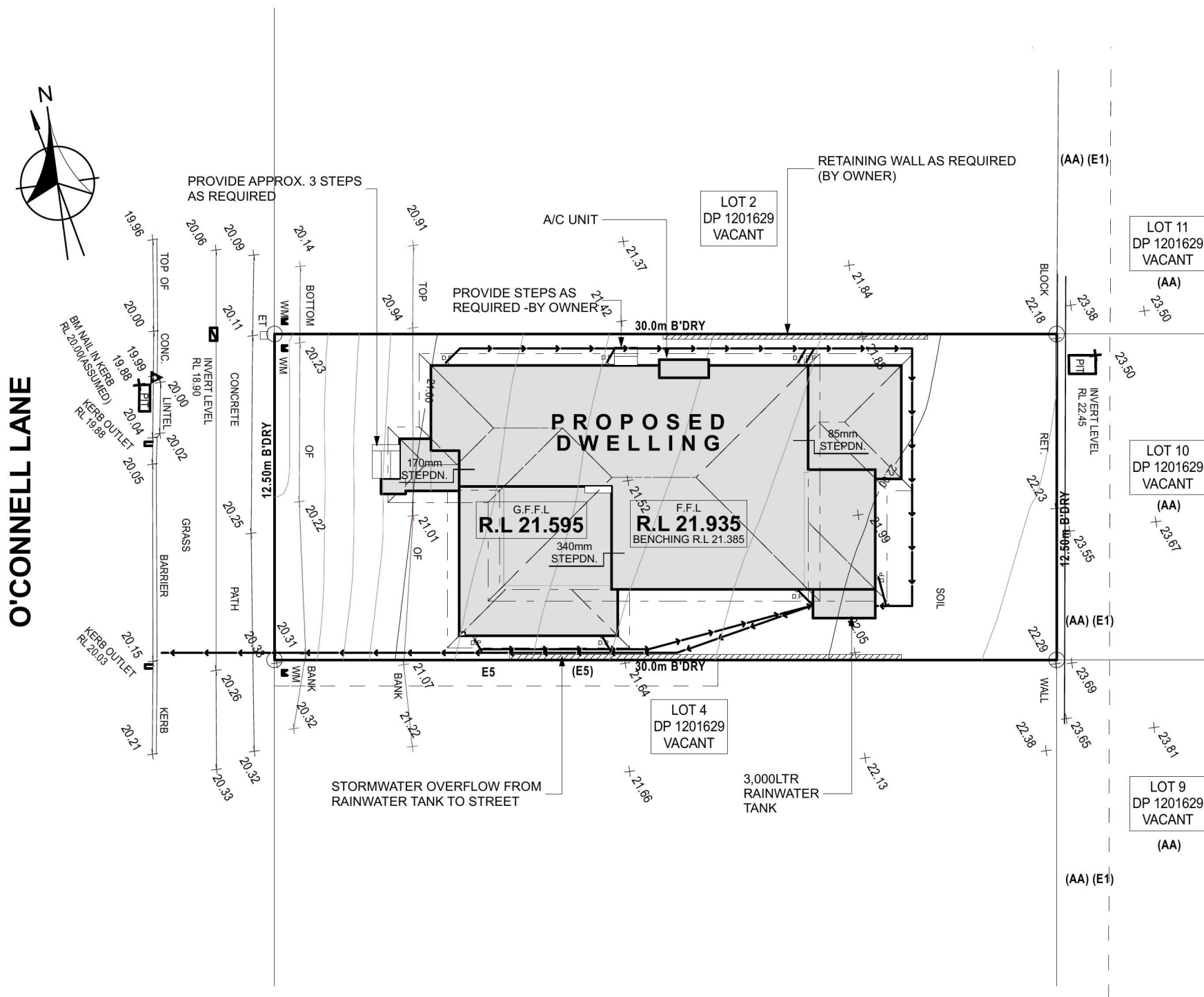
(AA) POSITIVE COVENANT (NO.16, NO.18) (DP 1166546).
RESTRICTION ON THE USE OF LAND
(NO.17, NO.19) (DP 1166546). COVENANT (K521845).
(E1) EASEMENT TO DRAIN WATER 2 WIDE.
(E5) EASEMENT FOR ACCESS AND MAINTENANCE 1 WIDE.



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ROOMS: 04, 14, 20, 207, 774, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924,



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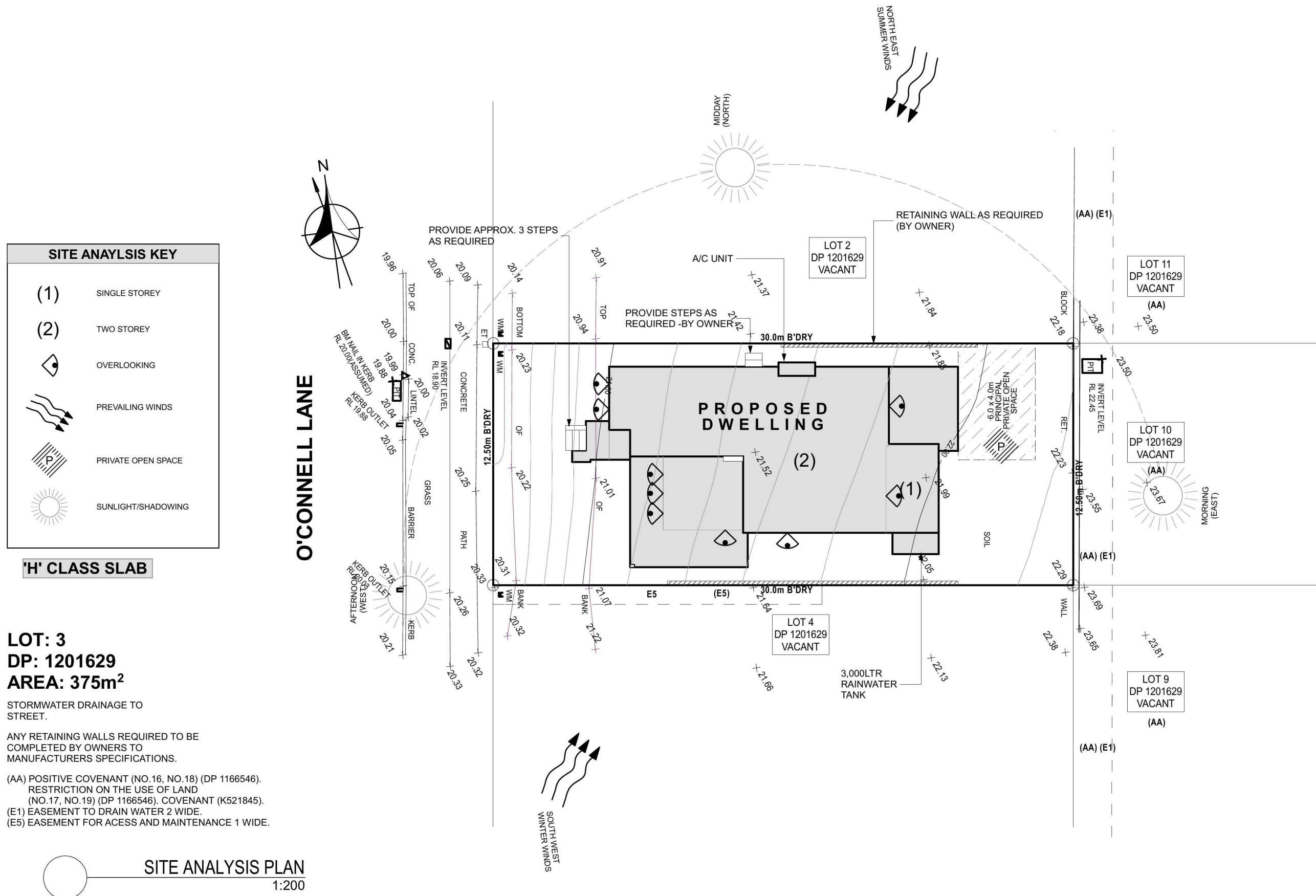
ADDRESS:
Lot 3 O'Connell Lane
Caddens

LODGEMENT:	DP No:
DA/CC	1201629

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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 PREFERENCE TO SCALING & TO BE CHECKED & VERIFIED BEFORE WORK IS COMMENCED.

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-	-	-	-

JOB No: 160504	DRAWN: RA
LGA: Penrith City Council	DATE: 20.10.14
DESCRIPTION: WASHINGTON 29 2013	SITE CLASSIFICATION: 'H1' CLASS
CODE: WS-WASH29D NO RH	FACADE: NOVA TERRACE SHEET: 13



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Document Set ID: 19677431 FOR TENDER.

Wisdom
Smart
Theeasystart

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Fax: 4647 1233
www.wisdomsmart.com.au

PROJECT:
PROPOSED BRICK VENEER DWELLING
CLIENT:

Mr Abraham & Mrs Thomas

ADDRESS:
Lot 3 O'Connell Lane
Caddens

- ⊗ EXHAUST FAN
- ⊗ SMOKE ALARM AS 3786-1993

LODGEMENT:	DP No:
DA/CC	1201629

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CODE: WS-WASH29D NO RH	FACADE: NOVA TERRACE
	SHEET: 14

O'CONNELL LANE

9am
1:300

O'CONNELL LANE

12pm
1:300

O'CONNELL LANE

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*REFER TO TENDER PER TENDER.

SHADOW PROJECTIONS 21st JUNE