

**Penrith City  
Council**

No 42 Lot 303 Bradley Street Glenmore Park  
NSW 2745  
New 2 Storey Dwelling Detached Double  
Garage water tank & landscaping



BASIX CERT no:  
**864683S**

**APPLICATION TYPE**

PRELIMINARIES	x	WORKING DRWS	x
CLIENT & OR OFFICE APPROVALS	x		
DA	✓	CDC	x
REV	x	SEC 96	x
AM	x	OTHER	x
		CC	✓
		CONST DWG	x
			16 Nov 2017

**Daneil Ibe and Jamaa Djumapili**

Essentials Inclusions  
242.65m2  
Sq  
Slab Type M

Council Development Application  
Construction Certificate by Private Certifier

ISSUE:	<b>*85017_01</b>
<b>B</b>	<b>21</b>

ARTISTIC IMAGE ONLY ..... FOR COLOURING AND SHADOWING REFER TO SPECIFIC RELATED DOCUMENTS

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Sydney West

*Mcfarlane Design*

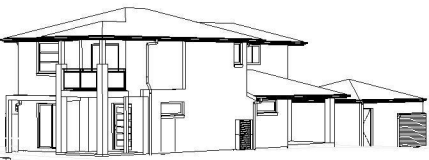
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LOCATION



V1



V2



V3



V4

## PROJECT INFORMATION

DATE OF ISSUE	16 Nov 2017
PROJECT NUMBER	85017 GJG
DESIGN NAME	Custom Miami
OFFICE FILE	
PROJECT NAME	Daneil Ibe and Jamaa Djumapili
LOCATION	No 42 Lot 303 Bradley Street Glenmore Park NSW 2745
ZONING	R1
SITE AREA	268.2m <sup>2</sup>
STREET No	42
LOT-s No	303
DP No	1215888
CONTOURS	0.2m
SURVEY BY	Cad Consulting
FLOOR SPACE RATIO	0.58.1
BLDG SQ METERS	242.65m <sup>2</sup>
BLDG BLDG SQUARES	Sq
BLDG SITE COVER	154.95m <sup>2</sup>
BLDG SITE COVER %	57.7%
TOTAL H/S COVER	3.71m <sup>2</sup>
TOTAL HS-SITE COVER	59.15%
REMAINING PERVIOUS A:	112.23m <sup>2</sup> - 41.84%
PROPOSED BAL LEVEL	BAL 12.5
BASIX CERT No	864683S
BASIX CFA	157.00m <sup>2</sup>
BASIX UCFA	9.69m <sup>2</sup>
TOTAL ROOF AREA	175.06m <sup>2</sup>
ROOF AREA COLLECTED	175.06m <sup>2</sup>
S - WATER RETENTION	3KL
S - WATER DETENTION	KL
BFP TANK OR CAPACITY	KL
SITE AND SLAB TYPE	Slab Type M
WIND CLASSIFICATION	.
DA No	.
CC No	.
AMENDMENT	.

## Penrith City Council

No 42 Lot 303 Bradley Street Glenmore Park NSW 2745

New 2 Storey Dwelling Detached Double Garage water tank & landscaping

### LAYOUT INDEX

Subs...	LAYOUT ...	LAYOUT NAME
*85017	*85017_01	COVER
*85017	*85017_02	LAYOUT AND REFERENCES INDEX
*85017	*85017_03	STANDARDS AND REGULATIONS
*85017	*85017_04	SET OUT PLAN
*85017	*85017_05	SITE PLAN - DRAINAGE PLAN
*85017	*85017_06	SITE BENCHING PLAN
*85017	*85017_07	SITE ANALYSIS
*85017	*85017_08	SITE CONCEPT LANDSCAPE PLAN
*85017	*85017_09	FLOOR SLAB PLAN
*85017	*85017_10	GROUND FLOOR PLAN
*85017	*85017_11	FIRST FLOOR PLAN
*85017	*85017_12	ROOF PLAN
*85017	*85017_13	ELEVATIONS 01
*85017	*85017_14	ELEVATIONS 02
*85017	*85017_15	SECTIONS A B D
*85017	*85017_16	SECTION C
*85017	*85017_17	SECTION E and 3D Details
*85017	*85017_18	AREA DISTRIBUTION-GLAZING SCH
*85017	*85017_19	GLAZING SCHEDULE DETAILED
*85017	*85017_20	BASIX DETAILS
*85017	*85017_21	SHADOW DIAGRAMS

## Council Development Application Construction Certificate by Private Certifier

# B

**ISSUE & DATE:**  
**16 Nov 2017**

BASIX CERT no: **864683S**

FOR BUILDING SETOUT AND IN GENERAL ALWAYS USE STAMPED APPROVAL PLANS

SEE SEPARATE SHEET FOR COLOUR SELECTIONS

Issue	Date	Submission - Revision - Amendment	Description
B	14 Nov 2017	Penrith City Council	Construction Certificate by Private Certifier
A	4 Nov 2017	Office File	Development Application
2	4 Sept 2017	Preliminaries	Development Application and Construction Certificate plans
1	16 August 2017	Preliminaries	Preliminaries

## BUILDERS OFFICE - TENDERS & CONSTRUCTION CONTRACTS TAKE PRECEDENCE OVER THE DRAWING SET

PROPOSED: New 2 Storey Dwelling Detached Double Garage water tank & landscaping  
 AT: No 42 Lot 303 Bradley Street Glenmore Park NSW 2745  
 FOR: Daneil Ibe and Jamaa Djumapili

LOT no: 303 D.PLAN no: 1215888  
 SITE AREA: 268.2m<sup>2</sup>  
 SITE CONTOUR INT: 0.2m  
 Level of Construction: AS 3959 BAL 12.5  
 BASIX CERT no: 864683S  
 SURVEY: Cad Consulting

**G.J. Gardner.**  
 "Get the Facts Upfront" HOMES  
 Sydney West  
 (02) 4732-4600

LGA: Penrith City Council  
 ZONED: R1  
 ISSUE DATE: 16 Nov 2017

SET: DA Architecturals  
 TITLE: LAYOUT AND REFERENCES INDEX  
 SCALES: 1:1  
 A3 @ 100%

Basic Certificates  
 Working Drawings  
 Cad Modelling  
 Presentation Documents

**BUILDING DESIGNERS ASSOCIATION AUSTRALIA**  
 M 1268 BDA AUSTRALIA

Office (02) 4758-6200  
 Contact: Greg McFavish

**McFavish Design**

BUILDING DESIGNERS DEVELOPMENT APPLICATIONS  
 Planning - Building Design - Architectural Drafting - Development Applications  
 Dip Building Design - Full Member BDA Australia

DISCLAIMER: ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, (BCA), ALL RELEVANT STANDARDS, THE SPECIFICATIONS OF MANUFACTURER'S AND COUNCIL REQUIREMENTS.

BUILDER SHALL VERIFY ALL LEVELS, DIMENSIONS AND STRUCTURAL MEMBERS PRIOR TO COMMITTING ANY LABOUR OR MATERIALS.

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 PENRITH NSW 2750

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### Essentials Inclusions

242.65m<sup>2</sup>  
 Sq  
 Slab Type M

### APPLICATION TYPE

PRELIMINARIES x	WORKING DRW'S x
CLIENT & OR OFFICE APPROVALS x	
DA <input checked="" type="checkbox"/>	CDC <input type="checkbox"/>
REV <input type="checkbox"/>	CC <input checked="" type="checkbox"/>
AM <input type="checkbox"/>	CONST DWG <input type="checkbox"/>
OTHER <input type="checkbox"/>	16 Nov 2017

Custom  
 Miami

ISSUE: **B**  
**\*85017\_02**  
**21**



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AS 3660	Termite management
AS 3959	Construction of buildings in bushfire-prone areas
AS 1684	Residential timber-framed construction
PCA 2004	Plumbing Code of Australia 2004
BCA	Building Code of Australia (current) Vol one - Vol two

NOTES:

STORMWATER-DISPOSAL TO EXISTING SERVICES, GRAVEL PITS OR STREET DRAINAGE TO COUNCIL REQUIREMENTS.

AREAS DESIGNATED AS BEING BUSHFIRE PRONE BY COUNCIL, MAY REQUIRE A BUSHFIRE ASSESSMENT REPORT TO DETERMINE THE LEVEL OF RISK, BEING SO, WORK IS TO COMPLY WITH (AS 3959) 'CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS' IN RELATION TO LEVEL OF CONSTRUCTION REQUIRED.

ALL WORK TO AUSTRALIAN STANDARDS:-TIMBER AS 1684 AS 4055 NSW TIMBER FRAMING MANUAL.-STEELWORK AS 4100-FOUNDATIONS AS 2780-CONCRETE AS 3600-MASONRY AS 3700-HANDRAILS TO (BCA)-SMOKE ALARMS TO (BCA 3.7.2. AS 3786-WATERPROOFING AS 3740 AS4854 AS 4855-DAMP COURSE + FLASHINGS AS 2904-STAIRS AS 1657-PLUMBING + DRAINAGE AS 3500 AS 1273-GLASS AS 1288-SWIMMING POOLS ACCESS TO SWIMMING POOLS ACT 1992 AS 1926.1

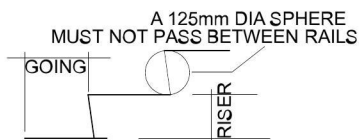
SERVICES: THE BUILDER IS TO VERIFY LOCATIONS OF EXISTING SERVICES PRIOR TO CONSTRUCTION

TERMITE PROTECTION: THE FOLLOWING METHODS MAY BE USED AS NOTED: SLAB ON GROUND TO AS 2780, PROVIDE CLEAR SLAB EDGE 75mm MIN ALL ROUND-GRANITE GUARD TO MANUFACTURER'S SPECIFICATION-STAINLESS STEEL MESH TO MANUFACTURER'S SPECIFICATION-GALVANISED STEEL CAPPING TO SUSPENDED FLOORS TO COUNCIL REQUIREMENTS-CHEMICAL PLASTIC BARRIER 'KORDON' TO MANUFACTURER'S SPECIFICATION

BASIX: THESE DRAWINGS ARE TO BE READ INCONJUNCTION WITH, AND COMPLY TO THE CURRENT 'BASIX' CERTIFICATE, UNDER THE NSW DEPARTMENT OF PLANNING REQUIREMENTS, FOR SUSTAINABILITY, AND LOCAL GOVERNMENT AREA REQUIREMENTS.

BASIX DETAILS LISTED MAY BE OF A MINIMUM REQUIREMENT ONLY-FOR COMPLIANCE.

Plans are subject to the **BASIX** Certificate Conditions & Requirements

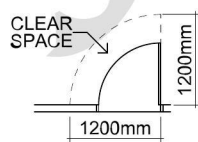


RISER		GOING	
MAX	MIN	MAX	MIN
190	115	355	240
SLOPE RELATIONSHIP			
2 x RISER + GOING			
MAX	MIN	MAX	MIN
700	550		

STAIR SETOUT BCA Part 3.9.1

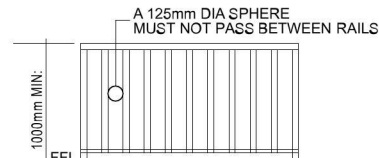
**STAIRS**

3.8.3.3 CONSTRUCTION OF SANITARY COMPARTMENTS THE DOOR TO A FULLY ENCLOSED SANITARY COMPARTMENT MUST - (A) OPEN OUTWARDS; OR (B) SLIDE; OR (C) BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT, UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1.2 M, MEASURED IN ACCORDANCE WITH FIGURE 3.8.3.3, BETWEEN THE CLOSET PAN WITHIN THE SANITARY COMPARTMENT AND THE DOORWAY.



NOTE: TOILET DOORS TO BE PROVIDED WITH REMOVABLE HINGES - ON ALL WC WITH A INTERNAL LENGTH OF 1900mm OR LESS.

A HANDRAIL MUST BE LOCATED ALONG AT LEAST ONE SIDE OF THE STAIRWAY FLIGHT



A CONTINUOUS BALUSTRADE MUST BE PROVIDED ALONG THE SIDE OF ANY ROOF TO WHICH ACCESS IS PROVIDED, OR ANY STAIRWAY OR RAMP ANY FLOOR, CORRIDOR, HALLWAY, BALCONY, VERANDAH, MEZZANINE, ACCESS BRIDGE OR THE LIKE AND ALONG THE SIDE OF ANY PATH OF ACCESS TO A BUILDING IF IT IS NOT BOUNDED BY A WALL AND ANY LEVEL IS MORE THAN ONE METRE ABOVE THE ADJOINING FLOOR OR FINISHED GROUND LEVEL.

**BALUSTRADES**

**HANDRAILS**

HANDRAILS WHERE INSTALLED MUST BE A MIN: OF 1.0m ABOVE A FLOOR OR LANDING AND A MIN: OF 865mm ABOVE THE NOSINGS OF A STAIR OR RAMP.

A HANDRAIL MUST BE LOCATED ALONG AT LEAST ONE SIDE OF THE STAIRWAY FLIGHT OR RAMP AND BE LOCATED ALONG THE FULL LENGTH OF THE FLIGHT OR RAMP EXCEPT IN THE CASE OF A WIDER AND A NEWEL POST IS PROVIDED AND OR WHERE THE HANDRAIL IS ASSOCIATED WITH A BALUSTRADE.

A HANDRAIL WOULD BE NOT REQUIRED WHERE THE FLIGHT CONSIST OF 5 RISERS OR LESS AS THE CHANGE IN ELEVATION IS LESS THAN 1.0m IN Ht.

**FALL PREVENTION REQUIREMENTS BARRIERS TO WINDOW OPENINGS**

A BARRIER MUST BE PROVIDED WHERE ITS LEVEL ABOVE THE SURFACE BENEATH IS MORE THAN 2.0m FOR A BEDROOM AND 4.0m WHERE A PERSON CAN FALL THROUGH AN OPENABLE WINDOW.

A BARRIER IS GENERALLY DEFINED AS A MIN: OF 865mm ABOVE A FLOOR.

COMPLIANCE MUST BE MADE TO THE CURENT BCA REQUIREMENTS.

**BARRIERS TO WINDOW OPENINGS**

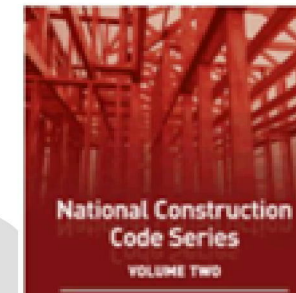
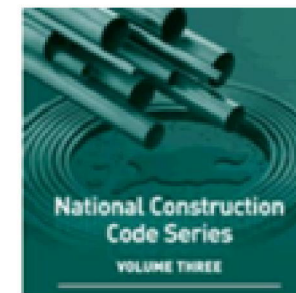
A WINDOW OPENING MUST BE PROVIDED WITH PROTECTION, IF THE FLOOR BELOW THE WINDOW IN A BEDROOM IS 2 M OR MORE ABOVE THE SURFACE BENEATH.

WHERE THE LOWEST LEVEL OF THE WINDOW OPENING IS LESS THAN 1.7 M ABOVE THE FLOOR.

ADDITIONALLY

A BARRIER TO A WINDOW MUST BE PROVIDED WHERE A FLOOR LEVEL ABOVE THE SURFACE BENEATH IS MORE THAN 4.0m WHERE A PERSON CAN FALL THROUGH AN OPENABLE WINDOW.

**SWIMMING POOL ACCESS**  
A CHILD-RESISTANT DOORSET MUST NOT BE USED IN A BARRIER FOR AN OUTDOOR SWIMMING POOL.



**BASIX**

**NATSPEC** the national building specification

**B**

**ISSUE & DATE:**  
**16 Nov 2017**

FOR BUILDING SETOUT AND IN GENERAL ALWAYS USE STAMPED APPROVAL PLANS

**SITING OF WATER TANKS**

POSITION OF WATER TANKS-INCL FIRE FIGHTING STORAGE TANKS ARE TO BE ASSESSED ON SITE.

ALL WATER TANKS ARE TO BE A MIN: OF 1.0m FROM SITE BDRYS AND CLEAR OF ALL SERVICES ABOVE AND OR BELOW GROUND.

WATER TANKS ARE TO BE LOCATED BEHIND THE FRONT BLDG SETBACK.-UNO.

ALL WATER TANKS ARE TO BE CONNECTED TO A SUITABLY LOCATED DISPOSAL SYSTEM TO COUNCIL REQUIREMENTS AS PROPOSED.

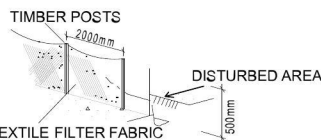
NOTE: BASIX COMMITMENTS.

BASIX COMMITMENTS MAY BE OF A LESSER RATING THAN CONTRACT AGREEMENTS.

BASIX COMMITMENTS ARE OF A MINIMUM REQUIREMENT ONLY, UNLESS NOTED OTHERWISE.

GLAZING REQUIREMENTS WITHIN THE BASIX CERTIFICATE ARE PURELY FOR BASIX COMPLIANCE.

OTHER CONSTRUCTION REQUIREMENTS SHOULD BE ALWAYS BE CROSS CHECKED



- USE BARRIERS AT ALL POINTS WHERE STORMWATER LEAVES THE SITE, TO PREVENT WASHING INTO GUTTERS.
- INSTALL SEDIMENT BARRIER DOWN SLOPE OF DISTURBED AREA AND RETURN UP HILL.
- REGULARLY MAINTAIN THESE CONTROLS AT NO LESS THAN 70% CAPACITY.
- CUT BRICK, TILE OR MASONRY ON PERVIOUS AREA, GRASS OR LOOSE SOIL WITHIN THE BOUNDARIES.
- REMOVE CONTROLS ONLY WHEN CONSTRUCTION IS COMPLETE.
- DISPOSE OF SEDIMENT IN A SUITABLE LOCATION.
- USE STABILIZED ENTRY CONTROL WHERE REQU: BY COUNCIL.

**SEDIMENT CONTROL BARRIER**

**BUILDERS OFFICE & CONSTRUCTION CONTRACTS TAKE PRECEDENCE OVER THE DRAWING SET**

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FOR: Daneil Ibe and Jamaa Djumapili

LOT no: 303 D.PLAN no: 1215888  
SITE AREA: 268.2m2  
SITE CONTOUR INT: 0.2m  
Level of Construction: AS 3959 BAL 12.5  
BASIX CERT no: 864683S  
SURVEY: Cad Consulting

**G.J. Gardner.**  
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(02) 4732-4600

LGA: Penrith City Council  
ZONED: R1  
ISSUE DATE: 16 Nov 2017

SET: DA Architecturals  
TITLE: **STANDARDS AND REGULATIONS**  
SCALES: A3 @ 100%

Basix Certificates  
Working Drawings  
Cad Modelling  
Presentation Documents

**BUILDING DESIGNERS ASSOCIATION**  
AUSTRALIA  
M 1268 BDA AUSTRALIA

Office (02) 4758-6200  
Contact: Greg McFavish

**McFavish Design**

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SALES CONSULTANT:  
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Essentials Inclusions

242.65m2  
Sq  
Slab Type M

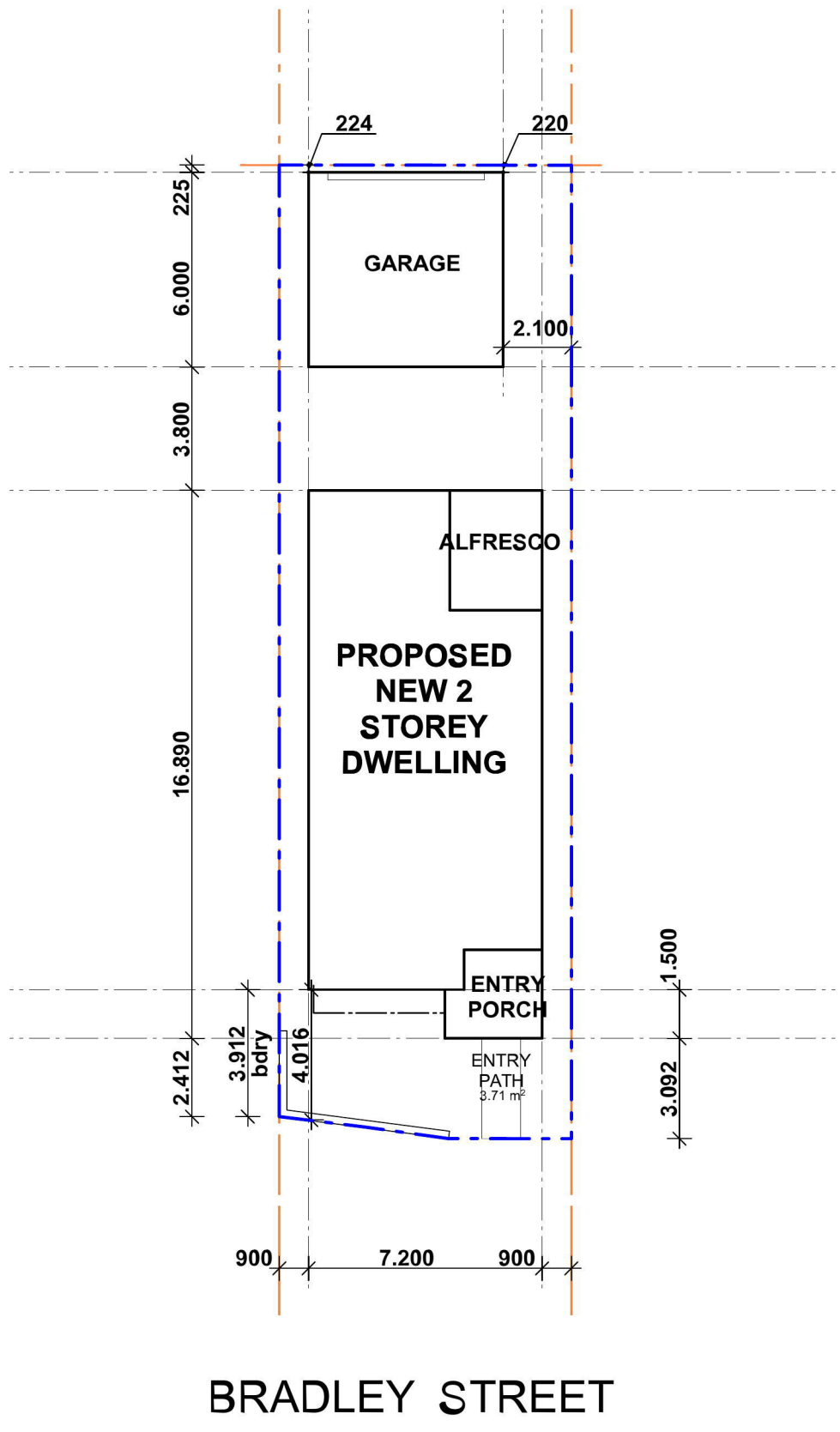
**APPLICATION TYPE**

PRELIMINARIES x	WORKING DRW'S x
CLIENT & OR OFFICE APPROVALS x	
DA <input checked="" type="checkbox"/>	CDC <input type="checkbox"/>
REV <input type="checkbox"/>	SEC 96 <input type="checkbox"/>
AM <input type="checkbox"/>	OTHER <input type="checkbox"/>
	CC <input checked="" type="checkbox"/>
	CONST DWG <input type="checkbox"/>
	16 Nov 2017

Custom Miami

ISSUE: **B**  
**\*85017\_03**  
**21**





BUILDING SETOUT PLAN 1:200

**PROPOSED:** New 2 Storey Dwelling Detached Double Garage water tank & landscaping  
 AT: No 42 Lot 303 Bradley Street Glenmore Park NSW 2745  
 FOR: Daneli Ibe and Jamma Djumapili

LOT no: 303 D.PLAN no: 1215888  
 SITE AREA: 268.2m<sup>2</sup>  
 SITE CONTOUR INT: 0.2m  
 Level of Construction: AS 3959  
 BASIX CERT no: 8646833  
 SURVEY: Cad Consulting

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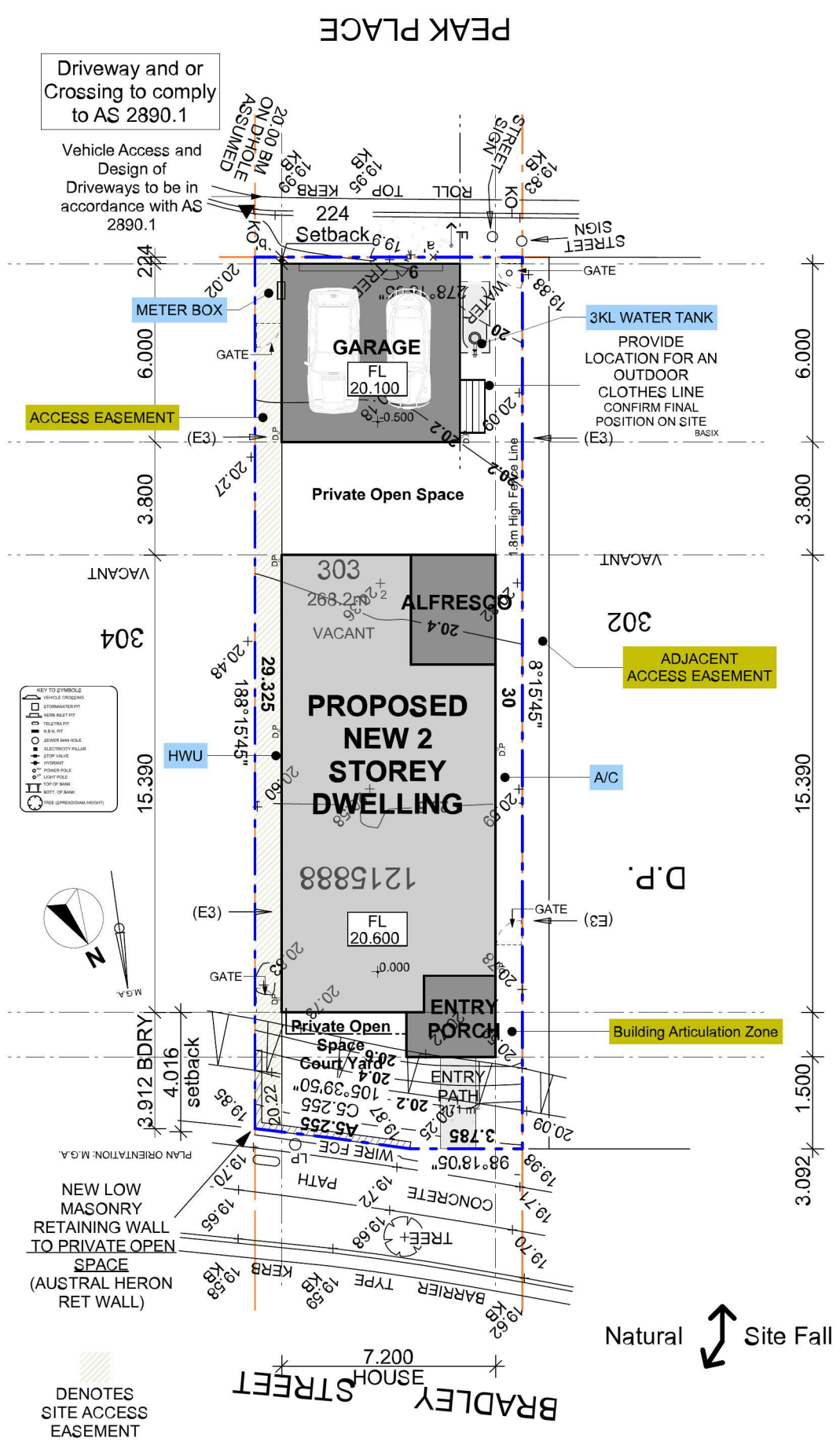
LGA: Penrith City Council  
 ZONED: R1  
 ISSUE DATE: 16 Nov 2017

SET: DA Architecturals  
 TITLE:  
 SCALES: 1:200

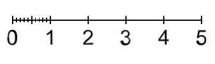
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ISSUE:	Custom
<b>B</b>	Miami
	<b>*85017_04</b>
	<b>21</b>





**SITE & DRAINAGE PLAN 1:200**  
ALSO SEE SLAB PLAN



**PROPOSED:** New 2 Storey Dwelling Detached Double Garage water tank & landscaping  
AT: No 42 Lot 303 Bradley Street Glenmore Park NSW 2745  
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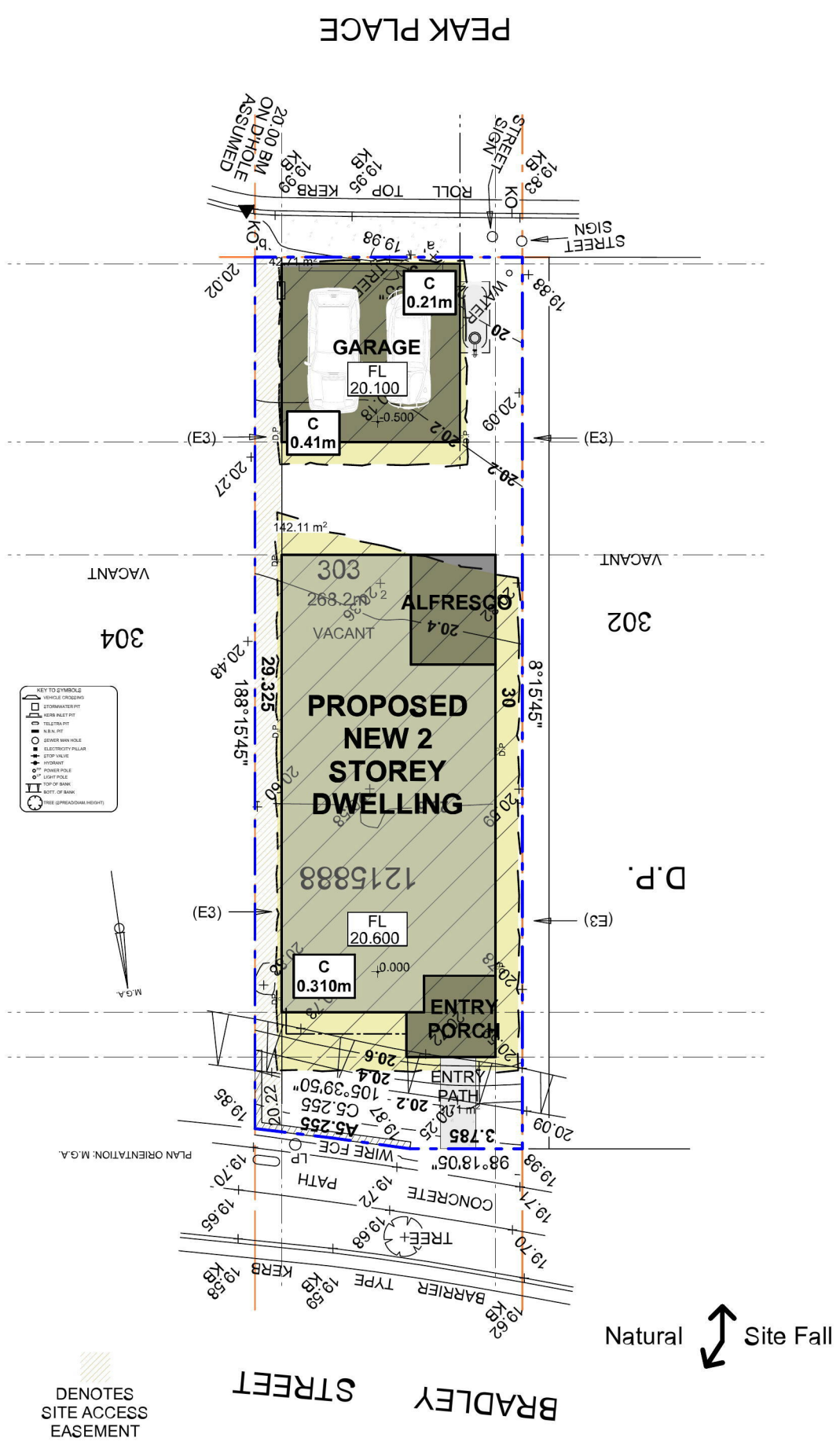
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Sydney West  
☎ (02) 4732-4600

LGA: Penrith City Council  
ZONED: R1  
ISSUE DATE: 16 Nov 2017

SET: DA Architecturals  
TITLE: **SITE PLAN - DRAINAGE PLAN**  
SCALE: 1:200

ISSUE: **B**  
\*85017\_05  
21





Attain conformation prior to site works of the Site class / Slab Type & Final Benching Levels on site with Builder / Concretor prior to site prep and or Construction

### SITE BENCHING PLAN 1:200

**PROPOSED:** New 2 Storey Dwelling Detached Double Garage water tank & landscaping  
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 BASIX CERT no: 8646833  
 SURVEY: Cad Consulting

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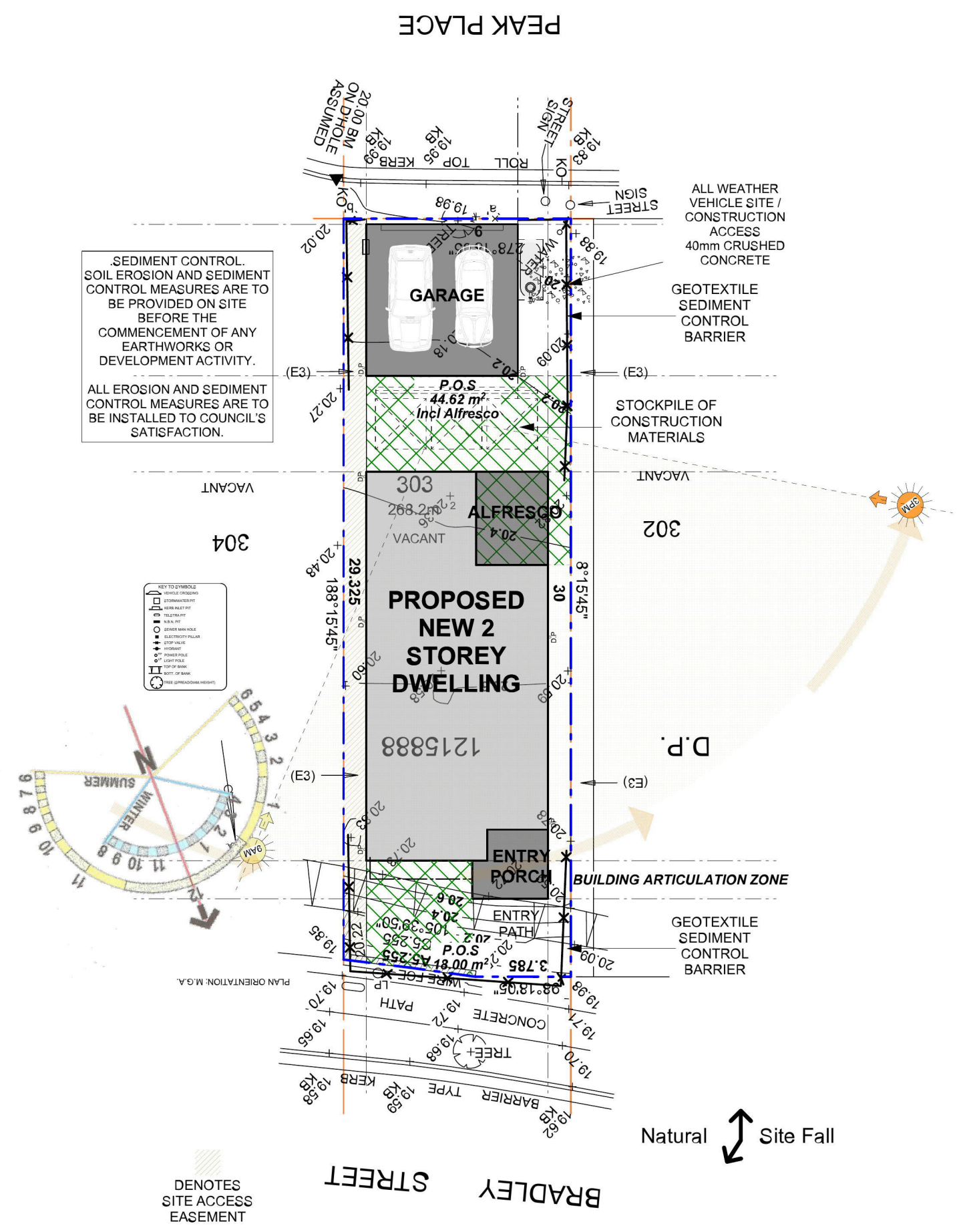
LGA: Penrith City Council  
 ZONED: R1  
 ISSUE DATE: 16 Nov 2017

SET: DA Architecturals  
 TITLE: SITE BENCHING PLAN  
 SCALES: 1:200

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 Sydney West  
 A3 @ 100%

ISSUE:	Custom
	Miami
<b>B</b>	<b>*85017_06</b>
	<b>21</b>





**SITE ANALYSIS PLAN 1:200**

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 SITE CONTOUR INT: 0.2m  
 Level of Construction: AS 3959  
 BASIX CERT no: 8646833  
 SURVEY: Cad Consulting

SCALE: 1:200

PLOT DATE AND FILE: 16/11/2017 V2 85017 GJG Ibe - Djumapili L 303 Bradley St Glenmore Park Miami Balcony Facade LD PCC.pln

**G.J. Gardner.**  
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 HOMES  
 Sydney West  
 (02) 4732-4600

**LGA:** Penrith City Council  
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**ISSUE DATE:** 16 Nov 2017

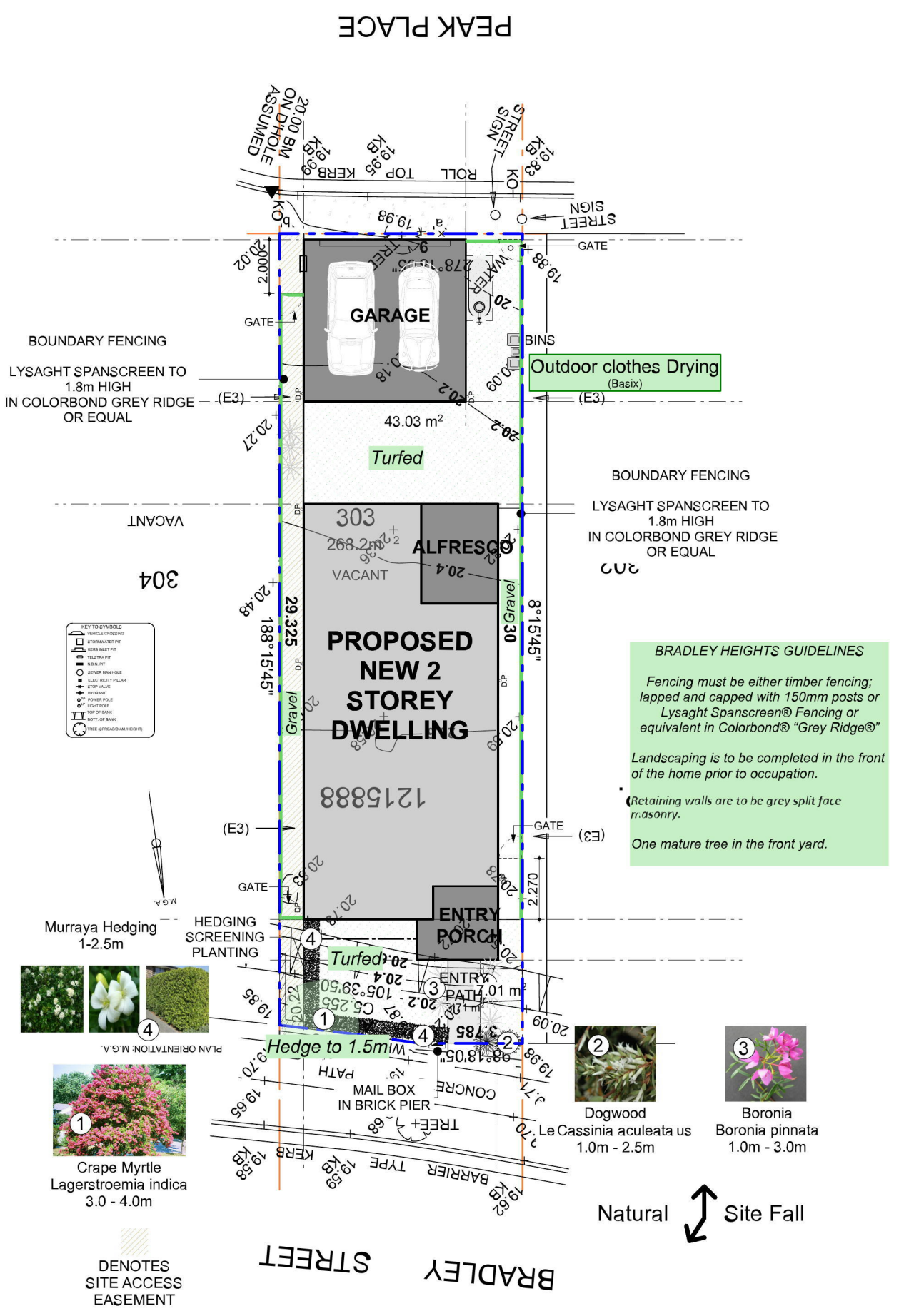
**SET:** DA Architecturals  
**TITLE:** SITE ANALYSIS  
**SCALE:** 1:200

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 Sydney West  
 A3 @ 100% Sydney West

ISSUE:		Custom	
B		Miami	
*85017_07			
21			



Plans are subject to the BASIX Certificate Conditions & Requirements



LANDSCAPE PLAN - CONCEPT ONLY 1:200

**PROPOSED:** New 2 Storey Dwelling Detached Double Garage water tank & landscaping  
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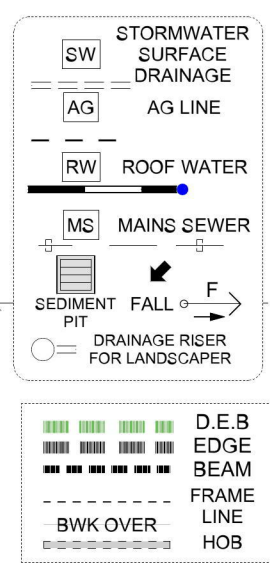
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 "Get the Facts Upfront"  
 HOMES  
 Sydney West  
 (02) 4732-4600

LGA: Penrith City Council  
 ZONED: R1  
 ISSUE DATE: 16 Nov 2017

SET: DA Architecturals  
 TITLE: **SITE CONCEPT LANDSCAPE PLAN**  
 SCALES: 1:200  
 A3 @ 100% Sydney West

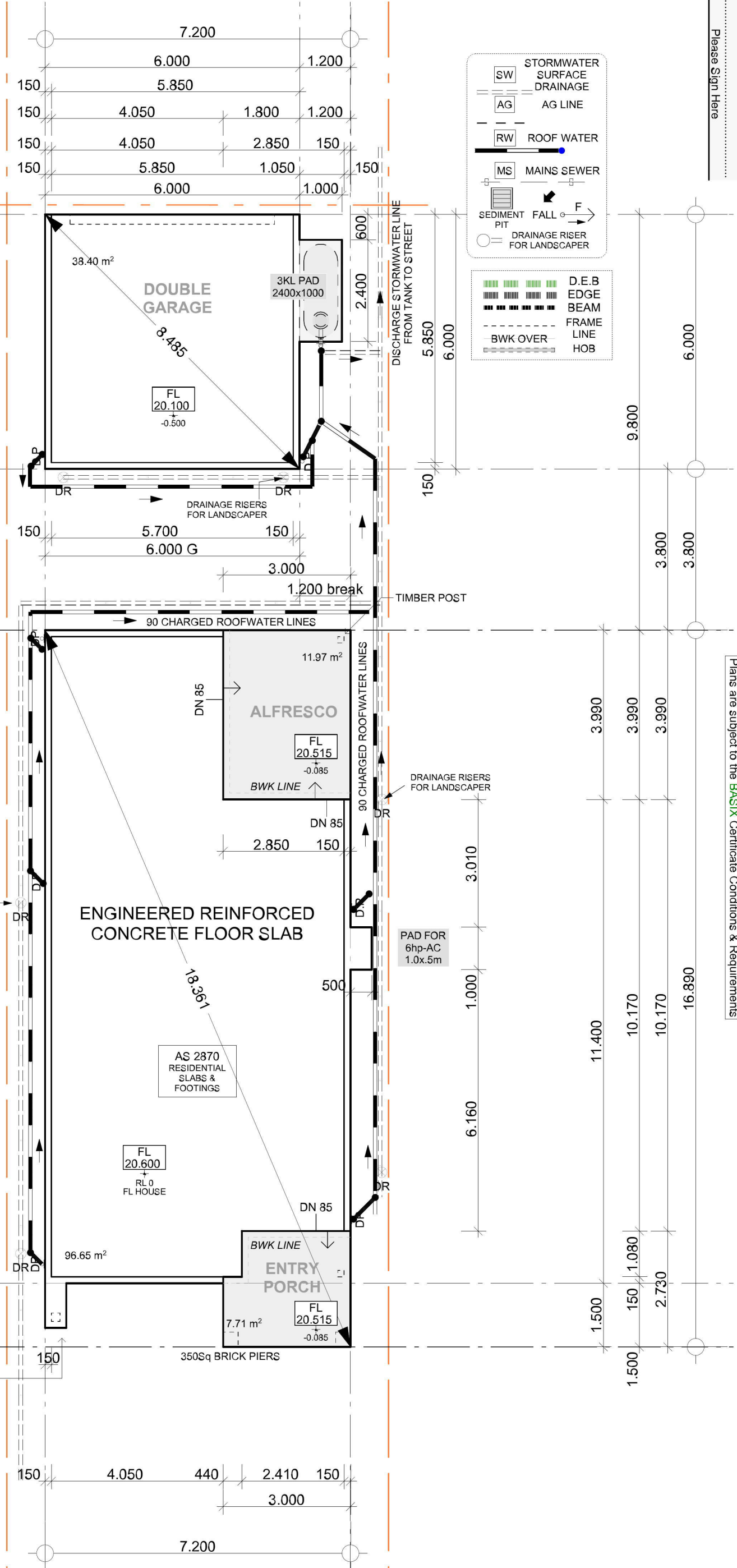
ISSUE:	Custom
<b>B</b>	Miami
<b>*85017_08</b>	
<b>21</b>	





**FLOOR SLAB SET OUT**  
WHERE ALL CARE IS TAKEN WITHIN THESE CONSTRUCTION DRAWINGS  
IT REMAINS TO RESPONSIBILITY OF THE PROVIDER - INSTALLER TO VERIFY AND CONFIRM THE SLAB SETOUT INCL ALL SLAB REBATES ON SITE

DENOTES FILL  
DENOTES CUT



**PROPOSED:** New 2 Storey Dwelling Detached Double Garage water tank & landscaping  
AT: No 42 Lot 303 Bradley Street Glenmore Park NSW 2745  
FOR: Daneli Ibe and Jamna Djumapili

SCALE: 1:100

LOT no: 303  
SITE AREA: 268.2m<sup>2</sup>  
SITE CONTOUR INT: 0.2m  
Level of Construction: AS 3959  
BASIX CERT no: 8646833  
SURVEY: Cad Consulting

D.PLAN no: 1215888  
BAL 12.5

**G.J. Gardner.**  
"Get the Facts Upfront" HOMES  
Sydney West  
Tel: 4732-4600

LGA: Penrith City Council  
ZONED: R1  
ISSUE DATE: 16 Nov 2017

SET: DA Architecturals  
TITLE: FLOOR SLAB PLAN  
SCALE: 1:100  
A3 @ 100% Sydney West

ISSUE: **B**  
\*85017\_09  
21  
Custom Miami

Attain conformation prior to site works of the Site class / Slab Type & Final Benching Levels on site with Builder / Concretor prior to site prep and or Construction

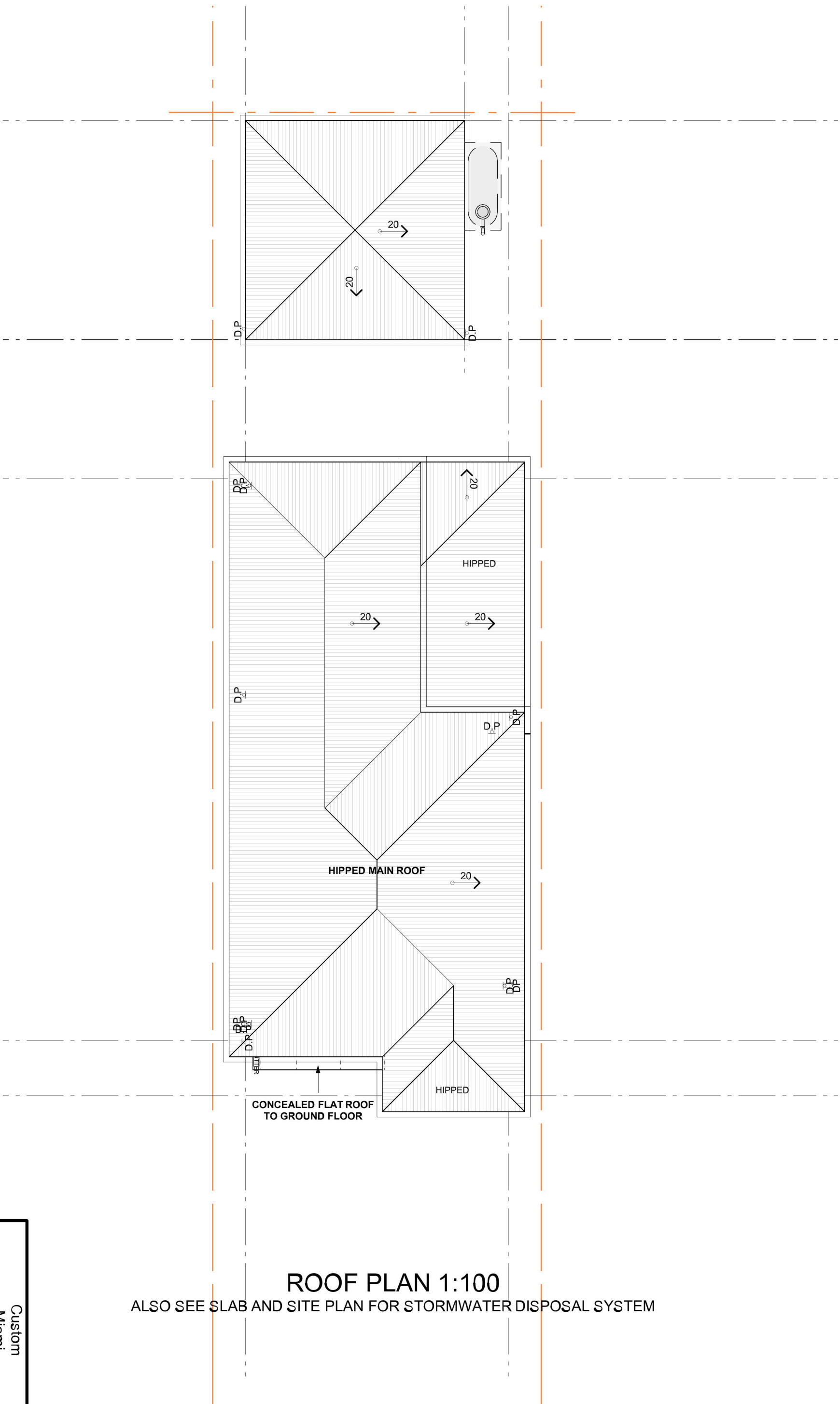
Slab Type M

**FLOOR SLAB PLAN - STORMWATER DRAINAGE 1:100**



Please Sign Here

Plans are subject to the BASIX Certificate Conditions & Requirements



# ROOF PLAN 1:100

ALSO SEE SLAB AND SITE PLAN FOR STORMWATER DISPOSAL SYSTEM

**PROPOSED:** New 2 Storey Dwelling Detached Double Garage water tank & landscaping  
 AT: No 42 Lot 303 Bradley Street Glenmore Park NSW 2745  
 FOR: Daneli Ibe and Jamaa Djumapili

LOT no: 303 D.PLAN no: 1215888  
 SITE AREA: 268.2m<sup>2</sup>  
 SITE CONTOUR INT: 0.2m  
 Level of Construction: AS 3959  
 BASIX CERT no: 8646833 BAL 12.5  
 SURVEY: Cad Consulting

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LGA: Penrith City Council  
 ZONED: R1  
 ISSUE DATE: 16 Nov 2017

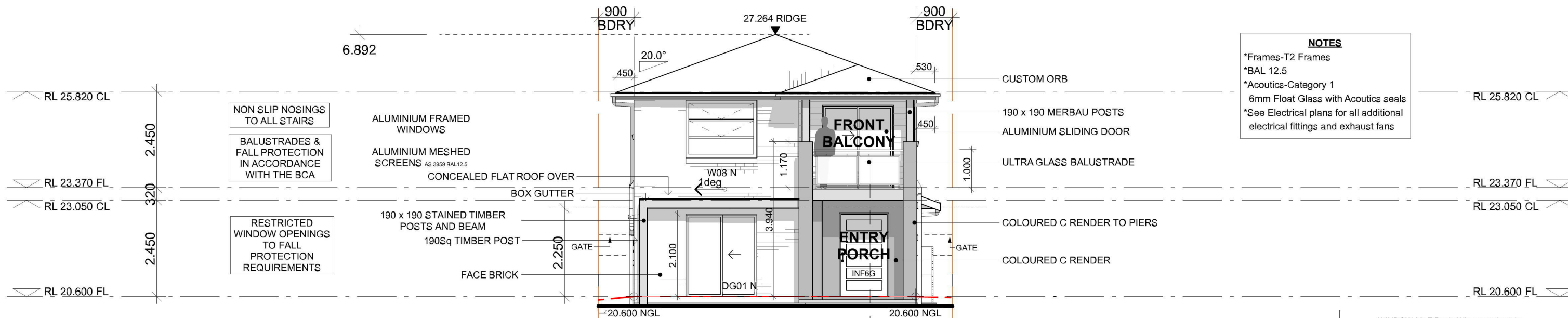
SET: DA Architecturals  
 TITLE:  
 SCALES: 1:100

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ISSUE:	Custom
<b>B</b>	Miami
<b>*85017_12</b>	
<b>21</b>	

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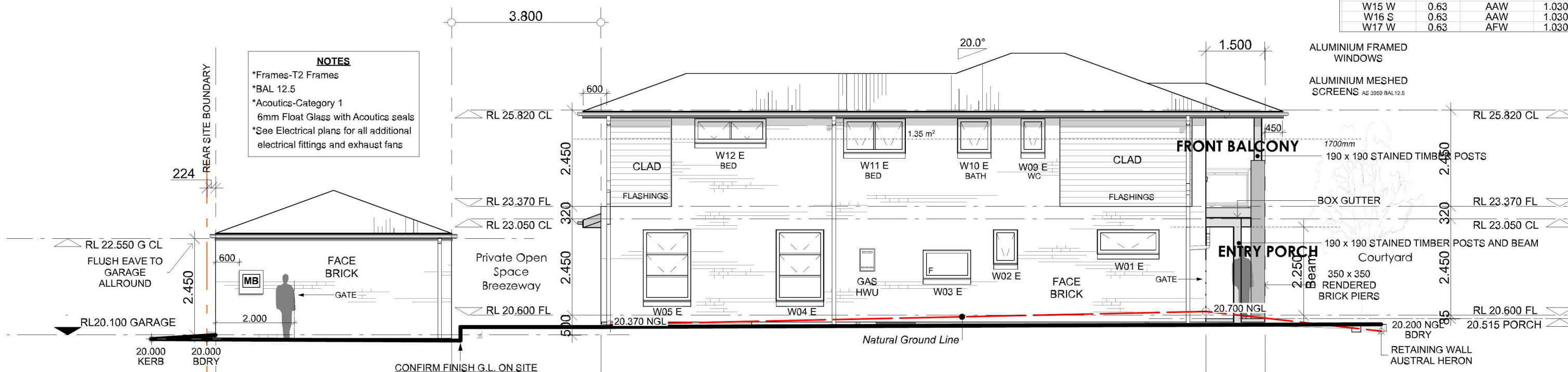


**NOTES**  
 \*Frames-T2 Frames  
 \*BAL 12.5  
 \*Acoustics-Category 1  
 6mm Float Glass with Acoustics seals  
 \*See Electrical plans for all additional electrical fittings and exhaust fans

**01-STREET FRONT ELEVATION - 1:100**  
**BRADLEY STREET BAL 12.5**

**MIAMI BALCONY FACADE**

WINDOW LIST Basic Window Schedule			
ID / ORIENT	AREA	TYPE	H
W01 E	0.94	AAW	0.600
W02 E	0.52	AAW	0.860
W03 E	0.87	AFW	0.720
W04 E	2.18	AAW	1.800
W05 E	2.18	AAW	1.800
W06 W	0.94	AAW	0.600
W07 W	0.94	AFW	0.600
W08 N	2.64	AAW	1.460
W09 E	0.52	AAW	0.860
W10 E	0.73	AAW	0.860
W11 E	1.35	AAW	0.860
W12 E	1.09	AAW	0.600
W13 S	0.63	AAW	1.030
W14 W	1.86	AAW	1.030
W15 W	0.63	AAW	1.030
W16 S	0.63	AAW	1.030
W17 W	0.63	AFW	1.030



**NOTES**  
 \*Frames-T2 Frames  
 \*BAL 12.5  
 \*Acoustics-Category 1  
 6mm Float Glass with Acoustics seals  
 \*See Electrical plans for all additional electrical fittings and exhaust fans

**02-SIDE ELEVATION - 1:100**

PROPOSED: New 2 Storey Dwelling Detached Double Garage water tank & landscaping  
 AT: No 42 Lot 303 Bradley Street Glenmore Park NSW 2745  
 FOR: Daneil Ibe and Jamaa Djumapili

LOT no: 303 D.PLAN no: 1215888  
 SITE AREA: 268.2m2  
 SITE CONTOUR INT: 0.2m  
 Level of Construction: AS 3959  
 BASIX CERT no: 864683S BAL 12.5  
 SURVEY: Cad Consulting

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LGA: Penrith City Council  
 ZONED: R1  
 ISSUE DATE: 16 Nov 2017

SET: DA Architecturals  
 TITLE: ELEVATIONS 01  
 SCALES: 1:100, 1:1

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 Sydney West  
 A3 @ 100%

Custom Miami	
ISSUE: <b>B</b>	<b>*85017_13</b>
	<b>21</b>

SCALE

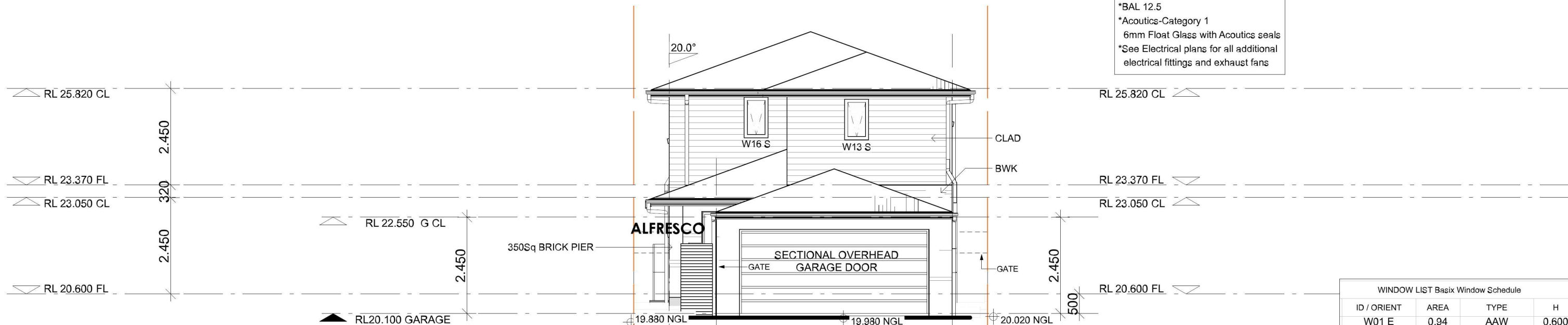
All sheets within the ID drawing set must be referenced in conjunction with each & every other sheet



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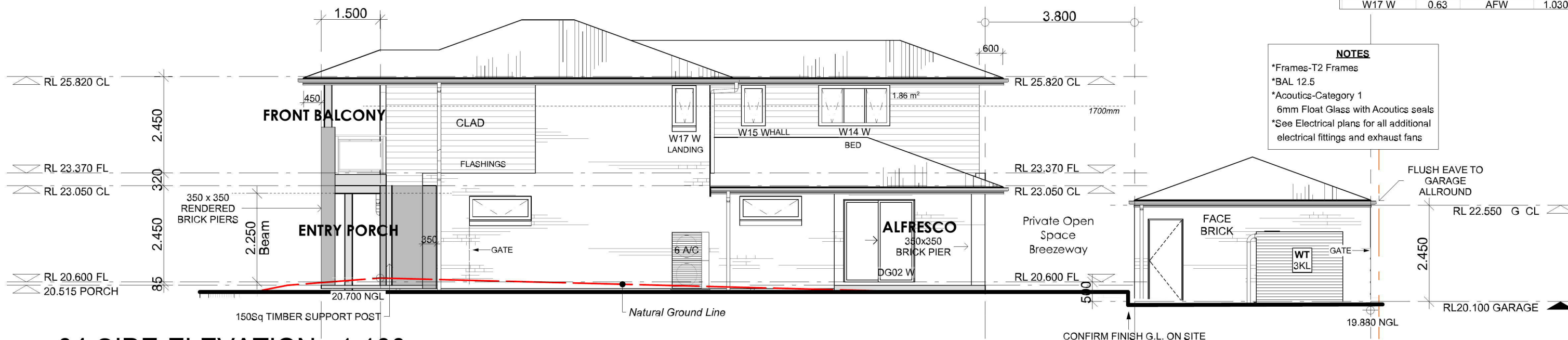
**NOTES**

- \*Frames-T2 Frames
- \*BAL 12.5
- \*Acoustics-Category 1
- 6mm Float Glass with Acoustics seals
- \*See Electrical plans for all additional electrical fittings and exhaust fans



**03-REAR ELEVATION - 1:100**  
PEAK PLACE BAL 12.5

ID / ORIENT	AREA	TYPE	H
W01 E	0.94	AAW	0.600
W02 E	0.52	AAW	0.860
W03 E	0.87	AFW	0.720
W04 E	2.18	AAW	1.800
W05 E	2.18	AAW	1.800
W06 W	0.94	AAW	0.600
W07 W	0.94	AFW	0.600
W08 N	2.64	AAW	1.460
W09 E	0.52	AAW	0.860
W10 E	0.73	AAW	0.860
W11 E	1.35	AAW	0.860
W12 E	1.09	AAW	0.600
W13 S	0.63	AAW	1.030
W14 W	1.86	AAW	1.030
W15 W	0.63	AAW	1.030
W16 S	0.63	AAW	1.030
W17 W	0.63	AFW	1.030



**04-SIDE ELEVATION - 1:100**

**NOTES**

- \*Frames-T2 Frames
- \*BAL 12.5
- \*Acoustics-Category 1
- 6mm Float Glass with Acoustics seals
- \*See Electrical plans for all additional electrical fittings and exhaust fans

PROPOSED: New 2 Storey Dwelling Detached Double Garage water tank & landscaping  
 AT: No 42 Lot 303 Bradley Street Glenmore Park NSW 2745  
 FOR: Daneil Ibe and Jamaa Djumapili

LOT no: 303 D.PLAN no: 1215888  
 SITE AREA: 268.2m2  
 SITE CONTOUR INT: 0.2m  
 Level of Construction: AS 3959  
 BASIX CERT no: 864683S  
 SURVEY: Cad Consulting

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 Sydney West  
 (02) 4732-4600

LGA: Penrith City Council  
 ZONED: R1  
 ISSUE DATE: 16 Nov 2017

SET: DA Architecturals  
 TITLE: ELEVATIONS 02  
 SCALES: 1:100

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 Sydney West  
 A3 @ 100%

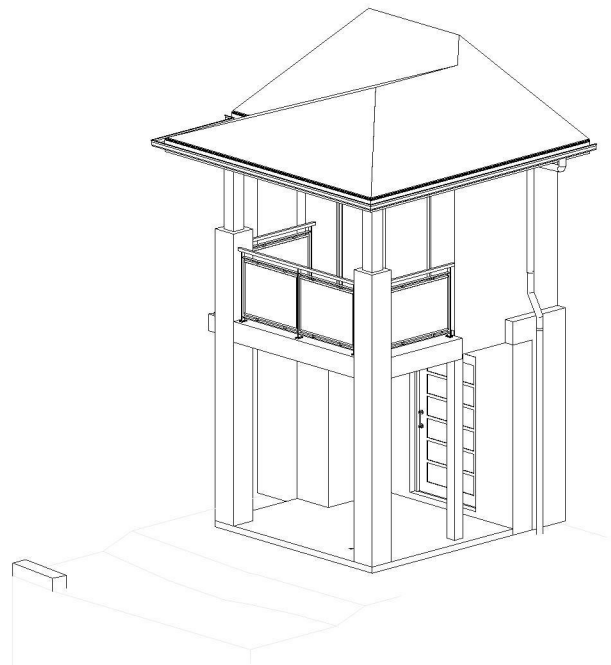
Custom Miami	
ISSUE:	<b>*85017_14</b>
<b>B</b>	<b>21</b>

SCALE

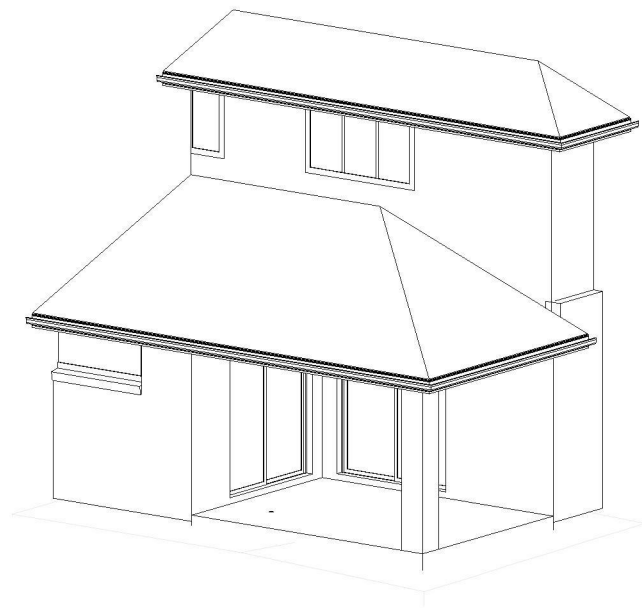
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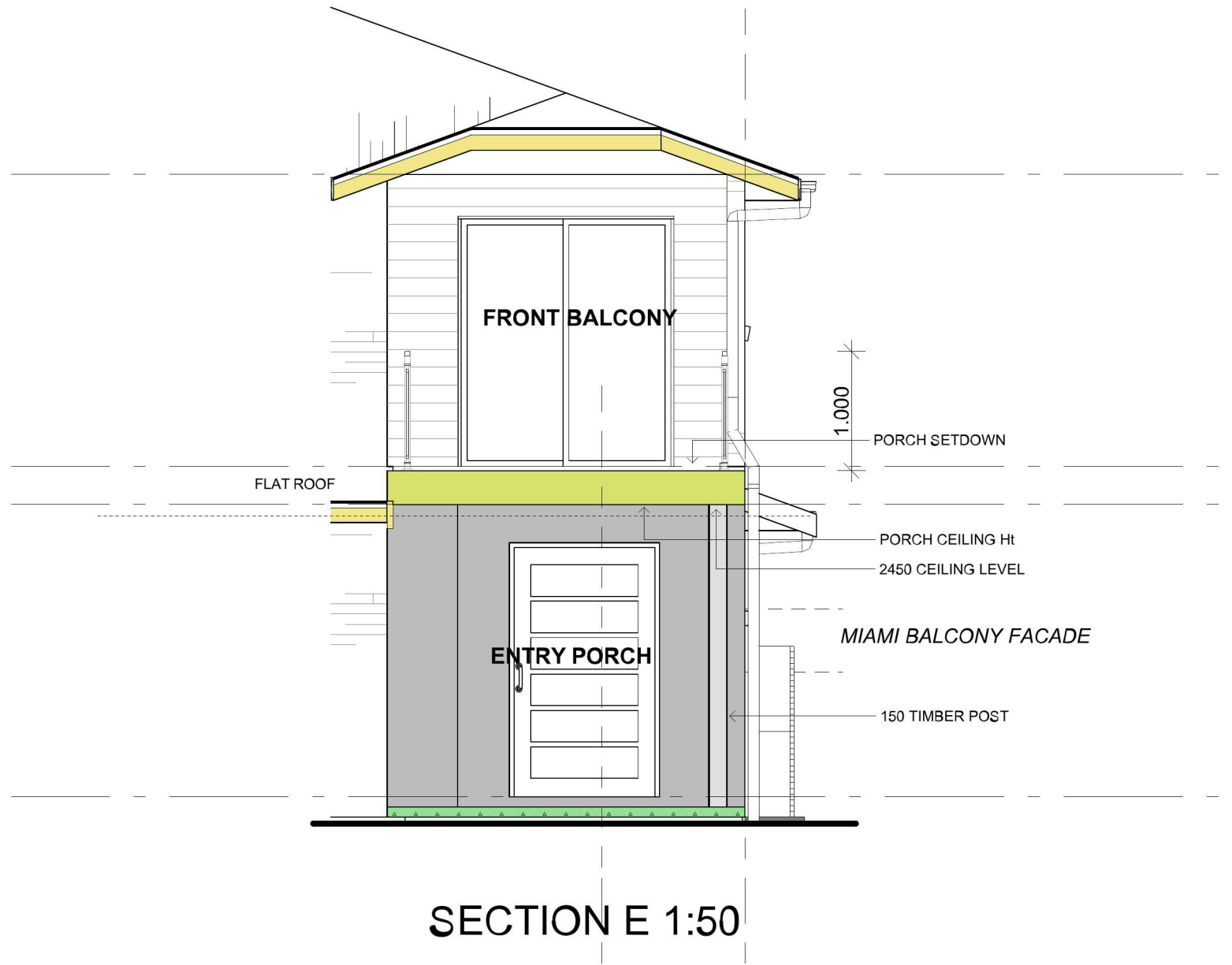
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**1 Entry Porch**  
#LayID Scale 1:100



**1 Alfresco**



PROPOSED: New 2 Storey Dwelling Detached Double Garage water tank & landscaping  
AT: No 42 Lot 303 Bradley Street Glenmore Park NSW 2745  
FOR: Daneil Ibe and Jamaa Djumapili

LOT no: 303 D.PLAN no: 1215888  
SITE AREA: 268.2m2  
SITE CONTOUR INT: 0.2m  
BAL 12.5  
Level of Construction: AS 3959  
BASIX CERT no: 864683S  
SURVEY: Cad Consulting

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Sydney West  
(02) 4732-4600

LGA: Penrith City Council  
ZONED: R1  
ISSUE DATE: 16 Nov 2017

SET: DA Architecturals  
TITLE: SECTION E and 3D Details  
SCALES: 1:50, 1:100  
A3 @ 100%

Custom Miami	
ISSUE:	<b>*85017_17</b>
<b>B</b>	<b>21</b>

SCALE

All sheets within the ID drawing set must be referenced in conjunction with each & every other sheet

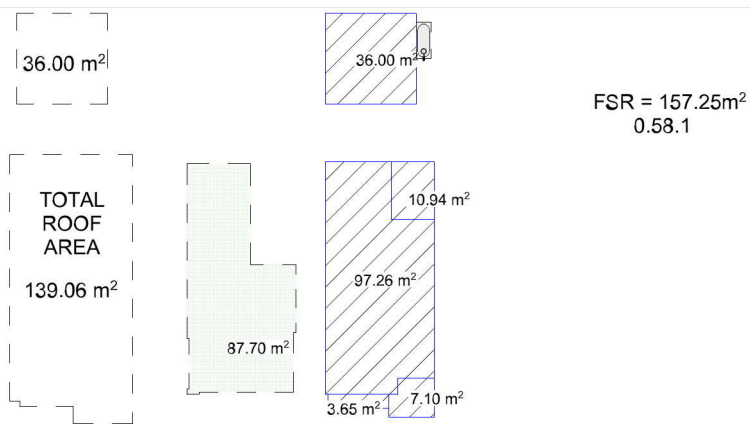


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# AREA DISTRIBUTION

SCALE 1:500

- RC TBR TILE DEMOLITION FSR
- LGF ALTERATIONS ADDITIONS
- GROUND FLOOR ROOF H/S PERVIOUS
- FIRST FLOOR EXISTING AMENDMENT



GROSS FLOOR AREAS: m²

\* DENOTES ACTUAL BLDG S/C

### TOTAL AREAS

NEW GROUND FLOOR AREA	97.26	
NEW GARAGE	36.00	
NEW PORTICO	7.10	
FLAT ROOF	3.65	
NEW ALFRESCO	10.94	154.95

NEW FIRST FLOOR AREA 87.70

NEW TOTAL: 242.65m2

FLOOR SPACE RATIO **0.58.1**

(Site cover)

ACTUAL BLDG SITE COVER 154.95m2  
SITE AREA 268.2m2

'Building SITE COVERAGE' **57.7%**

### TOTAL D/WAY+PATHS (H/S)

TOTAL H/S 3.71m2

H/S:+BLDG S.C/TOTAL HS: COVERAGE 158.66m2

TOTAL HS-SITE COVER 59.15%

REMAINING PERVIOUS LANDSCAPED A: 112.23m2 - 41.84%

TOTAL ROOF AREA 175.06m2

BASIX CFA 157.00m2

BASIX UFCA: 9.69m2

ROOF WATER COLLECTED 175.06m2

ROOF-STORMWATER RETENTION 3KL

### WINDOW LIST Basix Window Schedule

Grouped	ID / ORIENT	AREA	TYPE	H	W	Shading Device	Actual Shading Dist	Nom Basix Shading Dist	Glazing Type
1	W01 E	0.94	AAW	0.600	1.570	-	-	-	
1	W02 E	0.52	AAW	0.860	0.610	-	-	-	
1	W03 E	0.87	AFW	0.720	1.210	-	-	-	
1	W04 E	2.18	AAW	1.800	1.210	-	-	-	
1	W05 E	2.18	AAW	1.800	1.210	-	-	-	
2	W06 W	0.94	AAW	0.600	1.570	eave & gutter	600	-	
3	W07 W	0.94	AFW	0.600	1.570	-	-	-	
4	W08 N	2.64	AAW	1.460	1.810	eave & gutter	600	-	
5	W09 E	0.52	AAW	0.860	0.610	eave & gutter	600	-	
5	W10 E	0.73	AAW	0.860	0.850	eave & gutter	600	-	
5	W11 E	1.35	AAW	0.860	1.570	eave & gutter	600	-	
5	W12 E	1.09	AAW	0.600	1.810	eave & gutter	600	-	
6	W13 S	0.63	AAW	1.030	0.610	eave & gutter	600	-	
7	W14 W	1.86	AAW	1.030	1.810	eave & gutter	600	-	
7	W15 W	0.63	AAW	1.030	0.610	eave & gutter	600	-	
8	W16 S	0.63	AAW	1.030	0.610	eave & gutter	600	-	
9	W17 W	0.63	AFW	1.030	0.610	eave & gutter	600	-	

DG01 N	3.80	ASD-2	2.100	1.810	Roof	900
DG02 W	3.80	ASD-2	2.100	1.810	Alfresco	3450
DG03 S	3.80	ASD-2	2.100	1.810	Alfresco	4440

## PROJECT INFORMATION

DATE OF ISSUE	16 Nov 2017
PROJECT NUMBER	85017 GJG
DESIGN NAME	Custom Miami
OFFICE FILE	-
PROJECT NAME	Daneil Ibe and Jamaa Djumapili
LOCATION	No 42 Lot 303 Bradley Street Glenmore Park NSW 2745
ZONING	R1
SITE AREA	268.2m2
STREET No	42
LOT-s No	303
DP No	1215898
CONTOURS	0.2m
SURVEY BY	Cad Consulting

FLOOR SPACE RATIO	0.58.1
BLDG SQ METERS	242.65m2
BLDG BLDG SQUARES	Sq
BLDG SITE COVER	154.95m2
BLDG SITE COVER %	57.7%
TOTAL H/S COVER	3.71m2
TOTAL HS-SITE COVER	59.15%
REMAINING PERVIOUS A:	112.23m2 - 41.84%

PROPOSED BAL LEVEL BAL 12.5

BASIX CERT No	864683S
BASIX CFA	157.00m2
BASIX UCFA	9.69m2
TOTAL ROOF AREA	175.06m2
ROOF AREA COLLECTED	175.06m2
S - WATER RETENTION	3KL
S - WATER DETENTION	KL
BFP TANK OR CAPACITY	KL

SITE AND SLAB TYPE Slab Type M

DA No	-
CC No	-
AMENDMENT	-

Frame and glass	U-value	SHGC
standard aluminium, single clear	7.63	0.75
improved aluminium, single clear	6.44	0.75
standard aluminium, single toned	7.57	0.57
improved aluminium, single toned	6.39	0.56
standard aluminium, single pyrolytic low-e	5.70	0.47
improved aluminium, single pyrolytic low-e	4.48	0.46
standard aluminium, double clear	5.34	0.67
improved aluminium, double clear	4.12	0.66
standard aluminium, toned/air gap/clear	5.31	0.48
improved aluminium, toned/air gap/clear	4.09	0.47
timber or uPVC, single clear	5.71	0.66
timber or uPVC, single toned	5.67	0.49
timber or uPVC, single pyrolytic low-e	3.99	0.40
timber or uPVC, clear/air gap/clear	3.67	0.59
timber or uPVC, toned/air gap/clear	3.64	0.42

GROUPED = THE BASIX GLAZING HAS THE SAME ORIENTATION AND SHADING DISTANCE

BASIX GLAZING DETAILS AND REQUIREMENTS ARE FOR THE PURPOSE OF A MINIMUM THERMAL PERFORMANCE

OTHER GLAZING COMPLIANCE AND CONSTRUCTION REQUIREMENTS MAY ALSO NEED TO BE REFERRED TO

Custom Miami		
ISSUE:	FILE:	
<b>B</b>	<b>85017</b> GJG	<b>21</b>

Copyright

FULL WINDOW LIST

Grouped	ID / ORIENT	AREA	TYPE	H	W	Shading Device	Actual Shading Dist	Nom Basix Shading Dist	Glazing Type	View from Opening Side	Notes
1	W01 E	0.94	AAW	0.600	1.570	-	-				
1	W02 E	0.52	AAW	0.860	0.610	-	-				
1	W03 E	0.87	AFW	0.720	1.210	-	-				
1	W04 E	2.18	AAW	1.800	1.210	-	-				
1	W05 E	2.18	AAW	1.800	1.210	-	-				
2	W06 W	0.94	AAW	0.600	1.570	eave & gutter	600				
3	W07 W	0.94	AFW	0.600	1.570	-	-				
4	W08 N	2.64	AAW	1.460	1.810	eave & gutter	600				
5	W09 E	0.52	AAW	0.860	0.610	eave & gutter	600				
5	W10 E	0.73	AAW	0.860	0.850	eave & gutter	600				
5	W11 E	1.35	AAW	0.860	1.570	eave & gutter	600				
5	W12 E	1.09	AAW	0.600	1.810	eave & gutter	600				
6	W13 S	0.63	AAW	1.030	0.610	eave & gutter	600				
7	W14 W	1.86	AAW	1.030	1.810	eave & gutter	600				
7	W15 W	0.63	AAW	1.030	0.610	eave & gutter	600				
8	W16 S	0.63	AAW	1.030	0.610	eave & gutter	600				
9	W17 W	0.63	AFW	1.030	0.610	eave & gutter	600				

All sheets within the ID drawing set must be referenced in conjunction with each & every other sheet

**\*85017**  
**21**



Plans are subject to the BASIX Certificate Conditions & Requirements

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Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments

Fixtures

- The applicant must install showerheads with a minimum rating of 3 star (> 4.5 but <= 6 L/min) in all showers in the development.
- The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.
- The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.
- The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.

Alternative water

Rainwater tank

The applicant must install a rainwater tank of at least 3000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.

The applicant must configure the rainwater tank to collect rain runoff from at least 170 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).

The applicant must connect the rainwater tank to:

- all toilets in the development
- the cold water tap that supplies each clothes washer in the development
- at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)

BASIX

Thermal Comfort Commitments

Floor, walls and ceiling/roof

The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.

Construction Additional insulation required (R-Value) Other specifications

- floor - concrete slab on ground nil
- external wall - brick veneer 1.66 (or 2.20 including construction)
- external wall - framed (weatherboard, fibre cement, metal clad)

1.80 (or 2.20 including construction)

ceiling and roof - flat ceiling / pitched roof ceiling: 1.95 (up), roof: foil backed blanket (55mm) unventilated; dark (solar absorptance > 0.70)

Note Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.

BASIX

Energy Commitments

Hot water

The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 4 stars.

Cooling system

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 3.5 Star (new rating)

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 3.5 Star (new rating)

The cooling system must provide for day/night zoning between living areas and bedrooms.

Heating system

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 3.5 Star (new rating)

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 3.5 Star (new rating)

The heating system must provide for day/night zoning between living areas and bedrooms.

Ventilation

The applicant must install the following exhaust systems in the development:

- At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off
- Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off
- Laundry: natural ventilation only, or no laundry; Operation control: n/a

Artificial lighting

The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:

- at least 4 of the bedrooms / study;

Window/glazed door no.	Orientation	Maximum area (square metres)	Type	Shading	Overshadowing
W1,2,3,4,5	E	6.69	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	none	not overshadowed
W6	W	0.94	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/ pergola/balcony 451-600 mm	not overshadowed
W7	W	0.94	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	none	not overshadowed
W8	N	2.64	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/ pergola/balcony 451-600 mm	not overshadowed
W9,10,11,12	E	3.69	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/ pergola/balcony 451-600 mm	not overshadowed
W13	S	0.63	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/ pergola/balcony 451-600 mm	not overshadowed

Window/glazed door no.	Orientation	Maximum area (square metres)	Type	Shading	Overshadowing
W14,15	W	2.49	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/ pergola/balcony 451-600 mm	not overshadowed
W16	S	0.63	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/ pergola/balcony 451-600 mm	not overshadowed
W17	W	0.63	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/ pergola/balcony 451-600 mm	not overshadowed
DG01	N	3.80	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/ pergola/balcony 751-900 mm	not overshadowed
DG02	W	3.80	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/ pergola/balcony >2,000 mm	not overshadowed
DG03	S	3.80	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/ pergola/balcony >2,000 mm	not overshadowed
DG04	N	3.80	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/ pergola/balcony >2,000 mm	not overshadowed

Energy Commitments

- the kitchen;
- all bathrooms/toilets;
- the laundry;
- all hallways;
- Natural lighting

The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.

The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.

Other

The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.

The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.

The applicant must install a fixed outdoor clothes drying line as part of the development.

Project address	
Project name	85017 G/J Ibe-Djumapili Transition
Street address	42 Bradley Street Glenmore Park 2745
Local Government Area	Penrith City Council
Plan type and plan number	Deposited Plan 1215888
Lot no.	303
Section no.	-
Project type	
Project type	separate dwelling house
No. of bedrooms	4
Site details	
Site area (m <sup>2</sup> )	268
Roof area (m <sup>2</sup> )	177
Conditioned floor area (m <sup>2</sup> )	157.0
Unconditioned floor area (m <sup>2</sup> )	9.69
Total area of garden and lawn (m <sup>2</sup> )	98

**BASIX** Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 864683S

PROPOSED: New 2 Storey Dwelling Detached Double Garage water tank & landscaping  
 AT: No 42 Lot 303 Bradley Street Glenmore Park NSW 2745  
 FOR: Daneil Ibe and Jamaa Djumapili

LOT no: 303 D.PLAN no: 1215888  
 SITE AREA: 268.2m2  
 SITE CONTOUR INT: 0.2m  
 Level of Construction: AS 3959 BAL 12.5  
 BASIX CERT no: 864683S  
 SURVEY: Cad Consulting

**G.J. Gardner.**  
 "Get the Facts Upfront" HOMES  
 Sydney West  
 (02) 4732-4600

LGA: Penrith City Council  
 ZONED: R1  
 ISSUE DATE: 16 Nov 2017

SET: DA Architecturals  
 TITLE: **BASIX DETAILS**  
 SCALES: A3 @ 100%

Custom Miami	
ISSUE: <b>B</b>	<b>*85017_20</b>
	<b>21</b>

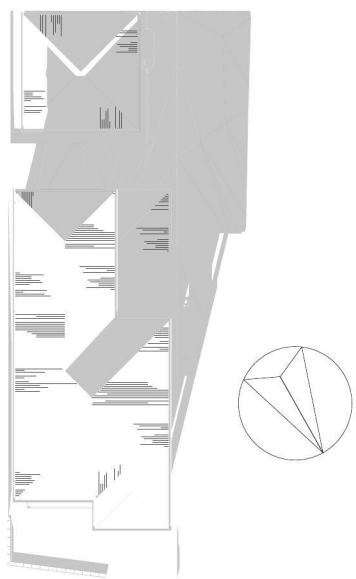
SCALE

All sheets within the ID drawing set must be referenced in conjunction with each & every other sheet



Plans are subject to the BASIX Certificate Conditions & Requirements

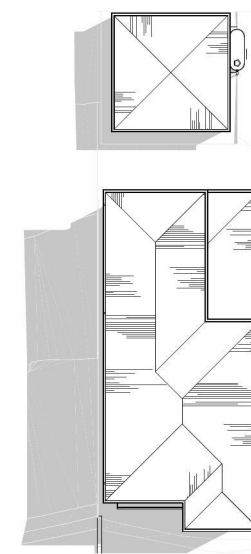
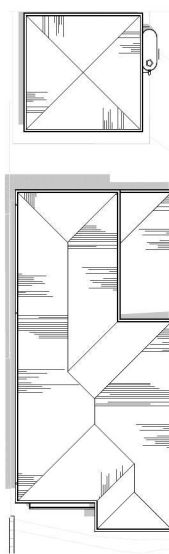
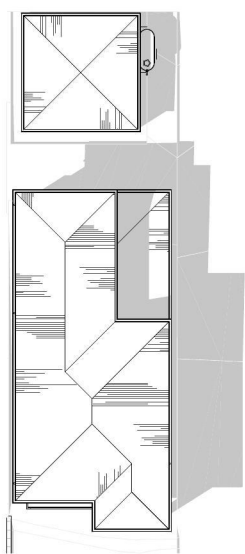
Please Sign Here



1 JUNE 9am 1:400

1 JUNE 12 Midday 1:400

1 JUNE 3pm 1:400



1 DEC 9am 1:400

1 DEC 12 Midday 1:400

1 SH DEC 3pm 1:400

**IMPORTANT NOTE REGARDING SHADOW DIAGRAMS**

THESE COMPUTER GENERATED SHADOW DIAGRAMS INDICATE THE ASSUMED ADJACENT TOPOGRAPHY, APPROXIMATE POSITION OF ADJACENT HOUSES / STRUCTURES AND EXCLUDE ANY VEGETATION AND EXISTING TREES.....UNLESS SPECIFICALLY NOTED OTHERWISE

THE SHADOW DIAGRAMS ARE SHOWN AT THE 21 JUNE IN (Winter) AND THE 21 DEC ( Summer) BETWEEN 9.00am-12.00pm-3.00pm AS APPROXIMATIONS ONLY

FURTHER DETAILS WILL REQUIRE ADDITIONAL SURVEYING OF ADJACENT PROPERTIES

PROPOSED: New 2 Storey Dwelling Detached Double Garage water tank & landscaping  
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Sydney West  
(02) 4732-4600

LGA: Penrith City Council  
ZONED: R1  
ISSUE DATE: 16 Nov 2017

SET: DA Architecturals  
TITLE: SHADOW DIAGRAMS  
SCALES: 1:400

G.J. Gardner.  
"Get the Facts Upfront" HOMES  
Sydney West  
A3 @ 100%

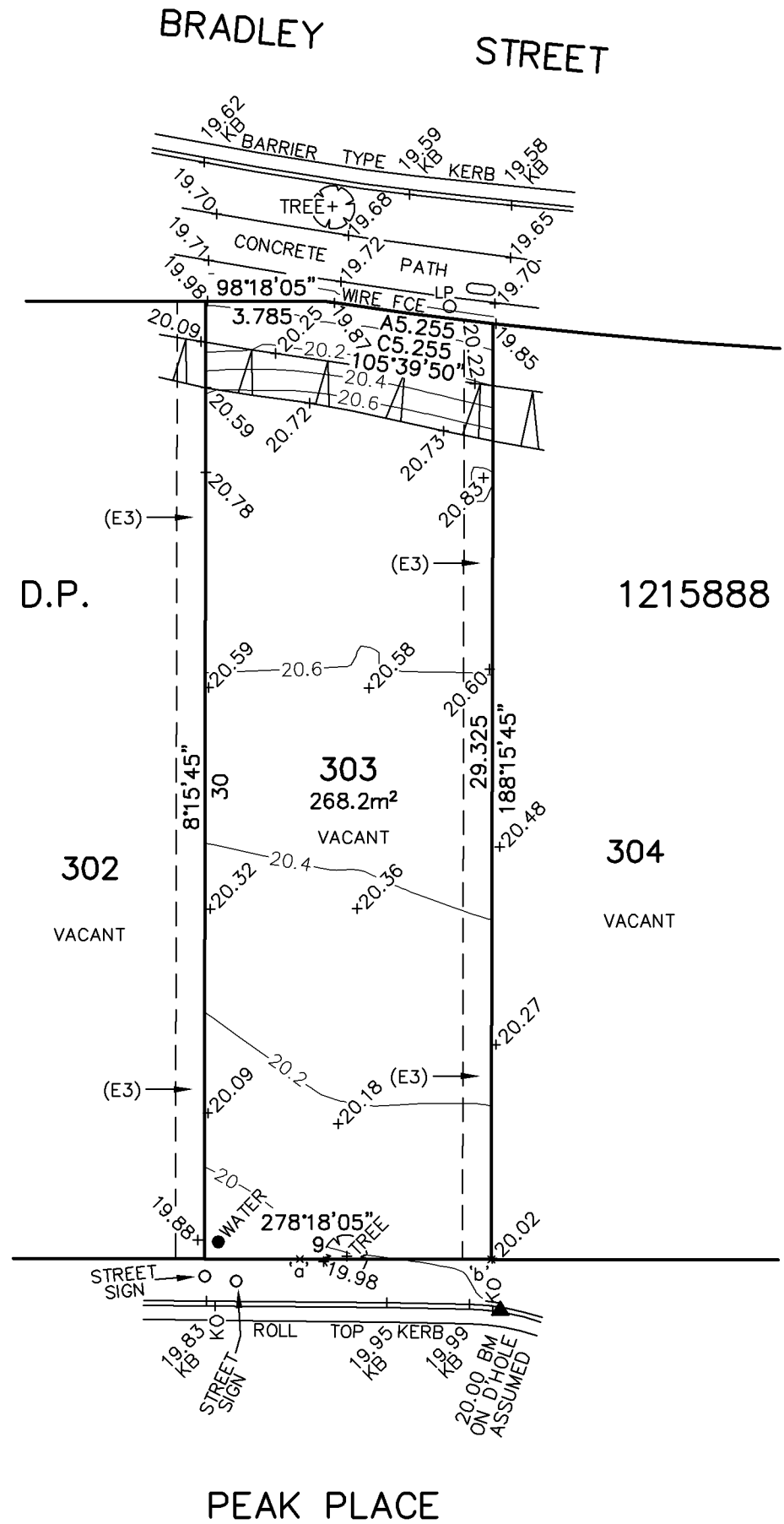
ISSUE: **B**  
**\*85017\_21**  
**21**

SCALE

All sheets within the ID drawing set must be referenced in conjunction with each & every other sheet



PLAN ORIENTATION: M.G.A.



M.G.A.

NOTES:

1. THIS PLAN HAS BEEN PREPARED BY A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS WHERE INDICATED. THE TITLE BOUNDARIES SHOWN HEREON HAVE NOT BEEN MARKED BY CAD CONSULTING AT THE TIME OF SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND NOT BY FIELD MEASUREMENTS.
2. IF THE DIMENSIONS OR DESCRIPTION OF THE TITLE ARE CRITICAL FOR DESIGN AND/OR CONSTRUCTION OF NEW STRUCTURES OR FINANCIAL DECISIONS WE RECOMMEND THAT AN IDENTIFICATION SURVEY OR RE-SURVEY OF BOUNDARIES BE CARRIED OUT.
3. NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE EXCEPT WHERE OTHERWISE INDICATED.
4. ONLY VISIBLE SERVICES SHOWN HEREON HAVE BEEN LOCATED WHERE POSSIBLE. NON VISIBLE AND/OR UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM THE RECORDS OF RELEVANT AUTHORITIES WHERE AVAILABLE AND HAVE BEEN NOTED ACCORDINGLY ON THIS PLAN.
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7. THIS PLAN CANNOT BE COPIED OR ALTERED IN ANY WAY WITHOUT THE PRIOR WRITTEN PERMISSION FROM CAD CONSULTING.
8. THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN AND CANNOT BE REMOVED.

**KEY TO SYMBOLS**

- VEHICLE CROSSING
- STORMWATER PIT
- KERB INLET PIT
- TELSTRA PIT
- N.B.N. PIT
- SEWER MAN HOLE
- ELECTRICITY PILLAR
- STOP VALVE
- HYDRANT
- POWER POLE
- LIGHT POLE
- TOP OF BANK
- BOT. OF BANK
- TREE (SPREAD/DIAM./HEIGHT)

(E3) – EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE

'a'-'b' – RESTRICTION ON THE USE OF LAND

CONTOUR SURVEY OF  
LOT 303 IN  
D.P. 1215888  
FOR: G.J. GARDNER HOMES

**CAD Consulting**

Pripietor: C.A.D. Surveying Services Pty Ltd  
A.B.N.: 22 092 136 117

Land & Engineering Surveyors  
Development Consultants

41 Lemongrove Road, PENRITH  
P.O. Box 259 PENRITH, 2751  
D.X. 8024, PENRITH  
Phone: (02) 4732 2040  
Fax: (02) 4732 1846  
E-mail: admin@cadconsulting.com.au

L.G.A.: PENRITH	Datum: ASSUMED
Locality: GLENMORE PARK	Contour Interval: 0.2
Date: 18/8/17	Drawn By: DG
Scale: 1:200	Checked By: LT

Our Reference: 42298DET	Your Reference: 220300/115
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