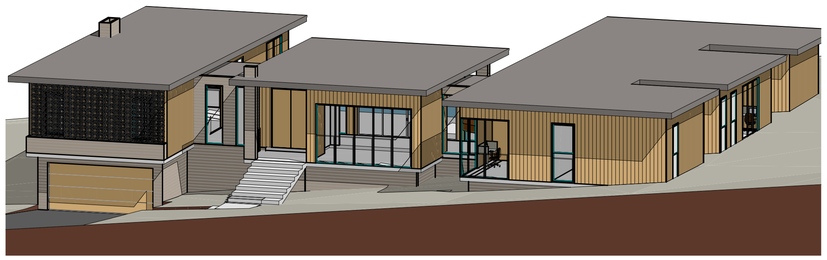

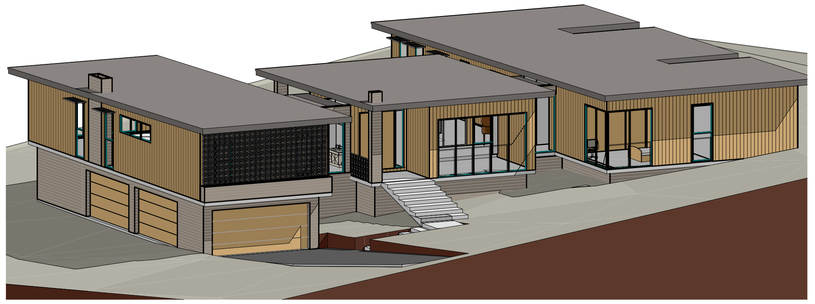

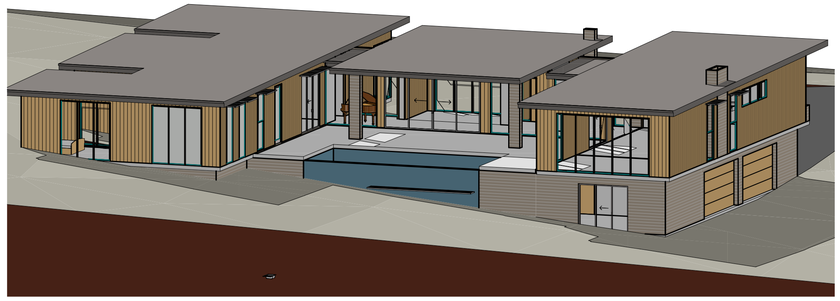

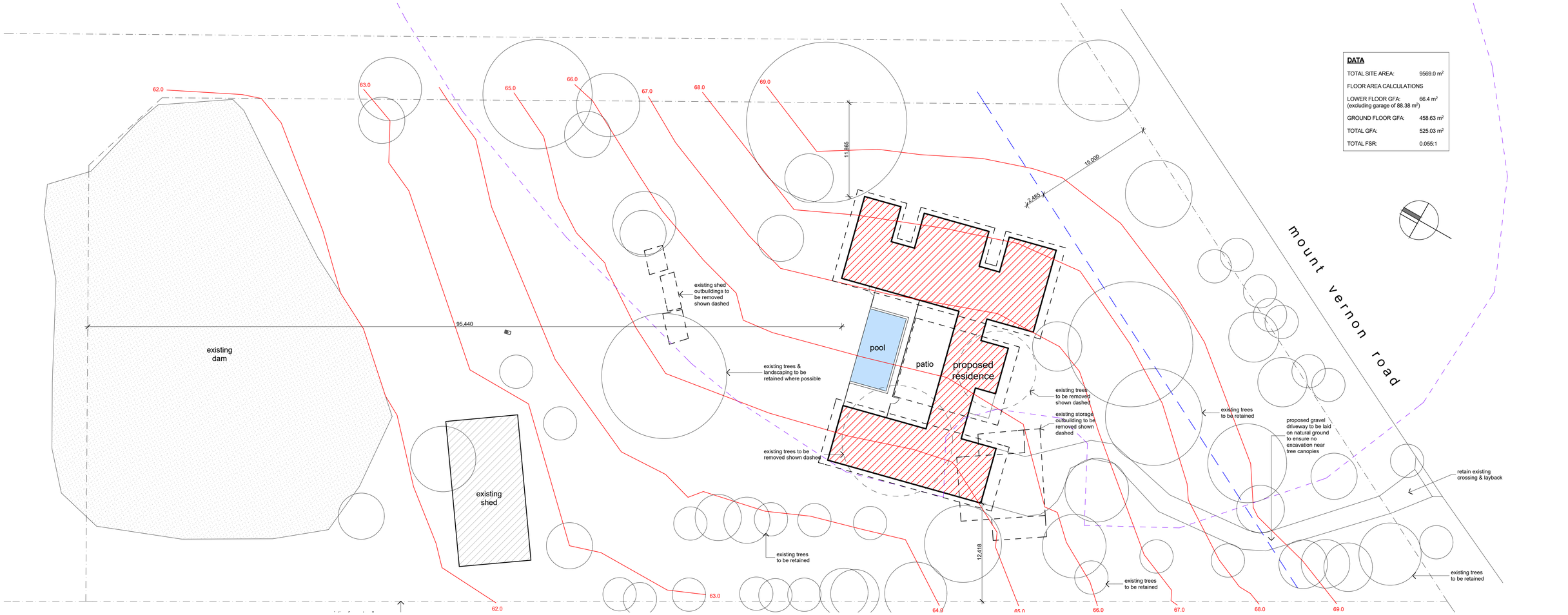

Site Plan
1:250

DATA

TOTAL SITE AREA:	9569.0 m²
FLOOR AREA CALCULATIONS	
LOWER FLOOR GFA: (excluding garage of 88.38 m²)	66.4 m²
GROUND FLOOR GFA:	458.63 m²
TOTAL GFA:	525.03 m²
TOTAL FSR:	0.055:1

Notes

issue	details	by	date
C	amend driveway & dwelling location	bL	aug,21
B	for DA	bL	apr,21
A	issue to consultants	bL	jan,21

amendments

location
Lot 1 D.P.1221353, 14 Mt Vernon Road

MOUNT VERNON

client
T.Benjamin & G.Lozelle

drawing title
Site Plan

project
Proposed Residence

date	checked	project arch.	drawn
21.01.21		bL	bL
scale	no		issue
as shown	2025 A01		C

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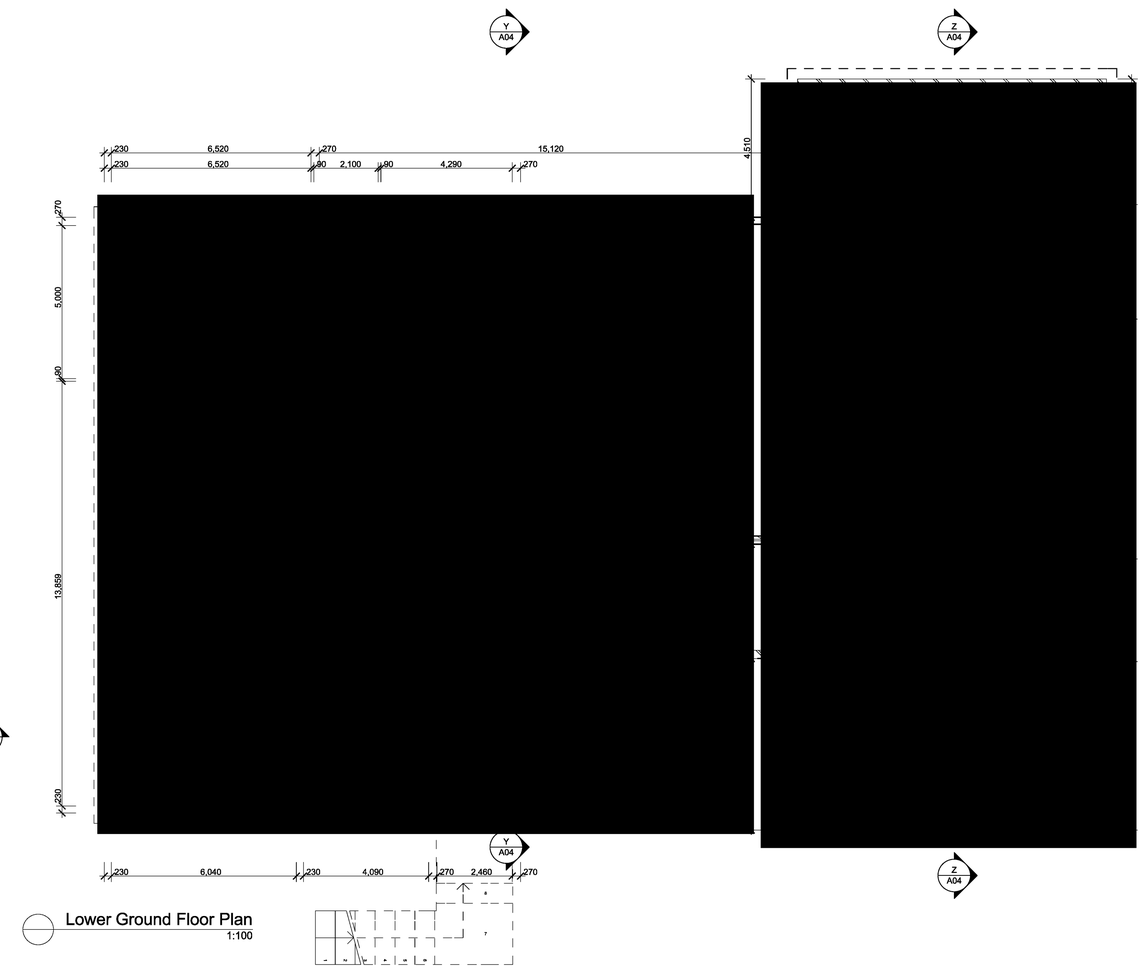
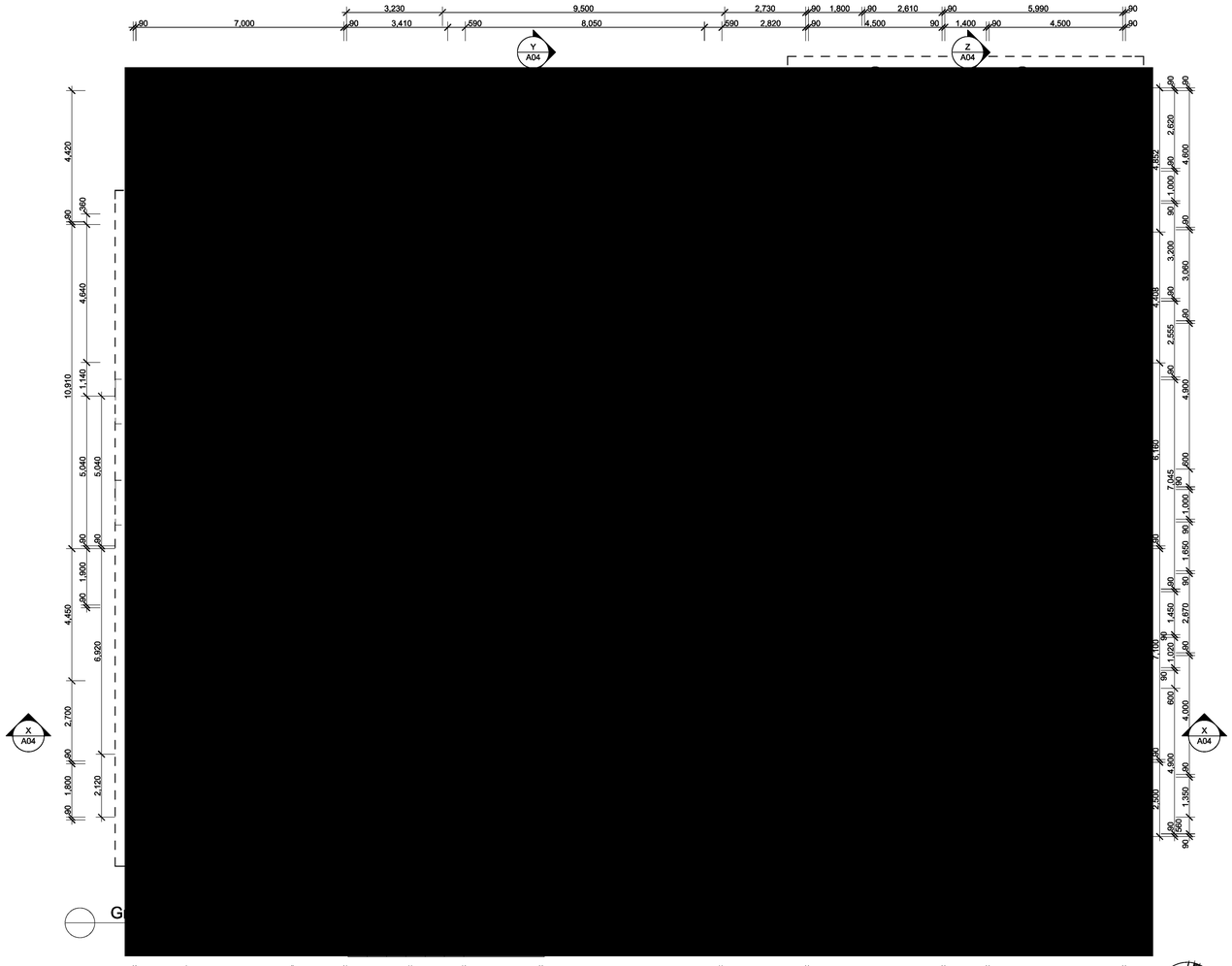


Lower Ground Floor Plan
1:100



Ground Floor Plan
1:100

THERMAL PERFORMANCE REQUIREMENTS

14 Mount Vernon Road, Mount Vernon

See NatHERs Certificate for further information
Builder to confirm insulation and glazing requirements in NatHERs Certificate prior to construction

All insulation and glazing must meet BCA and Australian Standard requirements

	Construction	Added Insulation
External walls	**Lower Ground Floor –** Double brick with cavity **Ground Floor –** Brick veneer with timber stud and plasterboard and timber cladding with stud and plasterboard	**Lower Ground Floor –** No insulation added **Ground Floor -** R2.7 bulk insulation + foil, reflective both sides, in all external wall types
Internal walls	**Lower Ground Floor -** 110mmn single brick and double brick to walls facing subfloor **Ground Floor -** 90mm timber stud walls with plasterboard lining	**Lower Ground Floor –** No insulation added **Ground Floor -** R2.0 bulk insulation to walls surrounding: - power room; laundry; wall of beds 2, 3 & 4/WIR & bathroom which faces hallway Remainder of internal walls, no insulation required
External Floors on ground or suspended	**Lower Ground Floor –** Concrete slab on ground **Ground Floor –** External suspended concrete floor overlap of pantry/dining/family	**Lower Ground Floor –** No insulation required **Ground Floor –** No insulation required to overlap of external floor of pantry/dining/family/rumpus.
Ceilings between Floors	Suspended concrete with subfloor under enclosed by brick	R1.5 insulation under ceiling of subfloor, being suspended floor under Ground floor. R1.5 insulation to ceiling of garage, shed, store
Ceiling to roof cavity	Timber roof structure with plasterboard lining beneath	R4.0 bulk insulation to ceilings of Ground Floor

Basix Notes
1:1

Roof	Metal roof sheeting – Monument (dark)	R1.8 roof blanket under metal roof
Ceiling Fans	Included (1200mm diameter)	2 x family dining rumpus zone; 1 in living room; 1 in music room; 1 in each bedroom (4)
Fixed floor coverings	**Lower Ground Floor –** Concrete **Ground Floor –** Carpet to bedrooms & WIRs; tiles to wet areas and timber flooring to living zones and hallways	
Glazing - All glazing to be in accordance with BCA standards.	Aluminum frames (draft sealed)	Double glazed windows: **Sliding windows** - AWS-003-11 638CPClr/8/4 – U-value 3.80 SHGC 0.48 **Fixed windows** - AWS-067-11 3 LightBridge Clr SI 638-10-4, U-value 2.17 SHGC 0.49 **Sliding doors** – AWS-013-09 6.38C3.57 SHGC 0.50 **Double Hung windows** – AWS-031-33 638CPClr/8/4, U-value 4.15 SHGC 0.43 **Louvre windows** – VAN-004-03 6EVanClr, U-value 4.66 SHGC 0.49
Ceiling Penetration		This assessment has been rated with LED downlights, exhaust fans & chimney flue

Energy Commitments

Hot water
The applicant must install the following hot water system in the development, or a system with a higher energy rating: solar (gas boosted, flat plate) with a performance of 26 to 30 STCs or better.

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: 4 star (average zone)
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: 4 star (average zone)
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: wood heater; Energy rating: n/a
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: 4 star (average zone)
The wood heater must have a compliance plate confirming that it complies with the relevant Australian standards, and must be installed in accordance with the requirements of all applicable regulatory authorities.

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: individual fan, ducted to façade or roof; Operation control: manual switch on/off

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; dedicated
- at least 3 of the living / dining rooms; dedicated
- the kitchen; dedicated
- all bathrooms/toilets; dedicated
- the laundry; dedicated
- all hallways; dedicated

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 4 bathroom(s)/toilet(s) in the development for natural lighting.

Water Commitments

Fixtures
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) 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 5000 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 500 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
- 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.)
- a tap that is located within 10 metres of the swimming pool in the development

Swimming pool
The swimming pool must not have a volume greater than 65 kilolitres.
The swimming pool must be outdoors.

Swimming pool
The applicant must install the following heating system for the swimming pool in the development (or alternatively must not install any heating system for the swimming pool): solar only
The applicant must install a timer for the swimming pool pump in the development.

Alternative energy
The applicant must install a photovoltaic system with the capacity to generate at least 2 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.

Other
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.

GENERAL

XX.XXX Existing site levels
XX.XXX Proposed levels

NOTES

- All toilets, bathrooms & ensuites to have lift off hinges where pan is closer than 1200mm to door opening
- All stairs, landings and thresholds to comply with BCA requirements clauses D2.13, D2.14 & D2.15
- Handrails & tactile indicators to be provided in accordance with BCA and relevant Australian standards
- Obscure glazing to all bathroom & ensuite windows
- Windows above all baths to be toughened glass
- Refer to civil drawings for pavement, floor & driveway levels
- Refer to landscape drawings for landscaping details & planting schedule
- Lot areas, lot sizes & easement sizes to be confirmed by survey prior to commencement of construction

ELECTRICAL

- Single GPO
- Double GPO
- Light switch
- Two way light switch
- TV antenna point
- Telephone point
- Heat lamp, light & exhaust fan fitting ducted to BCA requirements
- Smoke detector (to BCA requirements)
- Electrical sub board, incorporating 3 phase cable, connection & breakers for air conditioning connection
- surface mounted fan with light fitting
- Tn Light point for tenant signage box
- Recessed downlight fitting
- (S) Surface mounted incandescent light fitting
- Wall mounted incandescent light fitting
- feature pendant lighting to client's spec

Notes

issue	details	by	date
C	amend driveway & dwelling location	bL	aug,21
B	for DA	bL	apr,21
A	issue to consultants	bL	jan,21

amendments

location
Lot 1 D.P.1221353, 14 Mt Vernon Road

MOUNT VERNON

client
T.Benjamin & G.Lozelle

drawing title
Floor Plans

project
Proposed Residence

date	checked	project arch.	drawn
21.01.21		bL	bL
scale	no		issue
as shown	2025 A02		C

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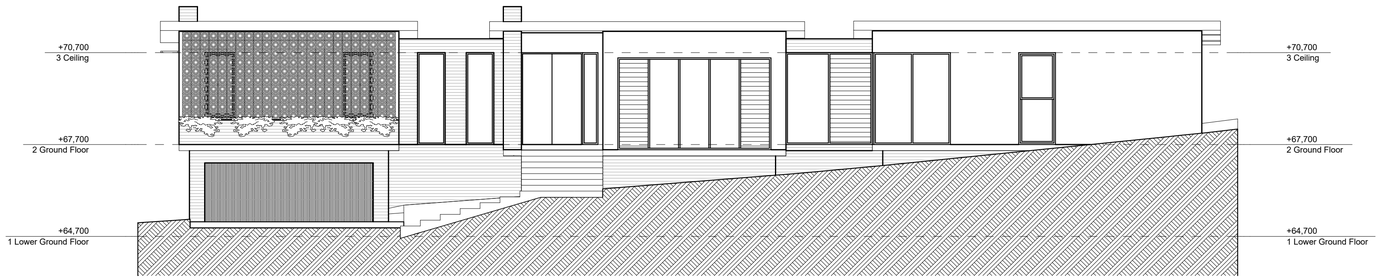
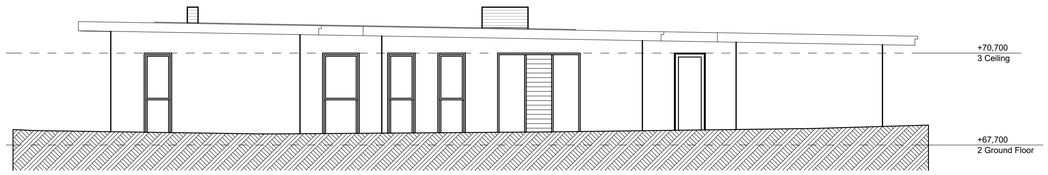


South Elevation
1:100



East Elevation
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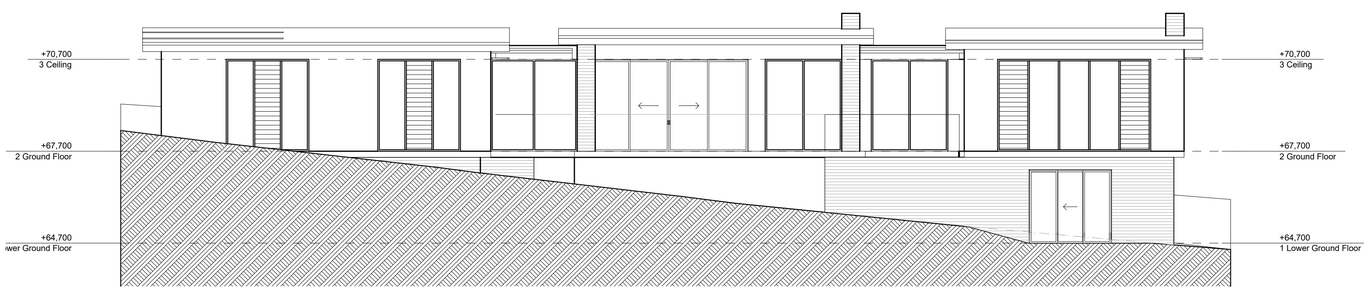

North Elevation
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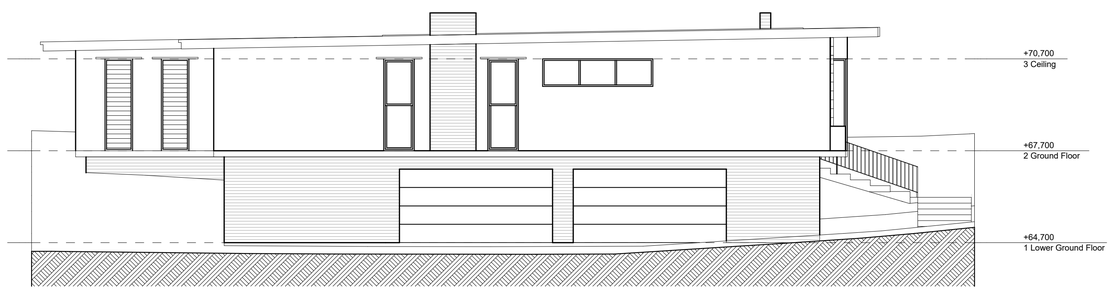

West Elevation
1:100

Window Schedule

3D Front View																			
ID	W1	W2	W3	W4	W5	W6	W7	W8	W9	W10	W11	W12	W13	W14	W15	W16	W17	W18
Quantity	1	1	2	1	1	1	1	1	2	4	3	1	2	2	2	1	3	1
W x H Size	500x3,000	2,820x3,000	1,000x3,000	3,600x900	5,000x3,000	2,500x3,000	2,500x3,000	2,820x3,000	900x3,000	900x3,000	2,700x3,000	2,700x3,000	1,200x3,000	900x3,000	1,000x2,100	5,000x3,000	2,500x3,000	1,800x3,000

Window Schedule
1:1

Door List

3D Front View				
ID	AD1	AD2	AD3	AD4
Quantity	1	2	2	1
W x H Size	5,200x3,000	1,000x3,000	2,700x3,000	2,700x2,400
Door head height	3,000	3,000	3,000	2,400

Aluminium Door List
1:1

3.1 Façade Glazing Requirements

Acoustic glazing for the apartments are given in Table 3 are required to reduce noise impact on the internal occupants and should result in noise levels within such units in accordance with the Penrith DCP and the Australian Standards for aircraft noise intrusion.

Table 3 – Schedule of Window and Glazing (R_w)

Space	Glazing Thickness	Minimum R_w (Glazing+Frame)
Kitchen/Living/Dining/Family	6.38mm laminated	30
Music	6.38mm laminated	30
Bed 1, 2 3 & Bed 4	10.38mm laminated	32

All Windows/doors should be well sealed (air tight) when closed with good acoustic seals around the top and bottom sliders. Mohair seals are not considered to be acoustic seals.

Acoustic Requirements
1:1

3.2 Building Façade Construction

To provide sufficient acoustic attention of noise, the general external construction of the proposed building would need to be constructed as detailed in Table 4.

Table 4 – External Façade Construction (R_w)

Building Element	Proposed Construction	Minimum R_w
New External Wall	External brick veneer. Internal 1x13mm plasterboard lining on 90mm timber stud. Cavity filled with 75mm thick acoustic insulation.	50
New Roof and Ceiling	Tiled or metal/Colorbond roof on timber frame. Internal 1x13mm fire-rated plasterboard ceiling. Cavity filled with 75mm thick acoustic insulation	45
External Door	35mm solid core door. Acoustic perimeter seals (such Raven RP10) and drop seals (such as Raven RP38) for the bottom of the door with a compatible threshold plate.	30

Notes

issue	details	by	date
C	amend driveway & dwelling location	bL	aug,21
B	for DA	bL	apr,21
A	issue to consultants	bL	jan,21

amendments

location
Lot 1 D.P.1221353, 14 Mt Vernon Road

MOUNT VERNON

client
T.Benjamin & G.Lozelle

drawing title
Elevations & Window Schedule

project
Proposed Residence

date	checked	project arch.	drawn
21.01.21		bL	bL
scale	no		issue
as shown	2025 A03		C

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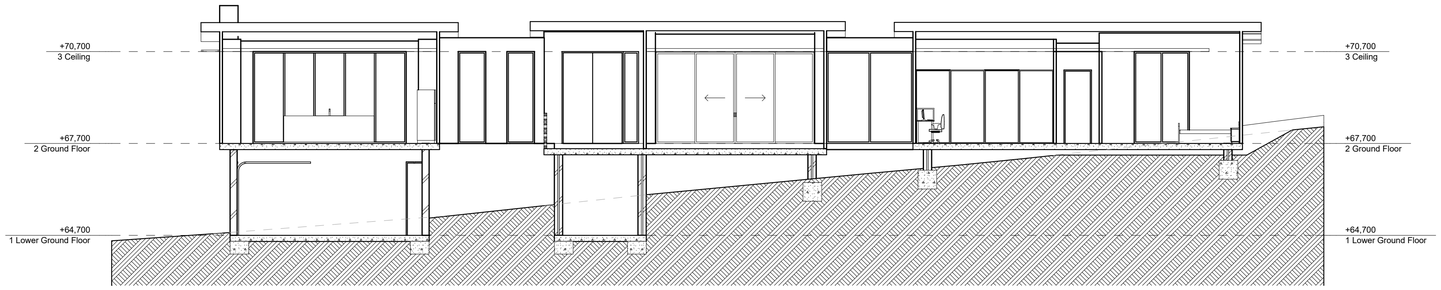
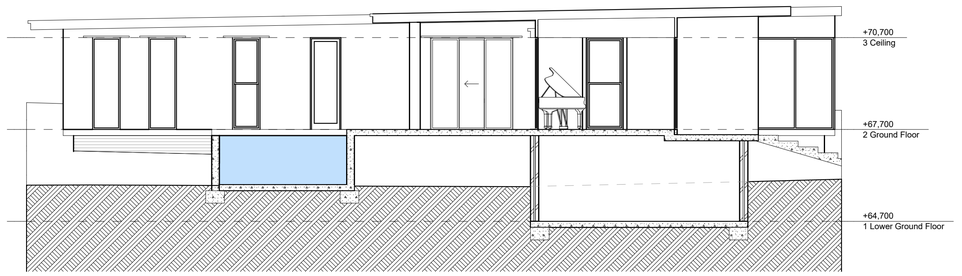


Section X-X
1:100



Section Y-Y
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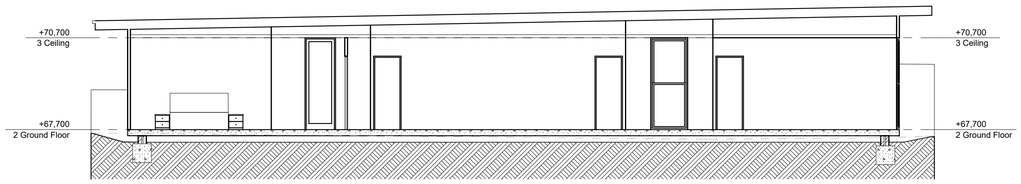

Section Z-Z
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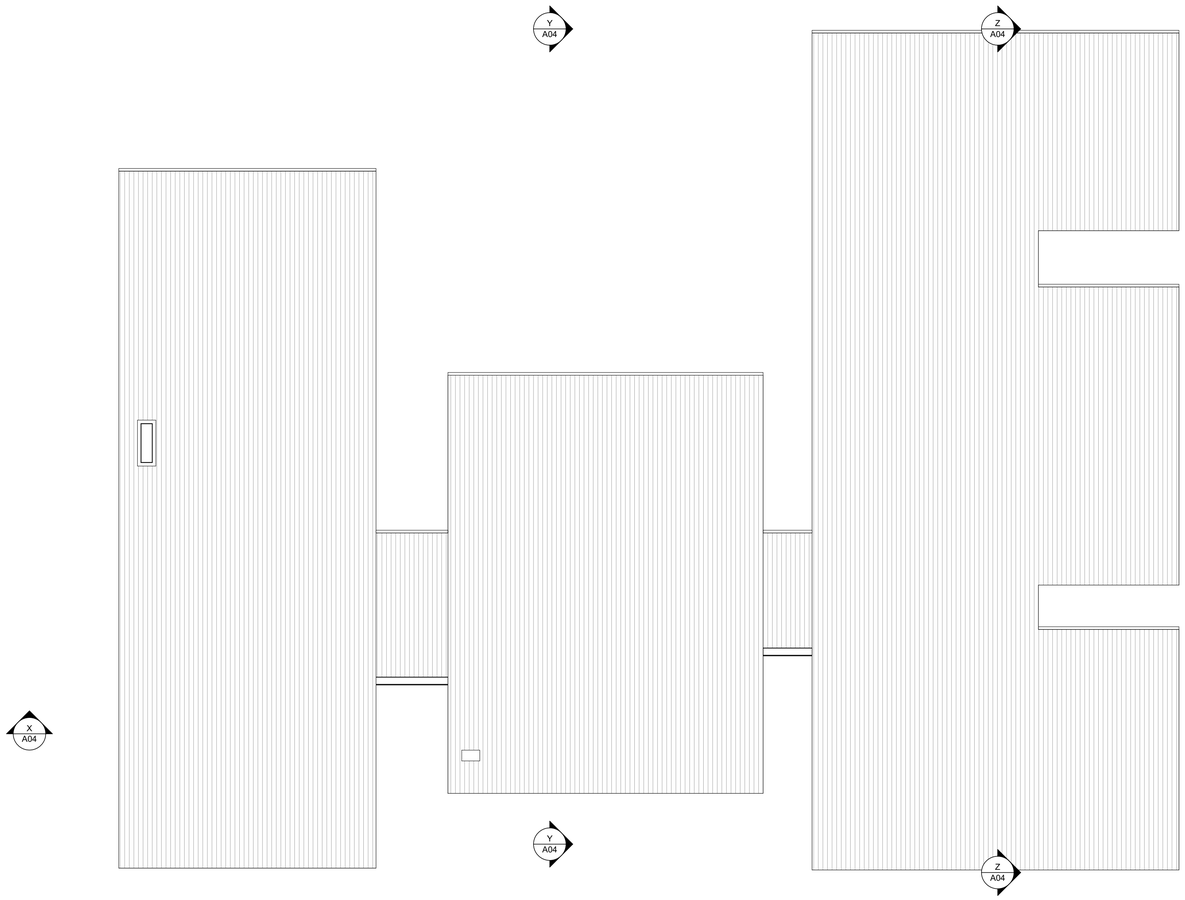

Roof Plan
1:100

Notes

- this drawing is copyright and the property of the author, and must not be retained, copied or used without the authority of atj architects
- larger scale drawings and written dimensions take preference.
- do not scale from drawing
- all dimensions to be checked on site before commencement of work.
- all discrepancies to be brought to the attention of the author.

amendments

issue	details	by	date
C	amend driveway & dwelling location	bL	aug,21
B	for DA	bL	apr,21
A	issue to consultants	bL	jan,21

location
Lot 1 D.P.1221353, 14 Mt Vernon Road

MOUNT VERNON

client
T.Benjamin & G.Lozelle

drawing title
Sections & Roof Plan

project
Proposed Residence

date	checked	project arch.	drawn
21.01.21		bL	bL
scale	no		issue
as shown	2025 A04		C

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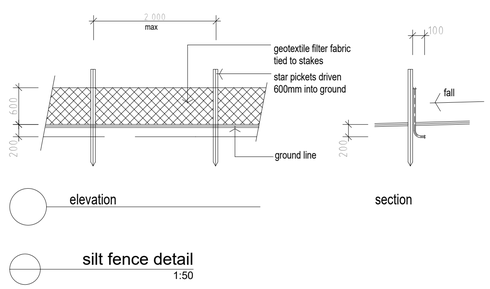
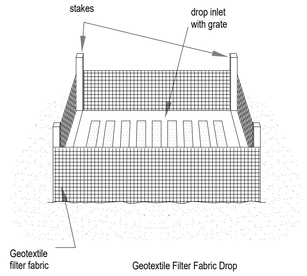


silt fence detail
1:50

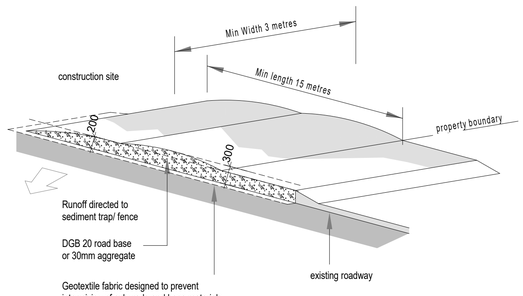


Geotextile Filter Fabric Drop
Inlet Sediment Trap

SURFACE INLET PITS

detail 1- sediment fence.

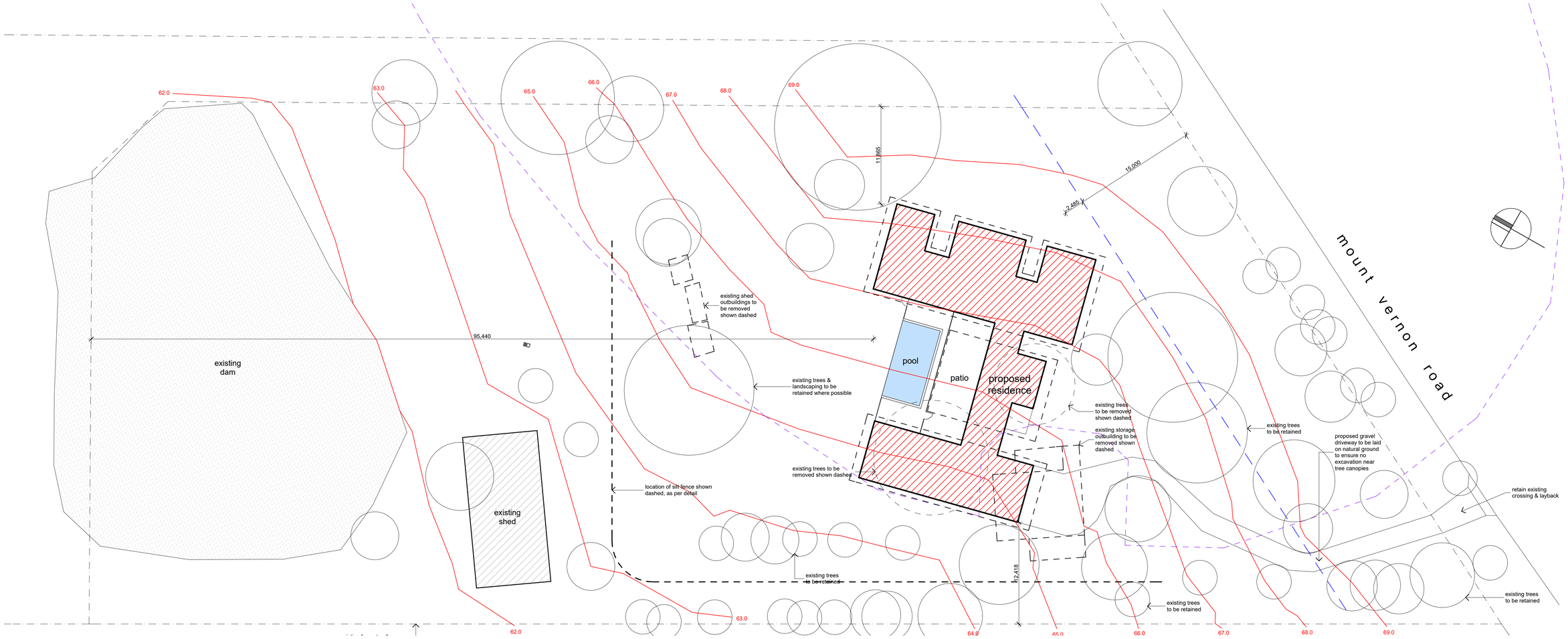
Extracts from "managing Urban Stormwater- Soils and Construction'
August 1988 produced by the Department of Housing



Geotextile fabric designed to prevent intermixing of subgrade and base materials and maintain good properties of the sub-base layers.

Geotextile may be a woven ot needle punched product with a minimum CBR burst strength (AS 3706.4-90) of 2500N

detail 2- stabilised site access.



Site Plan
1:250

Notes

issue	details	by	date
C	amend driveway & dwelling location	bL	aug,21
B	for DA	bL	apr,21
A	issue to consultants	bL	jan,21

amendments

location
Lot 1 D.P.1221353, 14 Mt Vernon Road

MOUNT VERNON

client
T.Benjamin & G.Lozelle

drawing title
Erosion & Sediment Control Plan

project
Proposed Residence

date	checked	project arch.	drawn
21.01.21		bL	bL
scale	no		issue
as shown	2025 A05		C

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NOTES

GENERAL:

* ALL LEVELS ARE TO A.H.D.
* EXISTING LEVELS BASED ON SURVEY BY CHADWICK CHENG SURVEYORS DATE: 12/01/21
* ALL WORK TO COMPLY WITH AS 3500.3 & OTHER RELEVANT AUS STANDARDS & REQUIREMENTS OF COUNCIL.
* ALL STORMWATER PIPES TO BE UPVC LAID WITH 1.0% FALL U.N.O.
* ALL DOWNPIPES CONNECTED TO STORMWATER SYSTEM TYPICAL (APPROXIMATE POSITIONS SHOWN).
* THE STORMWATER SYSTEM IS DESIGNED TO COMPLY WITH COUNCIL'S DESIGN CRITERIA.
* THE STORMWATER SYSTEM HAS BEEN DESIGNED TO APPROXIMATELY MAINTAIN EXISTING FLOW PATTERNS.

RAINWATER COLLECTION:

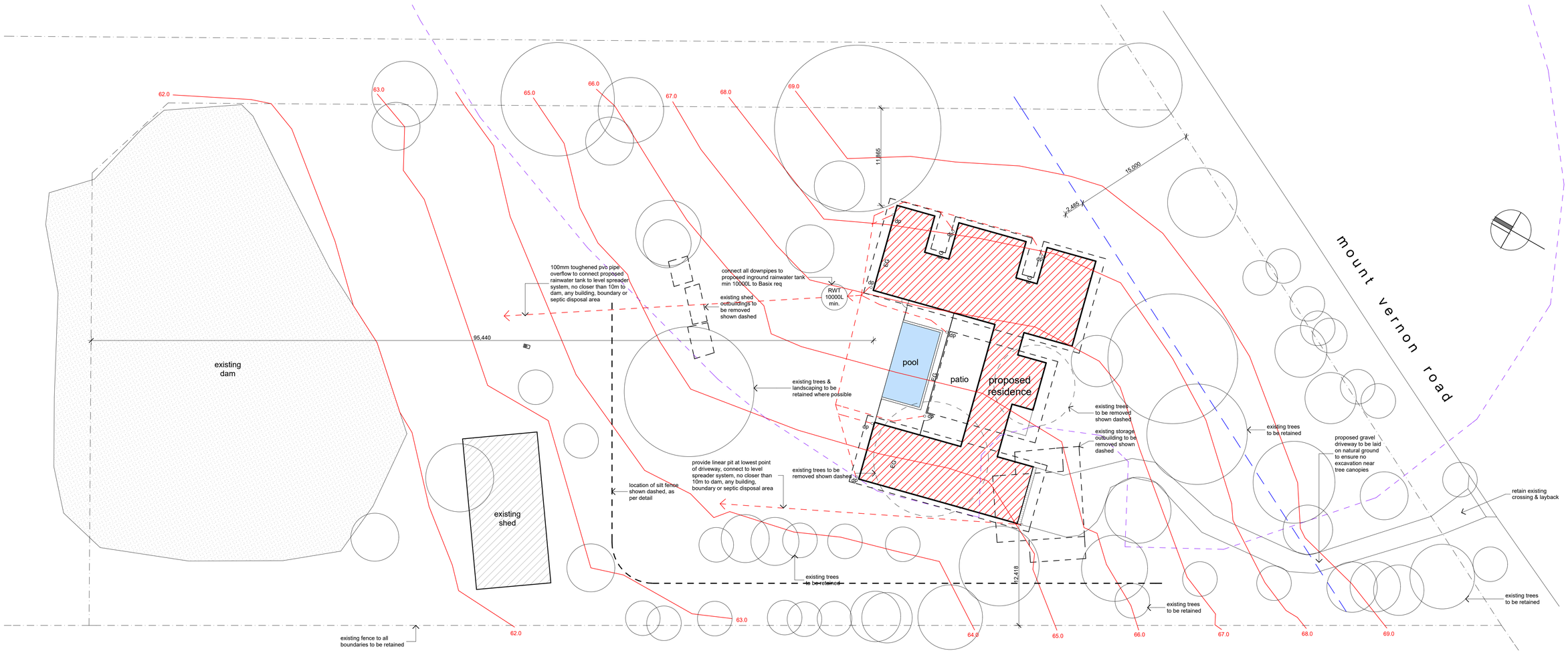
* TO BE CONNECTED TO ALL TOILETS, ONE TAP WITHIN 10m OF THE SWIMMING POOL & AT LEAST ONE OUTDOOR TAP AS REQUIRED BY BASIX.
* OVERFLOW FROM RAINWATER TANK DIRECTED TO STORMWATER SYSTEM.
* RAINWATER TANKS COLLECT 150sq.m. OF ROOF AREA PER LOT.

STORMWATER QUALITY:

* STORMWATER TREATMENT MEASURES ARE NOT REQUIRED BY COUNCIL

KEY

- EXISTING STORMWATER PIPES.
- PROPOSED STORMWATER PIPES. IN GROUND 150ø uPVC U.N.O.
- PROPOSED CHARGED STORMWATER PIPES.
- PROPOSED STORMWATER PIPES. AERIAL 150ø uPVC U.N.O.
- AG — AGRICULTURAL SUB SOIL LINE
- IO — INSPECTION OPENING
- F — DIRECTION OF FALL
- EXISTING STORMWATER PIT
- PROPOSED STORMWATER PIT
- GR — PROPOSED GRATED DRAIN COMPLETE WITH SELECTED LOCKDOWN GRATE
- 61.80 x IL — PROPOSED SURFACE LEVEL / INVERT LEVEL
- 61.17 — EXISTING SURFACE LEVEL
- 59.5 — EXISTING CONTOUR
- FFL — FINISHED FLOOR LEFEL
- DESIGNATED O.S.D AREA.
- NEW LANDSCAPING
- PAVED/TILED AREAS
- OVERLAND FLOW PATH
- BFW — BALCONY FLOOR WASTE
- PBW — PLANTER BOX FLOOR WASTE
- DP — DOWNPIPE 100ø U.N.O.
- SP — DOWNPIPE WITH SPITTER
- EDP — EXISTING DOWNPIPE
- HDP — HORIZONTAL DOWNPIPE
- EG — EAVES GUTTER
- EEG — EXISTING EAVES GUTTER
- BG — BOX GUTTER
- RWH & DP — RAINWATER HEAD & DOWNPIPE



Concept Stormwater Plan
1:250

Notes

issue	details	by	date
C	amend driveway & dwelling location	bL	aug,21
B	for DA	bL	apr,21
A	issue to consultants	bL	jan,21

amendments

location
Lot 1 D.P.1221353, 14 Mt Vernon Road

MOUNT VERNON

client
T.Benjamin & G.Lozelle

drawing title
Stormwater Concept Plan

project
Proposed Residence

date	checked	project arch.	drawn
21.01.21		bL	bL
scale	no		issue
as shown	2025 A06		C

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