

**PROJECT**

Proposed Second Dwelling  
 at N° 36. LOT. 2036. D.P. 709079  
 Dartmoor Circuit EMU PLAINS  
 for Mr. & Mrs P. Lockhart

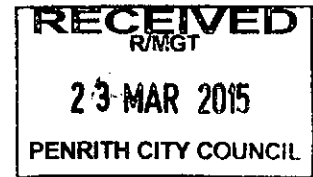
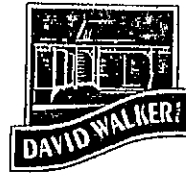
**DAVID WALKER PTY LTD ACN 078 551 578**

Building Designer.

1/6 Warwick Street Penrith.

PH: 47 32 3977

Email: [dwalkerarch@bigpond.com](mailto:dwalkerarch@bigpond.com)



Designed by: David Walker

Scale: 1:100 1:200

Date: 7.2.15

Issue: A

Alteration: original

Date: 7.2.15

BASIX ITEM	PROJECT REQUIREMENTS
LANDSCAPING / SITE	<ul style="list-style-type: none"> <li>A TOTAL OF APPROXIMATELY 100M<sup>2</sup> OF PERVIOUS LANDSCAPING AREA ON THE SITE.</li> </ul>
WATER COMMITMENTS	<ul style="list-style-type: none"> <li>3,500L RAINWATER TANK (LARGER SIZED TANK PERMITTED).</li> <li>WHOLE ROOF AREA OF DWELLING COLLECTED TO TANK.</li> <li>RAINWATER TANK TO BE CONNECTED TO THE TOILET AND TO BE USED FOR GARDEN WATERING.</li> <li>4 STAR RATED TOILETS, OR HIGHER.</li> <li>4 STAR RATED KITCHEN AND BATH/BATHROOM TAPS, OR HIGHER.</li> <li>3 STAR RATED SHOWERSHEADS (6.0 TO 7.5L/MINUTE), OR HIGHER.</li> </ul>
THERMAL COMFORT	<ul style="list-style-type: none"> <li>MEDIUM COLOURED ROOF.</li> <li>CONCRETE SLAB ON GROUND - N/L.</li> <li>EXTERNAL WALL - BRICK VENEER ADDED INSULATION - R1.66, OR HIGHER.</li> <li>FLAT CEILING AND PITCHED ROOF ADDED INSULATION - R3.0, OR HIGHER WITH FOR SHADING.</li> <li>ALL WINDOWS/GLAZED DOORS ARE TO BE SINGLE CLEAR GLAZED IN STANDARD ALUMINIUM FRAMES.</li> </ul>
ENERGY COMMITMENTS	<ul style="list-style-type: none"> <li>ELECTRIC HEAT PUMP (AIR SOURCED) HOT WATER SYSTEM (26 TO 30 RECS, OR HIGHER).</li> <li>PRIMARY ACTIVE COOLING AND HEATING TO BE PROVIDED BY SINGLE PHASE AIR CONDITIONING TO ALL LIVING AND BEDROOM AREAS (EER &lt; 2.5 FOR COOLING AND HEATING; OR HIGHER). AIR CONDITIONING TO BE LOCATED BETWEEN AREAS.</li> <li>KITCHEN, LAUNDRY AND BATHROOM TO BE PROVIDED WITH DUCTED EXHAUST FANS (MANUAL SWITCH ON/OFF).</li> <li>ELECTRIC COOKTOP AND ELECTRIC OVEN.</li> <li>OUTDOOR CLOTHES DRYING LINE.</li> <li>WELL VENTILATED REFRIGERATOR SPACE.</li> <li>THE FOLLOWING ROOMS ARE TO BE DEDICATED TO FLUORESCENT LIGHTING OR LED LIGHTING:                         <ul style="list-style-type: none"> <li>TWO BEDROOMS/STUDY.</li> <li>ONE LIVING/DINING.</li> <li>THE KITCHEN.</li> <li>ALL BATHROOMS / TOILETS.</li> <li>LAUNDRY, AND</li> <li>ALL HALLWAYS</li> </ul> </li> </ul>

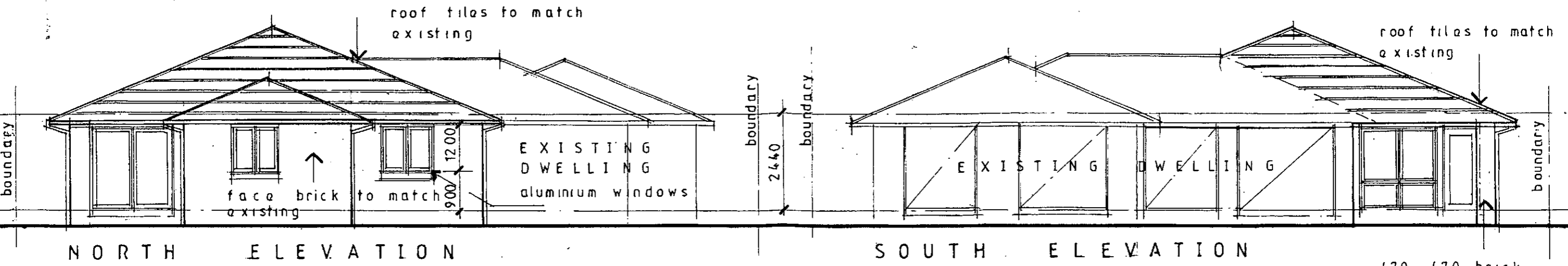
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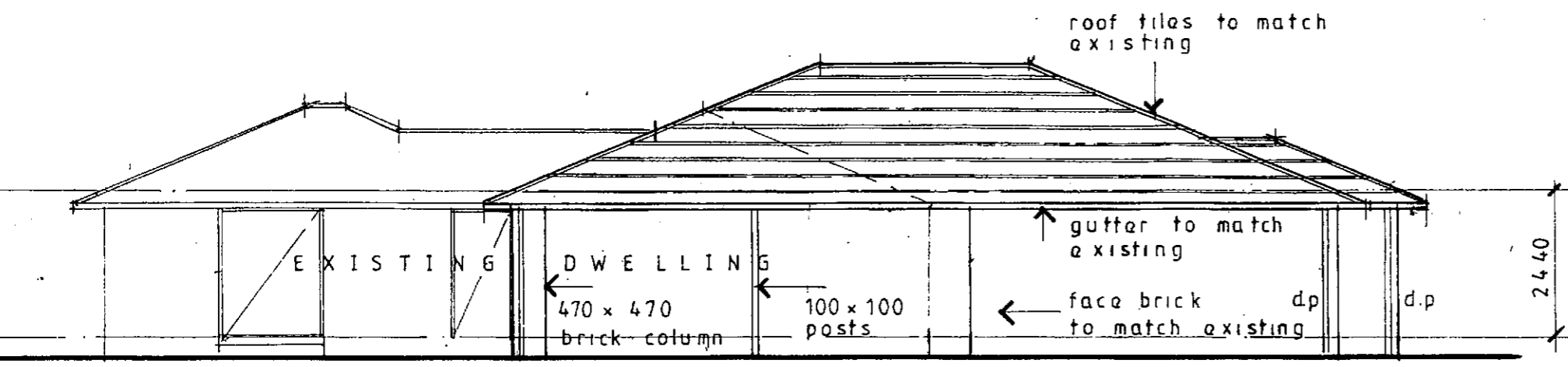
BUILDING  
 DESIGNERS  
 AUSTRALIA NSW

Drawing N° 7.15.1

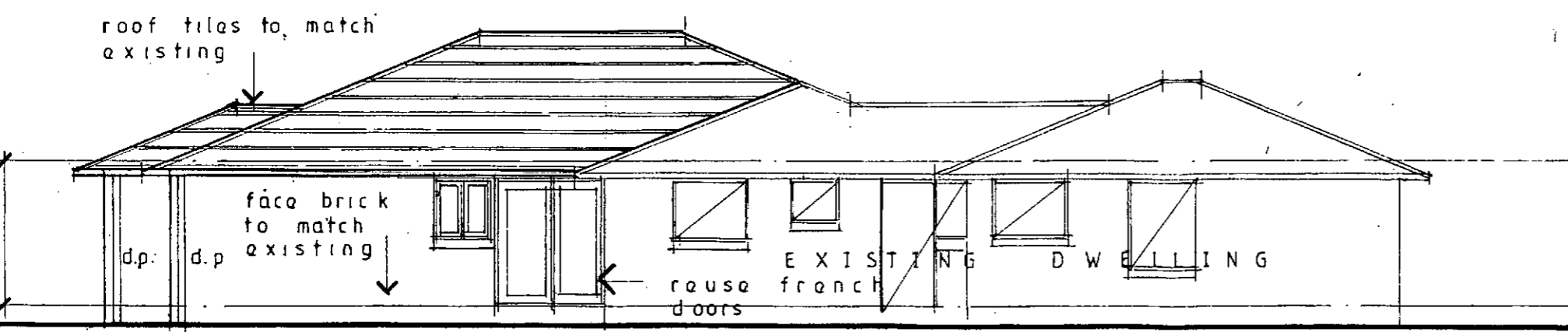


NORTH ELEVATION

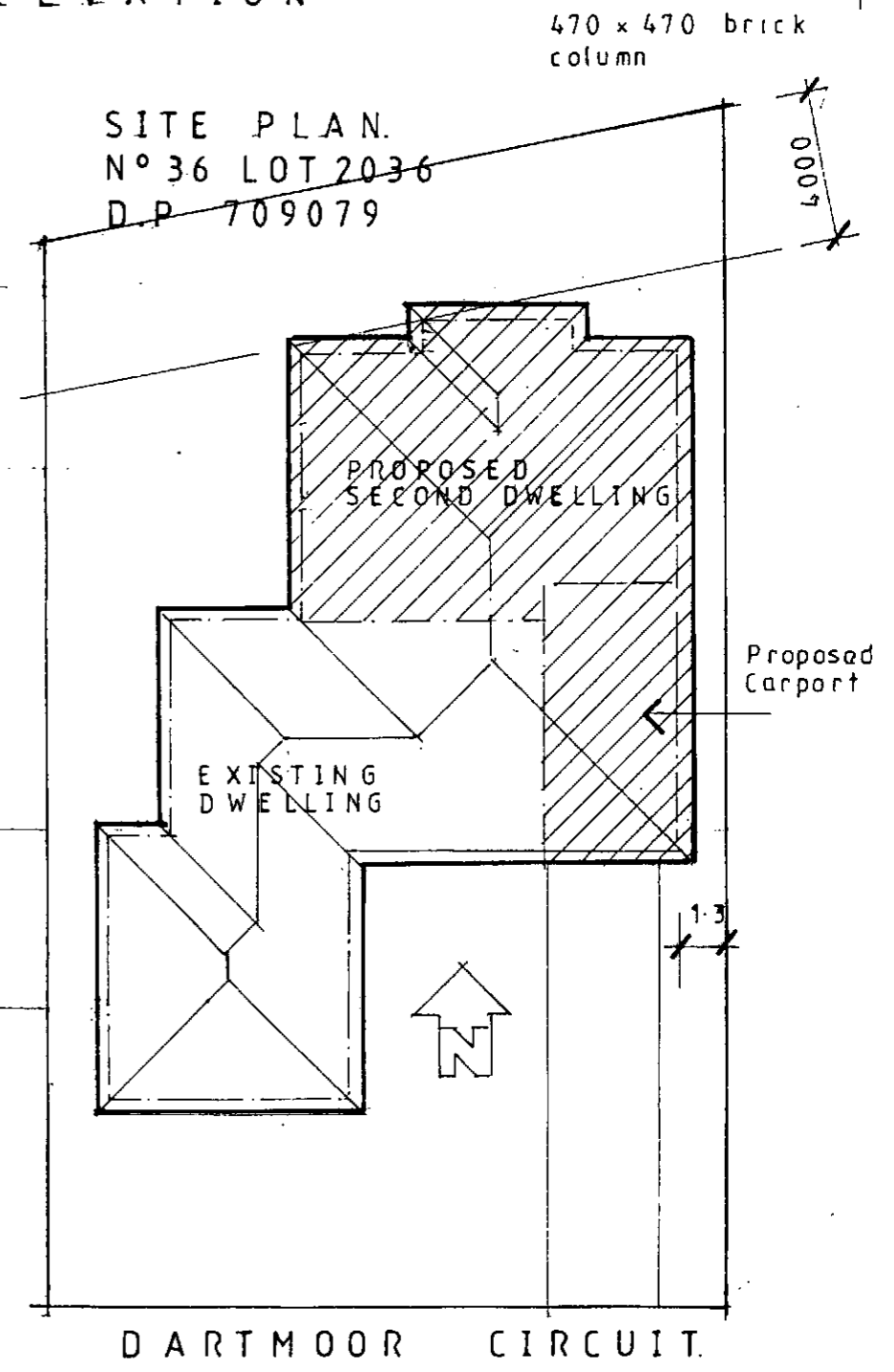
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SITE PLAN.  
N° 36 LOT 2036  
D.P. 709079

DARTMOOR CIRCUIT.

- notes:
1. The builder will conform with all current Building Standards, Ordinances and Conditions of approval, including any directions given by council.
  2. The builder will obtain approval from Sydney Water before commencing work and conform with any directions given by Sydney Water.
  3. Engineer's drawings and specifications shall take precedence over the architectural drawings.
  4. The builder must verify the actual and all dimensions on site before commencing work and ordering materials. Any discrepancies shall be notified as required under the contract and approval obtained before making any changes.
  5. Do not scale drawings. Take figured dimensions.
  6. All timber framing will be to the National Light Timber Framing Code, AS 1684.
  7. The builder will employ a licensed surveyor to set out the works and provide a check survey to Council after works have been commenced and a survey certificate of Practical Completion.