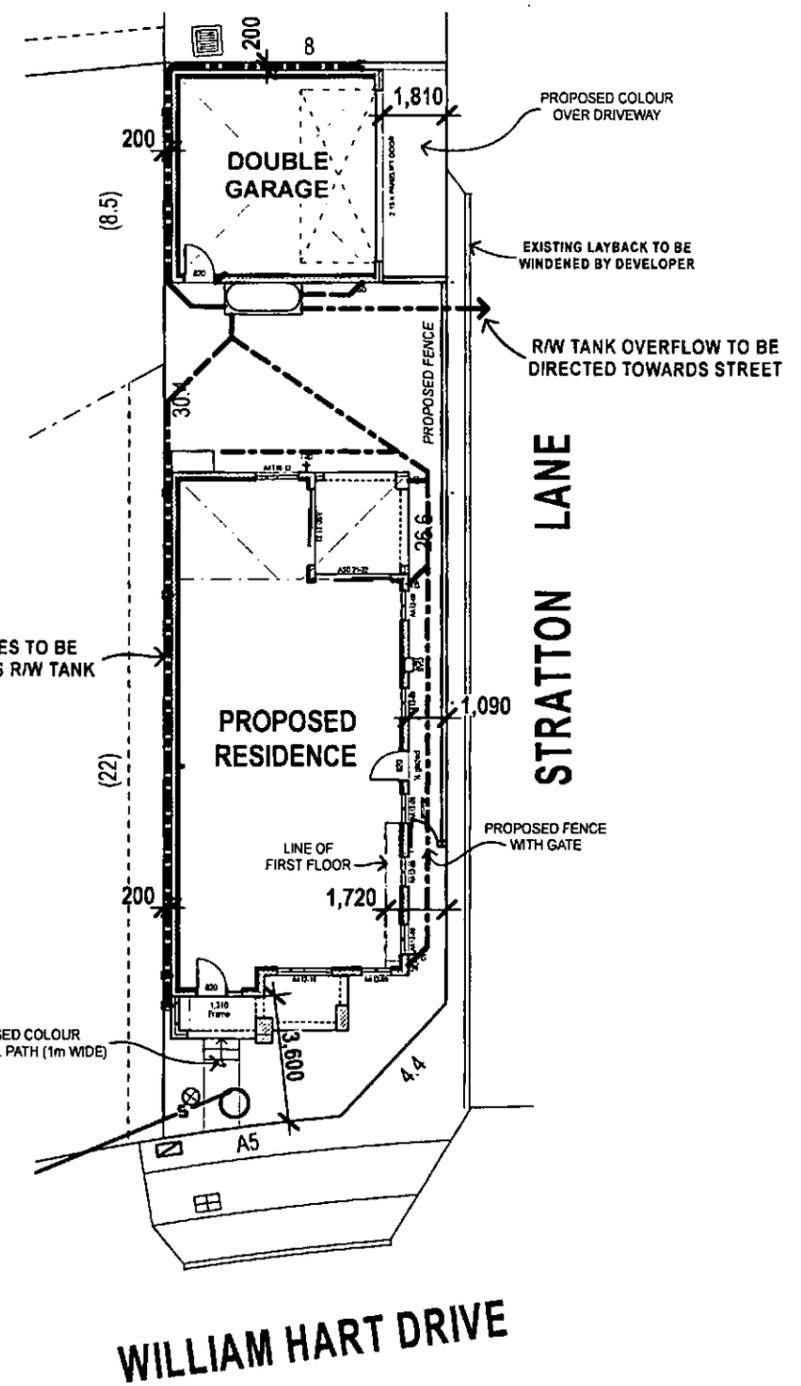


**NORTH**  
LOT 1217  
235m<sup>2</sup>

STORMWATER LINES TO BE DIRECTED TOWARDS R/W TANK

**NOTE:**  
STORMWATER DESIGN COMPLIES TO COUNCIL CODES & REQUIREMENTS

FRONT FENCE AS PER LANDSCAPE PLAN



**Proposed Site Plan**

SCALE 1:200

**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	130 mm FROM F.F.L.

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

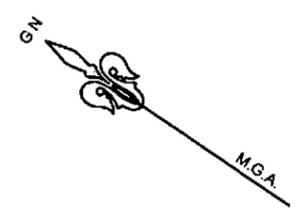
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N.S.W. 2171.  
  
Telephone (02) 9825 8000  
Fax (02) 9825 8110  
  
Builders Licence No. 92732C

Rev.ref.	Date	Amendment
F	31.05.13	COUNCIL LETTER - BT
E	16.05.13	CLIENT AMENDMENTS - MT
D	9-04-13	DEVELOPMENT APPLICATION
C	03.04.13	BASIX INFO ADDED - MT
B	26-03-13	Rear Family window reduced in width - PC
A	11.03.13	CONTRACT DRAWINGS - MT

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Proposed Residence  
at Lot : 1217  
William Hart Drive,  
Thornton

Client:	A. Harris		
Sheet Size:	A3	Date:	11.03.13
Design:	Custom Design		
Job No:	2901N	Sheet	1 of 11



**NORTH**  
LOT 1217  
235m<sup>2</sup>

**NORTH PENRITH "THORNTON" REQUIREMENTS:**

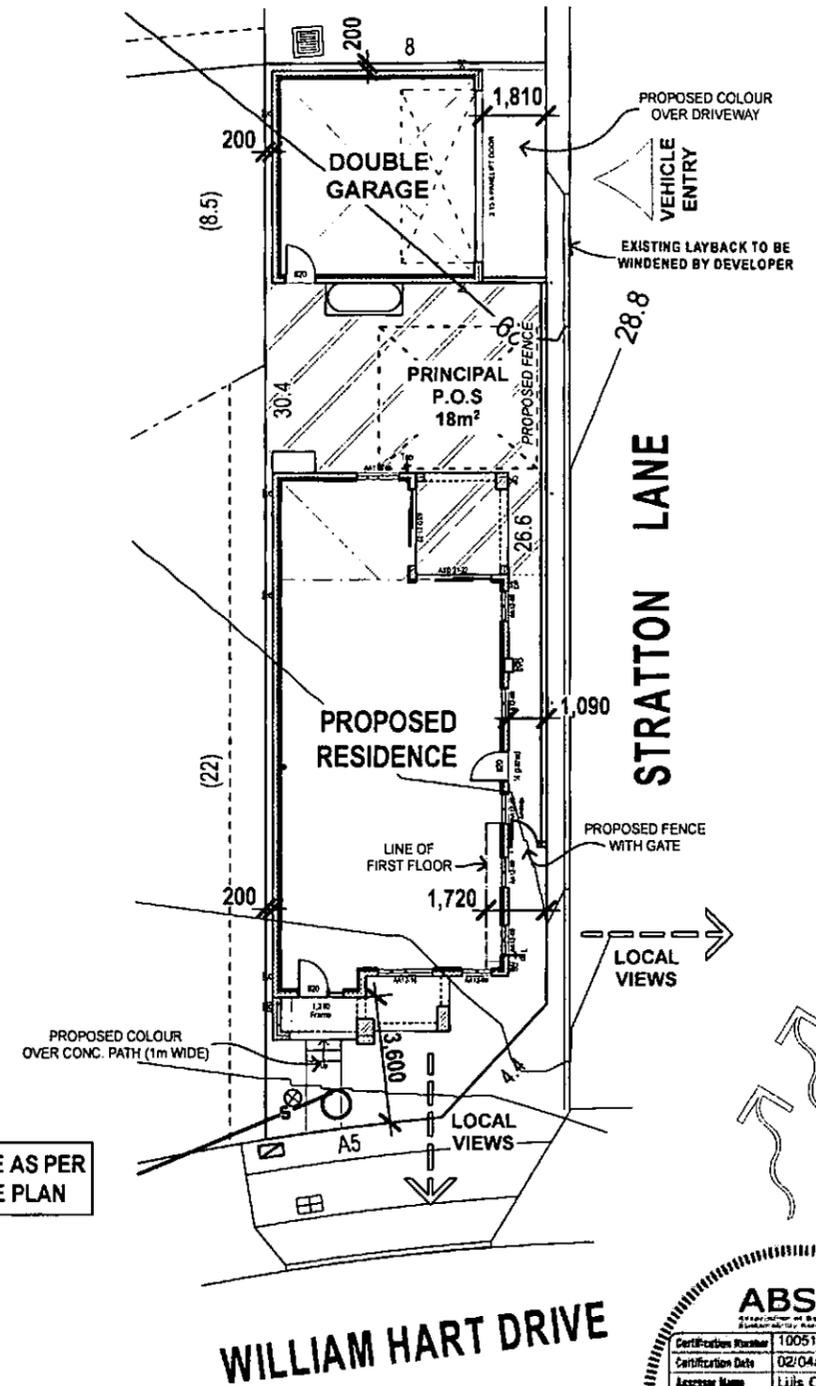
**SITE AREA:** 235m<sup>2</sup>

**PRIVATE OPEN SPACE:**  
REQUIRED: 20% or 47m<sup>2</sup>  
ACHIEVED: 22% or 50.71m<sup>2</sup>

**LANDSCAPE AREA:**  
ACHIEVED: 31.7% or 74.49m<sup>2</sup>

**CARPARKING:**  
REQUIRED: 2 SPACES  
ACHIEVED: 2 SPACES

FRONT FENCE AS PER LANDSCAPE PLAN



**Proposed Site Analysis Plan**

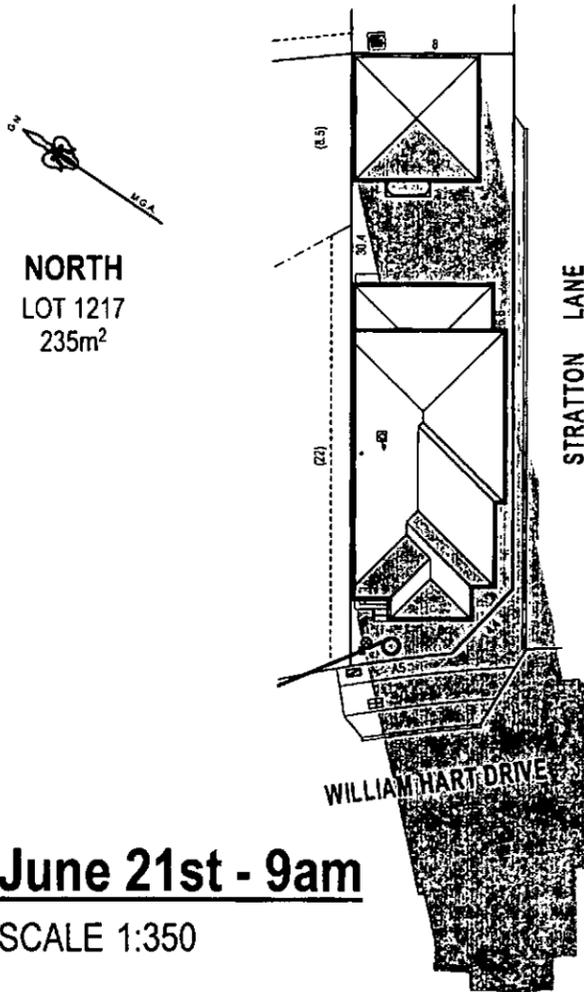
SCALE 1:200

**RECEIVED**  
D/MGT  
- 3 JUN 2013  
PENRITH CITY COUNCIL

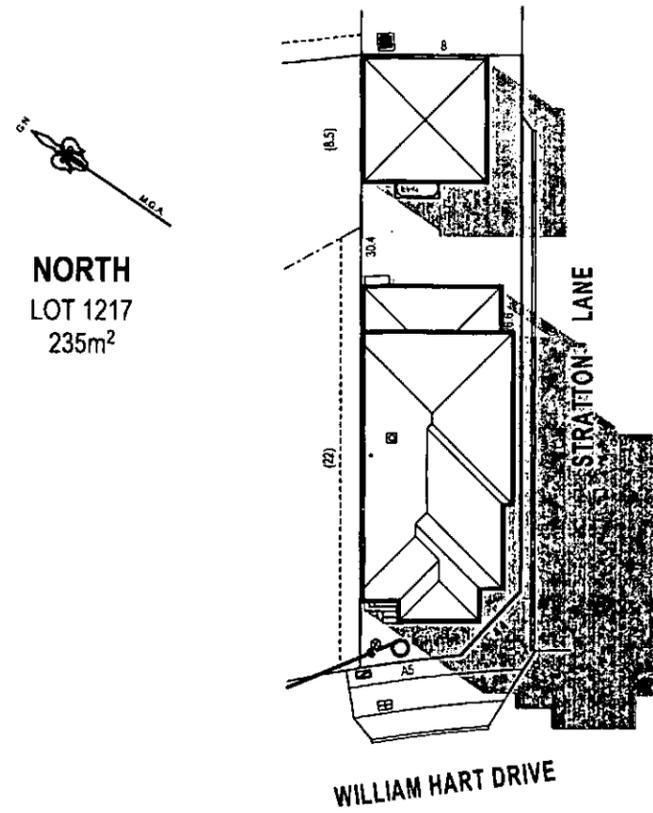
**ALL GLAZING TO BE: NFRC VALUES : SHGCw = 0.70 +/- 10% Uw = 6.66 OR LESS**

Plot Date  
Fri 31 May 2013

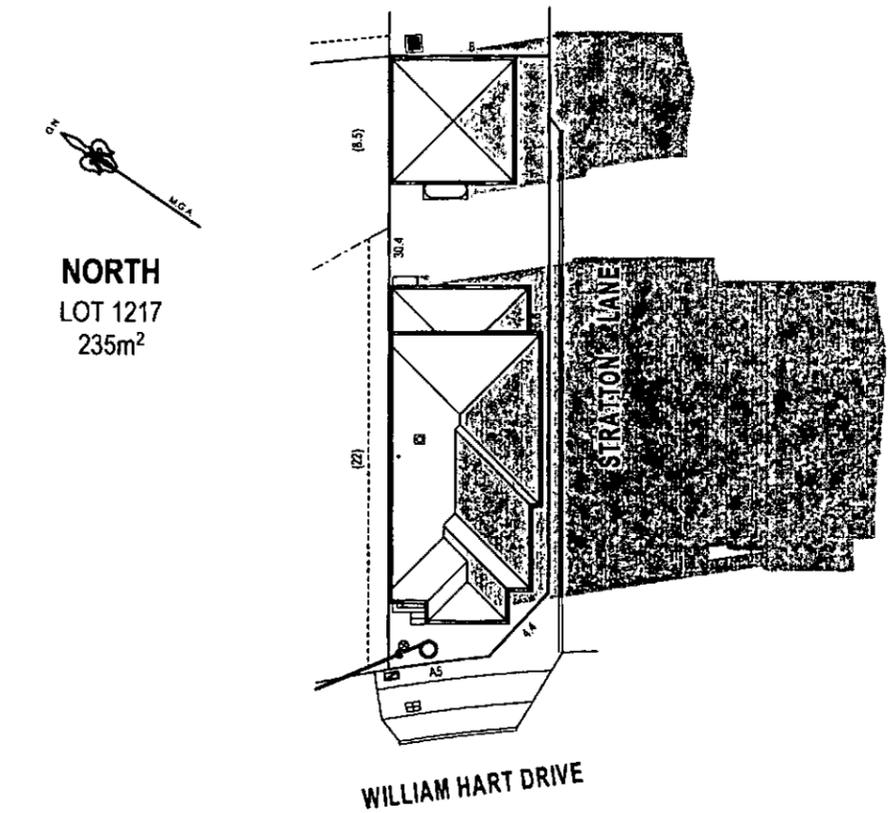




June 21st - 9am  
SCALE 1:350



June 21st - 12noon  
SCALE 1:350



June 21st - 3pm  
SCALE 1:350



ALL GLAZING TO BE:  
NFRC VALUES:  
SHGCw = 0.70 +/- 10%  
Uw = 6.66 OR LESS

SITE & SLAB  
CLASSIFICATION  
IS TO BE CONFIRMED

Wind Speed category is  
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SLAB SETDOWNS FROM ENTRY.	
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Plot Date  
Fri 31 May 2013

Client:	A. Harris	
Sheet Size:	A3	Date: 11.03.13
Design:	Custom Design	
Job:	0001N	Sheet 3 of 11

PLEASE NOTE : BASIX CERTIFICATES TAKE PRECEDENCE OVER THIS TEMPLATE

### BASIX'S REQUIREMENT

ADDRESS: Lot 1217, William Hart Drive, Thornton.
<b>STORMWATER</b>
PROPOSED SIZE OF RAINWATER TANK INSTALLED ON SITE - 2000 L
HOW MUCH RAIN RUNOFF FROM ROOF MUST TANK COLLECT - 78.5 MSQ
RAINWATER TANK MUST SERVICE - Laundry, Bathrooms and outdoor taps only
<b>WATER</b>
SHOWERHEAD RATING - 3 star (> 6 but <= 7.5 L/min)
TOILET FLUSHING SYSTEM RATING - 3 star
KITCHEN TAP RATING - 3 star
BATHROOM TAP RATING - 3 star
<b>THERMAL COMFORT / SIMULATION METHOD</b>
PLEASE SEE ABSA NATHERS SPECIFICATION TABLE, CERTIFICATION NUMBER - 1005172117
<b>ENERGY</b>
ACTIVE COOLING FOR LIVING ROOMS - 1 / PHASE / EER 2.5 - 3.0 / ZONED LIV-BED-NIGHT-DAY
ACTIVE COOLING FOR BED ROOMS - 1 / PHASE / EER 2.5 - 3.0 / ZONED LIV-BED-NIGHT-DAY
ACTIVE HEATING FOR LIVING ROOMS - 1 / PHASE / EER 2.5 - 3.0 / ZONED LIV-BED-NIGHT-DAY
ACTIVE HEATING FOR BED ROOMS - 1 / PHASE / EER 2.5 - 3.0 / ZONED LIV-BED-NIGHT-DAY
WHAT TYPE OF HOT WATER SYSTEM MUST BE INSTALLED - GAS INSTANTANEOUS 5 STAR
DOES THE KITCHEN HAVE NATURAL LIGHTING? NO
DO BATHROOMS HAVE NATURAL LIGHTING? 3 OFF
VENTILATION DETAILS? At least 1 Bathroom: individual fan, not ducted; Operation control: manual switch on/off LDY = NATURAL VENTILATION Rangehood - fan- NOT ducted to roof or ext wall / MANUAL SWITCH ON & OFF
WHAT TYPE OF COOKTOP AND OVEN SHALL BE INSTALLED? GAS cooktop and electric oven
IS THERE A OUTDOOR CLOTHES DRYING AREA? YES

TO COMPLY WITH BASIX CERTIFICATE NUMBER : 473187S



**ALL GLAZING TO BE:  
NFRG VALUES :  
SHGCw = 0.70 +/- 10%  
Uw = 6.66 OR LESS**

### SUPPLEMENTARY B.C.A ENERGY EFFICIENCY CLAUSES FOR NatHERS / BASIX ASSESSMENTS

3.12.1.1	Building fabric thermal insulation	Any Insulation installation required by plans must be fitted in alignment with this clause.
3.12.1.2 (e)		Recompense for any reduced ceiling insulation is required to comply with this clause ( any downlights installed must be non - ventilated ). Recompense for loss of any ceiling insulation is not necessary when suitable approved non - ventilated down light covers are supplied, as these provide continuous flow of insulation.
3.12.3.3	External Windows & Doors	The sealing of any windows or doors must be in conformity with this clause.
3.12.3.4	Exhaust Fans	In cases where an exhaust fan serves a space within a kitchen and / or a bathroom, it must comply with this clause.
3.12.3.5	Construction of Roofs, Walls & Floors	The sealing of roofs , walls and / or floors must align with this clause.
3.12.5.0	Acceptable Construction Manuals	Installation of any hot water systems must abide by this clause.
3.12.5.1	Insulation of Services	Installation of any services must observe requirements of this clause.
3.12.5.3	Heating & Cooling Ductwork	Ductwork insulation to cooling & heating systems must abide by this clause.

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**Wind Speed category is TO BE CONFIRMED**

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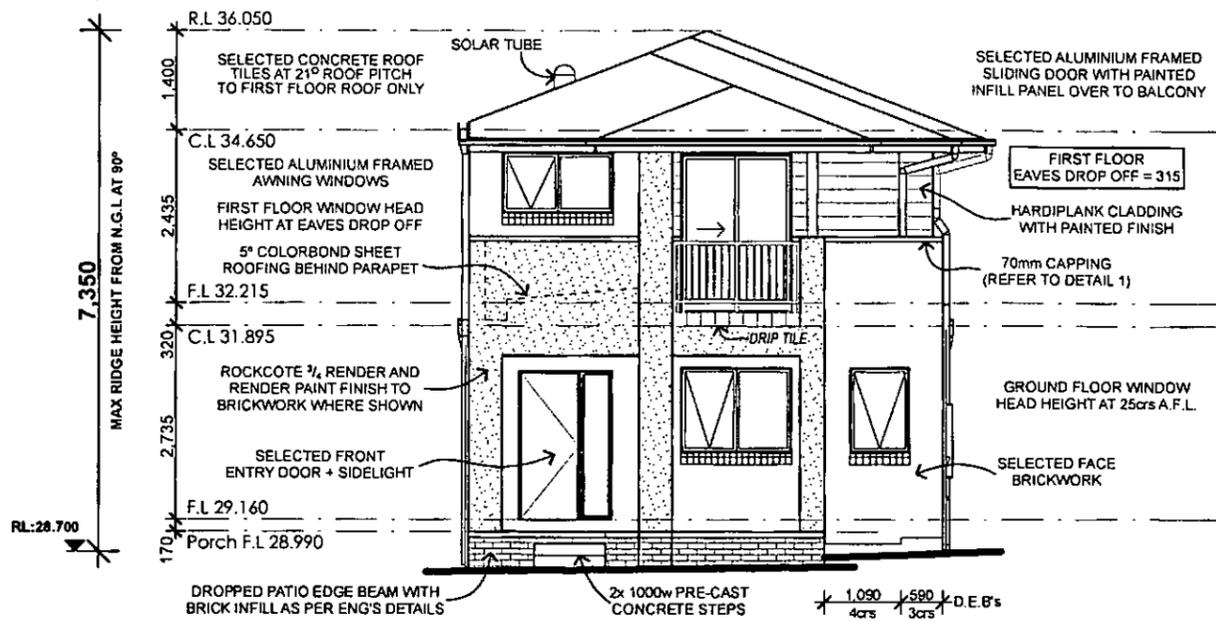
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Plot Date  
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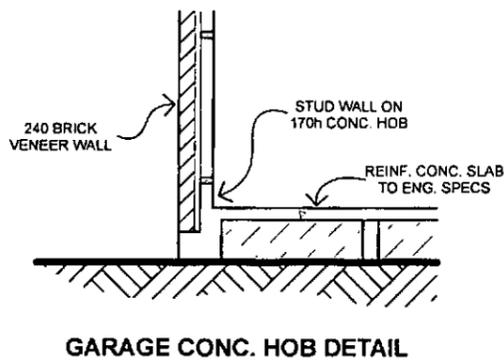
Client : A. Harris
Sheet Size: A3 Date: 11.03.13 Drawn: MT
Design : Custom Design
Job : 200111 Sheet 4 of 11





### South-Western Elevation

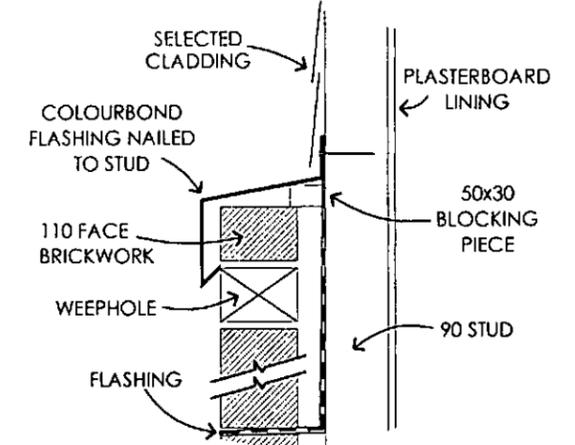
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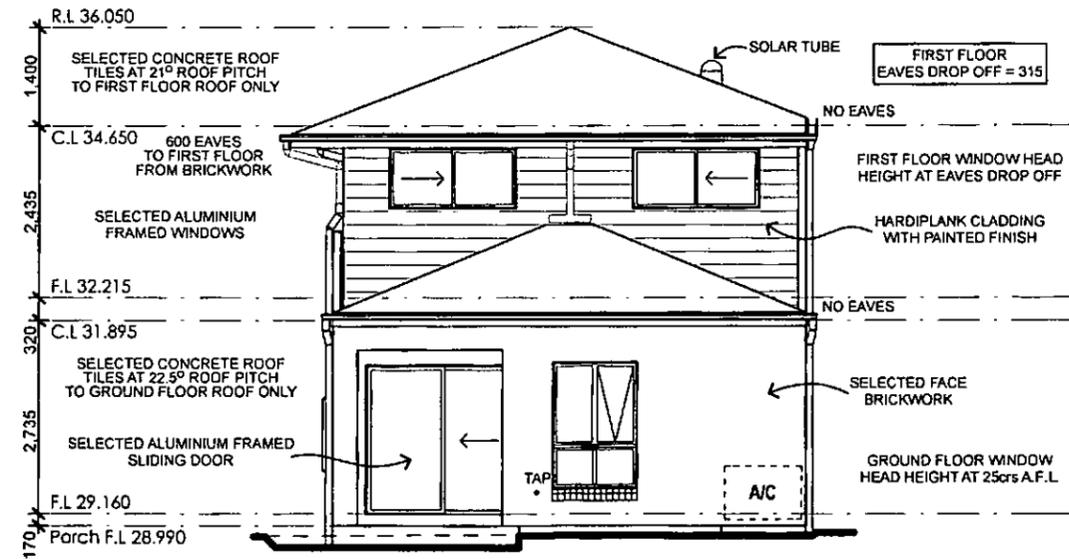
GARAGE CONC. HOB DETAIL



ALL GLAZING TO BE:  
 NFRC VALUES:  
 SHGCw = 0.70 +/- 10%  
 Uw = 6.66 OR LESS



DETAIL 1



### North-Eastern Elevation

SCALE 1:100

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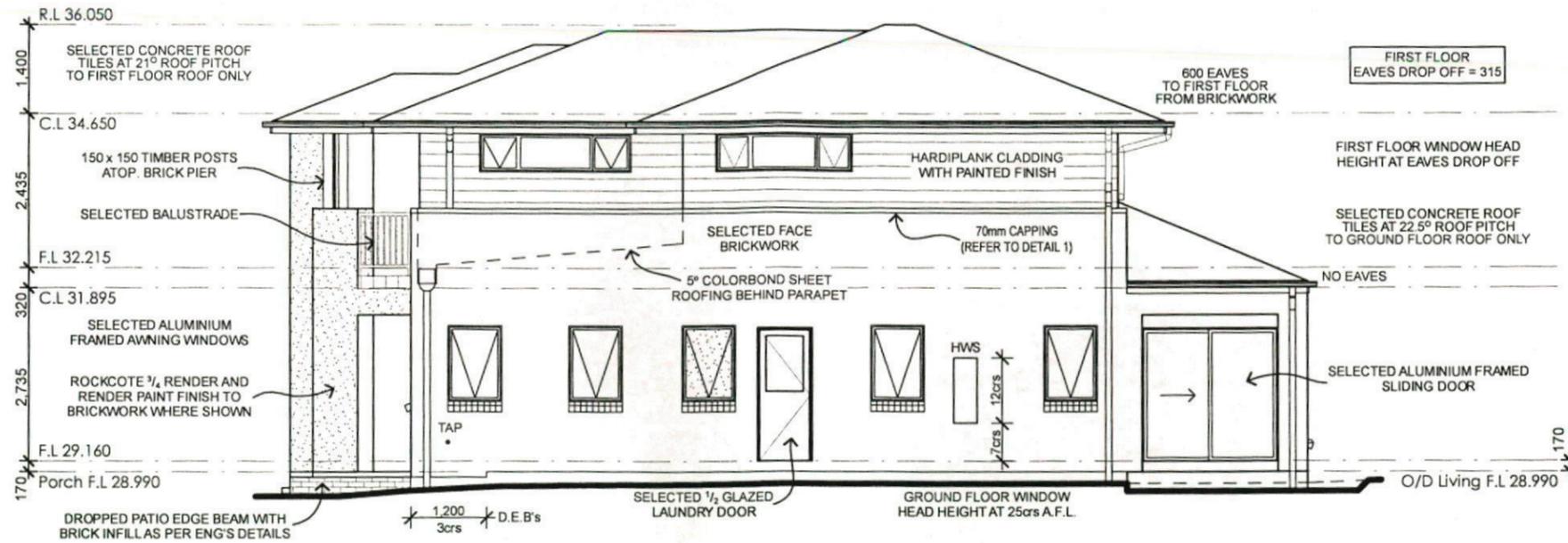
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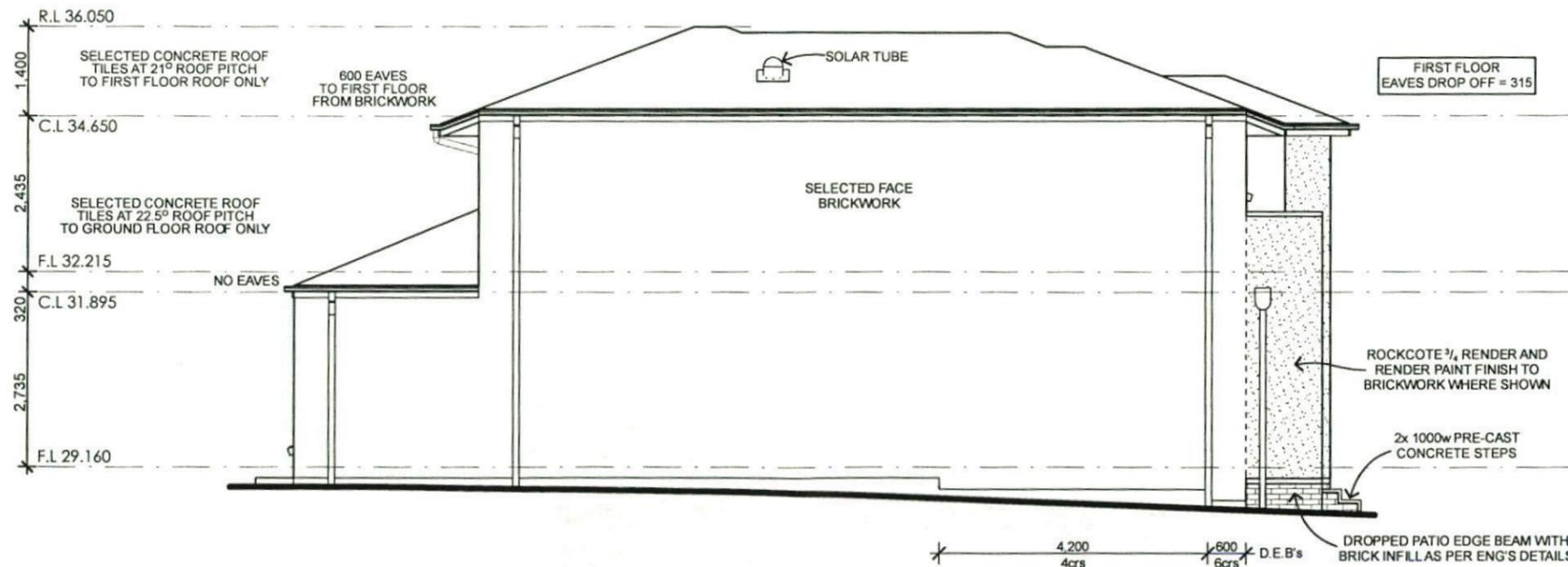
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Design:	Custom Design		
Job:			



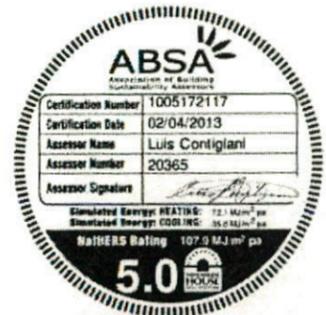
## South-Eastern Elevation

SCALE 1:100



## North-Western Elevation

SCALE 1:100



**ALL GLAZING TO BE:  
NFRV VALUES :**  
SHGCw = 0.70 +/- 10%  
Uw = 6.66 OR LESS

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Sheet Size :	A3	Date: 11.03.13
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Job :	Sheet 0 of 11	