

STODDART LANE

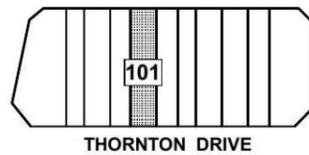
NOTE:
FINAL SITING AND LEVELS OF PROPOSED RESIDENCE, TO BE CONFIRMED UPON RECEIPT OF CONTOUR SURVEY PREPARED BY BUILDER'S SURVEYOR



LOT: 101
197.3m²

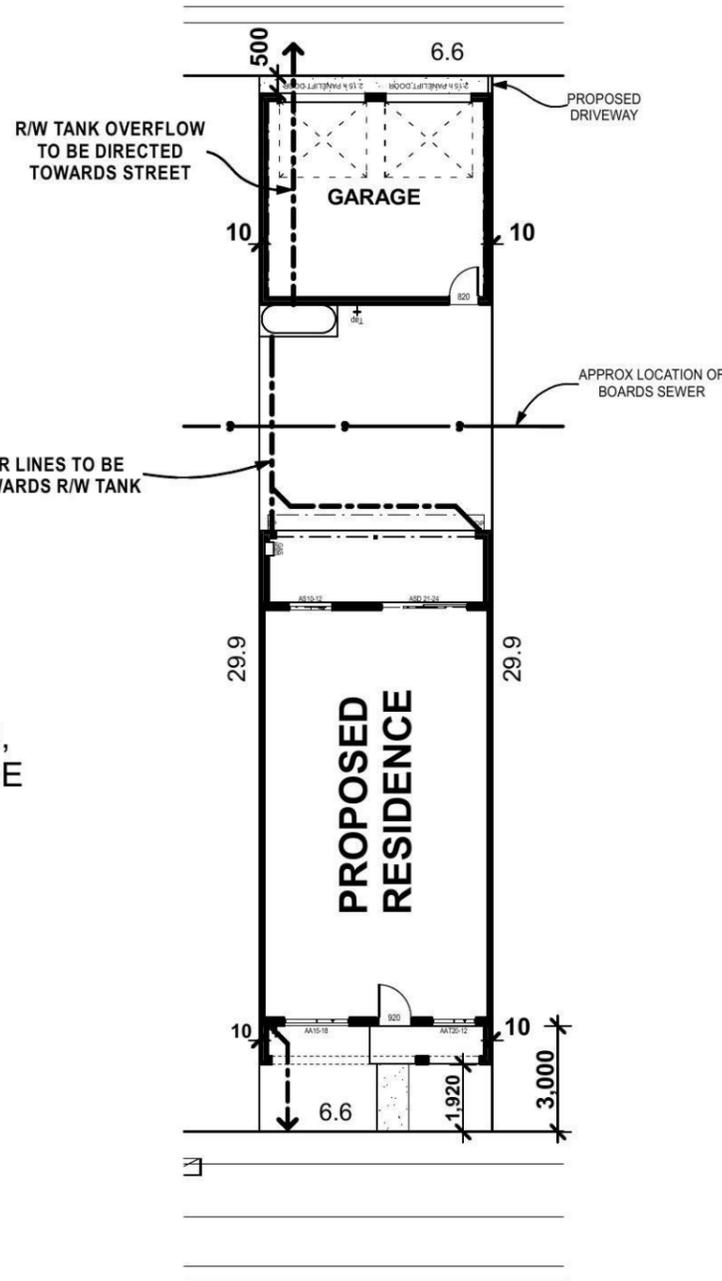
(A) = PROPOSED EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE

LOCATION PLAN



NOTE:
FINAL LOCATION & SHAPE OF ALL LANDSCAPING WORKS, INCLUDING DRIVEWAY, IS TO BE DETERMINED ON SITE AT THE DIRECTION OF THE BUILDER.

FINAL RIDGE AND FLOOR LEVELS ARE ACCEPTED TO VARY BY ±100mm FROM THE APPROVED DOCUMENTS, ALL DUE TO CONDITIONS ENCOUNTERED ON SITE DURING BUILDING WORKS.



THORNTON DRIVE

Proposed Site Plan & Drainage Plan

SCALE 1:200

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



Suite 1, Level 1,
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P.O. Box 95 Hoxton Park,
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Telephone (02) 9825 8000
Fax (02) 9825 8110
Builders Licence No. 92732C

Revision	Date	Amendment
B	27.10.14	DA PLANS - BT
A	27.08.14	CONTRACT DRAWINGS - MT

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Proposed Terrace at Lot: 101, Thornton Drive, Penrith (Thornton)

Plot Date
Mon 27 Oct 2014

Client:
Champion Homes

Sheet Size: A3 Date: 27.08.14 Drawn: MT

Design:
Custom Mid-Terrace

Job No. **3280N** Sheet 1 of 10

STODDART LANE

Energy Rating Certificate Number **14561078**

single-dwelling rating 6 stars

heating **54** MJ/m²

cooling **24** MJ/m²

Recessed downlights confirmation: Rated with Rated without

Assessor Name/Number: Thomas Ruck VIC/BD4V/12/1456

Assessor Signature: *T. Ruck* Date: 20/10/14

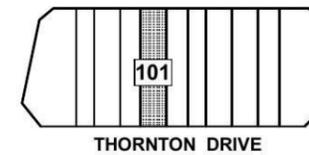
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197.3m²

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NORTH PENRITH "THORNTON" REQUIREMENTS:

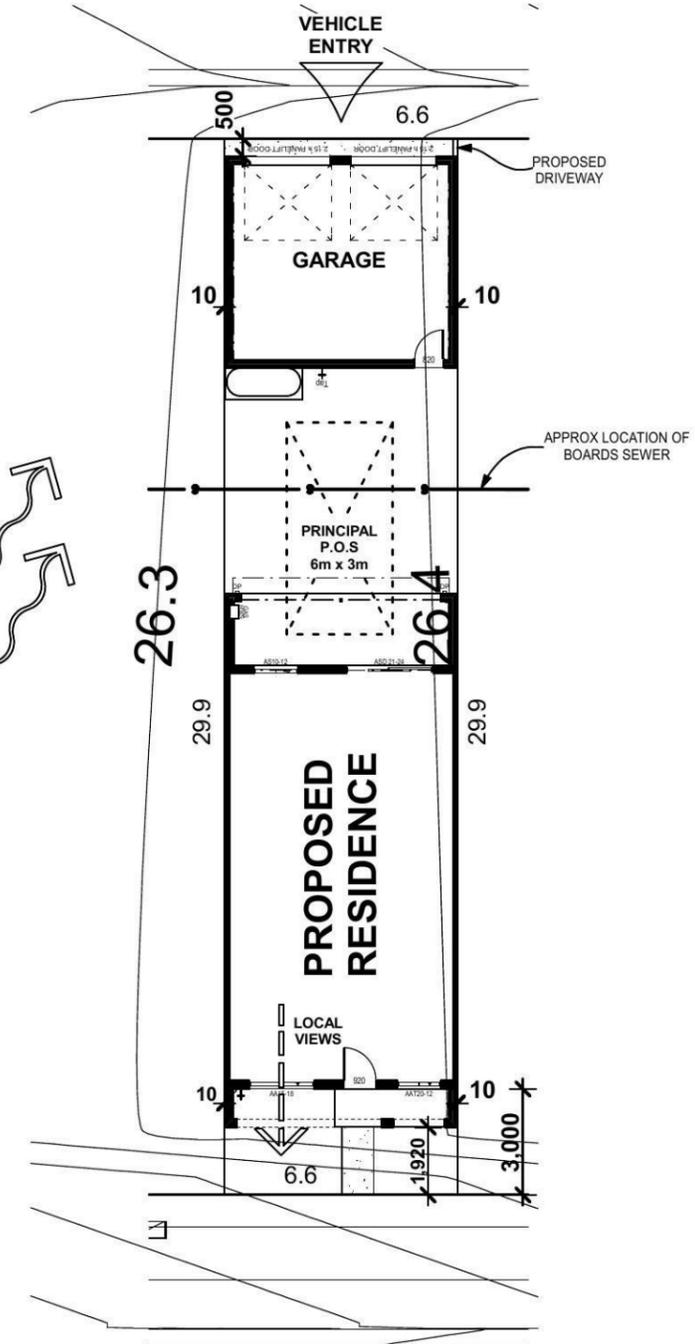
SITE AREA: 197.3m²

PRIVATE OPEN SPACE:
(Min 2.0m Wide)
REQUIRED: 20% or 39.46m²
ACHIEVED: 24% or 46.96m²

LANDSCAPE AREA:
ACHIEVED: 27% or 52.60m²

Proposed Site Analysis Plan

SCALE 1:200



THORNTON DRIVE

Proposed Erosion & Sediment Control Plan

SCALE 1:200

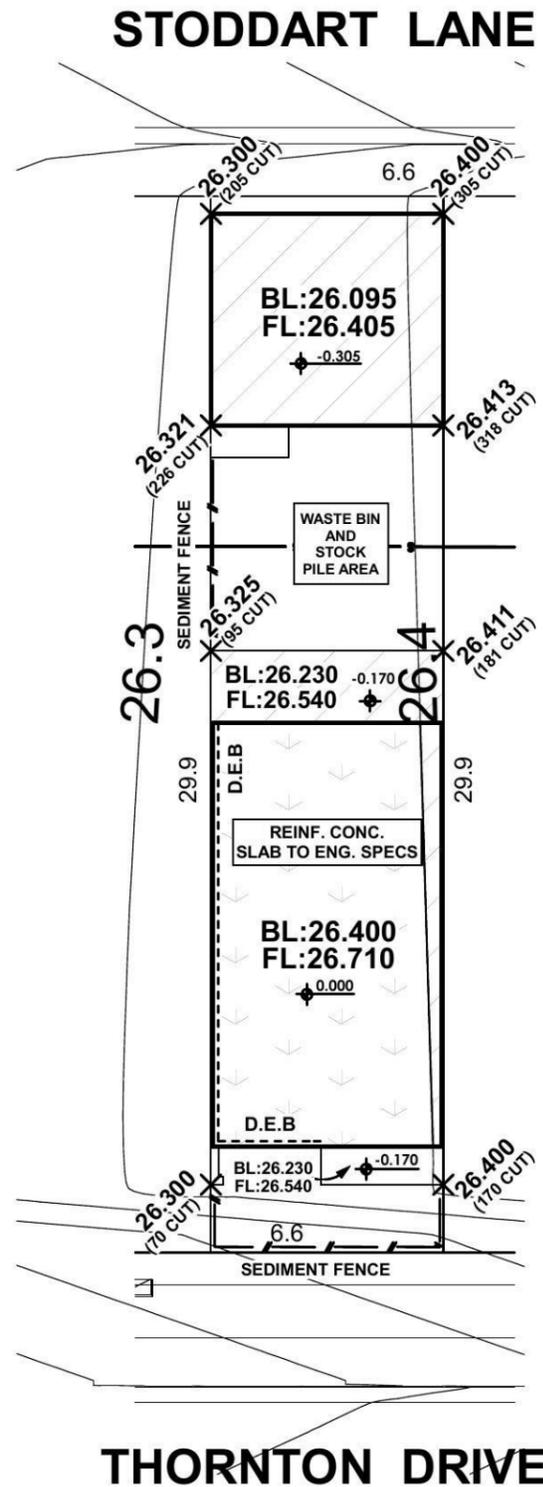
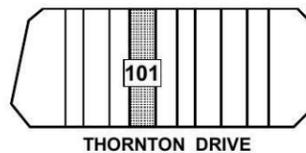
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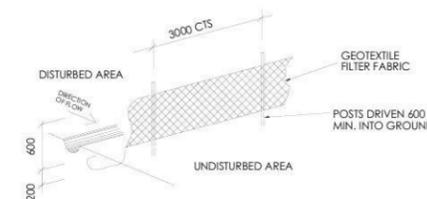
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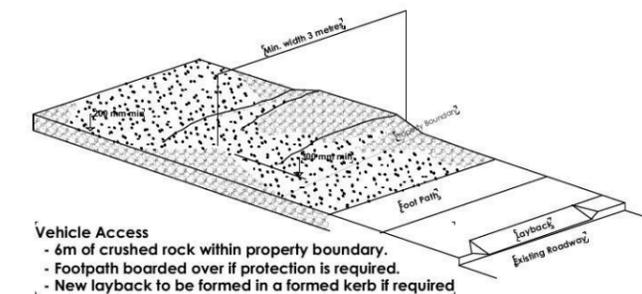
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SEDIMENT CONTROL FENCE

SITE PLAN

ALL SITEWORKS INDICATED ARE ILLUSTRATIVE ONLY. FINAL BENCH LEVEL (BL) MAY BE SUBJECT TO ADJUSTMENT. SUCH ADJUSTMENTS, WHILE COMPLYING WITH COUNCIL REQUIREMENTS REMAIN AT THE DISCRETION OF THE BUILDER.



Vehicle Access
- 6m of crushed rock within property boundary.
- Footpath boarded over if protection is required.
- New layback to be formed in a formed kerb if required.

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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	305 mm FROM F.F.L.
FRONT PORCH/VERANDAH	170 mm FROM F.F.L.
BALCONY	110 mm FROM F.F.L.



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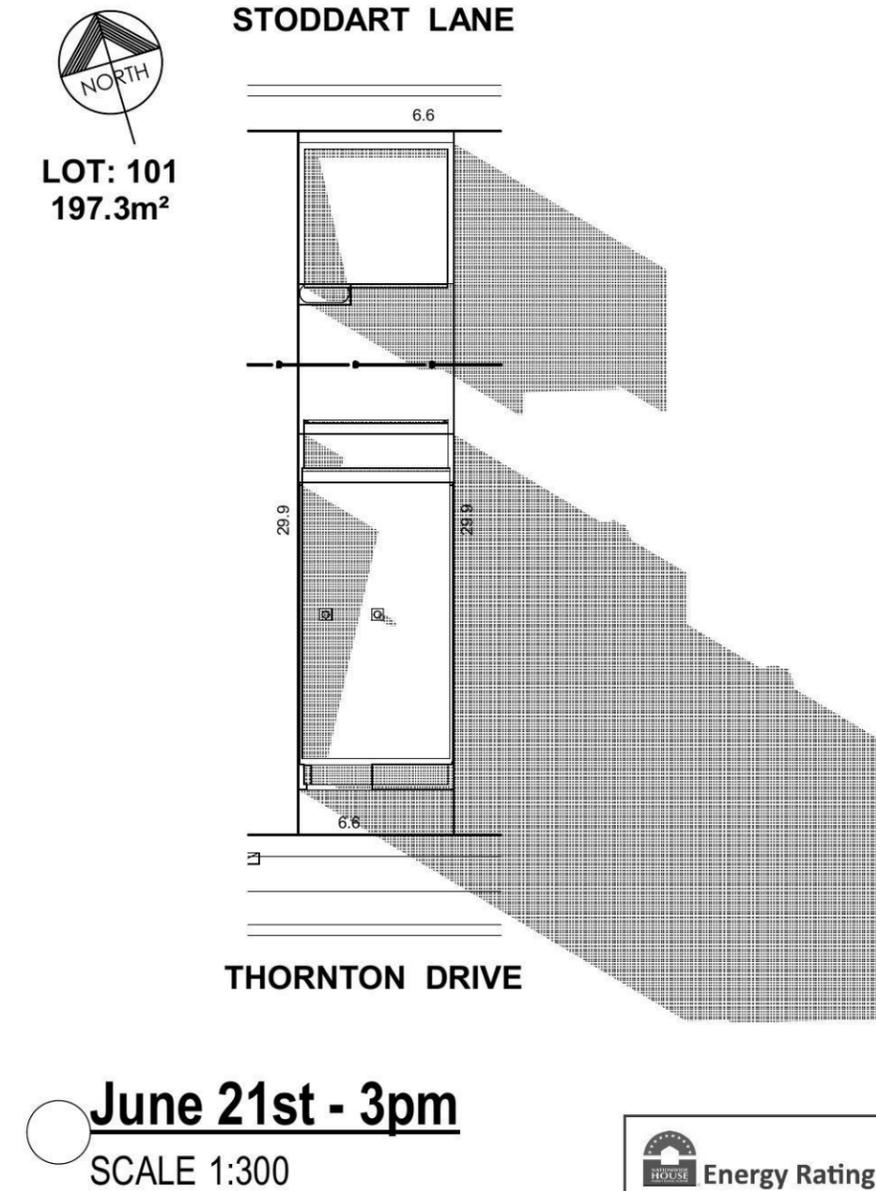
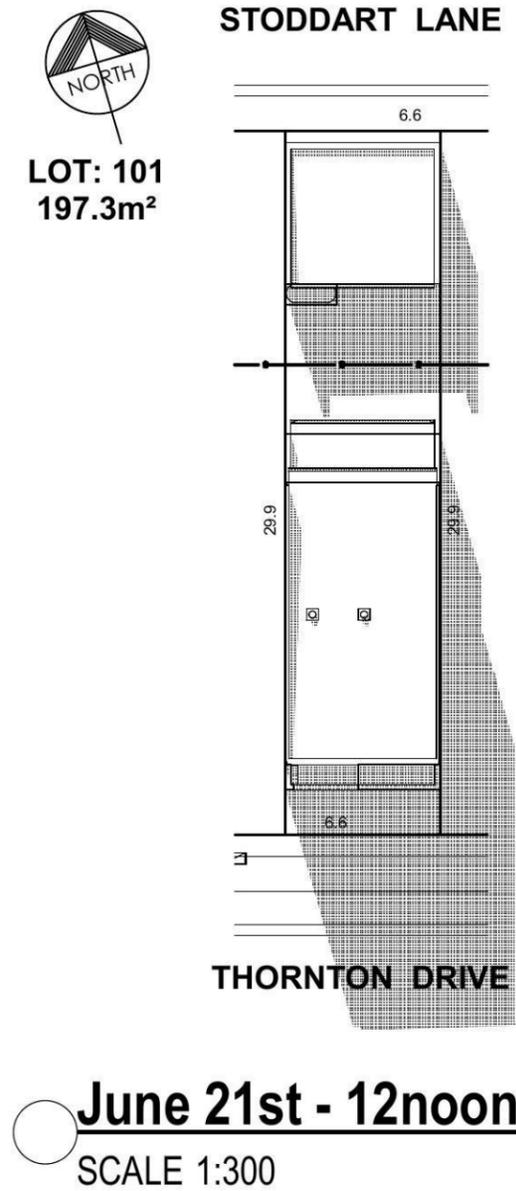
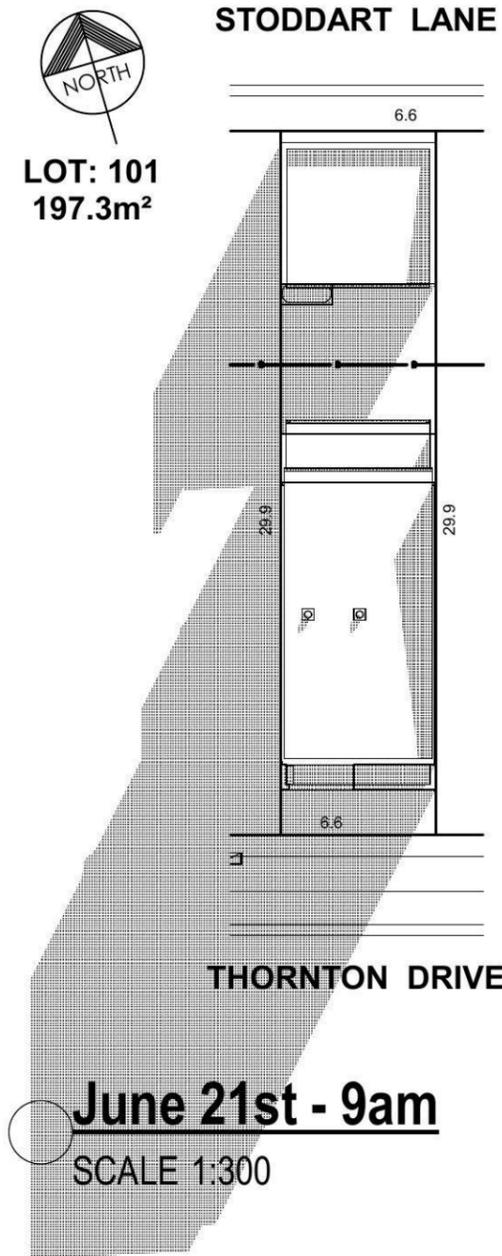
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Design:
Custom Mid-Terrace

Job No. **3280N** Sheet 2 of 10

PROPOSED SHADOW DIAGRAMS



Energy Rating Certificate Number **14561078**

single-dwelling rating

6 stars

heating **54** MJ/m²

cooling **24** MJ/m²

Recessed downlights confirmation: Rated with Rated without

Assessor Name/Number **Thomas Ruck VIC/BDV/12/1456**

Assessor Signature *T. Ruck* Date **20/10/14**

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BASIX REQUIREMENTS

BASIX & NatHERS COMMITMENTS NOTES				
REFER TO APPROVED BASIX REPORT Number – 5818345				
WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 star (>7.5 but <= 9 L/min)	4 star	4 star	5 star
Alternative water source	Individual water tank to collect run off from at least 40 m ² of roof area - Tank size min 3000 litres			
	Landscape connection	Toilet connection	Laundry connection	Pool top up
	Yes	Yes	N/A	N/A
ENERGY	Hot water system: Gas Instantaneous 5 stars			
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: 1 Phase air-conditioning EER 3.0-3.5 in at least 1 living/bed area (zoned)			
	Heating system: 1 Phase air-conditioning EER 3.0-3.5 in at least 1 living/bed area (zoned)			
	Natural lighting: As per BASIX			
	Artificial lighting: As per BASIX			
	Must install a gas cooktop and electric oven			
	Must install a fixed outdoor clothes drying line as part of the development.			

 Energy Rating	Certificate Number 14561078
<input checked="" type="checkbox"/> single-dwelling rating	6 stars
	heating 54 MJ/m ²
	cooling 24 MJ/m ²
Recessed downlights confirmation: <input checked="" type="checkbox"/> Rated with <input type="checkbox"/> Rated without	
Assessor Name/Number Thomas Ruck VIC/BD4V12/1456	
Assessor Signature 	Date 20/10/14

PLEASE REFER TO NATHERS THERMAL COMFORT CERTIFICATE



NatHERS - THERMAL COMFORT CERTIFICATE



Project Address: Lot 101, Thornton Drive Penrith, NSW 2750		 Energy Rating	Certificate number 14561078
Accreditation # : BD4V/12/1456		<input checked="" type="checkbox"/> single-dwelling rating	6 stars
Software: BERS 4.2 V110811/A		heating 54 MJ/m ²	cooling 24 MJ/m ²
Date: 20/10/2014		Recessed downlights confirmation: <input checked="" type="checkbox"/> Rated with <input type="checkbox"/> Rated without	
Heating load (MJ/m ²): 54		Cooling load (MJ/m ²): 24	Star rating: 6
Conditioned area (m ²): 140		Unconditioned area (m ²): 0	
Building Elements	Material	Detail	
External walls	Brick Veneer	R1.5 Bulk Insulation	
	Light Weight Cladding		
Internal walls	Plasterboard on studs	-	
Ceiling	Plasterboard	R3.5 bulk insulation	
Floors	Concrete-ground floor	Waffle Pod	
	Timber-first floor	-	
Roof	Metal Roof	Foil (sisalation) to underside of roof	
Windows	Aluminium frame, single glazed clear	U value 6.65 or less and SHGC of 0.70 +/- 10%	
Lighting: This dwelling has been rated with a maximum of 23 non ventilated LED / Fluorescent downlights to insulated ceilings			
Note: Insulation specified must be installed in accordance with Part 3.12.1.1 of the BCA			

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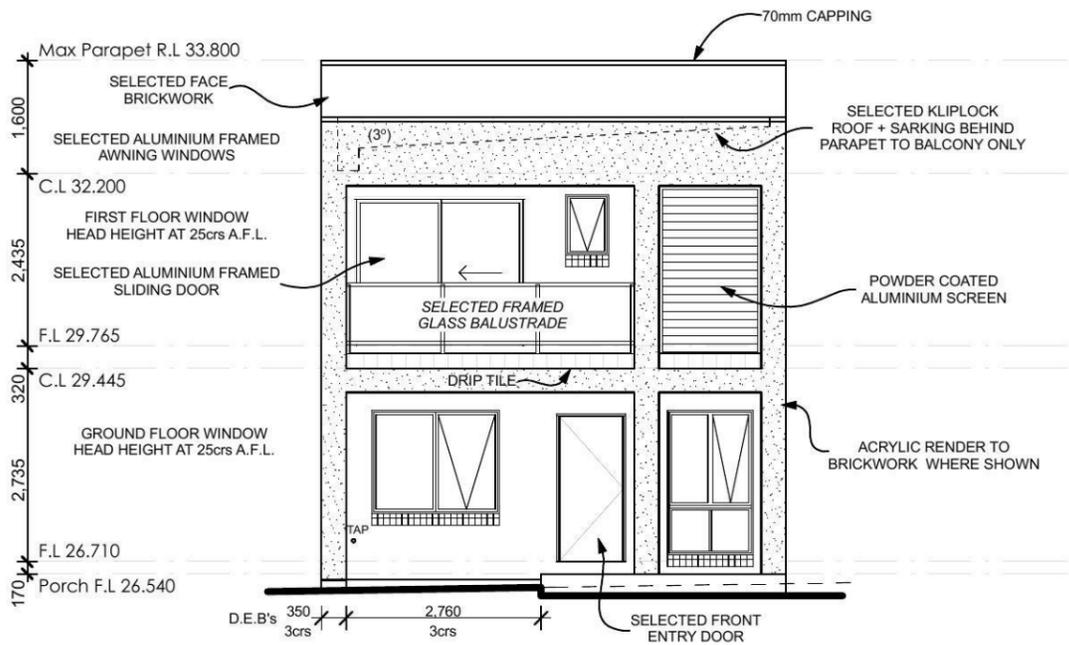
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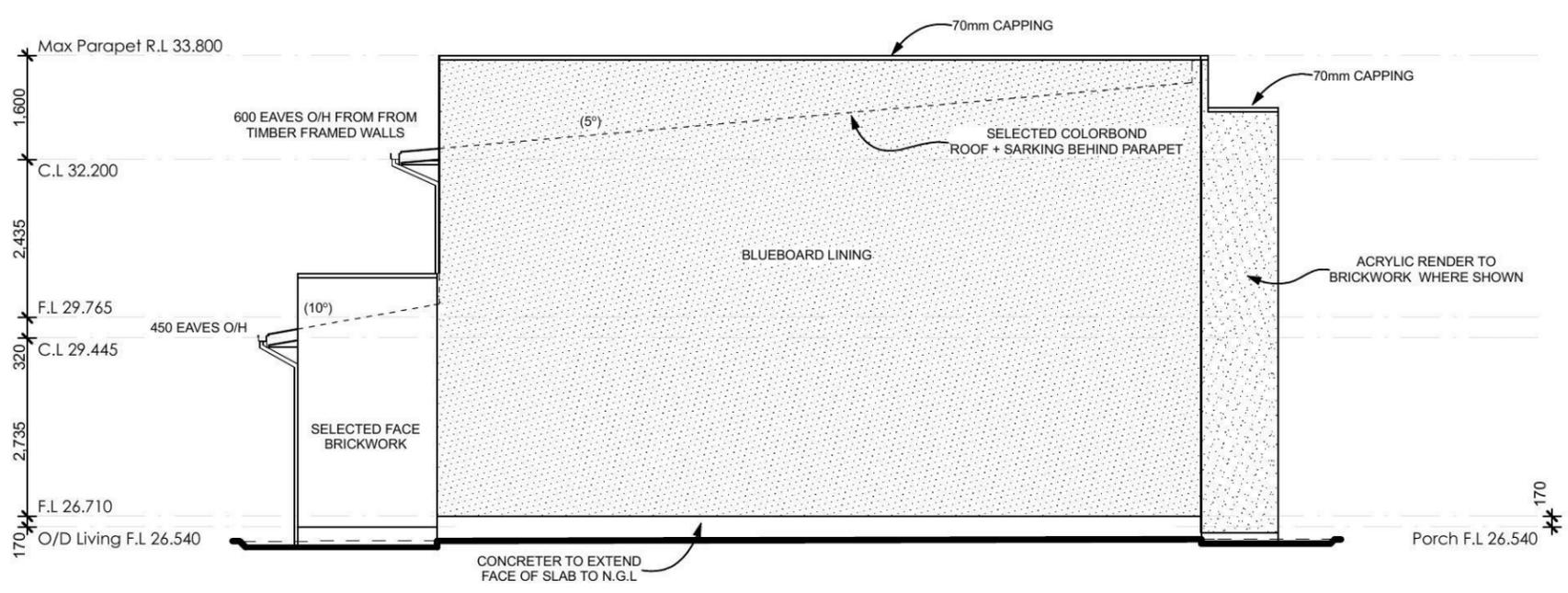
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Design :
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Job No. **3280N** Sheet 4 of 10



Southern Elevation

SCALE 1:100

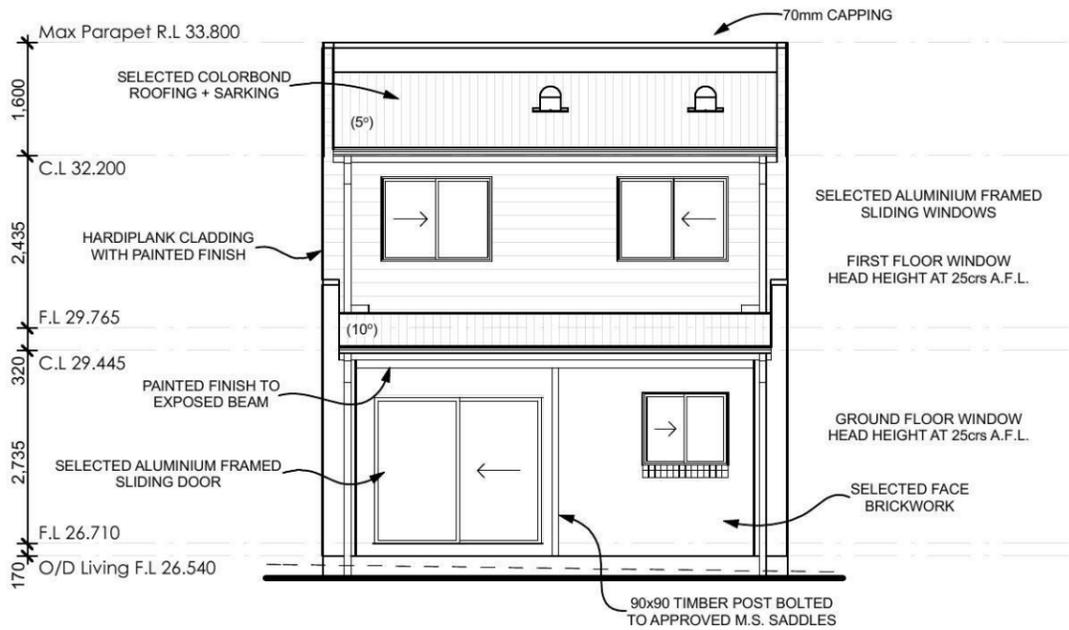


Western Elevation

SCALE 1:100

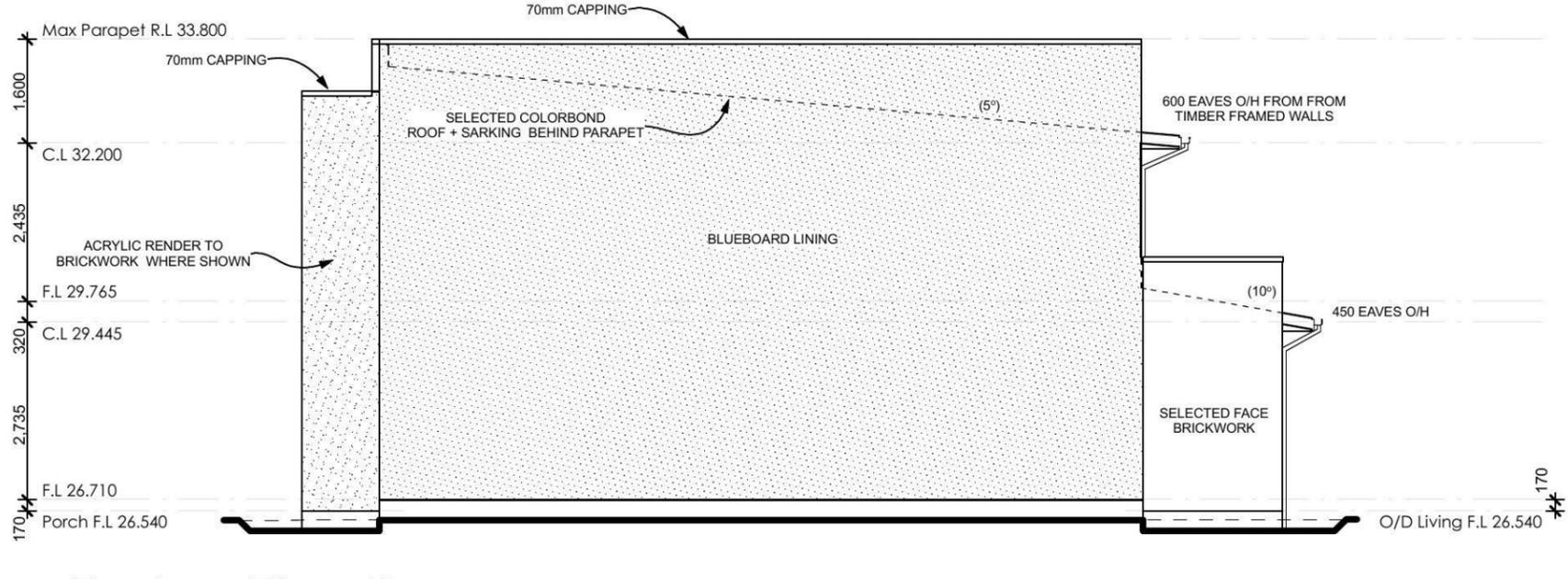
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Northern Elevation

SCALE 1:100



Eastern Elevation

SCALE 1:100

SARKING REQUIREMENTS FOR PROPOSED ROOF TO BE AS PER TABLE 3.5.1.1(a) and TABLE 3.5.1.1(b) AS SET OUT IN THE BUILDING CODE OF AUSTRALIA.

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Assessor Name/Number	Thomas Ruck VIC/BDV/12/1456	
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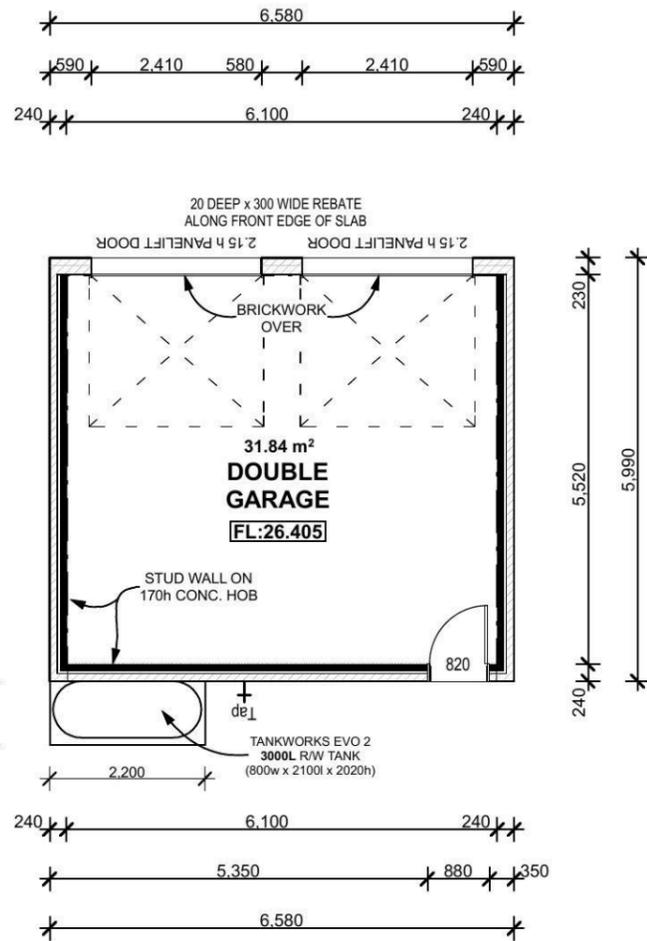
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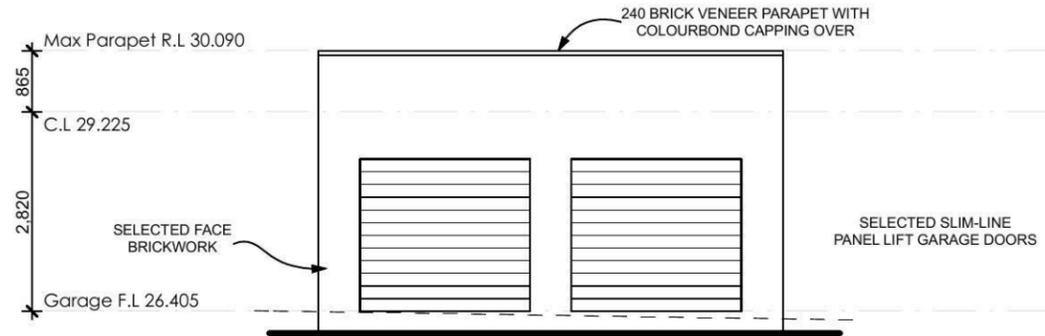
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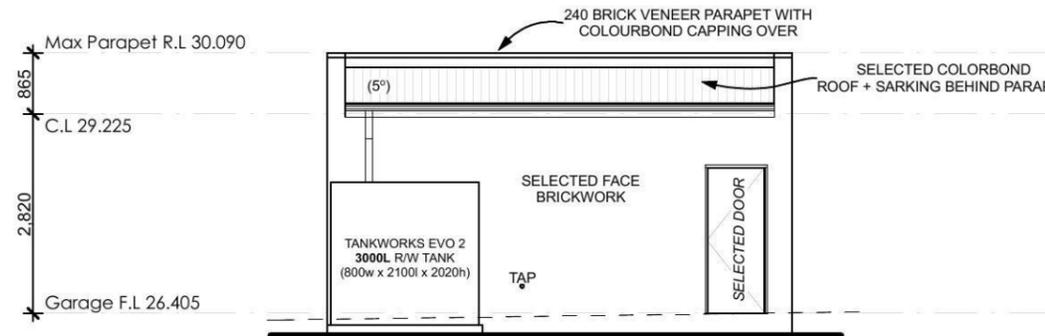
Garage Floor Plan

SCALE 1:100



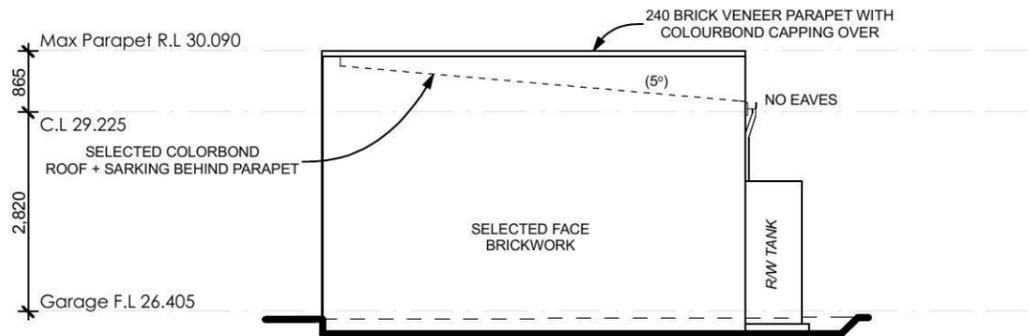
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SCALE 1:100



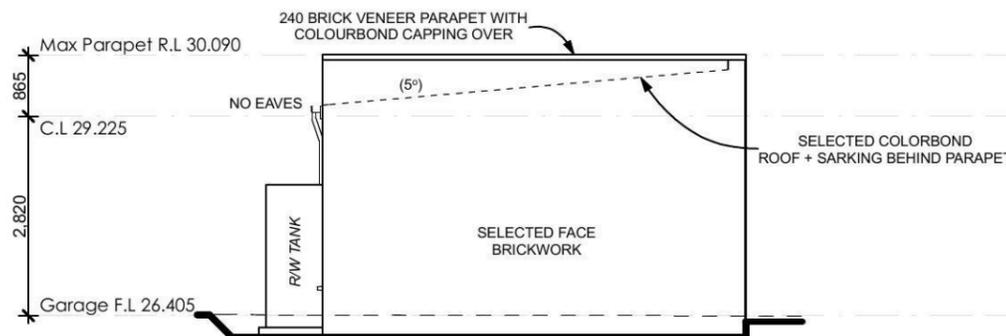
Southern Elevation

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Western Elevation

SCALE 1:100



Eastern Elevation

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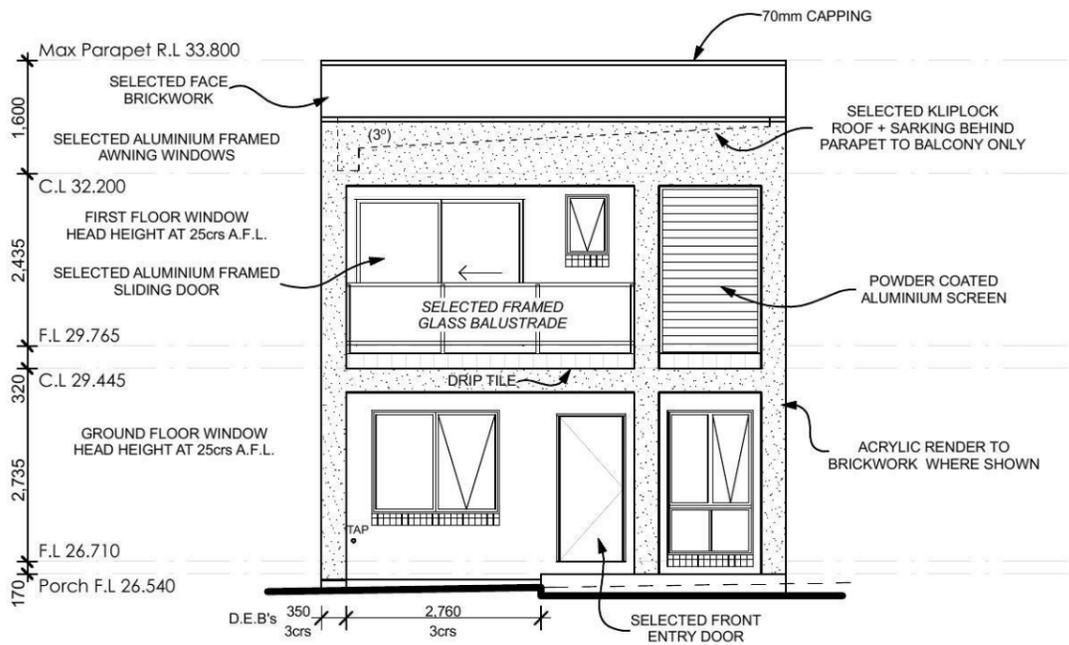
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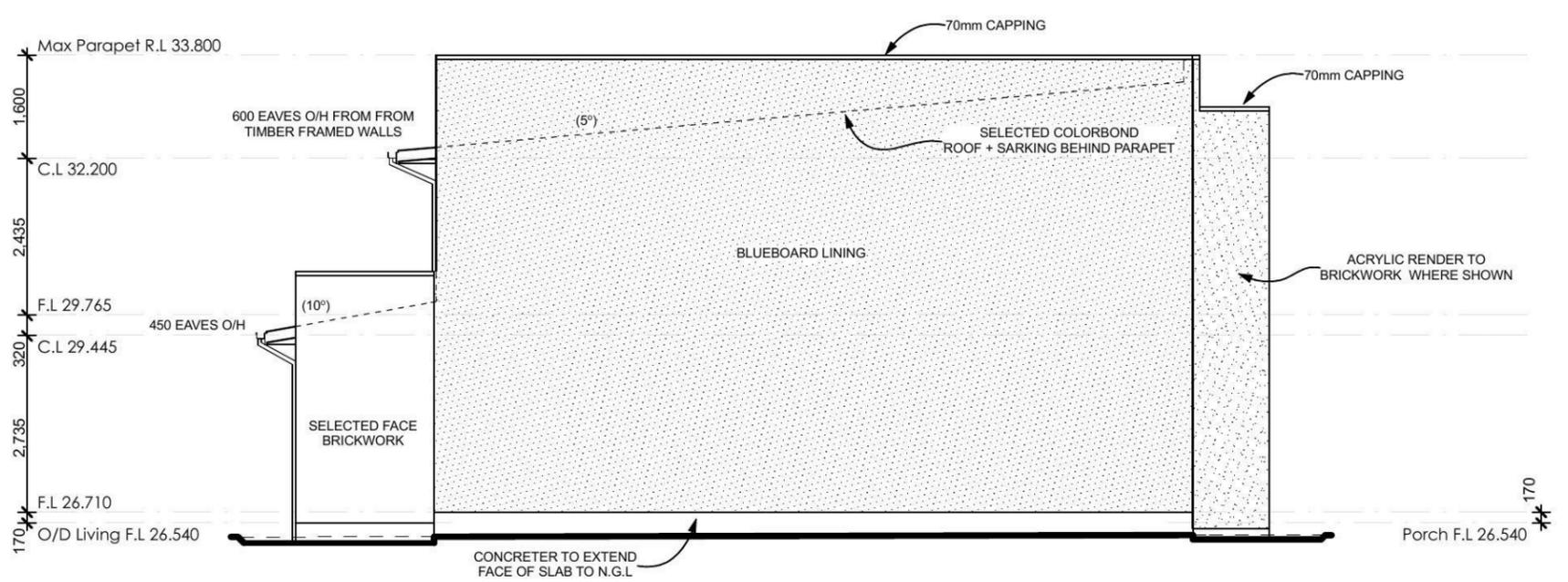
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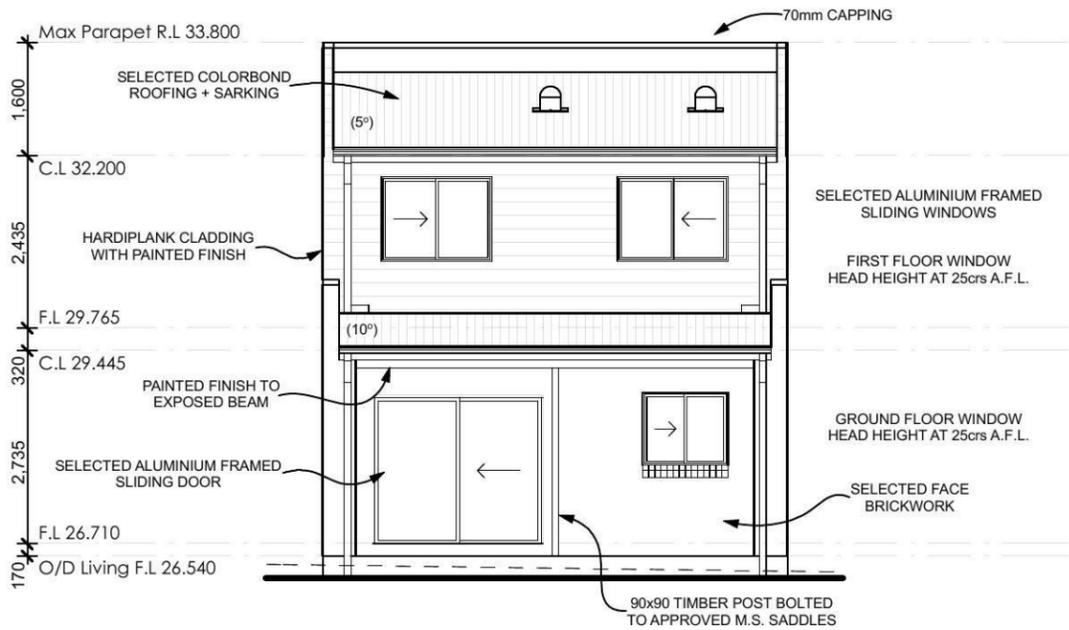


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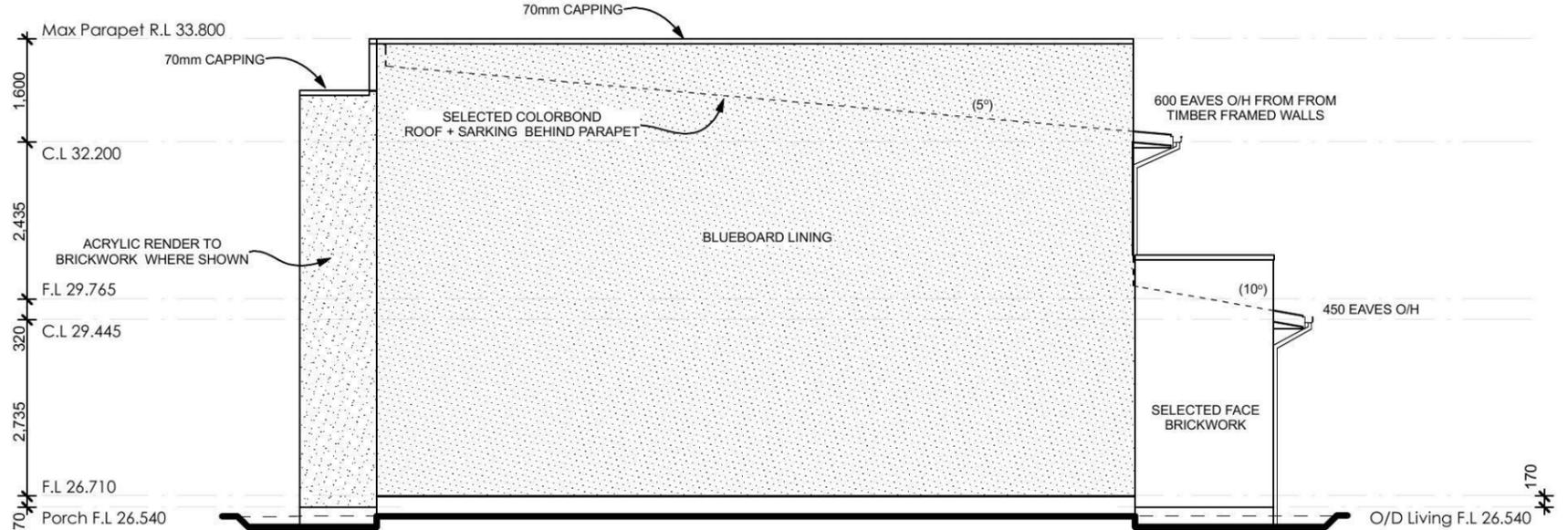
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Proposed Erosion & Sediment Control Plan

SCALE 1:200

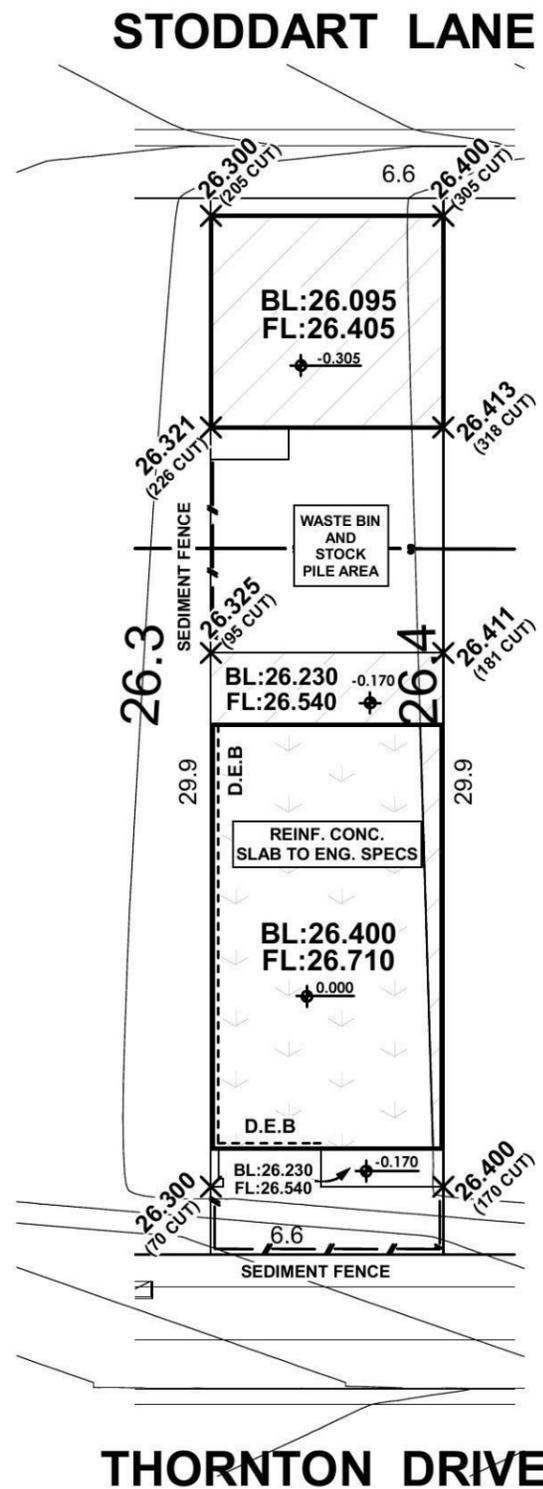
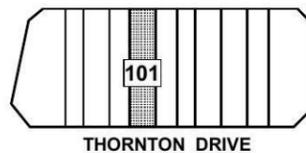
NOTE:
FINAL SITING AND LEVELS OF PROPOSED RESIDENCE, TO BE CONFIRMED UPON RECEIPT OF CONTOUR SURVEY PREPARED BY BUILDER'S SURVEYOR



LOT: 101
197.3m²

(A) = PROPOSED EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE

LOCATION PLAN



Energy Rating Certificate Number **14561078**

single-dwelling rating 6 stars

heating **54** MJ/m²

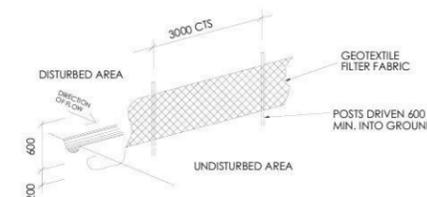
cooling **24** MJ/m²

Recessed downlights confirmation: Rated with Rated without

Assessor Name/Number **Thomas Ruck VIC/BDAV/12/1456**

Assessor Signature *Thomas Ruck* Date **20/10/14**

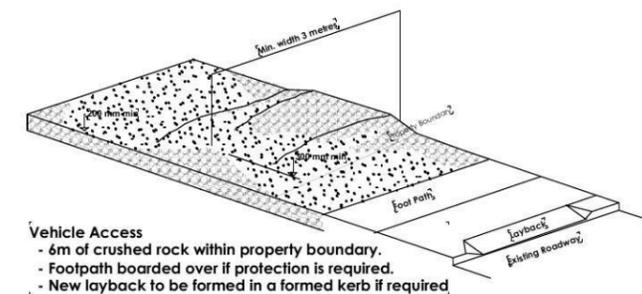
PLEASE REFER TO NATHERS THERMAL COMFORT CERTIFICATE



SEDIMENT CONTROL FENCE

SITE PLAN

ALL SITEWORKS INDICATED ARE ILLUSTRATIVE ONLY. FINAL BENCH LEVEL (BL) MAY BE SUBJECT TO ADJUSTMENT. SUCH ADJUSTMENTS, WHILE COMPLYING WITH COUNCIL REQUIREMENTS REMAIN AT THE DISCRETION OF THE BUILDER.



Vehicle Access

- 6m of crushed rock within property boundary.
- Footpath boarded over if protection is required.
- New layback to be formed in a formed kerb if required.

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

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	305 mm FROM F.F.L.
FRONT PORCH/VERANDAH	170 mm FROM F.F.L.
BALCONY	110 mm FROM F.F.L.



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Revision	Date	Amendment
B	27.10.14	DA PLANS - BT
A	27.08.14	CONTRACT DRAWINGS - MT

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Proposed Terrace
at Lot: 101,
Thornton Drive,
Penrith (Thornton)

Plot Date
Mon 27 Oct 2014

Client:
Champion Homes

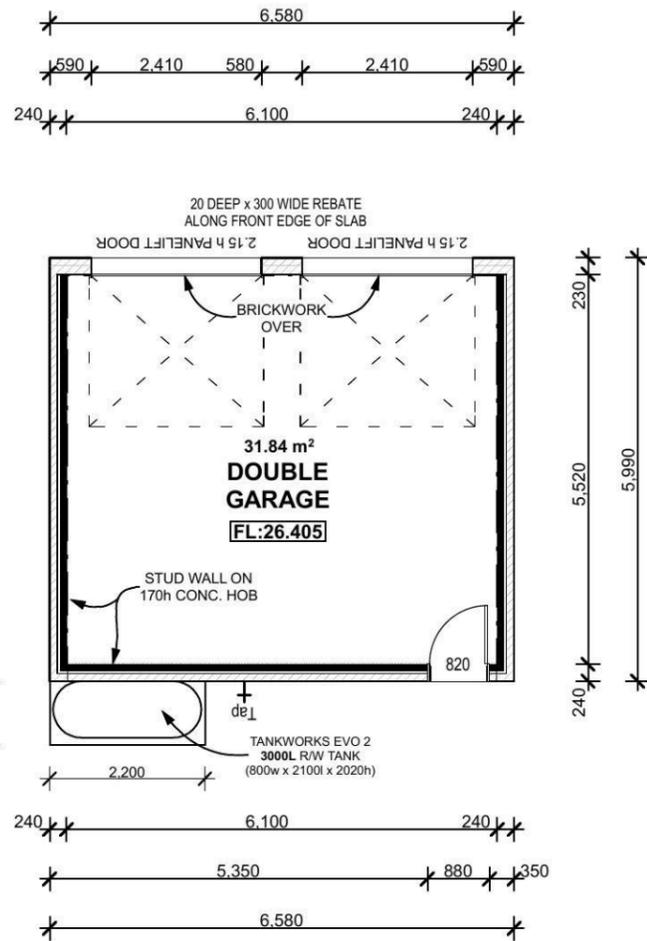
Sheet Size: A3 Date: 27.08.14 Drawn: MT

Design:
Custom Mid-Terrace

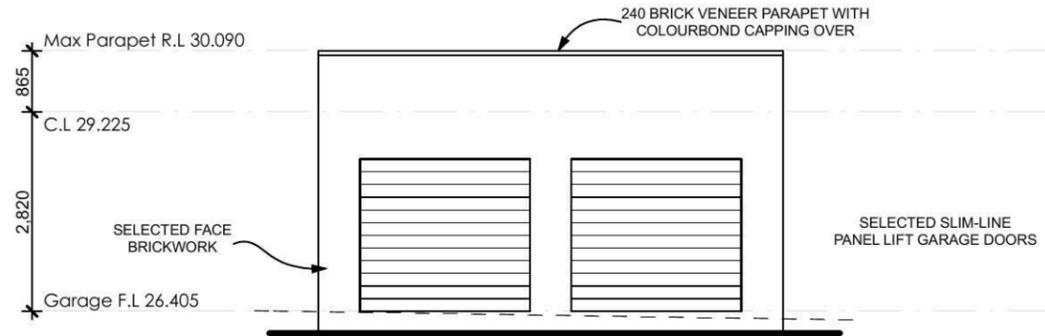
Job No. **3280N** Sheet 2 of 10

SARKING REQUIREMENTS FOR PROPOSED ROOF TO BE AS PER TABLE 3.5.1.1(a) and TABLE 3.5.1.1(b) AS SET OUT IN THE BUILDING CODE OF AUSTRALIA.

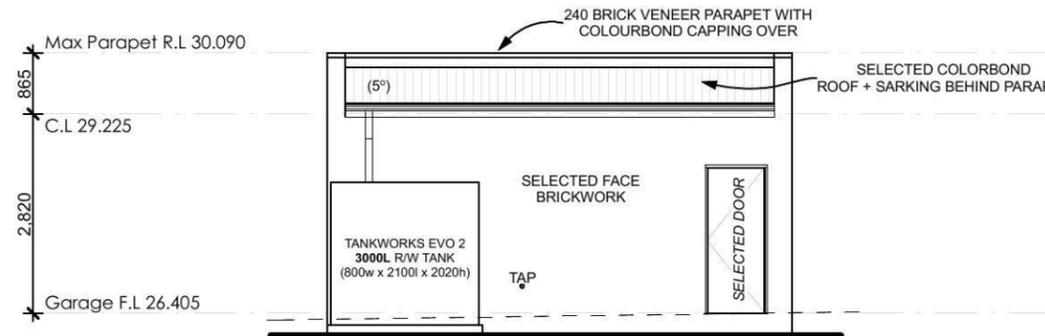
NOTE:
ROOM AREAS SHOWN ON FLOOR PLANS ARE FOR COUNCIL PURPOSES ONLY



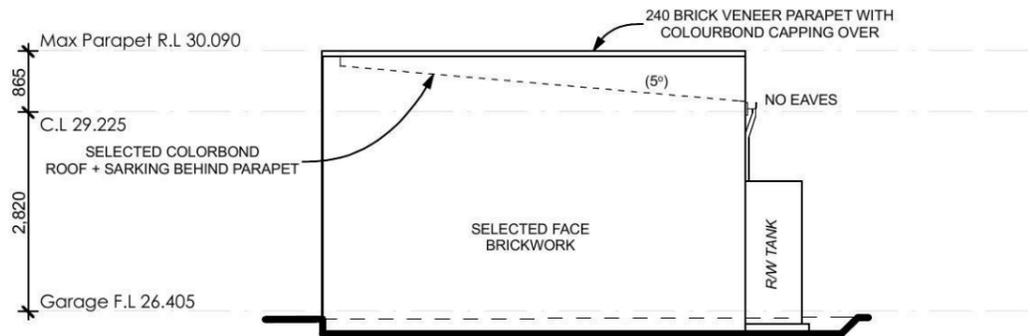
Garage Floor Plan
SCALE 1:100



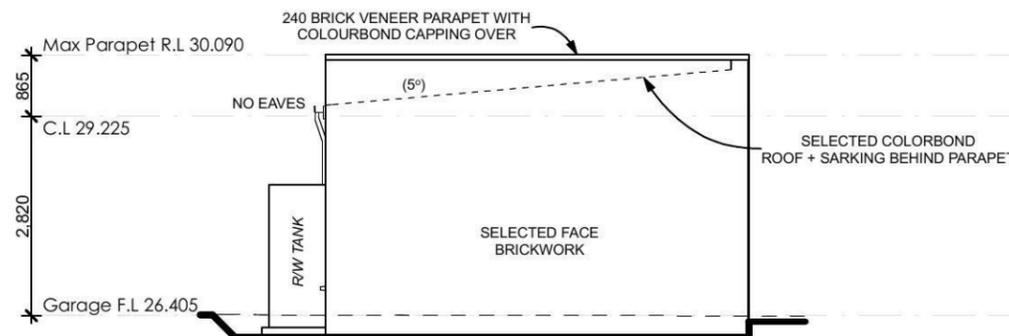
Northern Elevation
SCALE 1:100



Southern Elevation
SCALE 1:100



Western Elevation
SCALE 1:100



Eastern Elevation
SCALE 1:100

Energy Rating Certificate Number **14561078**

single-dwelling rating

6 stars

heating 54 MJ/m²

cooling 24 MJ/m²

Recessed downlights confirmation: Rated with Rated without

Assessor Name/Number: Thomas Ruck VIC/BD/AV/12/1456

Assessor Signature: *T. Ruck* Date: 20/10/14

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SITE & SLAB CLASSIFICATION IS TO BE CONFIRMED
Wind Speed category is **TO BE CONFIRMED**

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Proposed Terrace at Lot: 101, Thornton Drive, Penrith (Thornton)

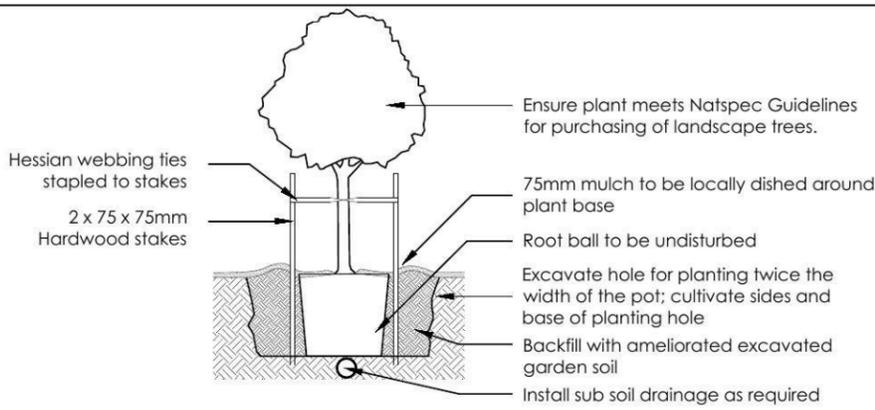
Plot Date
Mon 27 Oct 2014

Client:
Champion Homes

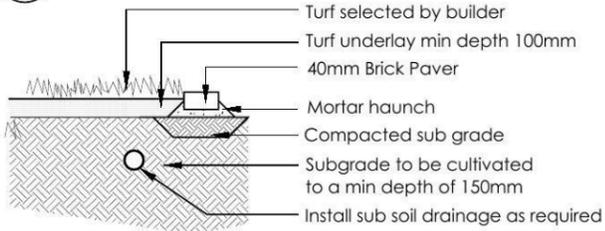
Sheet Size: A3 Date: 27.08.14 Drawn: MT

Design:
Custom Mid-Terrace

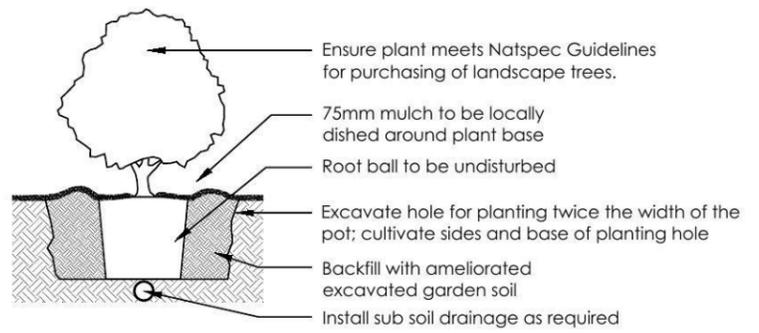
Job No. **3280N** Sheet 8 of 10



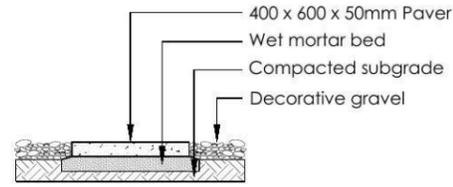
1 Tree Planting Detail
NTS 25L - 100L Pot Size



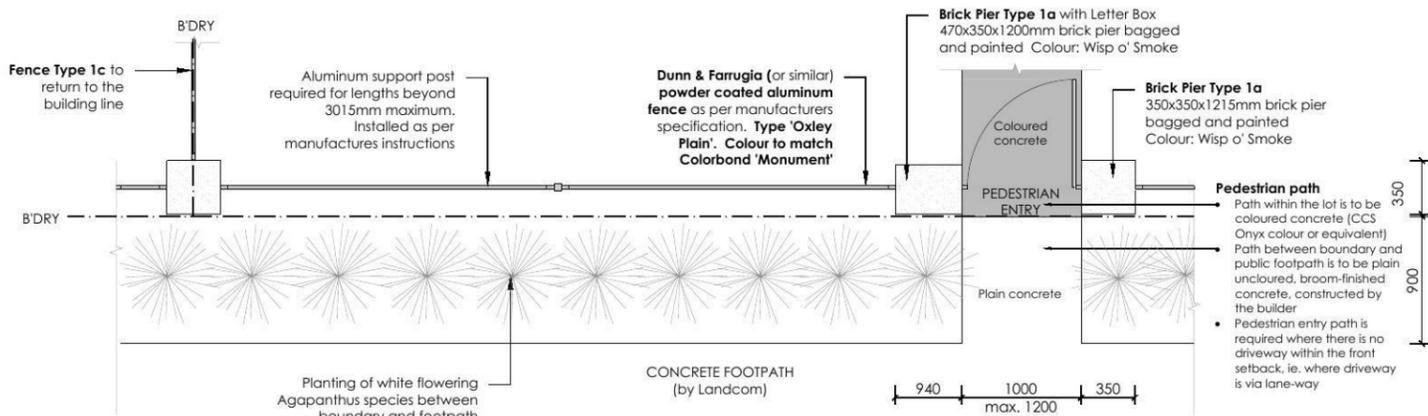
3 Turf Detail
NTS Brick Paver Edge



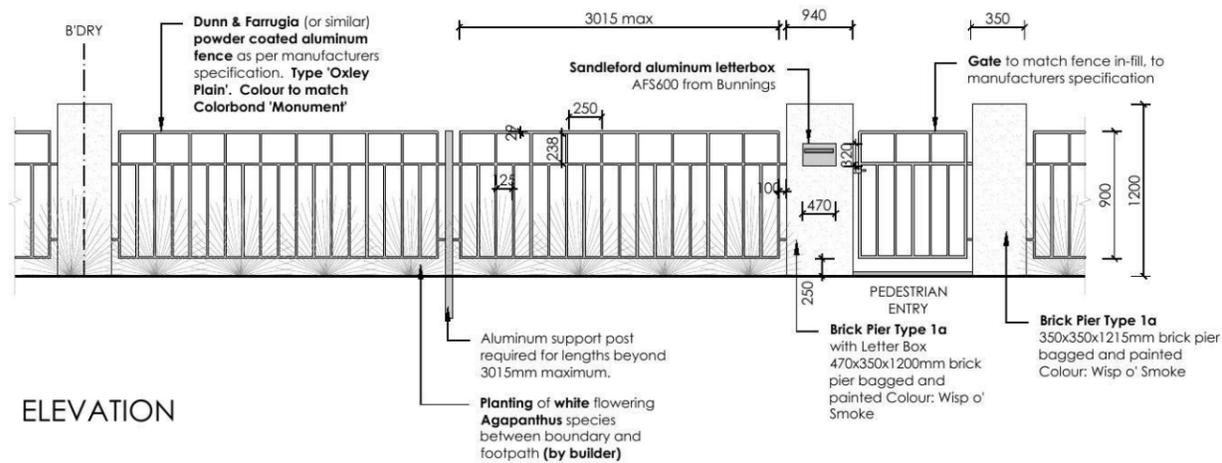
2 Planting Detail
NTS 150mm, 200mm Pot Size



4 Stepping stones in gravel
NTS Low traffic zone

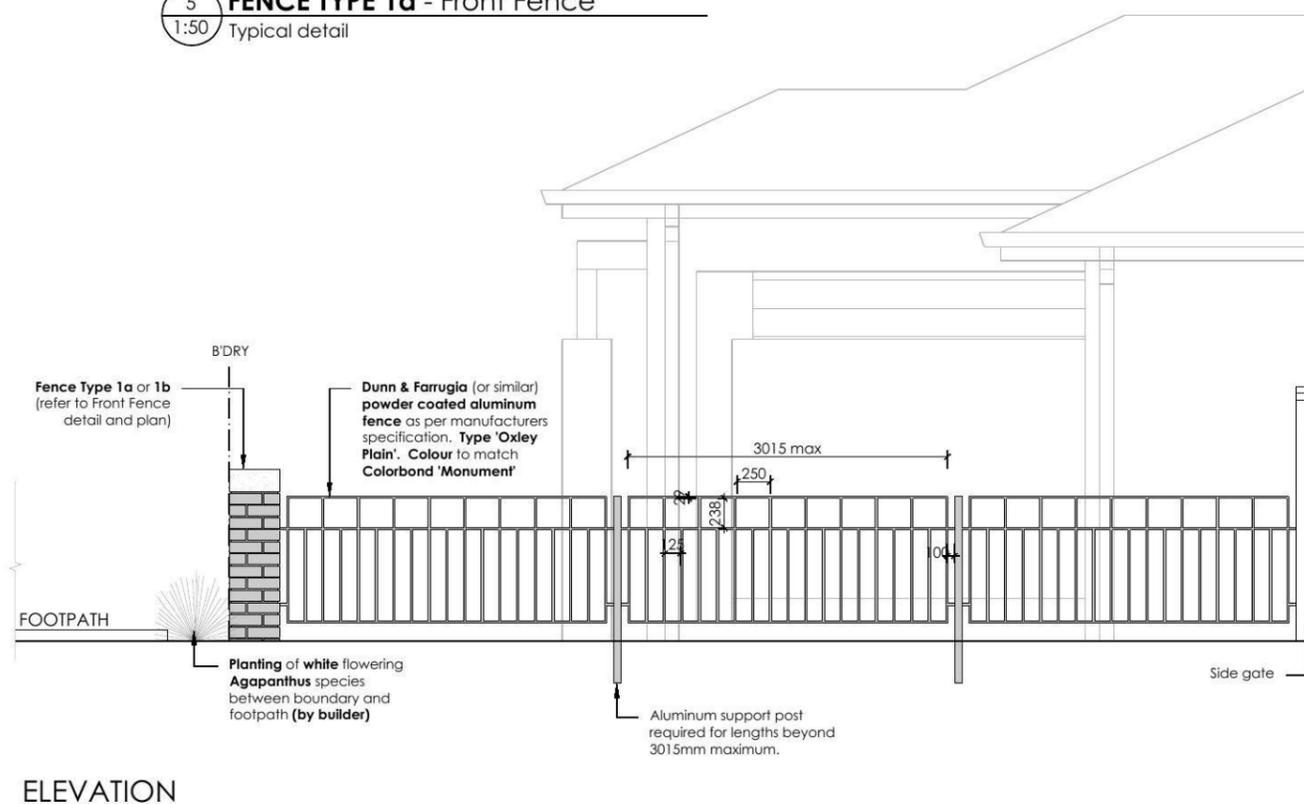


PLAN



ELEVATION

5 FENCE TYPE 1a - Front Fence
1:50 Typical detail



ELEVATION

6 FENCE TYPE 1c - Side Boundary Front Setback
1:50 Typical detail

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE COLOUR PLANS FOR CLIENT REVIEW	GC	RS	25-09-14
B	AMENDED TO BUILDER FEEDBACK	GC	RS	29-09-14
C	AMENDED TO BUILDER FEEDBACK	GC	RS	30-09-14
D	AMENDED TO INCLUDE AREA CALCULATIONS	GC	RS	02-10-14

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ADDRESS: **LOTS 97-107 THORNTON DRIVE, PENRITH**

CLIENT: **CHAMPION HOMES**

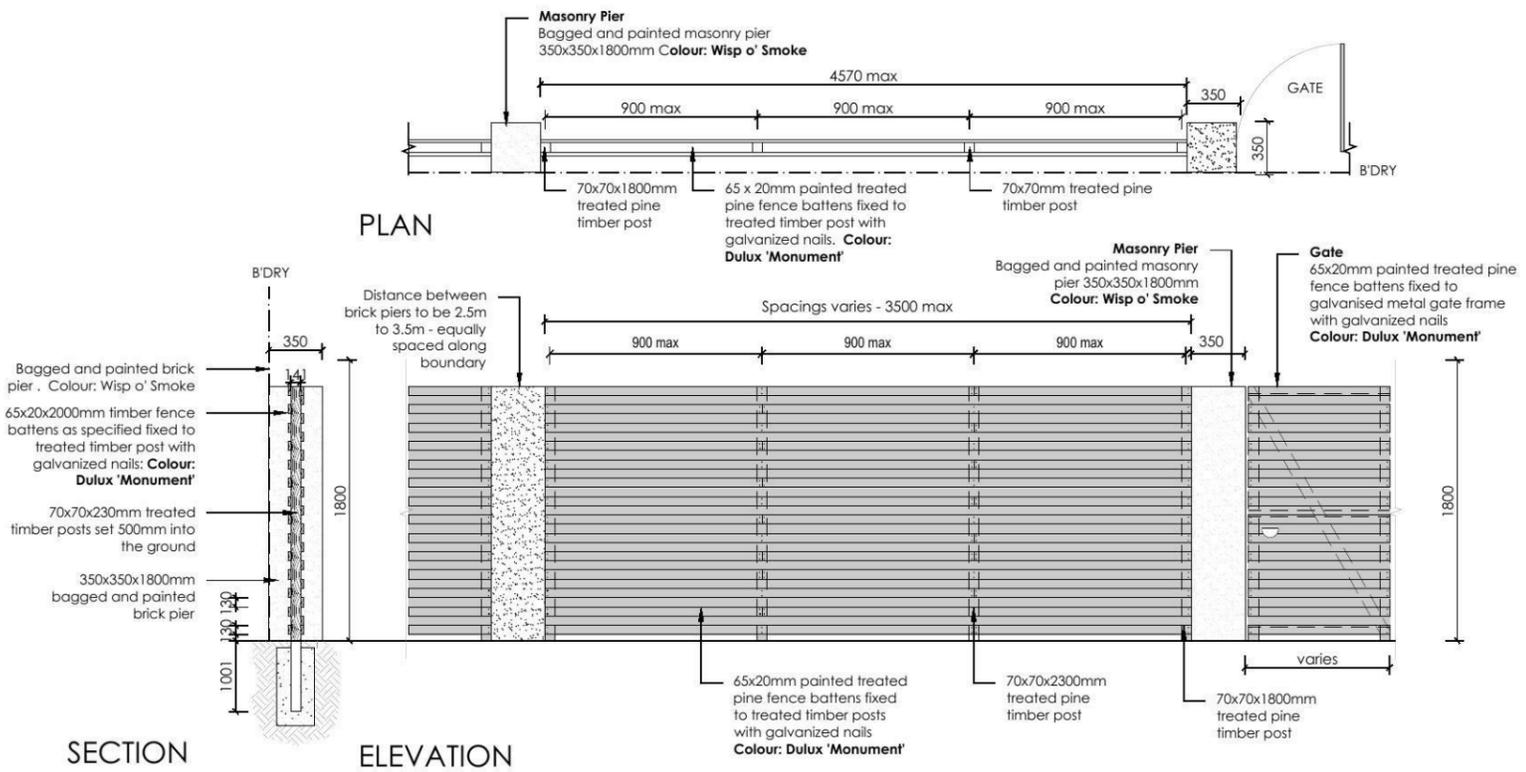
PROJECT: **NEW RESIDENCE**

DRAWING: **LANDSCAPE PLAN**

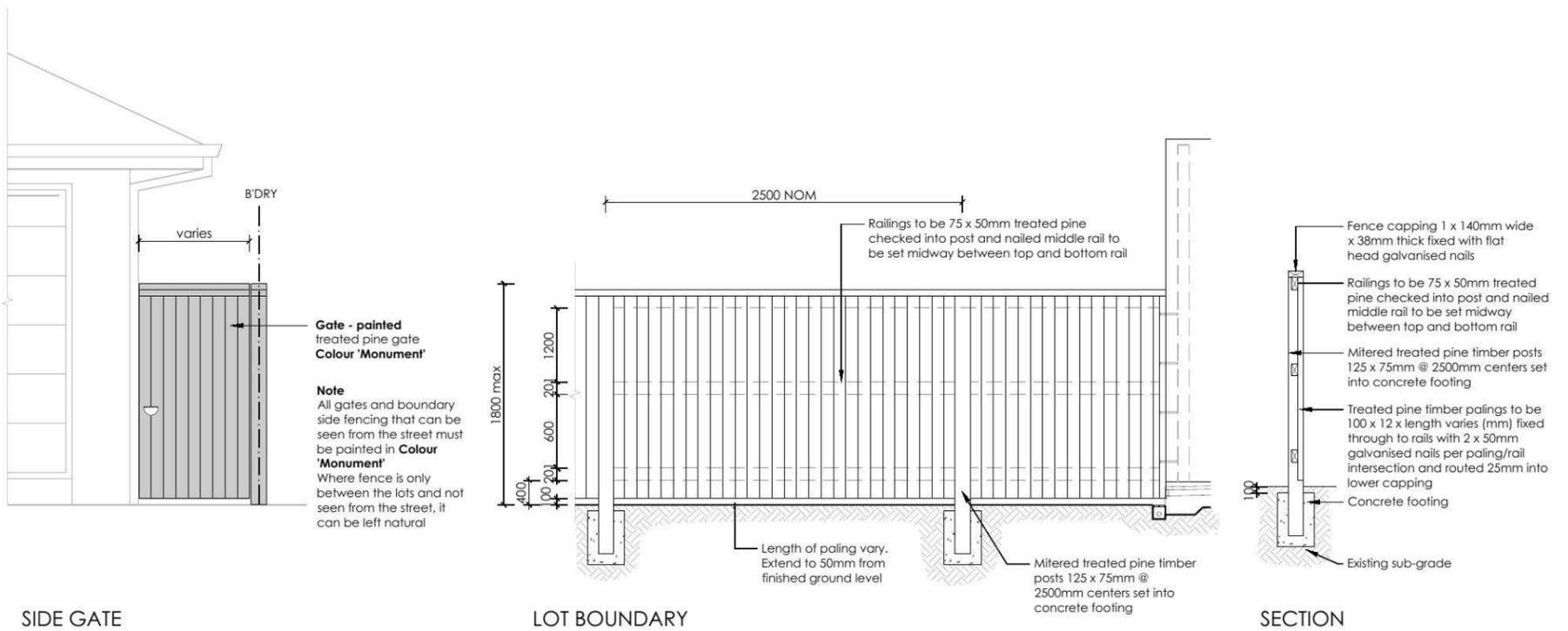
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DRAWN: **GC** CHECK: **RS** DATE: **02-10-14** REVISION: **D**

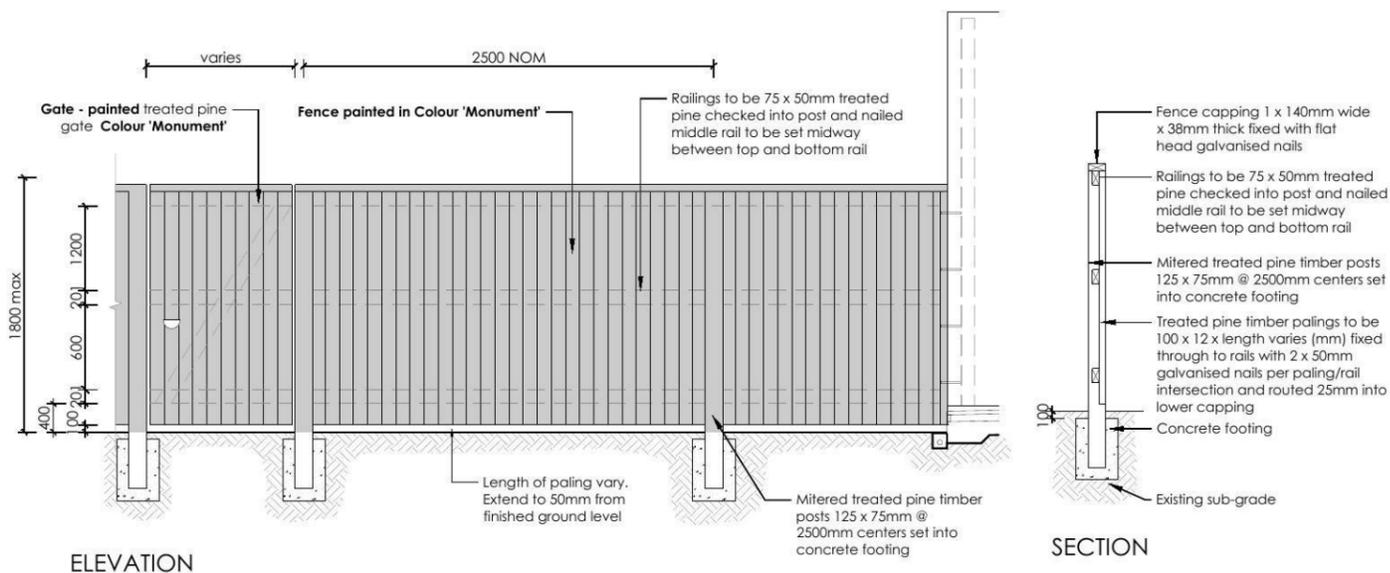




7 **FENCE TYPE 2a - Secondary Street Fencing**
1:50 Typical detail



8 **FENCE TYPE 4a - Side Boundaries**
1:50 Typical detail



9 **FENCE TYPE 4b - Rear Boundary**
1:50 All Laneways (except Barlett Lane)
Typical detail

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE COLOUR PLANS FOR CLIENT REVIEW	GC	RS	25-09-14
B	AMENDED TO BUILDER FEEDBACK	GC	RS	29-09-14
C	AMENDED TO BUILDER FEEDBACK	GC	RS	30-09-14
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PROJECT: **LOTS 97-107 THORNTON DRIVE, PENRITH**

CLIENT: **CHAMPION HOMES**

PROJECT: **NEW RESIDENCE**

DRAWING: **LANDSCAPE PLAN**

SCALE: **1:100 @ A3** ISSUE: **DA** SHEET: **03**

DRAWN: **GC** CHECK: **RS** DATE: **02-10-14** REVISION: **D**



STODDART LANE

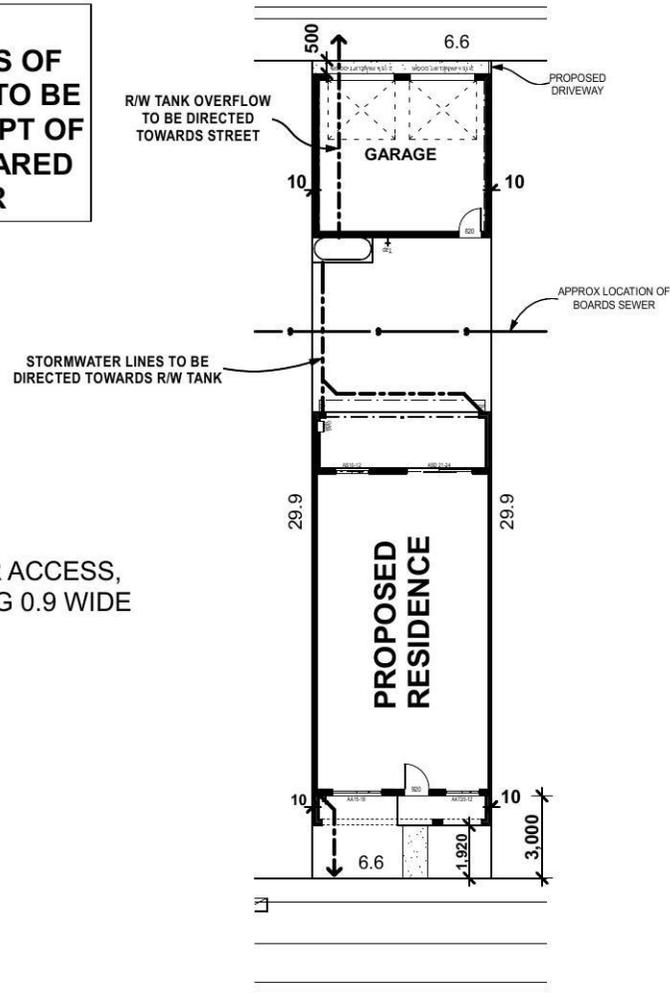
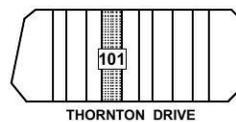
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LOT: 101
197.3m²

(A) = PROPOSED EASEMENT FOR ACCESS, MAINTENCE AND OVERHANG 0.9 WIDE

LOCATION PLAN



THORNTON DRIVE

Proposed Site Plan
 Not To Scale

NOTIFICATION PLAN

Proposed Terrace
 At: Lot 101, Thornton Drive,
 Penrith (Thornton)

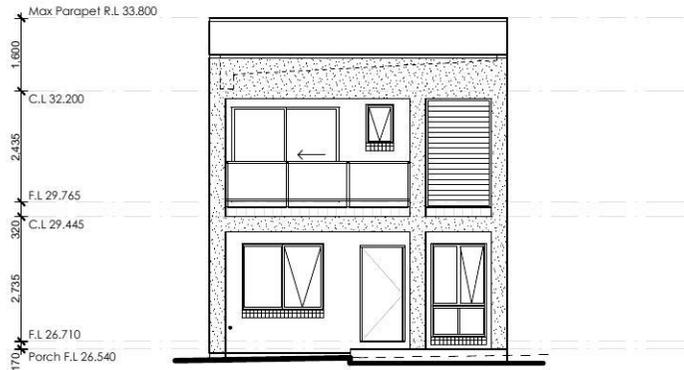


Champion Homes
Simply the Best

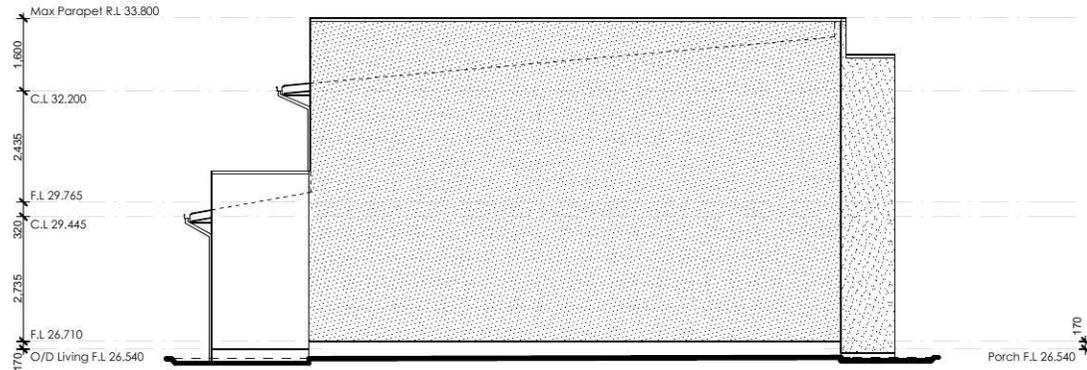
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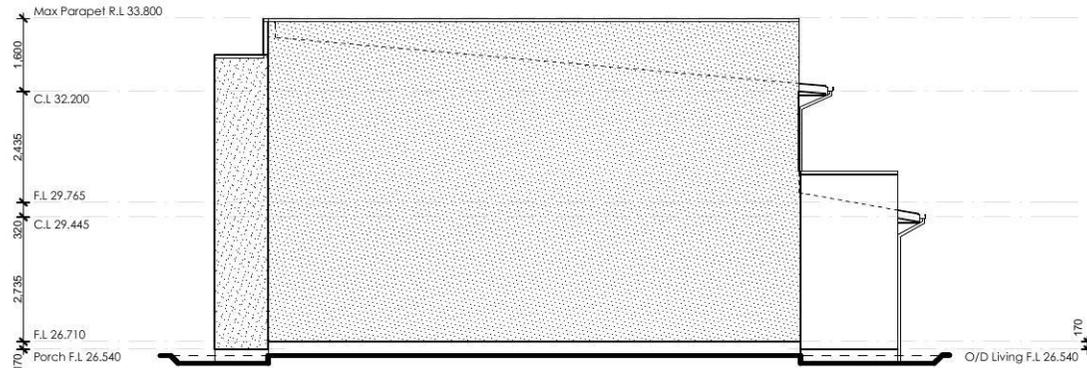
Southern Elevation
Not To Scale



Western Elevation
Not To Scale



Northern Elevation
Not To Scale



Eastern Elevation
Not To Scale

NOTIFICATION PLAN

Proposed Terrace
At: Lot 101, Thornton Drive,
Penrith (Thornton)

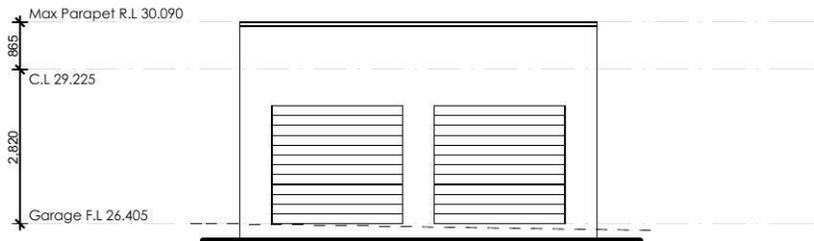


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Homes**
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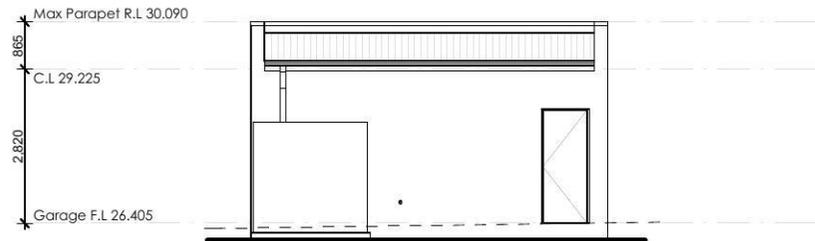
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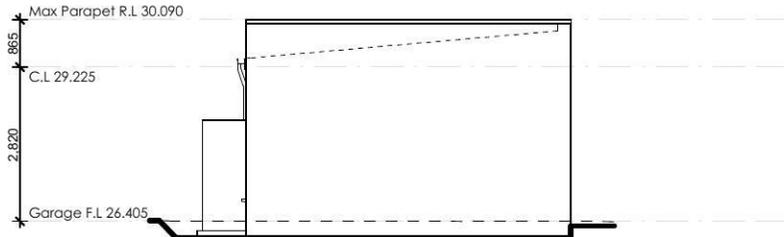
Builders Licence No. 92732C



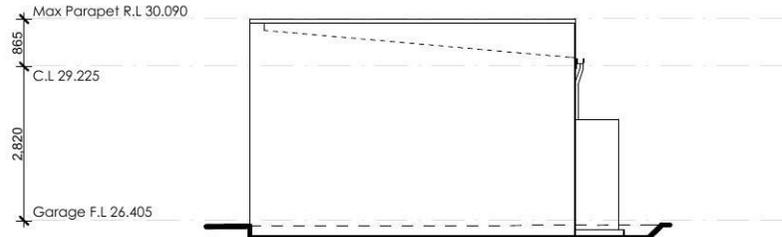
Northern Elevation
Not To Scale



Southern Elevation
Not To Scale



Eastern Elevation
Not To Scale



Western Elevation
Not To Scale

NOTIFICATION PLAN

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At: Lot 101, Thornton Drive,
Penrith (Thornton)



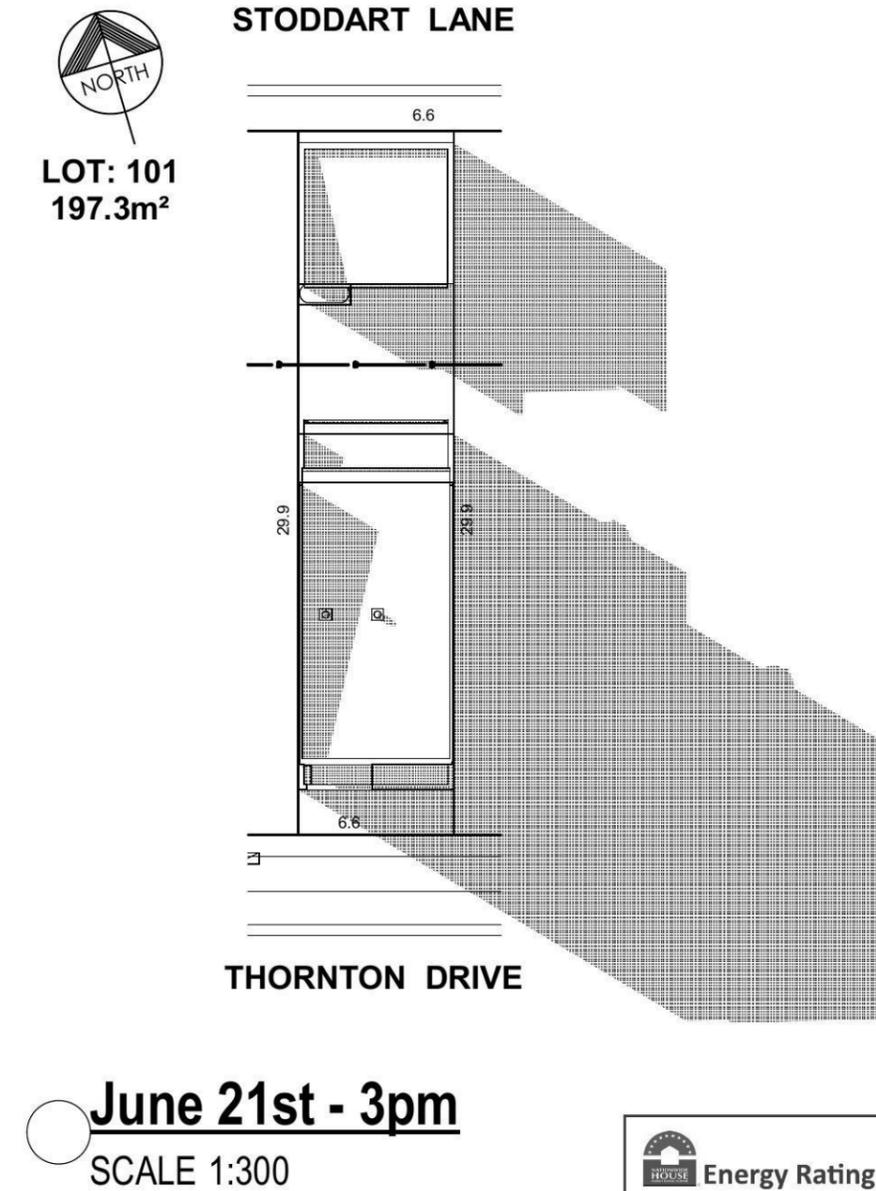
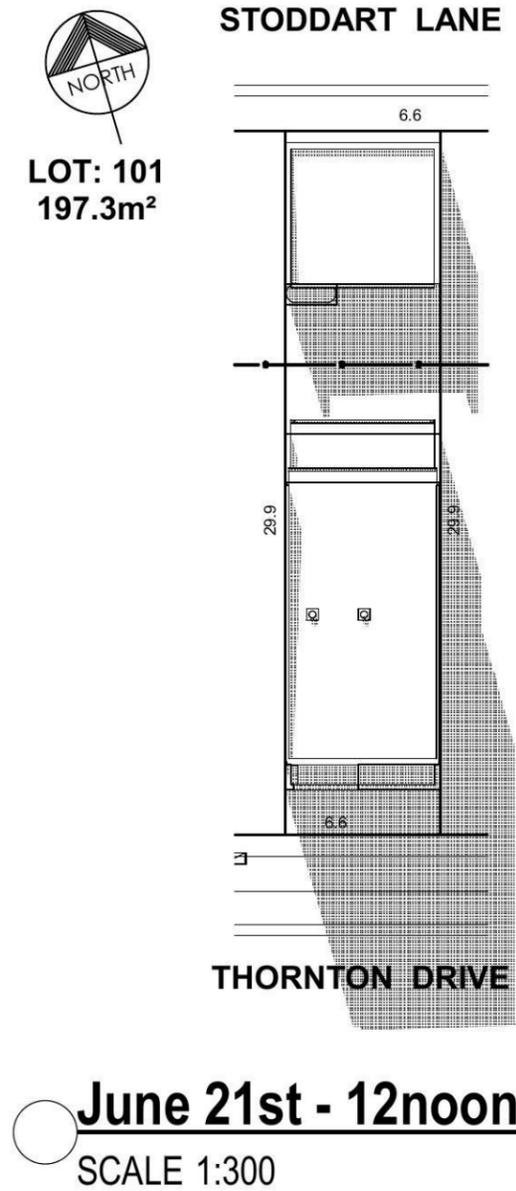
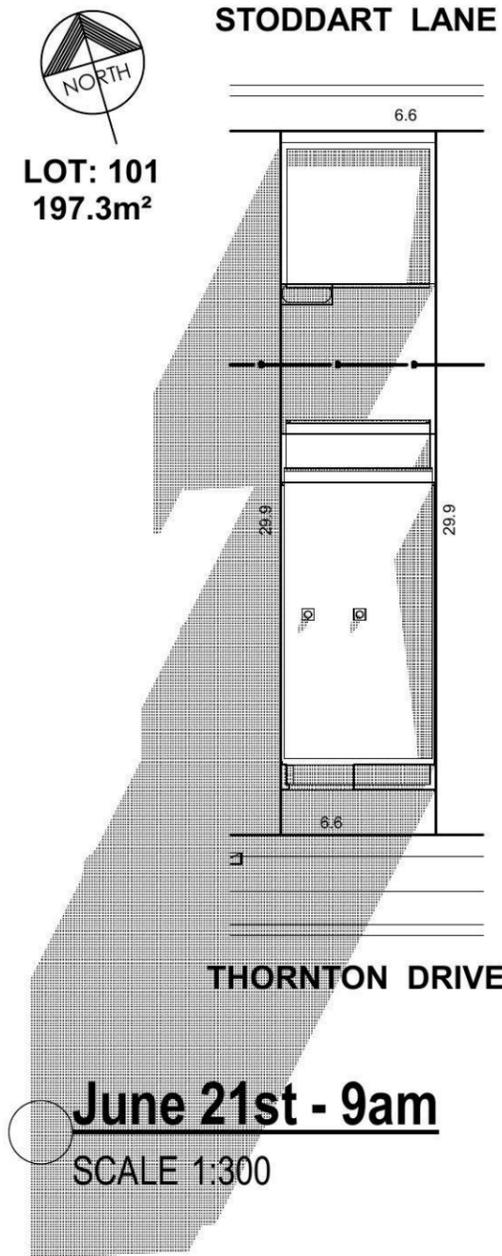
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Builders Licence No. 92732C

PROPOSED SHADOW DIAGRAMS



Energy Rating Certificate Number 14561078

single-dwelling rating

6 stars

heating 54 MJ/m²

cooling 24 MJ/m²

Recessed downlights confirmation: Rated with Rated without

Assessor Name/Number Thomas Ruck VIC/BDV/12/1456

Assessor Signature *T. Ruck* Date 20/10/14

PLEASE REFER TO NATHERS THERMAL COMFORT CERTIFICATE

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B	27.10.14	DA PLANS - BT
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Plot Date
Mon 27 Oct 2014

Client:
Champion Homes

Sheet Size: A3 Date: 27.08.14 Drawn: MT

Design:
Custom Mid-Terrace

Job No. **3280N** Sheet 3 of 10

STODDART LANE

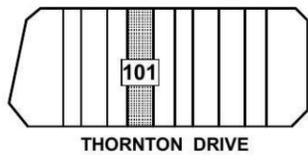
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LOT: 101
197.3m²

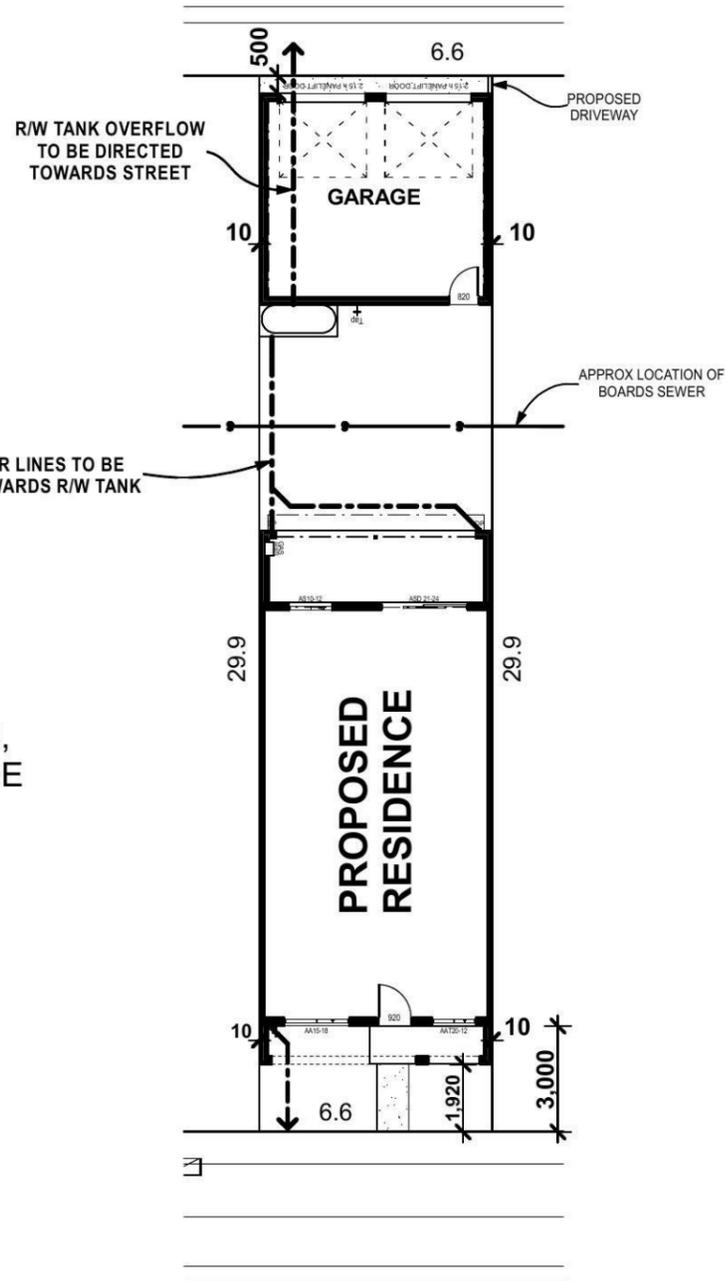
(A) = PROPOSED EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE

LOCATION PLAN



NOTE:
FINAL LOCATION & SHAPE OF ALL LANDSCAPING WORKS, INCLUDING DRIVEWAY, IS TO BE DETERMINED ON SITE AT THE DIRECTION OF THE BUILDER.

FINAL RIDGE AND FLOOR LEVELS ARE ACCEPTED TO VARY BY ±100mm FROM THE APPROVED DOCUMENTS, ALL DUE TO CONDITIONS ENCOUNTERED ON SITE DURING BUILDING WORKS.



THORNTON DRIVE

Proposed Site Plan & Drainage Plan

SCALE 1:200

SITE & SLAB CLASSIFICATION
IS TO BE CONFIRMED

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Plot Date
Mon 27 Oct 2014

Client:
Champion Homes

Sheet Size: A3 Date: 27.08.14 Drawn: MT

Design:
Custom Mid-Terrace

Job No. **3280N** Sheet 1 of 10

STODDART LANE

Energy Rating Certificate Number 14561078

single-dwelling rating

6 stars
heating 54 MJ/m²
cooling 24 MJ/m²

Recessed downlights confirmation: Rated with Rated without

Assessor Name/Number: Thomas Ruck VIC/BD4V/12/1456
Assessor Signature: *T. Ruck* Date: 20/10/14

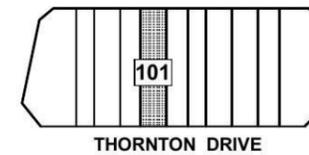
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LOT: 101
197.3m²

(A) = PROPOSED EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE

LOCATION PLAN



NORTH PENRITH "THORNTON" REQUIREMENTS:

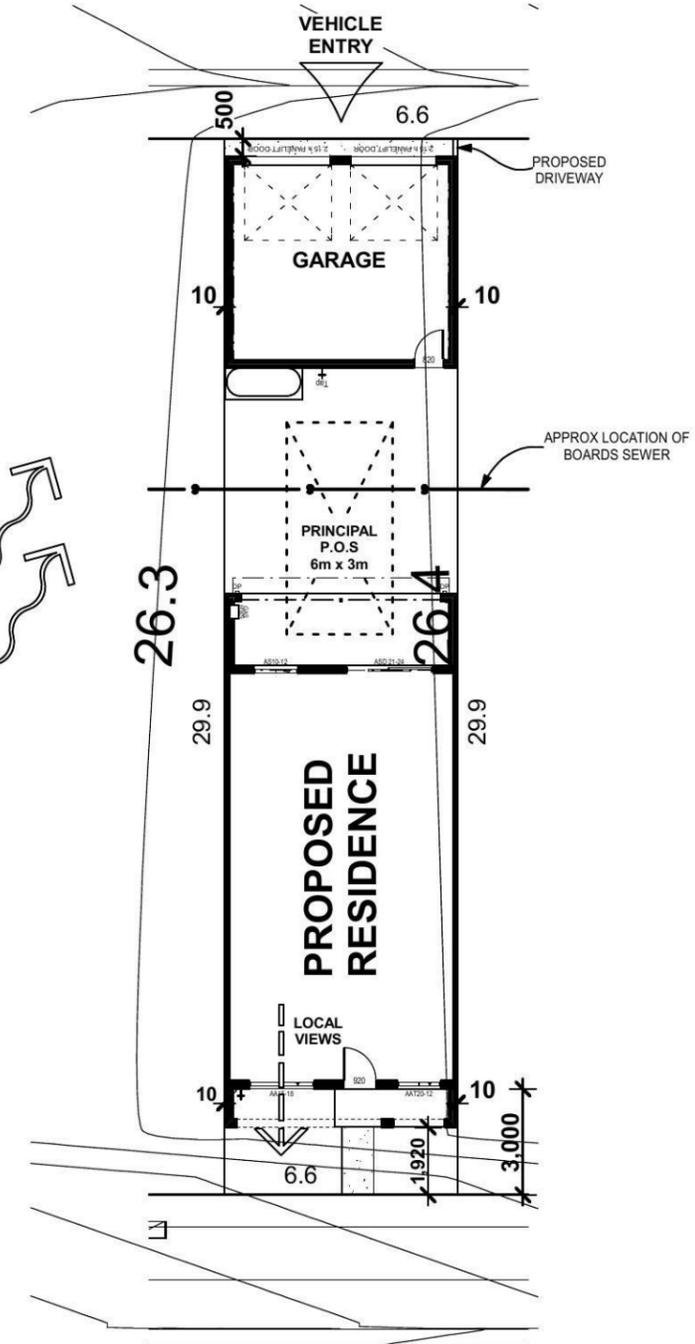
SITE AREA: 197.3m²

PRIVATE OPEN SPACE:
(Min 2.0m Wide)
REQUIRED: 20% or 39.46m²
ACHIEVED: 24% or 46.96m²

LANDSCAPE AREA:
ACHIEVED: 27% or 52.60m²

Proposed Site Analysis Plan

SCALE 1:200



THORNTON DRIVE

Proposed Site Analysis Plan

SCALE 1:200

S/W BREEZES

STODDART LANE

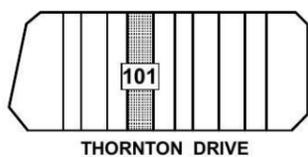
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197.3m²

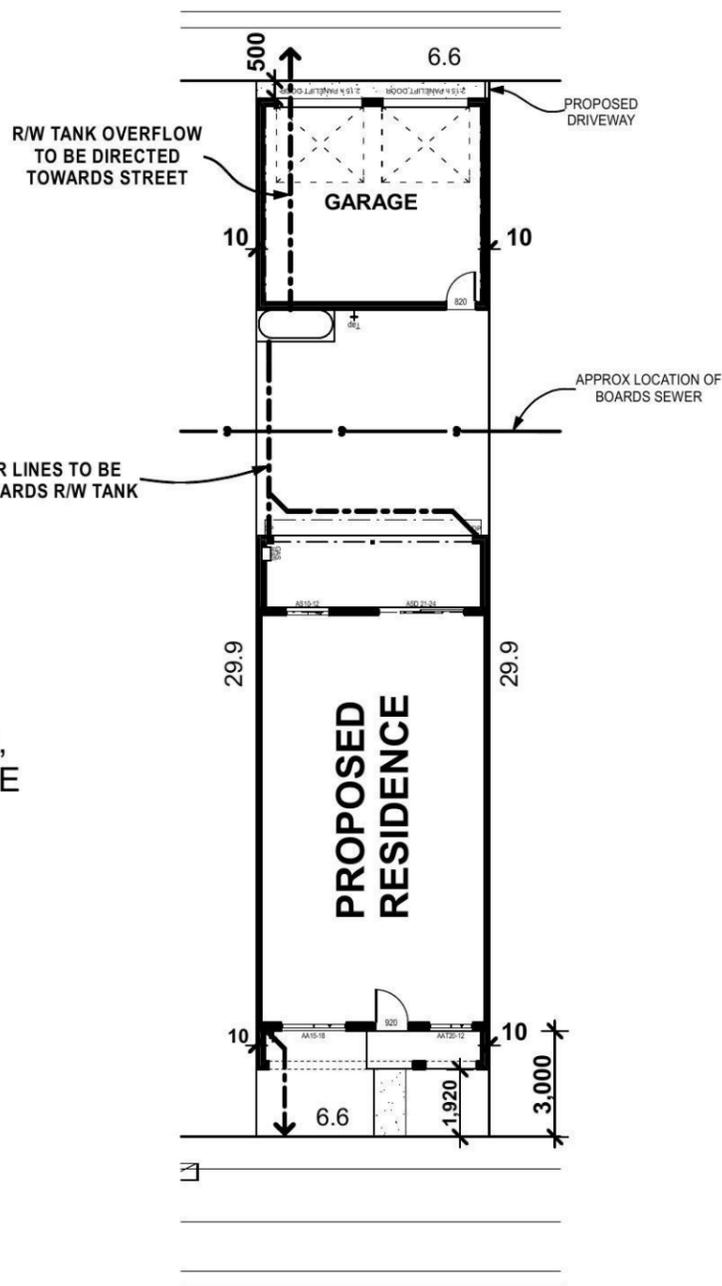
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THORNTON DRIVE

Proposed Site Plan & Drainage 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	305 mm FROM F.F.L.
FRONT PORCH/VERANDAH	170 mm FROM F.F.L.
BALCONY	110 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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Builders Licence No. 92732C

Revision	Date	Amendment
B	27.10.14	DA PLANS - BT
A	27.08.14	CONTRACT DRAWINGS - MT

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Proposed Terrace at Lot: 101, Thornton Drive, Penrith (Thornton)

Plot Date
Mon 27 Oct 2014

Client:
Champion Homes

Sheet Size: A3 Date: 27.08.14 Drawn: MT
Design:
Custom Mid-Terrace
Job No. **3280N** Sheet 1 of 10

STODDART LANE

Energy Rating Certificate Number 14561078

single-dwelling rating

6 stars
heating 54 MJ/m²
cooling 24 MJ/m²

Recessed downlights confirmation: Rated with Rated without

Assessor Name/Number: Thomas Ruck VIC/BD4V/12/1456
Assessor Signature: *T. Ruck* Date: 20/10/14

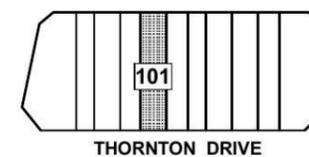
PLEASE REFER TO NATHERS THERMAL COMFORT CERTIFICATE



LOT: 101
197.3m²

(A) = PROPOSED EASEMENT FOR ACCESS, MAINTENANCE AND OVERHANG 0.9 WIDE

LOCATION PLAN



NORTH PENRITH "THORNTON" REQUIREMENTS:

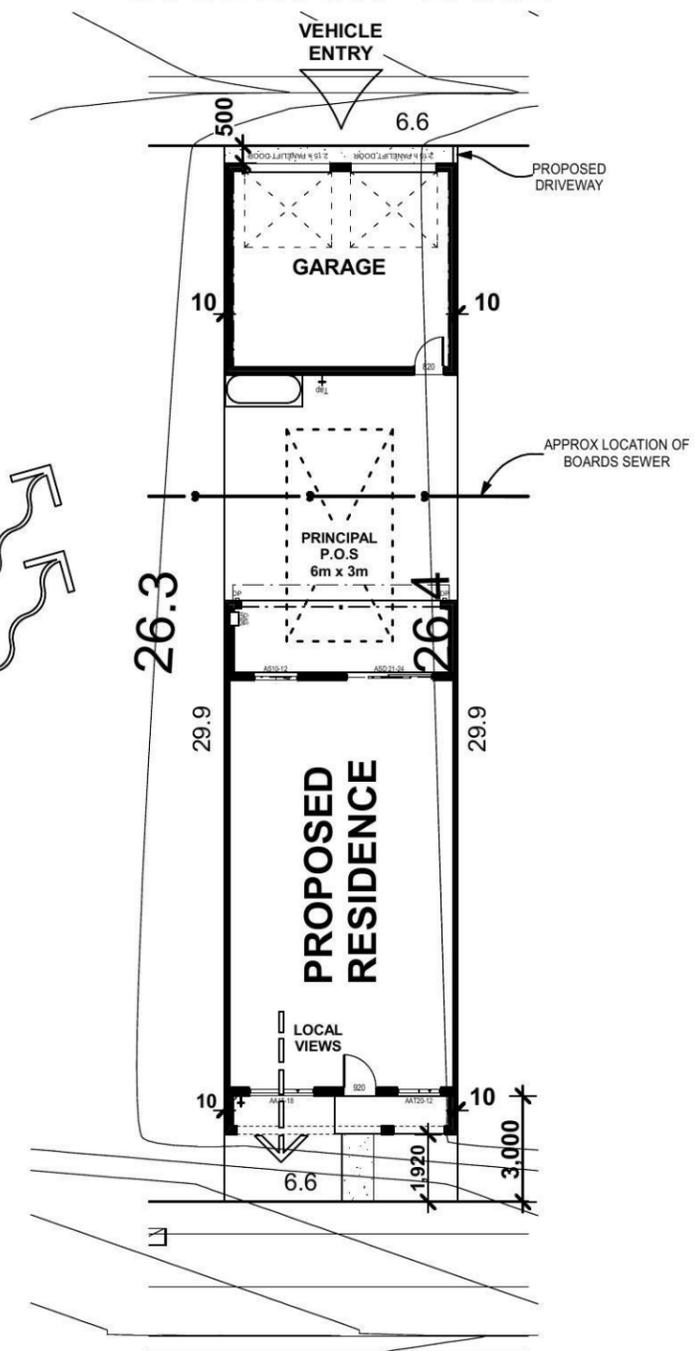
SITE AREA: 197.3m²

PRIVATE OPEN SPACE:
(Min 2.0m Wide)
REQUIRED: 20% or 39.46m²
ACHIEVED: 24% or 46.96m²

LANDSCAPE AREA:
ACHIEVED: 27% or 52.60m²

Proposed Site Analysis Plan

SCALE 1:200



THORNTON DRIVE

Proposed Site Analysis Plan

SCALE 1:200