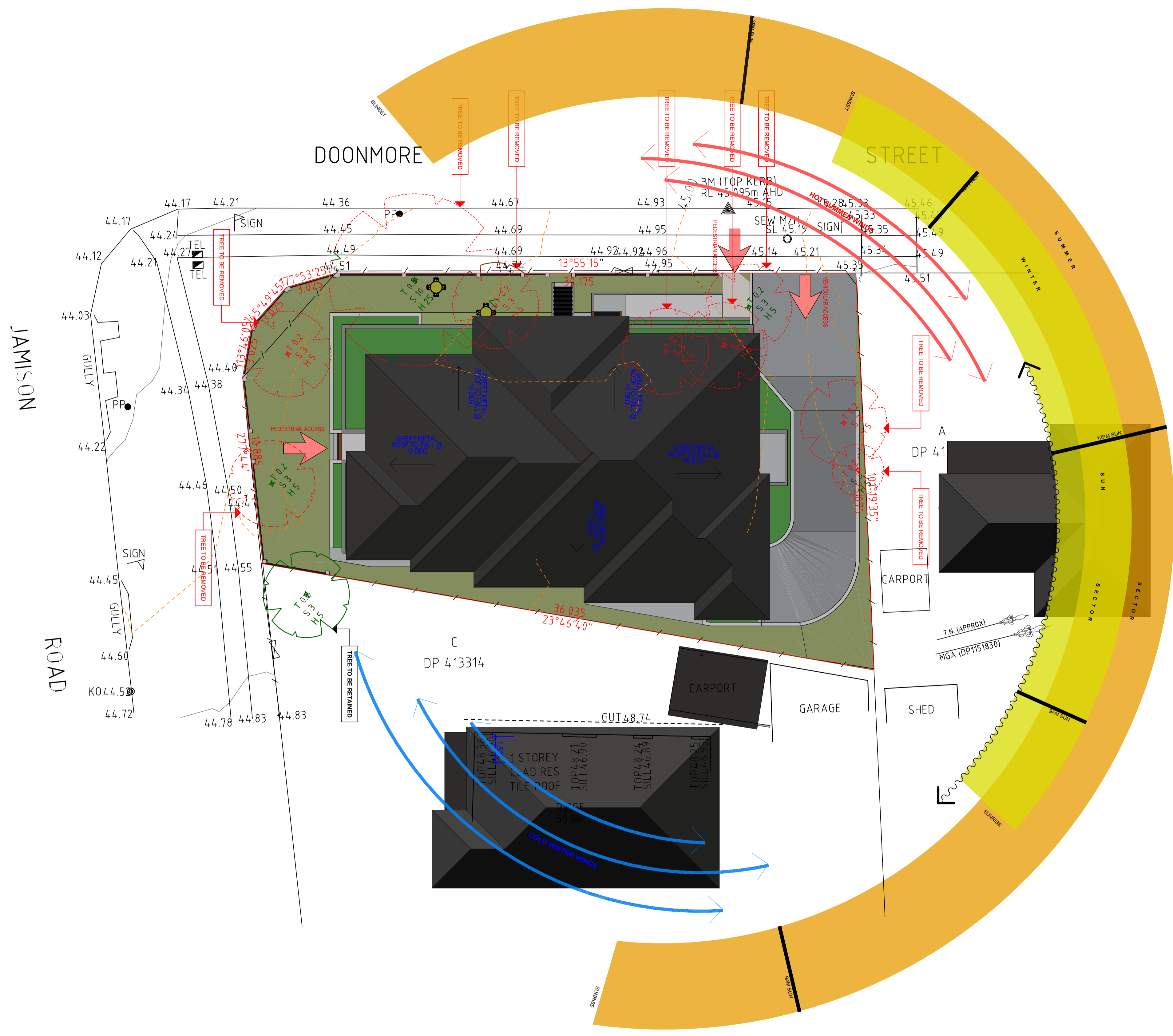


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Assessor Certificate

Issued in accordance with
BASIX Thermal Comfort Simulation Method.

Assessor No # 20851 Projects: PENRITH

Thermal performance specifications

Following specification must apply to all instances of that element for the whole project. If different construction elements are applied then the Assessor Certificate is no longer valid.

Certificate No:	159 JAMISON RD				
External walls Construction	Added Insulation				
Brick Veneer (First floor)	R2.0				
Cavity Brick (Ground floor)	R1.5				
Internal walls Construction					
Party wall on studs (between units)	R1.5				
Single skin	R1.5				
Roof Construction					
Metal Roof	Foil				
Colour	Medium				
Ceilings Construction					
Plaster board	R3.0				
Floors Construction	Covering				
Concrete (above carpark)	As drawn	R1.0			
Concrete (Floor between)	As drawn	Nil			
Windows & Glazed door					
<i>All window and glazed door to be selected as per AFRC. Deviation is accepted ±5%. This tolerance ONLY applies to SHGC, the U-value can always be lower but not higher than the values stated.</i>					
Area (M ²)	Frame	Ext. cover	U Val	SHGC	Glazing
As drawn	Aluminium	As drawn	5.6	0.41	Single clear
Skylights					
Area (M ²)	Type	Glazing			
As drawn	Nil	Nil			
Fixed shading (eaves, pergolas, verandas, awnings)					
All shade elements modelled as drawn					
Weather seals to windows and doors				Be provided	
All down lights be sealed				Yes	

1 Thermal Spec_159 JAMISON RD 1:0.73

Certificate no.: 0003700970
Assessor Name: Mahbub Hassan
Accreditation no.: 20851
Certificate date: 20 March 2019
Dwelling Address:
159 JAMISON RD
PENRITH, NSW
2750

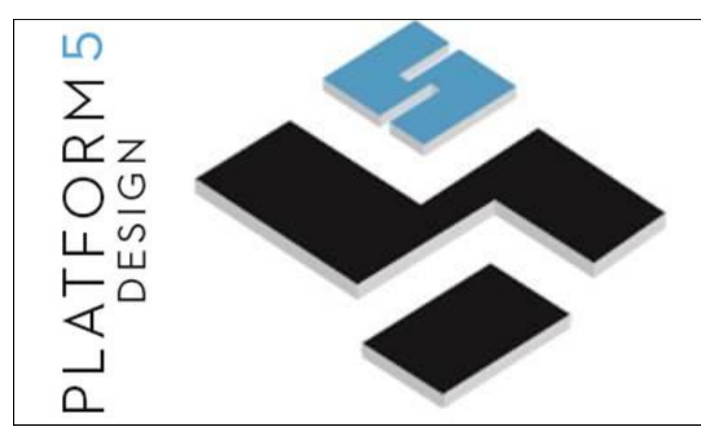
Average star rating **6.6**

www.nathers.gov.au

Accreditation Period	2018-2019
Assessor Name	Mahbub Hassan
Assessor Number	20851
Assessor Signature	

HERS Assessments completed within the accreditation period are part of the ABSA quality audit system.

This Accredited Assessor is qualified to use NHERS Accredited Software and has agreed to follow an Assessor Code of Practice.



REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
A	ISSUE FOR INFORMATION	04-03-18			
B	ISSUE FOR INFORMATION	18-03-19			
C	DA SUBMISSION	20-03-19			
D	ISSUED FOR 8.3 REVIEW APPLICATION	02-10-19			
E					
F					

**- 159 JAMISON RD -
- PENRITH -
- NSW - SYDNEY -
- LOT B - - DP 413314 -
SETION 8.3 REVIEW APPLICATION TWO STOREY
BOARDING HOUSE DEVELOPMENT**

CLIENT:
JEAN MOUAWAD

6300 EXTERNAL FINISHES SCHEDULE

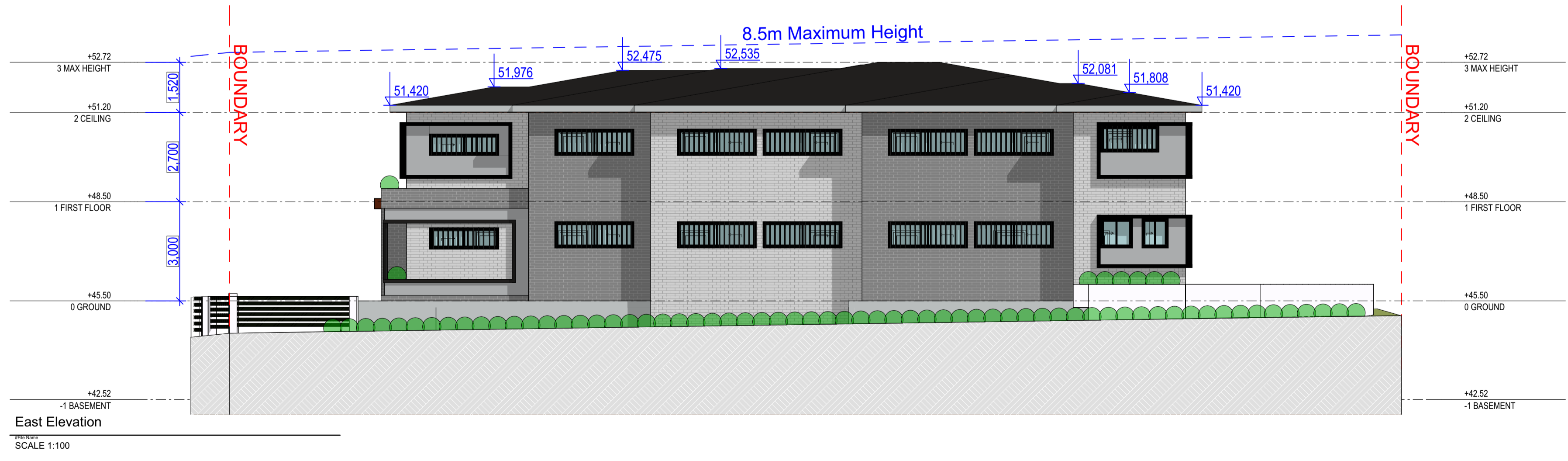
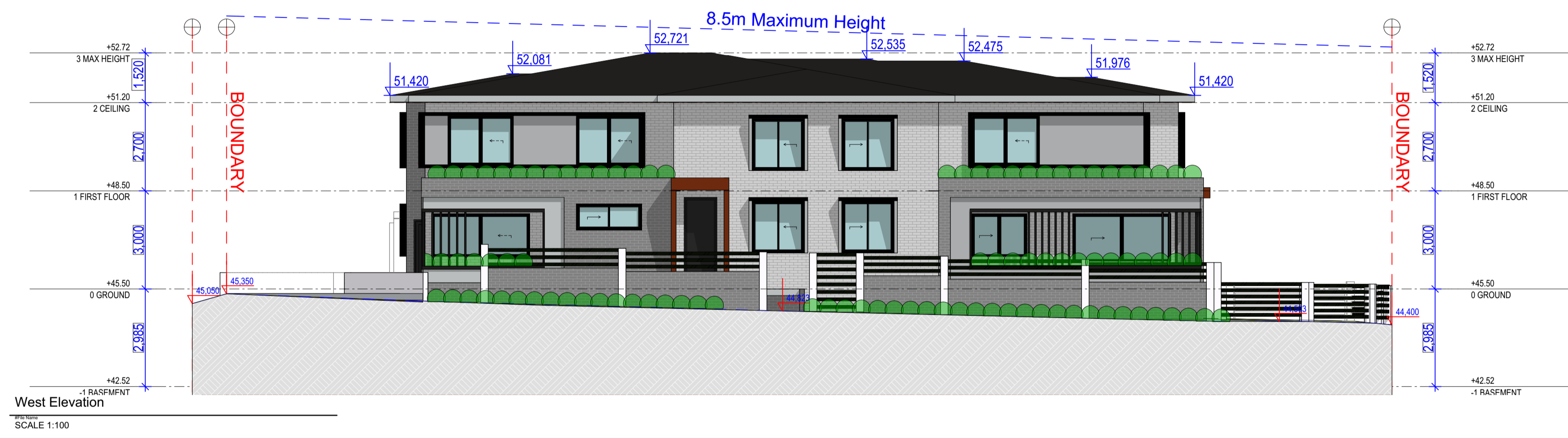
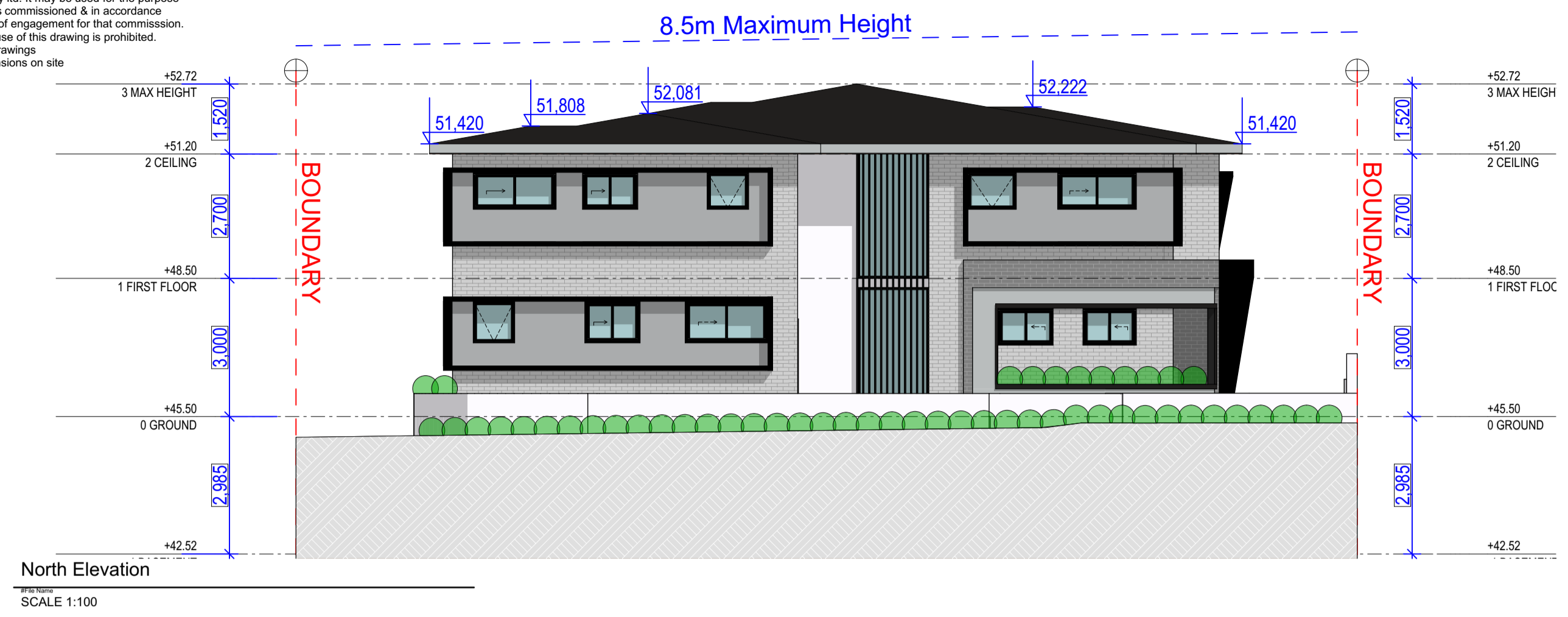
A4 NOTIFICATION PLANS

Designed	MP, JC
Approved	MP, JC

Project Number 18-030	Scale AS SHOWN
Drawing Number 6302	Date of Issue 25/10/2019

DEVELOPMENT APPLICATION ISSUE D

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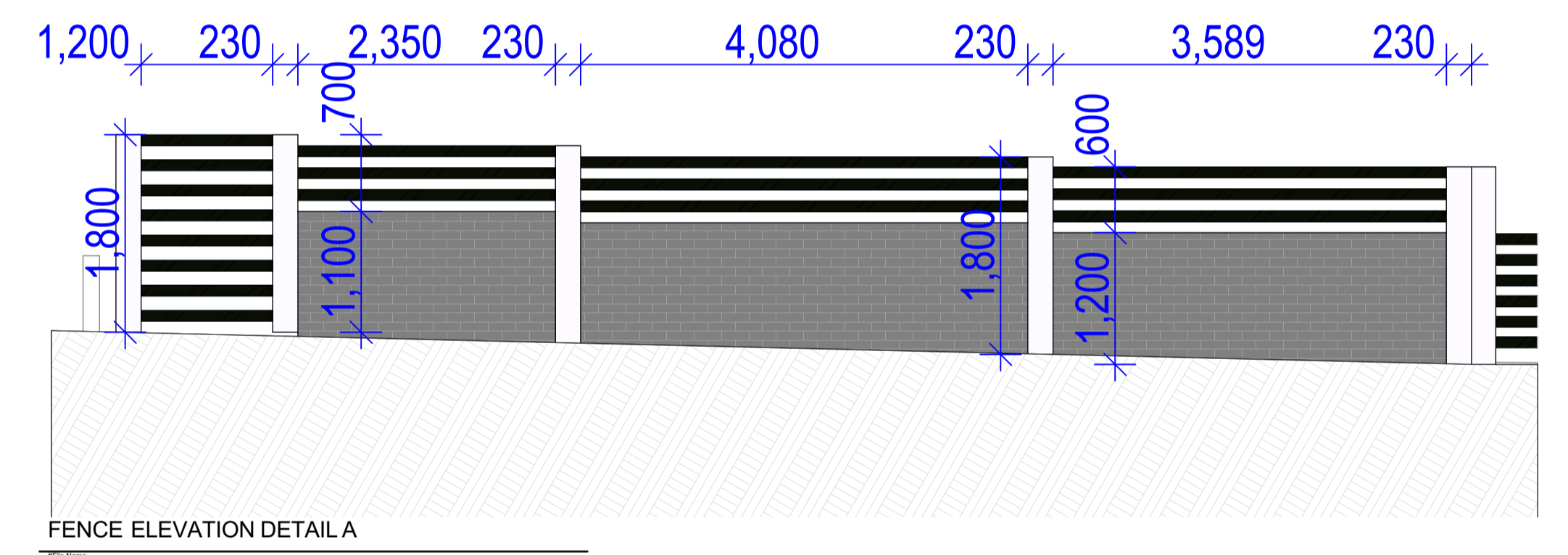
6.6
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.: 0003700970
Assessor Name: Mahbub Hassan
Accreditation no.: 20851
Certificate date: 20 March 2019
Dwelling Address: 159 JAMISON RD PENRITH, NSW 2750
www.nathers.gov.au

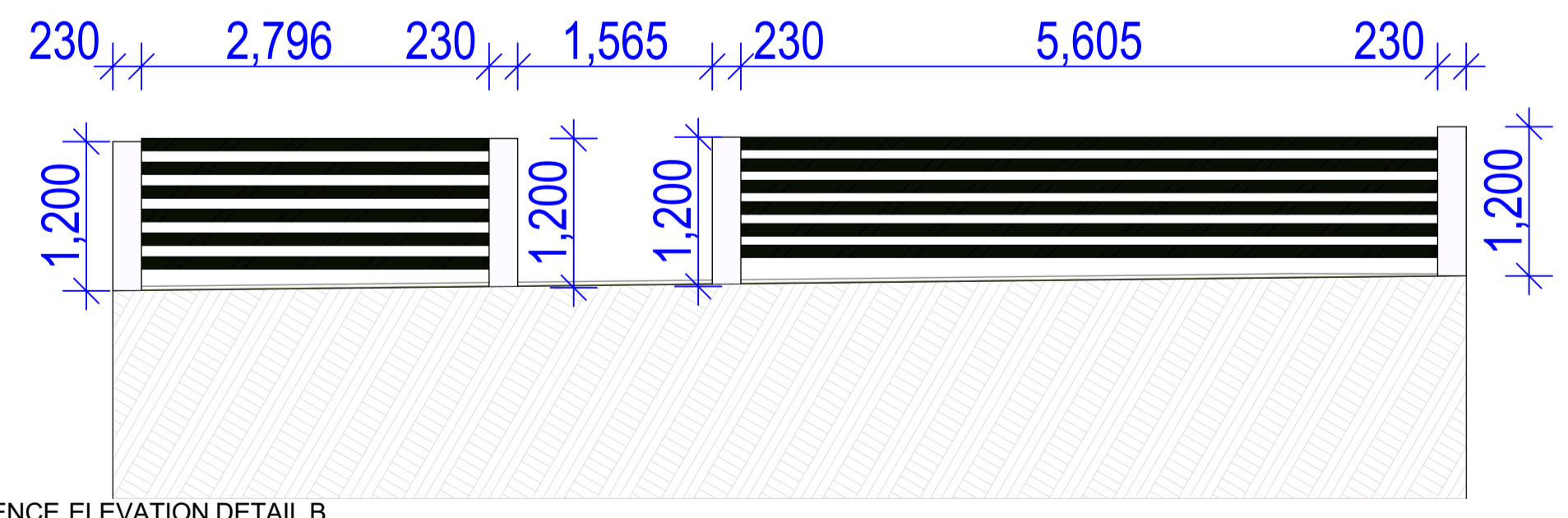


Assessor Certificate					
Issued in accordance with BASIX Thermal Comfort Simulation Method.					
Assessor No # 20851	Projects: PENRITH				
Thermal performance specifications					
Following specification must apply to all instances of that element for the whole project. If different construction elements are applied then the Assessor Certificate is no longer valid.					
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Cavity Brick (Ground floor)	R1.5				
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Area (M ²)	Frame	Ext. cover	U Val	SHGC	Glazing
As drawn	Aluminium	As drawn	5.6	0.41	Single clear
Skylights					
Area (M ²)	Type				Glazing
As drawn	Nil				Nil
Fixed shading (eaves, pergolas, verandas, awnings)					
All shade elements modelled as drawn					
Weather seals to windows and doors			Be provided		
All down lights be sealed			Yes		

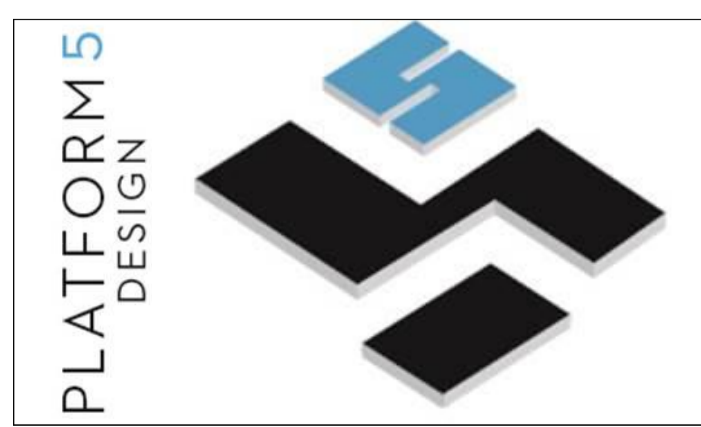
1Thermal Spec_159 JAMISON RD1



FENCE ELEVATION DETAIL A
SCALE 1:50
DETAIL FENCE A - ALONG DOONMORE FOR PRIVATE OPEN SPACE



FENCE ELEVATION DETAIL B
SCALE 1:50
DETAIL FENCE B - OPEN STYLE FENCE. ALONG OVERLAND FLOOR TO BE UNOBSTRUCTED



REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE
A	ISSUE FOR INFORMATION	04-03-18			
B	ISSUE FOR INFORMATION	18-03-19			
C	DA SUBMISSION	20-03-19			
D	ISSUED FOR 8.3 REVIEW APPLICATION	02-10-19			
E					
F					

- 159 JAMISON RD -
- PENRITH -
- NSW - SYDNEY -
- LOT B - - DP 413314 -
SETION 8.3 REVIEW APPLICATION TWO STOREY BOARDING HOUSE DEVELOPMENT

CLIENT:
JEAN MOUAWAD

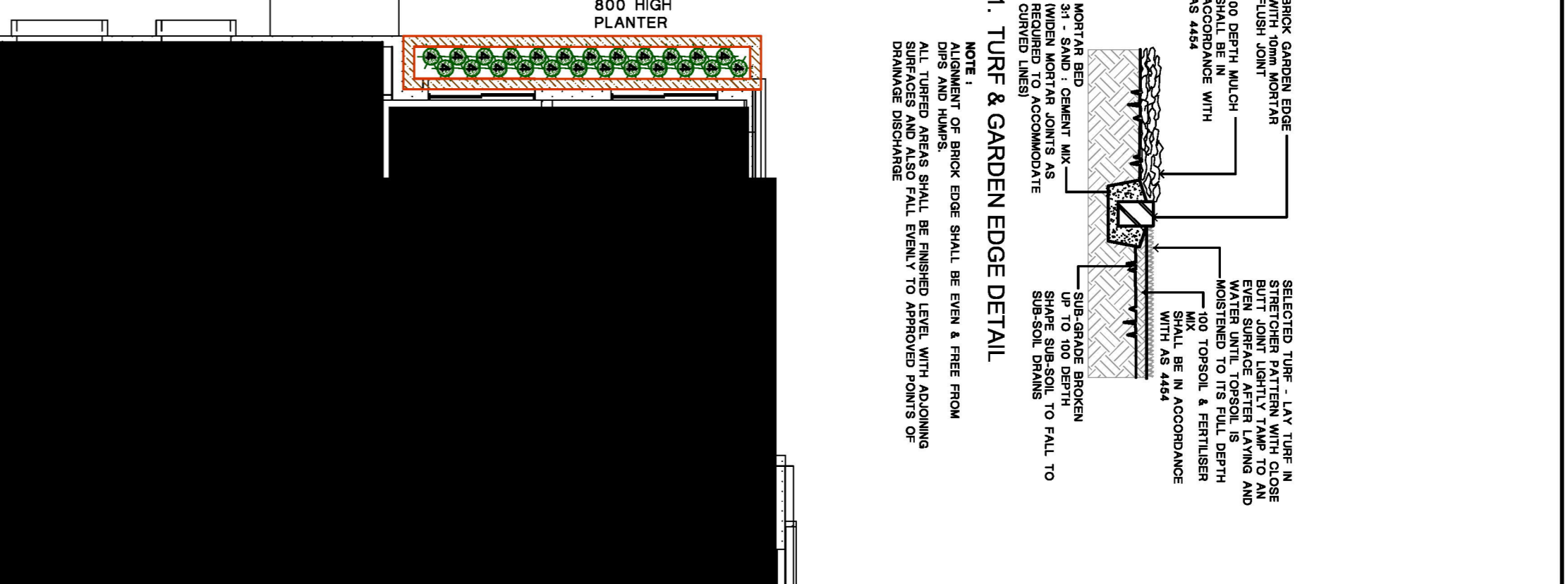
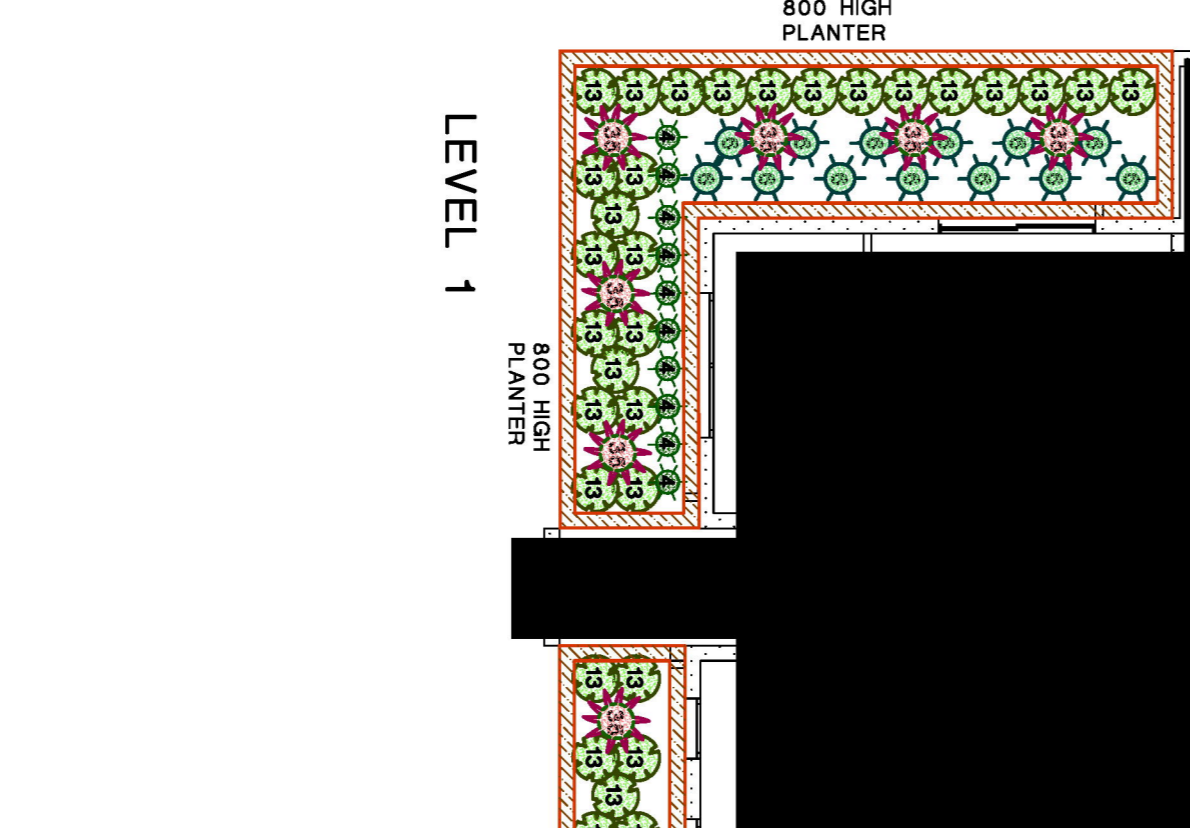
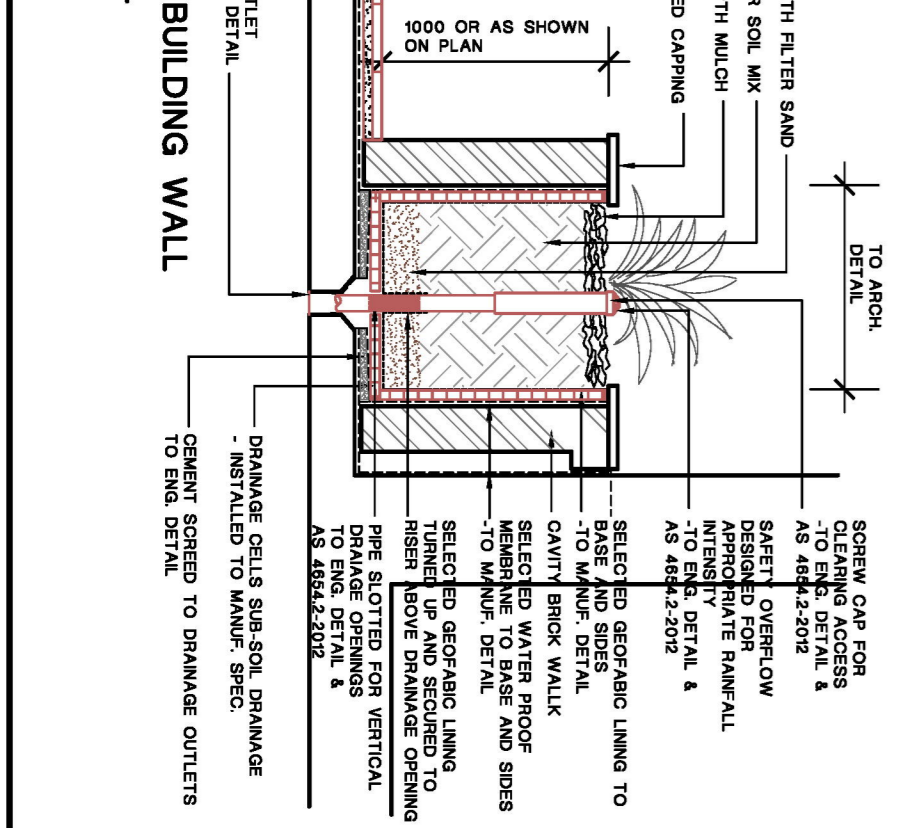
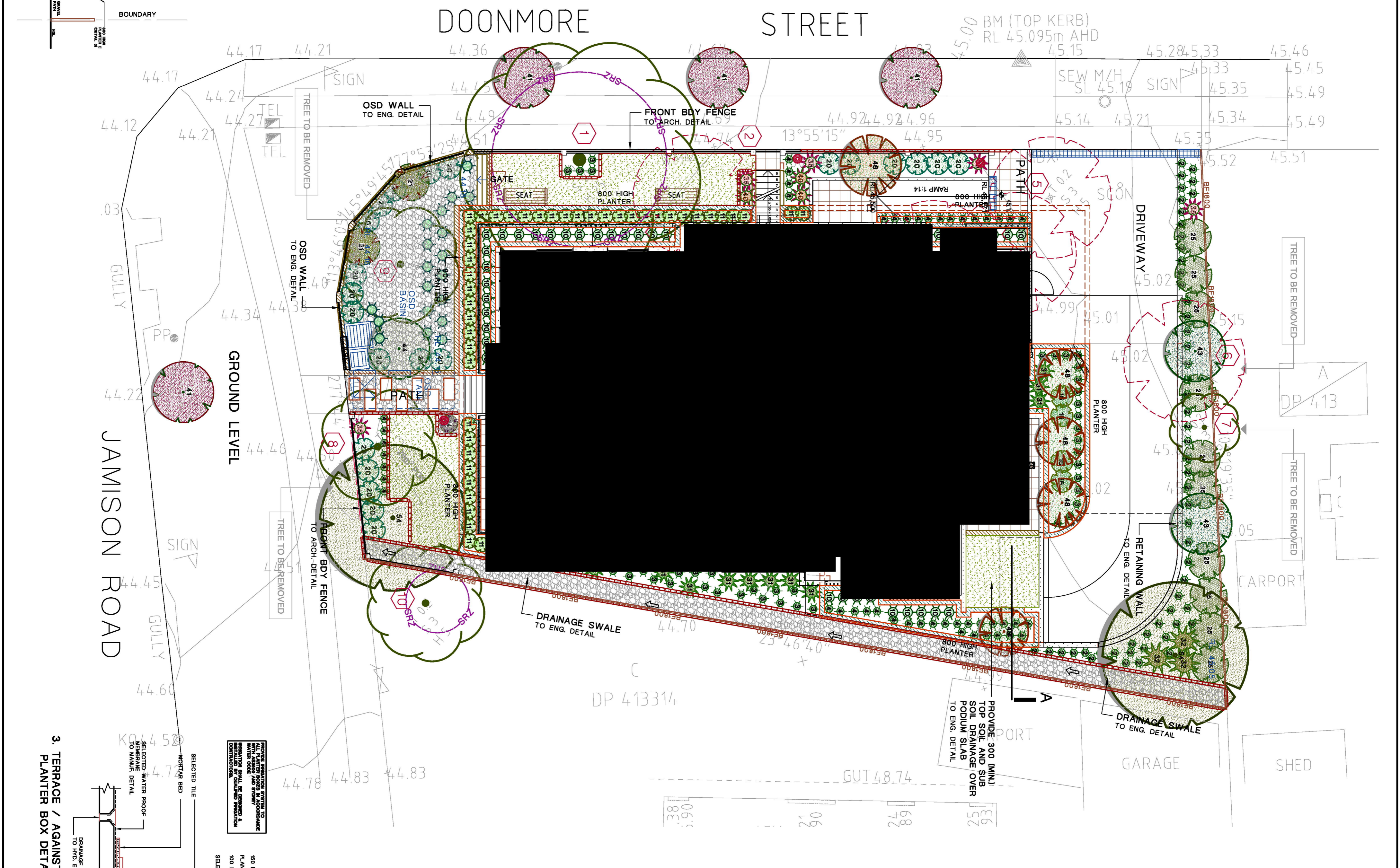
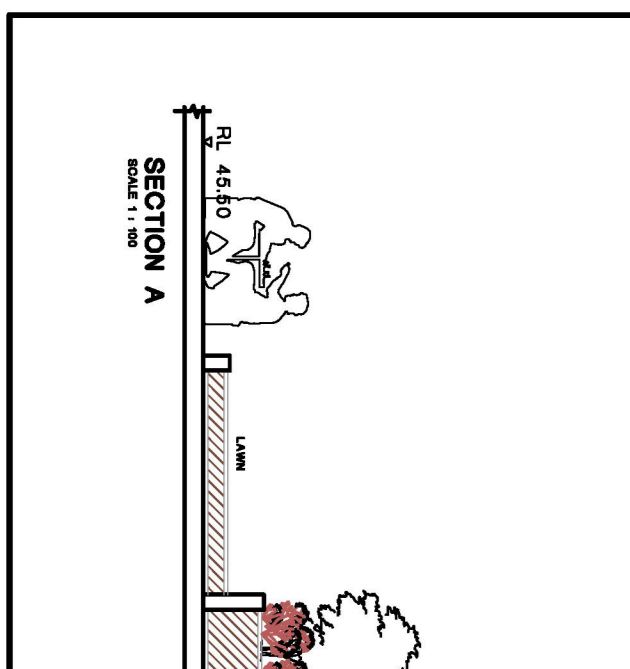
6300 EXTERNAL FINISHES SCHEDULE
A4 NOTIFICATION PLANS

Designed **MP, JC**
Approved **MP, JC**

Project Number 18-030	Scale AS SHOWN
Drawing Number 6303	Date of Issue 25/10/2019
DEVELOPMENT APPLICATION ISSUE D	

LEGEND / FINISHES SCHEDULE

	EXISTING RL	EXISTING TREE TO BE REMOVED (REFER TO ARBORIST REPORT) EXISTING TREE TO BE RETAINED AND SHALL BE PROTECTED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH AS 4373 (REFER TO ARBORIST REPORT)
	PROPOSED TREES, SHRUBS & FERNS	NO. TO PLANT SCHEDULE
	BOUNDARY FENCE	MALCHED GARDEN BED 900 WIDE MIN.
	MALCHED GARDEN BED	OR AS SELECTED REFER TO DETAIL 1
	SELECTED BRICK GARDEN EDGE	OR AS SELECTED REFER TO DETAIL 1
	SELECTED RETAINING WALL	TOP OF RETAINING WALL RL IN GENERAL SHALL BE MAX. 100mm ABOVE NGL TO ENGINEER DETAIL
	800 HIGH PLANTER	INSITU PLANTER BOX OVER PODIUM CONC. SLAB REFER TO DETAILS 3 & 4 AND TO ENGINEER DETAIL.
	600 HIGH PLANTER	
	LAWN AREA	SIR WALTER BUFFALO REFER TO DETAIL 1
	PERMEABLE PEBBLE AREA	SELECTED 300 DEPTH RIVER PEBBLES WITH WEED MAT UNDER
	PAVED / TERRACE / PATH	SELECTED TILES
	SELECTED CONC. STEPPING STONES	SET WITHIN MALCHED AREA
	SELECTED LETTER BOX	TO ASK POST REQUIREMENTS AND TO AS 4589 4283199M
	SELECTED AUTOMATIC IRRIGATION	ILLUMINATION SHALL BE DESIGNED BY A QUALIFIED LIGHTING CONSULTANT AND IN ACCORDANCE WITH AS 4424 & AS 169
	STORM WATER PIT	REFER TO ENGINEER PLANS FOR DETAILS
ITEM	MATERIAL	
SOIL	NOTE: ALL SOIL TYPE AS PER ASK. NOTE: LANDSCAPE SHALL BE EQUIVALENT AND SHALL BE IN ACCORDANCE WITH AS 4149 AND AS 4274. SOIL, SUBSTRATES AND COMPOSTS	
LAWN AREA	1st QUALITY TOP SOIL	
NATIVE GARDEN BED TO GARDEN	NATIVE GARDEN MIX	
PLANTER BOX	N PLANTER BOX MIX AS 4444:1988 & AS 3743	
MULCH	SELECTED HARD WOOD CHIP AS 4444 IN ACCORDANCE WITH DECORATIVE GRAVEL TO OSD AREA REFER TO DETAIL 1 & 2	
PLANT MATERIAL	AS PER PLANT SCHEDULE	
GARDEN EDGE	SELECTED PRESSED BRICK OR AS SELECTED	
RETAINING WALL	SELECTED MASONRY RETAINING WALL TO ENG. DETAIL	
FENCE	1800 HIGH LAPPED & CARPED TIMBER FENCE	
BOUNDARY	1800 HIGH COLOURBOND	
FRONT	REFER TO ARCHITECT'S DETAIL	



PROPOSED PLANT SCHEDULE
IN ACCORDANCE WITH AS 2303: 2015

NO.	BOTANICAL NAME	COMMON NAME	APPROX. MATURED HEIGHT	POT SIZE	QUANTITY
10	Aspidistra elatior	Cast-iron Plant	0.6	150mm	37
11	Buxus microphylla	Japanese Box	1	200mm	64
13	Caesalpinia Gouanii II	Bower White	0.7	200mm	37
14	Syzygium 'Standard'	Lily Lilly Standard	1.2	200mm	1
16	Murraya paniculata	Murraya	3	200mm	4
20	Westringia frutescens	Westringia	1.5	200mm	22
21	Callistemon pittosporus	Ornamental Bottlebrush	4	200mm	2
22	Syzygium australe 'Freckles'	Lily Lily	4	200mm	10
31	Cordylina stricta	Shander-alm Lily	3	200mm	11
32	Cordylina excelsa	Gymea Lily	1.2	200mm	3
38	Cordylina 'Red Sensation'	Red Sensation	1.2	25 L	13
40	Alphita zeyheriae variegata	Variegated Shell Ginger	1.5	200mm	3
41	Callistemon Symonii	Weslandia bottlebrush	7	26 L	4
43	Eurosta rosea reticulata	Blue berry ash	8	26 L	1
44	Tristania lutea	Water gum	7	45 L	1
46	Leptospermum laurum 'Crispa White'	Mangolia	6	45 L	4
48	Mangolia lutea	Mangolia	6	45 L	1
54	Eucalyptus moluccana	Grey Box	20	75 L	2

PROPOSED BOARDING HOUSE
159 Jamison Road,
Penrith

ARCHITECT: PLATFORM 5 DESIGN

LANDSCAPE DESIGN: vision dynamics

LANDSCAPE CONCEPT PLAN

DRAWING NUMBER: 19014 DA 1

SCALE: 1:100

DATE: 11/01/2018

REV: E

NOTE:

- All landscape works shall be carried out by members of the LANDSCAPE CONTRACTORS ASSOCIATION OF AUSTRALIA.
- Contractors must verify all dimensions at the site before commencing any work or making any shop drawings which must be approved before manufacturing.
- Do not scale drawing if in doubt - ASK.
- This drawing is to be read in conjunction with Architectural, Hydraulic and survey plans.
- All Existing trees to remain shall be protected as per arborist report & council requirements.
- All planting shall be in accordance with the AS 4373.
- Thoroughly eradicate weeds from all garden areas.
- No variation to the works to be carried out without prior approval from owner.
- All materials to be the best of their respective kinds and shall comply with approved sample type submitted or specified.
- Substitution of plant species or varieties will not be permitted.
- Unless otherwise specified or directed, all instructions are to be issued by the consulting landscape designer.
- All storm water outlets & surfaces run off shall be to Hydraulic Engineers detail.
- Provide sub-soil drainage to garden beds & lawn areas where required - To be confirmed on site.
- Refer to survey plan for position of all existing services.
- Refer to Architectural elevations & Sections for existing and proposed ground lines.
- All landscape works shall comply with all councils DA & CC conditions and all relevant AUSTRALIAN DA & CC conditions and AUS SPEC NO.1 Specification C273:Landscaping.
- Irrigation system - If required, shall be designed & AS 2892-985, AS 2893-980, water board and other relevant authority regulations.

MAINTENANCE

Landscaping works shall be maintained for a period of 12 months (or as required by council DA Consent) by landscape contractor after final completion AND shall be maintained at all times in a suitable manner. Repairs shall be maintained at specified depth. All plants and turf shall be watered on a regular basis to maintain moisture levels required for optimum growth. All garden areas are to be maintained 100% green.

VISION DYNAMICS
Landscape Design
8 BIRKENSWAY RD
KILLARA NSW 2013
PH: (02) 9498 8888 FAX: (02) 9498 8899
WWW.VISIONDYNAMICS.COM.AU

PLATFORM 5 DESIGN

LANDSCAPE CONCEPT PLAN

DRAWING NUMBER: 19014 DA 1

SCALE: 1:100

DATE: 11/01/2018

REV: E