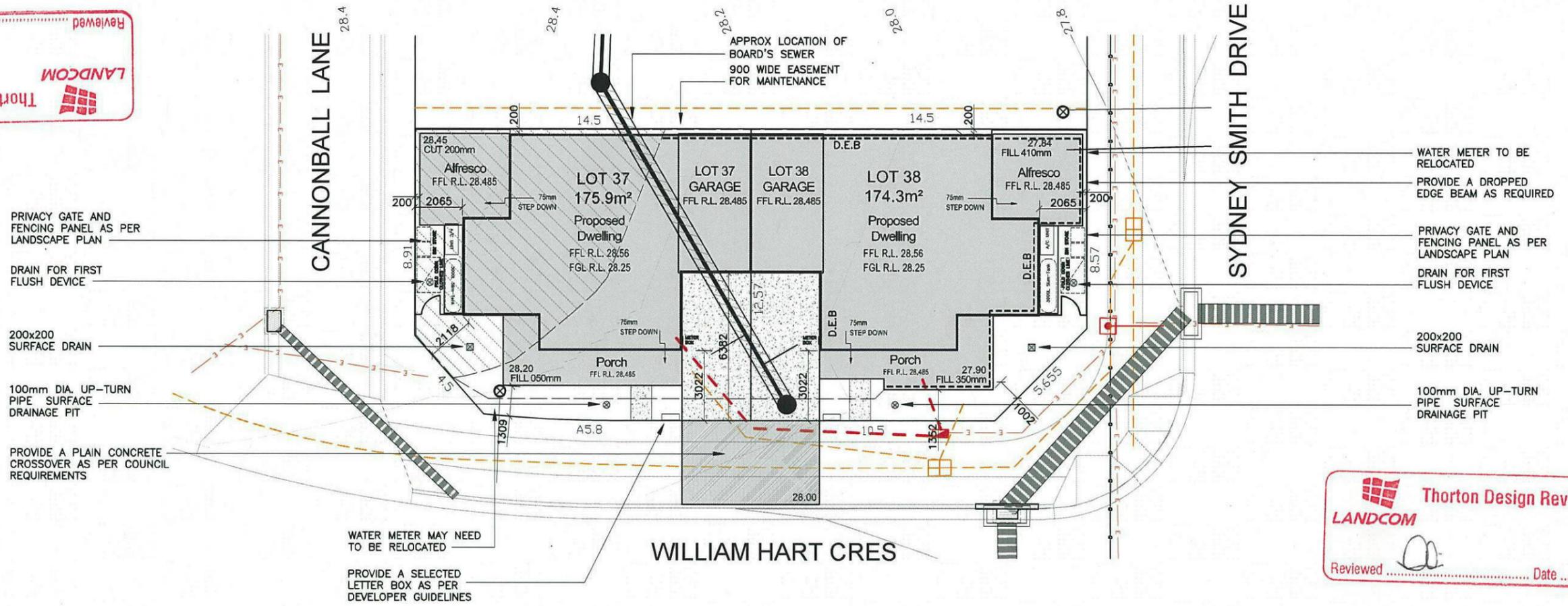


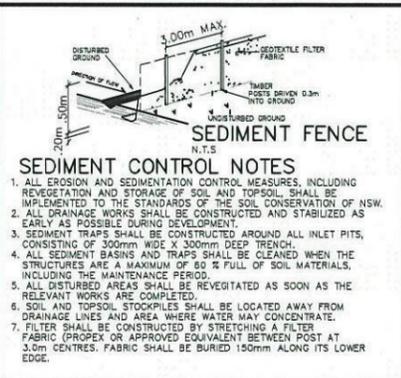
Reviewed Date
LANDCOM
 Thornton Design Review Panel



Reviewed Date 1/8/13
LANDCOM
 Thornton Design Review Panel

- STORMWATER PIT & DRAINAGE LINE
- SEWER STRUCTURE, LINE & CONCRETE ENCASING
- WATER MAIN, HYDRANT & STOP VALVE
- WATER METER
- STREET LIGHT
- ELECTRICAL LV PILLAR & CONDUIT
- NBN PIT & CONDUIT
- GAS MAIN

M CLASS SITE



GENERAL NOTES:
 - This drawing is to be read in conjunction with all other architectural & consultants drawings & specifications for the works.
 - Dimensions in preference to scale.
 - Verify all dimensions on site prior to construction.
 - All ground lines are approximate.
 - All work to be carried out in accordance with Local Council Codes, the B.C.A., Australian Standards and any relevant authorities.
 - Wind Rating refer to framing manufacturer's specification.

LOT 37 AREAS	
SITE:	175.9m ²
GROUND FLOOR:	75.56m ²
FIRST FLOOR:	67.18m ²
GARAGE:	18.66m ²
VERANDAH:	13.82m ²
ALFRESCO:	14.57m ²
BALCONY:	N/A m ²
TOTAL:	189.79m ²

LOT 38 AREAS	
SITE:	174.3m ²
GROUND FLOOR:	75.2m ²
FIRST FLOOR:	68.98m ²
GARAGE:	18.66m ²
PORCH:	13.42m ²
ALFRESCO:	14.57m ²
BALCONY:	7.85m ²
TOTAL:	198.68m ²

LANDSCAPE AREA	
SITE AREA:	175.9m ²
TOTAL HARD SURFACE AREAS:	141.53m ²
REMAINING SOFT AREA:	34.37m ²
LANDSCAPE AREA:	19.54%
MINIMUM REQUIRED BY COUNCIL:	N/A%

LANDSCAPE AREA	
SITE AREA:	174.3m ²
TOTAL HARD SURFACE AREAS:	140.77m ²
REMAINING SOFT AREA:	33.53m ²
LANDSCAPE AREA:	19.24%
MINIMUM REQUIRED BY COUNCIL:	N/A%

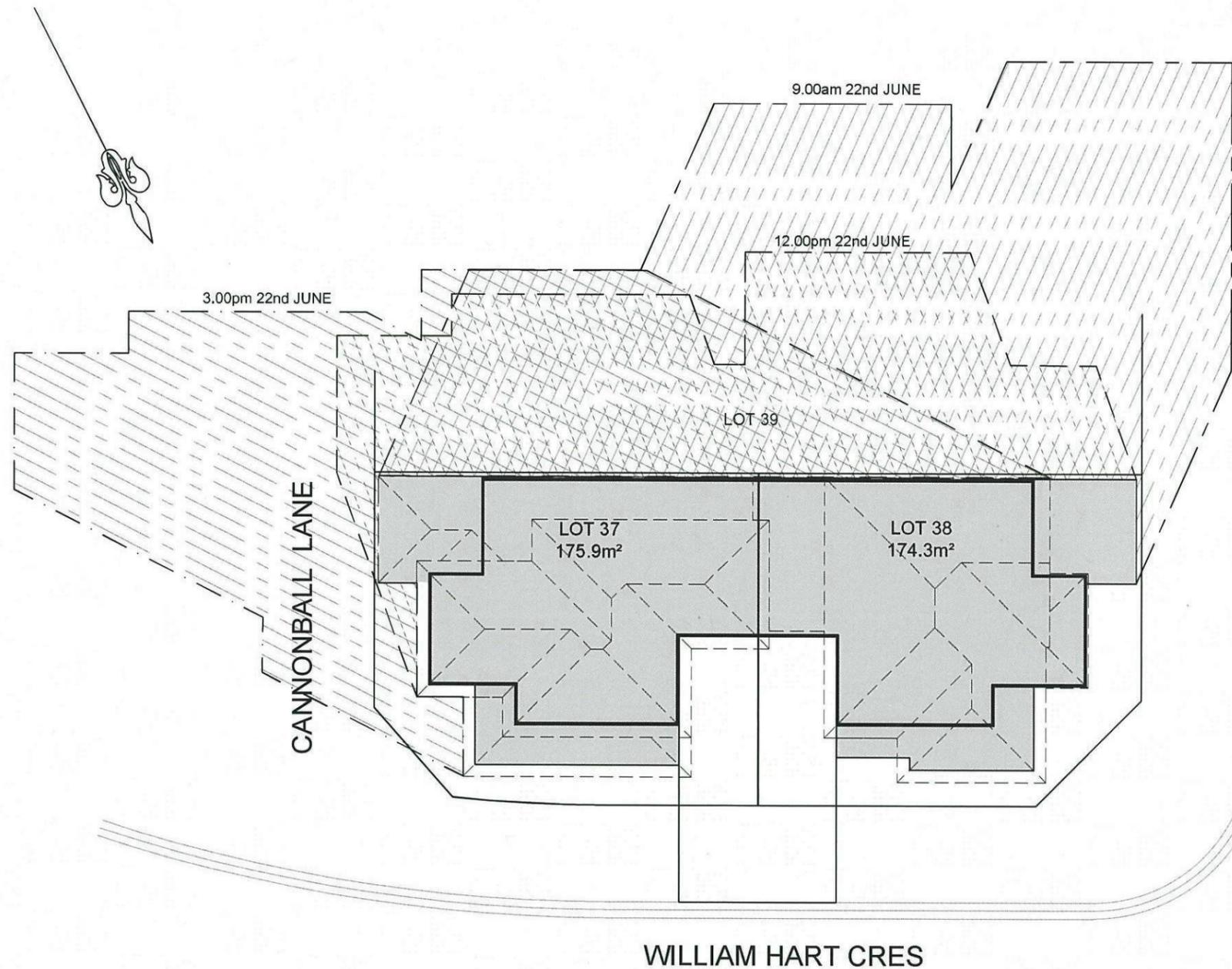
P.O.S. AREA 35.44m² (20.1%)

P.O.S. AREA 34.9m² (20.02%)



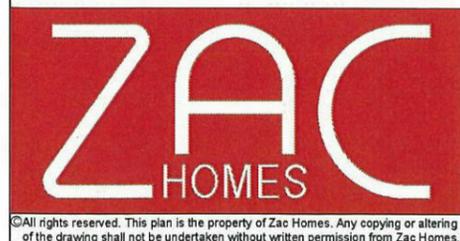
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	Site Address: LOTS 37 & 38 IN D.P.1171491 Sydney Smith Drive & William Hart Cres, North Penrith, Thornton Estate	Date: 06.06.13	Sheet No.: 1	Issue: A	A 06.06.13 DEVELOPER APPROVAL DWGS	
		Council: PENRITH CITY COUNCIL	Job No.: 213022			

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SHADOW DIAGRAMS


Thorton Design Review Panel
 Reviewed  Date 1/8/13



Product:
**THORNTON
 CORNER PRODUCT**
 Double storey duplex

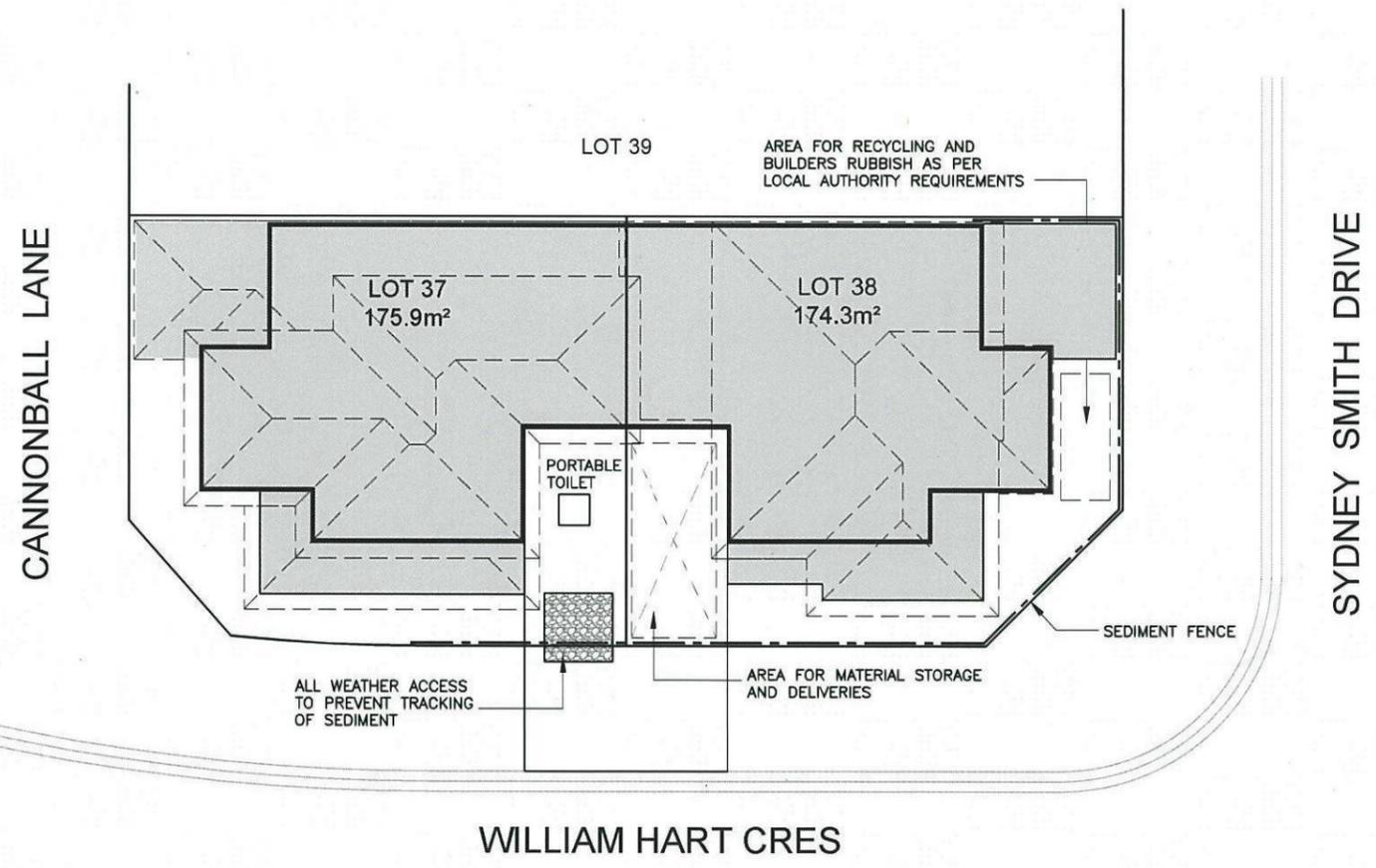
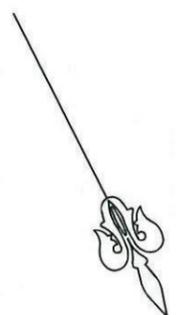
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LANDCOM
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 LOTS 37 & 38 IN D.P.1171491
 Sydney Smith Drive & William Hart
 Cres, North Penrith, Thornton Estate

Dwg Title:
SHADOW DIAGRAMS
 Date:
 06.06.13
 Council:
PENRITH CITY COUNCIL

Sheet:
A3
 Scale:
1:200
 Sheet No.
1A
 Issue:
A
 Job No:
213022

ISSUE	DATE	DESCRIPTION	DRAWN
A	06.06.13	DEVELOPER APPROVAL DWGS	SG

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SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PRODEX OR APPROVED EQUIVALENT) BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.


Thorton Design Review Panel
 Reviewed  Date 4/8/13

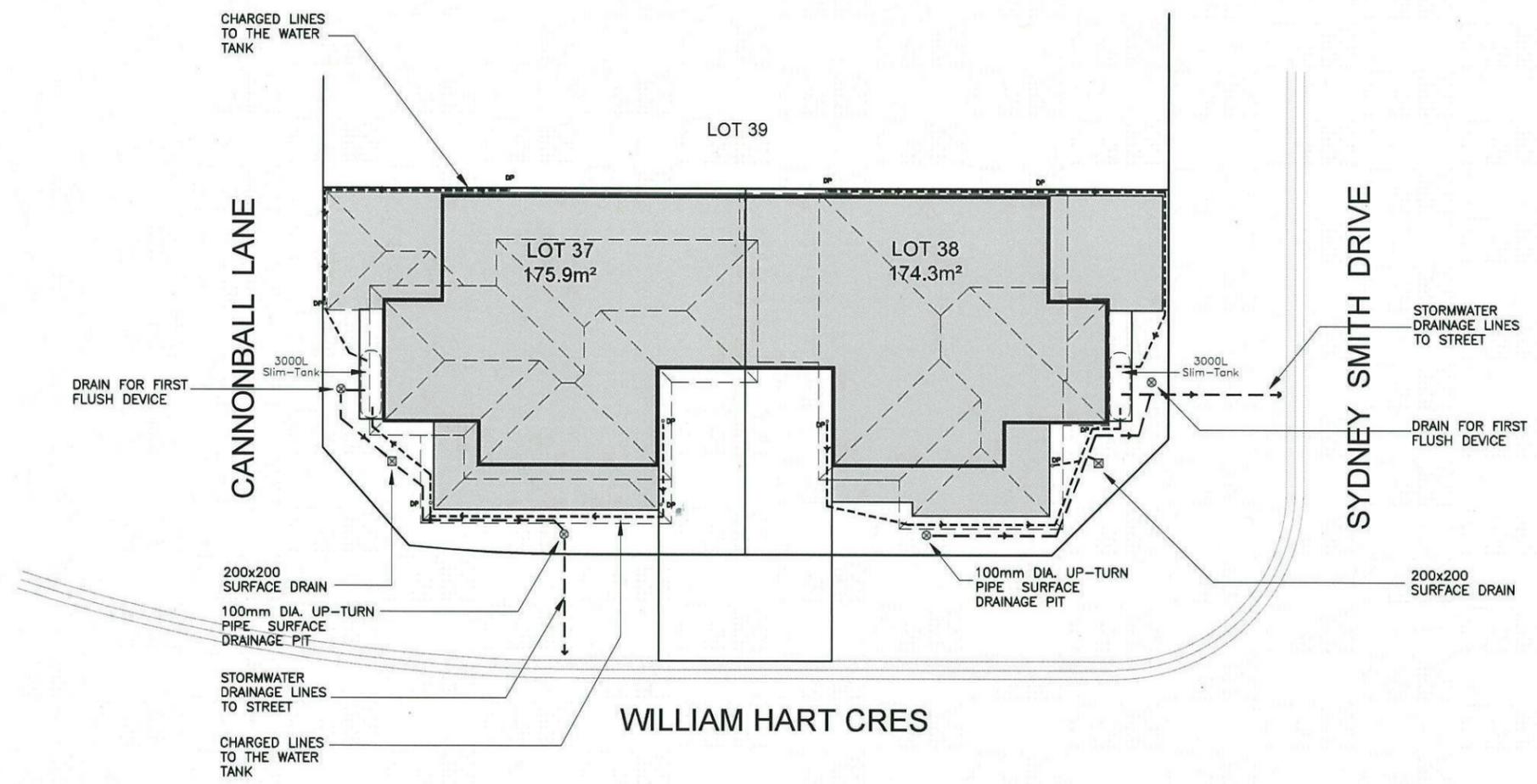
WASTE MANAGEMENT PLAN



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	Site Address: LOTS 37 & 38 IN D.P.1171491 Sydney Smith Drive & William Hart Cres, North Penrith, Thornton Estate	Date: 06.06.13	Sheet No.: 1B	Issue: A	Job No.: 213022

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STORMWATER DRAINAGE LINES TO STREET AS SHOWN
(VIA CHARGED LINES TO RAINWATER TANK)



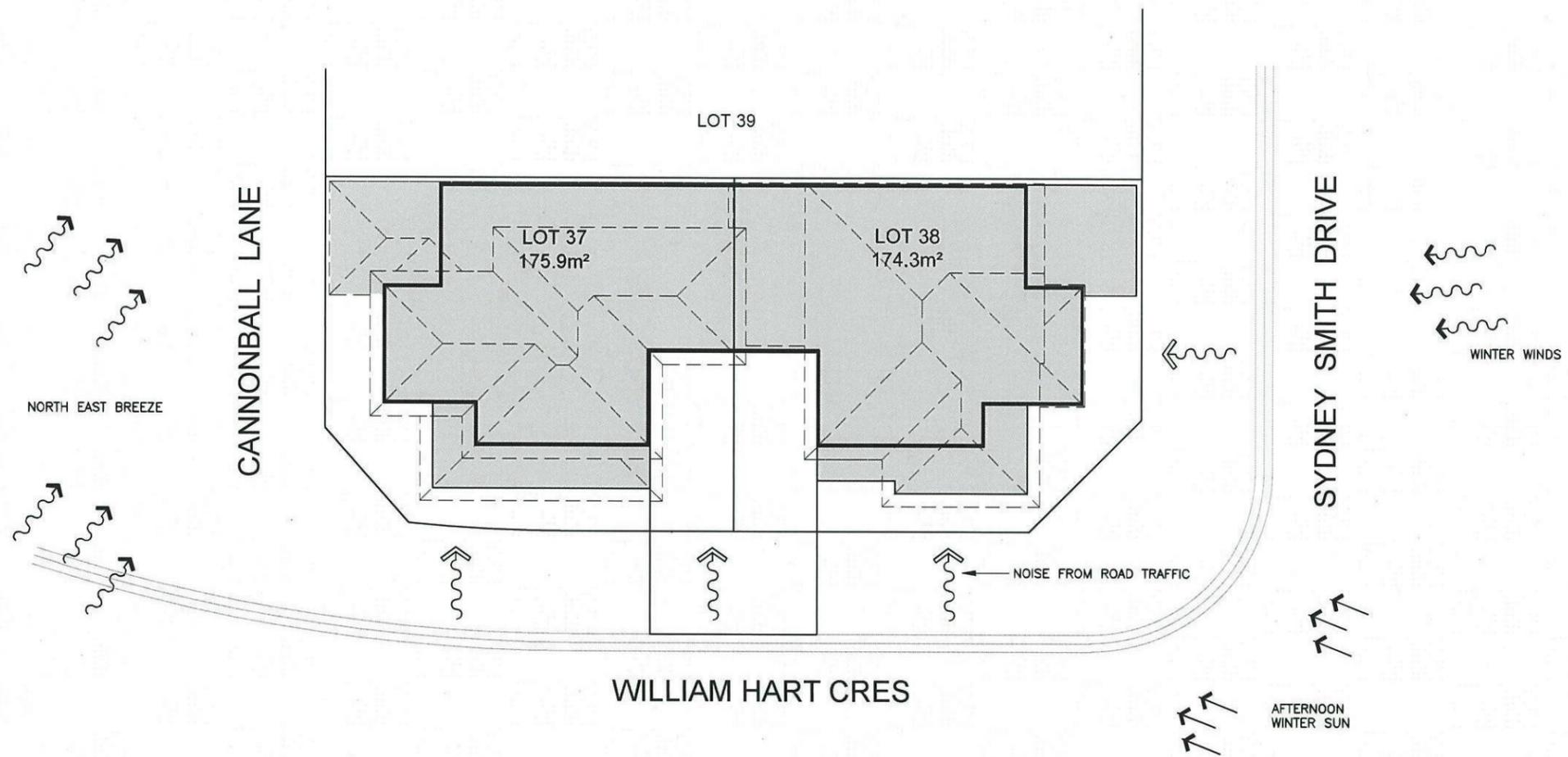
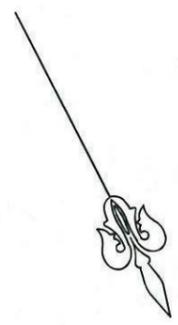
STORMWATER PLAN

Thorton Design Review Panel
LANDCOM
 Reviewed *[Signature]* Date 1/8/13



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	Site Address: LOTS 37 & 38 IN D.P.1171491 Sydney Smith Drive & William Hart Cres, North Penrith, Thornton Estate	Date: 06.06.13	Council: PENRITH CITY COUNCIL	Sheet No.: 1C	Issue: A	A 06.06.13 DEVELOPER APPROVAL DWGS
Job No.: 213022						

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SITE ANALYSIS


Thorton Design Review Panel
 Reviewed  Date 1/8/13

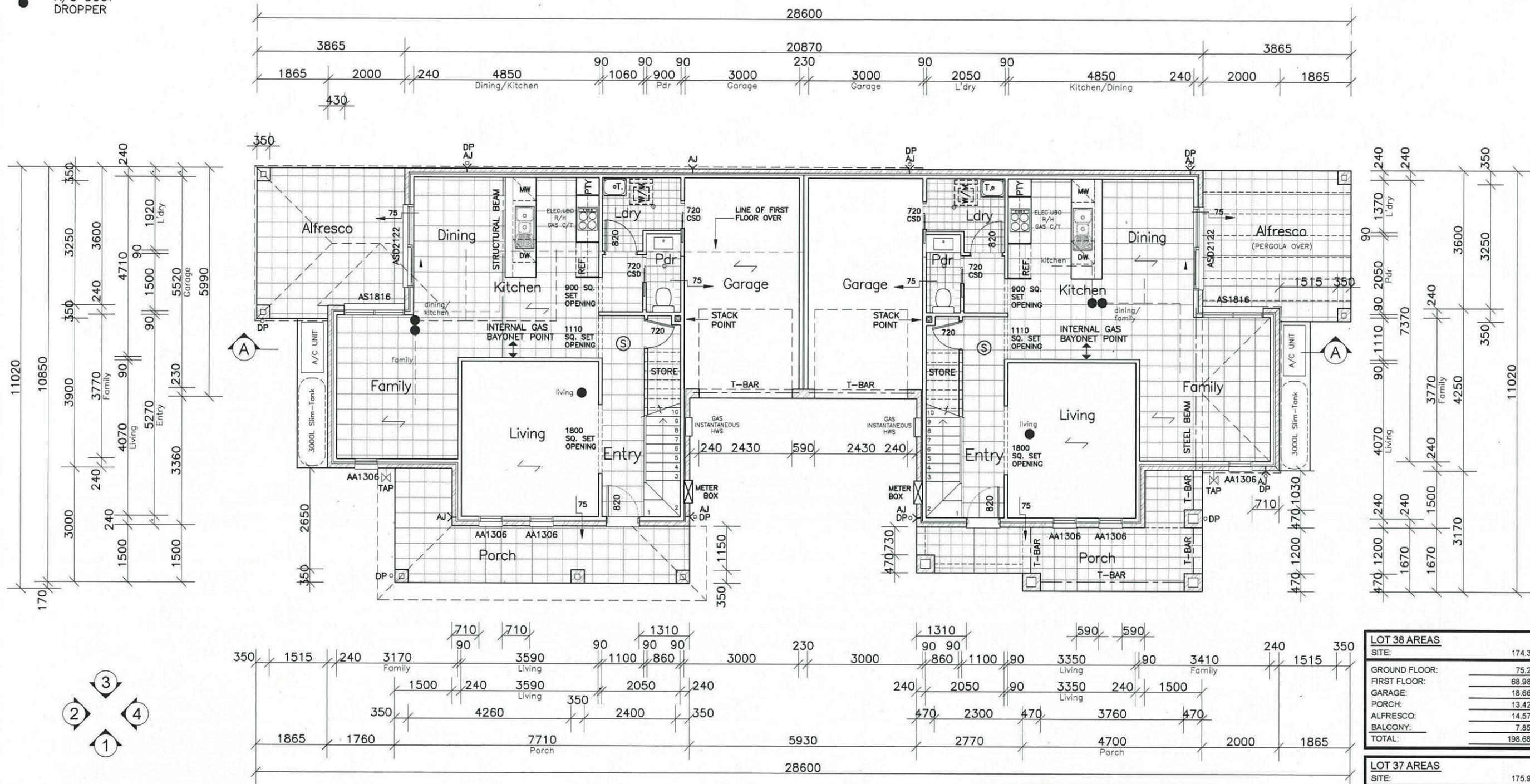


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	Site Address: LOTS 37 & 38 IN D.P.1171491 Sydney Smith Drive & William Hart Cres, North Penrith, Thornton Estate	Date: 06.06.13	Council: PENRITH CITY COUNCIL	Sheet No.: 1D	Issue: A			
			Job No.: 213022					

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- ⊙ SMOKE DETECTOR
- ↖ FLOOR JOIST DIRECTION
- A/C DUCT DROPPER

NOTE TO FRAMERS:
 - SQUARE SET OPENING HEAD HEIGHTS TO BE 2150mm.
 - DROPPED CEILINGS TO BE 150mm FROM CEILING LEVEL.



LOT 38 AREAS	
SITE:	174.3m ²
GROUND FLOOR:	75.2m ²
FIRST FLOOR:	68.98m ²
GARAGE:	18.66m ²
PORCH:	13.42m ²
ALFRESCO:	14.57m ²
BALCONY:	7.85m ²
TOTAL:	198.68m ²

LOT 37 AREAS	
SITE:	175.9m ²
GROUND FLOOR:	75.56m ²
FIRST FLOOR:	67.18m ²
GARAGE:	18.66m ²
VERANDAH:	13.82m ²
ALFRESCO:	14.57m ²
BALCONY:	N/A m ²
TOTAL:	189.79m ²

Thorton Design Review Panel
 LANDCOM
 Reviewed *[Signature]* Date 1/8/13

GROUND FLOOR PLAN

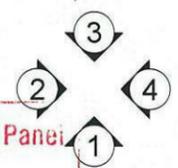
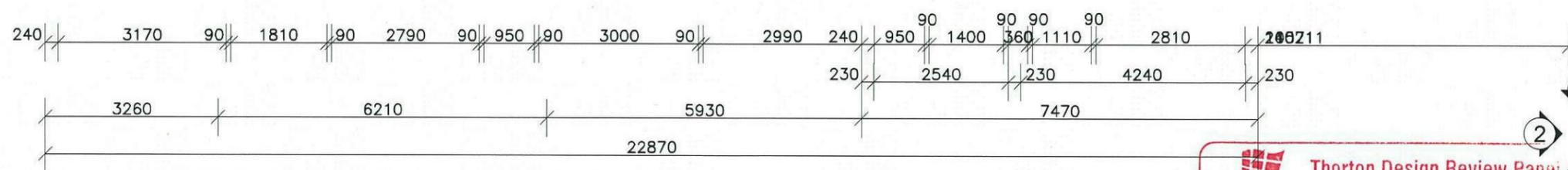
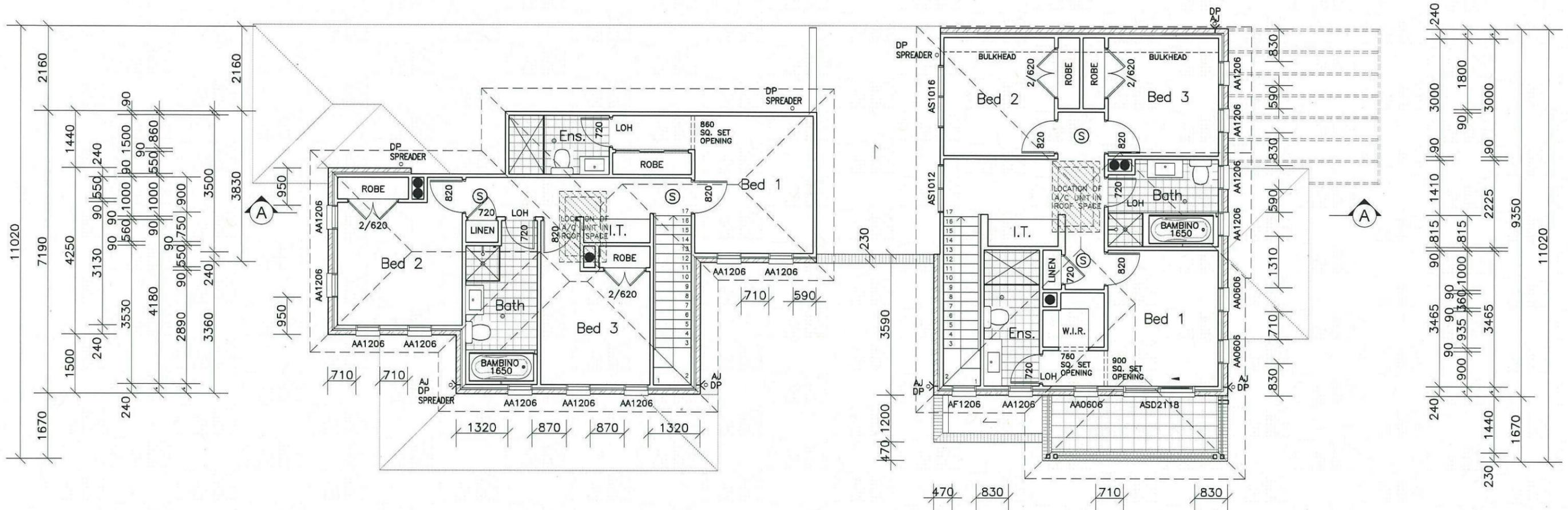
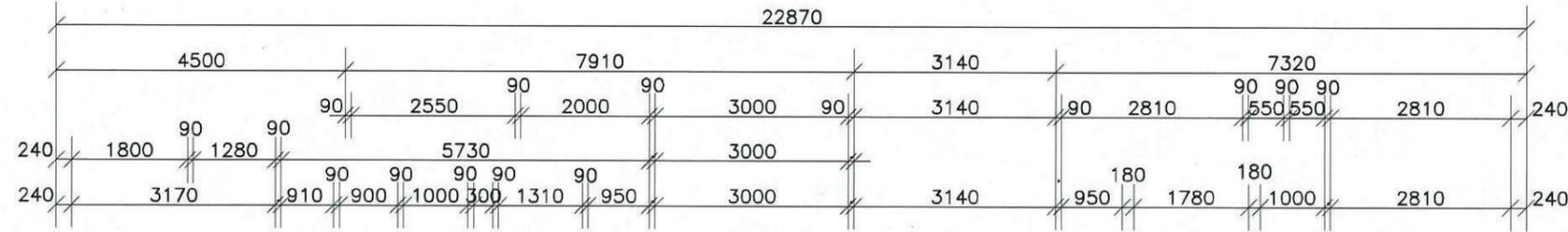


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Council: PENRITH CITY COUNCIL			Job No.: 213022			

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- ⊙ SMOKE DETECTOR
- ↙ FLOOR JOIST DIRECTION
- A/C DUCT DROPPER

NOTE TO FRAMERS:
 - SQUARE SET OPENING HEAD HEIGHTS TO BE 2150mm.
 - DROPPED CEILINGS TO BE 150mm FROM CEILING LEVEL.

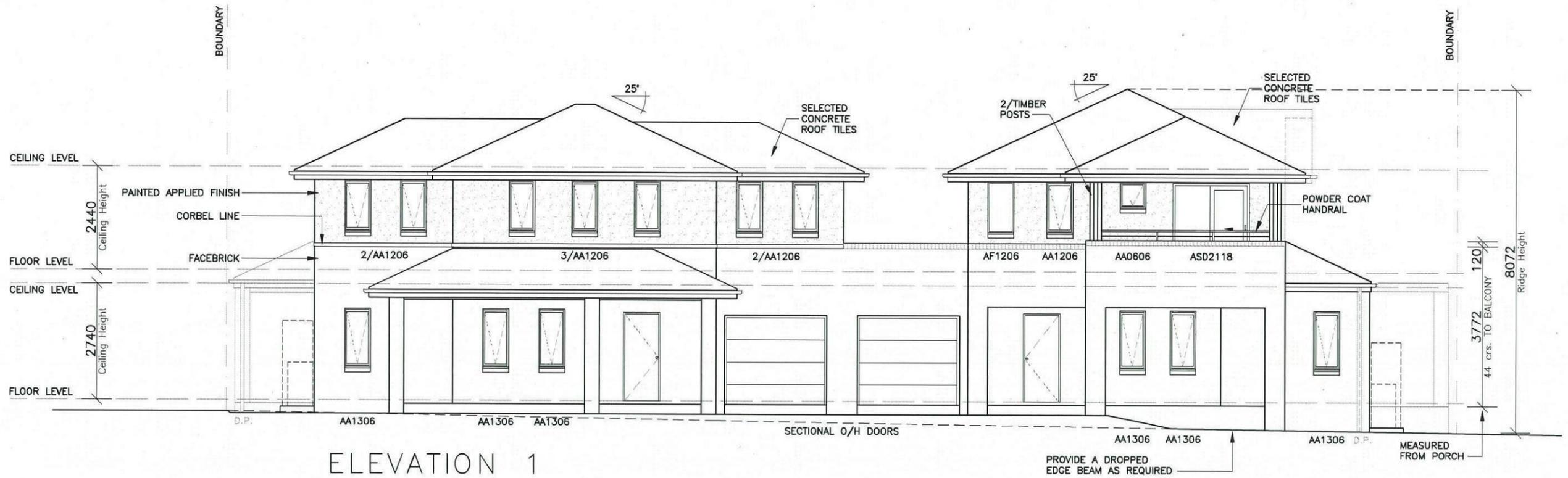


Thorton Design Review Panel
 LANDCOM
 Reviewed [Signature] Date 1/8/13

FIRST FLOOR PLAN

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	Site Address: LOTS 37 & 38 IN D.P.1171491 Sydney Smith Drive & William Hart Cres, North Penrith, Thornton Estate	Date: 06.06.13	Council: PENRITH CITY COUNCIL	Sheet No. 3	Issue: A	Job No: 213022	

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ELEVATION 1



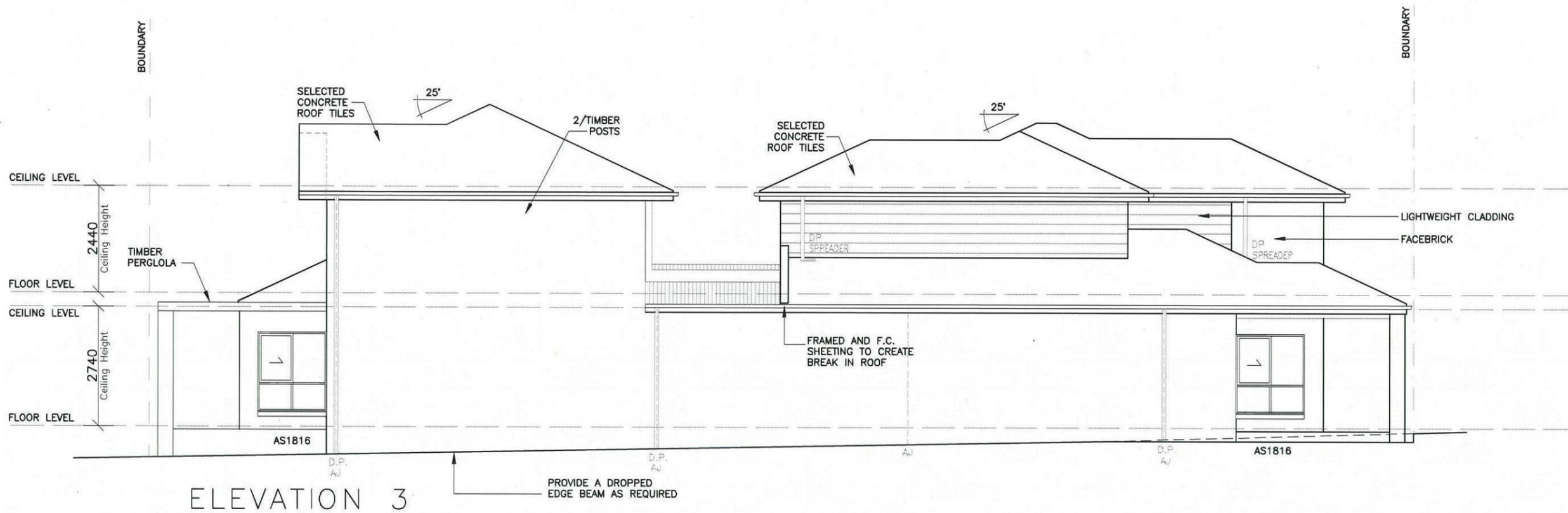
ELEVATION 2

Thorton Design Review Panel
 LANDCOM
 Reviewed *[Signature]* Date 1/8/13

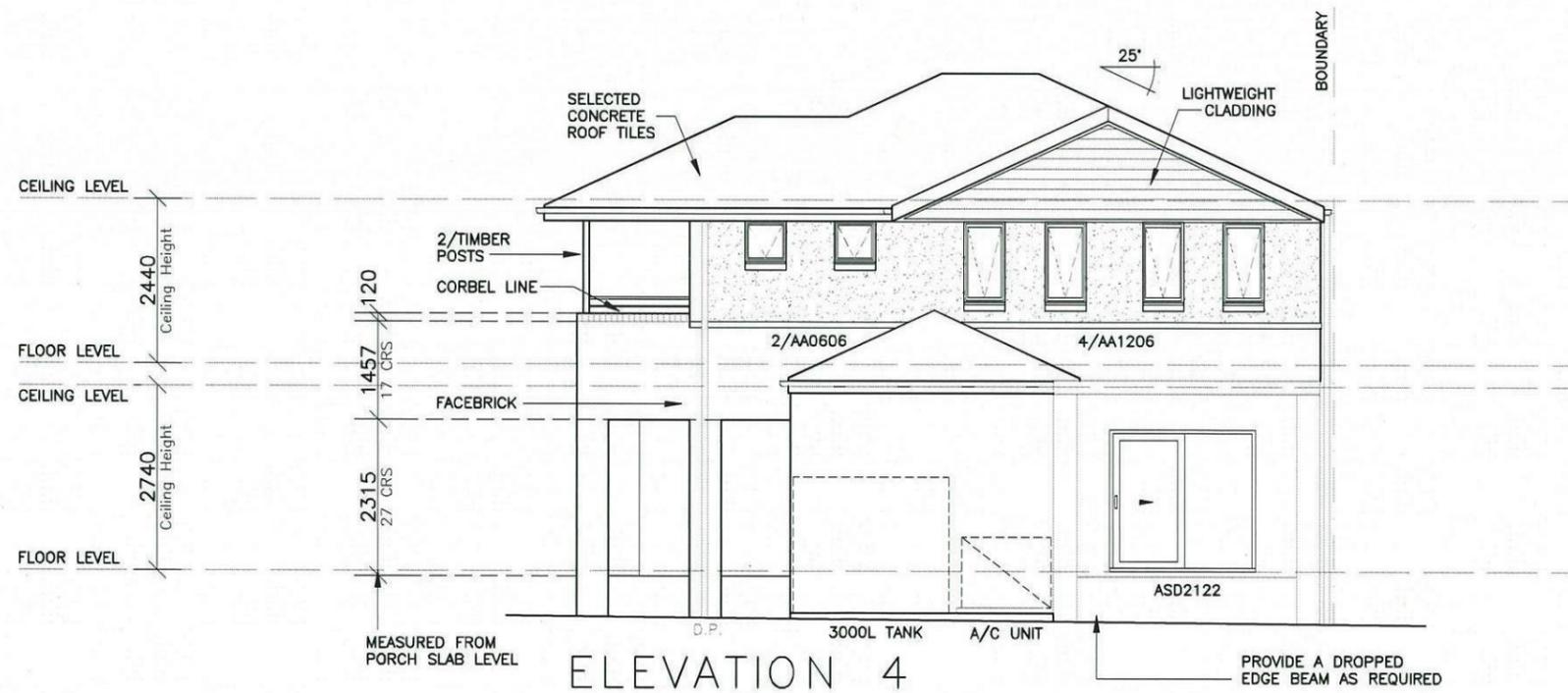


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		Council: PENRITH CITY COUNCIL	Job No.: 213022			

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ELEVATION 3



ELEVATION 4

Thorton Design Review For
LANDCOM
 Reviewed  Date 1/8/13



Product:
**THORNTON
 CORNER PRODUCT**
 Double storey duplex

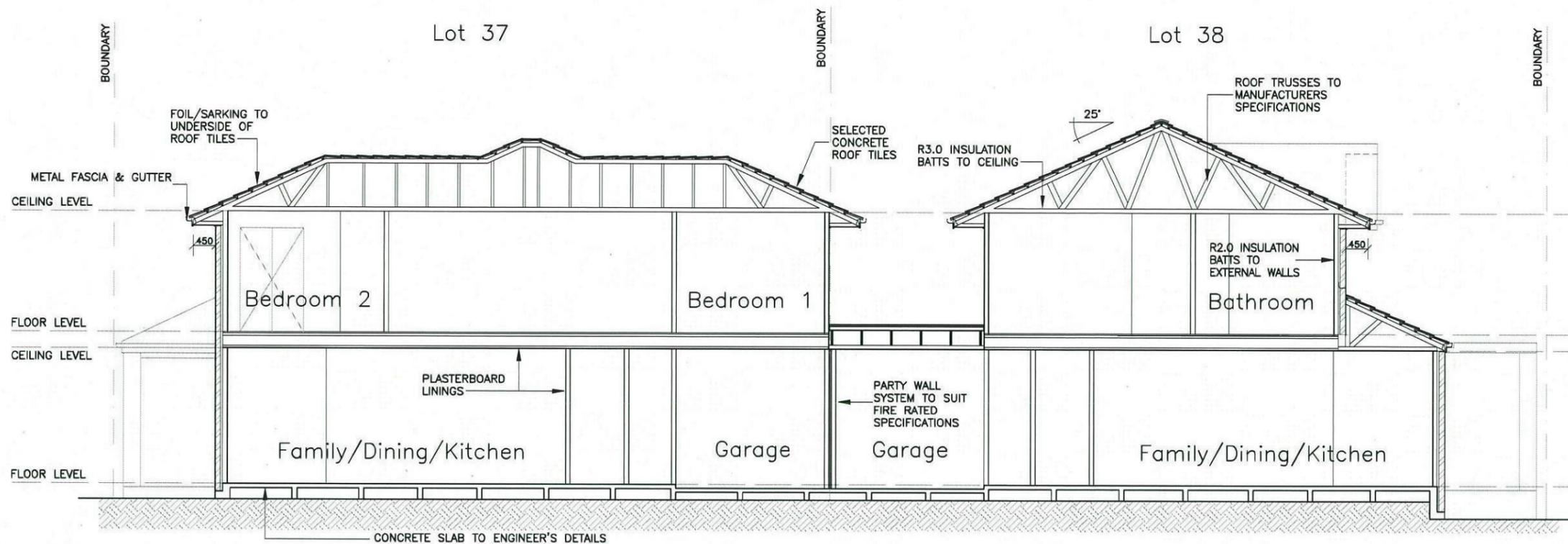
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LANDCOM
 Site Address:
 LOTS 37 & 38 IN D.P.1171491
 Sydney Smith Drive & William Hart
 Cres, North Penrith, Thornton Estate

Dwg Title:
ELEVATIONS
 Date:
 06.06.13
 Council:
PENRITH CITY COUNCIL

Sheet:
A3
 Scale:
1:100
 Sheet No.
5
 Issue:
A
 Job No:
213022

ISSUE	DATE	DESCRIPTION	DRAWN
A	06.06.13	DEVELOPER APPROVAL DWGS	SG

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SECTION A-A

LOT 37

LOT 38

Lot 37 William Hart Cres, North Penrith - Thornton.				
SUMMARY OF BASIX COMMITMENTS				
<i>This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au</i>				
WATER COMMITMENTS				
Fixtures				
3 Star Shower Heads	Yes	4 Star Toilet	Yes	
4 Star Kitchen Taps	Yes	4 Star Basin Taps	Yes	
Alternative Water				
Minimum Tank Size (L)	3000	Collected From Roof Area (m2)	135.0sqm	
Alternative Water Supply Connected To:				
All Toilets	Yes	Laundry W/M Cold Tap	Yes	
1 x Outdoor Tap	Yes			
THERMAL COMFORT COMMITMENTS - Refer to next table				
ENERGY COMMITMENTS				
Hot Water	Gas Instantaneous - 5.5 Star			
Cooling System	Living	3 Phase Air Conditioning	EER 3.0-3.5	
	Bedrooms	3 Phase Air Conditioning	EER 3.0-3.5	
Heating System	Living	3 Phase Air Conditioning	EER 3.5-4.0	
	Bedrooms	3 Phase Air Conditioning	EER 3.5-4.0	
Ventilation	Bathroom	Natural ventilation	Natural	
	Kitchen	Individual Fan (Not Ducted)	Manual On / Off	
	Laundry	Individual Fan (Ducted)	Interlocked to light	
Natural Lighting	Window / Skylight in Kitchen		No	
	Window/Skylight in Bathrooms/Toilets	Yes	to	1
Artificial Lighting (rooms to be primarily lit by fluorescent or LED lights)	Number of bedrooms/study	3	Yes	No
	Number of Living/Dining rooms	3	Yes	No
	Kitchen	1	Yes	No
	All Bathrooms/Toilets	3	Yes	No
	Laundry	1	Yes	No
All Hallways	2	Yes	No	
OTHER COMMITMENTS				
Outdoor clothes line	Yes	Gas Cooktop	Yes	

Thermal Performance Specifications - BASIX COMMITMENTS				
External Wall Construction	Insulation	Colour (Solar Absorptance)	Detail	
Brick Veneer	Min. R2.0	Any		
Framed Weatherboard	Min. R2.0	Any		
Internal Wall Construction	Insulation	Detail		
Plasterboard on studs	none			
Ceiling Construction	Insulation	Detail		
Plasterboard	Min. R3.0 to ceilings adjacent to roof space			
Roof Construction	Insulation	Colour (Solar Absorptance)	Detail	
Concrete roof tiles	Foil / Sarking	Dark		
Floor Construction	Insulation	Covering	Detail	
Concrete	none	As drawn (if not noted default values used)		
Windows	Glass and frame type	U	SHGC	Area sq m
Single clear	Improved Aluminium	6.44	0.75	20.6
As per plans				
<i>U and SHGC values are according to NFRC. Alternate products may be used if the U value is lower and the SHGC is less than 10% higher or lower than the above figures.</i>				
External Window Cover	Detail			
Fixed shading - Eaves	Width includes guttering, offset is distance above windows			
Width: 450-600	Offset: 0	Nominal only, refer to plan for detail		
Fixed shading	Shaded areas as drawn			
Ventilation and Infiltration to Habitable Rooms				
Open fire no damper	no	Exhaust fans no dampers	no	
Door and window seals	no	Vented skylights	no	
Vented downlights	no	Fixed wall or ceiling vents	no	
No means that the item was not included in the assessment and shall not be installed.				

Lot 38 William Hart Cres, North Penrith - Thornton.				
SUMMARY OF BASIX COMMITMENTS				
<i>This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au</i>				
WATER COMMITMENTS				
Fixtures				
3 Star Shower Heads	Yes	4 Star Toilet	Yes	
4 Star Kitchen Taps	Yes	4 Star Basin Taps	Yes	
Alternative Water				
Minimum Tank Size (L)	3000	Collected From Roof Area (m2)	116.0sqm	
Alternative Water Supply Connected To:				
All Toilets	Yes	Laundry W/M Cold Tap	Yes	
1 x Outdoor Tap	Yes			
THERMAL COMFORT COMMITMENTS - Refer to next table				
ENERGY COMMITMENTS				
Hot Water	Gas Instantaneous - 5.5 Star			
Cooling System	Living	3 Phase Air Conditioning	EER 3.0-3.5	
	Bedrooms	3 Phase Air Conditioning	EER 3.0-3.5	
Heating System	Living	3 Phase Air Conditioning	EER 3.5-4.0	
	Bedrooms	3 Phase Air Conditioning	EER 3.5-4.0	
Ventilation	Bathroom	Natural ventilation	Natural	
	Kitchen	Individual Fan (Not Ducted)	Manual On / Off	
	Laundry	Individual Fan (Not Ducted)	Interlocked to light	
Natural Lighting	Window / Skylight in Kitchen		No	
	Window/Skylight in Bathrooms/Toilets	Yes	to	2
Artificial Lighting (rooms to be primarily lit by fluorescent or LED lights)	Number of bedrooms/study	3	Yes	No
	Number of Living/Dining rooms	3	Yes	No
	Kitchen	1	Yes	No
	All Bathrooms/Toilets	3	Yes	No
	Laundry	1	Yes	No
All Hallways	2	Yes	No	
OTHER COMMITMENTS				
Outdoor clothes line	Yes	Gas Cooktop	Yes	

Thermal Performance Specifications - BASIX COMMITMENTS				
External Wall Construction	Insulation	Colour (Solar Absorptance)	Detail	
Brick Veneer	Min. R2.0	Any		
Framed Weatherboard	Min. R2.0	Any		
Internal Wall Construction	Insulation	Detail		
Plasterboard on studs	none			
Ceiling Construction	Insulation	Detail		
Plasterboard	Min. R3.0 to ceilings adjacent to roof space			
Roof Construction	Insulation	Colour (Solar Absorptance)	Detail	
Concrete roof tiles	Foil / Sarking	Dark		
Floor Construction	Insulation	Covering	Detail	
Concrete	none	As drawn (if not noted default values used)		
Windows	Glass and frame type	U	SHGC	Area sq m
Single clear	Improved Aluminium	6.44	0.75	20.6
As per plans				
<i>U and SHGC values are according to NFRC. Alternate products may be used if the U value is lower and the SHGC is less than 10% higher or lower than the above figures.</i>				
External Window Cover	Detail			
Fixed shading - Eaves	Width includes guttering, offset is distance above windows			
Width: 450-600	Offset: 0	Nominal only, refer to plan for detail		
Fixed shading	Shaded areas as drawn			
Ventilation and Infiltration to Habitable Rooms				
Open fire no damper	no	Exhaust fans no dampers	no	
Door and window seals	no	Vented skylights	no	
Vented downlights	no	Fixed wall or ceiling vents	no	
No means that the item was not included in the assessment and shall not be installed.				



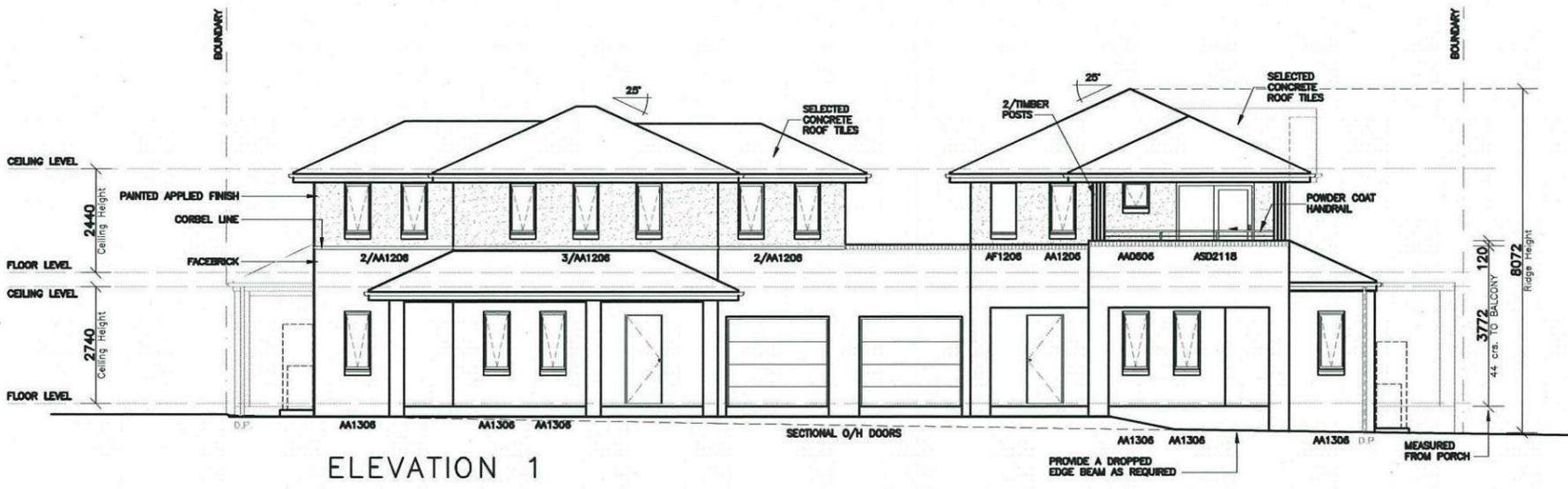
Product:
**THORNTON
CORNER PRODUCT**
Double storey duplex

Client:
LANDCOM
Site Address:
LOTS 37 & 38 IN D.P.1171491
Sydney Smith Drive & William Hart
Cres, North Penrith, Thornton Estate

Dwg Title:
SECTION
Date:
06.06.13
Council:
PENRITH CITY COUNCIL

Sheet:
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Scale:
1:100
Sheet No.
6
Issue:
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Job No:
213022

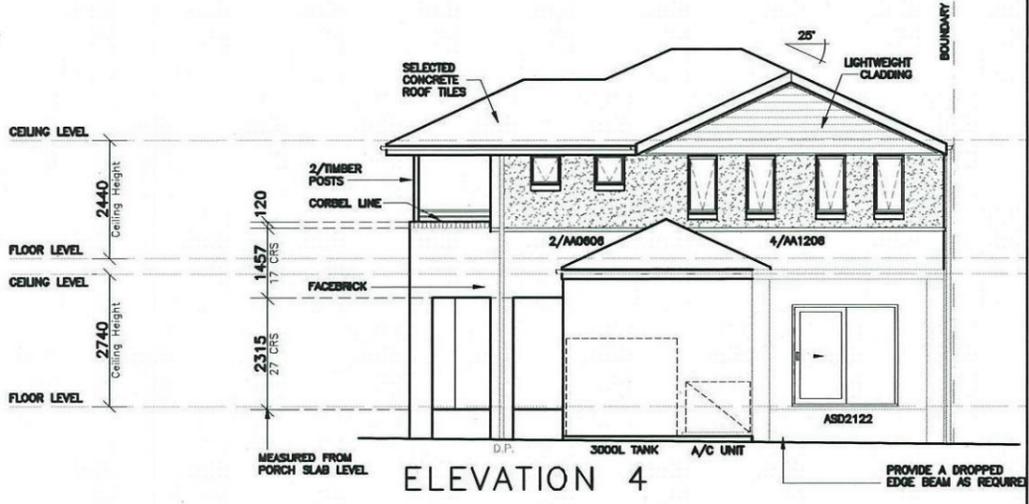
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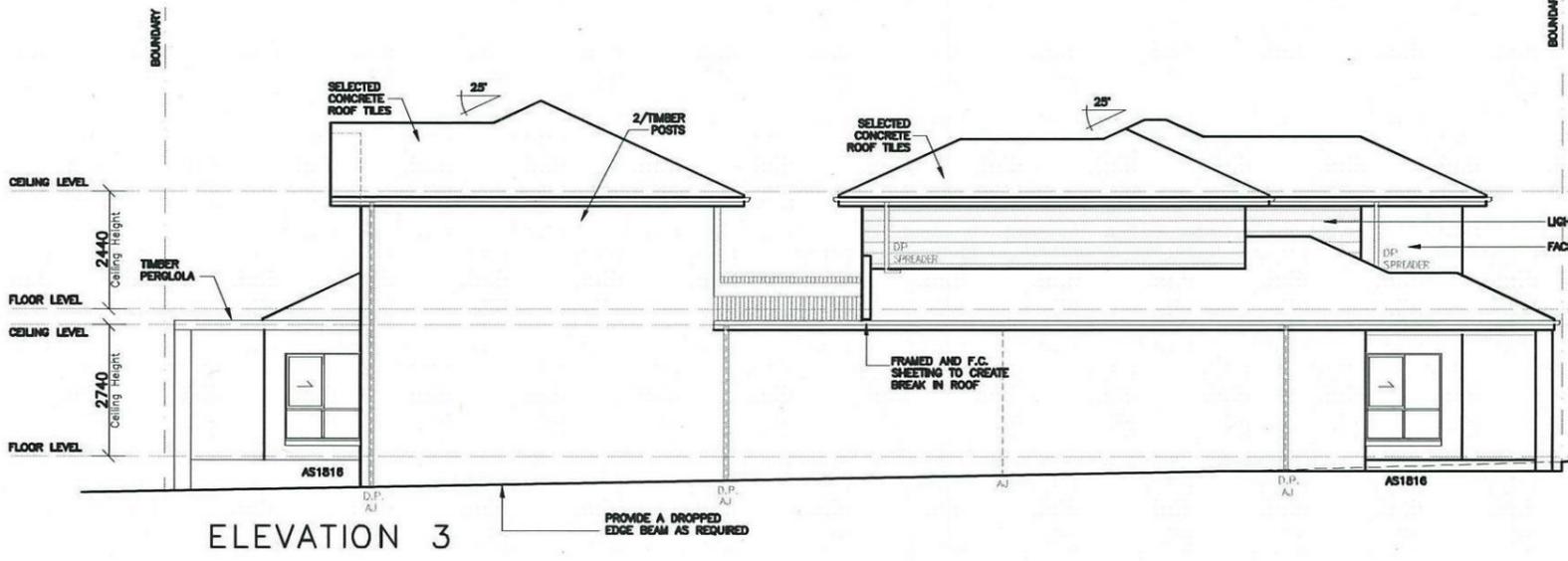
ELEVATION 1



ELEVATION 2

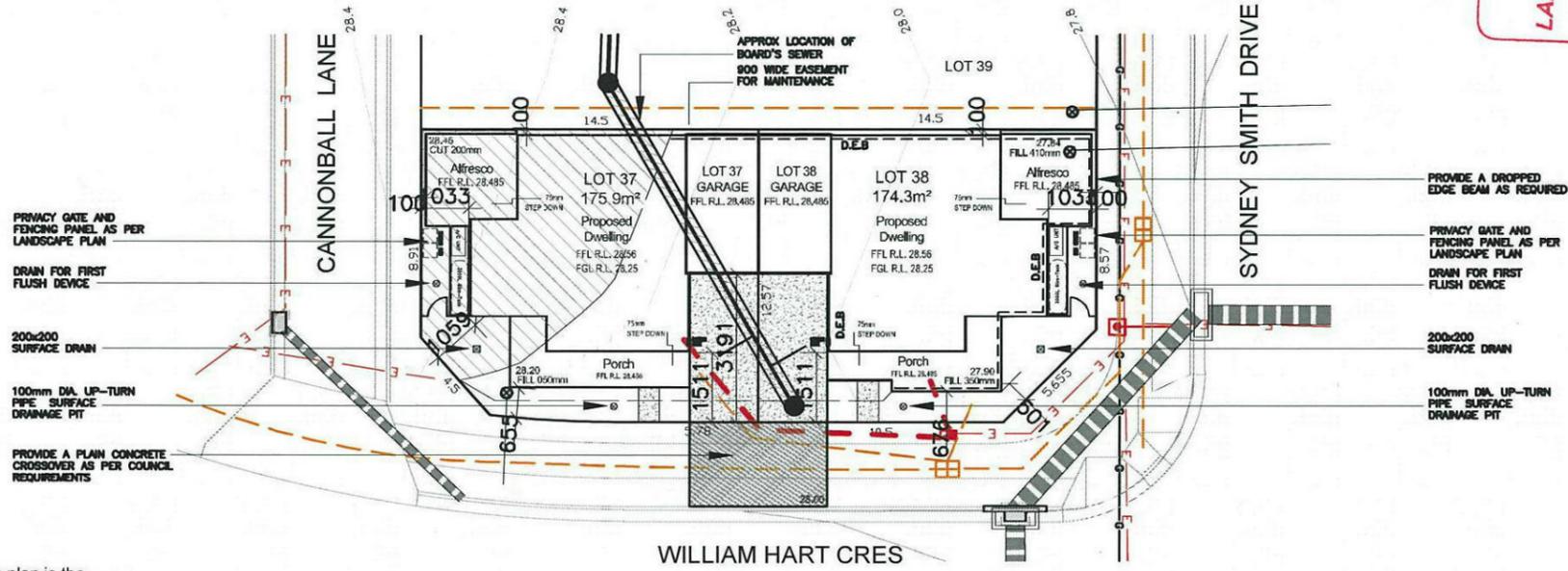


ELEVATION 4



ELEVATION 3

Thorton Design Review Panel
 LANDCOM
 Reviewed:  Date: 18/13



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	Product:	Client:	Dwg Title:
	THORNTON CORNER PRODUCT Double storey duplex	LANDCOM	NOTIFICATION PLAN
	Site Address:	Date:	Council:
	LOTS 37 & 38 IN D.P.1171491 Sydney Smith Drive & William Court Drive, North Penrith, Thornton Estate	07.06.13	PENRITH CITY COUNCIL