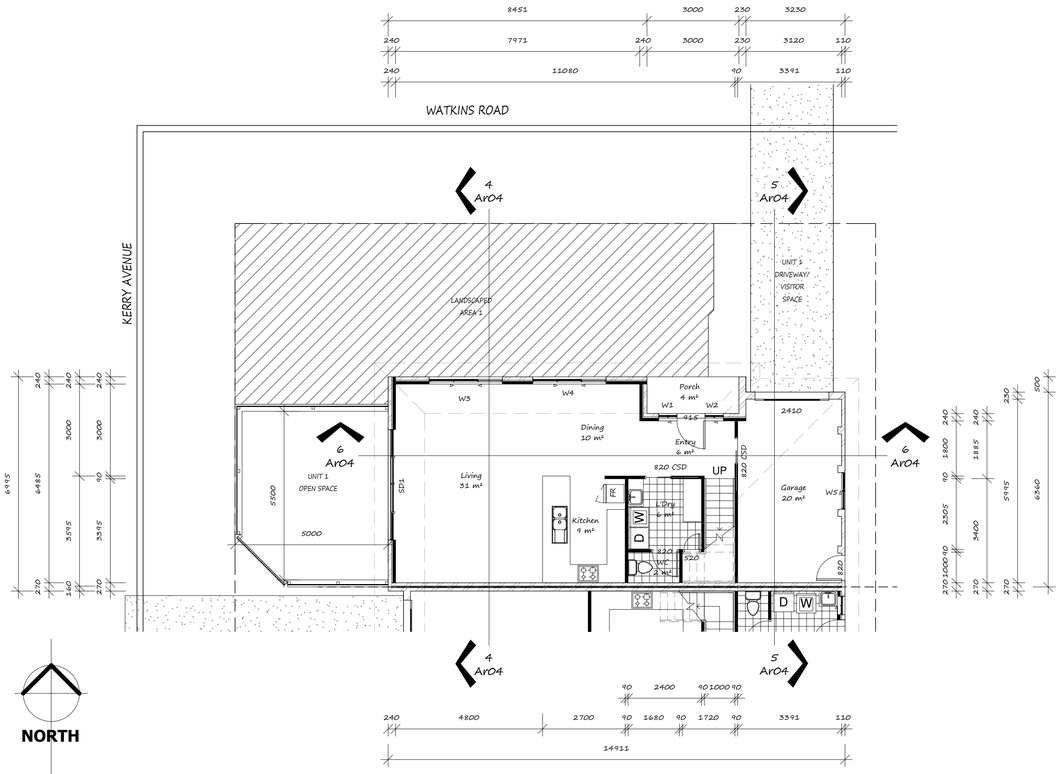
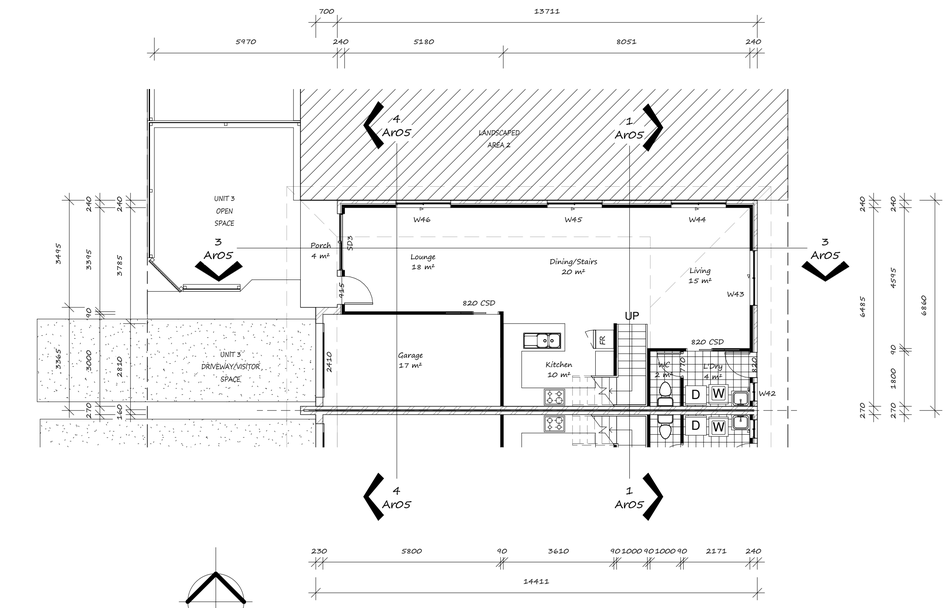


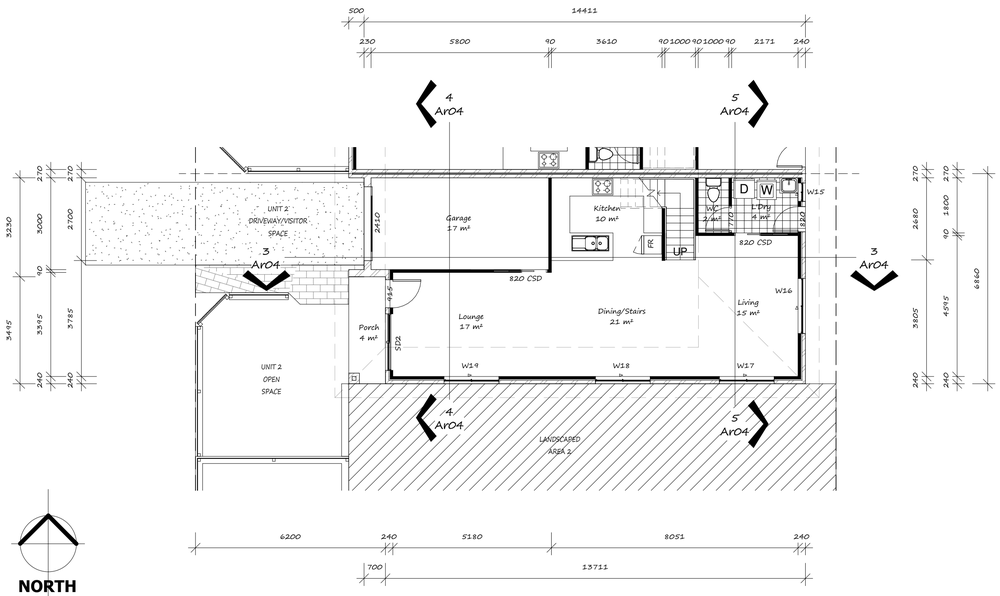
Ground Floor Unit 1

1 1 : 100



Ground Floor Unit 3

3 1 : 100



Ground Floor Unit 2

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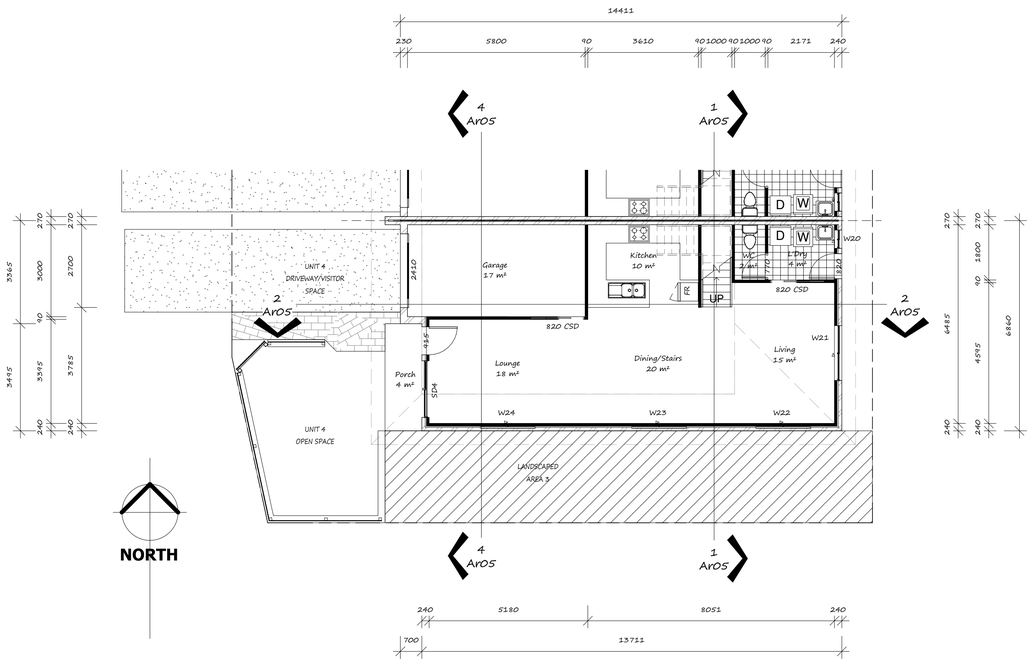

Ground Floor Unit 4

4 1 : 100

Plan Vision Australia

12A Whitehaven Drive, Lakelands

W/ (02) 4954 2422 M/ 0414 011 483

Revision Schedule		
Date	Description	Issued by
04.02.13	Amended plans for council	CDB

DA Plans

Client:

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Drawn By: Author

Drawing No: 711-4075

Sheet: Ar01

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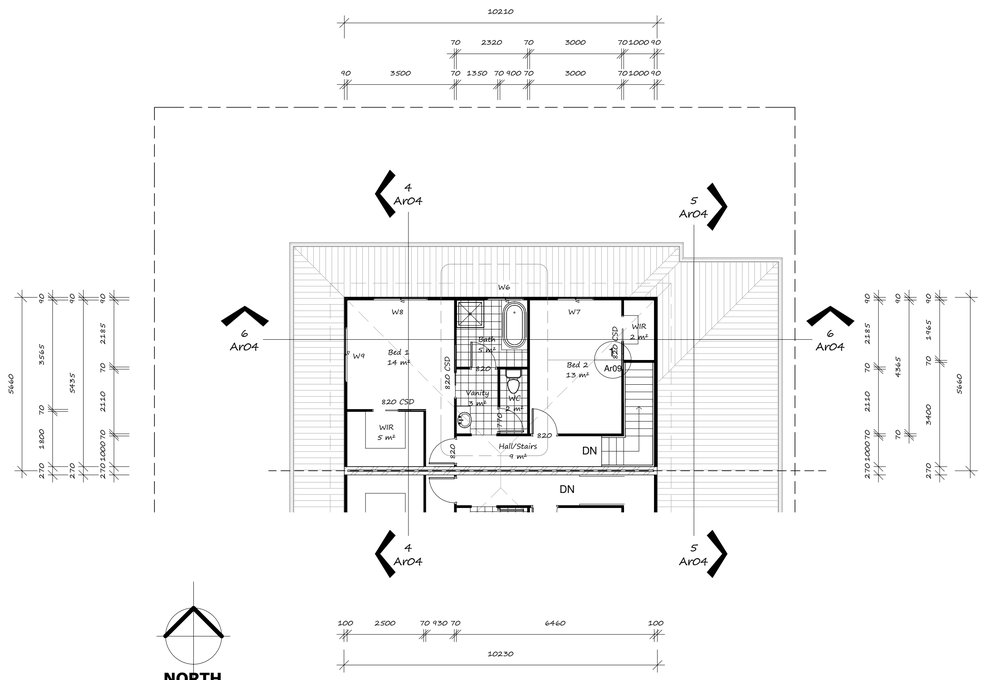
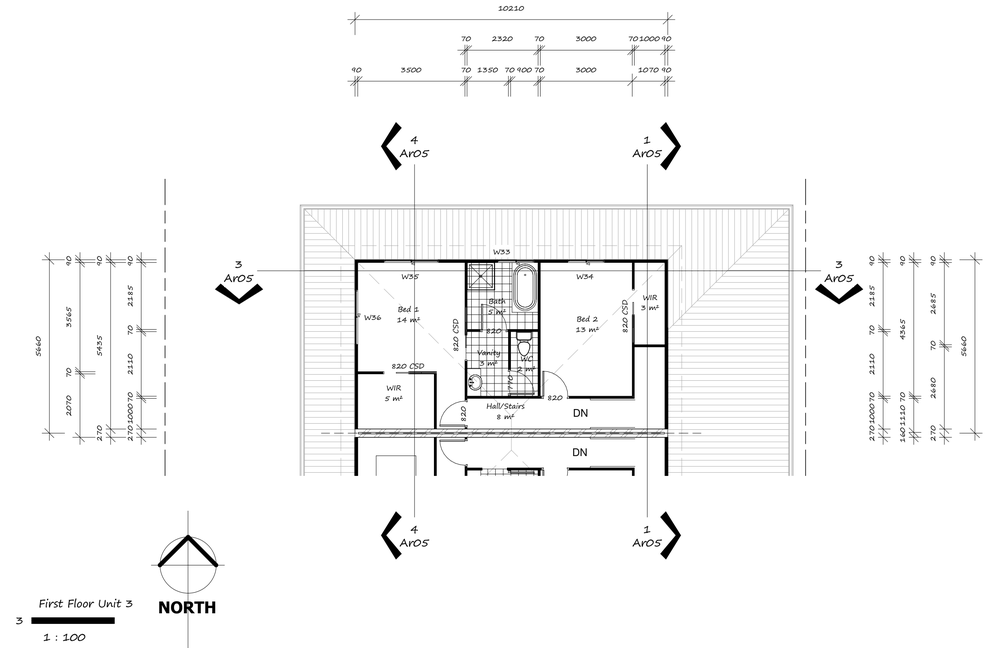


First Floor Unit 1

1 1 : 100

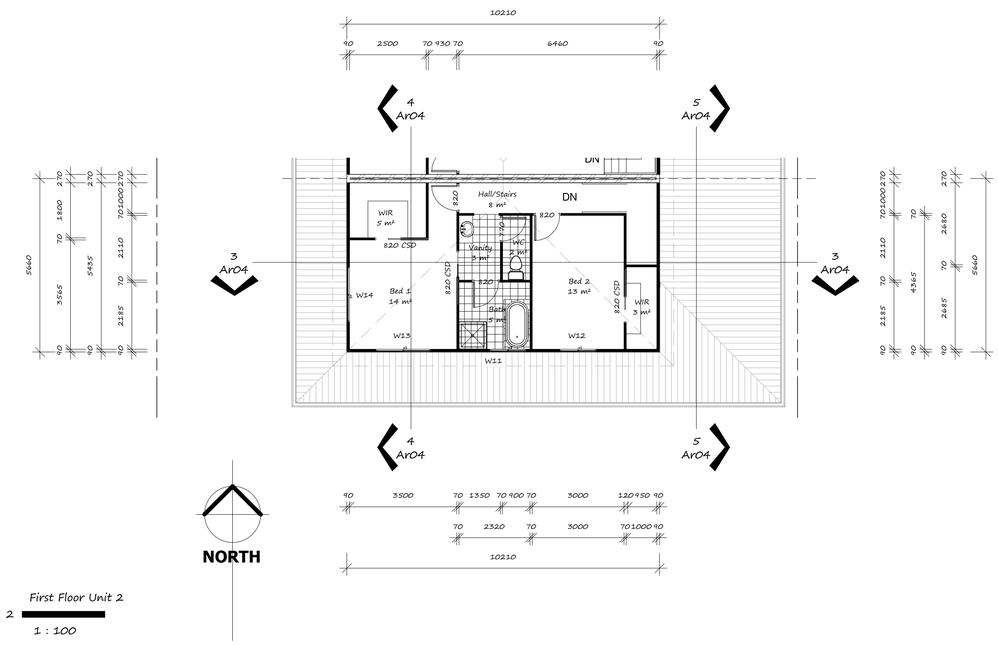


First Floor Unit 3

3 1 : 100

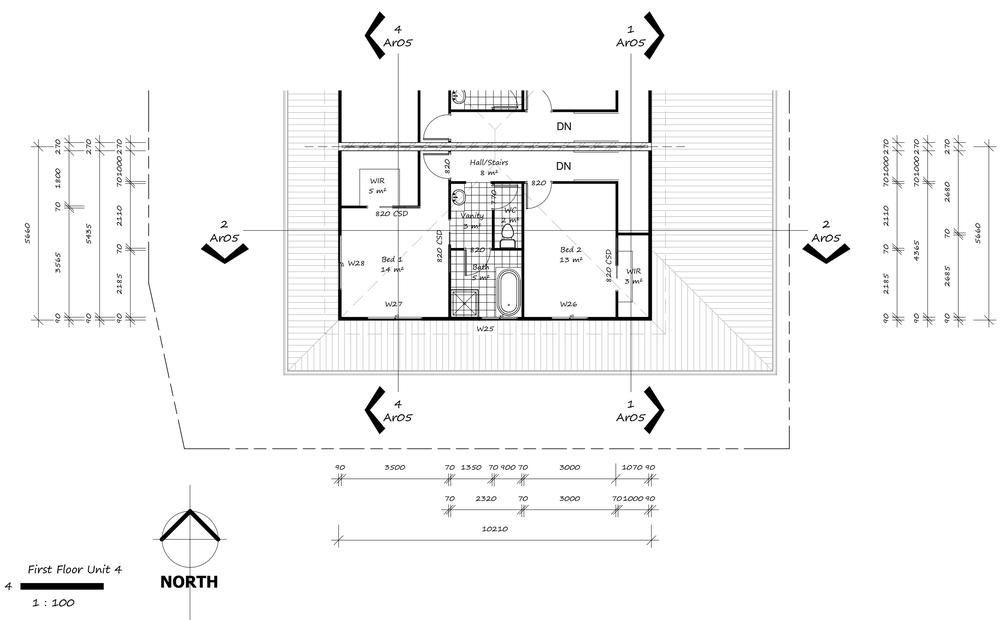
Window Schedule				
Level	Mark	Width	Height	Type
Ground Floor Unit 1	W1	600	2042	ASW+FIXED
Ground Floor Unit 1	W2	600	2042	ASW+FIXED
Ground Floor Unit 1	W3	2341	1800	ASW+FIXED
Ground Floor Unit 1	W4	2341	1800	ASW+FIXED
Ground Floor Unit 1	W5	1200	1020	ASW
Ground Floor Unit 2	W15	600	933	ASW
Ground Floor Unit 2	W16	1791	1534	ASW
Ground Floor Unit 2	W17	1791	590	ASW
Ground Floor Unit 2	W18	1791	590	ASW
Ground Floor Unit 2	W19	1791	590	ASW
Ground Floor Unit 3	W42	600	933	ASW
Ground Floor Unit 3	W43	1791	1534	ASW
Ground Floor Unit 3	W44	1791	590	ASW
Ground Floor Unit 3	W45	1791	590	ASW
Ground Floor Unit 3	W46	1791	590	ASW
Ground Floor Unit 4	W20	600	933	ASW
Ground Floor Unit 4	W21	1791	1534	ASW
Ground Floor Unit 4	W22	1791	590	ASW
Ground Floor Unit 4	W23	1791	590	ASW
Ground Floor Unit 4	W24	1791	590	ASW
No. 3 Kerry Ave FFL	W47	1791	1362	ASW
No. 3 Kerry Ave FFL	W48	1791	933	ASW
First Floor Unit 1	W6	1200	1020	ASW
First Floor Unit 1	W7	1200	1020	ASW
First Floor Unit 1	W8	1791	1191	ASW
First Floor Unit 1	W9	1791	1191	ASW
First Floor Unit 1	W11	1200	1020	ASW
First Floor Unit 1	W12	1200	1020	ASW
First Floor Unit 1	W13	1791	1191	ASW
First Floor Unit 1	W14	1791	1191	ASW
First Floor Unit 3	W25	1200	1020	ASW
First Floor Unit 3	W26	1200	1020	ASW
First Floor Unit 3	W27	1791	1191	ASW
First Floor Unit 3	W28	1791	1191	ASW
First Floor Unit 3	W33	1200	1020	ASW
First Floor Unit 3	W34	1200	1020	ASW
First Floor Unit 3	W35	1791	1191	ASW
First Floor Unit 3	W36	1791	1191	ASW

Door Schedule				
Level	Mark	Width	Height	Type
Ground Floor Unit 1	SD1	3601	2121	Crestilite Viscount Sliding Door
Ground Floor Unit 2	SD2	1847	2121	ASD
Ground Floor Unit 3	SD3	1847	2121	ASD
Ground Floor Unit 4	SD4	1847	2121	ASD



First Floor Unit 2

2 1 : 100



First Floor Unit 4

4 1 : 100

Plan Vision Australia

12A Whitehaven Drive, Lakelands

W/ (02) 4934 2422 M/ 0414 011 483

Revision Schedule		
Date	Description	Issued by
04.02.13	Amended plans for council	CDB

DA Plans

Client:

Address:

Date: 1/09/2011

Drawn By: Author

Drawing No: 711-4075

Sheet: Ar02

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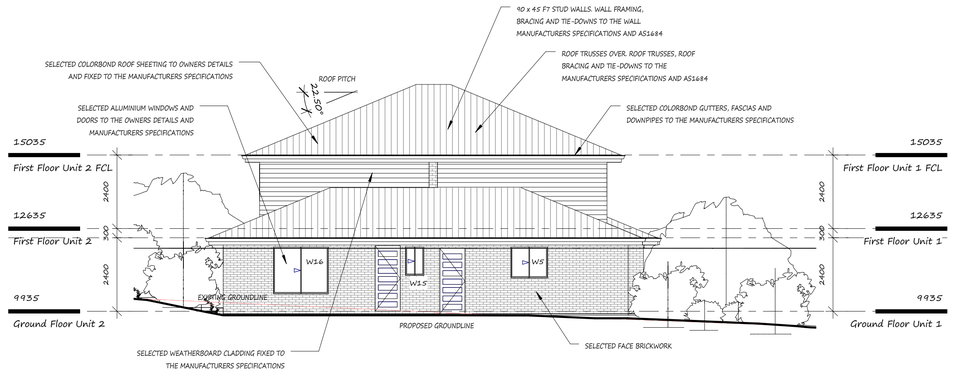

East Elevation Units 1 & 2

1

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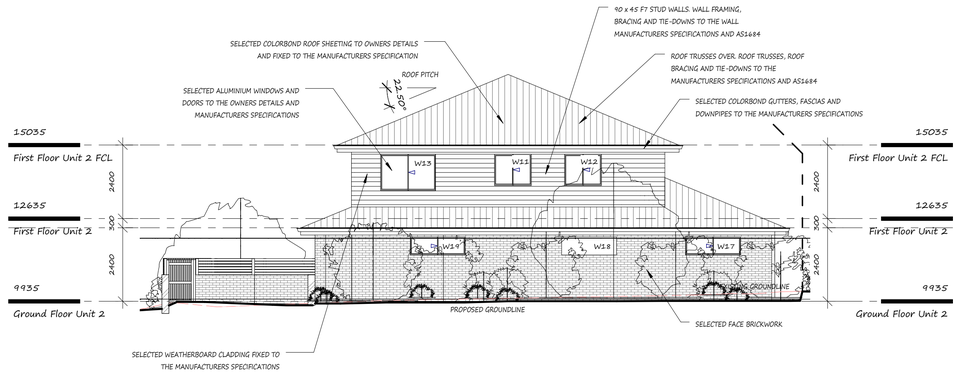

South Elevation Units 1 & 2

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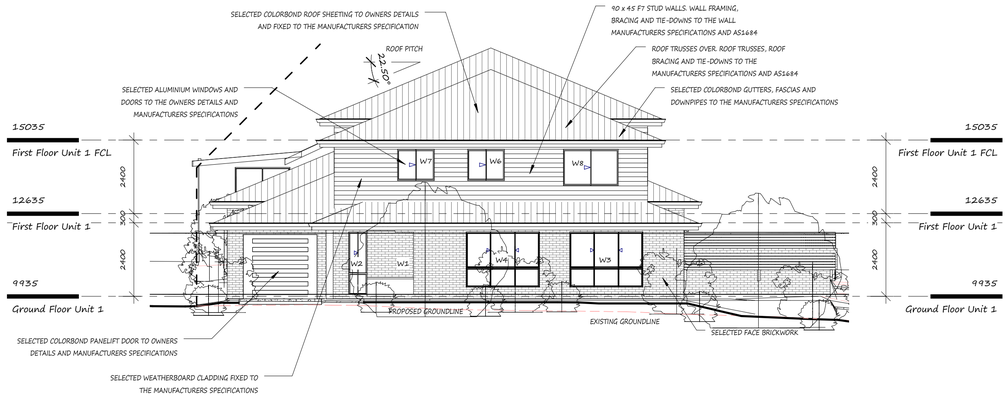

North Elevation Units 1 & 2

2

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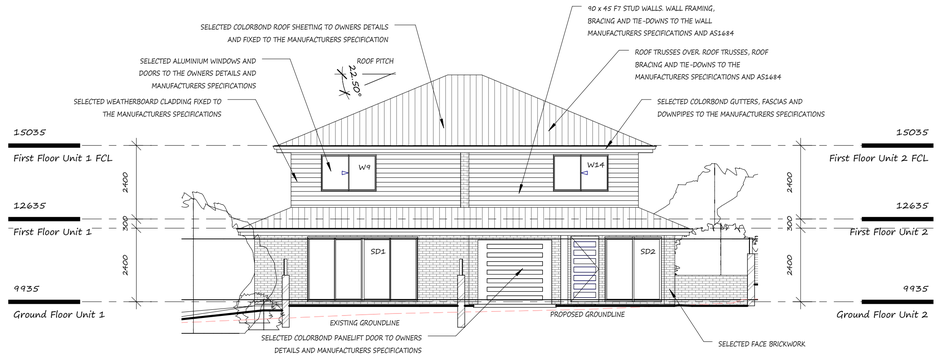
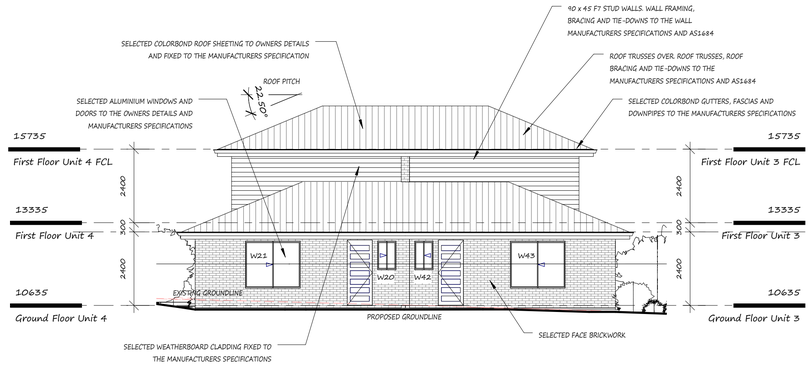


West Elevation Units 1 & 2

4

1 : 100



East Elevation Units 3 & 4

5

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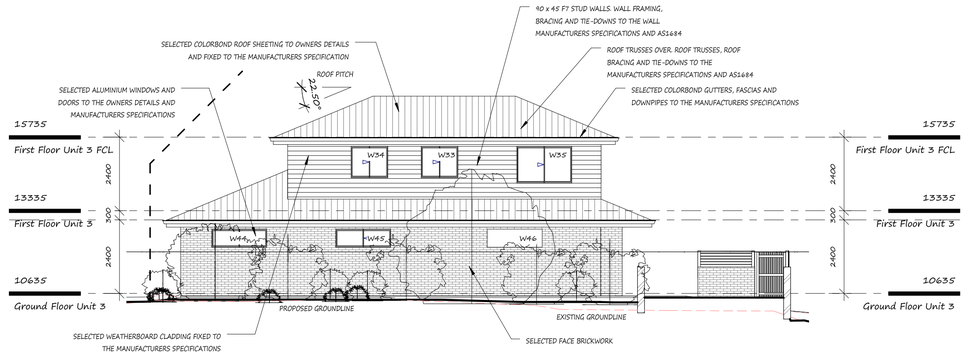

North Elevation Units 3 & 4

6

1 : 100

Plan Vision Australia

12A Whitehaven Drive, Lakelands

W/ (02) 4954 2422 M/ 0414 011 483

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Sheet: Ar03

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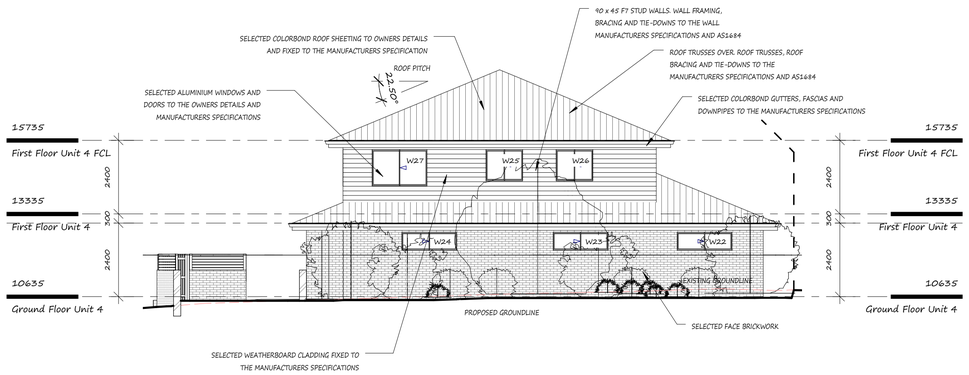

South Elevation Units 3 & 4

1

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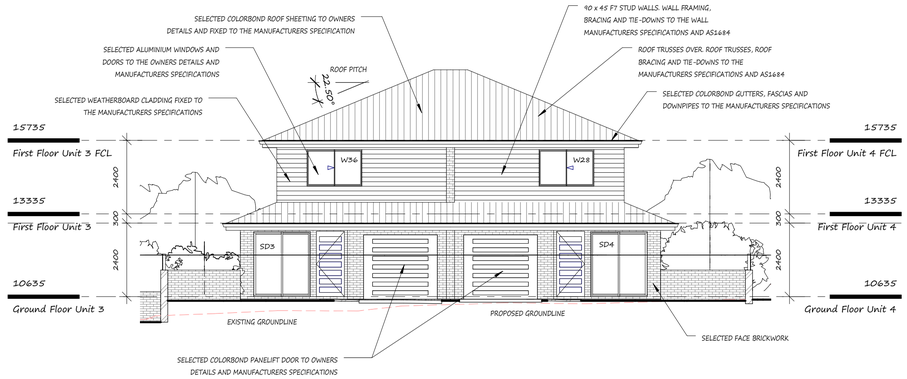

West Elevation Units 3 & 4

2

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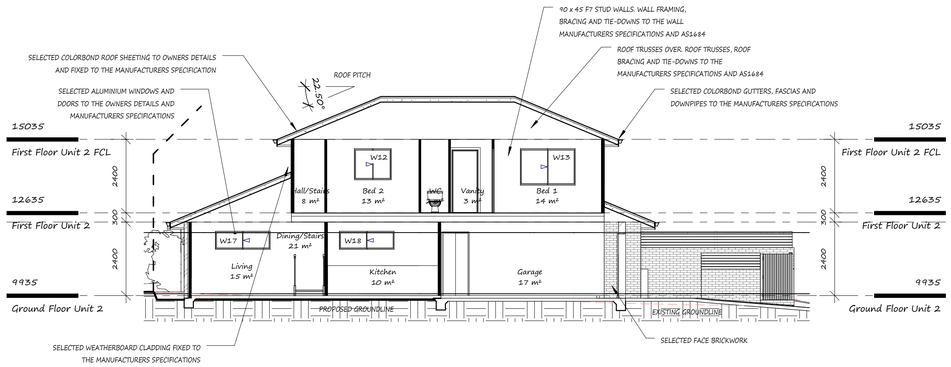

Unit 1 & 2 Section 1

3

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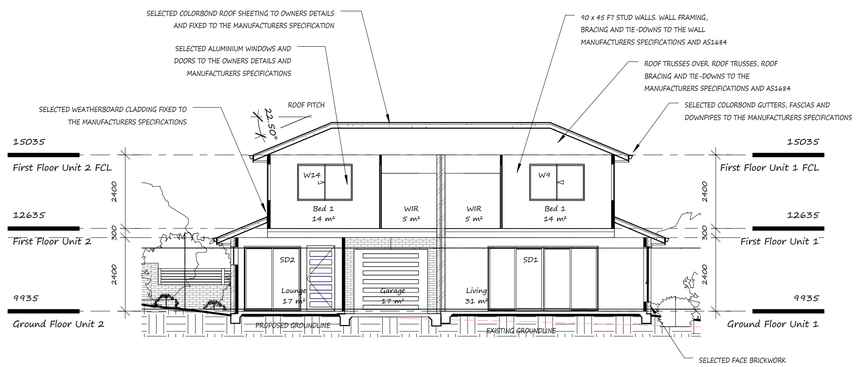

Unit 1 & 2 Section 2

4

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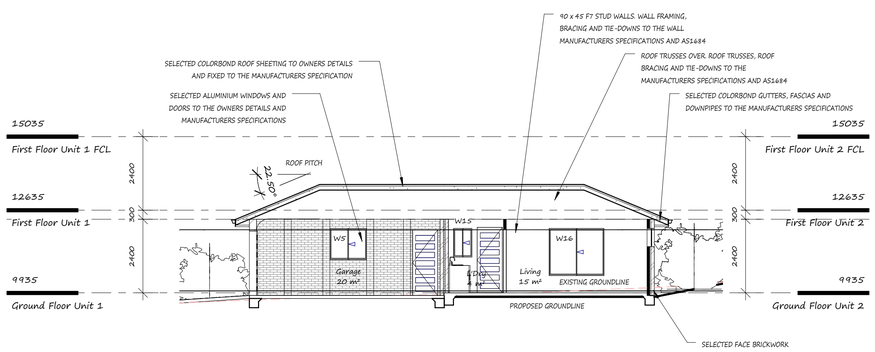
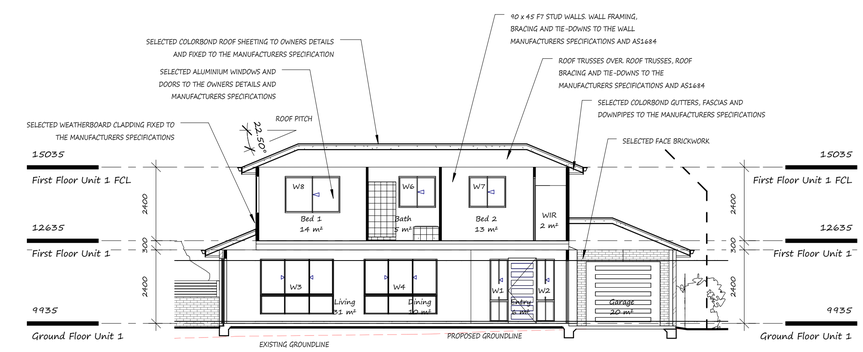


Unit 1 & 2 Section 3

5

1 : 100



Unit 1 & 2 Section 4

6

1 : 100

Plan Vision Australia

12A Whitehaven Drive, Lakelands

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Revision Schedule

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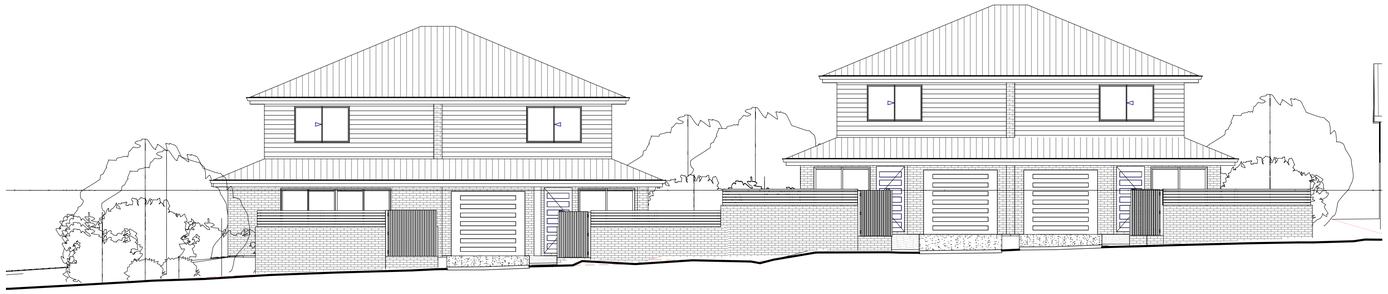


Kerry Avenue Elevation

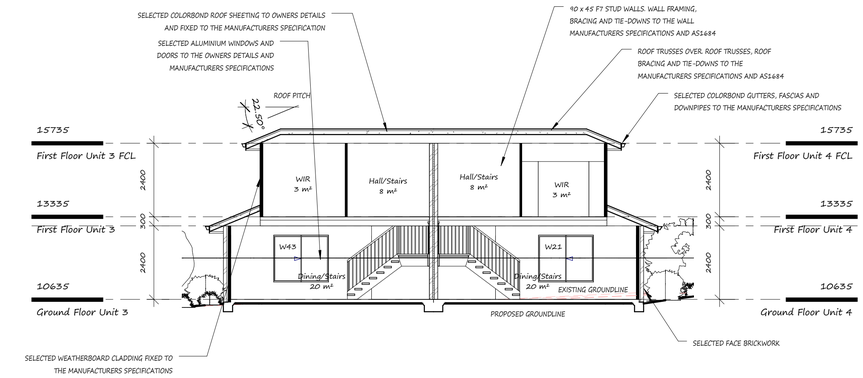
5

1 : 100

Watkins Road Elevation

6

1 : 100



Unit 3 & 4 Section 1

1

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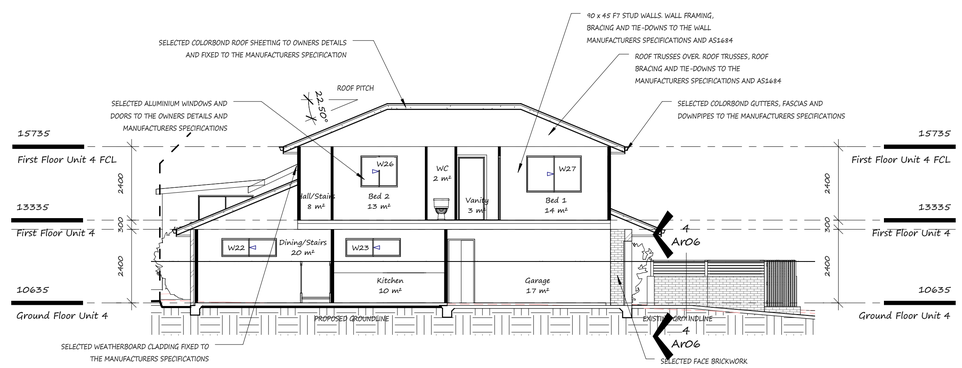

Unit 3 & 4 Section 2

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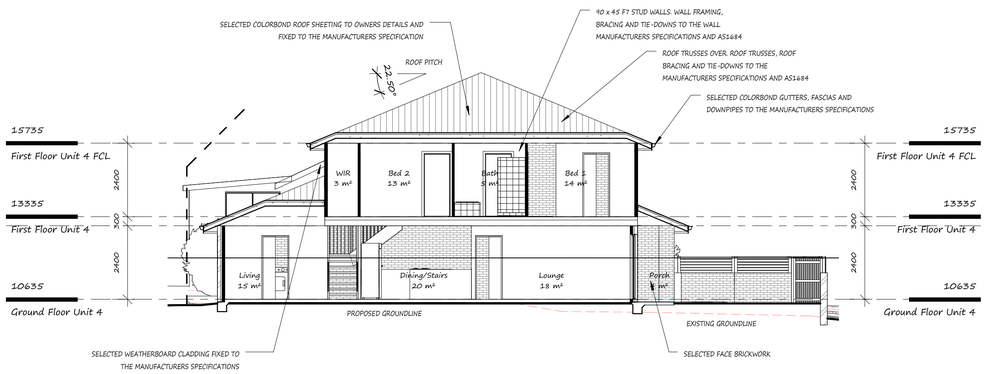

Unit 3 & 4 Section 3

3

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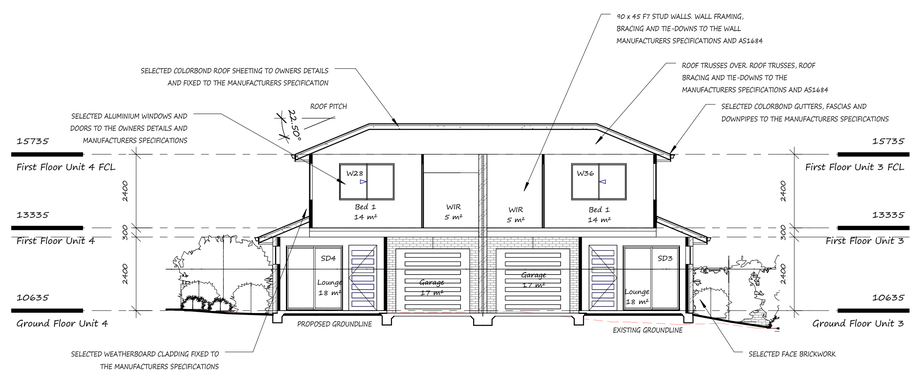

Unit 3 & 4 Section 4

4

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Plan Vision Australia

12A Whitehaven Drive, Lakelands

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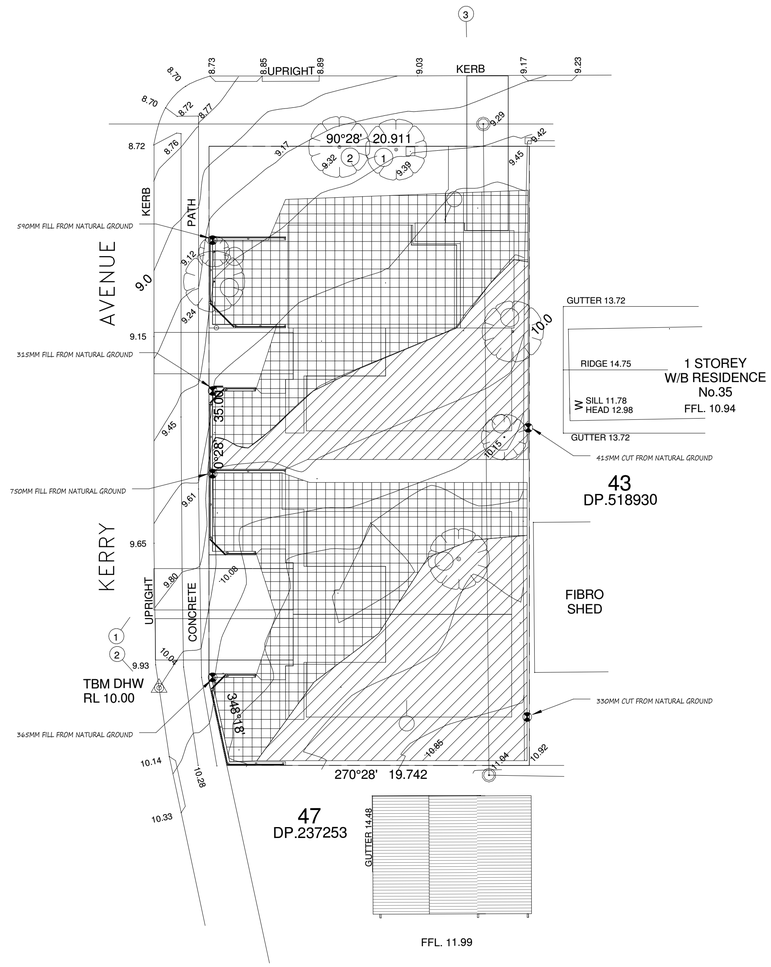
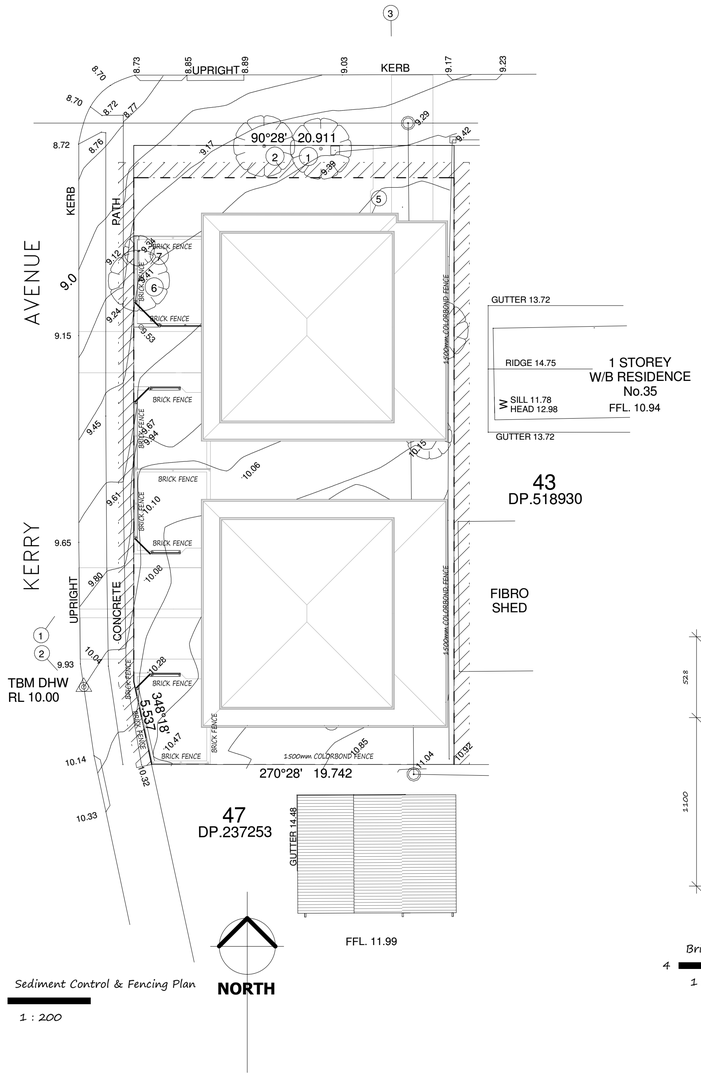


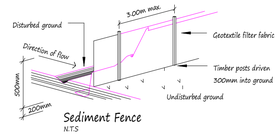
PROPOSED CUT FROM NATURAL GROUND

PROPOSED FILL FROM NATURAL GROUND

Bulk Earthworks Plan
1 1 : 200



Sediment Control & Fencing Plan
2 1 : 200

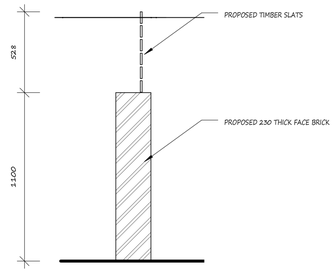


Sediment Fence
N.T.S

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 stabilised as early as possible.
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 40% 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 (propex or approved equivalent) between post at 3.0m centres. fabric shall be buried 150mm along its lower edge.

Sedimentation Fence
3 1 : 100



Brick Fence Detail
4 1 : 20

3D View 1
5

3D View 2
6

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12A Whitehaven Drive, Lakelands
W/ (02) 4934 2422 M/ 0414 011 483

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Drawing No: 711-4075
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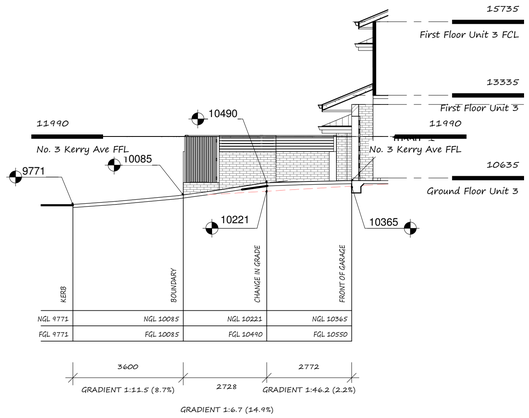
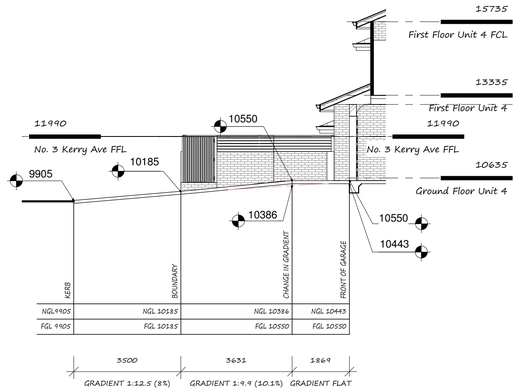


Driveway Gradient Unit 3

3

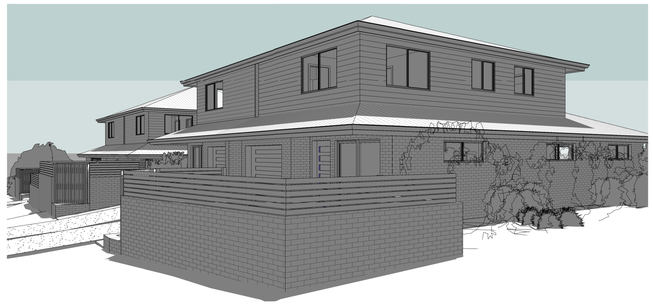
1 : 100



Driveway Gradient Unit 4

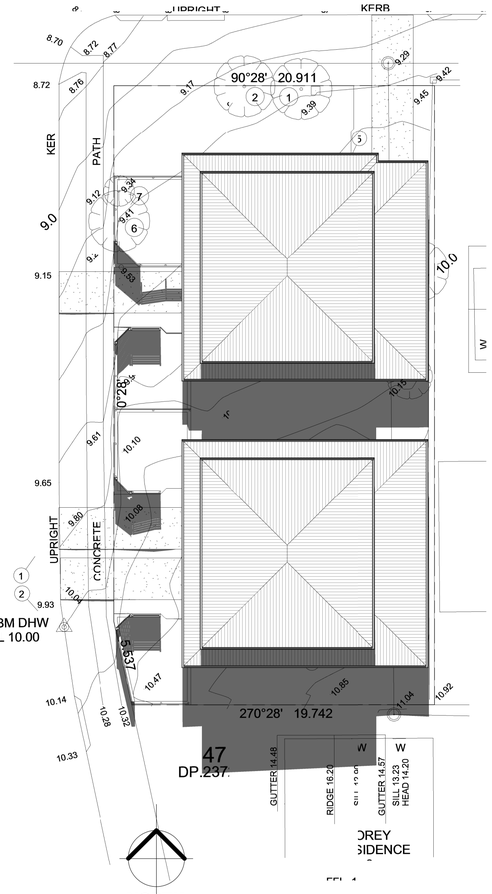
4

1 : 100



3D View 3

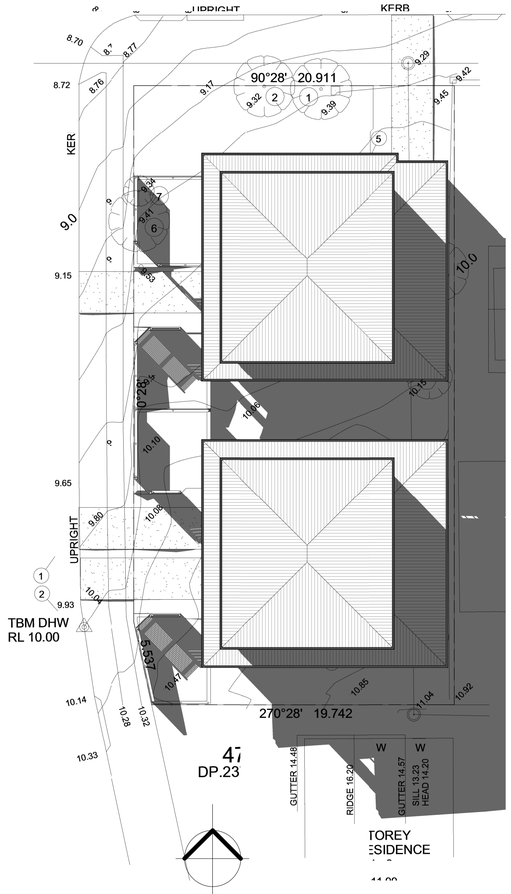
6



Shadow Plan 12pm June 21st

1

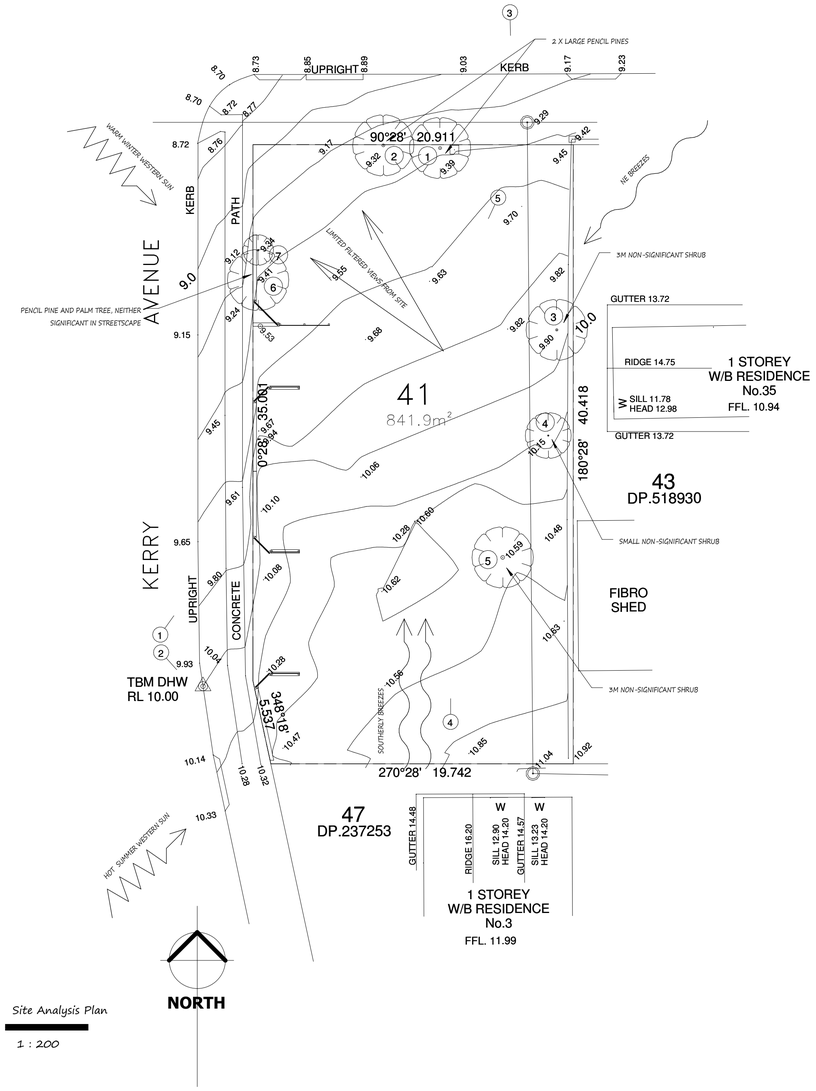
1 : 200



Shadow Plan 3pm June 21st

2

1 : 200



Site Analysis Plan

5

1 : 200

Plan Vision Australia

12A Whitehaven Drive, Lakelands

W/ (02) 4934 2422 M/ 0414 011 483

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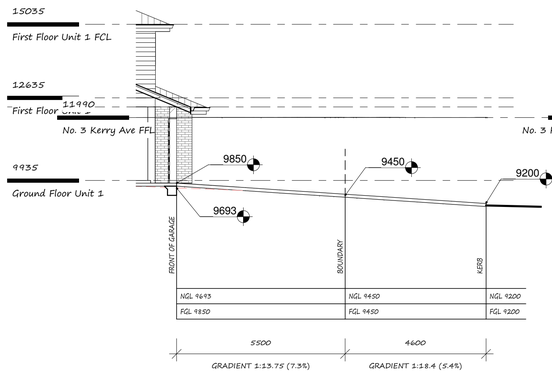
Client:

Address:

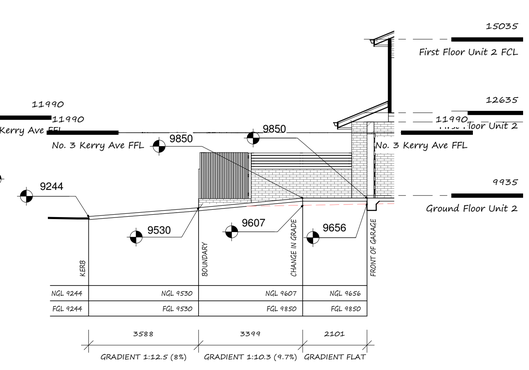
Date:	1/04/2011
Drawn By:	Author
Drawing No:	711-4075
Sheet:	Ar07
Scale:	As indicated @ A1

Areas	
Name	Area
Landscape Area 1	82.3 m²
Landscape Area 2	79.1 m²
Landscape Area 3	47.7 m²
Unit 1 First Floor Living	57.6 m²
Unit 1 Garage	20.7 m²
Unit 1 Ground Floor Living	76.2 m²
Unit 1 Open Space	26.2 m²
Unit 1 Porch	3.6 m²
Unit 2 First Floor Living	57.6 m²
Unit 2 Garage	19.1 m²
Unit 2 Ground Floor Living	77.2 m²
Unit 2 Open Space	26.6 m²
Unit 2 Porch	1.1 m²
Unit 3 First Floor Living	57.8 m²
Unit 3 Garage	19.1 m²
Unit 3 Living	77.3 m²
Unit 3 Open Space	26.7 m²
Unit 3 Porch	1.1 m²
Unit 4 First Floor Living	57.8 m²
Unit 4 Garage	19.1 m²
Unit 4 Ground Floor Living	77.3 m²
Unit 4 Open Space	25.6 m²
Unit 4 Porch	1.1 m²
	938.0 m²

Site Area	
Name	Area
Site Area	842 m²



Driveway Gradient Unit 1
4
1 : 100



Driveway Gradient Unit 2
5
1 : 100

33 Watkins Road Elermore Vale

SUMMARY OF BASIX COMMITMENTS FOR EACH UNIT

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

WATER COMMITMENTS					
Fixtures					
3 Star Shower Heads	Yes				
3 Star Kitchen / Basin Taps	Yes		3 Star Toilet	Yes	
Alternative Water					
Minimum Tank Size (L)	2000	Collected from Roof Area (m2)		70	
Tank Connected To:					
All Toilets	Yes	Laundry W/M Cold Tap		Yes	
One Outdoor Tap	Yes				
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans					
ENERGY COMMITMENTS					
Hot Water	Gas Instantaneous 5 Star				
Cooling System	Living	1 Phase A/C		EER 3.0 - 3.5	
	Bedrooms	Ceiling fans		N/A	
Heating System	Living	1 Phase A/C		EER 3.0 - 3.5	
	Bedrooms	Ceiling fans		N/A	
Ventilation	1 x Bathroom	Fan ducted to exterior		Interlocked to light	
	Kitchen	Fan ducted to exterior		Manual on/off	
	Laundry	As drawn			
Natural Lighting	Window/Skylight in Kitchen				Nc
	Window/Skylight in Bathrooms/Toilets		Yes	to	1
Artificial Lighting (rooms to be primarily lit by fluorescent or LED lights)	Number of bedrooms	2	Dedicated		No
	Number of Living/Dining rooms	2	Dedicated		No
	Kitchen	Yes	Dedicated		No
	All Bathrms/Toilets	Yes	Dedicated		No
	Laundry	Yes	Dedicated		No
	All Hallways	Yes	Dedicated		No
OTHER COMMITMENTS					
In & Outdoor clothes line	Yes	Ventilated refrigerator space		Yes	
Stove/Oven	Gas cooktop & electric oven				

Building Sustainability Assessments **Ph: 4962 3439**
enquiries@buildingsustainability.net.au **www. buildingsustainability.net.au**

Important Note for Development Applicants:
The following specification details the requirements necessary to achieve the thermal performance values as indicated on the ABSA Assessor Certificate. Once the development is approved by Council, these specifications will become a condition of consent and must be included in the built works. If you do not want to include these requirements, or need further information, please contact Building Sustainability Assessments.

ABSA Assessor #20305 **Certificate # - Refer to stamp** **August 2012**

Thermal Performance Specifications - BSA Ref: 6823 (33 Watkins Road)

These are the Specifications upon which the Certified Assessment is based. If they vary from drawings or other written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the whole project. If alternate specifications are detailed, the location and extent of the alternate specification must be detailed below and / or clearly indicated on referenced documentation.

External Wall Construction	Insulation	Colour (Solar Absorptance)	Detail
Brick Veneer & Lightweight	R2.0	Any	

Internal Wall Construction	Insulation	Detail
Plasterboard on studs	none	

Ceiling Construction	Insulation	Detail
Plasterboard	R3.5 to ceilings adjacent to roof space	

Roof Construction	Insulation	Colour (Solar Absorptance)	Detail
Metal	Foil + R1.0 blanket	Any	

Floor Construction	Insulation	Covering	Detail
Concrete & Timber	none	As drawn (if not noted default values used)	

Windows	Glass and frame type	U	SHGC	Area sq m	Detail
Generic	Single clear Aluminium			As drawn on plans	

Skylights	Glass and frame type	U	SHGC	Area sq m	Detail

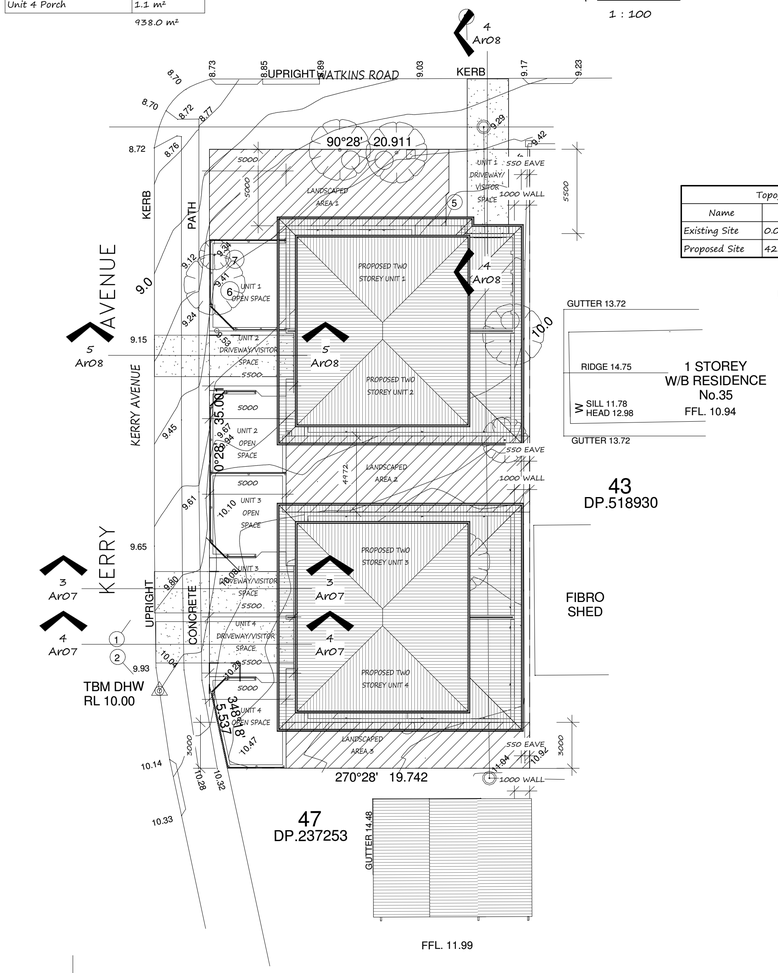
U and SHGC values are according to NFRC. Alternate products may be used if the U value is lower and the SHGC is less than 10% higher or lower than the above figures.

External Window Cover	Detail

Fixed shading - Eaves	Width includes guttering, offset is distance above windows
Width: as drawn Offset: as drawn	Nominal only, refer to plan for detail
Fixed shading - Other	Verandahs, Pergolas (type and description)
Shaded areas and shade devices as drawn	

Ventilation and Infiltration to Habitable Rooms			
Open fire no damper	no	Exhaust fans no dampers	no
Door and window seals	yes	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.
Yes to door & window seals means that seals are to be fitted to all external doors and windows.

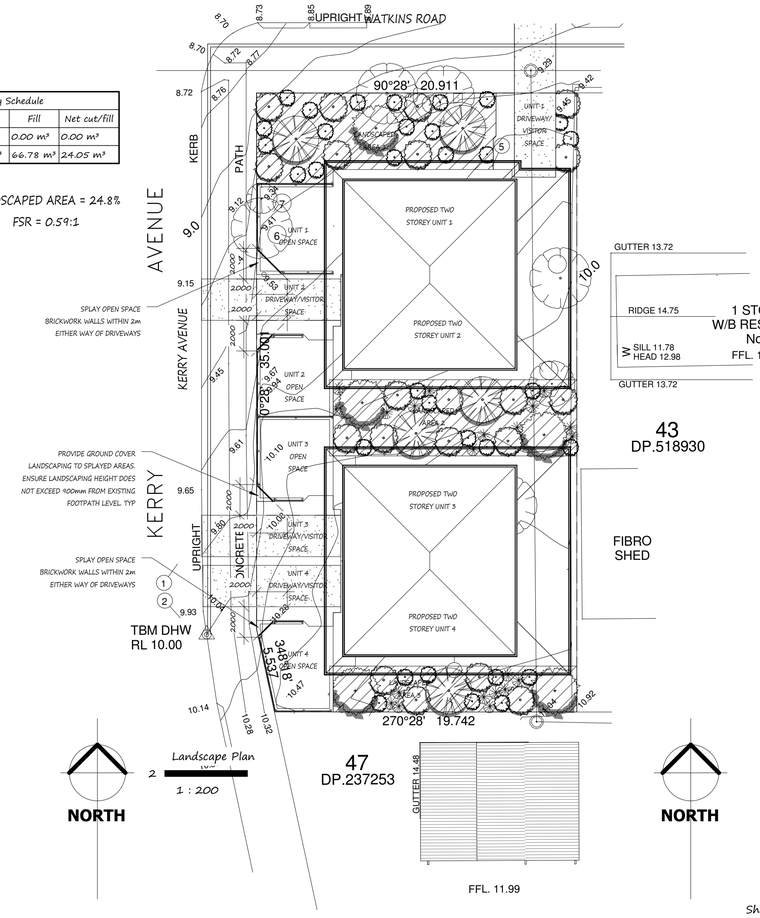


Site Plan
1
1 : 200

Topography Schedule			
Name	Cut	Fill	Net cut/fill
Existing Site	0.00 m³	0.00 m³	0.00 m³
Proposed Site	42.73 m³	66.78 m³	24.05 m³

LANDSCAPED AREA = 24.8%

FSR = 0.59:1



Landscape Plan
2
1 : 200

Shadow Plan 9am June 21st
3
1 : 200

Plan Vision Australia
12A Whitehaven Drive, Lakelands
W/ (02) 4954 2422 M/ 0414 011 483

Revision Schedule		
Date	Description	Issued by
04.02.13	Amended plans for council	CDB

DA Plans

Client:

Address:

Date: 1/09/2011
Drawn By: MWA
Drawing No: 711-4075
Sheet: Ar08
Scale: As indicated @ A1