

# Lot 2371 Durant

## PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Dsf	Dichondra 'Silver Falls'	Dichondra Silver Falls	14	150mm	0.3m
Dg	Dietes grandiflora	Wild Iris	11	200mm	1m
Mcc	Malus 'Cinzam Cinderella'	Dwarf Crab Apple	1	75L	3m
Msb	Michelia 'Summer Bronze'	Evergreen Magnolia	7	300mm	2m
Oi	Ophiopogon 'Stripey White'	Stripey White Mondo Grass	13	200mm	0.3-0.4m

## SIMMONS LANE - Supply + installation by BUILDER

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Lix	Lagerstroemia 'Sioux'	Crepe Myrtle	1	75L	4m
Lcj	Lomandra confertifolia 'Crackerjack'	Fine-leaved Lomandra	9	200mm	0.45m

## SIMMONS LANE CROSS-OVER - Supply + construction by BUILDER

### MATERIAL SCHEDULE

#### HEADER COURSE

Concrete pavers 'Adbri Stradapave', 300x300x50mm in 'Charcoal' colour, laid in stackbond pattern

Area m<sup>2</sup> URBANGROWTH\* 3.27 Area m<sup>2</sup> BUILDER\*\* 4.24

#### IN-FILL PAVEMENT

Concrete pavers 'Adbri Havenbrick', 200x100x50mm in 'Brushwood' colour, laid in herringbone pattern

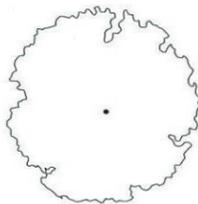
Area m<sup>2</sup> URBANGROWTH\* 5.30 Area m<sup>2</sup> BUILDER\*\* 4.83

**Total area 8.57 9.07**

\*Area's outside of the allotment boundary. \*\*Area's inside of the allotment boundary

### LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
46	7	0	39	1

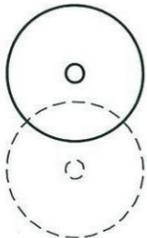


### LEGEND

Proposed trees - refer to plant schedule



Proposed accents & grasses - refer to plant schedule



Existing tree to be retained

Existing tree to be removed



Proposed shrubs - refer to plant schedule



Proposed groundcovers and grasses - refer to plant schedule



Existing levels

+RL 101.55

Proposed levels

+TOW 101.55

Proposed Top Of Wall levels



Boundary



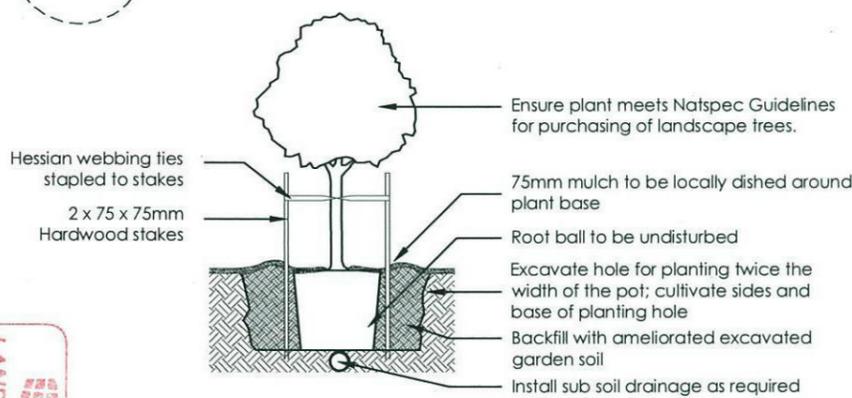
Garden edging



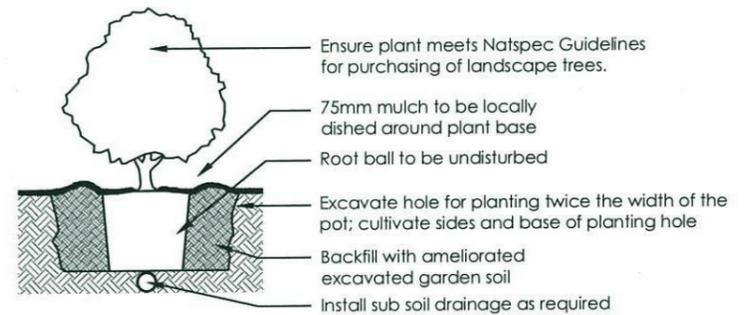
Masonry retaining walls



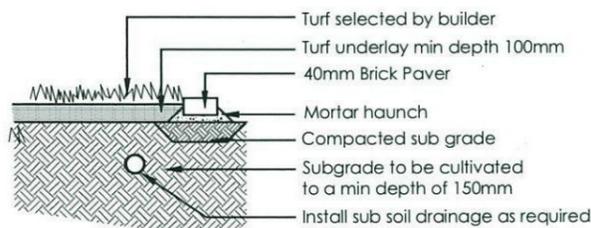
Existing contours



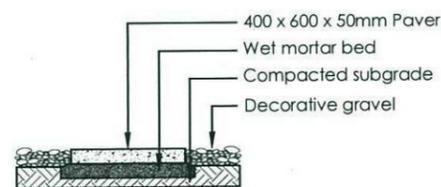
1 Tree Planting Detail  
NTS 25L - 100L Pot Size



2 Planting Detail  
NTS 150mm, 200mm Pot Size



3 Turf Detail  
NTS Brick Paver Edge



4 Stepping stones in gravel  
NTS Low traffic zone



REVISION	DESCRIPTION	DRAWN	CHECK	DATE	PROJECT	SCALE	DATE	REVISION
A	ISSUE FOR CLIENT REVIEW	RS	BT	07-04-14	LOT 2371 DURANT STREET, PENRITH	1:100 @ A3	DA	02
B	ISSUE DA PLANS FOR REVIEW	RS	RS	07-04-14				

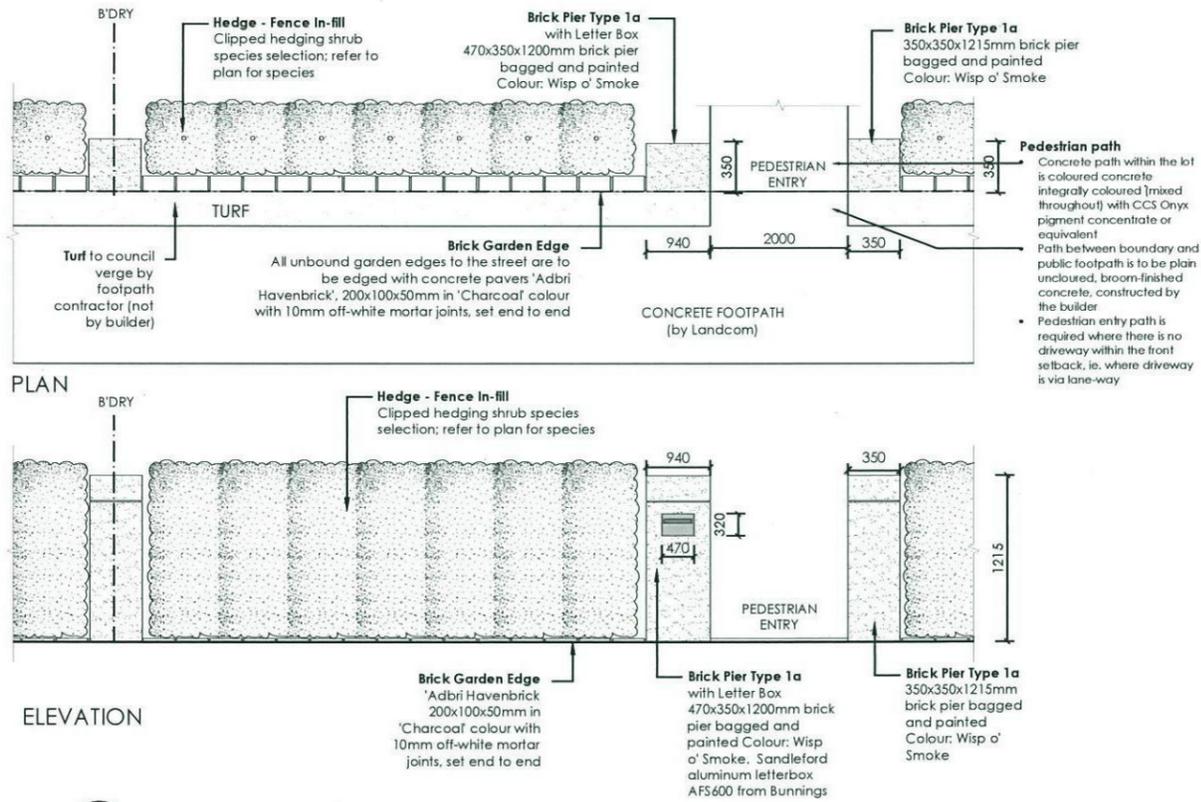


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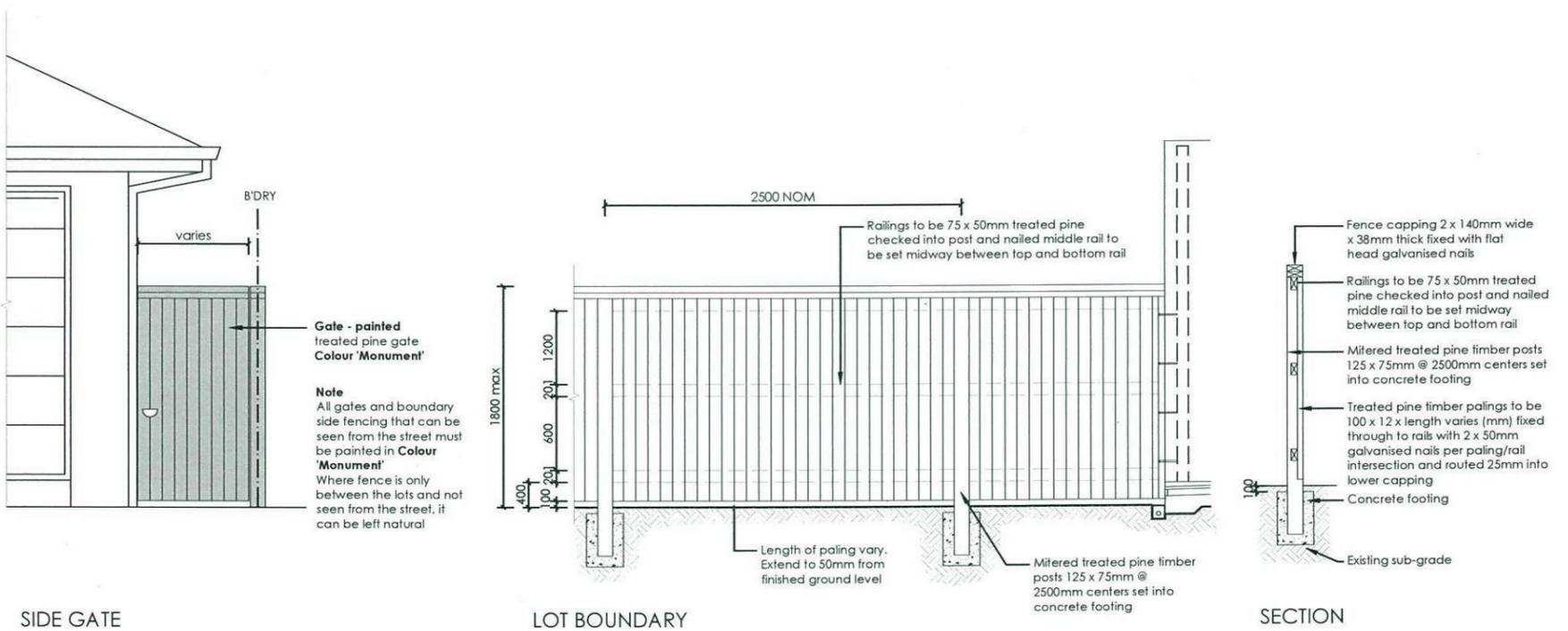
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7. All work to be performed by a suitably qualified tradesperson  
8. For application purposes only - NOT FOR CONSTRUCTION

PROJECT	SCALE	DATE	REVISION
NEW RESIDENCE	1:100 @ A3	DA	02
LANDSCAPE PLAN	RS	RS	15-04-14





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



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

Reviewed  
**LANDCOM**  
 Thornton Design Review Panel  
 Date 5/5/14

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE FOR CLIENT REVIEW	RS	BF	07-04-14
B	ISSUE DA PLANS FOR REVIEW	RS	RS	07-04-14

**ecodesign**  
 outdoor living environments

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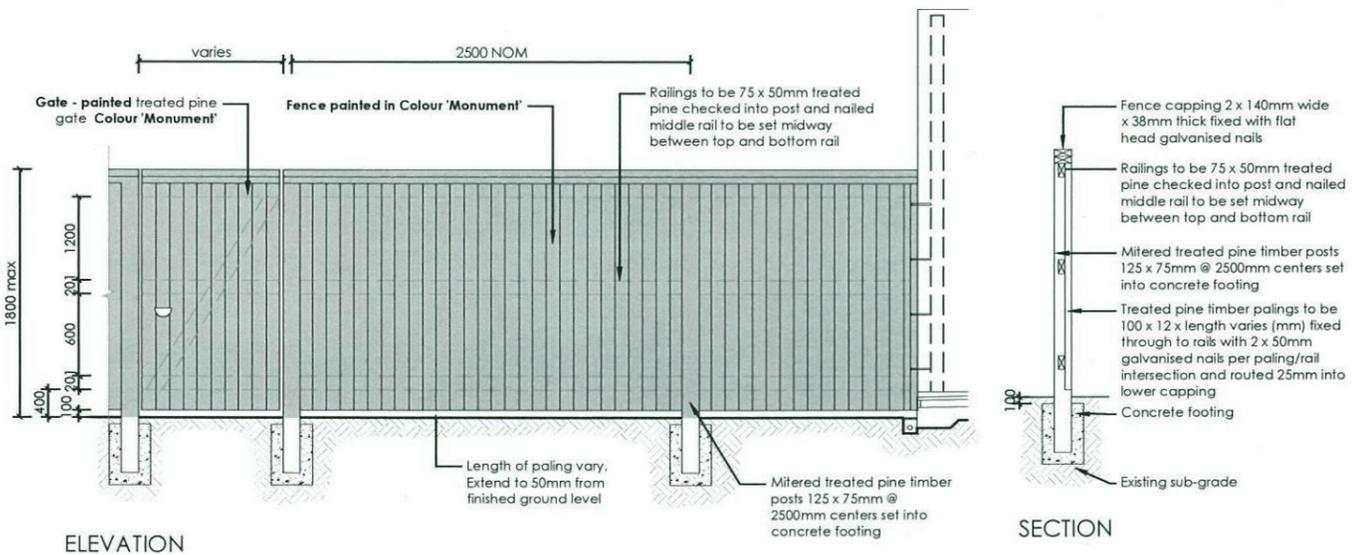
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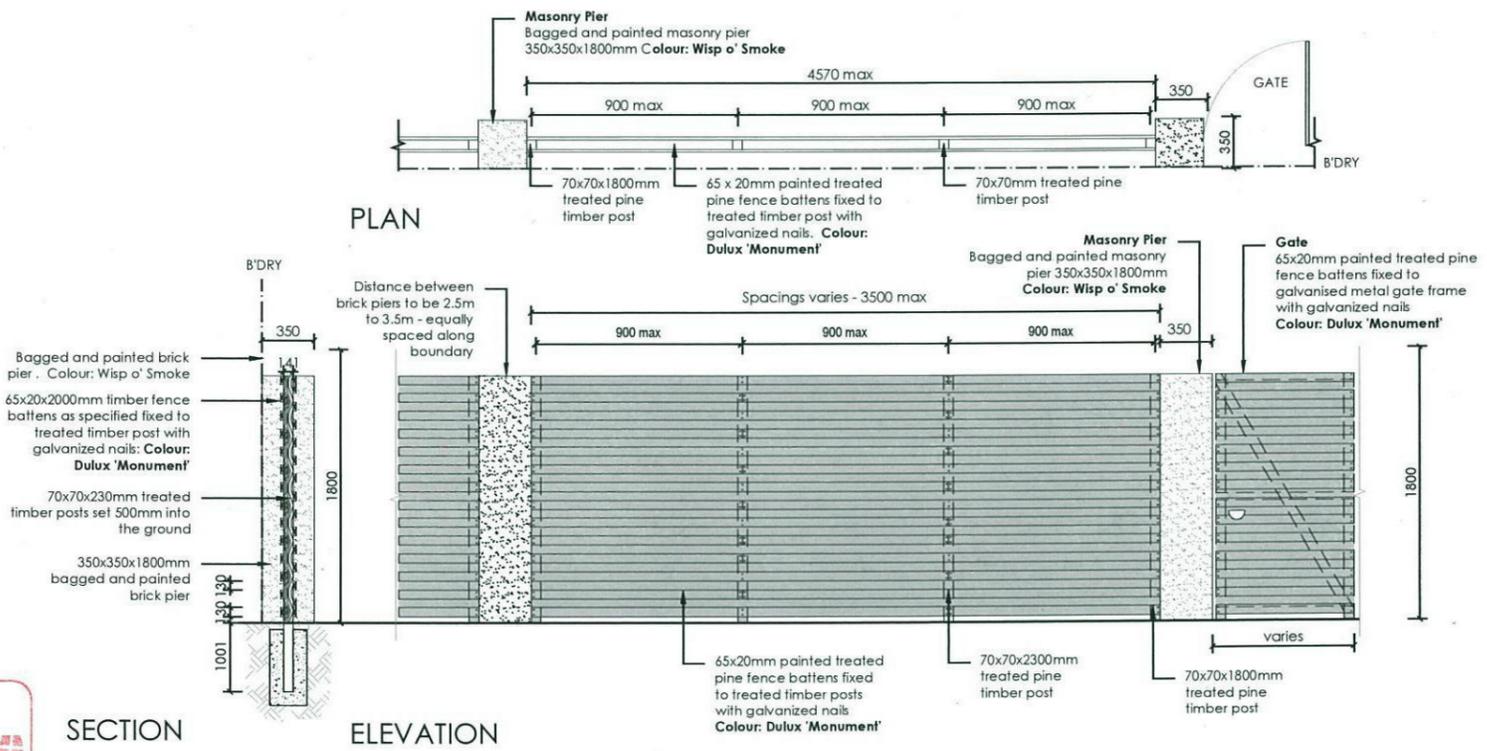
PROJECT	LOT 2371 DURANT STREET, PENRITH		
CLIENT	ZAC HOMES		

PROJECT	NEW RESIDENCE		
DRAWING	LANDSCAPE PLAN		
SCALE	1:100 @ A3	DATE	DA 03
DRAWN	RS	CHECK	RS
DATE	15-04-14		BY
REVISION	B		





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



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

Reviewed  
 Date: 5/5/14  
 LANDCOM  
 Thornton Design Review Panel

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE FOR CLIENT REVIEW	RS	BT	07-04-14
B	ISSUE DA PLANS FOR REVIEW	RS	RS	07-04-14

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PROJECT: **LOT 2371 DURANT STREET, PENRITH**

CLIENT: **ZAC HOMES**

PROJECT: **NEW RESIDENCE**

DRAWING: **LANDSCAPE PLAN**

SCALE: **1:100 @ A3**

DATE: **DA 04**

DATE: **15-04-14**

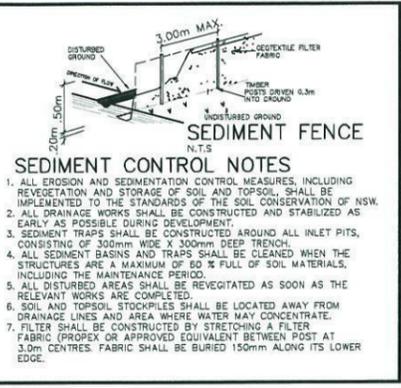
REVISION: **B**



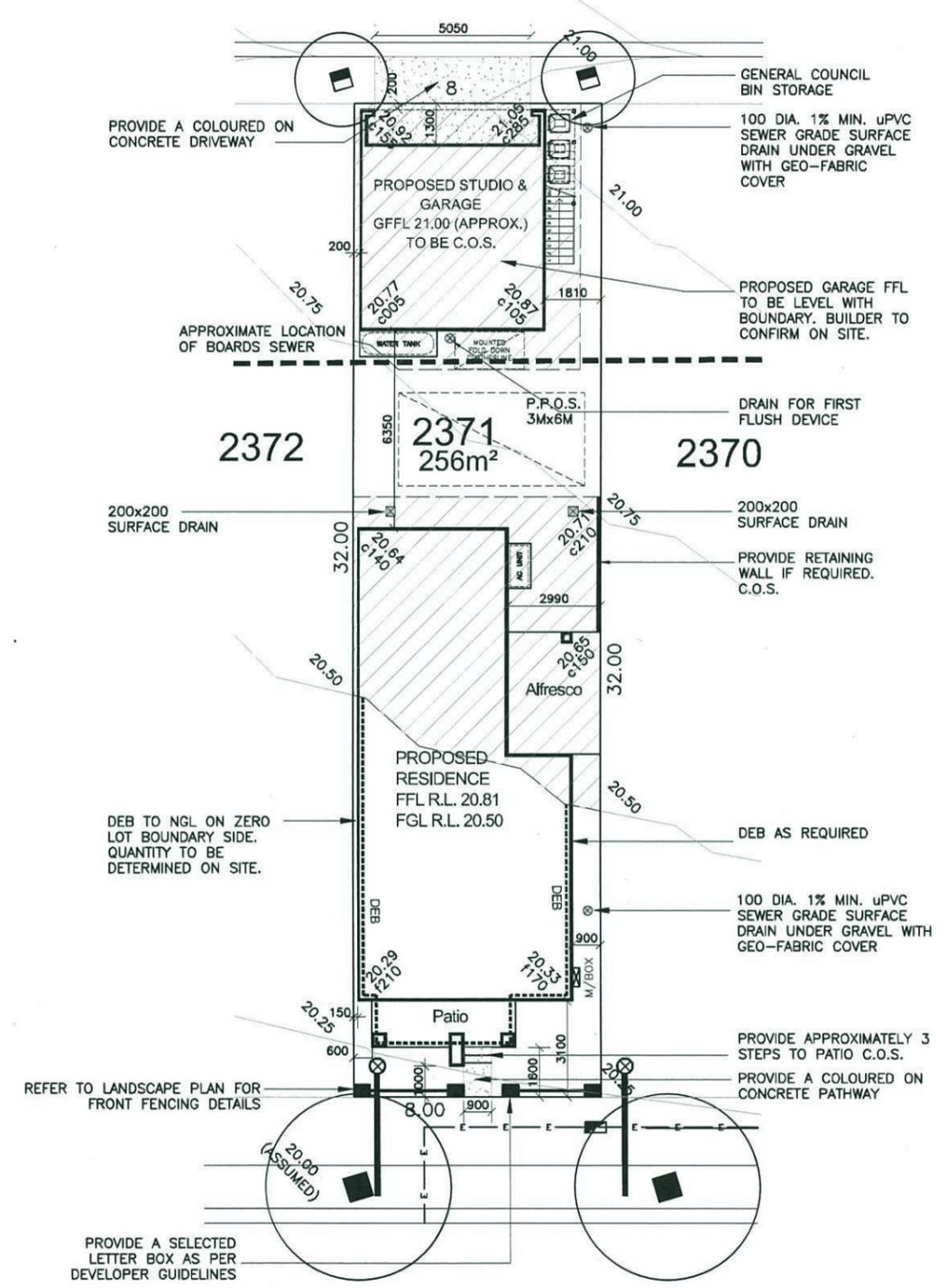
# SIMMONS LANE

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- 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



**Thorton Design Review Panel**

**LANDCOM**

Reviewed *[Signature]* Date *15/14*

DEVELOPER ASSUMED CONTOURS USED. BUILDER TO CONFIRM LEVELS ON SITE

AREAS	
SITE:	256m <sup>2</sup>
GROUND FLOOR:	89.20m <sup>2</sup>
FIRST FLOOR:	81.46m <sup>2</sup>
GARAGE:	35.88m <sup>2</sup>
PORCH:	6.93m <sup>2</sup>
ALFRESCO:	11.78m <sup>2</sup>
BALCONY:	6.93m <sup>2</sup>
STUDIO:	35.88m <sup>2</sup>
STUDIO BALCONY:	6.59m <sup>2</sup>
TOTAL:	274.65m <sup>2</sup>

LANDSCAPE AREA	
SITE AREA:	256m <sup>2</sup>
TOTAL HARD SURFACE AREAS:	158.80m <sup>2</sup>
REMAINING SOFT AREA:	88.78m <sup>2</sup>
LANDSCAPE AREA:	34.7%
MINIMUM REQUIRED BY COUNCIL:	N.A.%

P.O.S. AREA 72.63m<sup>2</sup> (28.4%)

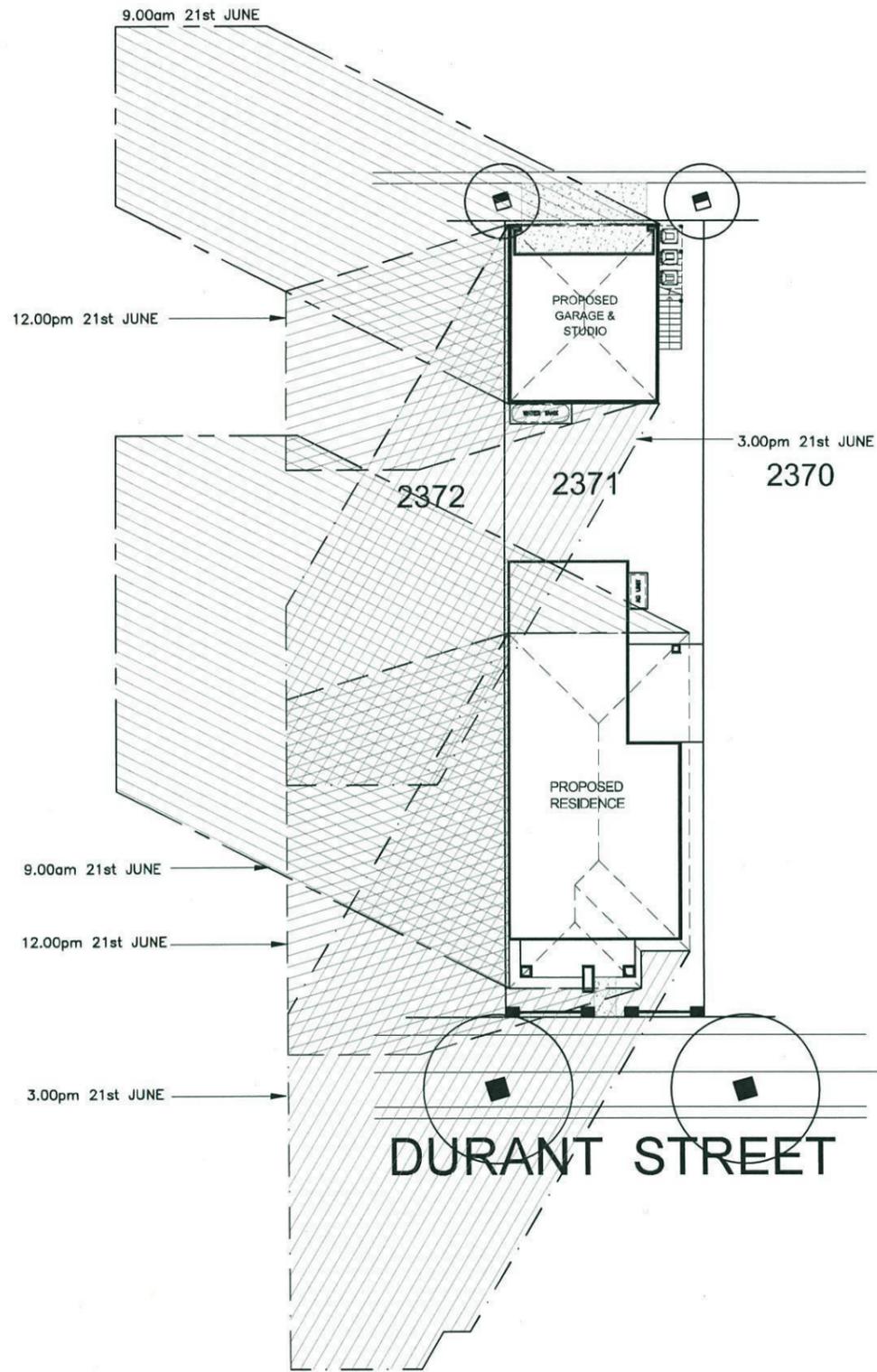
FLOOR SPACE RATIO 80.7%

# DURANT STREET

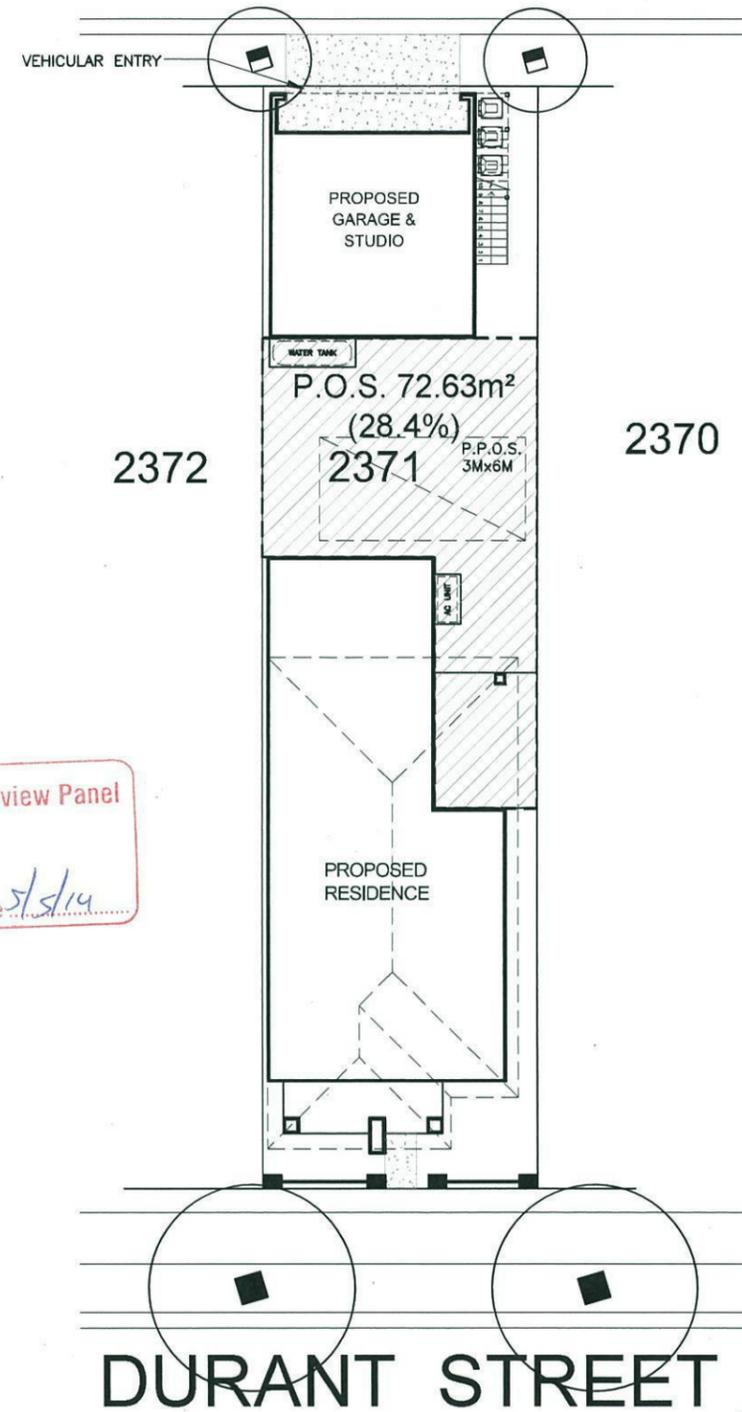


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	<b>Site Address:</b> LOT 2371 D.P. 1171491 DURANT STREET, THORNTON	<b>Date:</b> 22.04.2014	<b>Sheet No.:</b> 1	<b>Issue:</b> A			
	<b>Council:</b> PENRITH COUNCIL	<b>Job No.:</b> 214015					

# SIMMONS LANE



SHADOW PLAN  
scale 1:250



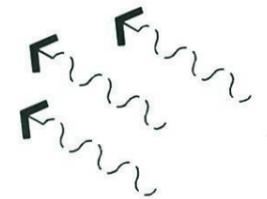
SITE ANALYSIS PLAN



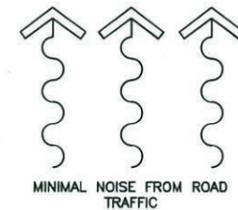
AFTERNOON WINTER SUN



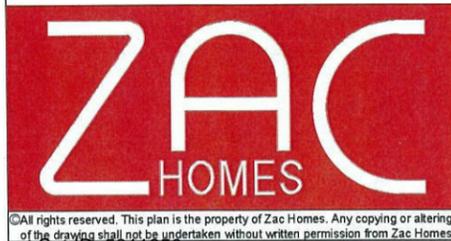
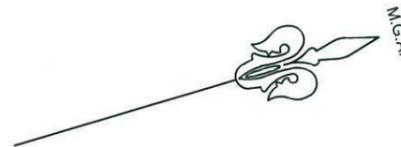
WINTER WINDS



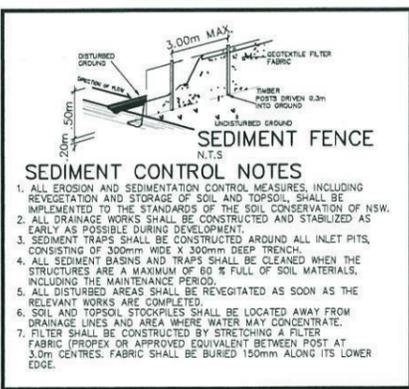
NORTH EAST BREEZE



MINIMAL NOISE FROM ROAD TRAFFIC



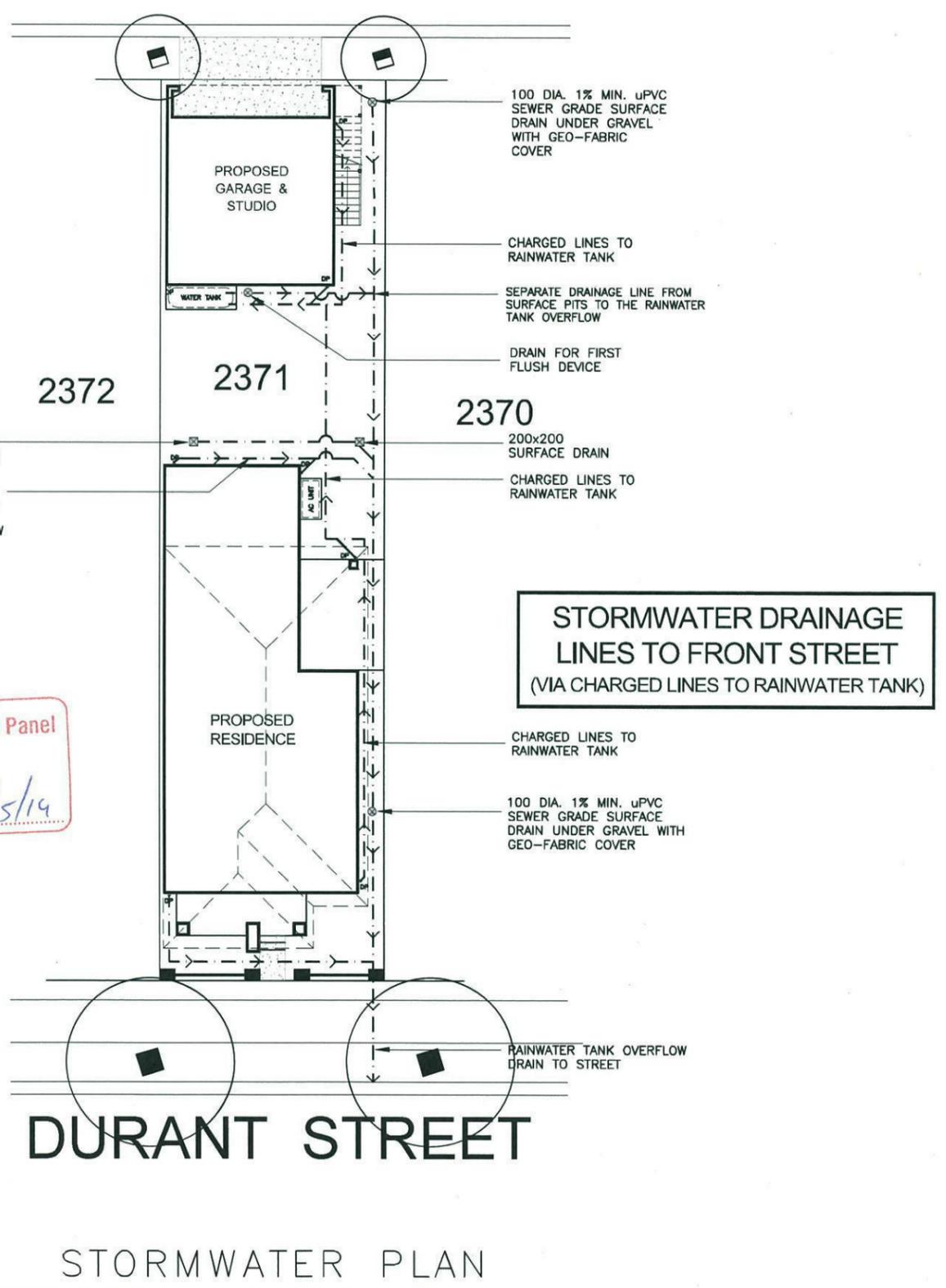
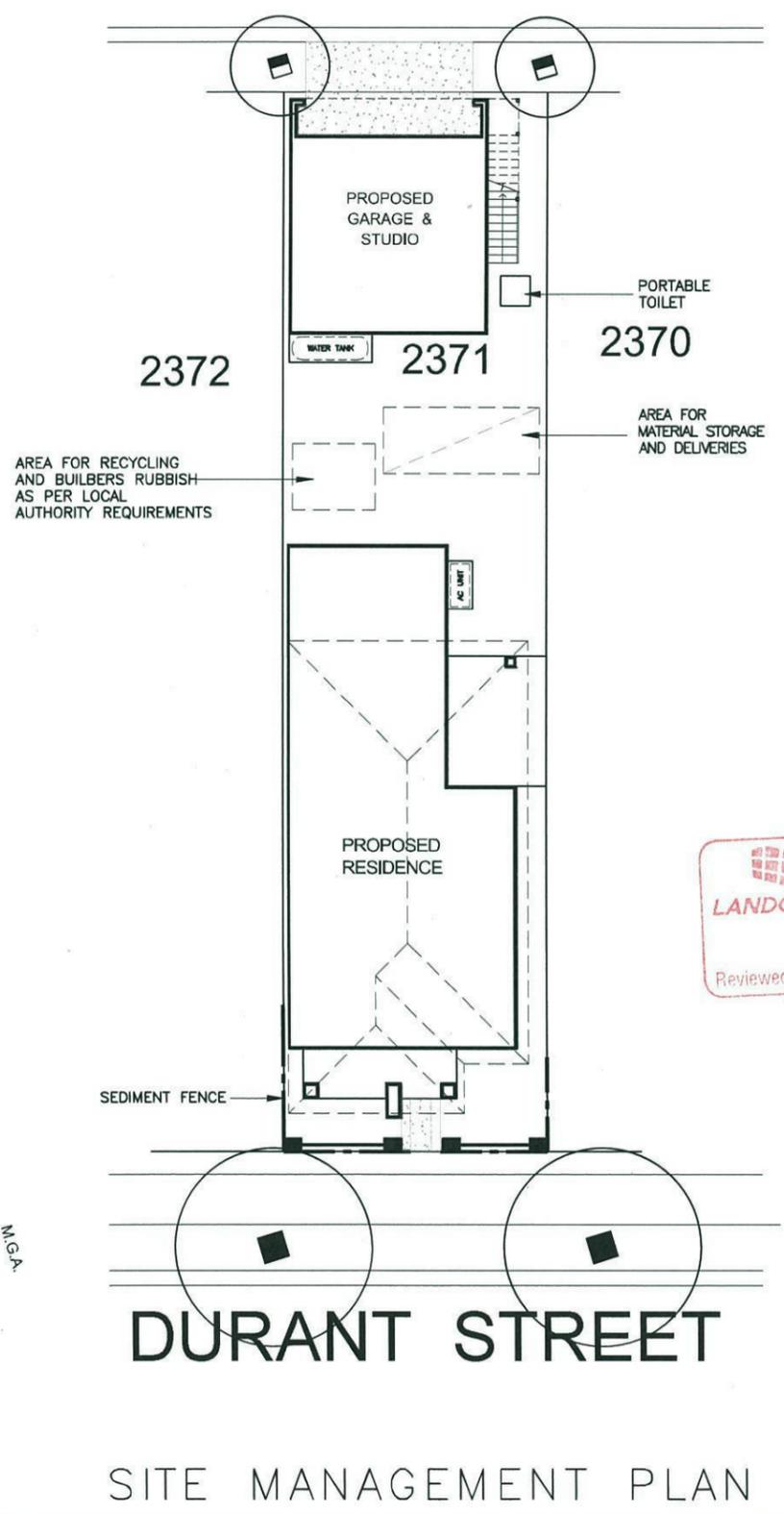
<b>Product:</b> 8.0m PRODUCT Parcel 13 Facade (a) Rear Loaded Garage with Studio	<b>Client:</b> Zac Homes  <b>Site Address:</b> LOT 2371 D.P. 1171491 DURANT STREET, THORNTON	<b>Dwg Title:</b> SHADOWS & SITE ANALYSIS	<b>Sheet:</b> A3	<b>Scale:</b> 1:200	A	22.04.14	COUNCIL SUBMISSION	E.G.
		<b>Date:</b> 22.04.2014	<b>Sheet No.:</b> 1A	<b>Issue:</b> A				
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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 (PROPEX OR APPROVED EQUIVALENT) BETWEEN POSTS AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.

# SIMMONS LANE

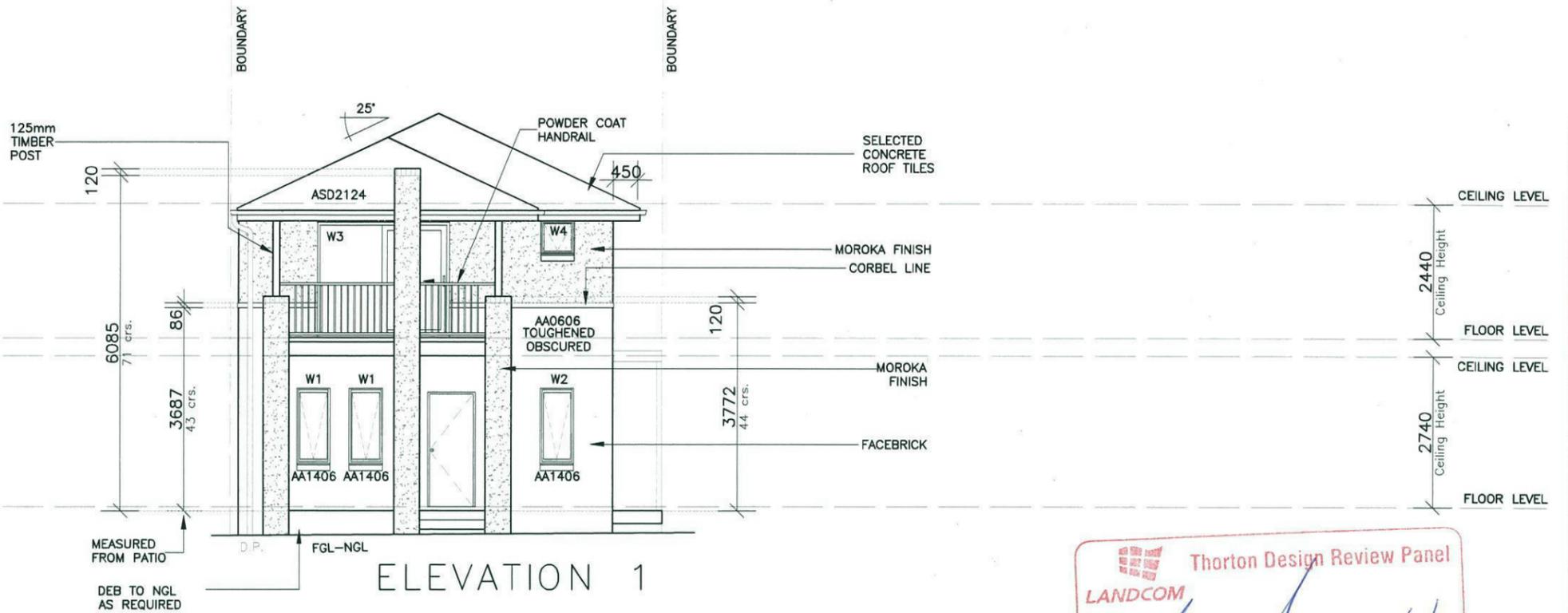
# SIMMONS LANE



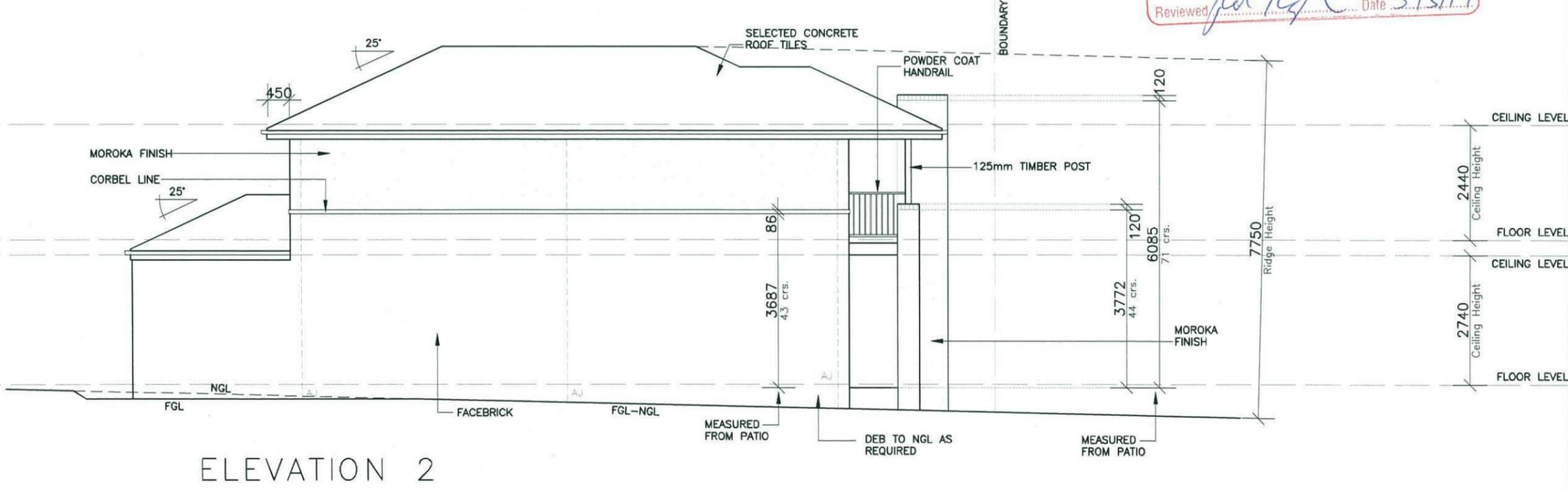
Thorton Design Review Panel  
LANDCOM  
Reviewed *[Signature]* Date 5/5/14



<b>Product:</b> 8.0m PRODUCT Parcel 13 Facade (a) Rear Loaded Garage with Studio	<b>Client:</b> Zac Homes  <b>Site Address:</b> LOT 2371 D.P. 1171491 DURANT STREET, THORNTON	<b>Dwg Title:</b> SITE MANAGEMENT & STORMWATER PLAN	<b>Sheet:</b> A3	<b>Scale:</b> 1:200	A	22.04.14	COUNCIL SUBMISSION	E.G.
		<b>Date:</b> 22.04.2014	<b>Sheet No.:</b> 1B	<b>Issue:</b> A				
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Thorton Design Review Panel  
 LANDCOM  
 Reviewed *[Signature]* Date *5/5/14*



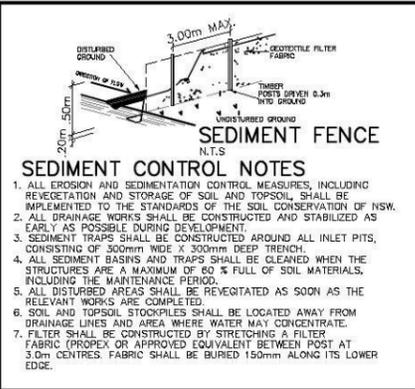
<b>Product:</b> 8.0m PRODUCT Parcel 13 Facade (a) Rear Loaded Garage with Studio	<b>Client:</b> Zac Homes <b>Site Address:</b> LOT 2371 D.P. 1171491 DURANT STREET, THORNTON	<b>Dwg Title:</b> ELEVATIONS	<b>Sheet:</b> A3	<b>Scale:</b> 1:100	A	22.04.14	COUNCIL SUBMISSION	E.G.
		<b>Date:</b> 22.04.2014	<b>Sheet No.:</b> 4	<b>Issue:</b> A				
		<b>Council:</b> PENRITH COUNCIL	<b>Job No.:</b> 214015					



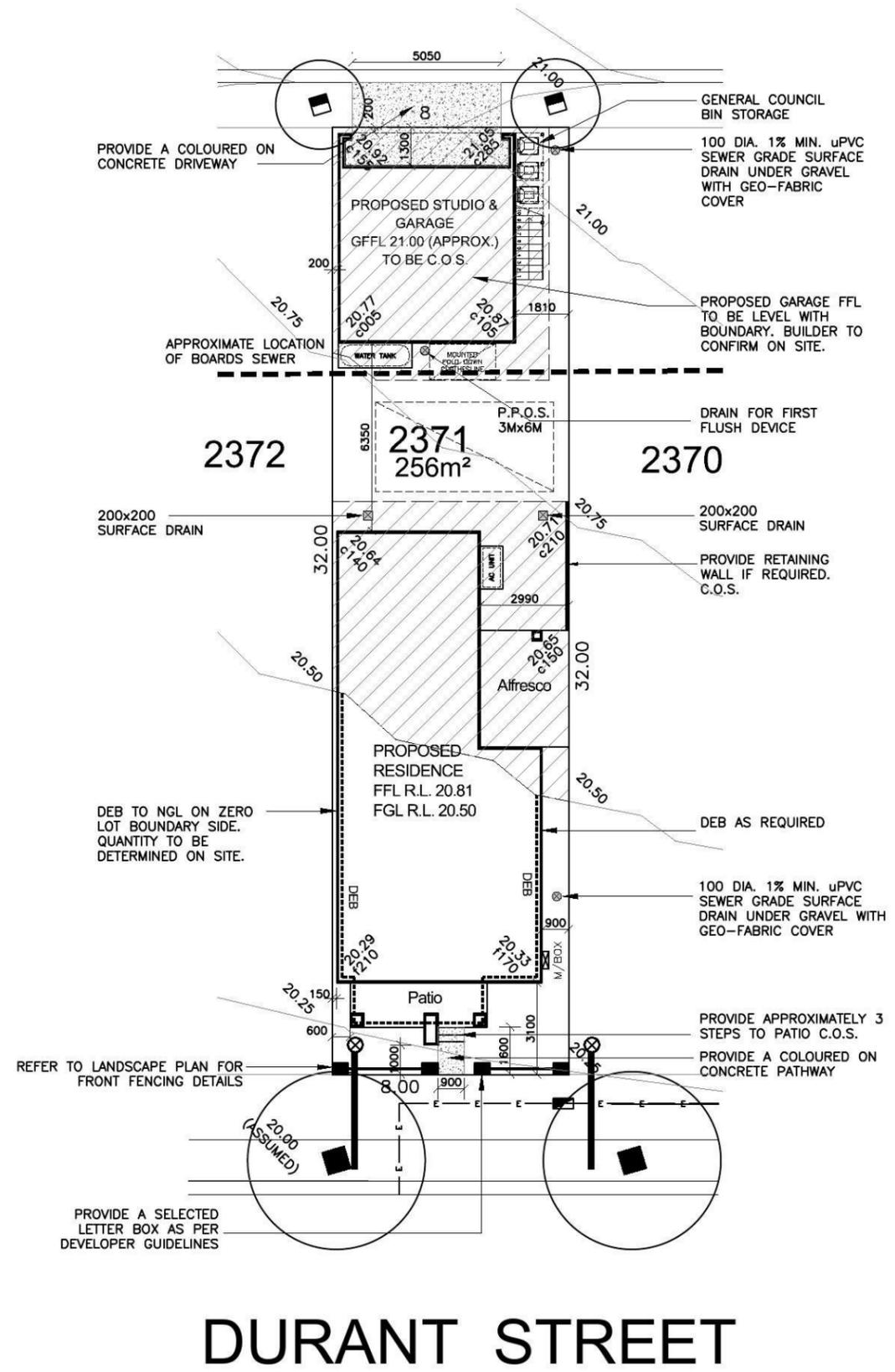
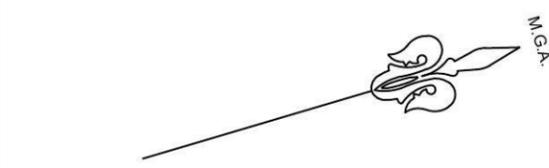
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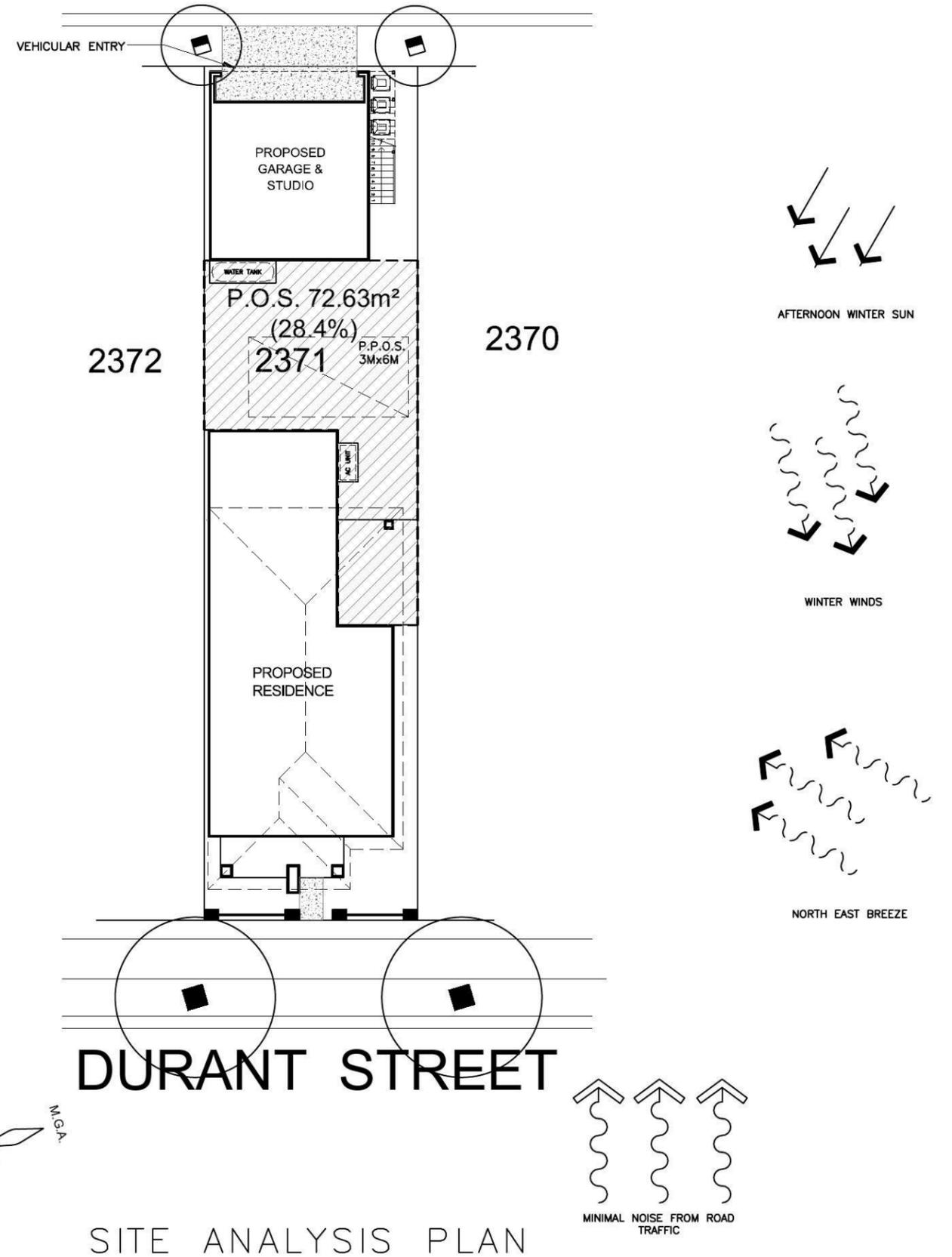
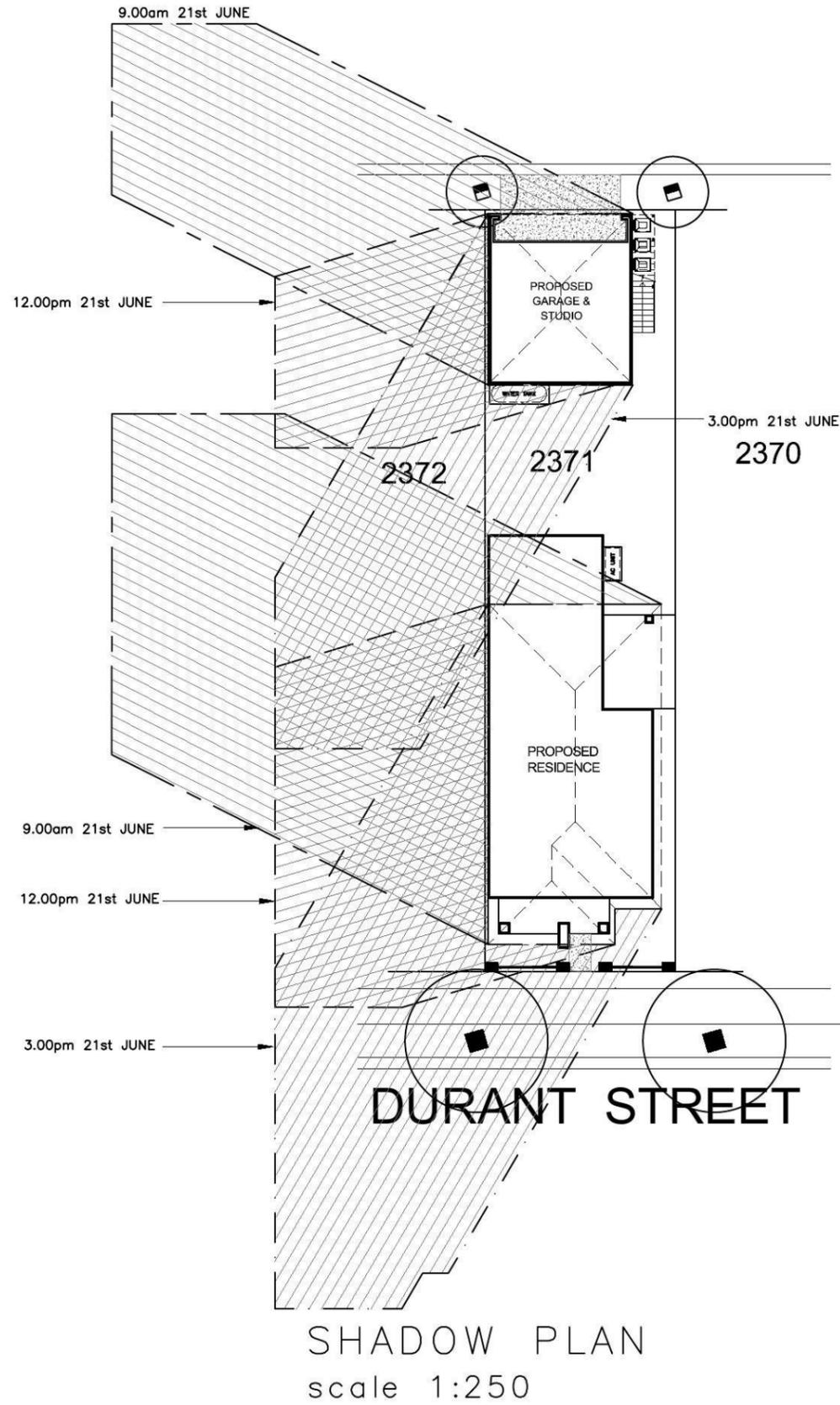
FLOOR SPACE RATIO 80.7%

# DURANT STREET



<b>Product:</b> 8.0m PRODUCT Parcel 13 Facade (a) Rear Loaded Garage with Studio	<b>Client:</b> Zac Homes	<b>Dwg Title:</b> Site Plan	<b>Sheet:</b> A3	<b>Scale:</b> 1:200	A	22.04.14	COUNCIL SUBMISSION	E.G.	
	<b>Site Address:</b> LOT 2371 D.P. 1171491 DURANT STREET, THORNTON	<b>Date:</b> 22.04.2014	<b>Sheet No.:</b> 1	<b>Issue:</b> A					
	<b>Council:</b> PENRITH COUNCIL	<b>Job No.:</b> 214015							

# SIMMONS LANE



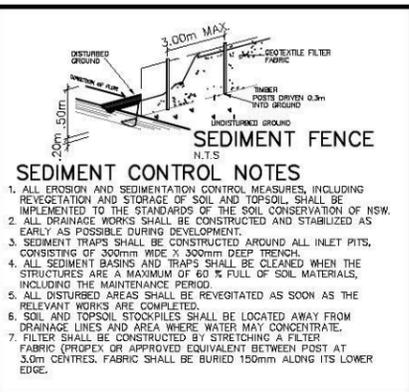
Product:  
**8.0m PRODUCT**  
Parcel 13  
Facade (a)  
Rear Loaded Garage  
with Studio

Client:  
**Zac Homes**  
Site Address:  
LOT 2371 D.P. 1171491  
DURANT STREET,  
THORNTON

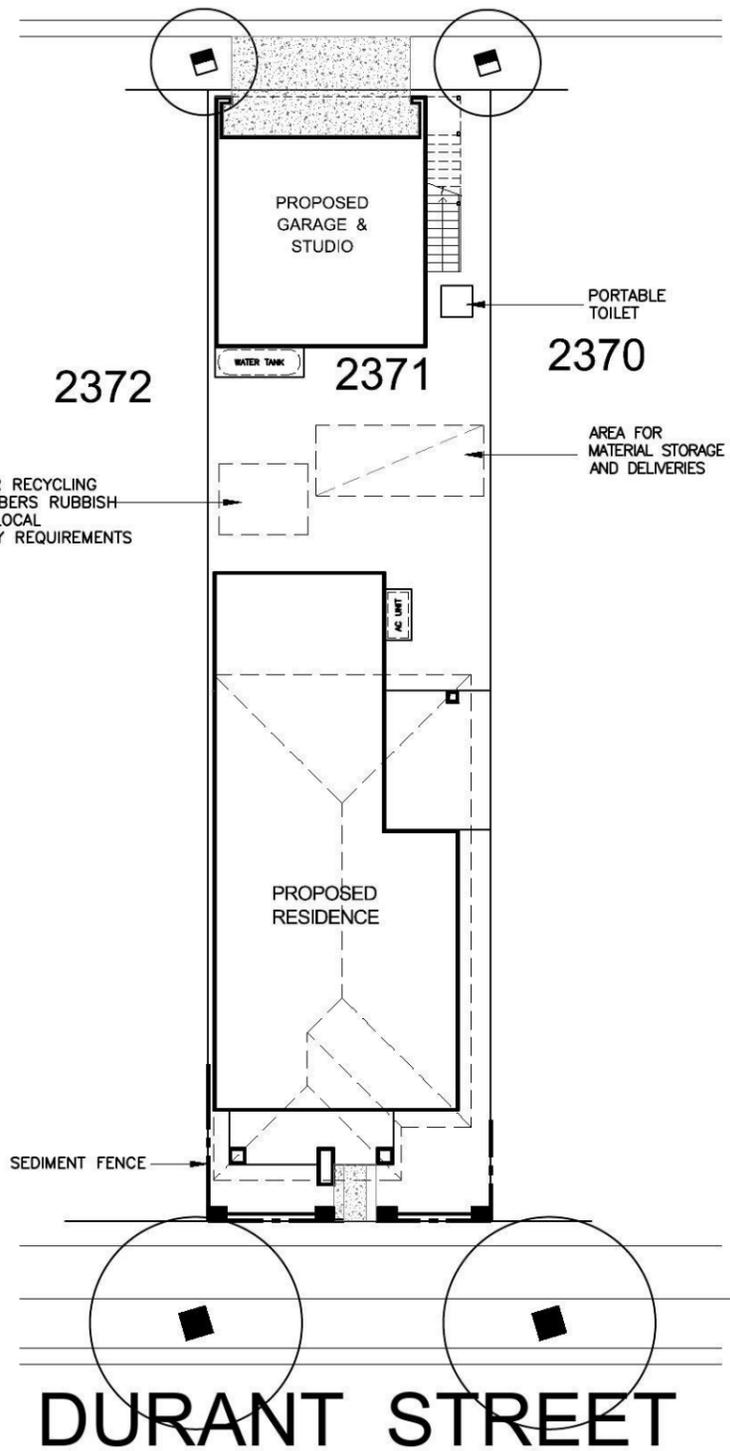
Dwg Title:  
**SHADOWS & SITE ANALYSIS**  
Date:  
22.04.2014  
Council:  
PENRITH COUNCIL

Sheet:  
A3  
Scale:  
1:200  
Sheet No.  
1A  
Issue:  
A  
Job No:  
214015

A	22.04.14	COUNCIL SUBMISSION	E.G.

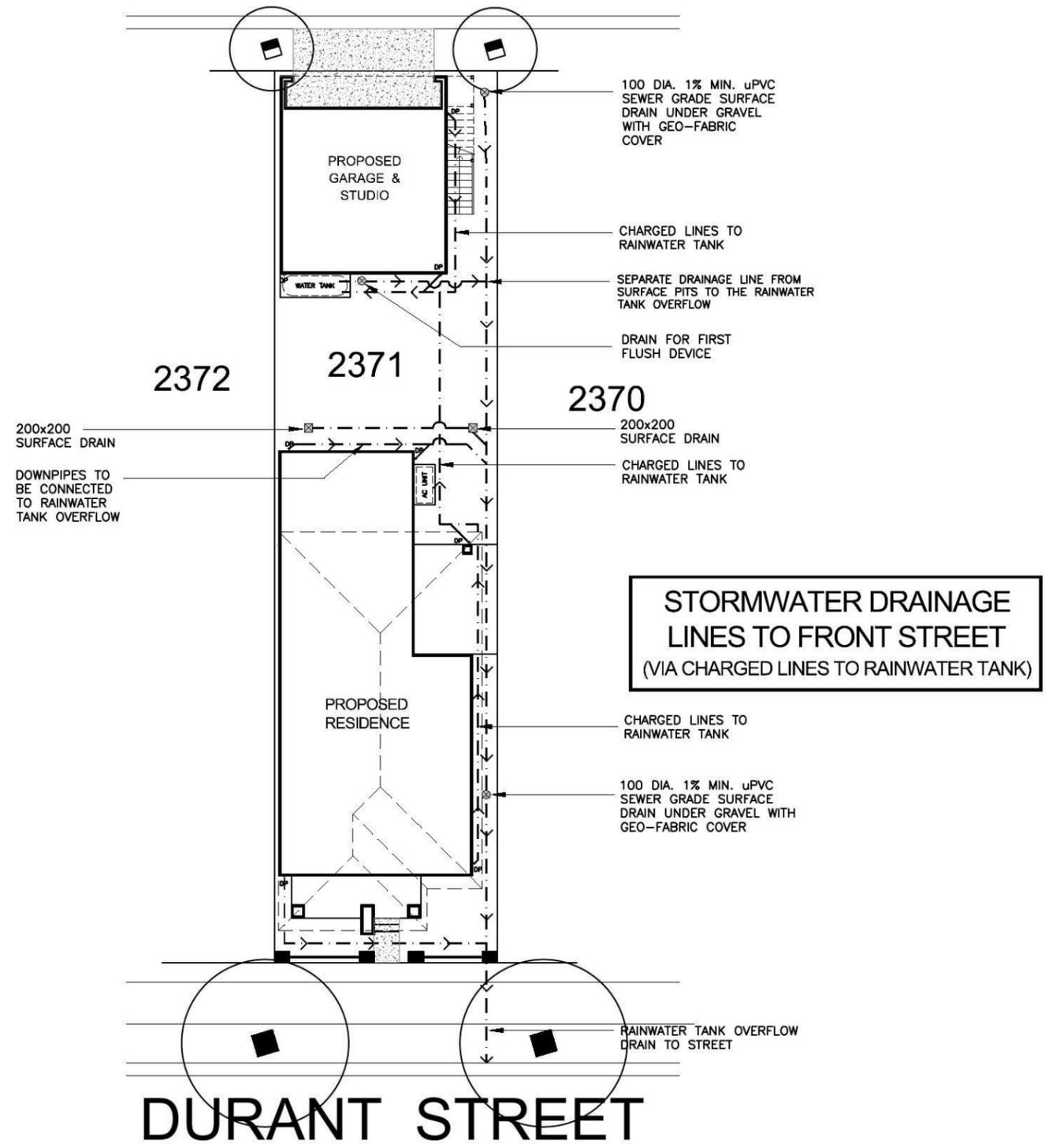


# SIMMONS LANE



SITE MANAGEMENT PLAN

# SIMMONS LANE



STORMWATER PLAN



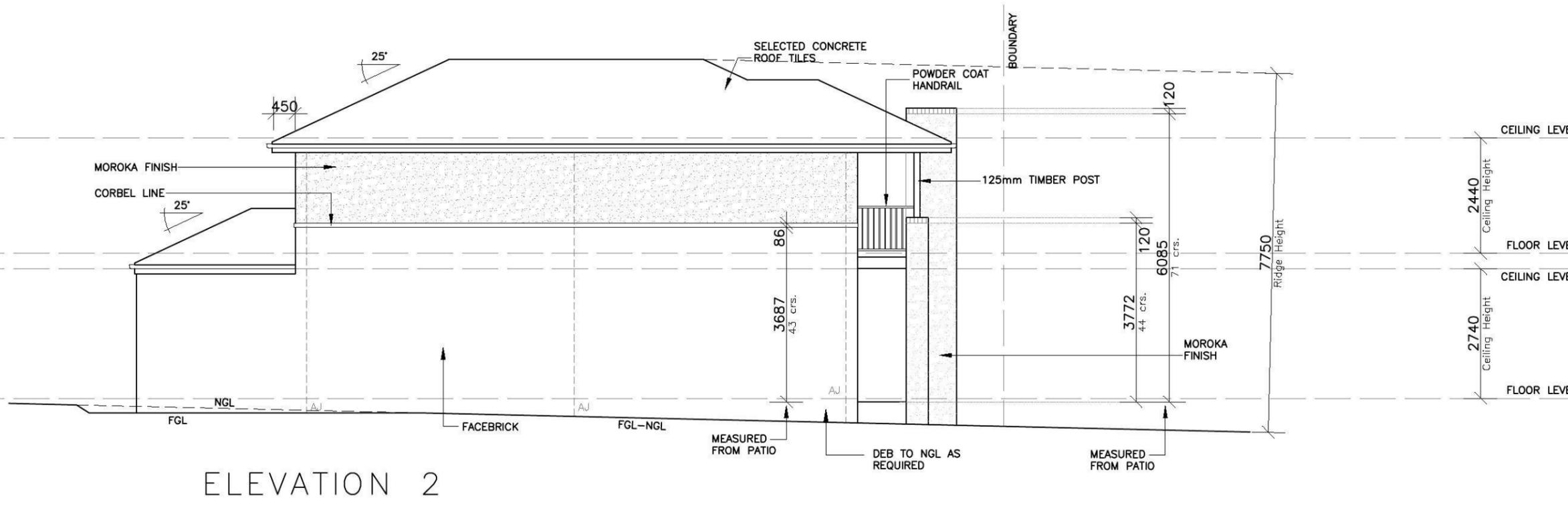
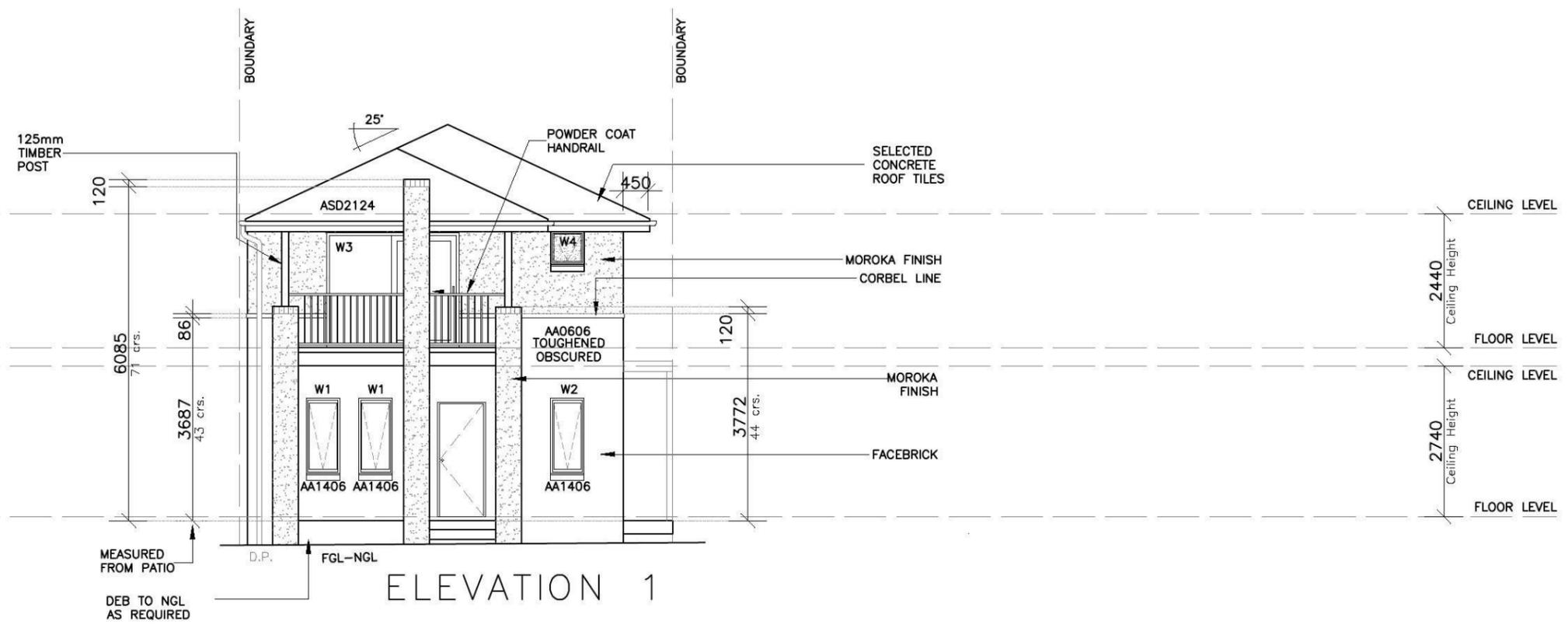
Product:  
**8.0m PRODUCT**  
Parcel 13  
Facade (a)  
Rear Loaded Garage  
with Studio

Client:  
**Zac Homes**  
Site Address:  
LOT 2371 D.P. 1171491  
DURANT STREET,  
THORNTON

Dwg Title:  
**SITE MANAGEMENT & STORMWATER PLAN**  
Date:  
**22.04.2014**  
Council:  
**PENRITH COUNCIL**

Sheet:  
**A3**  
Scale:  
**1:200**  
Sheet No.  
**1B**  
Issue:  
**A**  
Job No:  
**214015**

A	22.04.14	COUNCIL SUBMISSION	E.G.



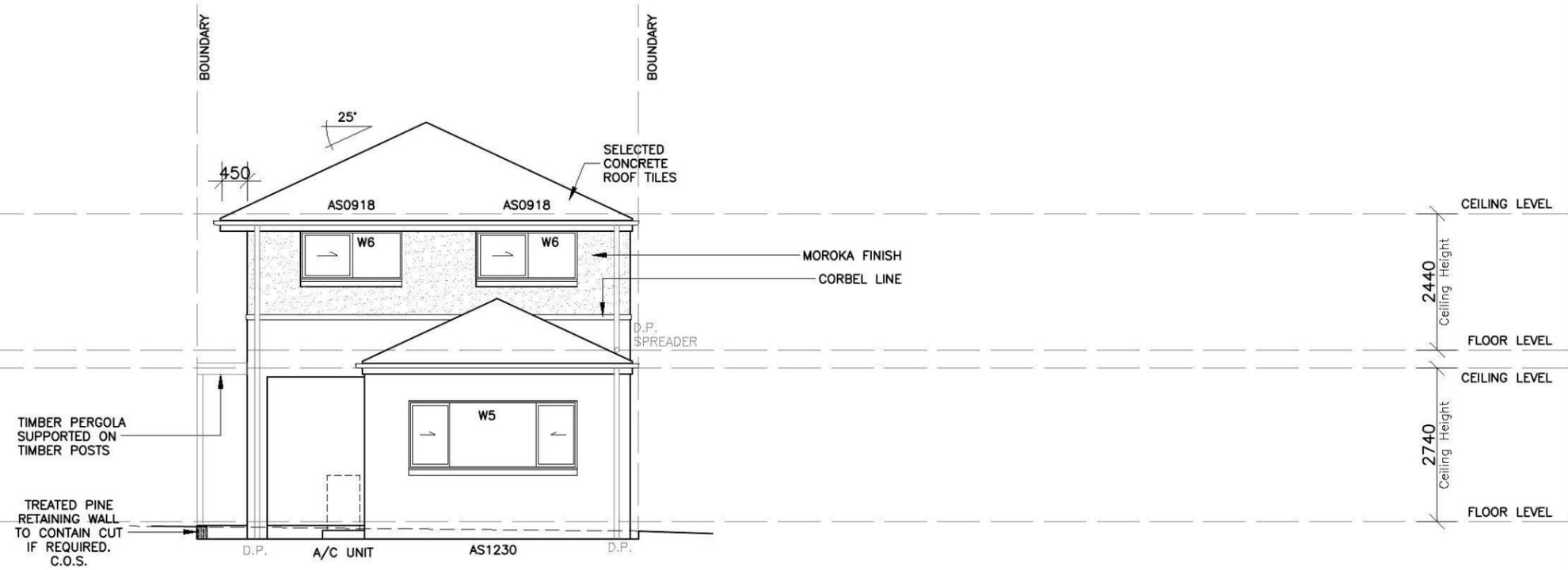
Product:  
**8.0m PRODUCT**  
 Parcel 13  
 Facade (a)  
 Rear Loaded Garage  
 with Studio

Client:  
**Zac Homes**  
 Site Address:  
 LOT 2371 D.P. 1171491  
 DURANT STREET,  
 THORNTON

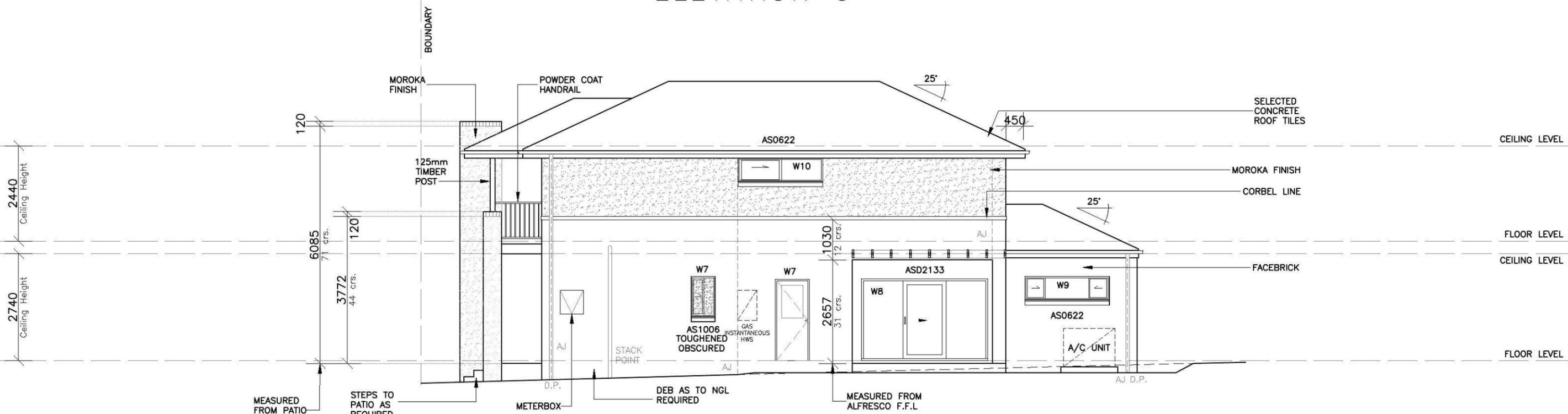
Dwg Title:  
**ELEVATIONS**  
 Date:  
 22.04.2014  
 Council:  
 PENRITH COUNCIL

Sheet:  
**A3**  
 Sheet No.  
 4  
 Job No:  
**214015**  
 Scale:  
 1:100  
 Issue:  
 A

A	22.04.14	COUNCIL SUBMISSION	E.G.



ELEVATION 3



ELEVATION 4



Product:  
**8.0m PRODUCT**  
 Parcel 13  
 Facade (a)  
 Rear Loaded Garage  
 with Studio

Client:  
**Zac Homes**  
 Site Address:  
 LOT 2371 D.P. 1171491  
 DURANT STREET,  
 THORNTON

Dwg Title:  
**ELEVATIONS**  
 Date:  
 22.04.2014  
 Council:  
 PENRITH COUNCIL

Sheet:  
**A3**  
 Sheet No.  
 5  
 Job No:  
**214015**

A	22.04.14	COUNCIL SUBMISSION	E.G.