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 21 JUL 2014
 PENRITH CITY COUNCIL

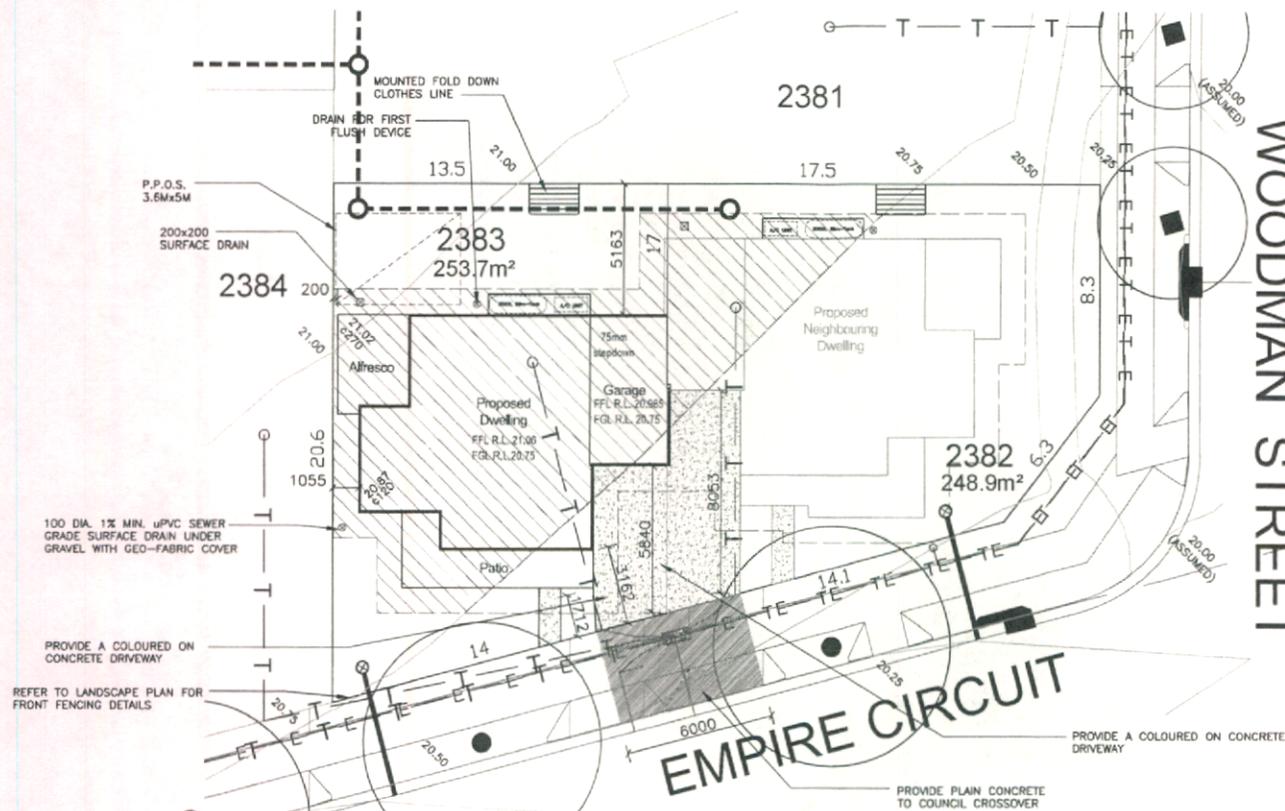
Thorton Design Review Panel
 LANDCOM
 Reviewed: *Jul 14/14* Date: *9/7/14*

M CLASS SITE

LOT 2383 AREAS	
SITE:	253.70m ²
GROUND FLOOR:	75.56m ²
FIRST FLOOR:	68.09m ²
GARAGE:	19.06m ²
VERANDAH:	13.82m ²
ALFRESCO:	10.58m ²
BALCONY:	N/A m ²
TOTAL:	187.11m ²

LANDSCAPE AREA	
SITE AREA:	253.7m ²
TOTAL HARD SURFACE AREAS:	139.47m ²
REMAINING SOFT AREA:	114.23m ²
LANDSCAPE AREA:	45.0%
MINIMUM REQUIRED BY COUNCIL:	N/A%

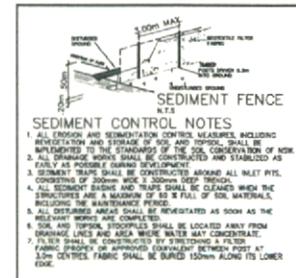
P.O.S. AREA 80.30m² (31.7%)



STORMWATER PIT & DRAINAGE LINE

SEWER STRUCTURE, LINE & CONCRETE ENCASING
 WATER MAIN, HYDRANT & STOP VALVE

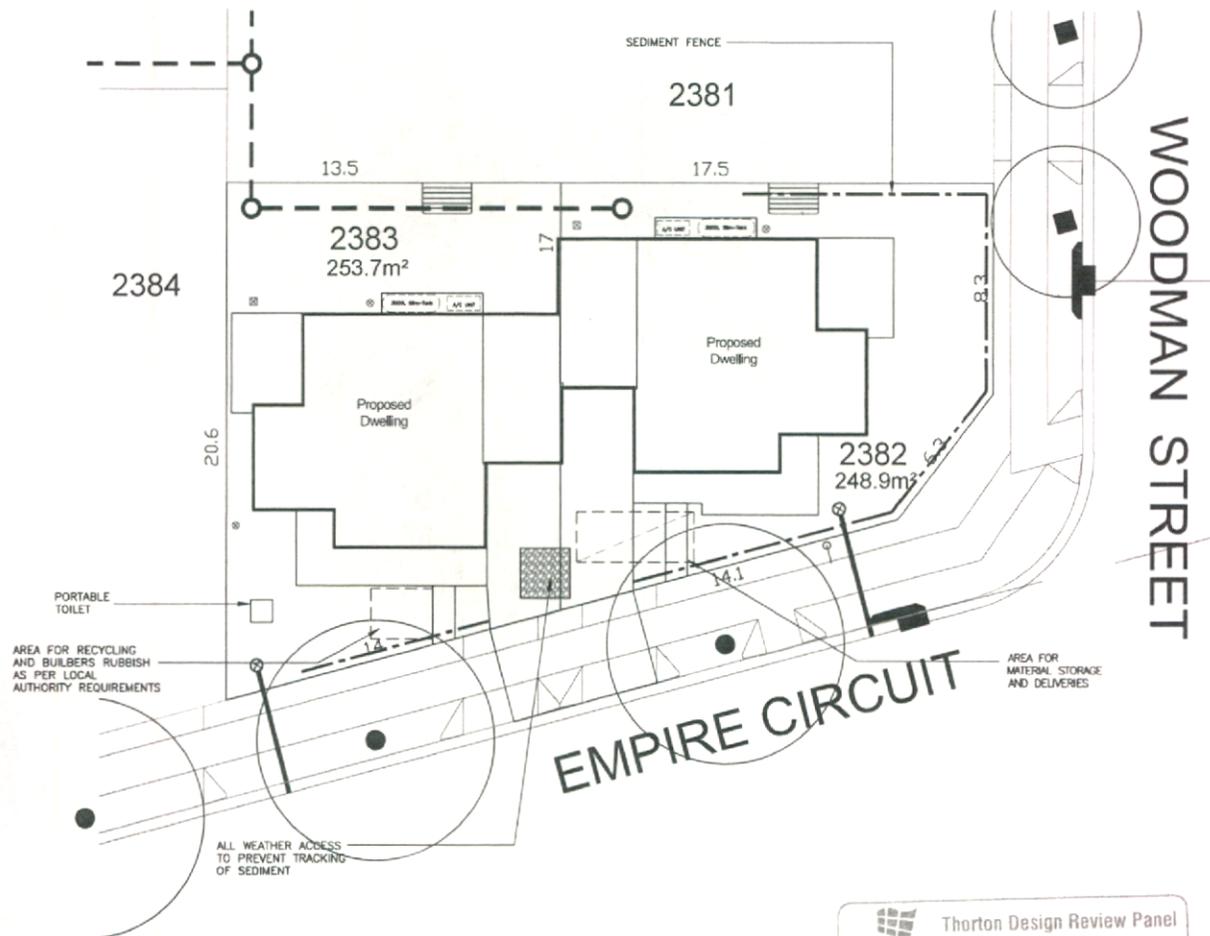
WATER METER
 STREET LIGHT
 ELECTRICAL LV PILLAR & CONDUIT
 NBN PIT & CONDUIT
 GAS MAIN



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.



Product: THORNTON CORNER PRODUCT Double storey duplex	Client: UrbanGrowth	Dwg Title: Site Plan	Sheet: A3	Scale: 1:200	ISSUE	DATE	DESCRIPTION	DRAWN
	Site Address: LOT 2383 IN D.P.1171491 Woodman Street, Thornton	Date: 04.07.2014	Sheet No. 1	Issue: B	A	04.07.14	DEVELOPER APPROVAL DWGS	E.G.
	Council: PENRITH CITY COUNCIL	Job No: 214057			B	09.07.14	AMENDED ALFRESCO ROOF FOR EASEMENT OF ACCESS	E.G.



SEDIMENT FENCE

SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING VEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NEW ZEALAND.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
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6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
7. FILTER FABRIC SHALL BE CONSTRUCTED BY SPINNING A FILTER FABRIC (PROPER OR APPROVED EQUIVALENT) BETWEEN POSTS AT 1.5m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.

WASTE MANAGEMENT PLAN

Thorton Design Review Panel

LANDCOM

Reviewed *Jul 16/14* Date *7/3/14*



Product:
THORNTON CORNER PRODUCT
Double storey duplex

Client:
UrbanGrowth

Site Address:
LOT 2383 IN D.P.1171491
Woodman Street,
Thornton

Dwg Title:
SITE MANAGEMENT PLAN

Date:
04.07.2014

Council:
PENRITH CITY COUNCIL

Sheet:
A3

Scale:
1:200

Sheet No.
1A

Issue:
B

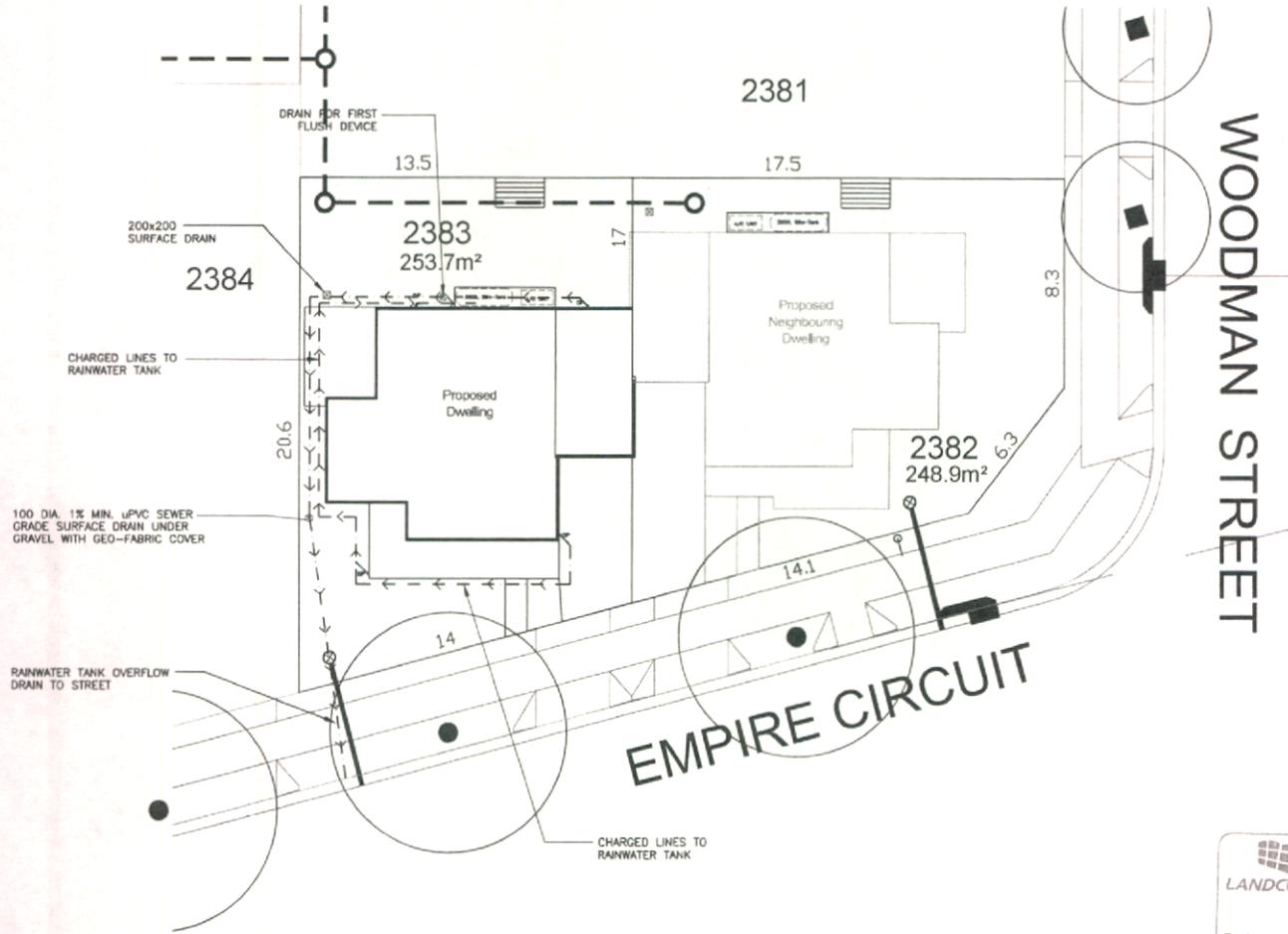
Job No:
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**STORMWATER DRAINAGE
LINES TO STREET**

DRAINAGE LEGEND

- ☒ 200x200 SURFACE DRAIN
- ⊗ 100 DIA. 1% MIN. uPVC SEWER GRADE SURFACE DRAIN UNDER GRAVEL WITH GEO-FABRIC COVER



LOT 2383
STORM WATER PLAN

Thorton Design Review Panel
LANDCOM
Reviewed *[Signature]* Date 9/7/14



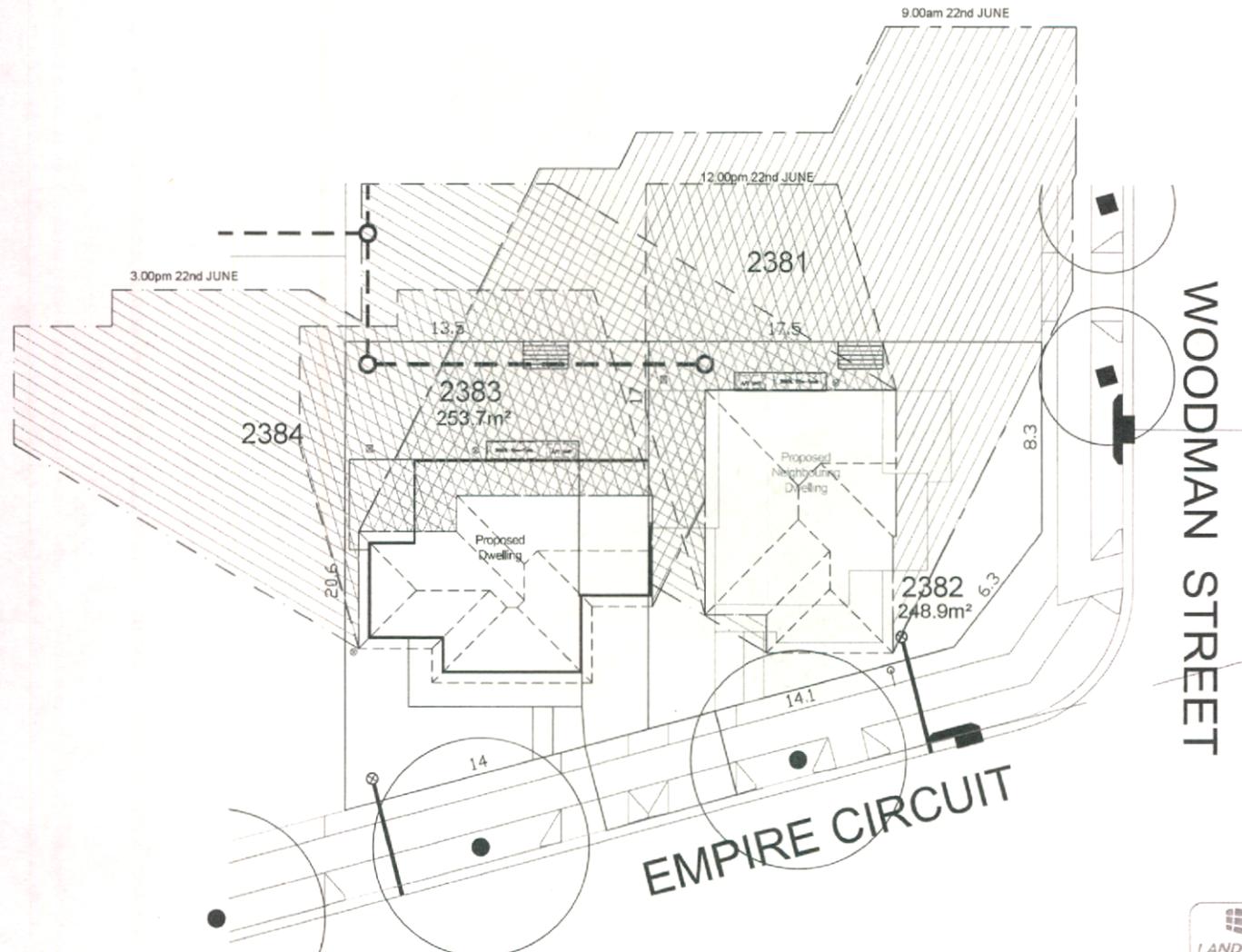
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**THORNTON
CORNER PRODUCT**
Double storey duplex

Client:
UrbanGrowth
Site Address:
LOT 2383 IN D.P.1171491
Woodman Street,
Thornton

Dwg Title:
STORMWATER PLAN
Date:
04.07.2014
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PENRITH CITY COUNCIL

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WOODMAN STREET

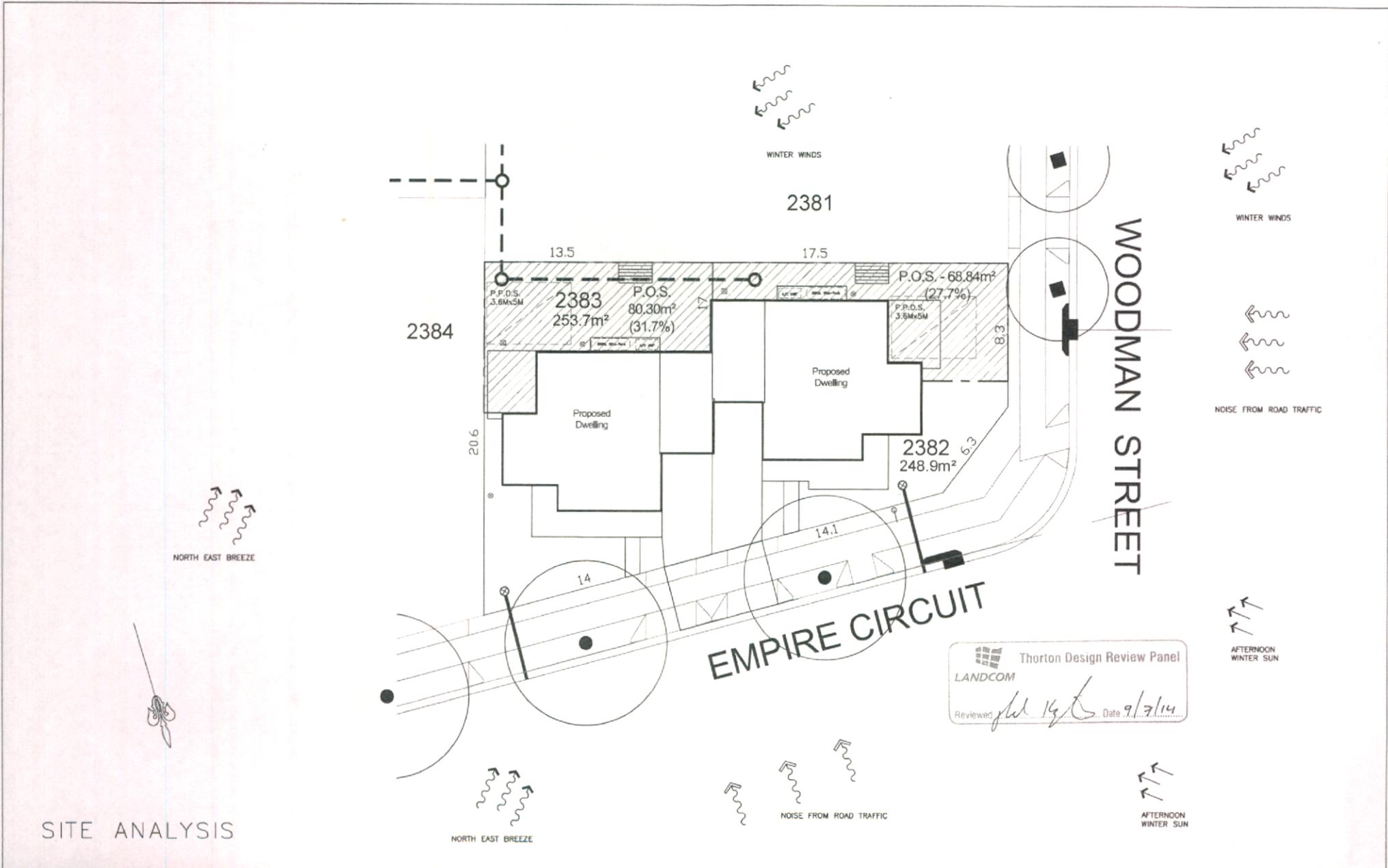
EMPIRE CIRCUIT

LOT 2383 SHADOWS


 Thorton Design Review Panel
 Reviewed *[Signature]* Date *9/7/14*

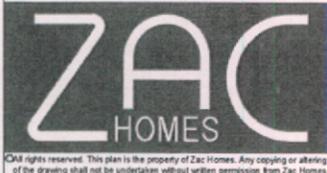


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	Council: PENRITH CITY COUNCIL	Job No.: 214057				

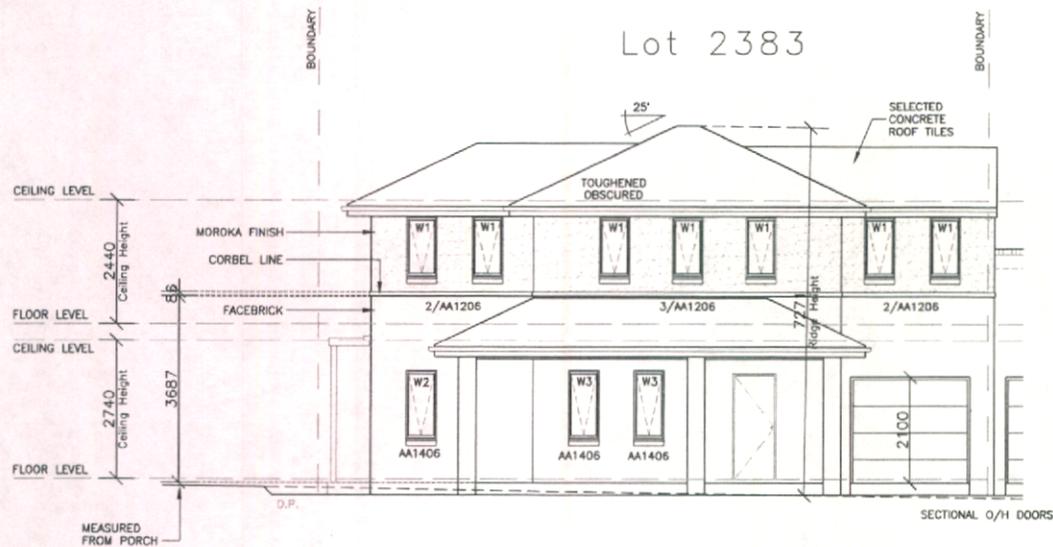


Thorton Design Review Panel
 LANDCOM
 Reviewed *[Signature]* Date 9/7/14

SITE ANALYSIS

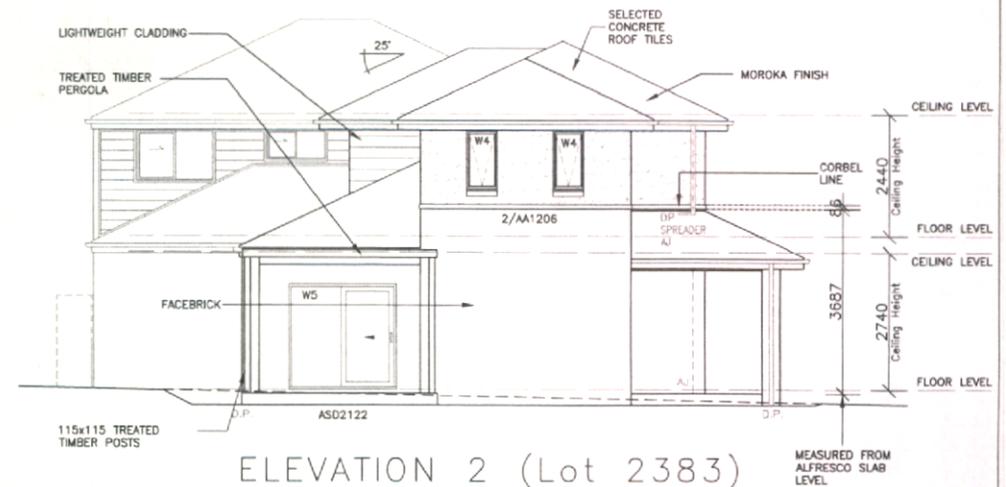


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ELEVATION 1

Thorton Design Review Panel
 LANDCOM
 Reviewed *[Signature]* Date 9/7/14



ELEVATION 2 (Lot 2383)



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

Client:
UrbanGrowth
 Site Address:
 LOT 2383 IN D.P.1171491
 Woodman Street,
 Thornton

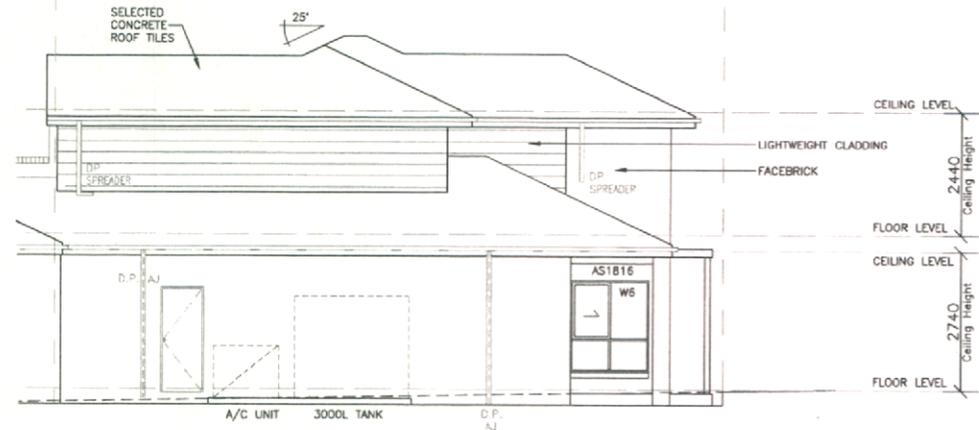
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ELEVATIONS
 Date:
 04.07.2014
 Council:
 PENRITH CITY COUNCIL

Sheet:
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 Scale:
 1:100
 Sheet No.
 4
 Issue:
 B
 Job No:
 214057

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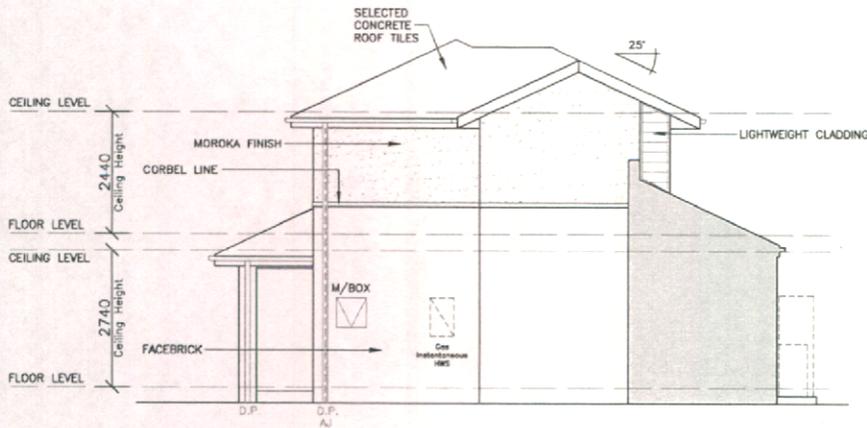
Lot 2382

Lot 2383



ELEVATION 3


Thorton Design Review Panel
 Reviewed *[Signature]* Date *7/7/14*



ELEVATION 4 (Lot 2383)



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

Client:
UrbanGrowth
Site Address:
LOT 2383 IN D.P.1171491
Woodman Street,
Thornton

Dwg Title:
ELEVATIONS

Date:
04.07.2014

Council:
PENRITH CITY COUNCIL

Sheet:
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Scale:
1:100

Sheet No.
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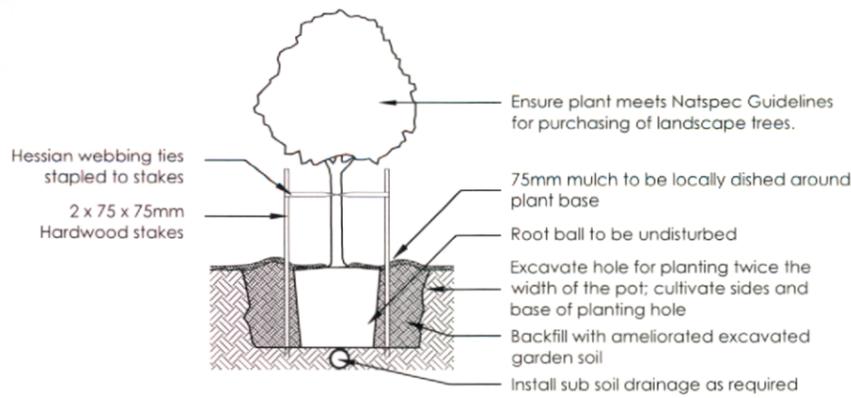
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Issue:
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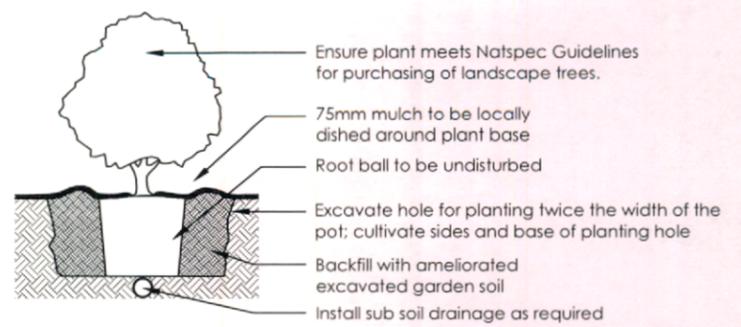
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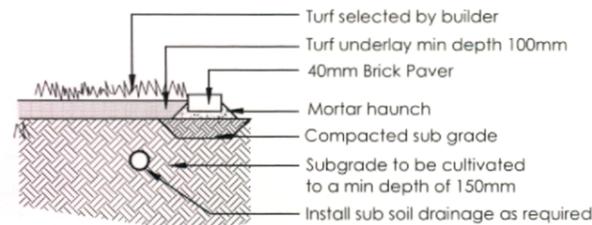
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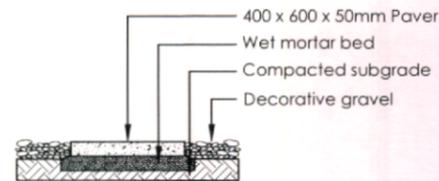
1 Tree Planting Detail
NTS 25L - 100L Pot Size



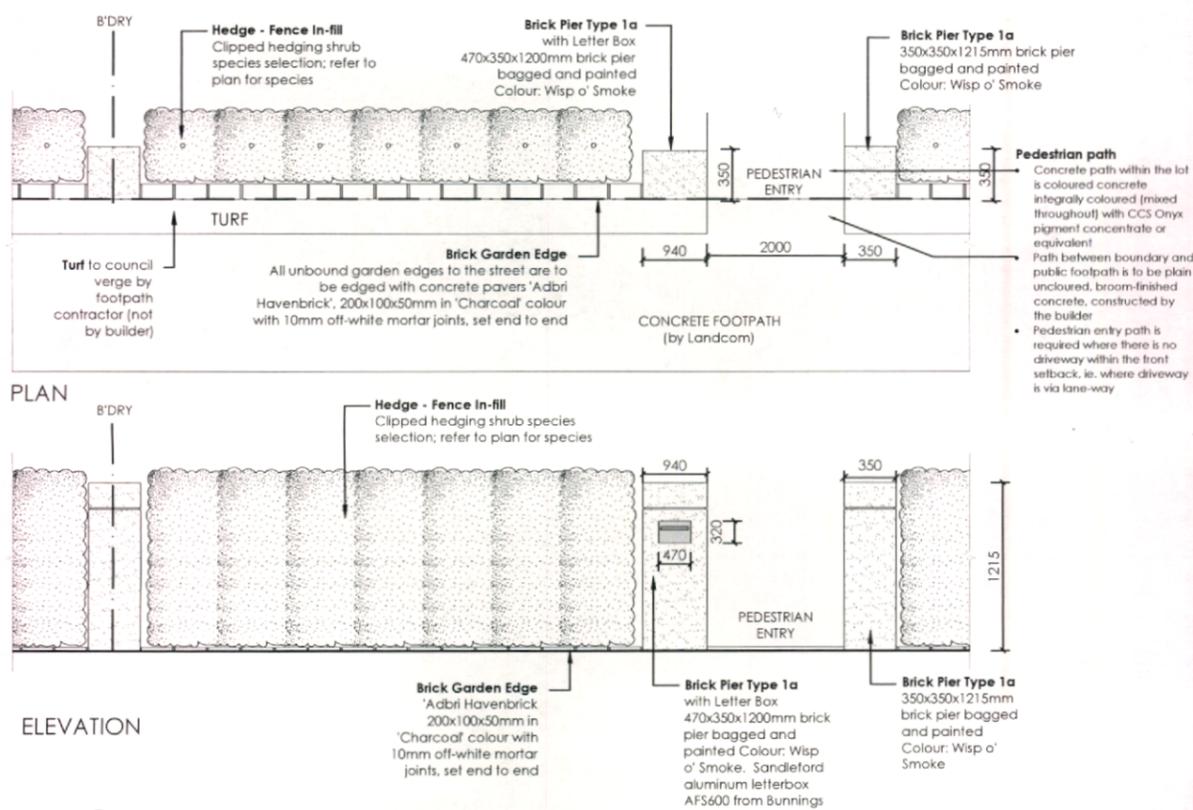
2 Planting Detail
NTS 150mm, 200mm Pot Size



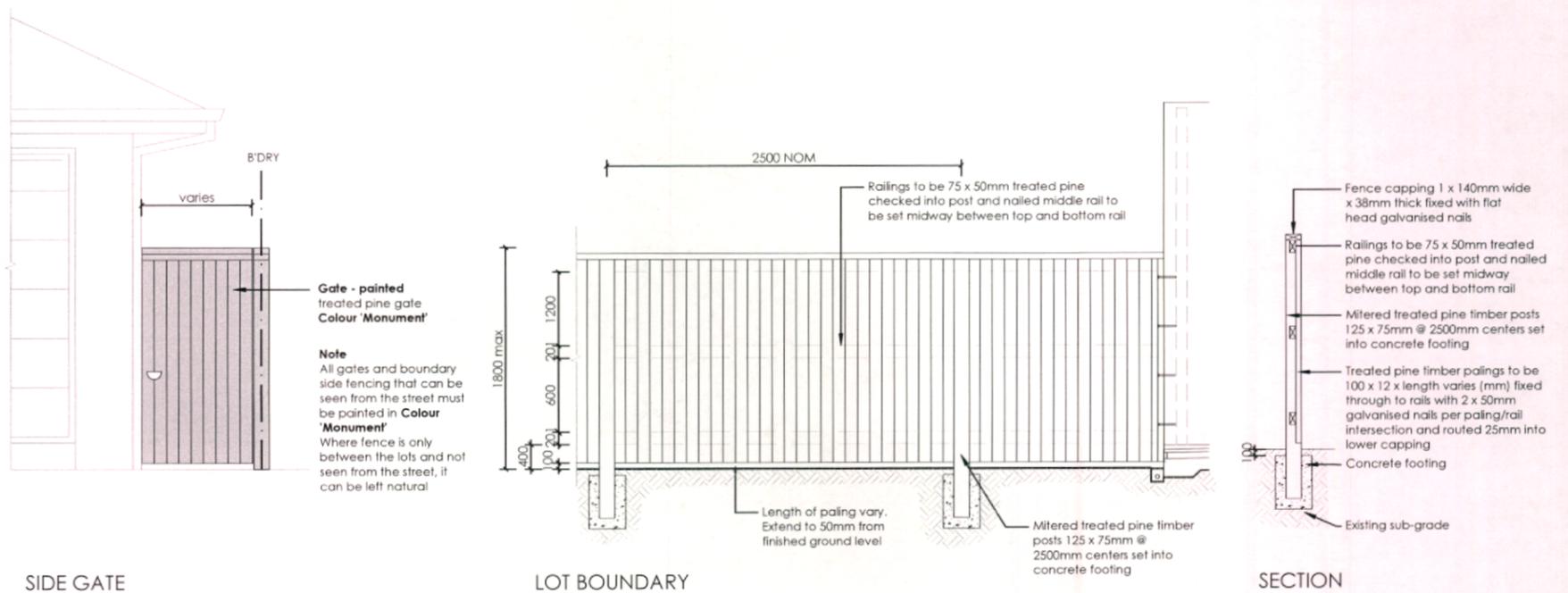
3 Turf Detail
NTS Brick Paver Edge



4 Stepping stones in gravel
NTS Low traffic zone

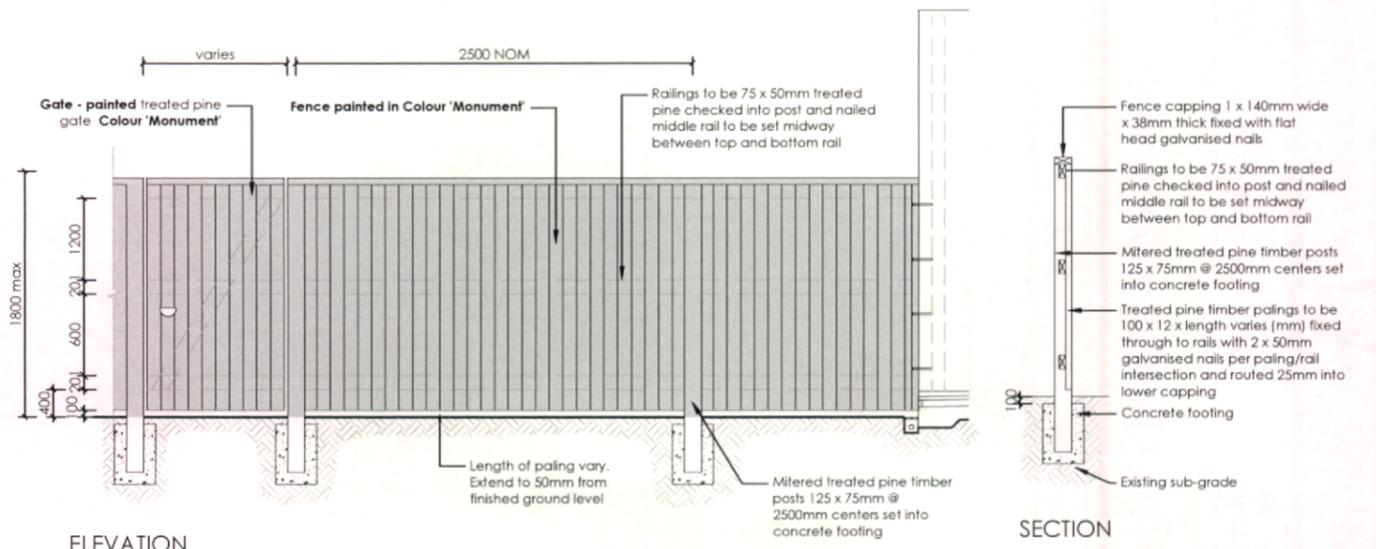


5 FENCE TYPE 5 - Front Fence
1:50 Typical detail



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

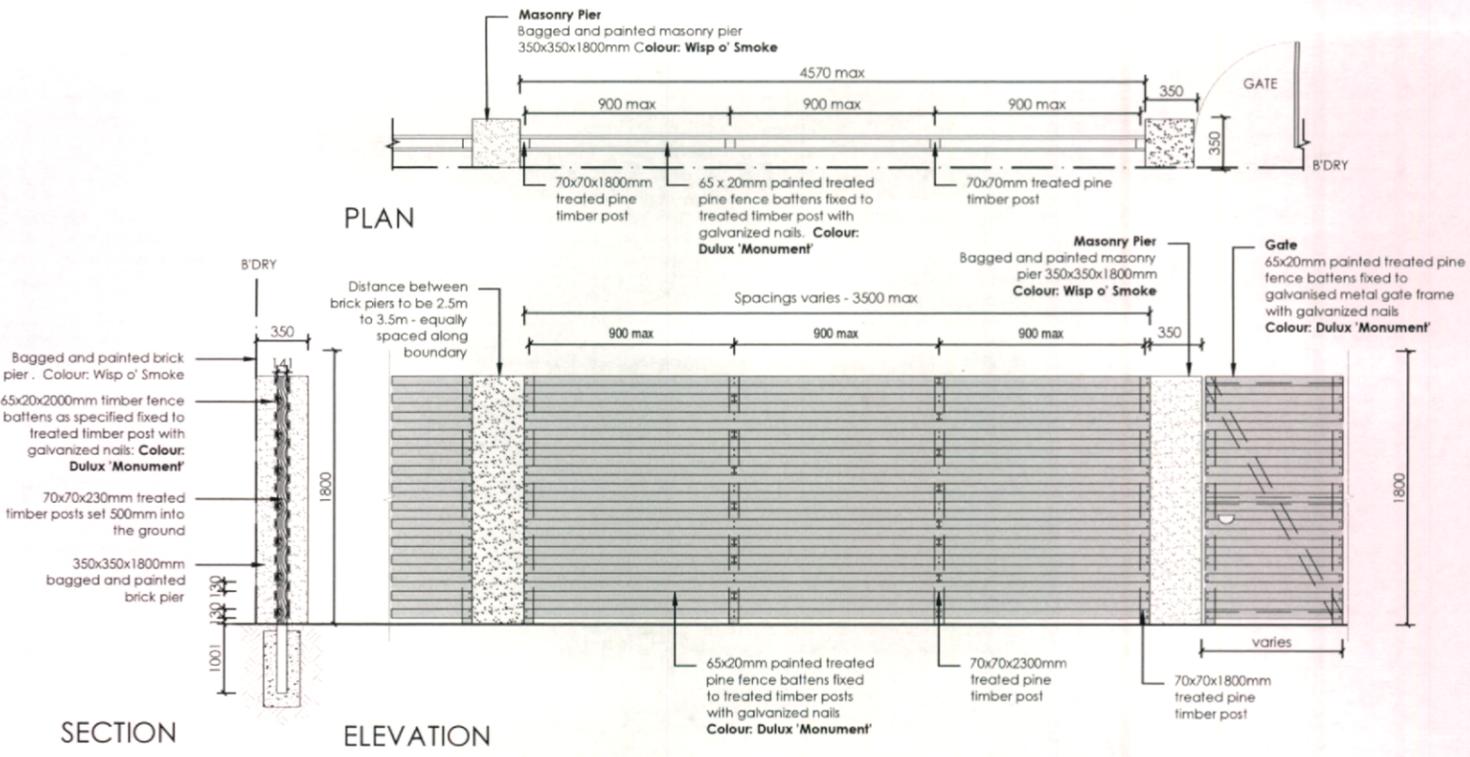
<table border="1"> <tr> <th>REV</th> <th>DESCRIPTION</th> <th>BY</th> <th>CHKD</th> <th>DATE</th> </tr> <tr> <td>A</td> <td>ISSUE COLOUR PLAN FOR CLIENT REVIEW</td> <td>RS</td> <td>BT</td> <td>11-06-14</td> </tr> <tr> <td>B</td> <td>AMEND COLOUR PLAN TO SHOW FENCE PIERS</td> <td>RS</td> <td>RS</td> <td>13-06-14</td> </tr> </table>	REV	DESCRIPTION	BY	CHKD	DATE	A	ISSUE COLOUR PLAN FOR CLIENT REVIEW	RS	BT	11-06-14	B	AMEND COLOUR PLAN TO SHOW FENCE PIERS	RS	RS	13-06-14	<p>ecodesign outdoor living environments</p> <p>PO Box 8136, Southam Hills BC, NSW 2153 Ph: (02) 9480 7712 Fax: (02) 9480 7705 Email: info@ecodesign.com.au Web: www.ecodesign.com.au</p> <p><small>1. Do not scale from drawings 2. Verify all measurements on site 3. Notify ecodesign of any inconsistencies 4. Copyright © ecodesign. All rights reserved 5. Drawing remains the property of ecodesign 6. All work to comply with relevant Australian Standards or Building Code of Australia 7. All work to be performed by a suitably qualified tradesperson 8. For application purposes only - NOT FOR CONSTRUCTION</small></p>	<p>LOTS 2382-2383 EMPIRE CIRCUIT, PENRITH</p> <p>ZAC HOMES</p>	<p>NEW RESIDENCE</p> <p>DETAILS</p> <table border="1"> <tr> <td>SCALE</td> <td>DATE</td> <td>REV</td> <td>BY</td> </tr> <tr> <td>1:100 @ A3</td> <td>DA</td> <td>03</td> <td></td> </tr> <tr> <td>RS</td> <td>RS</td> <td>13-06-14</td> <td>B</td> </tr> </table>	SCALE	DATE	REV	BY	1:100 @ A3	DA	03		RS	RS	13-06-14	B	
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ELEVATION

SECTION

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



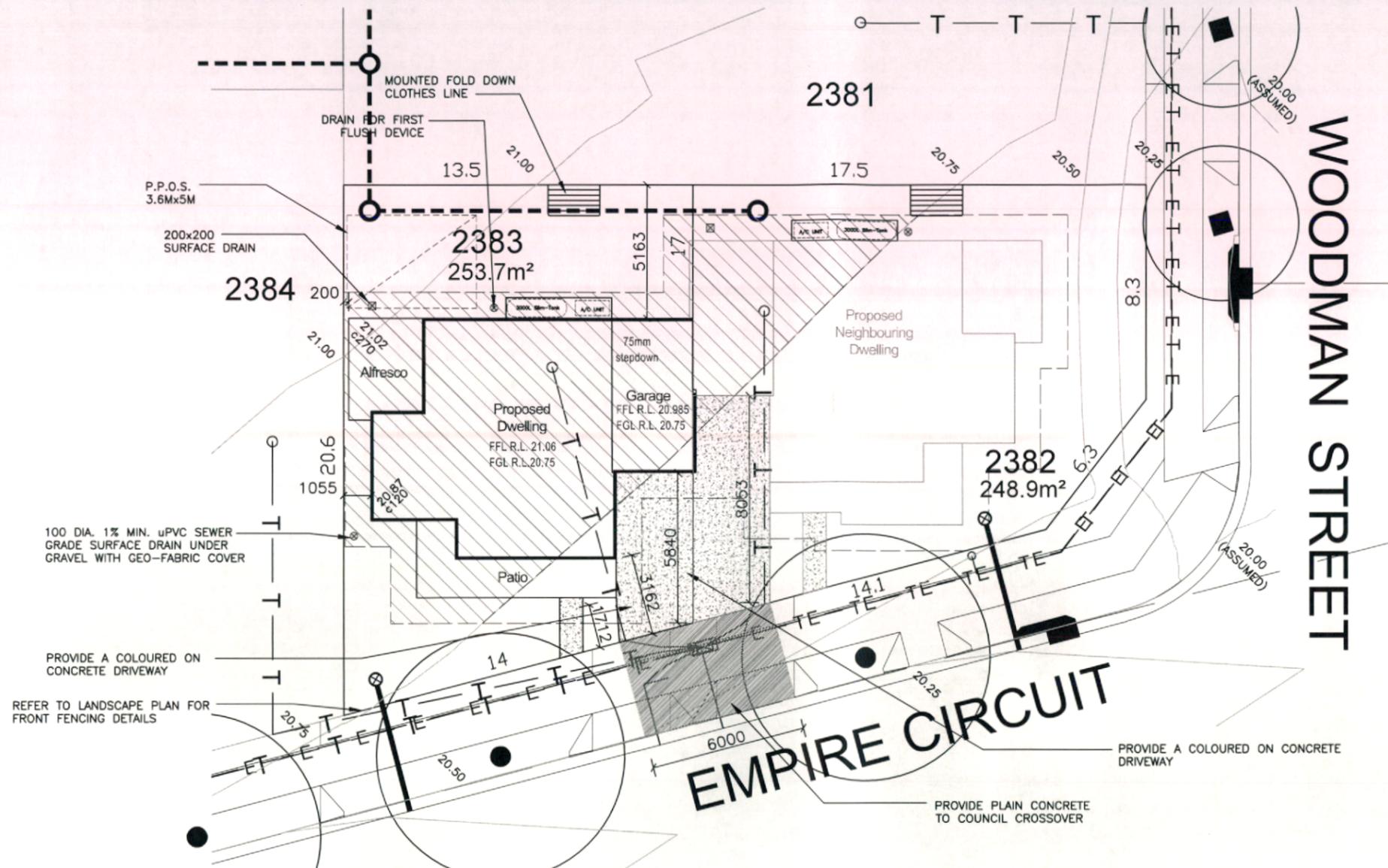
PLAN

SECTION

ELEVATION

8 FENCE TYPE 2a - Secondary Street Fencing
 Typical detail

<table border="1"> <tr> <th>REVISION</th> <th>DESCRIPTION</th> <th>DRAWN</th> <th>CHECK</th> <th>DATE</th> </tr> <tr> <td>A</td> <td>ISSUE COLOUR PLAN FOR CLIENT REVIEW</td> <td>RS</td> <td>BT</td> <td>11-06-14</td> </tr> <tr> <td>B</td> <td>AMEND COLOUR PLAN TO SHOW FENCE PIERS</td> <td>RS</td> <td>RS</td> <td>13-06-14</td> </tr> </table>	REVISION	DESCRIPTION	DRAWN	CHECK	DATE	A	ISSUE COLOUR PLAN FOR CLIENT REVIEW	RS	BT	11-06-14	B	AMEND COLOUR PLAN TO SHOW FENCE PIERS	RS	RS	13-06-14	<p>PO Box 8136, Seaforth Hills BC, NSW 2153 Ph: 02 9480 7712 Fax: 02 9480 7765 Email: info@ecodesign.com.au Web: www.ecodesign.com.au</p>	<p>LOTS 2382-2383 EMPIRE CIRCUIT, PENRITH</p>	<p>NEW RESIDENCE</p> <p>DETAILS</p> <table border="1"> <tr> <td>SCALE</td> <td>DATE</td> <td>REV</td> <td>BY</td> </tr> <tr> <td>1:100 @ A3</td> <td>DA</td> <td>04</td> <td></td> </tr> <tr> <td>RS</td> <td>RS</td> <td>13-06-14</td> <td>B</td> </tr> </table>	SCALE	DATE	REV	BY	1:100 @ A3	DA	04		RS	RS	13-06-14	B
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WOODMAN STREET

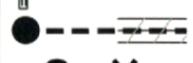
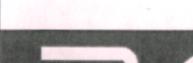
EMPIRE CIRCUIT

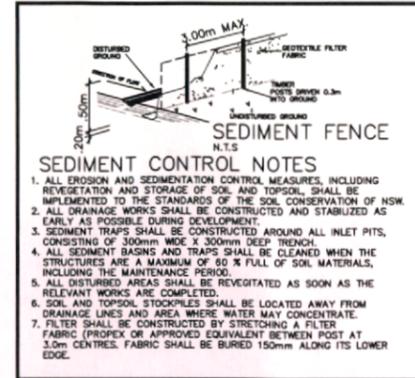
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Double storey duplex

Client:
UrbanGrowth

Site Address:
LOT 2383 IN D.P.1171491
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Thornton

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Site Plan

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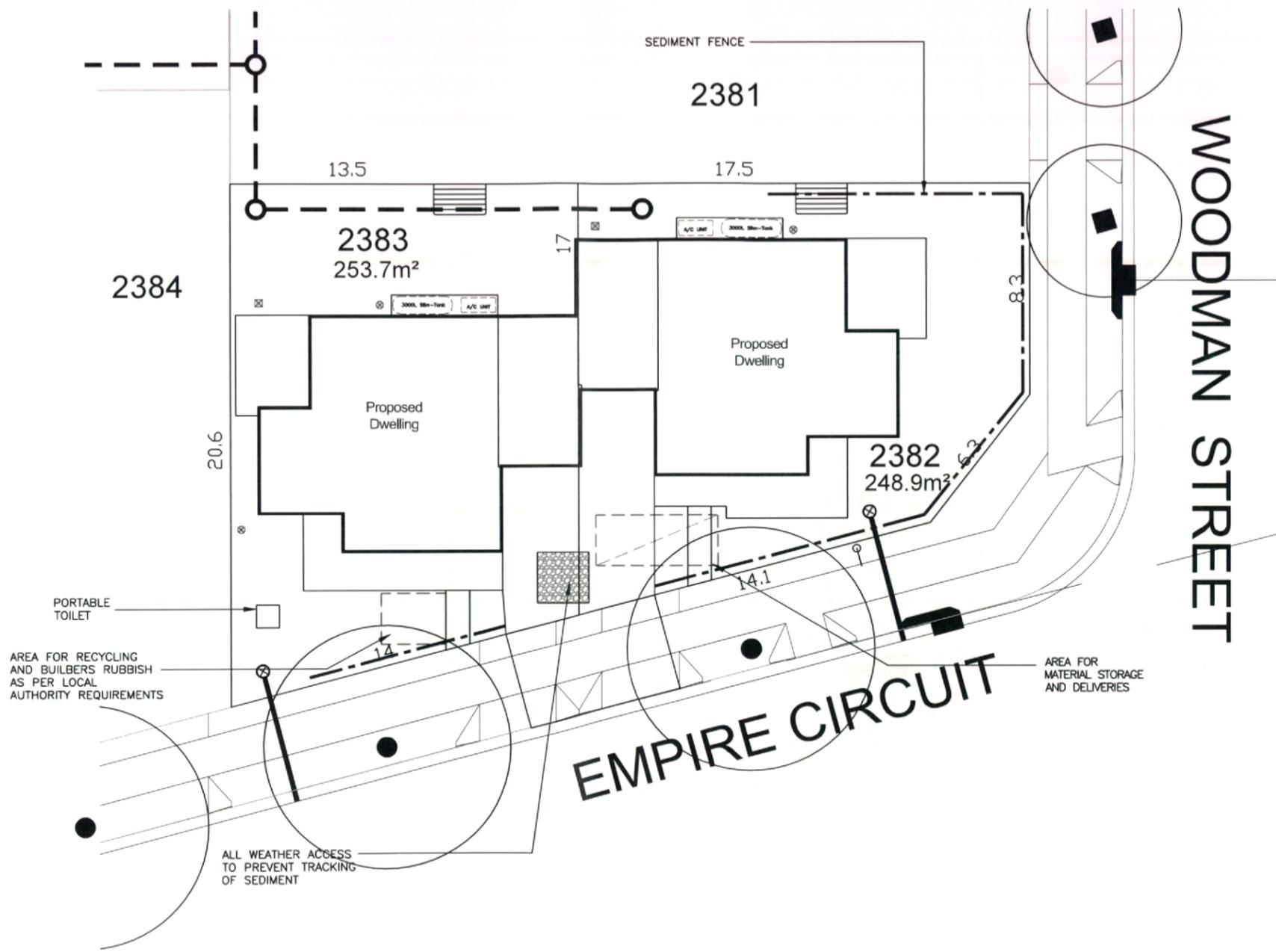
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STORMWATER DRAINAGE
LINES TO STRIP



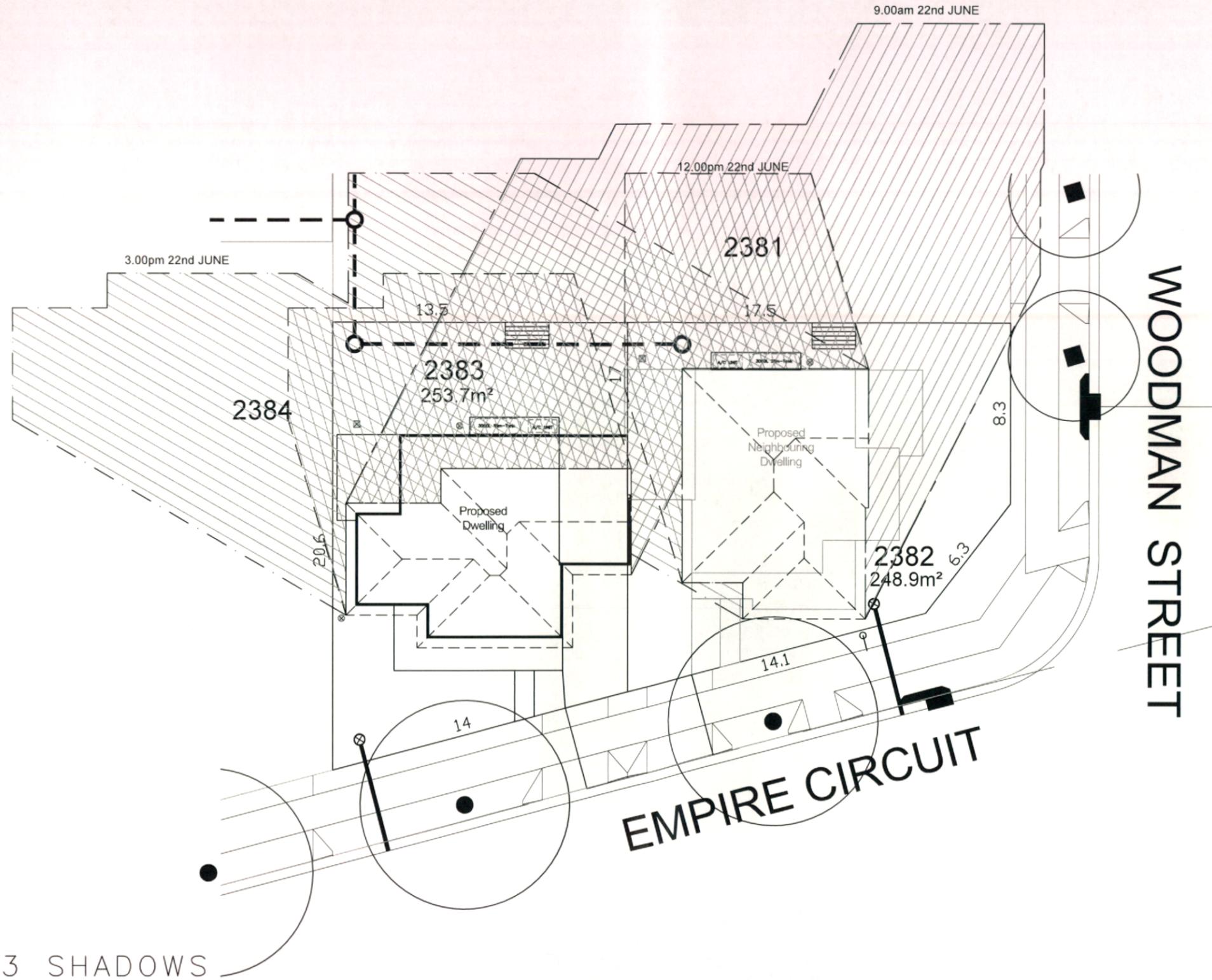
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WASTE MANAGEMENT PLAN



Product: THORNTON CORNER PRODUCT Double storey duplex	Client: UrbanGrowth	Dwg Title: SITE MANAGEMENT PLAN	Sheet: A3	Scale: 1:200	ISSUE	DATE	DESCRIPTION	DRAWN
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		Council: PENRITH CITY COUNCIL	Job No: 214057		B	09.07.14	AMENDED ALFRESCO ROOF FOR EASEMENT OF ACCESS	E.G.



LOT 2383 SHADOWS



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

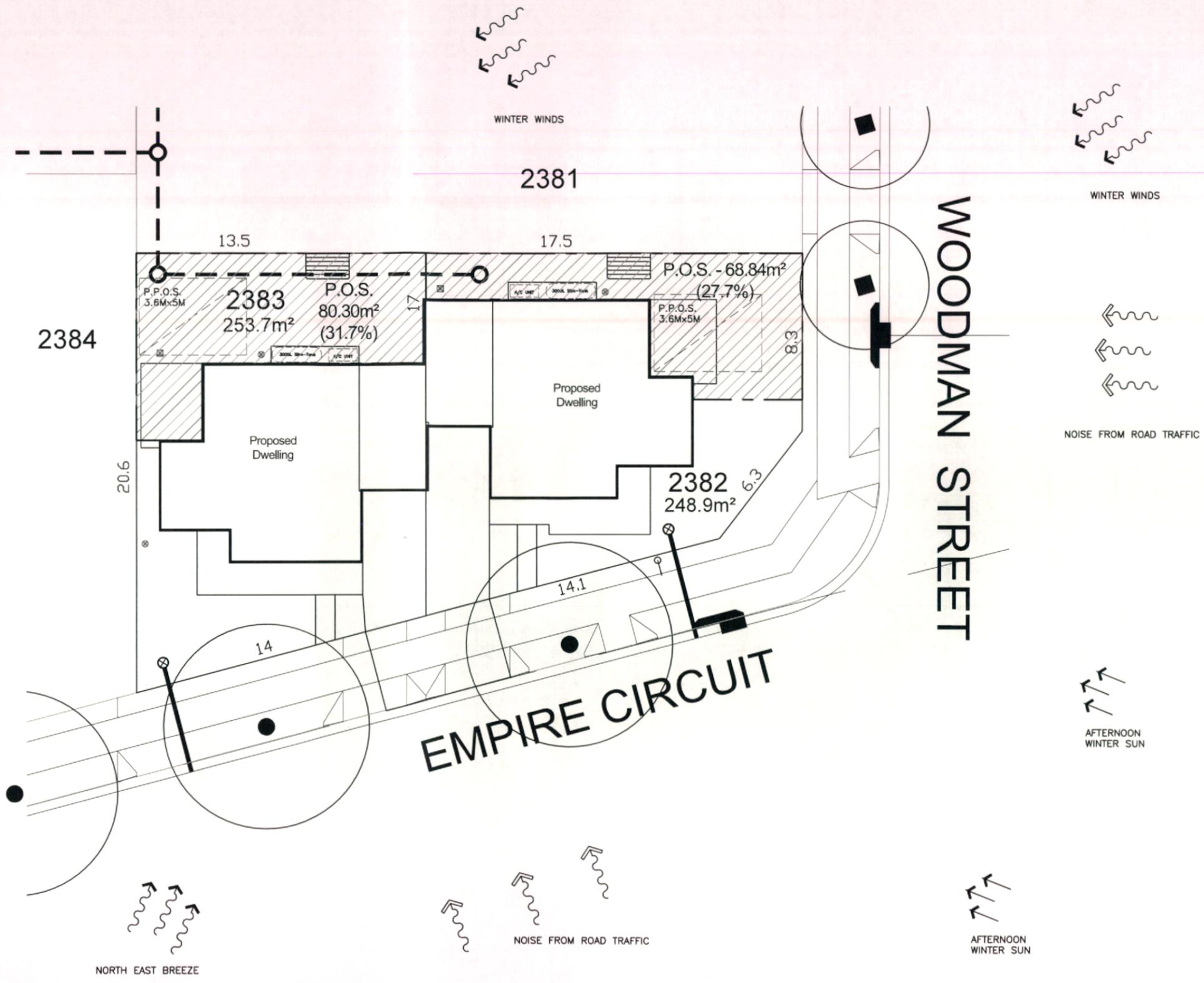
Client:
UrbanGrowth
Site Address:
LOT 2383 IN D.P.1171491
Woodman Street,
Thornton

Dwg Title:
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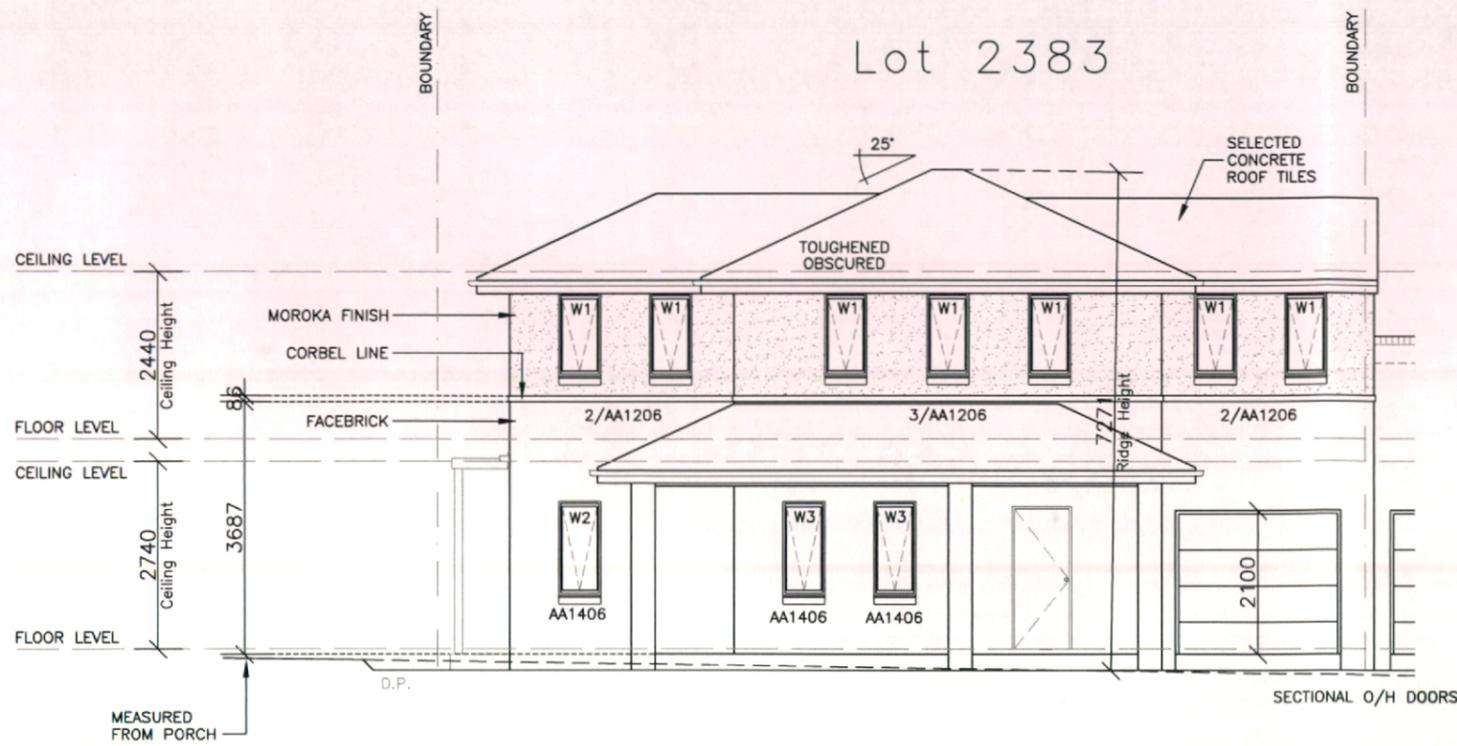
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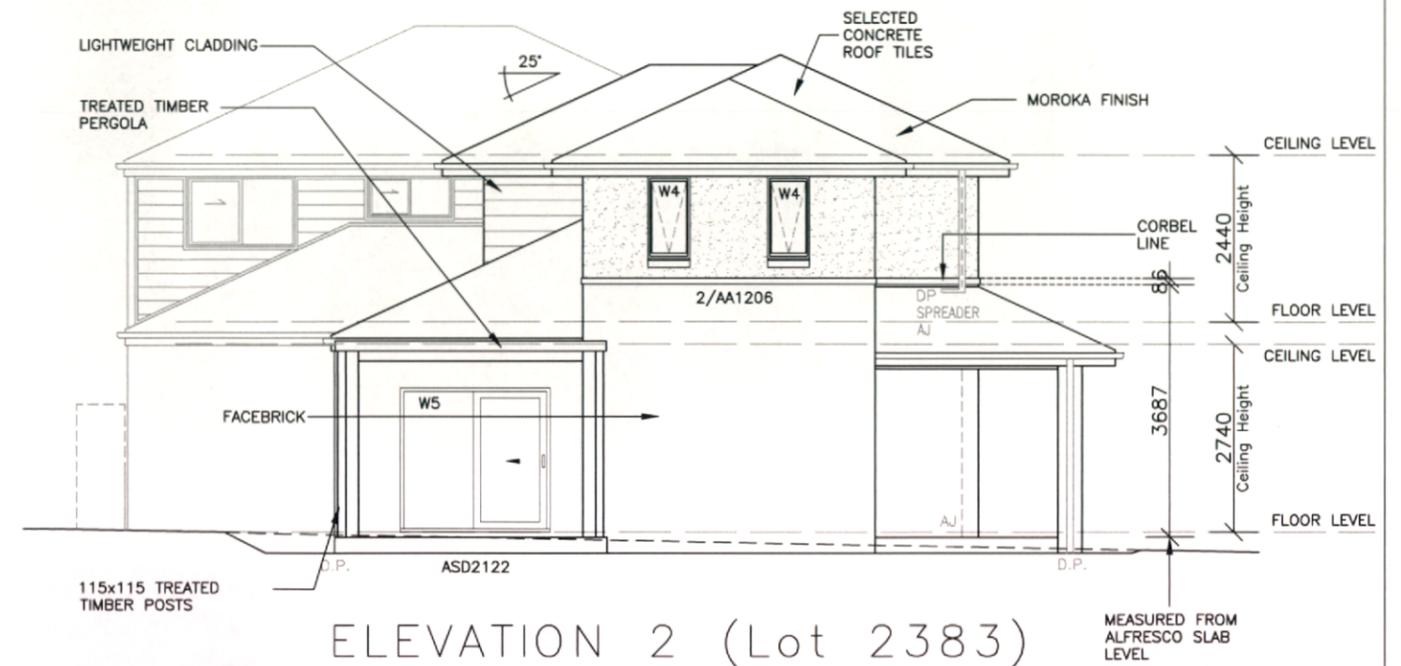
SITE ANALYSIS



Product: THORNTON CORNER PRODUCT Double storey duplex	Client: UrbanGrowth	Dwg Title: SITE ANALYSIS	Sheet: A3	Scale: 1:200	ISSUE DATE DESCRIPTION DRAWN
	Site Address: LOT 2383 IN D.P.1171491 Woodman Street, Thornton	Date: 04.07.2014	Council: PENRITH CITY COUNCIL	Sheet No.: 1D	Issue: B
Job No.: 214057					



ELEVATION 1



ELEVATION 2 (Lot 2383)



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

Client:
UrbanGrowth
Site Address:
LOT 2383 IN D.P.1171491
Woodman Street,
Thornton

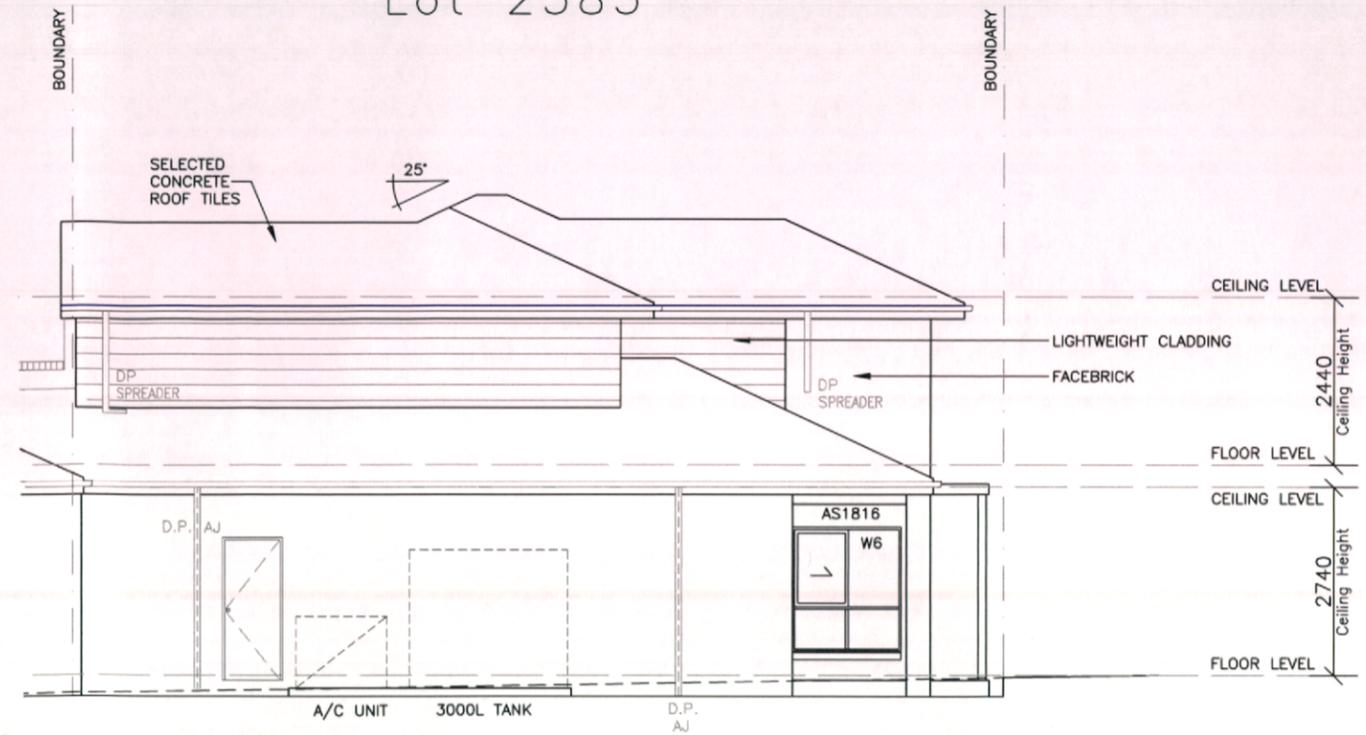
Dwg Title:
ELEVATIONS
Date:
04.07.2014
Council:
PENRITH CITY COUNCIL

Sheet:
A3
Scale:
1:100
Sheet No.
4
Issue:
B
Job No:
214057

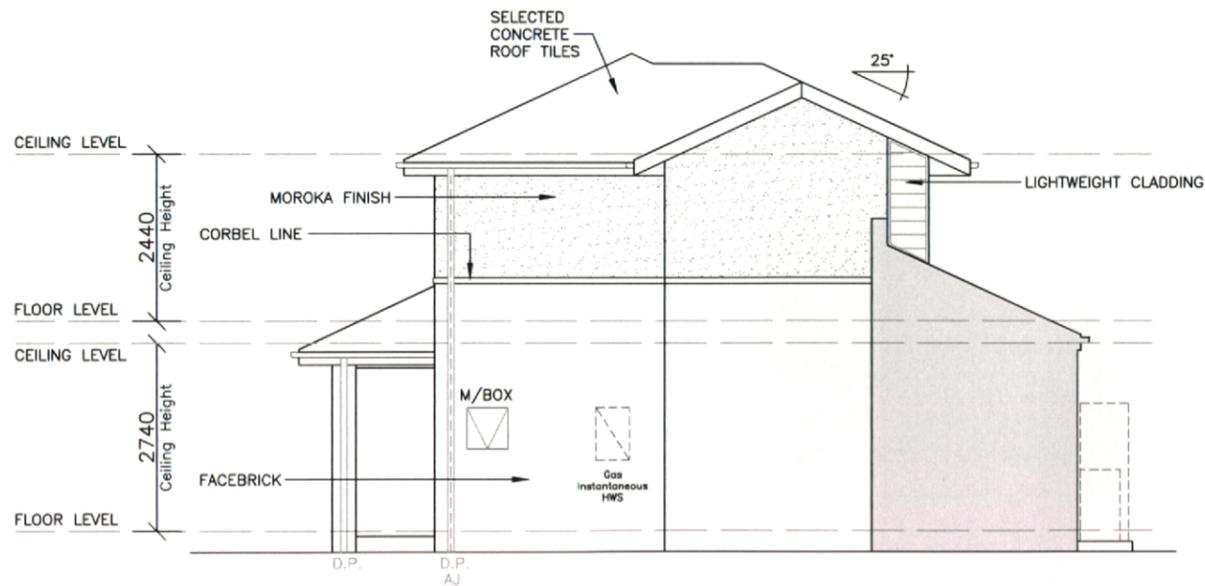
ISSUE	DATE	DESCRIPTION	DRAWN
A	04.07.14	DEVELOPER APPROVAL DWGS	E.G.
B	09.07.14	AMENDED ALFRESCO ROOF FOR EASEMENT OF ACCESS	E.G.

Lot 2382

Lot 2383



ELEVATION 3



ELEVATION 4 (Lot 2383)



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

Client:
UrbanGrowth
Site Address:
LOT 2383 IN D.P.1171491
Woodman Street,
Thornton

Dwg Title:
ELEVATIONS
Date:
04.07.2014
Council:
PENRITH CITY COUNCIL

Sheet:
A3
Scale:
1:100
Sheet No.
5
Issue:
B
Job No:
214057

ISSUE	DATE	DESCRIPTION	DRAWN
A	04.07.14	DEVELOPER APPROVAL DWGS	E.G.
B	09.07.14	AMENDED ALFRESCO ROOF FOR EASEMENT OF ACCESS	E.G.