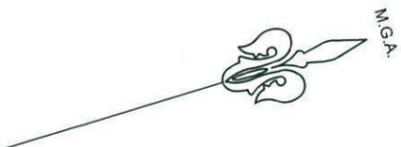


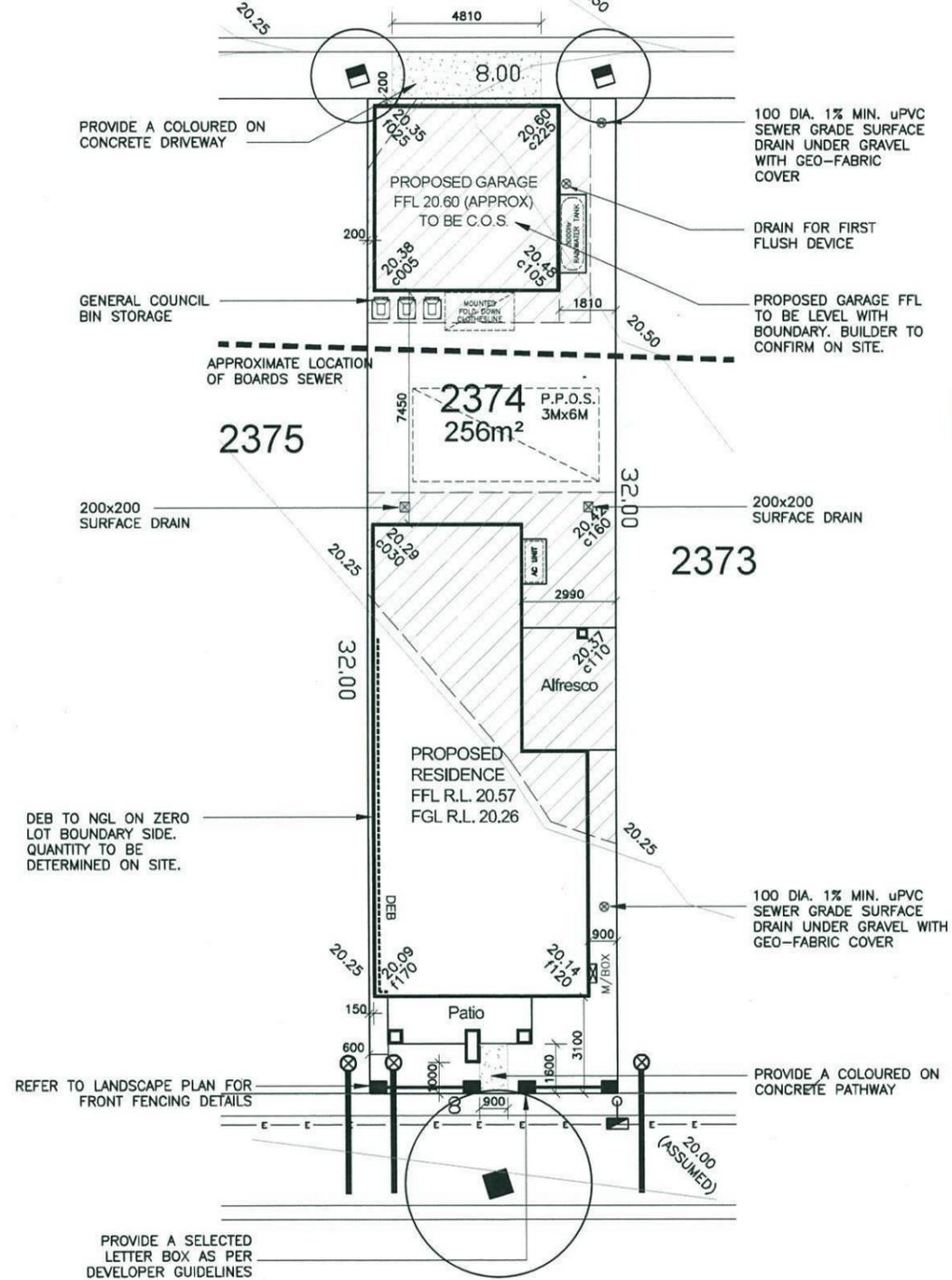
- STORMWATER PIT & DRAINAGE LINE
- SEWER STRUCTURE, LINE & CONCRETE ENCASING
- WATER MAIN, HYDRANT & STOP VALVE
- WATER METER
- STREET LIGHT
- ELECTRICAL LV PILLAR & CONDUIT
- NBN PIT & CONDUIT
- GAS MAIN



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.

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DEVELOPER ASSUMED CONTOURS USED. BUILDER TO CONFIRM LEVELS ON SITE

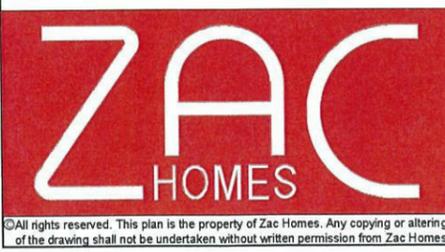
AREAS	
SITE:	256m ²
GROUND FLOOR:	89.20m ²
FIRST FLOOR:	81.46m ²
GARAGE:	35.88m ²
PORCH:	6.93m ²
ALFRESCO:	11.78m ²
BALCONY:	6.93m ²
TOTAL:	232.18m ²

LANDSCAPE AREA	
SITE AREA:	256m ²
TOTAL HARD SURFACE AREAS:	146.43m ²
REMAINING SOFT AREA:	106.93m ²
LANDSCAPE AREA:	41.8%
MINIMUM REQUIRED BY COUNCIL:	N.A.%

P.O.S. AREA 81.43m² (35.1%)

FLOOR SPACE RATIO 66.7%

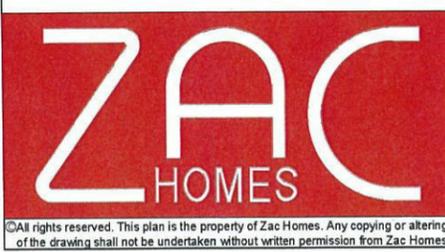
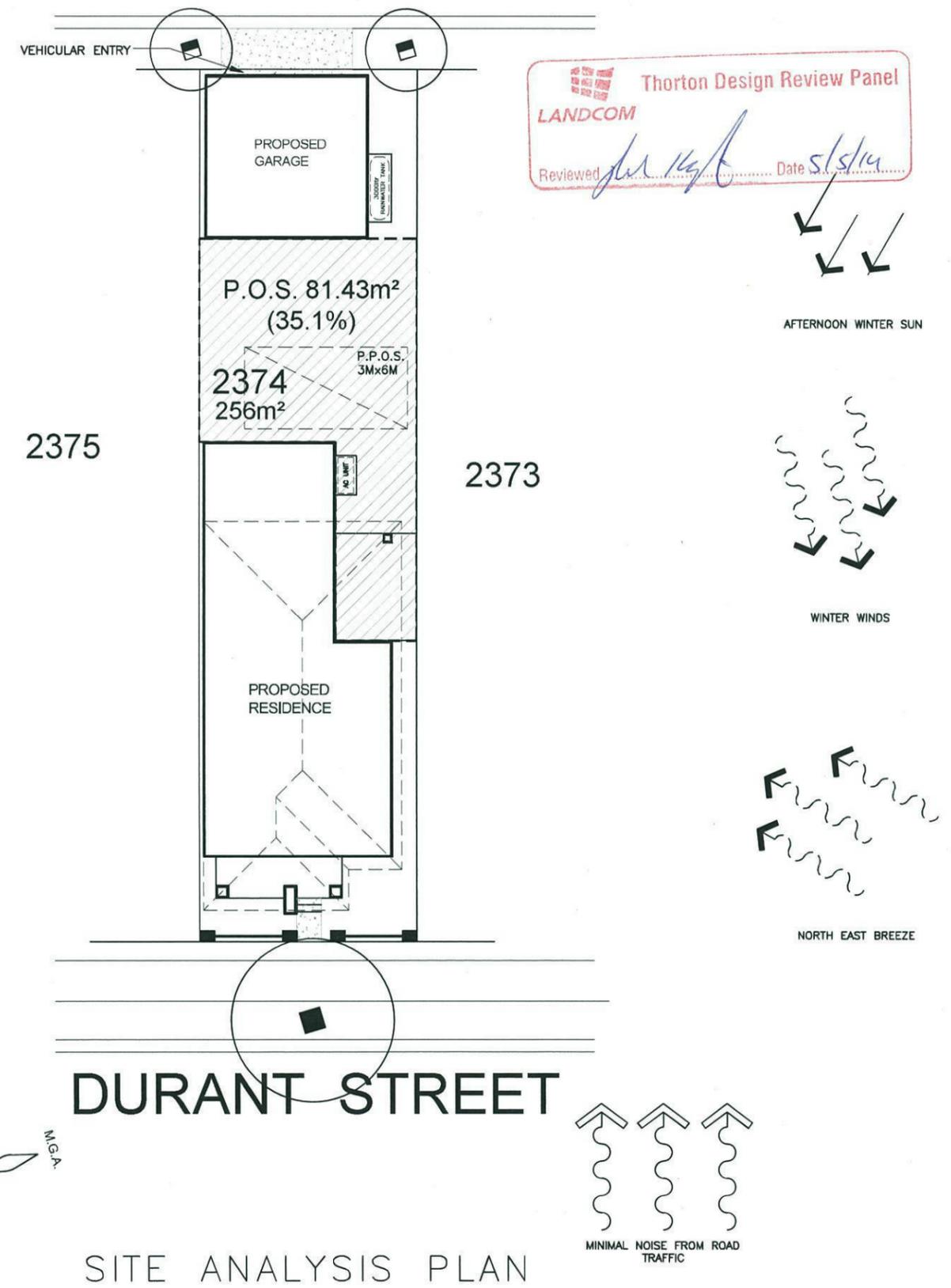
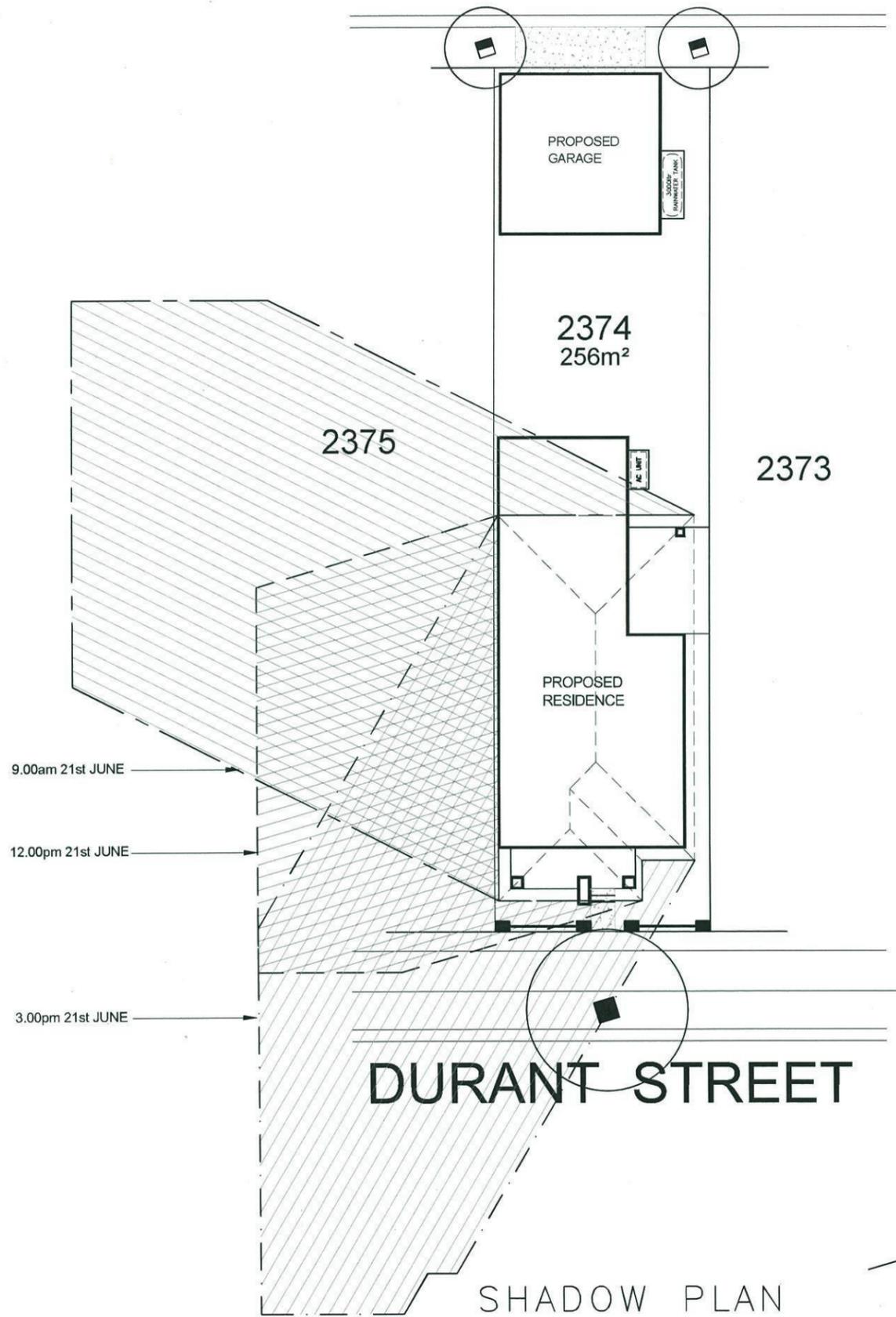
DURANT STREET



Product: 8.0m PRODUCT Parcel 13 Facade (a) Rear Loaded Garage	Client: Zac Homes	Dwg Title: Site Plan	Sheet: A3	Scale: 1:200	A 22.04.14 COUNCIL SUBMISSION	E.G.	
	Site Address: LOT 2374 D.P. 1171491 DURANT STREET, THORNTON	Date: 22.04.2014	Sheet No.: 1	Issue: A			
	Council: PENRITH COUNCIL	Job No.: 214018					

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SIMMONS LANE



Product: 8.0m PRODUCT Parcel 13 Facade (a) Rear Loaded Garage	Client: Zac Homes Site Address: LOT 2374 D.P. 1171491 DURANT STREET, THORNTON	Dwg Title: SHADOWS & SITE ANALYSIS Date: 22.04.2014 Council: PENRITH COUNCIL	Sheet: A3 Sheet No. 1A Job No: 214018	Scale: 1:200 Issue: A	A	22.04.14	COUNCIL SUBMISSION	E.G.

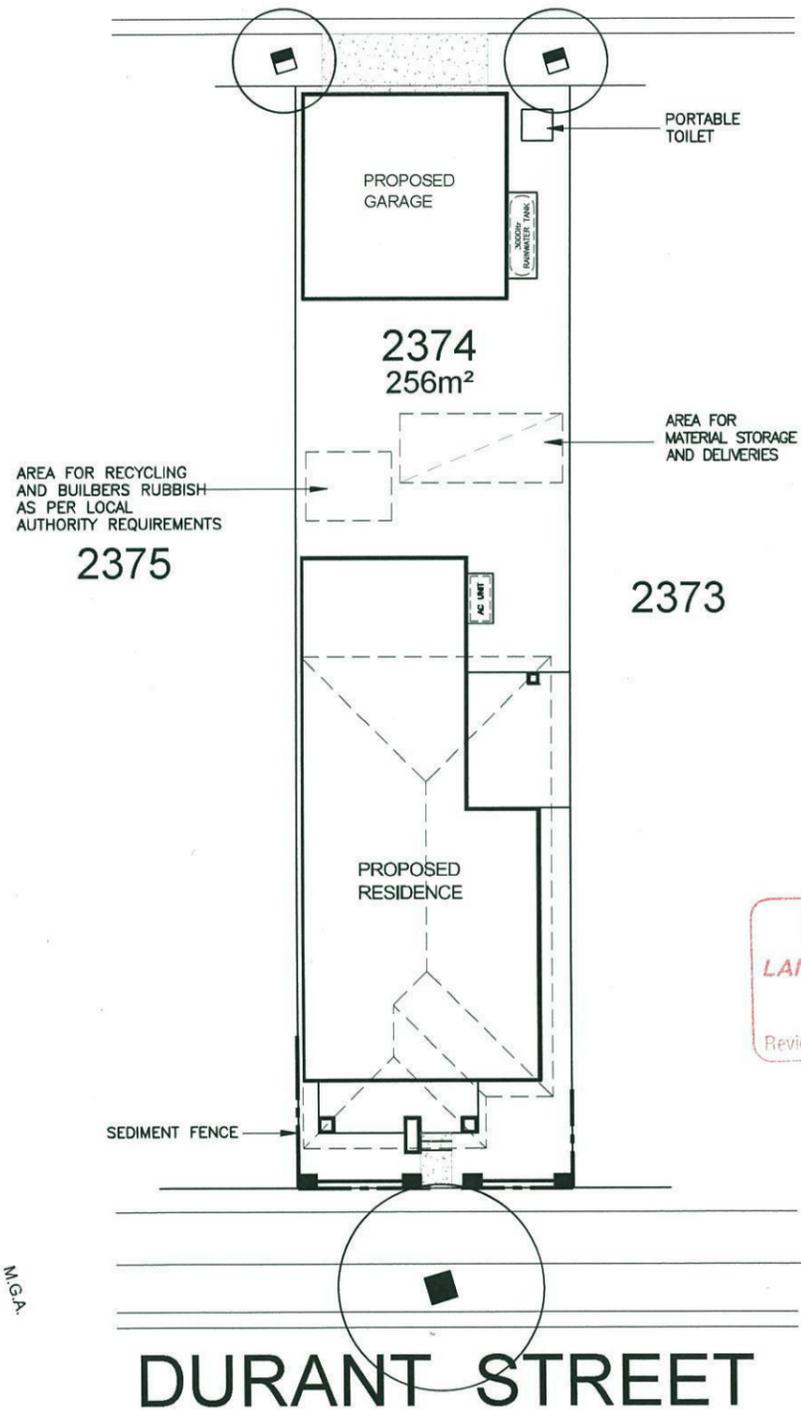
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SEDIMENT CONTROL NOTES

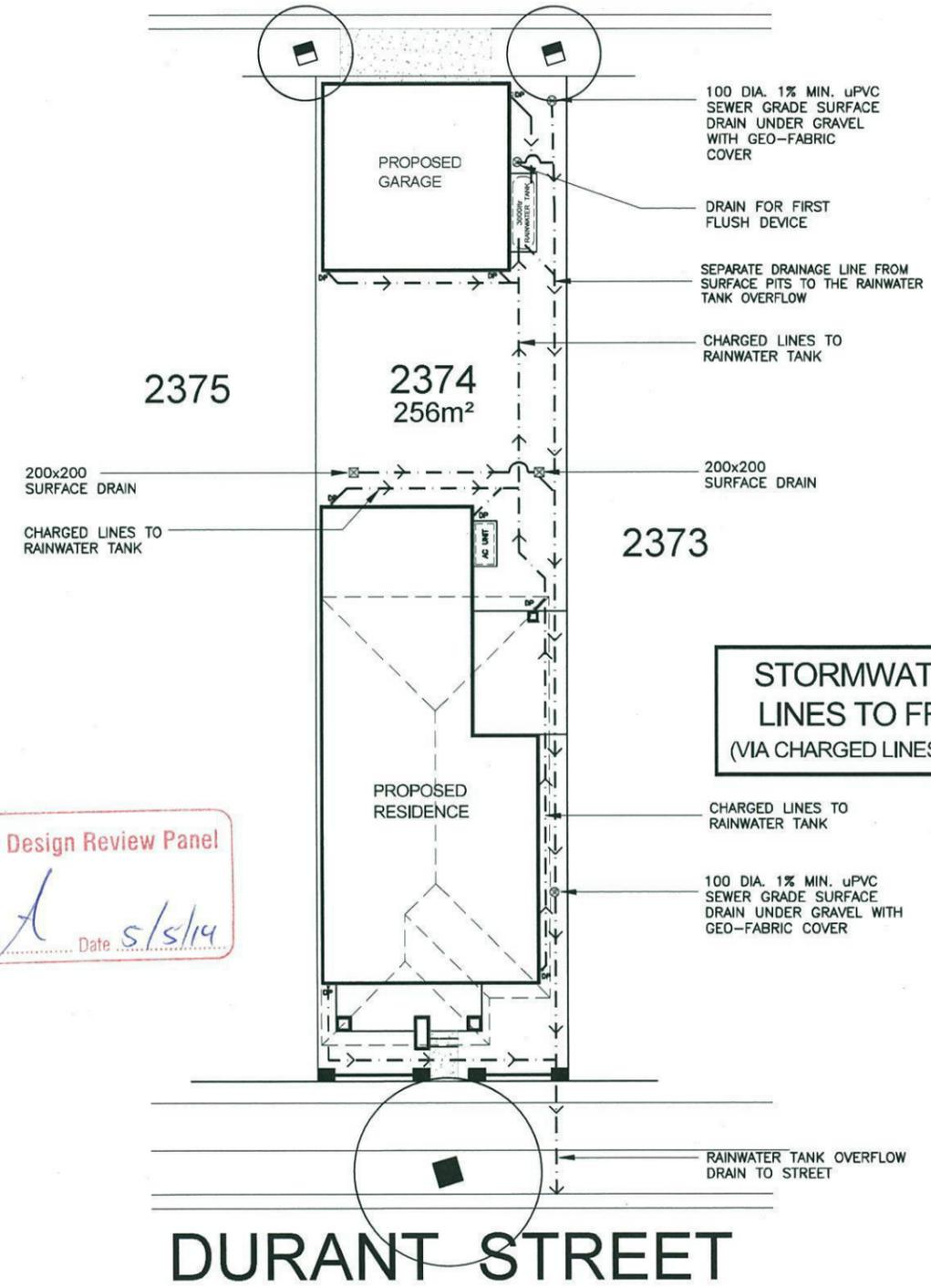
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL 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 100mm ALONG ITS LOWER EDGE.

SIMMONS LANE

SIMMONS LANE



SITE MANAGEMENT PLAN



STORMWATER PLAN

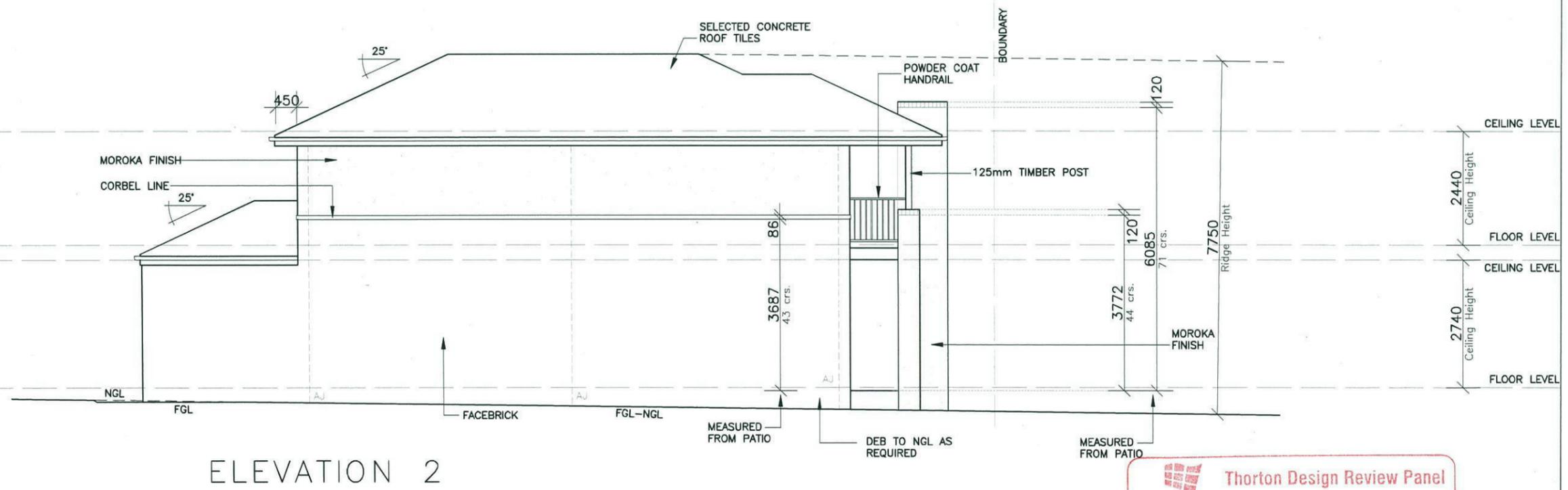
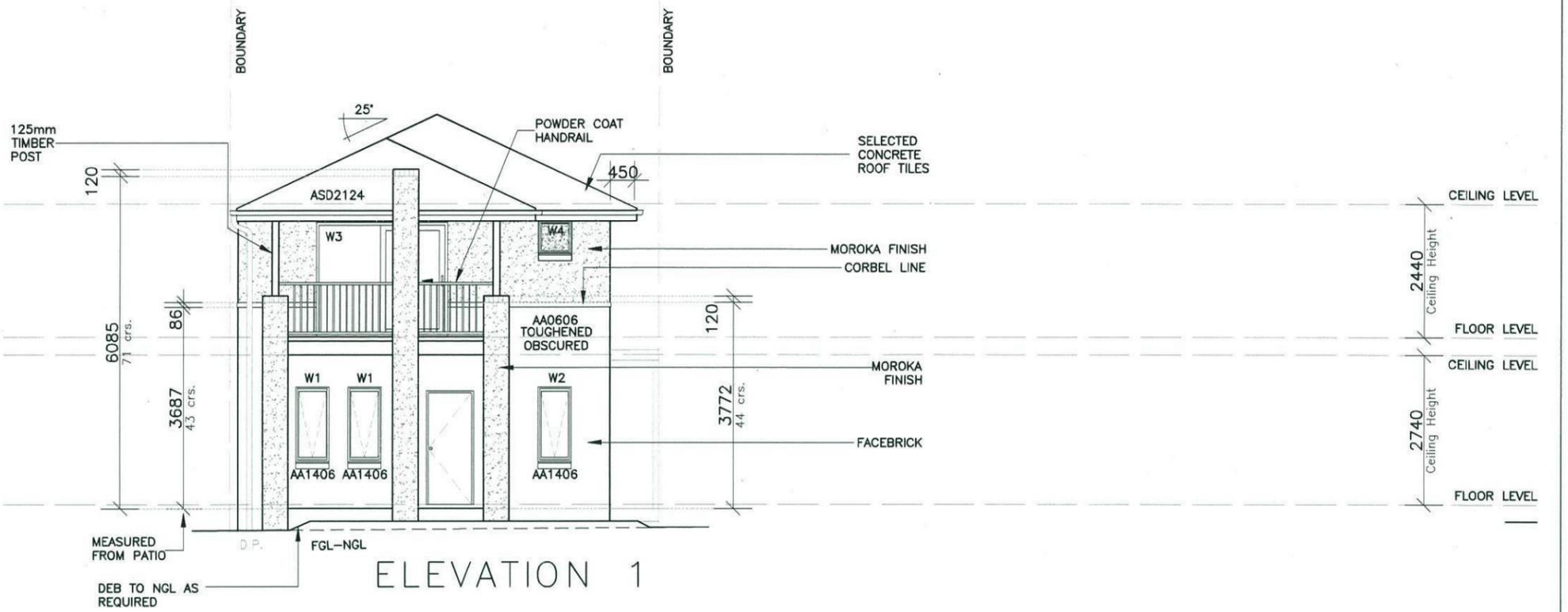
Thorton Design Review Panel
LANDCOM
Reviewed *[Signature]* Date 5/5/14

STORMWATER DRAINAGE LINES TO FRONT STREET (VIA CHARGED LINES TO RAINWATER TANK)



Product: 8.0m PRODUCT Parcel 13 Facade (a) Rear Loaded Garage	Client: Zac Homes Site Address: LOT 2374 D.P. 1171491 DURANT STREET, THORNTON	Dwg Title: SITE MANAGEMENT & STORMWATER PLAN Date: 22.04.2014 Council: PENRITH COUNCIL	Sheet: A3	Scale: 1:200	A	22.04.14	COUNCIL SUBMISSION	E.G.
			Sheet No.: 1B	Issue: A				
			Job No.: 214018					

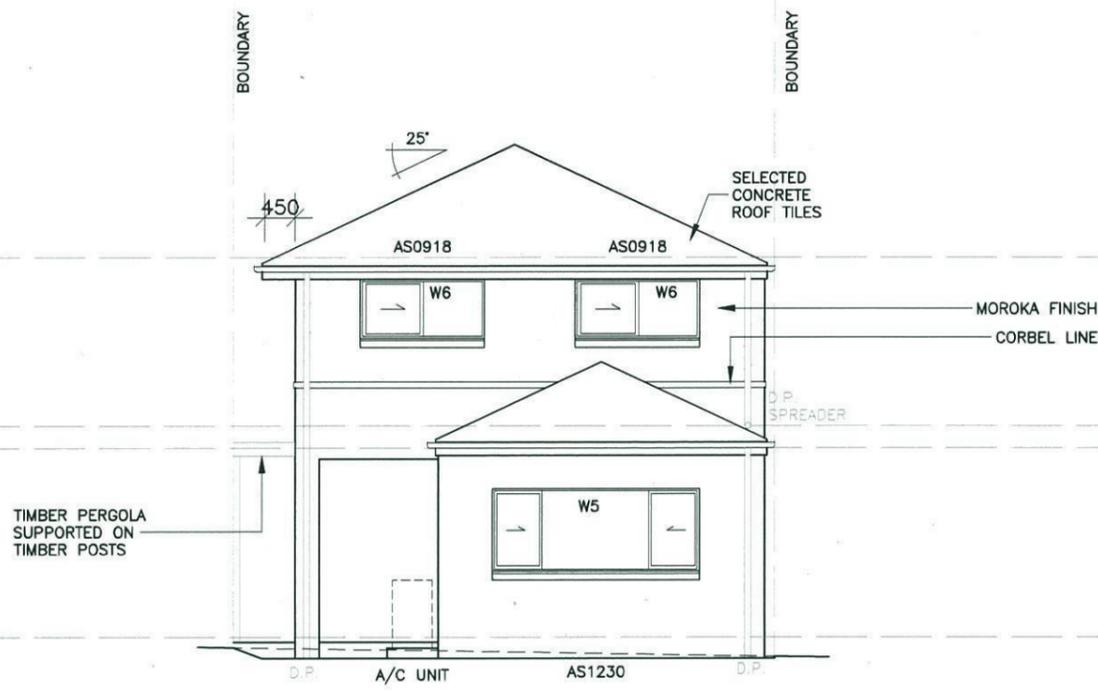
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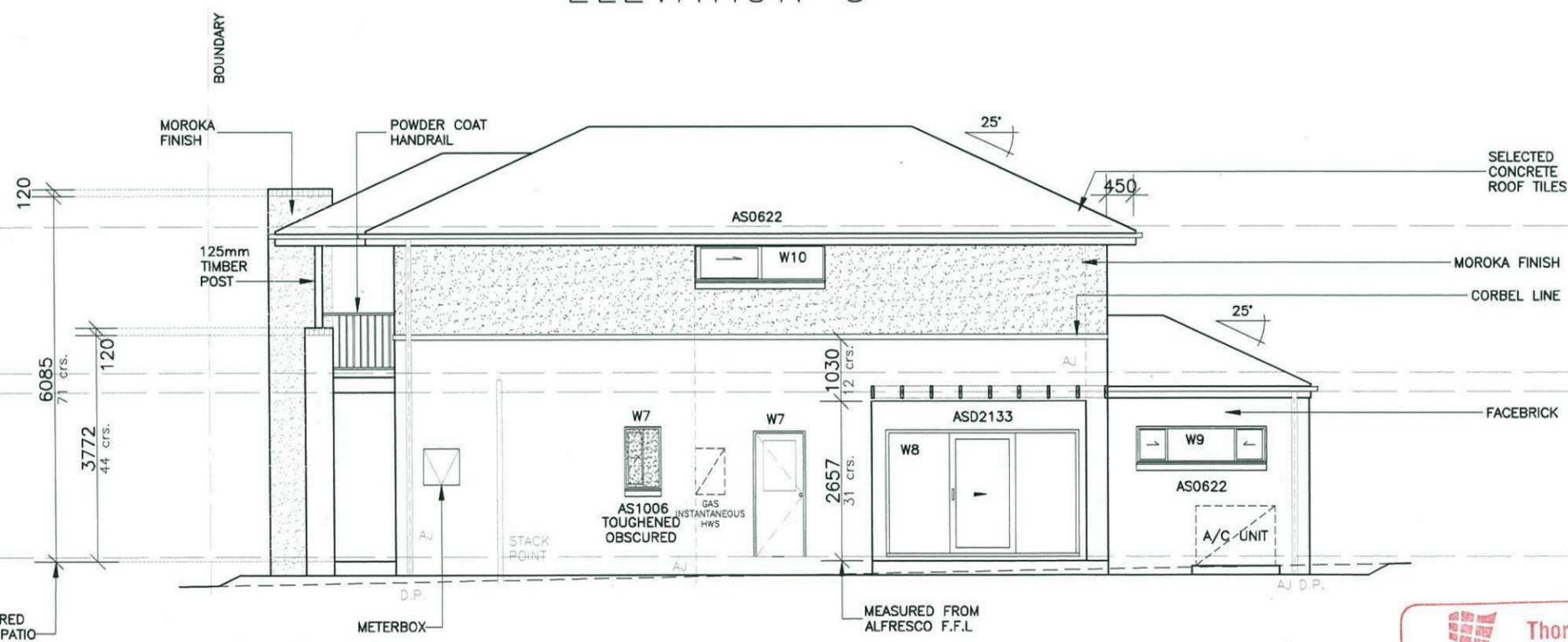


Product: 8.0m PRODUCT Parcel 13 Facade (a) Rear Loaded Garage	Client: Zac Homes	Dwg Title: ELEVATIONS	Sheet: A3	Scale: 1:100	A 22.04.14 COUNCIL SUBMISSION	E.G.	
	Site Address: LOT 2374 D.P. 1171491 DURANT STREET, THORNTON	Date: 22.04.2014	Sheet No.: 4	Issue: A			
	Council: PENRITH COUNCIL	Job No.: 214018					



CEILING LEVEL
2440 Ceiling Height
FLOOR LEVEL
CEILING LEVEL
2740 Ceiling Height
FLOOR LEVEL

ELEVATION 3



2440 Ceiling Height
2740 Ceiling Height
6085 71 crs.
120
3772 44 crs.
1030 12 crs.
2657 31 crs.
CEILING LEVEL
FLOOR LEVEL
CEILING LEVEL
FLOOR LEVEL

ELEVATION 4

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



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

Client:
Zac Homes
Site Address:
LOT 2374 D.P. 1171491
DURANT STREET,
THORNTON

Dwg Title:
ELEVATIONS
Date:
22.04.2014
Council:
PENRITH COUNCIL

Sheet:
A3
Scale:
1:100
Sheet No.
5
Issue:
A
Job No:
214018

A	22.04.14	COUNCIL SUBMISSION	E.G.

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Lot 2374 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 m²
URBANGROWTH*

Area m²
BUILDER**

3.63

2.43

IN-FILL PAVEMENT

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

4.63

0.00

Total area

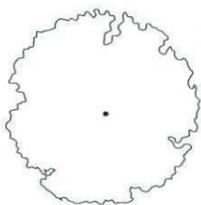
8.26

2.43

*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

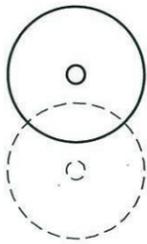


LEGEND

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



Proposed levels



Proposed Top Of Wall levels



Boundary



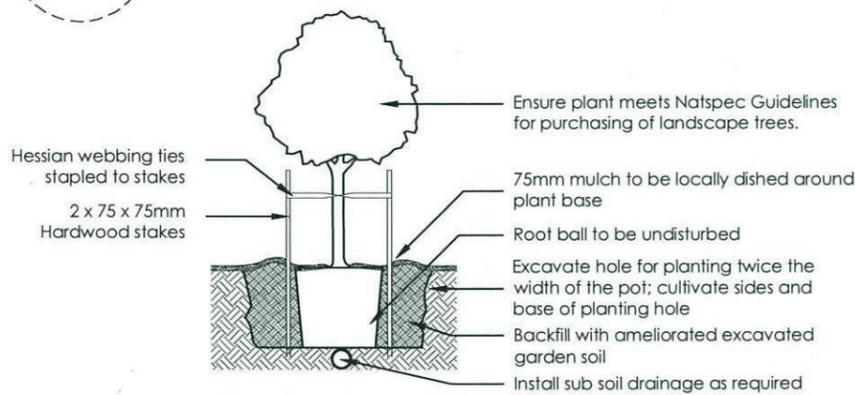
Garden edging



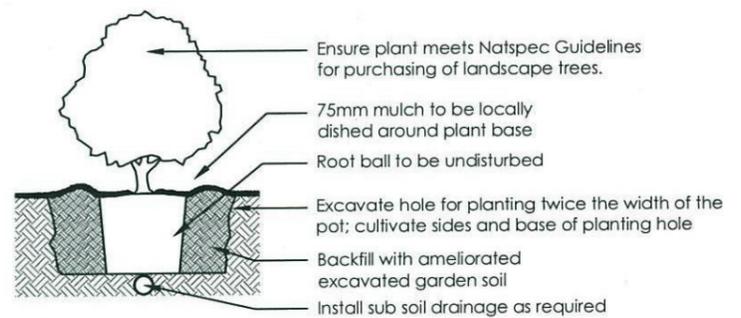
Masonry retaining walls



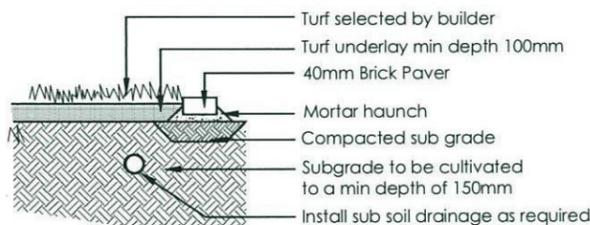
Existing contours



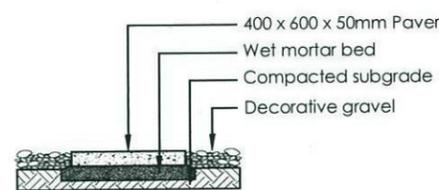
1 Tree Planting Detail
NTS 25L - 100L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size

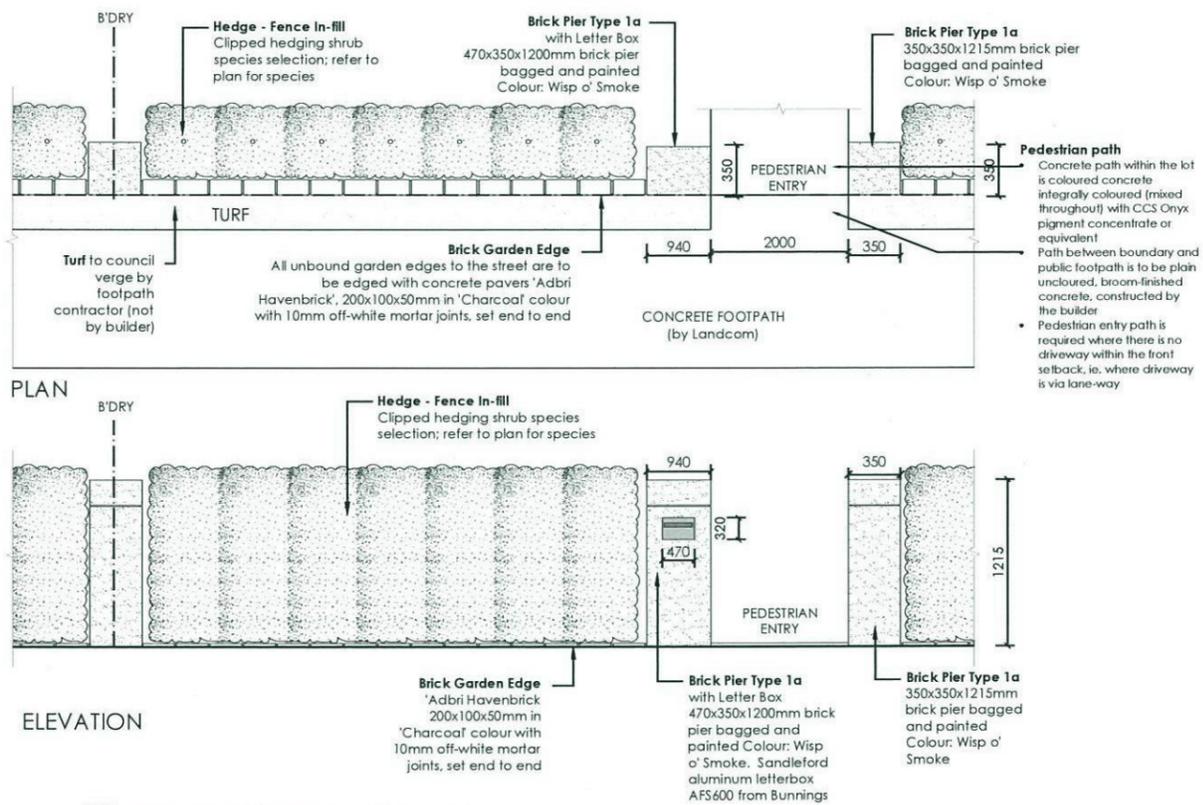


3 Turf Detail
NTS Brick Paver Edge



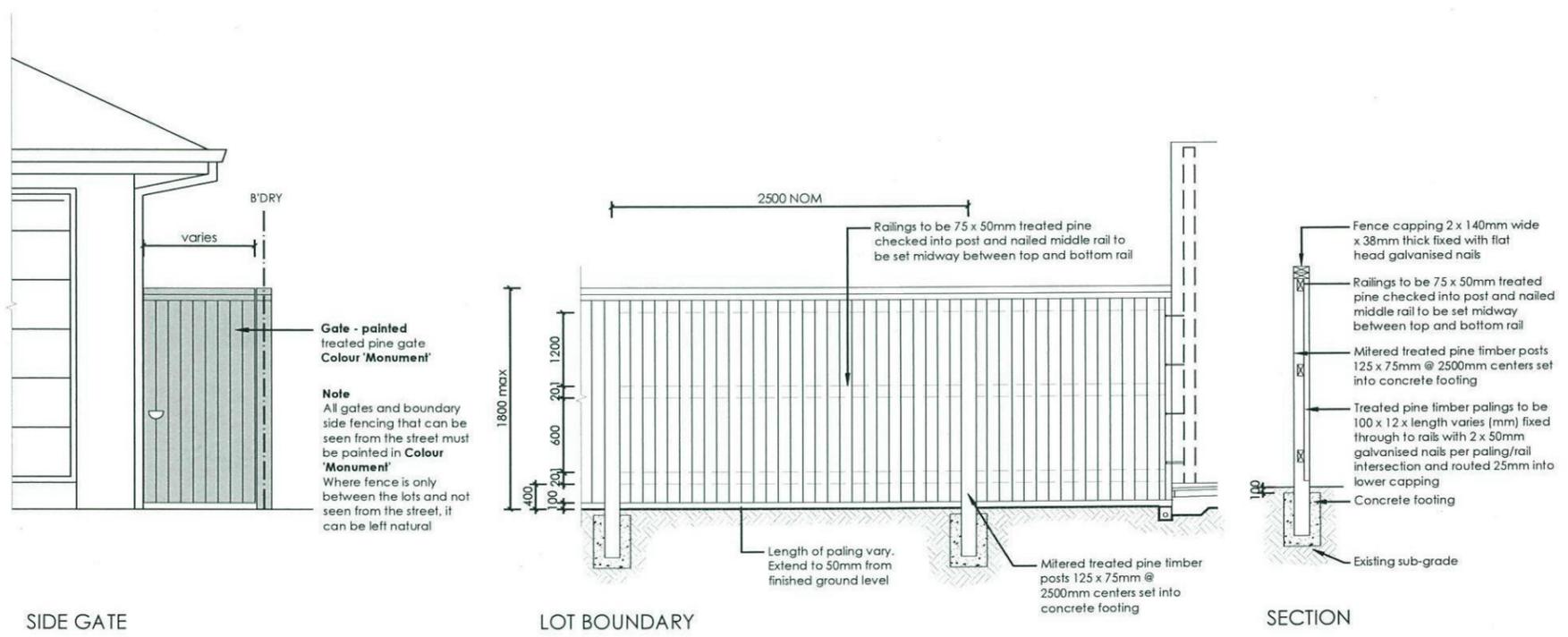
4 Stepping stones in gravel
NTS Low traffic zone

REVISION	DESCRIPTION	DRAWN	CHECK	DATE	PROJECT	SCALE	DATE	REVISION
A	ISSUE FOR CLIENT REVIEW	RS	BT	07-04-14	LOT 2374 DURANT STREET, PENRITH	1:100 @ A3	DA	02
B	AMEND GARAGE TO BUILDERS REQUEST	RS	RS	08-04-14				
C	ISSUE DA PLANS FOR REVIEW	RS	RS	15-04-14				
PO Box 8136, Baulkham Hills BC, NSW 2153 Ph: (02) 9480 7712 Fax: (02) 9480 7705 Email: info@ecodeign.com.au Web: www.ecodeign.com.au Member of the Australian Institute of Landscape Designers and Managers					NEW RESIDENCE			
1. Do not scale from drawings. 2. Verify all measurements on site. 3. Notify ecodeign of any inconsistencies. 4. Copyright © ecodeign. All rights reserved. 5. Drawing remains the property of ecodeign.					ZAC HOMES		CLIENT: ZAC HOMES DATE: 15-04-14 REVISION: C	
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.								



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

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 LANDCOM
 Reviewed: *[Signature]* Date: *[Signature]*



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

REVISION	DESCRIPTION	DESIGN	CHECK	DATE
A	ISSUE FOR CLIENT REVIEW	RS	BT	07-04-14
B	AMEND GARAGE TO BUILDERS REQUEST	RS	RS	08-04-14
C	ISSUE DA PLANS FOR REVIEW	RS	RS	15-04-14

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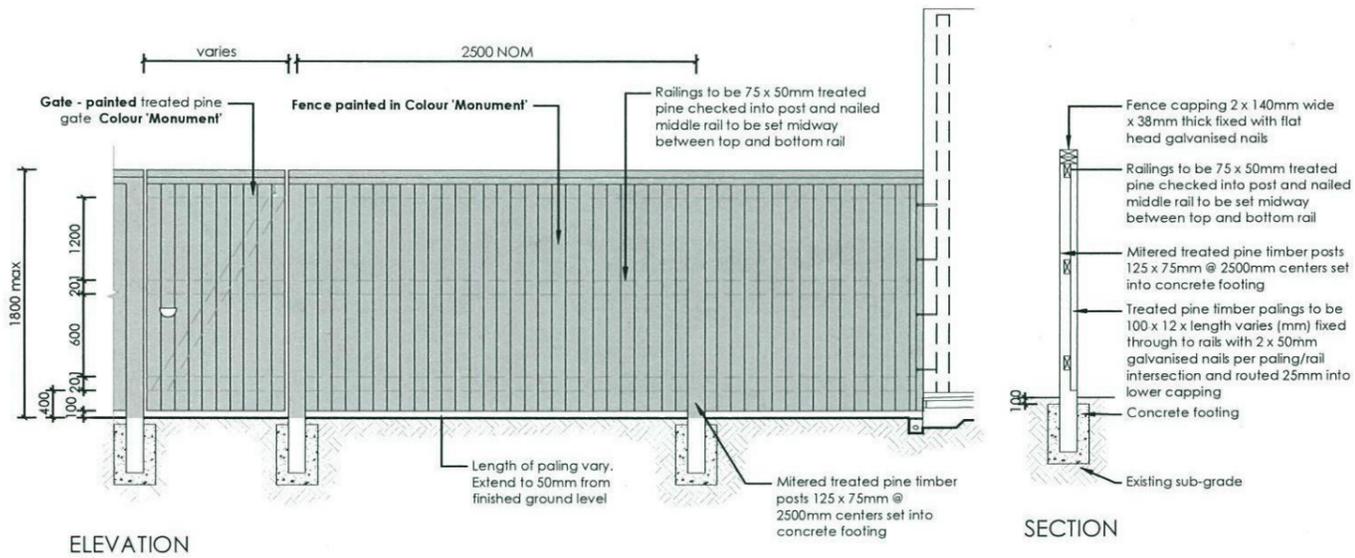
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 7. All work to be performed by a suitably qualified tradesperson
 8. For application purposes only - NOT FOR CONSTRUCTION

PROJECT: **LOT 2374 DURANT STREET, PENRITH**
 CLIENT: **ZAC HOMES**

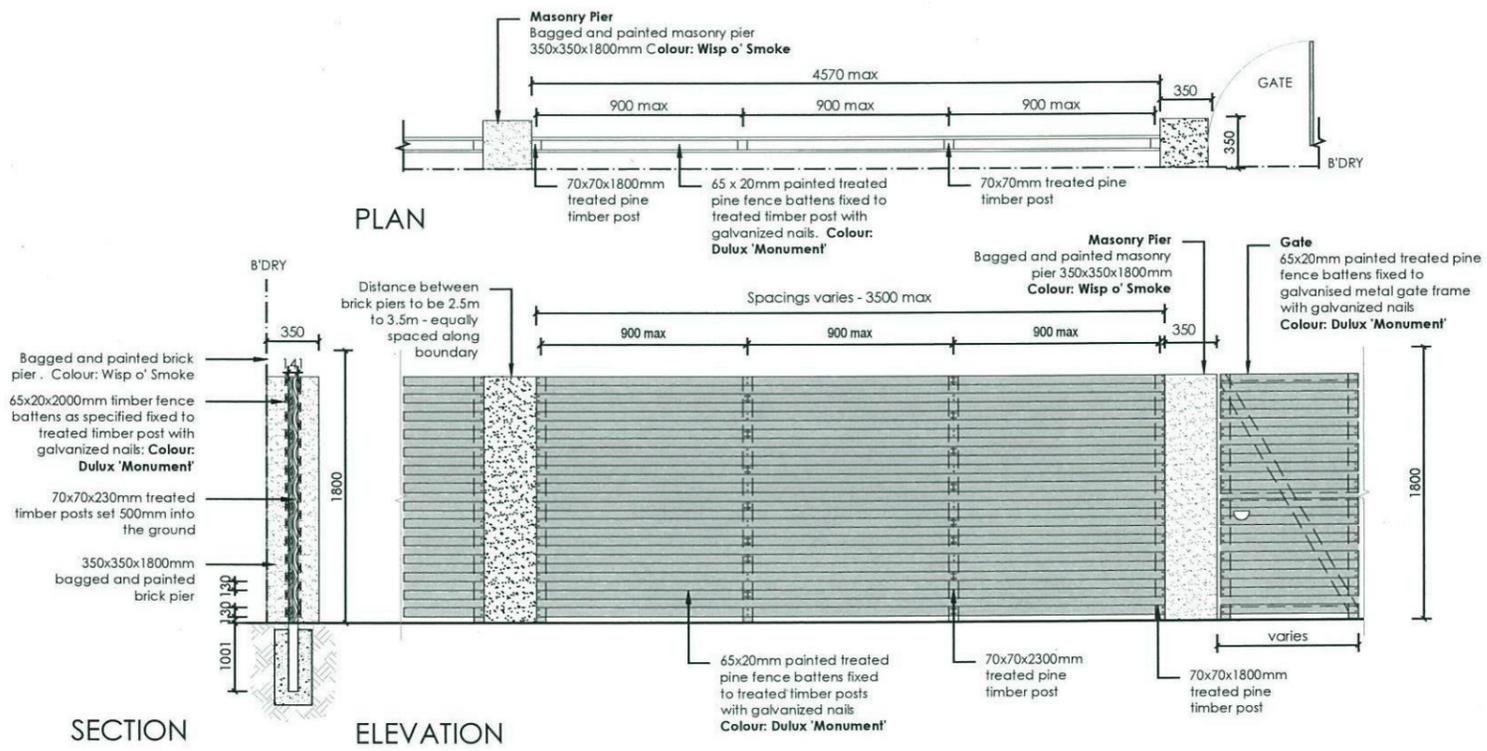
PROJECT: NEW RESIDENCE			
DRAWING: LANDSCAPE PLAN			
SCALE: 1:100 @ A3	DATE: DA	REVISION: 03	
DRAWN: RS	CHECK: RS	DATE: 15-04-14	REVISION: C





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

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

REVISION A ISSUE FOR CLIENT REVIEW B AMEND GARAGE TO BUILDERS REQUEST C ISSUE DA PLANS FOR REVIEW		DESIGN RE BT RS RS RS RS		DATE 07-04-14 08-04-14 15-04-14		ecodesign outdoor living environments PO Box 8136, Baultham Hills BC, NSW 2153 Ph: (02) 9680 7712 Fax: (02) 9680 7705 Email: info@ecodesign.com.au Web: www.ecodesign.com.au Member of the Australian Institute of Landscape Designers and Managers		PROJECT LOT 2374 DURANT STREET, PENRITH		NEW RESIDENCE LANDSCAPE PLAN			
						CLIENT ZAC HOMES		SCALE 1:100 @ A3		DATE DA 04			
								DESIGNER RS		DATE RS 15-04-14			REVISION C