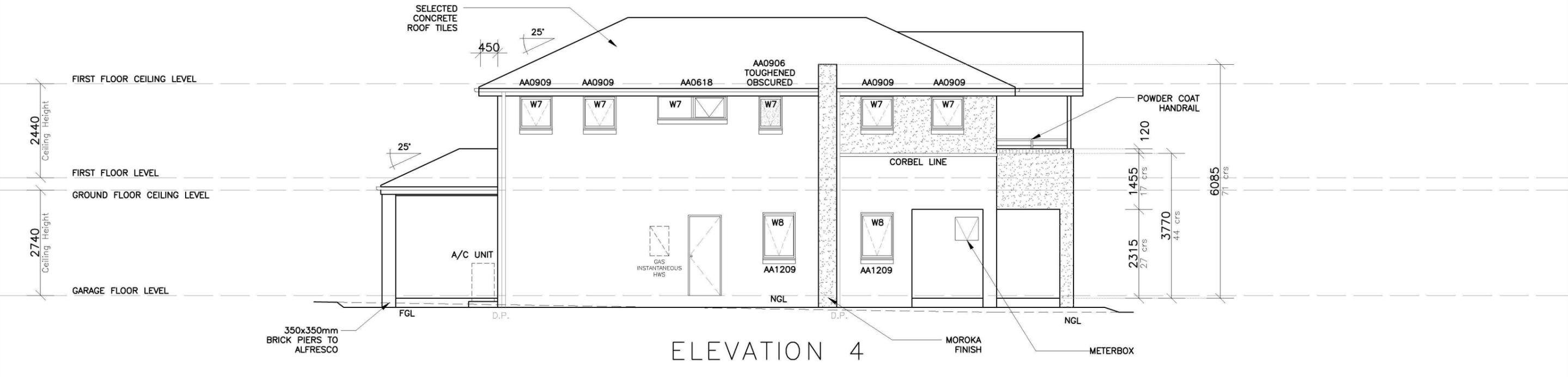


ELEVATION 3



ELEVATION 4



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

Client:
Zac Homes
 Site Address:
 LOT 2375 D.P. 1171491
 DURANT STREET,
 THORNTON

Dwg Title:
ELEVATIONS
 Date:
 01.05.2014
 Council:
 PENRITH COUNCIL

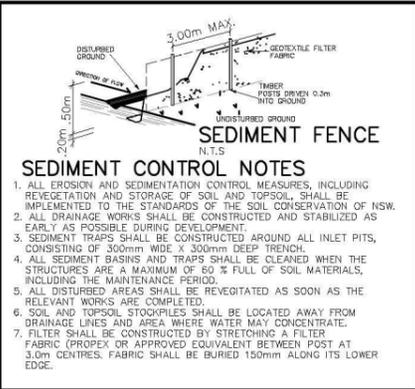
Sheet:
A3
 Scale:
1:100
 Sheet No.
5
 Issue:
A
 Job No:
214019

A	01.05.14	COUNCIL SUBMISSION	E.G.

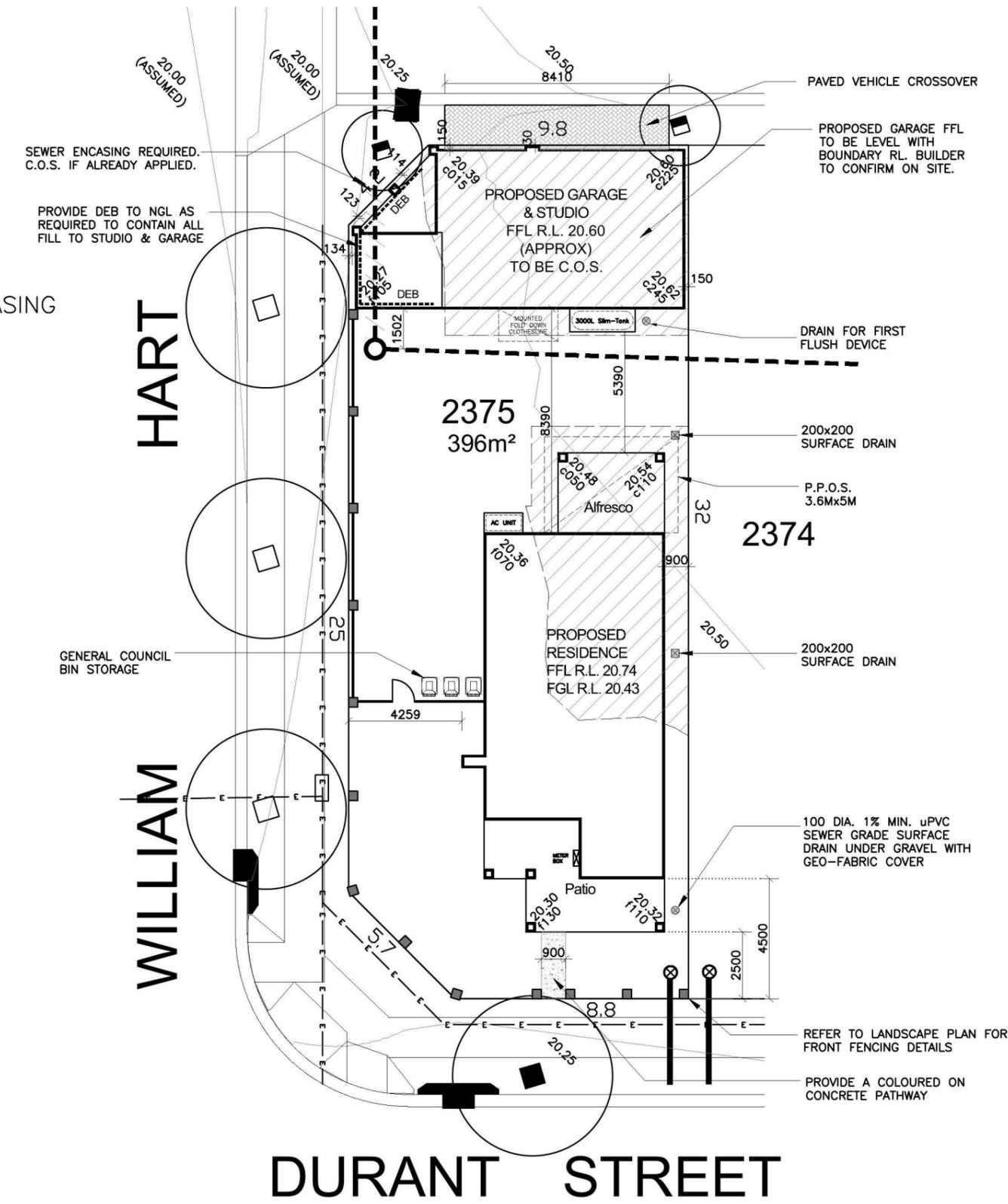
SIMMONS LANE

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.



- 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



DEVELOPER ASSUMED CONTOURS USED. BUILDER TO CONFIRM LEVELS ON SITE

AREAS	
SITE:	396m ²
GROUND FLOOR:	80.40m ²
FIRST FLOOR:	88.26m ²
GARAGE:	35.22m ²
PORCH:	18.27m ²
ALFRESCO:	12.00m ²
BALCONY:	10.40m ²
STUDIO GROUND:	9.27m ²
STUDIO FIRST:	64.71m ²
STUDIO GARAGE:	20.17m ²
STUDIO PATIO:	4.92m ²
STUDIO BALCONY:	4.92m ²
TOTAL:	348.54m ²

LANDSCAPE AREA	
SITE AREA:	396m ²
TOTAL HARD SURFACE AREAS:	182.50m ²
REMAINING SOFT AREA:	211.25m ²
LANDSCAPE AREA:	53.3%
MINIMUM REQUIRED BY COUNCIL:	N.A.%

P.O.S. AREA 139.18m² (35.1%)

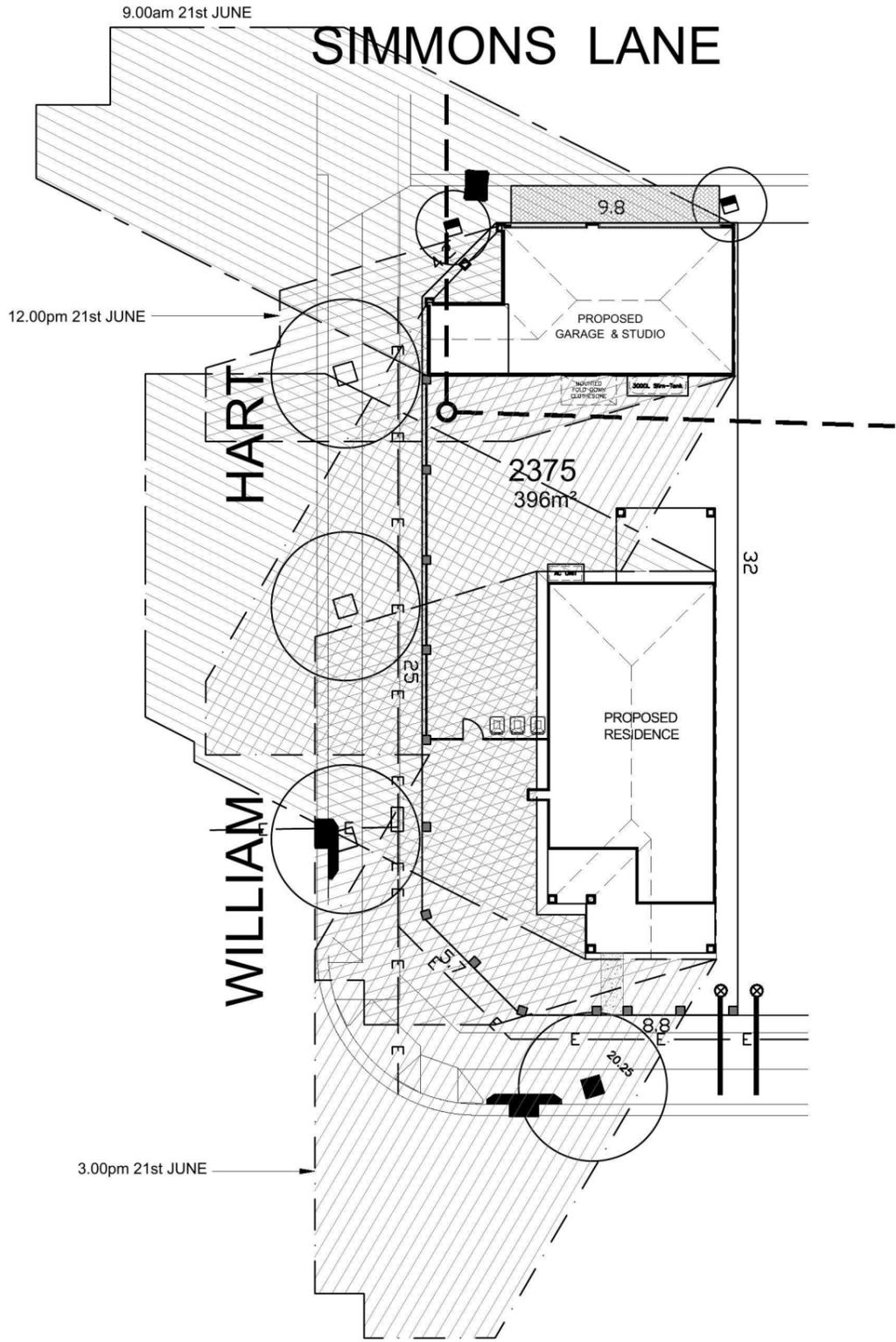
FLOOR SPACE RATIO 61.3%



Product: 8.0m PRODUCT (B) Parcel 13 Facade (a) Rear Loaded Garage with Studio	Client: Zac Homes	Dwg Title: Site Plan	Sheet: A3	Scale: 1:200	A 01.05.14 COUNCIL SUBMISSION E.G.
	Site Address: LOT 2375 D.P. 1171491 DURANT STREET, THORNTON	Date: 01.05.2014	Sheet No. 1	Issue: A	
	Council: PENRITH COUNCIL	Job No: 214019			

SIMMONS LANE

SIMMONS LANE



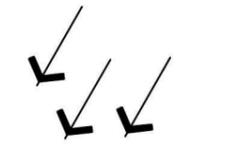
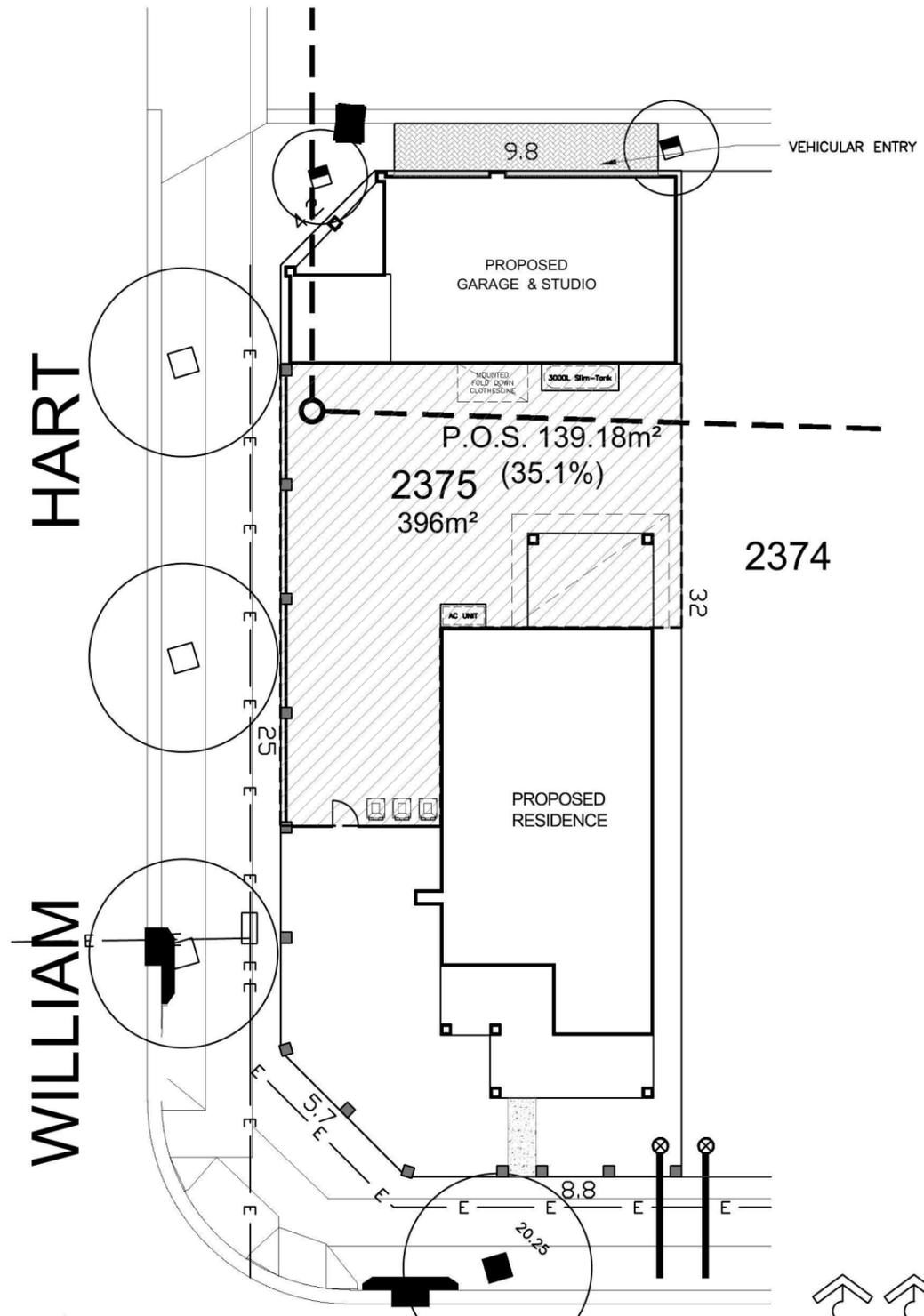
SHADOW PLAN
scale 1:250

HART

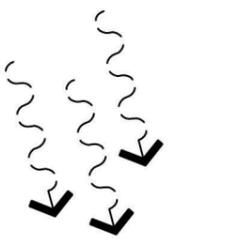
WILLIAM

DURANT STREET

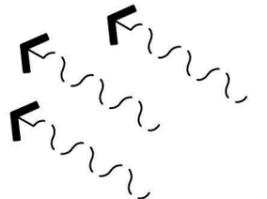
SITE ANALYSIS PLAN



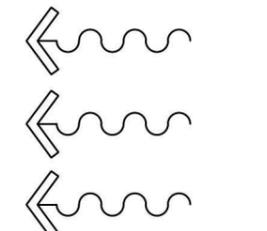
AFTERNOON WINTER SUN



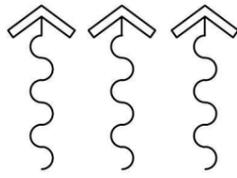
WINTER WINDS



NORTH EAST BREEZE



MINIMAL NOISE FROM ROAD TRAFFIC

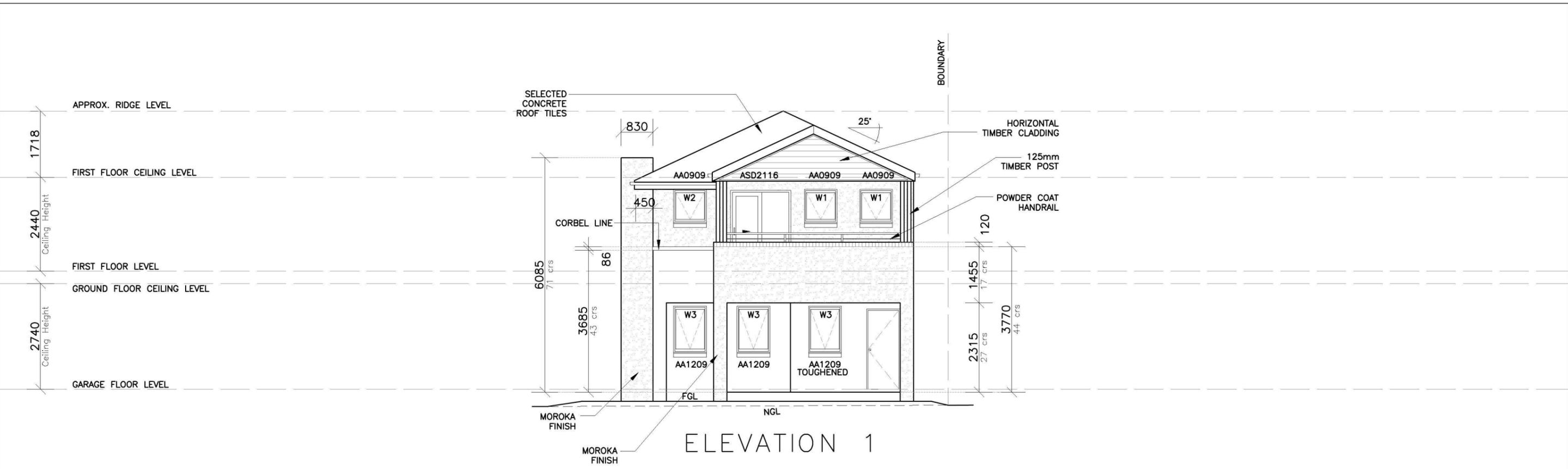


MINIMAL NOISE FROM ROAD TRAFFIC

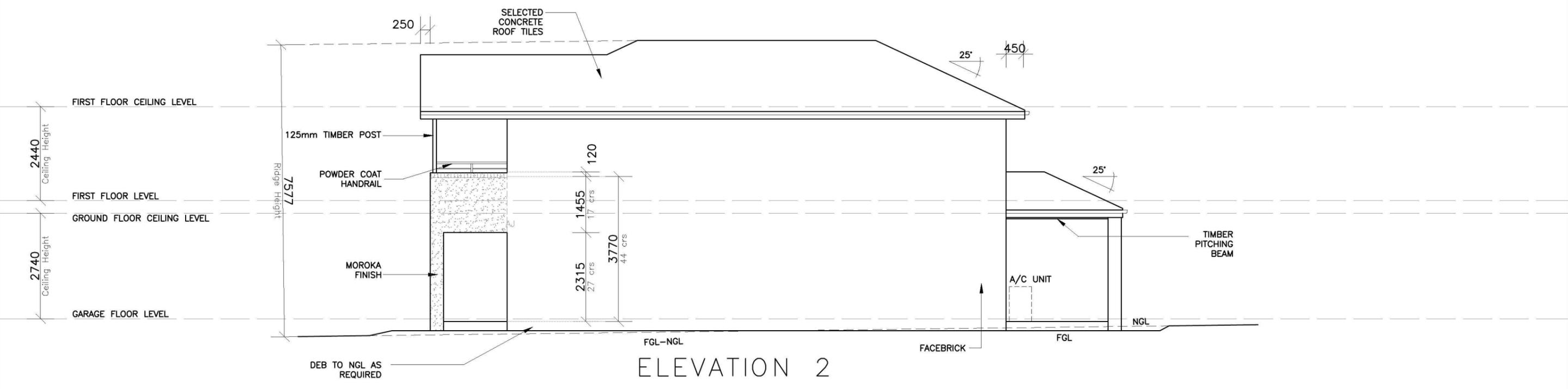


Product: 8.0m PRODUCT (B) Parcel 13 Facade (a) Rear Loaded Garage with Studio	Client: Zac Homes Site Address: LOT 2375 D.P. 1171491 DURANT STREET, THORNTON	Dwg Title: SHADOWS & SITE ANALYSIS Date: 01.05.2014 Council: PENRITH COUNCIL	Sheet: A3	Scale: 1:200	A	01.05.14	COUNCIL SUBMISSION	E.G.
			Sheet No.: 1A	Issue: A				
			Job No.: 214019					

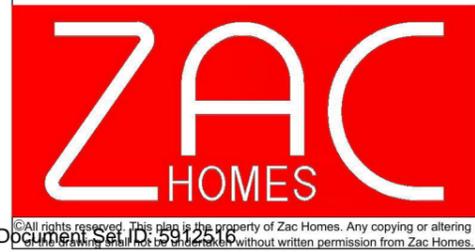
Version: 1, Version Date: 20/06/2014



ELEVATION 1



ELEVATION 2



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

Client:
Zac Homes
 Site Address:
 LOT 2375 D.P. 1171491
 DURANT STREET,
 THORNTON

Dwg Title:
ELEVATIONS
 Date:
 01.05.2014
 Council:
 PENRITH COUNCIL

Sheet:
A3
 Scale:
1:100
 Sheet No.
4
 Issue:
A
 Job No:
214019

A	01.05.14	COUNCIL SUBMISSION	E.G.

Lot 2375 Durant

PLANT SCHEDULE Prepared by ecodesign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aw	Agapanthus 'White'	White Agapanthus	33	200mm	0.5m
Gfs	Gardenia 'Four Seasons'	Four Seasons Gardenia	13	200mm	1m
Liy	Lagerstroemia 'Yuma'	Pink Flowering Crepe Myrtle	1	75L	4m
Lwt	Liriope muscari 'Monroe's White'	Liriope (white flowering)	11	200mm	450mm
Mip	Malus ioensis 'Plena'	Bechtel Crab Apple	1	75L	6m
Msb	Michelia 'Summer Bronze'	Evergreen Magnolia	16	300mm	2m
Oi	Ophiopogon 'Stripey White'	Stripey White Mondo Grass	6	200mm	0.3-0.4m
Tl	Tibouchina lepidota 'Alstonville'	Alstonville Tibouchina	1	75L	4m
Vo	Viburnum odoratissimum	Sweet Viburnum	10	200mm	2.5m

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 conferifolia 'Crackerjack'	Fine-leaved Lomandra	5	200mm	0.45m
Oi	Ophiopogon 'Stripey White'	Stripey White Mondo Grass	8	200mm	0.3-0.4m
Vo	Viburnum odoratissimum	Sweet Viburnum	5	200mm	2.5m

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*

4.52

Area m²
BUILDER**

3.75

IN-FILL PAVEMENT

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

9.01

1.06

Total area

13.53

4.81

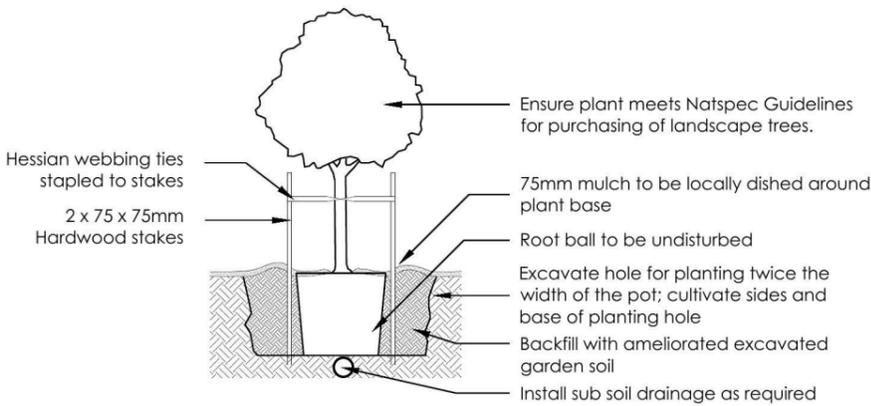
*Area's outside of the allotment boundary. **Area's inside of the allotment boundary

LOT PLANTING SUMMARY

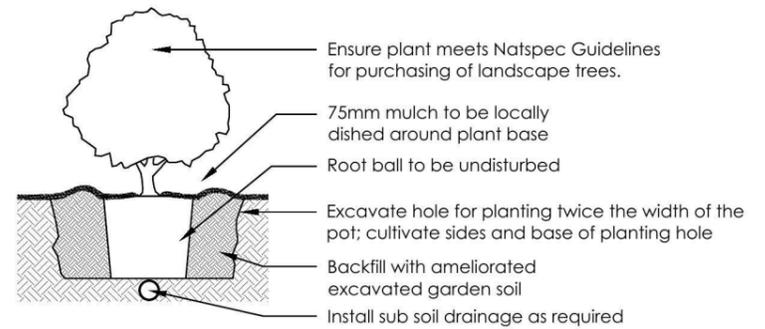
Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
92	26	33	33	2

LEGEND

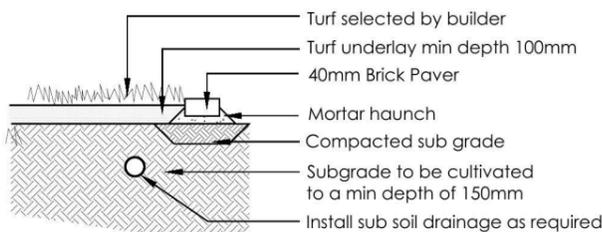
- Proposed trees - refer to plant schedule
- Proposed shrubs - refer to plant schedule
- Proposed groundcovers and grasses - refer to plant schedule
- Proposed accents & grasses - refer to plant schedule
- Existing levels
- Proposed levels
- Proposed Top Of Wall levels
- Boundary
- Garden edging
- Masonry retaining walls
- Existing contours



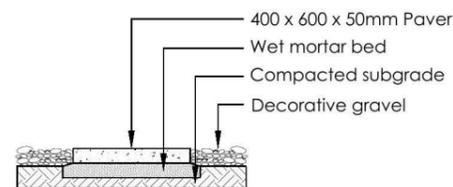
1 Tree Planting Detail
NTS 25L - 100L Pot Size



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
A	ISSUE FOR CLIENT REVIEW	RS	BT	08-04-14
B	AMEND TO BUILDERS MARK-UP	RS	RS	08-04-14
C	ISSUE DA PLANS FOR REVIEW	RS	RS	15-04-14

ecodesign
outdoor living environments

PO Box 8134, Brookham Hill BC, NSW 2153
Ph: (02) 9480 7712 Fax: (02) 9480 7705
Email: info@ecodesign.com.au
Web: www.ecodesign.com.au
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ADDRESS
LOT 2375 DURANT STREET, PENRITH

CLIENT
ZAC HOMES

PROJECT
NEW RESIDENCE

DRAWING
LANDSCAPE PLAN

SCALE
1:100 @ A3

ISSUE
DA

SHEET
02

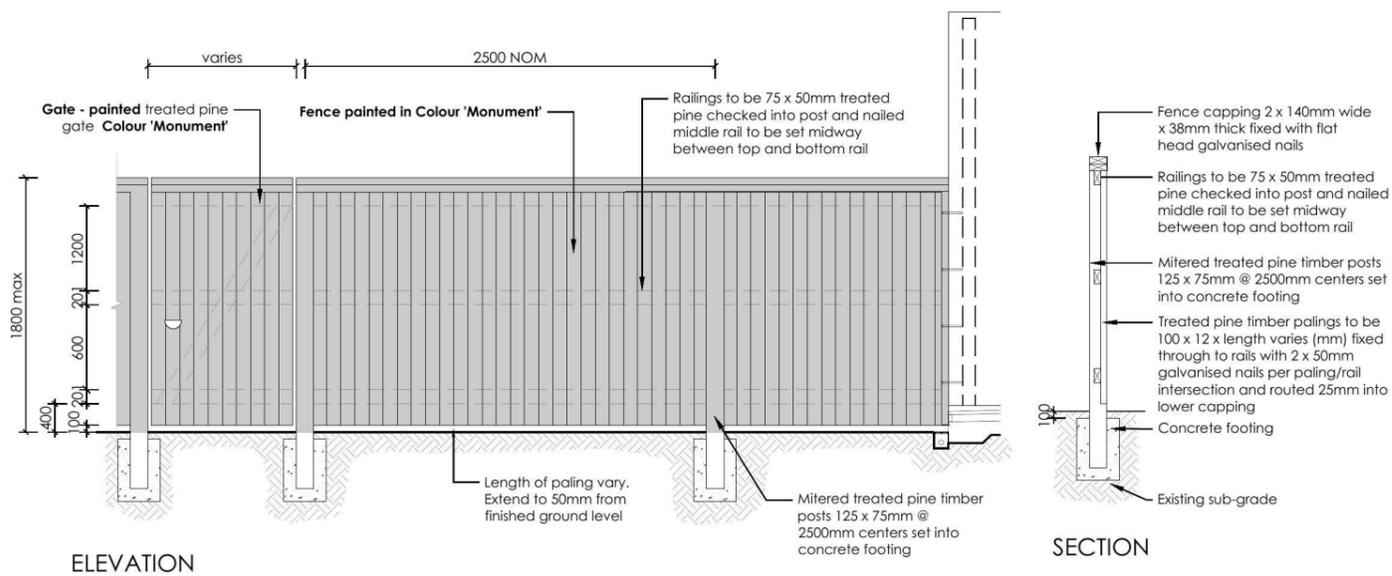
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BT

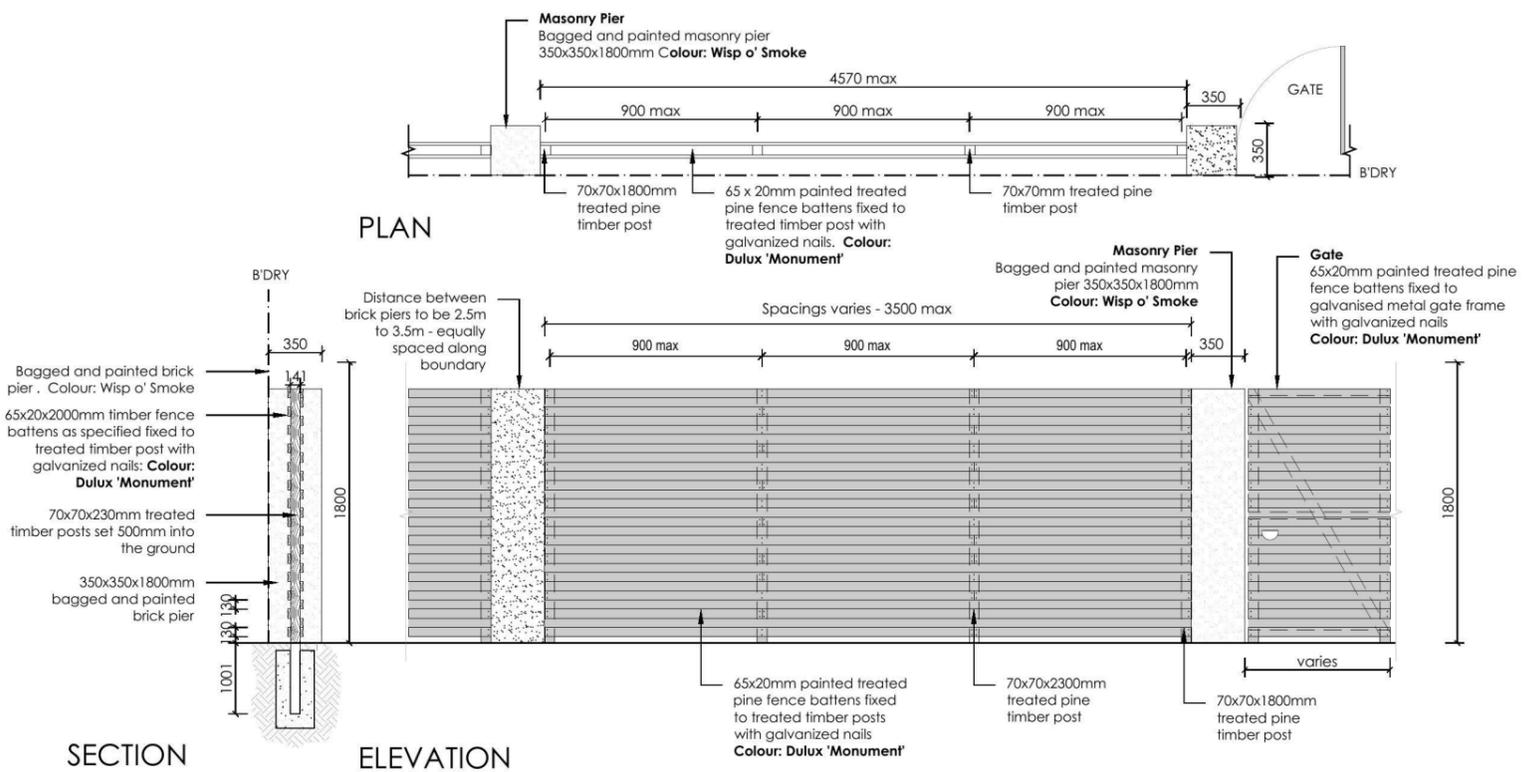
DATE
15-04-14

REVISION
C





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	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE FOR CLIENT REVIEW	RS	BT	08-04-14
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PROJECT: **LOT 2375 DURANT STREET, PENRITH**

CLIENT: **ZAC HOMES**

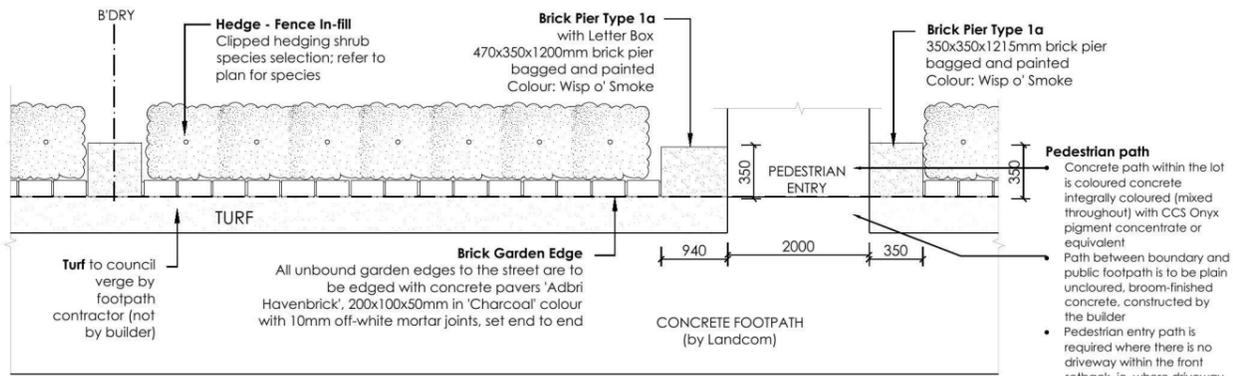
PROJECT: **NEW RESIDENCE**

DRAWING: **LANDSCAPE PLAN**

SCALE: **1:100 @ A3** ISSUE: **DA** SHEET: **04**

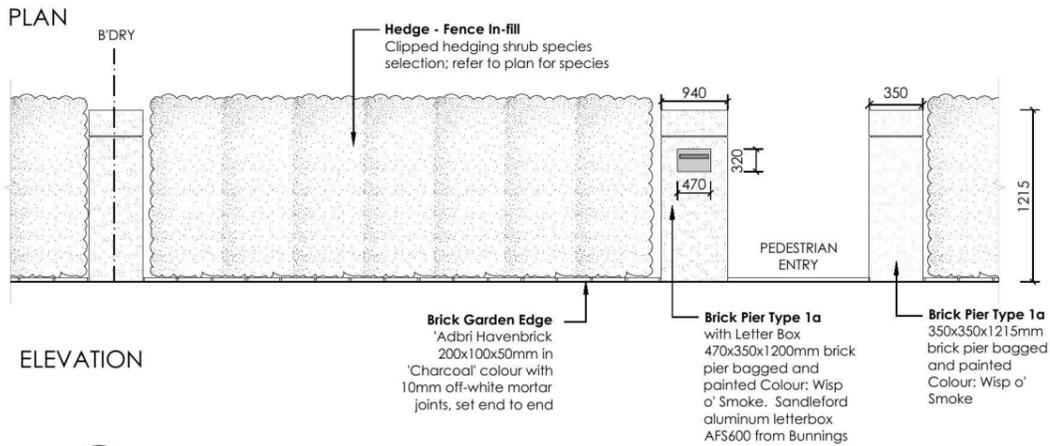
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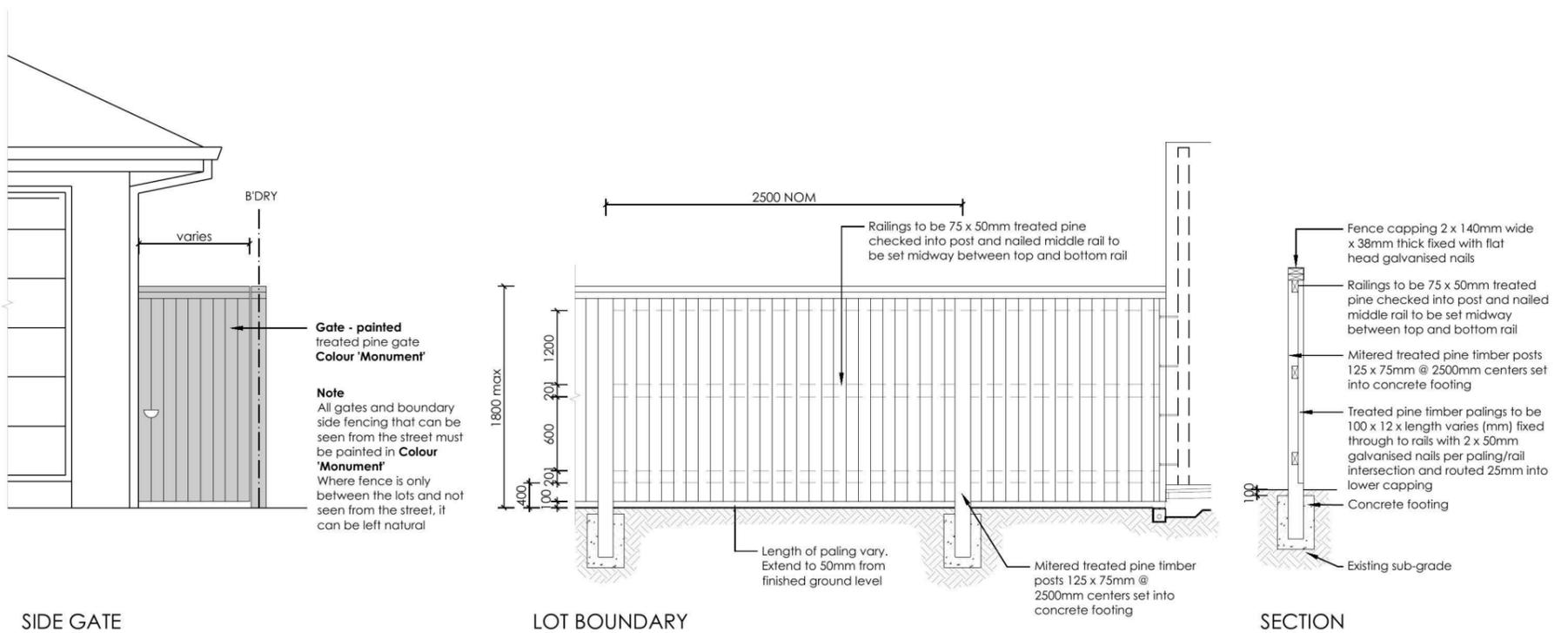


Pedestrian path
Concrete path within the lot is coloured concrete integrally coloured (mixed throughout) with CCS Onyx pigment concentrate or equivalent
Path between boundary and public footpath is to be plain uncoloured, broom-finished concrete, constructed by the builder

- Pedestrian entry path is required where there is no driveway within the front setback, i.e. where driveway is via lane-way



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



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

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE FOR CLIENT REVIEW	RS	BT	08-04-14
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ADDRESS
LOT 2375 DURANT STREET, PENRITH

CLIENT
ZAC HOMES

PROJECT
NEW RESIDENCE

DRAWING
LANDSCAPE PLAN

SCALE
1:100 @ A3

DATE
15-04-14

REVISION
C

