

- 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 80% 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.

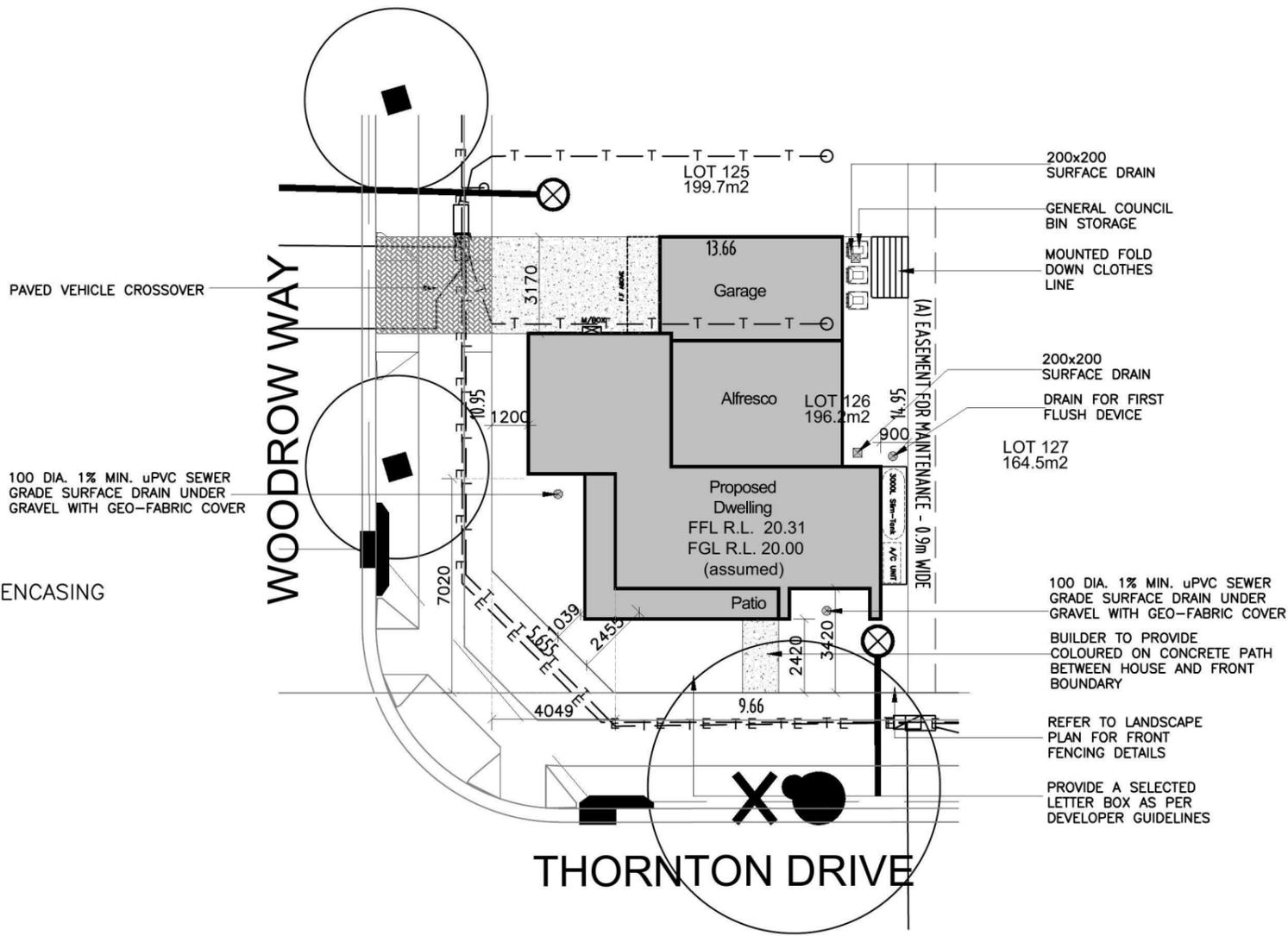
- GENERAL NOTES:**
- This drawing is to be read in conjunction with all other architectural & consultants drawings & specifications for the works.
  - Dimensions in preference to scale.
  - Verify all dimensions on site prior to construction.
  - All ground lines are approximate.
  - All work to be carried 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.

- NOTES:**
1. THIS DETAIL SURVEY IS NOT A 'SURVEY' AS DEFINED BY THE SURVEYING & SPATIAL INFORMATION ACT, 2002.
  2. DATUM OF LEVELS : SSM165302 - R.L.=50.585 (AHD)
  3. ALL AREAS AND DIMENSIONS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE BY THE OFFICE OF LAND & PROPERTY INFORMATION (NSW) AND ARE SUBJECT TO FINAL SURVEY.
  4. NO SEARCH MADE OF LOCATION AND NATURE OF TELEPHONE, ELECTRICITY, SEWER, WATER, GAS AND DRAINAGE RECORDS AT THE RELEVANT AUTHORITY. PRIOR TO ANY CONSTRUCTION THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR LOCATION OF SERVICES.
  5. THE POSITION OF IMPROVEMENTS IN RELATION TO BOUNDARIES IS DIAGRAMMATIC ONLY.
  6. VISIBLE, ACCESSIBLE SERVICES LOCATED ONLY
  7. SIGNIFICANT TREES LOCATED ONLY.
  8. NEIGHBOURING HOUSES, RIDGE AND ROOF POSITIONS ARE APPROXIMATE ONLY.
  9. THIS TITLE BLOCK IS AN INTEGRAL PART OF THIS DRAWING WHICH IS NOT TO BE REMOVED.
  10. CONTOURS ARE INDICATIVE ONLY. SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.

CONTOURS TO BE CONFIRMED PRIOR TO CONSTRUCTION

- 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

M CLASS SITE ASSUMED TO BE CONFIRMED UPON RECEIPT OF CONTOUR SURVEY



LOCATION OF SEWER TO BE CONFIRMED ONCE THE LAND IS REGISTERED AND A CERTIFIED SURVEY HAS BEEN RECEIVED

AREAS	
SITE:	196.2m <sup>2</sup>
GROUND FLOOR:	56.63m <sup>2</sup>
FIRST FLOOR:	102.18m <sup>2</sup>
GARAGE:	20.33m <sup>2</sup>
PORCH:	10.11m <sup>2</sup>
ALFRESCO:	23.16m <sup>2</sup>
BALCONY:	9.11m <sup>2</sup>
TOTAL:	221.52m <sup>2</sup>

LANDSCAPE AREA	
SITE AREA:	196.2m <sup>2</sup>
TOTAL HARD SURFACE AREAS:	127.52m <sup>2</sup>
REMAINING SOFT AREA:	68.68m <sup>2</sup>
LANDSCAPE AREA:	35%
MINIMUM REQUIRED BY COUNCIL:	NA

P.O.S. AREA 39.45m<sup>2</sup> (20.1%)

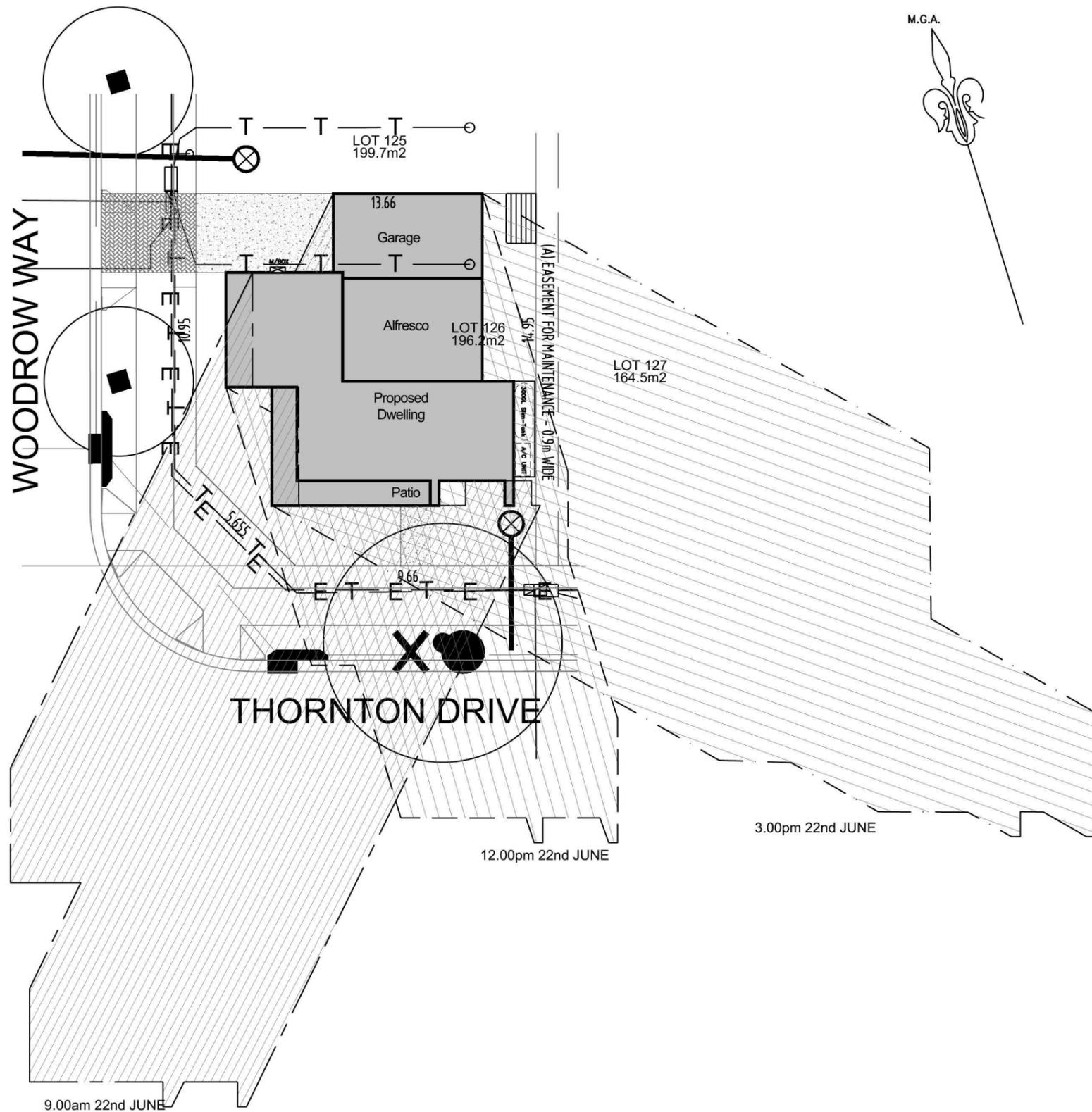
SITE COVERAGE 65.00%

FLOOR SPACE RATIO 80.94%

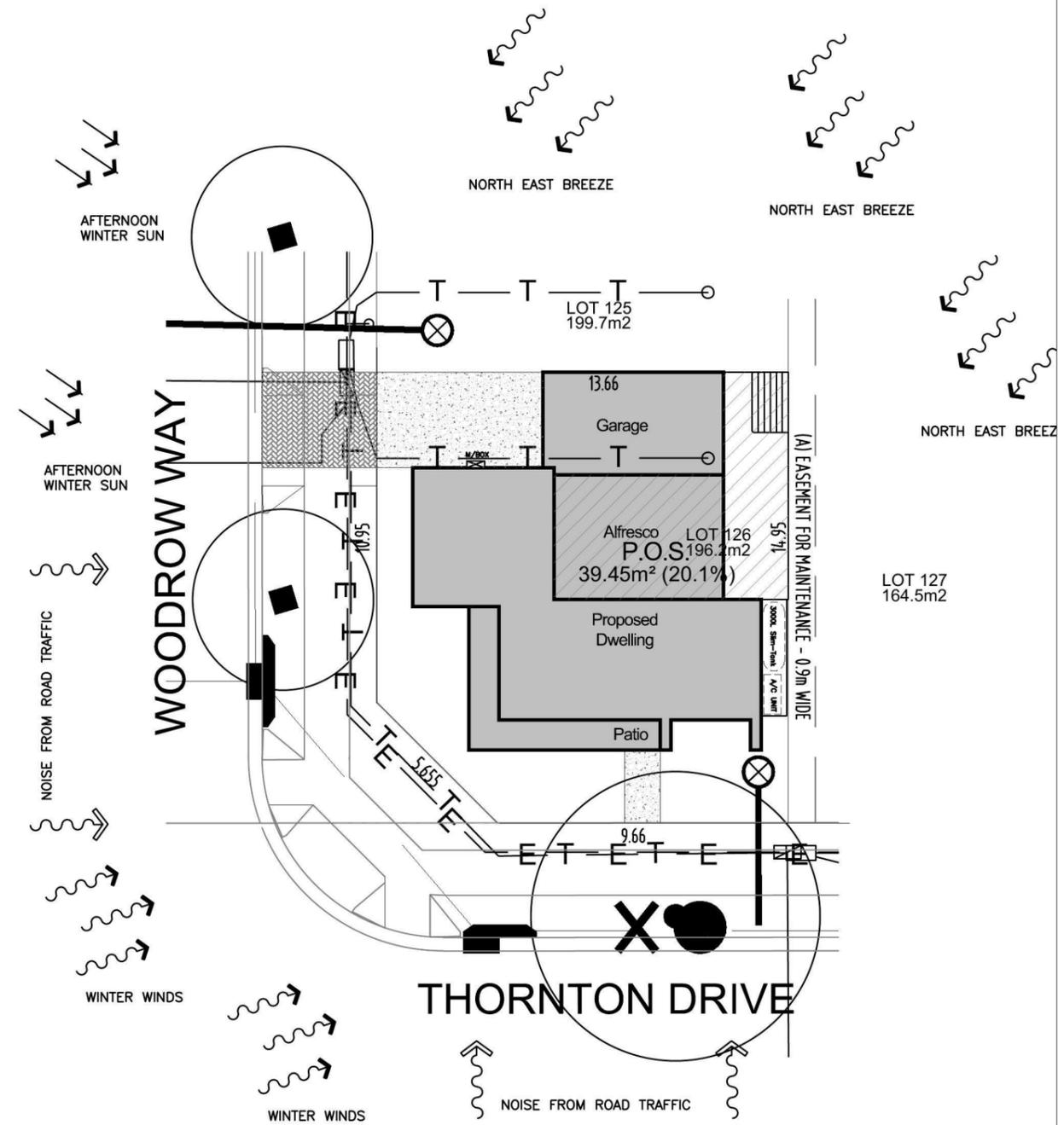
(A): EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE  
 (C): EASEMENT TO DRAIN WATER 2 WIDE



<b>Product:</b> Custom Product Corner Facade	<b>Client:</b> Zac homes	<b>Dwg Title:</b> SITE PLAN	<b>Sheet:</b> A3	<b>Scale:</b> 1:200	<b>ISSUE</b> <b>DATE</b> <b>DESCRIPTION</b>	<b>DRAWN</b> D.L.
	<b>Site Address:</b> LOT 126 CRN OF THORNTON DRIVE AND WOODROW WAY	<b>Date:</b> 01.10.2014	<b>Sheet No.:</b> 1	<b>Issue:</b> A	A    01.10.14    D.A DWGS-ISSUE A	
	<b>Council:</b> PENRITH COUNCIL	<b>Job No.:</b> 214284				



SHADOW DIAGRAMS



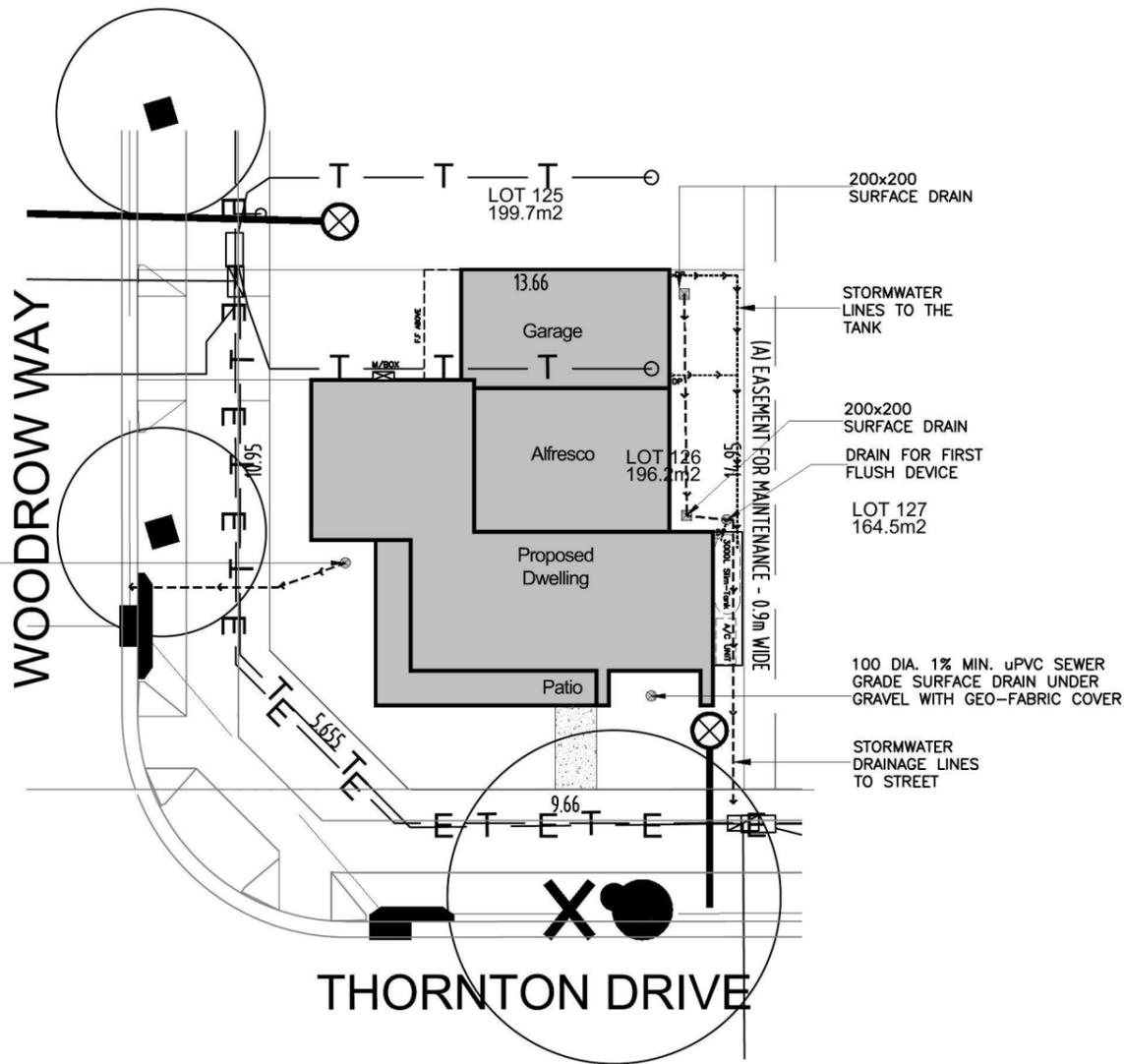
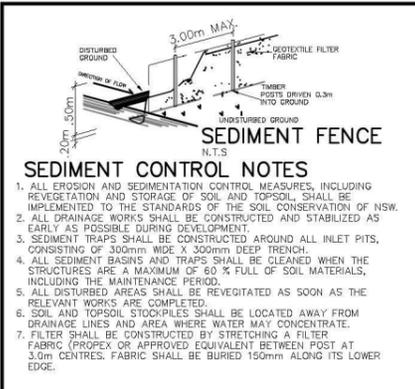
SITE ANALYSIS



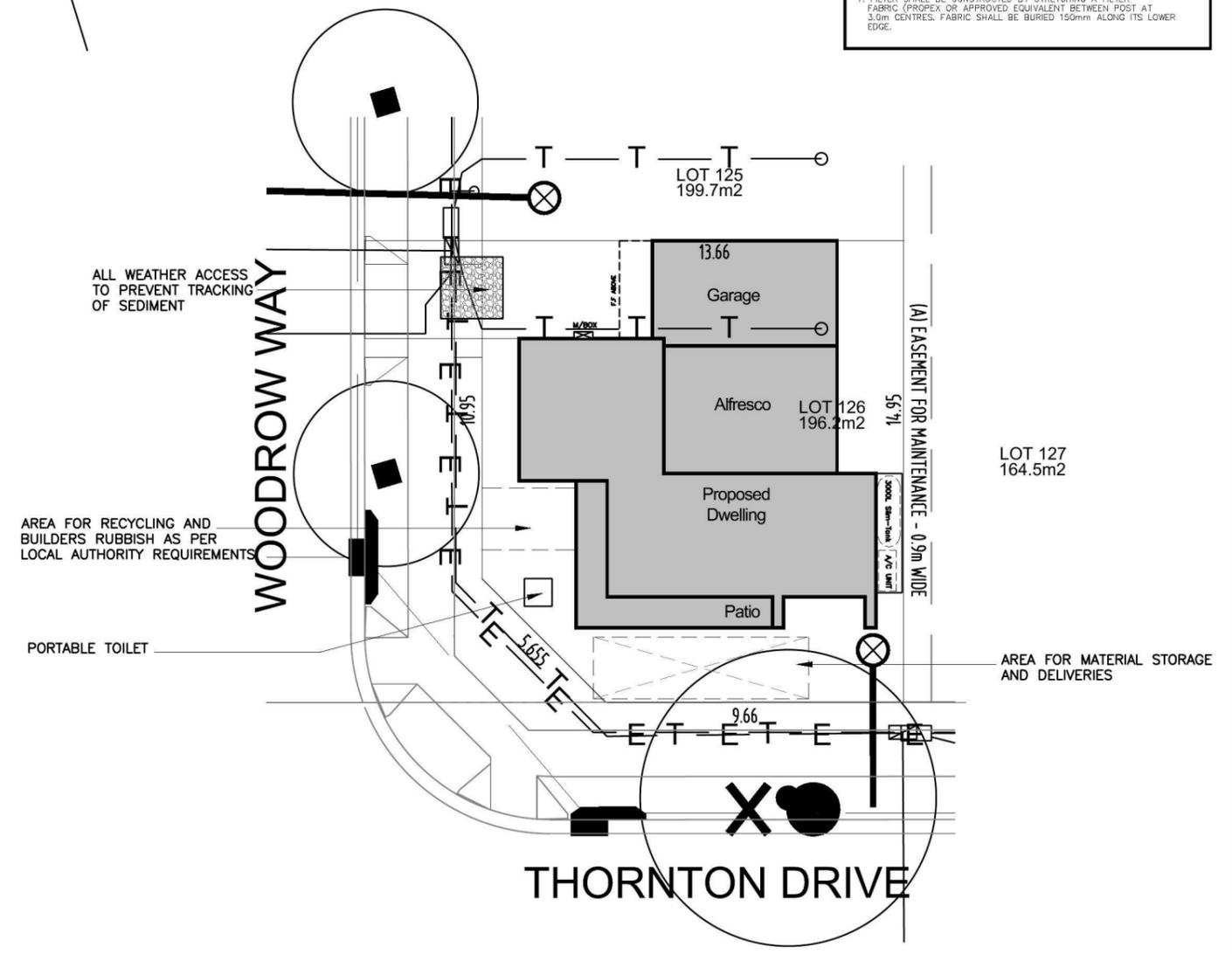
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A	01.10.14	D.A DWGS-ISSUE A	D.L.																						
<b>Site Address:</b> LOT 126 CRN OF THORNTON DRIVE AND WOODROW WAY	<b>Date:</b> 01.10.2014	<b>Council:</b> PENRITH COUNCIL	<b>Sheet No.:</b> 1A	<b>Issue:</b> A	<b>Job No.:</b> 214284																				

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**STORMWATER DRAINAGE LINES TO STREET**



STORM WATER PLAN

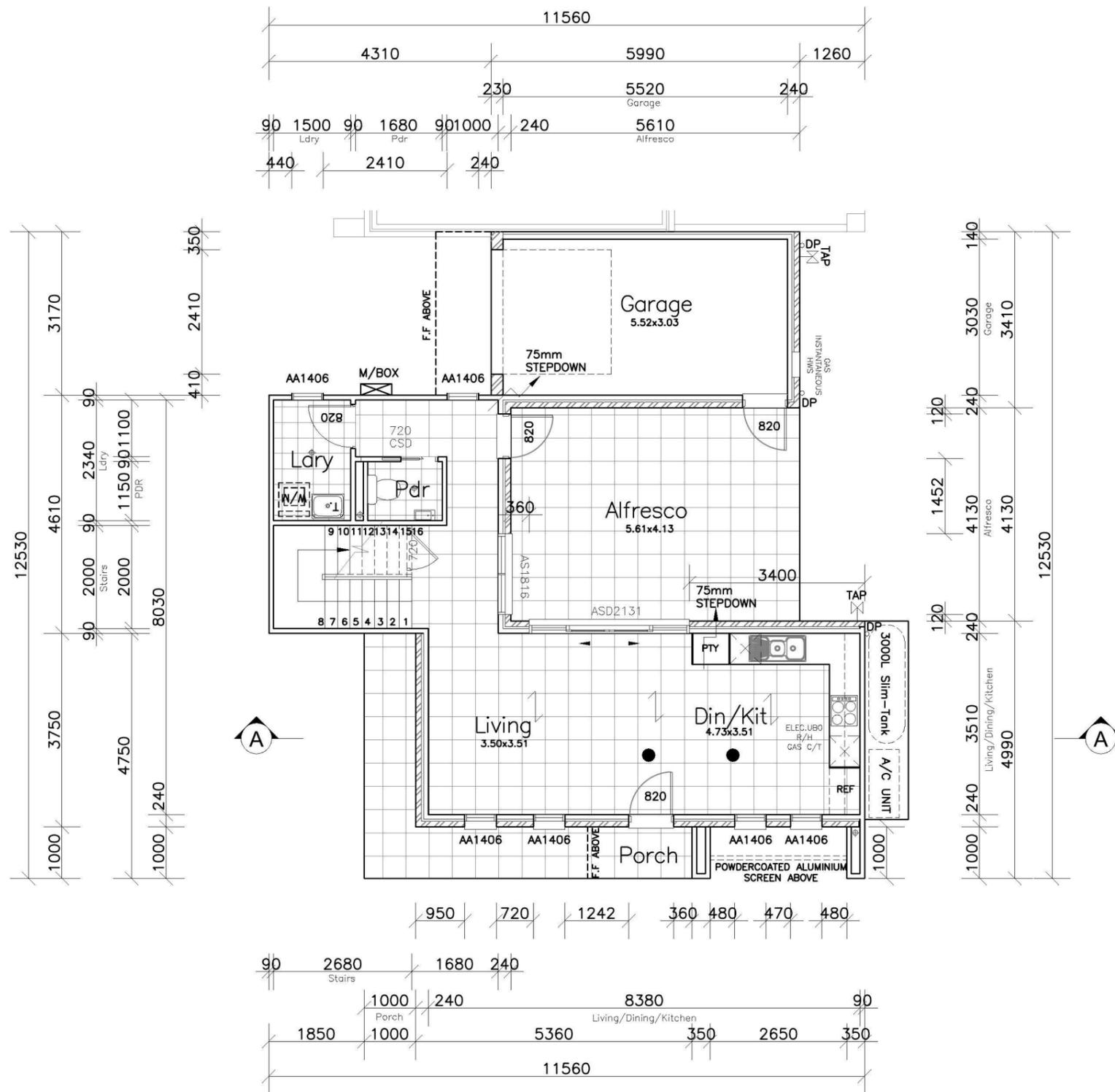


WASTE MANAGEMENT PLAN



Product: <b>Custom Product Corner Facade</b>	Client: <b>Zac homes</b>	Dwg Title: <b>STORMWATER &amp; SITE MANAGEMENT</b>	Sheet: <b>A3</b>	Scale: <b>1:200</b>	ISSUE A	DATE 01.10.14	DESCRIPTION D.A DWGS-ISSUE A	DRAWN D.L.
	Site Address: <b>LOT 126 CRN OF THORNTON DRIVE AND WOODROW WAY</b>	Date: <b>01.10.2014</b>	Sheet No. <b>1B</b>	Issue: <b>A</b>				
	Council: <b>PENRITH COUNCIL</b>	Job No: <b>214284</b>						

- Ⓢ SMOKE DETECTOR
- ↙ FLOOR JOIST DIRECTION
- A/C DUCT DROPPER



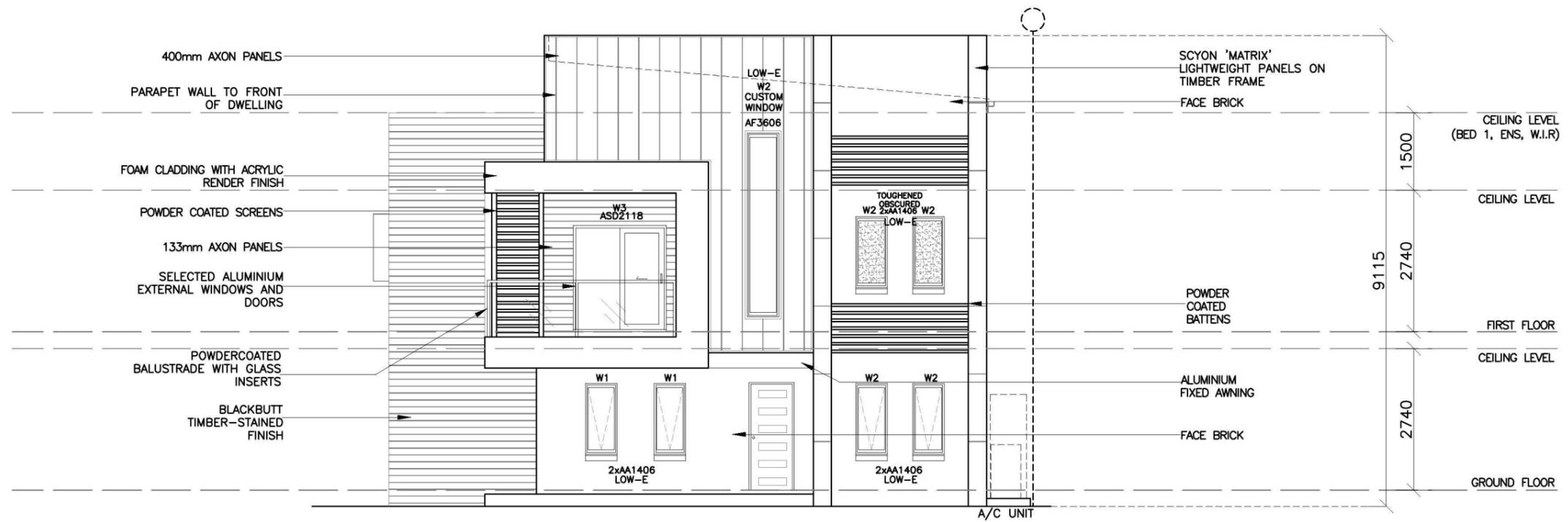
**NOTE TO FRAMERS:**  
 - SQUARE SET OPENING HEAD HEIGHTS TO BE 2150mm.  
 - DROPPED CEILINGS TO BE 150mm FROM CEILING LEVEL.

AREAS	
SITE:	196.2m <sup>2</sup>
GROUND FLOOR:	56.63m <sup>2</sup>
FIRST FLOOR:	102.18m <sup>2</sup>
GARAGE:	20.33m <sup>2</sup>
PORCH:	10.11m <sup>2</sup>
ALFRESCO:	23.16m <sup>2</sup>
BALCONY:	9.11m <sup>2</sup>
<b>TOTAL:</b>	<b>221.52m<sup>2</sup></b>

## GROUND FLOOR PLAN



Product: <b>Custom Product Corner Facade</b>	Client: <b>Zac homes</b>	Dwg Title: <b>FLOOR PLAN</b>	Sheet: <b>A3</b>	Scale: <b>1:100</b>	ISSUE	DATE	DESCRIPTION	DRAWN
	Site Address: <b>LOT 126 CRN OF THORNTON DRIVE AND WOODROW WAY</b>	Date: <b>01.10.2014</b>	Sheet No. <b>2</b>	Issue: <b>A</b>	A	01.10.14	D.A DWGS-ISSUE A	D.L.
	Council: <b>PENRITH COUNCIL</b>	Job No: <b>214284</b>						



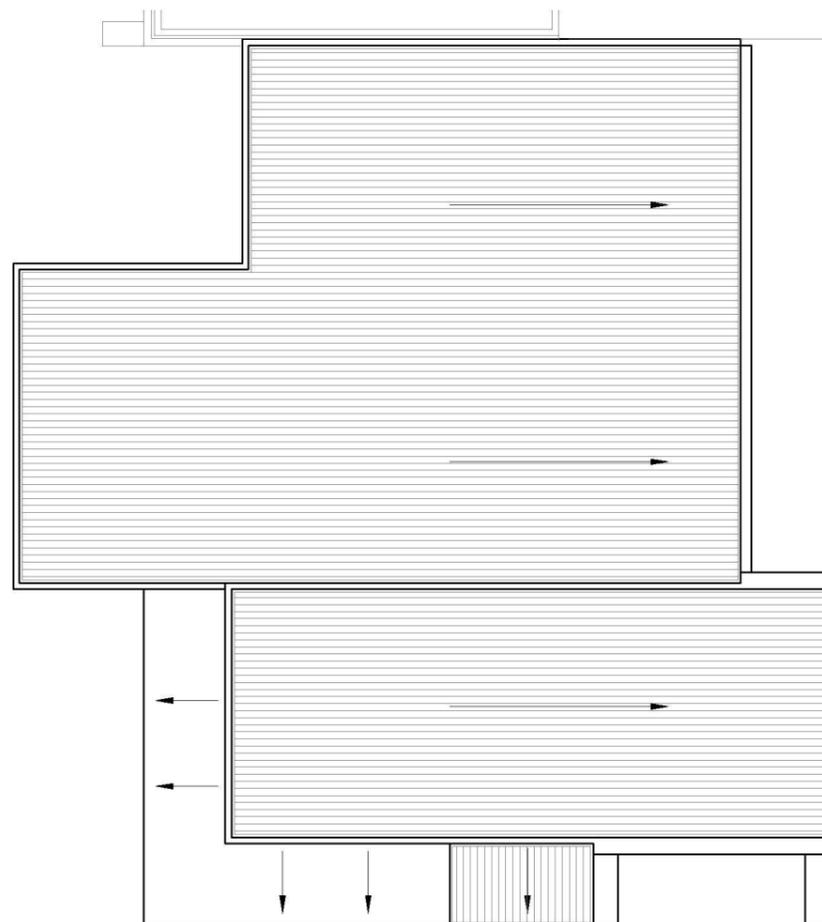
THORNTON DRIVE  
ELEVATION 1



WOODROW WAY  
ELEVATION 2



<b>Product:</b> Custom Product Corner Facade	<b>Client:</b> Zac homes <b>Site Address:</b> LOT 126 CRN OF THORNTON DRIVE AND WOODROW WAY	<b>Dwg Title:</b> ELEVATIONS <b>Date:</b> 01.10.2014 <b>Council:</b> PENRITH COUNCIL	<b>Sheet:</b> A3 <b>Scale:</b> 1:100 <b>Sheet No.:</b> 5 <b>Issue:</b> A <b>Job No.:</b> 214284	<b>ISSUE</b> A	<b>DATE</b> 01.10.14	<b>DESCRIPTION</b> D.A DWGS-ISSUE A	<b>DRAWN</b> D.L.

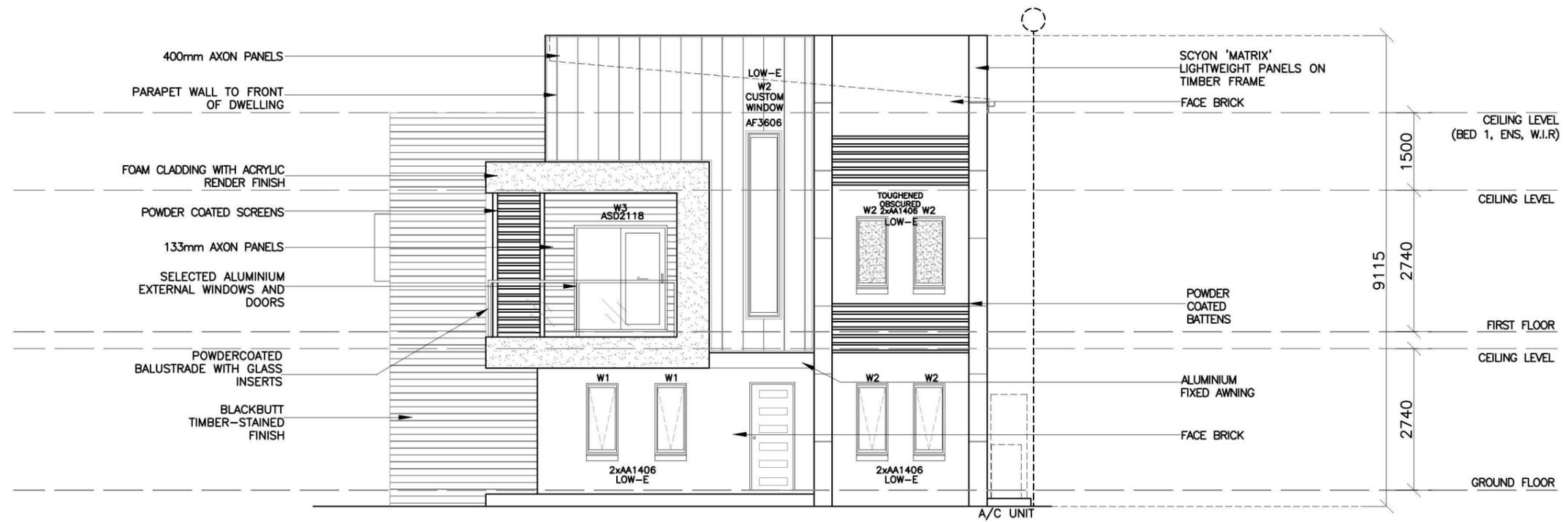


ROOF PLAN

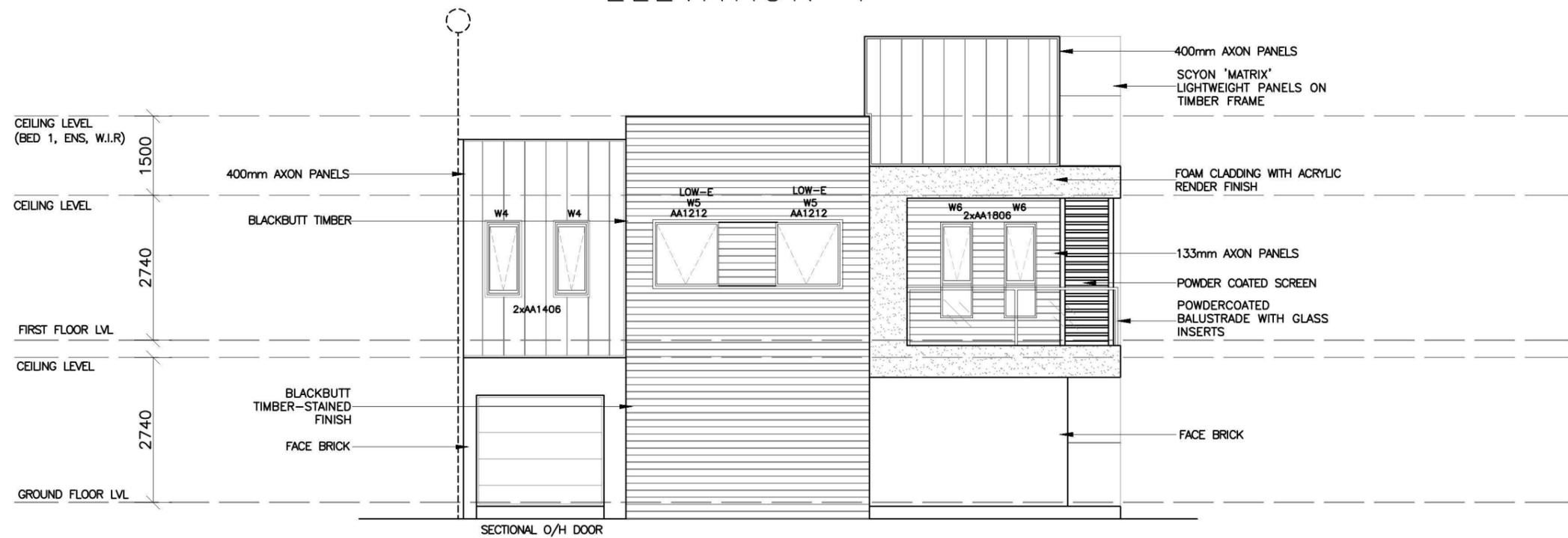


Product: <b>Custom Product          Corner Facade</b>	Client: <b>Zac homes</b>	Dwg Title: <b>FLOOR PLAN</b>	Sheet: <b>A3</b>	Scale: <b>1:100</b>	ISSUE A	DATE 01.10.14	DESCRIPTION D.A DWGS-ISSUE A	DRAWN D.L.
	Site Address: LOT 126 CRN OF THORNTON DRIVE AND WOODROW WAY	Date: <b>01.10.2014</b>	Council: <b>PENRITH COUNCIL</b>	Sheet No. <b>4</b>	Issue: <b>A</b>			
			Job No: <b>214284</b>					

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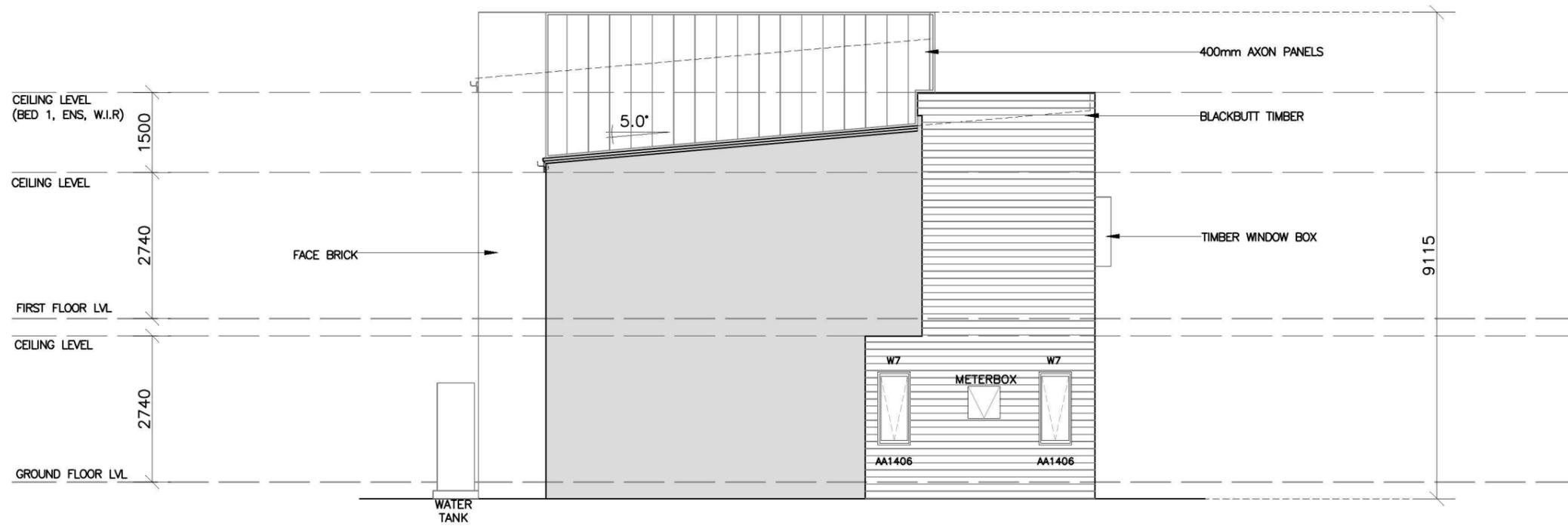
THORNTON DRIVE  
ELEVATION 1



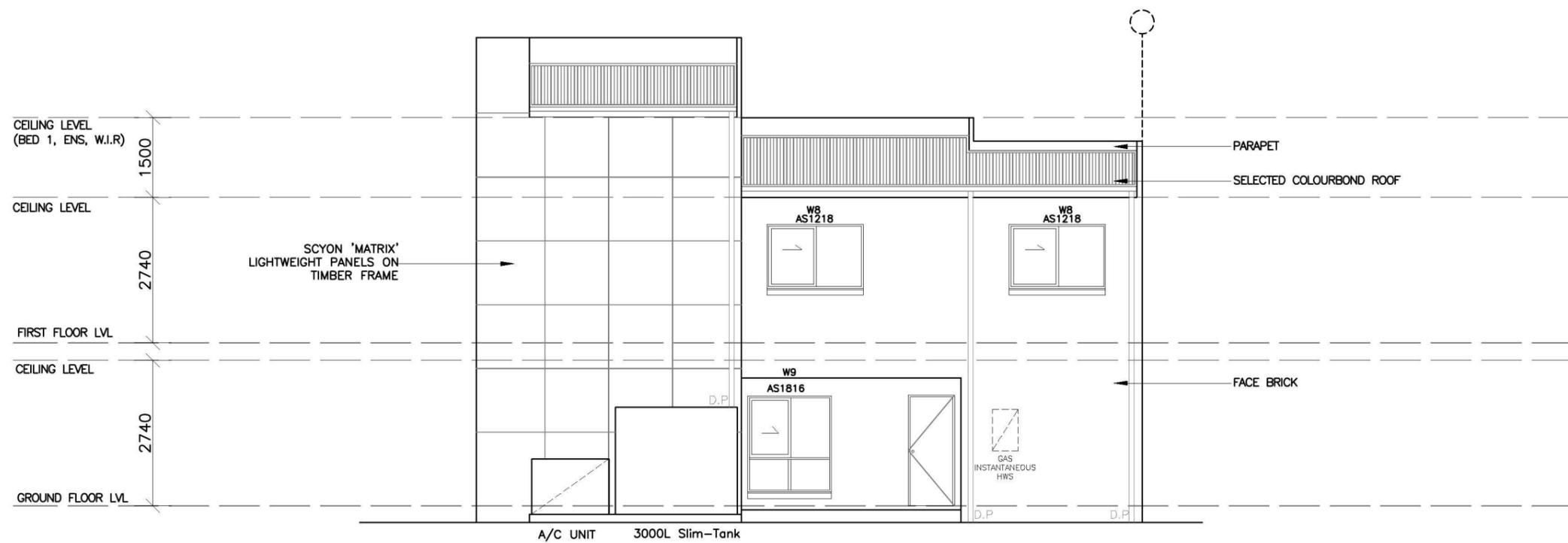
WOODROW WAY  
ELEVATION 2



<b>Product:</b> Custom Product Corner Facade	<b>Client:</b> Zac homes  <b>Site Address:</b> LOT 126 CRN OF THORNTON DRIVE AND WOODROW WAY	<b>Dwg Title:</b> ELEVATIONS  <b>Date:</b> 01.10.2014  <b>Council:</b> PENRITH COUNCIL	<b>Sheet:</b> A3  <b>Sheet No.:</b> 5  <b>Job No.:</b> 214284	<b>Scale:</b> 1:100  <b>Issue:</b> A	<b>ISSUE</b> A	<b>DATE</b> 01.10.14	<b>DESCRIPTION</b> D.A DWGS-ISSUE A	<b>DRAWN</b> D.L.



ELEVATION 3



ELEVATION 4



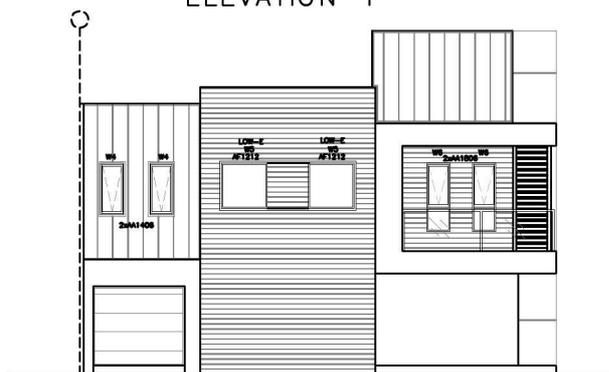
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	<b>Site Address:</b> LOT 126 CRN OF THORNTON DRIVE AND WOODROW WAY	<b>Date:</b> 01.10.2014	<b>Council:</b> PENRITH COUNCIL	<b>Sheet No.:</b> 6	<b>Issue:</b> A			
			<b>Job No.:</b> 214284					



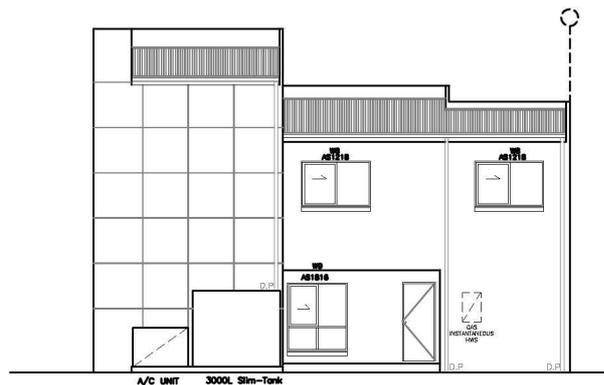
THORNTON DRIVE  
ELEVATION 1



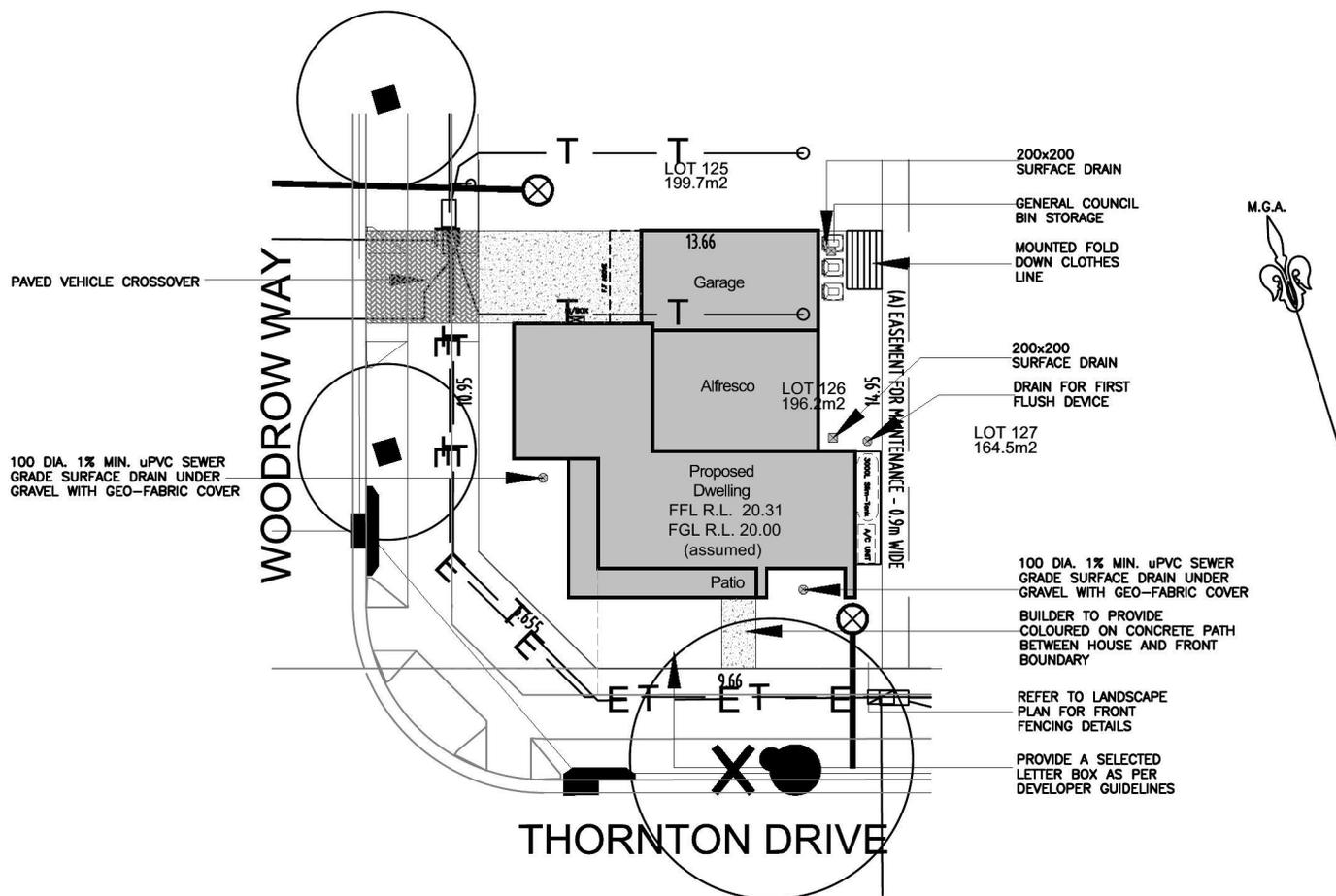
ELEVATION 3



WOODROW WAY  
ELEVATION 2



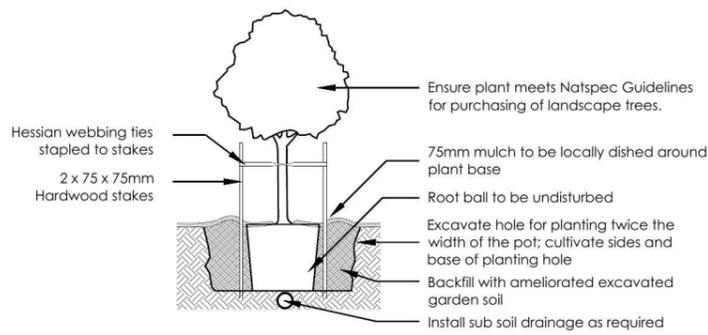
ELEVATION 4



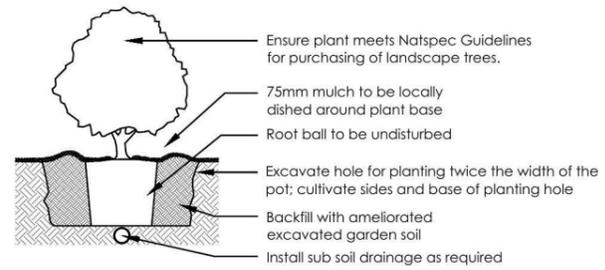
Product:  
**CUSTOM**

Client:  
Zac homes  
Site Address:  
Lot 126 Crn of Woodrow way  
& Thornton Drive

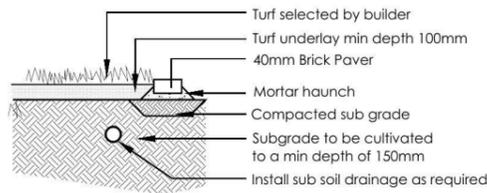
Dwg Title:  
**NOTIFICATION PLAN**  
Date:  
01.10.2014  
Council:  
PENRITH COUNCIL



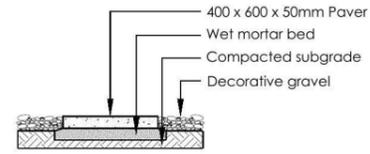
1 Tree Planting Detail  
NTS 25L - 100L Pot Size



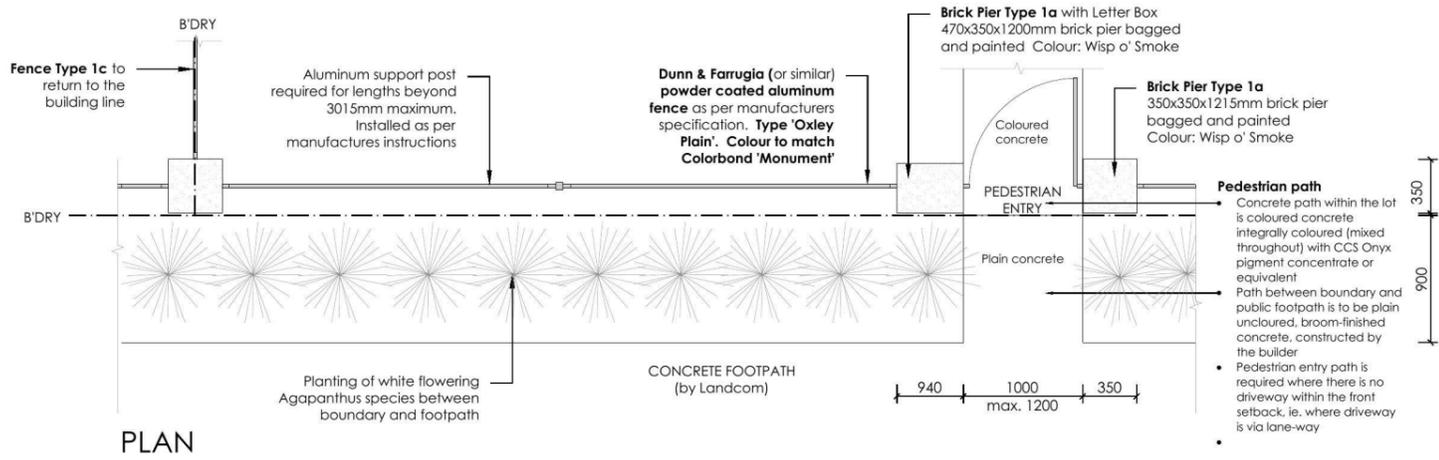
2 Planting Detail  
NTS 150mm, 200mm Pot Size



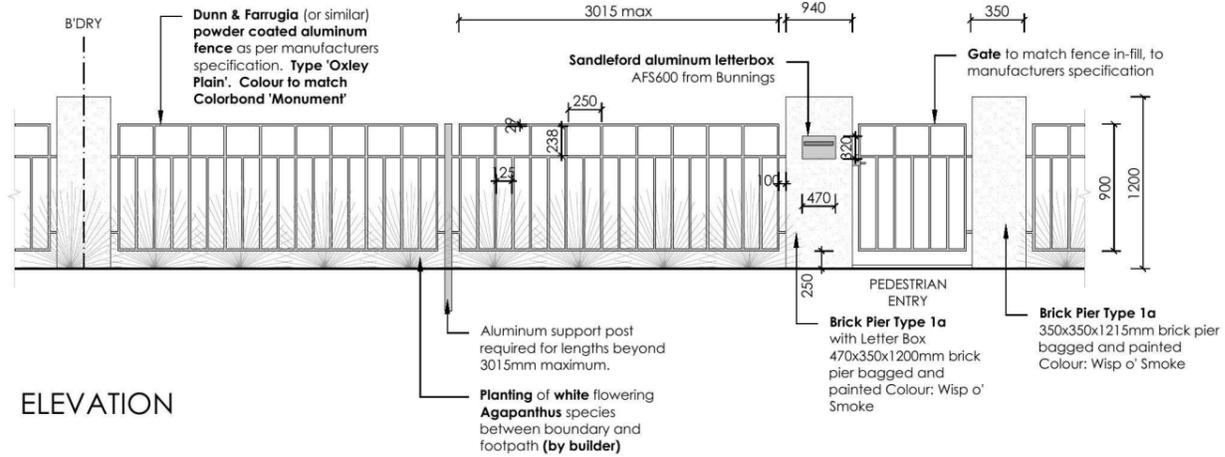
3 Turf Detail  
NTS Brick Paver Edge



4 Stepping stones in gravel  
NTS Low traffic zone

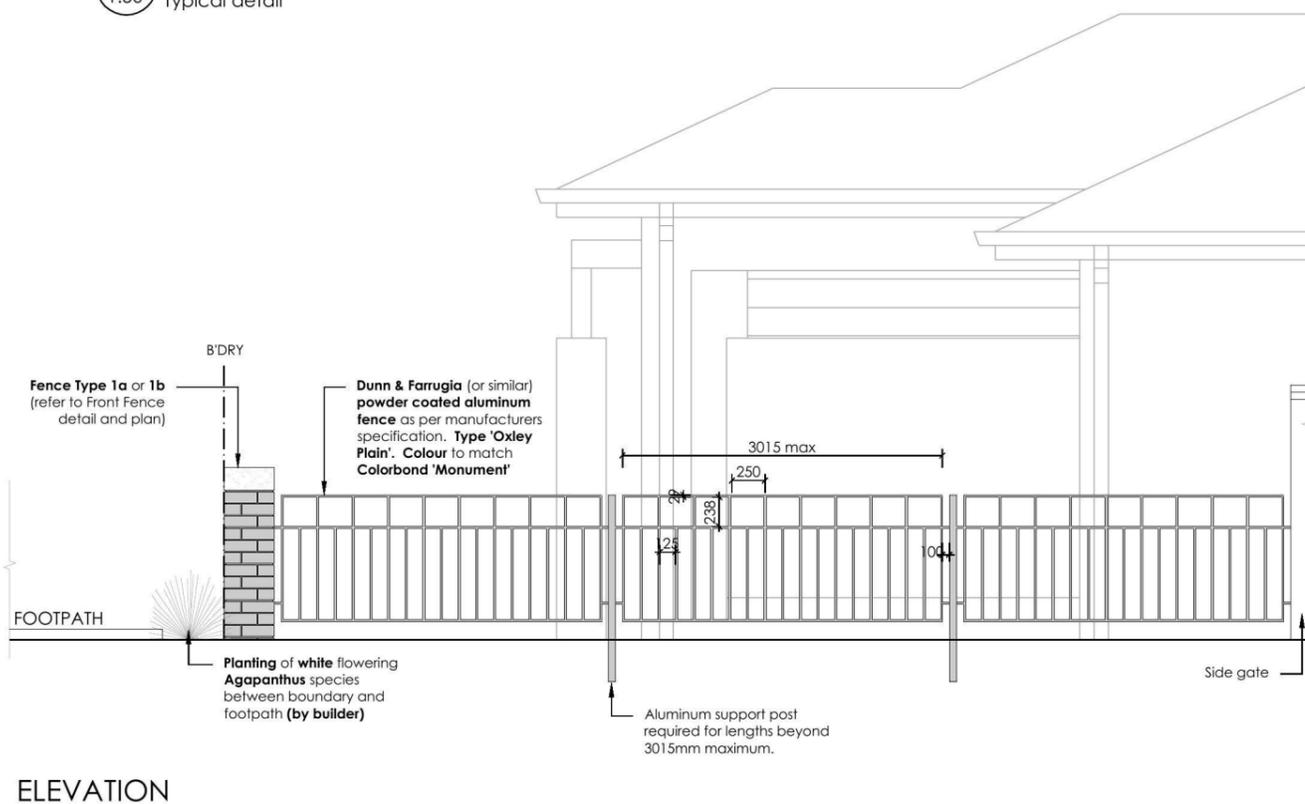


PLAN



ELEVATION

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



ELEVATION

6 FENCE TYPE 1c - Side Boundary Front Setback  
1:50 Typical detail

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE COLOUR PLANS FOR CLIENT REVIEW	JD	RS	26-09-14

**ecodesign**  
outdoor living environments

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Email: info@ecodesign.com.au  
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Member of the Australian Institute of Landscape Designers and Managers

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PROJECT: NEW RESIDENCE

DRAWING: DETAILS

SCALE: 1:100 @ A3

ISSUE: DA

SHEET: L-02

CLIENT: ZAC HOMES

DRAWN: JD

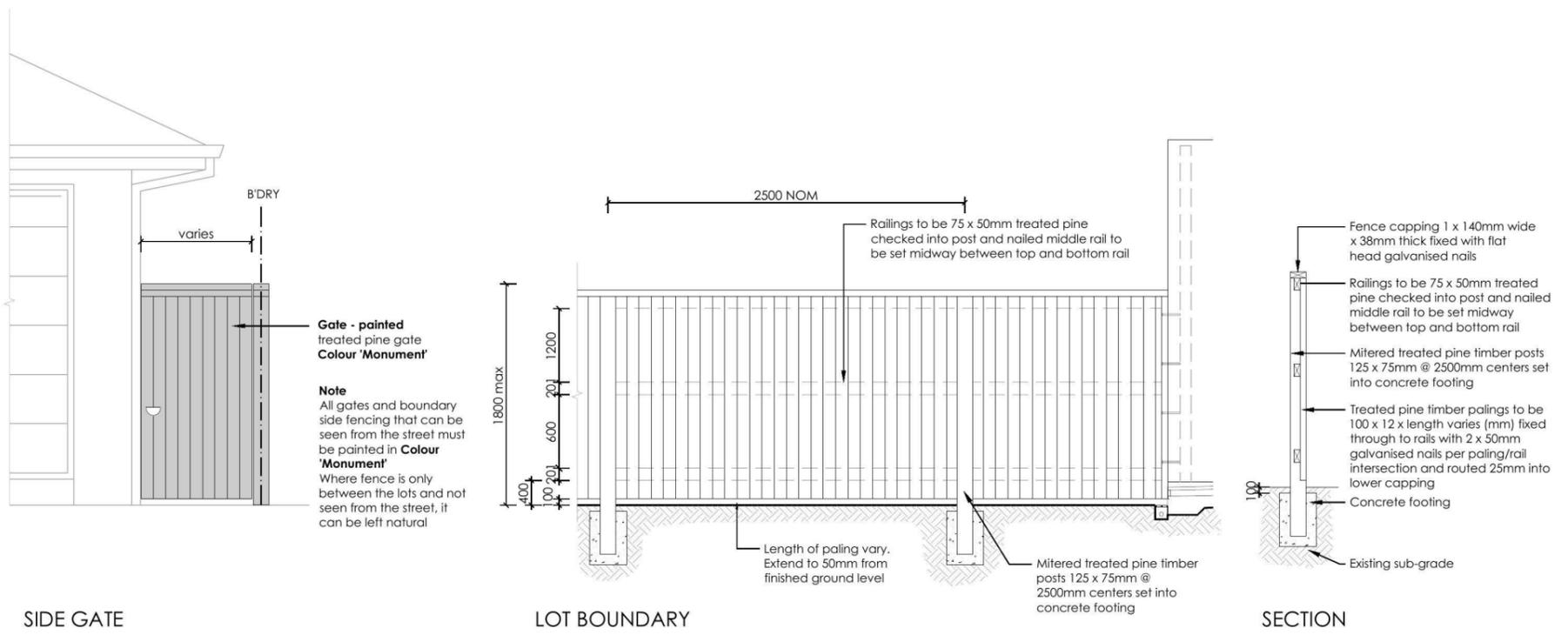
CHECK: RS

DATE: 26-09-14

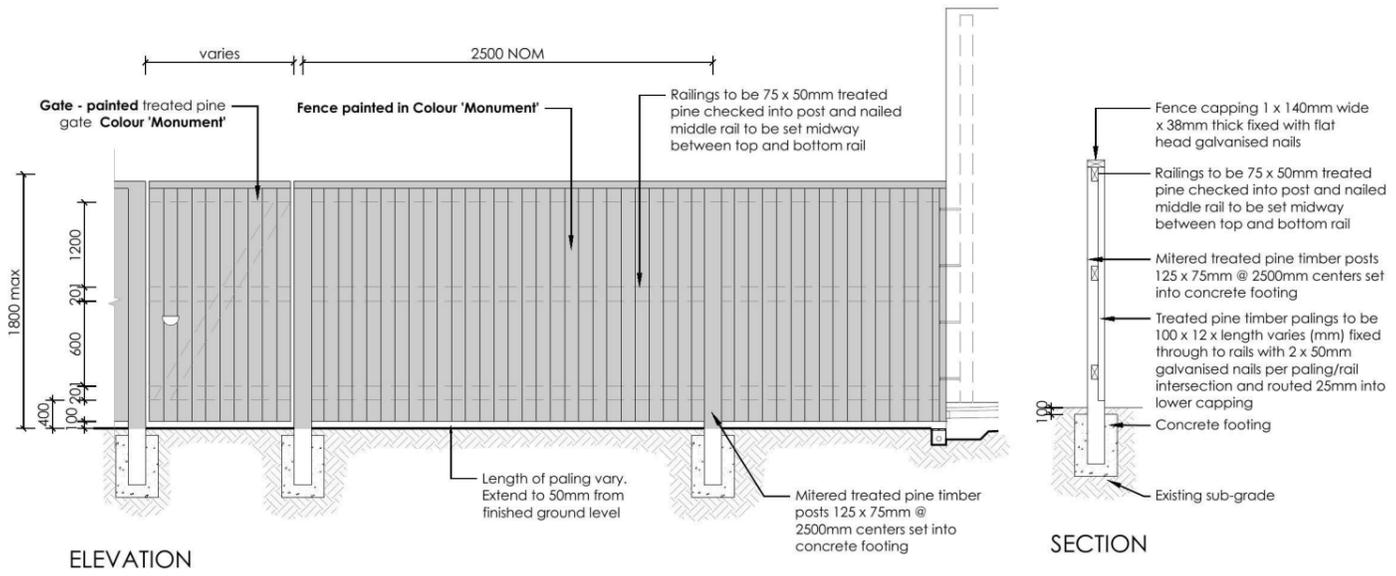
REVISION: A

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE COLOUR PLANS FOR CLIENT REVIEW	JD	RS	26-09-14

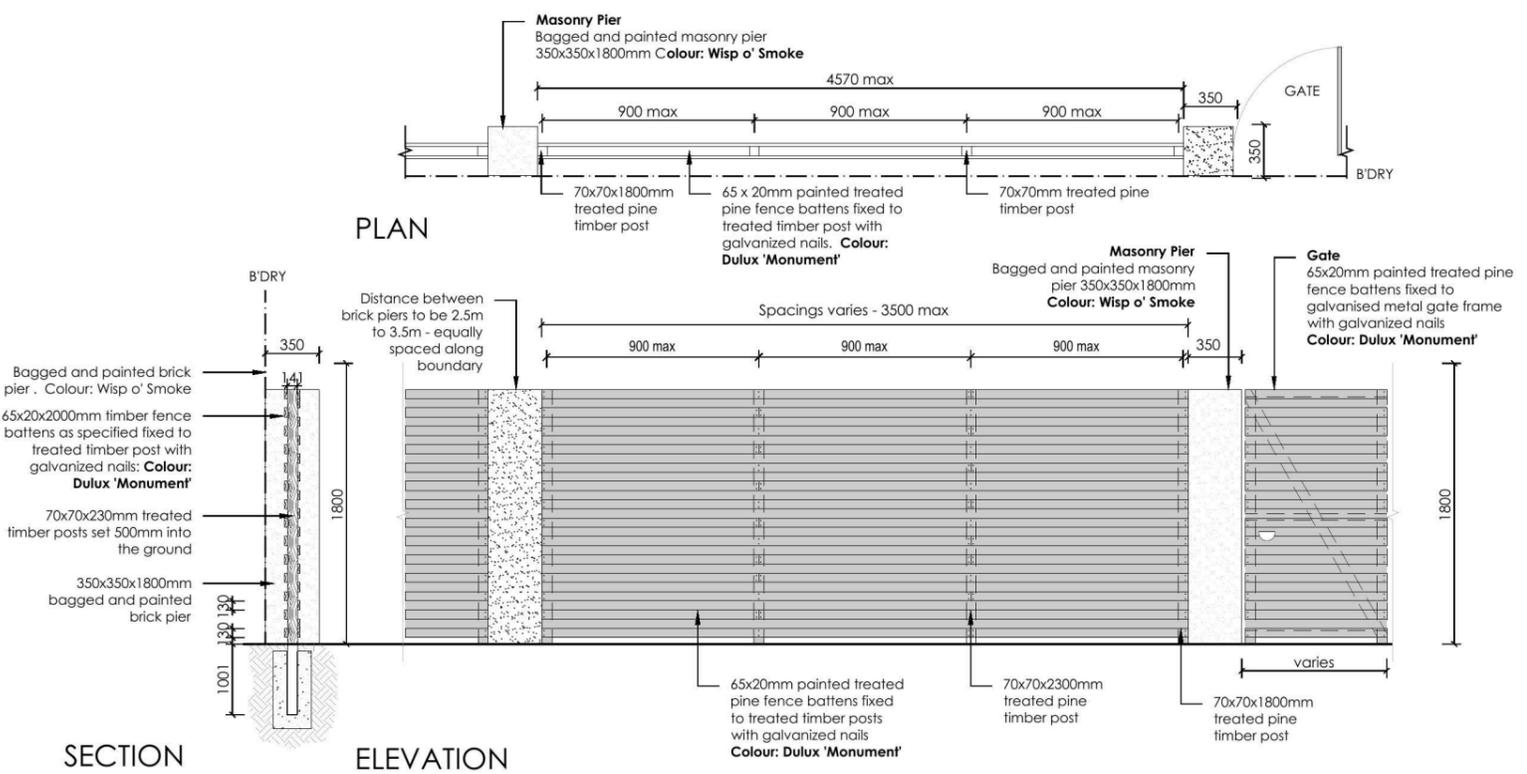




**7 FENCE TYPE 4a - Side Boundaries**  
1:50 Typical detail



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



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

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE COLOUR PLANS FOR CLIENT REVIEW	JD	RS	26-09-14

**ecodesign**  
outdoor living environments

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**THORNTON FENCING + PLANTING DETAILS**

**ZAC HOMES**

PROJECT <b>NEW RESIDENCE</b>				
DRAWING <b>DETAILS</b>				
SCALE <b>1:100 @ A3</b>	ISSUE <b>DA</b>	SHEET <b>L-03</b>		
DRAWN <b>JD</b>	CHECK <b>RS</b>	DATE <b>26-09-14</b>	REVISION <b>A</b>	