

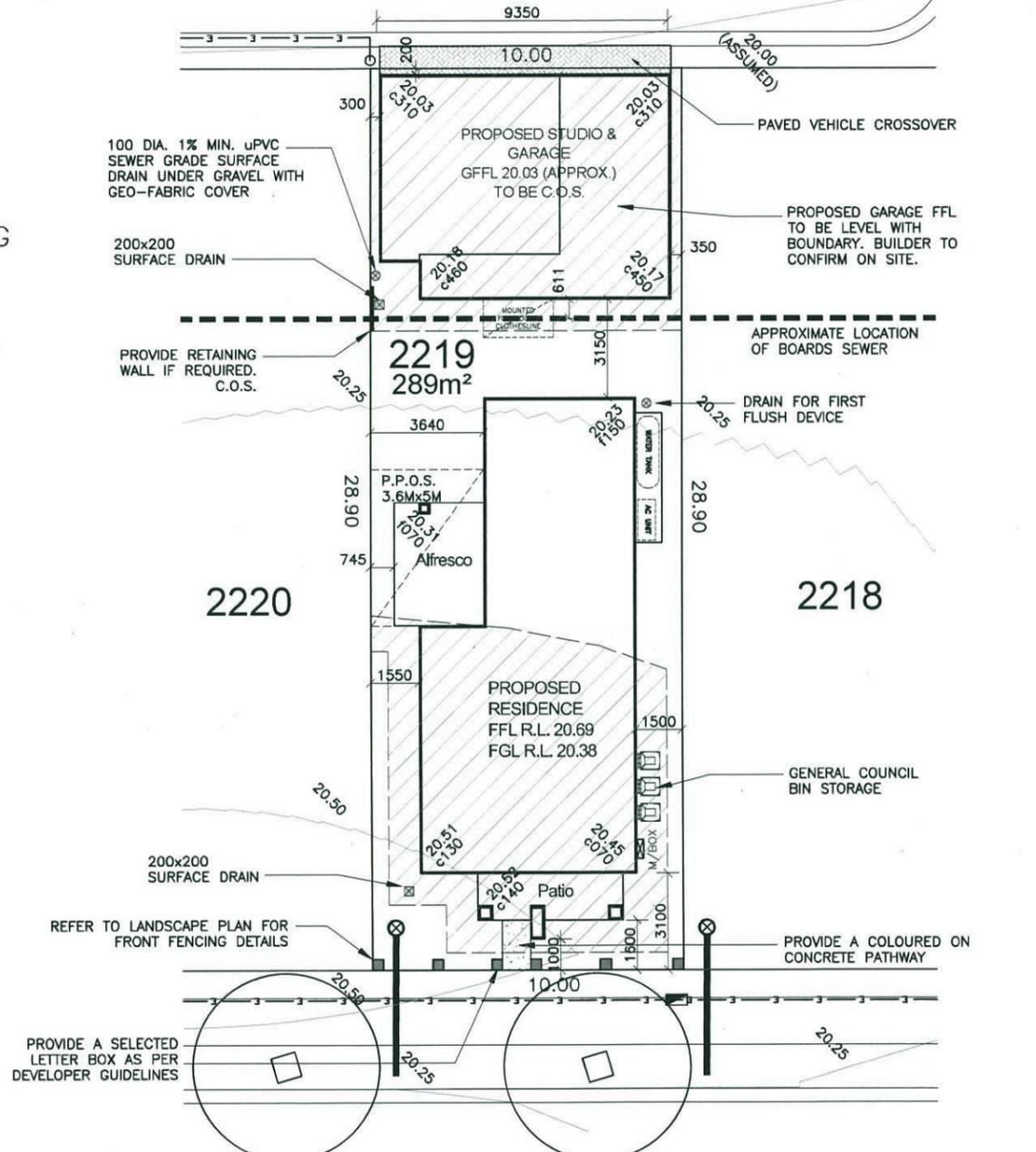
- STORMWATER PIT & DRAINAGE LINE
- SEWER STRUCTURE, LINE & CONCRETE ENCASING
- WATER MAIN, HYDRANT & STOP VALVE
- WATER METER
- STREET LIGHT
- ELECTRICAL LV PILLAR & CONDUIT
- NBN PIT & CONDUIT
- GAS MAIN



**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.

# STODDART LANE



Thorton Design Review Panel  
 LANDCOM  
 Reviewed *Ascent* Date *12/5/14*

DEVELOPER ASSUMED  
 CONTOURS USED. BUILDER  
 TO CONFIRM LEVELS ON  
 SITE

AREAS	
SITE:	289m <sup>2</sup>
GROUND FLOOR:	90.80m <sup>2</sup>
FIRST FLOOR:	82.71m <sup>2</sup>
GARAGE:	33.54m <sup>2</sup>
PORCH:	7.24m <sup>2</sup>
ALFRESCO:	11.41m <sup>2</sup>
BALCONY:	7.24m <sup>2</sup>
STUDIO:	60.52m <sup>2</sup>
STUDIO GARAGE:	32.16m <sup>2</sup>
STUDIO BALCONY:	5.18m <sup>2</sup>
TOTAL:	330.80m <sup>2</sup>

LANDSCAPE AREA	
SITE AREA:	289m <sup>2</sup>
TOTAL HARD SURFACE AREAS:	178.46m <sup>2</sup>
REMAINING SOFT AREA:	107.23m <sup>2</sup>
LANDSCAPE AREA:	37.1%
MINIMUM REQUIRED BY COUNCIL:	N.A.%

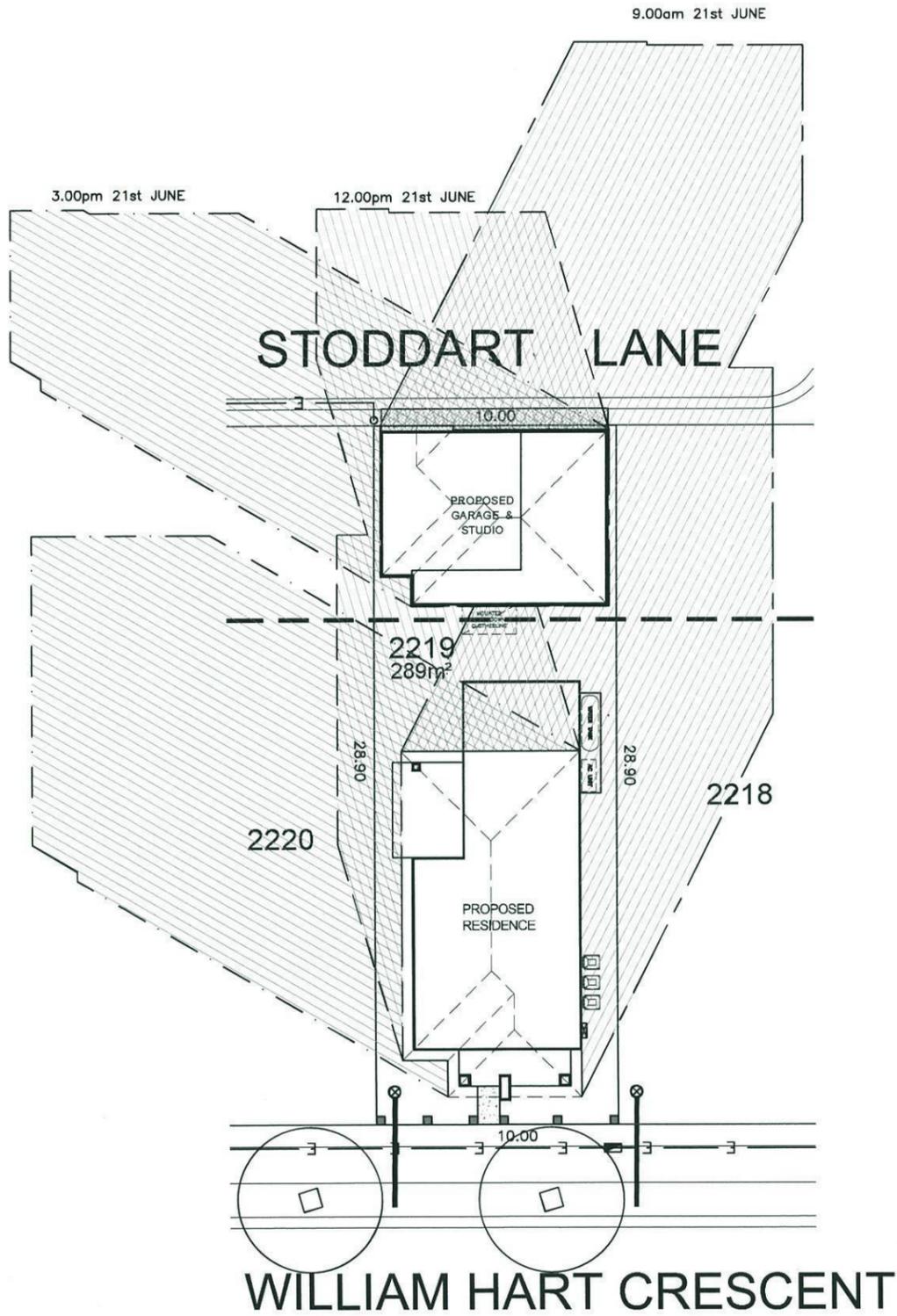
P.O.S. AREA 58.07m<sup>2</sup> (20.1%)

FLOOR SPACE RATIO 81%

# WILLIAM HART CRESCENT

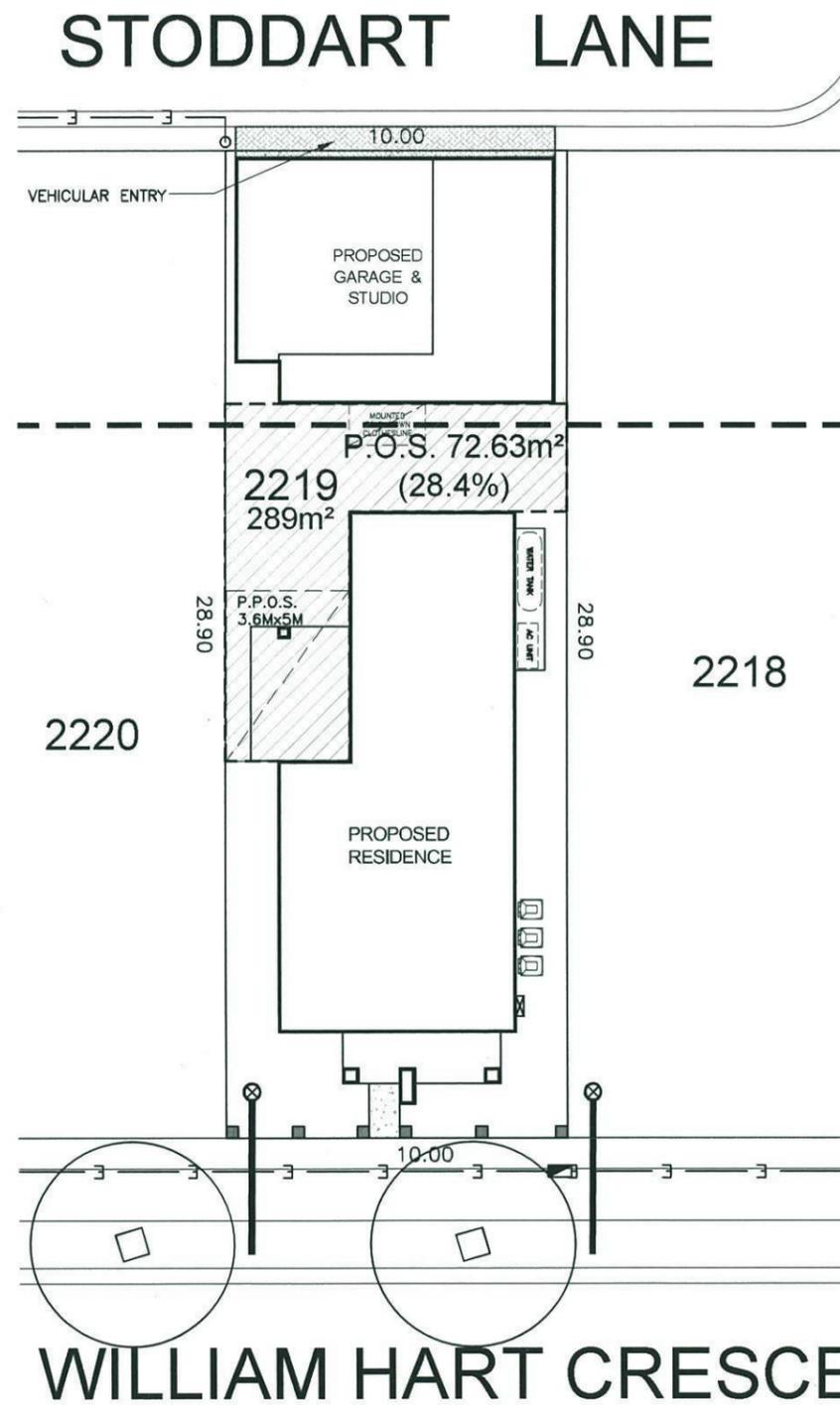


Product: <b>8.0m PRODUCT</b> Parcel 5 Facade (a) Rear Loaded Garage with Studio	Client: <b>Zac Homes</b>	Dwg Title: <b>Site Plan</b>	Sheet: A3	Scale: 1:200	A	02.5.14	COUNCIL SUBMISSION	E.G.	
	Site Address: LOT 2219 D.P. 1171491 WILLIAM HART CRESCENT, THORNTON	Date: 02.05.2014	Council: PENRITH COUNCIL	Sheet No. 1	Issue: A				
				Job No: <b>214026</b>					



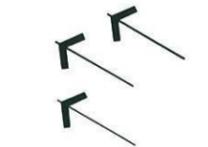
WILLIAM HART CRESCENT

SHADOW PLAN  
scale 1:250

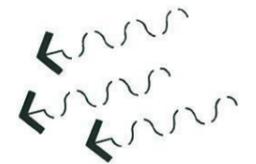


WILLIAM HART CRESCENT

SITE ANALYSIS PLAN



AFTERNOON WINTER SUN



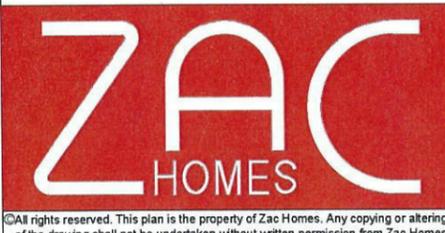
WINTER WINDS



NORTH EAST BREEZE



MINIMAL NOISE FROM ROAD TRAFFIC



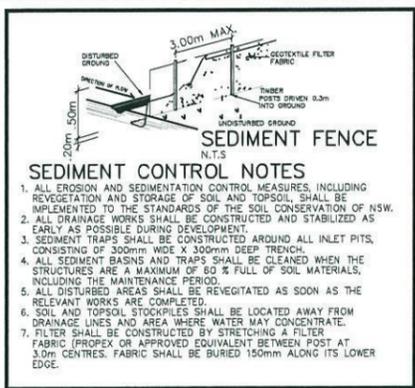
Product:  
**8.0m PRODUCT**  
Parcel 5  
Facade (a)  
Rear Loaded Garage  
with Studio

Client:  
**Zac Homes**  
Site Address:  
LOT 2219 D.P. 1171491  
WILLIAM HART CRESCENT,  
THORNTON

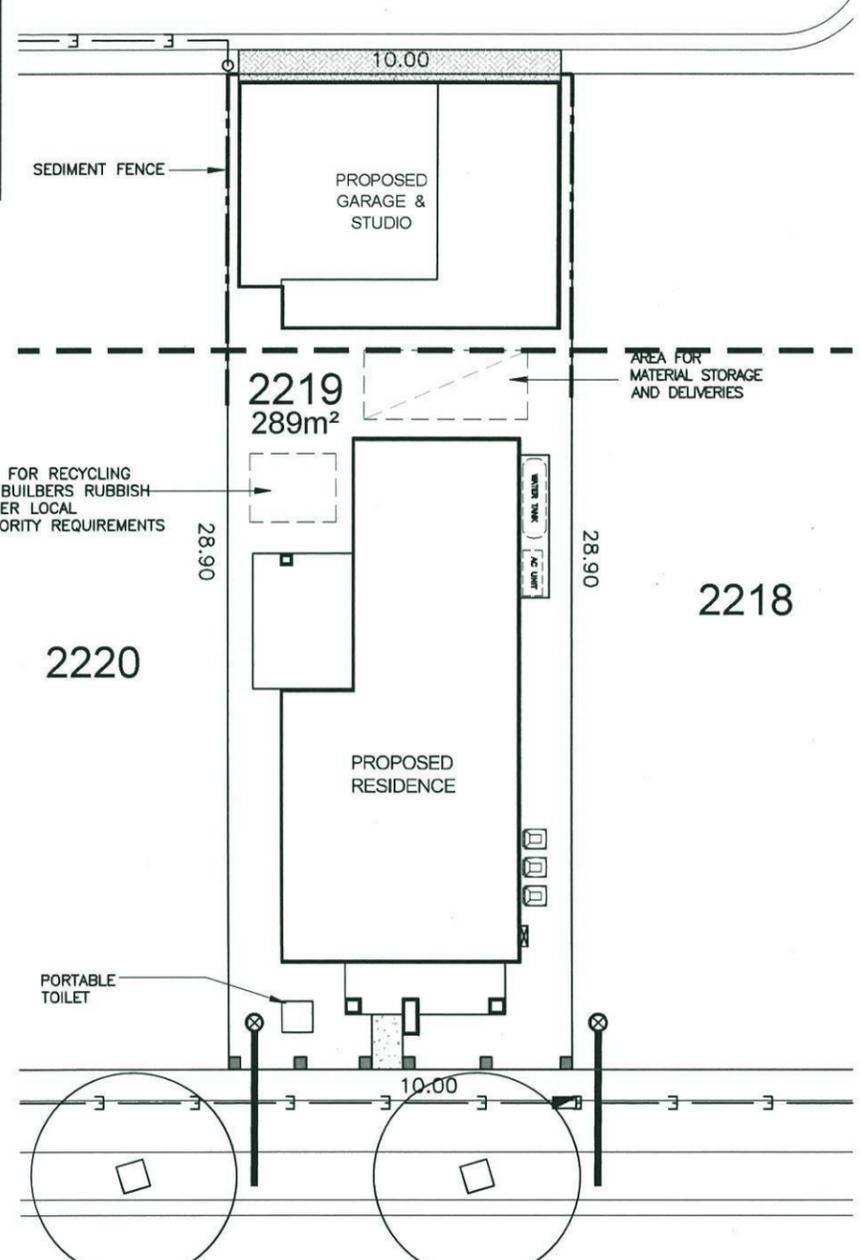
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**SHADOWS & SITE ANALYSIS**  
Date:  
02.05.2014  
Council:  
**PENRITH COUNCIL**

Sheet:  
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Scale:  
**1:200**  
Sheet No.  
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Issue:  
**A**  
Job No:  
**214026**

A	02.5.14	COUNCIL SUBMISSION	E.G.



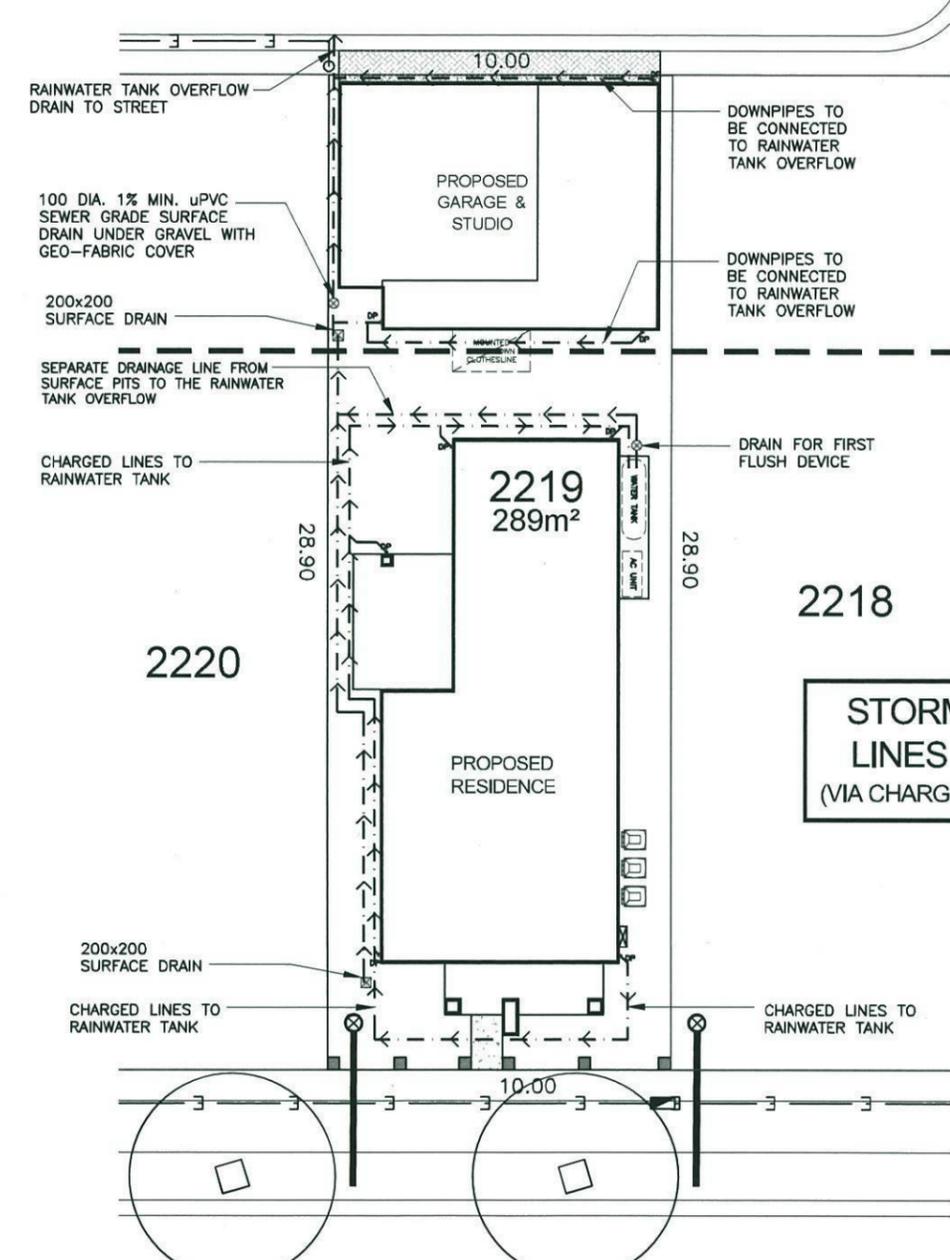
# STODDART LANE



# WILLIAM HART CRESCENT

SITE MANAGEMENT PLAN

# STODDART LANE



# WILLIAM HART CRESCENT

STORMWATER PLAN

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

Thorton Design Review Panel  
LANDCOM  
Reviewed *Ascoff* Date *12/5/14*



Product:  
**8.0m PRODUCT**  
Parcel 5  
Facade (a)  
Rear Loaded Garage  
with Studio

Client:  
**Zac Homes**

Site Address:  
LOT 2219 D.P. 1171491  
WILLIAM HART CRESCENT,  
THORNTON

Dwg Title:  
SITE MANAGEMENT & STORMWATER PLAN

Date:  
02.05.2014

Council:  
PENRITH COUNCIL

Sheet:  
A3

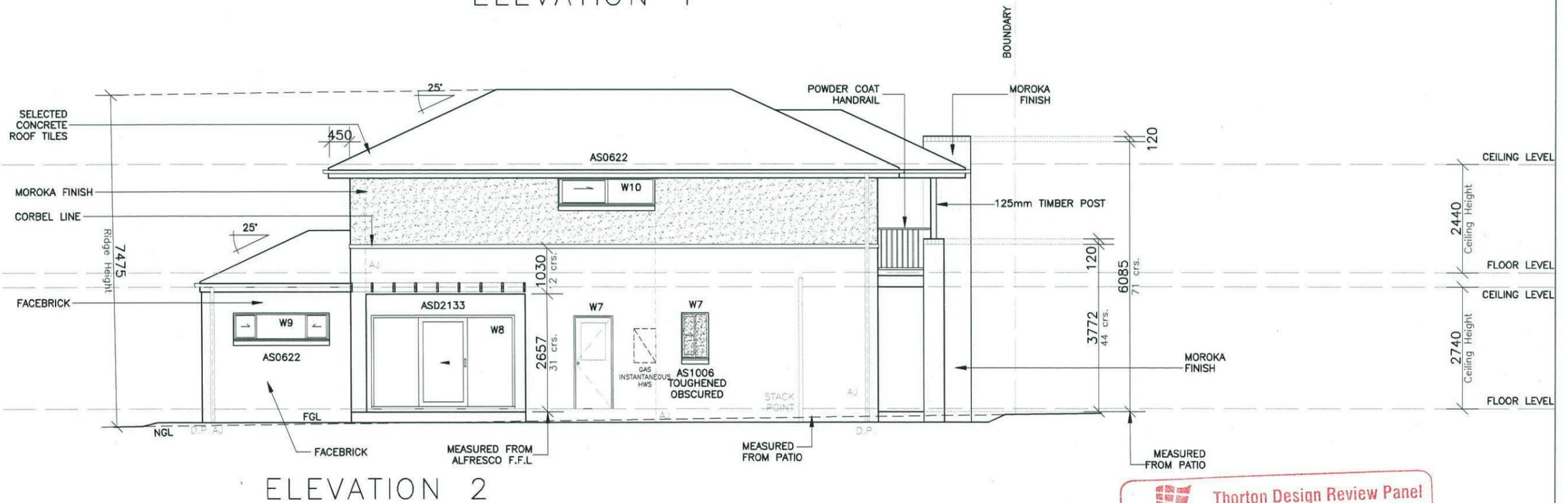
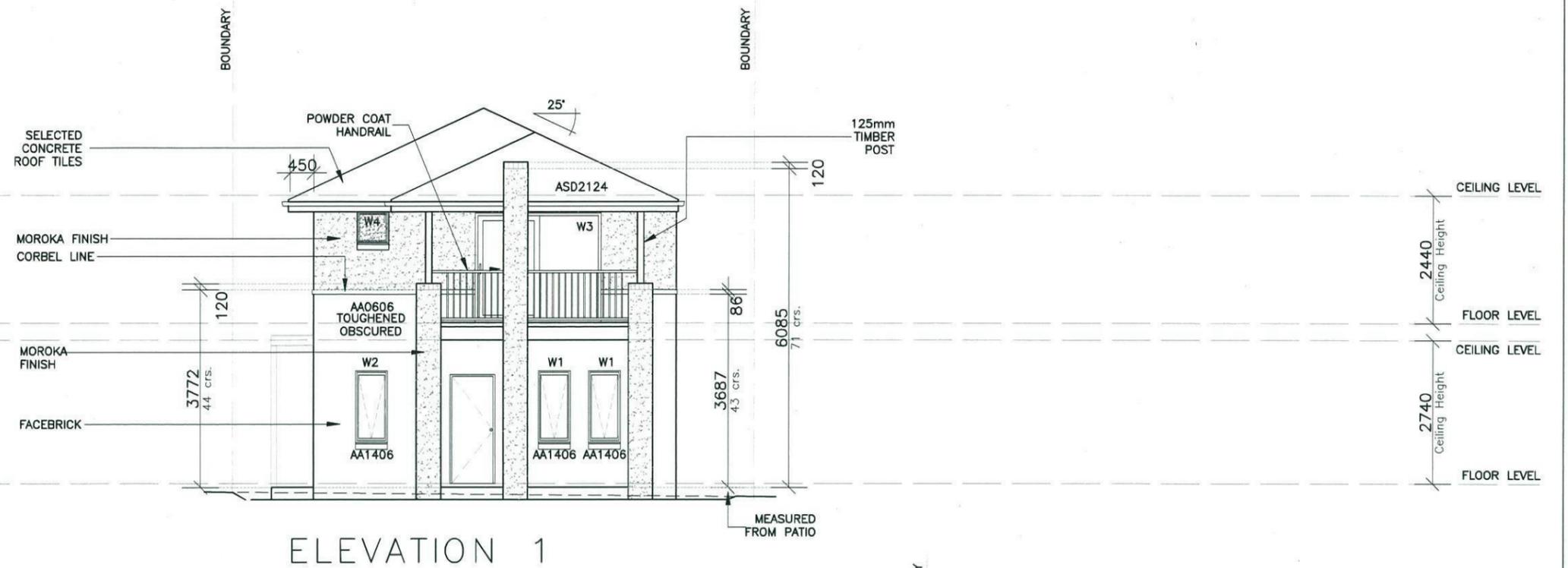
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Sheet No.  
1B

Issue:  
A

Job No:  
**214026**

A	02.5.14	COUNCIL SUBMISSION	E.G.



Thorton Design Review Panel  
 LANDCOM  
 Reviewed *As per* Date *12/5/14*



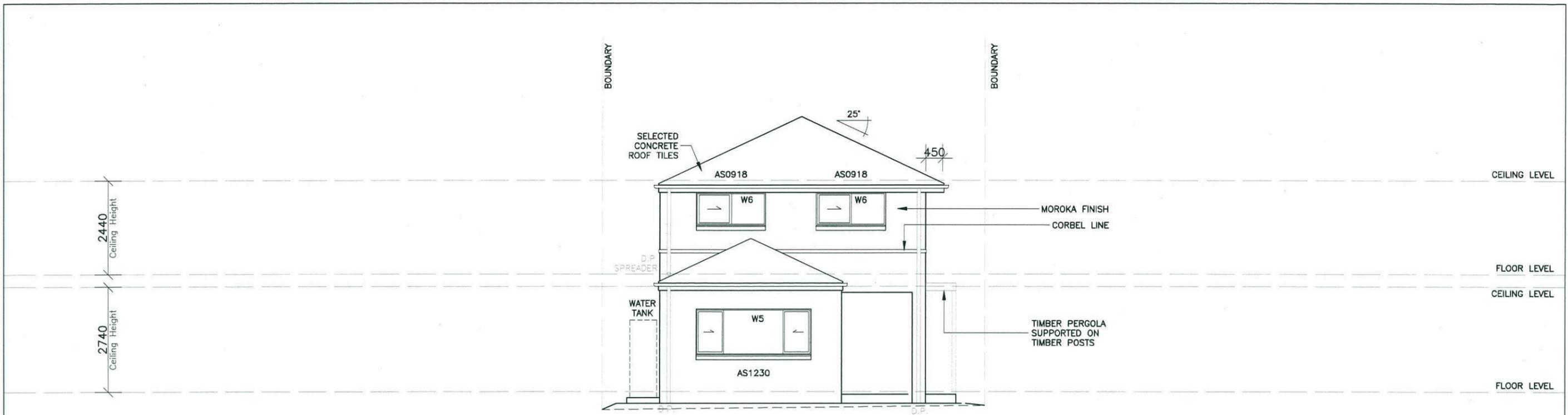
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**8.0m PRODUCT**  
 Parcel 5  
 Facade (a)  
 Rear Loaded Garage  
 with Studio

Client:  
**Zac Homes**  
 Site Address:  
 LOT 2219 D.P. 1171491  
 WILLIAM HART CRESCENT,  
 THORNTON

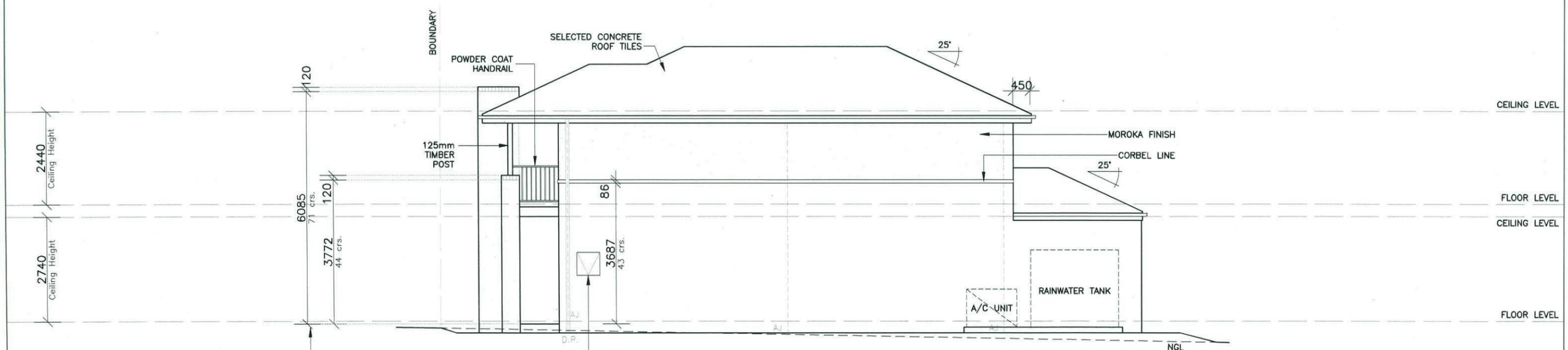
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 Council:  
**PENRITH COUNCIL**

Sheet:  
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 Sheet No.  
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 Issue:  
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 Job No:  
**214026**

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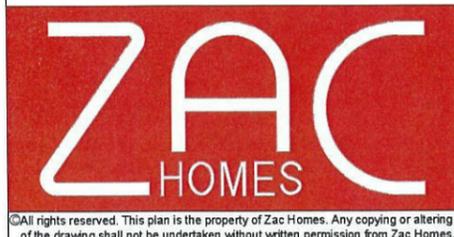


ELEVATION 3



ELEVATION 4

Thorton Design Review Panel  
 LANDCOM  
 Reviewed *Ascott* Date *12/5/14*



Product:  
**8.0m PRODUCT**  
 Parcel 5  
 Facade (a)  
 Rear Loaded Garage  
 with Studio

Client:  
**Zac Homes**  
 Site Address:  
 LOT 2219 D.P. 1171491  
 WILLIAM HART CRESCENT,  
 THORNTON

Dwg Title:  
**ELEVATIONS**  
 Date:  
 02.05.2014  
 Council:  
**PENRITH COUNCIL**

Sheet:  
**A3**  
 Scale:  
**1:100**  
 Sheet No.  
**5**  
 Issue:  
**A**  
 Job No:  
**214026**

A	02.5.14	COUNCIL SUBMISSION	E.G.

# Lot 2219 William Hart

## PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aw	Agapanthus 'White'	White Agapanthus	11	200mm	0.5m
Dg	Dietes grandiflora	Wild Iris	11	200mm	1m
Mip	Malus ioensis 'Plena'	Bechtel Crab Apple	1	75L	6m
Oi	Ophiopogon 'Stripey White'	Stripey White Mondo Grass	29	200mm	0.3-0.4m
Vh	Viola hederacea	Native Violet	10	150mm	0.1m
Vo	Viburnum odoratissimum	Sweet Viburnum	10	300mm	2.5m

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

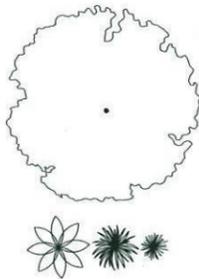
### MATERIAL SCHEDULE

	Area m <sup>2</sup> URBANGROWTH*	Area m <sup>2</sup> BUILDER**
<b>HEADER COURSE</b>		
Concrete pavers 'Adbri Stradapave', 300x300x50mm in 'Charcoal' colour, laid in stackbond pattern	7.00	2.00
<b>IN-FILL PAVEMENT</b>		
Concrete pavers 'Adbri Havenbrick', 200x100x50mm in 'Brushwood' colour, laid in herringbone pattern	0.00	0.00
<b>Total area</b>	<b>7.00</b>	<b>2.00</b>

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

### LOT PLANTING SUMMARY

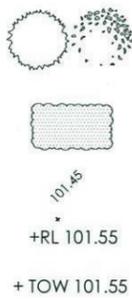
Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
51	10	11	30	1



### LEGEND

Proposed trees - refer to plant schedule

Proposed accents & grasses - refer to plant schedule



Proposed shrubs - refer to plant schedule

Proposed groundcovers and grasses - refer to plant schedule

Existing levels

Proposed levels

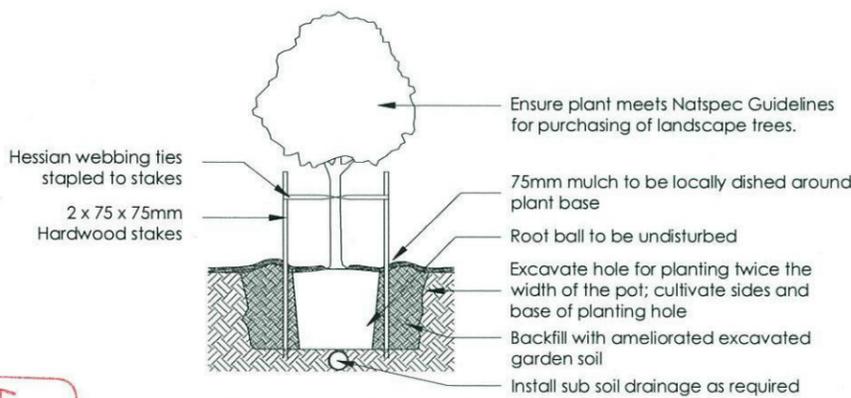
Proposed Top Of Wall levels

Boundary

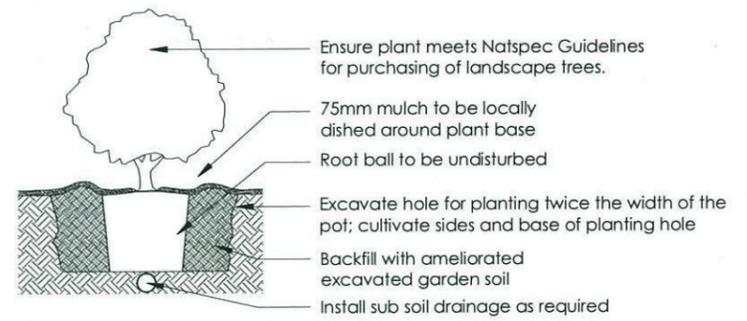
Garden edging

Masonry retaining walls

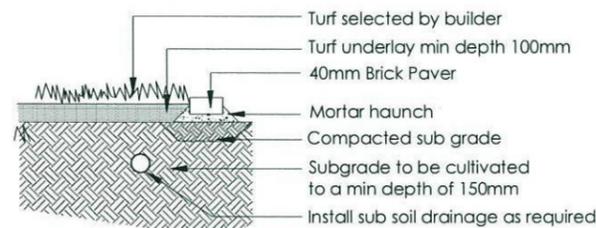
Existing contours



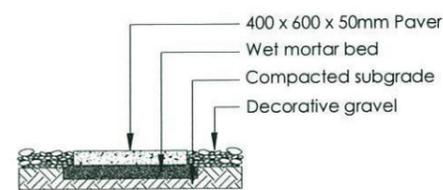
1 Tree Planting Detail  
NTS 25L - 100L Pot Size



2 Planting Detail  
NTS 150mm, 200mm Pot Size



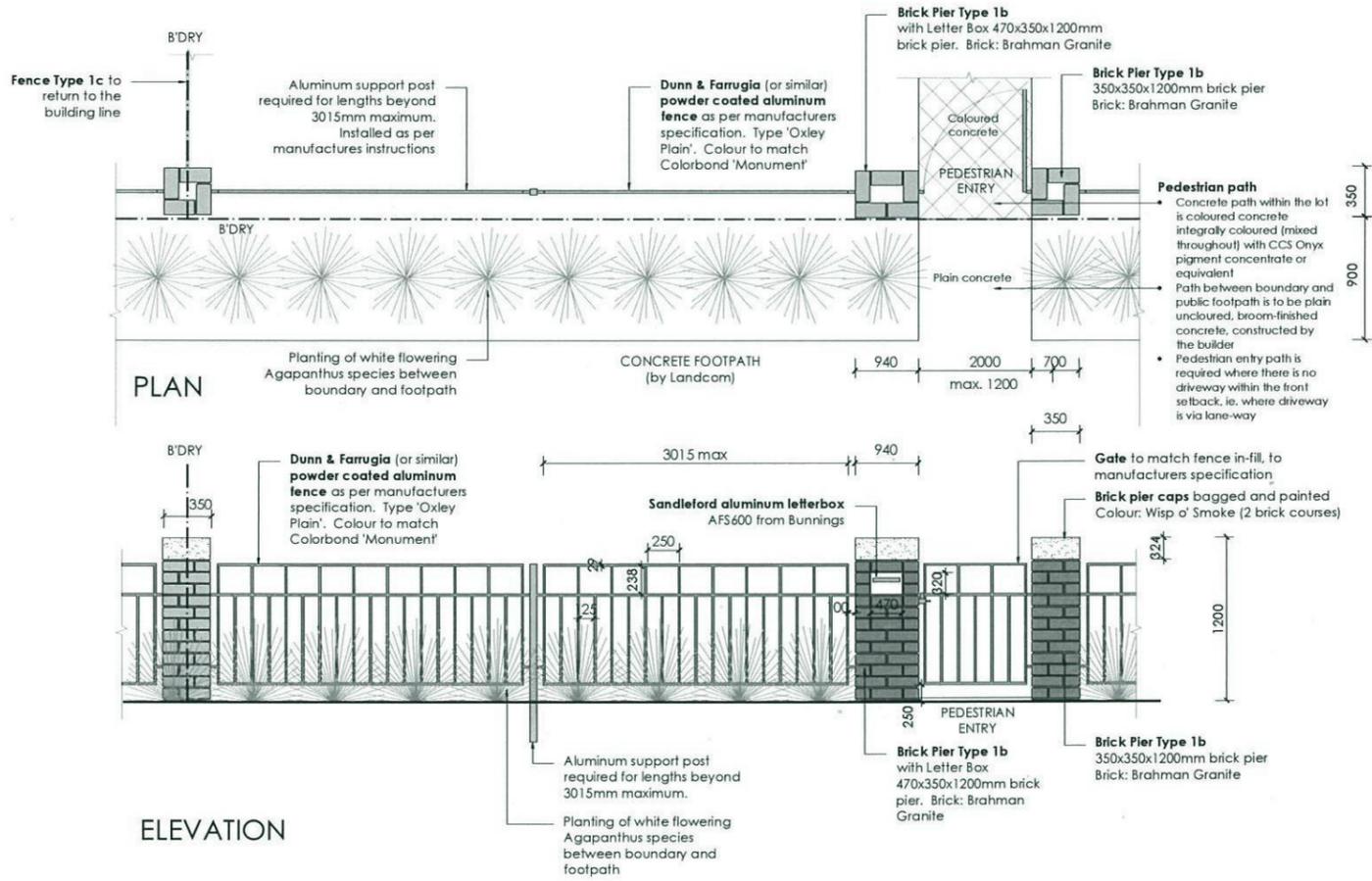
3 Turf Detail  
NTS Brick Paver Edge



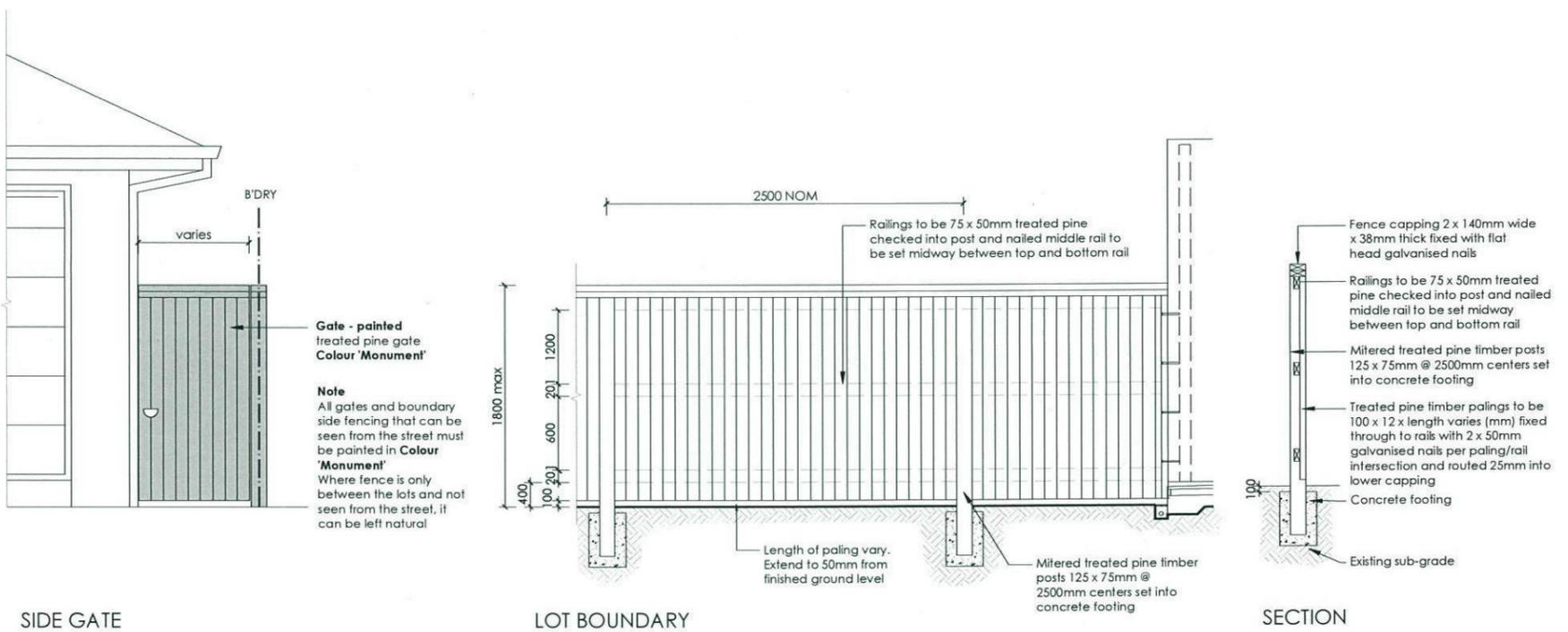
4 Stepping stones in gravel  
NTS Low traffic zone

Reviewed  
Ascelt  
Date 12/11/14  
Thornton Design Review Panel  
LANDCOM

REVISION	DESCRIPTION	DRAWN	CHECK	DATE	PROJECT	NEW RESIDENCE		
A	ISSUE FOR CLIENT REVIEW	EW	RS	05-05-14	LOT 2219 WILLIAM HART CRESCENT, PENRITH	LANDSCAPE PLAN		
B	ISSUE FOR CLIENT REVIEW	EW	RS	07-05-14	ZAC HOMES	1:100 @ A3	DA	02
					PROJECT: NEW RESIDENCE DRAWING: LANDSCAPE PLAN SCALE: 1:100 @ A3 SHEET: 02		A	
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.					CLIENT: ZAC HOMES DRAWN: EW CHECK: RS DATE: 07-05-14			



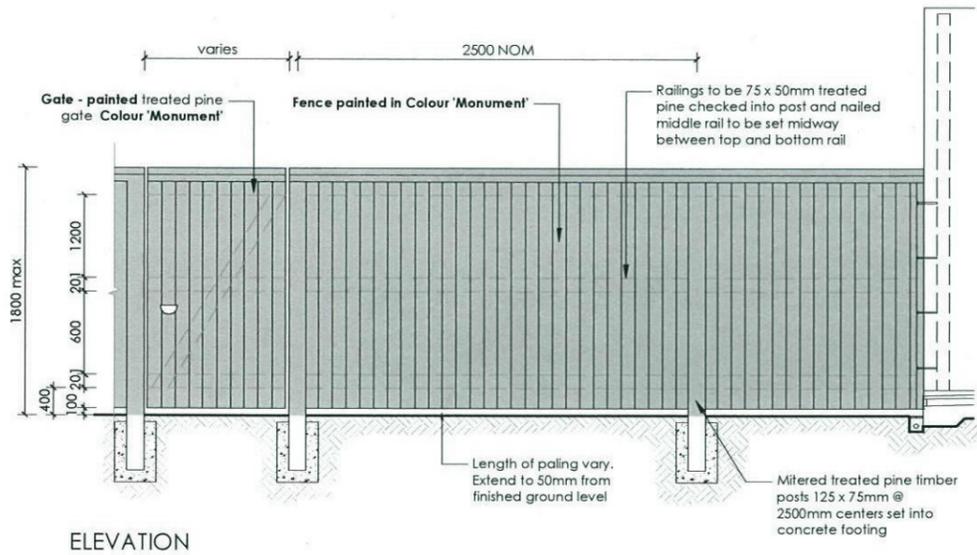
5 FENCE TYPE 1b - Front Fence  
1:50 Typical detail



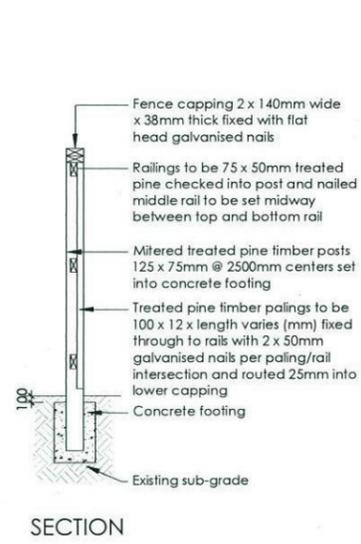
6 FENCE TYPE 4a - Side Boundaries  
1:50 Typical detail

Reviewed  
Aselt  
Date 12/5/14  
LANDCOM  
Thorton Design Review Panel

REVISION	DESCRIPTION	DRAWN	CHECK	DATE	PROJECT	SCALE	BOOK	SHEET	REVISION
A	ISSUE FOR CLIENT REVIEW	EW	RS	05-05-14	LOT 2218 - LOT 2225 WILLIAM HART CRESCENT, PENRITH	1:100 @ A3	DA	03	A
					CLIENT ZAC HOMES		PROJECT NEW RESIDENCE LANDSCAPE DETAIL		
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				



ELEVATION

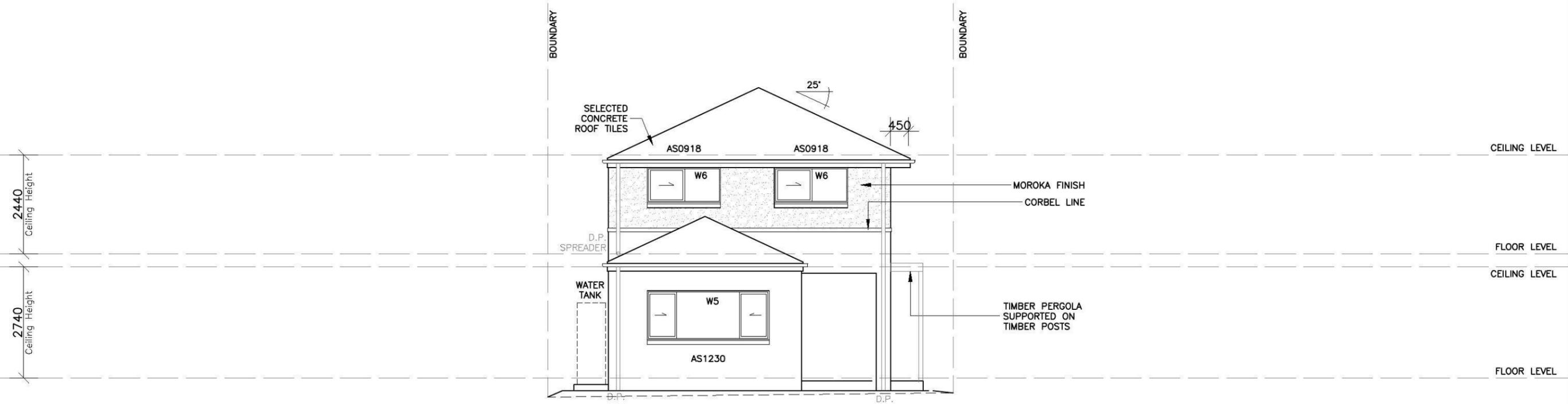


SECTION

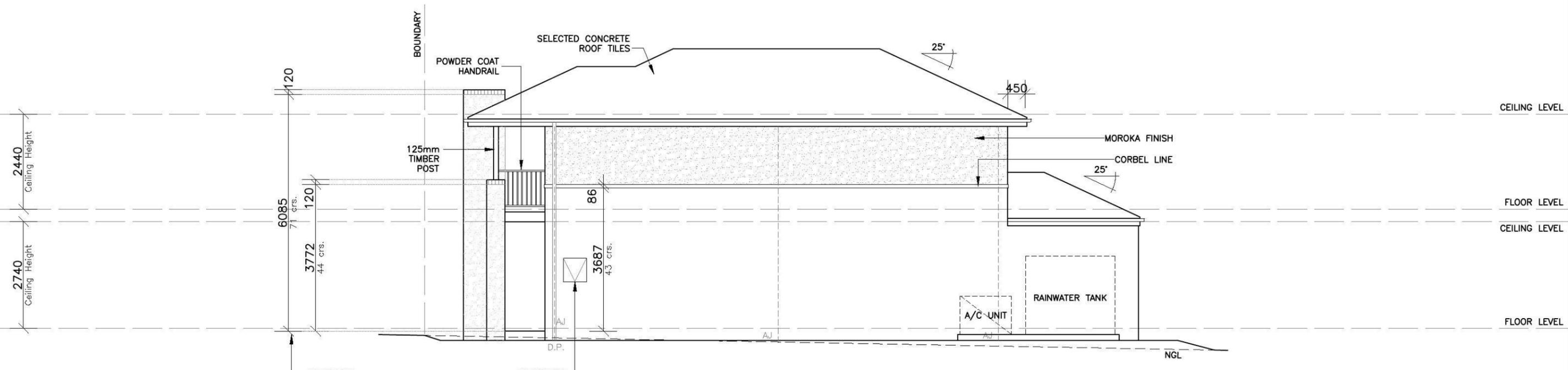
7 **FENCE TYPE 4b - Rear Boundary**  
 1:50 All Laneways (except Barlett Lane)  
 Typical detail

Reviewed  
**LANDCOM**  
 Thornton Design Review Panel  
*Ascah*  
 Date 12/5/14

REVISION	DESCRIPTION	DRAWN	CHECK	DATE	 PO Box 8136, Baulkham Hills NSW 2153 Ph: (02) 9680 7712 Fax: (02) 9680 7706 Email: info@ecodesign.com.au Web: www.ecodesign.com.au <small>Member of the Australian Institute of Landscape Design and/or Design</small>	ADDRESS	PROJECT		
A	ISSUE FOR CLIENT REVIEW	EW	RS	05-05-14		<b>LOT 2218 - LOT 2225 WILLIAM HART CRESCENT,          PENRITH</b>	<b>NEW RESIDENCE</b> <b>LANDSCAPE DETAIL</b>		
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						CLIENT	SCALE	SHEET	
						<b>ZAC HOMES</b>	1:100 @ A3	DA	04
							DRAWN	CHECK	DATE
							EW	RS	07-05-14
									REVISION
									A



ELEVATION 3



ELEVATION 4



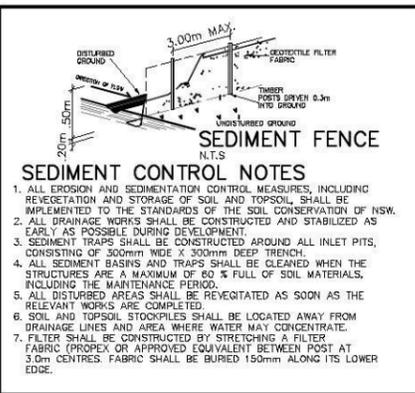
Product:  
**8.0m PRODUCT**  
 Parcel 5  
 Facade (a)  
 Rear Loaded Garage  
 with Studio

Client:  
**Zac Homes**  
 Site Address:  
 LOT 2219 D.P. 1171491  
 WILLIAM HART CRESCENT,  
 THORNTON

Dwg Title:  
**ELEVATIONS**  
 Date:  
 02.05.2014  
 Council:  
 PENRITH COUNCIL

Sheet:  
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 Sheet No.  
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 Job No:  
**214026**

A	02.5.14	COUNCIL SUBMISSION	E.G.

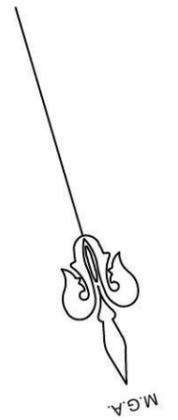


-  STORMWATER PIT & DRAINAGE LINE
-  SEWER STRUCTURE, LINE & CONCRETE ENCASING
-  WATER MAIN, HYDRANT & STOP VALVE
-  WATER METER
-  STREET LIGHT
-  ELECTRICAL LV PILLAR & CONDUIT
-  NBN PIT & CONDUIT
-  GAS MAIN

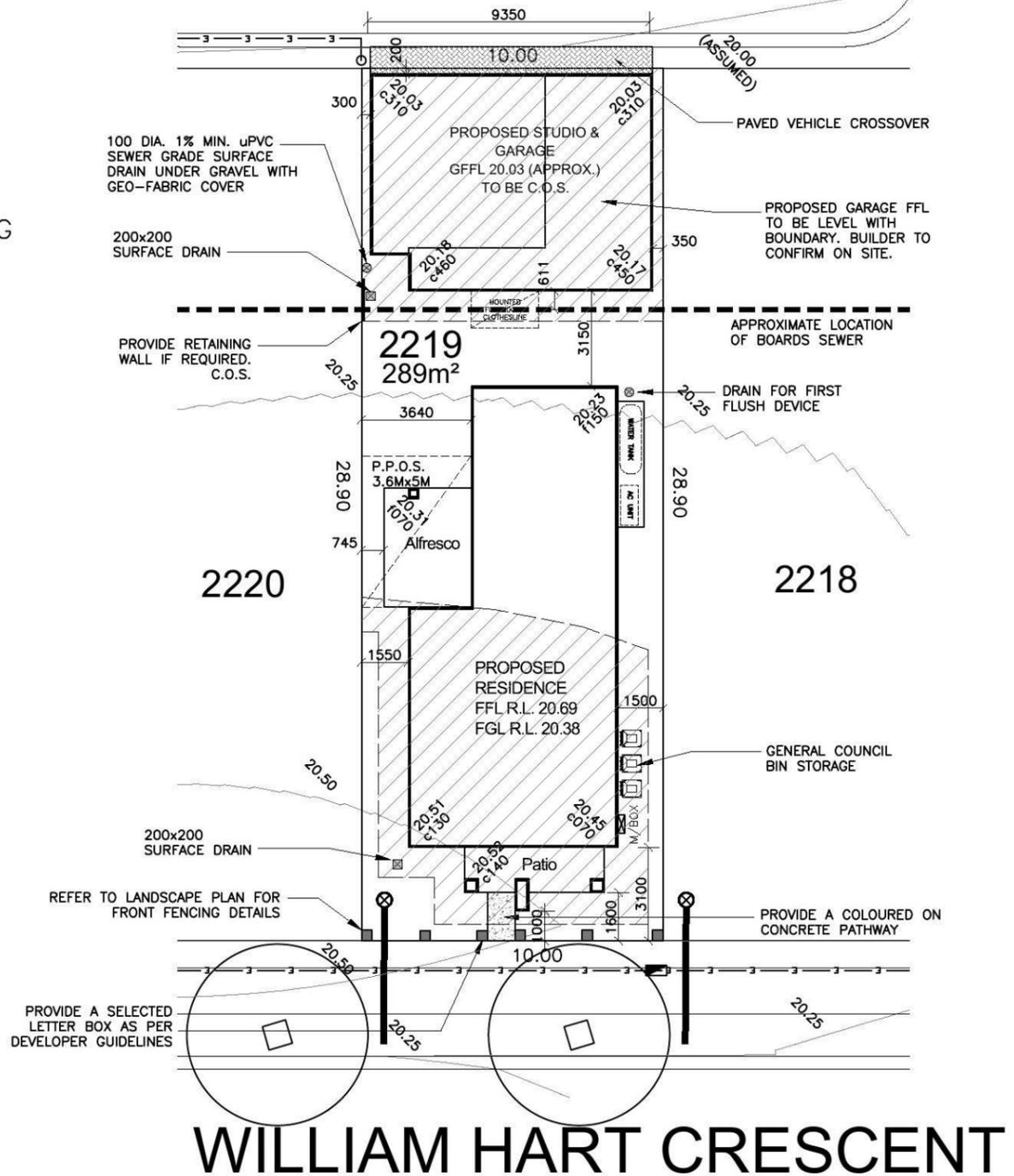
STORMWATER PIT & DRAINAGE LINE

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

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



# STODDART LANE



# WILLIAM HART CRESCENT

**GENERAL NOTES:**

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- 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.

DEVELOPER ASSUMED CONTOURS USED. BUILDER TO CONFIRM LEVELS ON SITE

AREAS	
SITE:	289m <sup>2</sup>
GROUND FLOOR:	90.80m <sup>2</sup>
FIRST FLOOR:	82.71m <sup>2</sup>
GARAGE:	33.54m <sup>2</sup>
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TOTAL:	330.80m <sup>2</sup>

LANDSCAPE AREA	
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TOTAL HARD SURFACE AREAS:	178.46m <sup>2</sup>
REMAINING SOFT AREA:	107.23m <sup>2</sup>
LANDSCAPE AREA:	37.1%
MINIMUM REQUIRED BY COUNCIL:	N.A.%

P.O.S. AREA 58.07m<sup>2</sup> (20.1%)

FLOOR SPACE RATIO 81%



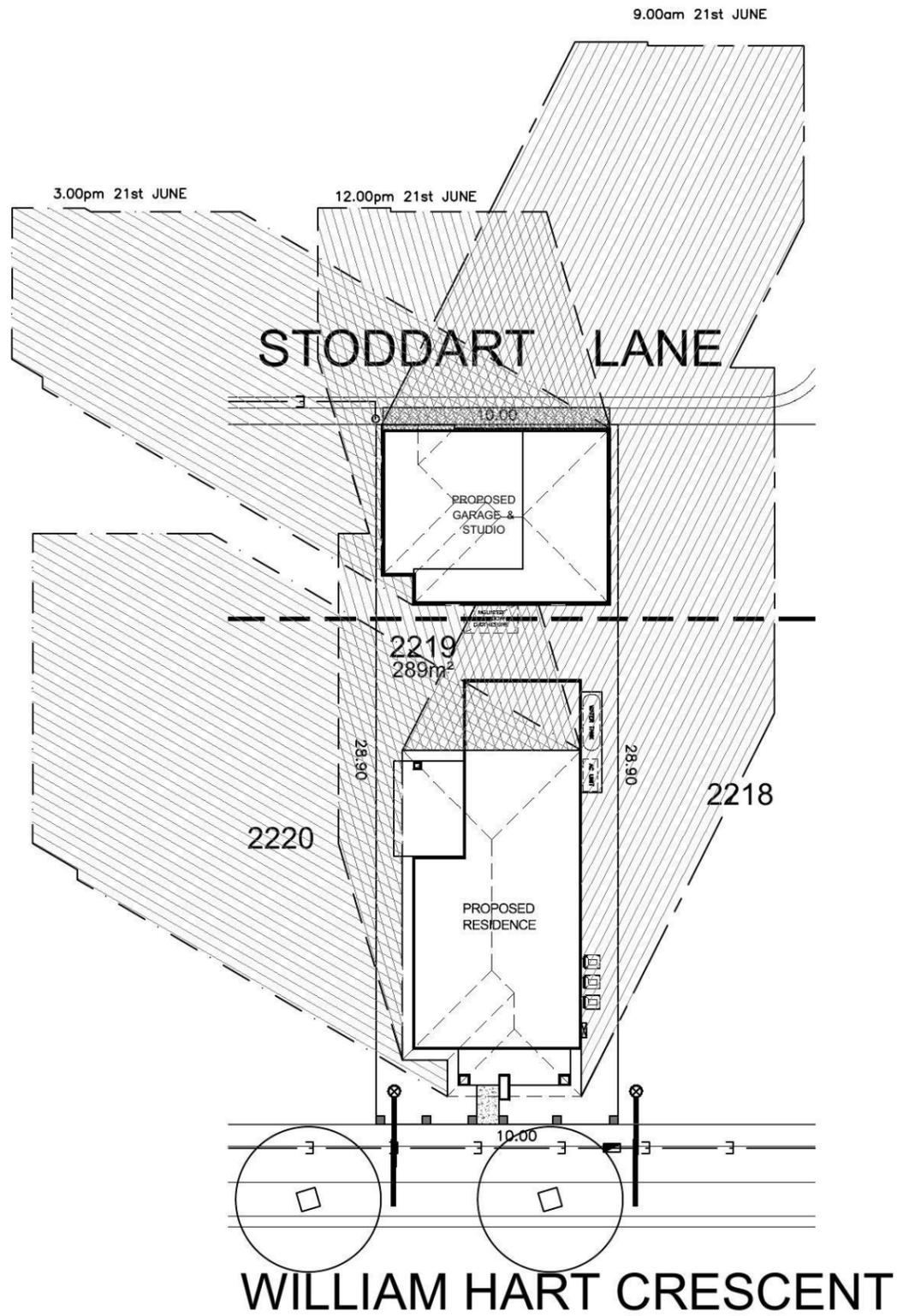
Product:  
**8.0m PRODUCT**  
Parcel 5  
Facade (a)  
Rear Loaded Garage  
with Studio

Client:  
**Zac Homes**  
Site Address:  
LOT 2219 D.P. 1171491  
WILLIAM HART CRESCENT,  
THORNTON

Dwg Title:  
**Site Plan**  
Date:  
02.05.2014  
Council:  
PENRITH COUNCIL

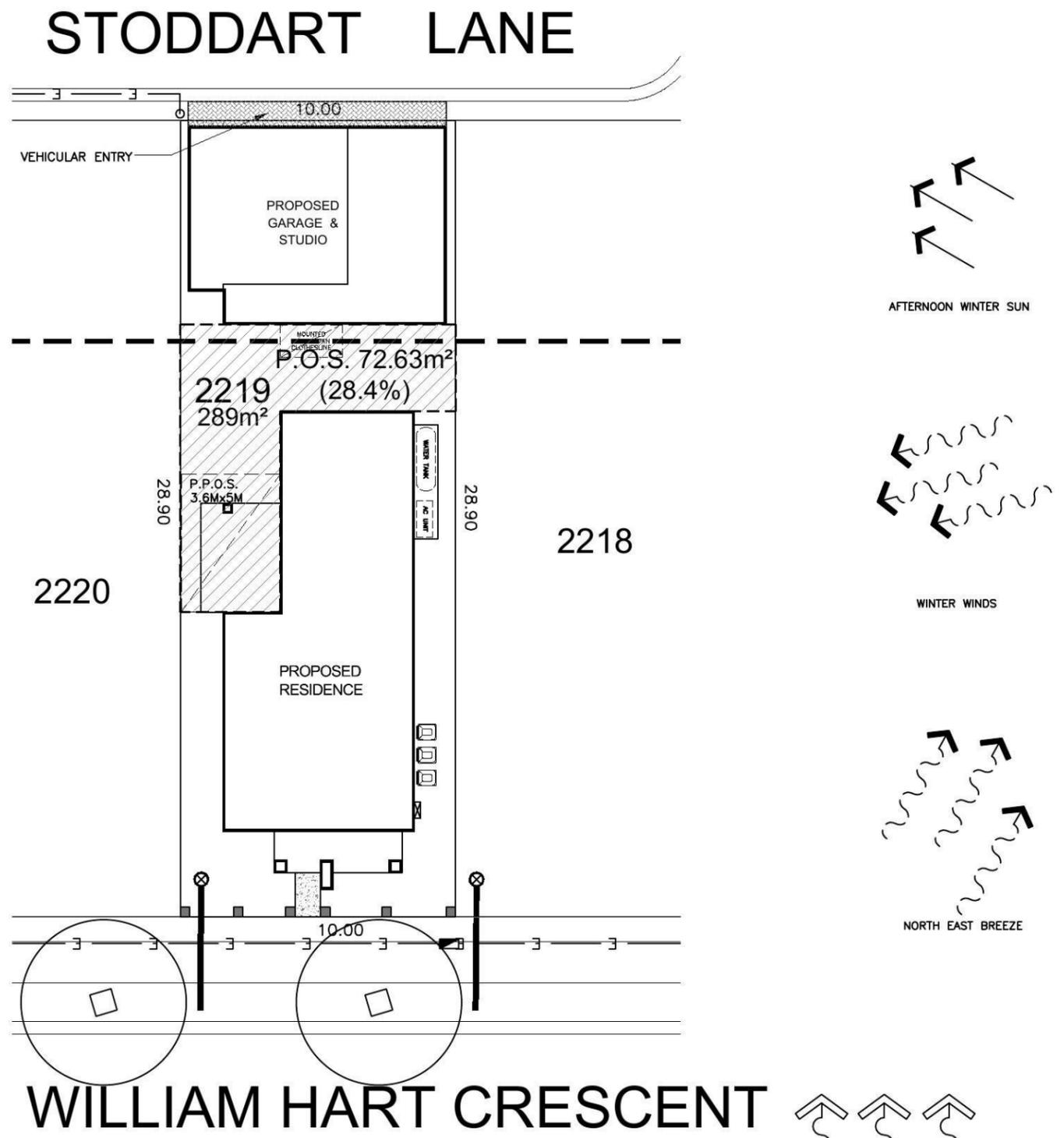
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Sheet No.  
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Issue:  
**A**  
Job No:  
**214026**

A	02.5.14	COUNCIL SUBMISSION	E.G.



**WILLIAM HART CRESCENT**

SHADOW PLAN  
scale 1:250

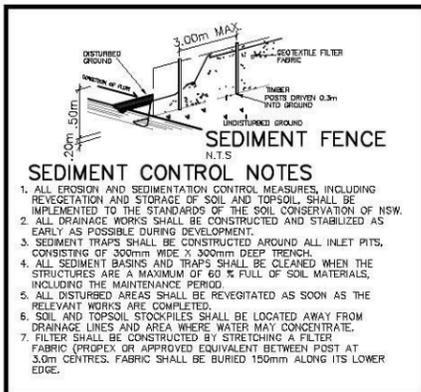


**WILLIAM HART CRESCENT**

SITE ANALYSIS PLAN



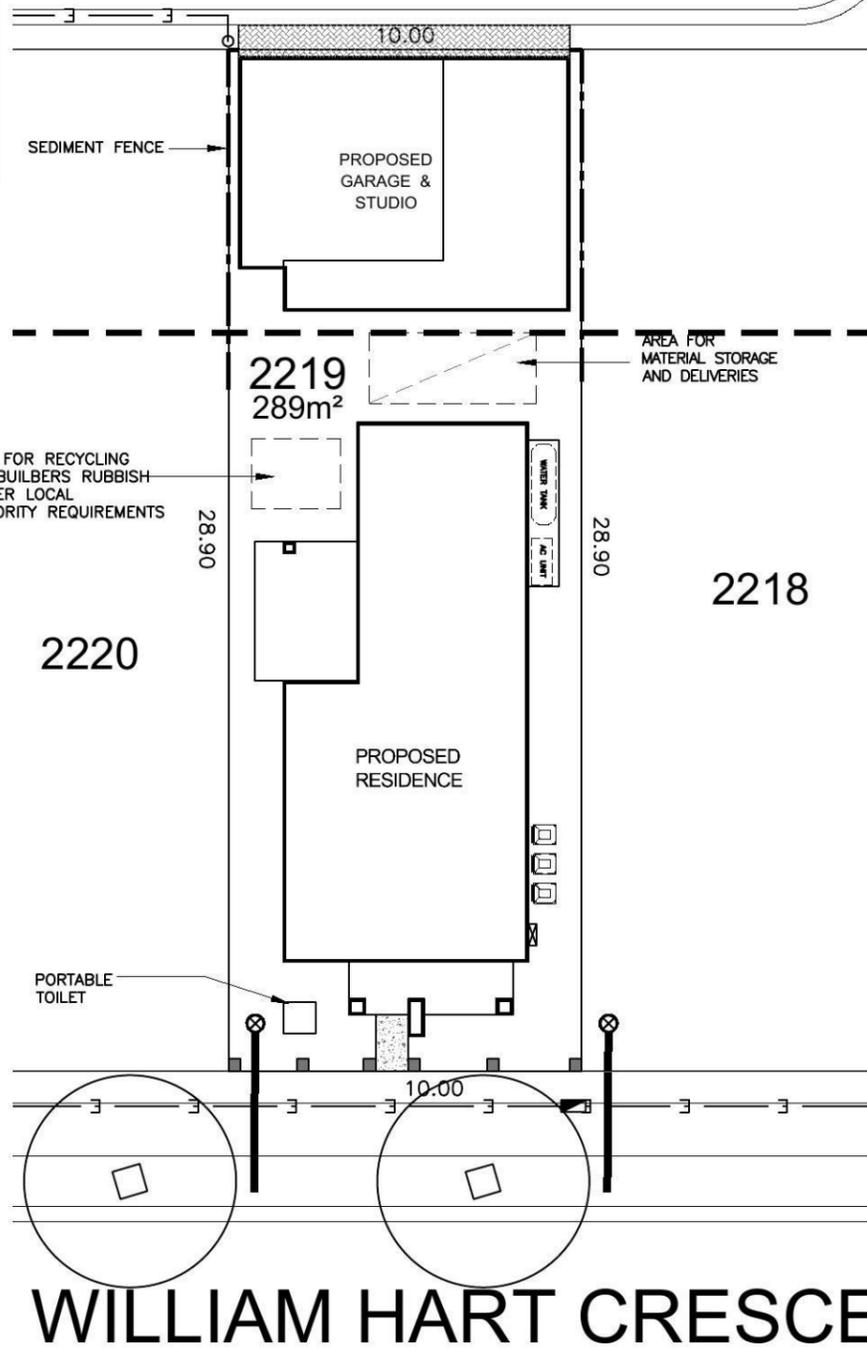
<b>Product:</b> 8.0m PRODUCT Parcel 5 Facade (a) Rear Loaded Garage with Studio	<b>Client:</b> Zac Homes Site Address: LOT 2219 D.P. 1171491 WILLIAM HART CRESCENT, THORNTON	<b>Dwg Title:</b> SHADOWS & SITE ANALYSIS	<b>Sheet:</b> A3	<b>Scale:</b> 1:200	A	02.5.14	COUNCIL SUBMISSION	E.G.
		<b>Date:</b> 02.05.2014	<b>Sheet No.:</b> 1A	<b>Issue:</b> A				
		<b>Council:</b> PENRITH COUNCIL	<b>Job No.:</b> 214026					



**SEDIMENT CONTROL NOTES**

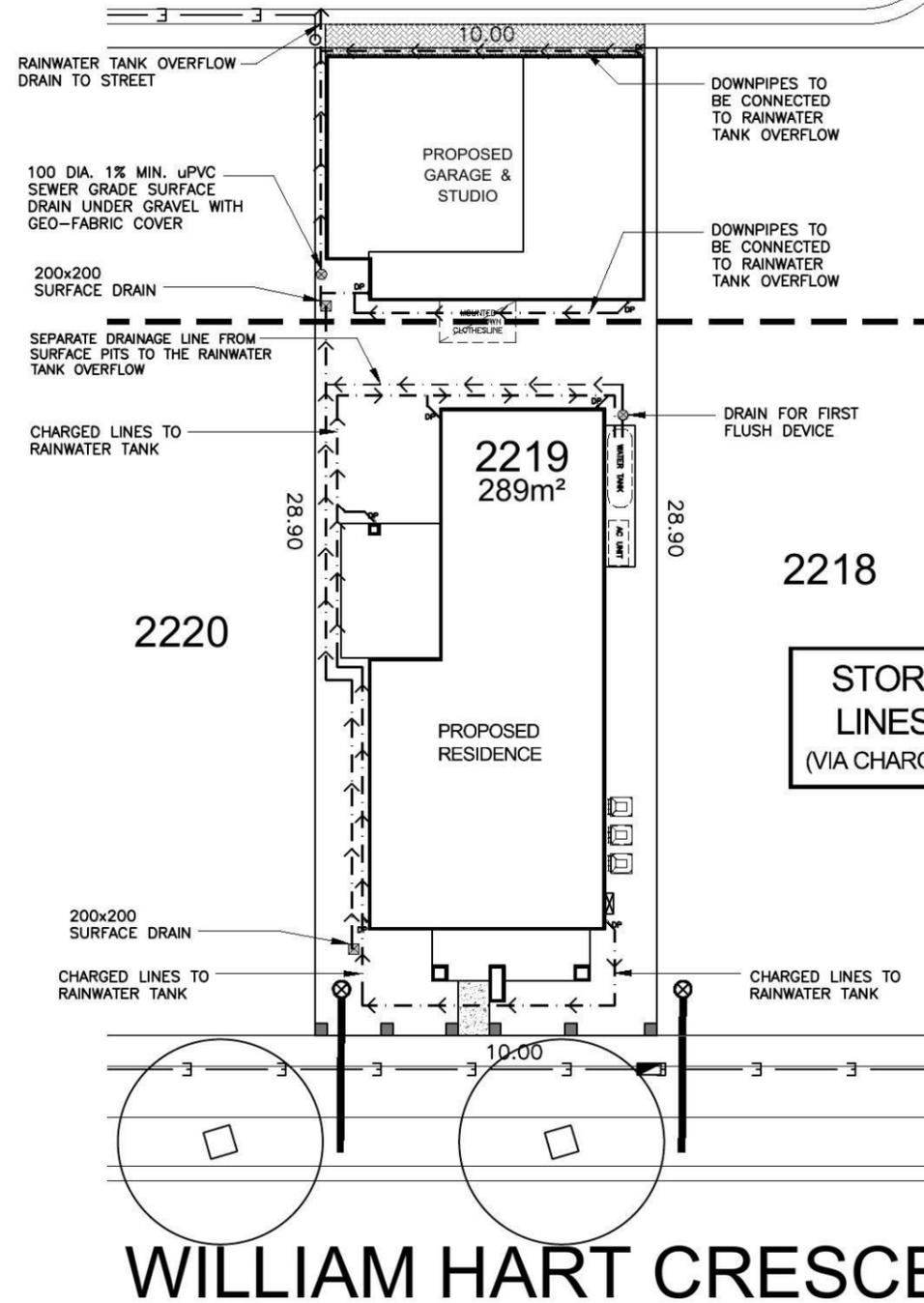
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL 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 POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.

# STODDART LANE



SITE MANAGEMENT PLAN

# STODDART LANE



STORMWATER PLAN



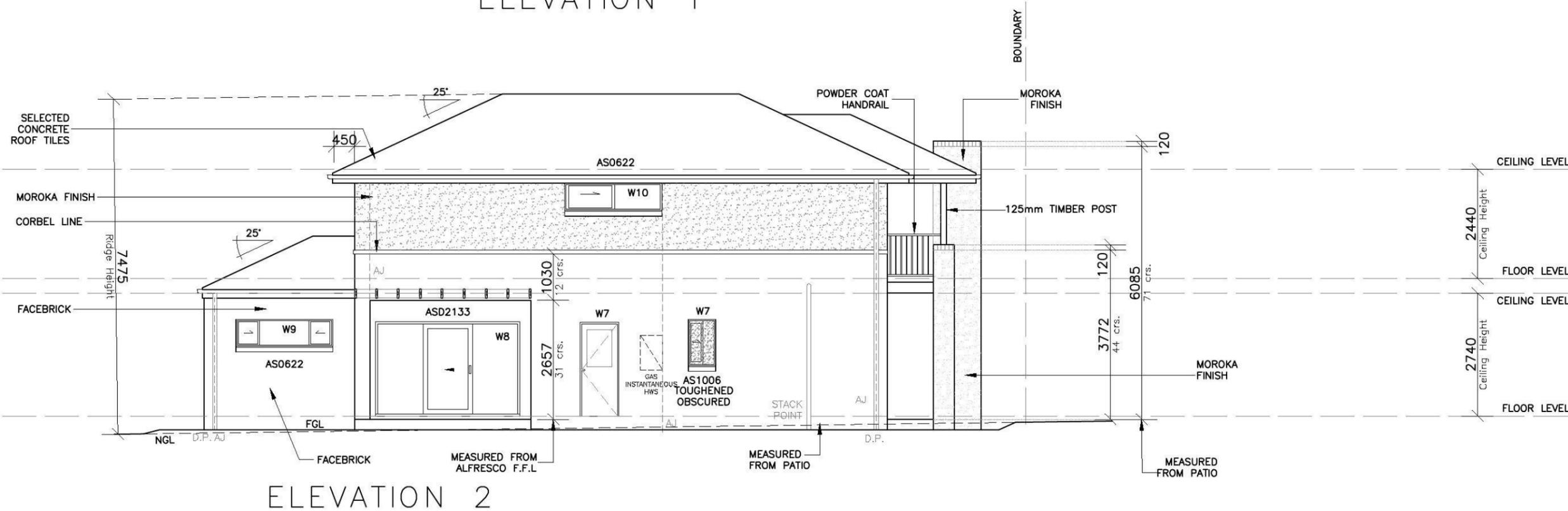
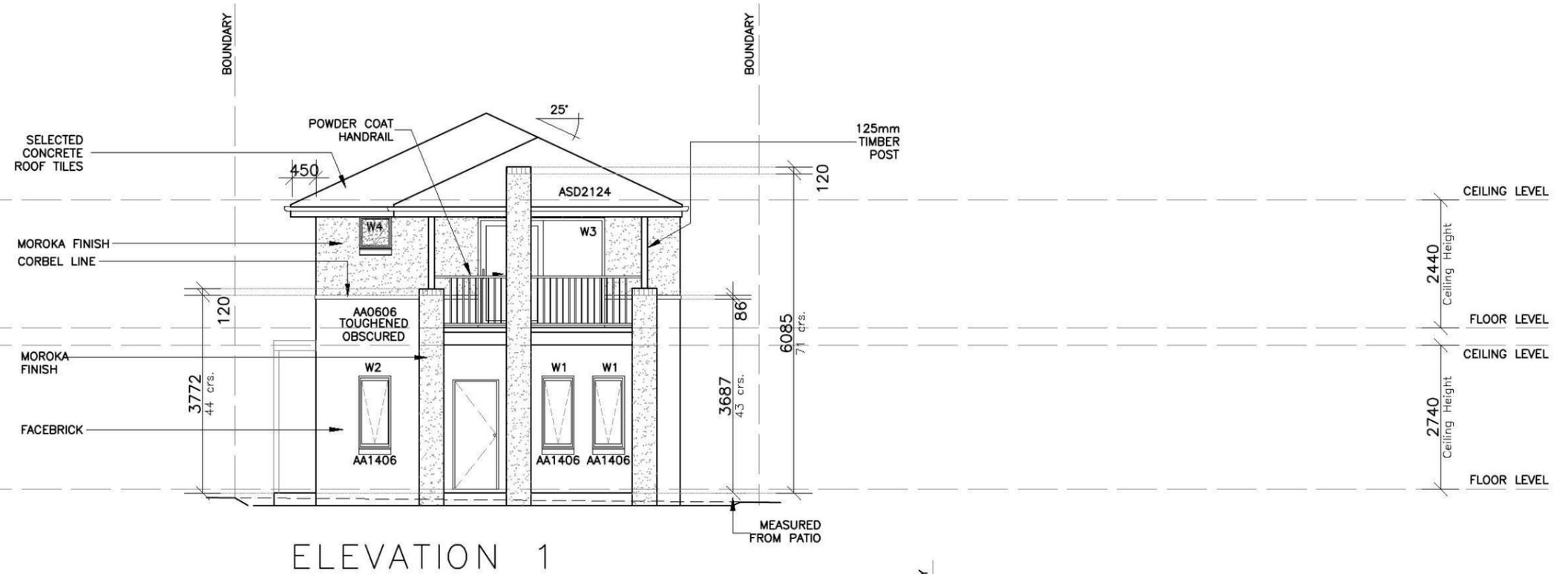
Product:  
**8.0m PRODUCT**  
 Parcel 5  
 Facade (a)  
 Rear Loaded Garage  
 with Studio

Client:  
**Zac Homes**  
 Site Address:  
 LOT 2219 D.P. 1171491  
 WILLIAM HART CRESCENT,  
 THORNTON

Dwg Title:  
 SITE MANAGEMENT & STORMWATER PLAN  
 Date:  
 02.05.2014  
 Council:  
 PENRITH COUNCIL

Sheet:  
 A3  
 Scale:  
 1:200  
 Sheet No.  
 1B  
 Issue:  
 A  
 Job No:  
 214026

A	02.5.14	COUNCIL SUBMISSION	E.G.



<b>Product:</b> 8.0m PRODUCT Parcel 5 Facade (a) Rear Loaded Garage with Studio	<b>Client:</b> Zac Homes Site Address: LOT 2219 D.P. 1171491 WILLIAM HART CRESCENT, THORNTON	<b>Dwg Title:</b> ELEVATIONS <b>Date:</b> 02.05.2014 <b>Council:</b> PENRITH COUNCIL	<b>Sheet:</b> A3	<b>Scale:</b> 1:100	A	02.5.14	COUNCIL SUBMISSION	E.G.
			<b>Sheet No.:</b> 4	<b>Issue:</b> A				
			<b>Job No.:</b> 214026					