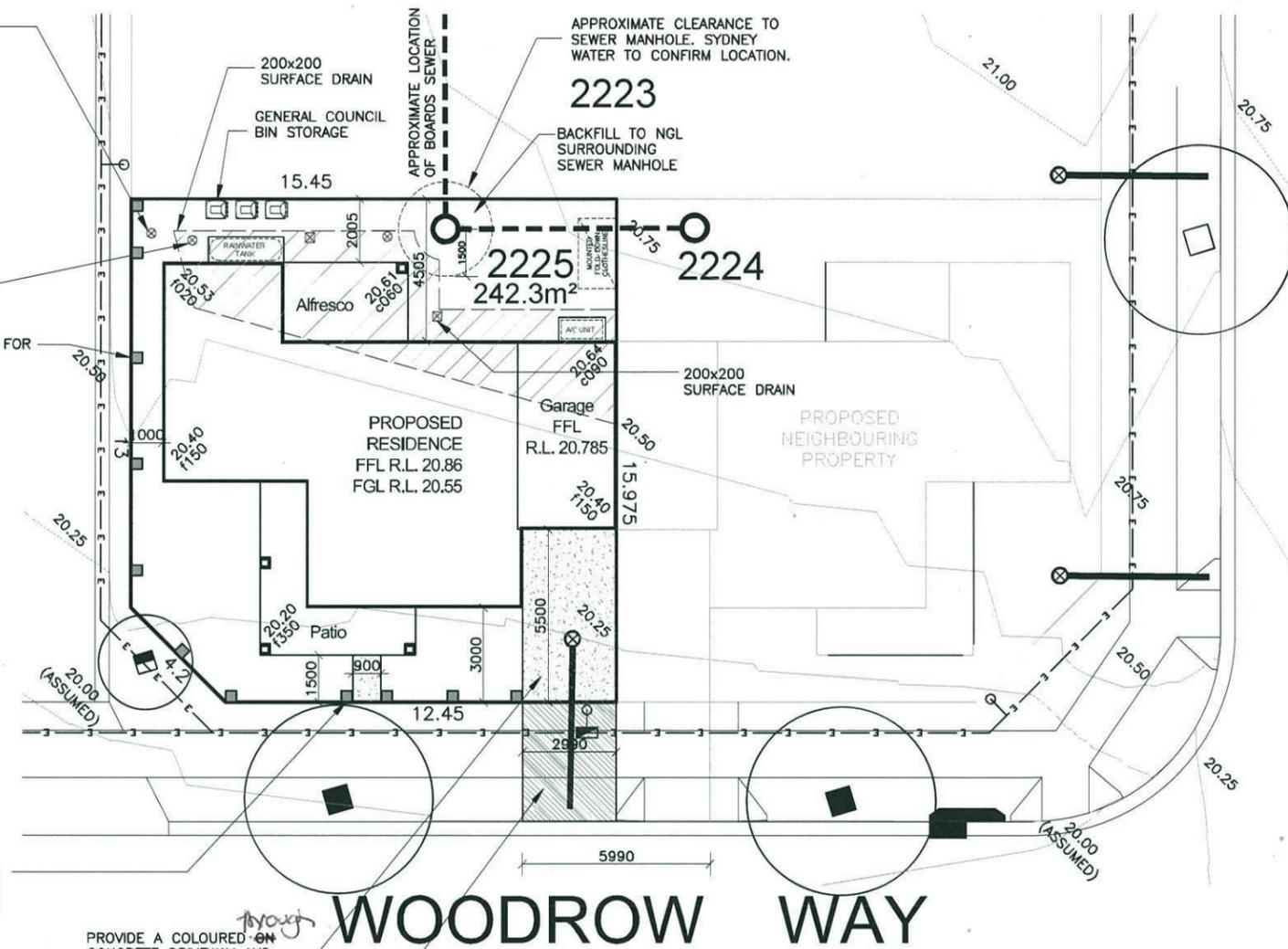


SEDIMENT CONTROL NOTES
 N.T.S.
 1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
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 - Dimensions in preference to scale.
 - 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.

STODDART LANE

WILLIAM HART CRES



DEVELOPER ASSUMED CONTOURS USED. BUILDER TO CONFIRM LEVELS ON SITE

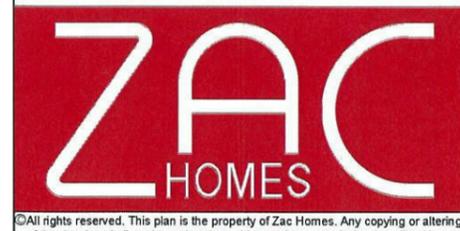
AREAS	
SITE:	242.30m ²
GROUND FLOOR:	87.43m ²
FIRST FLOOR:	88.33m ²
GARAGE:	18.78m ²
PORCH:	13.43m ²
ALFRESCO:	9.87m ²
TOTAL:	217.84m ²

LANDSCAPE AREA	
SITE AREA:	242.3m ²
TOTAL HARD SURFACE AREAS:	147.28m ²
REMAINING SOFT AREA:	77.25m ²
LANDSCAPE AREA:	31.9%
MINIMUM REQUIRED BY COUNCIL:	N.A.%

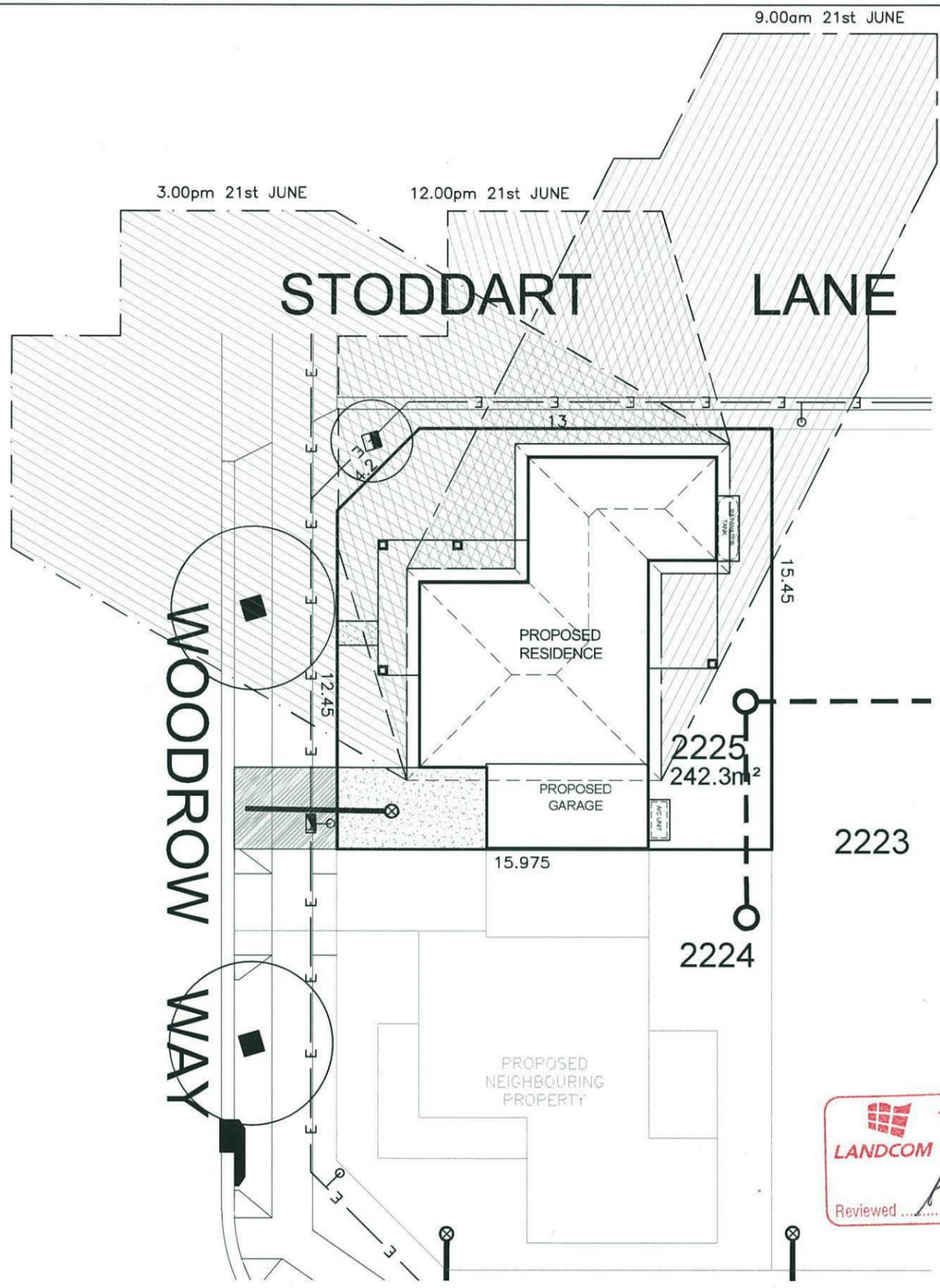
P.O.S. AREA	47.75m ² (19.7%)
FLOOR SPACE RATIO	72.5%

- 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

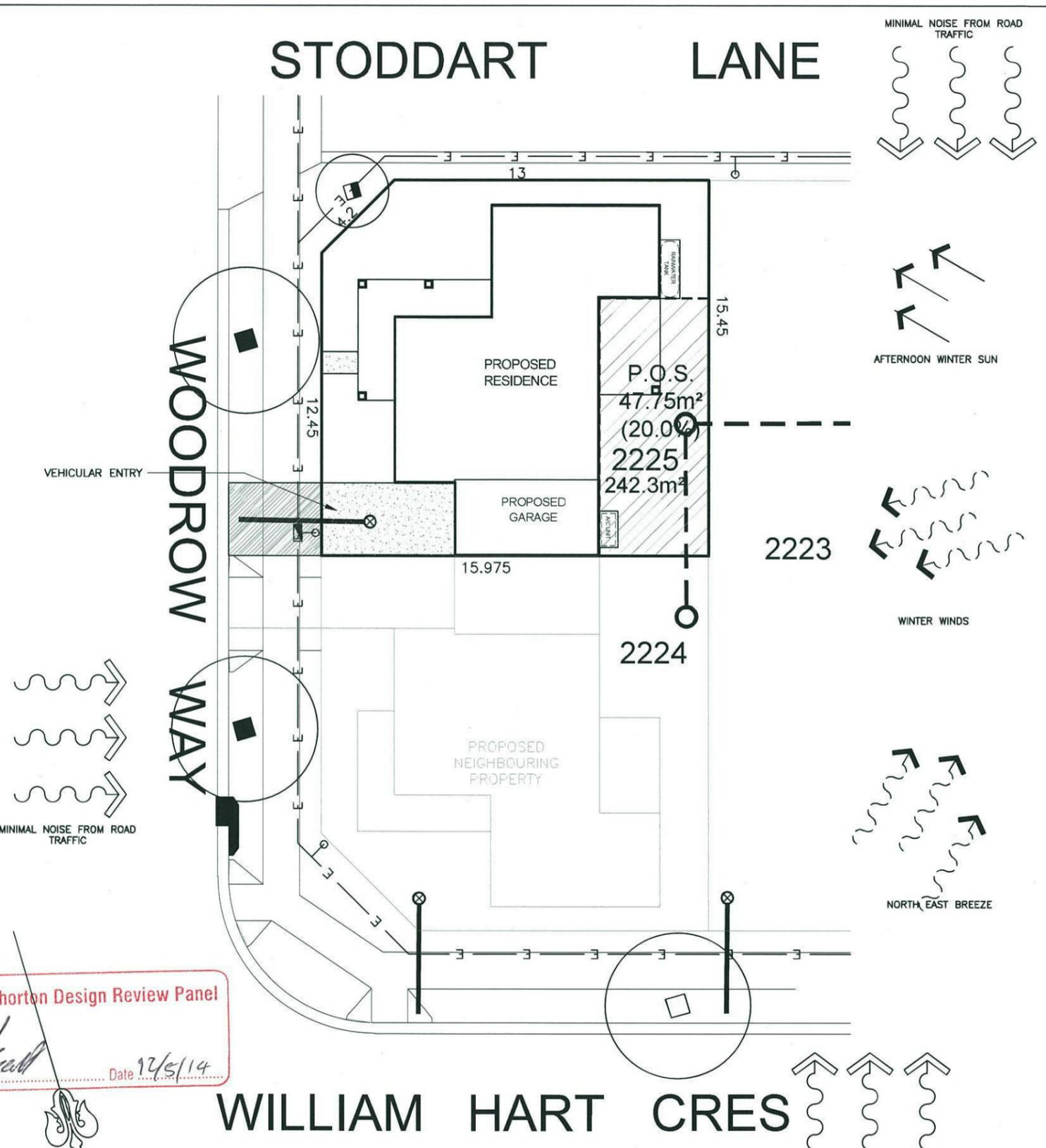
Thorton Design Review Panel
 LANDCOM
 Reviewed *A Scott* Date 18/5/14



Product: Duplex Product Parcel 5 Facade (a)	Client: Zac Homes	Dwg Title: Site Plan	Sheet: A3	Scale: 1:200	A	07.05.14	COUNCIL SUBMISSION	E.G.
	Site Address: LOT 2225 D.P. 1171491 Cnr Woodrow Way & Stoddart Lane, THORNTON	Date: 07.05.2014	Sheet No. 1	Issue: A				
	Council: PENRITH COUNCIL	Job No: 214032						



SHADOW PLAN



SITE ANALYSIS PLAN

Thorton Design Review Panel
 LANDCOM
 Reviewed *[Signature]* Date 12/5/14



Product: Duplex Product Parcel 5 Facade (a)	Client: Zac Homes Site Address: LOT 2225 D.P. 1171491 Cnr Woodrow Way & Stoddart Lane, THORNTON	Dwg Title: SHADOWS & SITE ANALYSIS	Sheet: A3	Scale: 1:200	A	07.05.14	COUNCIL SUBMISSION	E.G.
					Date: 07.05.2014	Sheet No.: 1A	Issue: A	
Council: PENRITH COUNCIL			Job No.: 214032					

STODDART LANE

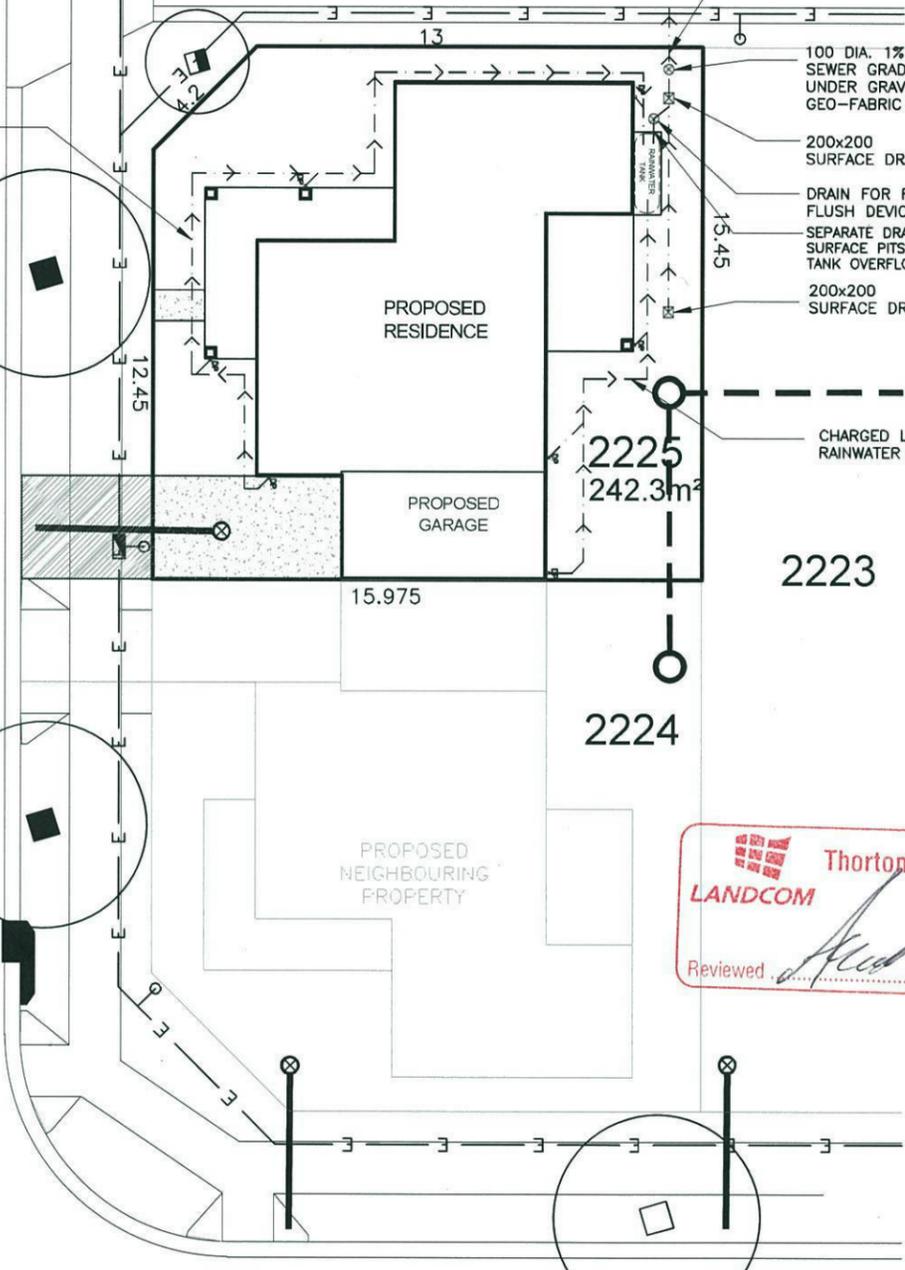
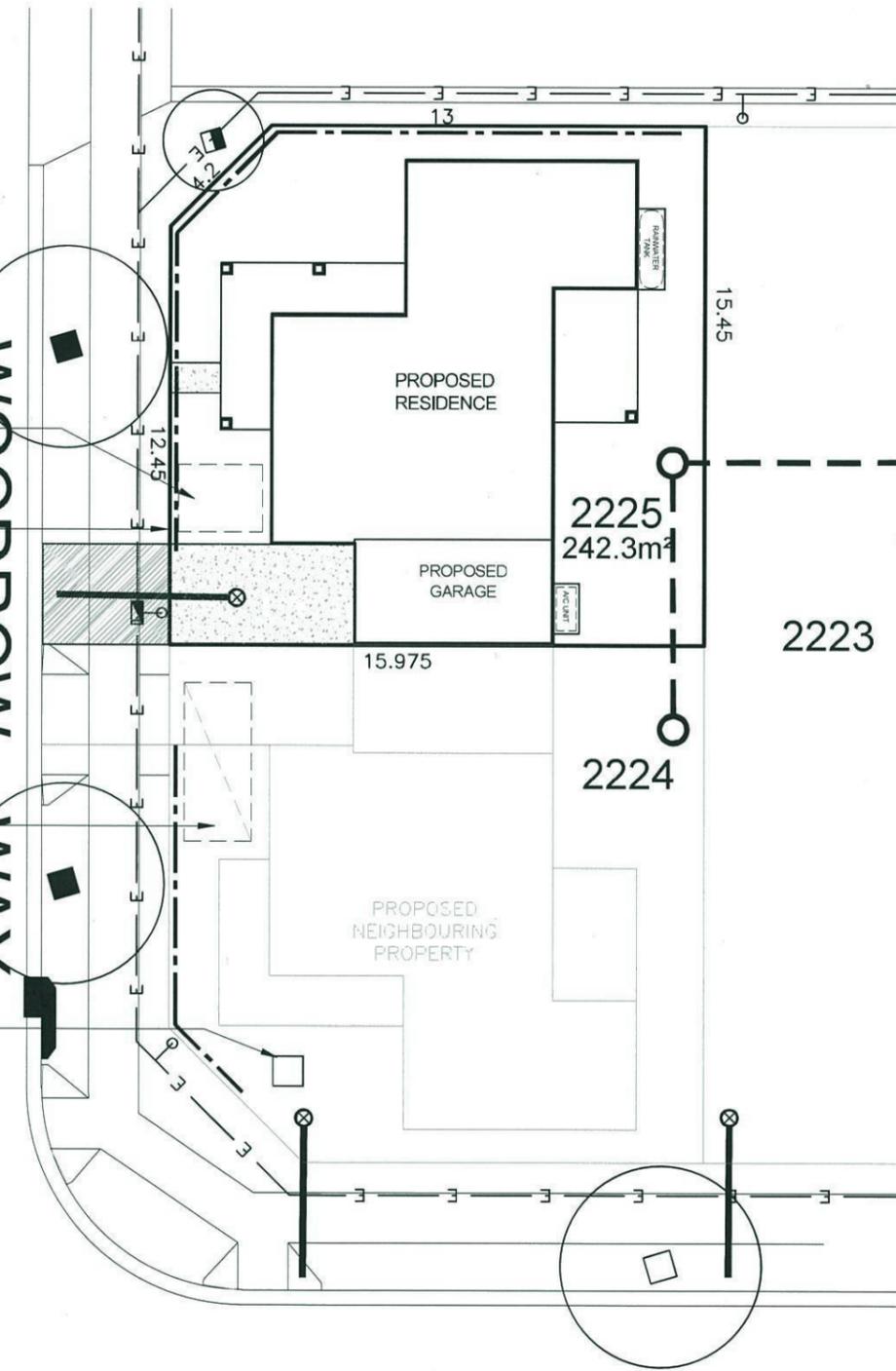
STODDART LANE

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WOODROW WAY

WOODROW WAY



Thorton Design Review Panel
LANDCOM
Reviewed: *[Signature]* Date: 17/5/14

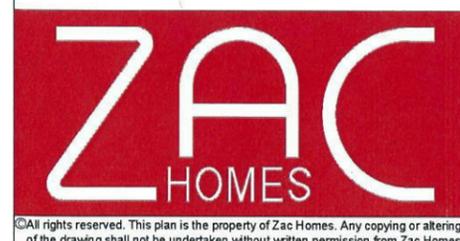
WILLIAM HART CRES

WILLIAM HART CRES

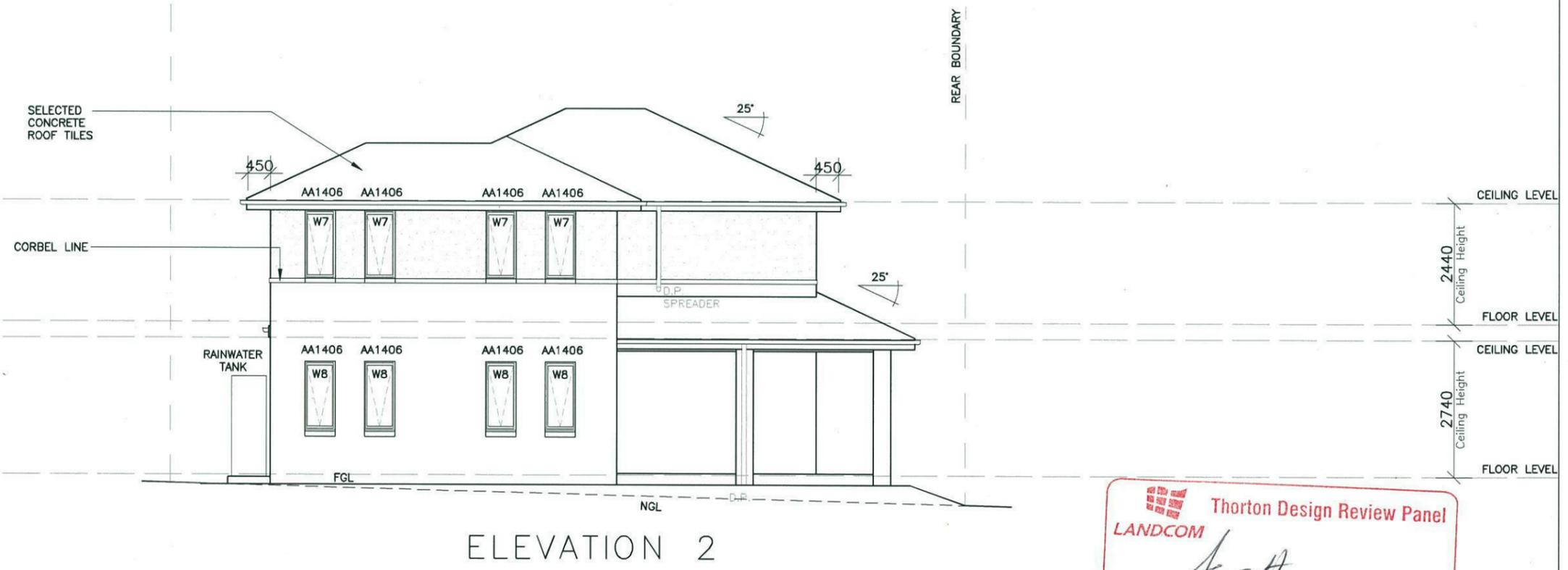
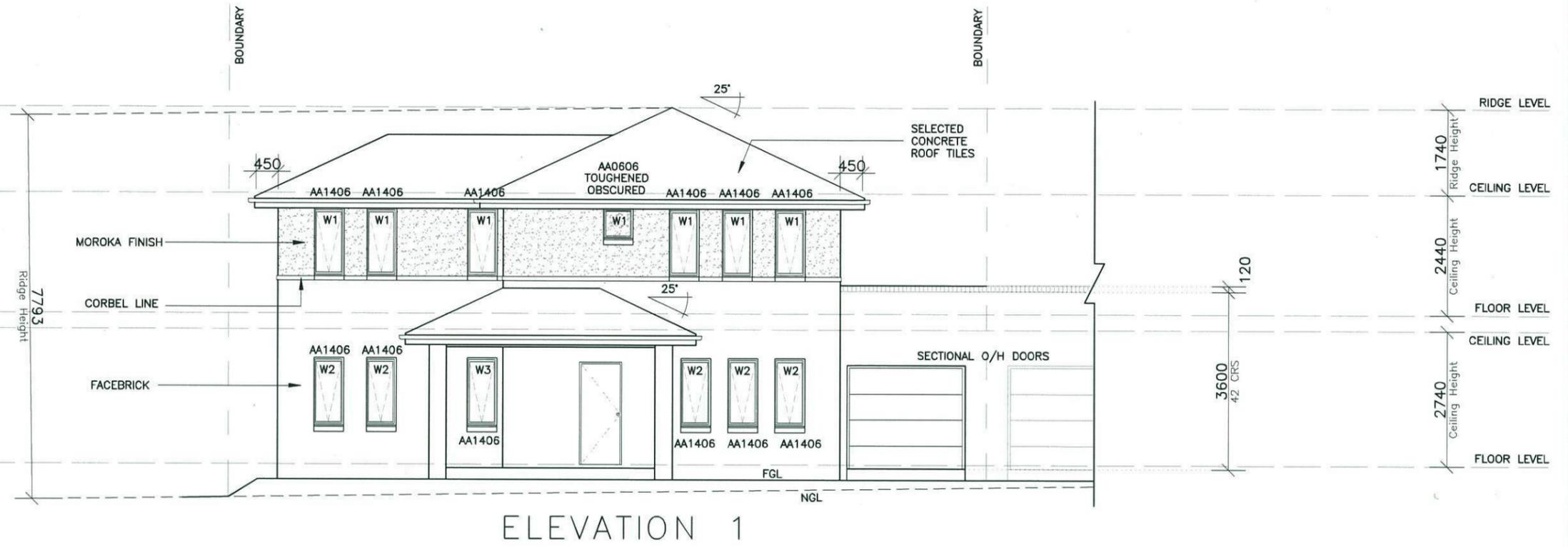
STORMWATER DRAINAGE LINES TO THE REAR LANE
(VIA CHARGED LINES TO RAINWATER TANK)

SITE MANAGEMENT PLAN

STORMWATER PLAN



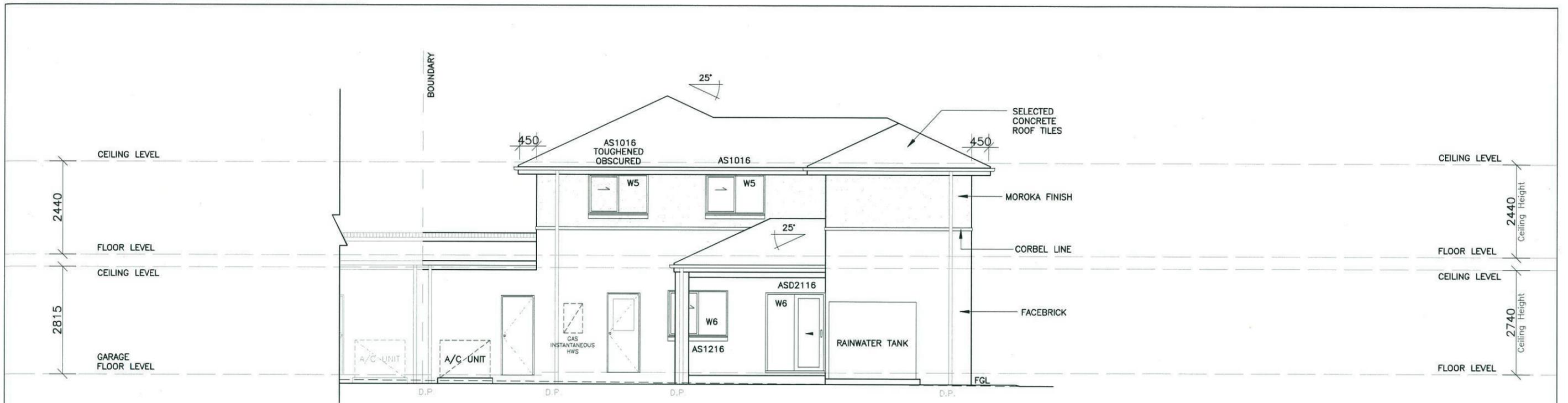
Product: Duplex Product Parcel 5 Facade (a)	Client: Zac Homes Site Address: LOT 2225 D.P. 1171491 Cnr Woodrow Way & Stoddart Lane, THORNTON	Dwg Title: SITE MANAGEMENT & STORMWATER PLAN Date: 07.05.2014 Council: PENRITH COUNCIL	Sheet: A3 Sheet No.: 1B Job No.: 214032	Scale: 1:200 Issue: A	A	07.05.14	COUNCIL SUBMISSION	E.G.



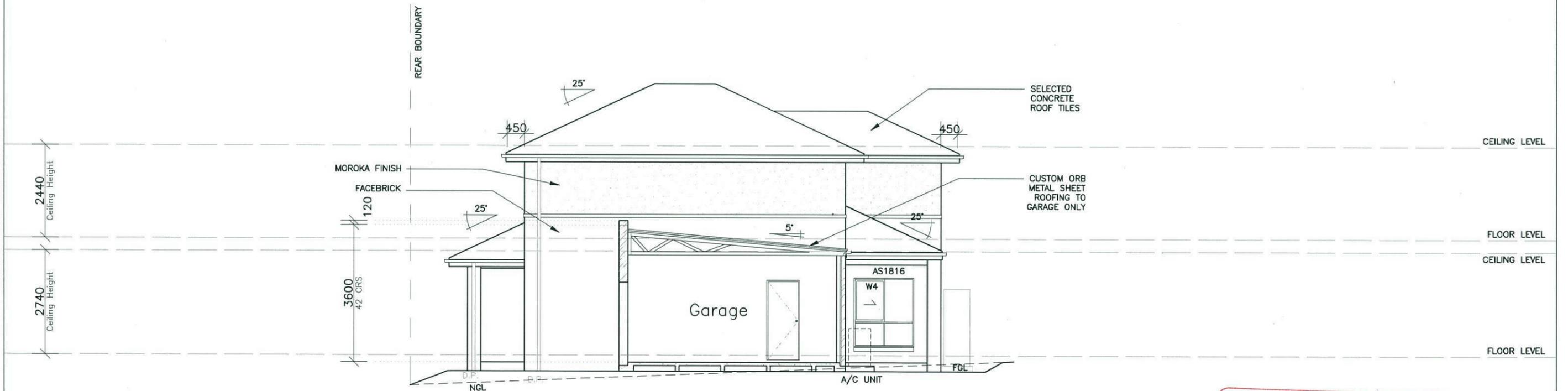
Thorton Design Review Panel
 Reviewed *Ascott* Date *12/15/14*



Product: Duplex Product Parcel 5 Facade (a)	Client: Zac Homes Site Address: LOT 2225 D.P. 1171491 Cnr Woodrow Way & Stoddart Lane, THORNTON	Dwg Title: ELEVATIONS Date: 07.05.2014 Council: PENRITH COUNCIL	Sheet: A3 Sheet No.: 4 Job No.: 214032	Scale: 1:100 Issue: A	A 07.05.14 COUNCIL SUBMISSION E.G.
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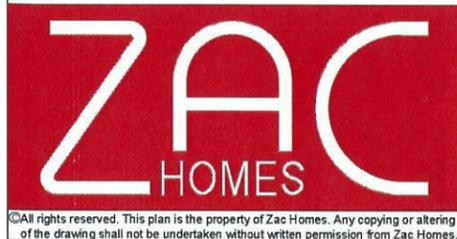


ELEVATION 3



ELEVATION 4


Thorton Design Review Panel
 Reviewed *[Signature]* Date 12/5/14



Product:
Duplex Product
 Parcel 5
 Facade (a)

Client:
Zac Homes
 Site Address:
 LOT 2225 D.P. 1171491
 Cnr Woodrow Way & Stoddart
 Lane, THORNTON

Dwg Title:
ELEVATIONS
 Date:
 07.05.2014
 Council:
PENRITH COUNCIL

Sheet:
A3
 Scale:
1:100
 Sheet No.
5
 Issue:
A
 Job No:
214032

A	07.05.14	COUNCIL SUBMISSION	E.G.

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Lot 2225 William Hart

PLANT SCHEDULE Prepared by ecodesign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aw	Agapanthus 'White'	White Agapanthus	43	200mm	0.5m
Dg	Dietes grandiflora	Wild Iris	6	200mm	1m
Mip	Malus ioensis 'Plena'	Bechtel Crab Apple	1	75L	6m
Gar	Gardenia augusta 'Radicans'	Rock Gardenia	9	200mm	0.5m
Oi	Ophiopogon 'Stripey White'	Stripey White Mondo Grass	22	200mm	0.3-0.4m
Vh	Viola hederacea	Native Violet	44	150mm	0.1m
Vo	Viburnum odoratissimum	Sweet Viburnum	25	300mm	2.5m

SIMMONS LANE CROSS-OVER - Supply + construction by BUILDER

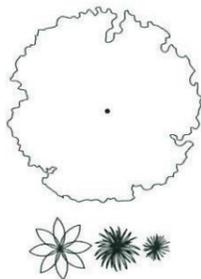
MATERIAL SCHEDULE

	Area m ² URBANGROWTH*	Area m ² BUILDER**
HEADER COURSE		
Concrete pavers 'Adbri Stradapave', 300x300x50mm in 'Charcoal' colour, laid in stackbond pattern	2.30	6.30
IN-FILL PAVEMENT		
Concrete pavers 'Adbri Havenbrick', 200x100x50mm in 'Brushwood' colour, laid in herringbone pattern	1.40	12.70
Total area	3.70	19.00

* 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
82	25	43	14	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



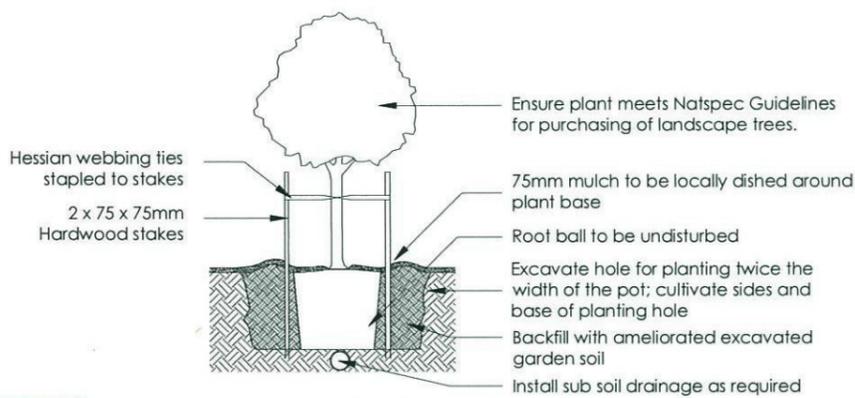
Garden edging



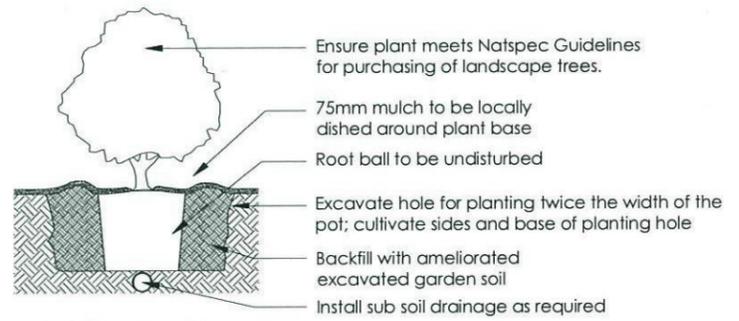
Masonry retaining walls



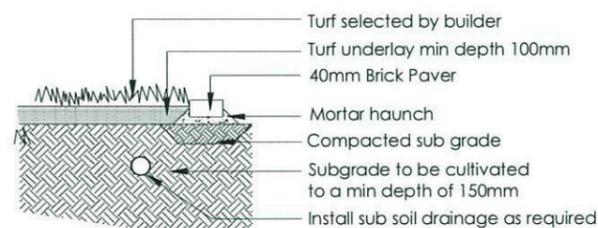
Existing contours



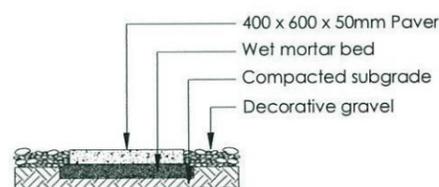
1 Tree Planting Detail
NTS 25L - 100L Pot Size



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
Date: 14/6/14
Thornton Design Review Panel
LANDCOM

REVISION	DESCRIPTION	DRAWN	CHECK	DATE	PROJECT	SCALE	DATE	REVISION
A	ISSUE FOR CLIENT REVIEW	EW	RS	05-05-14	NEW RESIDENCE	1:100 @ A3	07-05-14	A

ecodesign
outdoor living environments

PO Box 8136, Baulkham Hills NSW 2153
Ph: (02) 9480 7717 Fax: (02) 9480 7705
Email: info@ecodesign.com.au
Web: www.ecodesign.com.au

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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

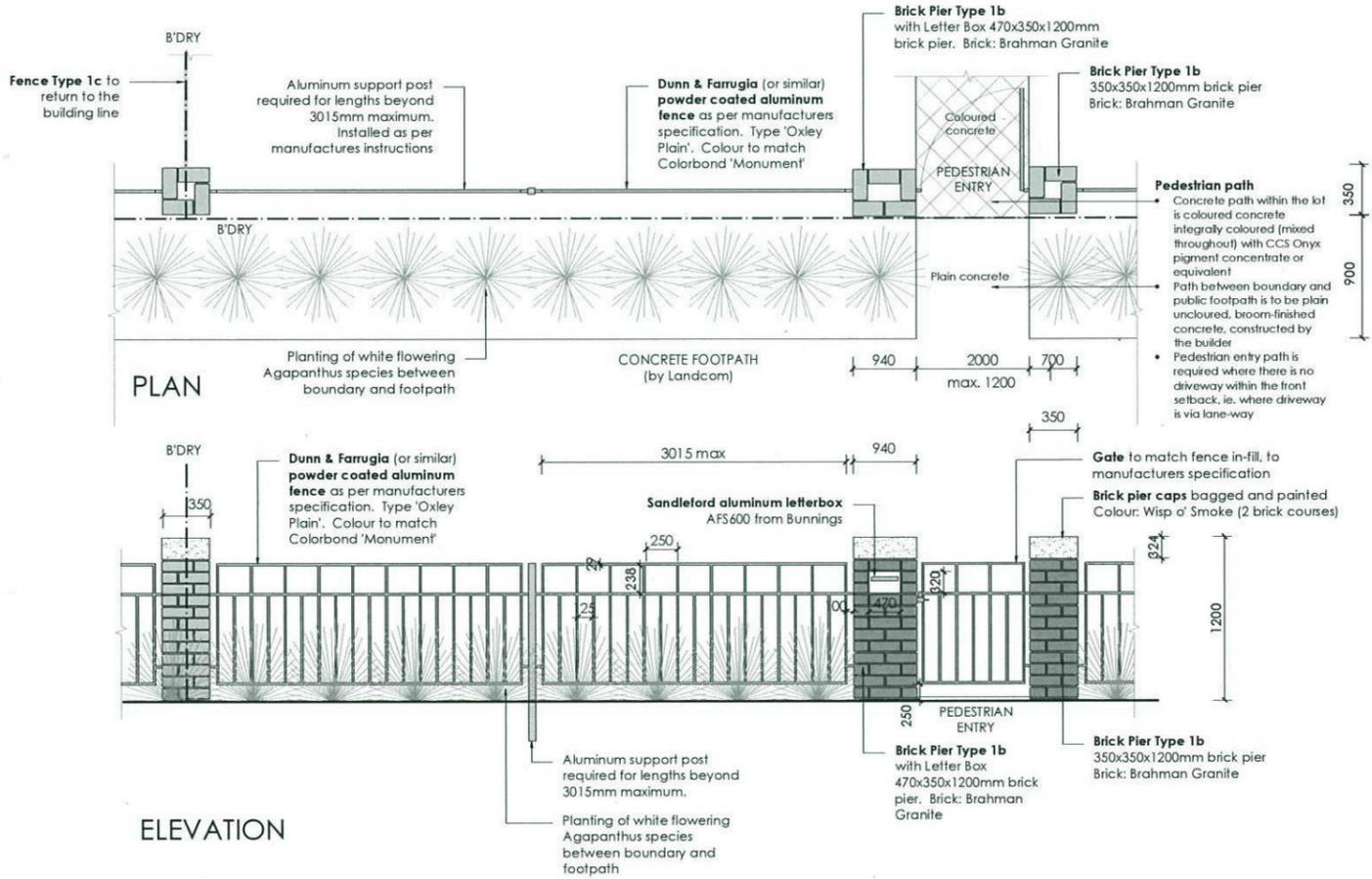
LOT 2225 WILLIAM HART CRESCENT, PENRITH

ZAC HOMES

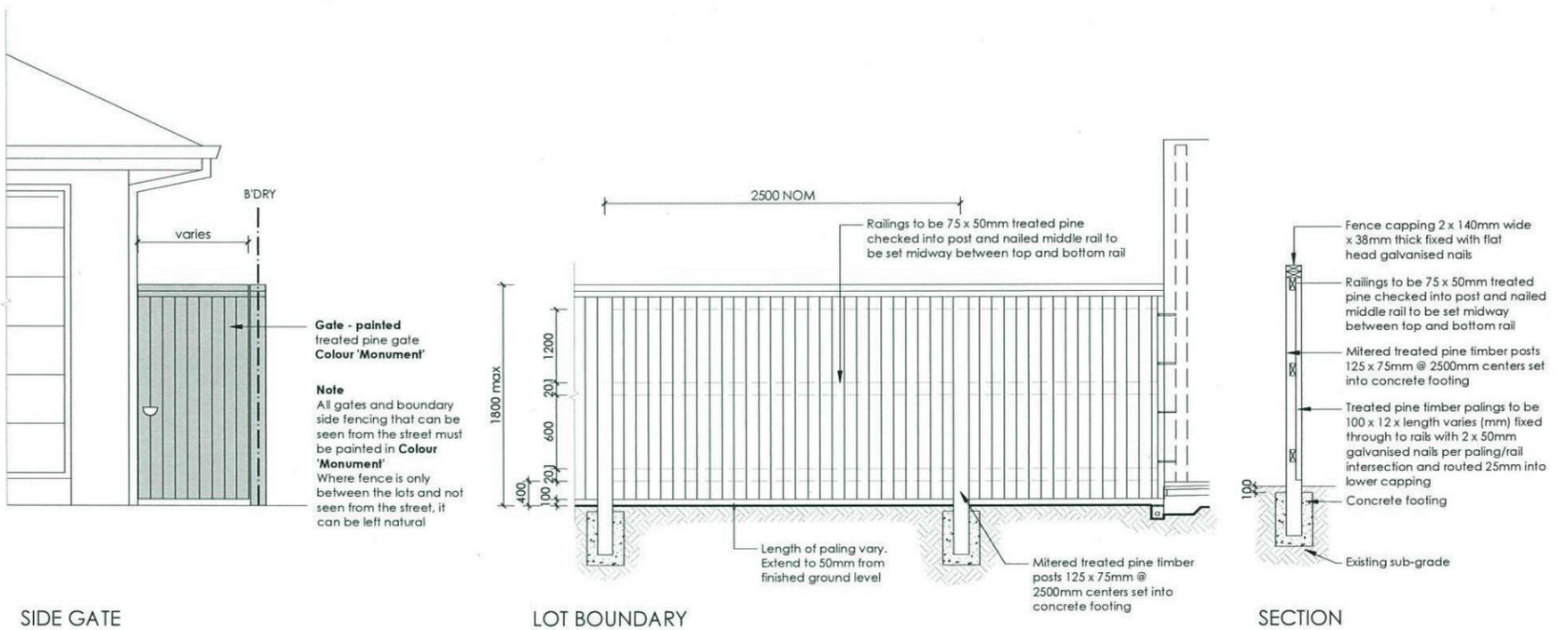
NEW RESIDENCE
LANDSCAPE PLAN

DA 02
EW RS 07-05-14





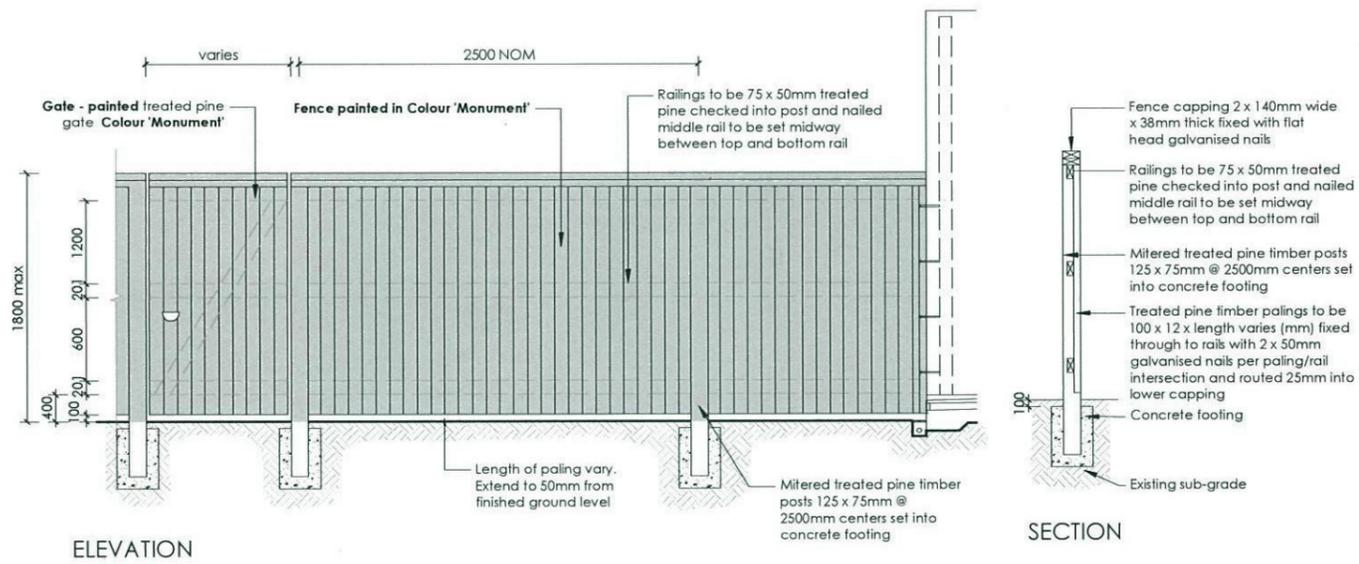
5 FENCE TYPE 1b - Front Fence
1:50 Typical detail



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

Reviewed
LANDCOM
 Thorp Design Review Panel
 Date: 12/07/14

REVISION	DESCRIPTION	DRAWN	CHECK	DATE	PROJECT	SCALE	DATE	SHEET
A	ISSUE FOR CLIENT REVIEW	EW	RS	05-05-14	LOT 2218 - LOT 2225 WILLIAM HART CRESCENT, PENRITH	1:100 @ A3	DA	03
ecodesign outdoor living environments 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.					ZAC HOMES			
PO Box 8136, Baulkham Hills B.C. 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 Planners					NEW RESIDENCE LANDSCAPE DETAIL 07-05-14 A			



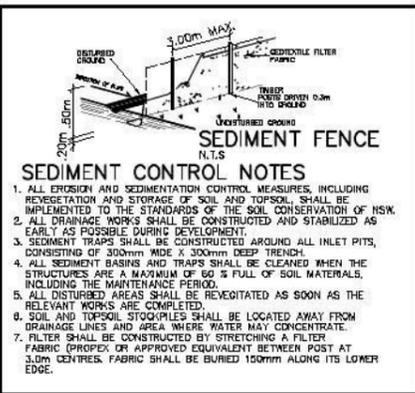
ELEVATION

SECTION

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

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

REVISION	DESCRIPTION	DRAWN	CHECK	DATE	 PO Box 8136, Southport Hills B.C., NEW 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	NEW RESIDENCE							
A	ISSUE FOR CLIENT REVIEW	EW	RS	05-05-14		ADDRESS	LOT 2218 - LOT 2225 WILLIAM HART CRESCENT, PENRITH							
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	ZAC HOMES			SCALE	1:100 @ A3	DATE	DA 04	
							DRAWN	EW	CHECK	RS	DATE	07-05-14	REVISION	A

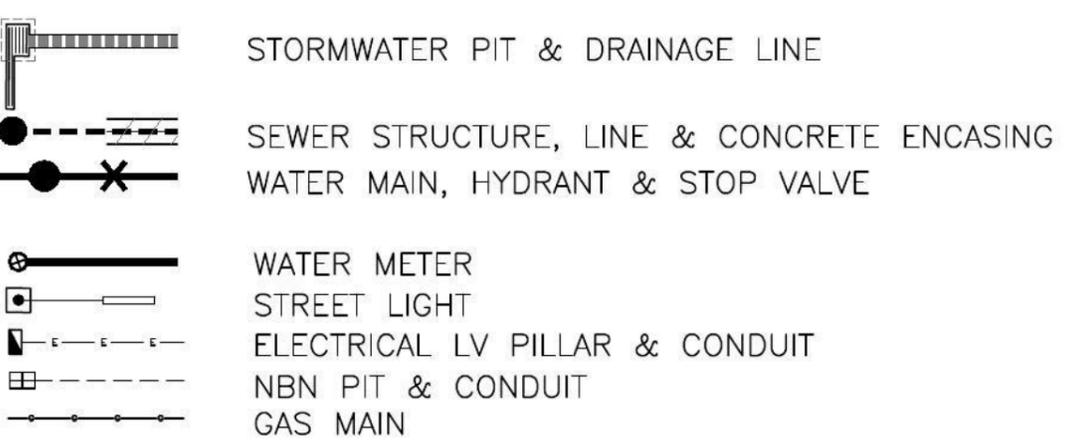
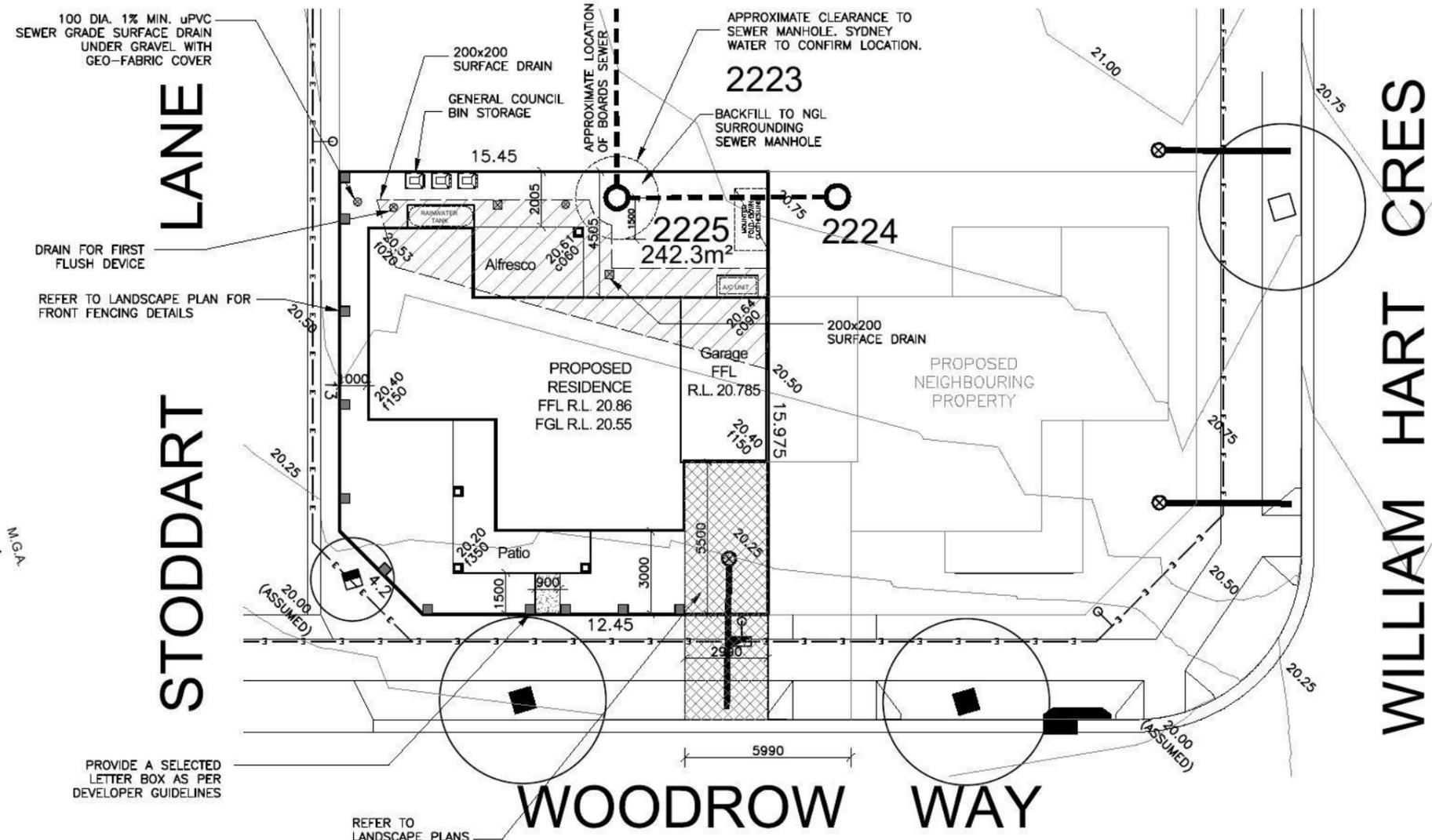
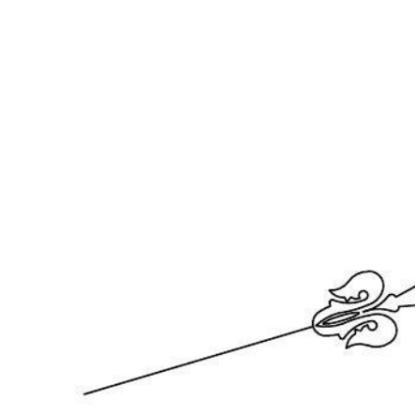


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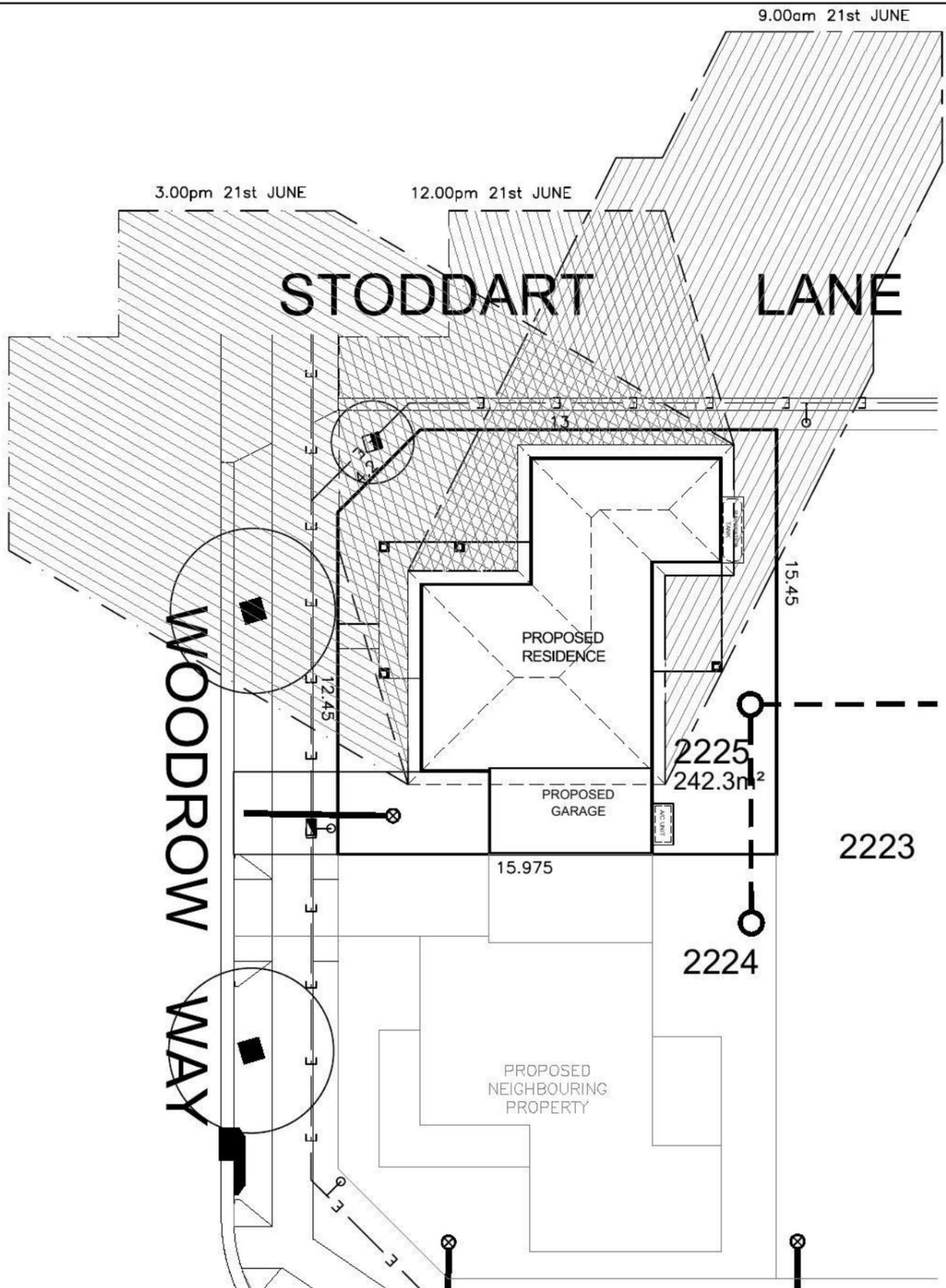
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LANDSCAPE AREA:	31.9%
MINIMUM REQUIRED BY COUNCIL:	N.A.%

P.O.S. AREA 47.75m² (19.7%)

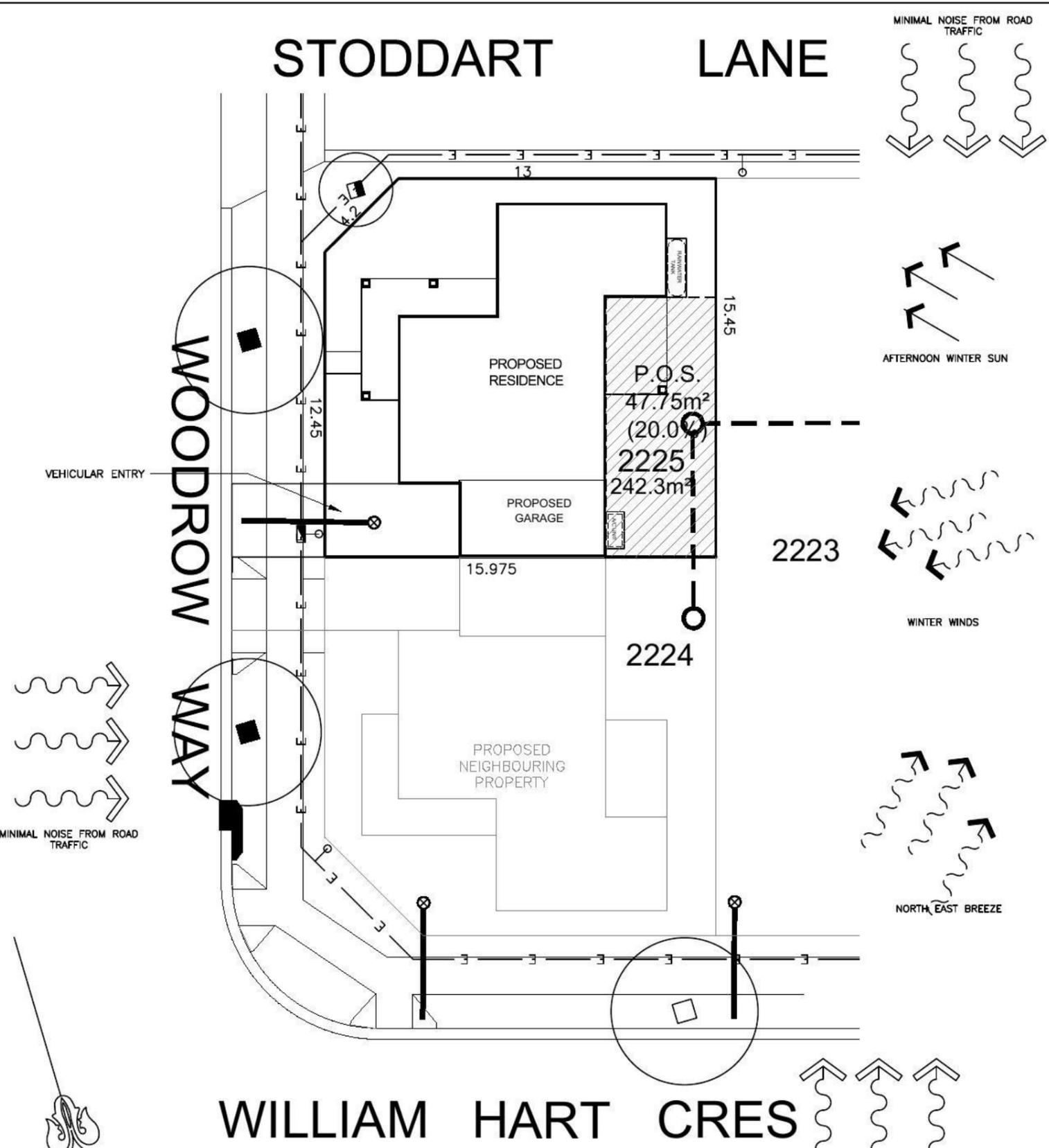
FLOOR SPACE RATIO 72.5%



Product: Duplex Product Parcel 5 Facade (a)	Client: Zac Homes	Dwg Title: Site Plan	Sheet: A3	Scale: 1:200	A 07.05.14 COUNCIL SUBMISSION E.G.
	Site Address: LOT 2225 D.P. 1171491 Cnr Woodrow Way & Stoddart Lane, THORNTON	Date: 07.05.2014	Sheet No. 1	Issue: B	B 15.05.14 AMENDED DRIVEWAY TO SUIT LANDSCAPE PLANS E.G.
	Council: PENRITH COUNCIL	Job No. 214032			



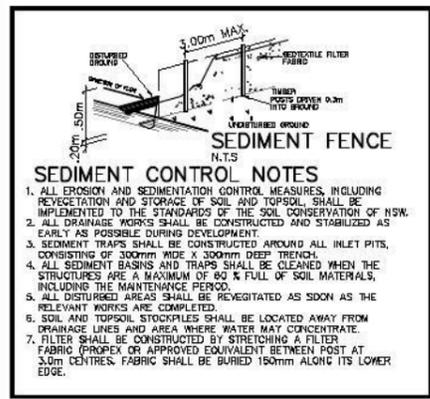
SHADOW PLAN



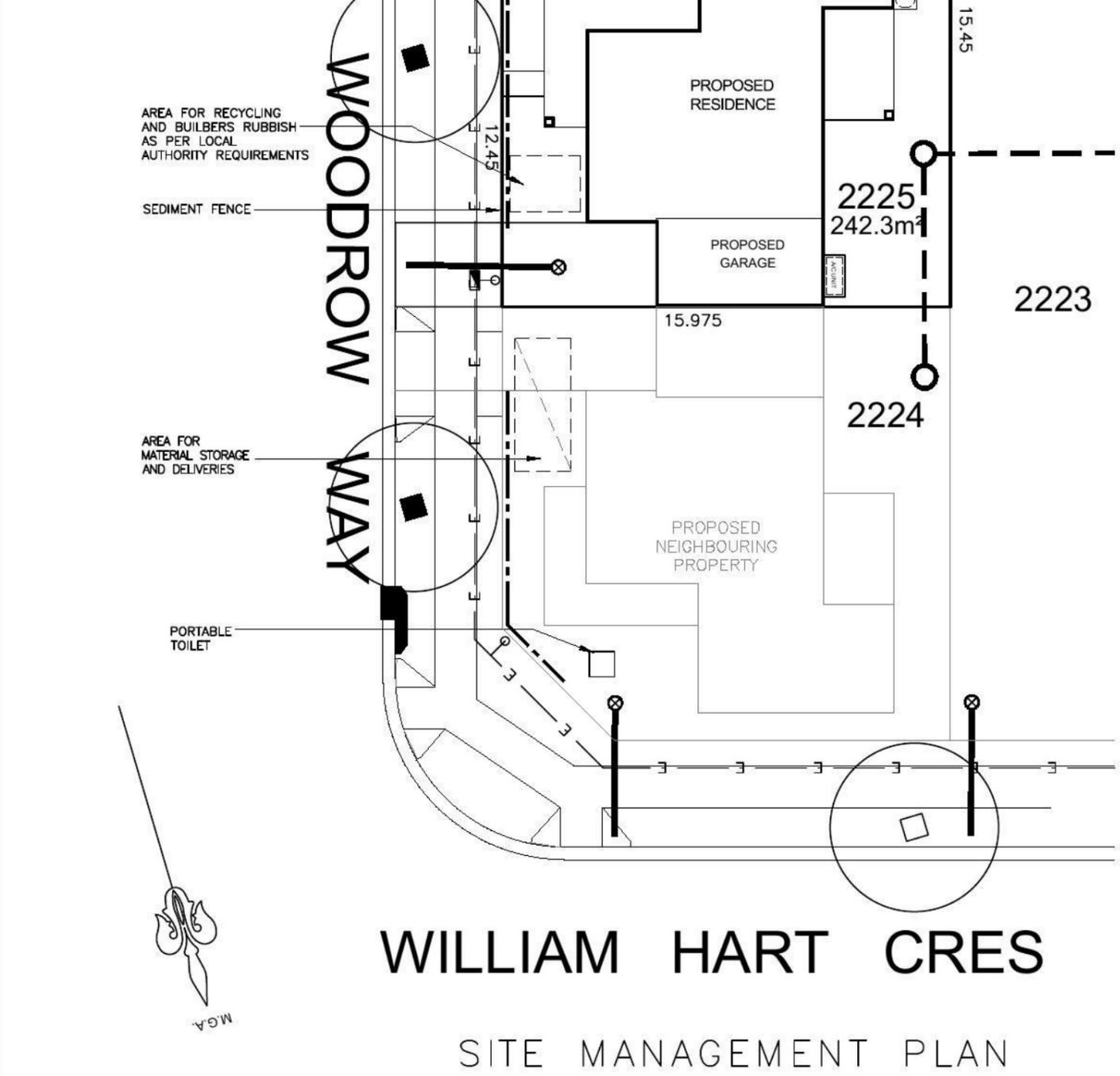
SITE ANALYSIS PLAN



Product: Duplex Product Parcel 5 Facade (a)	Client: Zac Homes Site Address: LOT 2225 D.P. 1171491 Cnr Woodrow Way & Stoddart Lane, THORNTON	Dwg Title: SHADOWS & SITE ANALYSIS	Sheet: A3	Scale: 1:200	A	07.05.14	COUNCIL SUBMISSION	E.G.
					B	15.05.14	AMENDED DRIVEWAY TO SUIT LANDSCAPE PLANS	E.G.
		Date: 07.05.2014	Sheet No.: 1A	Issue: B				
		Council: PENRITH COUNCIL	Job No.: 214032					

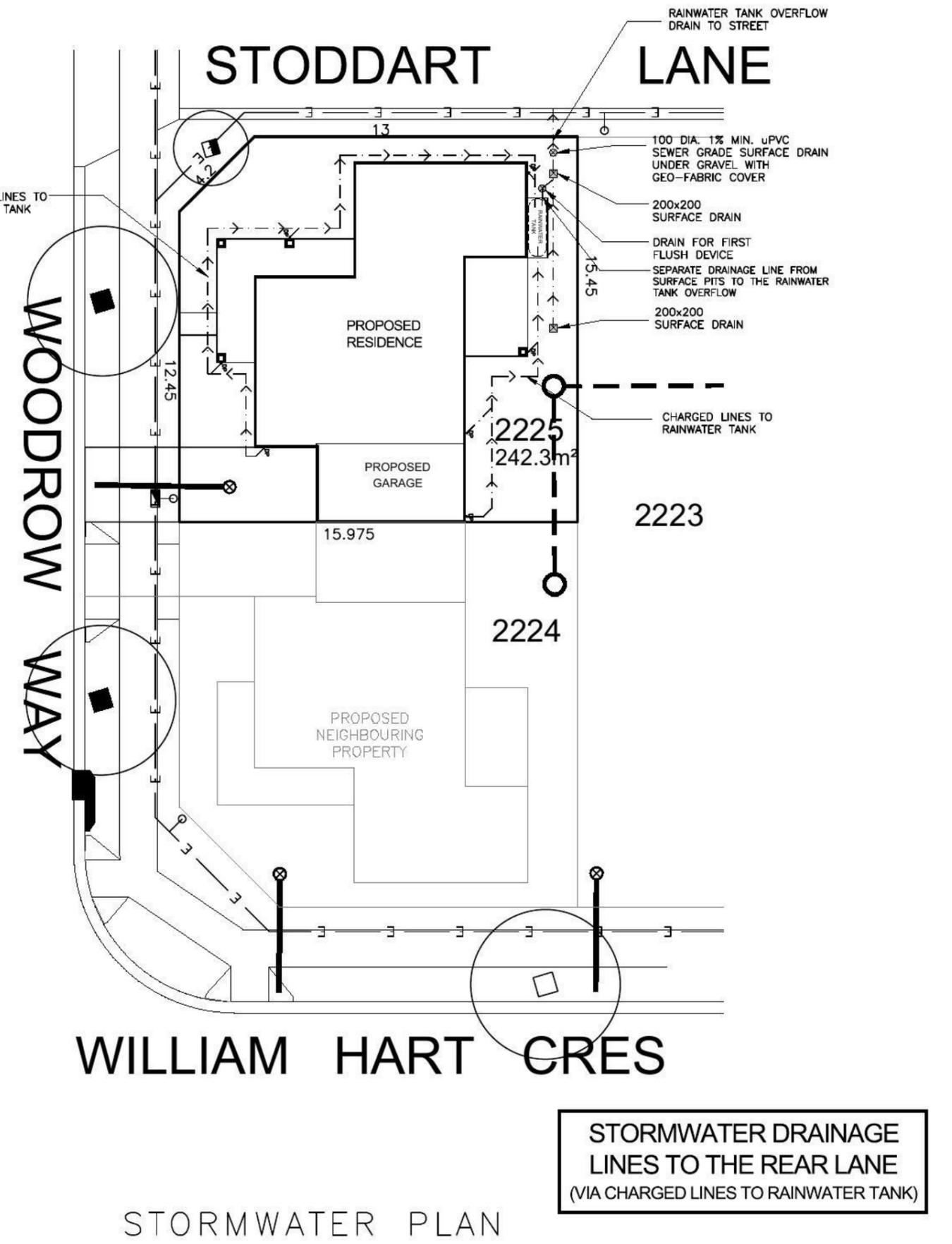


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WILLIAM HART CRES

SITE MANAGEMENT PLAN



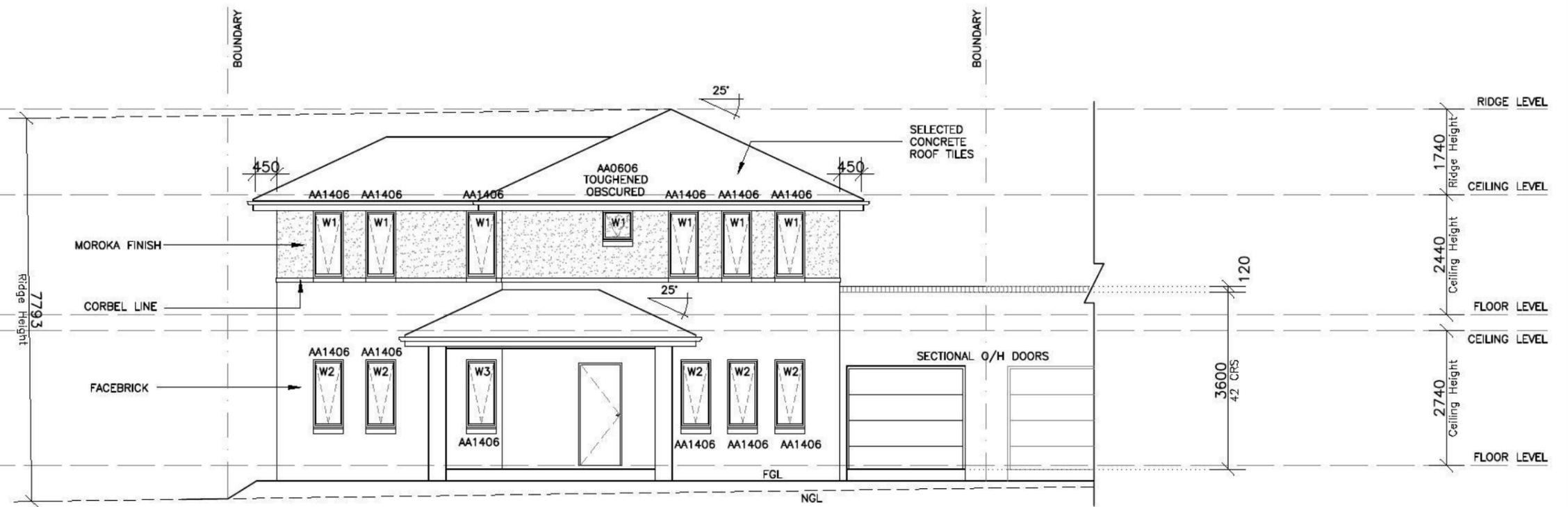
WILLIAM HART CRES

STORMWATER PLAN

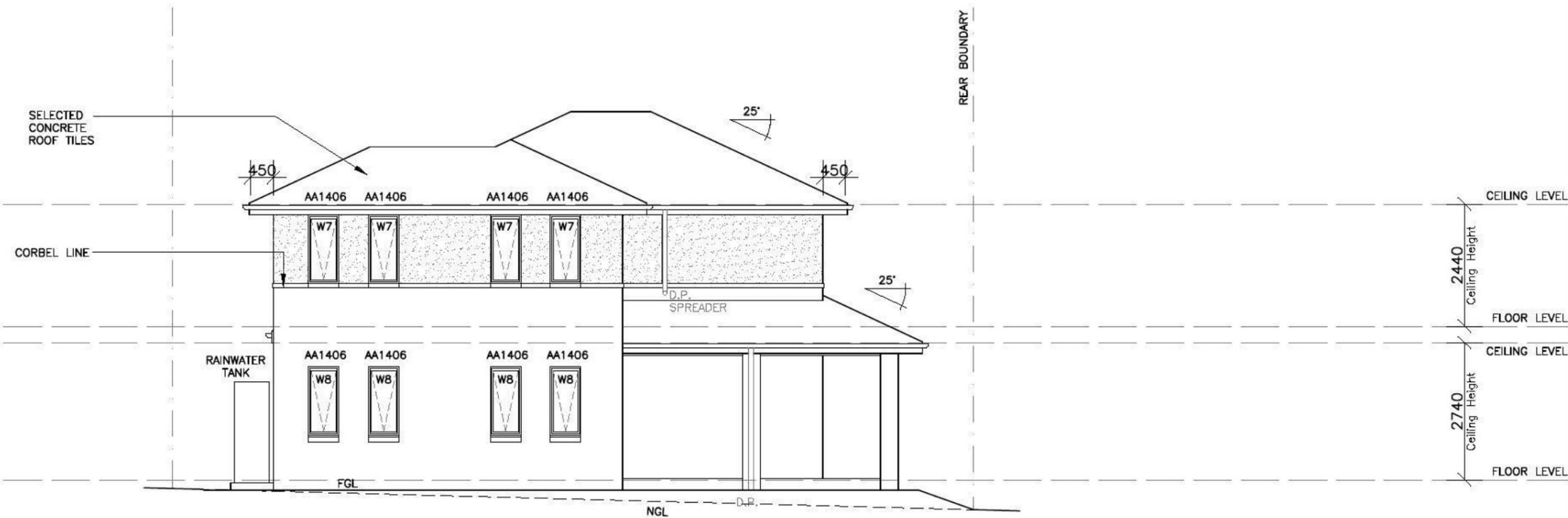
STORMWATER DRAINAGE LINES TO THE REAR LANE (VIA CHARGED LINES TO RAINWATER TANK)



Product: Duplex Product Parcel 5 Facade (a)	Client: Zac Homes	Dwg Title: SITE MANAGEMENT & STORMWATER PLAN	Sheet: A3	Scale: 1:200	A	07.05.14	COUNCIL SUBMISSION	E.G.
					B	15.05.14	AMENDED DRIVEWAY TO SUIT LANDSCAPE PLANS	E.G.
Site Address: LOT 2225 D.P. 1171491 Cnr Woodrow Way & Stoddart Lane, THORNTON	Date: 07.05.2014	Council: PENRITH COUNCIL	Sheet No. 1B	Issue: B				
			Job No: 214032					



ELEVATION 1



ELEVATION 2



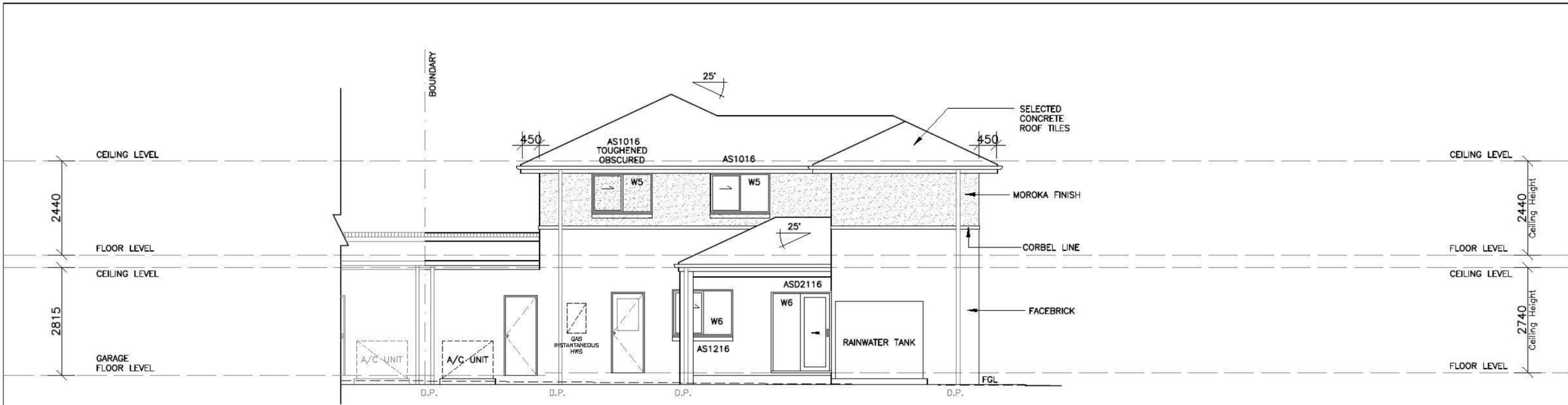
Product:
Duplex Product
 Parcel 5
 Facade (a)

Client:
Zac Homes
 Site Address:
 LOT 2225 D.P. 1171491
 Cnr Woodrow Way & Stoddart
 Lane, THORNTON

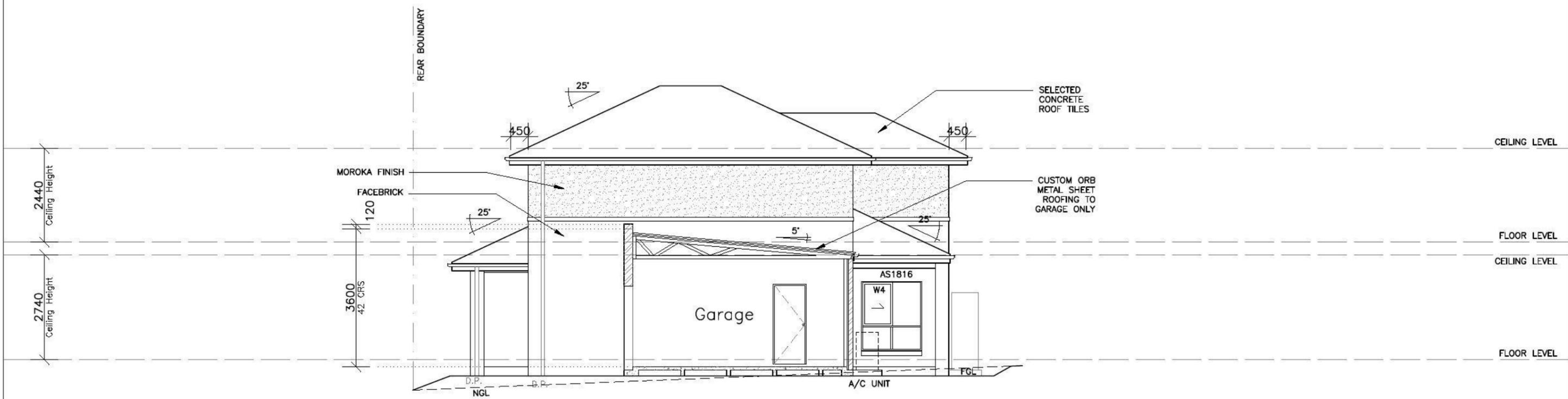
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ELEVATIONS
 Date:
 07.05.2014
 Council:
 PENRITH COUNCIL

Sheet:
A3
 Sheet No.
 4
 Job No:
214032

A	07.05.14	COUNCIL SUBMISSION	E.G.
B	15.05.14	AMENDED DRIVEWAY TO SUIT LANDSCAPE PLANS	E.G.



ELEVATION 3



ELEVATION 4



Product:
Duplex Product
 Parcel 5
 Facade (a)

Client:
Zac Homes
 Site Address:
 LOT 2225 D.P. 1171491
 Cnr Woodrow Way & Stoddart
 Lane, THORNTON

Dwg Title:
ELEVATIONS
 Date:
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Sheet:
A3
 Sheet No.
 5
 Job No:
214032

A	07.05.14	COUNCIL SUBMISSION	E.G.
B	15.05.14	AMENDED DRIVEWAY TO SUIT LANDSCAPE PLANS	E.G.

Lot 2225 William Hart

PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aw	Agapanthus 'White'	White Agapanthus	43	200mm	0.5m
Dg	Diets grandiflora	Wild Iris	6	200mm	1m
Mip	Malus ioensis 'Plena'	Bechtel Crab Apple	1	75L	6m
Gar	Gardenia augusta 'Radicans'	Rock Gardenia	9	200mm	0.5m
Oi	Ophiopogon 'Stripey White'	Stripey White Mondo Grass	22	200mm	0.3-0.4m
Vh	Viola hederacea	Native Violet	44	150mm	0.1m
Vo	Viburnum odoratissimum	Sweet Viburnum	25	300mm	2.5m

SIMMONS LANE CROSS-OVER - Supply + construction by BUILDER

MATERIAL SCHEDULE	Area m ² URBANGROWTH*	Area m ² BUILDER**
HEADER COURSE		
Concrete pavers 'Adbri Stradapave', 300x300x50mm in 'Charcoal' colour, laid in stackbond pattern	2.30	6.30
IN-FILL PAVEMENT		
Concrete pavers 'Adbri Havenbrick', 200x100x50mm in 'Brushwood' colour, laid in herringbone pattern	1.40	12.70
Total area	3.70	19.00

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

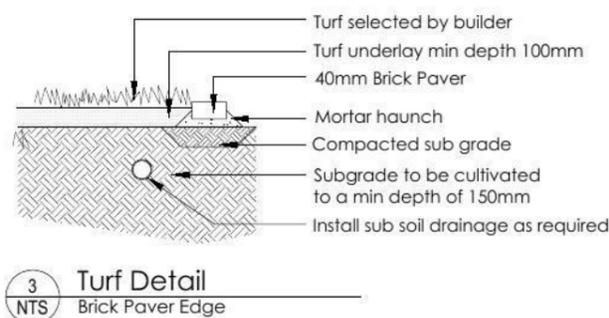
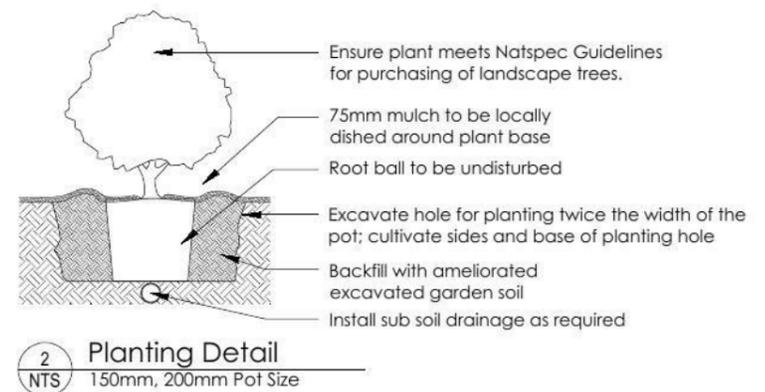
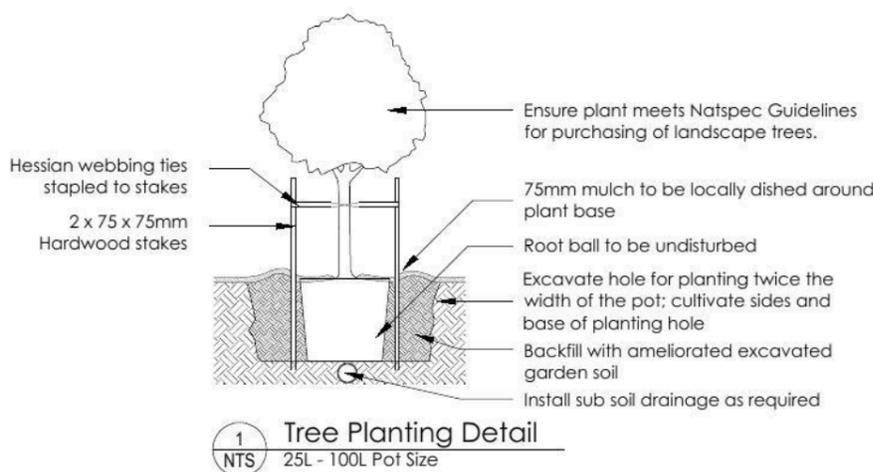
LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
82	25	43	14	1

LEGEND

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

+RL 101.55 Proposed levels
+TOW 101.55 Proposed Top Of Wall levels



REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE FOR CLIENT REVIEW	EW	RS	05-05-14

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outdoor living environments

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7. All work to be performed by a suitably qualified tradesperson
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PROJECT: **LOT 2225 WILLIAM HART CRESCENT, PENRITH**

CLIENT: **ZAC HOMES**

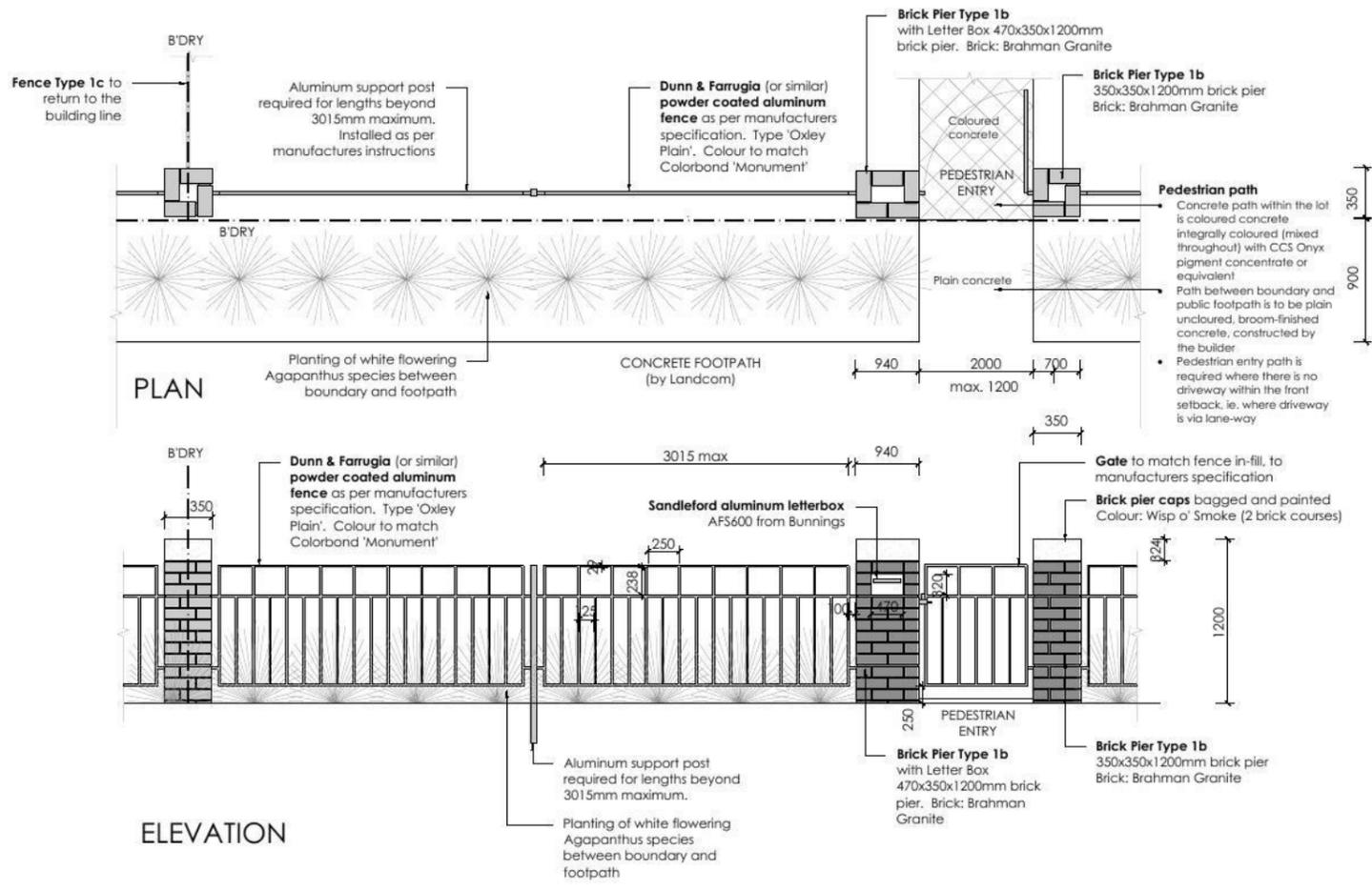
PROJECT: **NEW RESIDENCE**

DRAWING: **LANDSCAPE PLAN**

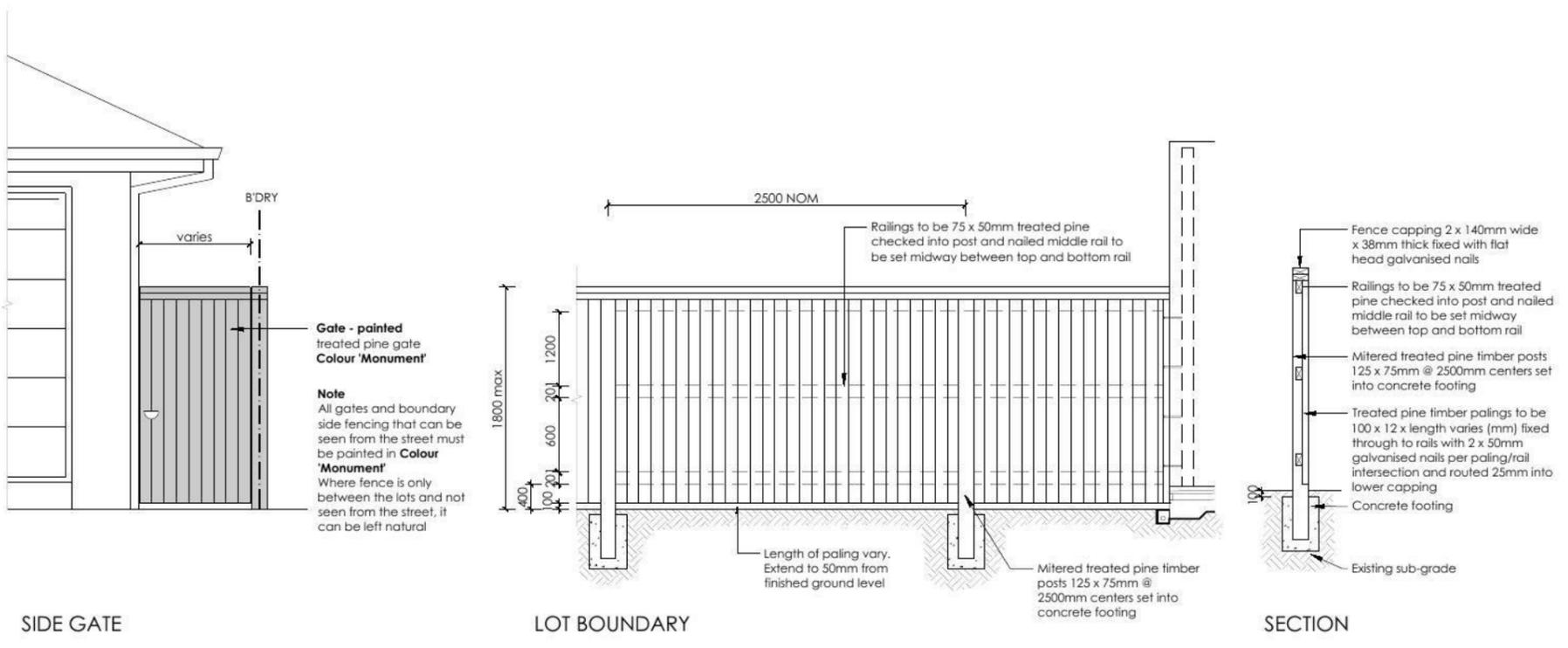
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DRAWN: **EW** CHECK: **RS** DATE: **07-05-14** REVISION: **A**



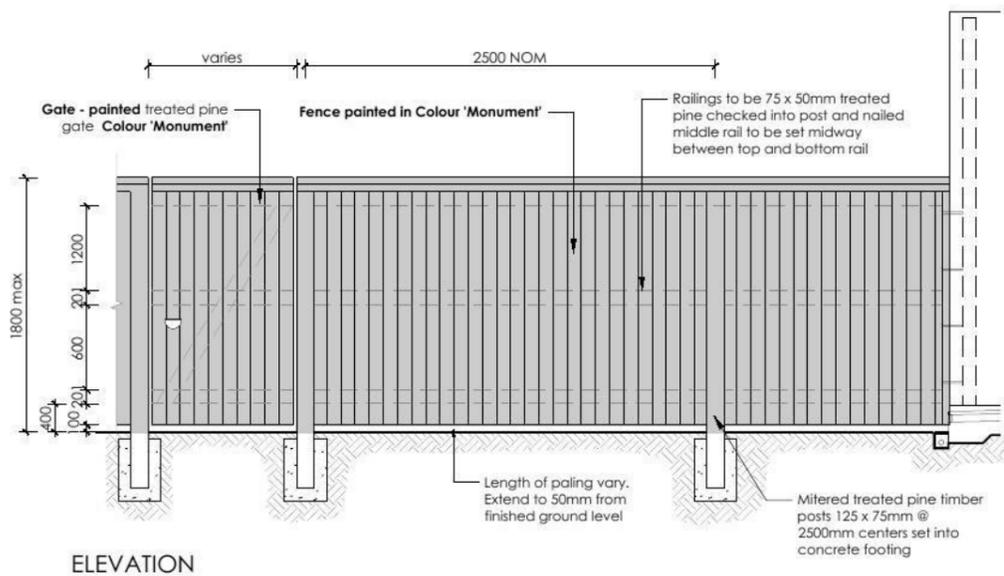


5 FENCE TYPE 1b - Front Fence
1:50 Typical detail

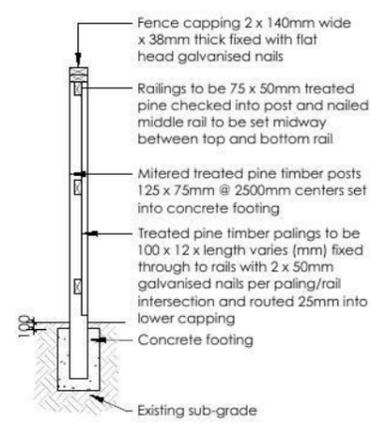


6 FENCE TYPE 4a - Side Boundaries
1:50 Typical detail

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REVISION	DESCRIPTION	DRAWN	CHECK	DATE										
A	ISSUE FOR CLIENT REVIEW	EW	RS	05-05-14										



ELEVATION



SECTION

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

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE FOR CLIENT REVIEW	EW	RS	05-05-14

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ADDRESS: **LOT 2218 - LOT 2225 WILLIAM HART CRESCENT, PENRITH**

CUSTOMER: **ZAC HOMES**

PROJECT: **NEW RESIDENCE**

DRAWING: **LANDSCAPE DETAIL**

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

DRAWN: **EW** CHECK: **RS** DATE: **07-05-14** REVISION: **A**

