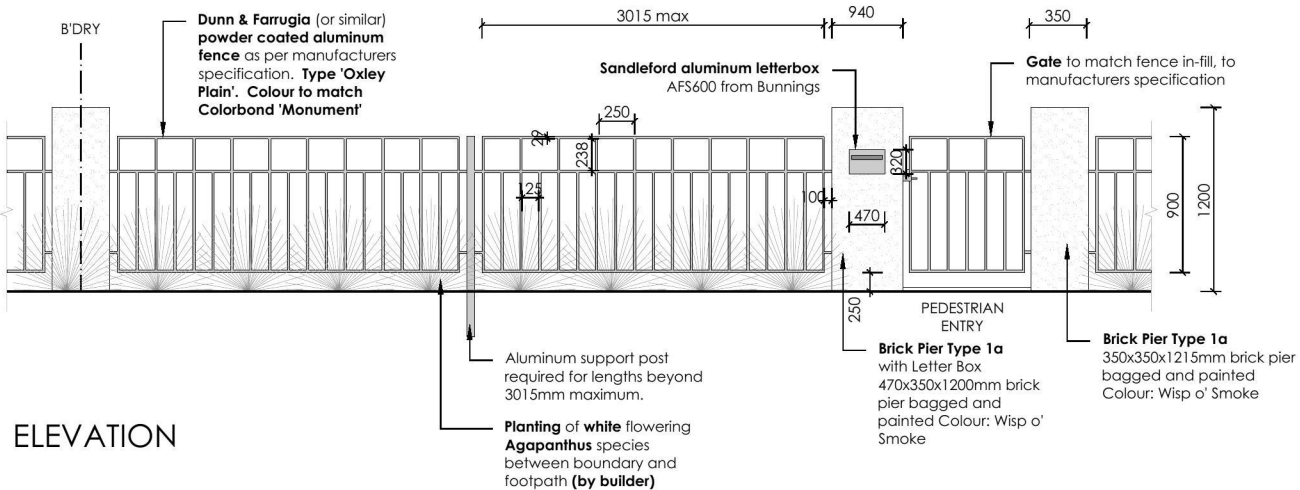
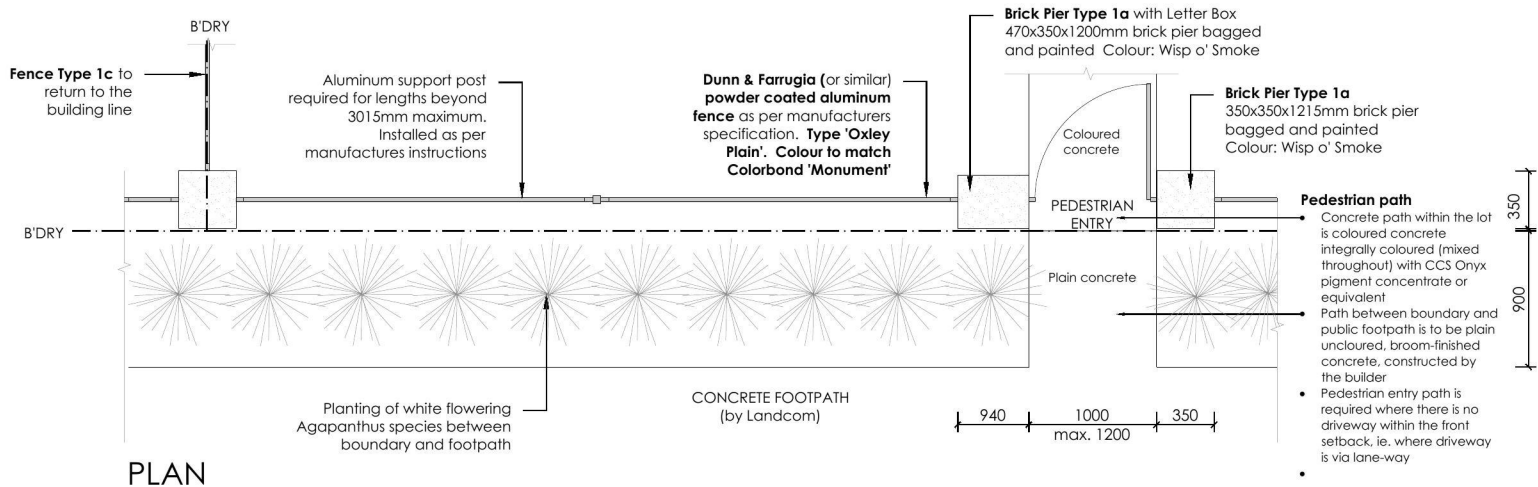
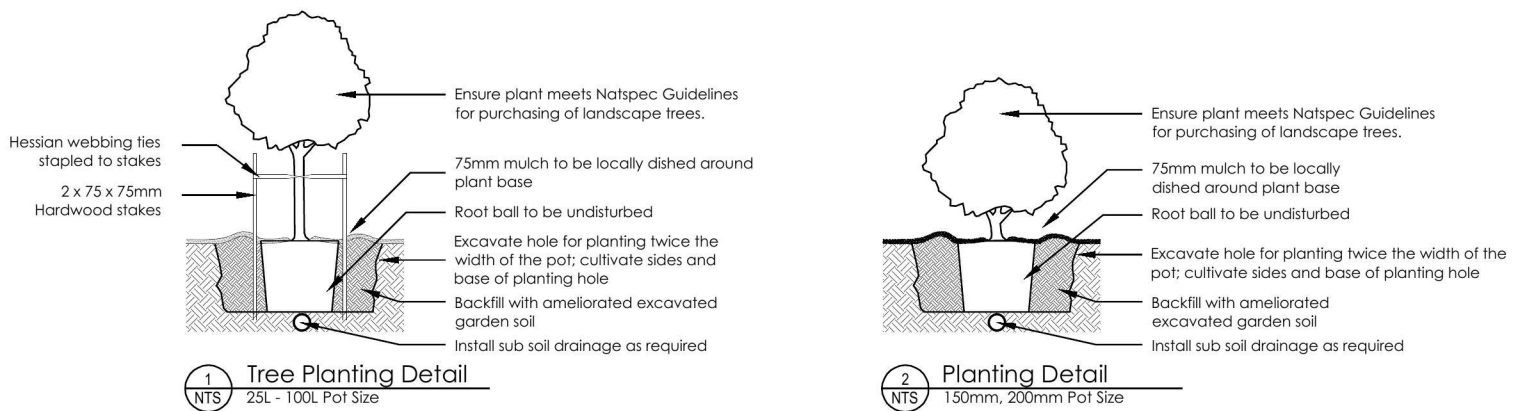
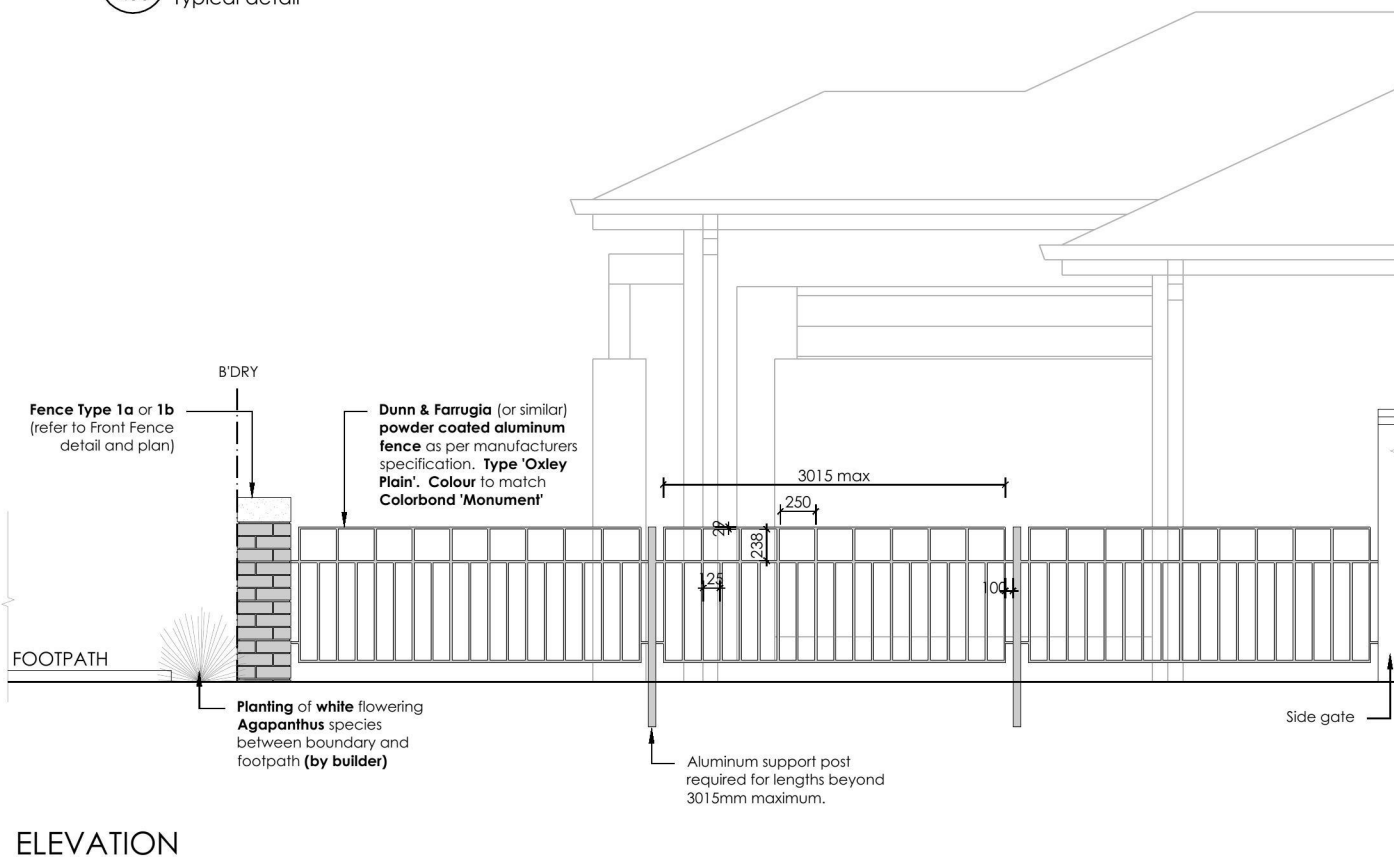




5 FENCE TYPE 1a - Front Fence
1:50 Typical detail



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

PO Box 8136, Baulkham Hills NSW 2153
Ph: (02) 9480 7712 Fax: (02) 9480 7705
Email: info@ecodesign.com.au
Web: www.ecodesign.com.au
Member of the Australian Institute of Landscape Designers and Managers

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

THORNTON FENCING + PLANTING DETAILS

ZAC HOMES

NEW RESIDENCE

DETAILS

SCALE: 1:100 @ A3

DA

SHEET L-02

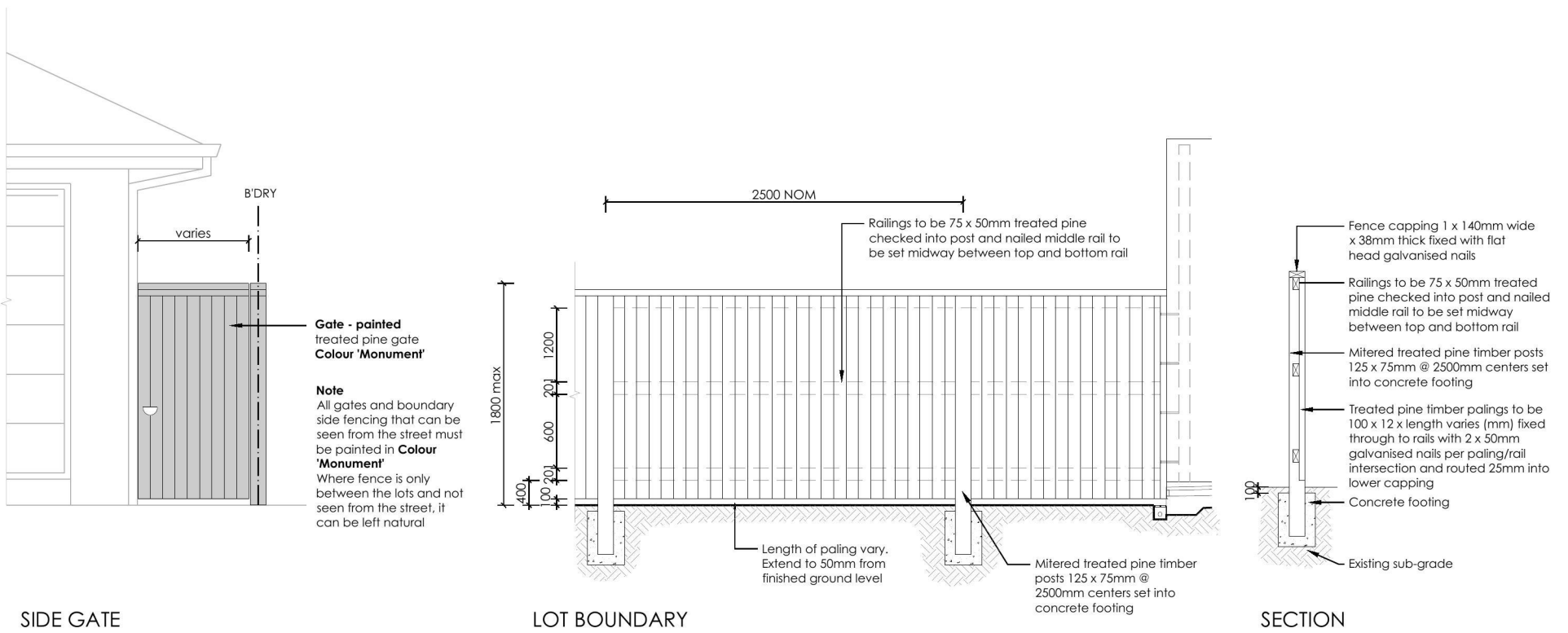
DRAWN JD

CHECK RS

DATE 26-09-14

REVISION A



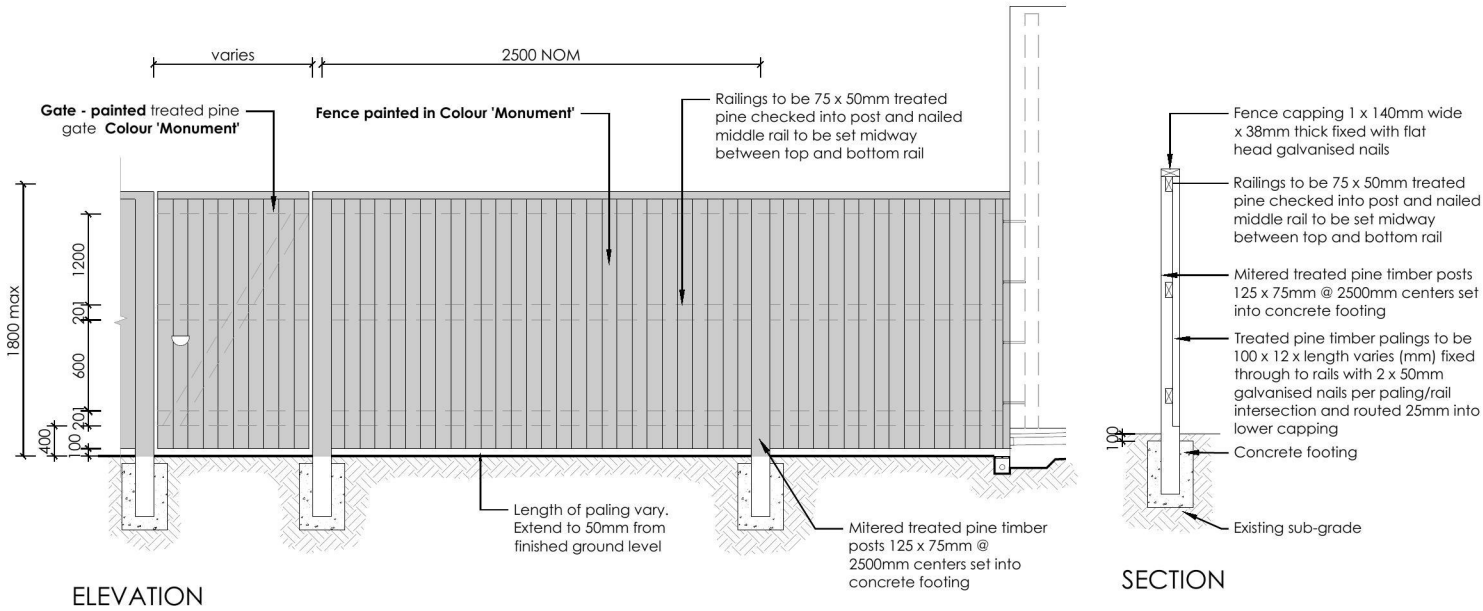


SIDE GATE

LOT BOUNDARY

SECTION

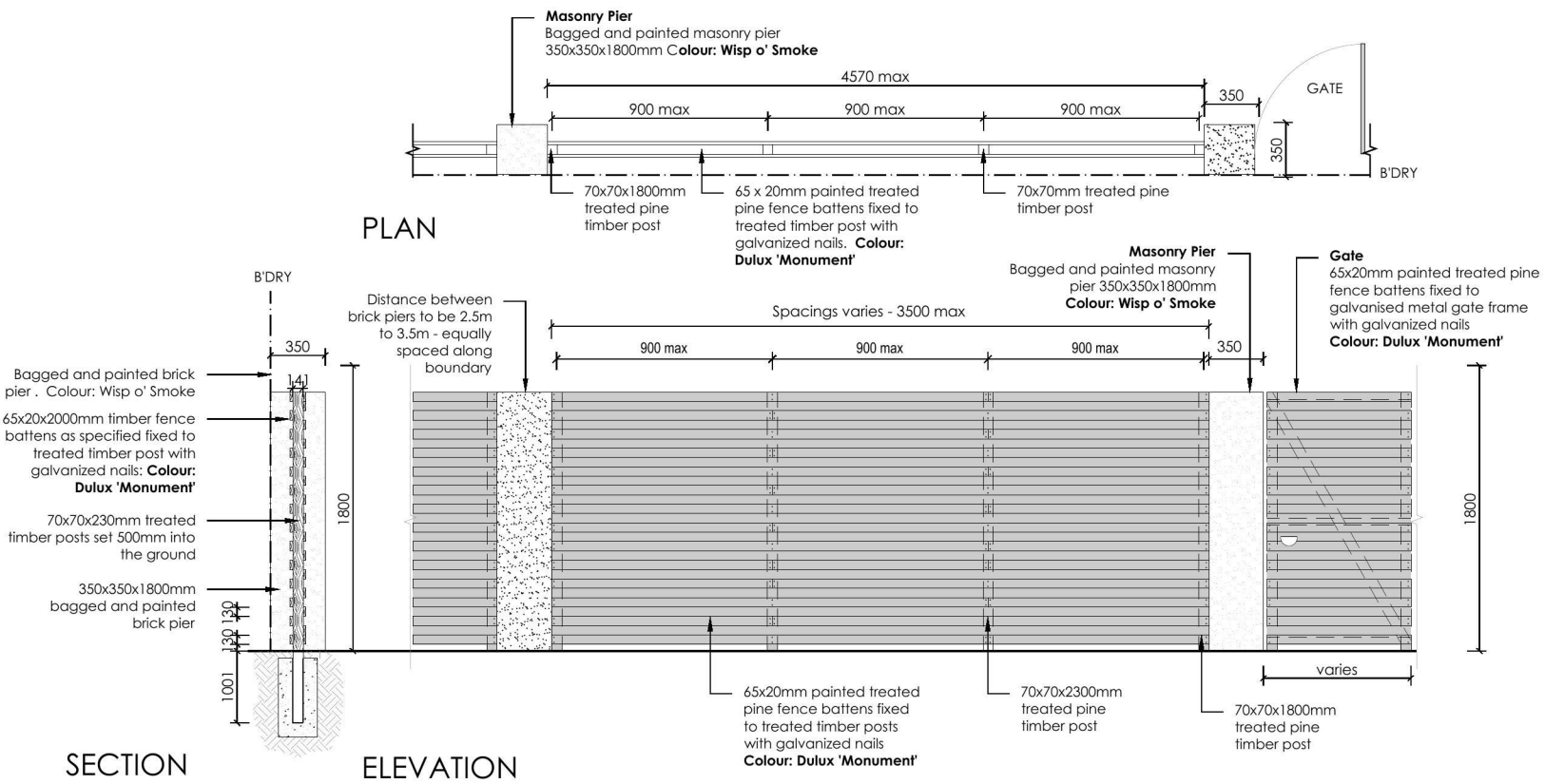
7 **FENCE TYPE 4a - Side Boundaries**
1:50 Typical detail



ELEVATION

SECTION

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



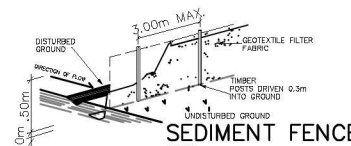
PLAN

SECTION

ELEVATION

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

REVISION	DESCRIPTION	DRAWN	CHECK	DATE	ecodesign outdoor living environments	PO Box 8136, Brookham Hill BC, NSW 2153 Ph: (02) 9480 7712 Fax: (02) 9480 7705 Email: info@ecodesign.com.au Web: www.ecodesign.com.au Member of the Australian Institute of Landscape Designers and Managers	ADDRESS	THORNTON FENCING + PLANTING DETAILS	PROJECT	NEW RESIDENCE	DRAWING	DETAILS	SCALE	1:100 @ A3	ISSUE	DA	SHEET	L-03	CLIENT	ZAC HOMES	DATE	26-09-14	REVISION	A
A	ISSUE COLOUR PLANS FOR CLIENT REVIEW	JD	RS	26-09-14																				



SEDIMENT CONTROL NOTES

- 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.
- ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
- SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
- ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60 % FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
- ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
- SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
- 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.

www.dialbeforeyoudig.com.au



**DIAL 1100
BEFORE YOU DIG**

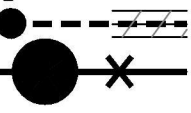
TM

DIAL BEFORE YOU DIG
SHOULD BE CONTACTED
PRIOR TO ANY EXCAVATION ON SITE

CONTOURS TO BE
CONFIRMED PRIOR TO
CONSTRUCTION



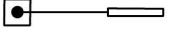
STORMWATER PIT & DRAINAGE LINE



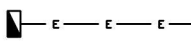
SEWER STRUCTURE, LINE & CONCRETE ENCASING



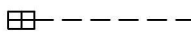
WATER METER



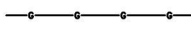
STREET LIGHT



ELECTRICAL LV PILLAR & CONDUIT



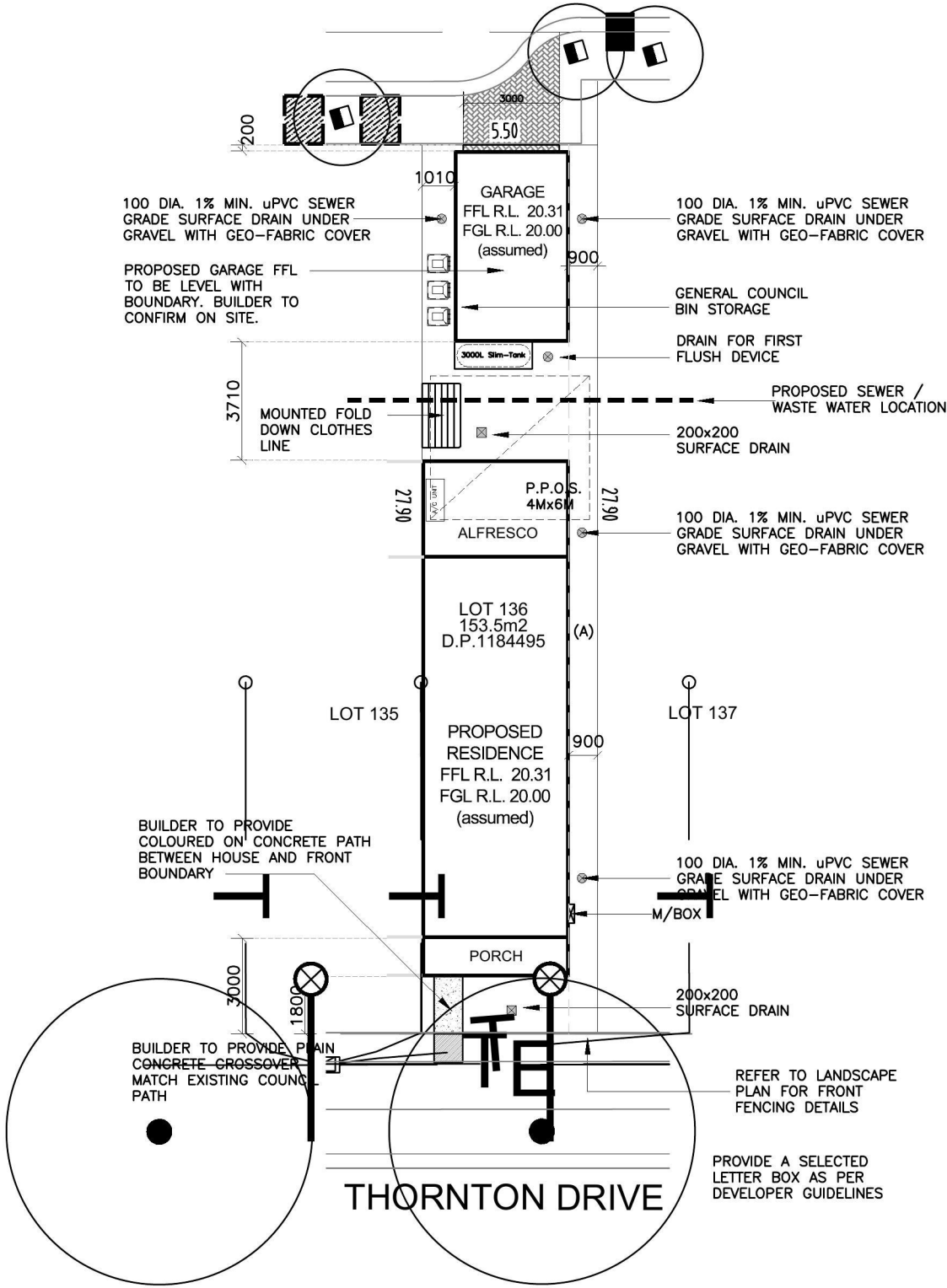
NBN PIT & CONDUIT



GAS MAIN

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

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



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.

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

STORMWATER DRAINAGE LINES TO
STODDART LANE AT REAR
(VIA RAINWATER TANK)

AREAS	
SITE:	153.5m ²
GROUND FLOOR:	54.69m ²
FIRST FLOOR:	54.51m ²
GARAGE:	21.50m ²
PORCH:	6.03m ²
ALFRESCO:	13.80m ²
BALCONY:	6.21m ²
TOTAL:	156.74m ²

LANDSCAPE AREA	
SITE AREA:	153.5m ²
TOTAL HARD SURFACE AREAS:	98.36m ²
REMAINING SOFT AREA:	55.14m ²
LANDSCAPE AREA:	35.90%
MINIMUM REQUIRED BY COUNCIL:	NA

P.O.S. AREA	36.91m ² (24.0%)
-------------	-----------------------------

SITE COVERAGE	64.10%
---------------	--------

FLOOR SPACE RATIO	71.50%
-------------------	--------



Product:
**Stage 12
Terrace Housing**

Client:
ZAC HOMES

Site Address:
**LOT 136 THORNTON DRIVE
THORNTON NSW**

Dwg Title:
SITE PLAN

Date:
23.09.14

Council:
PENRITH

Sheet:
A3

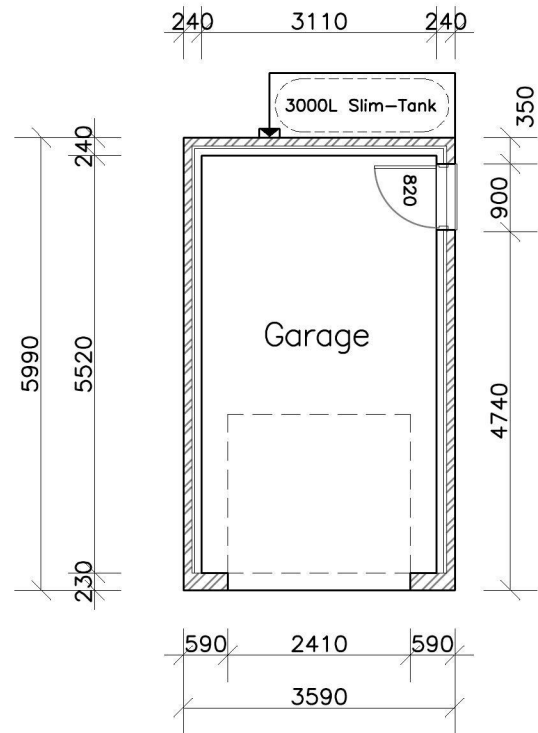
Scale:
1:200

Sheet No.
01

Issue:
A

Job No:
214286e

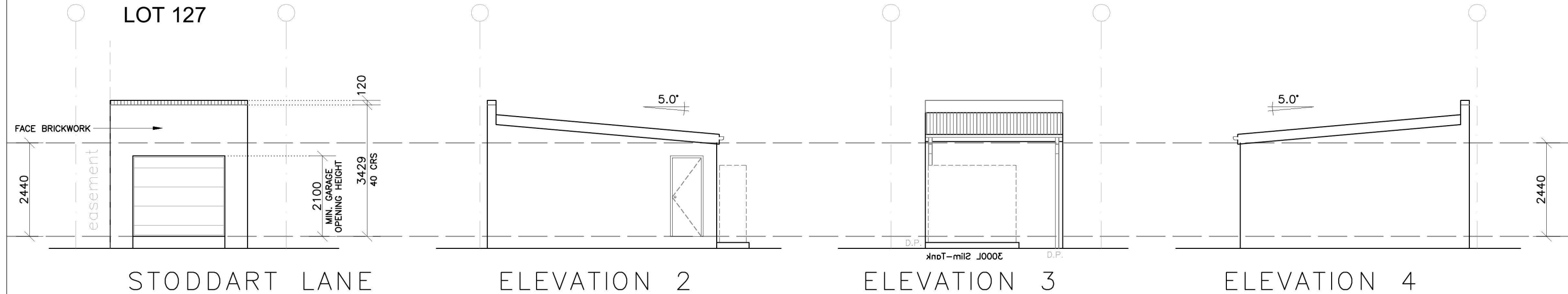
ISSUE	DATE	DESCRIPTION	DRAWN
A	23.09.14	D.A. DRAWINGS - ISSUE A	SG



GARAGE FLOOR PLAN

SUMMARY OF BASIX COMMITMENTS			
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au			
WATER COMMITMENTS			
Fixtures			
3 Star Shower Heads	Yes	4 Star Toilet	Yes
4 Star Kitchen Taps	Yes	4 Star Basin Taps	Yes
Alternative Water			
Minimum Tank Size (L)	3000	Collected From Roof Area (m2)	96.0
Alternative Water Supply Connected To:			
All Toilets	Yes	Laundry W/M Cold Tap	Yes
1 x Outdoor Tap	Yes		
THERMAL COMFORT COMMITMENTS - Refer to next table			
ENERGY COMMITMENTS			
Hot Water	Gas Instantaneous - 5.5 Star		
Cooling System	Living	3 Phase Cooling System	EER 3.0-3.5
	Bedrooms	3 Phase Cooling System	EER 3.0-3.5
Heating System	Living	3 Phase Heating System	EER 3.5-4.0
	Bedrooms	3 Phase Heating System	EER 3.5-4.0
Ventilation	Bathroom	Mechanical Ventilation	N/A
	Kitchen	Mechanical Ventilation	N/A
	Laundry	Mechanical Ventilation	N/A
Natural Lighting	Window in Kitchen		No
	Window/Skylight in Bathrooms/Toilets	No to	3
Artificial Lighting (rooms to be primarily lit by fluorescent or LED lights)	Number of bedrooms	2	Yes No
	Number of Living/Dining rooms	1	No No
	Kitchen	1	No No
	All Bathrooms/Toilets	3	Yes No
	Laundry	1	Yes No
OTHER COMMITMENTS	All Hallways	1	Yes No
Outdoor clothes line	Yes	Gas Cooktop	Yes

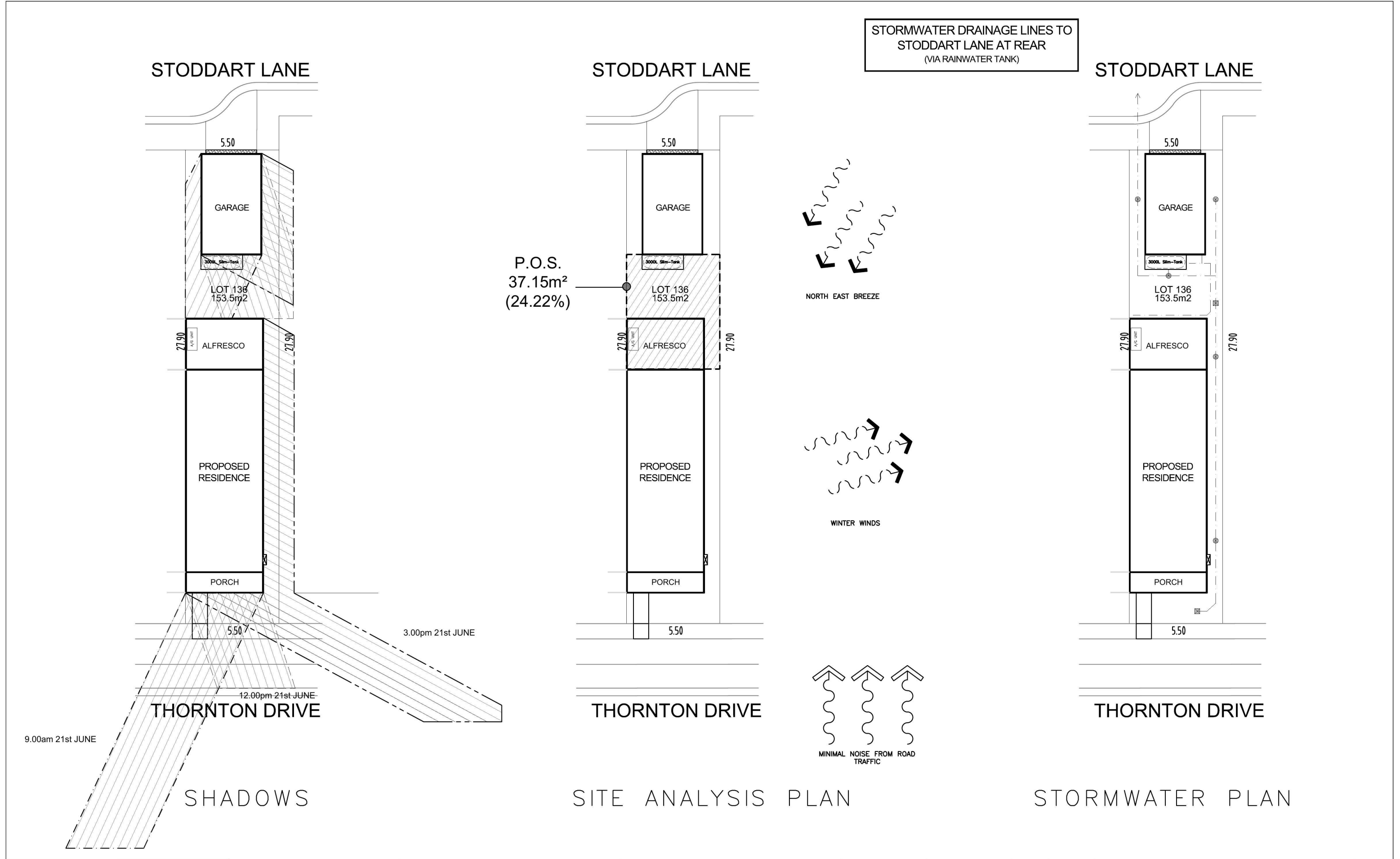
Thermal Performance Specifications - BASIX COMMITMENTS					
External Wall Construction		Insulation	Colour (Solar Absorptance)		Detail
Brick Veneer		Min. R2.0	N/A		N/A
Framed - Cladding		Min. R2.0	N/A		N/A
Brick Veneer - Garage		None	N/A		N/A
Internal Wall Construction		Insulation	Detail		
Plasterboard on studs		None	N/A		
Plasterboard on studs - Garage		Min. R2.0	House / Garage walls as per plans		
Ceiling Construction		Insulation	Detail		
Plasterboard		Min. R3.0	Ceilings adjacent to roof space		
Plasterboard - Garage		None	N/A		
Roof Construction		Insulation	Colour (Solar Absorptance)	Detail	
Tiled Roof		Foil / Sarking	Dark SA> 0.7	As per plans	
Floor Construction		Insulation	Covering	Detail	
Concrete		None	N/A	N/A	
Concrete		None	N/A	N/A	
Timber Floor - First Floor		None	N/A	N/A	
Windows	Glass and frame type	U	SHGC	Area sq m	Detail
Single clear	Improved Aluminium	6.44	0.75	13.21	As per plans
Single clear	Standard Aluminium	6.44	0.75	1.68	As per plans
Single clear	Timber Door	5.71	0.66	0.00	As per plans
U and SHGC values are according to NFRC. Alternate products may be used if the U value is lower and the SHGC is less than 10% higher or lower than the above figures.					
Sky Lights	Glass type	Frame type	U	SHGC	Area sq m Detail
N/A	N/A	N/A	N/A	N/A	N/A
External Window Cover		Detail			
None		N/A			
Fixed shading - Eaves		Width includes guttering, offset is distance above windows			
Width: 450 - 600		Offset: 0		Nominal only, refer to plan for detail	
Ventilation and Infiltration to Habitable Rooms					
Open fire no damper		no	Exhaust fans no dampers		no
Door and window seals		no	Vented skylights		no
Vented downlights		no	Fixed wall or ceiling vents		no
"No" means that the item was not included in the assessment and shall not be installed.					



LOT 127



Product: Stage 12 Terrace Housing	Client: ZAC HOMES	Dwg Title: ELEVATIONS	Sheet: A3	Scale: 1:100	ISSUE	DATE	DESCRIPTION	DRAWN
					A	23.09.14	D.A. DRAWINGS – ISSUE A	SG
	Site Address: LOT 136 THORNTON DRIVE THORNTON NSW	Date: 23.09.14	Sheet No. 03	Issue: A				
		Council: PENRITH	Job No: 214286e					



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	Stage 12 Terrace Housing	ZAC HOMES	SITE ANALYSIS, SHADOWS, STORMWATER	A3	1:200	A	23.09.14	D.A. DRAWINGS — ISSUE A	SG
		Site Address:	Date:	Sheet No.	Issue:				
		LOT 136 THORNTON DRIVE THORNTON NSW	23.09.14	05	A				
			Council:	Job No:					
			PENRITH	214286e					