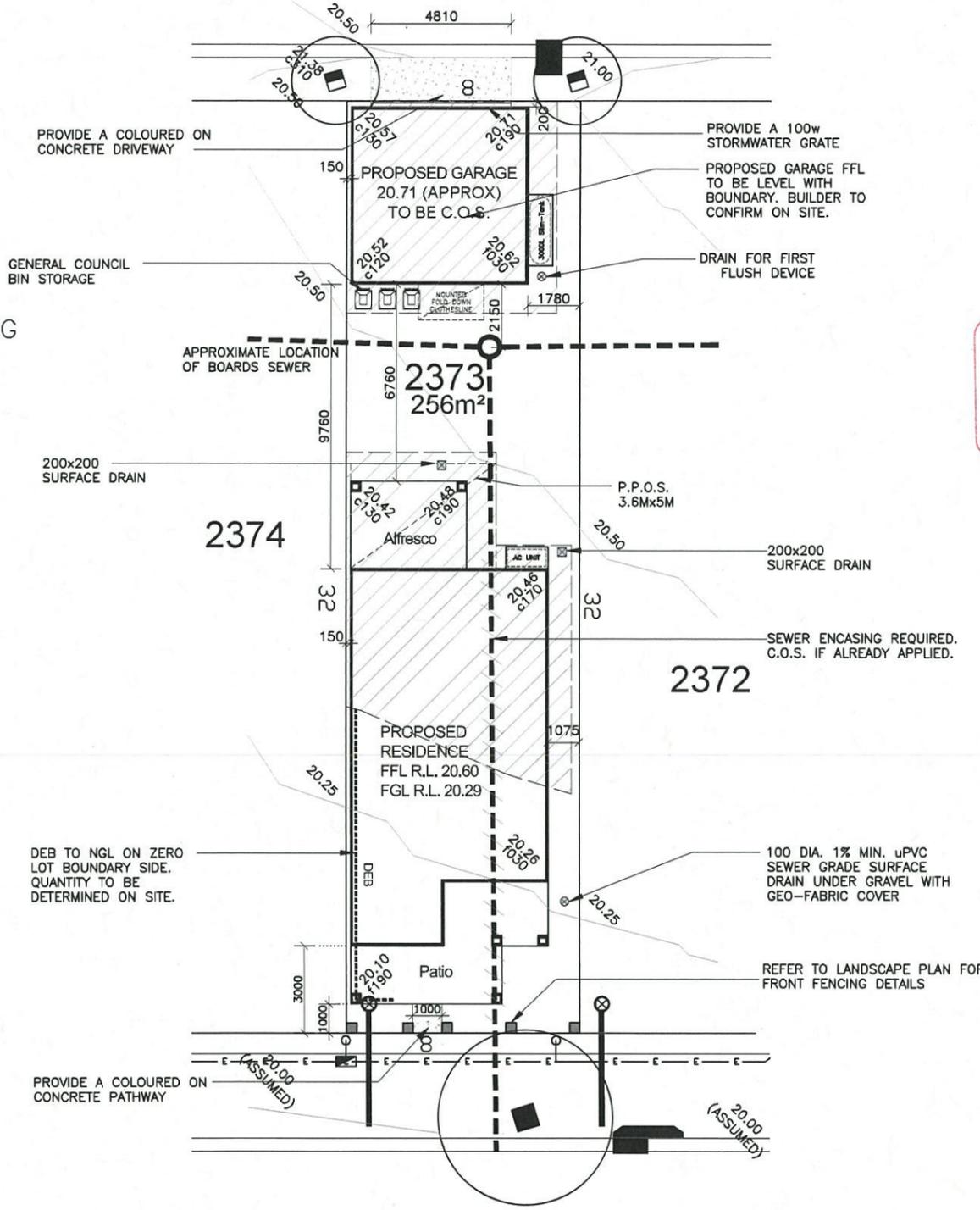


- SEDIMENT CONTROL NOTES**
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
  2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
  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.
- 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.

# SIMMONS LANE



Thorton Design Review Panel  
 LANDCOM  
 Reviewed *[Signature]* Date 3/6/14

DEVELOPER ASSUMED CONTOURS USED. BUILDER TO CONFIRM LEVELS ON SITE

AREAS	
SITE:	256m <sup>2</sup>
GROUND FLOOR:	80.40m <sup>2</sup>
FIRST FLOOR:	88.26m <sup>2</sup>
GARAGE:	35.33m <sup>2</sup>
PORCH:	18.27m <sup>2</sup>
ALFRESCO:	12.00m <sup>2</sup>
BALCONY:	10.40m <sup>2</sup>
TOTAL:	245.39m <sup>2</sup>

LANDSCAPE AREA	
SITE AREA:	256m <sup>2</sup>
TOTAL HARD SURFACE AREAS:	149.08m <sup>2</sup>
REMAINING SOFT AREA:	104.96m <sup>2</sup>
LANDSCAPE AREA:	41.0%
MINIMUM REQUIRED BY COUNCIL:	N.A.%

P.O.S. AREA 78.08m<sup>2</sup> (30.5%)

FLOOR SPACE RATIO 65.6%

# DURANT STREET



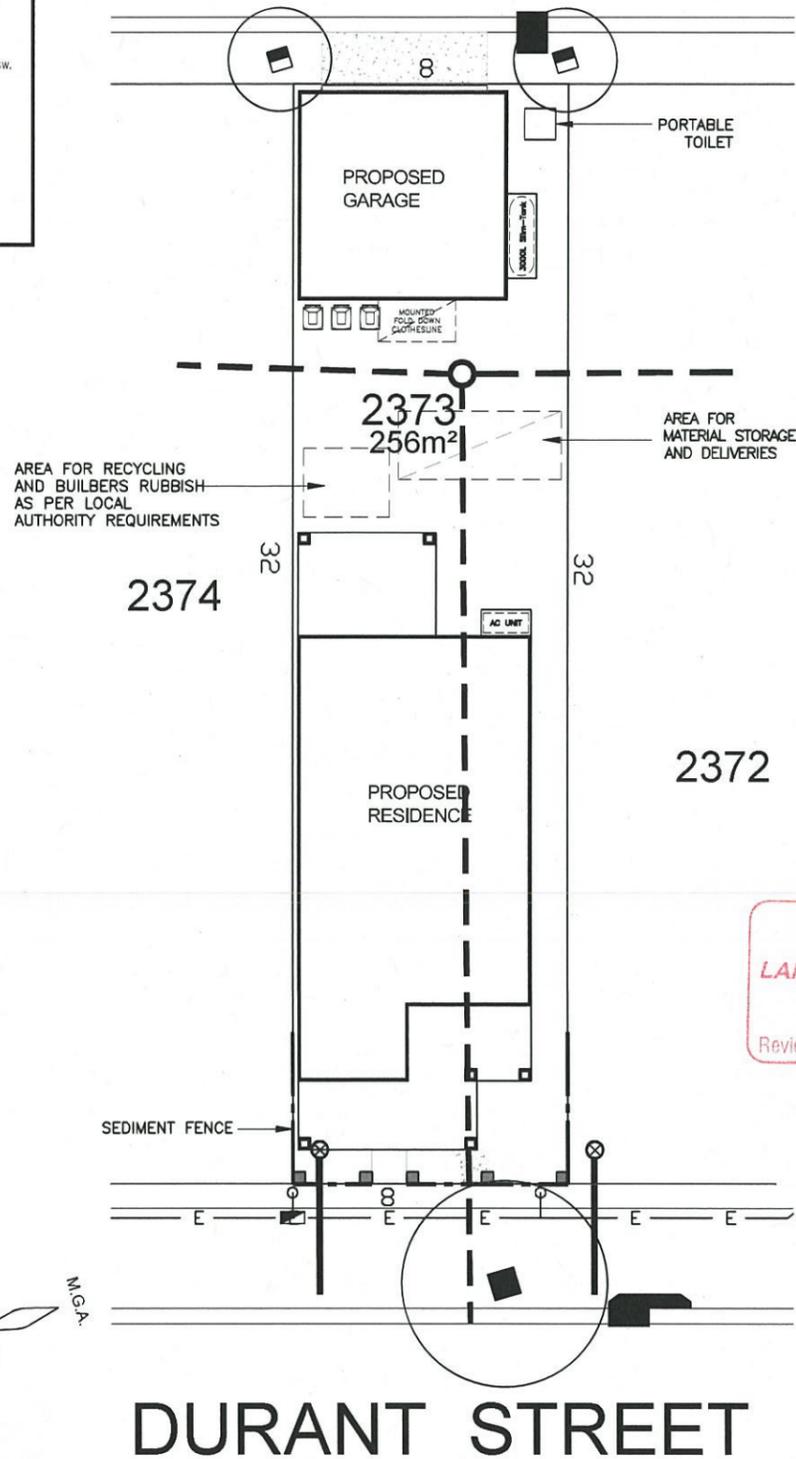
Product: <b>8.0m PRODUCT (B)</b> Parcel 12 Facade (a) Rear Loaded Garage	Client: <b>Zac Homes</b>	Dwg Title: <b>Site Plan</b>	Sheet: <b>A3</b>	Scale: <b>1:200</b>	A 30.04.14 COUNCIL SUBMISSION	E.G.	
	Site Address: LOT 2373 D.P. 1171491 DURANT STREET, THORNTON	Date: <b>30.04.2014</b>	Sheet No. <b>1</b>	Issue: <b>A</b>			
	Council: <b>PENRITH COUNCIL</b>	Job No: <b>214017</b>					



**SEDIMENT CONTROL NOTES**

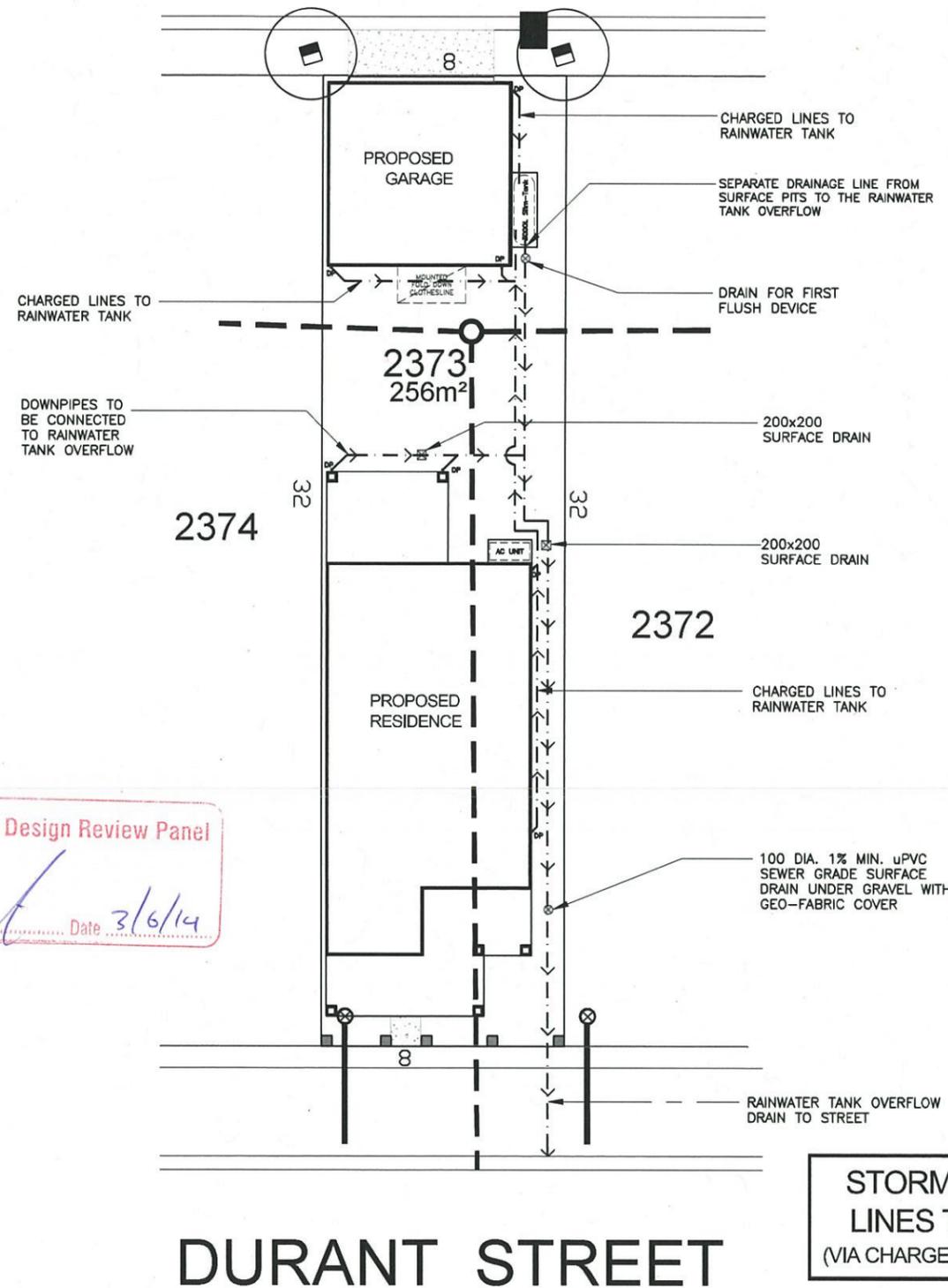
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL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

# SIMMONS LANE



SITE MANAGEMENT PLAN

# SIMMONS LANE



STORMWATER PLAN

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

Thorton Design Review Panel  
LANDCOM  
Reviewed *[Signature]* Date 3/6/14



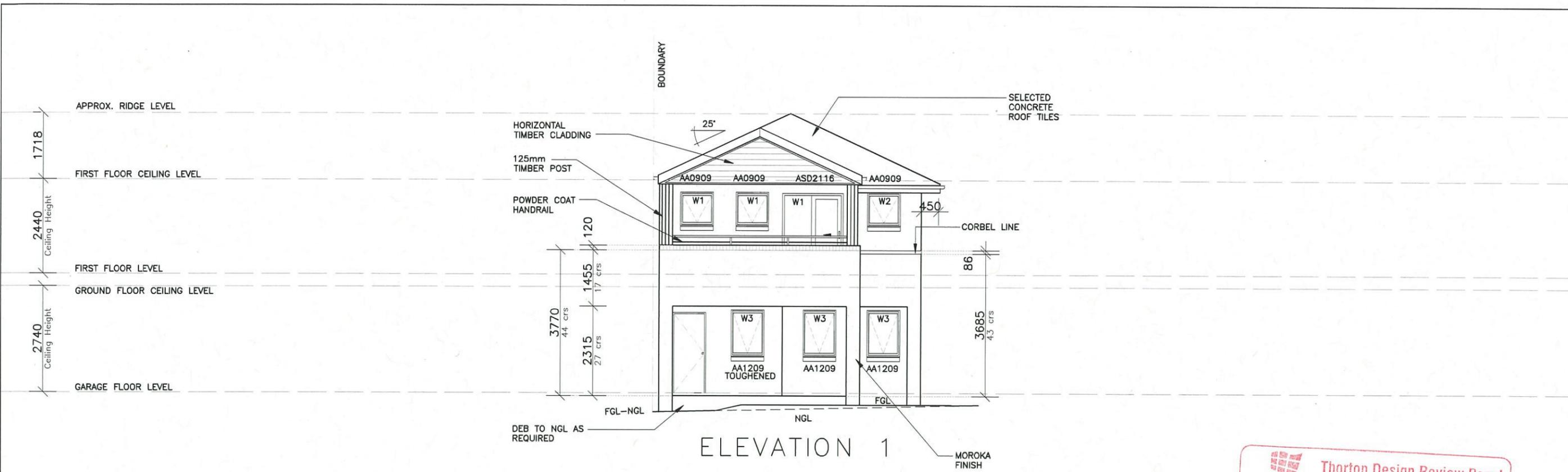
Product:  
**8.0m PRODUCT (B)**  
Parcel 12  
Facade (a)  
Rear Loaded Garage

Client:  
**Zac Homes**  
Site Address:  
LOT 2373 D.P. 1171491  
DURANT STREET,  
THORNTON

Dwg Title:  
**SITE MANAGEMENT & STORMWATER PLAN**  
Date:  
30.04.2014  
Council:  
**PENRITH COUNCIL**

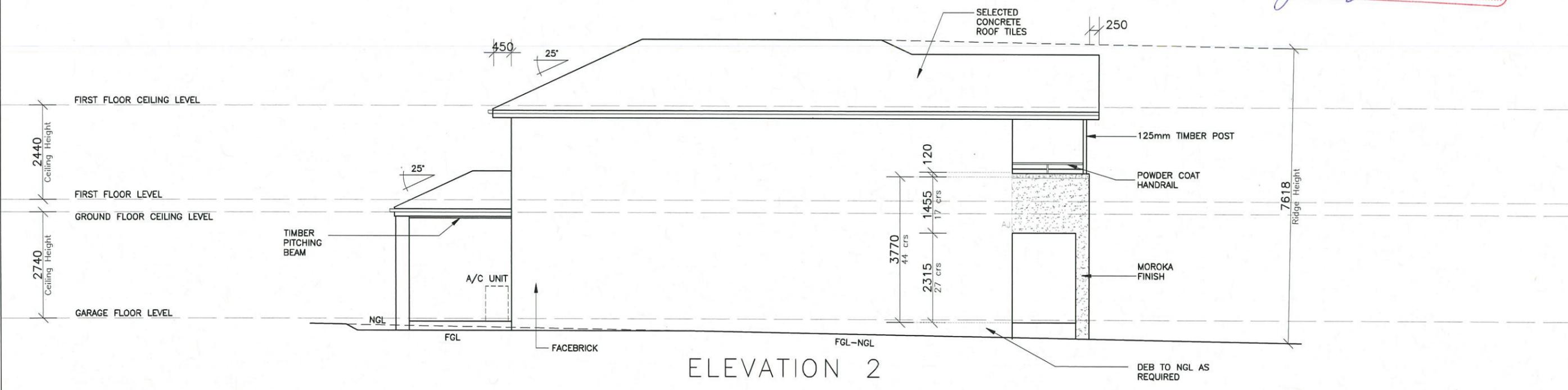
Sheet:  
**A3**  
Scale:  
1:200  
Sheet No.  
1B  
Issue:  
A  
Job No.  
**214017**

A	30.04.14	COUNCIL SUBMISSION	E.G.

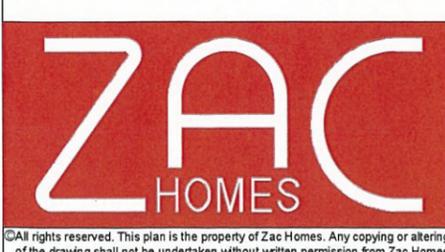


ELEVATION 1

Thorton Design Review Panel  
 LANDCOM  
 Reviewed *fel 14/14* Date 3/6/14

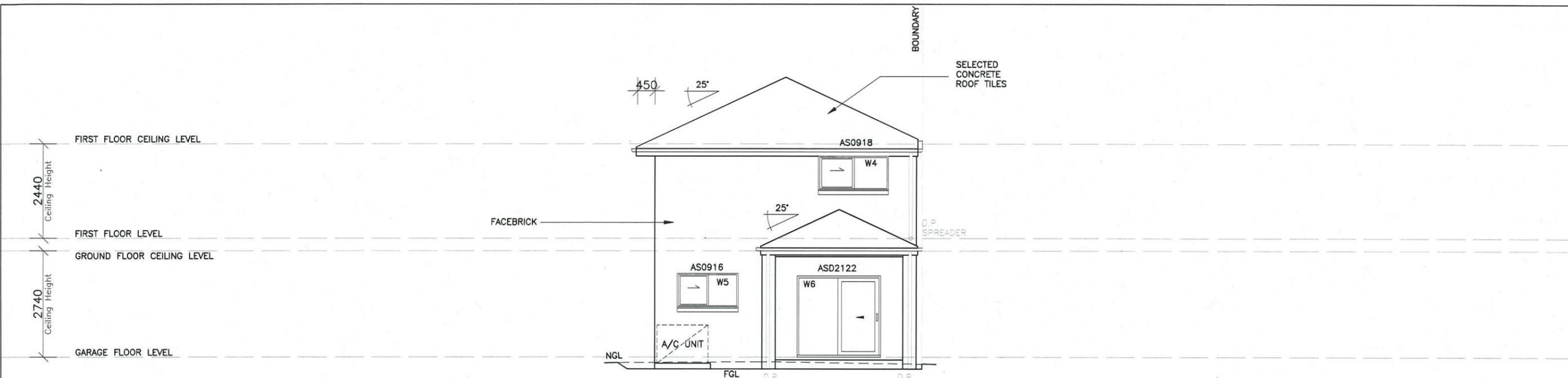


ELEVATION 2



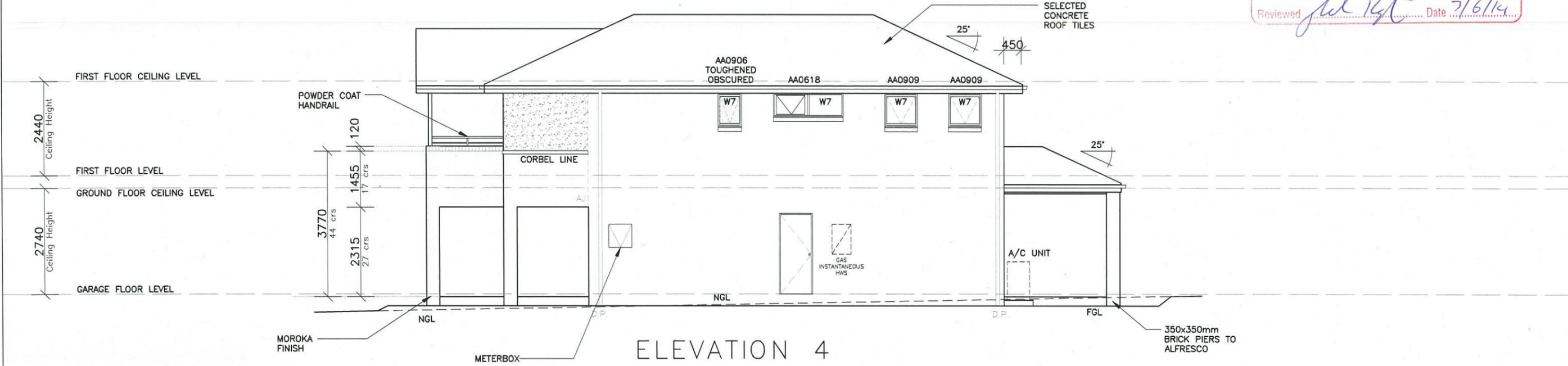
Product: <b>8.0m PRODUCT (B)</b> Parcel 12 Facade (a) Rear Loaded Garage	Client: <b>Zac Homes</b> Site Address: LOT 2373 D.P. 1171491 DURANT STREET, THORNTON	Dwg Title: <b>ELEVATIONS</b> Date: 30.04.2014 Council: <b>PENRITH COUNCIL</b>	Sheet: <b>A3</b>	Scale: <b>1:100</b>	A	30.04.14	COUNCIL SUBMISSION	E.G.
			Sheet No. <b>4</b>	Issue: <b>A</b>				
			Job No: <b>214017</b>					

©All rights reserved. This plan is the property of Zac Homes. Any copying or altering of the drawing shall not be undertaken without written permission from Zac Homes.

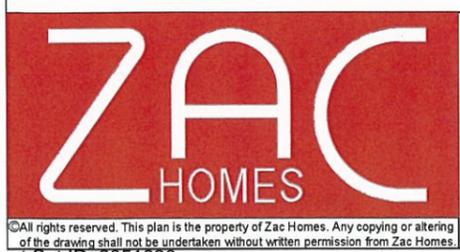


ELEVATION 3

Thorton Design Review Panel
   
 Reviewed *[Signature]* Date 7/6/14



ELEVATION 4



Product: <b>8.0m PRODUCT (B)</b> Parcel 12 Facade (a) Rear Loaded Garage	Client: <b>Zac Homes</b> Site Address: LOT 2373 D.P. 1171491 DURANT STREET, THORNTON	Dwg Title: <b>ELEVATIONS</b> Date: 30.04.2014 Council: <b>PENRITH COUNCIL</b>	Sheet: <b>A3</b> Sheet No. <b>5</b> Job No: <b>214017</b>	Scale: <b>1:100</b> Issue: <b>A</b>	A	30.04.14	COUNCIL SUBMISSION	E.G.

# Lot 2373 Durant

## PLANT SCHEDULE Prepared by ecodesign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Dsf	Dichondra 'Silver Falls'	Dichondra Silver Falls	12	150mm	0.3m
Hel	Heliotropium arborescens 'Lord Roberts'	Lord Roberts Cherry Pie	8	200mm	0.9m
Liy	Lagerstroemia 'Yuma'	Pink Flowering Crepe Myrtle	1	75L	4m
Lwf	Liriope muscari 'Monroe's White'	Liriope (white flowering)	12	200mm	450mm
Msb	Michelia 'Summer Bronze'	Evergreen Magnolia	8	300mm	2m

## 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 confertifolia 'Crackerjack'	Fine-leaved Lomandra	9	200mm	0.45m

## 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	3.12	2.81
<b>IN-FILL PAVEMENT</b> Concrete pavers 'Adbri Havenbrick', 200x100x50mm in 'Brushwood' colour, laid in herringbone pattern	5.05	0.00
<b>Total area</b>	<b>8.17</b>	<b>2.81</b>

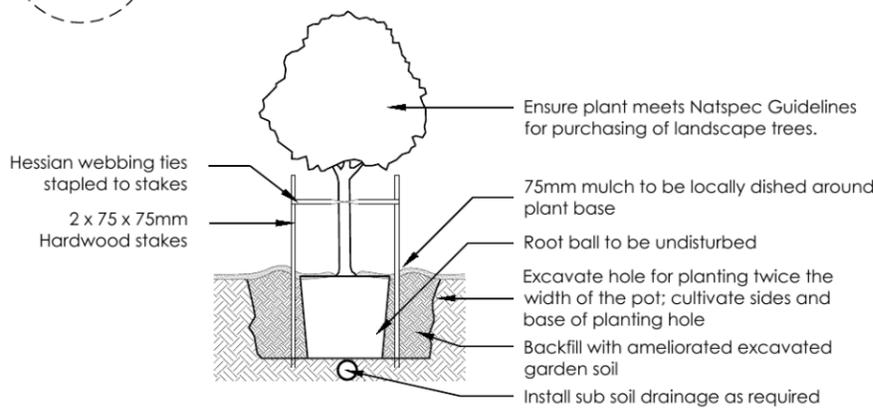
\*Area's outside of the allotment boundary. \*\*Area's inside of the allotment boundary

## LOT PLANTING SUMMARY

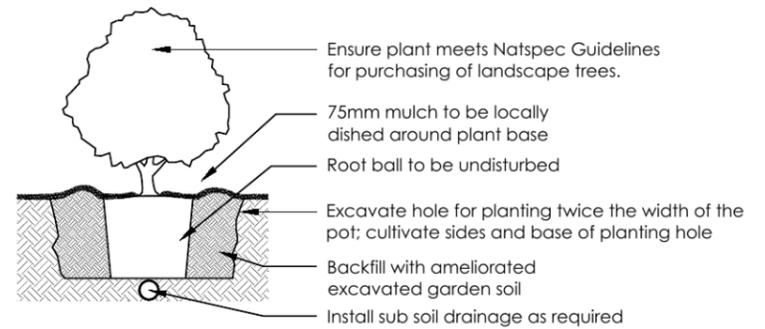
Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
41	8	0	33	1

### LEGEND

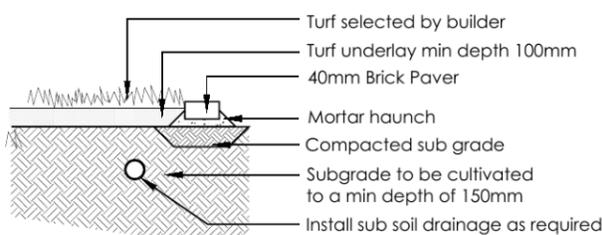
- Proposed trees - refer to plant schedule
- Proposed shrubs - refer to plant schedule
- Proposed accents & grasses - refer to plant schedule
- Proposed groundcovers and grasses - refer to plant schedule
- Existing levels
- Proposed levels
- Proposed Top Of Wall levels
- Boundary
- Garden edging
- Masonry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



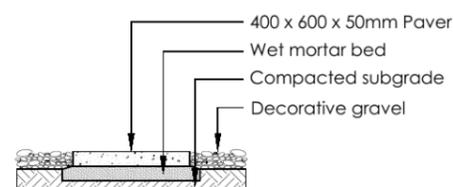
1 Tree Planting Detail  
NTS 25L - 100L Pot Size



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	07-04-14
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 8136, Boulton 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

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

ADDRESS: **LOT 2373 DURANT STREET, PENRITH**

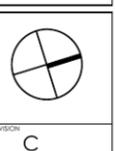
CLIENT: **ZAC HOMES**

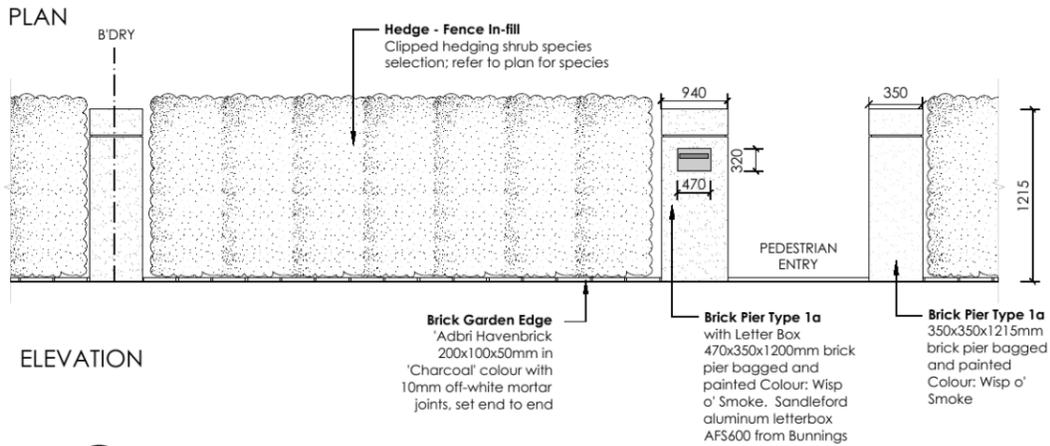
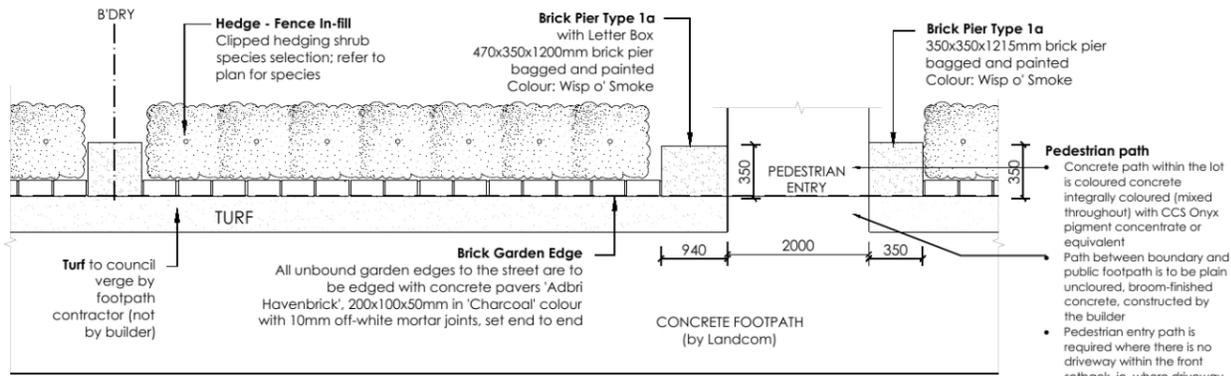
PROJECT: **NEW RESIDENCE**

DRAWING: **LANDSCAPE PLAN**

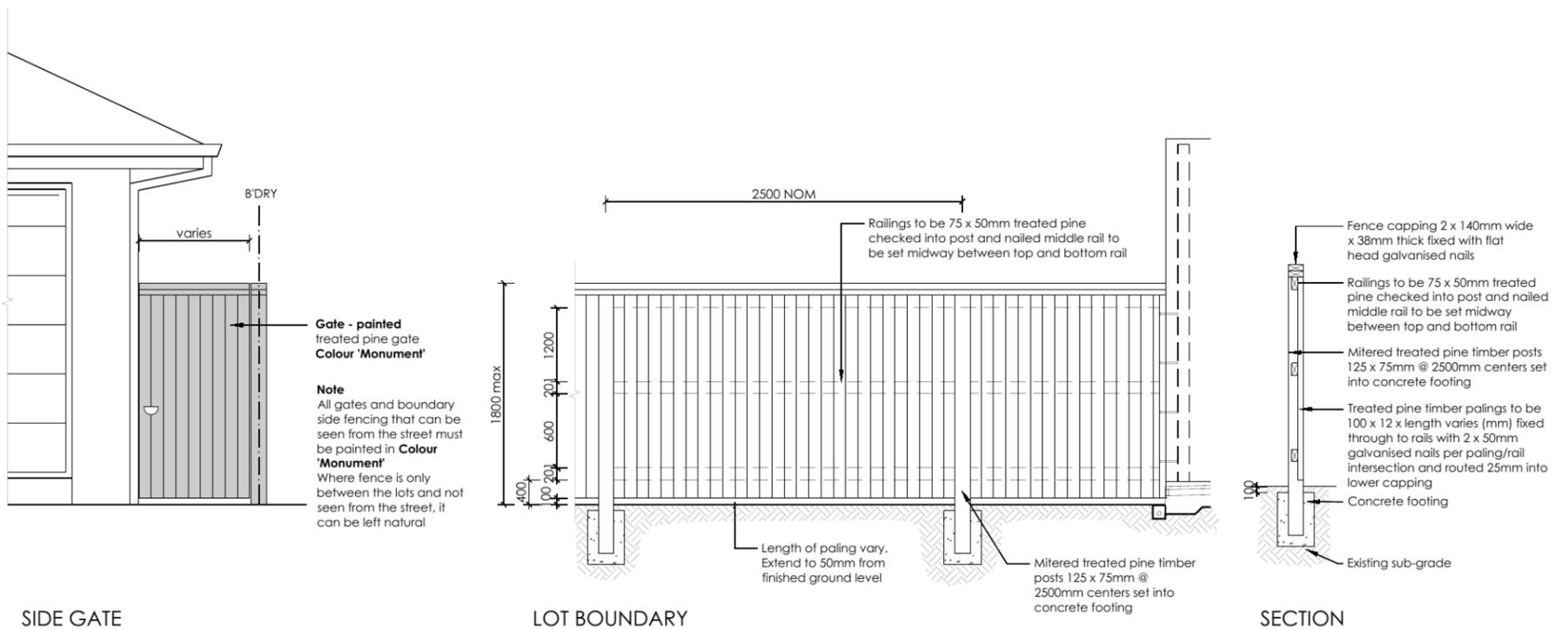
SCALE: **1:100 @ A3** ISSUE: **DA** SHEET: **02**

DRAWN: **RS** CHECK: **RS** DATE: **15-04-14** REVISION: **C**





**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	07-04-14
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 8136, Boulton 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

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

**ADDRESS**  
LOT 2373 DURANT STREET, PENRITH

**CLIENT**  
ZAC HOMES

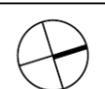
**PROJECT**  
NEW RESIDENCE

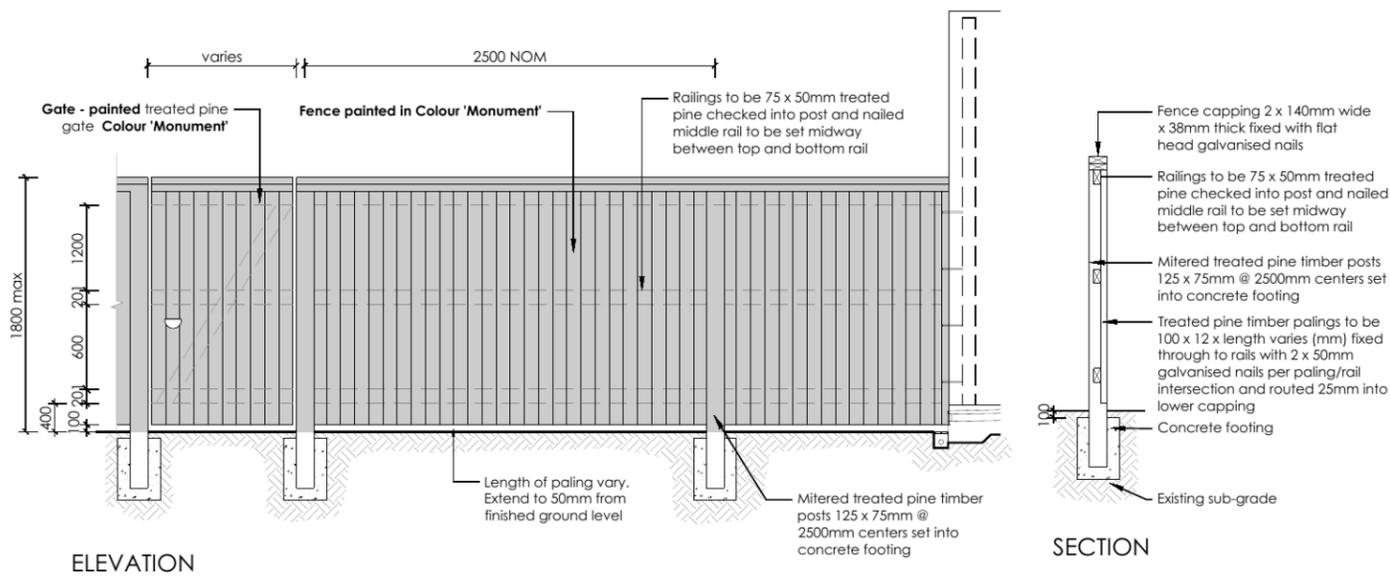
**DRAWING**  
LANDSCAPE PLAN

**SCALE**  
1:100 @ A3

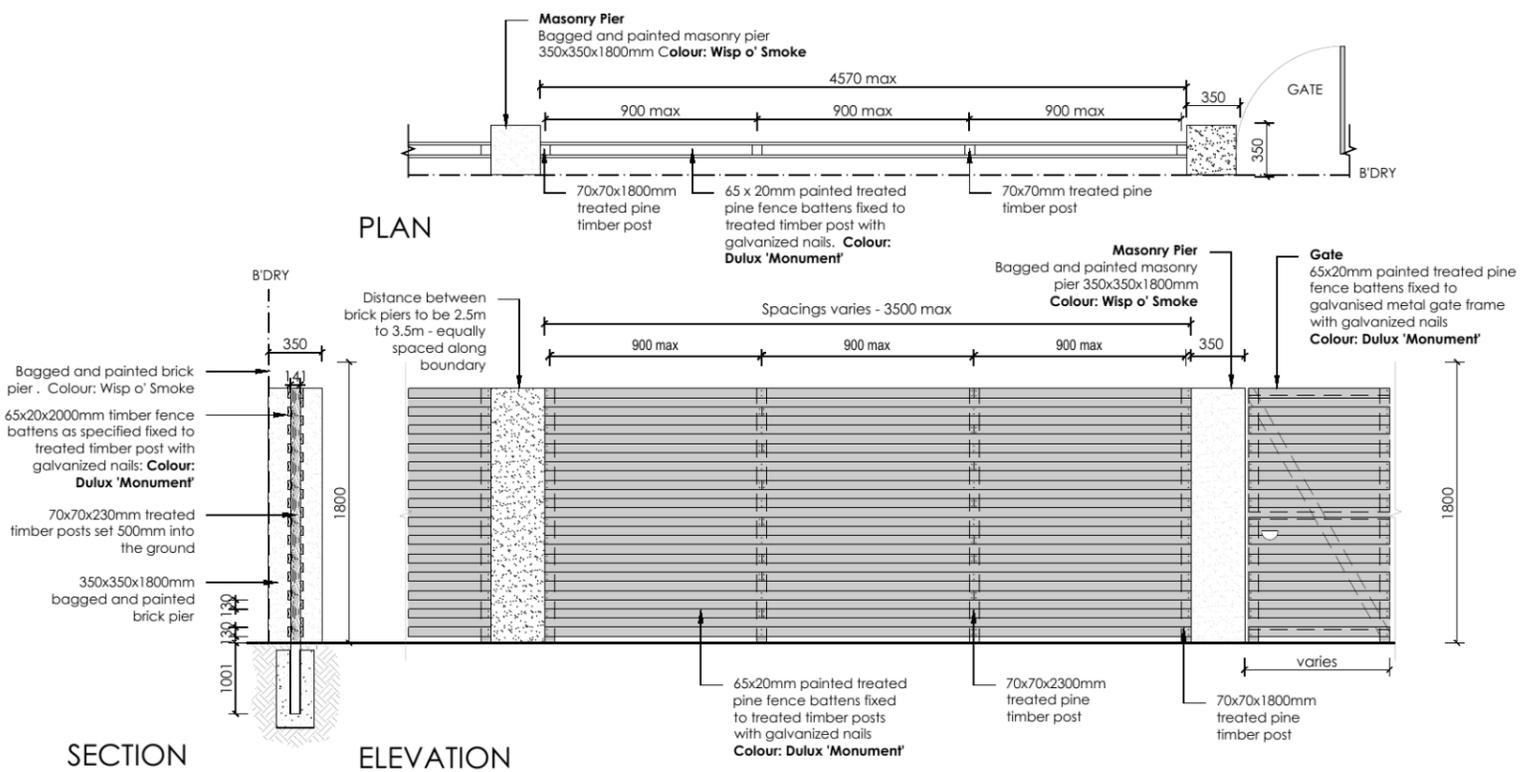
**DATE**  
15-04-14

**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	07-04-14
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, Boulton 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

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

ADDRESS: **LOT 2373 DURANT STREET, PENRITH**

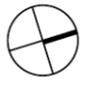
CLIENT: **ZAC HOMES**

PROJECT: **NEW RESIDENCE**

DRAWING: **LANDSCAPE PLAN**

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

DRAWN: **RS** CHECK: **RS** DATE: **15-04-14** REVISION: **C**



# Lot 2373 Durant

## PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Dsf	Dichondra 'Silver Falls'	Dichondra Silver Falls	12	150mm	0.3m
Hel	Heliotropium arborescens 'Lord Roberts'	Lord Roberts Cherry Pie	8	200mm	0.9m
Liy	Lagerstroemia 'Yuma'	Pink Flowering Crepe Myrtle	1	75L	4m
Lwt	Liriope muscari 'Monroe's White'	Liriope (white flowering)	12	200mm	450mm
Msb	Michelia 'Summer Bronze'	Evergreen Magnolia	8	300mm	2m

## 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 confertifolia 'Crackerjack'	Fine-leaved Lomandra	9	200mm	0.45m

## 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 m<sup>2</sup>  
URBANGROWTH\*

3.12

Area m<sup>2</sup>  
BUILDER\*\*

2.81

#### IN-FILL PAVEMENT

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

5.05

0.00

Total area

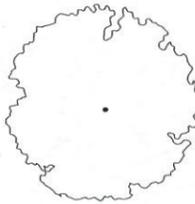
8.17

2.81

\*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
41	8	0	33	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

101.45

Existing levels

+RL 101.55

Proposed levels

+TOW 101.55

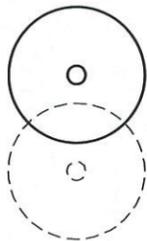
Proposed Top Of Wall levels

--- Boundary

— Garden edging

█ Masonry retaining walls

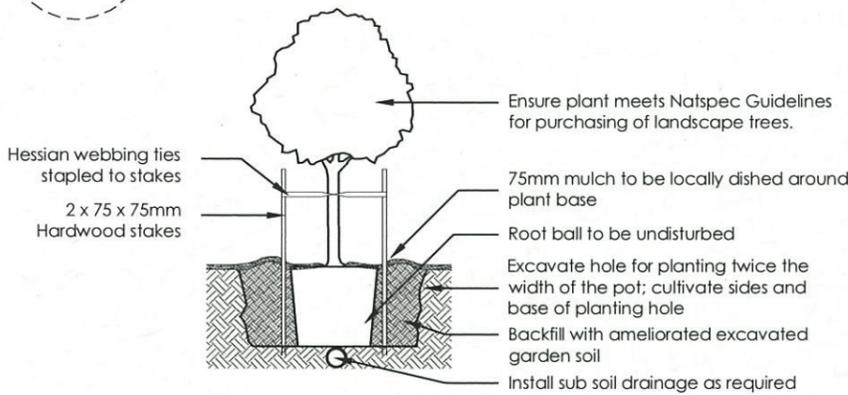
..... Existing contours



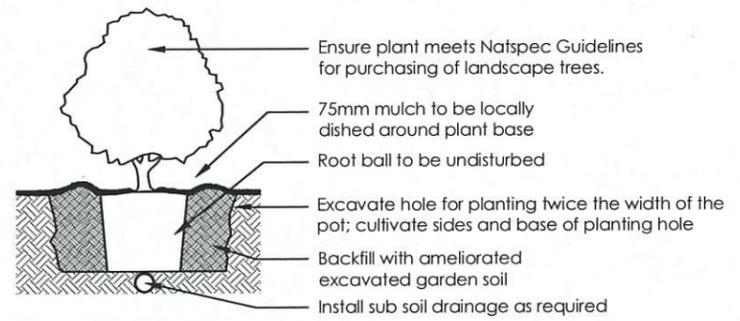
Existing tree to be retained



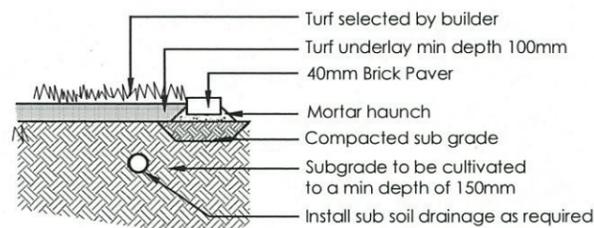
Existing tree to be removed



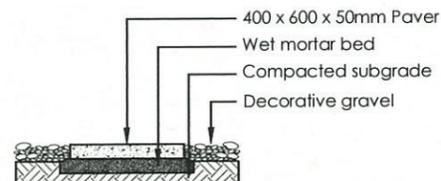
1 Tree Planting Detail  
NTS 25L - 100L Pot Size



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	07-04-14
B	AMEND TO BUILDERS MARK-UP	RS	RS	08-04-14
C	ISSUE DA PLANS FOR REVIEW	RS	RS	15-04-14

**ecodeign**  
outdoor living environments

PO Box 8136, Southham Hills, NSW 2153  
Ph: (02) 9480 7712 Fax: (02) 9480 7705  
Email: info@ecodeign.com.au  
Web: www.ecodeign.com.au

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.

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

PROJECT: LOT 2373 DURANT STREET, PENRITH

CLIENT: ZAC HOMES

PROJECT: NEW RESIDENCE

DRAWING: LANDSCAPE PLAN

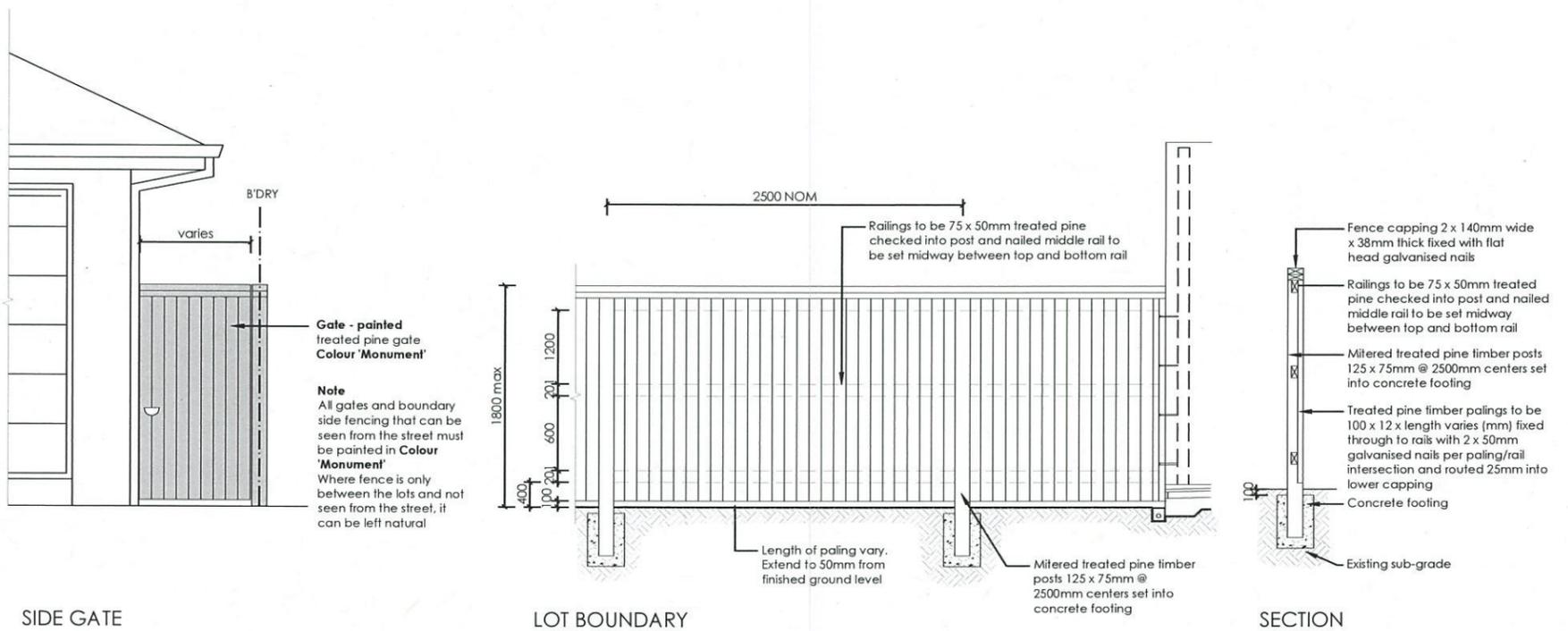
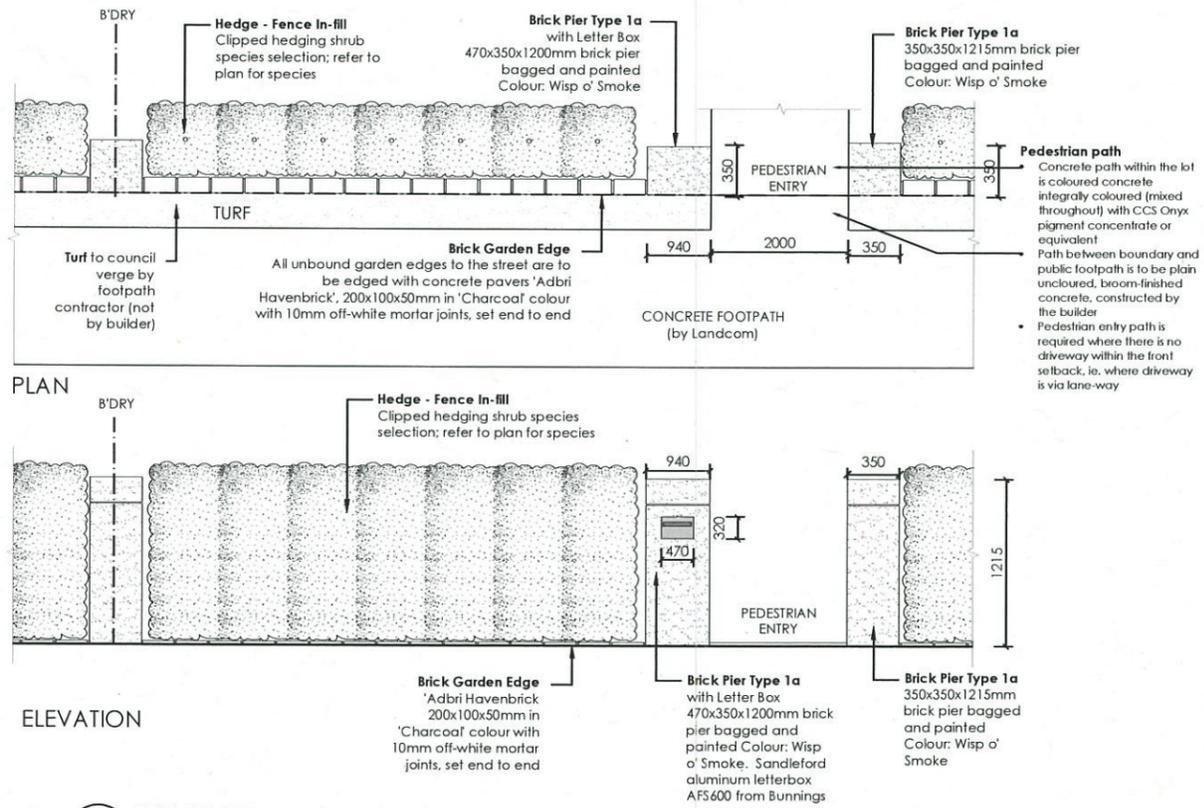
SCALE: 1:100 @ A3

DATE: 15-04-14

REVISION: C



Thorton Design Review Panel  
 LANDCOM  
 Reviewer: *[Signature]* Date: 3/6/14



REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE FOR CLIENT REVIEW	RS	BT	07-04-14
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 8136, Southam 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

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

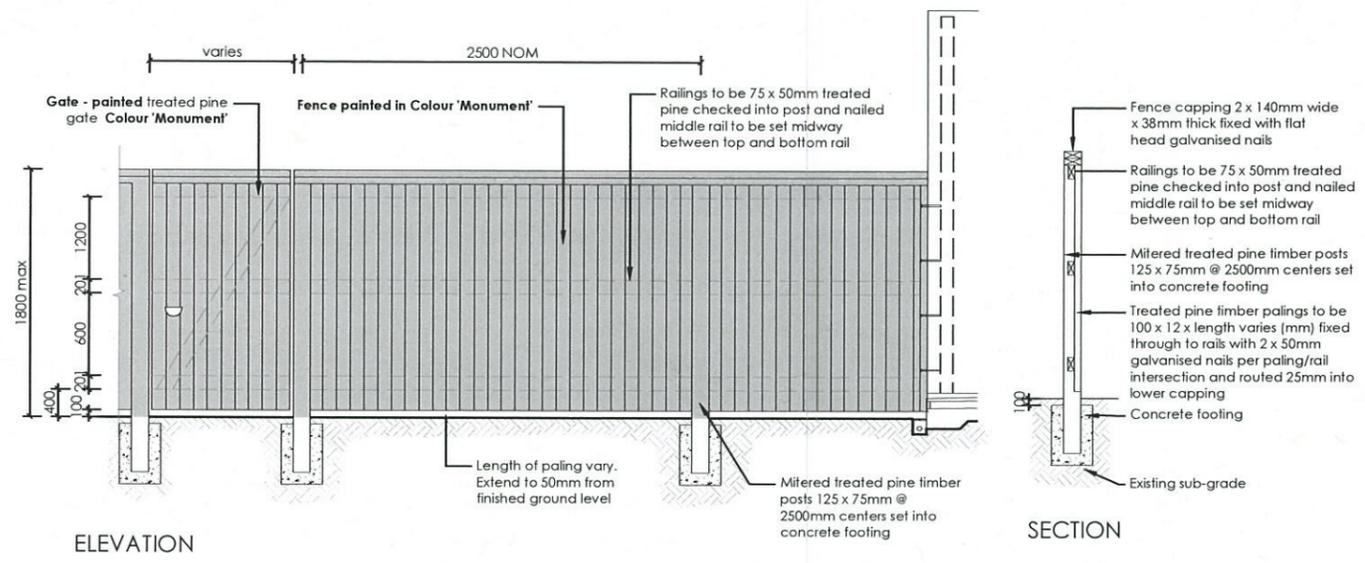
6. All work to comply with relevant Australian Standards or Building Code of Australia  
7. All work to be performed by a suitably qualified tradesperson  
8. For application purposes only - NOT FOR CONSTRUCTION

PROJECT	NEW RESIDENCE		
DRAWING	LANDSCAPE PLAN		
SCALE	1:100 @ A3	DATE	DA 03
DRAWN	RS	CHECK	RS
DATE	15-04-14		REVISION
			C

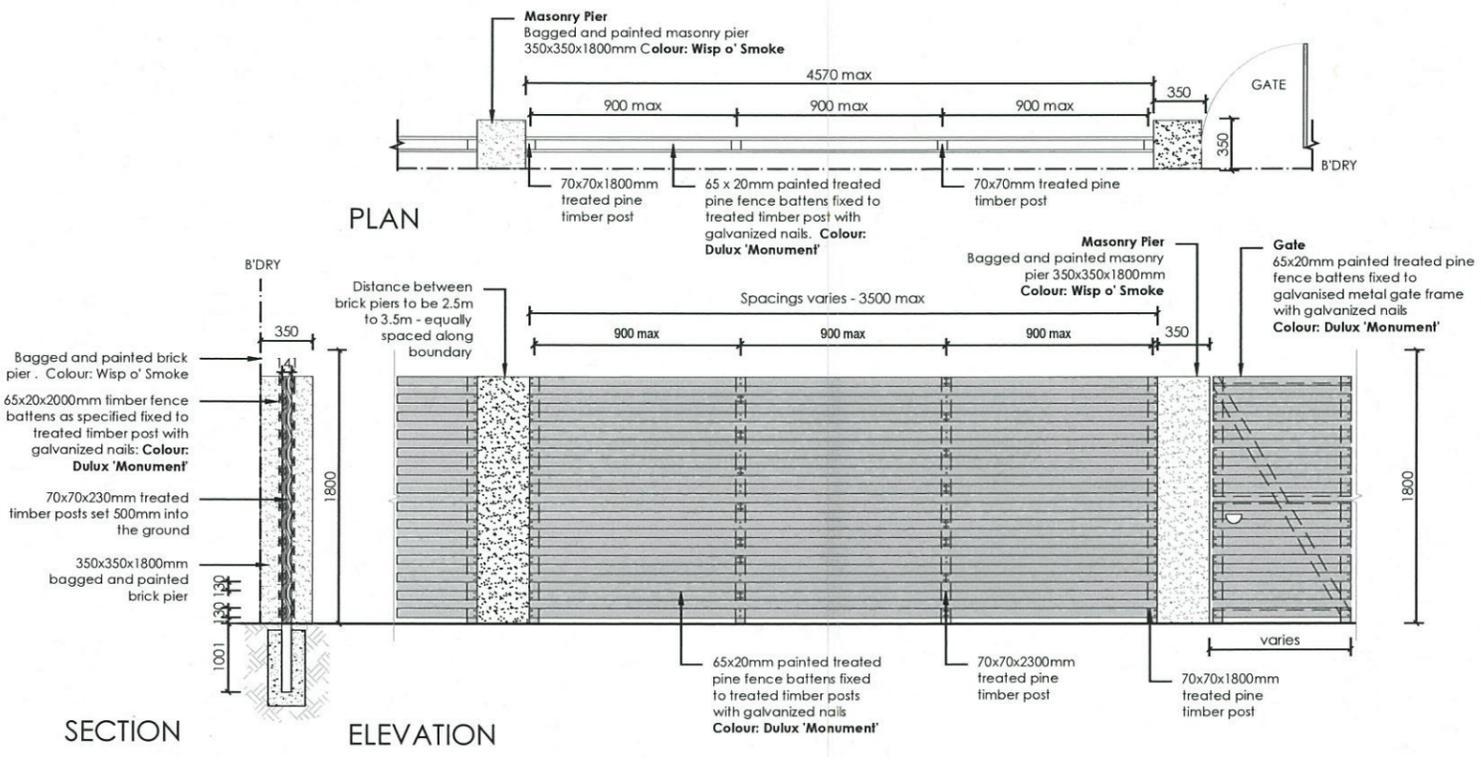
LOT 2373 DURANT STREET, PENRITH			
ZAC HOMES			



Thorton Design Review Panel  
 LANDCOM  
 Reviewed *[Signature]* Date 3/6/14



**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

<table border="1"> <tr><th>REVISION</th><th>DESCRIPTION</th><th>DRAWN</th><th>CHECK</th><th>DATE</th></tr> <tr><td>A</td><td>ISSUE FOR CLIENT REVIEW</td><td>RS</td><td>BT</td><td>07-04-14</td></tr> <tr><td>B</td><td>AMEND TO BUILDERS MARK-UP</td><td>RS</td><td>RS</td><td>08-04-14</td></tr> <tr><td>C</td><td>ISSUE DA PLANS FOR REVIEW</td><td>RS</td><td>RS</td><td>15-04-14</td></tr> </table>	REVISION	DESCRIPTION	DRAWN	CHECK	DATE	A	ISSUE FOR CLIENT REVIEW	RS	BT	07-04-14	B	AMEND TO BUILDERS MARK-UP	RS	RS	08-04-14	C	ISSUE DA PLANS FOR REVIEW	RS	RS	15-04-14	<p><b>ecodesign</b>  <i>outdoor living environments</i></p> <p>PO Box 8136, Southham Hills BC, NSW 2153    Ph: (02) 9450 7112 Fax: (02) 9450 7706    Email: info@ecodesign.com.au    Web: www.ecodesign.com.au    Member of the Australian Institute of Landscape Designers and Managers</p>	<p>ADDRESS  <b>LOT 2373 DURANT STREET, PENRITH</b></p> <p>CLIENT  <b>ZAC HOMES</b></p>	<p>PROJECT  <b>NEW RESIDENCE</b></p> <p>DRAWING  <b>LANDSCAPE PLAN</b></p> <p>SCALE  <b>1:100 @ A3</b></p> <p>DATE  <b>DA 04</b></p> <p>DESIGNER  <b>RS</b></p> <p>CHECKER  <b>RS</b></p> <p>DATE  <b>15-04-14</b></p> <p>REVISION  <b>C</b></p>	
REVISION	DESCRIPTION	DRAWN	CHECK	DATE																				
A	ISSUE FOR CLIENT REVIEW	RS	BT	07-04-14																				
B	AMEND TO BUILDERS MARK-UP	RS	RS	08-04-14																				
C	ISSUE DA PLANS FOR REVIEW	RS	RS	15-04-14																				