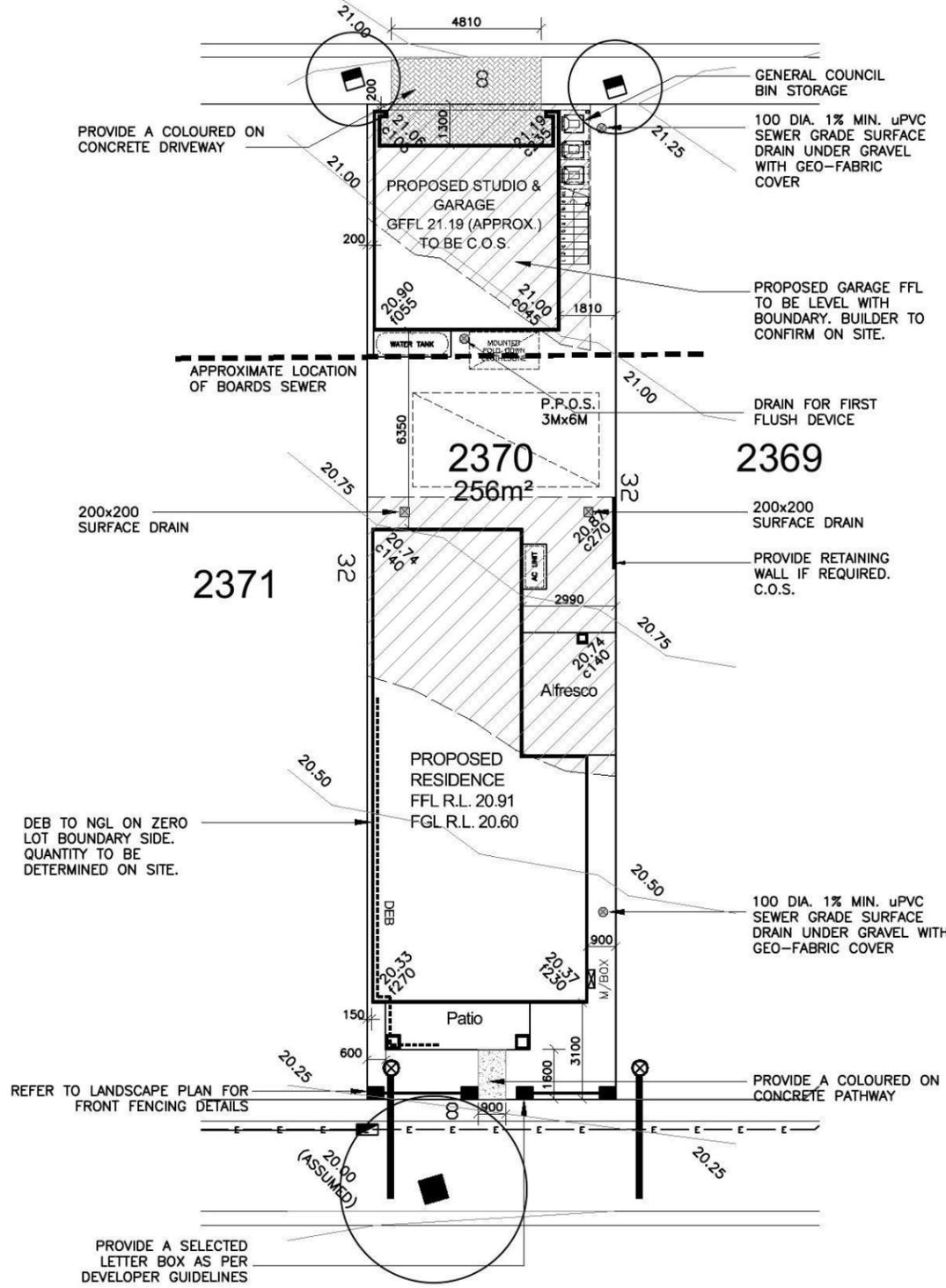


# SIMMONS LANE



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- Verify all dimensions on site prior to construction
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- Wind Rating refer to framing manufacturer's specification.

DEVELOPER ASSUMED CONTOURS USED. BUILDER TO CONFIRM LEVELS ON SITE

AREAS	
SITE:	256m <sup>2</sup>
GROUND FLOOR:	89.20m <sup>2</sup>
FIRST FLOOR:	81.46m <sup>2</sup>
GARAGE:	35.88m <sup>2</sup>
PORCH:	6.96m <sup>2</sup>
ALFRESCO:	11.78m <sup>2</sup>
BALCONY:	6.96m <sup>2</sup>
STUDIO:	35.88m <sup>2</sup>
STUDIO BALCONY:	6.59m <sup>2</sup>
TOTAL:	274.71m <sup>2</sup>

LANDSCAPE AREA	
SITE AREA:	256m <sup>2</sup>
TOTAL HARD SURFACE AREAS:	158.83m <sup>2</sup>
REMAINING SOFT AREA:	82.16m <sup>2</sup>
LANDSCAPE AREA:	32.1%
MINIMUM REQUIRED BY COUNCIL:	N.A.%

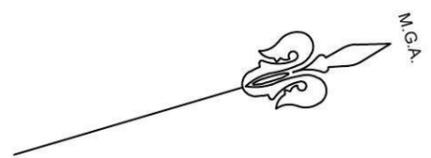
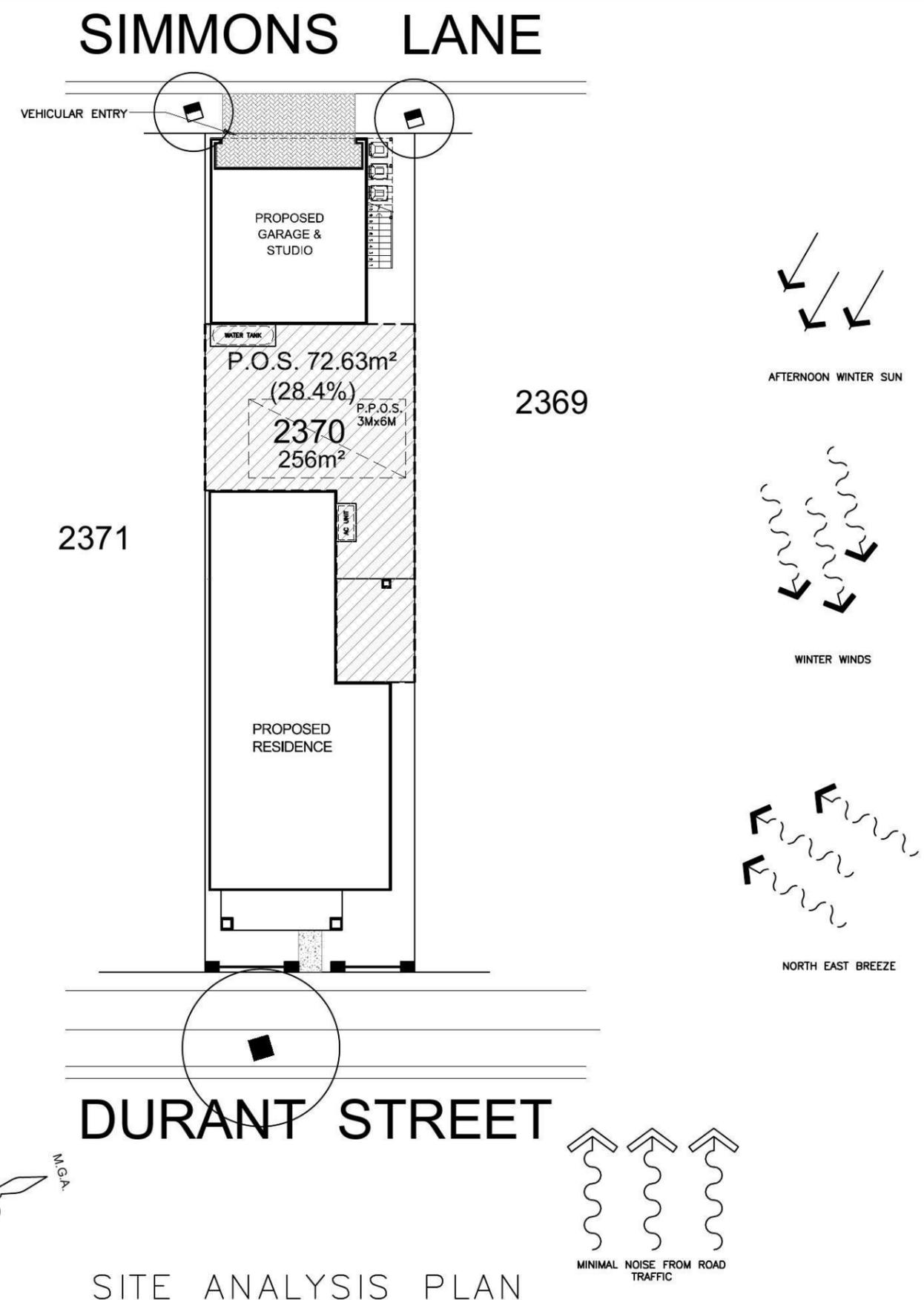
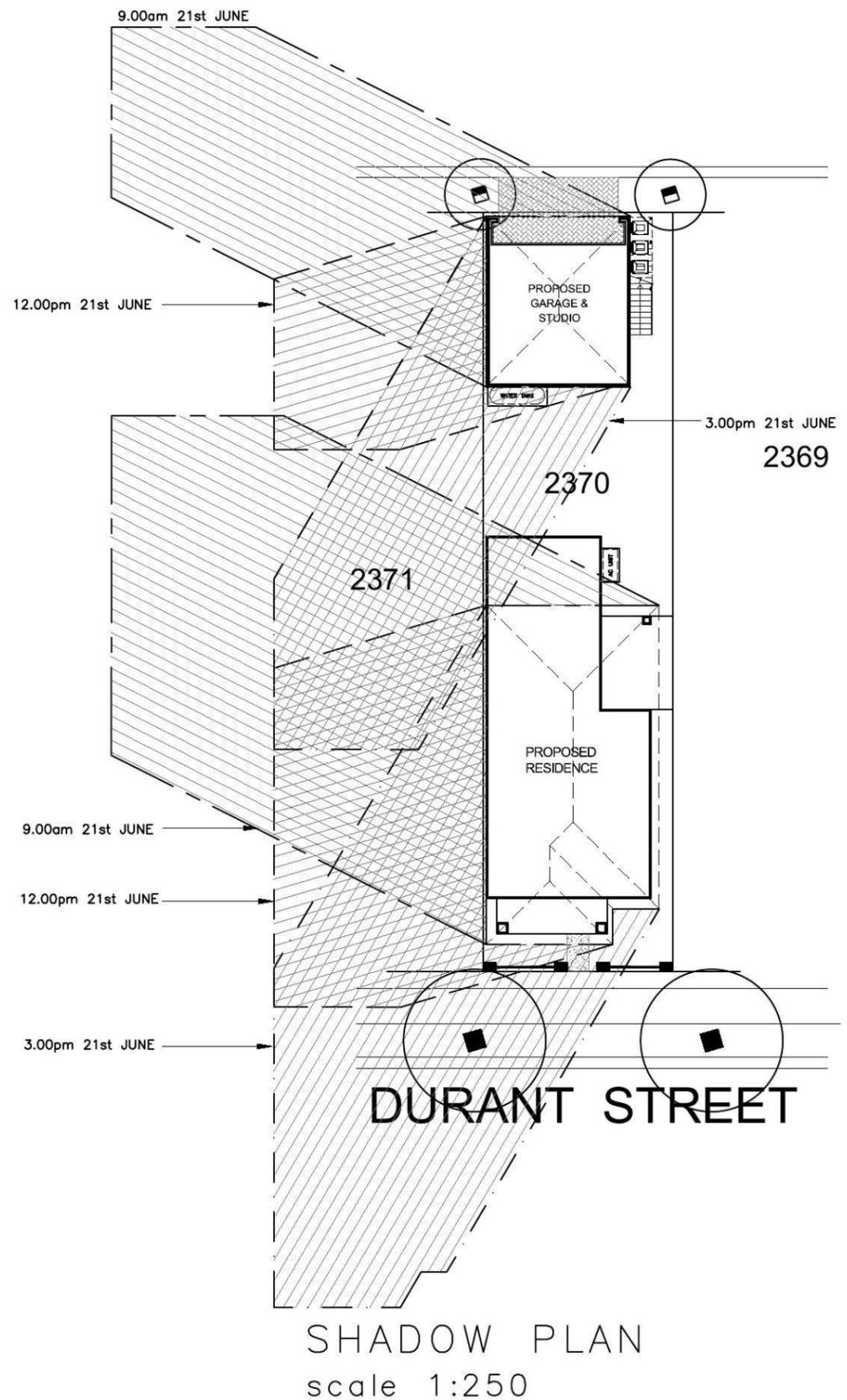
P.O.S. AREA 72.63m<sup>2</sup> (28.4%)

FLOOR SPACE RATIO 80.7%

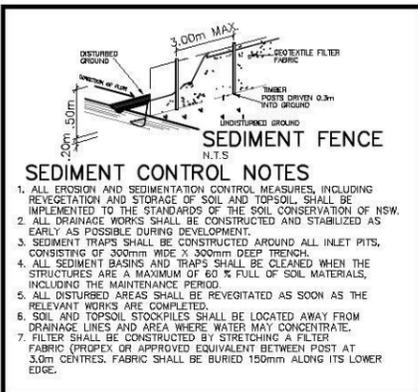
# DURANT STREET



Product: <b>8.0m PRODUCT Parcel 12 Facade (b) Rear Loaded Garage with Studio</b>	Client: <b>Zac Homes</b>	Dwg Title: <b>Site Plan</b>	Sheet: <b>A3</b>	Scale: <b>1:200</b>	A	24.04.14	COUNCIL SUBMISSION	E.G.
					B	13.05.14	AMENDED DRIVEWAY FINISH TO SUIT LANDSCAPE PLAN	E.G.
Site Address: <b>LOT 2370 D.P. 1171491 DURANT STREET, THORNTON</b>	Date: <b>24.04.2014</b>	Council: <b>PENRITH COUNCIL</b>	Sheet No.	Issue:				
			<b>1</b>	<b>B</b>				
			Job No:					
			<b>214024</b>					

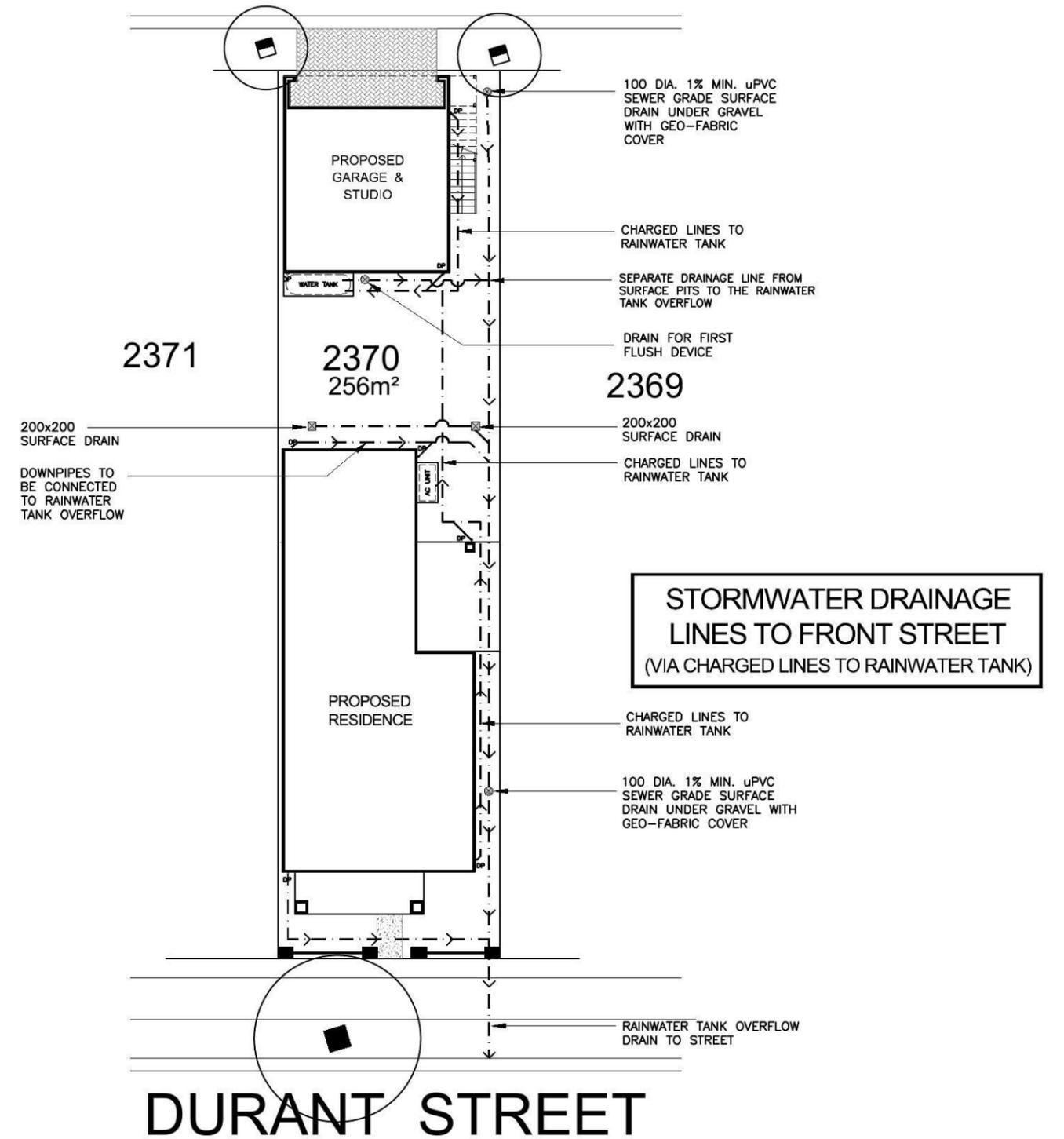
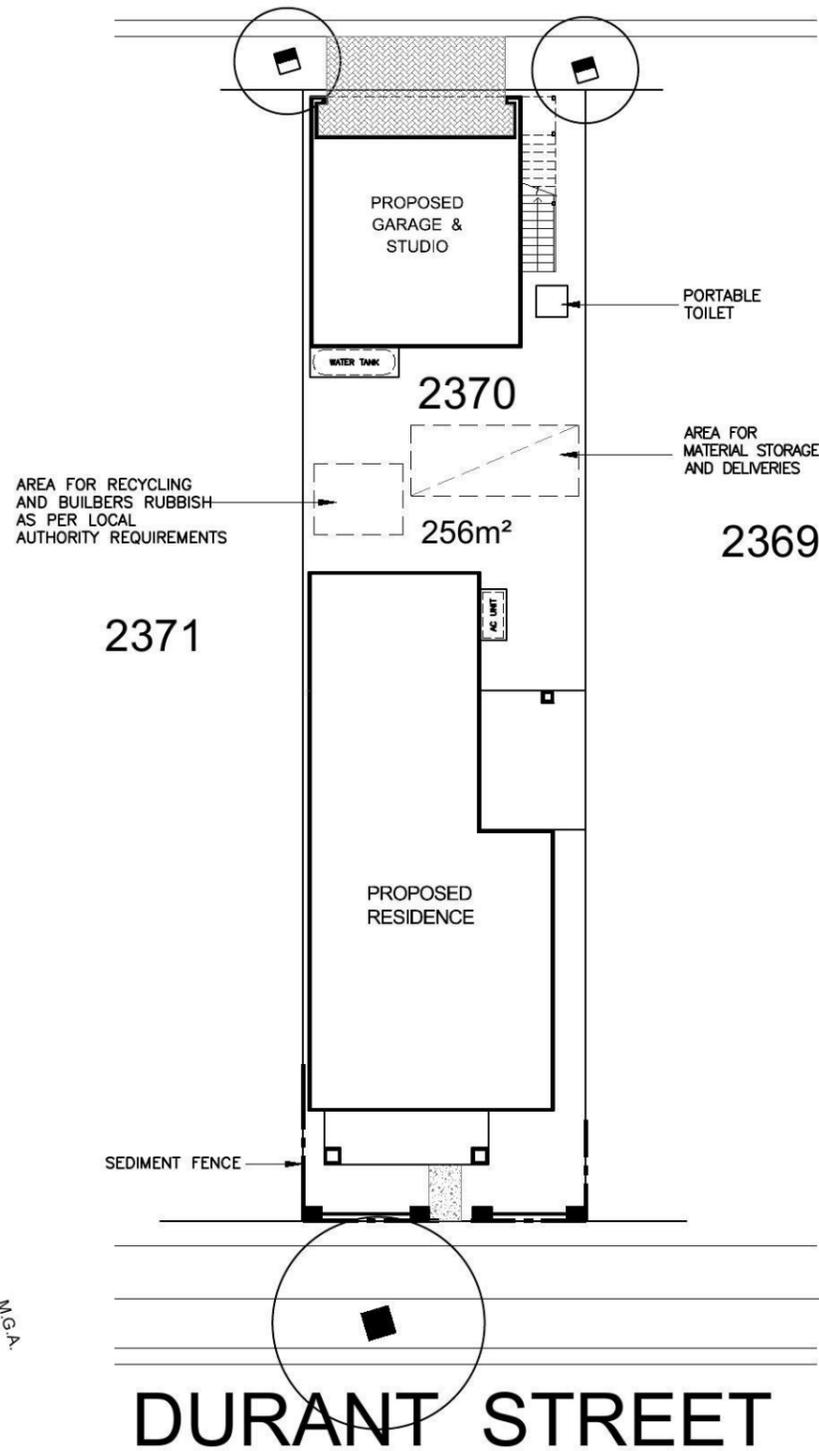


<b>Product:</b> 8.0m PRODUCT Parcel 12 Facade (b) Rear Loaded Garage with Studio	<b>Client:</b> Zac Homes Site Address: LOT 2370 D.P. 1171491 DURANT STREET, THORNTON	<b>Dwg Title:</b> SHADOWS & SITE ANALYSIS	<b>Sheet:</b> A3	<b>Scale:</b> 1:200	A	24.04.14	COUNCIL SUBMISSION	E.G.
					B	13.05.14	AMENDED DRIVEWAY FINISH TO SUIT LANDSCAPE PLAN	E.G.
		<b>Date:</b> 24.04.2014	<b>Sheet No.:</b> 1A	<b>Issue:</b> B				
		<b>Council:</b> PENRITH COUNCIL	<b>Job No.:</b> 214024					



# SIMMONS LANE

# SIMMONS LANE



SITE MANAGEMENT PLAN

STORMWATER PLAN



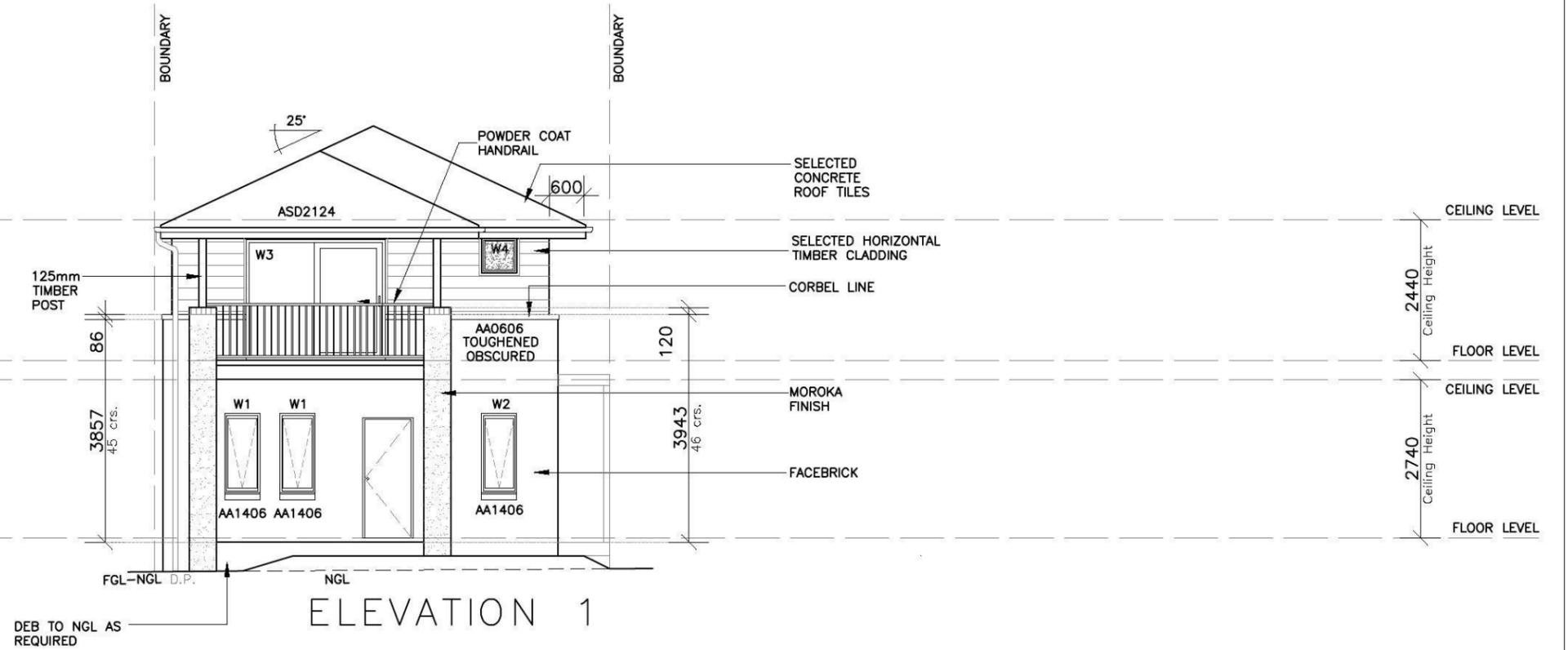
Product:  
**8.0m PRODUCT**  
Parcel 12  
Facade (b)  
Rear Loaded Garage  
with Studio

Client:  
**Zac Homes**  
Site Address:  
LOT 2370 D.P. 1171491  
DURANT STREET,  
THORNTON

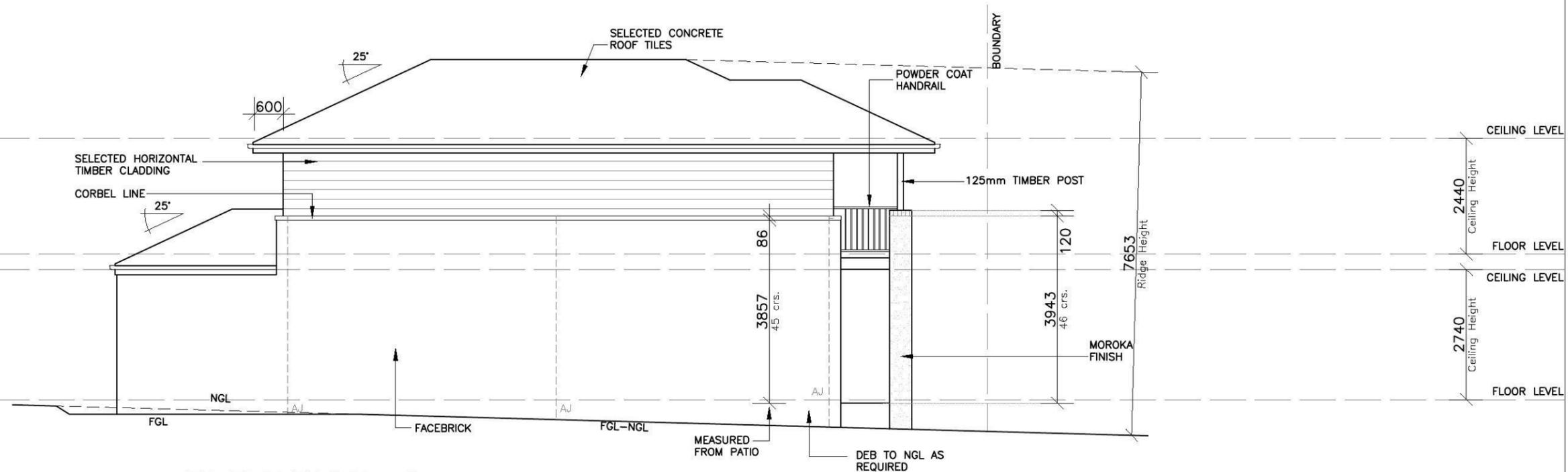
Dwg Title:  
**SITE MANAGEMENT & STORMWATER PLAN**  
Date:  
**24.04.2014**  
Council:  
**PENRITH COUNCIL**

Sheet:  
**A3**  
Scale:  
**1:200**  
Sheet No.  
**1B**  
Issue:  
**B**  
Job No:  
**214024**

A	24.04.14	COUNCIL SUBMISSION	E.G.
B	13.05.14	AMENDED DRIVEWAY FINISH TO SUIT LANDSCAPE PLAN	E.G.



ELEVATION 1



ELEVATION 2



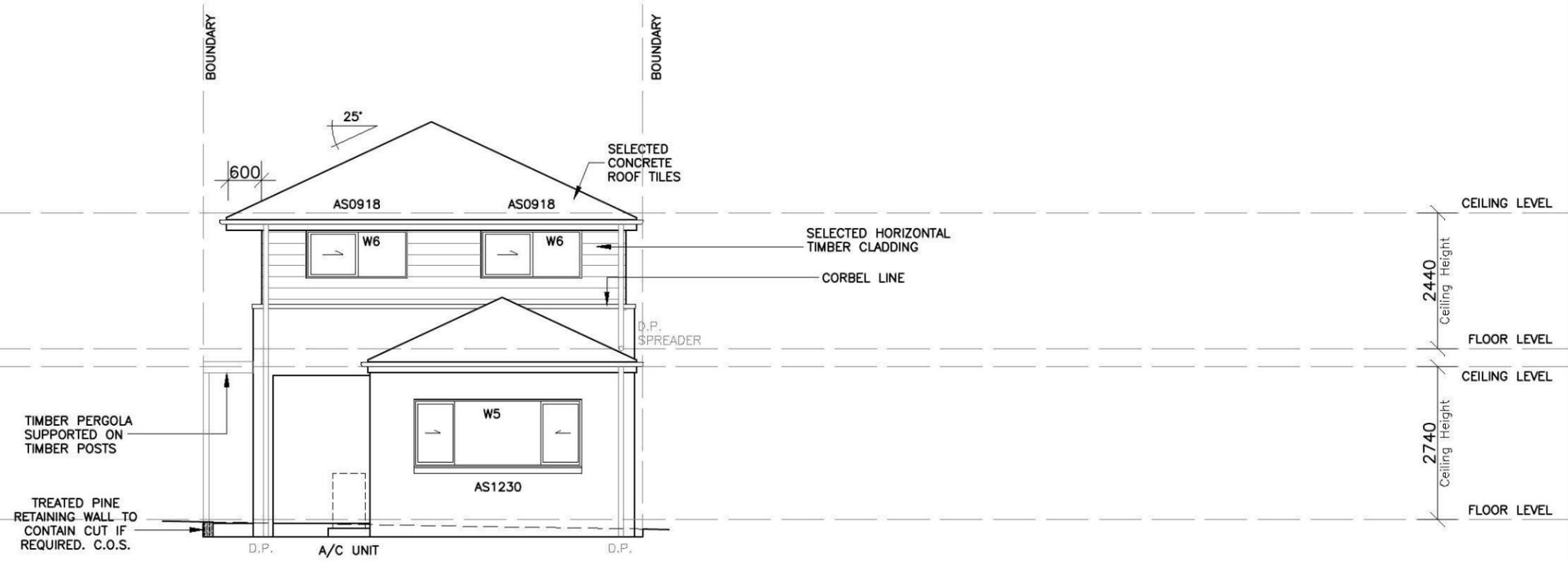
Product:  
**8.0m PRODUCT**  
 Parcel 12  
 Facade (b)  
 Rear Loaded Garage  
 with Studio

Client:  
**Zac Homes**  
 Site Address:  
 LOT 2370 D.P. 1171491  
 DURANT STREET,  
 THORNTON

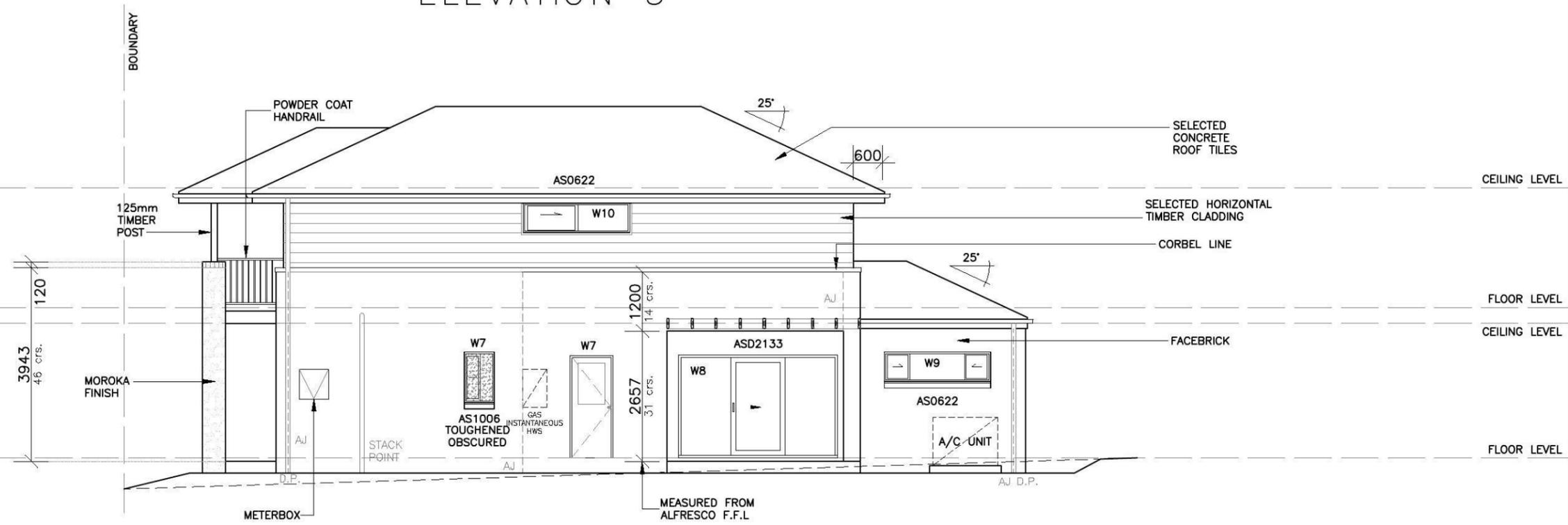
Dwg Title:  
**ELEVATIONS**  
 Date:  
 24.04.2014  
 Council:  
 PENRITH COUNCIL

Sheet:  
**A3**  
 Sheet No.  
 4  
 Job No:  
**214024**

A	24.04.14	COUNCIL SUBMISSION	E.G.
B	13.05.14	AMENDED DRIVEWAY FINISH TO SUIT LANDSCAPE PLAN	E.G.



ELEVATION 3



ELEVATION 4



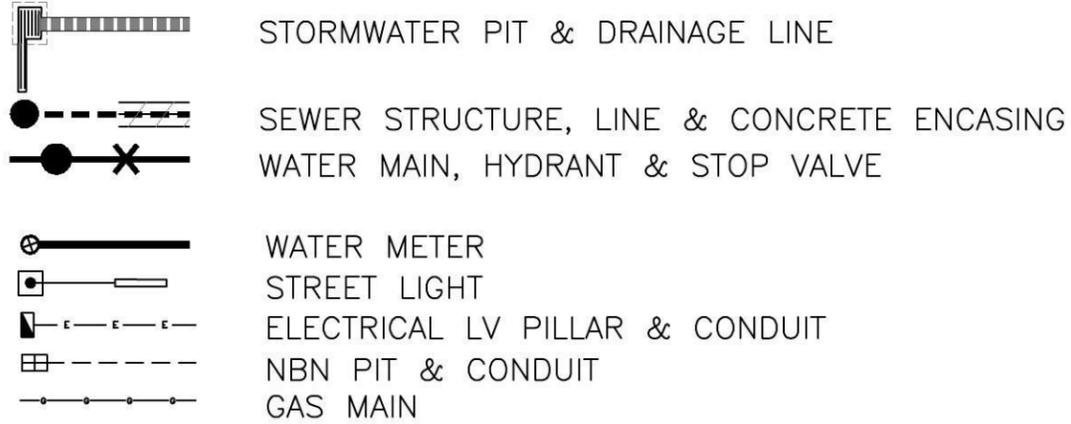
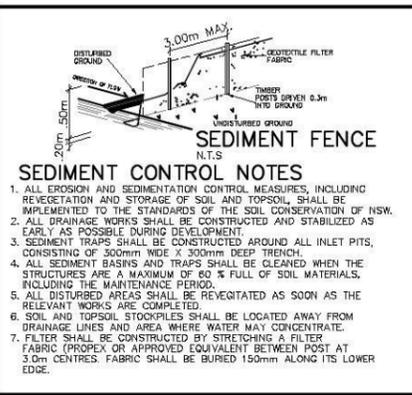
Product:  
**8.0m PRODUCT**  
 Parcel 12  
 Facade (b)  
 Rear Loaded Garage  
 with Studio

Client:  
**Zac Homes**  
 Site Address:  
 LOT 2370 D.P. 1171491  
 DURANT STREET,  
 THORNTON

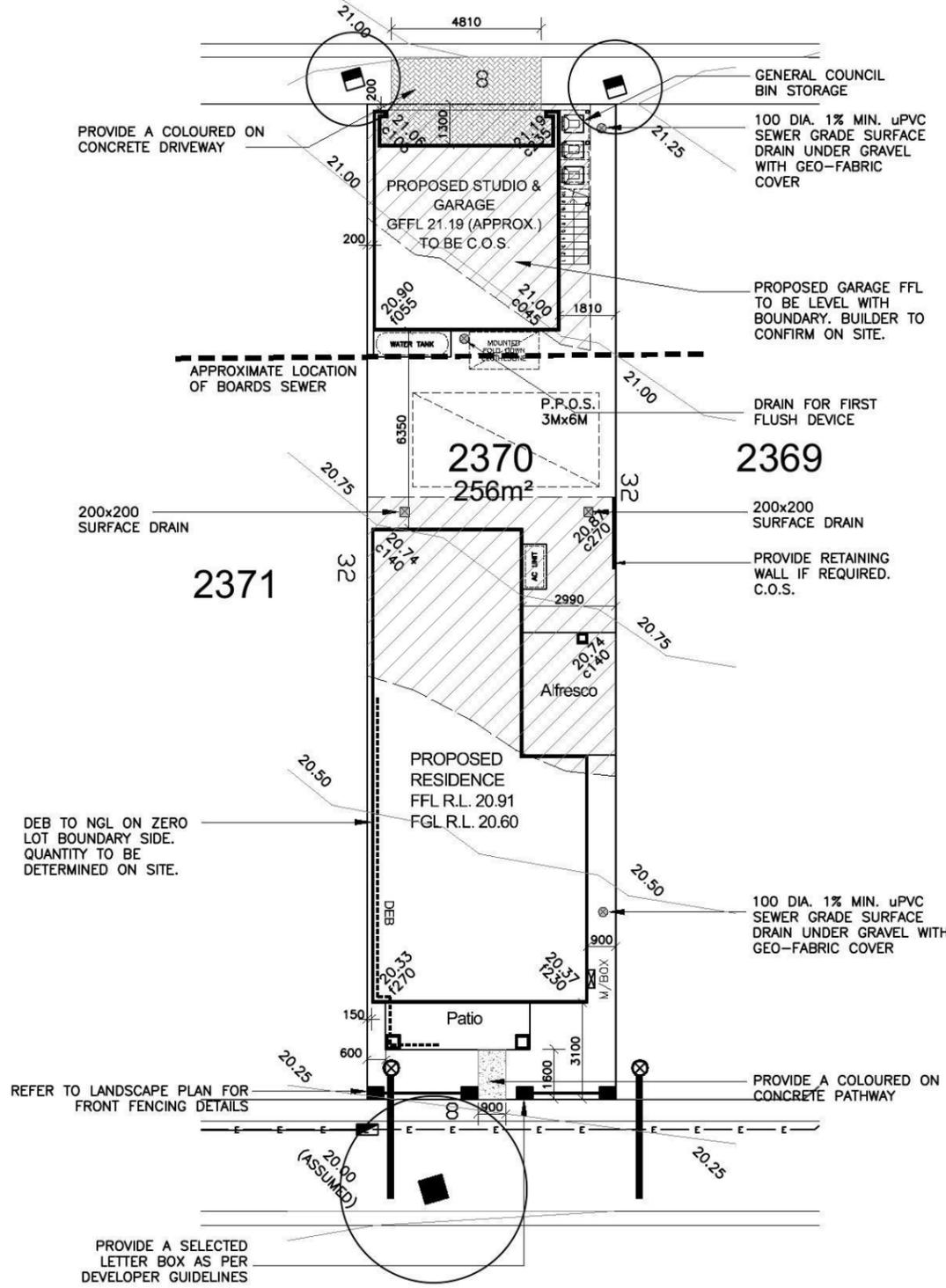
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**ELEVATIONS**  
 Date:  
 24.04.2014  
 Council:  
 PENRITH COUNCIL

Sheet:  
**A3**  
 Sheet No.  
 5  
 Job No:  
**214024**

A	24.04.14	COUNCIL SUBMISSION	E.G.
B	13.05.14	AMENDED DRIVEWAY FINISH TO SUIT LANDSCAPE PLAN	E.G.



# SIMMONS LANE



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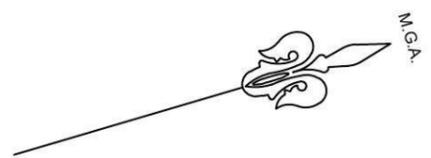
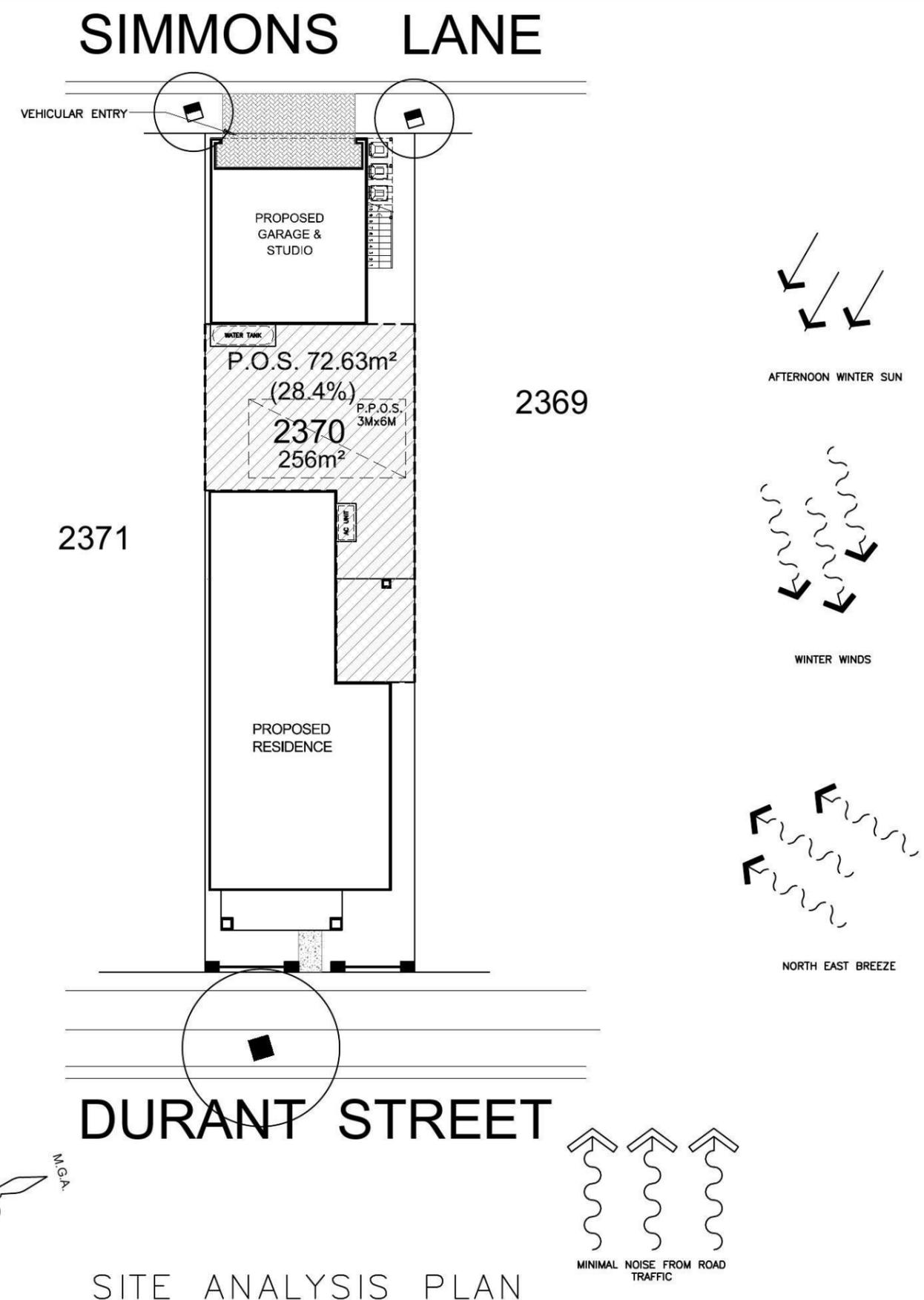
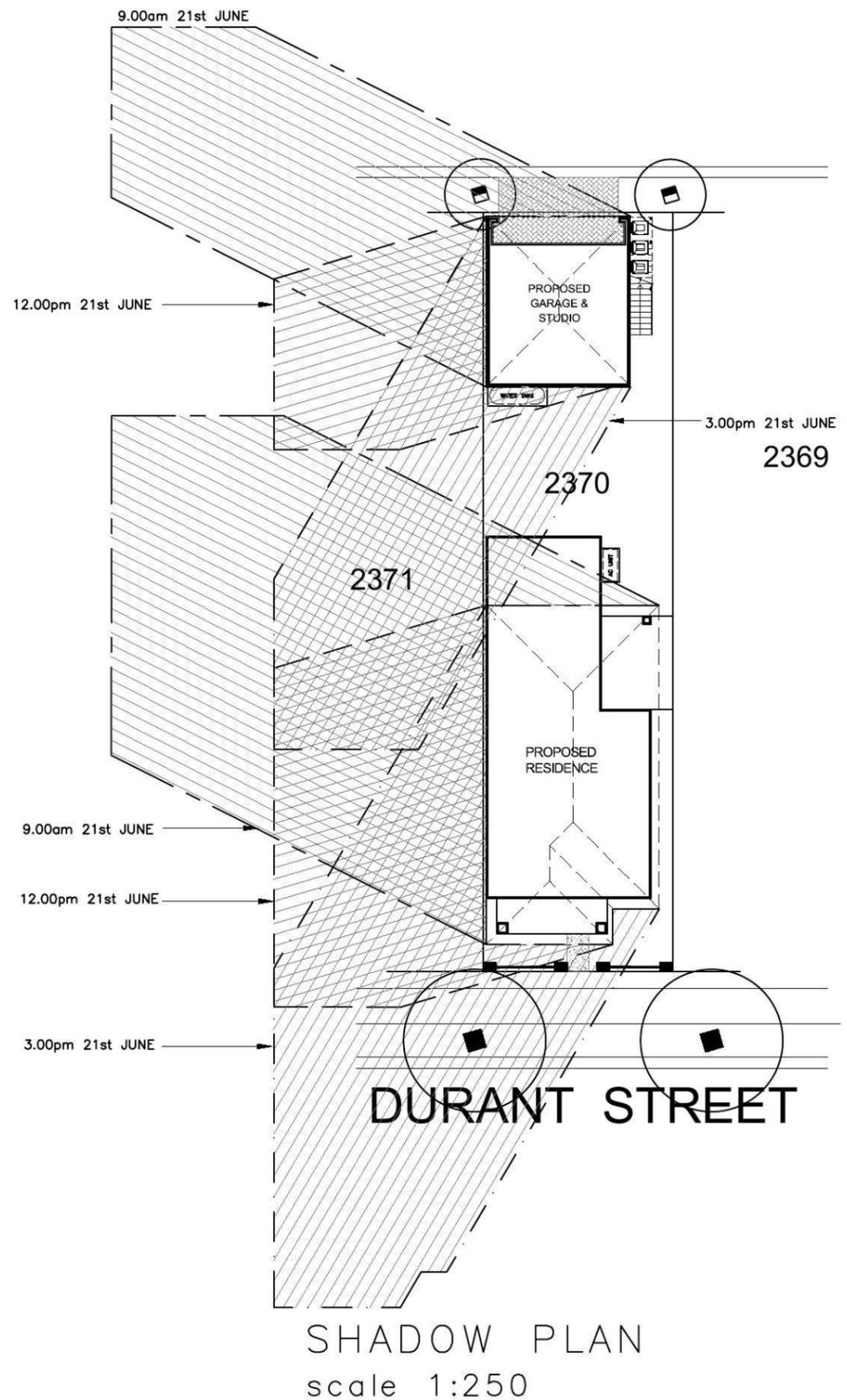
P.O.S. AREA 72.63m<sup>2</sup> (28.4%)

FLOOR SPACE RATIO 80.7%

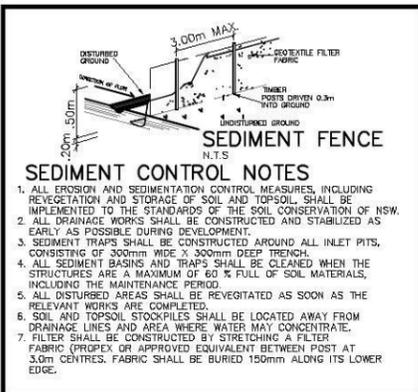
# DURANT STREET



Product: <b>8.0m PRODUCT Parcel 12 Facade (b) Rear Loaded Garage with Studio</b>	Client: <b>Zac Homes</b>	Dwg Title: <b>Site Plan</b>	Sheet: <b>A3</b>	Scale: <b>1:200</b>	A	24.04.14	COUNCIL SUBMISSION	E.G.
					B	13.05.14	AMENDED DRIVEWAY FINISH TO SUIT LANDSCAPE PLAN	E.G.
Site Address: <b>LOT 2370 D.P. 1171491 DURANT STREET, THORNTON</b>	Date: <b>24.04.2014</b>	Council: <b>PENRITH COUNCIL</b>	Sheet No.	Issue:				
			<b>1</b>	<b>B</b>				
			Job No:					
			<b>214024</b>					

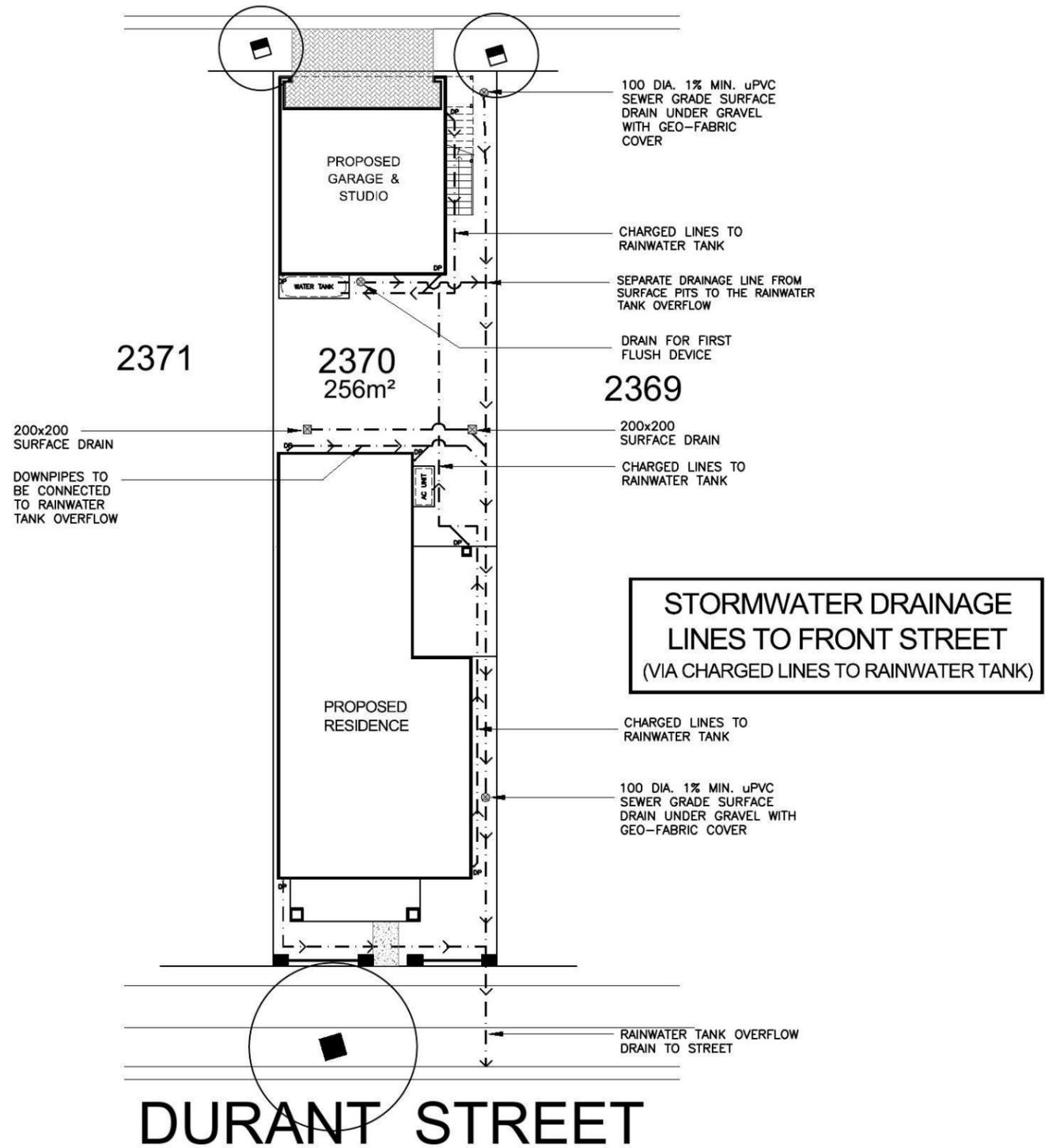
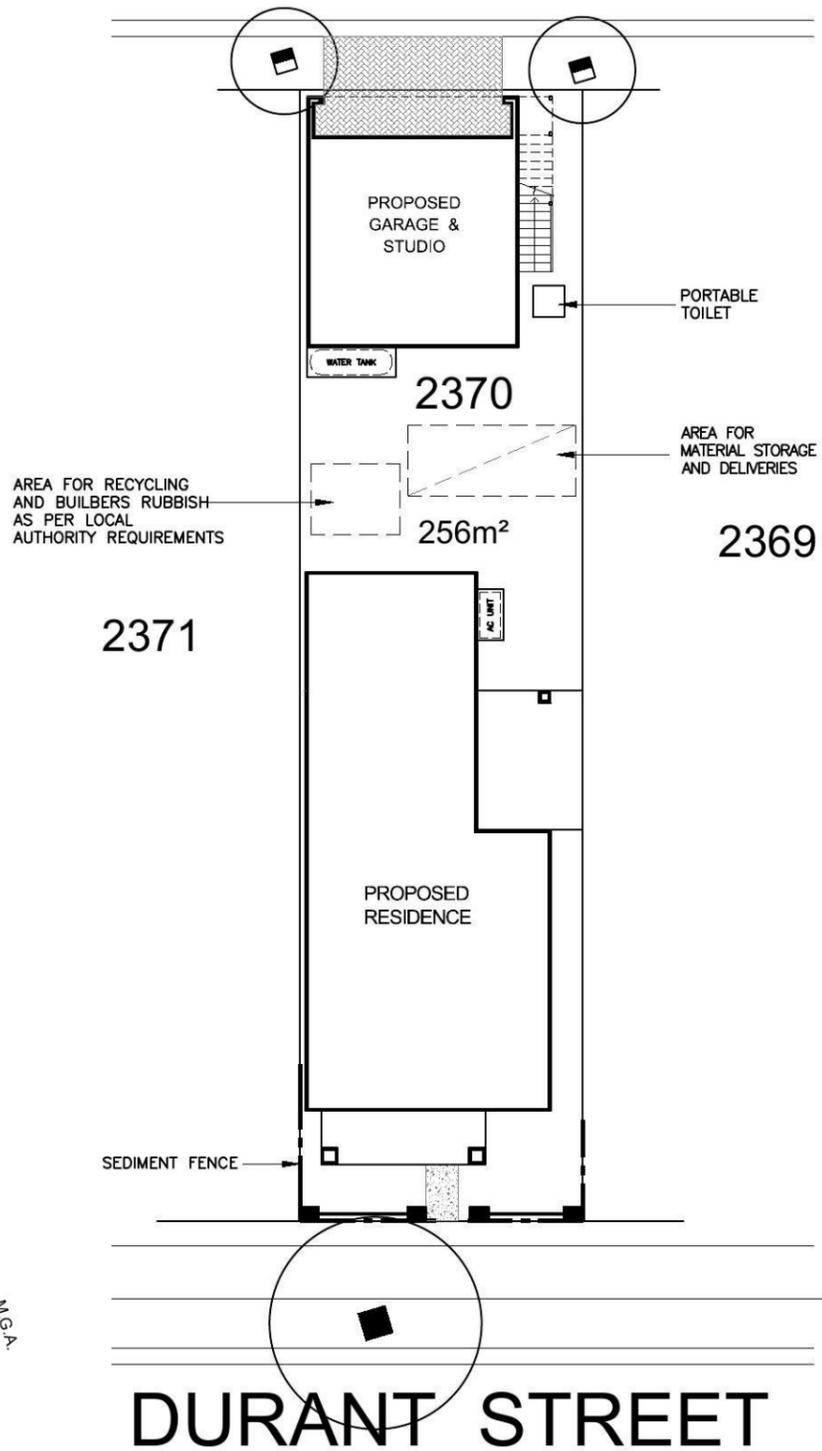


<b>Product:</b> 8.0m PRODUCT Parcel 12 Facade (b) Rear Loaded Garage with Studio	<b>Client:</b> Zac Homes Site Address: LOT 2370 D.P. 1171491 DURANT STREET, THORNTON	<b>Dwg Title:</b> SHADOWS & SITE ANALYSIS	<b>Sheet:</b> A3	<b>Scale:</b> 1:200	A	24.04.14	COUNCIL SUBMISSION	E.G.
					B	13.05.14	AMENDED DRIVEWAY FINISH TO SUIT LANDSCAPE PLAN	E.G.
		<b>Date:</b> 24.04.2014	<b>Sheet No.:</b> 1A	<b>Issue:</b> B				
		<b>Council:</b> PENRITH COUNCIL	<b>Job No.:</b> 214024					



# SIMMONS LANE

# SIMMONS LANE



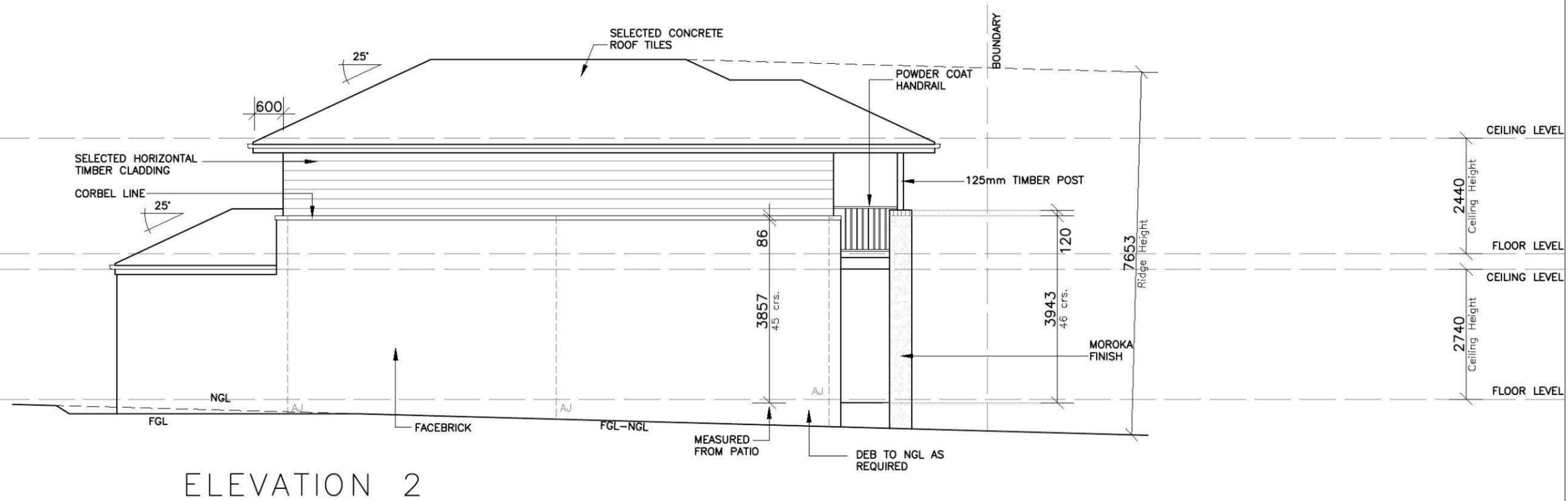
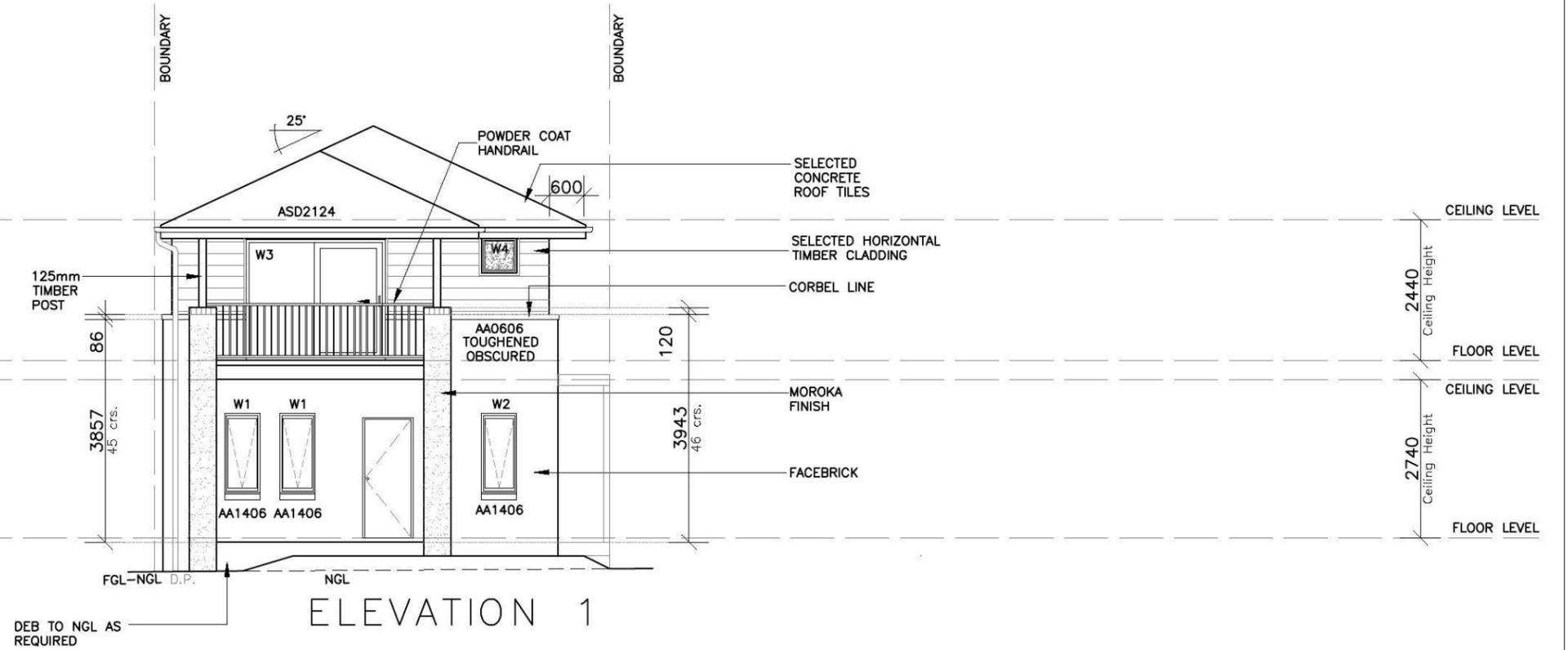
**STORMWATER DRAINAGE LINES TO FRONT STREET (VIA CHARGED LINES TO RAINWATER TANK)**

SITE MANAGEMENT PLAN

STORMWATER PLAN



Product: <b>8.0m PRODUCT Parcel 12 Facade (b) Rear Loaded Garage with Studio</b>	Client: <b>Zac Homes</b>	Dwg Title: <b>SITE MANAGEMENT &amp; STORMWATER PLAN</b>	Sheet: <b>A3</b>	Scale: <b>1:200</b>	A	24.04.14	COUNCIL SUBMISSION	E.G.
					B	13.05.14	AMENDED DRIVEWAY FINISH TO SUIT LANDSCAPE PLAN	E.G.
Site Address: <b>LOT 2370 D.P. 1171491 DURANT STREET, THORNTON</b>	Date: <b>24.04.2014</b>	Council: <b>PENRITH COUNCIL</b>	Sheet No. <b>1B</b>	Issue: <b>B</b>				
			Job No. <b>214024</b>					



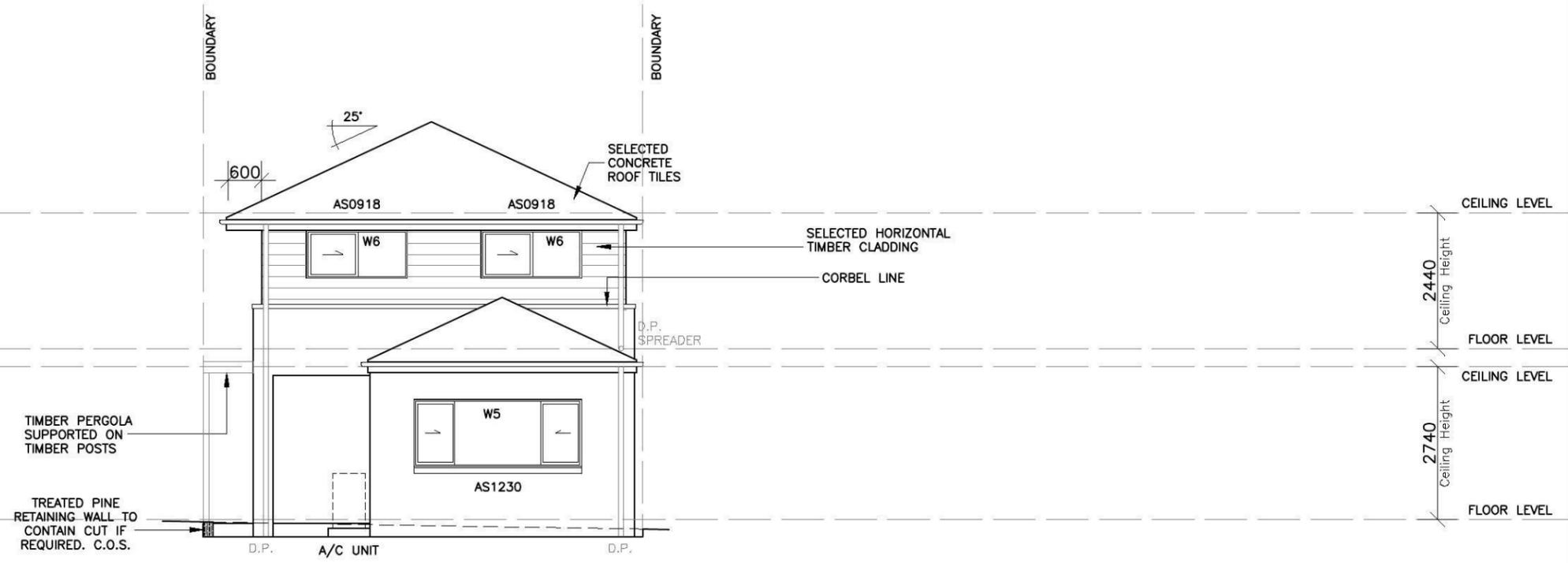
Product:  
**8.0m PRODUCT**  
 Parcel 12  
 Facade (b)  
 Rear Loaded Garage  
 with Studio

Client:  
**Zac Homes**  
 Site Address:  
 LOT 2370 D.P. 1171491  
 DURANT STREET,  
 THORNTON

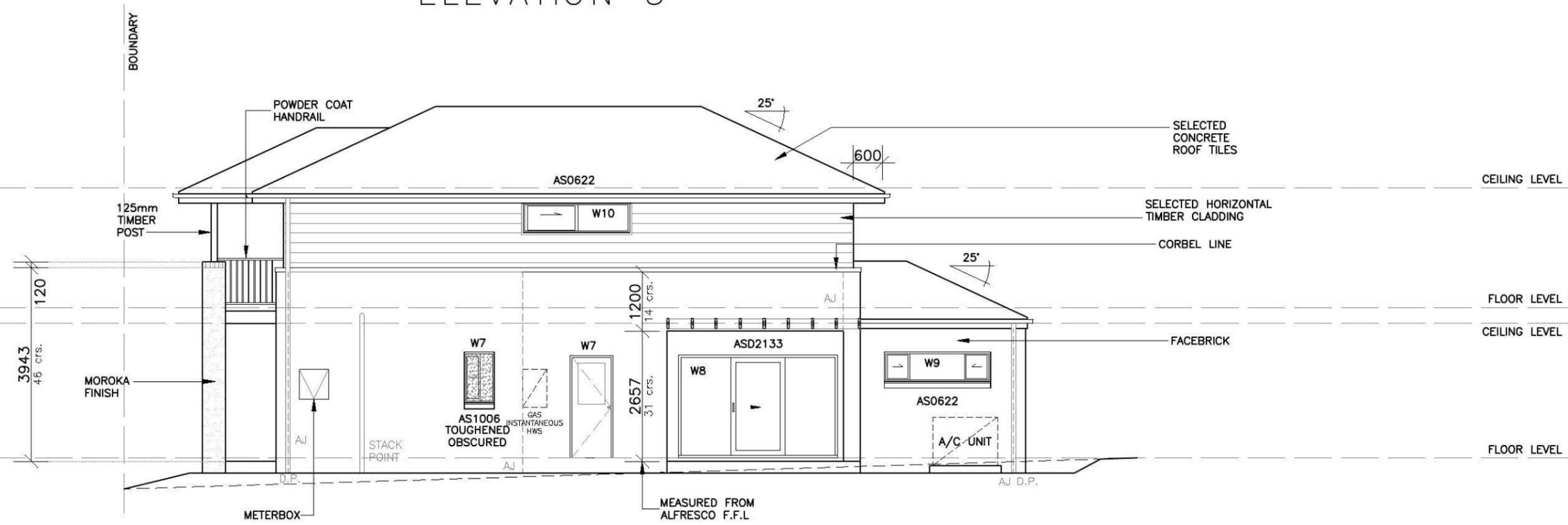
Dwg Title:  
**ELEVATIONS**  
 Date:  
 24.04.2014  
 Council:  
 PENRITH COUNCIL

Sheet:  
**A3**  
 Sheet No.  
 4  
 Job No:  
**214024**

A	24.04.14	COUNCIL SUBMISSION	E.G.
B	13.05.14	AMENDED DRIVEWAY FINISH TO SUIT LANDSCAPE PLAN	E.G.



ELEVATION 3



ELEVATION 4



Product:  
**8.0m PRODUCT**  
 Parcel 12  
 Facade (b)  
 Rear Loaded Garage  
 with Studio

Client:  
**Zac Homes**  
 Site Address:  
 LOT 2370 D.P. 1171491  
 DURANT STREET,  
 THORNTON

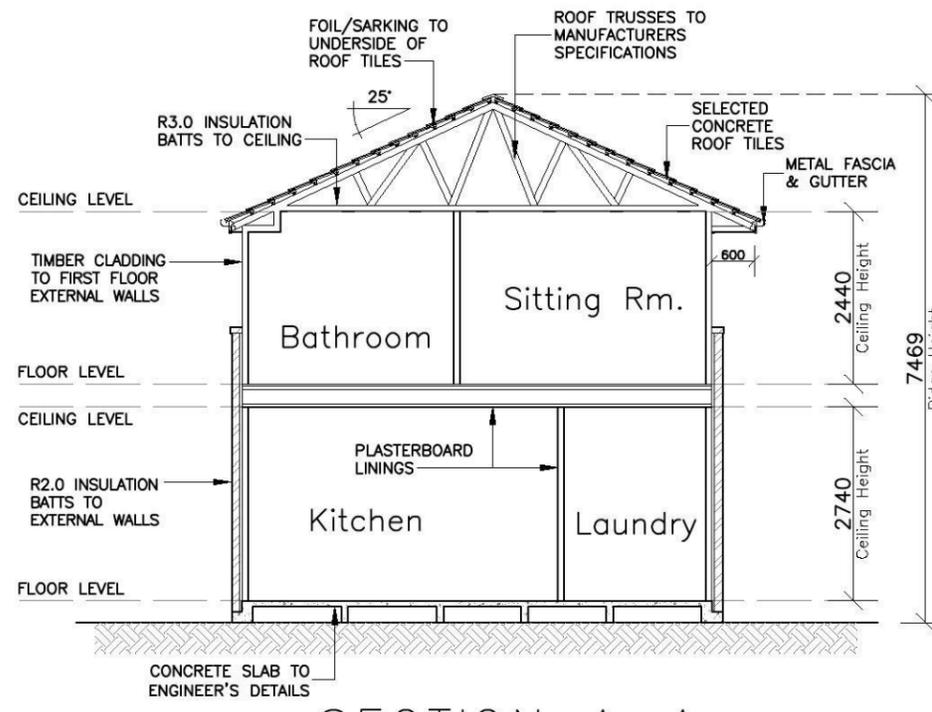
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**ELEVATIONS**  
 Date:  
 24.04.2014  
 Council:  
 PENRITH COUNCIL

Sheet:  
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 Scale:  
**1:100**  
 Sheet No.  
**5**  
 Issue:  
**B**  
 Job No:  
**214024**

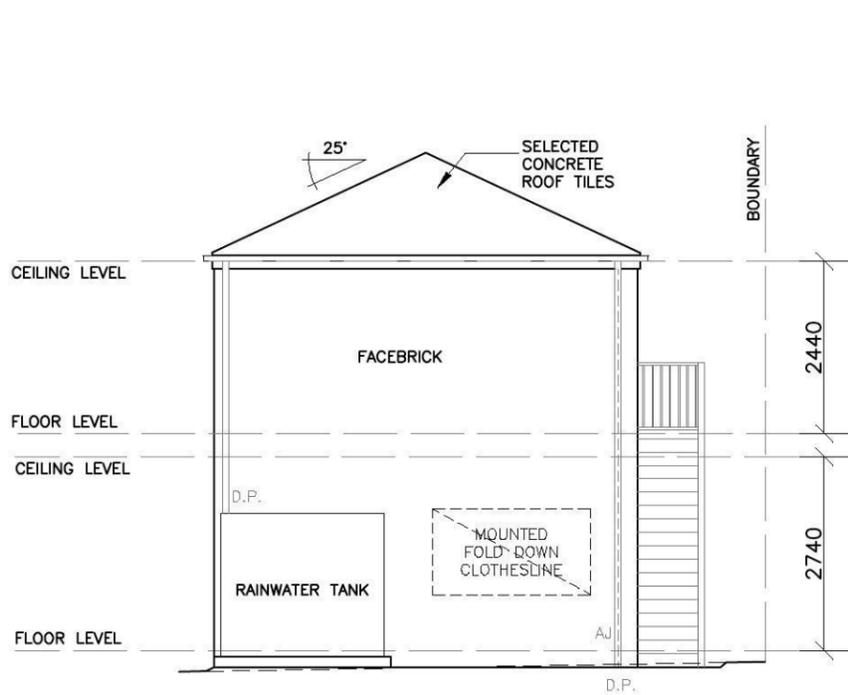
A	24.04.14	COUNCIL SUBMISSION	E.G.
B	13.05.14	AMENDED DRIVEWAY FINISH TO SUIT LANDSCAPE PLAN	E.G.

Lot 2370 Durant Street, Thornton.				
<b>SUMMARY OF BASIX COMMITMENTS</b>				
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				
<b>WATER COMMITMENTS</b>				
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)	87.57	
Alternative Water Supply Connected To:				
All Toilets	Yes	Laundry W/M Cold Tap	Yes	
1 x Outdoor Tap	Yes			
<b>THERMAL COMFORT COMMITMENTS - Refer to next table</b>				
<b>ENERGY COMMITMENTS</b>				
Hot Water Gas Instantaneous - 5.0 Star				
Cooling System	Living	3 Phase Air Conditioning	EER 2.5-3.0	
	Bedrooms	3 Phase Air Conditioning	EER 2.5-3.0	
Heating System	Living	3 Phase Air Conditioning	EER 2.5-3.0	
	Bedrooms	3 Phase Air Conditioning	EER 2.5-3.0	
Ventilation	Bathroom	Individual Fan (Ducted)	Interlocked to light	
	Kitchen	Individual Fan (Not Ducted)	Manual On / Off	
	Laundry	Natural ventilation	Natural	
Natural Lighting	Window / Skylight in Kitchen		No	
	Window/Skylight in Bathrooms/Toilets	Yes to	2	
Artificial Lighting (rooms to be primarily lit by fluorescent or LED lights)	Room Name	# Rooms	Required	Dedicated
	Number of bedrooms/study	4	Yes	No
	Number of Living/Dining rooms	2	Yes	No
	All Bathrooms/Toilets	3	Yes	No
<b>OTHER COMMITMENTS</b>				
Outdoor clothes line	Yes	Gas Cooktop	Yes	

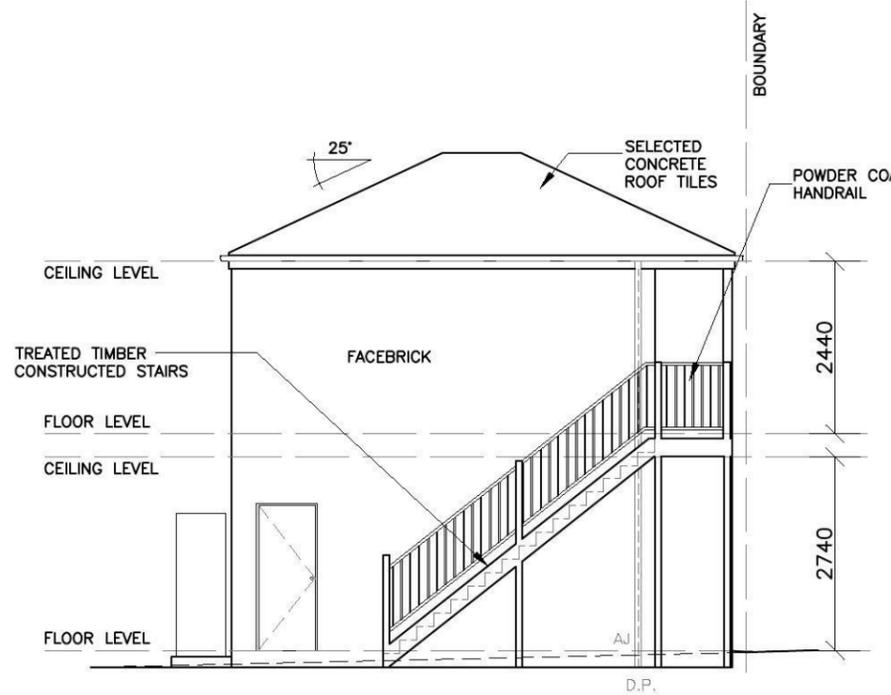
<b>Thermal Performance Specifications - BASIX COMMITMENTS</b>					
<b>External Wall Construction</b>	Insulation	Colour (Solar Absorptance)	Detail		
Brick Veneer	Min. R2.0	Any			
Framed (Cladding)	Min. R2.0	Any			
<b>Internal Wall Construction</b>	Insulation	Detail			
Plasterboard on studs	none				
<b>Ceiling Construction</b>	Insulation	Detail			
Plasterboard	Min. R3.0 to ceilings adjacent to roof space				
<b>Roof Construction</b>	Insulation	Colour (Solar Absorptance)	Detail		
Concrete roof tiles	Foil / Sarking	Medium (0.475-0.70)			
<b>Floor Construction</b>	Insulation	Covering	Detail		
Concrete	none	As drawn (if not noted default values used)			
<b>Windows</b>	Glass and frame type	U	SHGC	Area sq m	Detail
Single clear	Improved Aluminium	6.44	0.75	25.08	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.					
<b>External Window Cover</b>	Detail				
<b>Fixed shading - Eaves</b>	Width includes guttering, offset is distance above windows				
Width: 450-2000	Offset: 0	Nominal only, refer to plan for detail			
<b>Fixed shading</b>	Shaded areas as drawn				
<b>Ventilation and Infiltration to Habitable Rooms</b>					
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.					



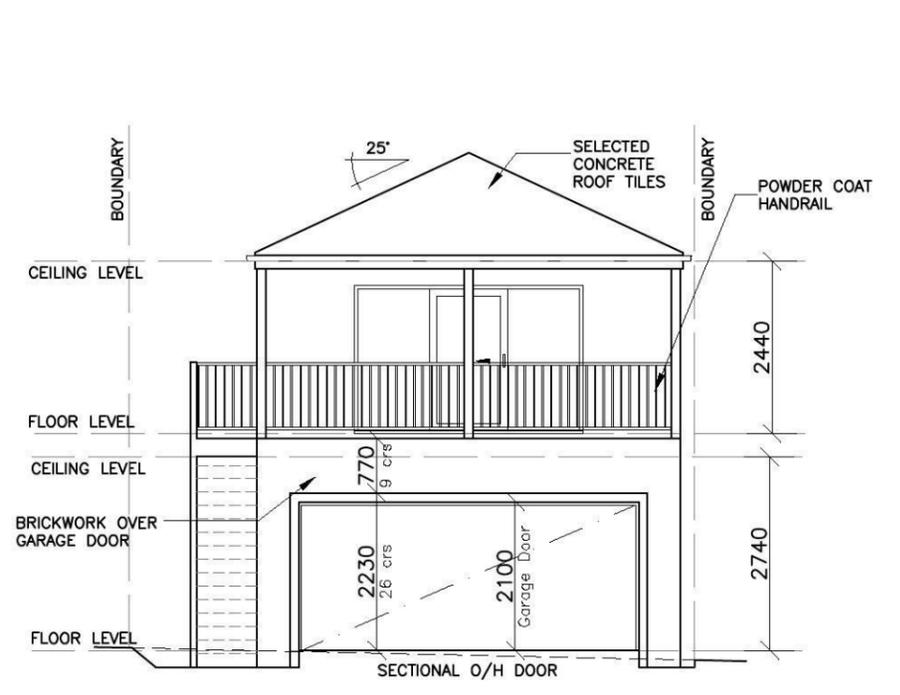
SECTION A-A



ELEVATION 1a



ELEVATION 2a



ELEVATION 3a



Product:  
8.0m PRODUCT  
Parcel 12  
Facade (b)  
Rear Loaded Garage  
with Studio

Client:  
Zac Homes  
Site Address:  
LOT 2370 D.P. 1171491  
DURANT STREET,  
THORNTON

Dwg Title:  
ELEVATIONS & SECTION  
Date:  
24.04.2014  
Council:  
PENRITH COUNCIL

Sheet:  
A3  
Sheet No.  
6  
Job No:  
214024

Scale:  
1:100  
Issue:  
B

A	24.04.14	COUNCIL SUBMISSION	E.G.
B	13.05.14	AMENDED DRIVEWAY FINISH TO SUIT LANDSCAPE PLAN	E.G.

# Lot 2370 Durant

## PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Asg	Acer 'Shishigashira'	Dwarf Maple	1	75L	3m
Dsf	Dichondra 'Silver Falls'	Dichondra Silver Falls	12	150mm	0.3m
Hel	Heliotropium arborescens 'Lord Roberts'	Lord Roberts Cherry Pie	8	200mm	0.9m
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'	Crape Myrtle	1	75L	4m
Lcj	Lomandra confertifolia 'Crackerjack'	Fine-leaved Lomandra	9	200mm	0.45m

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

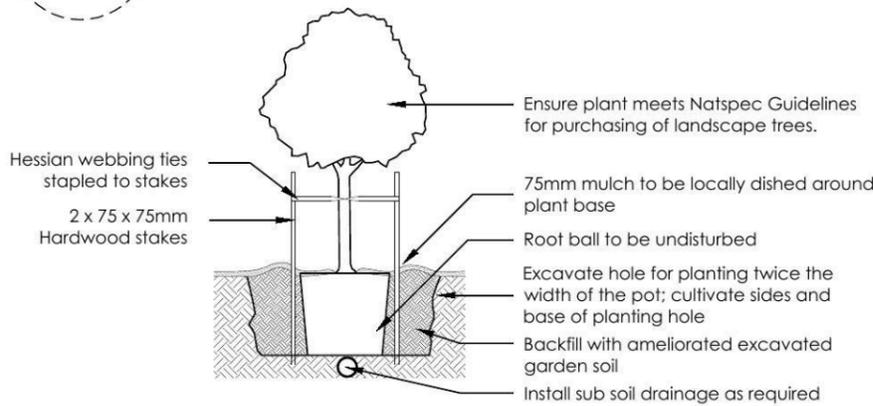
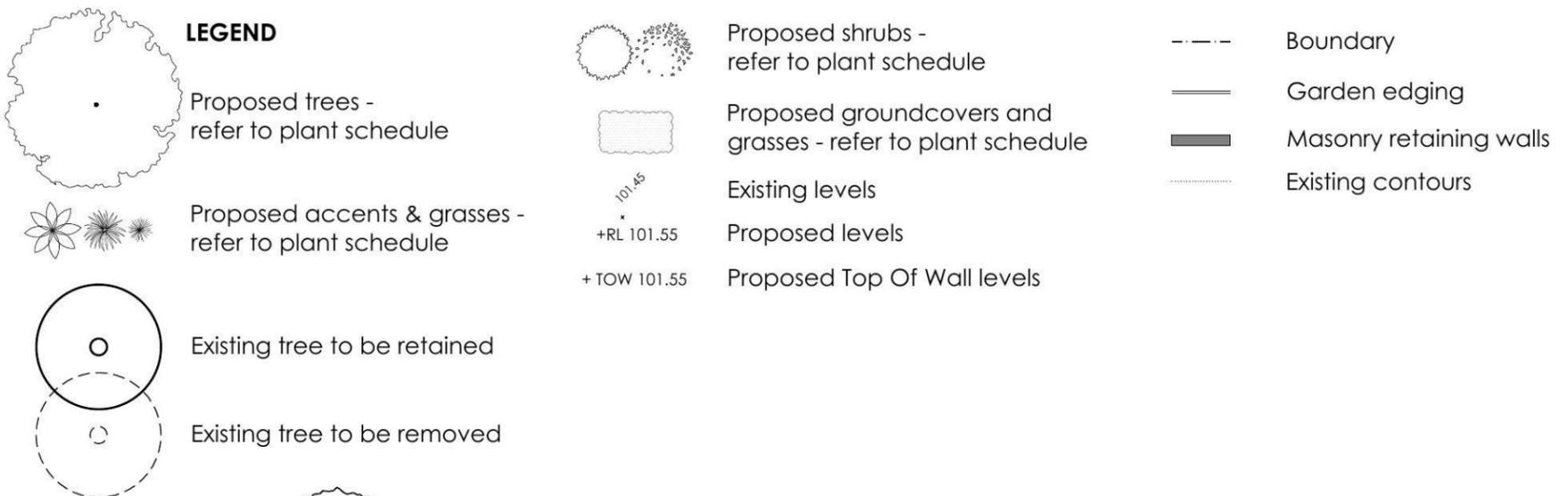
### MATERIAL SCHEDULE

	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	3.21	4.24
<b>IN-FILL PAVEMENT</b>		
Concrete pavers 'Adbri Havenbrick', 200x100x50mm in 'Brushwood' colour, laid in herringbone pattern	5.30	4.83
<b>Total area</b>	<b>8.51</b>	<b>9.07</b>

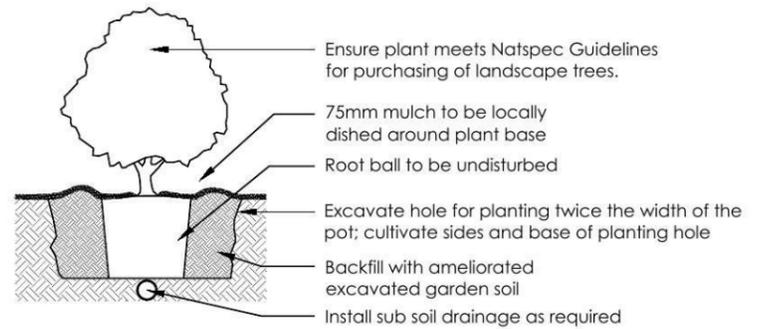
\*Area's outside of the allotment boundary. \*\*Area's inside of the allotment boundary

### LOT PLANTING SUMMARY

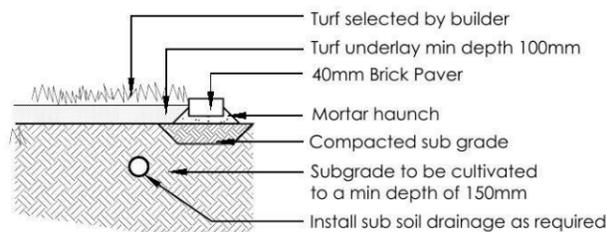
Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
41	8	0	33	1



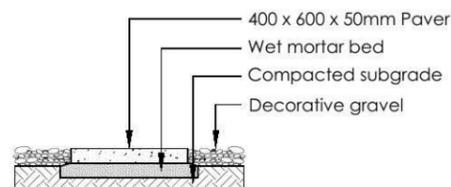
1 Tree Planting Detail  
NTS 25L - 100L Pot Size



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	06-04-14
B	AMEND TO BUILDERS MARK-UP	RS	BT	07-04-14
C	ISSUE DA PLANS	RS	RS	14-04-14

**ecodeign**  
outdoor living environments

PO Box 8134, Southham Hills, NSW 2153  
Ph: (02) 9480 7712 Fax: (02) 9480 7705  
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ADDRESS: **LOT 2370 DURANT STREET, PENRITH**

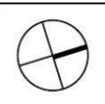
CLIENT: **ZAC HOMES**

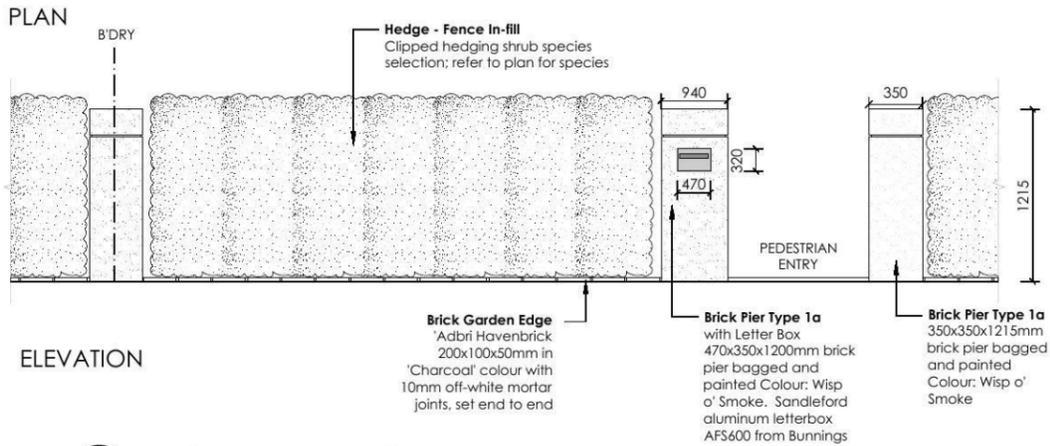
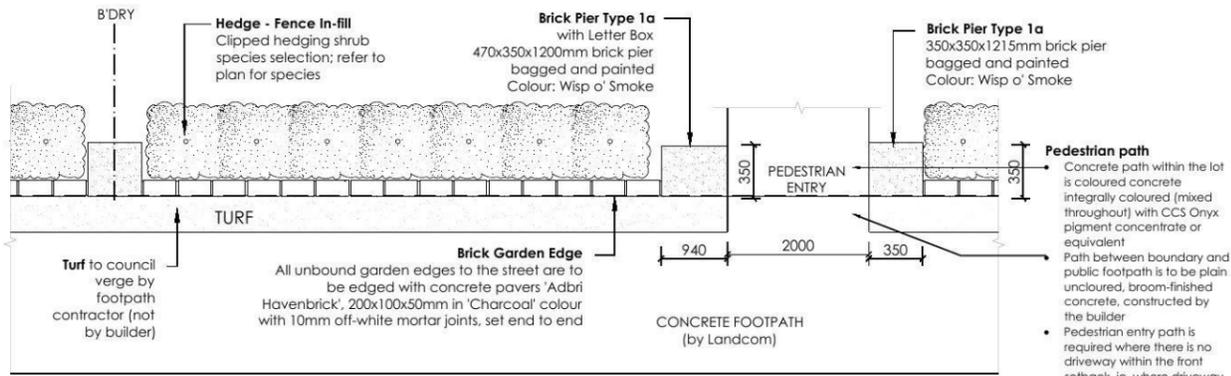
PROJECT: **NEW RESIDENCE**

DRAWING: **LANDSCAPE PLAN**

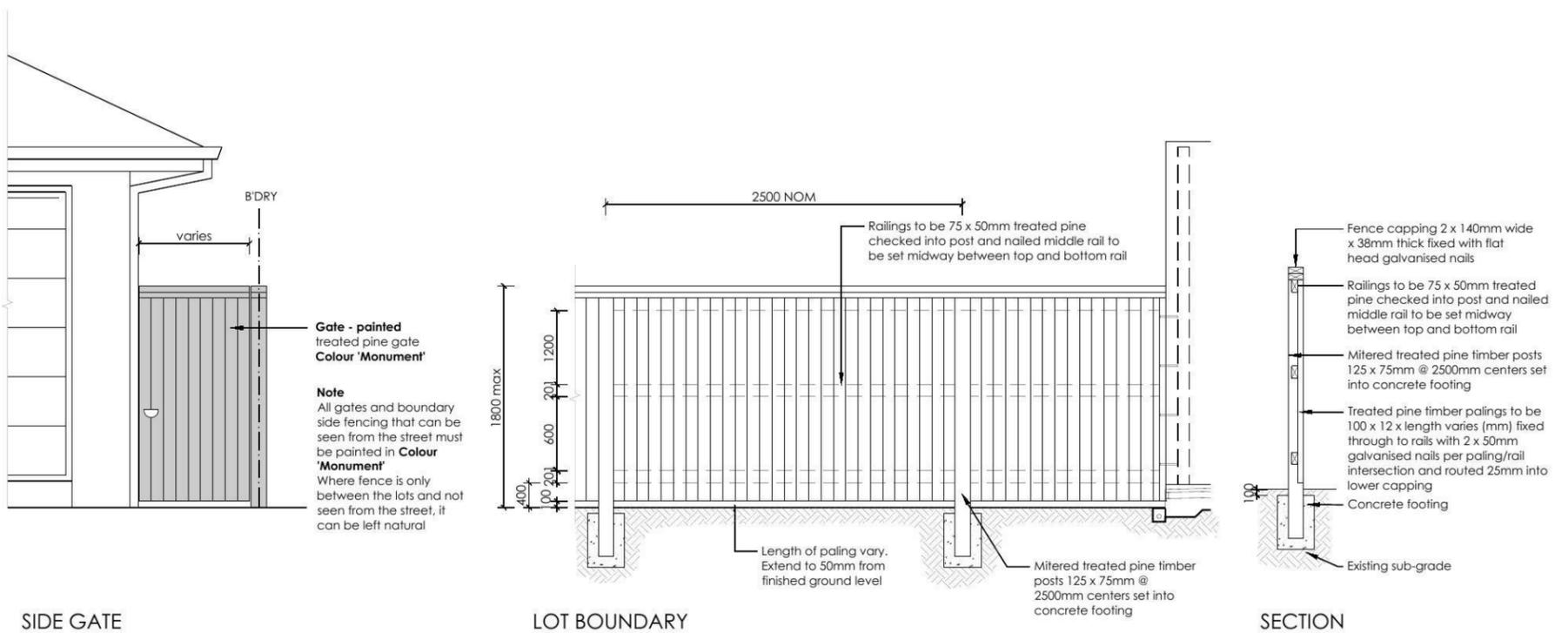
SCALE: **1:100 @ A3** ISSUE: **DA** SHEET: **02**

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





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



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

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**ADDRESS**  
LOT 2370 DURANT STREET, PENRITH

**CLIENT**  
ZAC HOMES

**PROJECT**  
NEW RESIDENCE

**DRAWING**  
LANDSCAPE PLAN

**SCALE**  
1:100 @ A3

**ISSUE**  
DA

**SHEET**  
03

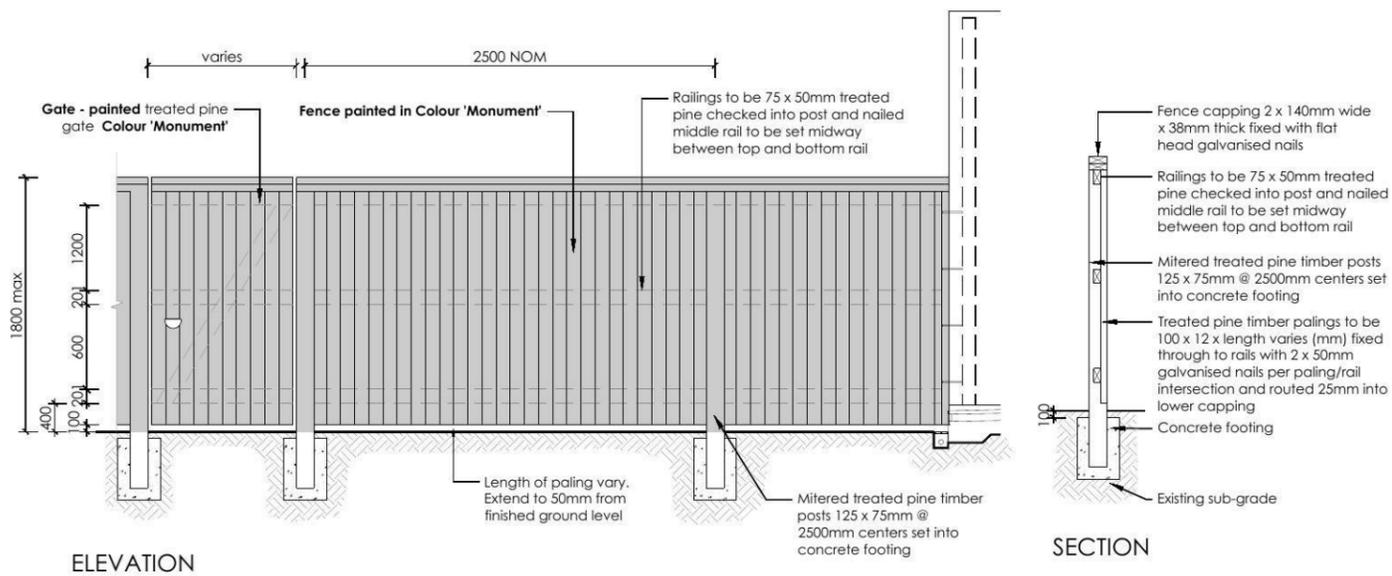
**DRAWN**  
RS

**CHECK**  
RS

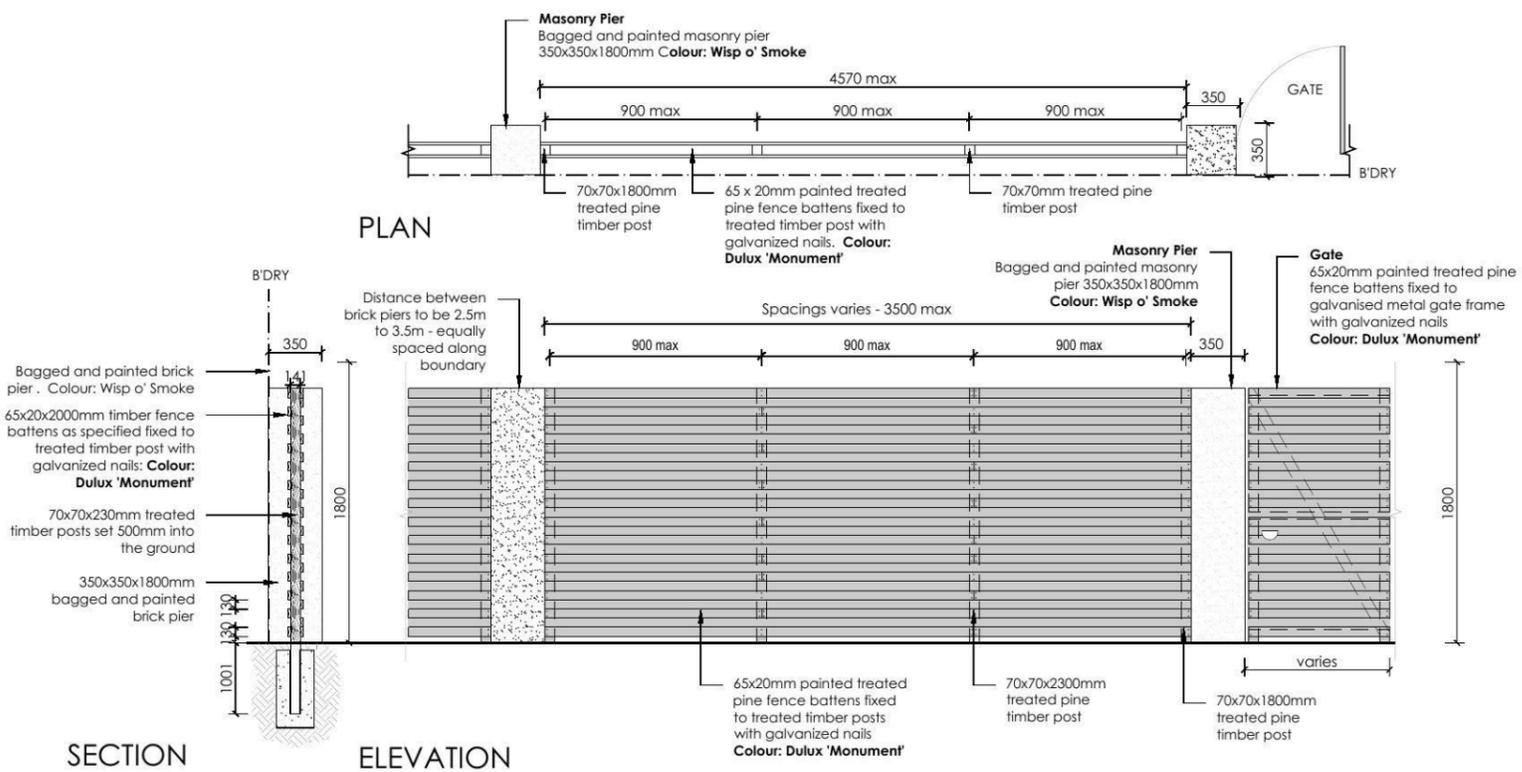
**DATE**  
14-04-14

**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

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C	ISSUE DA PLANS	RS	RS	14-04-14

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CLIENT: **ZAC HOMES**

PROJECT: **NEW RESIDENCE**

DRAWING: **LANDSCAPE PLAN**

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

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

