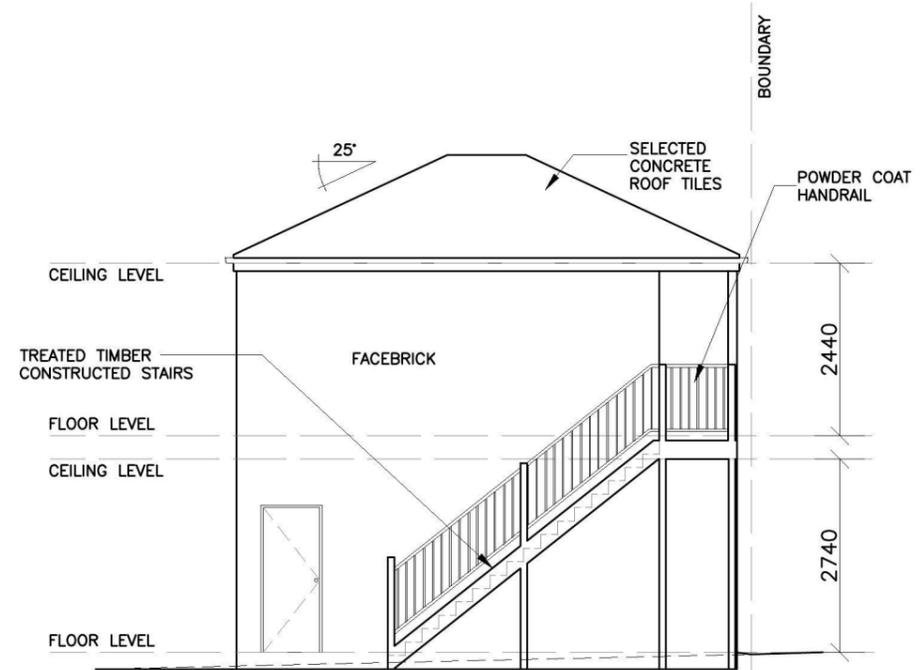
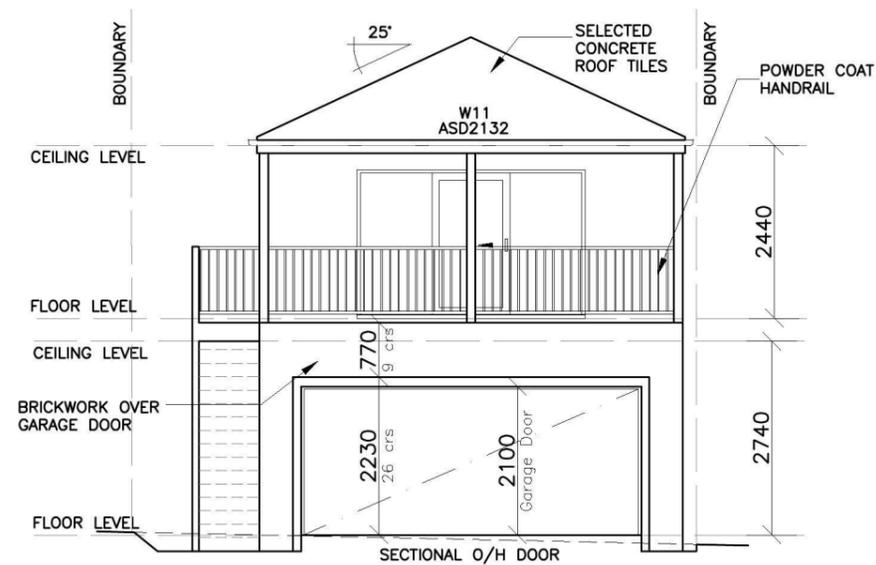


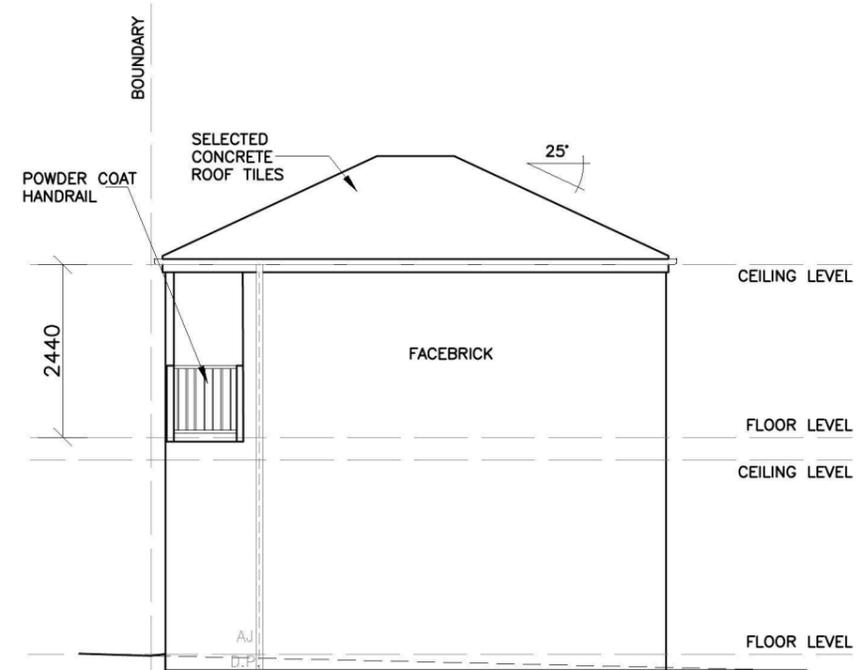
ELEVATION 1a



ELEVATION 2a



ELEVATION 3a



ELEVATION 4a

ELEVATIONS



Product: Design Custom Facade Rear Loaded Garage	Client: ZAC HOMES	Dwg Title: ELEVATIONS	Sheet: A3	Scale: 1:100	ISSUE A	DATE 05.05.14	DESCRIPTION D.A. ISSUE	DRAWN D.L.
	Site Address: LOT 2218 WILLIAM HART CRES, THORNTON PENRITH 2750	Date: 05.05.14	Sheet No. 6	Issue: A				
	Council: PENRITH COUNCIL	Job No: 214025						

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.

M CLASS SITE

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 RECEIVED

DEVELOPER ASSUMED CONTOURS USED. BUILDER TO CONFIRM LEVELS ON SITE

AREAS-

SITE: Lot 2220	289sqm
GROUND FLOOR:	97.94m ²
FIRST FLOOR:	106.14m ²
GARAGE:	35.88m ²
PORCH:	9.28m ²
ALFRESCO:	9.84m ²
BALCONY:	9.28m ²
MPR:	35.88m ²
BALCONY (MPR):	7.63m ²
TOTAL:	311.87m ²

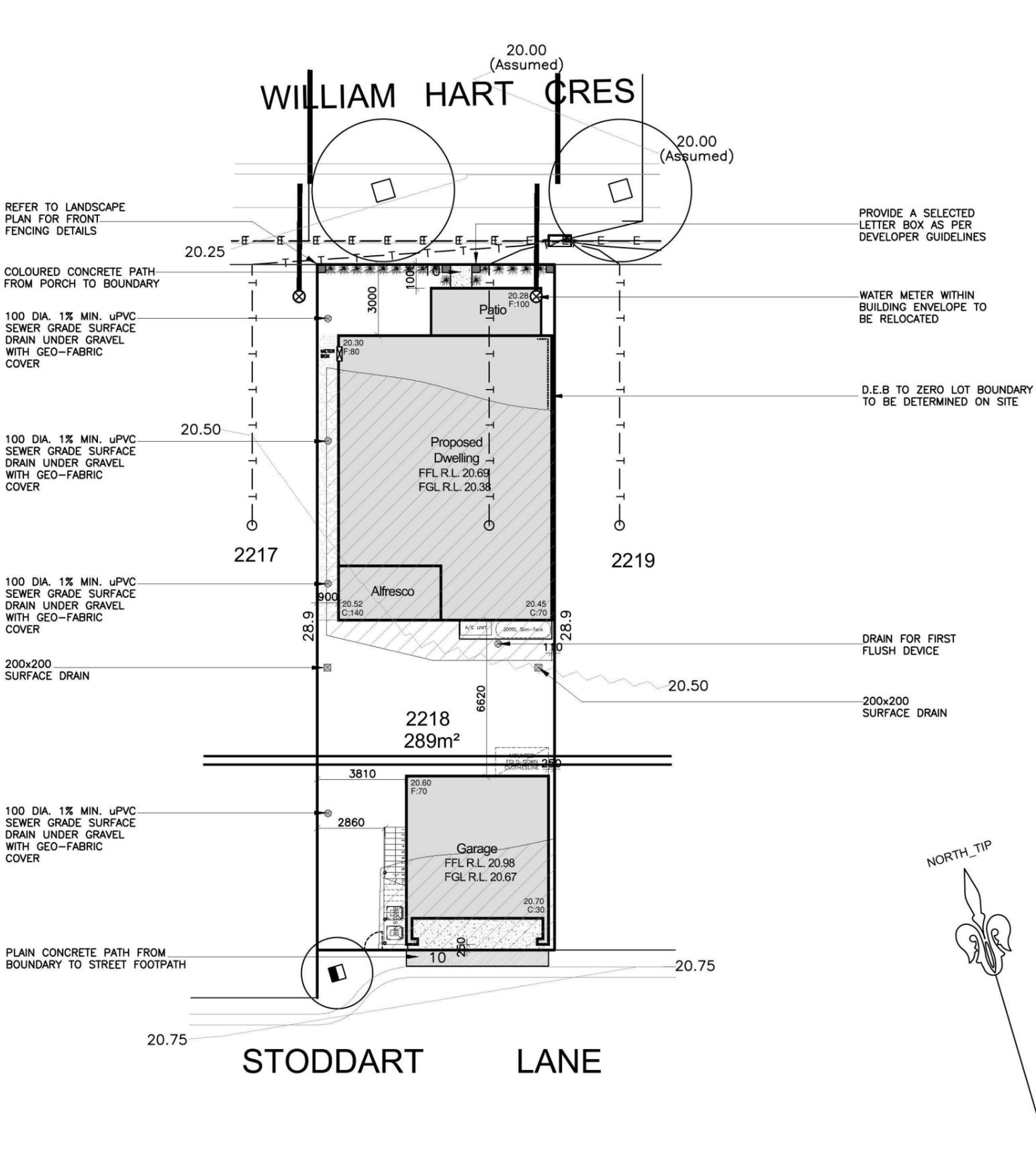
LANDSCAPE AREA

SITE AREA:	289.00m ²
TOTAL HARD SURFACE AREAS:	154.94m ²
REMAINING SOFT AREA:	134.06m ²
LANDSCAPE AREA:	46.38%
MINIMUM REQUIRED BY COUNCIL:	n/a%

P.O.S. AREA 105.88m² (36.63%)

SITE COVERAGE 53.61%

FLOOR SPACE RATIO 83.03%



ZAC HOMES

Product: Design Custom Facade Rear Loaded Garage

Client: ZAC HOMES

Site Address: LOT 2218 WILLIAM HART CRES, THORNTON PENRITH 2750

Dwg Title: SITE PLAN

Date: 05.05.14

Council: PENRITH COUNCIL

Sheet: A3

Scale: 1:200

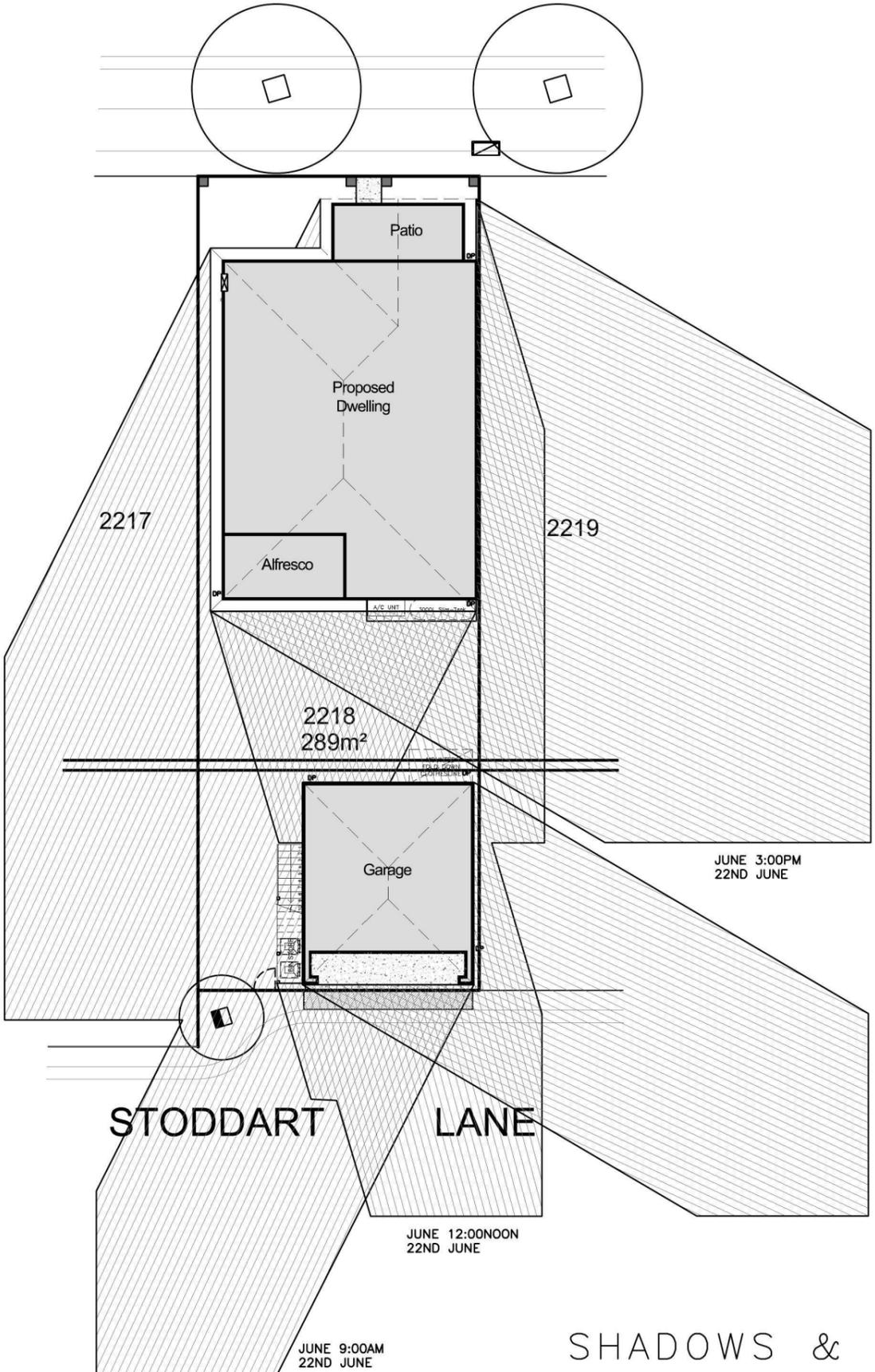
Sheet No. 1

Issue: A

Job No: 214025

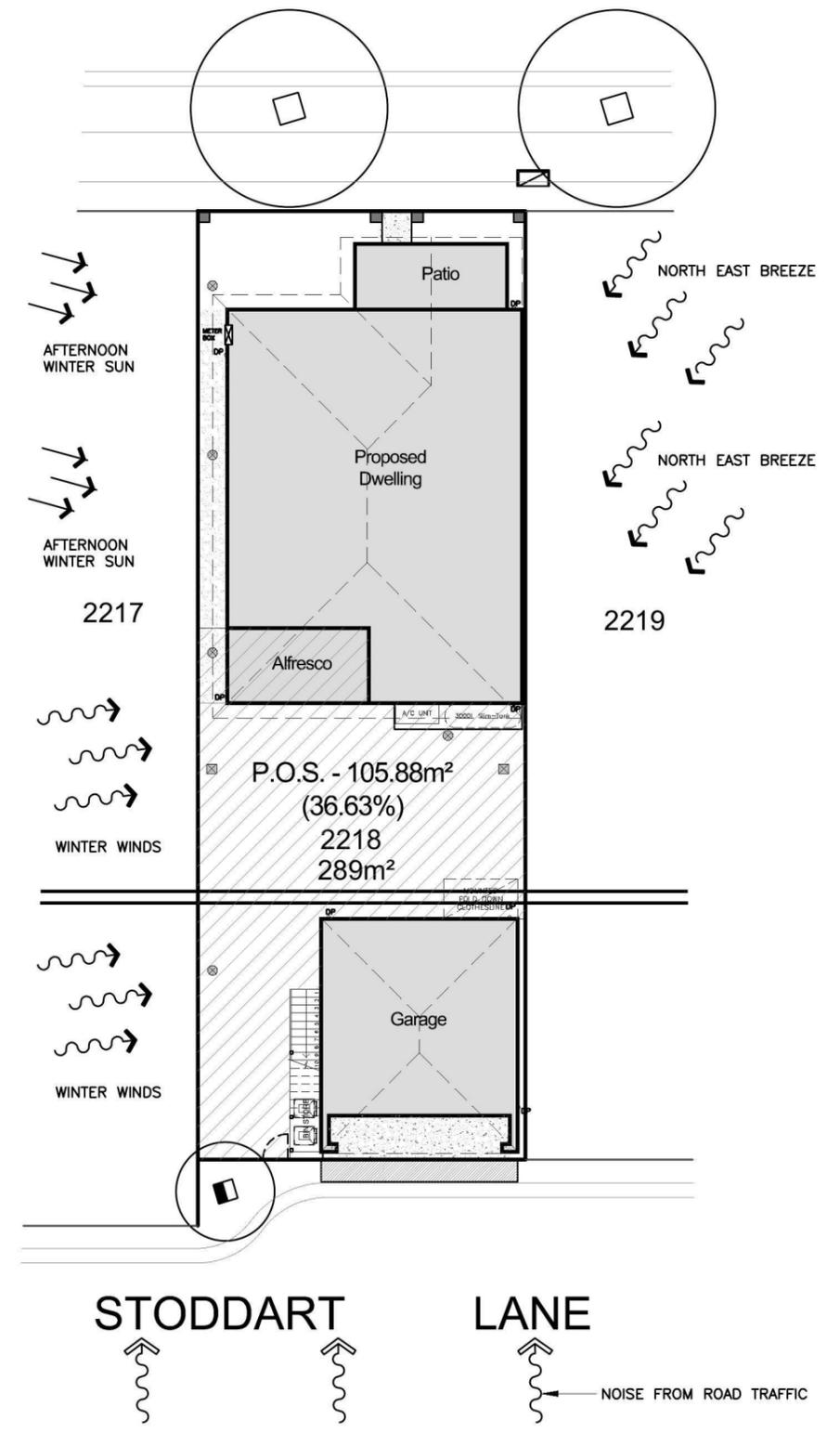
ISSUE	DATE	DESCRIPTION	DRAWN
A	05.05.14	D.A. ISSUE	D.L.

WILLIAM HART CRES



NORTH_TIP

WILLIAM HART CRES



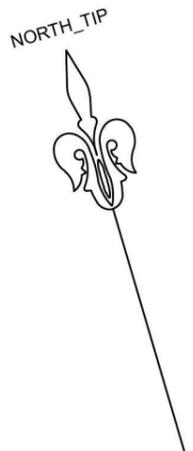
SHADOWS & SITE ANALYSIS PLAN



Product: Design Custom Facade Rear Loaded Garage	Client: ZAC HOMES	Dwg Title: SHADOWS AND SITE ANALYSIS	Sheet: A3	Scale: 1:200	ISSUE A	DATE 05.05.14	DESCRIPTION D.A. ISSUE	DRAWN D.L.
	Site Address: LOT 2218 WILLIAM HART CRES, THORNTON PENRITH 2750	Date: 05.05.14	Council: PENRITH COUNCIL	Sheet No. 1A	Issue: A			
			Job No: 214025					

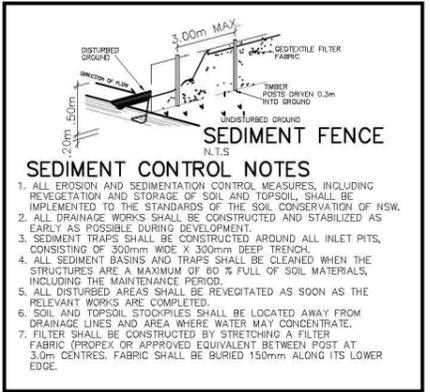
STORMWATER DRAINAGE LINES TO THE STREET (VIA CHARGED LINES TO RAINWATER TANK)

- PROPOSED DRAINAGE EASEMENT 1.5 WIDE
- ⊕ PROPOSED DRAINAGE EASEMENT 2.0 WIDE
- * PROPOSED RETAINING WALLS
- ⊘ EASEMENT FOR SERVICES 3.0m WIDE
- ▣ PROPOSED EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
- ⊙ PROPOSED RESTRICTION IN THE USE OF LAND (3.0m WIDE)
- ⊙ PROPOSED RESTRICTION IN THE USE OF LAND (5.0m WIDE)
- ⊙ PROPOSED EASEMENT FOR UNDERGROUND ELECTRICAL CABLES 1.0m WIDE



WILLIAM HART CRES

WILLIAM HART CRES



100 DIA. 1% MIN. uPVC SEWER GRADE SURFACE DRAIN UNDER GRAVEL WITH GEO-FABRIC COVER

100 DIA. 1% MIN. uPVC SEWER GRADE SURFACE DRAIN UNDER GRAVEL WITH GEO-FABRIC COVER

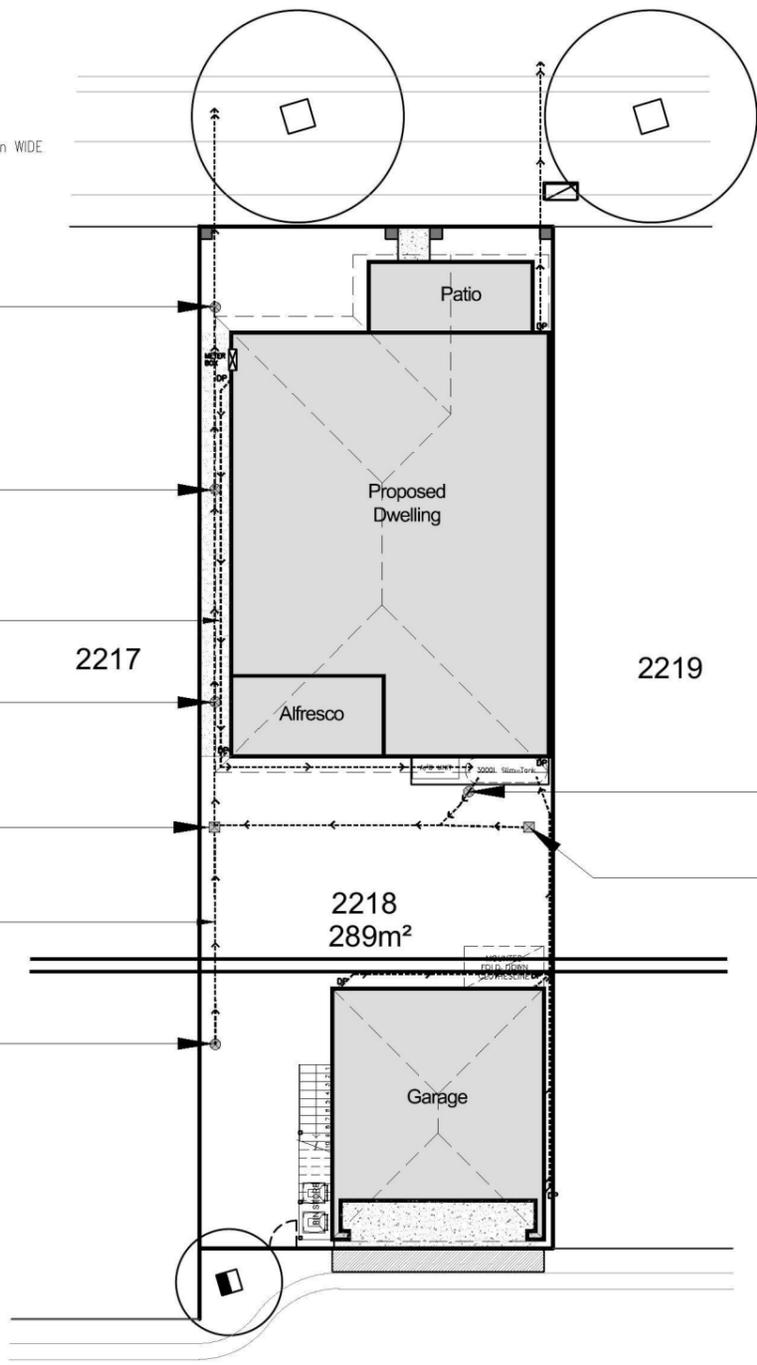
CHARGED LINES TO RAINWATER TANK

100 DIA. 1% MIN. uPVC SEWER GRADE SURFACE DRAIN UNDER GRAVEL WITH GEO-FABRIC COVER

200x200 SURFACE DRAIN

SEPARATE DRAINAGE LINE FROM SURFACE PITS TO THE RAINWATER TANK OVERFLOW WHICH RUN TO THE DRAINAGE SYSTEM AT THE STREET

100 DIA. 1% MIN. uPVC SEWER GRADE SURFACE DRAIN UNDER GRAVEL WITH GEO-FABRIC COVER



SEDIMENT FENCE

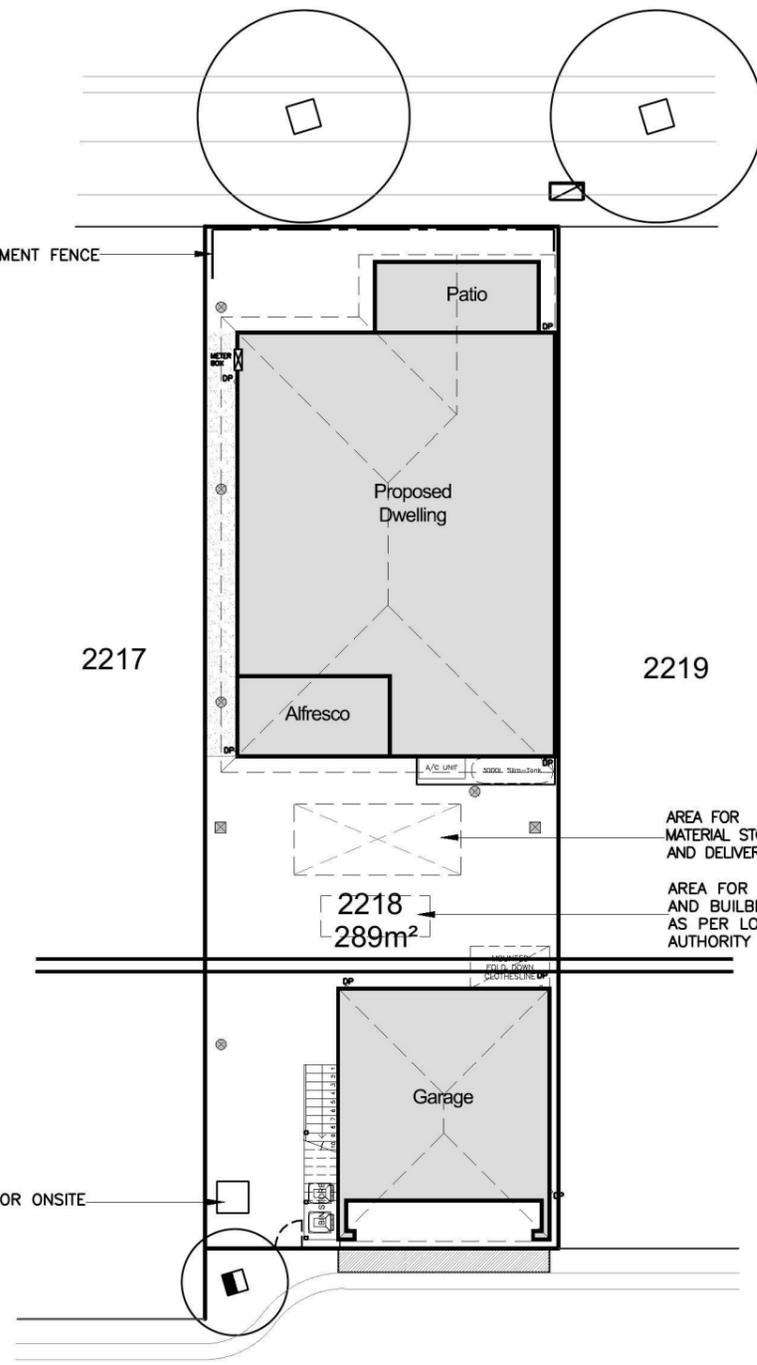
DRAIN FOR FIRST FLUSH DEVICE

200x200 SURFACE DRAIN

AREA FOR MATERIAL STORAGE AND DELIVERIES

AREA FOR RECYCLING AND BUILDERS RUBBISH AS PER LOCAL AUTHORITY REQUIREMENTS

AREA FOR ONSITE TOILET



STODDART LANE

STODDART LANE

STORMWATER & SITE MANAGEMENT PLAN

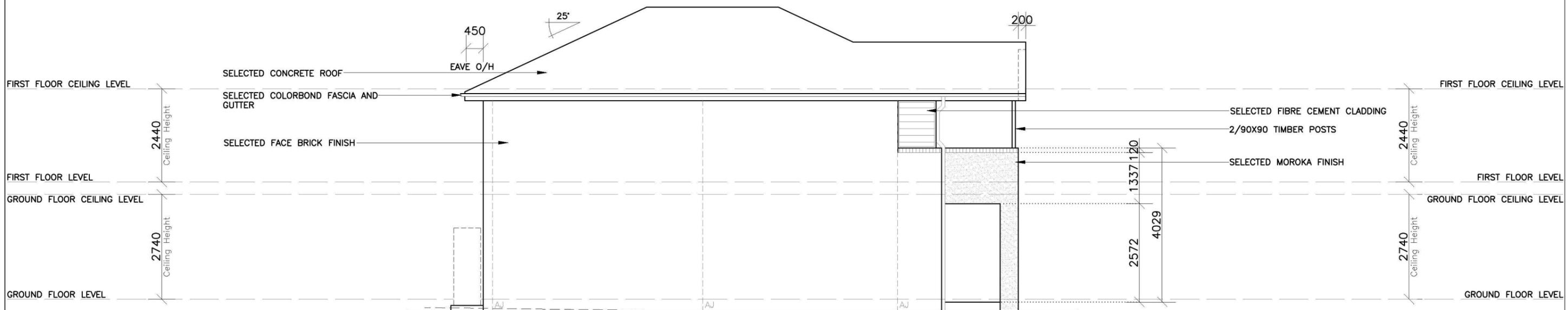


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	Council: PENRITH COUNCIL	Job No: 214025						

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Version: 1, Version Date: 04/06/2014



ELEVATION 1

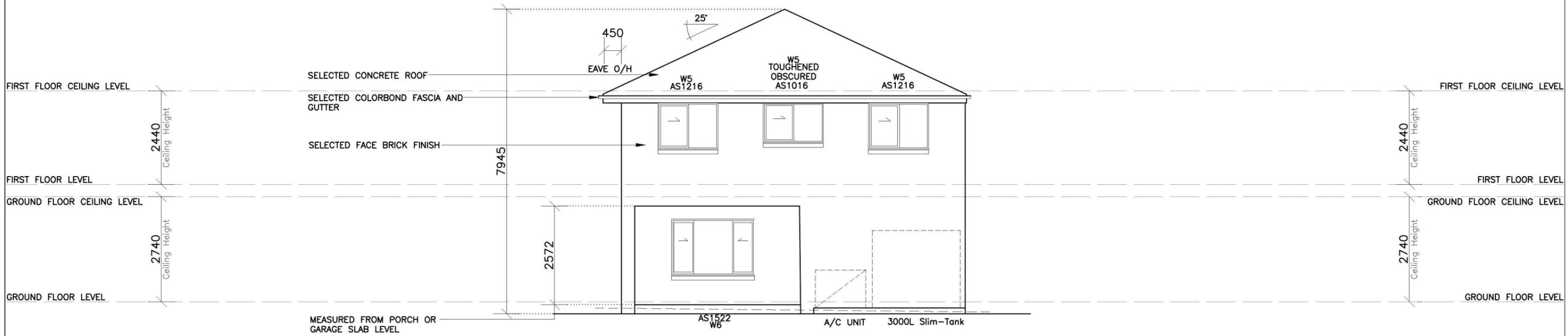


ELEVATION 2

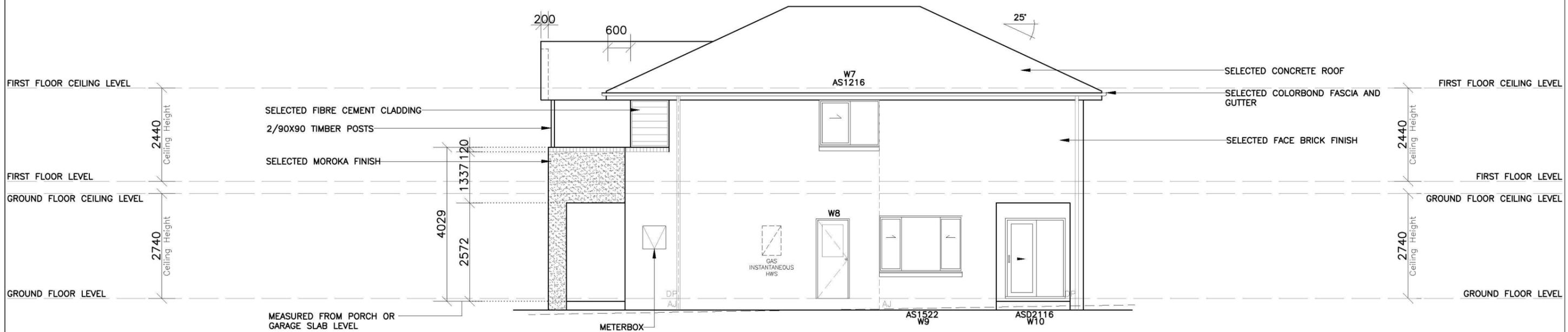
ELEVATIONS



Product: Design Custom Facade Rear Loaded Garage	Client: ZAC HOMES	Dwg Title: ELEVATIONS	Sheet: A3	Scale: 1:100	ISSUE A	DATE 05.05.14	DESCRIPTION D.A. ISSUE	DRAWN D.L.
	Site Address: LOT 2218 WILLIAM HART CRES, THORNTON PENRITH 2750	Date: 05.05.14	Sheet No. 4	Issue: A				
	Council: PENRITH COUNCIL		Job No: 214025					



ELEVATION 3



ELEVATION 4

ELEVATIONS



Product: Design Custom Facade Rear Loaded Garage	Client: ZAC HOMES	Dwg Title: ELEVATIONS	Sheet: A3	Scale: 1:100	ISSUE	DATE	DESCRIPTION	DRAWN
	Site Address: LOT 2218 WILLIAM HART CRES, THORNTON PENRITH 2750	Date: 05.05.14	Sheet No.: 5	Issue: A	A	05.05.14	D.A. ISSUE	D.L.
	Council: PENRITH COUNCIL	Job No.: 214025						

Lot 2218 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	6	200mm	1m
Fzk	Fraxinus omus 'Meczek'	Designer Flowering Ash	1	75L	5m
Oi	Ophiopogon 'Stripey White'	Stripey White Mondo Grass	15	150mm	0.3-0.4m
Vo	Viburnum odoratissimum	Sweet Viburnum	10	300mm	2.5m
Vh	Viola hederacea	Native Violet	10	150mm	0.1m

STODDART 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	8	140mm	0.45m

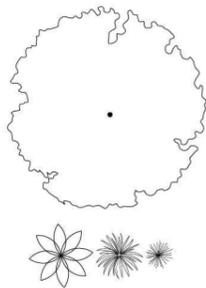
STODDART LANE CROSS-OVER - Supply + construction by BUILDER

MATERIAL SCHEDULE	Area m ² URBANGROWTH*	Area m ² BUILDER**
HEADER COURSE		
Concrete pavers 'Adbri Stradapave', 300x300x50mm in 'Charcoal' colour, laid in stackbond pattern	4.50	3.10
IN-FILL PAVEMENT		
Concrete pavers 'Adbri Havenbrick', 200x100x50mm in 'Brushwood' colour, laid in herringbone pattern	2.95	3.80
Total area	7.45	6.90

*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
53	10	11	32	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



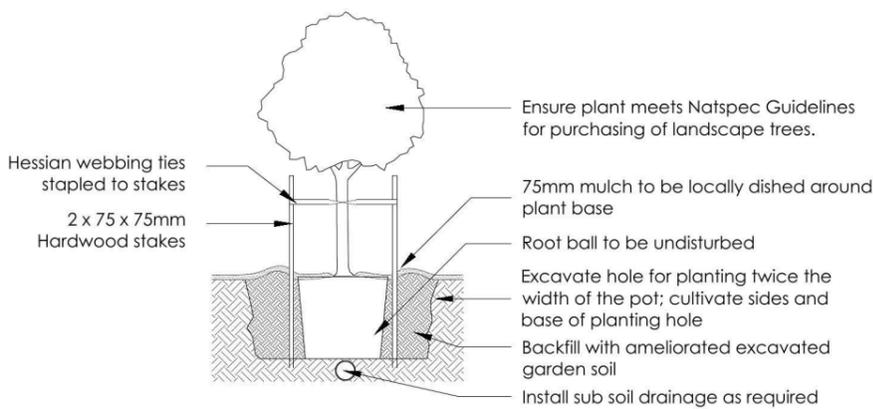
Garden edging



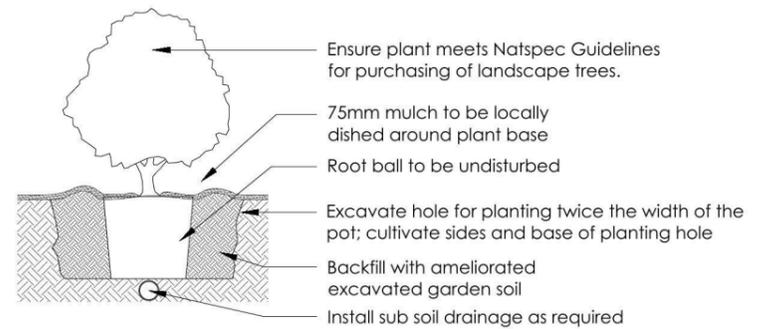
Masonry retaining walls



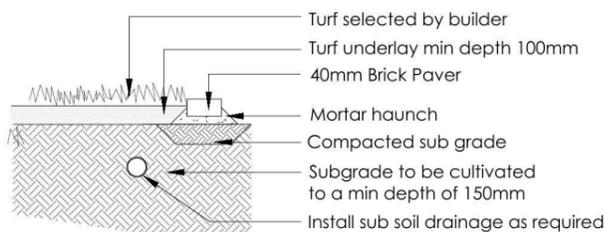
Existing contours



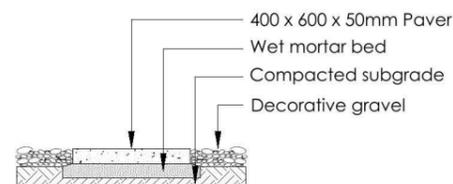
1 Tree Planting Detail
NTS 25L - 100L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size



3 Turf Detail
NTS Brick Paver Edge



4 Stepping stones in gravel
NTS Low traffic zone

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE FOR CLIENT REVIEW	EW	RS	05-05-14
B	ISSUE FOR CLIENT REVIEW	EW	RS	07-05-14

ecodeign
outdoor living environments

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ADDRESS
LOT 2218 WILLIAM HART CRESCENT, PENRITH

CLIENT
ZAC HOMES

PROJECT
NEW RESIDENCE

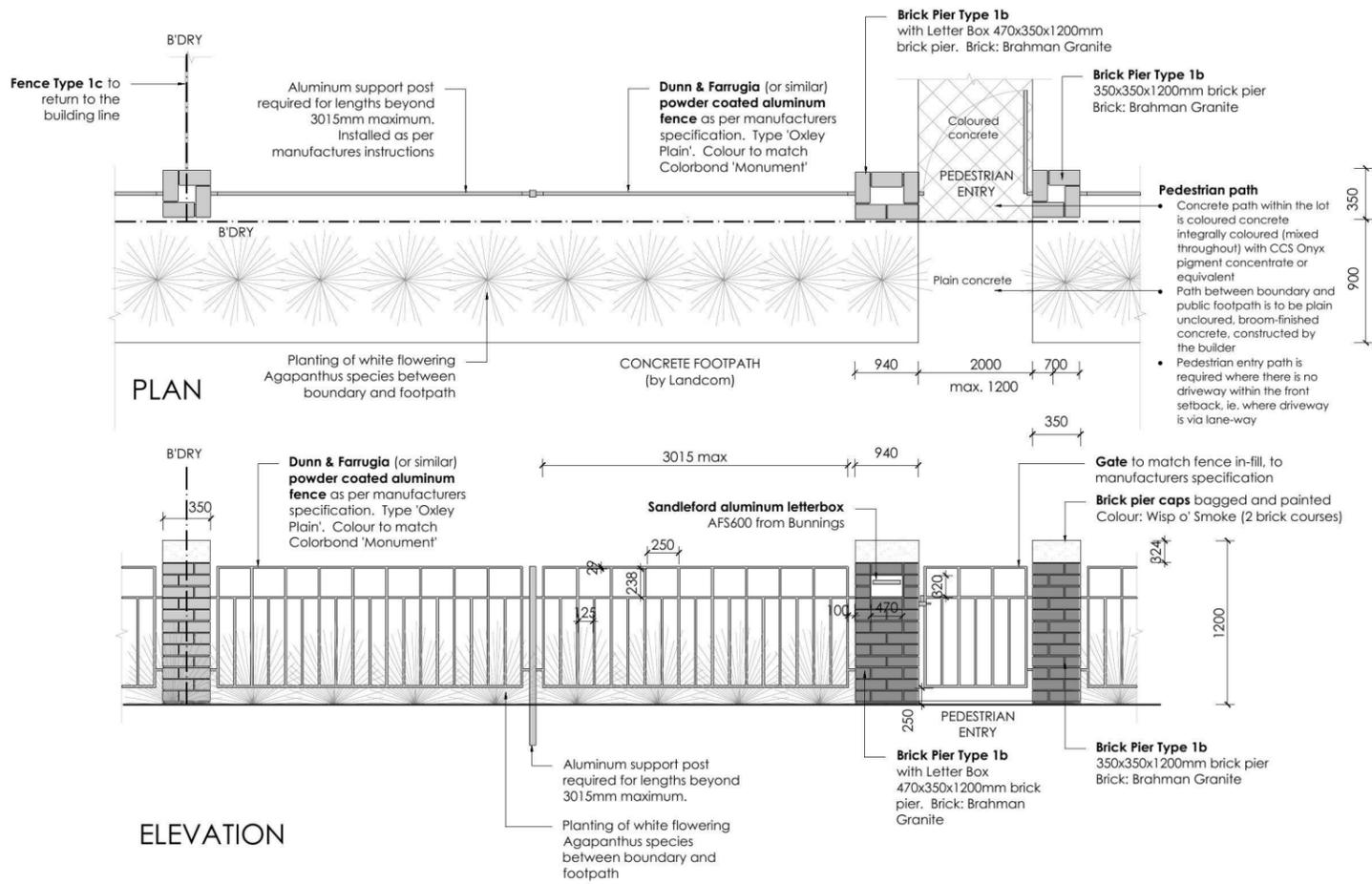
DRAWING
LANDSCAPE PLAN

SCALE
1:100 @ A3

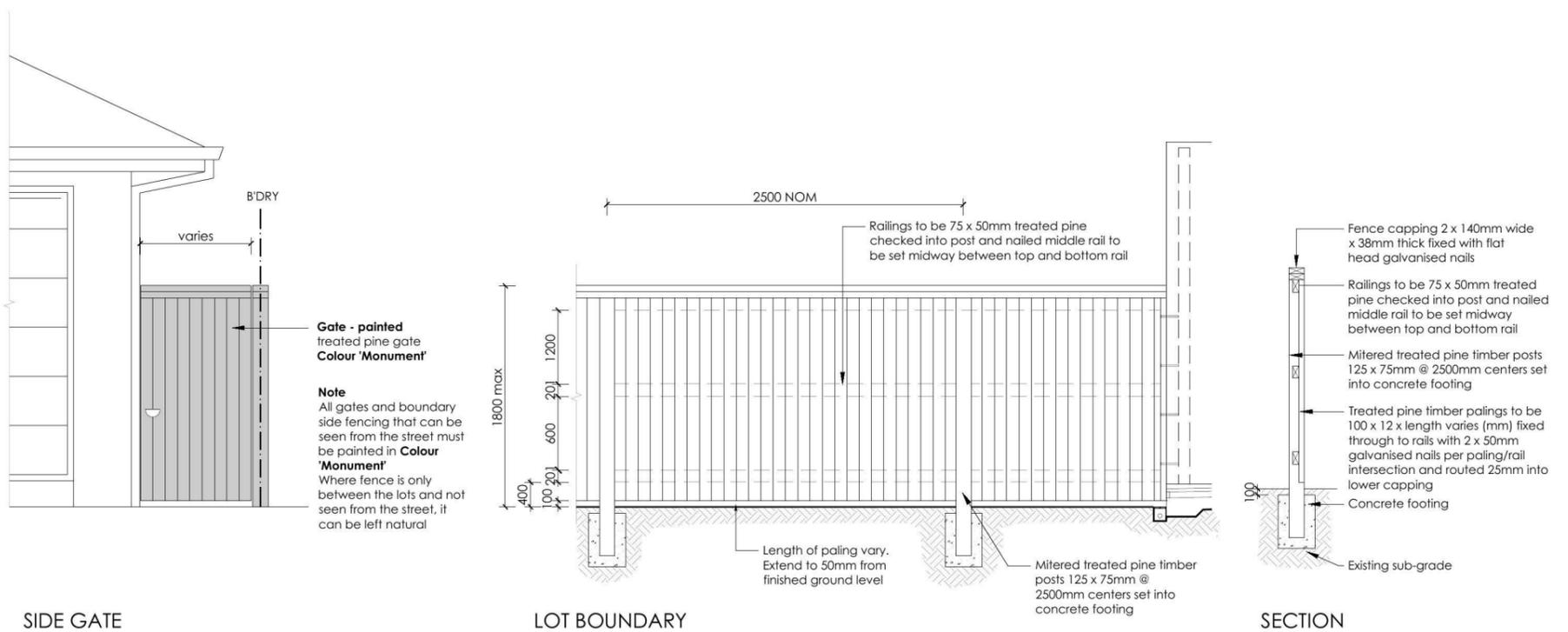
DATE
07-05-14

REVISION
B





5 **FENCE TYPE 1b - 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	EW	RS	05-05-14
B	ISSUE FOR CLIENT REVIEW	EW	RS	07-05-14



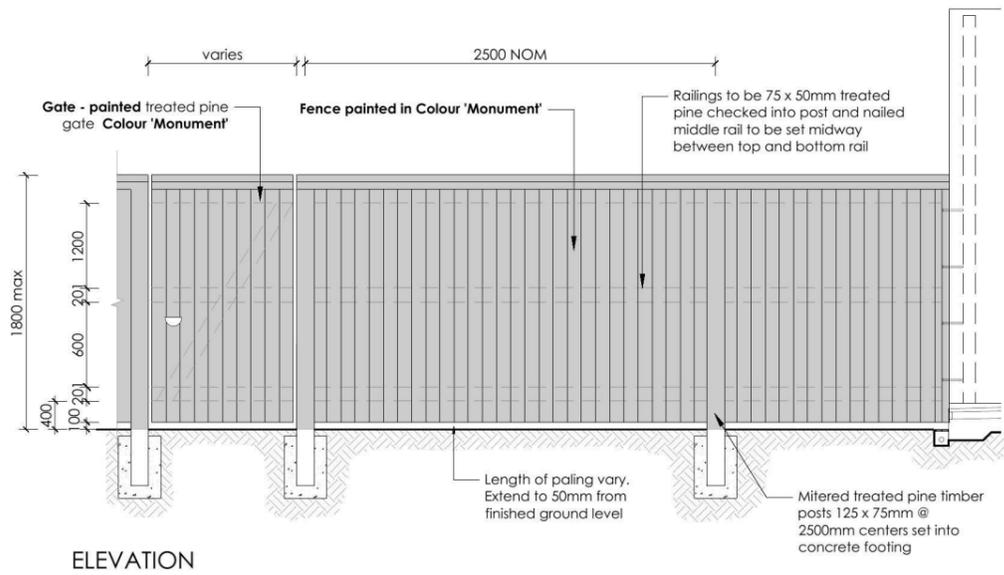
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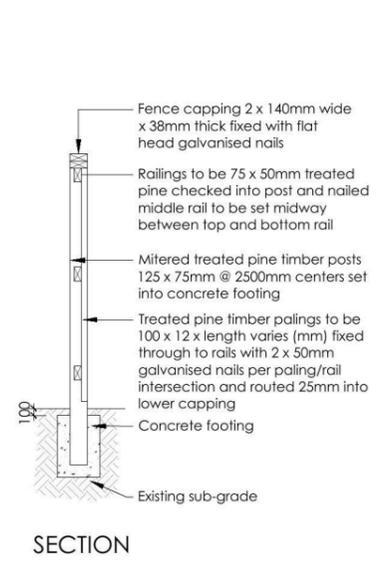
PROJECT	
NEW RESIDENCE	
LOT 2218 WILLIAM HART CRESCENT, PENRITH	
CLIENT	
ZAC HOMES	

DRAWING			
LANDSCAPE PLAN			
SCALE	DATE	SHEET	
1:100 @ A3	DA	03	
DRAWN	CHECK	DATE	REVISION
EW	RS	07-05-14	A





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
B	ISSUE FOR CLIENT REVIEW	EW	RS	07-05-14



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ADDRESS		PROJECT	
LOT 2218 - LOT 2225 WILLIAM HART CRESCENT, PENRITH		NEW RESIDENCE	
CLIENT		DRAWING	
ZAC HOMES		LANDSCAPE PLAN	
		SCALE	ISSUE
		1:100 @ A3	DA
			SHEET 04
		DRAWN	CHECK
		EW	RS
		DATE	REVISION
		07-05-14	A

