

Lot 2241 Bristol

PLANT SCHEDULE Prepared by ecodeign Pty Ltd

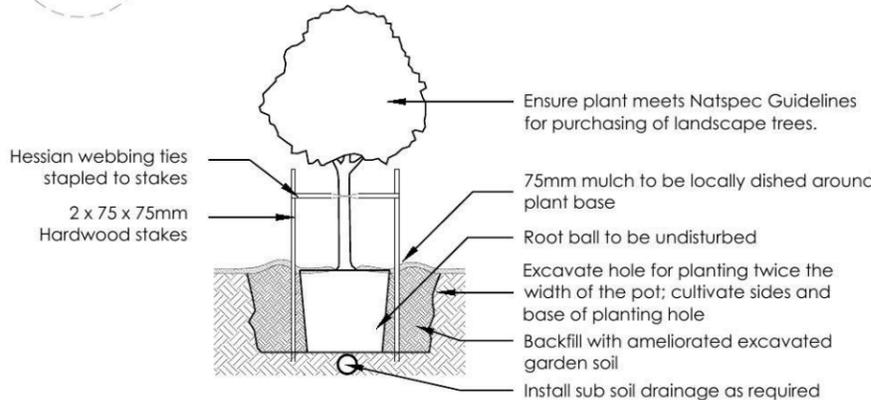
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Apl	Acer palmatum 'Shishigashira'	Dwarf Japanese Maple	1	75L	3m
Lwt	Liriope muscari 'Monroe's White'	Liriope (white flowering)	28	200mm	450mm
Msb	Michelia 'Summer Bronze'	Evergreen Magnolia	6	300mm	2m
Vh	Viola hederacea	Native Violet	8	150mm	0.1m

LOT PLANTING SUMMARY

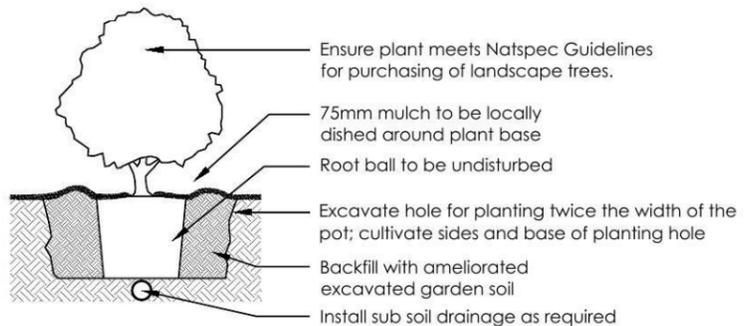
Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
31	6	0	25	1

LEGEND

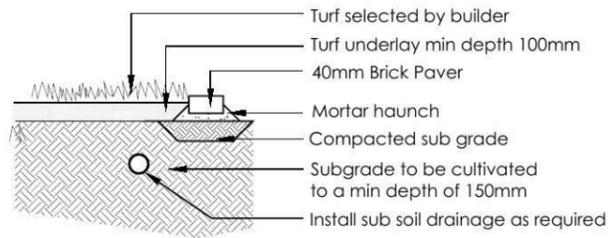
- Proposed trees - refer to plant schedule
- Proposed shrubs - refer to plant schedule
- Proposed groundcovers and grasses - refer to plant schedule
- Proposed accents & grasses - refer to plant schedule
- Existing tree to be retained
- Existing tree to be removed
- Boundary
- Garden edging
- Masonry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



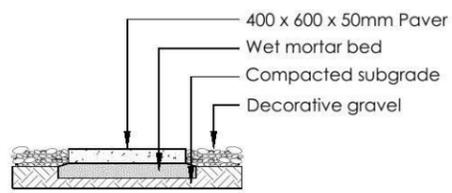
1 Tree Planting Detail
NTS 25L - 100L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size

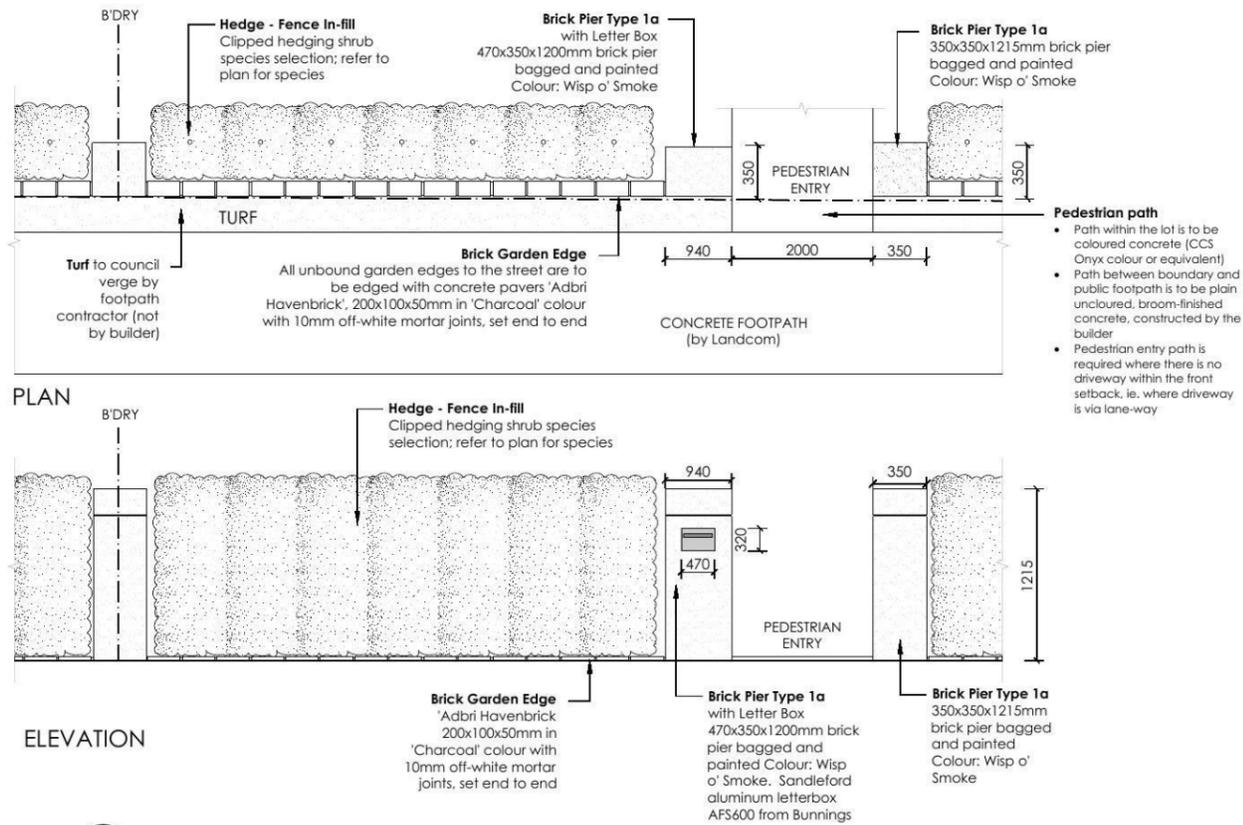


3 Turf Detail
NTS Brick Paver Edge

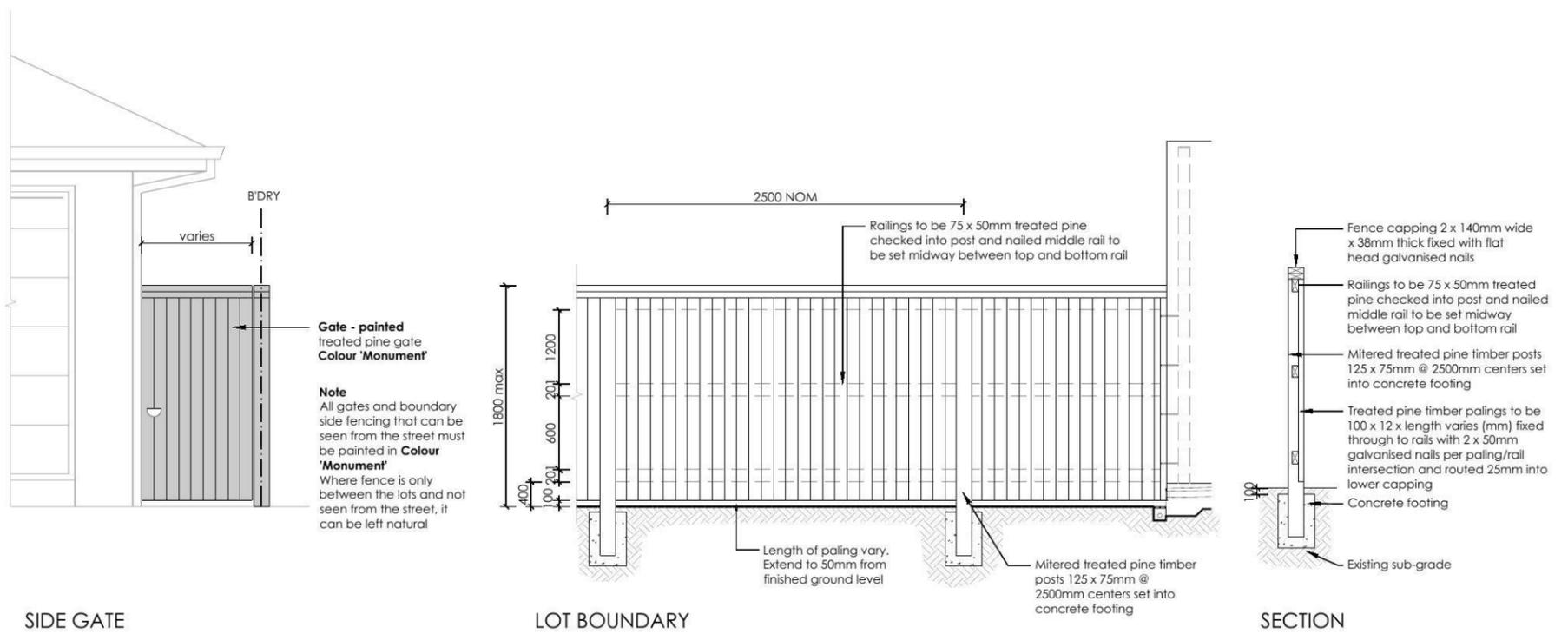


4 Stepping stones in gravel
NTS Low traffic zone

<table border="1"> <thead> <tr> <th>REVISION</th> <th>DESCRIPTION</th> <th>DRAWN</th> <th>CHECK</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>ISSUE FOR CLIENT REVIEW</td> <td>VP</td> <td>RS</td> <td>19-03-14</td> </tr> <tr> <td>B</td> <td>AMEND ANNOTATION</td> <td>RS</td> <td>RS</td> <td>21-03-14</td> </tr> </tbody> </table>	REVISION	DESCRIPTION	DRAWN	CHECK	DATE	A	ISSUE FOR CLIENT REVIEW	VP	RS	19-03-14	B	AMEND ANNOTATION	RS	RS	21-03-14	<p>ecodeign outdoor living environments</p> <p>PO Box 8136, Baulkham Hills BC, NSW 2153 Ph: (02) 9680 7712 Fax: (02) 9680 7705 Email: info@ecodeign.com.au Web: www.ecodeign.com.au Member of the Australian Institute of Landscape Designers and Managers</p>	<p>ADDRESS: LOT 2241 BRISTOL STREET, PENRITH</p> <p>CLIENT: ZAC HOMES</p>	<p>PROJECT: NEW RESIDENCE</p> <p>DRAWING: LANDSCAPE PLAN</p> <p>SCALE: 1:100 @ A3 TOUR: DA SHEET: 02</p> <p>DRAWN: RS CHECK: RS DATE: 21-03-14 REVISION: B</p>	
REVISION	DESCRIPTION	DRAWN	CHECK	DATE															
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5 **FENCE TYPE 5 - Front Fence**
1:50 Typical detail



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

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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 2241 BRISTOL STREET, PENRITH**

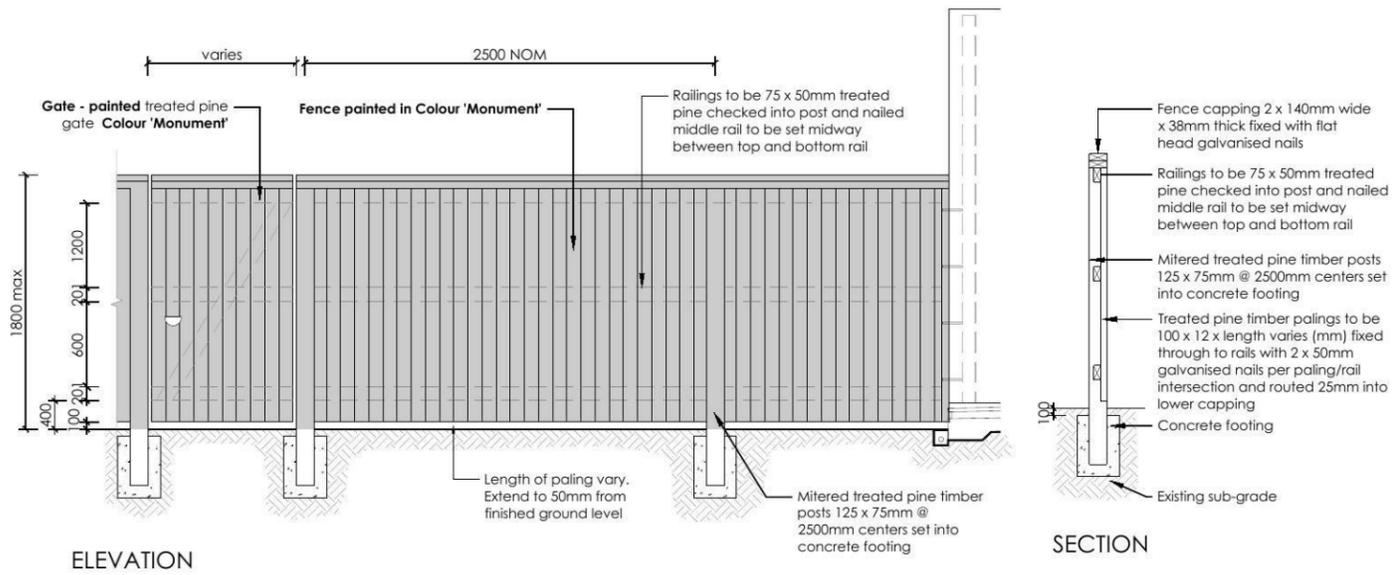
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PROJECT: **NEW RESIDENCE**

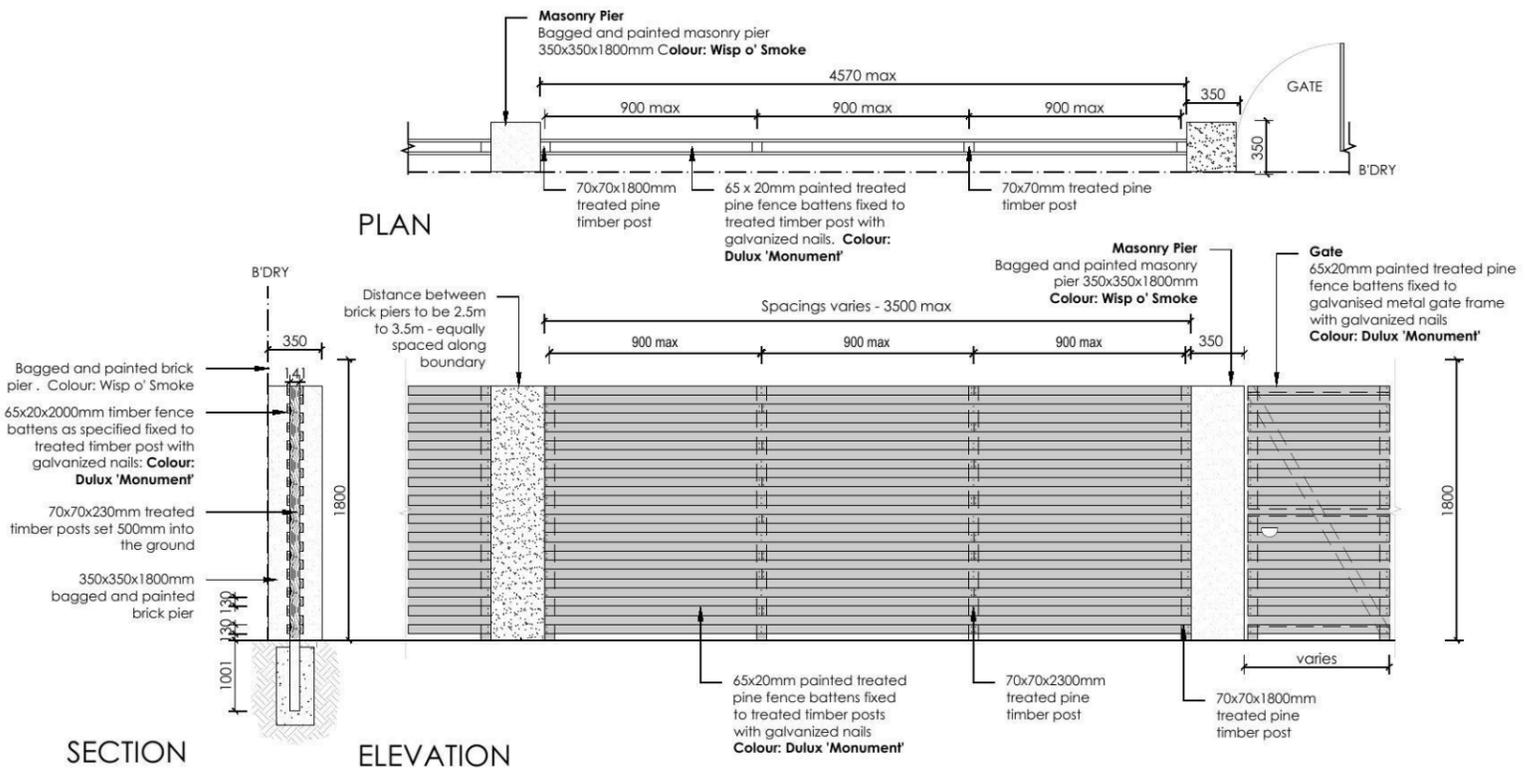
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SCALE: **1:100 @ A3** | DATE: **DA** | SHEET: **03**

DRAWN: **RS** | CHECK: **RS** | DATE: **21-03-14** | REVISION: **B**



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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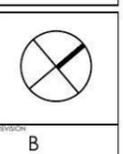
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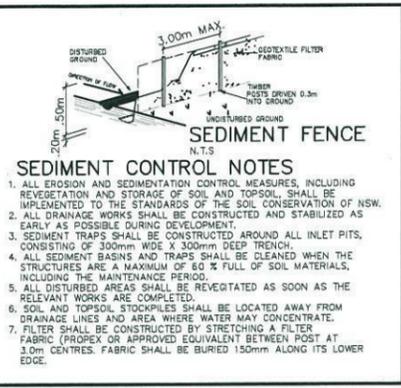
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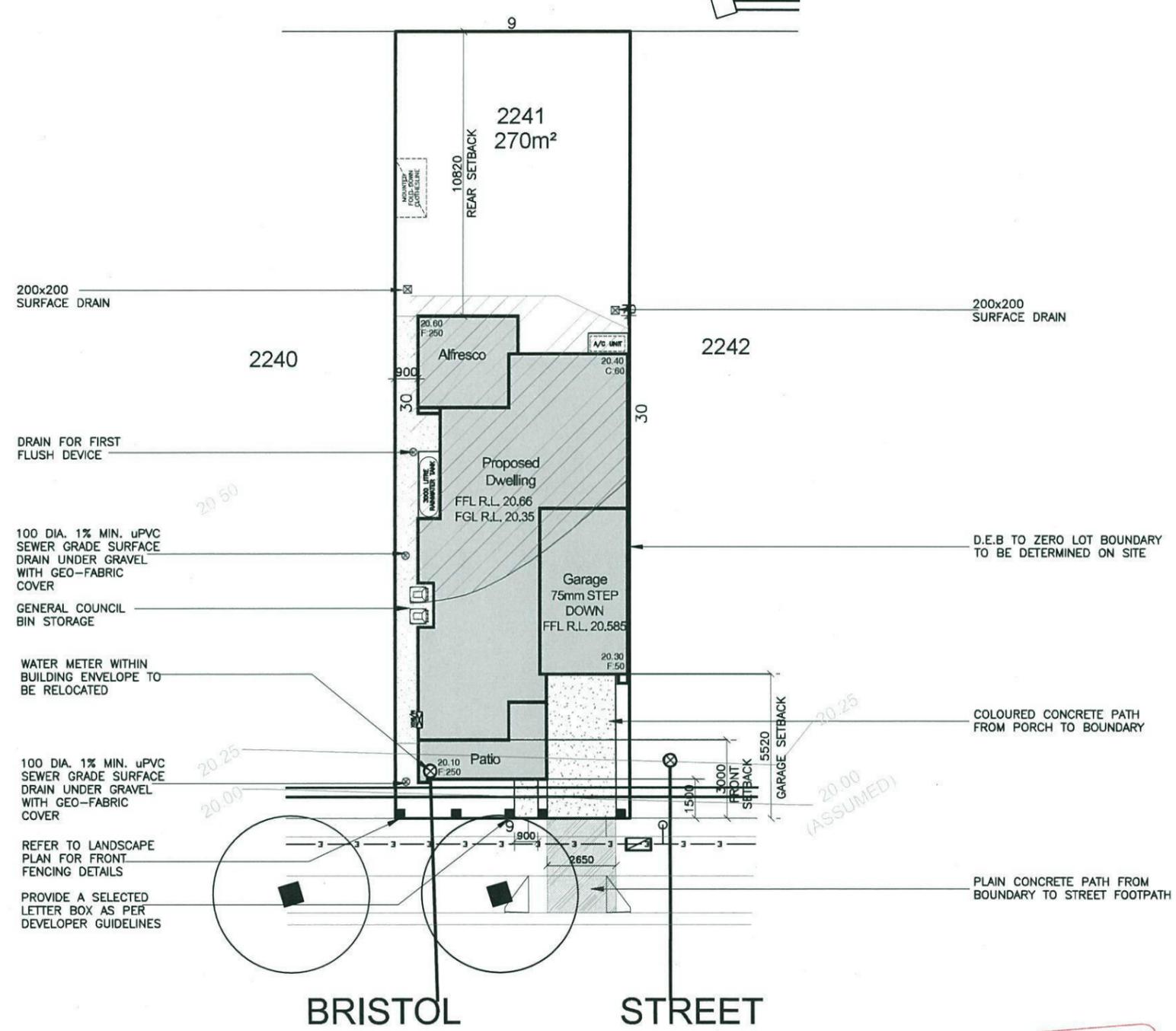




M CLASS SITE

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.
 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.

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 AREA: Lot 2241	270m ²
GROUND FLOOR:	75.48m ²
FIRST FLOOR:	89.84m ²
GARAGE:	21.23m ²
PORCH:	9.48m ²
BALCONY:	5.42m ²
ALFRESCO:	12.61m ²
TOTAL:	214.03m ²

LANDSCAPE AREA	
SITE AREA:	270.00m ²
TOTAL HARD SURFACE AREAS:	135.26m ²
REMAINING SOFT AREA:	134.74 ²
LANDSCAPE AREA:	49.90%
MINIMUM REQUIRED BY COUNCIL:	n/a%

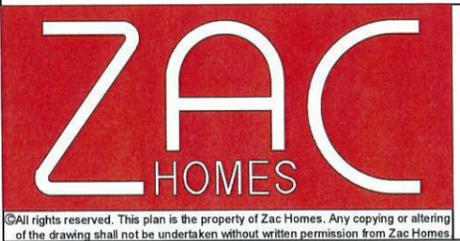
P.O.S. AREA 119.27m² (44.17%)

SITE COVERAGE 50.09%

FLOOR SPACE RATIO 61.22%

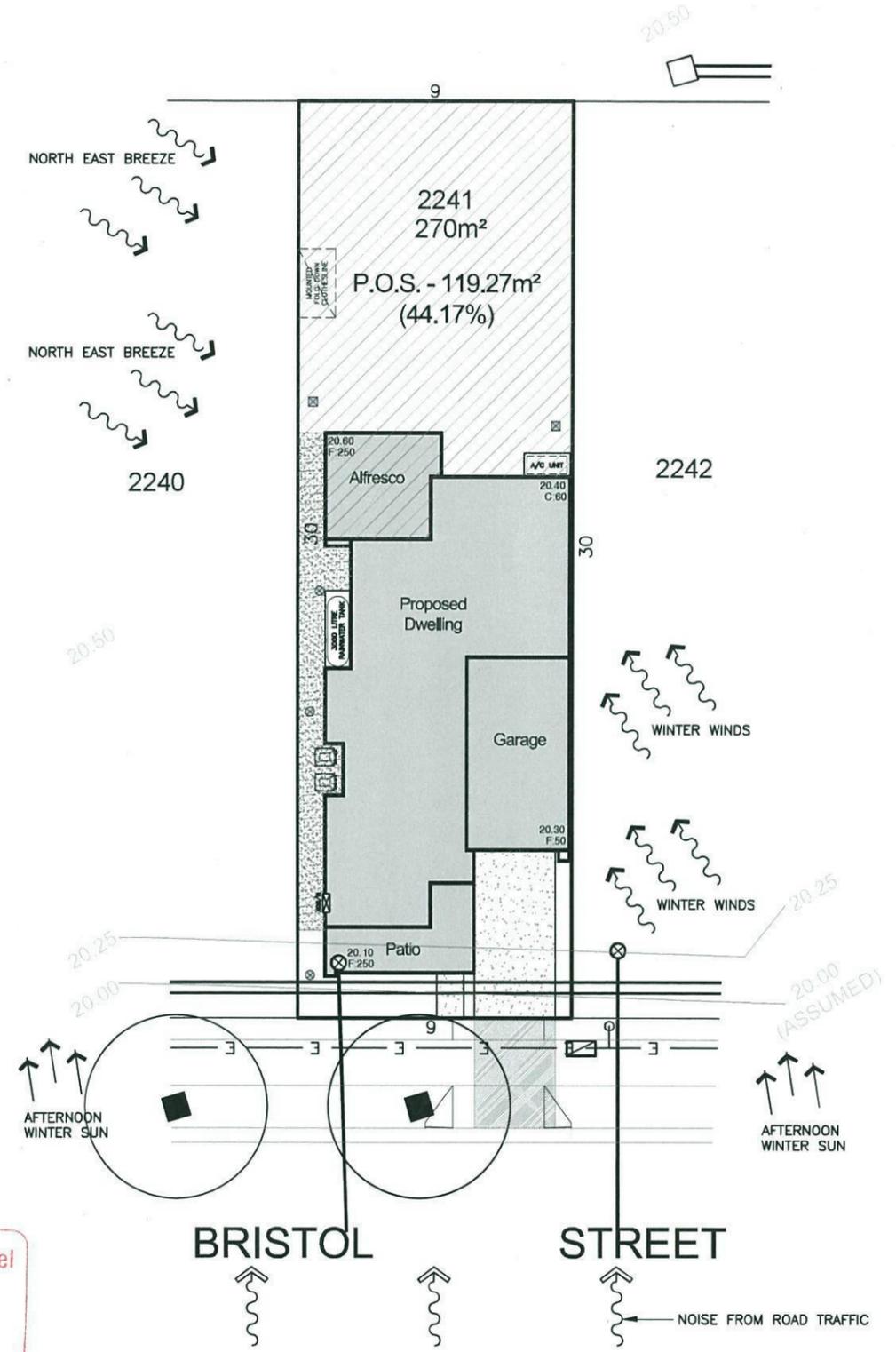
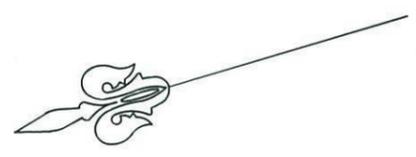
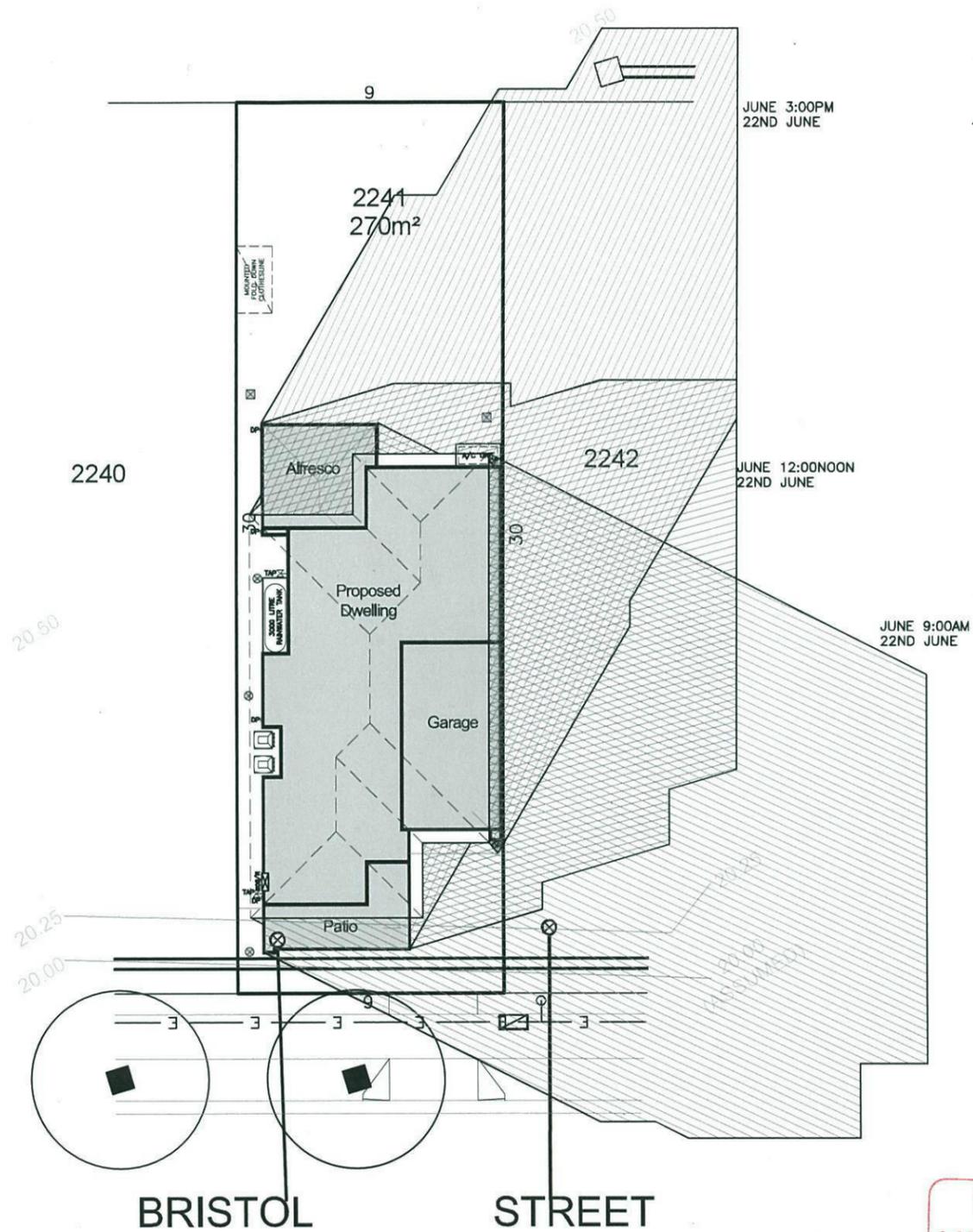
- STORMWATER PIT & DRAINAGE LINE
- SEWER STRUCTURE, LINE & CONCRETE ENCASING
- WATER MAIN, HYDRANT & STOP VALVE
- WATER METER
- STREET LIGHT
- ELECTRICAL LV PILLAR & CONDUIT
- NBN PIT & CONDUIT
- GAS MAIN

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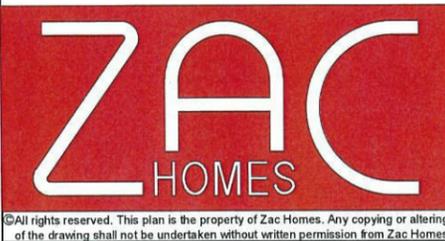
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SHADOWS & SITE ANALYSIS PLAN

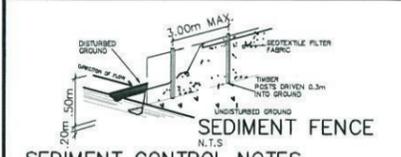


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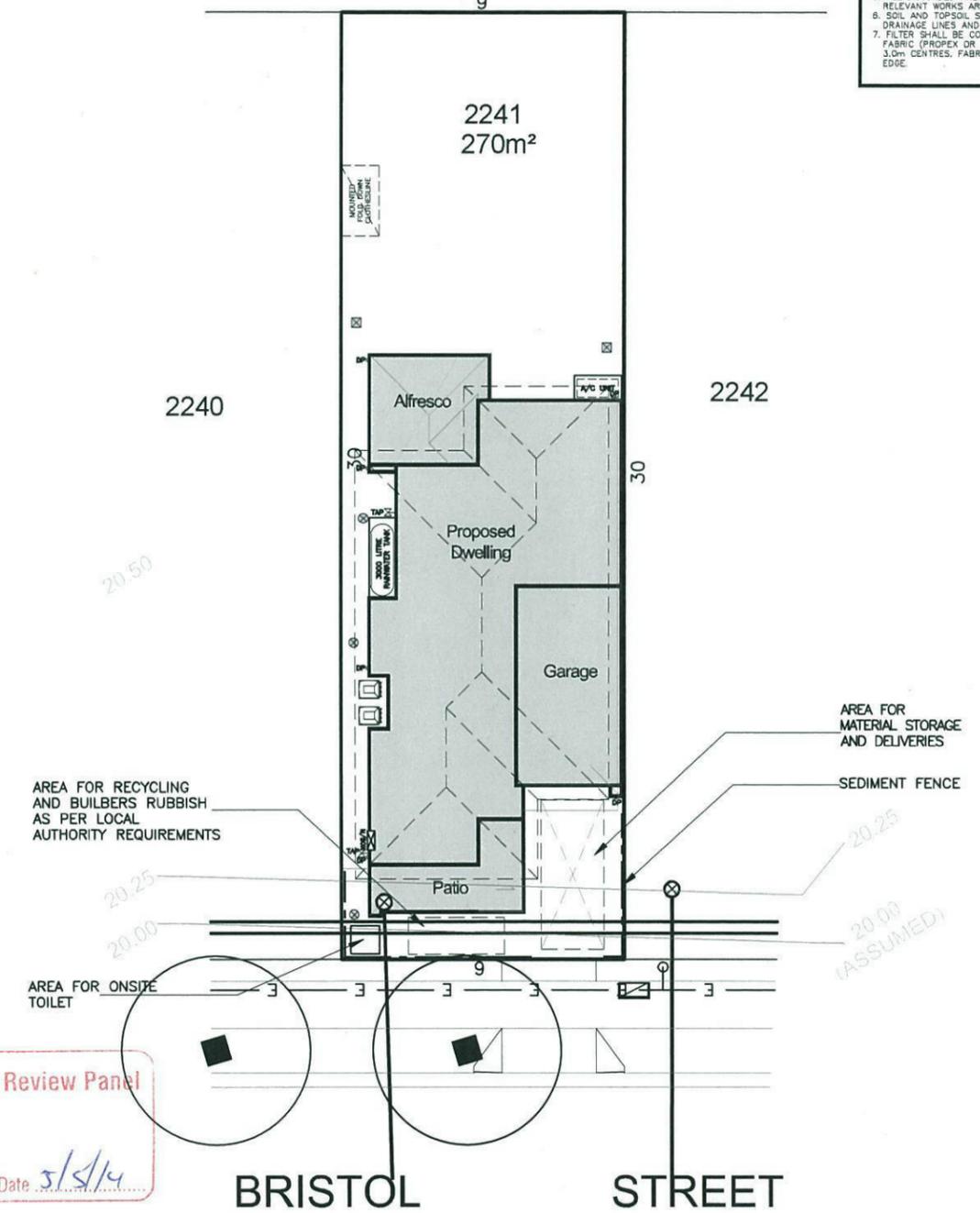
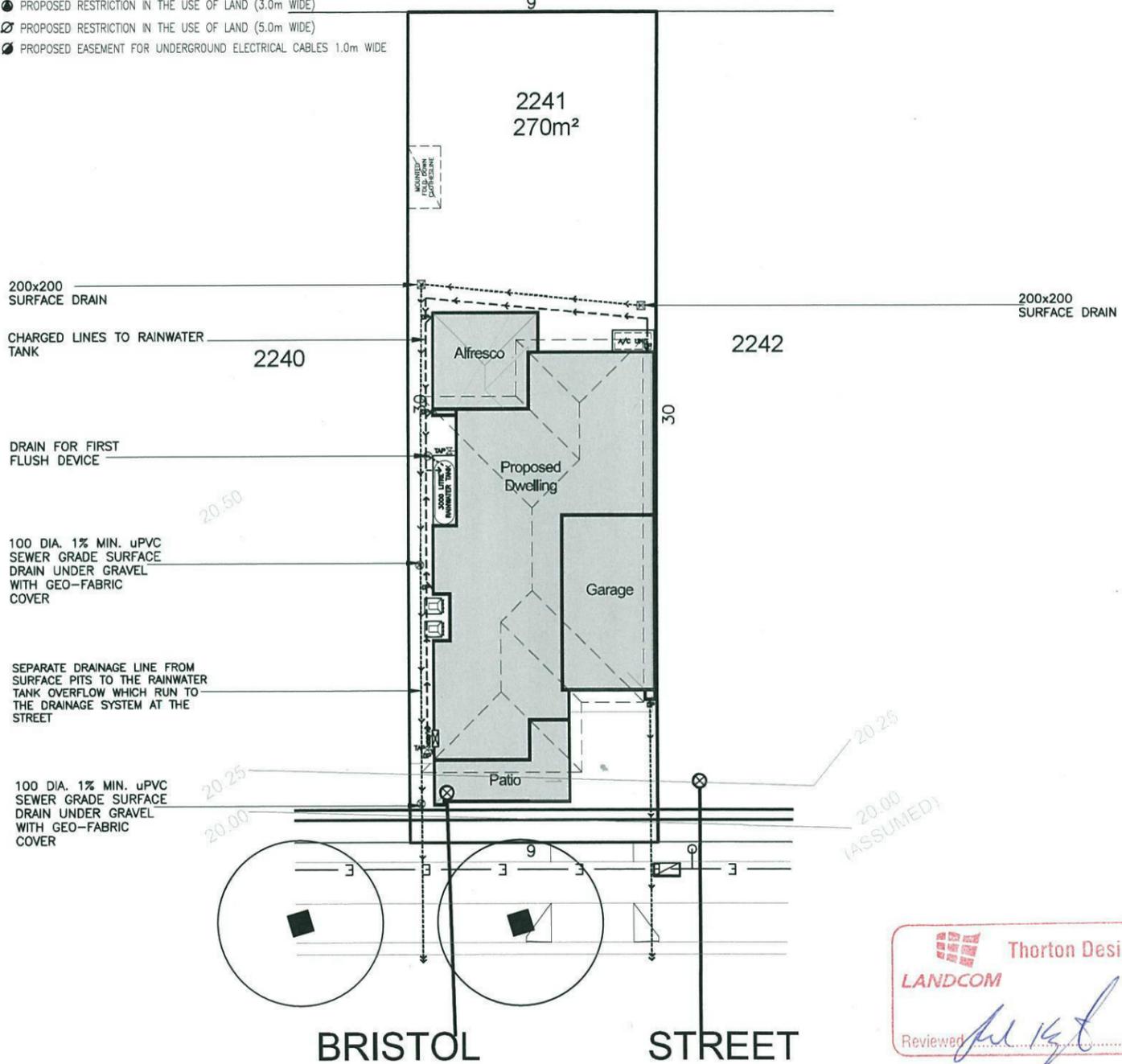
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STORMWATER DRAINAGE LINES TO THE STREET (VIA CHARGED LINES TO RAINWATER TANK)

- 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



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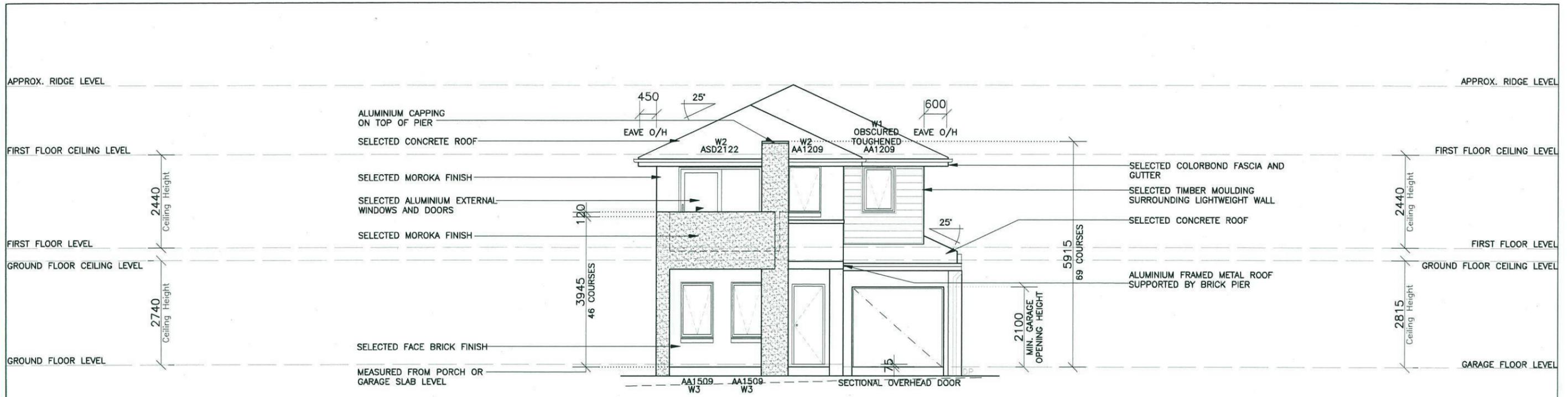
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STORMWATER & SITE MANAGEMENT PLAN

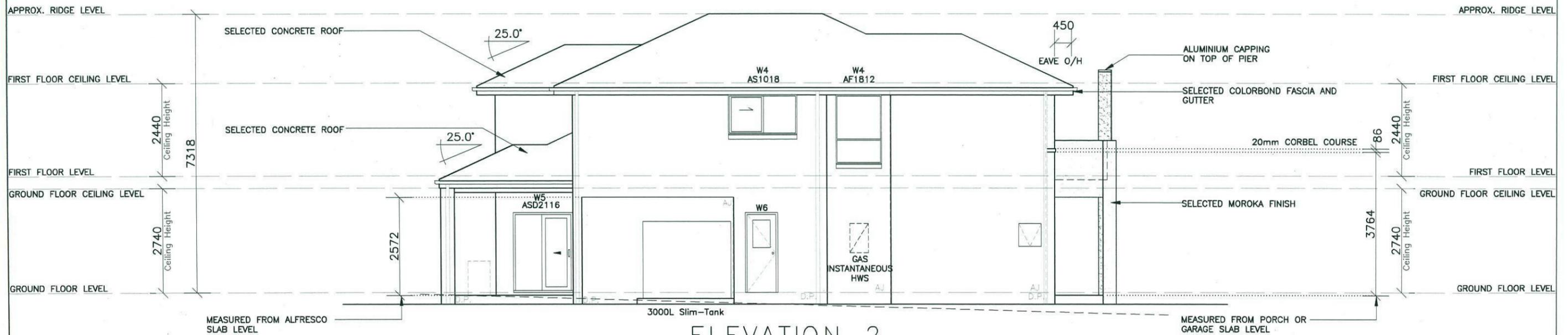


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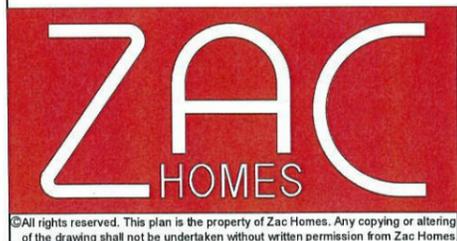
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ELEVATION 2

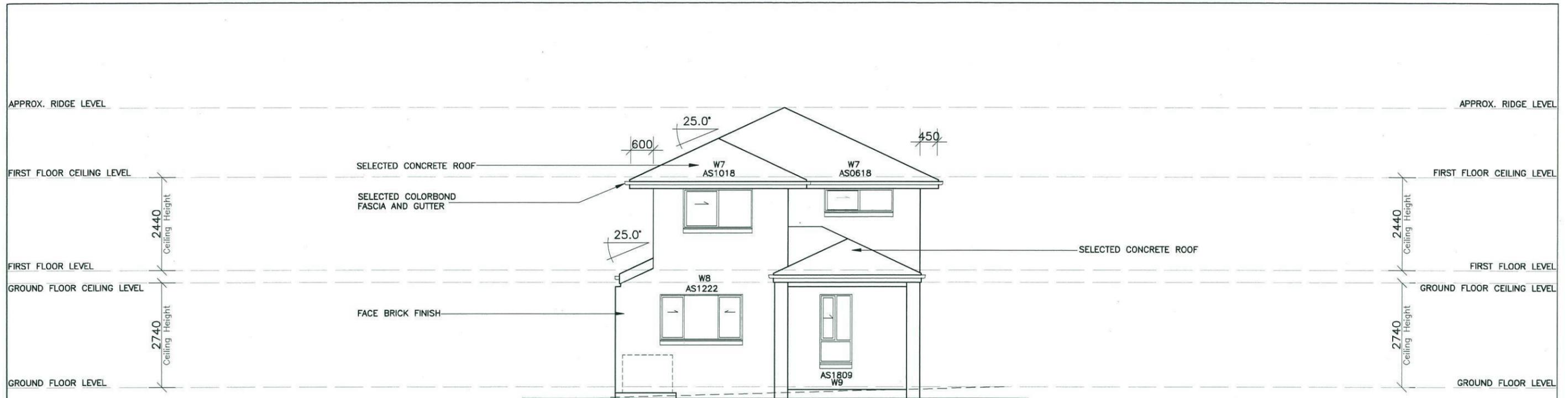


ELEVATIONS

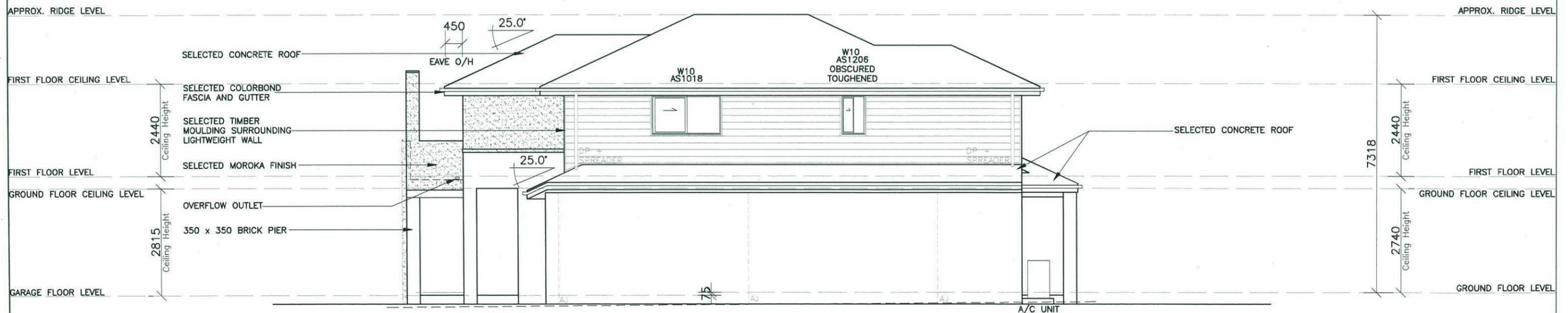


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ELEVATION 3



ELEVATION 4


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ELEVATIONS



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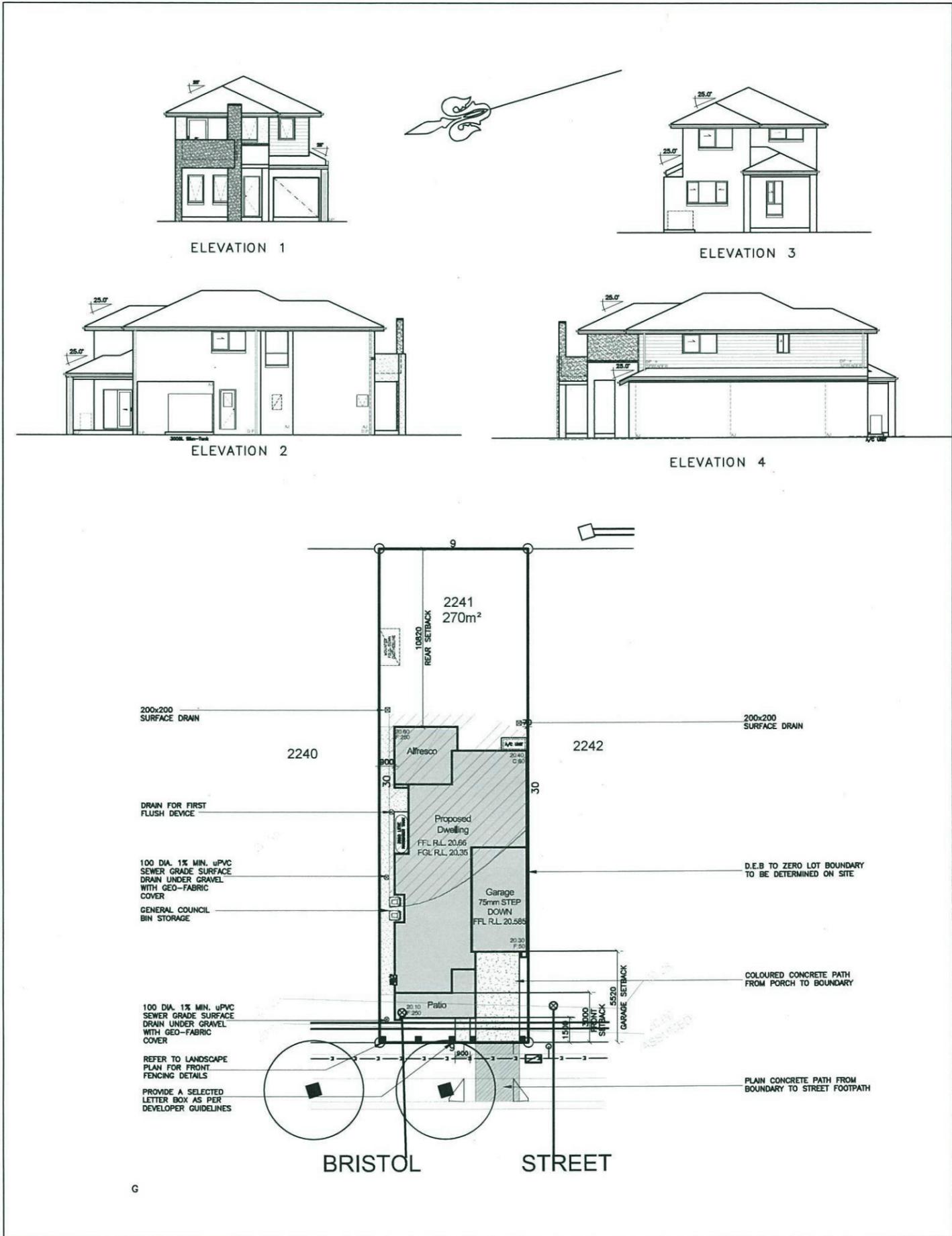
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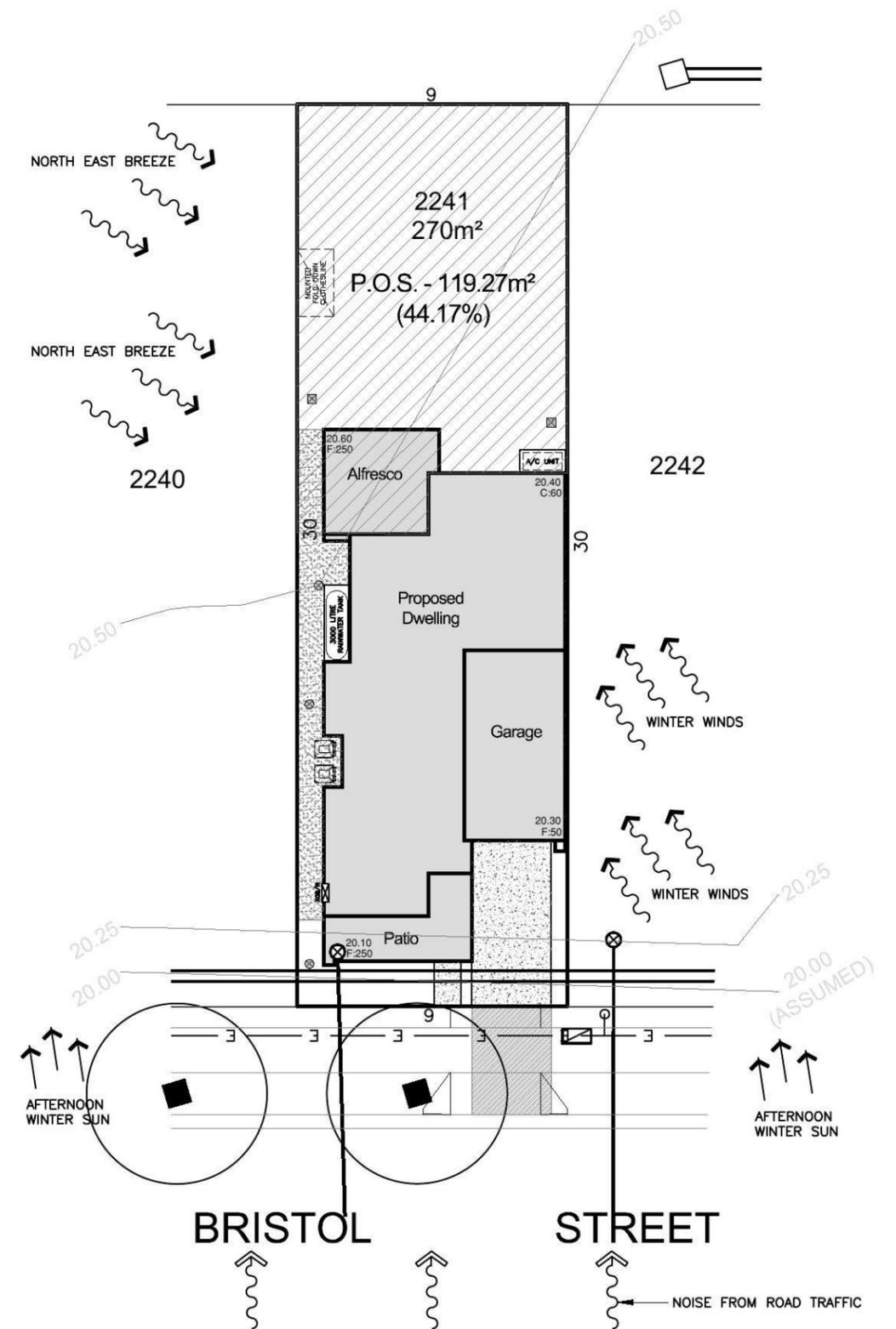
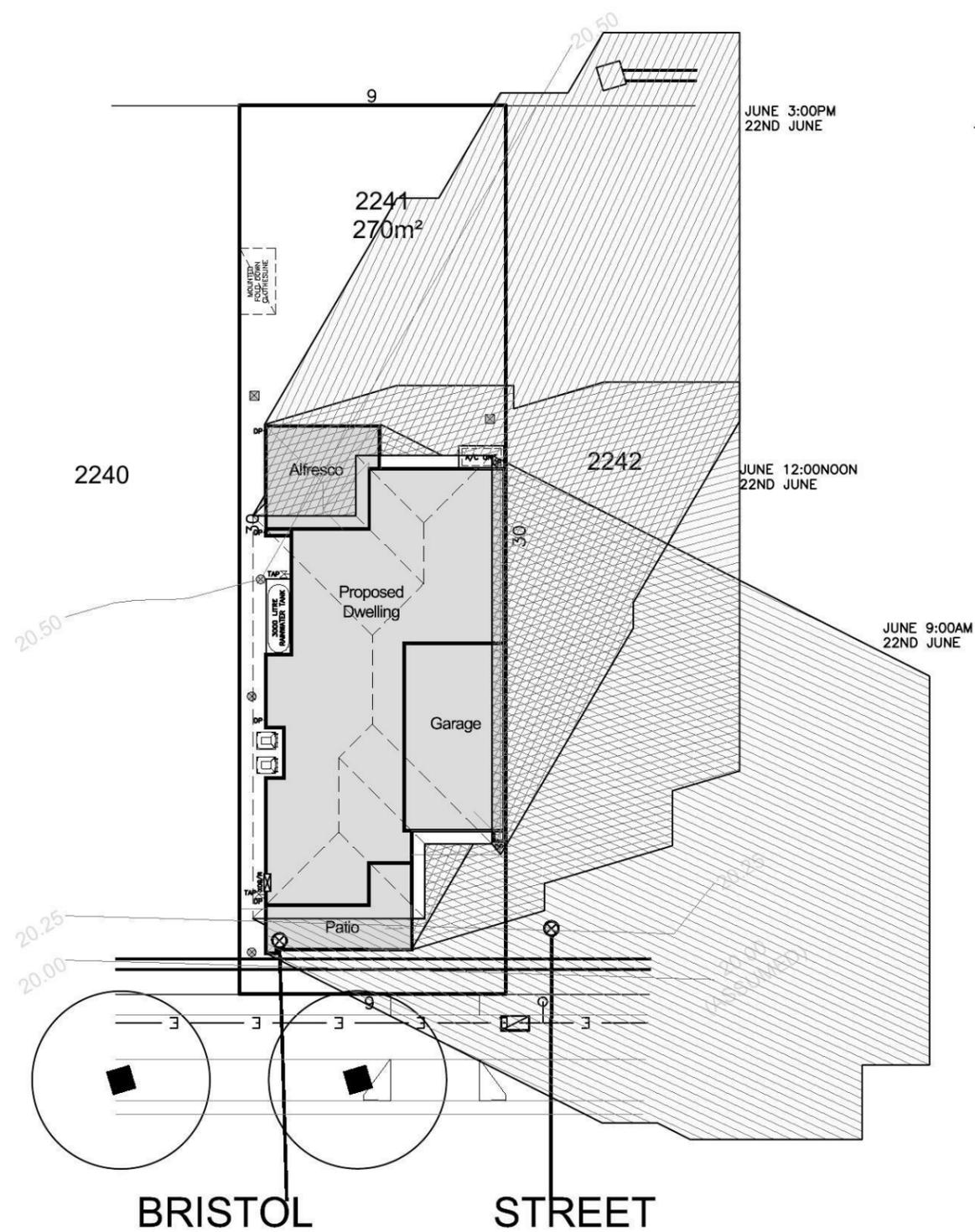
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SHADOWS & SITE ANALYSIS PLAN

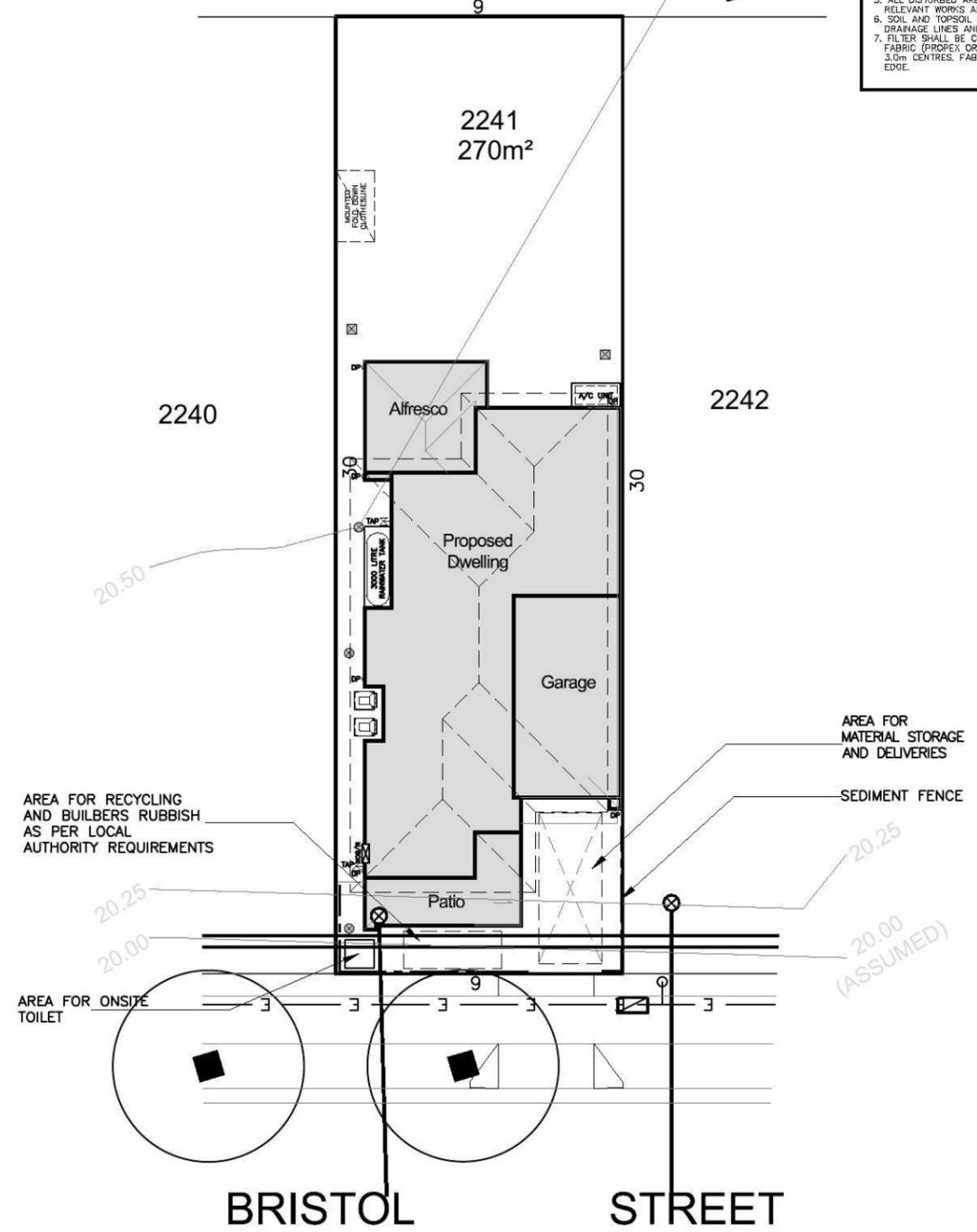
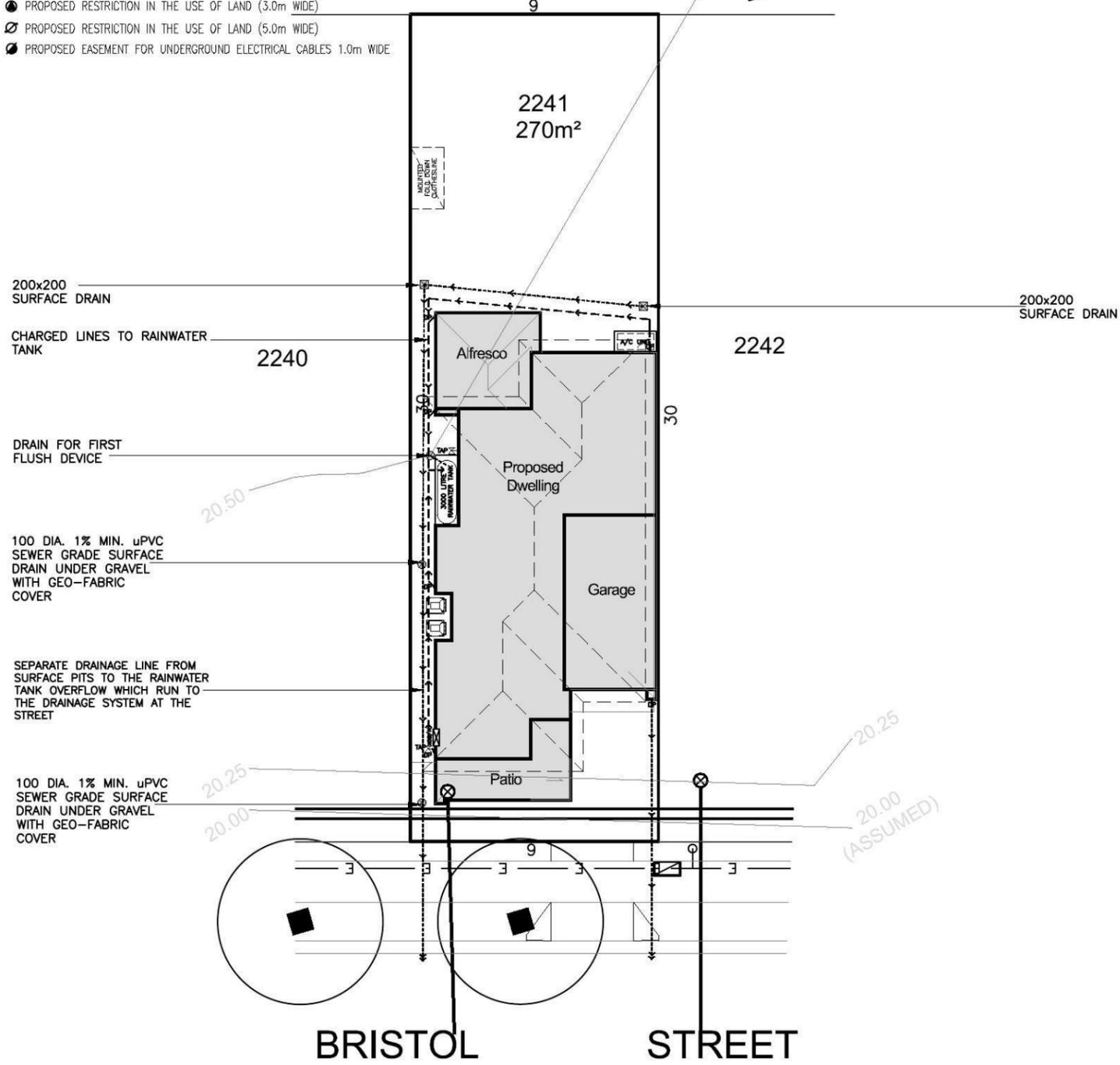
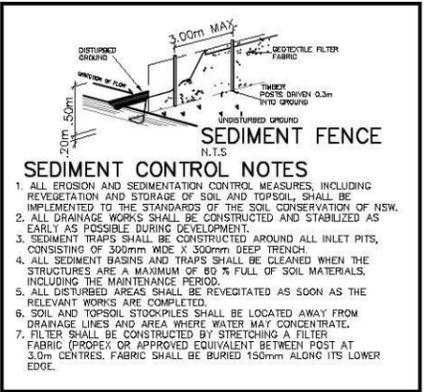


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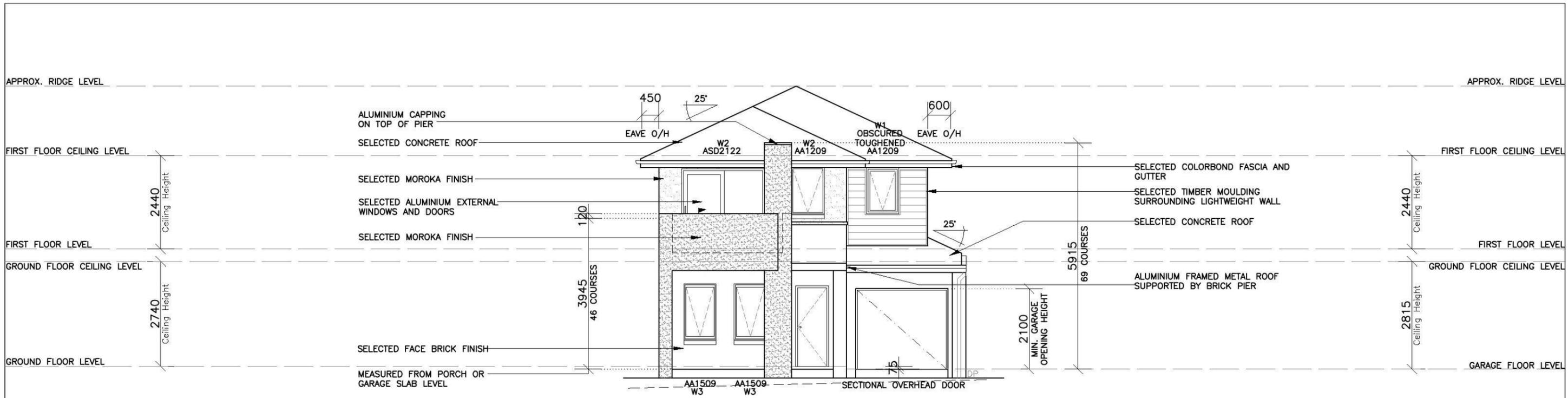


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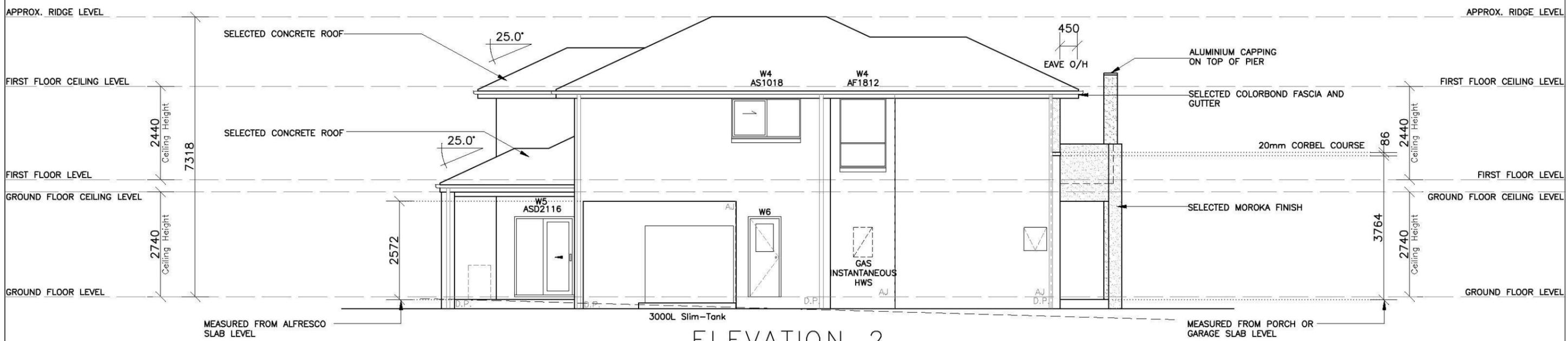


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ELEVATION 1



ELEVATION 2

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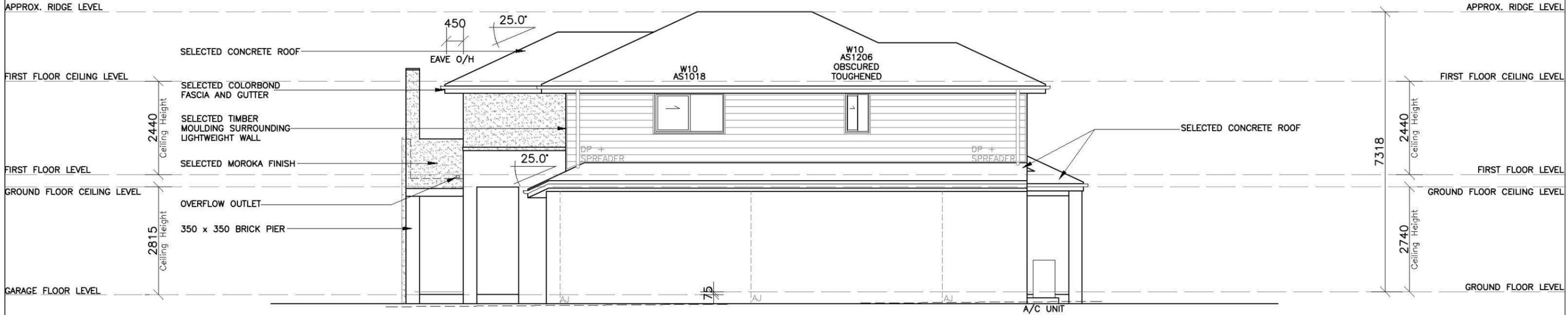


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ELEVATION 3



ELEVATION 4

ELEVATIONS



Product: Design Custom Facade R/H Garage	Client: ZAC HOMES	Dwg Title: ELEVATIONS	Sheet: A3	Scale: 1:100	ISSUE	DATE	DESCRIPTION	DRAWN
	Site Address: LOT 2241 BRISTOL STREET, THORNTON PENRITH 2750	Date: 01.05.14	Sheet No. 5	Issue: A	A	01.05.14	D.A. ISSUE	D.L.
	Council: PENRITH COUNCIL		Job No: 214010					

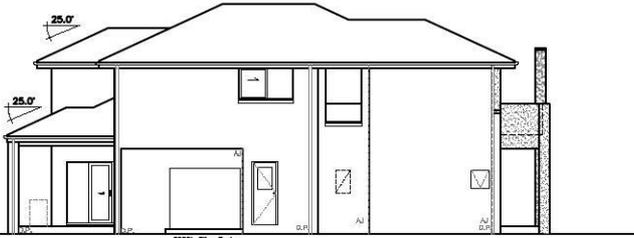
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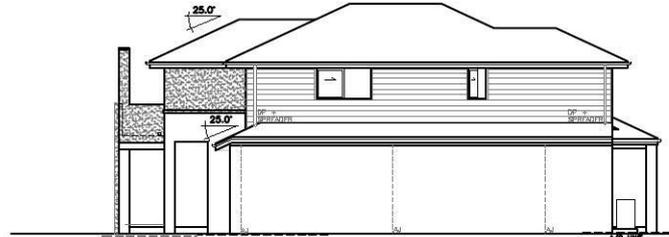
ELEVATION 1



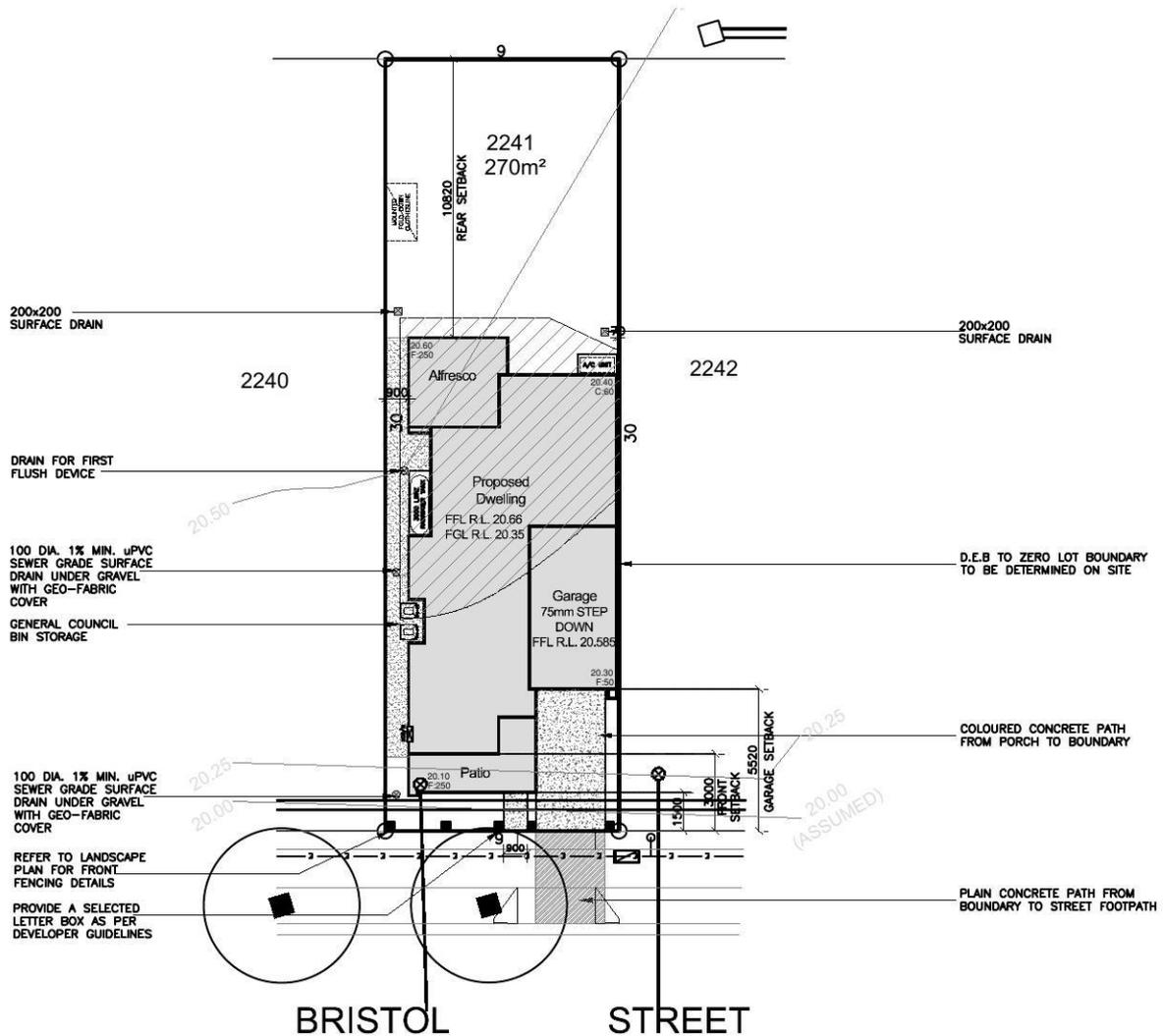
ELEVATION 3



ELEVATION 2



ELEVATION 4



G



Product:
Design
Custom Facade
R/H Garage

Client:
ZAC HOMES

Site Address:
**LOT 2241 BRISTOL STREET,
THORNTON, PENRITH 2750**

Dwg Title:
NOTIFICATION PLAN

Date:
01.05.14

Council:
PENRITH COUNCIL

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