

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**

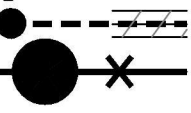
TM

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

CONTOURS TO BE
CONFIRMED PRIOR TO
CONSTRUCTION



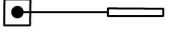
STORMWATER PIT & DRAINAGE LINE



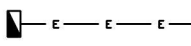
SEWER STRUCTURE, LINE & CONCRETE ENCASING



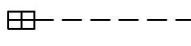
WATER METER



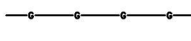
STREET LIGHT



ELECTRICAL LV PILLAR & CONDUIT



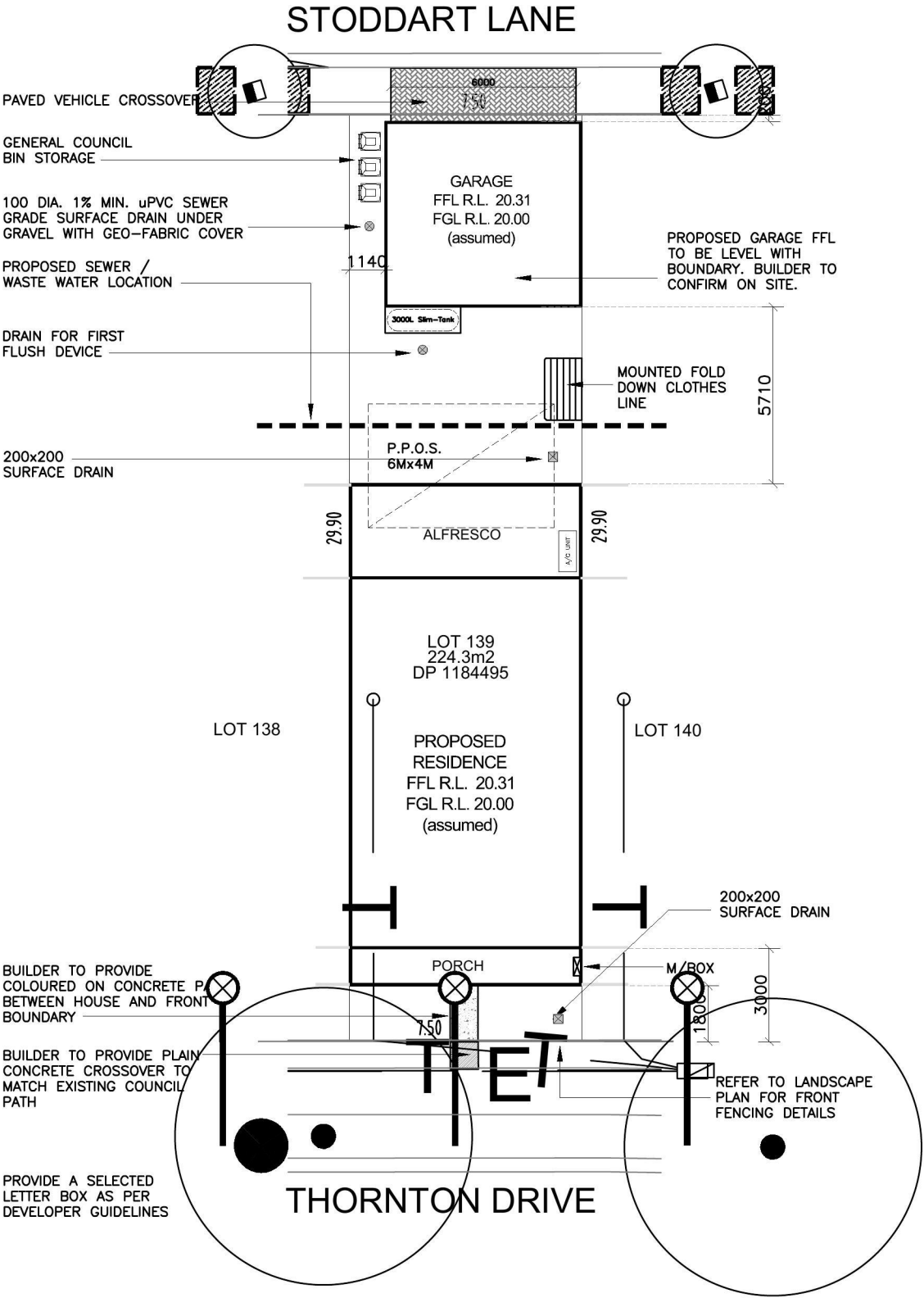
NBN PIT & CONDUIT



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
DRAIN TO STODDART LANE
(VIA RAINWATER TANK)

AREAS	
SITE:	224.30m²
GROUND FLOOR:	90.00m²
FIRST FLOOR:	88.88m²
GARAGE:	38.10m²
PORCH:	9.00m²
ALFRESCO:	22.50m²
BALCONY:	10.12m²
TOTAL:	260.49m²

LANDSCAPE AREA	
SITE AREA:	224.3m²
TOTAL HARD SURFACE AREAS:	163.83m²
REMAINING SOFT AREA:	60.47m²
LANDSCAPE AREA:	27.0%
MINIMUM REQUIRED BY COUNCIL:	NA

P.O.S. AREA	66.15m² (29.5%)
-------------	-----------------

SITE COVERAGE	73.0%
---------------	-------

FLOOR SPACE RATIO	79.8%
-------------------	-------



Product:
**Stage 12
Terrace Housing**

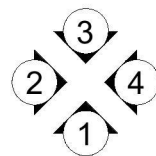
Client:
ZAC HOMES
Site Address:
**LOT 139 THORNTON DRIVE
THORNTON NSW**

Dwg Title:
SITE PLAN
Date:
23.09.14
Council:
PENRITH

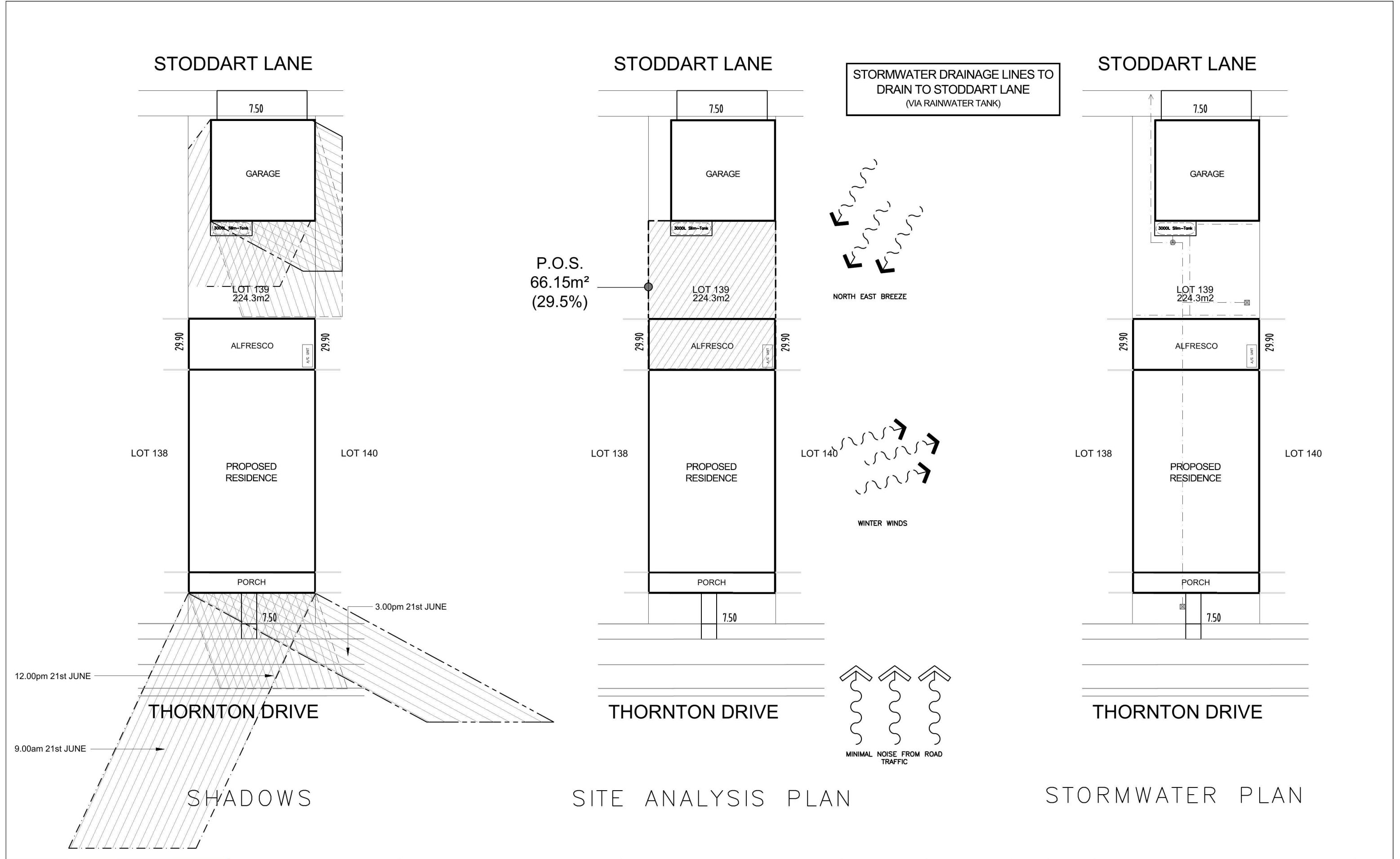
Sheet:
A3
Sheet No.
01
Job No:
214287c

Scale:
1:200
Issue:
A

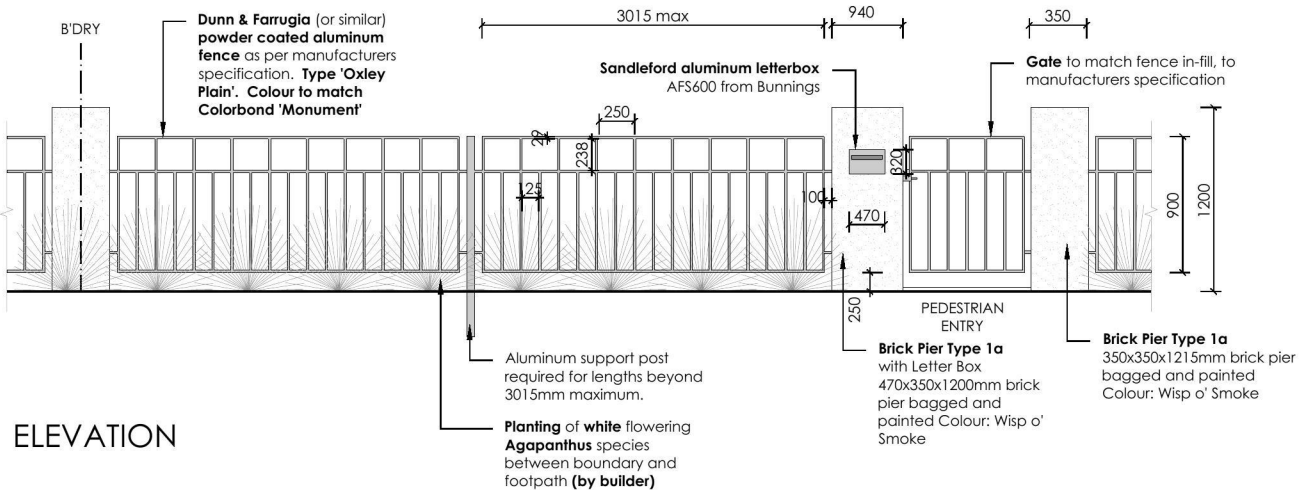
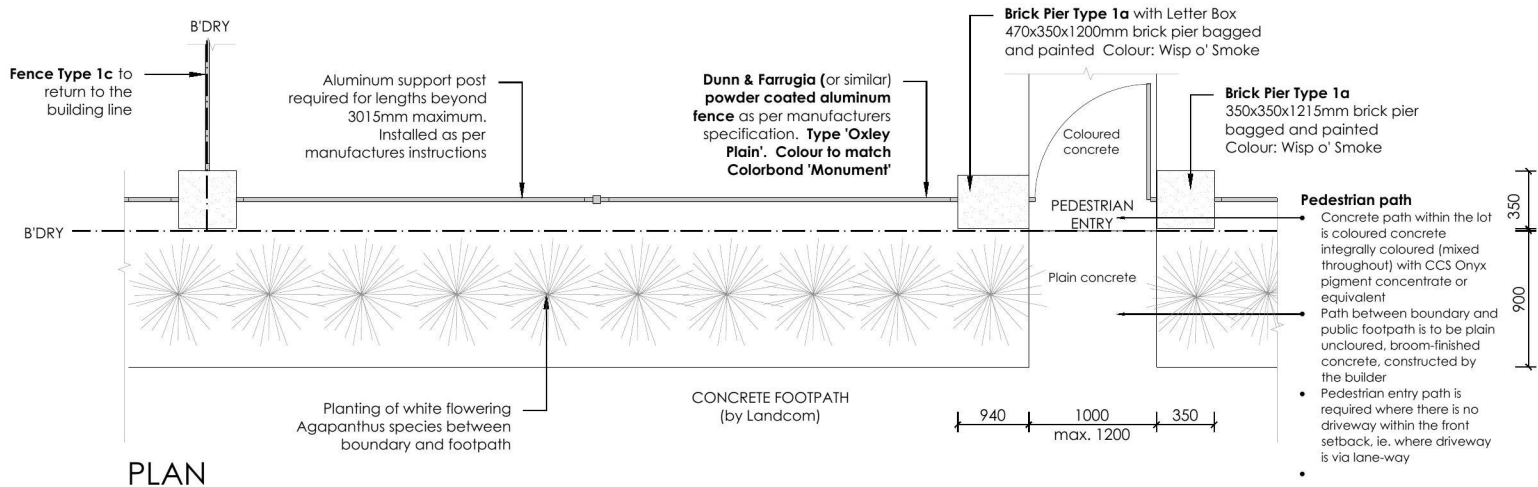
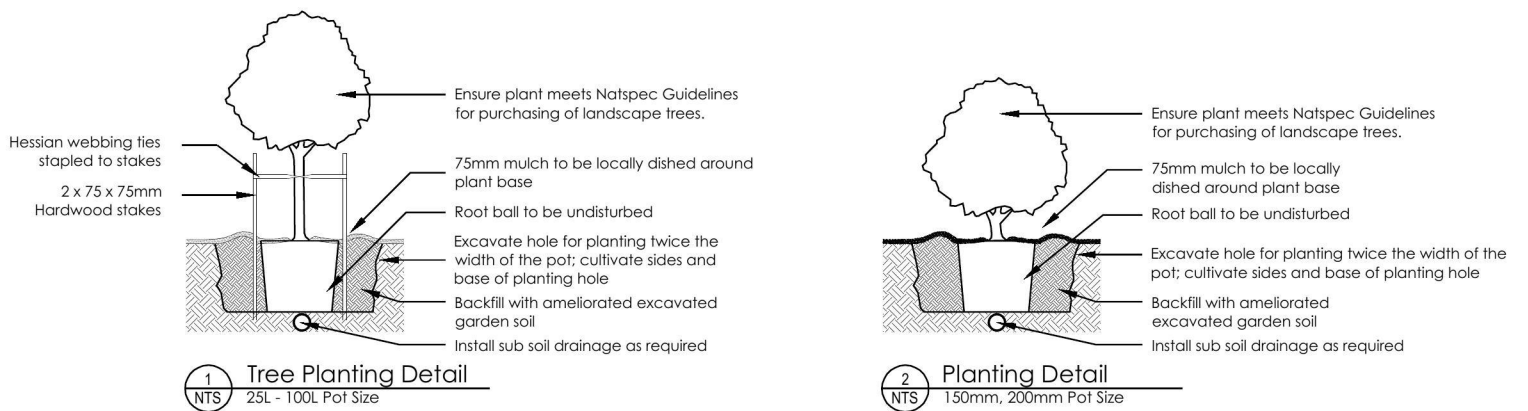
ISSUE	DATE	DESCRIPTION	DRAWN
A	30.09.14	D.A. DRAWINGS — ISSUE A	SG



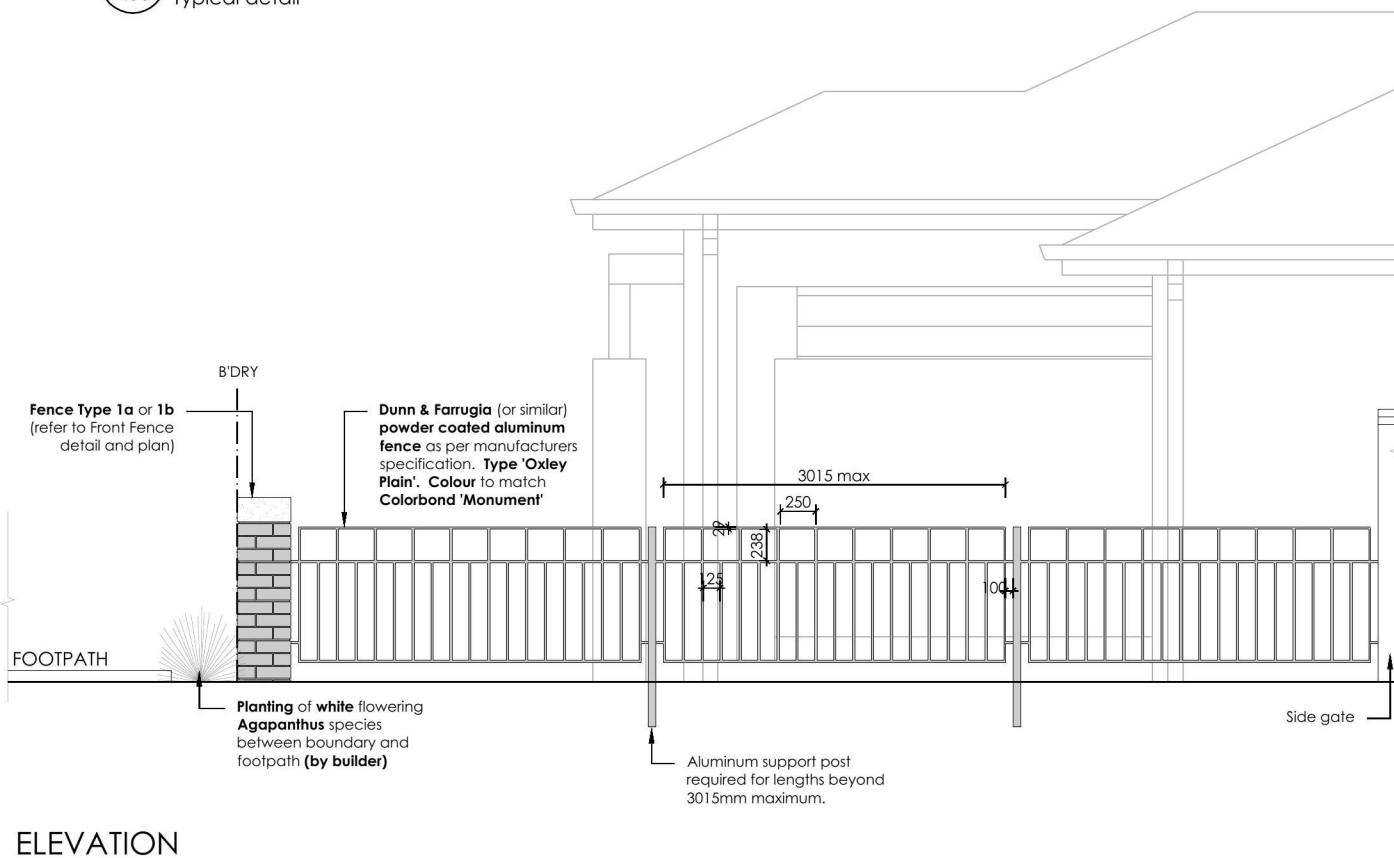
Thermal Performance Specifications - BASIX COMMITMENTS						
External Wall Construction		<i>Insulation</i>	<i>Colour (Solar Absorptance)</i>		<i>Detail</i>	
Brick Veneer		Min. R2.0	N/A		N/A	
Framed - Cladding		Min. R2.0	N/A		N/A	
Brick Veneer - Garage		None	N/A		N/A	
Internal Wall Construction		<i>Insulation</i>	<i>Detail</i>			
Plasterboard on studs		None	N/A			
Plasterboard on studs - Garage		Min. R2.0	House / Garage walls as per plans			
Ceiling Construction		<i>Insulation</i>	<i>Detail</i>			
Plasterboard		Min. R3.0	Ceilings adjacent to roof space			
Plasterboard - Garage		None	N/A			
Roof Construction		<i>Insulation</i>	<i>Colour (Solar Absorptance)</i>		<i>Detail</i>	
Tiled Roof		Foil / Sarking	Dark SA> 0.7		As per plans	
Floor Construction		<i>Insulation</i>	<i>Covering</i>		<i>Detail</i>	
Concrete		None	N/A		N/A	
Concrete		None	N/A		N/A	
Timber Floor - First Floor		None	N/A		N/A	
Windows	<i>Glass and frame type</i>	<i>U</i>	<i>SHGC</i>	<i>Area sq m</i>	<i>Detail</i>	
Single clear	Improved Aluminium	6.44	0.75	20.67	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	
<i>U and SHGC values are according to NFRC. Alternate products may be used if the U value is lower and the SHGC is less then 10% higher or lower then the above figures.</i>						
Sky Lights	<i>Glass type</i>	<i>Frame type</i>	<i>U</i>	<i>SHGC</i>	<i>Area sq m</i>	<i>Detail</i>
N/A	N/A	N/A	N/A	N/A	N/A	N/A
External Window Cover		<i>Detail</i>				
None		N/A				
Fixed shading - Eaves		<i>Width includes guttering, offset is distance above windows</i>				
Width: 500 - 600	Offset: 0	Nominal only, refer to plan for detail				
Ventilation and Infiltration to Habitable Rooms						
<i>Open fire no damper</i>		no	<i>Exhaust fans no dampers</i>			no
<i>Door and window seals</i>		no	<i>Vented skylights</i>			no
<i>Vented downlights</i>		no	<i>Fixed wall or ceiling vents</i>			no
<i>"No" means that the item was not included in the assessment and shall not be installed.</i>						



ZAC HOMES ©All rights reserved. This plan is the property of Zac Homes. Any copying or altering of this drawing without written permission from Zac Homes is strictly prohibited. Version: 1, Version Date: 22/12/2014	Product: Stage 12 Terrace Housing	Client: ZAC HOMES Site Address: LOT 139 THORNTON DRIVE THORNTON NSW	Dwg Title: SITE ANALYSIS, SHADOWS, STORMWATER Date: 23.09.14 Council: PENRITH	Sheet: A3 Sheet No. 05 Job No: 214287c	Scale: 1:200 Issue: A	ISSUE	DATE	DESCRIPTION	DRAWN
						A	30.09.14	D.A. DRAWINGS — ISSUE A	SG

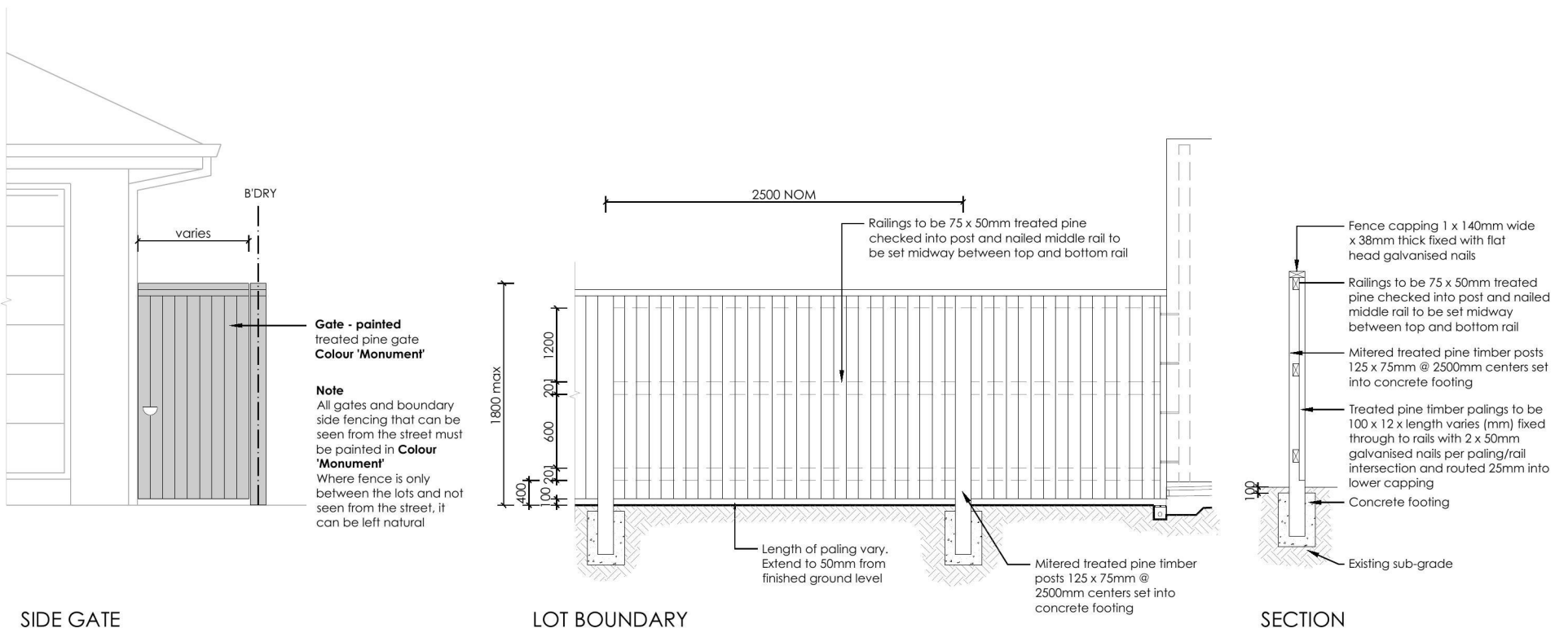


5 FENCE TYPE 1a - Front Fence
1:50 Typical detail



6 FENCE TYPE 1c - Side Boundary Front Setback
1:50 Typical detail

REVISION	DESCRIPTION	DRAWN	CHECK	DATE	 PO Box 8136, Baulkham Hills 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	PROJECT NEW RESIDENCE						
A	ISSUE COLOUR PLANS FOR CLIENT REVIEW	JD	RS	26-09-14			THORNTON FENCING + PLANTING DETAILS							
							CLIENT	DRAWING DETAILS						
							SCALE 1:100 @ A3			DA	SHEET L-02			
					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		DRAWN JD			CHECK RS	DATE 26-09-14	REVISION A

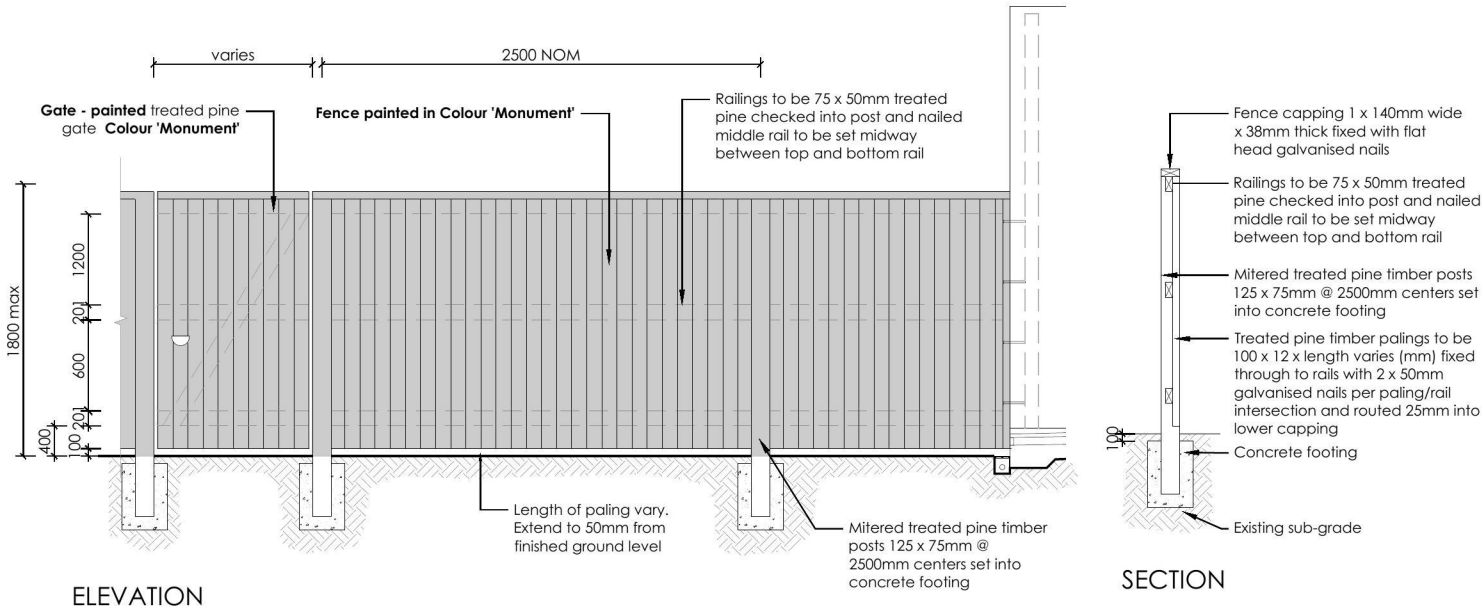


SIDE GATE

LOT BOUNDARY

SECTION

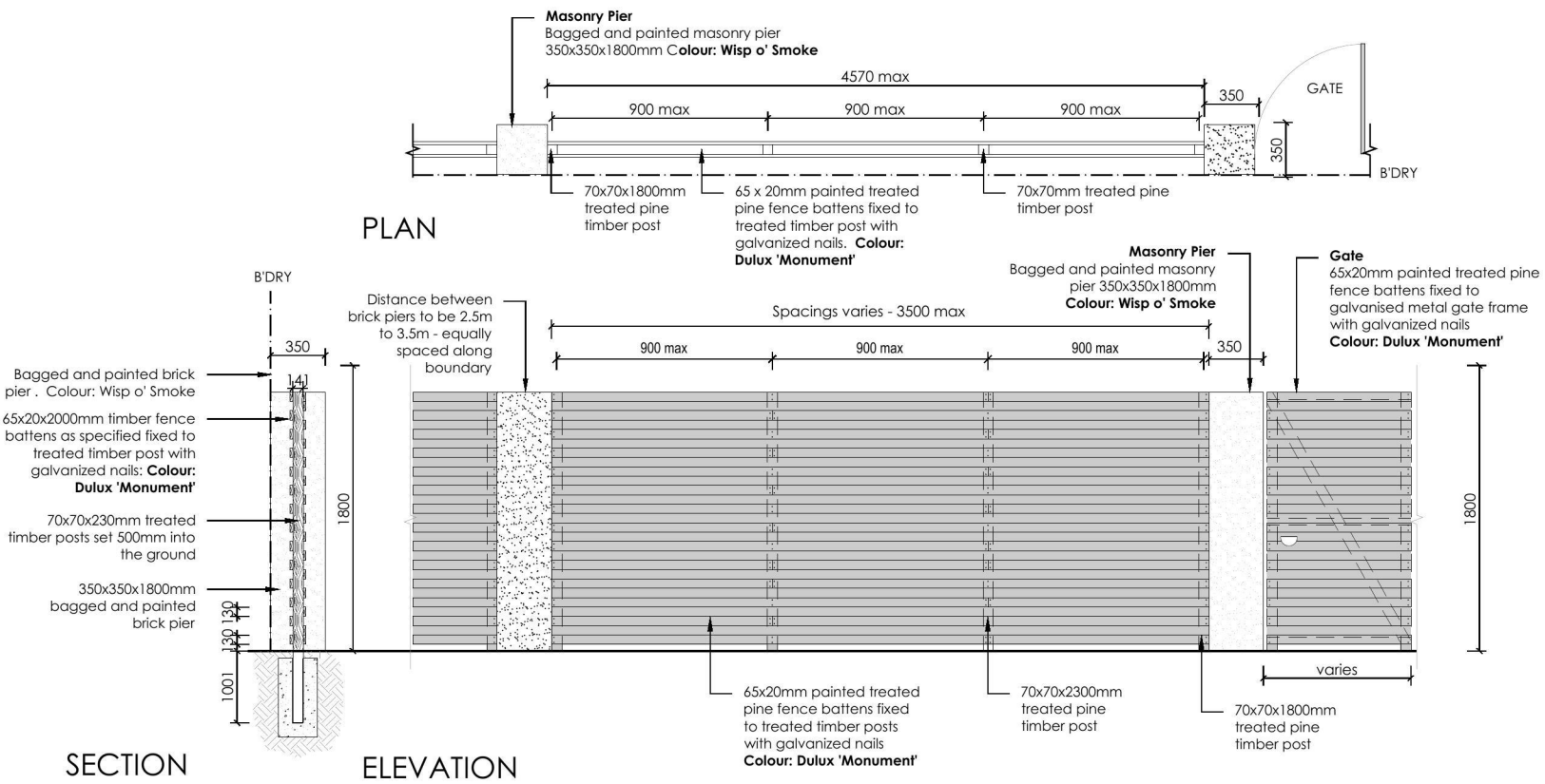
7 **FENCE TYPE 4a - Side Boundaries**
1:50 Typical detail



ELEVATION

SECTION

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



PLAN

ELEVATION

SECTION

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		CLIENT ZAC HOMES		SCALE 1:100 @ A3		ISSUE DA		SHEET L-03		DATE 26-09-14		REVISION A	
A		ISSUE COLOUR PLANS FOR CLIENT REVIEW		JD	RS	26-09-14																								
									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																					