

DA Fee Calculator - Estimate Only

	Estimated Cost	Fee(+GST)	
Development: General	498750	\$1742.66	
Environmental Compliance Levy		\$178.50	
<input type="checkbox"/> Advertising Signs		\$0.00	
Notifications:			
<input type="checkbox"/> Designated Development Advertised		\$0.00	
Admin Fee for Integrated Development		\$0.00	
Adjoining Owners		\$0.00	
<input type="checkbox"/> Section 101 Notification Fee		\$0.00	
Construction Cert:		\$0.00	*
Complying Develop:		\$0.00	
Subdivision:	Existing New		
<input type="checkbox"/> Subdivision with new Road		\$0.00	
<input type="checkbox"/> Subdivision without new Road		\$0.00	
	No. of lots		
<input type="checkbox"/> Strata Subdivision		\$0.00	
<input type="checkbox"/> Subdivision Certificate		\$0.00	
<input type="checkbox"/> Strata Lien Release Fee		\$0.00	
Other Fees:			
<input type="checkbox"/> Scanning Fee		\$0.00	*
<input type="checkbox"/> Long Service Levy		\$0.00	
<input type="checkbox"/> Pool Resuscitation Board		\$0.00	*
<input type="checkbox"/> BASIX CC Assessment Fee		\$0.00	
<input type="checkbox"/> Modification of Covenants (Sec 88b)		\$0.00	
<input type="checkbox"/> Septic (Domestic) Install <input type="checkbox"/> Inspect		\$0.00	
<input type="checkbox"/> Engineering CC Assess <input type="checkbox"/> Inspect		\$0.00	
<input type="checkbox"/> UDRP - SEPP 65		\$0.00	
<input type="checkbox"/> UDRP - Other		\$0.00	
Asset Fees:			
<input checked="" type="checkbox"/> Infrastructure Inspection & Admin		\$168.00	
<input type="checkbox"/> Road Reserve Opening Permit		\$0.00	
<input type="checkbox"/> Vehicle Crossover - Single Res/Dual Occ		\$0.00	
<input type="checkbox"/> Vehicle Crossover - Com/Ind		\$0.00	*
Common Insp:	<- Select -> Occupation Certificate (Class 1) Occupation Certificate (Class 10) Occupation Certificate (Class 2-9)	\$0.00	*
Commercial Insp:	<- Select ->	\$0.00	*
Residential Insp:	<- Select -> Residential Buildings (Individual) Package for dwellings Package for dwelling additions (1-2 roc) Package for dwelling additions & altera Package for awnings, carports etc.		*
Total Fee		\$2089.16	

Please note these are estimated fees based on information provided at the time. All fees are subject to verification and change. Fees are based on Council's fees and charges schedule and/or Statutory/Regulatory fees. Other fees may be applicable. A 0.6% surcharge applies on all credit cards. * Denotes GST included fees.

Calculate Clear All

Lot 2240 Bristol

PLANT SCHEDULE Prepared by ecodeSIGN Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE
Aw	Agapanthus 'White'	White Agapanthus	14	200mm
Crf	Cordyline 'Red Fountain'	Red Fountain Cordyline	4	200mm
Dg	Dietes grandiflora	Wild Iris	21	200mm
Gar	Gardenia augusta 'Radicans'	Rock Gardenia	4	200mm
Fzk	Fraxinus ornus 'Meczek'	Designer Flowering Ash	2	75L
Lwf	Liriope muscari 'Monroe's White'	Liriope (white flowering)	8	200mm
Msb	Michelia 'Summer Bronze'	Evergreen Magnolia	22	300mm
Vh	Viola hederacea	Native Violet	14	150mm

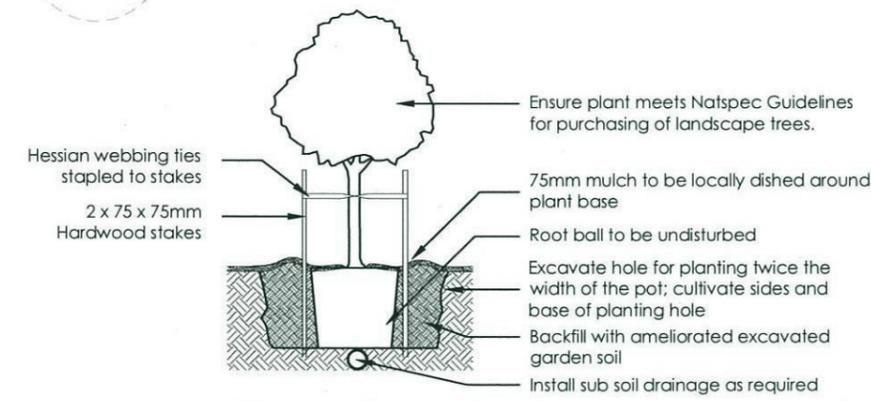


LOT PLANTING SUMMARY

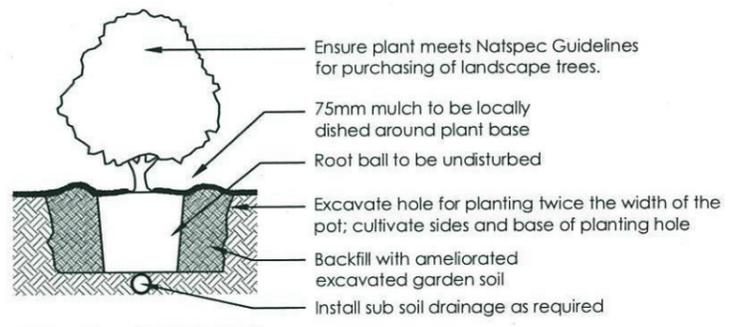
Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
75	22	14	39	2

LEGEND

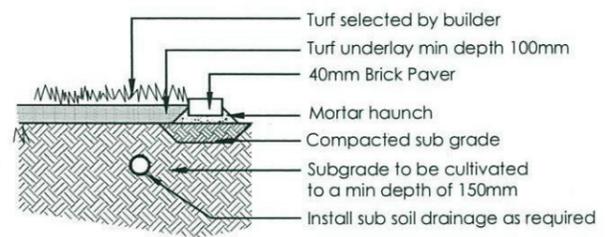
- Proposed trees - refer to plant schedule
- Proposed accents & grasses - refer to plant schedule
- Existing tree to be retained
- Existing tree to be removed
- Proposed shrubs - refer to plant schedule
- Proposed groundcovers and grasses - refer to plant schedule
- Existing levels
- Proposed levels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



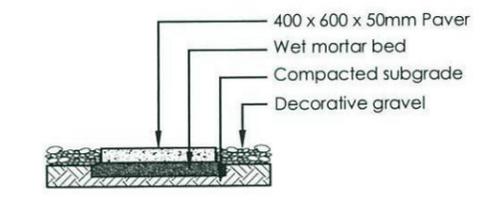
1 Tree Planting Detail
NTS 25L - 100L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size

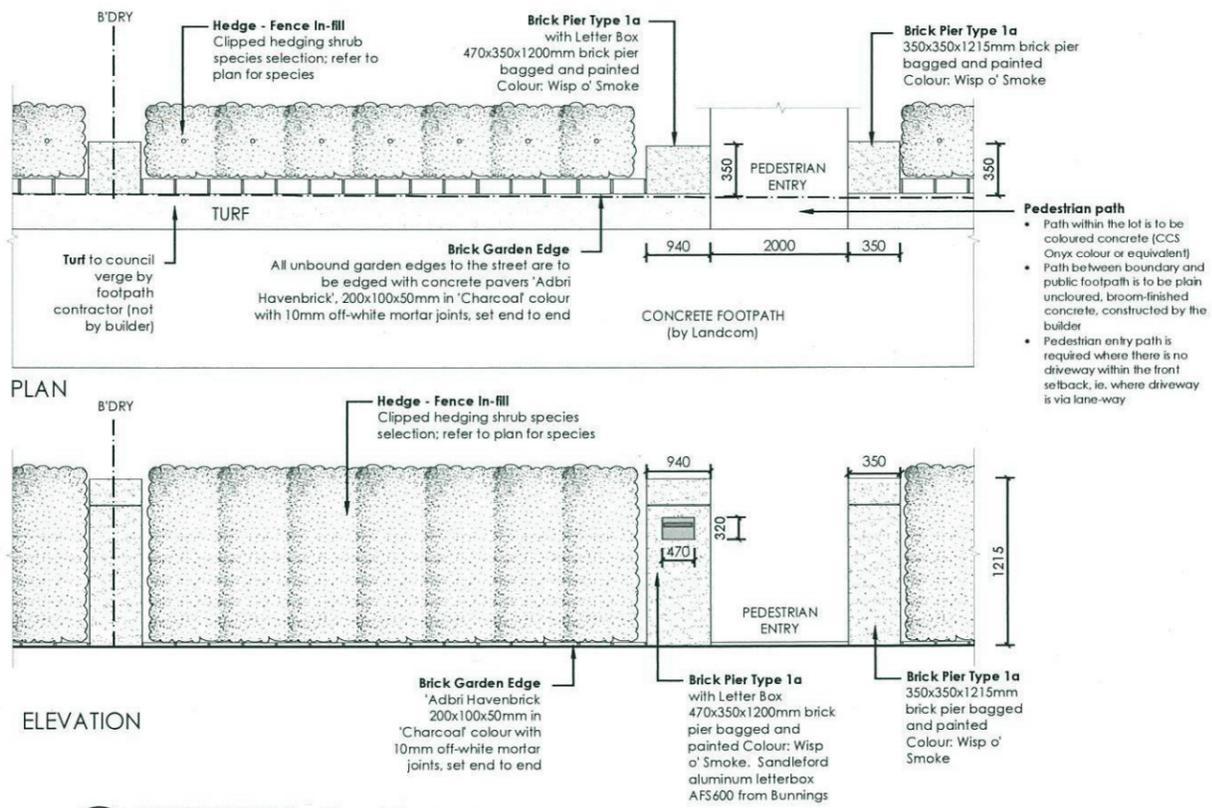


3 Turf Detail
NTS Brick Paver Edge



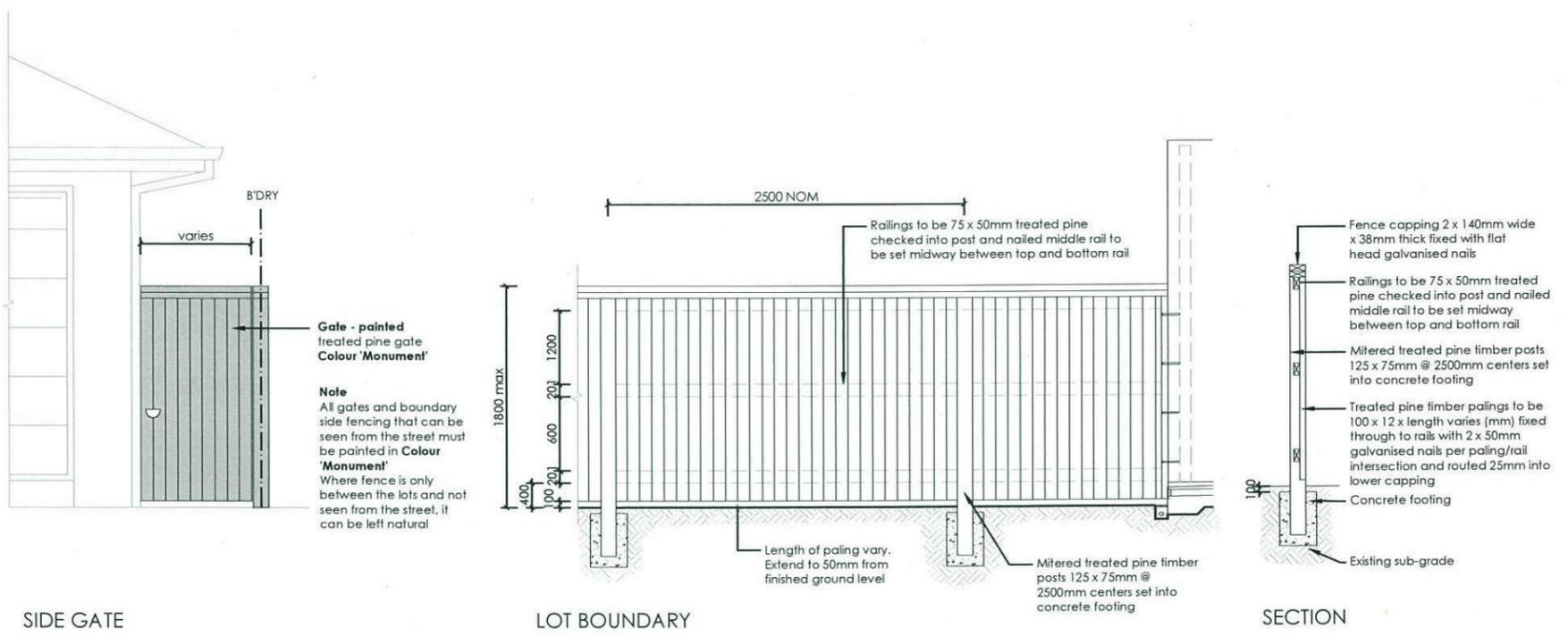
4 Stepping stones in gravel
NTS Low traffic zone

ecodesign outdoor living environments PO Box 9136, Baulkham Hills BC, NSW 2153 Ph: (02) 9680 7712 Fax: (02) 9680 7706 Email: info@ecodesign.com.au Web: www.ecodesign.com.au Member of the Australian Institute of Landscape Designers and Managers	LOT 2240 BRISTOL STREET, PENRITH ZAC HOMES	NEW RESIDENCE LANDSCAPE PLAN SCALE: 1:100 @ A3 DRAWN: RS CHECK: RS DATE: 04-04-14 REVISION: C	
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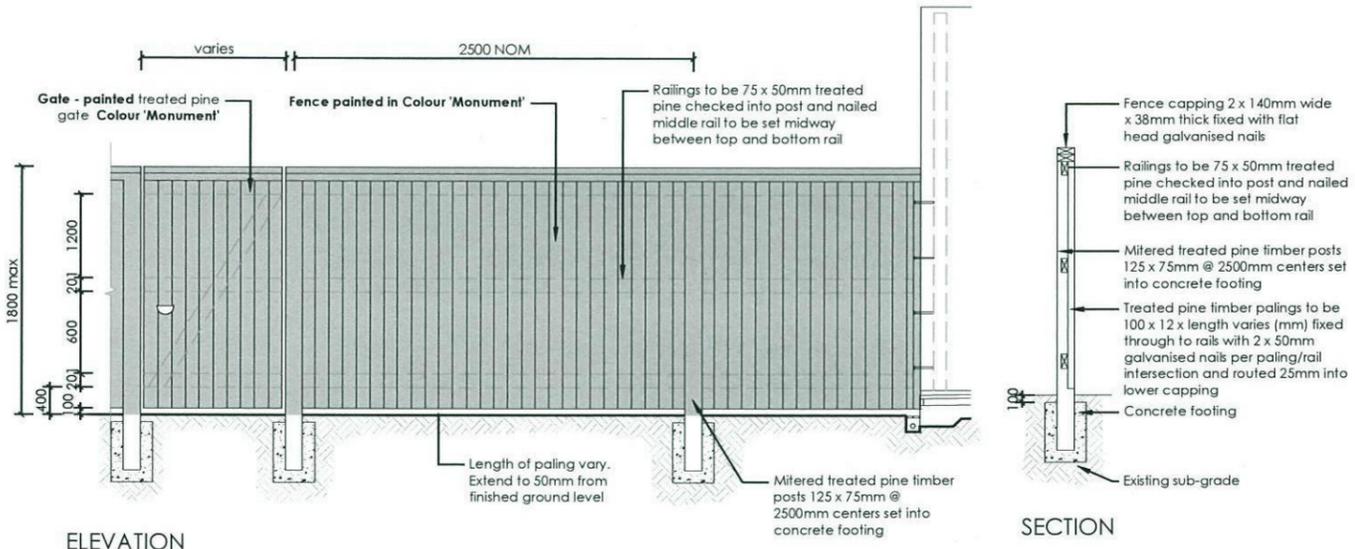
Thorton Design Review Panel
 LANDCOM
 Reviewed Asced Date 12/1/14

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



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

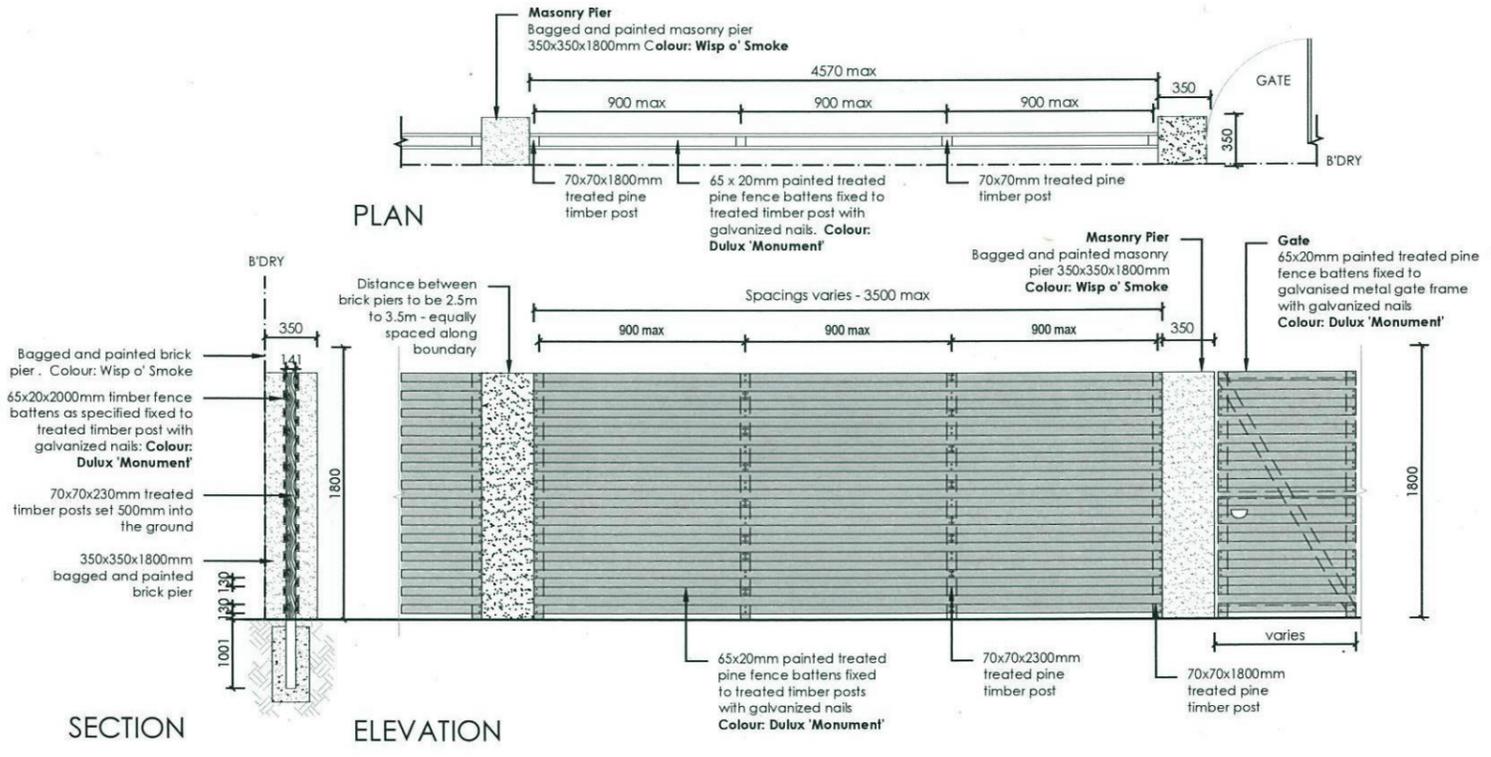
<table border="1"> <thead> <tr> <th>REVISION</th> <th>DESCRIPTION</th> <th>DRAWN</th> <th>CHECK</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>ISSUE FOR CLIENT REVIEW</td> <td>VP</td> <td>RS</td> <td>19-03-14</td> </tr> <tr> <td>B</td> <td>ADD WINDOW TO STUDY AND AMEND TO URBANGROWTH MARK-UP</td> <td>RS</td> <td>RS</td> <td>26-03-14</td> </tr> <tr> <td>C</td> <td>REMOVE ALTERNATE PLAN AND ADD TOILET TO LAUNDRY</td> <td>RS</td> <td>RS</td> <td>04-04-14</td> </tr> </tbody> </table>	REVISION	DESCRIPTION	DRAWN	CHECK	DATE	A	ISSUE FOR CLIENT REVIEW	VP	RS	19-03-14	B	ADD WINDOW TO STUDY AND AMEND TO URBANGROWTH MARK-UP	RS	RS	26-03-14	C	REMOVE ALTERNATE PLAN AND ADD TOILET TO LAUNDRY	RS	RS	04-04-14	<p>ecodesign <i>Outdoor Living environments</i></p> <p>PO Box 8134, SouthHam Hills B.C. NSW 2153 Ph: (02) 9680 7712 Fax: (02) 9680 7705 Email: info@ecodesign.com.au Website: www.ecodesign.com.au Member of the Australian Institute of Landscape Designers and Managers</p> <p>1. Do not scale from drawings. 2. Verify all measurements on site. 3. Notify ecodesign of any discrepancies. 4. Copyright © ecodesign. All rights reserved. 5. Drawing remains the property of ecodesign.</p> <p>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.</p>	<p>PROJECT LOT 2240 BRISTOL STREET, PENRITH</p> <p>CLIENT ZAC HOMES</p>	<p>PROJECT NEW RESIDENCE</p> <p>SCALE 1:100 @ A3</p> <p>DATE 03</p> <p>04-04-14</p>	
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ELEVATION

SECTION

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



PLAN

SECTION

ELEVATION

8 FENCE TYPE 2a - Secondary Street Fencing
 1:50 Typical detail

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
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PROJECT: **LOT 2240 BRISTOL STREET, PENRITH**

CLIENT: **ZAC HOMES**

PROJECT: **NEW RESIDENCE**

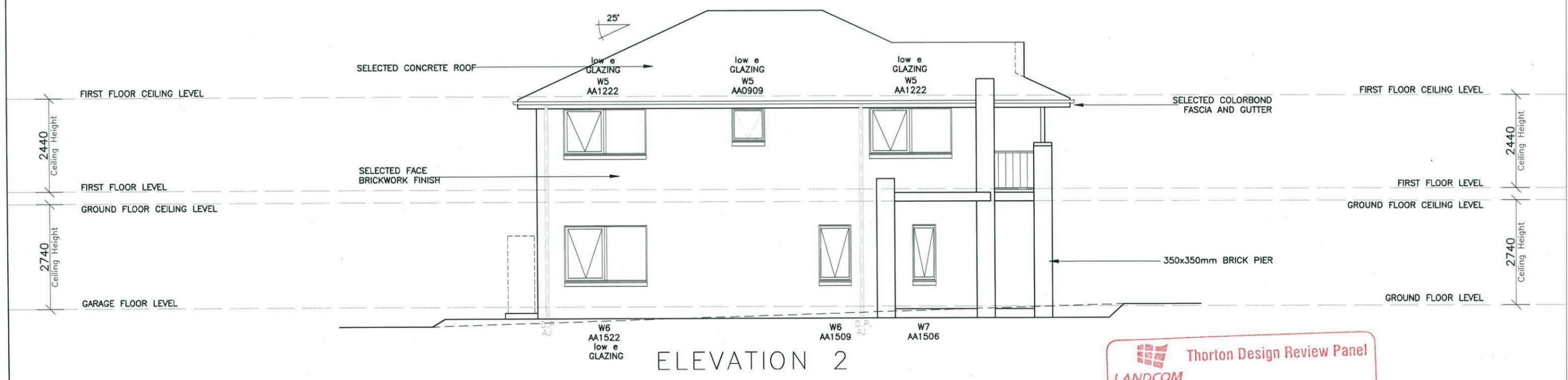
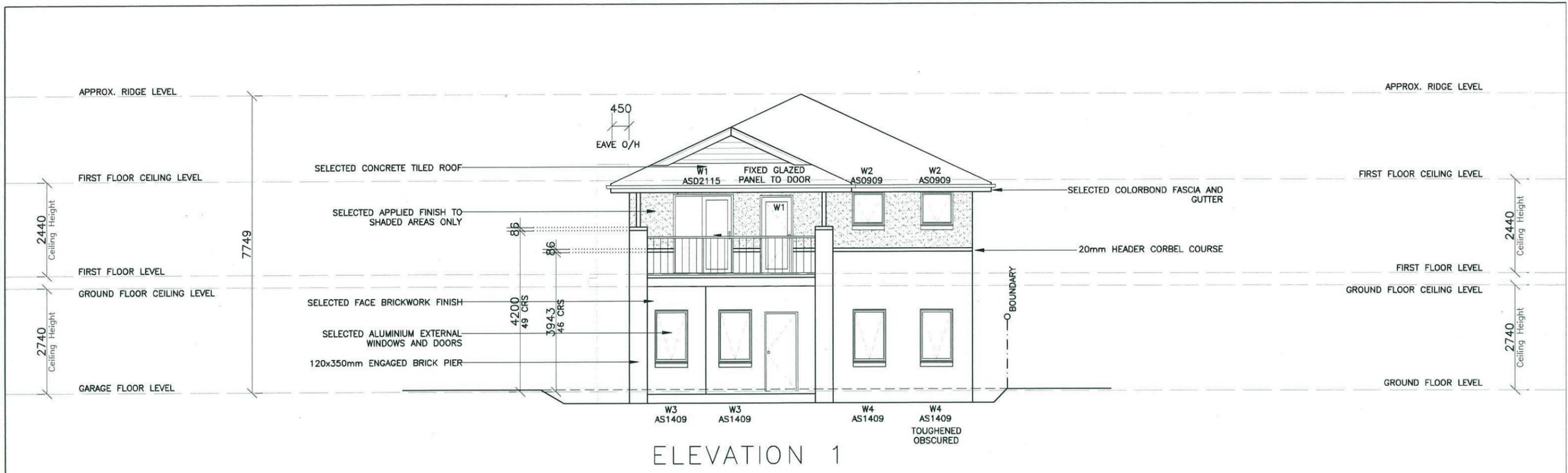
LANDSCAPE PLAN

SCALE: 1:100 @ A3

DATE: 04-04-14

REVISION: C

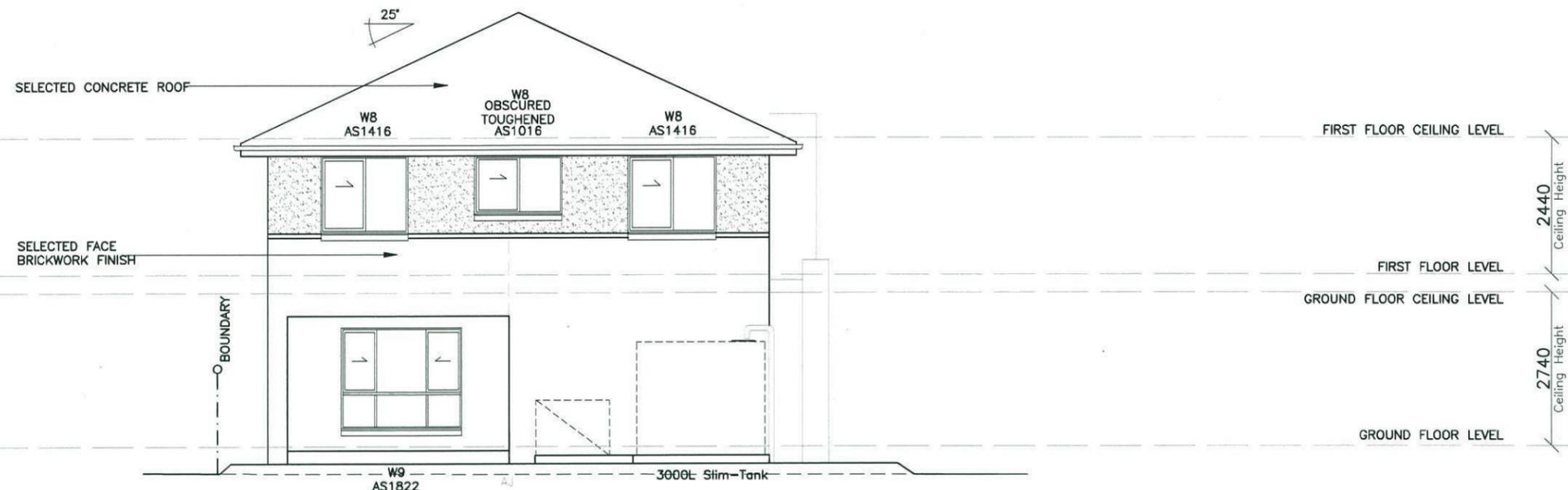




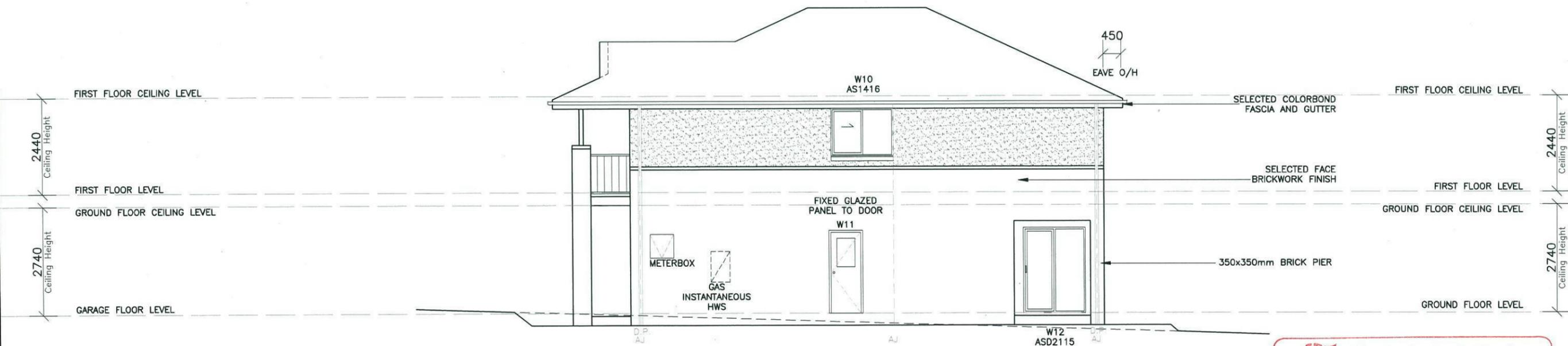
Thorton Design Review Panel
 LANDCOM
 Reviewed *As eOH* Date *12/5/14*



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Site Address: LOT 2240 CRN OF BRISTOL STREET AND WILLIAM HART CRESCENT, THORNTON	Date: 05.05.14	Council: PENRITH COUNCIL	Sheet No.: 5	Issue: A	Job No.: 214009																				



ELEVATION 3



ELEVATION 4

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 Reviewed *AsaH* Date *12/5/14*

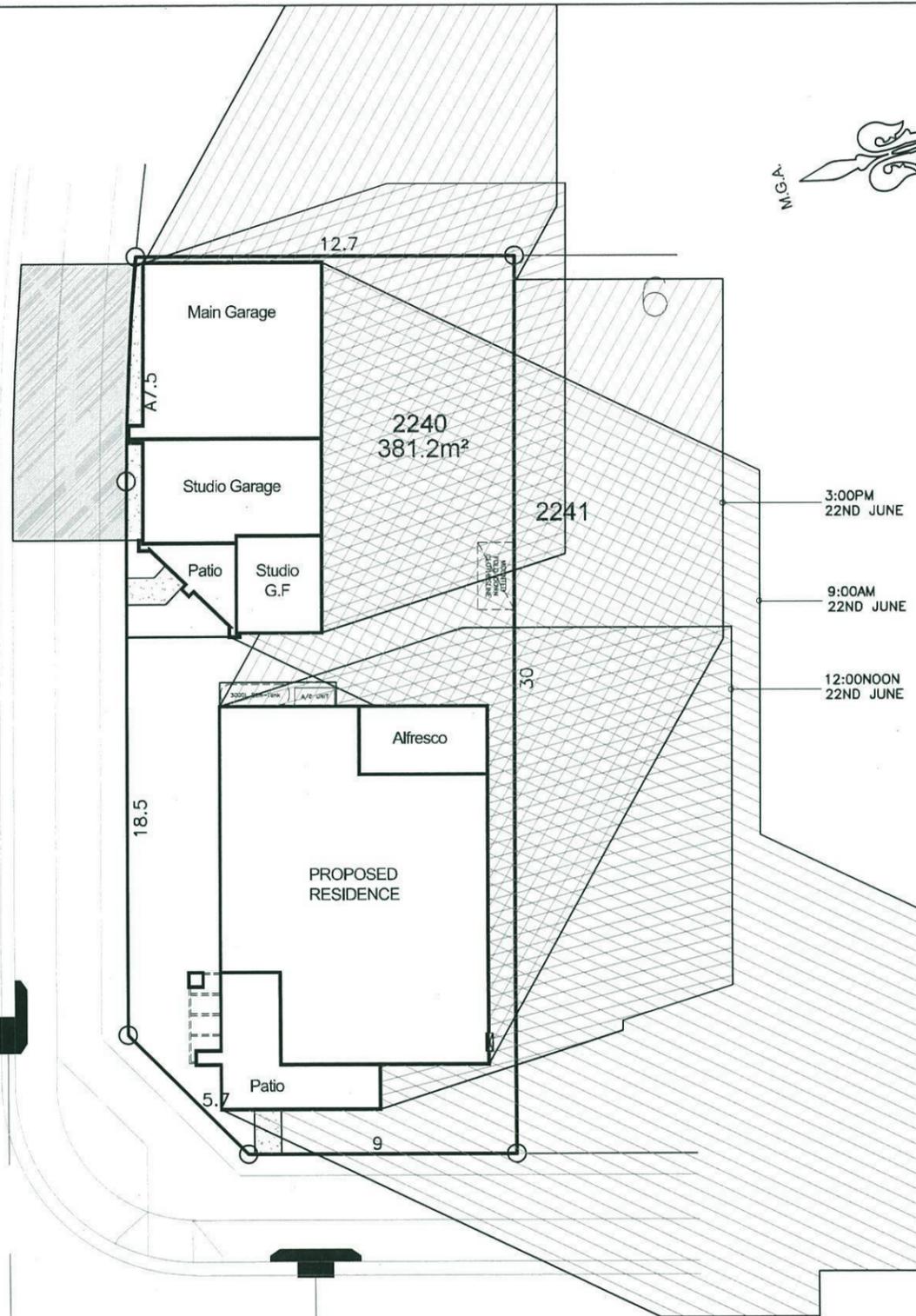


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	Council: PENRITH COUNCIL	Job No.: 214009						

WILLIAM HART CRESCENT

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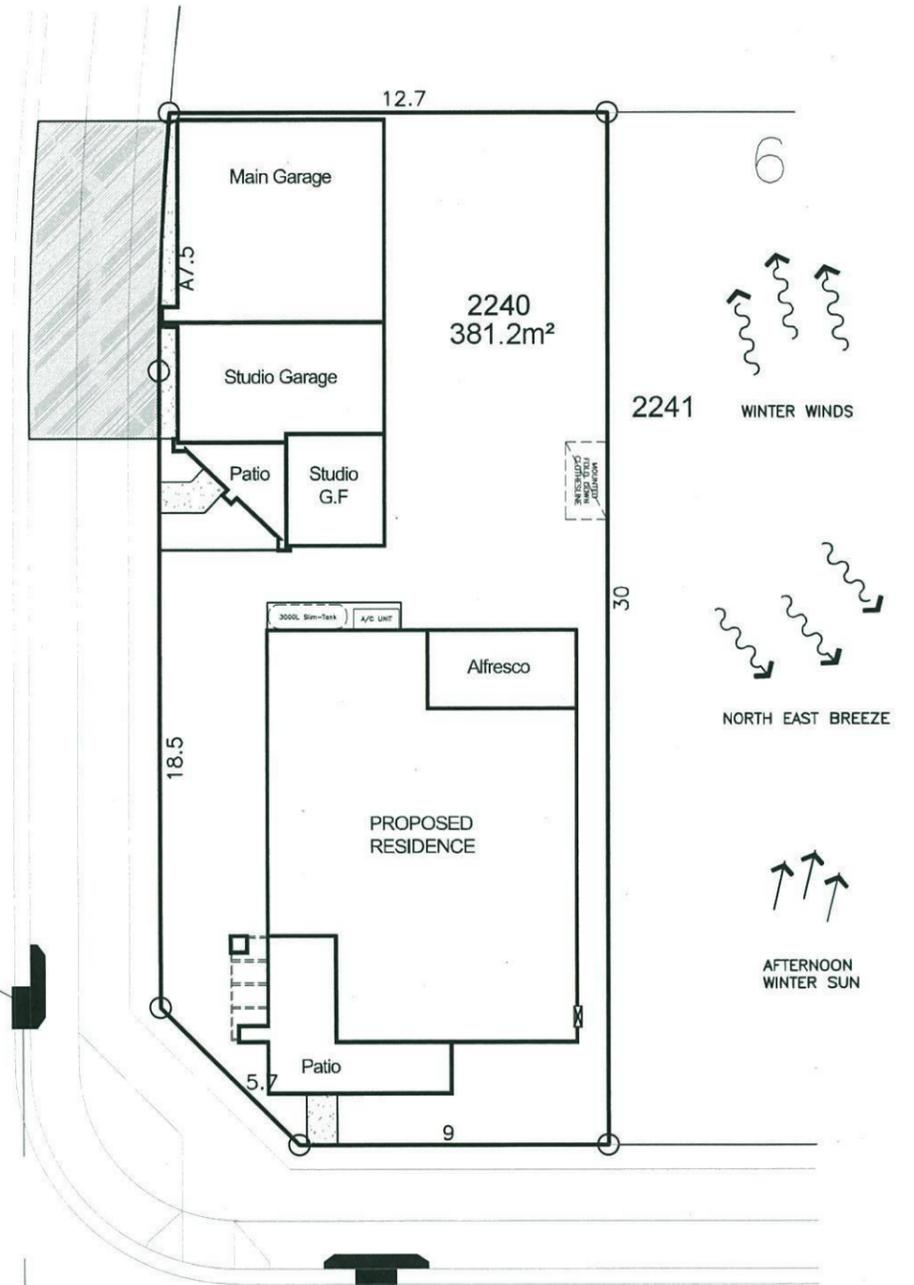
WILLIAM HART CRESCENT



WILLIAM HART CRESCENT

WILLIAM HART CRESCENT

WILLIAM HART CRESCENT




Thorton Design Review Panel
Asce4
 Reviewed *12/5/14* Date *12/5/14*

BRISTOL STREET
 NOISE FROM ROAD TRAFFIC

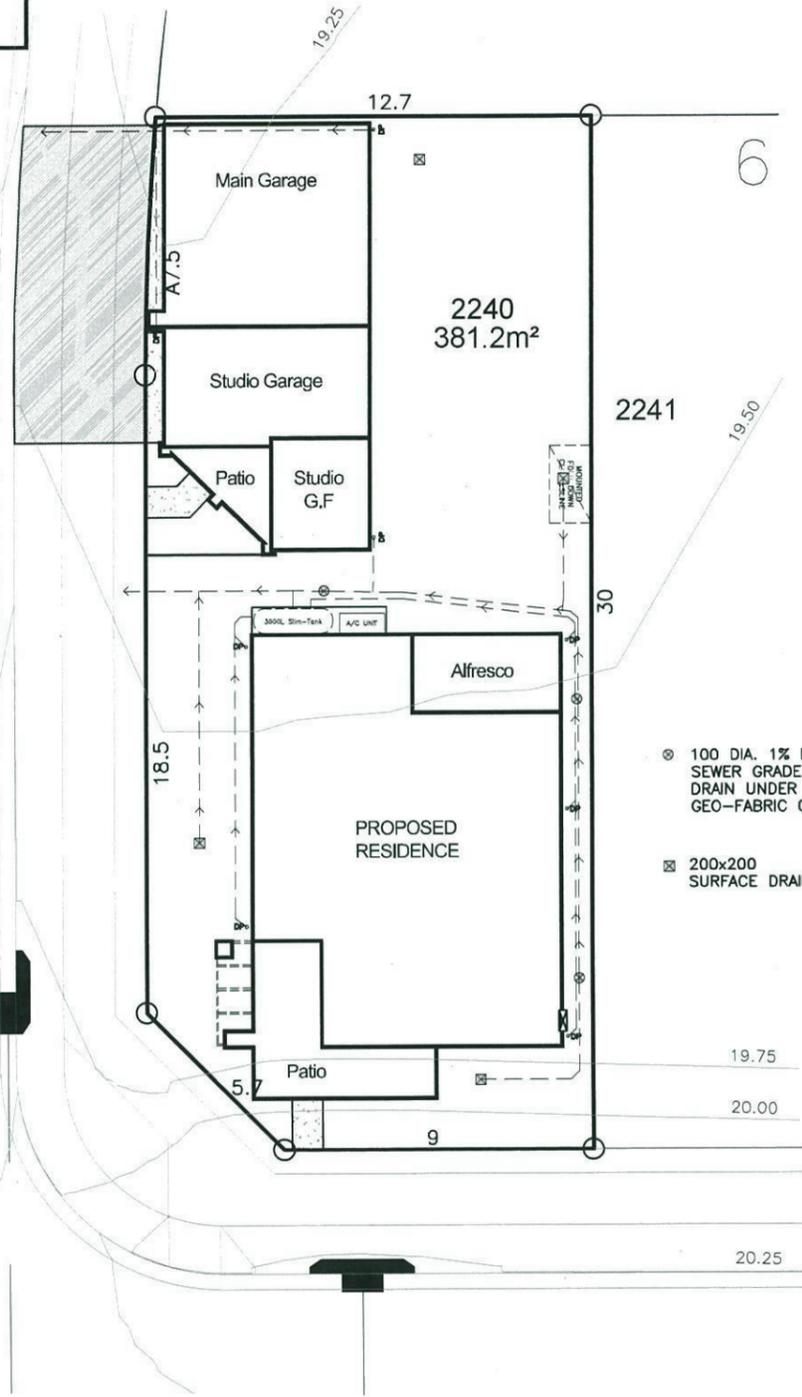
SHADOWS & SITE ANALYSIS PLAN



Product: Dwelling + Studio Custom Facade Rear Loaded Garage	Client: ZAC HOMES	Dwg Title: SHADOW DIAGRAMS & SITE ANALYSIS	Sheet: A3	Scale: 1:200	ISSUE DATE DESCRIPTION	DRAWN S.G.
	Site Address: LOT 2240 CRN OF BRISTOL STREET AND WILLIAM HART CRESCENT, THORNTON	Date: 05.05.14	Sheet No.: 1A	Issue: A	A 05.05.14 DA ISSUE	
MASTER ISSUED ON: 01.08.13		Council: PENRITH COUNCIL	Job No.: 214009			

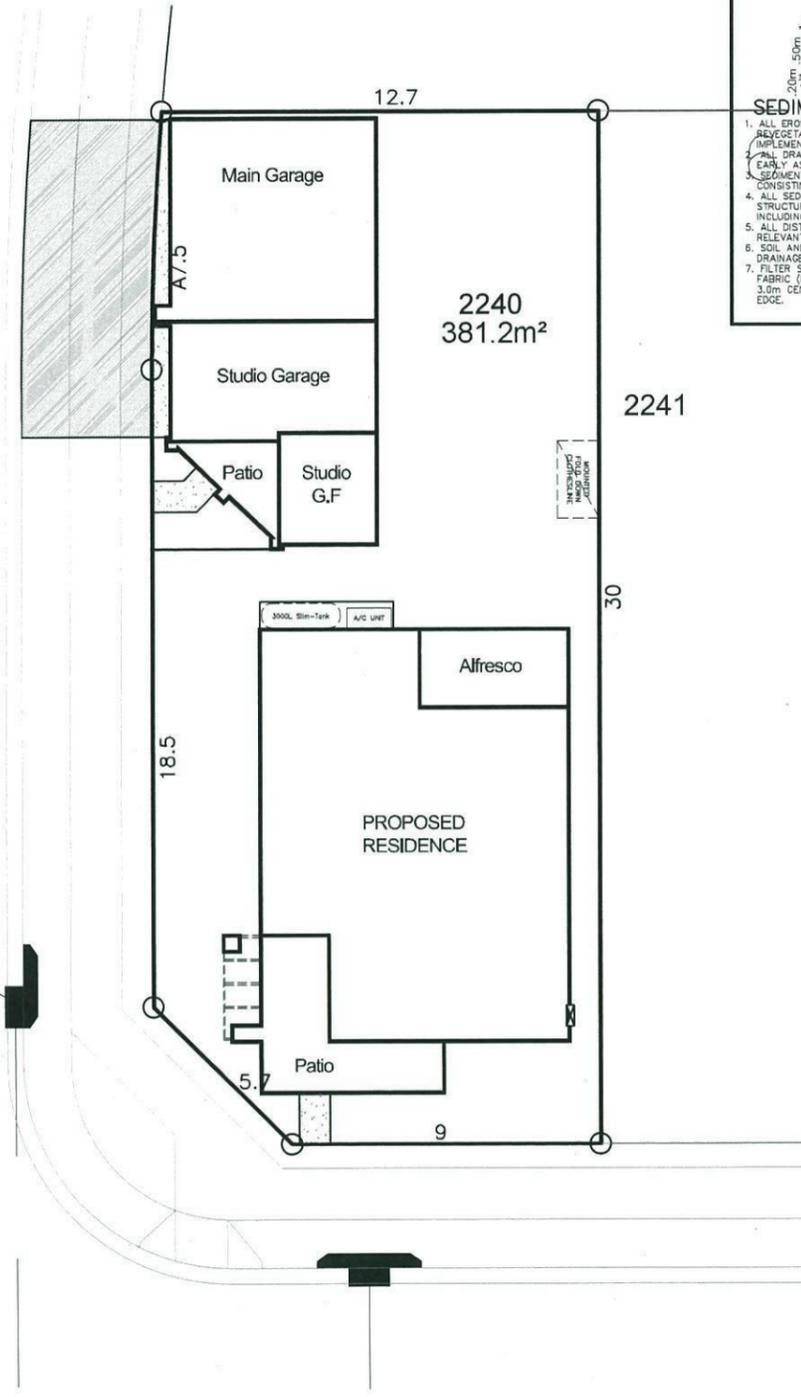
STORMWATER DRAINAGE LINES TO STREET

WILLIAM HART CRESCENT



BRISTOL STREET

WILLIAM HART CRESCENT



BRISTOL STREET

SEDIMENT CONTROL NOTES

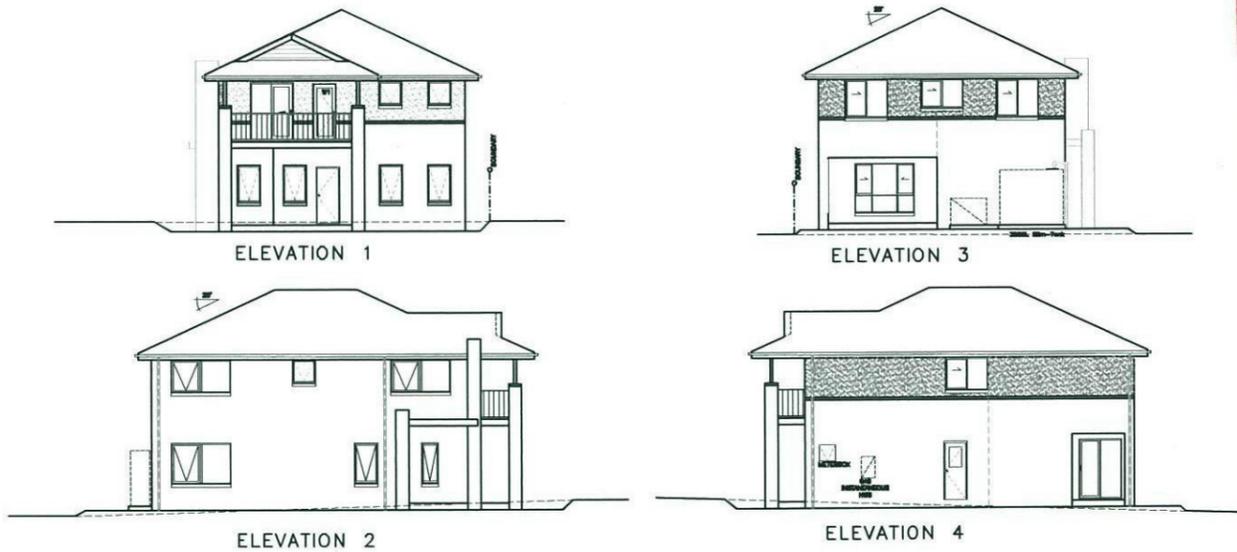
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL 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 & SITE MANAGEMENT PLAN

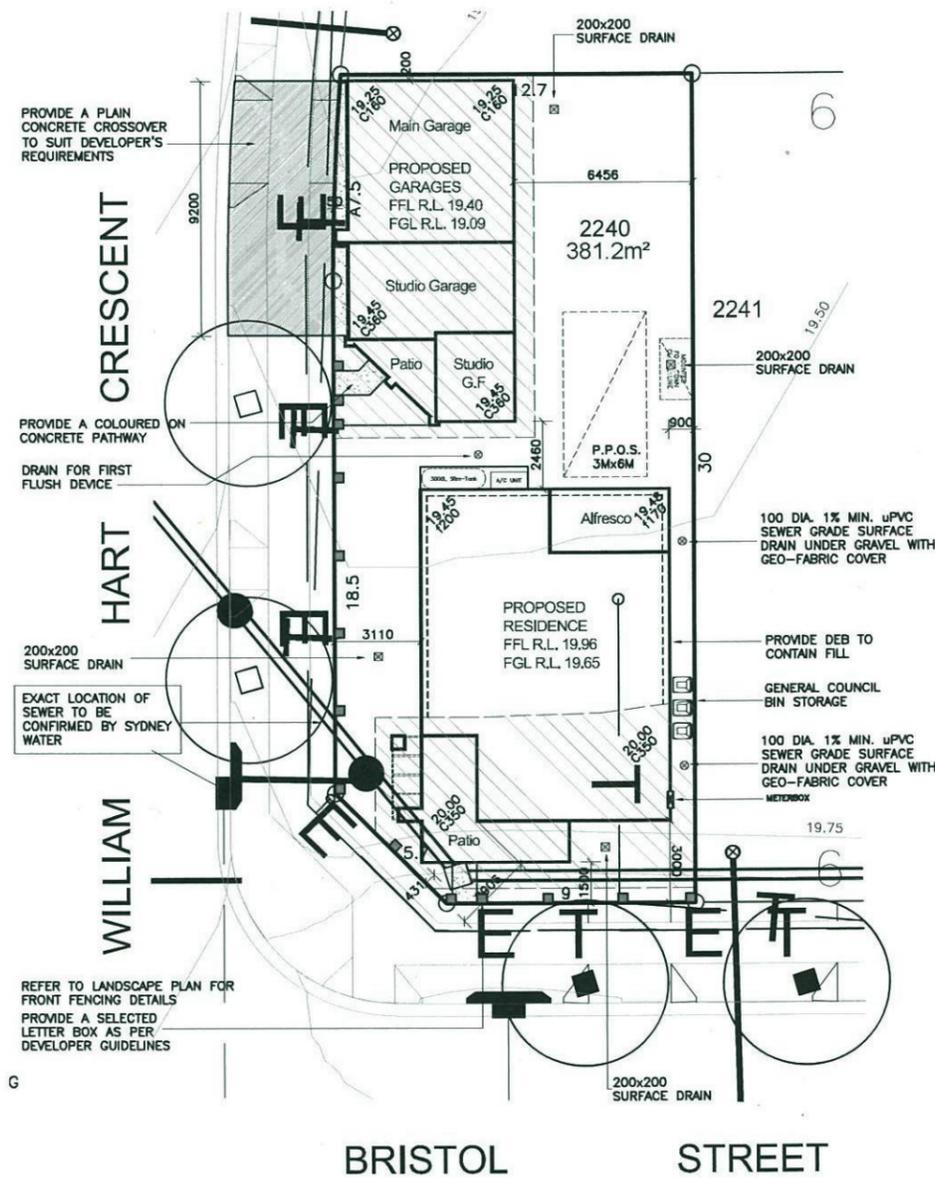


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	Site Address: LOT 2240 CRN OF BRISTOL STREET AND WILLIAM HART CRESCENT, THORNTON	Date: 05.05.14	Sheet No.: 1B	Issue: A	
	Council: PENRITH COUNCIL	Job No.: 214009			

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 Reviewed *Ascoli* Date *12/5/14*



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		Site Address: Lot 2240 Bristol Street Thornton	Date: 05.05.2014
			Council: PENRITH COUNCIL

Lot 2240 Bristol

PLANT SCHEDULE Prepared by ecodeign Pty Ltd

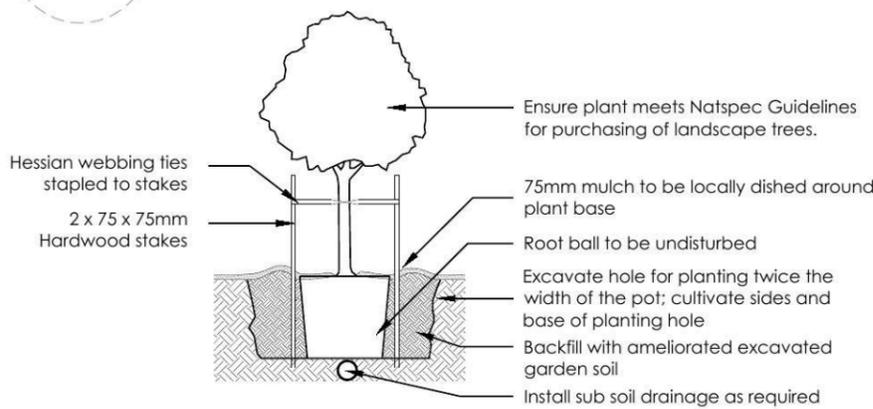
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Lwf	Liriope muscari 'Monroe's White'	Liriope (white flowering)	8	200mm
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Vh	Viola hederacea	Native Violet	14	150mm

LOT PLANTING SUMMARY

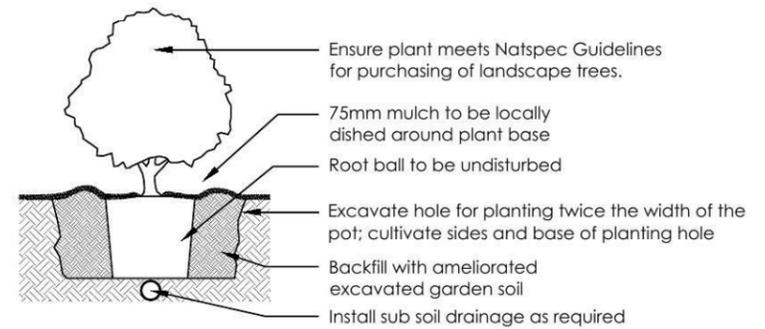
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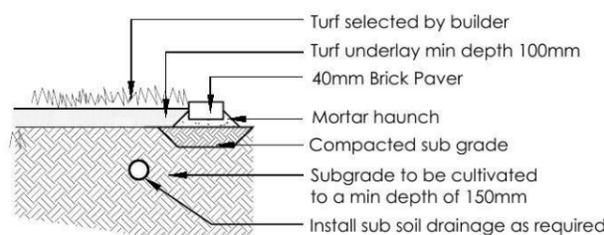
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- Proposed shrubs - refer to plant schedule
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- Existing tree to be removed
- Boundary
- Garden edging
- Masonry retaining walls
- Existing contours
- Existing levels
- Proposed levels
- Proposed Top Of Wall levels



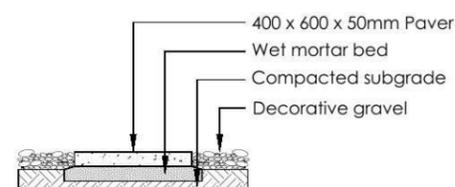
1 Tree Planting Detail
NTS 25L - 100L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size

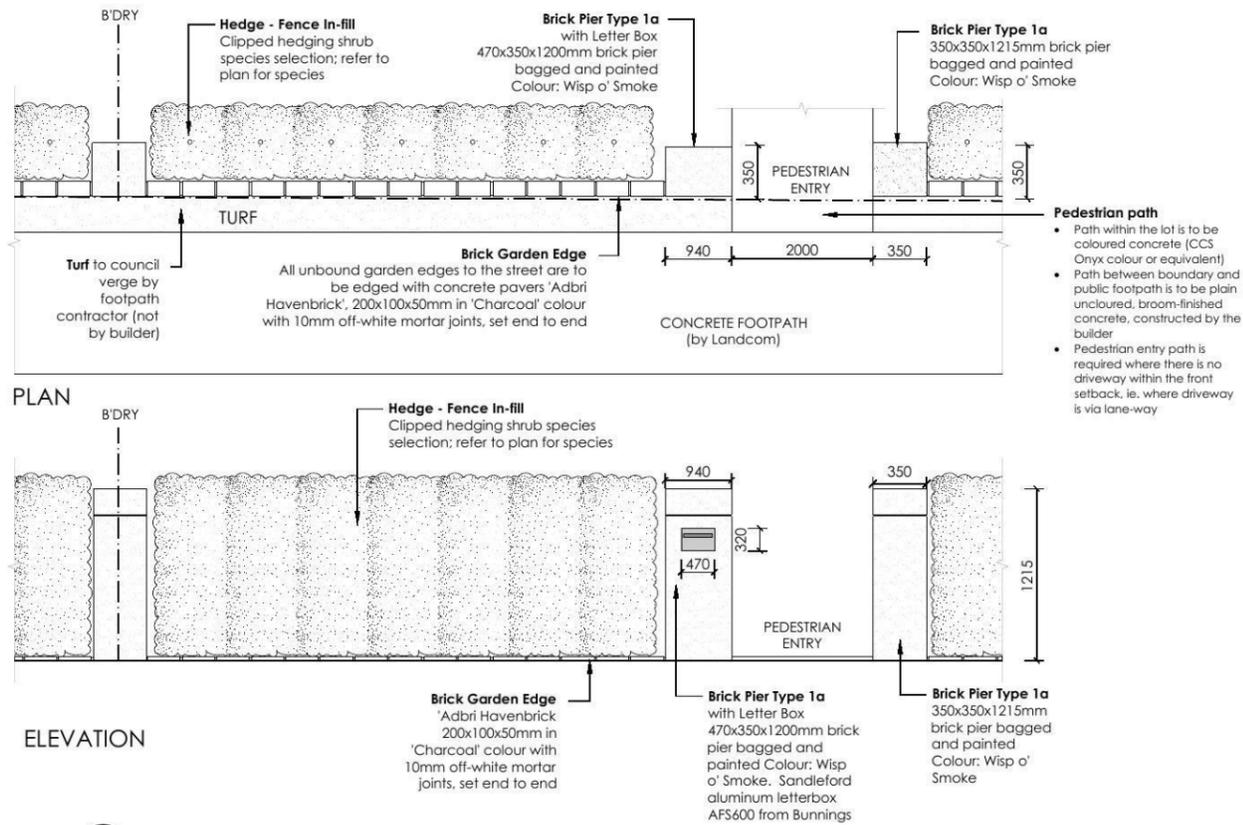


3 Turf Detail
NTS Brick Paver Edge

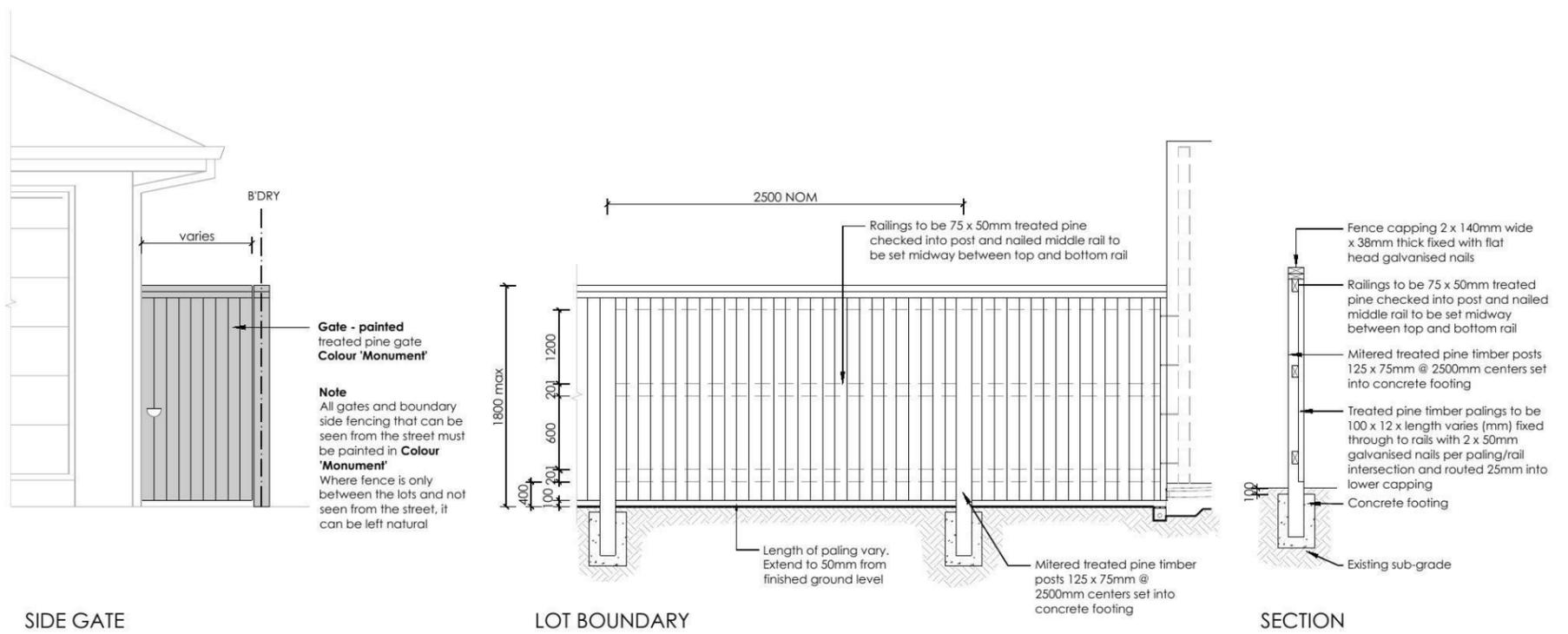


4 Stepping stones in gravel
NTS Low traffic zone

REVISION	DESCRIPTION	DRAWN	CHECK	DATE	PROJECT		DRAWING		REVISION
A	ISSUE FOR CLIENT REVIEW	VP	RS	19-03-14	LOT 2240 BRISTOL STREET, PENRITH		NEW RESIDENCE		
B	ADD WINDOW TO STUDY AND AMEND TO URBANGROWTH MARK-UP	RS	RS	26-03-14	ZAC HOMES		LANDSCAPE PLAN		
C	REMOVE ALTERNATE PLAN AND ADD TOILET TO LAUNDRY	RS	RS	04-04-14	eocodeign outdoor living environments		SCALE	DA	SHEET
					PO Box 8136, Boultham 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		1:100 @ A3	02	
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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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A.	ISSUE FOR CLIENT REVIEW	VP	RS	19-03-14
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C.	REMOVE ALTERNATE PLAN AND ADD TOILET TO LAUNDRY	RS	RS	04-04-14

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ADDRESS: **LOT 2240 BRISTOL STREET, PENRITH**

CLIENT: **ZAC HOMES**

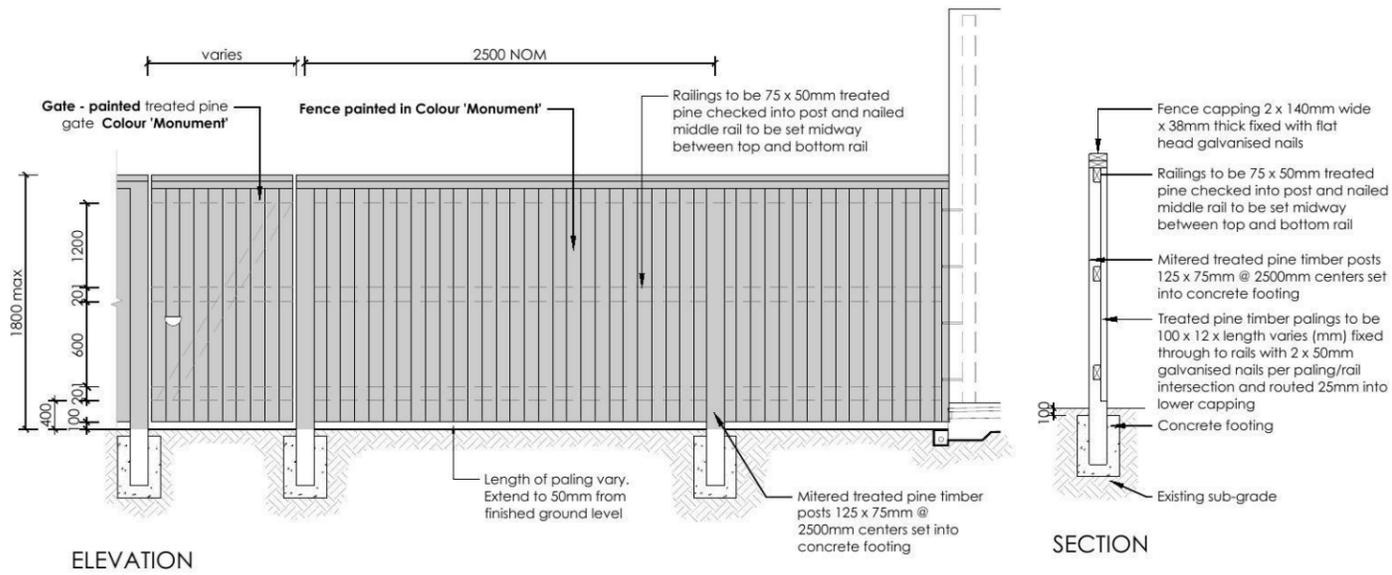
PROJECT: **NEW RESIDENCE**

DRAWING: **LANDSCAPE PLAN**

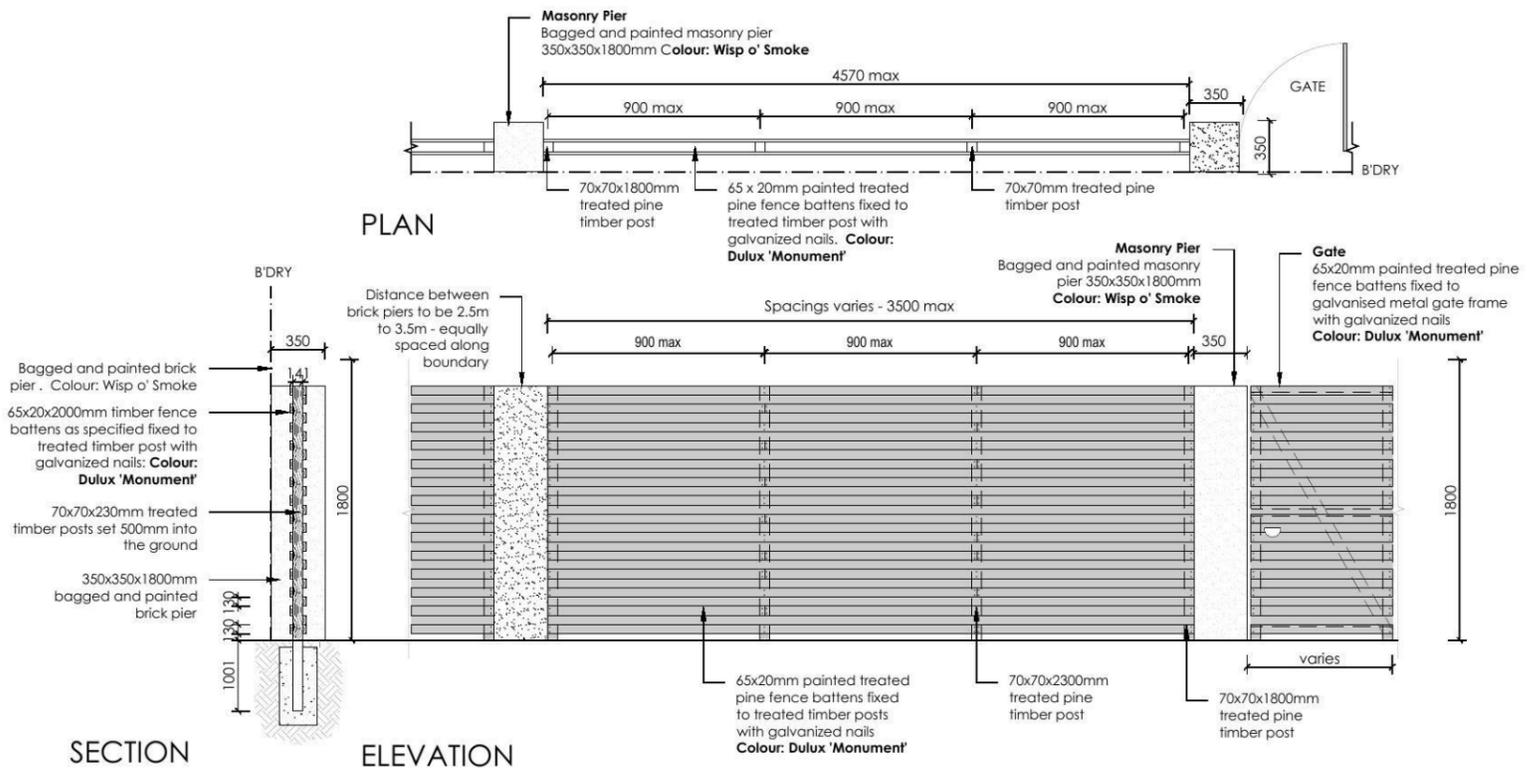
SCALE: **1:100 @ A3** DRAWN: **DA** SHEET: **03**

DRAWN: **RS** CHECK: **RS** DATE: **04-04-14** 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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 Email: info@ecodesign.com.au
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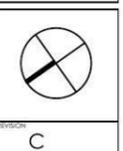
1. Do not scale from drawings.
 2. Verify all measurements on site.
 3. Notify ecodesign of any inconsistencies.
 4. Copyright © ecodesign. All rights reserved.
 5. Drawing remains the property of ecodesign.

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 2240 BRISTOL STREET, PENRITH**

CLIENT: **ZAC HOMES**

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



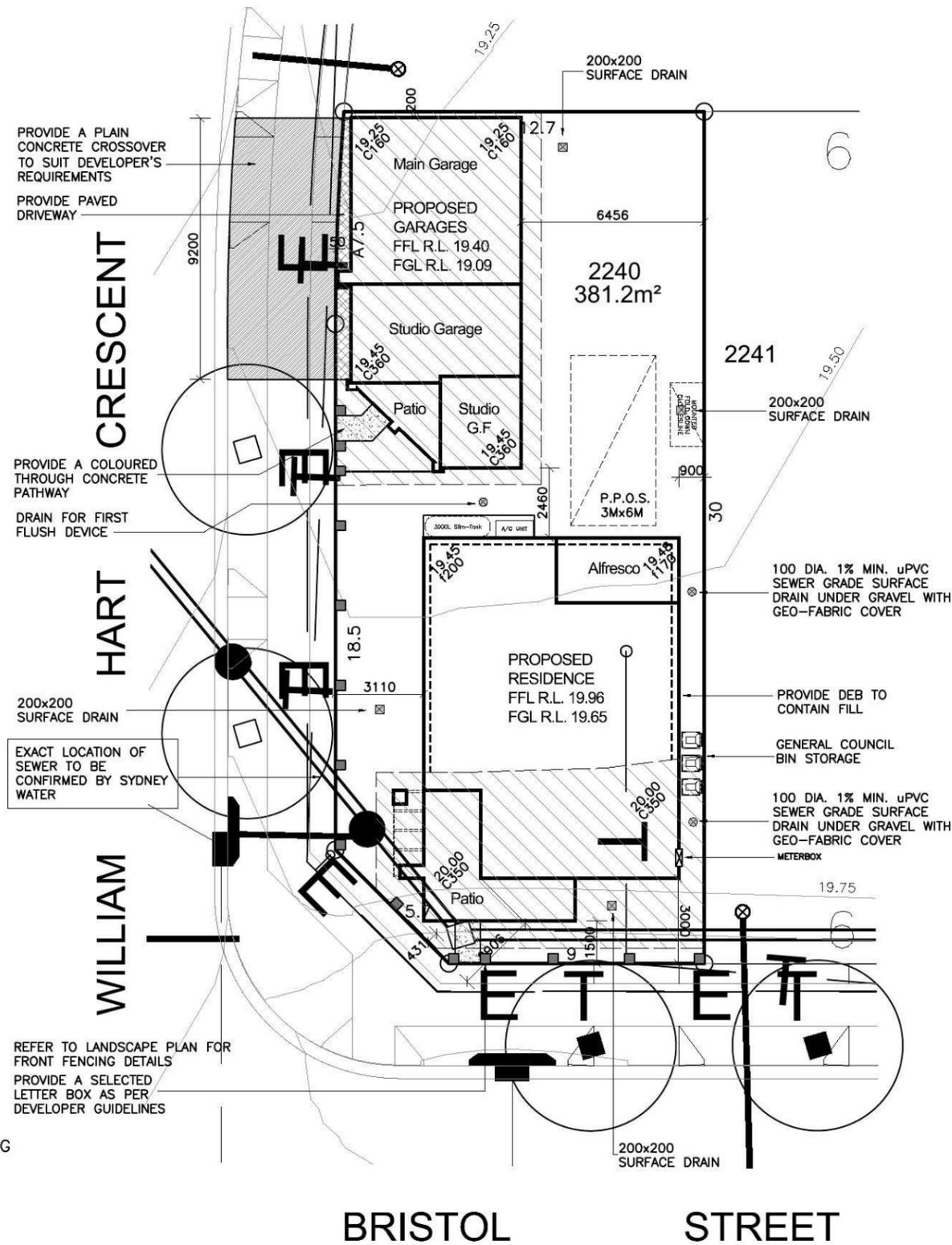
SEDIMENT CONTROL NOTES
N.T.S.

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 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.



- 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

AREAS - STUDIO

SITE: Lot 2240	381.2m ²
GROUND FLOOR:	9.27m ²
FIRST FLOOR:	64.92m ²
GARAGE [SINGLE]:	20.22m ²
GARAGE [MAIN]:	35.37m ²
PORCH:	4.97m ²
BALCONY:	4.97m ²
TOTAL:	139.72m ²

AREAS - MAIN DWELLING

SITE: Lot 2240	381.2m ²
GROUND FLOOR:	91.76m ²
FIRST FLOOR:	107.79m ²
PORCH:	14.57m ²
ALFRESCO:	9.85m ²
BALCONY:	10.66m ²
TOTAL:	236.83m ²

LANDSCAPE AREA

SITE AREA:	381.20m ²
TOTAL HARD SURFACE AREAS:	192.51m ²
REMAINING SOFT AREA:	188.69m ²
LANDSCAPE AREA:	49.49%
MINIMUM REQUIRED BY COUNCIL:	n/a%

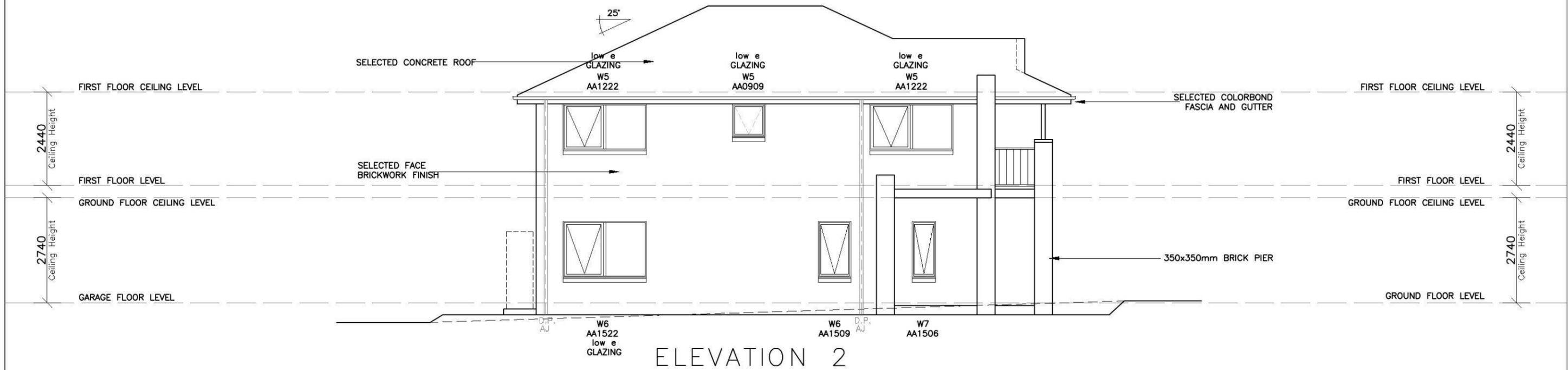
P.O.S. AREA (Main) 154.00m² (40.39%)

P.O.S. AREA (Studio) 4.97m²

SITE COVERAGE 50.50%



Product: Dwelling + Studio Custom Facade Rear Loaded Garage	Client: ZAC HOMES	Dwg Title: SITE PLAN	Sheet: A3	Scale: 1:200	ISSUE	DATE	DESCRIPTION	DRAWN
	Site Address: LOT 2240 CRN OF BRISTOL STREET AND WILLIAM HART CRESCENT, THORNTON	Date: 05.05.14	Sheet No. 1	Issue: B	A	05.05.14	DA ISSUE	S.G.
	Council: PENRITH COUNCIL	Job No: 214009			B	15.05.14	AMENDED PATHWAYS TO COLOURED THROUGH	E.G.



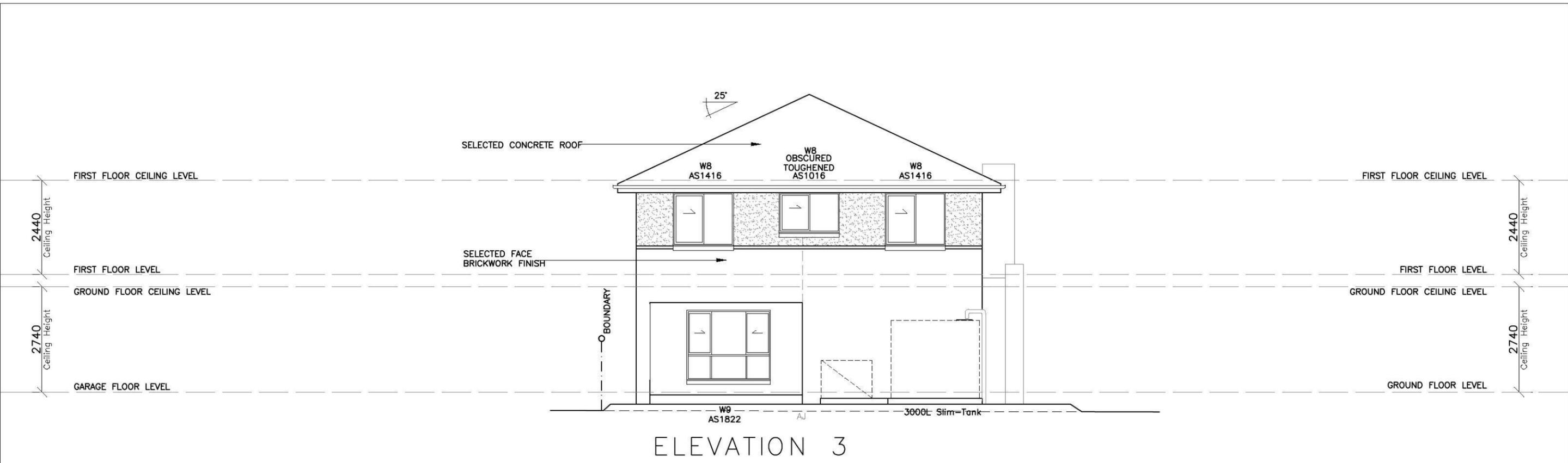
Product:
Dwelling + Studio
 Custom Facade
 Rear Loaded Garage

Client:
ZAC HOMES
 Site Address:
 LOT 2240 CRN OF BRISTOL
 STREET AND WILLIAM HART
 CRESCENT, THORNTON

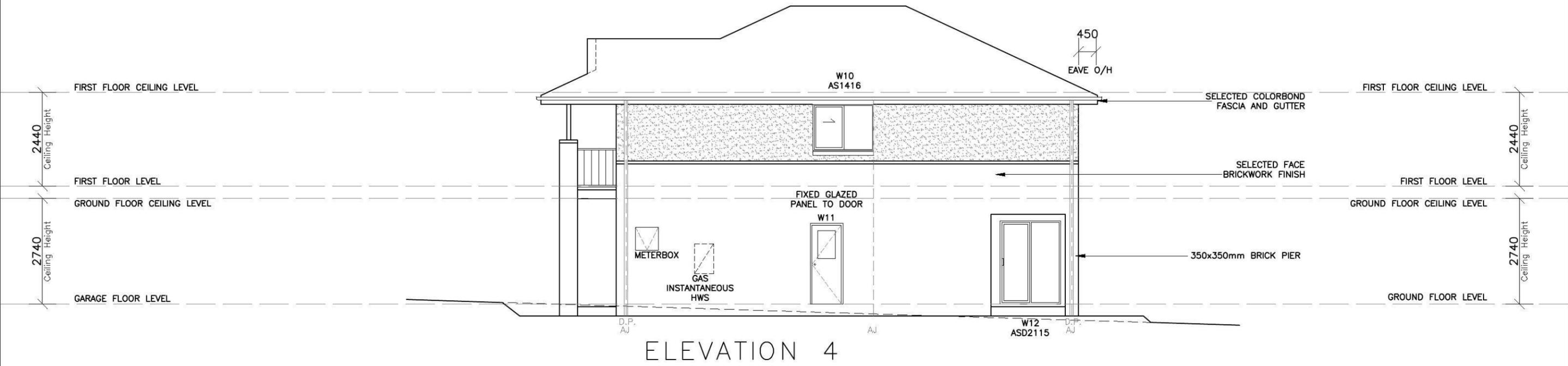
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 Date:
 05.05.14
 Council:
 PENRITH COUNCIL

Sheet:
A3
 Scale:
1:100
 Sheet No.
5
 Issue:
B
 Job No:
214009

ISSUE	DATE	DESCRIPTION	DRAWN
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B	15.05.14	AMENDED PATHWAYS TO COLOURED THROUGH	E.G.



ELEVATION 3



ELEVATION 4



Product:
Dwelling + Studio
 Custom Facade
 Rear Loaded Garage

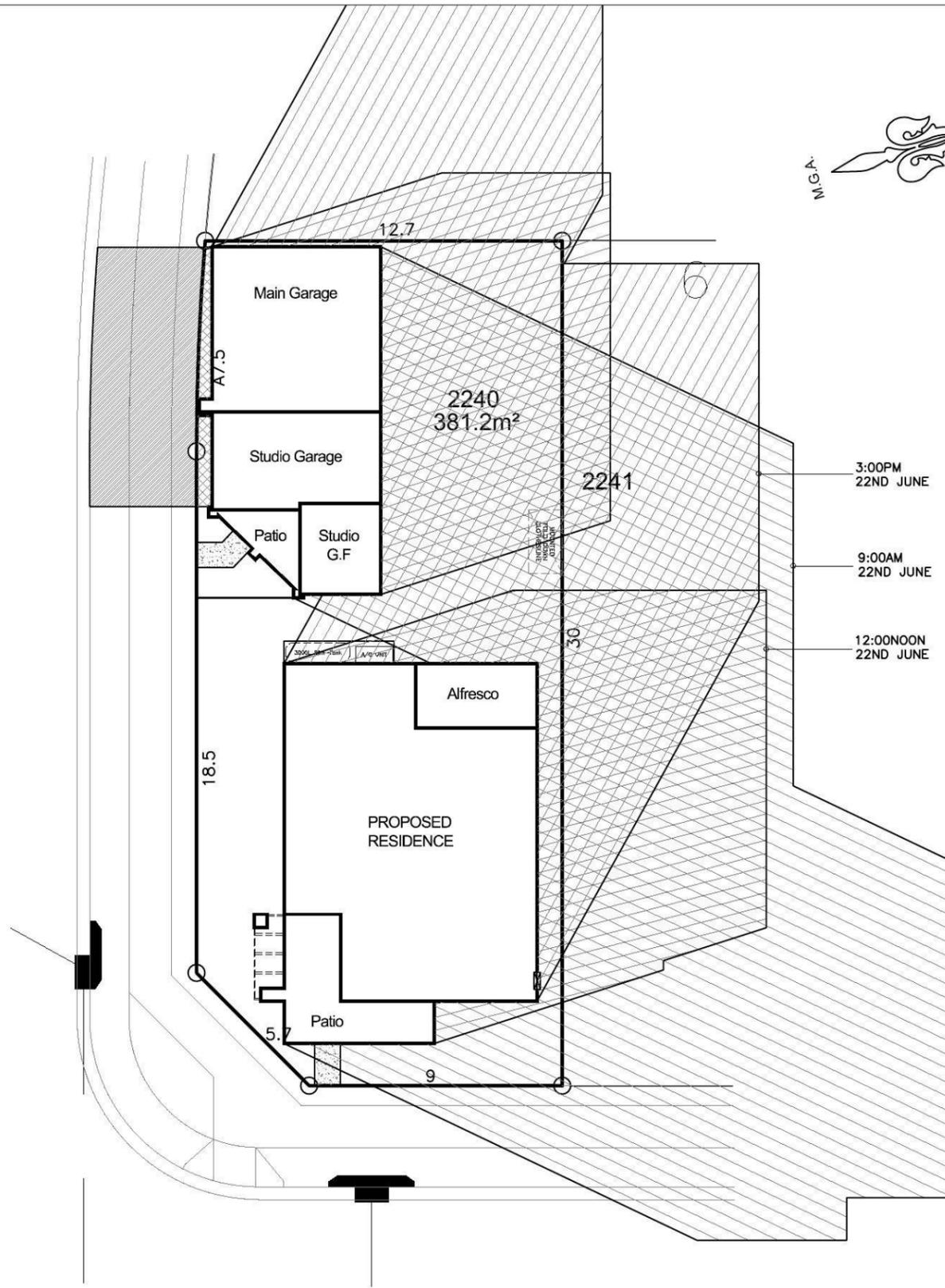
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ZAC HOMES
 Site Address:
 LOT 2240 CRN OF BRISTOL
 STREET AND WILLIAM HART
 CRESCENT, THORNTON

Dwg Title:
ELEVATIONS
 Date:
 05.05.14
 Council:
 PENRITH COUNCIL

Sheet:
A3
 Scale:
1:100
 Sheet No.
6
 Issue:
B
 Job No:
214009

ISSUE	DATE	DESCRIPTION	DRAWN
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B	15.05.14	AMENDED PATHWAYS TO COLOURED THROUGH	E.G.

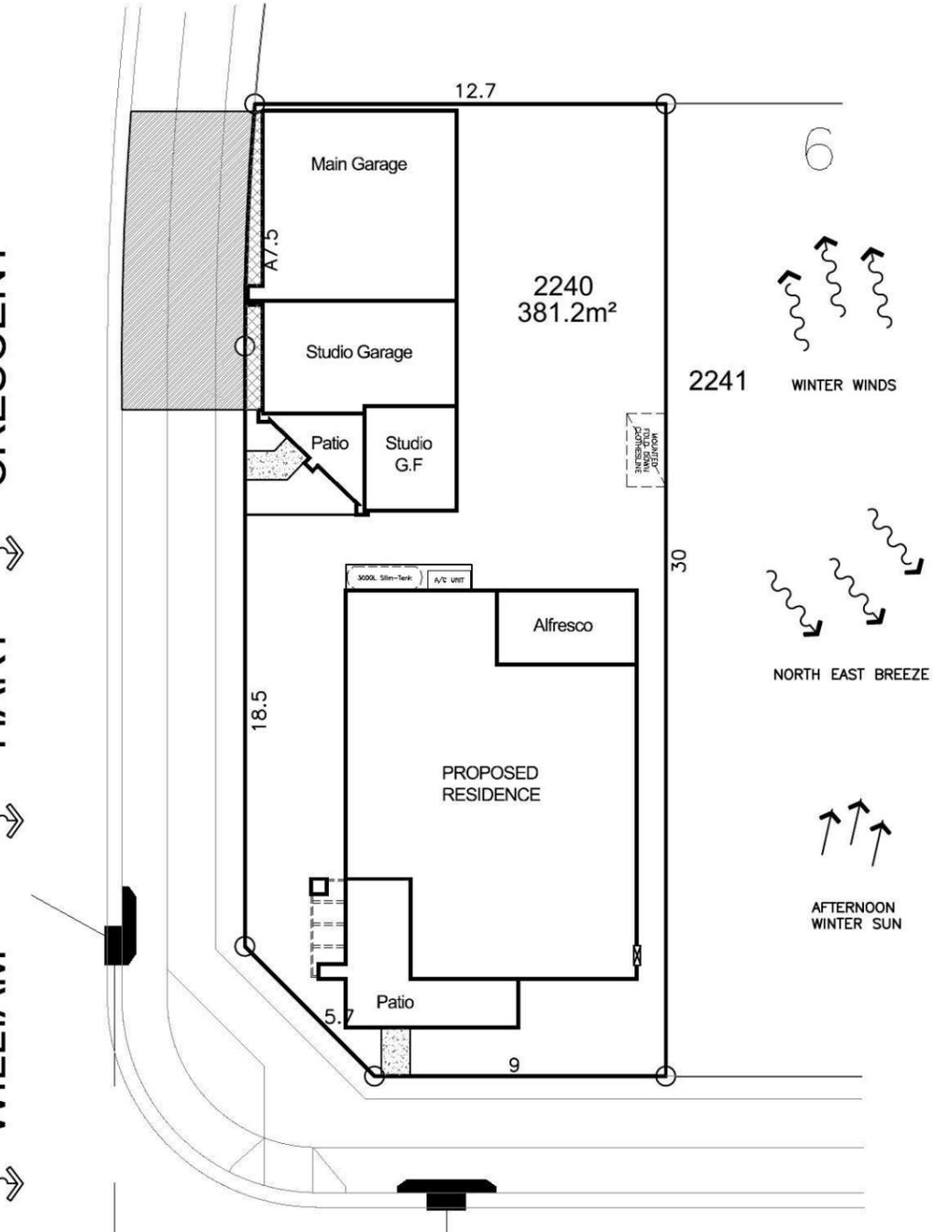
WILLIAM HART CRESCENT



BRISTOL STREET

SHADOWS & SITE ANALYSIS PLAN

WILLIAM HART CRESCENT



BRISTOL STREET



Product:
Dwelling + Studio
 Custom Facade
 Rear Loaded Garage

Client:
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 Site Address:
 LOT 2240 CRN OF BRISTOL
 STREET AND WILLIAM HART
 CRESCENT, THORNTON

Dwg Title:
SHADOW DIAGRAMS & SITE ANALYSIS
 Date:
05.05.14
 Council:
PENRITH COUNCIL

Sheet:
A3
 Sheet No.
1A
 Job No:
214009

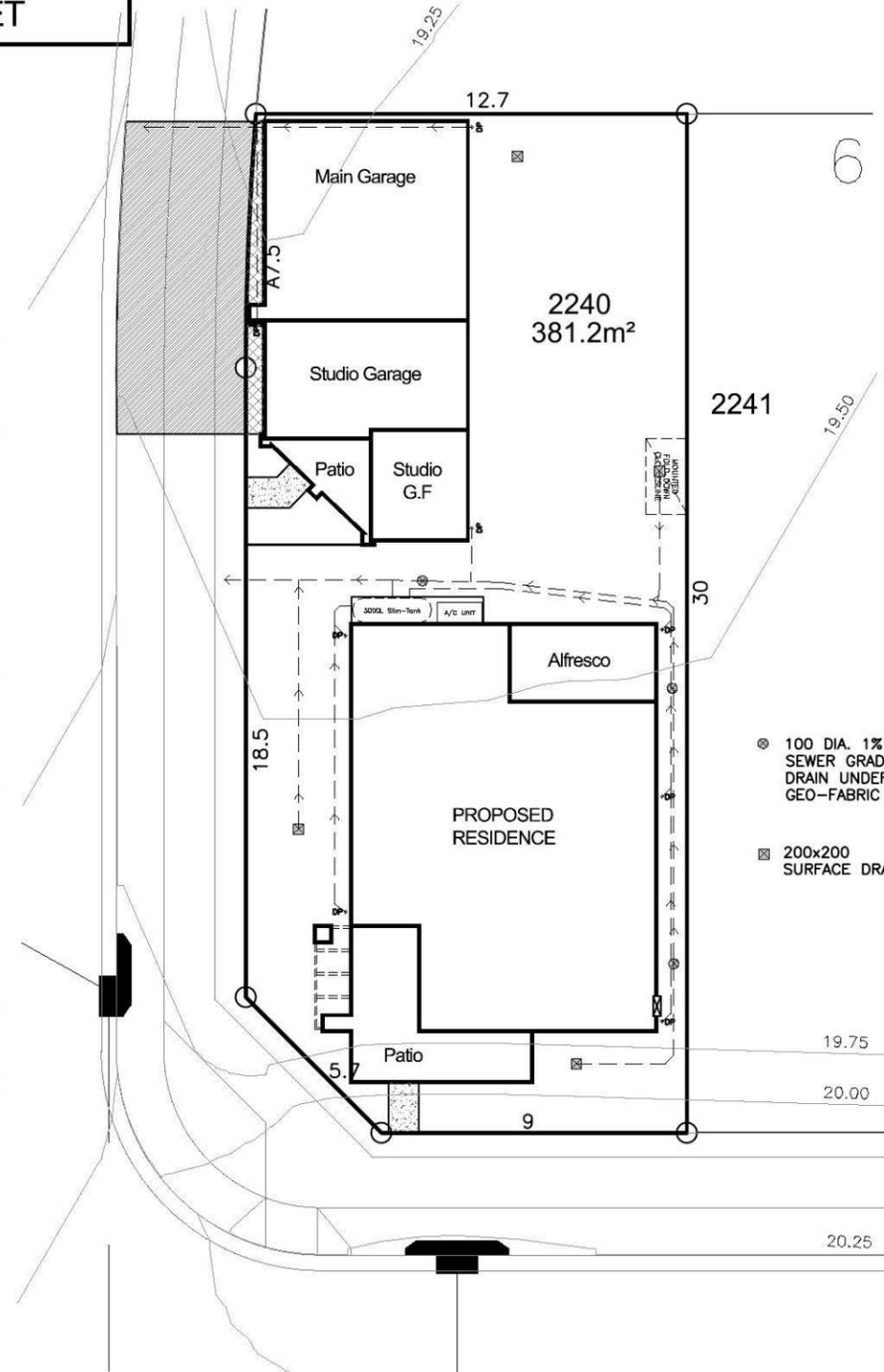
ISSUE	DATE	DESCRIPTION	DRAWN
A	05.05.14	DA ISSUE	S.G.
B	15.05.14	AMENDED PATHWAYS TO COLOURED THROUGH	E.G.

STORMWATER DRAINAGE LINES TO STREET

CRESCENT

HART

WILLIAM

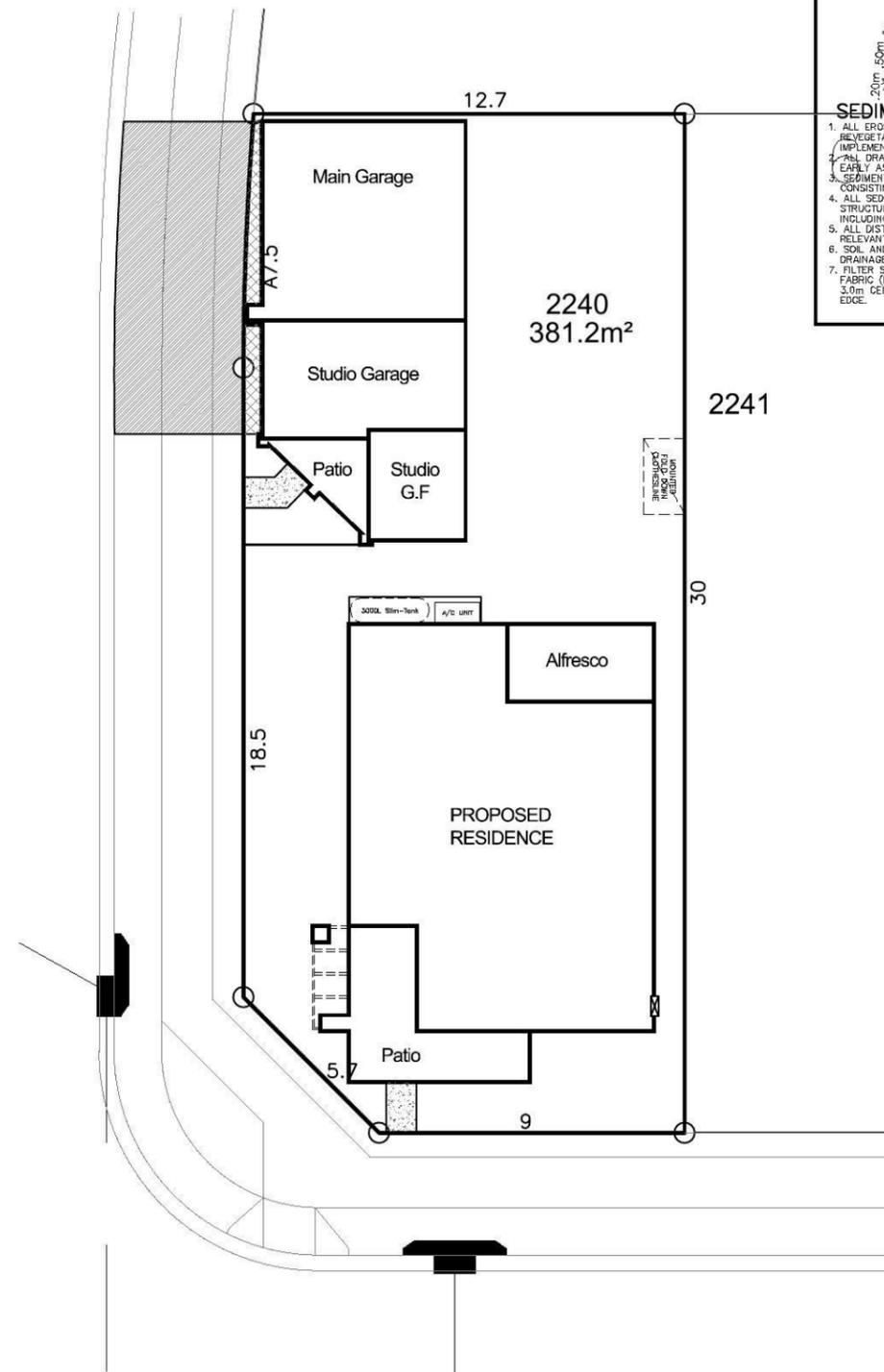


BRISTOL STREET

CRESCENT

HART

WILLIAM



BRISTOL STREET

SEDIMENT FENCE
N.T.S.

SEDIMENT CONTROL NOTES

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STORMWATER & SITE MANAGEMENT PLAN



Product: Dwelling + Studio Custom Facade Rear Loaded Garage	Client: ZAC HOMES	Dwg Title: STORMWATER & SITE MANAGEMENT	Sheet:	Scale:	ISSUE	DATE	DESCRIPTION	DRAWN
			A3	1:200				
Site Address: LOT 2240 CRN OF BRISTOL STREET AND WILLIAM HART CRESCENT, THORNTON	Date: 05.05.14	Council: PENRITH COUNCIL	Sheet No.	Issue:	B	15.05.14	AMENDED PATHWAYS TO COLOURED THROUGH	E.G.
			1B	B				
			Job No:	214009				

