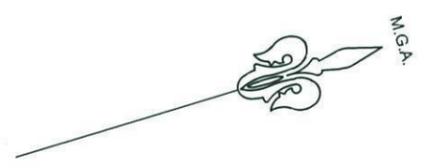
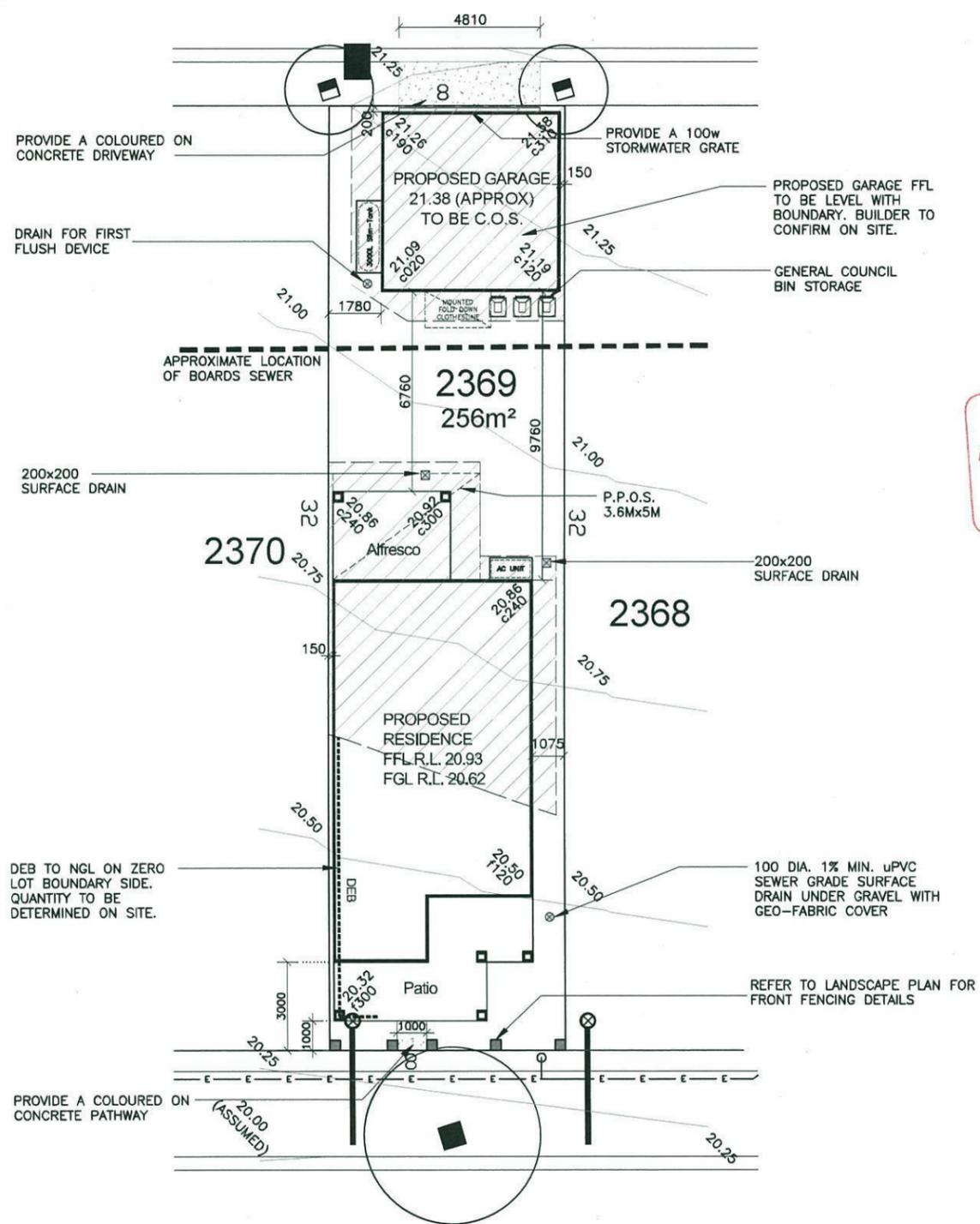


- STORMWATER PIT & DRAINAGE LINE
- SEWER STRUCTURE, LINE & CONCRETE ENCASING
- WATER MAIN, HYDRANT & STOP VALVE
- WATER METER
- STREET LIGHT
- ELECTRICAL LV PILLAR & CONDUIT
- NBN PIT & CONDUIT
- GAS MAIN



SIMMONS LANE



DURANT STREET

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.



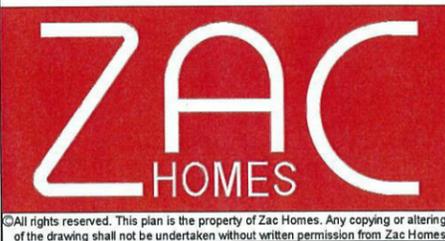
DEVELOPER ASSUMED CONTOURS USED. BUILDER TO CONFIRM LEVELS ON SITE

AREAS	
SITE:	256m ²
GROUND FLOOR:	80.40m ²
FIRST FLOOR:	88.26m ²
GARAGE:	35.33m ²
PORCH:	18.27m ²
ALFRESCO:	12.00m ²
BALCONY:	10.40m ²
TOTAL:	245.39m ²

LANDSCAPE AREA	
SITE AREA:	256m ²
TOTAL HARD SURFACE AREAS:	149.08m ²
REMAINING SOFT AREA:	104.96m ²
LANDSCAPE AREA:	41.0%
MINIMUM REQUIRED BY COUNCIL:	N.A.%

P.O.S. AREA 78.08m² (30.5%)

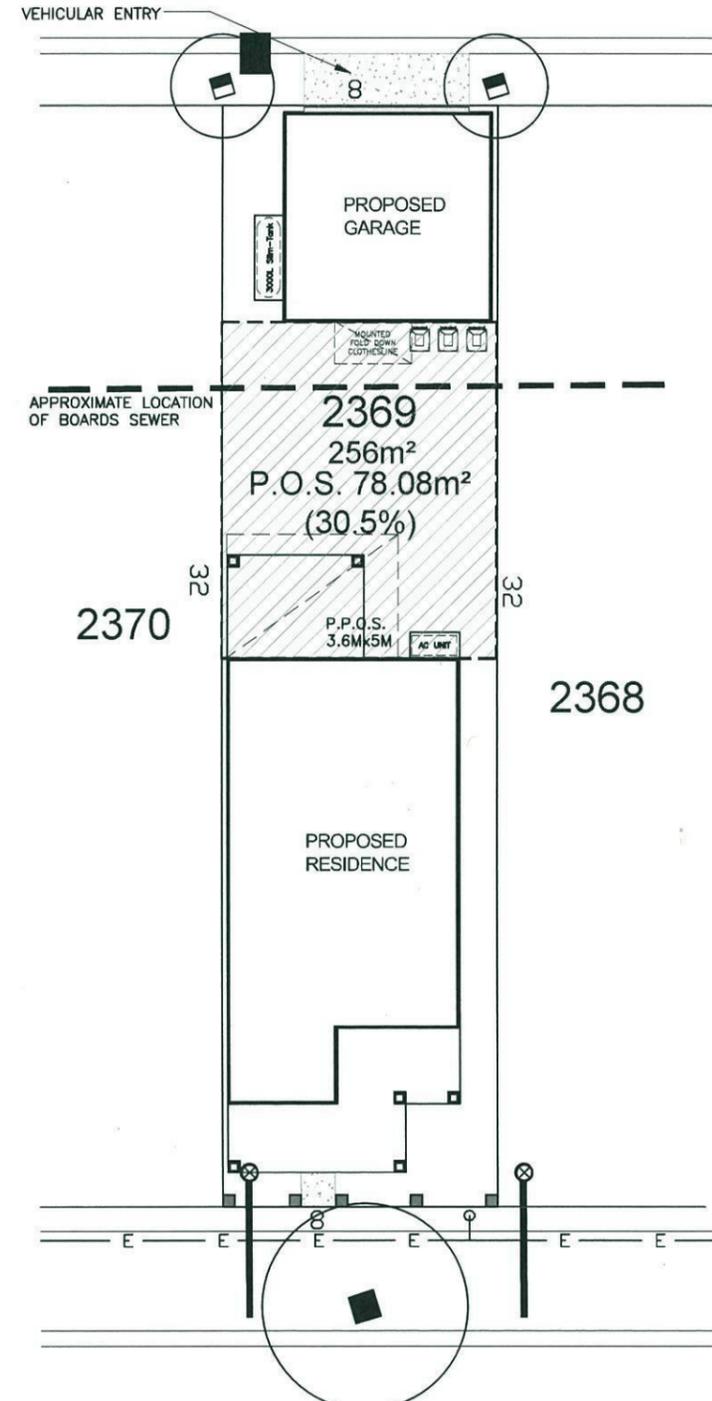
FLOOR SPACE RATIO 65.6%



Product: 8.0m PRODUCT (B) Parcel 12 Facade (a) Rear Loaded Garage with Studio	Client: Zac Homes Site Address: LOT 2369 D.P. 1171491 DURANT STREET, THORNTON	Dwg Title: Site Plan Date: 30.04.2014 Council: PENRITH COUNCIL	Sheet: A3	Scale: 1:200	A	30.04.14	COUNCIL SUBMISSION	E.G.
			Sheet No.: 1	Issue: A				
			Job No.: 214023					

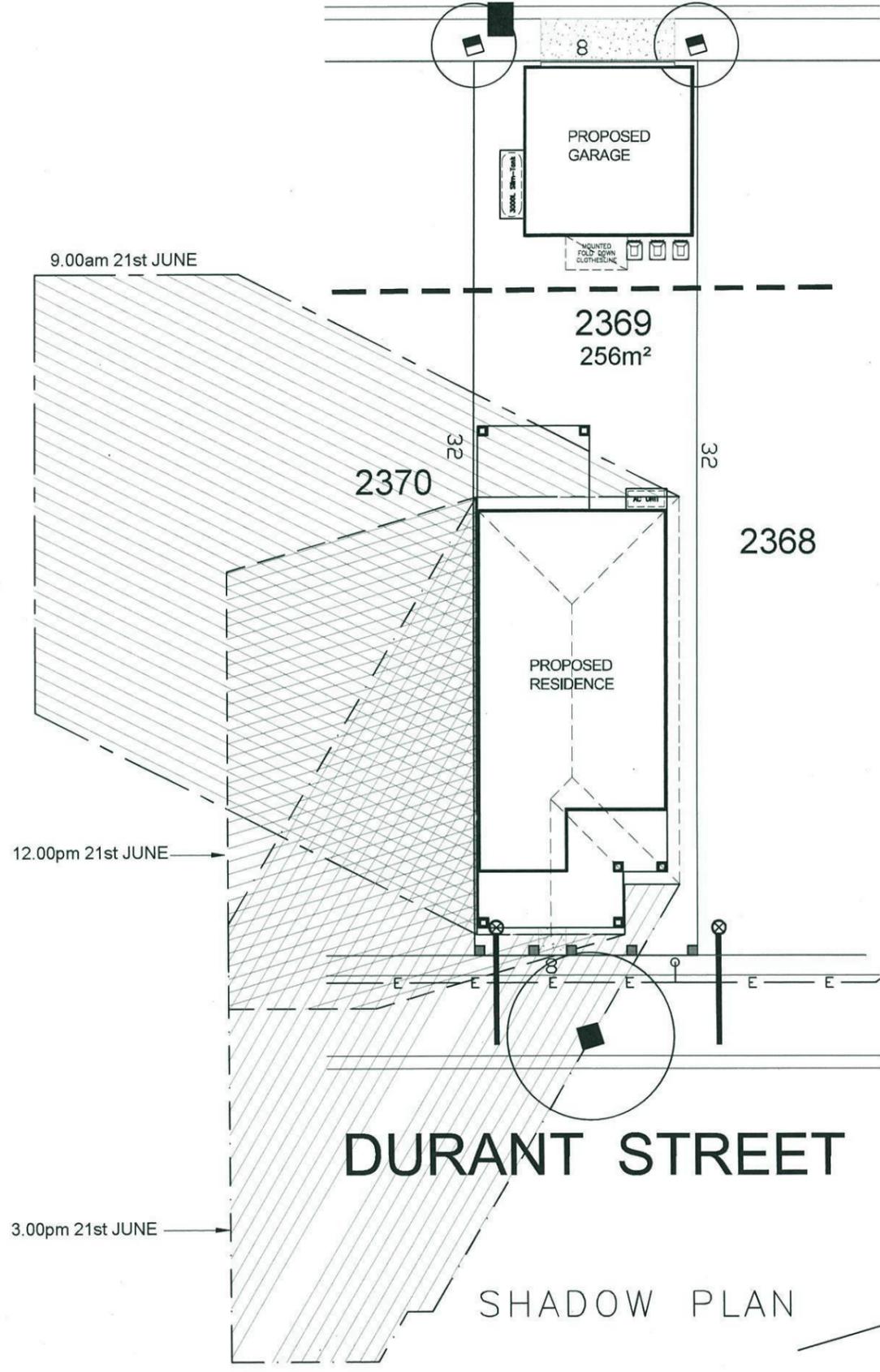
©All rights reserved. This plan is the property of Zac Homes. Any copying or altering of the drawing shall not be undertaken without written permission from Zac Homes.

SIMMONS LANE

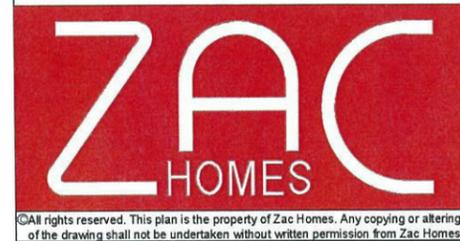


Thorton Design Review Panel
 LANDCOM
 Reviewed: *[Signature]* Date: 31/5/14

DURANT STREET
 SITE ANALYSIS PLAN



DURANT STREET



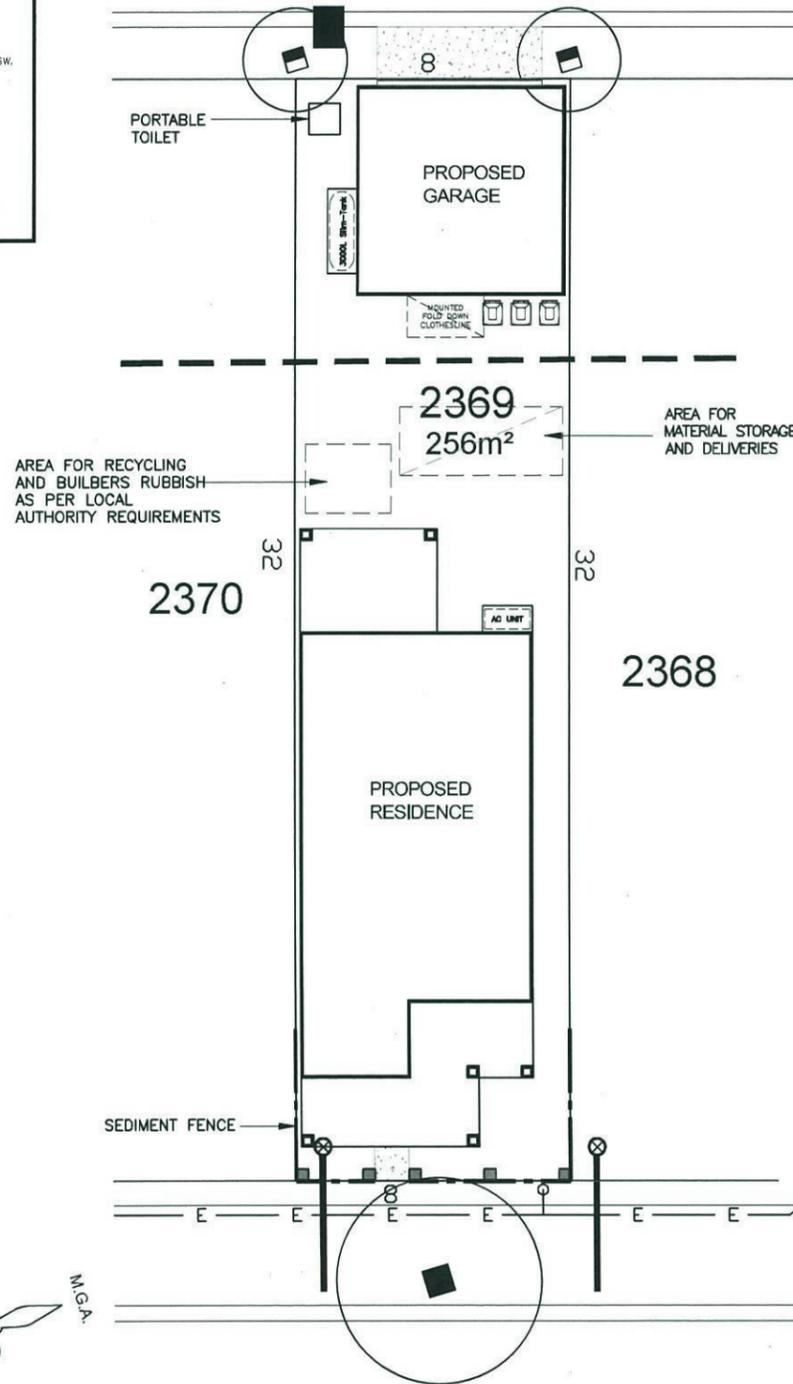
Product: 8.0m PRODUCT (B) Parcel 12 Facade (a) Rear Loaded Garage with Studio	Client: Zac Homes Site Address: LOT 2369 D.P. 1171491 DURANT STREET, THORNTON	Dwg Title: SHADOWS & SITE ANALYSIS Date: 30.04.2014 Council: PENRITH COUNCIL	Sheet: A3 Sheet No. 1A Job No: 214023	Scale: 1:200 Issue: A	A	30.04.14	COUNCIL SUBMISSION	E.G.

©All rights reserved. This plan is the property of Zac Homes. Any copying or altering of the drawing shall not be undertaken without written permission from Zac Homes.

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.

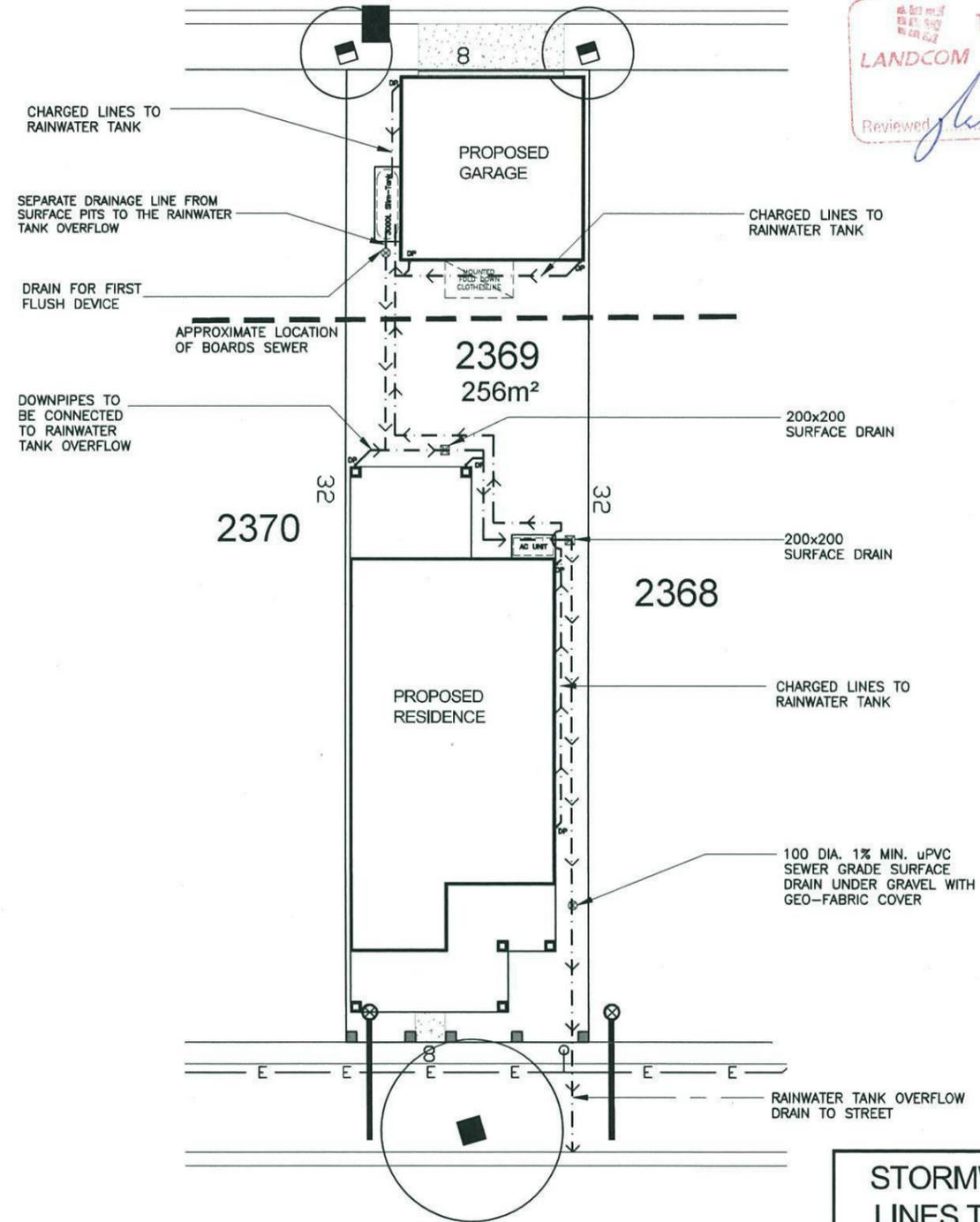
SIMMONS LANE



DURANT STREET

SITE MANAGEMENT PLAN

SIMMONS LANE

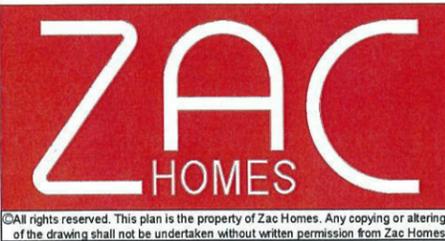


DURANT STREET

STORMWATER PLAN

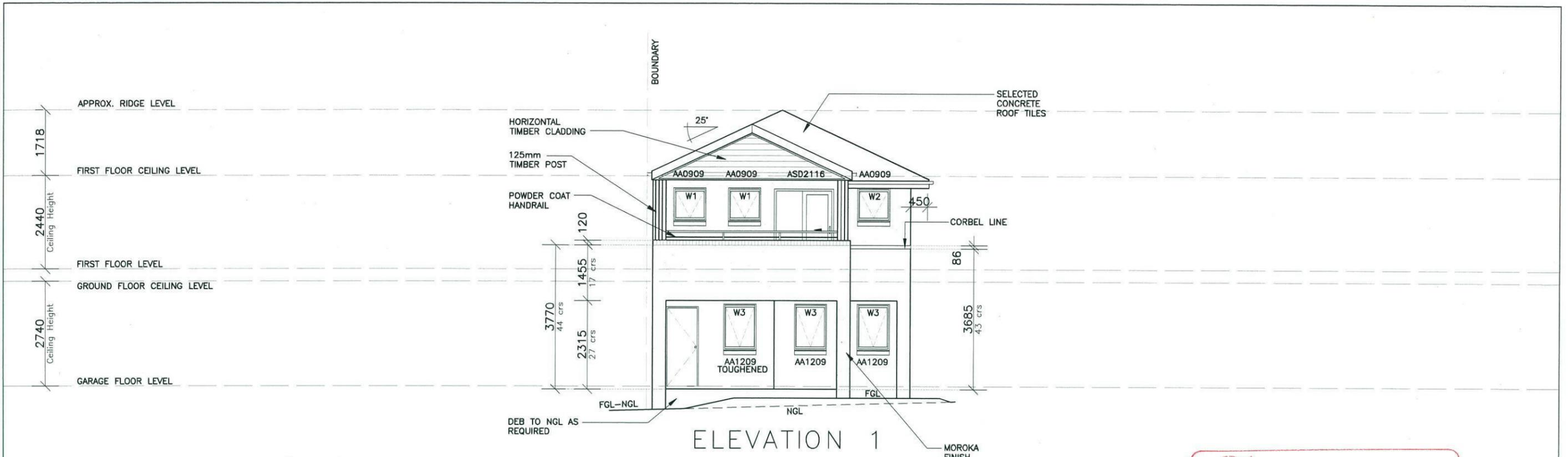
Thorton Design Review Panel
 LANDCOM
 Reviewed: *[Signature]* Date: 5/5/14

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

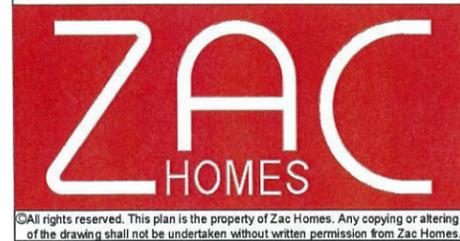
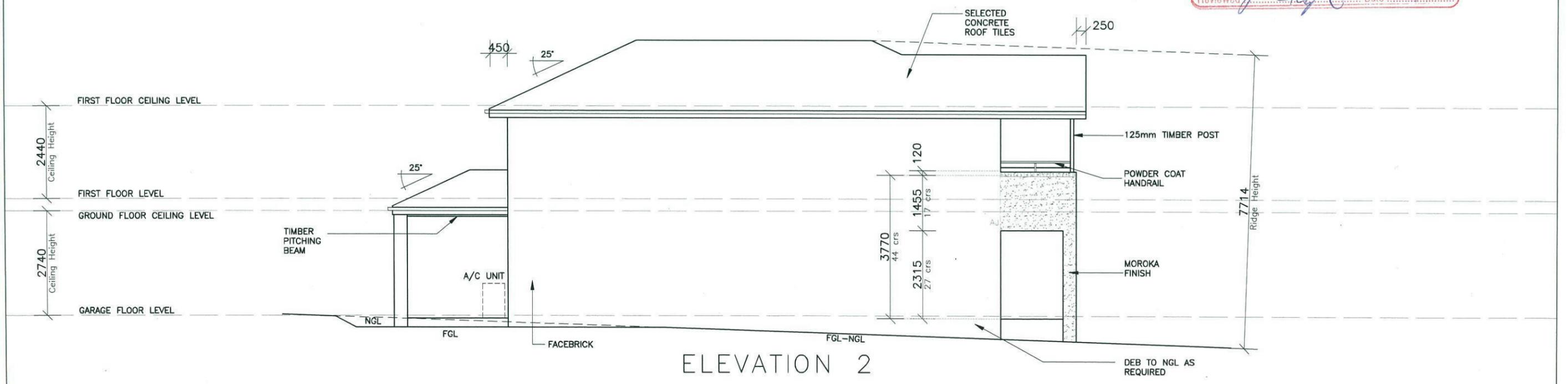


Product: 8.0m PRODUCT (B) Parcel 12 Facade (a) Rear Loaded Garage with Studio	Client: Zac Homes Site Address: LOT 2369 D.P. 1171491 DURANT STREET, THORNTON	Dwg Title: SITE MANAGEMENT & STORMWATER PLAN Date: 30.04.2014 Council: PENRITH COUNCIL	Sheet: A3 Sheet No.: 1B Job No.: 214023	Scale: 1:200 Issue: A	A	30.04.14	COUNCIL SUBMISSION	E.G.

©All rights reserved. This plan is the property of Zac Homes. Any copying or altering of the drawing shall not be undertaken without written permission from Zac Homes.

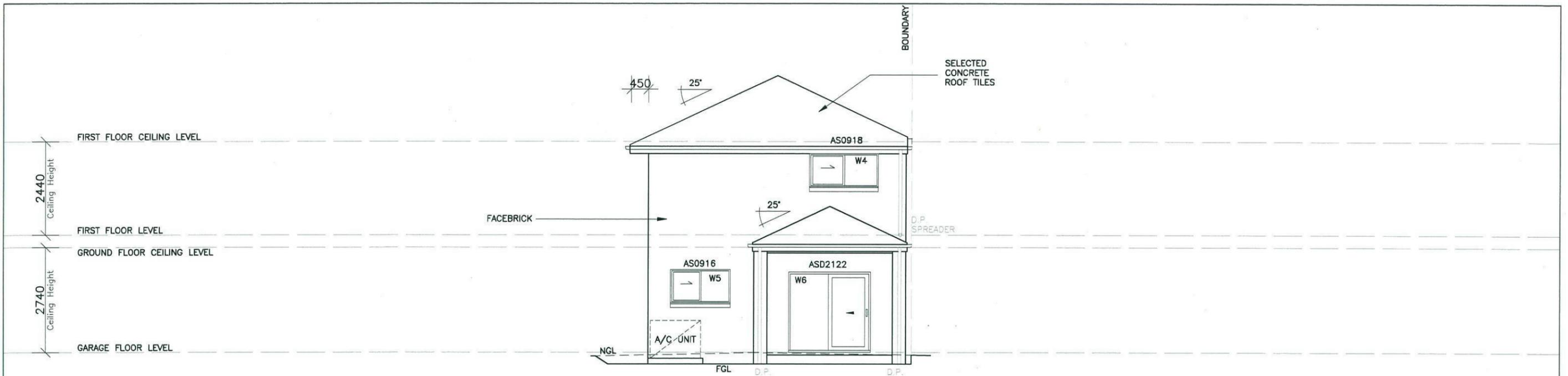


Thorton Design Review Panel
LANDCOM
Reviewed *[Signature]* Date 5/5/14



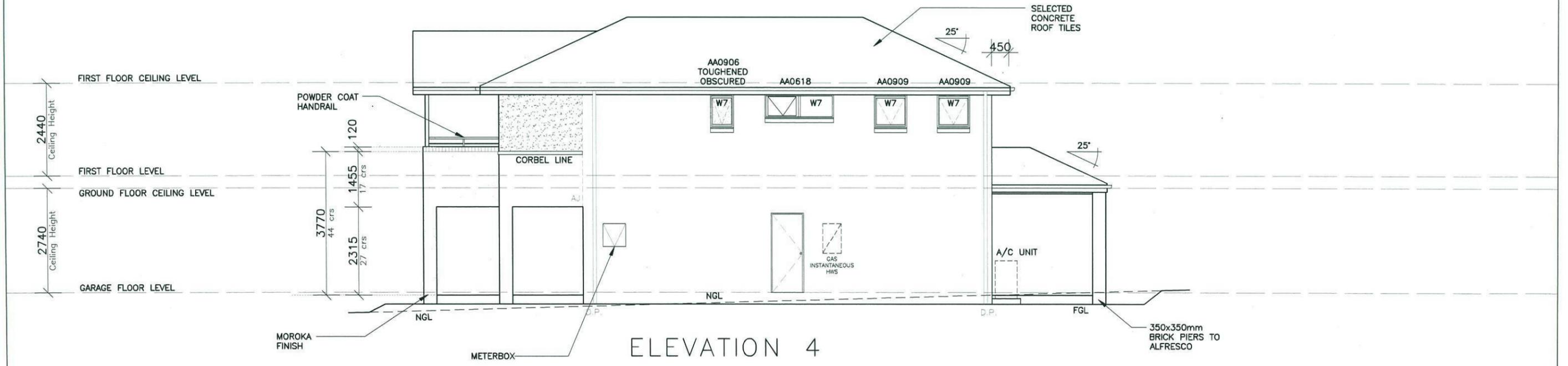
Product: 8.0m PRODUCT (B) Parcel 12 Facade (a) Rear Loaded Garage with Studio	Client: Zac Homes Site Address: LOT 2369 D.P. 1171491 DURANT STREET, THORNTON	Dwg Title: ELEVATIONS Date: 30.04.2014 Council: PENRITH COUNCIL	Sheet: A3 Sheet No. 4 Job No: 214023	Scale: 1:100 Issue: A	A	30.04.14	COUNCIL SUBMISSION	E.G.

©All rights reserved. This plan is the property of Zac Homes. Any copying or altering of the drawing shall not be undertaken without written permission from Zac Homes.



ELEVATION 3


Thorton Design Review Panel
 Reviewed *She 16/8* Date *5/5/14*



ELEVATION 4



Product: 8.0m PRODUCT (B) Parcel 12 Facade (a) Rear Loaded Garage with Studio	Client: Zac Homes Site Address: LOT 2369 D.P. 1171491 DURANT STREET, THORNTON	Dwg Title: ELEVATIONS Date: 30.04.2014 Council: PENRITH COUNCIL	Sheet: A3 Sheet No. 5 Job No: 214023	Scale: 1:100 Issue: A	A	30.04.14	COUNCIL SUBMISSION	E.G.

©All rights reserved. This plan is the property of Zac Homes. Any copying or altering of the drawing shall not be undertaken without written permission from Zac Homes.

Lot 2368 Durant

PLANT SCHEDULE Prepared by ecodeSIGN Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Dsf	Dichondra 'Silver Falls'	Dichondra Silver Falls	12	150mm	0.3m
Hel	Heliotropium arborescens 'Lord Roberts'	Lord Roberts Cherry Pie	8	200mm	0.9m
Liy	Lagerstroemia 'Yuma'	Pink Flowering Crepe Myrtle	1	75L	4m
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'	Crepe Myrtle	1	75L	4m
Lcj	Lomandra confertifolia 'Crackerjack'	Fine-leafed Lomandra	9	200mm	0.45m



SIMMONS 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	3.63	2.43
IN-FILL PAVEMENT Concrete pavers 'Adbri Havenbrick', 200x100x50mm in 'Brushwood' colour, laid in herringbone pattern	4.63	0.00
Total area	8.26	2.43

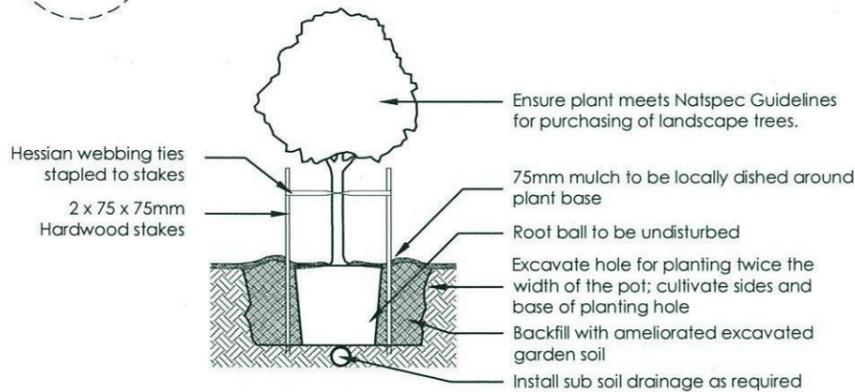
*Area's outside of the allotment boundary. **Area's inside of the allotment boundary

LOT PLANTING SUMMARY

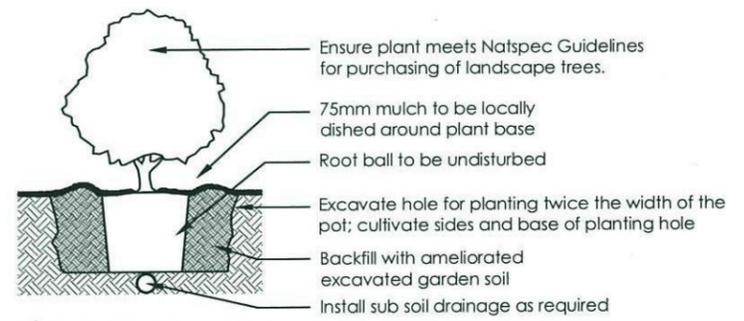
Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
41	8	0	33	1

LEGEND

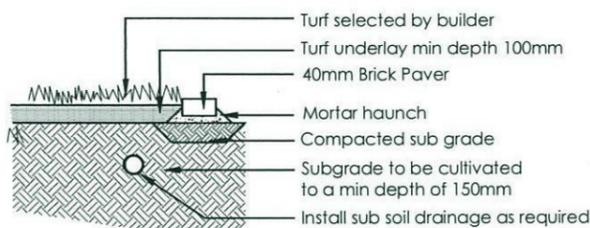
- Proposed trees - refer to plant schedule
- Proposed shrubs - refer to plant schedule
- Proposed accents & grasses - refer to plant schedule
- Proposed groundcovers and grasses - refer to plant schedule
- Existing levels
- Proposed levels
- Proposed Top Of Wall levels
- Boundary
- Garden edging
- Masonry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



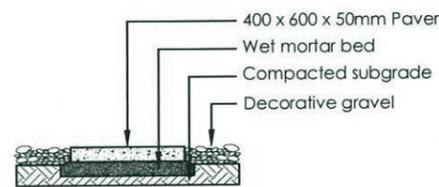
1 Tree Planting Detail
NTS 25L - 100L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size

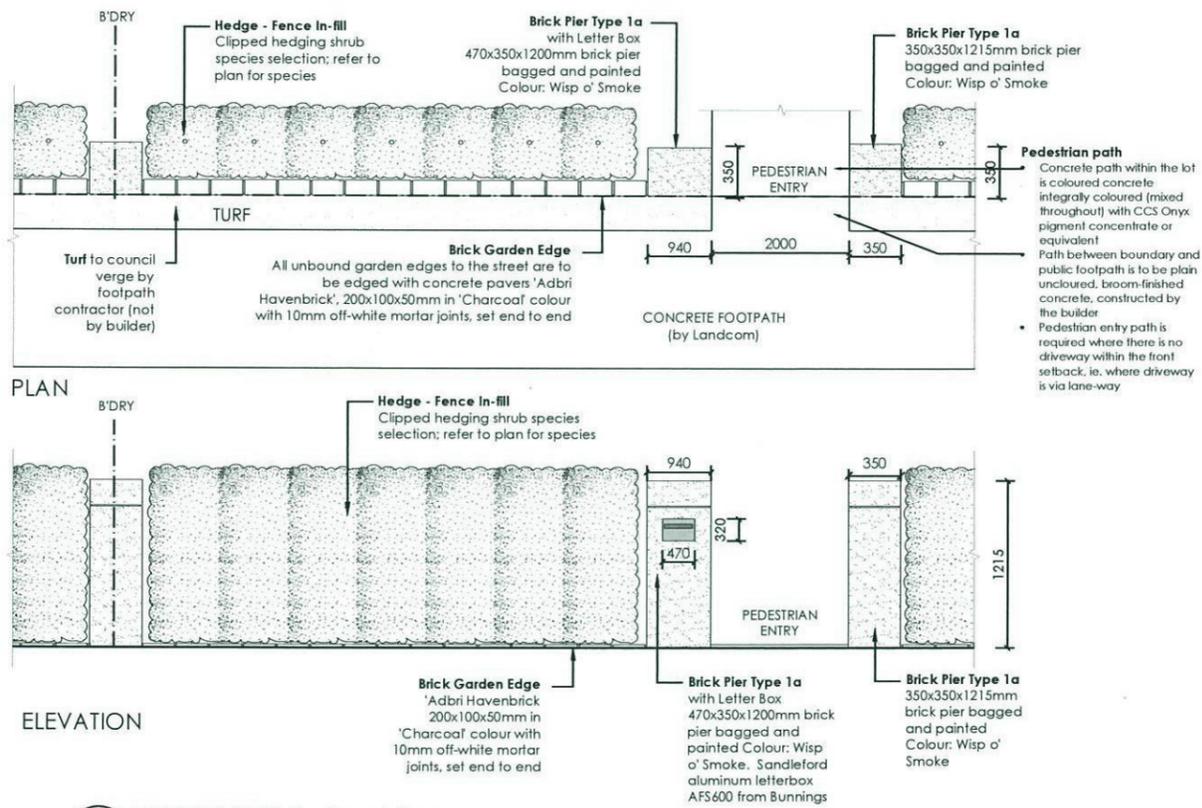


3 Turf Detail
NTS Brick Paver Edge



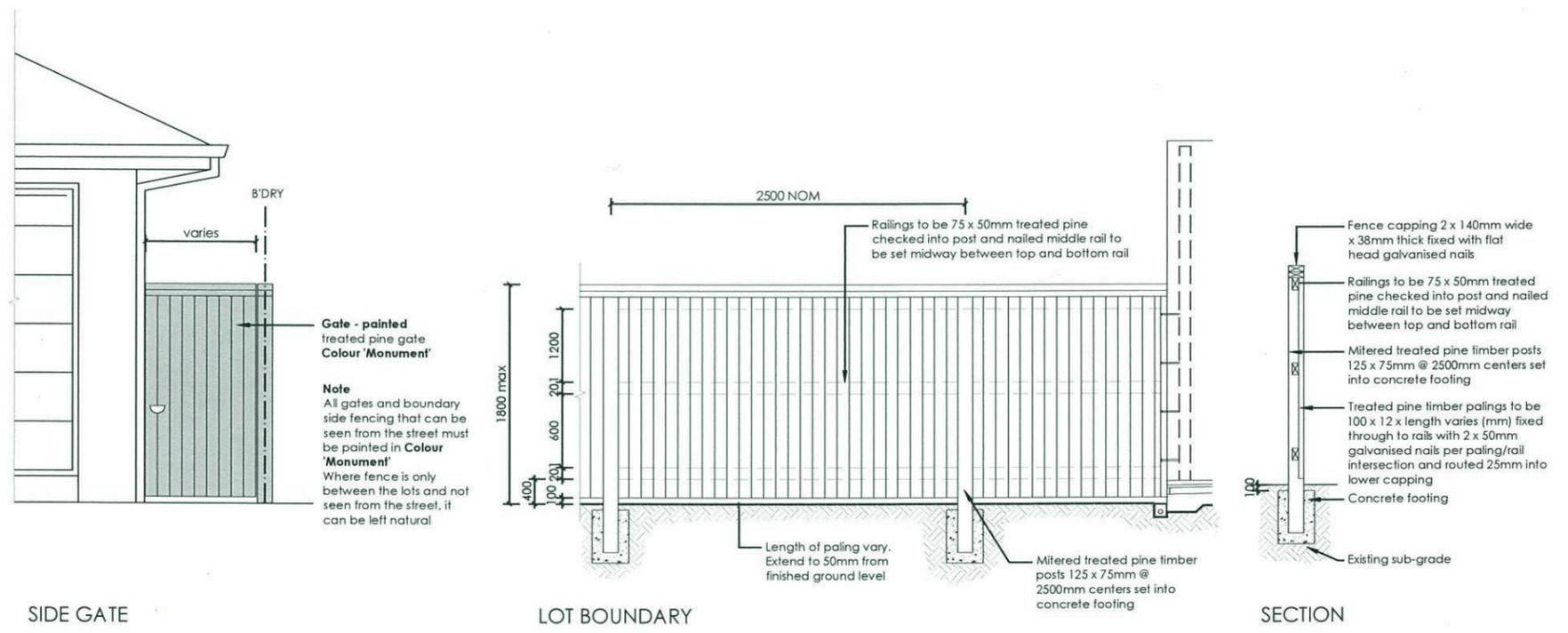
4 Stepping stones in gravel
NTS Low traffic zone

<table border="1"> <tr> <th>REVISION</th> <th>DESCRIPTION</th> <th>DRAWN</th> <th>CHECK</th> <th>DATE</th> </tr> <tr> <td>A</td> <td>ISSUE FOR CLIENT REVIEW</td> <td>RS</td> <td>BT</td> <td>04-04-14</td> </tr> <tr> <td>B</td> <td>ISSUE DA PLANS</td> <td>RS</td> <td>RS</td> <td>14-04-14</td> </tr> </table>	REVISION	DESCRIPTION	DRAWN	CHECK	DATE	A	ISSUE FOR CLIENT REVIEW	RS	BT	04-04-14	B	ISSUE DA PLANS	RS	RS	14-04-14	<p>PO Box 8134, Southam Hills BC, NSW 2153 Ph: (02) 9680 7712 Fax: (02) 9680 7705 Email: info@ecodesign.com.au Web: www.ecodesign.com.au Member of the Australian Institute of Landscape Designers (AILD)</p>	<p>LOT 2369 DURANT STREET, PENRITH</p>	<p>NEW RESIDENCE LANDSCAPE PLAN</p>
REVISION	DESCRIPTION	DRAWN	CHECK	DATE														
A	ISSUE FOR CLIENT REVIEW	RS	BT	04-04-14														
B	ISSUE DA PLANS	RS	RS	14-04-14														
<p>1. Do not scale from drawings. 2. Verify all measurements on site. 3. Verify ecodeSIGN of any inconsistencies. 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>ZAC HOMES</p>	<table border="1"> <tr> <td>SCALE</td> <td>DATE</td> <td>REV</td> <td>DATE</td> </tr> <tr> <td>1:100 @ A3</td> <td>DA</td> <td>02</td> <td></td> </tr> <tr> <td>RS</td> <td>RS</td> <td></td> <td>14-04-14</td> </tr> </table>	SCALE	DATE	REV	DATE	1:100 @ A3	DA	02		RS	RS		14-04-14			
SCALE	DATE	REV	DATE															
1:100 @ A3	DA	02																
RS	RS		14-04-14															



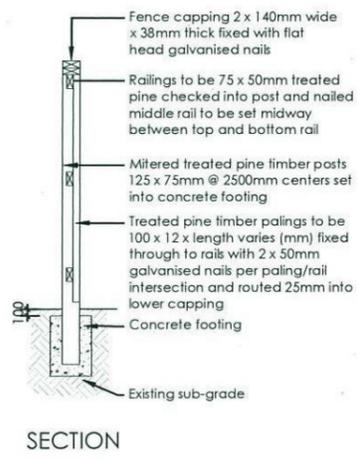
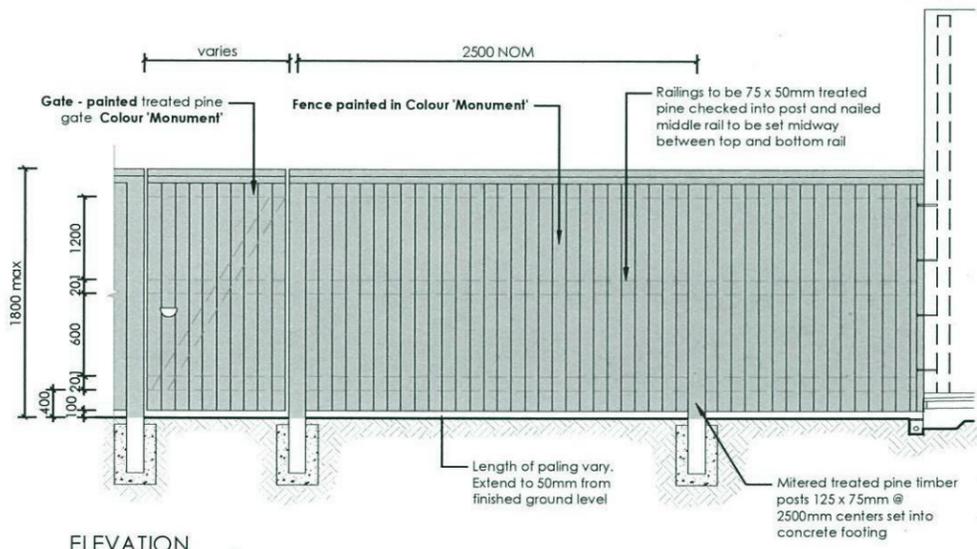
Thorton Design Review Panel
LANDCOM
Reviewed: [Signature]
Date: 5/5/14

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



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

ecodesign outdoor living environments PO Box 8136, Baulgaham Hills BC, NSW 2153 Ph: (02) 9680 7712 Fax: (02) 9680 7705 Email: info@ecodesign.com.au Web: www.ecodesign.com.au Member of the Australian Institute of Landscape Designers and Managers		PROJECT: LOT 2369 DURANT STREET, PENRITH		PROJECT: NEW RESIDENCE	
1. Do not scale from drawings 2. Verify all measurements on site 3. Notify ecodesign of any necessities 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		CLIENT: ZAC HOMES	
REVISION: A. ISSUE FOR CLIENT REVIEW B. ISSUE DA PLANS		DATE: 06-04-14 14-04-14		REVISION: DA 03 14-04-14	

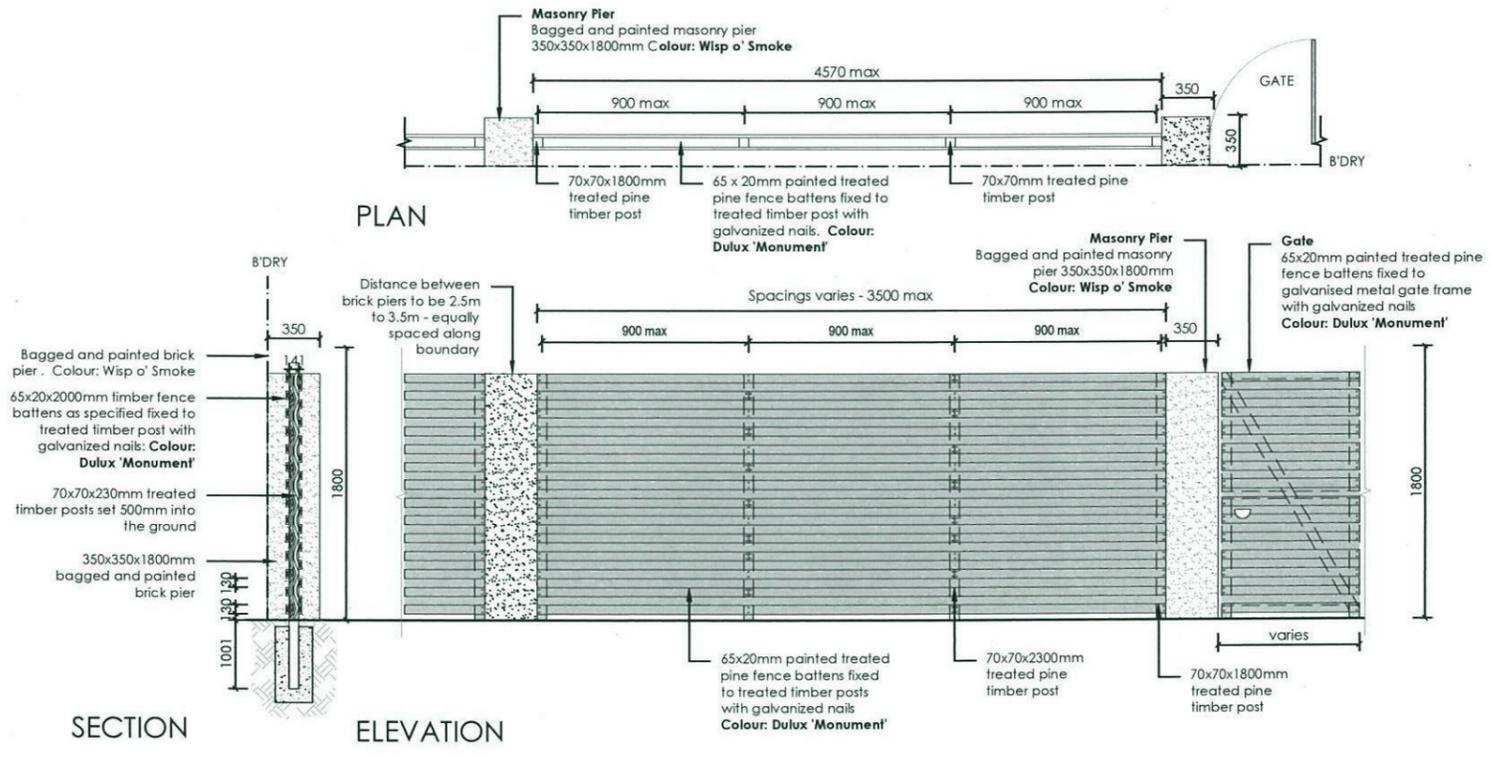


ELEVATION

SECTION

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

Thornton Design Review Panel
 LANDCOM
 Reviewed: [Signature]
 Date: 25/1/14



SECTION

ELEVATION

8 FENCE TYPE 2a - Secondary Street Fencing
 Typical detail

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE FOR CLIENT REVIEW	RS	BT	06-04-14
B	ISSUE DA PLANS	RS	RS	14-04-14

ecodesign
 outdoor living environments

PO Box 8136, Baulkham Hills NSW 2153
 Ph: (02) 9680 7712 Fax: (02) 9680 7705
 Email: info@ecodesign.com.au
 Web: www.ecodesign.com.au
 Member of the Australian Institute of Landscape Designers and Managers

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

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 2369 DURANT STREET, PENRITH**

CLIENT: **ZAC HOMES**

PROJECT: **NEW RESIDENCE**

DRAWING: **LANDSCAPE PLAN**

SCALE: **1:100 @ A3**

DATE: **14-04-14**

REVISION: **RS**

DATE: **14-04-14**

REVISION: **RS**

DATE: **14-04-14**

REVISION: **RS**

DATE: **14-04-14**

REVISION: **RS**

DATE: **14-04-14**

