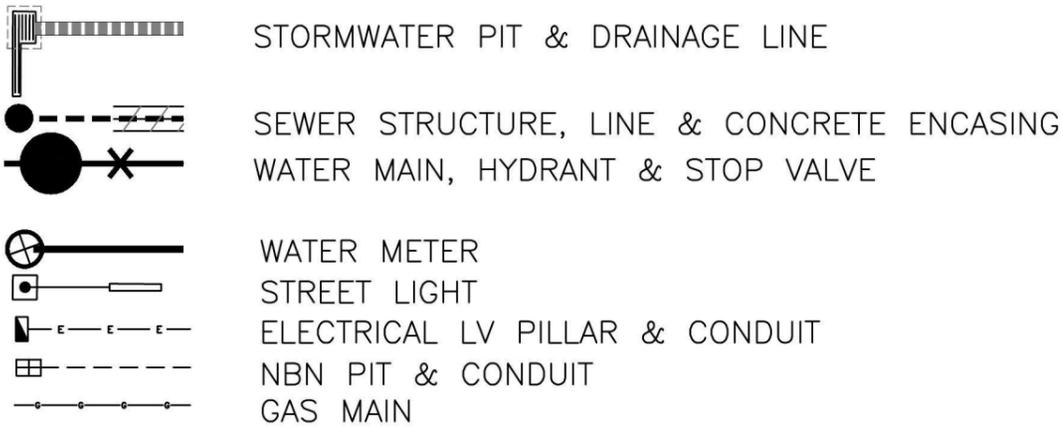
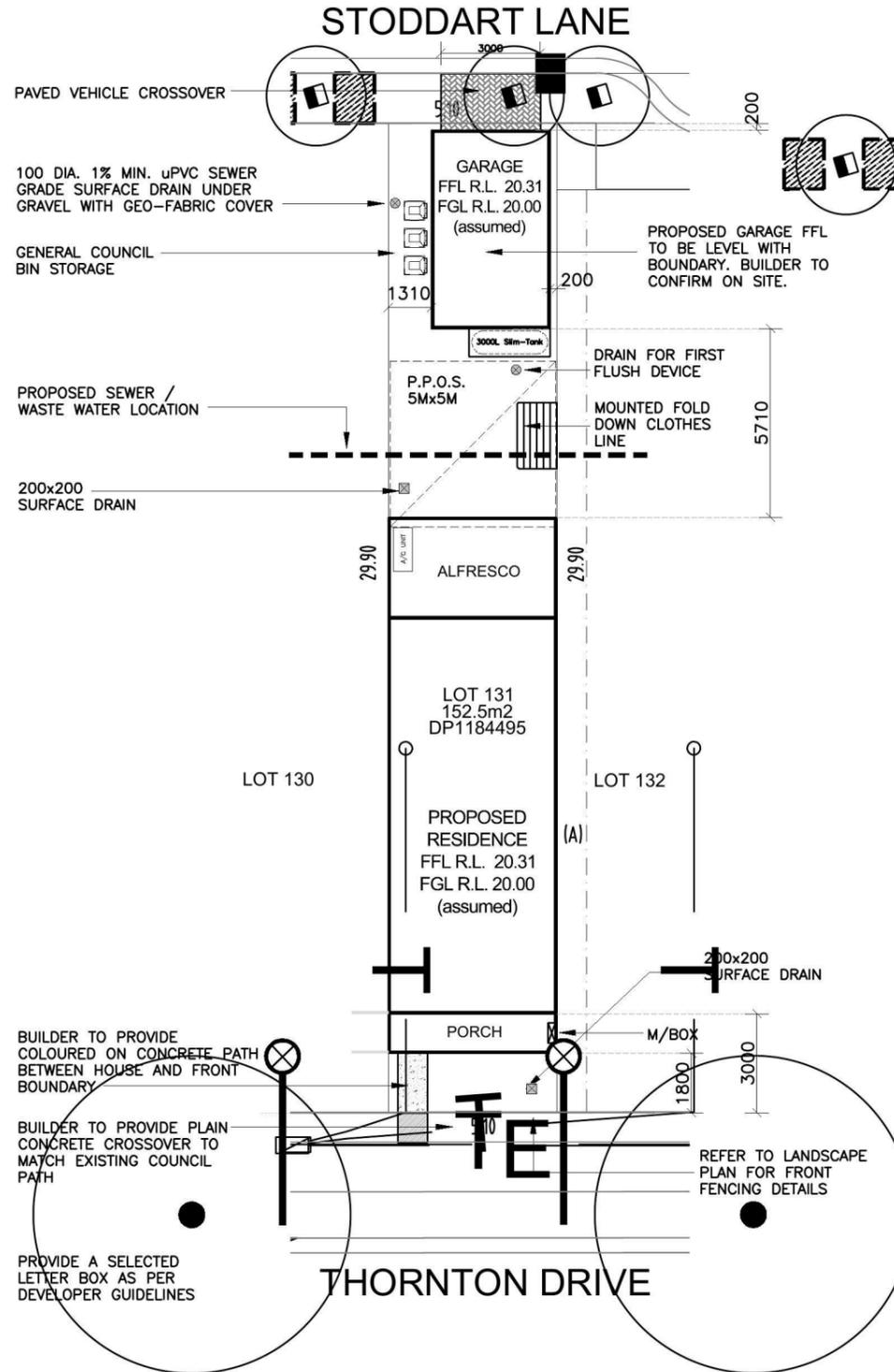


CONTOURS TO BE CONFIRMED PRIOR TO CONSTRUCTION



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 RECEIVED

STORMWATER DRAINAGE LINES TO DRAIN TO STODDART LANE (VIA RAINWATER TANK)

AREAS	
SITE:	152.5m²
GROUND FLOOR:	61.20m²
FIRST FLOOR:	60.44m²
GARAGE:	21.50m²
PORCH:	6.12m²
ALFRESCO:	15.30m²
BALCONY:	6.89m²
TOTAL:	171.45m²

LANDSCAPE AREA	
SITE AREA:	152.5m²
TOTAL HARD SURFACE AREAS:	106.46m²
REMAINING SOFT AREA:	46.04m²
LANDSCAPE AREA:	30.2%
MINIMUM REQUIRED BY COUNCIL:	NA

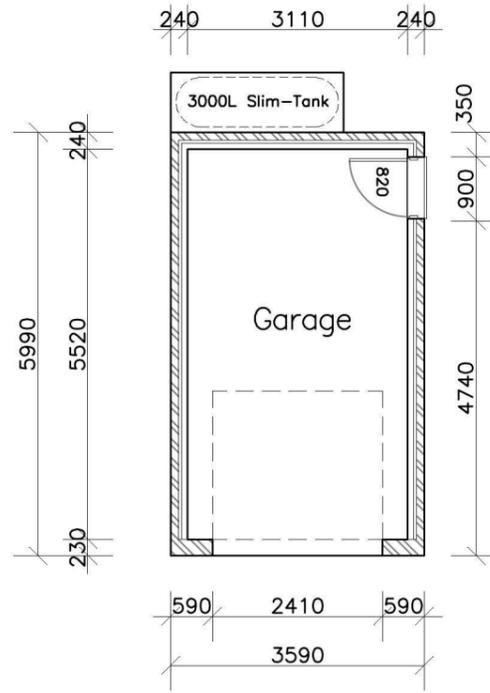
P.O.S. AREA 44.42m² (29.1%)

SITE COVERAGE 69.8%

FLOOR SPACE RATIO 79.7%



Product: Stage 12 Terrace Housing	Client: ZAC HOMES	Dwg Title: SITE PLAN	Sheet: A3	Scale: 1:200	ISSUE DATE DESCRIPTION	DRAWN SG
	Site Address: LOT 131 THORNTON DRIVE THORNTON NSW	Date: 23.09.14	Sheet No.: 01	Issue: A	A 23.09.14 D.A. DRAWINGS - ISSUE A	
	Council: PENRITH	Job No.: 214285e				

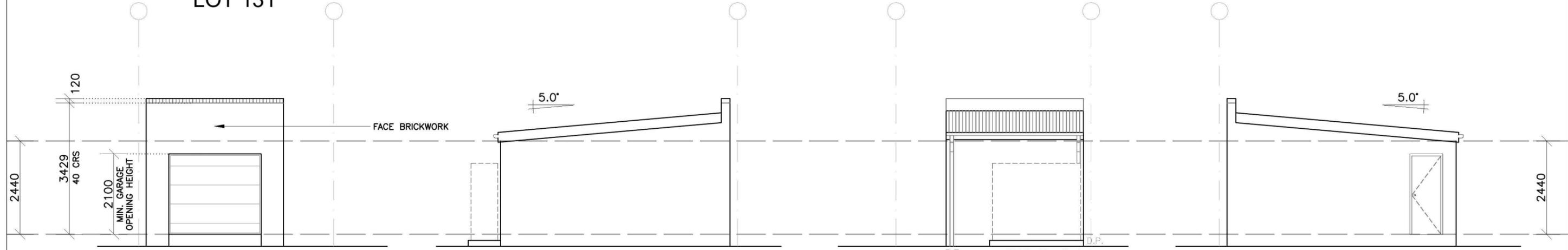


GARAGE FLOOR PLAN

SUMMARY OF BASIX COMMITMENTS			
<i>This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au</i>			
WATER COMMITMENTS			
Fixtures			
3 Star Shower Heads	Yes	4 Star Toilet	Yes
4 Star Kitchen Taps	Yes	4 Star Basin Taps	Yes
Alternative Water			
Minimum Tank Size (L)	3000	Collected From Roof Area (m2)	96.0
Alternative Water Supply Connected To:			
All Toilets	Yes	Laundry W/M Cold Tap	Yes
1 x Outdoor Tap	Yes		
THERMAL COMFORT COMMITMENTS - Refer to next table			
ENERGY COMMITMENTS			
Hot Water Gas Instantaneous - 5.5 Star			
Cooling System	Living	3 Phase Cooling System	EER 3.0-3.5
	Bedrooms	3 Phase Cooling System	EER 3.0-3.5
Heating System	Living	3 Phase Heating System	EER 3.5-4.0
	Bedrooms	3 Phase Heating System	EER 3.5-4.0
Ventilation	Bathroom	Mechanical Ventilation	N/A
	Kitchen	Mechanical Ventilation	N/A
	Laundry	Mechanical Ventilation	N/A
Natural Lighting	Window in Kitchen		No
	Window/Skylight in Bathrooms/Toilets	No	to 3
Artificial Lighting	Number of bedrooms	2	Yes No
	Number of Living/Dining rooms	1	No No
(rooms to be primarily lit by fluorescent or LED lights)	Kitchen	1	No No
	All Bathrooms/Toilets	3	Yes No
	Laundry	1	Yes No
	All Hallways	1	Yes No
OTHER COMMITMENTS			
Outdoor clothes line	Yes	Gas Cooktop	Yes

Thermal Performance Specifications - BASIX COMMITMENTS					
External Wall Construction		Insulation	Colour (Solar Absorptance)	Detail	
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		Insulation	Detail		
Plasterboard on studs		None	N/A		
Plasterboard on studs - Garage		Min. R2.0	House / Garage walls as per plans		
Ceiling Construction		Insulation	Detail		
Plasterboard		Min. R3.0	Ceilings adjacent to roof space		
Plasterboard - Garage		None	N/A		
Roof Construction		Insulation	Colour (Solar Absorptance)	Detail	
Tiled Roof		Foil / Sarking	Dark SA> 0.7	As per plans	
Floor Construction		Insulation	Covering	Detail	
Concrete		None	N/A	N/A	
Concrete		None	N/A	N/A	
Timber Floor - First Floor		None	N/A	N/A	
Windows		Glass and frame type	U	SHGC	Area sq m
Single clear	Improved Aluminium	6.44	0.75	13.21	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 than 10% higher or lower than the above figures.</i>					
Sky Lights		Glass type	Frame type	U	SHGC
N/A		N/A	N/A	N/A	N/A
External Window Cover					
None N/A					
Fixed shading - Eaves					
Width: 450 - 600 Offset: 0 Nominal only, refer to plan for detail					
Ventilation and Infiltration to Habitable Rooms					
Open fire no damper	no	Exhaust fans no dampers	no		
Door and window seals	no	Vented skylights	no		
Vented downlights	no	Fixed wall or ceiling vents	no		
<i>"No" means that the item was not included in the assessment and shall not be installed.</i>					

LOT 131



STODDART LANE

ELEVATION 2

ELEVATION 3

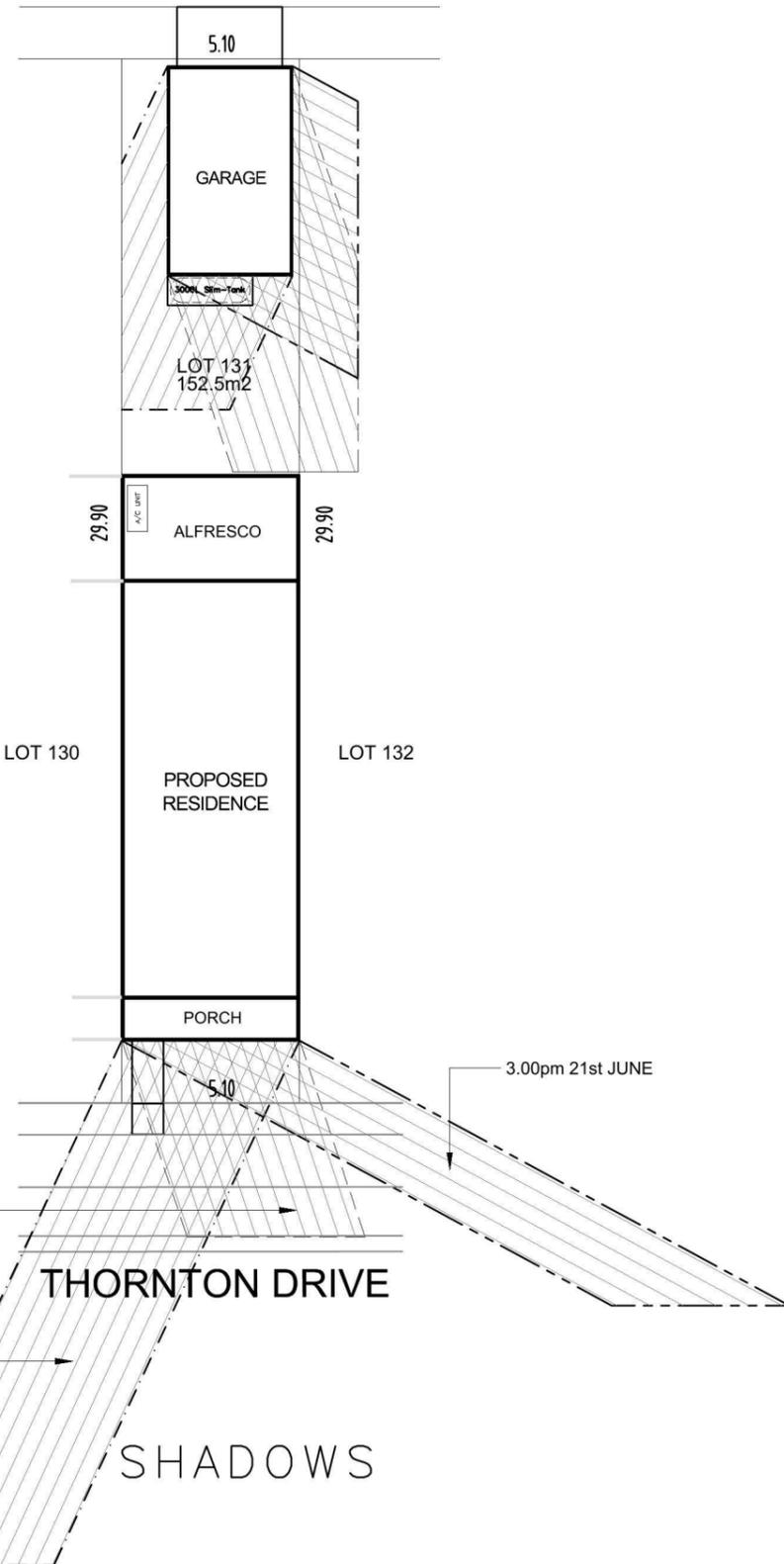
ELEVATION 4

LOT 127



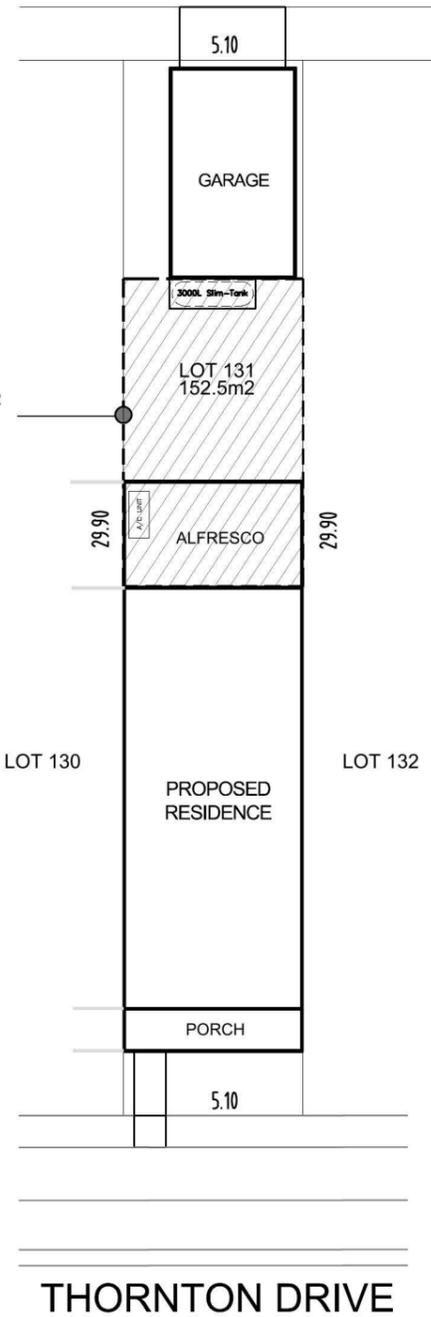
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	Council: PENRITH	Job No: 214285e						

STODDART LANE



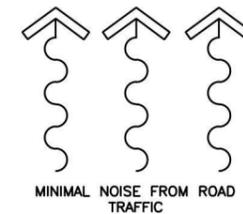
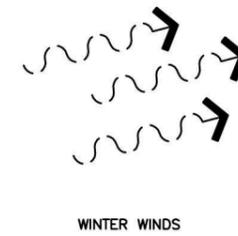
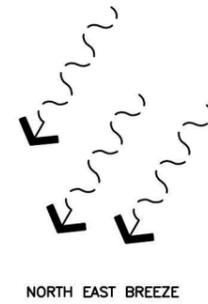
STODDART LANE

P.O.S.
44.42m²
(29.1%)

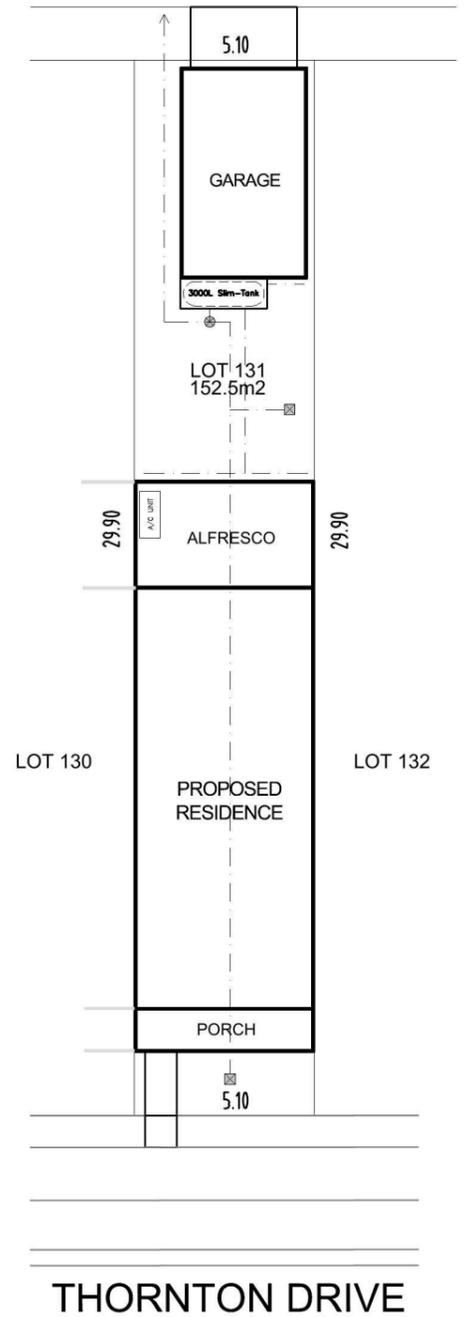


SITE ANALYSIS PLAN

STORMWATER DRAINAGE LINES TO
DRAIN TO STODDART LANE
(VIA RAINWATER TANK)



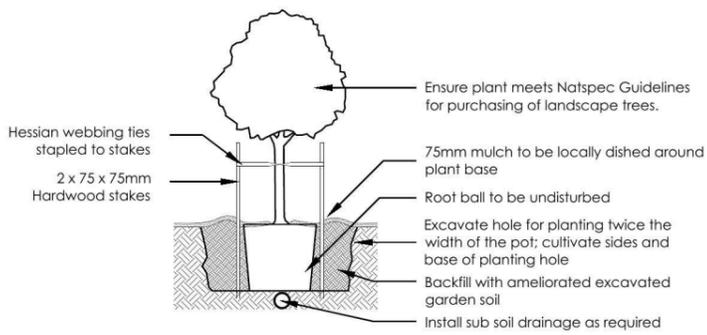
STODDART LANE



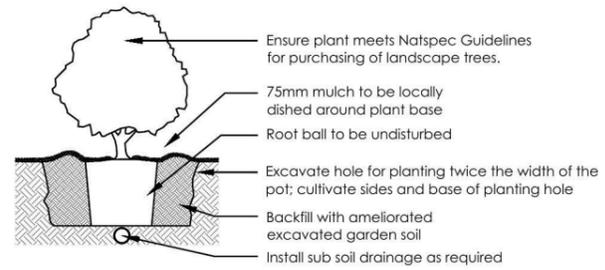
STORMWATER PLAN



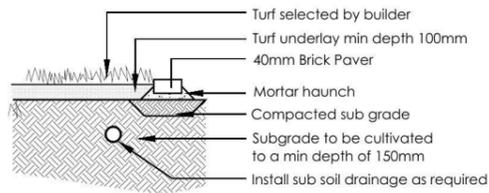
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	Council: PENRITH	Job No: 214285e						



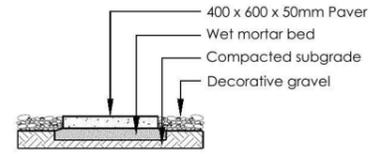
1 Tree Planting Detail
NTS 25L - 100L Pot Size



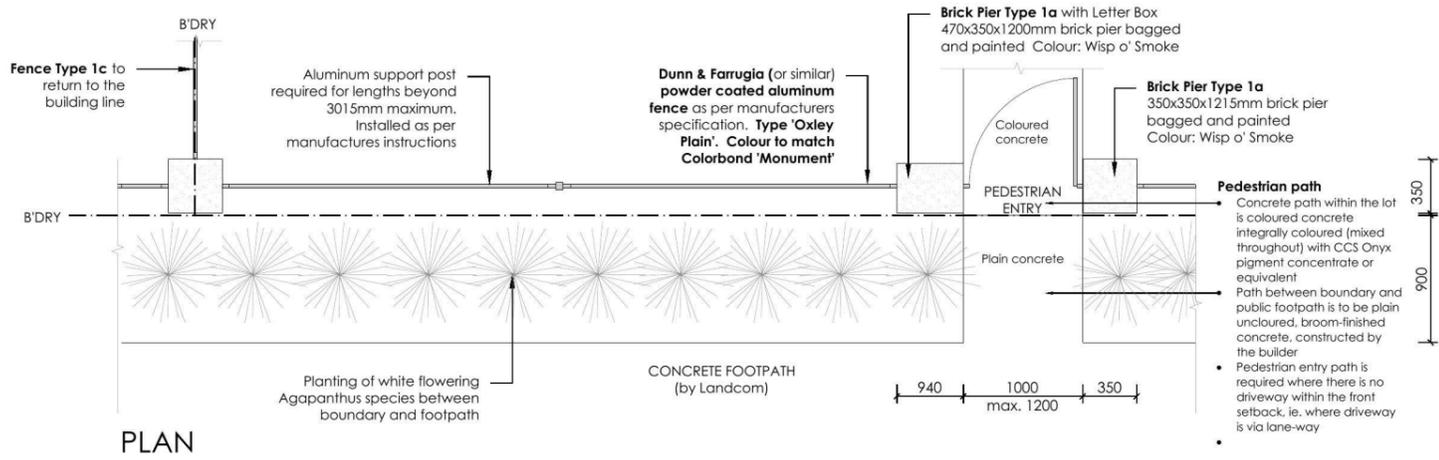
2 Planting Detail
NTS 150mm, 200mm Pot Size



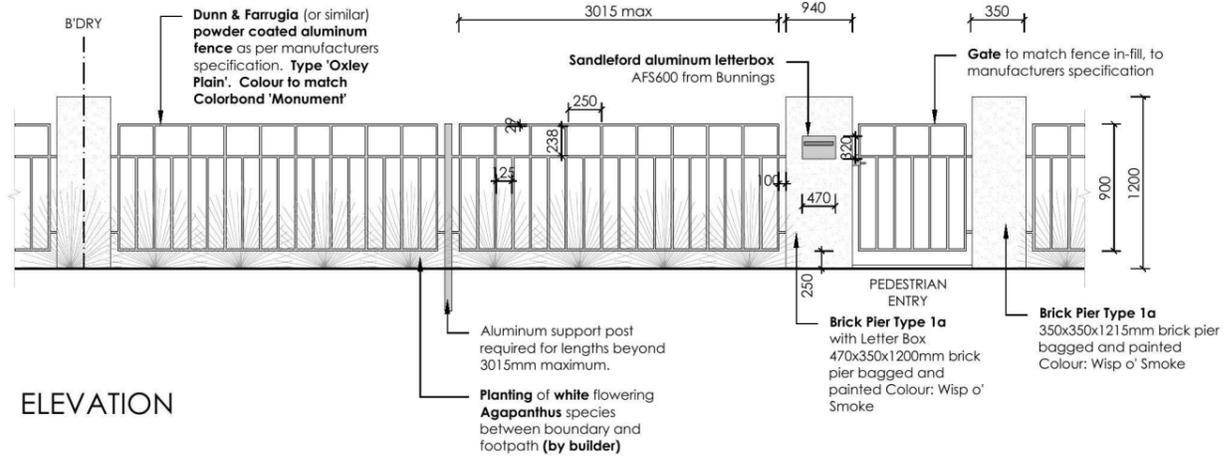
3 Turf Detail
NTS Brick Paver Edge



4 Stepping stones in gravel
NTS Low traffic zone

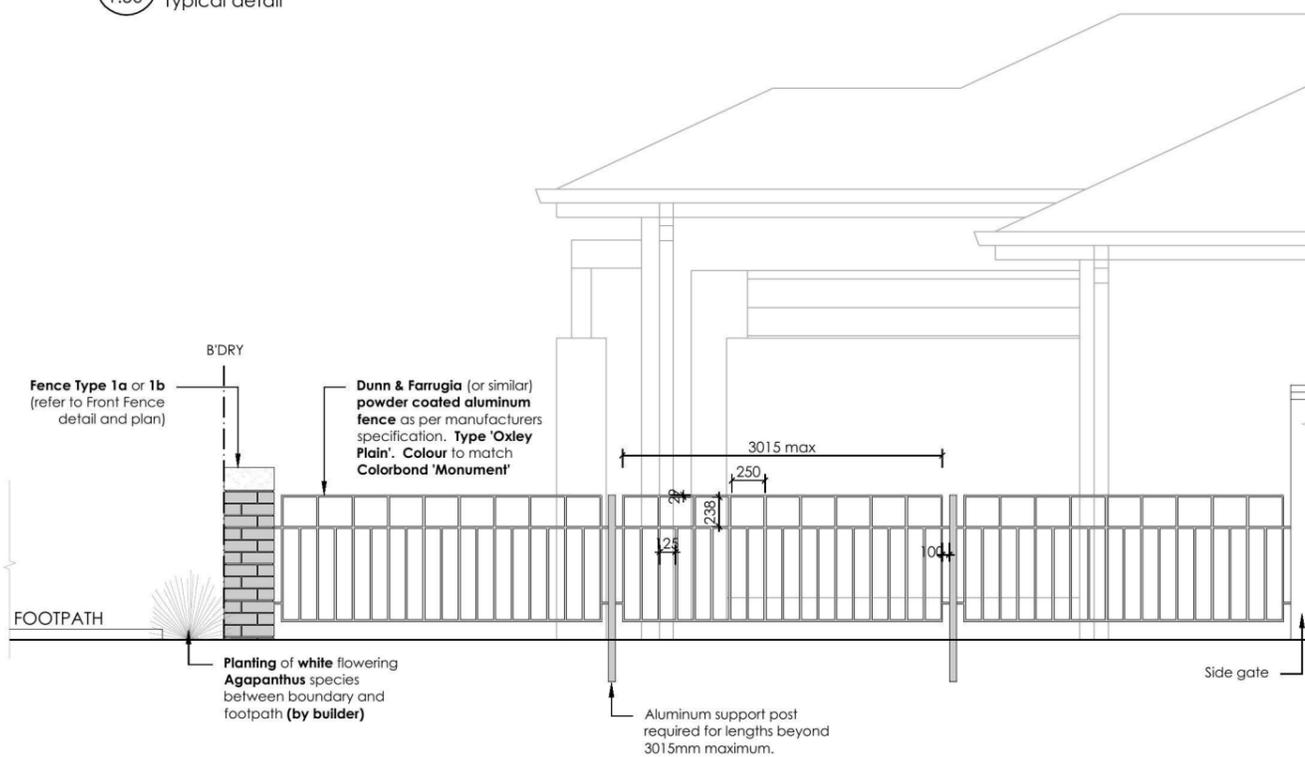


PLAN



ELEVATION

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



ELEVATION

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

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE COLOUR PLANS FOR CLIENT REVIEW	JD	RS	26-09-14

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outdoor living environments

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DRAWING: DETAILS

SCALE: 1:100 @ A3

ISSUE: DA

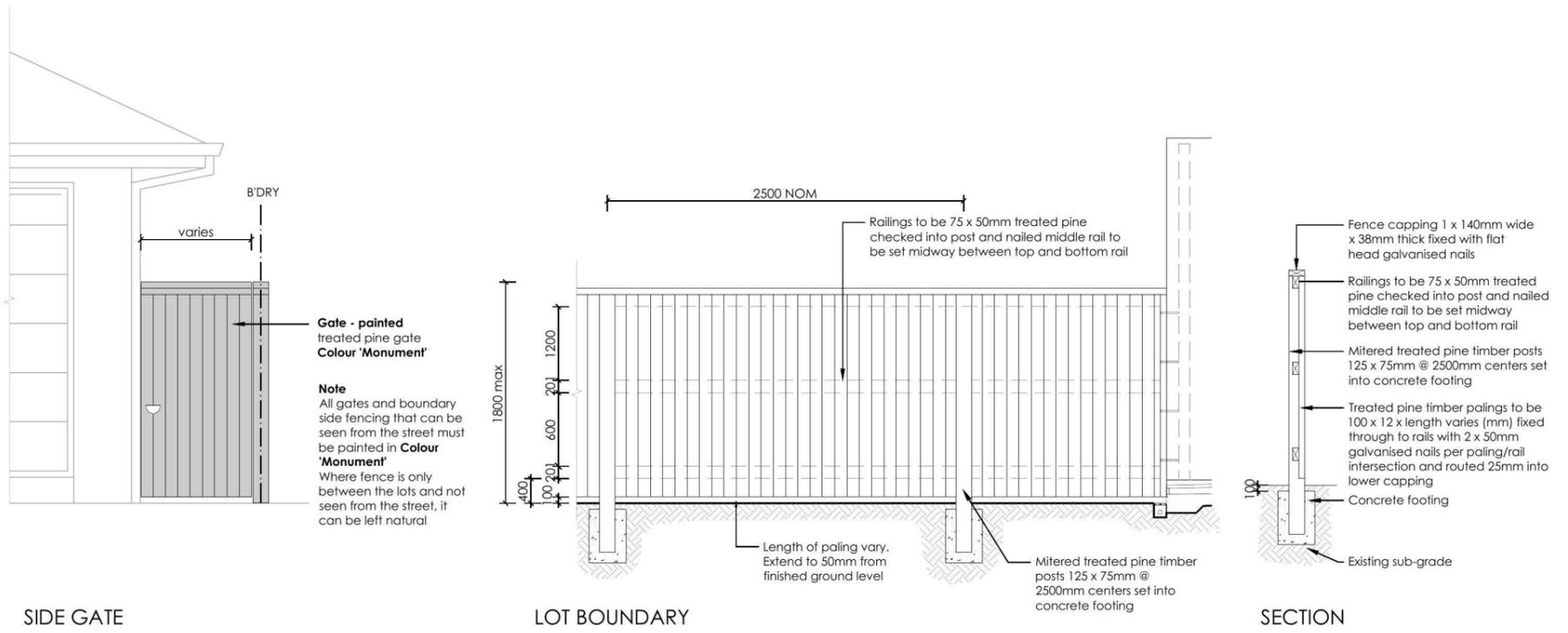
SHEET: L-02

CLIENT: ZAC HOMES

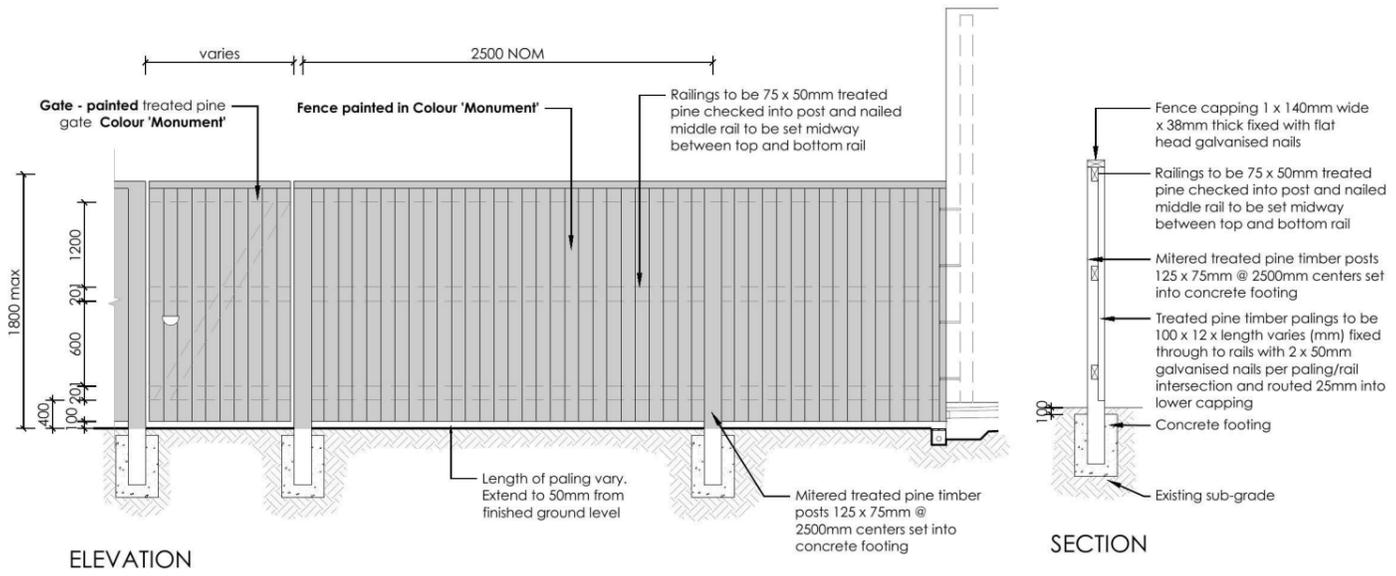
THORNTON FENCING + PLANTING DETAILS

DRAWN	CHECK	DATE	REVISION
JD	RS	26-09-14	A

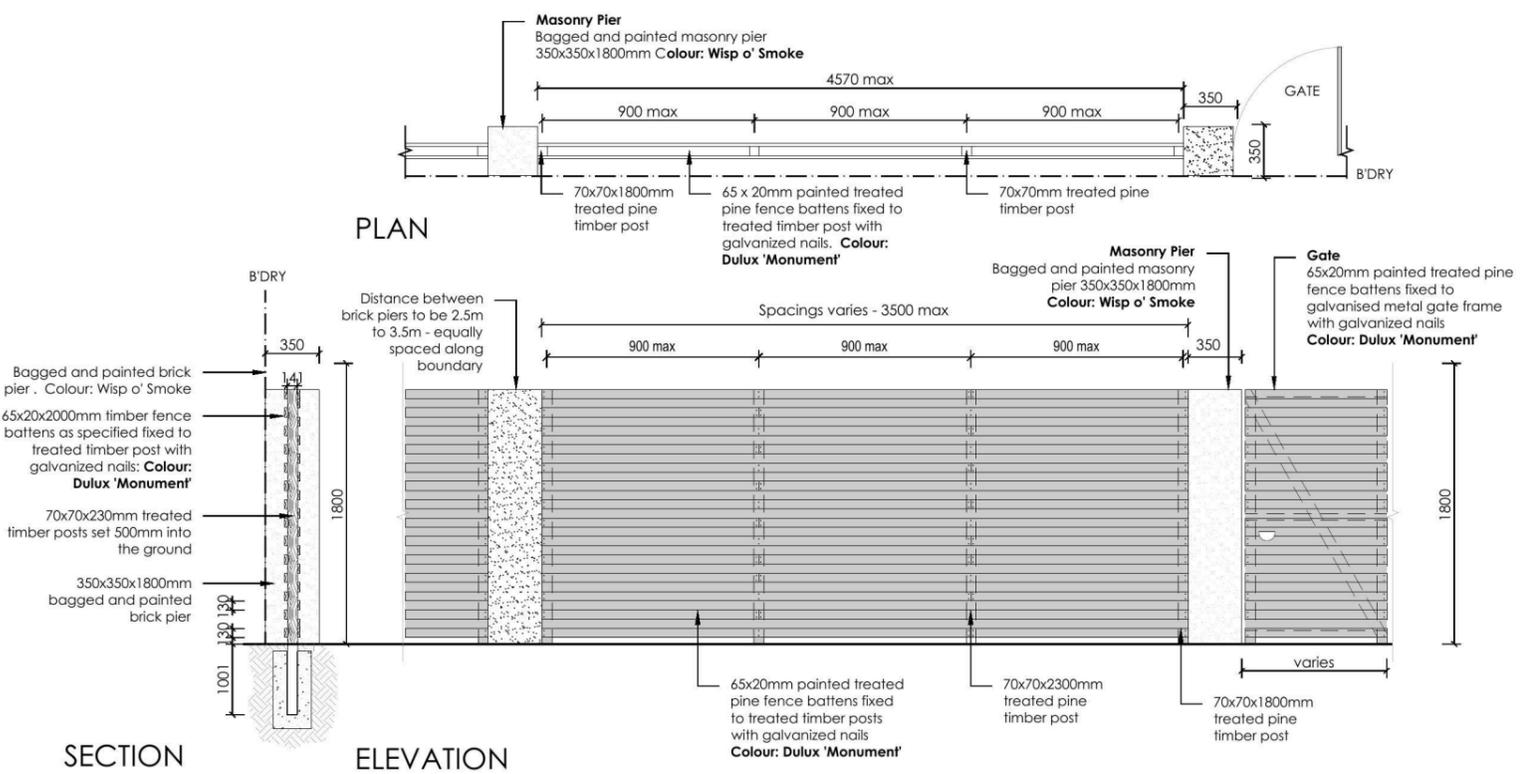




7 **FENCE TYPE 4a - Side Boundaries**
1:50 Typical detail



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



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

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE COLOUR PLANS FOR CLIENT REVIEW	JD	RS	26-09-14

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PROJECT NEW RESIDENCE			
DRAWING DETAILS			
SCALE 1:100 @ A3	ISSUE DA	SHEET L-03	
DRAWN JD	CHECK RS	DATE 26-09-14	REVISION A

