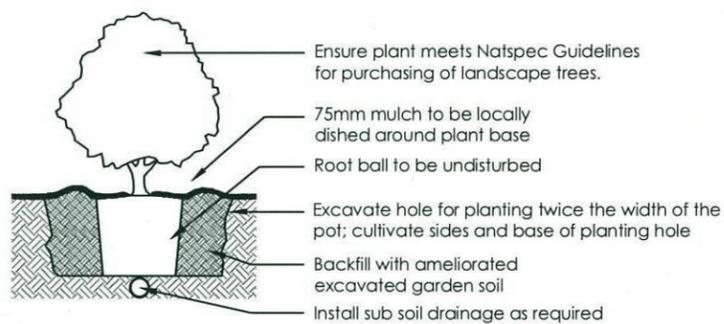
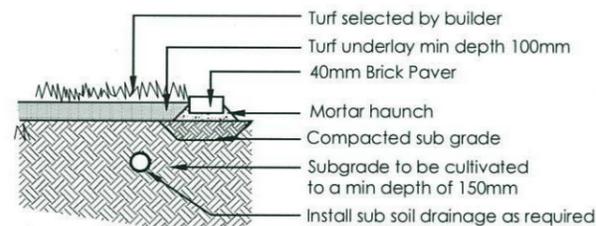


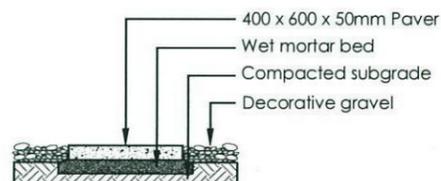
1 Tree Planting Detail
NTS 25L - 100L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size

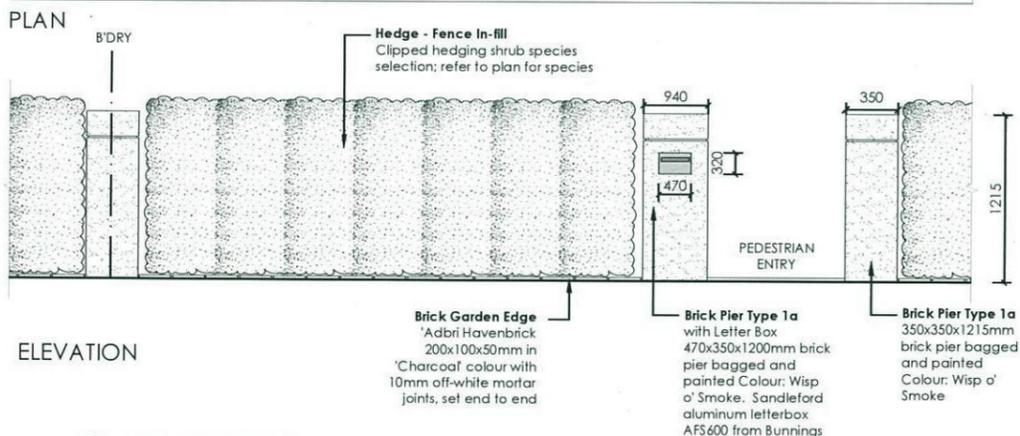
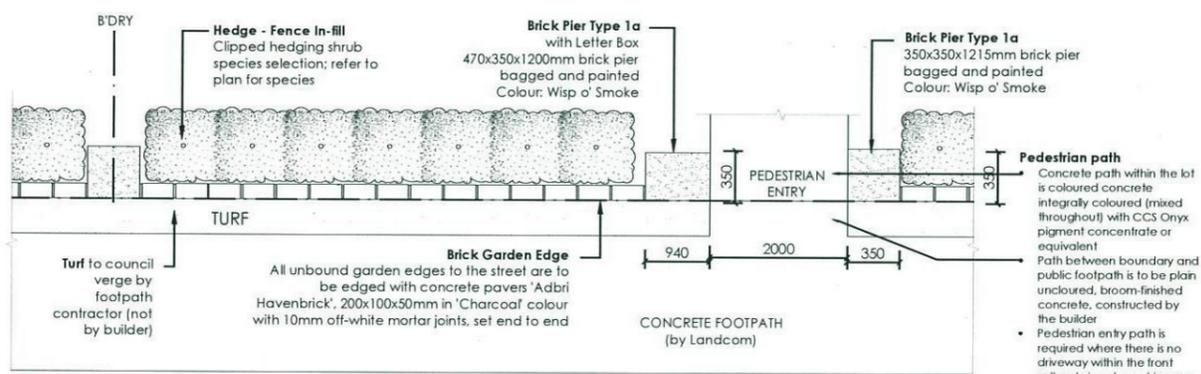


3 Turf Detail
NTS Brick Paver Edge

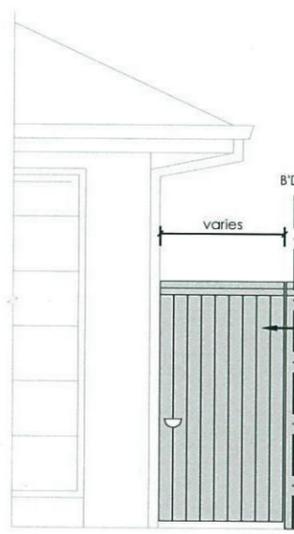


4 Stepping stones in gravel
NTS Low traffic zone

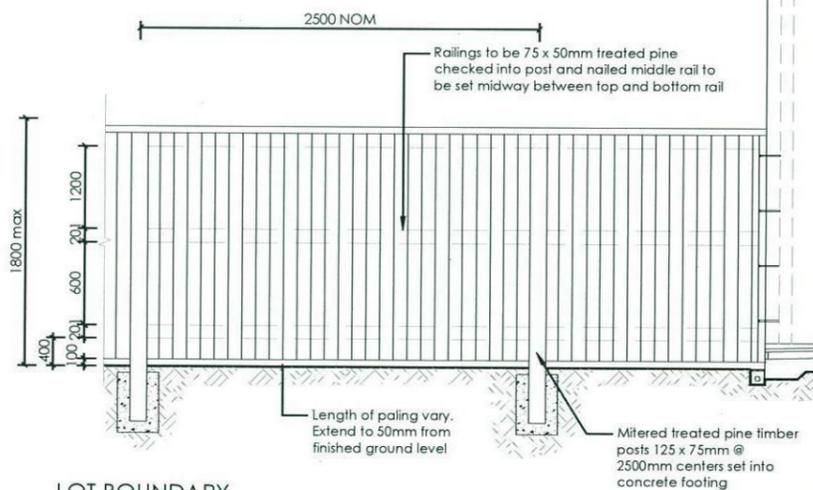
Thornton Design Review Panel
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 Reviewed by *[Signature]* Date 7/7/14



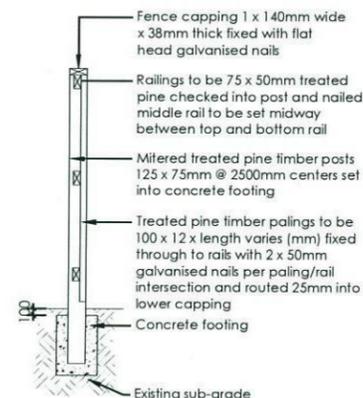
5 FENCE TYPE 5 - Front Fence
1:50 Typical detail



SIDE GATE



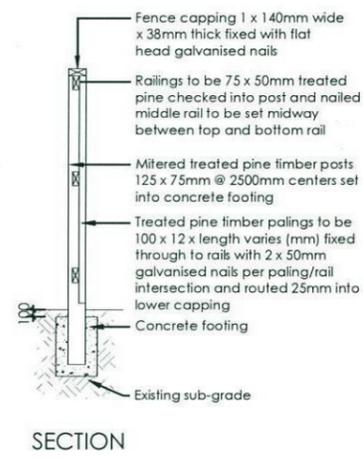
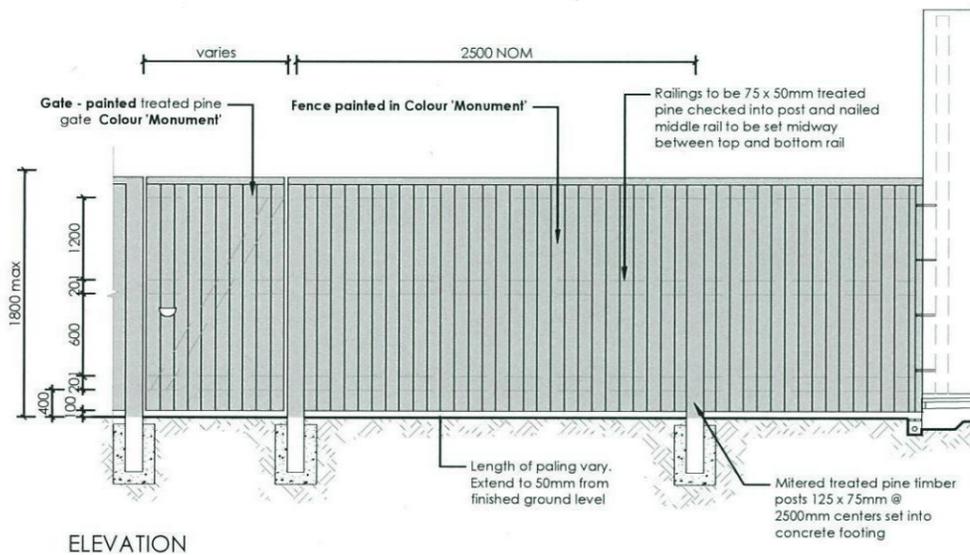
LOT BOUNDARY



SECTION

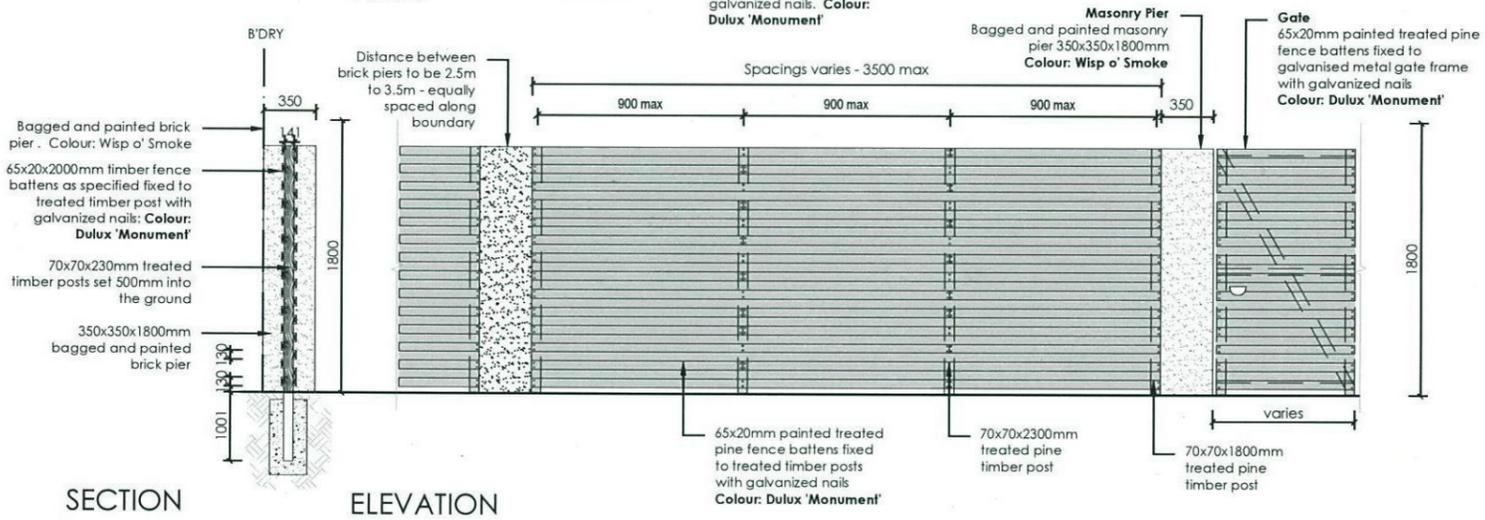
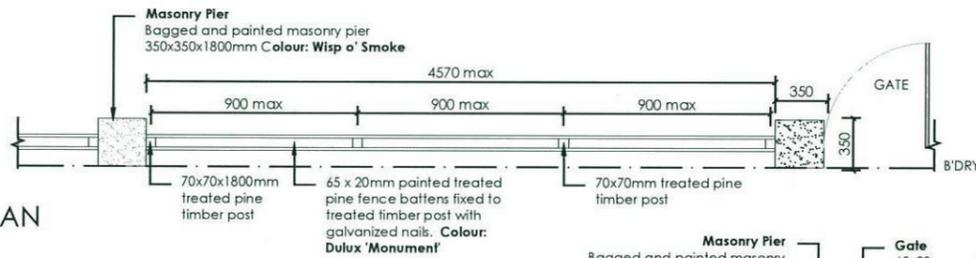
6 FENCE TYPE 4a - Side Boundaries
1:50 Typical detail

REVISION	DESCRIPTION	DRAWN	CHECK	DATE	PROJECT	DATE	BY	DATE	BY
A	ISSUE COLOUR PLAN FOR CLIENT REVIEW	RS	BT	11-06-14	LOTS 2382-2383 EMPIRE CIRCUIT, PENRITH	NEW RESIDENCE	DA	03	D
B	AMEND COLOUR PLAN TO SHOW FENCE PIERS	RS	RS	13-06-14					
C	ISSUE DA PLAN FOR CLIENT REVIEW	RS	RS	13-06-14					
D	AMEND DA PLAN TO URBANGROWTH REQUEST	RS	RS	23-06-14					
					PO Box 8136, Baulkham Hills NSW 2153 Ph: (02) 9680 7712 Fax: (02) 9680 7706 Email: info@ecodesign.com.au Web: www.ecodesign.com.au		CLIENT ZAC HOMES		
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.				
					PROJECT NEW RESIDENCE		DRAWING DETAILS		
					SCALE 1:100 @ A3		DATE 23-06-14		
					REVISION RS		CHECK RS		



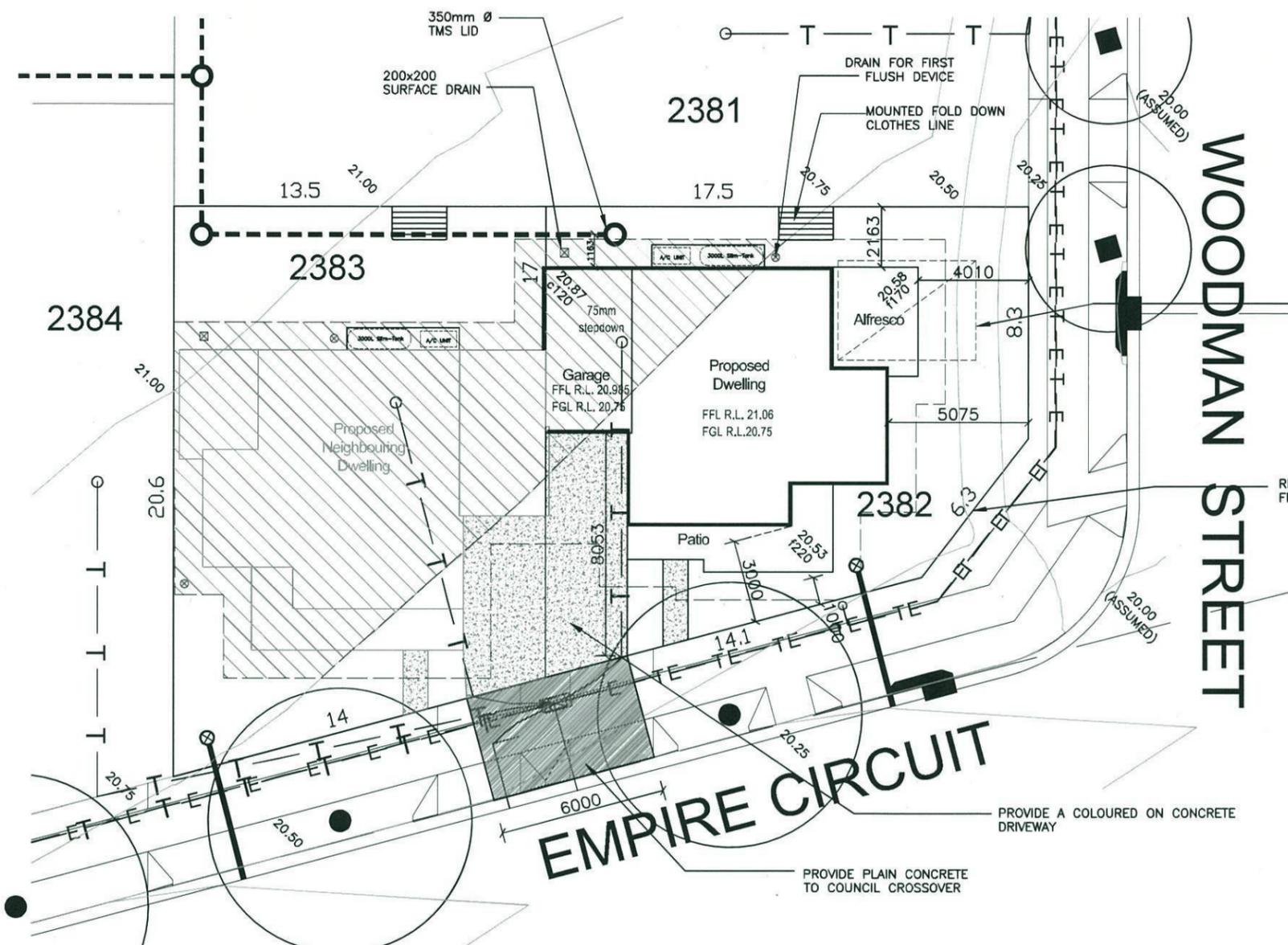
7 FENCE TYPE 4b - Rear Boundary
 1:50 All Laneways (except Barlett Lane)
 Typical detail

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

<table border="1"> <tr> <th>REVISION</th> <th>DESCRIPTION</th> <th>DESIGNER</th> <th>CHECKER</th> <th>DATE</th> </tr> <tr> <td>A</td> <td>ISSUE COLOUR PLAN FOR CLIENT REVIEW</td> <td>RS</td> <td>BT</td> <td>11-06-14</td> </tr> <tr> <td>B</td> <td>AMEND COLOUR PLAN TO SHOW FENCE PIERS</td> <td>RS</td> <td>RS</td> <td>13-06-14</td> </tr> <tr> <td>C</td> <td>ISSUE DA PLAN FOR CLIENT REVIEW</td> <td>RS</td> <td>RS</td> <td>13-06-14</td> </tr> <tr> <td>D</td> <td>AMEND DA PLAN TO URBANGROWTH REQUEST</td> <td>RS</td> <td>RS</td> <td>23-06-14</td> </tr> </table>	REVISION	DESCRIPTION	DESIGNER	CHECKER	DATE	A	ISSUE COLOUR PLAN FOR CLIENT REVIEW	RS	BT	11-06-14	B	AMEND COLOUR PLAN TO SHOW FENCE PIERS	RS	RS	13-06-14	C	ISSUE DA PLAN FOR CLIENT REVIEW	RS	RS	13-06-14	D	AMEND DA PLAN TO URBANGROWTH REQUEST	RS	RS	23-06-14	<p>ecodesign <i>outdoor living environments</i></p> <p>PO Box 8136, Baulkham Hills BC, NSW 2153 Ph: (02) 9680 7712 Fax: (02) 9680 7705 Email: info@ecodesign.com.au Web: www.ecodesign.com.au</p> <p>Member of the Australian Institute of Landscape Designers and Architects</p>	<p>PROJECT: LOTS 2382-2383 EMPIRE CIRCUIT, PENRITH</p> <p>CLIENT: ZAC HOMES</p>	<p>PROJECT: NEW RESIDENCE</p> <p>DETAILS</p> <p>SCALE: 1:100 @ A3</p> <p>DATE: DA 04</p> <p>DESIGNER: RS CHECKER: RS DATE: 23-06-14 REVISION: D</p>
REVISION	DESCRIPTION	DESIGNER	CHECKER	DATE																								
A	ISSUE COLOUR PLAN FOR CLIENT REVIEW	RS	BT	11-06-14																								
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D	AMEND DA PLAN TO URBANGROWTH REQUEST	RS	RS	23-06-14																								



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 Reviewed *[Signature]* Date *7/7/14*

P.P.O.S.
3.6Mx5M

REFER TO LANDSCAPE PLAN FOR
FRONT FENCING DETAILS

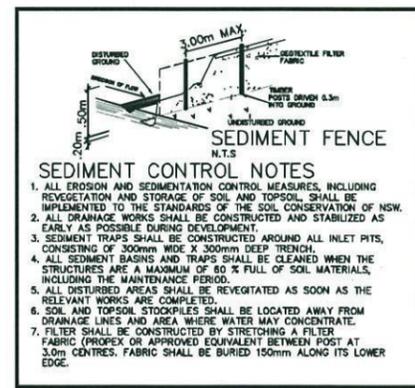
M CLASS SITE

LOT 2382 AREAS	
SITE:	248.90m ²
GROUND FLOOR:	75.20m ²
FIRST FLOOR:	68.98m ²
GARAGE:	19.01m ²
PORCH:	13.42m ²
ALFRESCO:	11.41m ²
BALCONY:	7.85m ²
TOTAL:	195.87m ²

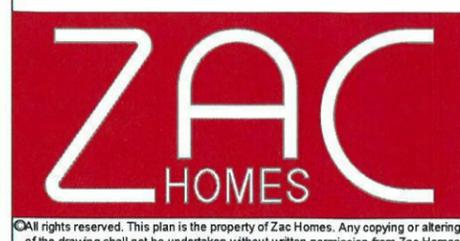
LANDSCAPE AREA	
SITE AREA:	248.9m ²
TOTAL HARD SURFACE AREAS:	146.73m ²
REMAINING SOFT AREA:	102.17m ²
LANDSCAPE AREA:	41.0%
MINIMUM REQUIRED BY COUNCIL:	N/A%

P.O.S. AREA 68.84m² (27.7%)

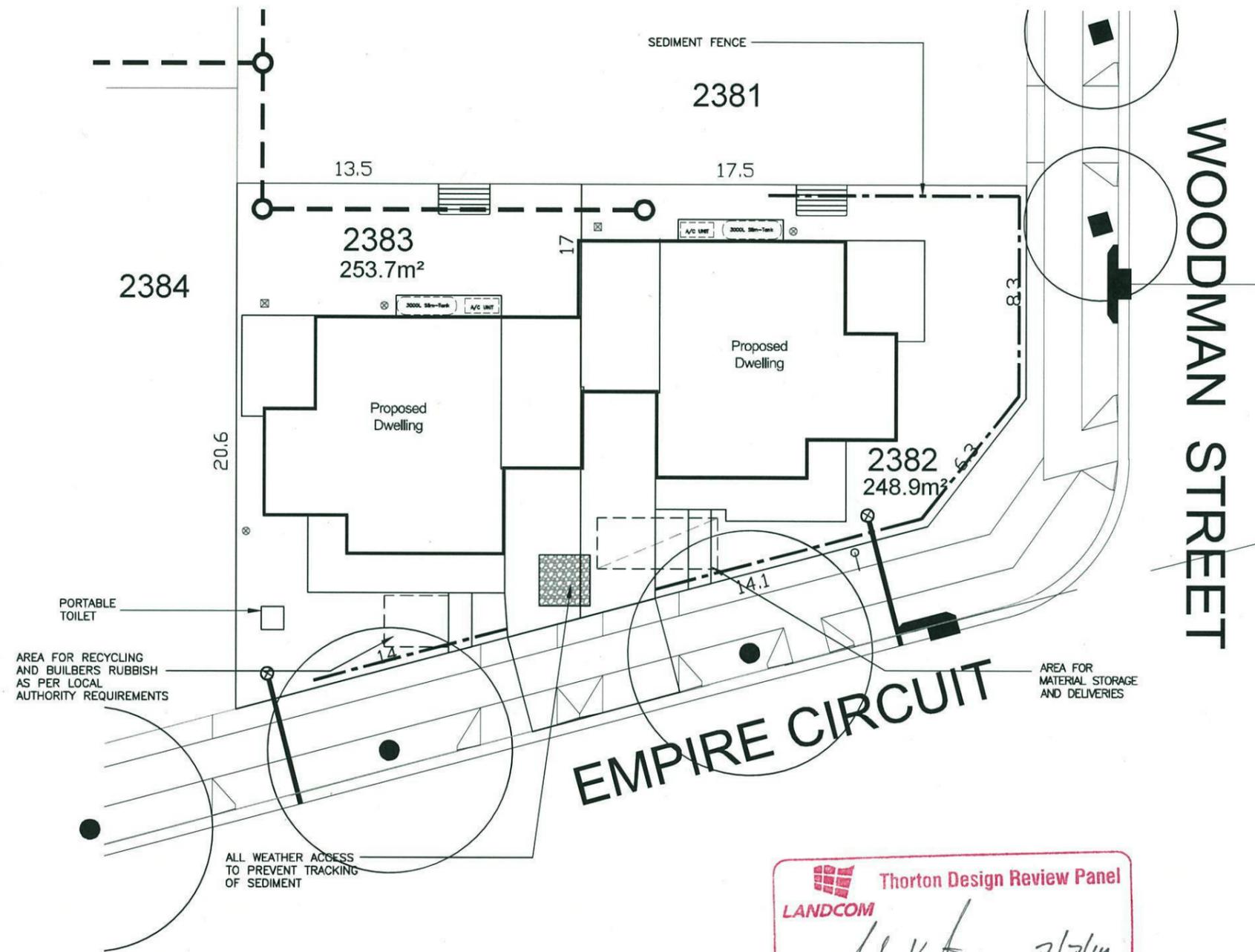
- STORMWATER PIT & DRAINAGE LINE
- SEWER STRUCTURE, LINE & CONCRETE ENCASING
- WATER MAIN, HYDRANT & STOP VALVE
- WATER METER
- STREET LIGHT
- ELECTRICAL LV PILLAR & CONDUIT
- NBN PIT & CONDUIT
- GAS MAIN



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.



Product: THORNTON CORNER PRODUCT Double storey duplex	Client: UrbanGrowth	Dwg Title: Site Plan	Sheet: A3	Scale: 1:200	ISSUE DATE DESCRIPTION	DRAWN E.G.
	Site Address: LOT 2382 IN D.P.1171491 Cnr Woodman Street & Empire Circuit, Thornton	Date: 04.07.2014	Sheet No.: 1	Issue: A	A 04.07.14 DEVELOPER APPROVAL DWGS	
	Council: PENRITH CITY COUNCIL	Job No.: 214056				



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.

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 LANDCOM
 Reviewed: *Jul 16/14* Date: *7/7/14*

WASTE MANAGEMENT PLAN

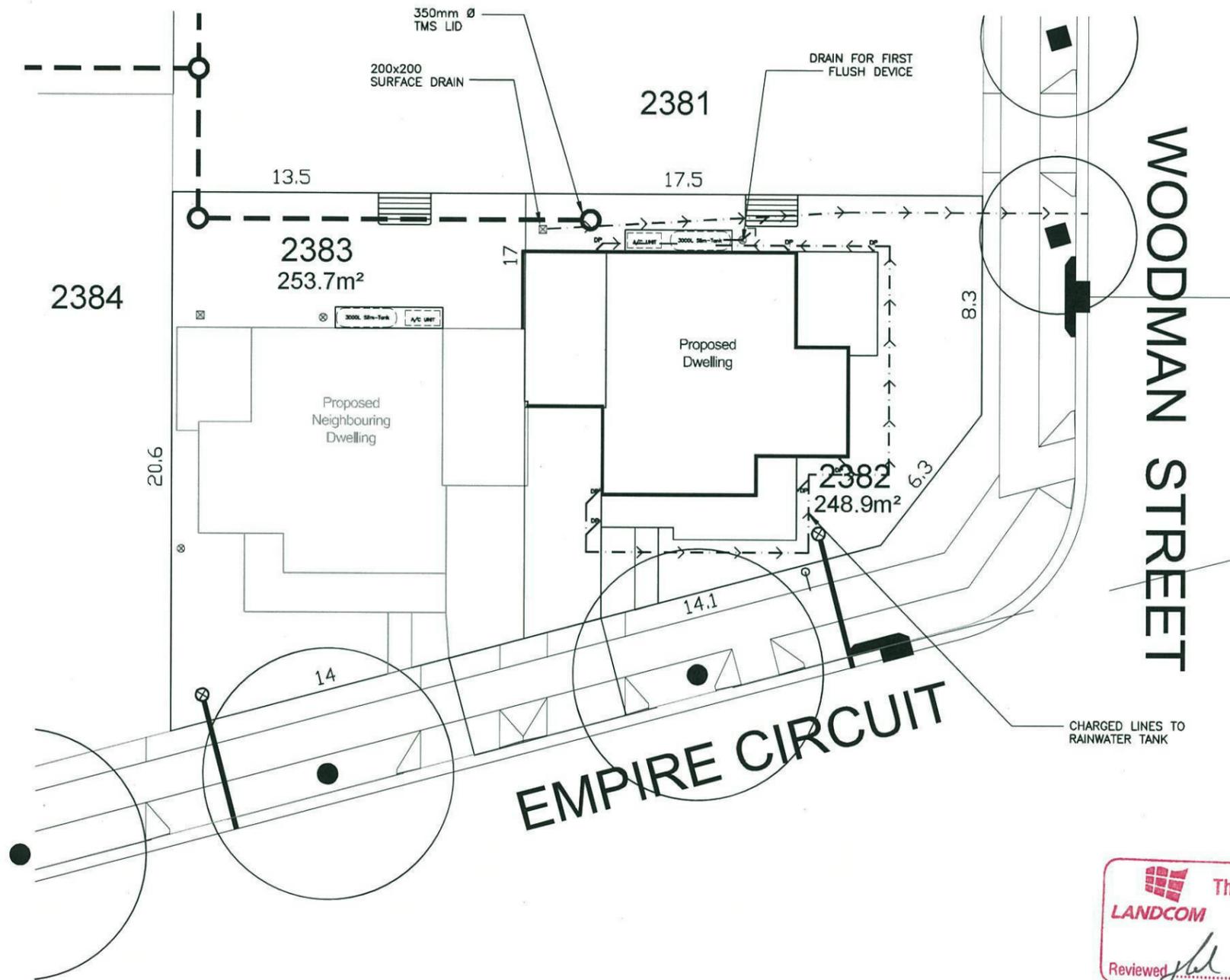


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	Site Address: LOT 2382 IN D.P.1171491 Cnr Woodman Street & Empire Circuit, Thornton	Date: 04.07.2014	Council: PENRITH CITY COUNCIL	Sheet No.: 1A	Issue: A			
			Job No.: 214056					

**STORMWATER DRAINAGE
LINES TO STREET**

DRAINAGE LEGEND

- ☒ 200x200 SURFACE DRAIN
- ⊗ 100 DIA. 1% MIN. uPVC SEWER GRADE SURFACE DRAIN UNDER GRAVEL WITH GEO-FABRIC COVER



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 LANDCOM
 Reviewed *[Signature]* Date 7/7/14

LOT 2382
STORM WATER PLAN



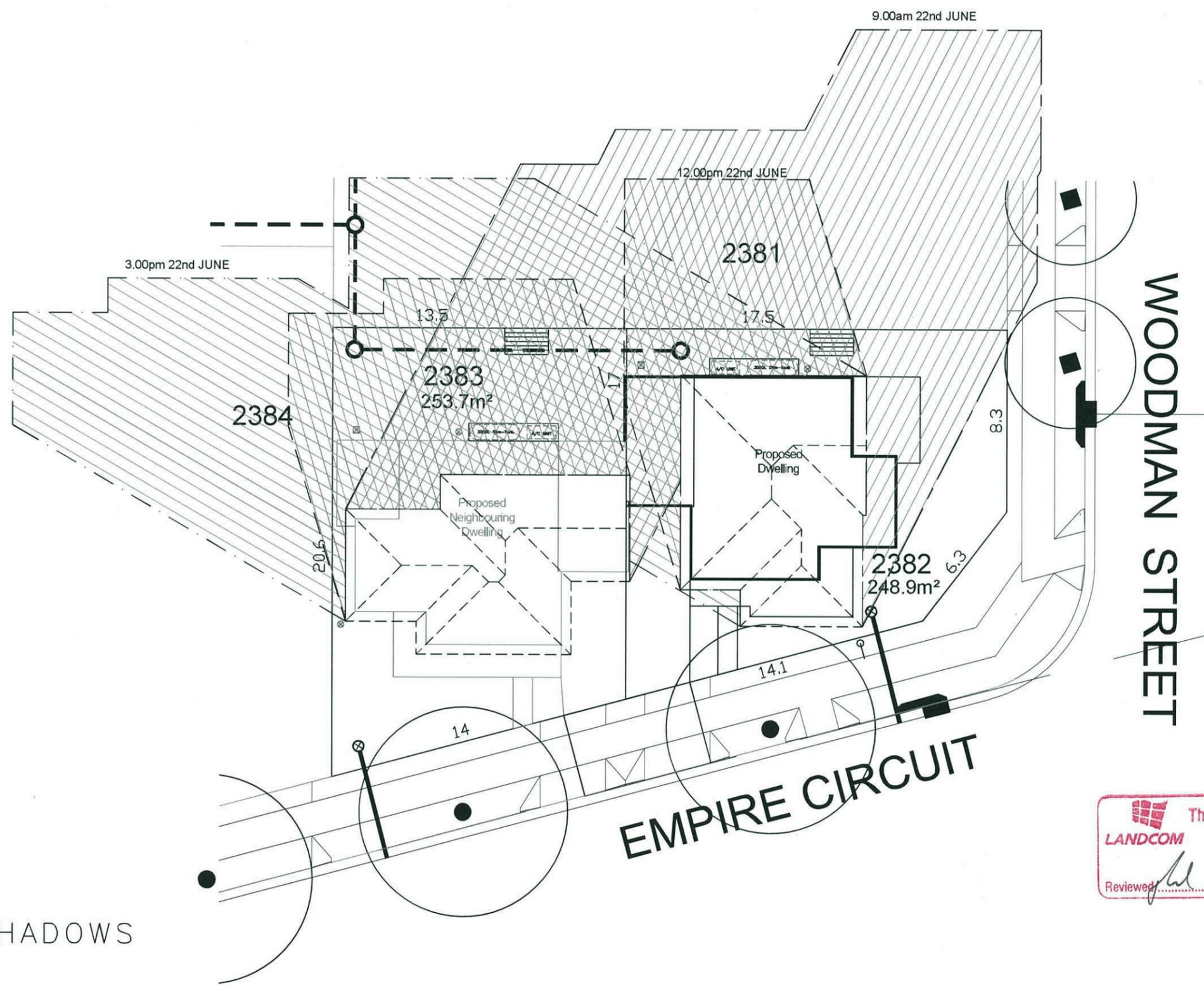
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**THORNTON
CORNER PRODUCT**
Double storey duplex

Client:
UrbanGrowth
Site Address:
LOT 2382 IN D.P.1171491
Cnr Woodman Street & Empire Circuit,
Thornton

Dwg Title:
STORMWATER PLAN
Date:
04.07.2014
Council:
PENRITH CITY COUNCIL

Sheet:
A3
Scale:
1:200
Sheet No.
1B
Issue:
A
Job No:
214056

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LOT 2382 SHADOWS

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 Reviewed: *[Signature]* Date: 7/7/14



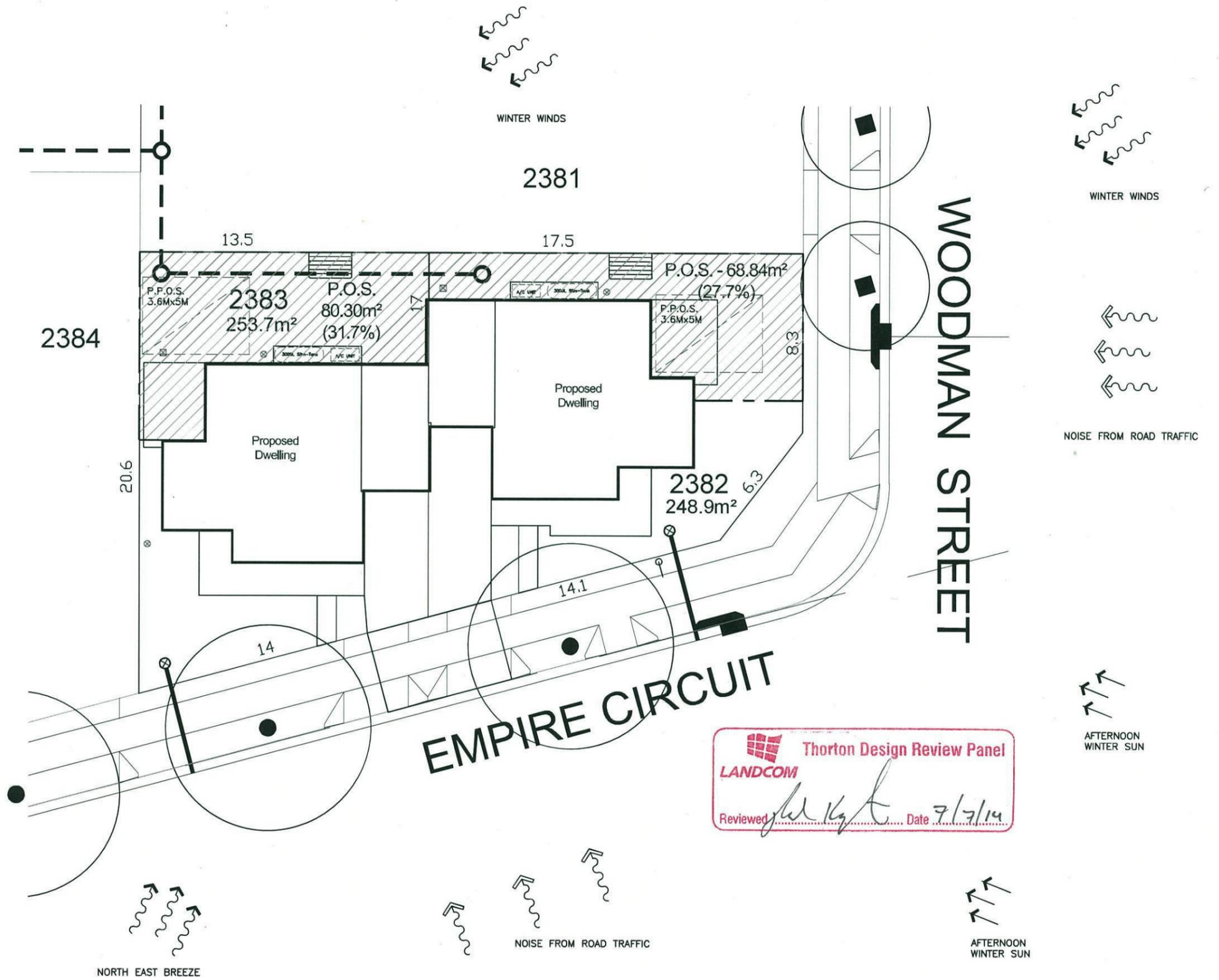
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**THORNTON
 CORNER PRODUCT**
 Double storey duplex

Client:
UrbanGrowth
 Site Address:
 LOT 2382 IN D.P.1171491
 Cnr Woodman Street & Empire Circuit,
 Thornton

Dwg Title:
SHADOWS
 Date:
 04.07.2014
 Council:
PENRITH CITY COUNCIL

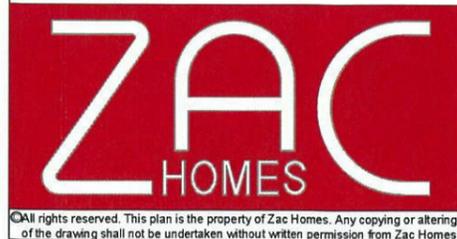
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214056

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SITE ANALYSIS

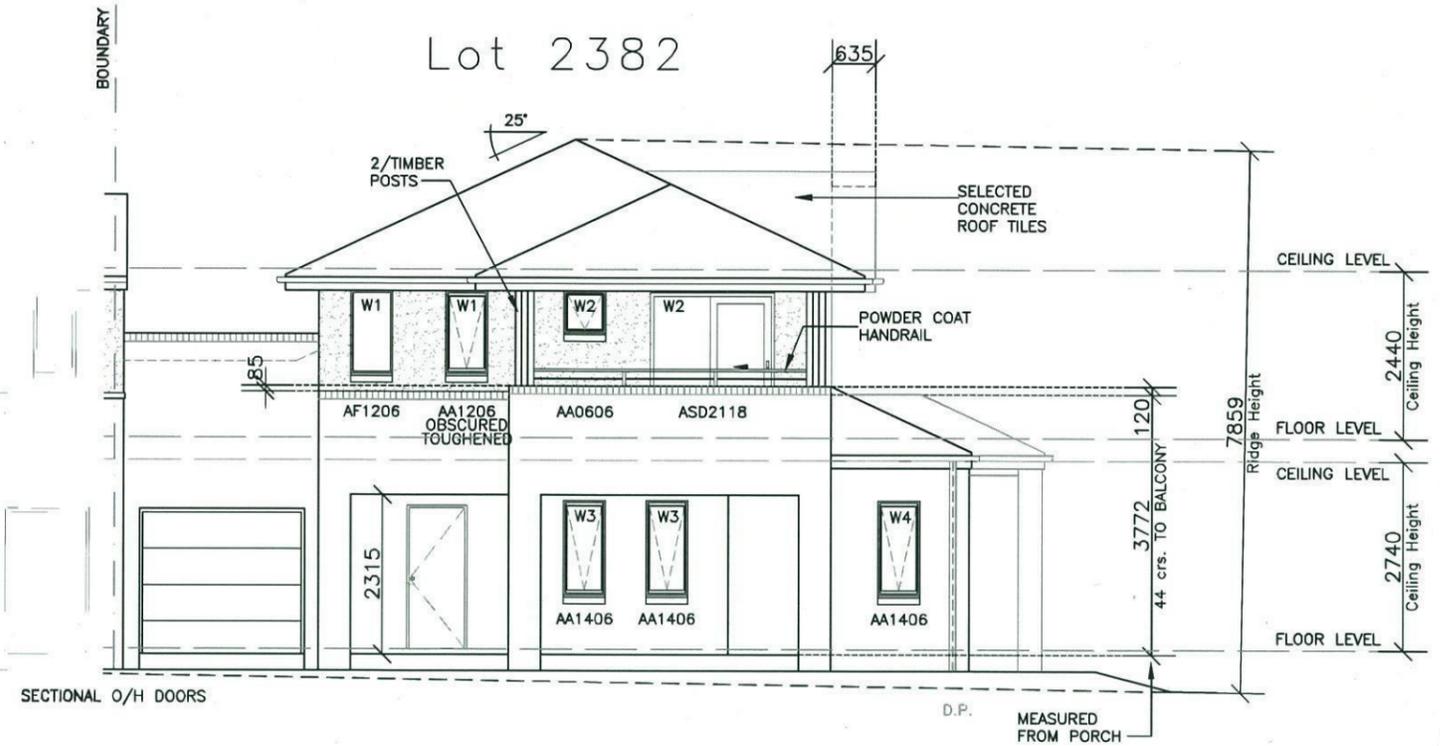
Thorton Design Review Panel
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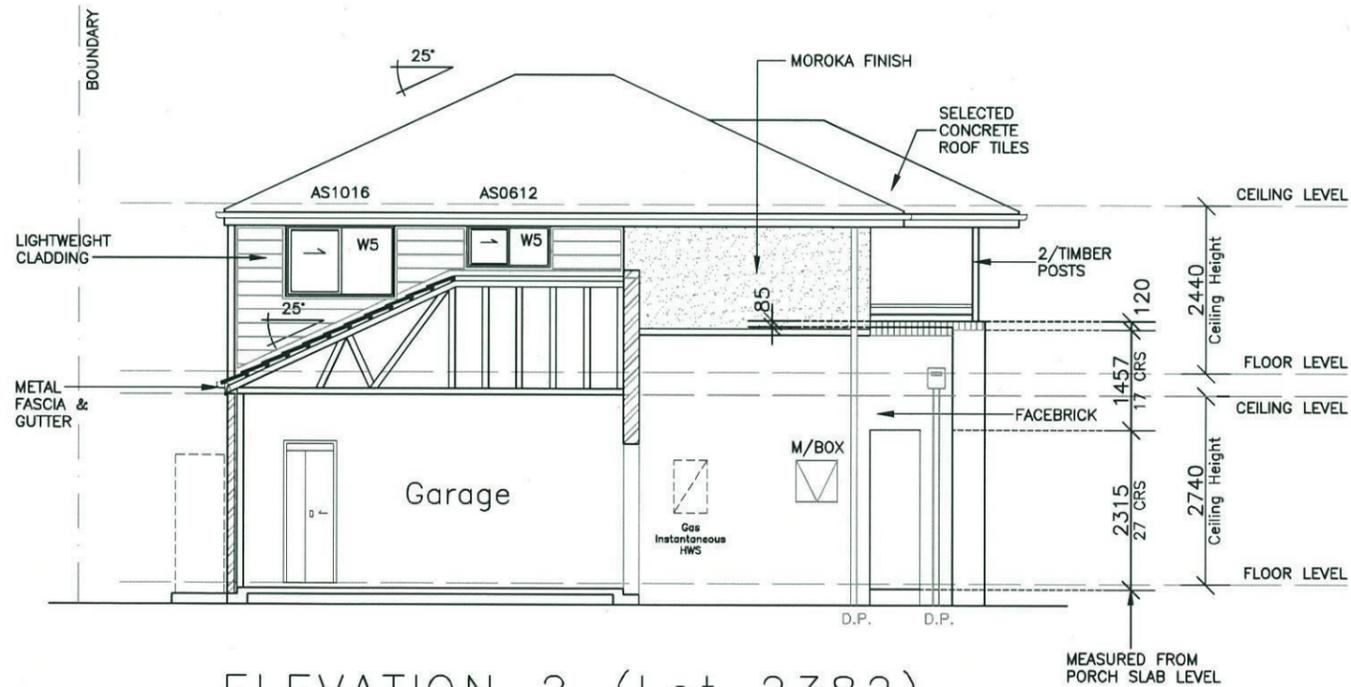
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	Site Address: LOT 2382 IN D.P.1171491 Cnr Woodman Street & Empire Circuit, Thornton	Date: 04.07.2014	Council: PENRITH CITY COUNCIL	Sheet No. 1D	Issue: A			
			Job No: 214056					

Lot 2383

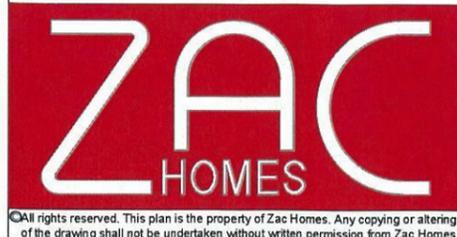
Lot 2382



ELEVATION 1



ELEVATION 2 (Lot 2382)



Product:
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CORNER PRODUCT**
Double storey duplex

Client:
UrbanGrowth
Site Address:
LOT 2382 IN D.P.1171491
Cnr Woodman Street & Empire Circuit,
Thornton

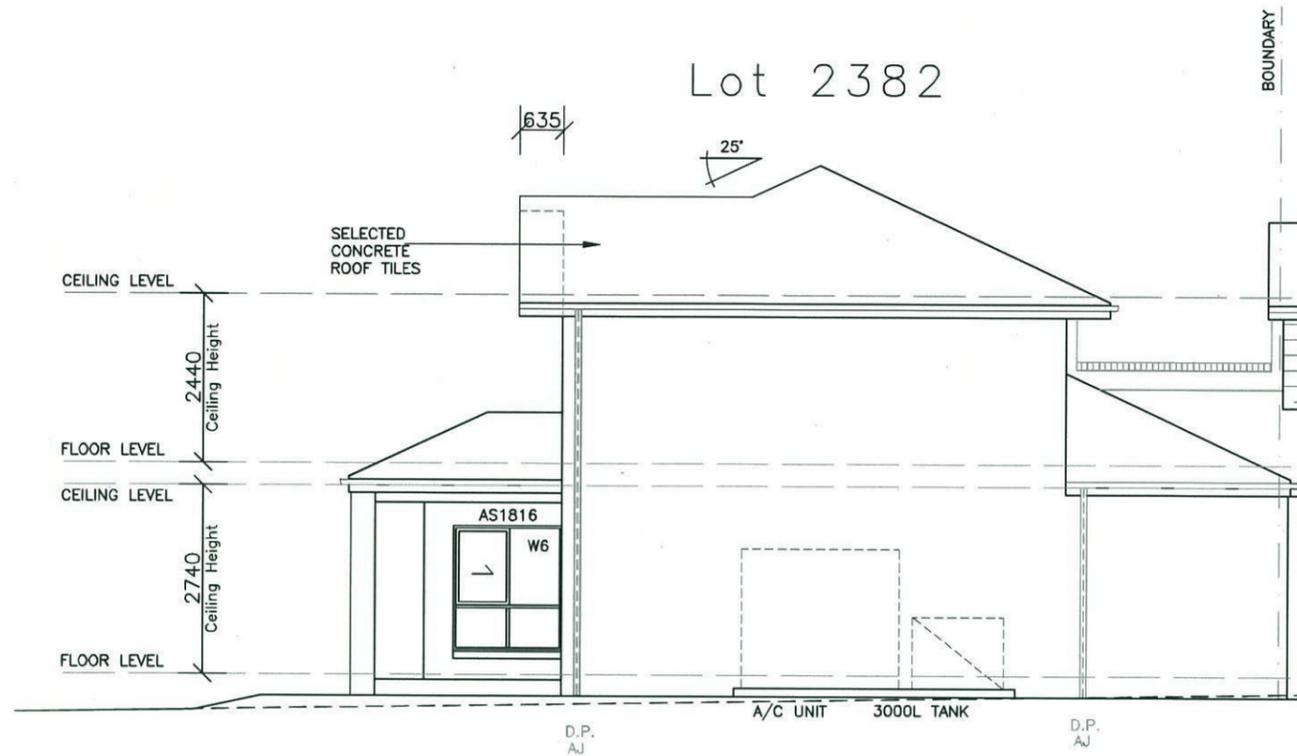
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04.07.2014
Council:
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Job No:
214056

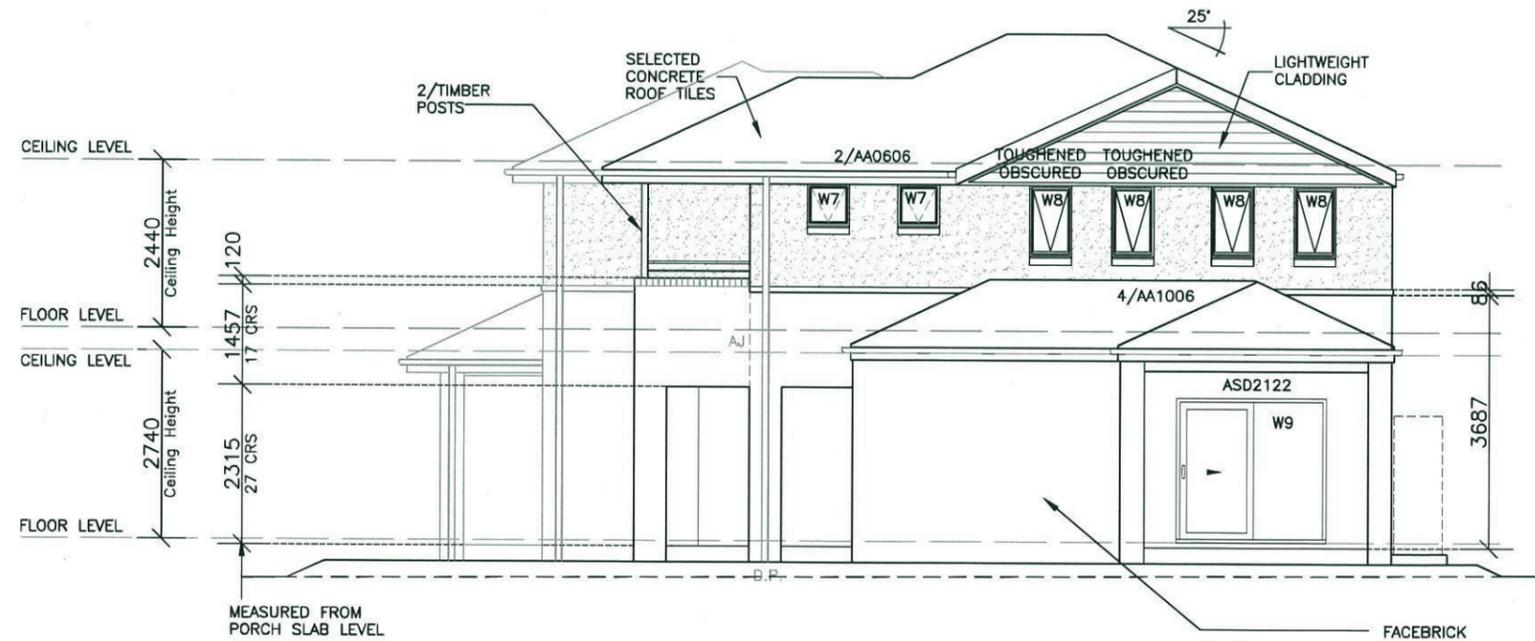
ISSUE	DATE	DESCRIPTION	DRAWN
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Lot 2383

Lot 2382



ELEVATION 3



ELEVATION 4 (Lot 2382)



Product:
**THORNTON
CORNER PRODUCT**
Double storey duplex

Client:
UrbanGrowth
Site Address:
LOT 2382 IN D.P.1171491
Cnr Woodman Street & Empire Circuit,
Thornton

Dwg Title:
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Date:
04.07.2014
Council:
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