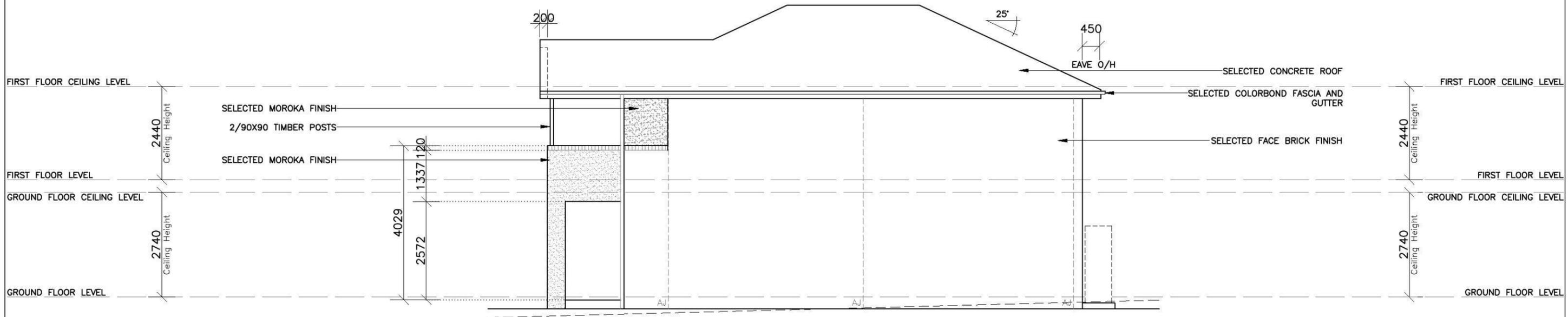




ELEVATION 1

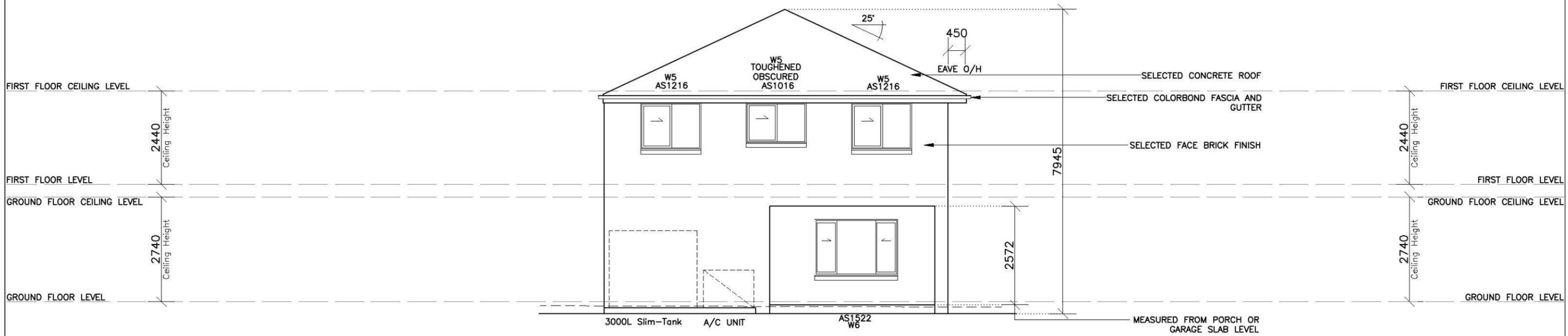


ELEVATION 2

ELEVATIONS



Product: Design Custom Facade Rear Loaded Garage	Client: ZAC HOMES	Dwg Title: ELEVATIONS	Sheet: A3	Scale: 1:100	ISSUE	DATE	DESCRIPTION	DRAWN
	Site Address: LOT 2220 WILLIAM HART CRES, THORNTON PENRITH 2750	Date: 05.05.14	Sheet No. 4	Issue: B	A	05.05.14	D.A. ISSUE	S.G.
	Council: PENRITH COUNCIL		Job No: 214027		B	15.05.14	AMENDED DRIVEWAY TO SUIT LANDSCAPE PLAN	E.G.



ELEVATION 3



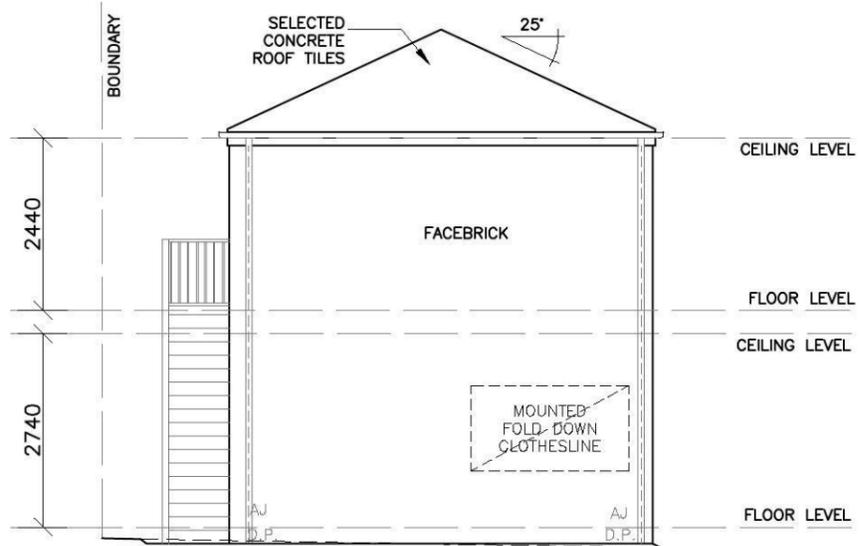
ELEVATION 4

ELEVATIONS

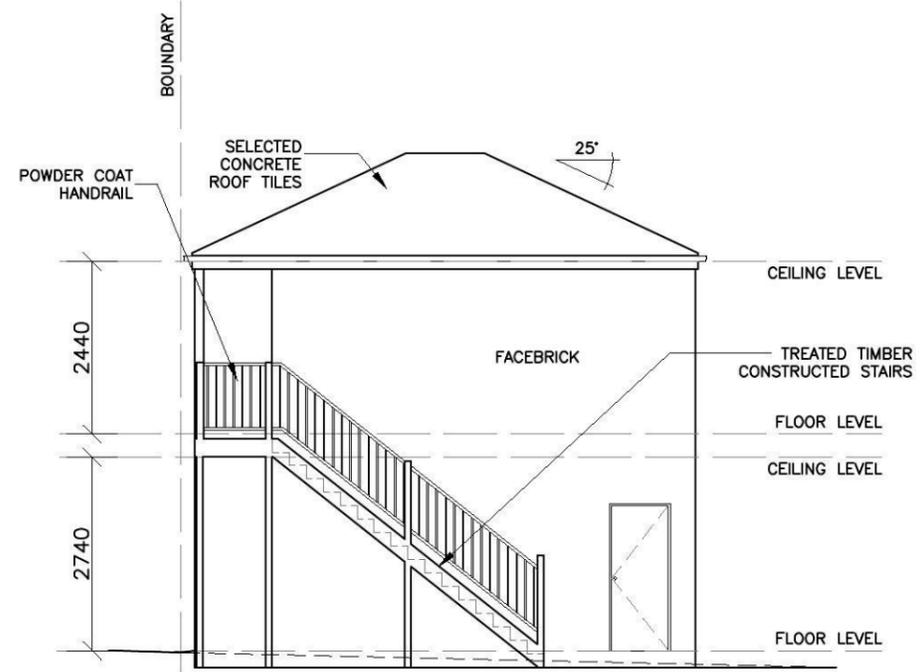


Product: Design Custom Facade Rear Loaded Garage	Client: ZAC HOMES	Dwg Title: ELEVATIONS	Sheet: A3	Scale: 1:100	ISSUE DATE DESCRIPTION	DRAWN S.G. E.G.
	Site Address: LOT 2220 WILLIAM HART CRES, THORNTON PENRITH 2750	Date: 05.05.14	Sheet No.: 5	Issue: B	A 05.05.14 D.A. ISSUE B 15.05.14 AMENDED DRIVEWAY TO SUIT LANDSCAPE PLAN	
	Council: PENRITH COUNCIL	Job No.: 214027				

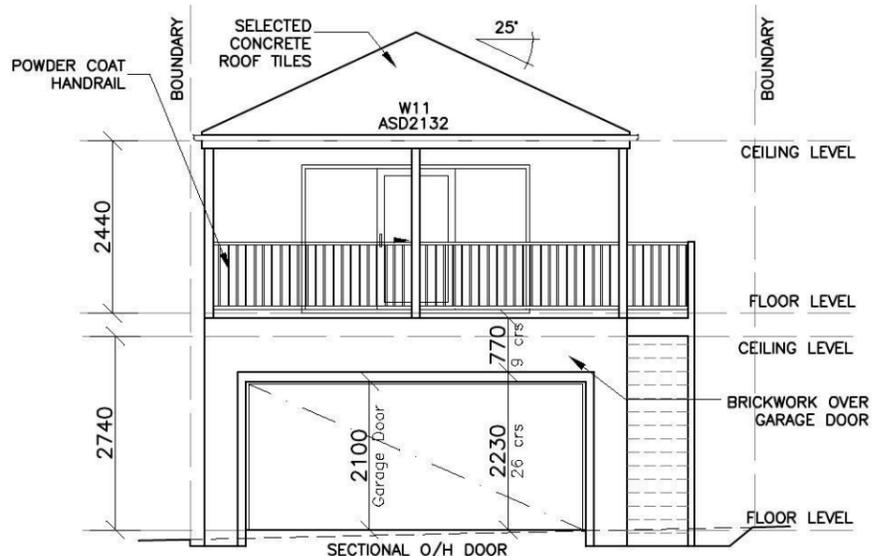
Version: 1, Version Date: 04/06/2014



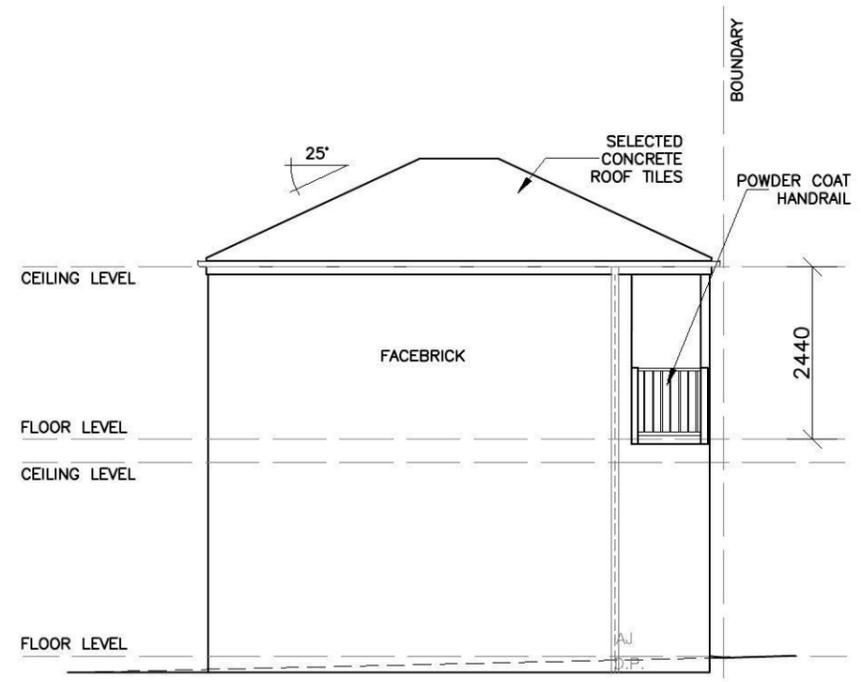
ELEVATION 1a



ELEVATION 2a



ELEVATION 3a

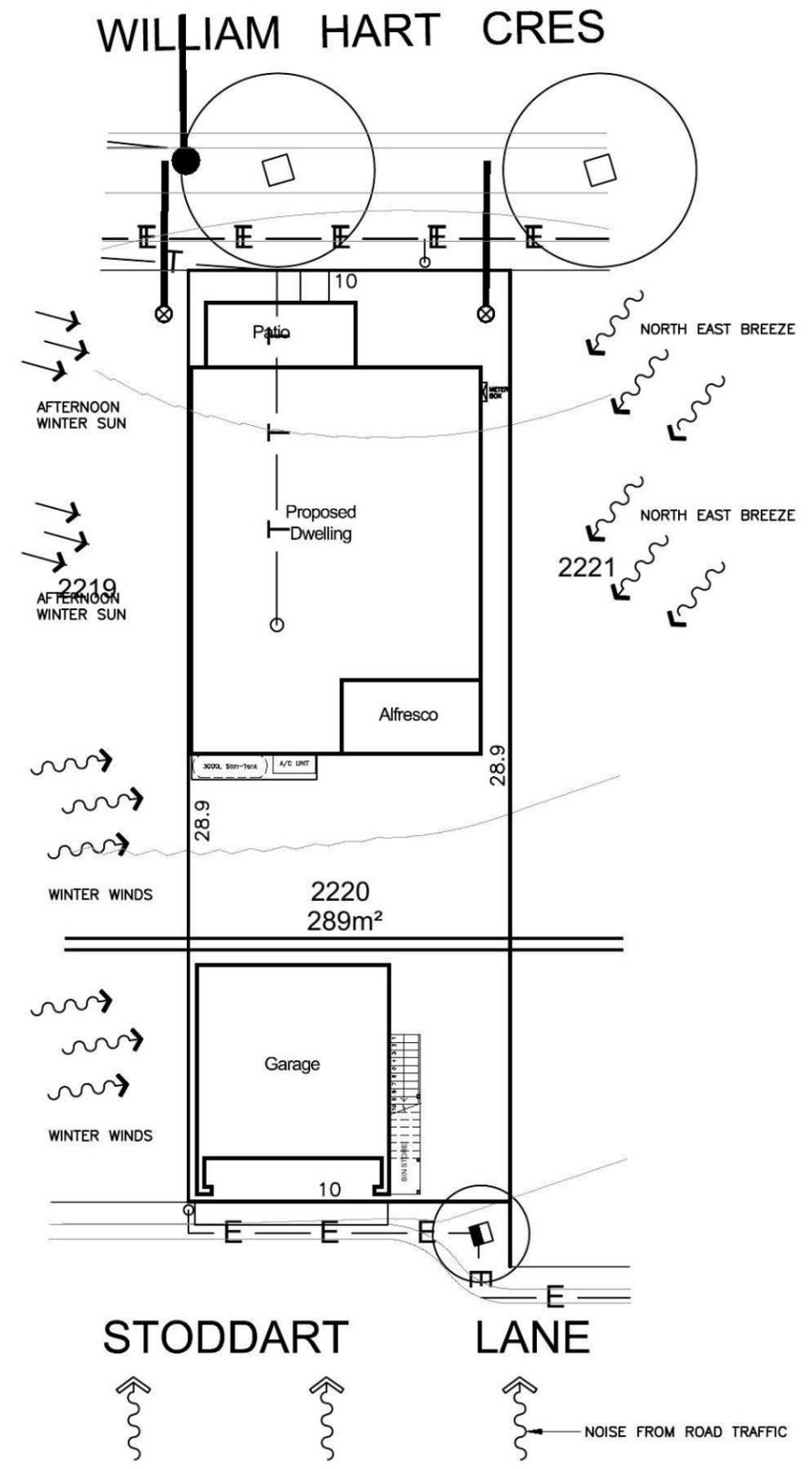
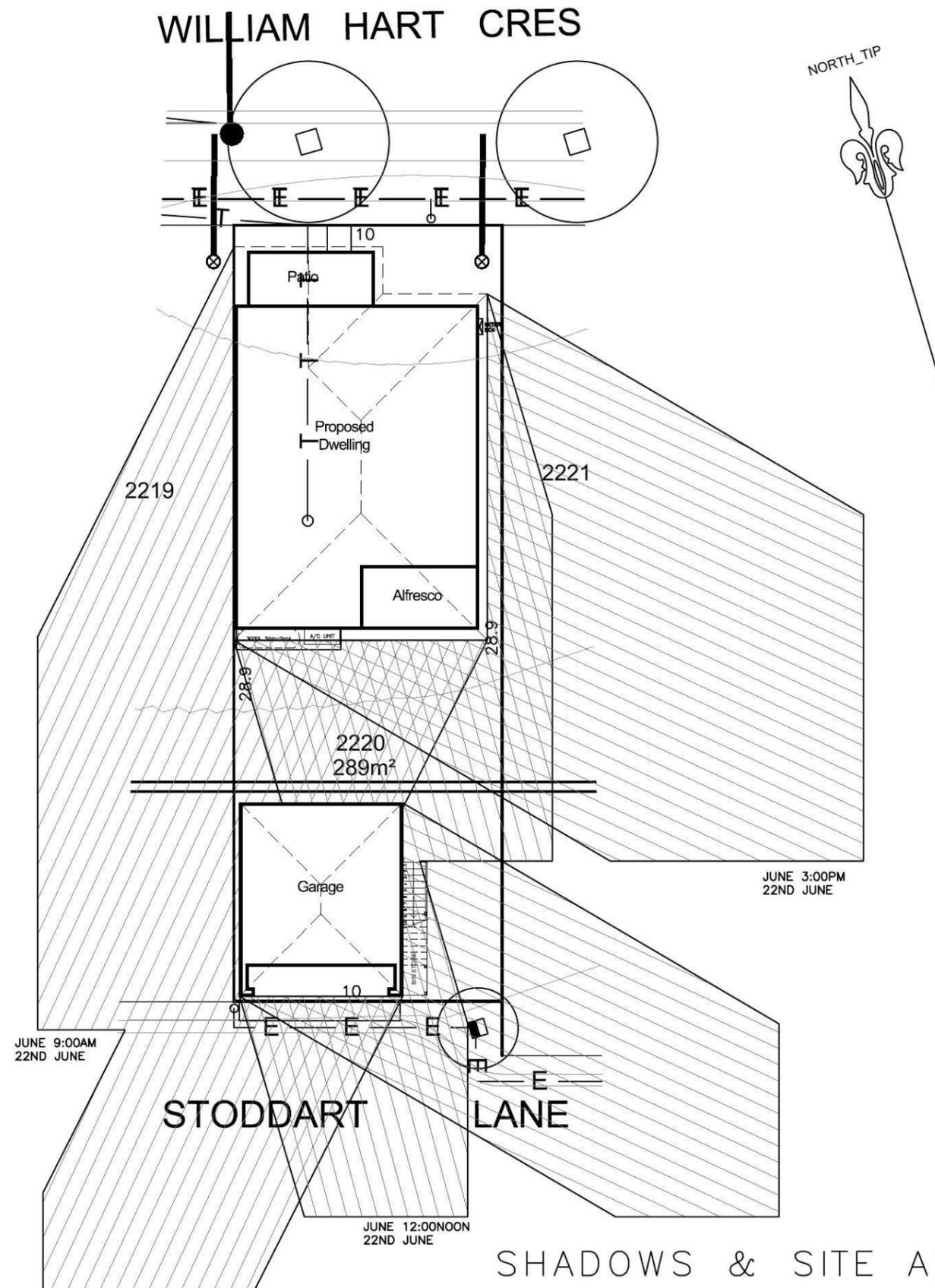


ELEVATION 4a

ELEVATIONS



Product: Design Custom Facade Rear Loaded Garage	Client: ZAC HOMES	Dwg Title: ELEVATIONS	Sheet: A3	Scale: 1:100	ISSUE	DATE	DESCRIPTION	DRAWN
	Site Address: LOT 2220 WILLIAM HART CRES, THORNTON PENRITH 2750	Date: 05.05.14	Sheet No. 6	Issue: B	A	05.05.14	D.A. ISSUE	S.G.
	Council: PENRITH COUNCIL	Job No: 214027			B	15.05.14	AMENDED DRIVEWAY TO SUIT LANDSCAPE PLAN	E.G.



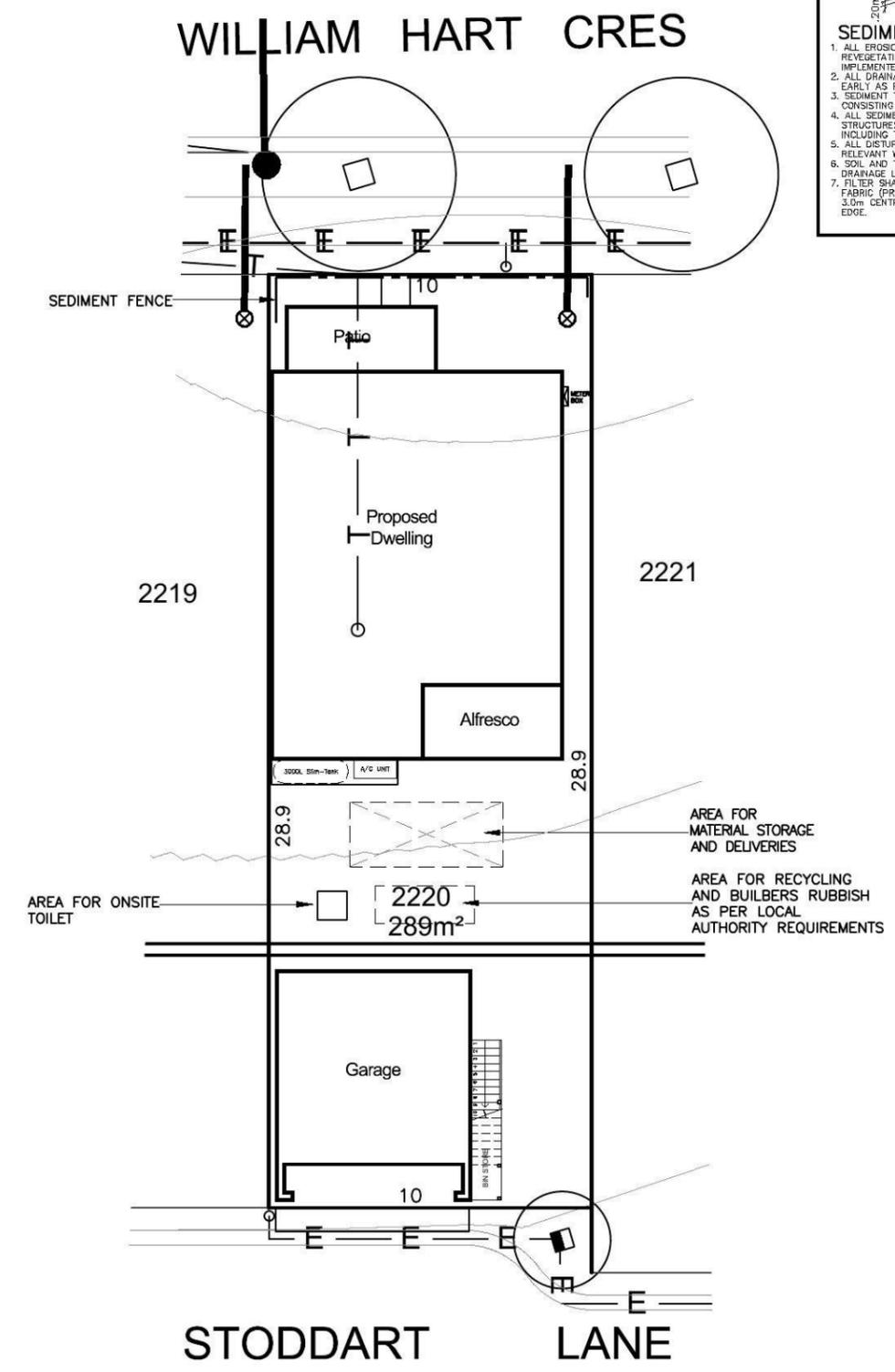
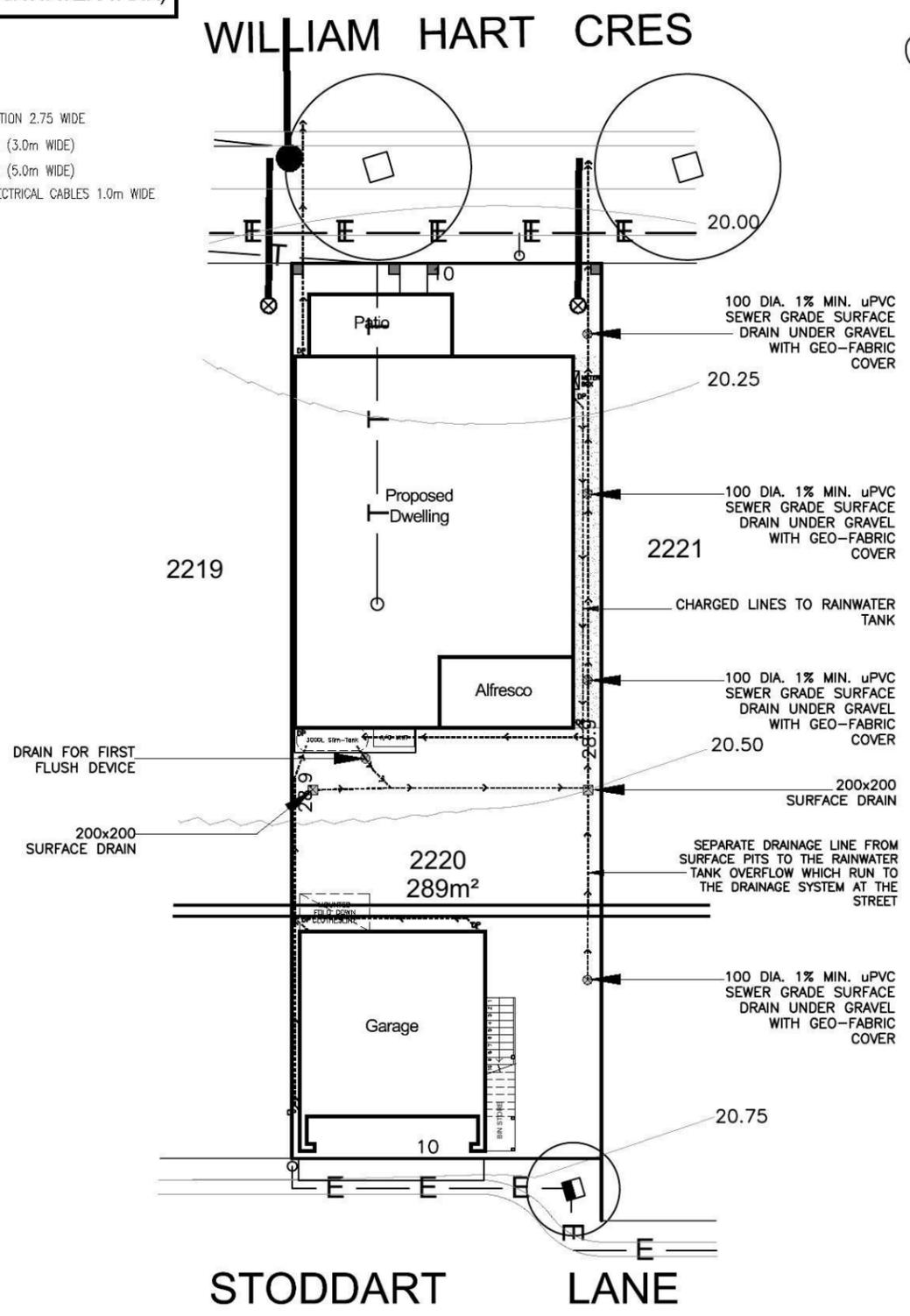
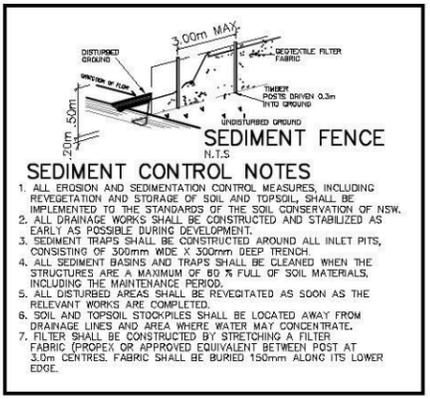
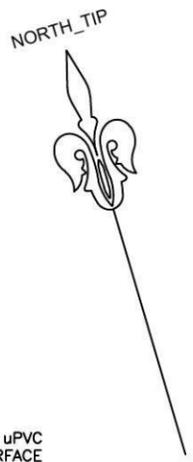
SHADOWS & SITE ANALYSIS PLAN



Product: Design Custom Facade Rear Loaded Garage	Client: ZAC HOMES	Dwg Title: SHADOWS AND SITE ANALYSIS	Sheet: A3	Scale: 1:200	ISSUE	DATE	DESCRIPTION	DRAWN
	Site Address: LOT 2220 WILLIAM HART CRES, THORNTON PENRITH 2750	Date: 05.05.14	Sheet No. 1A	Issue: B	A	05.05.14	D.A. ISSUE	S.G.
	Council: PENRITH COUNCIL	Job No: 214027			B	15.05.14	AMENDED DRIVEWAY TO SUIT LANDSCAPE PLAN	E.G.

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

- PROPOSED DRAINAGE EASEMENT 1.5 WIDE
- ⊕ PROPOSED DRAINAGE EASEMENT 2.0 WIDE
- * PROPOSED RETAINING WALLS
- ⊗ EASEMENT FOR SERVICES 3.0m WIDE
- ▣ PROPOSED EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
- ⊙ PROPOSED RESTRICTION IN THE USE OF LAND (3.0m WIDE)
- ⊘ PROPOSED RESTRICTION IN THE USE OF LAND (5.0m WIDE)
- ⊚ PROPOSED EASEMENT FOR UNDERGROUND ELECTRICAL CABLES 1.0m WIDE



STORMWATER & SITE MANAGEMENT PLAN



Product: Design Custom Facade Rear Loaded Garage	Client: ZAC HOMES	Dwg Title: STORMWATER & WASTE MANAGEMENT	Sheet: A3	Scale: 1:200	ISSUE	DATE	DESCRIPTION	DRAWN
	Site Address: LOT 2220 WILLIAM HART CRES, THORNTON PENRITH 2750	Date: 05.05.14	Sheet No. 1B	Issue: B	A	05.05.14	D.A. ISSUE	S.G.
	Council: PENRITH COUNCIL	Job No: 214027			B	15.05.14	AMENDED DRIVEWAY TO SUIT LANDSCAPE PLAN	E.G.

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Version: 1, Version Date: 04/06/2014

Lot 2220 William Hart

PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aw	Agapanthus 'White'	White Agapanthus	11	200mm	0.5m
Dg	Dietes grandiflora	Wild Iris	7	200mm	1m
Fzk	Fraxinus omus 'Meczek'	Designer Flowering Ash	1	75L	5m
Oi	Ophiopogon 'Stripey White'	Stripey White Mondo Grass	15	150mm	0.3-0.4m
Vo	Viburnum odoratissimum	Sweet Viburnum	10	300mm	2.5m
Vh	Viola hederacea	Native Violet	20	150mm	0.1m

STODDART 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-leaved Lomandra	8	140mm	0.45m

STODDART LANE CROSS-OVER - Supply + construction by BUILDER

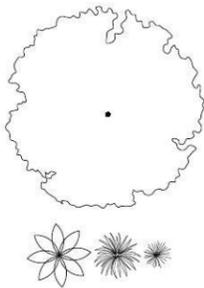
MATERIAL SCHEDULE

	Area m ² URBANGROWTH*	Area m ² BUILDER**
HEADER COURSE		
Concrete pavers 'Adbri Stradapave', 300x300x50mm in 'Charcoal' colour, laid in stackbond pattern	4.50	3.10
IN-FILL PAVEMENT		
Concrete pavers 'Adbri Havenbrick', 200x100x50mm in 'Brushwood' colour, laid in herringbone pattern	2.95	3.80
Total area	7.45	6.90

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

LOT PLANTING SUMMARY

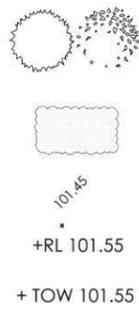
Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
64	10	11	43	1



LEGEND

Proposed trees - refer to plant schedule

Proposed accents & grasses - refer to plant schedule



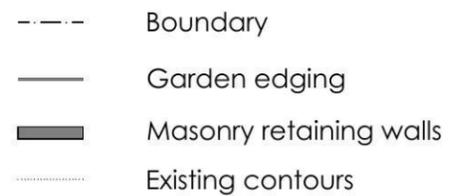
Proposed shrubs - refer to plant schedule

Proposed groundcovers and grasses - refer to plant schedule

Existing levels

Proposed levels

Proposed Top Of Wall levels

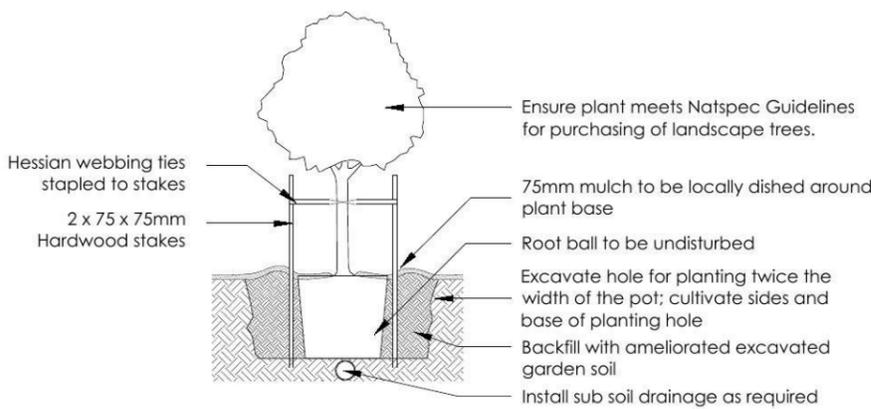


Boundary

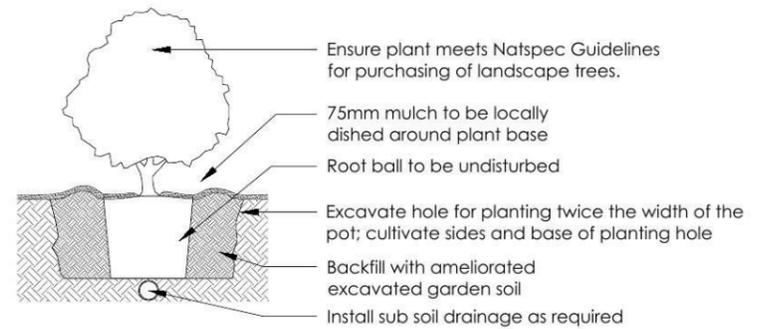
Garden edging

Masonry retaining walls

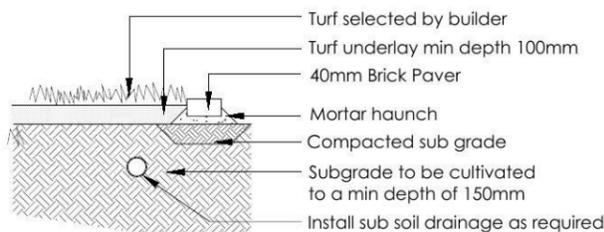
Existing contours



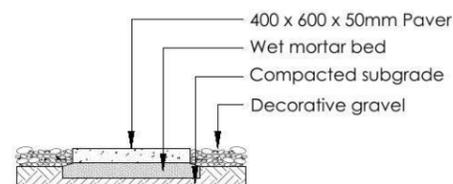
1 Tree Planting Detail
NTS 25L - 100L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size



3 Turf Detail
NTS Brick Paver Edge



4 Stepping stones in gravel
NTS Low traffic zone

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE FOR CLIENT REVIEW	EW	RS	05-05-14
B	ISSUE FOR CLIENT REVIEW	EW	RS	07-05-14

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outdoor living environments

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Email: info@ecodeign.com.au
Web: www.ecodeign.com.au
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ADDRESS: **LOT 2220 WILLIAM HART CRESCENT, PENRITH**

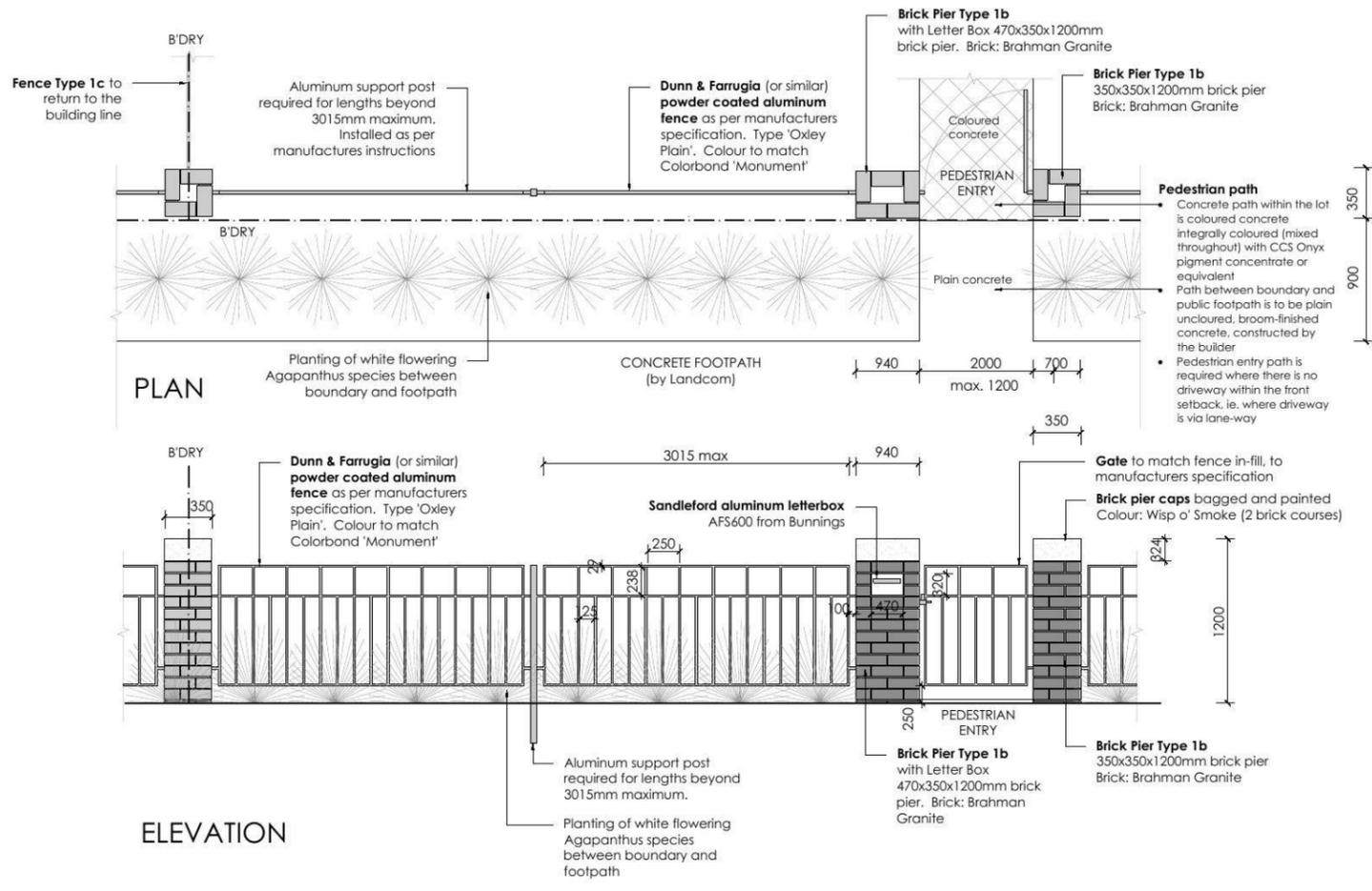
CLIENT: **ZAC HOMES**

PROJECT: **NEW RESIDENCE**

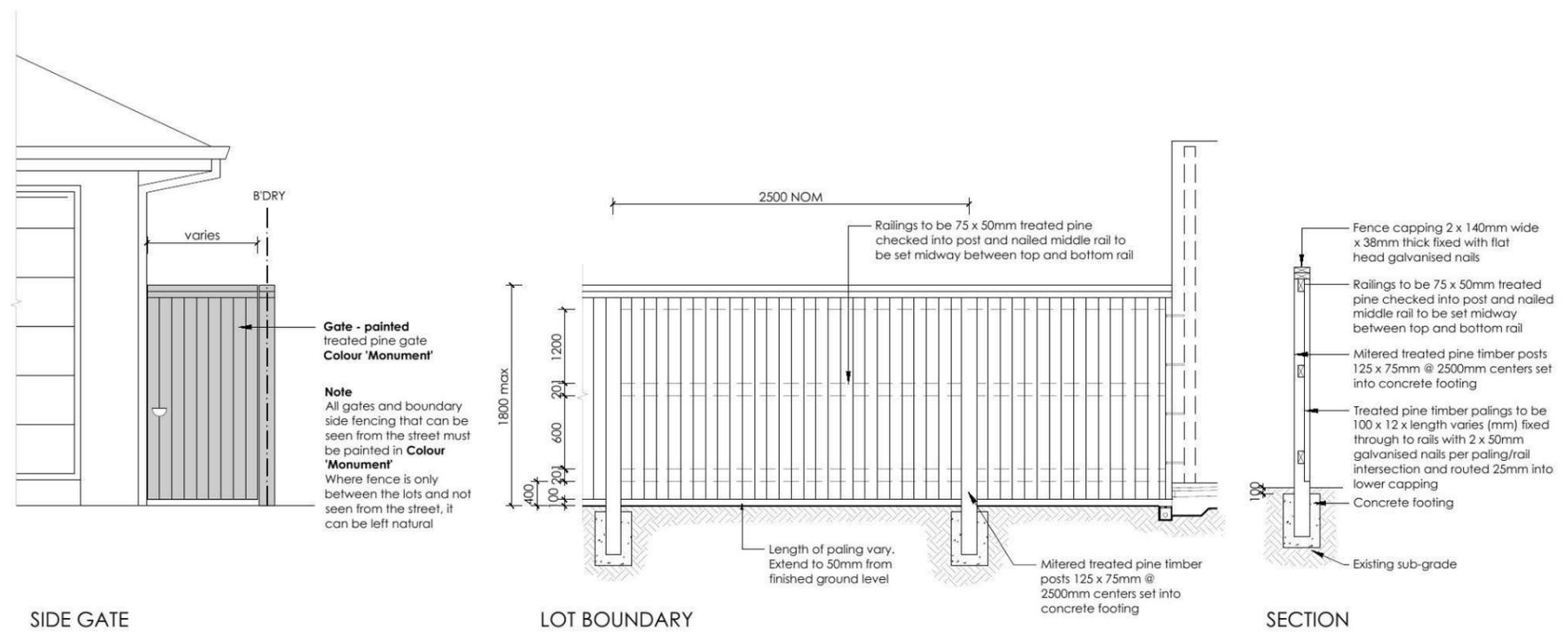
DRAWING: **LANDSCAPE PLAN**

SCALE: **1:100 @ A3** DRAW: **DA** SHEET: **02**

DRAWN: **EW** CHECK: **RS** DATE: **07-05-14** REVISION: **A**



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



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

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE FOR CLIENT REVIEW	EW	RS	05-05-14
B	ISSUE FOR CLIENT REVIEW	EW	RS	07-05-14

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PROJECT: **NEW RESIDENCE**

ADDRESS: **LOT 2218 WILLIAM HART CRESCENT, PENRITH**

CLIENT: **ZAC HOMES**

SCALE: **1:100 @ A3**

DRAWN: **EW** CHECK: **RS** DATE: **07-05-14**

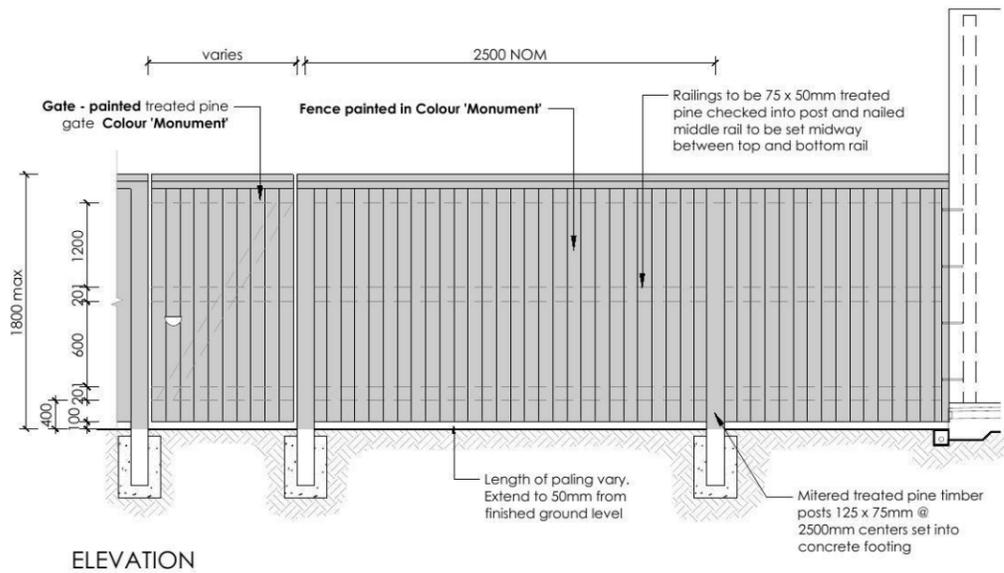
DATE: **07-05-14**

REVISION: **A**

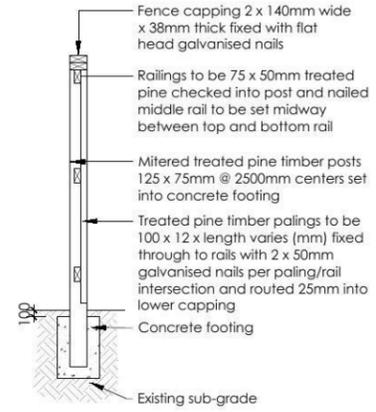
PROJECT: **NEW RESIDENCE**

DRAWING: **LANDSCAPE PLAN**

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



ELEVATION



SECTION

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

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE FOR CLIENT REVIEW	EW	RS	05-05-14
B	ISSUE FOR CLIENT REVIEW	EW	RS	07-05-14



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ADDRESS		PROJECT	
LOT 2218 - LOT 2225 WILLIAM HART CRESCENT, PENRITH		NEW RESIDENCE	
CLIENT		DRAWING	
ZAC HOMES		LANDSCAPE PLAN	
		SCALE	SHEET
		1:100 @ A3	04
		DRAWN	DATE
		EW	07-05-14
		CHECK	REVISION
		RS	A



Lot 2220 William Hart

PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aw	Agapanthus 'White'	White Agapanthus	11	200mm	0.5m
Dg	Dietes grandiflora	Wild Iris	7	200mm	1m
Fzk	Fraxinus omus 'Meczek'	Designer Flowering Ash	1	75L	5m
Oi	Ophiopogon 'Stripey White'	Stripey White Mondo Grass	15	150mm	0.3-0.4m
Vo	Viburnum odoratissimum	Sweet Viburnum	10	300mm	2.5m
Vh	Viola hederacea	Native Violet	20	150mm	0.1m



STODDART 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	8	140mm	0.45m

STODDART LANE CROSS-OVER - Supply + construction by BUILDER

MATERIAL SCHEDULE

HEADER COURSE

Concrete pavers 'Adbri Stradapave', 300x300x50mm in 'Charcoal' colour, laid in stackbond pattern

Area m ² URBANGROWTH*	Area m ² BUILDER**
4.50	3.10

IN-FILL PAVEMENT

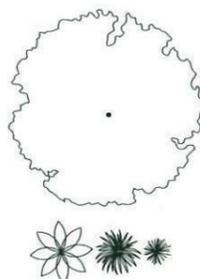
Concrete pavers 'Adbri Havenbrick', 200x100x50mm in 'Brushwood' colour, laid in herringbone pattern

2.95	3.80
Total area	7.45
	6.90

*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
64	10	11	43	1



LEGEND

Proposed trees - refer to plant schedule

Proposed accents & grasses - refer to plant schedule



Proposed shrubs - refer to plant schedule



Proposed groundcovers and grasses - refer to plant schedule



Existing levels



Proposed levels



Proposed Top Of Wall levels



Boundary



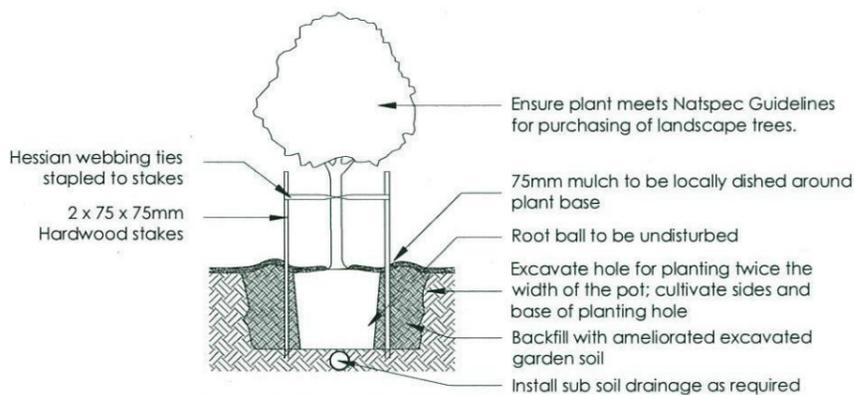
Garden edging



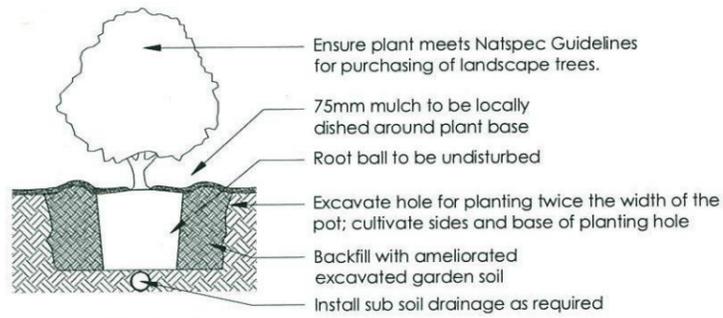
Masonry retaining walls



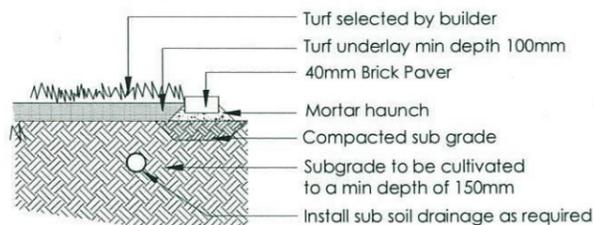
Existing contours



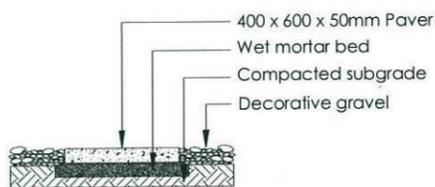
1 Tree Planting Detail
NTS 25L - 100L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size



3 Turf Detail
NTS Brick Paver Edge



4 Stepping stones in gravel
NTS Low traffic zone

REVISION	DESCRIPTION	DRAWN	CHECK	DATE	PROJECT	SCALE	SHEET	DATE	REVISION
A	ISSUE FOR CLIENT REVIEW	EW	RS	05-05-14	LOT 2220 WILLIAM HART CRESCENT, PENRITH	1:100 @ A3	DA	02	A
B	ISSUE FOR CLIENT REVIEW	EW	RS	07-05-14					

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CLIENT

ZAC HOMES

PROJECT

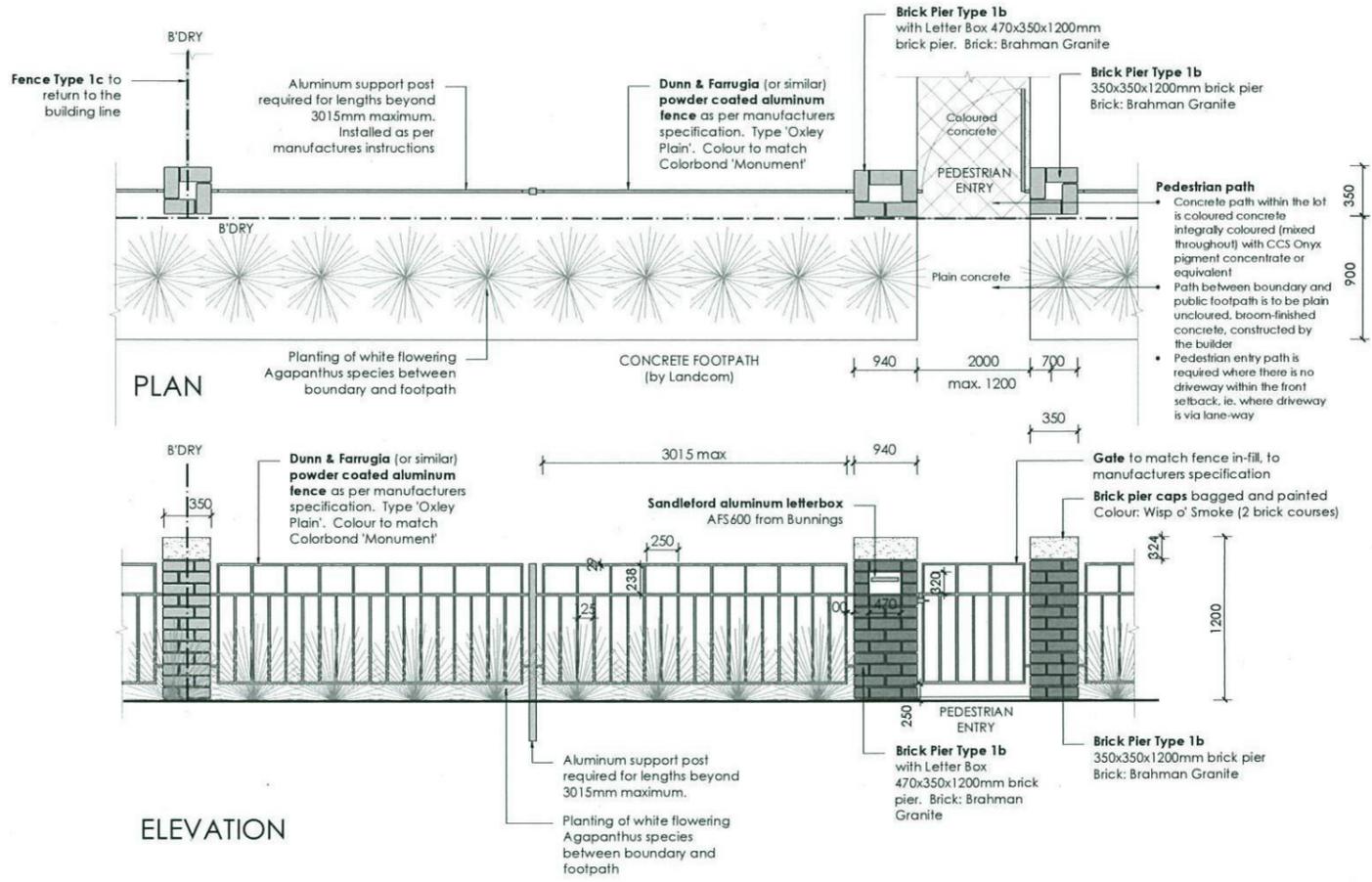
NEW RESIDENCE

LANDSCAPE PLAN

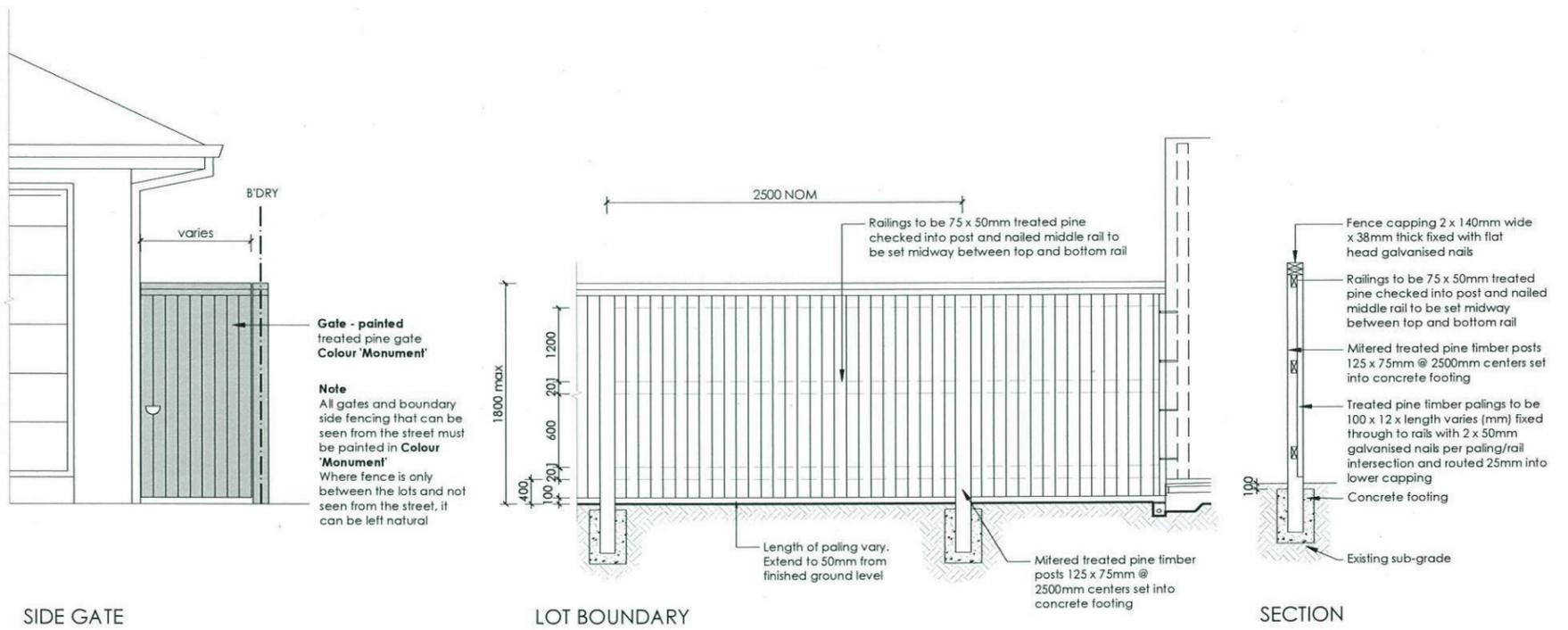
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Thornton Design Review Panel
 LANDCOM
 Date 12/5/14
 Reviewed ABCof



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



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

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE FOR CLIENT REVIEW	EW	RS	05-05-14

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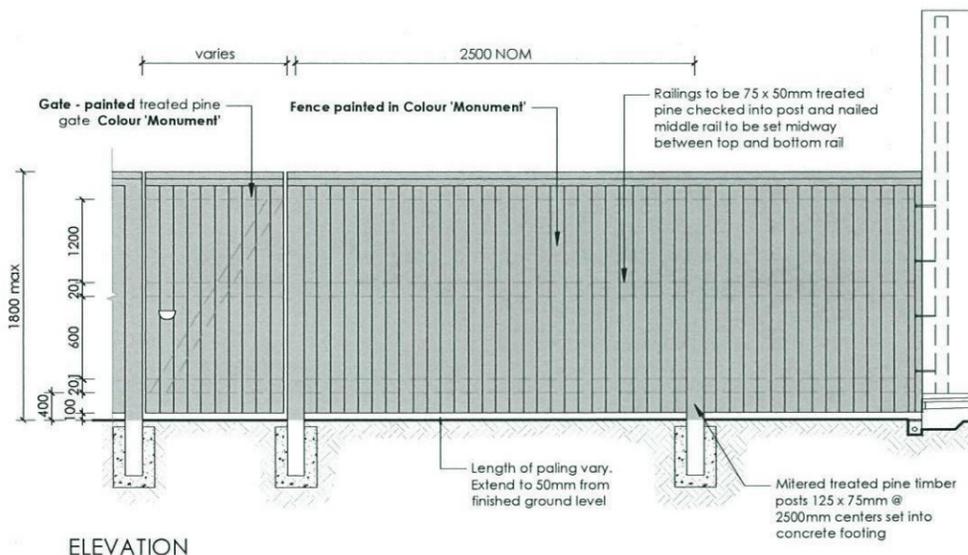
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PROJECT: **LOT 2218 - LOT 2225 WILLIAM HART CRESCENT, PENRITH**

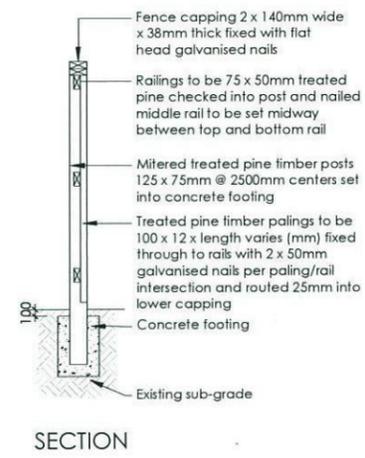
CLIENT: **ZAC HOMES**

PROJECT: NEW RESIDENCE		SHEET: 03
DRAWING: LANDSCAPE DETAIL		
SCALE: 1:100 @ A3	DATE: 07-05-14	REVISION: A
DRAWN: EW	CHECK: RS	





ELEVATION



SECTION

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

Thorton Design Review Panel
LANDCOM
Reviewed by *AScott* Date *TC/5/14*

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE FOR CLIENT REVIEW	EW	RS	05-05-14

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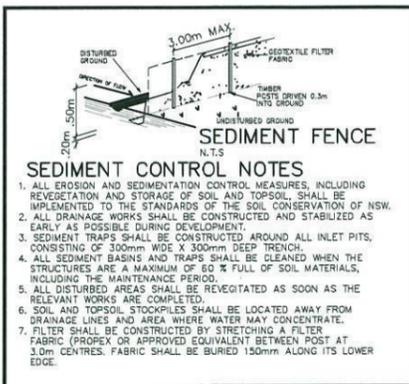
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PROJECT: **LOT 2218 - LOT 2225 WILLIAM HART CRESCENT, PENRITH**

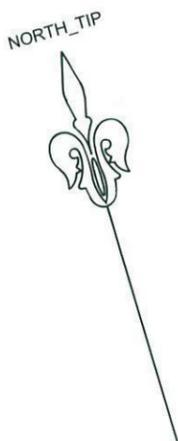
CLIENT: **ZAC HOMES**

PROJECT	NEW RESIDENCE		
DETAIL	LANDSCAPE DETAIL		
SCALE	1:100 @ A3	DATE	04
DRAWN	EW	CHECK	RS
DATE	07-05-14		REGION
			A





M CLASS SITE



- 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

WILLIAM HART CRES

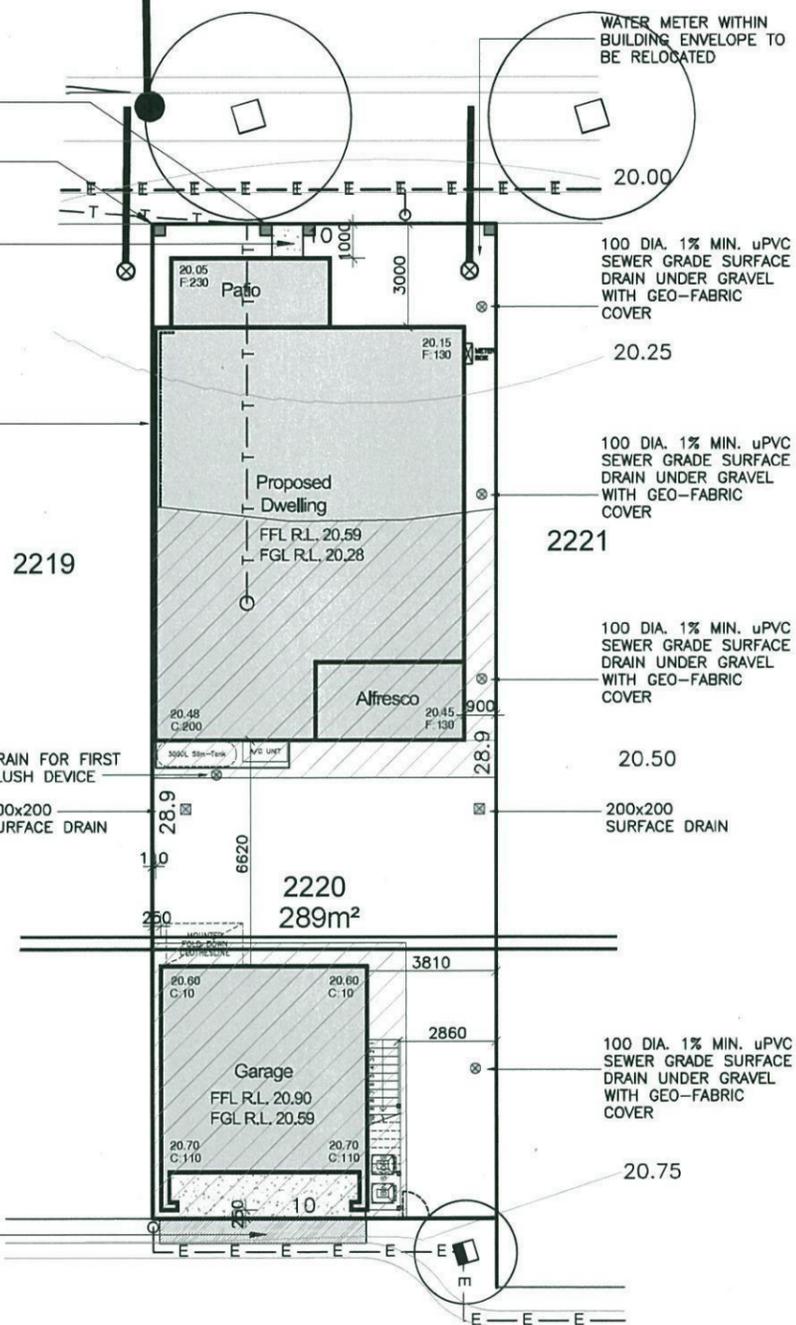
PROVIDE A SELECTED LETTER BOX AS PER DEVELOPER GUIDELINES

REFER TO LANDSCAPE PLAN FOR FRONT FENCING DETAILS

COLOURED CONCRETE PATH FROM PORCH TO BOUNDARY

D.E.B TO ZERO LOT BOUNDARY TO BE DETERMINED ON SITE

PLAIN CONCRETE PATH FROM BOUNDARY TO STREET FOOTPATH
landscape plan



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

DEVELOPER ASSUMED CONTOURS USED. BUILDER TO CONFIRM LEVELS ON SITE

AREAS-	
SITE: Lot 2220	289sqm
GROUND FLOOR:	97.94m ²
FIRST FLOOR:	106.14m ²
GARAGE:	35.88m ²
PORCH:	9.28m ²
ALFRESCO:	9.84m ²
BALCONY:	9.28m ²
MPR:	35.88m ²
BALCONY (MPR):	7.63m ²
TOTAL:	311.87m ²

LANDSCAPE AREA	
SITE AREA:	289.00m ²
TOTAL HARD SURFACE AREAS:	154.94m ²
REMAINING SOFT AREA:	134.06m ²
LANDSCAPE AREA:	46.38%
MINIMUM REQUIRED BY COUNCIL:	n/a%

P.O.S. AREA 105.88m² (36.63%)

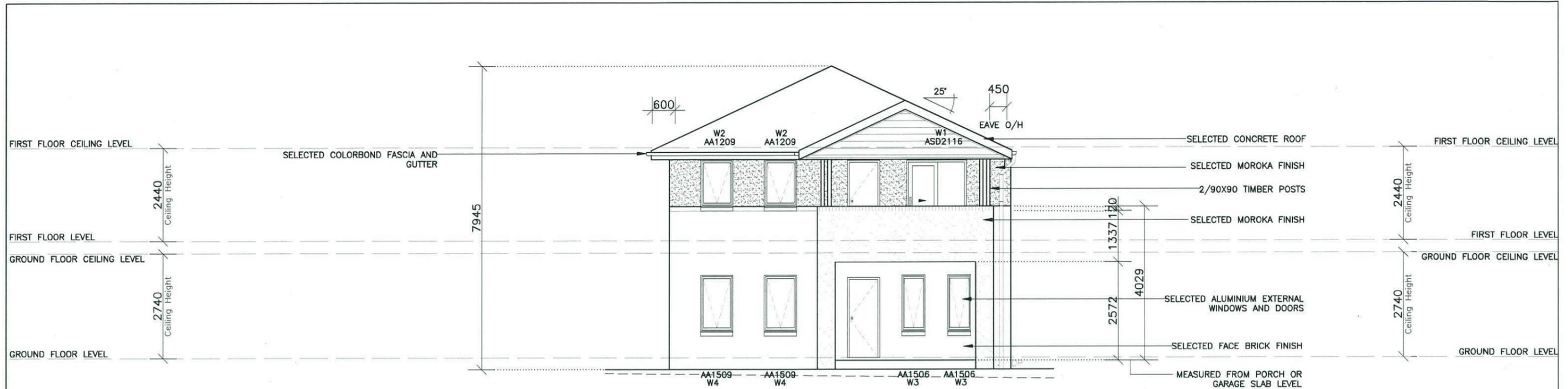
SITE COVERAGE 53.61%

FLOOR SPACE RATIO 83.60%

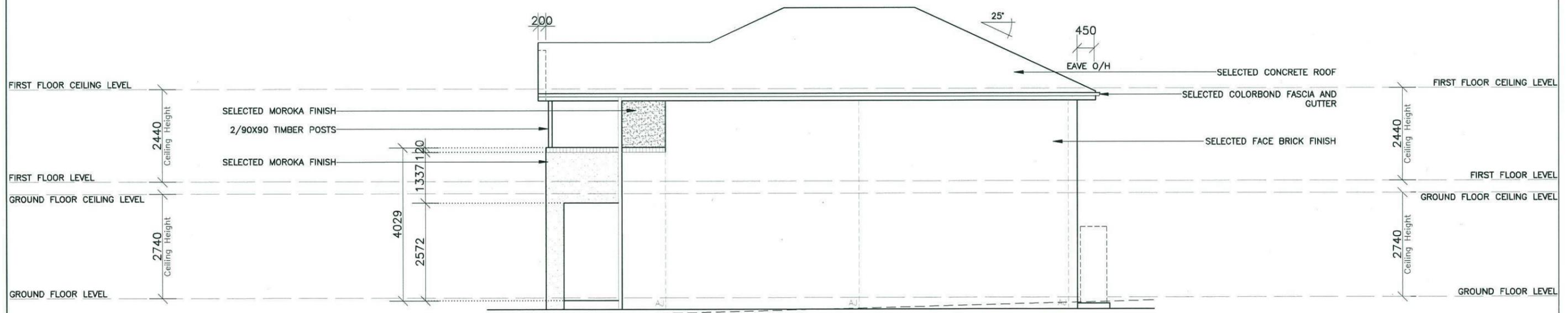
Thorton Design Review Panel
LANDCOM
Reviewed *Ascott* Date *12/5/14*



Product: Design Custom Facade Rear Loaded Garage	Client: ZAC HOMES	Dwg Title: SITE PLAN	Sheet: A3	Scale: 1:200	ISSUE DATE DESCRIPTION	DRAWN S.G.
	Site Address: LOT 2220 WILLIAM HART CRES, THORNTON PENRITH 2750	Date: 05.05.14	Sheet No.: 1	Issue: A	A 05.05.14 D.A. ISSUE	
	Council: PENRITH COUNCIL	Job No.: 214027				



ELEVATION 1



ELEVATION 2

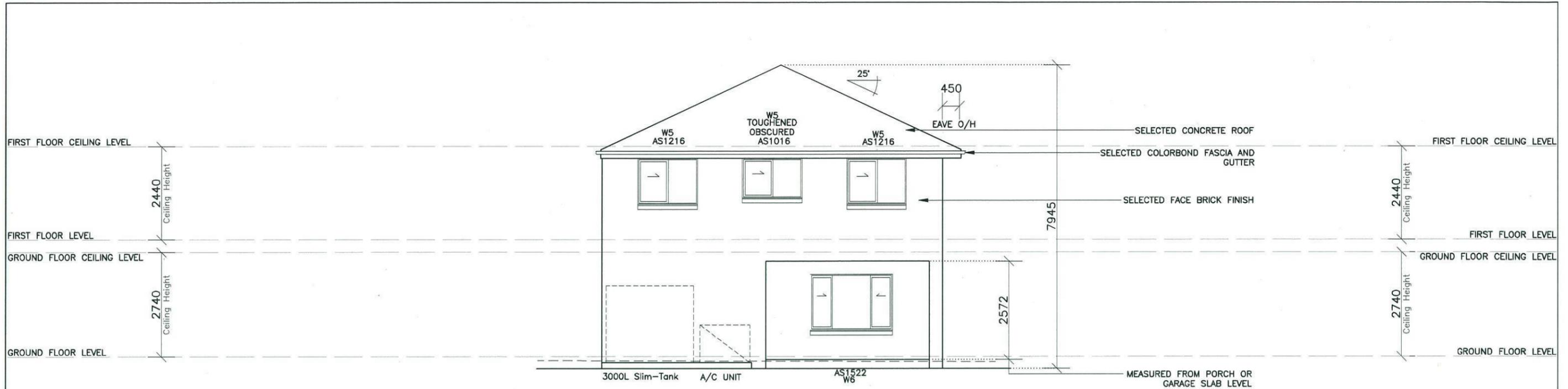
Thorton Design Review Panel
 LANDCOM
 Reviewed *AscaH* Date *12/5/14*

ELEVATIONS

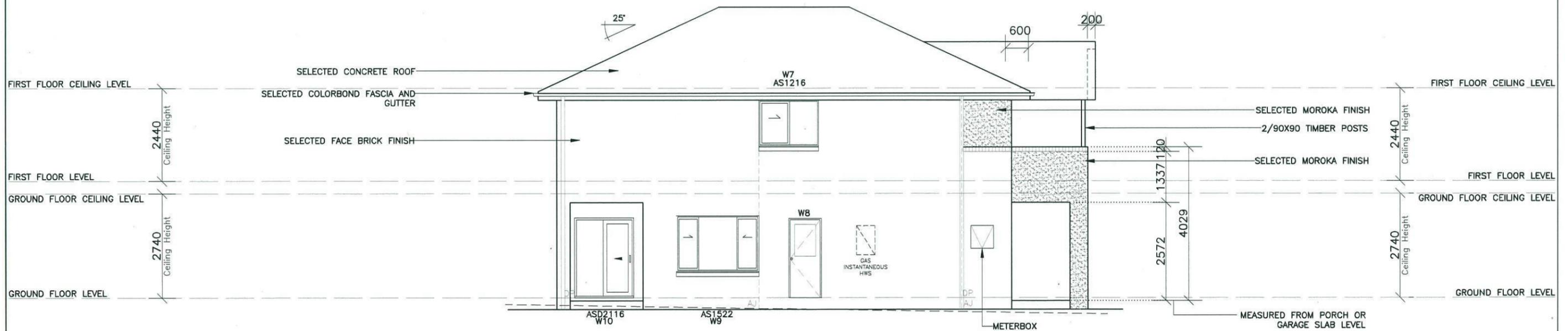


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	Site Address: LOT 2220 WILLIAM HART CRES, THORNTON PENRITH 2750	Date: 05.05.14	Council: PENRITH COUNCIL	Sheet No. 4	Issue: A			
			Job No: 214027					

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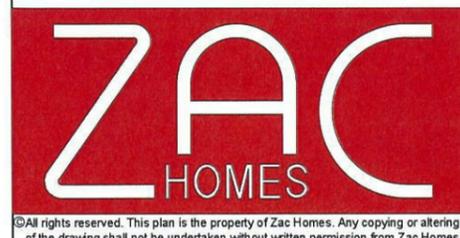
ELEVATION 3



ELEVATION 4

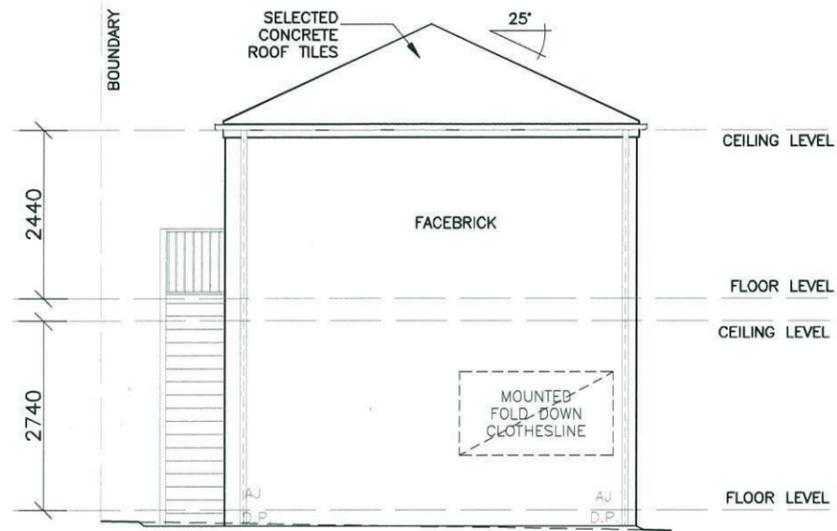
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ELEVATIONS

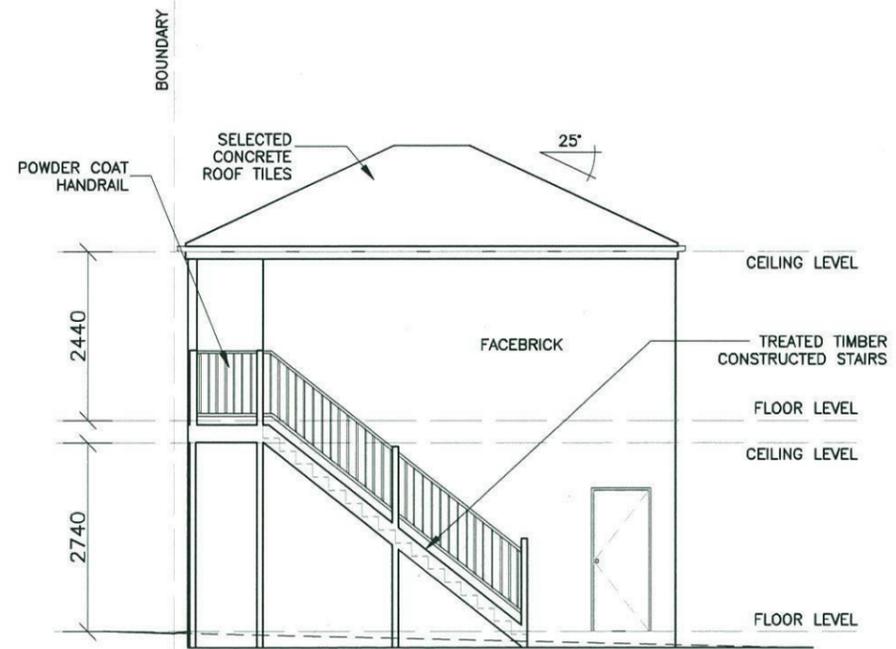


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	Site Address: LOT 2220 WILLIAM HART CRES, THORNTON PENRITH 2750	Date: 05.05.14	Sheet No. 5	Issue: A	A	05.05.14	D.A. ISSUE	S.G.
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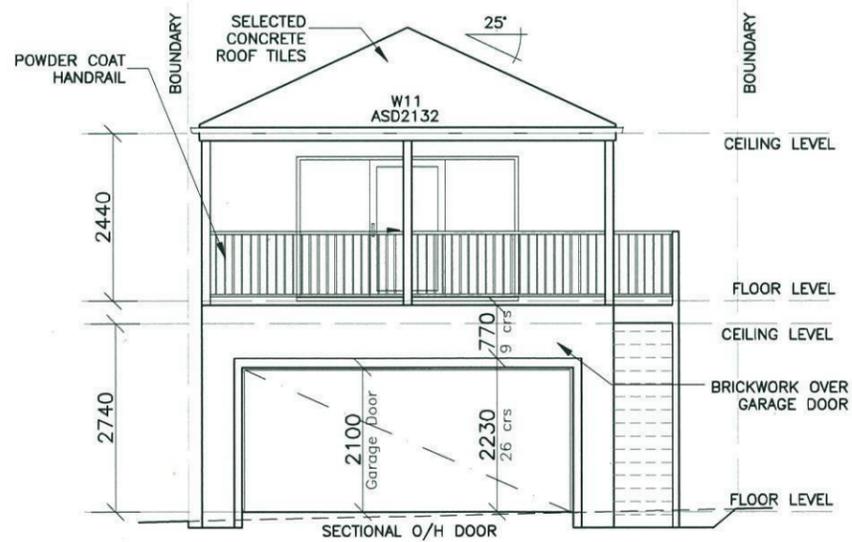
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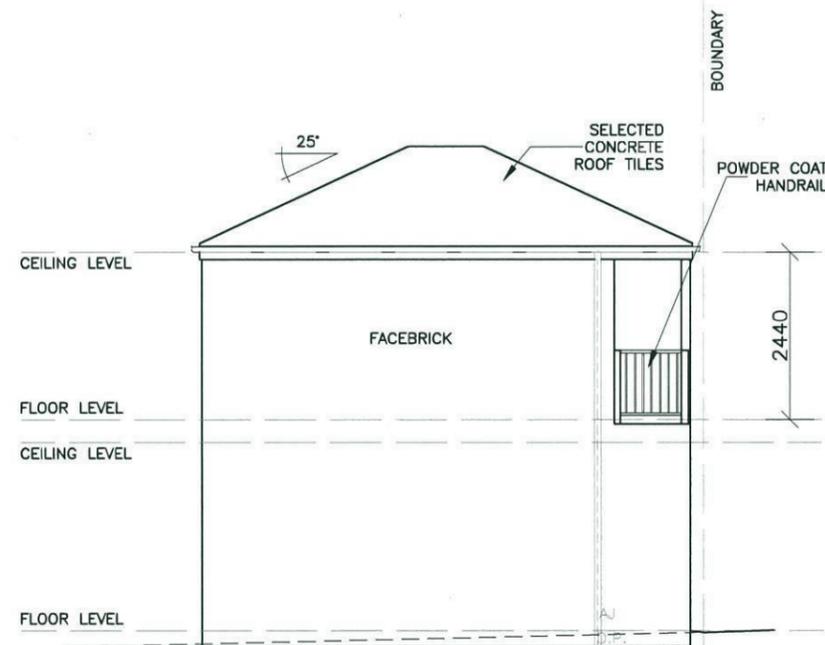
ELEVATION 1a



ELEVATION 2a



ELEVATION 3a



ELEVATION 4a

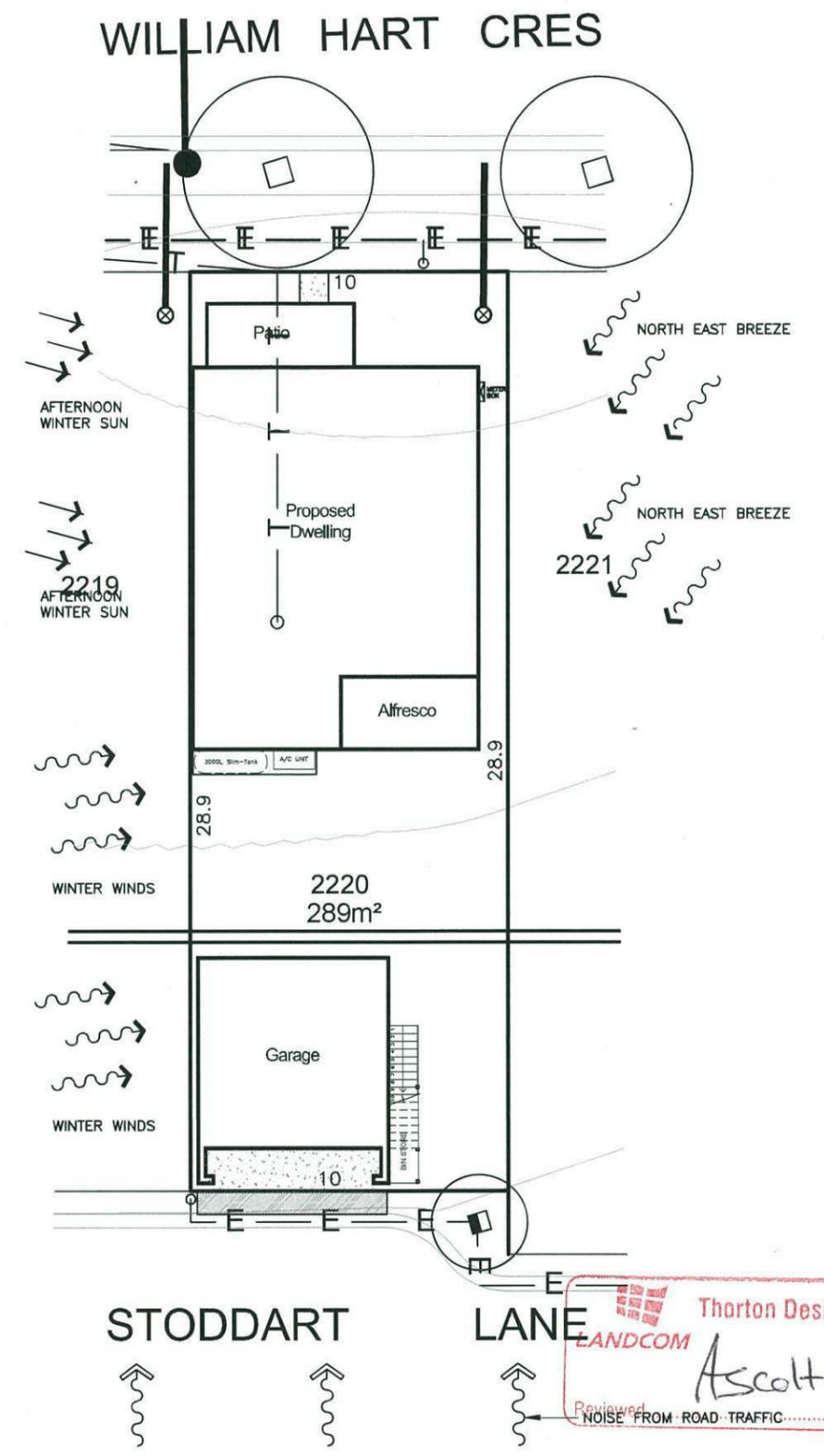
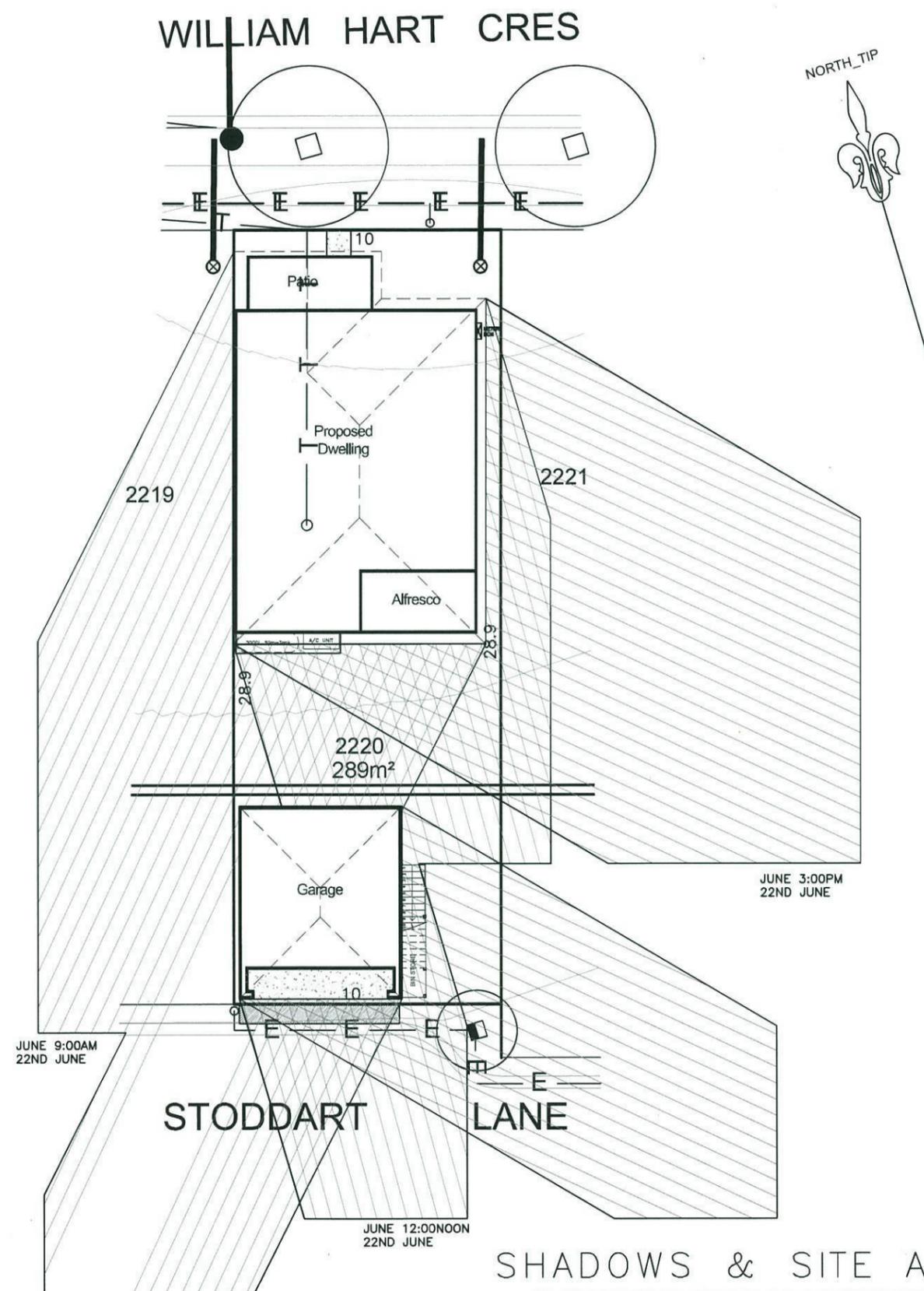
ELEVATIONS



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	Site Address: LOT 2220 WILLIAM HART CRES, THORNTON PENRITH 2750	Date: 05.05.14	Sheet No.: 6	Issue: A	
	Council: PENRITH COUNCIL	Job No.: 214027			

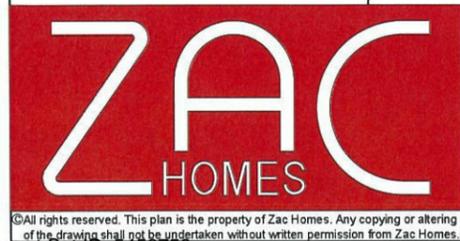
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SHADOWS & SITE ANALYSIS PLAN

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 NOISE FROM ROAD TRAFFIC



Product: Design Custom Facade Rear Loaded Garage	Client: ZAC HOMES	Dwg Title: SHADOWS AND SITE ANALYSIS	Sheet: A3	Scale: 1:200	ISSUE DATE DESCRIPTION	DRAWN S.G.
	Site Address: LOT 2220 WILLIAM HART CRES, THORNTON PENRITH 2750	Date: 05.05.14	Sheet No.: 1A	Issue: A	A 05.05.14 D.A. ISSUE	
	Council: PENRITH COUNCIL	Job No.: 214027				

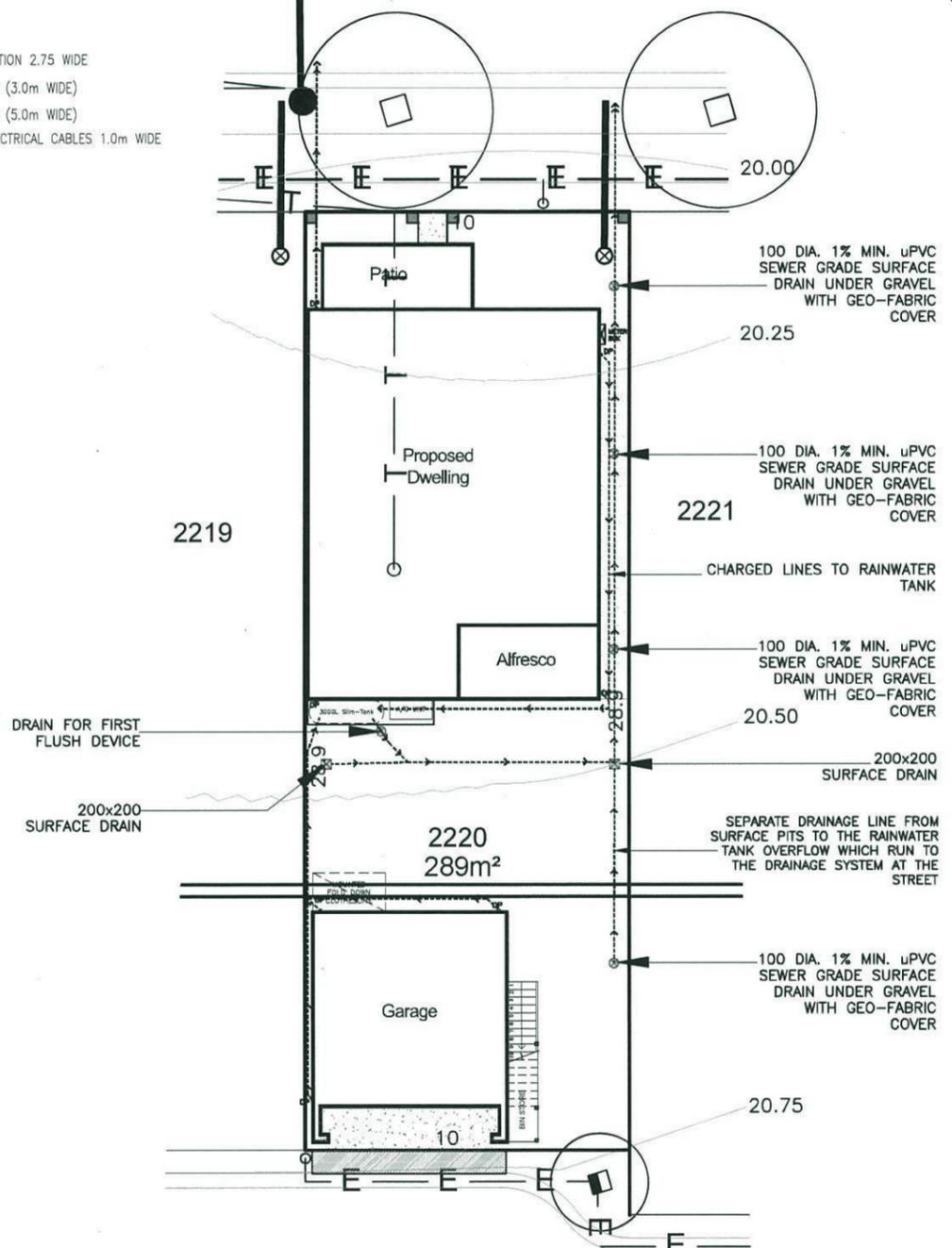
STORMWATER DRAINAGE LINES TO THE STREET
(VIA CHARGED LINES TO RAINWATER TANK)

- PROPOSED DRAINAGE EASEMENT 1.5 WIDE
- ⊕ PROPOSED DRAINAGE EASEMENT 2.0 WIDE
- * PROPOSED RETAINING WALLS
- ⊘ EASEMENT FOR SERVICES 3.0m WIDE
- ▣ PROPOSED EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
- PROPOSED RESTRICTION IN THE USE OF LAND (3.0m WIDE)
- ⊘ PROPOSED RESTRICTION IN THE USE OF LAND (5.0m WIDE)
- ⊘ PROPOSED EASEMENT FOR UNDERGROUND ELECTRICAL CABLES 1.0m WIDE

NORTH_TIP

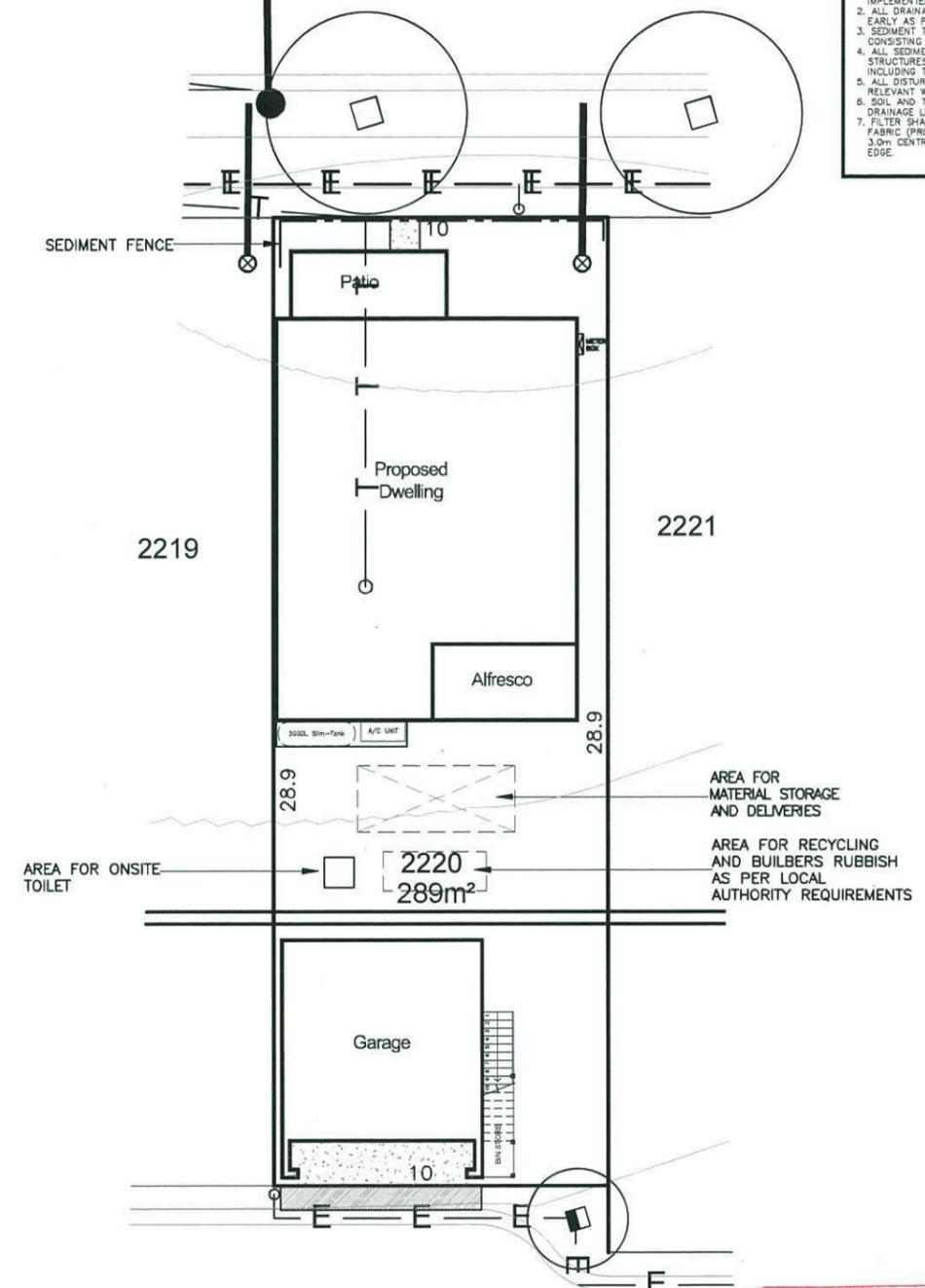


WILLIAM HART CRES

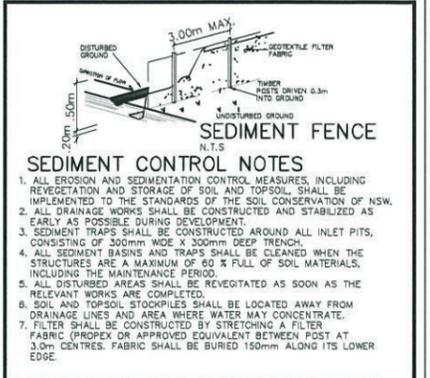


STODDART LANE

WILLIAM HART CRES



STODDART LANE



- 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.

STORMWATER & SITE MANAGEMENT PLAN

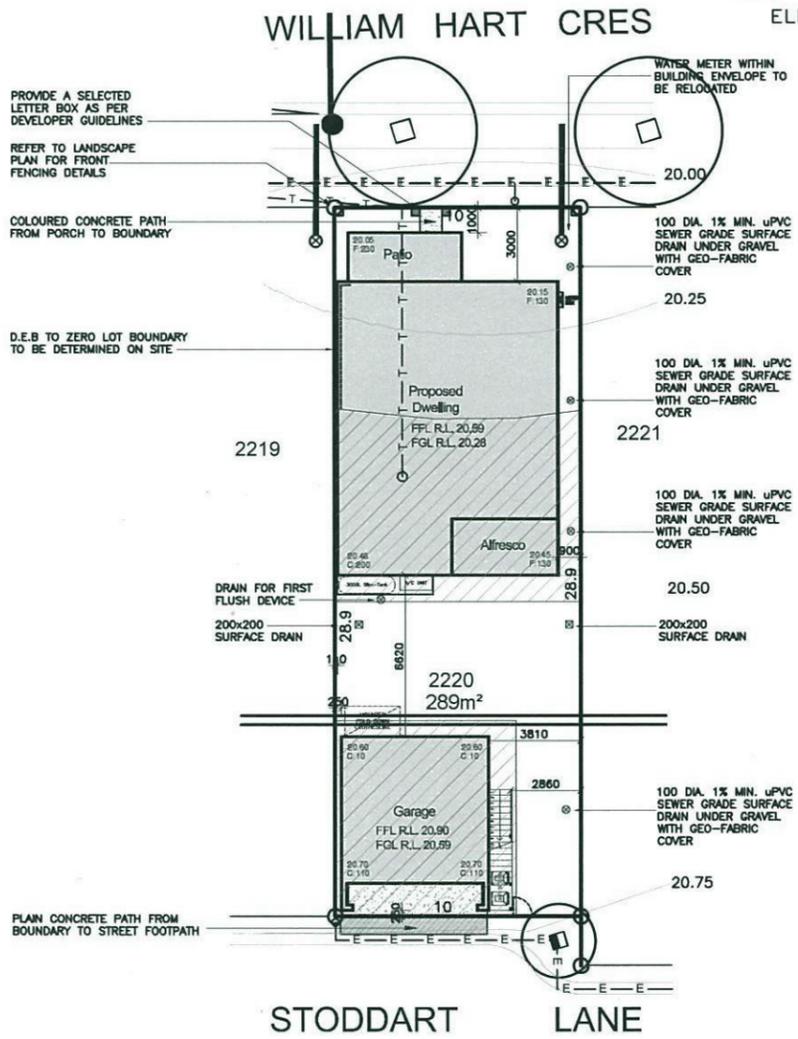
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Product: Design Custom Facade Rear Loaded Garage	Client: ZAC HOMES	Dwg Title: STORMWATER & WASTE MANAGEMENT	Sheet: A3	Scale: 1:200	ISSUE	DATE	DESCRIPTION	DRAWN
	Site Address: LOT 2220 WILLIAM HART CRES, THORNTON PENRITH 2750	Date: 05.05.14	Sheet No. 1B	Issue: A	A	05.05.14	D.A. ISSUE	S.G.
	Council: PENRITH COUNCIL	Job No: 214027						



NOTIFICATION PLAN



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	Product:	Client:	Dwg Title:
	Design	ZAC HOMES	NOTIFICATION PLAN
	Custom Facade Rear Load Garage	Site Address: LOT 2220 WILLIAM HART CRES, THORNTON, PENRITH 2750	Date: 05.05.14
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