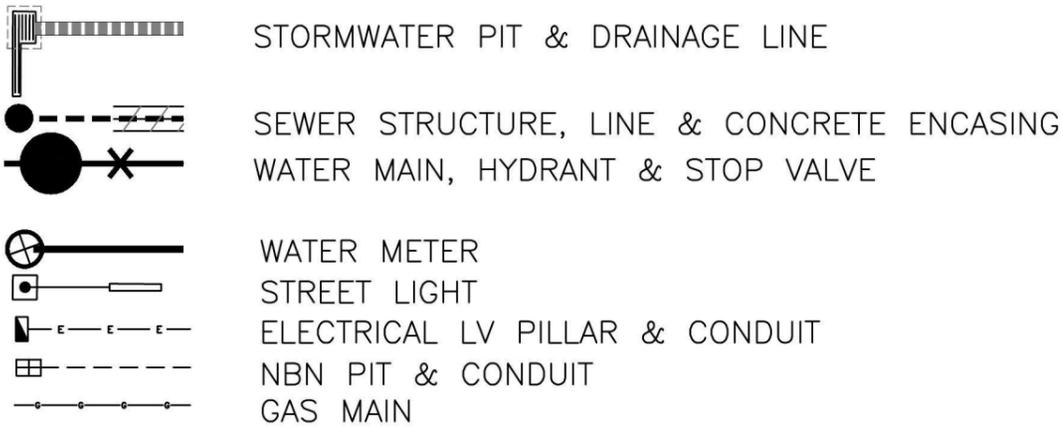
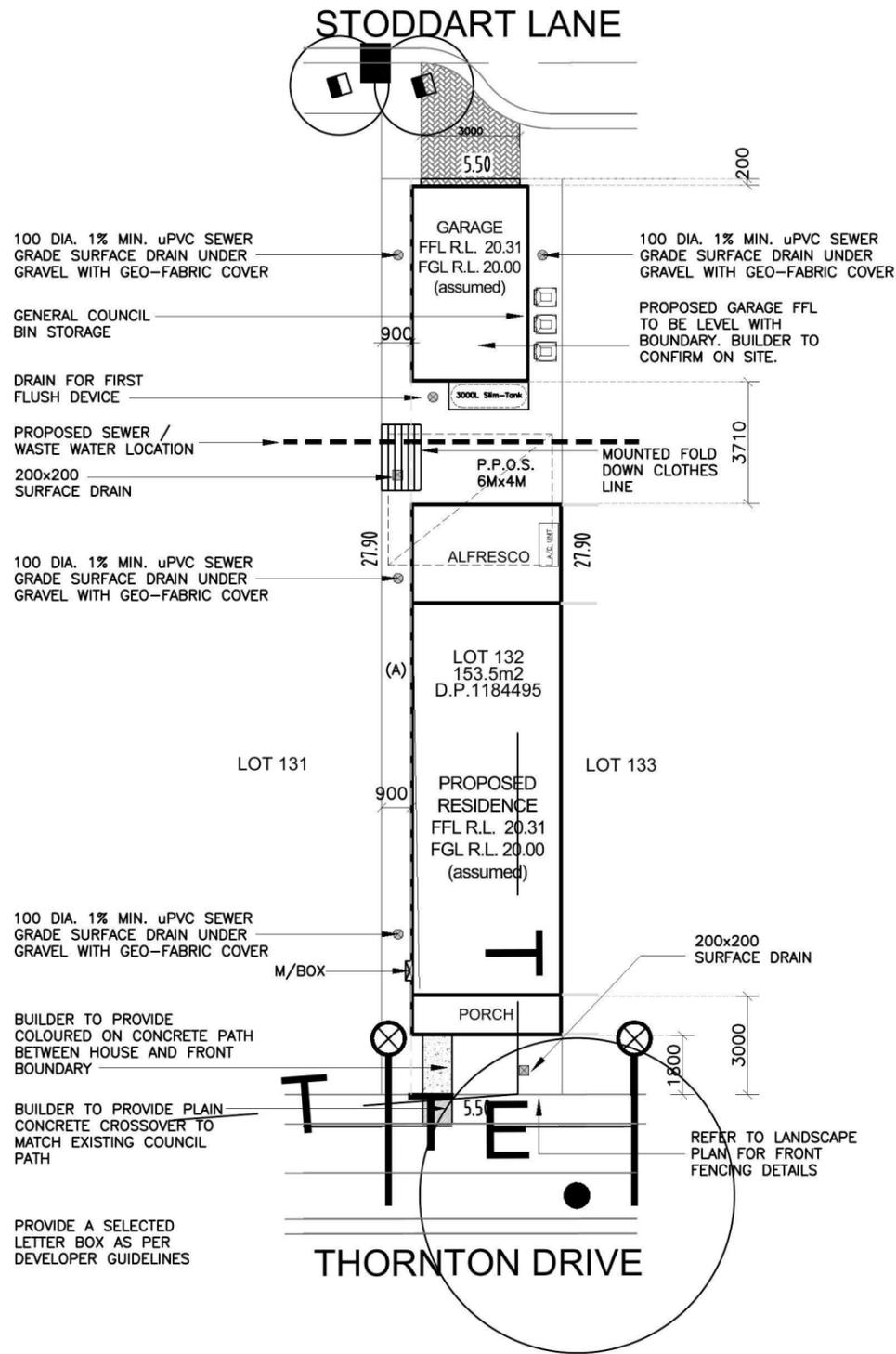


CONTOURS TO BE CONFIRMED PRIOR TO CONSTRUCTION



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 STODDART LANE AT REAR (VIA RAINWATER TANK)

AREAS	
SITE:	153.5m <sup>2</sup>
GROUND FLOOR:	54.69m <sup>2</sup>
FIRST FLOOR:	54.51m <sup>2</sup>
GARAGE:	21.50m <sup>2</sup>
PORCH:	6.03m <sup>2</sup>
ALFRESCO:	13.80m <sup>2</sup>
BALCONY:	6.21m <sup>2</sup>
TOTAL:	156.74m <sup>2</sup>

LANDSCAPE AREA	
SITE AREA:	153.5m <sup>2</sup>
TOTAL HARD SURFACE AREAS:	98.36m <sup>2</sup>
REMAINING SOFT AREA:	55.14m <sup>2</sup>
LANDSCAPE AREA:	35.90%
MINIMUM REQUIRED BY COUNCIL:	NA

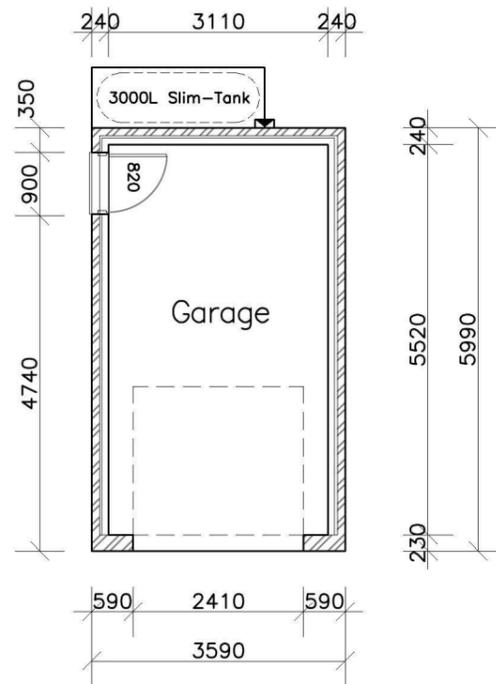
P.O.S. AREA 36.91m<sup>2</sup> (24.0%)

SITE COVERAGE 64.10%

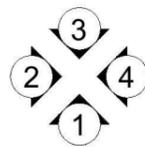
FLOOR SPACE RATIO 71.50%



Product: <b>Stage 12 Terrace Housing</b>	Client: <b>ZAC HOMES</b>	Dwg Title: <b>SITE PLAN</b>	Sheet: <b>A3</b>	Scale: <b>1:200</b>	ISSUE A DATE 23.09.14 DESCRIPTION D.A. DRAWINGS - ISSUE A	DRAWN SG
	Site Address: <b>LOT 132 THORNTON DRIVE THORNTON NSW</b>	Date: <b>23.09.14</b>	Sheet No. <b>01</b>	Issue: <b>A</b>		
	Council: <b>PENRITH</b>	Job No: <b>214286a</b>				



GARAGE FLOOR PLAN



Lot 132 Thornton Drive Thornton

### SUMMARY OF BASIX COMMITMENTS

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

#### WATER COMMITMENTS

<b>Fixtures</b>			
3 Star Shower Heads	Yes	4 Star Toilet	Yes
4 Star Kitchen Taps	Yes	4 Star Basin Taps	Yes
<b>Alternative Water</b>			
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

<b>Hot Water</b>			
	Gas Instantaneous - 5.5 Star		
<b>Cooling System</b>	Living	3 Phase Cooling System	EER 3.0-3.5
	Bedrooms	3 Phase Cooling System	EER 3.0-3.5
<b>Heating System</b>	Living	3 Phase Heating System	EER 3.5-4.0
	Bedrooms	3 Phase Heating System	EER 3.5-4.0
<b>Ventilation</b>	Bathroom	Mechanical Ventilation	N/A
	Kitchen	Mechanical Ventilation	N/A
	Laundry	Mechanical Ventilation	N/A
<b>Natural Lighting</b>	Window in Kitchen		No
	Window/Skylight in Bathrooms/Toilets	No	to 3
<b>Artificial Lighting</b> (rooms to be primarily lit by fluorescent or LED lights)	Number of bedrooms	2	Yes
	Number of Living/Dining rooms	1	No
	Kitchen	1	No
	All Bathrooms/Toilets	3	Yes
	Laundry	1	Yes
All Hallways	1	Yes	

#### 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	Detail
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

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.

Sky Lights	Glass type	Frame type	U	SHGC	Area sq m	Detail
N/A	N/A	N/A	N/A	N/A	N/A	N/A

#### External Window Cover

Detail: N/A

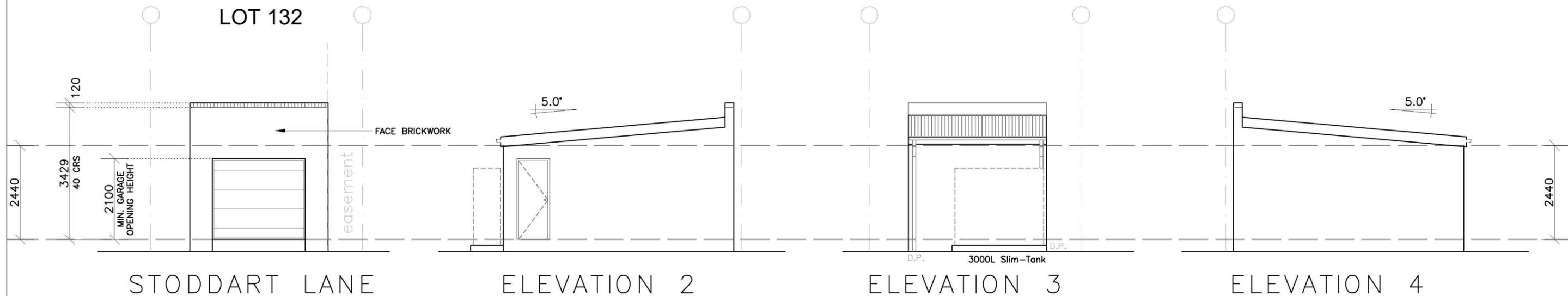
#### Fixed shading - Eaves

Width includes guttering, offset is distance above windows  
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

"No" means that the item was not included in the assessment and shall not be installed.

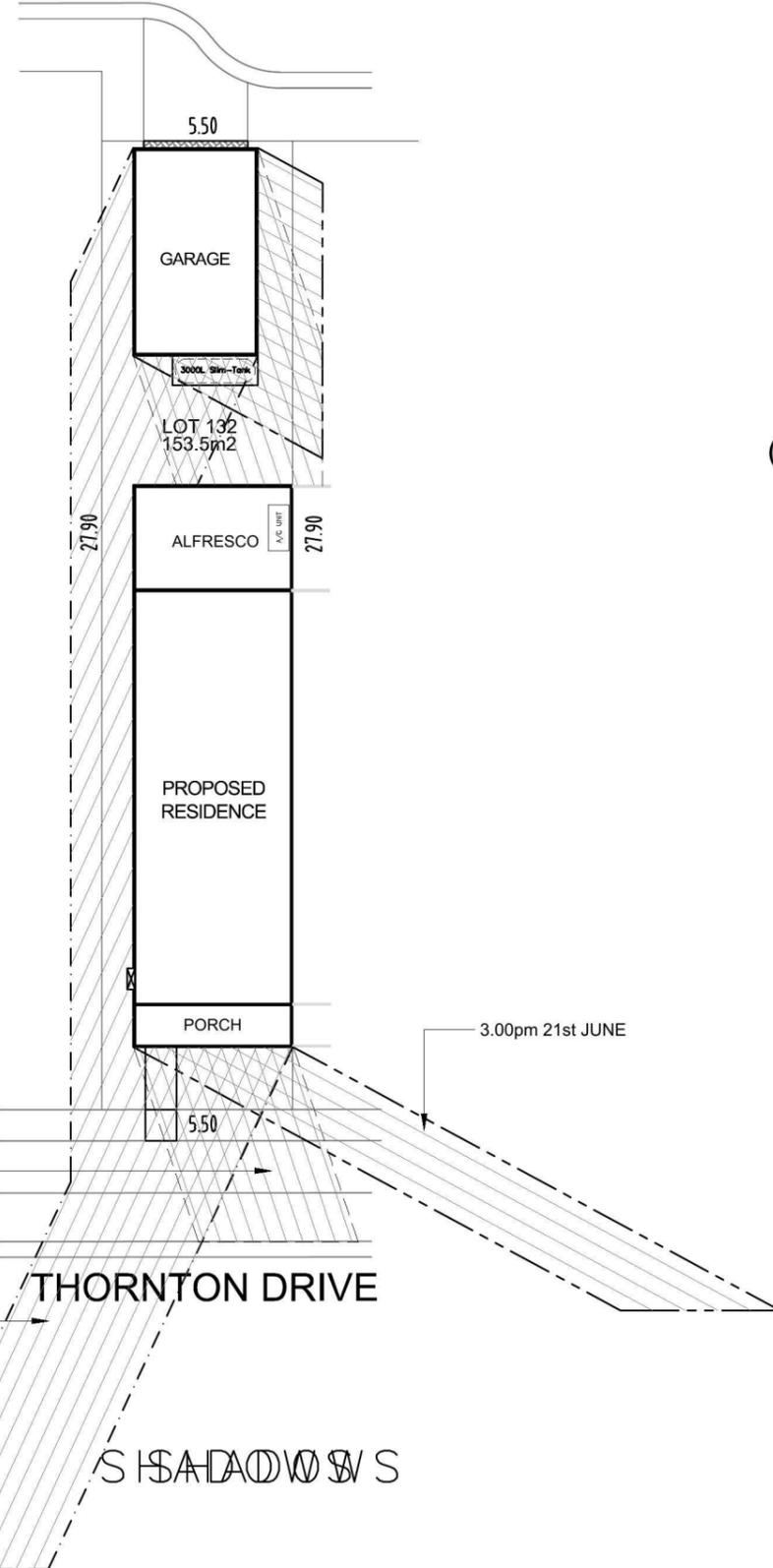


LOT 127



Product: <b>Stage 12 Terrace Housing</b>	Client: <b>ZAC HOMES</b>	Dwg Title: <b>ELEVATIONS</b>	Sheet: <b>A3</b>	Scale: <b>1:100</b>	ISSUE	DATE	DESCRIPTION	DRAWN
	Site Address: <b>LOT 132 THORNTON DRIVE THORNTON NSW</b>	Date: <b>23.09.14</b>	Sheet No. <b>03</b>	Issue: <b>A</b>	A	23.09.14	D.A. DRAWINGS - ISSUE A	SG
	Council: <b>PENRITH</b>	Job No: <b>214286a</b>						

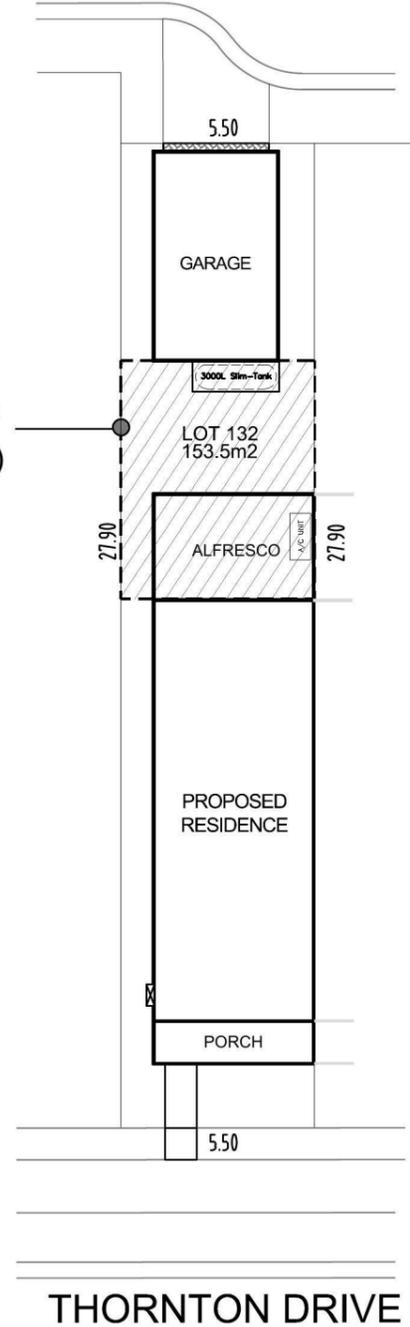
STODDART LANE



SHADOWS

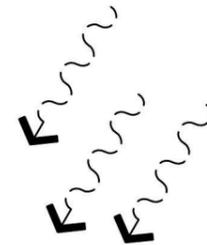
STODDART LANE

P.O.S.  
37.15m<sup>2</sup>  
(24.22%)

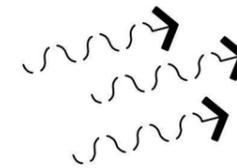


SITE ANALYSIS PLAN

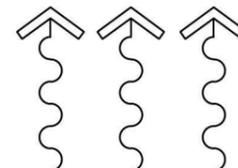
STORMWATER DRAINAGE LINES TO  
STODDART LANE AT REAR  
(VIA RAINWATER TANK)



NORTH EAST BREEZE

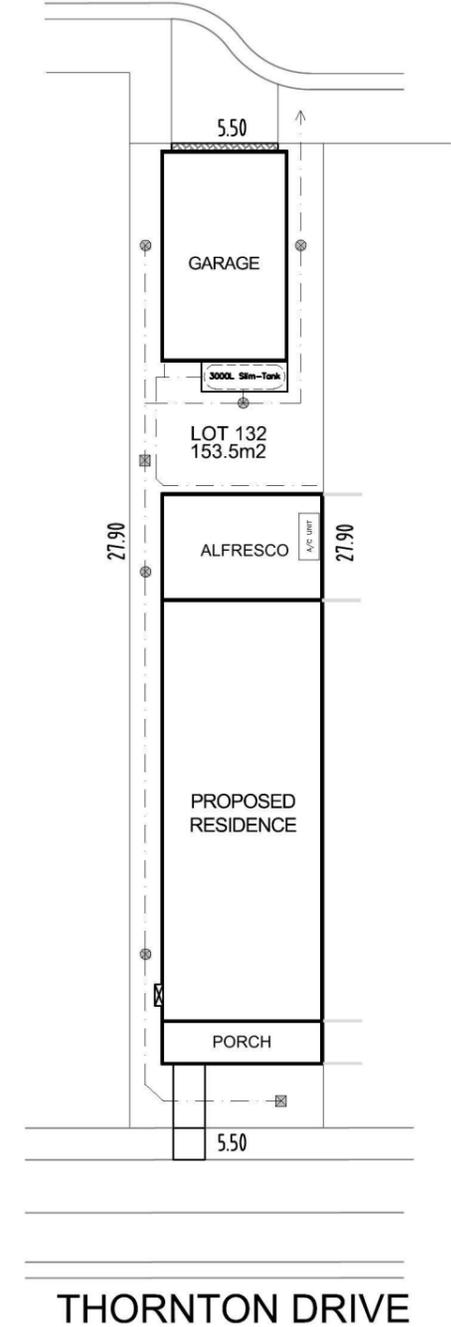


WINTER WINDS



MINIMAL NOISE FROM ROAD  
TRAFFIC

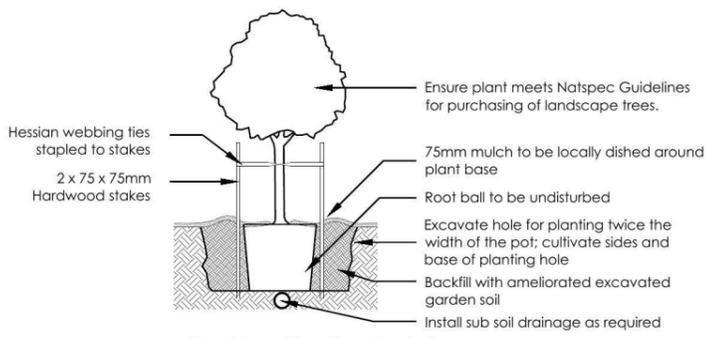
STODDART LANE



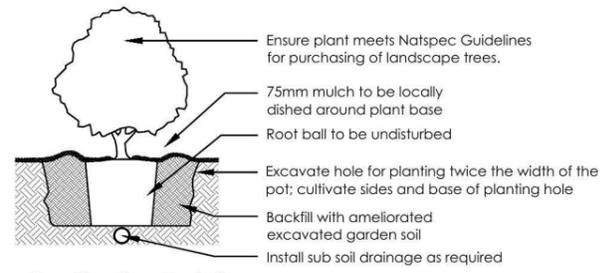
STORMWATER PLAN



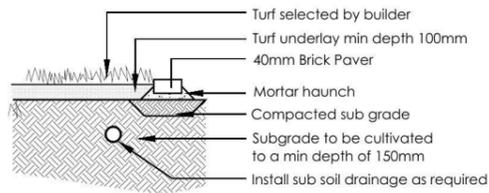
Product: <b>Stage 12 Terrace Housing</b>	Client: <b>ZAC HOMES</b>	Dwg Title: <b>SITE ANALYSIS, SHADOWS, STORMWATER</b>	Sheet: <b>A3</b>	Scale: <b>1:200</b>	ISSUE	DATE	DESCRIPTION	DRAWN
	Site Address: <b>LOT 132 THORNTON DRIVE THORNTON NSW</b>	Date: <b>23.09.14</b>	Sheet No. <b>05</b>	Issue: <b>A</b>	A	23.09.14	D.A. DRAWINGS - ISSUE A	SG
	Council: <b>PENRITH</b>	Job No: <b>214286a</b>						



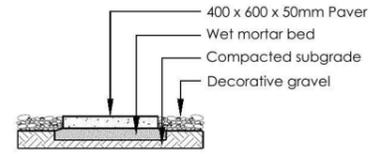
1 Tree Planting Detail  
NTS 25L - 100L Pot Size



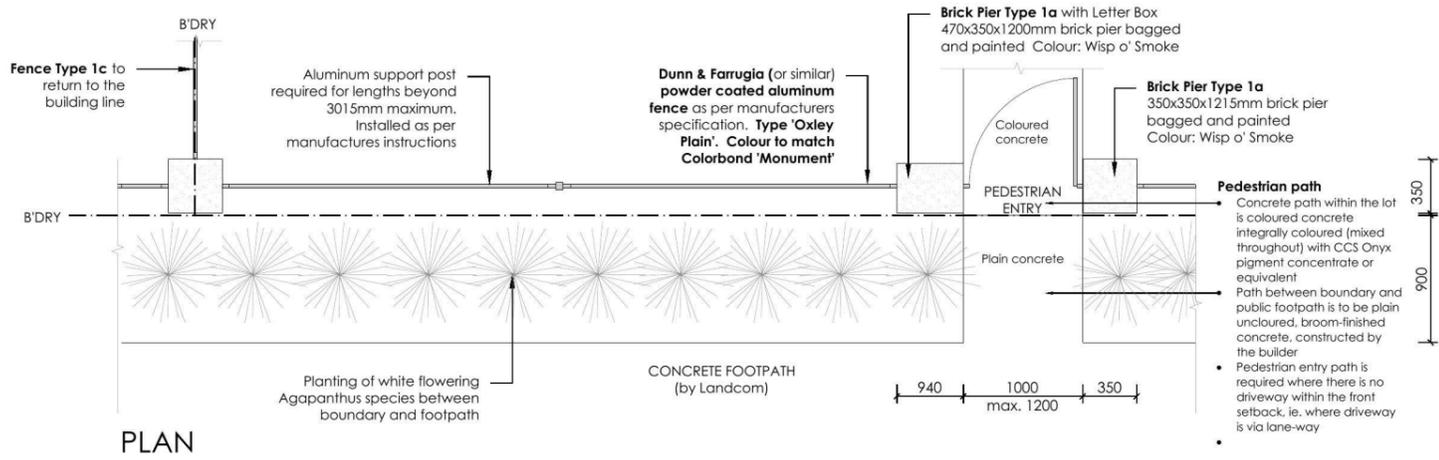
2 Planting Detail  
NTS 150mm, 200mm Pot Size



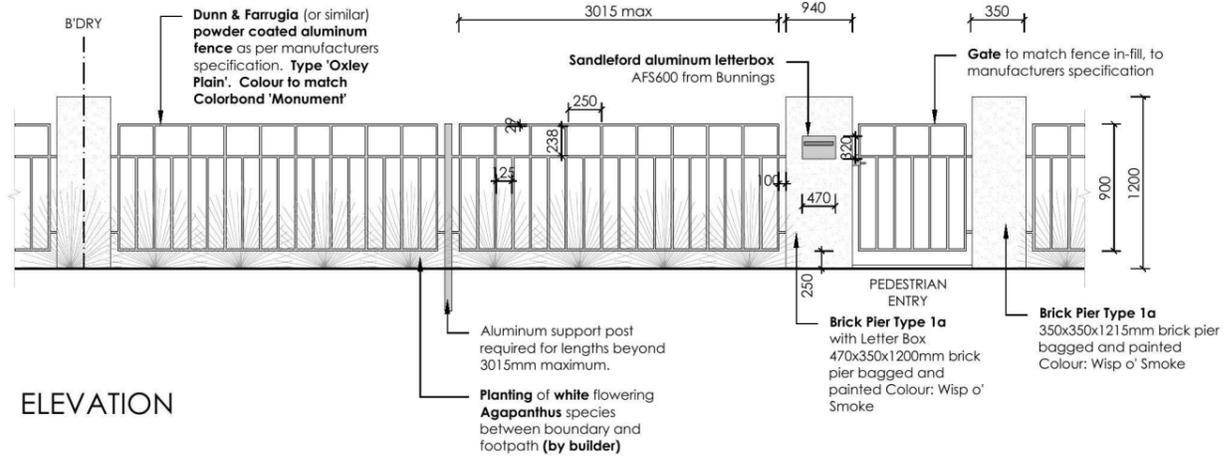
3 Turf Detail  
NTS Brick Paver Edge



4 Stepping stones in gravel  
NTS Low traffic zone

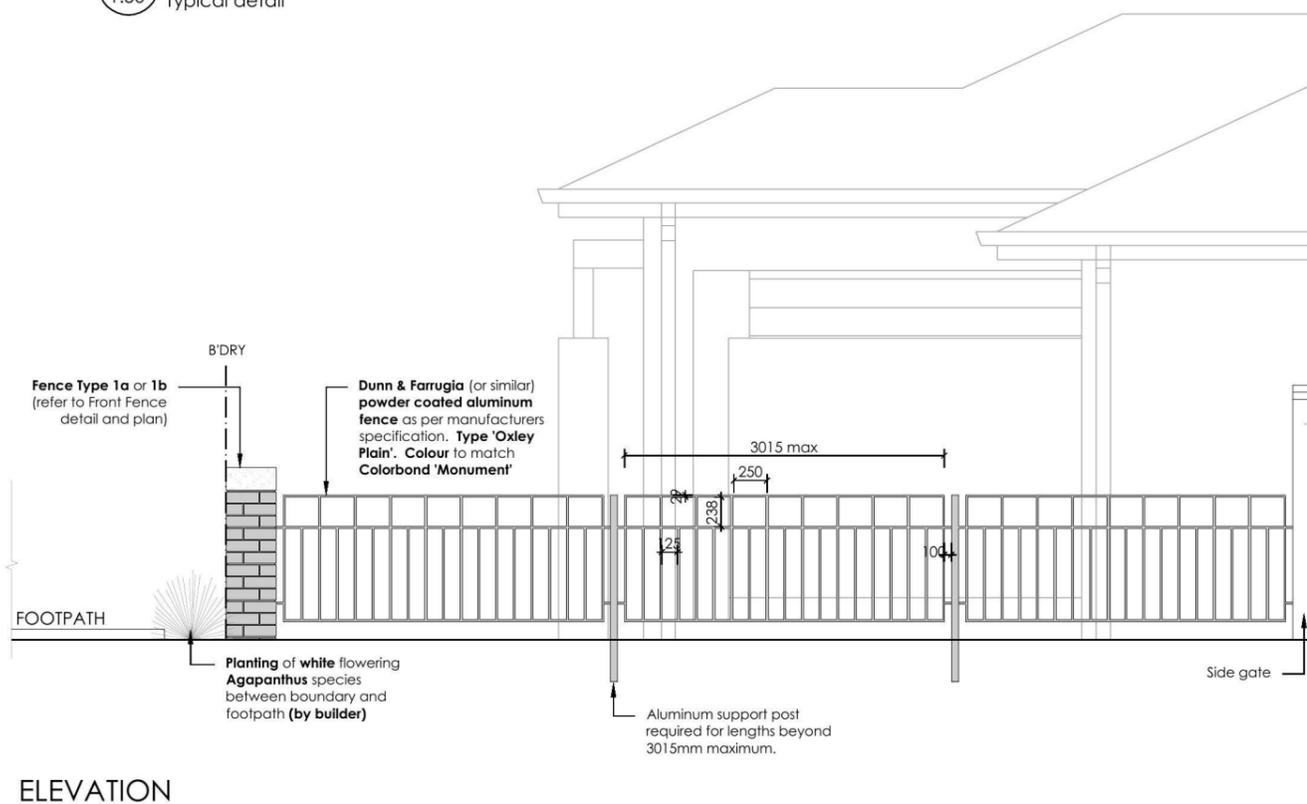


PLAN



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

**ecodesign**  
outdoor living environments

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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

ISSUE: DA

SHEET: L-02

CLIENT: ZAC HOMES

DRAWN: JD

CHECK: RS

DATE: 26-09-14

REVISION: A

PROJECT	SCALE	ISSUE	SHEET	REVISION
NEW RESIDENCE	1:100 @ A3	DA	L-02	A



