

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.

SEDIMENT FENCE

N.T.S.

3.00m MAX.

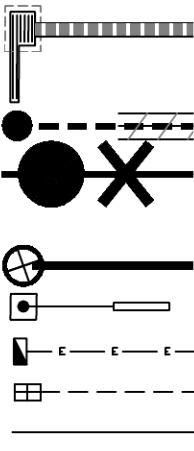
20m

50m

UNDISTURBED GROUND

TEXTILE FILTER FABRIC

POSTS SPACED 0.3m INTO GROUND



STORMWATER PIT & DRAINAGE LINE

SEWER STRUCTURE, LINE & CONCRETE ENCASING

WATER METER

STREET LIGHT

ELECTRICAL LV PILLAR & CONDUIT

NBN PIT & CONDUIT

GAS MAIN

- (C) – EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
- (D) – RESTRICTION ON THE USE OF LAND
- (E) – RESTRICTION ON THE USE OF LAND

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.

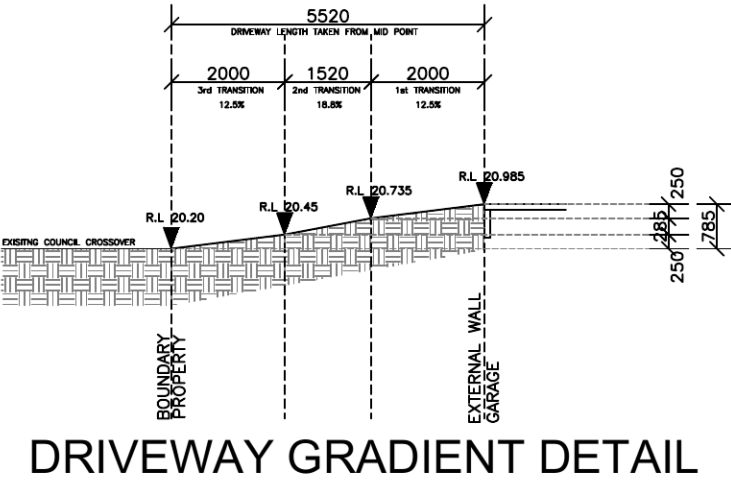
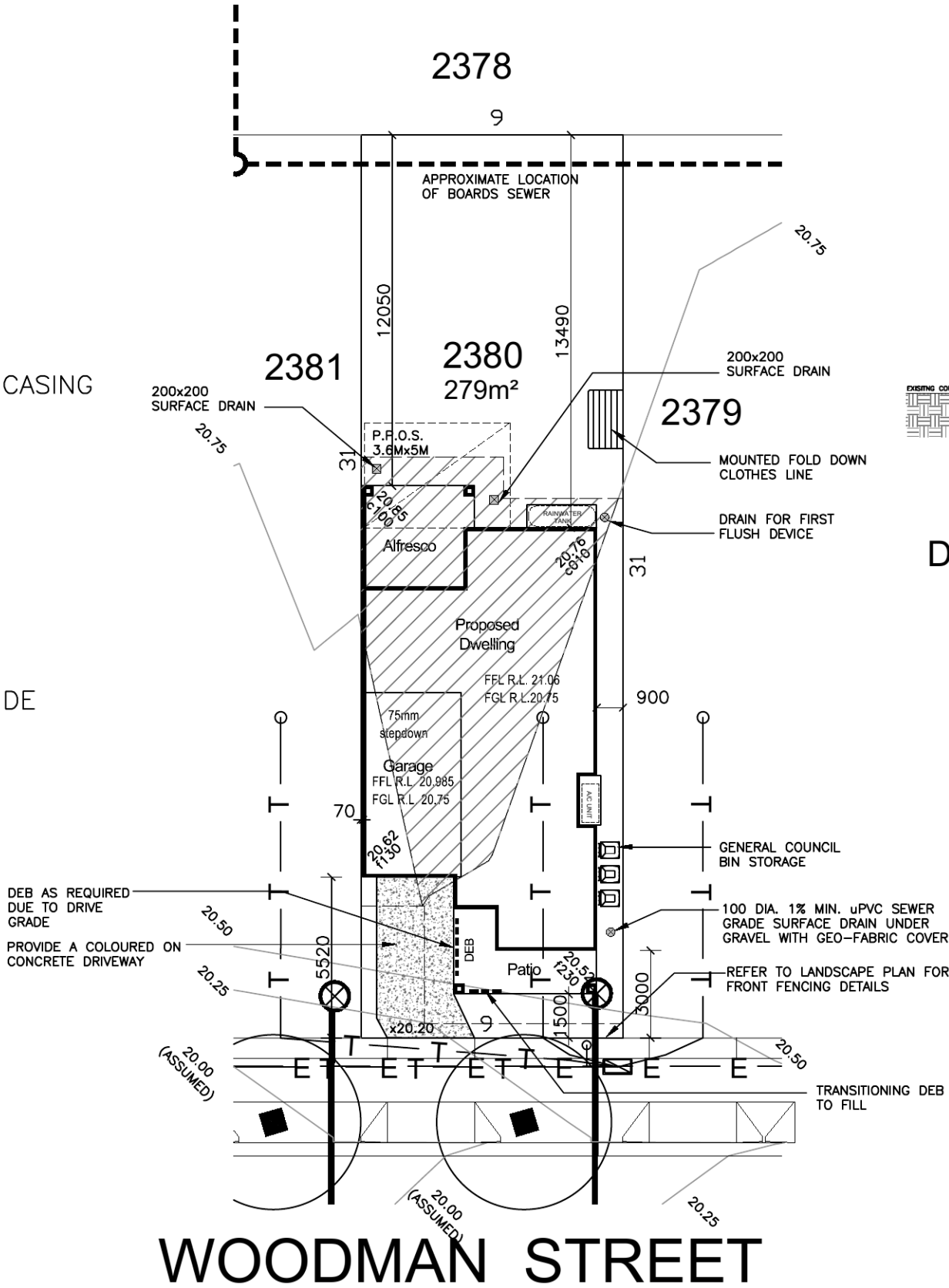
- All work to be carried out in accordance with Local Council Codes, the B.C.A., Australian Standards and any relevant authorities.

- Wind Rating refer to framing manufacturer's specification.

DRAINAGE LEGEND

200x200 SURFACE DRAIN

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



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DEVELOPER ASSUMED CONTOURS USED. BUILDER TO CONFIRM LEVELS ON SITE

AREAS	
SITE:	279m ²
GROUND FLOOR:	77.23m ²
FIRST FLOOR:	90.27m ²
GARAGE:	21.24m ²
PORCH:	9.44m ²
ALFRESCO:	12.61m ²
TOTAL:	210.79m ²

LANDSCAPE AREA	
SITE AREA:	279m ²
TOTAL HARD SURFACE AREAS:	135.55m ²
REMAINING SOFT AREA:	143.45m ²
LANDSCAPE AREA:	51.4%
MINIMUM REQUIRED BY COUNCIL:	N/A

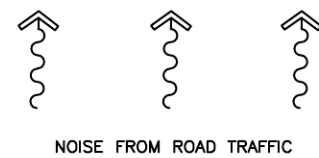
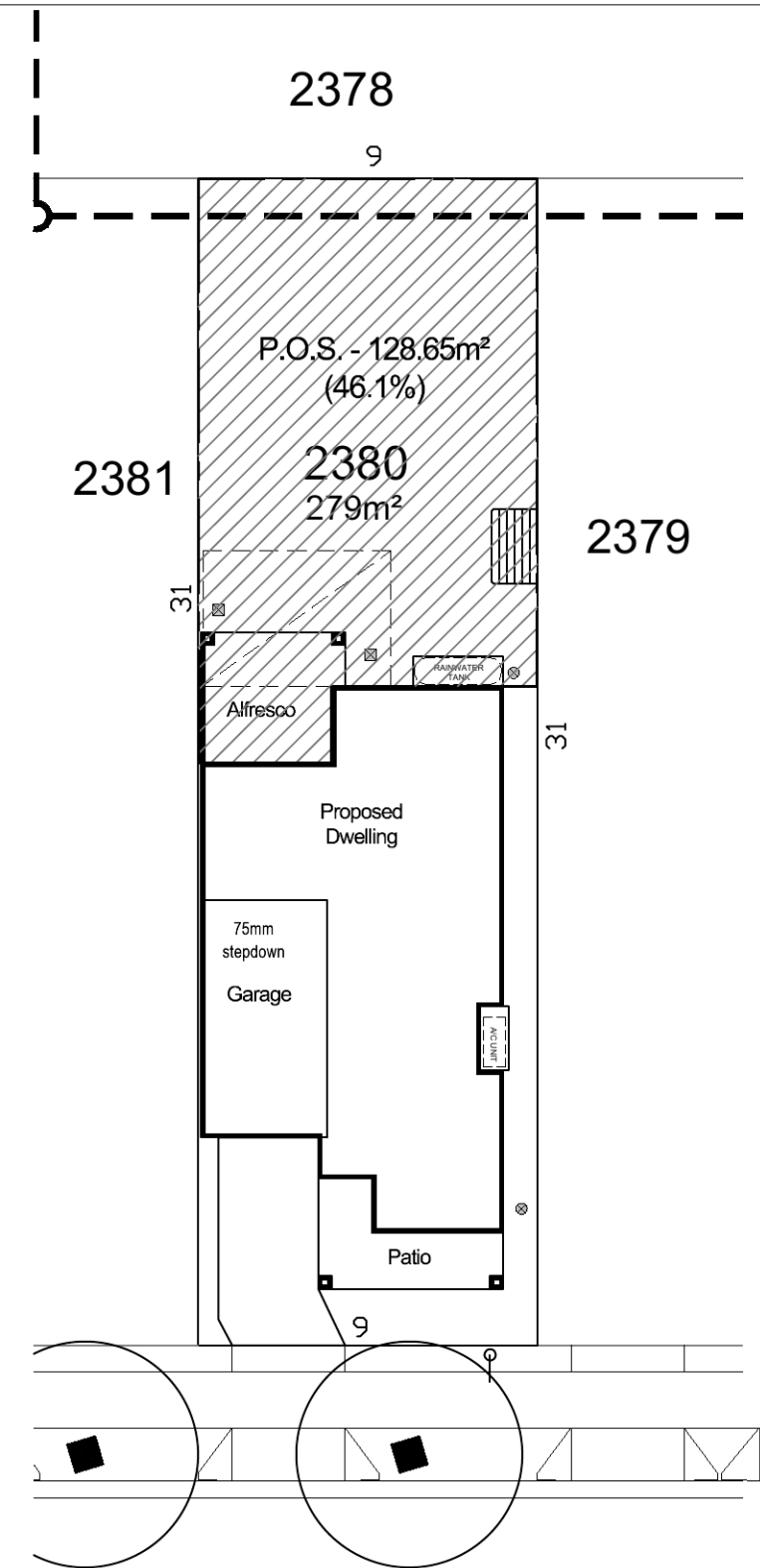
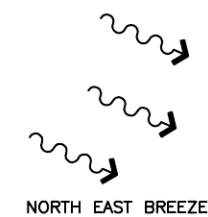
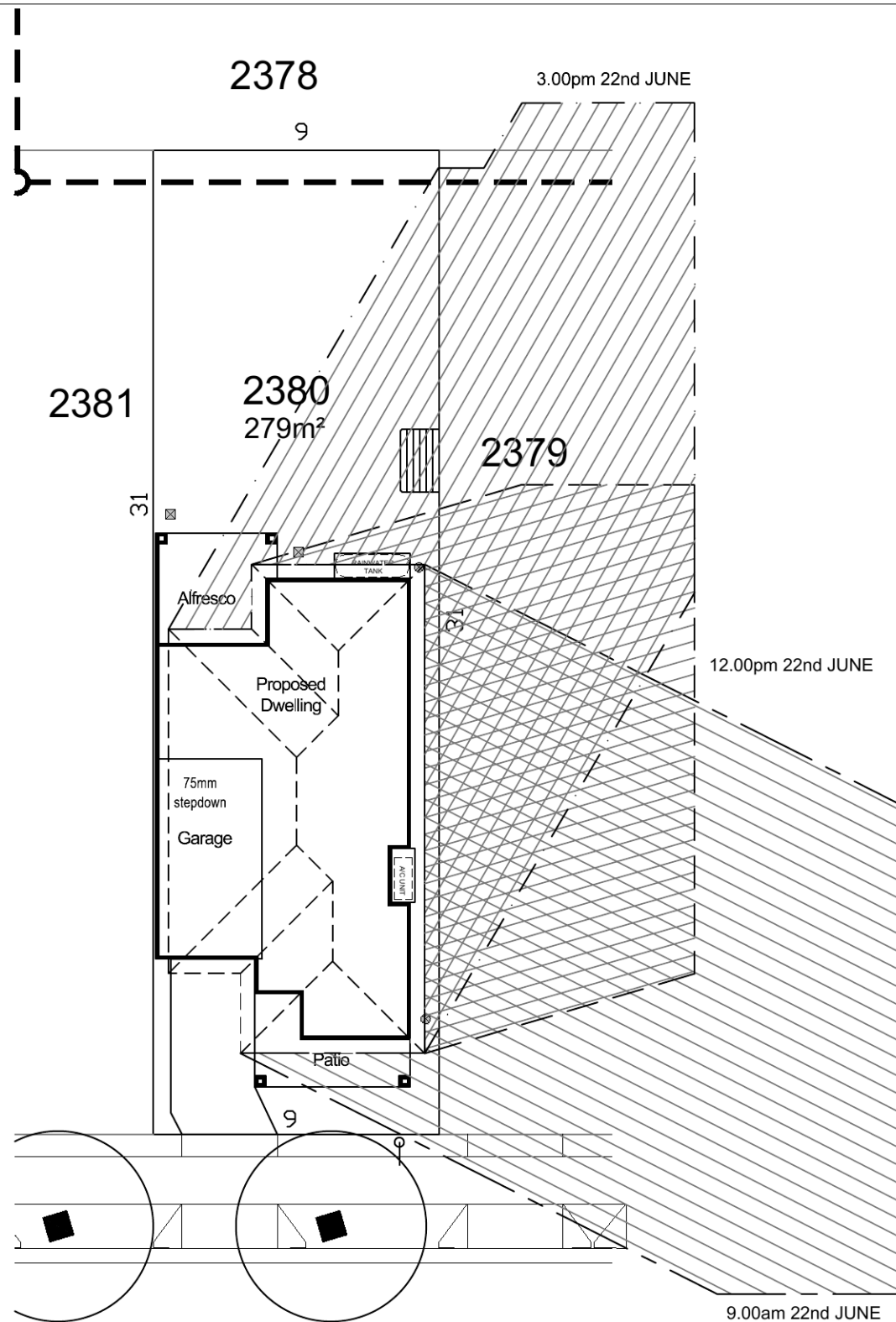
P.O.S. AREA	128.65m ² (46.1%)
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SITE COVERAGE	48.6%
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FLOOR SPACE RATIO	60.0%
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Product:	Client:	Dwg Title:	Sheet:	Scale:	ISSUE	DATE	DESCRIPTION	DRAWN
CORELLA 22 Custom Facade L/H Garage	Urban Growth	SITE PLAN	A3	1:200	A	30.06.14	D.A DWGS-ISSUE A	E.G.
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	LOT 2380 WOODMAN STREET, THORNTON.	30.06.2014	1	A				
		Council:	Job No:					
		PENRITH COUNCIL	214054					



WOODMAN STREET

WOODMAN STREET

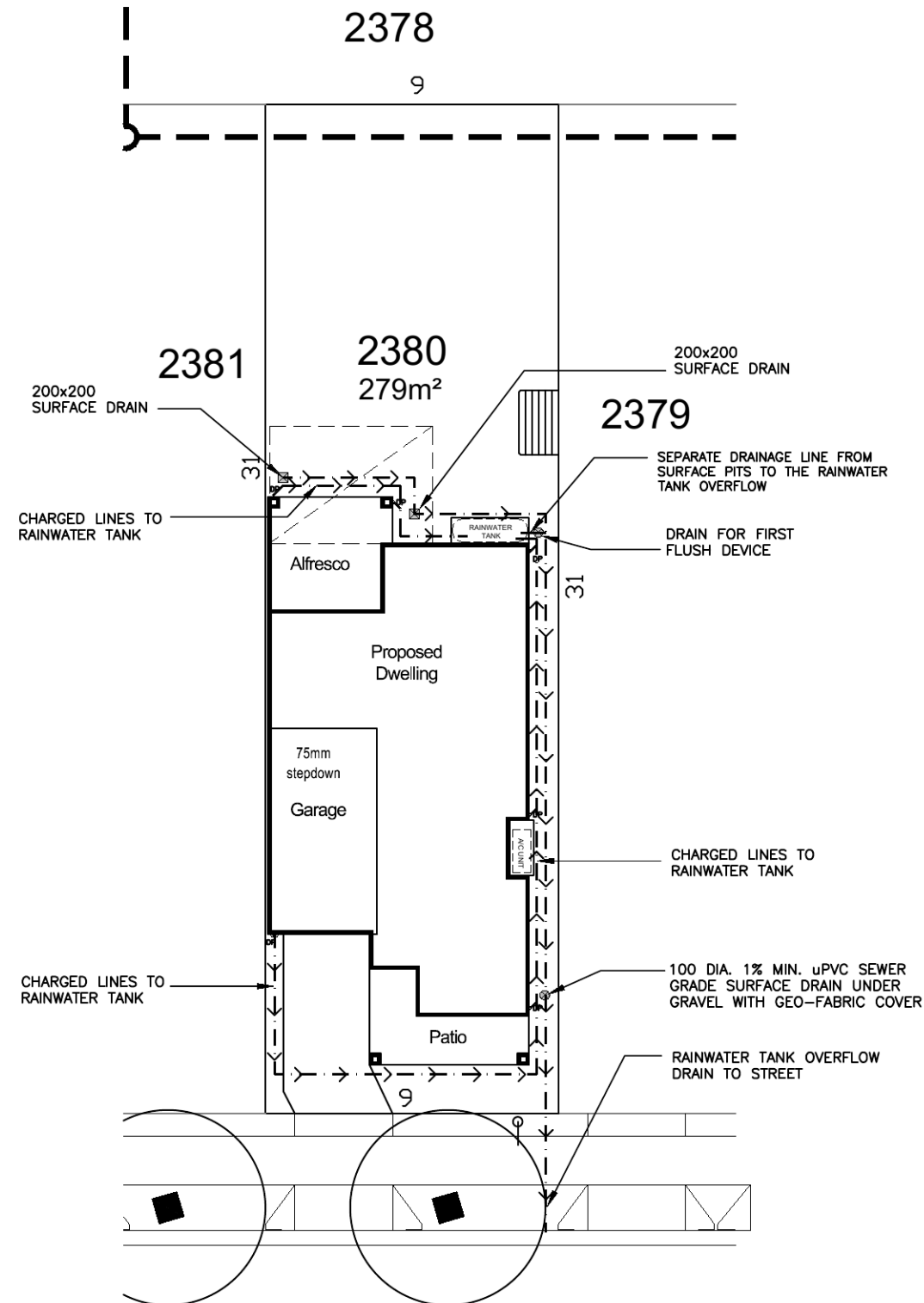
SHADOW DIAGRAMS

SITE ANALYSIS



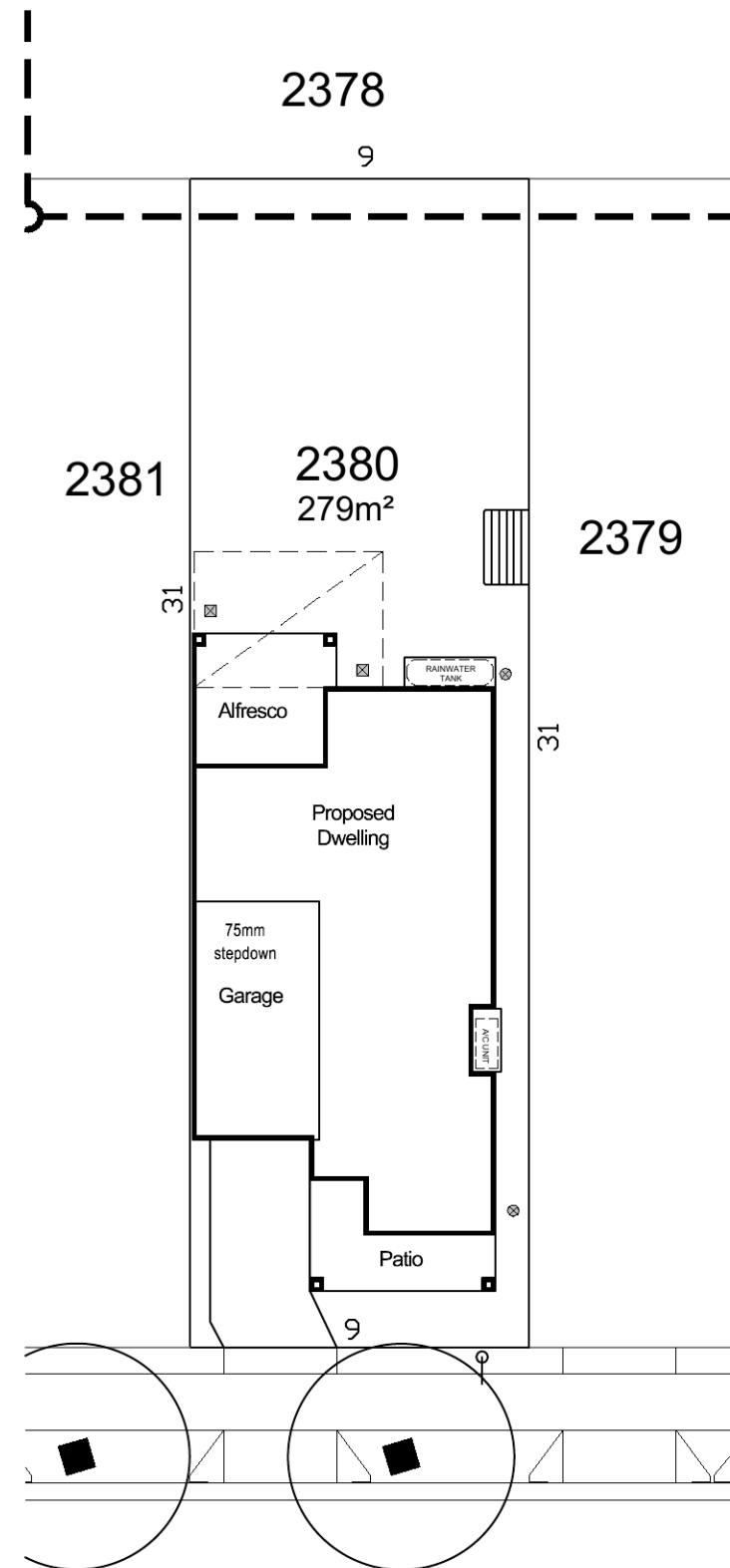
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					A	30.06.14	D.A DWGS-ISSUE A	E.G.

STORMWATER DRAINAGE
LINES TO STREET



WOODMAN STREET

STORM WATER PLAN



WOODMAN STREET

WASTE MANAGEMENT PLAN

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DRAINAGE LEGEND

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



Product:
CORELLA 22
Custom Facade
L/H Garage

Client:
Urban Growth

Site Address:
LOT 2380
WOODMAN STREET,
THORNTON.

Dwg Title:
STORMWATER & SITE MANAGEMENT

Date:
30.06.2014

Council:
PENRITH COUNCIL

Sheet:
A3

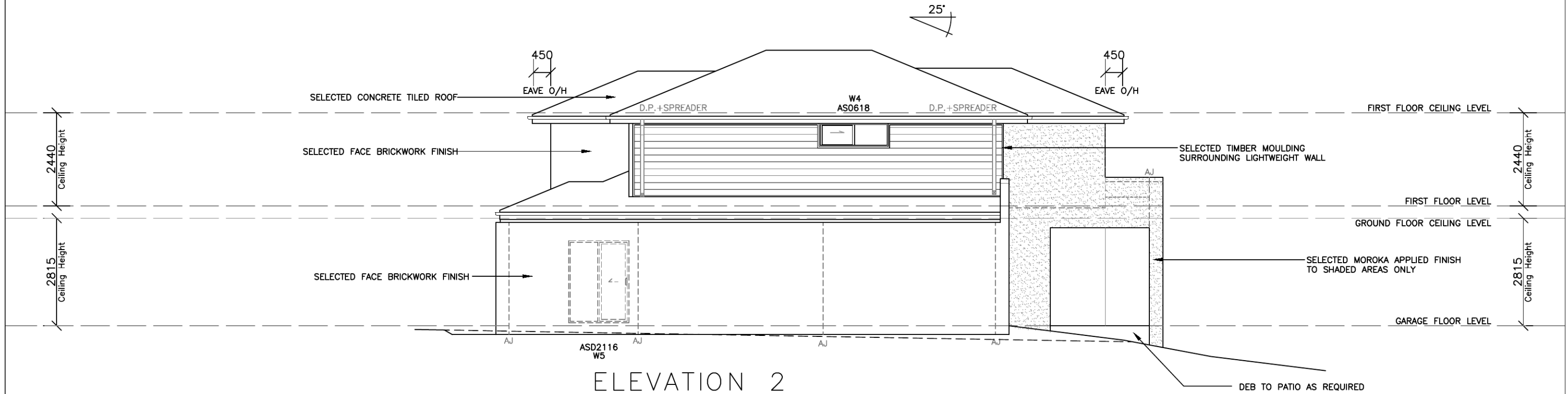
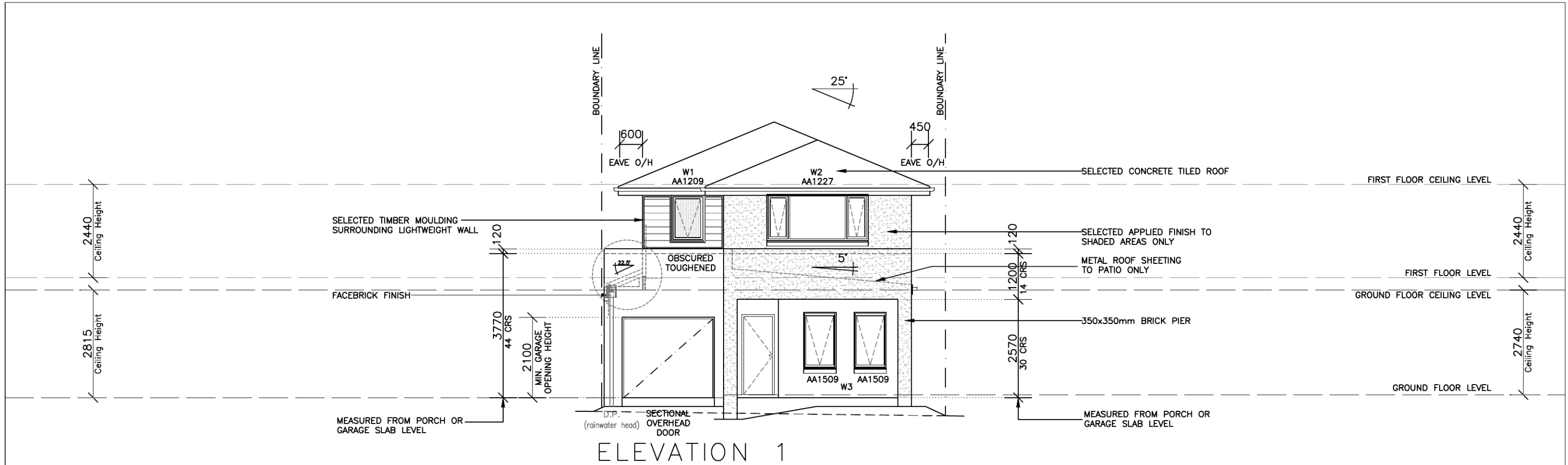
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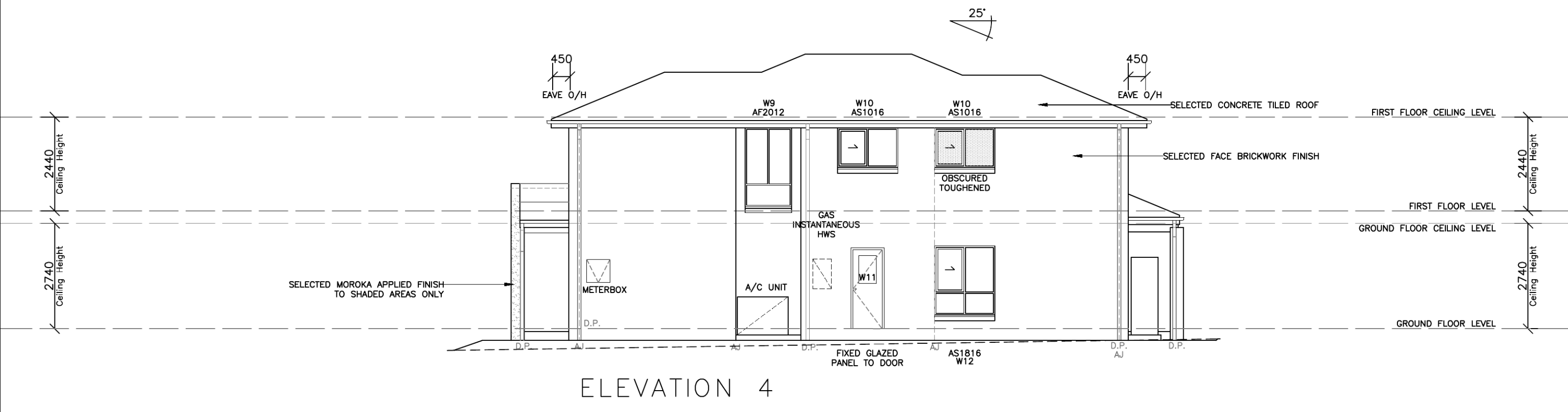
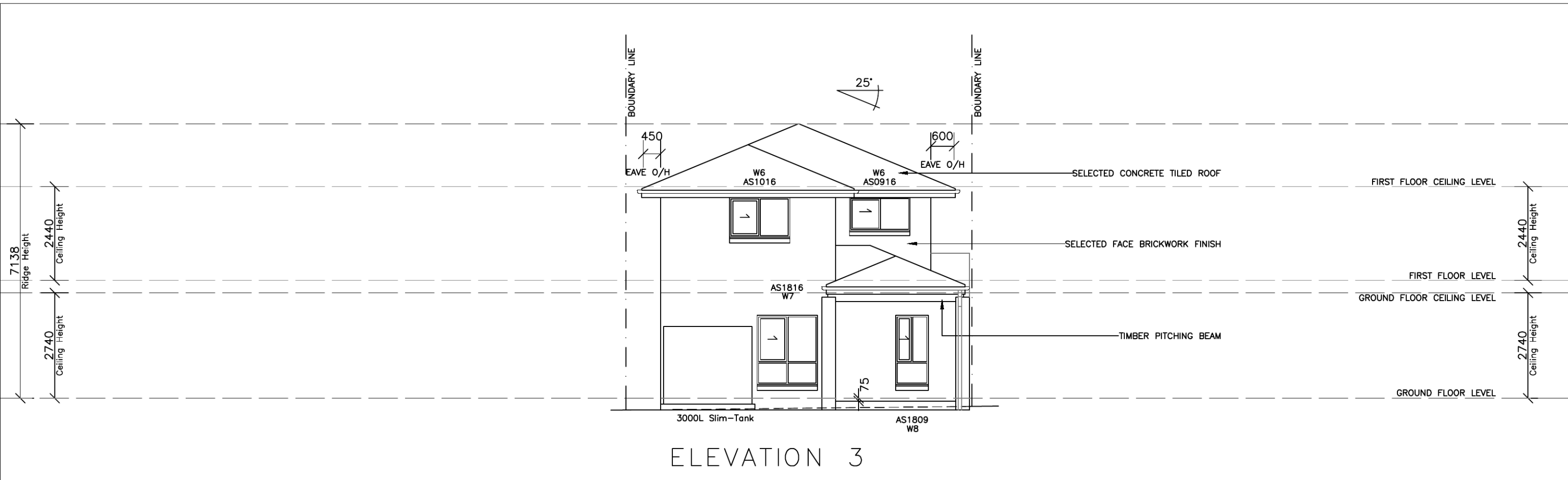
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Job No:
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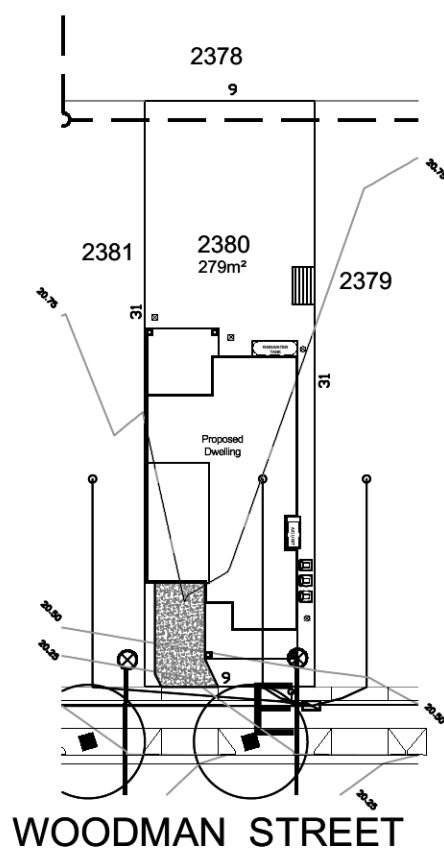
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A	30.06.14	D.A DWGS-ISSUE A	E.G.



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					A	30.06.14	D.A DWGS-ISSUE A	E.G.



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					A	30.06.14	D.A DWGS-ISSUE A	E.G.



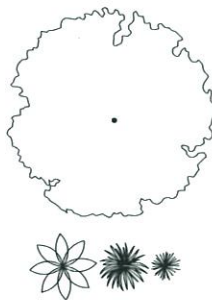
Lot 2380 Woodman

PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aw	Agapanthus 'White'	White Agapanthus	9	200mm	0.5m
Gfs	Gardenia 'Four Seasons'	Four Seasons Gardenia	8	200mm	1m
Liy	Lagerstroemia 'Yuma'	Pink Flowering Crepe Myrtle	1	75L	4m
Lwf	Liriope muscari 'Monroe's White'	Liriope (white flowering)	15	200mm	450mm
Msb	Michelia 'Summer Bronze'	Evergreen Magnolia	6	300mm	2m
Vh	Viola hederacea	Native Violet	18	150mm	0.1m

LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ ground-covers	Total Trees
57	6	9	42	1



LEGEND

Proposed trees - refer to plant schedule

Proposed accents & grasses - refer to plant schedule



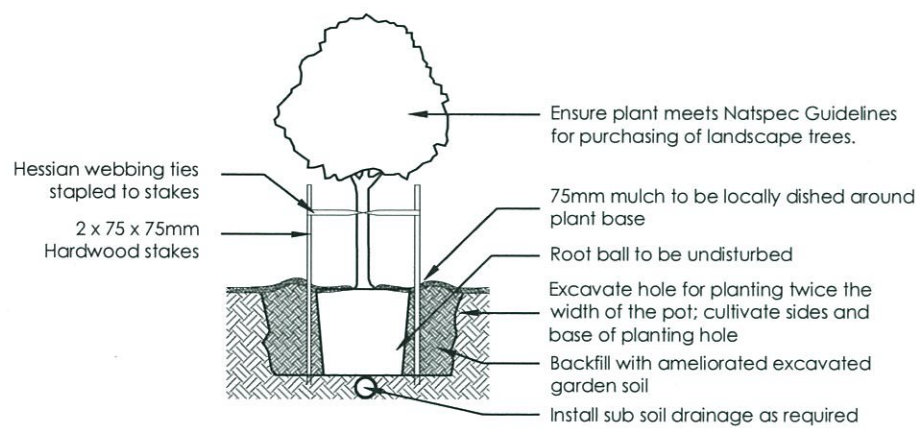
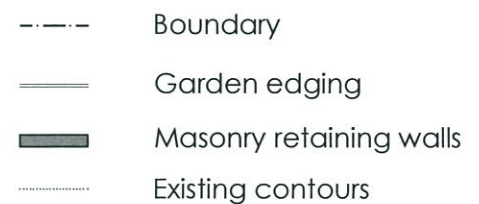
Proposed shrubs - refer to plant schedule

Proposed groundcovers and grasses - refer to plant schedule

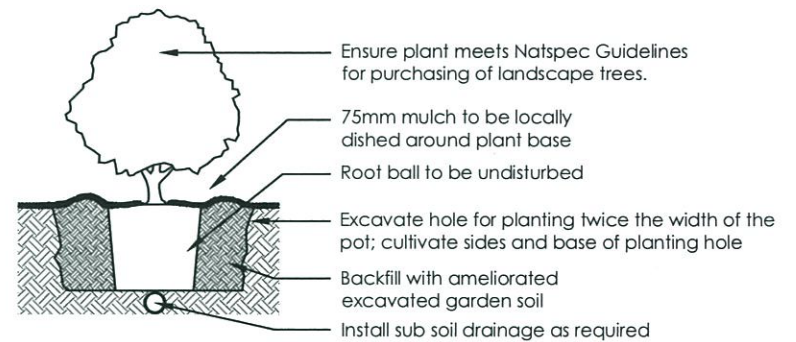
Existing levels

Proposed levels

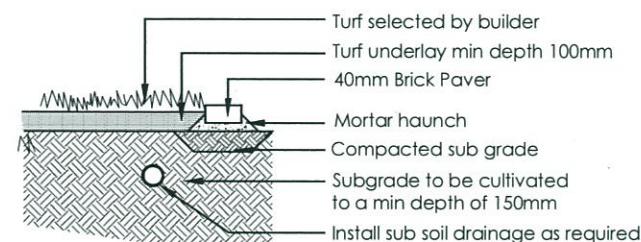
Proposed Top Of Wall levels



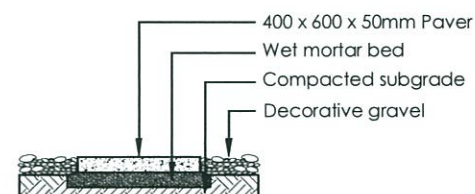
1 Tree Planting Detail
NTS 25L - 100L Pot Size



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	CLIENT	DATE	SCALE	BY	DATE	SCALE
A	ISSUE COLOUR PLAN FOR CLIENT REVIEW	RS	BT	10-06-14	LOT 2380 WOODMAN STREET, PENRITH	ZAC HOMES	02-07-14	1:100 @ A3	DA	02	
B	ISSUE DA PLANS FOR CLIENT REVIEW	RS	RS	12-06-14							
C	SHOW NEIGHBOURING HOUSES AND RELOCATE SIDE GATE SETBACK	RS	RS	02-07-14							

ecodeign
outdoor living environments

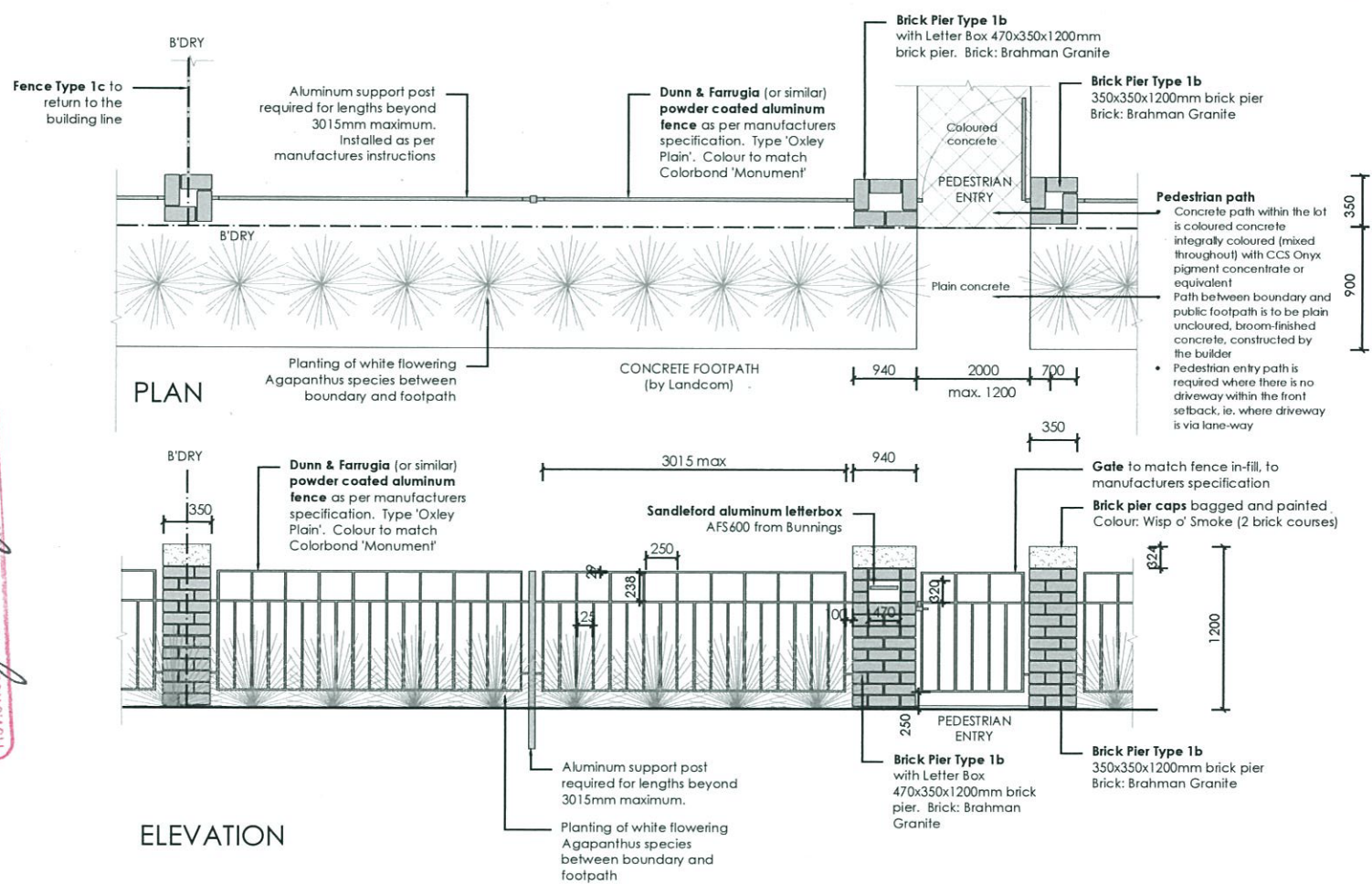
PO Box 8136, Baulkham Hills BC, NSW 2153
Ph: (02) 9680 7712 Fax: (02) 9680 7705
Email: info@ecodeign.com.au
Web: www.ecodeign.com.au
Member of the Australian Institute of Landscape Designers (AILD) (0000000000)

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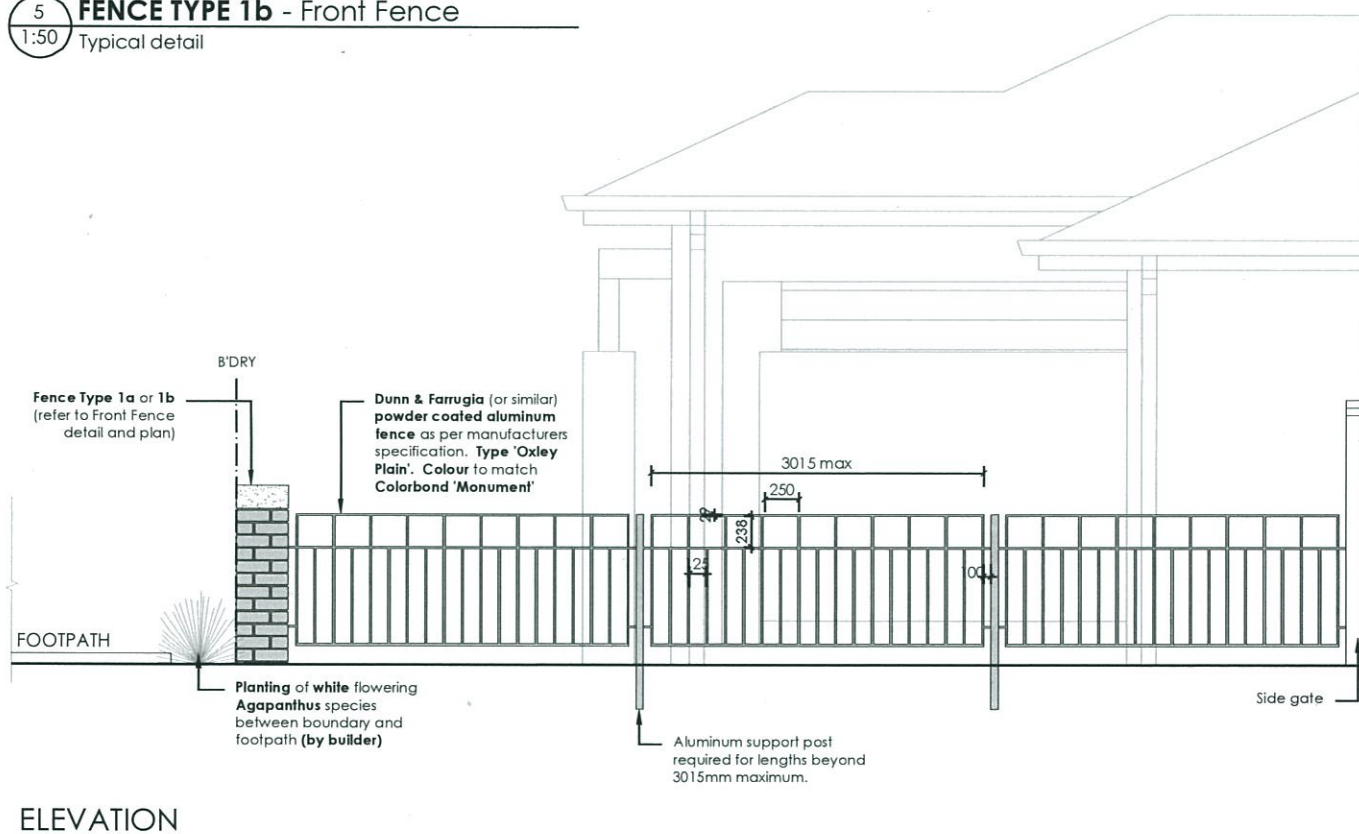
6. All work to comply with relevant Australian Standards or Building Code of Australia
7. All work to be performed by a suitably qualified tradesperson
8. For application purposes only - NOT FOR CONSTRUCTION

NEW RESIDENCE
LANDSCAPE PLAN

RS RS 02-07-14 C

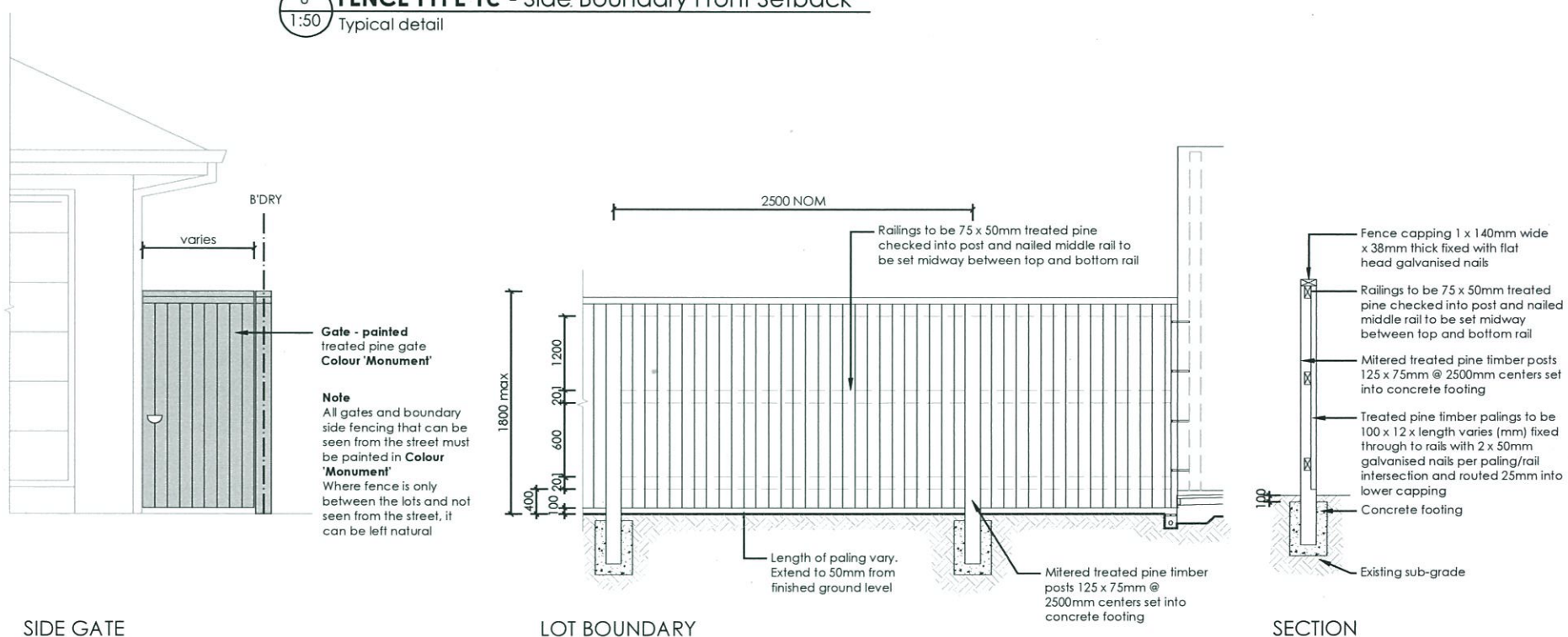


5 **FENCE TYPE 1b** - Front Fence
1:50 Typical detail



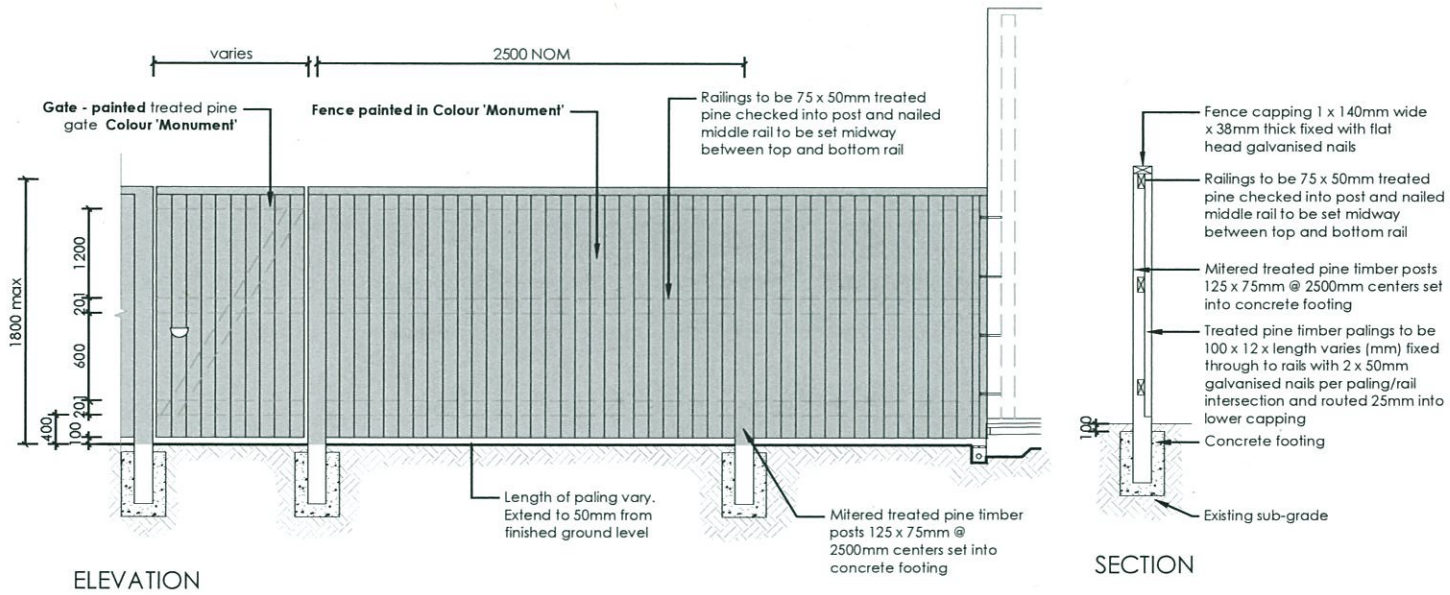
ELEVATION

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

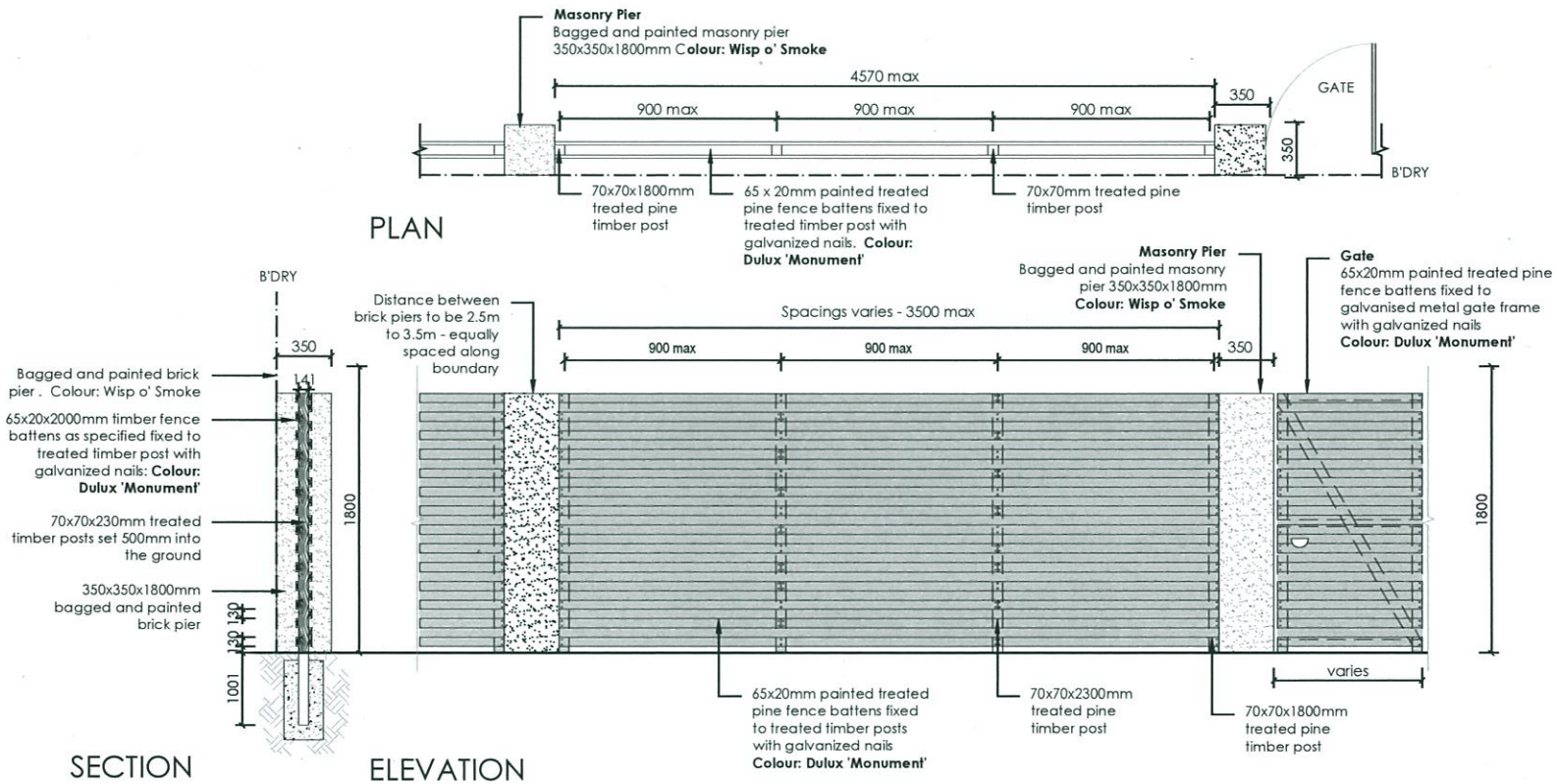


FENCE TYPE 4a - Side Boundaries
Typical detail

REVISION			DRAWN			CHECK			DATE			PROJECT																																								
A	ISSUE COLOUR PLAN FOR CLIENT REVIEW		RS	BT		10-06-14			LOT 2380 WOODMAN STREET, PENRITH																																											
B	ISSUE DA PLANS FOR CLIENT REVIEW		RS	RS		12-06-14			NEW RESIDENCE																																											
C	SHOW NEIGHBOURING HOUSES AND RELOCATE SIDE GATE SETBACK		RS	RS		02-07-14			LANDSCAPE PLAN																																											
 PO Box 8136, Baultham Hills NSW 2153 Ph: (02) 9480 7171 Fax: (02) 9480 7705 Email: info@ecodesign.com.au Web: www.ecodesign.com.au Member of The Sustainable Institute of Australia (Sustainable Design and Management)													CLIENT																																							
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													RS										RS										02-07-14										C									



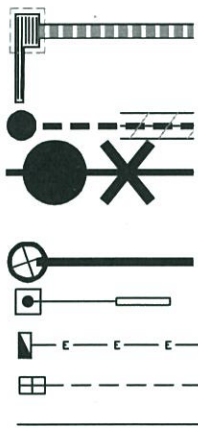
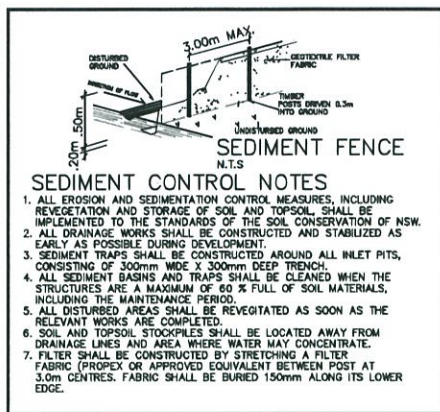
8 **FENCE TYPE 4b - Rear Boundary**
1:50 All Laneways (except Barlett Lane)
Typical detail



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

REVISION	DESCRIPTION	DRAWN	CHECK	DATE	PROJECT	CLIENT	DATE	REVISION
A	ISSUE COLOUR PLAN FOR CLIENT REVIEW	RS	BT	10-06-14	LOT 2380 WOODMAN STREET, PENRITH	ZAC HOMES	02-07-14	C
B	ISSUE DA PLANS FOR CLIENT REVIEW	RS	RS	12-06-14				
C	SHOW NEIGHBOURING HOUSES AND RELOCATE SIDE GATE SETBACK	RS	RS	02-07-14				

ecodesign outdoor living environments		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 Member of the Australian Institute of Landscape Designers and Managers		NEW RESIDENCE LANDSCAPE PLAN		1:100 @ A3 DA 04		RS RS 02-07-14 C	
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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

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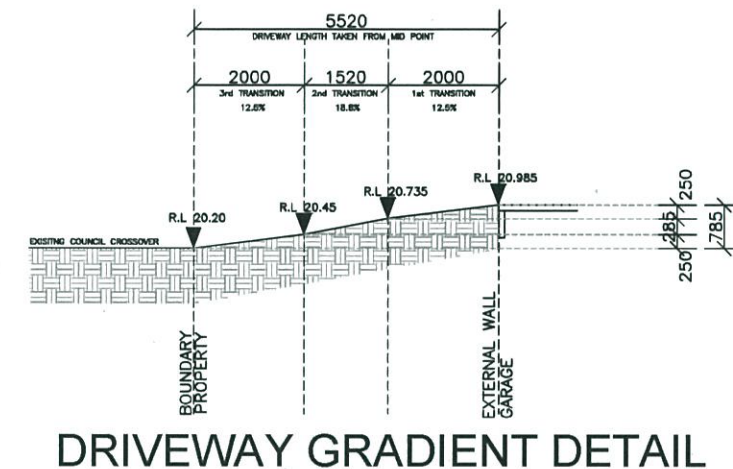
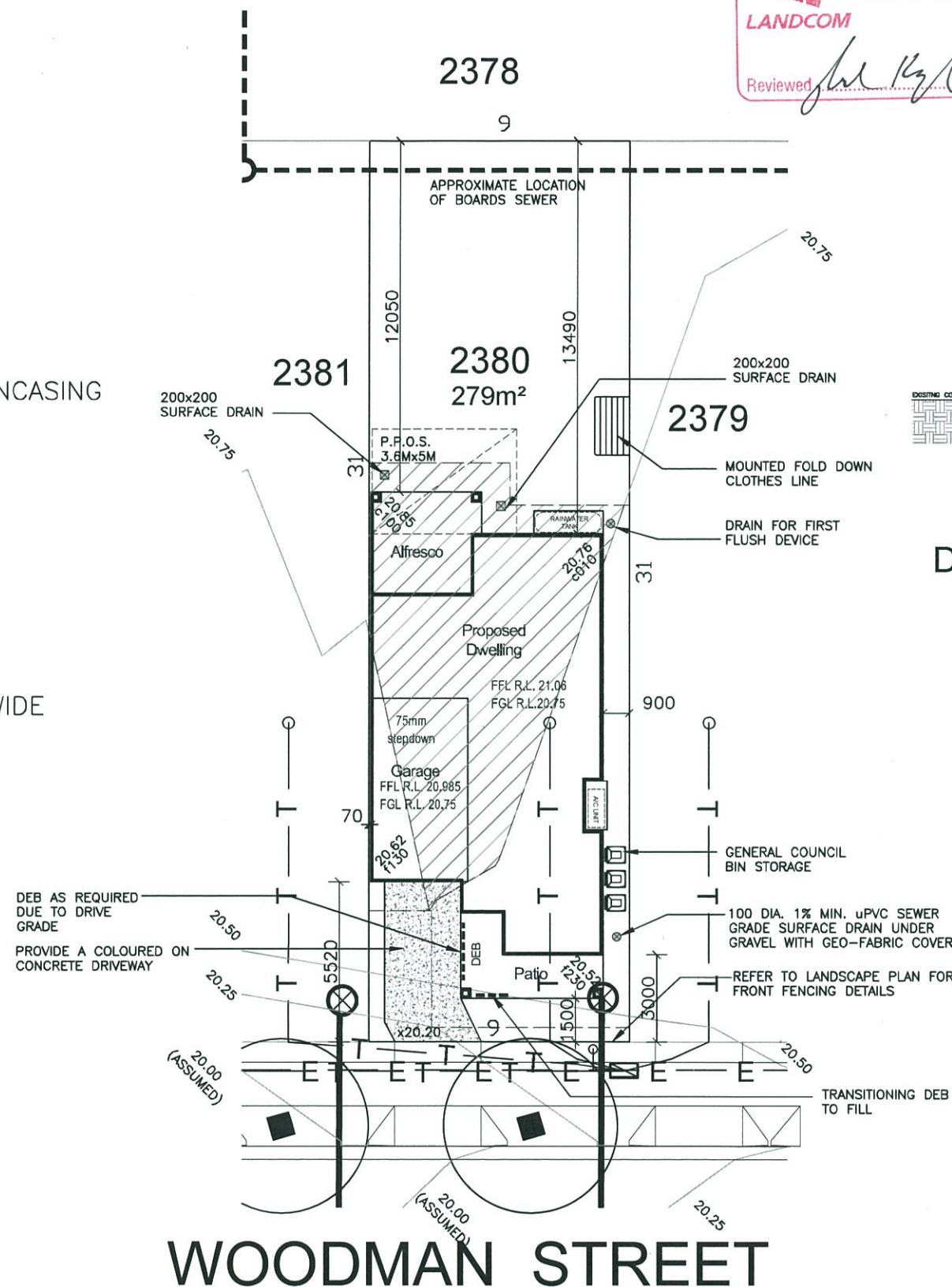
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Thorton Design Review Panel
LANDCOM
Reviewed *[Signature]* Date 31/7/14

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SITE COVERAGE 48.6%

FLOOR SPACE RATIO 60.0%

ZAC HOMES

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CORELLA 22
Custom Facade
L/H Garage

Client:
Urban Growth

Site Address:
LOT 2380
WOODMAN STREET,
THORNTON.

Dwg Title:
SITE PLAN

Date:
30.06.2014

Council:
PENRITH COUNCIL

Sheet:
A3

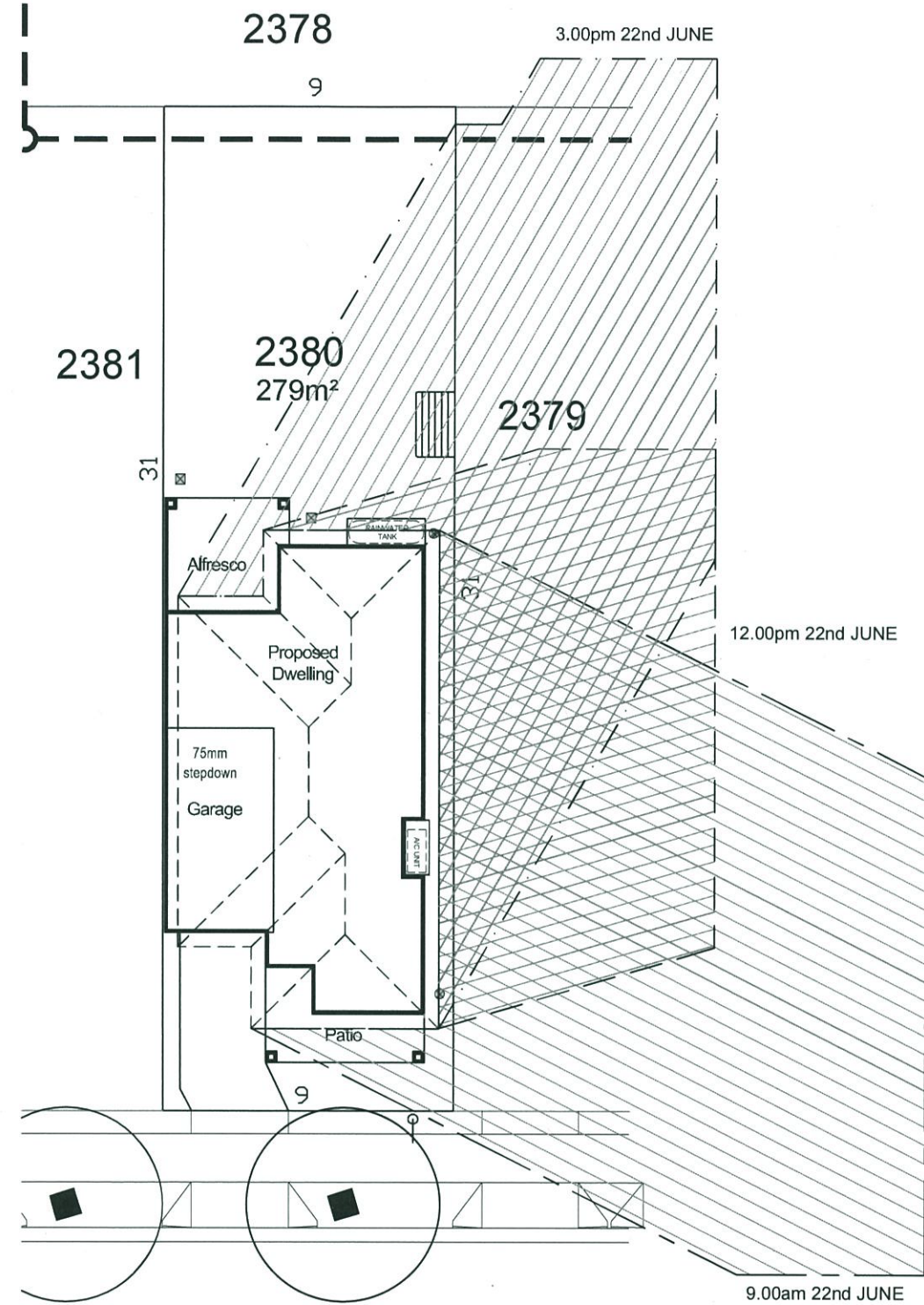
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Sheet No.
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Issue:
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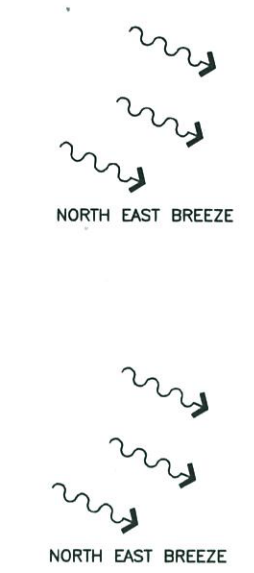
Job No:
214054

ISSUE	DATE	DESCRIPTION	DRAWN
A	30.06.14	D.A DWGS-ISSUE A	E.G.



WOODMAN STREET

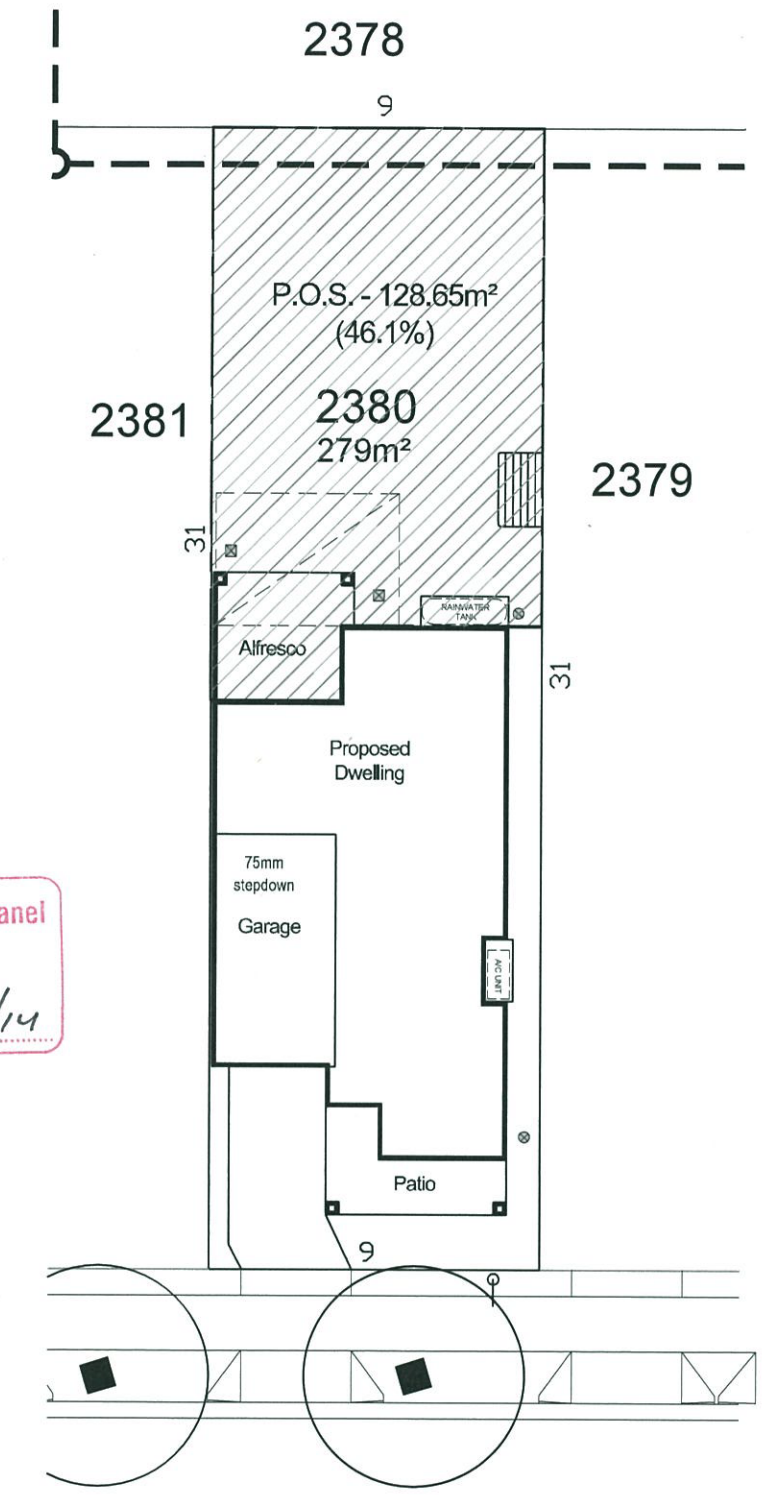
SHADOW DIAGRAMS



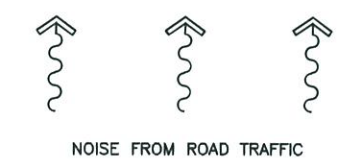
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 LANDCOM
 Reviewed *[Signature]* Date 3/7/14



SITE ANALYSIS



WOODMAN STREET

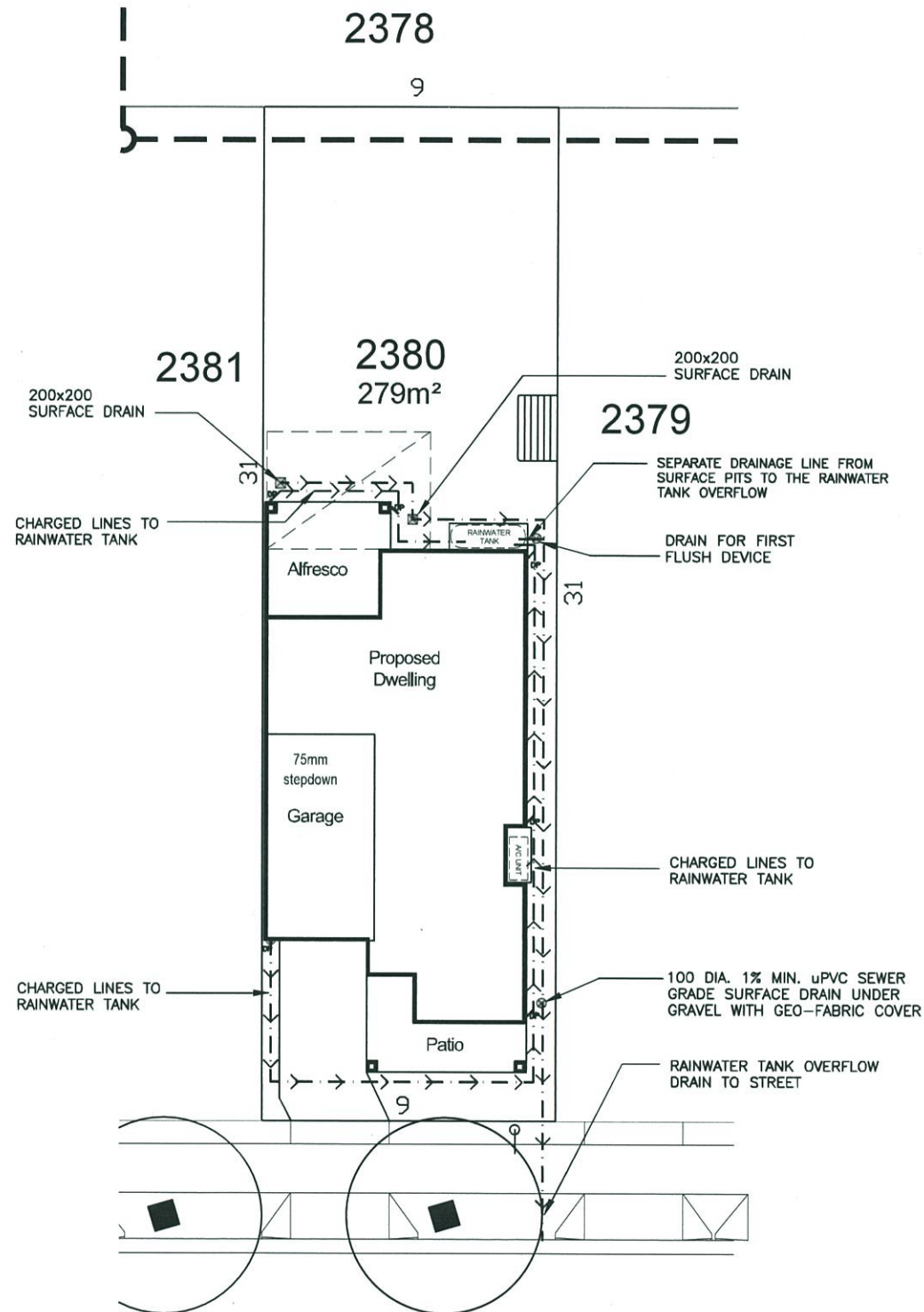


ZAC HOMES

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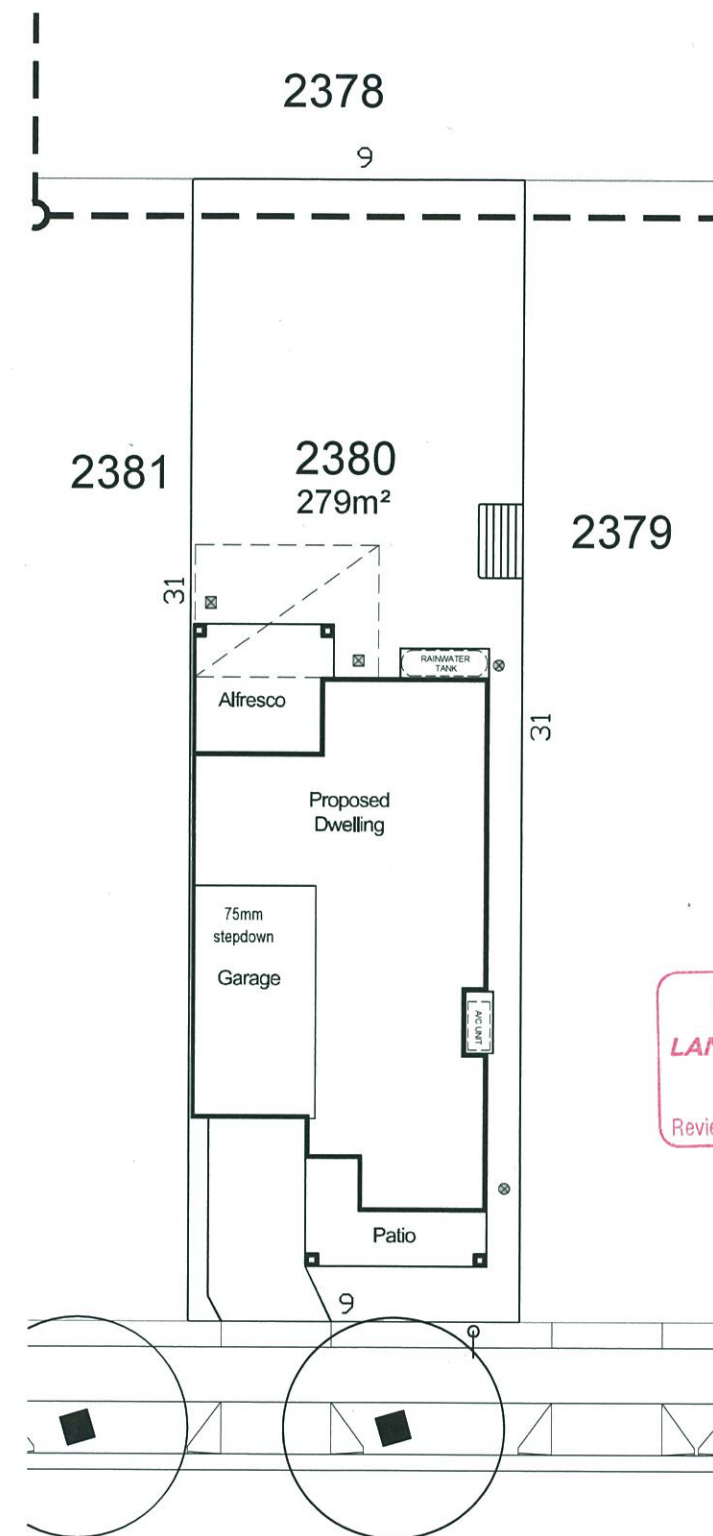
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Site Address: LOT 2380 WOODMAN STREET, THORNTON.	Date: 30.06.2014	Council: PENRITH COUNCIL	Sheet No. 1A	Issue: A				
			Job No: 214054					

STORMWATER DRAINAGE LINES TO STREET



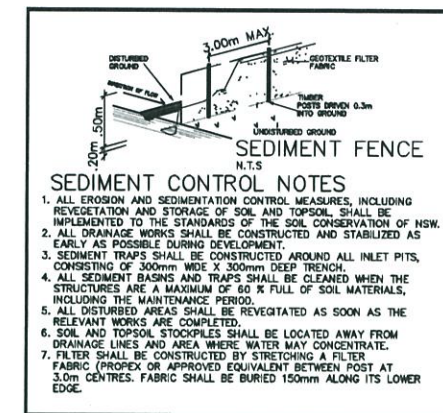
WOODMAN STREET

STORM WATER PLAN



WOODMAN STREET

WASTE MANAGEMENT PLAN



DRAINAGE LEGEND

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ZAC
HOMES

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CORELLA 22
Custom Facade
L/H Garage

Client:
Urban Growth

Site Address:
LOT 2380
WOODMAN STREET,
THORNTON.

Dwg Title:
STORMWATER & SITE MANAGEMENT

Date:
30.06.2014

Council:
PENRITH COUNCIL

Sheet:
A3

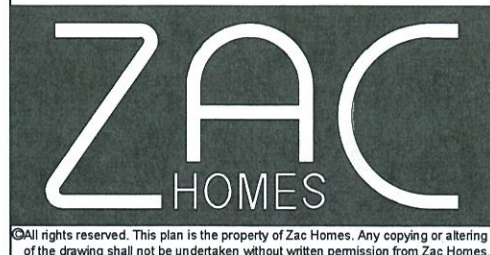
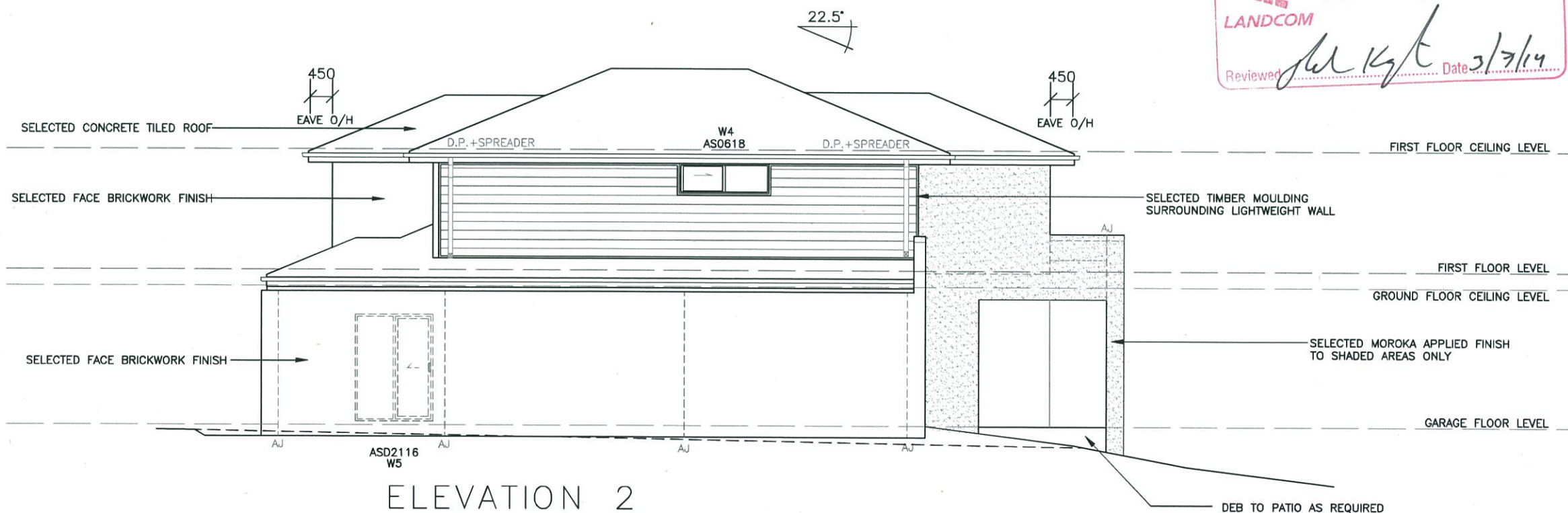
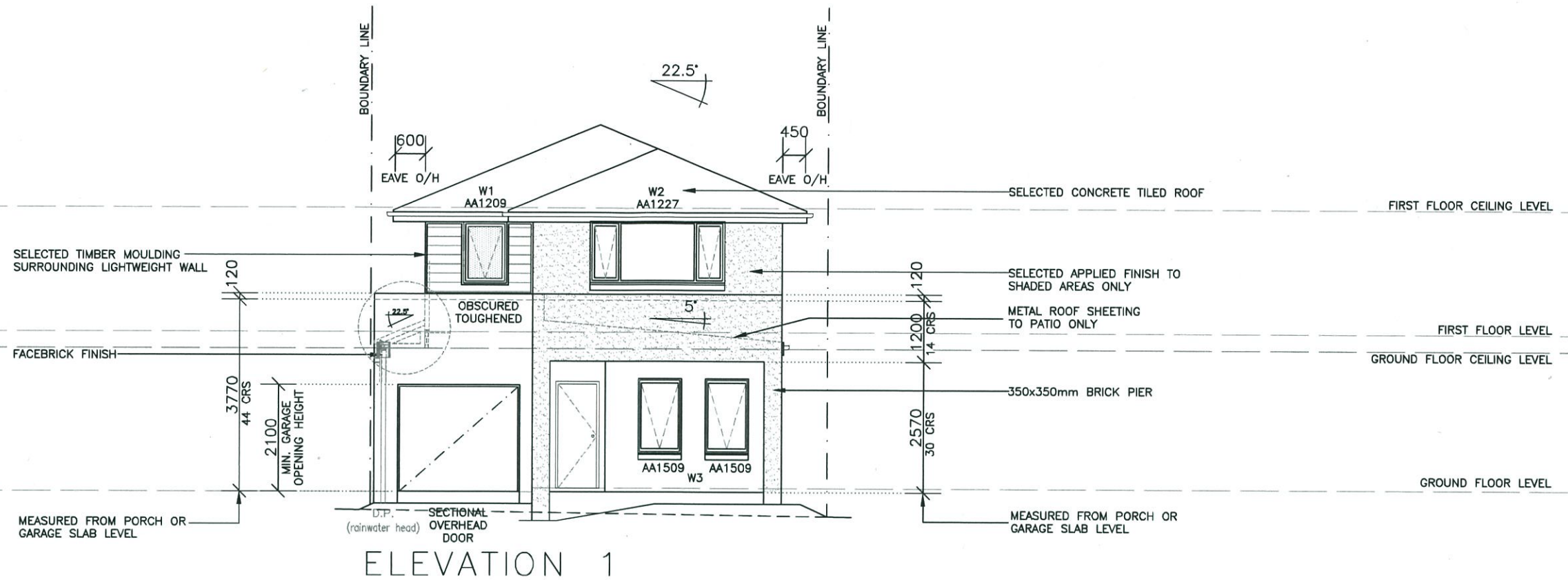
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1B

Issue:
A

Job No:
214054

ISSUE	DATE	DESCRIPTION	DRAWN
A	30.06.14	D.A DWGS-ISSUE A	E.G.



Product:
CORELLA 22
Custom Facade
L/H Garage

Client:
Urban Growth

Site Address:
LOT 2380
WOODMAN STREET,
THORNTON.

Dwg Title:
ELEVATIONS

Date:
30.06.2014

Council:
PENRITH COUNCIL

Sheet:
A3

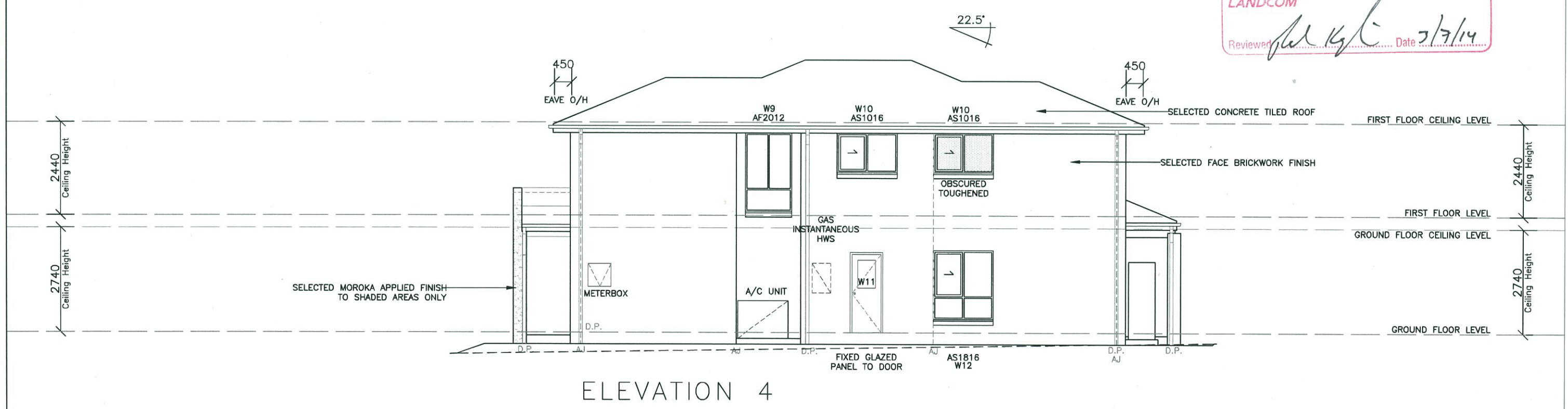
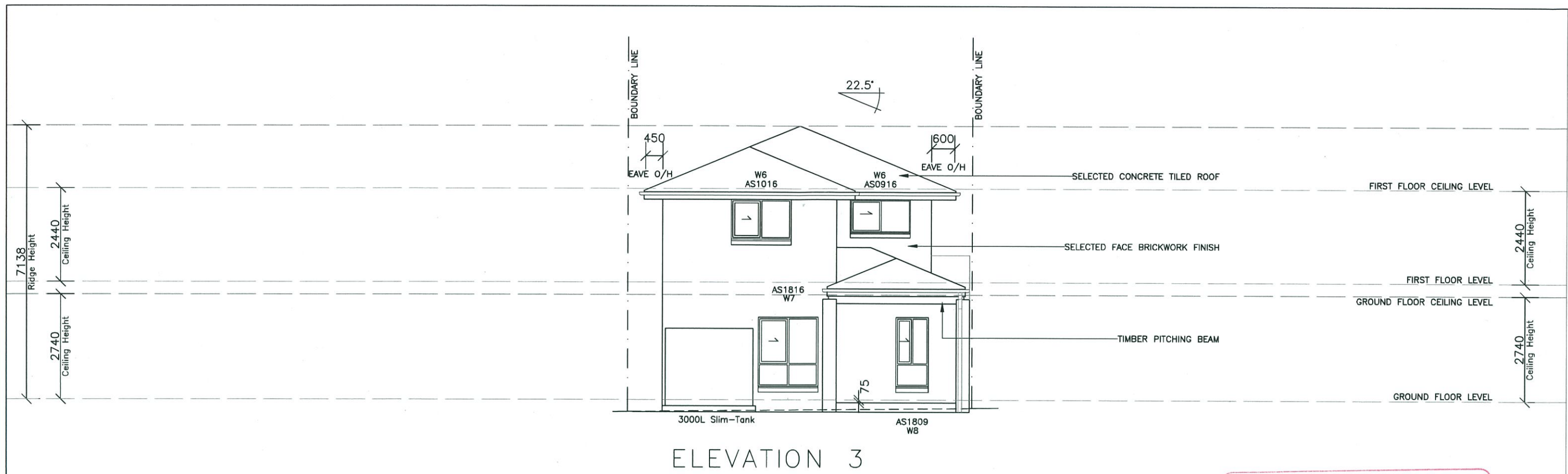
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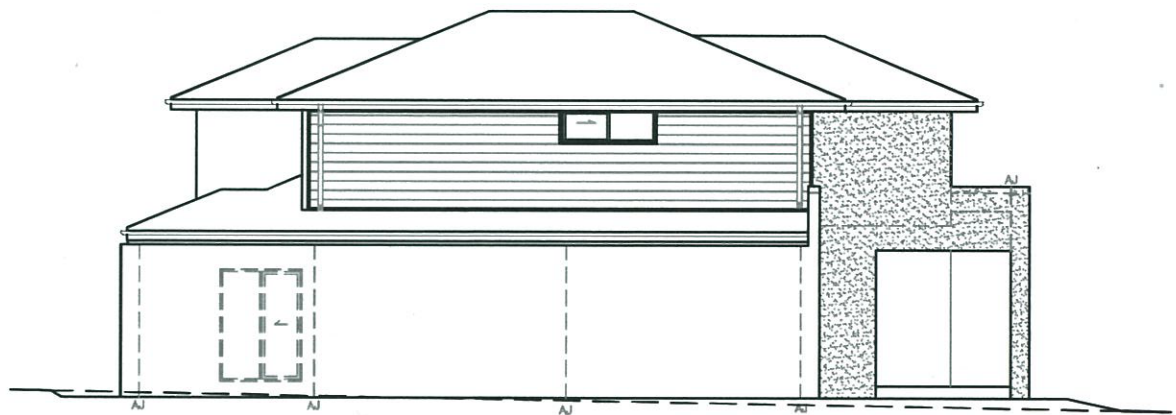
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Product: CORELLA 22 Custom Facade L/H Garage	Client: Urban Growth	Dwg Title: ELEVATIONS	Sheet: A3	Scale: 1:100	ISSUE A	DATE 30.06.14	DESCRIPTION D.A DWGS-ISSUE A	DRAWN E.G.
Site Address: LOT 2380 WOODMAN STREET, THORNTON.	Date: 30.06.2014	Council: PENRITH COUNCIL	Sheet No. 5	Issue: A				
			Job No: 214054					



ELEVATION 1



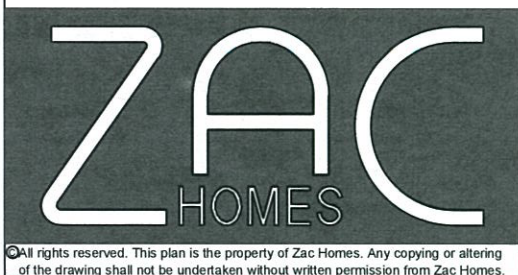
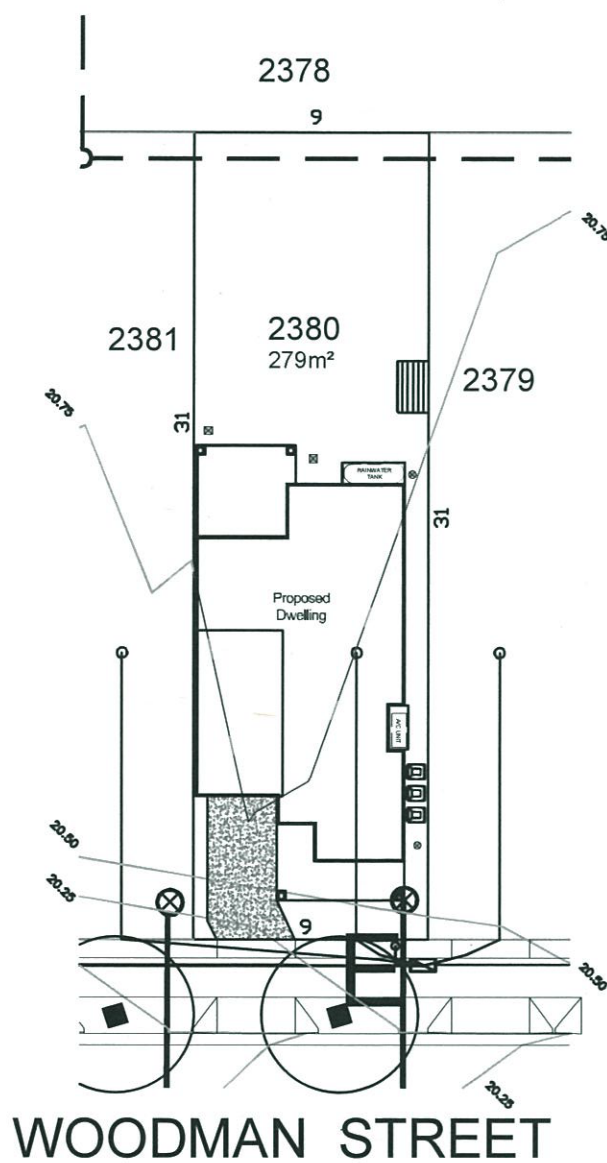
ELEVATION 2



ELEVATION 3



ELEVATION 4



Product: Corella 22 Custom Facade L/H Garage	Client: Zac Homes Site Address: Lot 2380 Woodman Street, Thornton.	Dwg Title: NOTIFICATION PLAN Date: 30.06.2014 Council: PENRITH COUNCIL
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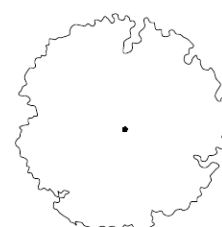
Lot 2380 Woodman

PLANT SCHEDULE Prepared by ecodeSIGN Pty Ltd

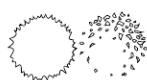
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aw	Agapanthus 'White'	White Agapanthus	9	200mm	0.5m
Gfs	Gardenia 'Four Seasons'	Four Seasons Gardenia	8	200mm	1m
Liy	Lagerstroemia 'Yuma'	Pink Flowering Crepe Myrtle	1	75L	4m
Lwf	Liriope muscari 'Monroe's White'	Liriope (white flowering)	15	200mm	450mm
Msb	Michelia 'Summer Bronze'	Evergreen Magnolia	6	300mm	2m
Vh	Viola hederacea	Native Violet	18	150mm	0.1m

LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ ground-covers	Total Trees
57	6	9	42	1



Proposed trees - refer to plant schedule



Proposed shrubs - refer to plant schedule



Proposed groundcovers and grasses - refer to plant schedule



Proposed accents & grasses - refer to plant schedule



Existing levels



Proposed levels



Proposed Top Of Wall levels



Boundary



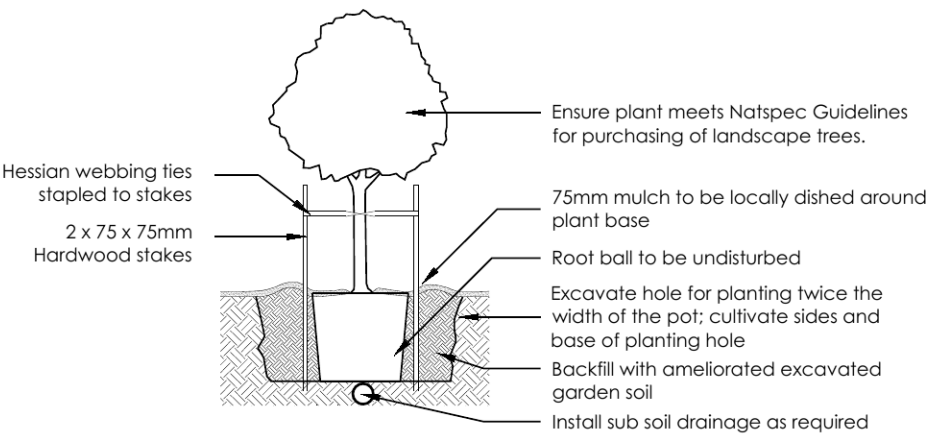
Garden edging



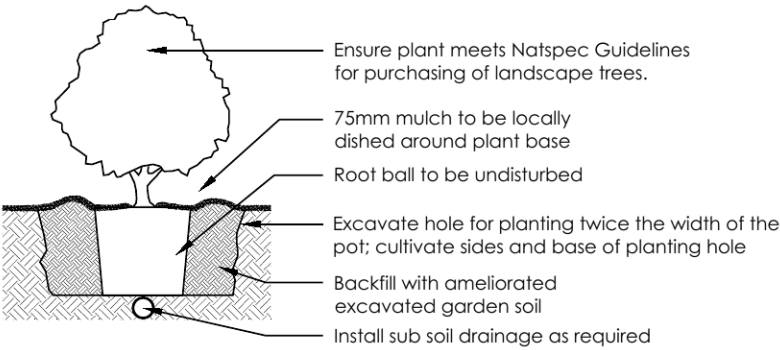
Masonry retaining walls



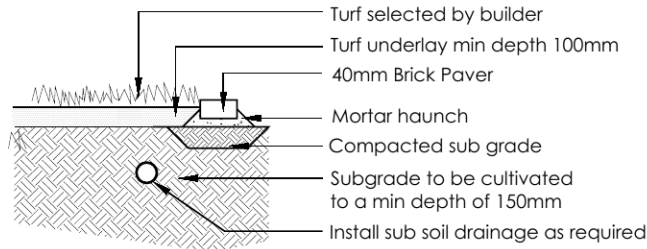
Existing contours



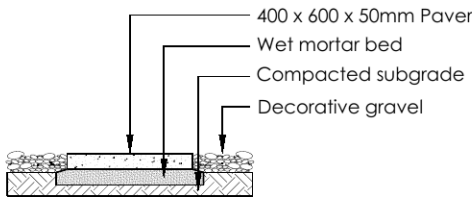
1 Tree Planting Detail
NTS 25L - 100L Pot Size



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	CLIENT	SCALE	DATE	REVISION
A	ISSUE COLOUR PLAN FOR CLIENT REVIEW	RS	BT	10-06-14	NEW RESIDENCE	ZAC HOMES	1:100 @ A3	DA	02
B	ISSUE DA PLANS FOR CLIENT REVIEW	RS	RS	12-06-14	LANDSCAPE PLAN				
C	SHOW NEIGHBOURING HOUSES AND RELOCATE SIDE GATE SETBACK	RS	RS	02-07-14					



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LOT 2380 WOODMAN STREET, PENRITH

ZAC HOMES

PROJECT: NEW RESIDENCE

DRAWING: LANDSCAPE PLAN

SCALE: 1:100 @ A3

DRAWN: RS

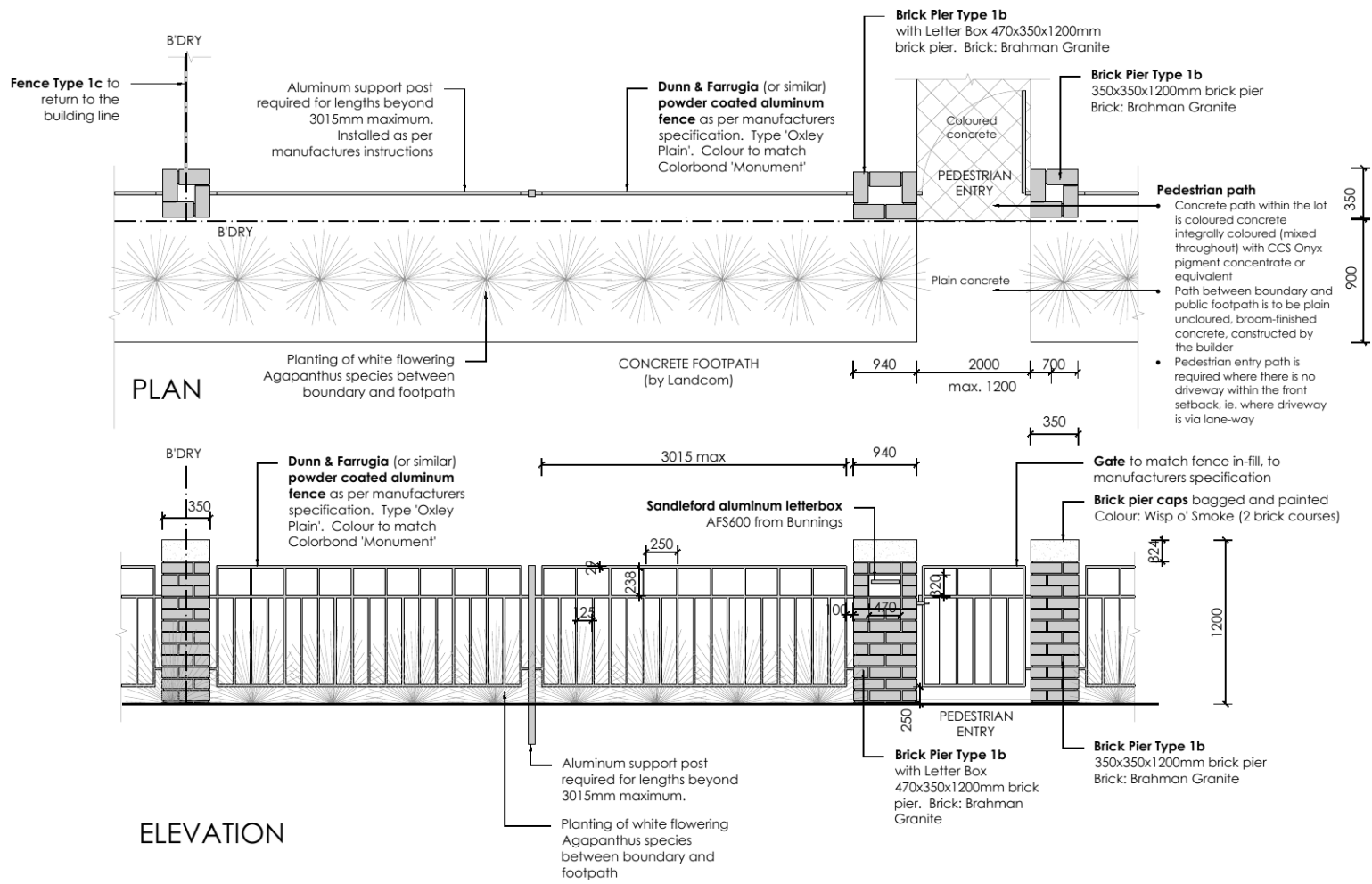
DATE: 02-07-14

CHECK: RS

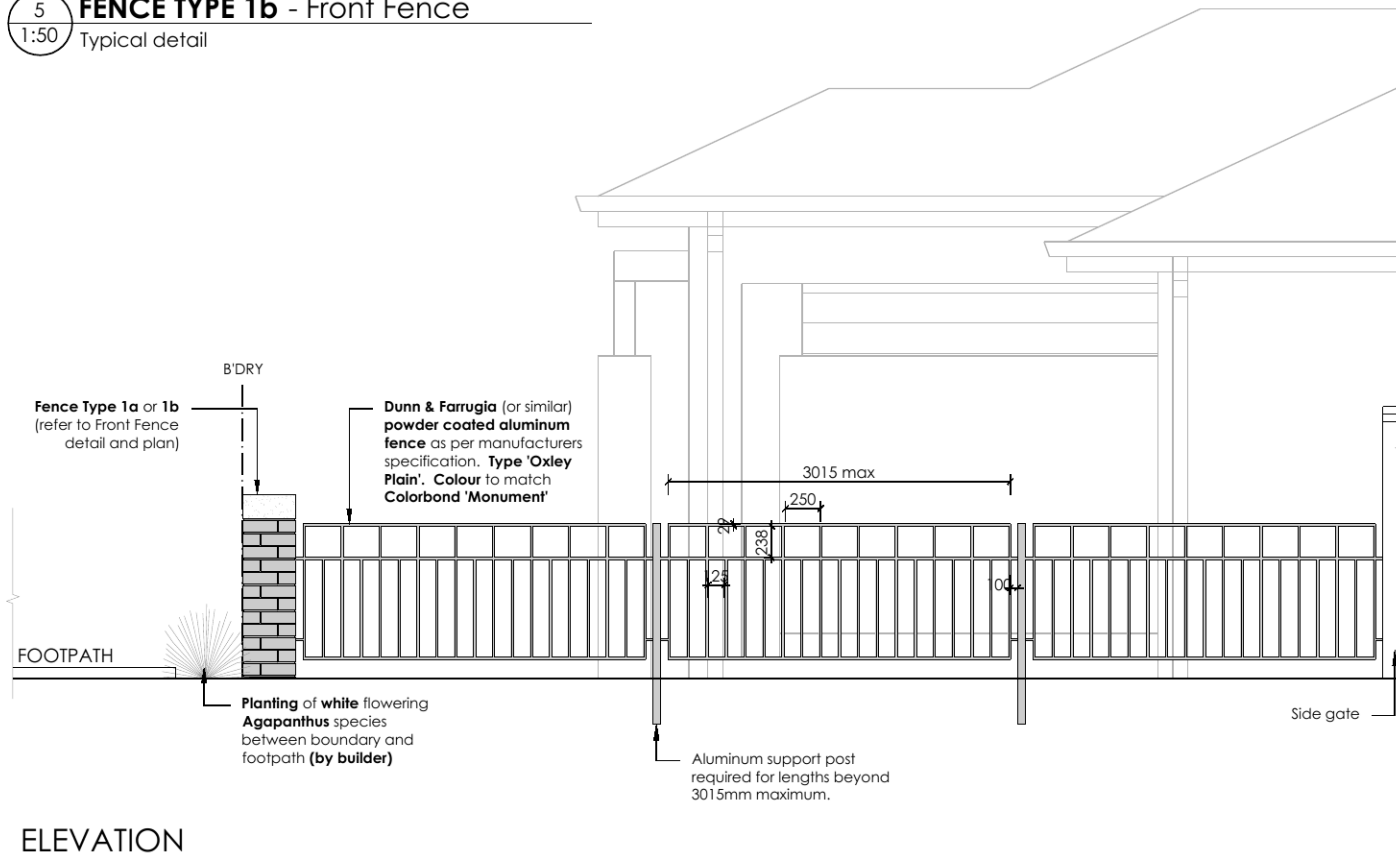
SHEET: 02

REVISION: C

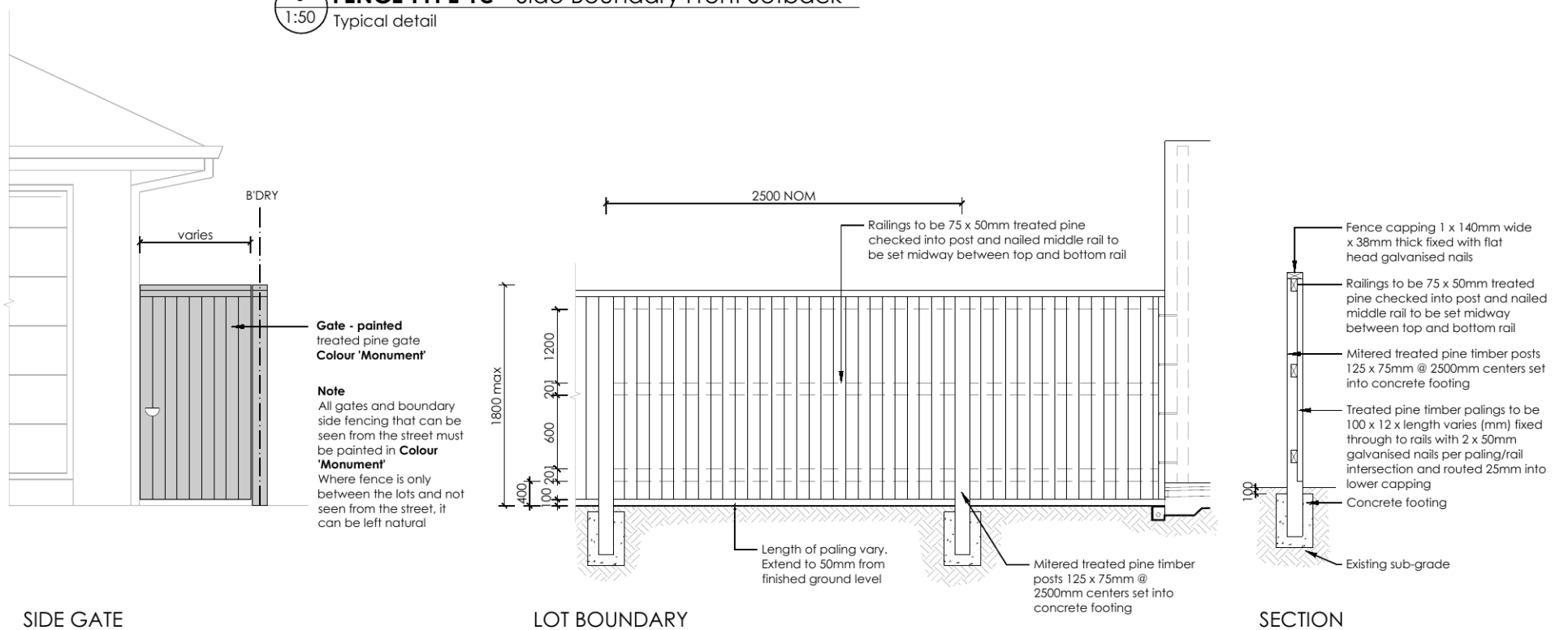




5 **FENCE TYPE 1b - Front Fence**
1:50 Typical detail



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



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

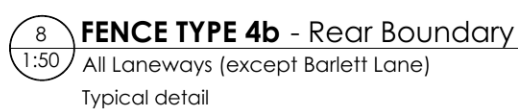
REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE COLOUR PLAN FOR CLIENT REVIEW	RS	BT	10-06-14
B	ISSUE DA PLANS FOR CLIENT REVIEW	RS	RS	12-06-14
C	SHOW NEIGHBOURING HOUSES AND RELOCATE SIDE GATE SETBACK	RS	RS	02-07-14

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ADDRESS	LOT 2380 WOODMAN STREET, PENRITH
CLIENT	ZAC HOMES

PROJECT	NEW RESIDENCE
DRAWING	LANDSCAPE PLAN
SCALE	1:100 @ A3
ISSUE	DA
SHEET	03
DRAWN	RS
CHECK	RS
DATE	02-07-14
REVISION	C





REVISION		DESCRIPTION		DRAWN	CHECK	DATE	ecodesign outdoor living environments				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 Member of the Australian Institute of Landscape Designers and Managers				ADDRESS LOT 2380 WOODMAN STREET, PENRITH				PROJECT NEW RESIDENCE													
A	B	ISSUE COLOUR PLAN FOR CLIENT REVIEW		RS	BT	10-06-14									LANDSCAPE PLAN																	
B	C	ISSUE DA PLANS FOR CLIENT REVIEW		RS	BT	12-06-14																										
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																		DRAWN RS				CHECK RS		DATE 02-07-14		REVISION C						