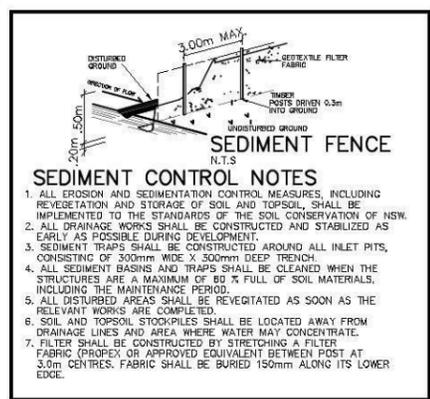


PRIVACY GATE AND FENCING PANEL AS PER LANDSCAPE PLAN  
 DRAIN FOR FIRST FLUSH DEVICE  
 200x200 SURFACE DRAIN  
 100mm DIA. UP-TURN PIPE SURFACE DRAINAGE PIT  
 PROVIDE A PLAIN CONCRETE CROSSOVER AS PER COUNCIL REQUIREMENTS

WATER METER TO BE RELOCATED  
 PROVIDE A DROPPED EDGE BEAM AS REQUIRED  
 PRIVACY GATE AND FENCING PANEL AS PER LANDSCAPE PLAN  
 DRAIN FOR FIRST FLUSH DEVICE  
 200x200 SURFACE DRAIN  
 100mm DIA. UP-TURN PIPE SURFACE DRAINAGE PIT

-  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

### M CLASS SITE



#### SEDIMENT CONTROL NOTES

- 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.
- ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
- SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
- ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 80% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
- ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
- SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
- FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPER OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.

**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.

LOT 37 AREAS	
SITE:	175.9m <sup>2</sup>
GROUND FLOOR:	75.56m <sup>2</sup>
FIRST FLOOR:	67.18m <sup>2</sup>
GARAGE:	18.66m <sup>2</sup>
VERANDAH:	13.82m <sup>2</sup>
ALFRESCO:	14.57m <sup>2</sup>
BALCONY:	N/A m <sup>2</sup>
TOTAL:	189.79m <sup>2</sup>

LOT 38 AREAS	
SITE:	174.3m <sup>2</sup>
GROUND FLOOR:	75.2m <sup>2</sup>
FIRST FLOOR:	68.98m <sup>2</sup>
GARAGE:	18.66m <sup>2</sup>
PORCH:	13.42m <sup>2</sup>
ALFRESCO:	14.57m <sup>2</sup>
BALCONY:	7.85m <sup>2</sup>
TOTAL:	198.68m <sup>2</sup>

LANDSCAPE AREA	
SITE AREA:	175.9m <sup>2</sup>
TOTAL HARD SURFACE AREAS:	141.53m <sup>2</sup>
REMAINING SOFT AREA:	34.37m <sup>2</sup>
LANDSCAPE AREA:	19.54%
MINIMUM REQUIRED BY COUNCIL:	N/A%

LANDSCAPE AREA	
SITE AREA:	174.3m <sup>2</sup>
TOTAL HARD SURFACE AREAS:	140.77m <sup>2</sup>
REMAINING SOFT AREA:	33.53m <sup>2</sup>
LANDSCAPE AREA:	19.24%
MINIMUM REQUIRED BY COUNCIL:	N/A%

P.O.S. AREA	35.44m <sup>2</sup> (20.1%)
-------------	-----------------------------

P.O.S. AREA	34.9m <sup>2</sup> (20.02%)
-------------	-----------------------------



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

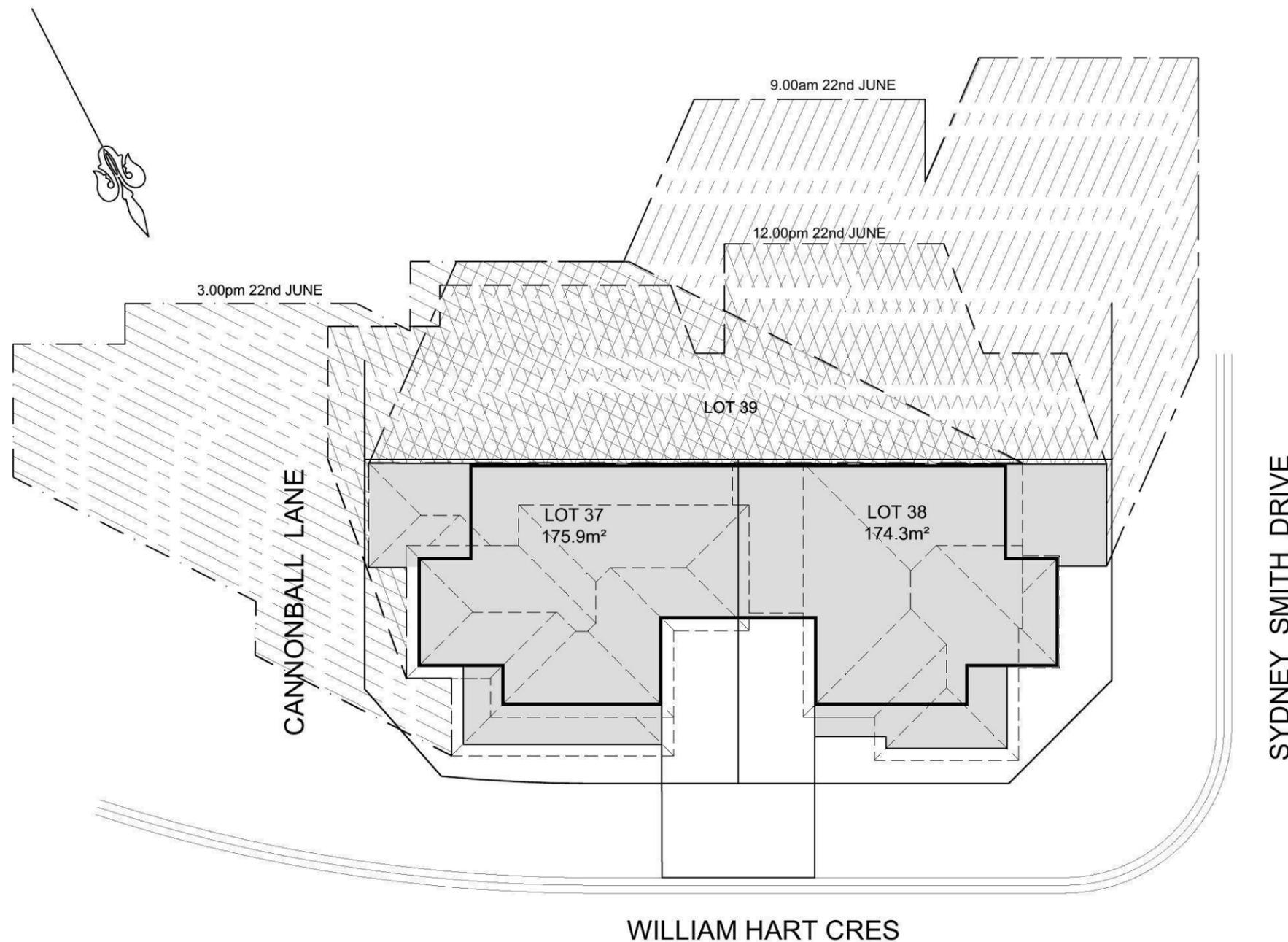
Client:  
**LANDCOM**  
 Site Address:  
 LOTS 37 & 38 IN D.P.1171491  
 Sydney Smith Drive & William Hart Cres, North Penrith, Thornton Estate

Dwg Title:  
**Site Plan**  
 Date:  
**06.06.13**  
 Council:  
**PENRITH CITY COUNCIL**

Sheet:  
**A3**  
 Scale:  
**1:200**  
 Sheet No.  
**1**  
 Issue:  
**A**  
 Job No.  
**213022**

ISSUE	DATE	DESCRIPTION	DRAWN
A	06.06.13	DEVELOPER APPROVAL DWGS	SG

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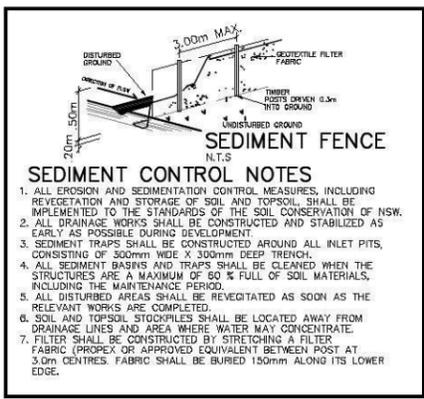
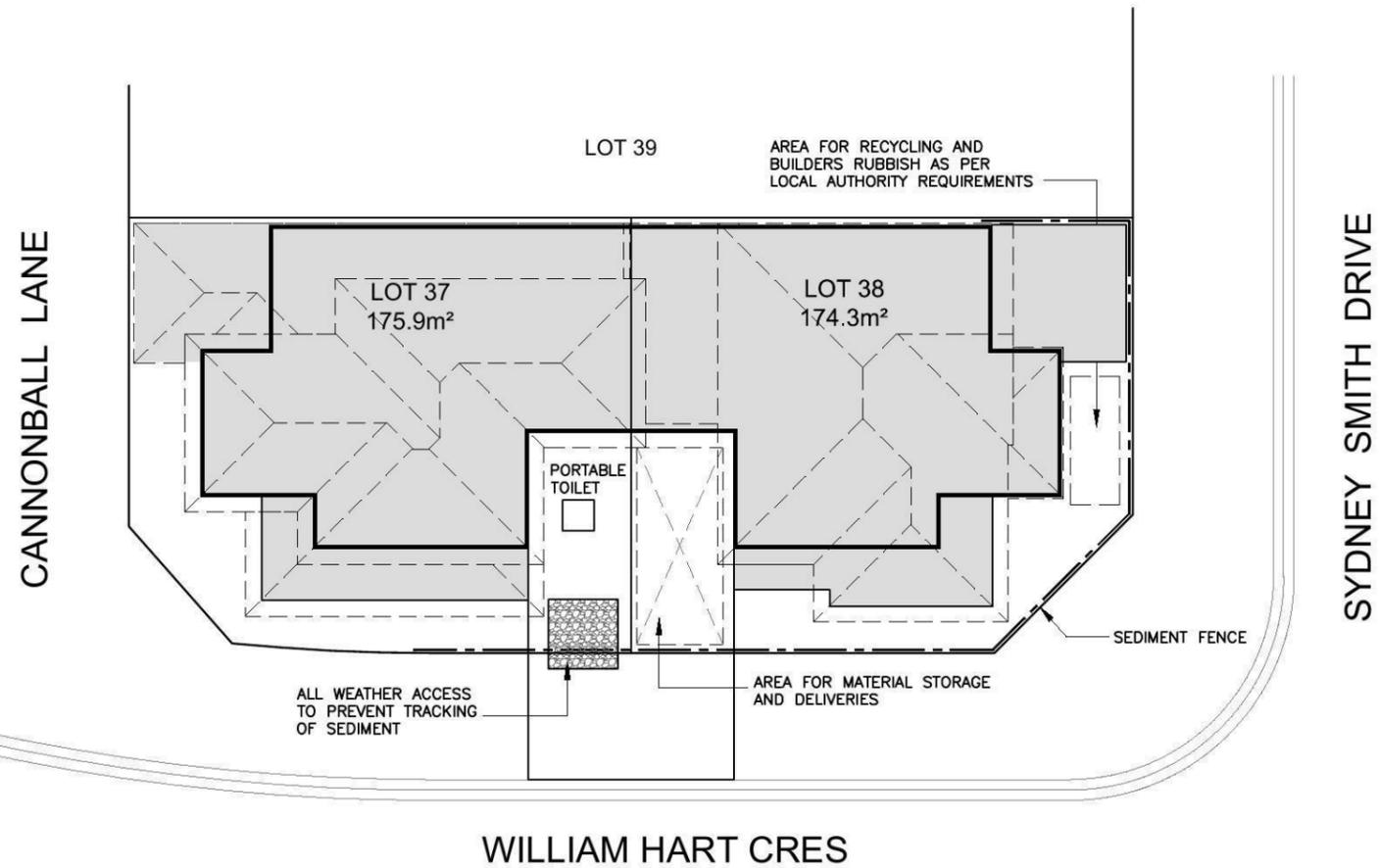
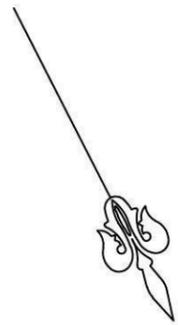


SHADOW DIAGRAMS



<b>Product:</b> <b>THORNTON CORNER PRODUCT</b> Double storey duplex	<b>Client:</b> <b>LANDCOM</b>	<b>Dwg Title:</b> <b>SHADOW DIAGRAMS</b>	<b>Sheet:</b> <b>A3</b>	<b>Scale:</b> <b>1:200</b>	ISSUE	DATE	DESCRIPTION	DRAWN
					A	06.06.13	DEVELOPER APPROVAL DWGS	SG
<b>Site Address:</b> LOTS 37 & 38 IN D.P.1171491 Sydney Smith Drive & William Hart Cres, North Penrith, Thornton Estate	<b>Date:</b> <b>06.06.13</b>	<b>Council:</b> <b>PENRITH CITY COUNCIL</b>	<b>Sheet No.:</b> <b>1A</b>	<b>Issue:</b> <b>A</b>				
			<b>Job No.:</b> <b>213022</b>					

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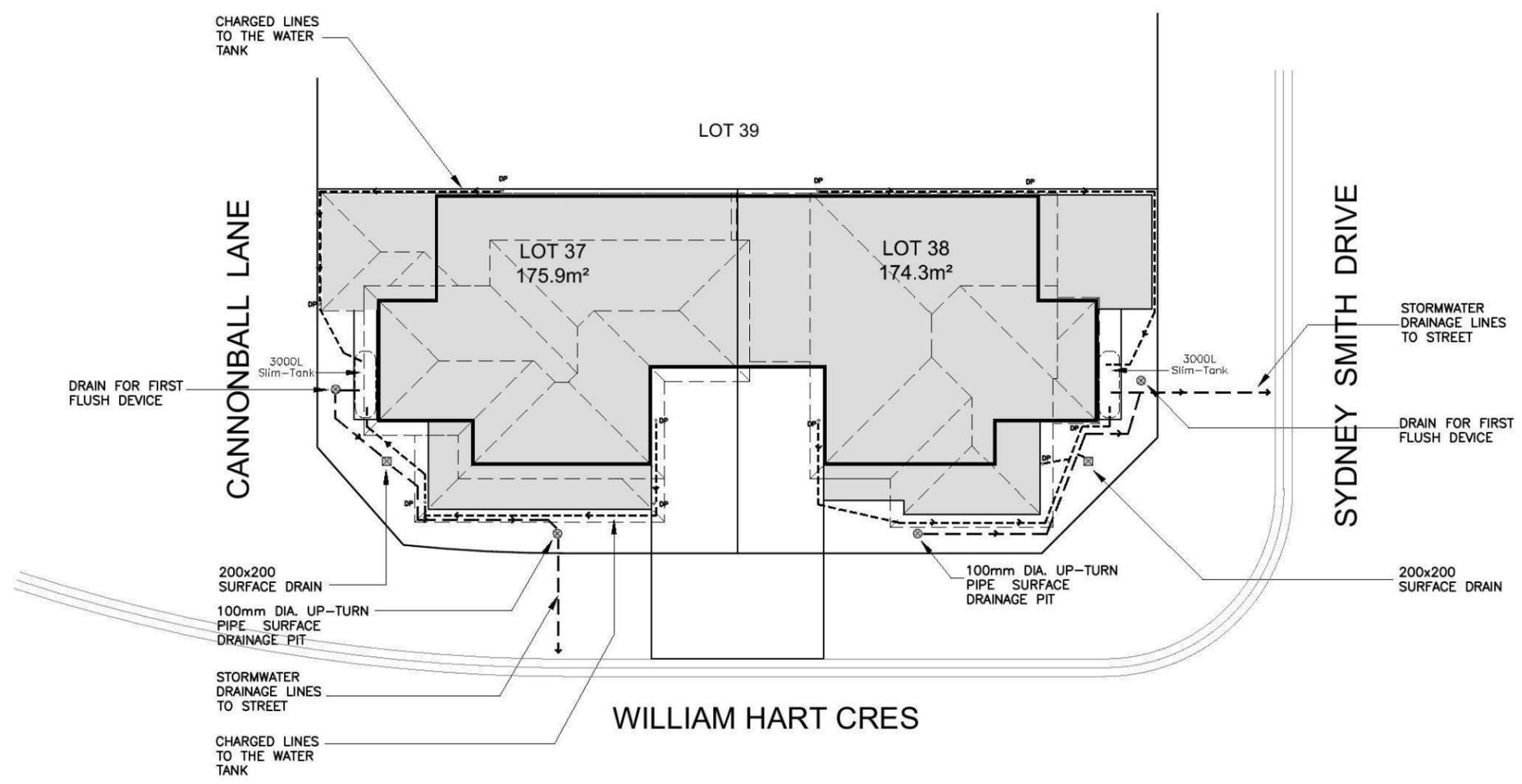
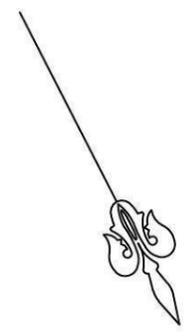
# WASTE MANAGEMENT PLAN



<b>Product:</b> <b>THORNTON</b> <b>CORNER PRODUCT</b> Double storey duplex	<b>Client:</b> <b>LANDCOM</b>	<b>Dwg Title:</b> <b>SITE MANAGEMENT PLAN</b>	<b>Sheet:</b> <b>A3</b>	<b>Scale:</b> <b>1:200</b>	<b>ISSUE</b> <b>DATE</b> <b>DESCRIPTION</b>	<b>DRAWN</b> SG
					A   06.06.13   DEVELOPER APPROVAL DWGS	
<b>Site Address:</b> LOTS 37 & 38 IN D.P.1171491 Sydney Smith Drive & William Hart Cres, North Penrith, Thornton Estate	<b>Date:</b> <b>06.06.13</b>	<b>Council:</b> <b>PENRITH CITY COUNCIL</b>	<b>Sheet No.</b> <b>1B</b>	<b>Issue:</b> <b>A</b>		
			<b>Job No.:</b> <b>213022</b>			

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STORMWATER DRAINAGE LINES TO STREET AS SHOWN  
(VIA CHARGED LINES TO RAINWATER TANK)

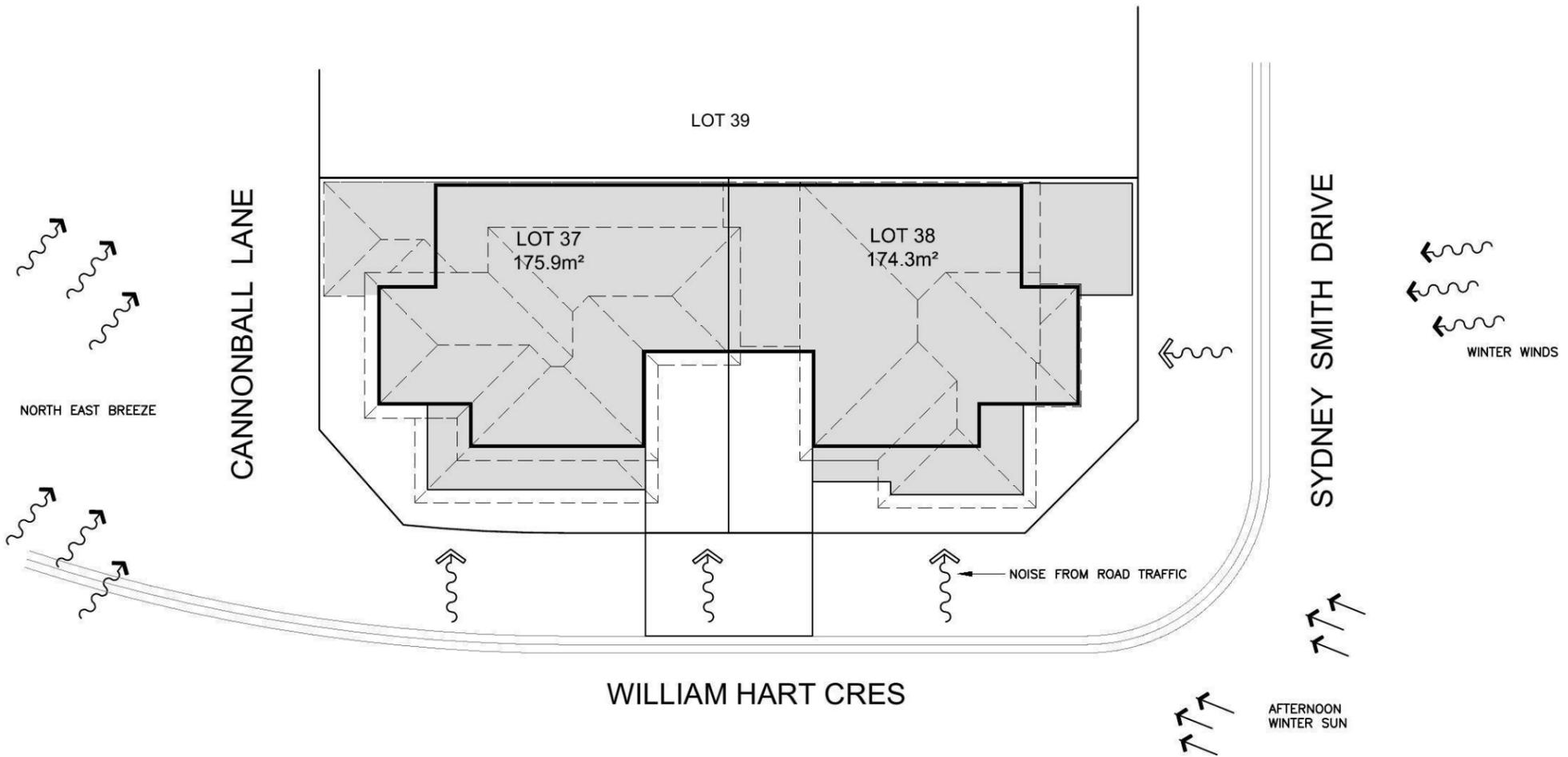
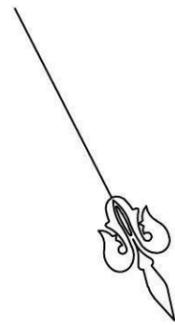


STORMWATER PLAN



Product: <b>THORNTON CORNER PRODUCT</b> Double storey duplex	Client: <b>LANDCOM</b>  Site Address: LOTS 37 & 38 IN D.P.1171491 Sydney Smith Drive & William Hart Cres, North Penrith, Thornton Estate	Dwg Title: <b>STORMWATER PLAN</b>  Date: <b>06.06.13</b>  Council: <b>PENRITH CITY COUNCIL</b>	Sheet: <b>A3</b>  Sheet No. <b>1C</b>  Job No: <b>213022</b>	Scale: <b>1:200</b>  Issue: <b>A</b>	ISSUE	DATE	DESCRIPTION	DRAWN
					A	06.06.13	DEVELOPER APPROVAL DWGS	SG

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## SITE ANALYSIS



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

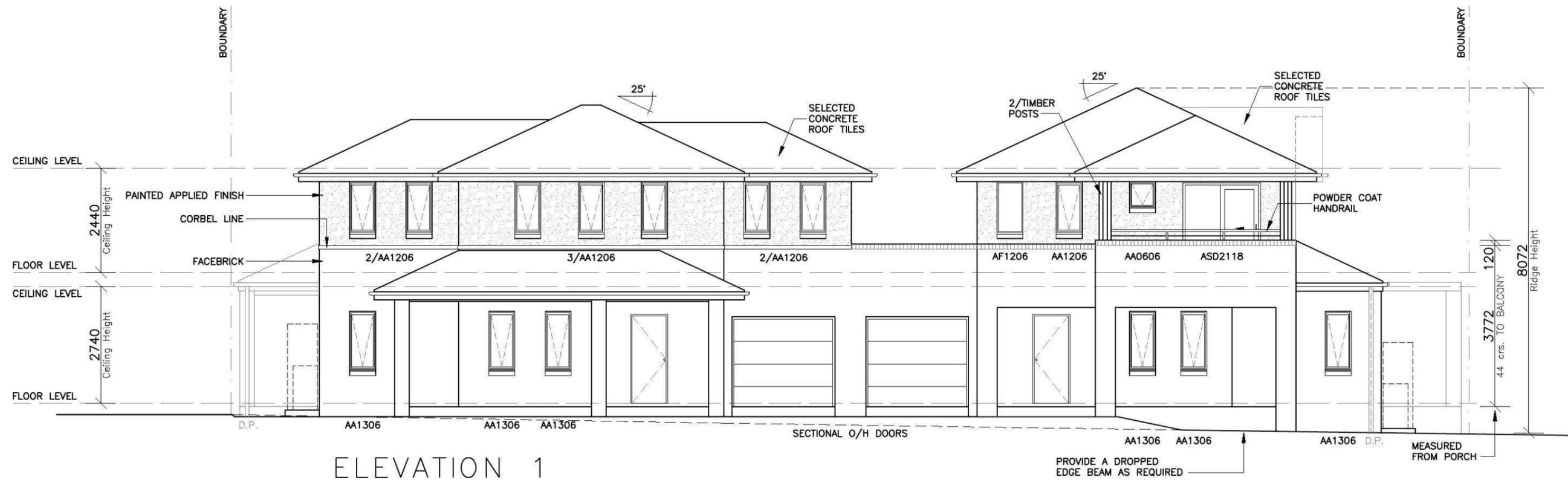
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**LANDCOM**  
Site Address:  
LOTS 37 & 38 IN D.P.1171491  
Sydney Smith Drive & William Hart  
Cres, North Penrith, Thornton Estate

Dwg Title:  
**SITE ANALYSIS**  
Date:  
**06.06.13**  
Council:  
**PENRITH CITY COUNCIL**

Sheet:  
**A3**  
Scale:  
**1:200**  
Sheet No.  
**1D**  
Issue:  
**A**  
Job No:  
**213022**

ISSUE	DATE	DESCRIPTION	DRAWN
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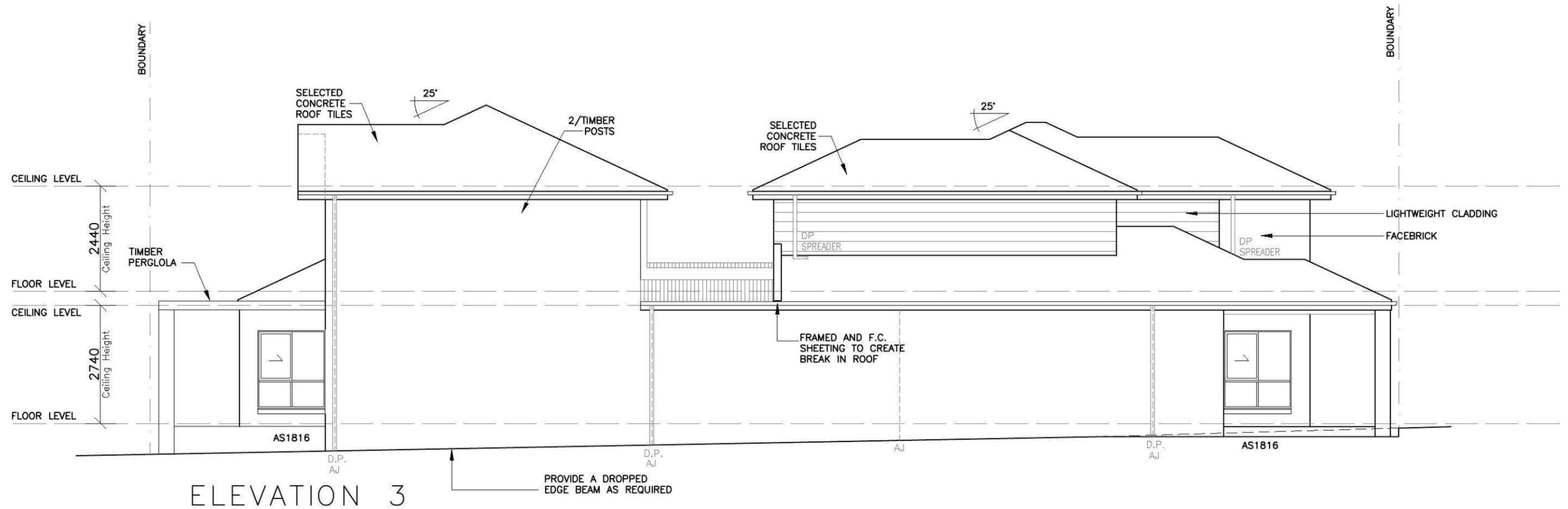
Client:  
**LANDCOM**  
 Site Address:  
 LOTS 37 & 38 IN D.P.1171491  
 Sydney Smith Drive & William Hart  
 Cres, North Penrith, Thornton Estate

Dwg Title:  
**ELEVATIONS**  
 Date:  
**06.06.13**  
 Council:  
**PENRITH CITY COUNCIL**

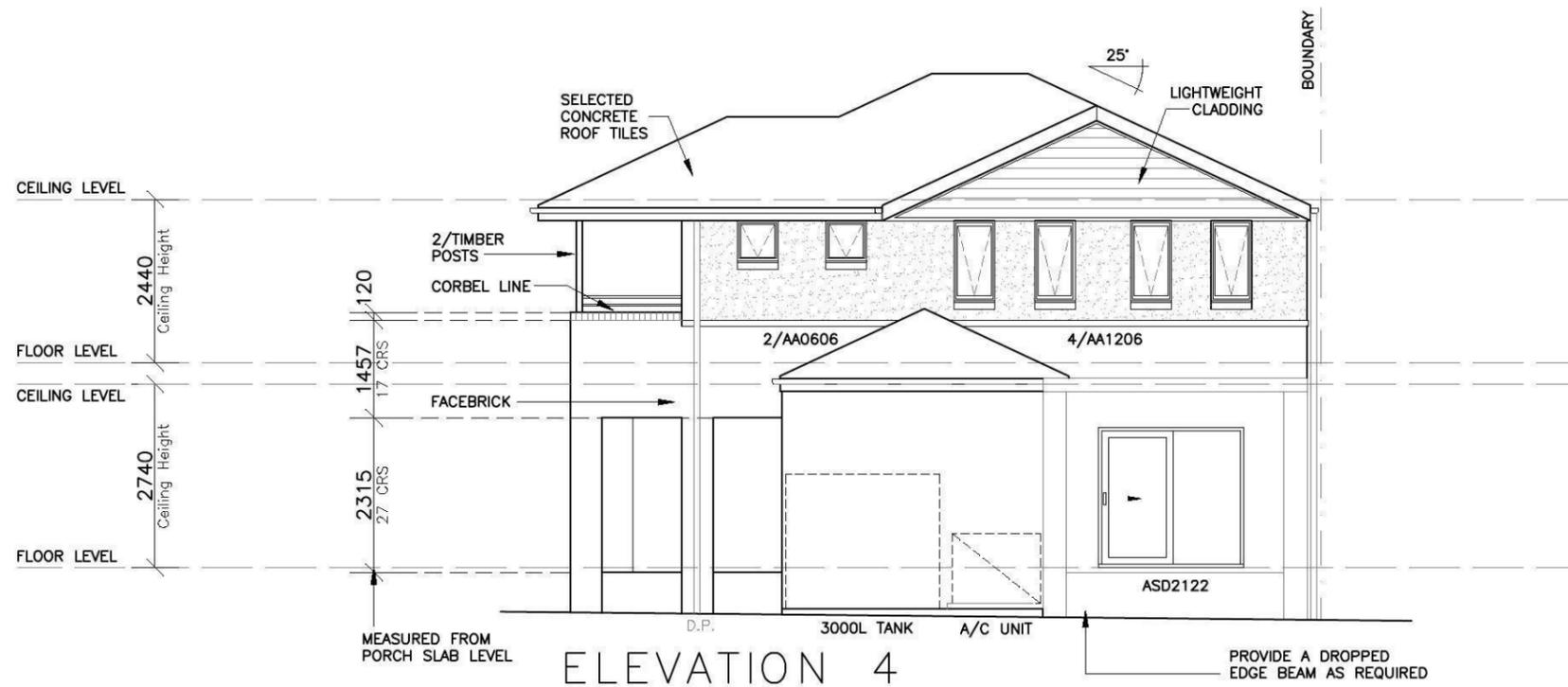
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 Issue:  
**A**  
 Job No:  
**213022**

ISSUE	DATE	DESCRIPTION	DRAWN
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ELEVATION 3



ELEVATION 4



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

Client:  
**LANDCOM**  
 Site Address:  
 LOTS 37 & 38 IN D.P.1171491  
 Sydney Smith Drive & William Hart  
 Cres, North Penrith, Thornton Estate

Dwg Title:  
**ELEVATIONS**  
 Date:  
**06.06.13**  
 Council:  
**PENRITH CITY COUNCIL**

Sheet:  
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 Scale:  
**1:100**  
 Sheet No.  
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 Issue:  
**A**  
 Job No:  
**213022**

ISSUE	DATE	DESCRIPTION	DRAWN
A	06.06.13	DEVELOPER APPROVAL DWGS	SG

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# PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aw	Agapanthus 'White'	White Agapanthus	53	150mm	0.5m
Lcb	Loropetalum chinense var. rubrum 'Burgundy'	Pink Fringe Flower	27	300mm	1-1.5m
Lm	Liriope muscari 'El Marco'	Dwarf Liriope	38	150mm	0.6m
Mlg	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	2	25L	1.8m
Ptp	Phormium tenax 'Purpureum'	New Zealand Flax	5	200mm	1m
Vh	Viola hederacea	Native Violet	27	200mm	0.1m

## LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
110	27	11	70	2

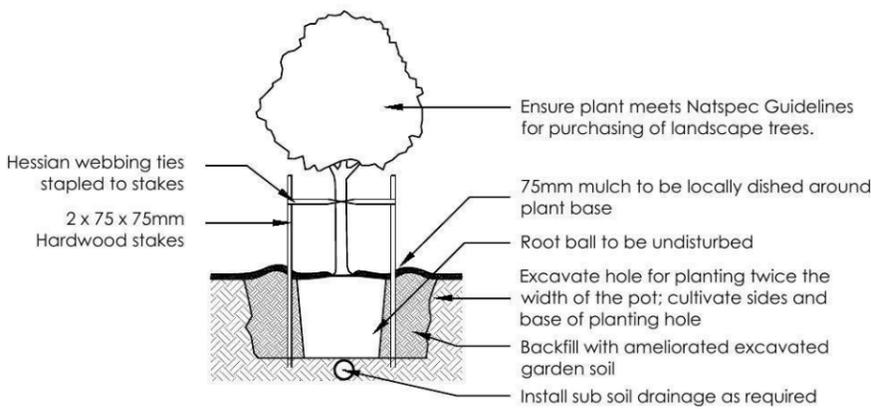
Minimum of 1 tree and 20 shrubs / groundcovers to each front / side yard (excluding fence hedging)

## CANNONBALL LANE - Supply + installation by BUILDER

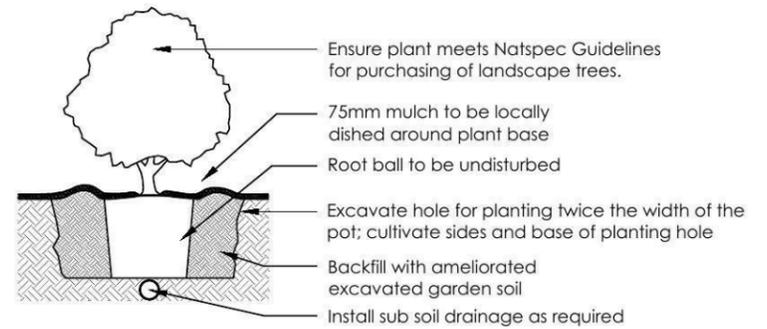
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Li	Lomandra longifolia 'Katrinus Deluxe'	Mat Rush	50	200mm	0.75m
Lix	Lagerstroemia 'Sioux'	Crepe Myrtle	2	75L	8m

### LEGEND

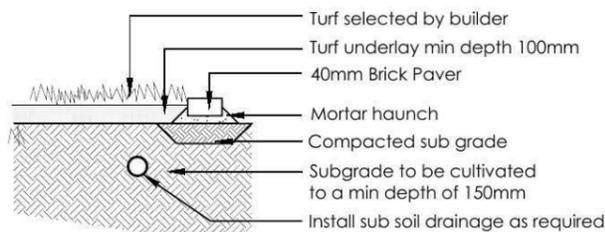
- Proposed trees - refer to plant schedule
- Proposed accents & grasses - refer to plant schedule
- Existing tree to be retained
- Existing tree to be removed
- Proposed shrubs - refer to plant schedule
- Proposed groundcovers and grasses - refer to plant schedule
- Existing levels
- Proposed levels
- Existing contours
- Boundary
- Garden edging
- Masonry retaining walls
- Existing contours



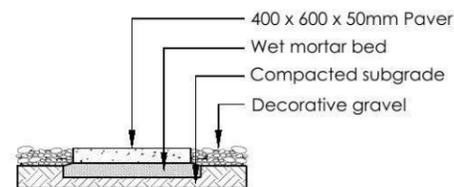
1 Tree Planting Detail  
NTS 25L - 100L Pot Size



2 Planting Detail  
NTS 150mm, 200mm Pot Size

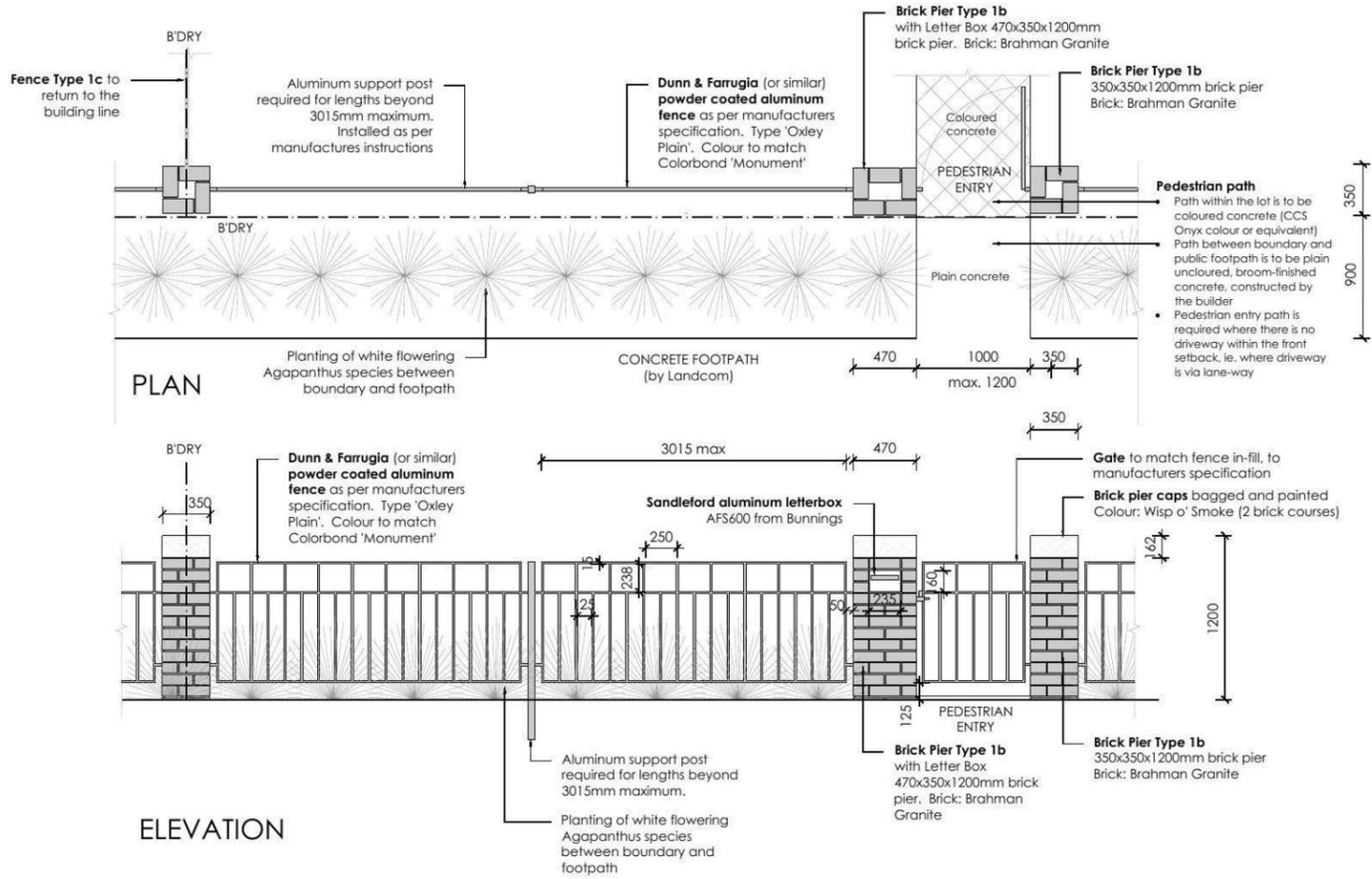


3 Turf Detail  
NTS Brick Paver Edge

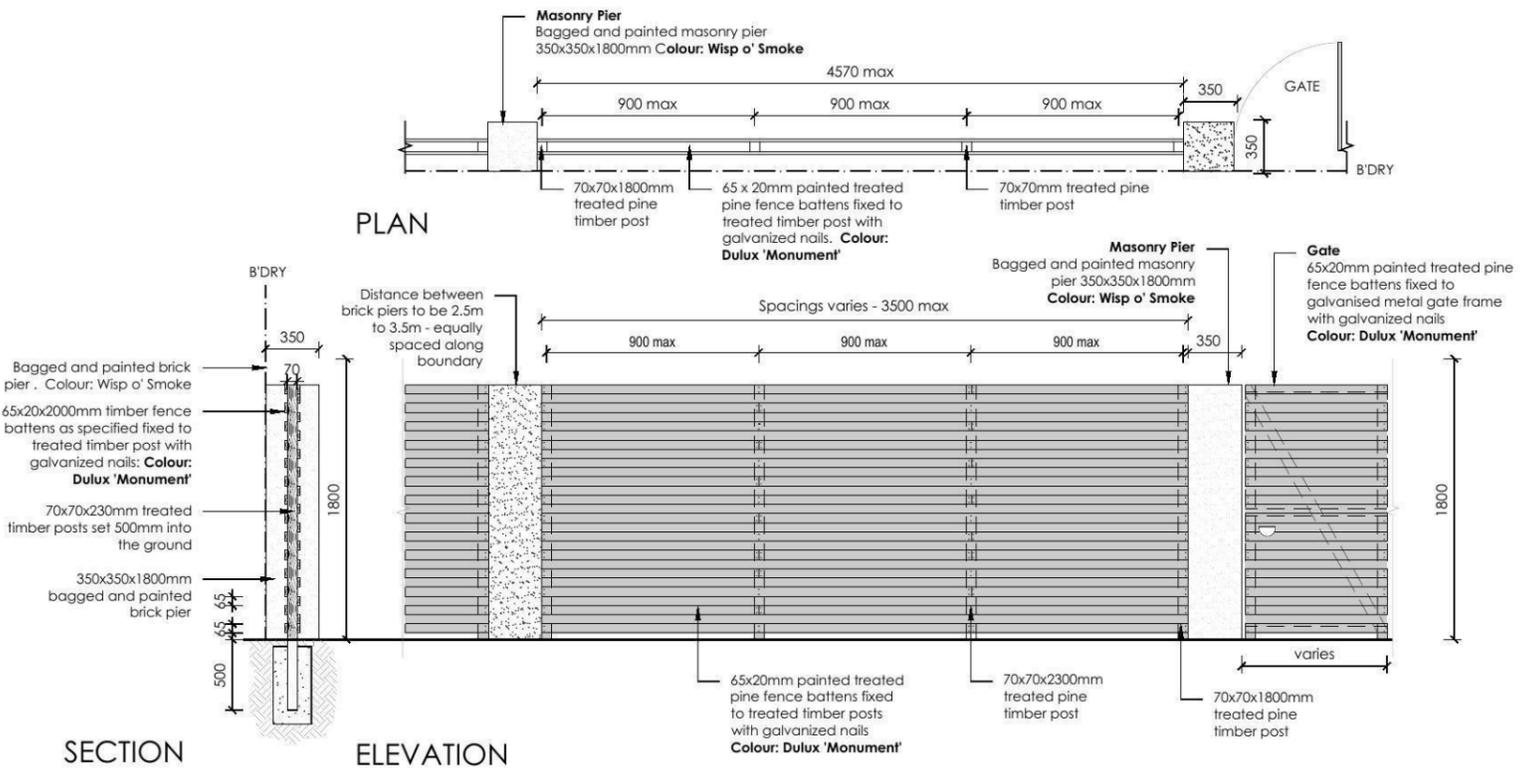


4 Stepping stones in gravel  
NTS Low traffic zone

<b>ecodeign</b> <small>outdoor living environments</small> PO Box 3136, Carlingford, NSW 2118 Ph: (02) 9671 7701 Fax: (02) 9673 2583 Email: info@ecodeign.com.au Web: www.ecodeign.com.au Member of the Australian Institute of Landscape Designers and Managers	<b>ZAC HOMES</b>	PROJECT: NEW RESIDENCE DRAWING: LANDSCAPE PLAN SCALE: 1:100 @ A3 DATE: 09-07-13 SHEET: L-02 REVISION: C	
REVISION: A SUBMITTED TO CLIENT FOR COMMENT B AMEND TO BUILDER COMMENT - SUBMITTED FOR APPROVAL C ADDITIONAL PLANTING TO STREET AND LANE, SHOW COLOUR PLANS FOR DUPLEX ON ONE PAGE	DRAWN: BT CHECK: RS DATE: 01-07-13 03-07-13 09-07-13	CLIENT: ZAC HOMES	PROJECT: NEW RESIDENCE DRAWING: LANDSCAPE PLAN SCALE: 1:100 @ A3 DATE: 09-07-13 SHEET: L-02 REVISION: C



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



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

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	SUBMITTED TO CLIENT FOR COMMENT	BT	RS	01-07-13
B	AMEND TO BUILDER COMMENT - SUBMITTED FOR APPROVAL	BT	RS	03-07-13
C	ADDITIONAL PLANTING TO STREET AND LANE, SHOW COLOUR PLANS FOR DUPLEX ON ONE PAGE	RS	RS	09-07-13

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ADDRESS  
**LOTS 37 & 38 WILLIAM HART, THORNTON**

CLIENT  
**ZAC HOMES**

PROJECT  
**NEW RESIDENCE**

DRAWING  
**LANDSCAPE PLAN**

SCALE  
**1:100 @ A3**

TITLE  
**DA**

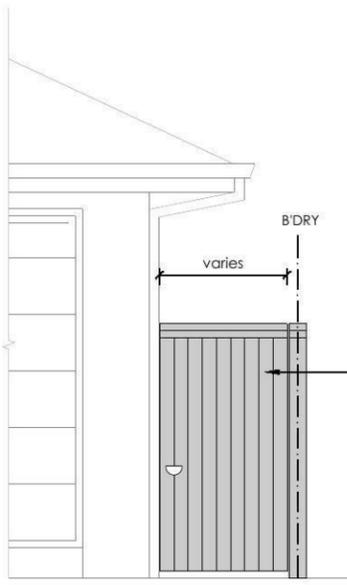
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DRAWN  
**RS**

CHECK  
**RS**

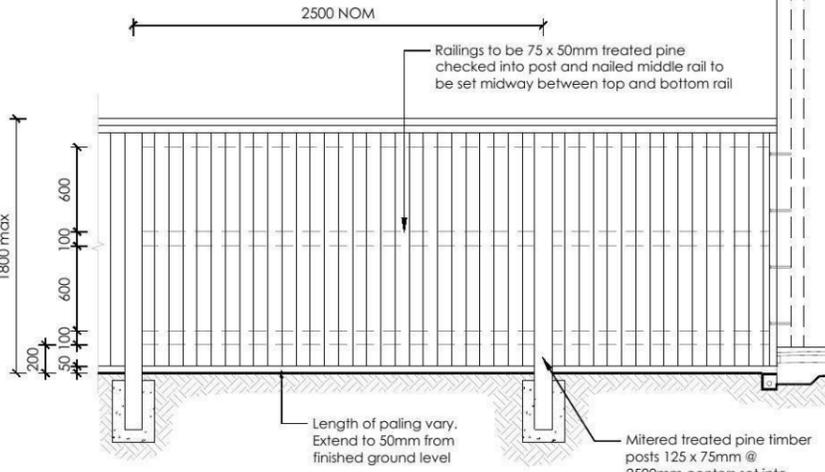
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REVISION  
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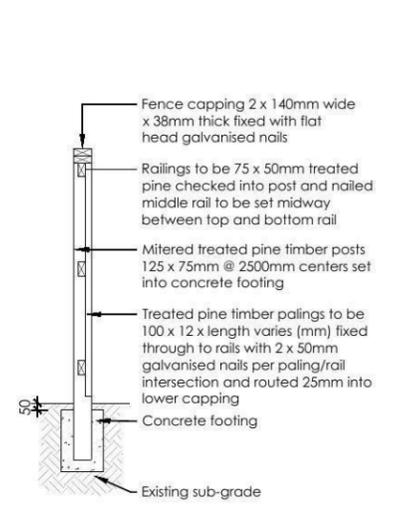


**Note**  
All gates and boundary side fencing that can be seen from the street must be painted in **Colour Monument**. Where fence is only between the lots and not seen from the street, it can be left natural.

SIDE GATE

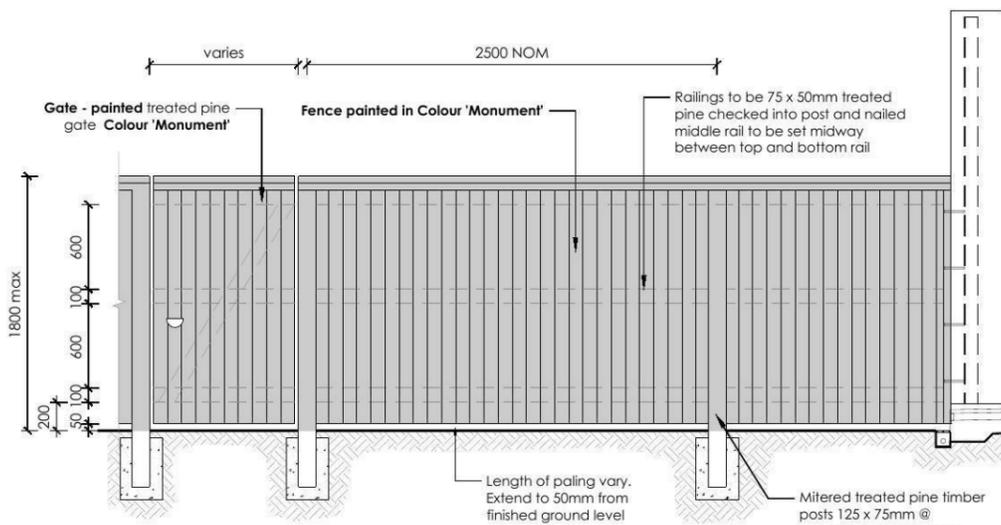


LOT BOUNDARY

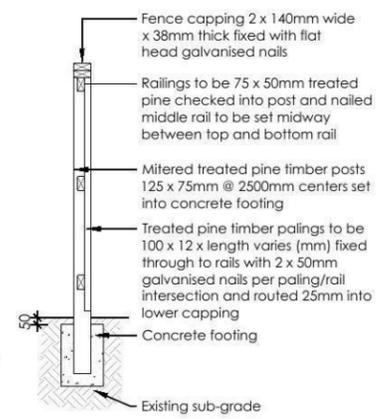


SECTION

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



ELEVATION



SECTION

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

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	SUBMITTED TO CLIENT FOR COMMENT	BT	RS	01-07-13
B	AMEND TO BUILDER COMMENT - SUBMITTED FOR APPROVAL	BT	RS	03-07-13
C	ADDITIONAL PLANTING TO STREET AND LANE, SHOW COLOUR PLANS FOR DUPLEX ON ONE PAGE.	RS	RS	09-07-13

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ADDRESS  
**LOTS 37 & 38 WILLIAM HART, THORNTON**

CLIENT  
**ZAC HOMES**

PROJECT  
**NEW RESIDENCE**

DRAWING  
**LANDSCAPE PLAN**

SCALE  
**1:100 @ A3**

DATE  
**DA**

SHEET  
**L-04**

DRAWN  
**RS**

CHECK  
**RS**

DATE  
**09-07-13**

REVISION  
**C**

