

PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aja	Acer japonicum 'Aconitifolium'	Japanese Maple	4	75L	3.5m
Adw	Agapanthus 'Dwarf White'	Dwarf White Agapanthus	27	200mm	0.3m
Dg	Dietes grandiflora	Wild Iris	6	200mm	1m
Gfs	Gardenia 'Four Seasons'	Four Seasons Gardenia	7	200mm	1m
Hel	Heliotropium arborescens 'Lord Roberts'	Lord Roberts Cherry Pie	8	200mm	0.9m
Li	Lagerstroemia indica 'Natchez'	White Crepe Myrtle	2	75L	8m
Lcb	Loropetalum chinense v ar. rubrum 'Burgundy'	Pink Fringe Flower	39	300mm	1-1.5m
Vh	Viola hederacea	Native Violet	2	150mm	0.1m

LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers
95	39	0	56

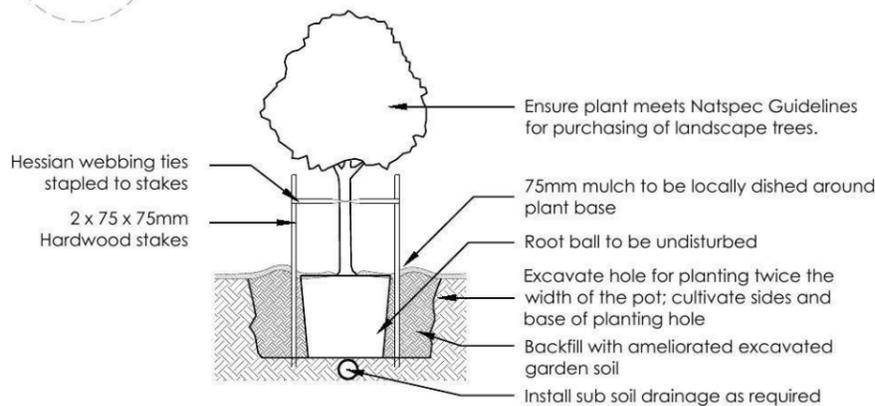
Minimum of 1 tree and 20 shrubs / groundcovers to each front / side yard (excluding fence hedging) + street planting

LEGEND

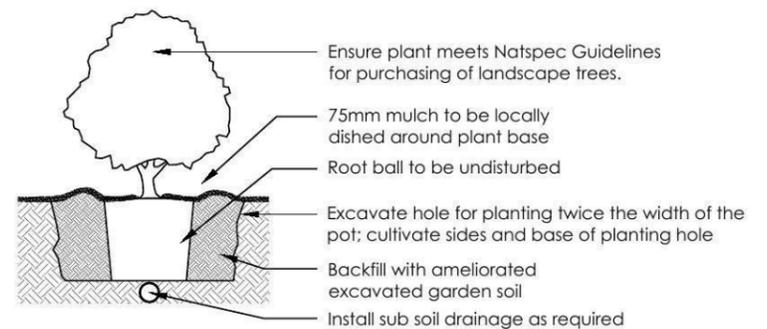
- Proposed trees - refer to plant schedule
- Proposed shrubs - refer to plant schedule
- Proposed accents & grasses - refer to plant schedule
- Proposed groundcovers and grasses - refer to plant schedule
- Existing levels
- Proposed levels
- Proposed Top Of Wall levels
- Boundary
- Garden edging
- Masonry retaining walls
- Existing contours

Existing tree to be retained

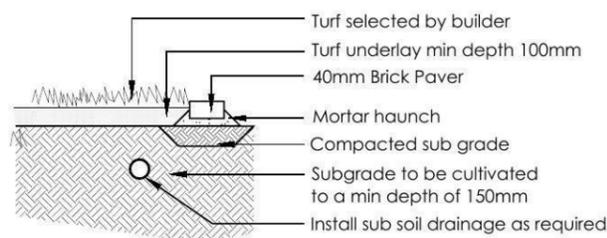
Existing tree to be removed



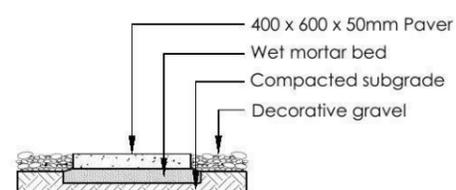
1 Tree Planting Detail
NTS 25L - 100L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size

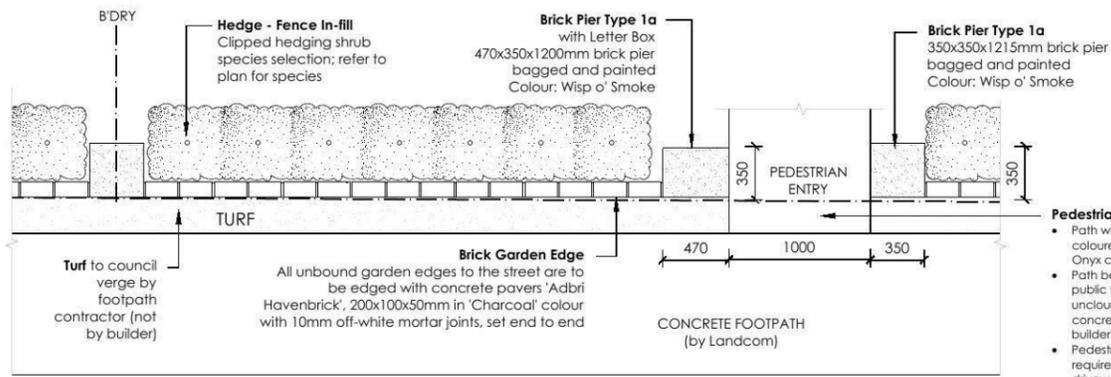


3 Turf Detail
NTS Brick Paver Edge

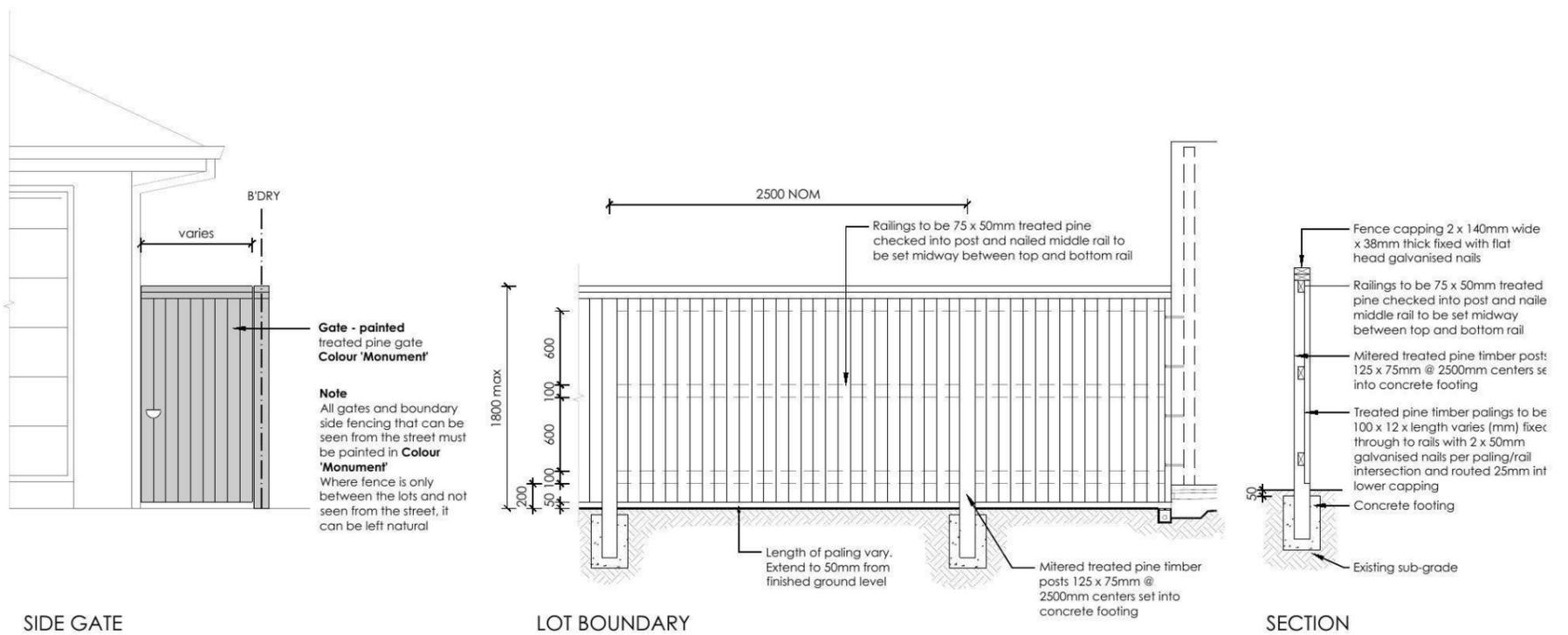


4 Stepping stones in gravel
NTS Low traffic zone

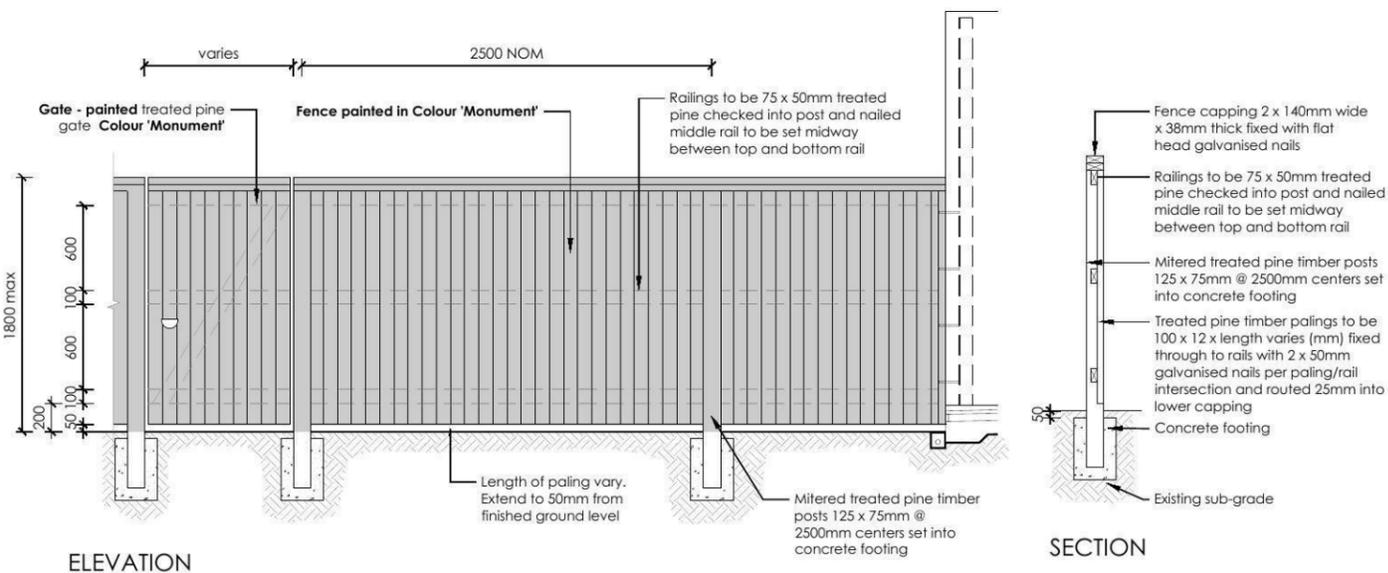
REVISION	DESCRIPTION	DRAWN	CHECK	DATE	<p>PO Box 3136, Carlingford, NSW 2118 Ph: (02) 9871 7701 Fax: (02) 9873 2583 Email: info@ecodeign.com.au Web: www.ecodeign.com.au Member of the Australian Institute of Landscape Designers and Managers</p>	PROJECT	NEW RESIDENCE			
A	ISSUE FOR CLIENT REVIEW	VF	RS	06-11-13		LOT 2014 MOUNTAIN VIEW CRESCENT, PENRITH	LANDSCAPE PLAN			
B	ISSUE DA PLANS FOR CLIENT REVIEW	RS	RS	14-11-13	<p>1. Do not scale from drawings 2. Verify all measurements on site 3. Notify ecodeign of any inconsistencies 4. Copyright © ecodeign. All rights reserved 5. Drawing remains the property of ecodeign</p> <p>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</p>	CLIENT	RAWSON HOMES			
						SCALE	1:100 @ A3	DATE	14-11-13	REVISION



- Pedestrian path**
- Path within the lot is to be coloured concrete (CCS Onyx colour or equivalent)
 - Path between boundary and public footpath is to be plain uncoloured, broom-finished concrete, constructed by the builder
 - Pedestrian entry path is required where there is no driveway within the front setback, i.e. where driveway is via lane-way



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



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	VF	RS	06-11-13
B	ISSUE DA PLANS FOR CLIENT REVIEW	RS	RS	14-11-13

ecodesign
outdoor living environments

PO Box 3136, Carrington, NSW 2118
Ph: (02) 9671 7701 Fax: (02) 9673 2583
Email: info@ecodesign.com.au
Web: www.ecodesign.com.au

Member of the Australian Institute of Landscape Designers and Managers.

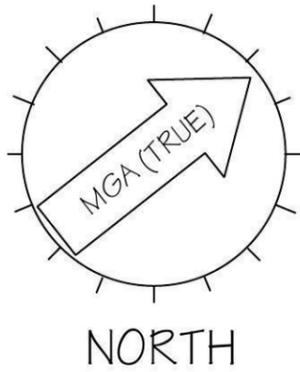
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LOT 2014 MOUNTAIN VIEW CRESCENT, PENRITH

RAWSON HOMES

PROJECT			
NEW RESIDENCE			
LANDSCAPE PLAN			
SCALE	DATE	SHEET	
1:100 @ A3	DA	L-03	
DRAWN	CHECK	DATE	REVISION
RS	RS	14-11-13	B

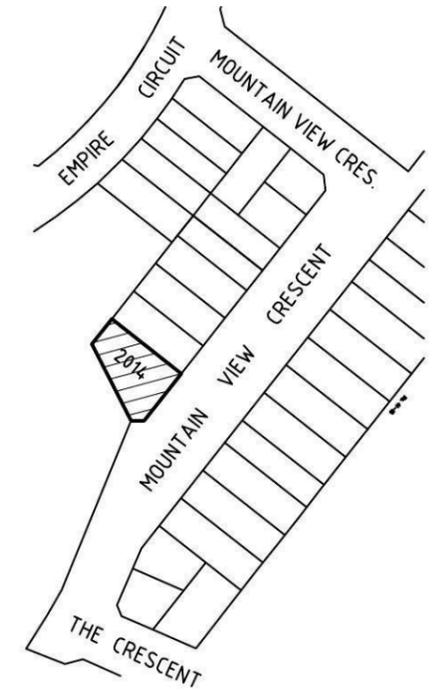
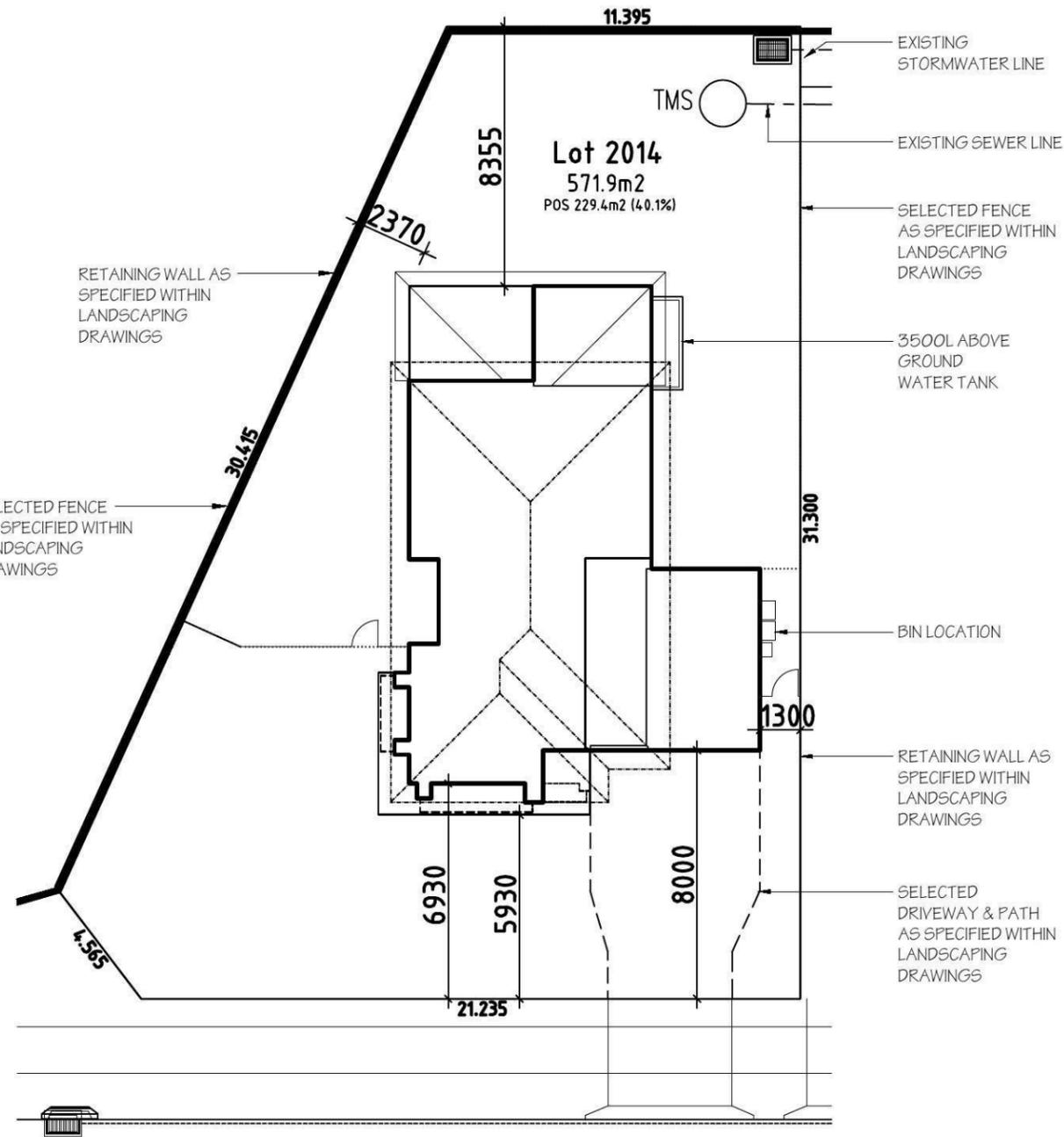




***NOTES:**
- LEVELS TO BE DETERMINED WHEN SITE INFORMATION BECOMES AVAILABLE.
- REFER TO LANDSCAPING DRAWINGS FOR ALL FENCING & LANDSCAPING DETAILS.

LEGEND

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



LOCATION PLAN

LOT 2014	
SITE DATA	
SITE AREA:	571.9 m ²
PRIVATE OPEN SPACE (%):	(40.1 %)
P.O.S. AREA:	229.4m ²
LANDSCAPE AREA:	
SITE AREA:	571.9m ²
TOTAL HARDSTAND AREAS: (INC. Driveways & Paths)	191.2m ²
REMAINING SOFT AREA:	380.7m ²
FLOOR AREAS	
LOWER FLOOR:	94.3 m ²
UPPER FLOOR:	93.7 m ²
GARAGE:	33.6 m ²
PORCH:	11.0 m ²
ALFRESCO:	12.2 m ²
TOTAL FLOOR AREA:	244.8 m ²

MOUNTAIN VIEW CRESCENT

NOTES:
PLEASE NOTE: DETAILS SHOWN ON THESE PLANS ARE INTENDED TO BE ACCURATE - HOWEVER INFORMATION WRITTEN INTO INDIVIDUAL CONTRACTS WILL TAKE PRECEDENCE OVER PLANS

* ALL DIMENSIONS ARE TO STRUCTURAL FRAMES
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RAWSON HOMES
1 HOMEBUSH BAY DRIVE
BUILDING F, LEVEL 2, SUITE 1
RHODES NSW 2138
TELEPHONE: 02 8765 5500
FAX : 02 8765 8099
BUILDER'S LICENCE No. 33493C



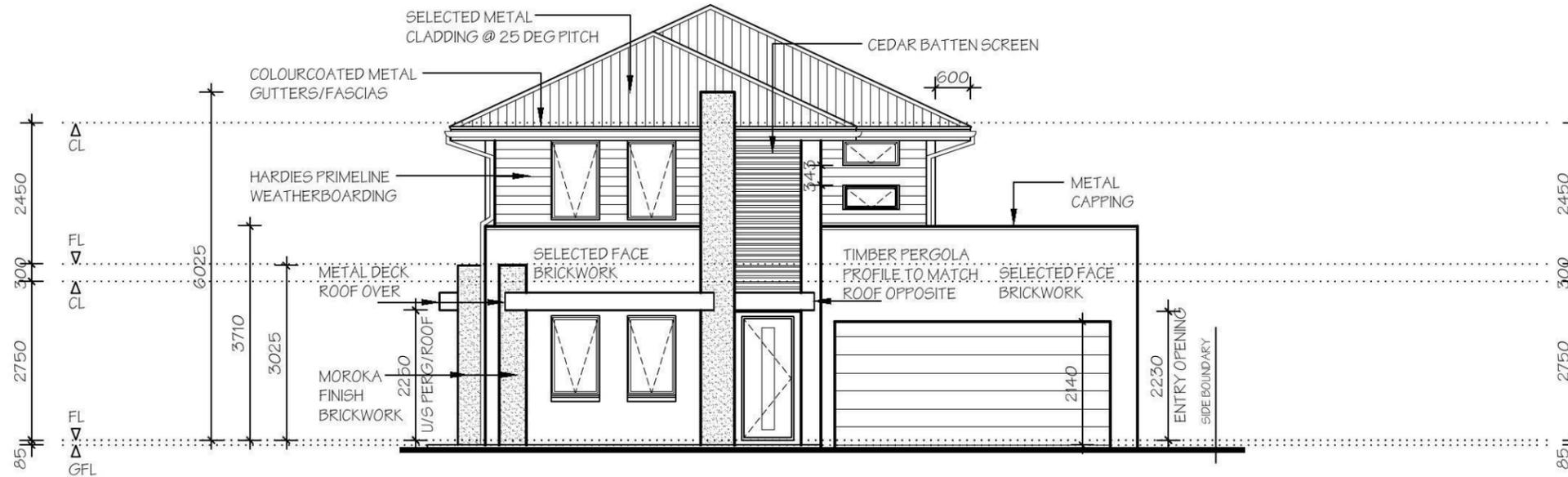
CLIENT:
RAWSON HOMES

SITE ADDRESS:
LOT 2014
MOUNTAIN VIEW CRESCENT
THORNTON

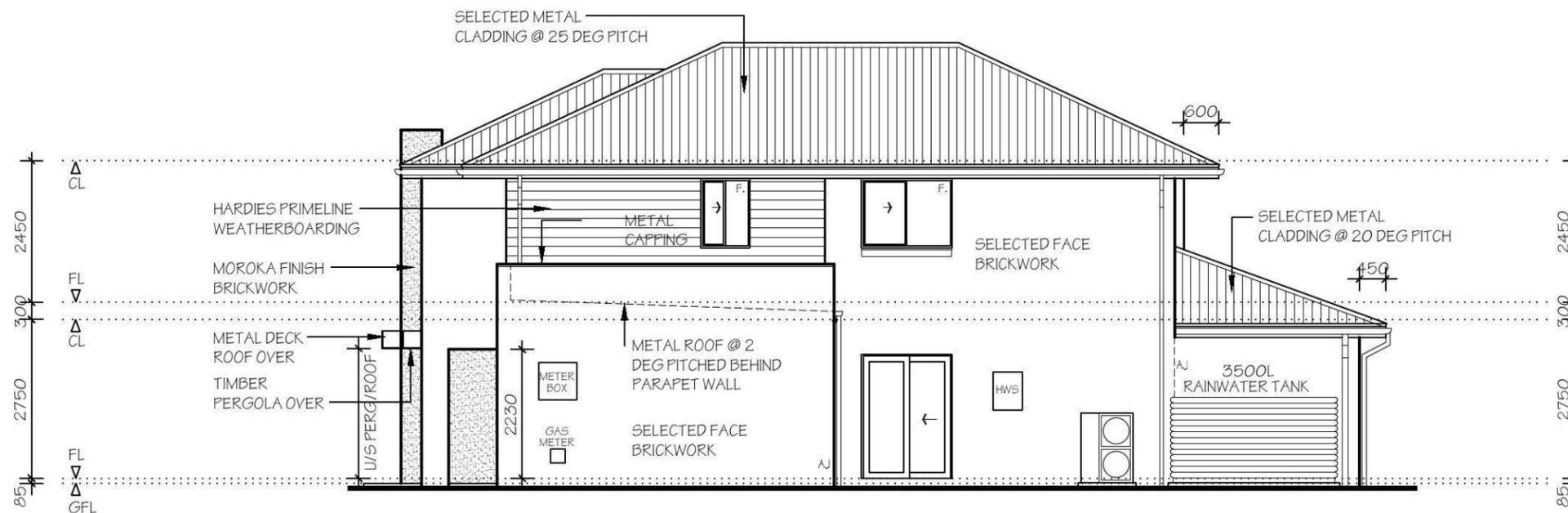
HOUSETYPE:
MODEL: BENHAM 24 RH
FACADE: VOGUE
TYPE:
SPECIFICATION:

DRAWING TITLE:
SITE PLAN

DRAWN BY: SJB	DATE DRAWN: OCT '13	CHECKED BY:	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: PENRITH		SCALE: 1:200	
JOB No:	DRWG No.:	ISSUE:	
	02	A	



FRONT ELEVATION - A



SIDE ELEVATION - B

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CLIENT:
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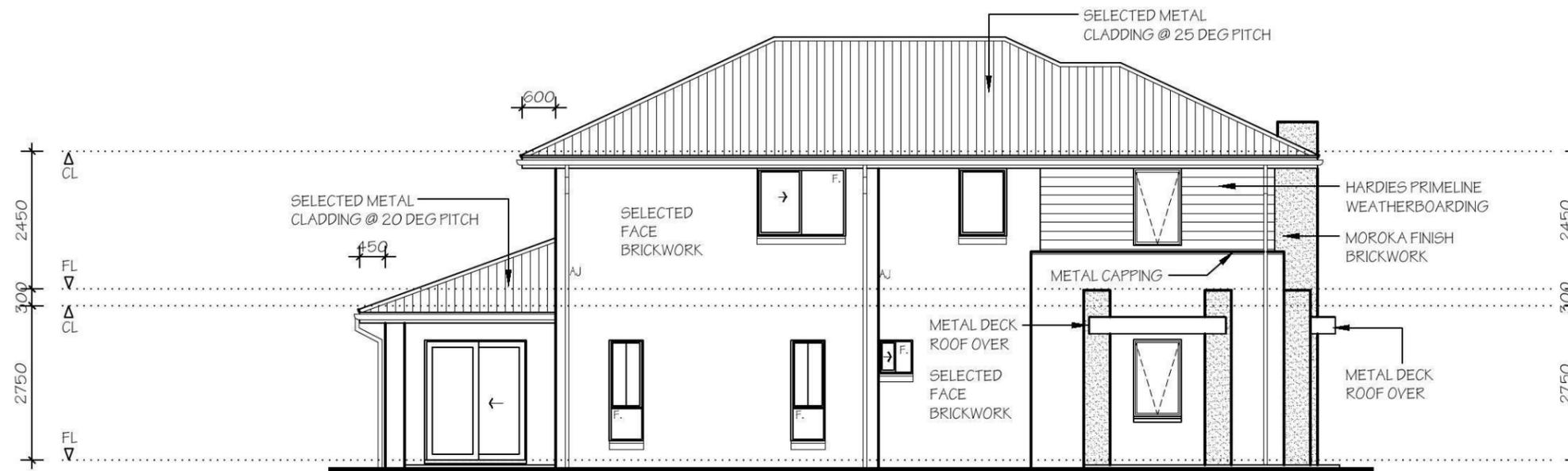
SITE ADDRESS:
LOT 2014
MOUNTAIN VIEW CRESCENT
THORNTON

HOUSETYPE:
MODEL: BENHAM 24 RH
FACADE: VOGUE
TYPE:
SPECIFICATION:
DRAWING TITLE:
ELEVATIONS 1

DRAWN BY: SJB	DATE DRAWN: OCT '13	CHECKED BY:	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: PENRITH		SCALE: 1:100	
JOB No:	DRWG No.:	ISSUE:	
	05	A	



REAR ELEVATION - C



SIDE ELEVATION - D

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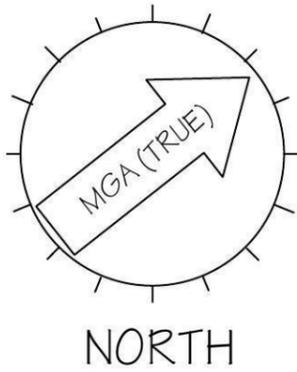


CLIENT:
RAWSON HOMES

SITE ADDRESS:
LOT 2014
MOUNTAIN VIEW CRESCENT
THORNTON

HOUSETYPE:
MODEL: BENHAM 24 RH
FACADE: VOGUE
TYPE:
SPECIFICATION:
DRAWING TITLE:
ELEVATIONS 2

DRAWN BY: SJB	DATE DRAWN: OCT '13	CHECKED BY:	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: PENRITH		SCALE: 1:100	
JOB No:	DRWG No.:	ISSUE:	
	06	A	



ABSA
Association of Building Sustainability Assessors

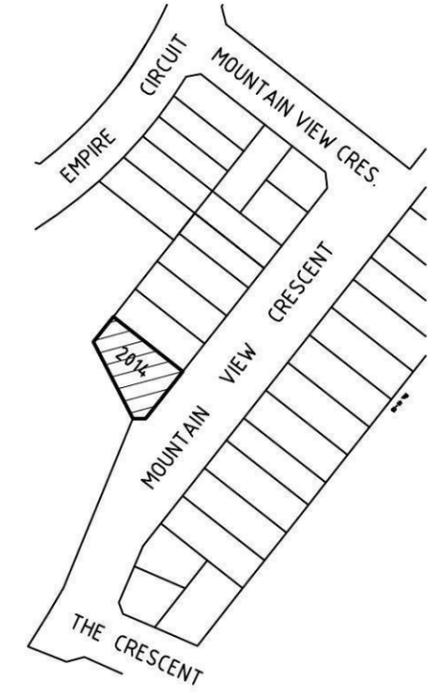
Class 1 Building Single-Dwelling Certification

Certification Number	1005868961
Certification Date	14/11/2013
Assessor Name	Fadi Sweis
Assessor Number	20390
Assessor Signature	<i>[Signature]</i>

Simulated Energy: HEATING: 65.0 MJ/m² pa
Simulated Energy: COOLING: 49.0 MJ/m² pa
Rated with Downlights: Yes

NatHERS Rating 114.0 MJ/m² pa

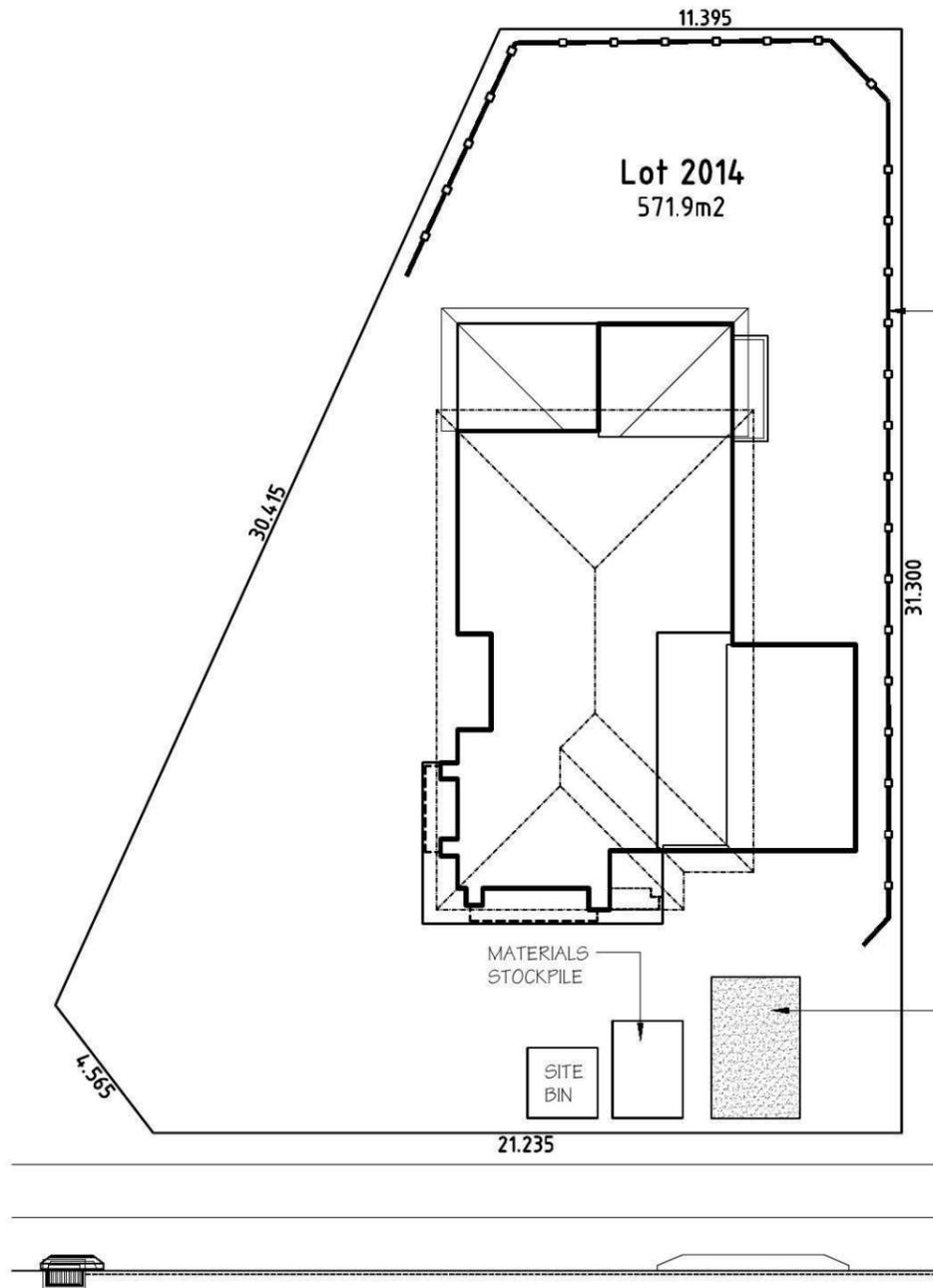
4.5



LOCATION PLAN

LEGEND

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



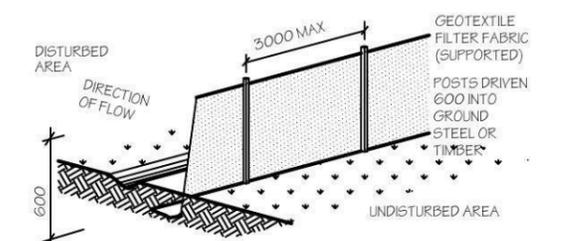
SEDIMENT CONTROL FENCE AS PER DETAIL

AREA OF ROADBASE APPROXIMATELY 2.5m x 4m

SEDIMENT CONTROL

INSTALL SEDIMENT CONTROL STRUCTURES IN LOCATIONS INDICATED ON THIS DRAWING AND AS OTHERWISE REQUIRED TO CONTROL SEDIMENT DURING ALL EXCAVATIONS AND WHILST AREAS OF THE SITE ARE EXPOSED TO EROSION. REVIEW CONTROL MEASURES AND MAINTAIN STRUCTURES DURING CONSTRUCTION.

IF ADDITIONAL MEASURES ARE REQUIRED FOR EROSION AND CONTROL OR BY COUNCIL REQUIREMENTS, REFER TO "URBAN EROSION AND SEDIMENT CONTROL" GUIDELINES PREPARED BY THE DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT.



SEDIMENT FENCE DETAIL

SUITABLE FOR DRAINAGE AREA OF 0.6HA MAX AND SLOPE GRADIENT OF 1:2 MAX WITH LENGTH OF 60M MAX

MOUNTAIN VIEW CRESCENT



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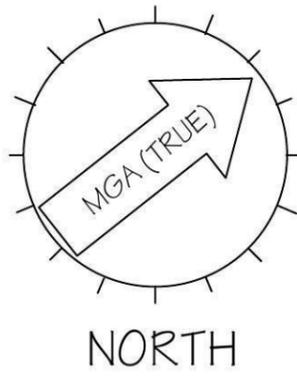
RAWSON HOMES
1 HOMEBUSH BAY DRIVE
BUILDING F, LEVEL 2, SUITE 1
RHODES NSW 2138
TELEPHONE: 02 8765 5500
FAX : 02 8765 8099
BUILDER'S LICENCE No. 33493C

CLIENT:
RAWSON HOMES

SITE ADDRESS:
LOT 2014
MOUNTAIN VIEW CRESCENT
THORNTON

HOUSETYPE:
MODEL: BENHAM 24 RH
FACADE: VOGUE
TYPE:
SPECIFICATION:
DRAWING TITLE:
SEDIMENT & WASTE PLAN

DRAWN BY: SJB	DATE DRAWN: OCT '13	CHECKED BY:	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: PENRITH		SCALE: 1:200	
JOB No.:	DRWG No.:	ISSUE:	
	09	A	

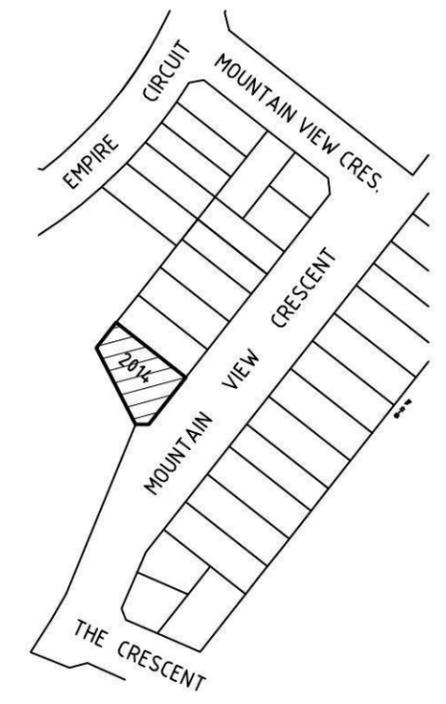
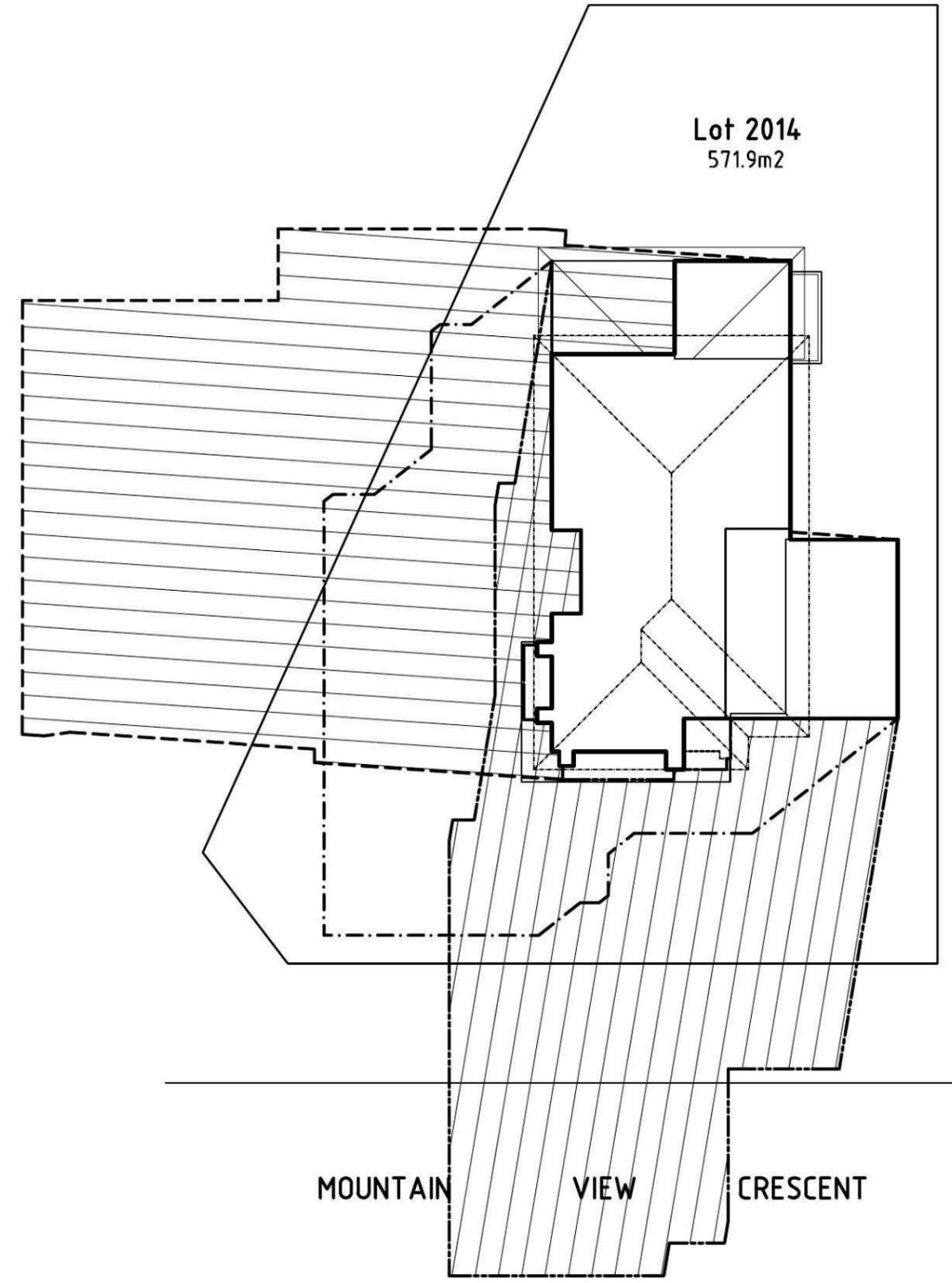


ABS Association of Building Sustainability Assessors
Class 1 Building Single-Dwelling Certification

Certification Number	1005868961
Certification Date	14/11/2013
Assessor Name	Fadi Sweis
Assessor Number	20390
Assessor Signature	

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Simulated Energy: COOLING: 49.0 MJ/m² pa
Rated with Downlights: Yes

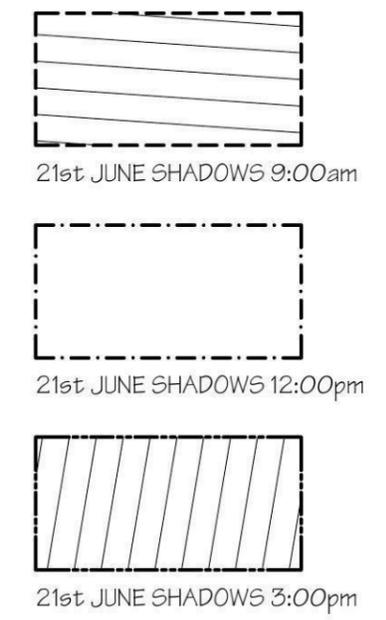
NatHERS Rating 114.0 MJ/m² pa
4.5



LOCATION PLAN

LEGEND

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



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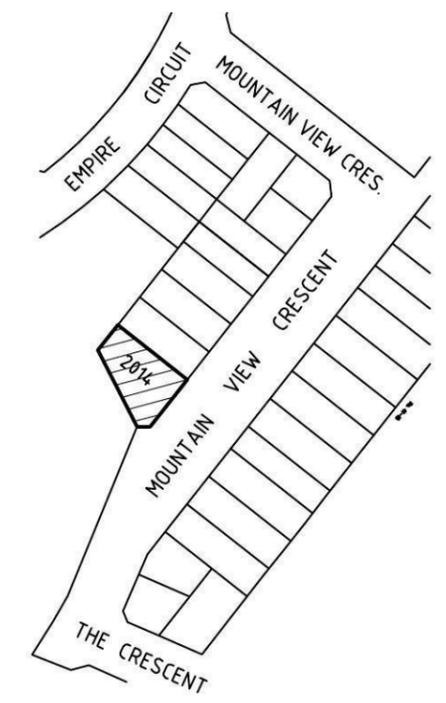
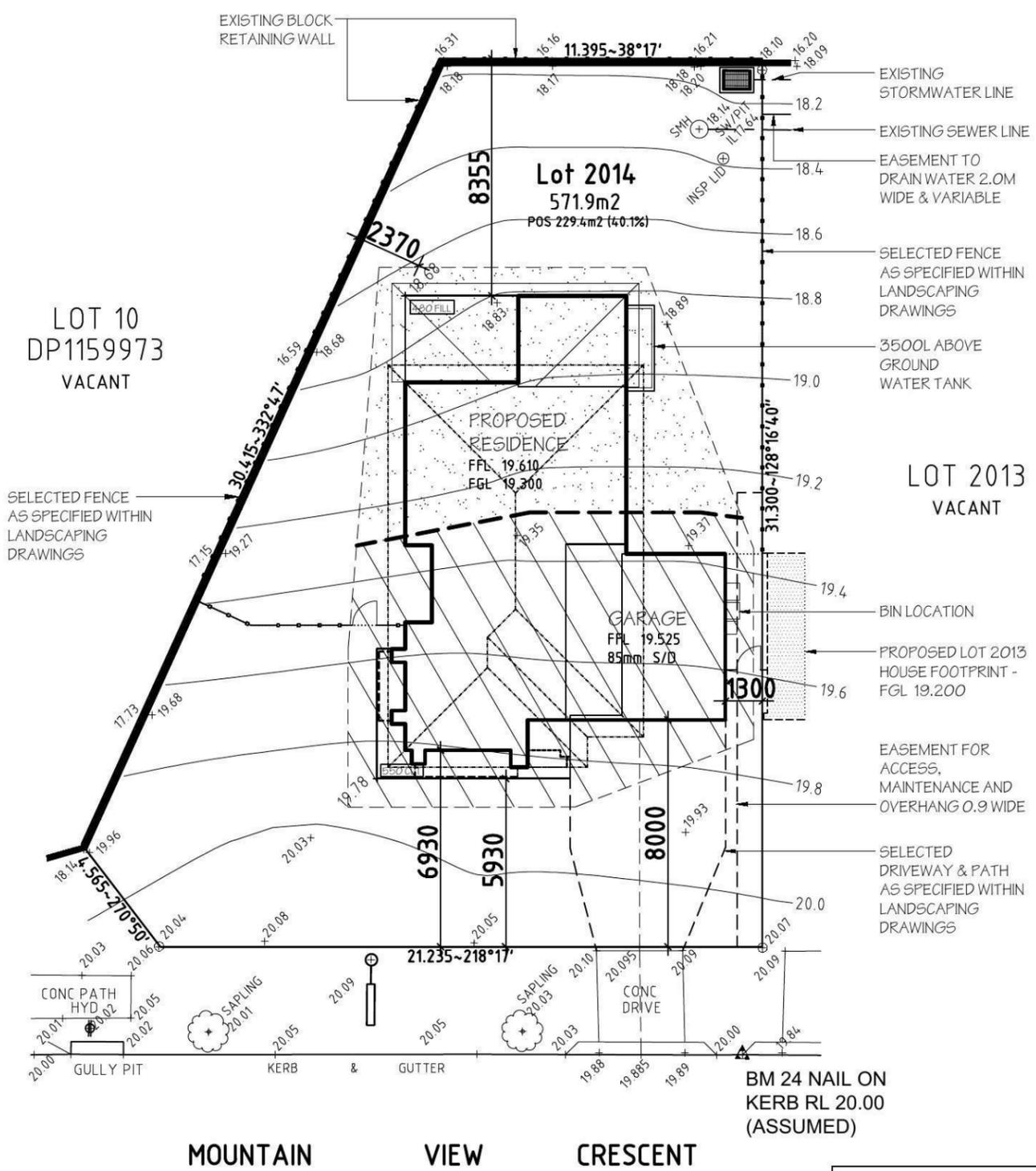
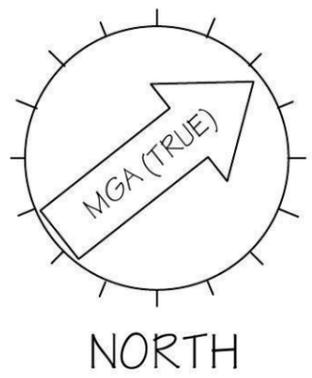
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BUILDER'S LICENCE No. 33493C

CLIENT:
RAWSON HOMES

SITE ADDRESS:
LOT 2014
MOUNTAIN VIEW CRESCENT
THORNTON

HOUSETYPE:
MODEL: BENHAM 24 RH
FACADE: VOGUE
TYPE:
SPECIFICATION:
DRAWING TITLE:
SHADOW DIAGRAM

DRAWN BY: SJB	DATE DRAWN: OCT '13	CHECKED BY:	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: PENRITH		SCALE: 1:200	
JOB No:	DRWG No.: 10	ISSUE: A	



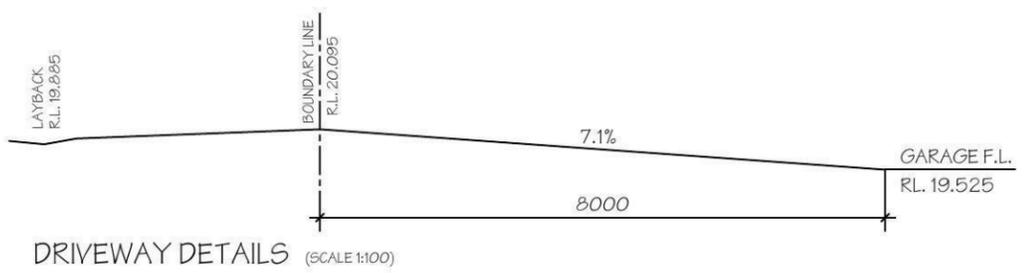
LOCATION PLAN

***NOTES:**
 - THIS CONTOUR AND DETAIL SURVEY IS BASED UPON AN UNREGISTERED PLAN.
 - ALL BOUNDARIES AND EASEMENTS ARE UNREGISTERED AND MAY BE AMENDED TO SUIT THE REQUIREMENTS OF COUNCIL OR THE LAND TITLES OFFICE.
 - THIS INFORMATION MUST BE VERIFIED UPON REGISTRATION.
 - CONTOURS SHOWN HAVE BEEN INTERPOLATED FROM SPOT LEVELS TAKEN ON-SITE AND ARE A REPRESENTATION OF THE TOPOGRAPHY ONLY.
 - DIMENSIONS AND AREAS HAVE BEEN DETERMINED FROM PLANS MADE AVAILABLE AT LPL NSW AND ARE SUBJECT TO FINAL SURVEY. PRIOR TO ANY SITE WORKS, THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH ACCURATE POSITION AND DEPTH OF ANY SERVICES.
 - SERVICES SHOWN HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY.
 - DIMENSIONS OF ANY TREES SHOWN ON THE PLAN ARE APPROXIMATE.
 - FLOOR LEVELS HAVE BEEN BASED ON AN ASSUMED 'M CLASS' SITE CLASSIFICATION.
 - REFER TO LANDSCAPING DRAWINGS FOR ALL FENCING & LANDSCAPING DETAILS.

LEGEND

- WATER METER
- TELECOM PIT
- MANHOLE (SEWER/STORMWATER)
- VEHICLE CROSSING
- KERB INLET PIT
- LIGHT POLE
- ELECTRICITY POLE
- ELECTRICITY PILLAR
- HYDRANT
- STOP VALVE
- KERB OUTLET
- SERVICE CONDUIT
- TREE (DIA/HEIGHT)

LOT 2014	
SITE DATA	
SITE AREA:	571.9 m ²
PRIVATE OPEN SPACE (%):	(40.1 %)
P.O.S. AREA:	229.4m ²
LANDSCAPE AREA:	
SITE AREA:	571.9m ²
TOTAL HARDSTAND AREAS: (INC. Driveways & Paths)	190.8m ²
REMAINING SOFT AREA:	381.1m ²
FLOOR AREAS	
LOWER FLOOR:	94.3 m ²
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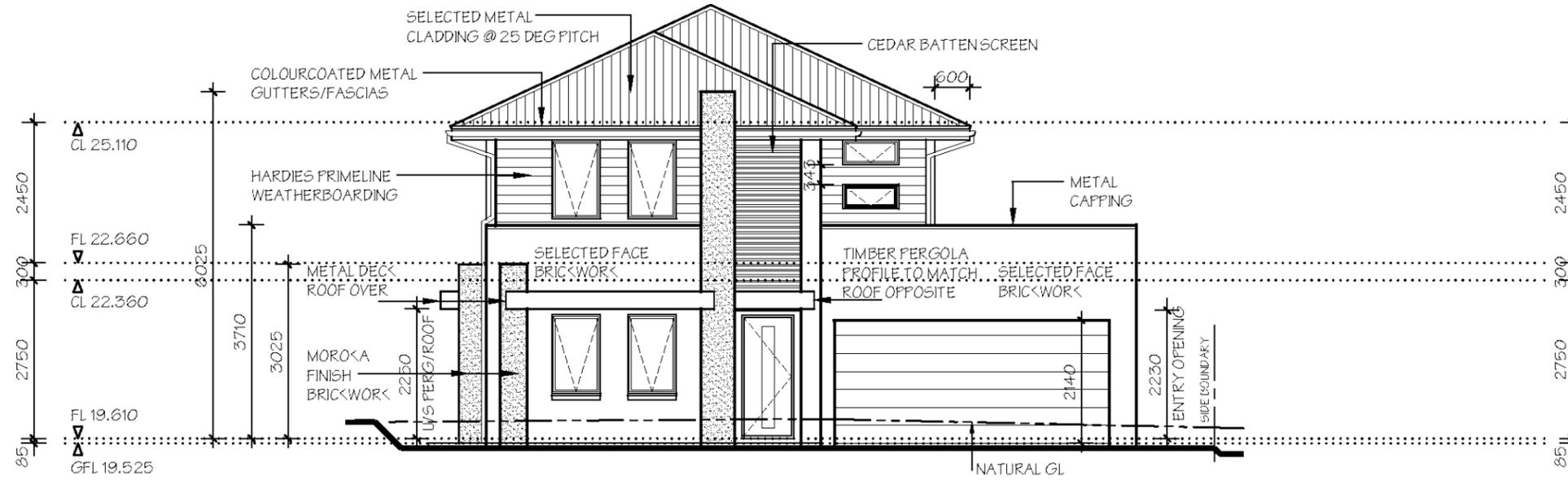
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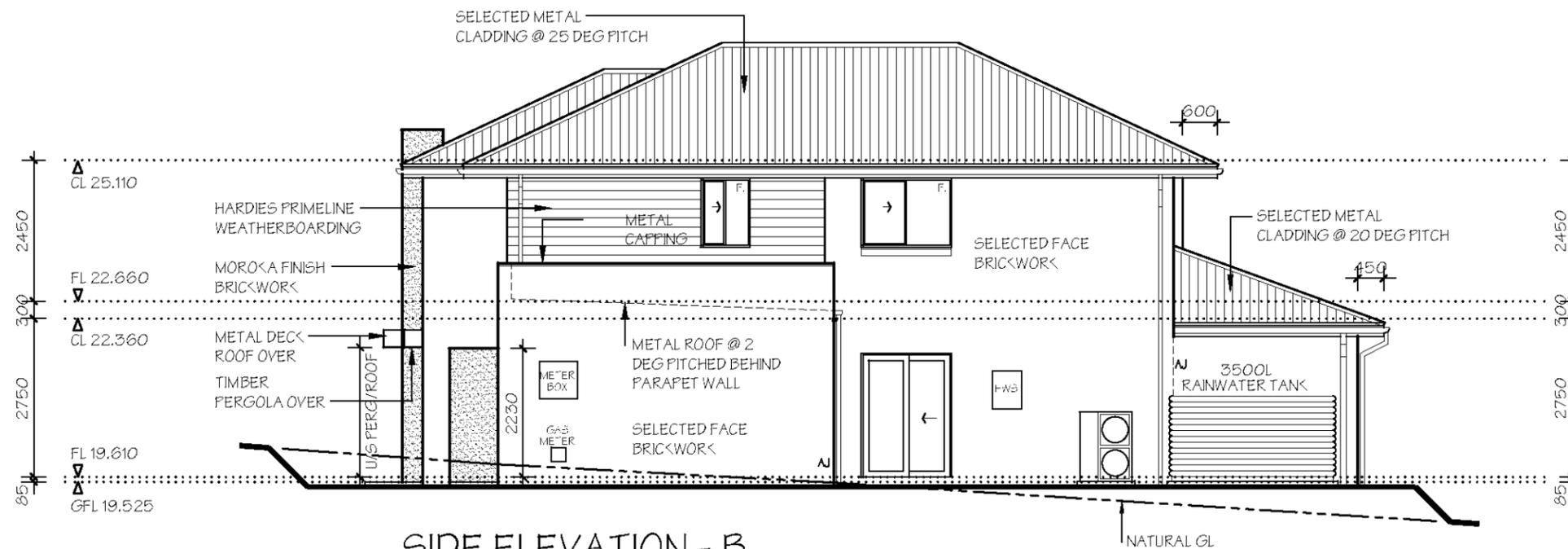
CLIENT:
RAWSON HOMES
 SITE ADDRESS:
**LOT 2014
 MOUNTAIN VIEW CRESCENT
 THORNTON**

HOUSETYPE:
 MODEL: **BENHAM 24 RH**
 FACADE: **VOGUE**
 TYPE:
 SPECIFICATION:
 DRAWING TITLE:
SITE PLAN

DRAWN BY:	DATE DRAWN:	CHECKED BY:	APPROVED FOR CONSTRUCTION:
SJB	OCT '13		
COUNCIL AREA:		SCALE:	
PENRITH		1:200	
JOB No.:	DRWG No.:	ISSUE:	
	02	B	



FRONT ELEVATION - A



SIDE ELEVATION - B

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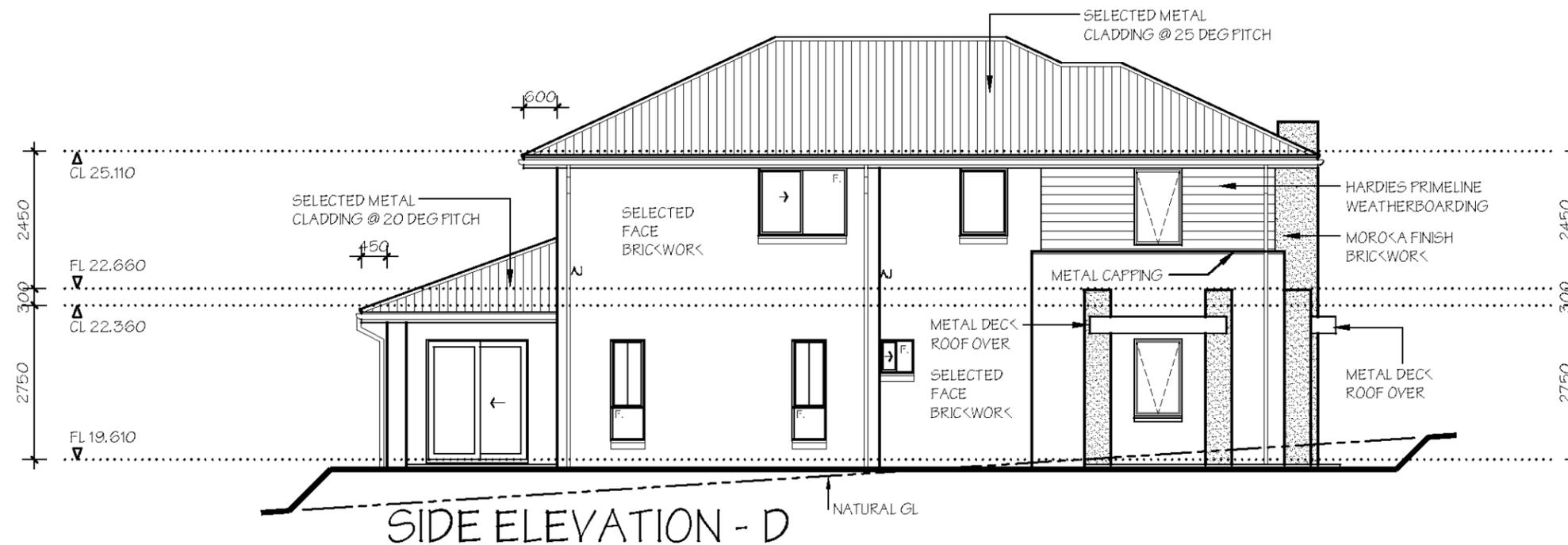
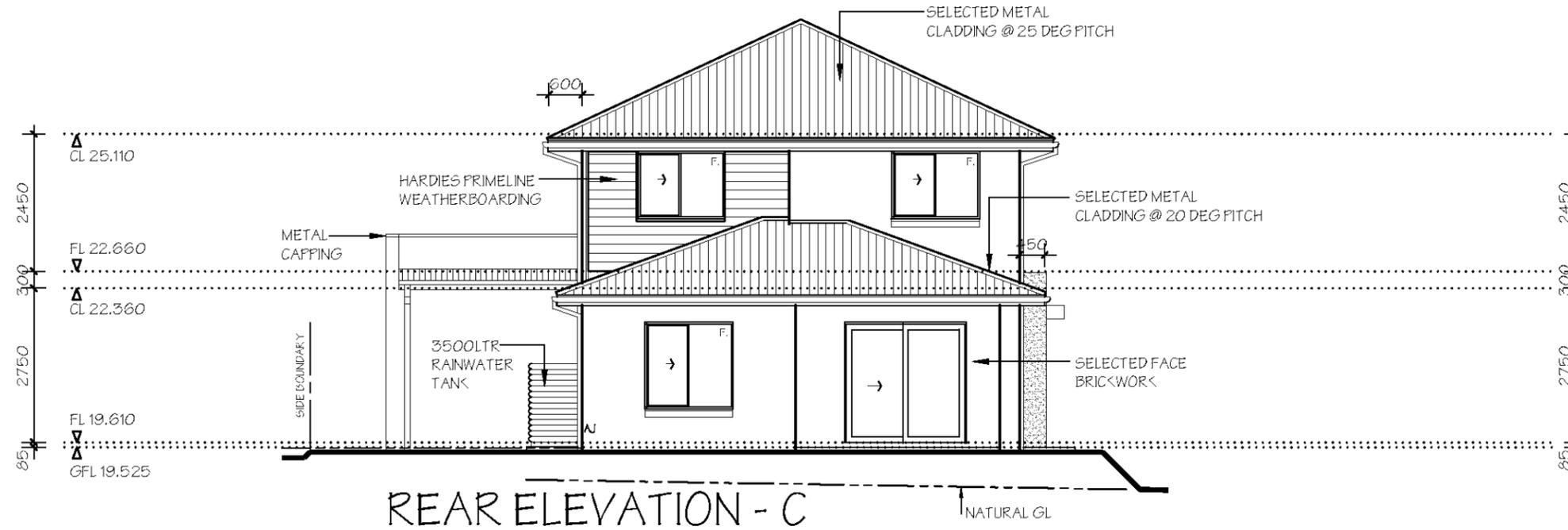


CLIENT:
RAWSON HOMES

SITE ADDRESS:
**LOT 2014
MOUNTAIN VIEW CRESCENT
THORNTON**

HOUSETYPE:
MODEL: BENHAM 24 RH
FACADE: VOGUE
TYPE:
SPECIFICATION:
DRAWING TITLE:
ELEVATIONS 1

DRAWN BY: SJB	DATE DRAWN: OCT '13	CHECKED BY:	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: PENRITH		SCALE: 1:100	
JOB No.:	DRWG No.:	ISSUE:	
	05	B	



NOTES:

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- * ALL DIMENSIONS ARE IN MILLIMETRES
- * DO NOT SCALE - USE WRITTEN DIMENSIONS

RAWSON HOMES

1 HOMEBUSH BAY DRIVE
BUILDING F, LEVEL 2, SUITE 1
RHODES NSW 2138
TELEPHONE: 02 8765 5500
FAX : 02 8765 8099
BUILDER'S LICENCE No. 33493C

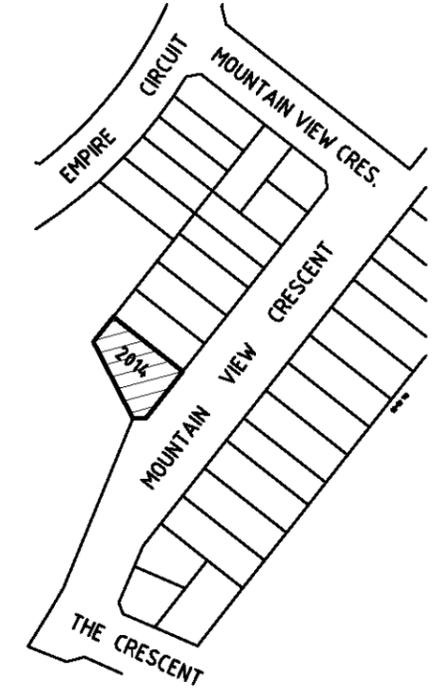
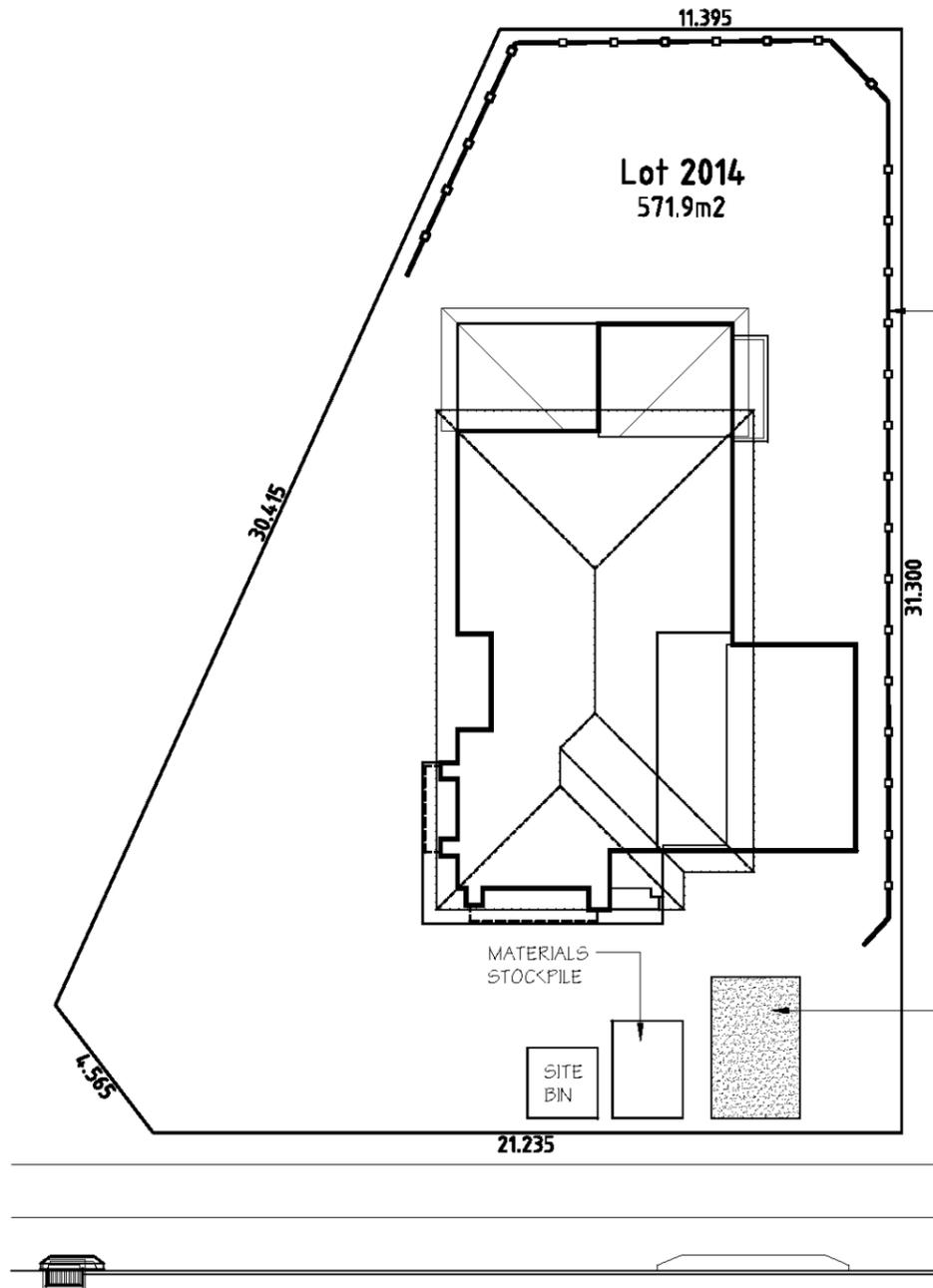
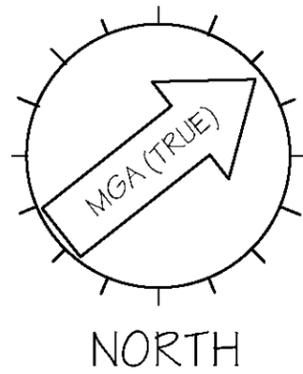


CLIENT:
RAWSON HOMES

SITE ADDRESS:
**LOT 2014
MOUNTAIN VIEW CRESCENT
THORNTON**

HOUSETYPE:
MODEL: **BENHAM 24 RH**
FACADE: **VOGUE**
TYPE:
SPECIFICATION:
DRAWING TITLE:
ELEVATIONS 2

DRAWN BY: SJB	DATE DRAWN: OCT '13	CHECKED BY:	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: PENRITH		SCALE: 1:100	
JOB No.:	DRWG No.:	ISSUE:	
	06	B	



LOCATION PLAN

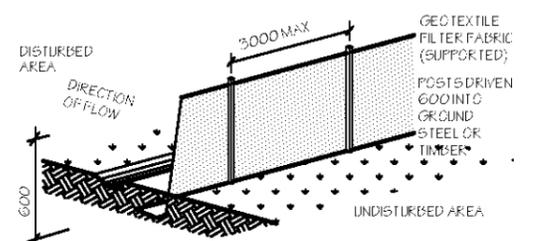
LEGEND

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

SEDIMENT CONTROL

INSTALL SEDIMENT CONTROL STRUCTURES IN LOCATIONS INDICATED ON THIS DRAWING AND AS OTHERWISE REQUIRED TO CONTROL SEDIMENT DURING ALL EXCAVATIONS AND WHILST AREAS OF THE SITE ARE EXPOSED TO EROSION. REVIEW CONTROL MEASURES AND MAINTAIN STRUCTURES DURING CONSTRUCTION.

IF ADDITIONAL MEASURES ARE REQUIRED FOR EROSION AND CONTROL OR BY COUNCIL REQUIREMENTS, REFER TO 'URBAN EROSION AND SEDIMENT CONTROL' GUIDELINES PREPARED BY THE DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT.



SEDIMENT FENCE DETAIL

SUITABLE FOR DRAINAGE AREA OF 0.6HA MAX AND SLOPE GRADIENT OF 1:2 MAX WITH LENGTH OF 60M MAX

MOUNTAIN VIEW CRESCENT



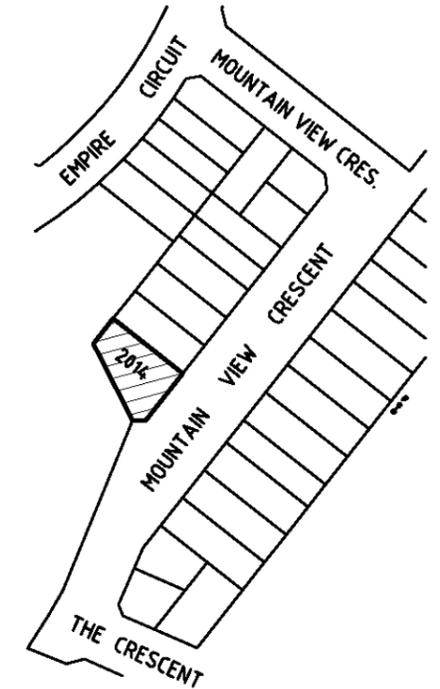
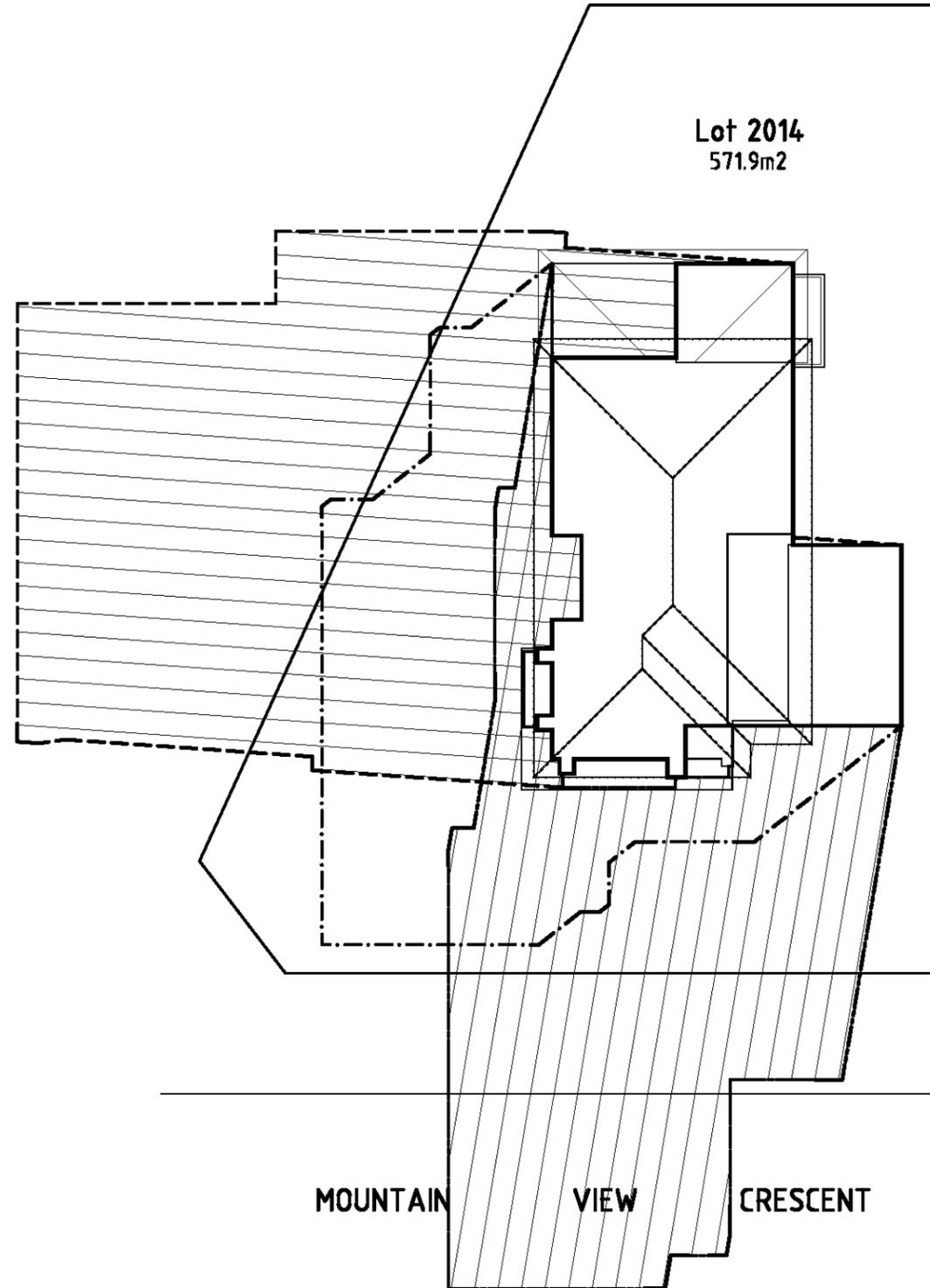
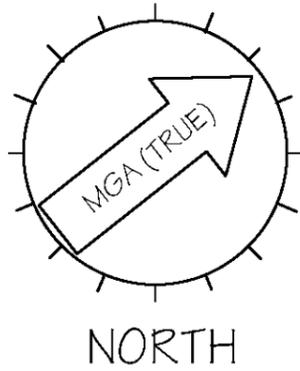
NOTES:
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 BUILDER'S LICENCE No. 33493C

CLIENT:
RAWSON HOMES
 SITE ADDRESS:
**LOT 2014
 MOUNTAIN VIEW CRESCENT
 THORNTON**

HOUSETYPE:
 MODEL: BENHAM 24 RH
 FACADE: VOGUE
 TYPE:
 SPECIFICATION:
 DRAWING TITLE:
SEDIMENT & WASTE PLAN

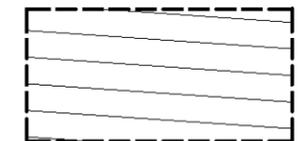
DRAWN BY: SJB	DATE DRAWN: OCT '13	CHECKED BY:	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: PENRITH		SCALE: 1:200	
JOB No.:	DRWG No.:	ISSUE:	
	09	B	



LOCATION PLAN

LEGEND

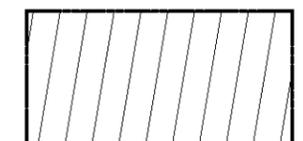
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-  SEWER STRUCTURE, LINE & CONCRETE ENCASING
-  WATER METER
-  STREET LIGHT
-  ELECTRICAL LV PILLAR & CONDUIT
-  NBN PIT & CONDUIT
-  GAS MAIN



21st JUNE SHADOWS 9:00am



21st JUNE SHADOWS 12:00pm



21st JUNE SHADOWS 3:00pm



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CLIENT:
RAWSON HOMES

SITE ADDRESS:
LOT 2014
MOUNTAIN VIEW CRESCENT
THORNTON

HOUSETYPE:
MODEL: BENHAM 24 RH
FACADE: VOGUE
TYPE:
SPECIFICATION:
DRAWING TITLE:
SHADOW DIAGRAM

DRAWN BY: SJB	DATE DRAWN: OCT '13	CHECKED BY:	APPROVED FOR CONSTRUCTION:
COUNCIL AREA: PENRITH		SCALE: 1:200	
JOB No.:	DRWG No.:	ISSUE:	
	10	B	