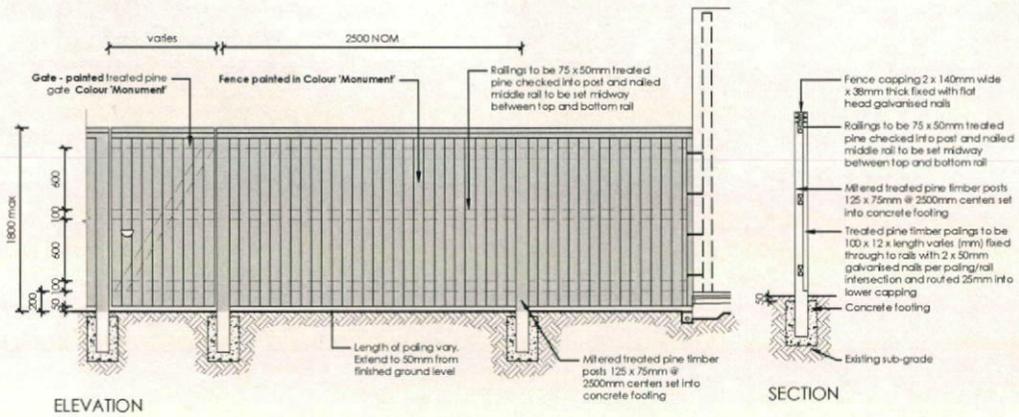


SIDE GATE

LOT BOUNDARY

SECTION

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

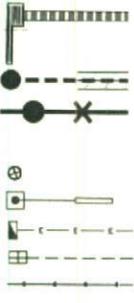
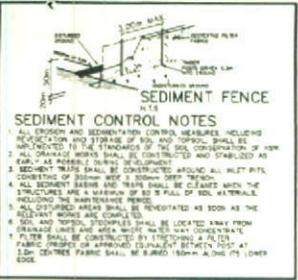


ELEVATION

SECTION

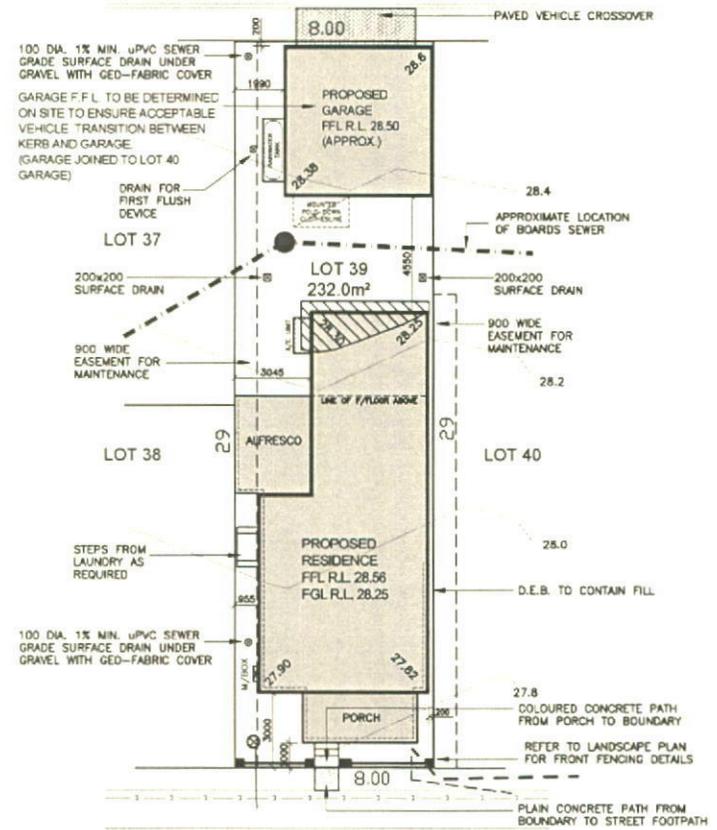
8 **FENCE TYPE 4b - Rear Boundary**
1:50 All Laneways (except Barlett Lane)
Typical detail

<p>1. Detail based on drawings 2. Verify all materials and finishes 3. Verify all dimensions of any variations 4. Copyright in landscape design reserved 5. Drawing makes the property of landscape</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>		<p>PO Box 1134, Collingwood, VIC 3102 PH: 03 9477 7500 Fax: 03 9477 3640 Email: info@ecodesign.com.au www.ecodesign.com.au</p>	<p>LOT 39 SYDNEY SMITH DRIVE, THORNTON</p>	<p>NEW RESIDENCE LANDSCAPE PLAN</p>	
<p>A SUBMITTED TO CLIENT FOR COMMENT</p>	<p>BT RS 27-04-13</p>			<p>ZAC HOMES</p>	<p>1:100 @ A3 DA L-04</p>	<p>BT RS 03-07-13</p>	<p>B</p>



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

CANNONBALL AVE



SYDNEY SMITH DRIVE

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.



AREAS	
SITE:	232.0m ²
GROUND FLOOR:	89.20m ²
FIRST FLOOR:	81.46m ²
GARAGE:	35.22m ²
PORCH:	9.07m ²
ALFRESCO:	8.23m ²
BALCONY:	9.07m ²
TOTAL:	232.25m ²

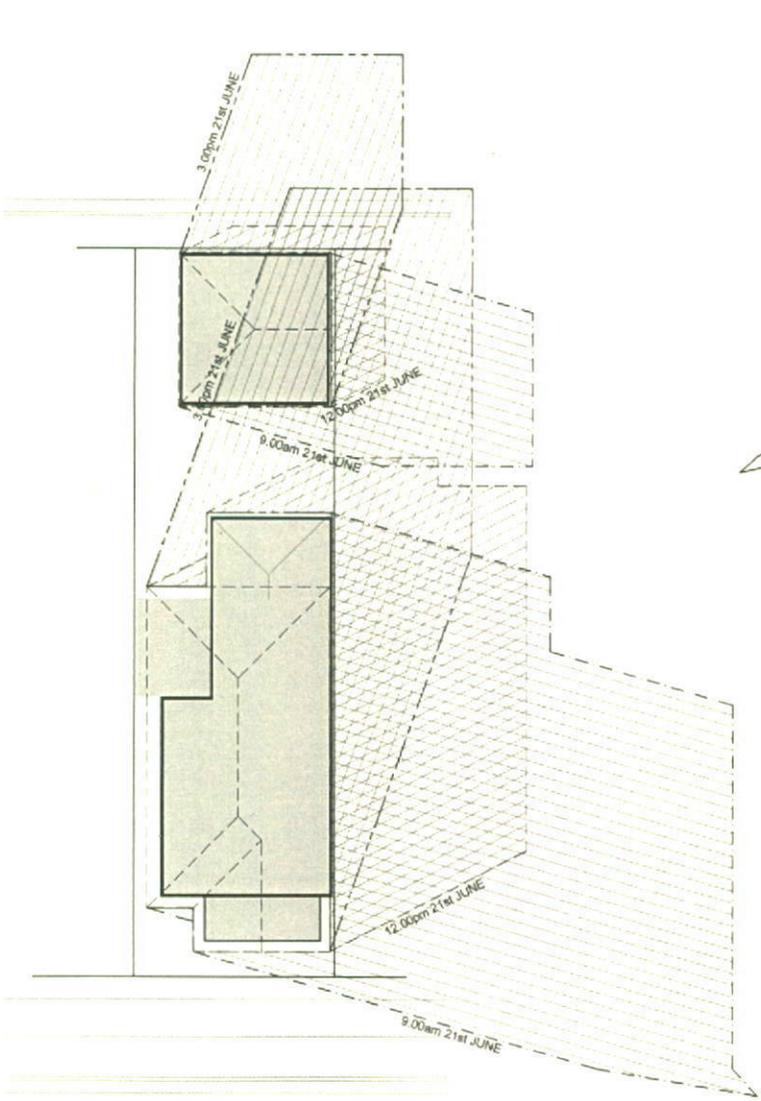
LANDSCAPE AREA	
SITE AREA:	232.0m ²
TOTAL HARD SURFACE AREAS:	149.08m ²
REMAINING SOFT AREA:	82.92m ²
LANDSCAPE AREA:	35.74%
MINIMUM REQUIRED BY COUNCIL:	N.A.%

P.O.S. AREA 57.0m² (24.57%)

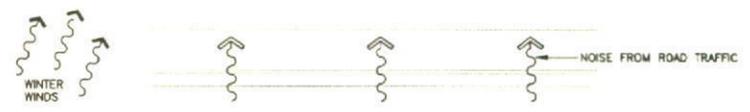
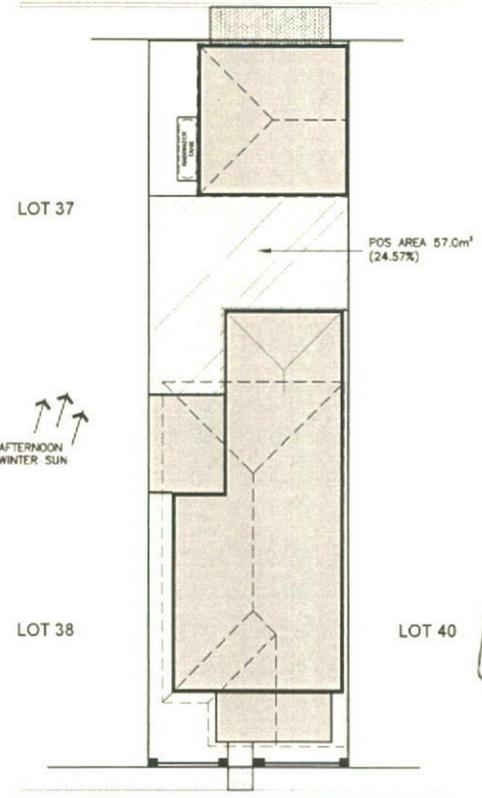
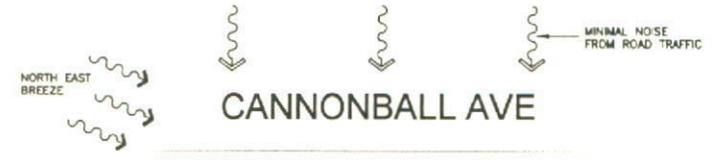


Product: 8.0m PRODUCT Facade 2 Rear Loaded Garage	Client: Zac Homes	Dwg Title: Site Plan	Sheet: A3	Scale: 1:200	A 31.05.13 DEVELOPER APPROVAL DRAWINGS S.G.
	Site Address: LOT 39 IN D.P.1171491 SYDNEY SMITH DRIVE NORTH PENRITH - THORNTON	Date: 31.05.13	Sheet No.: 1	Issue: A	
Master Issue: Revision A Date: 23.08.12	Council: PENRITH COUNCIL	Job No.: 213023			

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SYDNEY SMITH DRIVE



SYDNEY SMITH DRIVE


 Thorton Design Review Panel
 Reviewed  Date 1/8/12



Product: 8.0m PRODUCT Facade 2 Rear Loaded Garage	Client: Zac Homes	Dwg Title: SHADOWS & SITE ANALYSIS	Sheet: A3	Scale: 1:200	A	31.05.13	DEVELOPER APPROVAL DRAWINGS	S.G.	
	Site Address: LOT 39 IN D.P. 1171491 SYDNEY SMITH DRIVE NORTH PENRITH - THORNTON	Date: 31.05.13	Sheet No.: 1A	Issue: A					
	Master Issue: Revision A Date: 23.08.12	Council: PENRITH COUNCIL	Job No.: 213023						

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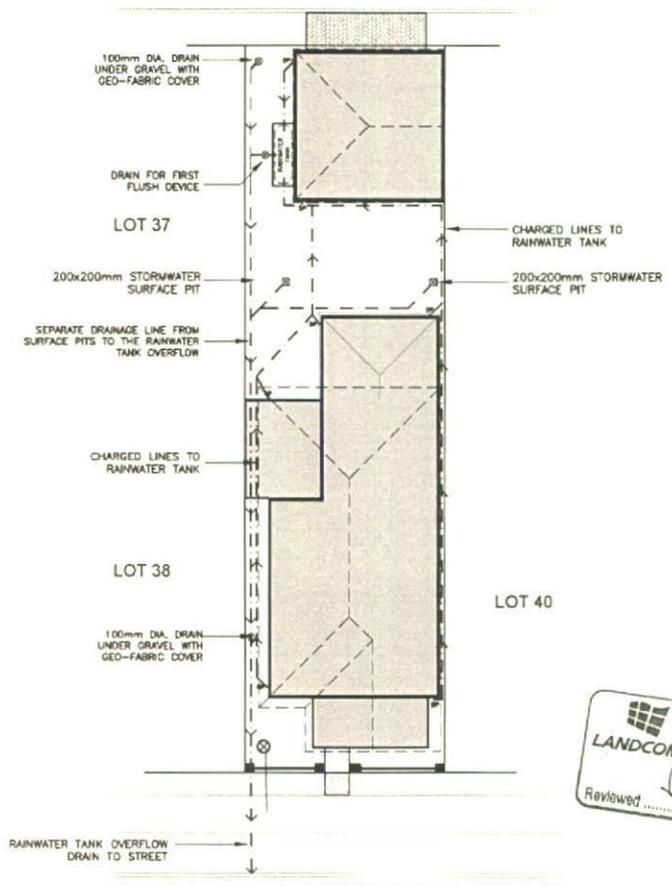
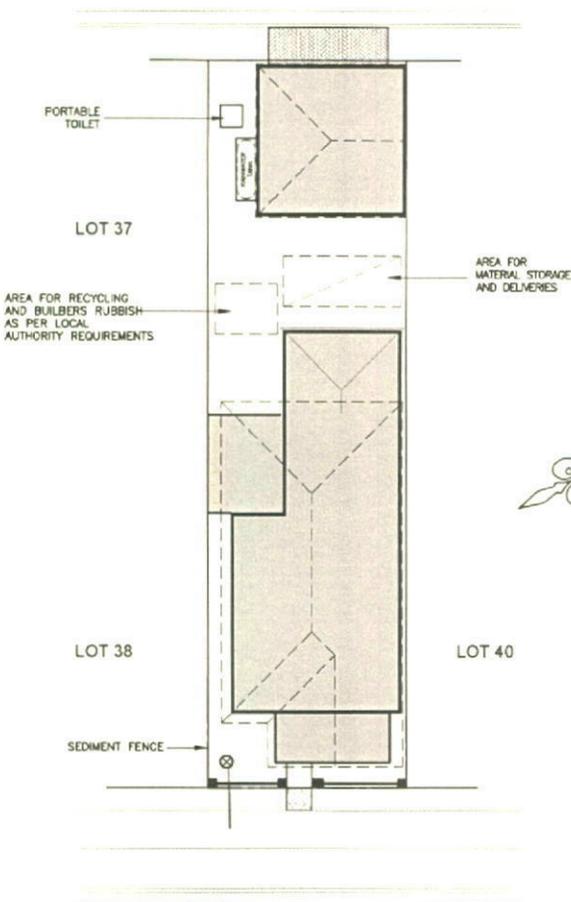
SEDIMENT CONTROL NOTES

1. ALL DRAINAGE AND SEDIMENTATION CONTROL MEASURES INCLUDING REGULATION AND STORAGE OF SOIL AND TOPSOIL SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF LAW.
2. ALL DRAINAGE WORK SHALL BE CONSTRUCTED AND STABILIZED AS PER AS PER THE SOIL CONSERVATION OF LAW.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL PILET PITS.
4. CONSTRUCTION OF SEDIMENT TRAPS SHALL BE COMPLETED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORK.
5. ALL SEDIMENT TRAPS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MINIMUM OF 50% FULL OF SOIL MATERIALS, INCLUDING THE SEDIMENT FENCE.
6. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORK IS COMPLETED.
7. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREAS WHERE WATER MAY CONCENTRATE.
8. FILTERS SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (MESH OR APPROVED EQUIVALENT) BETWEEN POLES AT 1.0m CENTRES. FABRIC SHALL BE BURIED 100mm ALONG ITS LOWER EDGE.

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

CANNONBALL AVE

CANNONBALL AVE



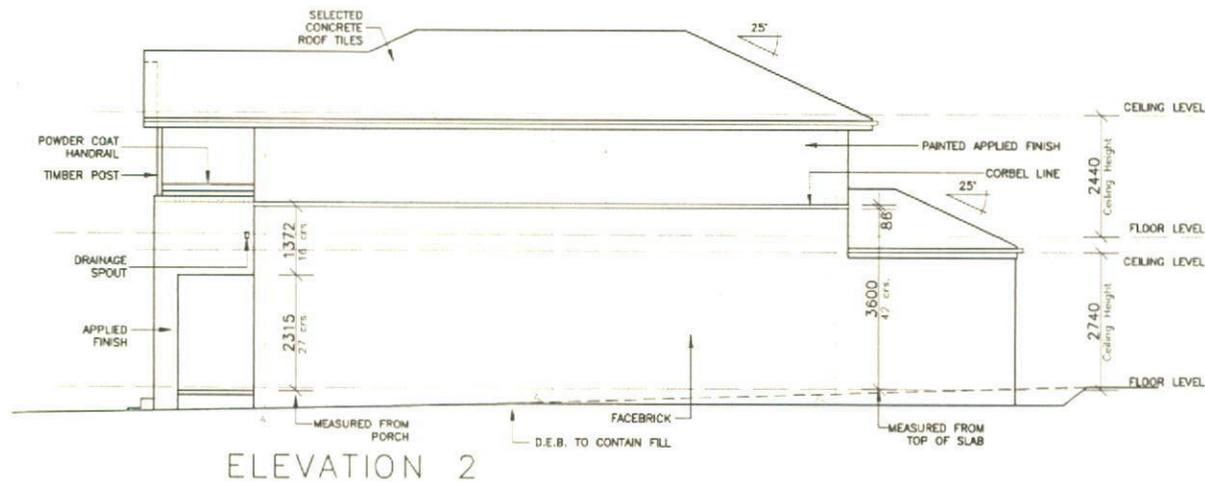
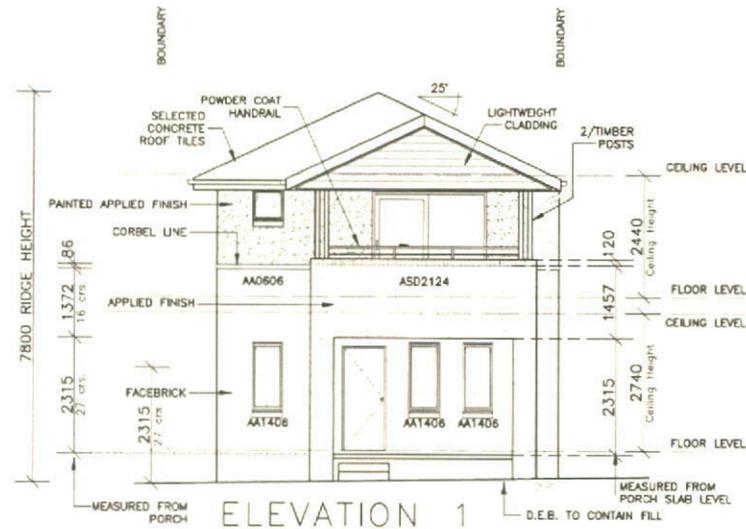
SYDNEY SMITH DRIVE

SYDNEY SMITH DRIVE

Thorton Design Review Panel
 LANDCOM
 Reviewed: [Signature]
 Date: 1/8/13



Product: 8.0m PRODUCT Facade 2 Rear Loaded Garage	Client: Zac Homes	Dwg Title: SITE MANAGEMENT & STORMWATER PLAN	Sheet: A3	Scale: 1:200	A	31.05.13	DEVELOPER APPROVAL DRAWINGS	S.G.
		Date: 31.05.13	Sheet No. 1B	Issue: A				
Master Issue: Revision A Date: 23.08.12	Site Address: LOT 39 IN D.P. 1171491 SYDNEY SMITH DRIVE NORTH PENRITH - THORNTON	Council: PENRITH COUNCIL	Job No: 213023					



Thorton Design Review Panel
 LANDCOM
 Reviewed: *[Signature]* Date: 1/8/13



Product:
8.0m PRODUCT
 Facade 2
 Rear Loaded Garage

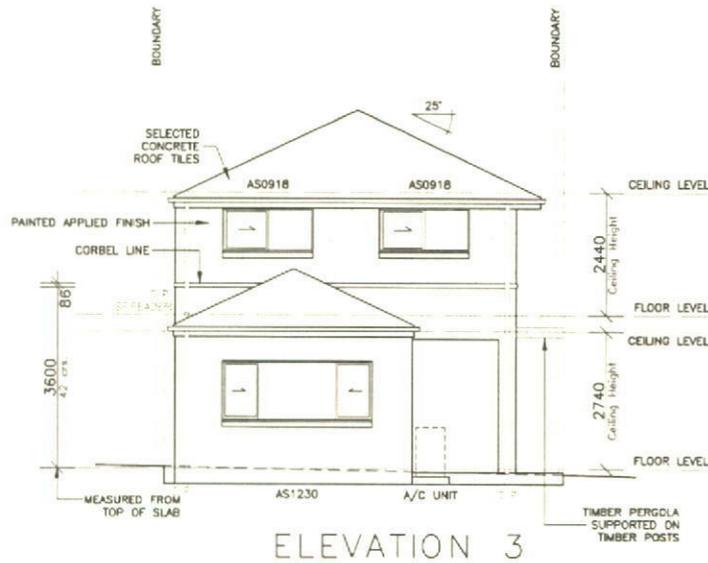
Client:
Zac Homes
 Site Address:
 LOT 39 IN D.P.1171491
 SYDNEY SMITH DRIVE
 NORTH PENRITH - THORNTON

Dwg Title:
ELEVATIONS
 Date:
 31.05.13
 Council:
 PENRITH COUNCIL

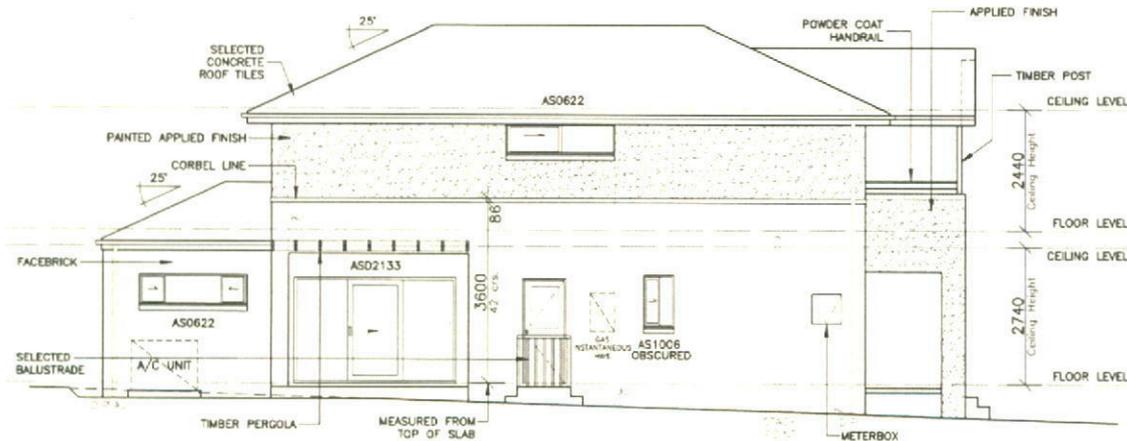
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 1:100
 Sheet No.
 4
 Issue:
 A
 Job No:
213023

A	31.05.13	DEVELOPER APPROVAL DRAWINGS	S.G.

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ELEVATION 3



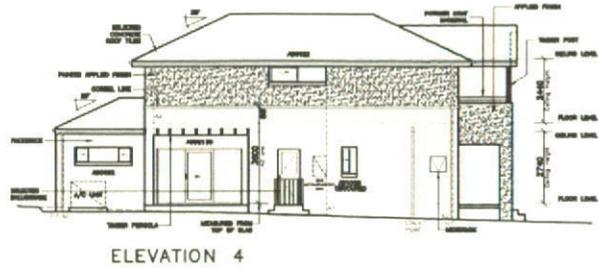
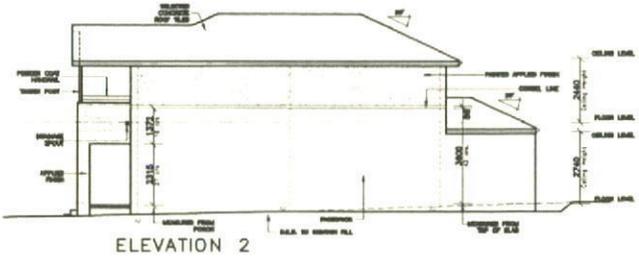
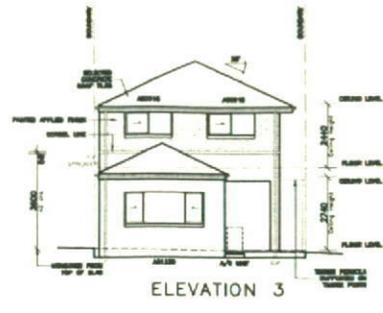
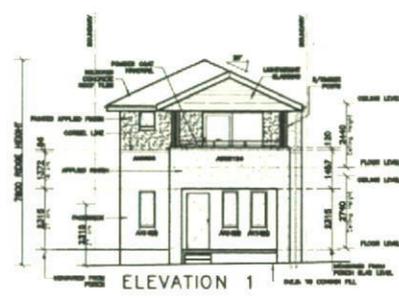
ELEVATION 4


Thorton Design Review Panel
 Reviewed  Date 1/8/13

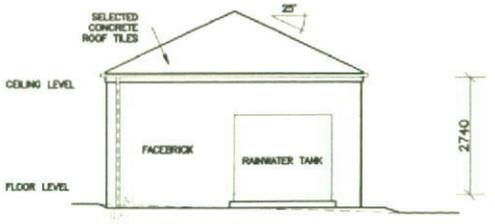
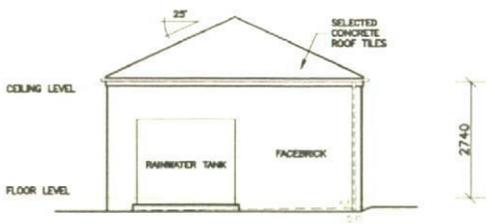
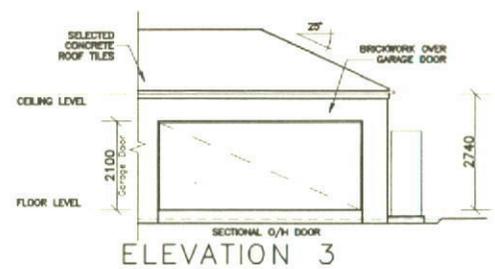
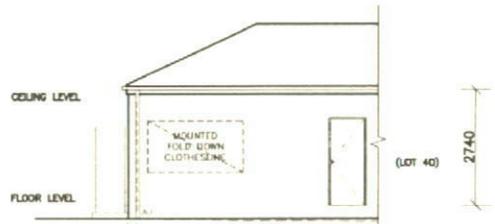
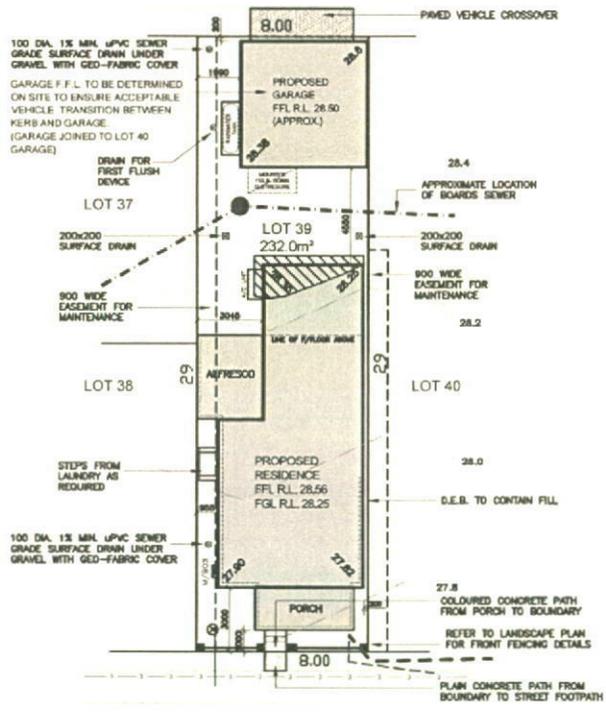


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		Date: 31.05.13	Sheet No.: 5	Issue: A		
		Council: PENRITH COUNCIL	Job No.: 213023			
		Master Issue Revision 4 Date 23.08.12				

Thornton Design Review Panel
 LANDCOM
 Reviewed: [Signature]
 Date: 1/8/13



CANNONBALL AVE

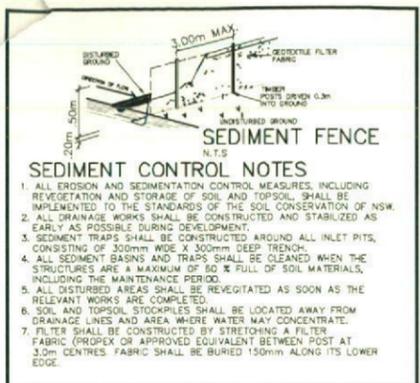


SYDNEY SMITH DRIVE

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	Product: 8.0m PRODUCT Facade 2 Rear Loaded Garage	Client: LANDCOM	Dwg Title: NOTIFICATION PLAN
	Site Address: LOT 39 IN D.P.1171491 SYDNEY SMITH DRIVE NORTH PENRITH - THORNTON	Date: 25.09.12 Council: PENRITH COUNCIL	

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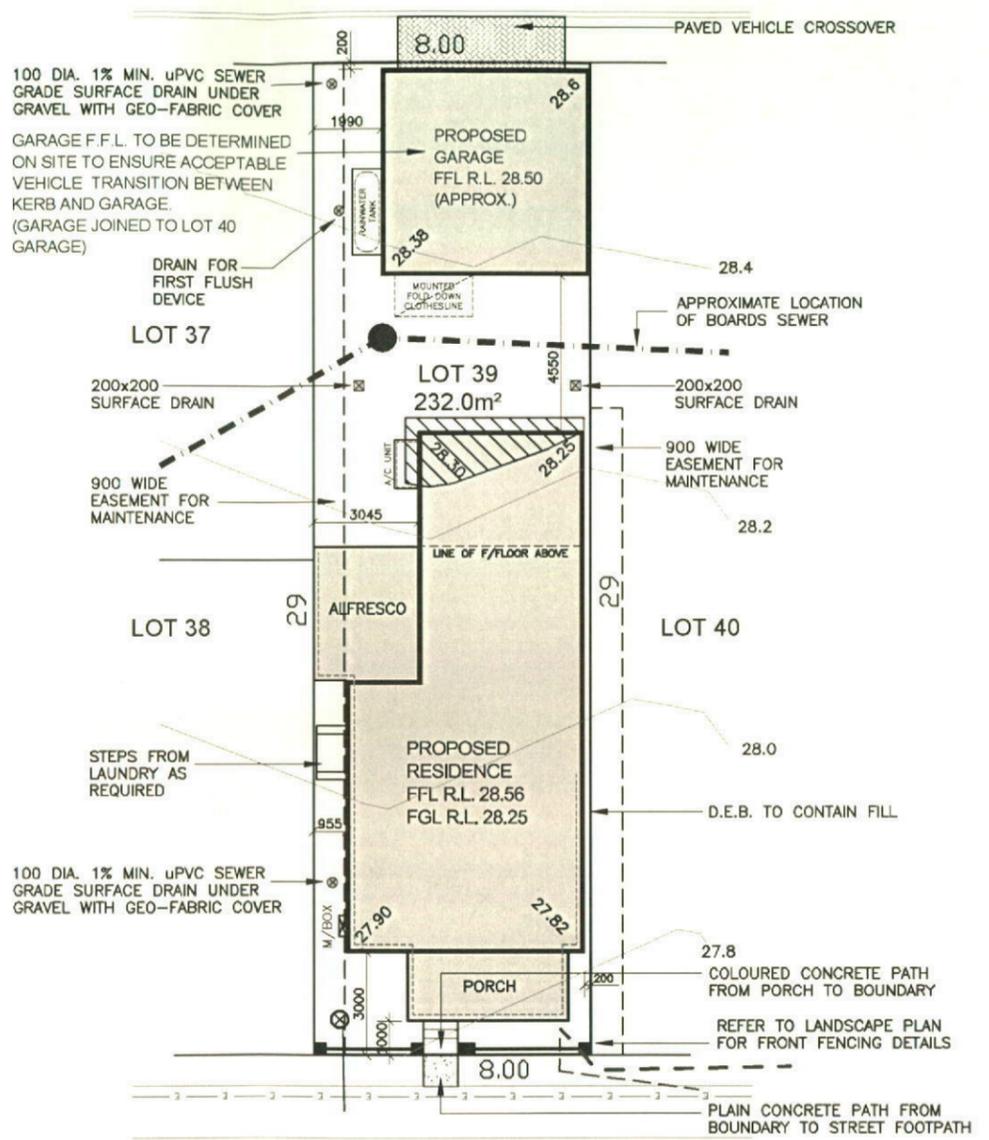


- SEDIMENT CONTROL NOTES**
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
 2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
 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 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

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.

CANNONBALL AVE



SYDNEY SMITH DRIVE

AREAS	
SITE:	232.0m ²
GROUND FLOOR:	89.20m ²
FIRST FLOOR:	81.46m ²
GARAGE:	35.22m ²
PORCH:	9.07m ²
ALFRESCO:	8.23m ²
BALCONY:	9.07m ²
TOTAL:	232.25m ²

LANDSCAPE AREA	
SITE AREA:	232.0m ²
TOTAL HARD SURFACE AREAS:	149.08m ²
REMAINING SOFT AREA:	82.92m ²
LANDSCAPE AREA:	35.74%
MINIMUM REQUIRED BY COUNCIL:	N.A.%

P.O.S. AREA	57.0m ² (24.57%)
-------------	-----------------------------



Product:
8.0m PRODUCT
 Facade 2
 Rear Loaded Garage

Client:
Zac Homes

Site Address:
 LOT 39 IN D.P.1171491
 SYDNEY SMITH DRIVE
 NORTH PENRITH - THORNTON

Dwg Title:
Site Plan

Date:
 31.05.13

Council:
PENRITH COUNCIL

Sheet:
A3

Scale:
 1:200

Sheet No.:
 1

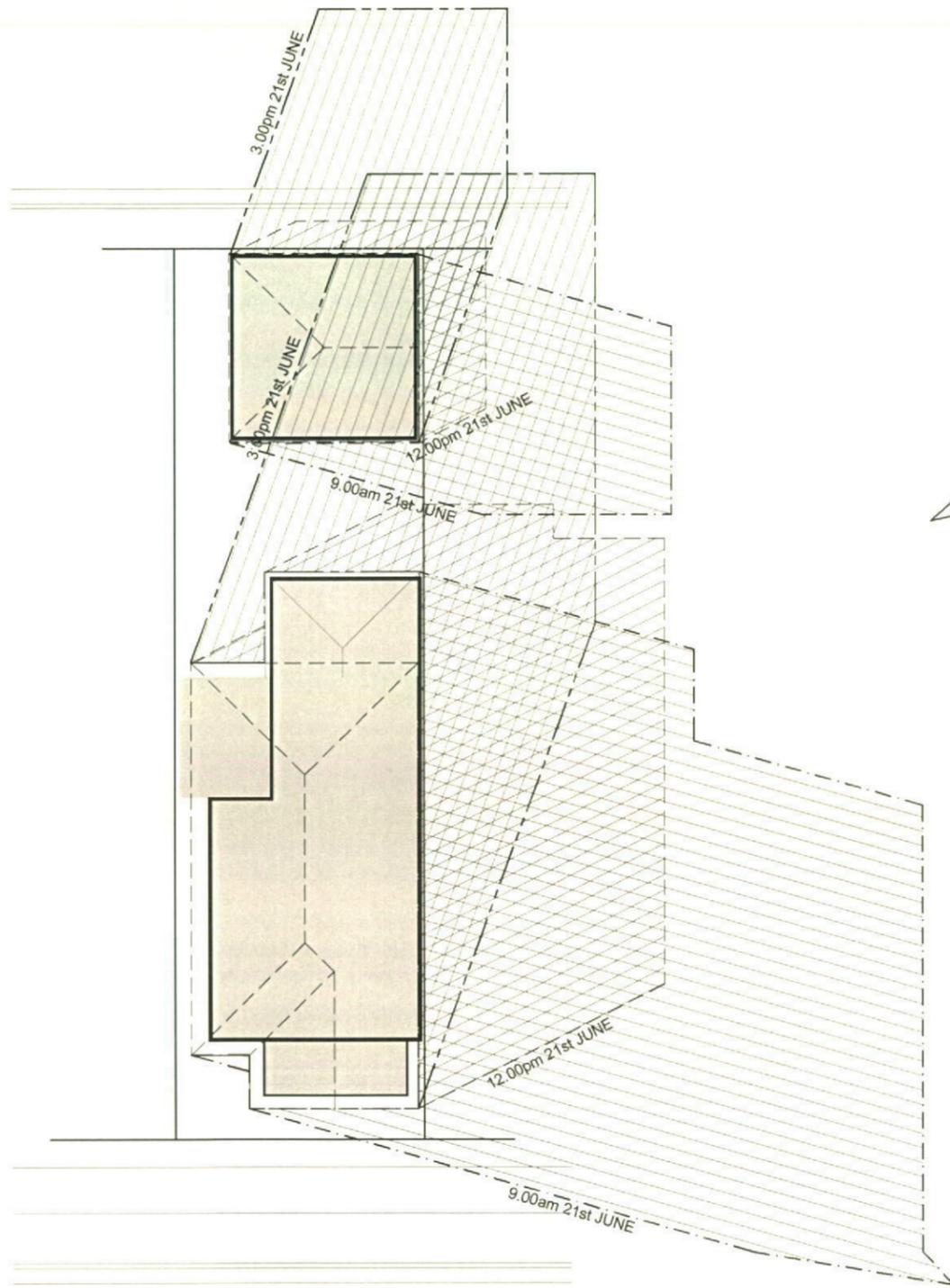
Issue:
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Job No:
213023

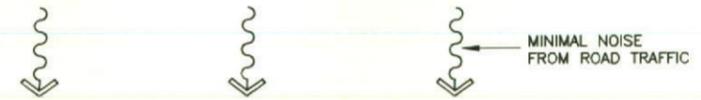
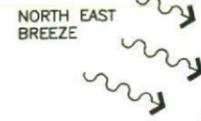
A	31.05.13	DEVELOPER APPROVAL DRAWINGS	S.G.

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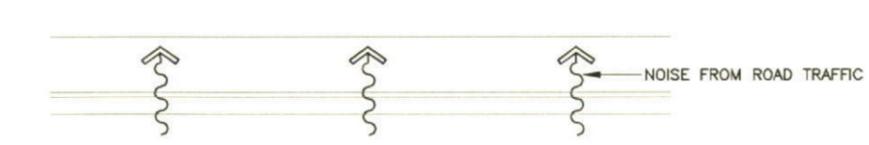
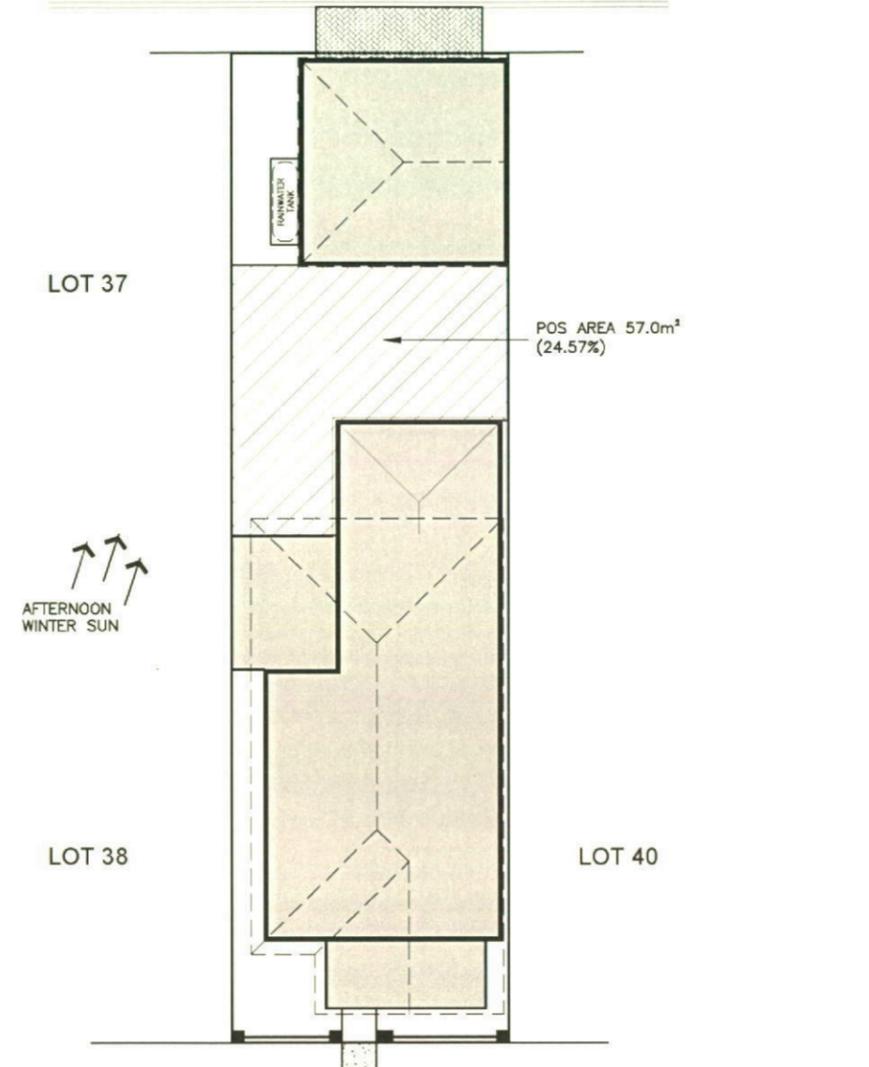
Master Issue: Revision A Date: 23.08.12



SYDNEY SMITH DRIVE



CANNONBALL AVE



SYDNEY SMITH DRIVE



Product:
8.0m PRODUCT
Facade 2
Rear Loaded Garage

Client:
Zac Homes
Site Address:
LOT 39 IN D.P. 1171491
SYDNEY SMITH DRIVE
NORTH PENRITH - THORNTON

Dwg Title:
SHADOWS & SITE ANALYSIS
Date:
31.05.13
Council:
PENRITH COUNCIL

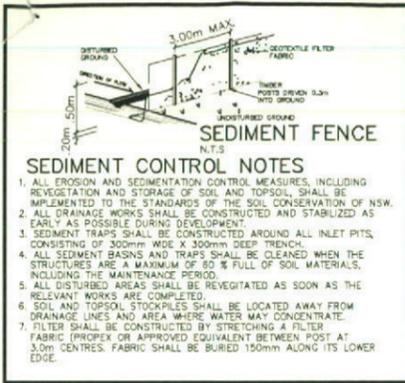
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Sheet No.
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Issue:
A
Job No:
213023

A	31.05.13	DEVELOPER APPROVAL DRAWINGS	S.G.

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Master Issue: Revision A Date: 23.08.12

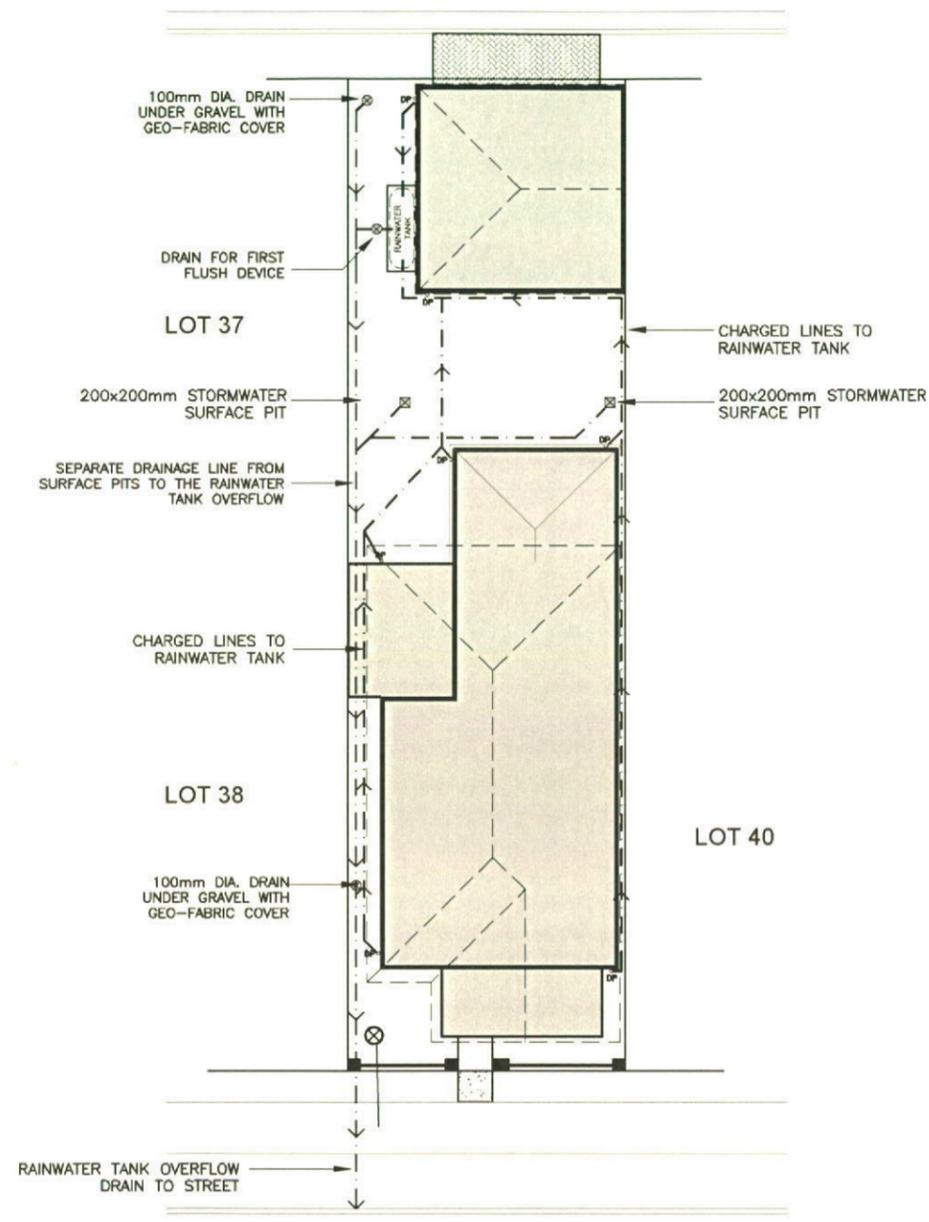
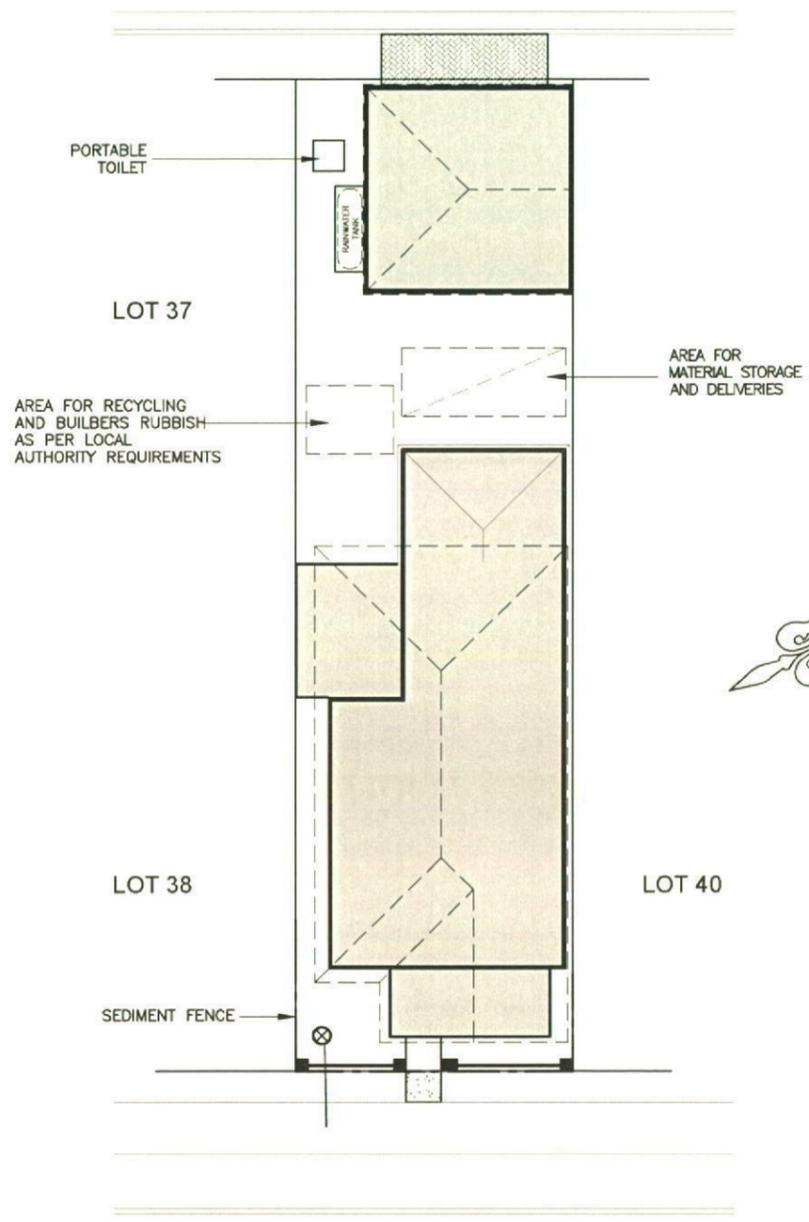
**STORMWATER DRAINAGE
LINES TO FRONT STREET
(VIA CHARGED LINES TO RAINWATER TANK)**



- 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 80% 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.

CANNONBALL AVE

CANNONBALL AVE



SYDNEY SMITH DRIVE

SYDNEY SMITH DRIVE



Product:
**8.0m PRODUCT
Facade 2
Rear Loaded Garage**

Client:
Zac Homes

Site Address:
**LOT 39 IN D.P.1171491
SYDNEY SMITH DRIVE
NORTH PENRITH - THORNTON**

Dwg Title:
SITE MANAGEMENT & STORMWATER PLAN

Date:
31.05.13

Council:
PENRITH COUNCIL

Sheet:
A3

Scale:
1:200

Sheet No.
1B

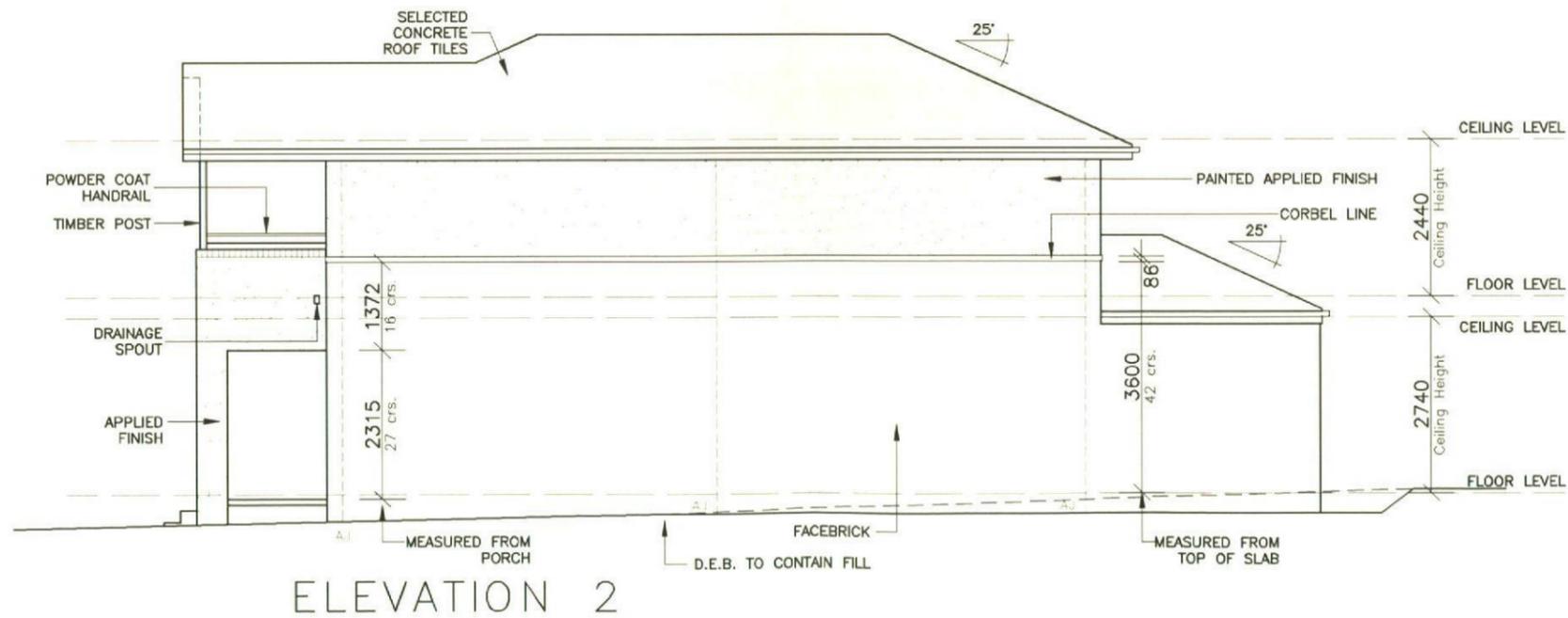
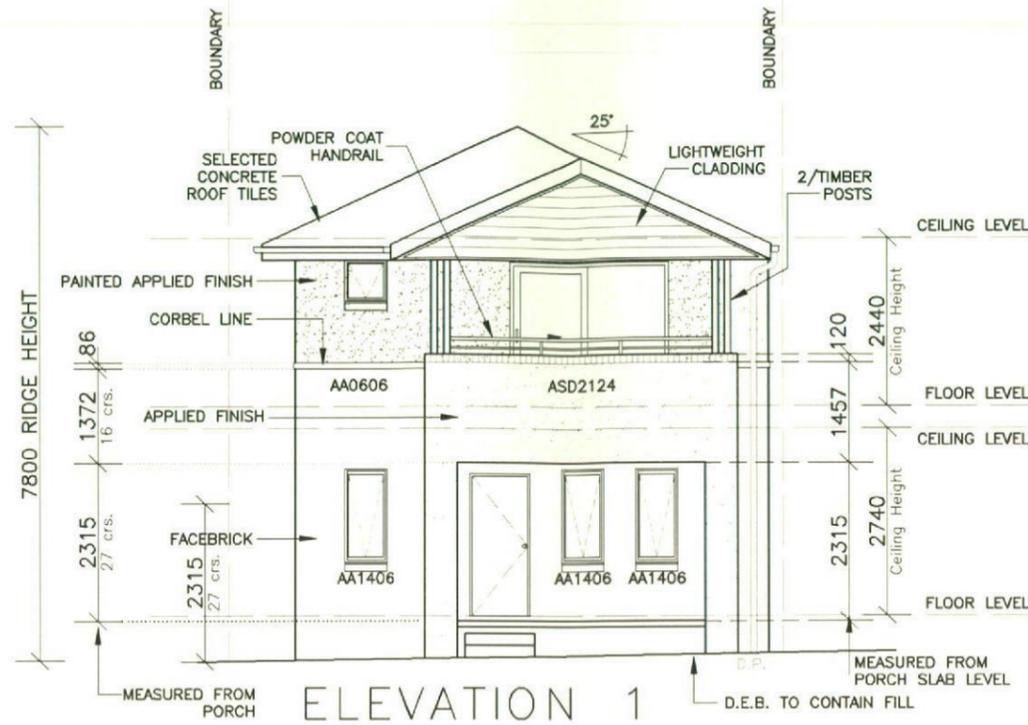
Issue:
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Job No:
213023

A	31.05.13	DEVELOPER APPROVAL DRAWINGS	S.G.

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Master Issue: Revision A Date: 23.08.12



Product:
8.0m PRODUCT
 Facade 2
 Rear Loaded Garage

Client:
Zac Homes

Site Address:
 LOT 39 IN D.P. 1171491
 SYDNEY SMITH DRIVE
 NORTH PENRITH - THORNTON

Dwg Title:
ELEVATIONS

Date:
 31.05.13

Council:
PENRITH COUNCIL

Sheet:
A3

Scale:
1:100

Sheet No.:
4

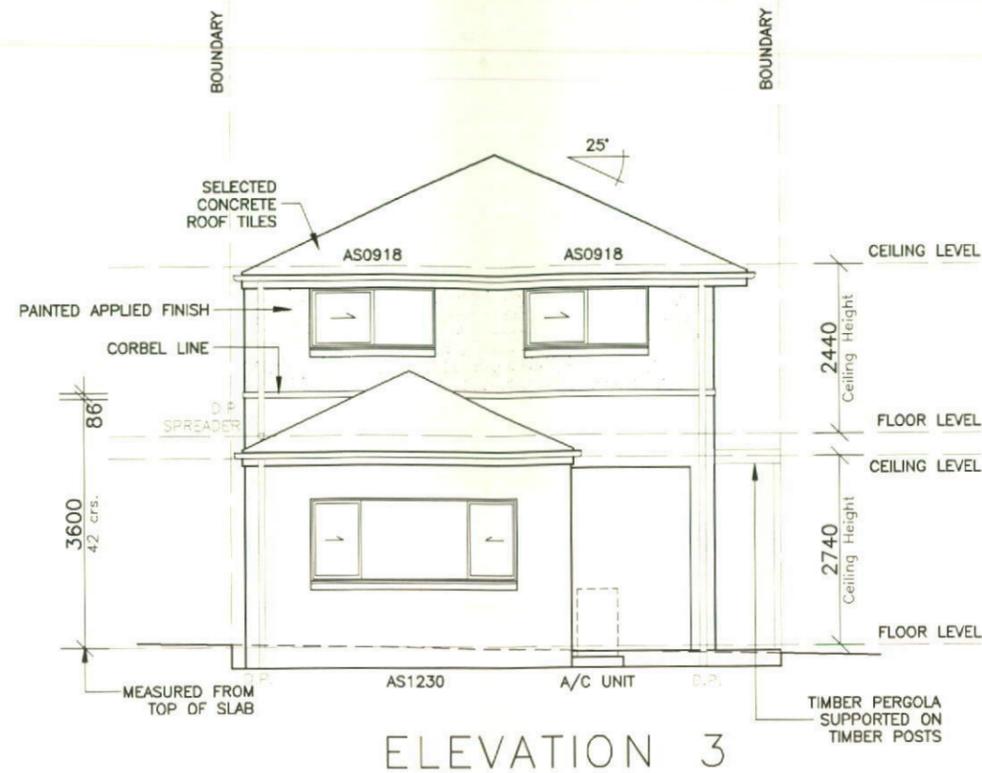
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Job No:
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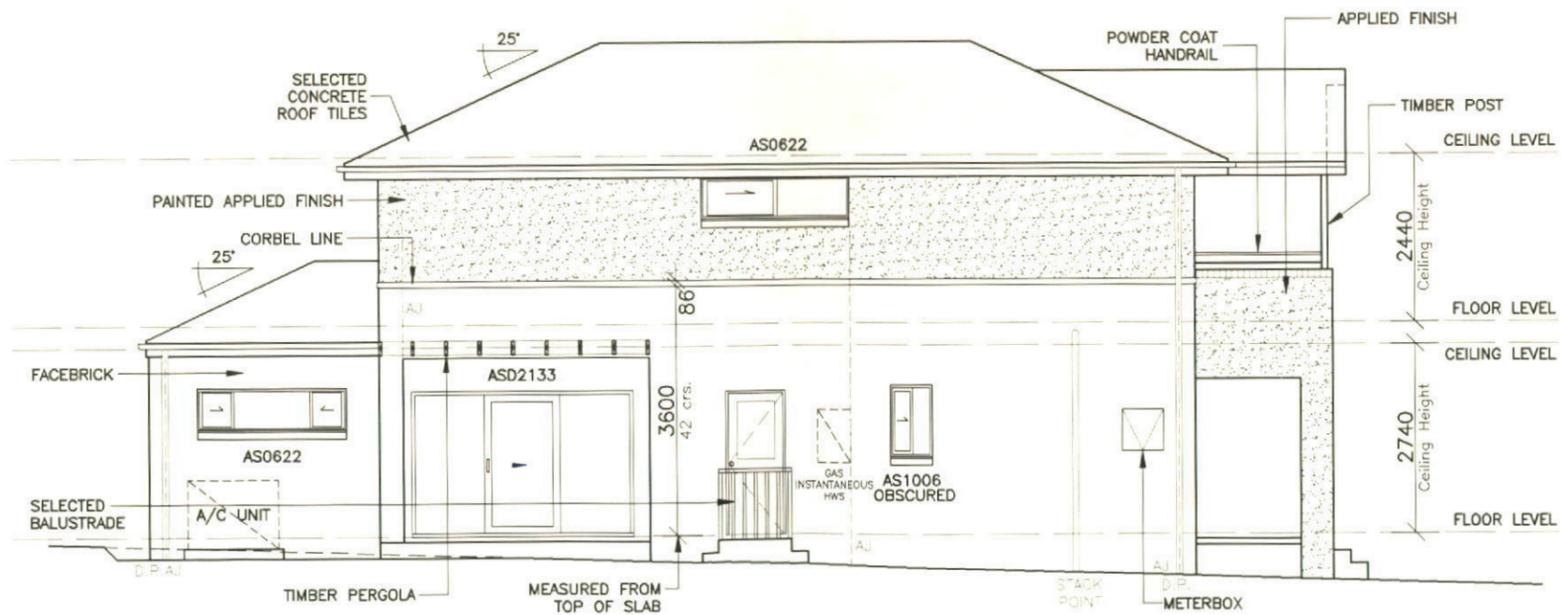
A	31.05.13	DEVELOPER APPROVAL DRAWINGS	S.G.

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Master Issue: Revision A Date: 23.08.12



ELEVATION 3



ELEVATION 4



Product:
8.0m PRODUCT
Facade 2
Rear Loaded Garage

Client:
Zac Homes
Site Address:
LOT 39 IN D.P.1171491
SYDNEY SMITH DRIVE
NORTH PENRITH - THORNTON

Dwg Title:
ELEVATIONS
Date:
31.05.13
Council:
PENRITH COUNCIL

Sheet:
A3
Scale:
1:100
Sheet No.
5
Issue:
A
Job No:
213023

A	31.05.13	DEVELOPER APPROVAL DRAWINGS	S.G.

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