

SEDIMENT CONTROL NOTES

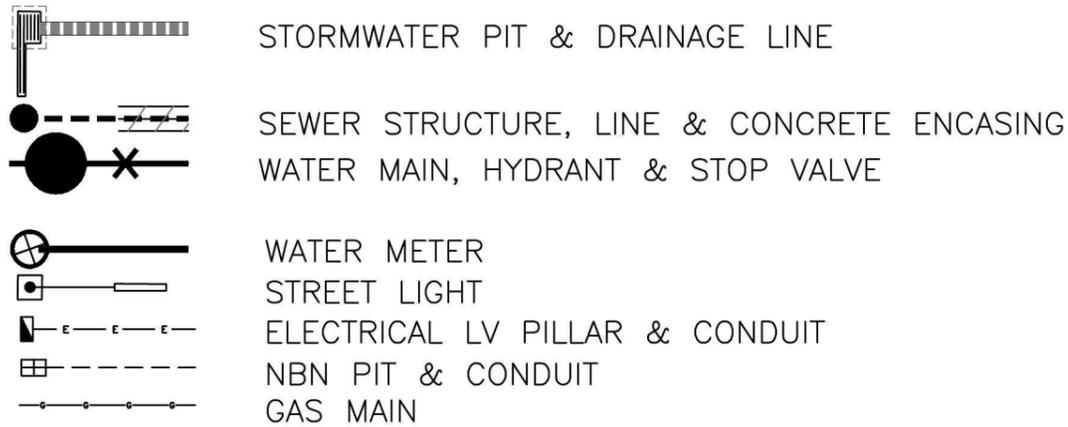
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL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

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DIAL BEFORE YOU DIG SHOULD BE CONTACTED PRIOR TO ANY EXCAVATION ON SITE

CONTOURS TO BE CONFIRMED PRIOR TO CONSTRUCTION



M CLASS SITE ASSUMED TO BE CONFIRMED UPON RECEIPT OF CONTOUR SURVEY

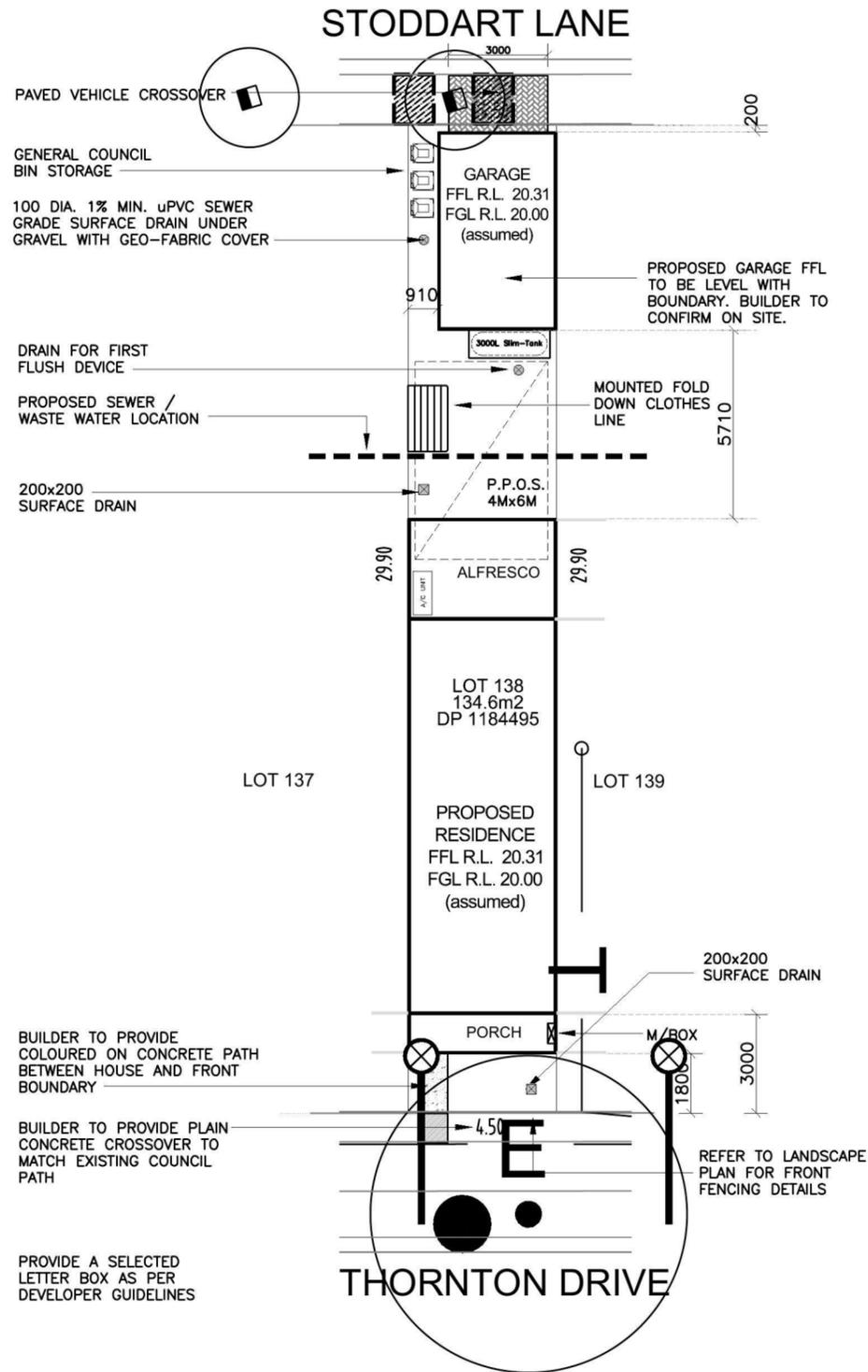
(A): EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE

(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 DRAIN TO STODDART LANE (VIA RAINWATER TANK)



| AREAS | |
|---------------|----------|
| SITE: | 134.6m² |
| GROUND FLOOR: | 53.51m² |
| FIRST FLOOR: | 53.33m² |
| GARAGE: | 21.50m² |
| PORCH: | 5.90m² |
| ALFRESCO: | 13.50m² |
| BALCONY: | 6.08m² |
| TOTAL: | 153.82m² |

| LANDSCAPE AREA | |
|------------------------------|---------|
| SITE AREA: | 134.6m² |
| TOTAL HARD SURFACE AREAS: | 96.75m² |
| REMAINING SOFT AREA: | 37.85m² |
| LANDSCAPE AREA: | 28.1% |
| MINIMUM REQUIRED BY COUNCIL: | NA |

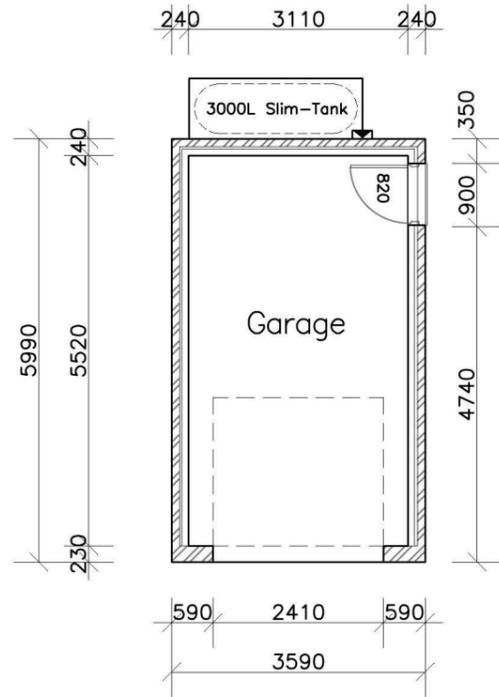
P.O.S. AREA 39.20m² (29.1%)

SITE COVERAGE 71.9%

FLOOR SPACE RATIO 79.4%



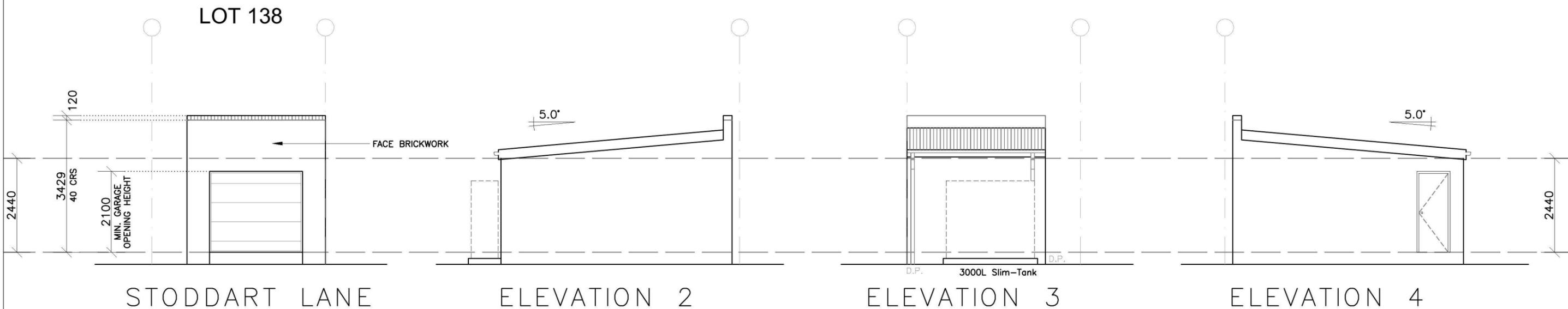
| | | | | | | | | |
|---|---|--------------------------------|------------------------|------------------------|-------|----------|-------------------------|-------|
| Product: Stage 12 Terrace Housing | Client: ZAC HOMES | Dwg Title: SITE PLAN | Sheet: A3 | Scale: 1:200 | ISSUE | DATE | DESCRIPTION | DRAWN |
| | Site Address: LOT 138 THORNTON DRIVE THORNTON NSW | Date: 23.09.14 | Sheet No. 01 | Issue: A | A | 13.10.14 | D.A. DRAWINGS - ISSUE A | SG |
| | Council: PENRITH | Job No: 214287b | | | | | | |



GARAGE FLOOR PLAN

| 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 | | | | |
| Fixtures | | | | |
| 3 Star Shower Heads | Yes | 4 Star Toilet | Yes | |
| 4 Star Kitchen Taps | Yes | 4 Star Basin Taps | Yes | |
| Alternative Water | | | | |
| 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 | | | | |
| Hot Water | Gas Instantaneous - 5.5 Star | | | |
| Cooling System | Living | 3 Phase Cooling System | EER 3.0-3.5 | |
| | Bedrooms | 3 Phase Cooling System | EER 3.0-3.5 | |
| Heating System | Living | 3 Phase Heating System | EER 3.5-4.0 | |
| | Bedrooms | 3 Phase Heating System | EER 3.5-4.0 | |
| Ventilation | Bathroom | Mechanical Ventilation | N/A | |
| | Kitchen | Mechanical Ventilation | N/A | |
| | Laundry | Mechanical Ventilation | N/A | |
| Natural Lighting | Window in Kitchen | | No | |
| | Window/Skylight in Bathrooms/Toilets | No | to 3 | |
| Artificial Lighting (rooms to be primarily lit by fluorescent or LED lights) | Number of bedrooms | 2 | Yes | No |
| | Number of Living/Dining rooms | 1 | No | No |
| | Kitchen | 1 | No | No |
| | All Bathrooms/Toilets | 3 | Yes | No |
| | Laundry | 1 | Yes | No |
| | All Hallways | 1 | Yes | No |
| OTHER COMMITMENTS | | | | |
| Outdoor clothes line | Yes | Gas Cooktop | Yes | |

| Thermal Performance Specifications - BASIX COMMITMENTS | | | | | |
|---|--------------------|--|-----------------------------------|--|--------------|
| External Wall Construction | | Insulation | Colour (Solar Absorbance) | 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 Absorbance) | 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 |
| 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 |
| N/A | | N/A | N/A | N/A | N/A |
| External Window Cover | | Detail | | | |
| None | | 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



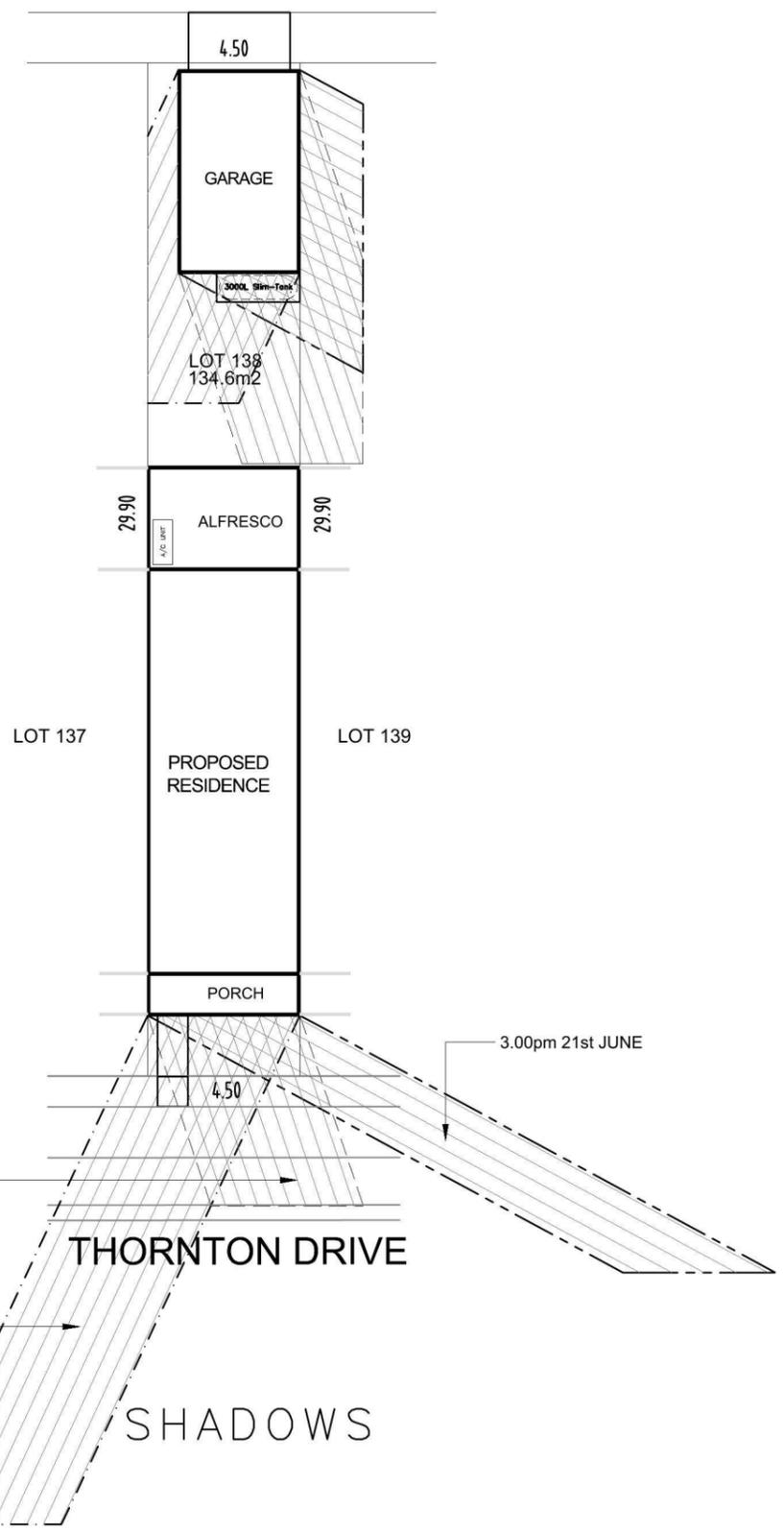
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| Product: Stage 12 Terrace Housing | Client: ZAC HOMES | Dwg Title: ELEVATIONS | Sheet: A3 | Scale: 1:100 | ISSUE | DATE | DESCRIPTION | DRAWN |
| | Site Address: LOT 138 THORNTON DRIVE THORNTON NSW | Date: 23.09.14 | Sheet No. 03 | Issue: A | A | 13.10.14 | D.A. DRAWINGS - ISSUE A | SG |
| | Council: PENRITH | Job No: 214287b | | | | | | |

STODDART LANE

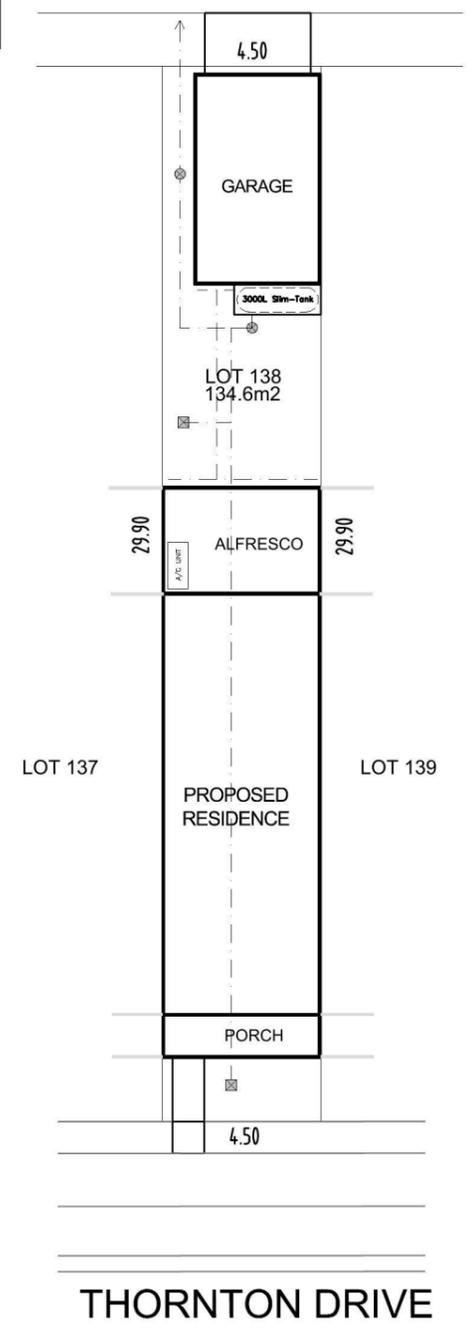
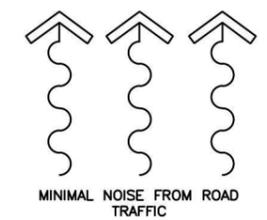
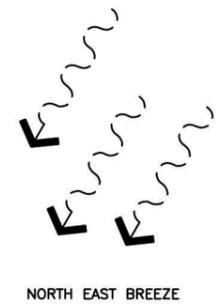
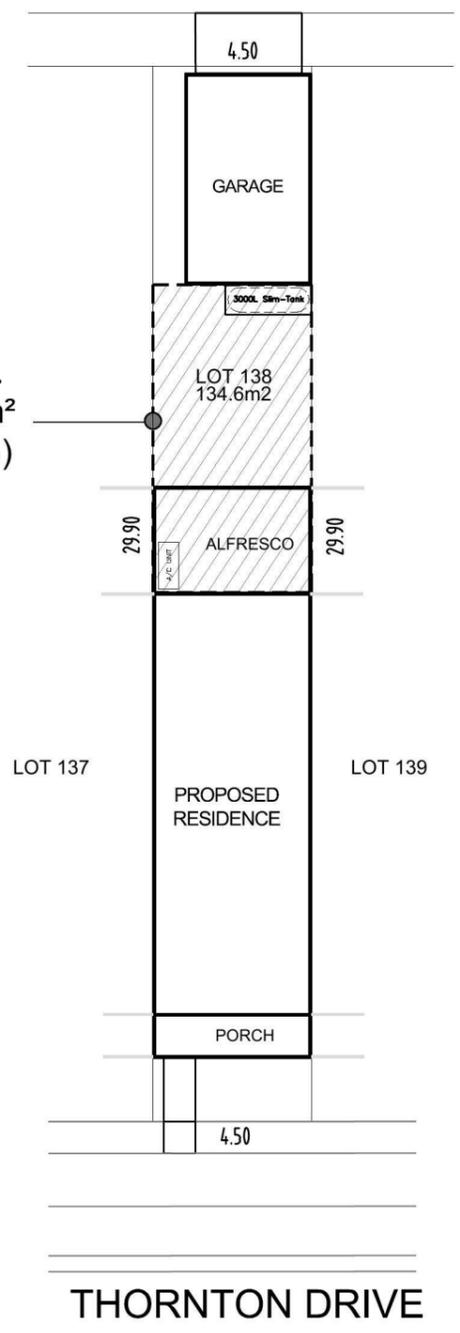
STODDART LANE

STORMWATER DRAINAGE LINES TO DRAIN TO STODDART LANE (VIA RAINWATER TANK)

STODDART LANE



P.O.S.
39.20m²
(29.1%)

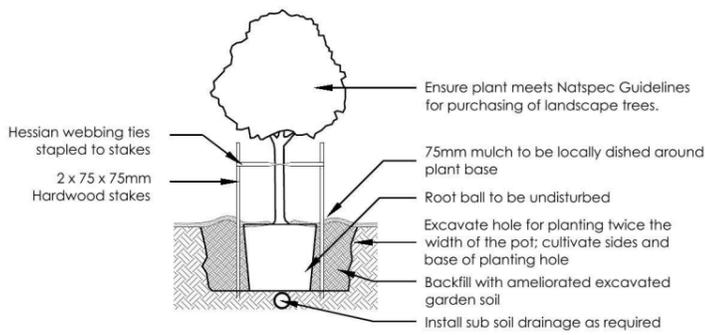


SITE ANALYSIS PLAN

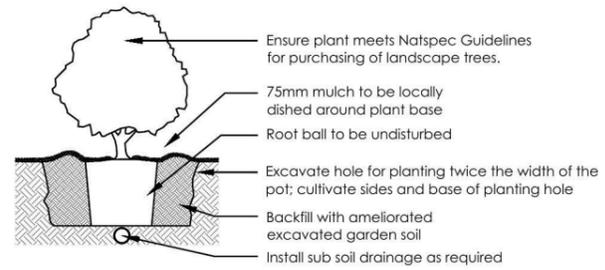
STORMWATER PLAN



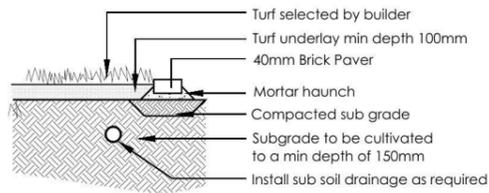
| | | | | | | | | |
|---|---|---|------------------------|------------------------|-------|----------|-------------------------|-------|
| Product: Stage 12 Terrace Housing | Client: ZAC HOMES | Dwg Title: SITE ANALYSIS, SHADOWS, STORMWATER | Sheet: A3 | Scale: 1:200 | ISSUE | DATE | DESCRIPTION | DRAWN |
| | Site Address: LOT 138 THORNTON DRIVE THORNTON NSW | Date: 23.09.14 | Sheet No. 05 | Issue: A | A | 13.10.14 | D.A. DRAWINGS - ISSUE A | SG |
| | Council: PENRITH | Job No.: 214287b | | | | | | |



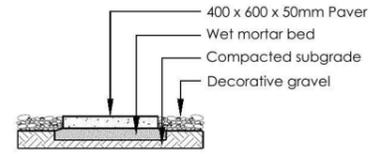
1 Tree Planting Detail
NTS 25L - 100L Pot Size



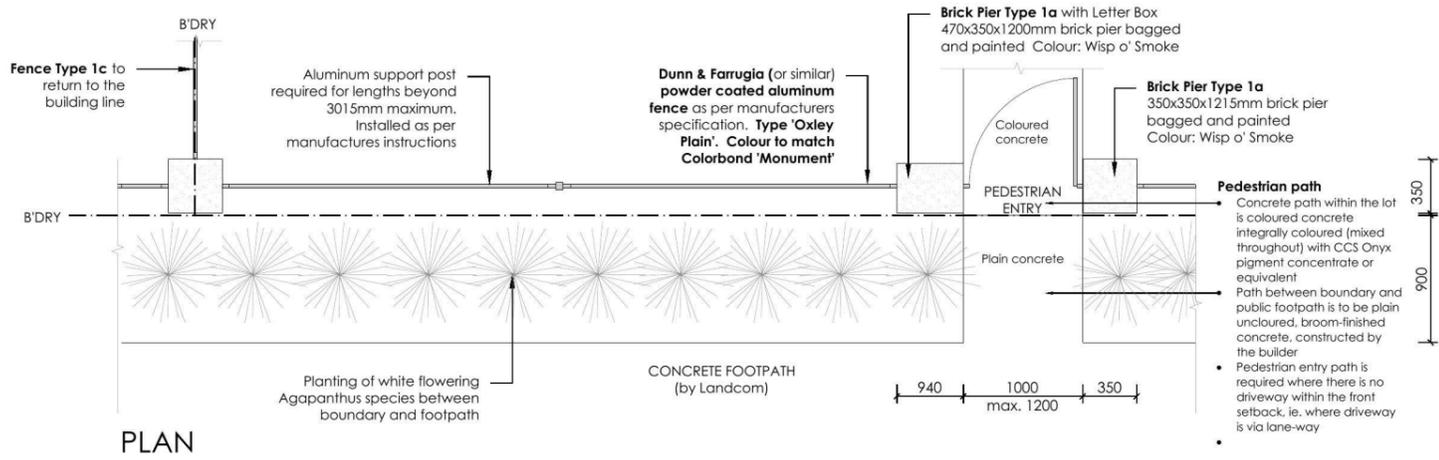
2 Planting Detail
NTS 150mm, 200mm Pot Size



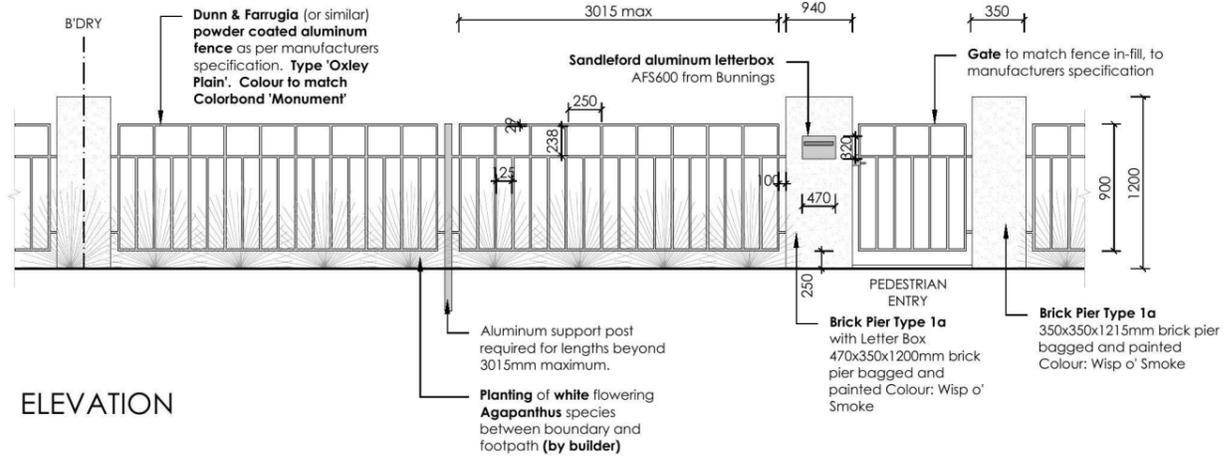
3 Turf Detail
NTS Brick Paver Edge



4 Stepping stones in gravel
NTS Low traffic zone

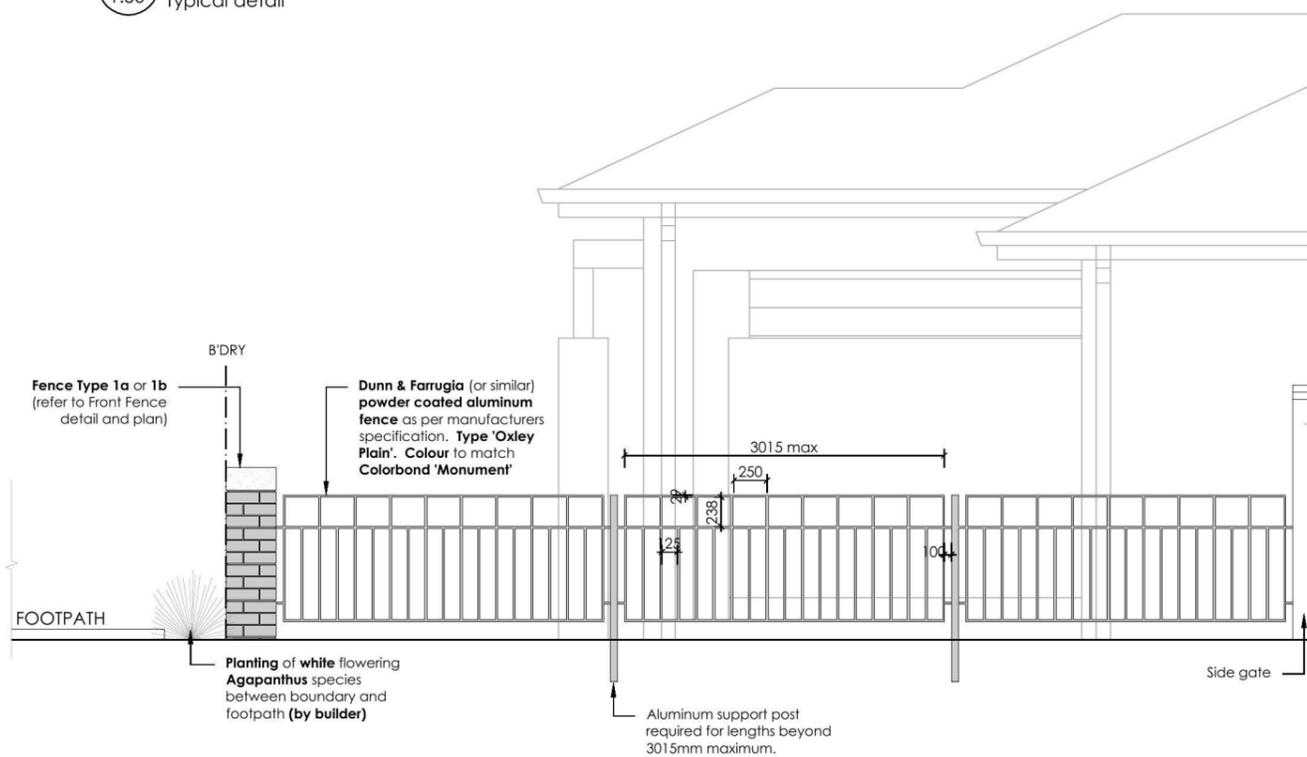


PLAN



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 |

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ADDRESS
THORNTON FENCING + PLANTING DETAILS

CLIENT
ZAC HOMES

PROJECT
NEW RESIDENCE

DRAWING
DETAILS

SCALE
1:100 @ A3

ISSUE
DA

SHEET
L-02

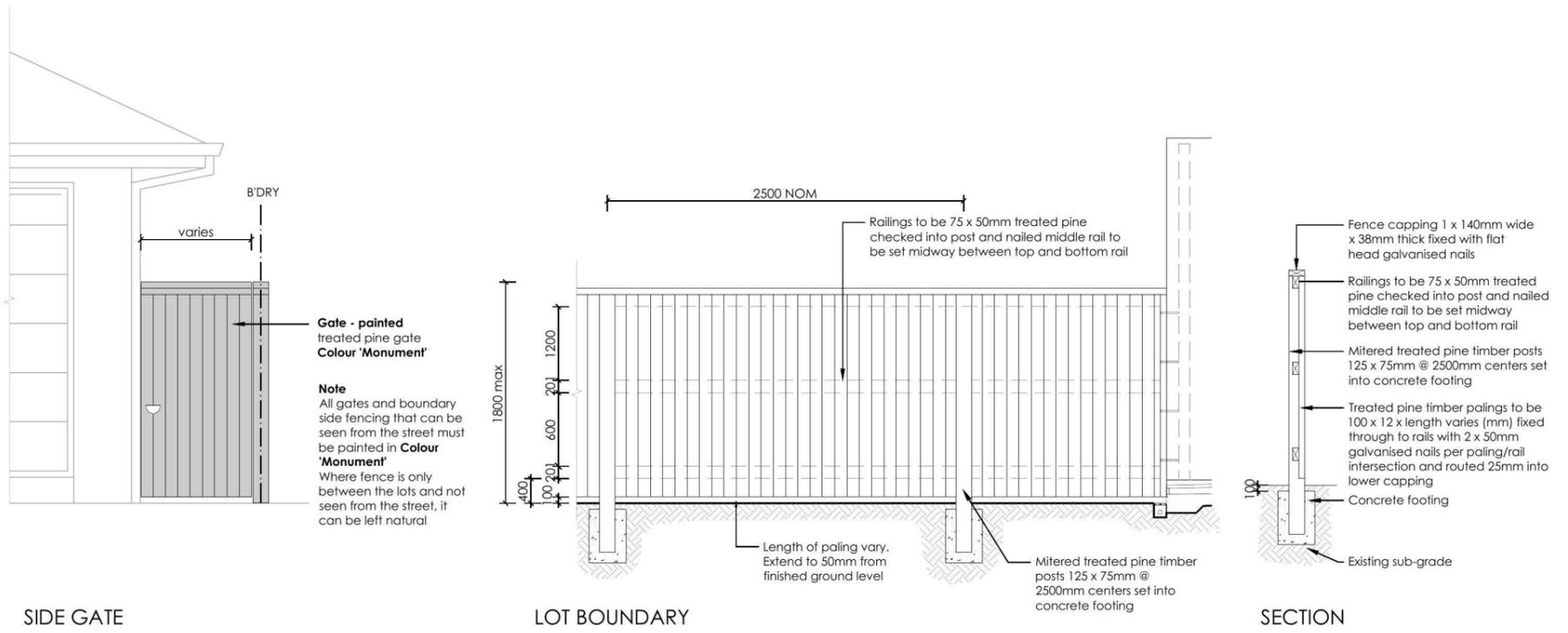
DRAWN
JD

CHECK
RS

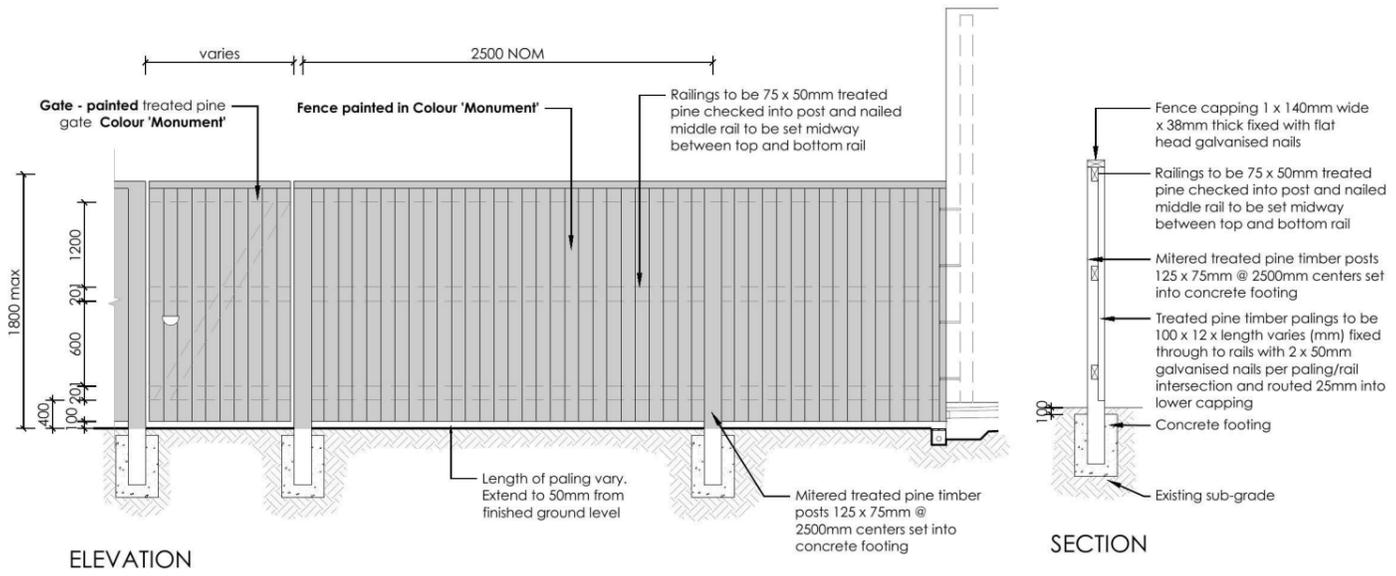
DATE
26-09-14

REVISION
A

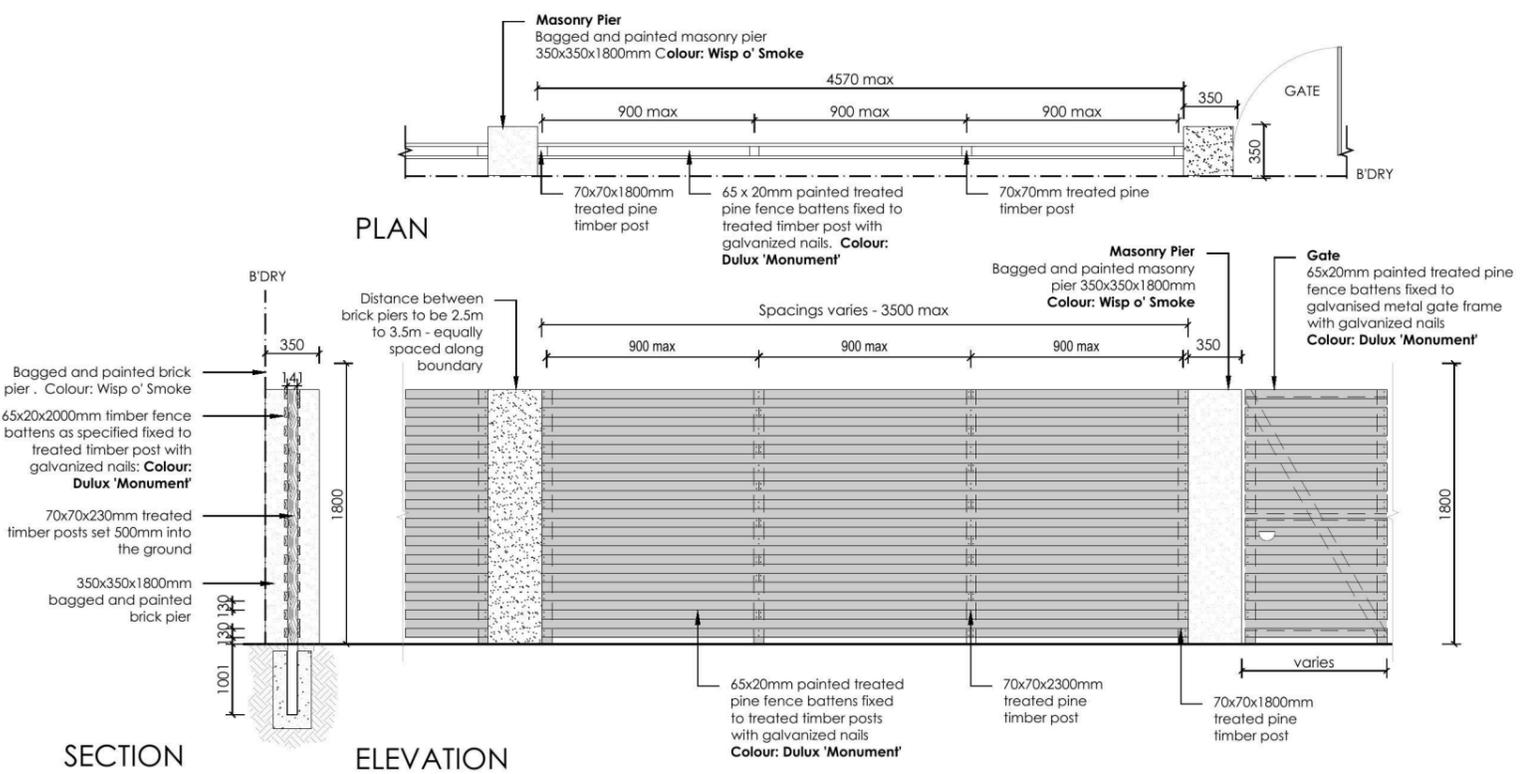




7 FENCE TYPE 4a - Side Boundaries
1:50 Typical detail



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 |
|----------|--------------------------------------|-------|-------|----------|
| A | ISSUE COLOUR PLANS FOR CLIENT REVIEW | JD | RS | 26-09-14 |

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THORNTON FENCING + PLANTING DETAILS

ZAC HOMES

| PROJECT | | | | SHEET | REVISION |
|---------------|-------|----------|-------|------------|----------|
| NEW RESIDENCE | | | | | |
| DRAWING | | | | SCALE | DATE |
| DETAILS | | | | 1:100 @ A3 | 26-09-14 |
| DRAWN | CHECK | DATE | ISSUE | DATE | REVISION |
| JD | RS | 26-09-14 | DA | 26-09-14 | A |

