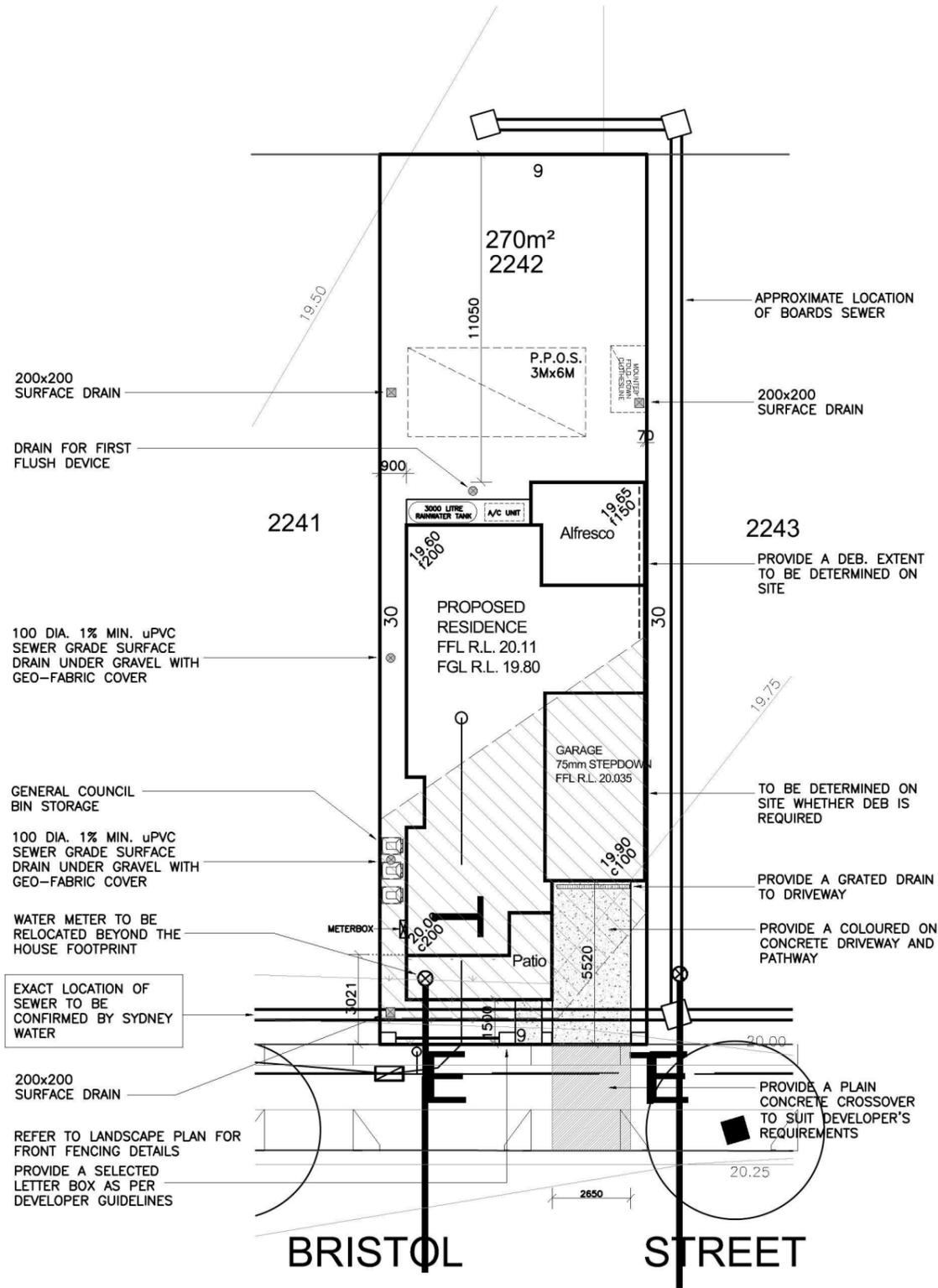
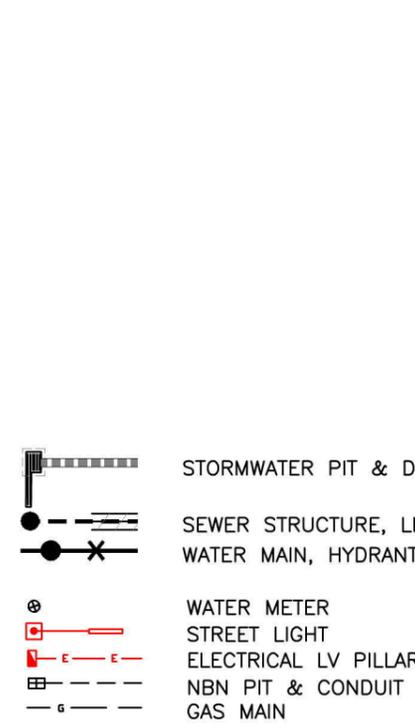


M CLASS SITE

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.

SEDIMENT FENCE



DEVELOPER ASSUMED CONTOURS USED. BUILDER TO CONFIRM LEVELS ON SITE

AREAS	
SITE AREA:	270.0m ²
GROUND FLOOR:	78.10m ²
FIRST FLOOR:	88.79m ²
GARAGE:	21.24m ²
PORCH:	9.44m ²
ALFRESCO:	12.61m ²
BALCONY:	7.37m ²
TOTAL:	217.55m ²

LANDSCAPE AREA	
SITE AREA:	270.00m ²
TOTAL HARD SURFACE AREAS:	130.77m ²
REMAINING SOFT AREA:	139.238m ²
LANDSCAPE AREA:	48.43%
MINIMUM REQUIRED BY COUNCIL:	N/A

P.O.S. AREA 119.65m² (44.31%)

SITE COVERAGE 51.56%

FLOOR SPACE RATIO 62.04%



Product:
Corella 23
Heritage Facade
R/H Garage

Client:
ZAC HOMES

Site Address:
LOT 2242 BRISTOL STREET
THORNTON

Dwg Title:
SITE PLAN

Date:
30.04.14

Council:
PENRITH COUNCIL

Sheet:
A3

Scale:
1:200

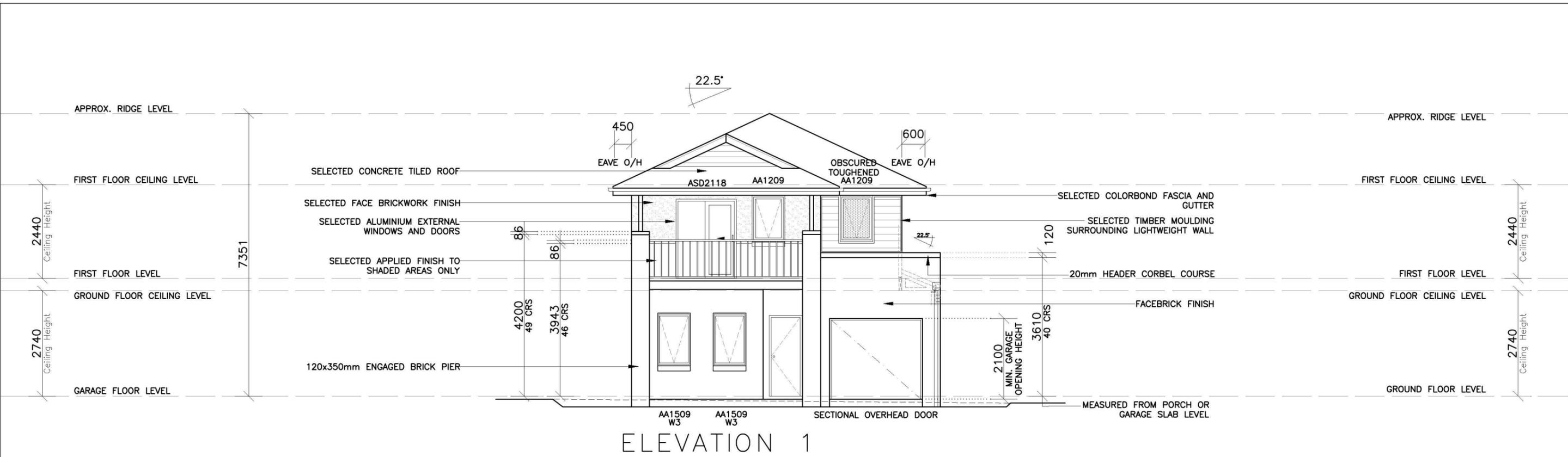
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Issue:
A

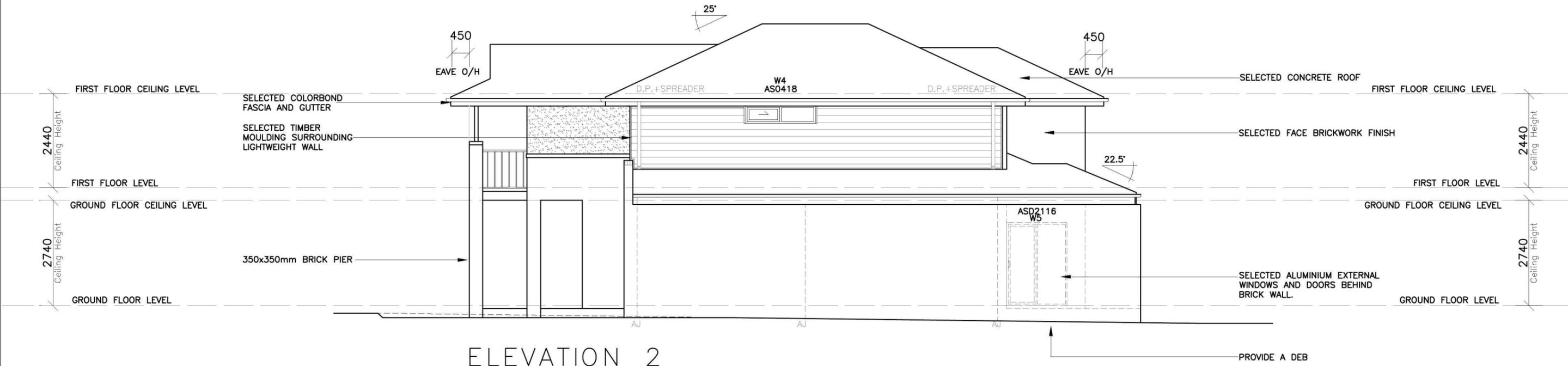
Job No:
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ISSUE	DATE	DESCRIPTION	DRAWN
A	30.04.14	DEVELOPMENT APPLICATION-ISSUE A	S.G.

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ELEVATION 1



ELEVATION 2

ELEVATIONS



Product: Corella 23 Heritage Facade R/H Garage	Client: ZAC HOMES	Dwg Title: ELEVATIONS	Sheet: A3	Scale: 1:100	ISSUE A	DATE 30.04.14	DESCRIPTION DEVELOPMENT APPLICATION-ISSUE A	DRAWN S.G.
	Site Address: LOT 2242 BRISTOL STREET THORNTON	Date: 30.04.14	Council: PENRITH COUNCIL	Sheet No. 4	Issue: A			
			Job No: 214011					

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APPROX. RIDGE LEVEL

APPROX. RIDGE LEVEL

FIRST FLOOR CEILING LEVEL

FIRST FLOOR CEILING LEVEL

FIRST FLOOR LEVEL

FIRST FLOOR LEVEL

GROUND FLOOR CEILING LEVEL

GROUND FLOOR CEILING LEVEL

GROUND FLOOR LEVEL

GROUND FLOOR LEVEL

2440
Ceiling Height

2440
Ceiling Height

2740
Ceiling Height

2740
Ceiling Height

SELECTED CONCRETE ROOF

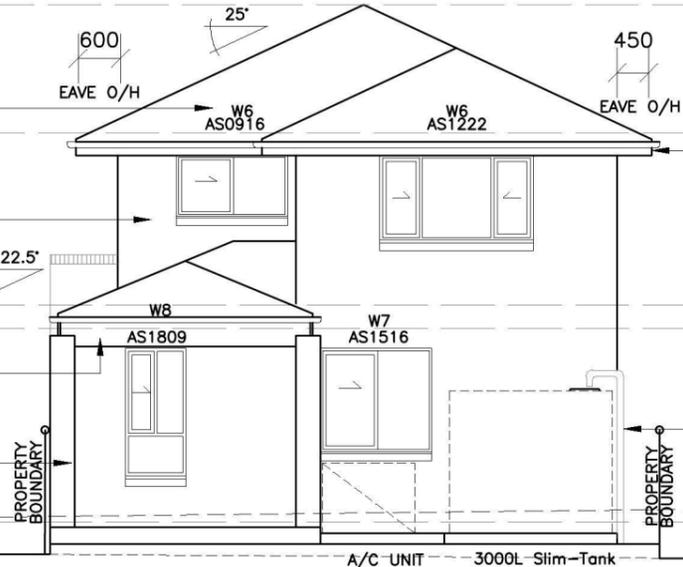
SELECTED COLORBOND FASCIA AND GUTTER

SELECTED FACE BRICKWORK FINISH

TIMBER PITCHING BEAM

350x350mm BRICK PIER

LOCATION OF INLET AND OUTLET FOR RAINWATER TANK



ELEVATION 3

FIRST FLOOR CEILING LEVEL

FIRST FLOOR CEILING LEVEL

FIRST FLOOR LEVEL

FIRST FLOOR LEVEL

GROUND FLOOR CEILING LEVEL

GROUND FLOOR CEILING LEVEL

GROUND FLOOR LEVEL

GROUND FLOOR LEVEL

2440
Ceiling Height

2440
Ceiling Height

2740
Ceiling Height

2740
Ceiling Height

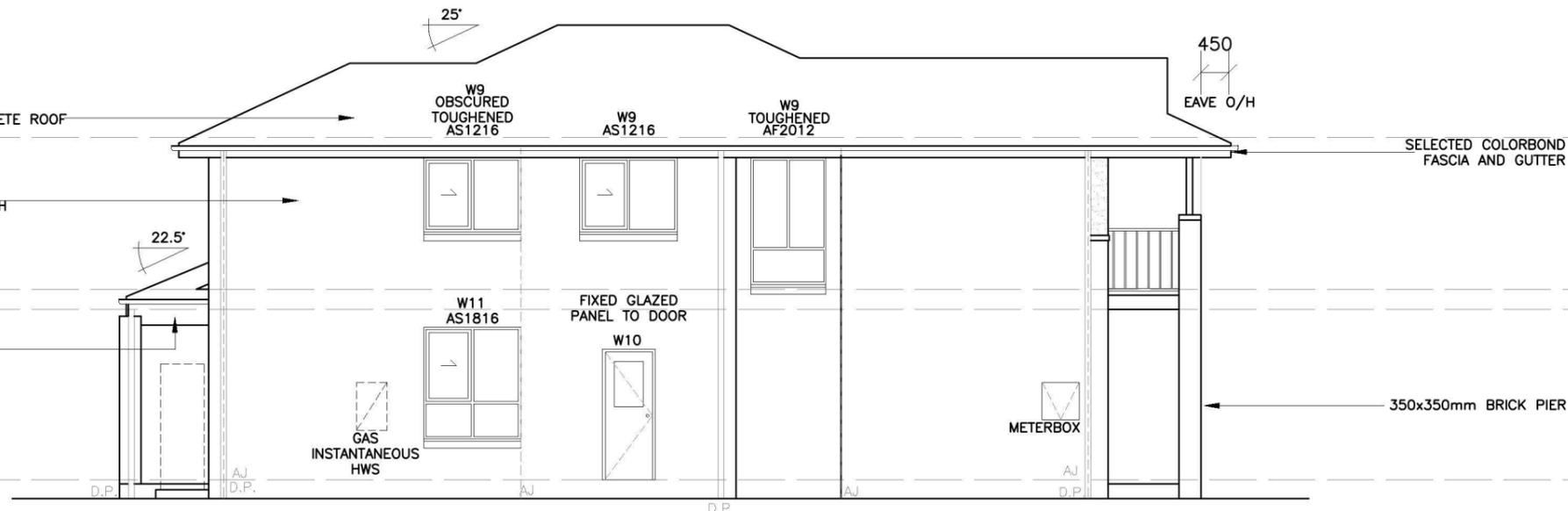
SELECTED CONCRETE ROOF

SELECTED COLORBOND FASCIA AND GUTTER

SELECTED FACE BRICKWORK FINISH

TIMBER PITCHING BEAM

350x350mm BRICK PIER



ELEVATION 4

ELEVATIONS



Product:

Corella 23
Heritage Facade
R/H Garage

Client:

ZAC HOMES

Site Address:

LOT 2242 BRISTOL STREET
THORNTON

Dwg Title:

ELEVATIONS

Date:

30.04.14

Council:

PENRITH COUNCIL

Sheet:

A3

Sheet No.

5

Job No:

214011

Scale:

1:100

Issue:

A

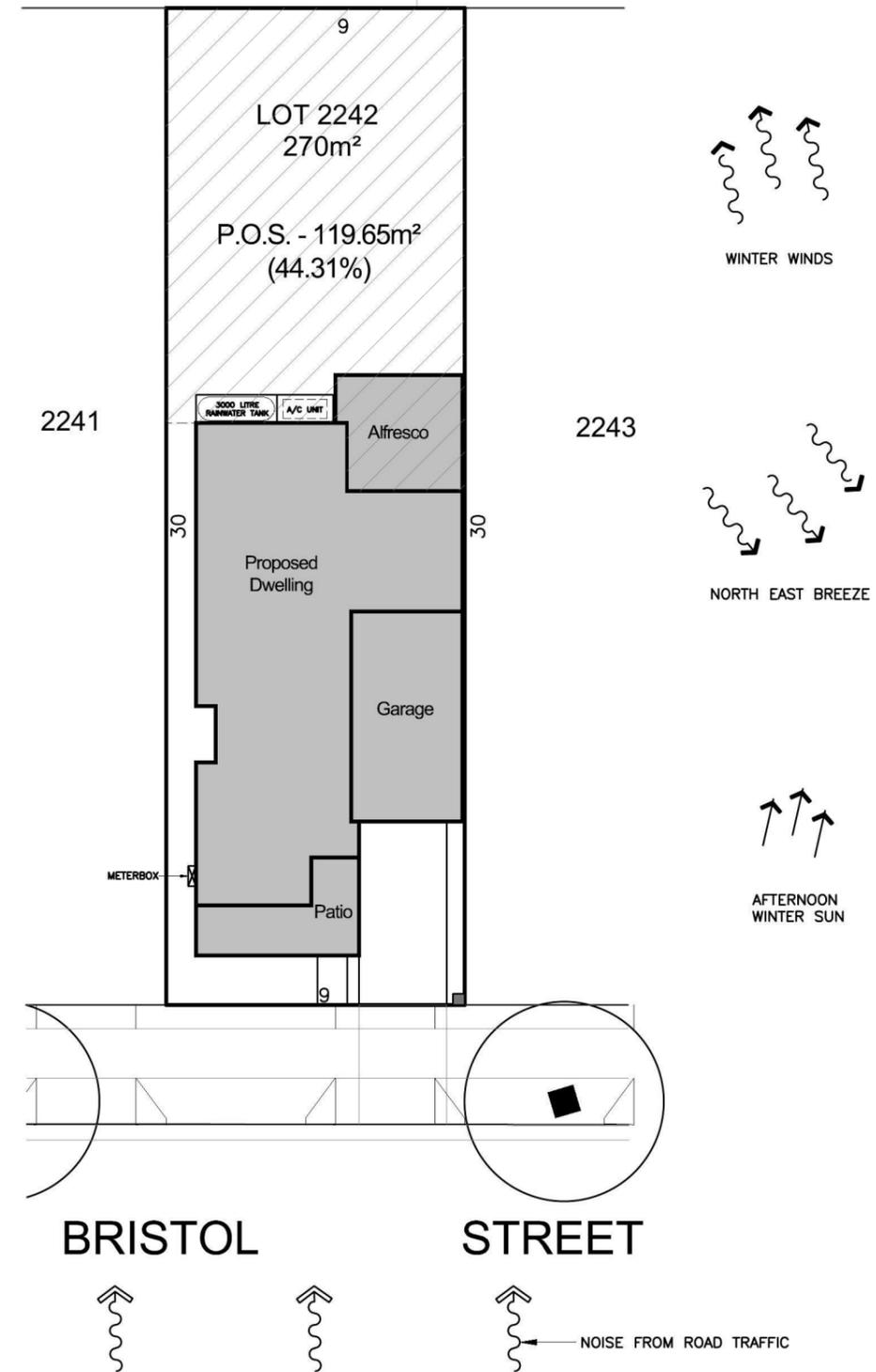
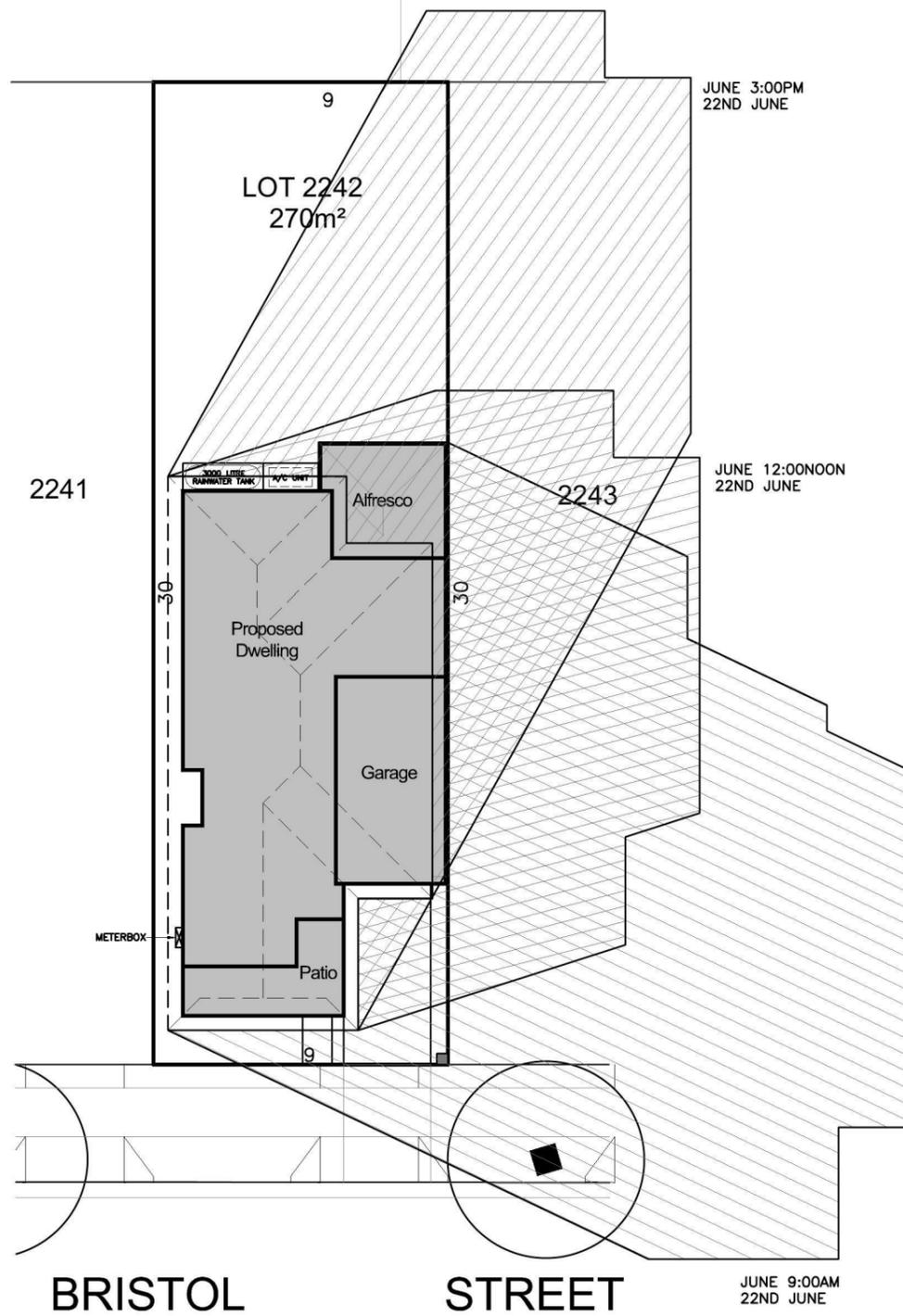
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A 30.04.14 DEVELOPMENT APPLICATION-ISSUE A

DRAWN

S.G.

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SHADOWS & SITE ANALYSIS PLAN



Product:

Corella 23
Heritage Facade
R/H Garage

Client:

ZAC HOMES

Site Address:

LOT 2242 BRISTOL STREET
THORNTON

Dwg Title:

SHADOWS AND SITE ANALYSIS

Date:

30.04.14

Council:

PENRITH COUNCIL

Sheet:

A3

Sheet No.

1A

Job No:

214011

Scale:

1:200

Issue:

A

ISSUE

A

DATE

30.04.14

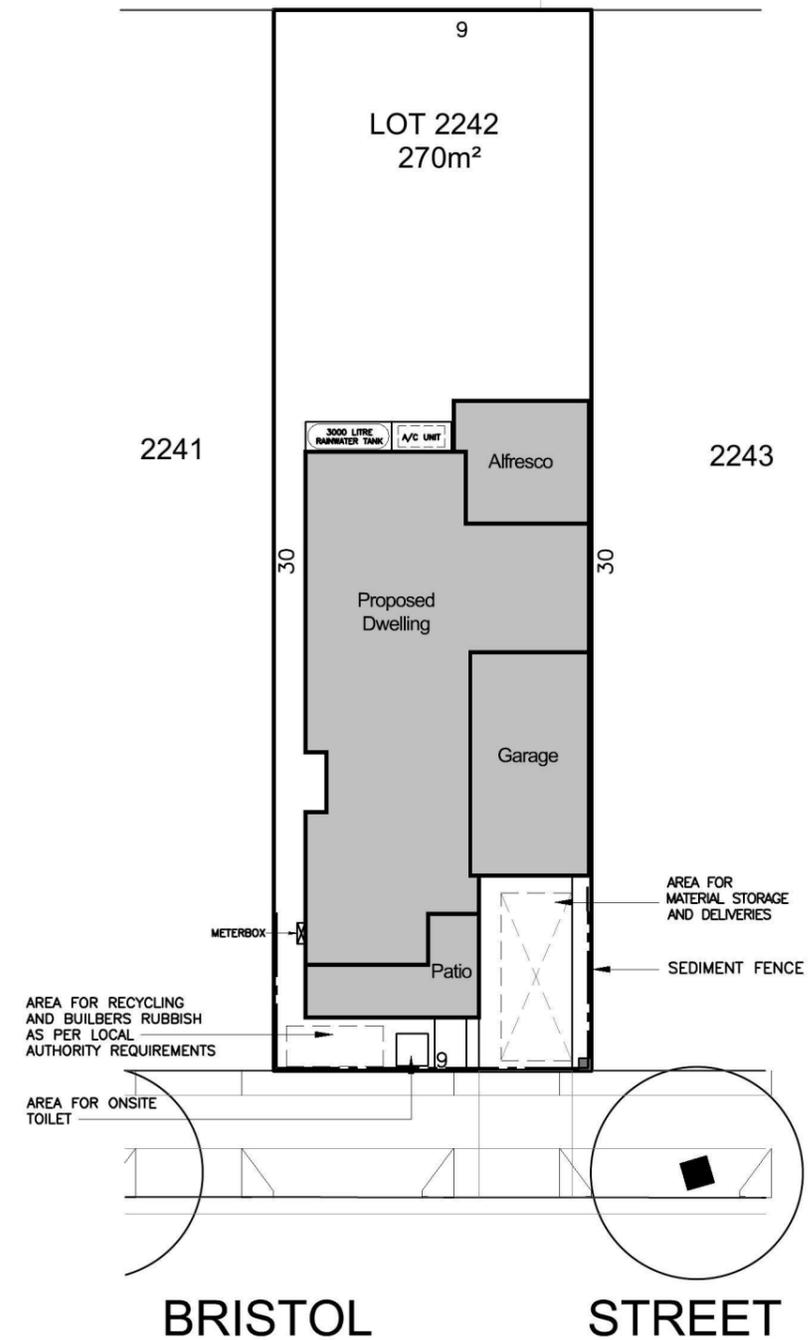
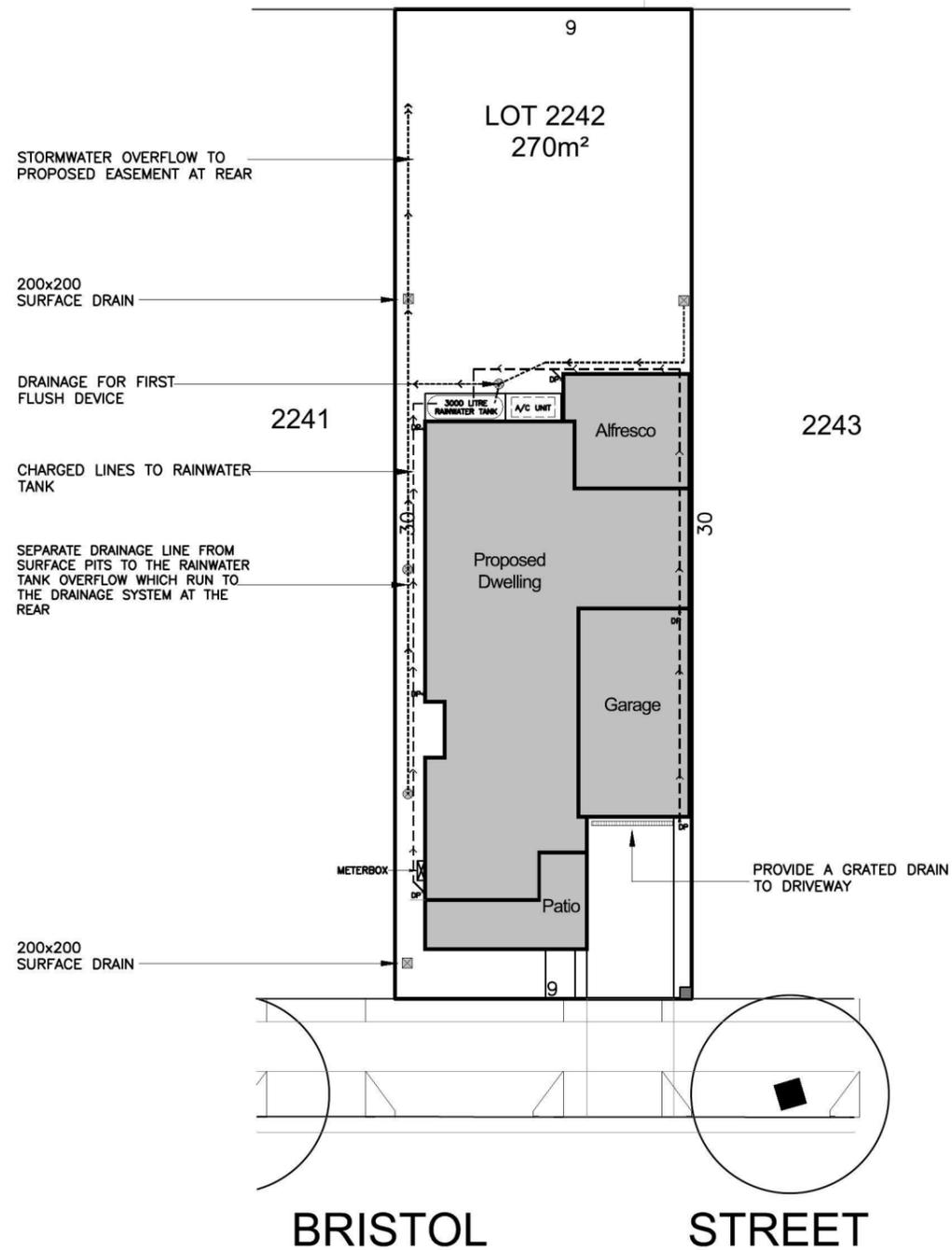
DESCRIPTION

DEVELOPMENT APPLICATION-ISSUE A

DRAWN

S.G.

STORMWATER TO DRAIN TO PROPOSED EASEMENT AT REAR



STORMWATER & SITE MANAGEMENT PLAN



Product:
Corella 23
Heritage Facade
R/H Garage

Client:
ZAC HOMES
Site Address:
LOT 2242 BRISTOL STREET
THORNTON

Dwg Title:
STORMWATER & WASTE MANAGEMENT
Date:
30.04.14
Council:
PENRITH COUNCIL

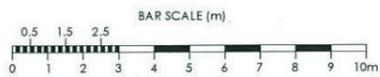
Sheet:
A3
Scale:
1:200
Sheet No.
1B
Issue:
A
Job No:
214011

ISSUE	DATE	DESCRIPTION	DRAWN
A	30.04.14	DEVELOPMENT APPLICATION—ISSUE A	S.G.

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FIRST FLOOR



NOTE: Plans dimensions are indicative only; refer to contract drawings for full detail. Measurements provided longest x shortest

BRISTOL STREET

Thorton Design Review Panel
 LANDCOM
 Reviewed *[Signature]* Date 5/5/14

REVISION A ISSUE FOR CLIENT REVIEW B AMEND TO BUILDERS MAKE-UP	DATE	BY		PG 8/14 (3/14), 9/14 (1/14), 10/14 (1/14) PH: 023 7460 7112 Fax: 023 7460 7155 Email: info@ecodesign.com.au Web: www.ecodesign.com.au Member of the Australian Institute of Landscape Architects	LOT 2242 BRISTOL STREET, PENRITH	NEW RESIDENCE				
	20-03-14 21-03-14	VF RS	RS RS			LANDSCAPE PLAN 1:200 @ A4 DA 05 RS RS 21-03-14 B				
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Lot 2242 Bristol

PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Gar	Gardenia augusta 'Radicans'	Rock Gardenia	8	200mm	0.5m
Liy	Lagerstroemia 'Yuma'	Pink Flowering Crepe Myrtle	1	75L	4m
Lwt	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	6	150mm	0.1m

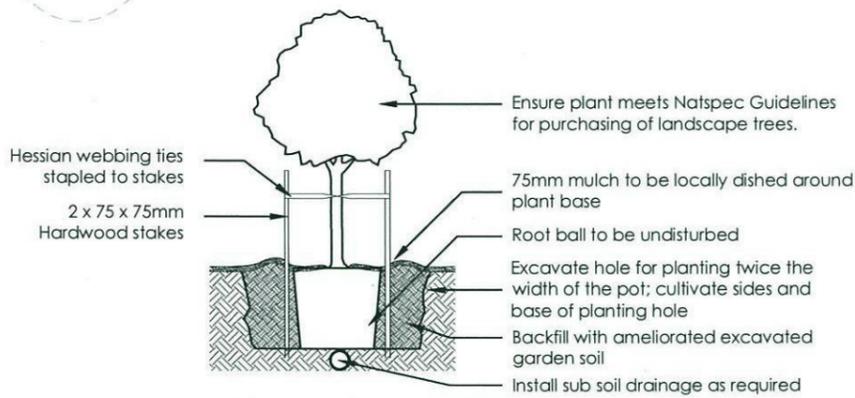
LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
36	5	0	21	1

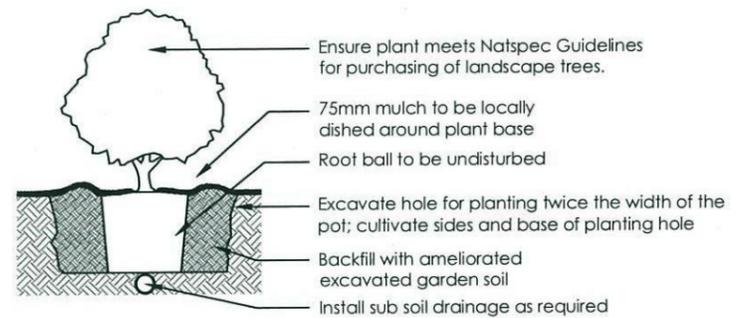


LEGEND

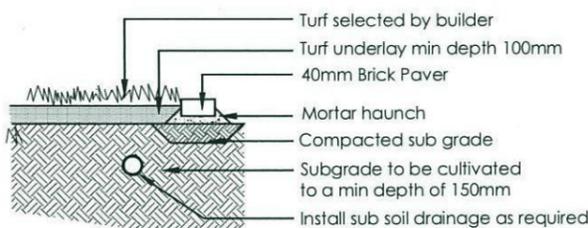
- Proposed trees - refer to plant schedule
- Proposed shrubs - refer to plant schedule
- Proposed accents & grasses - refer to plant schedule
- Proposed groundcovers and grasses - refer to plant schedule
- Boundary
- Garden edging
- Masonry retaining walls
- Existing contours
- Existing tree to be retained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



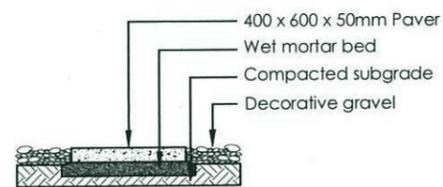
1 Tree Planting Detail
NTS 25L - 100L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size

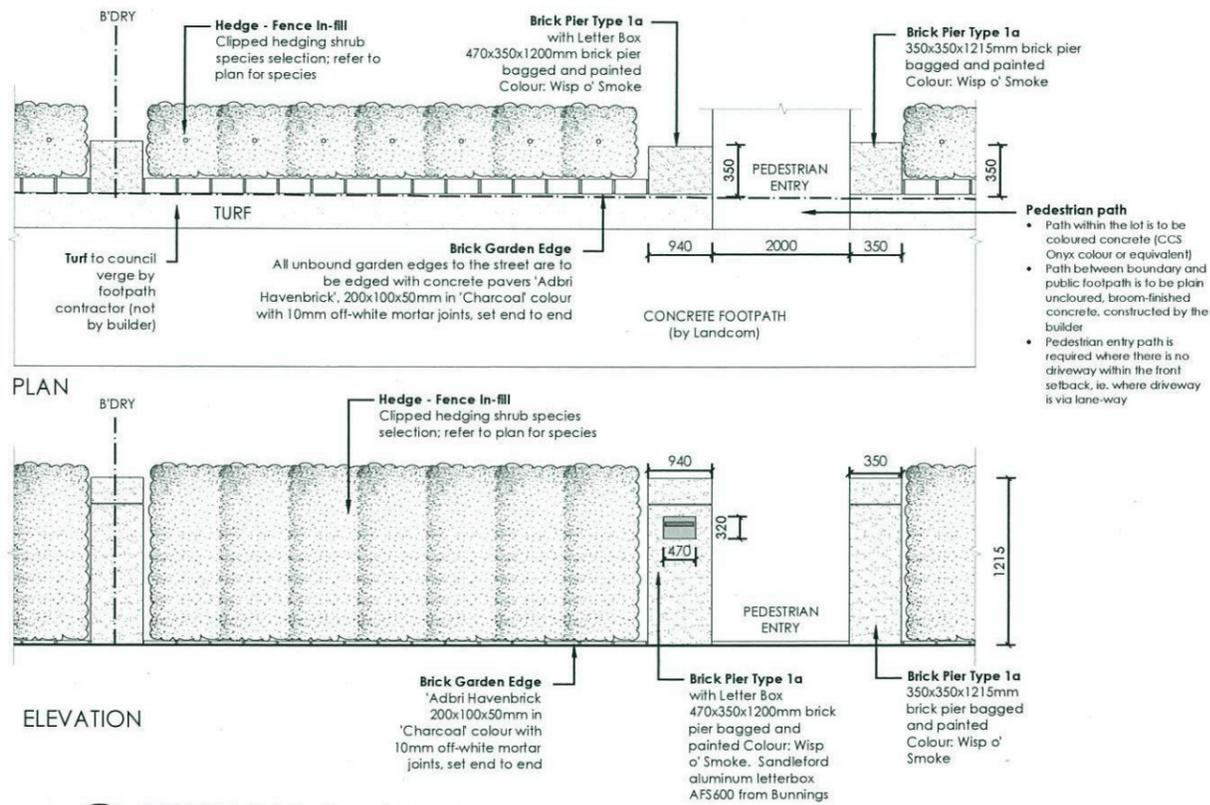


3 Turf Detail
NTS Brick Paver Edge



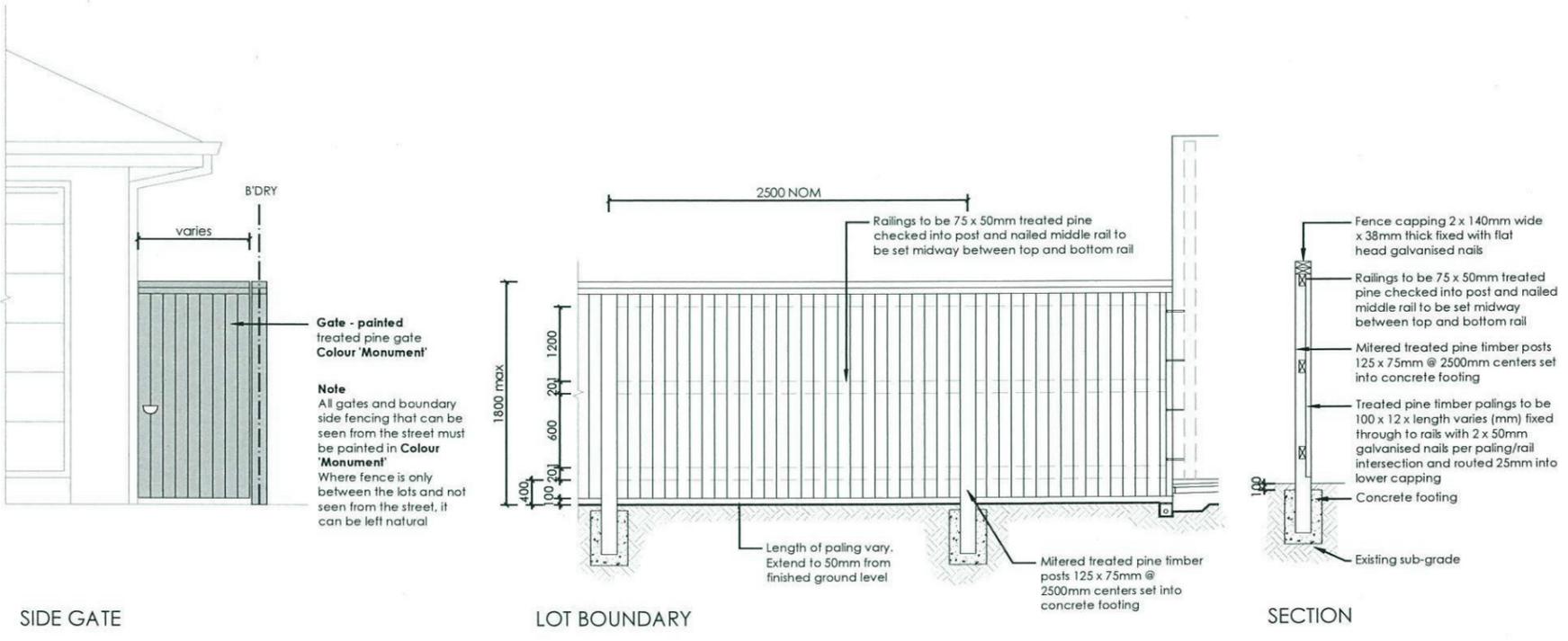
4 Stepping stones in gravel
NTS Low traffic zone

REVISION	DESCRIPTION	DRAWN	CHECK	DATE	PROJECT	SCALE	DATE	REVISION	
A	ISSUE FOR CLIENT REVIEW	VF	RS	20-03-14	LOT 2242 BRISTOL STREET, PENRITH	NEW RESIDENCE	DA	02	
B	AMEND TO BUILDERS MARK-UP	RS	RS	21-03-14					
PO Box 9136, Baulkham Hills NSW 2153 Ph: (02) 9680 7712 Fax: (02) 9680 7705 Email: info@ecodeign.com.au Website: www.ecodeign.com.au Member of the Australian Institute of Landscape Designers and Managers					ZAC HOMES		LANDSCAPE PLAN 1:100 @ A3 RS RS 21-03-14 B		
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Thornton Design Review Panel
 LANDCOM
 Reviewed: *[Signature]* Date: 5/5/14

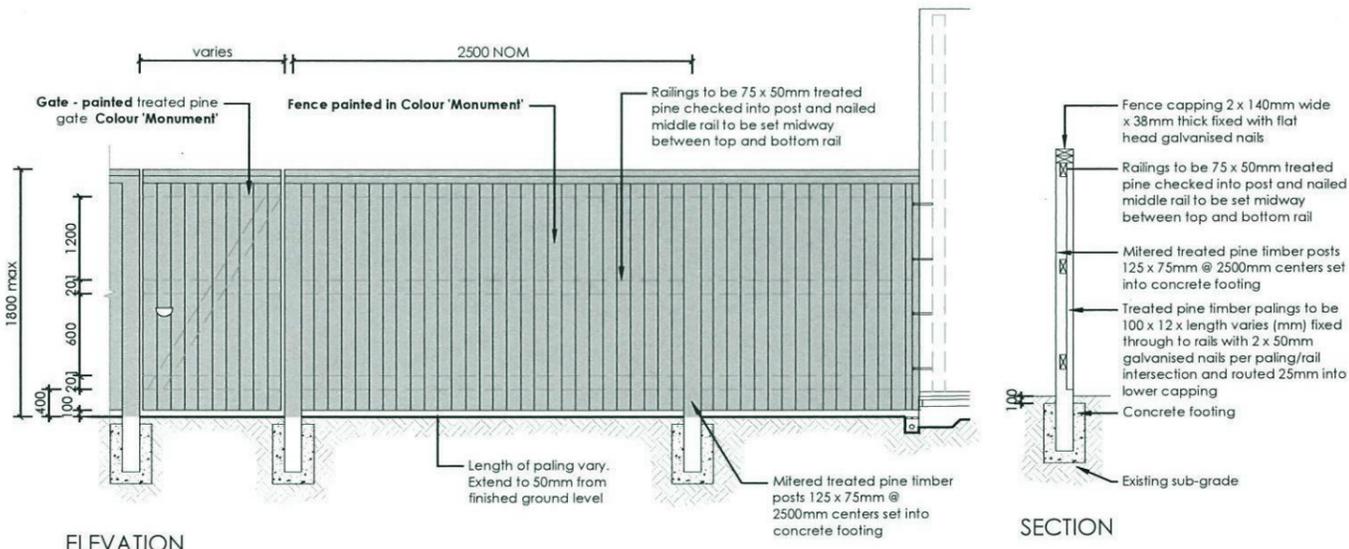
5 FENCE TYPE 5 - Front Fence
 1:50 Typical detail



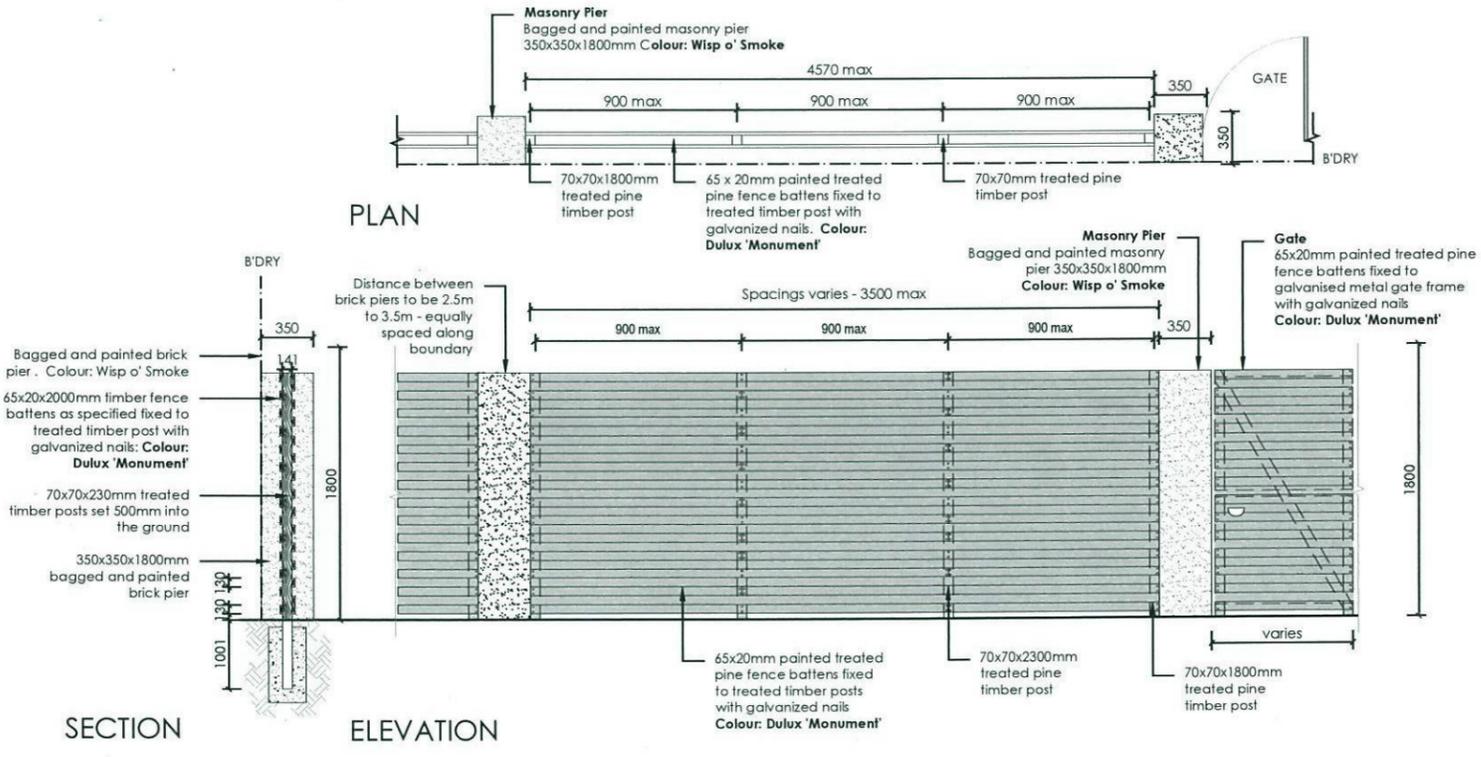
6 FENCE TYPE 4a - Side Boundaries
 1:50 Typical detail

ecodesign outdoor living environments		PO Box 9136, Baulkham Hills NSW 2153 Ph: (02) 9680 7712 Fax: (02) 9680 7705 Email: info@ecodesign.com.au Web: www.ecodesign.com.au <small>Member of the Australian Institute of Landscape Designers and Managers</small>		LOT 2242 BRISTOL STREET, PENRITH		NEW RESIDENCE			
1. Do not scale from drawings 2. Verify all measurements on site 3. Notify ecodesign of any necessities 4. Copyright © ecodesign. All rights reserved 5. Drawing remains the property of ecodesign		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		ZAC HOMES		LANDSCAPE PLAN			
REVISION A ISSUE FOR CLIENT REVIEW B AMEND TO BUILDERS MARK-UP	DRAWN VF RS	CHECK RS RS	DATE 20-03-14 21-03-14	SCALE 1:100 @ A3	DATE DA 03	DRAWN RS	CHECK RS	DATE 21-03-14	REVISION B

Thornton Design Review Panel
 LANDCOM
 Reviewed by *[Signature]* Date *5/5/14*

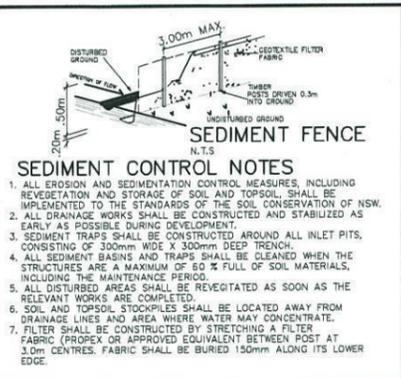


7 FENCE TYPE 4b - Rear Boundary
 All Laneways (except Barlett Lane)
 Typical detail



8 FENCE TYPE 2a - Secondary Street Fencing
 Typical detail

ecodesign outdoor living environments PO Box 8136, Baulkham Hills 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 Landscapers		LOT 2242 BRISTOL STREET, PENRITH		NEW RESIDENCE	
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ZAC HOMES		1:100 @ A3		DA 04	
REVISION A. ISSUE FOR CLIENT REVIEW B. AMEND TO BUILDERS MARK-UP		DRAWN VF RS		DATE 20-03-14 21-03-14	
DATE 21-03-14		CHECK RS		DATE 21-03-14	



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.

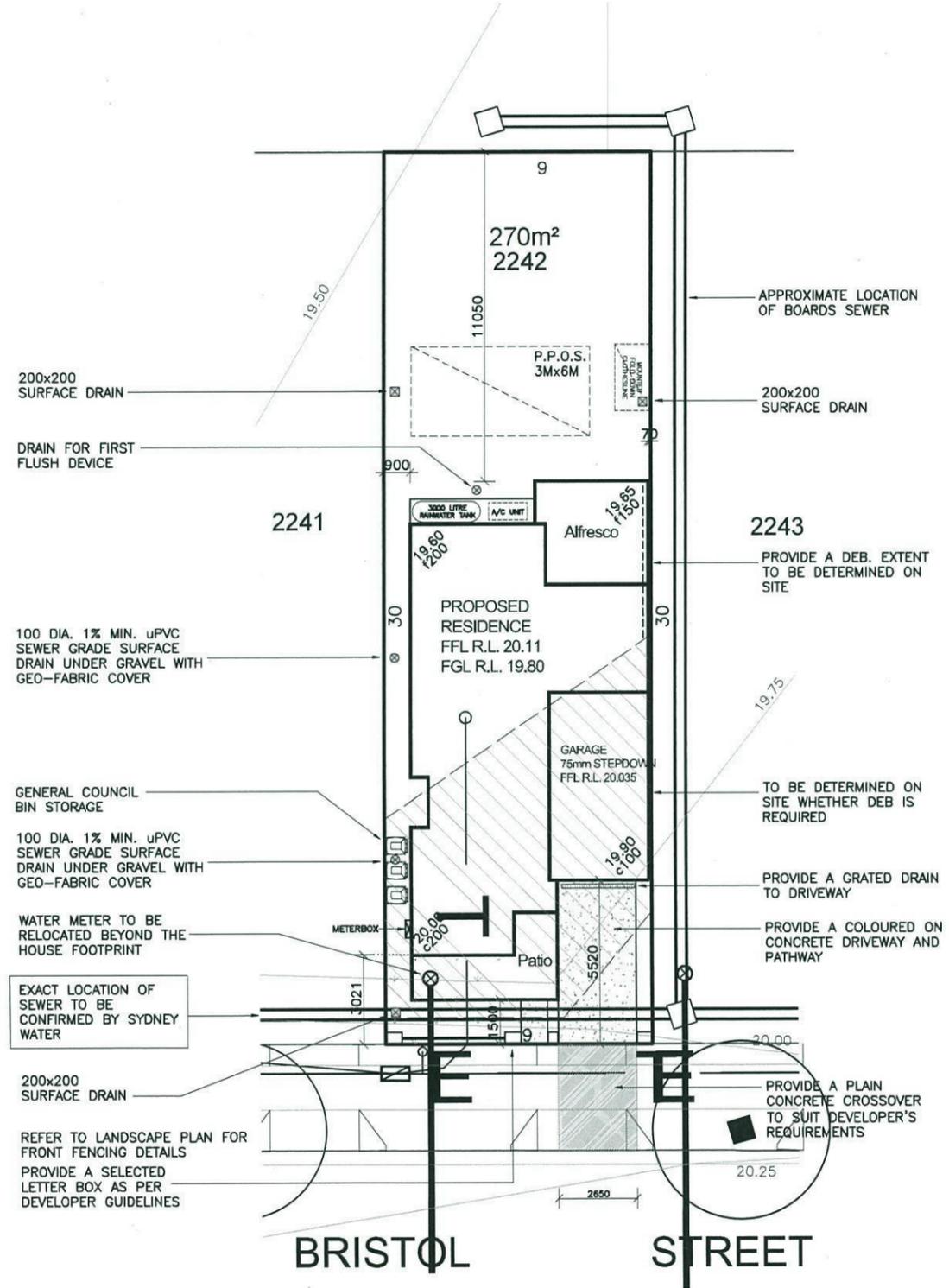
M CLASS SITE

- GENERAL NOTES:**
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 - 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.

Thorton Design Review Panel
 LANDCOM
 Reviewed: *[Signature]* Date: *5/5/14*

DEVELOPER ASSUMED CONTOURS USED. BUILDER TO CONFIRM LEVELS ON SITE

- 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



AREAS

SITE AREA:	270.0m²
GROUND FLOOR:	78.10m²
FIRST FLOOR:	88.79m²
GARAGE:	21.24m²
PORCH:	9.44m²
ALFRESCO:	12.61m²
BALCONY:	7.37m²
TOTAL:	217.55m²

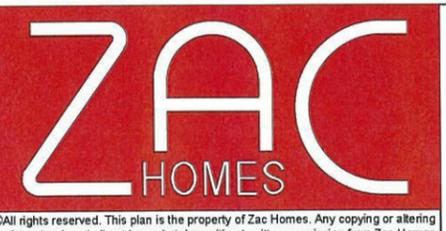
LANDSCAPE AREA

SITE AREA:	270.00m²
TOTAL HARD SURFACE AREAS:	130.77m²
REMAINING SOFT AREA:	139.238m²
LANDSCAPE AREA:	48.43%
MINIMUM REQUIRED BY COUNCIL:	N/A

P.O.S. AREA 119.65m² (44.31%)

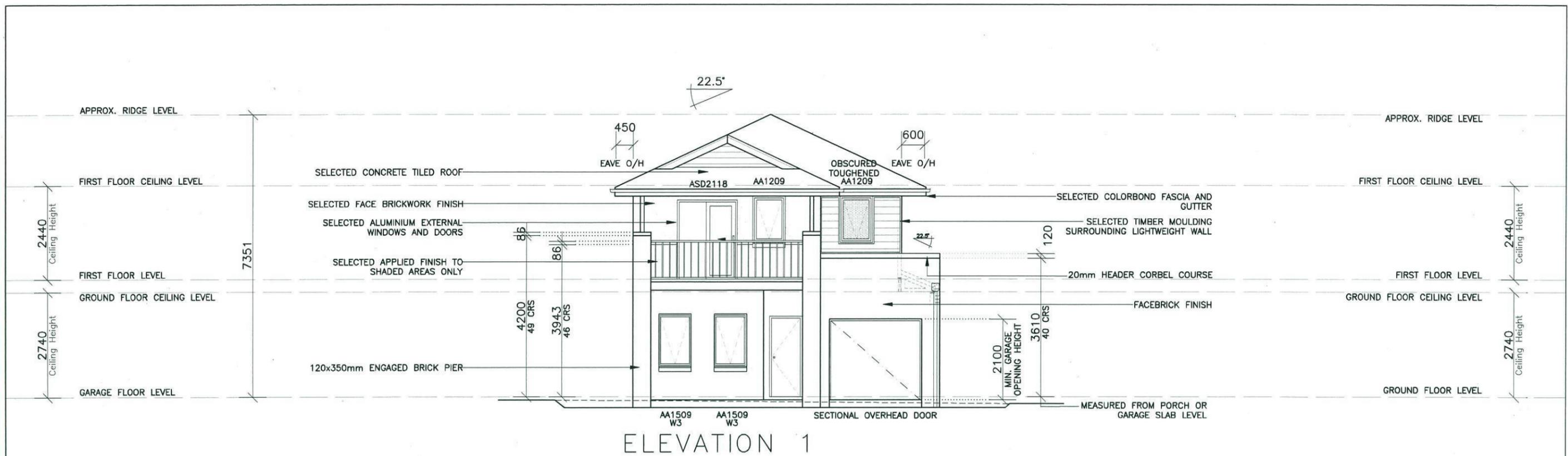
SITE COVERAGE 51.56%

FLOOR SPACE RATIO 62.04%

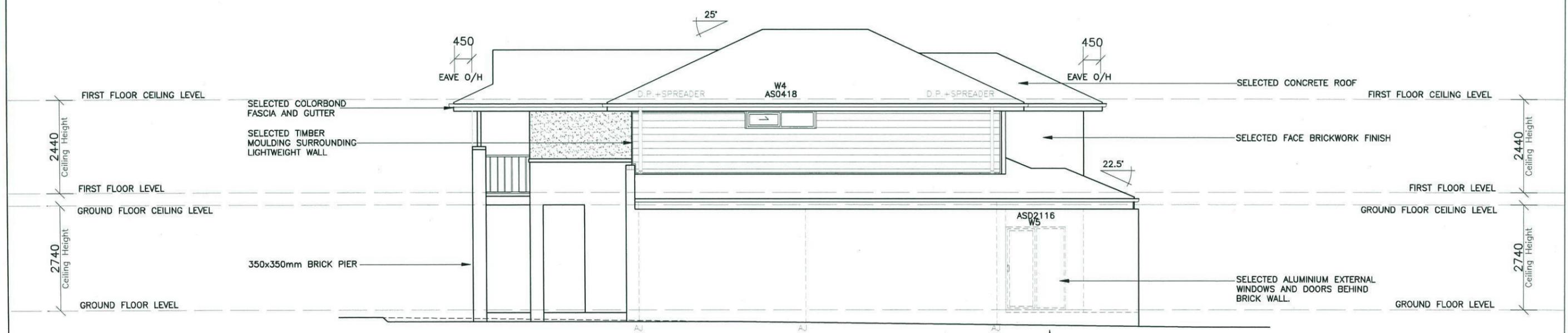


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	Site Address: LOT 2242 BRISTOL STREET THORNTON	Date: 30.04.14	Sheet No. 1	Issue: A				
	Council: PENRITH COUNCIL	Job No: 214011						

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ELEVATION 1



ELEVATION 2

PROVIDE A DEB



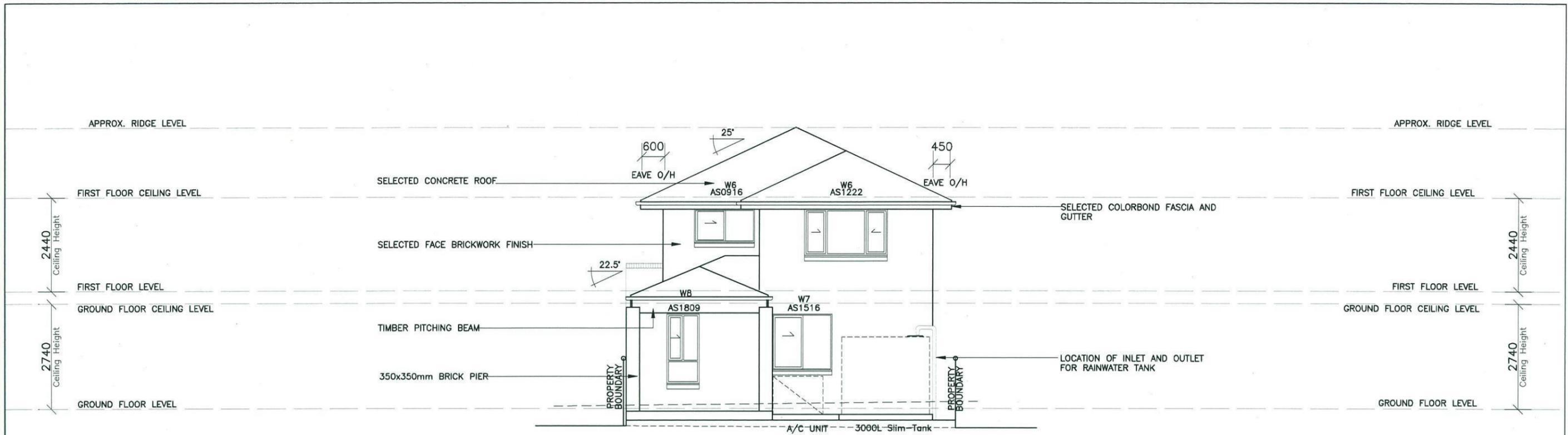
 Reviewed *Paul K...* Date *5/5/14*

ELEVATIONS

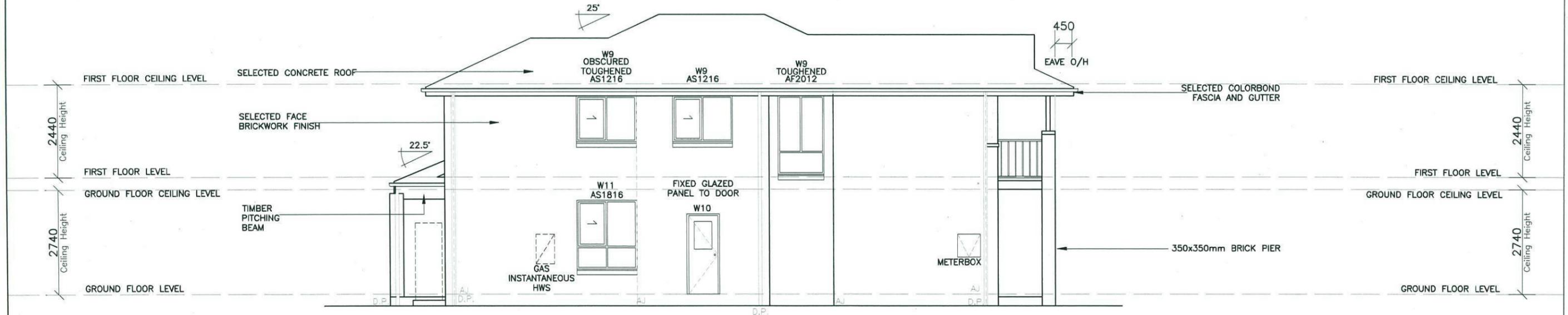


Product: Corella 23 Heritage Facade R/H Garage	Client: ZAC HOMES	Dwg Title: ELEVATIONS	Sheet: A3	Scale: 1:100	ISSUE A	DATE 30.04.14	DESCRIPTION DEVELOPMENT APPLICATION-ISSUE A	DRAWN S.G.
	Site Address: LOT 2242 BRISTOL STREET THORNTON	Date: 30.04.14	Council: PENRITH COUNCIL	Sheet No. 4	Issue: A			
			Job No: 214011					

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ELEVATION 3



ELEVATION 4

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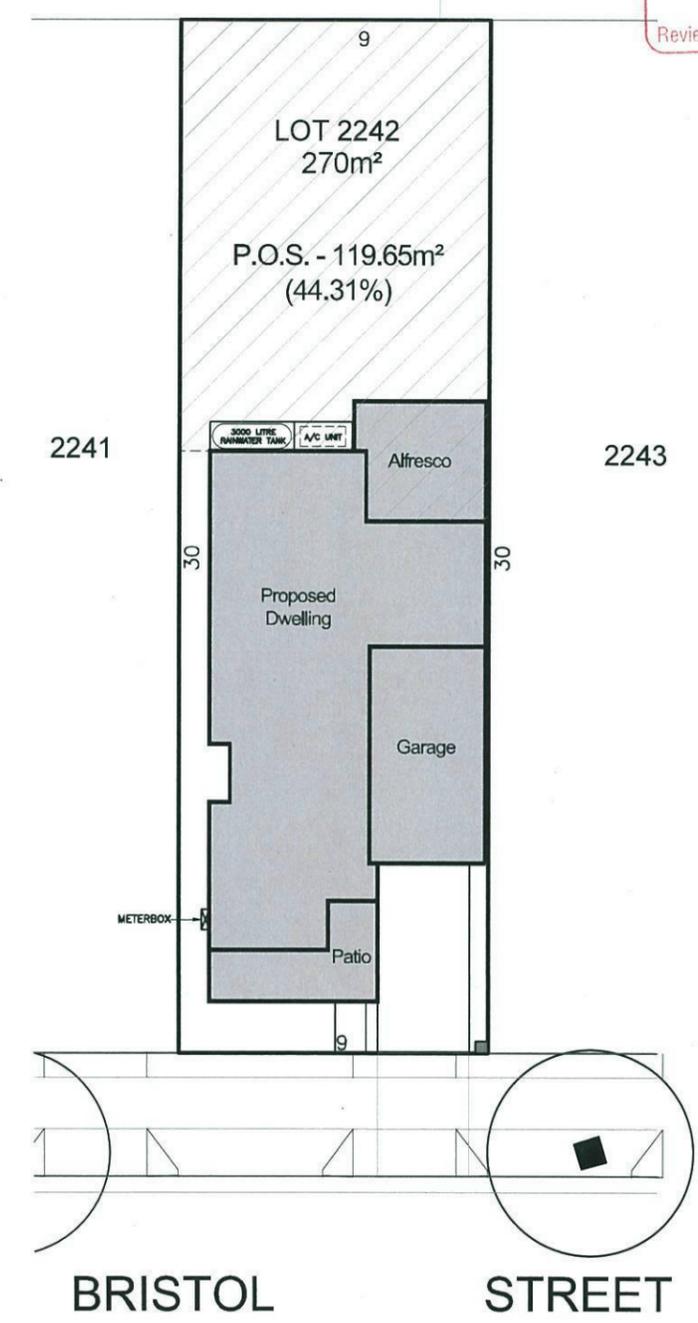
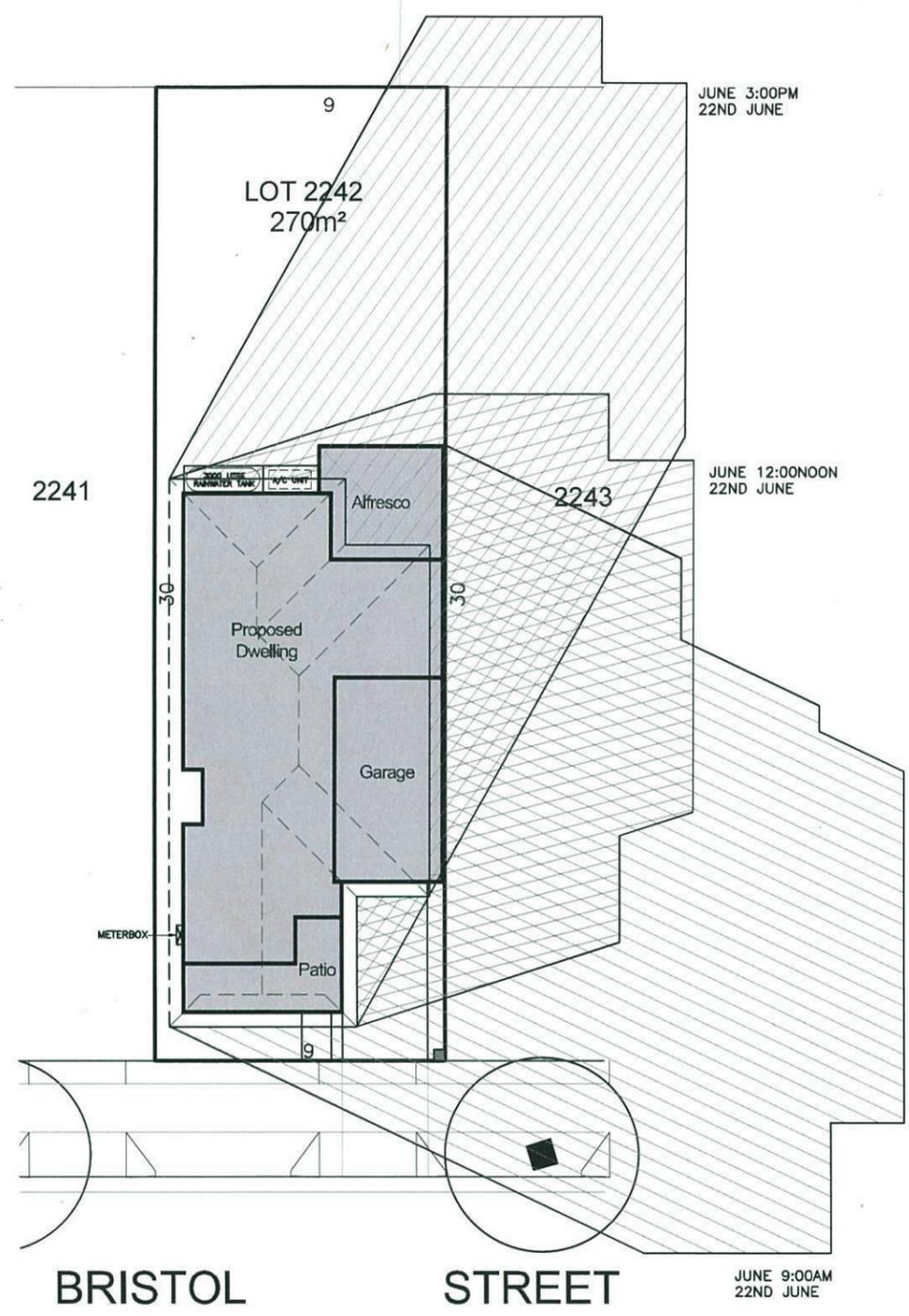
ELEVATIONS



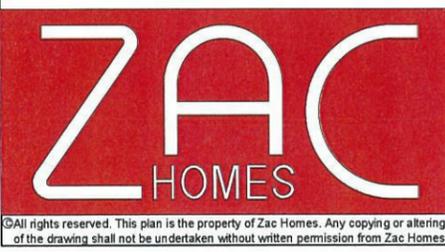
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			Sheet No. 5	Issue: A	A	30.04.14	DEVELOPMENT APPLICATION—ISSUE A	S.G.
			Job No: 214011					

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Thorton Design Review Panel
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 Reviewed *[Signature]* Date 5/5/14



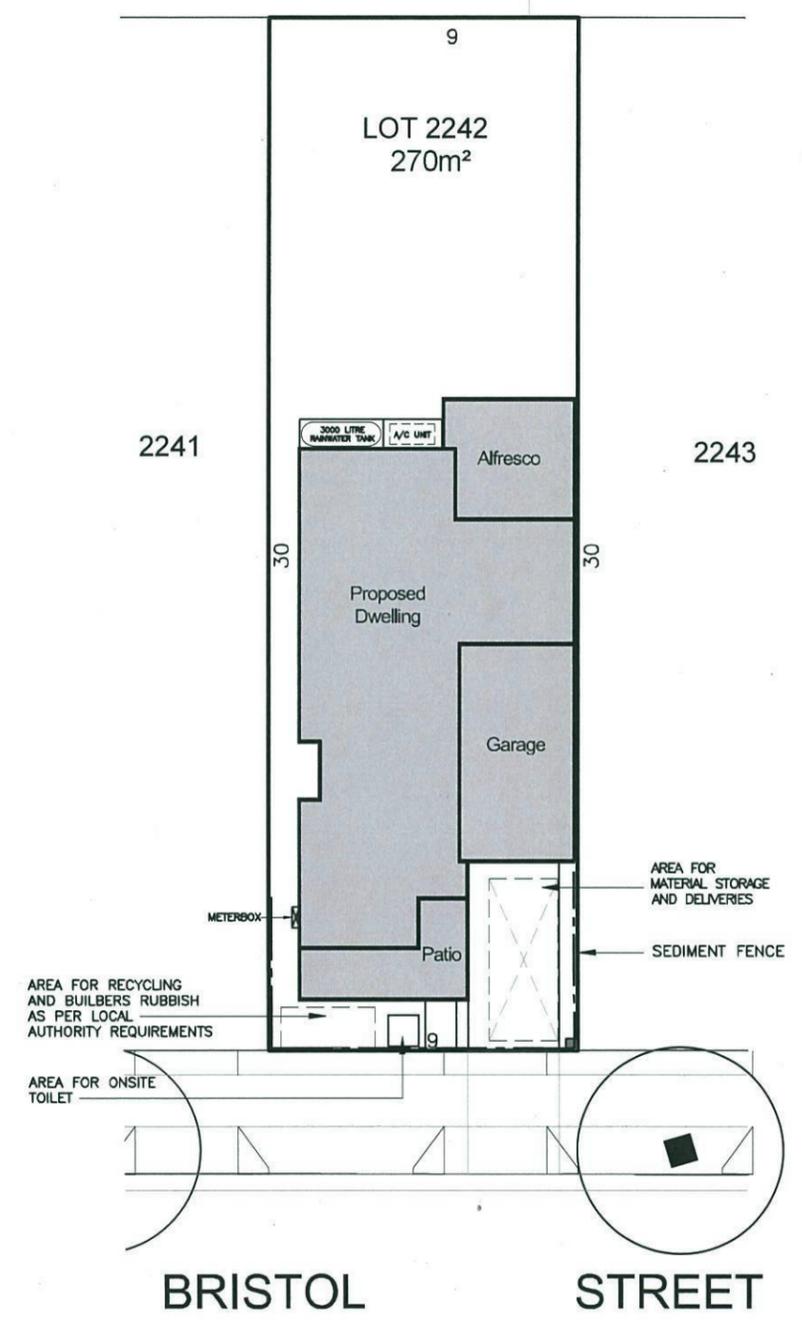
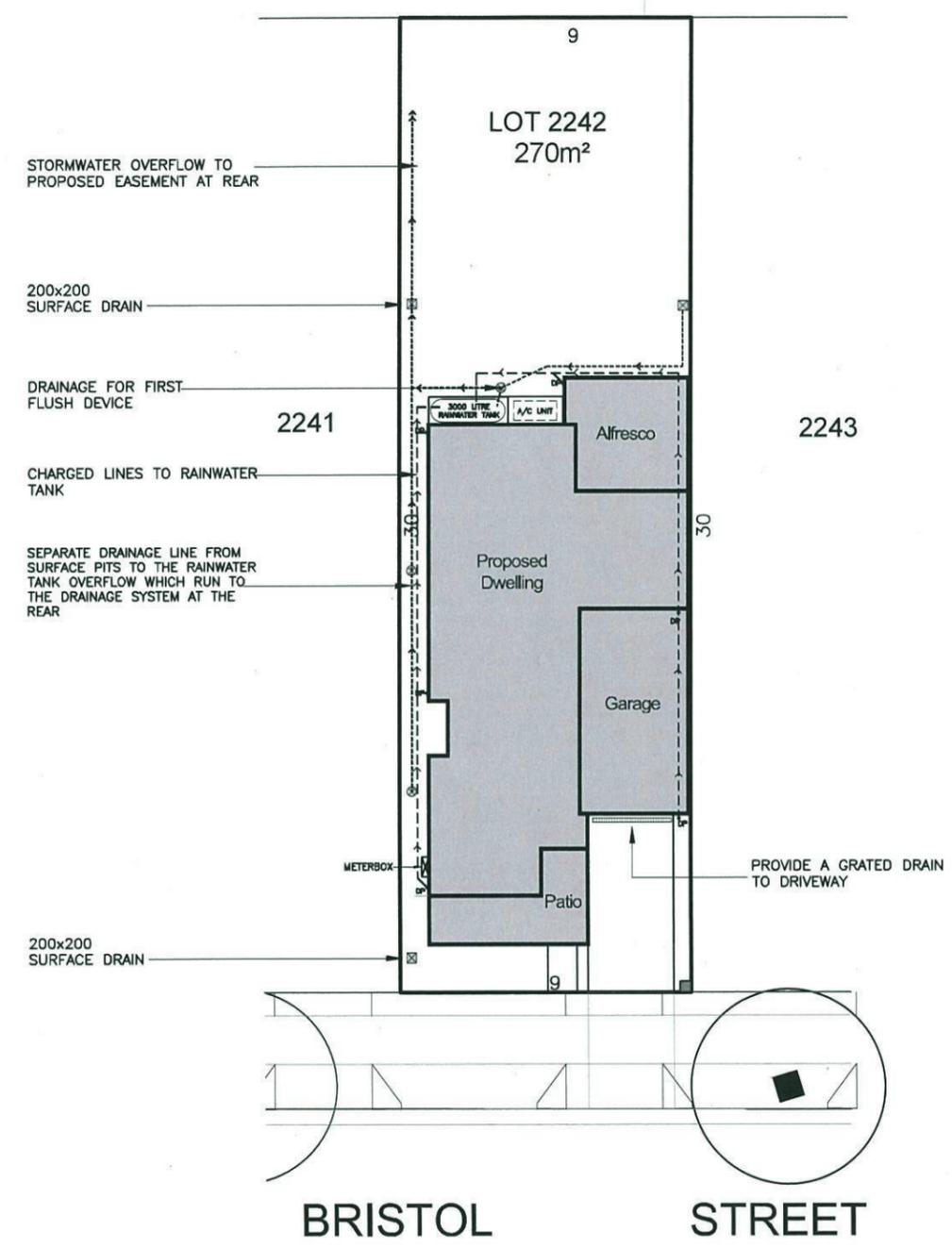
SHADOWS & SITE ANALYSIS PLAN



Product: Corella 23 Heritage Facade R/H Garage	Client: ZAC HOMES	Dwg Title: SHADOWS AND SITE ANALYSIS	Sheet: A3	Scale: 1:200	ISSUE	DATE	DESCRIPTION	DRAWN
	Site Address: LOT 2242 BRISTOL STREET THORNTON	Date: 30.04.14	Sheet No. 1A	Issue: A	A	30.04.14	DEVELOPMENT APPLICATION-ISSUE A	S.G.
	Council: PENRITH COUNCIL	Job No: 214011						

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STORMWATER TO DRAIN TO PROPOSED EASEMENT AT REAR



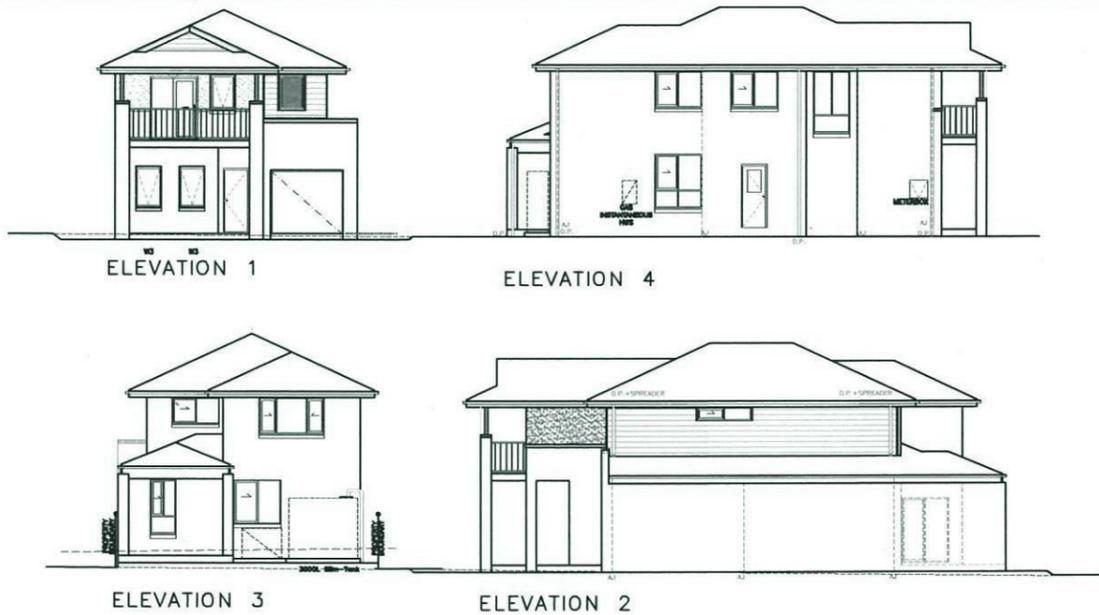
Thorton Design Review Panel
 LANDCOM
 Reviewed *[Signature]* Date 5/5/14

STORMWATER & SITE MANAGEMENT PLAN



Product: Corella 23 Heritage Facade R/H Garage	Client: ZAC HOMES	Dwg Title: STORMWATER & WASTE MANAGEMENT	Sheet: A3	Scale: 1:200	ISSUE	DATE	DESCRIPTION	DRAWN
	Site Address: LOT 2242 BRISTOL STREET THORNTON	Date: 30.04.14	Sheet No. 1B	Issue: A	A	30.04.14	DEVELOPMENT APPLICATION—ISSUE A	S.G.
	Council: PENRITH COUNCIL		Job No: 214011					

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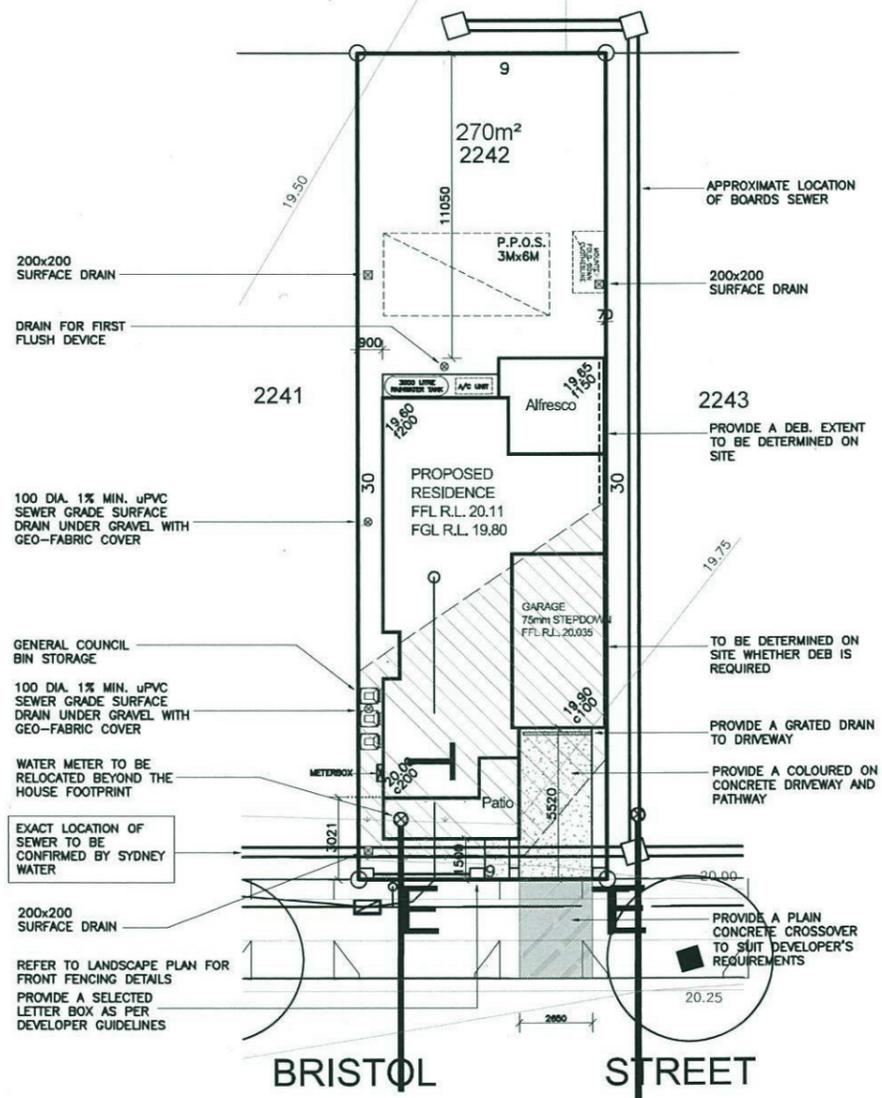


ELEVATION 1

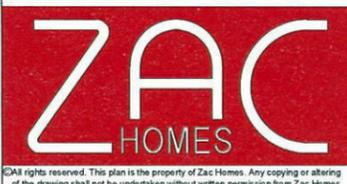
ELEVATION 4

ELEVATION 3

ELEVATION 2



Thorton Design Review Panel
 LANDCOM
 Reviewed: *John King* Date: 5/5/14



Product:
Corella 23
 Heritage Facade
 R/H Garage

Client:
ZAC HOMES
 Site Address:
 LOT 2242 BRISTOL STREET
 THORNTON NSW

Dwg Title:
NOTIFICATION PLAN
 Date:
 30.04.14
 Council:
 PENRITH COUNCIL

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