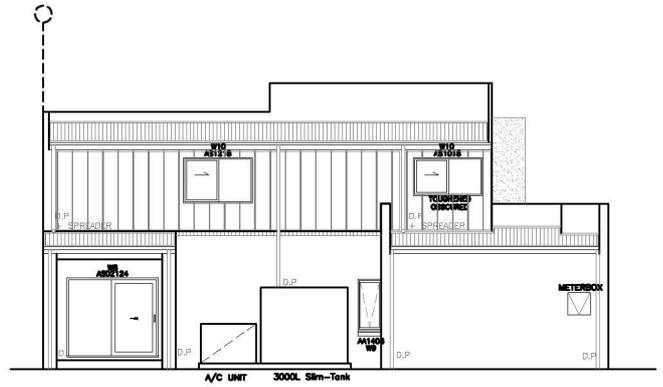
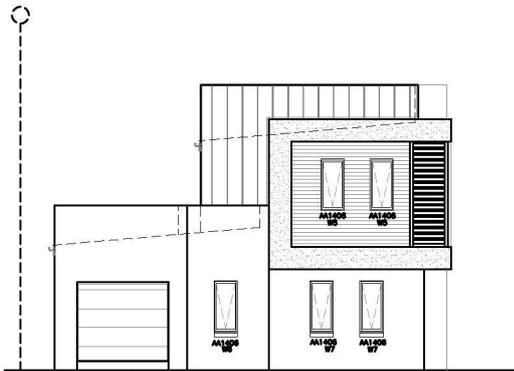


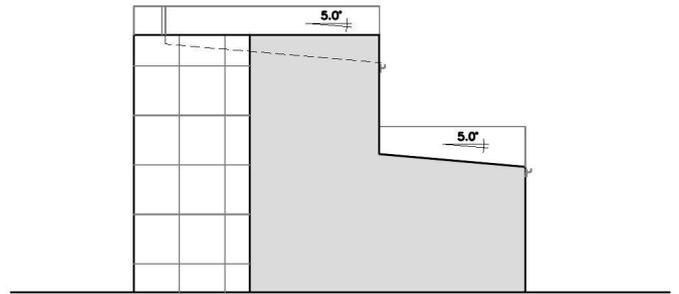
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ELEVATION 1



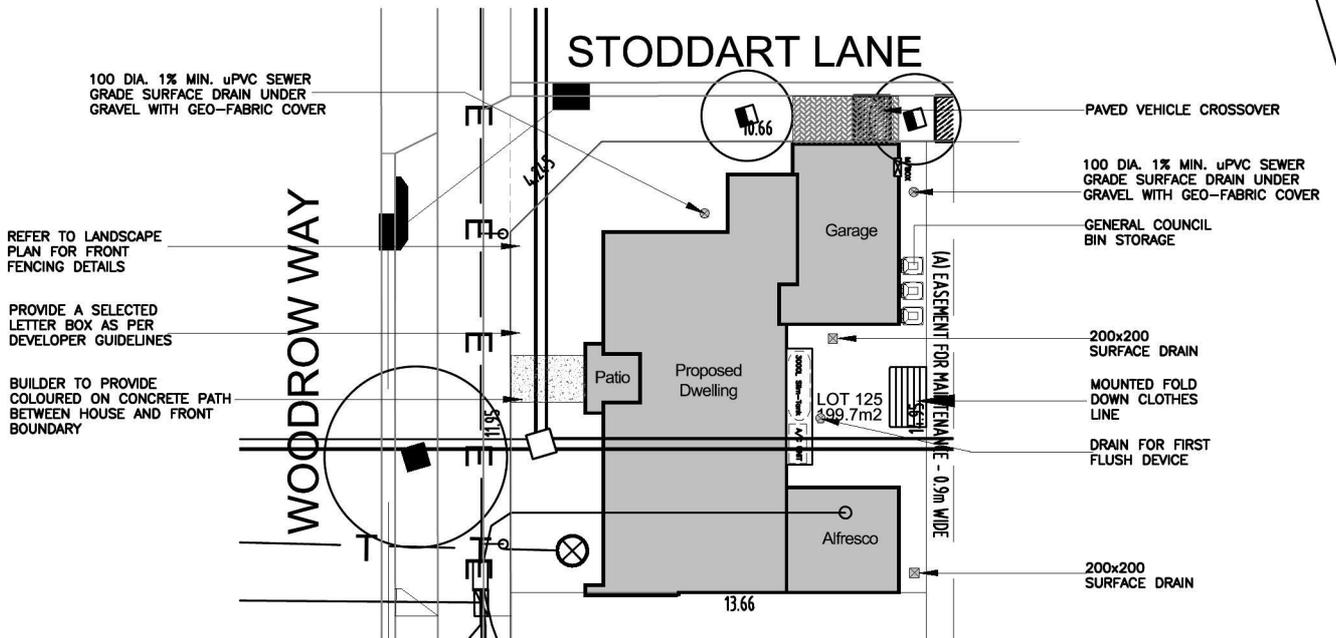
ELEVATION 3



STODDART LANE
ELEVATION 2



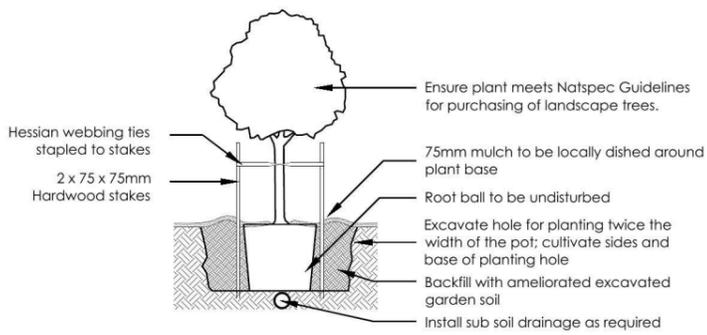
ELEVATION 4



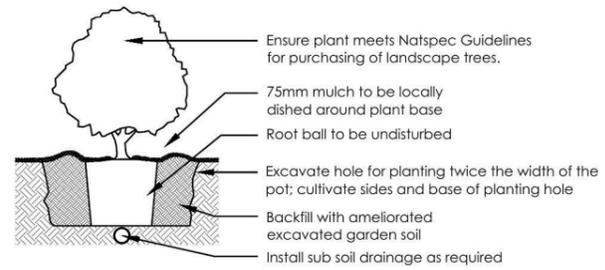
Product:
CUSTOM
Custom Facade

Client:
Zac homes
Site Address:
Lot 125 CRN OF STODDART
LANE & WOODROW WAY,
THORNTON

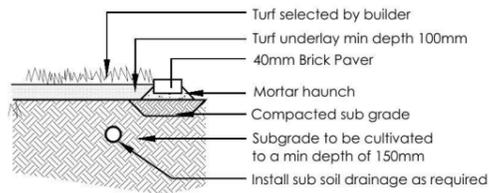
Dwg Title:
NOTIFICATION PLAN
Date:
02.10.2014
Council:
PENRITH COUNCIL



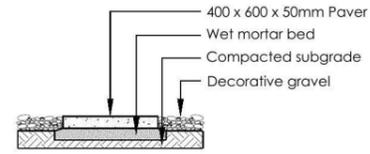
1 Tree Planting Detail
NTS 25L - 100L Pot Size



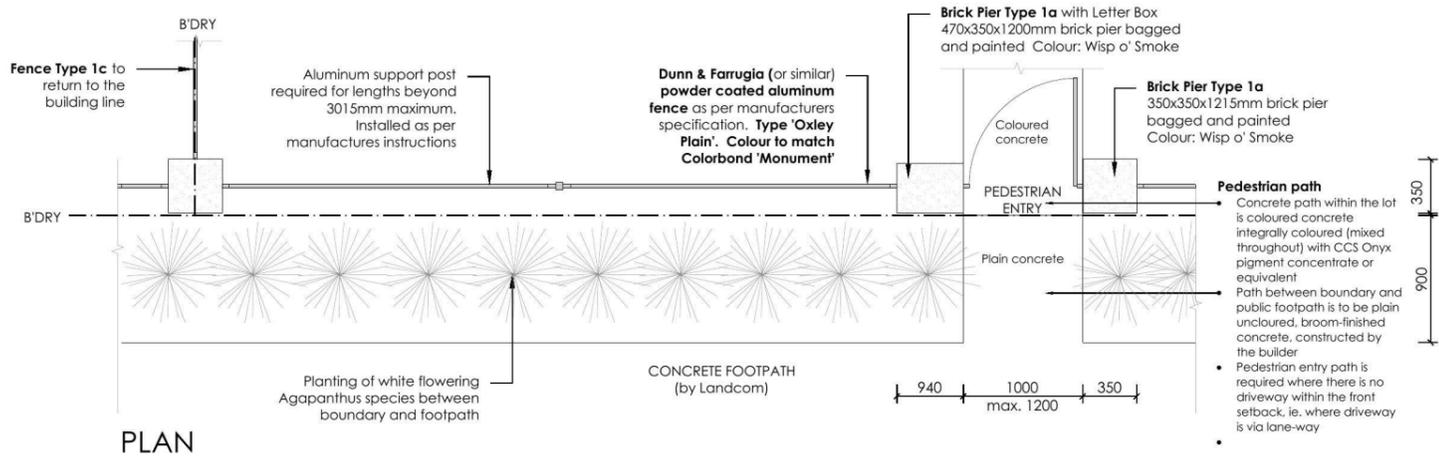
2 Planting Detail
NTS 150mm, 200mm Pot Size



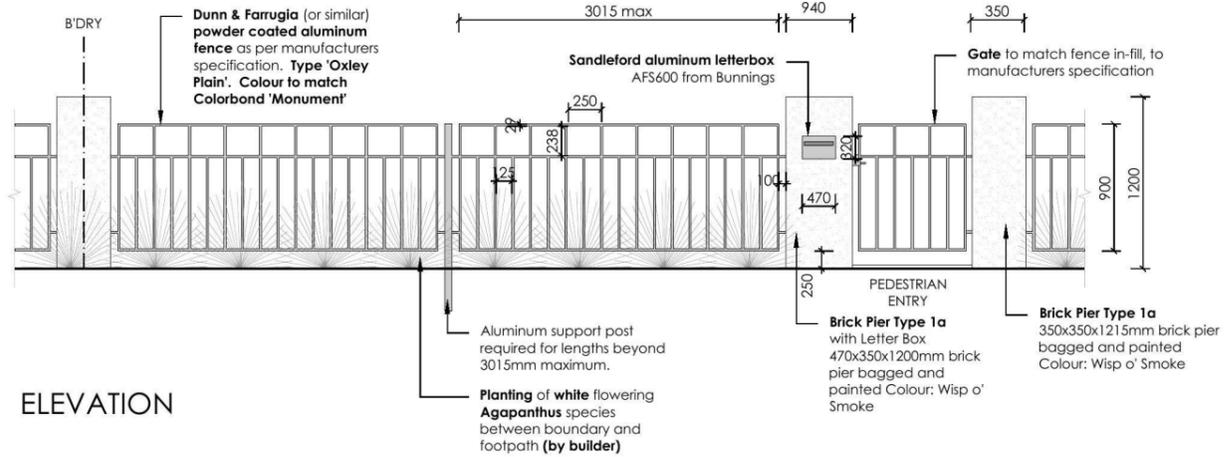
3 Turf Detail
NTS Brick Paver Edge



4 Stepping stones in gravel
NTS Low traffic zone

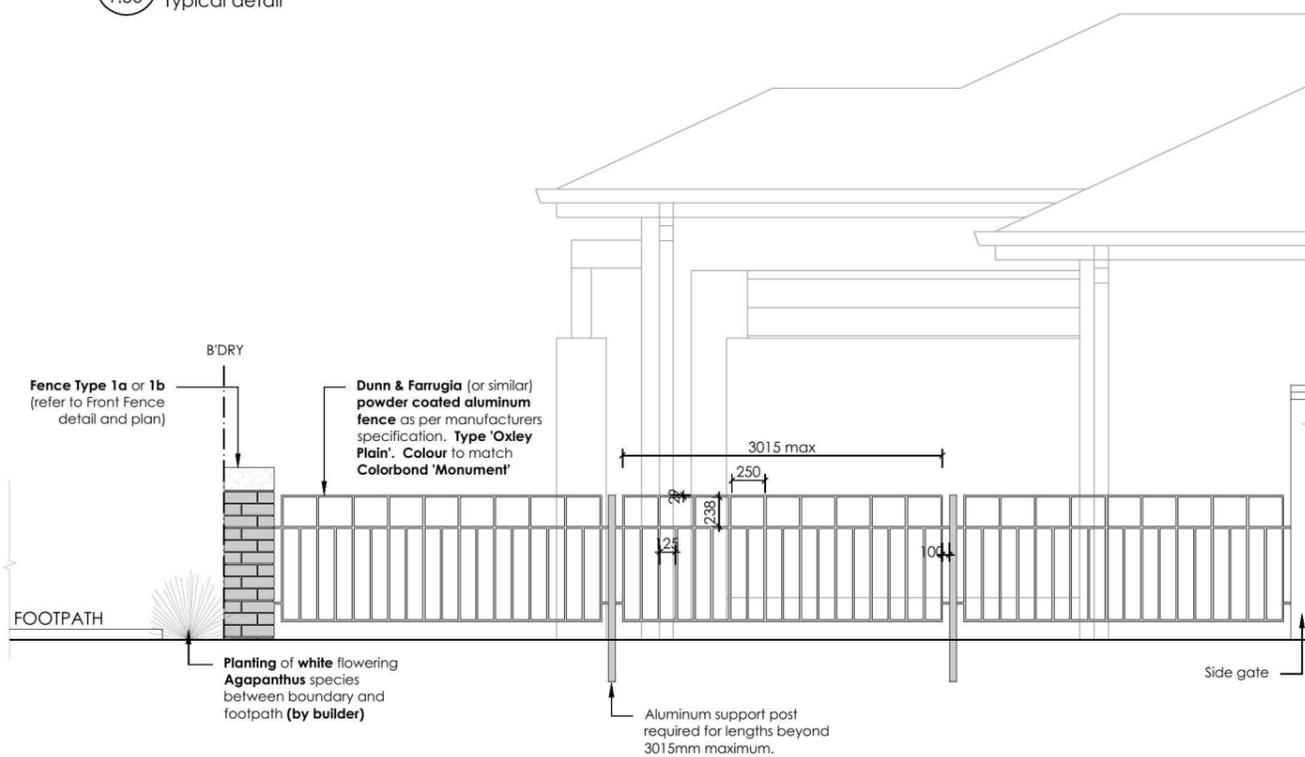


PLAN



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

ecodesign
outdoor living environments

PO Box 8136, Baulkham Hills BC, NSW 2153
Ph: (02) 9480 7712 Fax: (02) 9480 7705
Email: info@ecodesign.com.au
Web: www.ecodesign.com.au
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8. For application purposes only - NOT FOR CONSTRUCTION

PROJECT: NEW RESIDENCE

DRAWING: DETAILS

SCALE: 1:100 @ A3

ISSUE: DA

SHEET: L-02

CLIENT: ZAC HOMES

DRAWN: JD

CHECK: RS

DATE: 26-09-14

REVISION: A

PROJECT: NEW RESIDENCE

DRAWING: DETAILS

SCALE: 1:100 @ A3

ISSUE: DA

SHEET: L-02

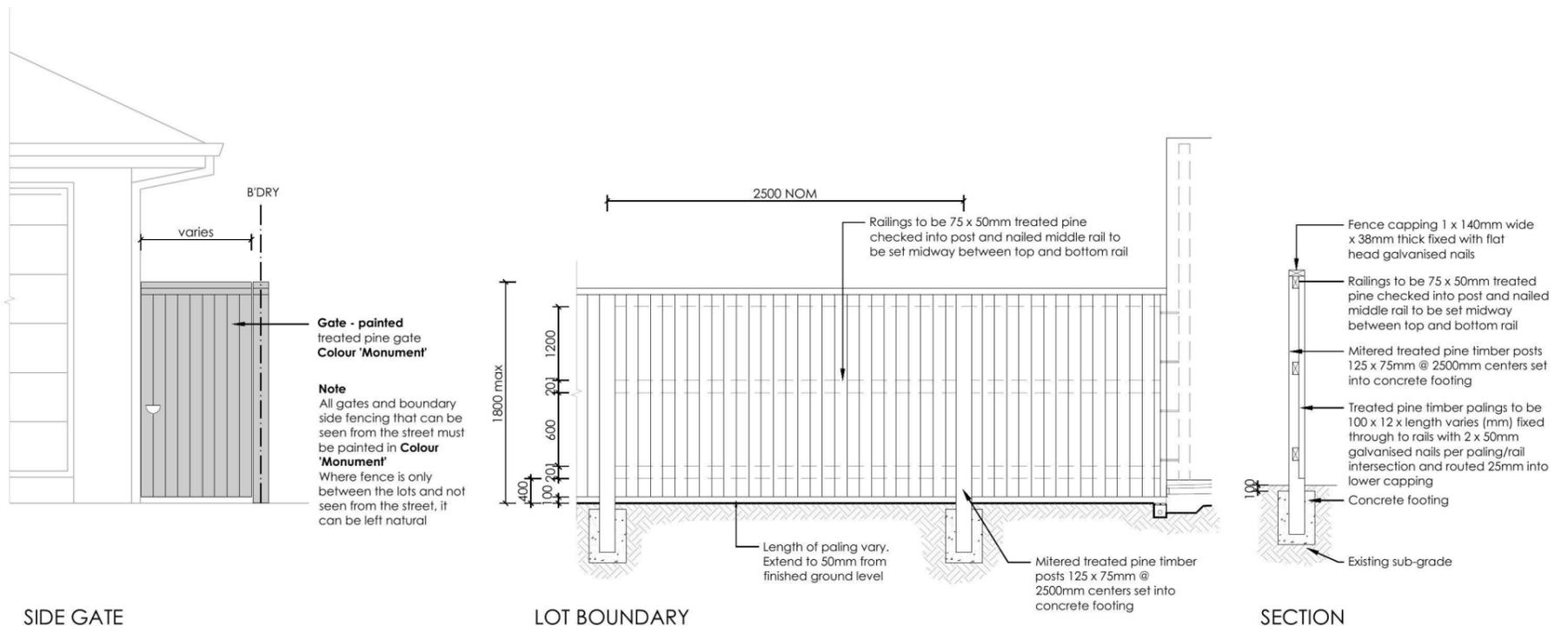
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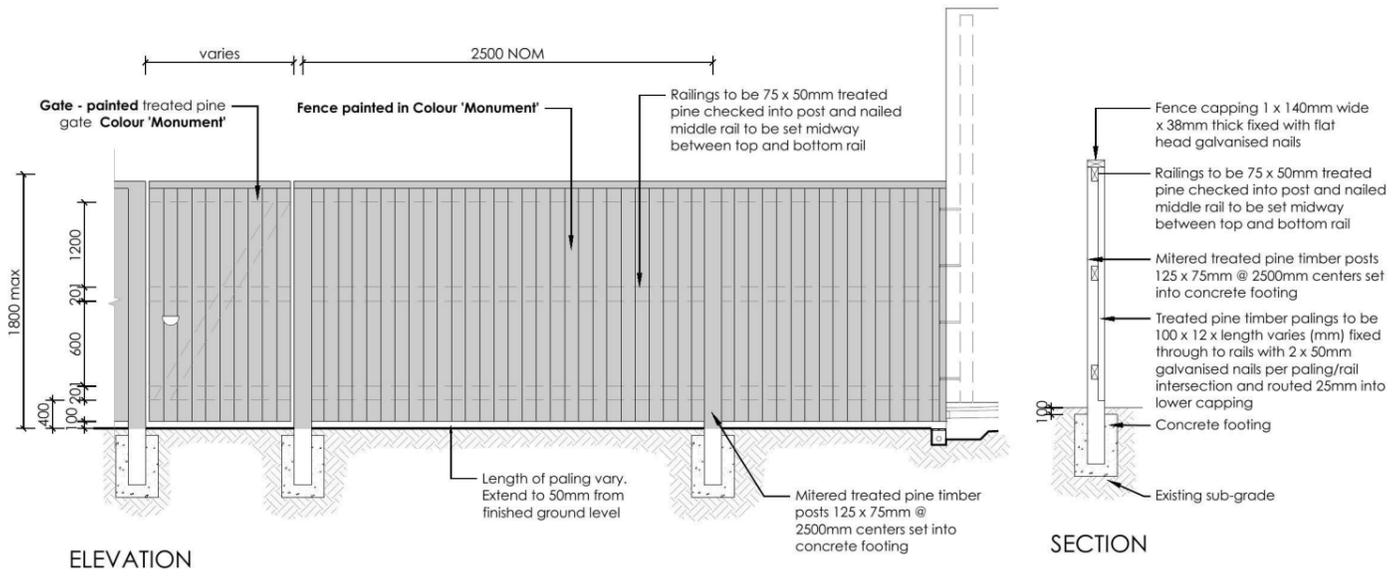
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REVISION: A

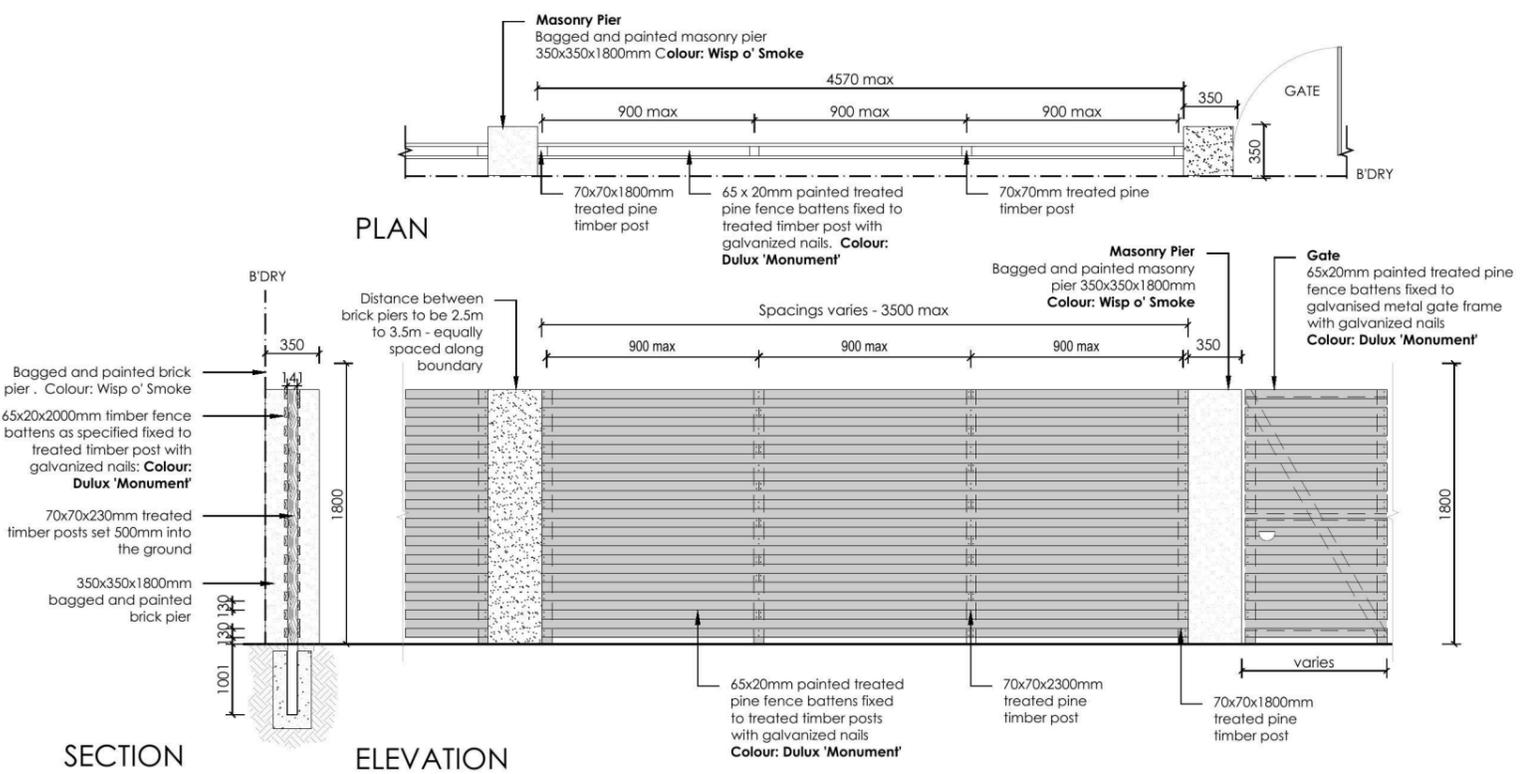




7 FENCE TYPE 4a - Side Boundaries
1:50 Typical detail



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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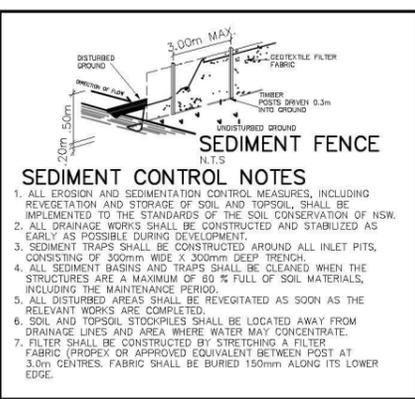
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THORNTON FENCING + PLANTING DETAILS

ZAC HOMES

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





- 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.
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 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.

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.

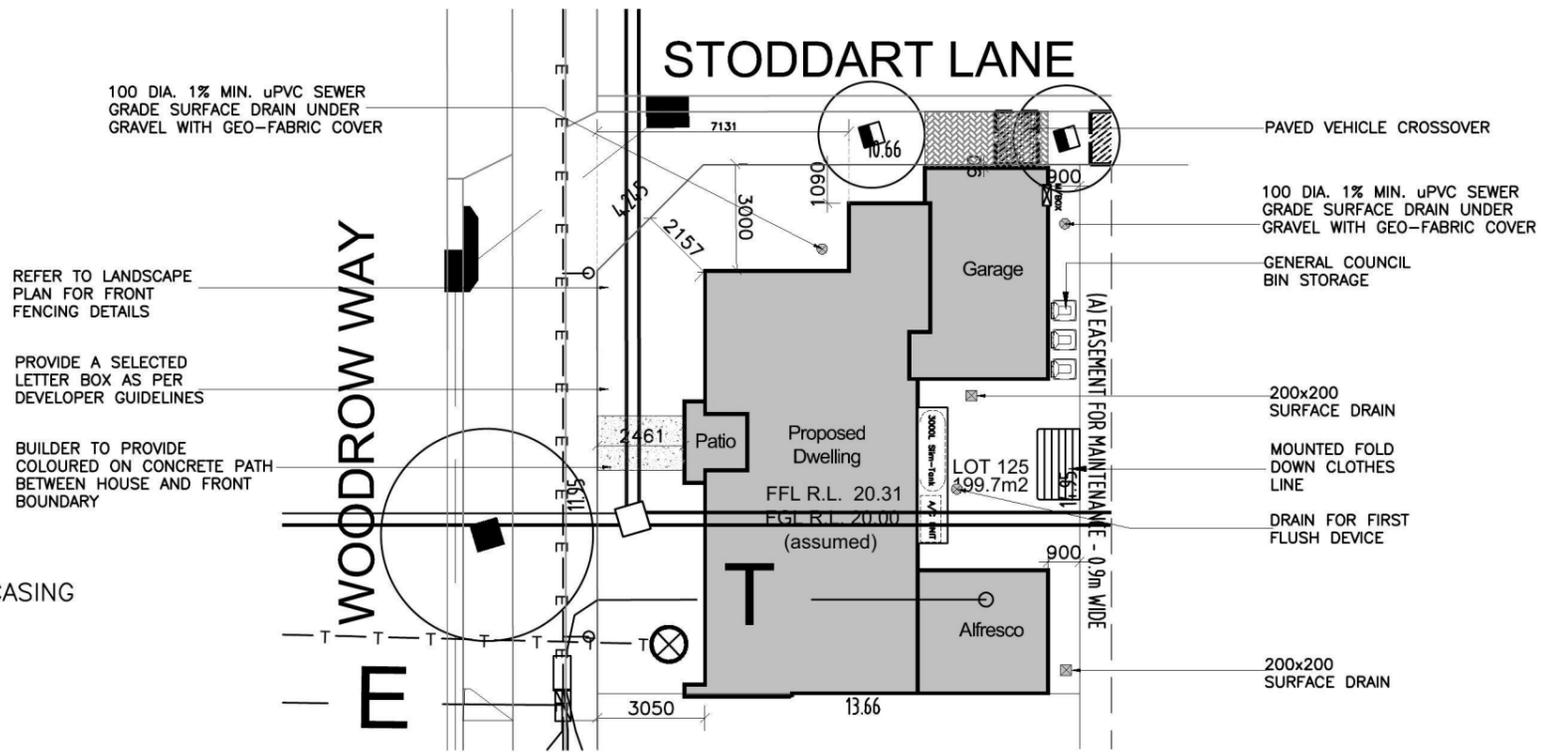
- NOTES:**
1. THIS DETAIL SURVEY IS NOT A 'SURVEY' AS DEFINED BY THE SURVEYING & SPATIAL INFORMATION ACT, 2002.
 2. DATUM OF LEVELS : SSM165302 - R.L.=50.585 (AHD)
 3. ALL AREAS AND DIMENSIONS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE BY THE OFFICE OF LAND & PROPERTY INFORMATION (NSW) AND ARE SUBJECT TO FINAL SURVEY.
 4. NO SEARCH MADE OF LOCATION AND NATURE OF TELEPHONE, ELECTRICITY, SEWER, WATER, GAS AND DRAINAGE RECORDS AT THE RELEVANT AUTHORITY. PRIOR TO ANY CONSTRUCTION THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR LOCATION OF SERVICES.
 5. THE POSITION OF IMPROVEMENTS IN RELATION TO BOUNDARIES IS DIAGRAMMATIC ONLY.
 6. VISIBLE, ACCESSIBLE SERVICES LOCATED ONLY.
 7. SIGNIFICANT TREES LOCATED ONLY.
 8. NEIGHBOURING HOUSES, RIDGE AND ROOF POSITIONS ARE APPROXIMATE ONLY.
 9. THIS TITLE BLOCK IS AN INTEGRAL PART OF THIS DRAWING WHICH IS NOT TO BE REMOVED.
 10. CONTOURS ARE INDICATIVE ONLY. SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.

CONTOURS TO BE CONFIRMED PRIOR TO CONSTRUCTION

- 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 ASSUMED TO BE CONFIRMED UPON RECEIPT OF CONTOUR SURVEY

(A): EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE
 (C): EASEMENT TO DRAIN WATER 2 WIDE



LOCATION OF SEWER TO BE CONFIRMED ONCE THE LAND IS REGISTERED AND A CERTIFIED SURVEY HAS BEEN RECEIVED

AREAS	
SITE:	199.7m ²
GROUND FLOOR:	75.16m ²
FIRST FLOOR:	68.41m ²
GARAGE:	20.82m ²
PORCH:	3.27m ²
ALFRESCO:	12.84m ²
BALCONY:	N/A
TOTAL:	180.5m ²

LANDSCAPE AREA	
SITE AREA:	199.7m ²
TOTAL HARD SURFACE AREAS:	114.64m ²
REMAINING SOFT AREA:	85.06m ²
LANDSCAPE AREA:	42.6%
MINIMUM REQUIRED BY COUNCIL:	NA

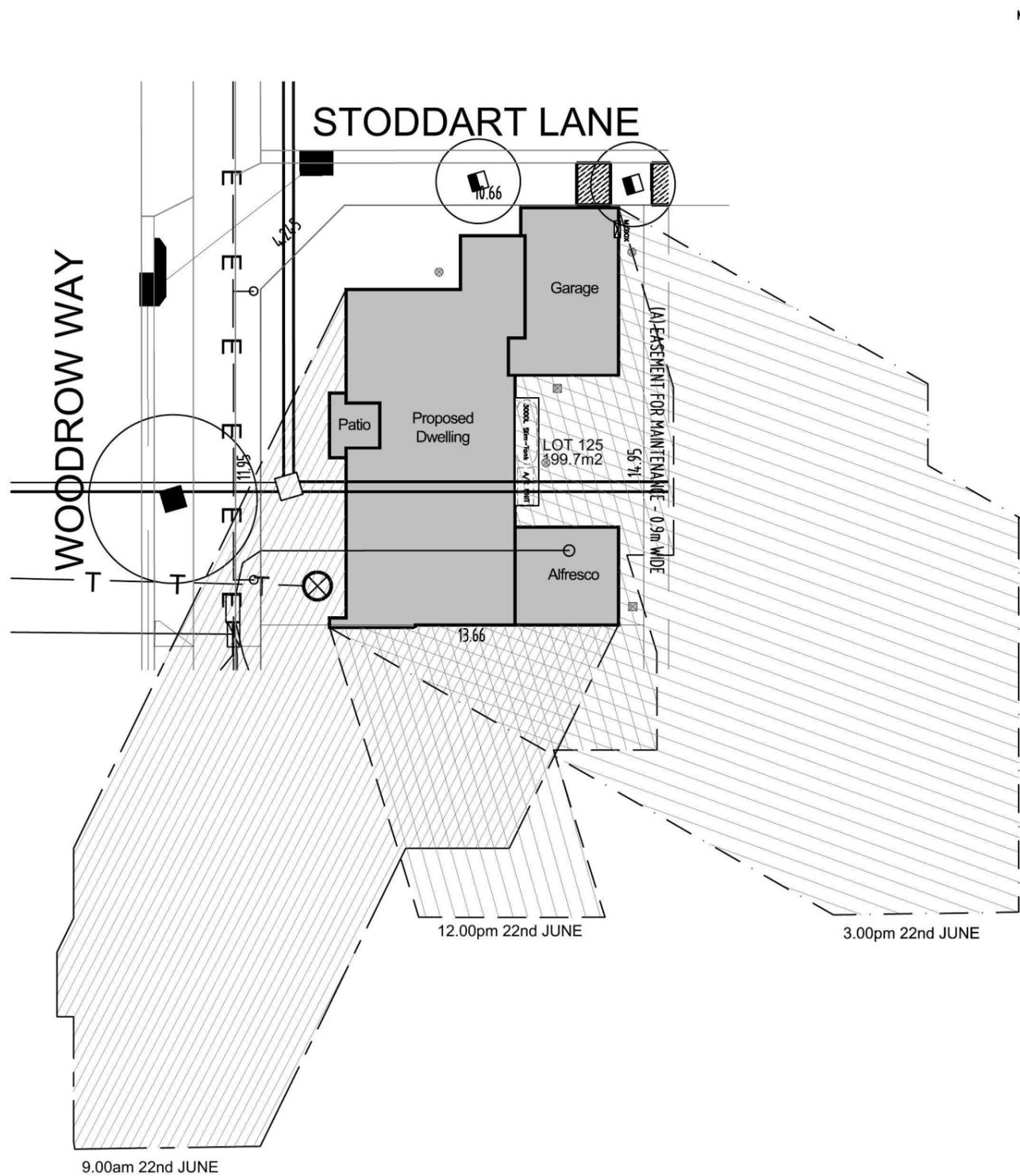
P.O.S. AREA 40.88m² (20.47%)

SITE COVERAGE 57.4%

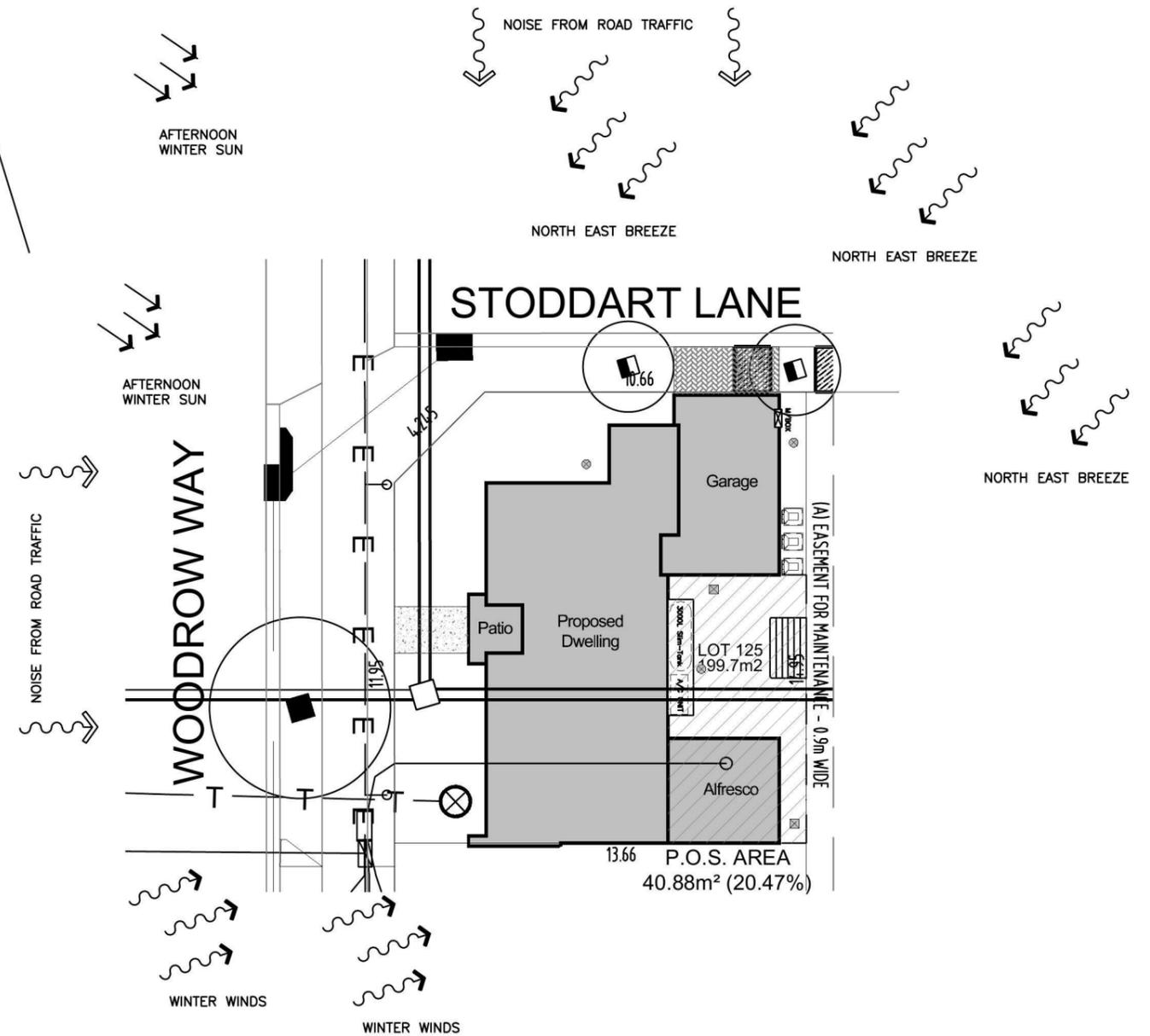
FLOOR SPACE RATIO 71.89%



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	Site Address: LOT 125 CRN OF STODDART LANE AND WOODROW WAY	Date: 01.10.2014	Sheet No.: 1	Issue: A	A 02.10.14 D.A DWGS-ISSUE A	
	Council: PENRITH COUNCIL	Job No.: 214283				



SHADOW DIAGRAMS

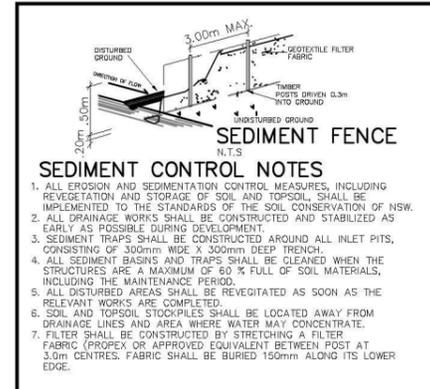


SITE ANALYSIS

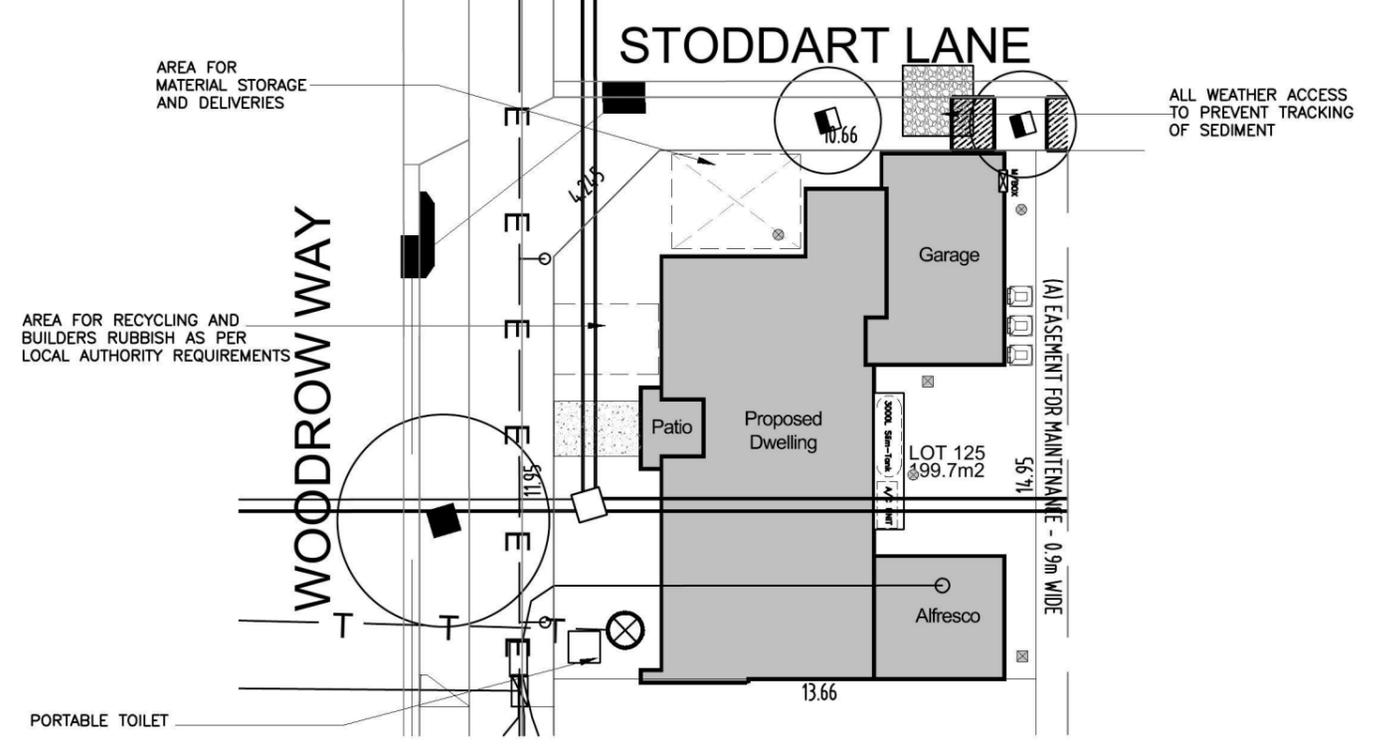
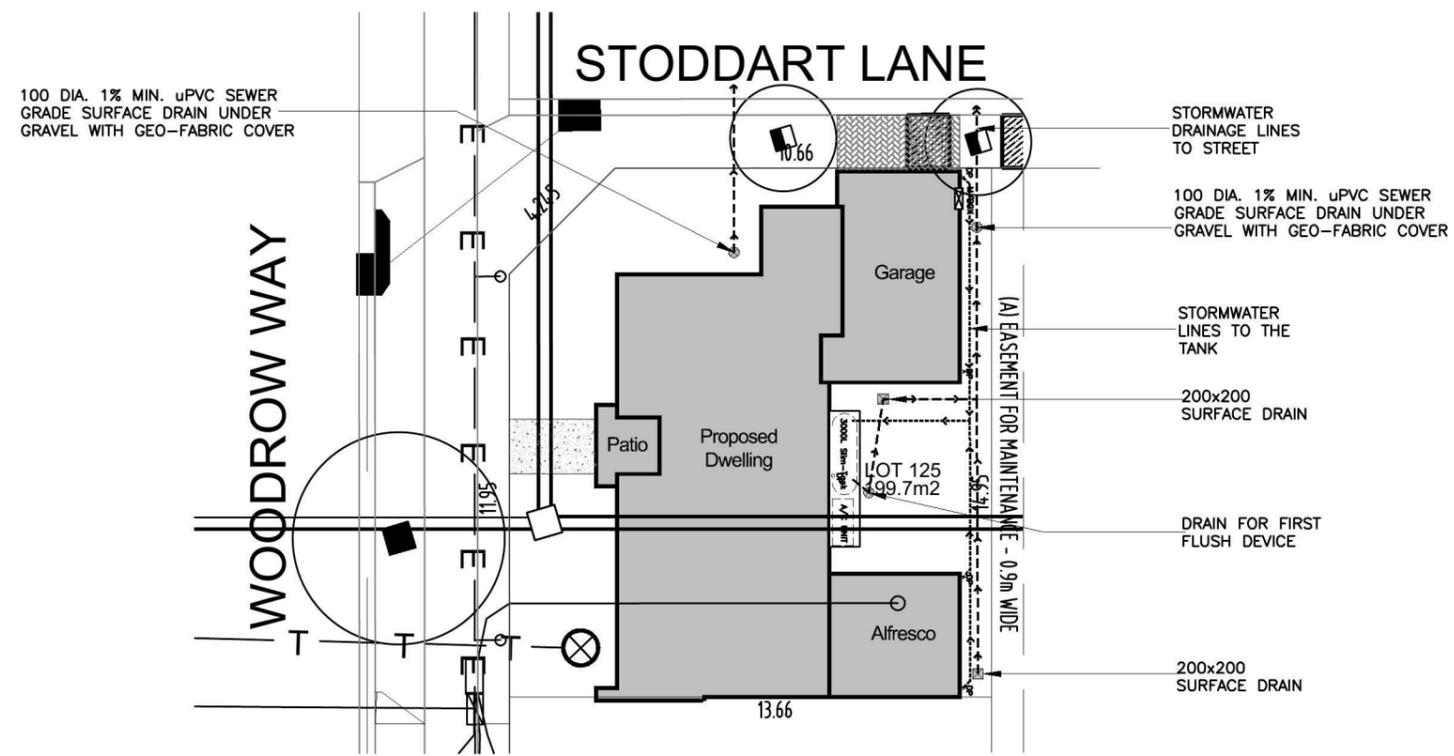


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	ISSUE	DATE	DESCRIPTION	DRAWN																					
A	02.10.14	D.A DWGS-ISSUE A	D.L.																						
Site Address: LOT 125 CRN OF STODDART LANE AND WOODROW WAY	Date: 01.10.2014	Council: PENRITH COUNCIL	Sheet No.: 1A	Issue: A	Job No.: 214283																				

STORMWATER DRAINAGE LINES TO STREET



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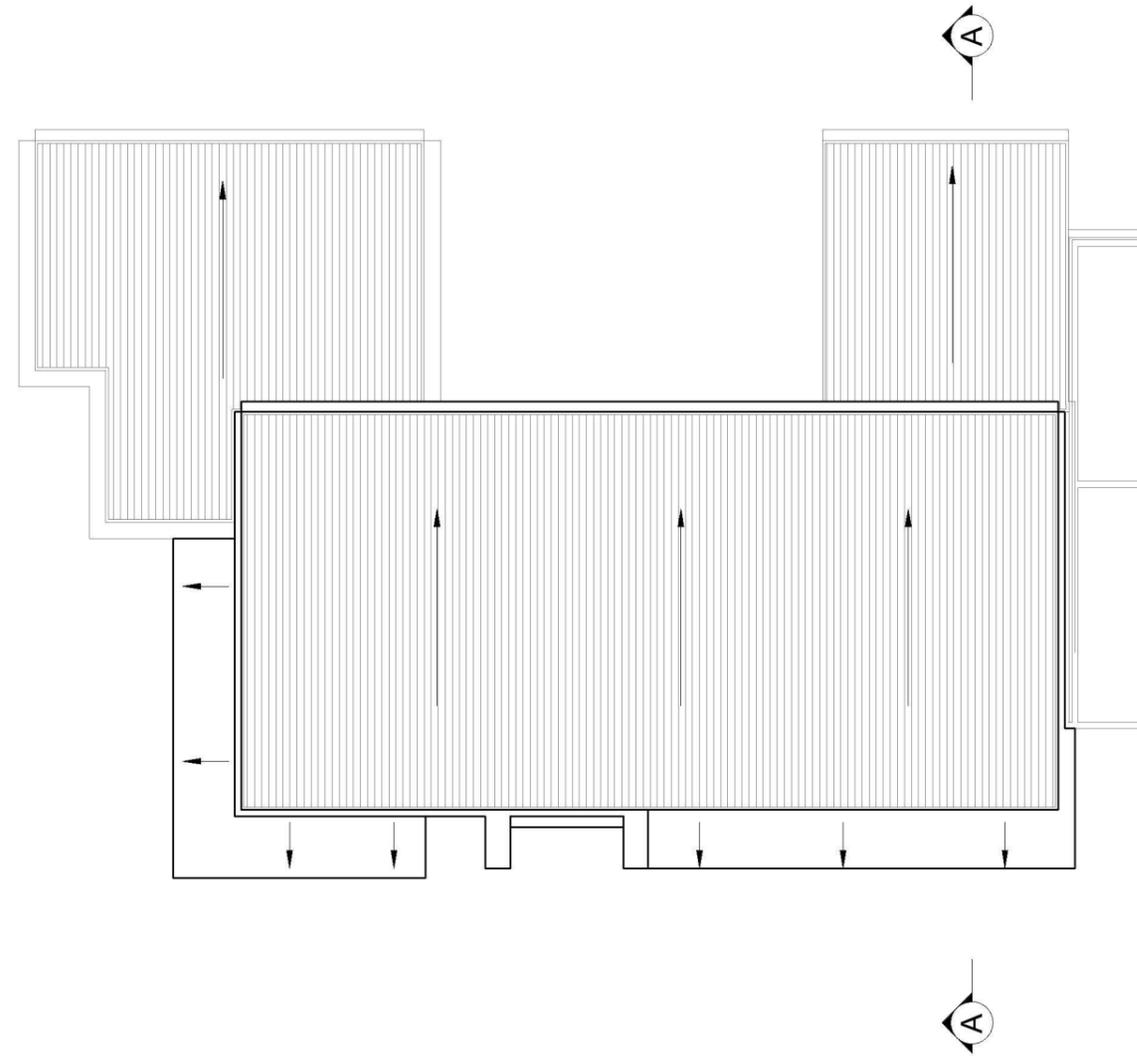


STORM WATER PLAN

WASTE MANAGEMENT PLAN



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			Date: 01.10.2014	Sheet No. 1B	Issue: A			
	Site Address: LOT 125 CRN OF STODDART LANE AND WOODROW WAY	Council: PENRITH COUNCIL	Job No: 214283					



ROOF PLAN



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**Custom Product
Corner Facade**

Client:
Zac homes
Site Address:
**LOT 125 CRN OF STODDART
LANE AND WOODROW WAY**

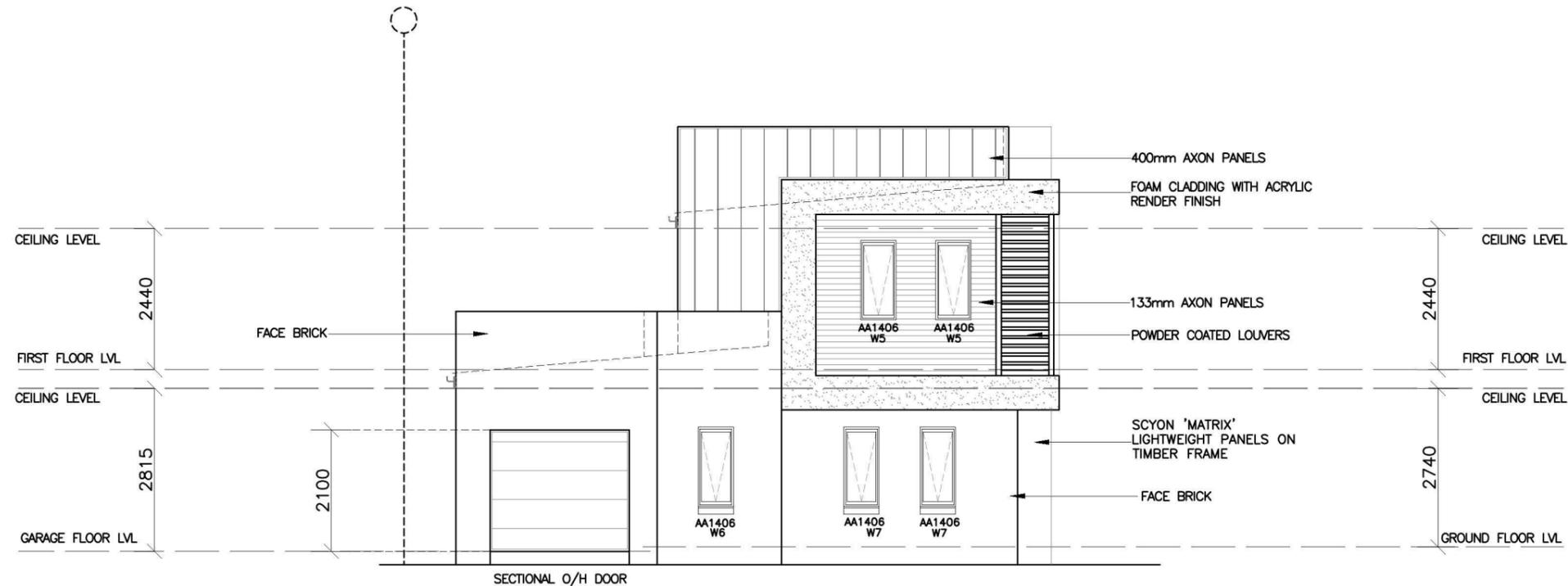
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FLOOR PLAN
Date:
01.10.2014
Council:
PENRITH COUNCIL

Sheet:
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Scale:
1:100
Sheet No.:
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Issue:
A
Job No.:
214283

ISSUE	DATE	DESCRIPTION	DRAWN
A	02.10.14	D.A DWGS-ISSUE A	D.L.



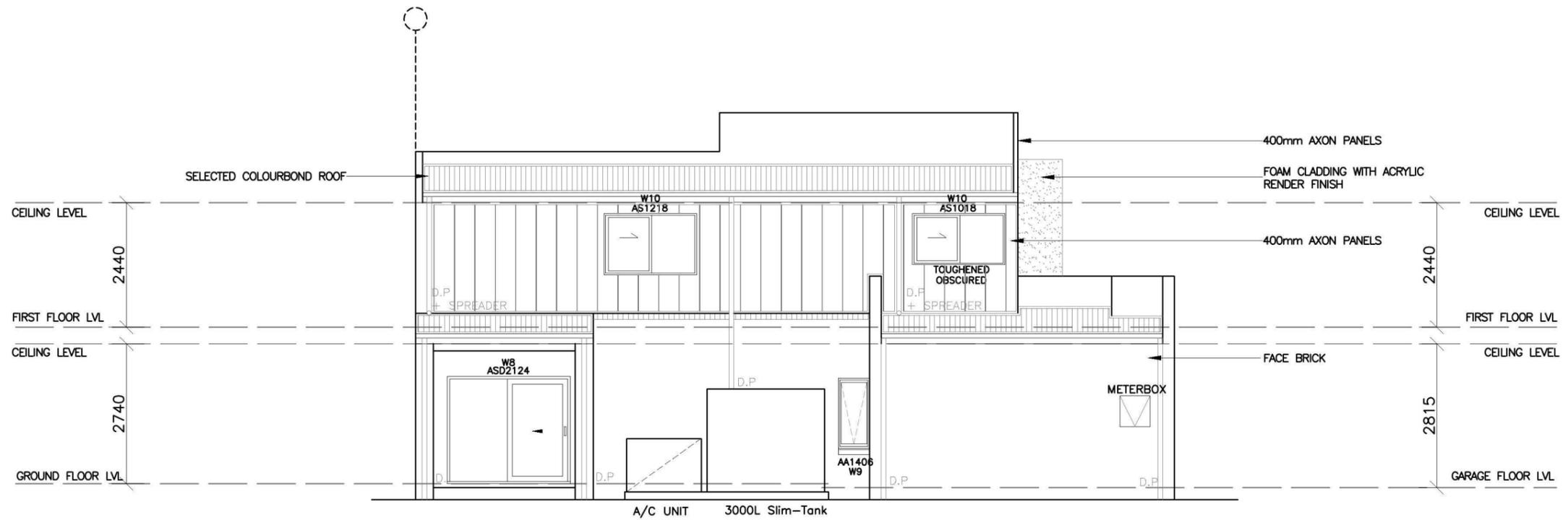
WOODROW WAY
ELEVATION 1



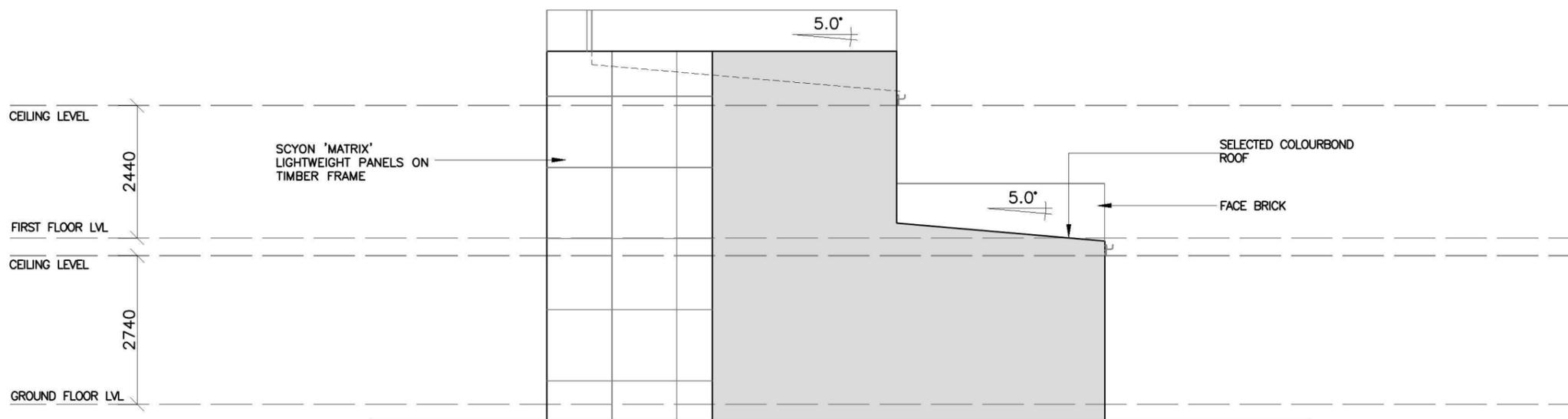
STODDART LANE
ELEVATION 2



Product: Custom Product Corner Facade	Client: Zac homes Site Address: LOT 125 CRN OF STODDART LANE AND WOODROW WAY	Dwg Title: ELEVATIONS Date: 01.10.2014 Council: PENRITH COUNCIL	Sheet: A3 Sheet No.: 5 Job No.: 214283	Scale: 1:100 Issue: A	ISSUE DATE DESCRIPTION	DRAWN D.L.
					A 02.10.14 D.A DWGS-ISSUE A	



ELEVATION 3



ELEVATION 4



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