

Lot 2368 Durant

PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Dsf	Dichondra 'Silver Falls'	Dichondra Silver Falls	14	150mm	0.3m
Dg	Dietes grandiflora	Wild Iris	11	200mm	1m
Mcc	Malus 'Cinzam Cinderella'	Dwarf Crab Apple	1	75L	3m
Msb	Michelia 'Summer Bronze'	Evergreen Magnolia	7	300mm	2m
Oi	Ophiopogon 'Stripey White'	Stripey White Mondo Grass	13	200mm	0.3-0.4m

SIMMONS LANE - Supply + installation by BUILDER

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Lix	Lagerstroemia 'Sioux'	Crepe Myrtle	1	75L	4m
Lcj	Lomandra confertifolia 'Crackerjack'	Fine-leaved Lomandra	9	200mm	0.45m

SIMMONS LANE CROSS-OVER - Supply + construction by BUILDER

MATERIAL SCHEDULE

HEADER COURSE

Concrete pavers 'Adbri Stradapave', 300x300x50mm in 'Charcoal' colour, laid in stackbond pattern

Area m² URBANGROWTH*

Area m² BUILDER**

3.63

2.43

IN-FILL PAVEMENT

Concrete pavers 'Adbri Havenbrick', 200x100x50mm in 'Brushwood' colour, laid in herringbone pattern

4.63

0.00

8.26

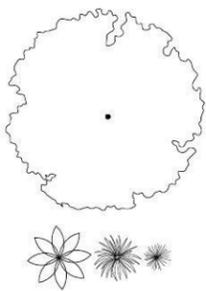
2.43

Total area

*Area's outside of the allotment boundary. **Area's inside of the allotment boundary

LOT PLANTING SUMMARY

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
46	7	0	39	1



LEGEND

Proposed trees - refer to plant schedule

Proposed accents & grasses - refer to plant schedule



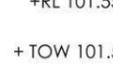
Proposed shrubs - refer to plant schedule



Proposed groundcovers and grasses - refer to plant schedule



Existing levels



Proposed levels



Proposed Top Of Wall levels



Boundary



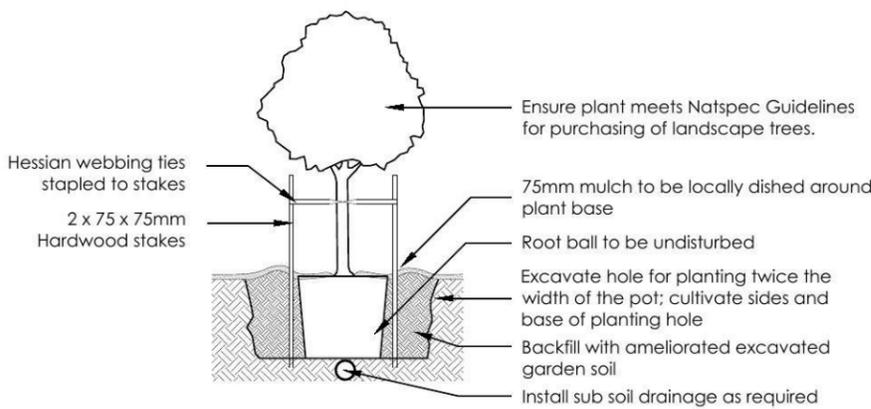
Garden edging



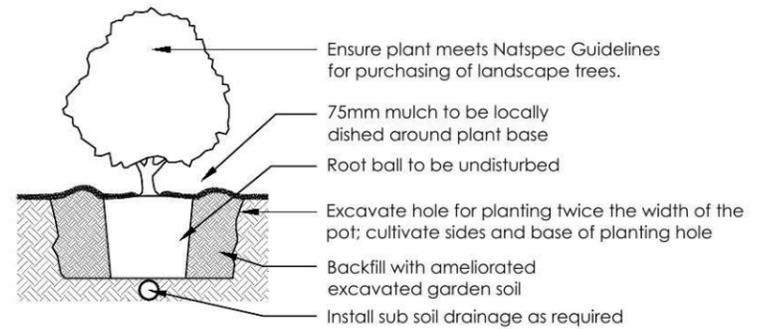
Masonry retaining walls



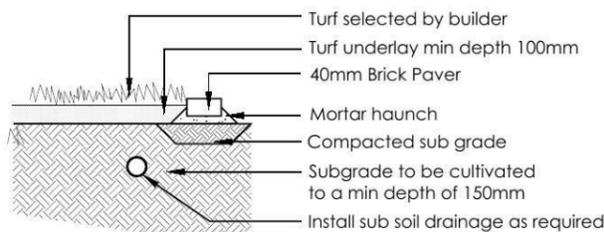
Existing contours



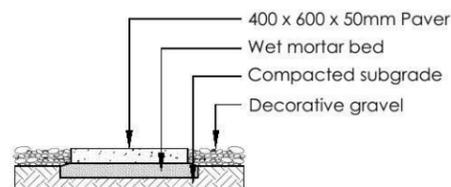
1 Tree Planting Detail
NTS 25L - 100L Pot Size



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
A	ISSUE FOR CLIENT REVIEW	RS	BT	06-04-14
B	ISSUE DA PLANS	RS	RS	14-04-14

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outdoor living environments

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ADDRESS: **LOT 2368 DURANT STREET, PENRITH**

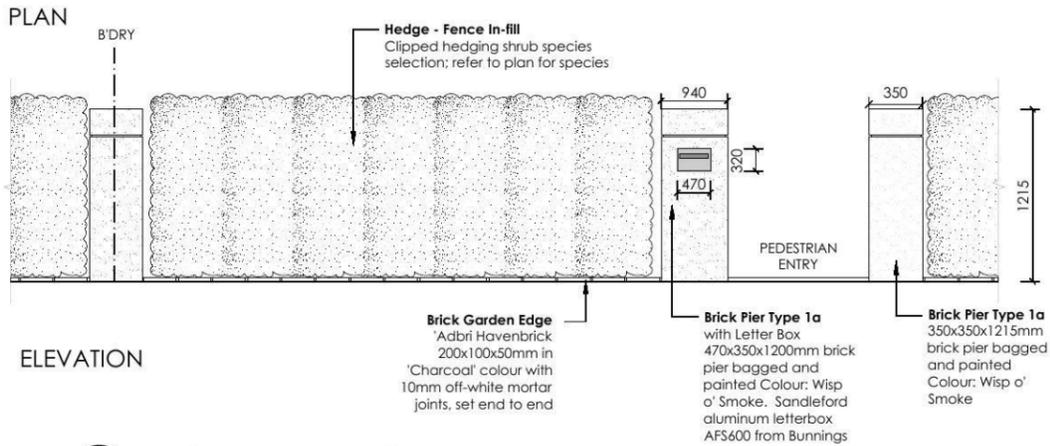
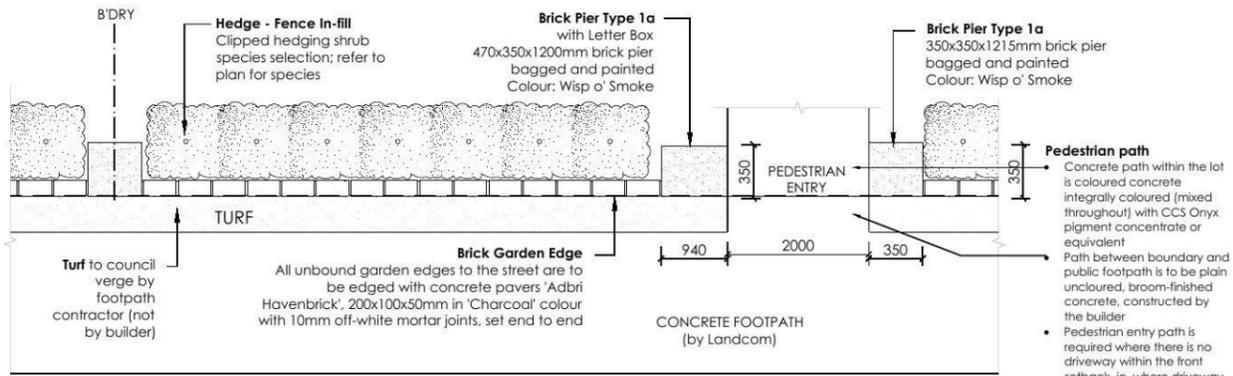
CLIENT: **ZAC HOMES**

PROJECT: **NEW RESIDENCE**

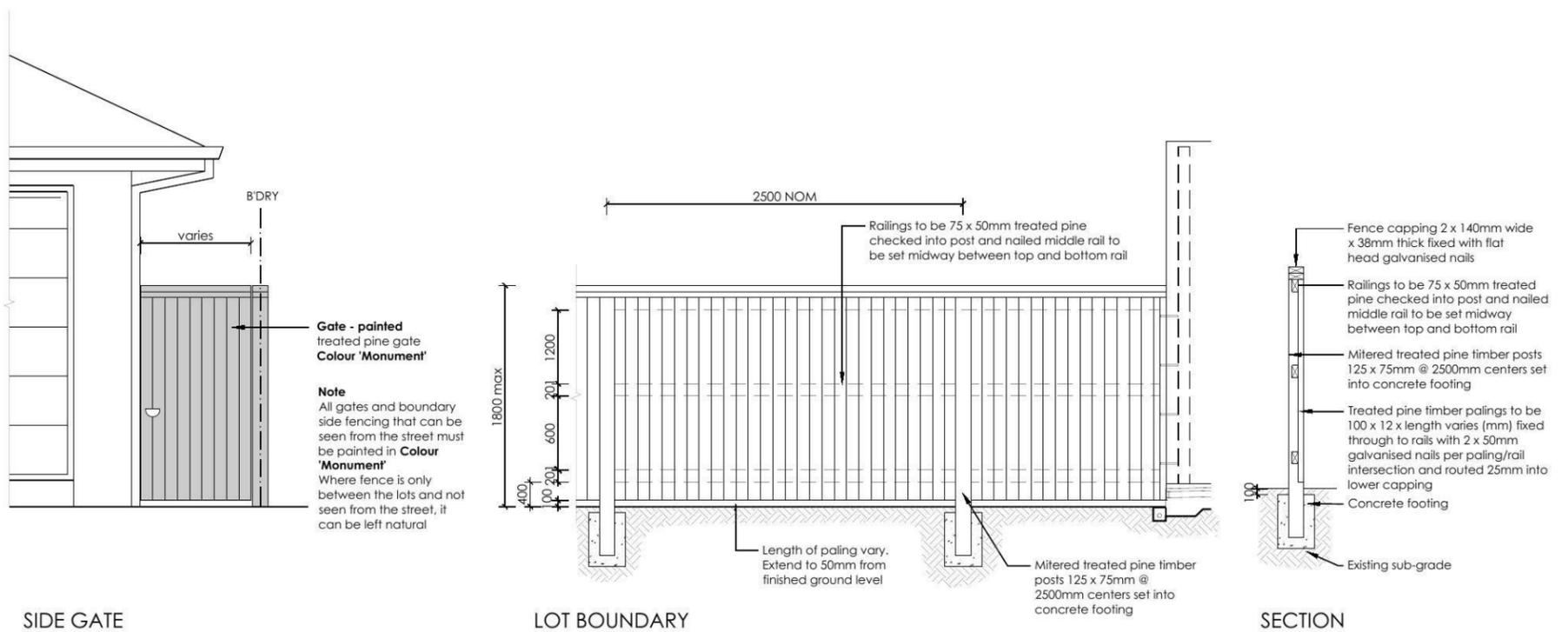
DRAWING: **LANDSCAPE PLAN**

SCALE: **1:100 @ A3** ISSUE: **DA** SHEET: **02**

DRAWN: **RS** CHECK: **RS** DATE: **14-04-14** REVISION: **B**



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



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

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CLIENT: **ZAC HOMES**

PROJECT: **NEW RESIDENCE**

DRAWING: **LANDSCAPE PLAN**

SCALE: **1:100 @ A3**

ISSUE: **DA**

SHEET: **03**

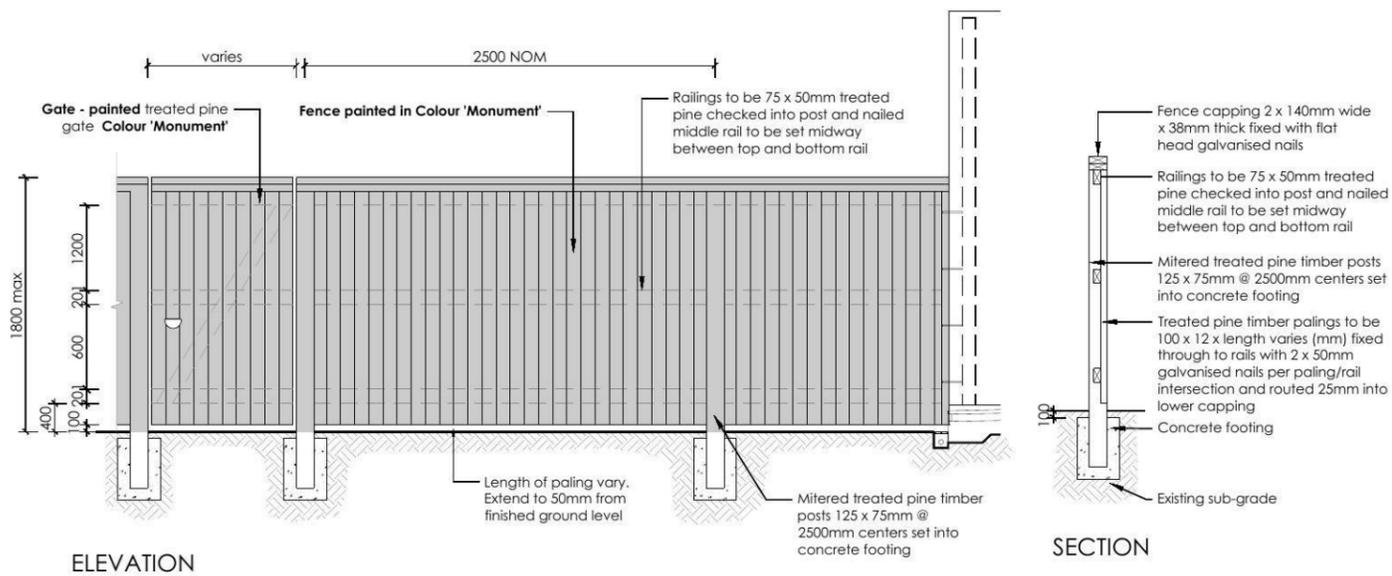
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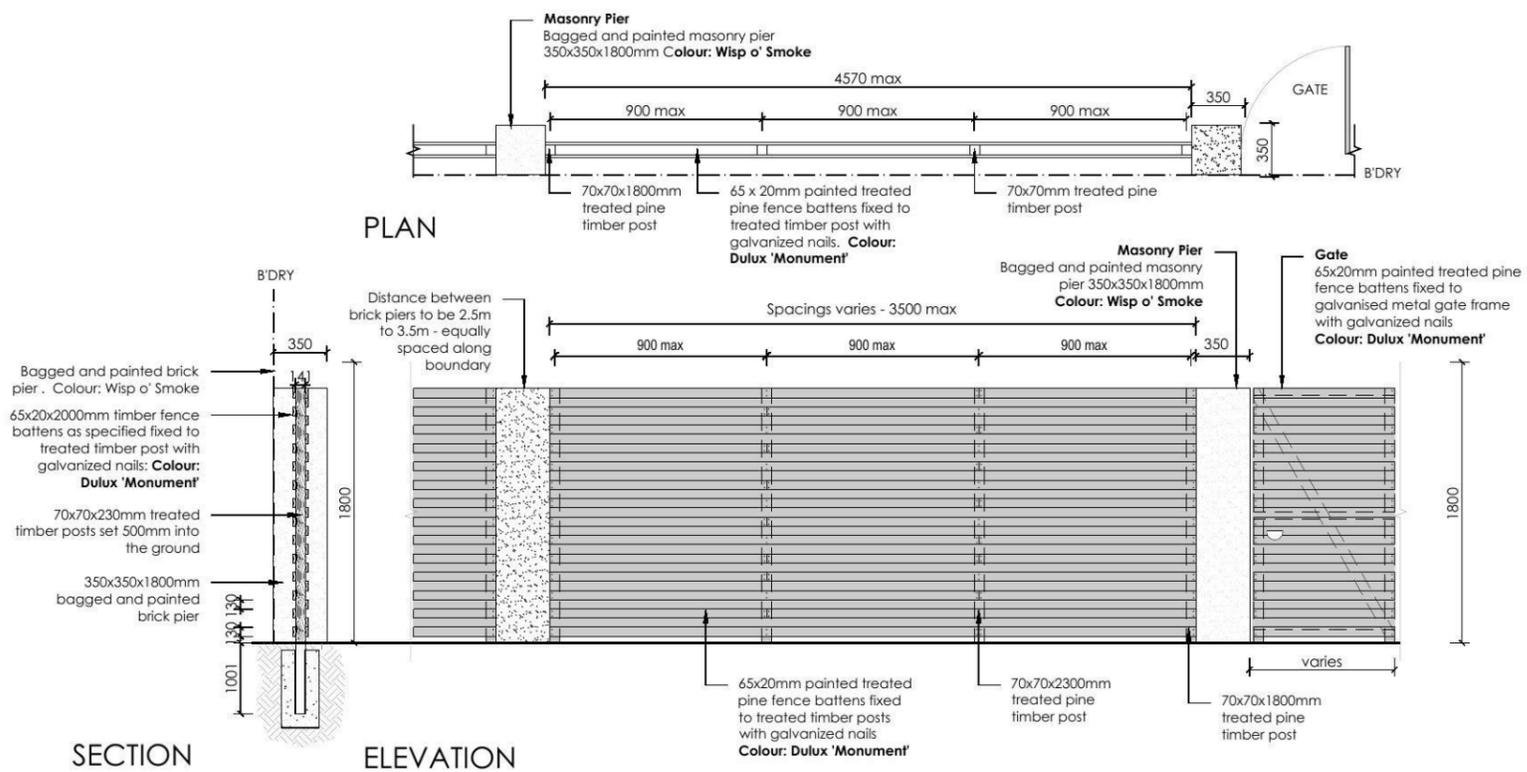
DATE: **14-04-14**

REVISION: **B**





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



8 FENCE TYPE 2a - Secondary Street Fencing
 1:50 Typical detail

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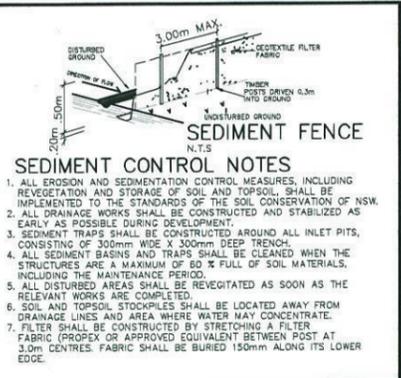
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DRAWING: LANDSCAPE PLAN			
SCALE: 1:100 @ A3	ISSUE: DA	SHEET: 04	
DRAWN: RS	CHECK: RS	DATE: 14-04-14	REVISION: B



SIMMONS LANE

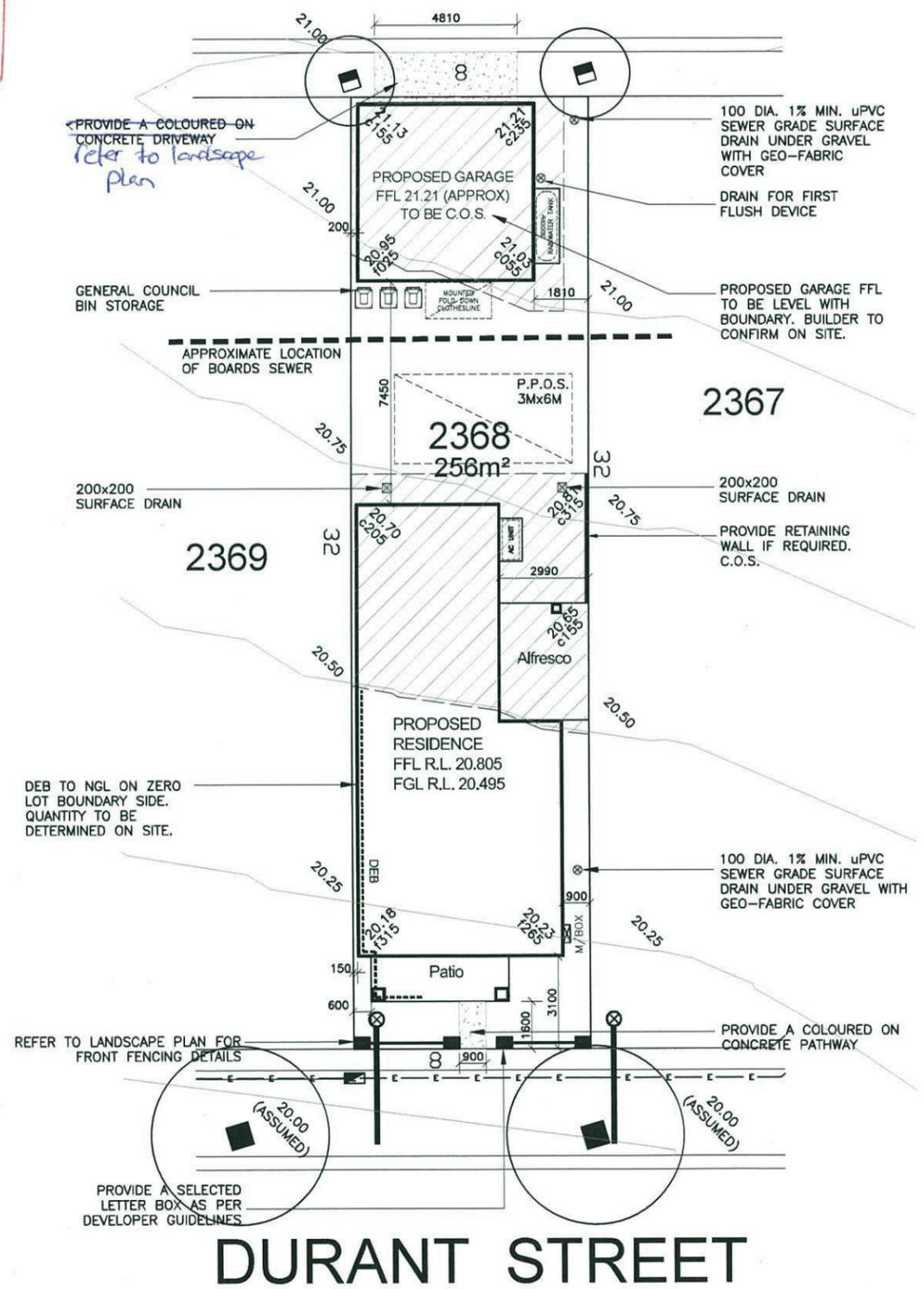
GENERAL NOTES:

- 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.



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

- 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



DEVELOPER ASSUMED CONTOURS USED. BUILDER TO CONFIRM LEVELS ON SITE

AREAS	
SITE:	256m²
GROUND FLOOR:	89.20m²
FIRST FLOOR:	81.46m²
GARAGE:	35.88m²
PORCH:	6.96m²
ALFRESCO:	11.78m²
BALCONY:	6.96m²
TOTAL:	232.24m²

LANDSCAPE AREA	
SITE AREA:	256m²
TOTAL HARD SURFACE AREAS:	146.22m²
REMAINING SOFT AREA:	107.38m²
LANDSCAPE AREA:	41.9%
MINIMUM REQUIRED BY COUNCIL:	N.A.%

P.O.S. AREA 81.43m² (35.1%)

FLOOR SPACE RATIO 66.7%



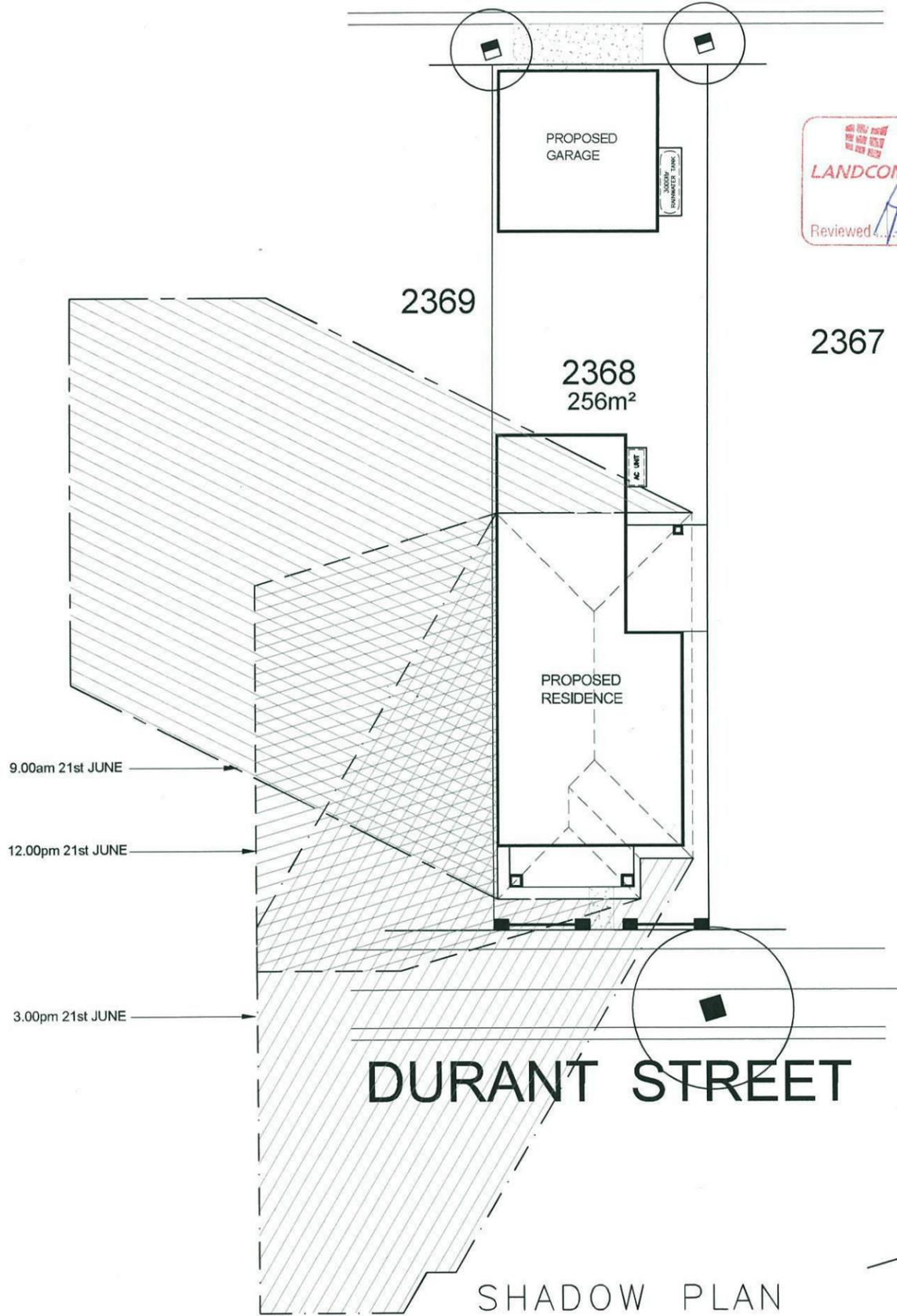
Product: 8.0m PRODUCT Parcel 12 Facade (b) Rear Loaded Garage	Client: Zac Homes	Dwg Title: Site Plan	Sheet: A3	Scale: 1:200	A 22.04.14 COUNCIL SUBMISSION	E.G.	
	Site Address: LOT 2368 D.P. 1171491 DURANT STREET, THORNTON	Date: 22.04.2014	Sheet No.: 1	Issue: A			
	Council: PENRITH COUNCIL	Job No.: 214022					

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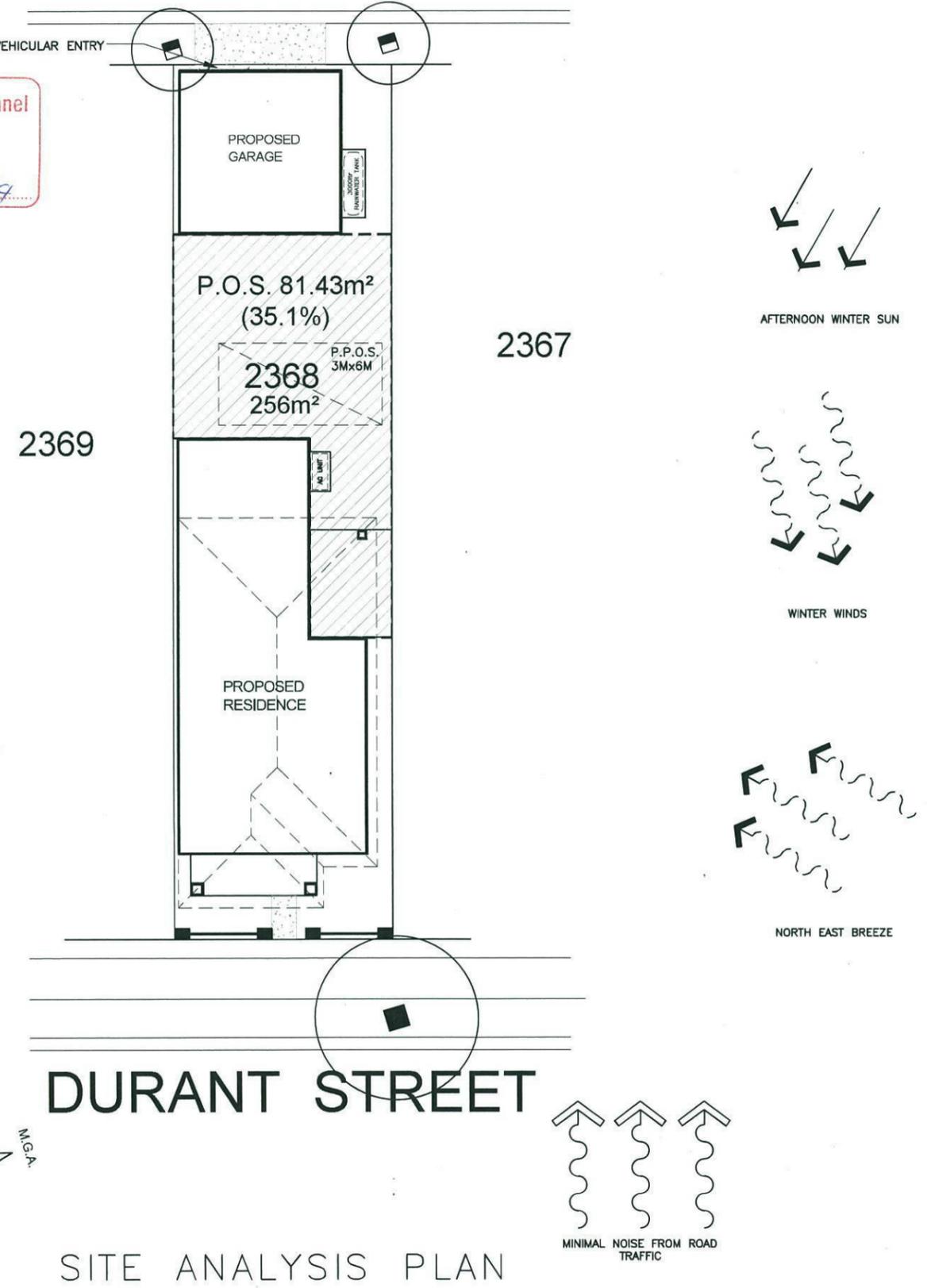
SIMMONS LANE

VEHICULAR ENTRY

Thorton Design Review Panel
 LANDCOM
 Reviewed: *Asco A* Date: *5/5/14*



SHADOW PLAN



SITE ANALYSIS PLAN



Product:
8.0m PRODUCT
 Parcel 12
 Facade (b)
 Rear Loaded Garage

Client:
Zac Homes
 Site Address:
 LOT 2368 D.P. 1171491
 DURANT STREET,
 THORNTON

Dwg Title:
SHADOWS & SITE ANALYSIS
 Date:
 22.04.2014
 Council:
 PENRITH COUNCIL

Sheet:
 A3
 Scale:
 1:200
 Sheet No.
 1A
 Issue:
 A
 Job No:
214022

A	22.04.14	COUNCIL SUBMISSION	E.G.

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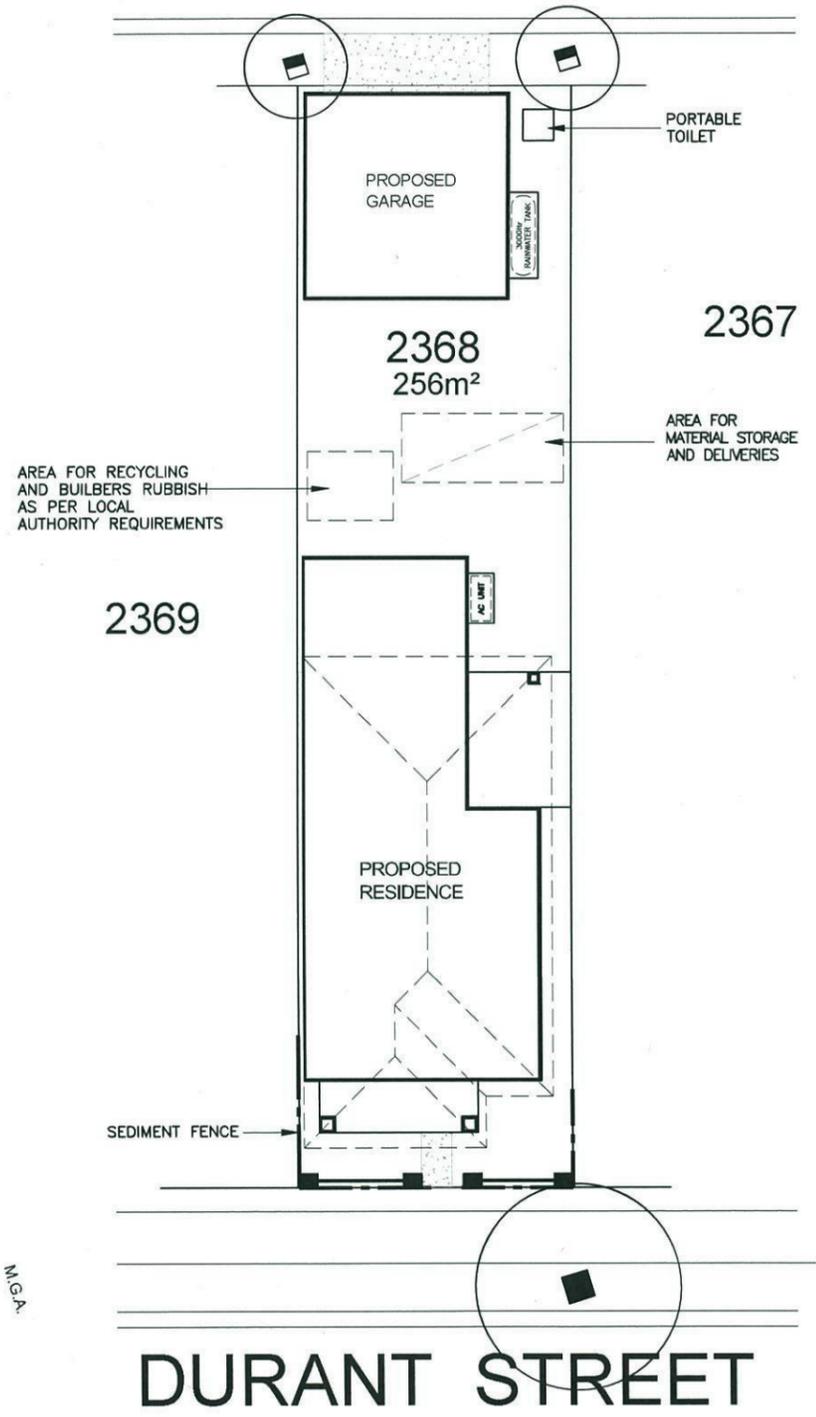
SEDIMENT CONTROL NOTES

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 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.

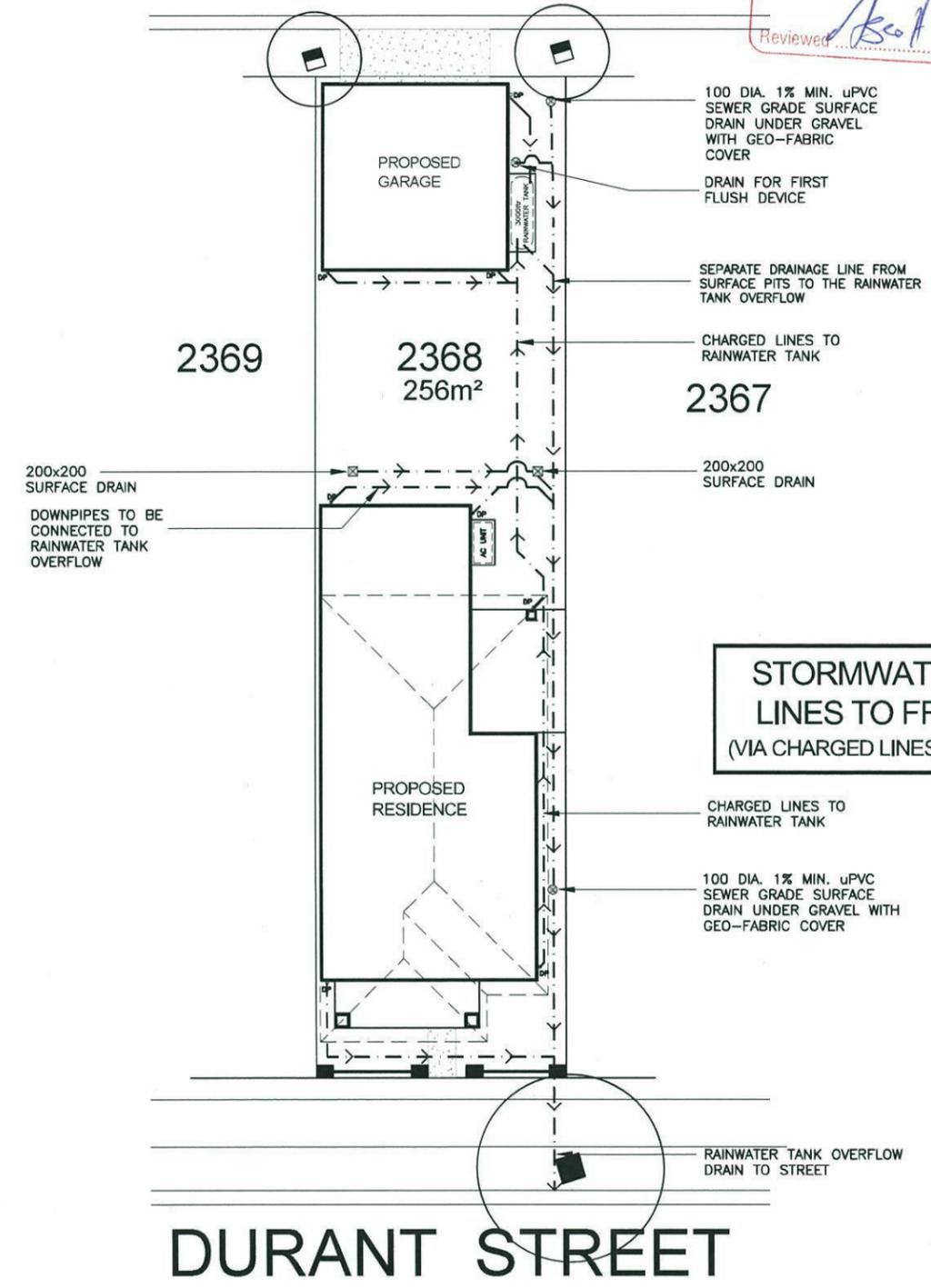
SIMMONS LANE

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 LANDCOM
 Reviewed: *Asst* Date: *5/5/14*



SITE MANAGEMENT PLAN



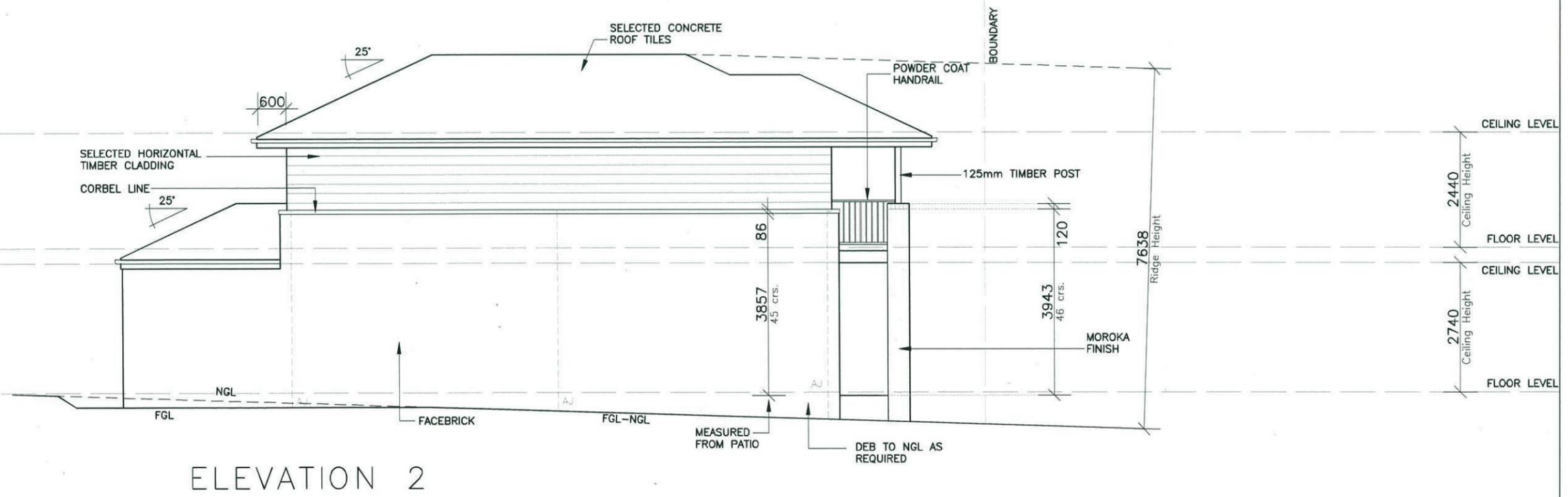
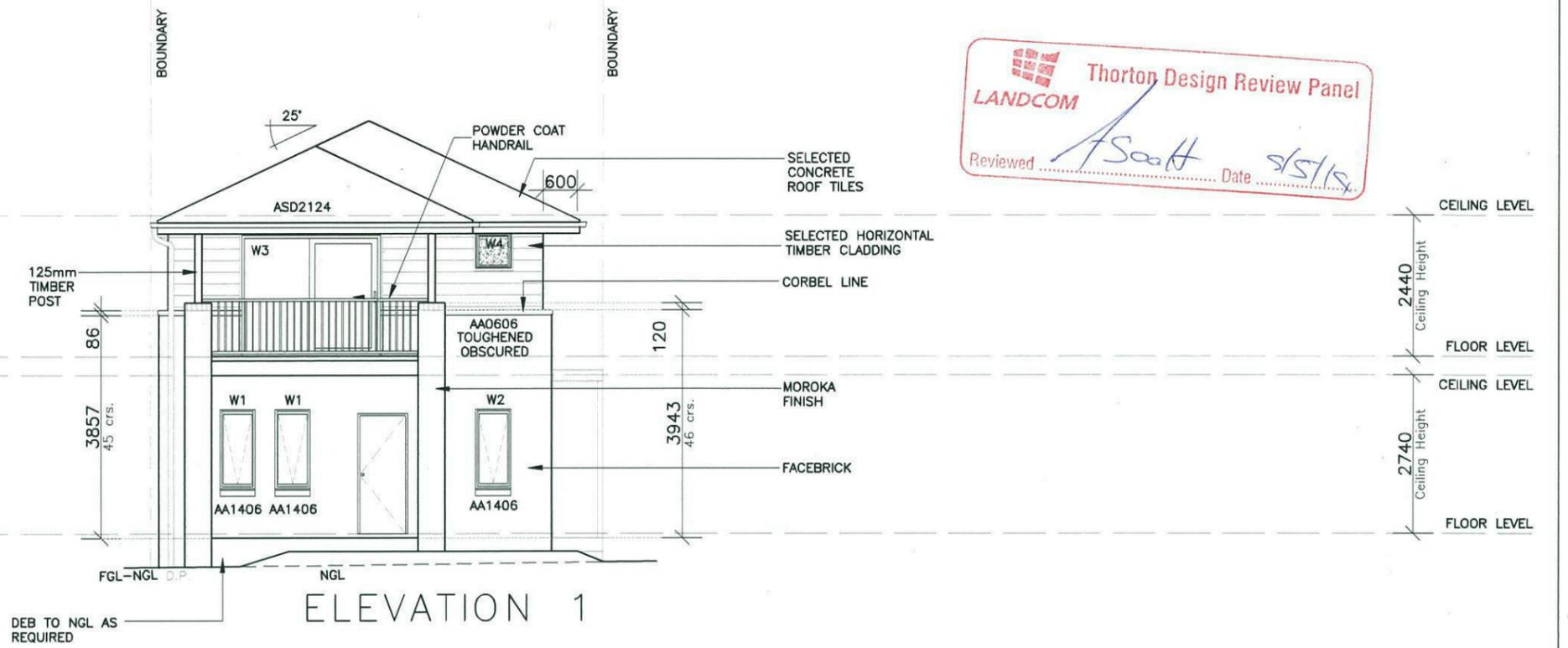
STORMWATER PLAN

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



Product: 8.0m PRODUCT Parcel 12 Facade (b) Rear Loaded Garage	Client: Zac Homes	Dwg Title: SITE MANAGEMENT & STORMWATER PLAN	Sheet: A3	Scale: 1:200	A	22.04.14	COUNCIL SUBMISSION	E.G.
	Site Address: LOT 2368 D.P. 1171491 DURANT STREET, THORNTON	Date: 22.04.2014	Sheet No.: 1B	Issue: A				
	Council: PENRITH COUNCIL	Job No.: 214022						

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Product:
8.0m PRODUCT
 Parcel 12
 Facade (b)
 Rear Loaded Garage

Client:
Zac Homes
 Site Address:
 LOT 2368 D.P. 1171491
 DURANT STREET,
 THORNTON

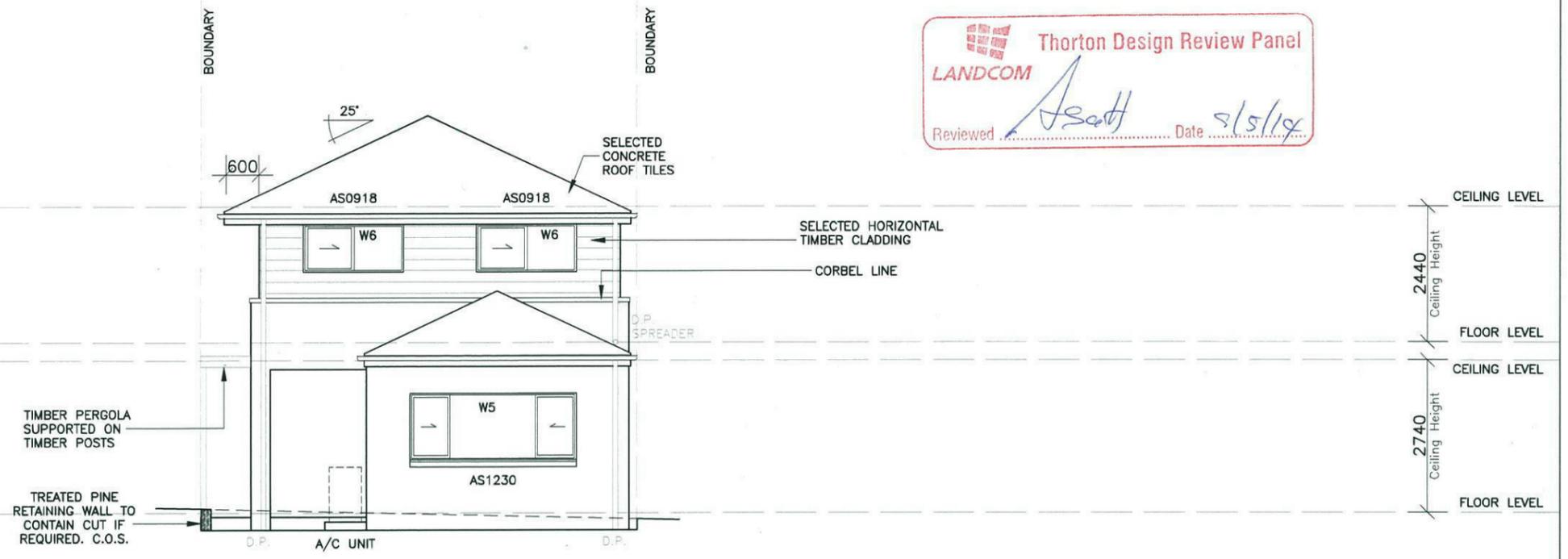
Dwg Title:
ELEVATIONS
 Date:
 22.04.2014
 Council:
PENRITH COUNCIL

Sheet:
A3
 Sheet No.
 4
 Job No:
214022

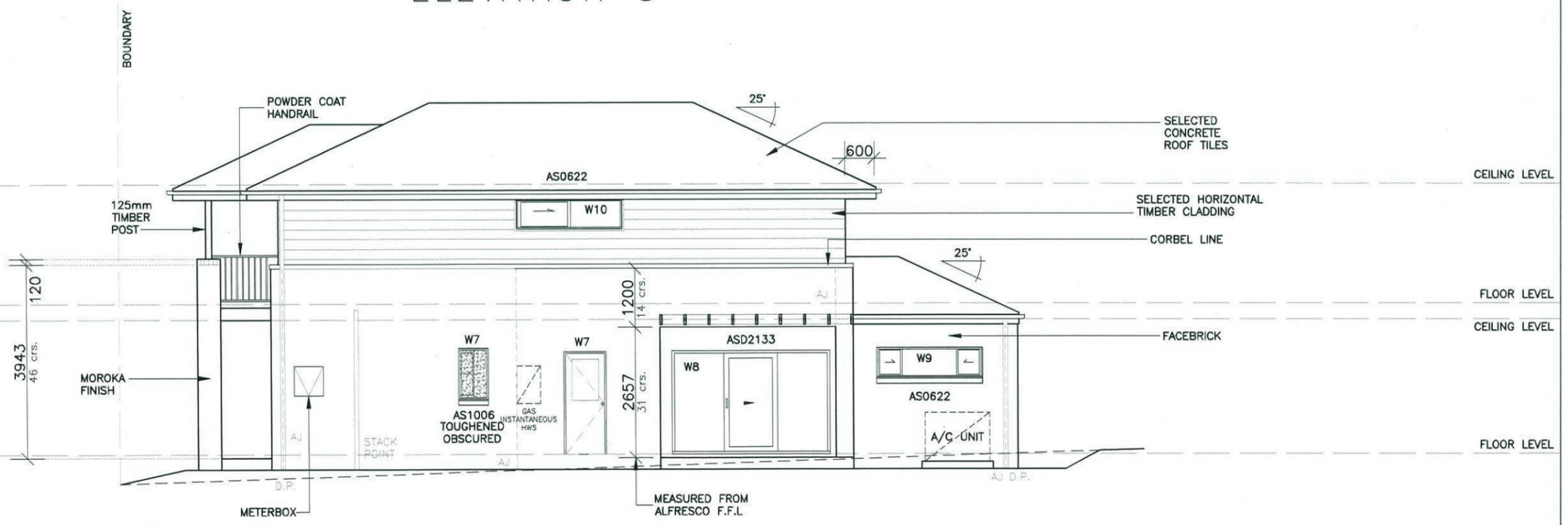
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ELEVATION 3



ELEVATION 4



Product:
8.0m PRODUCT
 Parcel 12
 Facade (b)
 Rear Loaded Garage

Client:
Zac Homes
 Site Address:
 LOT 2368 D.P. 1171491
 DURANT STREET,
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Dwg Title:
ELEVATIONS
 Date:
 22.04.2014
 Council:
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Sheet:
 A3
 Scale:
 1:100
 Sheet No.
 5
 Issue:
 A
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Area m²
BUILDER**

2.43

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4.63

0.00

Total area

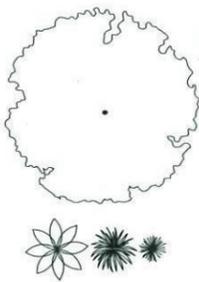
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Proposed groundcovers and grasses - refer to plant schedule



Existing levels



Proposed levels



Proposed Top Of Wall levels



Boundary



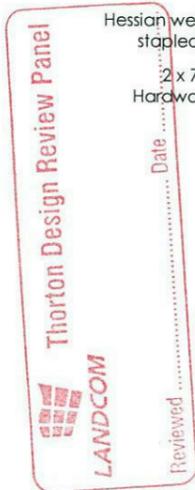
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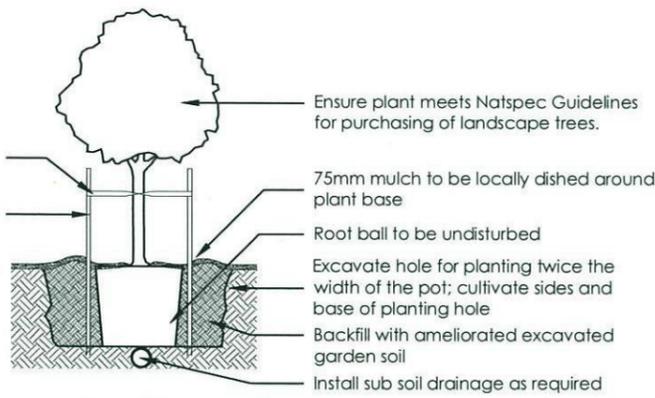
Existing contours



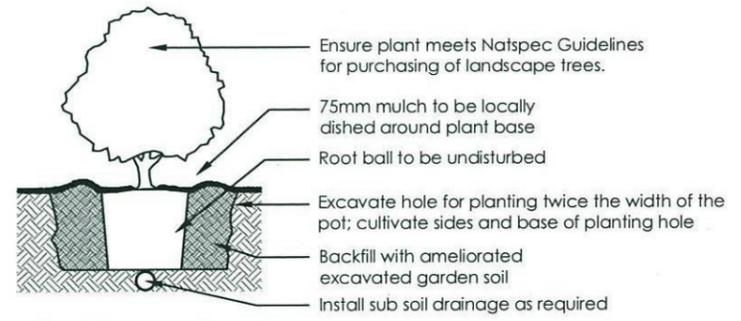
Hessian webbing ties stapled to stakes
2 x 75 x 75mm Hardwood stakes

Date

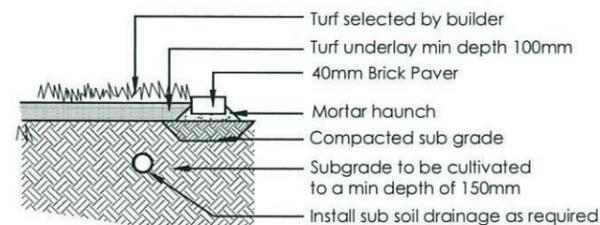
Reviewed



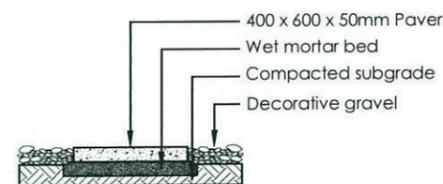
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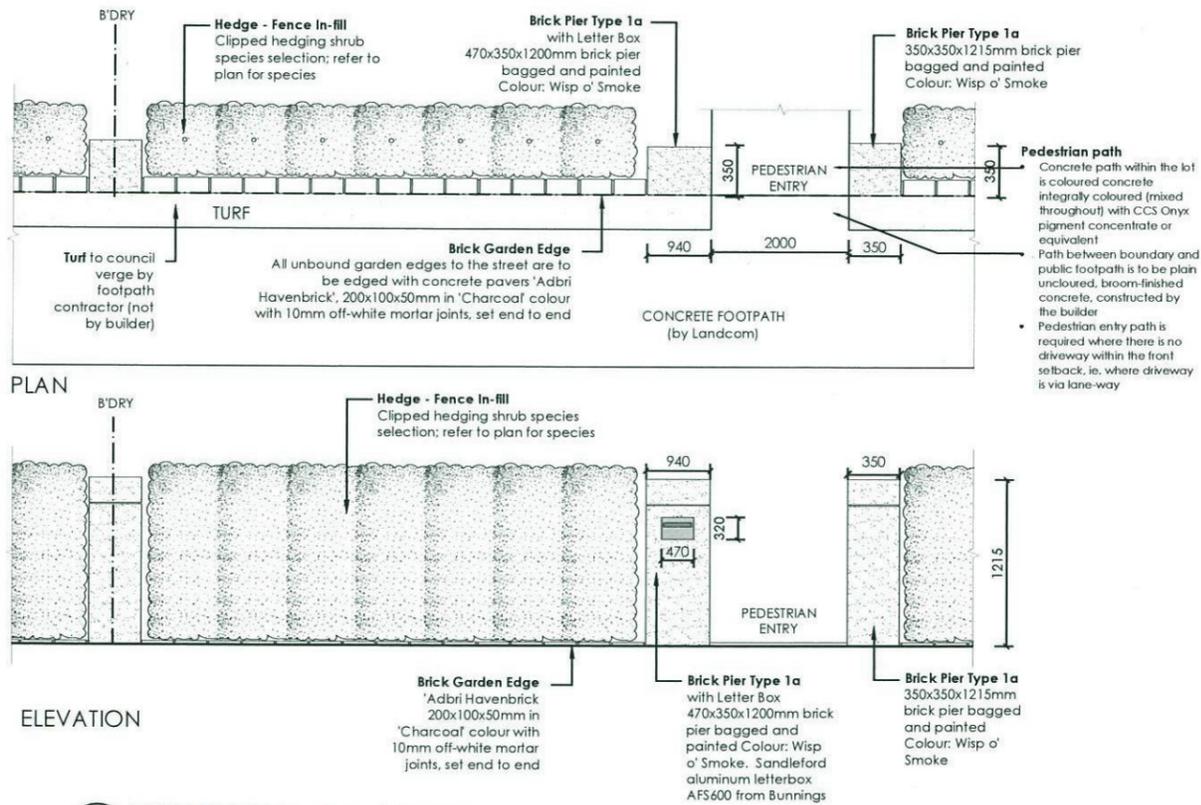


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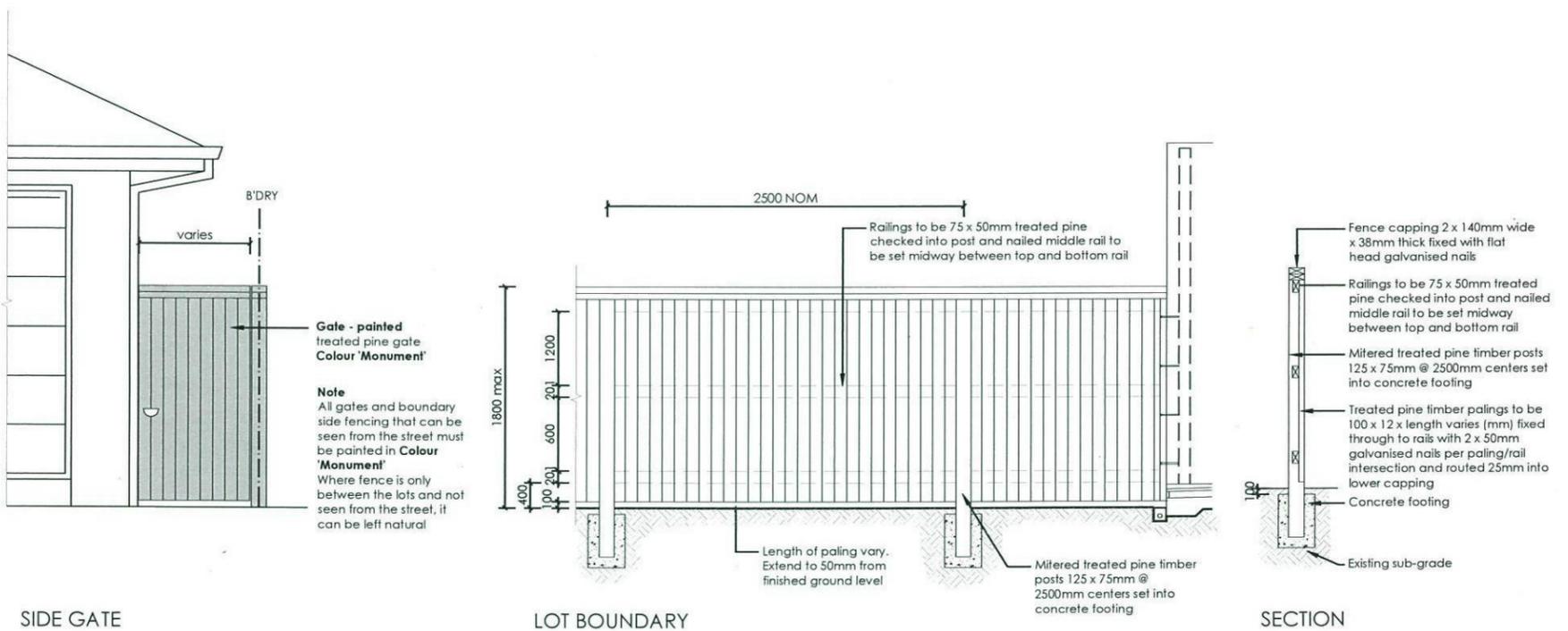
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 LANDCOM
 Reviewed Date 5/5/19
 [Signature]



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 1:50 Typical detail



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 1:50 Typical detail

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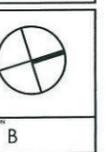
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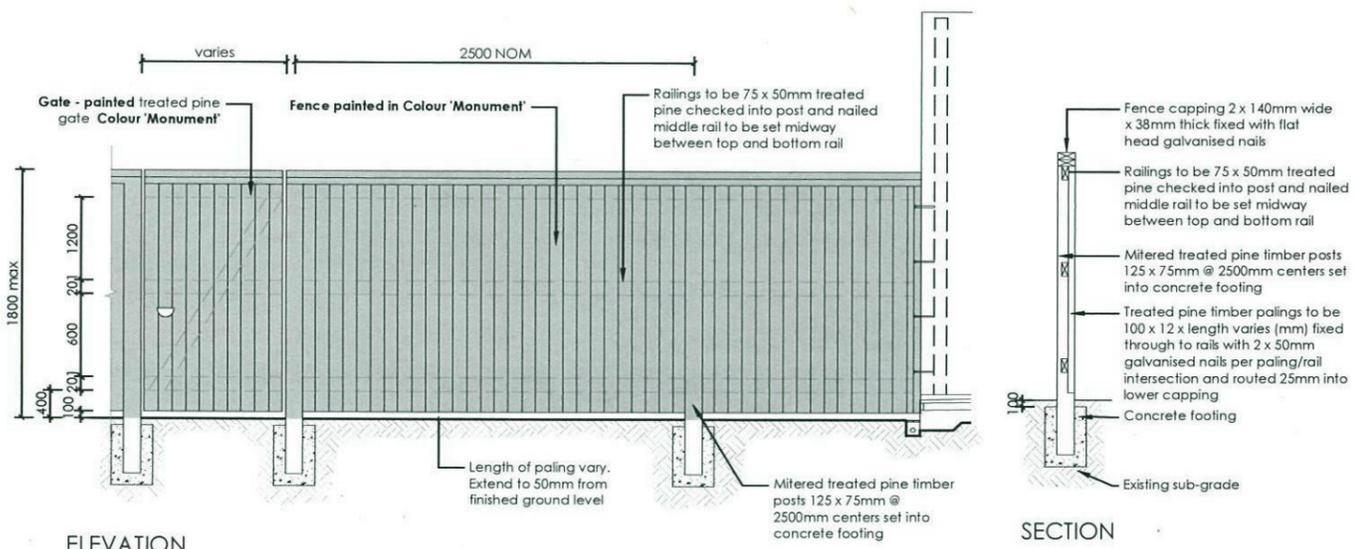
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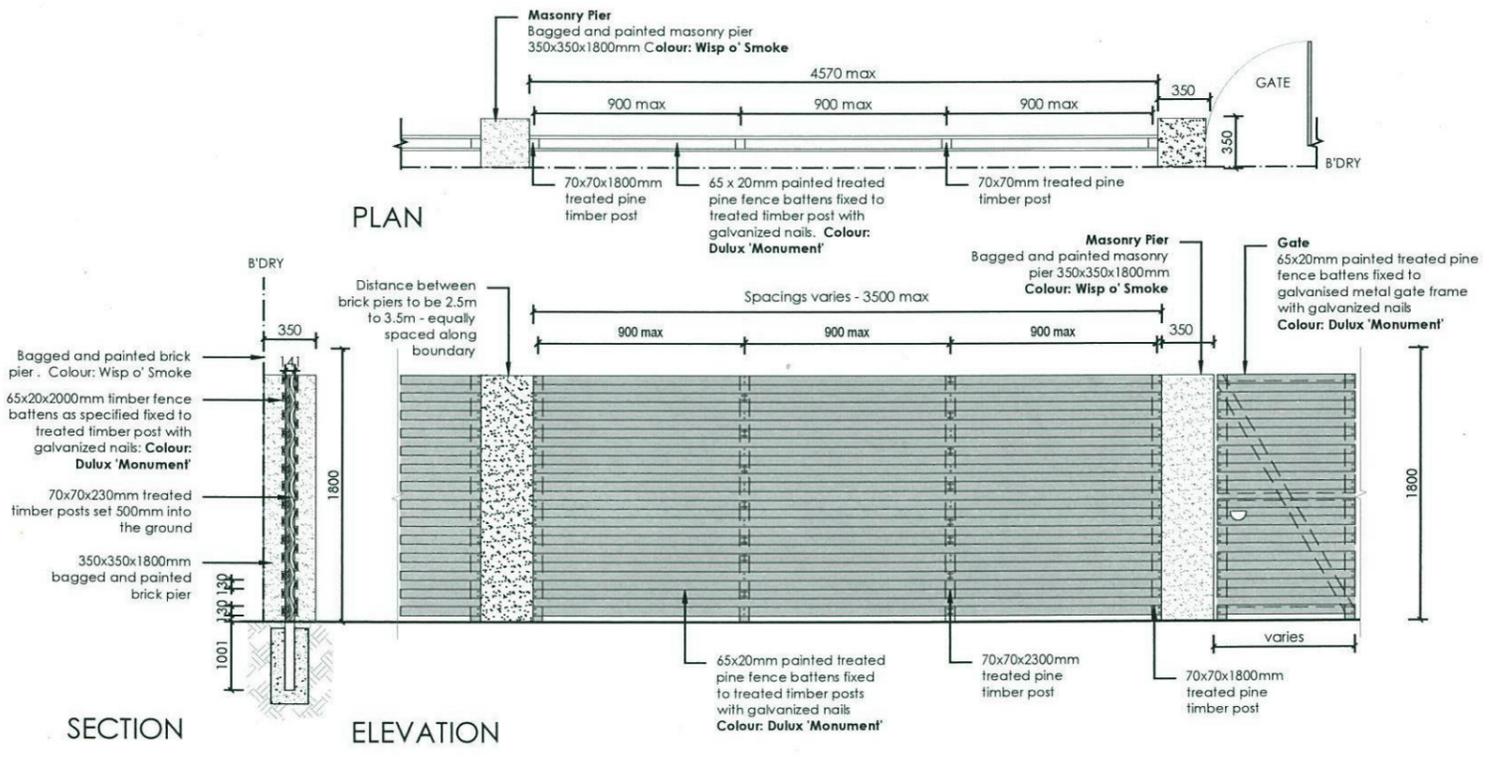
NEW RESIDENCE			
LANDSCAPE PLAN			
SCALE	DATE	REV	NO
1:100 @ A3	DA		03
DESIGN	CHECK	DATE	REVISION
RS	RS	14-04-14	B



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



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



8 FENCE TYPE 2a - Secondary Street Fencing
 1:50
 Typical detail

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE FOR CLIENT REVIEW	RS	BT	06-04-14
B	ISSUE DA PLANS	RS	RS	14-04-14

ecodesign
 outdoor living environments
 PO Box 8136, Baulkham Hills NSW 2153
 Ph: (02) 9680 7712 Fax: (02) 9680 7705
 Email: info@ecodesign.com.au
 Website: www.ecodesign.com.au
 Member of the Australian Institute of Landscape Designers and Managers

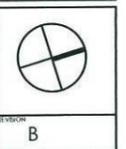
1. Do not scale from drawings
 2. Verify all measurements on site
 3. Verify ecode signs of any inconsistencies
 4. Copyright © ecodesign. All rights reserved.
 5. Drawing remains the property of ecodesign

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

PROJECT: **LOT 2368 DURANT STREET, PENRITH**

CLIENT: **ZAC HOMES**

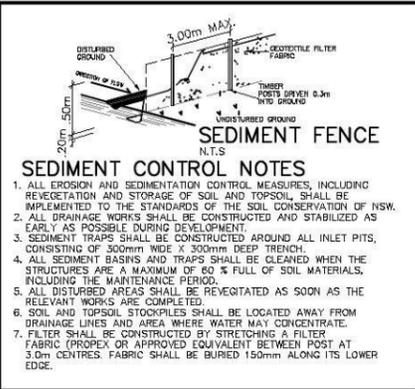
PROJECT: NEW RESIDENCE			
DRAWING: LANDSCAPE PLAN			
SCALE: 1:100 @ A3	DATE: DA	SHEET: 04	
REVISION: RS	CHECK: RS	DATE: 14-04-14	DESIGN: B



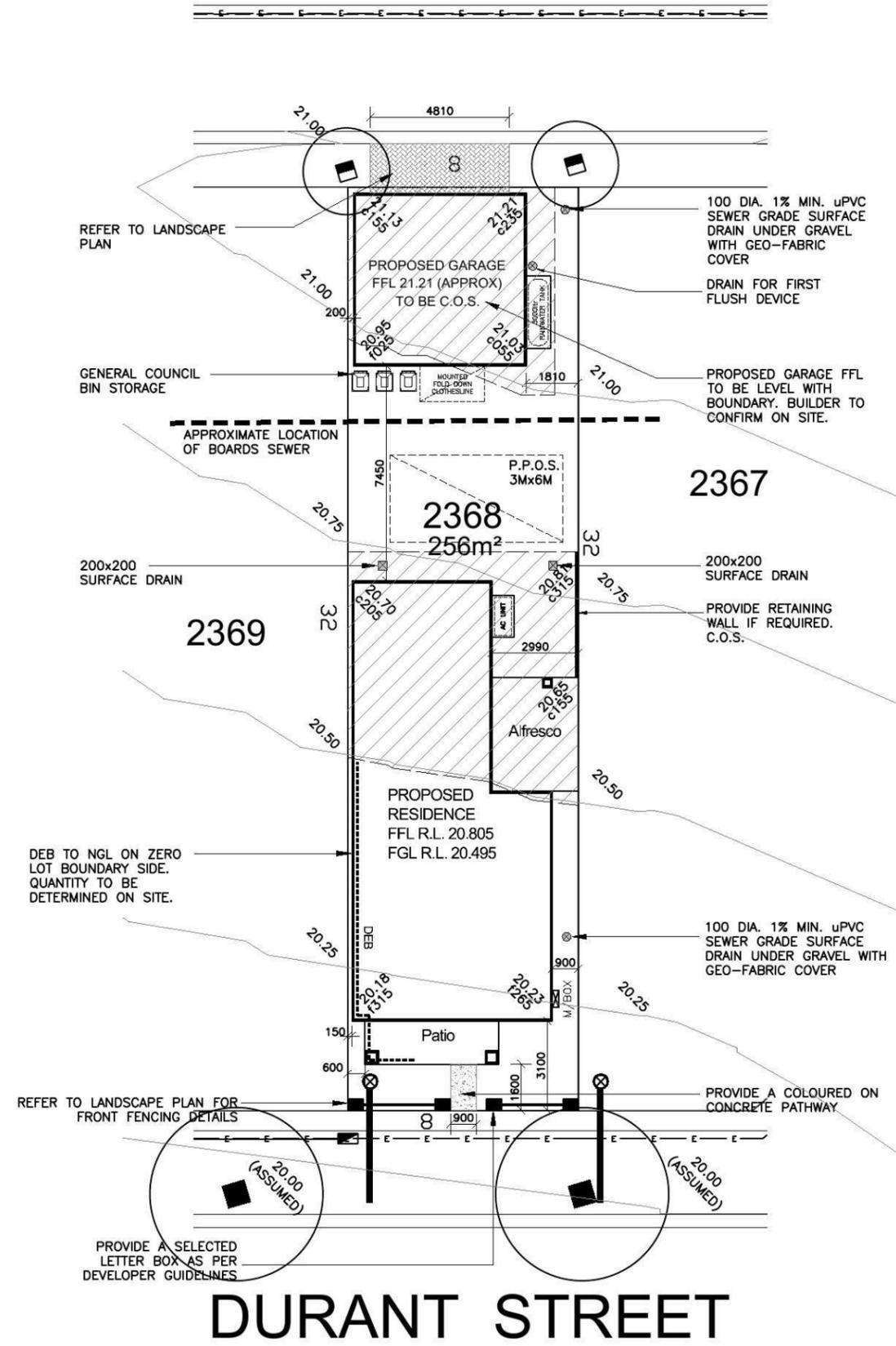
SIMMONS LANE

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.



- 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



DEVELOPER ASSUMED CONTOURS USED. BUILDER TO CONFIRM LEVELS ON SITE

AREAS	
SITE:	256m ²
GROUND FLOOR:	89.20m ²
FIRST FLOOR:	81.46m ²
GARAGE:	35.88m ²
PORCH:	6.96m ²
ALFRESCO:	11.78m ²
BALCONY:	6.96m ²
TOTAL:	232.24m ²

LANDSCAPE AREA	
SITE AREA:	256m ²
TOTAL HARD SURFACE AREAS:	146.22m ²
REMAINING SOFT AREA:	107.38m ²
LANDSCAPE AREA:	41.9%
MINIMUM REQUIRED BY COUNCIL:	N.A.%

P.O.S. AREA 81.43m² (35.1%)

FLOOR SPACE RATIO 66.7%



Product:
8.0m PRODUCT Parcel 12 Facade (b) Rear Loaded Garage

Client:
Zac Homes

Site Address:
LOT 2368 D.P. 1171491 DURANT STREET, THORNTON

Dwg Title:
Site Plan

Date:
22.04.2014

Council:
PENRITH COUNCIL

Sheet:
A3

Scale:
1:200

Sheet No.
1

Issue:
B

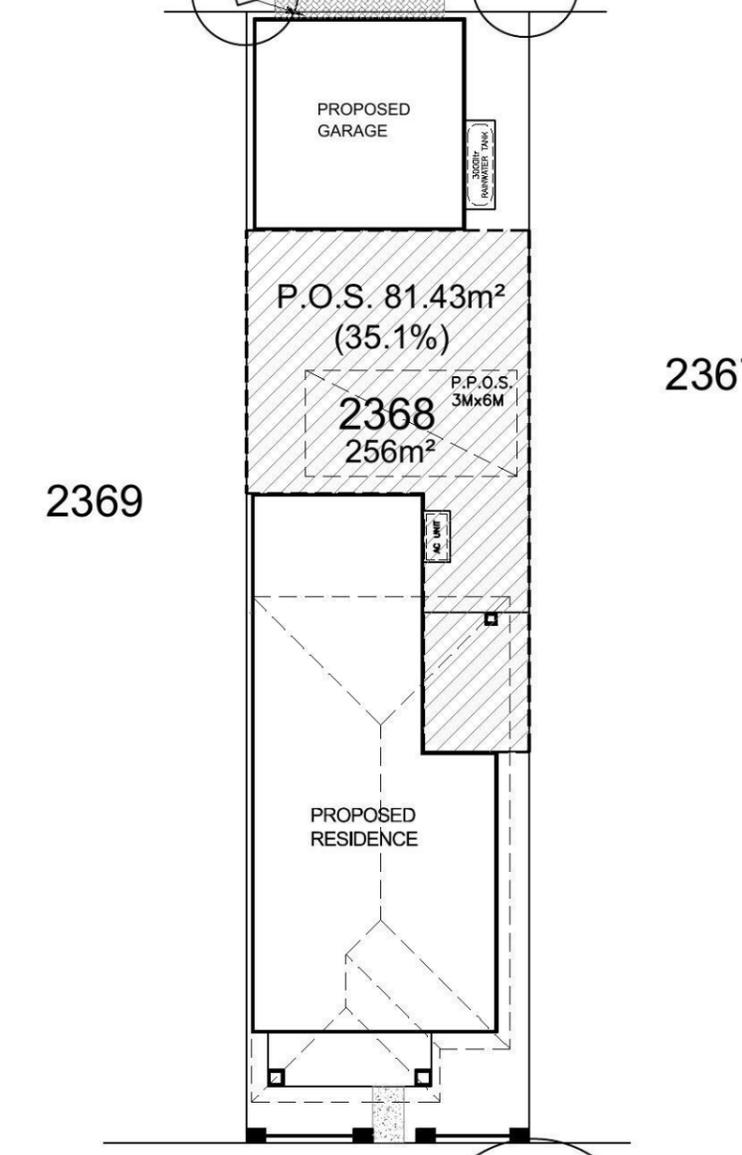
Job No.
214022

A	22.04.14	COUNCIL SUBMISSION	E.G.
B	13.05.14	AMENDED DRIVEWAY FINISH TO SUIT LANDSCAPE PLAN	E.G.

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SIMMONS LANE

VEHICULAR ENTRY



DURANT STREET

SITE ANALYSIS PLAN

2369

2368
256m²

2367

PROPOSED RESIDENCE

PROPOSED GARAGE

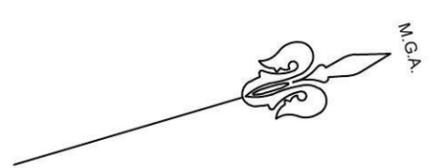
9.00am 21st JUNE

12.00pm 21st JUNE

3.00pm 21st JUNE

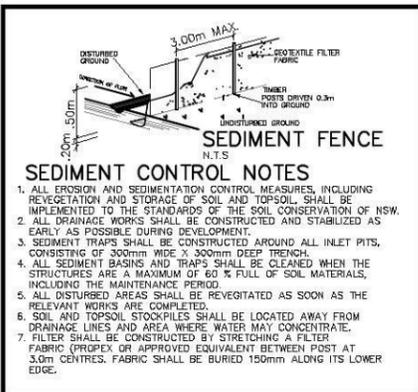
DURANT STREET

SHADOW PLAN



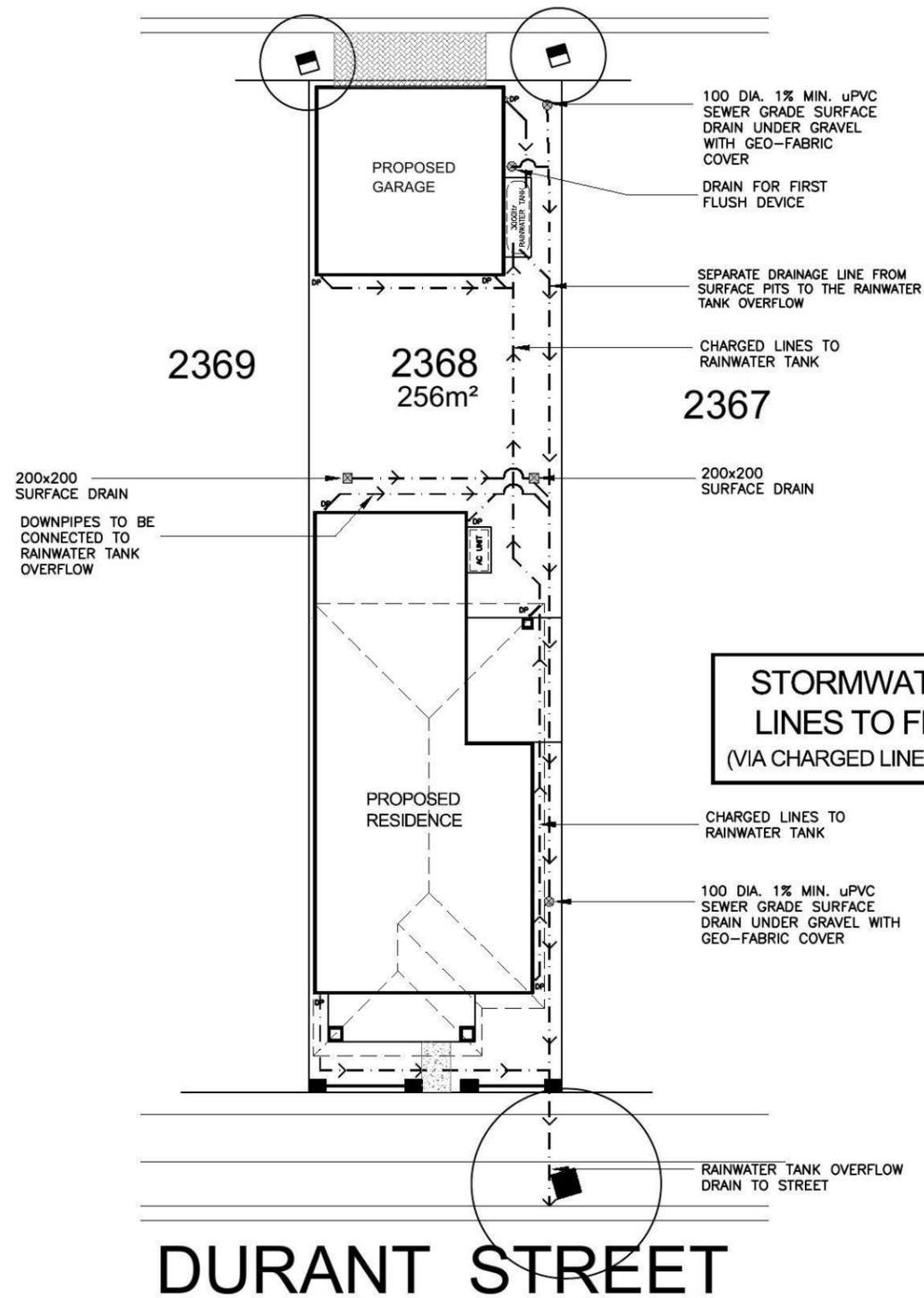
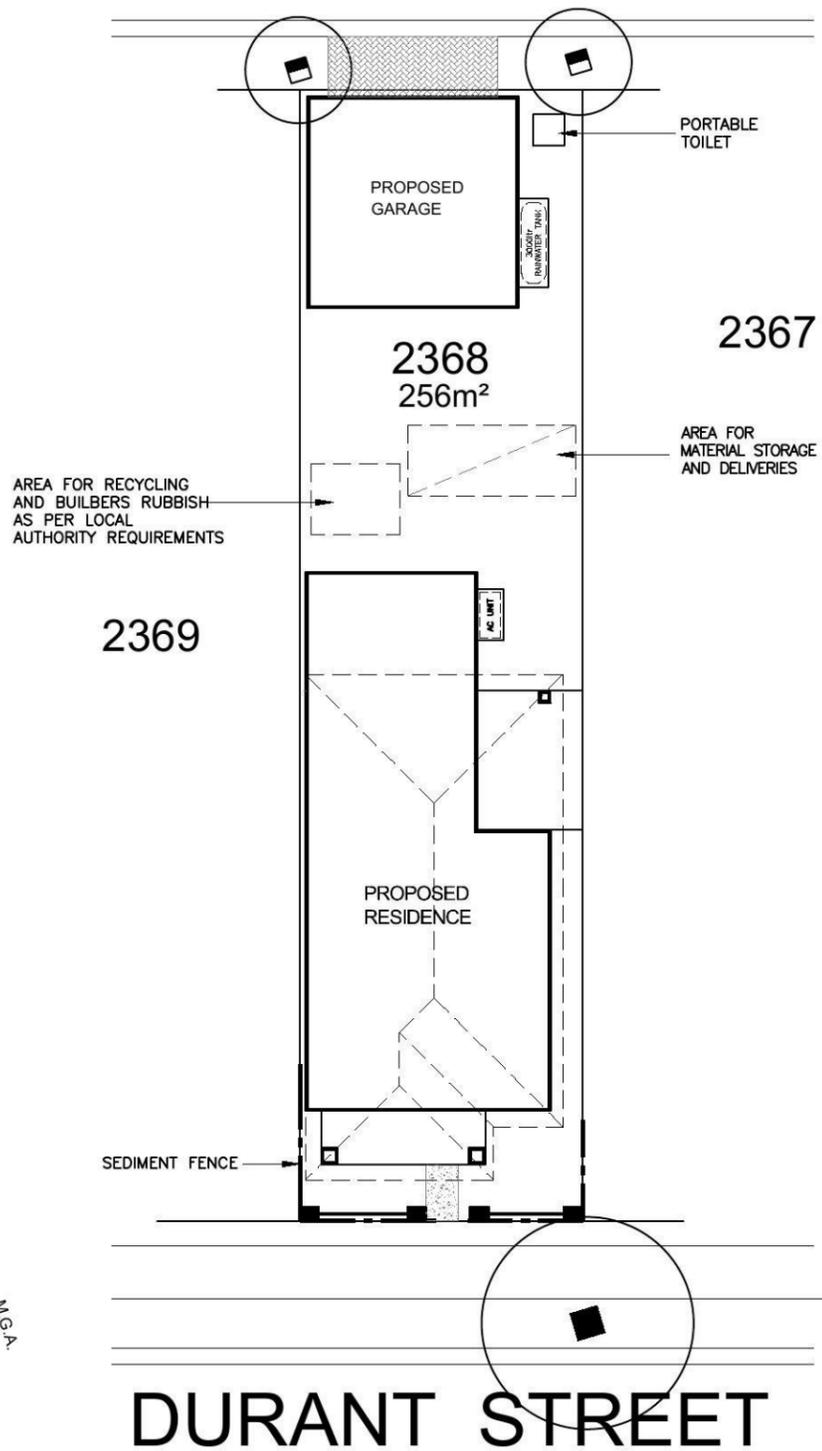
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	Site Address: LOT 2368 D.P. 1171491 DURANT STREET, THORNTON	Date: 22.04.2014	Sheet No.: 1A	Issue: B	
	Council: PENRITH COUNCIL	Job No.: 214022			

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SIMMONS LANE

SIMMONS LANE



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

SITE MANAGEMENT PLAN

STORMWATER PLAN



Product:
8.0m PRODUCT Parcel 12 Facade (b) Rear Loaded Garage

Client:
Zac Homes

Site Address:
LOT 2368 D.P. 1171491
DURANT STREET,
THORNTON

Dwg Title:
SITE MANAGEMENT & STORMWATER PLAN

Date:
22.04.2014

Council:
PENRITH COUNCIL

Sheet:
A3

Scale:
1:200

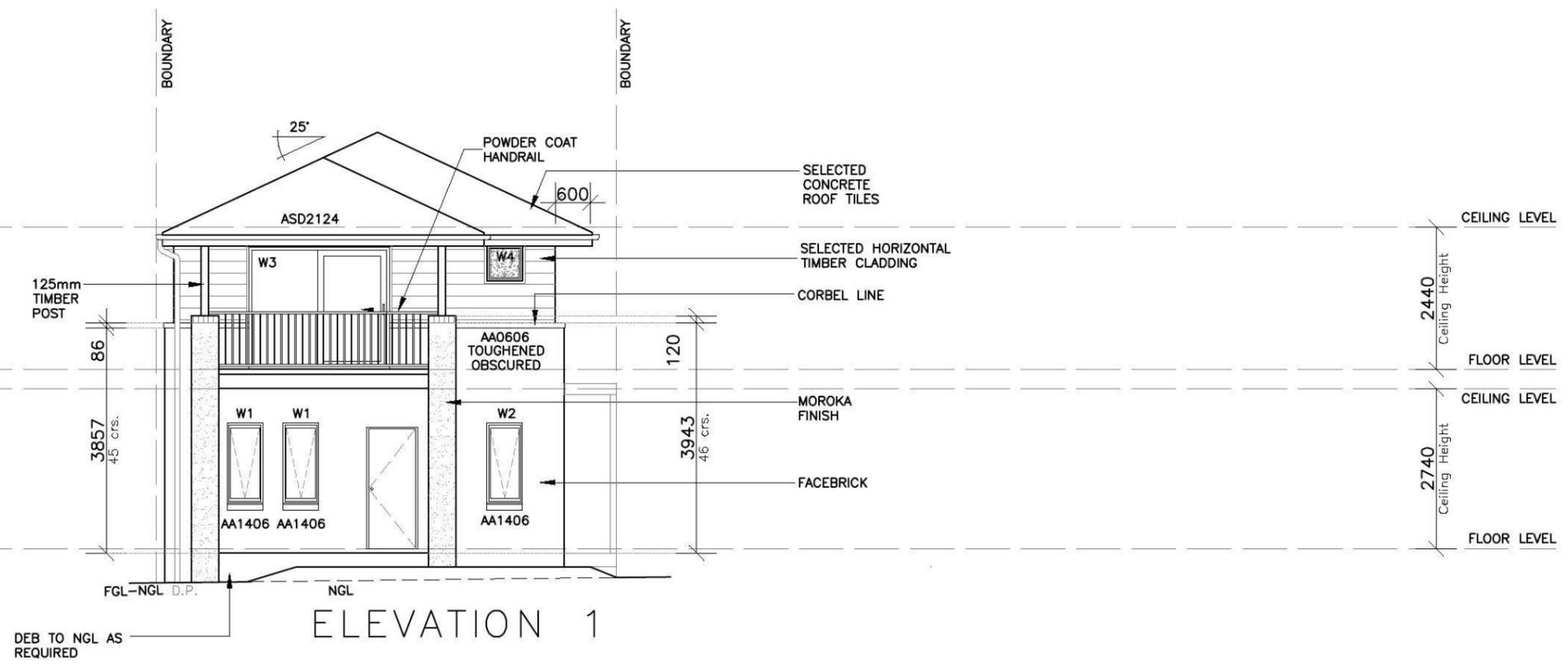
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Issue:
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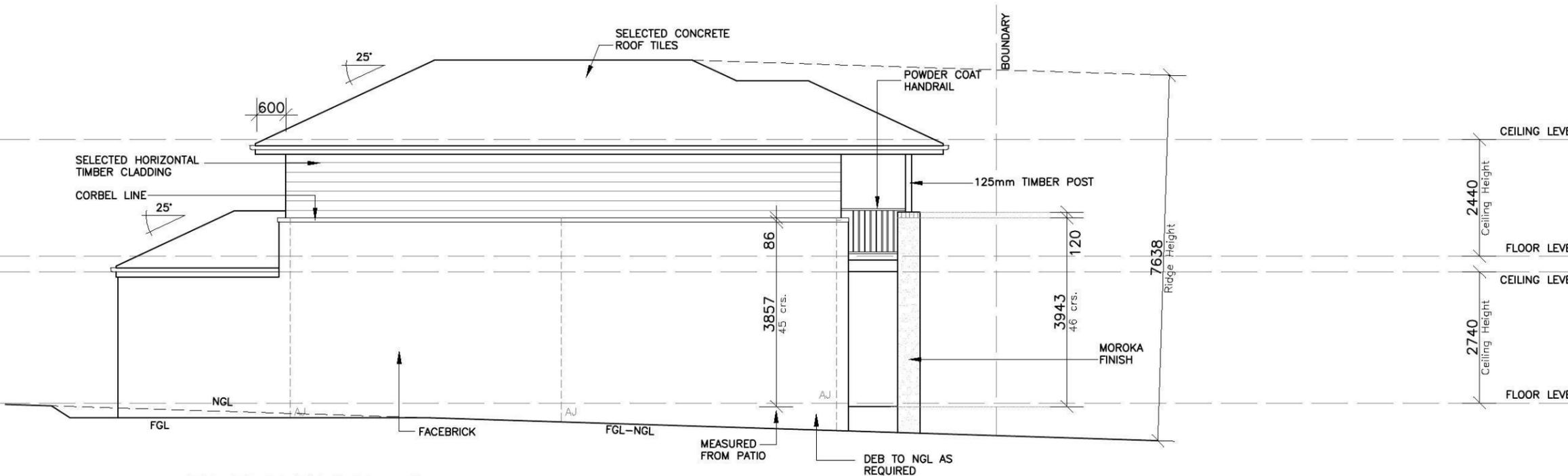
Job No:
214022

A	22.04.14	COUNCIL SUBMISSION	E.G.
B	13.05.14	AMENDED DRIVEWAY FINISH TO SUIT LANDSCAPE PLAN	E.G.

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ELEVATION 1



ELEVATION 2



Product:
8.0m PRODUCT
 Parcel 12
 Facade (b)
 Rear Loaded Garage

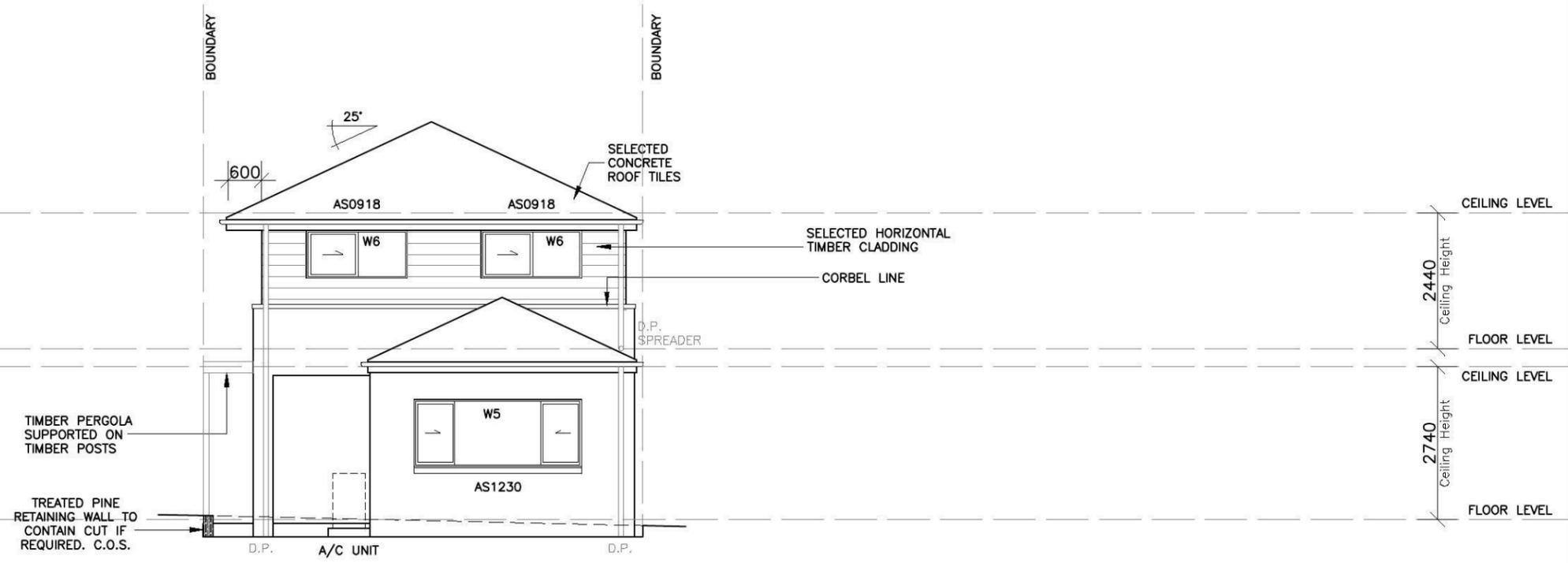
Client:
Zac Homes
 Site Address:
 LOT 2368 D.P. 1171491
 DURANT STREET,
 THORNTON

Dwg Title:
ELEVATIONS
 Date:
 22.04.2014
 Council:
 PENRITH COUNCIL

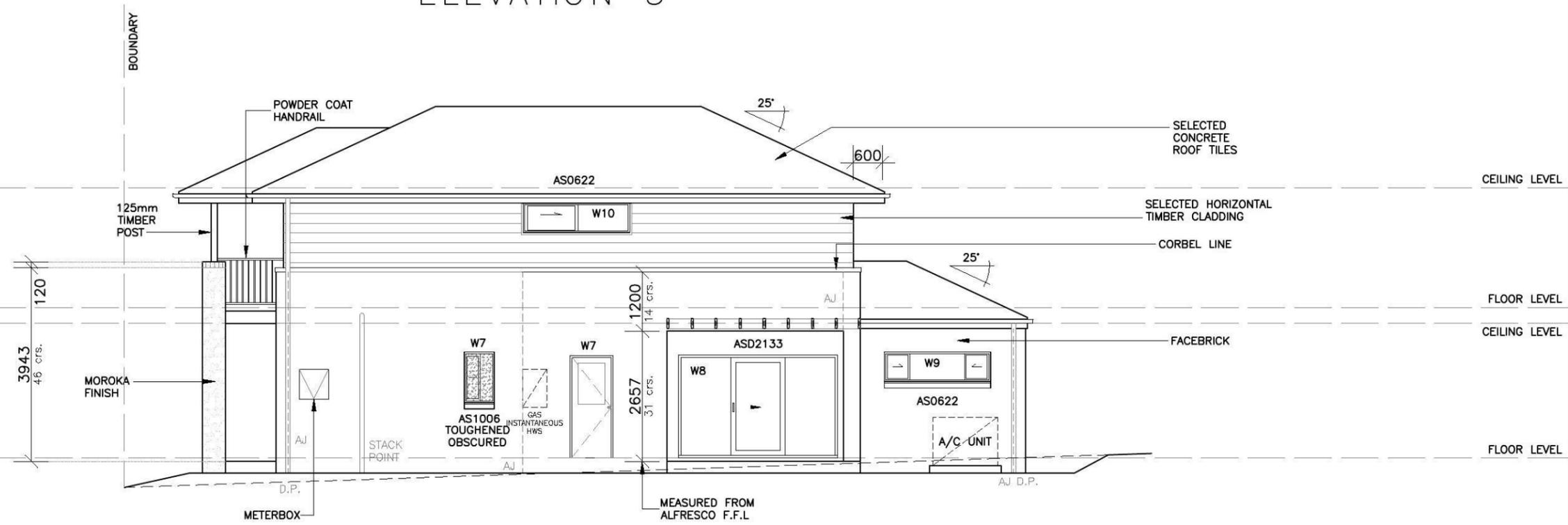
Sheet:
A3
 Sheet No.
 4
 Job No:
214022

A	22.04.14	COUNCIL SUBMISSION	E.G.
B	13.05.14	AMENDED DRIVEWAY FINISH TO SUIT LANDSCAPE PLAN	E.G.

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ELEVATION 3



ELEVATION 4



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	Site Address: LOT 2368 D.P. 1171491 DURANT STREET, THORNTON	Date: 22.04.2014	Sheet No.: 5	Issue: B	
	Council: PENRITH COUNCIL	Job No.: 214022			

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