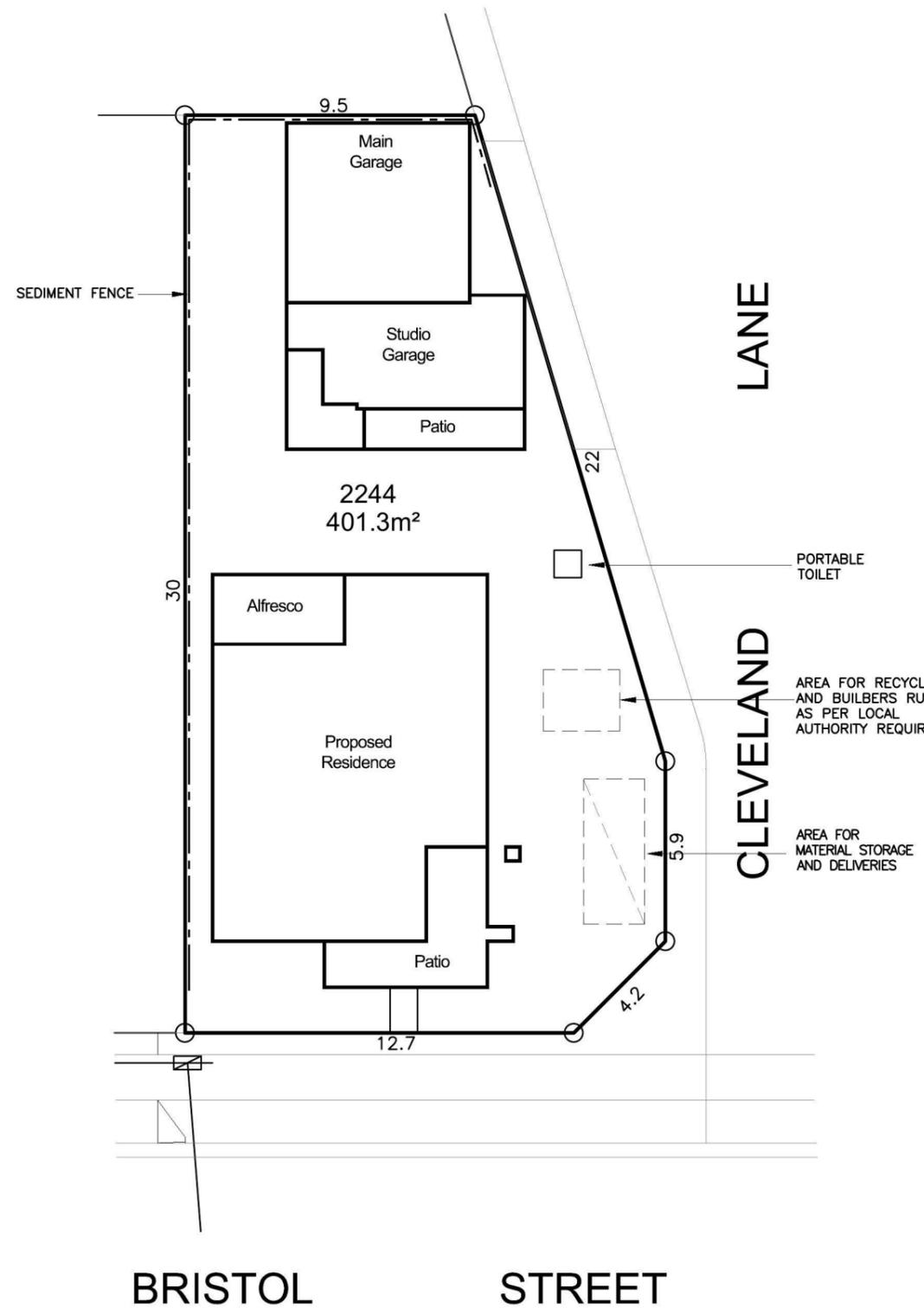
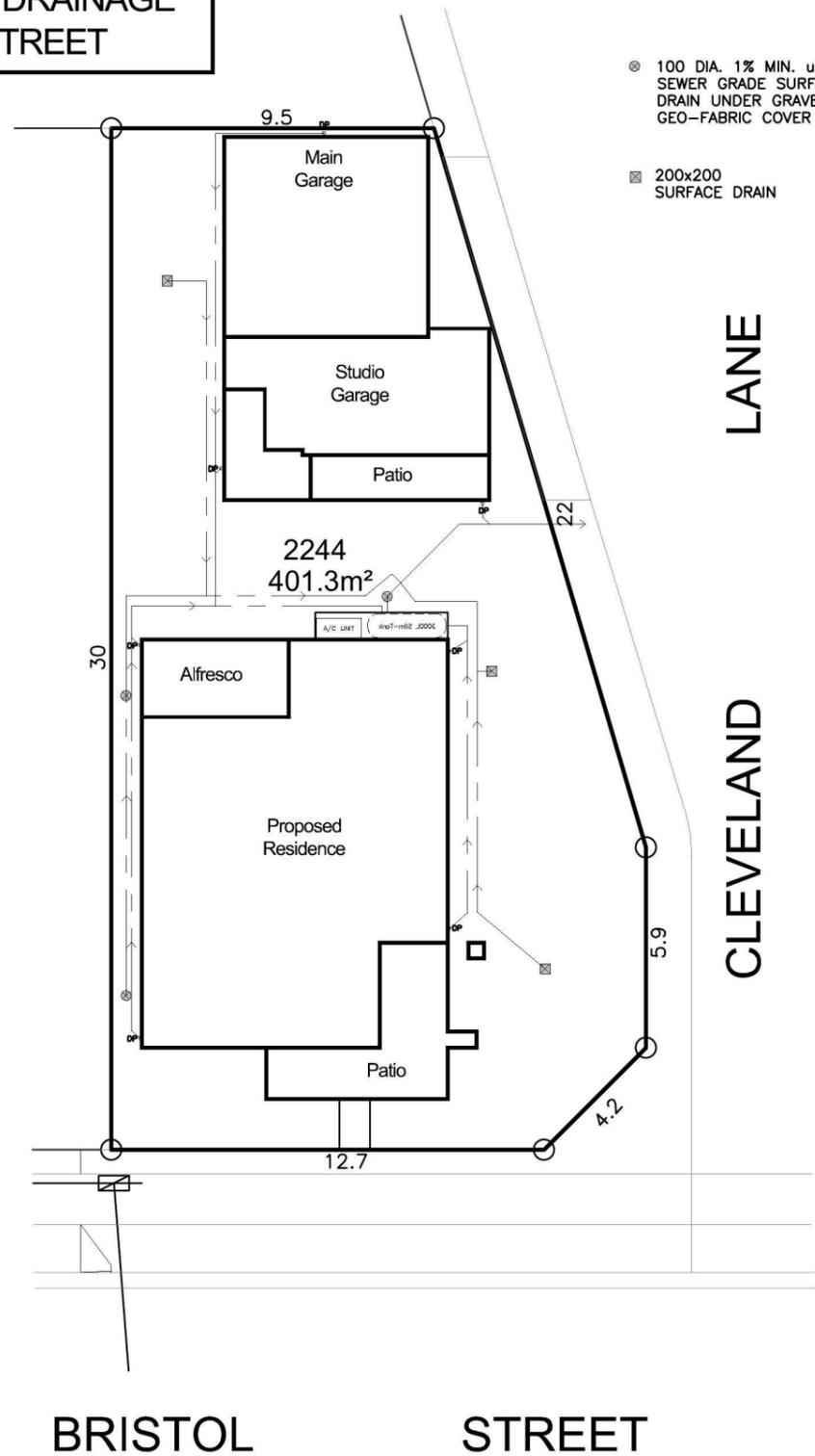


STORMWATER DRAINAGE LINES TO STREET



SEDIMENT FENCE
N.T.S.

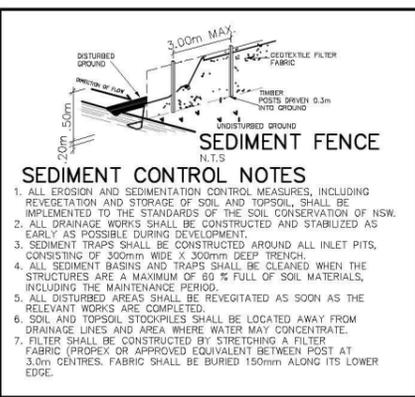
SEDIMENT CONTROL NOTES

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.

STORMWATER & SITE MANAGEMENT PLAN



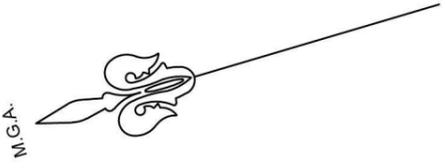
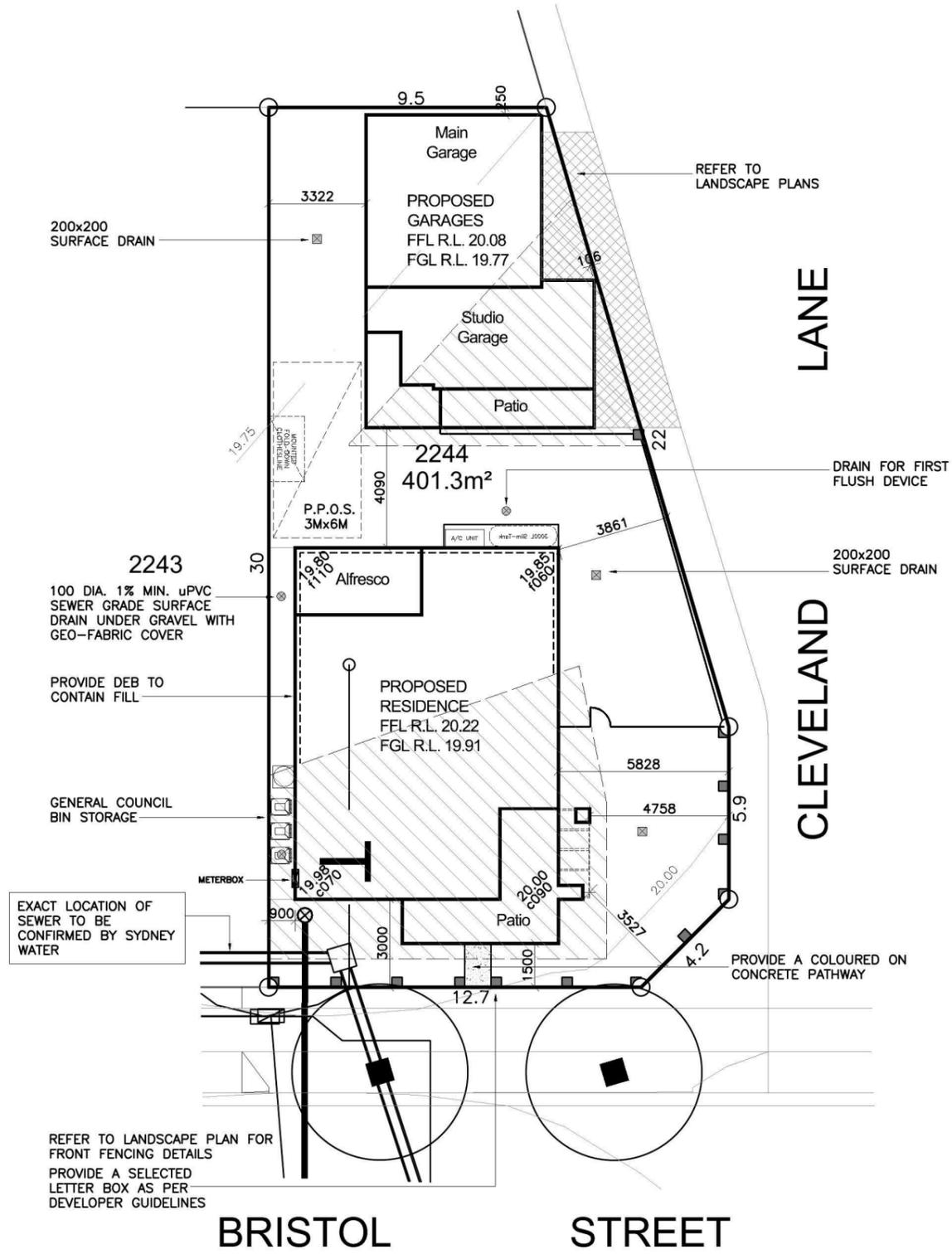
Product: Dwelling + Studio Custom Facade Rear Loaded Garage	Client: ZAC HOMES	Dwg Title: STORMWATER & SITE MANAGEMENT	Sheet: A3	Scale: 1:200	ISSUE	DATE	DESCRIPTION	DRAWN
		Date: 05.05.14	Sheet No. 1B	Issue: B	A	05.05.14	DA ISSUE	S.G.
Site Address: LOT 2244 CRN OF BRISTOL STREET AND CLEVELAND LANE, THORNTON	Council: PENRITH COUNCIL	Job No: 214013			B	15.05.14	AMENDED DRIVEWAY TO SUIT LANDSCAPE PLANS	E.G.



- SEDIMENT CONTROL NOTES**
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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.



AREAS - MAIN DWELLING	
SITE: Lot 2244	401.3m ²
GROUND FLOOR:	91.76m ²
FIRST FLOOR:	107.79m ²
PORCH:	14.57m ²
ALFRESCO:	9.85m ²
BALCONY:	10.66m ²
TOTAL:	236.83m ²

AREAS - STUDIO	
SITE: Lot 2244	401.30m ²
GROUND FLOOR:	3.71m ²
FIRST FLOOR:	63.91m ²
GARAGE [SINGLE]:	27.19m ²
GARAGE [MAIN]:	35.16m ²
PORCH:	6.93m ²
BALCONY:	9.07m ²
TOTAL:	145.97m ²

LANDSCAPE AREA	
SITE AREA:	401.30m ²
TOTAL HARD SURFACE AREAS:	200.70m ²
REMAINING SOFT AREA:	200.6m ²
LANDSCAPE AREA:	49.98%
MINIMUM REQUIRED BY COUNCIL:	N/A

P.O.S. AREA (Main) 148.98m² (37.12%)

P.O.S. AREA (Studio) 9.07m²

SITE COVERAGE 50.01%

- 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



Product:
Dwelling + Studio
Custom Facade
Rear Loaded Garage

Client:
ZAC HOMES

Site Address:
LOT 2244 CRN OF BRISTOL STREET AND CLEVELAND LANE, THORNTON

Dwg Title:
SITE PLAN

Date:
05.05.14

Council:
PENRITH COUNCIL

Sheet:
A3

Scale:
1:200

Sheet No.
1

Issue:
B

Job No:
214013

ISSUE	DATE	DESCRIPTION	DRAWN
A	05.05.14	DA ISSUE	S.G.
B	15.05.14	AMENDED DRIVEWAY TO SUIT LANDSCAPE PLANS	E.G.

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

GARAGE FLOOR LEVEL

GROUND FLOOR LEVEL

SELECTED COLORBOND FASCIA AND GUTTER

20mm HEADER CORBEL COURSE

BOUNDARY

450
EAVE O/H

SELECTED CONCRETE TILED ROOF

SELECTED APPLIED FINISH TO SHADED AREAS ONLY

SELECTED FACE BRICKWORK FINISH

SELECTED ALUMINIUM EXTERNAL WINDOWS AND DOORS

350x350mm ENGAGED BRICK PIER

W4
AS1409
TOUGHENED
OBSCURED

W4
AS1409

W3
AS1409

W3
AS1409

ELEVATION 1

FIRST FLOOR CEILING LEVEL

FIRST FLOOR CEILING LEVEL

FIRST FLOOR LEVEL

FIRST FLOOR LEVEL

GROUND FLOOR CEILING LEVEL

GROUND FLOOR CEILING LEVEL

GARAGE FLOOR LEVEL

GROUND FLOOR LEVEL

SELECTED COLORBOND FASCIA AND GUTTER

350x350mm BRICK PIER

25°

SELECTED CONCRETE ROOF

SELECTED FACE BRICKWORK FINISH

W5
AA1222

W5
AA0909

W5
AA1222

W7
AA1506

D.P.
AJ
W6
AA1509

W6
AA1522
D.P.
AJ

ELEVATION 2



Product:
Dwelling + Studio
Custom Facade
Rear Loaded Garage

Client:
ZAC HOMES
Site Address:
LOT 2244 CRN OF BRISTOL
STREET AND CLEVELAND LANE,
THORNTON

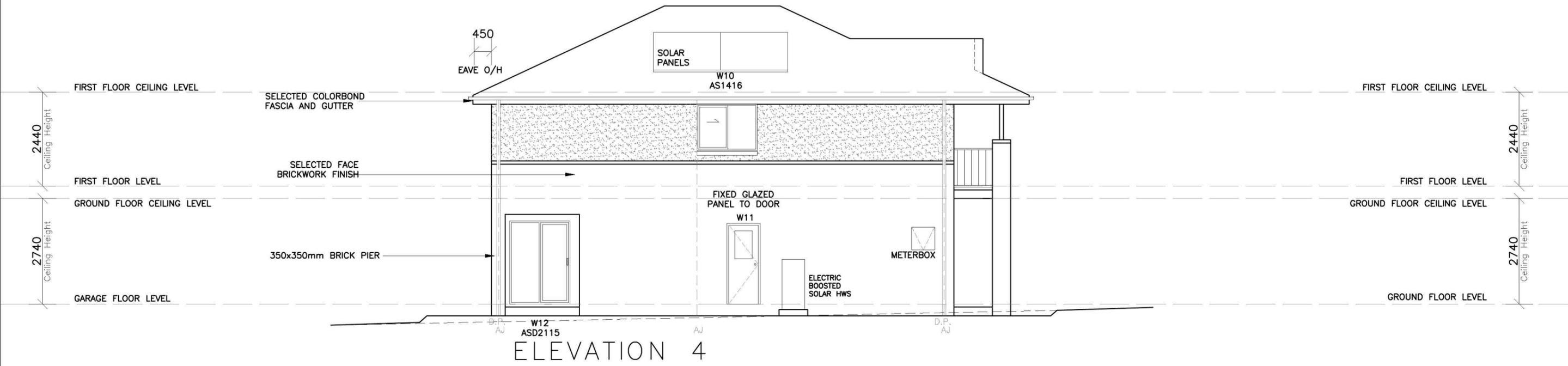
Dwg Title:
ELEVATIONS
Date:
05.05.14
Council:
PENRITH COUNCIL

Sheet:
A3
Scale:
1:100
Sheet No.
5
Issue:
B
Job No:
214013

ISSUE	DATE	DESCRIPTION	DRAWN
A	05.05.14	DA ISSUE	S.G.
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ELEVATION 3



ELEVATION 4



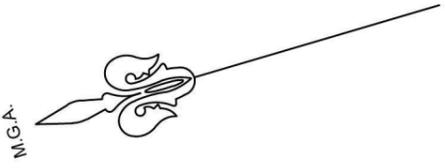
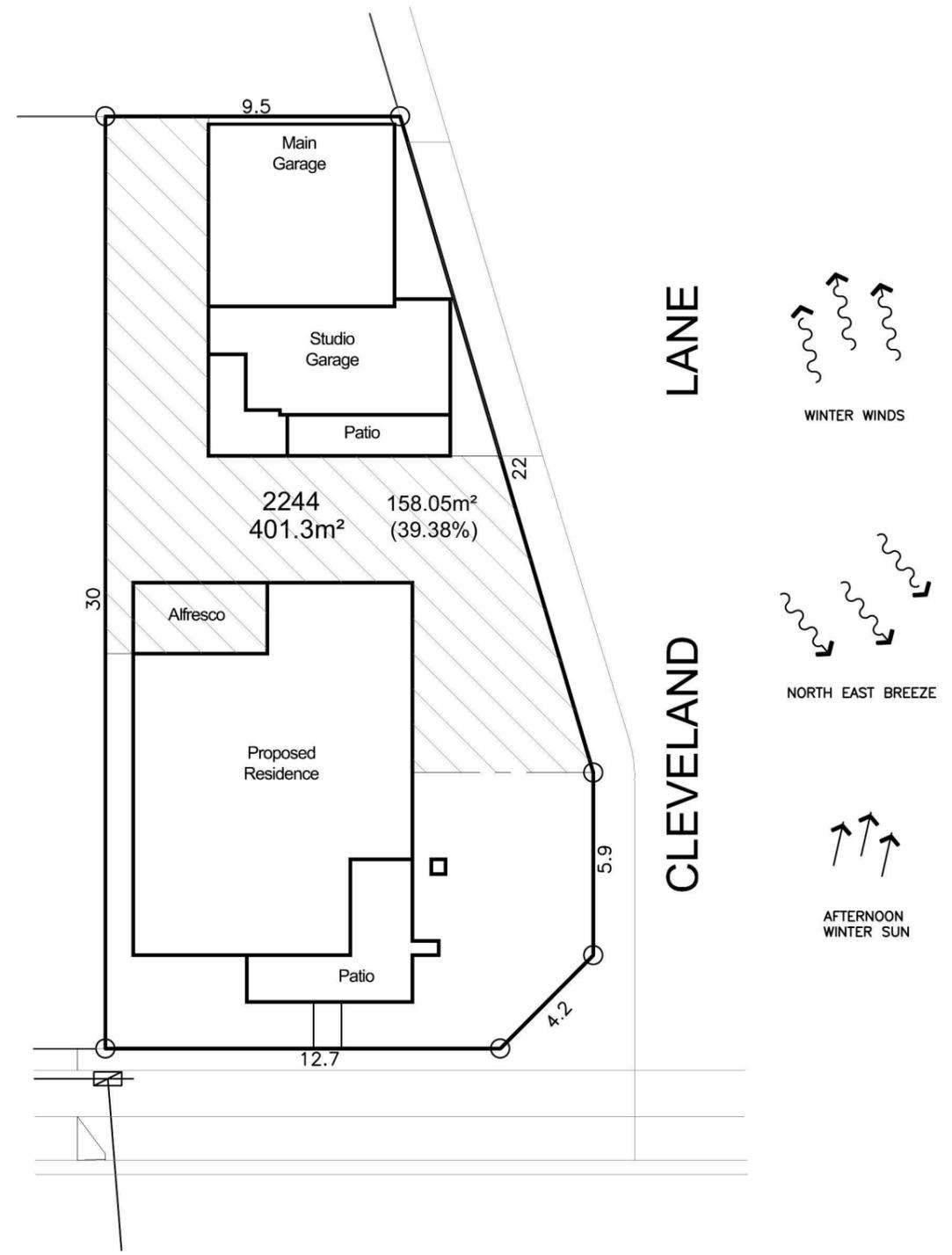
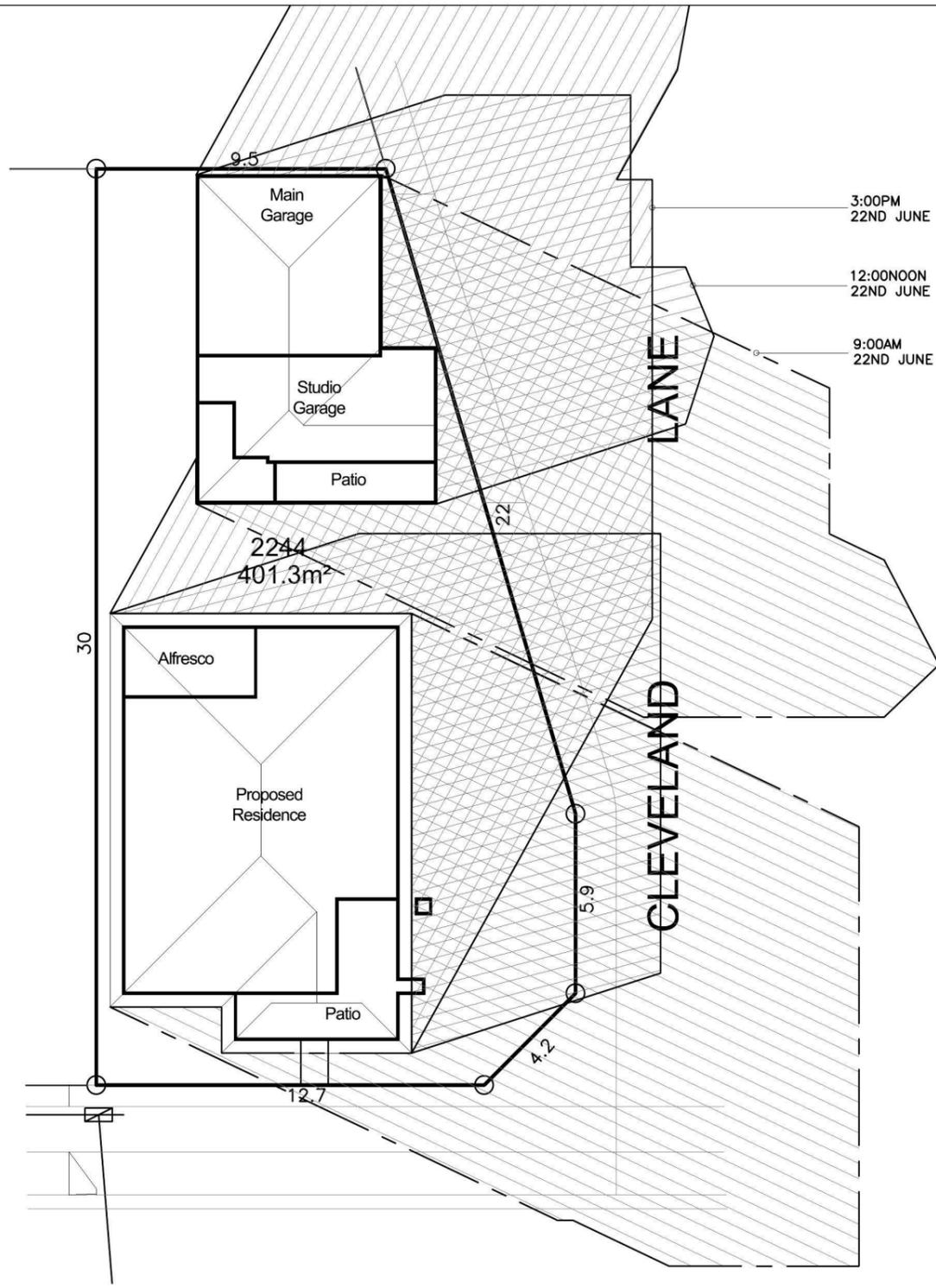
Product:
Dwelling + Studio
 Custom Facade
 Rear Loaded Garage

Client:
ZAC HOMES
 Site Address:
 LOT 2244 CRN OF BRISTOL
 STREET AND CLEVELAND LANE,
 THORNTON

Dwg Title:
ELEVATIONS
 Date:
 05.05.14
 Council:
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Sheet:
A3
 Scale:
1:100
 Sheet No.
6
 Issue:
B
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ISSUE	DATE	DESCRIPTION	DRAWN
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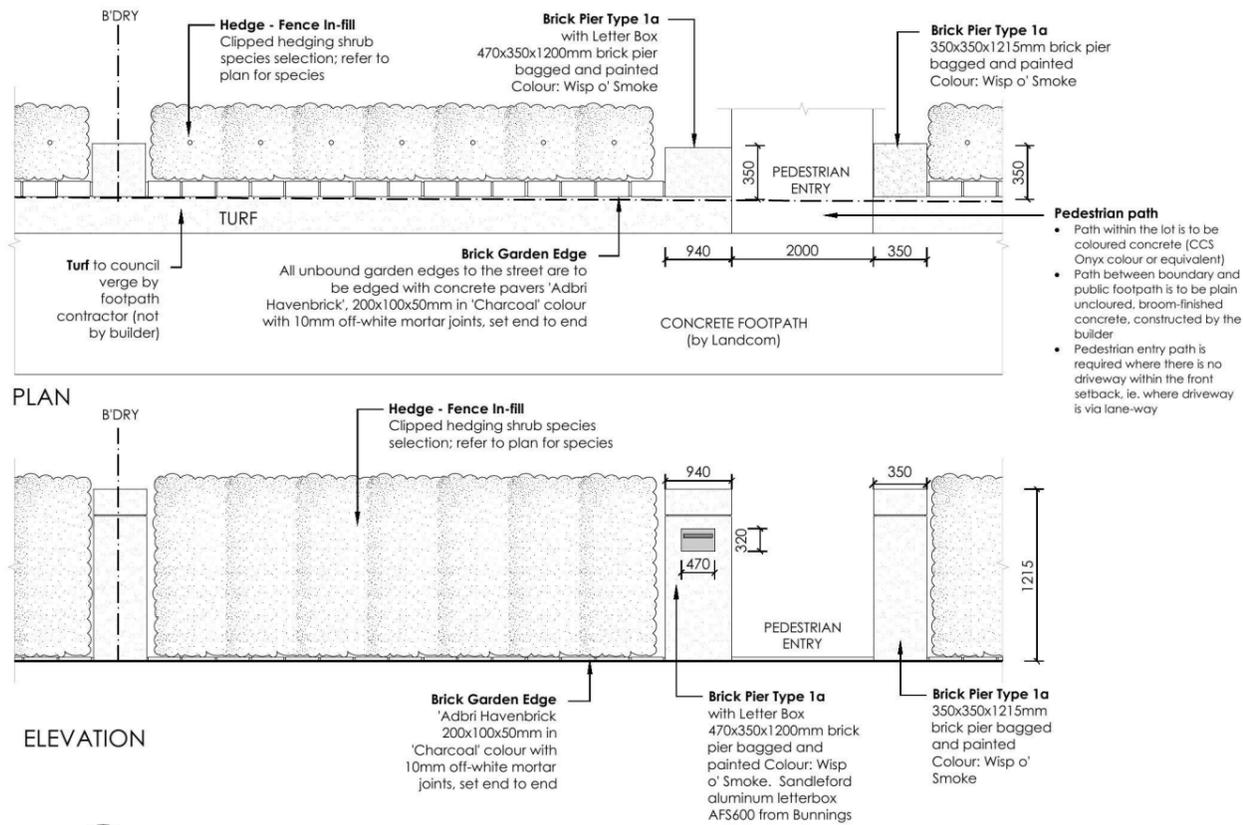
SHADOWS & SITE ANALYSIS PLAN



Product: Dwelling + Studio Custom Facade Rear Loaded Garage	Client: ZAC HOMES	Dwg Title: SHADOW DIAGRAMS & SITE ANALYSIS	Sheet: A3	Scale: 1:200	ISSUE	DATE	DESCRIPTION	DRAWN
					A	05.05.14	DA ISSUE	S.G.
Site Address: LOT 2244 CRN OF BRISTOL STREET AND CLEVELAND LANE, THORNTON	Date: 05.05.14	Council: PENRITH COUNCIL	Sheet No.: 1A	Issue: B	B	15.05.14	AMENDED DRIVEWAY TO SUIT LANDSCAPE PLANS	E.G.
					Job No.: 214013			

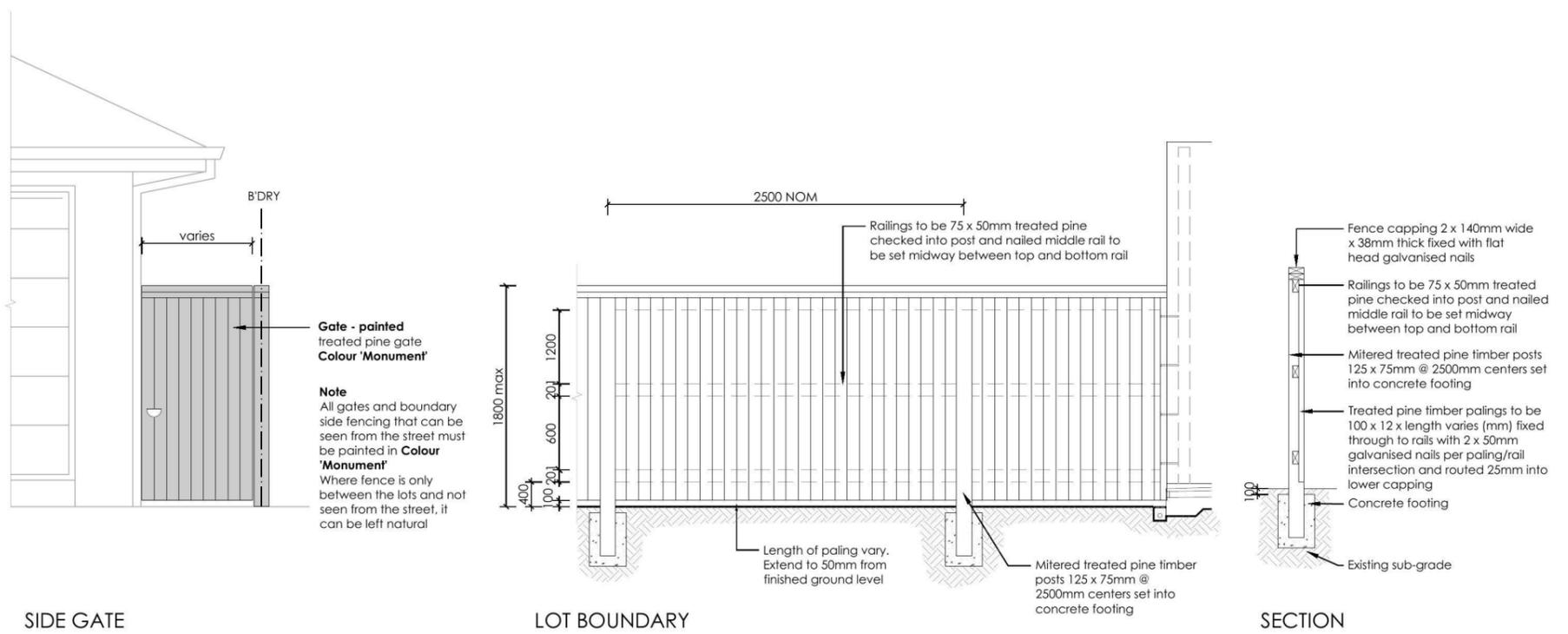
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 Version: 1, Version Date: 20/06/2014

MASTER ISSUED ON: 01.08.13



- Pedestrian path**
- Path within the lot is to be coloured concrete (CCS Onyx colour or equivalent)
 - Path between boundary and public footpath is to be plain uncoloured, broom-finished concrete, constructed by the builder
 - Pedestrian entry path is required where there is no driveway within the front setback, i.e. where driveway is via lane-way

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



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

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE FOR CLIENT REVIEW	RS	BT	21-03-14
B	AMEND TO BUILDERS MARK-UP	RS	RS	21-03-14

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Web: www.ecodesign.com.au
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DATE
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Lot 2244 Bristol

PLANT SCHEDULE Prepared by ecodesign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aw	Agapanthus 'White'	White Agapanthus	40	200mm	0.5m
Dg	Dietes grandiflora	Wild Iris	8	200mm	1m
Gar	Gardenia augusta 'Radicans'	Rock Gardenia	19	200mm	0.5m
Lix	Lagerstroemia 'Sioux'	Crepe Myrtle	1	75L	4m
Lmv	Liriope muscari 'Variegatum'	Variegated Liriope	14	200mm	0.3m
Mcd	Malus 'Cinzam Cinderlla'	Dwarf Crab Apple	1	75L	3m
Msb	Michelia 'Summer Bronze'	Evergreen Magnolia	32	300mm	2m
Vh	Viola hederacea	Native Violet	18	150mm	0.1m

CLEVELAND LANE - Supply + installation by BUILDER

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Lix	Lagerstroemia 'Sioux'	Crepe Myrtle	1	75L	4m
Lmv	Liriope muscari 'Variegatum'	Variegated Liriope	4	200mm	0.3m

CLEVELAND LANE CROSS-OVER - Supply + construction by BUILDER

MATERIAL SCHEDULE

	Area m ² URBANGROWTH*	Area m ² BUILDER**
HEADER COURSE		
Concrete pavers 'Adbri Stradapave', 300x300x50mm in 'Charcoal' colour, laid in stackbond pattern	2.98	4.82
IN-FILL PAVEMENT		
Concrete pavers 'Adbri Havenbrick', 200x100x50mm in 'Brushwood' colour, laid in herringbone pattern	2.63	4.72
Total area	5.61	9.54

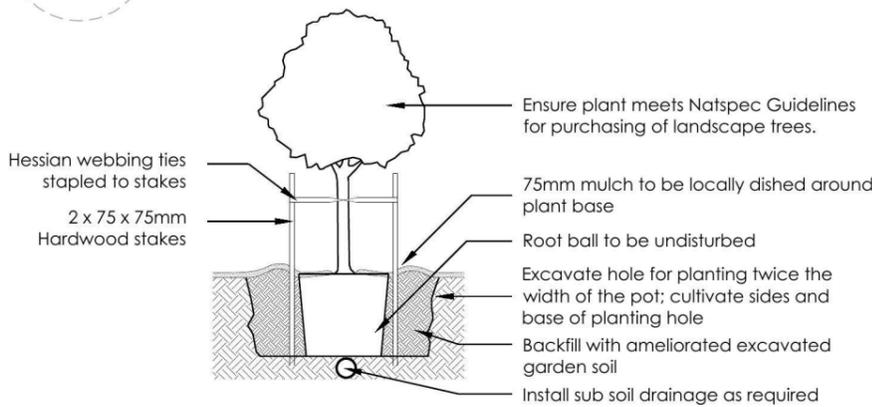
*Area's outside of the allotment boundary. **Area's inside of the allotment boundary

LOT PLANTING SUMMARY

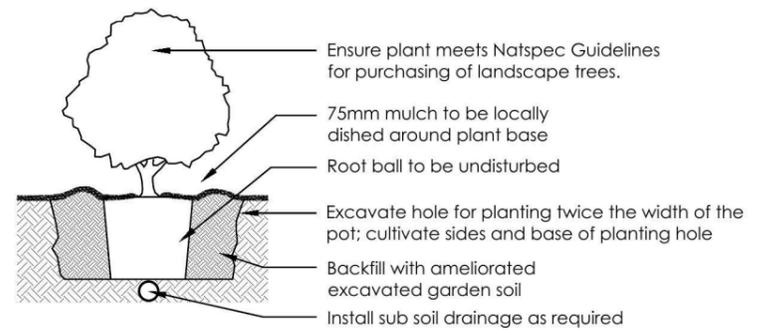
Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
133	32	40	61	2

LEGEND

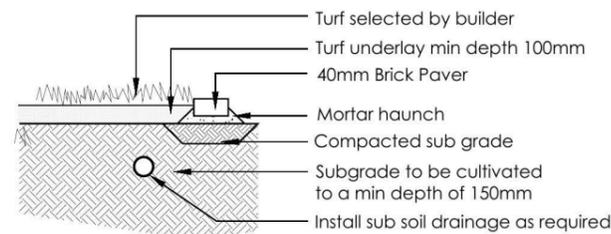
- Proposed trees - refer to plant schedule
- Proposed accents & grasses - refer to plant schedule
- Proposed shrubs - refer to plant schedule
- Proposed groundcovers and grasses - refer to plant schedule
- Existing levels
- Proposed levels
- Proposed Top Of Wall levels
- Boundary
- Garden edging
- Masonry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



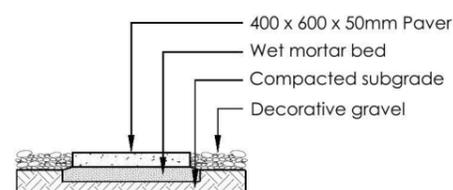
1 Tree Planting Detail
NTS 25L - 100L Pot Size



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
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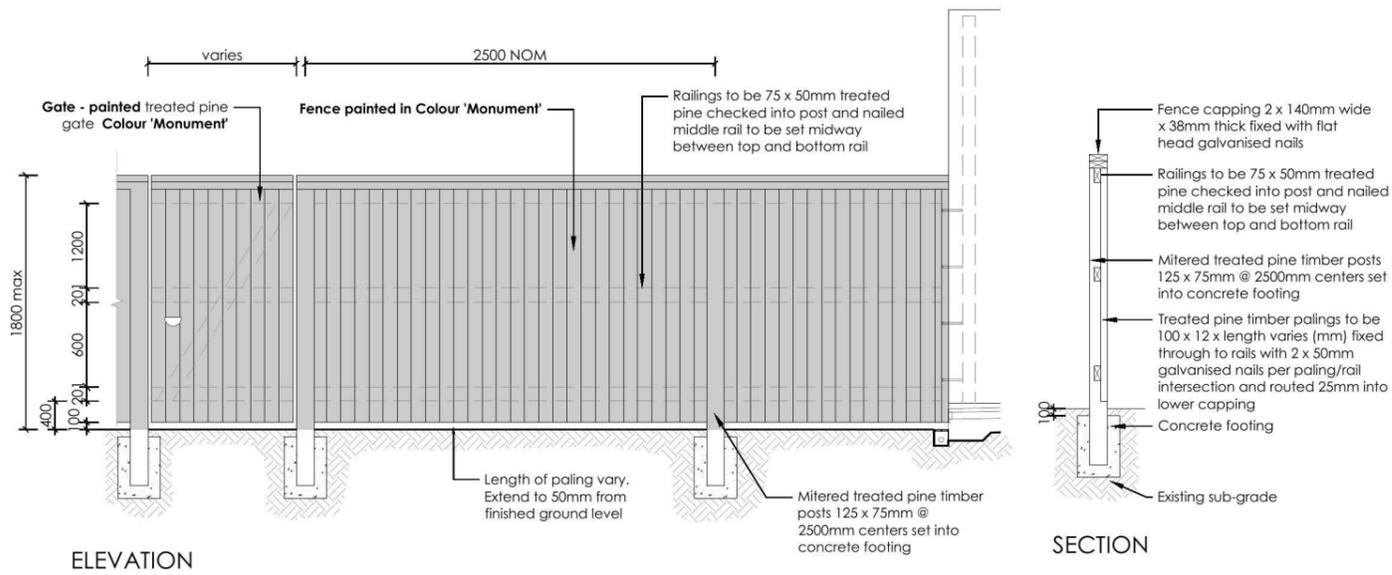
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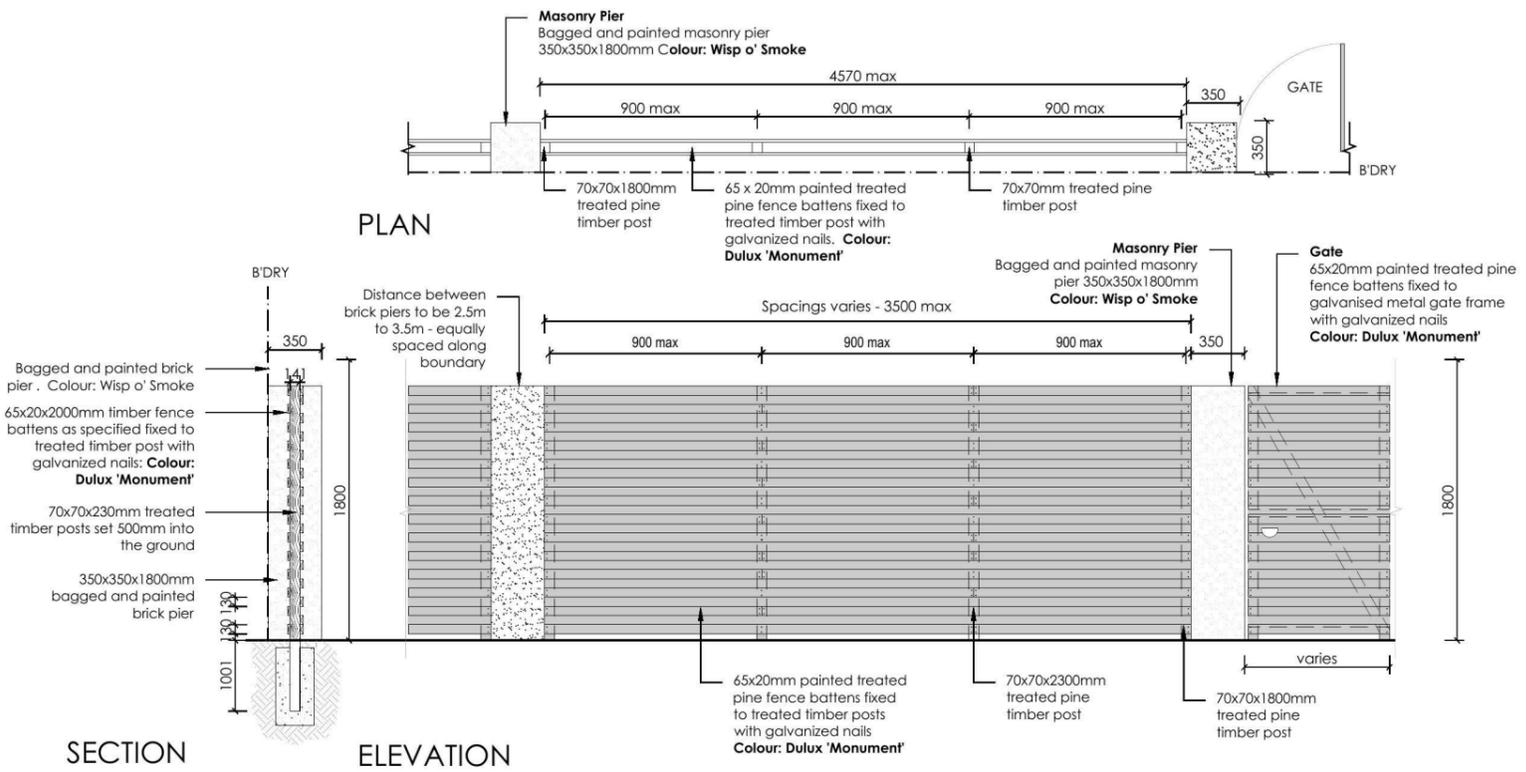
ADDRESS	LOT 2244 BRISTOL STREET, PENRITH
CLIENT	ZAC HOMES

PROJECT	NEW RESIDENCE		
DRAWING	LANDSCAPE PLAN		
SCALE	1:100 @ A3	DATE	DA 02
DRAWN	RS	CHECK	RS
DATE	21-03-14		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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