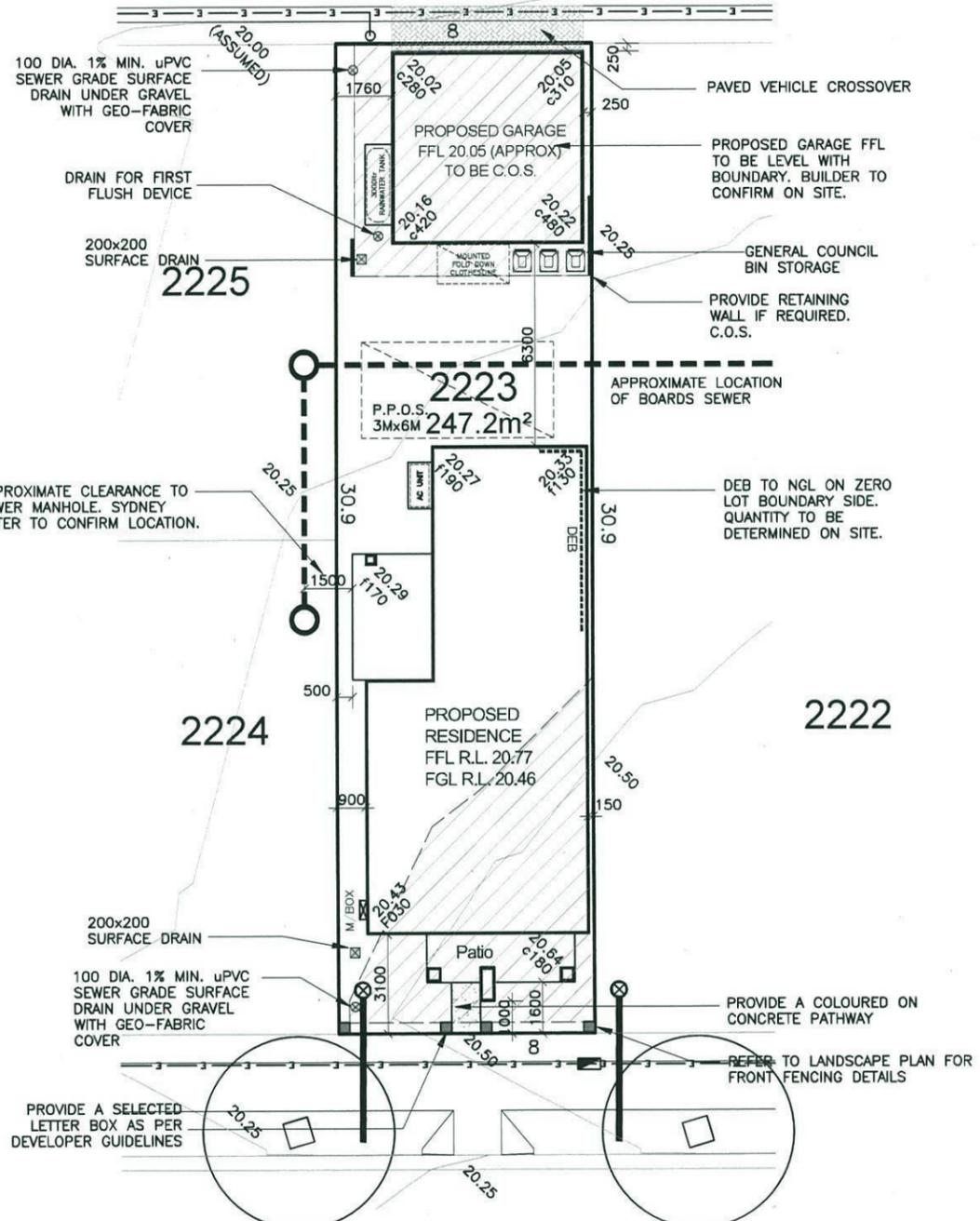


- STORMWATER PIT & DRAINAGE LINE
- SEWER STRUCTURE, LINE & CONCRETE ENCASING
- WATER MAIN, HYDRANT & STOP VALVE
- WATER METER
- STREET LIGHT
- ELECTRICAL LV PILLAR & CONDUIT
- NBN PIT & CONDUIT
- GAS MAIN



# STODDART 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 *Ascot* Date *12/5/14*

DEVELOPER ASSUMED CONTOURS USED. BUILDER TO CONFIRM LEVELS ON SITE

AREAS	
SITE:	247.2m <sup>2</sup>
GROUND FLOOR:	90.80m <sup>2</sup>
FIRST FLOOR:	82.71m <sup>2</sup>
GARAGE:	35.88m <sup>2</sup>
PORCH:	7.24m <sup>2</sup>
ALFRESCO:	11.41m <sup>2</sup>
BALCONY:	7.24m <sup>2</sup>
TOTAL:	235.28m <sup>2</sup>

LANDSCAPE AREA	
SITE AREA:	247.2m <sup>2</sup>
TOTAL HARD SURFACE AREAS:	148.26m <sup>2</sup>
REMAINING SOFT AREA:	96.01m <sup>2</sup>
LANDSCAPE AREA:	38.8%
MINIMUM REQUIRED BY COUNCIL:	N.A.%

P.O.S. AREA 72.24m<sup>2</sup> (29.2%)

FLOOR SPACE RATIO 70.2%



Product:  
**8.0m PRODUCT**  
 Parcel 5  
 Facade (a)  
 Rear Loaded Garage

Client:  
**Zac Homes**  
 Site Address:  
 LOT 2223 D.P. 1171491  
 WILLIAM HART CRESCENT,  
 THORNTON

Dwg Title:  
**Site Plan**  
 Date:  
 05.05.2014  
 Council:  
 PENRITH COUNCIL

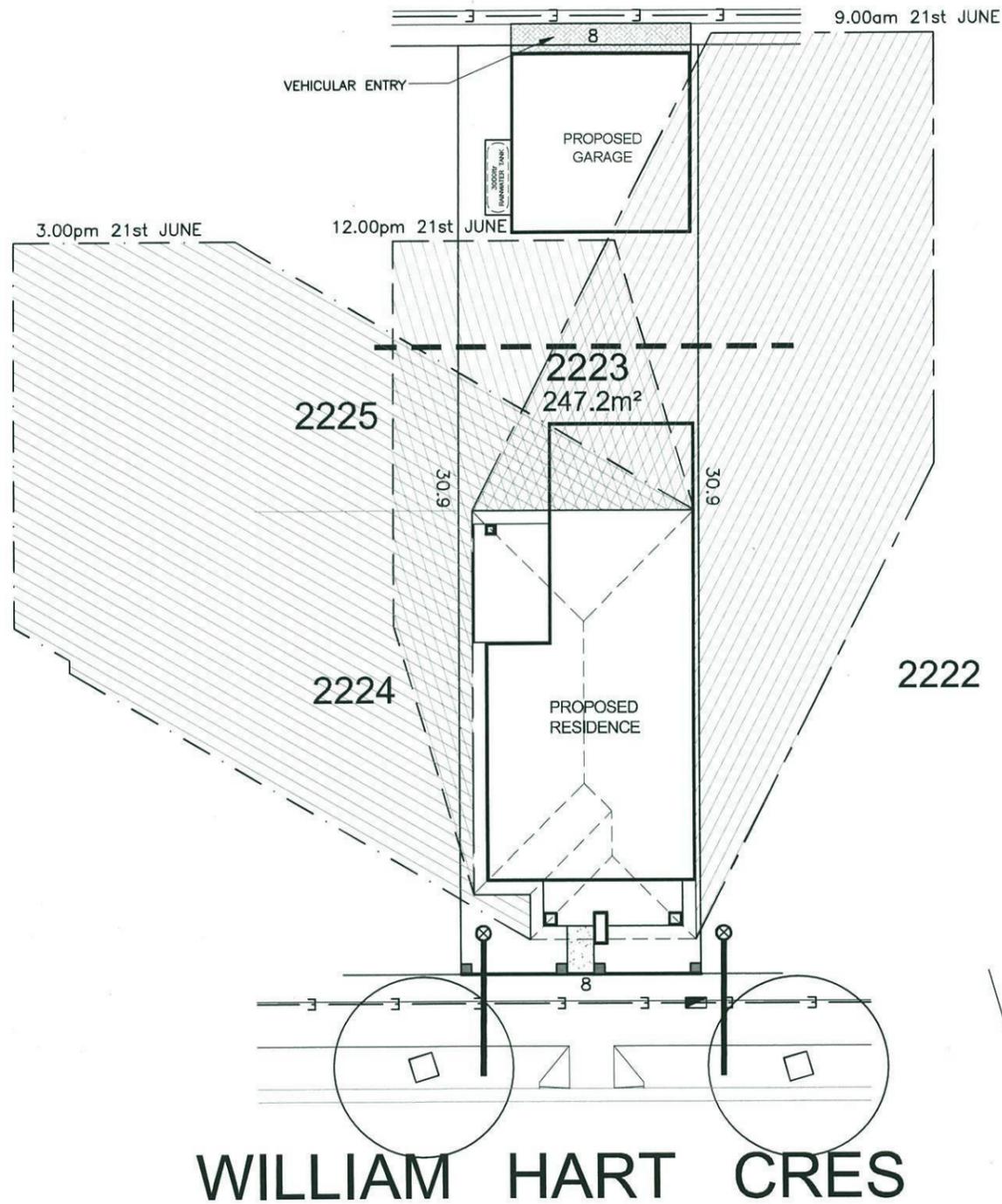
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**A3**  
 Scale:  
 1:200  
 Sheet No.  
 1  
 Issue:  
 A  
 Job No:  
**214030**

A	05.05.14	COUNCIL SUBMISSION	E.G.

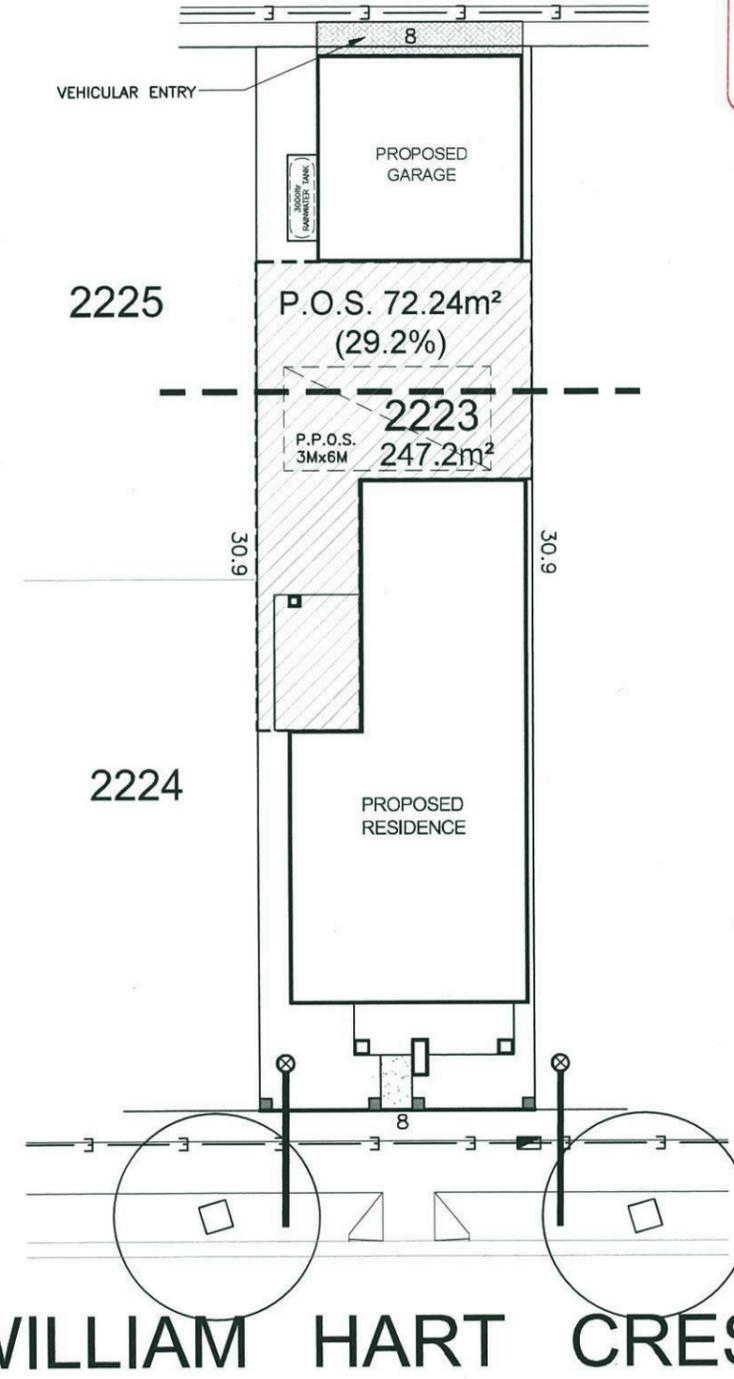
# STODDART LANE

# STODDART LANE

Thorton Design Review Panel  
 LANDCOM  
 Reviewed *Ascott* Date *12/5/14*



SHADOW PLAN



SITE ANALYSIS PLAN



Product:  
**8.0m PRODUCT**  
 Parcel 5  
 Facade (a)  
 Rear Loaded Garage

Client:  
**Zac Homes**  
 Site Address:  
 LOT 2223 D.P. 1171491  
 WILLIAM HART CRESCENT,  
 THORNTON

Dwg Title:  
**SHADOWS & SITE ANALYSIS**  
 Date:  
 05.05.2014  
 Council:  
**PENRITH COUNCIL**

Sheet:  
**A3**  
 Sheet No.  
**1A**  
 Job No:  
**214030**

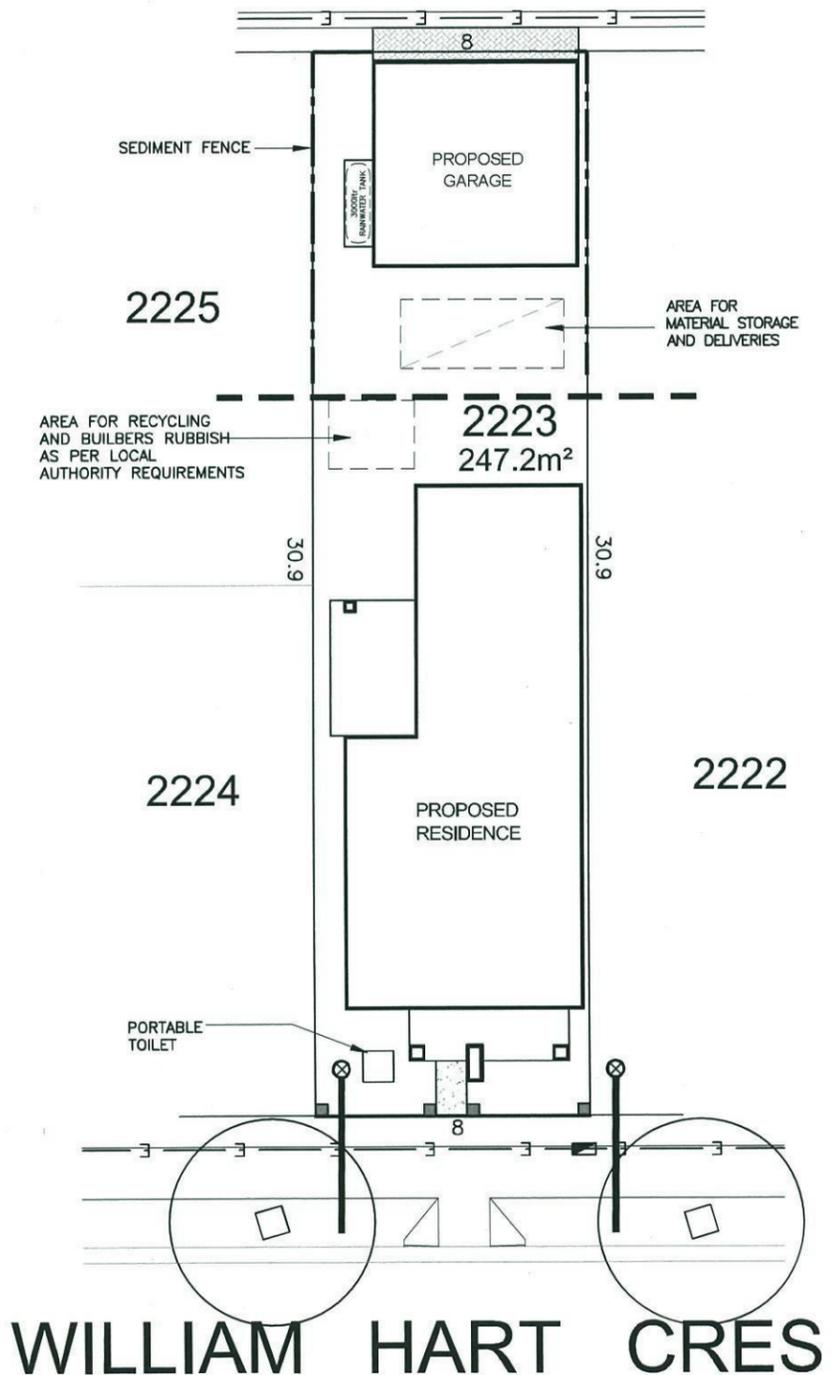
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Issue:	A				

**SEDIMENT FENCE**  
N.T.S.

**SEDIMENT CONTROL NOTES**

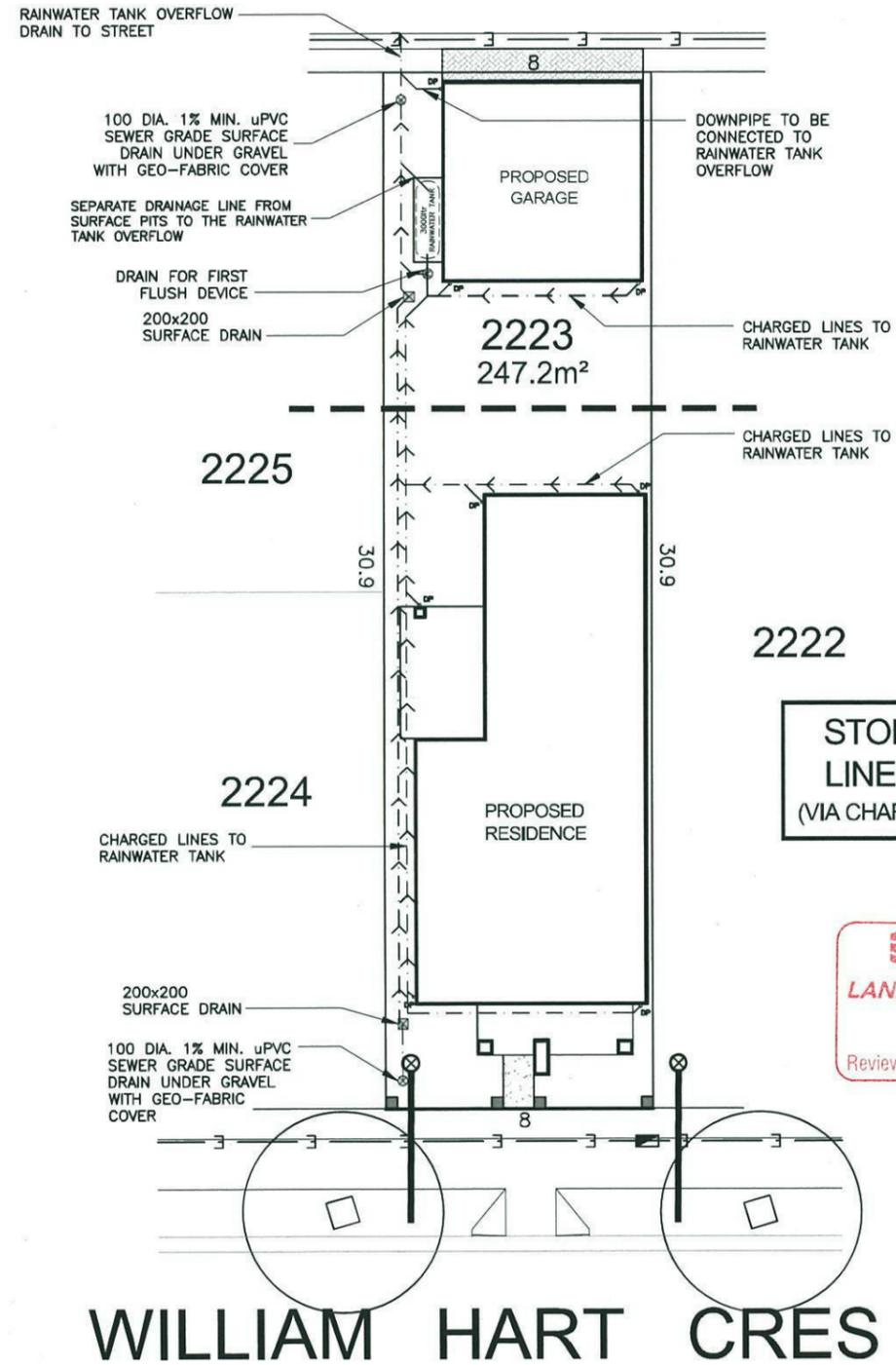
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL 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 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 POSTS AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.

# STODDART LANE



SITE MANAGEMENT PLAN

# STODDART LANE



STORMWATER PLAN

**STORMWATER DRAINAGE LINES TO THE REAR LANE (VIA CHARGED LINES TO RAINWATER TANK)**

Thorton Design Review Panel  
LANDCOM  
Reviewed *Ascell* Date *12/5/14*



Product:  
**8.0m PRODUCT**  
Parcel 5  
Facade (a)  
Rear Loaded Garage

Client:  
**Zac Homes**

Site Address:  
LOT 2223 D.P. 1171491  
WILLIAM HART CRESCENT,  
THORNTON

Dwg Title:  
SITE MANAGEMENT & STORMWATER PLAN

Date:  
05.05.2014

Council:  
PENRITH COUNCIL

Sheet:  
A3

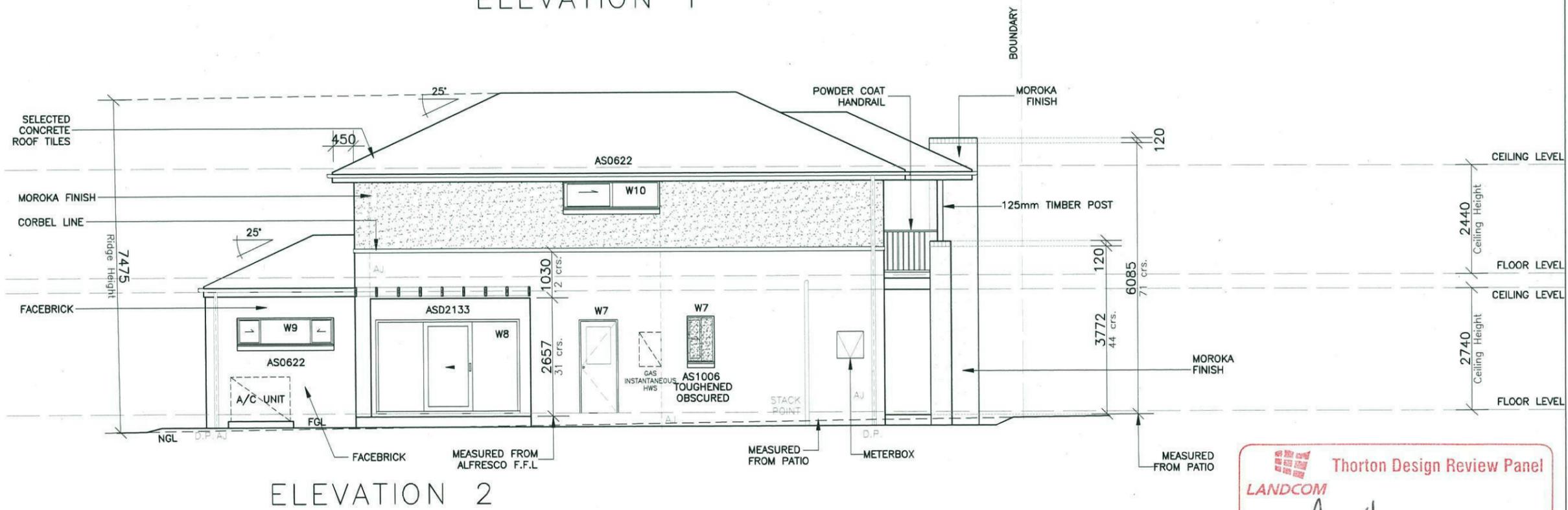
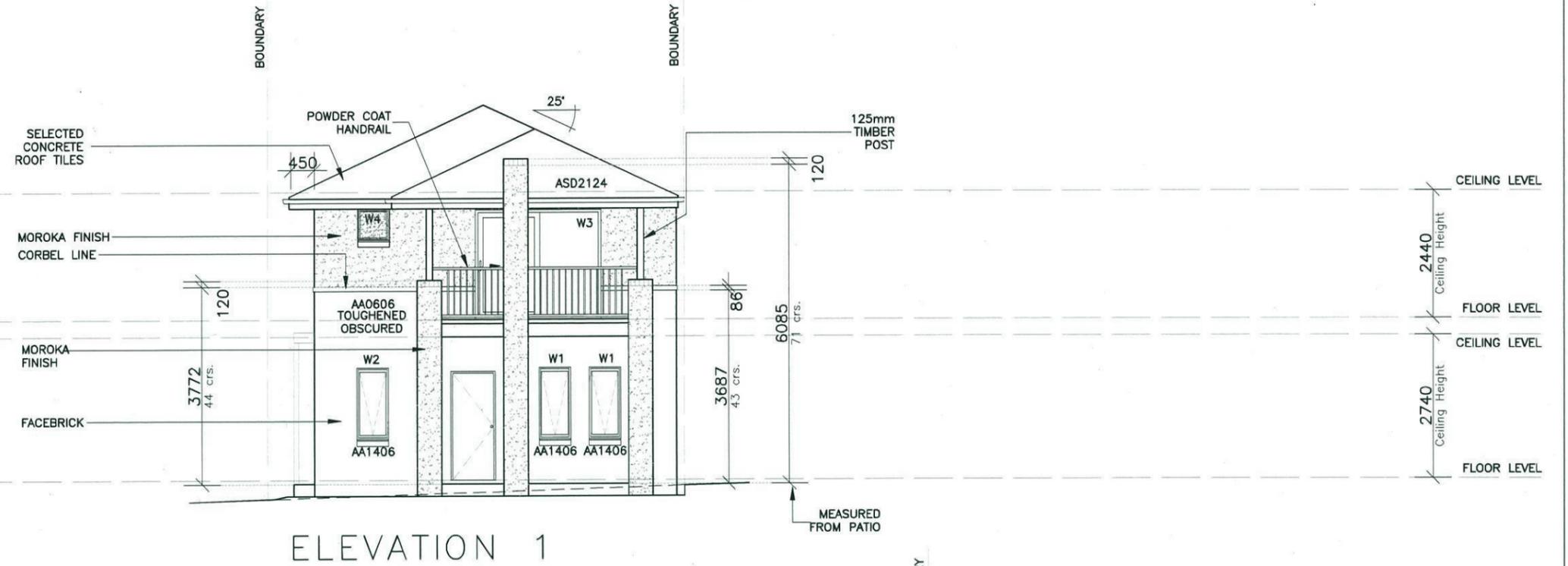
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Sheet No.  
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Issue:  
A

Job No:  
**214030**

A	05.05.14	COUNCIL SUBMISSION	E.G.



Thorton Design Review Panel  
 LANDCOM  
 Reviewed *Ascott* Date *21/5/14*



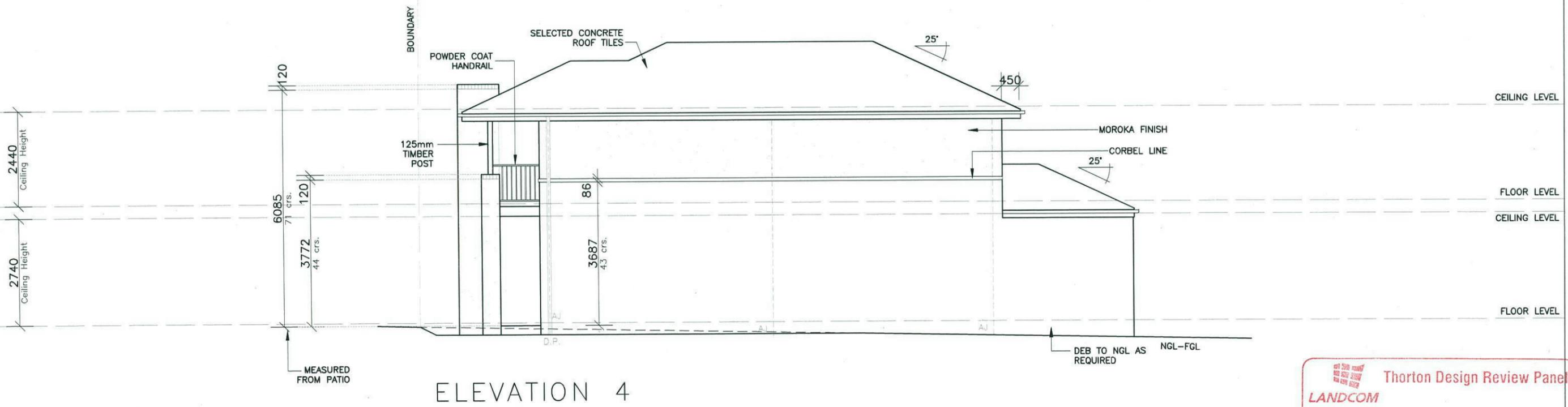
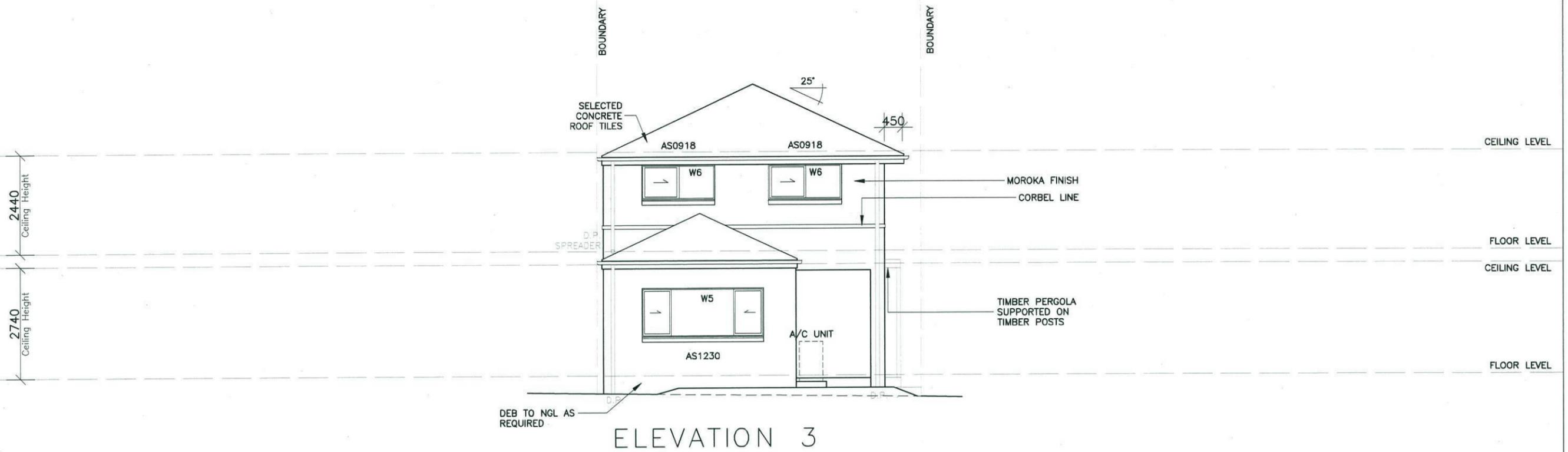
Product:  
**8.0m PRODUCT**  
 Parcel 5  
 Facade (a)  
 Rear Loaded Garage

Client:  
**Zac Homes**  
 Site Address:  
 LOT 2223 D.P. 1171491  
 WILLIAM HART CRESCENT,  
 THORNTON

Dwg Title:  
**ELEVATIONS**  
 Date:  
 05.05.2014  
 Council:  
**PENRITH COUNCIL**

Sheet:  
**A3**  
 Scale:  
**1:100**  
 Sheet No.  
**4**  
 Issue:  
**A**  
 Job No:  
**214030**

A	05.05.14	COUNCIL SUBMISSION	E.G.



Thorton Design Review Panel  
 LANDCOM  
 Reviewed Ascott Date 12/5/14



Product: <b>8.0m PRODUCT</b> Parcel 5 Facade (a) Rear Loaded Garage	Client: <b>Zac Homes</b> Site Address: LOT 2223 D.P. 1171491 WILLIAM HART CRESCENT, THORNTON	Dwg Title: <b>ELEVATIONS</b> Date: 05.05.2014 Council: <b>PENRITH COUNCIL</b>	Sheet: <b>A3</b>	Scale: <b>1:100</b>	A	05.05.14	COUNCIL SUBMISSION	E.G.
			Sheet No. <b>5</b>	Issue: <b>A</b>				
			Job No: <b>214030</b>					

# Lot 2223 William Hart

## PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aw	Agapanthus 'White'	White Agapanthus	9	200mm	0.5m
Dg	Dietes grandiflora	Wild Iris	10	200mm	1m
Mlg	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	1	75L	4m
Vo	Viburnum odoratissimum	Sweet Viburnum	7	300mm	2.5m
Vh	Viola hederacea	Native Violet	14	150mm	0.1m



## SIMMONS LANE - Supply + installation by BUILDER

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Lcj	Lomandra confertifolia 'Crackerjack'	Fine-leaved Lomandra	1	200mm	0.45m

## STODDART LANE CROSS-OVER - Supply + construction by BUILDER

### MATERIAL SCHEDULE

#### HEADER COURSE

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

Area m<sup>2</sup>  
URBANGROWTH\*

5.60

Area m<sup>2</sup>  
BUILDER\*\*

2.80

#### IN-FILL PAVEMENT

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

0.00

0.00

Total area

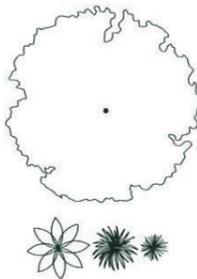
5.60

2.80

\*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
41	7	9	25	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

+RL 101.55

Proposed levels

+TOW 101.55

Proposed Top Of Wall levels



Boundary



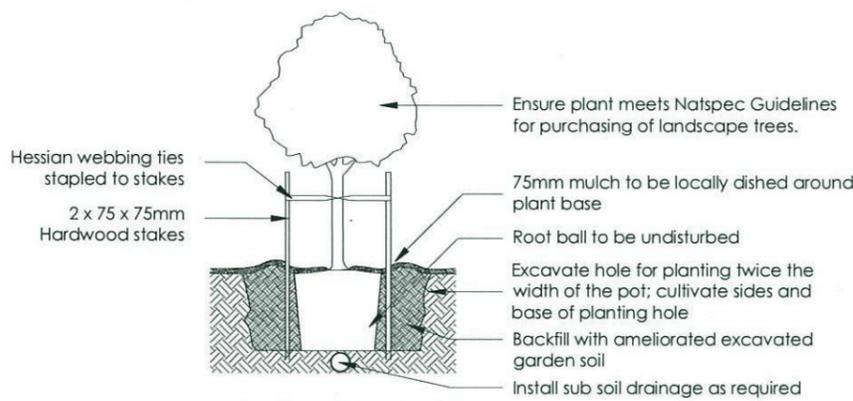
Garden edging



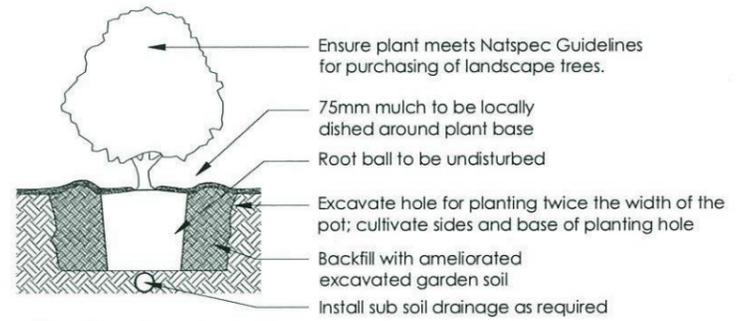
Masonry retaining walls



Existing contours



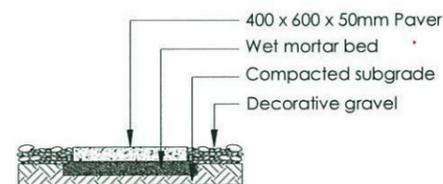
1 Tree Planting Detail  
NTS 25L - 100L Pot Size



2 Planting Detail  
NTS 150mm, 200mm Pot Size



3 Turf Detail  
NTS Brick Paver Edge

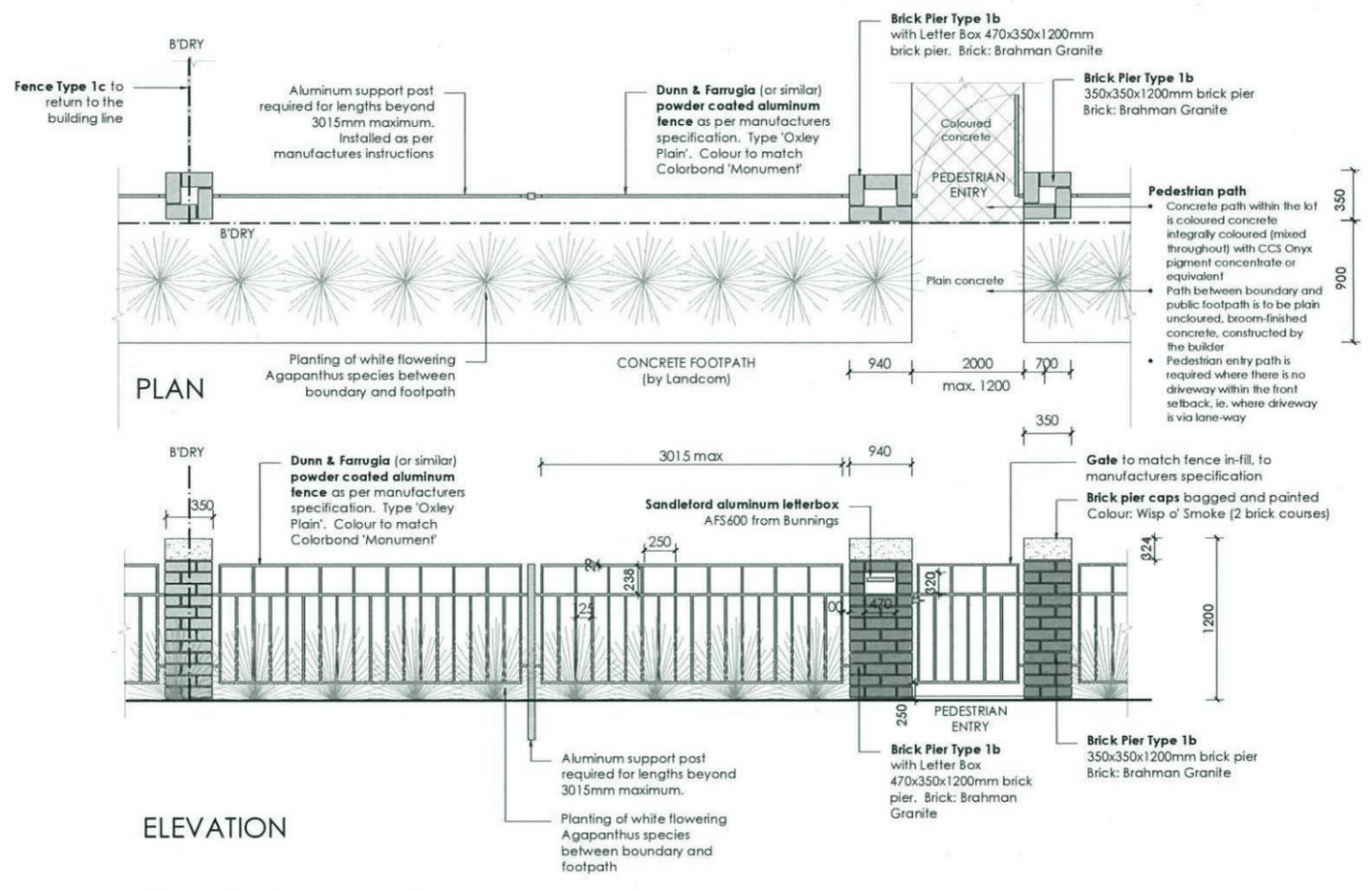


4 Stepping stones in gravel  
NTS Low traffic zone

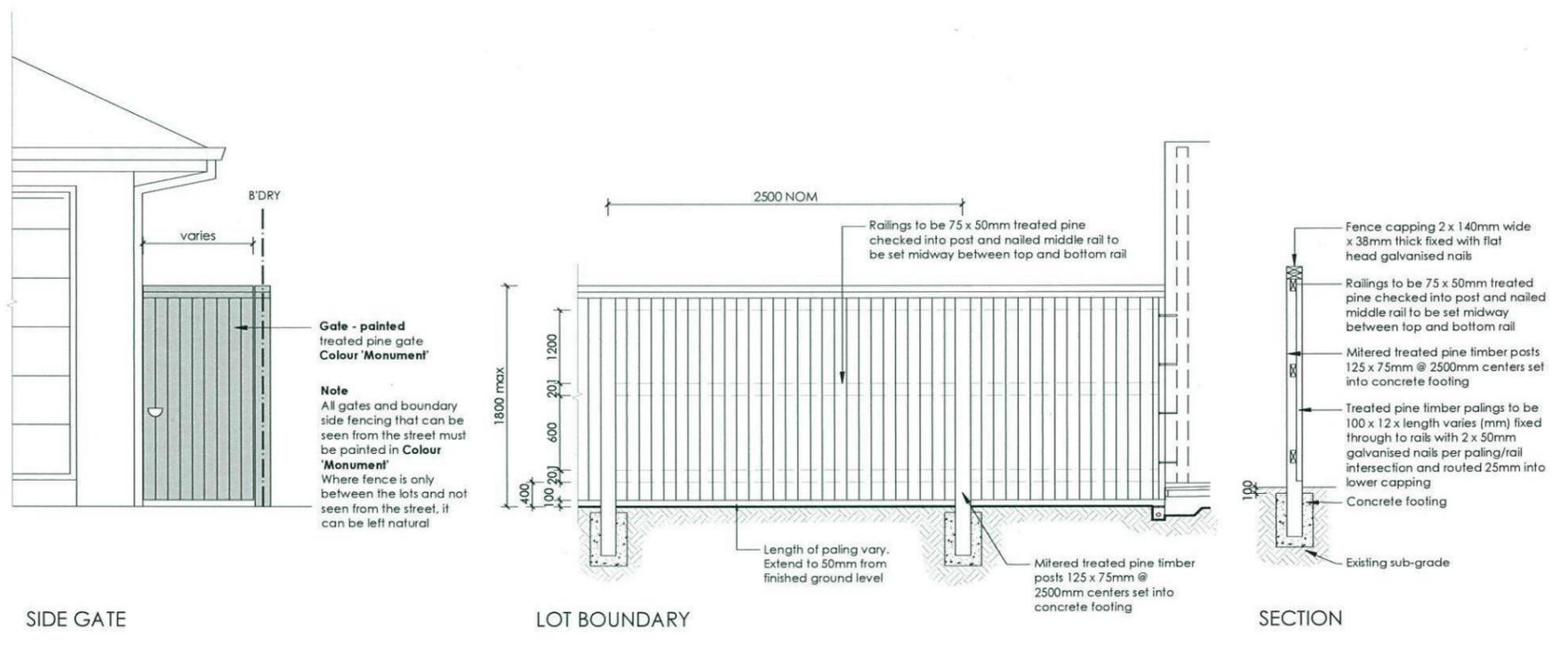
REVISION	DESCRIPTION	DRAWN	CHECK	DATE	ecodeign outdoor living environments		PROJECT		SHEET
A	ISSUE FOR CLIENT REVIEW	EW	RS	05-05-14	PO Box 8136, Southam Hills BC, NSW 2153 Ph: (02) 9480 7712 Fax: (02) 9480 7706 Email: info@ecodeign.com.au Web: www.ecodeign.com.au Member of the Australian Institute of Landscape Designers and Managers		LOT 2223 WILLIAM HART CRESCENT, PENRITH NEW RESIDENCE		
					1. Do not scale from drawings 2. Verify all measurements on site 3. Notify ecodeign of any inconsistencies 4. Copyright © ecodeign. All rights reserved 5. Drawing remains the property of ecodeign 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		DA
							SCALE: 1:100 @ A3		07
							DRAWN: EW CHECK: RS DATE: 07-05-14		REVISION: A



Thorton Design Review Panel  
 LANDDCOM  
 Reviewed: *Ascott* Date: *12/5/14*

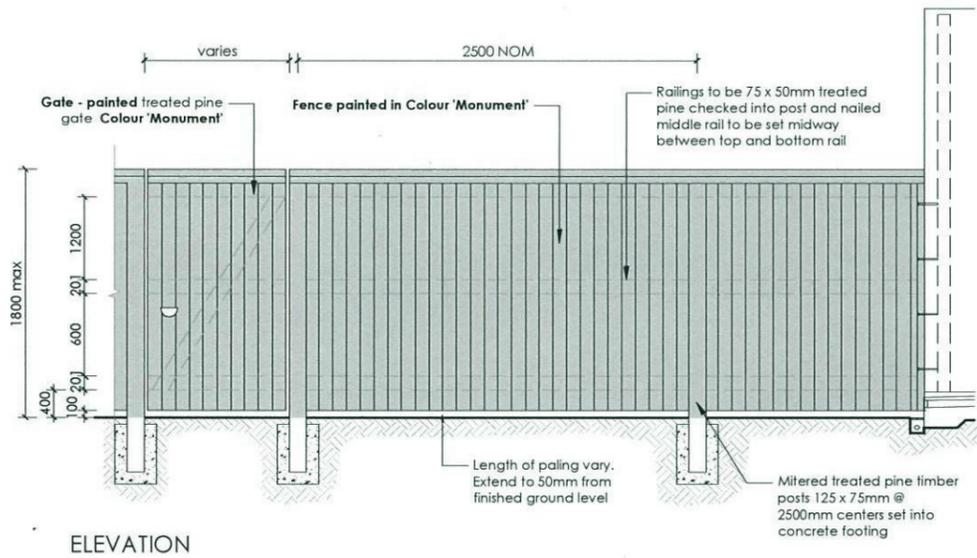


**5 FENCE TYPE 1b - Front Fence**  
 1:50 Typical detail

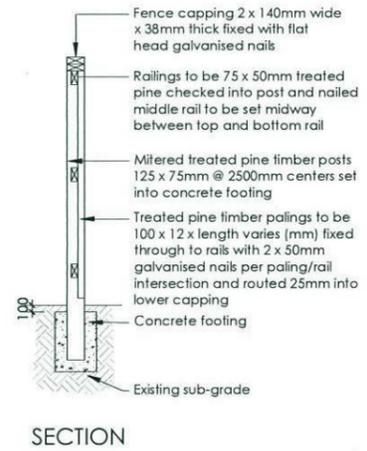


**6 FENCE TYPE 4a - Side Boundaries**  
 1:50 Typical detail

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REVISION	DESCRIPTION	DRAWN	CHECK	DATE										
A	ISSUE FOR CLIENT REVIEW	EW	RS	05-05-14										



ELEVATION



SECTION

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

Thorton Design Review Panel  
 LANDCOM  
 Ascott  
 Reviewed  
 Date 12/5/14

REVISION	DESCRIPTION	DRAWN	CHECK	DATE	PROJECT	SCALE	SHEET	REVISION
A	ISSUE FOR CLIENT REVIEW	EW	RS	05-05-14	NEW RESIDENCE LANDSCAPE DETAIL	1:100 @ A3	DA 04	
<b>ecodesign</b> outdoor living environments PO Box 8136, Southham Hills BC, 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 Design and Management					<b>LOT 2218 - LOT 2225 WILLIAM HART CRESCENT,            PENRITH</b>			
1. Do not scale from drawings. 2. Verify all measurements on site. 3. Notify ecodesign 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		<b>ZAC HOMES</b>	
					CLIENT	DATE	REVISION	
						EW	RS	07-05-14

# Lot 2223 William Hart

## PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aw	Agapanthus 'White'	White Agapanthus	9	200mm	0.5m
Dg	Dietes grandiflora	Wild Iris	10	200mm	1m
Mlg	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	1	75L	4m
Vo	Viburnum odoratissimum	Sweet Viburnum	7	300mm	2.5m
Vh	Viola hederacea	Native Violet	14	150mm	0.1m

## SIMMONS LANE - Supply + installation by BUILDER

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Lcj	Lomandra confertifolia 'Crackerjack'	Fine-leafed Lomandra	1	200mm	0.45m

## STODDART LANE CROSS-OVER - Supply + construction by BUILDER

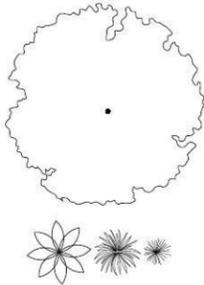
### MATERIAL SCHEDULE

	Area m <sup>2</sup> URBANGROWTH*	Area m <sup>2</sup> BUILDER**
<b>HEADER COURSE</b>		
Concrete pavers 'Adbri Stradapave', 300x300x50mm in 'Charcoal' colour, laid in stackbond pattern	5.60	2.80
<b>IN-FILL PAVEMENT</b>		
Concrete pavers 'Adbri Havenbrick', 200x100x50mm in 'Brushwood' colour, laid in herringbone pattern	0.00	0.00
<b>Total area</b>	<b>5.60</b>	<b>2.80</b>

\*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
41	7	9	25	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



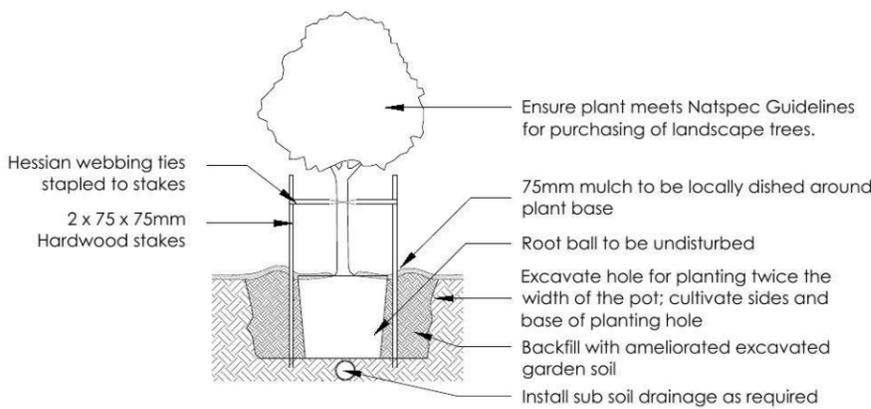
Garden edging



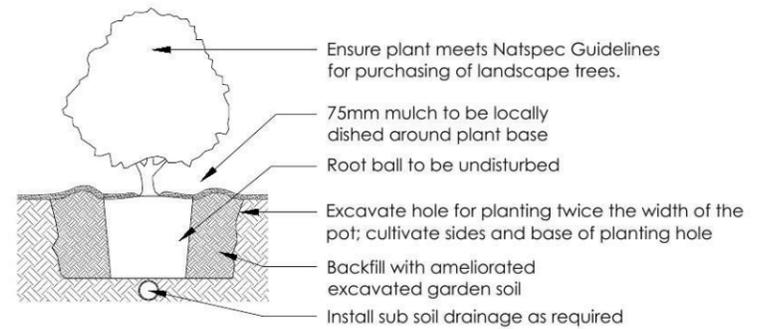
Masonry retaining walls



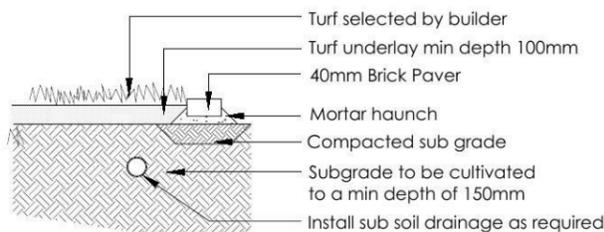
Existing contours



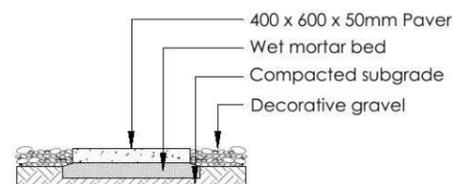
1 Tree Planting Detail  
NTS 25L - 100L Pot Size



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	EW	RS	05-05-14

**ecodeign**  
outdoor living environments

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Email: info@ecodeign.com.au  
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ADDRESS  
**LOT 2223 WILLIAM HART CRESCENT, PENRITH**

CLIENT  
**ZAC HOMES**

PROJECT  
**NEW RESIDENCE**

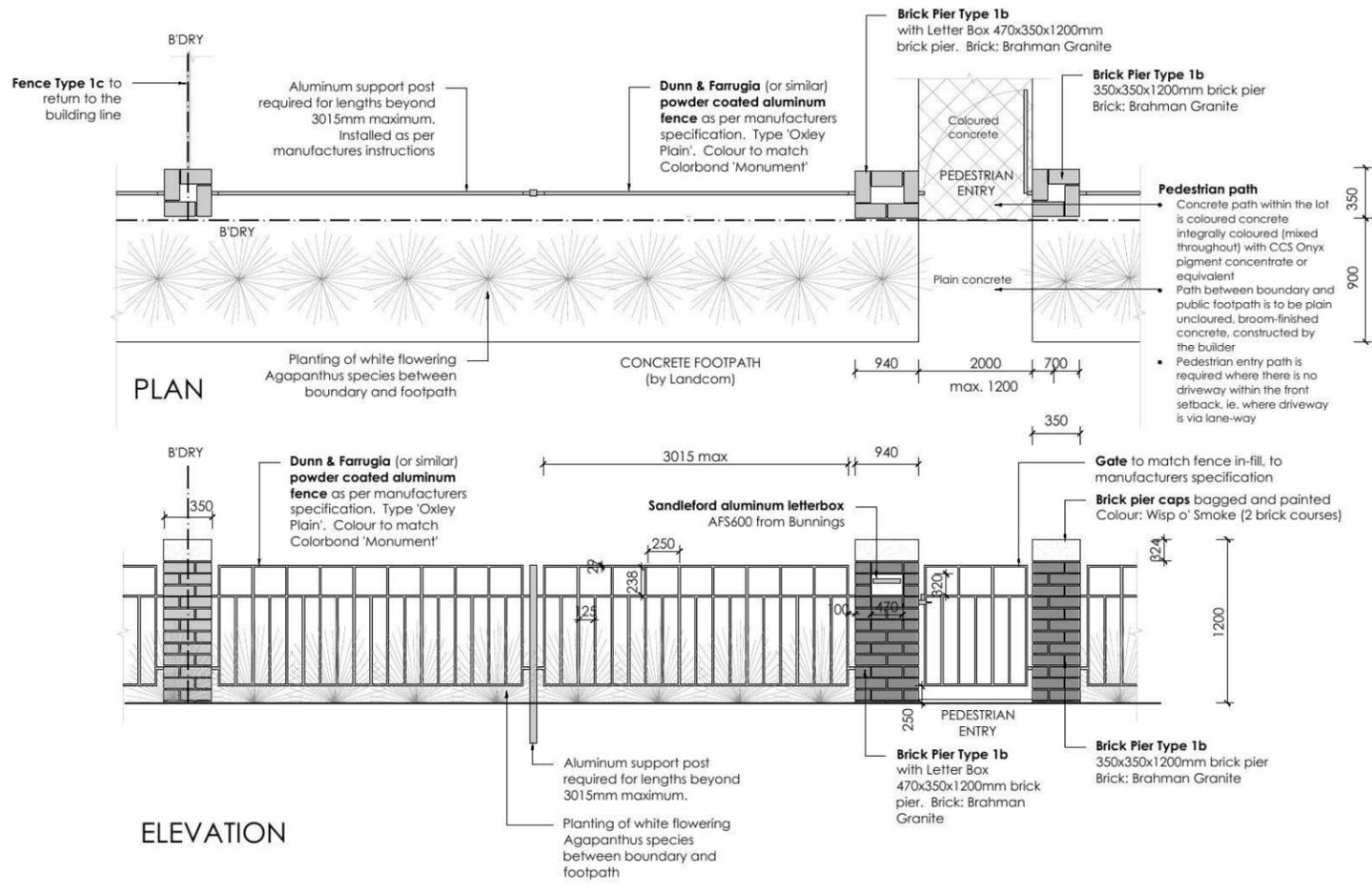
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SCALE  
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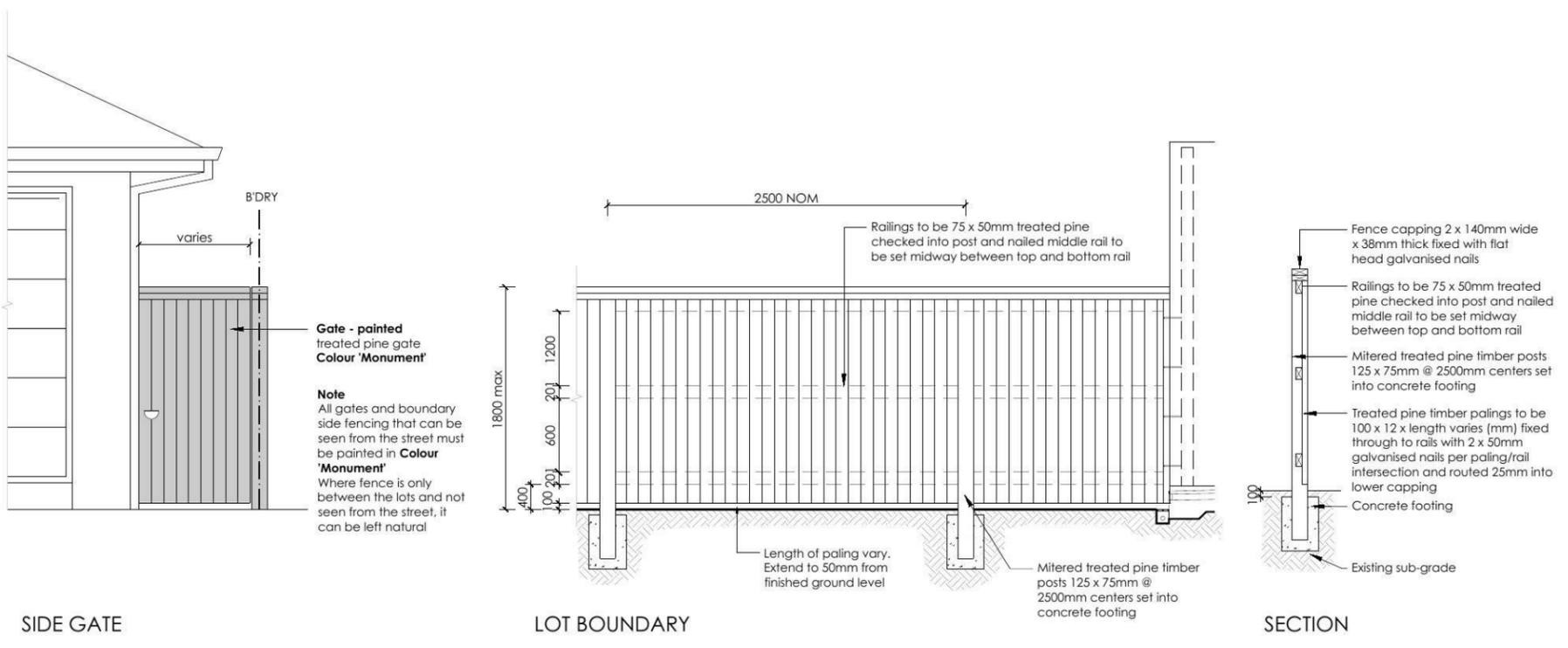
DATE  
**07-05-14**

REVISION  
**A**





5 **FENCE TYPE 1b - 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	EW	RS	05-05-14

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PROJECT: NEW RESIDENCE

ADDRESS: LOT 2218 - LOT 2225 WILLIAM HART CRESCENT, PENRITH

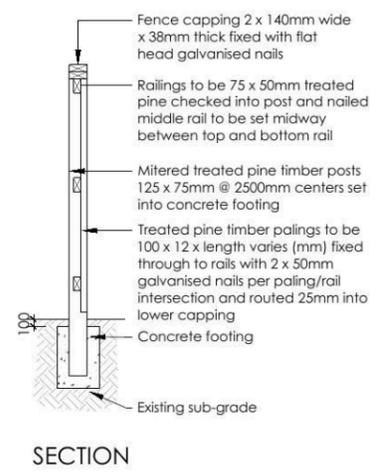
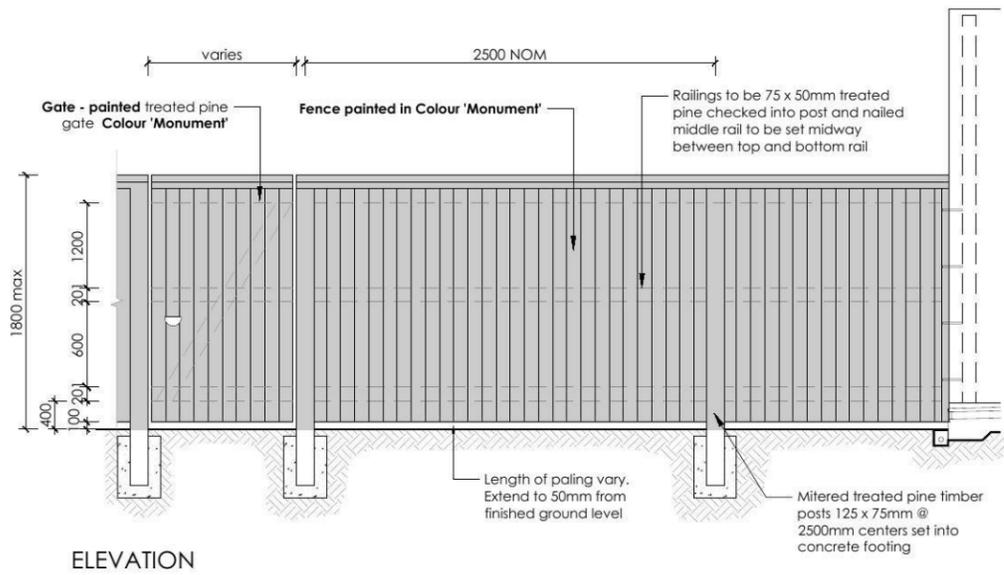
CLIENT: ZAC HOMES

DRAWING: LANDSCAPE DETAIL

SCALE: 1:100 @ A3

DRAWN: EW CHECK: RS DATE: 07-05-14

REVISION: A



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

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE FOR CLIENT REVIEW	EW	RS	05-05-14

**ecodesign**  
*outdoor living environments*

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 8. For application purposes only - NOT FOR CONSTRUCTION

ADDRESS  
**LOT 2218 - LOT 2225 WILLIAM HART CRESCENT, PENRITH**

CLIENT  
**ZAC HOMES**

PROJECT  
**NEW RESIDENCE**

DRAWING  
**LANDSCAPE DETAIL**

SCALE  
**1:100 @ A3**

ISSUE  
**DA**

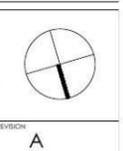
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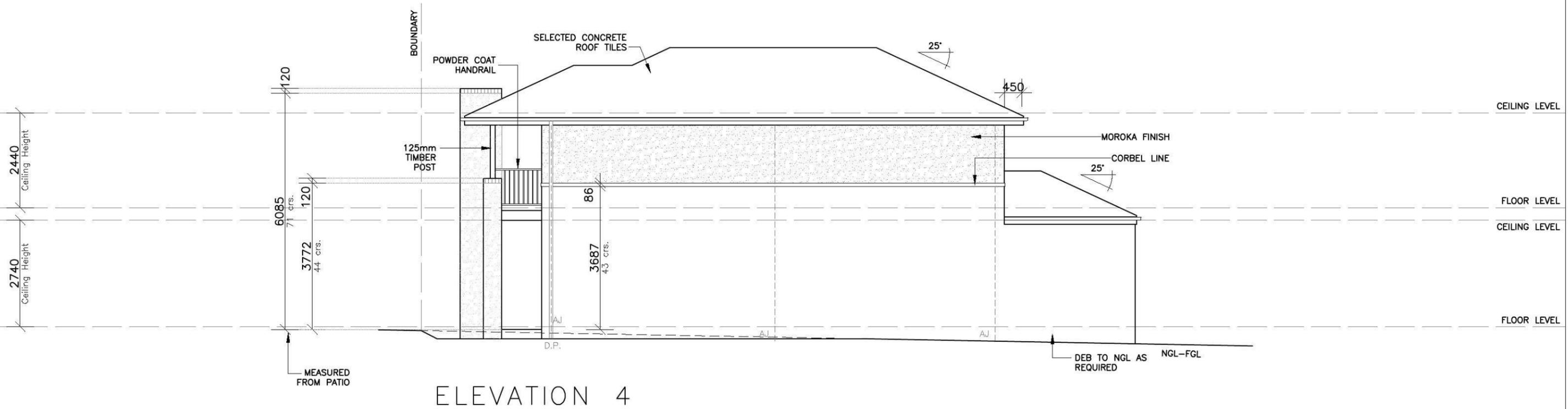
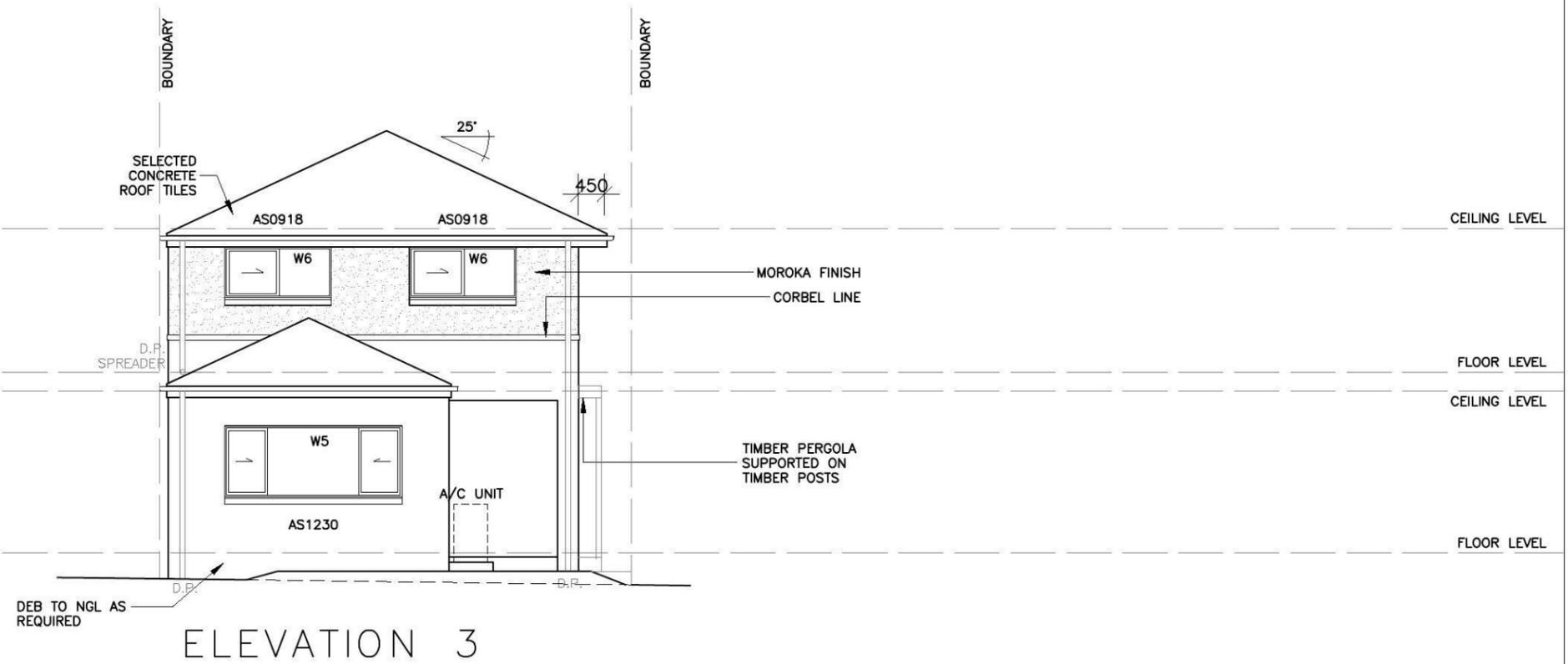
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CHECK  
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DATE  
**07-05-14**

REVISION  
**A**





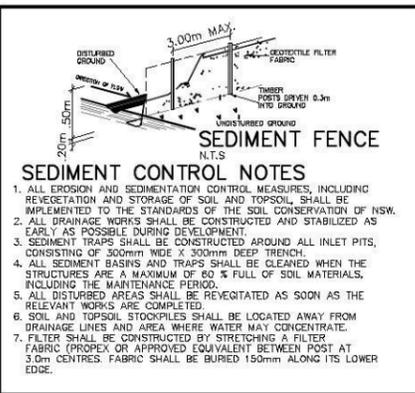
Product:  
**8.0m PRODUCT**  
 Parcel 5  
 Facade (a)  
 Rear Loaded Garage

Client:  
**Zac Homes**  
 Site Address:  
 LOT 2223 D.P. 1171491  
 WILLIAM HART CRESCENT,  
 THORNTON

Dwg Title:  
**ELEVATIONS**  
 Date:  
 05.05.2014  
 Council:  
 PENRITH COUNCIL

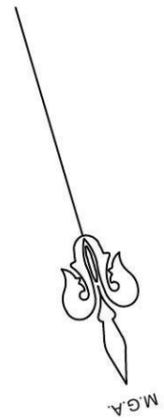
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 Sheet No.  
 5  
 Job No:  
**214030**

A	05.05.14	COUNCIL SUBMISSION	E.G.

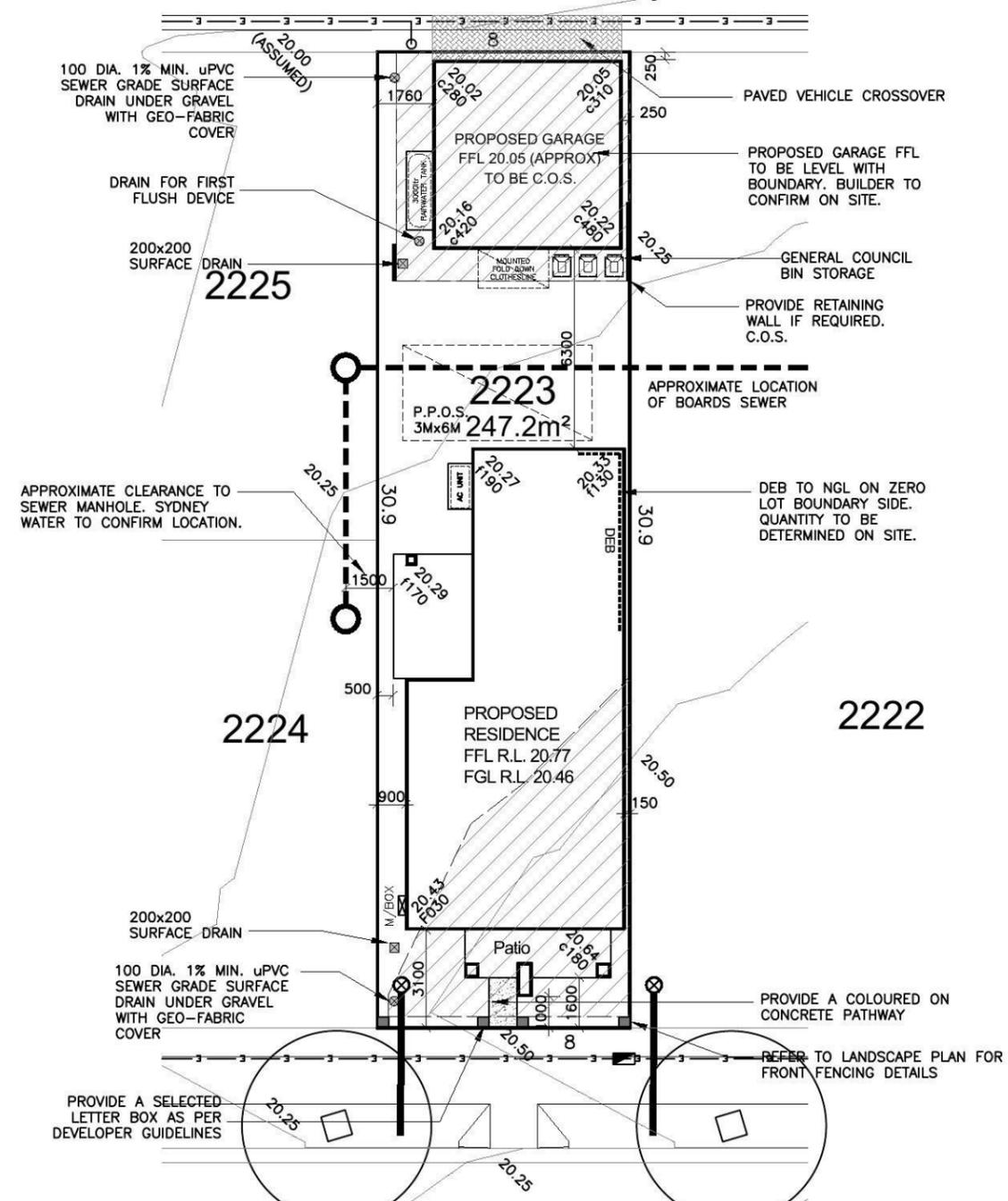


- SEDIMENT CONTROL NOTES**
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
  2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.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



# STODDART 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.

DEVELOPER ASSUMED CONTOURS USED. BUILDER TO CONFIRM LEVELS ON SITE

AREAS	
SITE:	247.2m <sup>2</sup>
GROUND FLOOR:	90.80m <sup>2</sup>
FIRST FLOOR:	82.71m <sup>2</sup>
GARAGE:	35.88m <sup>2</sup>
PORCH:	7.24m <sup>2</sup>
ALFRESCO:	11.41m <sup>2</sup>
BALCONY:	7.24m <sup>2</sup>
TOTAL:	235.28m <sup>2</sup>

LANDSCAPE AREA	
SITE AREA:	247.2m <sup>2</sup>
TOTAL HARD SURFACE AREAS:	148.26m <sup>2</sup>
REMAINING SOFT AREA:	96.01m <sup>2</sup>
LANDSCAPE AREA:	38.8%
MINIMUM REQUIRED BY COUNCIL:	N.A.%

P.O.S. AREA 72.24m<sup>2</sup> (29.2%)

FLOOR SPACE RATIO 70.2%

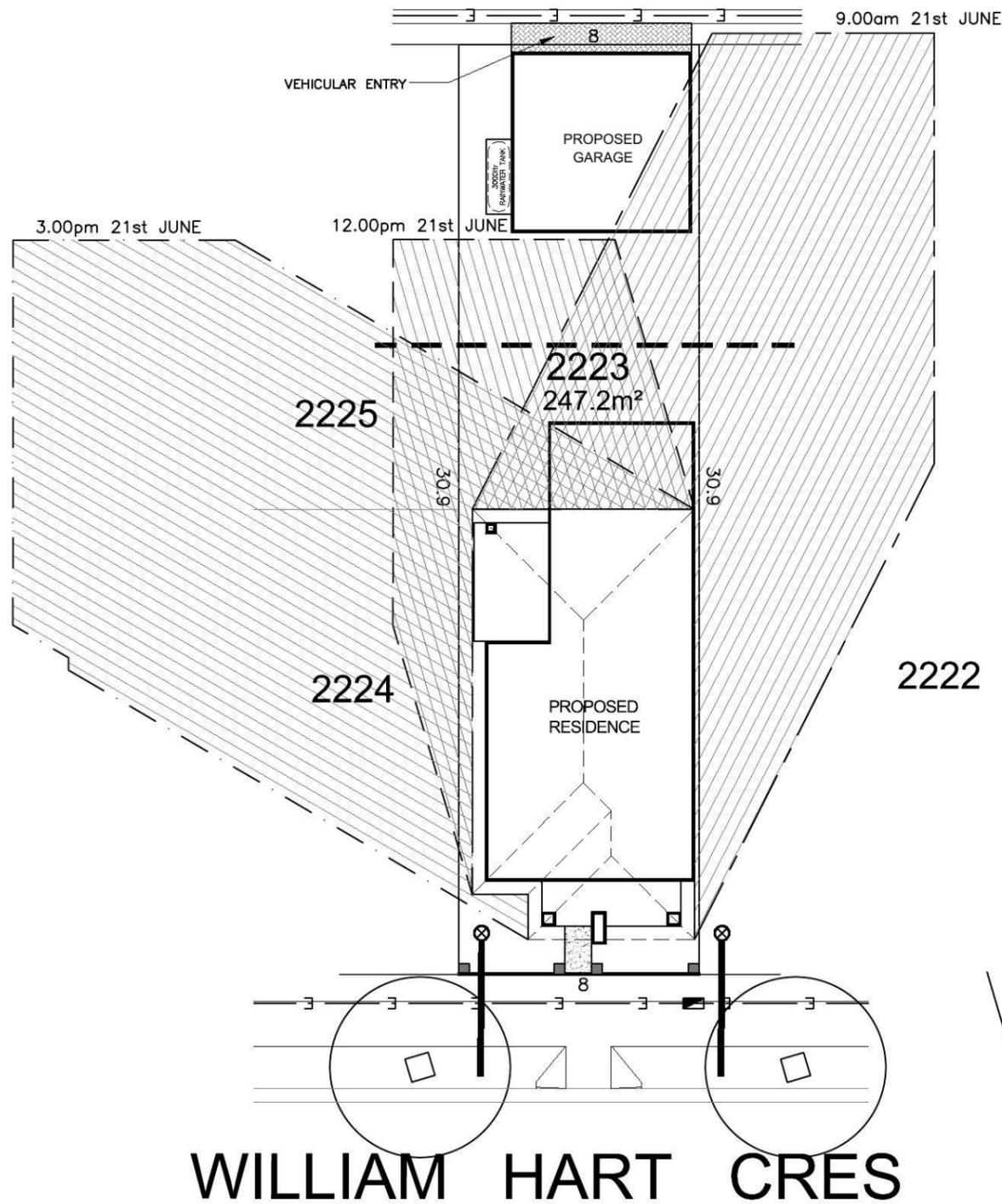
# WILLIAM HART CRES



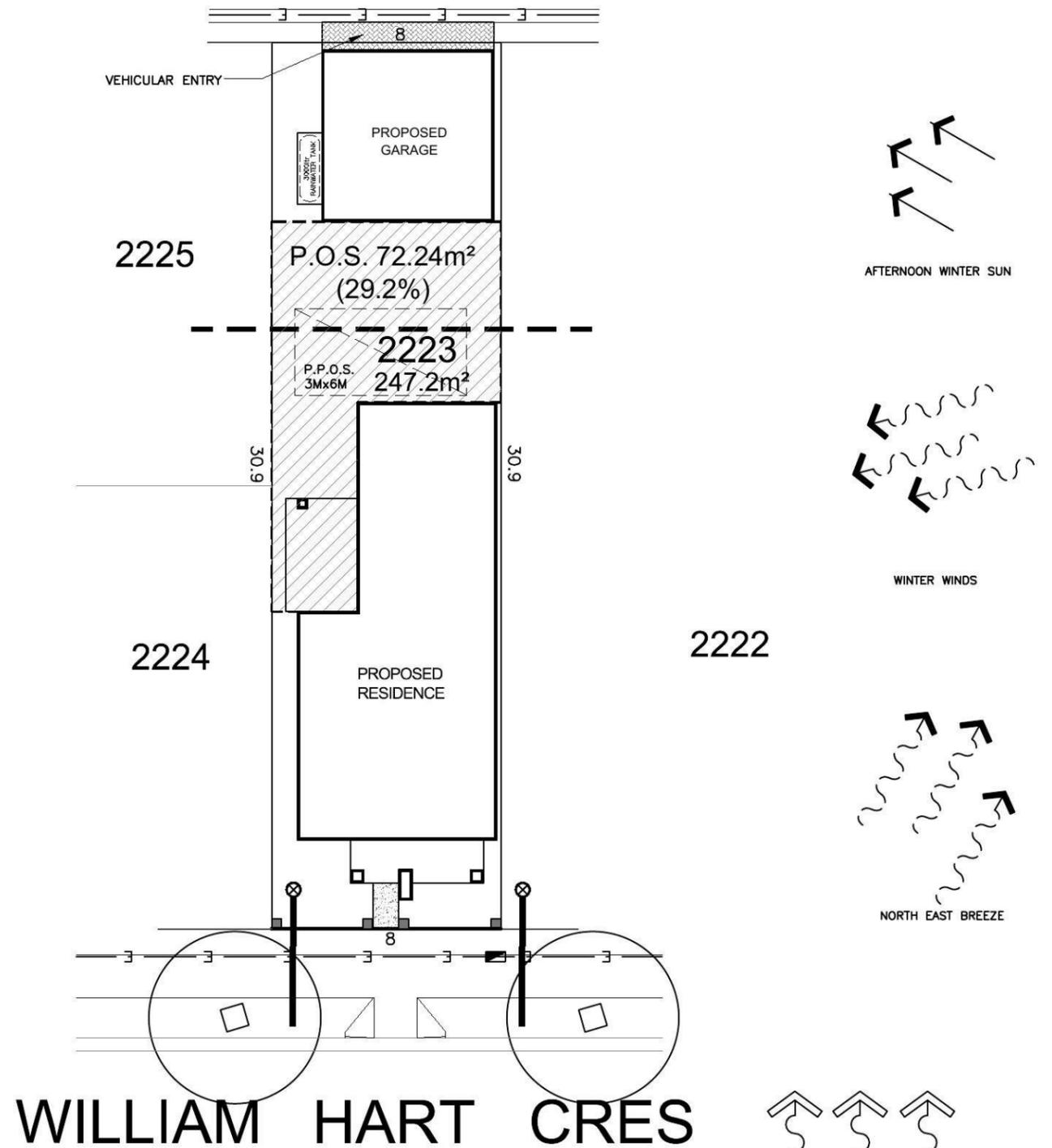
<b>Product:</b> 8.0m PRODUCT Parcel 5 Facade (a) Rear Loaded Garage	<b>Client:</b> Zac Homes	<b>Dwg Title:</b> Site Plan	<b>Sheet:</b> A3	<b>Scale:</b> 1:200	A 05.05.14 COUNCIL SUBMISSION E.G.
	<b>Site Address:</b> LOT 2223 D.P. 1171491 WILLIAM HART CRESCENT, THORNTON	<b>Date:</b> 05.05.2014	<b>Sheet No.:</b> 1	<b>Issue:</b> A	
	<b>Council:</b> PENRITH COUNCIL	<b>Job No.:</b> 214030			

# STODDART LANE

# STODDART LANE



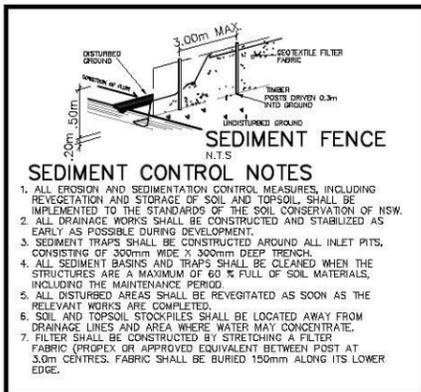
SHADOW PLAN



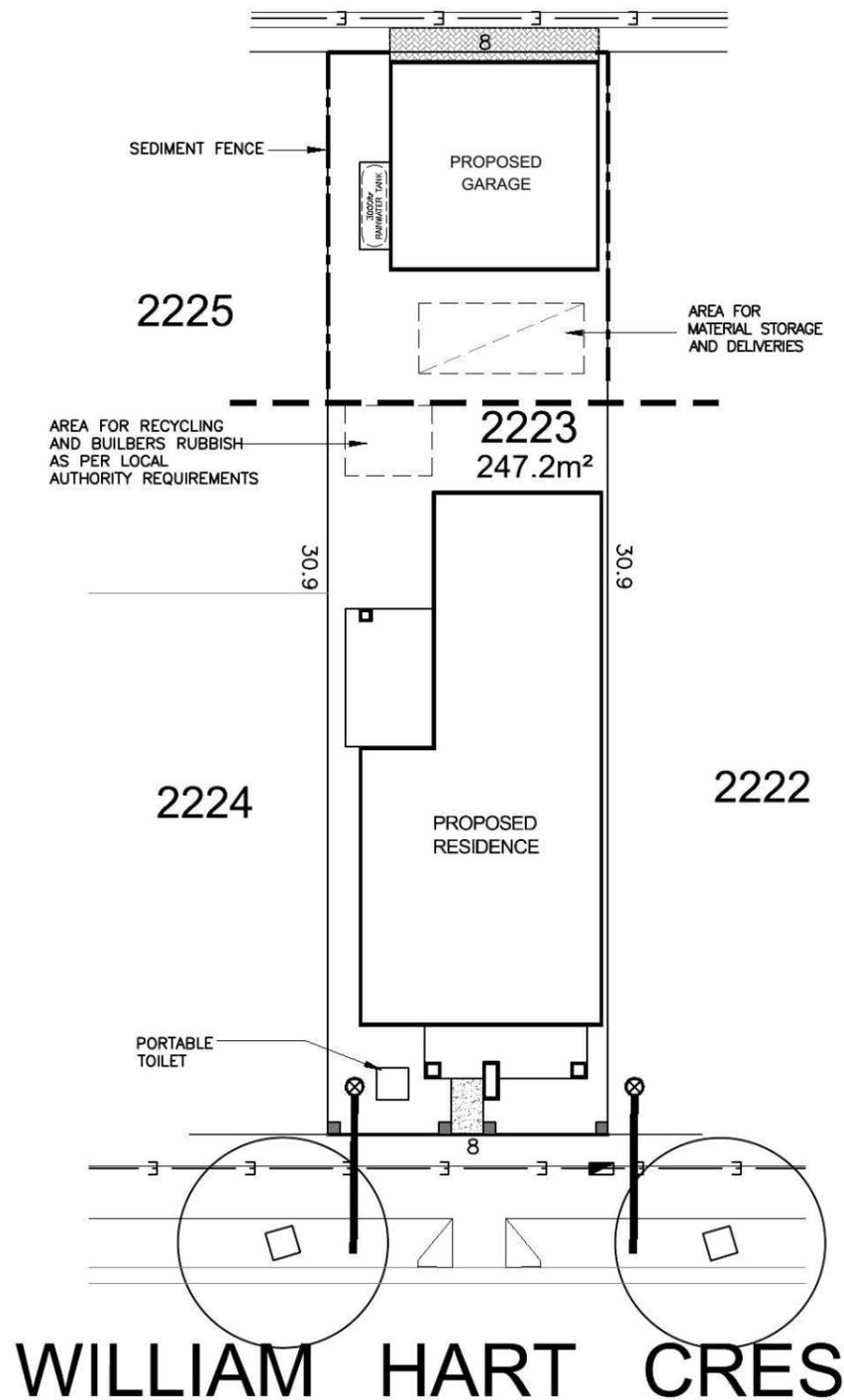
SITE ANALYSIS PLAN



<b>Product:</b> 8.0m PRODUCT Parcel 5 Facade (a) Rear Loaded Garage	<b>Client:</b> Zac Homes Site Address: LOT 2223 D.P. 1171491 WILLIAM HART CRESCENT, THORNTON	<b>Dwg Title:</b> SHADOWS & SITE ANALYSIS	<b>Sheet:</b> A3	<b>Scale:</b> 1:200	A	05.05.14	COUNCIL SUBMISSION	E.G.
		<b>Date:</b> 05.05.2014	<b>Sheet No.:</b> 1A	<b>Issue:</b> A				
		<b>Council:</b> PENRITH COUNCIL	<b>Job No.:</b> 214030					

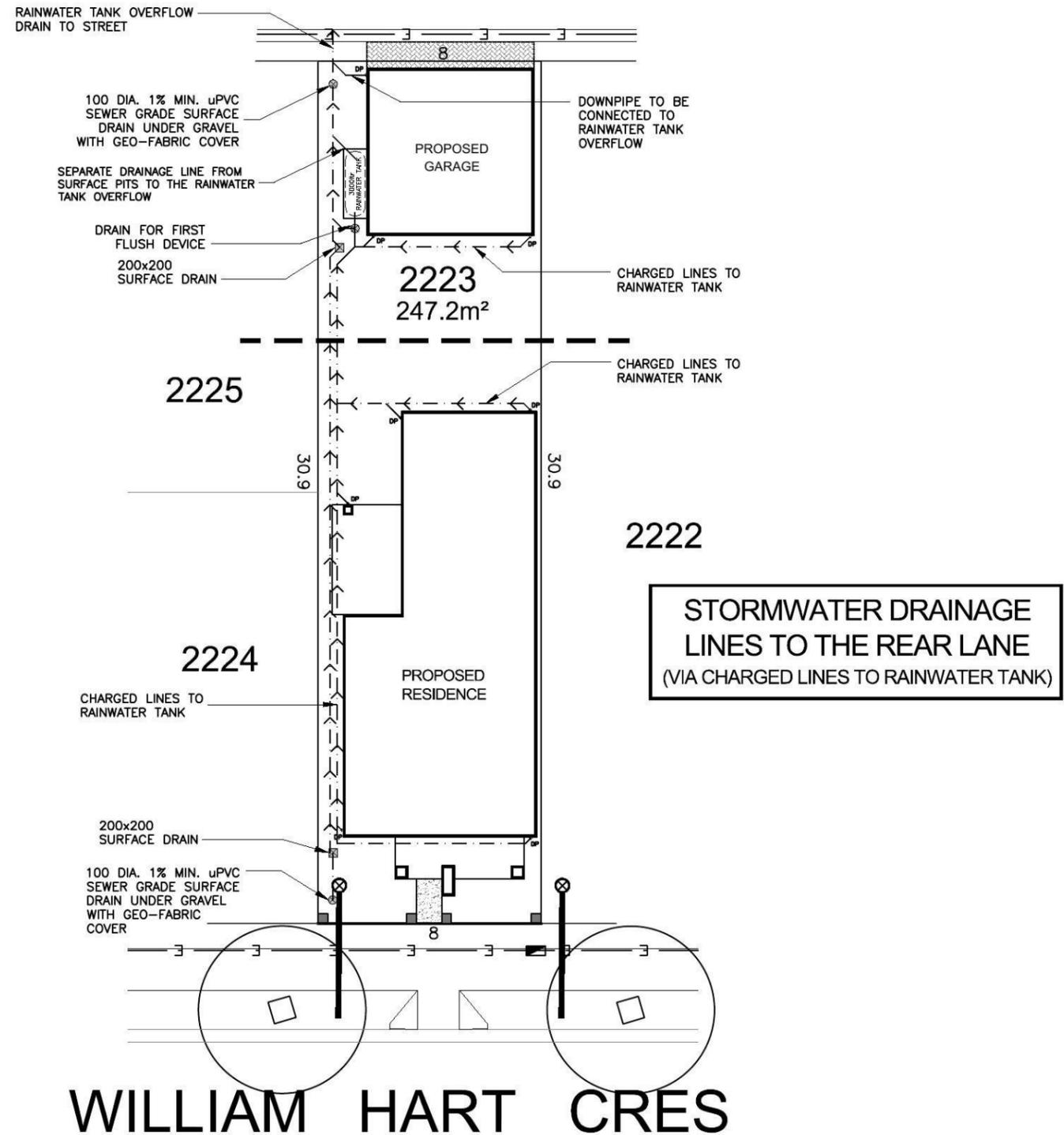


# STODDART LANE



SITE MANAGEMENT PLAN

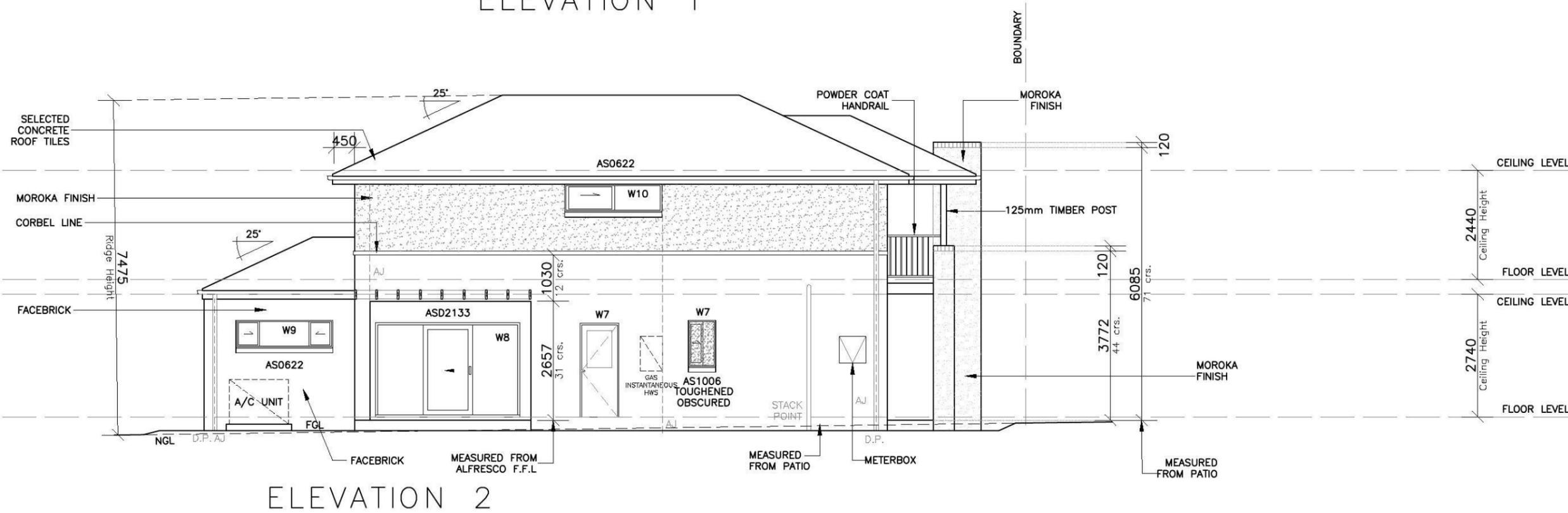
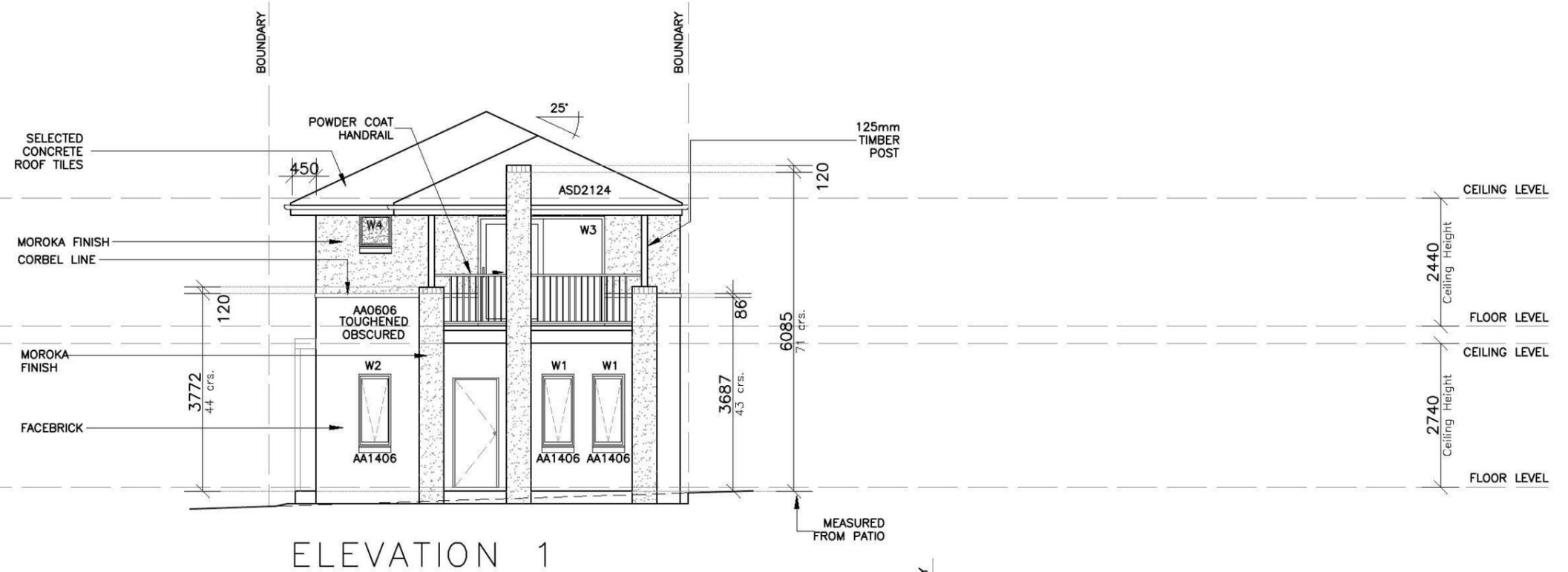
# STODDART LANE



STORMWATER PLAN



<b>Product:</b> 8.0m PRODUCT Parcel 5 Facade (a) Rear Loaded Garage	<b>Client:</b> Zac Homes  <b>Site Address:</b> LOT 2223 D.P. 1171491 WILLIAM HART CRESCENT, THORNTON	<b>Dwg Title:</b> SITE MANAGEMENT & STORMWATER PLAN  <b>Date:</b> 05.05.2014  <b>Council:</b> PENRITH COUNCIL	<b>Sheet:</b> A3	<b>Scale:</b> 1:200	A	05.05.14	COUNCIL SUBMISSION	E.G.
			<b>Sheet No.:</b> 1B	<b>Issue:</b> A				
			<b>Job No.:</b> 214030					



Product:  
**8.0m PRODUCT**  
 Parcel 5  
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Client:  
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Sheet:  
**A3**  
 Sheet No.  
 4  
 Job No:  
**214030**

A	05.05.14	COUNCIL SUBMISSION	E.G.