

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.

www.dialbeforeyoudig.com.au



**DIAL 1100
BEFORE YOU DIG**

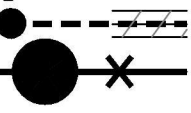
TM

DIAL BEFORE YOU DIG
SHOULD BE CONTACTED
PRIOR TO ANY EXCAVATION ON SITE

CONTOURS TO BE
CONFIRMED PRIOR TO
CONSTRUCTION



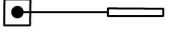
STORMWATER PIT & DRAINAGE LINE



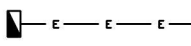
SEWER STRUCTURE, LINE & CONCRETE ENCASING



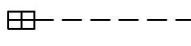
WATER METER



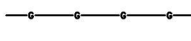
STREET LIGHT



ELECTRICAL LV PILLAR & CONDUIT



NBN PIT & CONDUIT

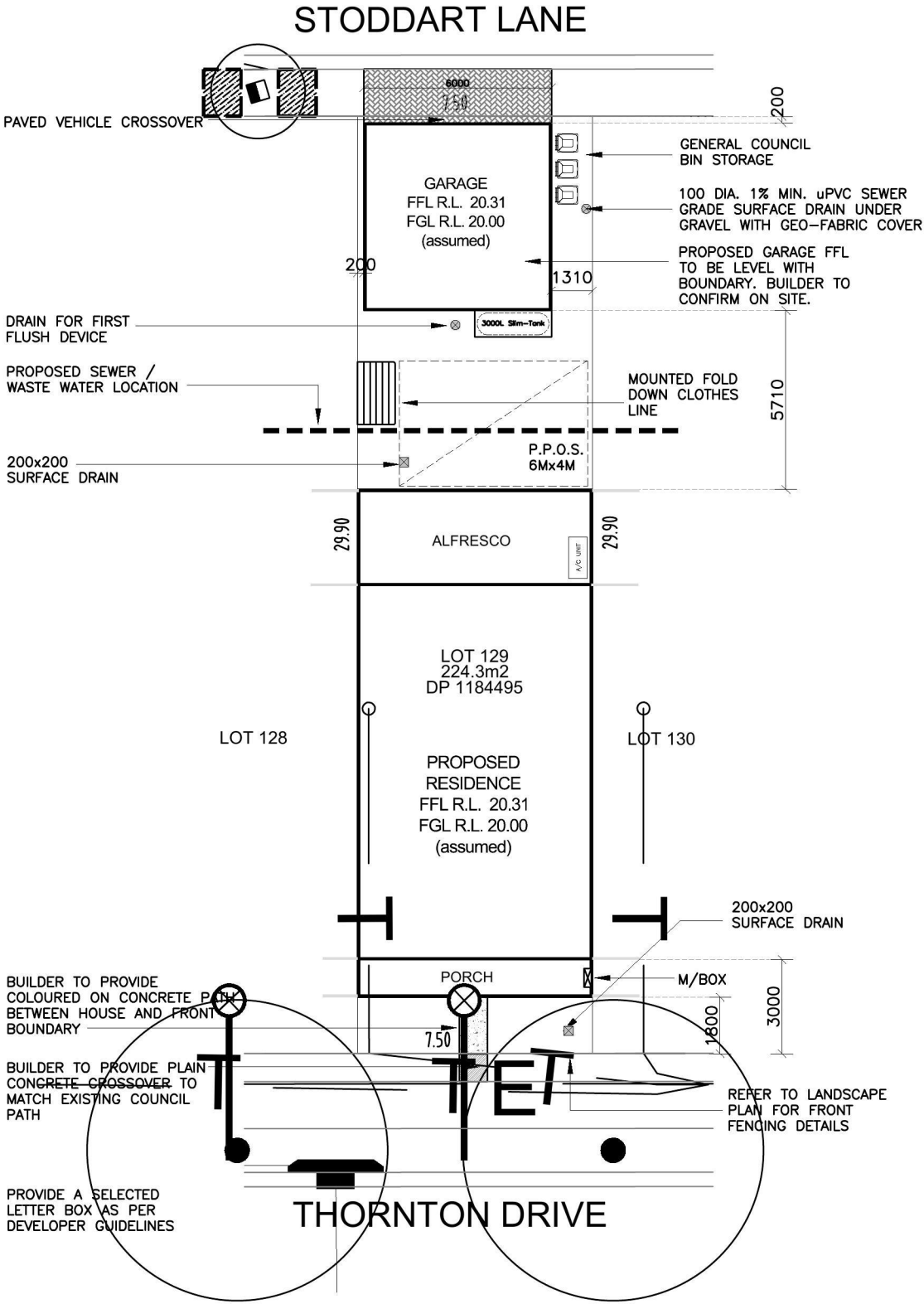


GAS MAIN

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



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.

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

STORMWATER DRAINAGE LINES TO
DRAIN TO STODDART LANE
(VIA RAINWATER TANK)

AREAS	
SITE:	224.30m²
GROUND FLOOR:	90.00m²
FIRST FLOOR:	88.88m²
GARAGE:	35.88m²
PORCH:	9.00m²
ALFRESCO:	22.50m²
BALCONY:	10.12m²
TOTAL:	256.38m²

LANDSCAPE AREA	
SITE AREA:	224.3m²
TOTAL HARD SURFACE AREAS:	160.20m²
REMAINING SOFT AREA:	64.10m²
LANDSCAPE AREA:	28.6%
MINIMUM REQUIRED BY COUNCIL:	NA

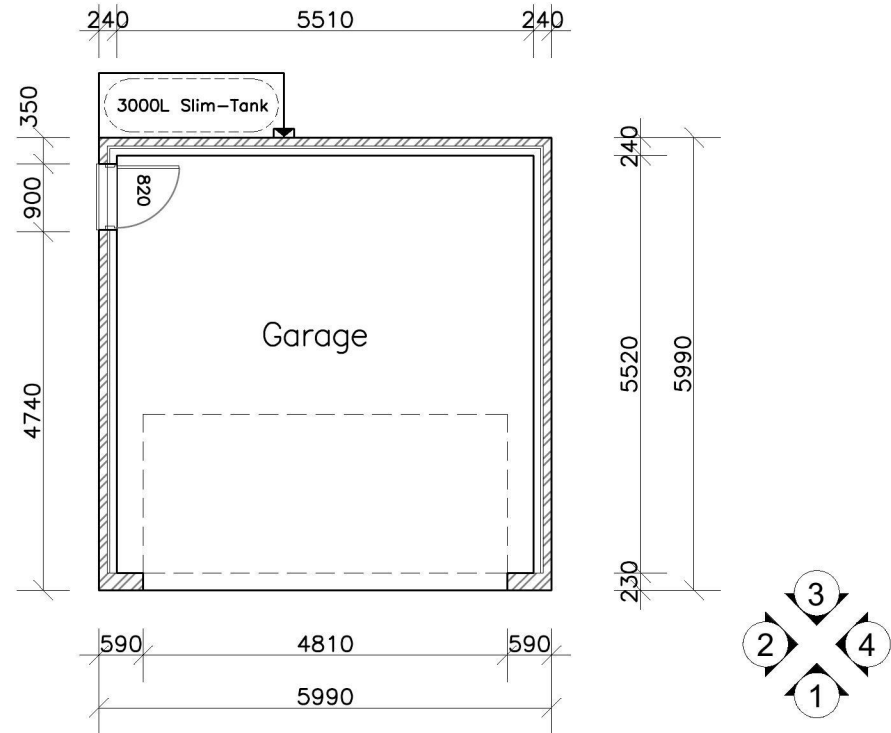
P.O.S. AREA	65.32m² (29.1%)
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SITE COVERAGE	71.4%
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FLOOR SPACE RATIO	79.8%
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Product: Stage 12 Terrace Housing	Client: ZAC HOMES	Dwg Title: SITE PLAN	Sheet: A3	Scale: 1:200	ISSUE	DATE	DESCRIPTION	DRAWN
	Site Address: LOT 129 THORNTON DRIVE THORNTON NSW	Date: 23.09.14	Sheet No. 01	Issue: A	A	30.09.14	D.A. DRAWINGS – ISSUE A	SG
		Council: PENRITH	Job No: 214285c					

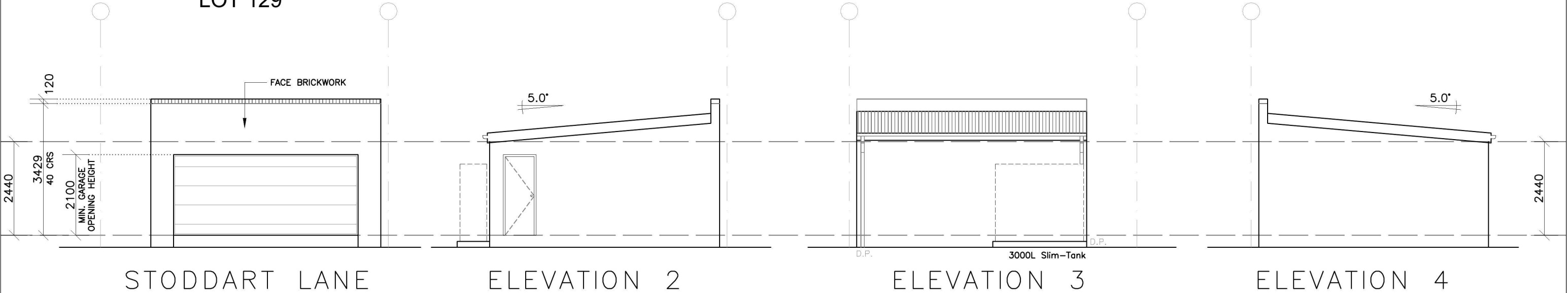


GARAGE FLOOR PLAN

SUMMARY OF BASIX COMMITMENTS			
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au			
WATER COMMITMENTS			
Fixtures			
3 Star Shower Heads	Yes	4 Star Toilet	Yes
4 Star Kitchen Taps	Yes	4 Star Basin Taps	Yes
Alternative Water			
Minimum Tank Size (L)	3000	Collected From Roof Area (m2)	96.0
Alternative Water Supply Connected To:			
All Toilets	Yes	Laundry W/M Cold Tap	Yes
1 x Outdoor Tap	Yes		
THERMAL COMFORT COMMITMENTS - Refer to next table			
ENERGY COMMITMENTS			
Hot Water	Gas Instantaneous - 5.5 Star		
Cooling System	Living	3 Phase Cooling System	EER 3.0-3.5
	Bedrooms	3 Phase Cooling System	EER 3.0-3.5
Heating System	Living	3 Phase Heating System	EER 3.5-4.0
	Bedrooms	3 Phase Heating System	EER 3.5-4.0
Ventilation	Bathroom	Mechanical Ventilation	N/A
	Kitchen	Mechanical Ventilation	N/A
	Laundry	Mechanical Ventilation	N/A
Natural Lighting	Window in Kitchen		No
	Window/Skylight in Bathrooms/Toilets	No	to 3
Artificial Lighting (rooms to be primarily lit by fluorescent or LED lights)	Number of bedrooms	2	Yes
	Number of Living/Dining rooms	1	No
	Kitchen	1	No
	All Bathrooms/Toilets	3	Yes
	Laundry	1	Yes
	All Hallways	1	Yes
OTHER COMMITMENTS			
Outdoor clothes line	Yes	Gas Cooktop	Yes

Thermal Performance Specifications - BASIX COMMITMENTS					
External Wall Construction		Insulation	Colour (Solar Absorptance)		Detail
Brick Veneer		Min. R2.0	N/A		N/A
Framed - Cladding		Min. R2.0	N/A		N/A
Brick Veneer - Garage		None	N/A		N/A
Internal Wall Construction		Insulation	Detail		
Plasterboard on studs		None	N/A		
Plasterboard on studs - Garage		Min. R2.0	House / Garage walls as per plans		
Ceiling Construction		Insulation	Detail		
Plasterboard		Min. R3.0	Ceilings adjacent to roof space		
Plasterboard - Garage		None	N/A		
Roof Construction		Insulation	Colour (Solar Absorptance)	Detail	
Tiled Roof		Foil / Sarking	Dark SA> 0.7	As per plans	
Floor Construction		Insulation	Covering	Detail	
Concrete		None	N/A	N/A	
Concrete		None	N/A	N/A	
Timber Floor - First Floor		None	N/A	N/A	
Windows	Glass and frame type	U	SHGC	Area sq m	Detail
Single clear	Improved Aluminium	6.44	0.75	20.67	As per plans
Single clear	Standard Aluminium	6.44	0.75	1.68	As per plans
Single clear	Timber Door	5.71	0.66	0.00	As per plans
U and SHGC values are according to NFRC. Alternate products may be used if the U value is lower and the SHGC is less than 10% higher or lower than the above figures.					
Sky Lights	Glass type	Frame type	U	SHGC	Area sq m
N/A	N/A	N/A	N/A	N/A	N/A
External Window Cover		Detail			
None		N/A			
Fixed shading - Eaves		Width includes guttering, offset is distance above windows			
Width: 450 - 600		Offset: 0		Nominal only, refer to plan for detail	
Ventilation and Infiltration to Habitable Rooms					
Open fire no damper		no	Exhaust fans no dampers		no
Door and window seals		no	Vented skylights		no
Vented downlights		no	Fixed wall or ceiling vents		no
"No" means that the item was not included in the assessment and shall not be installed.					

LOT 129



Product:
Stage 12
Terrace Housing

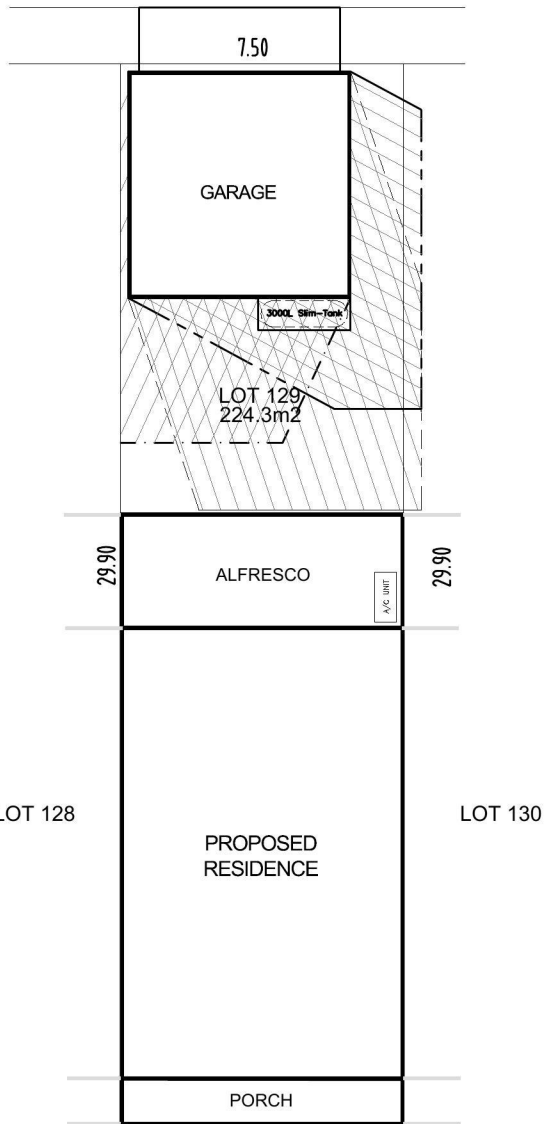
Client:
ZAC HOMES
Site Address:
LOT 129 THORNTON DRIVE
THORNTON NSW

Dwg Title:
ELEVATIONS
Date:
23.09.14
Council:
PENRITH

Sheet:
A3
Scale:
1:100
Sheet No.
03
Issue:
A
Job No:
214285c

ISSUE	DATE	DESCRIPTION	DRAWN
A	30.09.14	D.A. DRAWINGS - ISSUE A	SG

STODDART LANE



LOT 128
PROPOSED RESIDENCE
LOT 130

PORCH

THORNTON DRIVE

SHADOWS

3.00pm 21st JUNE
12.00pm 21st JUNE
9.00am 21st JUNE

STODDART LANE



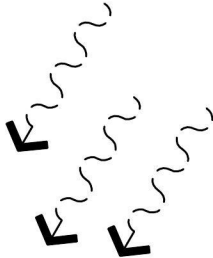
LOT 128
PROPOSED RESIDENCE
LOT 130

PORCH

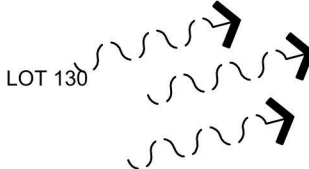
THORNTON DRIVE

P.O.S.
65.32m²
(29.1%)

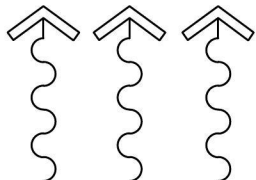
STORMWATER DRAINAGE LINES TO
DRAIN TO STODDART LANE
(VIA RAINWATER TANK)



NORTH EAST BREEZE



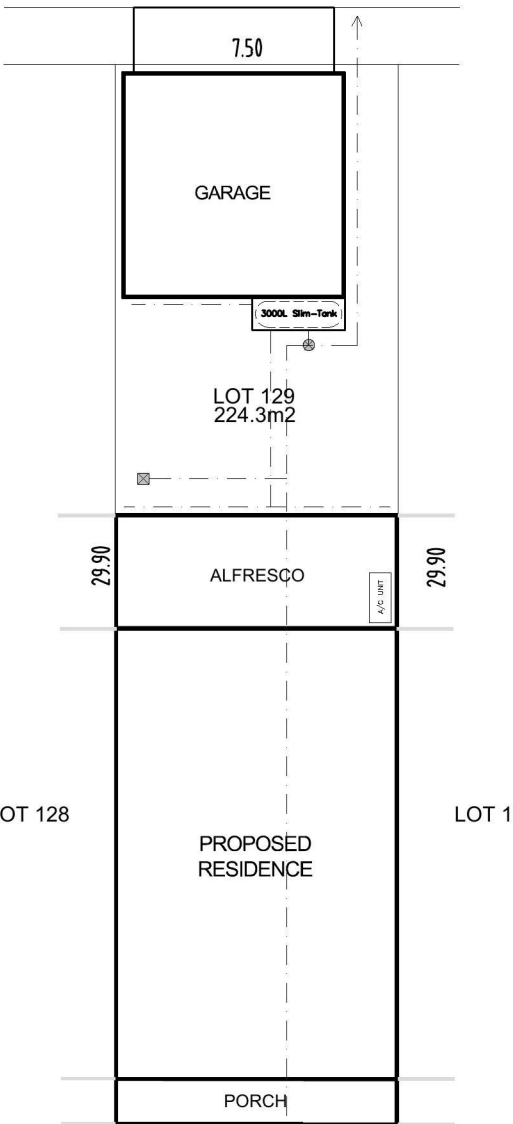
WINTER WINDS



MINIMAL NOISE FROM ROAD
TRAFFIC

SITE ANALYSIS PLAN

STODDART LANE



LOT 128
PROPOSED RESIDENCE
LOT 130

PORCH

THORNTON DRIVE

STORMWATER PLAN



Product:

Stage 12
Terrace Housing

Client:

ZAC HOMES

Site Address:

LOT 129 THORNTON DRIVE
THORNTON NSW

Dwg Title:

SITE ANALYSIS, SHADOWS, STORMWATER

Date:

23.09.14

Council:

PENRITH

Sheet:

A3

Sheet No.

05

Job No:

214285c

Scale:

1:200

Issue:

A

ISSUE

A

DATE

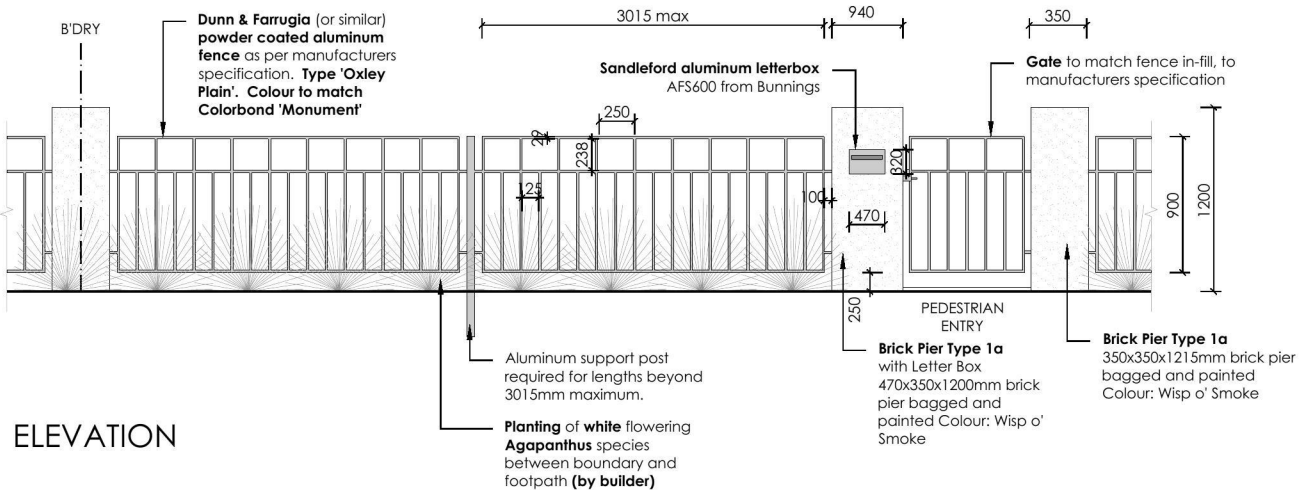
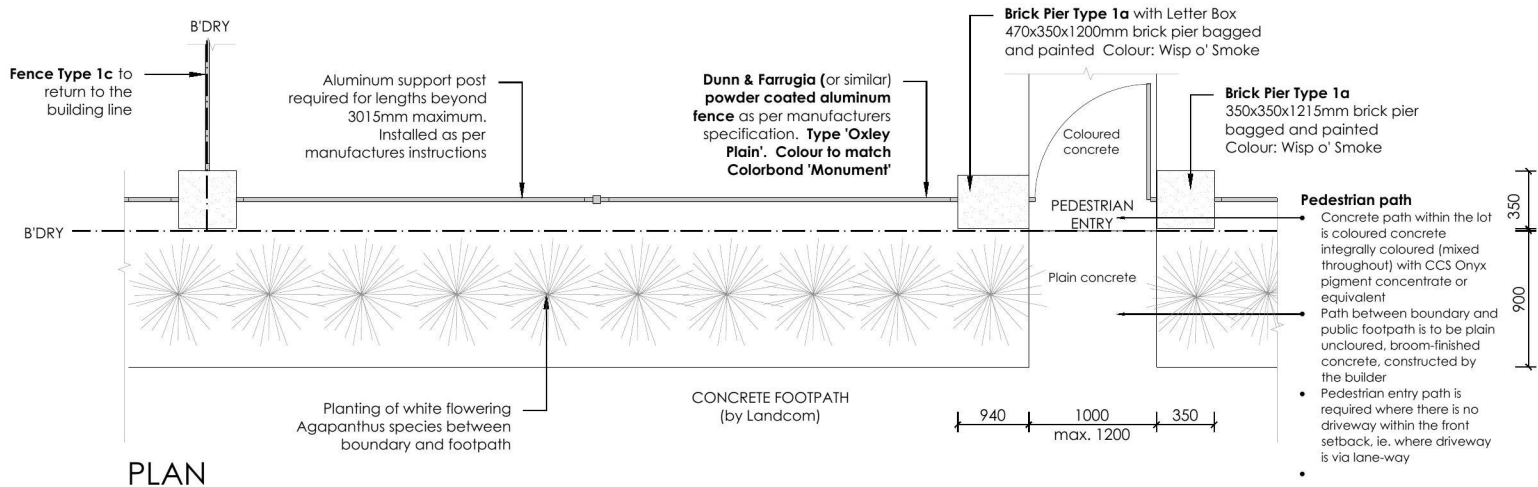
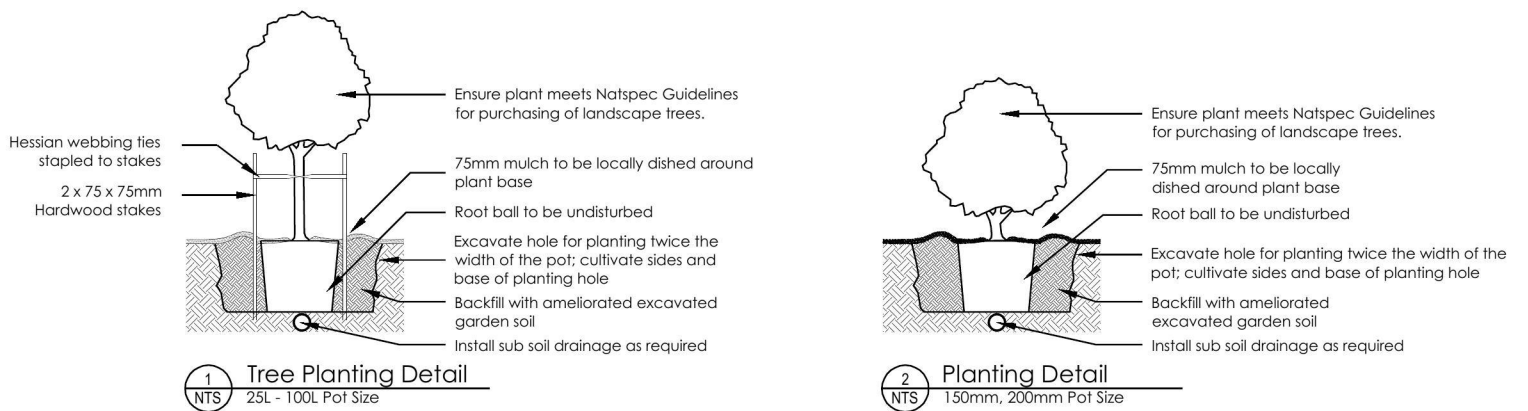
30.09.14

DESCRIPTION

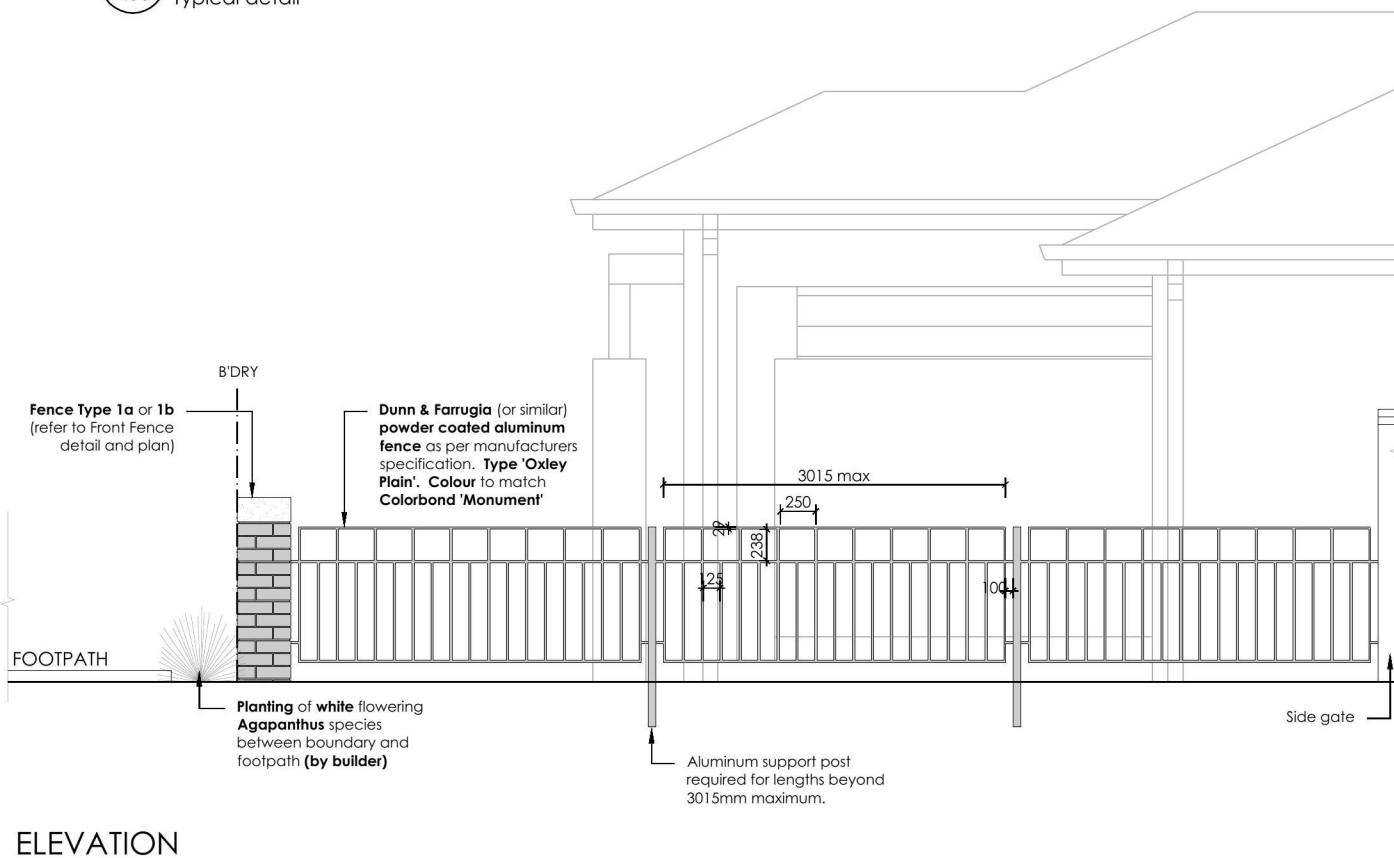
D.A. DRAWINGS - ISSUE A

DRAWN

SG

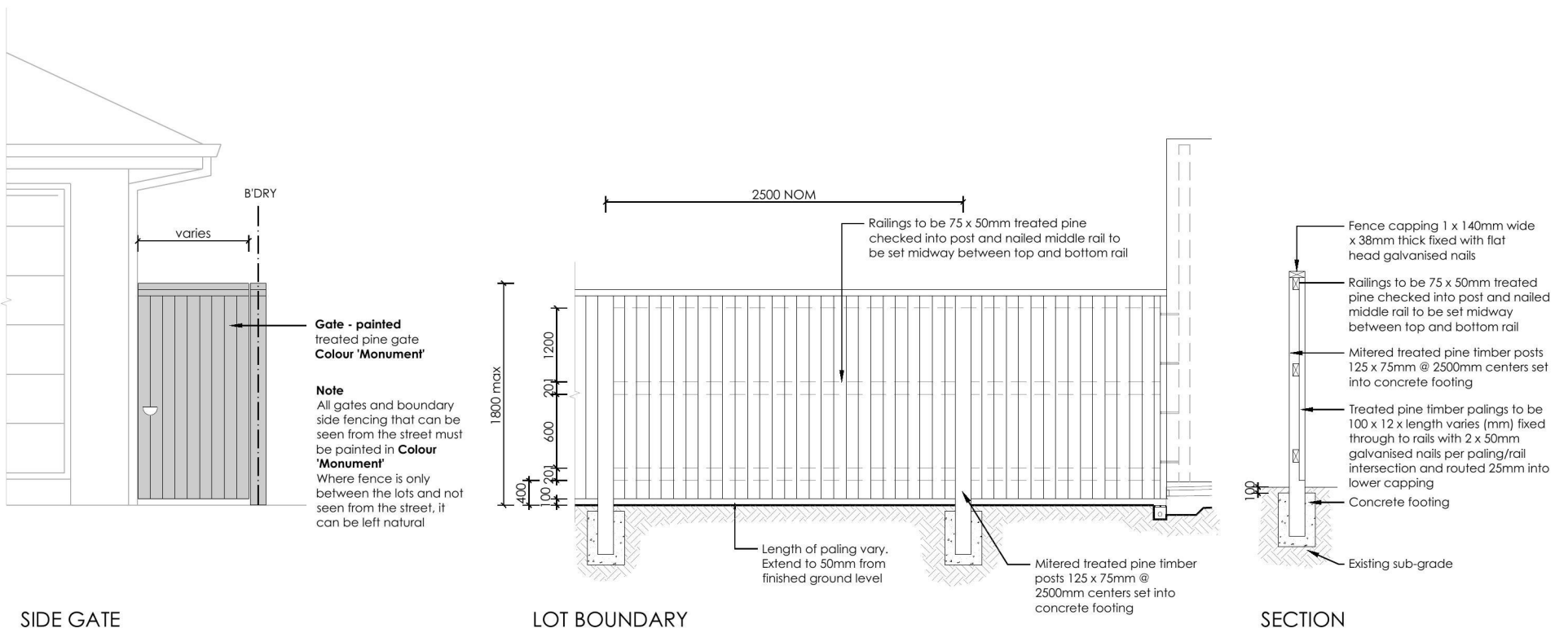


5 FENCE TYPE 1a - Front Fence
1:50 Typical detail



6 FENCE TYPE 1c - Side Boundary Front Setback
1:50 Typical detail

REVISION		DESCRIPTION		DRAWN	CHECK	DATE	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 Member of the Australian Institute of Landscape Designers and Managers		ADDRESS		THORNTON FENCING + PLANTING DETAILS		PROJECT NEW RESIDENCE						
A		ISSUE COLOUR PLANS FOR CLIENT REVIEW		JD	RS	26-09-14					CLIENT ZAC HOMES		DRAWING DETAILS		SCALE 1:100 @ A3 DA L-02						
							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				DRAWN JD		CHECK RS			DATE 26-09-14		REVISION A	

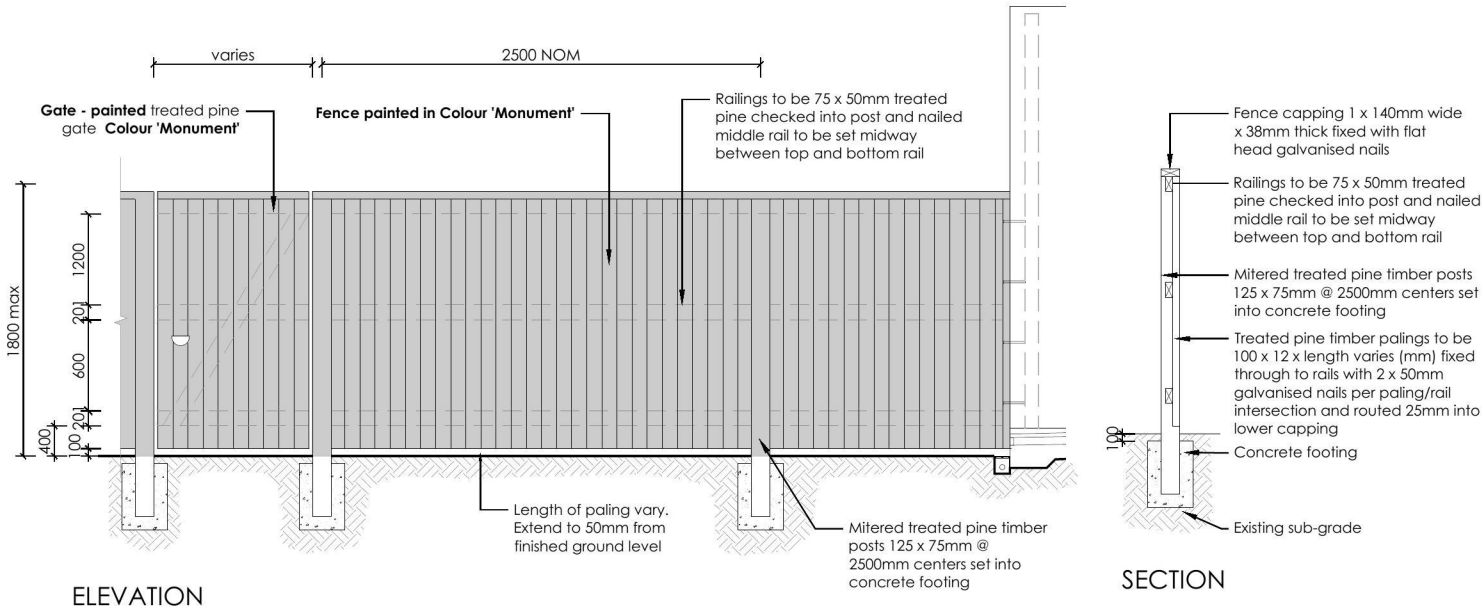


SIDE GATE

LOT BOUNDARY

SECTION

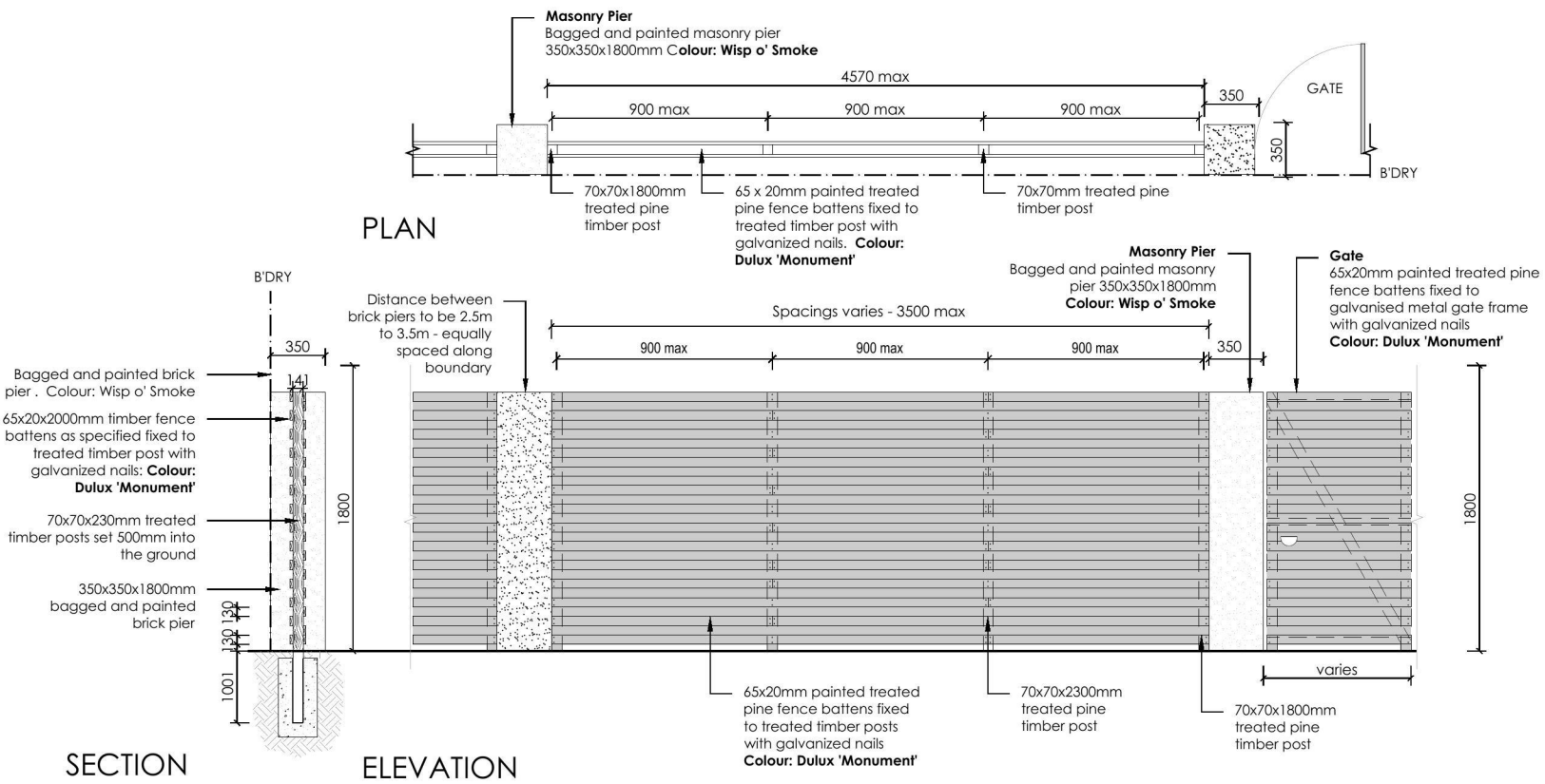
7 **FENCE TYPE 4a - Side Boundaries**
1:50 Typical detail



ELEVATION

SECTION

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



PLAN

SECTION

ELEVATION

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

REVISION		DESCRIPTION		DRAWN	CHECK	DATE	ecodesign outdoor living environments		PO Box 8136, Brookham Hill BC, NSW 2153 Ph: (02) 9480 7712 Fax: (02) 9480 7705 Email: info@ecodesign.com.au Web: www.ecodesign.com.au Member of the Australian Institute of Landscape Designers and Managers		ADDRESS	THORNTON FENCING + PLANTING DETAILS		PROJECT NEW RESIDENCE					
A	ISSUE COLOUR PLANS FOR CLIENT REVIEW			JD	RS	26-09-14													
								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		CLIENT ZAC HOMES				SCALE 1:100 @ A3		ISSUE DA	SHEET L-03
												DRAWN JD		CHECK RS	DATE 26-09-14	REVISION A			