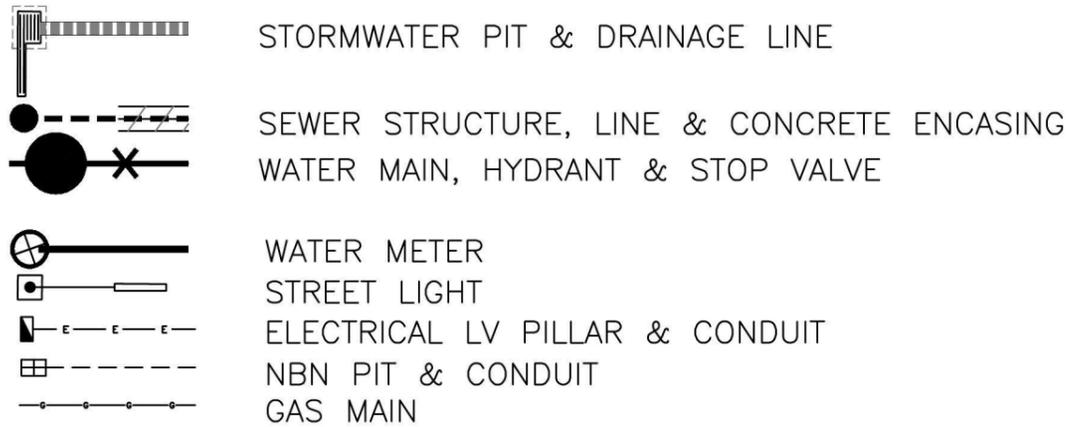
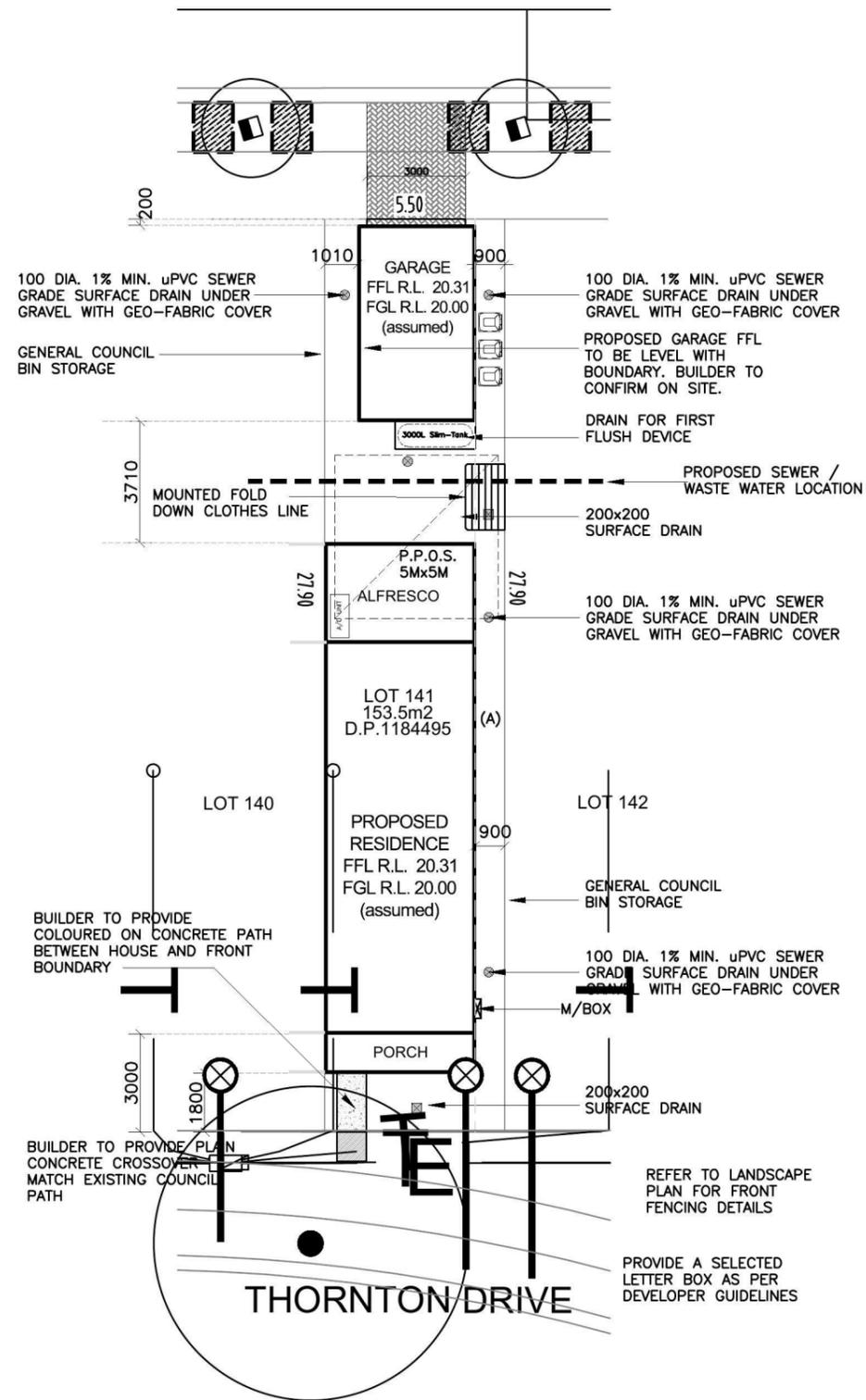


CONTOURS TO BE CONFIRMED PRIOR TO CONSTRUCTION



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 RECEIVED

STORMWATER DRAINAGE LINES TO STODDART LANE AT REAR (VIA RAINWATER TANK)

AREAS	
SITE:	153.5m <sup>2</sup>
GROUND FLOOR:	54.69m <sup>2</sup>
FIRST FLOOR:	54.51m <sup>2</sup>
GARAGE:	21.50m <sup>2</sup>
PORCH:	6.03m <sup>2</sup>
ALFRESCO:	13.80m <sup>2</sup>
BALCONY:	6.21m <sup>2</sup>
TOTAL:	156.74m <sup>2</sup>

LANDSCAPE AREA	
SITE AREA:	153.5m <sup>2</sup>
TOTAL HARD SURFACE AREAS:	98.36m <sup>2</sup>
REMAINING SOFT AREA:	55.14m <sup>2</sup>
LANDSCAPE AREA:	35.90%
MINIMUM REQUIRED BY COUNCIL:	NA

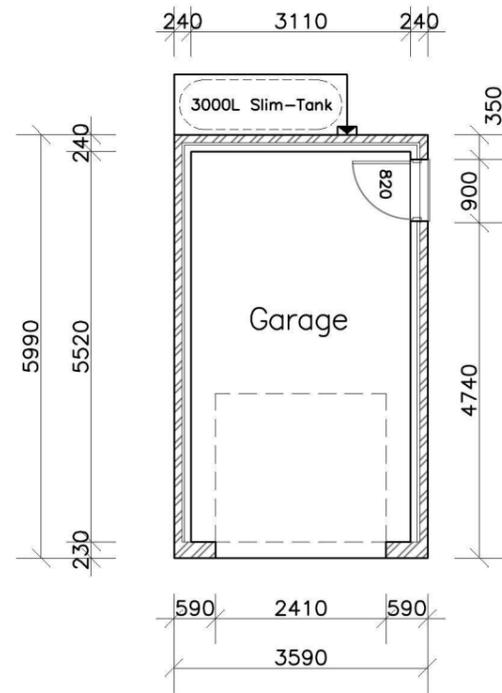
P.O.S. AREA 36.91m<sup>2</sup> (24.0%)

SITE COVERAGE 64.10%

FLOOR SPACE RATIO 71.50%



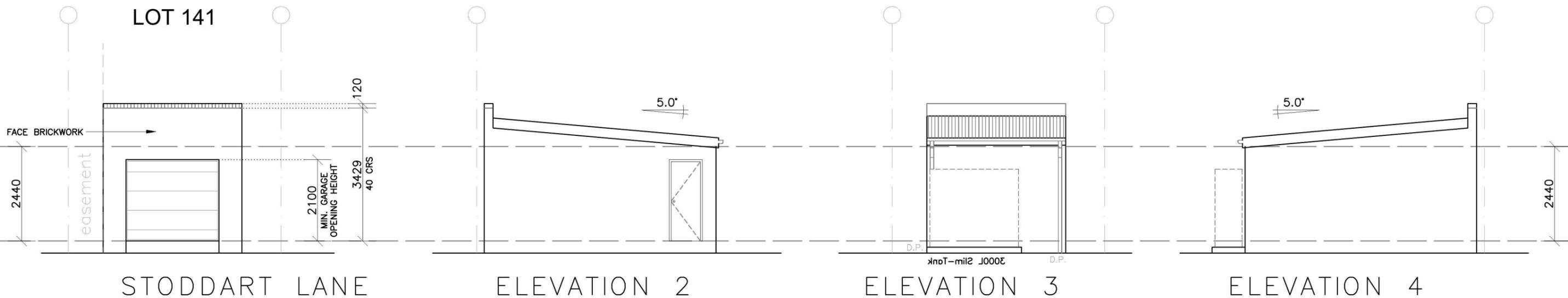
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	<b>Site Address:</b> LOT 141 THORNTON DRIVE THORNTON NSW	<b>Date:</b> 23.09.14	<b>Sheet No.:</b> 01	<b>Issue:</b> A	A   23.09.14   D.A. DRAWINGS - ISSUE A	
	<b>Council:</b> PENRITH	<b>Job No.:</b> 214287e				



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 No
	Number of Living/Dining rooms	1	No No
	Kitchen	1	No No
	All Bathrooms/Toilets	3	Yes No
	Laundry	1	Yes No
All Hallways	1	Yes No	
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	13.21	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	Detail
N/A	N/A	N/A	N/A	N/A	N/A	N/A
External Window Cover						
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 127



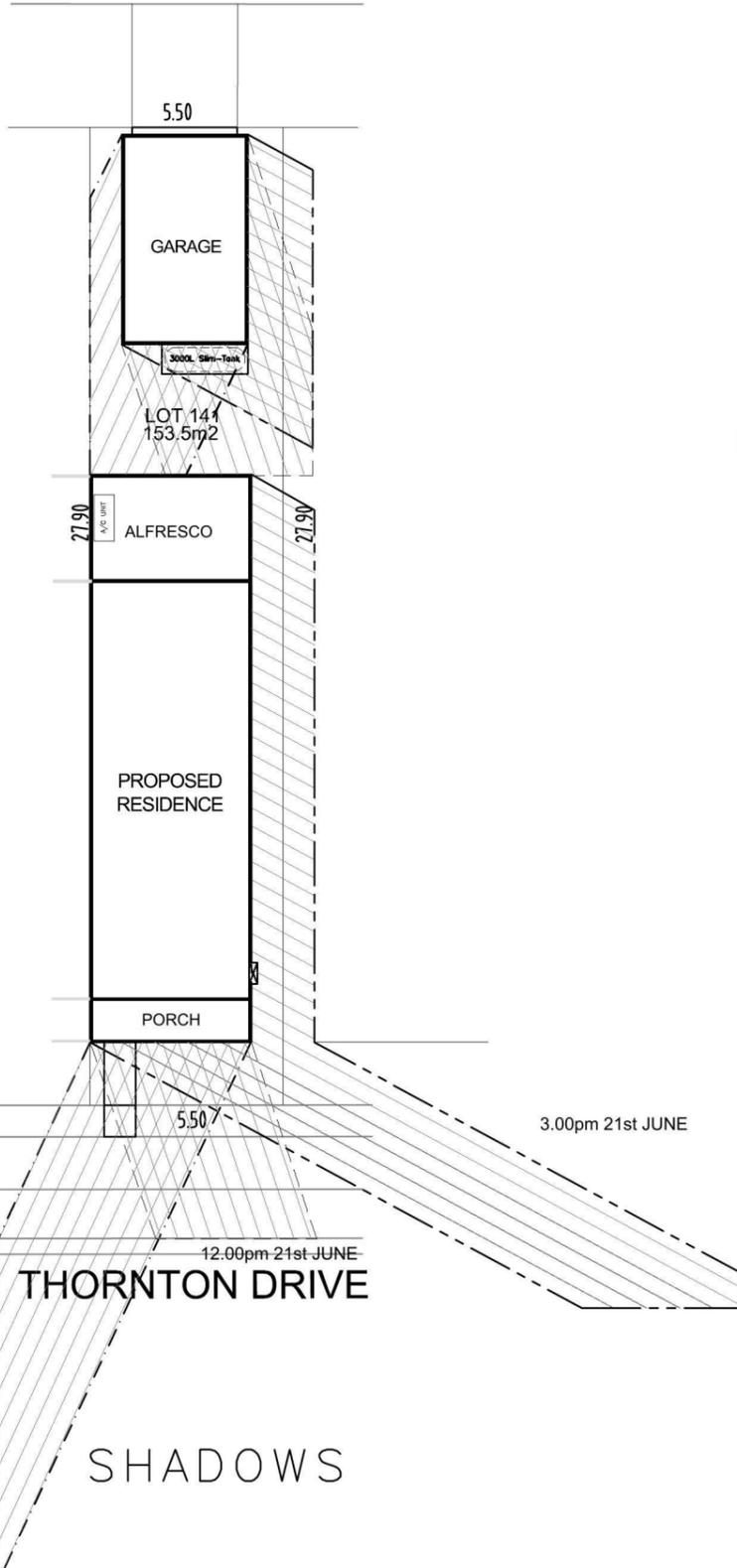
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Site Address: <b>LOT 141 THORNTON DRIVE THORNTON NSW</b>	Date: <b>23.09.14</b>	Council: <b>PENRITH</b>	Sheet No. <b>03</b>	Issue: <b>A</b>	A	23.09.14	D.A. DRAWINGS - ISSUE A	SG
			Job No: <b>214287e</b>					

STODDART LANE

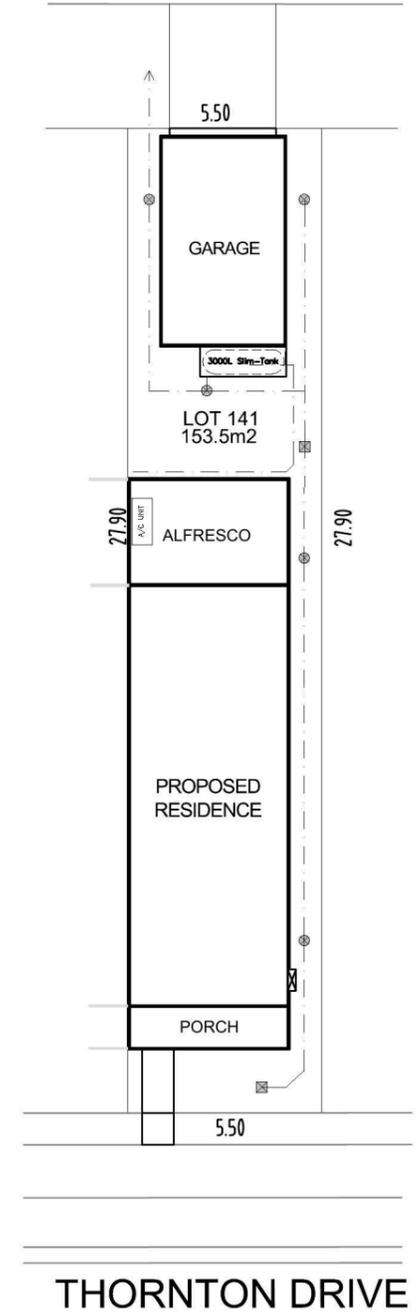
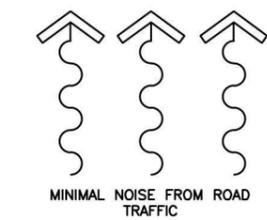
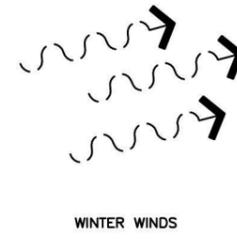
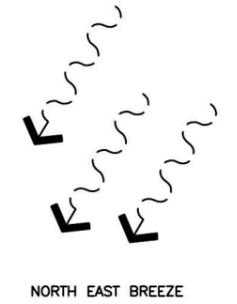
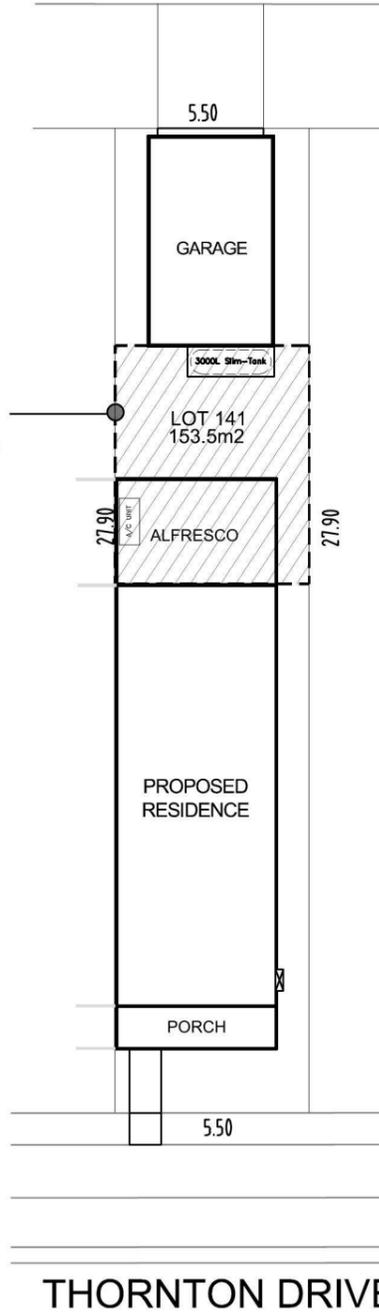
STODDART LANE

STORMWATER DRAINAGE LINES TO STODDART LANE AT REAR (VIA RAINWATER TANK)

STODDART LANE



P.O.S. 37.15m² (24.22%)

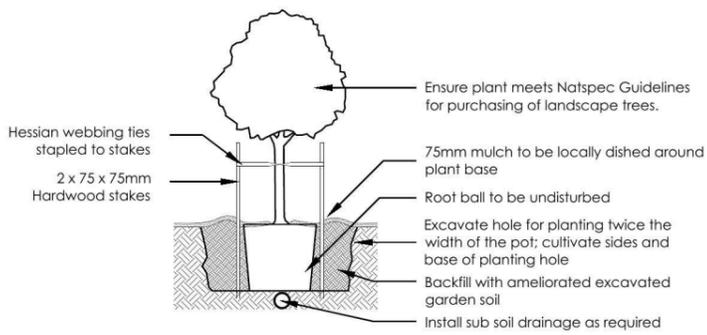


SITE ANALYSIS PLAN

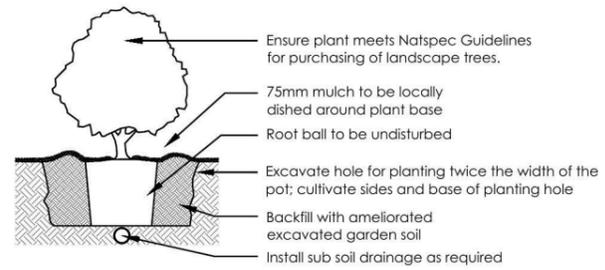
STORMWATER PLAN



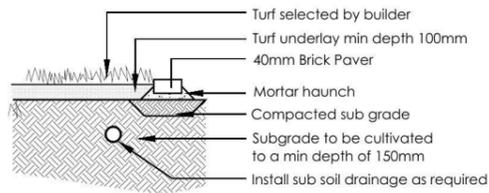
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	Site Address: <b>LOT 141 THORNTON DRIVE THORNTON NSW</b>	Date: <b>23.09.14</b>	Sheet No. <b>05</b>	Issue: <b>A</b>	A	23.09.14	D.A. DRAWINGS - ISSUE A	SG
	Council: <b>PENRITH</b>	Job No: <b>214287e</b>						



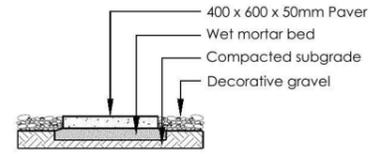
1 Tree Planting Detail  
NTS 25L - 100L Pot Size



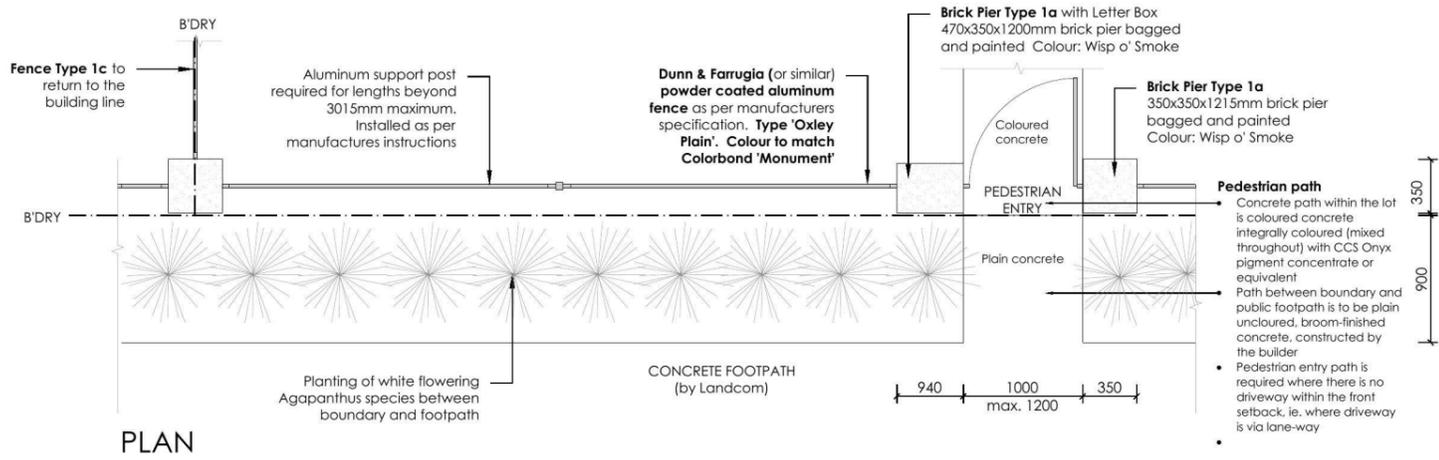
2 Planting Detail  
NTS 150mm, 200mm Pot Size



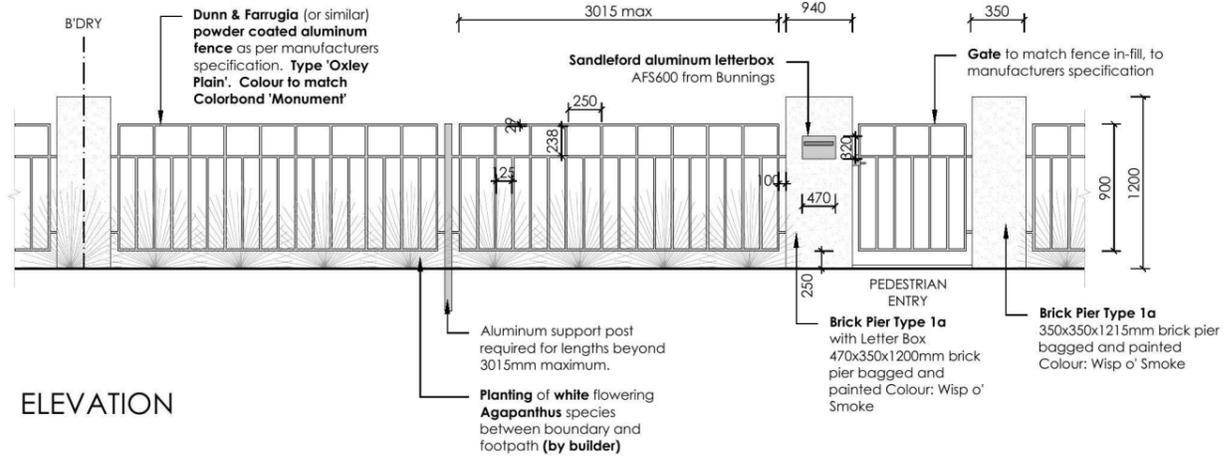
3 Turf Detail  
NTS Brick Paver Edge



4 Stepping stones in gravel  
NTS Low traffic zone

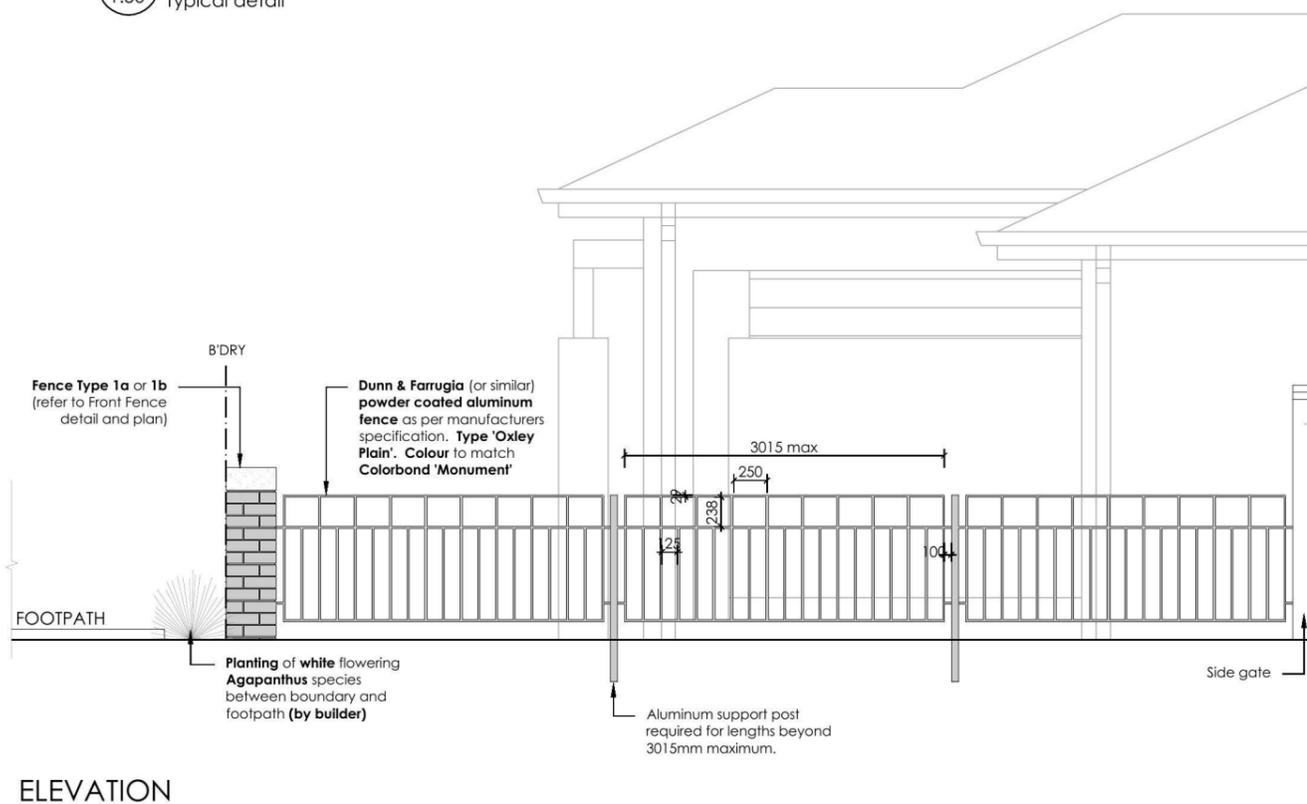


PLAN



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

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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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ADDRESS  
**THORNTON FENCING + PLANTING DETAILS**

CLIENT  
**ZAC HOMES**

PROJECT  
**NEW RESIDENCE**

DRAWING  
**DETAILS**

SCALE  
**1:100 @ A3**

ISSUE  
**DA**

SHEET  
**L-02**

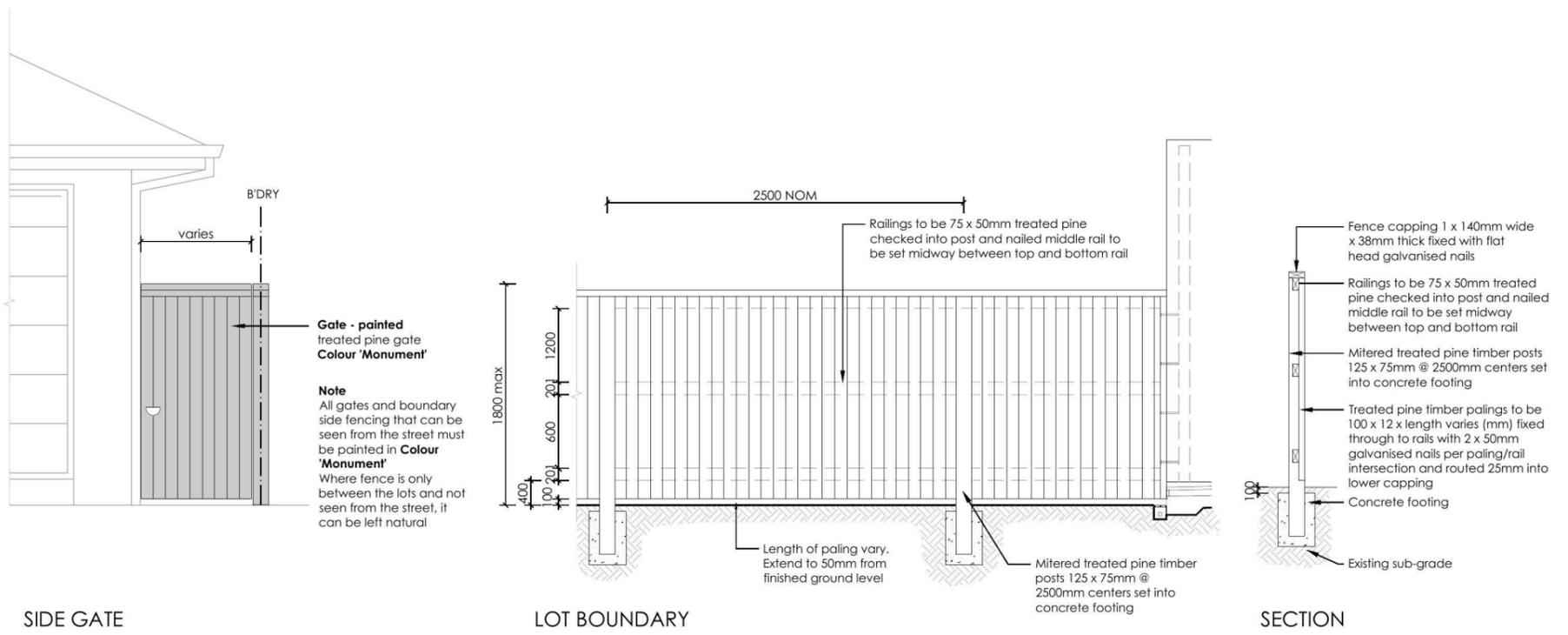
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**JD**

CHECK  
**RS**

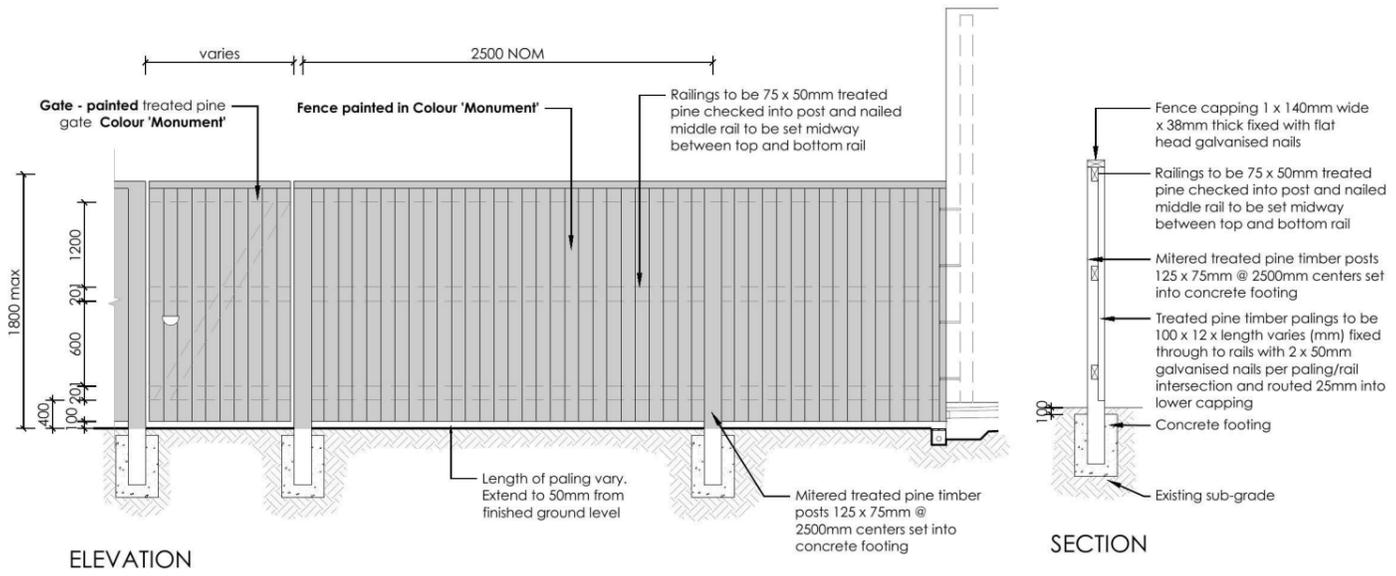
DATE  
**26-09-14**

REVISION  
**A**

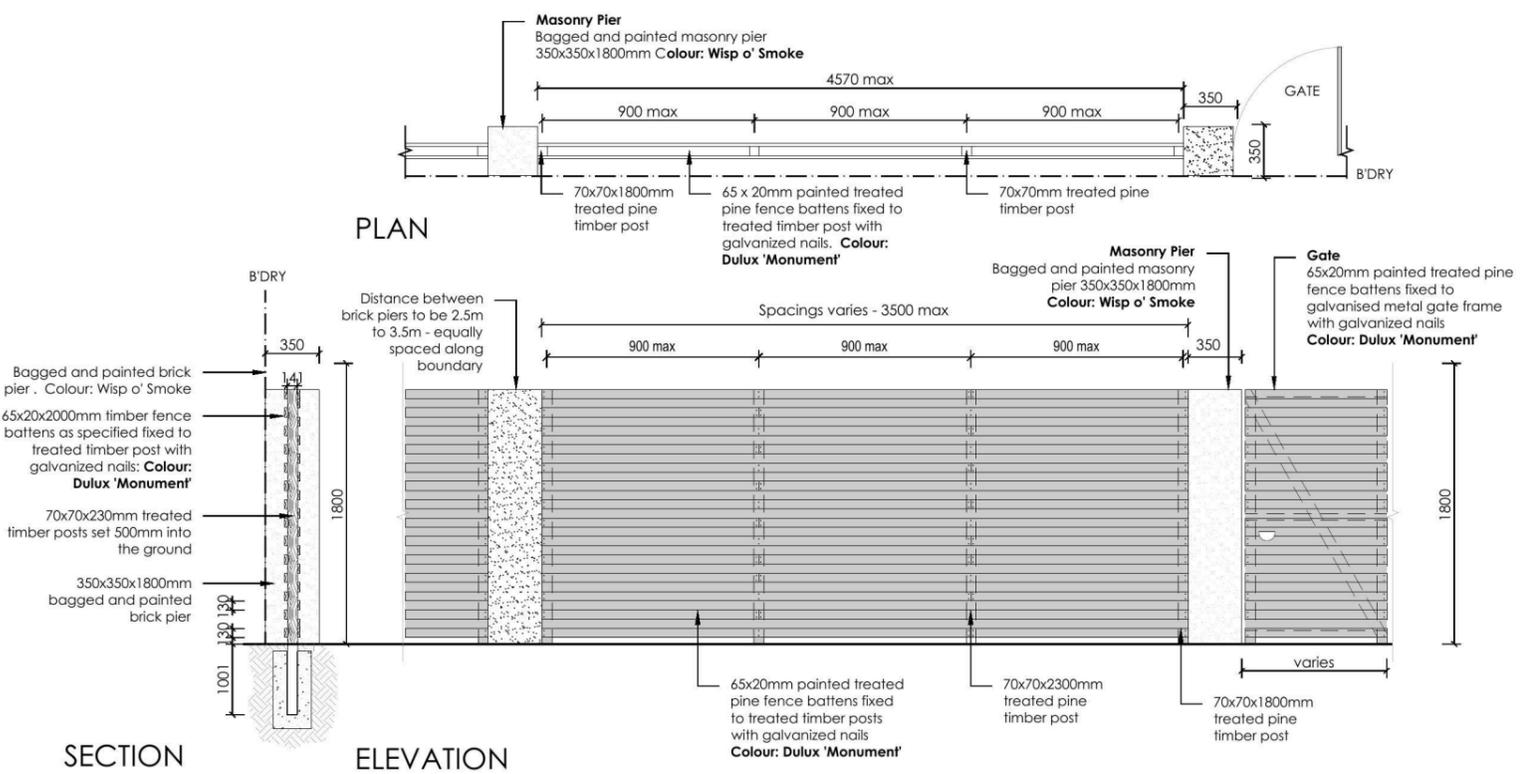




**7 FENCE TYPE 4a - Side Boundaries**  
1:50 Typical detail



**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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**THORNTON FENCING + PLANTING DETAILS**

**ZAC HOMES**

PROJECT <b>NEW RESIDENCE</b>			
DRAWING <b>DETAILS</b>			
SCALE <b>1:100 @ A3</b>	ISSUE <b>DA</b>	SHEET <b>L-03</b>	
DRAWN <b>JD</b>	CHECK <b>RS</b>	DATE <b>26-09-14</b>	REVISION <b>A</b>

