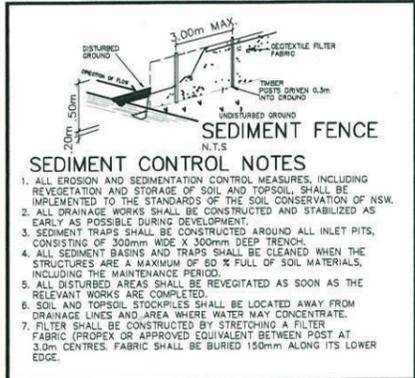


SIMMONS LANE

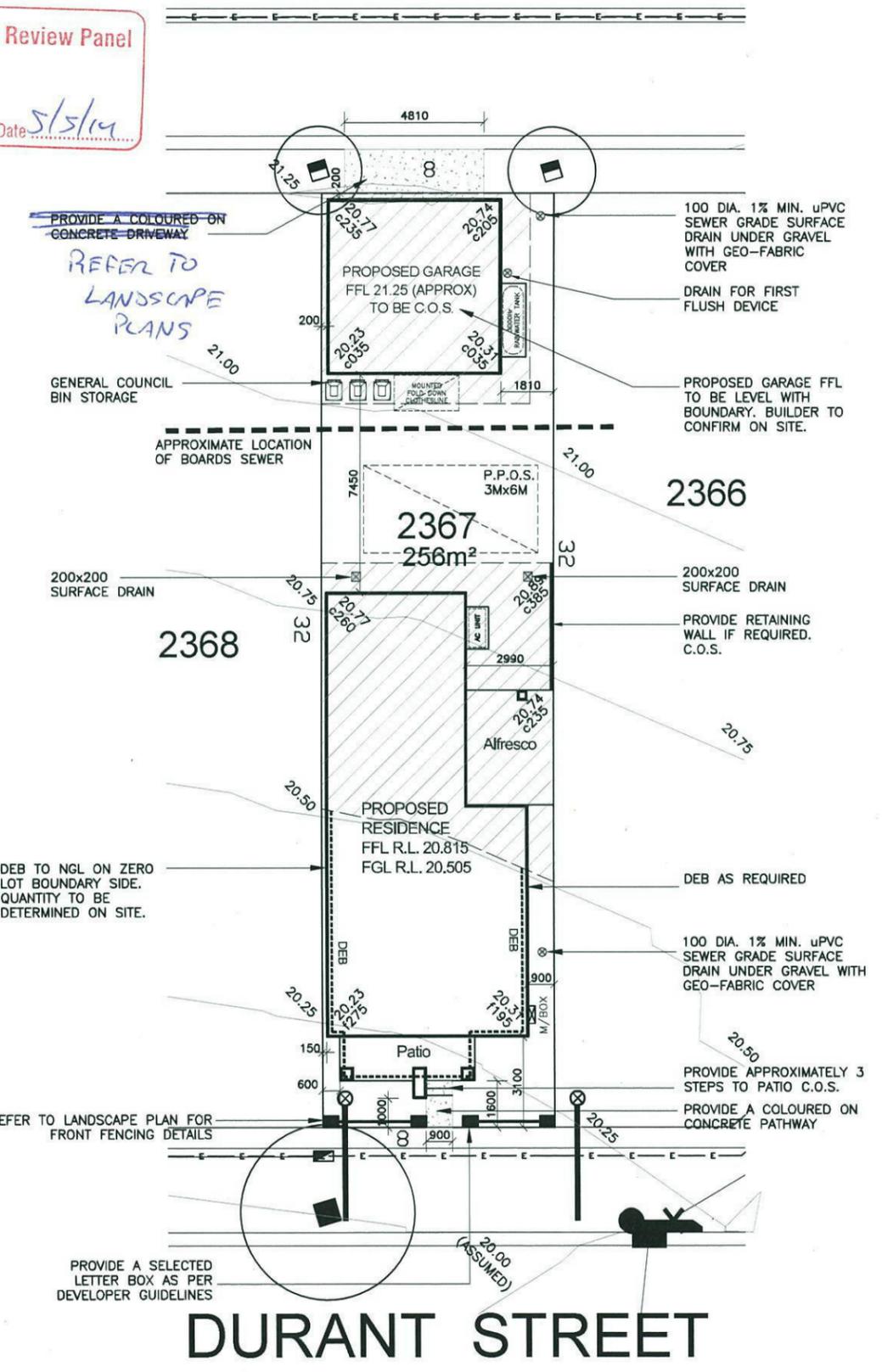
GENERAL NOTES:

- 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 *[Signature]* 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



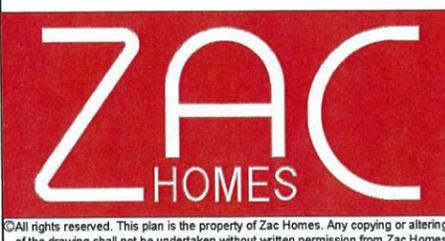
DEVELOPER ASSUMED CONTOURS USED. BUILDER TO CONFIRM LEVELS ON SITE

AREAS	
SITE:	256m ²
GROUND FLOOR:	89.20m ²
FIRST FLOOR:	81.46m ²
GARAGE:	35.88m ²
PORCH:	6.93m ²
ALFRESCO:	11.78m ²
BALCONY:	6.93m ²
TOTAL:	232.18m ²

LANDSCAPE AREA	
SITE AREA:	256m ²
TOTAL HARD SURFACE AREAS:	146.43m ²
REMAINING SOFT AREA:	106.93m ²
LANDSCAPE AREA:	41.8%
MINIMUM REQUIRED BY COUNCIL:	N.A.%

P.O.S. AREA 81.43m² (35.1%)

FLOOR SPACE RATIO 66.7%

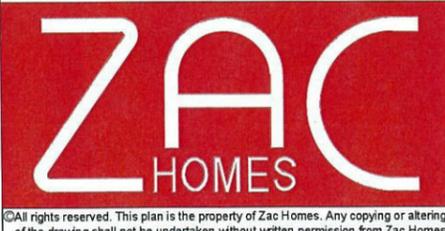
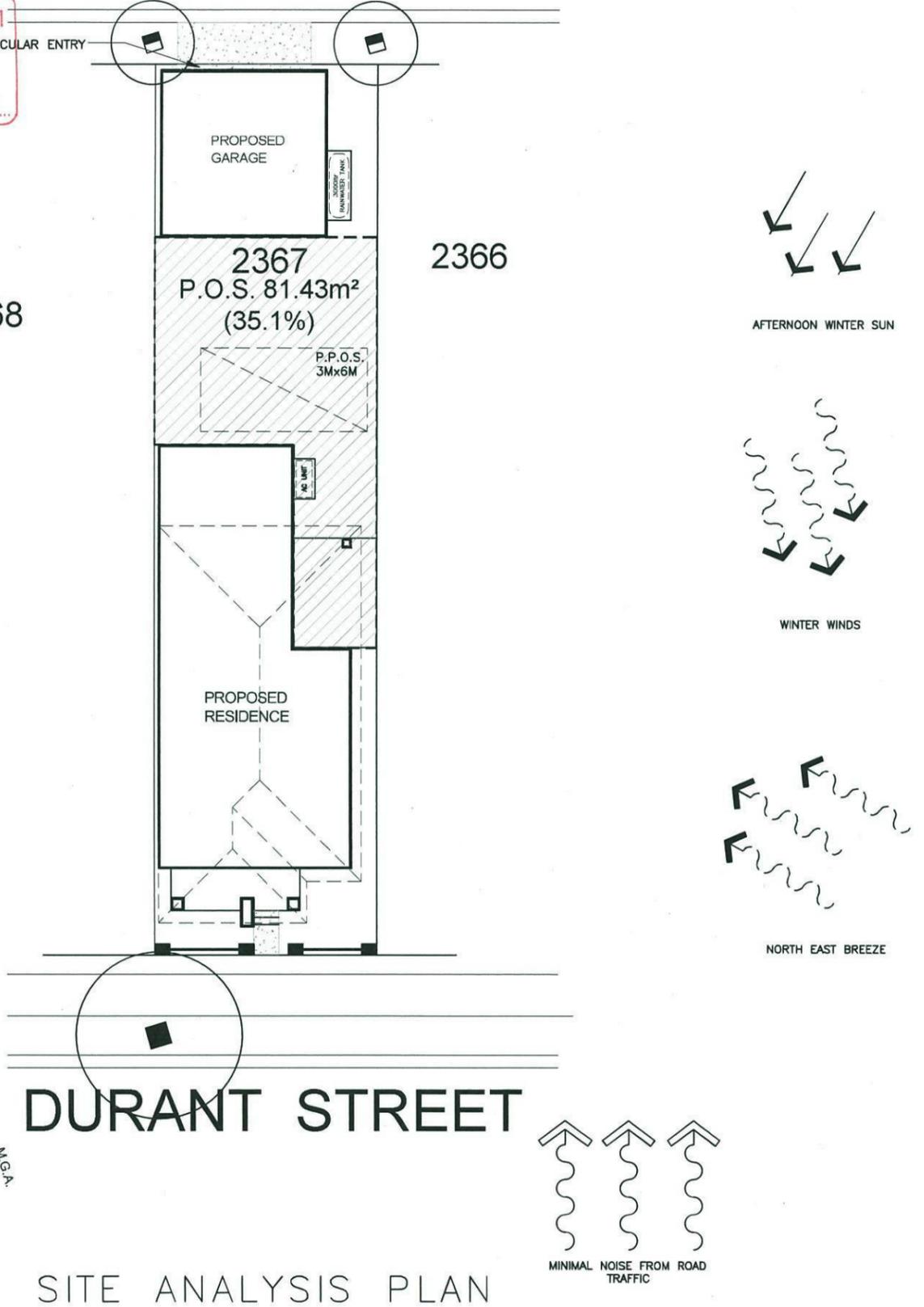
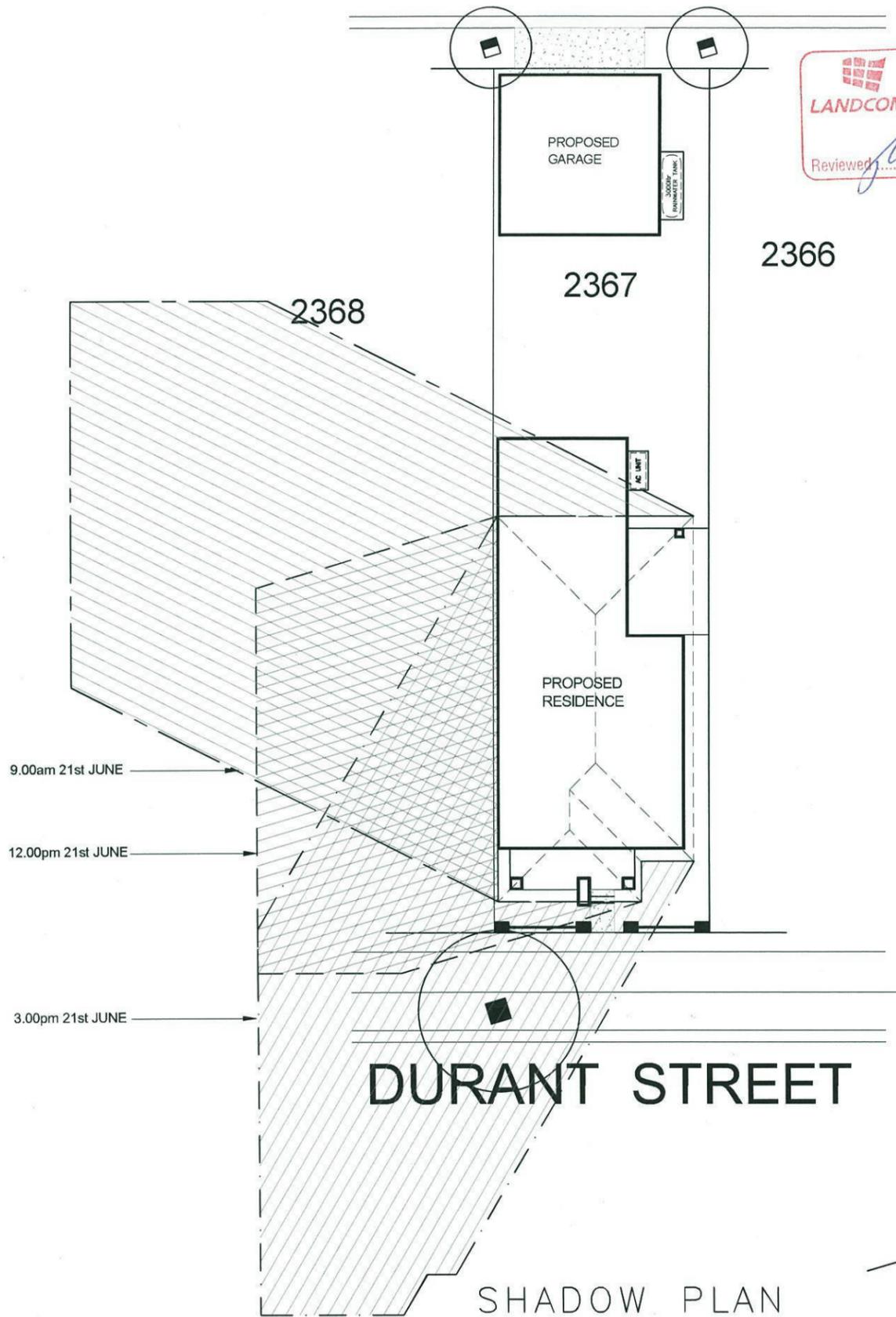


Product: 8.0m PRODUCT Parcel 12 Facade (a) Rear Loaded Garage	Client: Zac Homes	Dwg Title: Site Plan	Sheet: A3	Scale: 1:200	A 22.04.14 COUNCIL SUBMISSION	E.G.
	Site Address: LOT 2367 D.P. 1171491 DURANT STREET, THORNTON	Date: 22.04.2014	Council: PENRITH COUNCIL	Sheet No. 1	Issue: A	
			Job No: 214021			

©All rights reserved. This plan is the property of Zac Homes. Any copying or altering of the drawing shall not be undertaken without written permission from Zac Homes.

SIMMONS LANE

Thorton Design Review Panel
 LANDCOM
 Reviewed: *[Signature]* Date: 5/5/14



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

Client:
Zac Homes
 Site Address:
 LOT 2367 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.:
214021

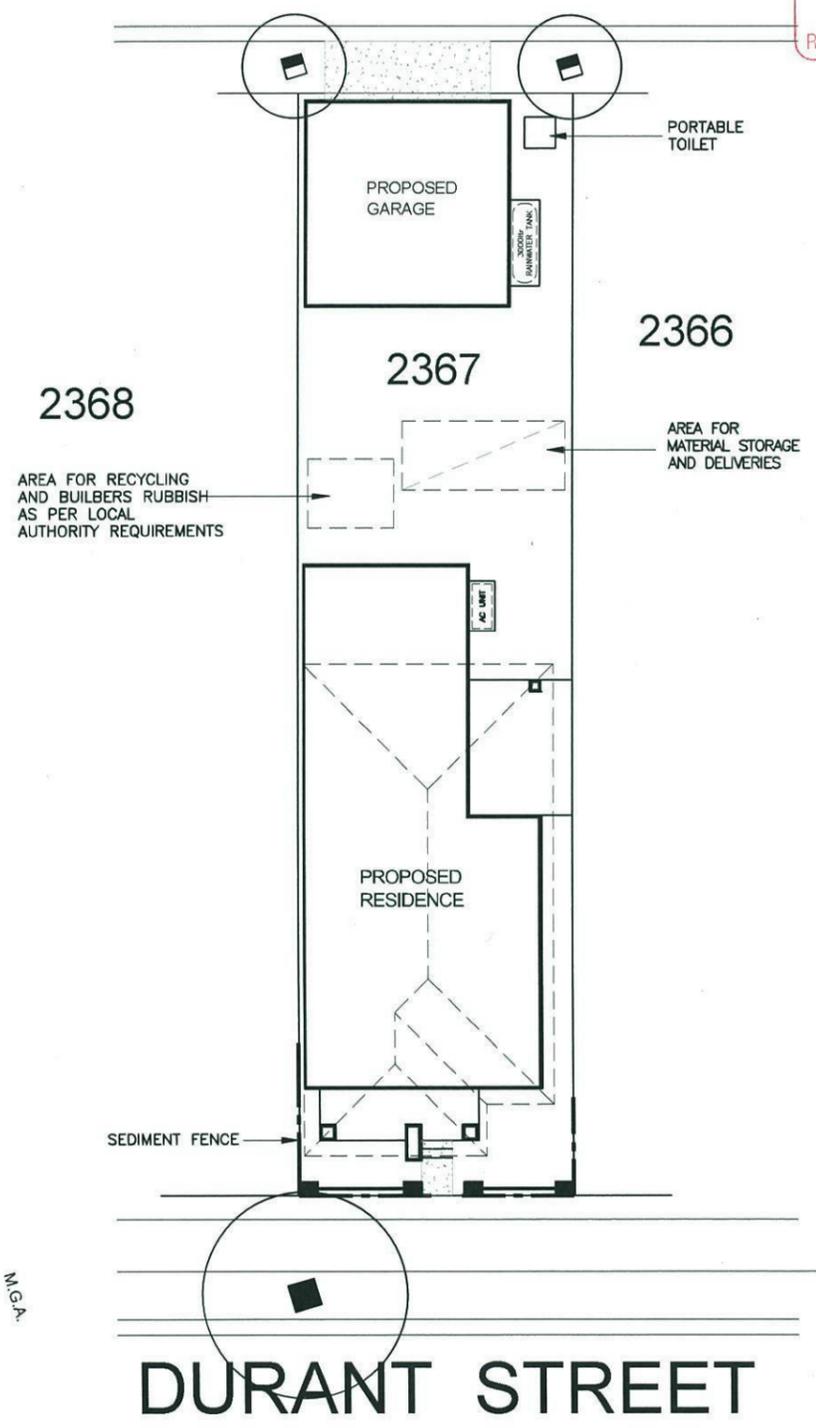
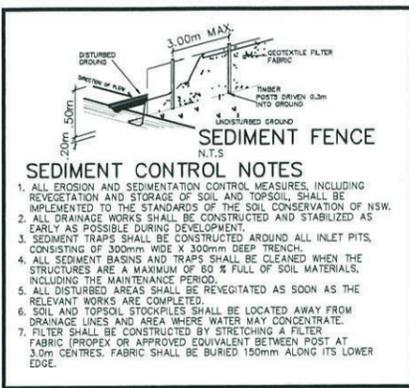
A	22.04.14	COUNCIL SUBMISSION	E.G.

©All rights reserved. This plan is the property of Zac Homes. Any copying or altering of the drawing shall not be undertaken without written permission from Zac Homes.

SIMMONS LANE

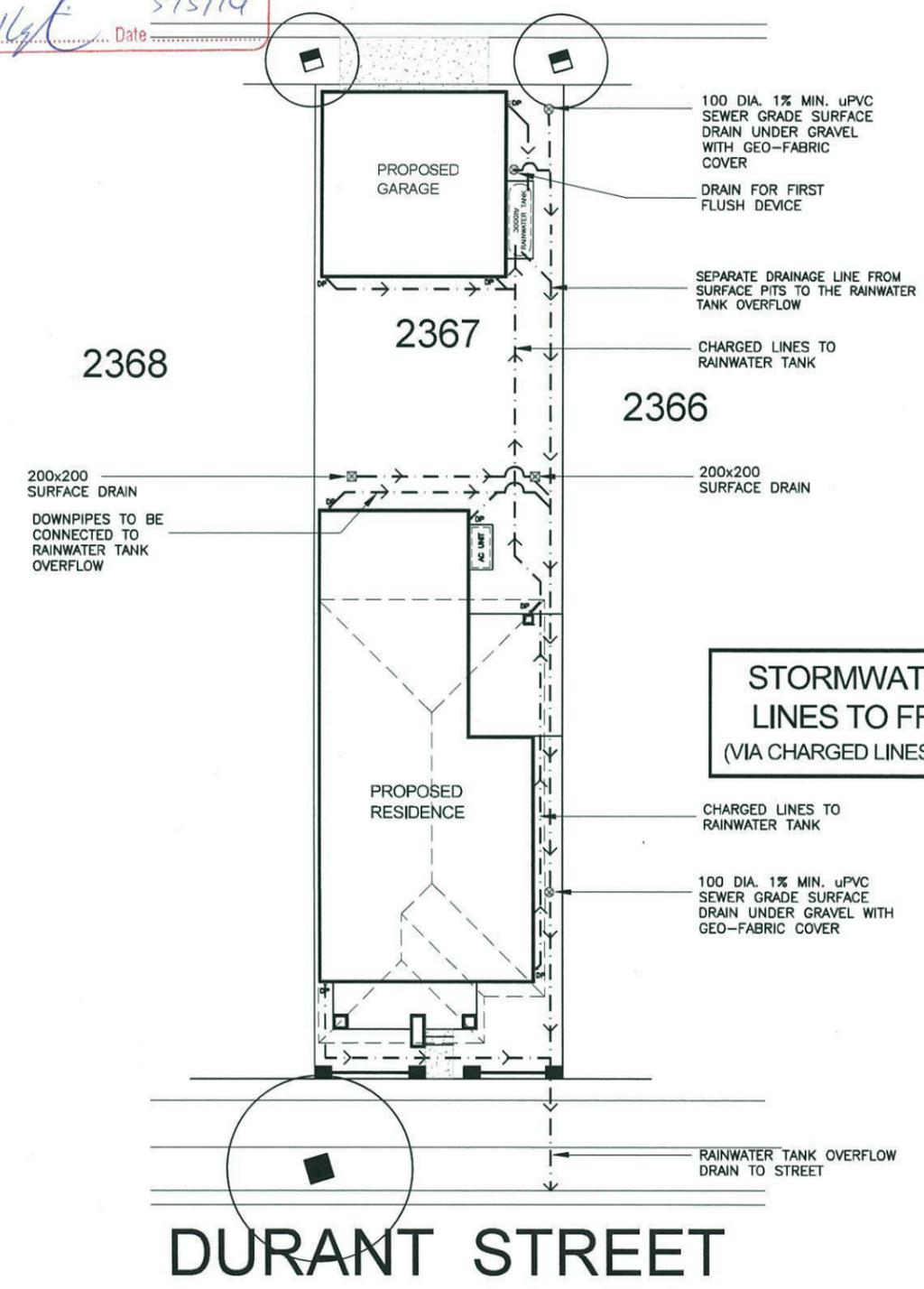
SIMMONS LANE

Thorton Design Review Panel
 LANDCOM
 Reviewed *[Signature]* Date 5/5/14



DURANT STREET

SITE MANAGEMENT PLAN



DURANT STREET

STORMWATER PLAN

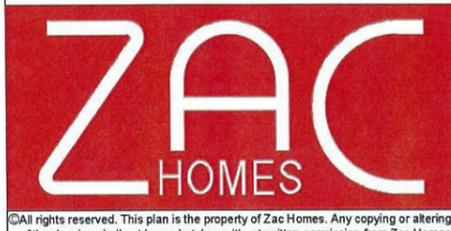
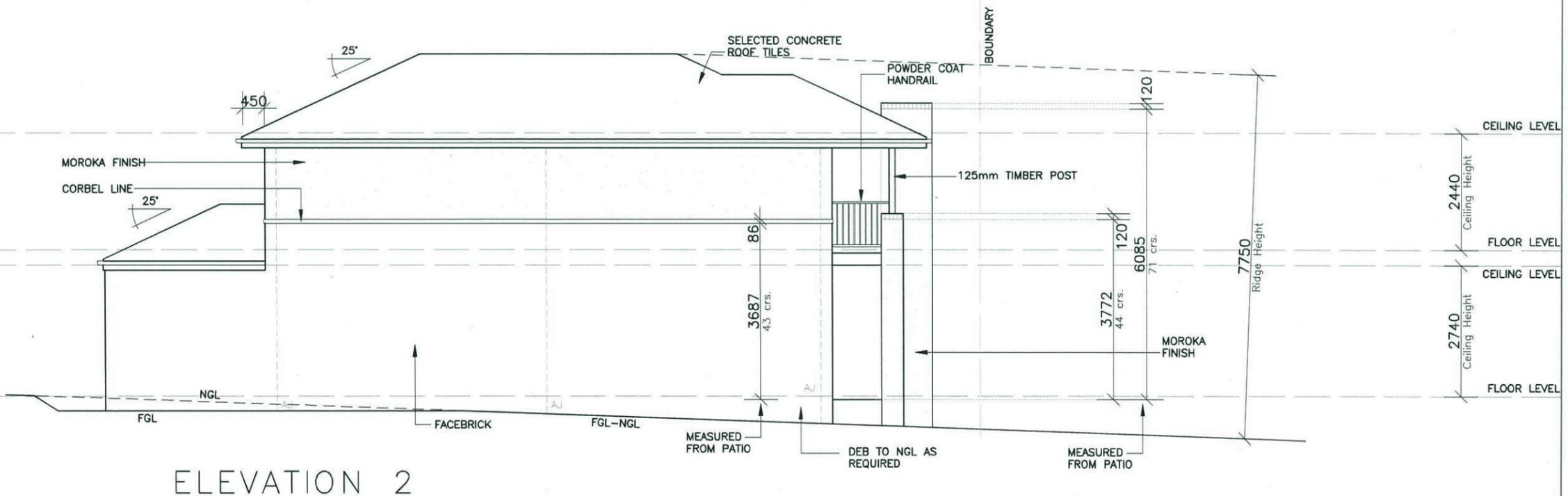
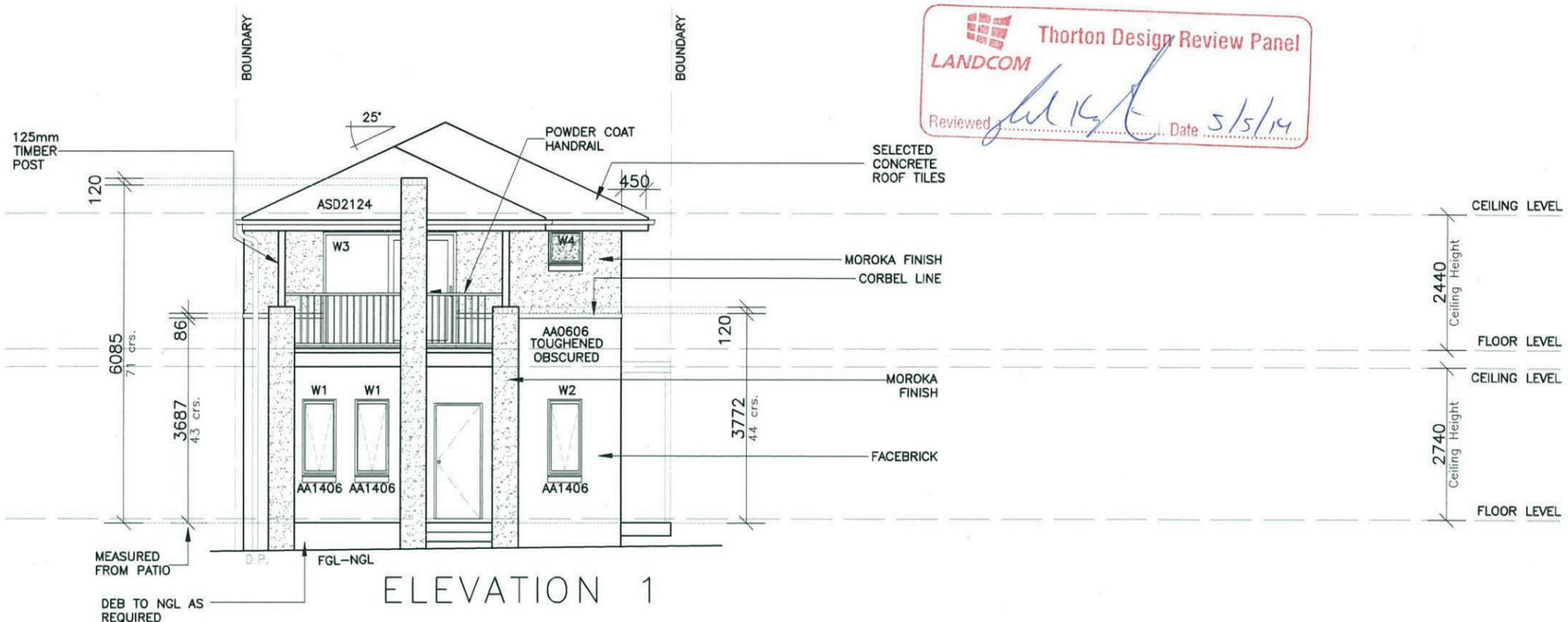
STORMWATER DRAINAGE LINES TO FRONT STREET
 (VIA CHARGED LINES TO RAINWATER TANK)



Product: 8.0m PRODUCT Parcel 12 Facade (a) 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 2367 D.P. 1171491 DURANT STREET, THORNTON	Date: 22.04.2014	Sheet No.: 1B	Issue: A				
	Council: PENRITH COUNCIL	Job No.: 214021						

©All rights reserved. This plan is the property of Zac Homes. Any copying or altering of the drawing shall not be undertaken without written permission from Zac Homes.

Thorton Design Review Panel
 LANDCOM
 Reviewed *[Signature]* Date 5/5/14



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

Client:
Zac Homes
 Site Address:
 LOT 2367 D.P. 1171491
 DURANT STREET,
 THORNTON

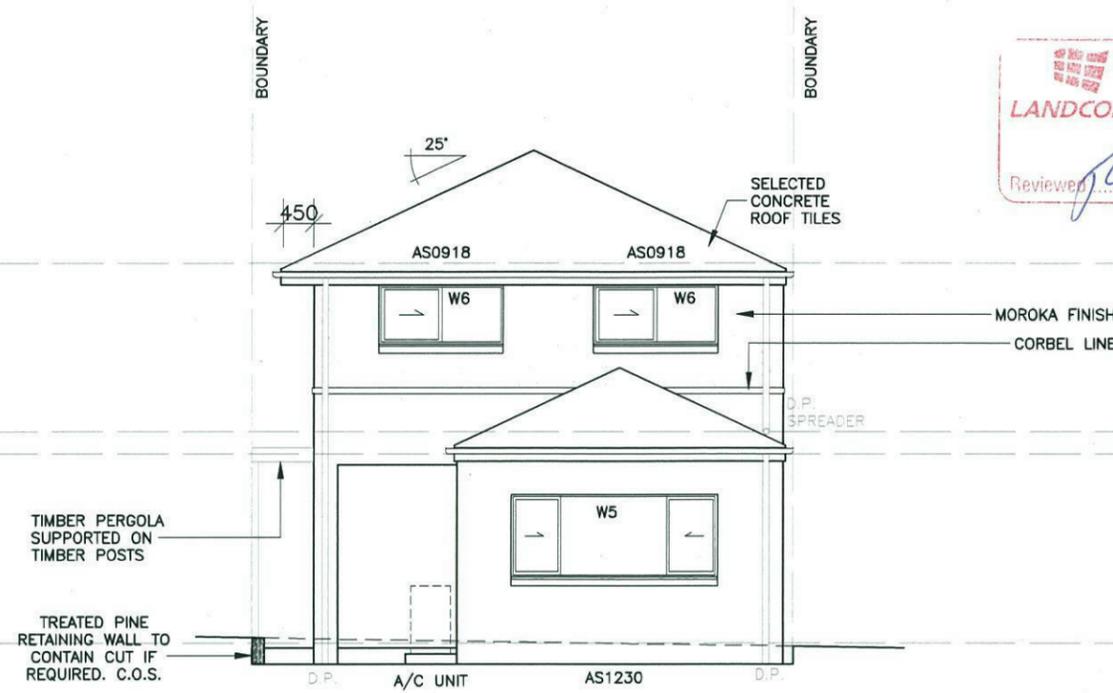
Dwg Title:
ELEVATIONS
 Date:
 22.04.2014
 Council:
PENRITH COUNCIL

Sheet:
A3
 Sheet No.
4
 Job No:
214021

A	22.04.14	COUNCIL SUBMISSION	E.G.

©All rights reserved. This plan is the property of Zac Homes. Any copying or altering of the drawing shall not be undertaken without written permission from Zac Homes.

Thorton Design Review Panel
 LANDCOM
 Reviewed: *[Signature]* Date: 5/5/14



CEILING LEVEL

2440 Ceiling Height

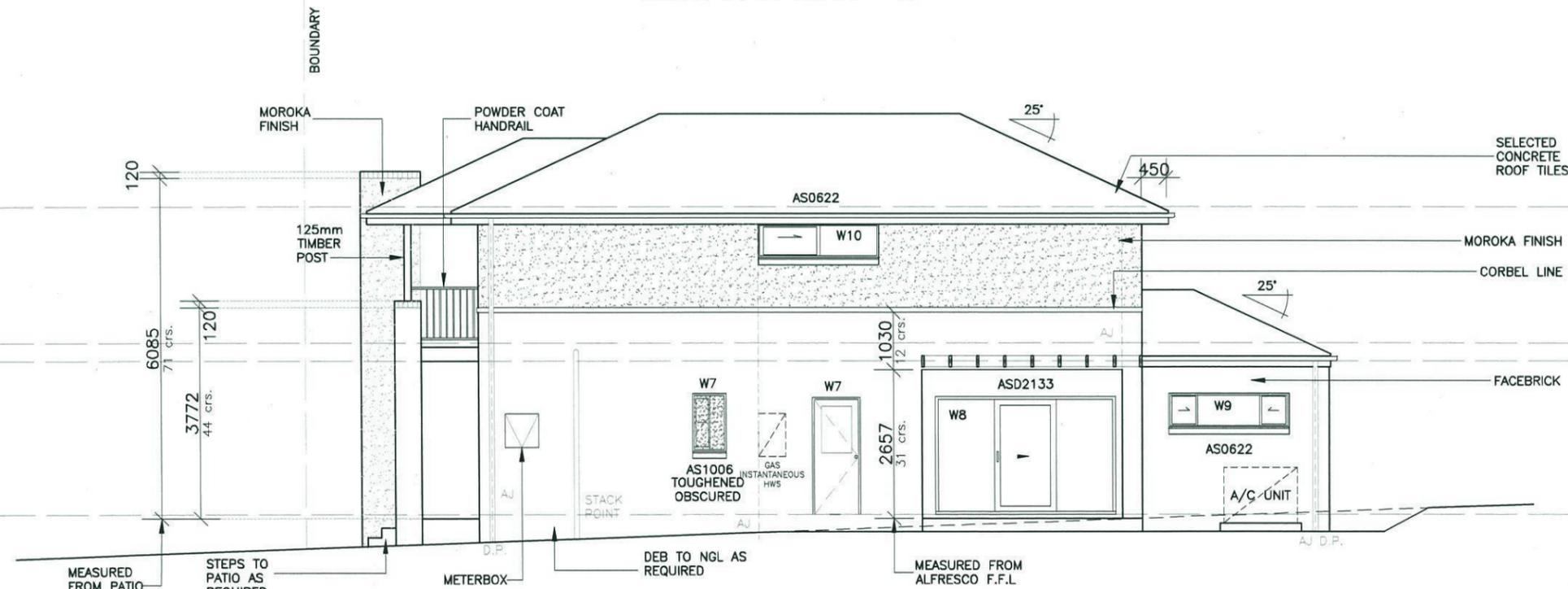
FLOOR LEVEL

CEILING LEVEL

2740 Ceiling Height

FLOOR LEVEL

ELEVATION 3



CEILING LEVEL

FLOOR LEVEL

CEILING LEVEL

FLOOR LEVEL

ELEVATION 4



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

Client:
 Zac Homes
 Site Address:
 LOT 2367 D.P. 1171491
 DURANT STREET,
 THORNTON

Dwg Title:
 ELEVATIONS
 Date:
 22.04.2014
 Council:
 PENRITH COUNCIL

Sheet:
 A3
 Sheet No.
 5
 Job No:
 214021

A	22.04.14	COUNCIL SUBMISSION	E.G.

©All rights reserved. This plan is the property of Zac Homes. Any copying or altering of the drawing shall not be undertaken without written permission from Zac Homes.

Lot 2367 Durant

PLANT SCHEDULE Prepared by ecodeign Pty Ltd

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Asg	Acer 'Shishigashira'	Dwarf Maple	1	75L	3m
Dsf	Dichondra 'Silver Falls'	Dichondra Silver Falls	14	150mm	0.3m
Gfs	Gardenia 'Four Seasons'	Four Seasons Gardenia	10	200mm	1m
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

	Area m ² URBANGROWTH*	Area m ² BUILDER**
HEADER COURSE		
Concrete pavers 'Adbri Stradapave', 300x300x50mm in 'Charcoal' colour, laid in stackbond pattern	3.63	2.43
IN-FILL PAVEMENT		
Concrete pavers 'Adbri Havenbrick', 200x100x50mm in 'Brushwood' colour, laid in herringbone pattern	4.63	0.00
Total area	8.26	2.43

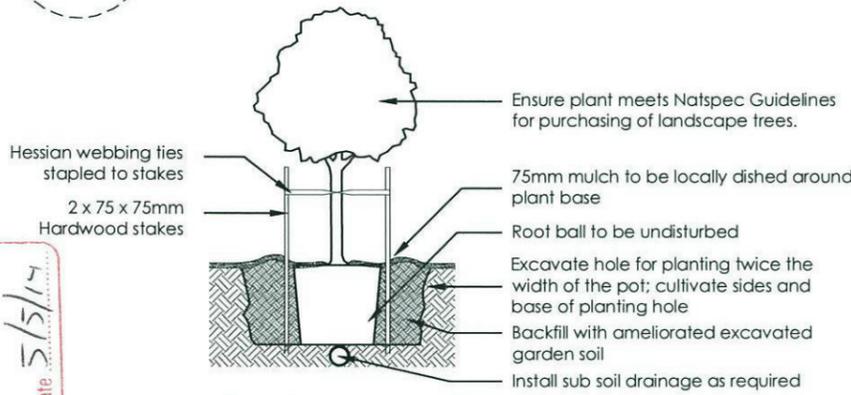
*Area's outside of the allotment boundary. **Area's inside of the allotment boundary

LOT PLANTING SUMMARY

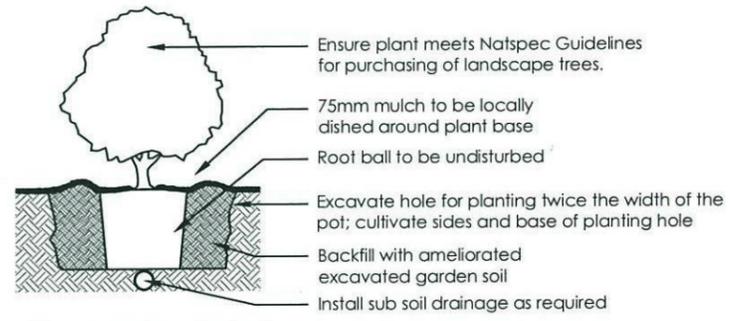
Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
45	7	0	38	1

LEGEND

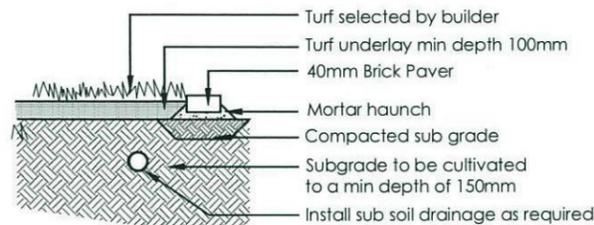
- Proposed trees - refer to plant schedule
- Proposed shrubs - refer to plant schedule
- Proposed accents & grasses - refer to plant schedule
- Proposed groundcovers and grasses - refer to plant schedule
- Existing levels
- Proposed levels
- Existing contours
- Boundary
- Garden edging
- Masonry retaining walls
- Existing trees to be retained
- Existing trees to be removed



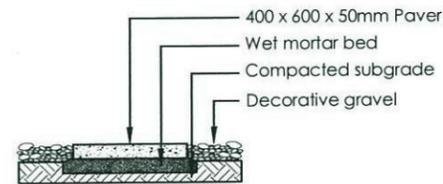
1 Tree Planting Detail
NTS 25L - 100L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size



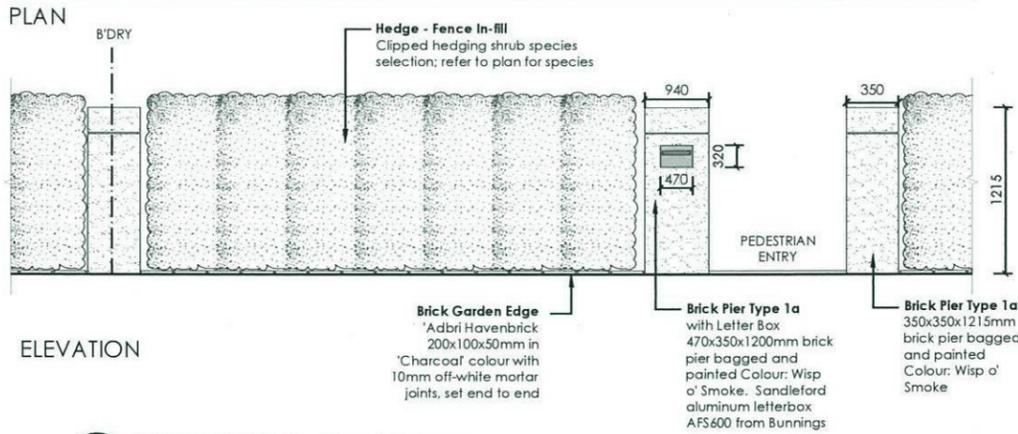
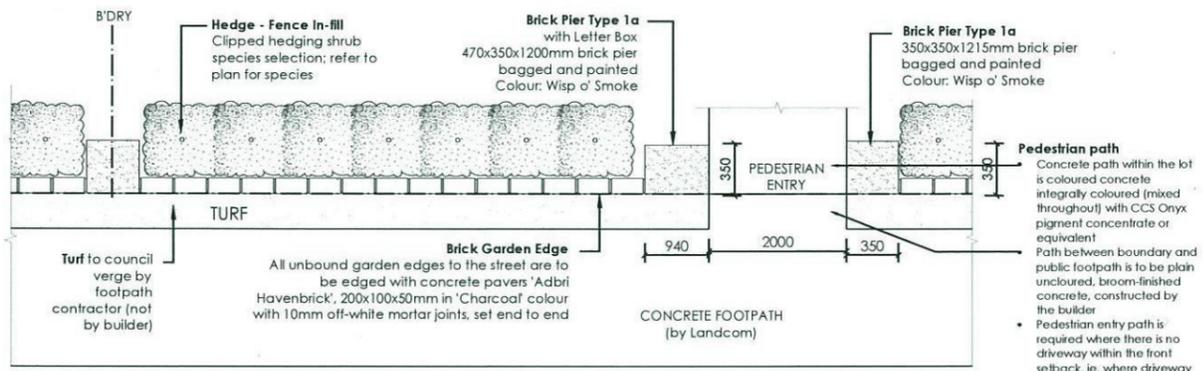
3 Turf Detail
NTS Brick Paver Edge



4 Stepping stones in gravel
NTS Low traffic zone

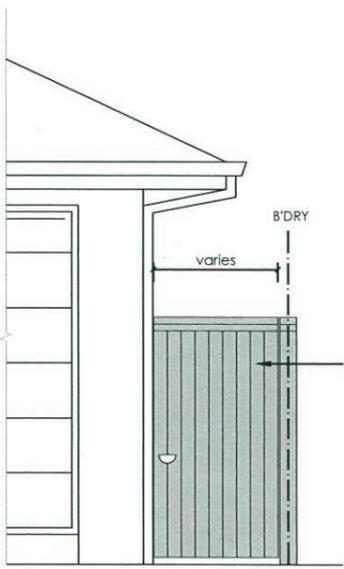
Thorton Design Review Panel
 LANDCOM
 Reviewed Date 5/5/17

REVISION A ISSUE FOR CLIENT REVIEW B ISSUE COLOURED PLAN TO URBANGROWTH C ISSUE DA PLANS	DRAWN RS BT RS	CHECK BT RS	DATE 06-04-14 07-04-14 14-04-14	PO Box 8136, Baulkham Hills NSW 2153 Ph: (02) 9680 7712 Fax: (02) 9680 7705 Email: info@ecodeign.com.au Web: www.ecodeign.com.au Member of the Australian Institute of Landscape Designers and Managers	PROJECT LOT 2367 DURANT STREET, PENRITH	CLIENT ZAC HOMES	PROJECT NEW RESIDENCE	DRAWING LANDSCAPE PLAN	
					SCALE 1:100 @ A3	DATE 14-04-14	SHEET DA 02	REVISION C	



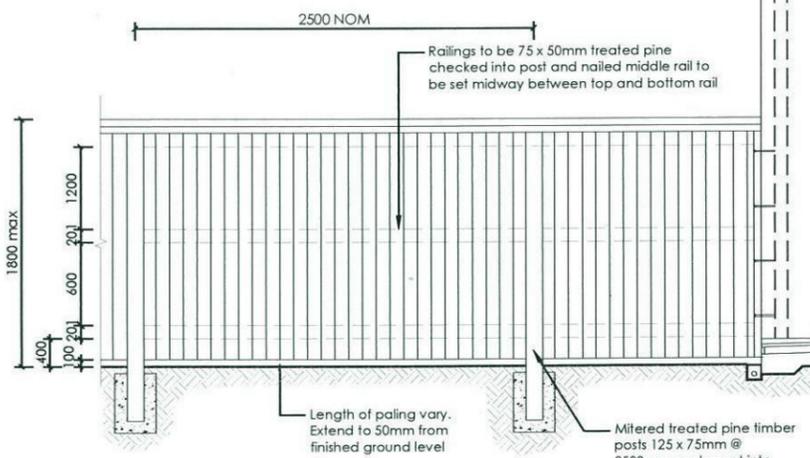
5 FENCE TYPE 5 - Front Fence
1:50 Typical detail

Thorton Design Review Panel
 LANDCOM
 Reviewed: *[Signature]* Date: 5/5/14

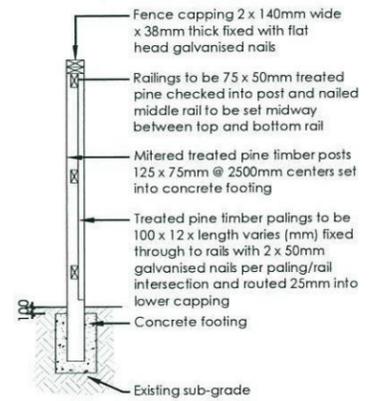


SIDE GATE

Note
All gates and boundary side fencing that can be seen from the street must be painted in Colour Monument
Where fence is only between the lots and not seen from the street, it can be left natural



LOT BOUNDARY



SECTION

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

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE FOR CLIENT REVIEW	RS	BT	06-04-14
B	ISSUE COLOURED PLAN TO URBANGROWTH	RS	BT	07-04-14
C	ISSUE DA PLANS	RS	RS	14-04-14

ecodesign
outdoor living environments

PO Box 8134, Southam 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 Designers (AILD)

1. Do not scale from drawings
2. Verify all measurements on site
3. Verify elevation of any concrete fences
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

LOT 2367 DURANT STREET, PENRITH

ZAC HOMES

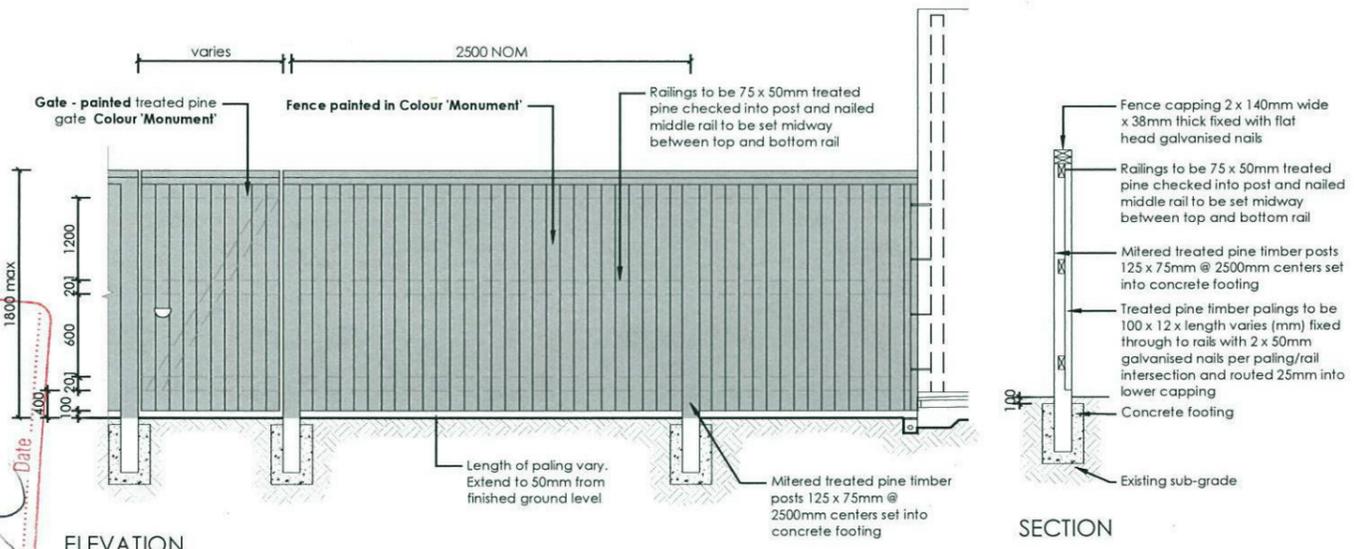
NEW RESIDENCE

LANDSCAPE PLAN

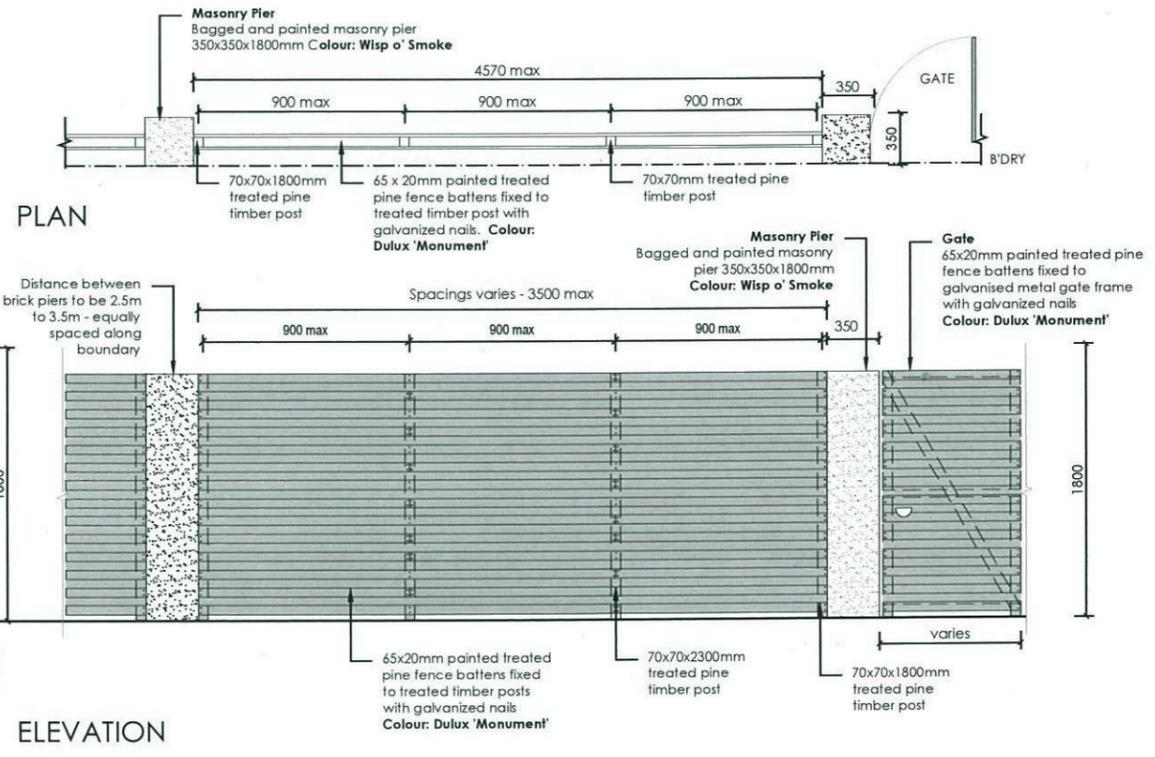
SCALE: 1:100 @ A3
DATE: 14-04-14
DRAWN: RS
CHECK: RS
DATE: 14-04-14
REVISION: C



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



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



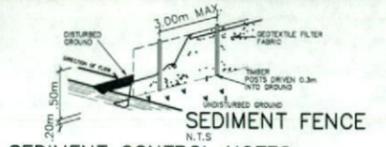
8 FENCE TYPE 2a - Secondary Street Fencing
 Typical detail

ecodesign outdoor living environments PO Box 8136, Baulkham Hills B.C. NSW 2153 Ph: (02) 9680 7712 Fax: (02) 9680 7706 Email: info@ecodesign.com.au Web: www.ecodesign.com.au Member of the Australian Institute of Landscape Designers and Managers		LOT 2367 DURANT STREET, PENRITH		NEW RESIDENCE	
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		LANDSCAPE PLAN	
ZAC HOMES		1:100 @ A3		DA 04	
REVISION A ISSUE FOR CLIENT REVIEW B ISSUE COLOURED PLAN TO URBANGROWTH C ISSUE DA PLANS		DRAWN RS RS RS		CHECKED RS RS RS	
DATE 06-04-14 07-04-14 14-04-14		CLIENT ZAC HOMES		DATE 14-04-14	
				REVISION C	

SIMMONS LANE

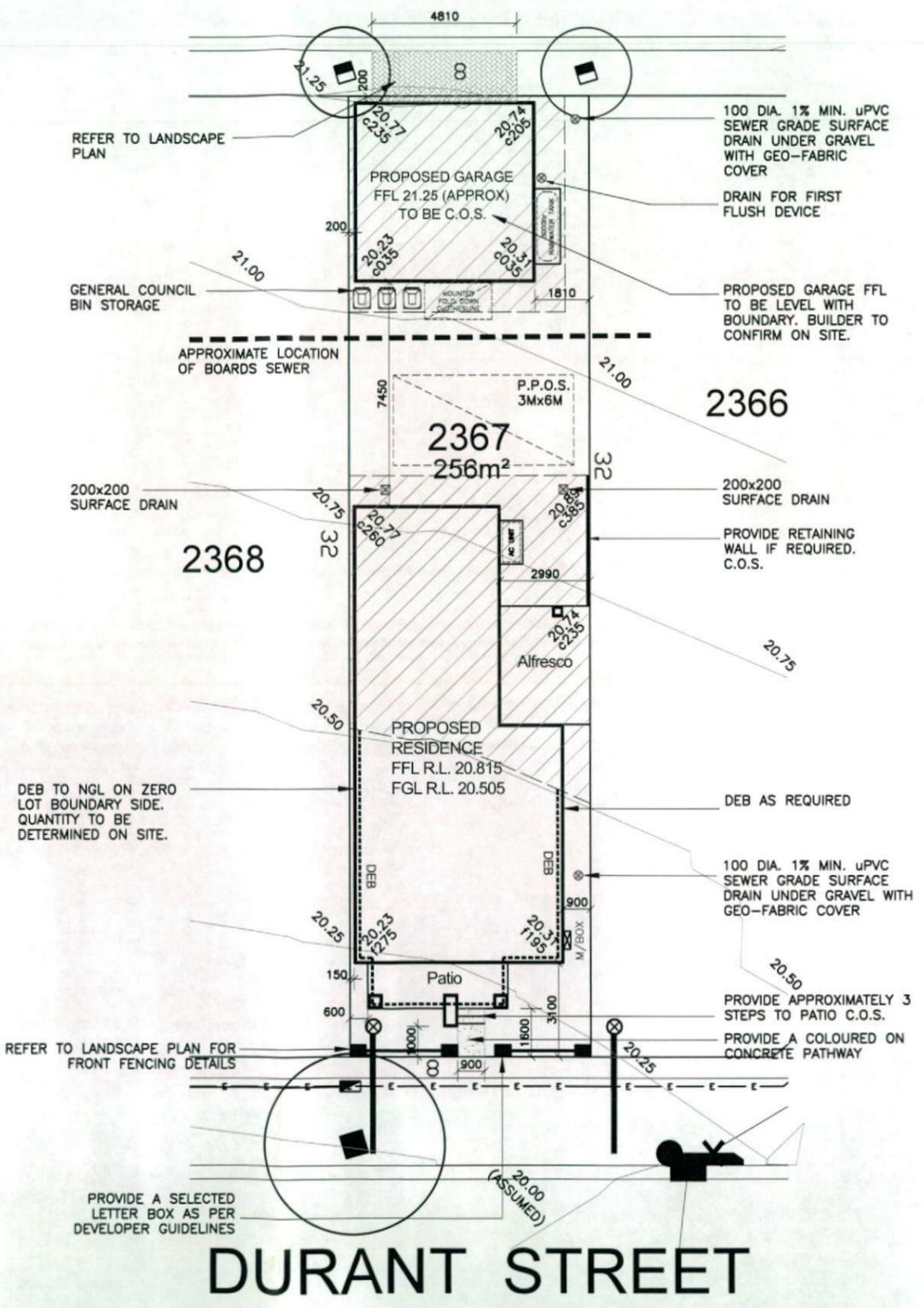
GENERAL NOTES:

- 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.



- 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.

- 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:	6.93m ²
ALFRESCO:	11.78m ²
BALCONY:	6.93m ²
TOTAL:	232.18m ²

LANDSCAPE AREA	
SITE AREA:	256m ²
TOTAL HARD SURFACE AREAS:	146.43m ²
REMAINING SOFT AREA:	106.93m ²
LANDSCAPE AREA:	41.8%
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 (a)
Rear Loaded Garage

Client:
Zac Homes
Site Address:
LOT 2367 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:
214021

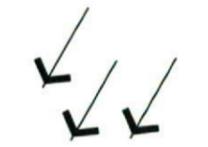
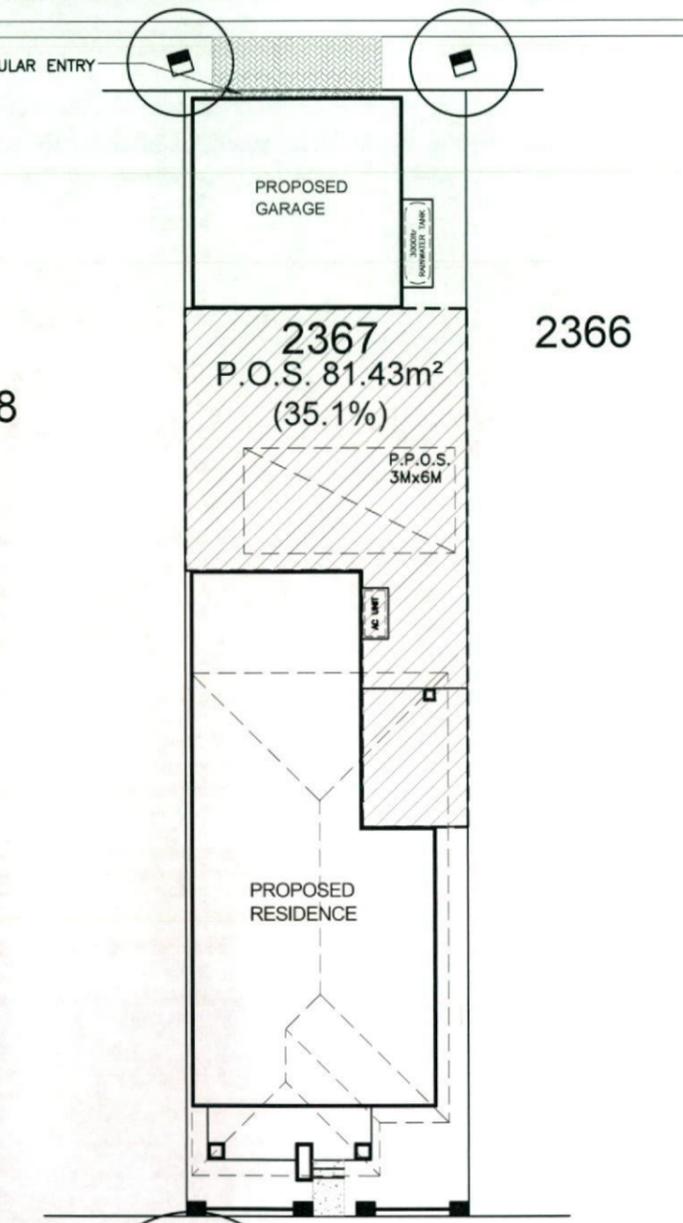
A	22.04.14	COUNCIL SUBMISSION	E.G.
B	13.05.14	AMENDED DRIVEWAY FINISH TO SUIT LANDSCAPE PLAN	E.G.

©All rights reserved. This plan is the property of Zac Homes. Any copying or altering of the drawing shall not be undertaken without written permission from Zac Homes.

SIMMONS LANE

VEHICULAR ENTRY

2368



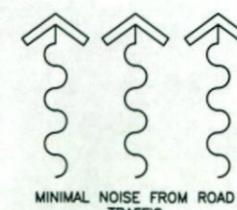
AFTERNOON WINTER SUN



WINTER WINDS



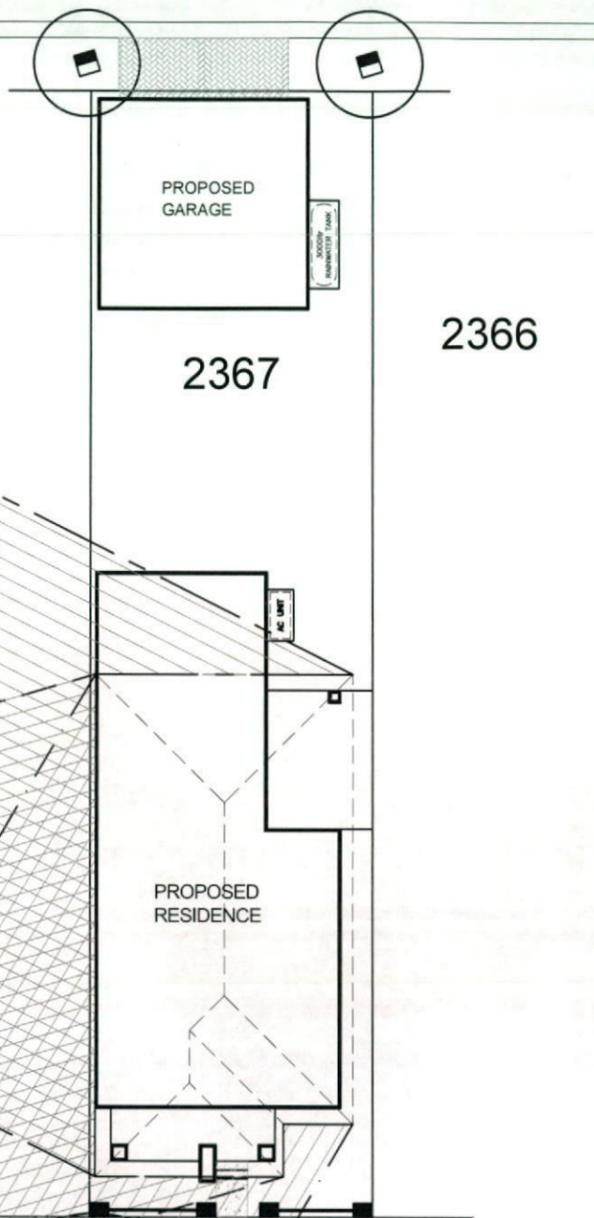
NORTH EAST BREEZE



MINIMAL NOISE FROM ROAD TRAFFIC

DURANT STREET

SITE ANALYSIS PLAN



2366

2367

2368

PROPOSED RESIDENCE

PROPOSED GARAGE

9.00am 21st JUNE

12.00pm 21st JUNE

3.00pm 21st JUNE

DURANT STREET

SHADOW PLAN



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

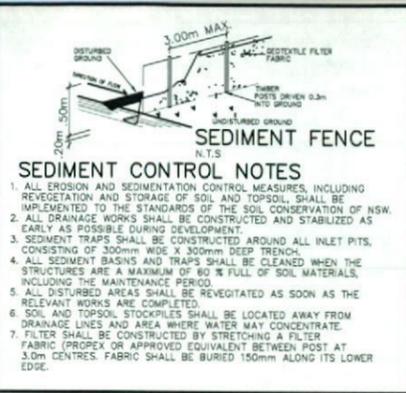
Client:
Zac Homes
Site Address:
LOT 2367 D.P. 1171491
DURANT STREET,
THORNTON

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

Sheet:
A3
Scale:
1:200
Sheet No.
1A
Issue:
B
Job No:
214021

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

©All rights reserved. This plan is the property of Zac Homes. Any copying or altering of the drawing shall not be undertaken without written permission from Zac Homes.

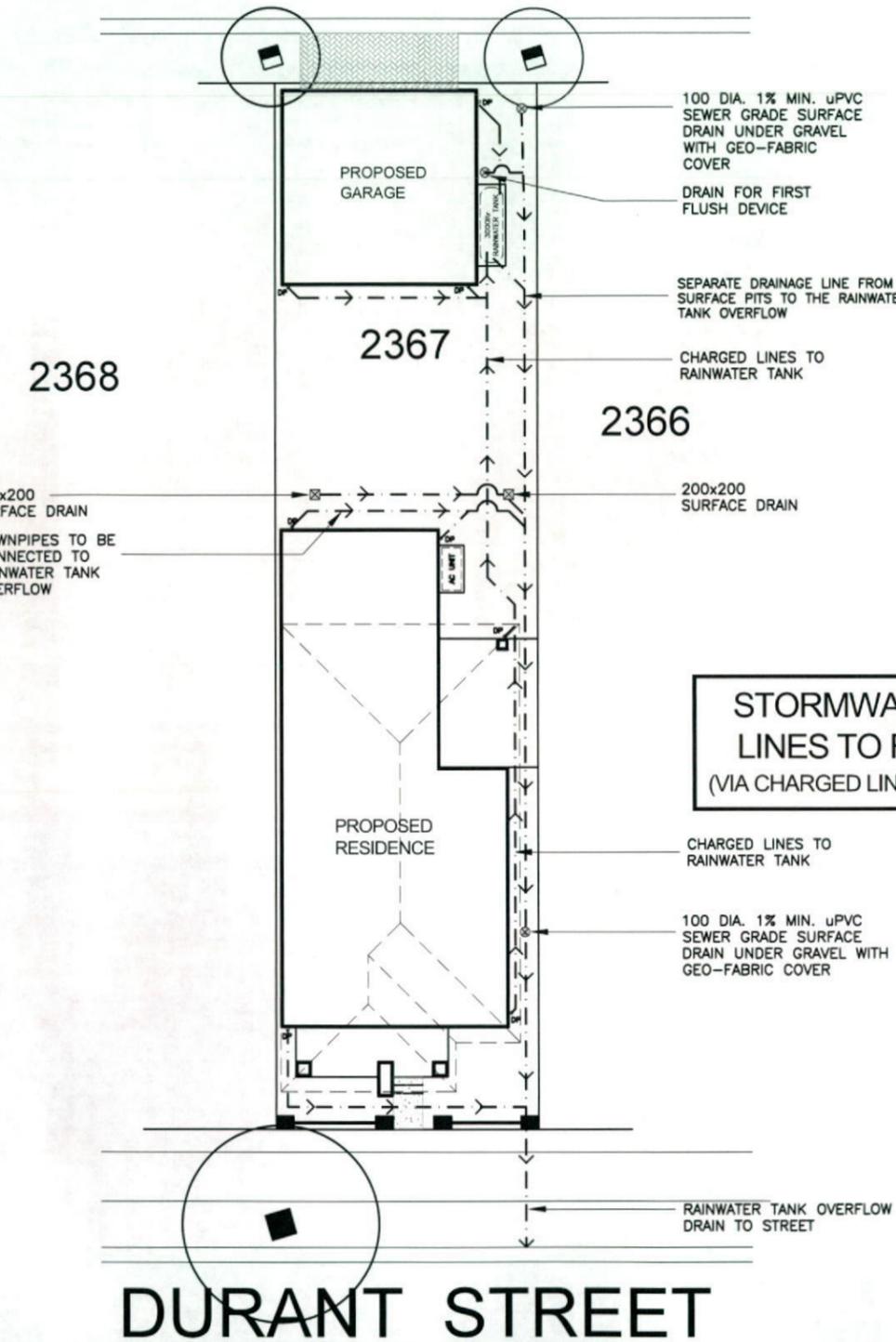
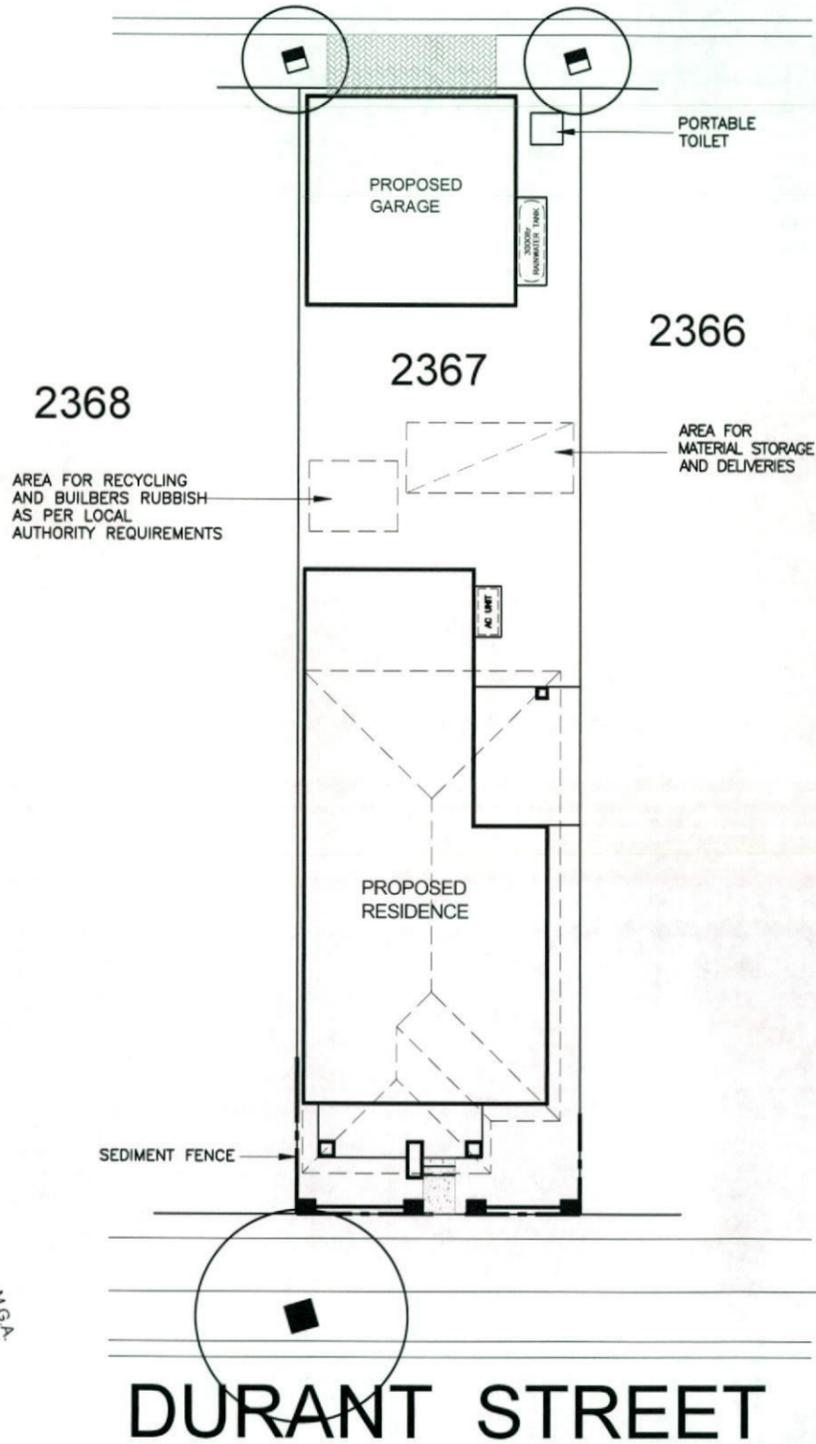


SEDIMENT CONTROL NOTES

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

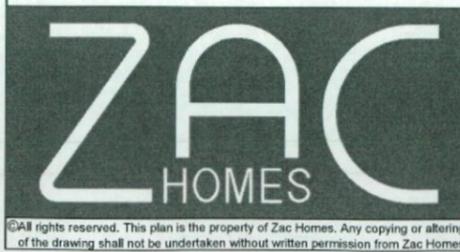
SIMMONS LANE



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

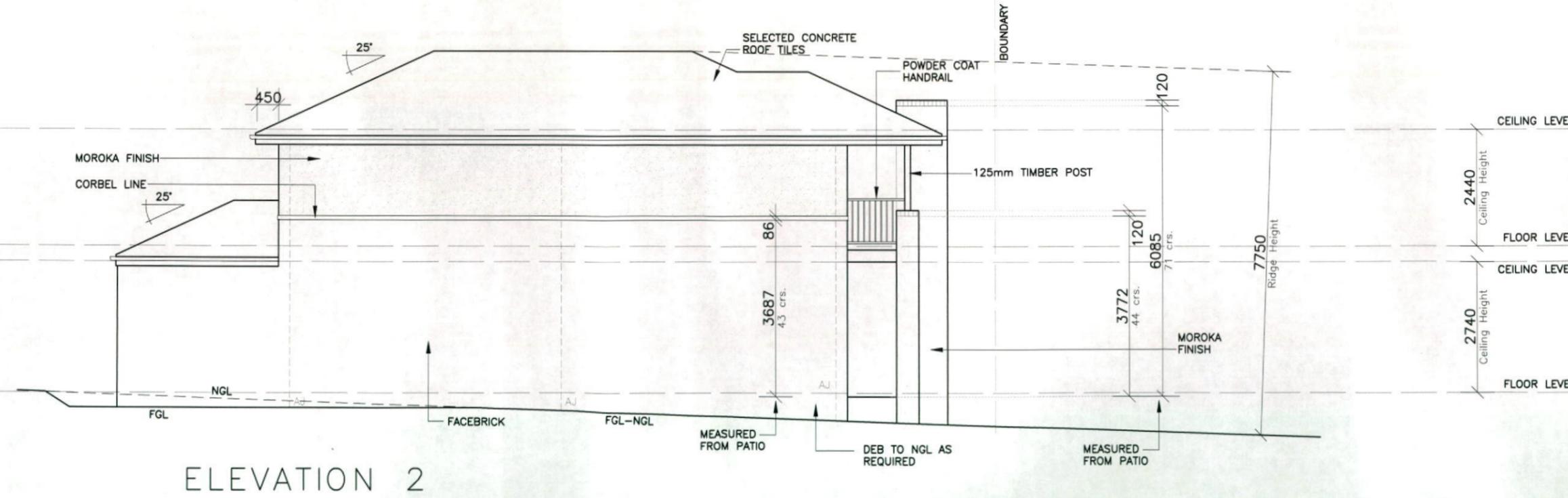
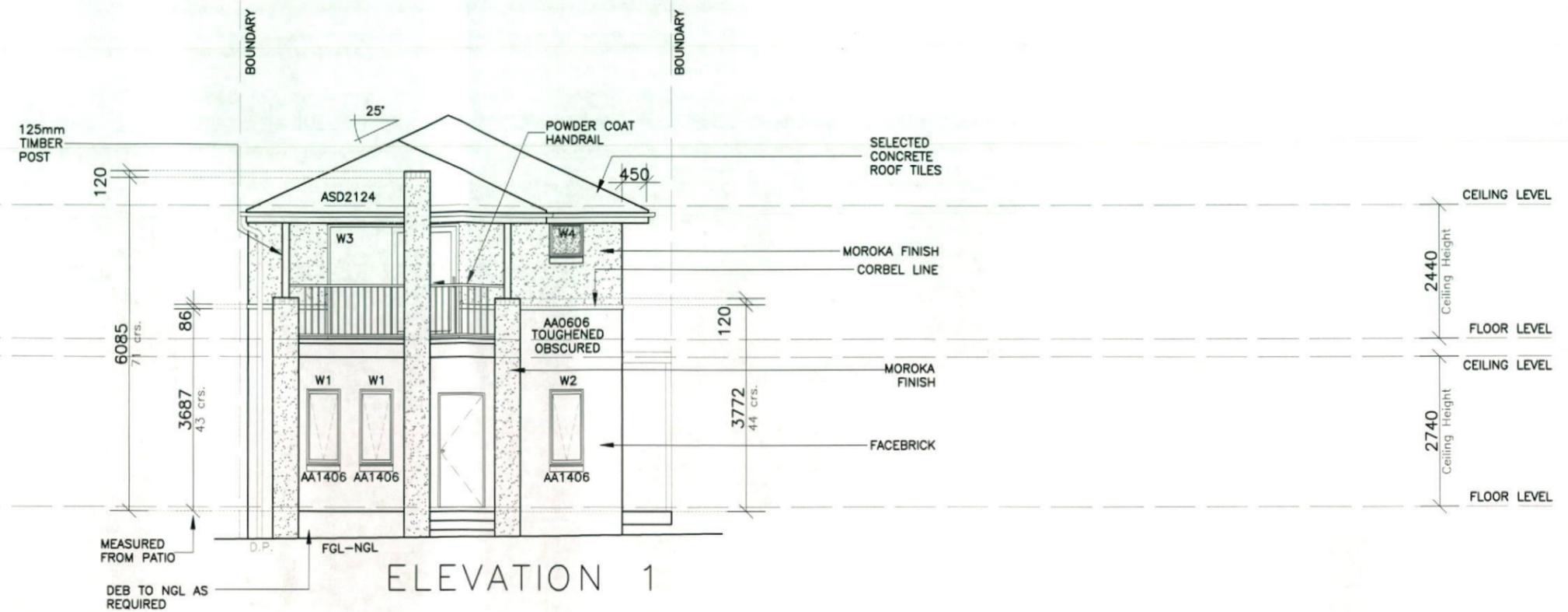
SITE MANAGEMENT PLAN

STORMWATER PLAN



Product: 8.0m PRODUCT Parcel 12 Facade (a) 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 2367 D.P. 1171491 DURANT STREET, THORNTON	Date: 22.04.2014	Sheet No.: 1B	Issue: B	B 13.05.14 AMENDED DRIVEWAY FINISH TO SUIT LANDSCAPE PLAN E.G.
		Council: PENRITH COUNCIL	Job No.: 214021		

©All rights reserved. This plan is the property of Zac Homes. Any copying or altering of the drawing shall not be undertaken without written permission from Zac Homes.



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

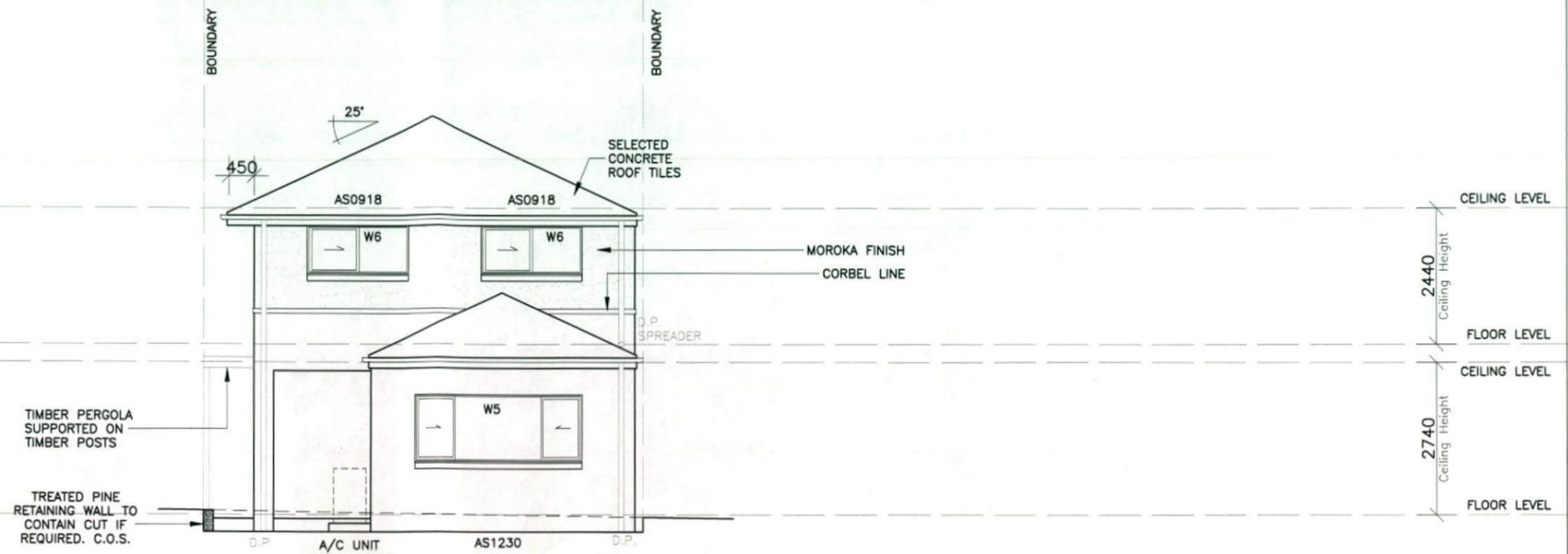
Client:
Zac Homes
 Site Address:
 LOT 2367 D.P. 1171491
 DURANT STREET,
 THORNTON

Dwg Title:
ELEVATIONS
 Date:
 22.04.2014
 Council:
 PENRITH COUNCIL

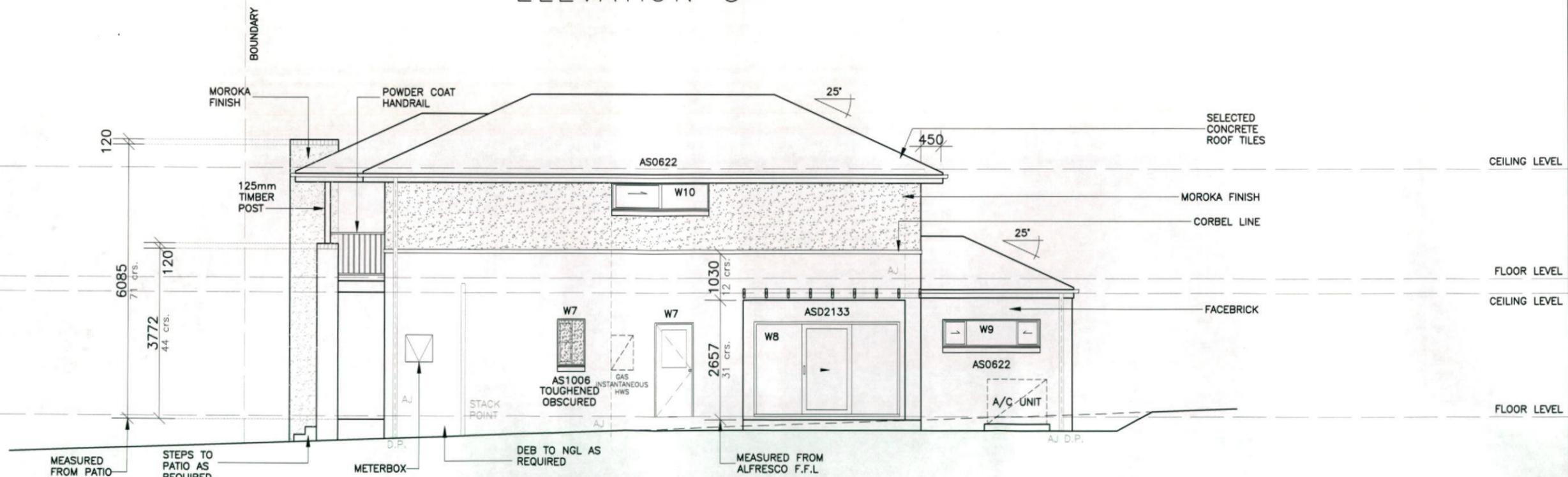
Sheet:
A3
 Scale:
1:100
 Sheet No.
4
 Issue:
B
 Job No:
214021

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

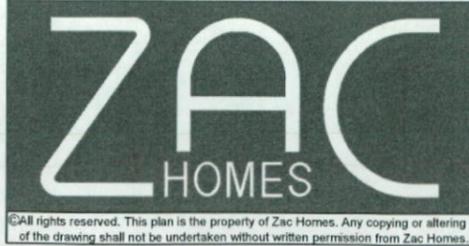
©All rights reserved. This plan is the property of Zac Homes. Any copying or altering of the drawing shall not be undertaken without written permission from Zac Homes.



ELEVATION 3



ELEVATION 4



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

Client:
Zac Homes
 Site Address:
 LOT 2367 D.P. 1171491
 DURANT STREET,
 THORNTON

Dwg Title:
ELEVATIONS
 Date:
 22.04.2014
 Council:
 PENRITH COUNCIL

Sheet:
A3
 Sheet No.
 5
 Job No:
214021

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

©All rights reserved. This plan is the property of Zac Homes. Any copying or altering of the drawing shall not be undertaken without written permission from Zac Homes.