

# LOCATION PLAN

## DRAFT

FINAL DIMENSIONS & AREAS SUBJECT TO

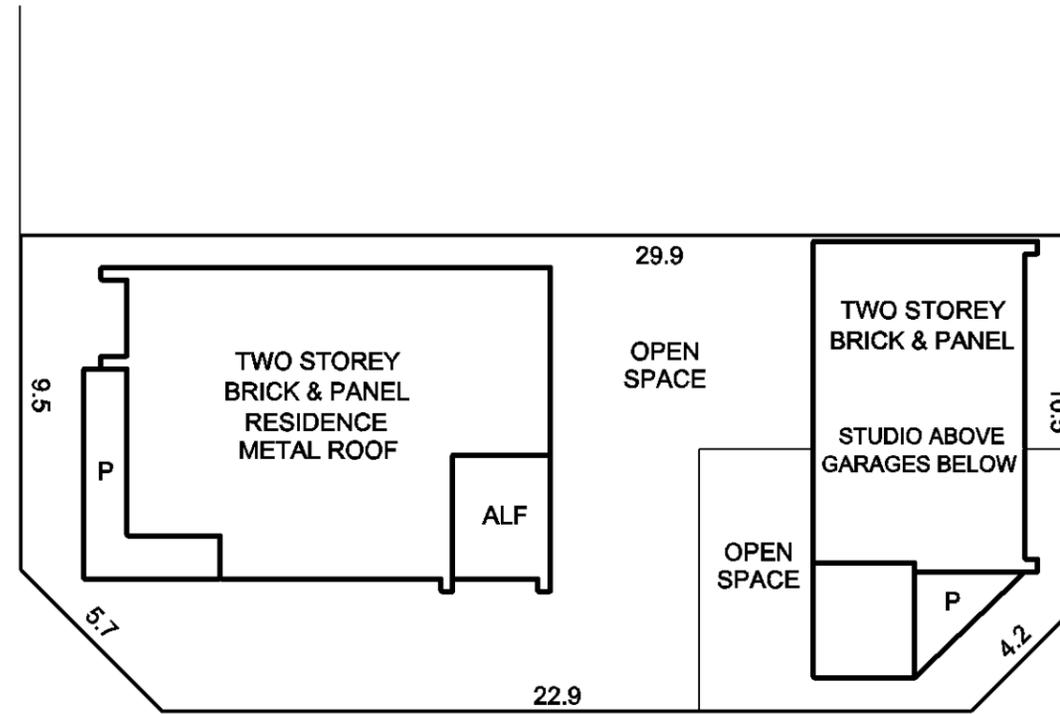
- CONSTRUCTION OF PROPOSED STRUCTURES
- CONSTRUCTION OF INTERNAL FENCING
- FINAL SURVEY

SUBJECT TO COUNCIL APPROVAL

DETAIL AS SHOWN TAKEN FROM  
ARCHITECTURAL PLANS PREPARED BY  
"ZAC HOMES" Job No. 214288  
ISSUE "A" DATED 08-10-14



THORNTON DRIVE



STODDART LANE

BRISTOL STREET

DENOTES 90 DEGREES

A - ALFRESCO  
P - PORCH

Surveyor: RICHARD A. HOGAN Ph: 4732 6599  
admin@hoganco.com.au  
Surveyor's Ref: 14555 SP DRAFT  
Subdivision No:  
Lengths are in metres. Reduction Ratio 1:200

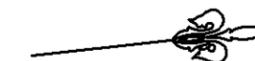
Registered

# SP DRAFT

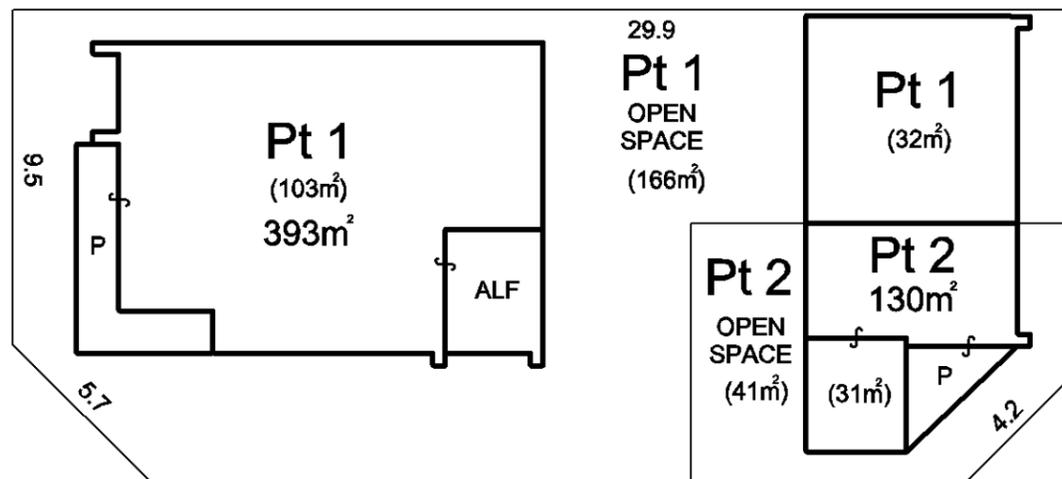
# GROUND FLOOR PLAN

# DRAFT

FINAL DIMENSIONS & AREAS SUBJECT TO  
 - CONSTRUCTION OF PROPOSED STRUCTURES  
 - CONSTRUCTION OF INTERNAL FENCING  
 - FINAL SURVEY  
 SUBJECT TO COUNCIL APPROVAL



DETAIL AS SHOWN TAKEN FROM  
 ARCHITECTURAL PLANS PREPARED BY  
 "ZAC HOMES" Job No. 214288  
 ISSUE "A" DATED 08-10-14



# FIRST FLOOR PLAN

DENOTES 90 DEGREES

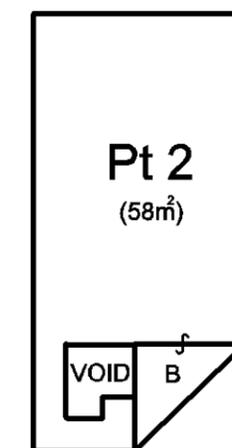
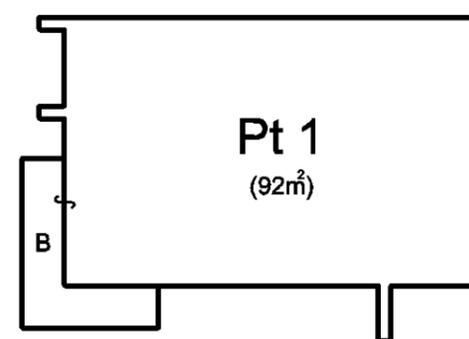
A - ALFRESCO  
 P - PORCH

THE AREAS SHOWN ARE FOR THE PURPOSE OF THE STRATA TITLES ACT ONLY AND ARE APPROXIMATE.

THE STRUCTURE OF THE OPEN SPACE BOUNDARY FENCES, WALLS, RETAINING WALLS, PATIOS AND ALL STRUCTURES WITHIN THE COURTYARDS ARE COMMON PROPERTY.

ALL COMMON SERVICES / SERVICE LINES ARE COMMON PROPERTY.

THE STRATUM OF THE OPEN SPACE EXTENDS FROM 3 METRES BELOW TO 10 METRES ABOVE THE UPPER CONCRETE SURFACE OF THE RESPECTIVE GARAGE FLOOR, OR WHERE COVERED TO THE UNDERSIDE OF THE EAVE OR SURFACE ABOVE.



B - BALCONY

THE STRATUM OF THE BALCONY EXTENDS FROM 3 METRES ABOVE THE UPPER SURFACE OF THE RESPECTIVE BALCONY OR WHERE COVERED TO THE UNDERSIDE OF THE EAVE OR SURFACE ABOVE.

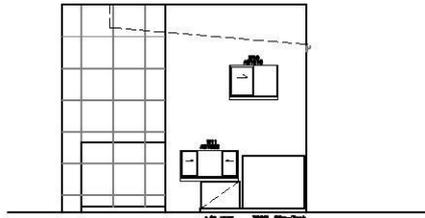
Surveyor: RICHARD A. HOGAN Ph: 4732 6599  
 admin@hoganco.com.au  
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 Lengths are in metres. Reduction Ratio 1:200

Registered

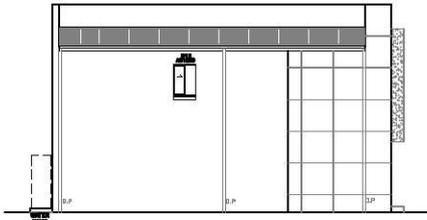
# SP DRAFT



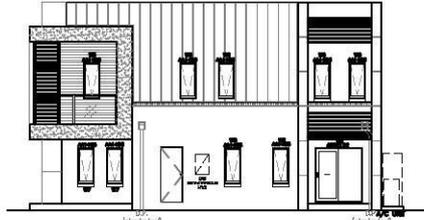
THORNTON DRIVE  
ELEVATION 1



ELEVATION 3

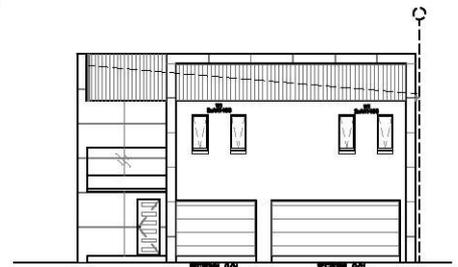


ELEVATION 2



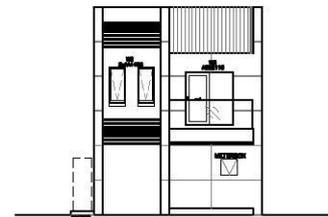
BRISTOL STREET  
ELEVATION 4

STUDIO

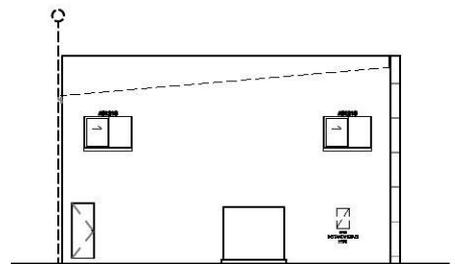


STODDART LANE  
ELEVATION 1

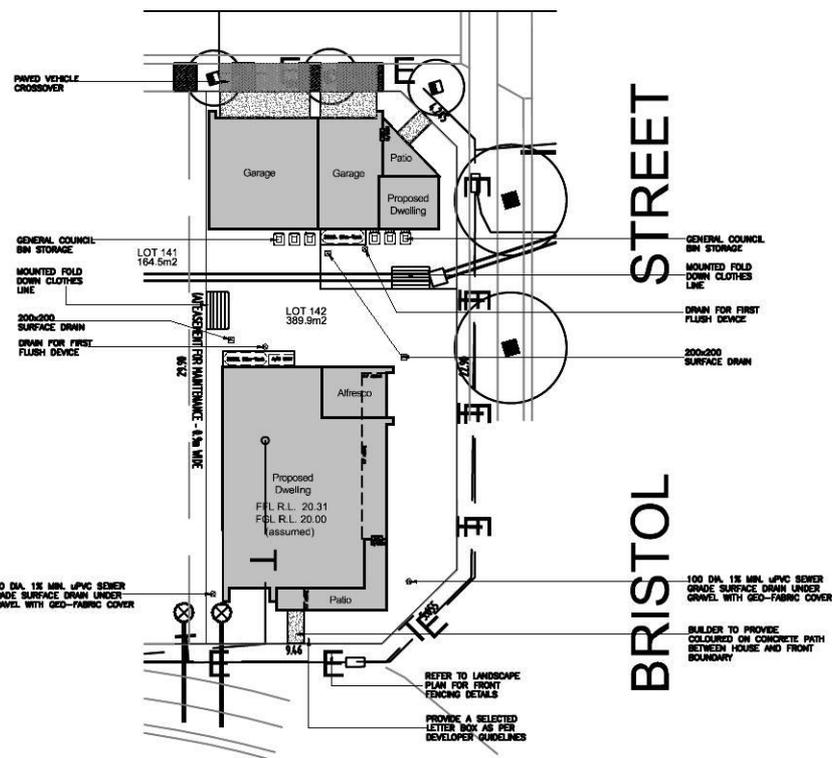
# STODDART LANE



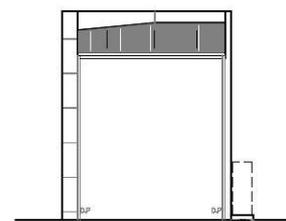
BRISTOL STREET  
ELEVATION 2



ELEVATION 3



# THORNTON DRIVE



ELEVATION 4



Product:  
**CUSTOM**

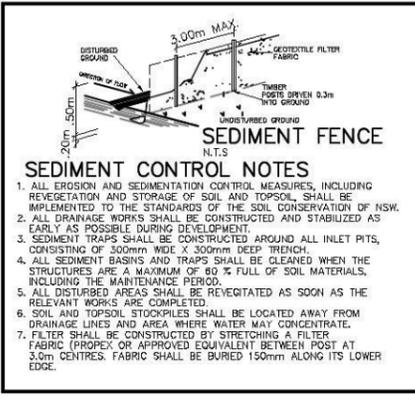
Client:  
Zac homes  
Site Address:  
Lot 142 Crn of Stoddart Lane, Bristol Street & Thornton Drive

Dwg Title:  
**NOTIFICATION PLAN**  
Date:  
01.10.2014  
Council:  
PENRITH COUNCIL

# STODDART LANE

M.G.A.

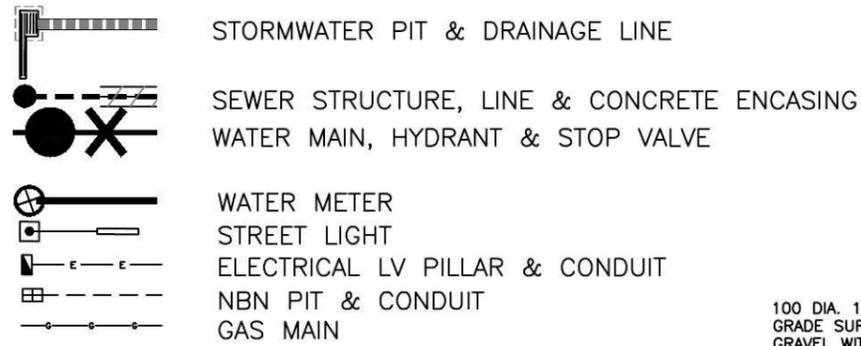
**GENERAL NOTES:**  
 - This drawing is to be read in conjunction with all other architectural & consultants drawings & specifications for the works.  
 - Dimensions in preference to scale.  
 - Verify all dimensions on site prior to construction.  
 - All ground lines are approximate.  
 - All work 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

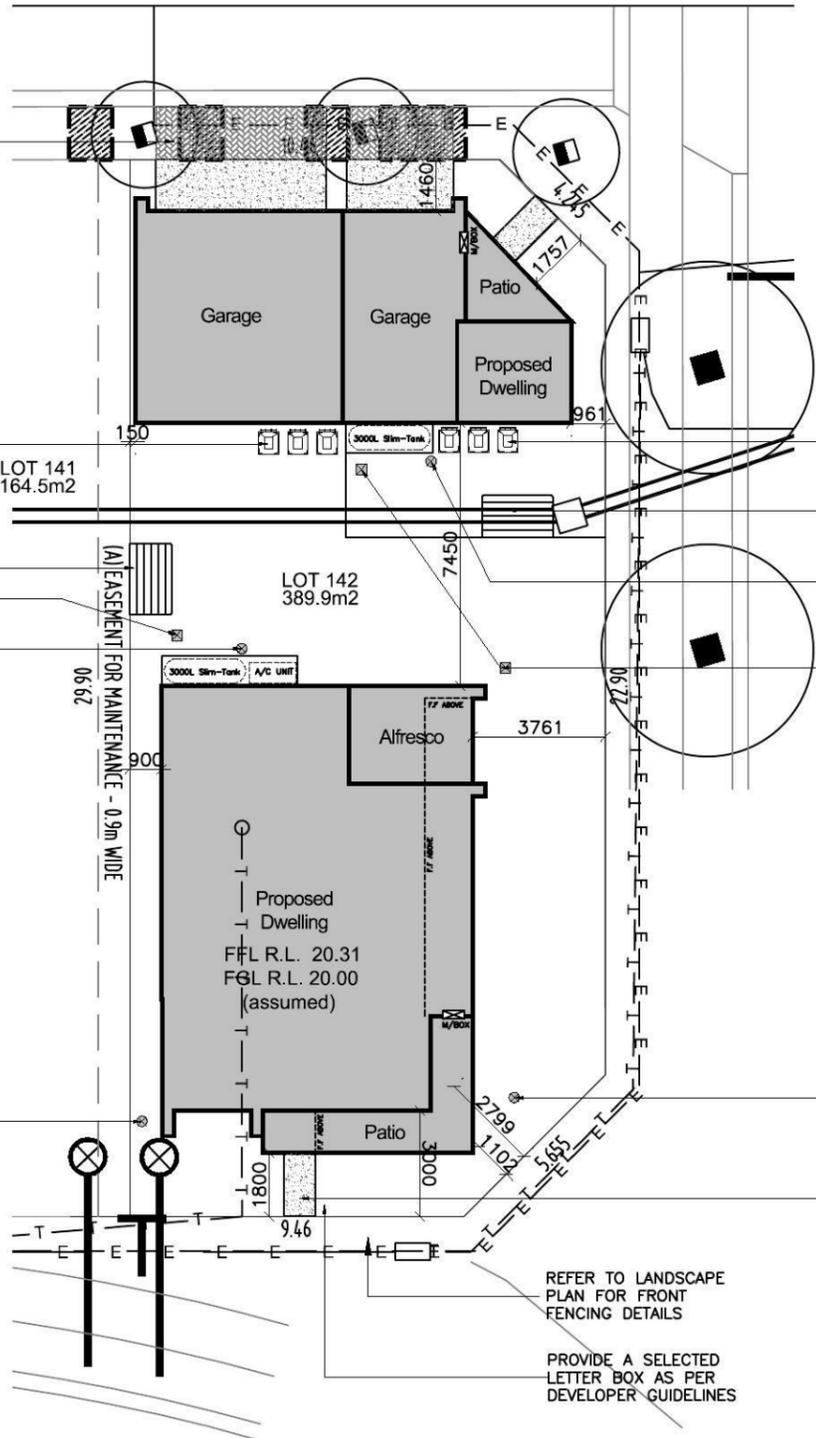
- NOTES:**
- THIS DETAIL SURVEY IS NOT A 'SURVEY' AS DEFINED BY THE SURVEYING & SPATIAL INFORMATION ACT, 2002.
  - DATUM OF LEVELS : SSM165302 - R.L.=50.585 (AHD)
  - ALL AREAS AND DIMENSIONS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE BY THE OFFICE OF LAND & PROPERTY INFORMATION (NSW) AND ARE SUBJECT TO FINAL SURVEY.
  - NO SEARCH MADE OF LOCATION AND NATURE OF TELEPHONE, ELECTRICITY, SEWER, WATER, GAS AND DRAINAGE RECORDS AT THE RELEVANT AUTHORITY. PRIOR TO ANY CONSTRUCTION THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR LOCATION OF SERVICES.
  - THE POSITION OF IMPROVEMENTS IN RELATION TO BOUNDARIES IS DIAGRAMMATIC ONLY.
  - VISIBLE, ACCESSIBLE SERVICES LOCATED ONLY
  - SIGNIFICANT TREES LOCATED ONLY.
  - NEIGHBOURING HOUSES, RIDGE AND ROOF POSITIONS ARE APPROXIMATE ONLY.
  - THIS TITLE BLOCK IS AN INTEGRAL PART OF THIS DRAWING WHICH IS NOT TO BE REMOVED.
  - CONTOURS ARE INDICATIVE ONLY. SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.

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



# THORNTON DRIVE

# BRISTOL STREET

**STUDIO**

AREAS	
SITE:	389.9m <sup>2</sup>
GROUND FLOOR:	9.26m <sup>2</sup>
FIRST FLOOR:	65.08m <sup>2</sup>
GARAGE:	20.28m <sup>2</sup>
PORCH:	4.69m <sup>2</sup>
ALFRESCO:	0m <sup>2</sup>
BALCONY:	4.69m <sup>2</sup>
TOTAL:	104.00m <sup>2</sup>

**MAIN DWELLING**

AREAS	
SITE:	389.9m <sup>2</sup>
GROUND FLOOR:	93.34m <sup>2</sup>
FIRST FLOOR:	90.70m <sup>2</sup>
GARAGE:	35.28m <sup>2</sup>
PORCH:	10.30m <sup>2</sup>
ALFRESCO:	9.78m <sup>2</sup>
BALCONY:	9.38m <sup>2</sup>
TOTAL:	248.78m <sup>2</sup>

**LANDSCAPE AREA**

SITE AREA:	389.9m <sup>2</sup>
TOTAL HARD SURFACE AREAS:	197.5m <sup>2</sup>
REMAINING SOFT AREA:	192.4m <sup>2</sup>
LANDSCAPE AREA:	49.34%
MINIMUM REQUIRED BY COUNCIL:	NA

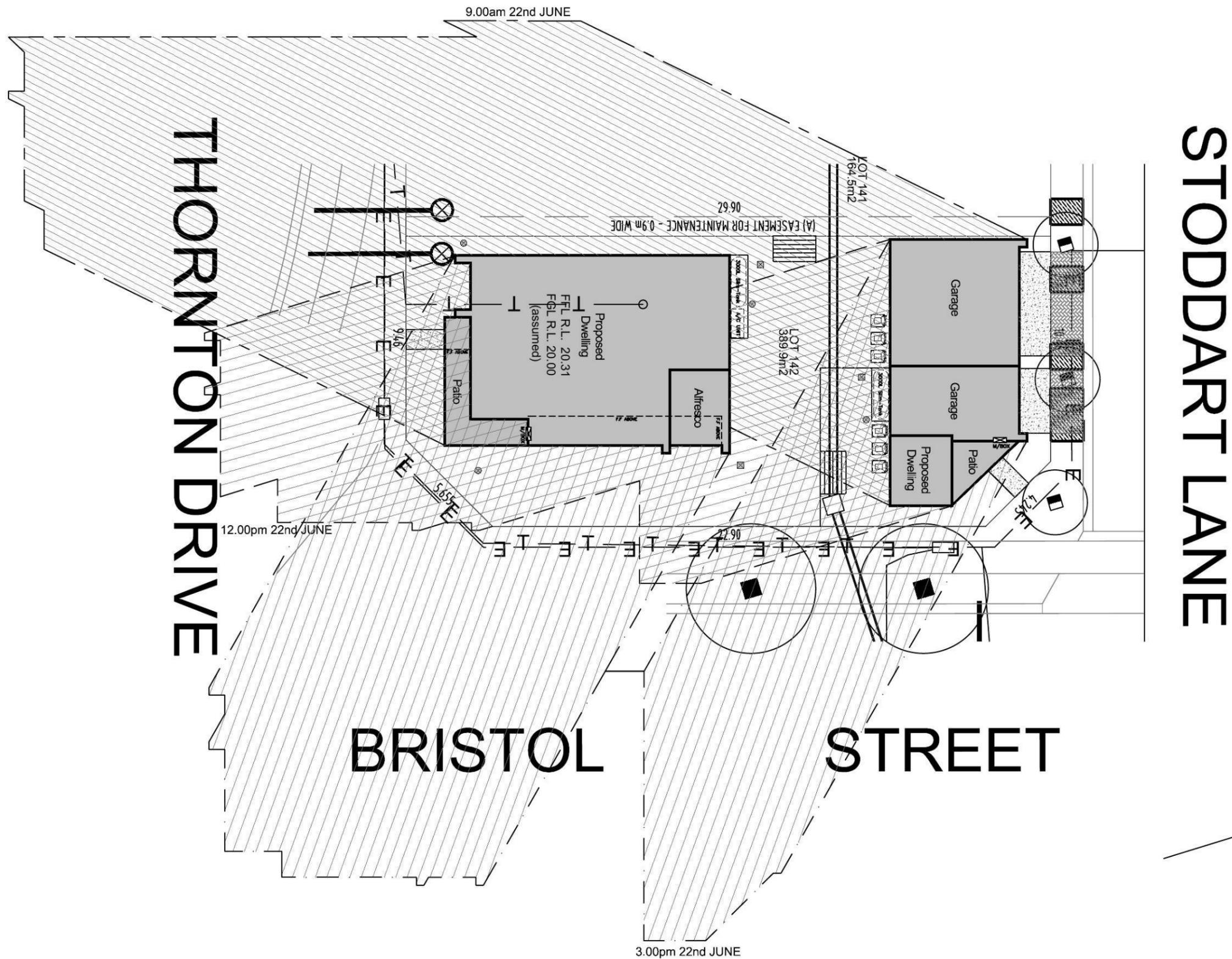
P.O.S. AREA 120.22m<sup>2</sup> (30.83%)

SITE COVERAGE 50.66%

FLOOR SPACE RATIO 66.26%



Product: <b>Custom Product Corner Facade</b>	Client: <b>Zac homes</b>	Dwg Title: <b>SITE PLAN</b>	Sheet: <b>A3</b>	Scale: <b>1:200</b>	ISSUE A 08.10.14 D.A DWGS-ISSUE A	DRAWN D.L.
	Site Address: <b>LOT 142 CRN OF THORNTON DRIVE, STODDART LANE AND BRISTOL STREET</b>	Date: <b>01.10.2014</b>	Council: <b>PENRITH COUNCIL</b>	Sheet No. <b>1</b>	Issue: <b>A</b>	
			Job No: <b>214288</b>			

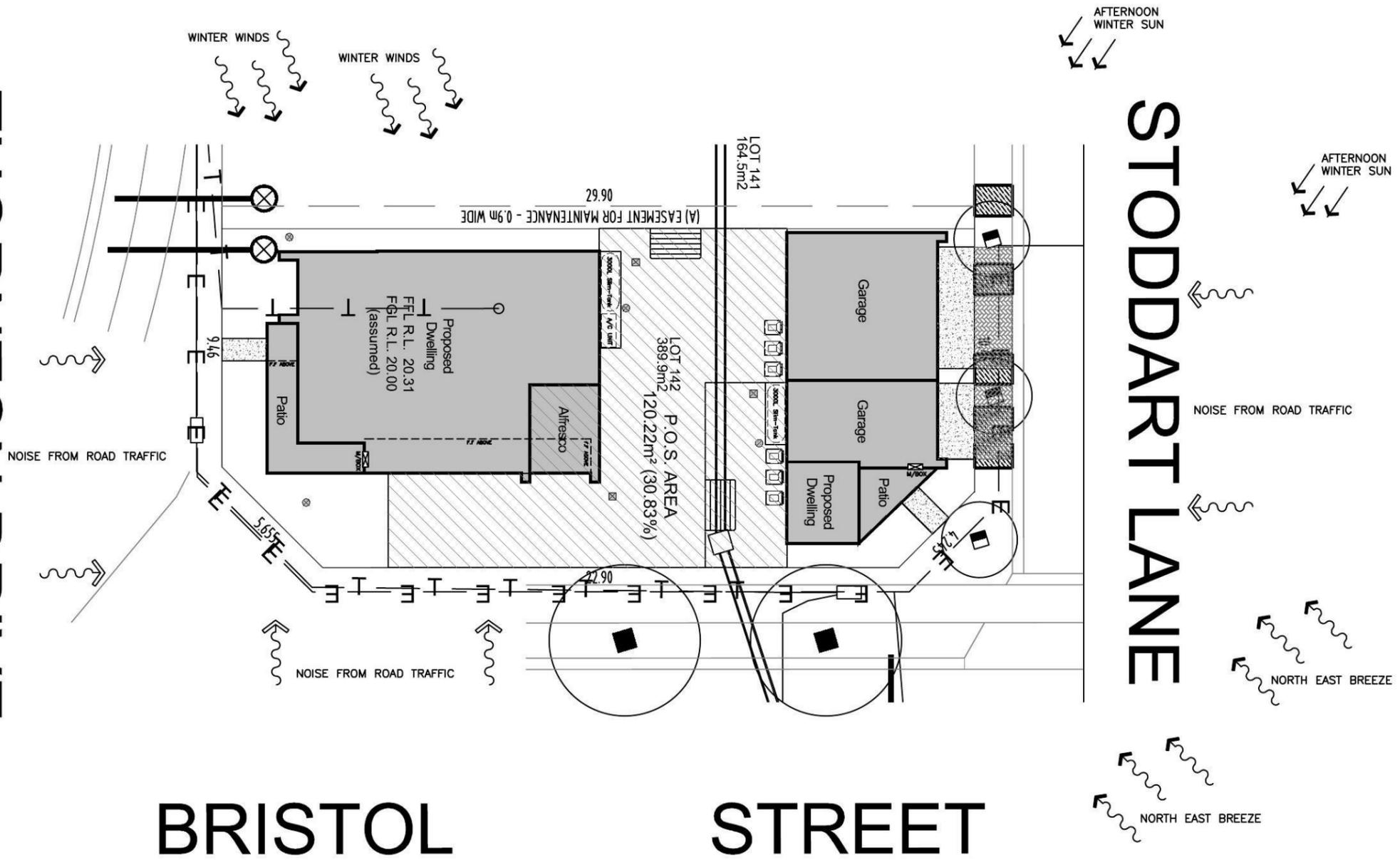


SHADOW DIAGRAMS



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					Council: <b>PENRITH COUNCIL</b>	Job No: <b>214288</b>		

THORNTON DRIVE



SITE ANALYSIS



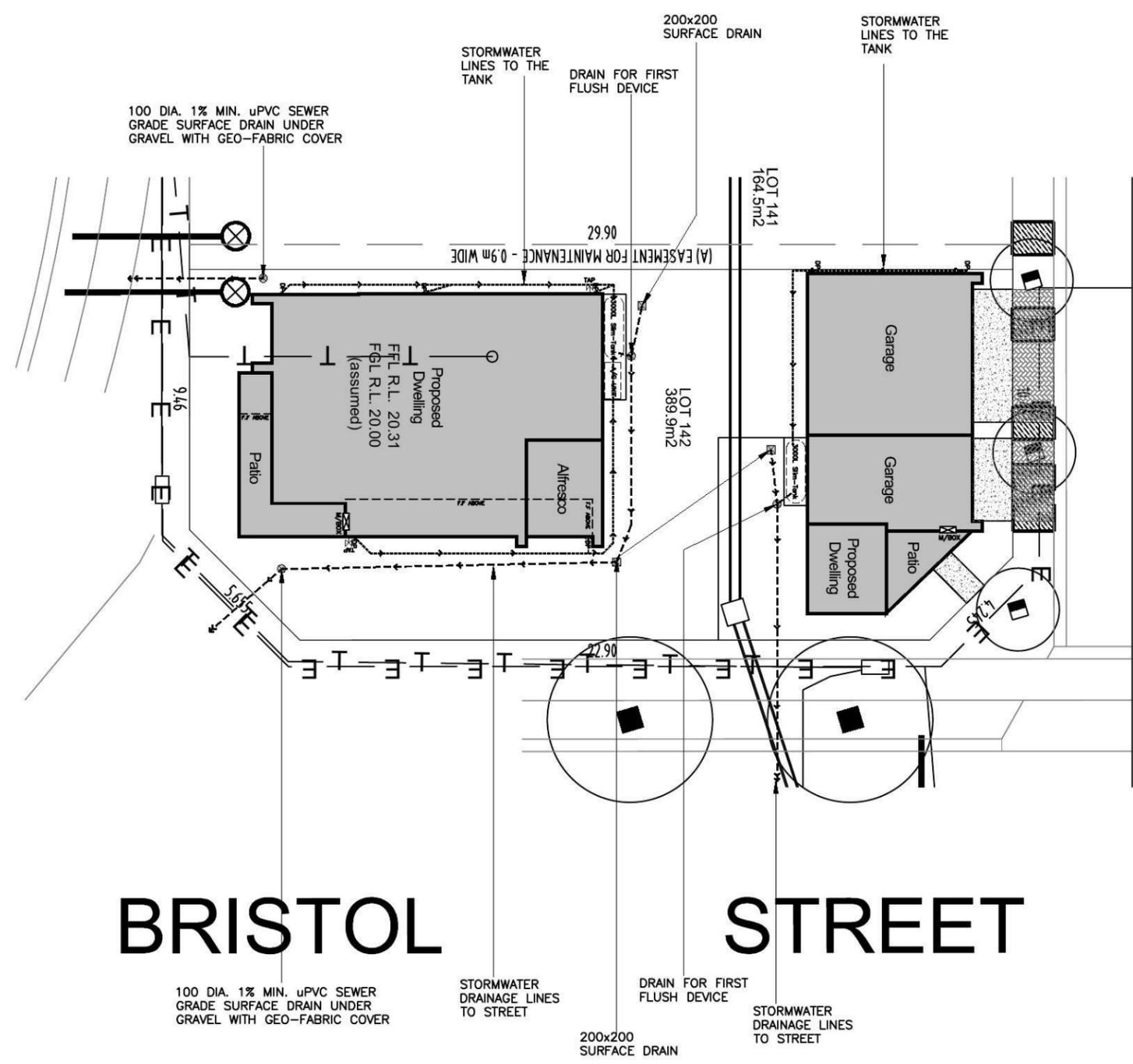
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	Council: <b>PENRITH COUNCIL</b>	Job No: <b>214288</b>						

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**STORMWATER DRAINAGE  
LINES TO STREET**

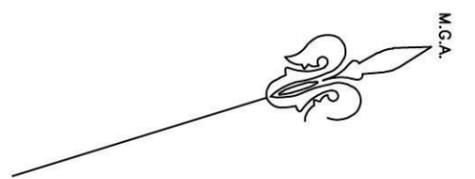
**THORNTON DRIVE**

**STODDART LANE**



**BRISTOL**

**STREET**



**STORM WATER PLAN**

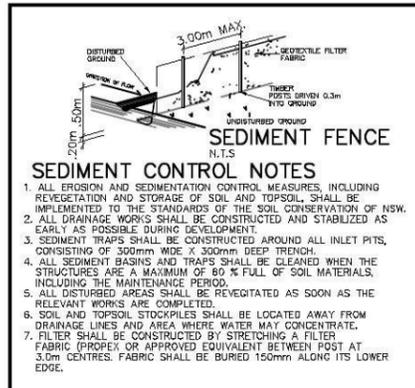
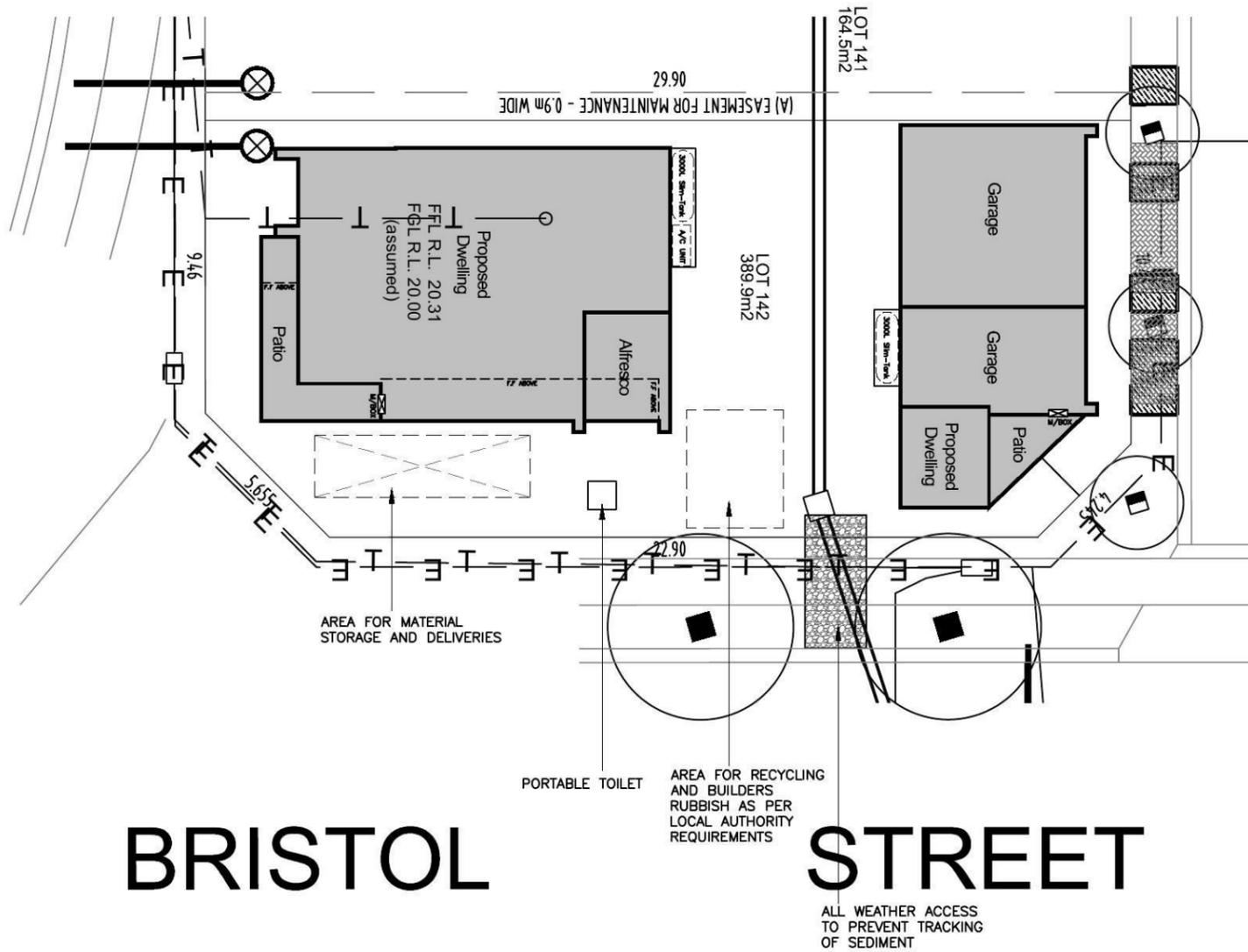


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	Council: <b>PENRITH COUNCIL</b>	Job No: <b>214288</b>						

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THORNTON DRIVE

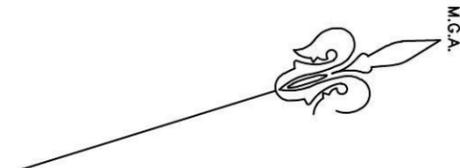
STODDART LANE



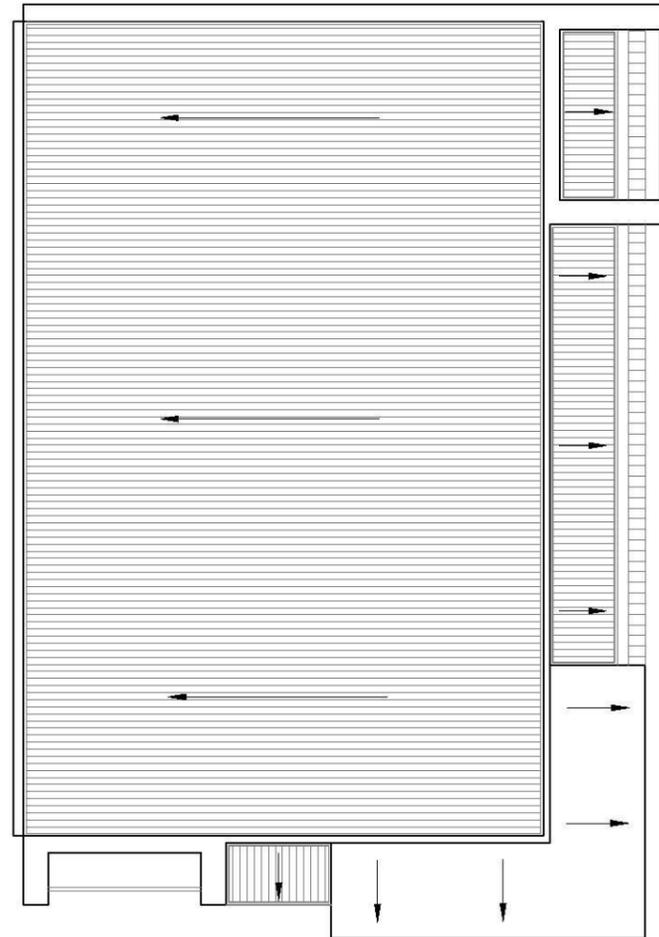
BRISTOL

STREET

WASTE MANAGEMENT PLAN



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	Council: <b>PENRITH COUNCIL</b>		Job No: <b>214288</b>					

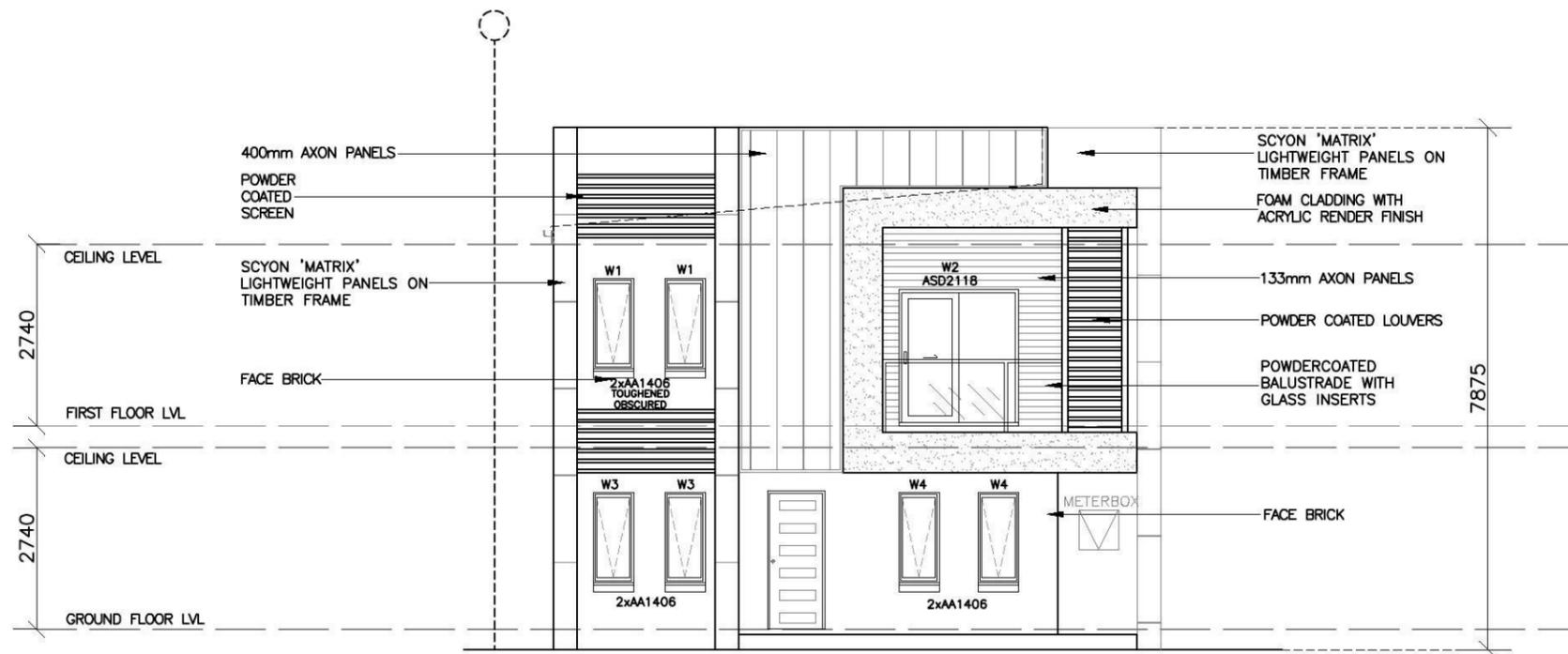


MAIN DWELLING  
ROOF PLAN

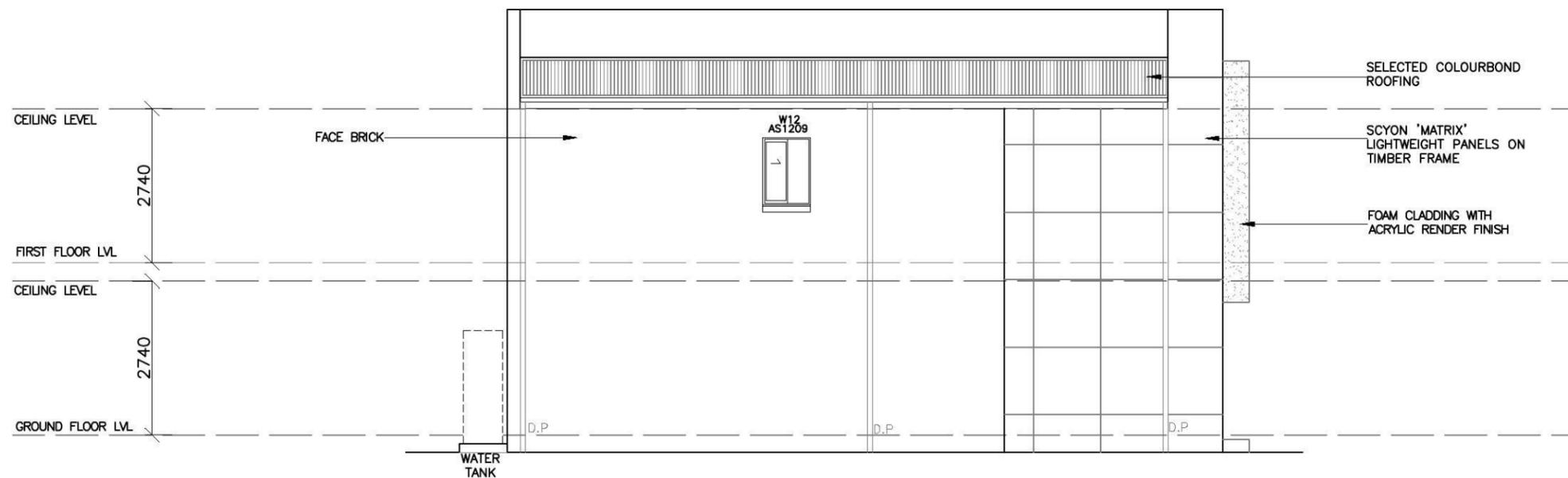


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	Site Address: LOT 142 CRN OF THORNTON DRIVE, STODDART LANE AND BRISTOL STREET	Date: <b>01.10.2014</b>	Council: <b>PENRITH COUNCIL</b>	Sheet No. <b>4</b>	Issue: <b>A</b>			
			Job No: <b>214288</b>					

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THORNTON DRIVE  
ELEVATION 1

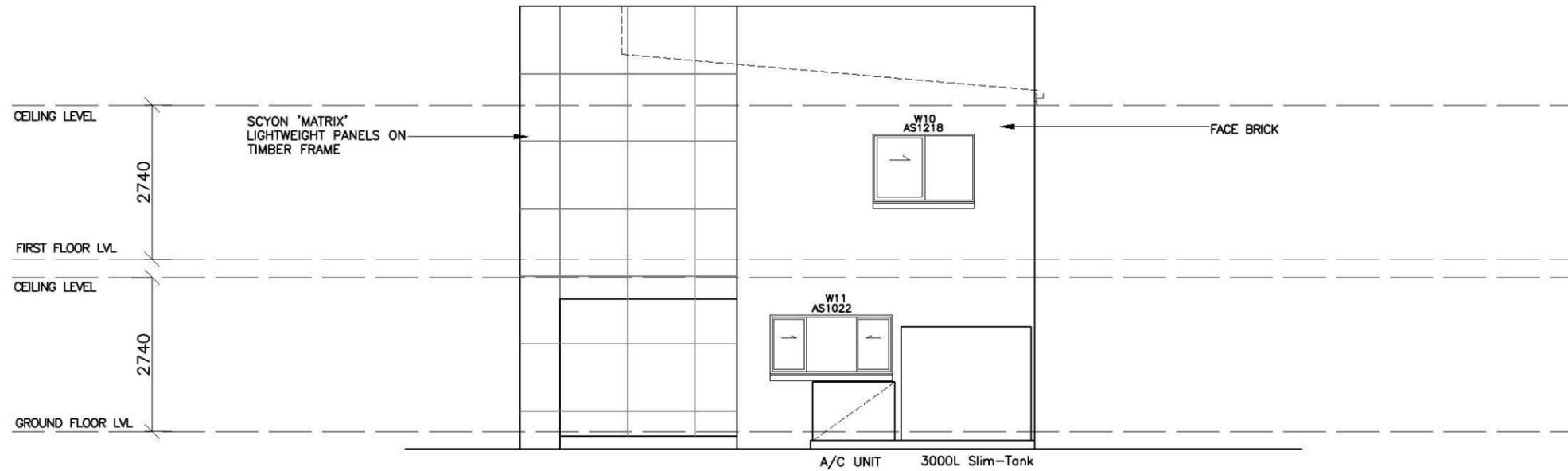


ELEVATION 2

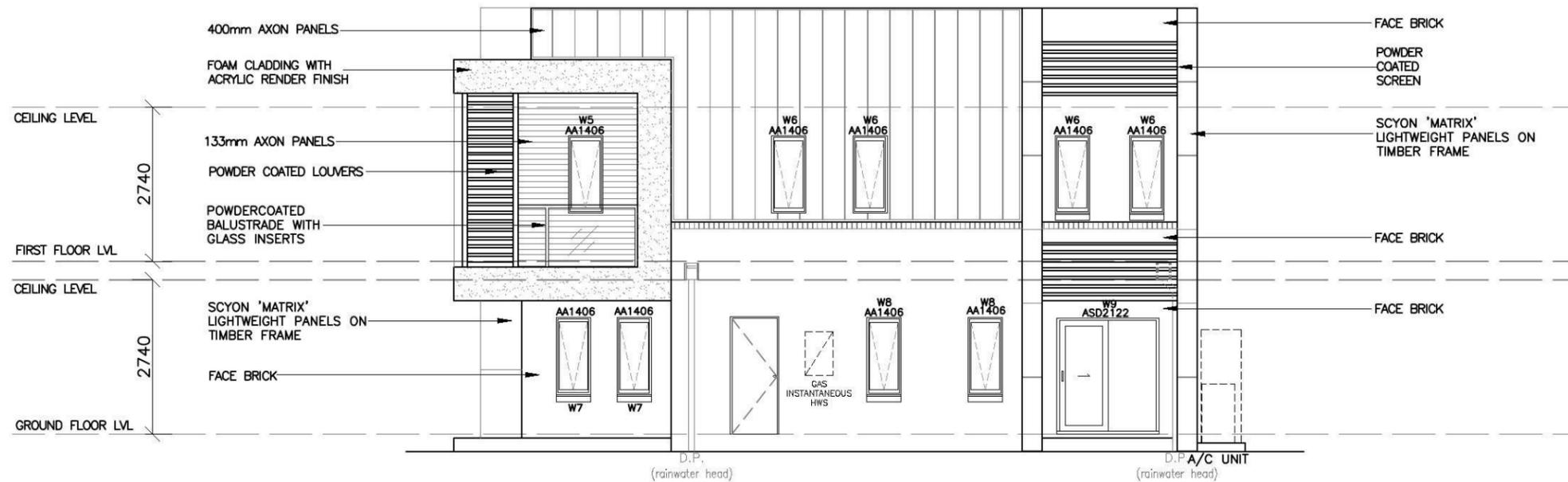
MAIN DWELLING



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	Council: <b>PENRITH COUNCIL</b>		Job No: <b>214288</b>					



ELEVATION 3



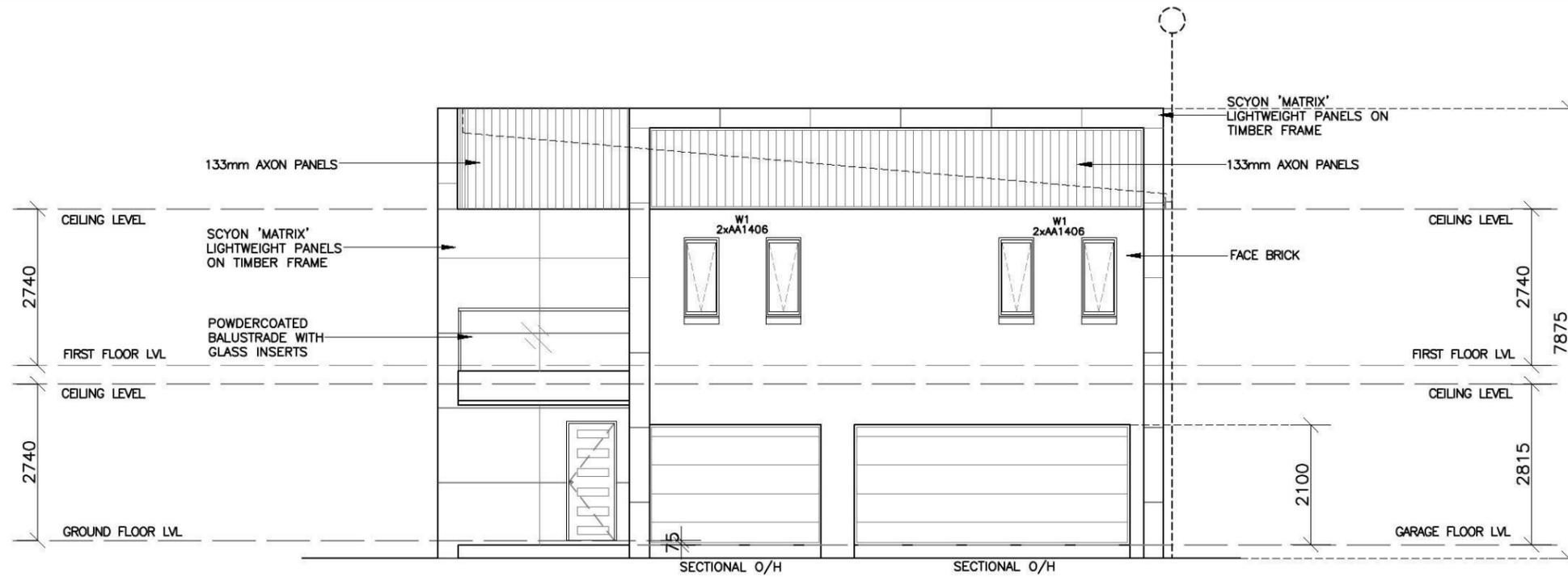
BRISTOL STREET  
ELEVATION 4

MAIN DWELLING



Product: <b>Custom Product Corner Facade</b>	Client: <b>Zac homes</b>	Dwg Title: <b>ELEVATIONS</b>	Sheet: <b>A3</b>	Scale: <b>1:100</b>	ISSUE A	DATE 08.10.14	DESCRIPTION D.A DWGS-ISSUE A	DRAWN D.L.
	Site Address: <b>LOT 142 CRN OF THORNTON DRIVE, STODDART LANE AND BRISTOL STREET</b>	Date: <b>01.10.2014</b>	Sheet No. <b>8</b>	Issue: <b>A</b>				
	Council: <b>PENRITH COUNCIL</b>		Job No: <b>214288</b>					

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STODDART LANE  
ELEVATION 1



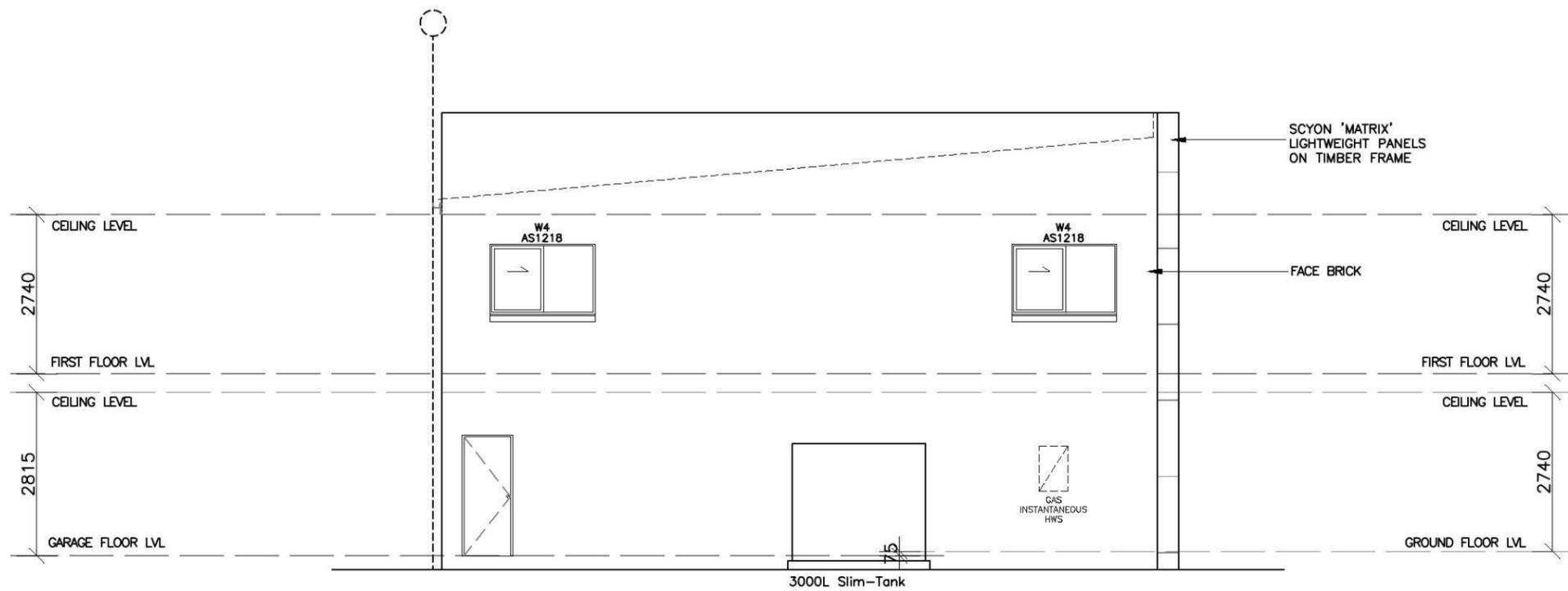
BRISTOL STREET  
ELEVATION 2

STUDIO

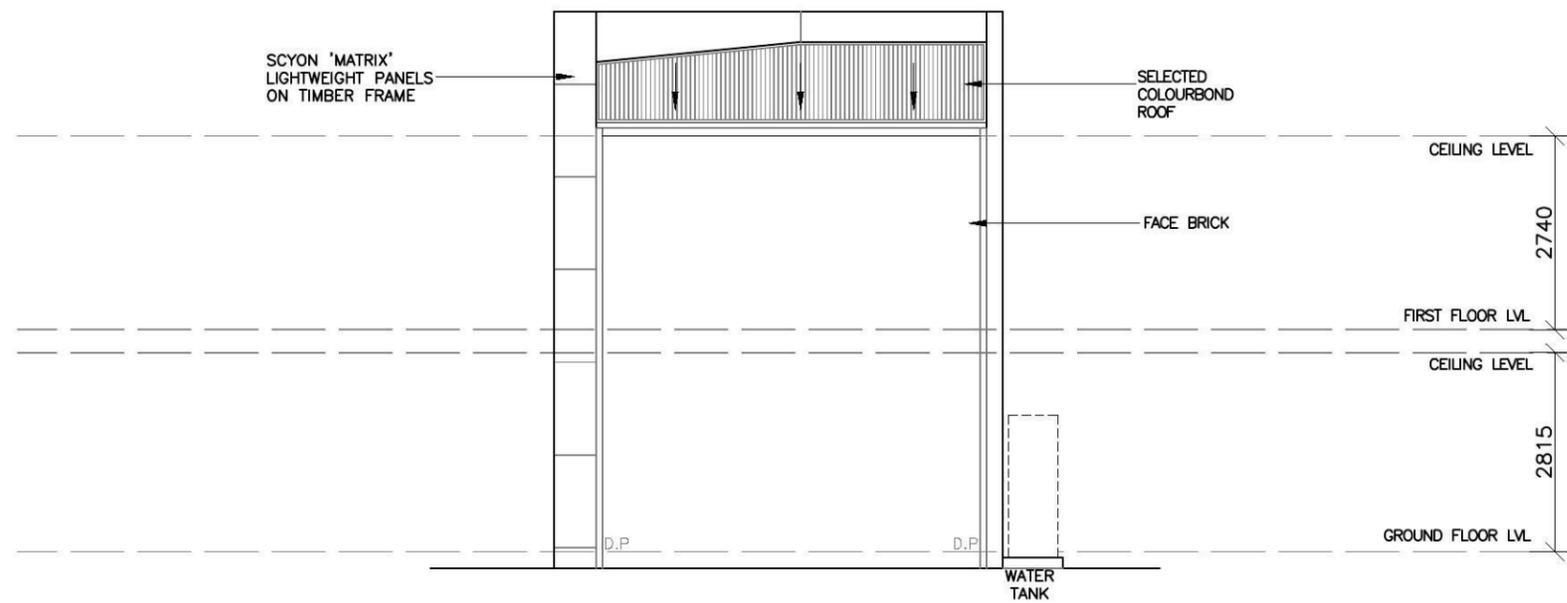


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		Council: <b>PENRITH COUNCIL</b>	Job No: <b>214288</b>					

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ELEVATION 3



ELEVATION 4

STUDIO



Product: <b>Custom Product Corner Facade</b>	Client: <b>Zac homes</b>	Dwg Title: <b>ELEVATIONS</b>	Sheet: <b>A3</b>	Scale: <b>1:100</b>	ISSUE A	DATE 08.10.14	DESCRIPTION D.A DWGS-ISSUE A	DRAWN D.L.
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		Council: <b>PENRITH COUNCIL</b>	Job No: <b>214288</b>					

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# MAIN DWELLING

# STUDIO

SUMMARY OF BASIX COMMITMENTS				
<i>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</i>				
WATER COMMITMENTS				
<b>Fixtures</b>				
3 Star Shower Heads	Yes	4 Star Toilet	Yes	
4 Star Kitchen Taps	Yes	4 Star Basin Taps	Yes	
<b>Alternative Water</b>				
3000L Rain Water Tank	Collected From Roof Area (m2)		116.00SQM	
Alternative Water Supply Connected To: n/a				
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 Star			
Cooling System	Living	3-Phase AIRCONDITIONING	EER 3.5-4.0	
	Bedrooms	3-Phase AIRCONDITIONING	EER 3.5-4.0	
Heating System	Living	3-Phase AIRCONDITIONING	EER 3.5-4.0	
	Bedrooms	3-Phase AIRCONDITIONING	EER 3.5-4.0	
Ventilation	Bathroom	Individual Fan (Ducted)	Interlocked to light	
	Kitchen	Individual Fan (Not Ducted)	Manual On / Off	
	Laundry	Natural ventilation	Natural ventilation	
Natural Lighting	Window/Skylight in Kitchen	Yes		
	Window/Skylight in Bathrooms/Toilets	Yes	to	2
Artificial Lighting (rooms to be primarily lit by fluorescent or LED lights)	Number of bedrooms	5	Yes	No
	Number of Living/Dining rooms	3	Yes	No
	Kitchen	1	Yes	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				
<b>External Wall Construction</b>	<i>Insulation</i>	<i>Colour (Solar Absorptance)</i>	<i>Detail</i>	
Brick Veneer	Min. R2.0	Any		
Cladding	Min. R2.0	Any		
<b>Internal Wall Construction</b>	<i>Insulation</i>	<i>Detail</i>		
Plasterboard on studs	none			
<b>Ceiling Construction</b>	<i>Insulation</i>	<i>Detail</i>		
Plasterboard	Min. R3.0 to ceilings adjacent to roof space			
<b>Roof Construction</b>	<i>Insulation</i>	<i>Colour (Solar Absorptance)</i>	<i>Detail</i>	
Colourbond Roof	Sarking	Dark		
<b>Floor Construction</b>	<i>Insulation</i>	<i>Covering</i>	<i>Detail</i>	
Concrete	none	As drawn (if not noted default values used)		
<b>Windows</b>	<i>Glass and frame type</i>	<i>U</i>	<i>SHGC</i>	<i>Area sq m</i> <i>Detail</i>
	Single clear Aluminium	6.57	0.74	26.1 As per plans
<i>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.</i>				
<b>External Window Cover</b>	<i>Detail</i>			
<b>Fixed shading - Eaves</b>	<i>Width includes guttering, offset is distance above windows</i>			
Width: 451-600	Offset: 0	Nominal only, refer to plan for detail		
<b>Fixed shading - Other</b>	<i>Verandahs, Pergolas (type and description)</i>			
Shaded areas as drawn				
<b>Ventilation and Infiltration to Habitable Rooms</b>				
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.				

SUMMARY OF BASIX COMMITMENTS				
<i>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</i>				
WATER COMMITMENTS				
<b>Fixtures</b>				
3 Star Shower Heads	Yes	4 Star Toilet	Yes	
4 Star Kitchen Taps	Yes	4 Star Basin Taps	Yes	
<b>Alternative Water</b>				
3000L Rain Water Tank	Collected From Roof Area (m2)		68.00SQM	
Alternative Water Supply Connected To: n/a				
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 Star			
Cooling System	Living	3-Phase AIRCONDITIONING	EER 3.5-4.0	
	Bedrooms	3-Phase AIRCONDITIONING	EER 3.5-4.0	
Heating System	Living	3-Phase AIRCONDITIONING	EER 3.5-4.0	
	Bedrooms	3-Phase AIRCONDITIONING	EER 3.5-4.0	
Ventilation	Bathroom	Individual Fan (Ducted)	Interlocked to light	
	Kitchen	Individual Fan (Not Ducted)	Manual On / Off	
	Laundry	Natural ventilation	Natural ventilation	
Natural Lighting	Window/Skylight in Kitchen	Yes		
	Window/Skylight in Bathrooms/Toilets	Yes	to	2
Artificial Lighting (rooms to be primarily lit by fluorescent or LED lights)	Number of bedrooms	2	Yes	No
	Number of Living/Dining rooms	2	Yes	No
	Kitchen	1	Yes	No
	All Bathrooms/Toilets	1	Yes	No
	Laundry	1	Yes	No
All Hallways	1	Yes	No	
OTHER COMMITMENTS				
Outdoor clothes line	Yes	Gas Cooktop	Yes	

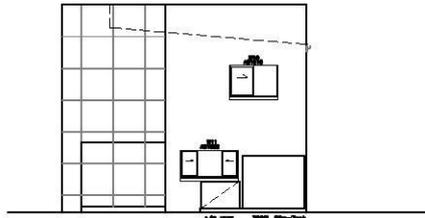
Thermal Performance Specifications - BASIX COMMITMENTS				
<b>External Wall Construction</b>	<i>Insulation</i>	<i>Colour (Solar Absorptance)</i>	<i>Detail</i>	
Brick Veneer	Min. R2.0	Any		
Cladding	Min. R2.0	Any		
<b>Internal Wall Construction</b>	<i>Insulation</i>	<i>Detail</i>		
Plasterboard on studs	none			
<b>Ceiling Construction</b>	<i>Insulation</i>	<i>Detail</i>		
Plasterboard	Min. R3.0 to ceilings adjacent to roof space			
<b>Roof Construction</b>	<i>Insulation</i>	<i>Colour (Solar Absorptance)</i>	<i>Detail</i>	
Colourbond Roof	Sarking	Dark		
<b>Floor Construction</b>	<i>Insulation</i>	<i>Covering</i>	<i>Detail</i>	
Concrete	none	As drawn (if not noted default values used)		
<b>Windows</b>	<i>Glass and frame type</i>	<i>U</i>	<i>SHGC</i>	<i>Area sq m</i> <i>Detail</i>
	Single clear Aluminium	6.57	0.74	13.1 As per plans
<i>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.</i>				
<b>External Window Cover</b>	<i>Detail</i>			
<b>Fixed shading - Eaves</b>	<i>Width includes guttering, offset is distance above windows</i>			
Width: 451-600	Offset: 0	Nominal only, refer to plan for detail		
<b>Fixed shading - Other</b>	<i>Verandahs, Pergolas (type and description)</i>			
Shaded areas as drawn				
<b>Ventilation and Infiltration to Habitable Rooms</b>				
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.				



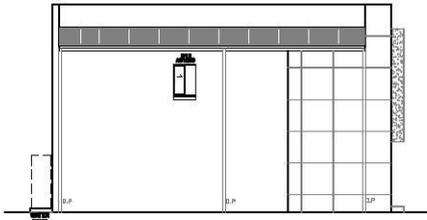
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<b>Site Address:</b> LOT 142 CRN OF THORNTON DRIVE, STODDART LANE AND BRISTOL STREET	<b>Date:</b> 01.10.2014	<b>Council:</b> PENRITH COUNCIL	<b>Sheet No.:</b> 12	<b>Issue:</b> A				
					<b>Job No.:</b> 214288			



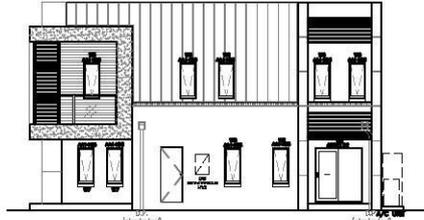
THORNTON DRIVE  
ELEVATION 1



ELEVATION 3

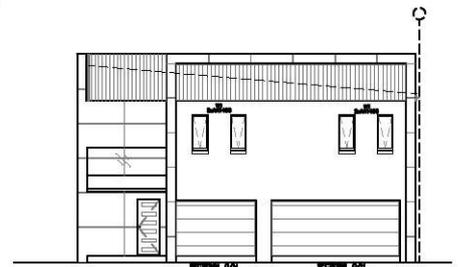


ELEVATION 2



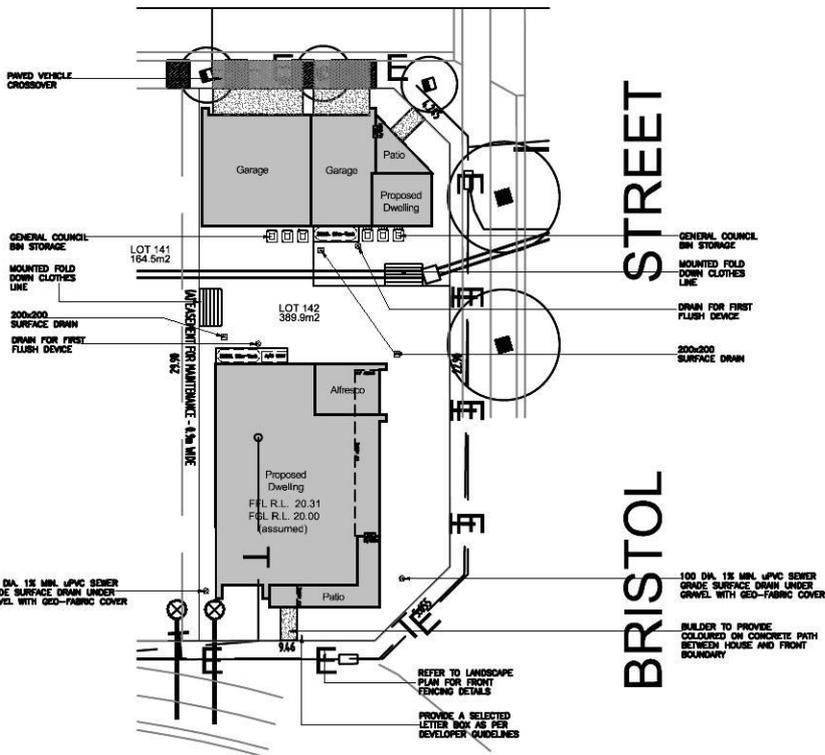
BRISTOL STREET  
ELEVATION 4

STUDIO

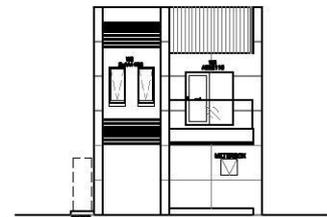


STODDART LANE  
ELEVATION 1

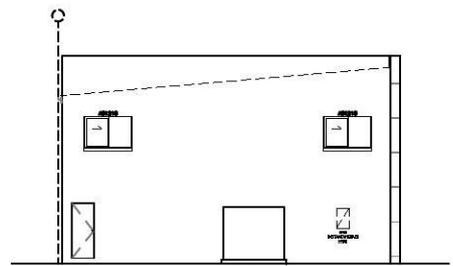
# STODDART LANE



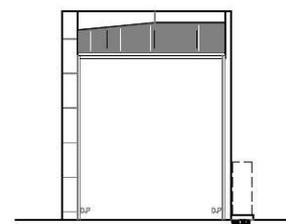
# THORNTON DRIVE



BRISTOL STREET  
ELEVATION 2



ELEVATION 3



ELEVATION 4



Product:  
**CUSTOM**

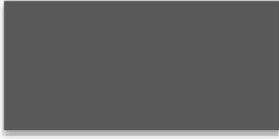
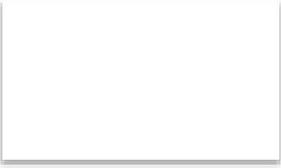
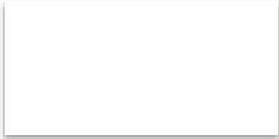
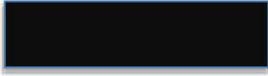
Client:  
Zac homes  
Site Address:  
Lot 142 Crn of Stoddart Lane, Bristol Street & Thornton Drive

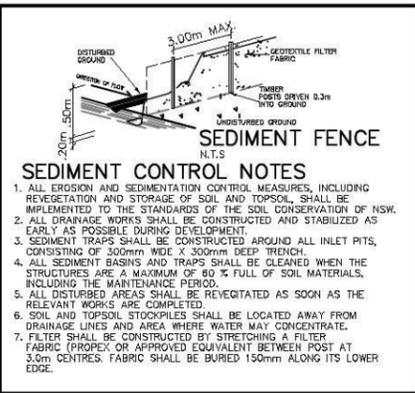
Dwg Title:  
**NOTIFICATION PLAN**  
Date:  
01.10.2014  
Council:  
PENRITH COUNCIL

Colour Consultant: Rachael Horwood  
 Email: rachael@zachomes.com.au  
 Job No.: 214288  
 Site Address: Lot 142 Cnr Thornton Dr & Bristol St Thornton.

Date: 16.10.14



	<p><b>METAL ROOF</b></p> <p>Colour - Monument</p>		<p><b>GARAGE DOOR</b>          Gliderol Panellift Tuscan Woodgrain</p> <p>Colour - Monument</p>
	<p><b>BRICKWORK - Main</b></p> <p>Austral – Metropolis - Marcasite          Ironed – off white</p>		<p><b>BRICKWORK – Feature</b>          (where applicable)</p> <p>Austral – Metallix - Bronze          Ironed – off white</p>
	<p><b>CLADDING TYPE 01</b>          (where applicable)</p> <p>Resin Cladding with Acrylic Render          Colour – Dulux Lexicon</p>		<p><b>CLADDING TYPE 02</b>          (where applicable)</p> <p>Blackbutt Timber          Stain - Natural</p>
	<p><b>CLADDING TYPE 03</b>          (where applicable)</p> <p>JH Scyon - Axon 400mm          Colour - Monument</p>		<p><b>CLADDING TYPE 04</b>          (where applicable)</p> <p>JH Scyon - Matrix          Colour – Dulux Lexicon</p>
	<p><b>WINDOW FRAMES</b></p> <p>Custom Black Matt</p>		<p><b>ALUMINIUM SCREENS</b></p> <p>Colour – Dulux Lexicon</p>
	<p><b>GUTTER, FASCIA, DOWNPIPES</b></p> <p>Colour - Monument</p>		



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

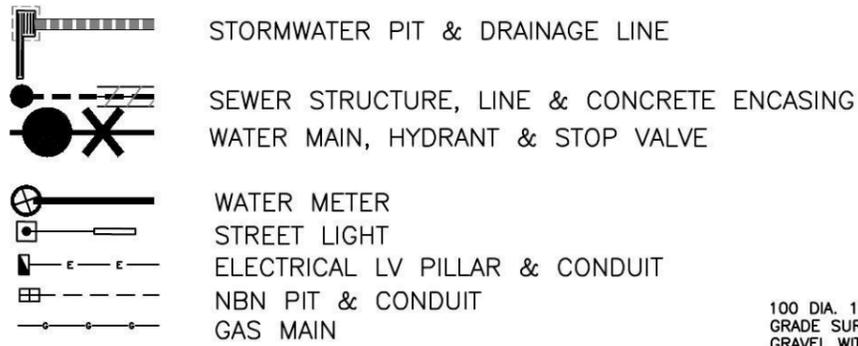
# STODDART LANE

**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.

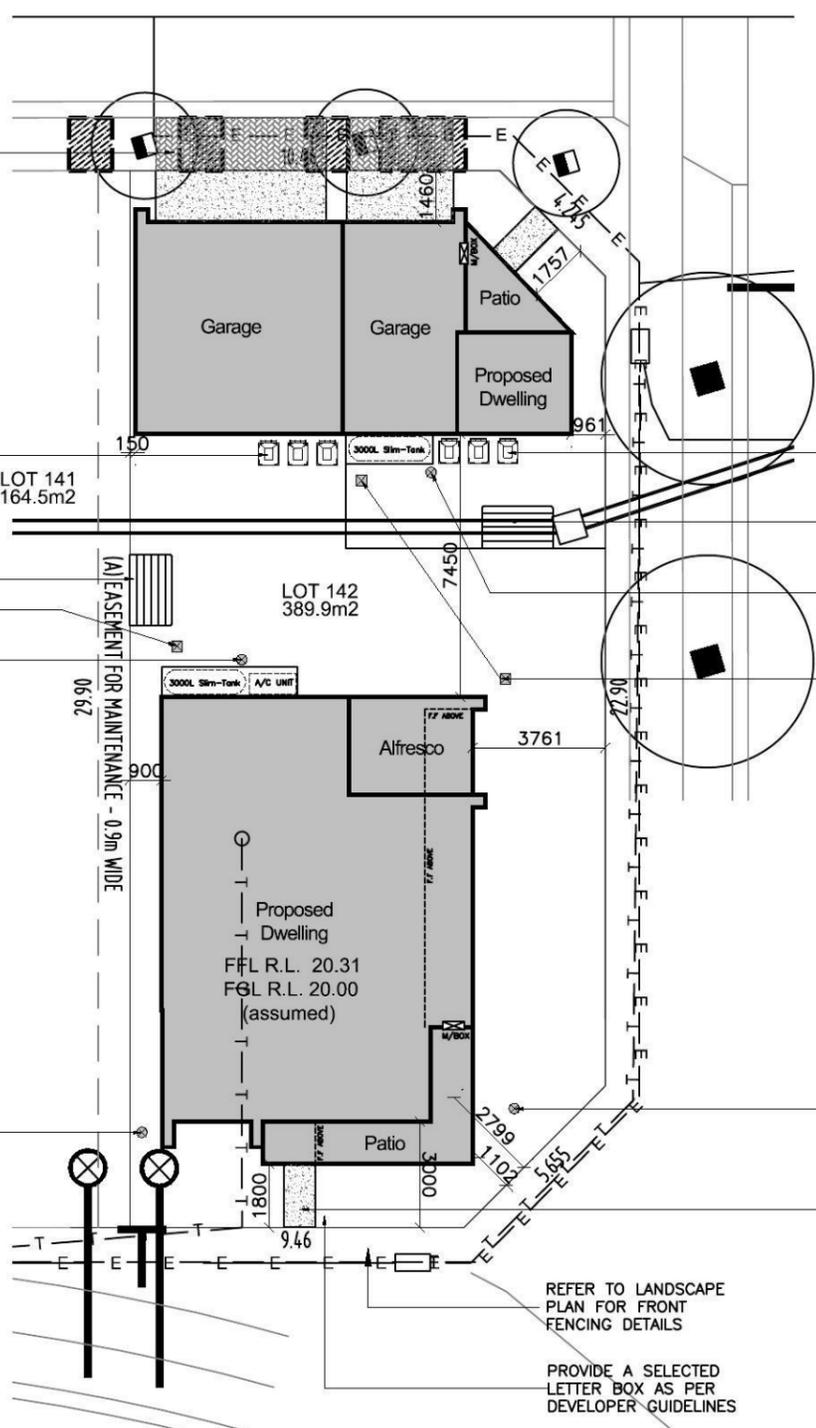
- NOTES:**
1. THIS DETAIL SURVEY IS NOT A 'SURVEY' AS DEFINED BY THE SURVEYING & SPATIAL INFORMATION ACT, 2002.
  2. DATUM OF LEVELS : SSM165302 - R.L.=50.585 (AHD)
  3. ALL AREAS AND DIMENSIONS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE BY THE OFFICE OF LAND & PROPERTY INFORMATION (NSW) AND ARE SUBJECT TO FINAL SURVEY.
  4. NO SEARCH MADE OF LOCATION AND NATURE OF TELEPHONE, ELECTRICITY, SEWER, WATER, GAS AND DRAINAGE RECORDS AT THE RELEVANT AUTHORITY. PRIOR TO ANY CONSTRUCTION THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR LOCATION OF SERVICES.
  5. THE POSITION OF IMPROVEMENTS IN RELATION TO BOUNDARIES IS DIAGRAMMATIC ONLY.
  6. VISIBLE, ACCESSIBLE SERVICES LOCATED ONLY
  7. SIGNIFICANT TREES LOCATED ONLY.
  8. NEIGHBOURING HOUSES, RIDGE AND ROOF POSITIONS ARE APPROXIMATE ONLY.
  9. THIS TITLE BLOCK IS AN INTEGRAL PART OF THIS DRAWING WHICH IS NOT TO BE REMOVED.
  10. CONTOURS ARE INDICATIVE ONLY. SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.

CONTOURS TO BE CONFIRMED PRIOR TO CONSTRUCTION



M CLASS SITE ASSUMED TO BE CONFIRMED UPON RECEIPT OF CONTOUR SURVEY

(A): EASEMENT FOR ACCESS & MAIN  
(C): EASEMENT TO DRAIN WATER 2



# STREET

# BRISTOL

# 'HORNTON DRIVE

**AREAS**

SITE:	389.9m <sup>2</sup>
GROUND FLOOR:	9.26m <sup>2</sup>
FIRST FLOOR:	65.08m <sup>2</sup>
GARAGE:	20.28m <sup>2</sup>
PORCH:	4.69m <sup>2</sup>
ALFRESCO:	0m <sup>2</sup>
BALCONY:	4.69m <sup>2</sup>
TOTAL:	104.00m <sup>2</sup>

**MAIN DWELLING**

SITE:	389.9m <sup>2</sup>
GROUND FLOOR:	93.34m <sup>2</sup>
FIRST FLOOR:	90.70m <sup>2</sup>
GARAGE:	35.28m <sup>2</sup>
PORCH:	10.30m <sup>2</sup>
ALFRESCO:	9.78m <sup>2</sup>
BALCONY:	9.38m <sup>2</sup>
TOTAL:	248.78m <sup>2</sup>

**LANDSCAPE AREA**

SITE AREA:	389.9m <sup>2</sup>
TOTAL HARD SURFACE AREAS:	197.5m <sup>2</sup>
REMAINING SOFT AREA:	192.4m <sup>2</sup>
LANDSCAPE AREA:	49.34%
MINIMUM REQUIRED BY COUNCIL:	NA

P.O.S. AREA 120.22m<sup>2</sup> (30.83%)

SITE COVERAGE 50.66%

FLOOR SPACE RATIO 66.26%



Product:  
**Custom Product Corner Facade**

Client:  
**Zac homes**

Site Address:  
**LOT 142 CRN OF THORNTON DRIVE, STODDART LANE AND BRISTOL STREET**

Dwg Title:  
**SITE PLAN**

Date:  
**01.10.2014**

Council:  
**PENRITH COUNCIL**

Sheet:  
**A3**

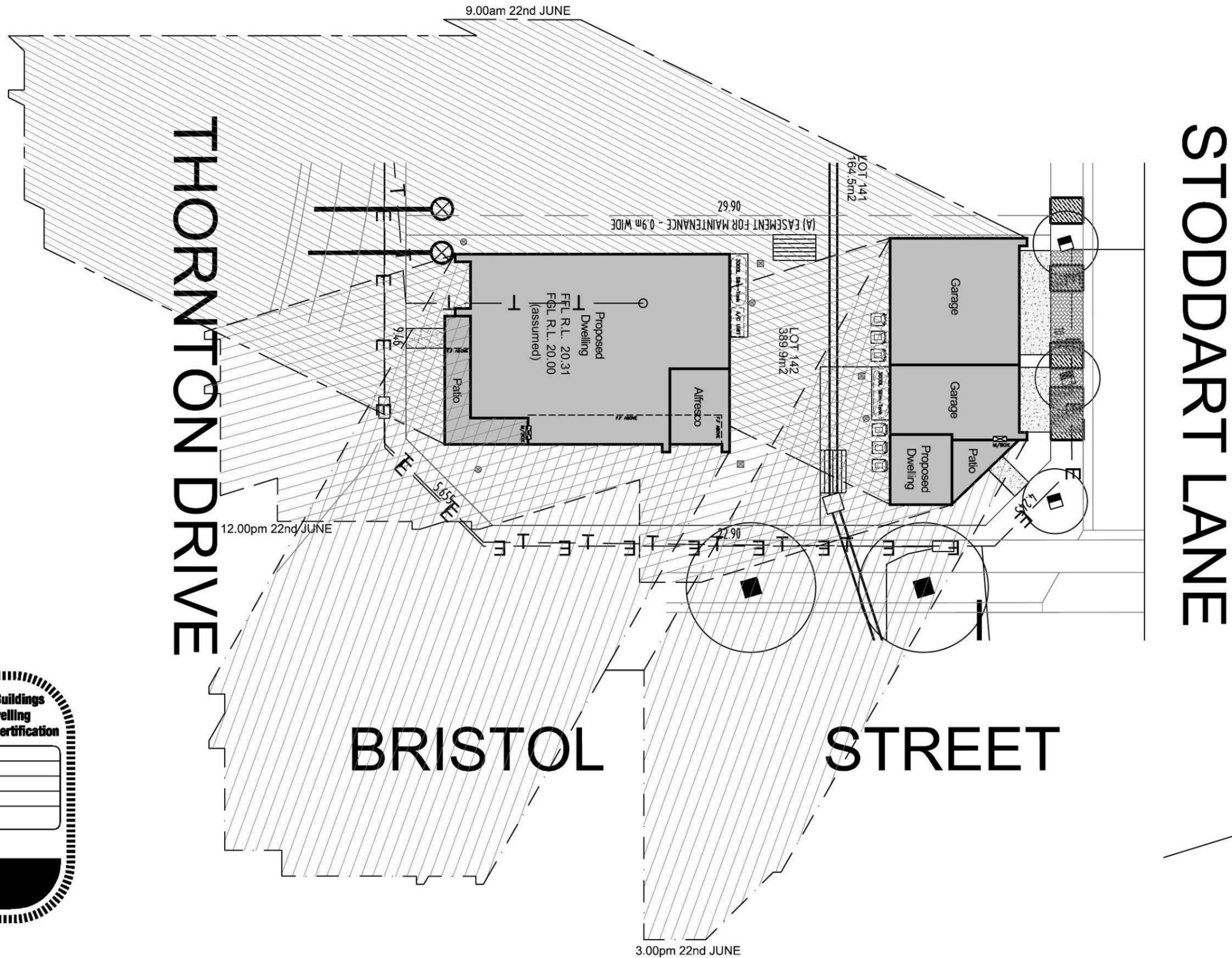
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Sheet No.  
**1**

Issue:  
**A**

Job No:  
**214288**

ISSUE	DATE	DESCRIPTION	DRAWN
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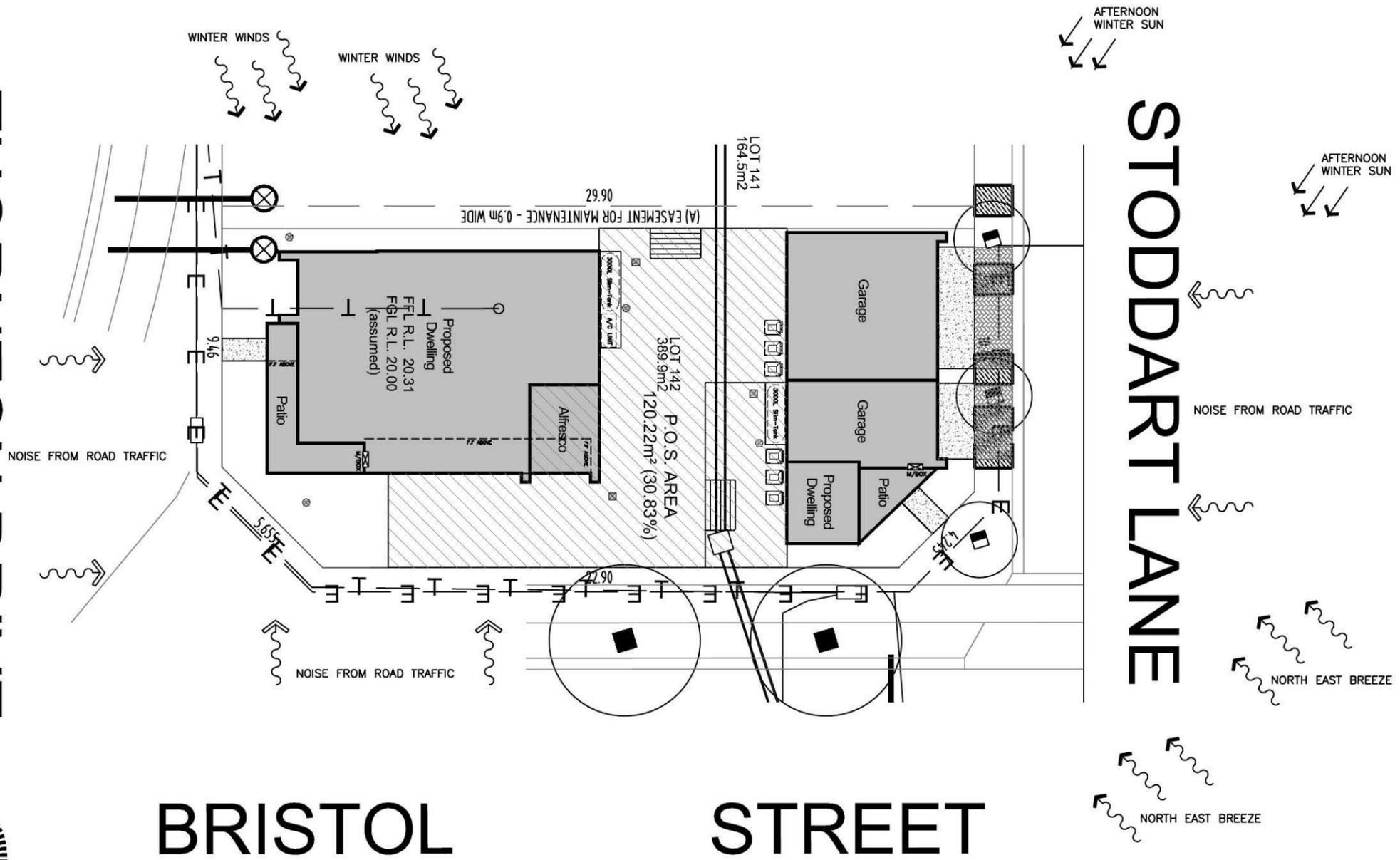


SHADOW DIAGRAMS



Product: <b>Custom Product Corner Facade</b>	Client: <b>Zac homes</b>	Dwg Title: <b>SHADOW DIAGRAMS</b>	Sheet: <b>A3</b>	Scale: <b>1:200</b>	ISSUE A	DATE 08.10.14	DESCRIPTION D.A DWGS-ISSUE A	DRAWN D.L.
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	Council: <b>PENRITH COUNCIL</b>		Job No: <b>214288</b>					

THORNTON DRIVE



BRISTOL STREET

STREET

**ABS A** Class 1 Buildings Multi-Dwelling Project Certification  
 Association of Building Sustainability Assessors

Certification Number	1006954299
Certification Date	15/10/2014
Assessor Name	Brad Hoad
Assessor Number	20731
Assessor Signature	

SITE ANALYSIS



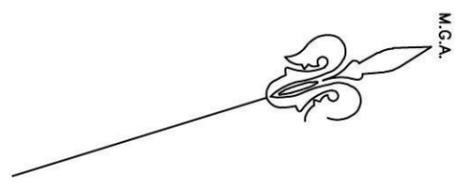
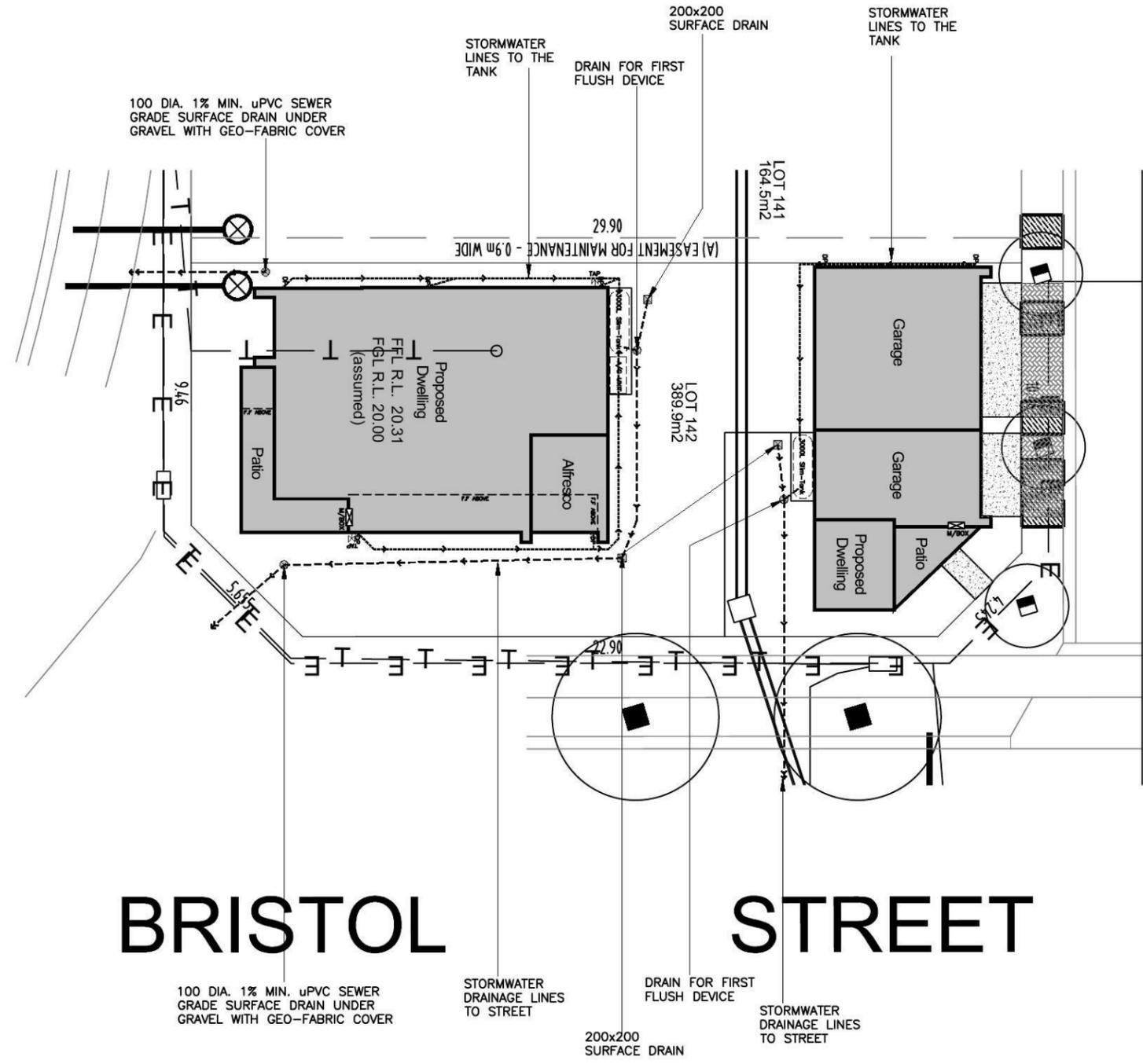
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	Council: <b>PENRITH COUNCIL</b>	Job No: <b>214288</b>						

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 Version: 1, Version Date: 18/12/2014

**STORMWATER DRAINAGE  
LINES TO STREET**

**THORNTON DRIVE**

**STODDART LANE**



**STORM WATER PLAN**

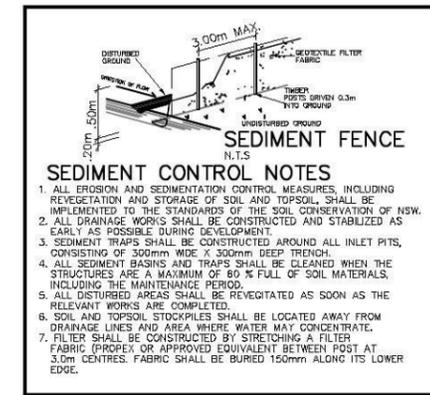
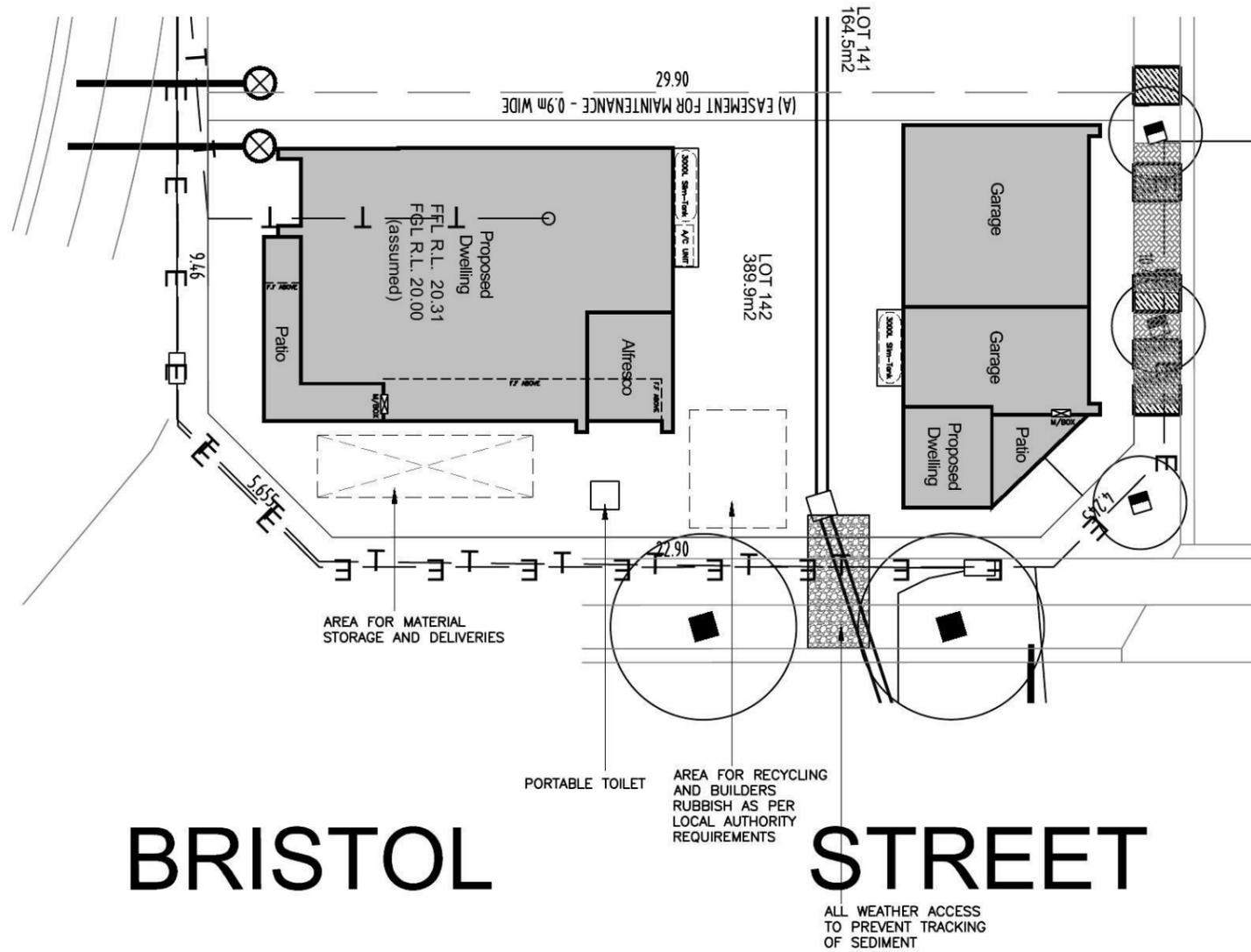


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	Council: <b>PENRITH COUNCIL</b>	Job No: <b>214288</b>						

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Version: 1, Version Date: 18/12/2014

THORNTON DRIVE

STODDART LANE



**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 500mm 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.

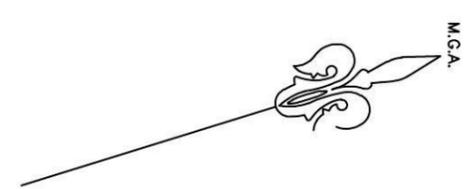
**ABSA** Class 1 Buildings Multi-Dwelling Project Certification  
 Association of Building Sustainability Assessors

Certification Number	1006954299
Certification Date	15/10/2014
Assessor Name	Brad Hoad
Assessor Number	20731
Assessor Signature	

BRISTOL

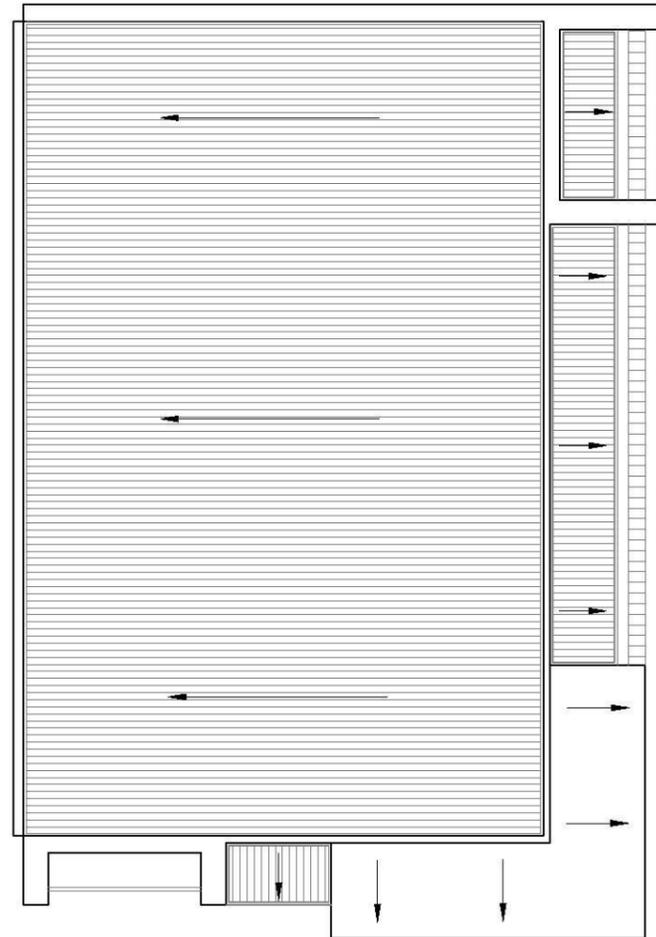
STREET

WASTE MANAGEMENT PLAN



Product: <b>Custom Product Corner Facade</b>	Client: <b>Zac homes</b>	Dwg Title: <b>WASTE MANAGEMENT</b>	Sheet: <b>A3</b>	Scale: <b>1:200</b>	ISSUE	DATE	DESCRIPTION	DRAWN
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	Council: <b>PENRITH COUNCIL</b>		Job No: <b>214288</b>					

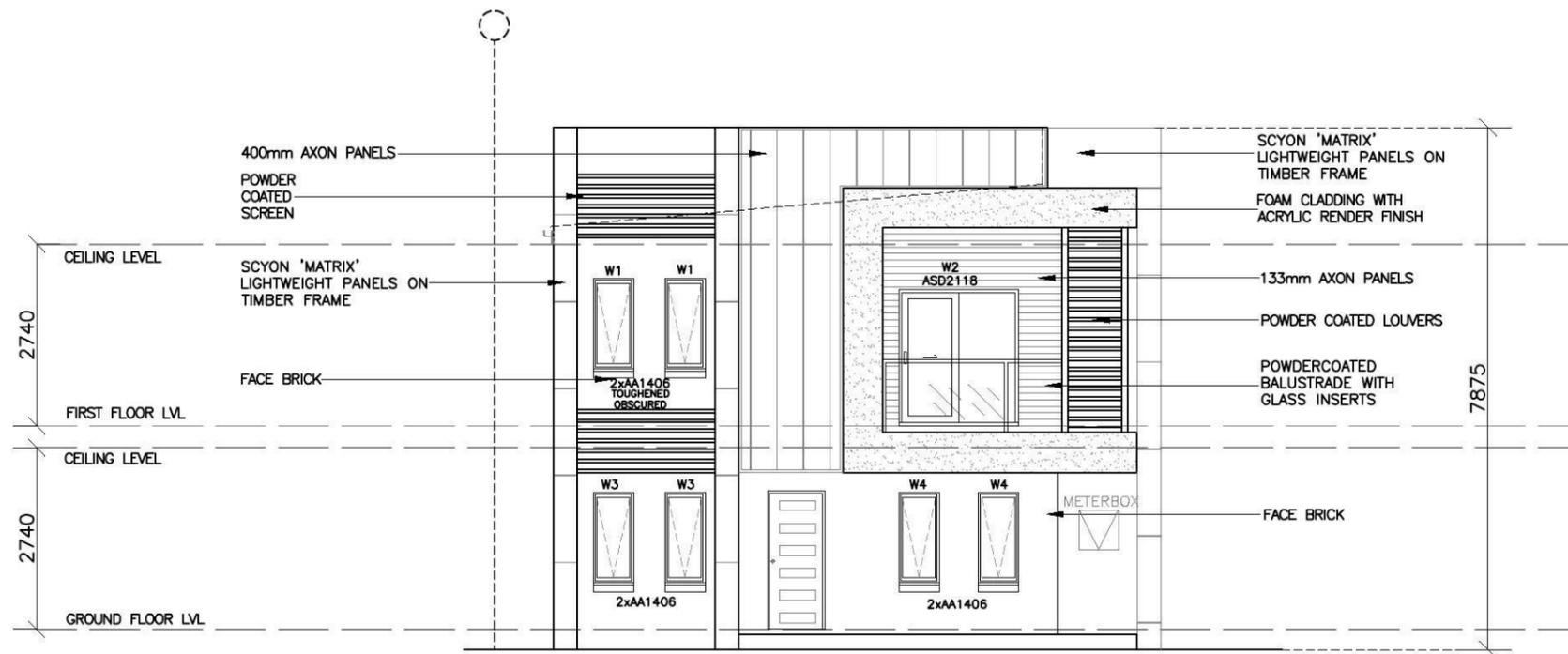
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 Document Set ID: 6326324  
 Version: 1, Version Date: 18/12/2014



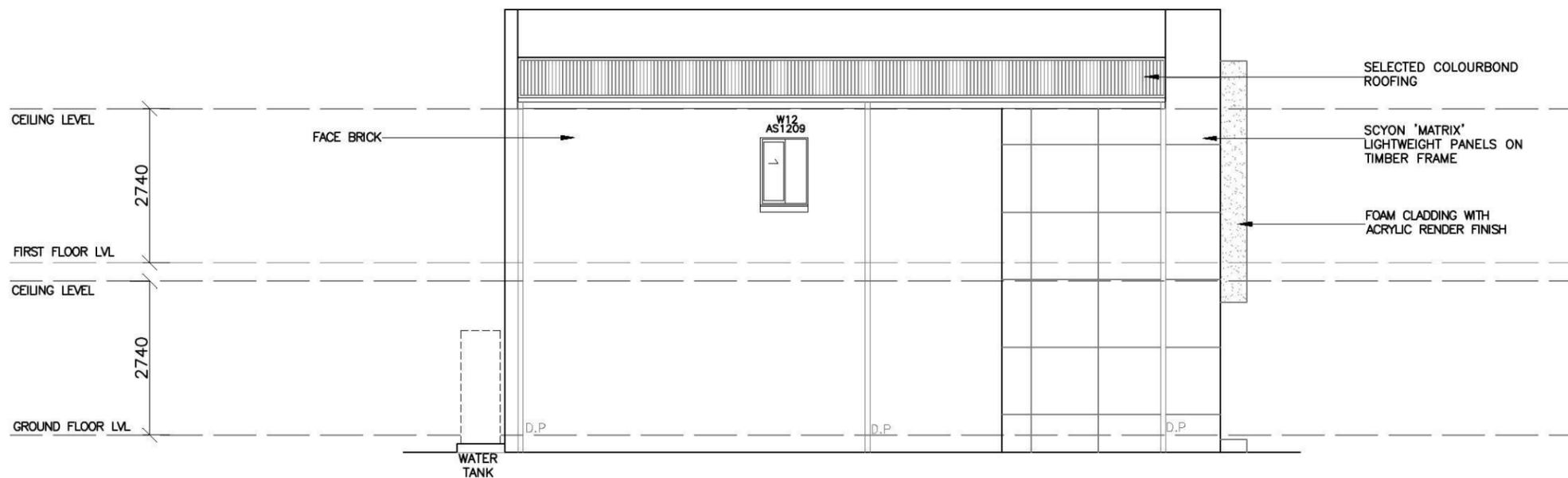
MAIN DWELLING  
ROOF PLAN



Product: <b>Custom Product Corner Facade</b>	Client: <b>Zac homes</b>	Dwg Title: <b>FLOOR PLAN</b>	Sheet: <b>A3</b>	Scale: <b>1:100</b>	ISSUE	DATE	DESCRIPTION	DRAWN
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THORNTON DRIVE  
ELEVATION 1

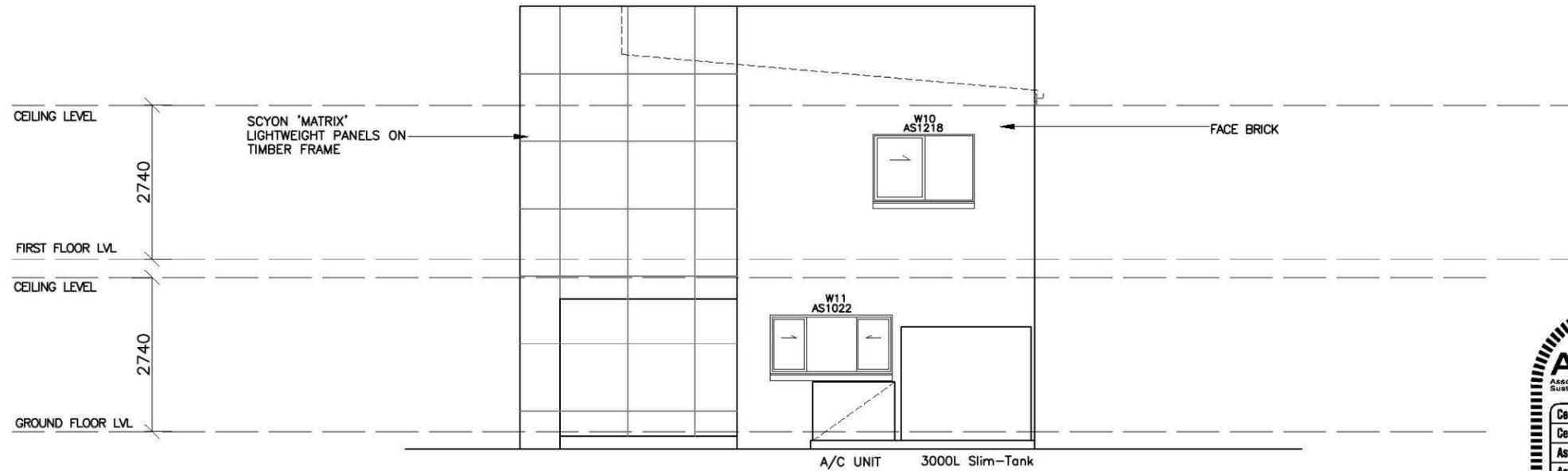


ELEVATION 2

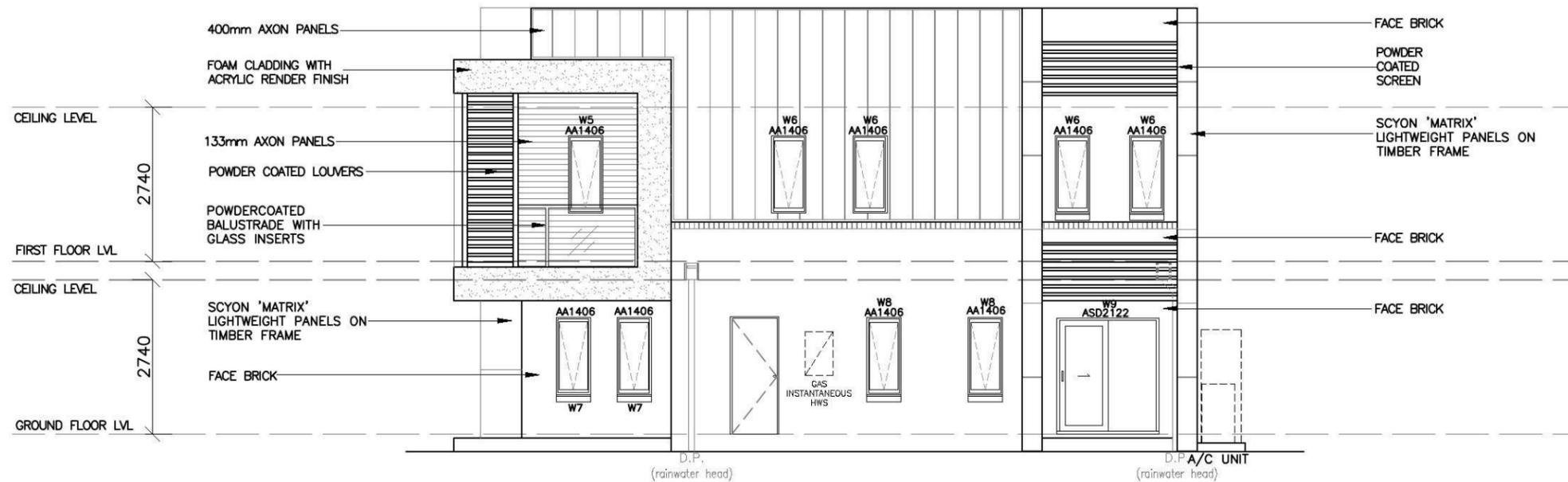
MAIN DWELLING



Product: <b>Custom Product Corner Facade</b>	Client: <b>Zac homes</b>	Dwg Title: <b>ELEVATIONS</b>	Sheet: <b>A3</b>	Scale: <b>1:100</b>	ISSUE	DATE	DESCRIPTION	DRAWN
					A	08.10.14	D.A DWGS-ISSUE A	D.L.
Site Address: <b>LOT 142 CRN OF THORNTON DRIVE, STODDART LANE AND BRISTOL STREET</b>	Date: <b>01.10.2014</b>	Council: <b>PENRITH COUNCIL</b>	Sheet No.	Issue:				
			<b>7</b>	<b>A</b>				
			Job No:	<b>214288</b>				



ELEVATION 3

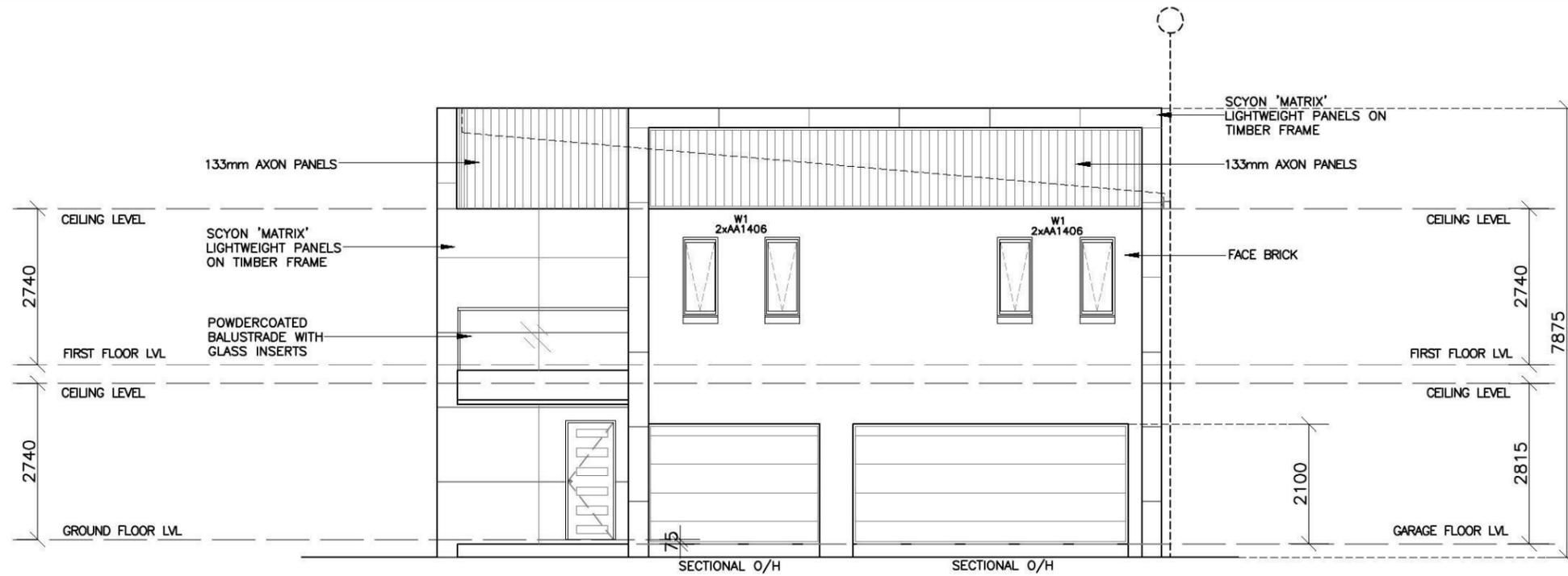


BRISTOL STREET  
ELEVATION 4

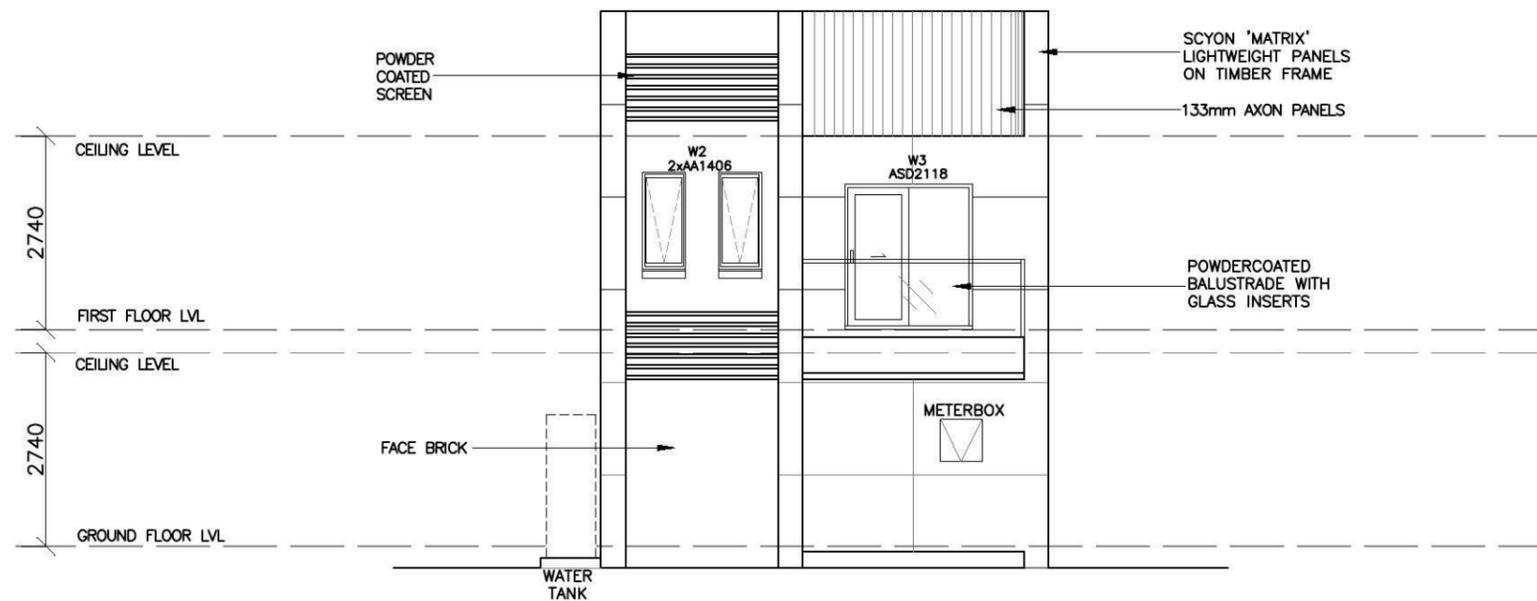
MAIN DWELLING



Product: <b>Custom Product Corner Facade</b>	Client: <b>Zac homes</b>	Dwg Title: <b>ELEVATIONS</b>	Sheet: <b>A3</b>	Scale: <b>1:100</b>	ISSUE A	DATE 08.10.14	DESCRIPTION D.A DWGS-ISSUE A	DRAWN D.L.
	Site Address: <b>LOT 142 CRN OF THORNTON DRIVE, STODDART LANE AND BRISTOL STREET</b>	Date: <b>01.10.2014</b>	Sheet No. <b>8</b>	Issue: <b>A</b>				
	Council: <b>PENRITH COUNCIL</b>		Job No: <b>214288</b>					



STODDART LANE  
ELEVATION 1



BRISTOL STREET  
ELEVATION 2

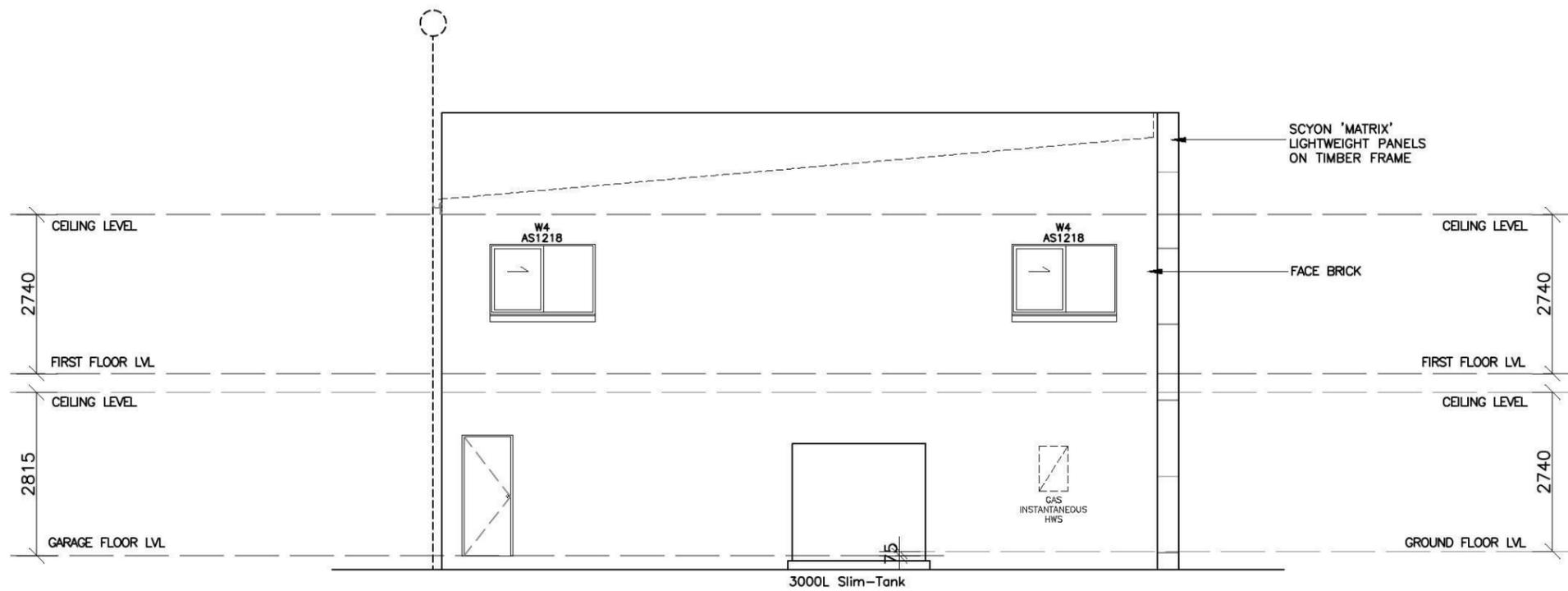


STUDIO

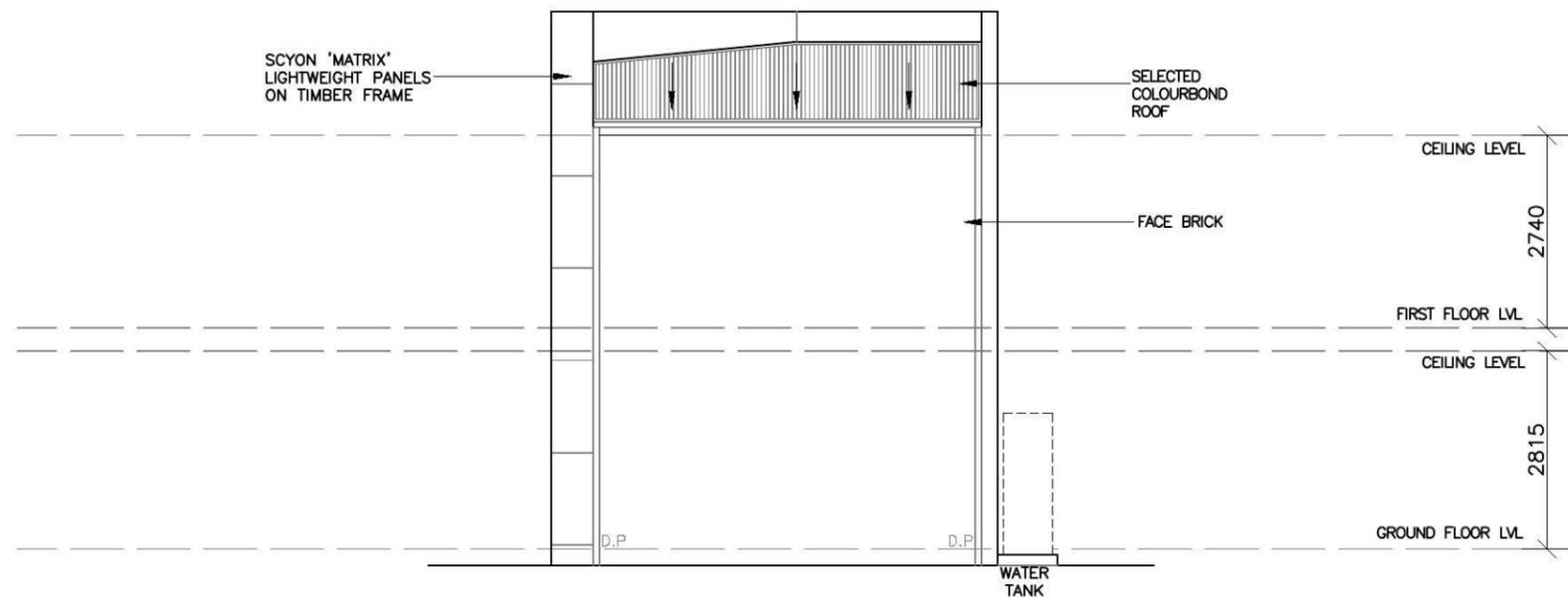


Product: <b>Custom Product Corner Facade</b>	Client: <b>Zac homes</b>	Dwg Title: <b>ELEVATIONS</b>	Sheet: <b>A3</b>	Scale: <b>1:100</b>	ISSUE A	DATE 08.10.14	DESCRIPTION D.A DWGS-ISSUE A	DRAWN D.L.
	Site Address: <b>LOT 142 CRN OF THORNTON DRIVE, STODDART LANE AND BRISTOL STREET</b>	Date: <b>01.10.2014</b>	Sheet No. <b>9</b>	Issue: <b>A</b>				
	Council: <b>PENRITH COUNCIL</b>		Job No: <b>214288</b>					

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Version: 1, Version Date: 18/12/2014



ELEVATION 3



ELEVATION 4



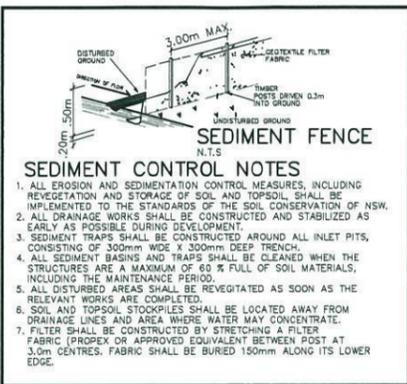
STUDIO



Product: <b>Custom Product Corner Facade</b>	Client: <b>Zac homes</b>	Dwg Title: <b>ELEVATIONS</b>	Sheet: <b>A3</b>	Scale: <b>1:100</b>	ISSUE A	DATE 08.10.14	DESCRIPTION D.A DWGS-ISSUE A	DRAWN D.L.
	Site Address: LOT 142 CRN OF THORNTON DRIVE, STODDART LANE AND BRISTOL STREET	Date: 01.10.2014	Sheet No. 10	Issue: A				
	Council: PENRITH COUNCIL		Job No: <b>214288</b>					

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Version: 1, Version Date: 18/12/2014

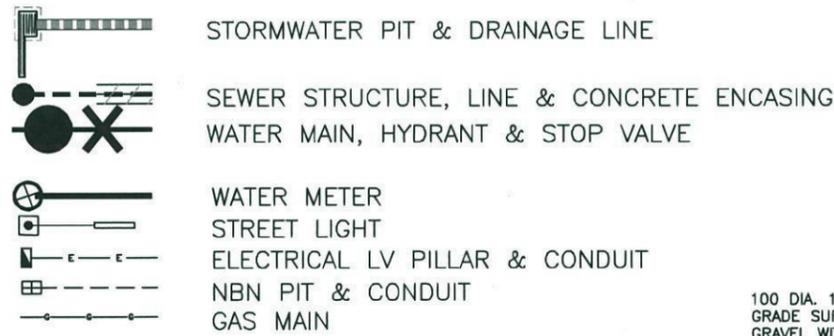
# STODDART LANE



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

- NOTES:**
- THIS DETAIL SURVEY IS NOT A 'SURVEY' AS DEFINED BY THE SURVEYING & SPATIAL INFORMATION ACT, 2002.
  - DATUM OF LEVELS: SSM165302 - R.L.=50.585 (AHD)
  - ALL AREAS AND DIMENSIONS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE BY THE OFFICE OF LAND & PROPERTY INFORMATION (NSW) AND ARE SUBJECT TO FINAL SURVEY.
  - NO SEARCH MADE OF LOCATION AND NATURE OF TELEPHONE, ELECTRICITY, SEWER, WATER, GAS AND DRAINAGE RECORDS AT THE RELEVANT AUTHORITY. PRIOR TO ANY CONSTRUCTION THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR LOCATION OF SERVICES.
  - THE POSITION OF IMPROVEMENTS IN RELATION TO BOUNDARIES IS DIAGRAMMATIC ONLY.
  - VISIBLE, ACCESSIBLE SERVICES LOCATED ONLY.
  - SIGNIFICANT TREES LOCATED ONLY.
  - NEIGHBOURING HOUSES, RIDGE AND ROOF POSITIONS ARE APPROXIMATE ONLY.
  - THIS TITLE BLOCK IS AN INTEGRAL PART OF THIS DRAWING WHICH IS NOT TO BE REMOVED.
  - CONTOURS ARE INDICATIVE ONLY. SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.

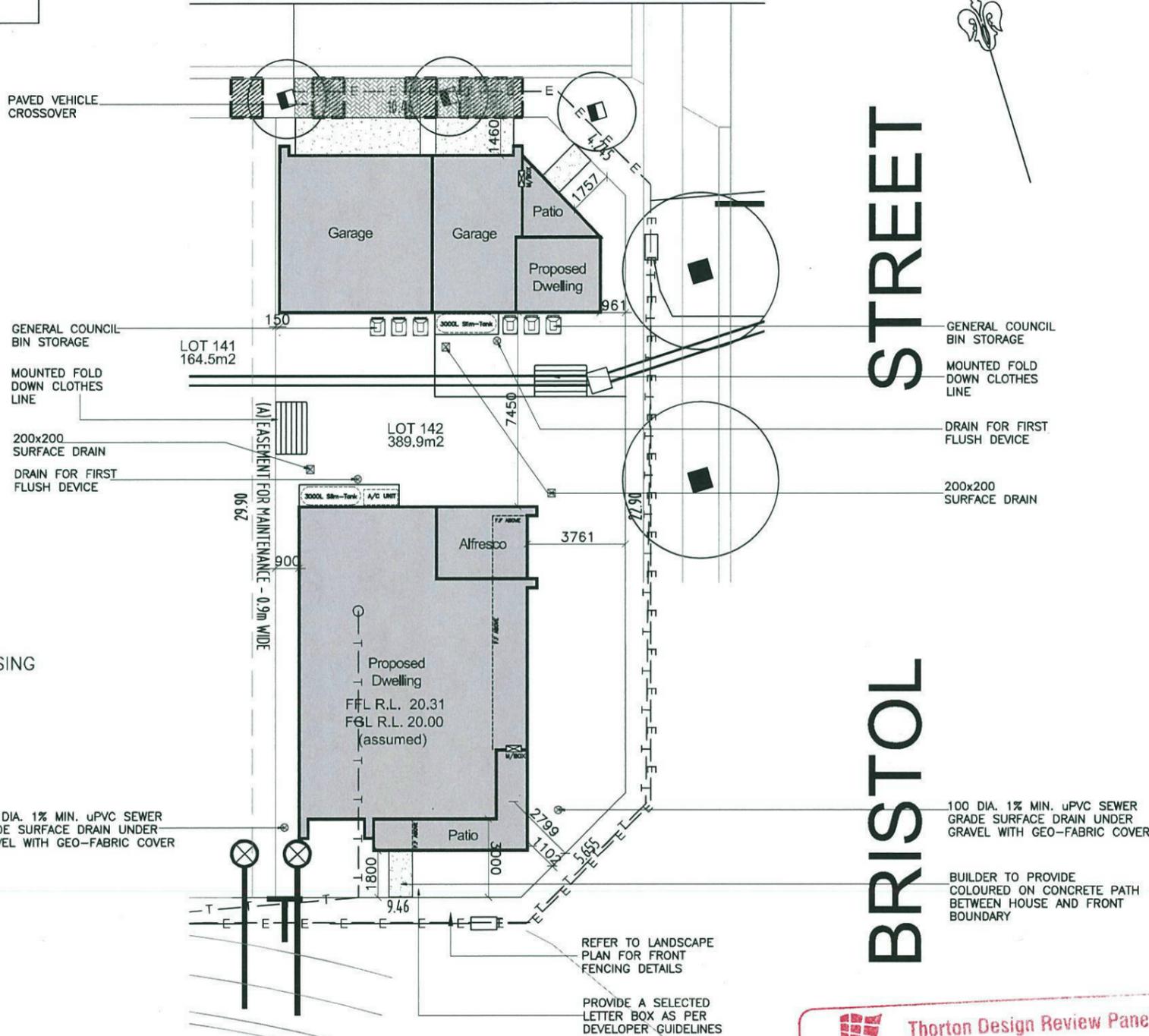
CONTOURS TO BE CONFIRMED PRIOR TO CONSTRUCTION



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

# THORNTON DRIVE



Thorton Design Review Panel  
LANDCOM  
Reviewed *[Signature]* Date 21/10/14

**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**

SITE:	389.9m <sup>2</sup>
GROUND FLOOR:	9.26m <sup>2</sup>
FIRST FLOOR:	65.08m <sup>2</sup>
GARAGE:	20.28m <sup>2</sup>
PORCH:	4.69m <sup>2</sup>
ALFRESCO:	0m <sup>2</sup>
BALCONY:	4.69m <sup>2</sup>
TOTAL:	104.00m <sup>2</sup>

**MAIN DWELLING**

SITE:	389.9m <sup>2</sup>
GROUND FLOOR:	93.34m <sup>2</sup>
FIRST FLOOR:	90.70m <sup>2</sup>
GARAGE:	35.28m <sup>2</sup>
PORCH:	10.30m <sup>2</sup>
ALFRESCO:	9.78m <sup>2</sup>
BALCONY:	9.38m <sup>2</sup>
TOTAL:	248.78m <sup>2</sup>

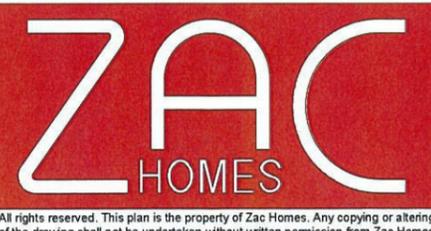
**LANDSCAPE AREA**

SITE AREA:	389.9m <sup>2</sup>
TOTAL HARD SURFACE AREAS:	197.5m <sup>2</sup>
REMAINING SOFT AREA:	192.4m <sup>2</sup>
LANDSCAPE AREA:	49.34%
MINIMUM REQUIRED BY COUNCIL:	NA

P.O.S. AREA 120.22m<sup>2</sup> (30.83%)

SITE COVERAGE 50.66%

FLOOR SPACE RATIO 66.26%



<b>Product:</b> Custom Product Corner Facade	<b>Client:</b> Zac homes	<b>Dwg Title:</b> SITE PLAN	<b>Sheet:</b> A3	<b>Scale:</b> 1:200	<b>ISSUE</b> <b>DATE</b> <b>DESCRIPTION</b>	<b>DRAWN</b> D.L.
	<b>Site Address:</b> LOT 142 CRN OF THORNTON DRIVE, STODDART LANE AND BRISTOL STREET	<b>Date:</b> 01.10.2014	<b>Sheet No.:</b> 1	<b>Issue:</b> A	A   08.10.14   D.A DWGS-ISSUE A	
	<b>Council:</b> PENRITH COUNCIL	<b>Job No.:</b> 214288				



Certification Number	1006954299
Certification Date	15/10/2014
Assessor Name	Brad Hoad
Assessor Number	20731
Assessor Signature	

## MAIN DWELLING

## STUDIO

SUMMARY OF BASIX COMMITMENTS			
<i>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</i>			
WATER COMMITMENTS			
<b>Fixtures</b>			
3 Star Shower Heads	Yes	4 Star Toilet	Yes
4 Star Kitchen Taps	Yes	4 Star Basin Taps	Yes
<b>Alternative Water</b>			
3000L Rain Water Tank	Collected From Roof Area (m2)	116.00SQM	
Alternative Water Supply Connected To: n/a			
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 Star		
Cooling System	Living	3-Phase AIRCONDITIONING	EER 3.5-4.0
	Bedrooms	3-Phase AIRCONDITIONING	EER 3.5-4.0
Heating System	Living	3-Phase AIRCONDITIONING	EER 3.5-4.0
	Bedrooms	3-Phase AIRCONDITIONING	EER 3.5-4.0
Ventilation	Bathroom	Individual Fan (Ducted)	Interlocked to light
	Kitchen	Individual Fan (Not Ducted)	Manual On / Off
	Laundry	Natural ventilation	Natural ventilation
Natural Lighting	Window/Skylight in Kitchen		Yes
	Window/Skylight in Bathrooms/Toilets	Yes to	2
Artificial Lighting (rooms to be primarily lit by fluorescent or LED lights)	Number of bedrooms	5	Yes No
	Number of Living/Dining rooms	3	Yes No
	Kitchen	1	Yes 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				
<b>External Wall Construction</b>	<i>Insulation</i>	<i>Colour (Solar Absorptance)</i>	<i>Detail</i>	
Brick Veneer	Min. R2.0	Any		
Cladding	Min. R2.0	Any		
<b>Internal Wall Construction</b>	<i>Insulation</i>	<i>Detail</i>		
Plasterboard on studs	none			
<b>Ceiling Construction</b>	<i>Insulation</i>	<i>Detail</i>		
Plasterboard	Min. R3.0 to ceilings adjacent to roof space			
<b>Roof Construction</b>	<i>Insulation</i>	<i>Colour (Solar Absorptance)</i>	<i>Detail</i>	
Colourbond Roof	Sarking	Dark		
<b>Floor Construction</b>	<i>Insulation</i>	<i>Covering</i>	<i>Detail</i>	
Concrete	none	As drawn (if not noted default values used)		
<b>Windows</b>	<i>Glass and frame type</i>	<i>U</i>	<i>SHGC</i>	<i>Area sq m</i> <i>Detail</i>
	Single clear Aluminium	6.57	0.74	26.1 As per plans
<i>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.</i>				
<b>External Window Cover</b>	<i>Detail</i>			
<b>Fixed shading - Eaves</b>	<i>Width includes guttering, offset is distance above windows</i>			
Width: 451-600	Offset: 0	Nominal only, refer to plan for detail		
<b>Fixed shading - Other</b>	<i>Verandahs, Pergolas (type and description)</i>			
Shaded areas as drawn				
<b>Ventilation and Infiltration to Habitable Rooms</b>				
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.				

SUMMARY OF BASIX COMMITMENTS			
<i>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</i>			
WATER COMMITMENTS			
<b>Fixtures</b>			
3 Star Shower Heads	Yes	4 Star Toilet	Yes
4 Star Kitchen Taps	Yes	4 Star Basin Taps	Yes
<b>Alternative Water</b>			
3000L Rain Water Tank	Collected From Roof Area (m2)	68.00SQM	
Alternative Water Supply Connected To: n/a			
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 Star		
Cooling System	Living	3-Phase AIRCONDITIONING	EER 3.5-4.0
	Bedrooms	3-Phase AIRCONDITIONING	EER 3.5-4.0
Heating System	Living	3-Phase AIRCONDITIONING	EER 3.5-4.0
	Bedrooms	3-Phase AIRCONDITIONING	EER 3.5-4.0
Ventilation	Bathroom	Individual Fan (Ducted)	Interlocked to light
	Kitchen	Individual Fan (Not Ducted)	Manual On / Off
	Laundry	Natural ventilation	Natural ventilation
Natural Lighting	Window/Skylight in Kitchen		Yes
	Window/Skylight in Bathrooms/Toilets	Yes to	2
Artificial Lighting (rooms to be primarily lit by fluorescent or LED lights)	Number of bedrooms	2	Yes No
	Number of Living/Dining rooms	2	Yes No
	Kitchen	1	Yes No
	All Bathrooms/Toilets	1	Yes No
	Laundry	1	Yes No
All Hallways	1	Yes No	
OTHER COMMITMENTS			
Outdoor clothes line	Yes	Gas Cooktop	Yes

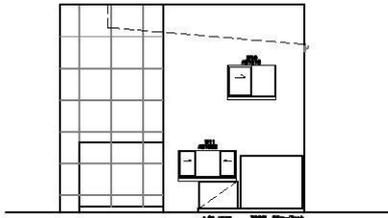
Thermal Performance Specifications - BASIX COMMITMENTS				
<b>External Wall Construction</b>	<i>Insulation</i>	<i>Colour (Solar Absorptance)</i>	<i>Detail</i>	
Brick Veneer	Min. R2.0	Any		
Cladding	Min. R2.0	Any		
<b>Internal Wall Construction</b>	<i>Insulation</i>	<i>Detail</i>		
Plasterboard on studs	none			
<b>Ceiling Construction</b>	<i>Insulation</i>	<i>Detail</i>		
Plasterboard	Min. R3.0 to ceilings adjacent to roof space			
<b>Roof Construction</b>	<i>Insulation</i>	<i>Colour (Solar Absorptance)</i>	<i>Detail</i>	
Colourbond Roof	Sarking	Dark		
<b>Floor Construction</b>	<i>Insulation</i>	<i>Covering</i>	<i>Detail</i>	
Concrete	none	As drawn (if not noted default values used)		
<b>Windows</b>	<i>Glass and frame type</i>	<i>U</i>	<i>SHGC</i>	<i>Area sq m</i> <i>Detail</i>
	Single clear Aluminium	6.57	0.74	13.1 As per plans
<i>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.</i>				
<b>External Window Cover</b>	<i>Detail</i>			
<b>Fixed shading - Eaves</b>	<i>Width includes guttering, offset is distance above windows</i>			
Width: 451-600	Offset: 0	Nominal only, refer to plan for detail		
<b>Fixed shading - Other</b>	<i>Verandahs, Pergolas (type and description)</i>			
Shaded areas as drawn				
<b>Ventilation and Infiltration to Habitable Rooms</b>				
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.				



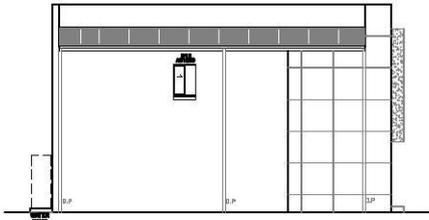
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					A	08.10.14	D.A DWGS-ISSUE A	D.L.
<b>Site Address:</b> LOT 142 CRN OF THORNTON DRIVE, STODDART LANE AND BRISTOL STREET	<b>Date:</b> 01.10.2014	<b>Council:</b> PENRITH COUNCIL	<b>Sheet No.:</b> 12	<b>Issue:</b> A				
					<b>Job No.:</b> 214288			



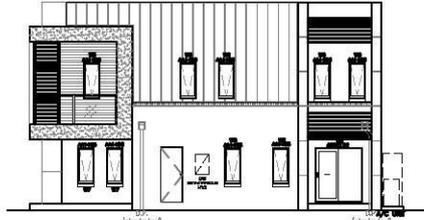
THORNTON DRIVE  
ELEVATION 1



ELEVATION 3

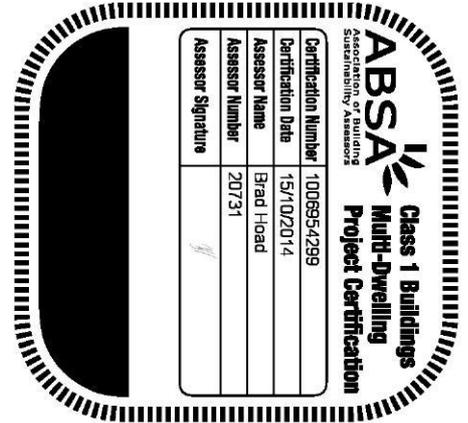


ELEVATION 2

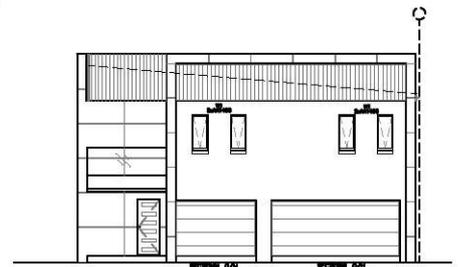


BRISTOL STREET  
ELEVATION 4

MAIN DWELLING



STUDIO

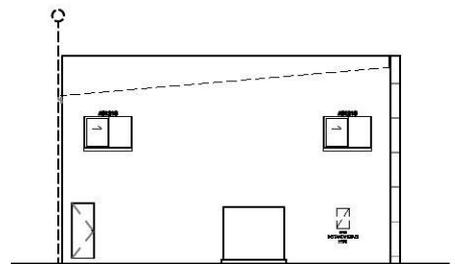


STODDART LANE  
ELEVATION 1

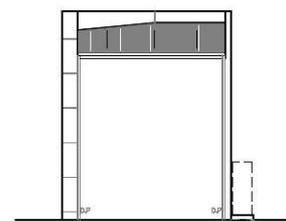
# STODDART LANE



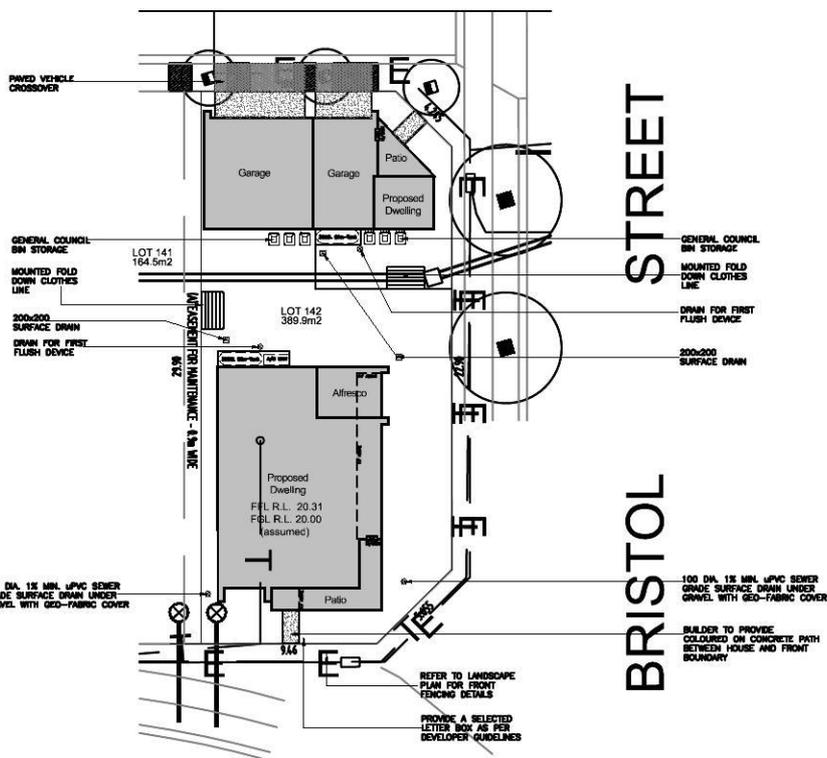
BRISTOL STREET  
ELEVATION 2



ELEVATION 3



ELEVATION 4



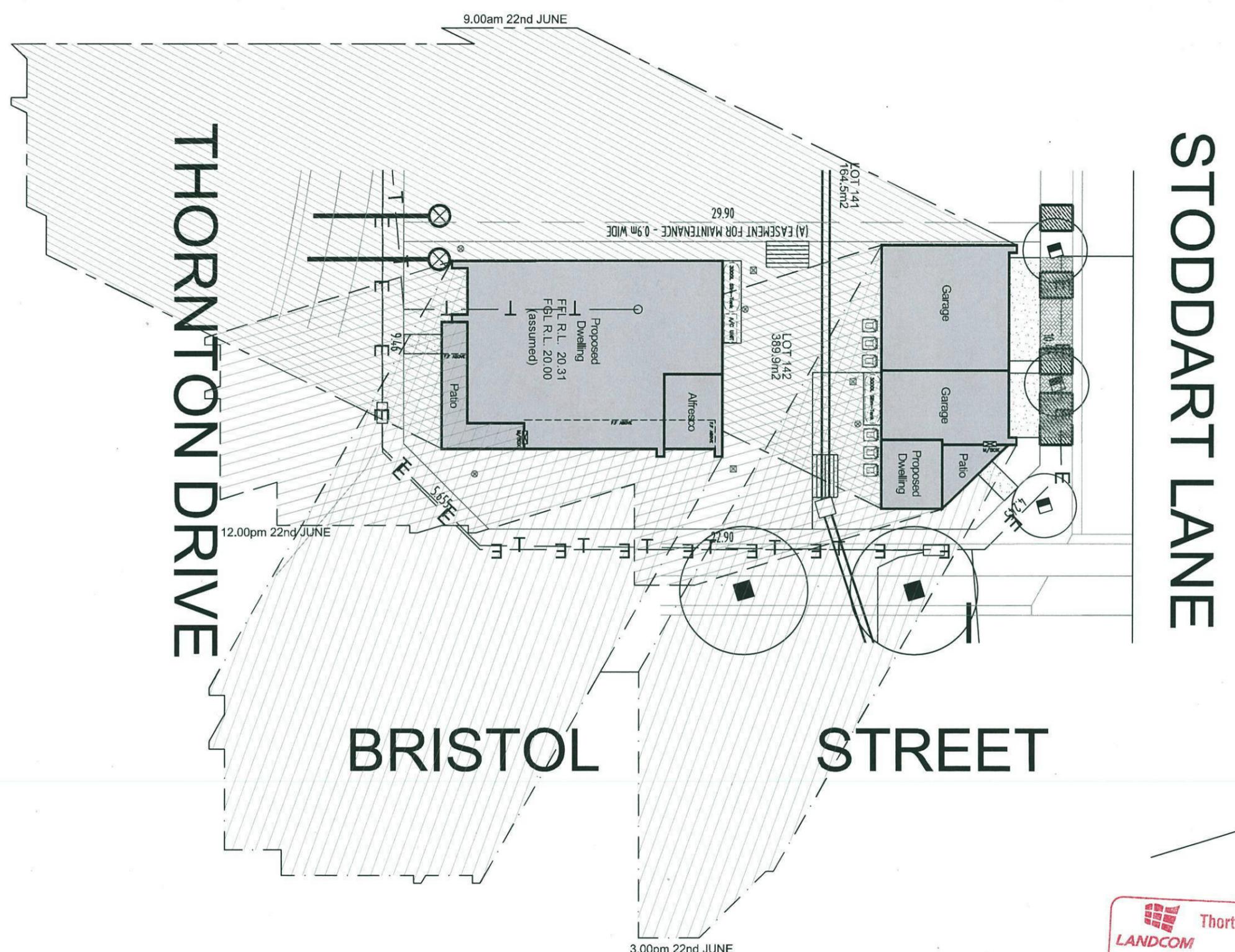
# THORNTON DRIVE



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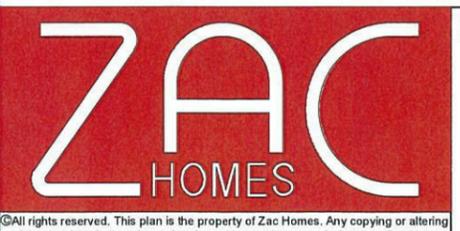
Client:  
Zac homes  
Site Address:  
Lot 142 Crn of Stoddart  
Lane, Bristol Street  
& Thornton Drive

Dwg Title:  
**NOTIFICATION PLAN**  
Date:  
01.10.2014  
Council:  
PENRITH COUNCIL



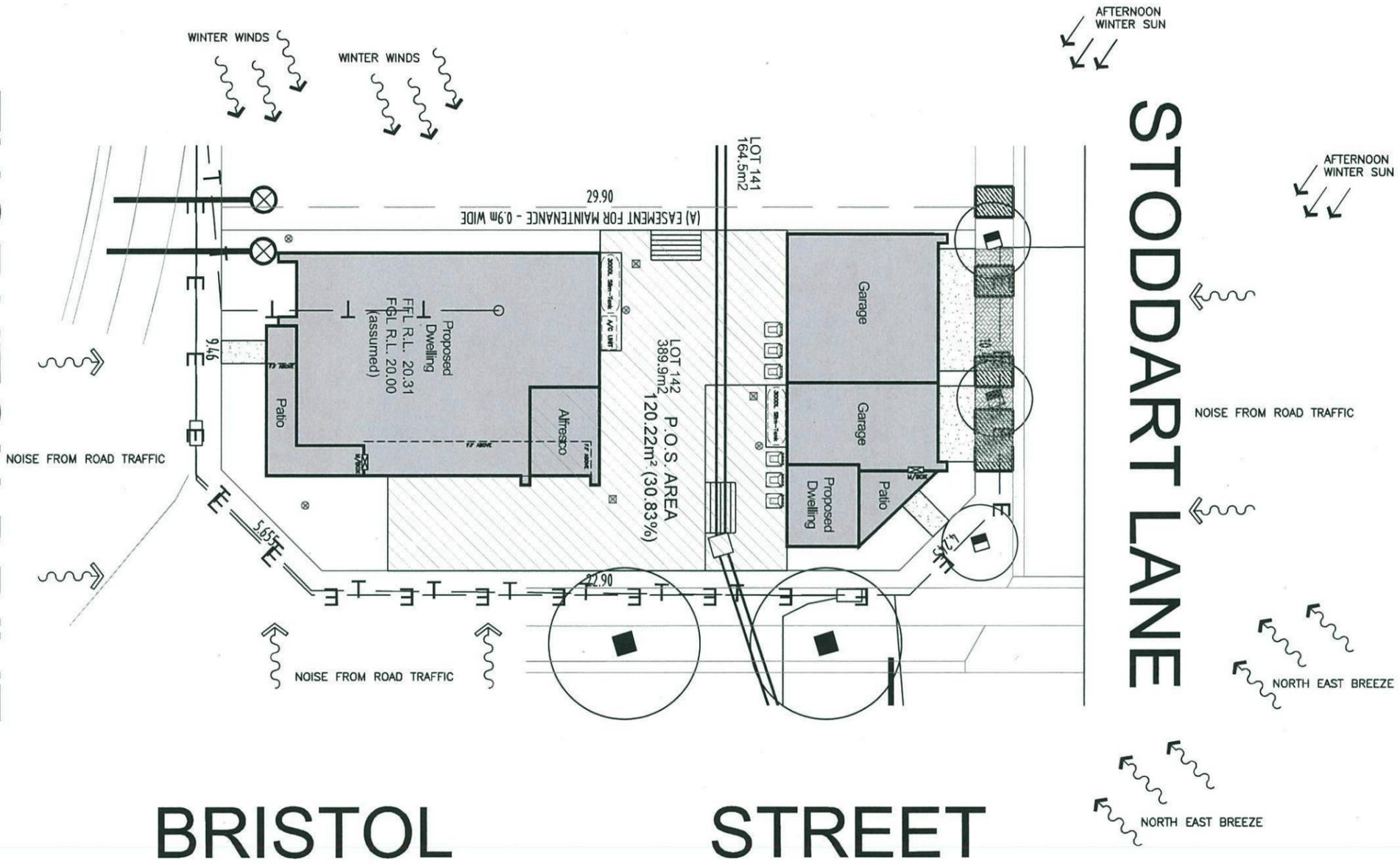
SHADOW DIAGRAMS

Thorton Design Review Panel  
 LANDCOM  
 Reviewed *[Signature]* Date *27/10/14*



Product: <b>Custom Product Corner Facade</b>	Client: <b>Zac homes</b>	Dwg Title: <b>SHADOW DIAGRAMS</b>	Sheet: <b>A3</b>	Scale: <b>1:200</b>	ISSUE	DATE	DESCRIPTION	DRAWN
	Site Address: <b>LOT 142 CRN OF THORNTON DRIVE, STODDART LANE AND BRISTOL STREET</b>	Date: <b>01.10.2014</b>	Sheet No. <b>1A</b>	Issue: <b>A</b>	A	08.10.14	D.A DWGS-ISSUE A	D.L.
	Council: <b>PENRITH COUNCIL</b>	Job No: <b>214288</b>						

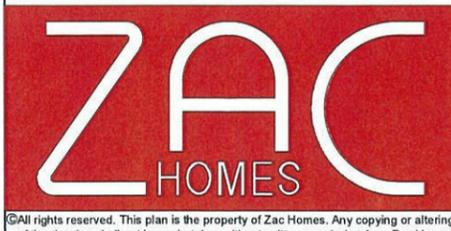
THORNTON DRIVE



BRISTOL STREET

SITE ANALYSIS

M.G.A.  
 Thorton Design Review Panel  
 LANDCOM  
 Reviewed *Angela* Date *21/10/14*

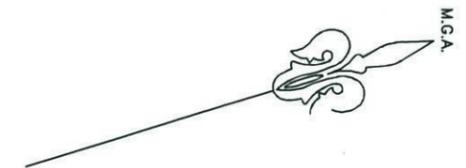
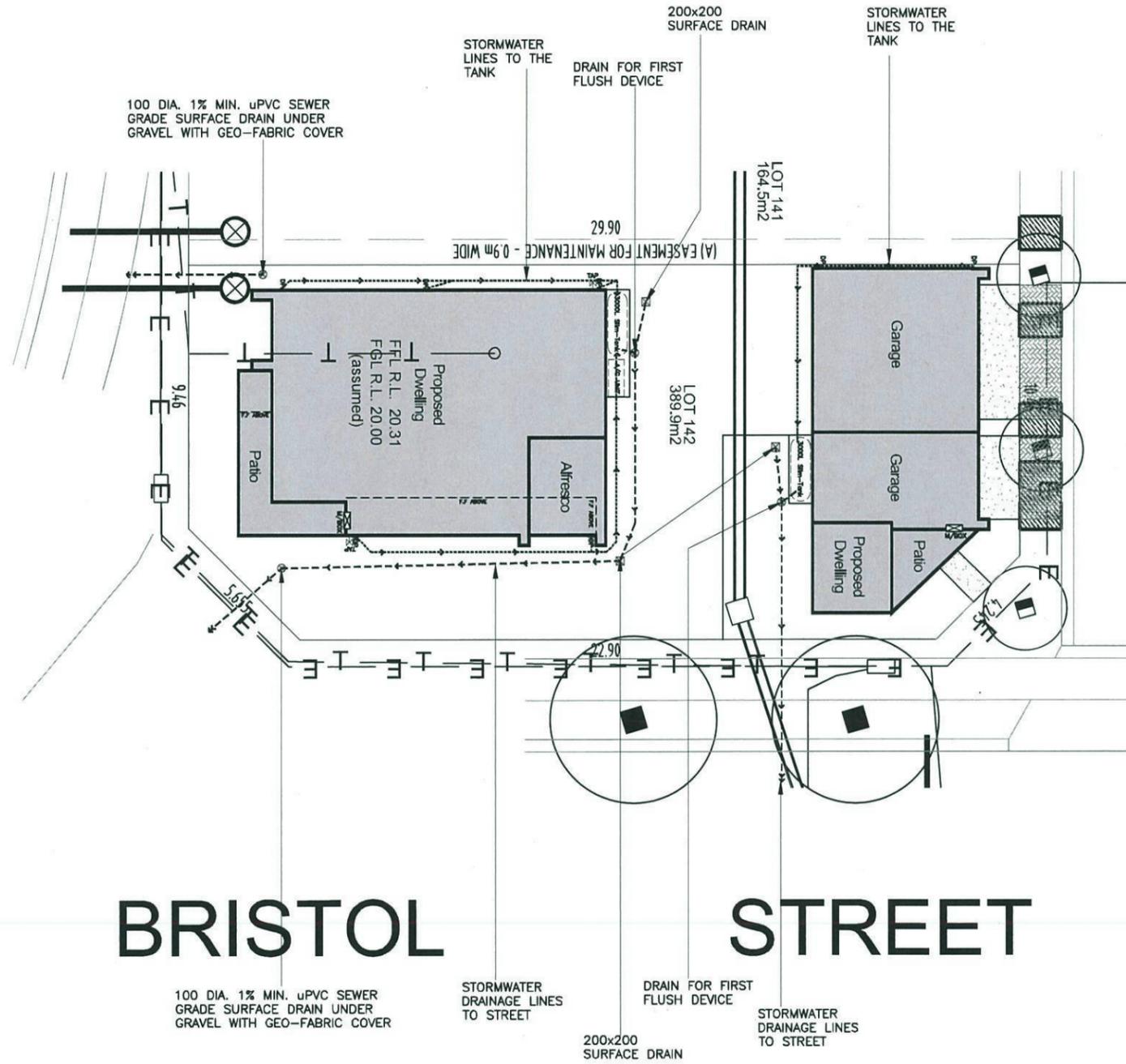


Product: <b>Custom Product Corner Facade</b>	Client: <b>Zac homes</b>	Dwg Title: <b>SITE ANALYSIS</b>	Sheet: <b>A3</b>	Scale: <b>1:200</b>	ISSUE	DATE	DESCRIPTION	DRAWN
	Site Address: <b>LOT 142 CRN OF THORNTON DRIVE, STODDART LANE AND BRISTOL STREET</b>	Date: <b>01.10.2014</b>	Sheet No. <b>1B</b>	Issue: <b>A</b>	A	08.10.14	D.A DWGS-ISSUE A	D.L.
	Council: <b>PENRITH COUNCIL</b>	Job No: <b>214288</b>						

STORMWATER DRAINAGE  
LINES TO STREET

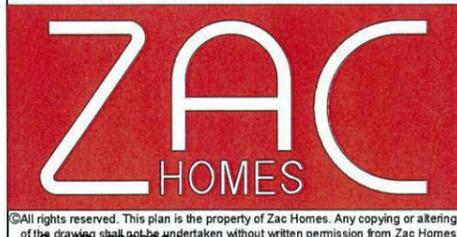
THORNTON DRIVE

STODDART LANE



Thorton Design Review Panel  
LANDCOM  
Reviewed *Cresswell* Date 22/10/14

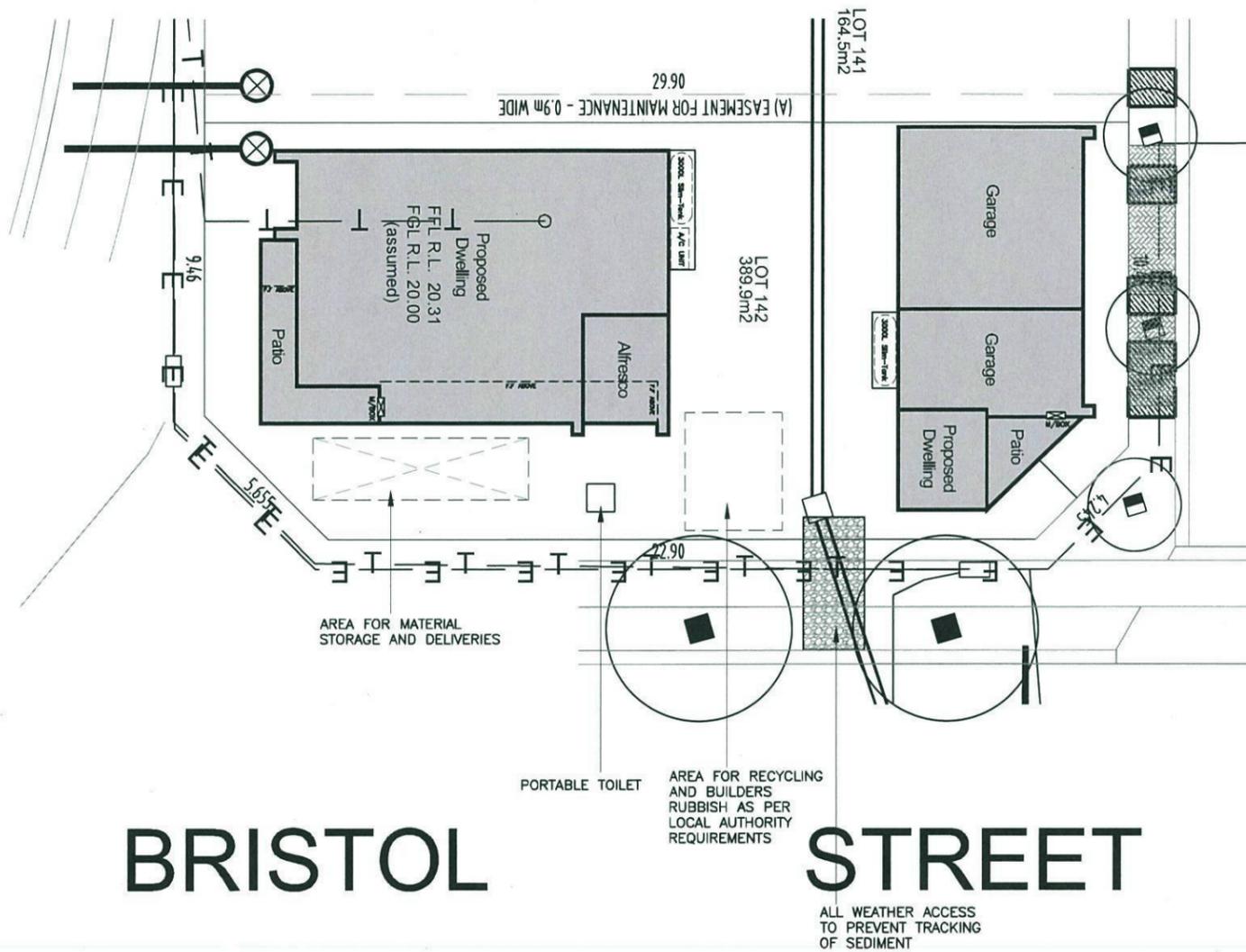
STORM WATER PLAN



Product: <b>Custom Product Corner Facade</b>	Client: <b>Zac homes</b>	Dwg Title: <b>STORMWATER</b>	Sheet: <b>A3</b>	Scale: <b>1:200</b>	ISSUE A	DATE 08.10.14	DESCRIPTION D.A DWGS-ISSUE A	DRAWN D.L.
	Site Address: LOT 142 CRN OF THORNTON DRIVE, STODDART LANE AND BRISTOL STREET	Date: <b>01.10.2014</b>	Sheet No. <b>1C</b>	Issue: <b>A</b>				
	Council: <b>PENRITH COUNCIL</b>	Job No: <b>214288</b>						

THORNTON DRIVE

STODDART LANE



**SEDIMENT FENCE**  
N.T.S

**SEDIMENT CONTROL NOTES**

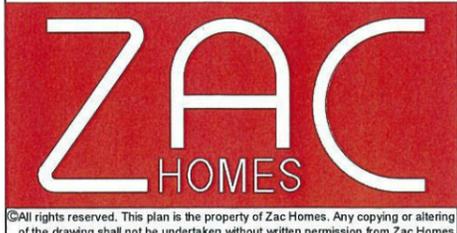
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL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

BRISTOL

STREET

WASTE MANAGEMENT PLAN

Thorton Design Review Panel  
**LANDCOM**  
 Reviewed *Greg Leutt* Date *27/10/14*



Product:  
**Custom Product**  
 Corner Facade

Client:  
**Zac homes**

Site Address:  
 LOT 142 CRN OF THORNTON  
 DRIVE, STODDART LANE AND  
 BRISTOL STREET

Dwg Title:  
**WASTE MANAGEMENT**

Date:  
**01.10.2014**

Council:  
**PENRITH COUNCIL**

Sheet:  
**A3**

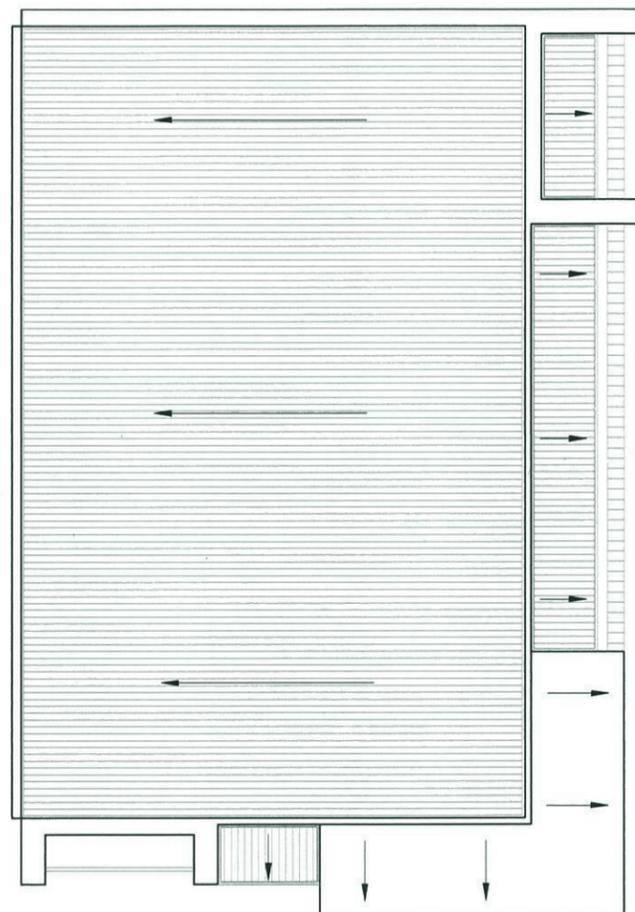
Scale:  
**1:200**

Sheet No.  
**1D**

Issue:  
**A**

Job No:  
**214288**

ISSUE	DATE	DESCRIPTION	DRAWN
A	08.10.14	D.A DWGS-ISSUE A	D.L.

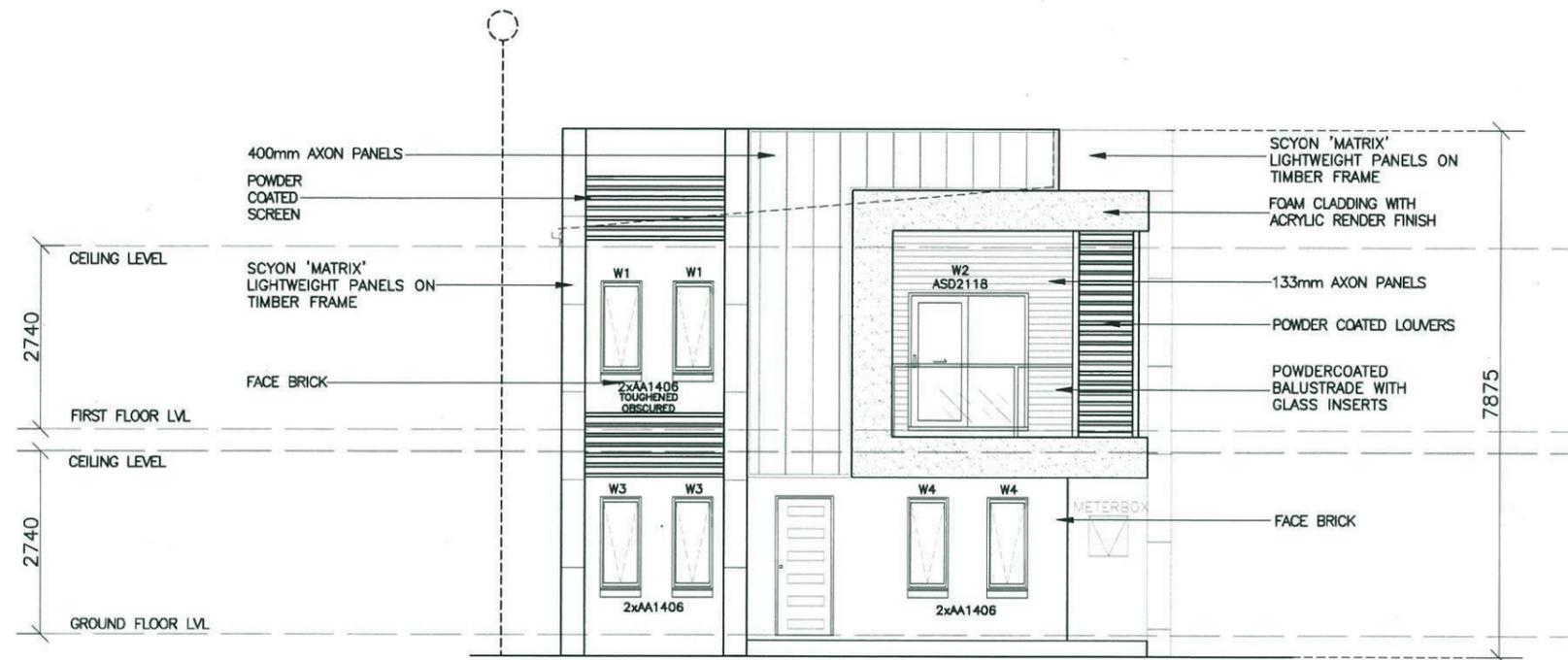


MAIN DWELLING  
ROOF PLAN

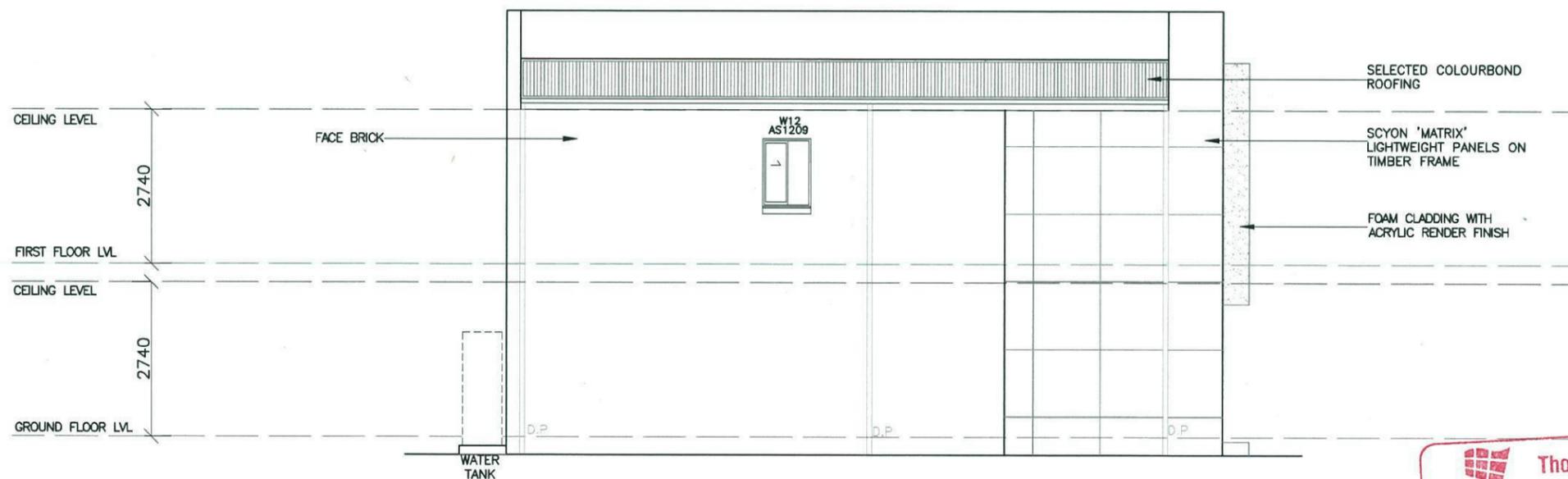

**Thorton Design Review Panel**  
 Reviewed *Lyzolatt* Date *27/10/14*



Product: <b>Custom Product Corner Facade</b>	Client: <b>Zac homes</b>	Dwg Title: <b>FLOOR PLAN</b>	Sheet: <b>A3</b>	Scale: <b>1:100</b>	ISSUE A	DATE 08.10.14	DESCRIPTION D.A DWGS-ISSUE A	DRAWN D.L.
	Site Address: LOT 142 CRN OF THORNTON DRIVE, STODDART LANE AND BRISTOL STREET	Date: <b>01.10.2014</b>	Council: <b>PENRITH COUNCIL</b>	Sheet No. <b>4</b>	Issue: <b>A</b>			
			Job No: <b>214288</b>					



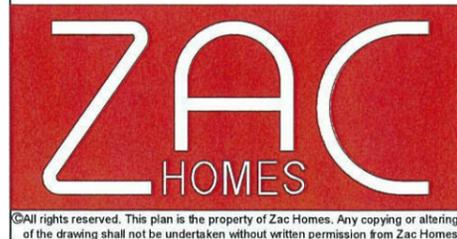
THORNTON DRIVE  
ELEVATION 1



ELEVATION 2

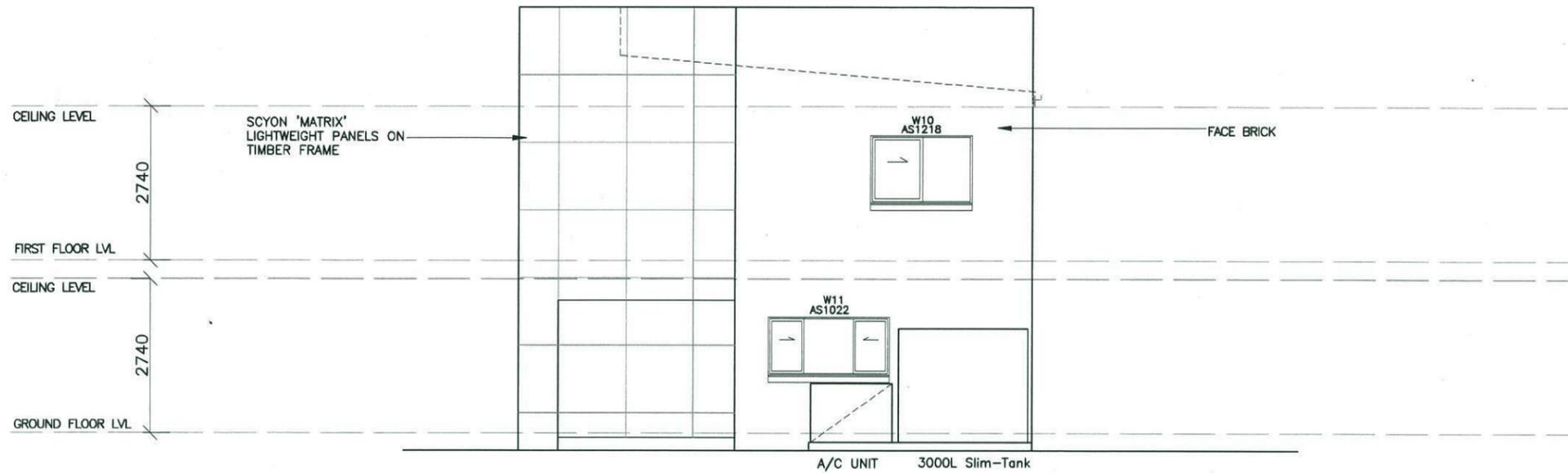

**Thorton Design Review Panel**  
 Reviewed *[Signature]* Date *27/10/14*

MAIN DWELLING

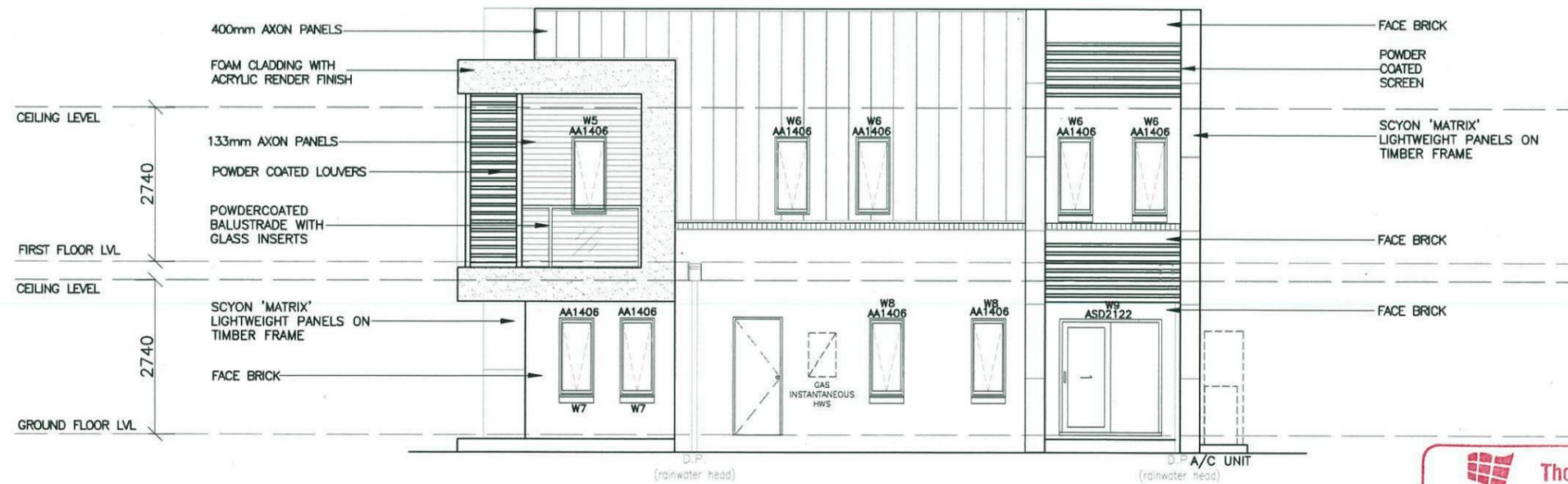


Product: <b>Custom Product Corner Facade</b>	Client: <b>Zac homes</b>	Dwg Title: <b>ELEVATIONS</b>	Sheet: <b>A3</b>	Scale: <b>1:100</b>	ISSUE A	DATE 08.10.14	DESCRIPTION D.A DWGS-ISSUE A	DRAWN D.L.
	Site Address: LOT 142 CRN OF THORNTON DRIVE, STODDART LANE AND BRISTOL STREET	Date: 01.10.2014	Council: PENRITH COUNCIL	Sheet No. 7	Issue: A			
			Job No: <b>214288</b>					

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ELEVATION 3



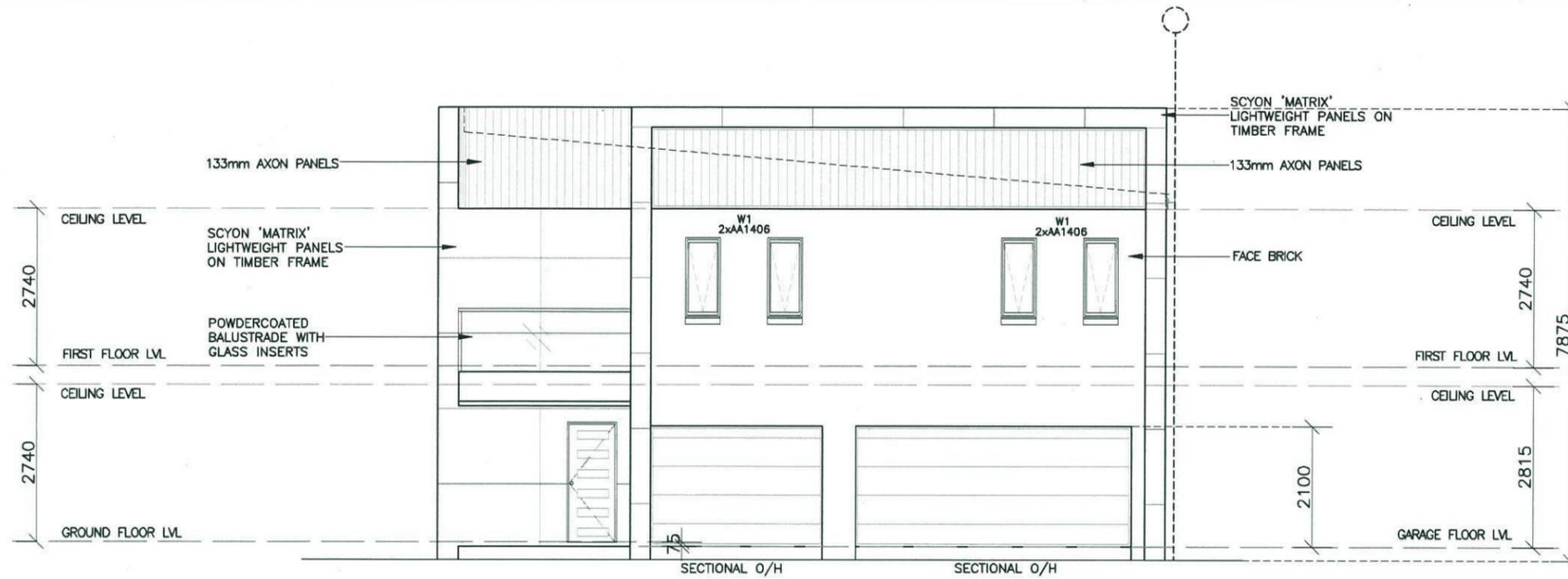
BRISTOL STREET  
ELEVATION 4

Thorton Design Review  
**LANDCOM**  
 Reviewed *[Signature]* Date *27/10/14*

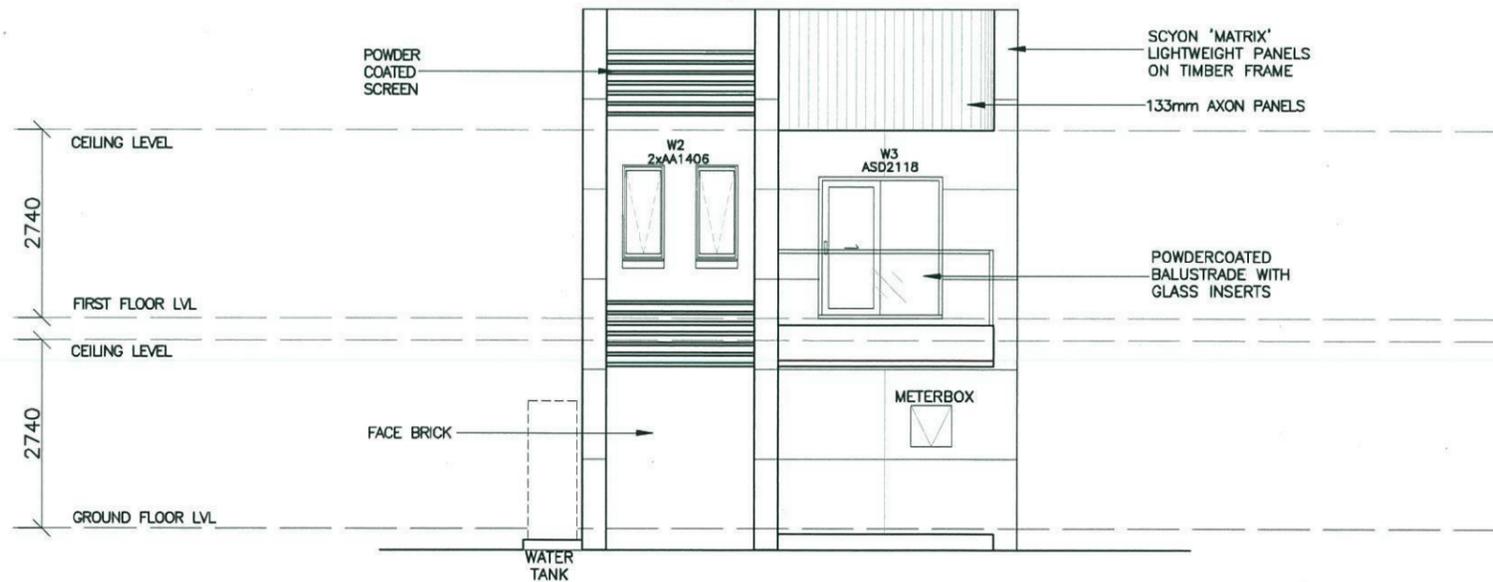
MAIN DWELLING



Product: <b>Custom Product Corner Facade</b>	Client: <b>Zac homes</b>	Dwg Title: <b>ELEVATIONS</b>	Sheet: <b>A3</b>	Scale: <b>1:100</b>	ISSUE A	DATE 08.10.14	DESCRIPTION D.A DWGS-ISSUE A	DRAWN D.L.
	Site Address: LOT 142 CRN OF THORNTON DRIVE, STODDART LANE AND BRISTOL STREET	Date: <b>01.10.2014</b>	Sheet No. <b>8</b>	Issue: <b>A</b>				
	Council: <b>PENRITH COUNCIL</b>	Job No: <b>214288</b>						



STODDART LANE  
ELEVATION 1



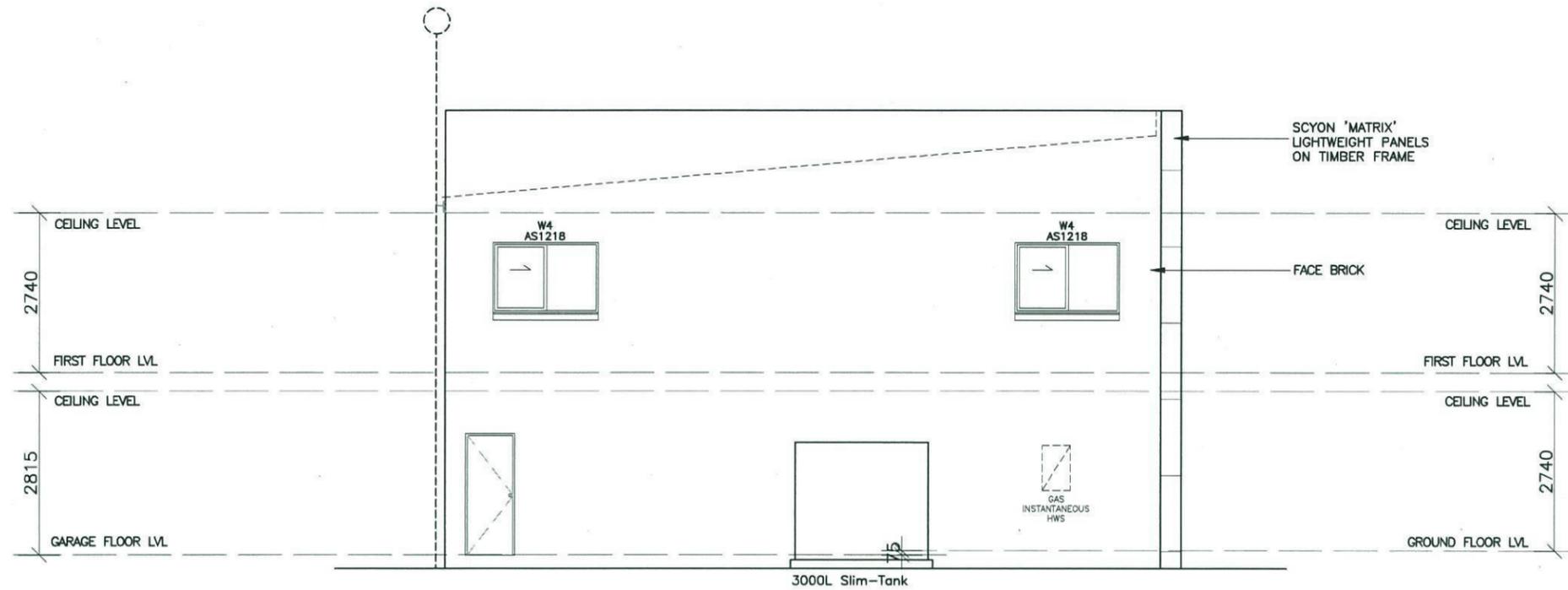
BRISTOL STREET  
ELEVATION 2

Thorton Design Review  
**LANDCOM**  
 Reviewed *[Signature]* Date *2/10/14*

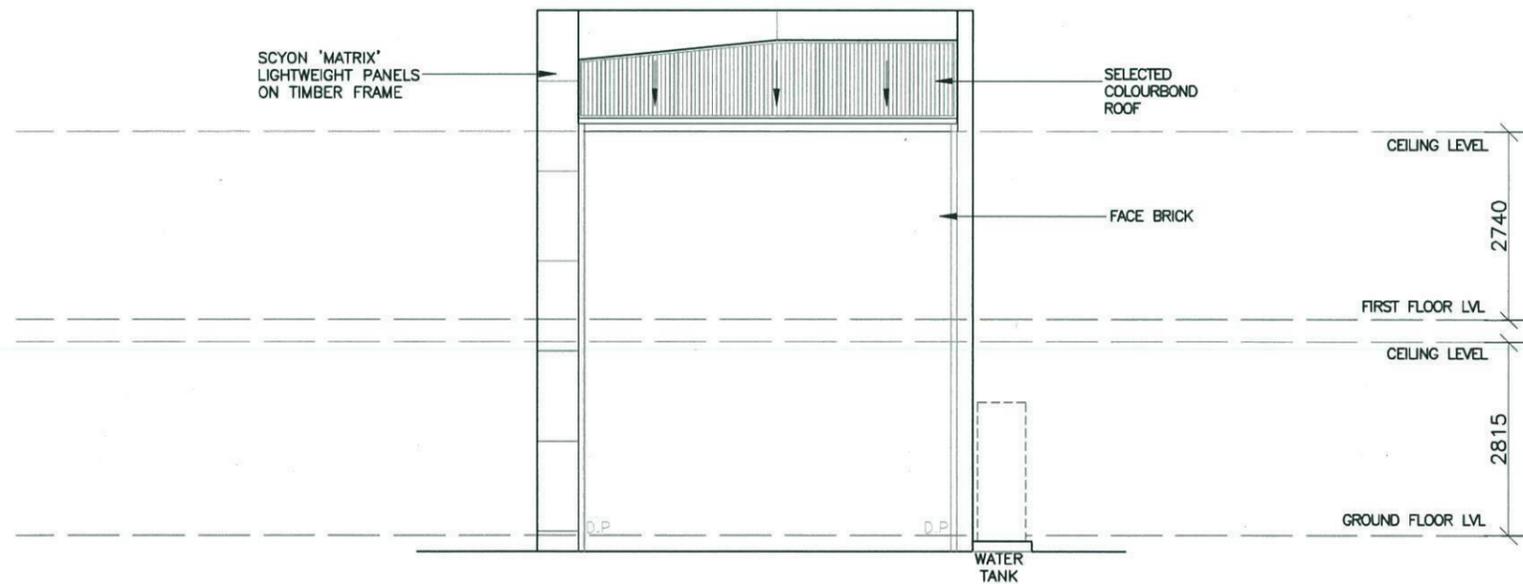
STUDIO



Product: <b>Custom Product Corner Facade</b>	Client: <b>Zac homes</b>	Dwg Title: <b>ELEVATIONS</b>	Sheet: <b>A3</b>	Scale: <b>1:100</b>	ISSUE A	DATE 08.10.14	DESCRIPTION D.A DWGS-ISSUE A	DRAWN D.L.
	Site Address: LOT 142 CRN OF THORNTON DRIVE, STODDART LANE AND BRISTOL STREET	Date: 01.10.2014	Council: PENRITH COUNCIL	Sheet No. 9	Issue: A			
Job No: <b>214288</b>								



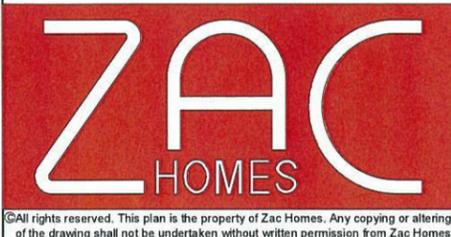
ELEVATION 3



ELEVATION 4


**Thorton Design Review Panel**  
 LANDCOM  
 Reviewed *[Signature]* Date *27/10/14*

STUDIO



<b>Product:</b> Custom Product Corner Facade	<b>Client:</b> Zac homes	<b>Dwg Title:</b> ELEVATIONS	<b>Sheet:</b> A3	<b>Scale:</b> 1:100	ISSUE A	DATE 08.10.14	DESCRIPTION D.A DWGS-ISSUE A	DRAWN D.L.
	<b>Site Address:</b> LOT 142 CRN OF THORNTON DRIVE, STODDART LANE AND BRISTOL STREET	<b>Date:</b> 01.10.2014	<b>Council:</b> PENRITH COUNCIL	<b>Sheet No.:</b> 10	<b>Issue:</b> A			
			<b>Job No.:</b> 214288					

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# MAIN DWELLING

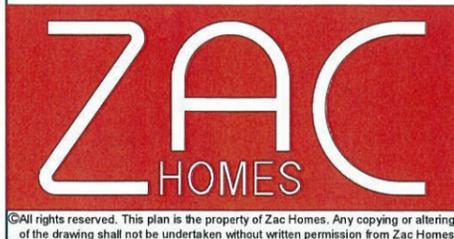
# STUDIO

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			
3000L Rain Water Tank	Collected From Roof Area (m2)	116.00SQM	
Alternative Water Supply Connected To: n/a			
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 Star		
Cooling System	Living	3-Phase AIRCONDITIONING	EER 3.5-4.0
	Bedrooms	3-Phase AIRCONDITIONING	EER 3.5-4.0
Heating System	Living	3-Phase AIRCONDITIONING	EER 3.5-4.0
	Bedrooms	3-Phase AIRCONDITIONING	EER 3.5-4.0
Ventilation	Bathroom	Individual Fan (Ducted)	Interlocked to light
	Kitchen	Individual Fan (Not Ducted)	Manual On / Off
	Laundry	Natural ventilation	Natural ventilation
Natural Lighting	Window/Skylight in Kitchen		Yes
	Window/Skylight in Bathrooms/Toilets	Yes to	2
Artificial Lighting (rooms to be primarily lit by fluorescent or LED lights)	Number of bedrooms	5	Yes No
	Number of Living/Dining rooms	3	Yes No
	Kitchen	1	Yes 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	Any			
Cladding	Min. R2.0	Any			
Internal Wall Construction	Insulation	Detail			
Plasterboard on studs	none				
Ceiling Construction	Insulation	Detail			
Plasterboard	Min. R3.0 to ceilings adjacent to roof space				
Roof Construction	Insulation	Colour (Solar Absorptance)	Detail		
Colourbond Roof	Sarking	Dark			
Floor Construction	Insulation	Covering	Detail		
Concrete	none	As drawn (if not noted default values used)			
Windows	Glass and frame type	U	SHGC	Area sq m	Detail
Single clear	Aluminium	6.57	0.74	26.1	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.					
External Window Cover	Detail				
Fixed shading - Eaves	Width includes guttering, offset is distance above windows				
Width: 451-600	Offset: 0	Nominal only, refer to plan for detail			
Fixed shading - Other	Verandahs, Pergolas (type and description)				
Shaded areas as drawn					
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.					

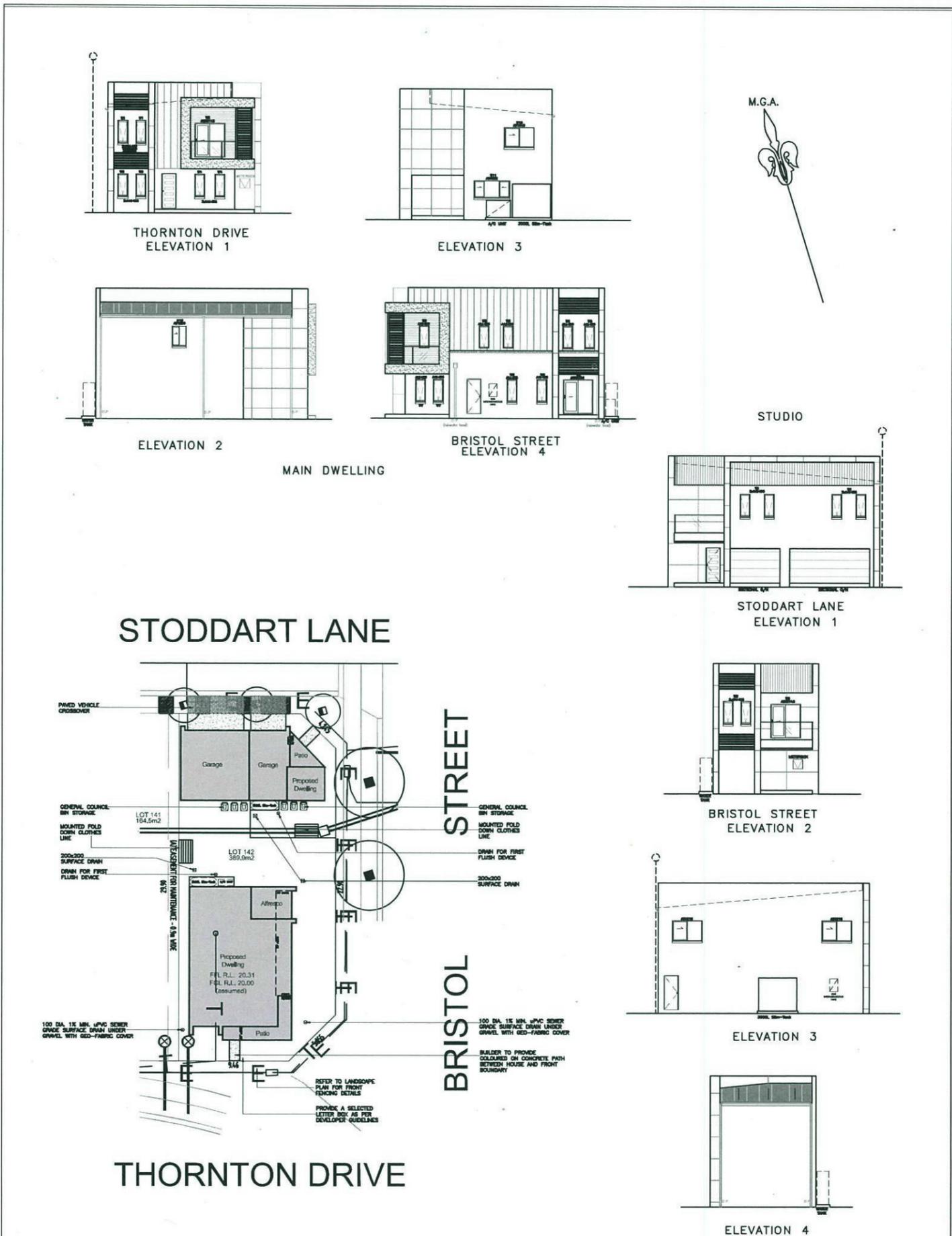
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WATER COMMITMENTS			
Fixtures			
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4 Star Kitchen Taps	Yes	4 Star Basin Taps	Yes
Alternative Water			
3000L Rain Water Tank	Collected From Roof Area (m2)	68.00SQM	
Alternative Water Supply Connected To: n/a			
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 Star		
Cooling System	Living	3-Phase AIRCONDITIONING	EER 3.5-4.0
	Bedrooms	3-Phase AIRCONDITIONING	EER 3.5-4.0
Heating System	Living	3-Phase AIRCONDITIONING	EER 3.5-4.0
	Bedrooms	3-Phase AIRCONDITIONING	EER 3.5-4.0
Ventilation	Bathroom	Individual Fan (Ducted)	Interlocked to light
	Kitchen	Individual Fan (Not Ducted)	Manual On / Off
	Laundry	Natural ventilation	Natural ventilation
Natural Lighting	Window/Skylight in Kitchen		Yes
	Window/Skylight in Bathrooms/Toilets	Yes to	2
Artificial Lighting (rooms to be primarily lit by fluorescent or LED lights)	Number of bedrooms	2	Yes No
	Number of Living/Dining rooms	2	Yes No
	Kitchen	1	Yes No
	All Bathrooms/Toilets	1	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	Any			
Cladding	Min. R2.0	Any			
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Plasterboard on studs	none				
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Plasterboard	Min. R3.0 to ceilings adjacent to roof space				
Roof Construction	Insulation	Colour (Solar Absorptance)	Detail		
Colourbond Roof	Sarking	Dark			
Floor Construction	Insulation	Covering	Detail		
Concrete	none	As drawn (if not noted default values used)			
Windows	Glass and frame type	U	SHGC	Area sq m	Detail
Single clear	Aluminium	6.57	0.74	13.1	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.					
External Window Cover	Detail				
Fixed shading - Eaves	Width includes guttering, offset is distance above windows				
Width: 451-600	Offset: 0	Nominal only, refer to plan for detail			
Fixed shading - Other	Verandahs, Pergolas (type and description)				
Shaded areas as drawn					
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.					



Product: <b>Custom Product Corner Facade</b>	Client: <b>Zac homes</b>	Dwg Title: <b>BASIX</b>	Sheet: <b>A3</b>	Scale: <b>1:100</b>	ISSUE	DATE	DESCRIPTION	DRAWN
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		Council: <b>PENRITH COUNCIL</b>	Job No: <b>214288</b>					

Thorton Design Review Panel  
 LANDCOM  
 Reviewed  
 Date 27/10/14

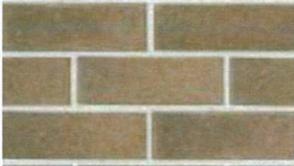
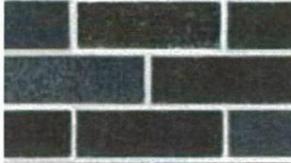
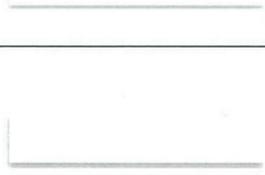


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		Site Address: Lot 142 Crn of Stoddart Lane, Bristol Street & Thornton Drive	Date: 01.10.2014
			Council: PENRITH COUNCIL

Colour Consultant: Rachael Horwood  
 Email: rachael@zachomes.com.au  
 Job No.: 214288  
 Site Address: Lot 142 Cnr Thornton Dr & Bristol St Thornton.

Date: 16.10.14



	<b>METAL ROOF</b> Colour - Monument		<b>GARAGE DOOR</b> Gliderol Panellift Tuscan Woodgrain Colour - Monument
	<b>BRICKWORK - Main</b> Austral - Metropolis - Marcasite Ironged - off white		<b>BRICKWORK - Feature</b> (where applicable) Austral - Metallix - Bronze Ironged - off white
	<b>CLADDING TYPE 01</b> (where applicable) Resin Cladding with Acrylic Render Colour - Dulux Lexicon		<b>CLADDING TYPE 02</b> (where applicable) Blackbutt Timber Stain - Natural
	<b>CLADDING TYPE 03</b> (where applicable) JH Scyon - Axon 400mm Colour - Monument		<b>CLADDING TYPE 04</b> (where applicable) JH Scyon - Matrix Colour - Dulux Lexicon
	<b>WINDOW FRAMES</b> Custom Black Matt		<b>ALUMINIUM SCREENS</b> Colour - Dulux Lexicon
	<b>GUTTER, FASCIA, DOWNPIPES</b> Colour - Monument		

**PLANT SCHEDULE** Prepared by **ecodesign Pty Ltd**

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
<b>Apl</b>	Acer palmatum 'Shishigashira'	Dwarf Japanese Maple	1	75L	3m
<b>Aw</b>	Agapanthus 'White'	White Agapanthus	132	200mm	0.5m
<b>Cyg</b>	Cordylifne 'Renegade'	Purple Cordylifne	3	200mm	1m
<b>Erd</b>	Euphorbia 'Rudolph'	Euphorbia	6	200mm	0.5m
<b>Lwt</b>	Liriope muscari 'Monroe's White'	Liriope (white flowering)	20	200mm	0.45m
<b>Msb</b>	Michelia 'Summer Bronze'	Evergreen Magnolia	47	300mm	2m

**STODDART LANE - Supply + installation by BUILDER**

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
<b>Lcj</b>	Lomandra confertifolia 'Crackerjack'	Fine-leaved Lomandra	7	200mm	0.45m



**FENCE TYPES**

Refer to fence details Sheets L02+ L03

**Type 1a + 1b**

Front Fence masonry pier and metal palisade infill



**Type 1c + 1d**

Front Fence between lots metal palisade



**Type 4a**

Timber lapped + capped boundary fencing between lots



**Type 2a**

Secondary Street Fencing painted treated pine fence battens with masonry piers (painted)



**Type 4b**

Lane Fencing and side gate returns timber lapped + capped (painted)



**Type 5**

Front Fence masonry pier and hedge in-fill



**LOT PLANTING SUMMARY**

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
206	47	132	27	1

**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	3.90	3.70
<b>IN-FILL PAVEMENT</b>		
Concrete pavers 'Adbri Havenbrick', 200x100x50mm in 'Brushwood' colour, laid in herringbone pattern	7.90	7.70
<b>Total area</b>	<b>11.80</b>	<b>11.40</b>

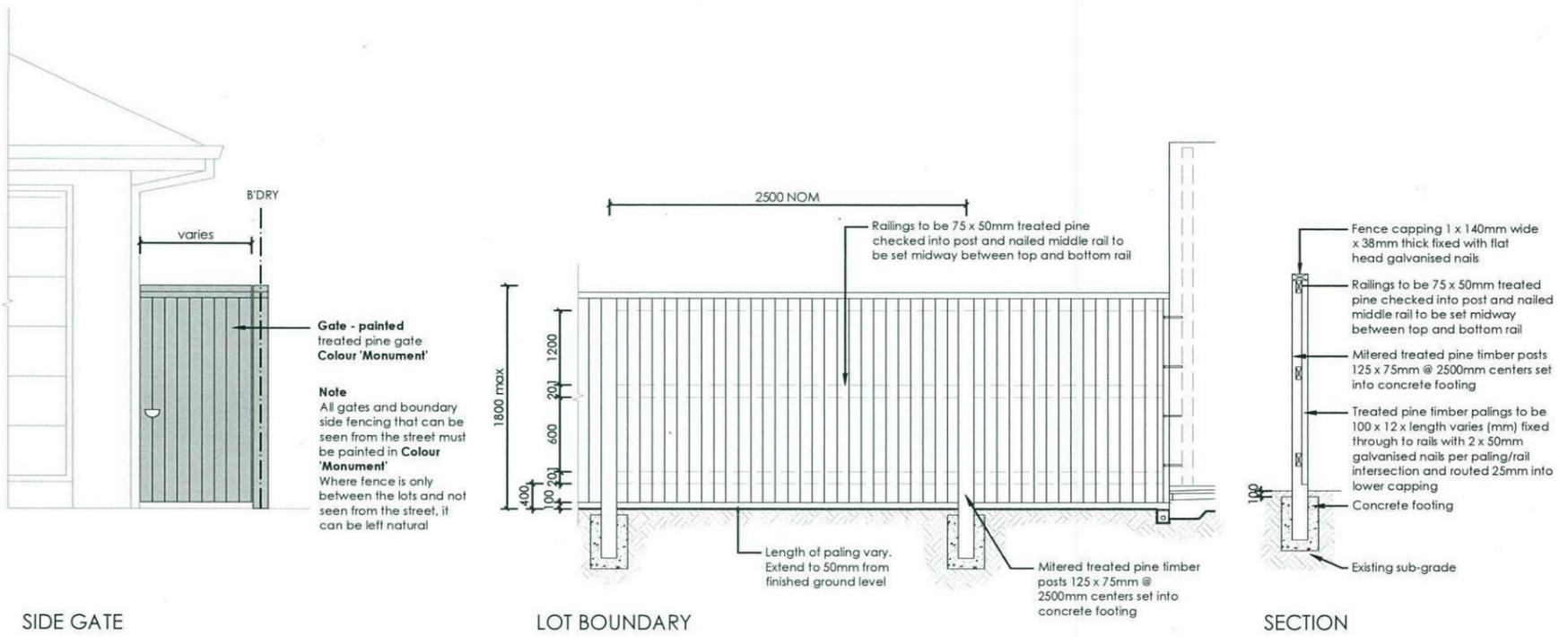
\* Area's outside of the allotment boundary. \*\* Area's inside of the allotment boundary

**NOTE**

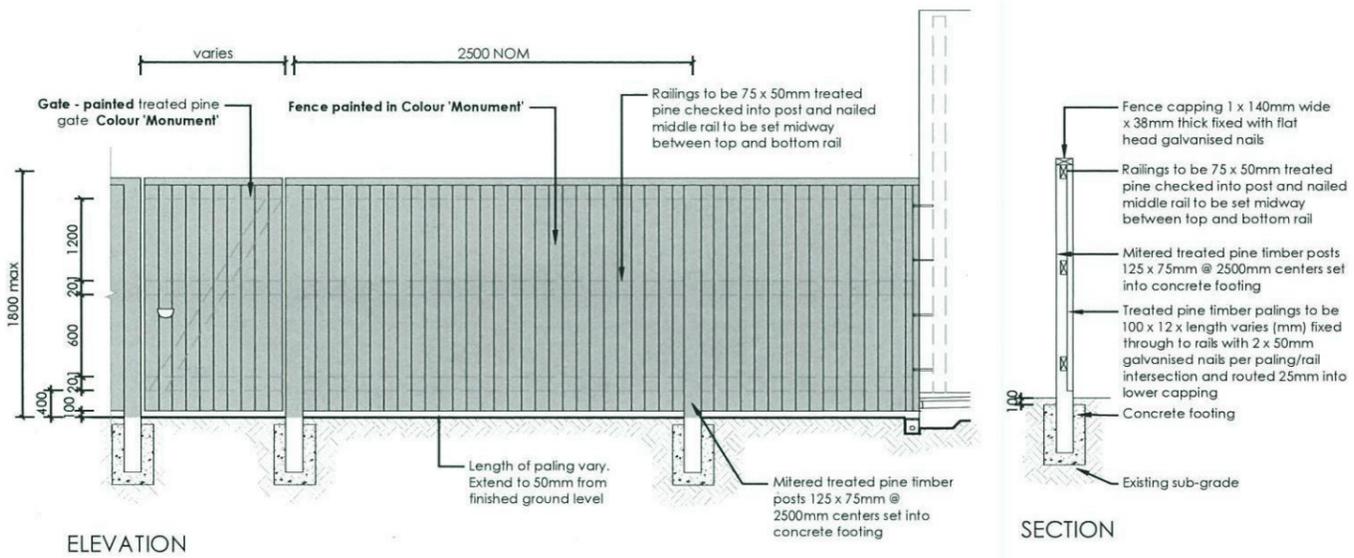
All Landscaped area to have a minimum 1:100 fall away from dwellings for possible overland water drainage.

Street trees, lawn, all vegetation and structures (including lay-backs, drains, cross-overs etc) in front of the house are to be protected during construction with all damage to be rectified as part of the landscape works

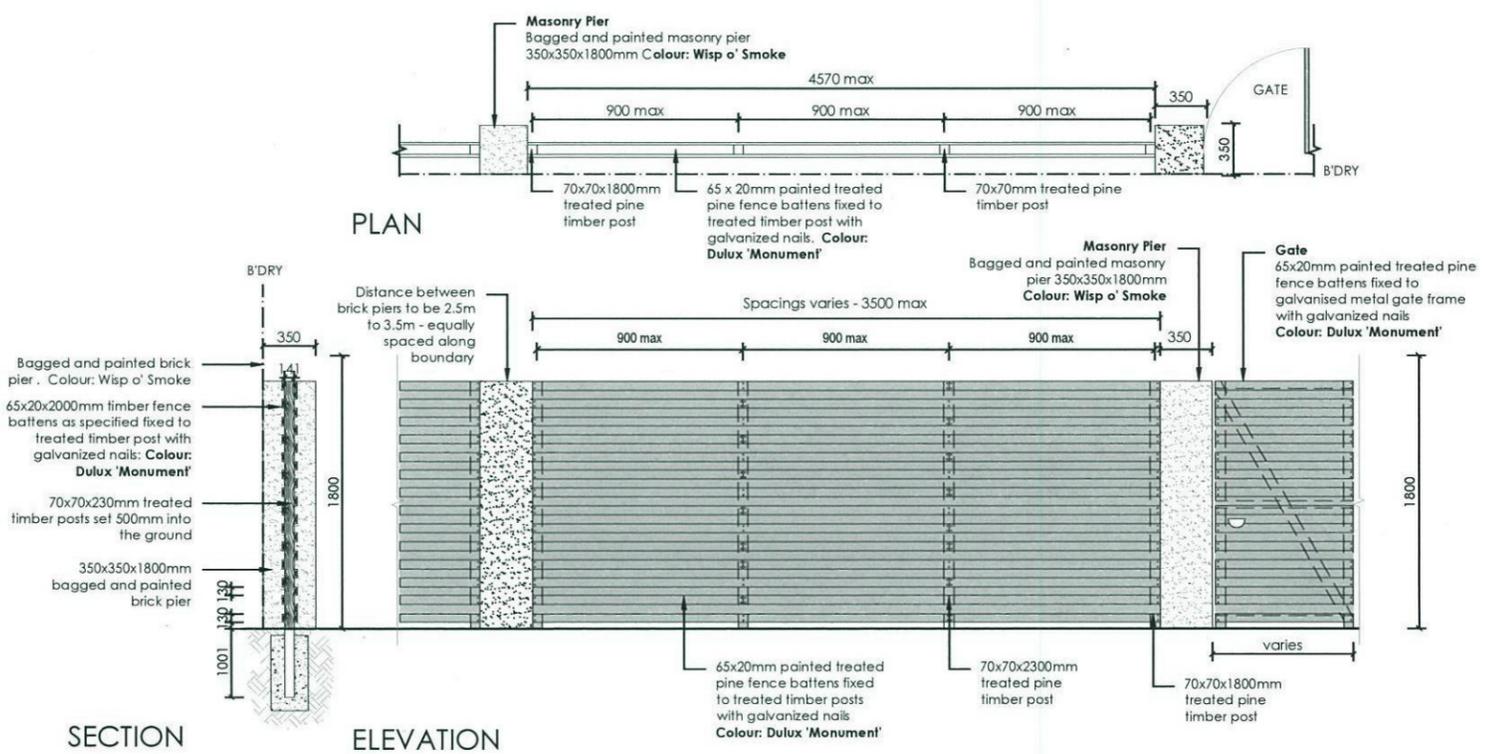
REVISION A ISSUE COLOUR PLANS FOR CLIENT REVIEW B REVISED ARCHITECTURALS	DRAWN JD CHECKED RS	DATE 26-09-14 07-10-14	PO Box 8136, Baulkham Hills BC, NSW 2153 Ph: (02) 9680 7712 Fax: (02) 9680 7705 Email: info@ecodesign.com.au Web: www.ecodesign.com.au Member of the Australian Institute of Landscape Designers and Decorators	PROJECT NEW RESIDENCE LANDSCAPE PLAN	
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	DRAWN JD	CHECKED RS



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

Thornton Design Review Panel  
 LANDCOM  
 Reviewed by: [Signature]  
 Date: 27/09/14

REVISION	ISSUE	DATE
A	ISSUE COLOUR PLANS FOR CLIENT REVIEW	26-09-14

**ecodesign**  
outdoor living environments

PO Box 8136, Baulkham Hills NSW 2153  
Ph: (02) 9680 7712 Fax: (02) 9680 7705  
Email: info@ecodesign.com.au  
Web: www.ecodesign.com.au

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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.

**THORNTON FENCING + PLANTING DETAILS**

**ZAC HOMES**

NEW RESIDENCE			
DETAILS			
SCALE	DATE	PROJECT	REVISION
1:100 @ A3	DA	L-04	A
DRAWN	CHECKED	DATE	REVISION
JD	RS	26-09-14	A



**PLANT SCHEDULE** Prepared by **ecodesign Pty Ltd**

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
<b>Apl</b>	Acer palmatum 'Shishigashira'	Dwarf Japanese Maple	1	75L	3m
<b>Aw</b>	Agapanthus 'White'	White Agapanthus	132	200mm	0.5m
<b>Cyg</b>	Cordyline 'Renegade'	Purple Cordyline	3	200mm	1m
<b>Erd</b>	Euphorbia 'Rudolph'	Euphorbia	6	200mm	0.5m
<b>Lwt</b>	Liriope muscari 'Monroe's White'	Liriope (white flowering)	20	200mm	0.45m
<b>Msb</b>	Michelia 'Summer Bronze'	Evergreen Magnolia	47	300mm	2m

**STODDART LANE - Supply + installation by BUILDER**

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
<b>Lcj</b>	Lomandra confertifolia 'Crackerjack'	Fine-leaved Lomandra	7	200mm	0.45m

**FENCE TYPES**

Refer to fence details Sheets L02+ L03

**Type 1a + 1b**

Front Fence masonry pier and metal palisade infill



**Type 1c + 1d**

Front Fence between lots metal palisade



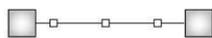
**Type 4a**

Timber lapped + capped boundary fencing between lots



**Type 2a**

Secondary Street Fencing painted treated pine fence battens with masonry piers (painted)



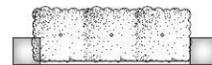
**Type 4b**

Lane Fencing and side gate returns timber lapped + capped (painted)



**Type 5**

Front Fence masonry pier and hedge in-fill



**LOT PLANTING SUMMARY**

Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
206	47	132	27	1

**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	3.90	3.70
<b>IN-FILL PAVEMENT</b>		
Concrete pavers 'Adbri Havenbrick', 200x100x50mm in 'Brushwood' colour, laid in herringbone pattern	7.90	7.70
<b>Total area</b>	<b>11.80</b>	<b>11.40</b>

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

**NOTE**

All Landscaped area to have a minimum 1:100 fall away from dwellings for possible overland water drainage.

Street trees, lawn, all vegetation and structures (including lay-backs, drains, cross-overs etc) in front of the house are to be protected during construction with all damage to be rectified as part of the landscape works

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE COLOUR PLANS FOR CLIENT REVIEW	JD	RS	26-09-14
B	REVISED ARCHITECTURALS	JD	RS	07-10-14

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outdoor living environments

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Email: info@ecodesign.com.au  
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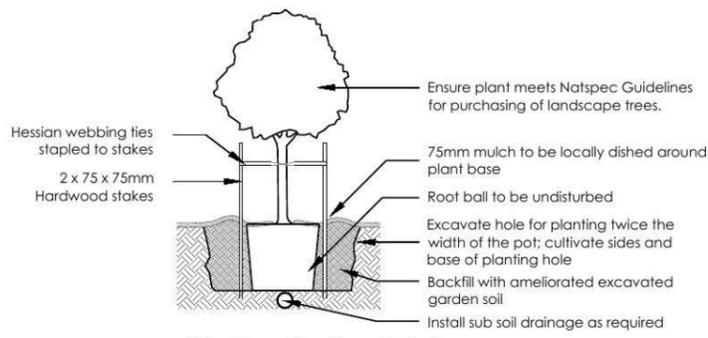
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8. For application purposes only - NOT FOR CONSTRUCTION

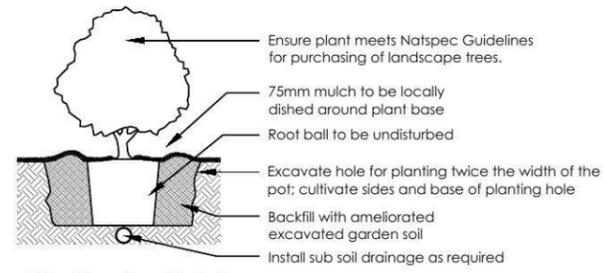
PROJECT	NEW RESIDENCE
DRAWING	LANDSCAPE PLAN
SCALE	1:100 @ A3
DATE	07-10-14
CLIENT	ZAC HOMES

PROJECT	NEW RESIDENCE
DRAWING	LANDSCAPE PLAN
SCALE	1:100 @ A3
DATE	07-10-14
CLIENT	ZAC HOMES
DRAWN	JD
CHECK	RS
DATE	07-10-14
REVISION	B

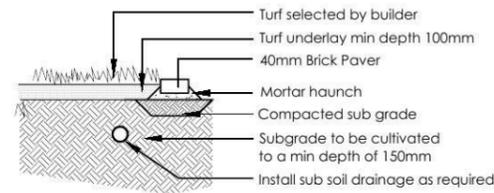




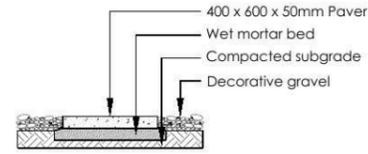
1 Tree Planting Detail  
NTS 25L - 100L Pot Size



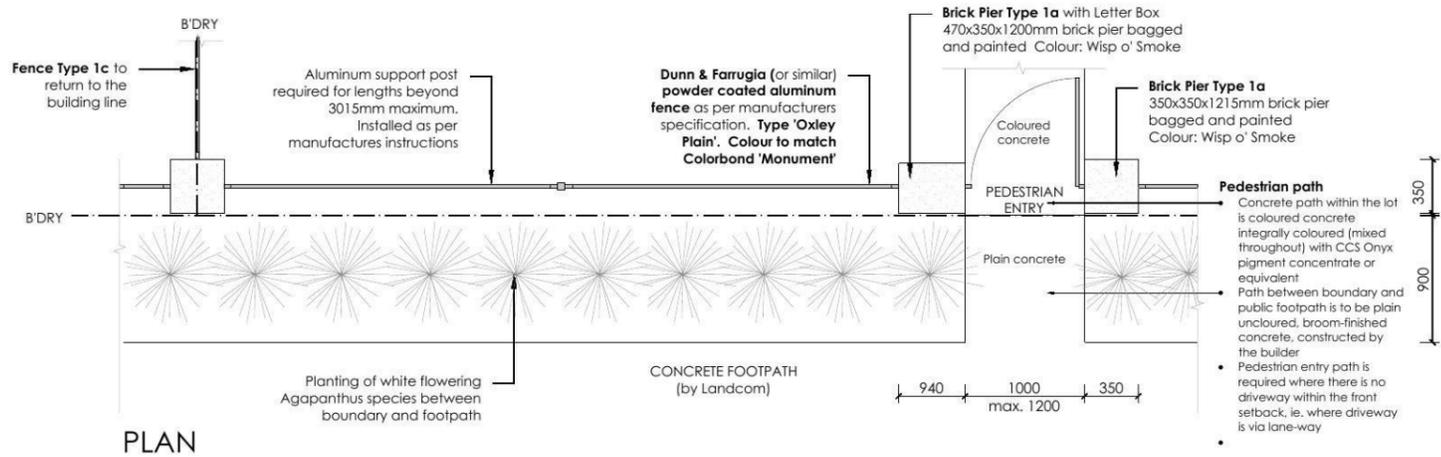
2 Planting Detail  
NTS 150mm, 200mm Pot Size



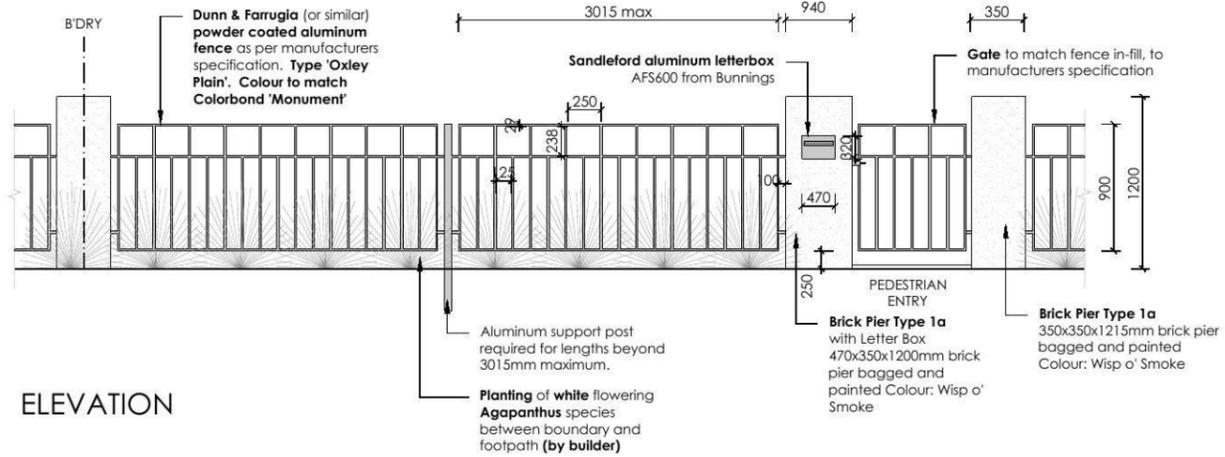
3 Turf Detail  
NTS Brick Paver Edge



4 Stepping stones in gravel  
NTS Low traffic zone

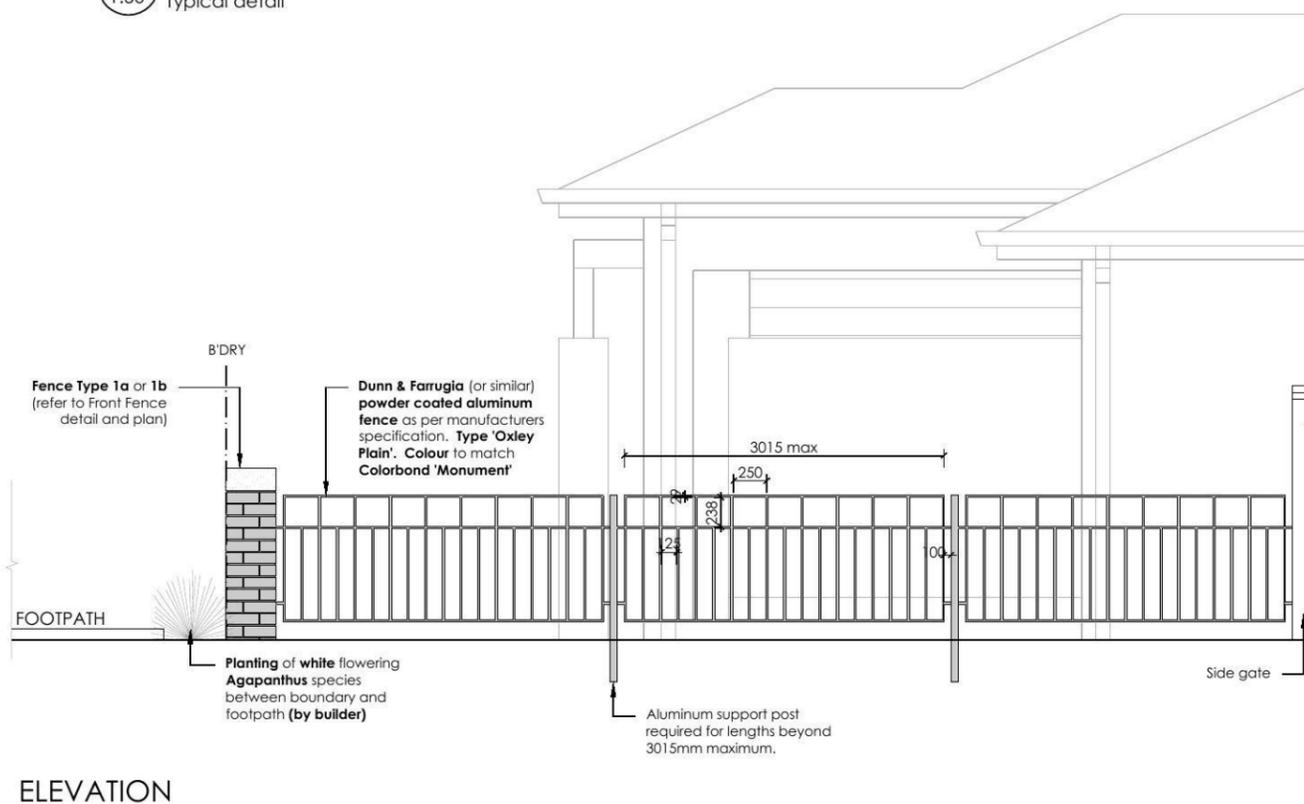


PLAN



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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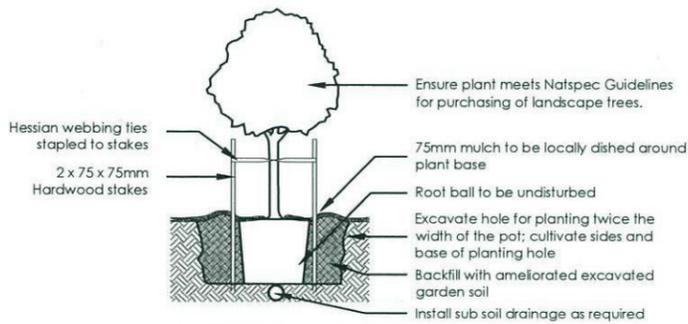
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ADDRESS: THORNTON FENCING + PLANTING DETAILS

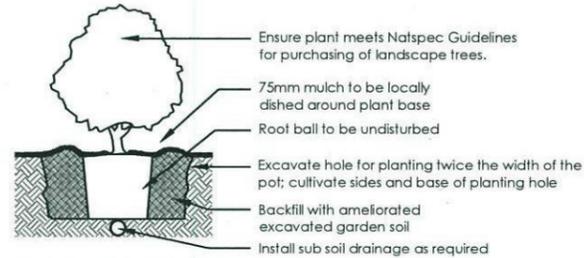
CLIENT: ZAC HOMES

PROJECT		SCALE		DATE		REVISION	
NEW RESIDENCE		1:100 @ A3		26-09-14		A	
DRAWING: DETAILS		DA	L-03	JD	RS		

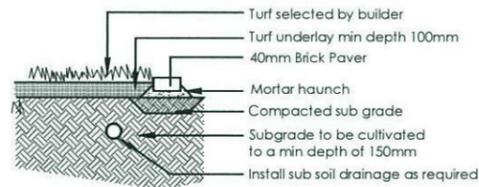




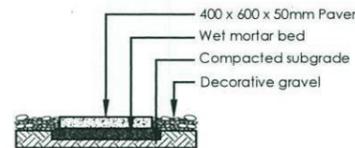
1 Tree Planting Detail  
NTS 25L - 100L Pot Size



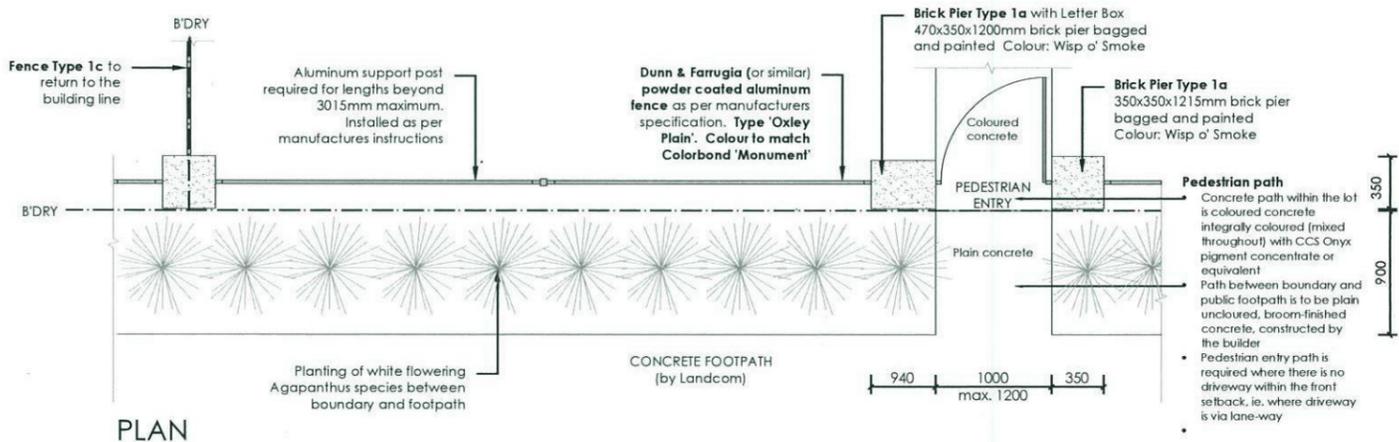
2 Planting Detail  
NTS 150mm, 200mm Pot Size



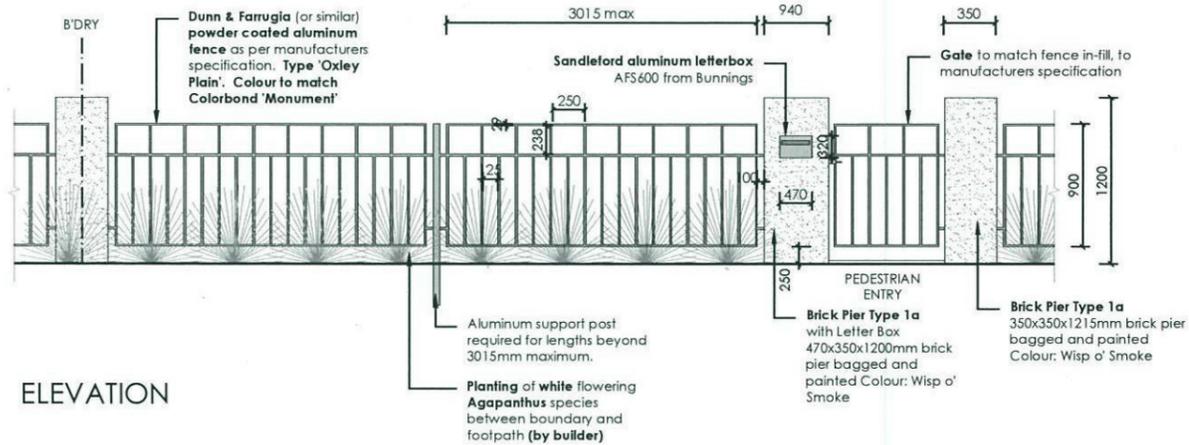
3 Turf Detail  
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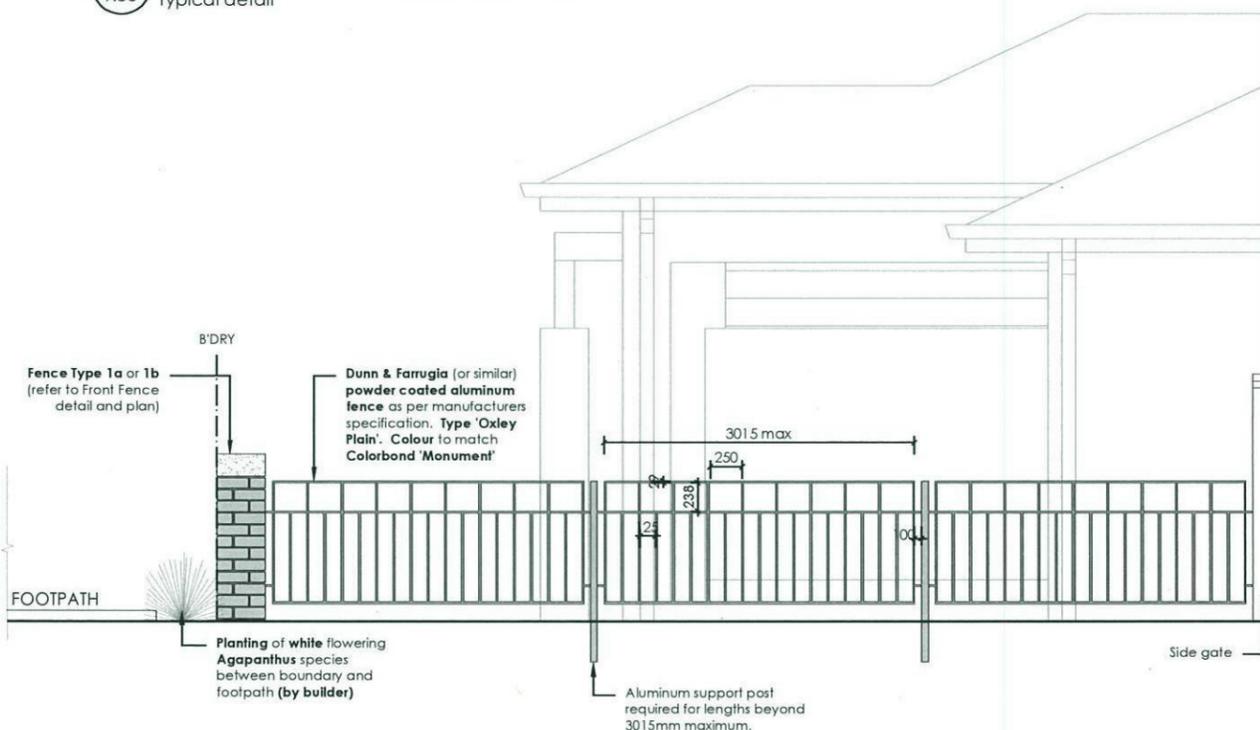


PLAN



ELEVATION

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



ELEVATION

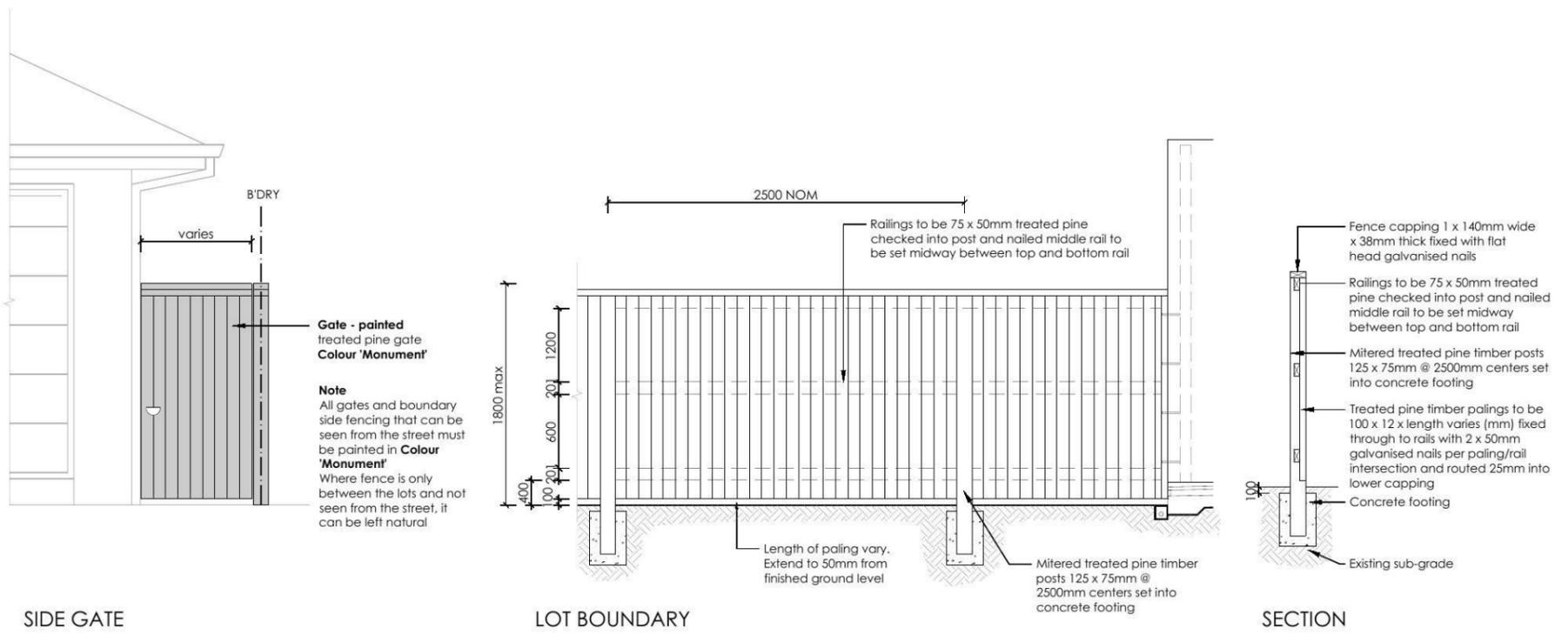
6 FENCE TYPE 1c - Side Boundary Front Setback  
1:50 Typical detail

Thorton Design Review Panel

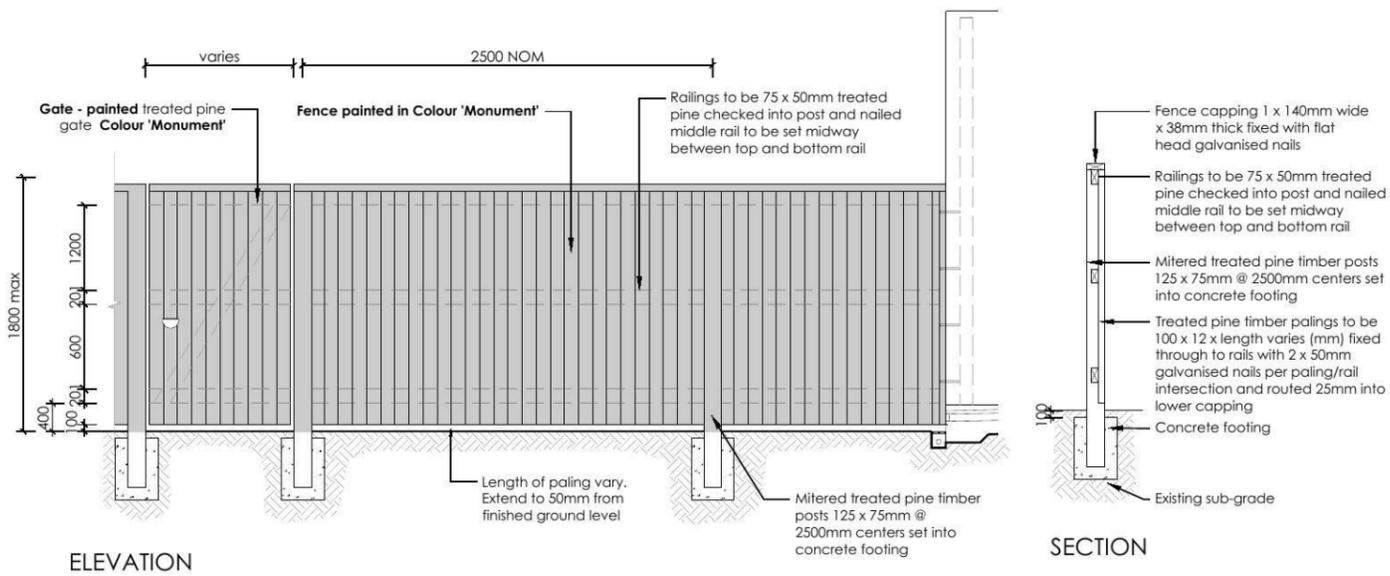
LANDCOM

Reviewed: *[Signature]* Date: 27/09/15

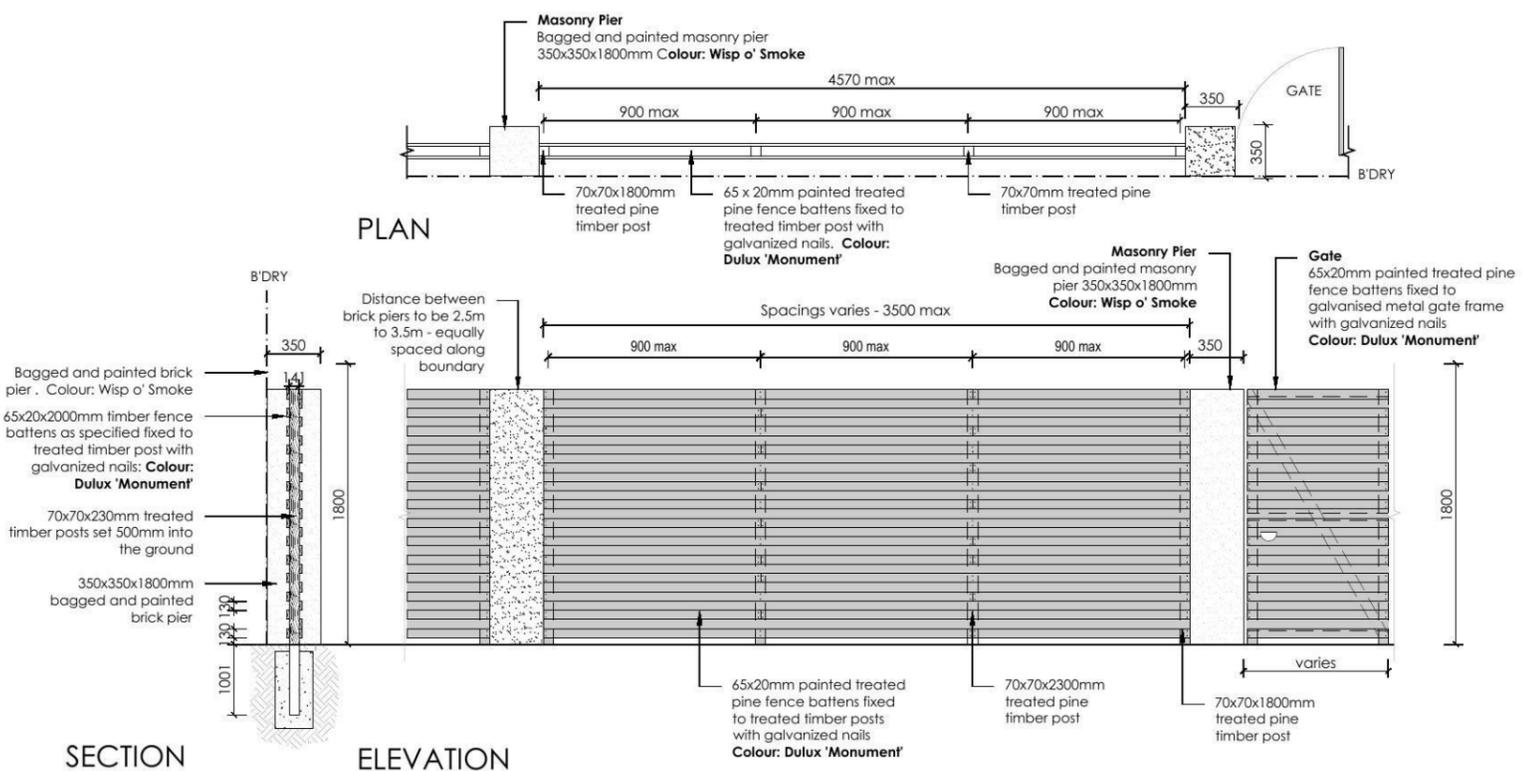
REVISION	DESCRIPTION	DRAWN	CHECK	DATE	
A	ISSUE COLOUR PLANS FOR CLIENT REVIEW	JD	RS	26-09-14	
					<b>THORNTON FENCING + PLANTING DETAILS</b>
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<b>ZAC HOMES</b>					
SCALE: 1:100 @ A3			DATE: DA		SHEET: L-03
DRAWN: JD		CHECK: RS		DATE: 26-09-14	REVIEW: 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

<table border="1"> <tr> <th>REVISION</th> <th>DESCRIPTION</th> <th>DRAWN</th> <th>CHECK</th> <th>DATE</th> </tr> <tr> <td>A</td> <td>ISSUE COLOUR PLANS FOR CLIENT REVIEW</td> <td>JD</td> <td>RS</td> <td>26-09-14</td> </tr> </table>	REVISION	DESCRIPTION	DRAWN	CHECK	DATE	A	ISSUE COLOUR PLANS FOR CLIENT REVIEW	JD	RS	26-09-14	<p><b>ecodesign</b> outdoor living environments</p> <p>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 Planners</p>	<p>ADDRESS: <b>THORNTON FENCING + PLANTING DETAILS</b></p> <p>CLIENT: <b>ZAC HOMES</b></p>	<p>PROJECT: <b>NEW RESIDENCE</b></p> <p>DRAWING: <b>DETAILS</b></p> <p>SCALE: <b>1:100 @ A3</b></p> <p>ISSUE: <b>DA</b></p> <p>SHEET: <b>L-04</b></p> <p>DRAWN: <b>JD</b></p> <p>CHECK: <b>RS</b></p> <p>DATE: <b>26-09-14</b></p> <p>REVISION: <b>A</b></p>	
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