

Lot 2372 Durant

PLANT SCHEDULE Prepared by ecodesign 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
Msb	Michelia 'Summer Bronze'	Evergreen Magnolia	7	300mm	2m
Ndb	Nandina domestica 'Blush'	Dwarf Sacred Bamboo	10	200mm	0.6m
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-leafed Lomandra	9	200mm	0.45m

SIMMONS LANE CROSS-OVER - Supply + construction by BUILDER

MATERIAL SCHEDULE

HEADER COURSE

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

Area m²
URBANGROWTH*

Area m²
BUILDER**

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

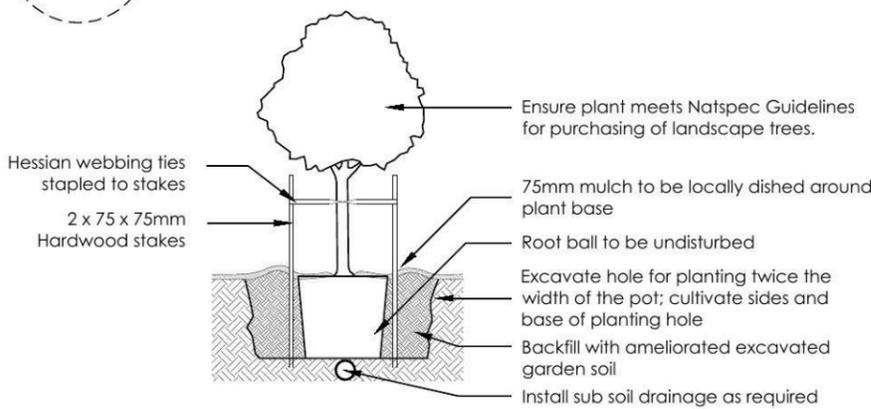
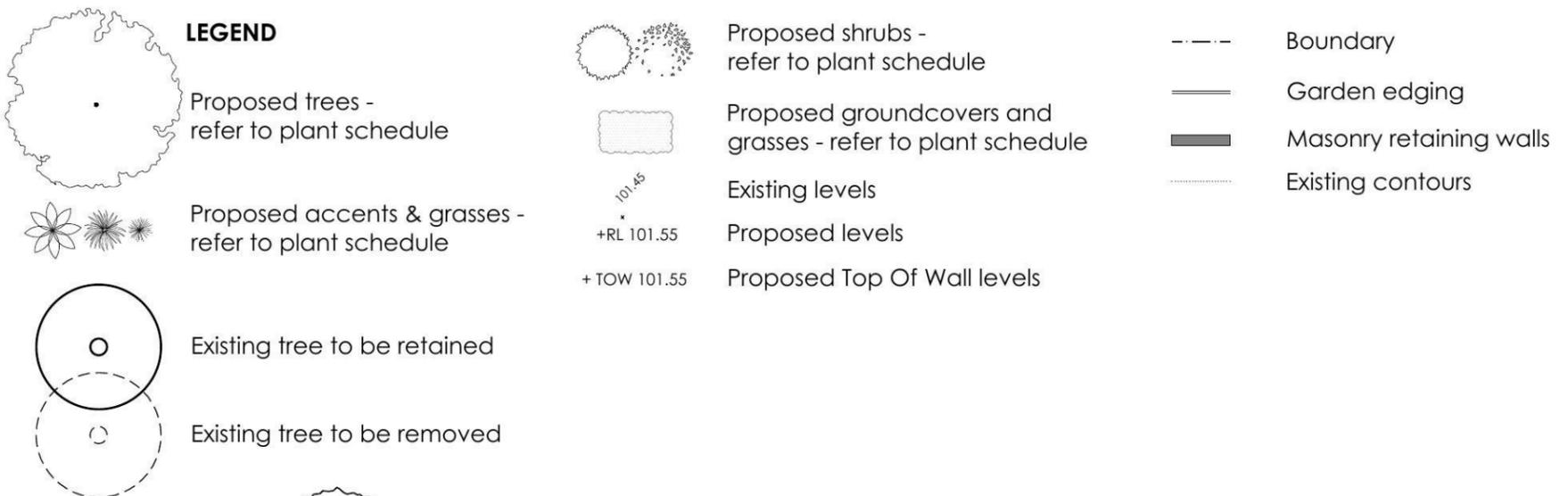
8.26

2.43

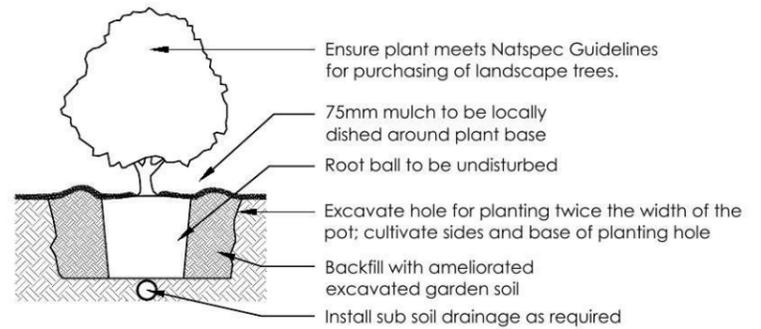
*Area's outside of the allotment boundary. **Area's inside of the allotment boundary

LOT PLANTING SUMMARY

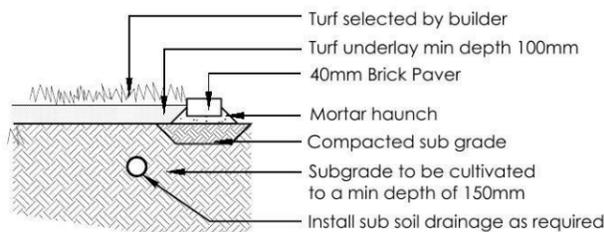
Total Plants	Total Fence Hedging	Street Planting	Other Shrubs/ground-covers	Total Trees
45	7	0	38	1



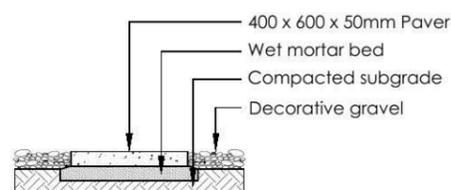
1 Tree Planting Detail
NTS 25L - 100L Pot Size



2 Planting Detail
NTS 150mm, 200mm Pot Size

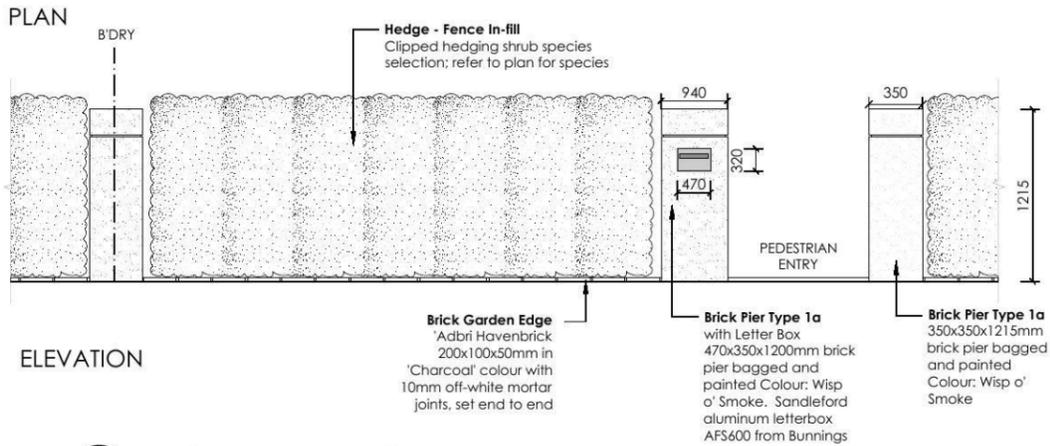
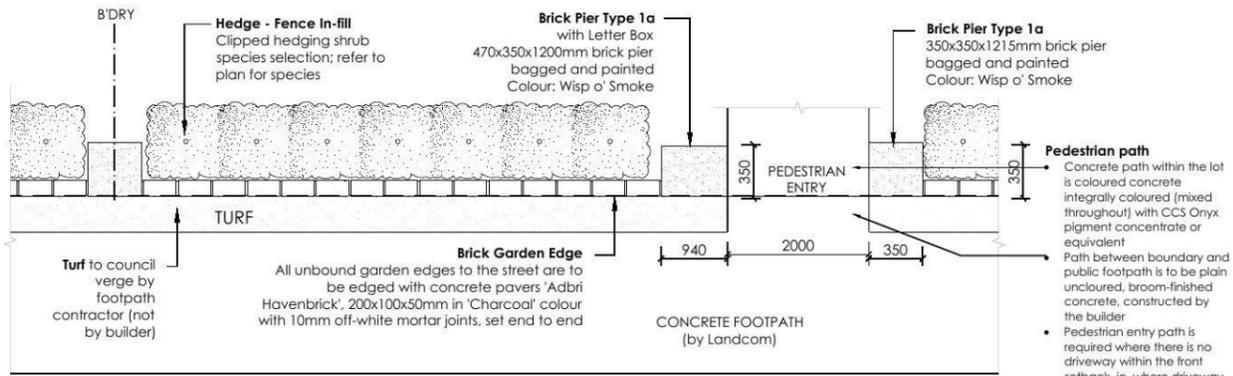


3 Turf Detail
NTS Brick Paver Edge

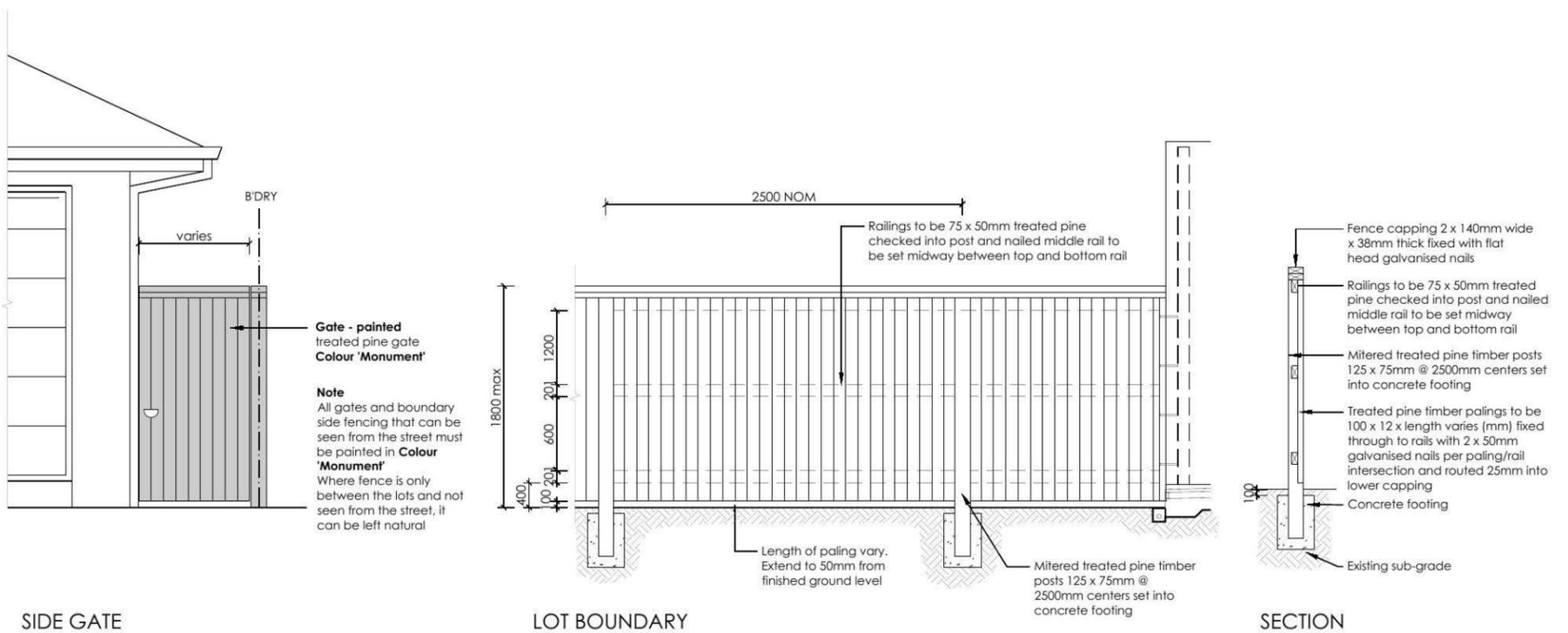


4 Stepping stones in gravel
NTS Low traffic zone

REVISION	DESCRIPTION	DRAWN	CHECK	DATE	ecodesign outdoor living environments		PROJECT	NEW RESIDENCE				
A	ISSUE FOR CLIENT REVIEW	RS	BT	07-04-14	PO Box 8134, Southam Hill, BC, NSW 2153 Ph: (02) 9480 7712 Fax: (02) 9480 7705 Email: info@ecodesign.com.au Website: www.ecodesign.com.au Member of the Australian Institute of Landscape Designers and Managers		LOT 2372 DURANT STREET, PENRITH		LANDSCAPE PLAN			
B	ISSUE DA PLANS FOR REVIEW	RS	RS	15-04-14			ZAC HOMES		SCALE	1:100 @ A3	ISSUE	DA
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5 FENCE TYPE 5 - Front Fence
1:50 Typical detail



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

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
A	ISSUE FOR CLIENT REVIEW	RS	BT	07-04-14
B	ISSUE DA PLANS FOR REVIEW	RS	RS	15-04-14

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ADDRESS
LOT 2372 DURANT STREET, PENRITH

CLIENT
ZAC HOMES

PROJECT
NEW RESIDENCE

DRAWING
LANDSCAPE PLAN

SCALE
1:100 @ A3

ISSUE
DA

SHEET
03

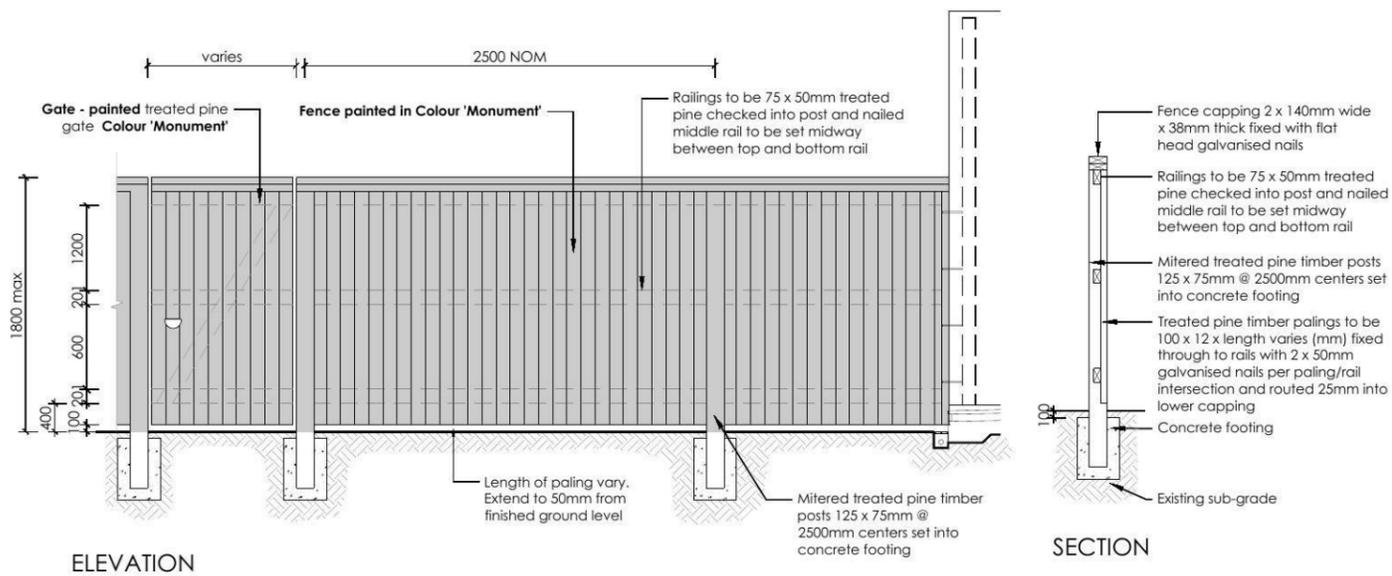
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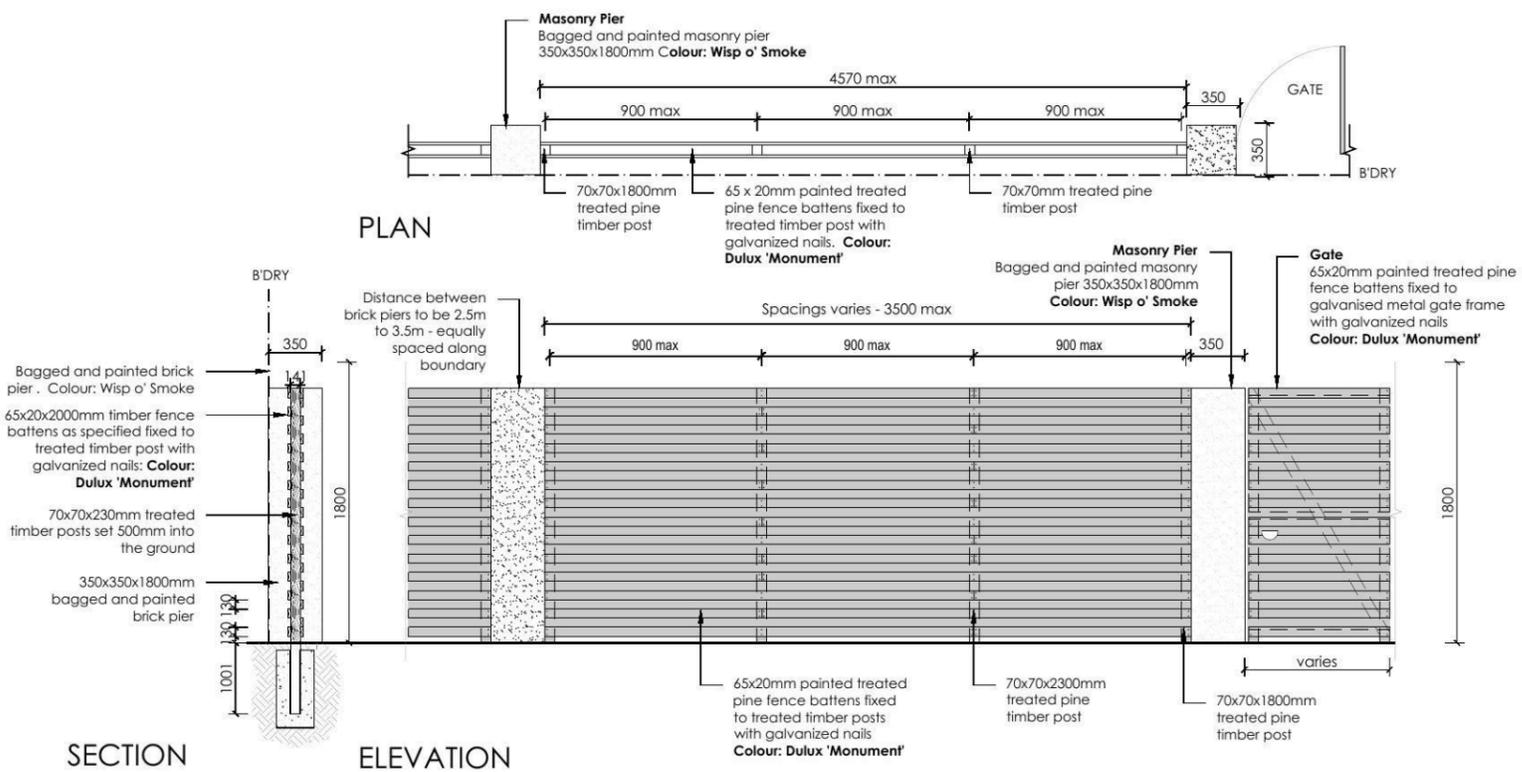
DATE
15-04-14

REVISION
B





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



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

REVISION	DESCRIPTION	DRAWN	CHECK	DATE
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ADDRESS: **LOT 2372 DURANT STREET, PENRITH**

CLIENT: **ZAC HOMES**

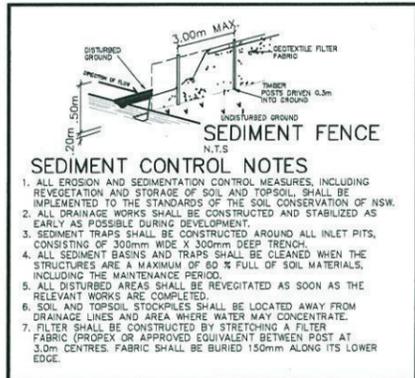
PROJECT: **NEW RESIDENCE**

DRAWING: **LANDSCAPE PLAN**

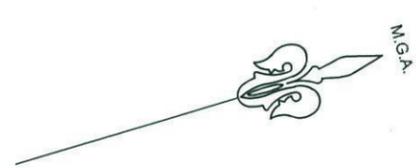
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DRAWN: **RS** CHECK: **RS** DATE: **15-04-14** REVISION: **B**





- 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

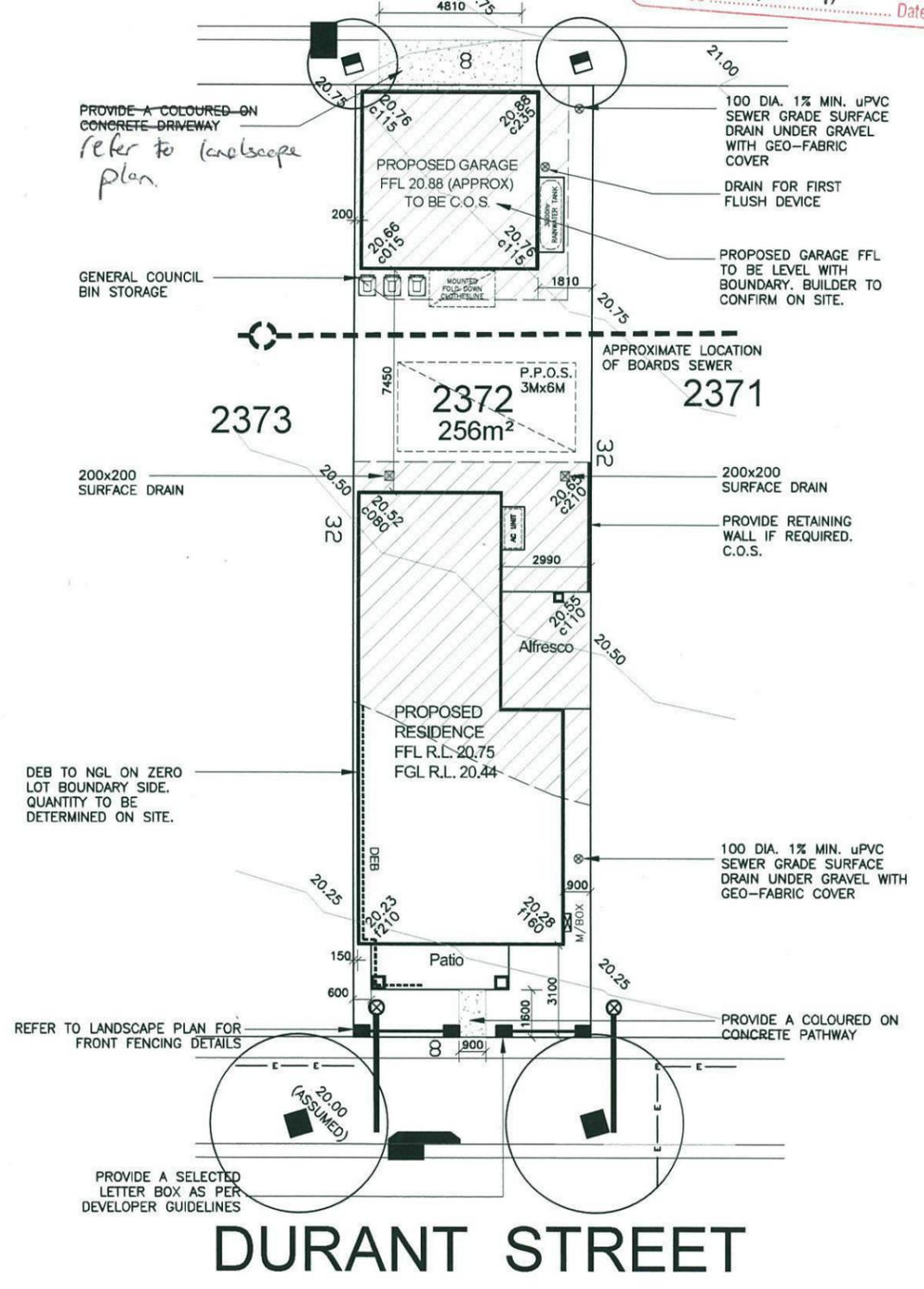


SIMMONS LANE

LANDCOM
 Thorton Design Review Panel
 Reviewed *Asat* Date *9/5/14*

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.



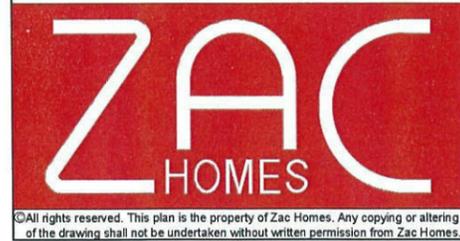
DEVELOPER ASSUMED CONTOURS USED. BUILDER TO CONFIRM LEVELS ON SITE

AREAS	
SITE:	256m ²
GROUND FLOOR:	89.20m ²
FIRST FLOOR:	81.46m ²
GARAGE:	35.88m ²
PORCH:	6.96m ²
ALFRESCO:	11.78m ²
BALCONY:	6.96m ²
TOTAL:	232.24m ²

LANDSCAPE AREA	
SITE AREA:	256m ²
TOTAL HARD SURFACE AREAS:	146.22m ²
REMAINING SOFT AREA:	107.38m ²
LANDSCAPE AREA:	41.9%
MINIMUM REQUIRED BY COUNCIL:	N.A.%

P.O.S. AREA 81.43m² (35.1%)

FLOOR SPACE RATIO 66.7%



Product:
8.0m PRODUCT
 Parcel 13
 Facade (b)
 Rear Loaded Garage

Client:
Zac Homes
 Site Address:
 LOT 2372 D.P. 1171491
 DURANT STREET,
 THORNTON

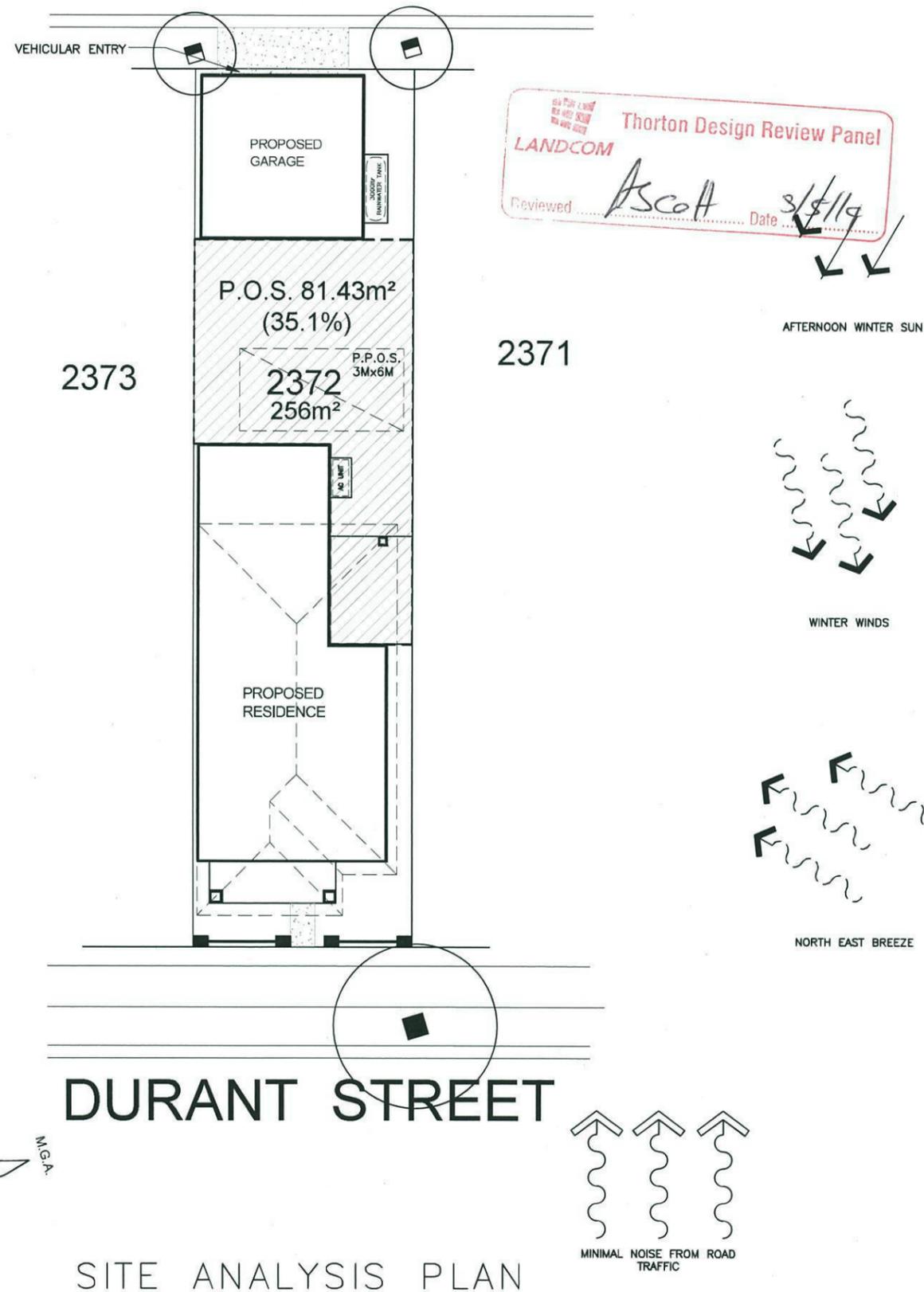
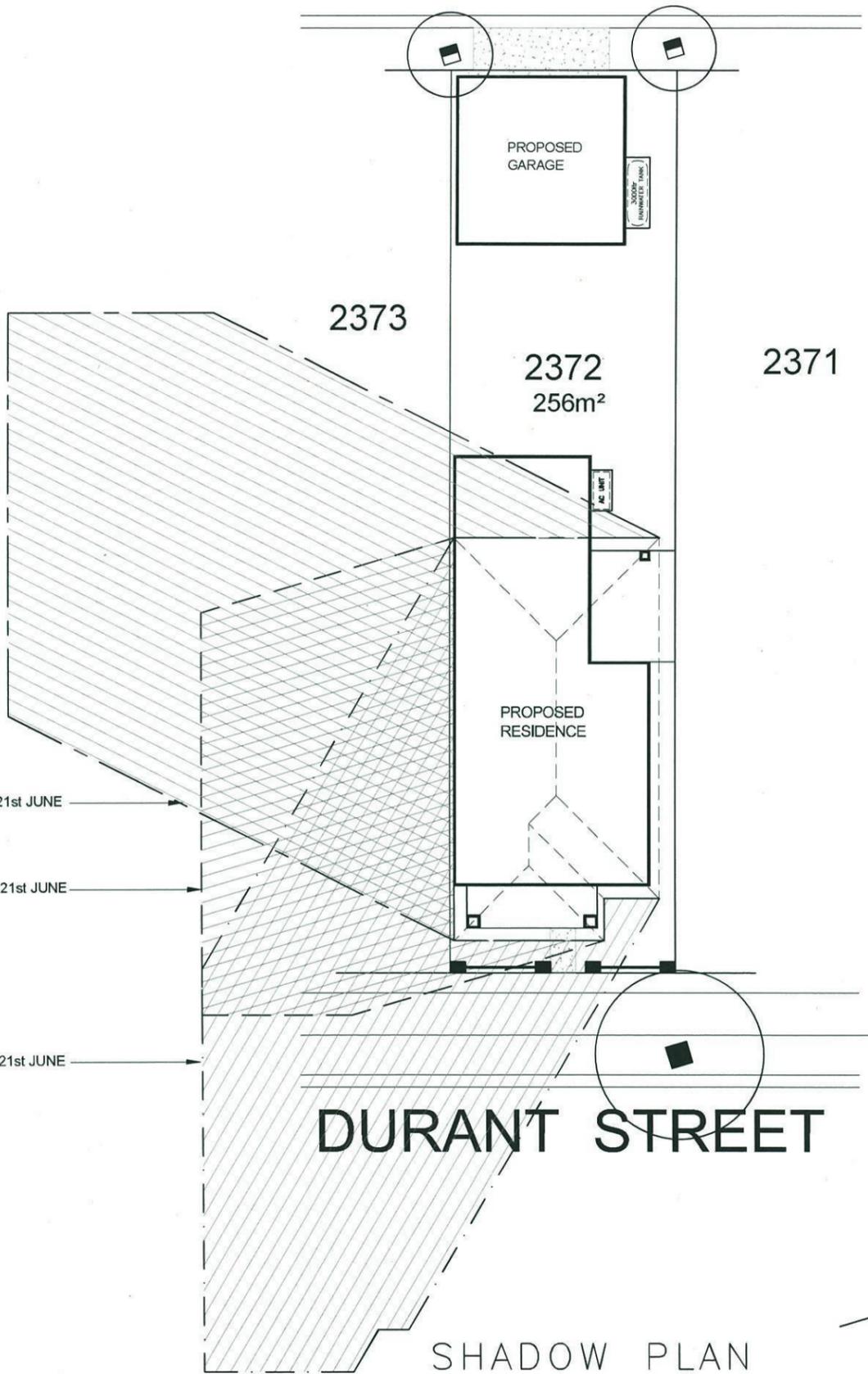
Dwg Title:
Site Plan
 Date:
 25.04.2014
 Council:
 PENRITH COUNCIL

Sheet:
 A3
 Sheet No.
 1
 Job No:
214016

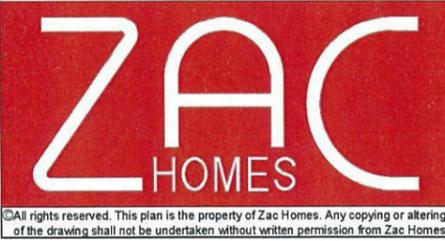
Scale:	1:200	Issue:	A
A	25.04.14	COUNCIL SUBMISSION	E.G.

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SIMMONS LANE



Thorton Design Review Panel
 LANDCOM
 Reviewed *Ascoff* Date *3/5/14*



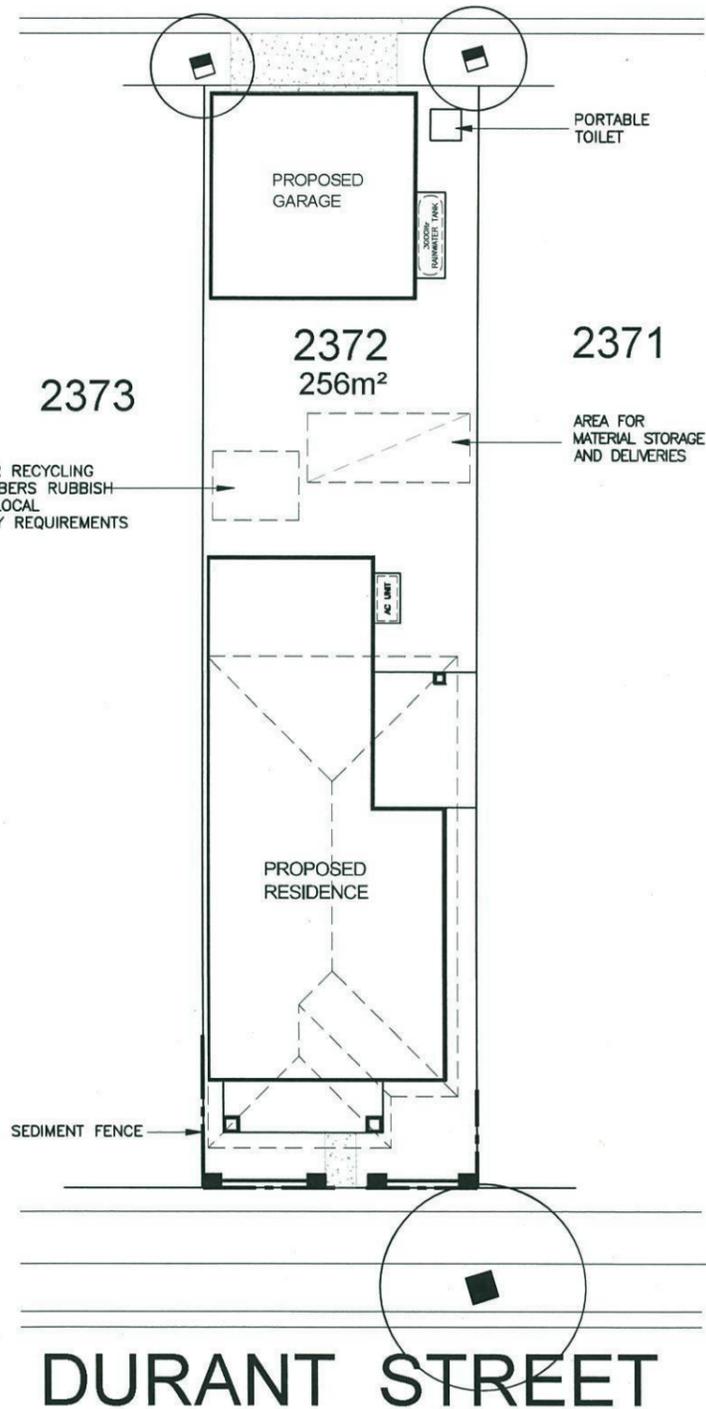
Product: 8.0m PRODUCT Parcel 13 Facade (b) Rear Loaded Garage	Client: Zac Homes Site Address: LOT 2372 D.P. 1171491 DURANT STREET, THORNTON	Dwg Title: SHADOWS & SITE ANALYSIS Date: 25.04.2014 Council: PENRITH COUNCIL	Sheet: A3	Scale: 1:200	A	25.04.14	COUNCIL SUBMISSION	E.G.
			Sheet No. 1A	Issue: A				
			Job No: 214016					

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SEDIMENT CONTROL NOTES

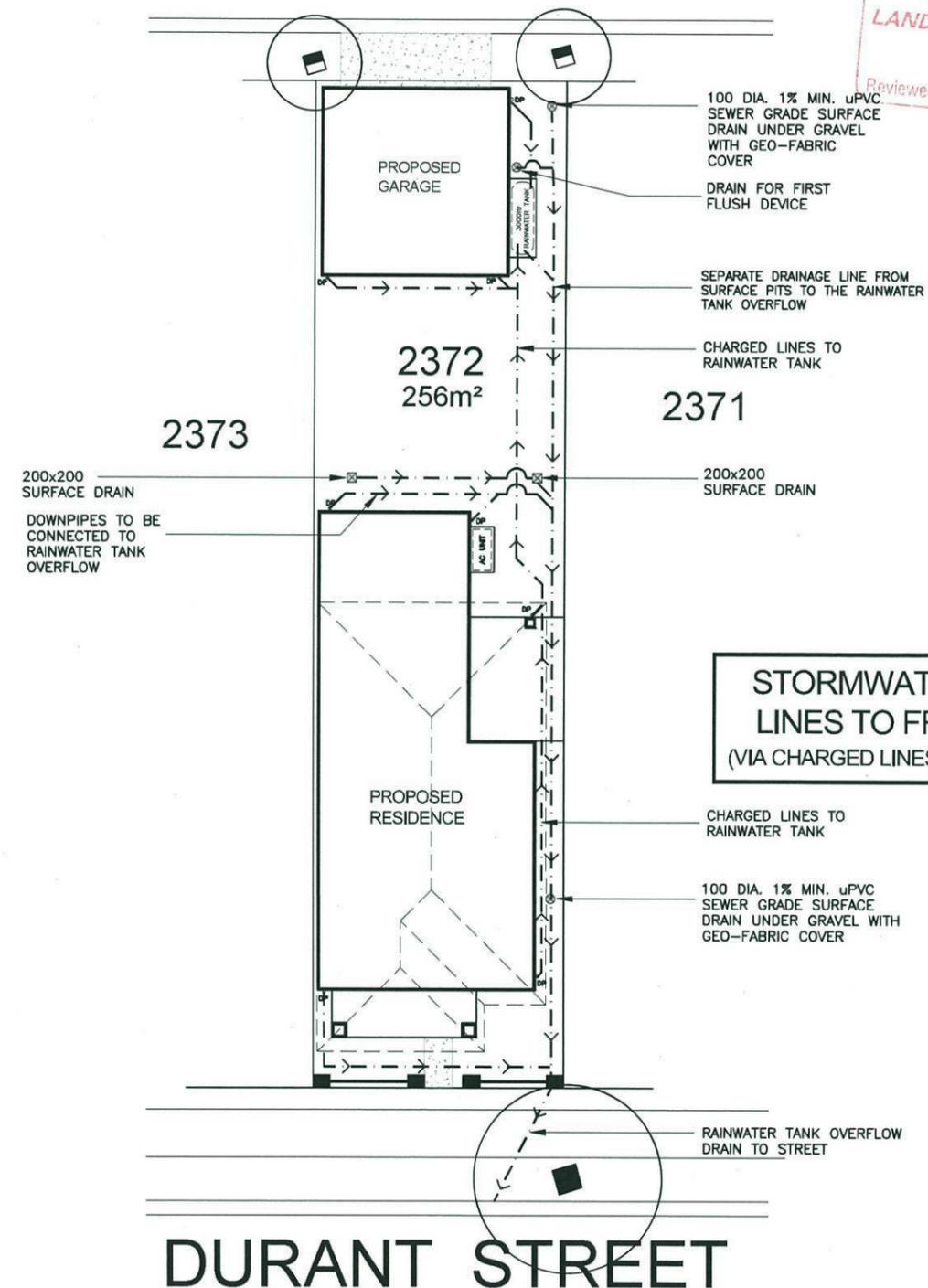
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL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

SIMMONS LANE



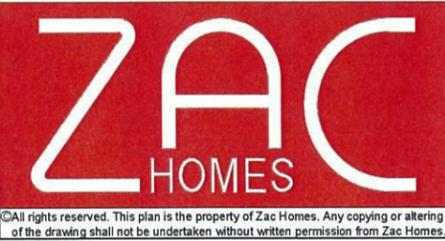
SITE MANAGEMENT PLAN

SIMMONS LANE



STORMWATER PLAN

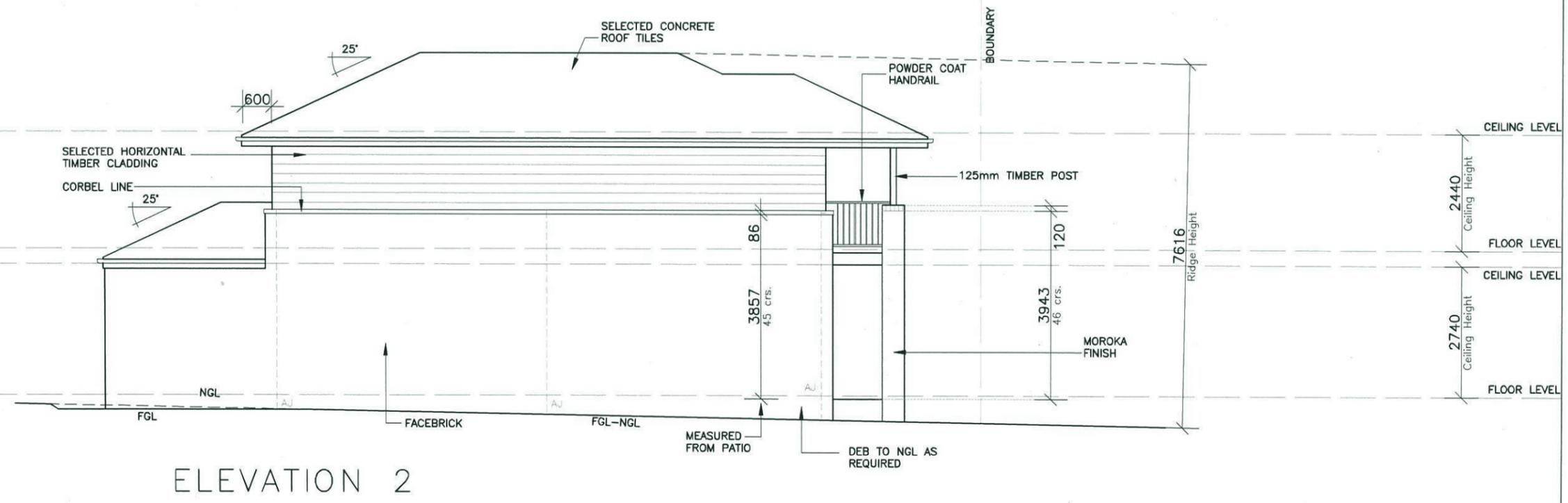
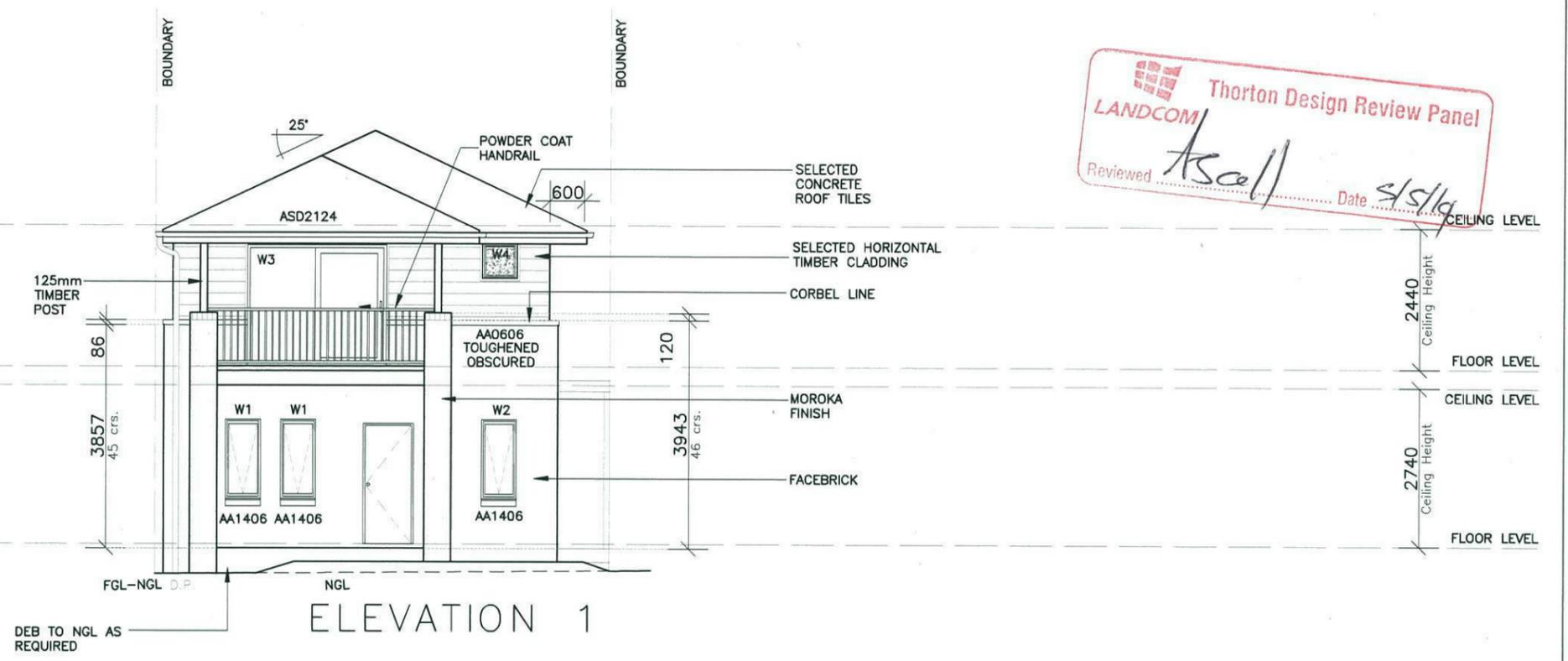
Thorton Design Review Panel
 LANDCOM
 Reviewed *Ascott* Date *3/5/14*



Product: 8.0m PRODUCT Parcel 13 Facade (b) Rear Loaded Garage	Client: Zac Homes	Dwg Title: SITE MANAGEMENT & STORMWATER PLAN	Sheet: A3	Scale: 1:200	A	25.04.14	COUNCIL SUBMISSION	E.G.
	Site Address: LOT 2372 D.P. 1171491 DURANT STREET, THORNTON	Date: 25.04.2014	Sheet No.: 1B	Issue: A				
	Council: PENRITH COUNCIL	Job No.: 214016						

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Thorton Design Review Panel
 LANDCOM
 Reviewed *Ascell* Date *2/5/14*



Product:
8.0m PRODUCT
 Parcel 13
 Facade (b)
 Rear Loaded Garage

Client:
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 Site Address:
 LOT 2372 D.P. 1171491
 DURANT STREET,
 THORNTON

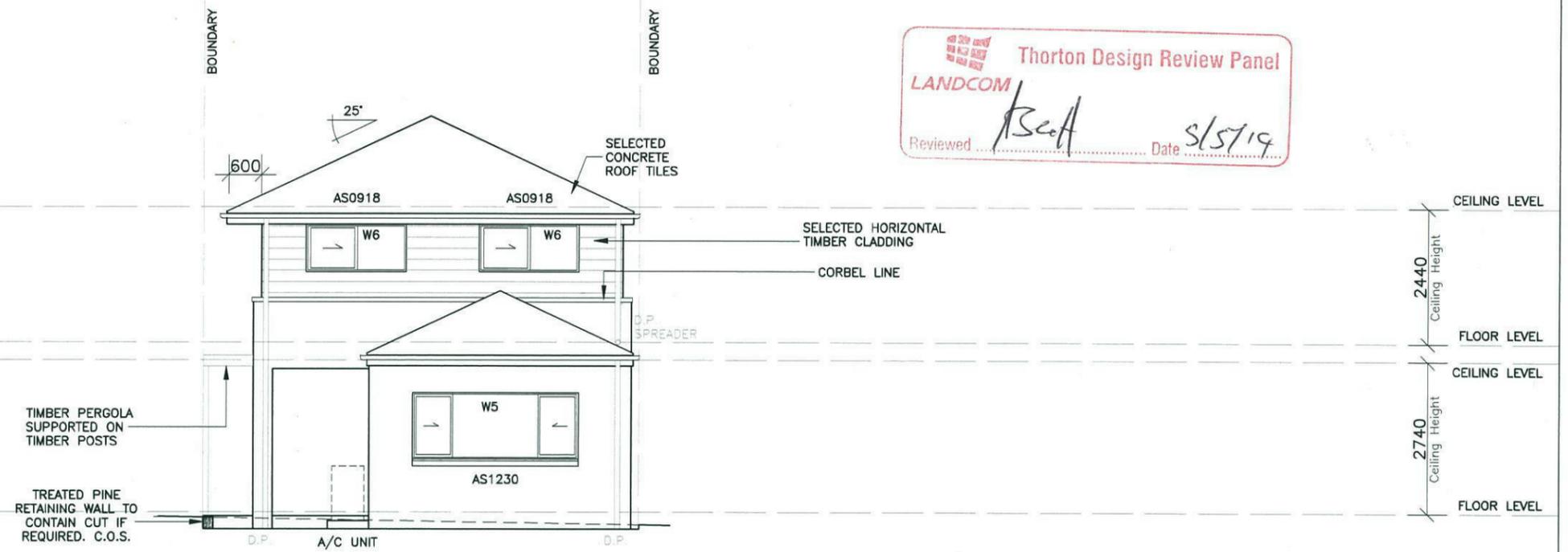
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ELEVATIONS
 Date:
 25.04.2014
 Council:
 PENRITH COUNCIL

Sheet:
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 Scale:
 1:100
 Sheet No.
 4
 Issue:
 A
 Job No:
214016

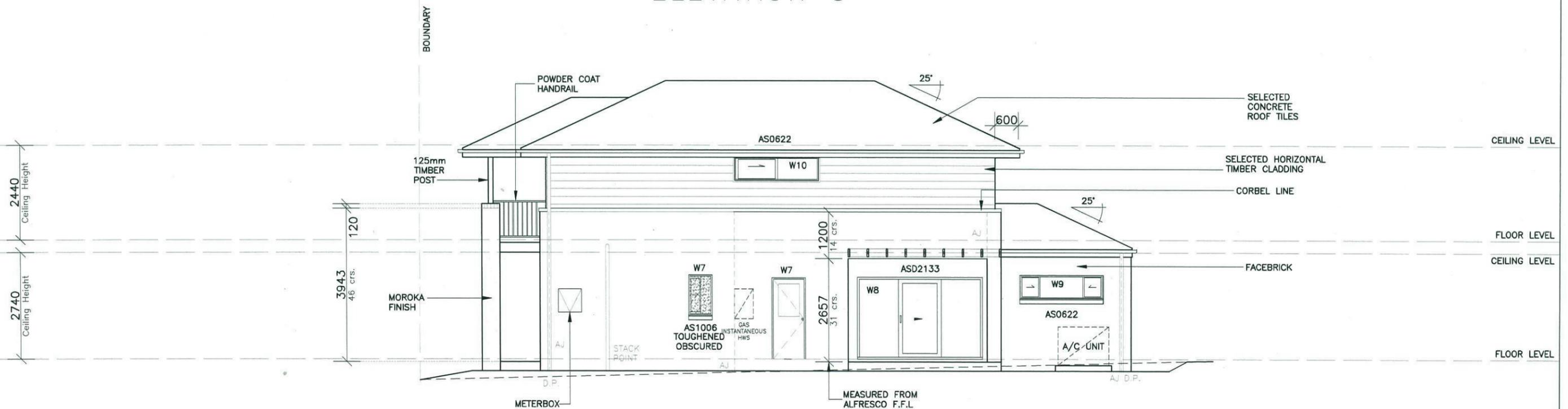
A	25.04.14	COUNCIL SUBMISSION	E.G.

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 LANDCOM
 Reviewed *Asiff* Date *5/5/19*



ELEVATION 3



ELEVATION 4



Product:
8.0m PRODUCT
 Parcel 13
 Facade (b)
 Rear Loaded Garage

Client:
Zac Homes
 Site Address:
 LOT 2372 D.P. 1171491
 DURANT STREET,
 THORNTON

Dwg Title:
ELEVATIONS
 Date:
 25.04.2014
 Council:
PENRITH COUNCIL

Sheet:
A3
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1:100
 Sheet No.
5
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A
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A	25.04.14	COUNCIL SUBMISSION	E.G.

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SIMMONS LANE - Supply + installation by BUILDER

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Area m²
BUILDER**

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0.00

Total area

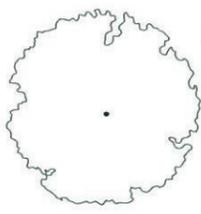
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*Area's outside of the allotment boundary. **Area's inside of the allotment boundary

LOT PLANTING SUMMARY

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

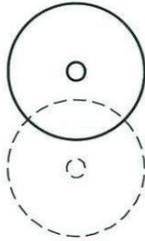


LEGEND

Proposed trees - refer to plant schedule



Proposed accents & grasses - refer to plant schedule



Existing tree to be retained

Existing tree to be removed



Proposed shrubs - refer to plant schedule



Proposed groundcovers and grasses - refer to plant schedule



Existing levels



Proposed levels



Proposed Top Of Wall levels



Boundary

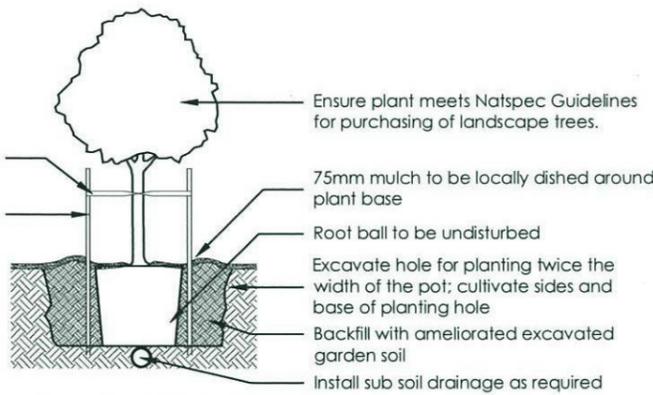
Garden edging



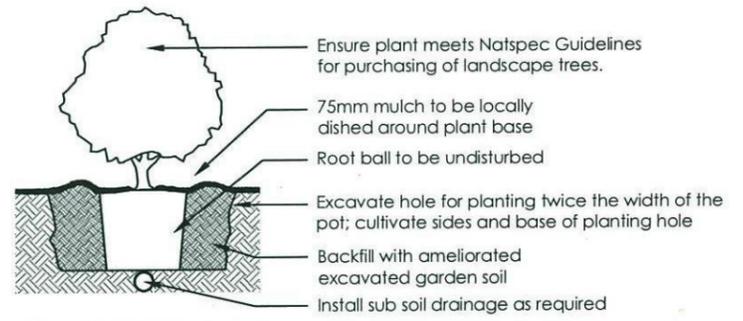
Masonry retaining walls



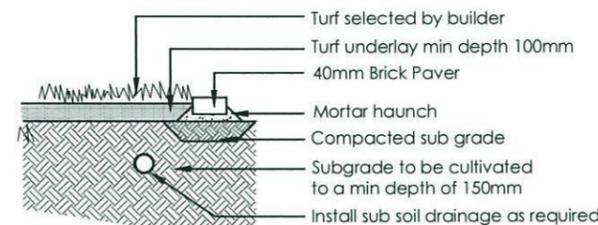
Existing contours



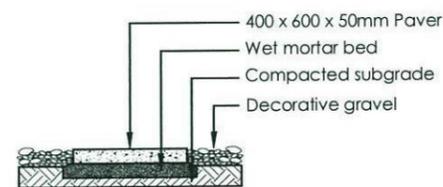
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2 Planting Detail
NTS 150mm, 200mm Pot Size



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NTS Brick Paver Edge



4 Stepping stones in gravel
NTS Low traffic zone

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B	ISSUE DA PLANS FOR REVIEW	RS	RS	15-04-14

ecodeign
Outdoor Living Environmentalists

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Email: info@ecodeign.com.au
Web: www.ecodeign.com.au

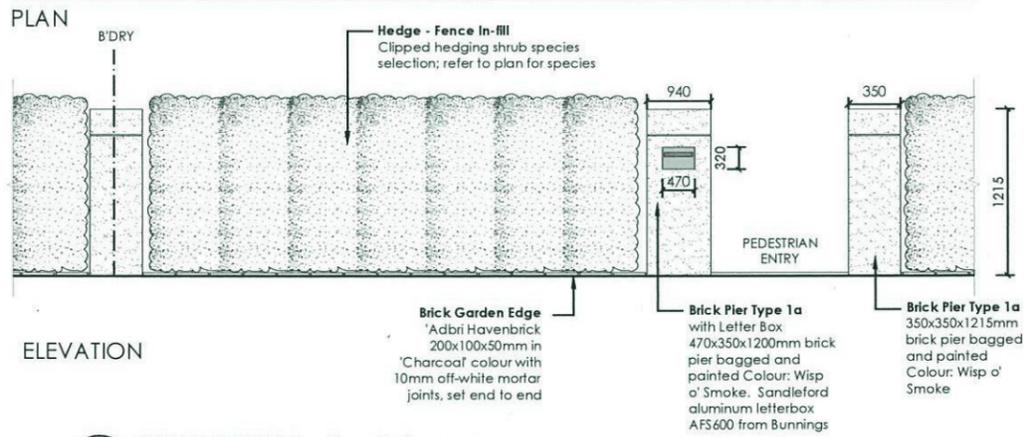
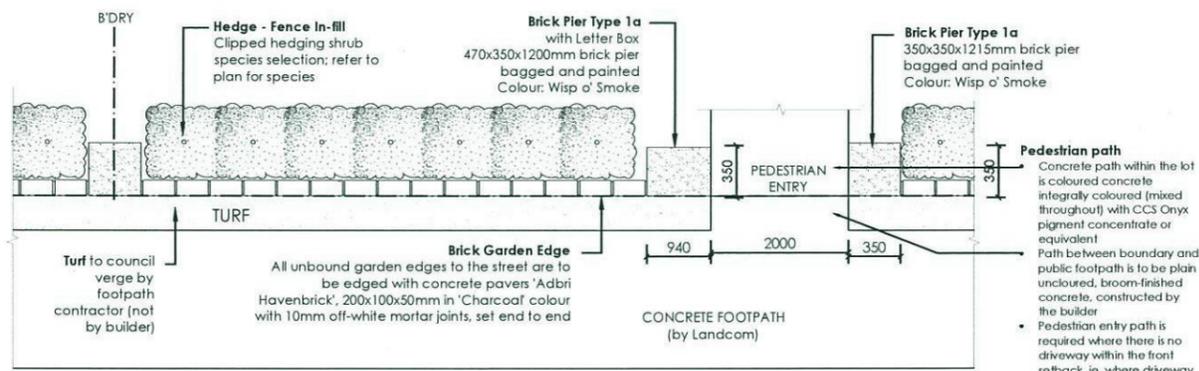
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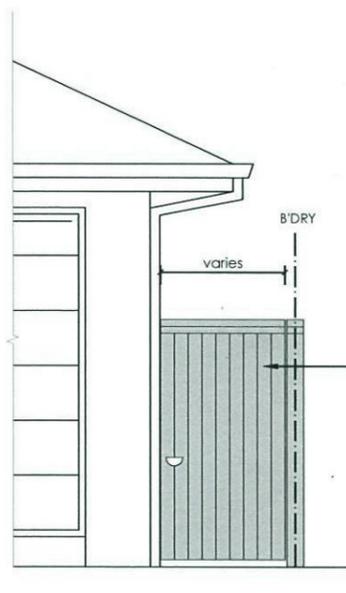
LOT 2372 DURANT STREET, PENRITH	
ZAC HOMES	

NEW RESIDENCE				
LANDSCAPE PLAN				
SCALE	DATE	PROJECT	REVISION	
1:100 @ A3	DA	02		
DRAWN	CHECK	DATE	REVISION	
RS	RS	15-04-14	B	

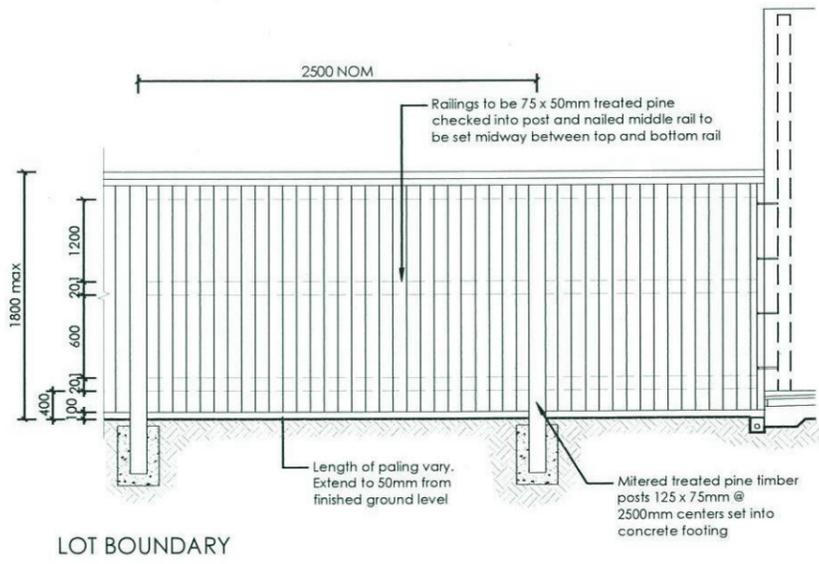


5 FENCE TYPE 5 - Front Fence
1:50 Typical detail

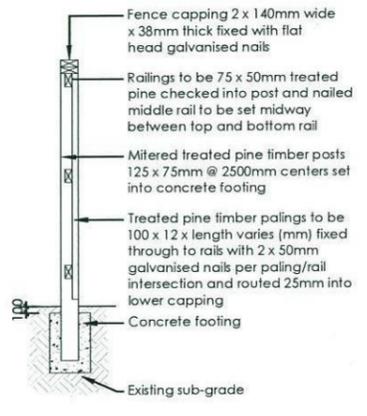
Thornton Design Review Panel
 LANDCOM
 Reviewed by: AScaH
 Date: s/s/14



SIDE GATE



LOT BOUNDARY



SECTION

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

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outdoor living environments

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Ph: (02) 9680 7712 Fax: (02) 9680 7706
Email: info@ecodesign.com.au
Web: www.ecodesign.com.au
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2. Verify all measurements on site
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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

PROJECT: LOT 2372 DURANT STREET, PENRITH

CLIENT: ZAC HOMES

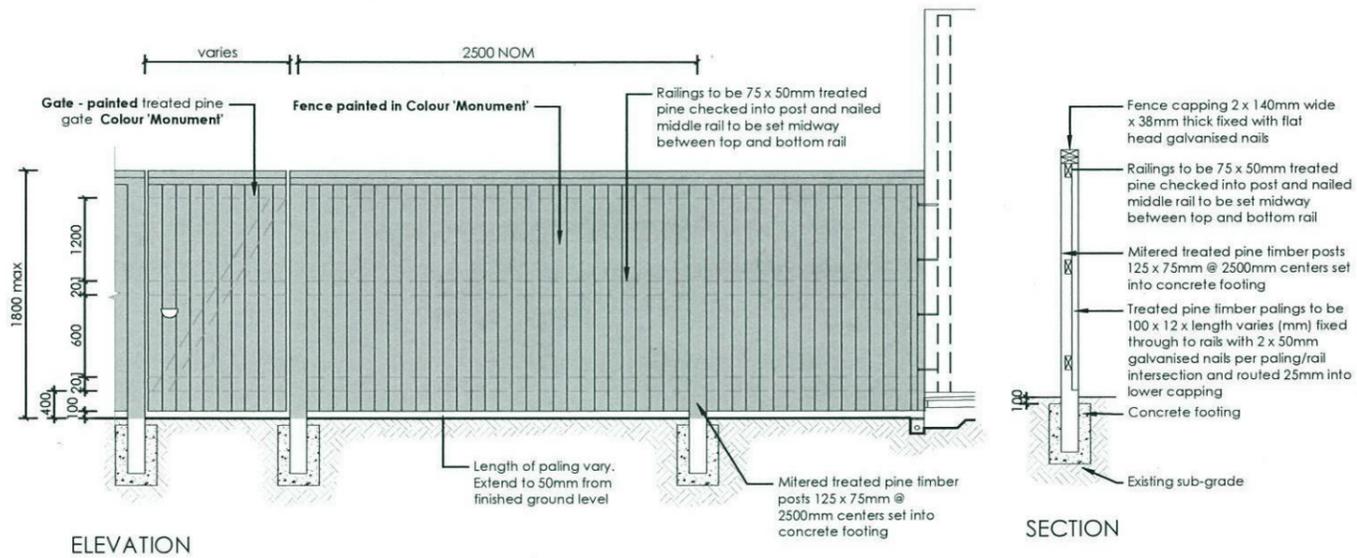
PROJECT: NEW RESIDENCE

DRAWING: LANDSCAPE PLAN

SCALE: 1:100 @ A3

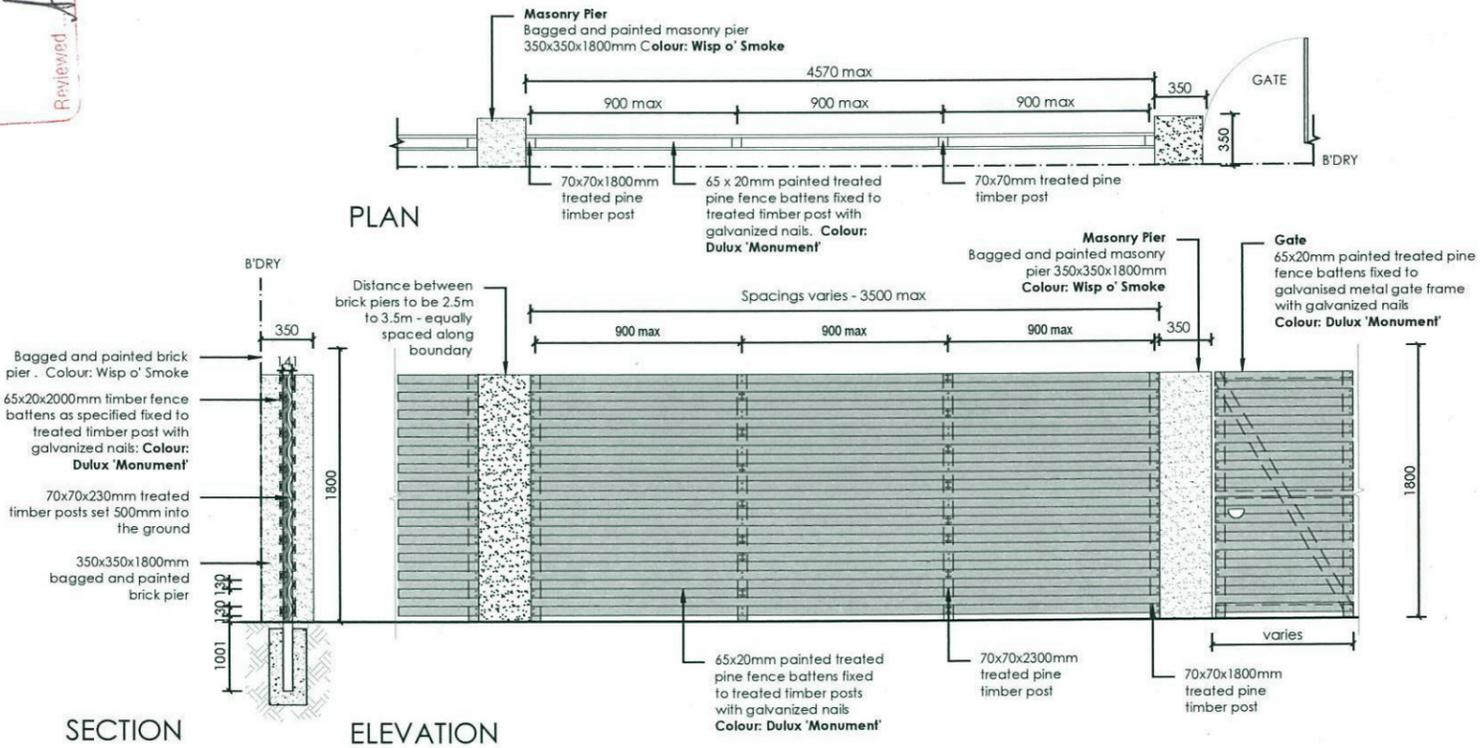
DATE: 15-04-14

REVISION: B



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

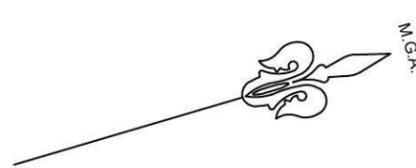
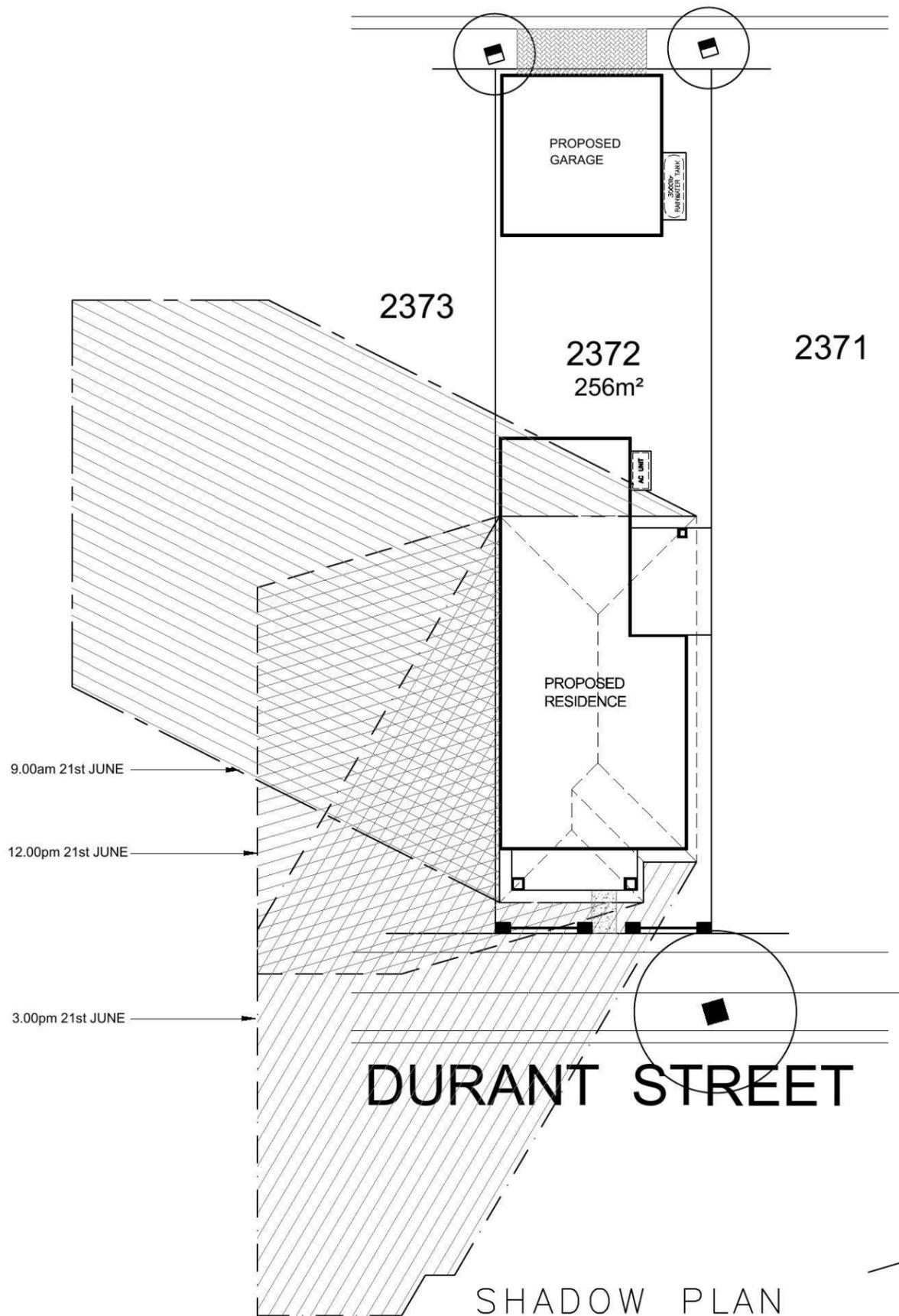
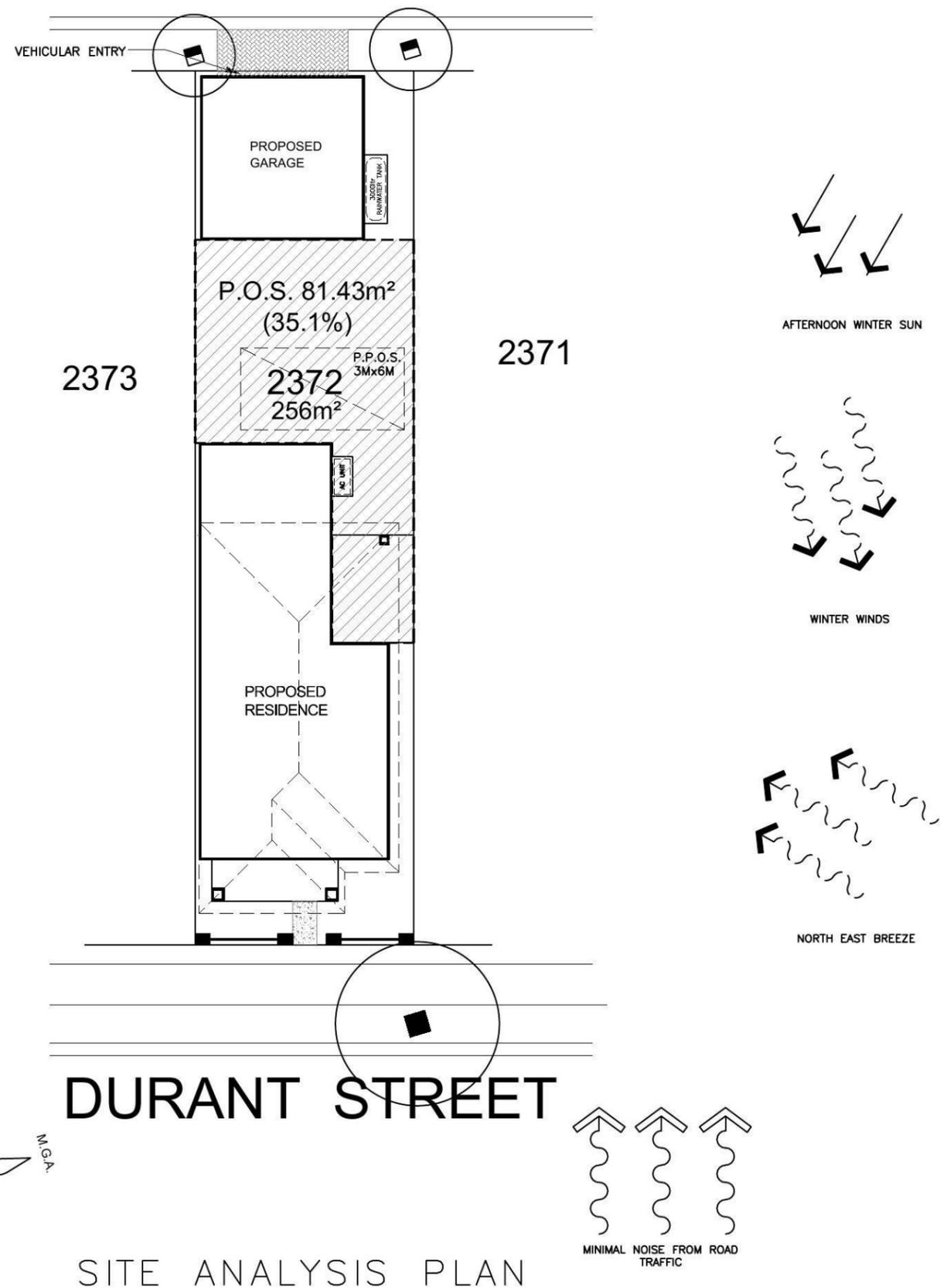
Thorton Design Review Panel
 LANDCOM
 Reviewed: *J Scott* Date: 2/5/19



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

REVISION	DESCRIPTION	DRAWN	CHECK	DATE	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 Member of the Australian Institute of Landscape Designers and Managers	PROJECT	NEW RESIDENCE					
A	ISSUE FOR CLIENT REVIEW	RS	BT	07-04-14		LOT 2372 DURANT STREET, PENRITH	DRAWN	LANDSCAPE PLAN				
B	ISSUE DA PLANS FOR REVIEW	RS	RS	15-04-14	CLIENT ZAC HOMES	SCALE	1:100 @ A3	SHEET	04			
						DRAWN	RS	CHECK	RS	DATE	15-04-14	REVISION

SIMMONS LANE



DURANT STREET

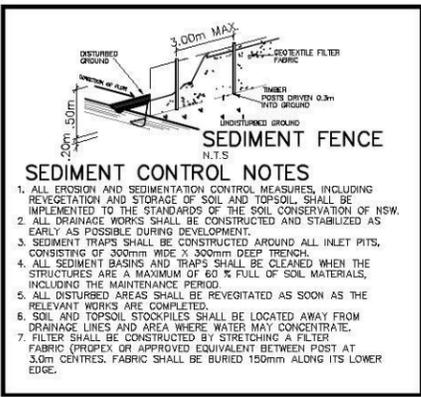
SITE ANALYSIS PLAN

SHADOW PLAN



Product: 8.0m PRODUCT Parcel 13 Facade (b) Rear Loaded Garage	Client: Zac Homes	Dwg Title: SHADOWS & SITE ANALYSIS	Sheet: A3	Scale: 1:200	A 25.04.14 COUNCIL SUBMISSION E.G. B 13.05.14 AMENDED DRIVEWAY FINISH TO SUIT LANDSCAPE PLAN E.G.
	Site Address: LOT 2372 D.P. 1171491 DURANT STREET, THORNTON	Date: 25.04.2014	Sheet No.: 1A	Issue: B	
	Council: PENRITH COUNCIL	Job No.: 214016			

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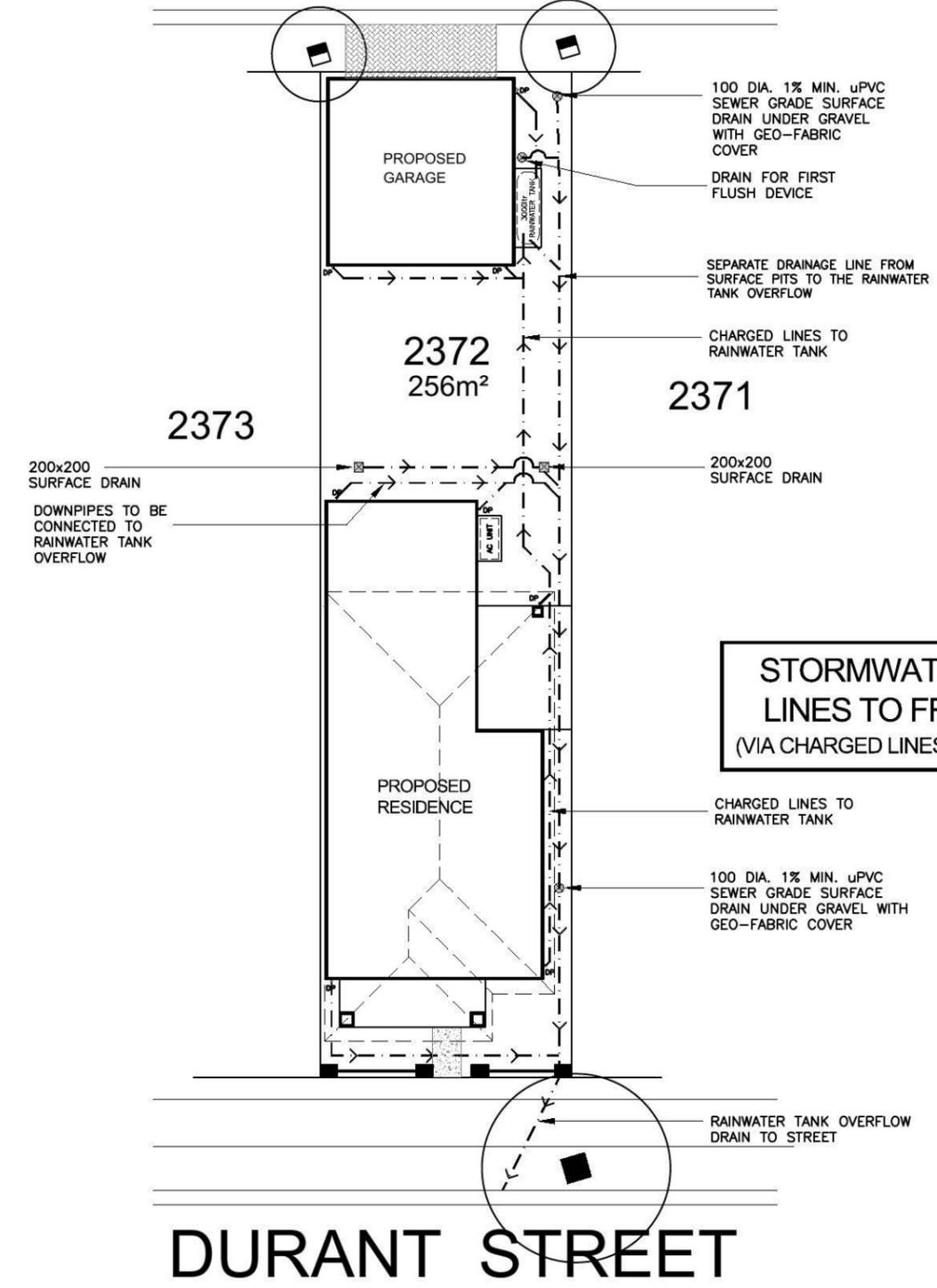
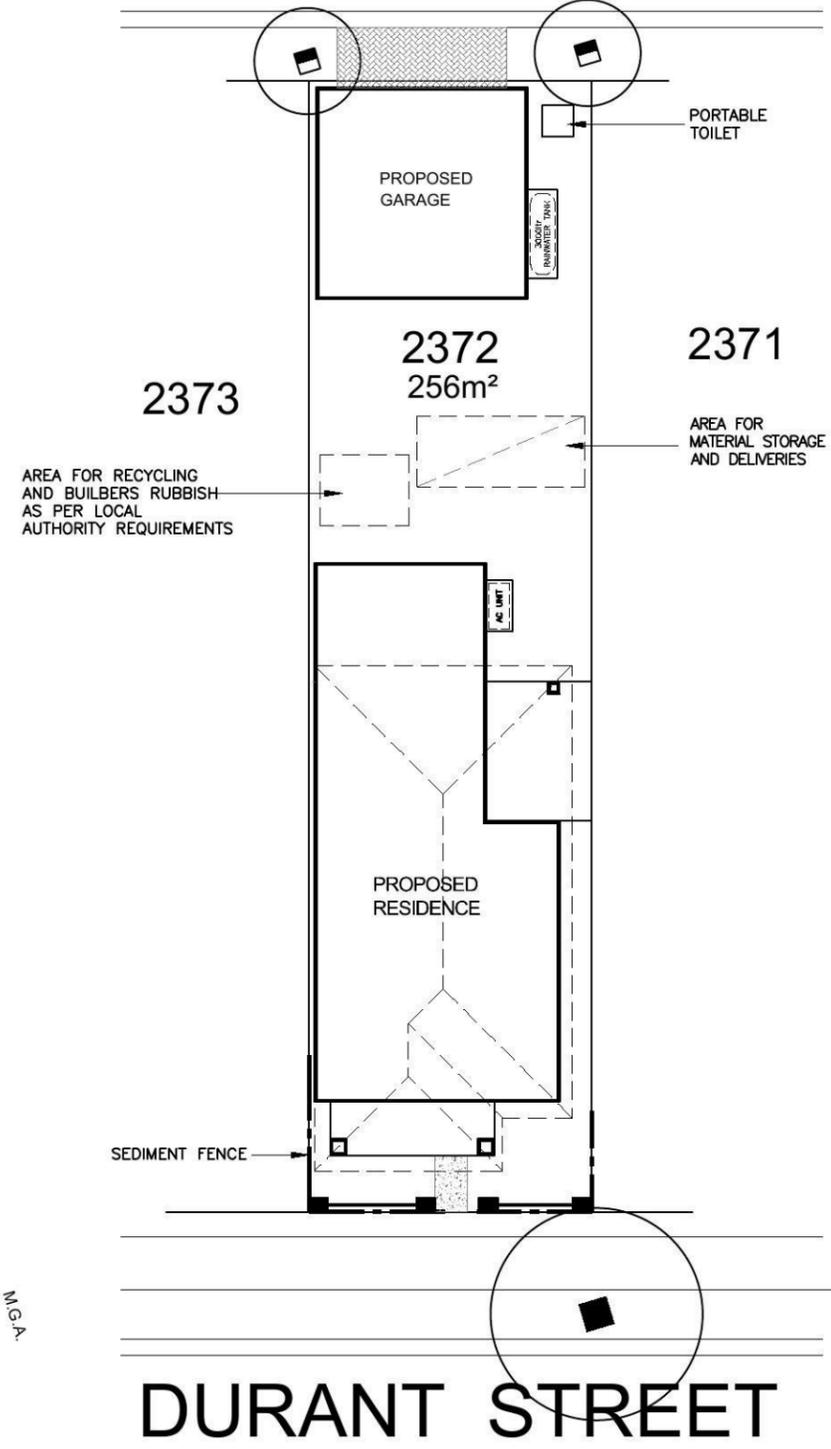


SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT) BETWEEN POSTS AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.

SIMMONS LANE

SIMMONS LANE



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

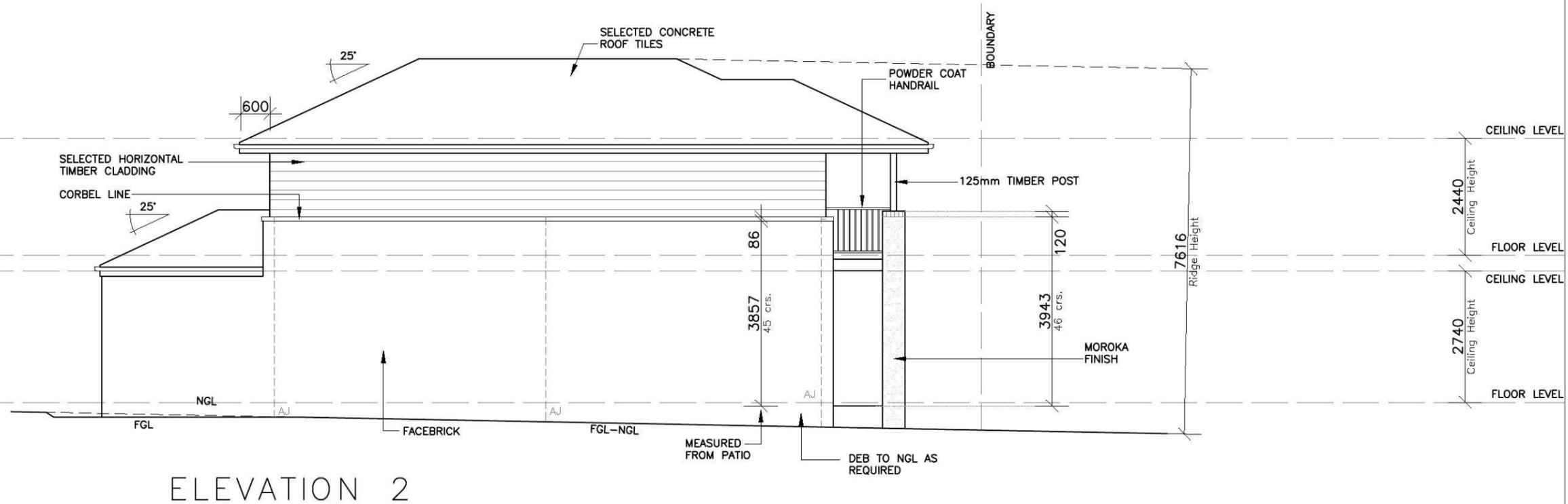
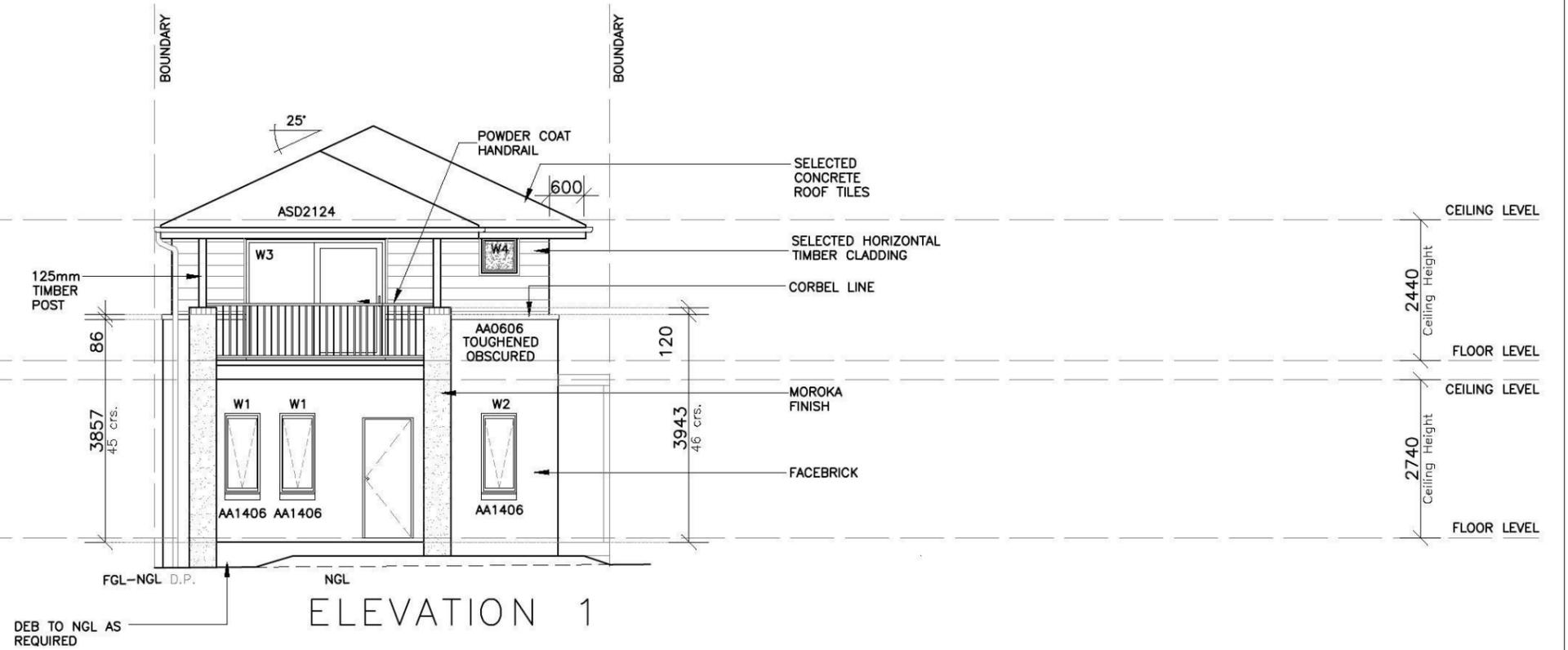
SITE MANAGEMENT PLAN

STORMWATER PLAN



Product: 8.0m PRODUCT Parcel 13 Facade (b) Rear Loaded Garage	Client: Zac Homes	Dwg Title: SITE MANAGEMENT & STORMWATER PLAN	Sheet:	Scale:	A	25.04.14	COUNCIL SUBMISSION	E.G.
			A3	1:200	B	13.05.14	AMENDED DRIVEWAY FINISH TO SUIT LANDSCAPE PLAN	E.G.
	Site Address: LOT 2372 D.P. 1171491 DURANT STREET, THORNTON	Date: 25.04.2014	Sheet No.:	Issue:				
			1B	B				
		Council: PENRITH COUNCIL	Job No.:					
			214016					

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Product:
8.0m PRODUCT
 Parcel 13
 Facade (b)
 Rear Loaded Garage

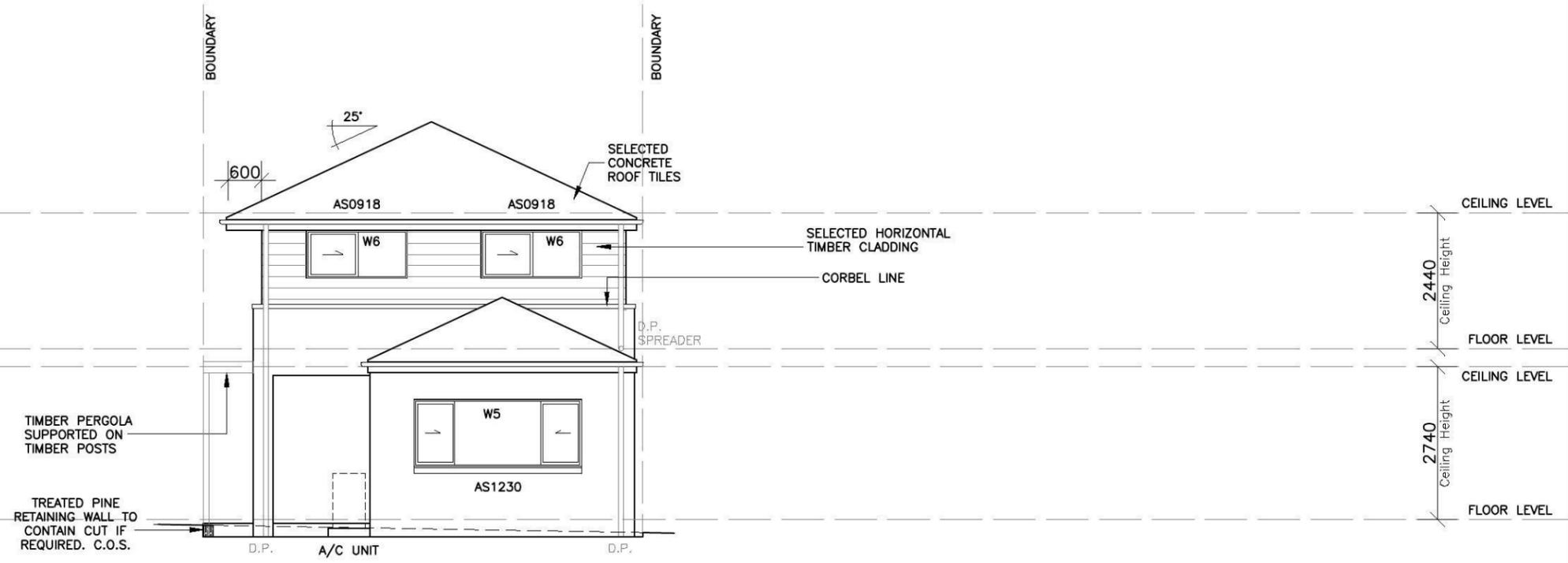
Client:
Zac Homes
 Site Address:
 LOT 2372 D.P. 1171491
 DURANT STREET,
 THORNTON

Dwg Title:
ELEVATIONS
 Date:
 25.04.2014
 Council:
 PENRITH COUNCIL

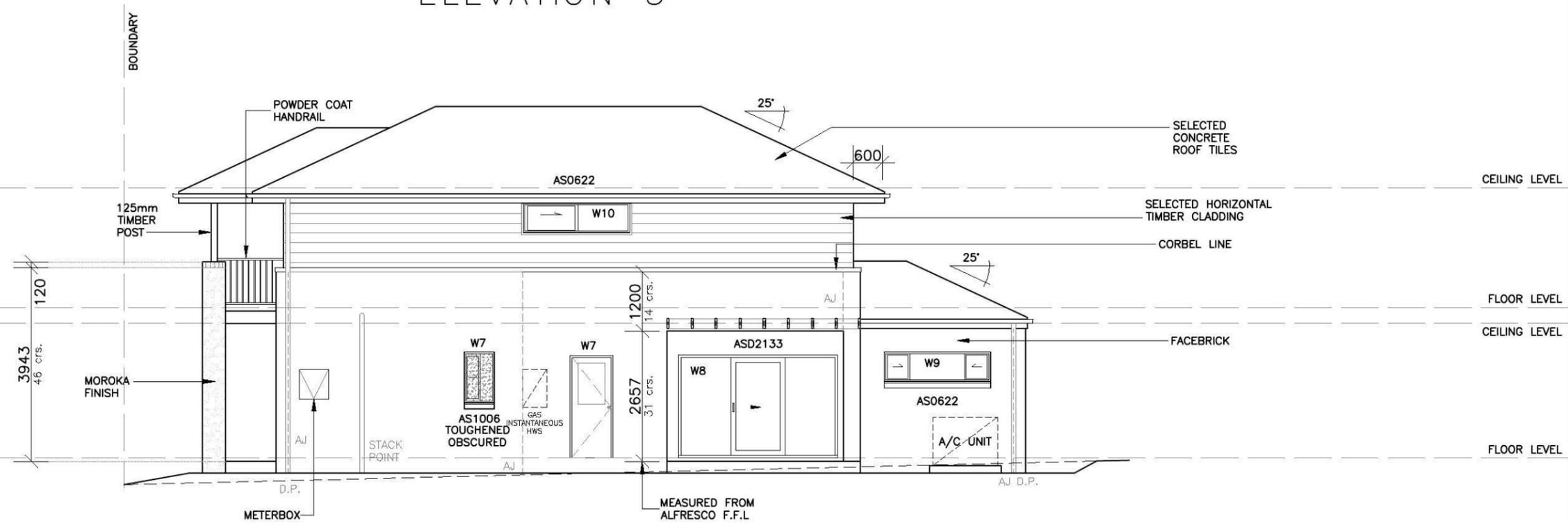
Sheet:
A3
 Sheet No.
 4
 Job No:
214016

A	25.04.14	COUNCIL SUBMISSION	E.G.
B	13.05.14	AMENDED DRIVEWAY FINISH TO SUIT LANDSCAPE PLAN	E.G.

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ELEVATION 3



ELEVATION 4



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	Site Address: LOT 2372 D.P. 1171491 DURANT STREET, THORNTON	Date: 25.04.2014	Sheet No.: 5	Issue: B	
	Council: PENRITH COUNCIL	Job No.: 214016			

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