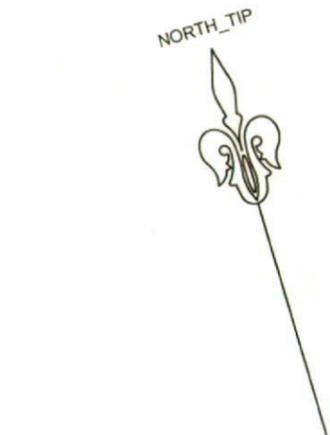
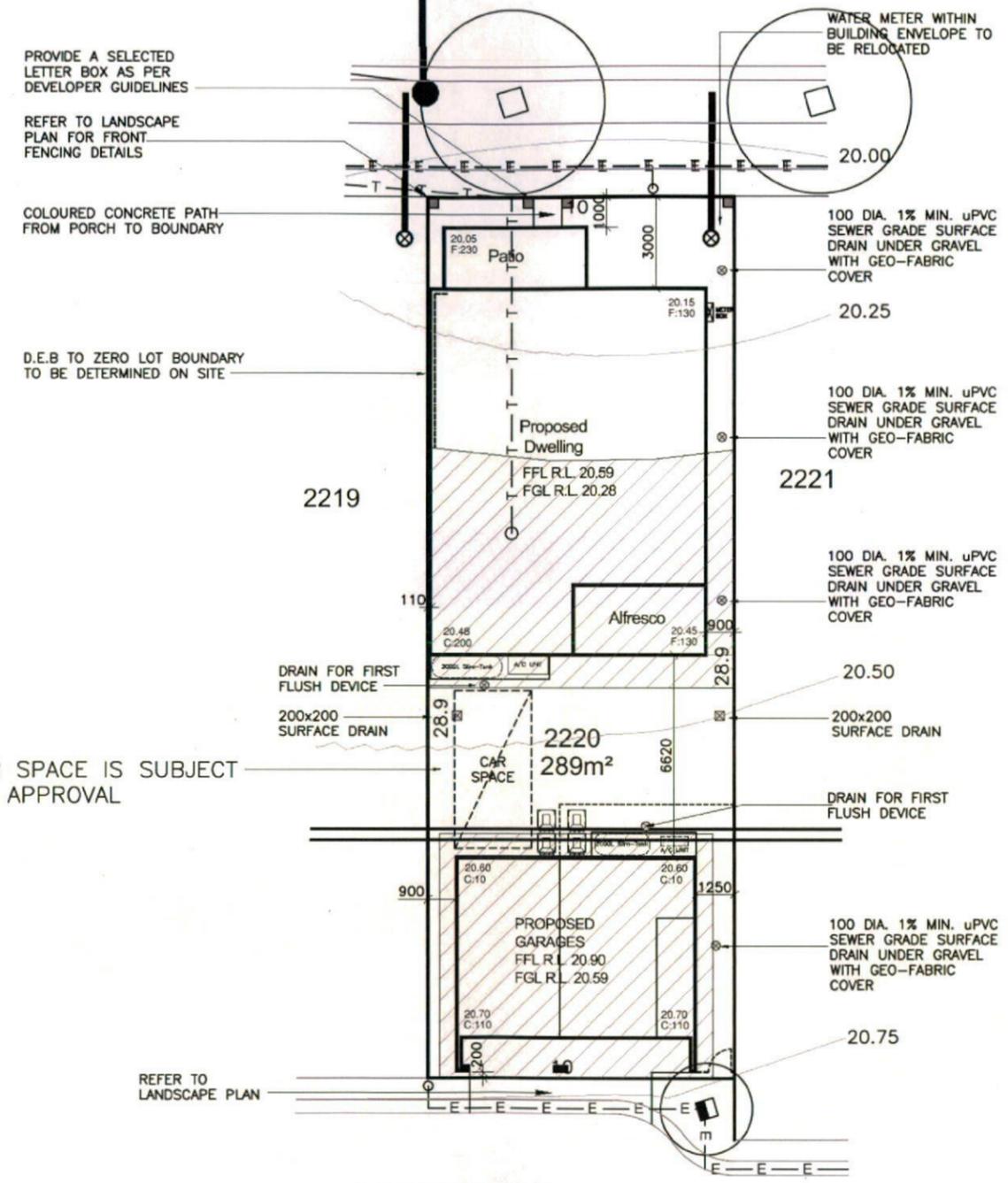


**M CLASS SITE**



- 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

**WILLIAM HART CRES**



**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.

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

DEVELOPER ASSUMED CONTOURS USED. BUILDER TO CONFIRM LEVELS ON SITE

SECOND CAR SPACE IS SUBJECT TO COUNCIL APPROVAL

**AREAS-**

SITE: Lot 2220	289sqm
GROUND FLOOR:	97.94m²
FIRST FLOOR:	107.79m²
GARAGE:	20.36m²
PORCH:	9.28m²
ALFRESCO:	9.84m²
BALCONY:	9.28m²
TOTAL:	254.49m²
STUDIO GARAGE:	26.65m²
F.F STUDIO:	47.02m²
F.F STUDIO BALCONY:	8.63m²
TOTAL:	82.30m²

**LANDSCAPE AREA**

SITE AREA:	289.00m²
TOTAL HARD SURFACE AREAS:	174.03m²
REMAINING SOFT AREA:	114.12m²
LANDSCAPE AREA:	39.49%
MINIMUM REQUIRED BY COUNCIL:	n/a%

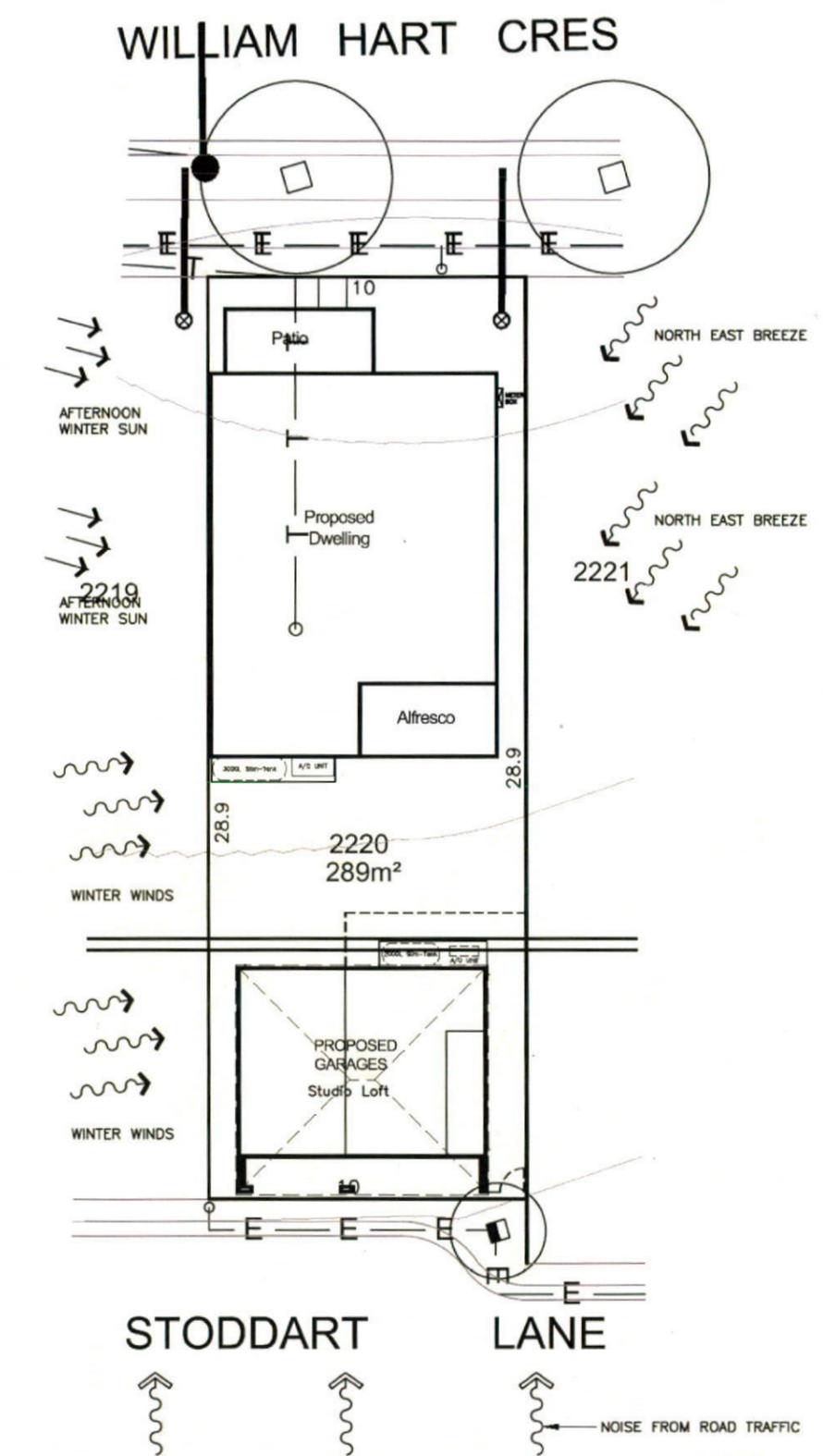
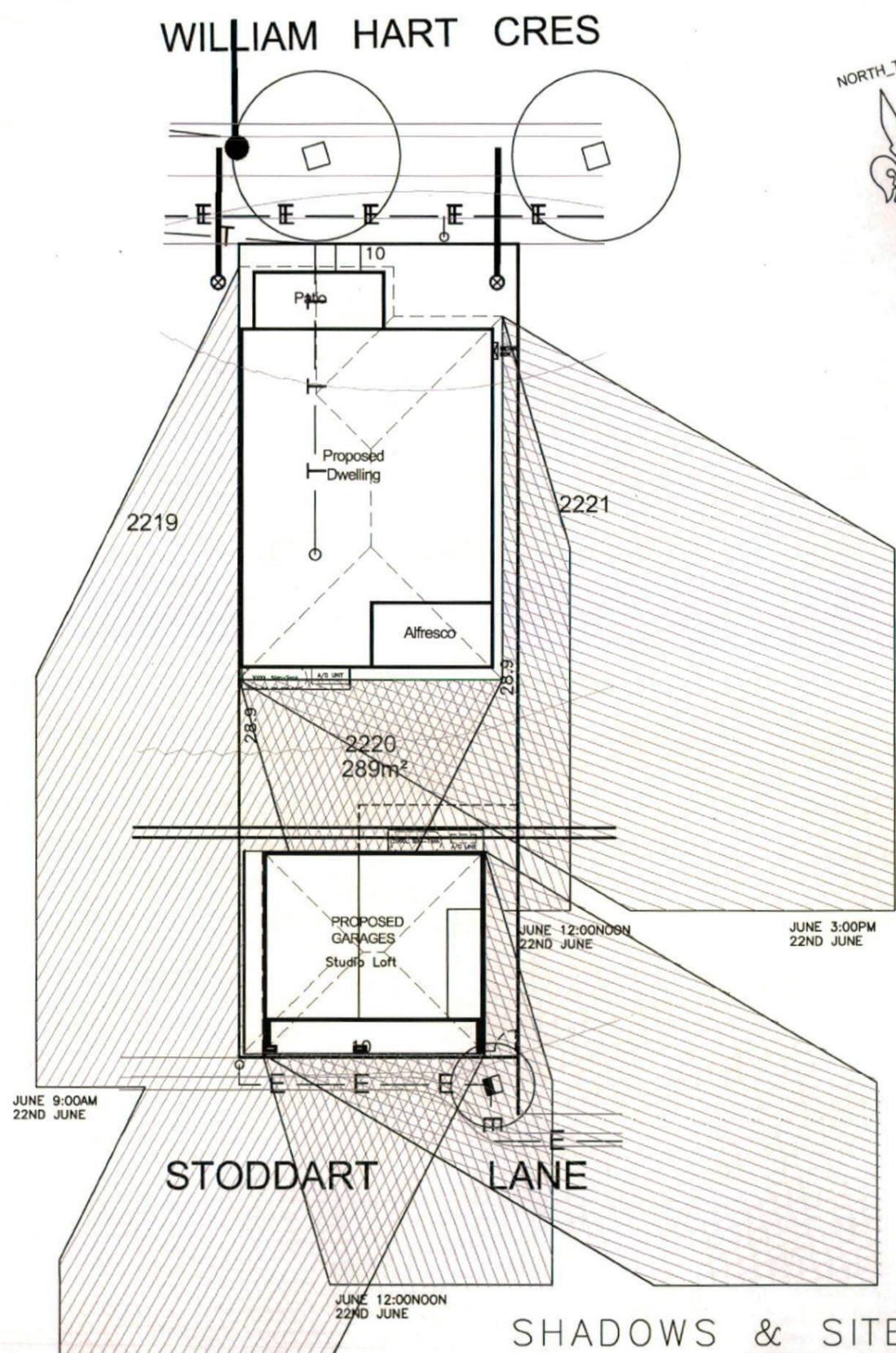
P.O.S. AREA 57.8m² (20.00%)

SITE COVERAGE 60.51%

FLOOR SPACE RATIO 87.45%



Product: <b>Dwelling with rear loaded garage + studio above</b>	Client: <b>ZAC HOMES</b>	Dwg Title: <b>SITE PLAN</b>	Sheet: <b>A3</b>	Scale: <b>1:200</b>	ISSUE	DATE	DESCRIPTION	DRAWN
	Site Address: <b>LOT 2220 WILLIAM HART CRES, THORNTON PENRITH 2750</b>	Date: <b>05.05.14</b>	Sheet No. <b>1</b>	Issue: <b>D</b>	A	05.05.14	D.A. ISSUE	S.G.
	Council: <b>PENRITH COUNCIL</b>	Job No: <b>214027</b>			B	15.05.14	AMENDED DRIVEWAY TO SUIT LANDSCAPE PLAN	E.G.
					C	08.08.14	SECTION 96 AMENDMENTS	D.L.
					D	12.08.14	DRAWING AMENDMENTS	D.L.



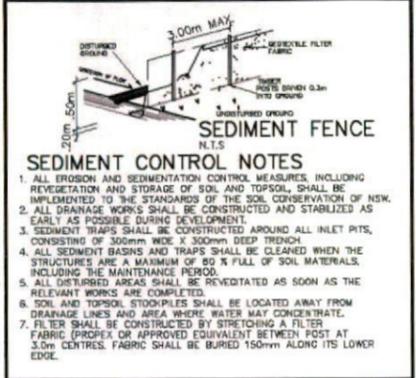
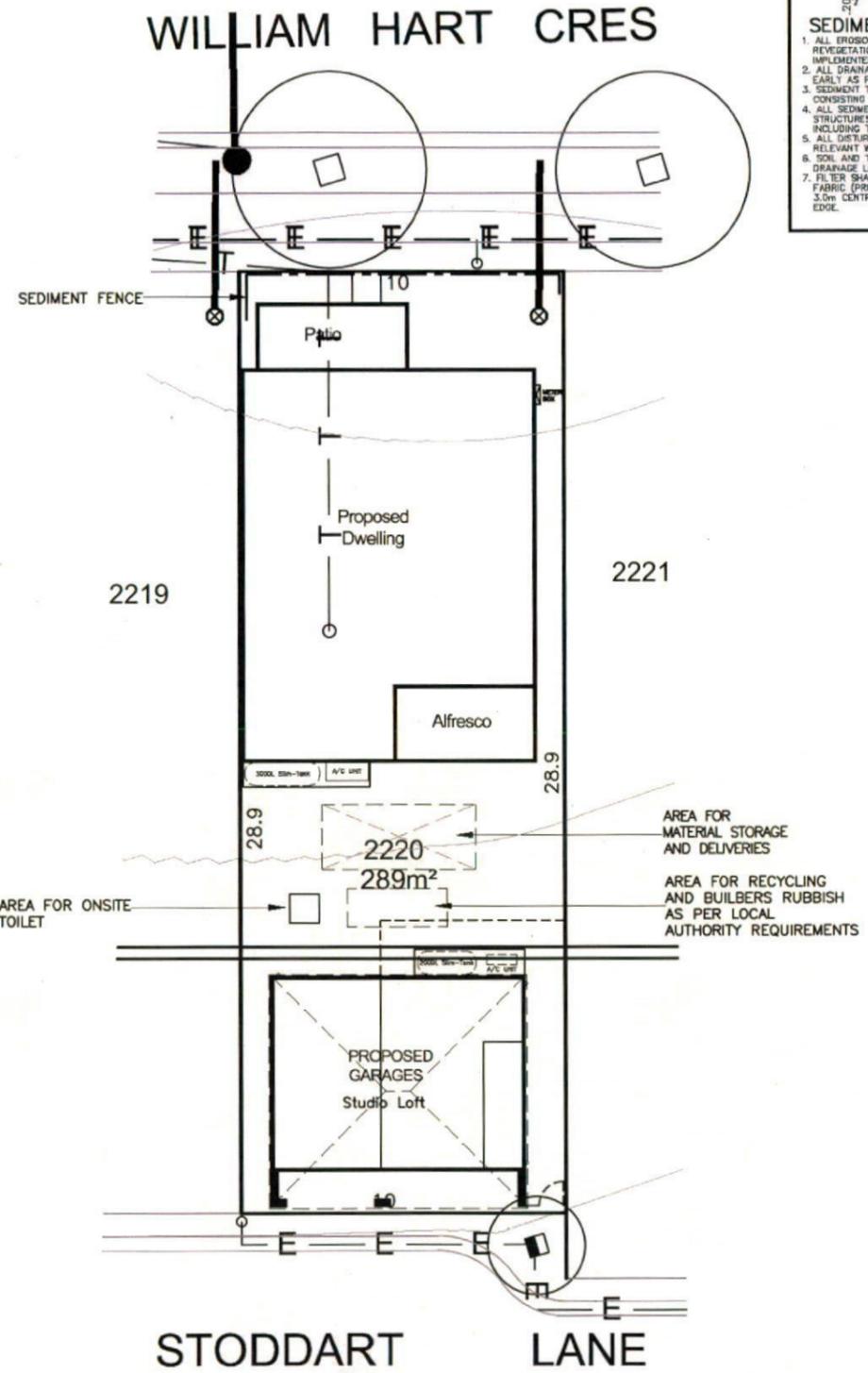
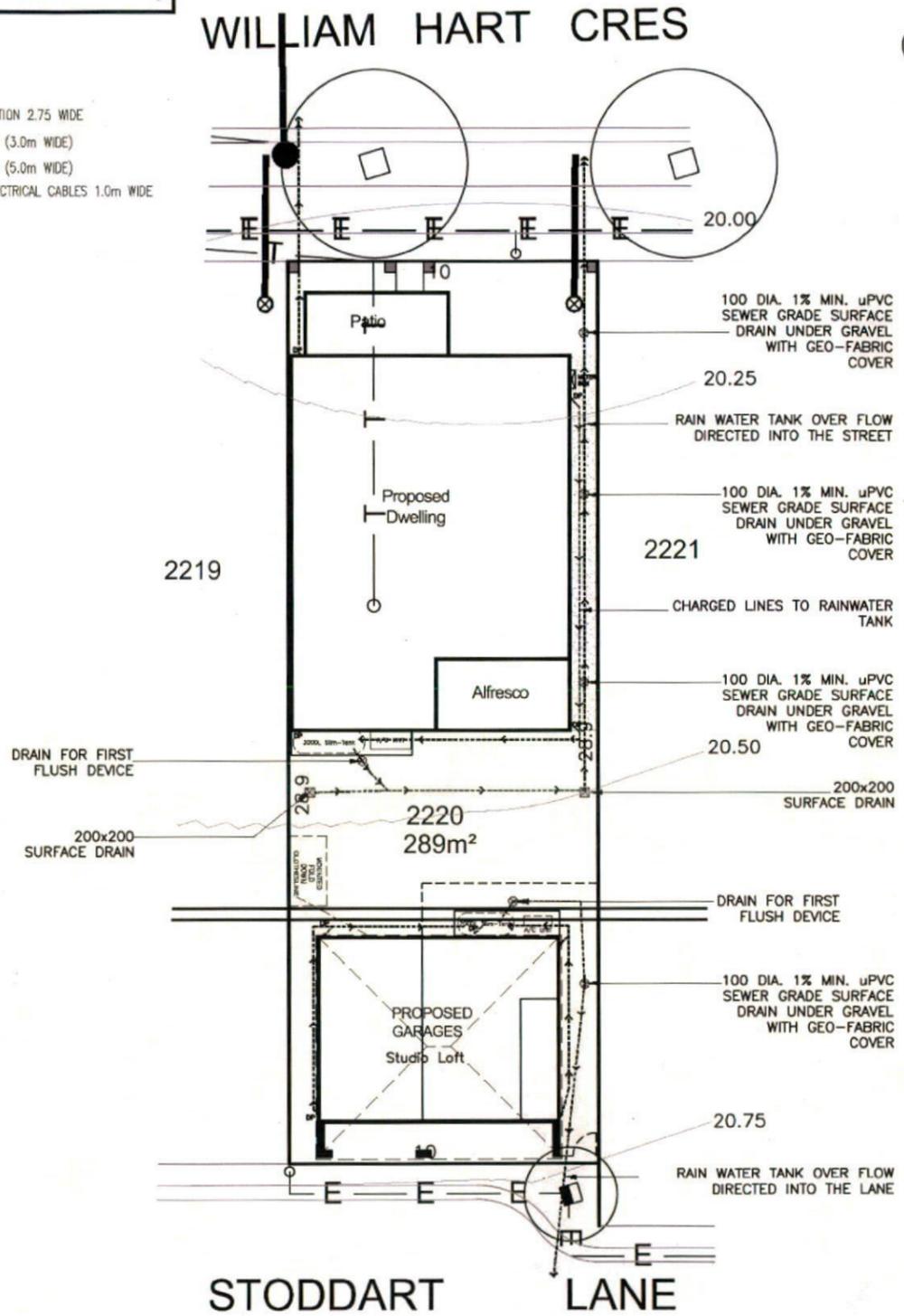
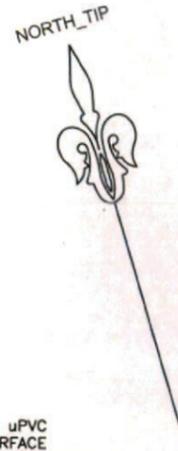
SHADOWS & SITE ANALYSIS PLAN



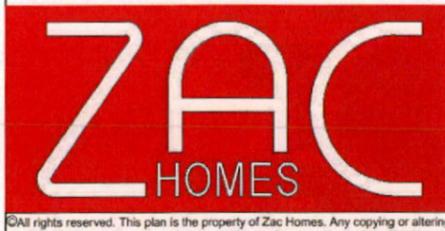
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	<b>Council:</b> PENRITH COUNCIL	<b>Job No.:</b> 214027			B   15.05.14   AMENDED DRIVEWAY TO SUIT LANDSCAPE PLAN	E.G.
					C   08.08.14   SECTION 96 AMENDMENTS	D.L.
					D   12.08.14   DRAWING AMENDMENTS	D.L.

**STORMWATER DRAINAGE LINES TO THE STREET**  
(VIA CHARGED LINES TO RAINWATER TANK)

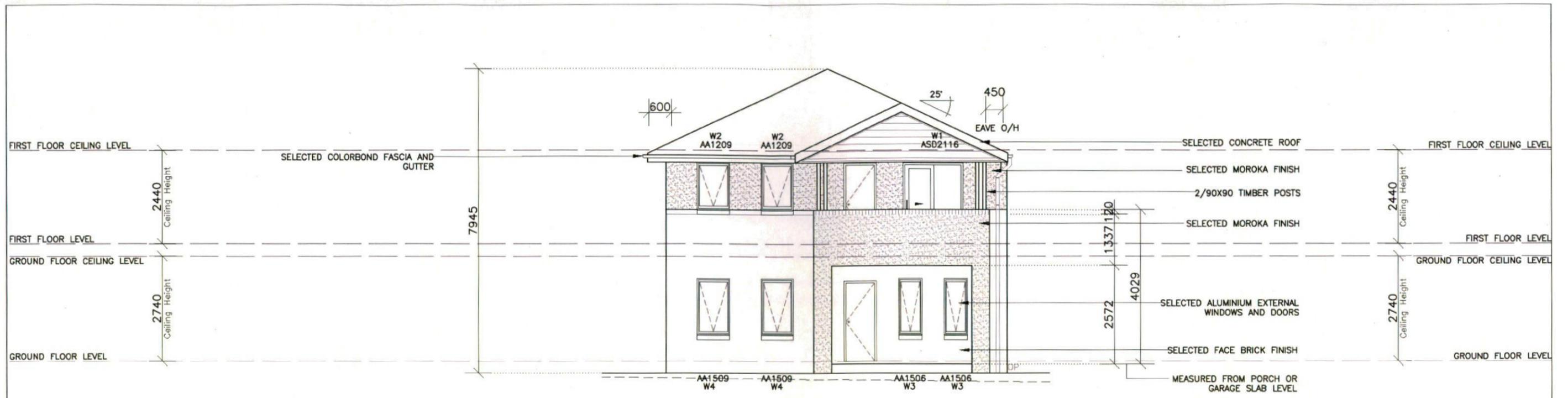
- PROPOSED DRAINAGE EASEMENT 1.5 WIDE
- ⊕ PROPOSED DRAINAGE EASEMENT 2.0 WIDE
- \* PROPOSED RETAINING WALLS
- ⊘ EASEMENT FOR SERVICES 3.0m WIDE
- ⊠ PROPOSED EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
- ⊙ PROPOSED RESTRICTION IN THE USE OF LAND (3.0m WIDE)
- ⊚ PROPOSED RESTRICTION IN THE USE OF LAND (5.0m WIDE)
- ⊛ PROPOSED EASEMENT FOR UNDERGROUND ELECTRICAL CABLES 1.0m WIDE



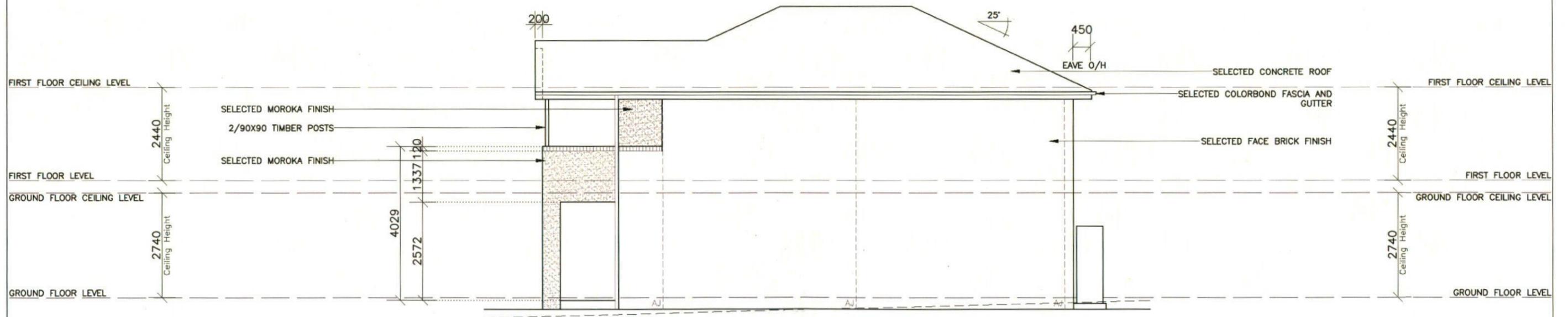
**STORMWATER & SITE MANAGEMENT PLAN**



<b>Product:</b> Dwelling with rear loaded garage + studio above	<b>Client:</b> ZAC HOMES	<b>Dwg Title:</b> STORMWATER & WASTE MANAGEMENT	<b>Sheet:</b> A3	<b>Scale:</b> 1:200	<b>ISSUE</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>DRAWN</b>
	<b>Site Address:</b> LOT 2220 WILLIAM HART CRES, THORNTON PENRITH 2750	<b>Date:</b> 05.05.14	<b>Sheet No.:</b> 1B	<b>Issue:</b> D	A	05.05.14	D.A. ISSUE	S.G.
	<b>Council:</b> PENRITH COUNCIL	<b>Job No.:</b> 214027			B	15.05.14	AMENDED DRIVEWAY TO SUIT LANDSCAPE PLAN	E.G.
					C	08.08.14	SECTION 96 AMENDMENTS	D.L.
					D	12.08.14	DRAWING AMENDMENTS	D.L.



ELEVATION 1



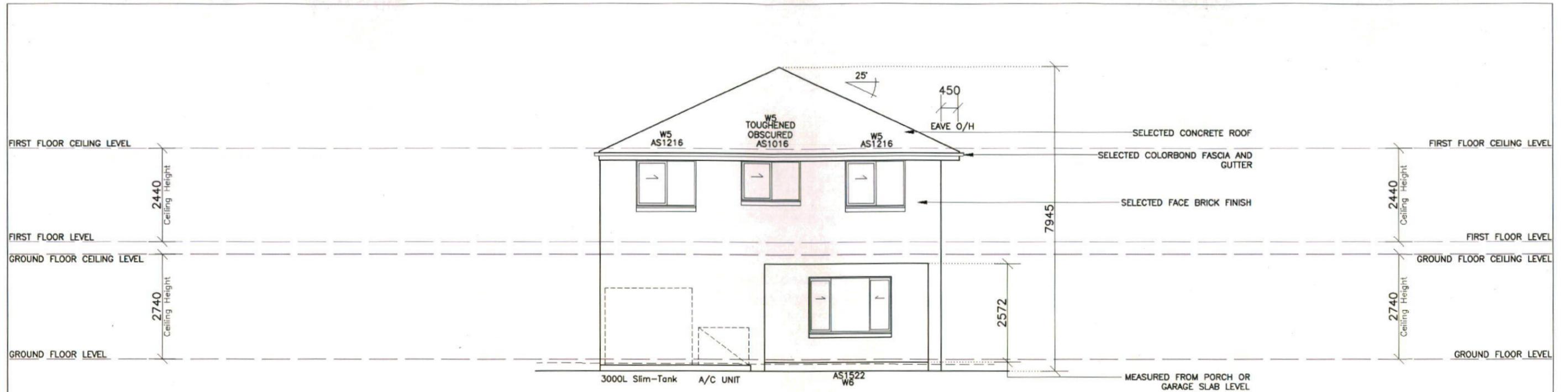
ELEVATION 2

MAIN DWELLING ELEVATIONS

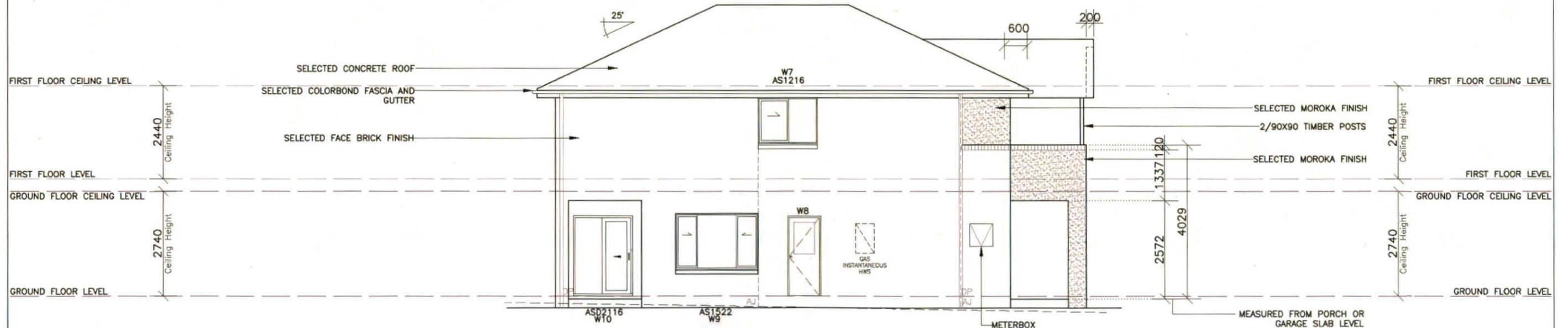


<b>Product:</b> Dwelling with rear loaded garage + studio above	<b>Client:</b> ZAC HOMES	<b>Dwg Title:</b> ELEVATIONS	<b>Sheet:</b> A3	<b>Scale:</b> 1:100	<b>ISSUE</b> <b>DATE</b> <b>DESCRIPTION</b>	<b>DRAWN</b>
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	<b>Council:</b> PENRITH COUNCIL	<b>Job No.:</b> 214027			B   15.05.14   AMENDED DRIVEWAY TO SUIT LANDSCAPE PLAN	E.G.
					C   08.08.14   SECTION 96 AMENDMENTS	D.L.
				D   12.08.14   DRAWING AMENDMENTS	D.L.	

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ELEVATION 3



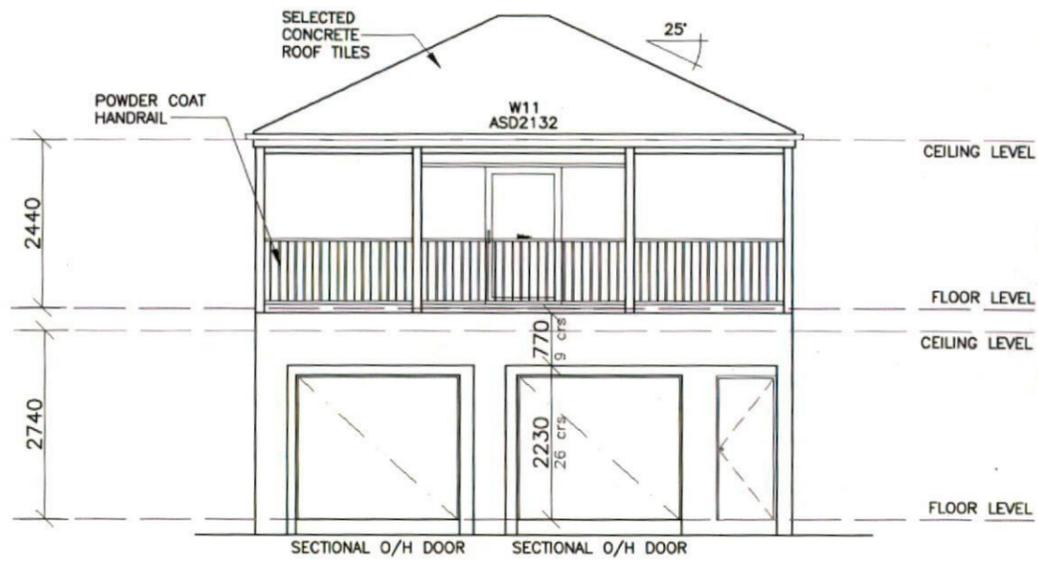
ELEVATION 4

MAIN DWELLING ELEVATIONS

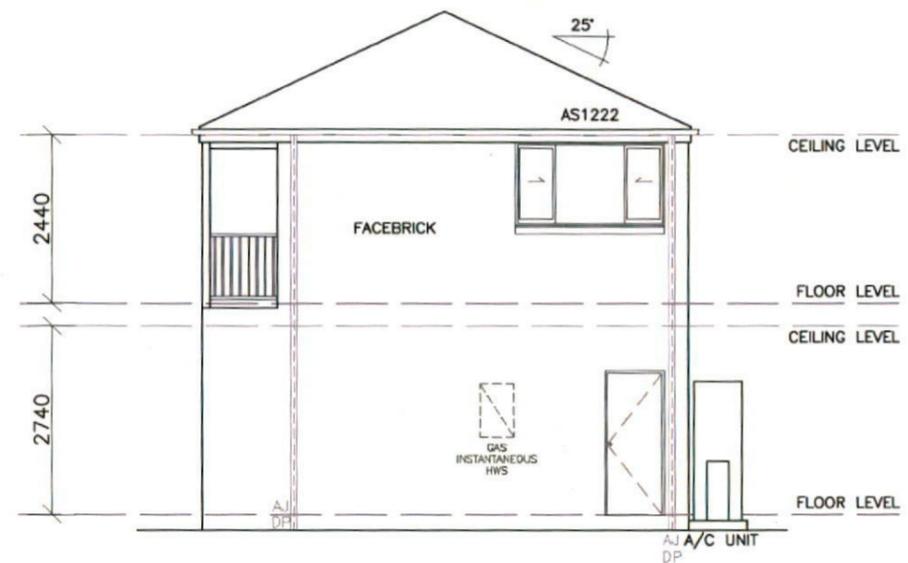


Product: <b>Dwelling with rear loaded garage + studio above</b>	Client: <b>ZAC HOMES</b>	Dwg Title: <b>ELEVATIONS</b>	Sheet: <b>A3</b>	Scale: <b>1:100</b>	ISSUE	DATE	DESCRIPTION	DRAWN
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		Council: <b>PENRITH COUNCIL</b>	Job No: <b>214027</b>		B	15.05.14	AMENDED DRIVEWAY TO SUIT LANDSCAPE PLAN	E.G.
					C	08.08.14	SECTION 96 AMENDMENTS	D.L.
					D	12.08.14	DRAWING AMENDMENTS	D.L.

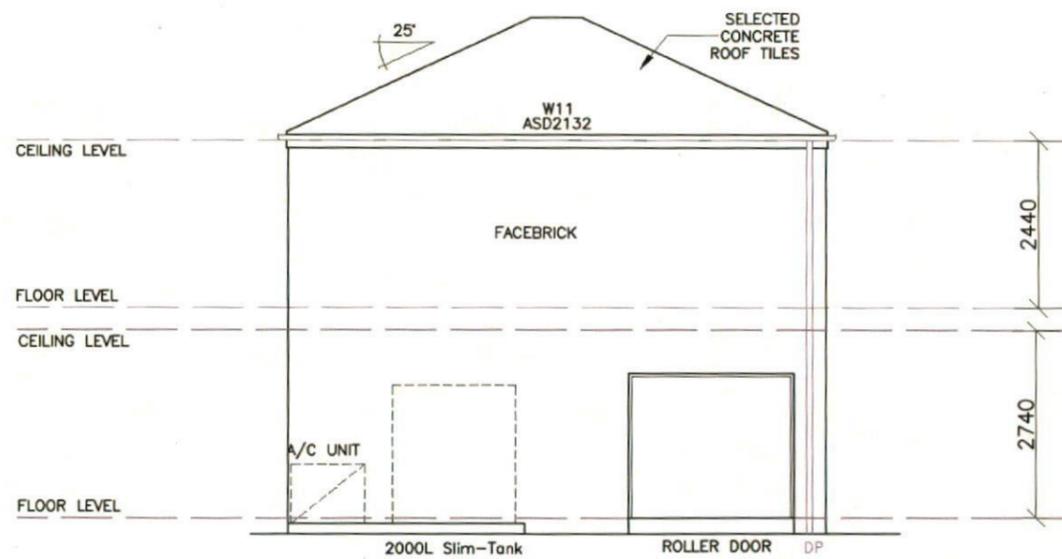
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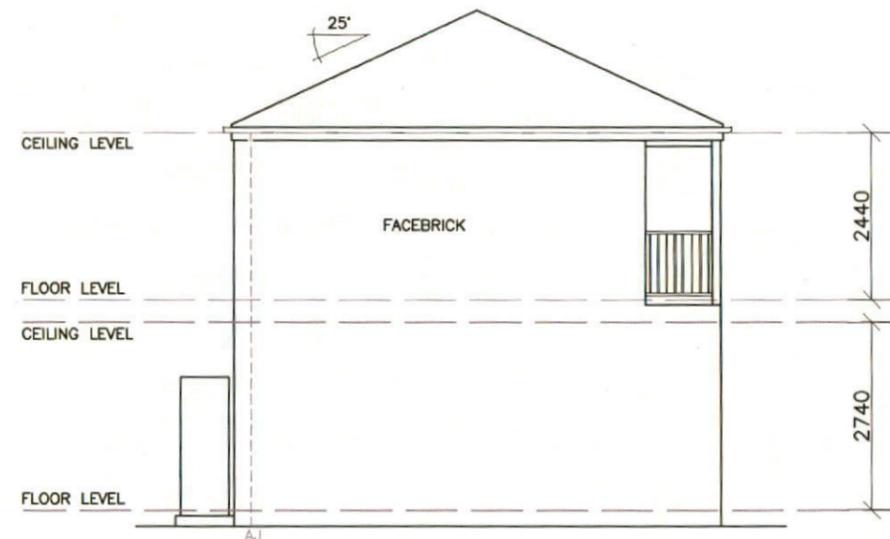
ELEVATION 1



ELEVATION 2



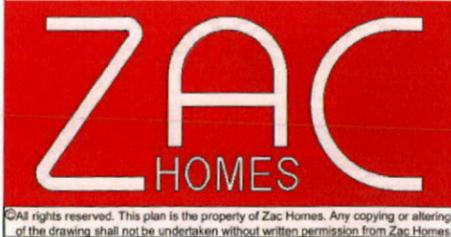
ELEVATION 3



ELEVATION 4

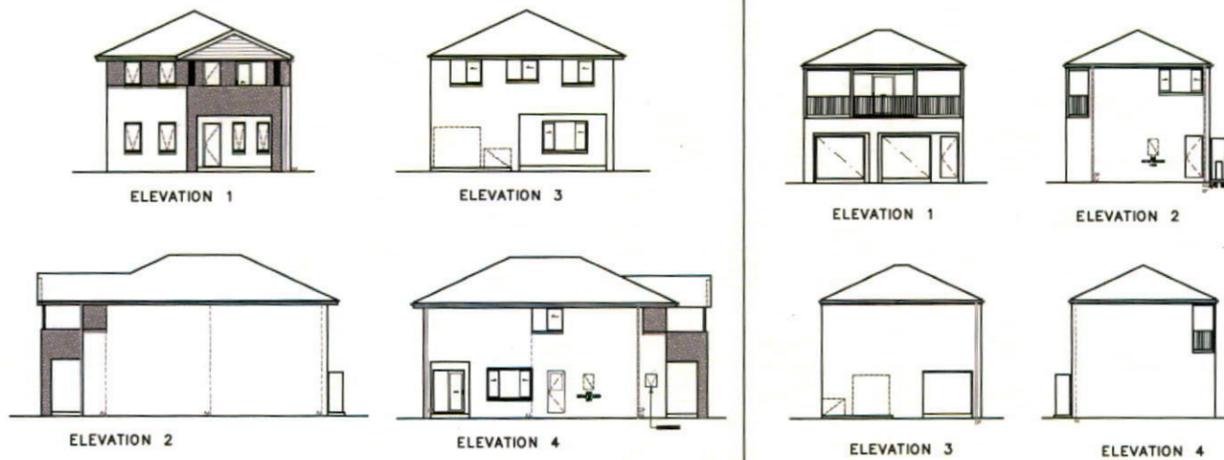
NOTE: PROVIDE FOR CLASS 2 FIRE RATED STRUCTURE TO THE STUDIO GARAGE WALLS AND CEILING AS PER BCA REQUIREMENTS

STUDIO ELEVATIONS

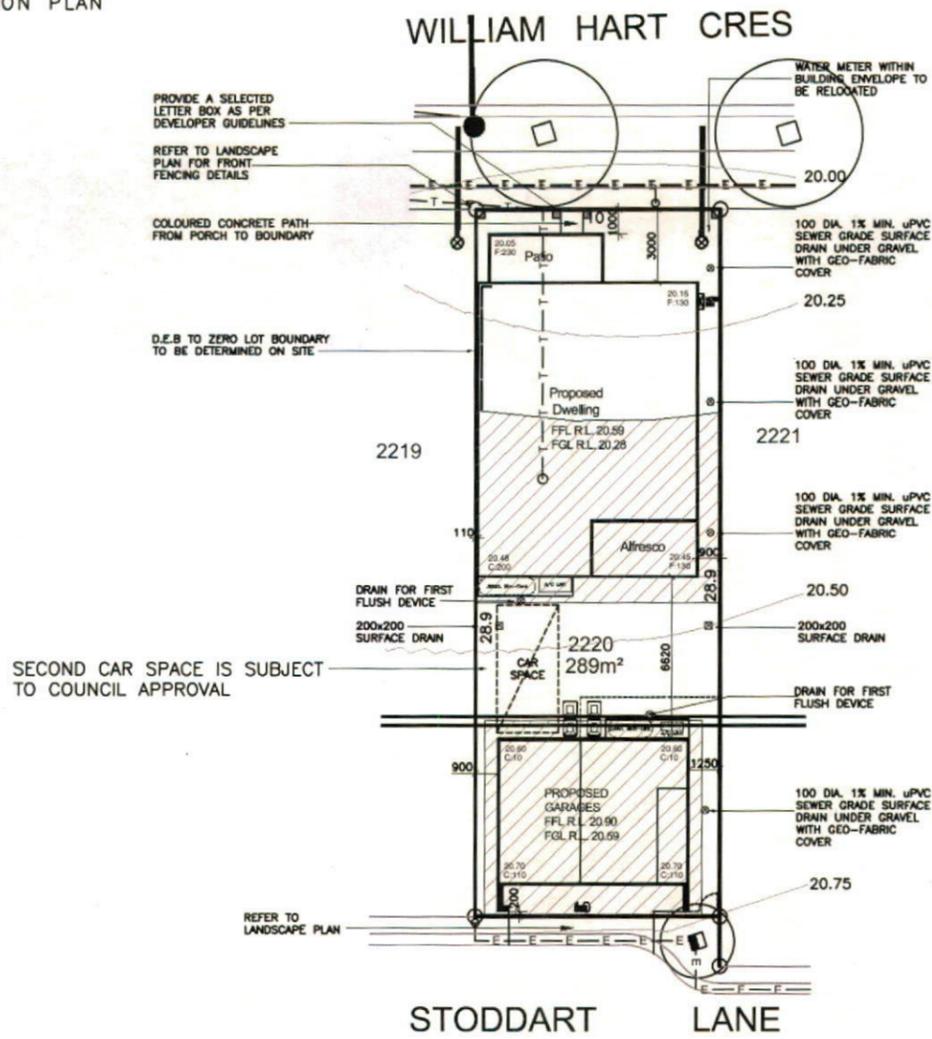


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		Council: <b>PENRITH COUNCIL</b>	Job No: <b>214027</b>		B	15.05.14	AMENDED DRIVEWAY TO SUIT LANDSCAPE PLAN	E.G.
					C	08.08.14	SECTION 96 AMENDMENTS	D.L.
					D	12.08.14	DRAWING AMENDMENTS	D.L.

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NOTIFICATION PLAN

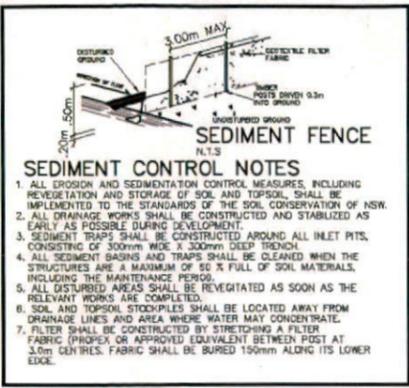


Product:  
Dwelling with rear loaded garage + Studio above

Client:  
ZAC HOMES  
Site Address:  
LOT 2220 WILLIAM HART CRES,  
THORNTON, PENRITH 2750

Dwg Title:  
NOTIFICATION PLAN  
Date:  
15.05.14  
Council:  
PENRITH COUNCIL

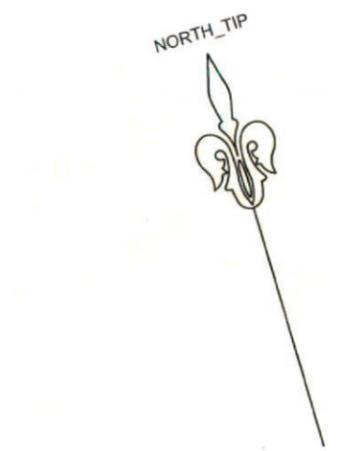
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M CLASS SITE

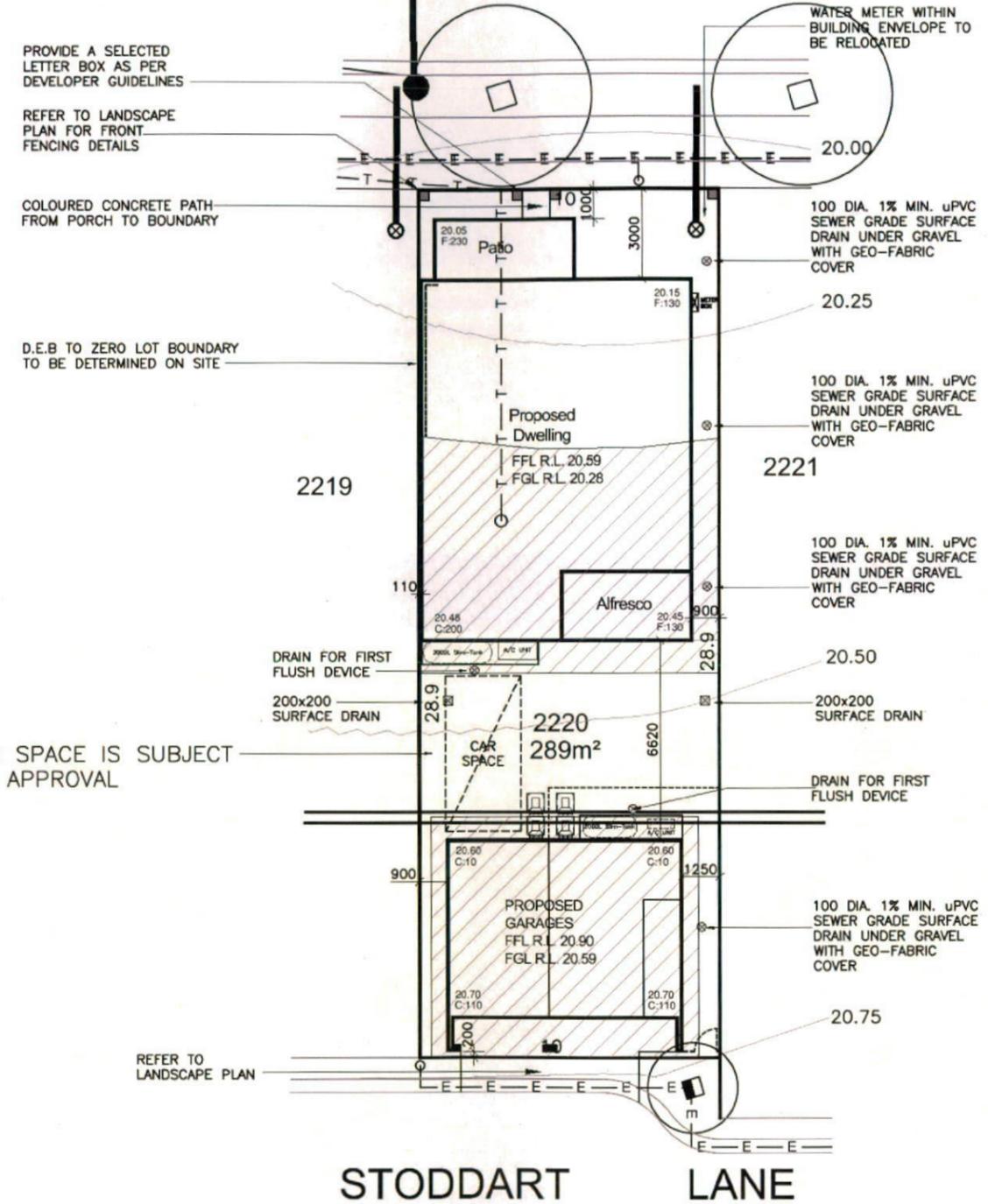
**ABS A** Class 1 Buildings Multi-Dwelling Project Certification  
 Association of Building Sustainability Assessors

Certification Number	100674770
Certification Date	22/08/2014
Assessor Name	Brad Hoard
Assessor Number	20731
Assessor Signature	



- 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

WILLIAM HART CRES



**GENERAL NOTES:**

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- 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

DEVELOPER ASSUMED CONTOURS USED. BUILDER TO CONFIRM LEVELS ON SITE

**AREAS-**

SITE: Lot 2220	289sqm
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FIRST FLOOR:	107.79m²
GARAGE:	20.36m²
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ALFRESCO:	9.84m²
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TOTAL:	254.49m²
STUDIO GARAGE:	26.65m²
F.F STUDIO:	47.02m²
F.F STUDIO BALCONY:	8.63m²
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**LANDSCAPE AREA**

SITE AREA:	289.00m²
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REMAINING SOFT AREA:	114.12m²
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MINIMUM REQUIRED BY COUNCIL:	n/a%

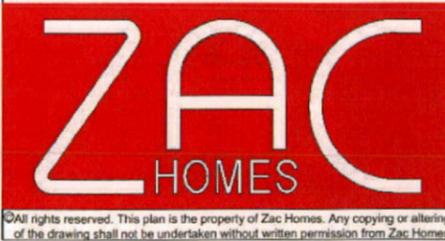
P.O.S. AREA 57.8m² (20.00%)

SITE COVERAGE 60.51%

FLOOR SPACE RATIO 87.45%

SECOND CAR SPACE IS SUBJECT TO COUNCIL APPROVAL

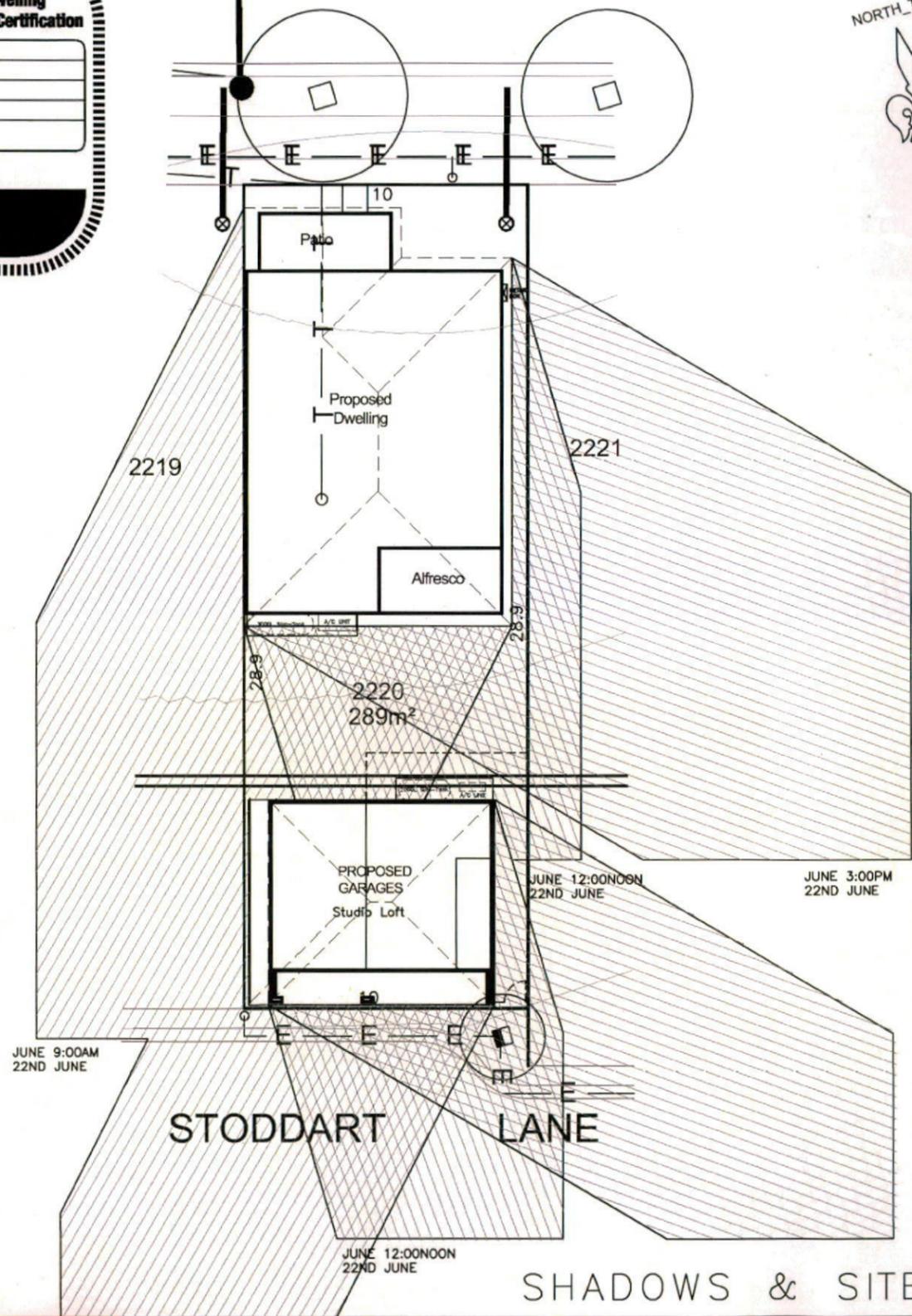
STODDART LANE



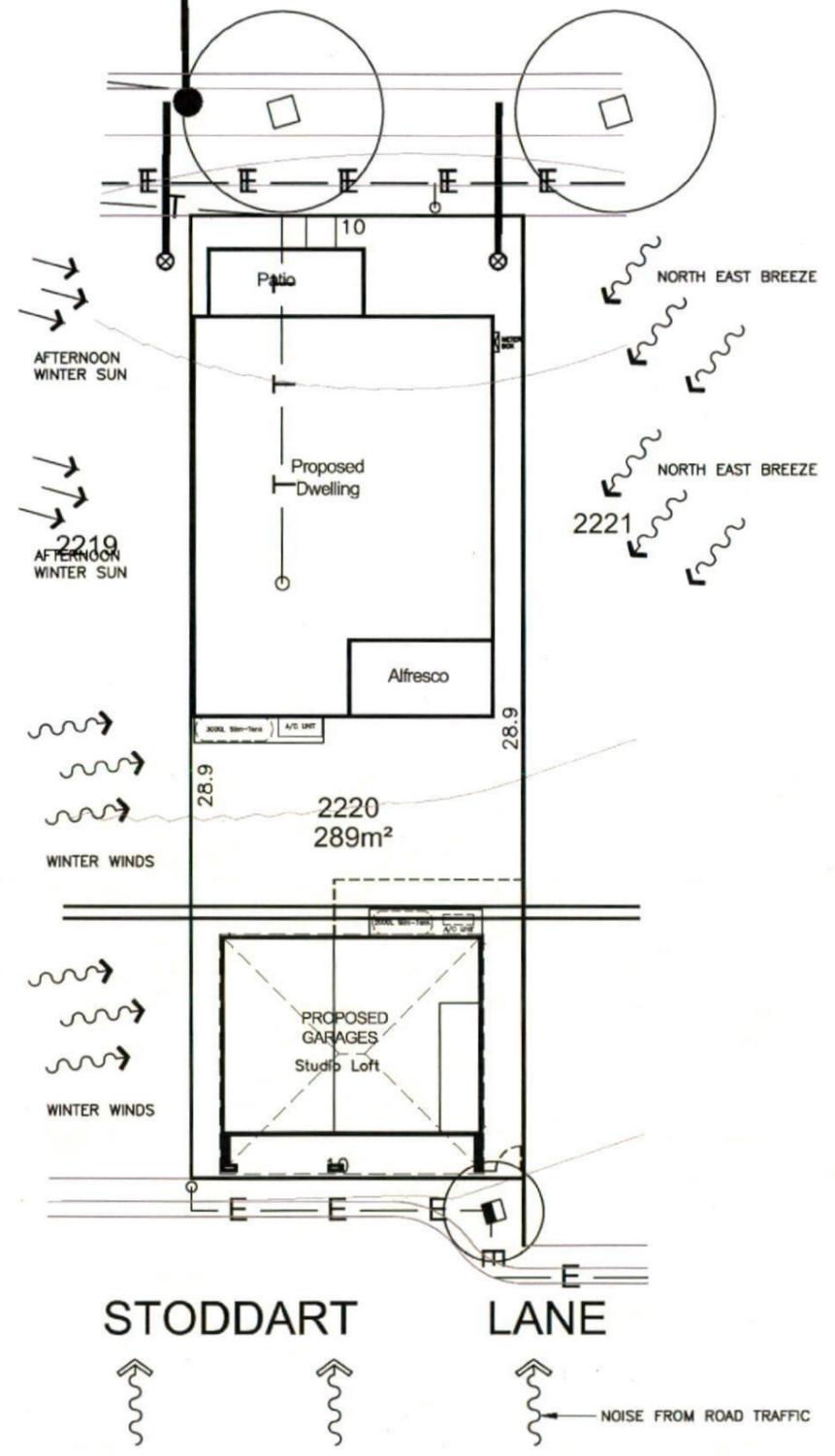
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	Site Address: <b>LOT 2220 WILLIAM HART CRES, THORNTON PENRITH 2750</b>	Date: <b>05.05.14</b>	Sheet No. <b>1</b>	Issue: <b>D</b>	A	05.05.14	D.A. ISSUE	S.G.
	Council: <b>PENRITH COUNCIL</b>	Job No: <b>214027</b>			B	15.05.14	AMENDED DRIVEWAY TO SUIT LANDSCAPE PLAN	E.G.
					C	08.08.14	SECTION 96 AMENDMENTS	D.L.
					D	12.08.14	DRAWING AMENDMENTS	D.L.



WILLIAM HART CRES



WILLIAM HART CRES



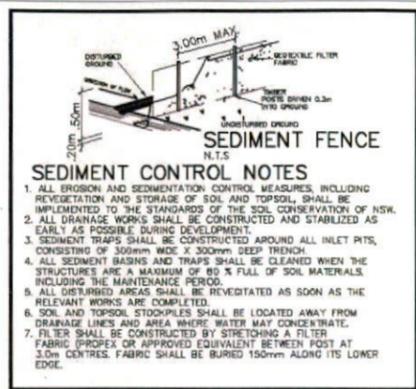
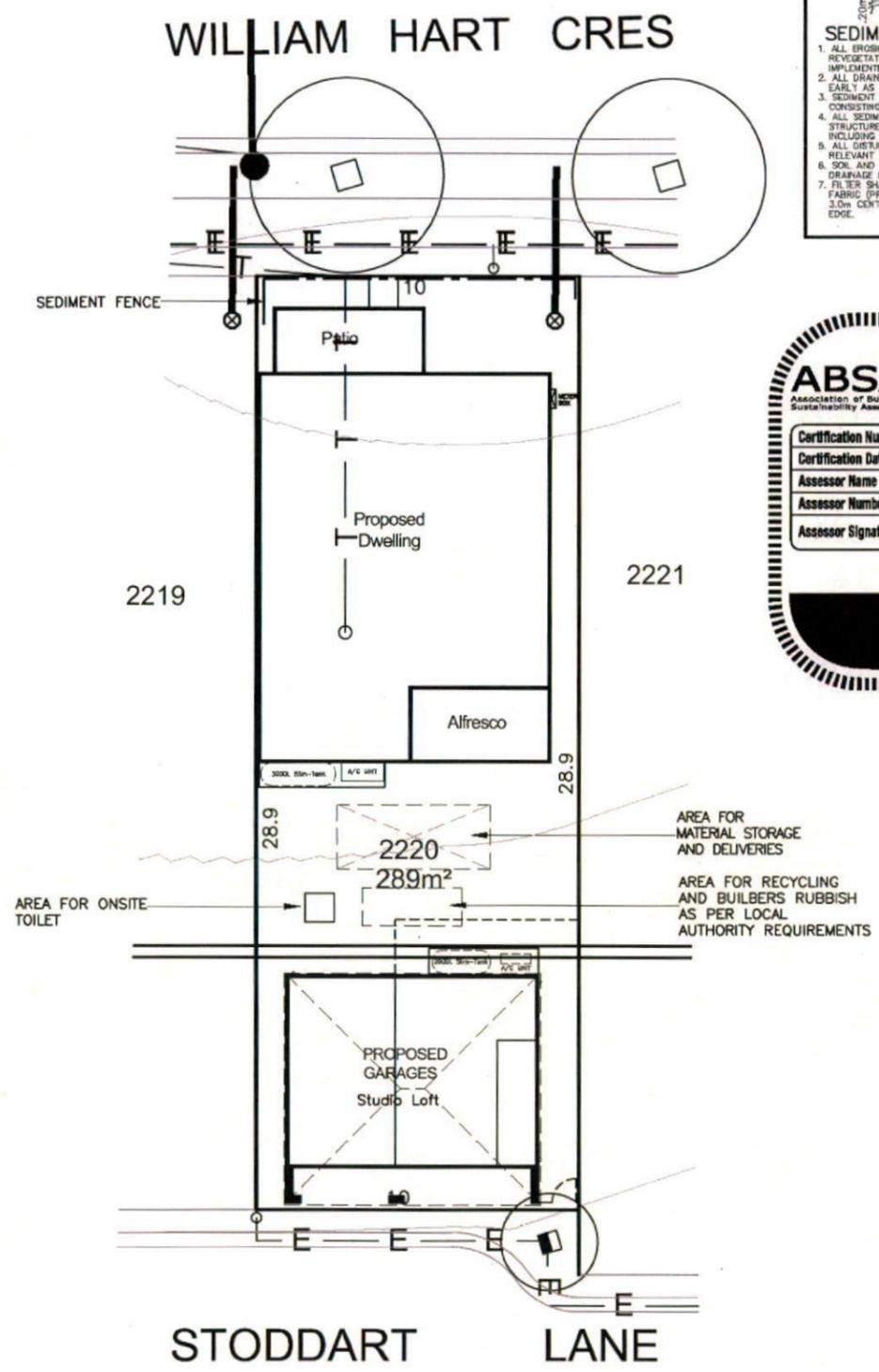
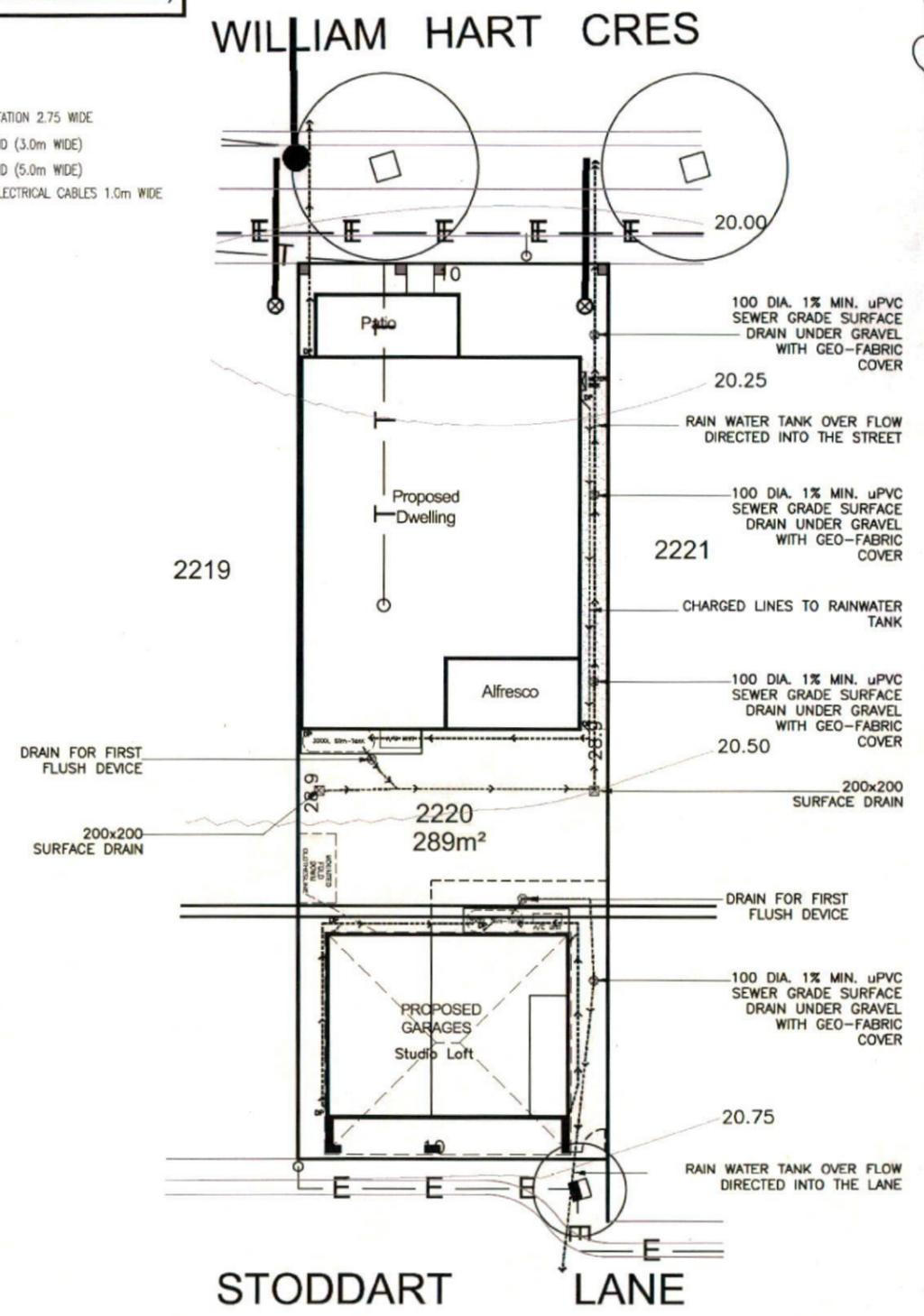
SHADOWS & SITE ANALYSIS PLAN



Product: <b>Dwelling with rear loaded garage + studio above</b>	Client: <b>ZAC HOMES</b>	Dwg Title: <b>SHADOWS AND SITE ANALYSIS</b>	Sheet: <b>A3</b>	Scale: <b>1:200</b>	ISSUE	DATE	DESCRIPTION	DRAWN
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					C	08.08.14	SECTION 96 AMENDMENTS	D.L.
					D	12.08.14	DRAWING AMENDMENTS	D.L.

# STORMWATER DRAINAGE LINES TO THE STREET (VIA CHARGED LINES TO RAINWATER TANK)

- PROPOSED DRAINAGE EASEMENT 1.5 WIDE
- ⊕ PROPOSED DRAINAGE EASEMENT 2.0 WIDE
- \* PROPOSED RETAINING WALLS
- ⊗ EASEMENT FOR SERVICES 3.0m WIDE
- ⊙ PROPOSED EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
- ⊖ PROPOSED RESTRICTION IN THE USE OF LAND (3.0m WIDE)
- ⊘ PROPOSED RESTRICTION IN THE USE OF LAND (5.0m WIDE)
- ⊙ PROPOSED EASEMENT FOR UNDERGROUND ELECTRICAL CABLES 1.0m WIDE

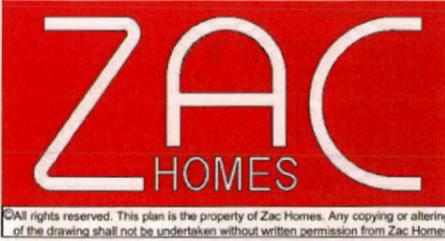


**ABSAS** Class 1 Buildings Multi-Dwelling Project Certification

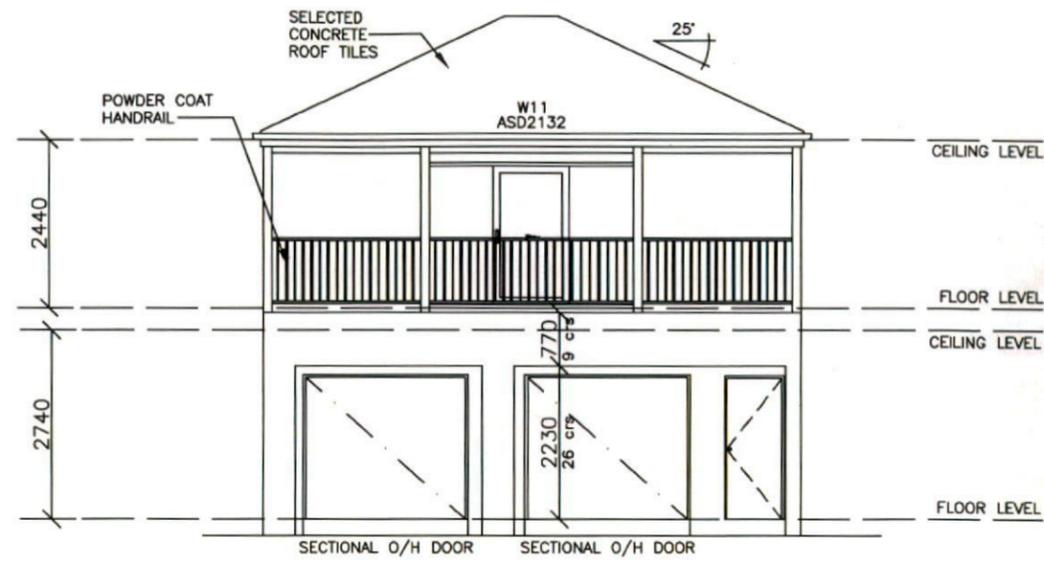
Association of Building Sustainability Assessors

Certification Number	1006774770
Certification Date	22/08/2014
Assessor Name	Brad Hoad
Assessor Number	20731
Assessor Signature	

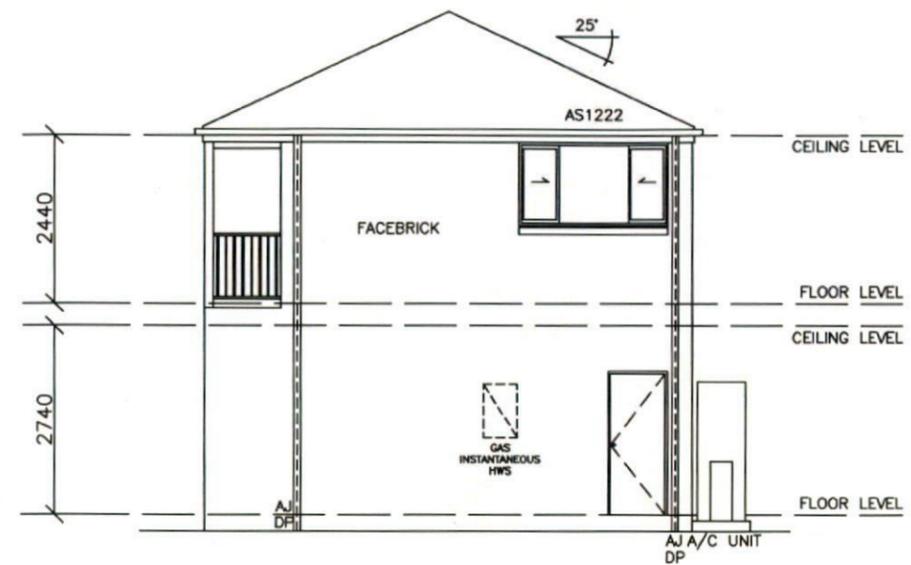
## STORMWATER & SITE MANAGEMENT PLAN



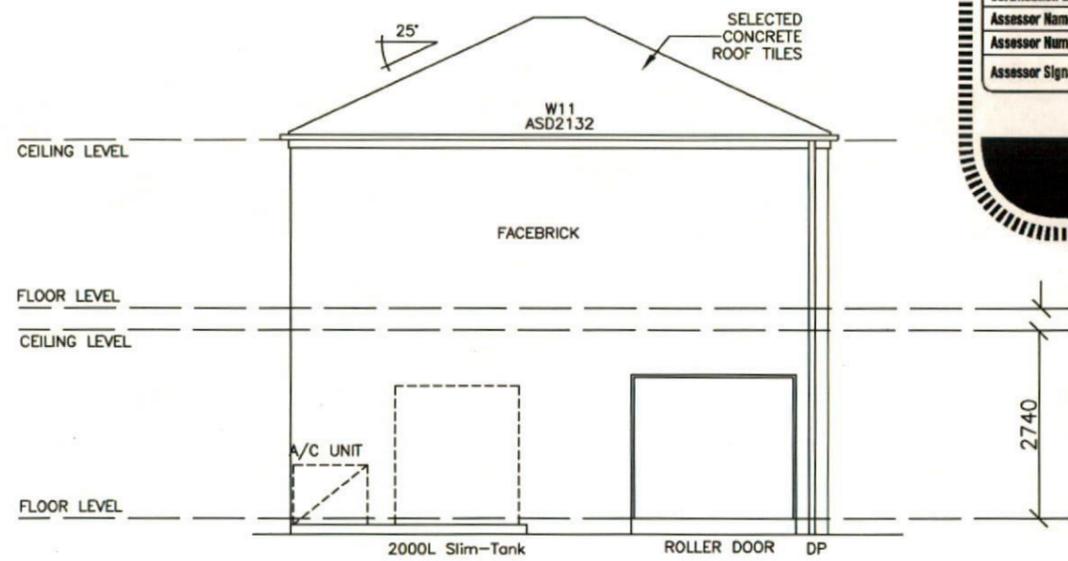
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	Council: <b>PENRITH COUNCIL</b>	Job No: <b>214027</b>			B	15.05.14	AMENDED DRIVEWAY TO SUIT LANDSCAPE PLAN	E.G.
					C	08.08.14	SECTION 96 AMENDMENTS	D.L.
					D	12.08.14	DRAWING AMENDMENTS	D.L.



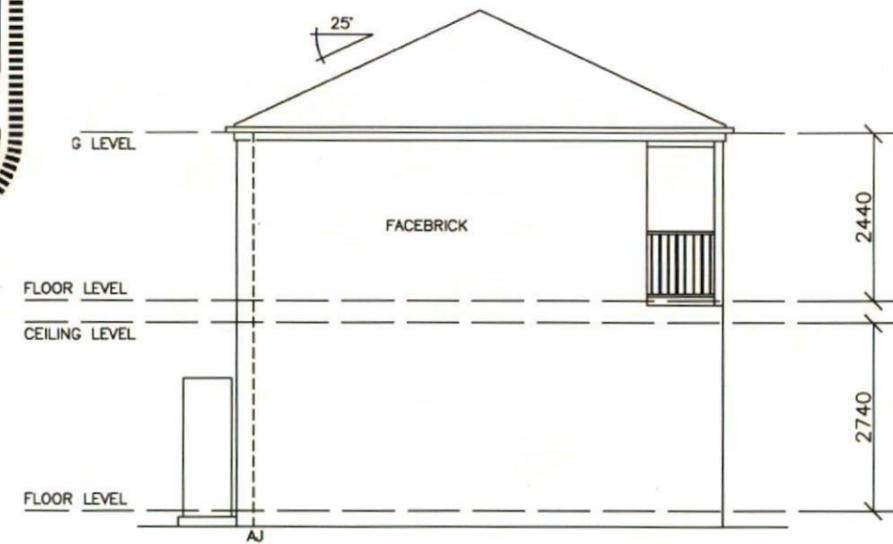
ELEVATION 1



ELEVATION 2



ELEVATION 3

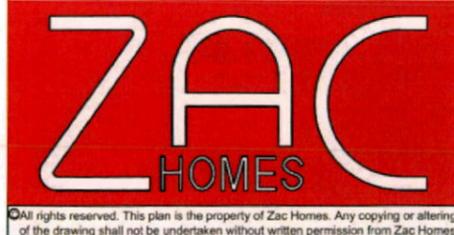


ELEVATION 4



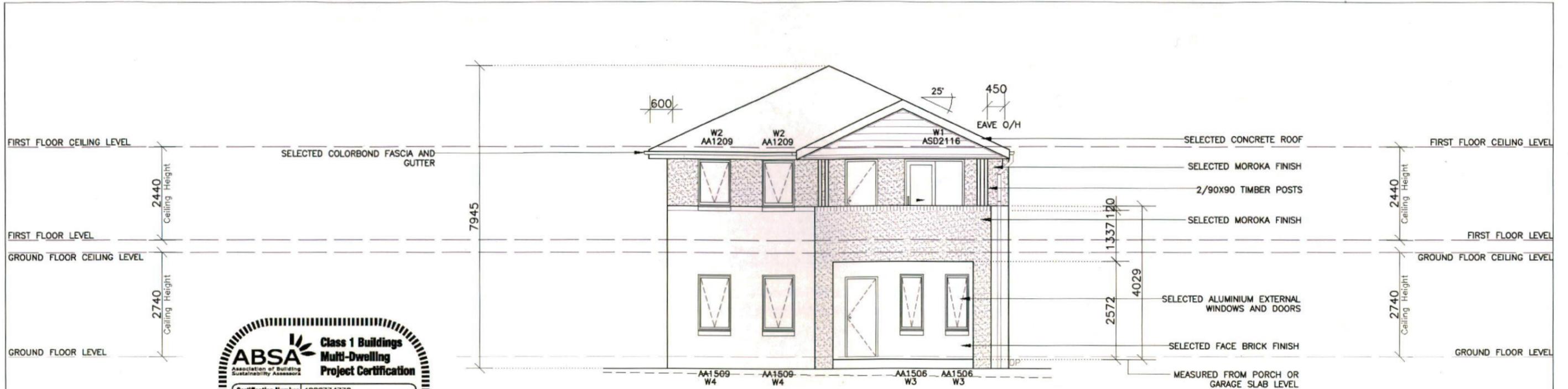
NOTE: PROVIDE FOR CLASS 2 FIRE RATED STRUCTURE TO THE STUDIO GARAGE WALLS AND CEILING AS PER BCA REQUIREMENTS

STUDIO ELEVATIONS

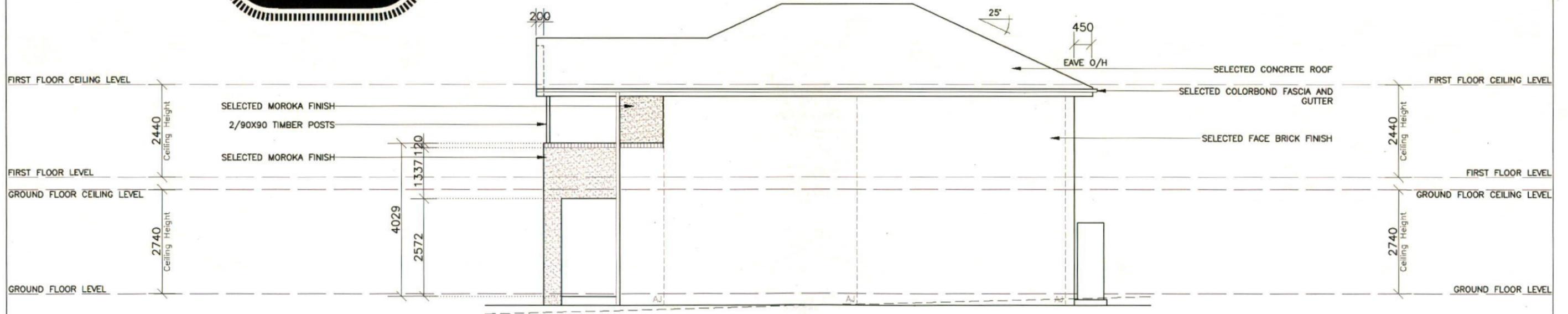
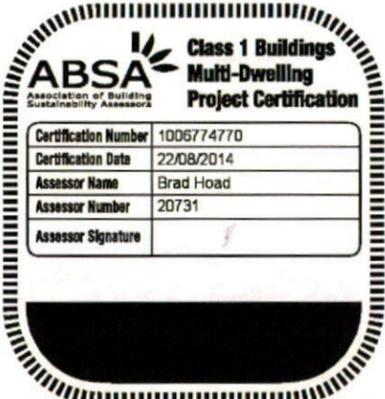


Product: <b>Dwelling with rear loaded garage + studio above</b>	Client: <b>ZAC HOMES</b>	Dwg Title: <b>CONCEPT LANDSCAPE PLAN</b>	Sheet: <b>A3</b>	Scale: <b>1:200</b>	ISSUE	DATE	DESCRIPTION	DRAWN
	Site Address: <b>LOT 2220 WILLIAM HART CRES, THORNTON PENRITH 2750</b>	Date: <b>05.05.14</b>	Sheet No. <b>1C</b>	Issue: <b>D</b>	A	05.05.14	D.A. ISSUE	S.G.
		Council: <b>PENRITH COUNCIL</b>	Job No: <b>214027</b>		B	15.05.14	AMENDED DRIVEWAY TO SUIT LANDSCAPE PLAN	E.G.
					C	08.08.14	SECTION 96 AMENDMENTS	D.L.
					D	12.08.14	DRAWING AMENDMENTS	D.L.

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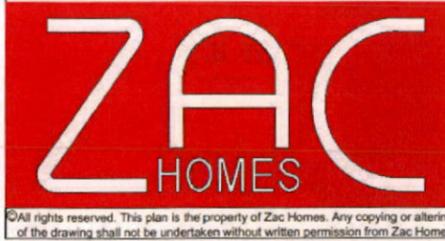


ELEVATION 1

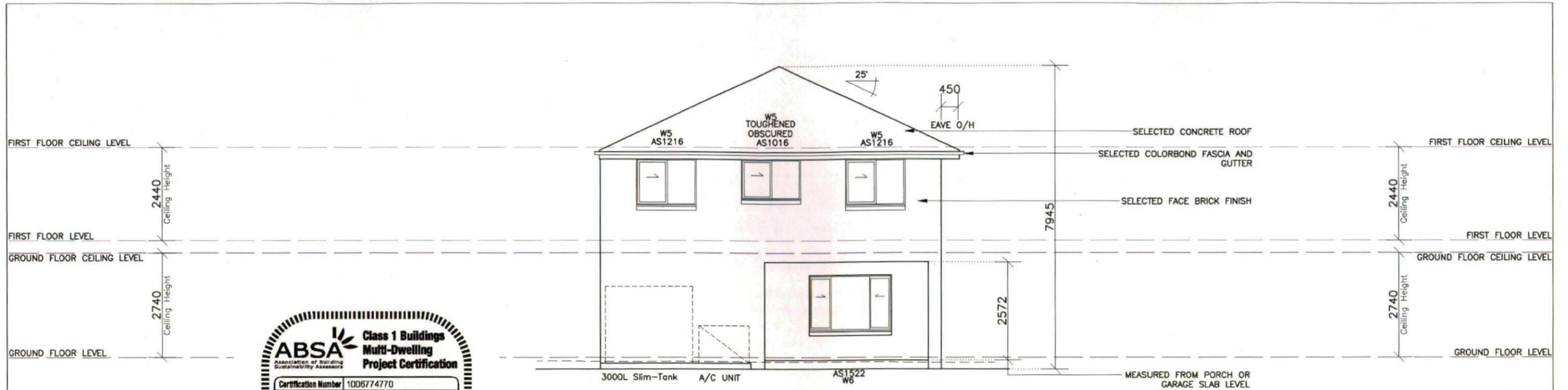


ELEVATION 2

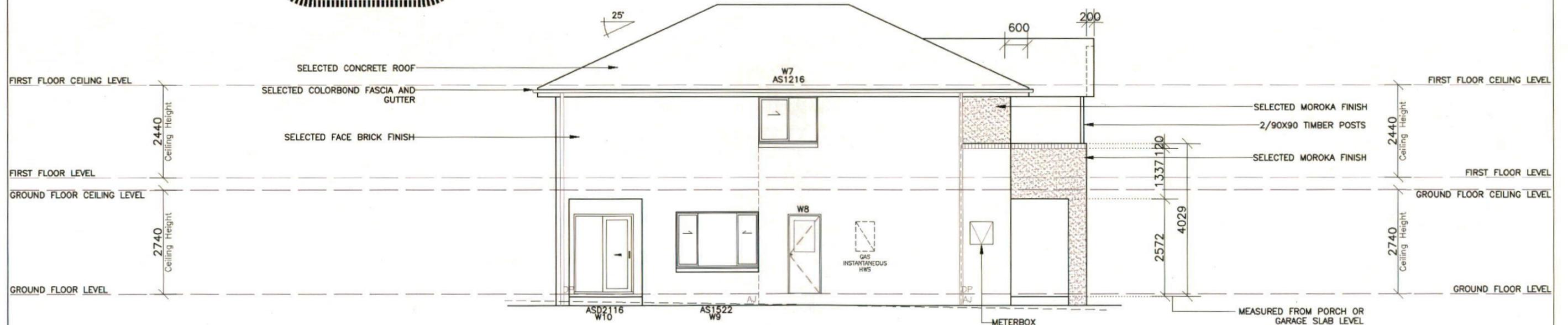
MAIN DWELLING ELEVATIONS



Product: <b>Dwelling with rear loaded garage + studio above</b>	Client: <b>ZAC HOMES</b>	Dwg Title: <b>ELEVATIONS</b>	Sheet: <b>A3</b>	Scale: <b>1:100</b>	ISSUE	DATE	DESCRIPTION	DRAWN
	Site Address: <b>LOT 2220 WILLIAM HART CRES, THORNTON PENRITH 2750</b>	Date: <b>05.05.14</b>	Sheet No. <b>5</b>	Issue: <b>D</b>	A	05.05.14	D.A. ISSUE	S.G.
		Council: <b>PENRITH COUNCIL</b>	Job No: <b>214027</b>		B	15.05.14	AMENDED DRIVEWAY TO SUIT LANDSCAPE PLAN	E.G.
					C	08.08.14	SECTION 96 AMENDMENTS	D.L.
					D	12.08.14	DRAWING AMENDMENTS	D.L.



ELEVATION 3

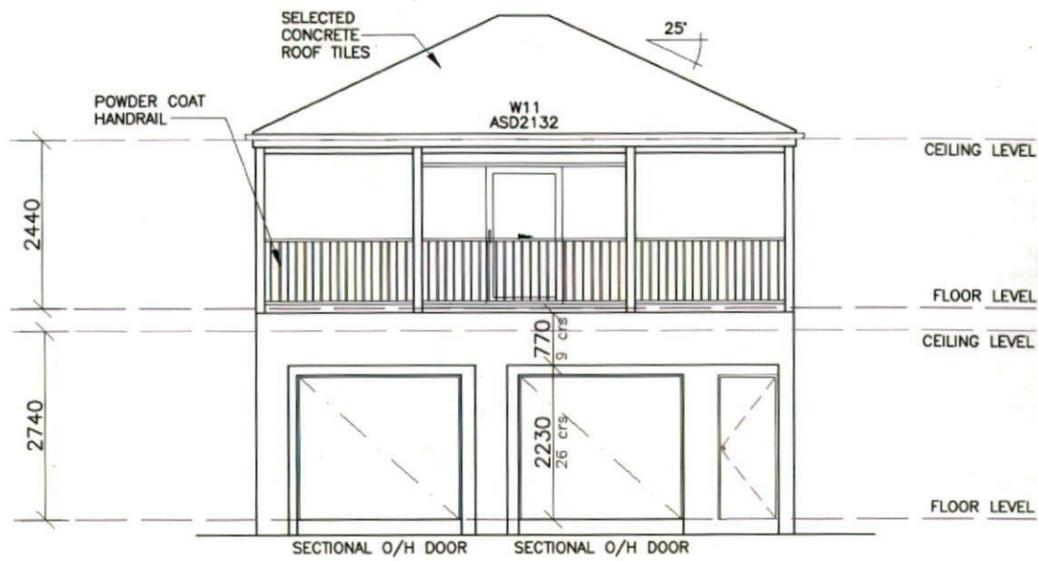


ELEVATION 4

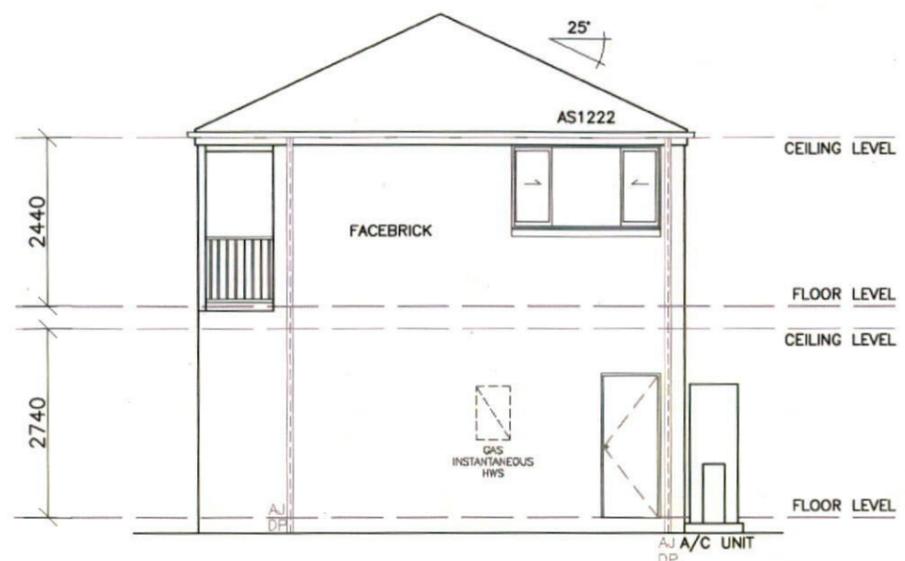
MAIN DWELLING ELEVATIONS



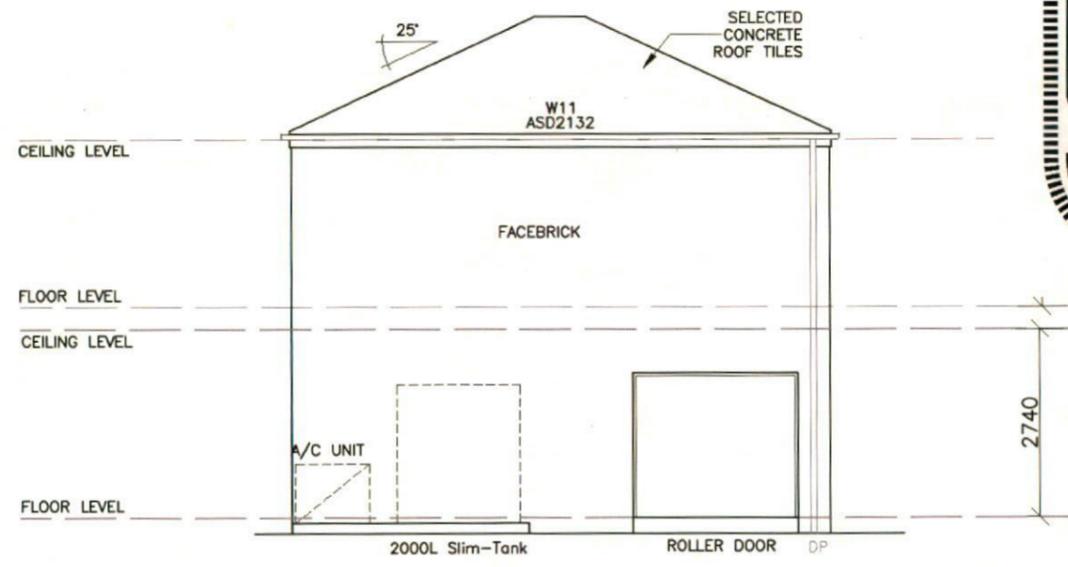
Product: <b>Dwelling with rear loaded garage + studio above</b>	Client: <b>ZAC HOMES</b>	Dwg Title: <b>ELEVATIONS</b>	Sheet: <b>A3</b>	Scale: <b>1:100</b>	ISSUE	DATE	DESCRIPTION	DRAWN
	Site Address: <b>LOT 2220 WILLIAM HART CRES, THORNTON PENRITH 2750</b>	Date: <b>05.05.14</b>	Sheet No. <b>6</b>	Issue: <b>D</b>	A	05.05.14	D.A. ISSUE	S.G.
		Council: <b>PENRITH COUNCIL</b>	Job No: <b>214027</b>		B	15.05.14	AMENDED DRIVEWAY TO SUIT LANDSCAPE PLAN	E.G.
					C	08.08.14	SECTION 96 AMENDMENTS	D.L.
					D	12.08.14	DRAWING AMENDMENTS	D.L.



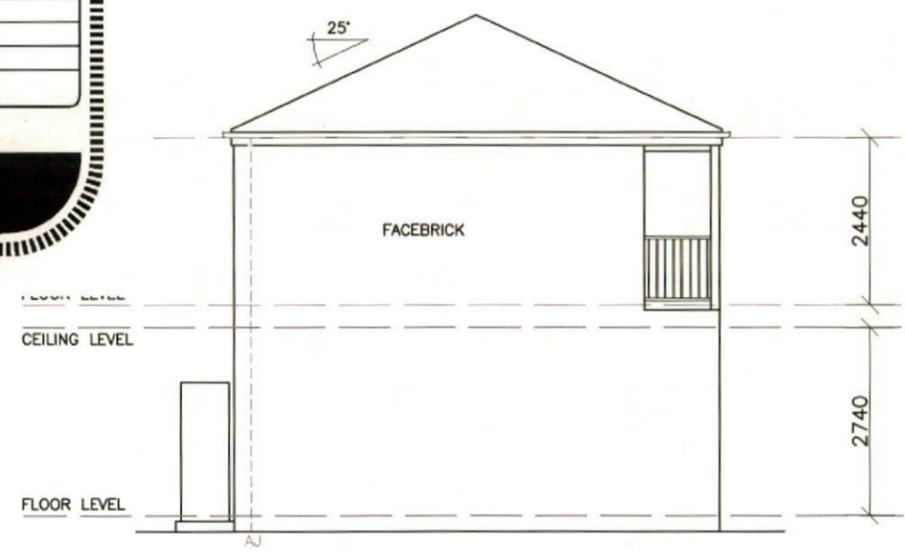
ELEVATION 1



ELEVATION 2



ELEVATION 3



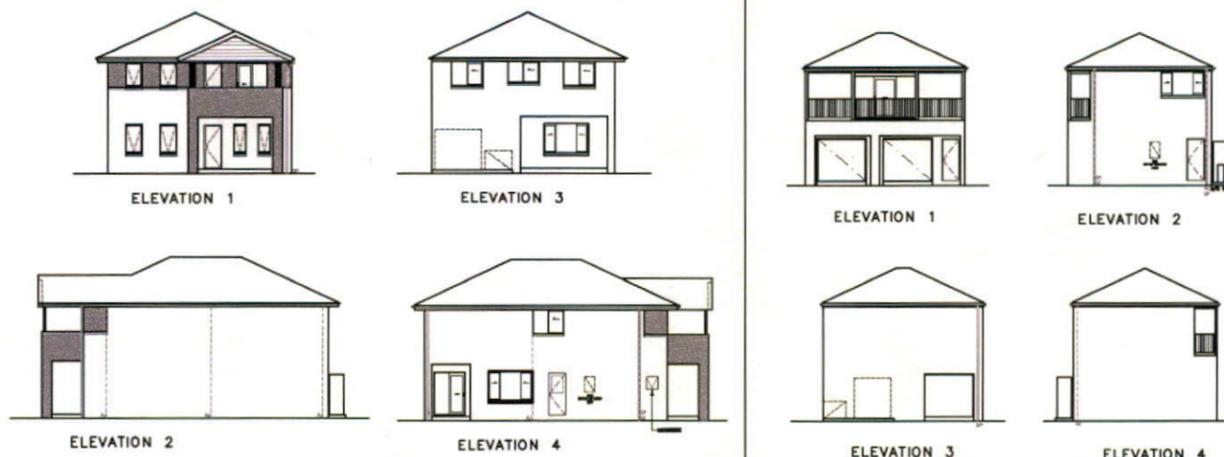
ELEVATION 4

NOTE: PROVIDE FOR CLASS 2 FIRE RATED STRUCTURE TO THE STUDIO GARAGE WALLS AND CEILING AS PER BCA REQUIREMENTS

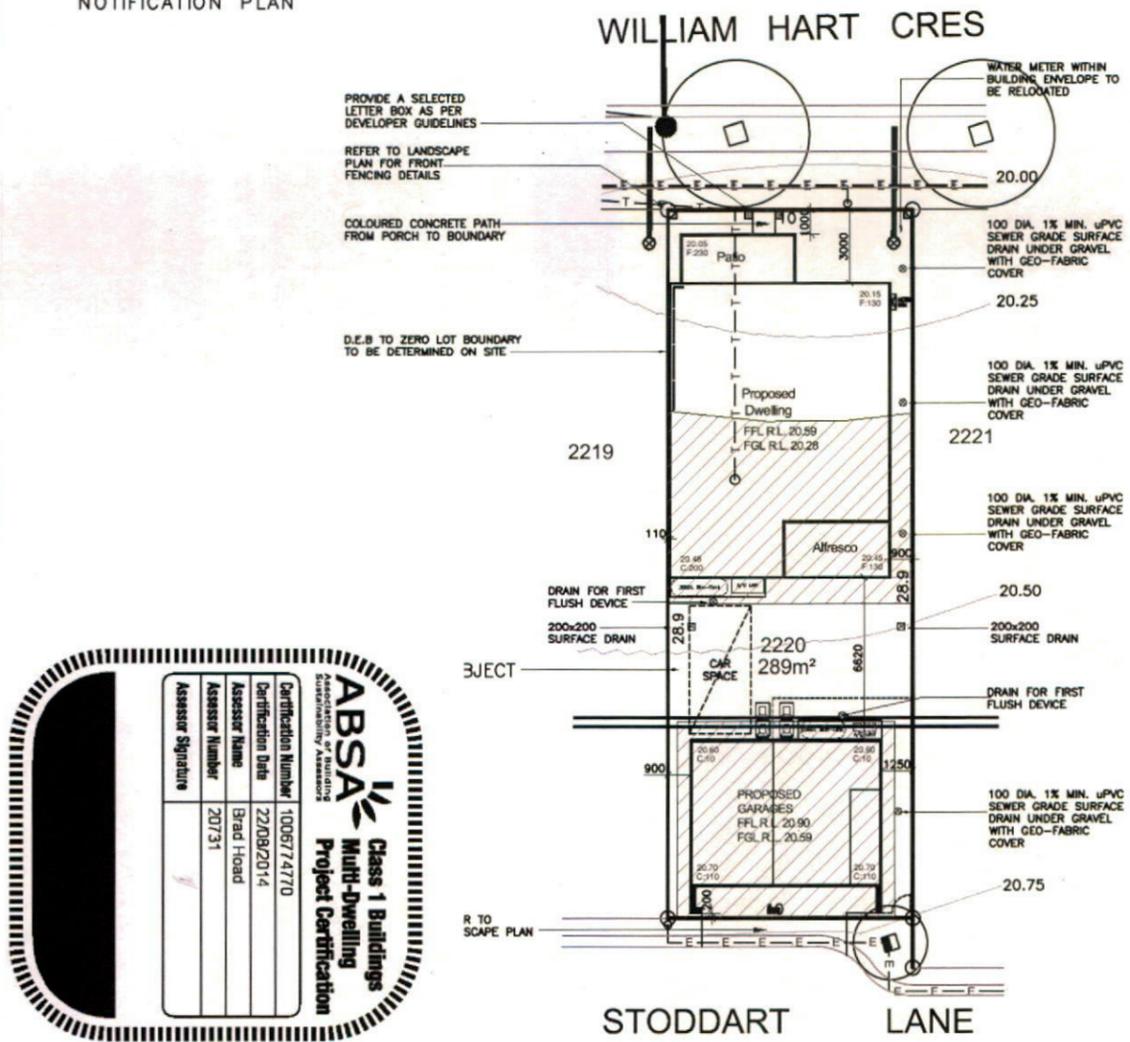
STUDIO ELEVATIONS



Product: <b>Dwelling with rear loaded garage + studio above</b>	Client: <b>ZAC HOMES</b>	Dwg Title: <b>ELEVATIONS</b>	Sheet: <b>A3</b>	Scale: <b>1:100</b>	ISSUE	DATE	DESCRIPTION	DRAWN
	Site Address: <b>LOT 2220 WILLIAM HART CRES, THORNTON PENRITH 2750</b>	Date: <b>05.05.14</b>	Sheet No. <b>7</b>	Issue: <b>D</b>	A	05.05.14	D.A. ISSUE	S.G.
		Council: <b>PENRITH COUNCIL</b>	Job No: <b>214027</b>		B	15.05.14	AMENDED DRIVEWAY TO SUIT LANDSCAPE PLAN	E.G.
					C	08.08.14	SECTION 96 AMENDMENTS	D.L.
					D	12.08.14	DRAWING AMENDMENTS	D.L.



NOTIFICATION PLAN



**ABSA** Class 1 Buildings Multi-Dwelling Project Certification

Certification Number	1006774770
Assessor Name	Brad Hoard
Assessor Number	20731
Assessor Signature	



Product:  
Dwelling with rear loaded garage + Studio above

Client:  
ZAC HOMES  
Site Address:  
LOT 2220 WILLIAM HART CRES,  
THORNTON, PENRITH 2750

Dwg Title:  
NOTIFICATION PLAN  
Date:  
15.05.14  
Council:  
PENRITH COUNCIL

Project Certification Number	1006774770
Certification Date	22/08/2014
Assessor Name	Brad Hoad
Assessor Number	20731
Assessor Company	Thermal Performance
Assessor Signature	

Client Details	Zac Homes
Project Address	Lot 2220 William Hart Crescent THORNTON NSW 2750

Software	BERS Professional v4.2.110811/A (BERS Professional)	Climate Zone	28
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Class 1 Dwelling Thermal Performance Specifications							
Dwelling Number	Certificate Number	Floor Area		Simulated Loads (area adjusted MJ/m <sup>2</sup> /y)		NatHERS	Rated with Downlights
		Conditioned	Unconditioned	Heating	Cooling	Star Rating	
1	1006774788	171.9	11.5	60.2	25.4	6.0/10	No
2	1006774796	43.4	37.9	92.2	59.4	3.5/10	No