

LOCATION PLAN

DRAFT

WILLIAM HART CRESCENT

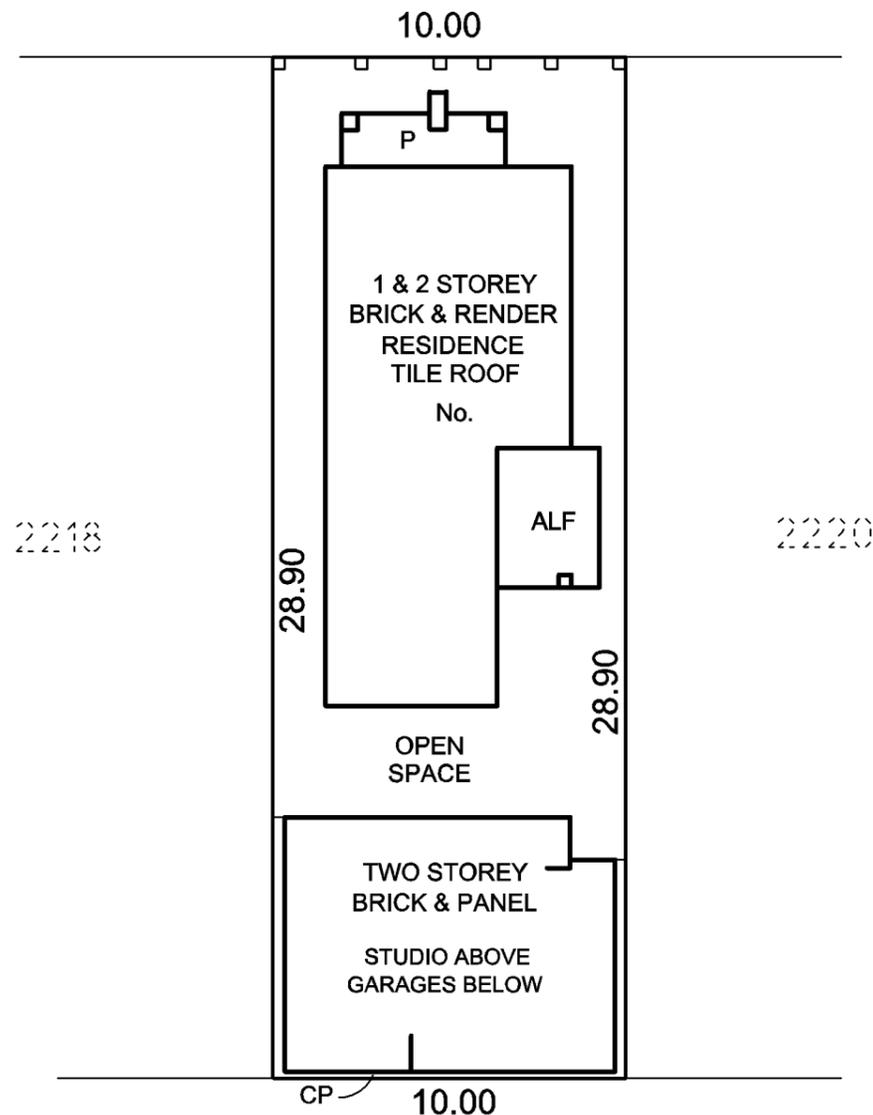


FINAL DIMENSIONS & AREAS SUBJECT TO

- 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. 214026
ISSUE "B" DATED 08-08-14



STODDART LANE

DENOTES 90 DEGREES

A - ALFRESCO
CP - COMMON PROPERTY
P - PORCH

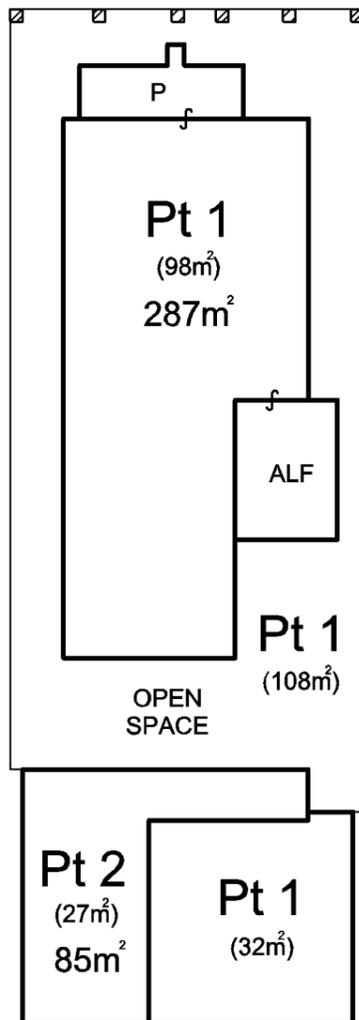
Surveyor: RICHARD A. HOGAN Ph: 4732 6599
admin@hoganco.com.au
Surveyor's Ref: 14554 SP DRAFT
Subdivision No:
Lengths are in metres. Reduction Ratio 1:200

Registered

SP DRAFT

GROUND FLOOR PLAN

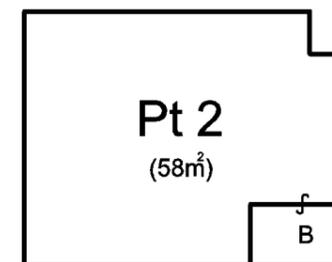
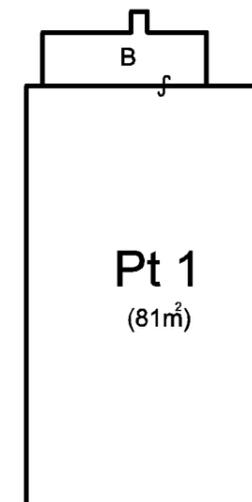
FIRST FLOOR PLAN



DRAFT

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DENOTES 90 DEGREES

A - ALFRESCO
 P - PORCH

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

B - BALCONY

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.

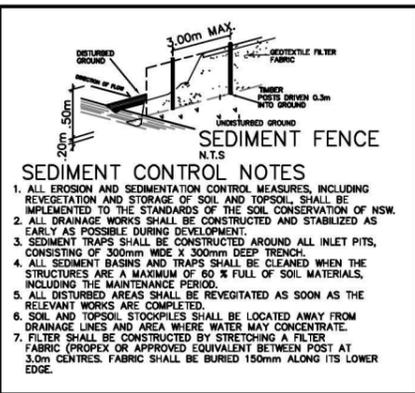
THE STRATUM OF THE BALCONY EXTENDS FROM 3 METRES ABOVE THE UPPER SURFACE OF THE RESPECTIVE BALCONY OR WHERE COVERED TO THE UNDERSIDE OF THE EAVE OR SURFACE ABOVE.

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.

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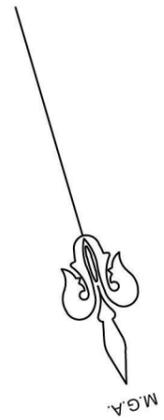
SP DRAFT



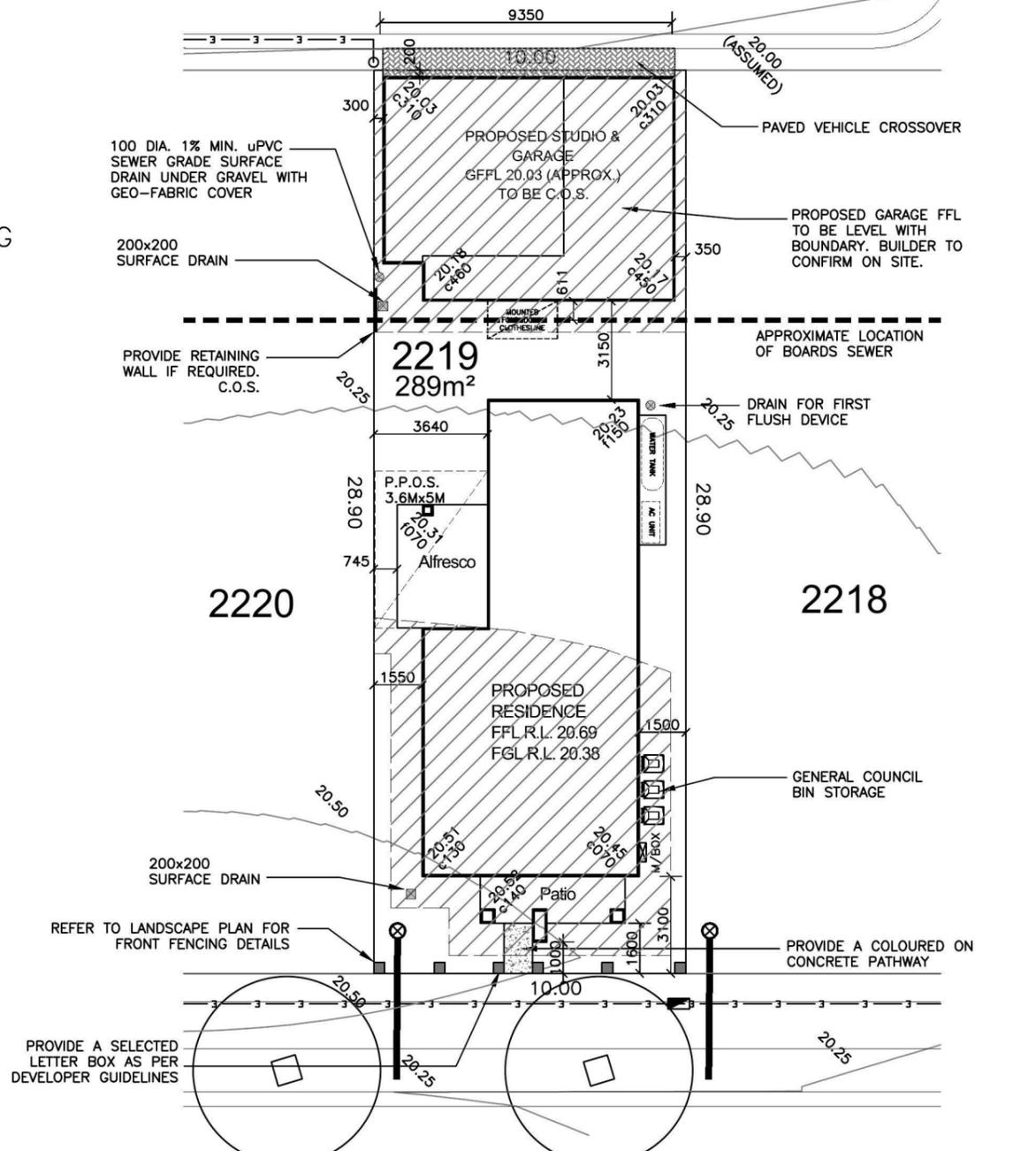
GENERAL NOTES:

- 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 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.

- 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



STODDART LANE



WILLIAM HART CRESCENT

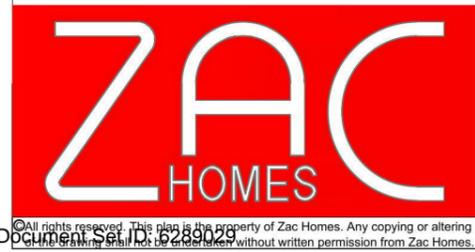
DEVELOPER ASSUMED CONTOURS USED. BUILDER TO CONFIRM LEVELS ON SITE

AREAS	
SITE:	289m ²
GROUND FLOOR:	90.80m ²
FIRST FLOOR:	82.71m ²
GARAGE:	33.54m ²
PORCH:	7.24m ²
ALFRESCO:	11.41m ²
BALCONY:	7.24m ²
STUDIO:	60.52m ²
STUDIO GARAGE:	32.16m ²
STUDIO BALCONY:	5.18m ²
TOTAL:	330.80m ²

LANDSCAPE AREA	
SITE AREA:	289m ²
TOTAL HARD SURFACE AREAS:	178.46m ²
REMAINING SOFT AREA:	107.23m ²
LANDSCAPE AREA:	37.1%
MINIMUM REQUIRED BY COUNCIL:	N.A.%

P.O.S. AREA 58.07m² (20.1%)

FLOOR SPACE RATIO 81%



Product:
8.0m PRODUCT
Parcel 5
Facade (a)
Rear Loaded Garage
with Studio

Client:
Zac Homes

Site Address:
LOT 2219 D.P. 1171491
WILLIAM HART CRESCENT,
THORNTON

Dwg Title:
Site Plan

Date:
02.05.2014

Council:
PENRITH COUNCIL

Sheet:
A3

Scale:
1:200

Sheet No.
1

Issue:
B

Job No:
214026

Rev	Date	Description	By
A	02.5.14	COUNCIL SUBMISSION	E.G.
B	08.08.14	AMENDED PLANS TO SUIT BASIX REQUIREMENTS	E.G.