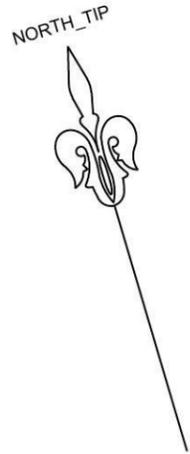
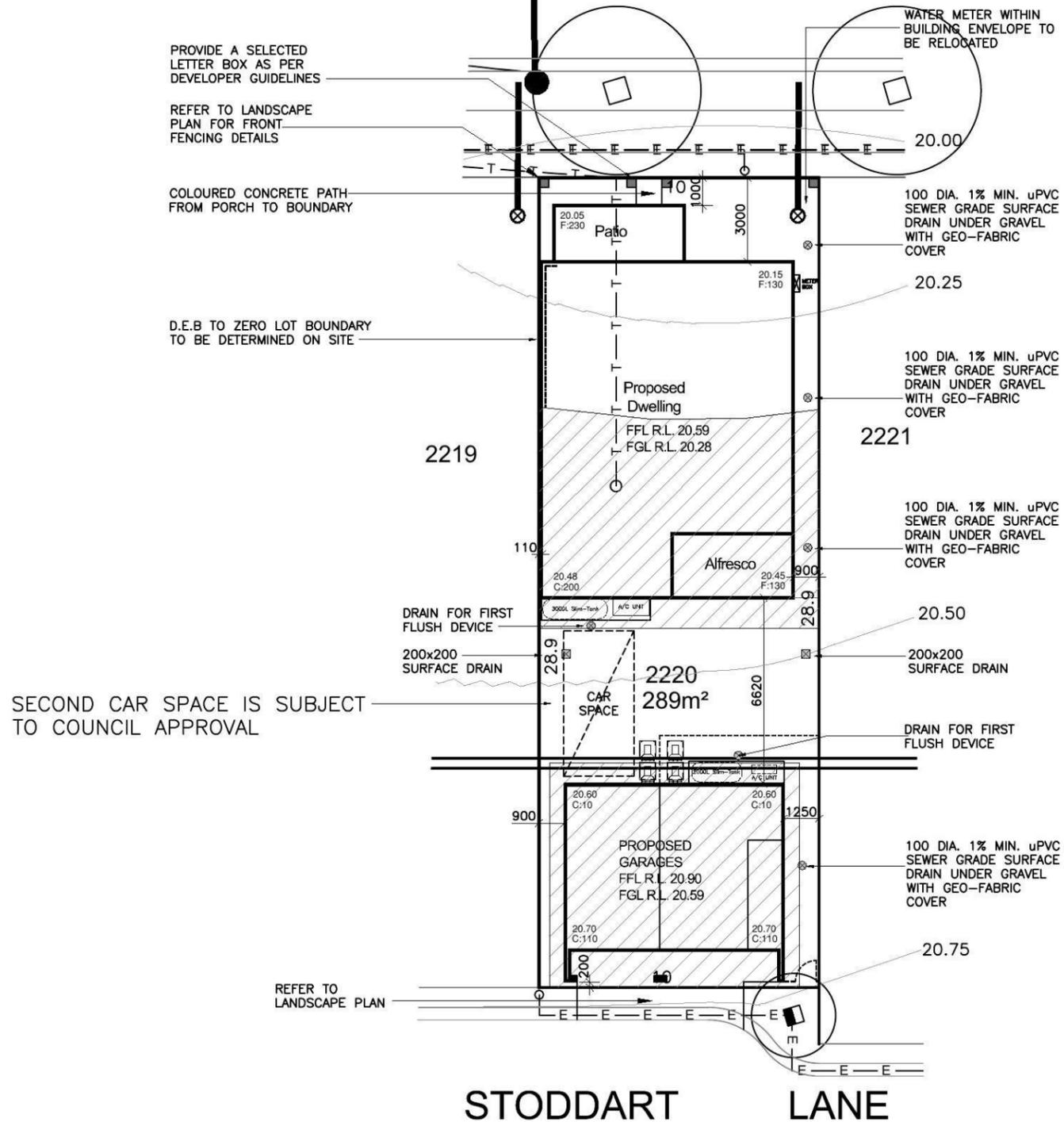


M CLASS SITE



- 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



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

| 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% |

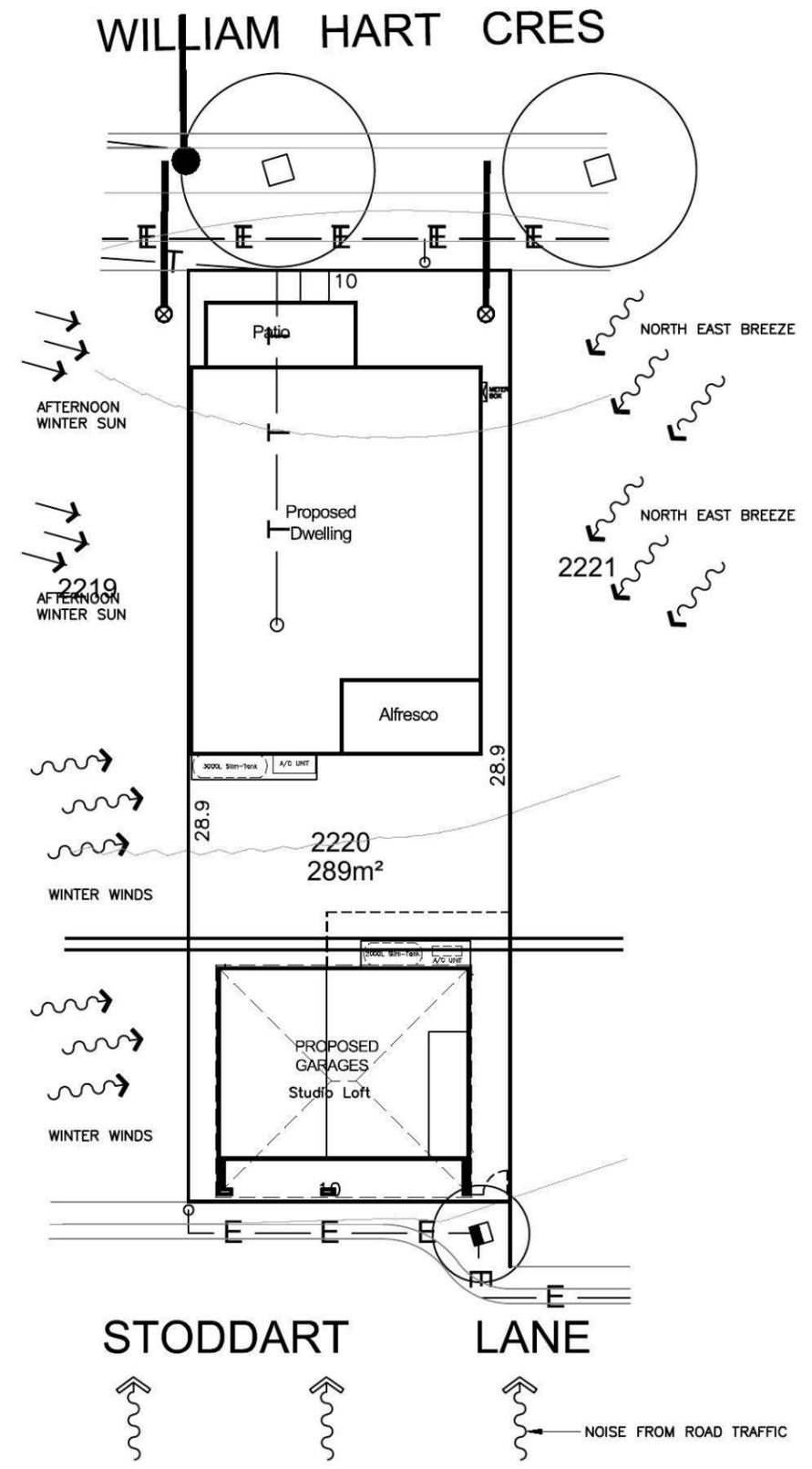
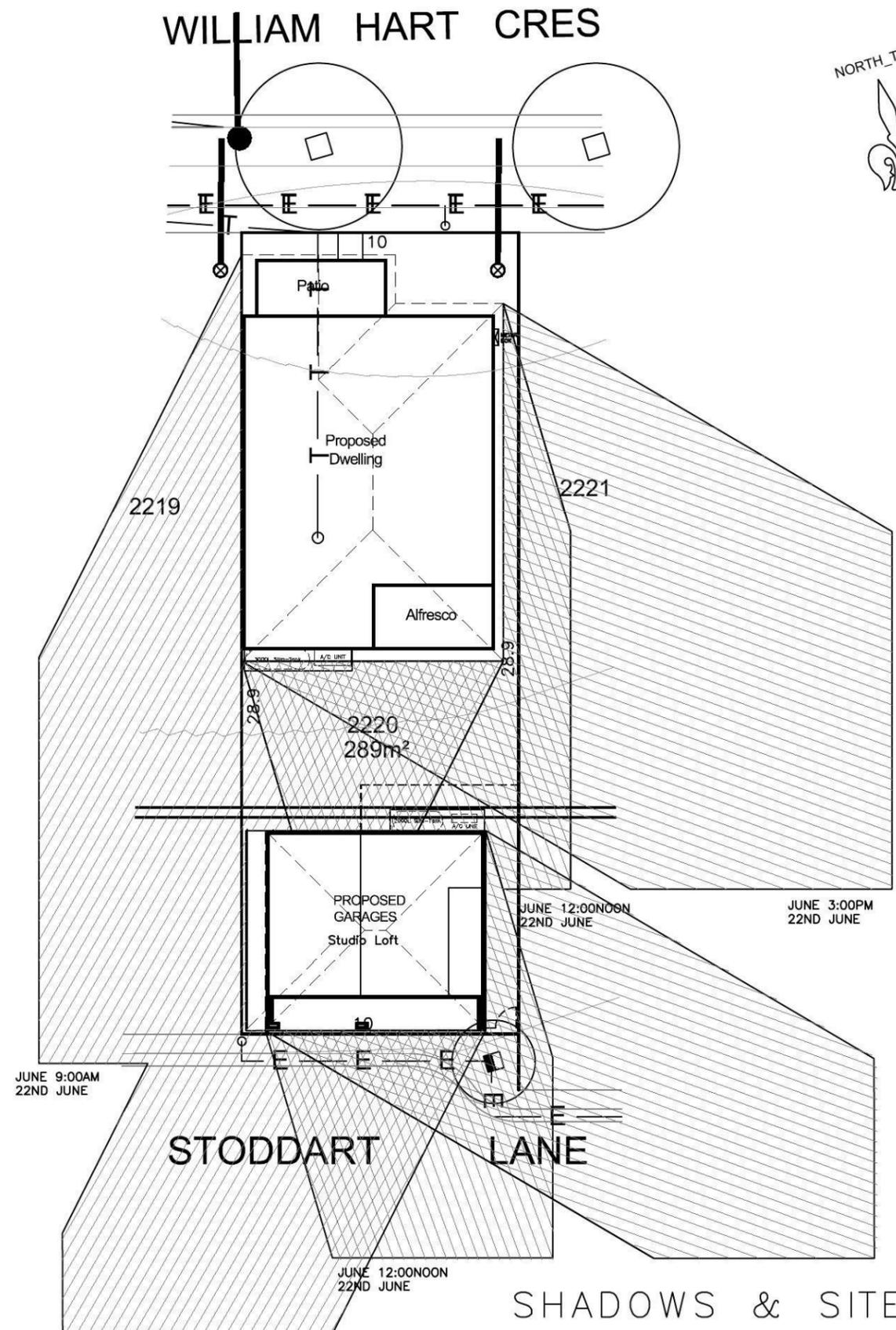
P.O.S. AREA 57.8m² (20.00%)

SITE COVERAGE 60.51%

FLOOR SPACE RATIO 87.45%



| | | | | | | | | |
|--|---|--------------------------------|-----------------------|------------------------|-------|----------|---|-------|
| Product: Dwelling with rear loaded garage + studio above | Client: ZAC HOMES | Dwg Title: SITE PLAN | Sheet: A3 | Scale: 1:200 | ISSUE | DATE | DESCRIPTION | DRAWN |
| | Site Address: LOT 2220 WILLIAM HART CRES, THORNTON PENRITH 2750 | Date: 05.05.14 | Sheet No. 1 | Issue: D | A | 05.05.14 | D.A. ISSUE | S.G. |
| | Council: PENRITH COUNCIL | Job No: 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. |



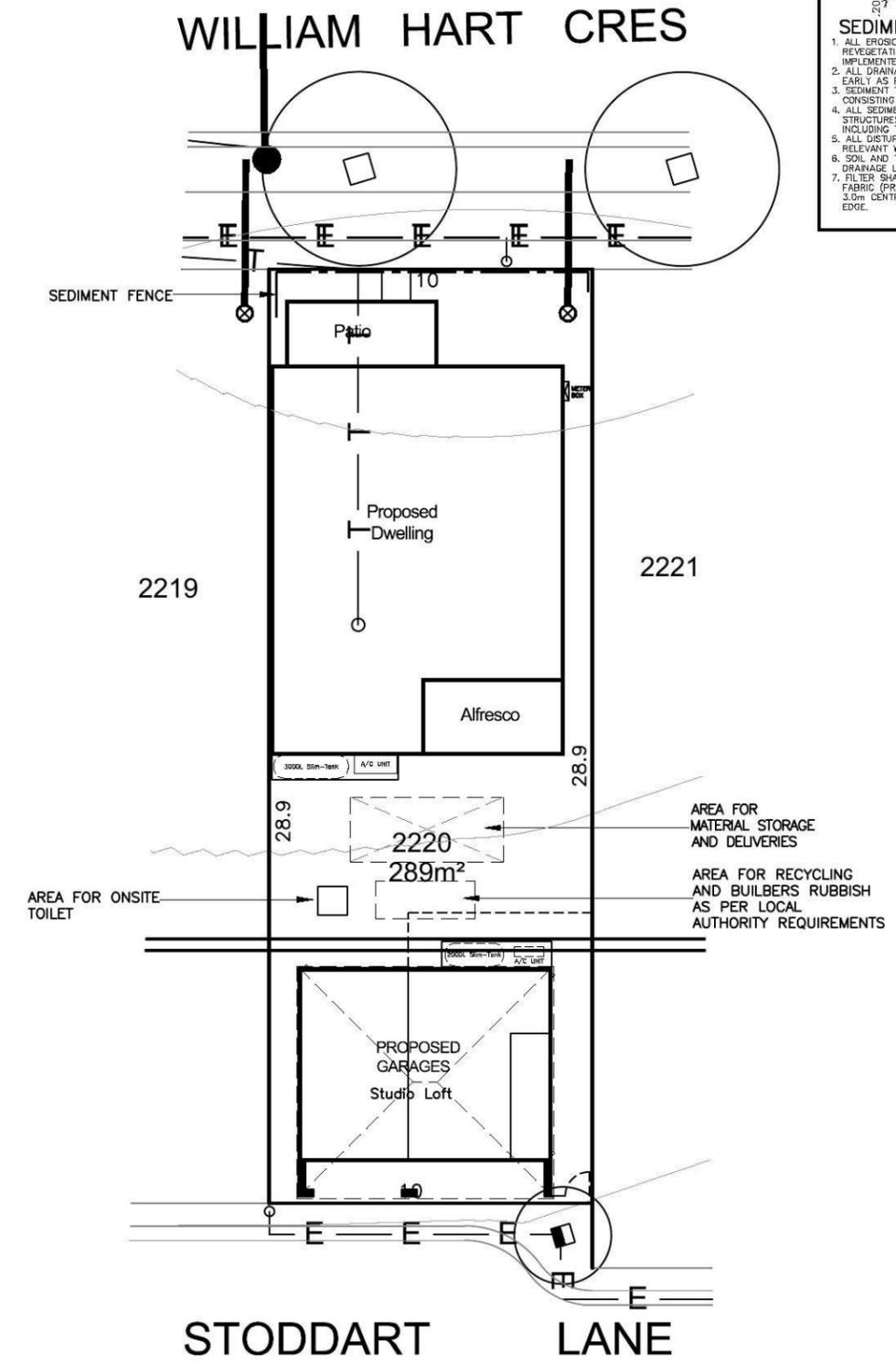
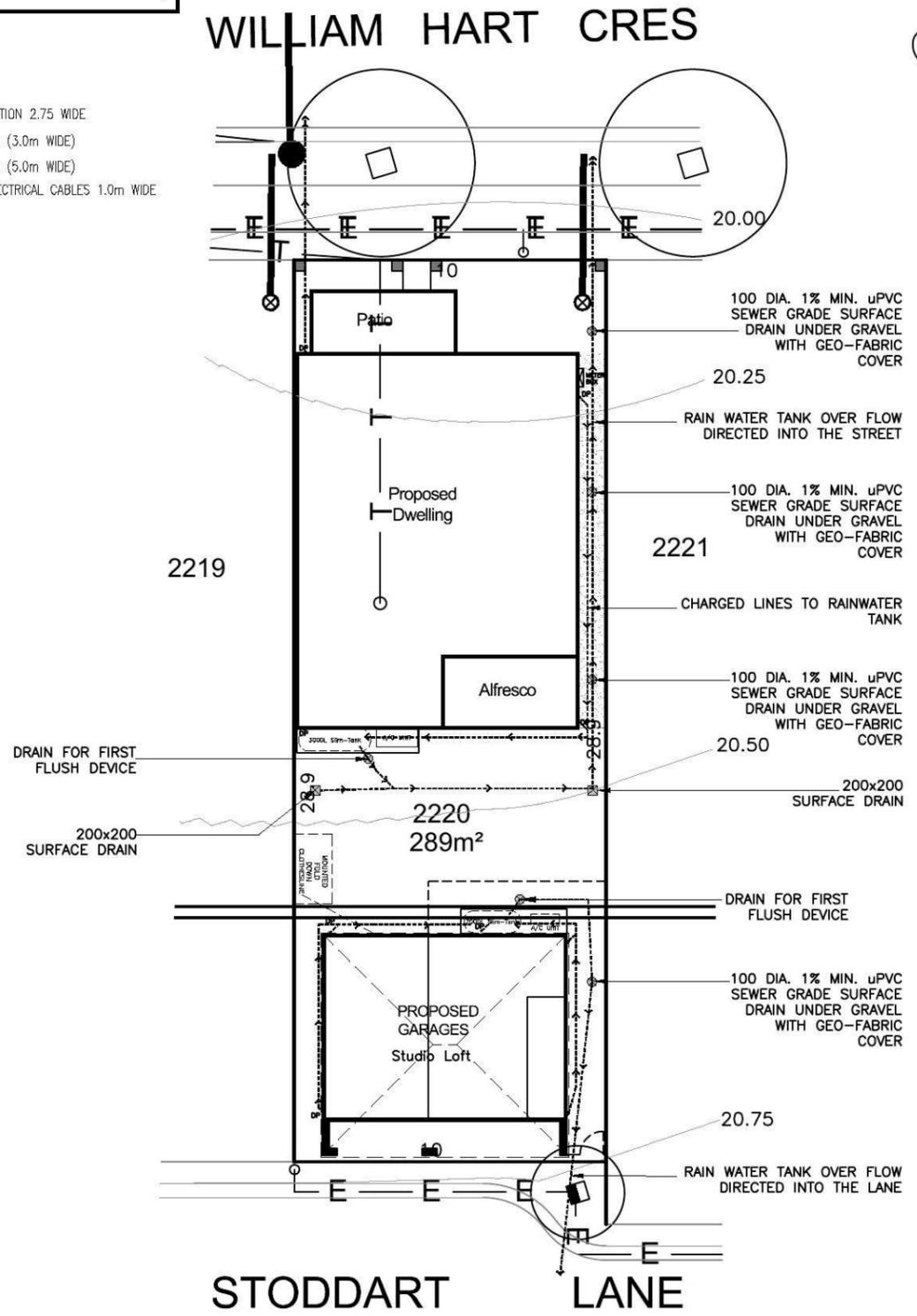
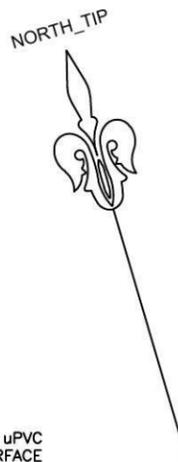
SHADOWS & SITE ANALYSIS PLAN



| | | | | | | |
|--|-----------------------------|--|-------------------------|------------------------|--|--------------|
| Product: Dwelling with rear loaded garage + studio above | Client: ZAC HOMES | Dwg Title: SHADOWS AND SITE ANALYSIS | Sheet: A3 | Scale: 1:200 | ISSUE DATE DESCRIPTION | DRAWN |
| | | | | | A 05.05.14 D.A. ISSUE | S.G. |
| Site Address: LOT 2220 WILLIAM HART CRES, THORNTON PENRITH 2750 | Date: 05.05.14 | Council: PENRITH COUNCIL | Sheet No.: 1A | Issue: D | 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. |
| Job No.: 214027 | | | | | | |

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



SEDIMENT CONTROL NOTES
N.T.S.

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.

STORMWATER & SITE MANAGEMENT PLAN

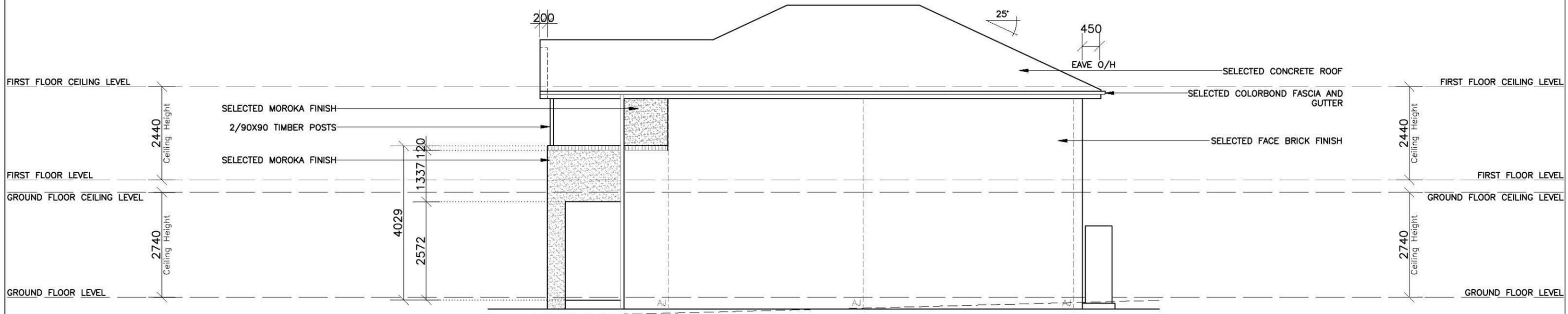


| | | | | | | | | |
|---|------------------------------------|--|--------------------------|------------------------|-------|----------|---|-------|
| Product: Dwelling with rear loaded garage + studio above | Client: ZAC HOMES | Dwg Title: STORMWATER & WASTE MANAGEMENT | Sheet: A3 | Scale: 1:200 | ISSUE | DATE | DESCRIPTION | DRAWN |
| | | | | | A | 05.05.14 | D.A. ISSUE | S.G. |
| Site Address: LOT 2220 WILLIAM HART CRES, THORNTON PENRITH 2750 | Council: PENRITH COUNCIL | Date: 05.05.14 | Sheet No. 1B | Issue: D | 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. |
| | | | | | | | | |
| | | | Job No: 214027 | | | | | |

© All rights reserved. This plan is the property of Zac Homes. Any copying or altering of this plan without written permission from Zac Homes is prohibited.
Version: 1, Version Date: 28/08/2014



ELEVATION 1



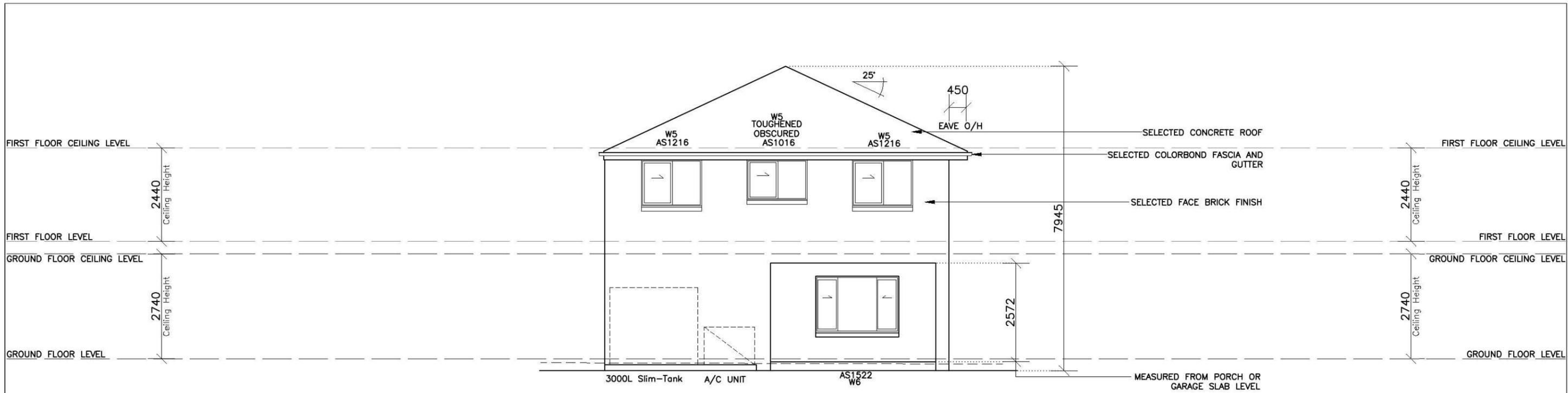
ELEVATION 2

MAIN DWELLING ELEVATIONS



| | | | | | | | | |
|--|---|------------------------------------|--------------------------|------------------------|-------|----------|---|-------|
| Product: Dwelling with rear loaded garage + studio above | Client: ZAC HOMES | Dwg Title: ELEVATIONS | Sheet: A3 | Scale: 1:100 | ISSUE | DATE | DESCRIPTION | DRAWN |
| | Site Address: LOT 2220 WILLIAM HART CRES, THORNTON PENRITH 2750 | Date: 05.05.14 | Sheet No. 5 | Issue: D | A | 05.05.14 | D.A. ISSUE | S.G. |
| | | Council: PENRITH COUNCIL | Job No. 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. |

©All rights reserved. This plan is the property of Zac Homes. Any copying or altering of this plan without written permission from Zac Homes is prohibited.
Version: 1, Version Date: 28/08/2014



ELEVATION 3



ELEVATION 4

MAIN DWELLING ELEVATIONS



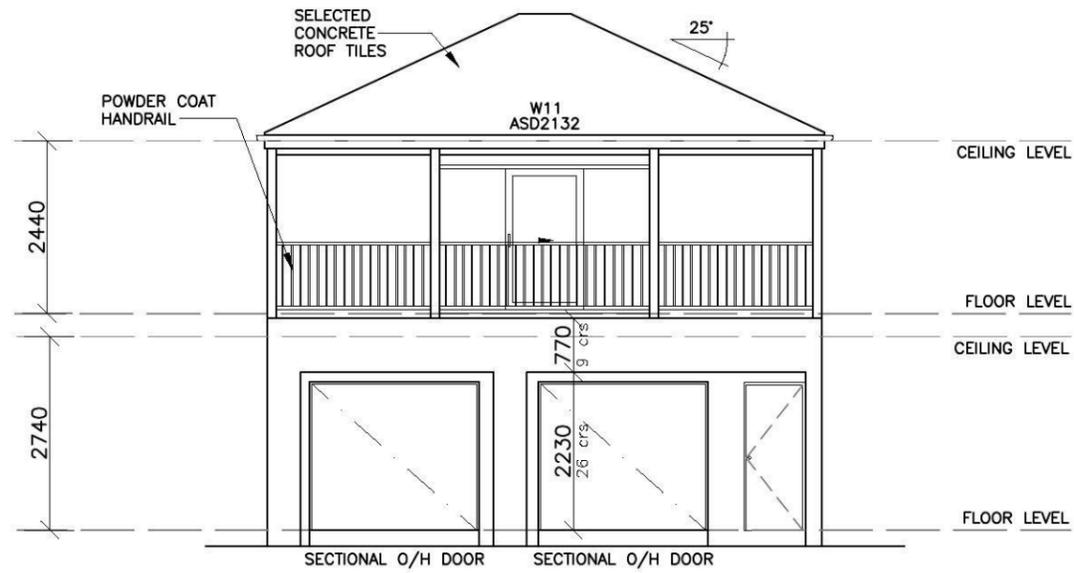
Product:
Dwelling with rear loaded garage + studio above

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

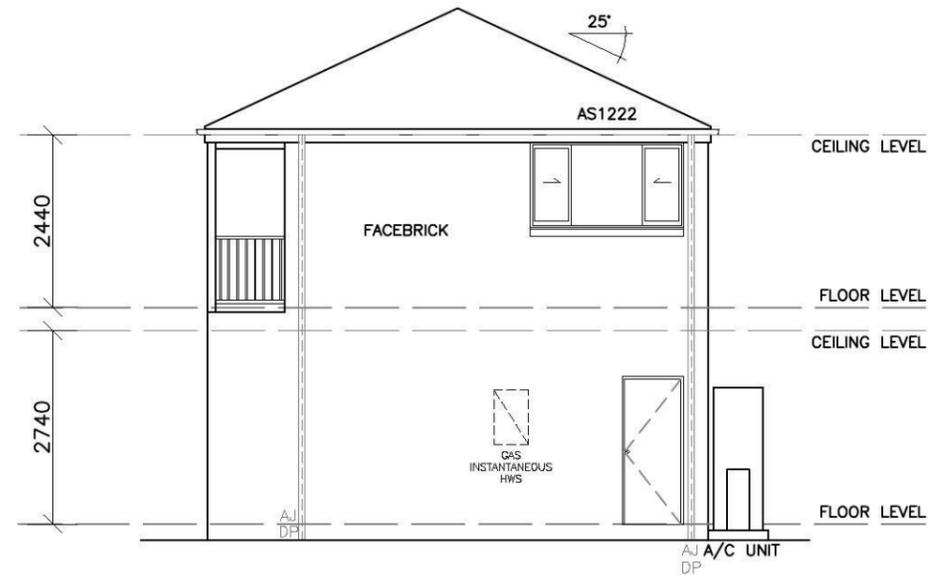
Dwg Title:
ELEVATIONS
 Date:
05.05.14
 Council:
PENRITH COUNCIL

Sheet:
A3
 Scale:
1:100
 Sheet No.
6
 Issue:
D
 Job No:
214027

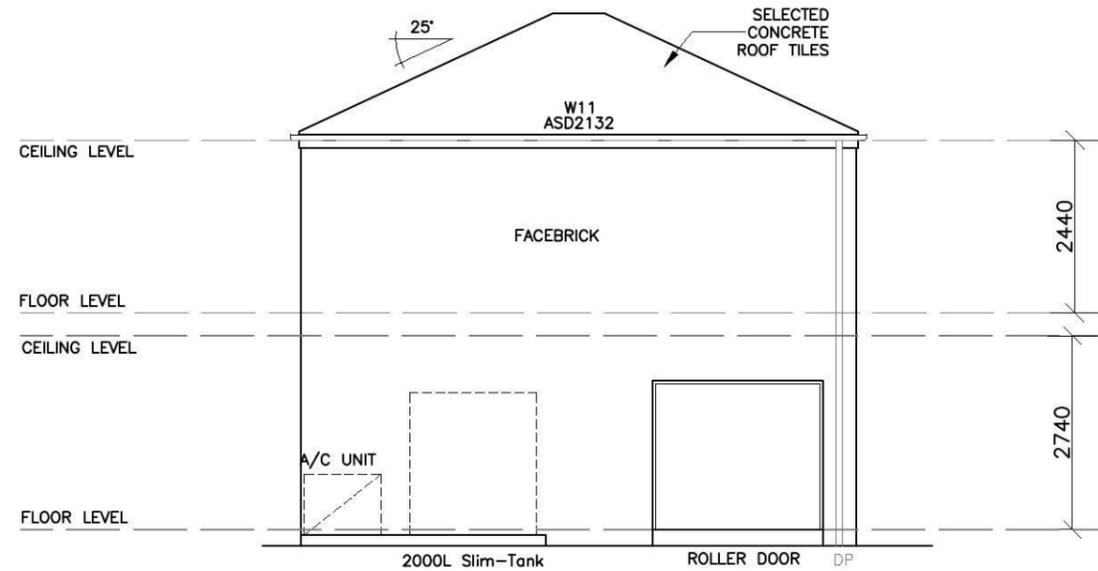
| ISSUE | DATE | DESCRIPTION | DRAWN |
|-------|----------|---|-------|
| A | 05.05.14 | D.A. ISSUE | S.G. |
| B | 15.05.14 | AMENDED DRIVEWAY TO SUIT LANDSCAPE PLAN | E.G. |
| C | 08.08.14 | SECTION 96 AMENDMENTS | D.L. |
| D | 12.08.14 | DRAWING AMENDMENTS | D.L. |



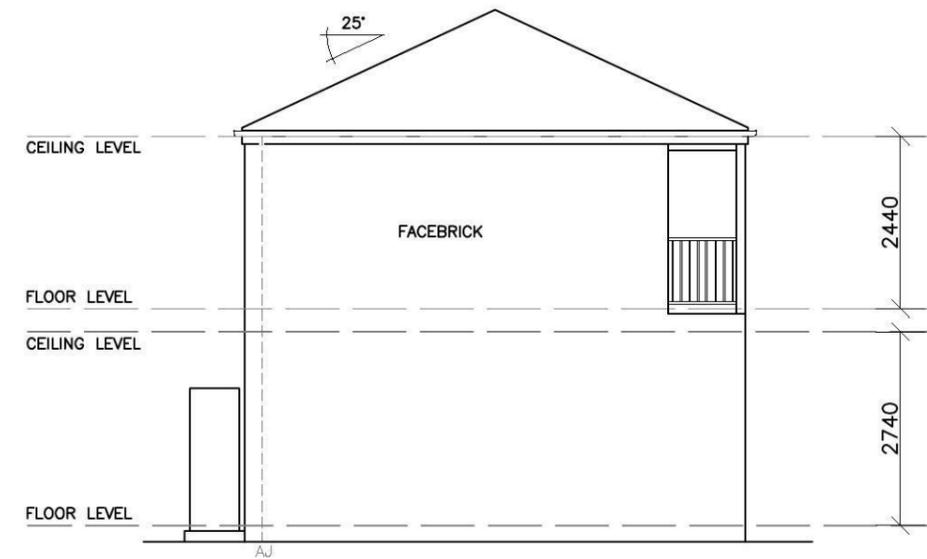
ELEVATION 1



ELEVATION 2



ELEVATION 3



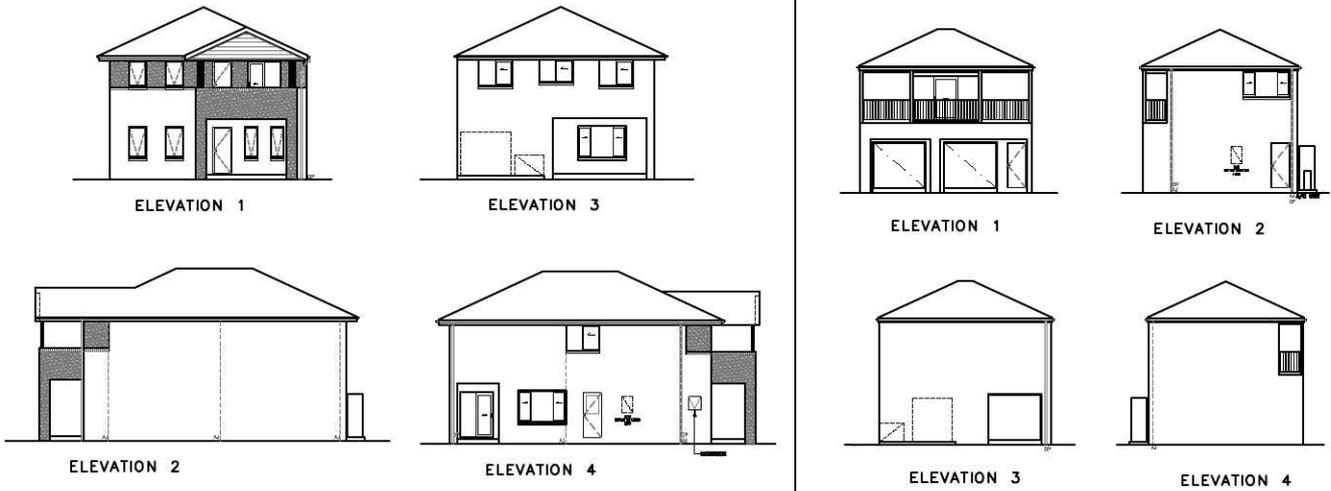
ELEVATION 4

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

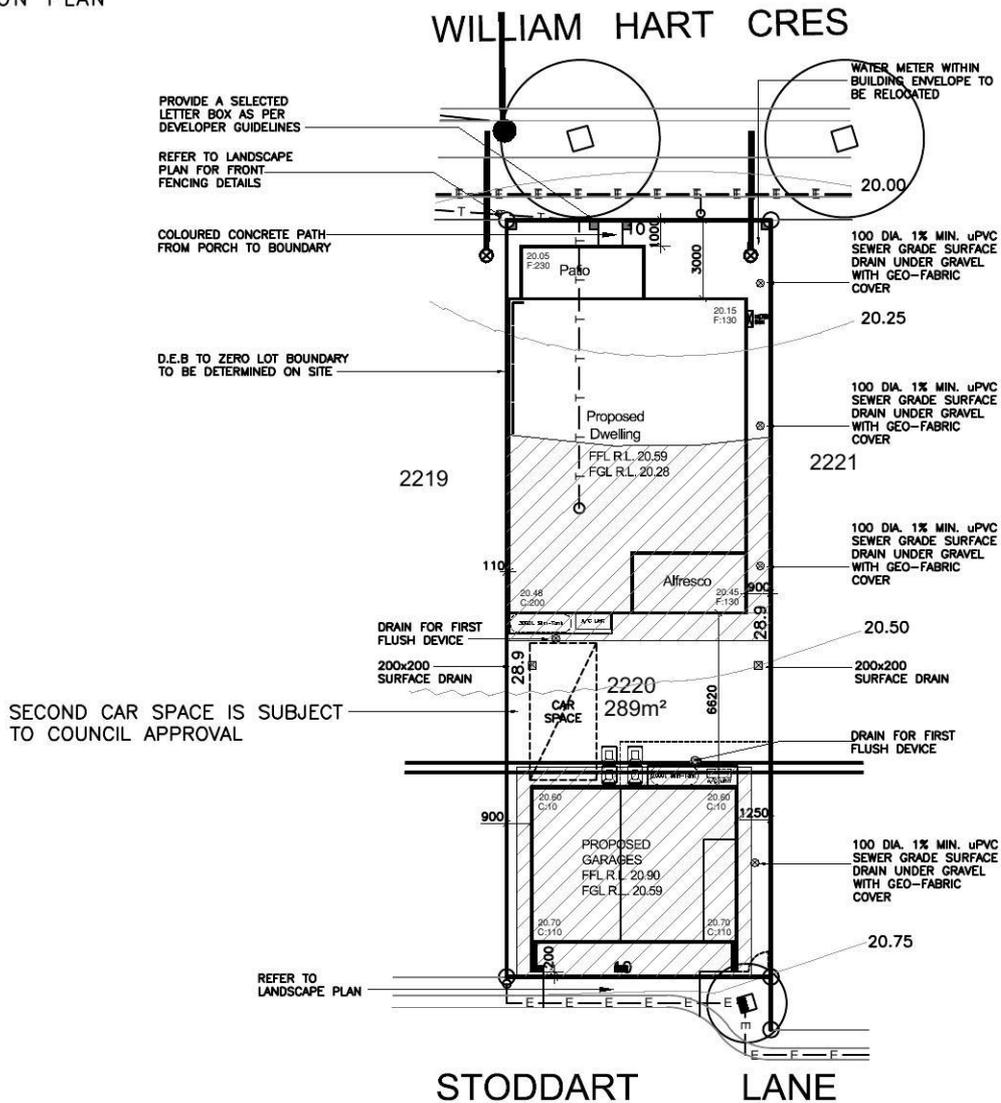
STUDIO ELEVATIONS



| | | | | | | | | |
|--|---|---------------------------------|-----------------------|------------------------|-------|----------|---|-------|
| Product: Dwelling with rear loaded garage + studio above | Client: ZAC HOMES | Dwg Title: ELEVATIONS | Sheet: A3 | Scale: 1:100 | ISSUE | DATE | DESCRIPTION | DRAWN |
| | Site Address: LOT 2220 WILLIAM HART CRES, THORNTON PENRITH 2750 | Date: 05.05.14 | Sheet No. 7 | Issue: D | A | 05.05.14 | D.A. ISSUE | S.G. |
| | Council: PENRITH COUNCIL | Job No: 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. |



NOTIFICATION PLAN



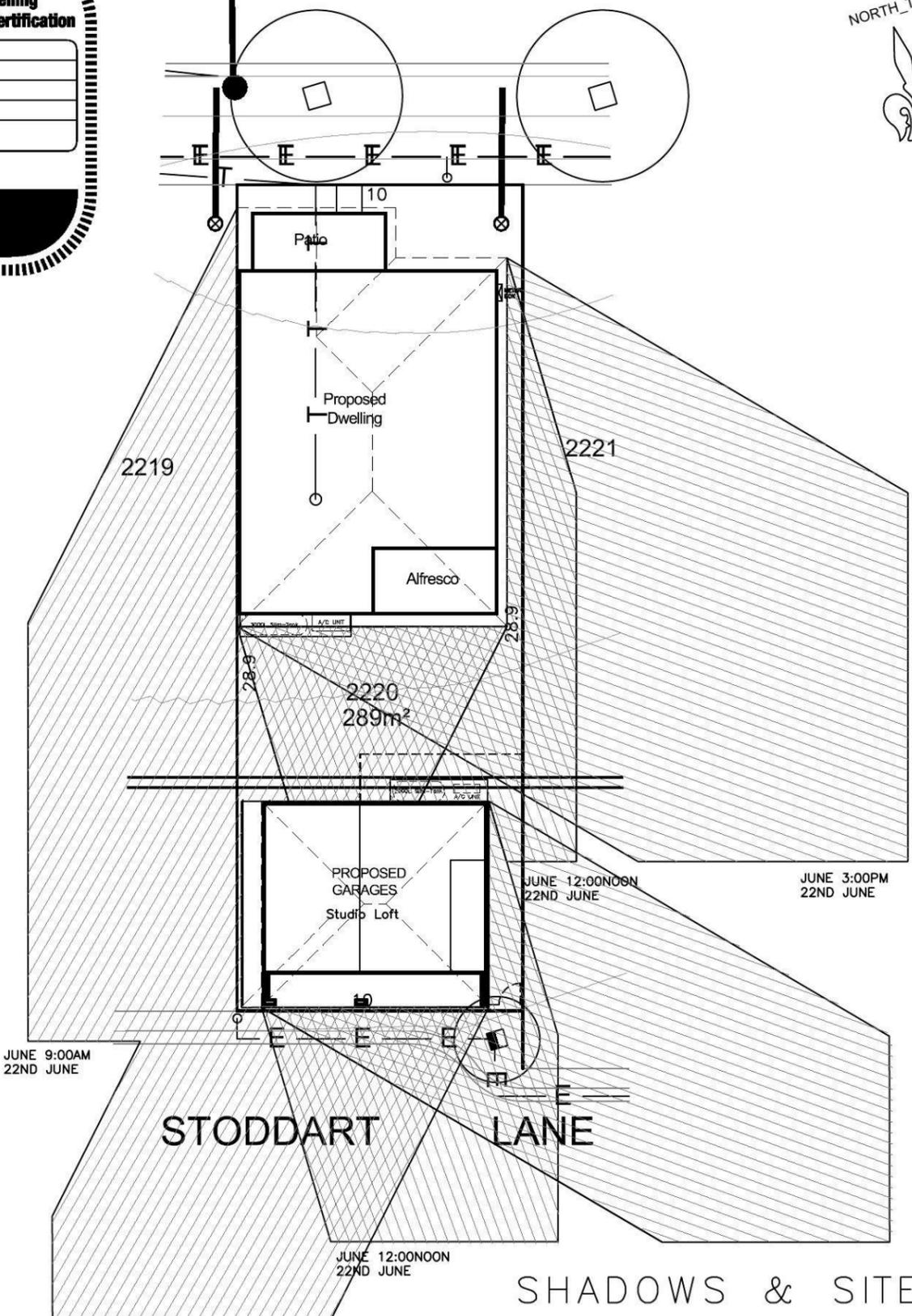
Product:
Dwelling with rear loaded garage + Studio above

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

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



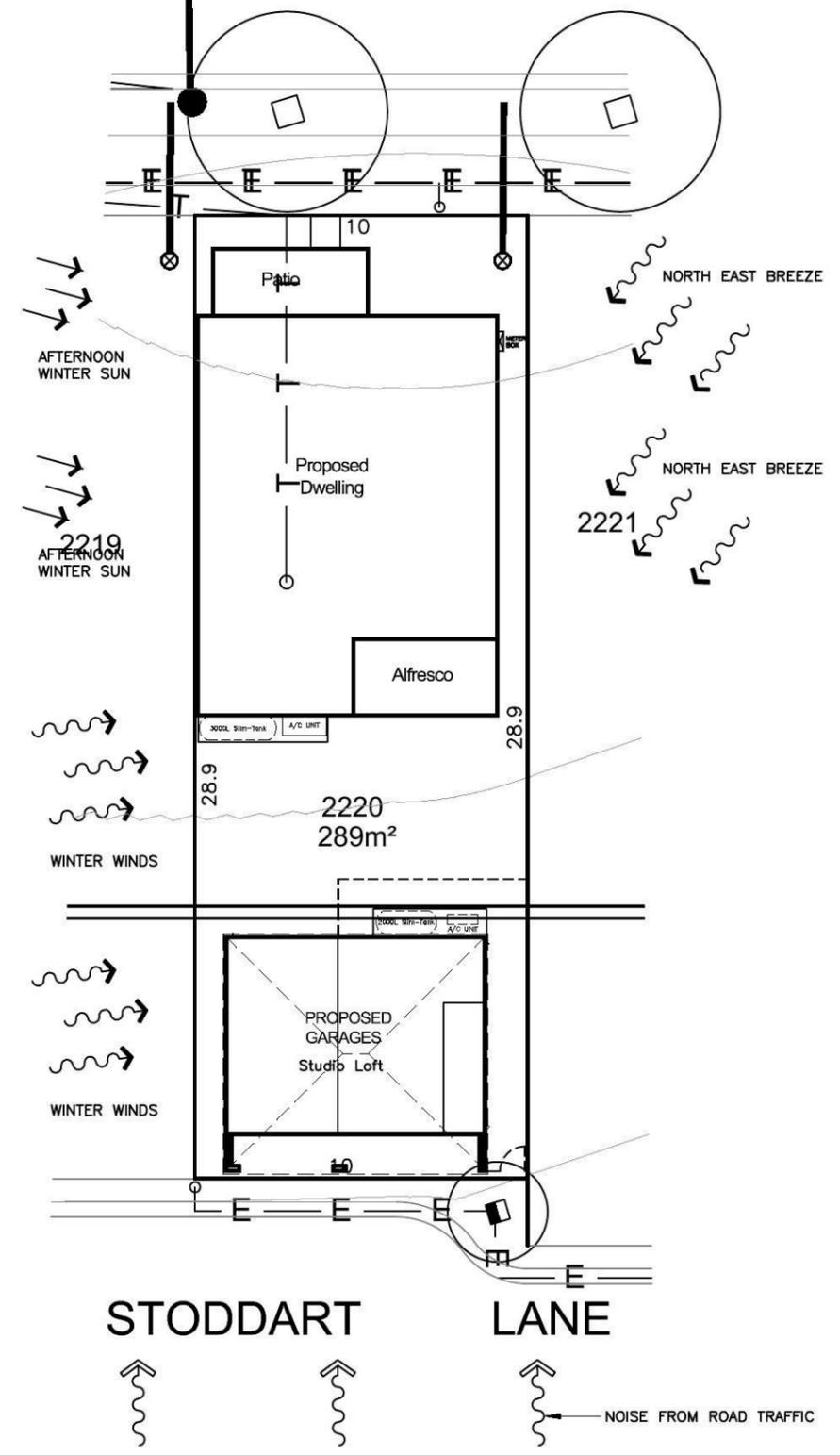
WILLIAM HART CRES



NORTH TIP



WILLIAM HART CRES



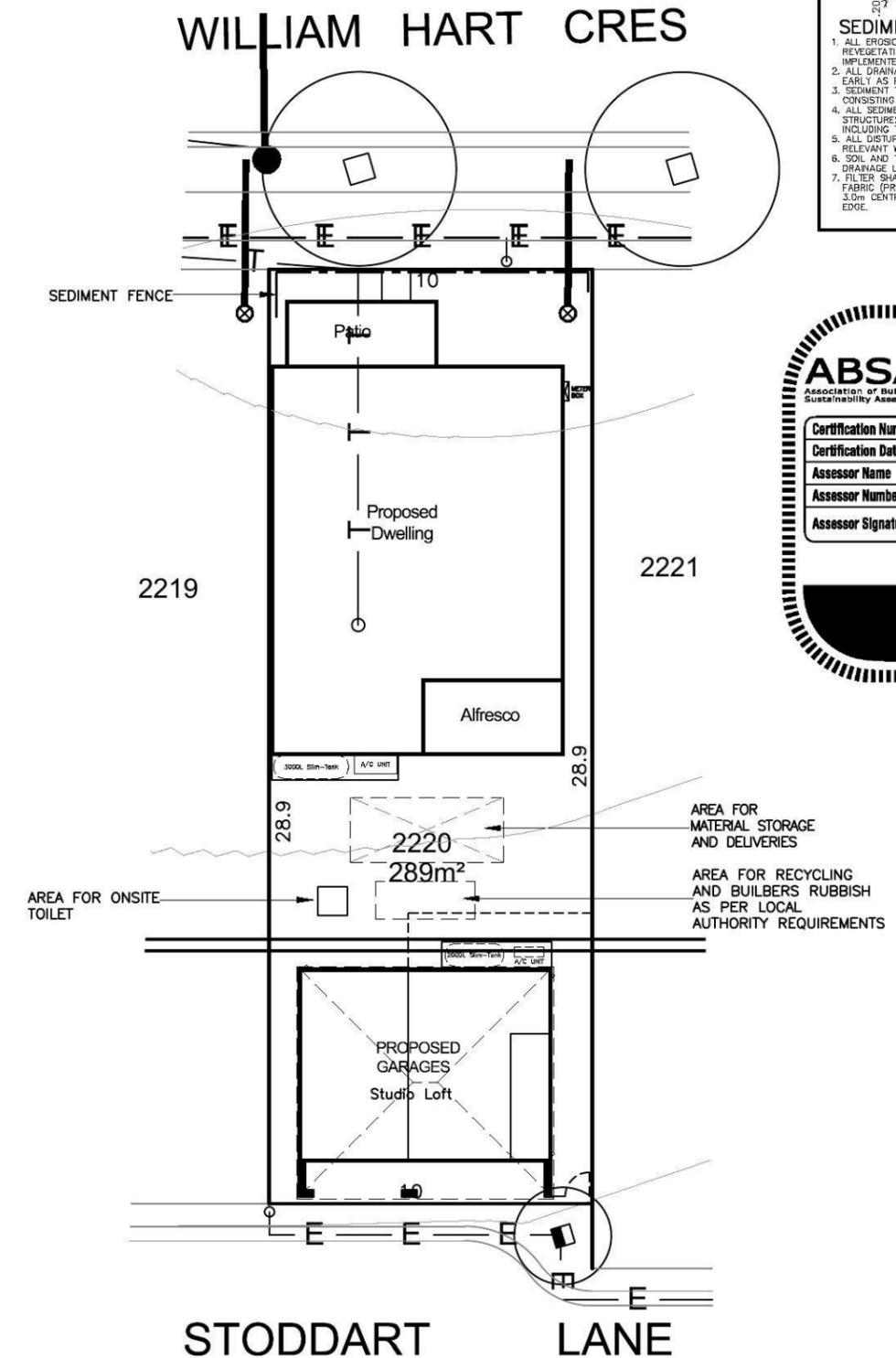
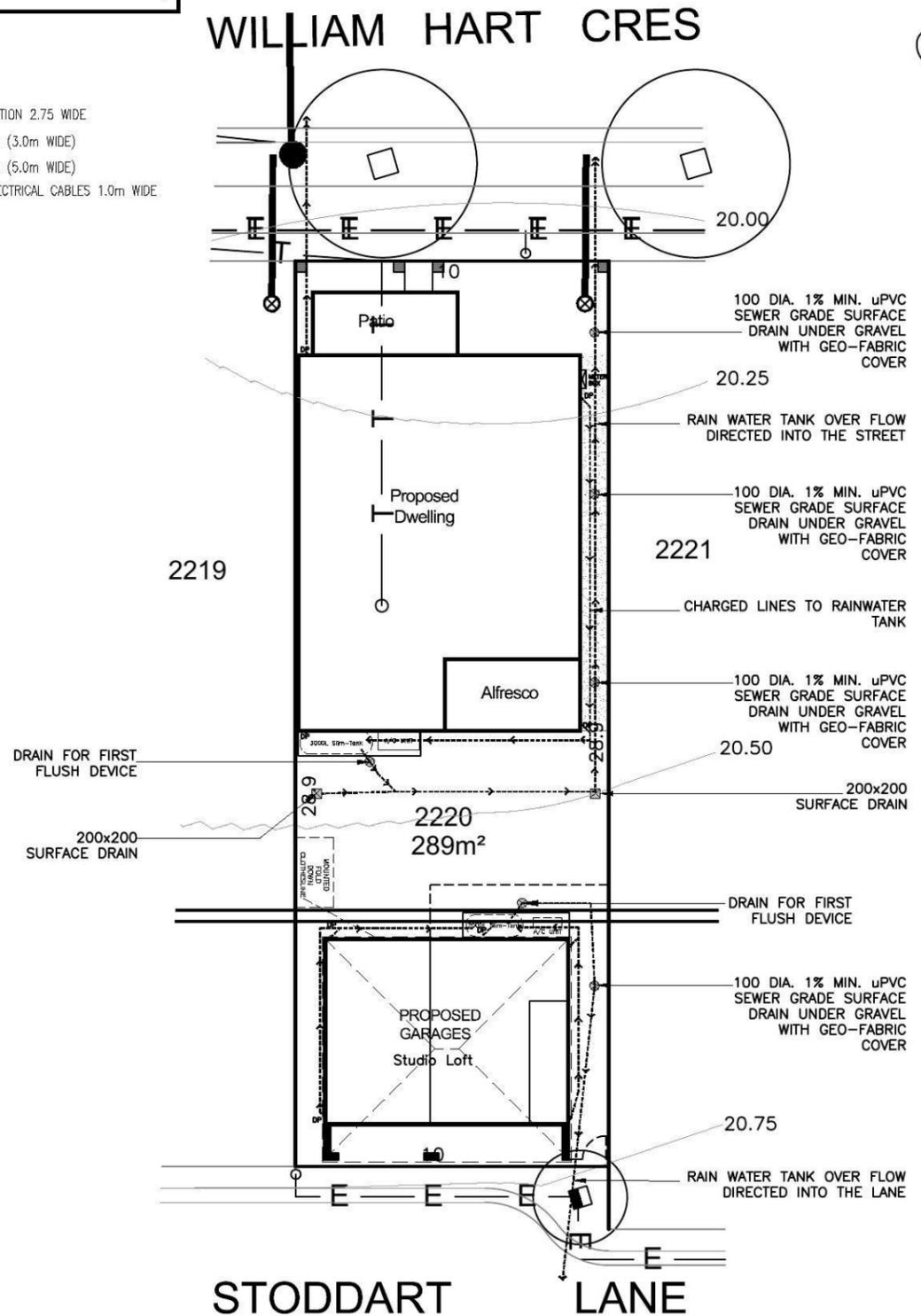
SHADOWS & SITE ANALYSIS PLAN



| | | | | | | | | |
|---|------------------------------------|--|------------------------|------------------------|-------|----------|---|-------|
| Product: Dwelling with rear loaded garage + studio above | Client: ZAC HOMES | Dwg Title: SHADOWS AND SITE ANALYSIS | Sheet: A3 | Scale: 1:200 | ISSUE | DATE | DESCRIPTION | DRAWN |
| | | | | | A | 05.05.14 | D.A. ISSUE | S.G. |
| Site Address: LOT 2220 WILLIAM HART CRES, THORNTON PENRITH 2750 | Council: PENRITH COUNCIL | Date: 05.05.14 | Sheet No. 1A | Issue: D | 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. |
| Job No: 214027 | | | | | | | | |

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



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.

ABSA Association of Building Sustainability Assessors

Class 1 Buildings Multi-Dwelling Project Certification

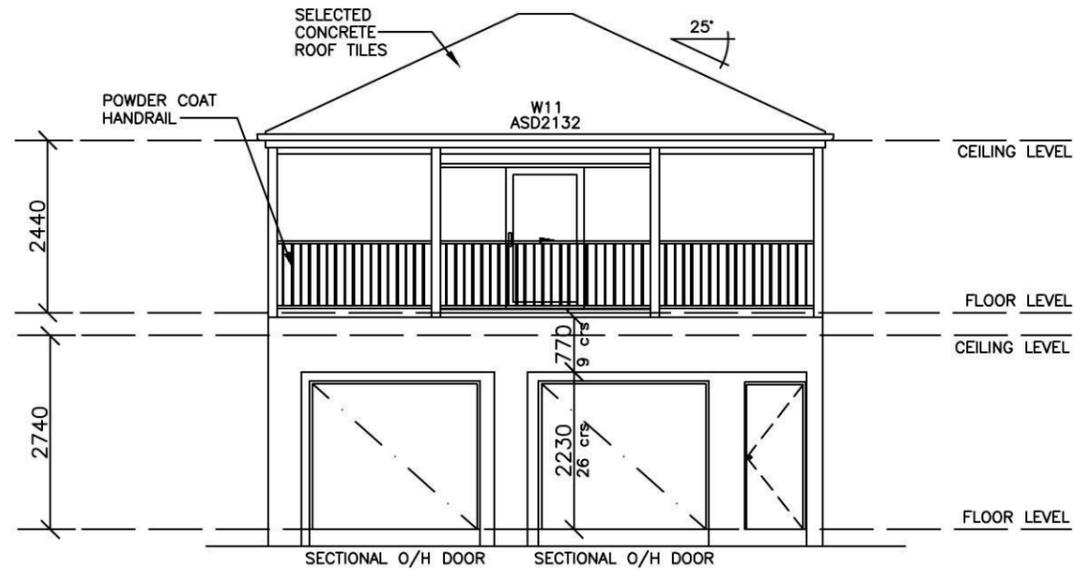
| | |
|----------------------|------------|
| Certification Number | 1006774770 |
| Certification Date | 22/08/2014 |
| Assessor Name | Brad Hoad |
| Assessor Number | 20731 |
| Assessor Signature | |

STORMWATER & SITE MANAGEMENT PLAN

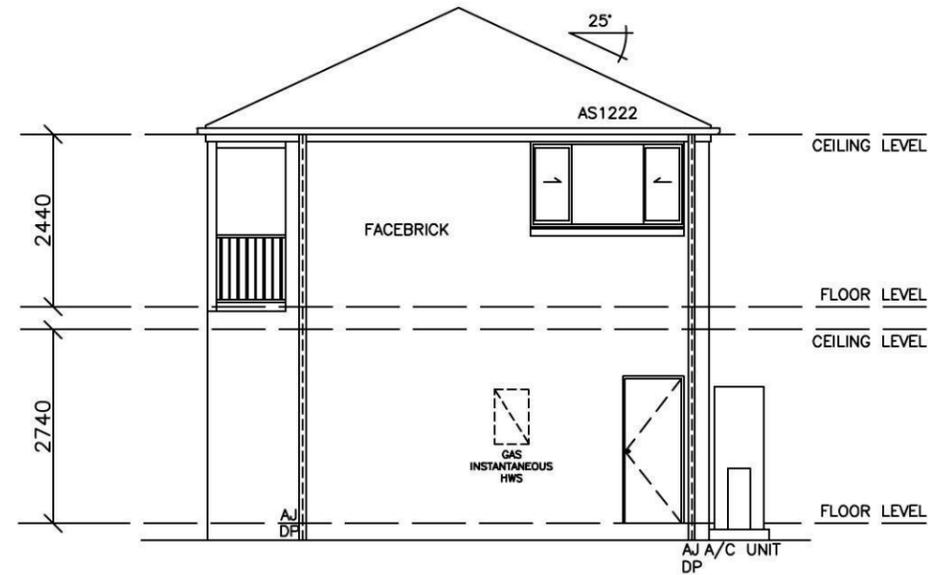


| | | | | | | | | |
|--|---|--|------------------------|------------------------|-------|----------|---|-------|
| Product: Dwelling with rear loaded garage + studio above | Client: ZAC HOMES | Dwg Title: STORMWATER & WASTE MANAGEMENT | Sheet: A3 | Scale: 1:200 | ISSUE | DATE | DESCRIPTION | DRAWN |
| | Site Address: LOT 2220 WILLIAM HART CRES, THORNTON PENRITH 2750 | Date: 05.05.14 | Sheet No. 1B | Issue: D | A | 05.05.14 | D.A. ISSUE | S.G. |
| | Council: PENRITH COUNCIL | Job No: 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. |

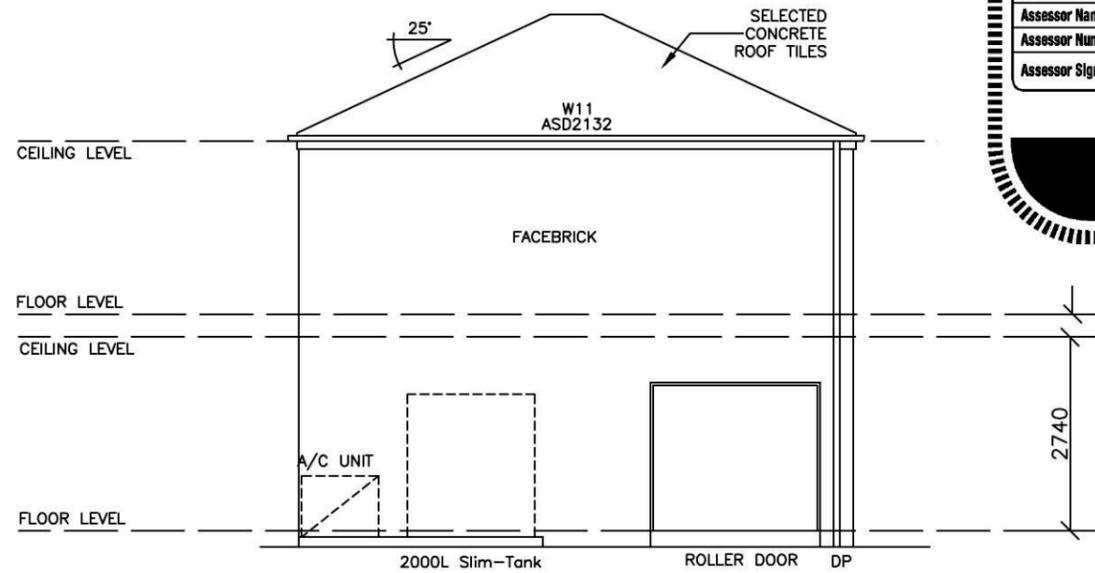
© All rights reserved. This plan is the property of Zac Homes. Any copying or altering of this plan without written permission from Zac Homes is prohibited.
Version: 1, Version Date: 28/08/2014



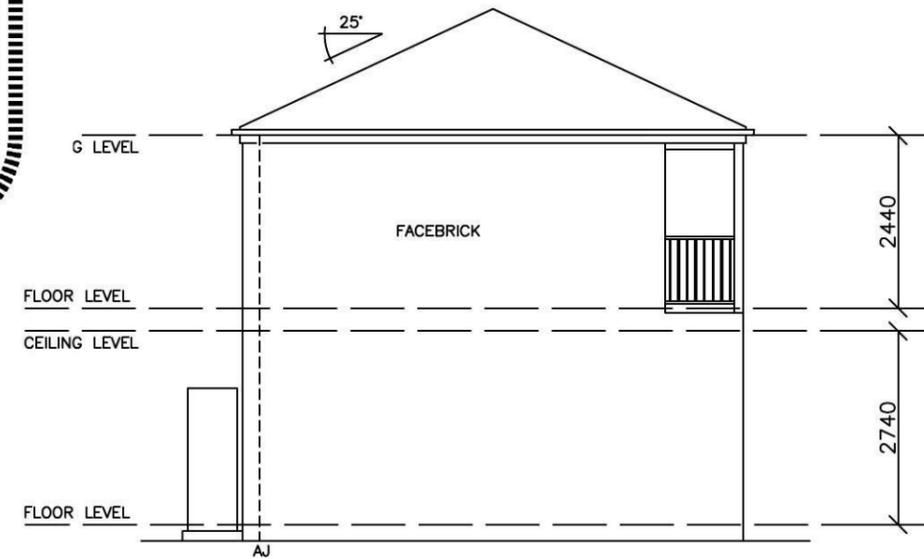
ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4

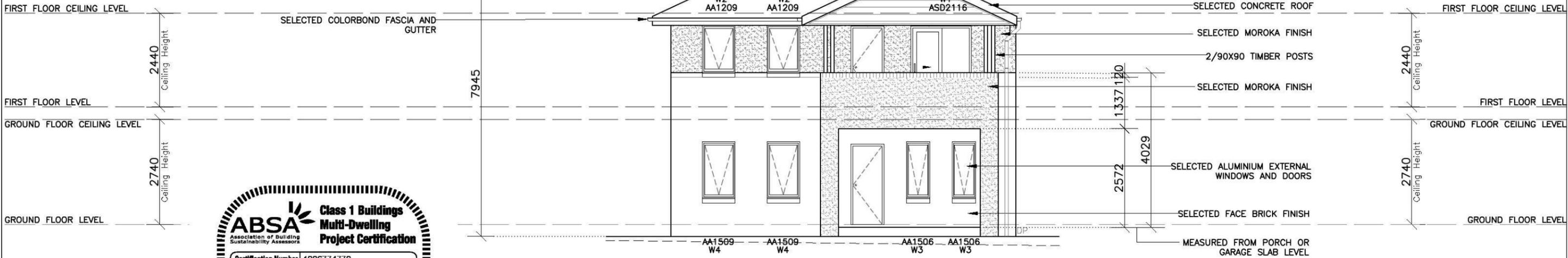
NOTE: PROVIDE FOR CLASS 2 FIRE RATED STRUCTURE TO THE STUDIO GARAGE WALLS AND CEILING AS PER BCA REQUIREMENTS

STUDIO ELEVATIONS

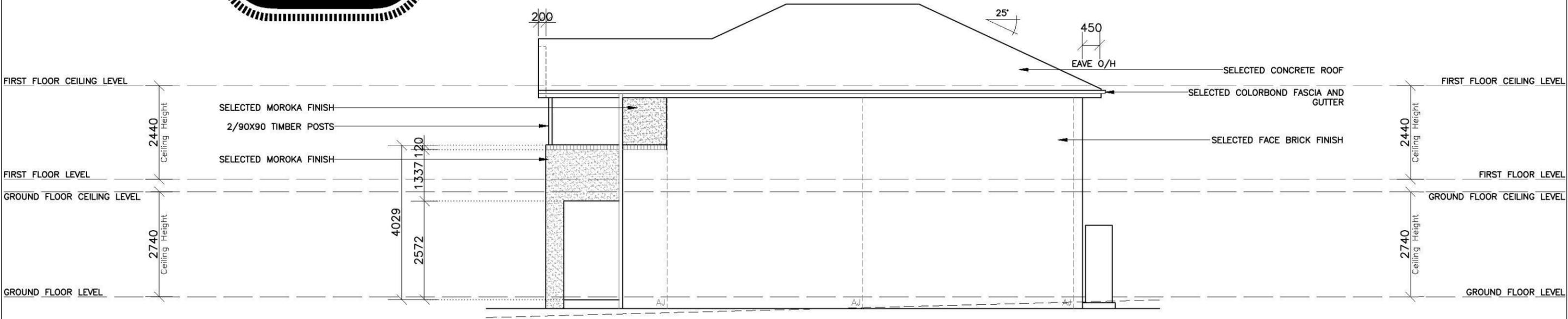


| | | | | | | | | |
|---|-----------------------------|---|------------------------|------------------------|-------|----------|---|-------|
| Product: Dwelling with rear loaded garage + studio above | Client: ZAC HOMES | Dwg Title: CONCEPT LANDSCAPE PLAN | Sheet: A3 | Scale: 1:200 | ISSUE | DATE | DESCRIPTION | DRAWN |
| | | | | | A | 05.05.14 | D.A. ISSUE | S.G. |
| Site Address: LOT 2220 WILLIAM HART CRES, THORNTON PENRITH 2750 | Date: 05.05.14 | Council: PENRITH COUNCIL | Sheet No. 1C | Issue: D | 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. |
| | | | Job No: | 214027 | | | | |

Version: 1, Version Date: 28/08/2014



ELEVATION 1

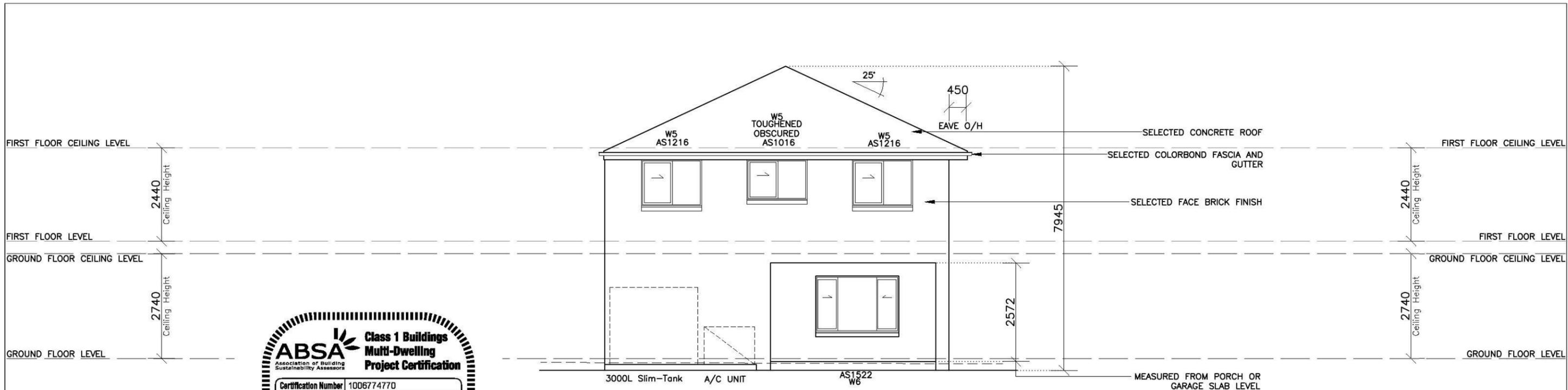


ELEVATION 2

MAIN DWELLING ELEVATIONS



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



ELEVATION 3

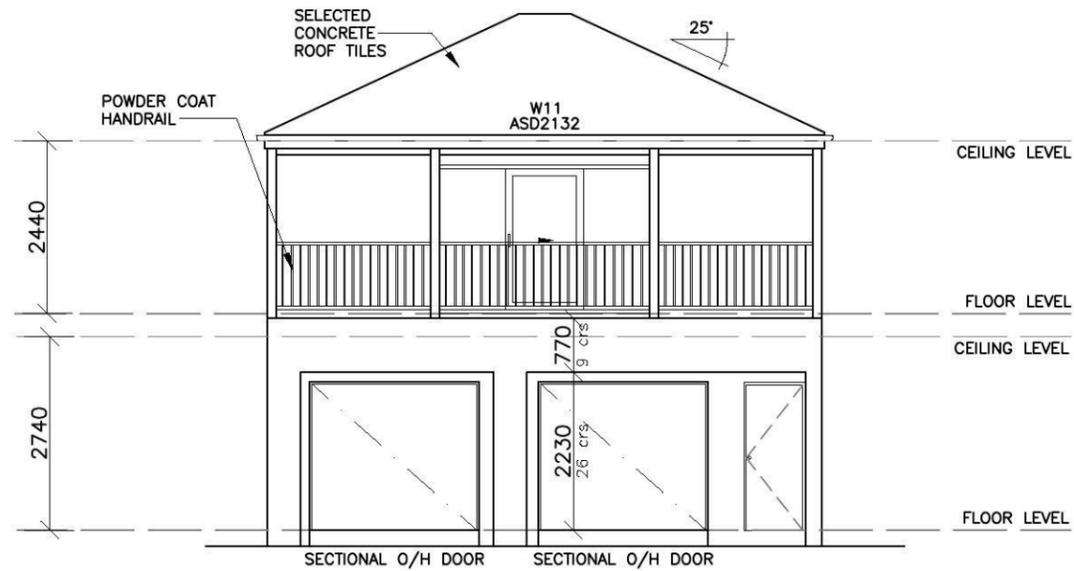


ELEVATION 4

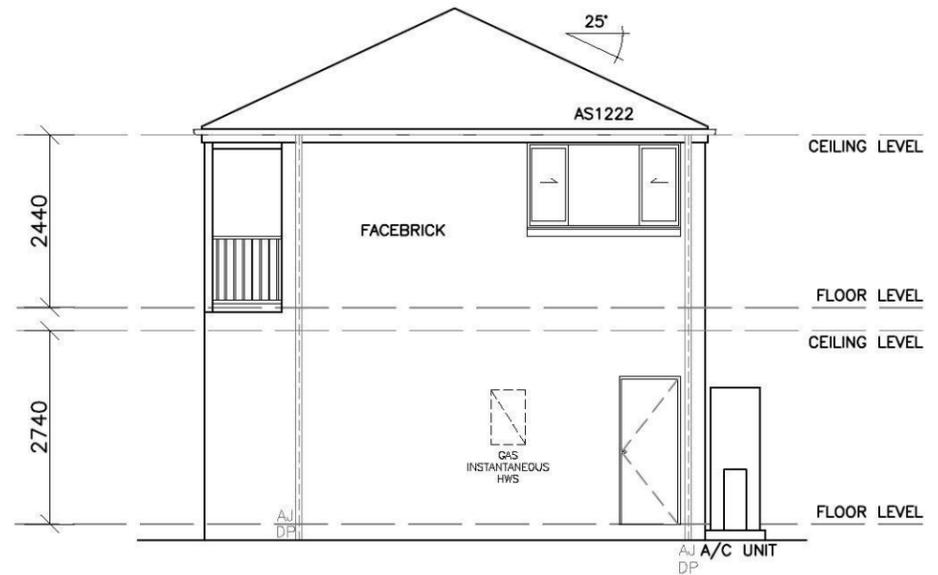
MAIN DWELLING ELEVATIONS



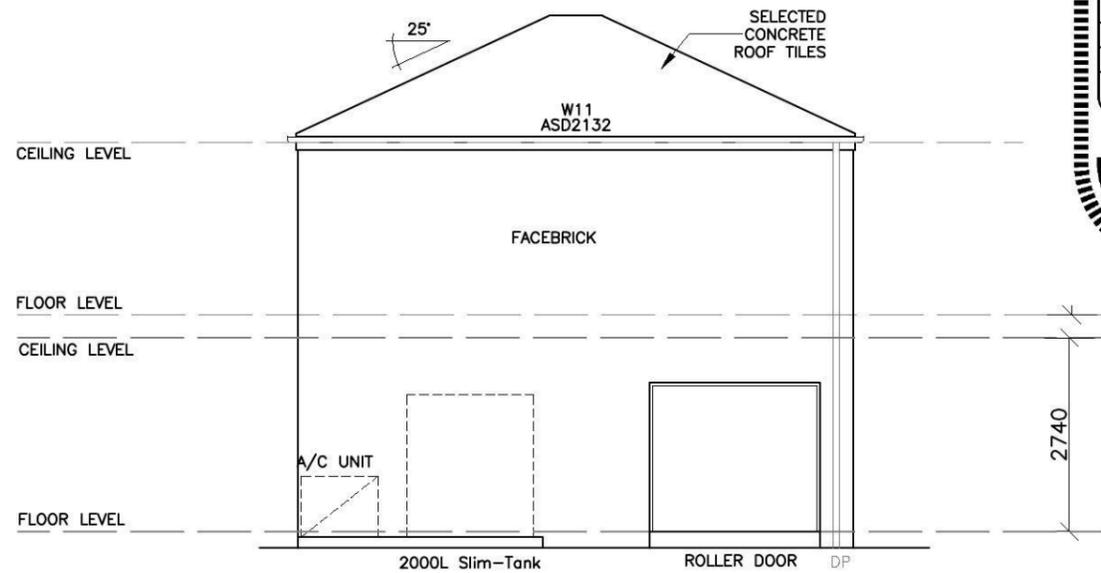
| | | | | | | | | |
|--|-----------------------------|------------------------------------|---------------------------|------------------------|-------|----------|---|-------|
| Product: Dwelling with rear loaded garage + studio above | Client: ZAC HOMES | Dwg Title: ELEVATIONS | Sheet: A3 | Scale: 1:100 | ISSUE | DATE | DESCRIPTION | DRAWN |
| | | | | | A | 05.05.14 | D.A. ISSUE | S.G. |
| Site Address: LOT 2220 WILLIAM HART CRES, THORNTON PENRITH 2750 | Date: 05.05.14 | Council: PENRITH COUNCIL | Sheet No.: 6 | Issue: D | 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. |
| | | | | | | | | |
| | | | Job No.: 214027 | | | | | |



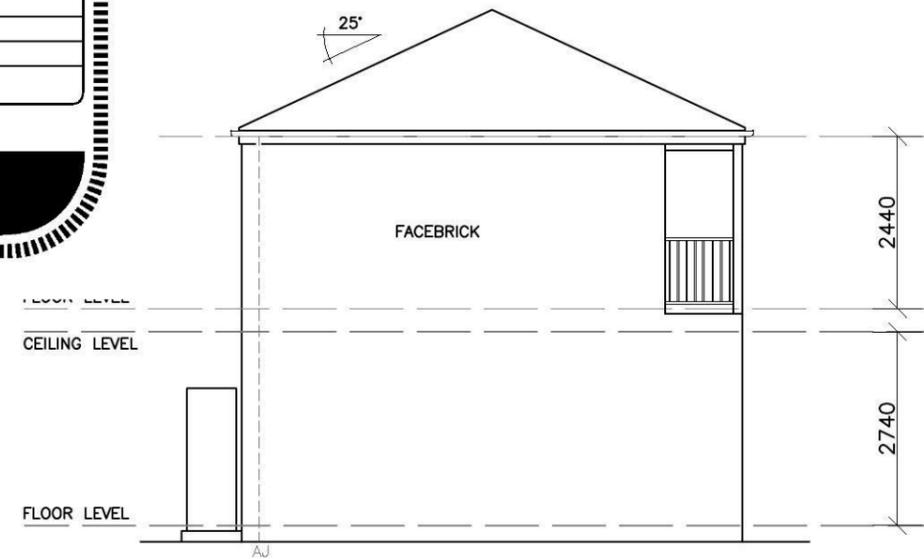
ELEVATION 1



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: Dwelling with rear loaded garage + studio above | Client: ZAC HOMES | Dwg Title: ELEVATIONS | Sheet: A3 | Scale: 1:100 | ISSUE | DATE | DESCRIPTION | DRAWN |
| | Site Address: LOT 2220 WILLIAM HART CRES, THORNTON PENRITH 2750 | Date: 05.05.14 | Sheet No. 7 | Issue: D | A | 05.05.14 | D.A. ISSUE | S.G. |
| | Council: PENRITH COUNCIL | Job No: 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. |

| | |
|-------------------------------------|---|
| 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 |
|-----------------|--|---------------------|----|

Class 1 Dwelling Thermal Performance Specifications

| Dwelling Number | Certificate Number | Floor Area | | Simulated Loads (area adjusted MJ/m ² /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 |