

Area Schedule (Gross Building)		Area Schedule (Gross Building)	
Name	Areas	Name	Areas
Ground Floor	73.53 m ²	Ground Floor	73.53 m ²
First Floor	86.23 m ²	First Floor	86.23 m ²
Garage	18.17 m ²	Garage	18.17 m ²
Porch	2.33 m ²	Porch	2.33 m ²
Alfresco	6.46 m ²	Alfresco	6.46 m ²
LOT 1 - GROSS BUILDING AREA: 5	186.72 m ²	LOT 2 - GROSS BUILDING AREA: 5	186.72 m ²



CAUTION FROM DIBD SEARCH ONLY
 DENOTES APPROX. SEWER LINE
 DENOTES OVERHEAD POWER LINES

- NOTES:**
- THIS DETAIL SURVEY IS NOT A 'SURVEY' AS DEFINED BY THE SURVEYING & SPATIAL INFORMATION ACT, 2002.
 - DATUM OF LEVELS - AUSTRALIAN HEIGHT DATUM.
 - ALL AREAS AND DIMENSIONS HAVE BEEN COMPRISED FROM PLANS MADE AVAILABLE BY THE NSW LAND REGISTRY 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 AND NOTES 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.

LAND ZONE	R2
SUBDIVISION TITLE	TORRENS
SITE CLASSIFICATION	P
SOIL CLASSIFICATION	H2
SALINITY AFFECTED	A2
WIND CLASSIFICATION	N2
ROCK ENCOUNTERED	NO
BUSHFIRE AFFECTED	NO
FLOOD AFFECTED	NO
HERITAGE AFFECTED	NO
POSSIBLE ROAD WIDENING	NO
ACOUSTIC AFFECTED	YES
ACID SULFATE SITE	NO
SEWER AFFECTED	NO
GAS AVAILABLE ON STREET	NO

Product: EVEREST 24 - MODIFIED **Facade:** CLASSIC CUSTOM

Title: SITE PLAN

Client: Christos Koukoutaris

Council: Canterbury Bankstown

DP No.: 223396 **Approval Type:** DA

Sheet No: 01.0 **Date:** 02.08.2022

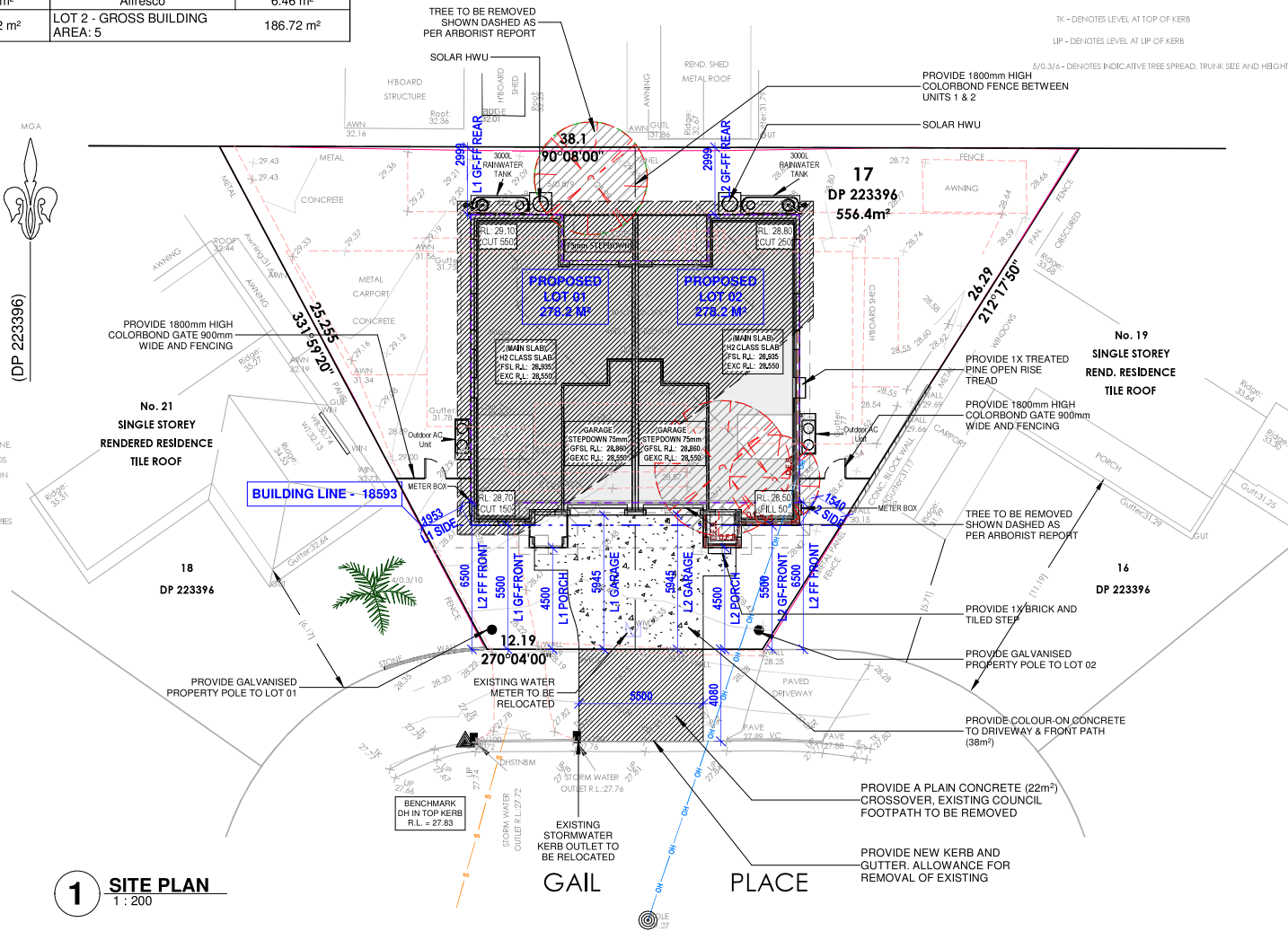
Job No.: 222039

Issue: A 09.05.2022 CONCEPT DESIGN PLANS
 B 19.05.2022 CHANGES AS PER QR 1.0
 C 13.07.2022 SITING AS PER DETAILED SURVEY
 D 04.08.2022 ISSUE FOR DA

Drawn: PM, PM, AP, RB

ZACHomes

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OWNER(S) ACKNOWLEDGMENT:

I/WE HEREBY APPROVE OUR BUILDING PLANS TO BE BUILT ON OUR LAND

I/WE HAVE STUDIED THE PLANS AND HAVE HAD THEM EXPLAINED TO US. I/WE ACCEPT AND APPROVE THE FRONT/REAR/SIDE SETBACKS AND THE CUT/FILL LEVELS SHOWN ON PLANS.

I/WE ACCEPT NO CHANGES CAN BE MADE

I/WE HAVE HAD THE DRIVEWAY GRADIENT EXPLAINED

I/WE HAVE HAD THE BASIX WATER TANK OR DUAL WATER PLUMBING EXPLAINED

I/WE HAVE HAD OUR CHOSEN VARIATIONS EXPLAINED

I/WE UNDERSTAND THAT NO FURTHER PHYSICAL CHANGES CAN BE MADE. I/WE UNDERSTAND THAT DUE TO CONSTRUCTION CONSTRAINTS THE BUILDER MAY VARY PLANS ON SITE TO SUIT.

ZAC HOMES TAKE NO RESPONSIBILITY FOR ANY VERBAL DISCUSSIONS OR INSTRUCTION. ALL CHANGES AND INCLUSIONS MUST BE DOCUMENTED IN WRITING. IT IS THE RESPONSIBILITY OF THE OWNER(S) TO ENSURE THAT THE LAYOUT AND INCLUSIONS ARE CORRECT.

DESIGN ACKNOWLEDGMENT:

AC VENTS & DROPPER POSITIONS (WHERE APPLICABLE) ARE APPROXIMATE ONLY AND MAY BE MOVED ON SITE TO SUIT DIFFERENT CONSTRUCTION REQUIREMENTS

STRUCTURAL BEAM/POSTS ARE INDICATIVE ONLY. REFER TO ENGINEERING DETAILS FOR ALL LOCATIONS AND CONNECTIONS

EXTERNAL DIMENSIONS OF THE HOME MAY NOT BE EXACT MULTIPLES OF BRICKS. IN SOME LOCATIONS UNEVEN CUTS TO BRICKS MAY BE REQUIRED

WINDOWS MAY NOT BE CENTERED INTERNALLY TO ROOMS DUE TO BRICK SIZING OF EXTERNAL WALLS

ALL JOINERY DIMENSIONS ARE APPROXIMATE ONLY AND MAY VARY ON SITE.

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OWNER(S) INITIALS

BANKSTOWN LEP 2015

12/08/2022 10:54:02 AM