

PROPOSED DUAL OCCUPANCY WITH DEMOLITION, RETAINING WALLS, TREE REMOVAL & TORRENS TITLE SUBDIVISION



FRONT PERSPECTIVE

Images are shown for illustrative purposes only and may not always represent the final product. And, subject to method of construction as determined by Zac Homes as applicable.

Product:	Facade:	Site Address:		Title:		Job No.:	224003	Issue	Date	Description	Drawn
CUSTOM	CUSTOM	LOT 32, 88 KNOX STREET BELMORE 2192		PERSPECTIVE		OWNER ACCEPTANCE		A	10.05.2024	CONCEPT PLAN	C.V.
ZACHomes © ALL RIGHTS RESERVED. THIS PLAN IS THE PROPERTY OF ZAC HOMES. ANY COPYING OR ALTERING OF THE DRAWING SHALL NOT BE UNDERTAKEN WITHOUT WRITTEN PERMISSION FROM ZAC HOMES				Client: CONG SON TRAN				B	14.05.2024	CONCEPT PLAN	C.V.
				Council: CANTERBURY				Paper: A3Scale:		C	16.05.2024
		D	24.05.2024			CONCEPT PLAN	C.V.				
				DP No. : 8791	Approval Type: DA	Sheet No: 00.0	Date: 06.05.2024	OWNER SIGNATUREDATE		E	26.07.2024
						OWNER SIGNATUREDATE		F	09.08.2024	D.A. PLANS	C.V.

LAND ZONE	R4
SUBDIVISION TITLE	TORRENS
SITE CLASSIFICATION	P
SOIL CLASSIFICATION	H1
SALINITY AFFECTED	A1
WIND CLASSIFICATION	N2
ROCK ENCOUNTERED	YES

BUSHFIRE AFFECTED	NO
FLOOD AFFECTED	YES
HERITAGE AFFECTED	NO
POSSIBLE ROAD WIDENING	NO
ACOUSTIC AFFECTED	TBC
ACID SULFATE SITE	NO
SEWER AFFECTED	NO
GAS AVAILABLE ON STREET	YES

LEGEND	
AHD	AUSTRALIAN HEIGHT DATUM
BM	BENCH MARK
C	EDGE OF CONCRETE
PV	PAVING AREA
F	FENCING
FL	FLOOR LEVEL
GUT	TOP OF GUTTER
NS	NATURAL SURFACE
RL	REDUCED LEVEL
SH	SPOT HEIGHT
TK	TOP OF KERB
VC	VEHICLE CROSSING
WM	WATER METER
6/0.4	TREE SPREAD/TRUNK DIAMETER
PP	POWER POLE
TEL	TELSTRA
GB	GARDEN BED
	CONCRETE HARD AREA
	TILED AREA
	PAVED AREA
	APPROXIMATE GUTTER LINE

NOTE:

- * THE TITLE BOUNDARY DIMENSIONS AND AREAS SHOWN HEREON ARE DETERMINED BY TITLE DEED ONLY AND ARE SUBJECT TO FINAL SURVEY
- * ADJOINING BUILDINGS, RIDGES AND GUTTER POSITIONS ARE APPROXIMATE ONLY
- * ONLY VISIBLE SERVICES WERE LOCATED AT TIME OF SURVEY IT IS RECOMMENDED THAT ALL RELEVANT AUTHORITIES BE NOTIFIED PRIOR TO ANY WORKS BEING COMMENCED ON SITE. WE STRONGLY SUGGEST THAT YOU DIAL 1100 BEFORE YOU DIG
- * TREE SPREAD AND TRUNK DIAMETERS SHOWN IN THIS PLAN ARE INDICATIVE ONLY
- * CONTOURS HAVE BEEN INTERPOLATED FROM SPOT HEIGHTS TAKEN AND ARE INDICATIVE ONLY
- * DO NOT SCALE OF THIS PLAN. WHERE CLEARANCES ARE CRITICAL THEY SHOULD BE CONFIRMED BY A FURTHER BOUNDARY SURVEY
- * COPYRIGHT OF THIS MATERIAL SHOWN HEREON AND IN THE ACCOMPANYING CAD FILES BELONGS TO NEW WAY SURVEYING PTY. LTD. NO ALTERATIONS ARE TO BE MADE TO THE DATA WITHOUT THE WRITTEN CONSENT OF NEW WAY SURVEYING PTY. LTD. IF THESE CONDITIONS HAVE BEEN BREACHED NEW WAY SURVEYING PTY. LTD. REMOVES ALL REPONSIBILITIES
- * THIS NOTE IS AN INTEGRAL PART OF THIS PLAN

1 SITE PLAN

1 : 200

ZACHomes

© ALL RIGHTS RESERVED. THIS PLAN IS THE PROPERTY OF ZAC HOMES. ANY COPYING OR ALTERING OF THE DRAWING SHALL NOT BE UNDERTAKEN WITHOUT WRITTEN PERMISSION FROM ZAC HOMES

M.G.A.
DP 1129951

DP 2 0 5 5 3 6

SP 36504

SP 5567

SP 6335

APPROXIMATE LOCATION
OF BOARD'S SEWER

REFER TO LANDSCAPE DESIGN

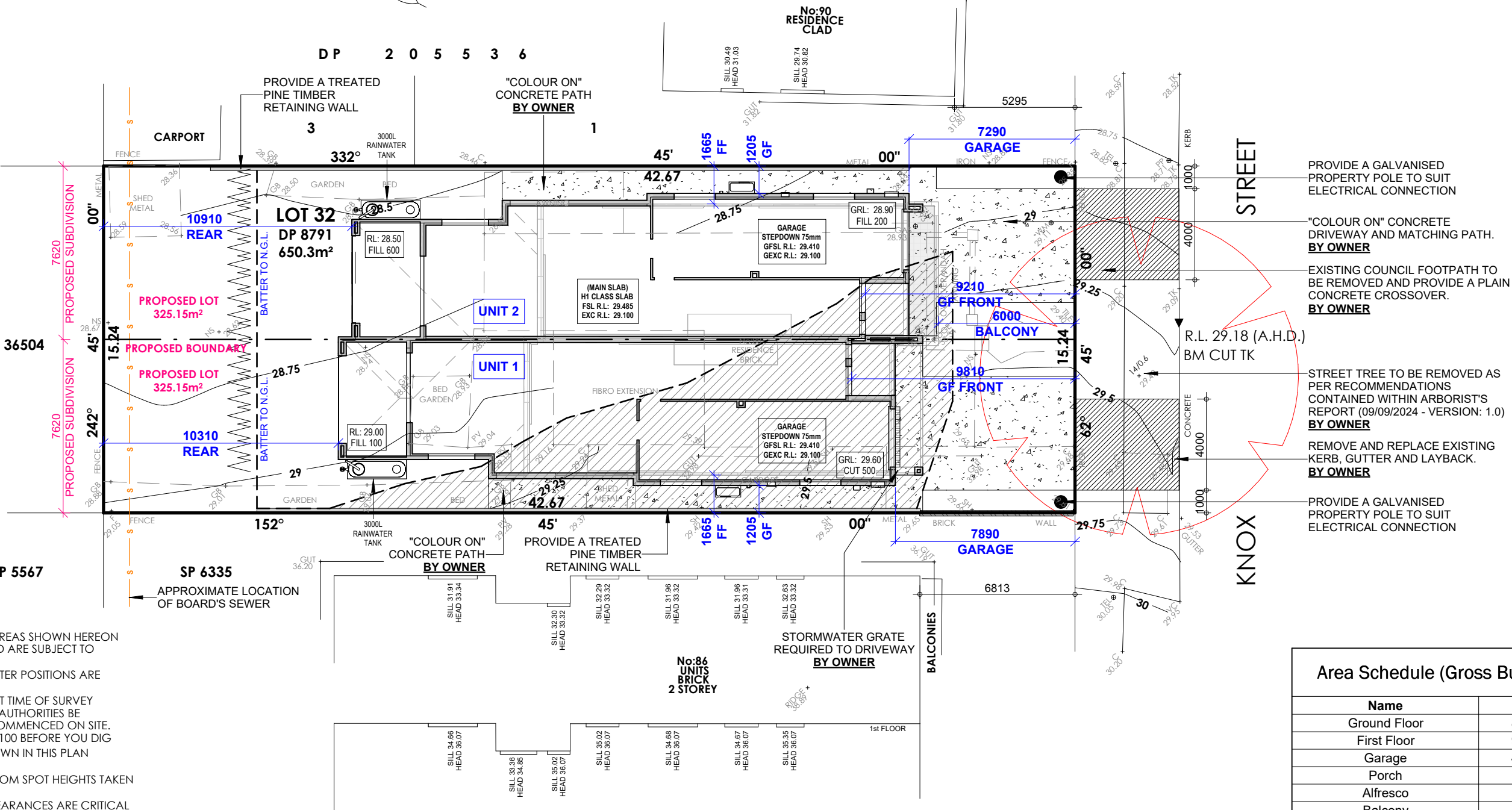
FOR POT SIZES & LOCATIONS. SOFT & HARD SURFACES
AREA CALCULATIONS, SCHEDULES ETC.

REFER TO HYDRAULIC ENGINEER DESIGN

FOR PIT SIZES & LOCATIONS. DRAINAGE DESIGN .
SOIL ERROSION & SEDIMENT CONTROL



DIAL BEFORE YOU DIG SHOULD
BE CONTACTED PRIOR TO ANY
EXCAVATION ON SITE.



Area Schedule (Gross Building)

Name	Areas
Ground Floor	84.77 m ²
First Floor	97.56 m ²
Garage	42.22 m ²
Porch	4.84 m ²
Alfresco	15.83 m ²
Balcony	7.75 m ²
UNIT 1 - GROSS BUILDING AREA: 6	
Ground Floor	84.77 m ²
First Floor	97.62 m ²
Garage	42.22 m ²
Porch	4.73 m ²
Alfresco	15.89 m ²
Balcony	8.22 m ²
UNIT 2 - GROSS BUILDING AREA: 6	
Ground Floor	84.77 m ²
First Floor	97.62 m ²
Garage	42.22 m ²
Porch	4.73 m ²
Alfresco	15.89 m ²
Balcony	8.22 m ²

Product:	Facade:	Site Address:		Title:		Job No.:	Issue	Date	Description	Drawn		
CUSTOM	CUSTOM	LOT 32, 88 KNOX STREET BELMORE 2192		SITE PLAN		224003	A	10.05.2024	CONCEPT PLAN	C.V.		
ZACHomes © ALL RIGHTS RESERVED. THIS PLAN IS THE PROPERTY OF ZAC HOMES. ANY COPYING OR ALTERING OF THE DRAWING SHALL NOT BE UNDERTAKEN WITHOUT WRITTEN PERMISSION FROM ZAC HOMES				Client: CONG SON TRAN			OWNER ACCEPTANCE	B	14.05.2024	CONCEPT PLAN	C.V.	
								C	16.05.2024	CONCEPT PLAN	C.V.	
								D	24.05.2024	CONCEPT PLAN	C.V.	
						E		26.07.2024	CONTRACT PLAN	C.V.		
Council: CANTERBURY				Paper:	A3	Scale:	1 : 200	F	09.08.2024	D.A. PLANS	C.V.	
DP No. :	8791	Approval Type:	DA	Sheet No:	01.0	Date:	06.05.2024	OWNER SIGNATURE	DATE			
								OWNER SIGNATURE	DATE			

27/09/2024 10:00:28 AM

AHD	AUSTRALIAN HEIGHT DATUM
BM	BENCH MARK
C	EDGE OF CONCRETE
PV	PAVING AREA
F	FENCING
FL	FLOOR LEVEL
GUT	TOP OF GUTTER
NS	NATURAL SURFACE
RL	REDUCED LEVEL
SH	SPOT HEIGHT
TK	TOP OF KERB
VC	VEHICLE CROSSING
WM	WATER METER
6/0.4	TREE SPREAD/TRUNK DIAMETER
PP	POWER POLE
TEL	TELSTRA
GB	GARDEN BED
	CONCRETE HARD AREA
	TILED AREA
	PAVED AREA
—	APPROXIMATE GUTTER LINE

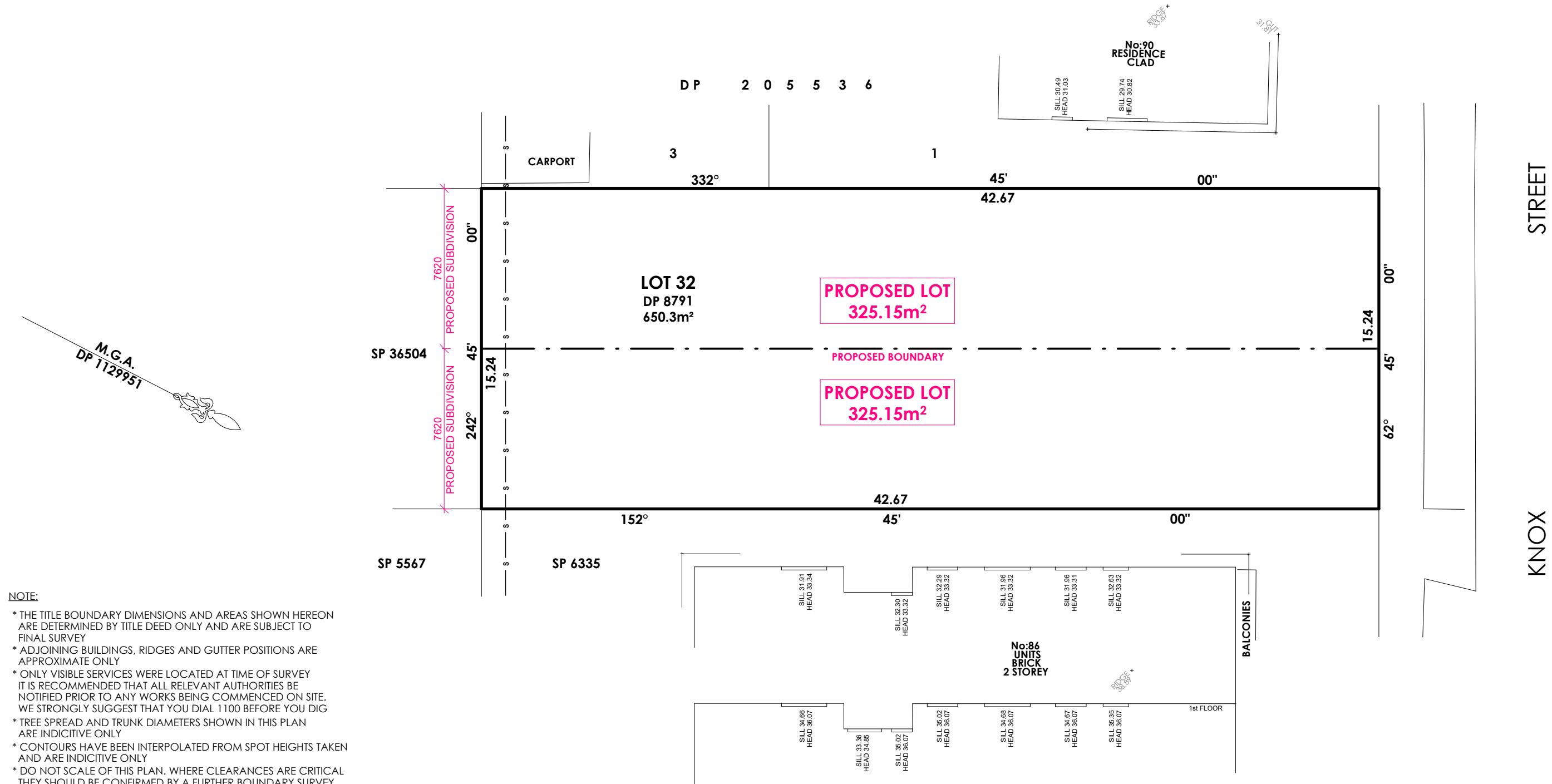


- * THE TITLE BOUNDARY DIMENSIONS AND AREAS SHOWN HEREON ARE DETERMINED BY TITLE DEED ONLY AND ARE SUBJECT TO FINAL SURVEY
- * ADJOINING BUILDINGS, RIDGES AND GUTTER POSITIONS ARE APPROXIMATE ONLY
- * ONLY VISIBLE SERVICES WERE LOCATED AT TIME OF SURVEY IT IS RECOMMENDED THAT ALL RELEVANT AUTHORITIES BE NOTIFIED PRIOR TO ANY WORKS BEING COMMENCED ON SITE. WE STRONGLY SUGGEST THAT YOU DIAL 1100 BEFORE YOU DIG
- * TREE SPREAD AND TRUNK DIAMETERS SHOWN IN THIS PLAN ARE INDICATIVE ONLY
- * CONTOURS HAVE BEEN INTERPOLATED FROM SPOT HEIGHTS TAKEN AND ARE INDICATIVE ONLY
- * DO NOT SCALE OF THIS PLAN. WHERE CLEARANCES ARE CRITICAL THEY SHOULD BE CONFIRMED BY A FURTHER BOUNDARY SURVEY
- * COPYRIGHT OF THIS MATERIAL SHOWN HEREON AND IN THE ACCOMPANYING CAD FILES BELONGS TO NEW WAY SURVEYING PTY. LTD. NO ALTERATIONS ARE TO BE MADE TO THE DATA WITHOUT THE WRITTEN CONSENT OF NEW WAY SURVEYING PTY. LTD. IF THESE CONDITIONS HAVE BEEN BREACHED NEW WAY SURVEYING PTY. LTD. REMOVES ALL REPONSIBILITIES
- * THIS NOTE IS AN INTEGRAL PART OF THIS PLAN

NOTE:
ALL DEMOLITION WORK TO BE
CARRIED OUT IN ACCORDANCE WITH
AS2601- (DEMOLITION WITH OH&S
REGULATIONS (2000) 2001 & 2801
STRUCTURES)

[illegible]

27/09/2024 10:00:29 AM



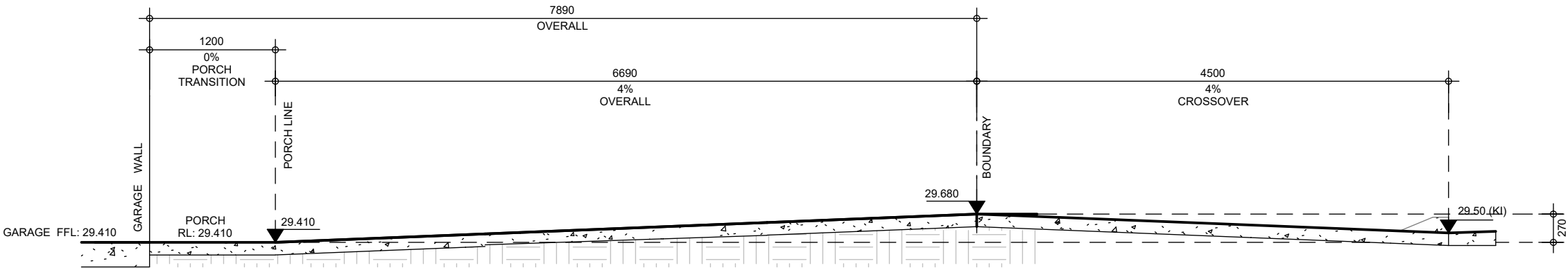
NOTE:

- * THE TITLE BOUNDARY DIMENSIONS AND AREAS SHOWN HEREON ARE DETERMINED BY TITLE DEED ONLY AND ARE SUBJECT TO FINAL SURVEY
- * ADJOINING BUILDINGS, RIDGES AND GUTTER POSITIONS ARE APPROXIMATE ONLY
- * ONLY VISIBLE SERVICES WERE LOCATED AT TIME OF SURVEY IT IS RECOMMENDED THAT ALL RELEVANT AUTHORITIES BE NOTIFIED PRIOR TO ANY WORKS BEING COMMENCED ON SITE. WE STRONGLY SUGGEST THAT YOU DIAL 1100 BEFORE YOU DIG
- * TREE SPREAD AND TRUNK DIAMETERS SHOWN IN THIS PLAN ARE INDICATIVE ONLY
- * CONTOURS HAVE BEEN INTERPOLATED FROM SPOT HEIGHTS TAKEN AND ARE INDICATIVE ONLY
- * DO NOT SCALE OF THIS PLAN. WHERE CLEARANCES ARE CRITICAL THEY SHOULD BE CONFIRMED BY A FURTHER BOUNDARY SURVEY
- * COPYRIGHT OF THIS MATERIAL SHOWN HEREON AND IN THE ACCOMPANYING CAD FILES BELONGS TO NEW WAY SURVEYING PTY. LTD. NO ALTERATIONS ARE TO BE MADE TO THE DATA WITHOUT THE WRITTEN CONSENT OF NEW WAY SURVEYING PTY. LTD. IF THESE CONDITIONS HAVE BEEN BREACHED NEW WAY SURVEYING PTY. LTD. REMOVES ALL REPONSIBILITIES
- * THIS NOTE IS AN INTEGRAL PART OF THIS PLAN

1 SUBDIVISION PLAN
1 : 200

**FINAL DOCUMENTATION AND
REGISTRATION OF TORRENS
TITLE SUBDIVISION BY OWNER**

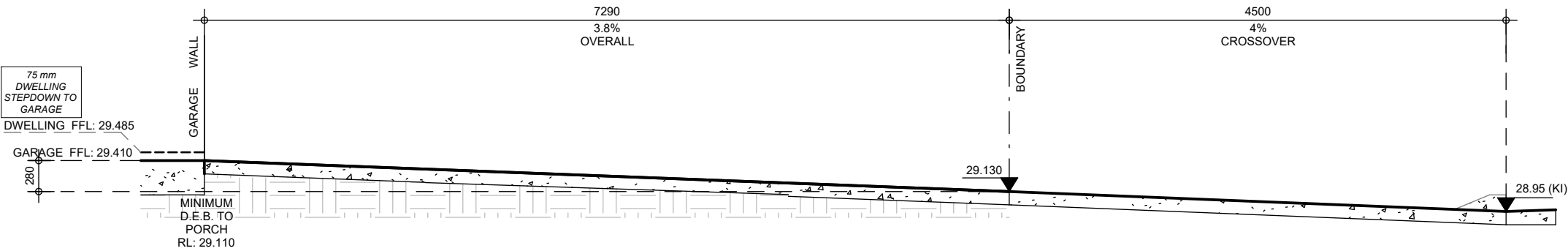
Product:	Facade:	Site Address:	Title:		Job No.:	Issue	Date	Description	Drawn		
CUSTOM	CUSTOM	LOT 32, 88 KNOX STREET BELMORE 2192	SUBDIVISION PLAN		224003	OWNER ACCEPTANCE	A	10.05.2024	CONCEPT PLAN	C.V.	
ZACHomes © ALL RIGHTS RESERVED. THIS PLAN IS THE PROPERTY OF ZAC HOMES. ANY COPYING OR ALTERING OF THE DRAWING SHALL NOT BE UNDERTAKEN WITHOUT WRITTEN PERMISSION FROM ZAC HOMES		Client: CONG SON TRAN		OWNER SIGNATURE			DATE	B	14.05.2024	CONCEPT PLAN	C.V.
								C	16.05.2024	CONCEPT PLAN	C.V.
								D	24.05.2024	CONCEPT PLAN	C.V.
					E	26.07.2024		CONTRACT PLAN	C.V.		
		Council: CANTERBURY	Paper: A3	Scale: 1 : 200			F	09.08.2024	D.A. PLANS	C.V.	
		DP No. : 8791	Approval Type: DA	Sheet No: 01.3	Date: 06.05.2024	OWNER SIGNATURE	DATE				



1

DRIVEWAY GRADIENT - UNIT 1

1 : 50



2

DRIVEWAY GRADIENT - UNIT 2

1 : 50

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.

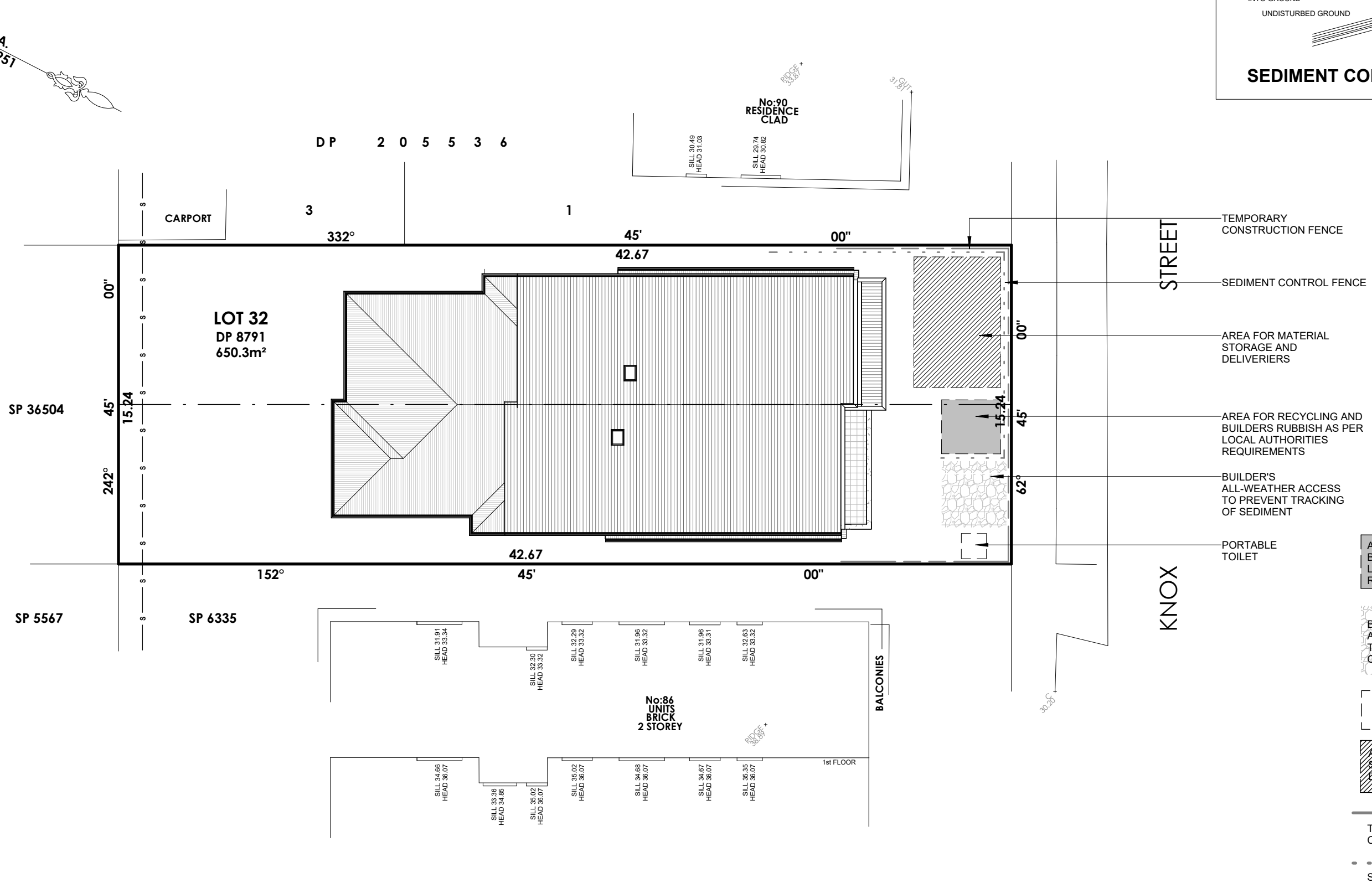
ALL DIMENSIONS ARE IN MILLIMETERS - ALL DIMENSIONS ARE FRAME TO FRAME. DO NOT SCALE - USE WRITTEN DIMENSIONS ONLY. THIS DRAWING IS SUBJECT TO COPYRIGHT LAWS AND MAY NOT BE COPIED WITHOUT THE WRITTEN PERMISSION OF ZAC HOMES

OWNER(S)
INITIALS

DRIVEWAY GRADES INCLUDING TRANSITIONS
COMPLIANT WITH AS2890.1

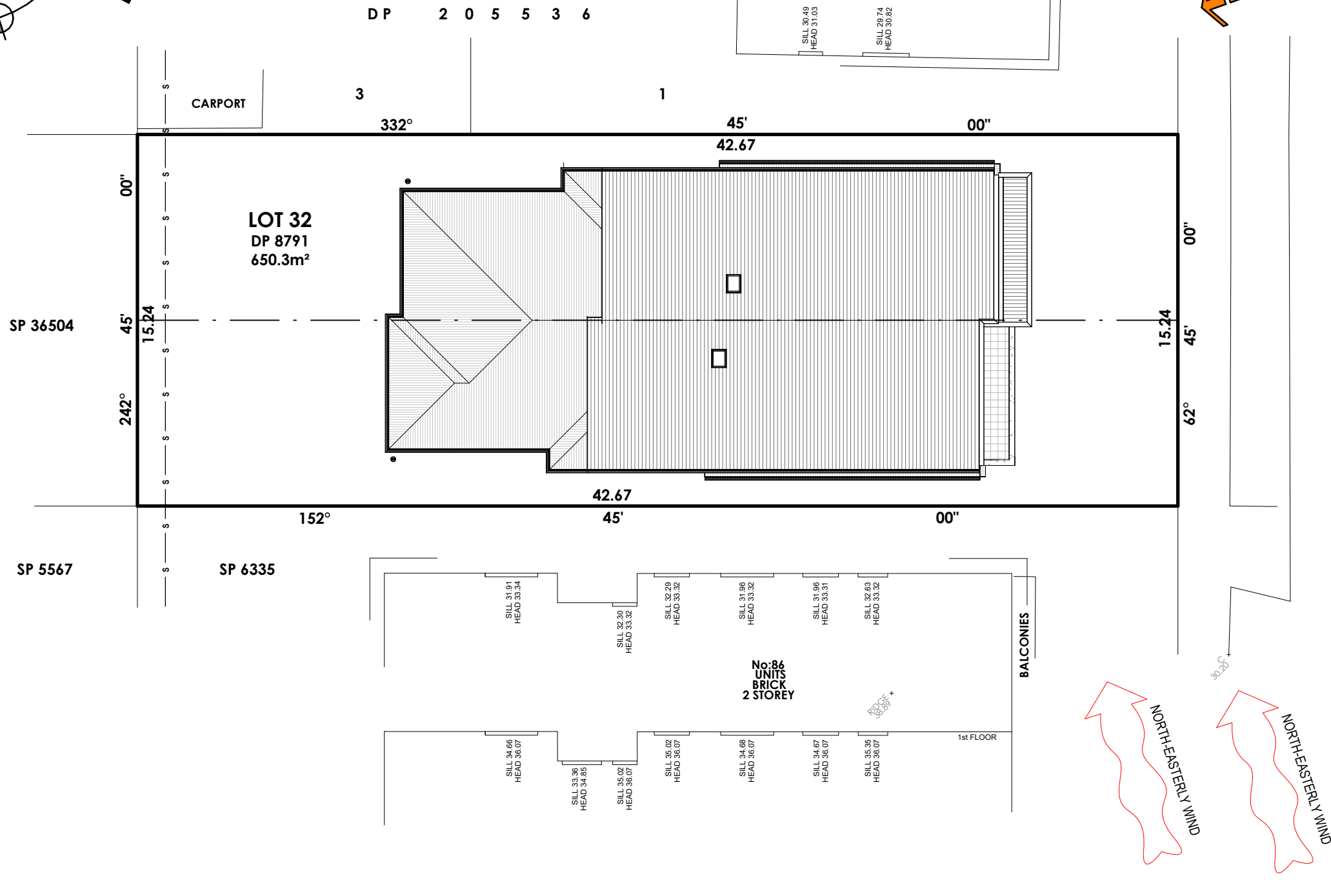
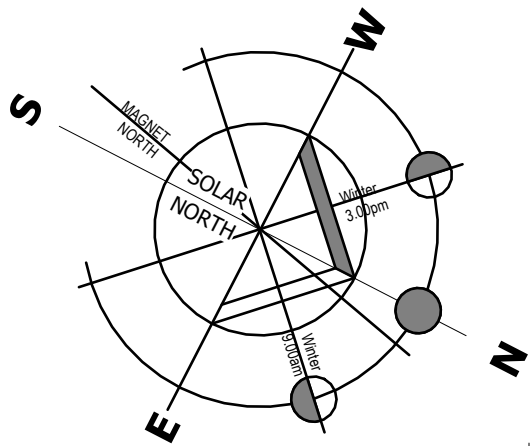
Product:	Facade:	Site Address:		Title:		Job No.:	Issue	Date	Description	Drawn	
CUSTOM	CUSTOM	LOT 32, 88 KNOX STREET BELMORE 2192		DRIVEWAY GRADIENT		224003	OWNER ACCEPTANCE	A	10.05.2024	CONCEPT PLAN	C.V.
ZACHomes © ALL RIGHTS RESERVED. THIS PLAN IS THE PROPERTY OF ZAC HOMES. ANY COPYING OR ALTERING OF THE DRAWING SHALL NOT BE UNDERTAKEN WITHOUT WRITTEN PERMISSION FROM ZAC HOMES				Client: CONG SON TRAN				B	14.05.2024	CONCEPT PLAN	C.V.
								C	16.05.2024	CONCEPT PLAN	C.V.
								D	24.05.2024	CONCEPT PLAN	C.V.
		E	26.07.2024					CONTRACT PLAN	C.V.		
		F	09.08.2024					D.A. PLANS	C.V.		
		Council: CANTERBURY		Paper: A3	Scale: 1 : 50	OWNER SIGNATURE	DATE				
		DP No. : 8791	Approval Type: DA	Sheet No: 01.A	Date: 06.05.2024	OWNER SIGNATURE	DATE				

27/09/2024 10:00:30 AM



1 SITE MANAGEMENT PLAN

Product:			Facade:			Site Address:			Title:			Job No.:		224003		Issue	Date	Description			Drawn
CUSTOM			CUSTOM			LOT 32, 88 KNOX STREET BELMORE 2192			Client: CONG SON TRAN			OWNER SIGNATURE		DATE		A	10.05.2024	CONCEPT PLAN		C.V.	
 © ALL RIGHTS RESERVED. THIS PLAN IS THE PROPERTY OF ZAC HOMES. ANY COPYING OR ALTERING OF THE DRAWING SHALL NOT BE UNDERTAKEN WITHOUT WRITTEN PERMISSION FROM ZAC HOMES			Council: CANTERBURY			Paper: A3	Scale: As indicated	B	14.05.2024	CONCEPT PLAN						C.V.					
								C	16.05.2024	CONCEPT PLAN						C.V.					
								D	24.05.2024	CONCEPT PLAN						C.V.					
															E	26.07.2024	CONTRACT PLAN		C.V.		
															F	09.08.2024	D.A. PLANS		C.V.		
DP No. :			8791	Approval Type:	DA	Sheet No:	01.B	Date:	06.05.2024		OWNER SIGNATURE		DATE								



1 SITE ANALYSIS

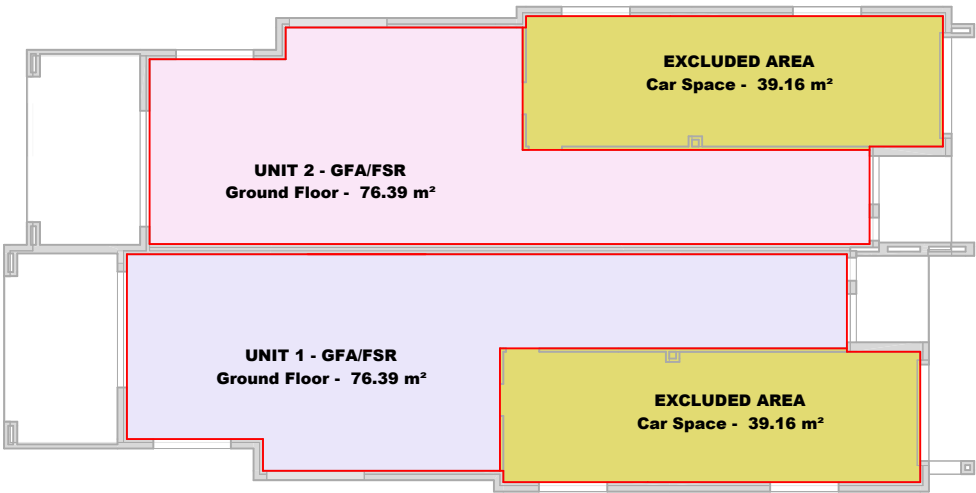
1 : 200

SITE LEGEND

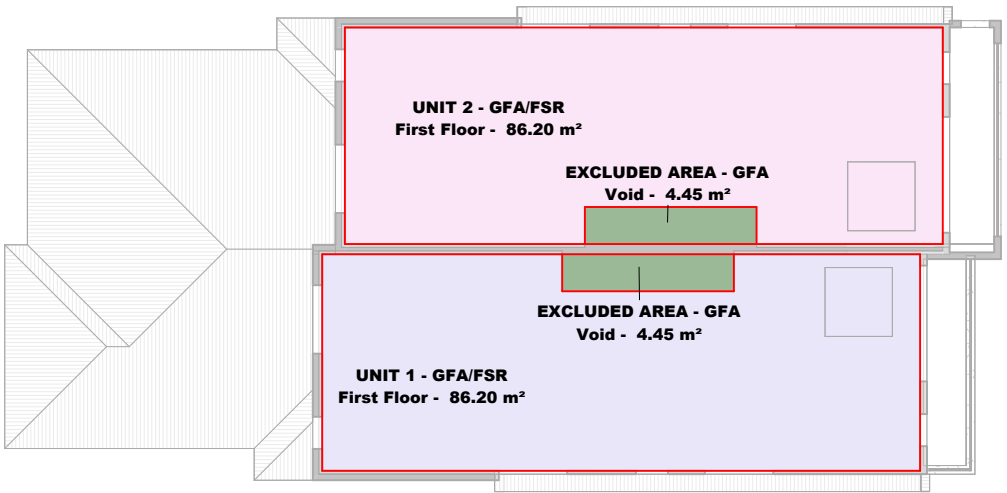
Product:	Facade:	Site Address:	Title:		Job No.:	224003	Issue	Date	Description	Drawn		
CUSTOM	CUSTOM	LOT 32, 88 KNOX STREET BELMORE 2192	SITE ANALYSIS		OWNER ACCEPTANCE		A	10.05.2024	CONCEPT PLAN	C.V.		
			Client: CONG SON TRAN				B	14.05.2024	CONCEPT PLAN	C.V.		
ZACHomes © ALL RIGHTS RESERVED. THIS PLAN IS THE PROPERTY OF ZAC HOMES. ANY COPYING OR ALTERING OF THE DRAWING SHALL NOT BE UNDERTAKEN WITHOUT WRITTEN PERMISSION FROM ZAC HOMES			Council: CANTERBURY		Paper:	A3	Scale:	As indicated	OWNER SIGNATURE	DATE		
			DP No. :	8791	Approval Type:	DA	Sheet No:	01.C	Date:	06.05.2024	C	D
											E	F
					OWNER SIGNATURE		DATE					

© ALL RIGHTS RESERVED. THIS PLAN IS THE PROPERTY OF ZAC HOMES. ANY COPYING OR ALTERING OF THE DRAWING SHALL NOT BE UNDERTAKEN WITHOUT WRITTEN PERMISSION FROM ZAC HOMES

27/09/2024 10:00:31 AM

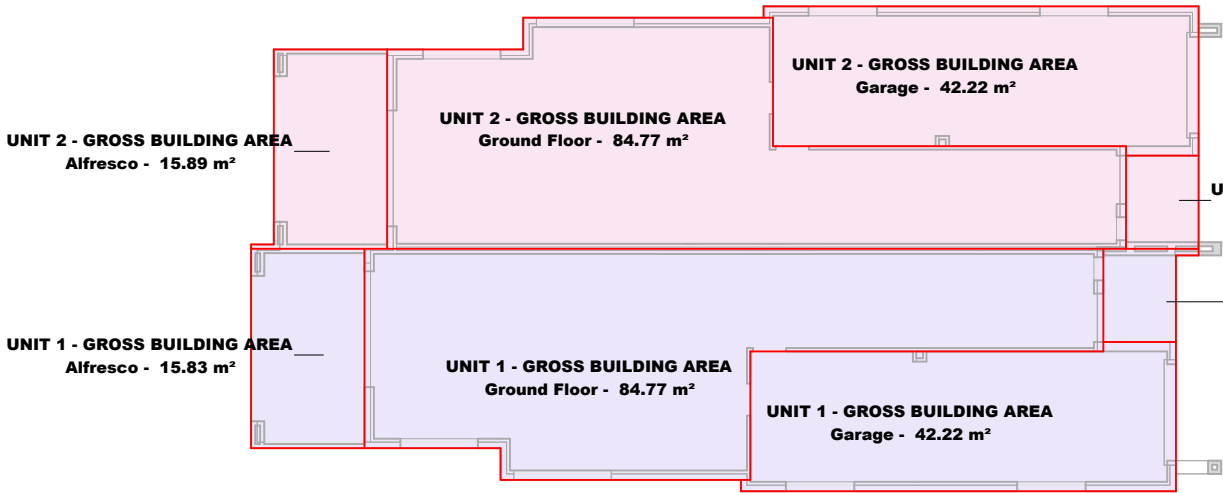


1 **GROUND FLOOR - GFA/FSR**
1 : 200

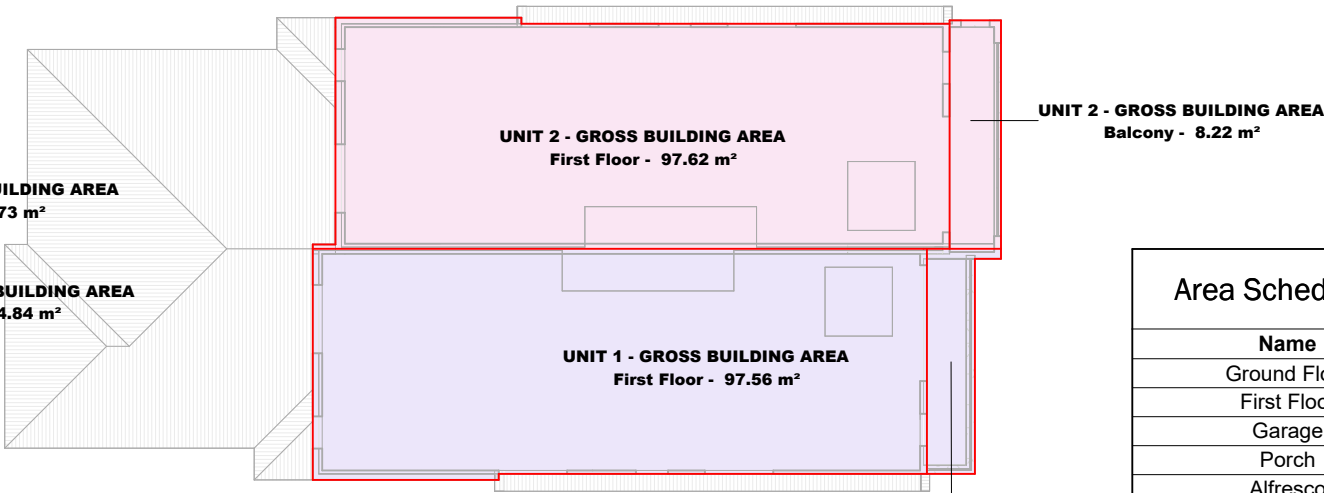


2 **FIRST FLOOR - GFA/FSR**
1 : 200

Area Schedule (GFA/FSR)	
Name	Areas
Ground Floor	76.39 m ²
First Floor	86.20 m ²
UNIT 1 - GFA/FSR: 2	162.59 m ²
Ground Floor	76.39 m ²
First Floor	86.20 m ²
UNIT 2 - GFA/FSR: 2	162.59 m ²

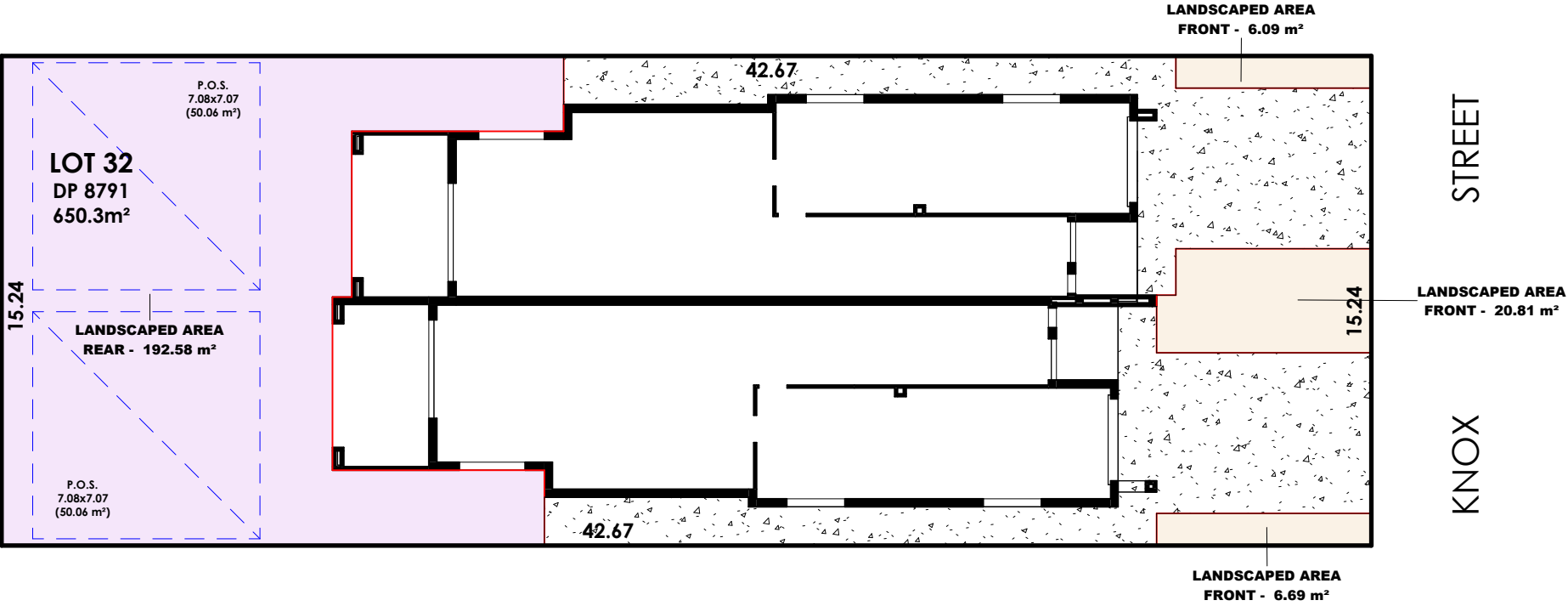


3 **GROUND FLOOR - GROSS**
1 : 200



4 **FIRST FLOOR - GROSS**
1 : 200

Area Schedule (Gross Building)	
Name	Areas
Ground Floor	84.77 m ²
First Floor	97.56 m ²
Garage	42.22 m ²
Porch	4.84 m ²
Alfresco	15.83 m ²
Balcony	7.75 m ²
UNIT 1 - GROSS BUILDING AREA: 6	252.97 m ²
Ground Floor	84.77 m ²
First Floor	97.62 m ²
Garage	42.22 m ²
Porch	4.73 m ²
Alfresco	15.89 m ²
Balcony	8.22 m ²
UNIT 2 - GROSS BUILDING AREA: 6	253.45 m ²



1

LANDSCAPING AREA COMPLIANCE

1 : 200

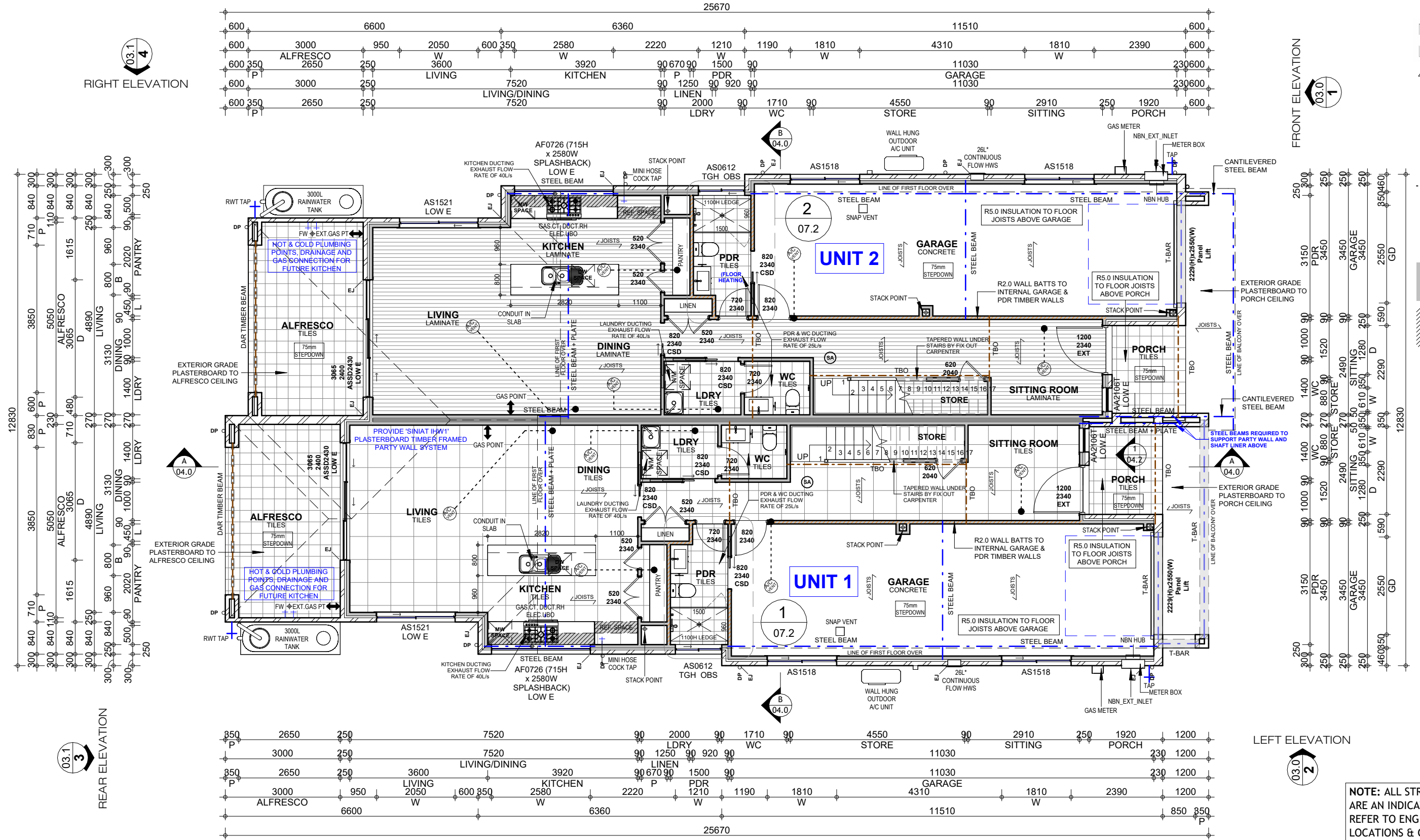
Area Schedule (Landscape Compliance)	
Landscape Location	Areas
FRONT	20.81 m²
FRONT	6.09 m²
FRONT	6.69 m²
FRONT: 3	33.59 m²
REAR	192.58 m²
REAR: 1	192.58 m²
LANDSCAPING TOTAL: 4	226.17 m²

Product:		Facade:		Site Address:		Title:		Job No.:		Issue	Date	Description	Drawn	
CUSTOM		CUSTOM		LOT 32, 88 KNOX STREET BELMORE 2192		LANDSCAPE AREA COMPLIANCE		224003		OWNER ACCEPTANCE	A	10.05.2024	CONCEPT PLAN	C.V.
ZACHomes © ALL RIGHTS RESERVED. THIS PLAN IS THE PROPERTY OF ZAC HOMES. ANY COPYING OR ALTERING OF THE DRAWING SHALL NOT BE UNDERTAKEN WITHOUT WRITTEN PERMISSION FROM ZAC HOMES		Council: CANTERBURY		Paper: A3Scale: 1 : 200		Client: CONG SON TRAN		OWNER SIGNATURE	DATE		B	14.05.2024	CONCEPT PLAN	C.V.
											C	16.05.2024	CONCEPT PLAN	C.V.
											D	24.05.2024	CONCEPT PLAN	C.V.
											E	26.07.2024	CONTRACT PLAN	C.V.
											F	09.08.2024	D.A. PLANS	C.V.
DP No. : 8791		Approval Type: DA		Sheet No: 01.F		Date: 06.05.2024		OWNER SIGNATURE	DATE					

27/09/2024 10:00:37 AM

KEY SYMBOLS

- FSL: FINISHED SLAB LEVEL
FF: FINISHED FLOOR
FC: FINISHED CEILING
- MAN HOLE (ROOF ACCESS)
- PROPOSED JOIST DIRECTION (CONFIRM WITH JOIST LAYOUT PLAN)
- HARDWIRED SMOKE ALARM
- DRAINAGE POINT
- AIR-CONDITIONING DROPPER
- AIR-CONDITIONING DUCT LINE
- AIR-CONDITIONING OUTLET
- KITCHEN / WET AREA ELEVATIONS
- BULKHEADS
- OVERHEAD CABINET



NOTE: ALL STRUCTURAL BEAMS/POSTS ARE AN INDICATION ONLY. REFER TO ENGINEERING DETAILS FOR ALL LOCATIONS & CONNECTIONS.

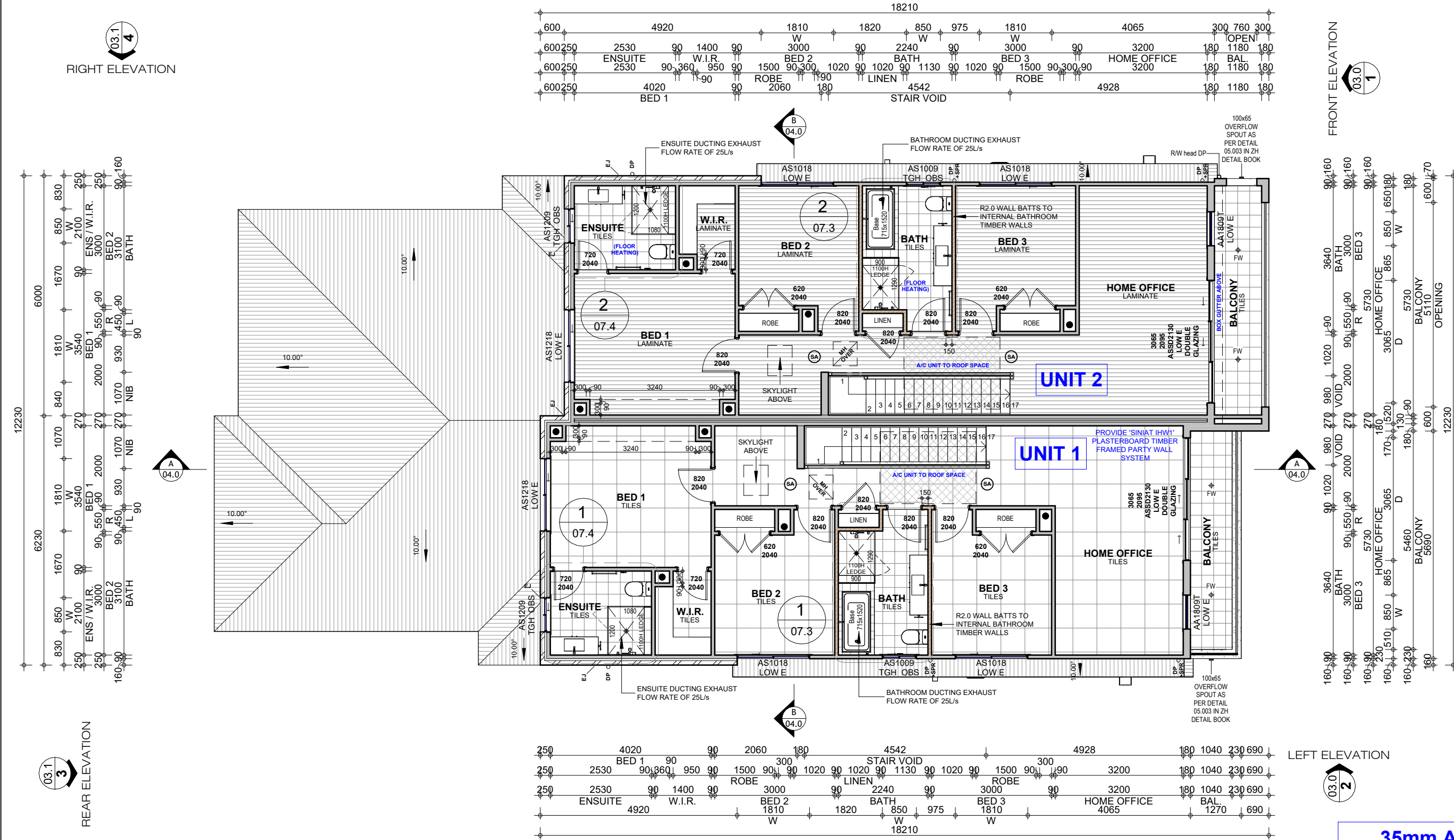
MECHANICAL VENTILATION DISCHARGE TO VENTILATED ROOF SPACE AS PER NCC 2022 CONDENSATION MANAGEMENT - BCA PART 10.8

1 GROUND FLOOR PLAN
1 : 100

Product:	Facade:	Site Address:	Title:	Job No.:	Issue	Date	Description	Drawn
CUSTOM	CUSTOM	LOT 32, 88 KNOX STREET BELMORE 2192	GROUND FLOOR PLAN	224003	A	10.05.2024	CONCEPT PLAN	C.V.
		Council: CANTERBURY	Client: CONG SON TRAN	OWNER ACCEPTANCE	B	14.05.2024	CONCEPT PLAN	C.V.
					C	16.05.2024	CONCEPT PLAN	C.V.
					D	24.05.2024	CONCEPT PLAN	C.V.
					E	26.07.2024	CONTRACT PLAN	C.V.
					F	09.08.2024	D.A. PLANS	C.V.
		DP No. : 8791	Approval Type: DA	Paper: A3	Scale: 1 : 100	OWNER SIGNATURE	DATE	
		Sheet No: 02.0	Date: 06.05.2024	OWNER SIGNATURE	DATE			

KEY SYMBOLS

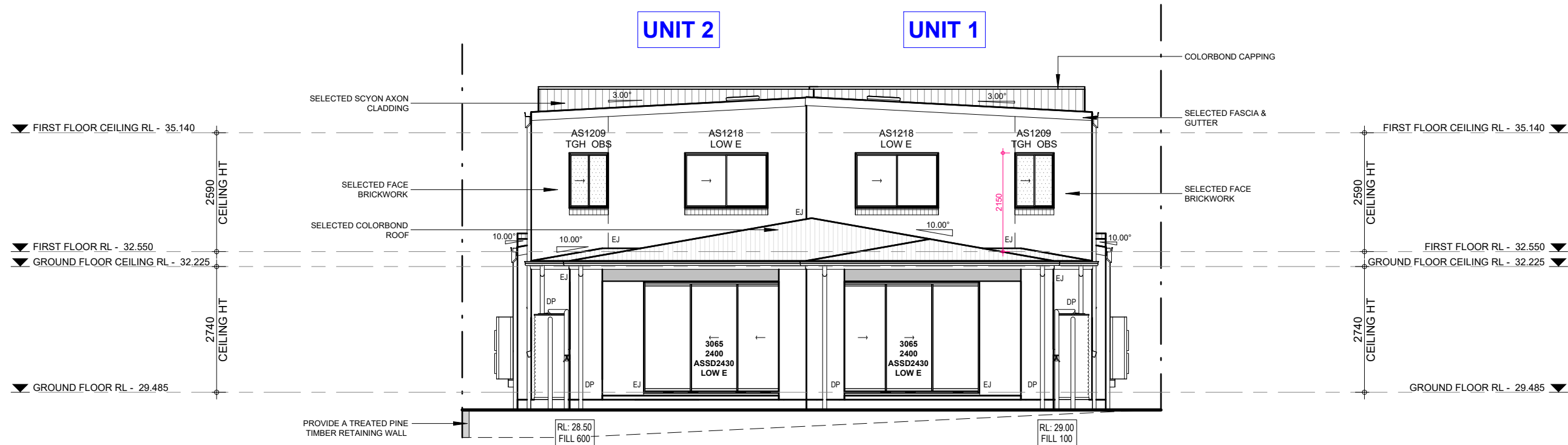
- FSL: FINISHED SLAB LEVEL
FF: FINISHED FLOOR
FC: FINISHED CEILING
- MH OVER MAN HOLE (ROOF ACCESS)
- JOISTS PROPOSED JOIST DIRECTION (CONFIRM WITH JOIST LAYOUT PLAN)
- SA HARDWIRED SMOKE ALARM
- Drainage Point
- AIR-CONDITIONING DROPPER
- AIR-CONDITIONING DUCT LINE
- AIR-CONDITIONING OUTLET
- KITCHEN / WET AREA ELEVATIONS
- BULKHEADS
- OVERHEAD CABINET



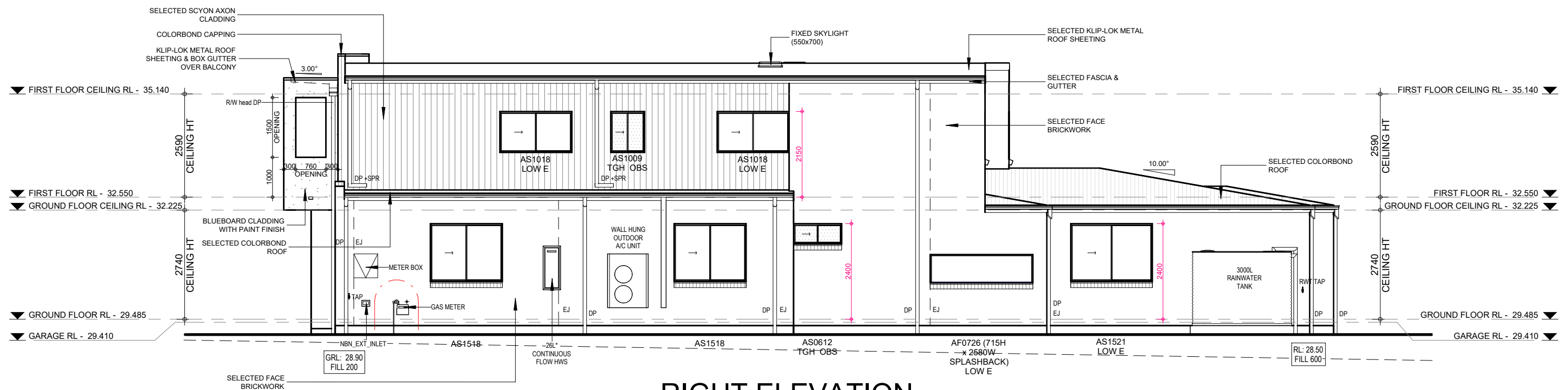
1 FIRST FLOOR PLAN
1 : 100

35mm ALPHAFLOOR
CONCRETE FLOOR
SHEETING TO FIRST FLOOR

Product:	Facade:	Site Address:	Title:		Job No.:	224003	Issue	Date	Description	Drawn	
CUSTOM	CUSTOM	LOT 32, 88 KNOX STREET BELMORE 2192	FIRST FLOOR PLAN		OWNER ACCEPTANCE		A	10.05.2024	CONCEPT PLAN	C.V.	
			Client: CONG SON TRAN				B	14.05.2024	CONCEPT PLAN	C.V.	
							C	16.05.2024	CONCEPT PLAN	C.V.	
							D	24.05.2024	CONCEPT PLAN	C.V.	
					Council: CANTERBURY		Paper:	A3	Scale:	1 : 100	E
DP No. : 8791		Approval Type:	DA	Sheet No:	02.1	Date:	06.05.2024	F	09.08.2024	D.A. PLANS	C.V.
						OWNER SIGNATURE		DATE			
						OWNER SIGNATURE		DATE			



REAR ELEVATION

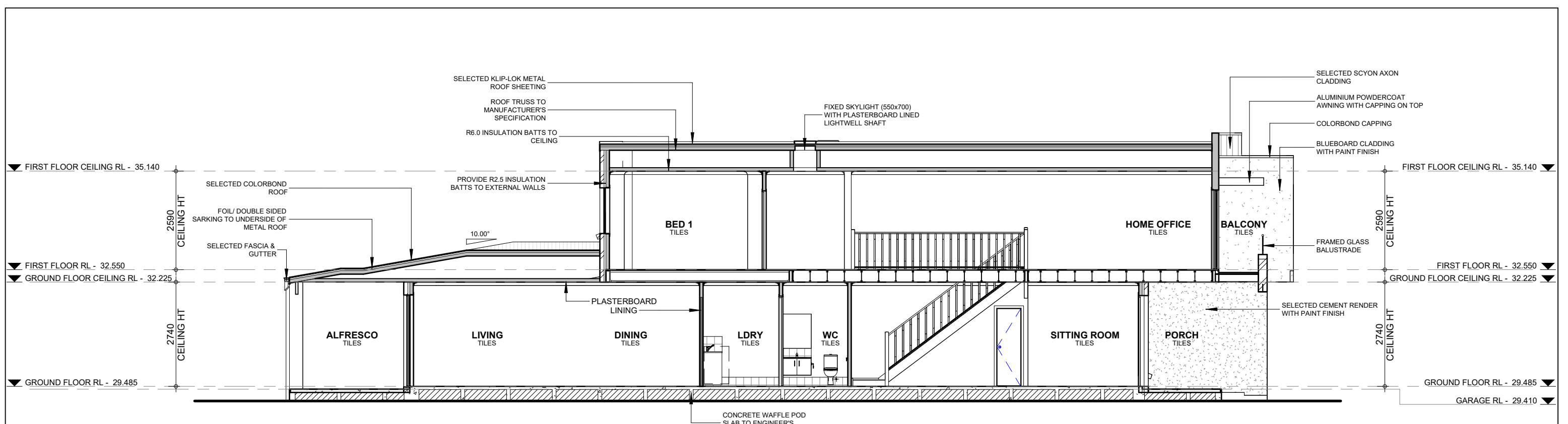


RIGHT ELEVATION

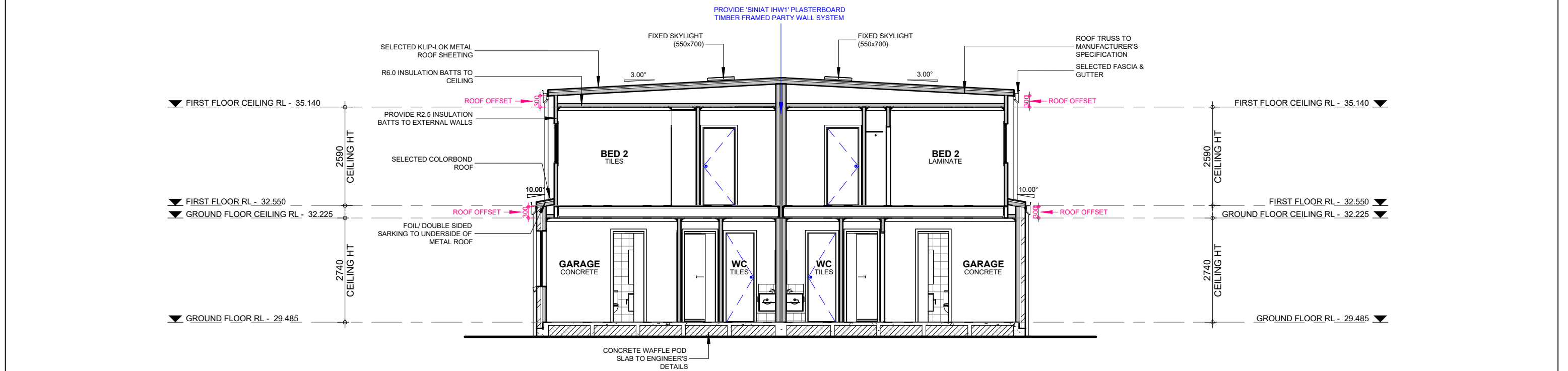
Product:	Facade:	Site Address:	Title:	Job No.:	Issue	Date	Description	Drawn
CUSTOM	CUSTOM	LOT 32, 88 KNOX STREET BELMORE 2192	ELEVATION	224003	A	10.05.2024	CONCEPT PLAN	C.V.
		Council: CANTERBURY	Client: CONG SON TRAN	OWNER ACCEPTANCE	B	14.05.2024	CONCEPT PLAN	C.V.
					C	16.05.2024	CONCEPT PLAN	C.V.
					D	24.05.2024	CONCEPT PLAN	C.V.
					E	26.07.2024	CONTRACT PLAN	C.V.
					F	09.08.2024	D.A. PLANS	C.V.
		DP No. : 8791	Approval Type: DA	Paper: A3	Scale: 1 : 100	OWNER SIGNATURE	DATE	
				Sheet No: 03.1	Date: 06.05.2024	OWNER SIGNATURE	DATE	

© ALL RIGHTS RESERVED. THIS PLAN IS THE PROPERTY OF ZAC HOMES. ANY COPYING OR ALTERING OF THE DRAWING SHALL NOT BE UNDERTAKEN WITHOUT WRITTEN PERMISSION FROM ZAC HOMES

27/09/2024 10:00:48 AM



A SECTION A-A
1 : 100



B SECTION B-B
1 : 100

**35mm ALPHAFLOOR
CONCRETE FLOOR
SHEETING TO FIRST FLOOR**

Product:	Facade:	Site Address:	Title:	Job No.:	Issue	Date	Description	Drawn
CUSTOM	CUSTOM	LOT 32, 88 KNOX STREET BELMORE 2192	SECTION+DETAILS	224003	A	10.05.2024	CONCEPT PLAN	C.V.
		Council: CANTERBURY	Client: CONG SON TRAN	OWNER ACCEPTANCE	B	14.05.2024	CONCEPT PLAN	C.V.
					C	16.05.2024	CONCEPT PLAN	C.V.
					D	24.05.2024	CONCEPT PLAN	C.V.
					E	26.07.2024	CONTRACT PLAN	C.V.
					F	09.08.2024	D.A. PLANS	C.V.
		DP No. : 8791	Approval Type: DA	Paper: A3	Scale: 1 : 100	OWNER SIGNATURE	DATE	
				Sheet No: 04.0	Date: 06.05.2024	OWNER SIGNATURE	DATE	

© ALL RIGHTS RESERVED. THIS PLAN IS THE PROPERTY OF ZAC HOMES. ANY COPYING OR ALTERING OF THE DRAWING SHALL NOT BE UNDERTAKEN WITHOUT WRITTEN PERMISSION FROM ZAC HOMES

27/09/2024 10:00:49 AM

BASIX® commitments

Assessor	Mr. Daniel Warda
Date	09 / 09 / 24
BASIX Certificate No.	1763556M
NatHERS Certificate No.	0009744640

Project details

Site Address	Lot 32, 88 Knox Street, Belmore NSW 2192
Municipality	Canterbury-Bankstown
Reference	224003

Thermal Comfort

Floors	225mm Waffle pod slab
Ceiling Between Floors	R5.0 Insulation to Garage Ceiling Joists & Overhanging Floor Joists
External Walls	R2.5 Insulation to all external walls (excl. Garage) Medium
Internal Walls	R2.0 Insulation to Garage, Powder & Bath internal walls shared with conditioned spaces
Ceilings	R6.0 Insulation to all trussed ceilings (excl. Outdoor Areas)
Roof	Colorbond Medium
Roof Insulation	Anticon
Windows:	
Southern Star Sliding Door (Aluminium Framed - Double Glazed Argon-Filled Low-e)	U-Value: 2.99 SHGC: 0.55
Southern Star Sliding Windows (Aluminium Framed - EnergyTech Low-E)	U-Value: 4.49 SHGC: 0.62
Southern Star Sliding Door (Aluminium Framed - EnergyTech Low-E)	U-Value: 4.50 SHGC: 0.60
Southern Star Awning Windows (Aluminium Framed - EnergyTech Low-E)	U-Value: 5.12 SHGC: 0.53
Southern Star Fixed Windows (Aluminium Framed - Standard Clear Glazed)	U-Value: 6.22 SHGC: 0.80
Southern Star Sliding Windows (Aluminium Framed - Standard Clear Glazed)	U-Value: 6.35 SHGC: 0.75

*Refer to NatHERS Certificate for location and dimensions of windows.

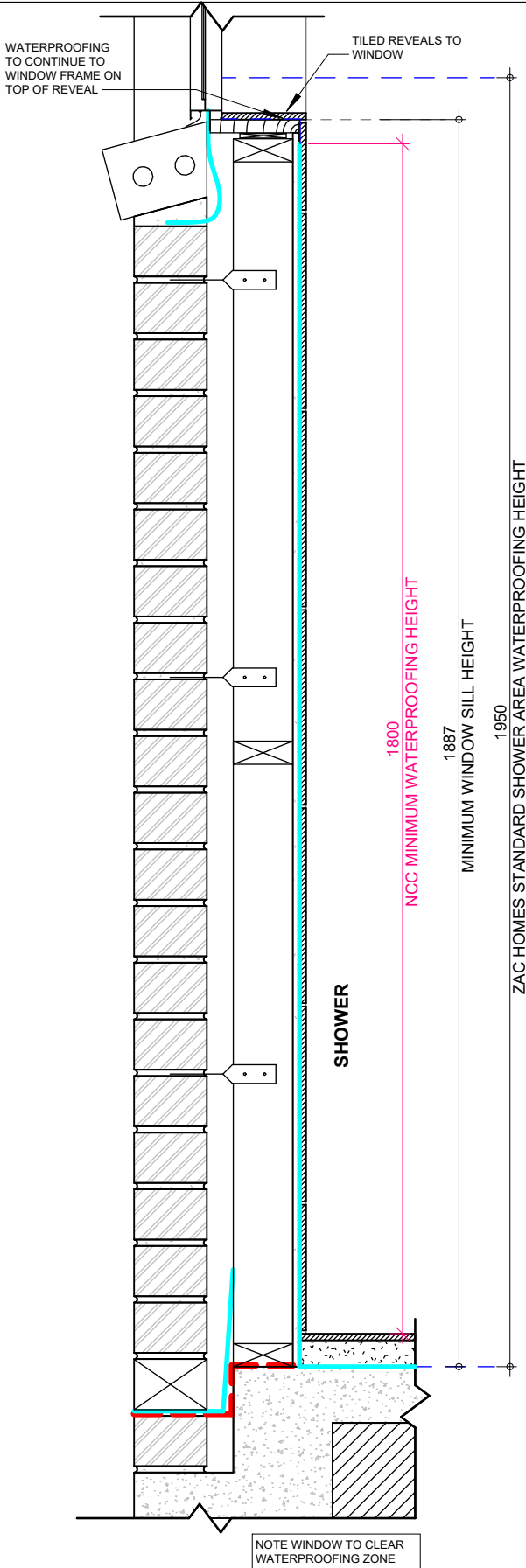
Skylights	N/A
-----------	-----

Water		Energy	
Landscape Area	207.6m²	Hot Water	Gas Instantaneous 5 star
W.C's	4 star	Air-Con (Heating)	3-Phase Ducted A/C 3.5 - 4.0
Kitchen Taps	4 star	Air-Con (Cooling)	3-Phase Ducted A/C 3.0 - 3.5
Shower Heads	3 star (> 7.5 but <= 9 L/min)	Ventilation	As Per Basix Assessment
Basin Taps	4 star	PV System	N/A
Alternative Water	3000L Rainwater Tank	Cooking	Gas Cooktop & Electric Oven
Roof Water to Tank	50m²	Drying	Outdoor Clothesline
Alt. Water Uses	Garden Tap, Laundry & WC	Lighting	Primarily LED

Phone: 0488 203 606

Email: giuseppe@energiassessments.com.au

ABN: 77 614 736 284



1

WET AREA - SHOWER WINDOW SILL

1 : 10

NCC CONDENSATION MANAGEMENT

PART 10.8

CLAUSE	PART NAME	PROVISION
10.8.1	External Wall Construction	Where pliable building membrane is installed it must in accordance with clause 10.8.1, AS 4200.1 & AS 4200.2.
10.8.2	Exhaust Systems	(1) An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of— (a) 25 L/s for a bathroom or sanitary compartment; and (b) 40 L/s for a kitchen or laundry. (2) Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment or laundry must discharge directly or via a shaft or duct to outdoor air. (3) Where a venting clothes dryer is installed, it must discharge directly or via a shaft or duct to outdoor air. (4) An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with 10.6.2(a) must— (a) be interlocked with the room's light switch; and (b) include a run-on timer so that the exhaust system continues to operate for 10 minutes after the light switch is turned off. (5) Except for rooms that are ventilated in accordance with 10.6.2(a), a room with an exhaust system in accordance with (1) must be provided with make-up air— (a) via openings to an adjacent room with a free area of 14,000 mm²; or (b) in accordance with AS 1668.2. (6) Except for rooms that are ventilated in accordance with 10.6.2(a), a room with an exhaust system in accordance with (3) must be provided with make-up air in accordance with AS 1668.2.
10.8.3	Ventilation of roof spaces	(1) In climate zones 6, 7 and 8, a roof must have a roof space that— (a) is located— (i) immediately above the primary insulation layer; or (ii) immediately above sarking with a vapour permeance of not less than 1.14 µg/N.s, which is immediately above the primary insulation layer; or (iii) immediately above ceiling insulation that meets the requirements of 13.2.3(3) and 13.2.3(4); and (b) has a height of not less than 20 mm; and (c) is either— (i) ventilated to outdoor air through evenly distributed openings in accordance with Table 10.8.3; or (ii) located immediately underneath the roof tiles of an unsarked tiled roof. (2) The requirements of (1) do not apply to a— (a) concrete roof; or (b) roof that is made of structural insulated panels; or (c) roof that is subject to Bushfire Attack Level FZ requirements in accordance with AS 3959. Table Notes (1) Ventilation openings are specified as a minimum free open area per metre length of the longest horizontal dimension of the roof. (2) For the purposes of this Table, high level openings are openings provided at the ridge or not more than 900 mm below the ridge or highest point of the roof space, measured vertically.

Table 10.8.3 - Roof Space Ventilation requirements

Roof pitch	Ventilation openings
< 10°	25,000 mm²/m provided at each of two opposing ends
≥ 10° and < 15°	25,000 mm²/m provided at the eaves and 5,000 mm²/m at high level
≥ 15° and < 75°	7,000 mm²/m provided at the eaves and 5,000 mm²/m at high level, plus an additional 18,000 mm²/m at the eaves if the roof has a cathedral ceiling

Table Notes (1) Ventilation openings are specified as a minimum free open area per metre length of the longest horizontal dimension of the roof.
(2) For the purposes of this Table, high level openings are openings provided at the ridge or not more than 900 mm below the ridge or highest point of the roof space, measured vertically.

NCC ENERGY EFFICIENCY

PART 13

Building Fabric - Works to be undertaken in accordance with Part 13.2
Building Sealing - works to be undertaken in accordance with Part 13.4
Services - works to be undertaken in accordance with Part 13.7

Product:		Facade:		Site Address:		Title:		Job No.:		Issue	Date	Description	Drawn		
CUSTOM		CUSTOM		LOT 32, 88 KNOX STREET BELMORE 2192		CONDENSATION, ENERGY, BASIX & NCC WATERPROOFING		224003		OWNER ACCEPTANCE	A	10.05.2024	CONCEPT PLAN	C.V.	
ZACHomes © ALL RIGHTS RESERVED. THIS PLAN IS THE PROPERTY OF ZAC HOMES. ANY COPYING OR ALTERING OF THE DRAWING SHALL NOT BE UNDERTAKEN WITHOUT WRITTEN PERMISSION FROM ZAC HOMES		COUNCIL: CANTERBURY		Client: CONG SON TRAN		OWNER SIGNATURE	DATE	B	14.05.2024		CONCEPT PLAN	C.V.			
								C	16.05.2024		CONCEPT PLAN	C.V.			
								D	24.05.2024		CONCEPT PLAN	C.V.			
								E	26.07.2024	CONTRACT PLAN	C.V.				
		DP No. : 8791		Approval Type: DA		Paper: A3		Scale: 1 : 10				F	09.08.2024	D.A. PLANS	C.V.
										OWNER SIGNATURE	DATE				

© ALL RIGHTS RESERVED. THIS PLAN IS THE PROPERTY OF ZAC HOMES. ANY COPYING OR ALTERING OF THE DRAWING SHALL NOT BE UNDERTAKEN WITHOUT WRITTEN PERMISSION FROM ZAC HOMES

27/09/2024 10:00:50 AM



FRONT

FIRST FLOOR CEILING RL - 35.140
FIRST FLOOR RL - 32.550
GROUND FLOOR CEILING RL - 32.225
GROUND FLOOR RL - 29.485



LEFT

FIRST FLOOR CEILING RL - 35.140
FIRST FLOOR RL - 32.550
GROUND FLOOR CEILING RL - 32.225
GROUND FLOOR RL - 29.485



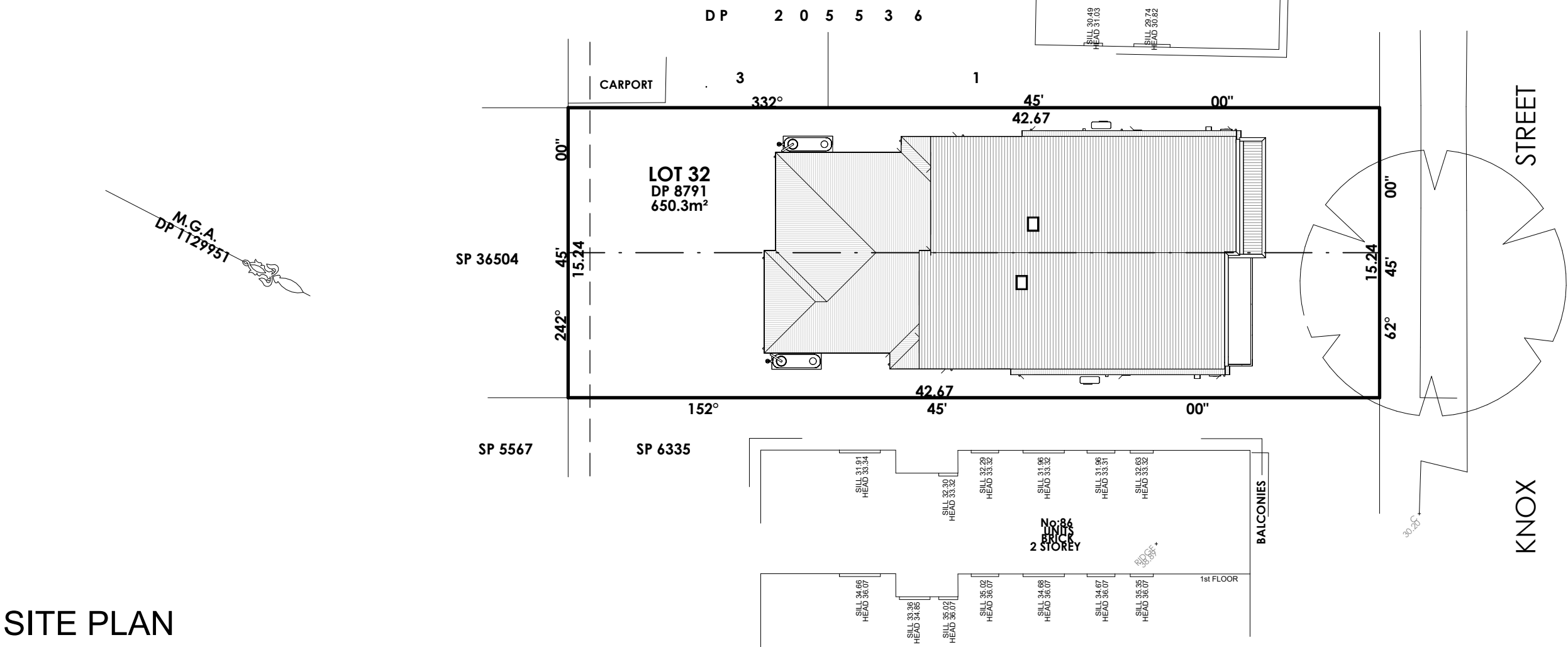
REAR

FIRST FLOOR CEILING RL - 35.140
FIRST FLOOR RL - 32.550
GROUND FLOOR CEILING RL - 32.225
GROUND FLOOR RL - 29.485



RIGHT

FIRST FLOOR CEILING RL - 35.140
FIRST FLOOR RL - 32.550
GROUND FLOOR CEILING RL - 32.225
GROUND FLOOR RL - 29.485



SITE PLAN

Product:	Facade:	Site Address:		Title:		Job No.:	224003	Issue	Date	Description	Drawn
CUSTOM	CUSTOM	LOT 32, 88 KNOX STREET BELMORE 2192		NOTIFICATION PLAN		OWNER ACCEPTANCE		A	10.05.2024	CONCEPT PLAN	C.V.
		Council: CANTERBURY		Client: CONG SON TRAN		OWNER SIGNATURE		B	14.05.2024	CONCEPT PLAN	C.V.
								C	16.05.2024	CONCEPT PLAN	C.V.
								D	24.05.2024	CONCEPT PLAN	C.V.
								E	26.07.2024	CONTRACT PLAN	C.V.
								F	09.08.2024	D.A. PLANS	C.V.
© ALL RIGHTS RESERVED. THIS PLAN IS THE PROPERTY OF ZAC HOMES. ANY COPYING OR ALTERING OF THE DRAWING SHALL NOT BE UNDERTAKEN WITHOUT WRITTEN PERMISSION FROM ZAC HOMES		DP No. :	8791	Approval Type:	DA	Sheet No:	A	Date:	06.05.2024	OWNER SIGNATURE	DATE