

ABS Association of Building Sustainability Assessors
Class 1 Building Single-Dwelling Certification

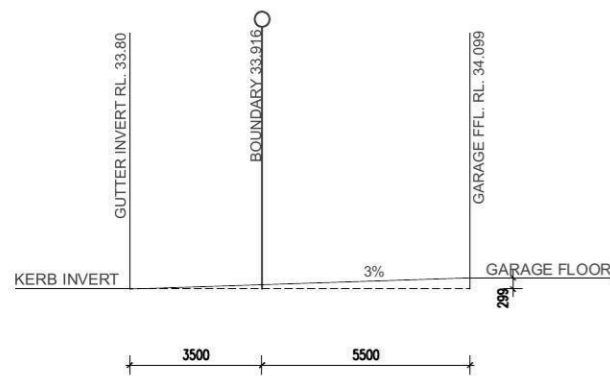
Certification Number	1005403967
Certification Date	09/06/2013
Assessor Name	Brad Hoard
Assessor Number	20731
Assessor Signature	

Simulated Energy: HEATING: 62.6 MJ/m² pa
 Simulated Energy: COOLING: 48.1 MJ/m² pa
 Rated with Downlights: Yes

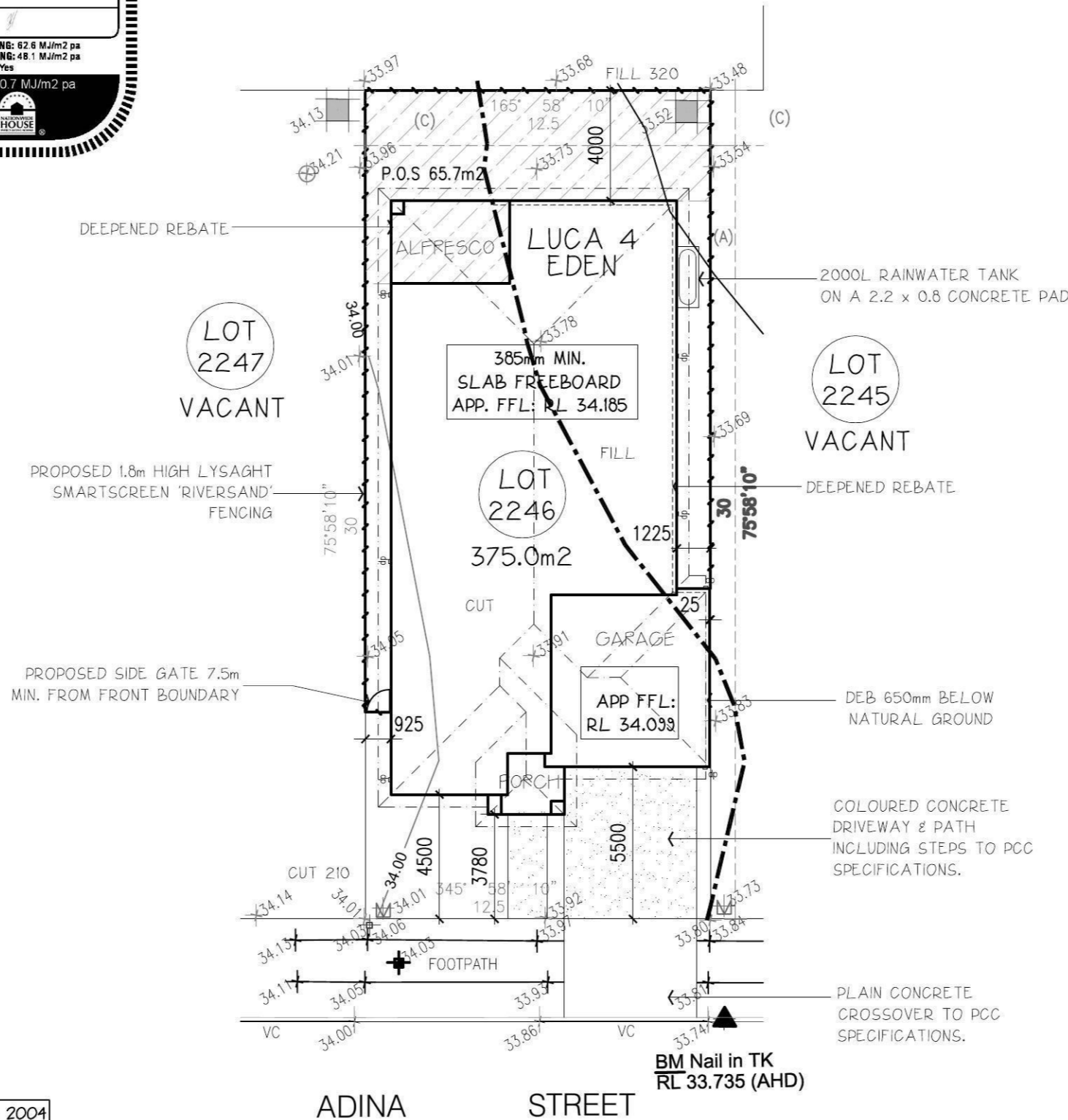
NatHERS Rating 110.7 MJ/m² pa
5.0

- CONTOUR INTERVALS 0.2 METRES
- ELECTRICITY LIGHT POLE ○
 - WATER METER ▬
 - HYDRANT ■
 - COMMUNICATIONS PIT □
 - ELECTRICAL TURRET ◻
 - KERB ———
 - FOOTPATH ———
 - VEHICLE CROSSING VC
 - KERB OUTLET KO

- (A) EASEMENT FOR ACCESS AND MAINTENANCE 0.9 WIDE
 (C) EASEMENT TO DRAIN WATER 2 WIDE



NOTE: DRIVEWAY IS DESIGNED IN ACCORDANCE WITH AS 2890.1 - 2004



CUT & FILL BUILDING AREA TO RL 33.80 APPROX. TO CREATE LEVEL BUILDING PLATFORM FOR WAFFLE POD SLAB

CUT - LINE

NOTE: THIS SITING IS SUBJECT TO THE DEVELOPERS APPROVAL. BUILDER TO OBTAIN PRIOR TO PERMIT APPLICATION.

NOTE: THIS SITING HAS BEEN PREPARED BASED ON THE ADJOINING PROPERTIES/Y BEING VACANT. SHOULD A SIGNIFICANT AMOUNT OF TIME PASS BEFORE THE BUILDING PERMIT IS APPLIED FOR, AN UPDATED SURVEY MAY BE REQUIRED TO CONFIRM THE ADJOINING PROPERTIES/Y STATUS. THE RESCODE REQUIREMENTS MAY NEED TO BE RE-EVALUATED AND MAY CAUSE CHANGES TO THE SITING/HOUSE.

NOTE: THIS SITING HAS BEEN PREPARED BASED ON THE AVAILABLE INFORMATION FROM THE RELEVANT LOCAL COUNCIL AND/OR OTHER AUTHORITIES THAT IS NOT COMPLETE OR HAVE NOT BEEN FINALISED DUE TO THE TITLES NOT YET BEEN RELEASED IN THIS SUBDIVISION. ONCE THIS INFORMATION IS RELEASED IT WILL BE EXAMINED. THIS MAY REVEAL THE REQUIREMENT FOR ADDITIONAL WORKS AND THE SITING MAY CHANGE.

NOTE: ALL EXISTING STREET TREES AND VERGE PLANTING TO BE PROTECTED DURING CONSTRUCTION

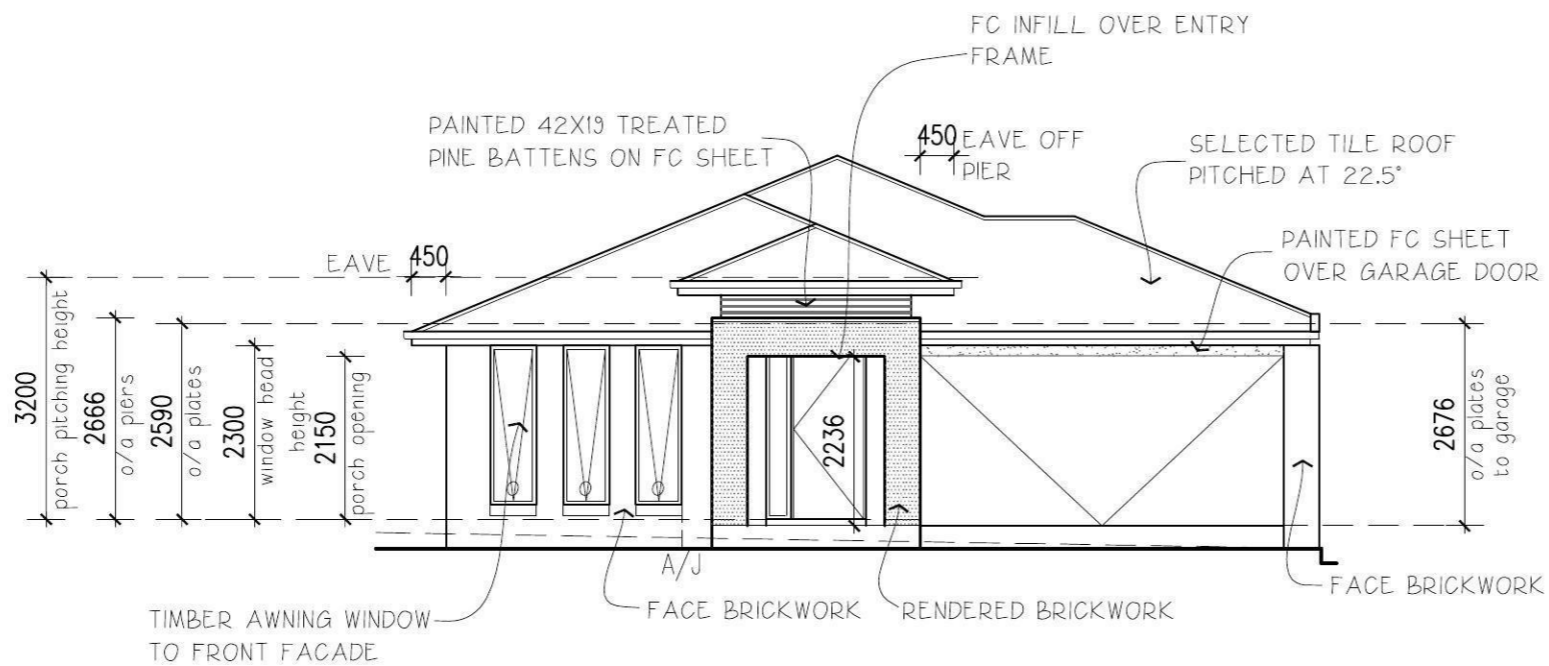
NOTE: ANY RETAINING WALL VISABLE FROM THE STREET OR 300mm HIGH AND OVER ARE TO BE OF MASONRY CONSTRUCTION

SITE COVERAGE ANALYSIS

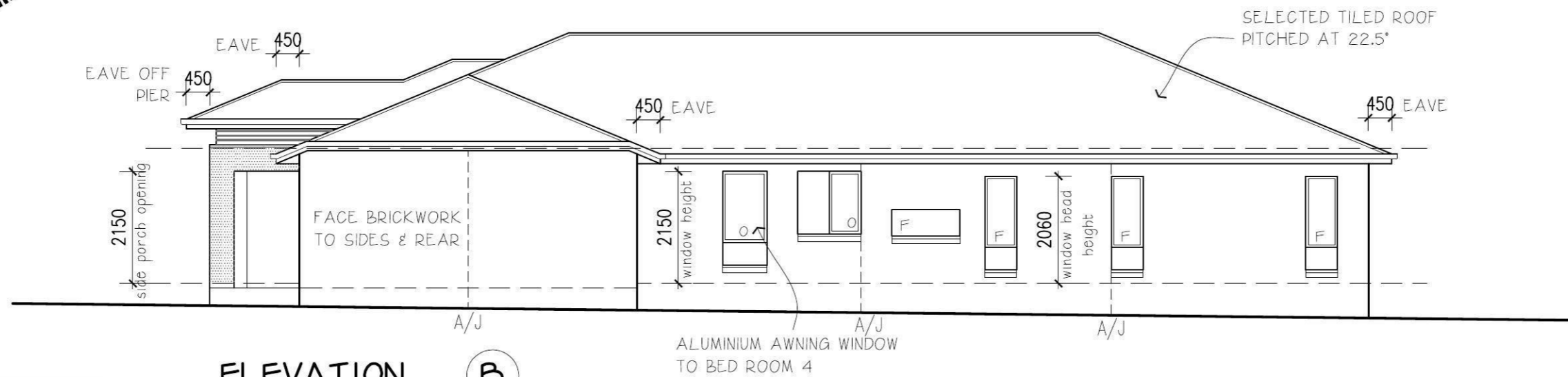
Roof Area	255.0 sqm	68.0 %
Ground Floor	174.8 sqm	
Garage	36.2 sqm	
Porch	4.7 sqm	
Alfresco	12.9 sqm	
Building	228.6 sqm	60.9 %
Hard Surface	31.9 sqm	8.5 %
Permeable	114.5 sqm	30.6 %
Total Area	375.0 sqm	100.0 %

3.6.13	REV A CONTRACT PLANS	JS
DATE	REVISION	DRAWN

© Henley Arch P/L All rights reserved - this set of drawings is COPYRIGHT. Apart from use by the party to whom these drawings are addressed for the purpose for which it was requested and any fair dealing as permitted under the Copyright Act, no part may be used, reproduced or copied by any means or in any form without prior permission of HENLEY ARCH P/L	SITE PLAN		HAND RH	SHT 1	Luca 4	Eden	EDGEWATER HOMES PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560
	DRAWN JS	D.P 1168992			For EDGEWATER HOMES		
	CHECKED (CHKBY)	JOB No. 200087			At LOT 2246 ADINA STREET JORDAN SPRINGS		
SCALE 1:200	Date: 03/06/2013						



ELEVATION A



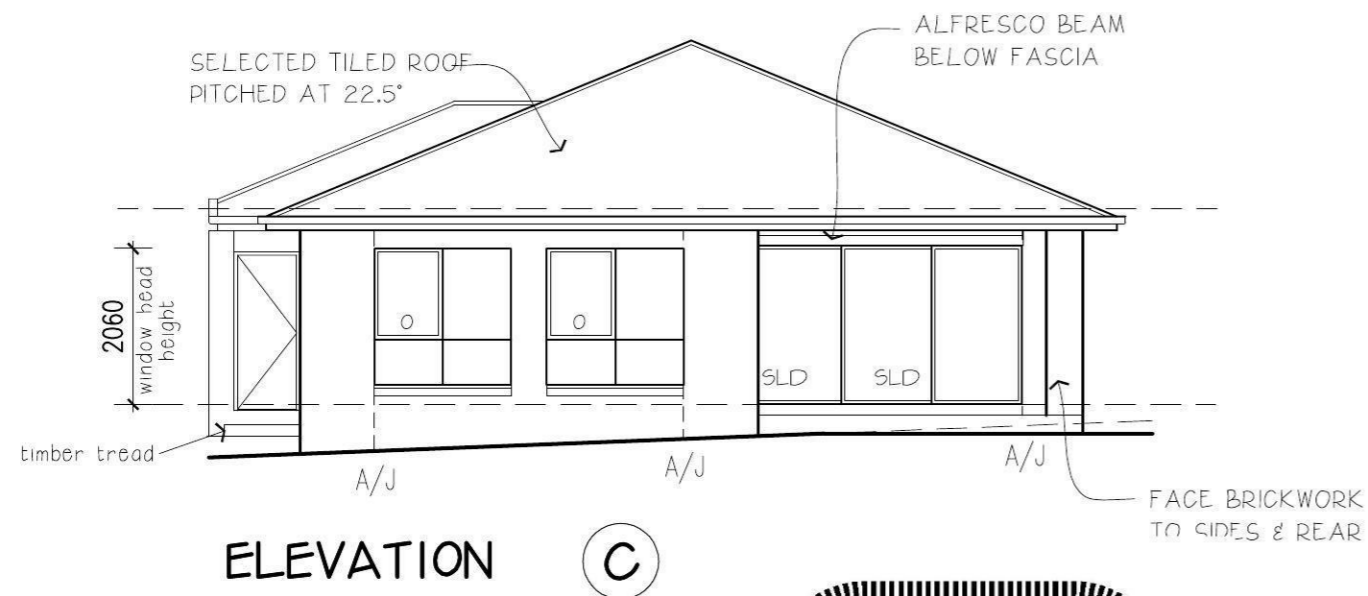
ELEVATION B

TABLE OF BASIS COMMITMENTS	
PROJECT ADDRESS: LOT 2246 ADINA STREET JORDAN SPRINGS	
CERTIFICATE NO.: S	
WATER	
- DEVELOPMENT TO BE CONNECTED TO 2,000LT RAINWATER TANK.	
- RAINWATER TANK CONFIGURED TO COLLECT AT LEAST 205m2 ROOF RUN OFF.	
- TOILETS, WASHING MACHINE AND 1 OUTDOOR TAP TO BE CONNECTED TO THE RAINWATER TANK.	
- ALL SHOWER HEADS, TOILETS, KITCHEN TAPS AND BASIN TAPS TO BE 3 STAR RATED.	
THERMAL	
- ROOF INSULATION: NONE.	
- CEILING INSULATION: R2.5	
- WALL INSULATION: R1.5	
- EXTERNAL WALL: BRICK VENEER COLOUR: DARK	
- ROOFING: TILED COLOUR: DARK	
- GLAZING: ALL ALUMINIUM WINDOWS TO BE SINGLE CLEAR GLAZED WITH U VALUE OF 6.57 & SHGC OF 0.74	
- TIMBER WINDOWS TO MASTER SUITE AND REAR FAMILY / DINING STACKER DOORS TO BE SINGLE, CLEAR GLAZED, TIMBER FRAMED WITH A U VALUE OF 5.55 AND SHGC OF 0.73	
ENERGY	
- HOT WATER SYSTEM: GAS INSTANTANEOUS HWS WITH A PERFORMANCE OF 5 STARS OR BETTER.	
- DEVELOPMENT WILL INCORPORATE SINGLE PHASE COOLING/HEATING SYSTEM EER 3.0-3.5 TO 1 LIVING AREA	
- KITCHEN: INDIVIDUAL FAN, DUCTED (RANGEHOOD). OPERATION CONTROL, MANUAL SWITCH.	
- BATHROOM (II): INDIVIDUAL FAN, NOT DUCTED. OPERATION CONTROL, MANUAL SWITCH.	
- LAUNDRY: NATURAL VENTILATION.	
- WINDOW AND/OR SKYLIGHT TO KITCHEN FOR NATURAL LIGHTING.	
- WINDOW AND/OR SKYLIGHT TO BATHROOMS (2)/TOILET (S) FOR NATURAL LIGHTING.	
- GAS COOKTOP AND ELECTRIC OVEN TO BE INSTALLED IN THE KITCHEN.	
- WELL VENTILATED FRIDGE SPACE.	

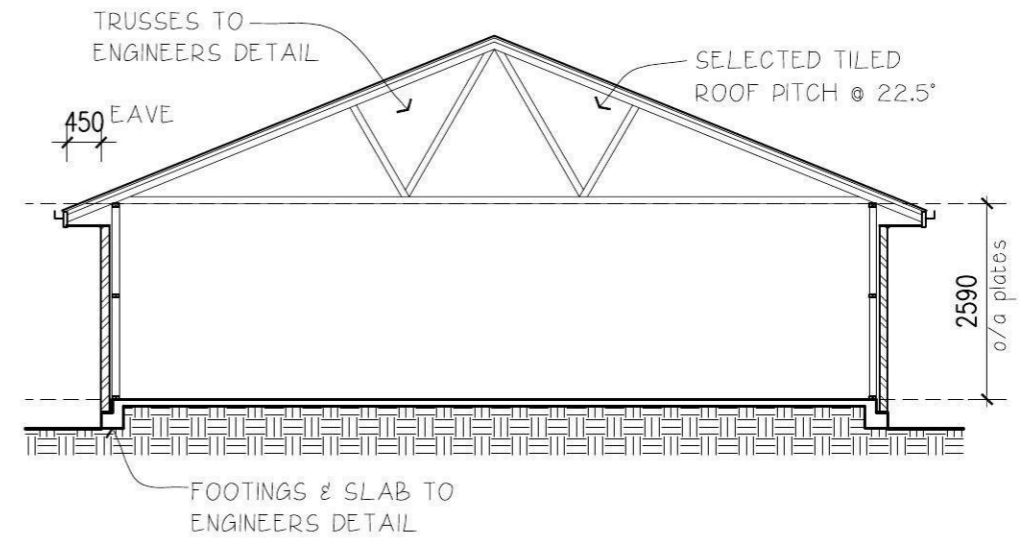


3.6.13	REV A CONTRACT PLANS	JS
DATE	REVISION	DRAWN

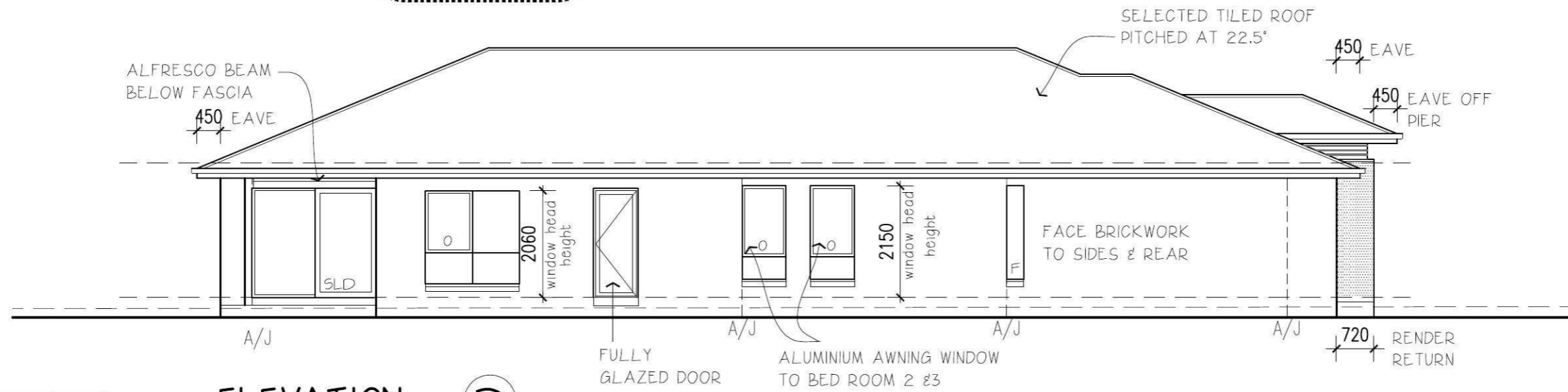
© Henley Arch P/L All rights reserved - this set of drawings is COPYRIGHT. Apart from use by the party to whom these drawings are addressed for the purpose for which it was requested and any fair dealing as permitted under the Copyright Act, no part may be used, reproduced or copied by any means or in any form without prior permission of HENLEY ARCH P/L.	ELEVATIONS		HAND	RH	SHT	3	Luca 4	Eden	EDGEWATER HOMES PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560
	DRAWN	JS					For	EDGEWATER HOMES	
	CHECKED	(CHKBY)	JOB No. 200087				At	LOT 2246 ADINA STREET JORDAN SPRINGS	



ELEVATION C



TYPICAL_SECTION

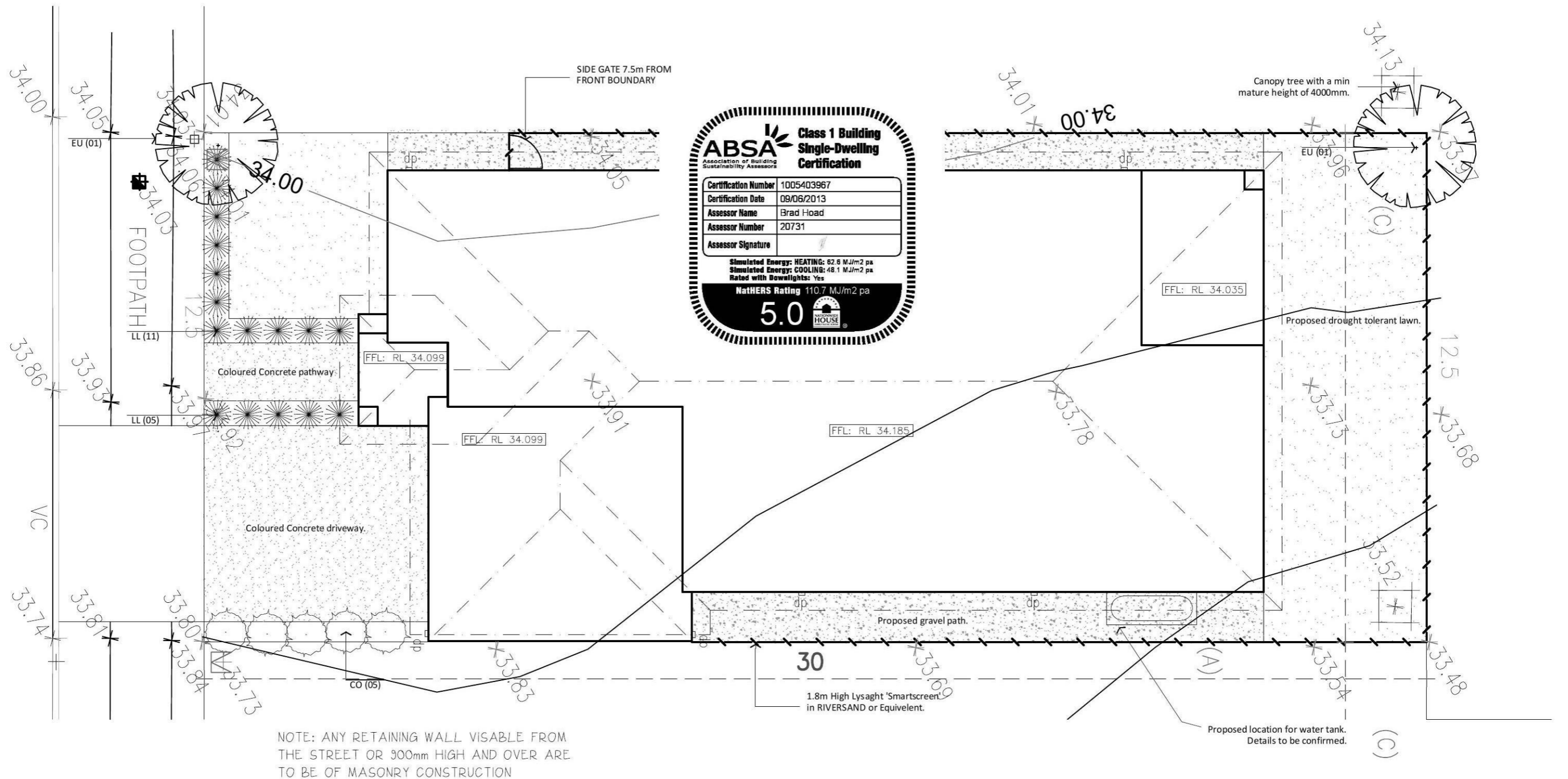


ELEVATION D

3.6.13	REV A CONTRACT PLANS	JS
DATE	REVISION	DRAWN

© Henley Arch P/L All rights reserved - this set of drawings is COPYRIGHT. Apart from use by the party to whom these drawings are addressed for the purpose for which it was requested and any fair dealing as permitted under the Copyright Act, no part may be used, reproduced or copied by any means or in any form without prior permission of HENLEY ARCH P/L.	ELEVATIONS			HAND	RH	SHT	3A	Luca 4	Eden	EDGEWATER HOMES PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560
	DRAWN	JS						For	EDGEWATER HOMES	
	CHECKED	(CHKBY)	JOB No. 200087					At	LOT 2246 ADINA STREET JORDAN SPRINGS	
SCALE	1:100	Date: 03/06/2013								

ADINA STREET



PLANT SCHEDULE

GARDEN EDGING VISIBLE FROM THE STREET IS TO BE CONSTRUCTED OF TEXTURED OR COLOURED MASONRY BRICKS, BLOCKS OR COLOURED CONCRETE, NO TIMBER EDGING IS PERMITTED

Please note the following:

Coloured concrete driveway & path including steps to P.C.C specs, vehicle crossover in plain concrete to P.C.C spec. If required by edgewater.

Plain concrete crossover to P.C.C specification max 5000mm wide.

All existing street trees and verge planting are to be protected during construction.

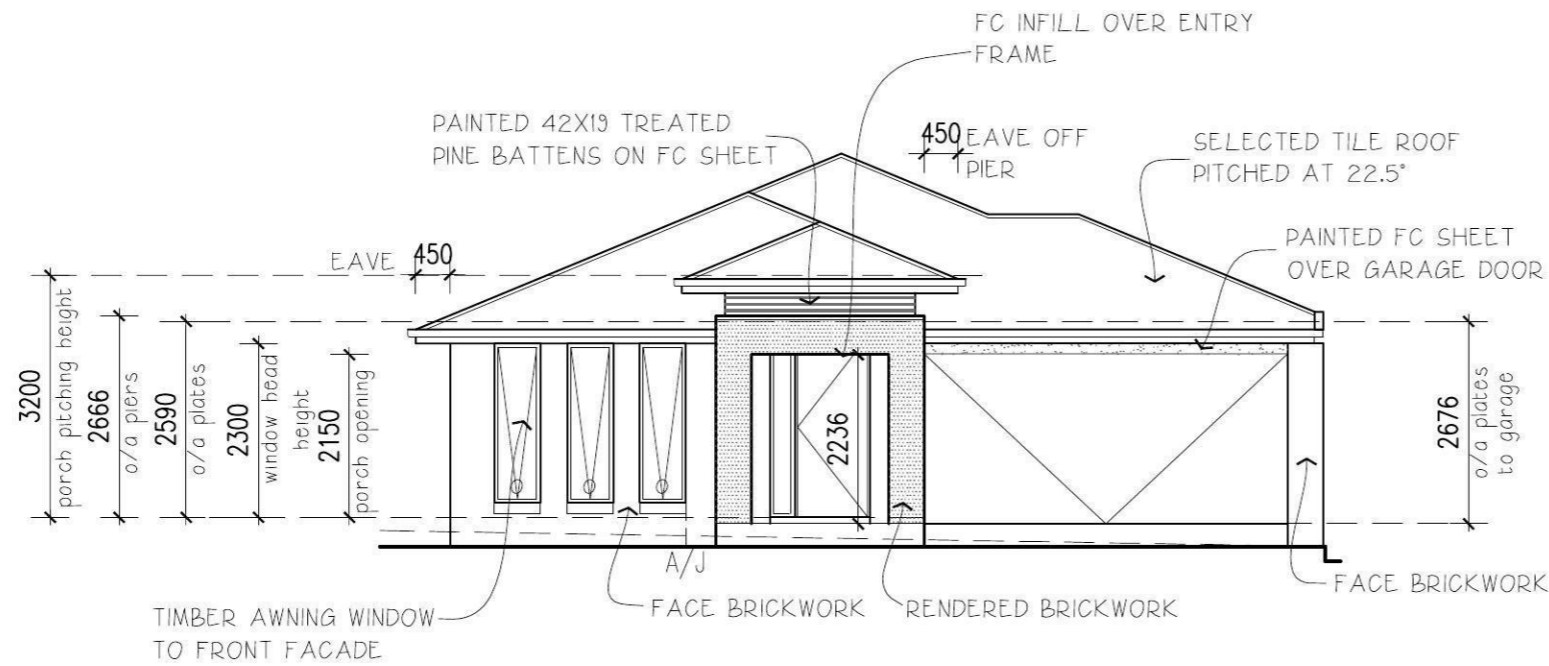
Letterbox to complement the design of the house and in accordance with the fencing design guidelines.

Code	Botanical name	Common Name	Height (mm)	Width (mm)	Quantity	Pot Size @ Planting
CO*	<i>Correa alba</i>	White Correa	1000	1200	5	140mm
EU*	<i>Eucalyptus pauciflora</i> 'Little Snowman'	Little Snowman	6500	4000	2	300mm
LL*	<i>Lomandra longifolia</i> 'Tanika'	Tanika Lomandra	700	700	16	140mm

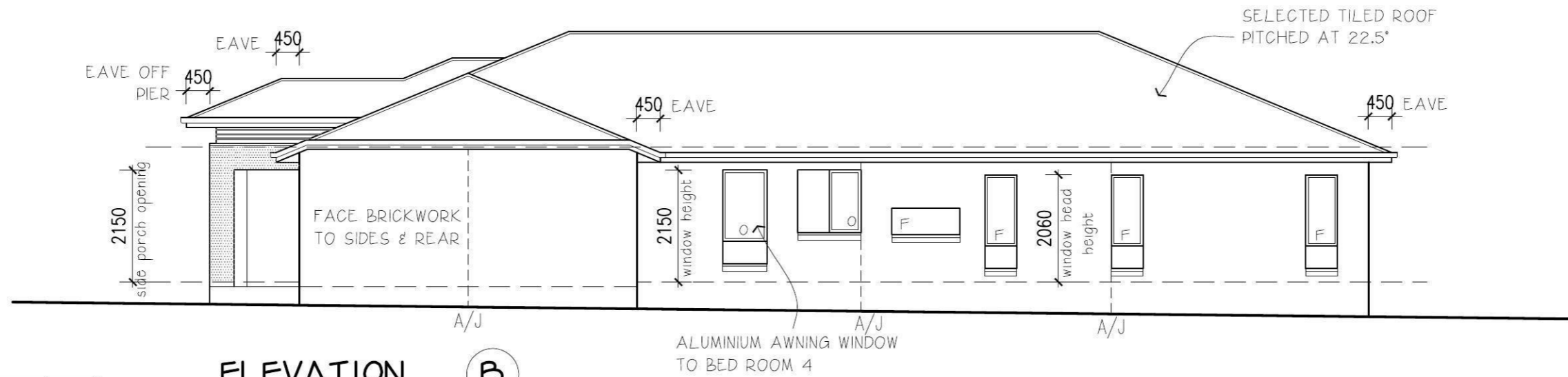
* Native plant selection

3.6.13	REV A CONTRACT PLANS	JS
DATE	REVISION	DRAWN

© Henley Arch P/L All rights reserved - this set of drawings is COPYRIGHT. Apart from use by the party to whom these drawings are addressed for the purpose for which it was requested and any fair dealing as permitted under the Copyright Act, no part may be used, reproduced or copied by any means or in any form without prior permission of HENLEY ARCH P/L	LANDSCAPING		HAND	RH	SHT	1B	Luca 4	Eden	EDGEWATER HOMES PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560
	DRAWN	JS					For	EDGEWATER HOMES	
	CHECKED	(CHKBY)	JOB No.	200087				At	
SCALE	1:100	Date:	03/06/2013						



ELEVATION A



ELEVATION B

TABLE OF BASIS COMMITMENTS

PROJECT ADDRESS: LOT 2246 ADINA STREET JORDAN SPRINGS

CERTIFICATE NO.: S

WATER

- DEVELOPMENT TO BE CONNECTED TO 2,000LT RAINWATER TANK.
- RAINWATER TANK CONFIGURED TO COLLECT AT LEAST 205m² ROOF RUN OFF.
- TOILETS, WASHING MACHINE AND 1 OUTDOOR TAP TO BE CONNECTED TO THE RAINWATER TANK.
- ALL SHOWER HEADS, TOILETS, KITCHEN TAPS AND BASIN TAPS TO BE 3 STAR RATED.

THERMAL

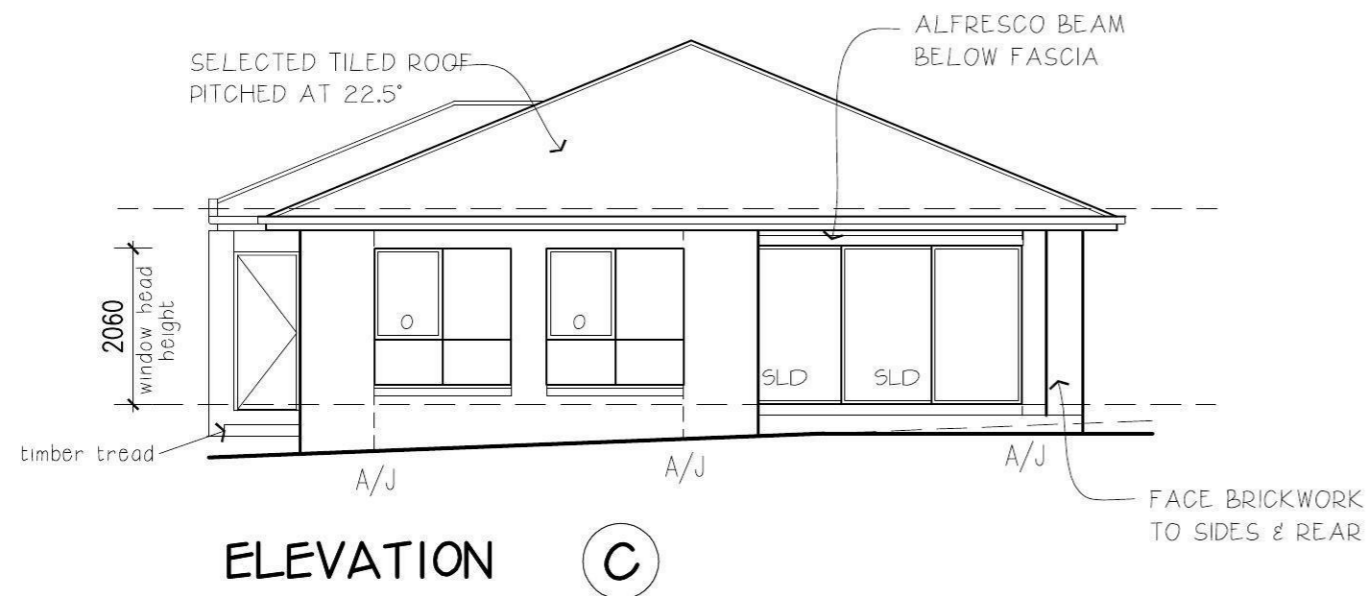
- ROOF INSULATION: NONE.
- CEILING INSULATION: R2.5
- WALL INSULATION: R1.5
- EXTERNAL WALL: BRICK VENEER COLOUR: DARK
- ROOFING: TILED COLOUR: DARK
- GLAZING: ALL ALUMINIUM WINDOWS TO BE SINGLE CLEAR GLAZED WITH U VALUE OF 6.57 & SHGC OF 0.74
- TIMBER WINDOWS TO MASTER SUITE AND REAR FAMILY / DINING STACKER DOORS TO BE SINGLE, CLEAR GLAZED, TIMBER FRAMED WITH A U VALUE OF 5.55 AND SHGC OF 0.73

ENERGY

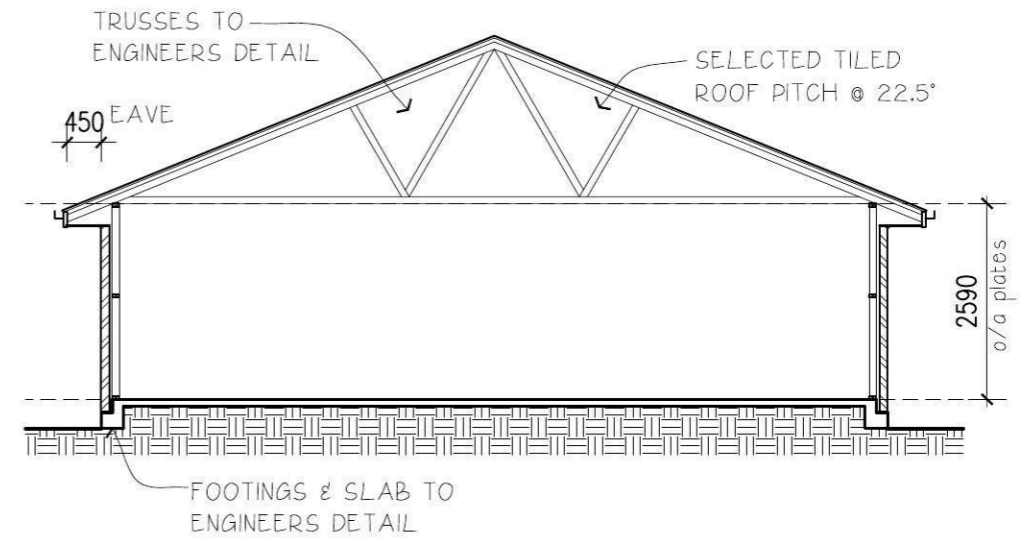
- HOT WATER SYSTEM: GAS INSTANTANEOUS HWS WITH A PERFORMANCE OF 5 STARS OR BETTER.
- DEVELOPMENT WILL INCORPORATE SINGLE PHASE COOLING/HEATING SYSTEM EER 3.0-3.5 TO 1 LIVING AREA
- KITCHEN: INDIVIDUAL FAN, DUCTED (RANGEHOOD). OPERATION CONTROL, MANUAL SWITCH.
- BATHROOM (II): INDIVIDUAL FAN, NOT DUCTED. OPERATION CONTROL, MANUAL SWITCH.
- LAUNDRY: NATURAL VENTILATION.
- WINDOW AND/OR SKYLIGHT TO KITCHEN FOR NATURAL LIGHTING.
- WINDOW AND/OR SKYLIGHT TO BATHROOMS (2)/TOILET (S) FOR NATURAL LIGHTING.
- GAS COOKTOP AND ELECTRIC OVEN TO BE INSTALLED IN THE KITCHEN.
- WELL VENTILATED FRIDGE SPACE.

3.6.13	REV A CONTRACT PLANS	JS
DATE	REVISION	DRAWN

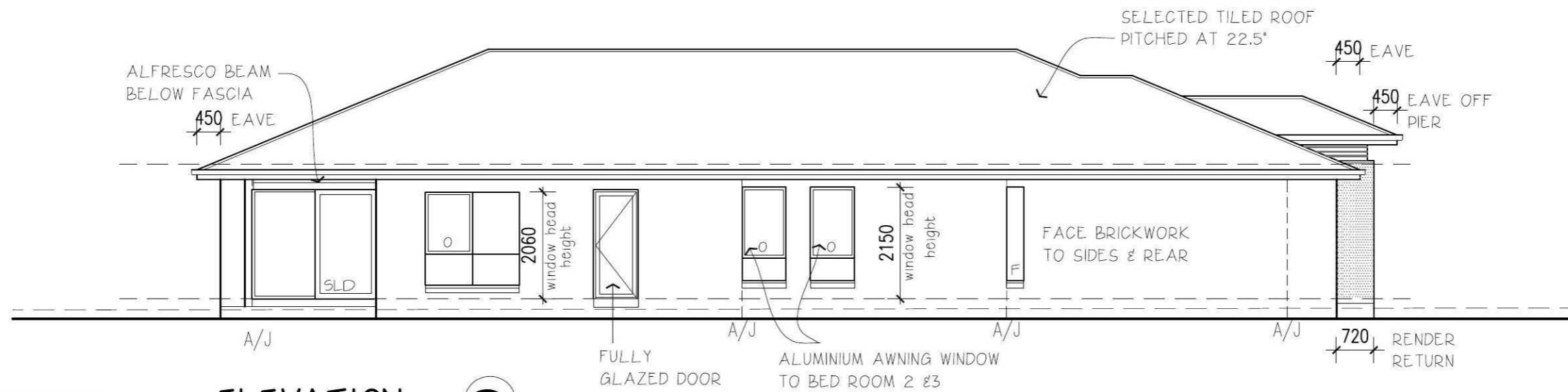
© Henley Arch P/L All rights reserved - this set of drawings is COPYRIGHT. Apart from use by the party to whom these drawings are addressed for the purpose for which it was requested and any fair dealing as permitted under the Copyright Act, no part may be used, reproduced or copied by any means or in any form without prior permission of HENLEY ARCH P/L	ELEVATIONS		HAND	RH	SHT	3	Luca 4	Eden	EDGEWATER HOMES PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560
	DRAWN	JS					For	EDGEWATER HOMES	
	CHECKED	(CHKBY)	JOB No.	200087			At	LOT 2246 ADINA STREET JORDAN SPRINGS	
SCALE	1:100	Date:	03/06/2013						



ELEVATION C



TYPICAL_SECTION

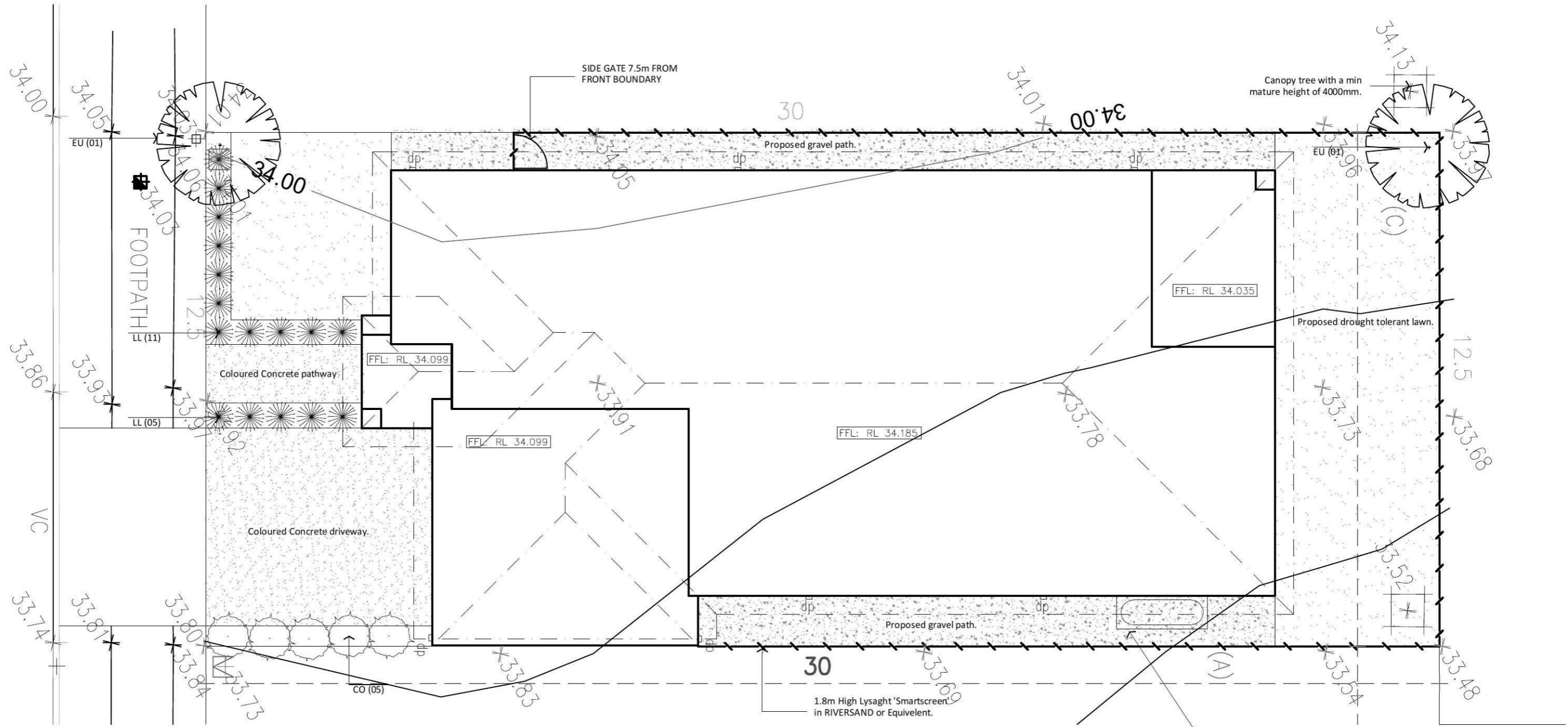


ELEVATION D

3.6.13	REV A CONTRACT PLANS	JS
DATE	REVISION	DRAWN

© Henley Arch P/L All rights reserved - this set of drawings is COPYRIGHT. Apart from use by the party to whom these drawings are addressed for the purpose for which it was requested and any fair dealing as permitted under the Copyright Act, no part may be used, reproduced or copied by any means or in any form without prior permission of HENLEY ARCH P/L.	ELEVATIONS			HAND	RH	SHT	3A	Luca 4	Eden	EDGEWATER HOMES PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560
	DRAWN	JS						For	EDGEWATER HOMES	
	CHECKED	(CHKBY)	JOB No.	200087				At	LOT 2246 ADINA STREET JORDAN SPRINGS	
	SCALE	1:100	Date:	03/06/2013						

ADINA STREET



NOTE: ANY RETAINING WALL VISABLE FROM THE STREET OR 900mm HIGH AND OVER ARE TO BE OF MASONRY CONSTRUCTION

PLANT SCHEDULE

Code	Botanical name	Common Name	Height (mm)	Width (mm)	Quantity	Pot Size @ Planting
CO*	<i>Correa alba</i>	White Correa	1000	1200	5	140mm
EU*	<i>Eucalyptus pauciflora</i> 'Little Snowman'	Little Snowman	6500	4000	2	300mm
LL*	<i>Lomandra longifolia</i> 'Tanika'	Tanika Lomandra	700	700	16	140mm

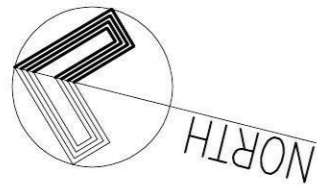
* Native plant selection

- # Please note the following:
- Coloured concrete driveway & path including steps to P.C.C specs, vehicle crossover in plain concrete to P.C.C spec. If required by edgewater.
 - Plain concrete crossover to P.C.C specification max 5000mm wide.
 - All existing street trees and verge planting are to be protected during construction.
 - Letterbox to complement the design of the house and in accordance with the fencing design guidelines.

GARDEN EDGING VISABLE FROM THE STREET IS TO BE CONSTRUCTED OF TEXTURED OR COLOURED MASONRY BRICKS, BLOCKS OR COLOURED CONCRETE, NO TIMBER EDGING IS PERMITTED

3.6.13	REV A CONTRACT PLANS	JS
DATE	REVISION	DRAWN

© Henley Arch P/L All rights reserved - this set of drawings is COPYRIGHT. Apart from use by the party to whom these drawings are addressed for the purpose for which it was requested and any fair dealing as permitted under the Copyright Act, no part may be used, reproduced or copied by any means or in any form without prior permission of HENLEY ARCH P/L	LANDSCAPING		HAND	RH	SHT	1B	Luca 4	Eden	EDGEWATER HOMES PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560
	DRAWN	JS					For	EDGEWATER HOMES	
	CHECKED	(CHKBY)	JOB No.	200087				At	
	SCALE	1:100	Date:	03/06/2013					



**CUT & FILL BUILDING AREA TO
RL 33.80 APPROX. TO CREATE LEVEL
BUILDING PLATFORM FOR
WAFFLE POD SLAB**

CUT - LINE

NOTE: THIS SITING IS SUBJECT TO THE DEVELOPERS APPROVAL. BUILDER TO OBTAIN PRIOR TO PERMIT APPLICATION.

NOTE: THIS SITING HAS BEEN PREPARED BASED ON THE ADJOINING PROPERTIES/Y BEING VACANT. SHOULD A SIGNIFICANT AMOUNT OF TIME PASS BEFORE THE BUILDING PERMIT IS APPLIED FOR, AN UPDATED SURVEY MAY BE REQUIRED TO CONFIRM THE ADJOINING PROPERTIES/Y STATUS. THE RESCODE REQUIREMENTS MAY NEED TO BE RE-EVALUATED AND MAY CAUSE CHANGES TO THE SITING/HOUSE.

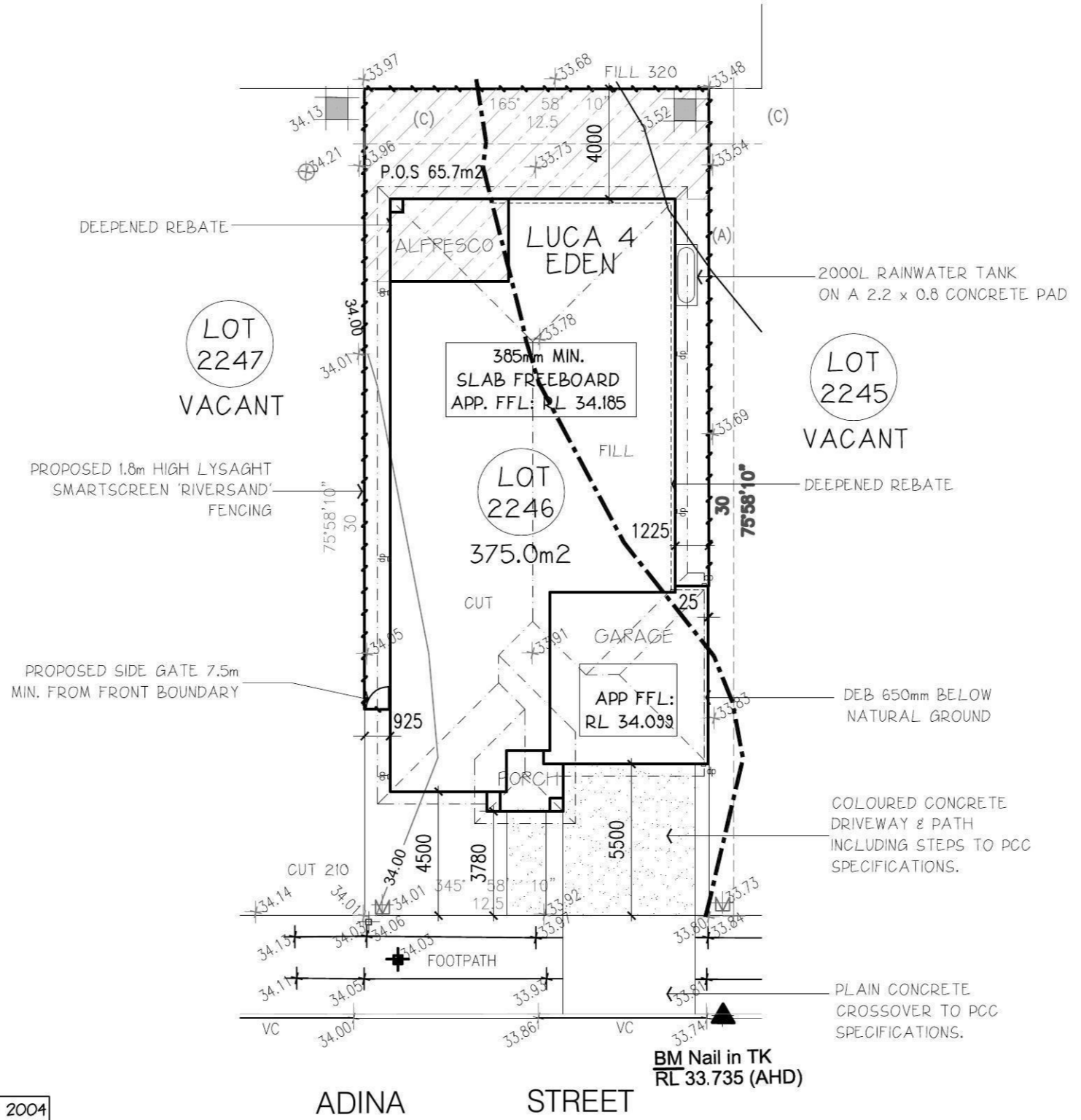
NOTE: THIS SITING HAS BEEN PREPARED BASED ON THE AVAILABLE INFORMATION FROM THE RELEVANT LOCAL COUNCIL AND/OR OTHER AUTHORITIES THAT IS NOT COMPLETE OR HAVE NOT BEEN FINALISED DUE TO THE TITLES NOT YET BEEN RELEASED IN THIS SUBDIVISION. ONCE THIS INFORMATION IS RELEASED IT WILL BE EXAMINED. THIS MAY REVEAL THE REQUIREMENT FOR ADDITIONAL WORKS AND THE SITING MAY CHANGE.

NOTE: ALL EXISTING STREET TREES AND VERGE PLANTING TO BE PROTECTED DURING CONSTRUCTION

NOTE: ANY RETAINING WALL VISABLE FROM THE STREET OR 900mm HIGH AND OVER ARE TO BE OF MASONRY CONSTRUCTION

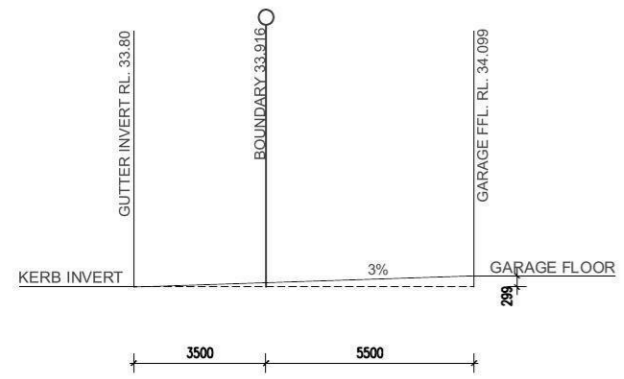
SITE COVERAGE ANALYSIS

Roof Area	255.0 sqm	68.0 %
Ground Floor	174.8 sqm	
Garage	36.2 sqm	
Porch	4.7 sqm	
Alfresco	12.9 sqm	
Building	228.6 sqm	60.9 %
Hard Surface	31.9 sqm	8.5 %
Permeable	114.5 sqm	30.6 %
Total Area	375.0 sqm	100.0 %



- CONTOUR INTERVALS 0.2 METRES
- ELECTRICITY LIGHT POLE
 - WATER METER
 - HYDRANT
 - COMMUNICATIONS PIT
 - ELECTRICAL TURRET
 - KERB
 - FOOTPATH
 - VEHICLE CROSSING VC
 - KERB OUTLET KO

- (A) EASEMENT FOR ACCESS AND MAINTENANCE 0.9 WIDE
- (C) EASEMENT TO DRAIN WATER 2 WIDE



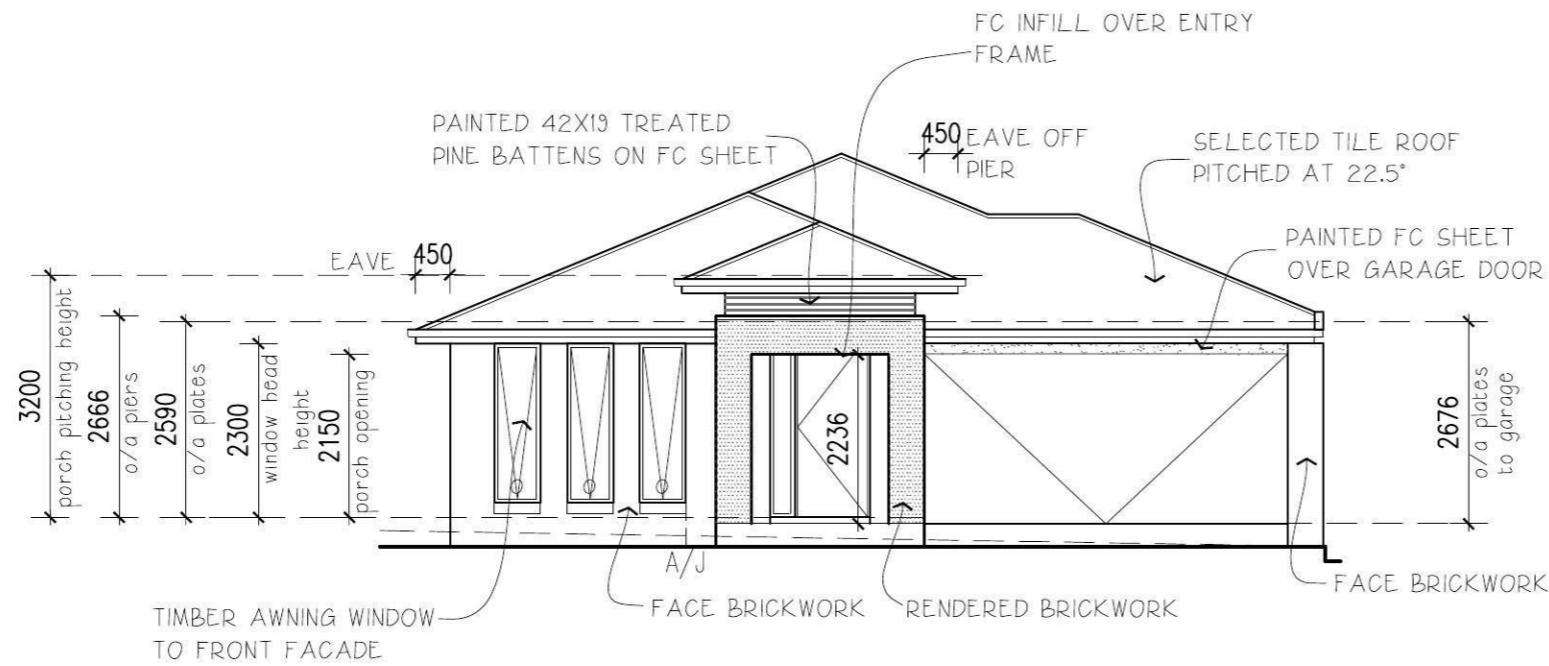
NOTE: DRIVEWAY IS DESIGNED IN ACCORDANCE WITH AS 2890.1 - 2004

VEHICLE CROSSOVER IS TO BE PLAIN CONCRETE TO COUNCIL SPECIFICATIONS. 5m WIDE V.C. FOR DOUBLE GARAGE AND 3m WIDE FOR V.C. FOR A SINGLE GARAGE

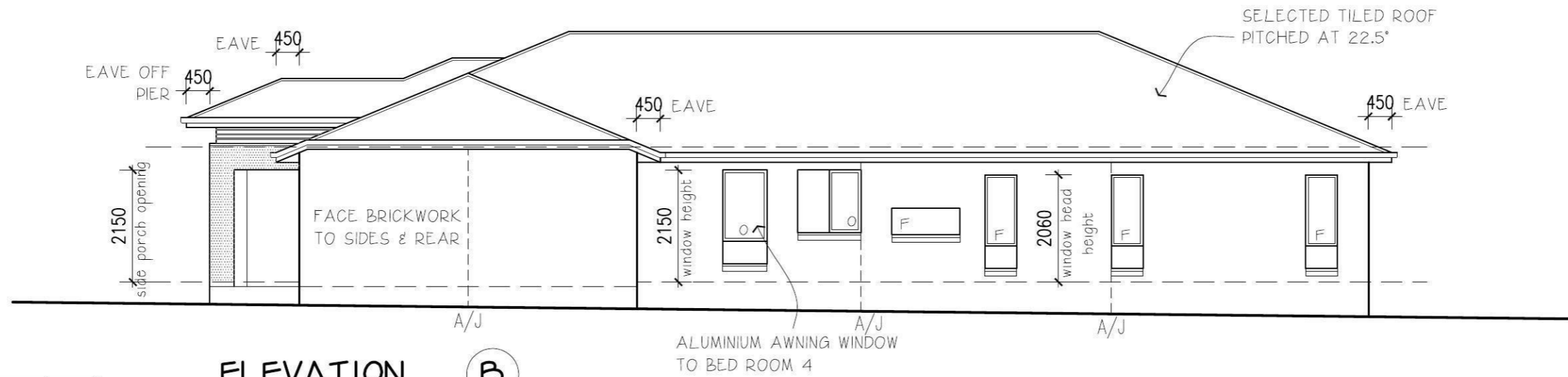
GARDEN EDGING VISABLE FROM THE STREET IS TO BE CONSTRUCTED OF TEXTURED OR COLOURED MASONRY BRICKS, BLOCKS OR COLOURED CONCRETE, NO TIMBER EDGING IS PERMITTED

DATE	REVISION	DRAWN
3.6.13	REV A CONTRACT PLANS	JS

© Henley Arch P/L All rights reserved - this set of drawings is COPYRIGHT. Apart from use by the party to whom these drawings are addressed for the purpose for which it was requested and any fair dealing as permitted under the Copyright Act, no part may be used, reproduced or copied by any means or in any form without prior permission of HENLEY ARCH P/L	SITE PLAN	HAND	RH	SHT	1	Luca 4	Eden	EDGEWATER HOMES PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560
	DRAWN JS	D.P	1168992			For	EDGEWATER HOMES	
	CHECKED (CHKBY)	JOB No.	200087	At	LOT 2246 ADINA STREET JORDAN SPRINGS			
SCALE 1:200	Date:	03/06/2013						



ELEVATION A

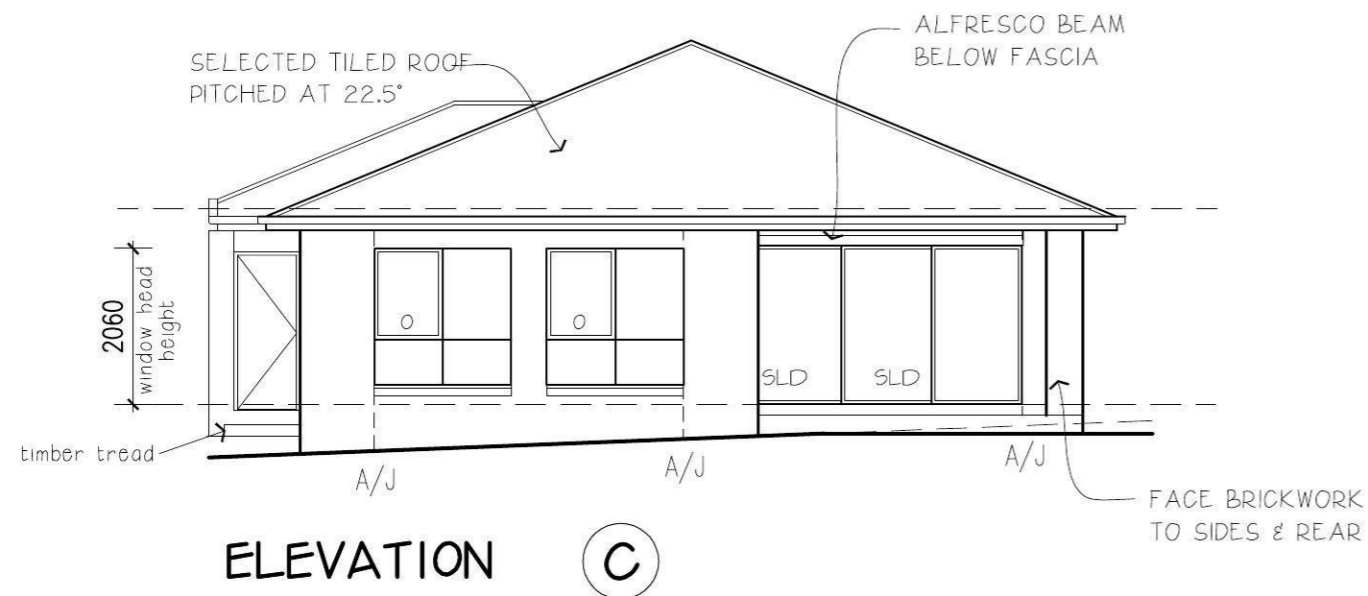


ELEVATION B

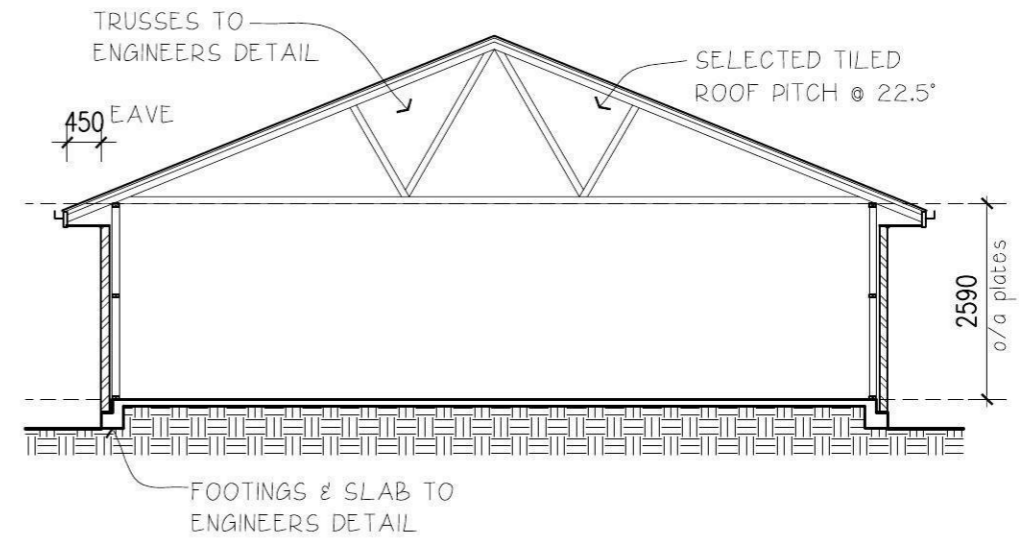
TABLE OF BASIS COMMITMENTS	
PROJECT ADDRESS: LOT 2246 ADINA STREET JORDAN SPRINGS	
CERTIFICATE NO.: 487314S	
WATER	
- DEVELOPMENT TO BE CONNECTED TO 2,000LT RAINWATER TANK.	
- RAINWATER TANK CONFIGURED TO COLLECT AT LEAST 180m ² ROOF RUN OFF.	
- TOILETS, WASHING MACHINE AND 1 OUTDOOR TAP TO BE CONNECTED TO THE RAINWATER TANK.	
- ALL SHOWER HEADS, TOILETS, KITCHEN TAPS AND BASIN TAPS TO BE 3 STAR RATED.	
THERMAL	
- ROOF INSULATION: NONE.	
- CEILING INSULATION: R2.5	
- WALL INSULATION: R1.5	
- EXTERNAL WALL: BRICK VENEER COLOUR: DARK	
- ROOFING: TILED COLOUR: DARK	
- GLAZING: ALL ALUMINIUM WINDOWS TO BE SINGLE CLEAR GLAZED WITH U VALUE OF 6.57 & SHGC OF 0.74	
- TIMBER WINDOWS TO MASTER SUITE AND REAR FAMILY / DINING STACKER DOORS TO BE SINGLE, CLEAR GLAZED, TIMBER FRAMED WITH A U VALUE OF 5.55 AND SHGC OF 0.73	
ENERGY	
- HOT WATER SYSTEM: GAS INSTANTANEOUS HWS WITH A PERFORMANCE OF 5 STARS OR BETTER.	
- DEVELOPMENT WILL INCORPORATE SINGLE PHASE COOLING/HEATING SYSTEM EER 3.0-3.5 TO 1 LIVING AREA	
- KITCHEN: INDIVIDUAL FAN, DUCTED (RANGEHOOD). OPERATION CONTROL, MANUAL SWITCH.	
- BATHROOM (II): INDIVIDUAL FAN, NOT DUCTED. OPERATION CONTROL, MANUAL SWITCH.	
- LAUNDRY: NATURAL VENTILATION.	
- WINDOW AND/OR SKYLIGHT TO KITCHEN FOR NATURAL LIGHTING.	
- WINDOW AND/OR SKYLIGHT TO BATHROOMS (2)/TOILET (S) FOR NATURAL LIGHTING.	
- GAS COOKTOP AND ELECTRIC OVEN TO BE INSTALLED IN THE KITCHEN.	
- WELL VENTILATED FRIDGE SPACE.	

3.6.13	REV A CONTRACT PLANS	JS
DATE	REVISION	DRAWN

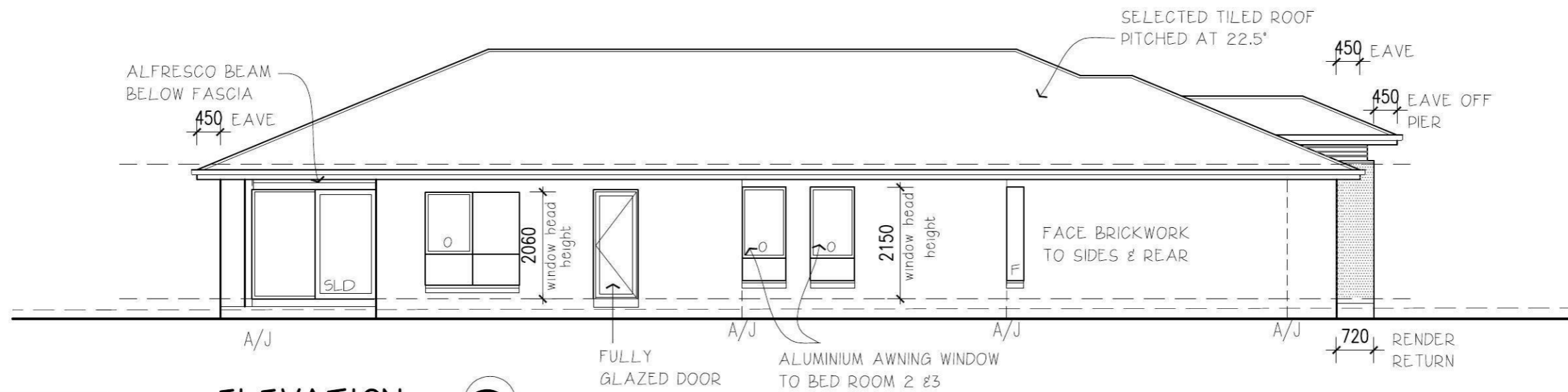
© Henley Arch P/L All rights reserved - this set of drawings is COPYRIGHT. Apart from use by the party to whom these drawings are addressed for the purpose for which it was requested and any fair dealing as permitted under the Copyright Act, no part may be used, reproduced or copied by any means or in any form without prior permission of HENLEY ARCH P/L	ELEVATIONS		HAND	RH	SHT	3	Luca 4	Eden	EDGEWATER HOMES PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560
	DRAWN	JS					For	EDGEWATER HOMES	
	CHECKED	(CHKBY)	JOB No. 200087				At	LOT 2246 ADINA STREET JORDAN SPRINGS	
SCALE	1:100	Date: 03/06/2013							



ELEVATION C



TYPICAL_SECTION



ELEVATION D

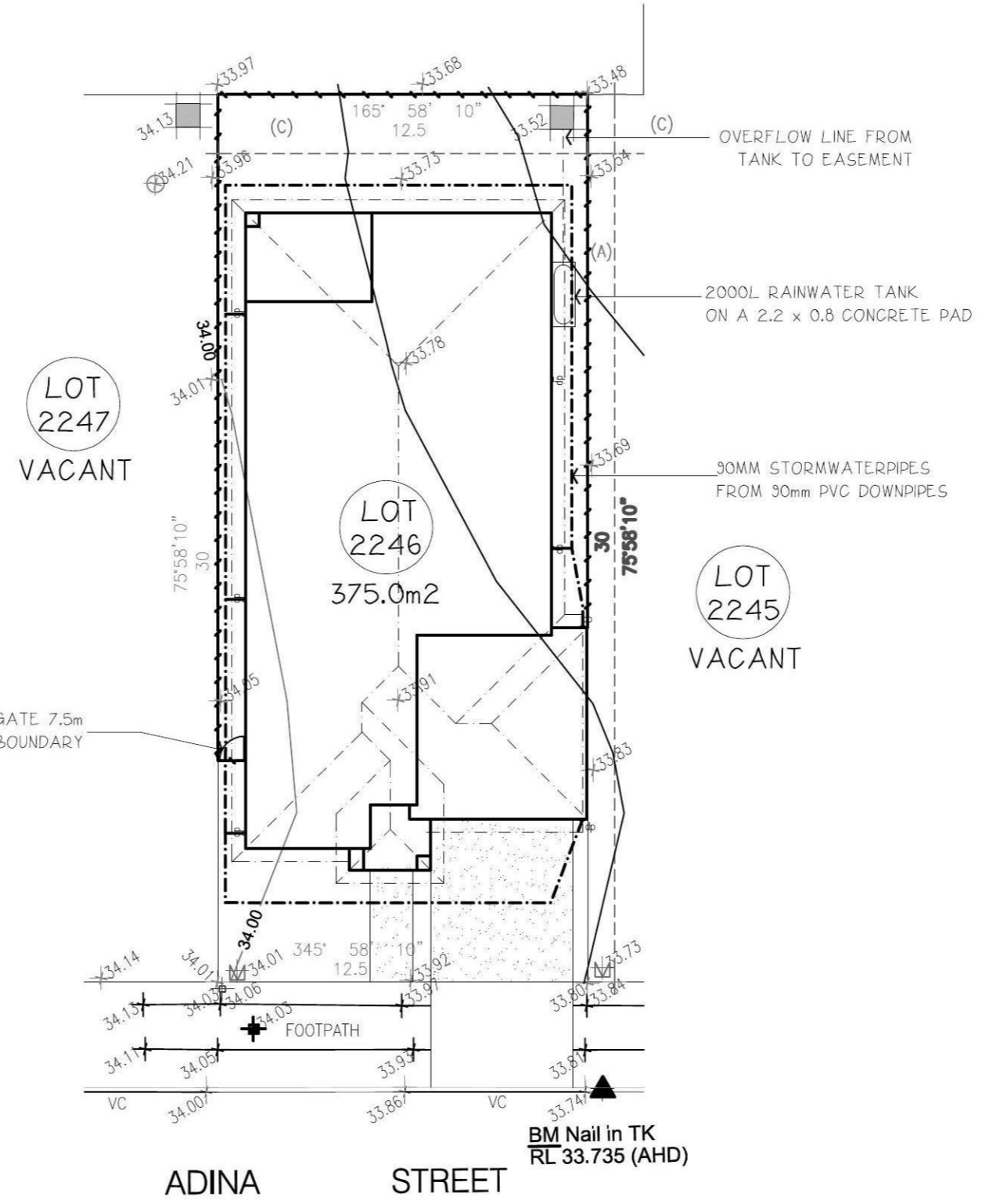
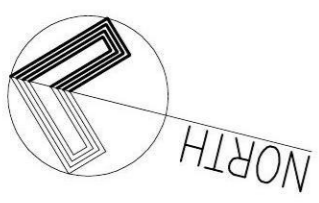
3.6.13	REV A CONTRACT PLANS	JS
DATE	REVISION	DRAWN

© Henley Arch P/L All rights reserved - this set of drawings is COPYRIGHT. Apart from use by the party to whom these drawings are addressed for the purpose for which it was requested and any fair dealing as permitted under the Copyright Act, no part may be used, reproduced or copied by any means or in any form without prior permission of HENLEY ARCH P/L.	ELEVATIONS			HAND	RH	SHT	3A	Luca 4	Eden	EDGEWATER HOMES PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560
	DRAWN	JS						For	EDGEWATER HOMES	
	CHECKED	(CHKBY)	JOB No. 200087					At	LOT 2246 ADINA STREET JORDAN SPRINGS	
SCALE	1:100	Date: 03/06/2013								

NOTE: STORMWATER DRAINAGE IS TO BE MINIMUM 600mm CLEAR FROM EDGE OF SLAB

STORMWATER DISPOSAL TO EASEMENT

STORMWATER - LINE



3.6.13	REV A CONTRACT PLANS	JS
DATE	REVISION	DRAWN

© Henley Arch P/L
 All rights reserved - this set of drawings is COPYRIGHT. Apart from use by the party to whom these drawings are addressed for the purpose for which it was requested and any fair dealing as permitted under the Copyright Act, no part may be used, reproduced or copied by any means or in any form without prior permission of HENLEY ARCH P/L

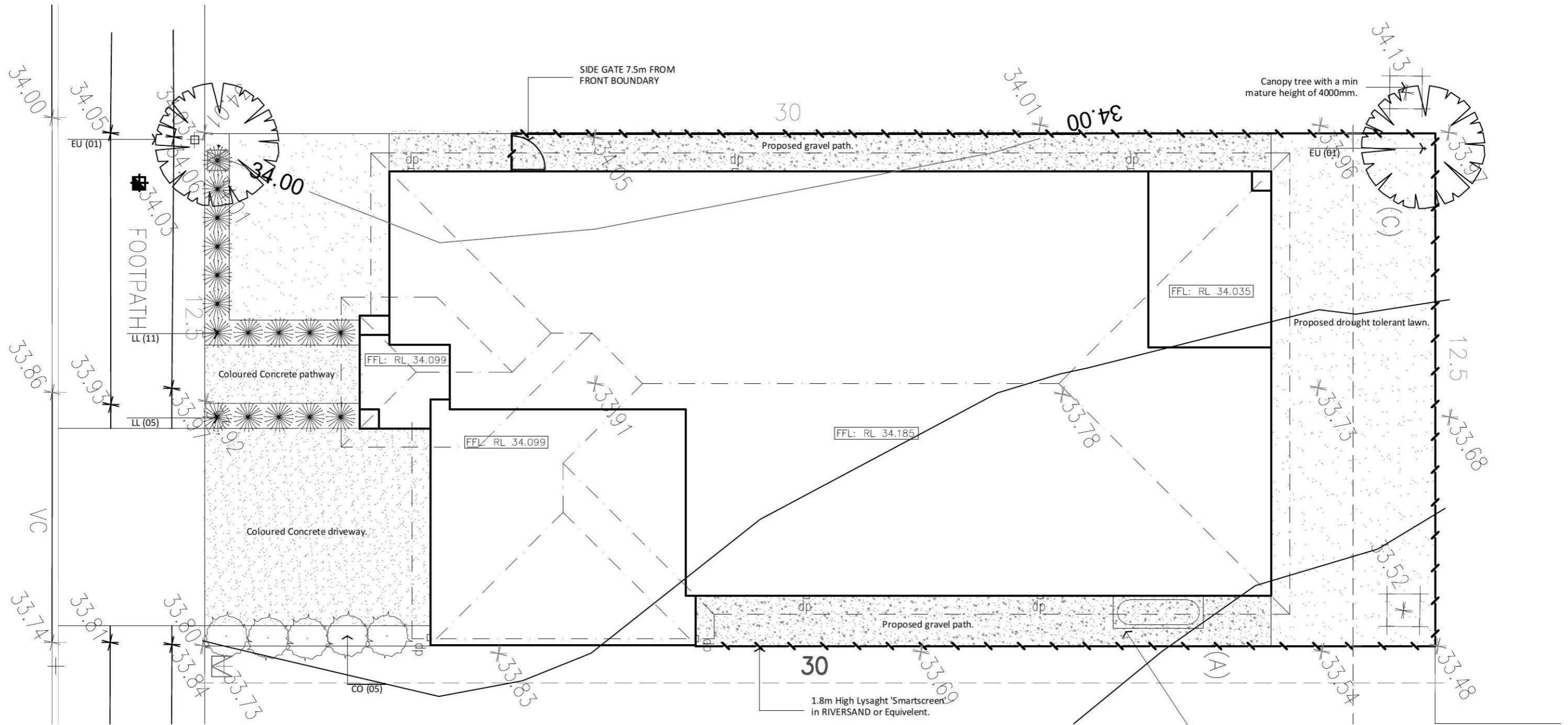
STORMWATER	
DRAWN JS	D.P 1168992
CHECKED (CHKBY)	JOB No. 200087
SCALE 1:200	Date: 03/06/2013

HAND RH
 SHT 1A

Luca 4
 For EDgewater Homes
 At LOT 2246 ADINA STREET JORDAN SPRINGS

EDGEWATER HOMES
 PO Box 550 Moorebank NSW 1875
 Ph: 9623 7526 Fax:9673 5560

ADINA STREET



NOTE: ANY RETAINING WALL VISABLE FROM THE STREET OR 900mm HIGH AND OVER ARE TO BE OF MASONRY CONSTRUCTION

VEHICLE CROSSOVER IS TO BE PLAIN CONCRETE TO COUNCIL SPECIFICATIONS. 5m WIDE V.C. FOR DOUBLE GARAGE AND 3m WIDE FOR V.C. FOR A SINGLE GARAGE

GARDEN EDGING VISABLE FROM THE STREET IS TO BE CONSTRUCTED OF TEXTURED OR COLOURED MASONRY BRICKS, BLOCKS OR COLOURED CONCRETE, NO TIMBER EDGING IS PERMITTED

Please note the following:
Coloured concrete driveway & path including steps to P.C.C specs, vehicle crossover in plain concrete to P.C.C spec. If required by edgewater.

All existing street trees and verge planting are to be protected during construction.
Letterbox to complement the design of the house and in accordance with the fencing design guidelines.

PLANT SCHEDULE

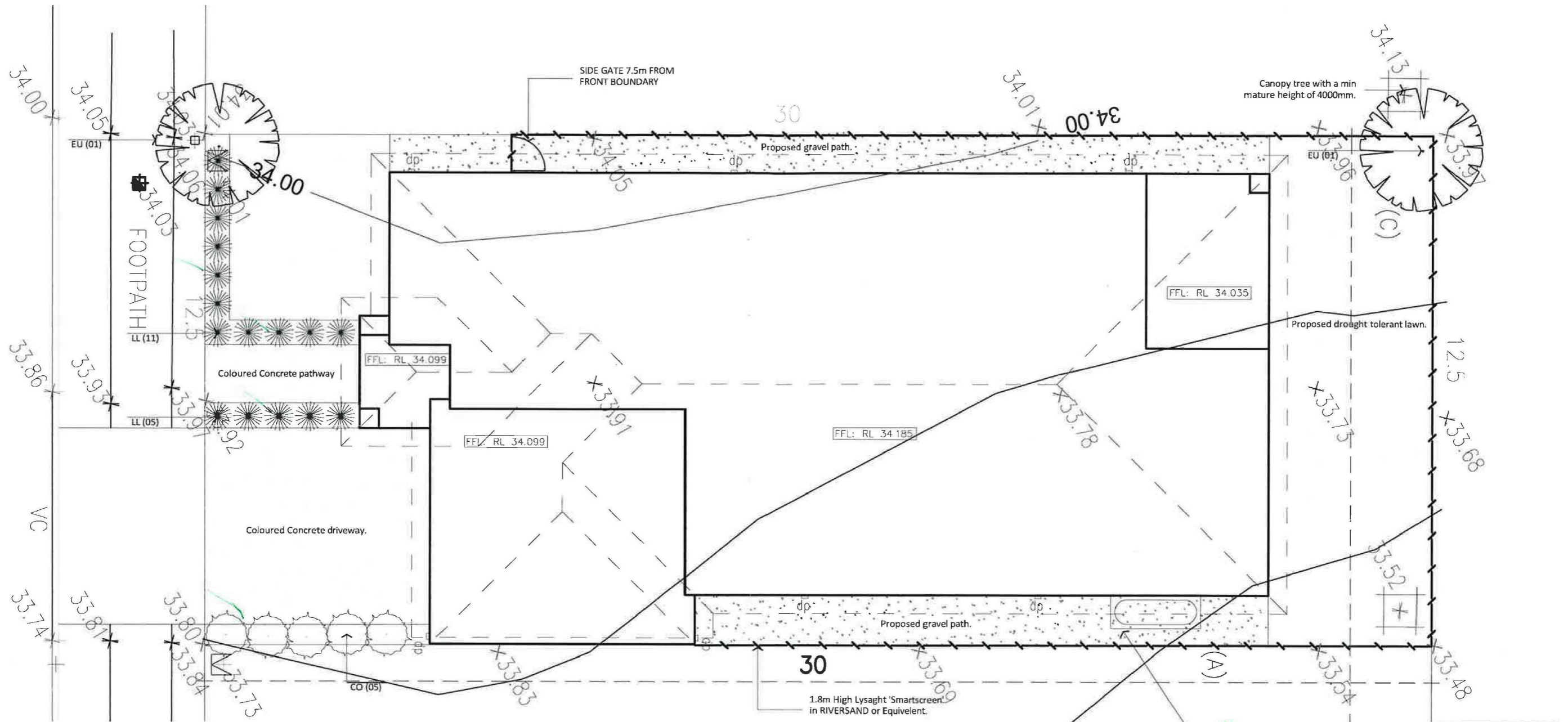
Code	Botanical name	Common Name	Height (mm)	Width (mm)	Quantity	Pot Size @ Planting
CO*	<i>Correa alba</i>	White Correa	1000	1200	5	140mm
EU*	<i>Eucalyptus pauciflora</i> 'Little Snowman'	Little Snowman	6500	4000	2	300mm
LL*	<i>Lomandra longifolia</i> 'Tanika'	Tanika Lomandra	700	700	16	140mm

* Native plant selection

DATE	REVISION	DRAWN
3.6.13	REV A CONTRACT PLANS	JS

© Henley Arch P/L All rights reserved - this set of drawings is COPYRIGHT. Apart from use by the party to whom these drawings are addressed for the purpose for which it was requested and any fair dealing as permitted under the Copyright Act, no part may be used, reproduced or copied by any means or in any form without prior permission of HENLEY ARCH P/L	LANDSCAPING		HAND	RH	SHT	1B	Luca 4	Eden	EDGEWATER HOMES PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560
	DRAWN	JS			For	EDGEWATER HOMES			
	CHECKED	(CHKBY)	JOB No.	200087		At	LOT 2246 ADINA STREET JORDAN SPRINGS		
SCALE	1:100	Date:	03/06/2013						

ADINA STREET



NOTE: ANY RETAINING WALL VISABLE FROM THE STREET OR 900mm HIGH AND OVER ARE TO BE OF MASONRY CONSTRUCTION

VEHICLE CROSSOVER IS TO BE PLAIN CONCRETE TO COUNCIL SPECIFICATIONS. 5m WIDE V.C. FOR DOUBLE GARAGE AND 3m WIDE FOR V.C. FOR A SINGLE GARAGE

GARDEN EDGING VISABLE FROM THE STREET IS TO BE CONSTRUCTED OF TEXTURED OR COLOURED MASONRY BRICKS, BLOCKS OR COLOURED CONCRETE, NO TIMBER EDGING IS PERMITTED

Please note the following:

Coloured concrete driveway & path including steps to P.C.C specs, vehicle crossover in plain concrete to P.C.C spec. If required by edgewater.

All existing street trees and verge planting are to be protected during construction.

Letterbox to complement the design of the house and in accordance with the fencing design guidelines.

Reviewed by: JORDAN SPRINGS LANDSCAPE SECTION
17 JUN 2013
SIGNED: [Signature]

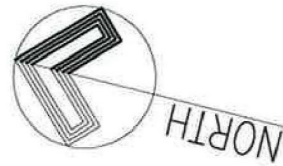
PLANT SCHEDULE

Code	Botanical name	Common Name	Height (mm)	Width (mm)	Quantity	Pot Size @ Planting
CO*	<i>Correa alba</i>	White Correa	1000	1200	5	140mm
EU*	<i>Eucalyptus pauciflora</i> 'Little Snowman'	Little Snowman	6500	4000	2	300mm
LL*	<i>Lomandra longifolia</i> 'Tanika'	Tanika Lomandra	700	700	16	140mm

* Native plant selection

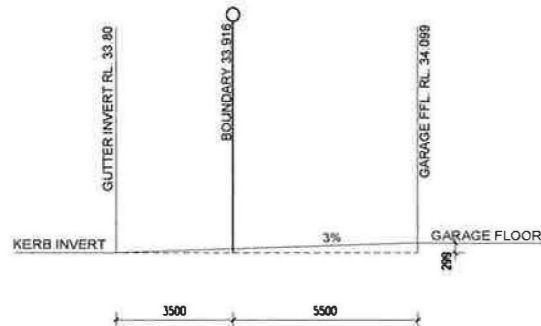
DATE	REVISION	DRAWN
3.6.13	REV A CONTRACT PLANS	JS

© Henley Arch P/L All rights reserved - this set of drawings is COPYRIGHT. Apart from use by the party to whom these drawings are addressed for the purpose for which it was requested and any fair dealing as permitted under the Copyright Act, no part may be used, reproduced or copied by any means or in any form without prior permission of HENLEY ARCH P/L	LANDSCAPING		HAND	RH	SHT	1B	Luca 4	Eden	EDGEWATER HOMES PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560
	DRAWN	JS			For	EDGEWATER HOMES			
	CHECKED	(CHKBY)	JOB No. 200087		At	LOT 2246 ADINA STREET JORDAN SPRINGS			
SCALE	1:100	Date: 03/06/2013							

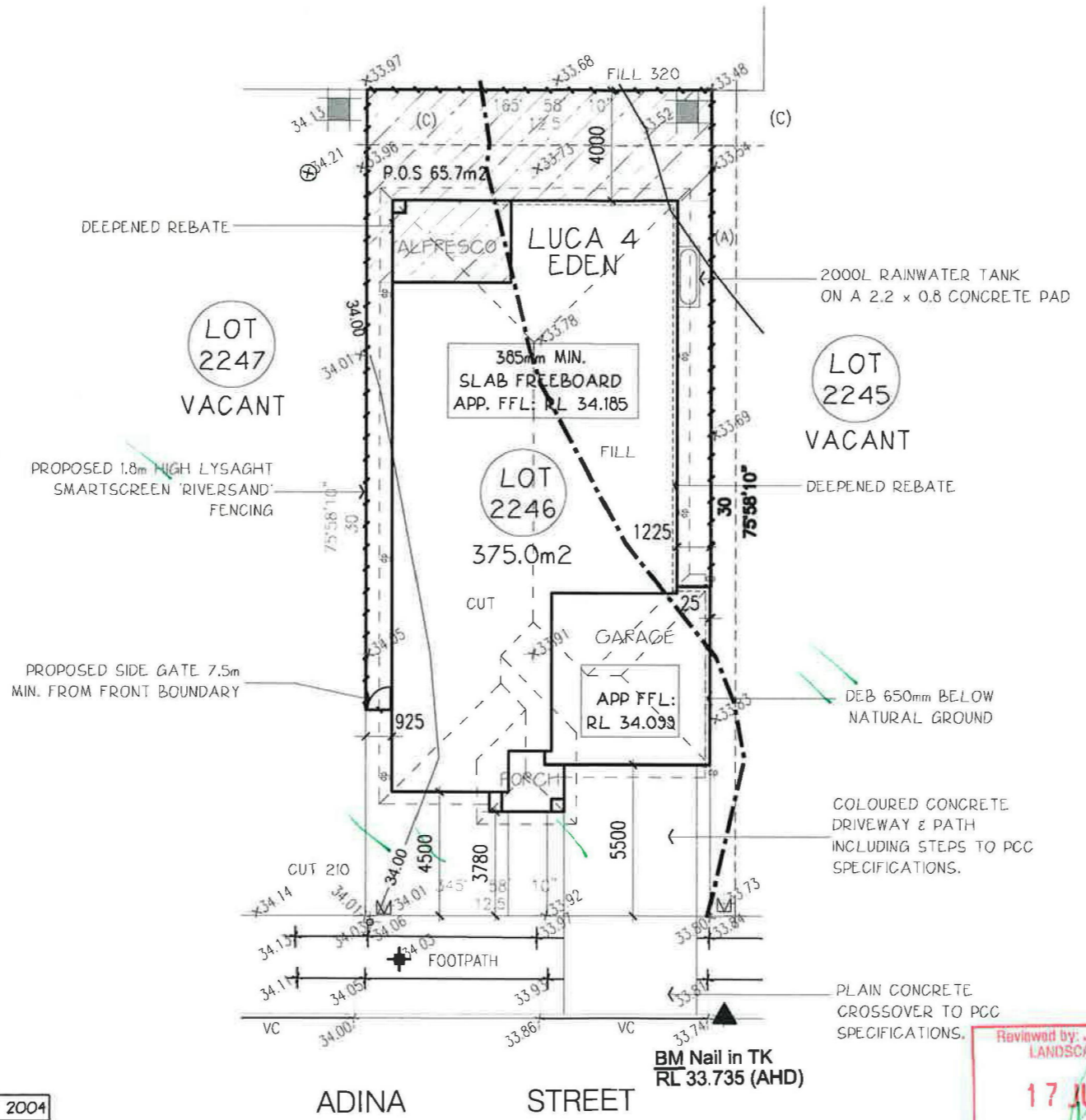


- CONTOUR INTERVALS 0.2 METRES
- ELECTRICITY LIGHT POLE
 - WATER METER
 - HYDRANT
 - COMMUNICATIONS PIT
 - ELECTRICAL TURRET
 - KERB
 - FOOTPATH
 - VEHICLE CROSSING
 - KERB OUTLET

- (A) EASEMENT FOR ACCESS AND MAINTENANCE 0.9 WIDE
- (C) EASEMENT TO DRAIN WATER 2 WIDE



NOTE: DRIVEWAY IS DESIGNED IN ACCORDANCE WITH AS 2890.1 - 2004



CUT & FILL BUILDING AREA TO RL 33.80 APPROX. TO CREATE LEVEL BUILDING PLATFORM FOR WAFFLE POD SLAB

CUT - LINE

NOTE: THIS SITING IS SUBJECT TO THE DEVELOPERS APPROVAL. BUILDER TO OBTAIN PRIOR TO PERMIT APPLICATION.

NOTE: THIS SITING HAS BEEN PREPARED BASED ON THE ADJOINING PROPERTIES/Y BEING VACANT. SHOULD A SIGNIFICANT AMOUNT OF TIME PASS BEFORE THE BUILDING PERMIT IS APPLIED FOR, AN UPDATED SURVEY MAY BE REQUIRED TO CONFIRM THE ADJOINING PROPERTIES/Y STATUS. THE RE-CODE REQUIREMENTS MAY NEED TO BE RE-EVALUATED AND MAY CAUSE CHANGES TO THE SITING/HOUSE.

NOTE: THIS SITING HAS BEEN PREPARED BASED ON THE AVAILABLE INFORMATION FROM THE RELEVANT LOCAL COUNCIL AND/OR OTHER AUTHORITIES THAT IS NOT COMPLETE OR HAVE NOT BEEN FINALISED DUE TO THE TITLES NOT YET BEEN RELEASED IN THIS SUBDIVISION. ONCE THIS INFORMATION IS RELEASED IT WILL BE EXAMINED. THIS MAY REVEAL THE REQUIREMENT FOR ADDITIONAL WORKS AND THE SITING MAY CHANGE.

NOTE: ALL EXISTING STREET TREES AND VERGE PLANTING TO BE PROTECTED DURING CONSTRUCTION

NOTE: ANY RETAINING WALL VISABLE FROM THE STREET OR 900mm HIGH AND OVER ARE TO BE OF MASONRY CONSTRUCTION

SITE COVERAGE ANALYSIS

Area	Area (sqm)	Percentage (%)
Roof Area	255.0 sqm	68.0 %
Ground Floor	174.8 sqm	
Garage	36.2 sqm	
Porch	4.7 sqm	
Alfresco	12.9 sqm	
Building	228.6 sqm	60.9 %
Hard Surface	31.9 sqm	8.5 %
Permeable	114.5 sqm	30.6 %
Total Area	375.0 sqm	100.0 %

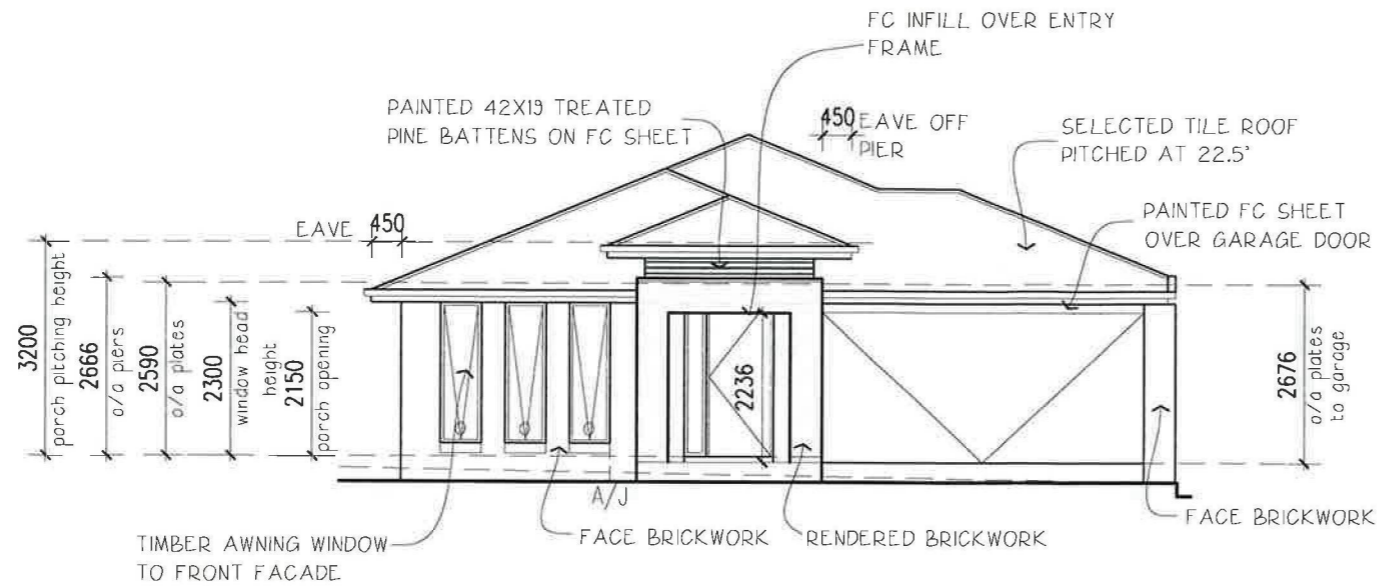
Reviewed by: JORDAN SPRINGS LANDSCAPE SECTION
17 JUN 2013
SIGNED: [Signature]

GARDEN EDGING VISABLE FROM THE STREET IS TO BE CONSTRUCTED OF TEXTURED OR COLOURED MASONRY BRICKS, BLOCKS OR COLOURED CONCRETE, NO TIMBER EDGING IS PERMITTED

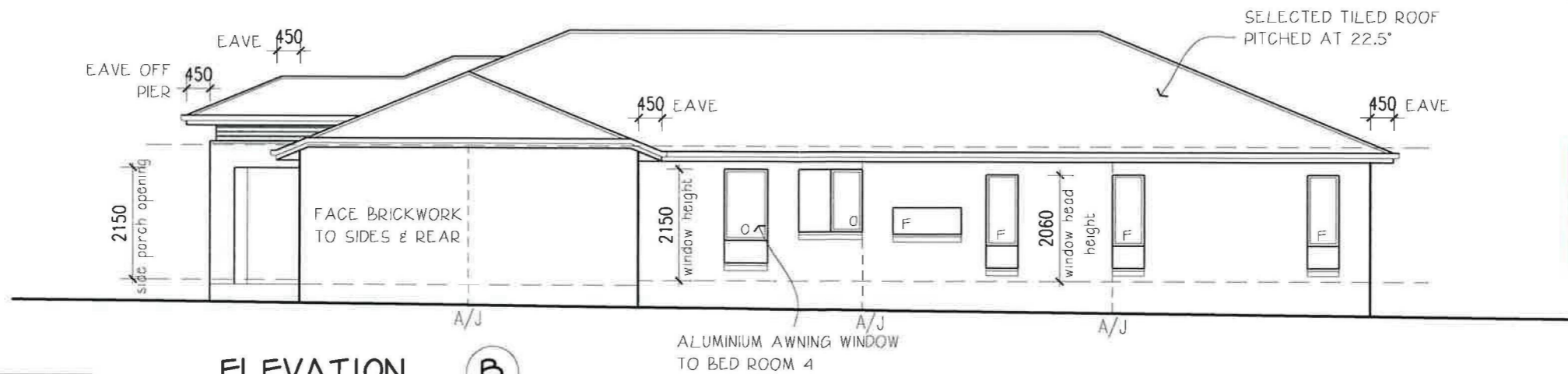
VEHICLE CROSSOVER IS TO BE PLAIN CONCRETE TO COUNCIL SPECIFICATIONS. 5m WIDE V.C. FOR DOUBLE GARAGE AND 3m WIDE FOR V.C. FOR A SINGLE GARAGE

DATE	REVISION	DRAWN
3.6.13	REV A CONTRACT PLANS	JS

© Henley Arch P/L <small>All rights reserved - this set of drawings is COPYRIGHT. Apart from use by the party to whom these drawings are addressed for the purpose for which it was requested and any fair dealing as permitted under the Copyright Act, no part may be used, reproduced or copied by any means or in any form without prior permission of HENLEY ARCH P/L</small>	<h2>SITE PLAN</h2>	HAND RH	SHT 1	Luca 4	Eden	<h2>EDGEWATER HOMES</h2> PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax: 9673 5560
	DRAWN JS	D.P 1168992			For EDGEWATER HOMES	
	CHECKED (CHKBY)	JOB No. 200087			At LOT 2246 ADINA STREET JORDAN SPRINGS	



ELEVATION **A**



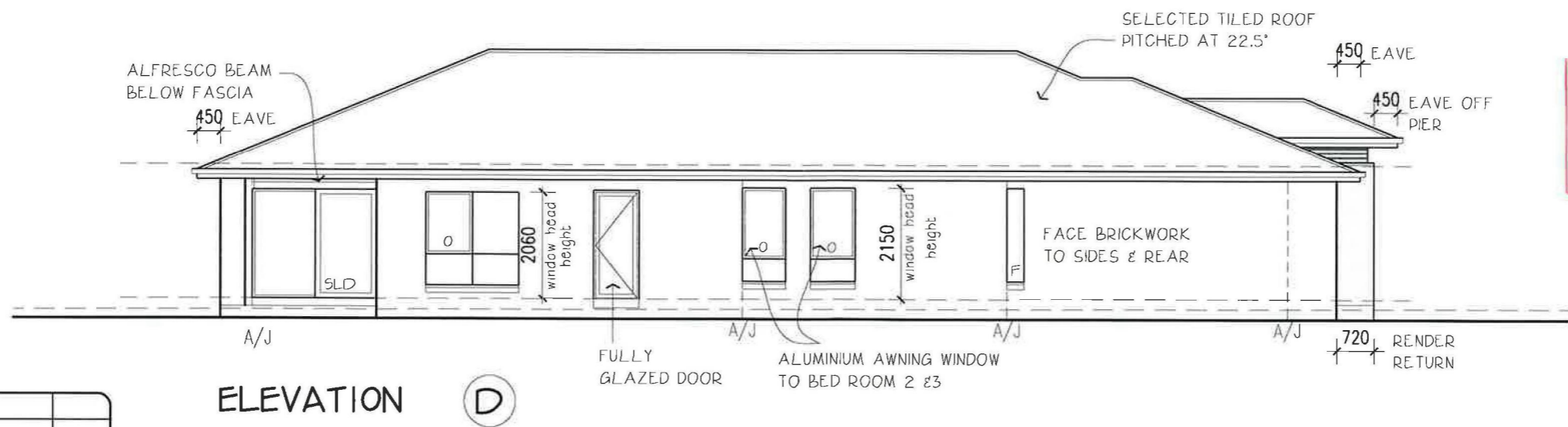
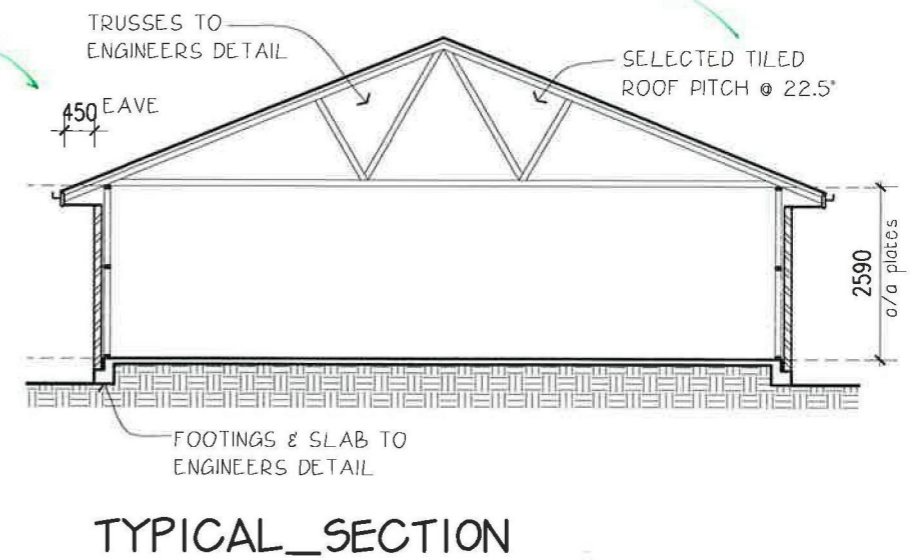
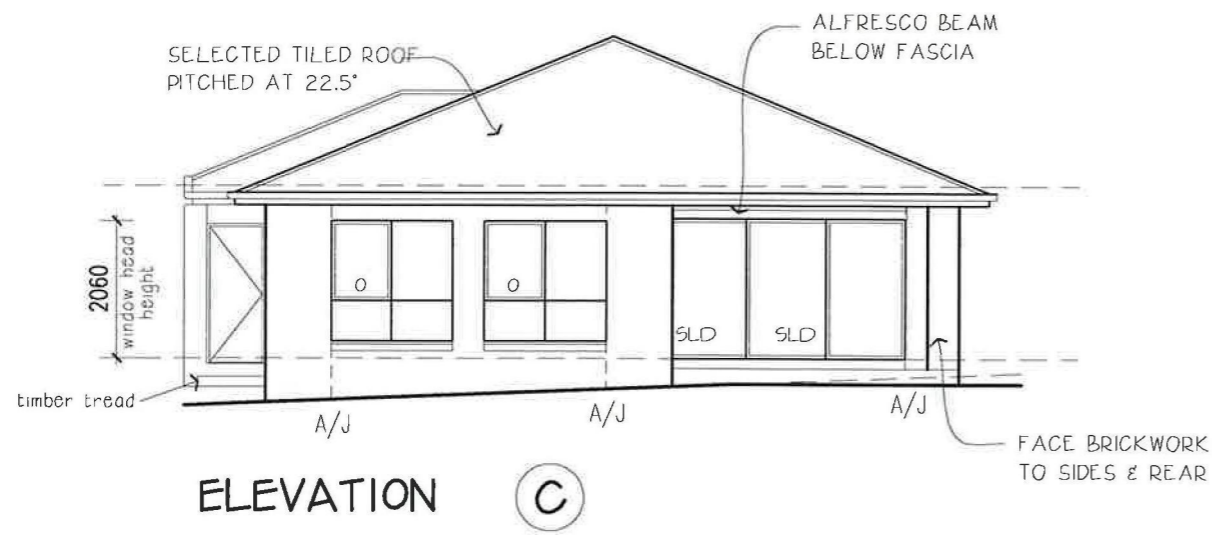
ELEVATION **B**

TABLE OF BASIX COMMITMENTS	
PROJECT ADDRESS: LOT 2246 ADINA STREET JORDAN SPRINGS	
CERTIFICATE NO.: 4873145	
WATER	
- DEVELOPMENT TO BE CONNECTED TO 2,000LT RAINWATER TANK.	
- RAINWATER TANK CONFIGURED TO COLLECT AT LEAST 180m2 ROOF RUN OFF.	
- TOILETS, WASHING MACHINE AND 1 OUTDOOR TAP TO BE CONNECTED TO THE RAINWATER TANK.	
- ALL SHOWER HEADS, TOILETS, KITCHEN TAPS AND BASIN TAPS TO BE 3 STAR RATED.	
THERMAL	
- ROOF INSULATION: NONE.	
- CEILING INSULATION: R2.5	
- WALL INSULATION: R1.5	
- EXTERNAL WALL: BRICK VENEER COLOUR: DARK	
- ROOFING: TILED COLOUR: DARK	
- GLAZING: ALL ALUMINIUM WINDOWS TO BE SINGLE CLEAR GLAZED WITH U VALUE OF 6.57 & SHGC OF 0.74	
- TIMBER WINDOWS TO MASTER SUITE AND REAR FAMILY / DINING STACKER DOORS TO BE SINGLE, CLEAR GLAZED, TIMBER FRAMED WITH A U VALUE OF 5.55 AND SHGC OF 0.73	
ENERGY	
- HOT WATER SYSTEM: GAS INSTANTANEOUS HWS WITH A PERFORMANCE OF 5 STARS OR BETTER.	
- DEVELOPMENT WILL INCORPORATE SINGLE PHASE COOLING/HEATING SYSTEM EER 3.0-3.5 TO 1 LIVING AREA	
- KITCHEN: INDIVIDUAL FAN, DUCTED (RANGEHOOD), OPERATION CONTROL, MANUAL SWITCH.	
- BATHROOM (1): INDIVIDUAL FAN, NOT DUCTED, OPERATION CONTROL, MANUAL SWITCH.	
- LAUNDRY: NATURAL VENTILATION.	
- WINDOW AND/OR SKYLIGHT TO KITCHEN FOR NATURAL LIGHTING.	
- WINDOW AND/OR SKYLIGHT TO BATHROOMS (2)/TOILET (S) FOR NATURAL LIGHTING.	
- GAS COOKTOP AND ELECTRIC OVEN TO BE INSTALLED IN THE KITCHEN.	
- WELL VENTILATED FRIDGE SPACE	

Reviewed by: JORDAN SPRINGS LANDSCAPE SECTION
 17 JUN 2013
 SIGNED: [Signature]

3.6.13	REV A CONTRACT PLANS	JS
DATE	REVISION	DRAWN

© Henley Arch P/L All rights reserved - this set of drawings is COPYRIGHT. Apart from use by the party to whom these drawings are addressed for the purpose for which it was requested and any fair dealing as permitted under the Copyright Act, no part may be used, reproduced or copied by any means or in any form without prior permission of HENLEY ARCH P/L	ELEVATIONS		HAND	RH	SHT	3	Luca 4	Eden	EDGEWATER HOMES PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax: 9673 5560
	DRAWN	JS					For	EDGEWATER HOMES	
	CHECKED	(CHKBY)	JOB No.	200087	At	LOT 2246 ADINA STREET JORDAN SPRINGS			
SCALE	1:100	Date:	03/06/2013						



Reviewed by: JORDAN SPRING
 LANDSCAPE SECTION
 17 JUN 2013
 SIGNED: *[Signature]*

3.6.13	REV A CONTRACT PLANS	JS
DATE	REVISION	DRAWN

© Henley Arch P/L All rights reserved - this set of drawings is COPYRIGHT. Apart from use by the party to whom these drawings are addressed for the purpose for which it was requested and any fair dealing as permitted under the Copyright Act, no part may be used, reproduced or copied by any means or in any form without prior permission of HENLEY ARCH P/L	ELEVATIONS		HAND	RH	SHT	3A	Luca 4	Eden	EDGEWATER HOMES PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax: 9673 5560
	DRAWN	JS					For	EDGEWATER HOMES	
	CHECKED	(CHKBY)	JOB No.	200087	At	LOT 2246 ADINA STREET JORDAN SPRINGS			
SCALE	1:100	Date:	03/06/2013						