

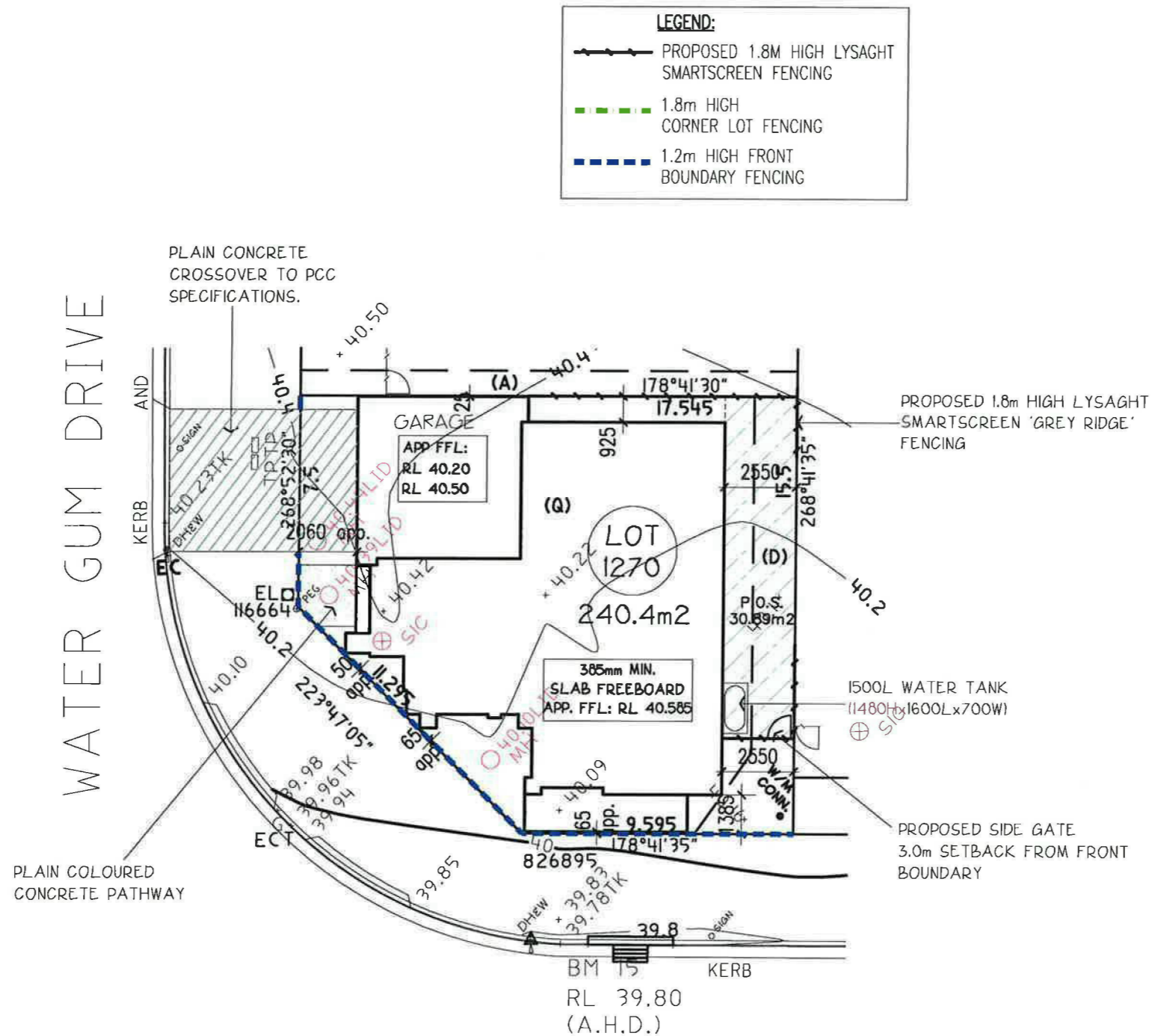
**CUT & FILL BUILDING AREA TO RL 40.20 APPROX. TO CREATE LEVEL BUILDING PLATFORM FOR WAFFLE POD SLAB**

CUT - LINE

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

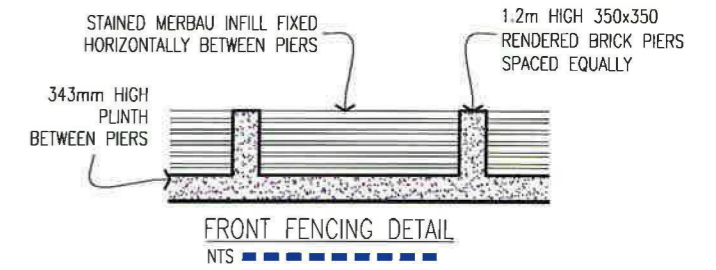
NOTE: THIS SITING HAS BEEN PREPARED BASED ON THE ADJOINING PROPERTIES/Y BEING VACANT. SHOULD A SIGNIFICANT AMOUNT OF TIME PASS BEFORE THE BUILDING PERMIT IS APPLIED FOR, AN UPDATED SURVEY MAY BE REQUIRED TO CONFIRM THE ADJOINING PROPERTIES/Y STATUS. THE RESCODE REQUIREMENTS MAY NEED TO BE RE-EVALUATED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



- (A) EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE
- (C) EASEMENT TO DRAIN WATER 2 WIDE
- (CI) EASEMENT TO DRAIN WATER 2 WIDE (DPII58660)
- (E) RIGHT OF CARRIAGEWAY 7 WIDE
- (Q) RESTRICTION ON THE USE OF LAND (DPII49528)
- (B) EASEMENT TO DRAIN WATER 1.5 WIDE

TABLE OF BASIX COMMITMENTS	
PROJECT ADDRESS: LOT 1263 WATER GUM DRIVE JORDAN SPRINGS	
CERTIFICATE NO.: S	
<b>WATER</b>	
- DEVELOPMENT TO BE CONNECTED TO 1500LT RAINWATER TANK.	
- RAINWATER TANK CONFIGURED TO COLLECT AT LEAST 175m <sup>2</sup> ROOF RUN OFF.	
- TOILETS, WASHING MACHINE AND 1 OUTDOOR TAP TO BE CONNECTED TO THE RAINWATER TANK.	
- 3 STAR SHOWER HEADS & KITCHEN TAPS, 4 STAR TOILETS, AND 5 STAR BASIN TAPS.	
<b>THERMAL</b>	
- ROOF INSULATION: NONE.	
- CEILING INSULATION: R3.5	
- WALL INSULATION: R2.0	
- 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	
<b>ENERGY</b>	
- HOT WATER SYSTEM: GAS INSTANTANEOUS HWS WITH A PERFORMANCE OF 5 STARS OR BETTER.	
- AC DUCTING ONLY TO BE INSTALLED.	
- KITCHEN: INDIVIDUAL FAN, DUCTED (RANGEHOOD). OPERATION CONTROL, MANUAL SWITCH.	
- BATHROOM (II): INDIVIDUAL FAN, NOT DUCTED. OPERATION CONTROL, MANUAL SWITCH.	
- LAUNDRY: INDIVIDUAL FAN, DUCTED TO FACADE..	
- 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.	
- OUTDOOR CLOTHES LINE.	
- WELL VENTILATED FRIDGE SPACE.	



Category	Area (sqm)	Percentage (%)
Roof Area	146.2	60.8
Ground Floor	120.7	
First Floor	111.3	
Garage	33.7	
Porch 1	8.1	
Porch 2	1.2	
Building	163.7	68.1
Hard Surface	11.8	4.9
Permeable	65.0	27.0
<b>Total Area</b>	<b>240.4</b>	<b>100.0</b>
Block Size	240.4 sqm	





DATE	REVISION	DRAWN

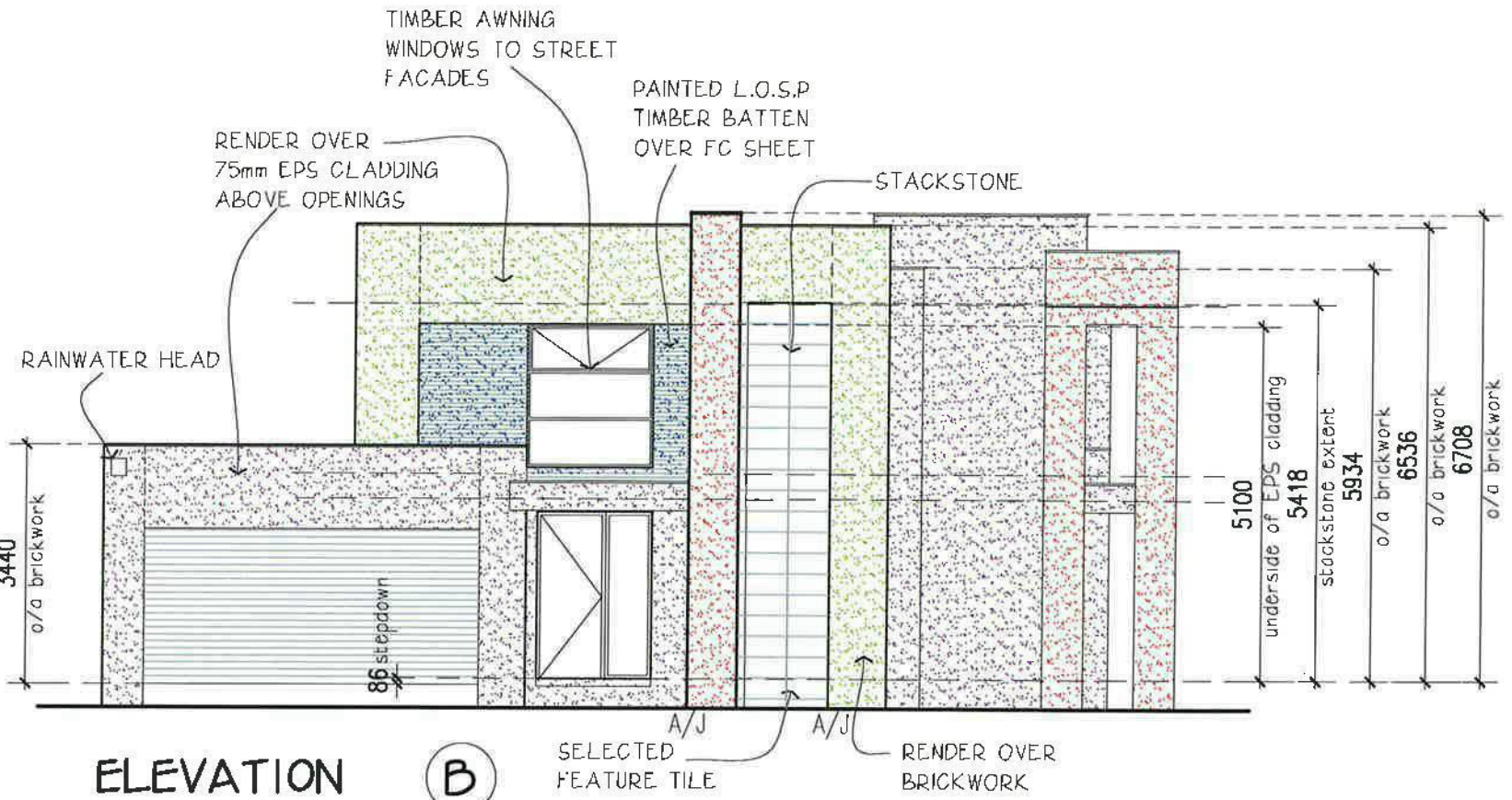
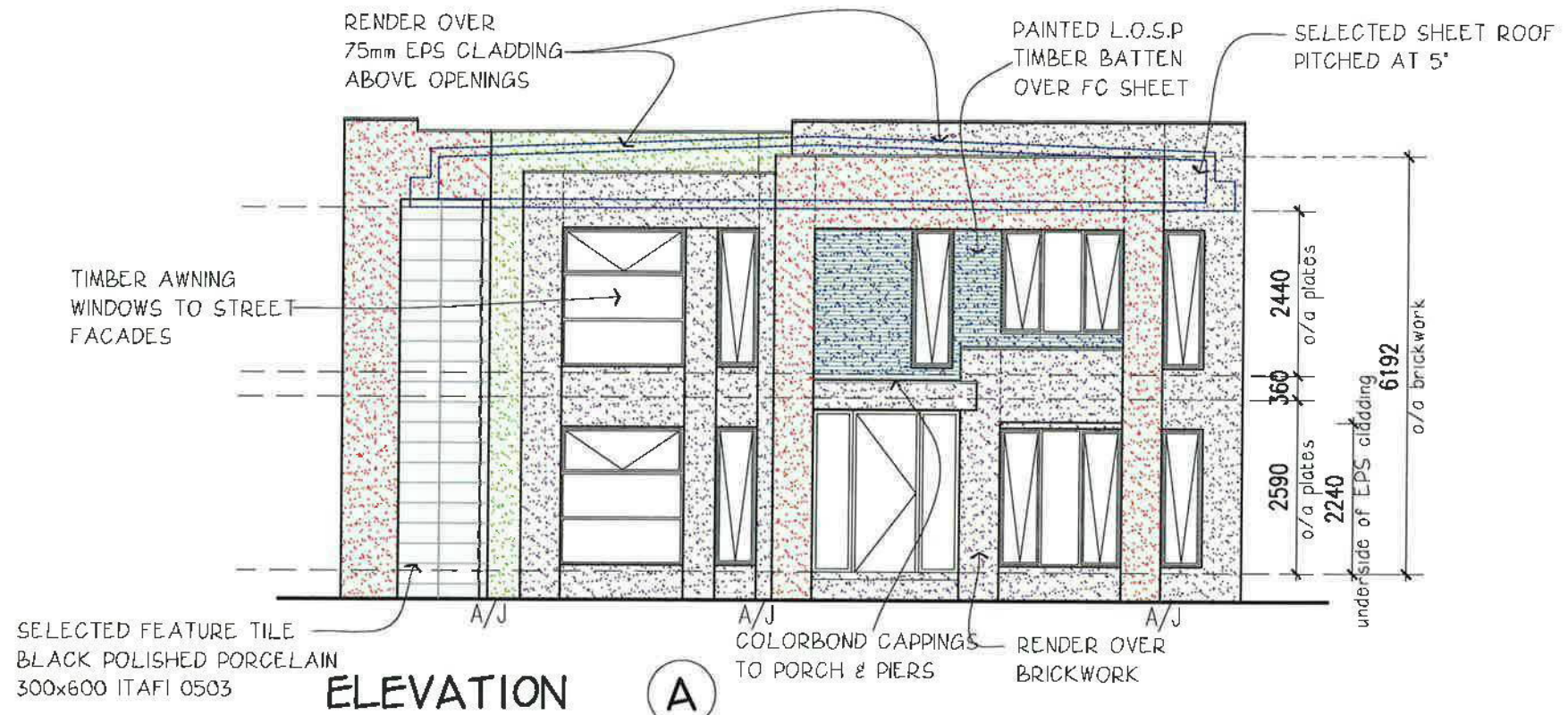
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	DRAWN DV 3/5/2013				For	EDGEWATER HOMES	
	CHECKED				At	LOT 1270 WATER GUM DRIVE JORDAN SPRINGS	
	SCALE						

**EXTERNAL COLOUR SCHEDULE**

- COLORBOND SURFMIST ROOFING, FASCIA AND GUTTERS
- ALUMINIUM WINDOWS JASPER
- TIMBER WINDOWS INTERGRAIN RICH CHOCOLATE
- FRONT DOOR DULUX HENNA RED P04.F9
- GARAGE PANEL DOOR COLORBOND SURFMIST
- GARAGE ACCESS DOOR BRISTOL OAK FLATS

**- EXTERNAL COLOURS:**

-  DULUX CANDLE BARK P15.B2
-  BRISTOL OAK FLATS P195.N5
-  DULUX CARDONIA HALF N21.G1
-  DULUX NAMADJI P61.F



DATE	REVISION	DRAWN

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<b>ELEVATIONS</b>		SHEET 3	HAND LH	Townhouse 2 - Stage 3	Facade	<b>EDGEWATER HOMES</b> PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560
DRAWN BK	3/5/2013	For EDGEWATER HOMES		At LOT 1270 WATER GUM DRIVE JORDAN SPRINGS		
CHECKED **	SCALE 1:100					

**CUT & FILL BUILDING AREA TO RL 40.20 APPROX. TO CREATE LEVEL BUILDING PLATFORM FOR WAFFLE POD SLAB**

**CUT - LINE**

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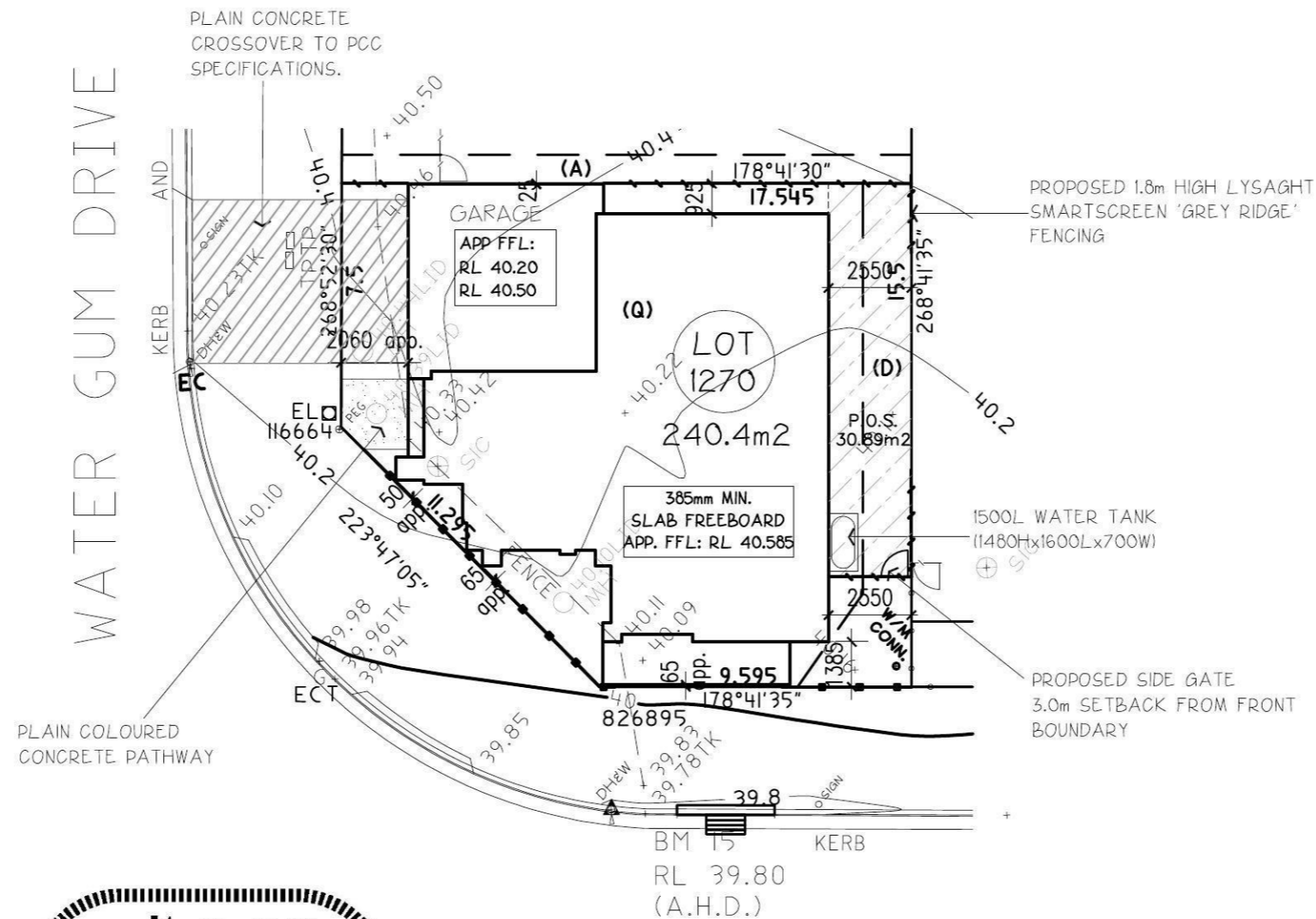
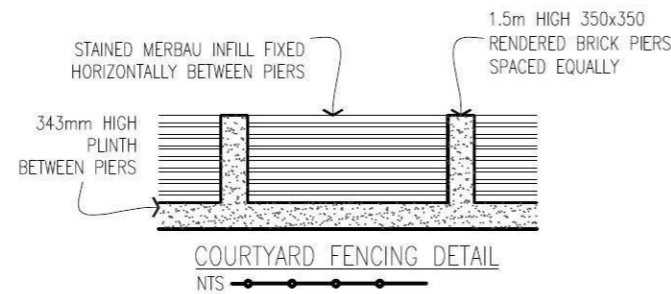
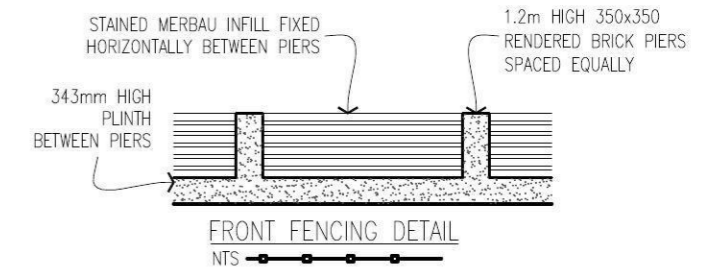


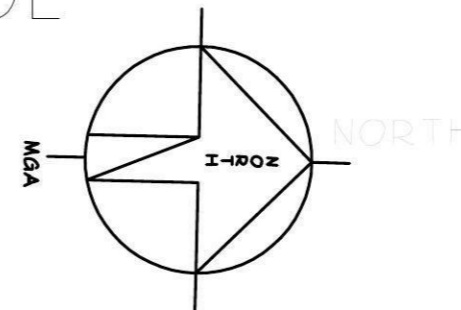
TABLE OF BASIX COMMITMENTS	
PROJECT ADDRESS: LOT 1269 WATER GUM DRIVE JORDAN SPRINGS	
CERTIFICATE NO.: S	
<b>WATER</b>	
- DEVELOPMENT TO BE CONNECTED TO 1500LT RAINWATER TANK.	
- RAINWATER TANK CONFIGURED TO COLLECT AT LEAST 175m2 ROOF RUN OFF.	
- TOILETS, WASHING MACHINE AND 1 OUTDOOR TAP TO BE CONNECTED TO THE RAINWATER TANK.	
- 3 STAR SHOWER HEADS & KITCHEN TAPS, 4 STAR TOILETS, AND 5 STAR BASIN TAPS.	
<b>THERMAL</b>	
- ROOF INSULATION: NONE.	
- CEILING INSULATION: R3.5	
- WALL INSULATION: R2.0	
- 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	
<b>ENERGY</b>	
- HOT WATER SYSTEM: GAS INSTANTANEOUS HWS WITH A PERFORMANCE OF 5 STARS OR BETTER.	
- AC DUCTING ONLY TO BE INSTALLED.	
- KITCHEN: INDIVIDUAL FAN, DUCTED (RANGEHOOD). OPERATION CONTROL, MANUAL SWITCH.	
- BATHROOM (1): INDIVIDUAL FAN, NOT DUCTED. OPERATION CONTROL, MANUAL SWITCH.	
- LAUNDRY: INDIVIDUAL FAN, DUCTED TO FACADE..	
- 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.	
- OUTDOOR CLOTHES LINE.	
- WELL VENTILATED FRIDGE SPACE	



- (A) EASEMENT FOR ACCESS & MAINTENANCE 0.9 V
- (C) EASEMENT TO DRAIN WATER 2 WIDE
- (CI) EASEMENT TO DRAIN WATER 2 WIDE (DPII5866
- (E) RIGHT OF CARRIAGEWAY 7 WIDE
- (Q) RESTRICTION ON THE USE OF LAND (DPII4952I
- (B) EASEMENT TO DRAIN WATER 1.5 WIDE



AKESIDE PARADE



**SITE COVERAGE ANALYSIS**

Roof Area	146.2 sqm	60.8 %
Ground Floor	120.7 sqm	
First Floor	111.3 sqm	
Garage	33.7 sqm	
Porch 1	8.1 sqm	
Porch 2	1.2 sqm	
Building	163.7 sqm	68.1 %
Hard Surface	11.8 sqm	4.9 %
Permeable	65.0 sqm	27.0 %
Total Area	240.4 sqm	100.0 %
Block Size	240.4 sqm	

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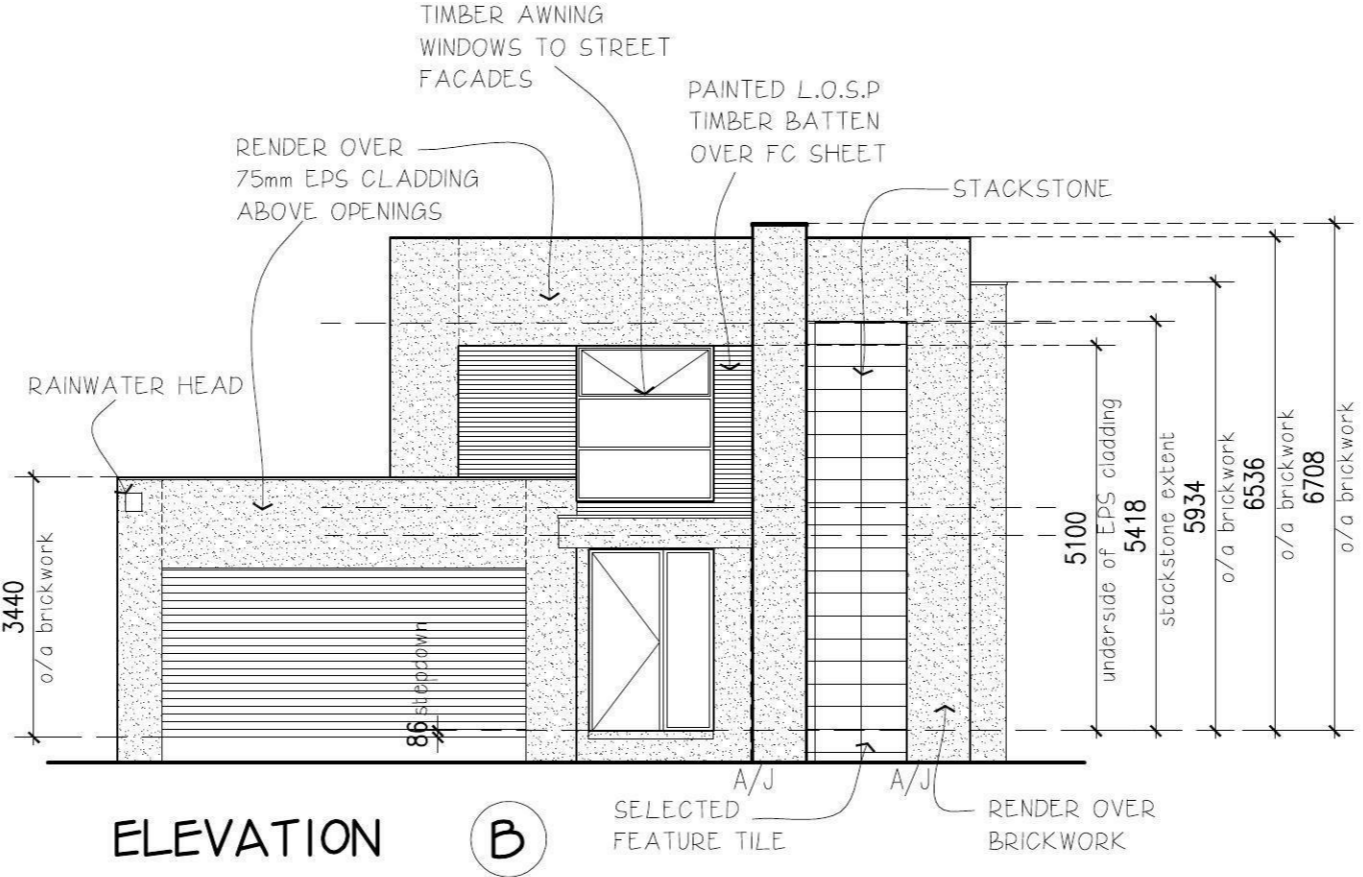
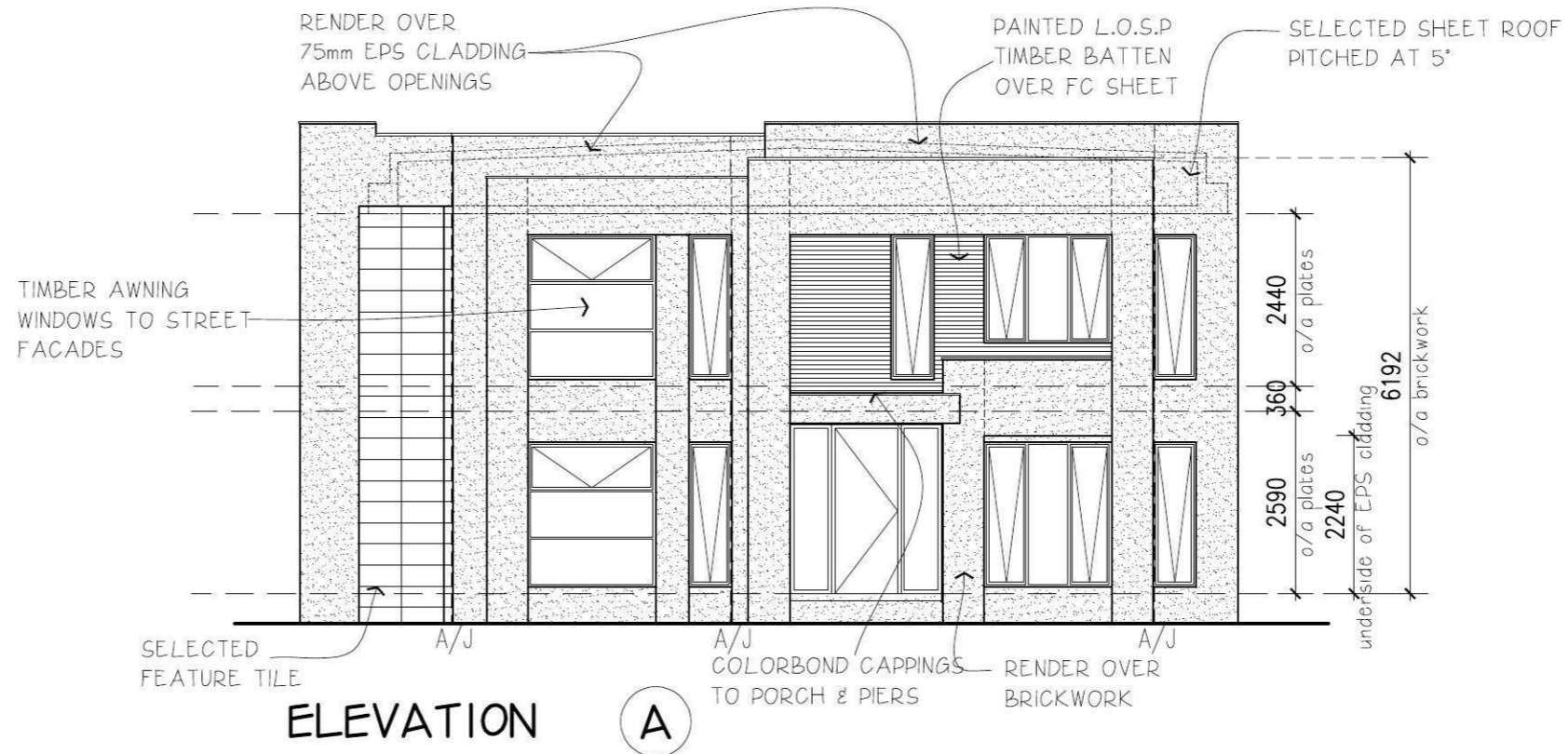
<b>SITE PLAN</b>	PROJECT 1	HAND LH	Townhouse 2 - Stage 3	Facade	<b>EDGEWATER HOMES</b> PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560
	DRAWN DV 3/5/2013		For EDGEWATER HOMES		
	CHECKED		At LOT 1270 WATER GUM DRIVE JORDAN SPRINGS		
SCALE 1:200					

**EXTERNAL COLOUR SCHEDULE**

- FACE BRICK AUSTRAL SYMMETRY ASPHALT
- COLORBOND JASPER ROOFING FASCIA AND GUTTERS
- ALUMINIUM WINDOWS JASPER
- TIMBER WINDOWS INTERGRAIN RICH CHOCOLATE
- FRONT DOOR CEDAR BROWN
- GARAGE PANEL DOOR COLORBOND SURF MIST
- GARAGE ACCESS DOOR WASTOL OAK FLATS

**EXTERNAL COLOURS:**

- DULUX MALI
- DULUX STOWE WHITE



DATE	REVISION	DRAWN

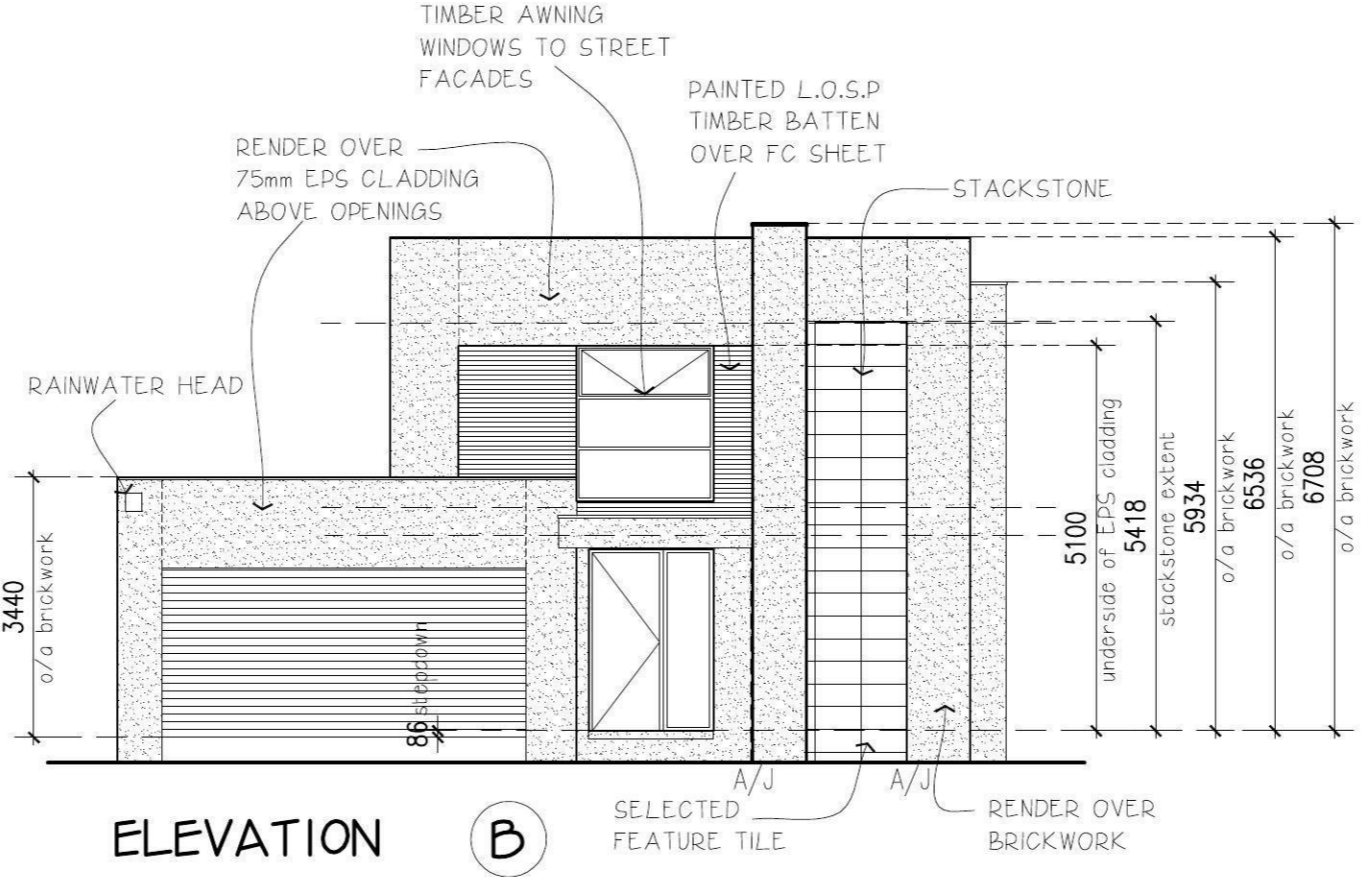
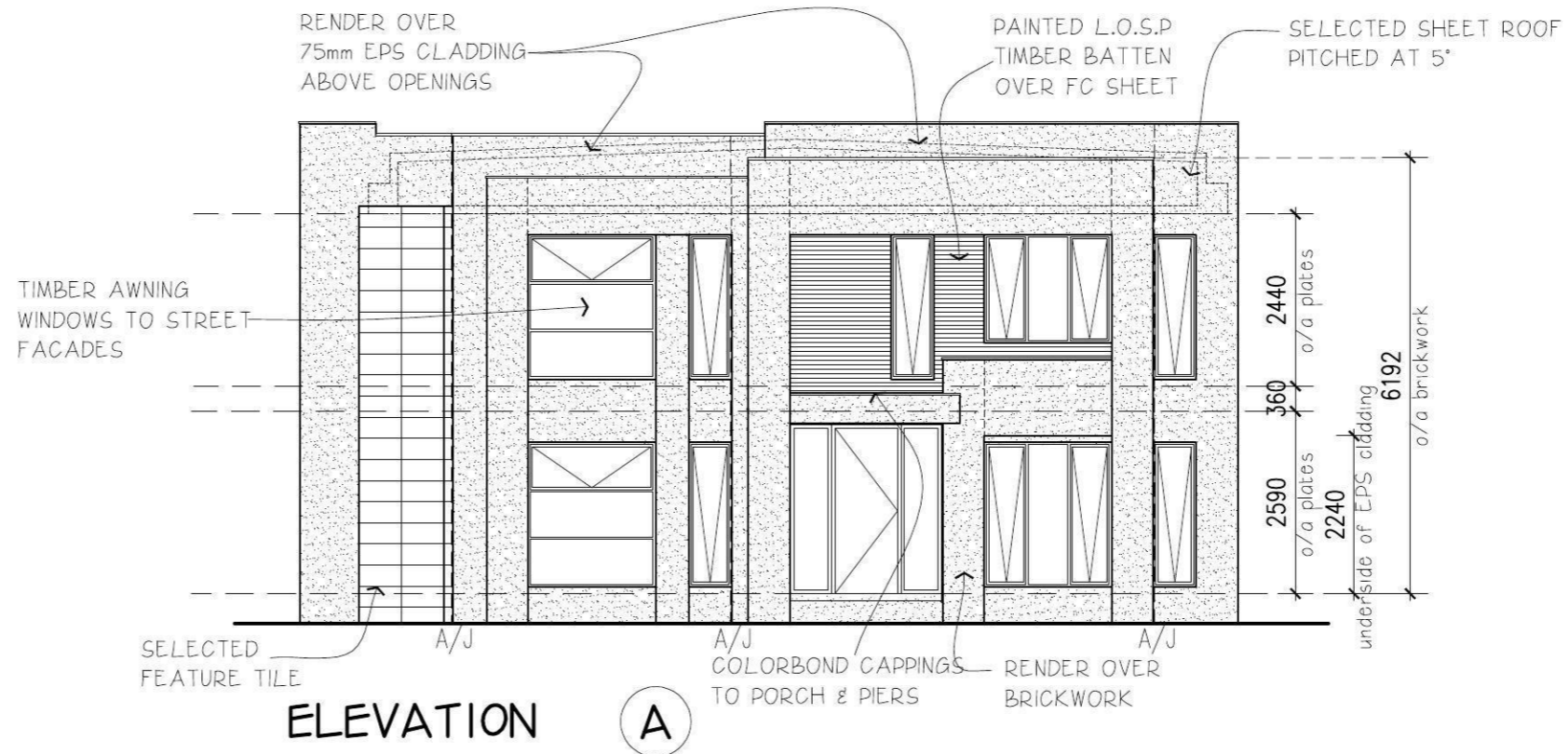
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	DRAWN <b>BK</b>	<b>3/5/2013</b>	For <b>EDGEWATER HOMES</b>		At <b>LOT 1270 WATER GUM DRIVE JORDAN SPRINGS</b>		
	CHECKED <b>**</b>	SCALE <b>1:100</b>					

EXTERNAL COLOUR SCHEDULE

- FACE BRICK AUSTRAL SYMMETRY ASPHALT
- COLORBOND JASPER ROOFING FASCIA AND GUTTERS
- ALUMINIUM WINDOWS JASPER
- TIMBER WINDOWS INTERGRAIN RICH CHOCOLATE
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- GARAGE ACCESS DOOR WASTOL OAK FLATS

EXTERNAL COLOURS:

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- DULUX STOWE WHITE



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<b>ELEVATIONS</b>
DRAWN BK 3/5/2013
CHECKED **
SCALE 1:100

SHEET 3

HAND LH

Townhouse 2 - Stage 3	Facade
For EDGEWATER HOMES	
At LOT 1270 WATER GUM DRIVE JORDAN SPRINGS	

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