

CUT & FILL BUILDING AREA TO RL 40.015 APPROX. TO CREATE LEVEL BUILDING PLATFORM FOR WAFFLE POD SLAB

CUT - LINE

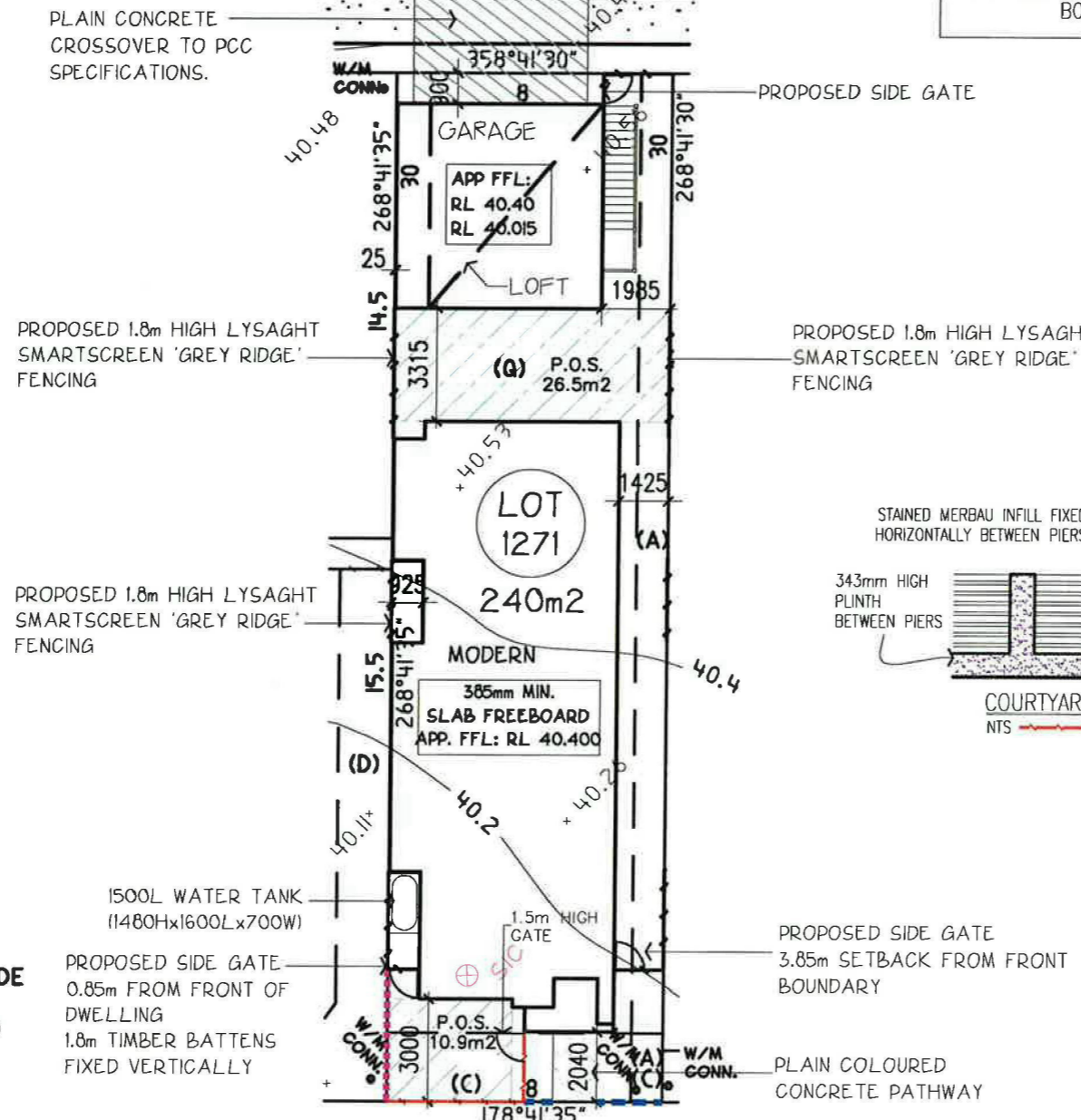
NOTE: THIS SITING IS SUBJECT TO THE DEVELOPERS APPROVAL. BUILDER TO OBTAIN PRIOR TO PERMIT APPLICATION.

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- (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

PITT STREET



LEGEND:

- PROPOSED 1.8m HIGH LYSAGHT SMARTSCREEN FENCING
- 1.5m HIGH COURTYARD FENCING
- 1.2m HIGH FRONT BOUNDARY FENCING

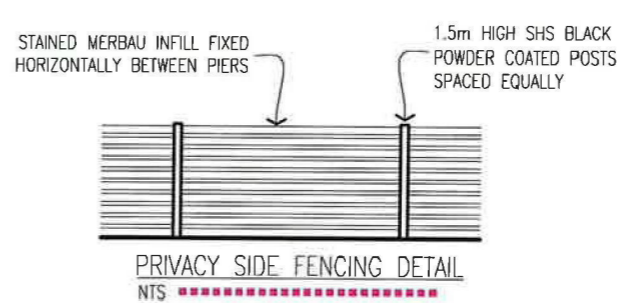
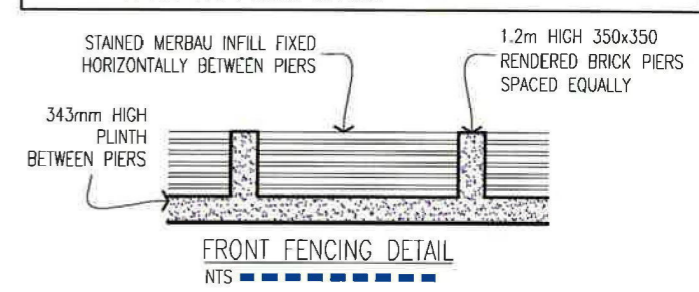
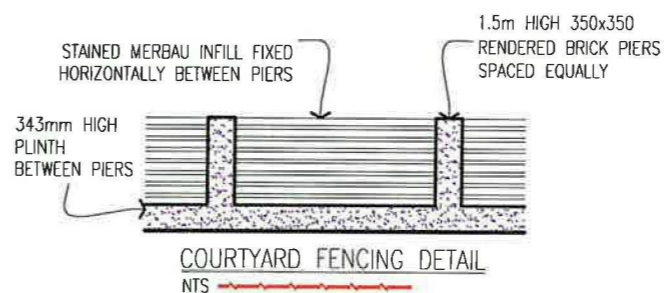


TABLE OF BASIX COMMITMENTS

PROJECT ADDRESS: LOT 1271 LAKESIDE PARADE JORDAN SPRINGS
CERTIFICATE NO.: 477631S

WATER

- DEVELOPMENT TO BE CONNECTED TO 1500LT RAINWATER TANK.
- RAINWATER TANK CONFIGURED TO COLLECT AT LEAST 150.0m² 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.

THERMAL

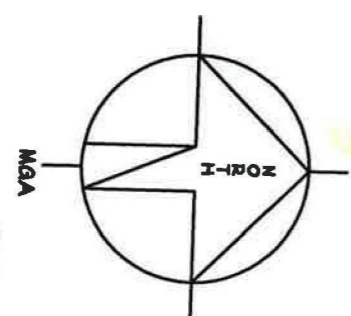
- ROOF INSULATION: NONE.
- CEILING INSULATION: R3.5
- WALL INSULATION: R2.0
- EXTERNAL WALL: BRICK VENEER COLOUR: DARK
- ROOFING: TILED COLOUR: DARK
- GLAZING: ALL ALUMINIUM WINDOWS TO BE SINGLE CLEAR GLAZED WITH U VALUE OF 6.57 & SHGC OF 0.74
- TIMBER WINDOWS TO MASTER SUITE AND REAR FAMILY / DINING STACKER DOORS TO BE SINGLE, CLEAR GLAZED, TIMBER FRAMED WITH A U VALUE OF 5.55 AND SHGC OF 0.73

ENERGY

- 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.
- FLUORESCENT LIGHTING TO 4 BEDROOMS, BATHROOMS/TOILETS AND LAUNDRY.
- WELL VENTILATED FRIDGE SPACE.

SITE COVERAGE ANALYSIS

Roof Area	171.6 sqm	71.5 %
Ground Floor	103.9 sqm	
First Floor	90.8 sqm	
Garage	35.8 sqm	
Loft	27.6 sqm	
Porch	2.1 sqm	
Balcony	N/A sqm	
Building	141.8 sqm	59.1 %
Hard Surface	8.7 sqm	3.6 %
Permeable	74.5 sqm	37.3 %
Total Area	240.0 sqm	100.0 %
Overall Block Size	240.0 sqm	



LAKESIDE PARADE

DATE	REVISION	DRAWN



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SITE PLAN	SHEET 1	HAND LH	Townhouse 3 - Stage 3 (7.5m) Modern	EDGEWATER HOMES PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560
DRAWN BK 28/03/2013			For EDGEWATER HOMES	
CHECKED			At LOT 1271 LAKESIDE PARADE JORDAN SPRINGS	
SCALE				

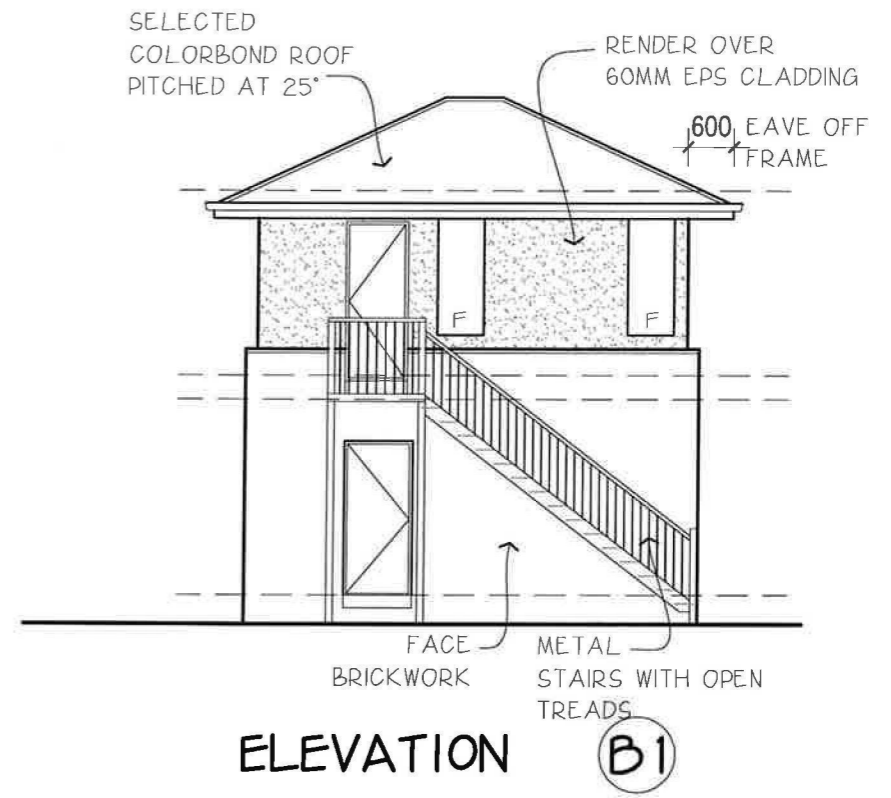
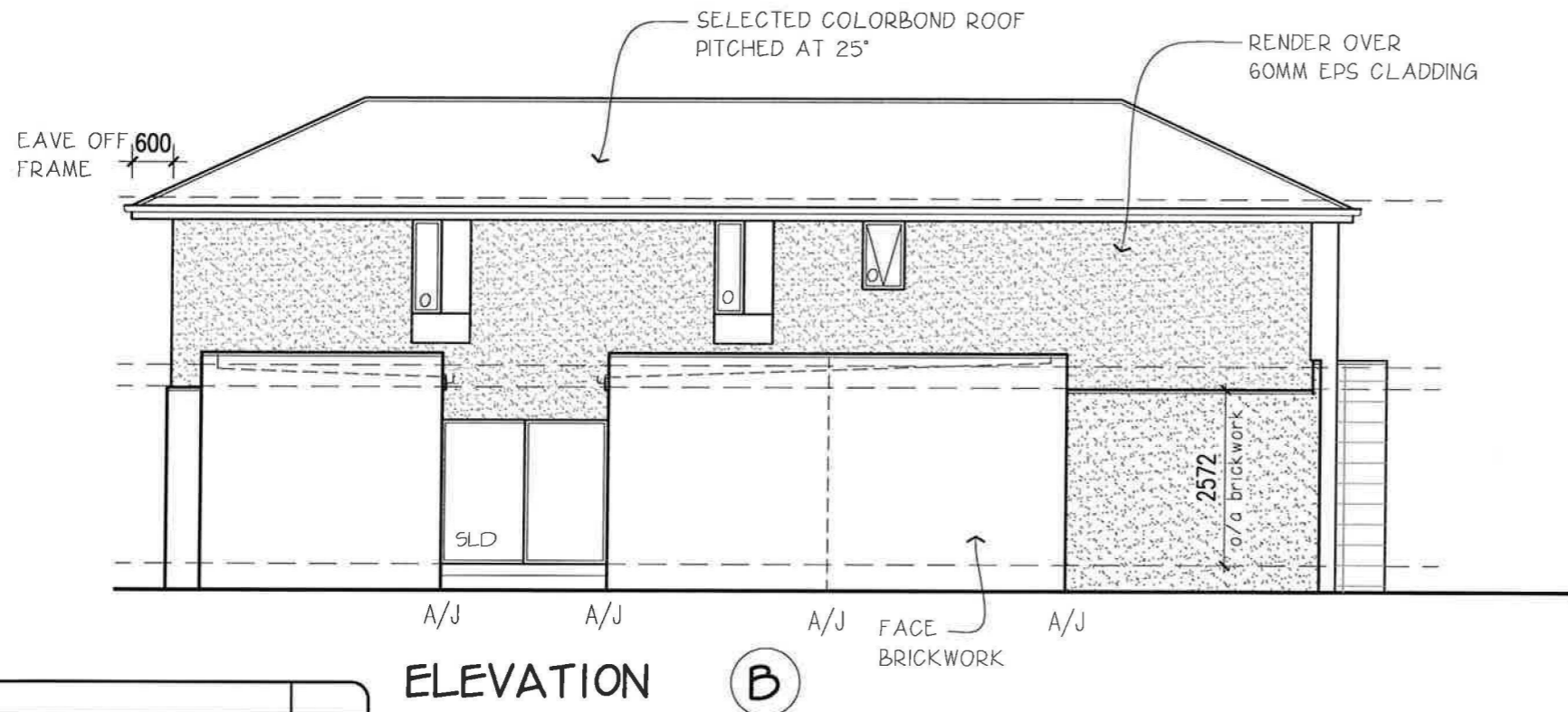
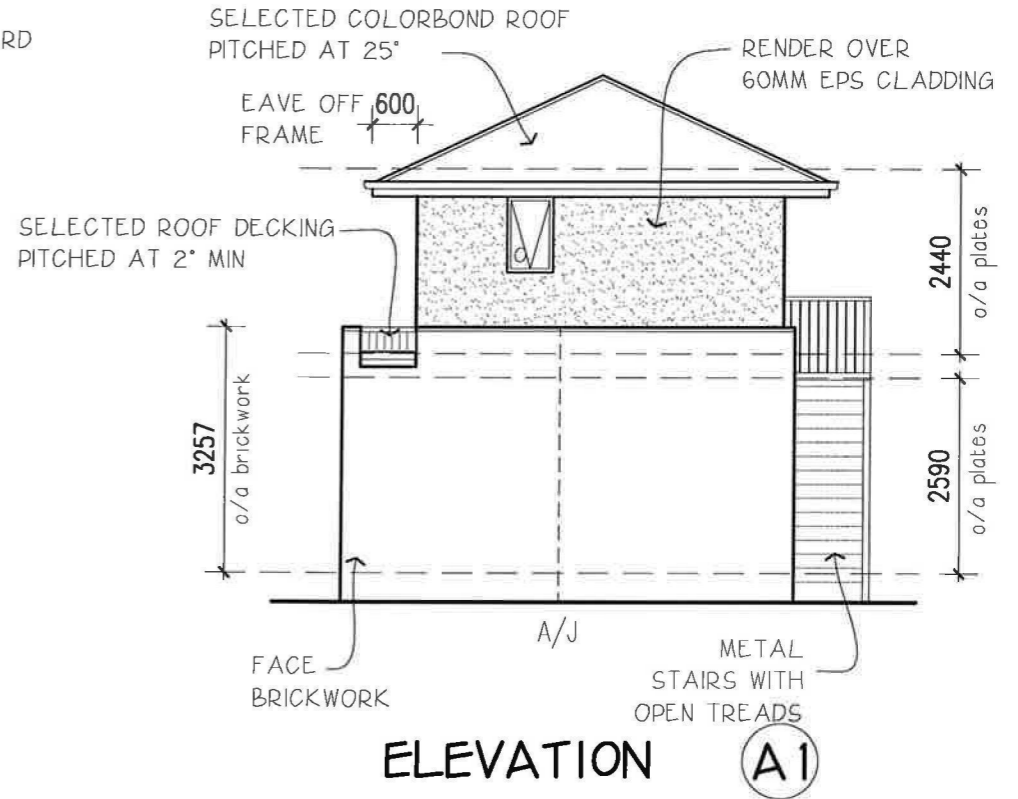
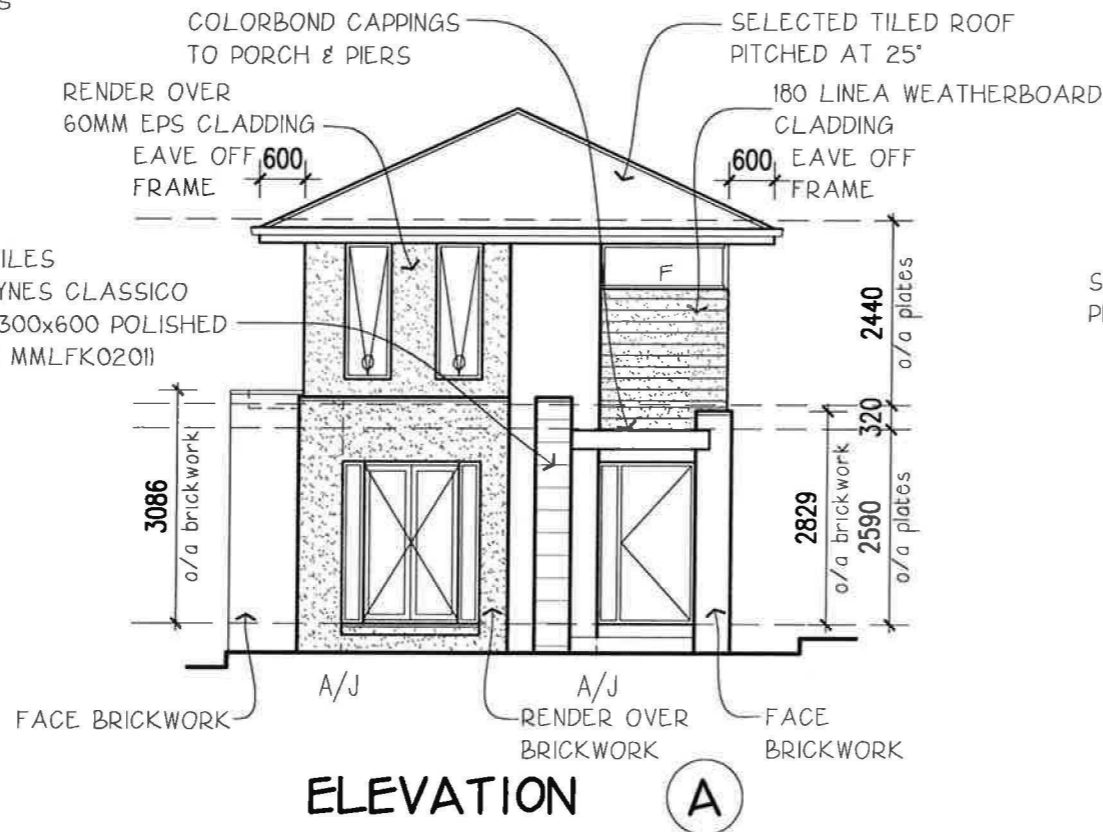
EXTERNAL COLOUR SCHEDULE

- FACE BRICK AUSTRAL SYMMETRY ASPHALT
- COLORBOND SURFMIST ROOFING, FASCIA AND GUTTERS
- ALUMINIUM WINDOWS JASPER
- TIMBER WINDOWS INTERGRAIN DARK OAK
- FRONT DOOR DULUX GOLDEN BROWN PILES
- GARAGE PANEL DOOR COLORBOND CLASSIC CEDAR
- GARAGE ACCESS DOOR BRISTOL OAK FLATS

- EXTERNAL COLOURS:

-  DULUX LINSEED
-  DULUX STOWE WHITE

FEATURE TILES TO PIER (HYNES CLASSICO DELICATO 300x600 POLISHED PORCELAIN MMLFK0201)



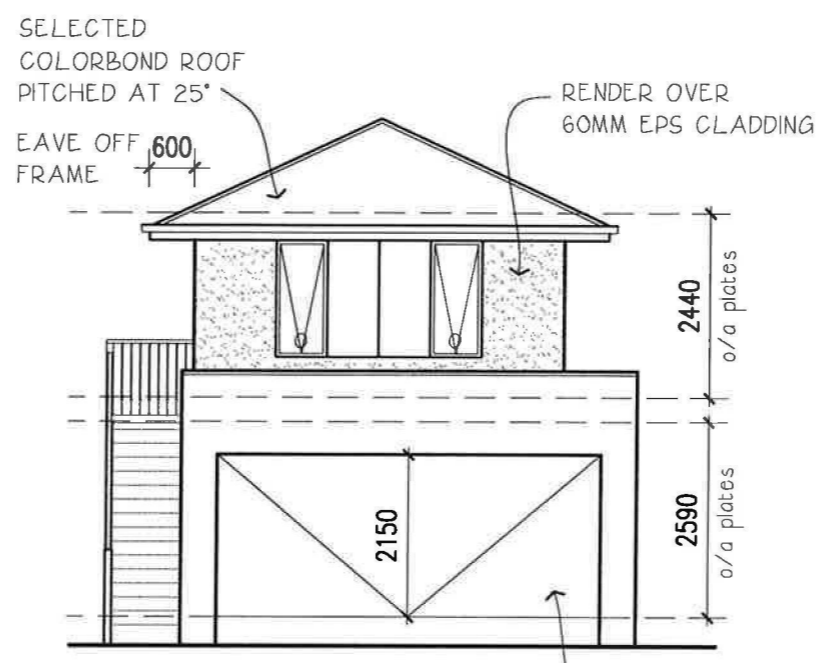
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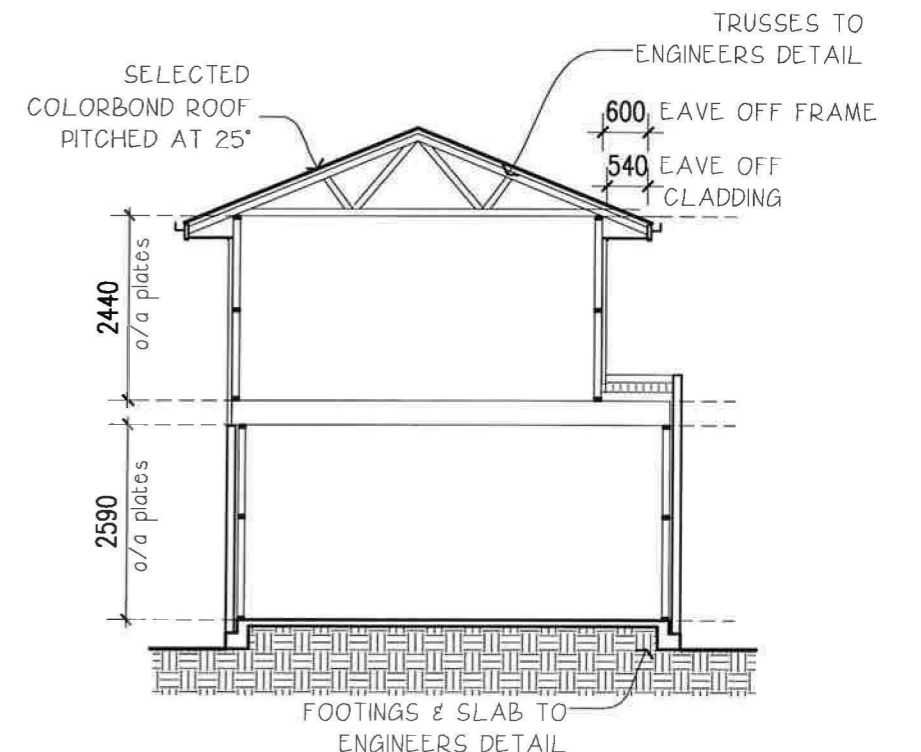
ELEVATIONS		SHEET 3	HAND LH	Townhouse 3 - Stage 3 (7.5m) Modern	EDGEWATER HOMES PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560	
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CHECKED	**	At		LOT 1271 LAKESIDE PARADE JORDAN SPRINGS		
SCALE	1:100					



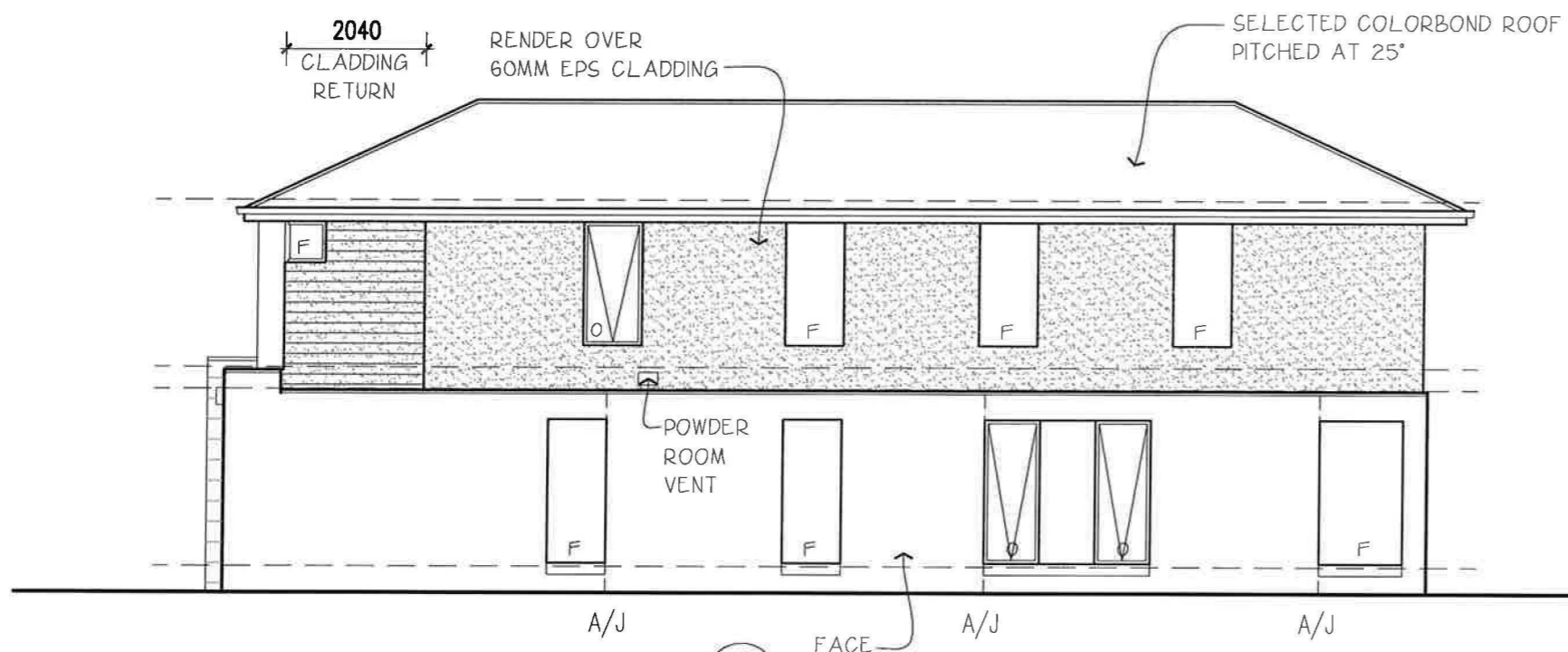
ELEVATION C



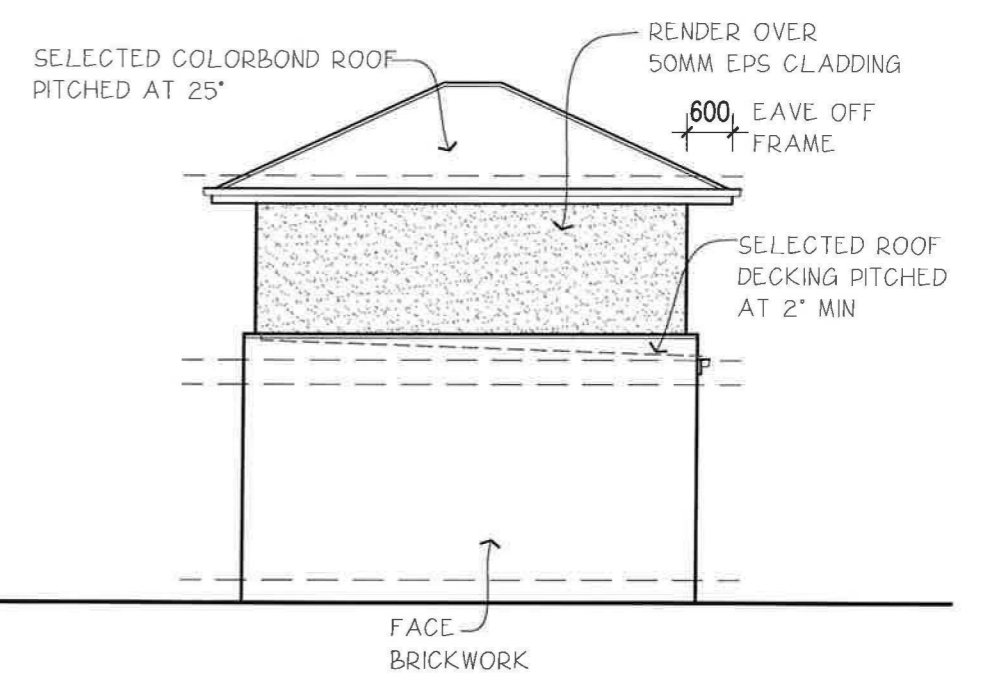
ELEVATION C1



TYPICAL GARAGE SECTION



ELEVATION D



ELEVATION D1

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	DRAWN BK	28/03/2013	For EDGEWATER HOMES		At LOT 1271 LAKESIDE PARADE JORDAN SPRINGS	
	CHECKED **	SCALE 1:100				

CUT & FILL BUILDING AREA TO RL 40.10 APPROX. TO CREATE LEVEL BUILDING PLATFORM FOR WAFFLE POD SLAB

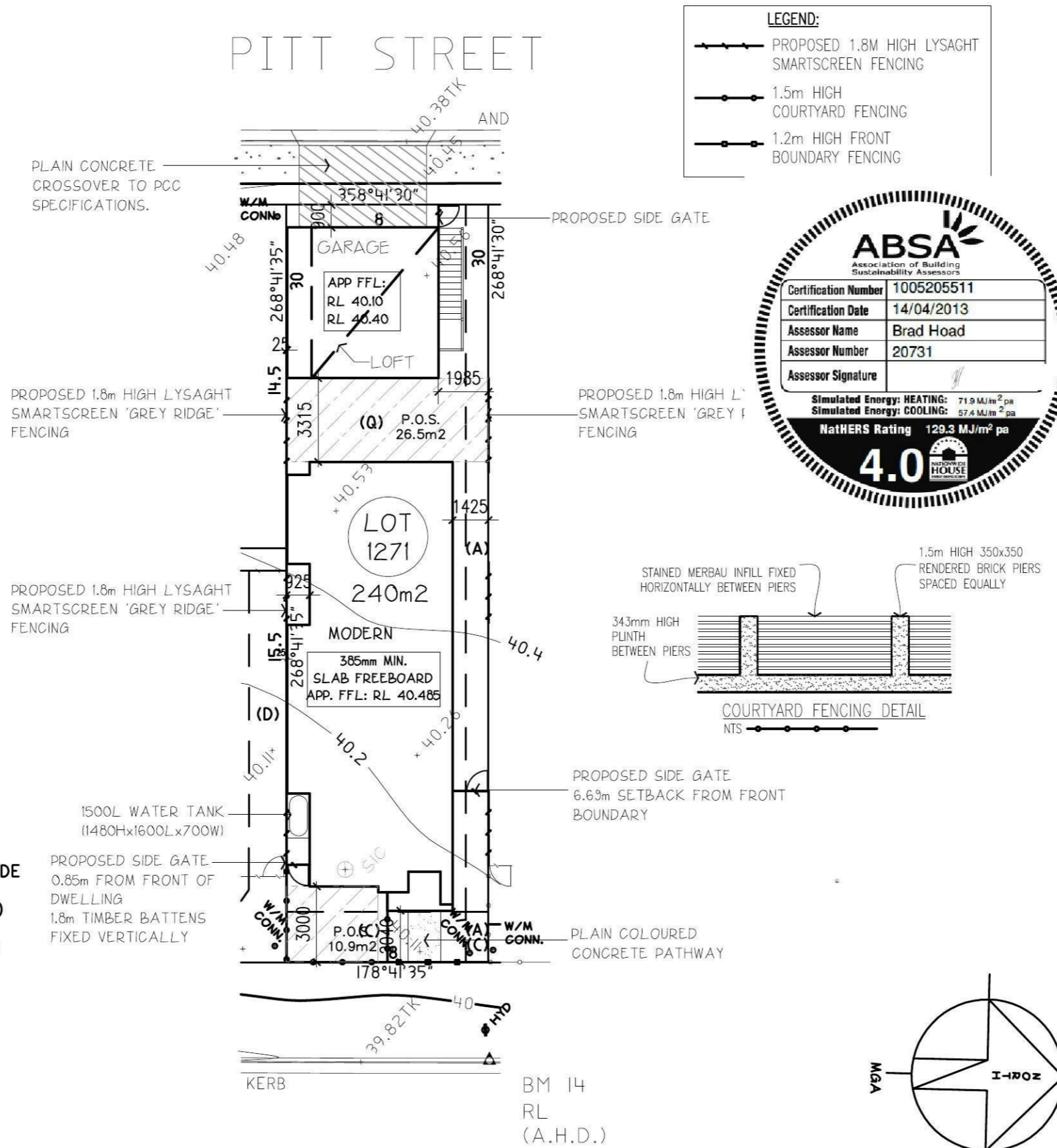
CUT - LINE

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- (E) RIGHT OF CARRIAGEWAY 7 WIDE
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LEGEND:

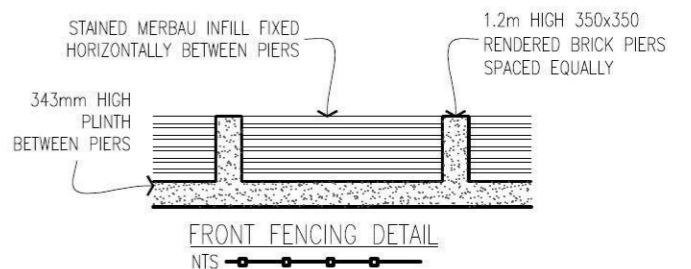
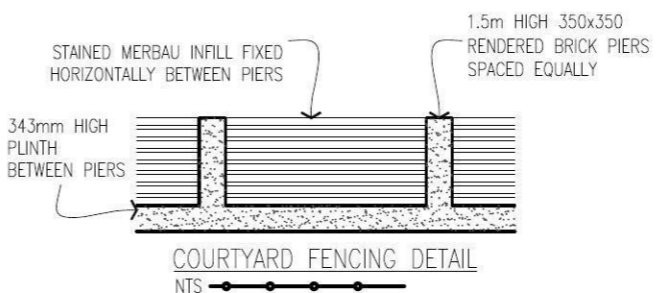
- PROPOSED 1.8M HIGH LYSAGHT SMARTSCREEN FENCING
- 1.5M HIGH COURTYARD FENCING
- 1.2M HIGH FRONT BOUNDARY FENCING

ABSA
Association of Building Sustainability Assessors

Certification Number	1005205511
Certification Date	14/04/2013
Assessor Name	Brad Hoad
Assessor Number	20731
Assessor Signature	

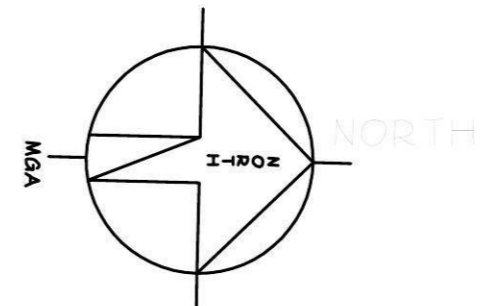
Simulated Energy: HEATING: 71.9 MJ/m² pa
Simulated Energy: COOLING: 57.4 MJ/m² pa
NatHERS Rating 129.3 MJ/m² pa

4.0
NATIONAL HOUSE ENERGY RATING



SITE COVERAGE ANALYSIS

Category	Area (sqm)	Percentage (%)
Roof Area	171.6	71.5
Ground Floor	103.9	
First Floor	90.8	
Garage	35.8	
Loft	27.6	
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Balcony	N/A	
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Hard Surface	8.7	3.6
Permeable	74.5	37.3
Total Area	240.0	100.0
Overall Block Size	240.0 sqm	



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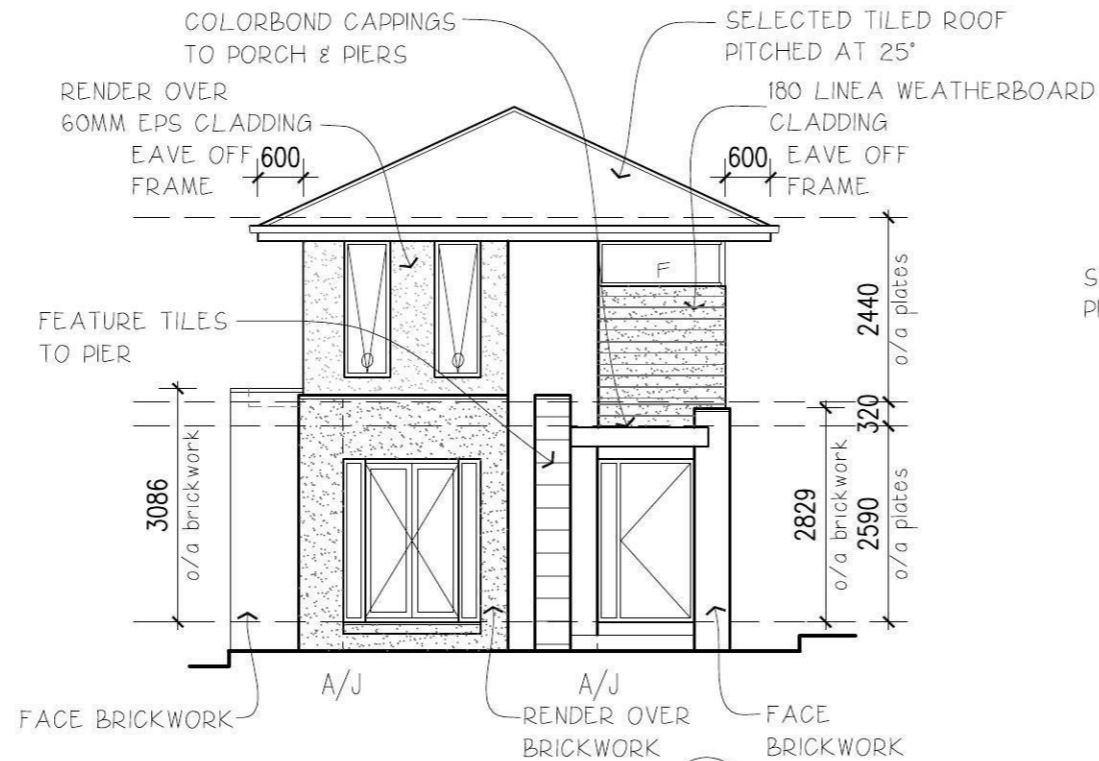
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	DRAWN BK 28/03/2013			For EDGEWATER HOMES	
	CHECKED			At LOT 1271 LAKESIDE PARADE JORDAN SPRINGS	

EXTERNAL COLOUR SCHEDULE

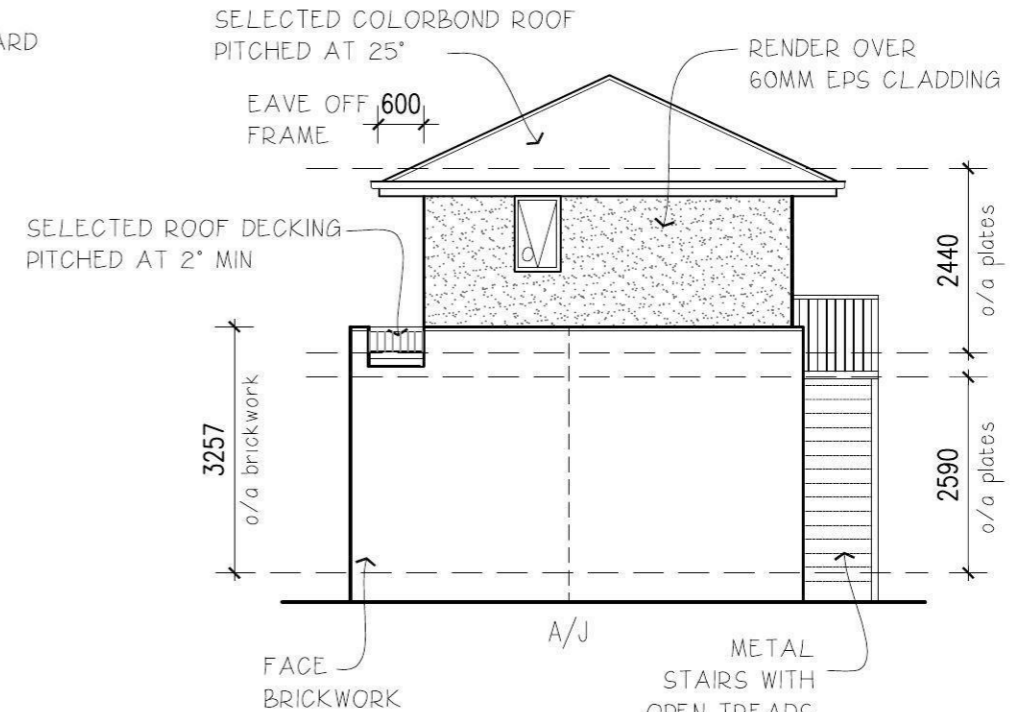
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- FRONT DOOR DULUX MALI
- GARAGE PAINT DOOR COLORBOND SURFMIST
- GARAGE ACCESS DOOR WINDSTOL OAK FLATS

EXTERNAL COLOURS:

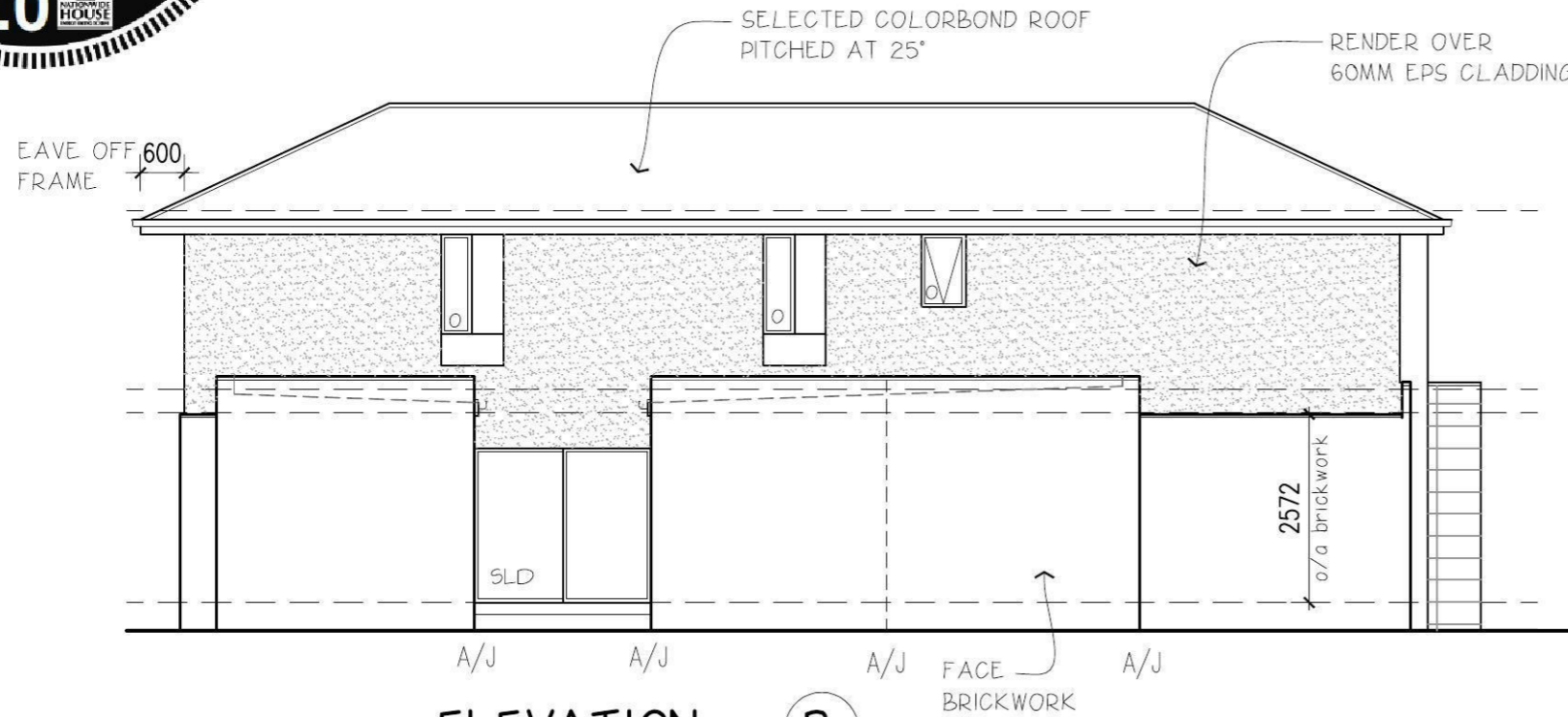
- DULUX MALI
- DULUX STOWE WHITE



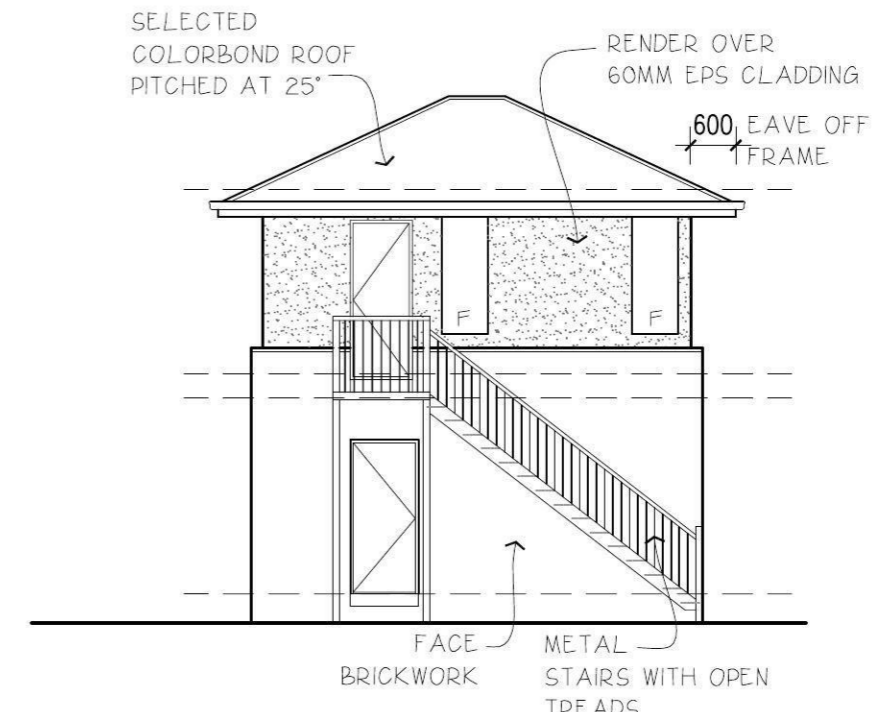
ELEVATION A



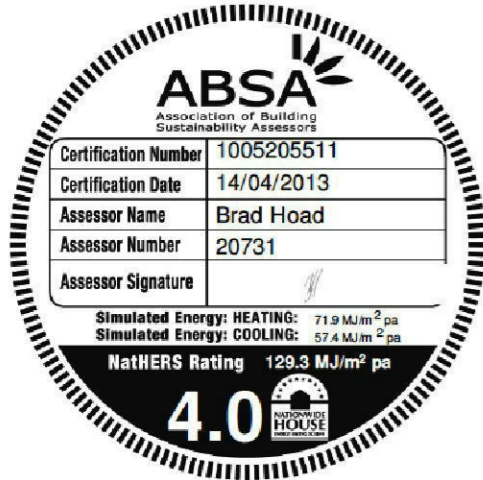
ELEVATION A1



ELEVATION B



ELEVATION B1



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DRAWN BK	28/03/2013	For EDGEWATER HOMES			
CHECKED **		At LOT 1271 LAKESIDE PARADE JORDAN SPRINGS			



ELEVATION C

C

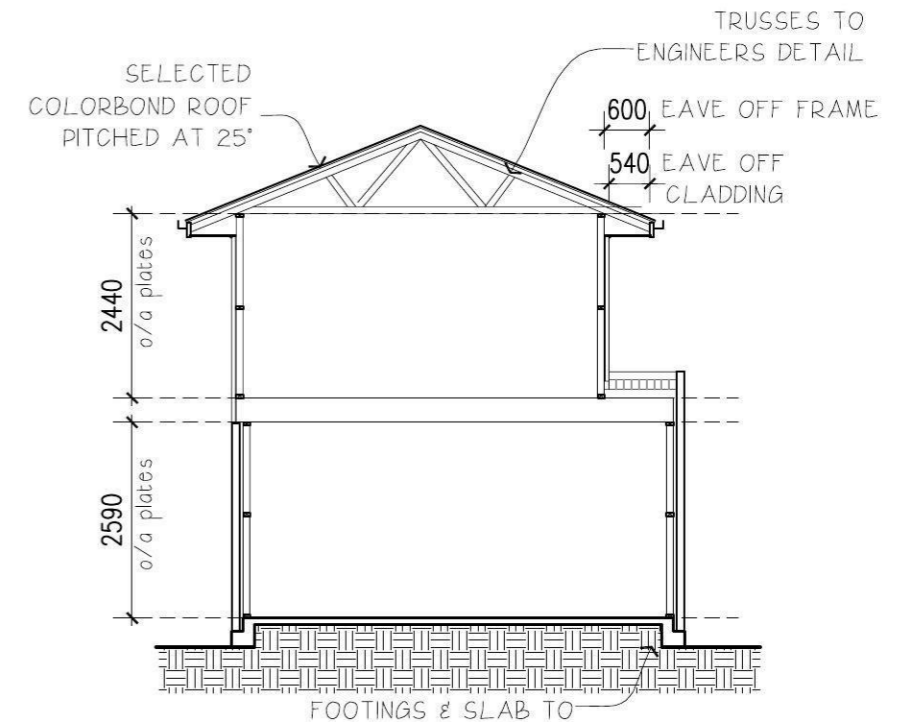
TIMBER COVERPLATE



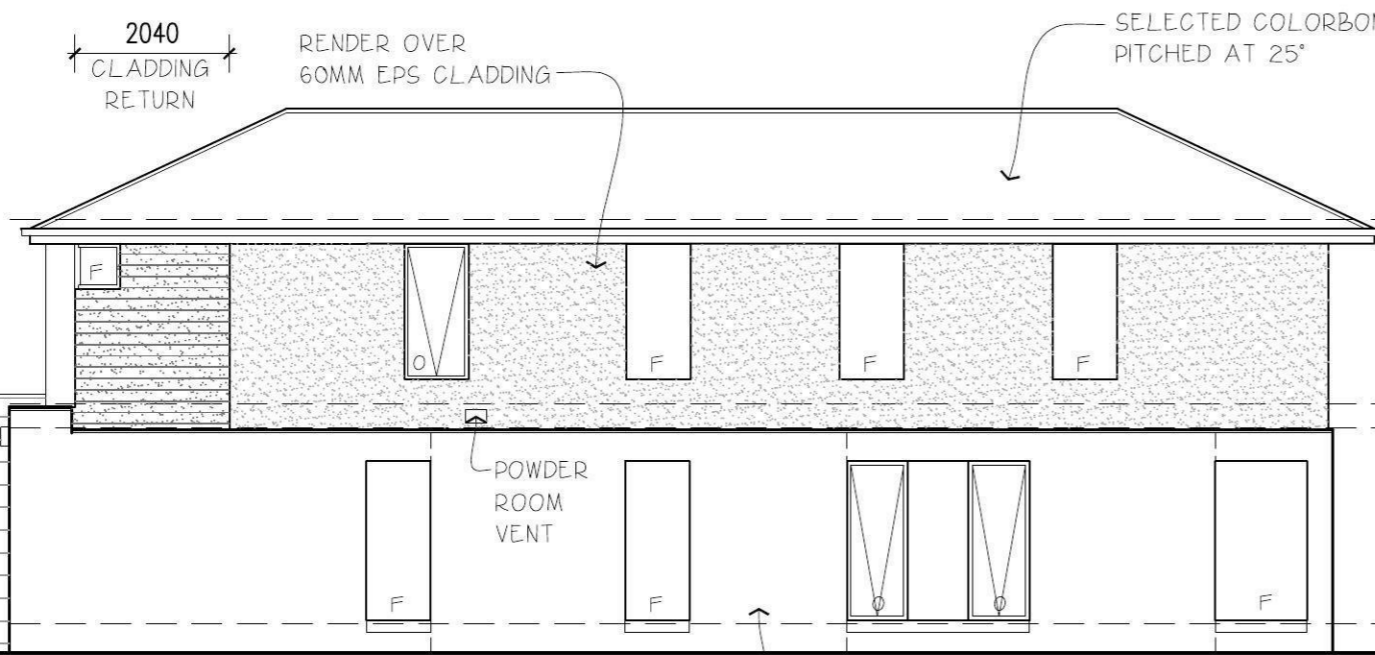
ELEVATION C1

C1

SECTIONAL OVERHEAD DOOR



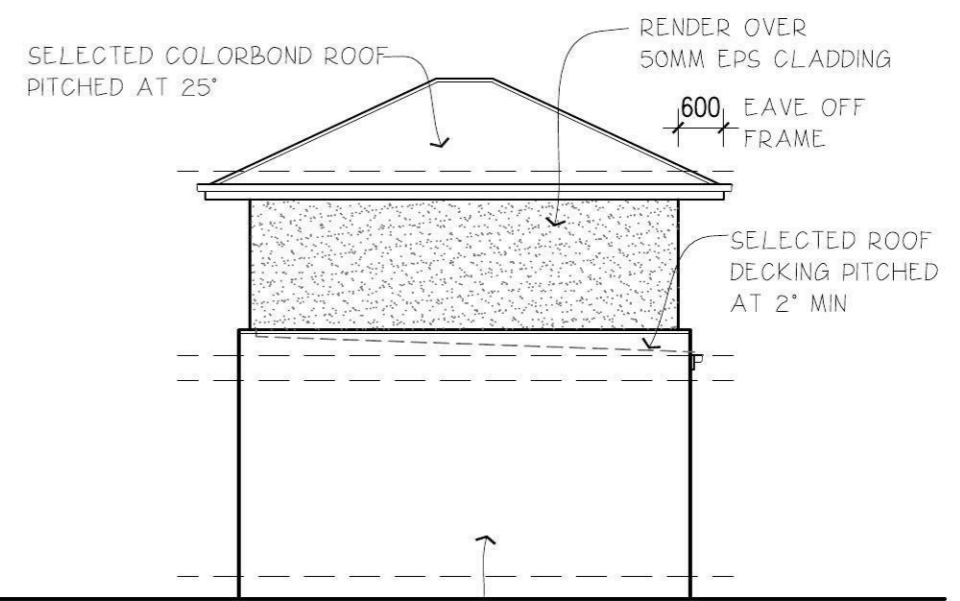
TYPICAL GARAGE SECTION



ELEVATION D

D

FACE BRICKWORK



ELEVATION D1

D1

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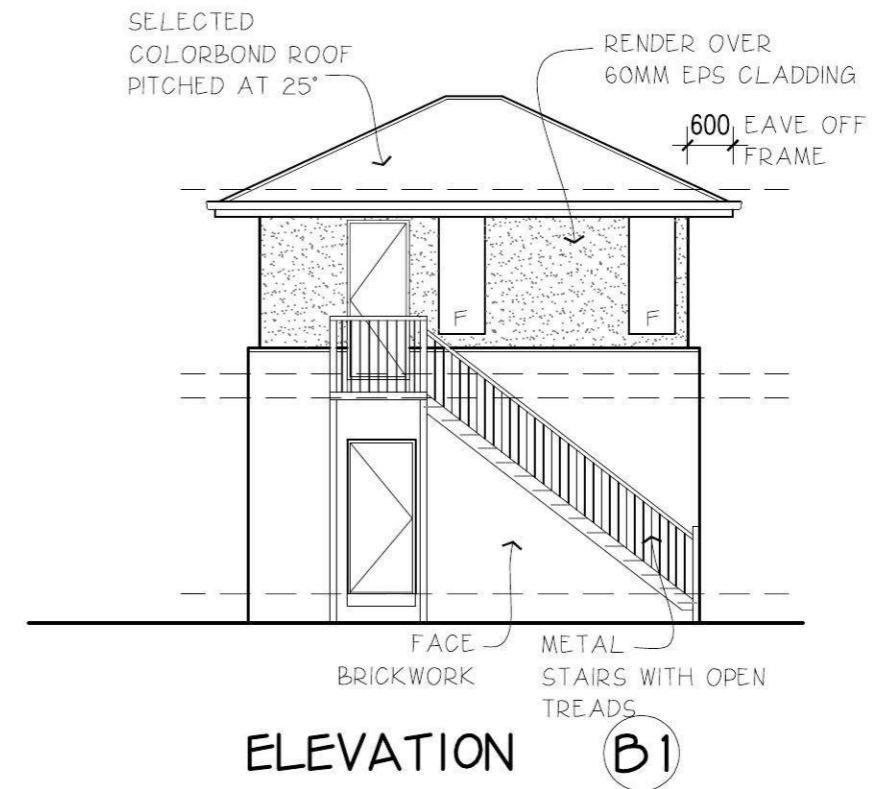
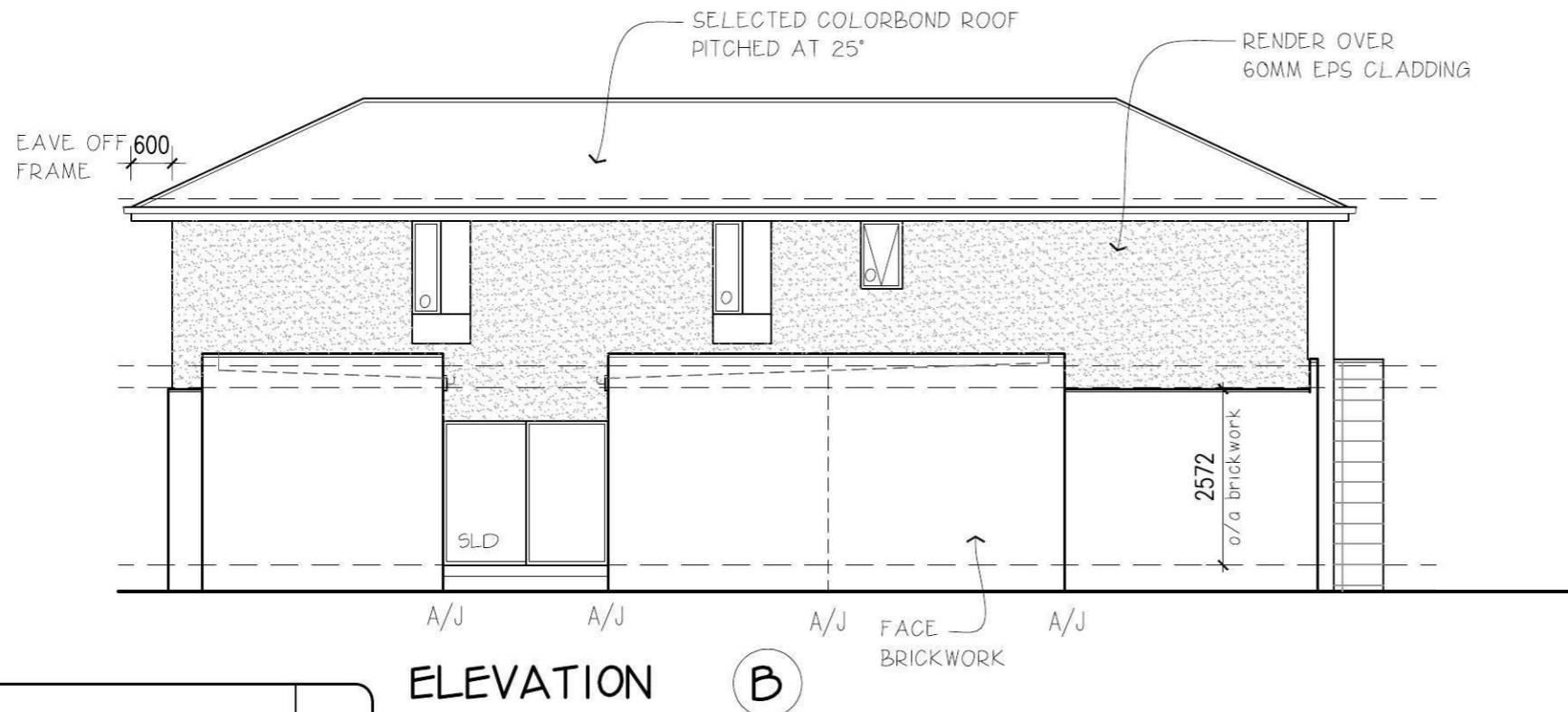
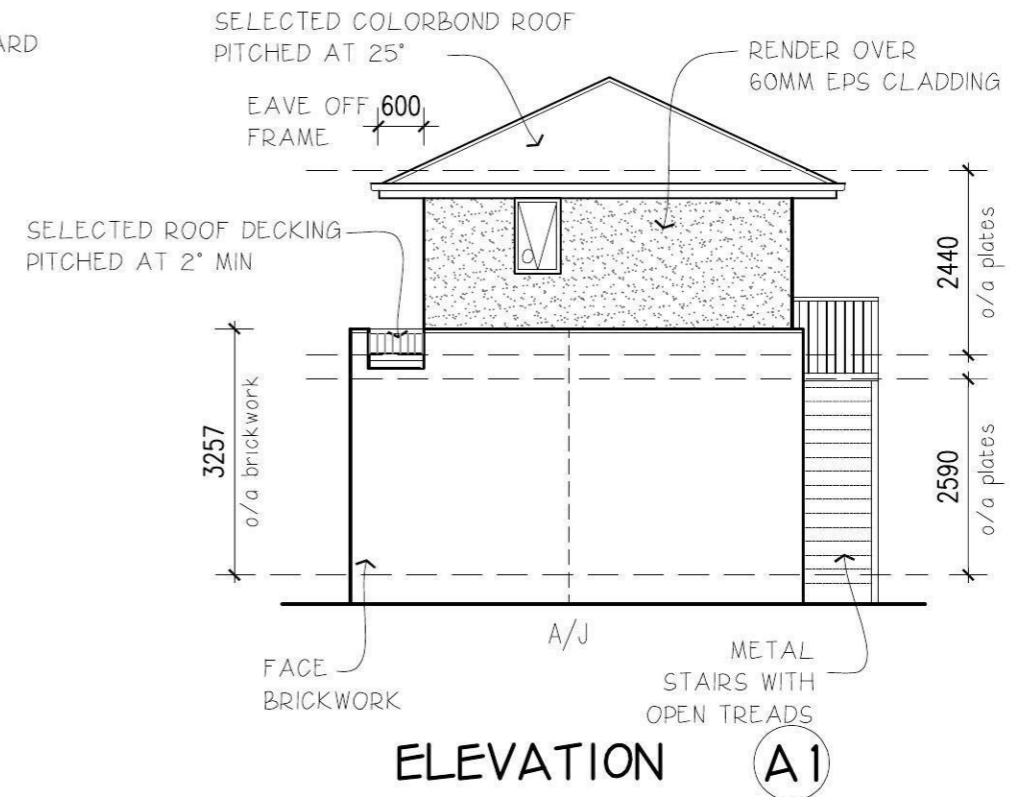
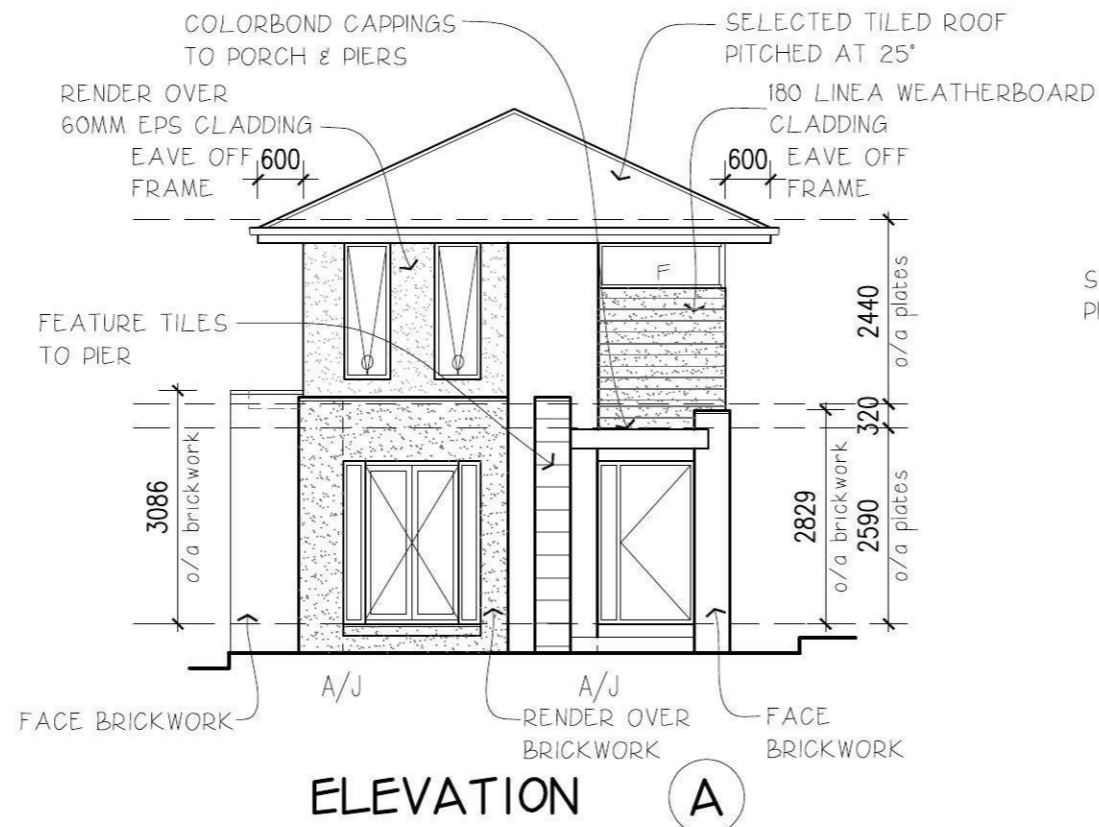
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CHECKED	**	At		LOT 1271 LAKESIDE PARADE JORDAN SPRINGS	
SCALE	1:100				

EXTERNAL COLOUR SCHEDULE

- FACE BRICK AUSTRAL SYMMERY SILVER
- COLORBOND JASPER ROOFING FASCIA AND GUTTERS
- ALUMINIUM WINDOWS JASPER
- TIMBER WINDOWS INTERGRAIN DARK OAK
- FRONT DOOR DULUX MALI
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- GARAGE ACCESS DOOR WINDSTOL OAK FLATS

EXTERNAL COLOURS:

- DULUX MALI
- DULUX STOWE WHITE



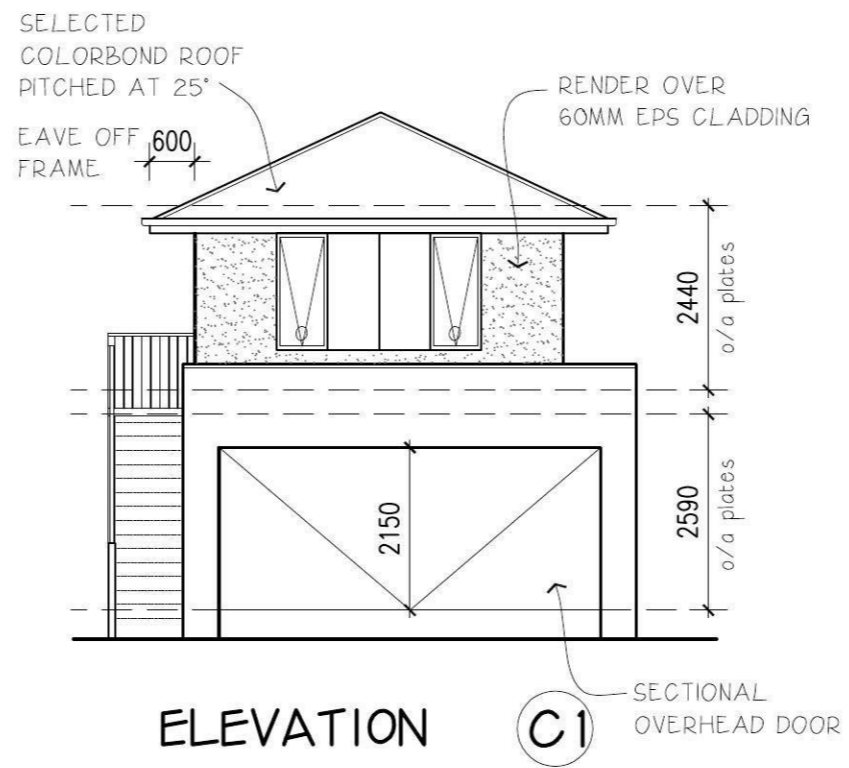
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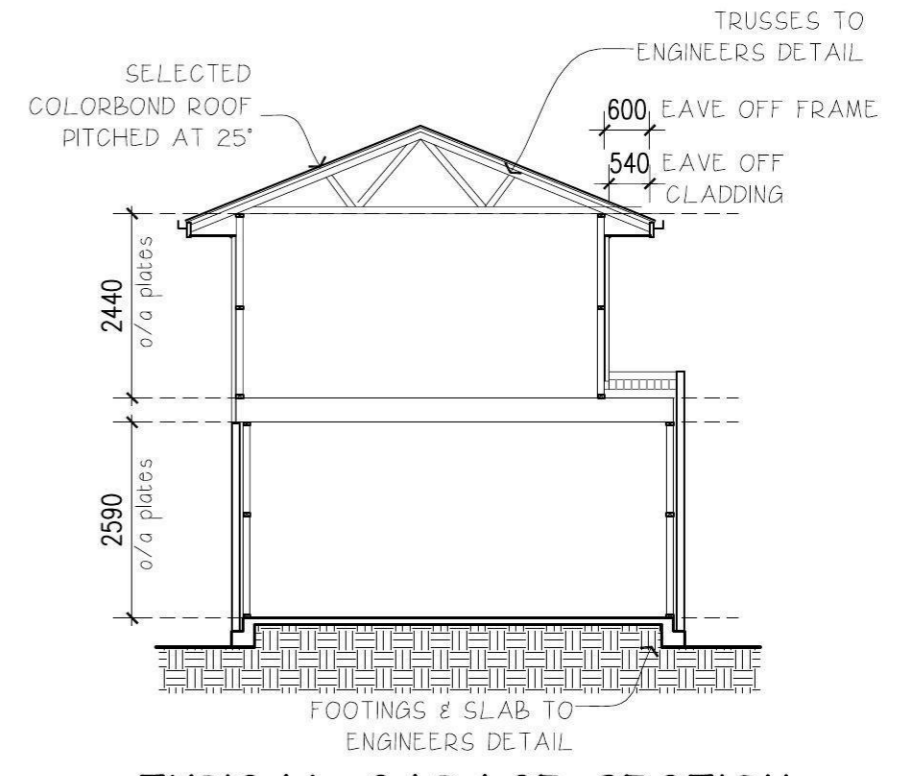
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SCALE	1:100				



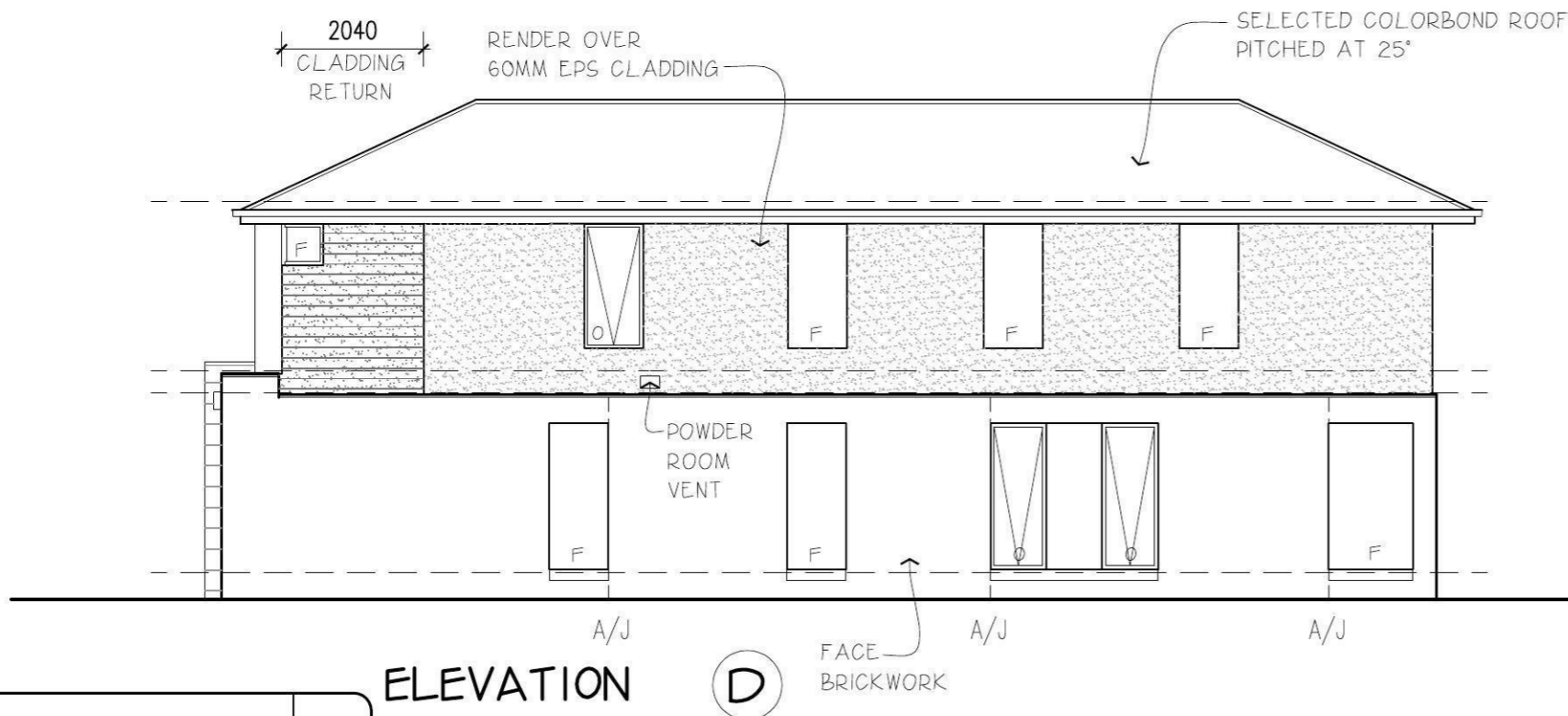
ELEVATION C



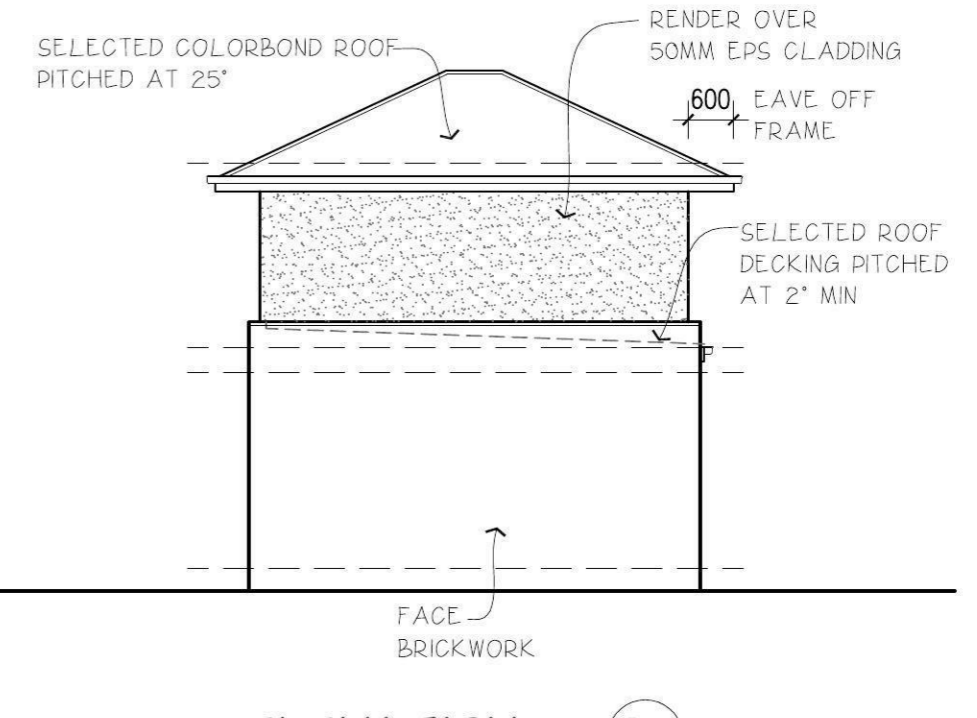
ELEVATION C1



TYPICAL GARAGE SECTION



ELEVATION D



ELEVATION D1

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SCALE 1:100					