

CUT & FILL BUILDING AREA TO RL 40.115 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.

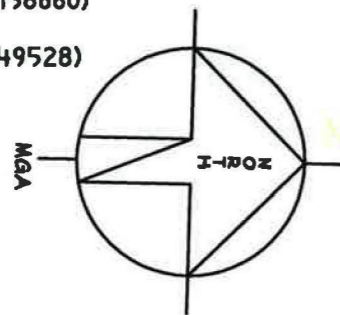
NOTE: THIS SITING HAS BEEN PREPARED BASED ON THE ADJOINING PROPERTIES/Y BEING VACANT. SHOULD A SIGNIFICANT AMOUNT OF TIME PASS BEFORE THE BUILDING PERMIT IS APPLIED FOR, AN UPDATED SURVEY MAY BE REQUIRED TO CONFIRM THE ADJOINING PROPERTIES/Y STATUS. THE RESCODE REQUIREMENTS MAY NEED TO BE RE-EVALUATED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

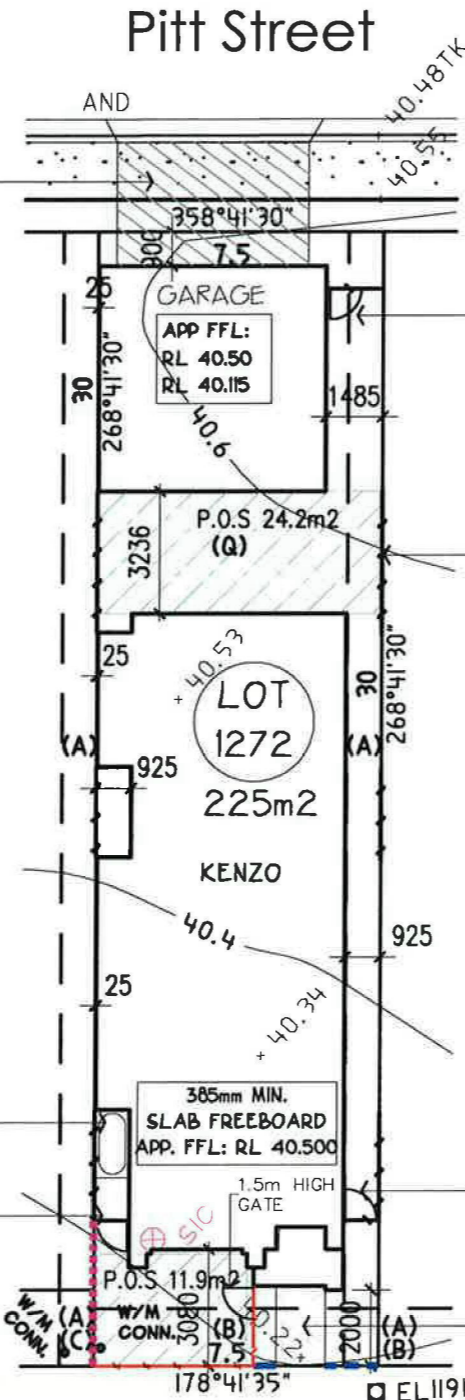
LEGEND:	
	PROPOSED 1.8M HIGH LYSAGHT SMARTSCREEN FENCING
	1.5m HIGH COURTYARD FENCING
	1.2m HIGH FRONT BOUNDARY FENCING

- (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

DATE	REVISION	DRAWN



PLAIN CONCRETE CROSSOVER TO PCC SPECIFICATIONS.



1500L WATER TANK (1480Hx1600Lx700W)
 PROPOSED SIDE GATE 3.85m FROM FRONT BOUNDARY
 1.8m TIMBER BATTENS FIXED VERTICALLY

PROPOSED SIDE GATE SETBACK 0.6m FROM FRONT GARAGE

PROPOSED 1.8m HIGH LYSAGHT SMARTSCREEN 'GREY RIDGE' FENCING

PROPOSED SIDE GATE 3.85m SETBACK FROM FRONT BOUNDARY

PLAIN COLOURED CONCRETE PATHWAY

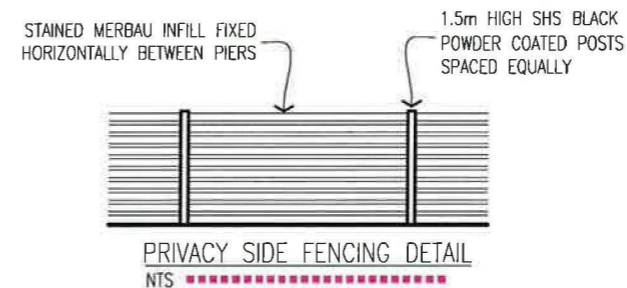
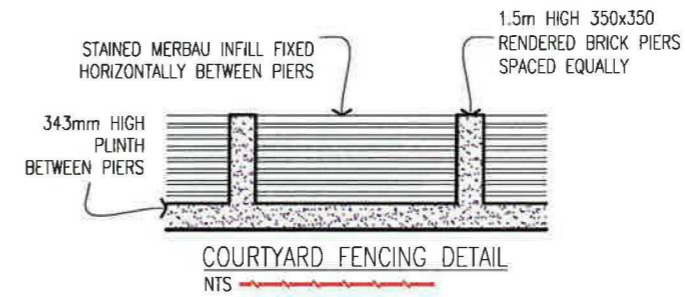
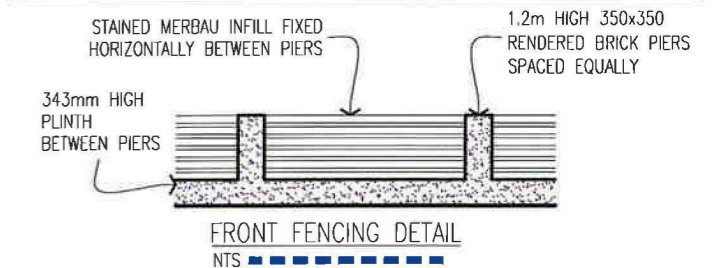
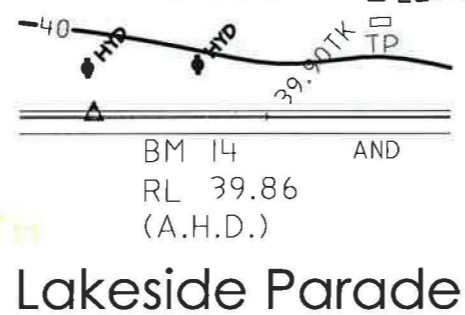


TABLE OF BASIX COMMITMENTS	
PROJECT ADDRESS: LOT 1272 LAKESIDE PARADE JORDAN SPRINGS	
CERTIFICATE NO.: 4776415	
WATER	
- DEVELOPMENT TO BE CONNECTED TO 1,500LT RAINWATER TANK.	
- RAINWATER TANK CONFIGURED TO COLLECT AT LEAST 150.0m2 ROOF RUN OFF.	
- TOILETS, WASHING MACHINE AND 1 OUTDOOR TAP TO BE CONNECTED 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 12I/TOILET 1S) FOR NATURAL LIGHTING.	
- GAS COOKTOP AND ELECTRIC OVEN TO BE INSTALLED IN THE KITCHEN.	
- OUTDOOR CLOTHES LINE.	
- WELL VENTILATED FRIDGE SPACE	
- FLUORESCENT LIGHTING TO 4 BEDROOMS, BATHROOMS/TOILETS AND LAUNDRY.	



SITE COVERAGE ANALYSIS

Area	sqm	%
Roof Area	158.9 sqm	70.6 %
Ground Floor	103.9 sqm	
First Floor	90.8 sqm	
Garage	35.7 sqm	
Porch	3.3 sqm	
Balcony	N/A sqm	
Building	142.9 sqm	63.5 %
Hard Surface	6.8 sqm	3.0 %
Permeable	75.3 sqm	33.5 %
Total Area	225.0 sqm	100.0 %
Block Size	225.0 sqm	





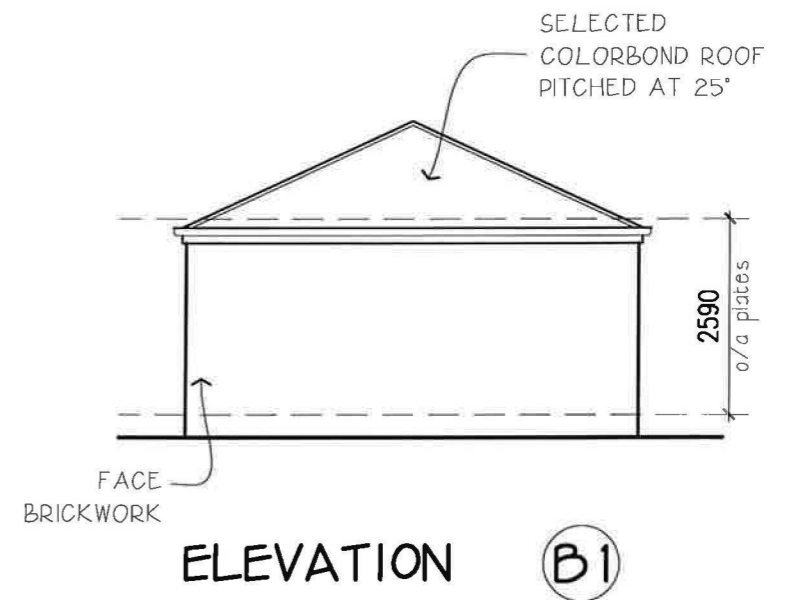
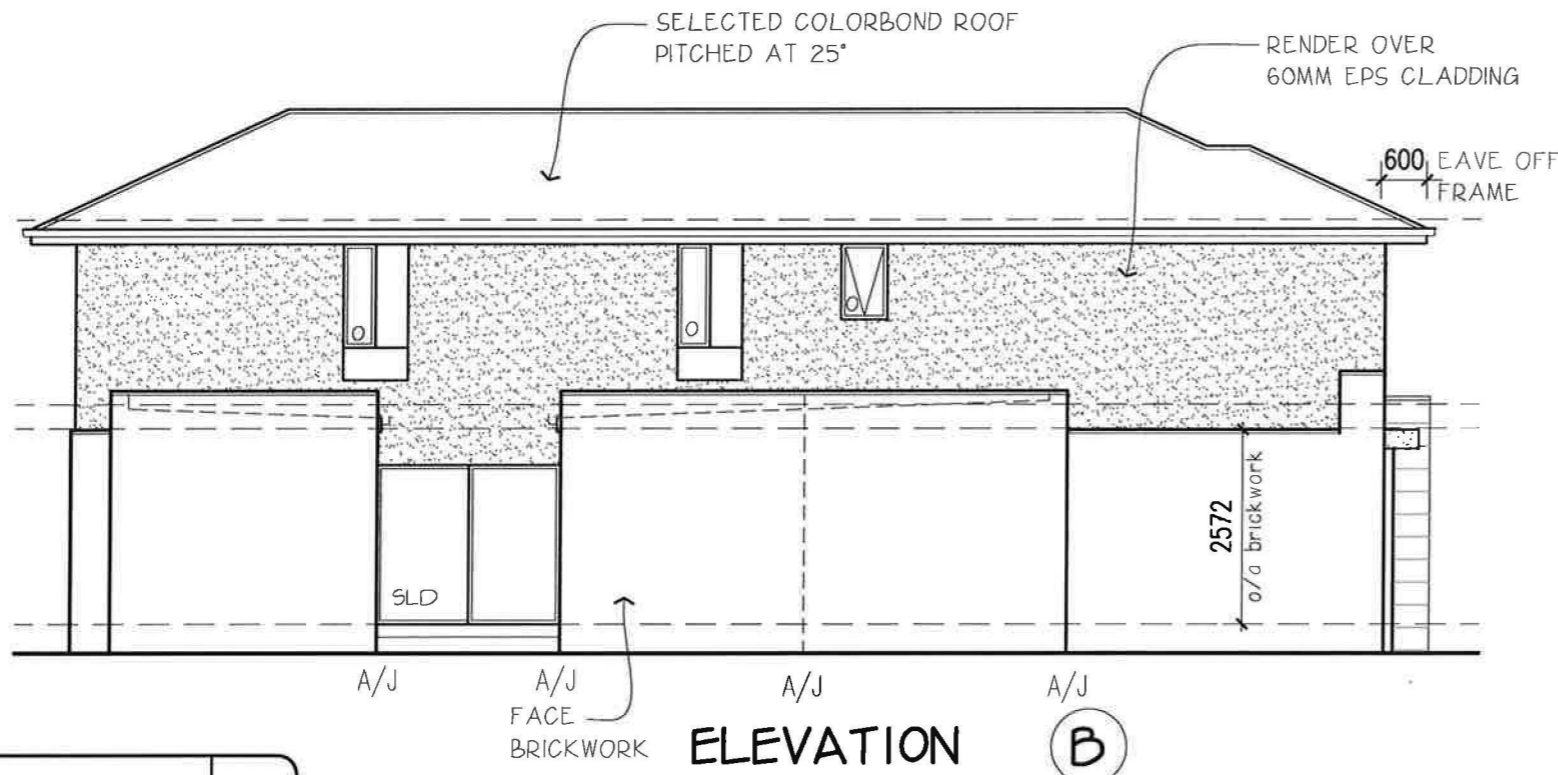
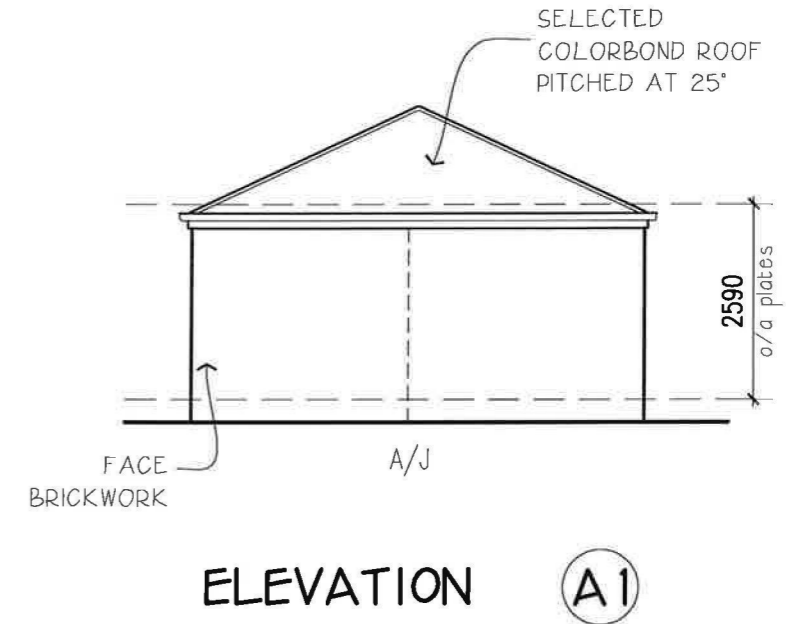
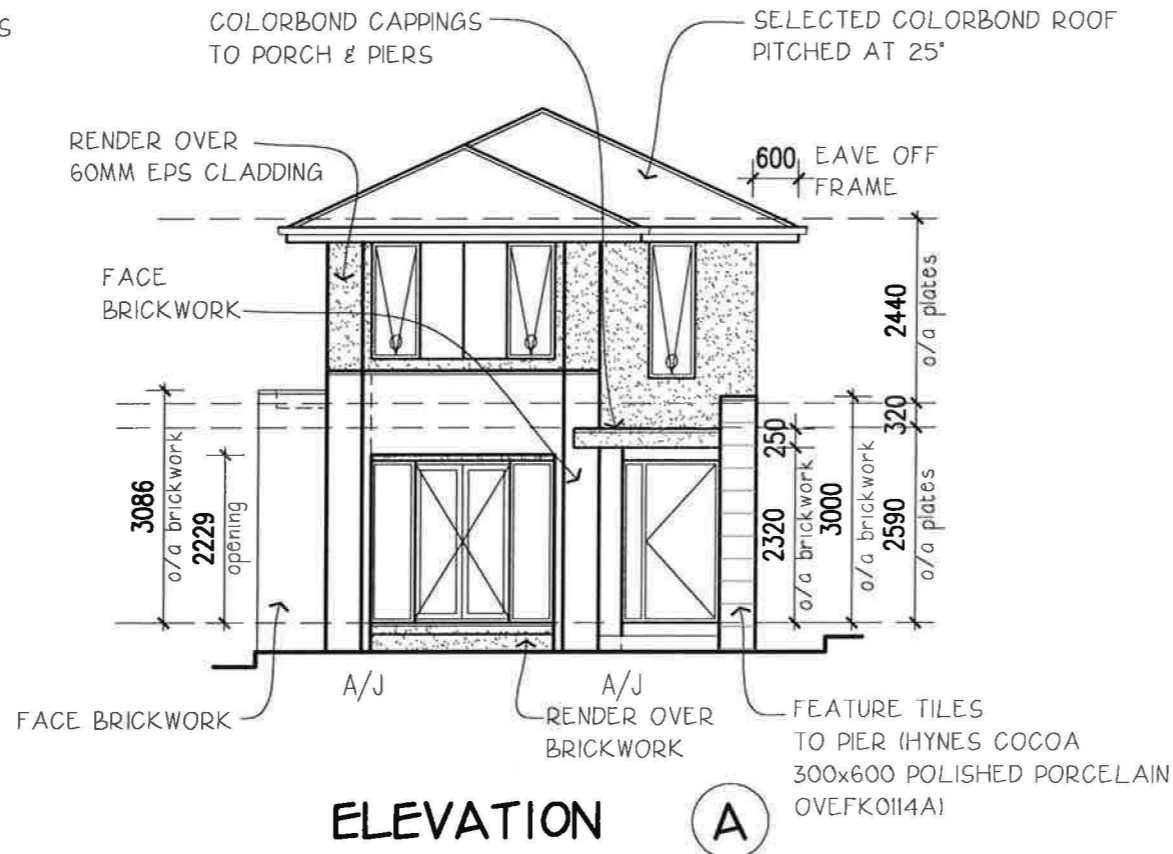
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	DRAWN DV -04/04/2013				For EDGEWATER HOMES	
	CHECKED				At LOT 1272 LAKESIDE PARADE JORDAN SPRINGS	
SCALE						

EXTERNAL COLOUR SCHEDULE

- FACE BRICK AUSTRAL SILVER
- COLORBOND JASPER ROOFING, FASCIA AND GUTTERS
- ALUMINIUM WINDOWS JASPER
- TIMBER WINDOWS INTERGRAIN RICH CHOCOLATE
- FRONT DOOR DULUX MALI
- GARAGE PANEL DOOR COLORBOND SURFMIST
- GARAGE ACCESS DOOR BRISTOL OAK FLATS

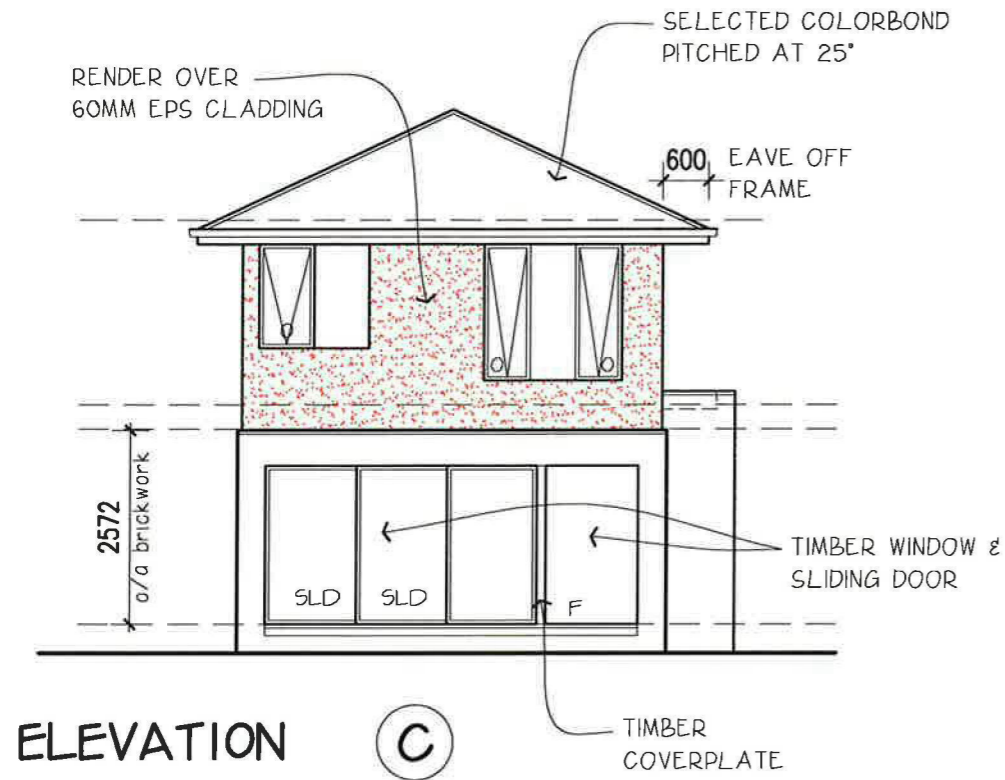
- EXTERNAL COLOURS:

-  DULUX MALI
-  DULUX STOWE WHITE

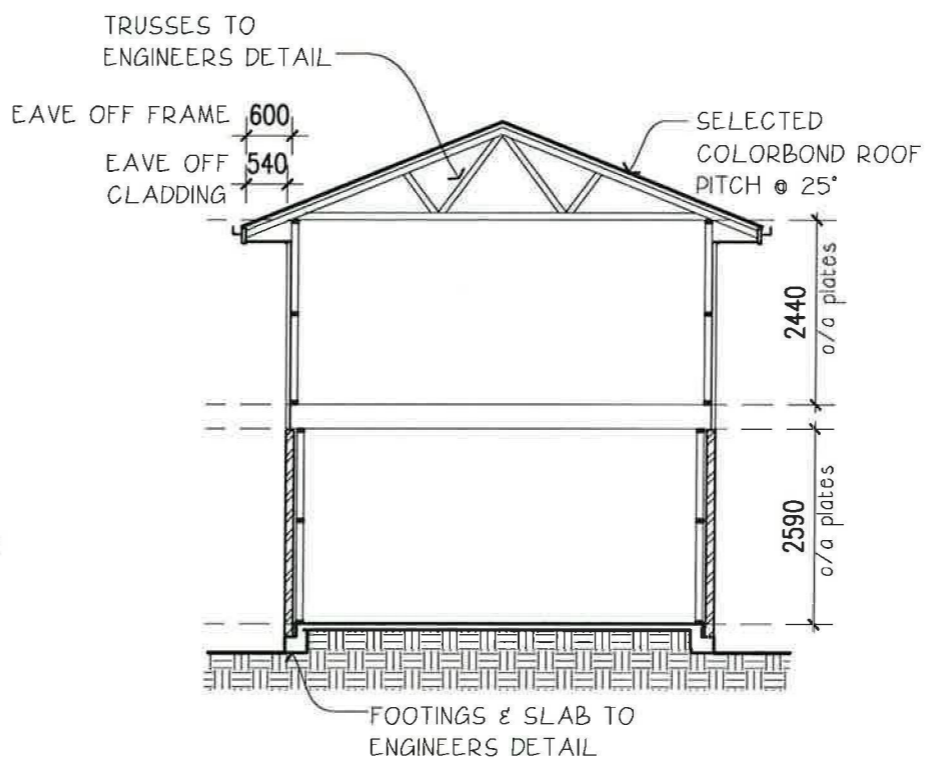


DATE	REVISION	DRAWN

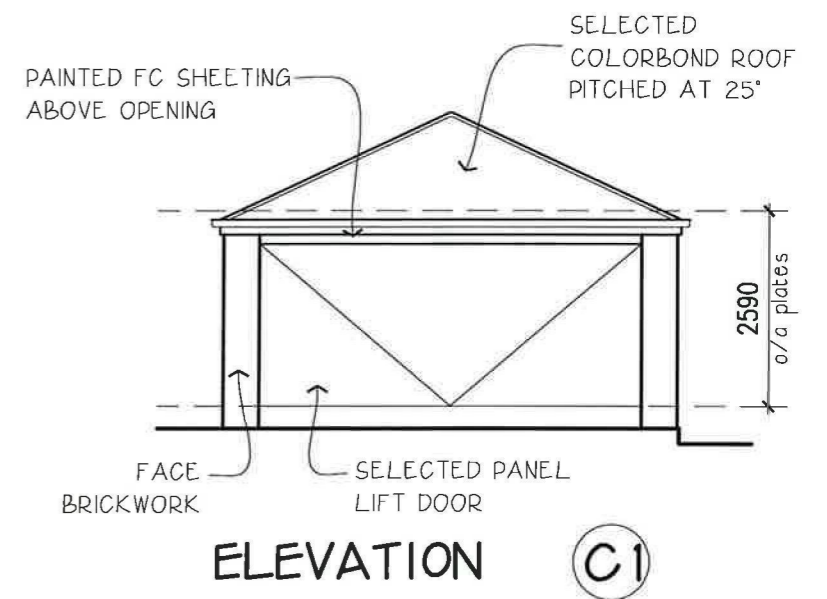
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	DRAWN DV 04/04/2013	For EDGEWATER HOMES		At LOT 1272 LAKESIDE PARADE JORDAN SPRINGS			
	CHECKED **	SCALE 1:100					



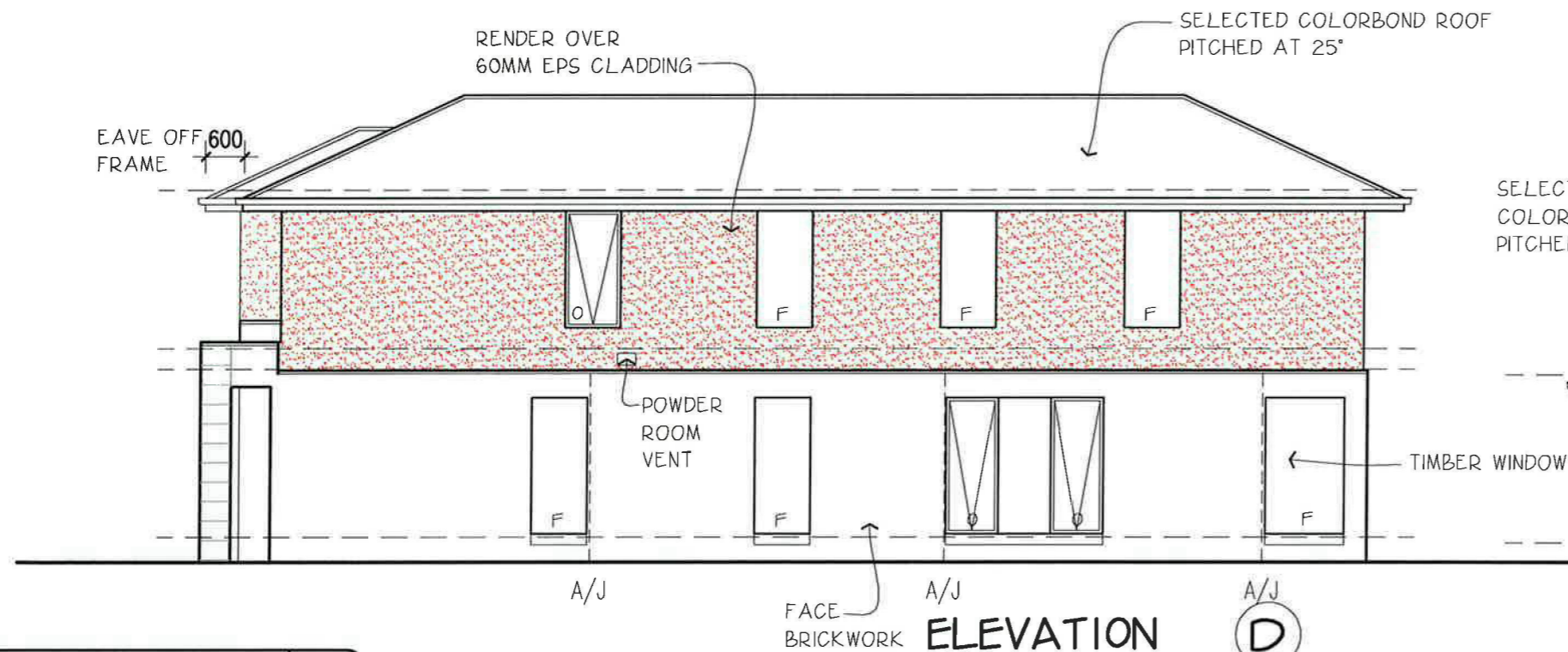
ELEVATION C



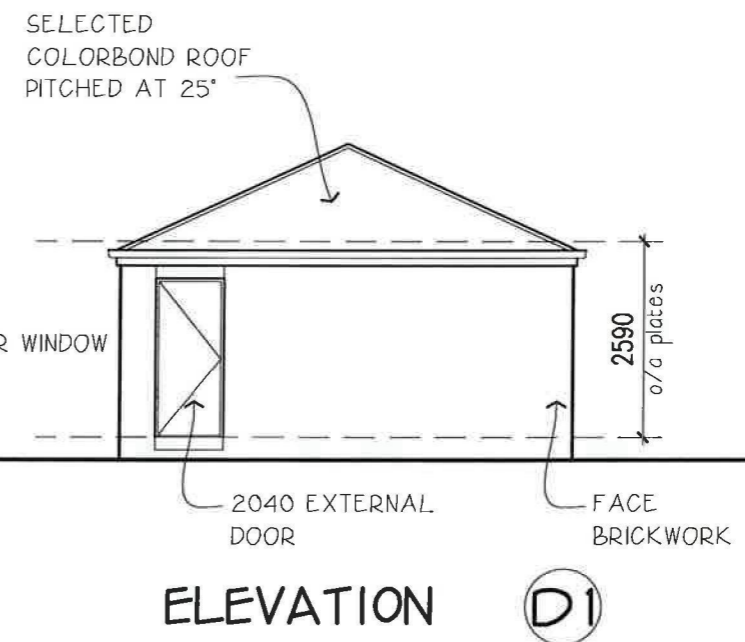
TYPICAL_SECTION



ELEVATION C1



ELEVATION D



ELEVATION D1

DATE	REVISION	DRAWN

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	DRAWN DV 04/04/2013	For EDGEWATER HOMES		At LOT 1272 LAKESIDE PARADE JORDAN SPRINGS			
	CHECKED **	SCALE 1:100					

CUT & FILL BUILDING AREA TO RL 40.50 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.

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LEGEND:

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

- (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

DATE	REVISION	DRAWN

PLAIN CONCRETE CROSSOVER TO PCC SPECIFICATIONS.

Pitt Street

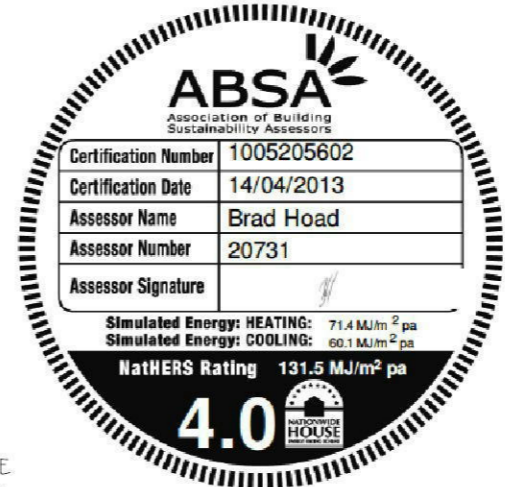
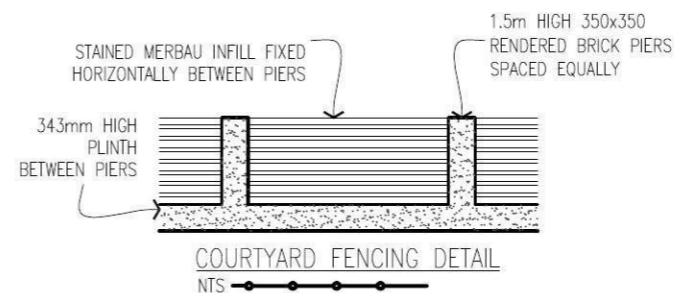
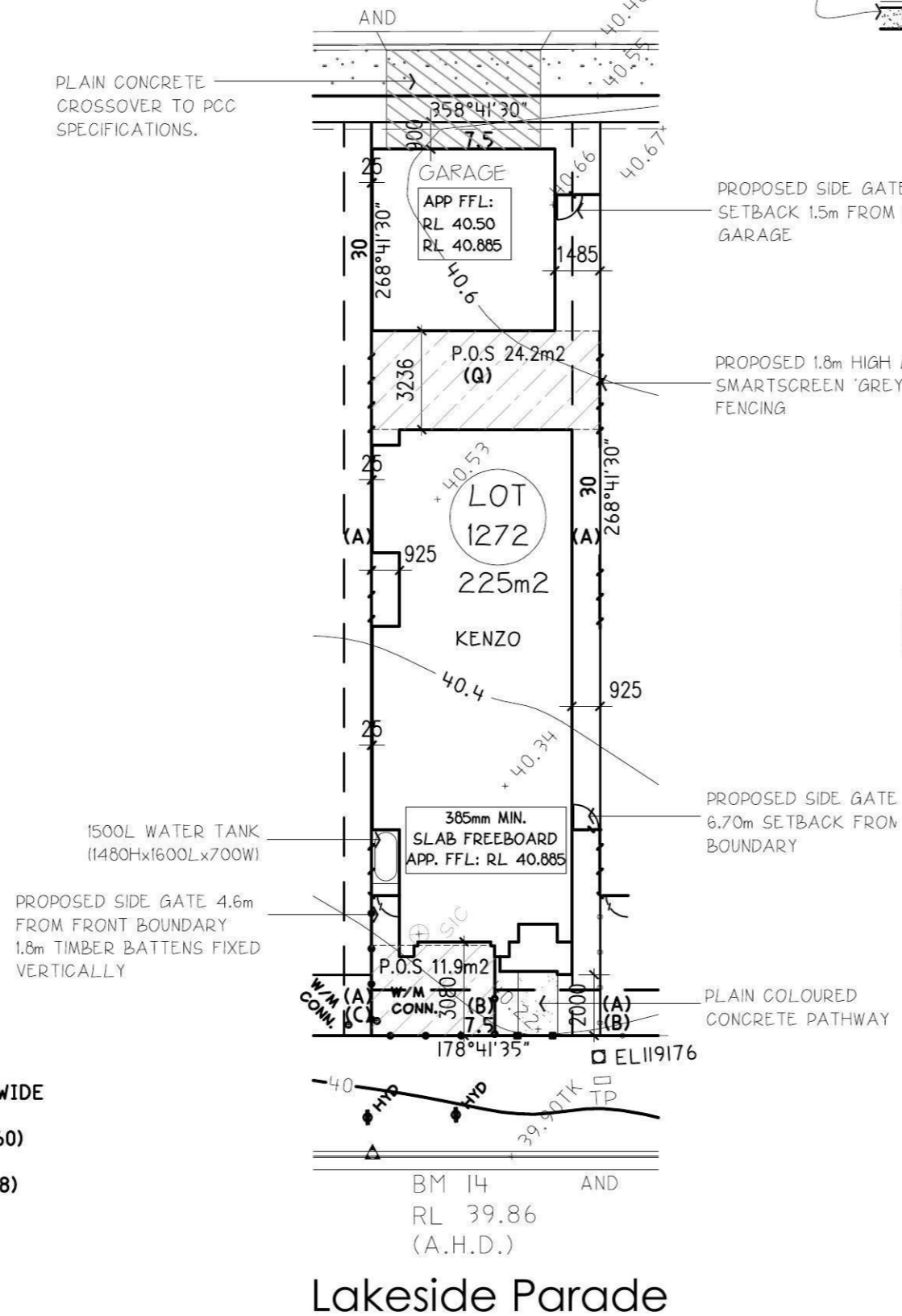
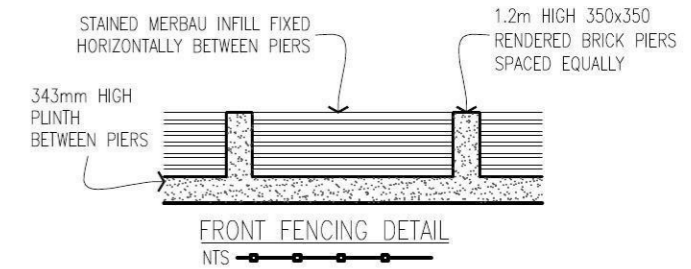
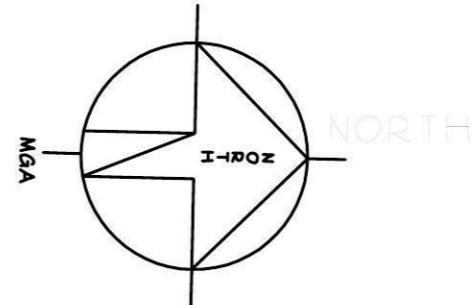


TABLE OF BASIX COMMITMENTS	
PROJECT ADDRESS: LOT 1272 LAKESIDE PARADE JORDAN SPRINGS	
CERTIFICATE NO.: S	
WATER	
- DEVELOPMENT TO BE CONNECTED TO 1500LT RAINWATER TANK.	
- RAINWATER TANK CONFIGURED TO COLLECT AT LEAST 158.9m ² ROOF RUN OFF.	
- TOILETS, WASHING MACHINE AND 1 OUTDOOR TAP TO BE CONNECTED 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 (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	



SITE COVERAGE ANALYSIS

Area	sqm	%
Roof Area	158.9	70.6 %
Ground Floor	103.9	
First Floor	90.8	
Garage	35.7	
Porch	3.3	
Balcony	N/A	
Building	142.9	63.5 %
Hard Surface	6.8	3.0 %
Permeable	75.3	33.5 %
Total Area	225.0	100.0 %
Block Size	225.0 sqm	



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SITE PLAN	SHEET 1	HAND LH	Townhouse 4 (7.5m Product) Kenzo
DRAWN DV -04/04/2013			For EDGEWATER HOMES
CHECKED			At LOT 1272 LAKESIDE PARADE JORDAN SPRINGS
SCALE 1:200			

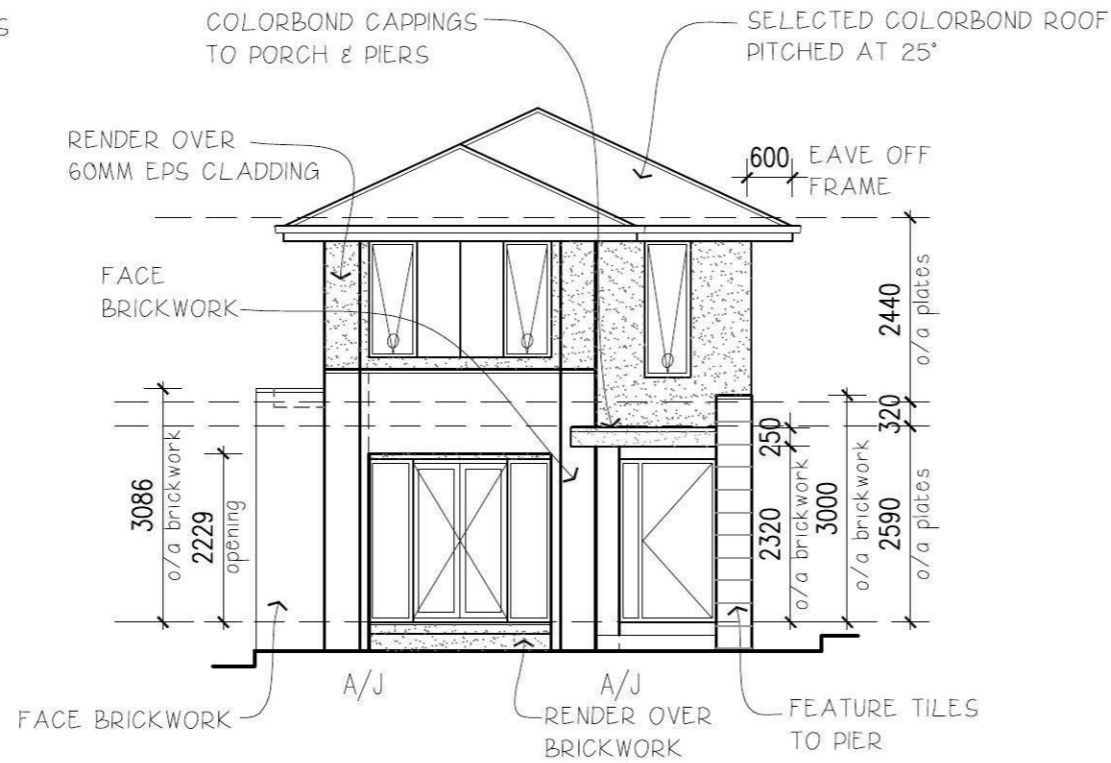
EDGEWATER HOMES
PO Box 550 Moorebank NSW 1875
Ph: 9623 7526 Fax:9673 5560

EXTERNAL COLOUR SCHEDULE

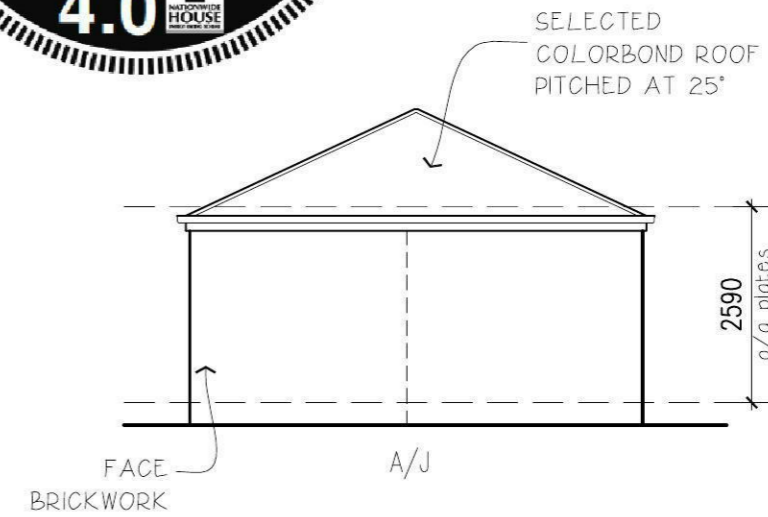
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- COLORBOND JASPER ROOFING FASCIA AND GUTTERS
- ALUMINIUM WINDOWS JASPER
- TIMBER WINDOWS INTERGRAIN RICH CHOCOLATE
- FRONT DOOR DULUX MALI
- GARAGE PANEL DOOR COLORBOND SURFMIST
- GARAGE ACCESS DOOR WINDSTOL OAK FLATS

EXTERNAL COLOURS:

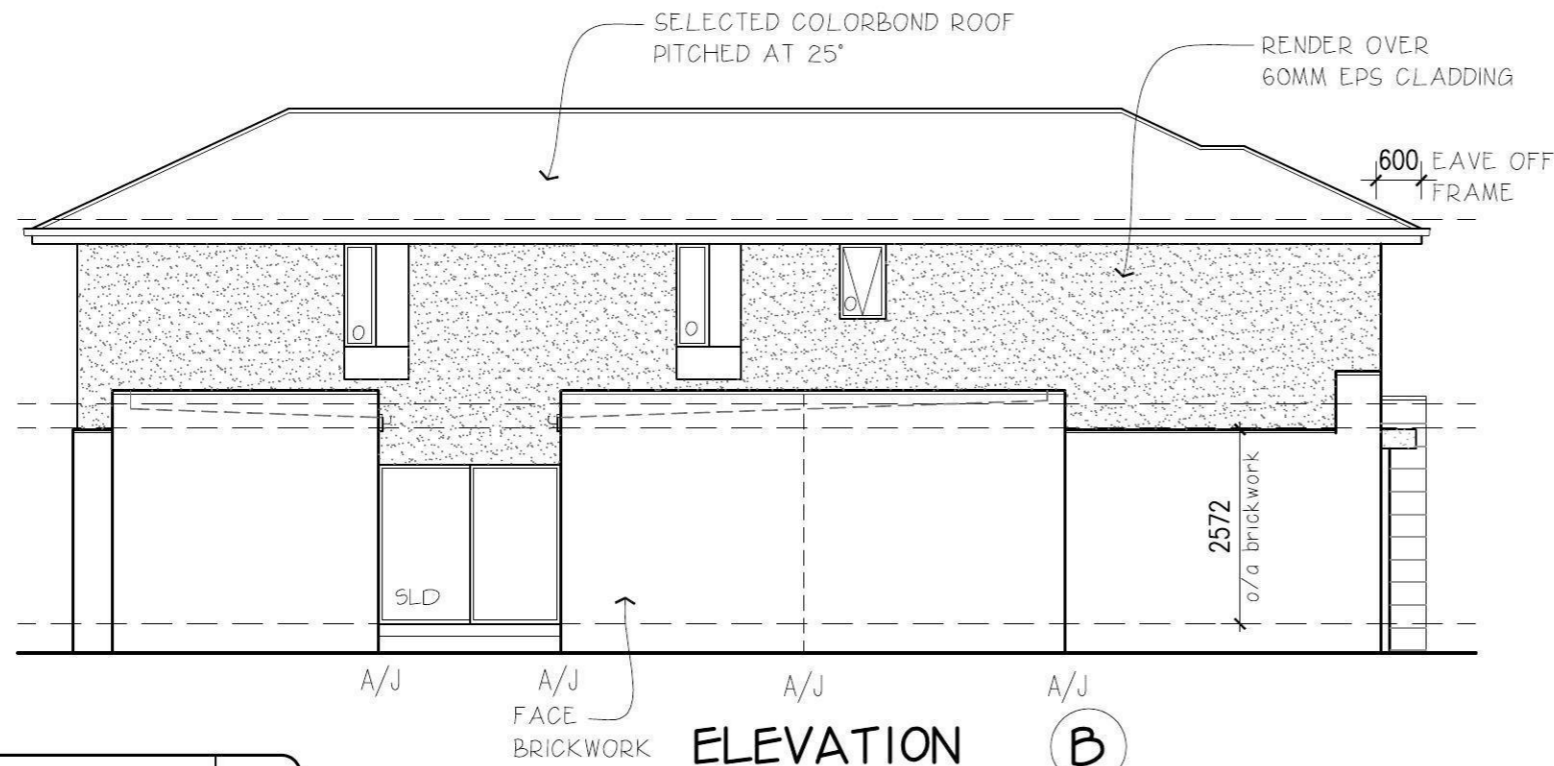
- DULUX MALI
- DULUX STOWE WHITE



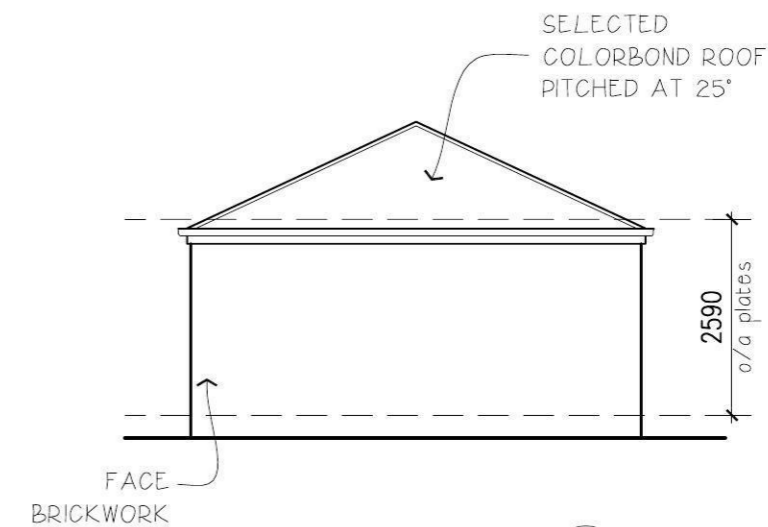
ELEVATION A



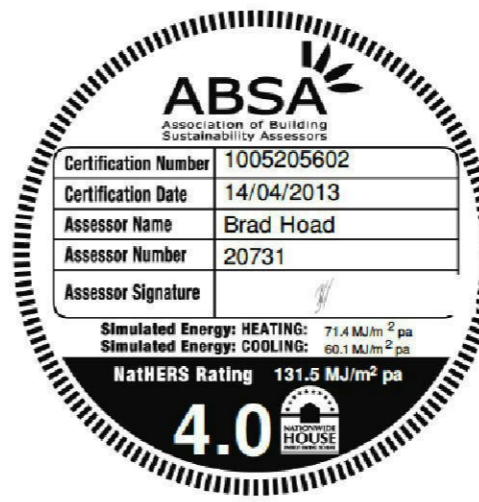
ELEVATION A1



ELEVATION B



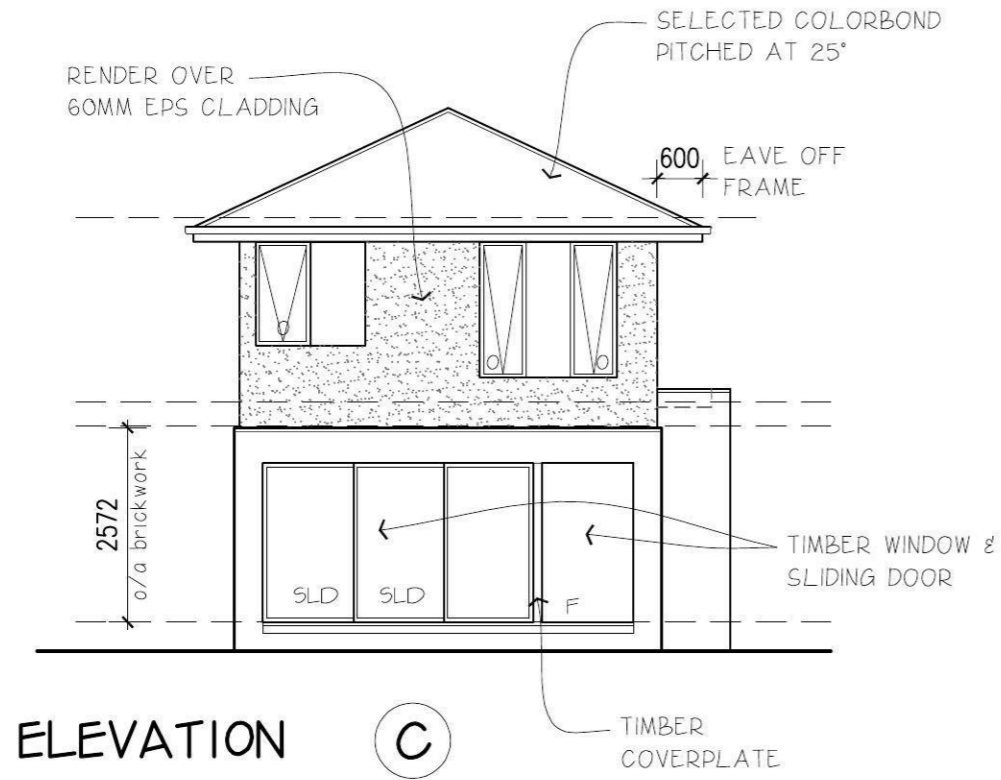
ELEVATION B1



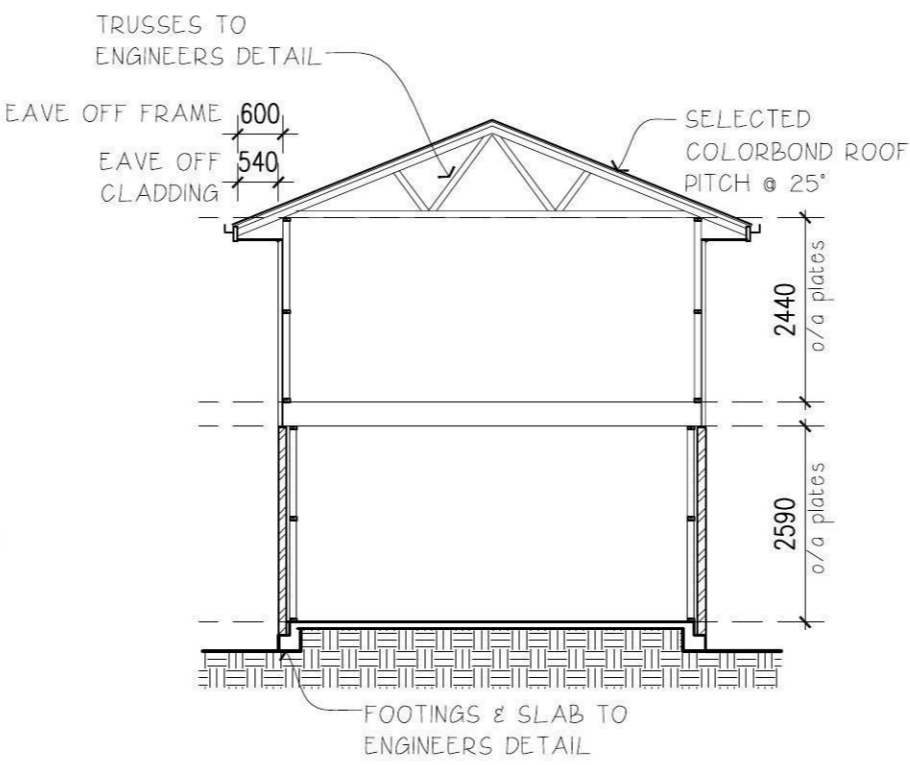
DATE	REVISION	DRAWN

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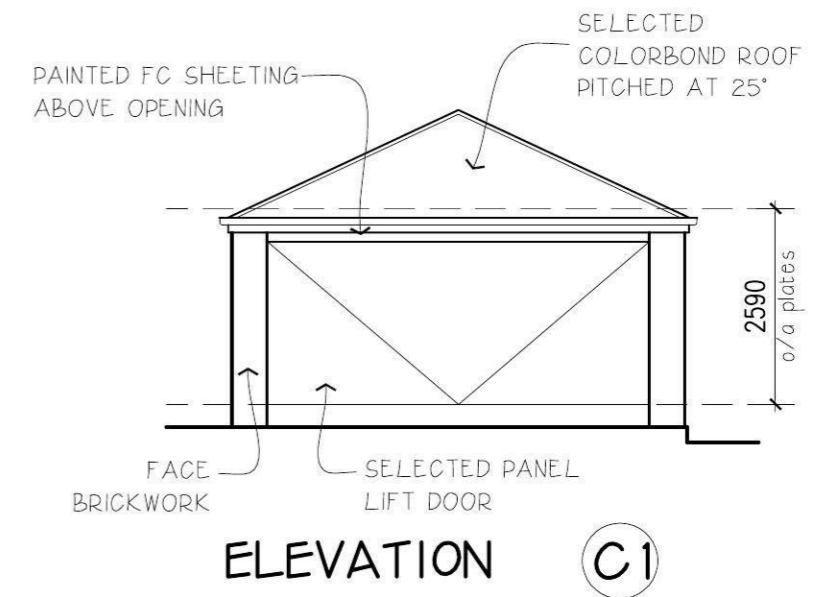
ELEVATIONS	SHEET 3	HAND LH	Townhouse 4 (7.5m)	Kenzo	EDGEWATER HOMES PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560
DRAWN DV 04/04/2013	For EDGEWATER HOMES				
CHECKED **	At LOT 1272 LAKESIDE PARADE JORDAN SPRINGS				
SCALE 1:100					



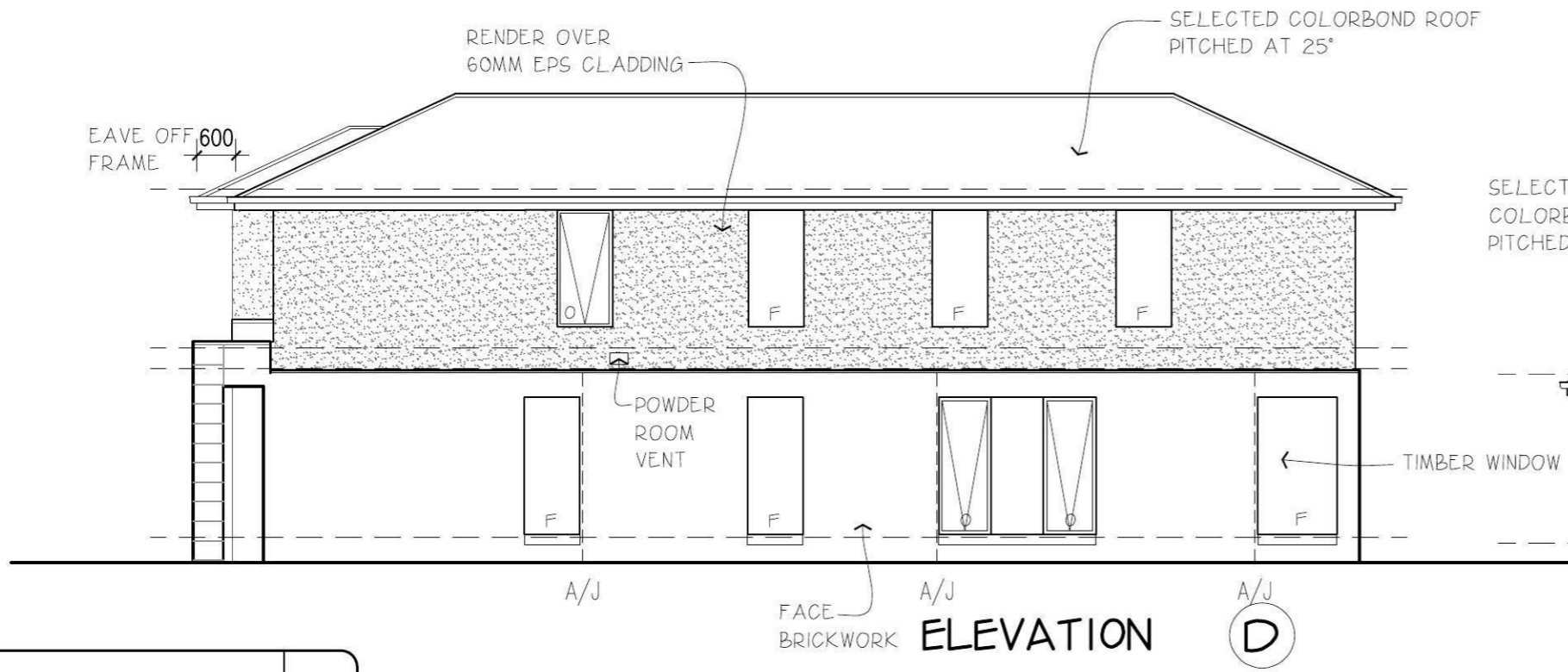
ELEVATION C



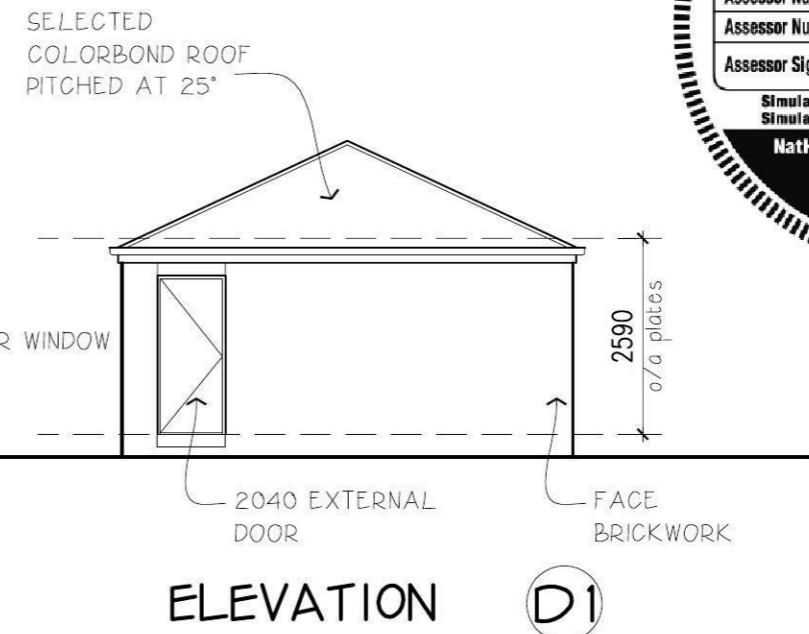
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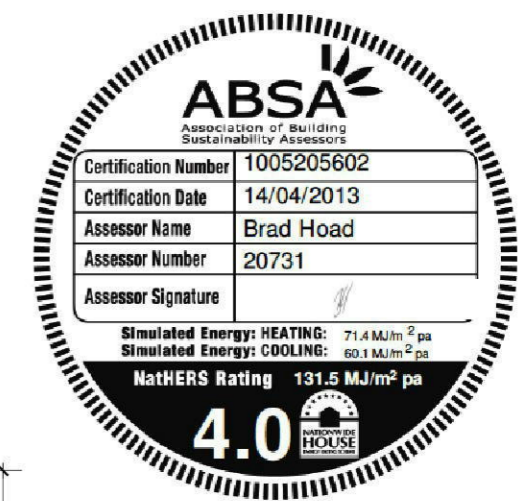
ELEVATION C1



ELEVATION D



ELEVATION D1



DATE	REVISION	DRAWN

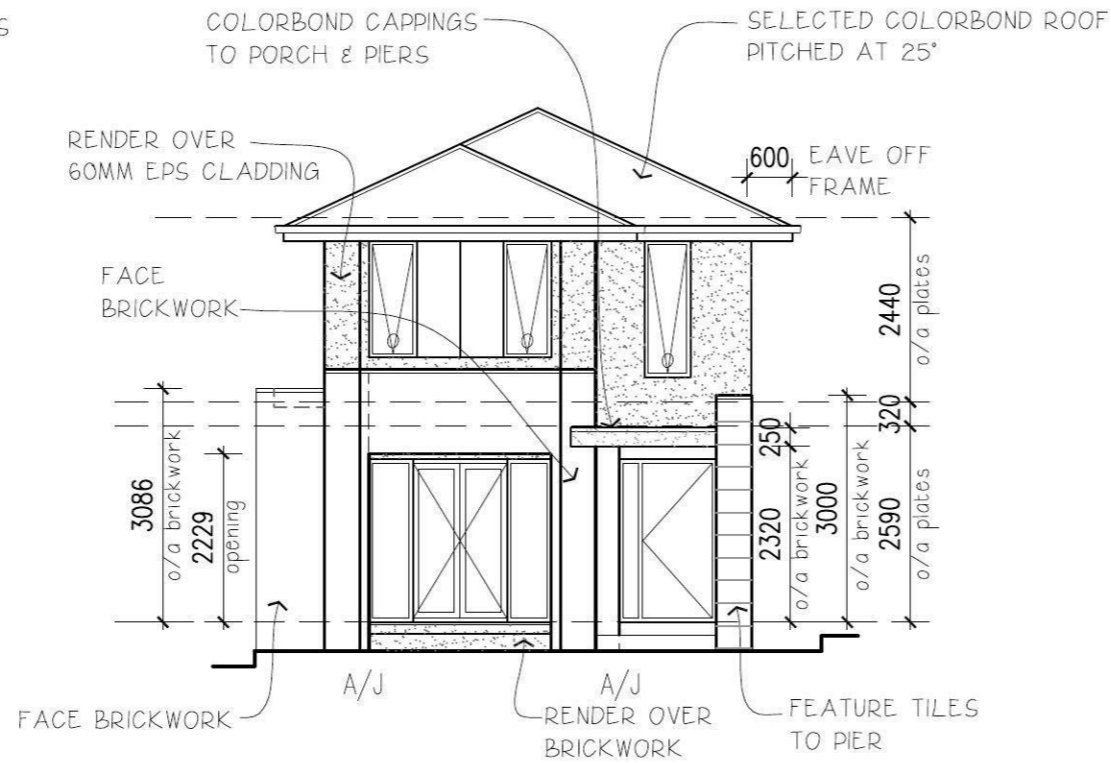
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	DRAWN DV 04/04/2013	For EDGEWATER HOMES		At LOT 1272 LAKESIDE PARADE JORDAN SPRINGS			
	CHECKED **						
	SCALE 1:100						

EXTERNAL COLOUR SCHEDULE

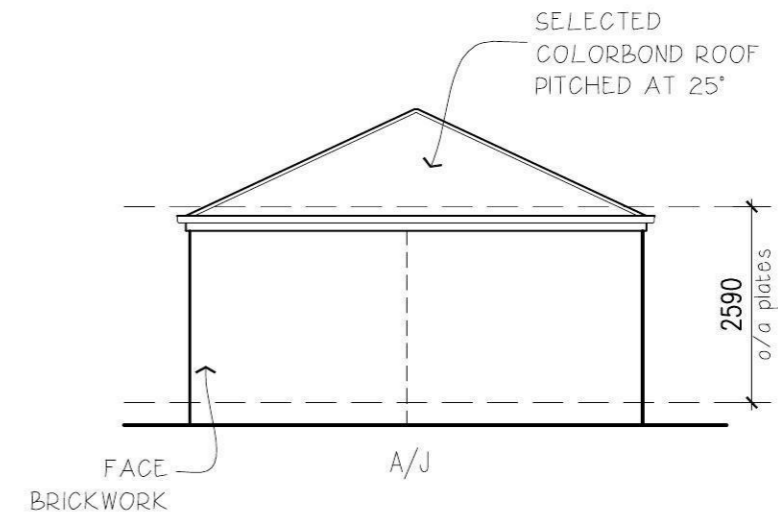
- FACE BRICK AUSTRAL SYMMETRY ASPHALT
- COLORBOND JASPER ROOFING FASCIA AND GUTTERS
- ALUMINIUM WINDOWS JASPER
- TIMBER WINDOWS INTERGRAIN RICH CHOCOLATE
- FRONT DOOR DULUX MALI
- GARAGE PANEL DOOR COLORBOND SURFMIST
- GARAGE ACCESS DOOR WINDSTOL OAK FLATS

EXTERNAL COLOURS:

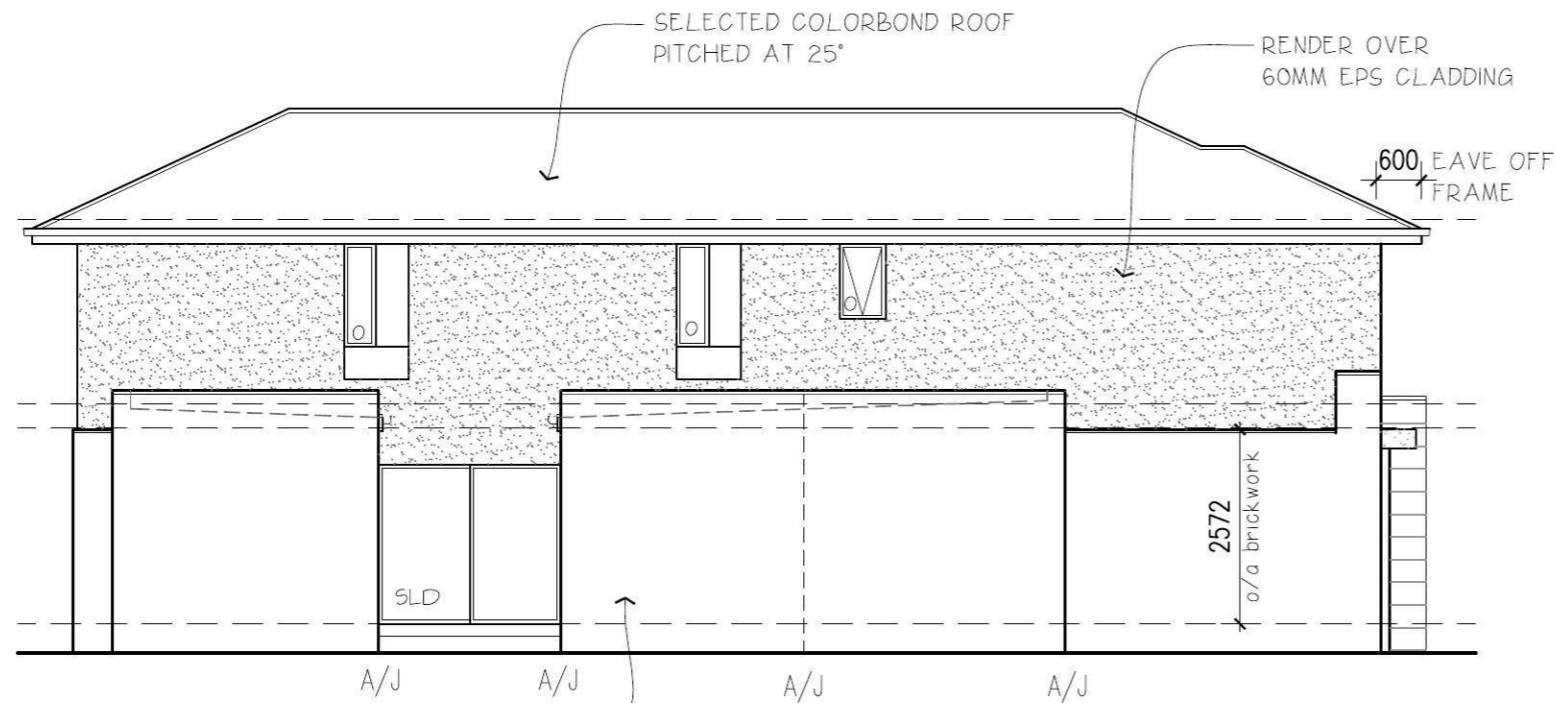
- DULUX MALI
- DULUX STOWE WHITE



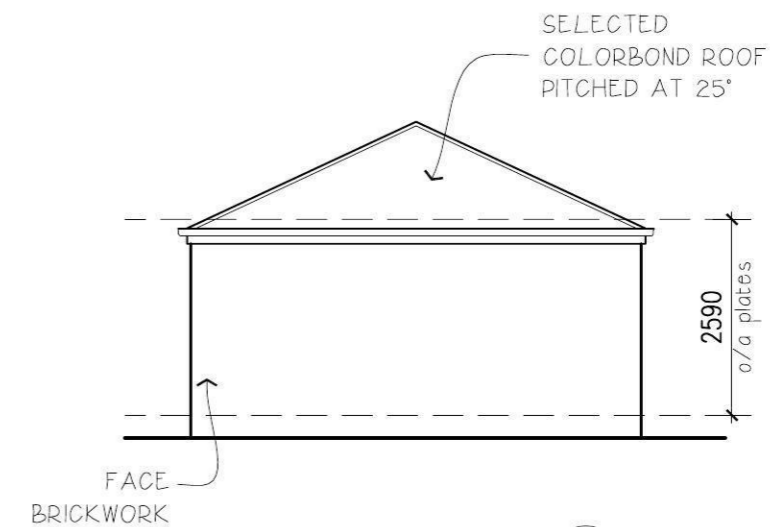
ELEVATION A



ELEVATION A1



ELEVATION B

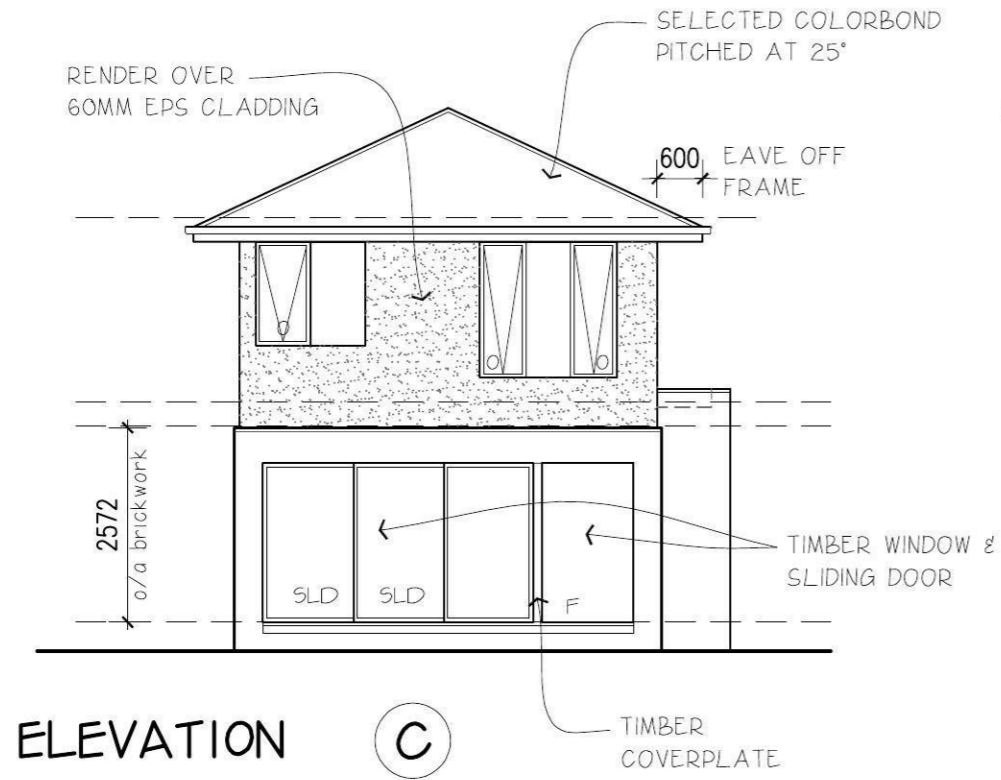


ELEVATION B1

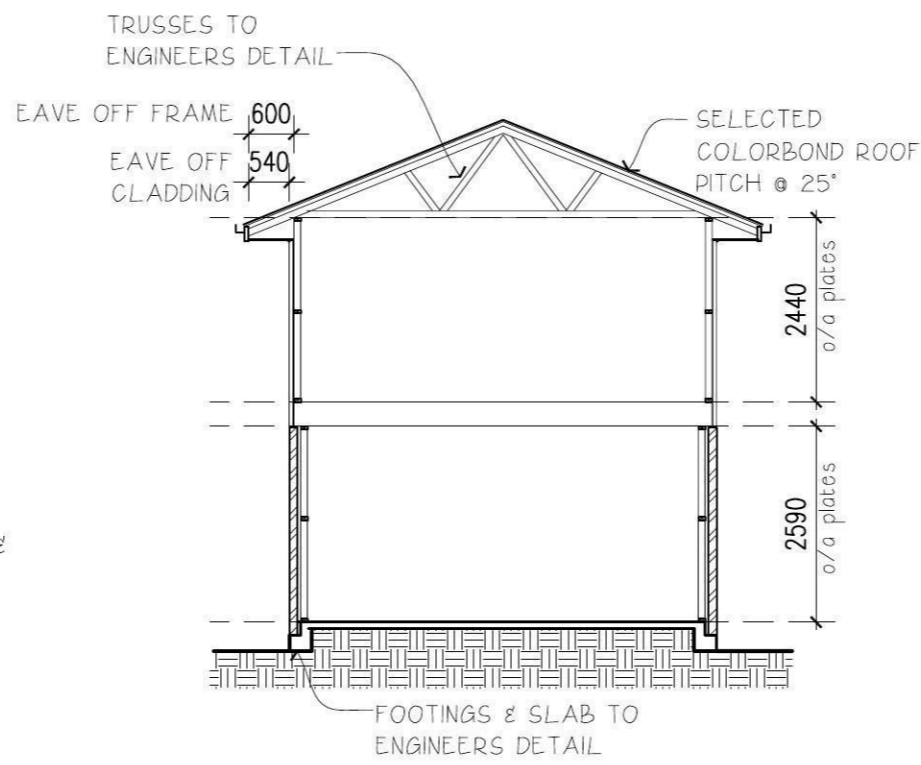
DATE	REVISION	DRAWN

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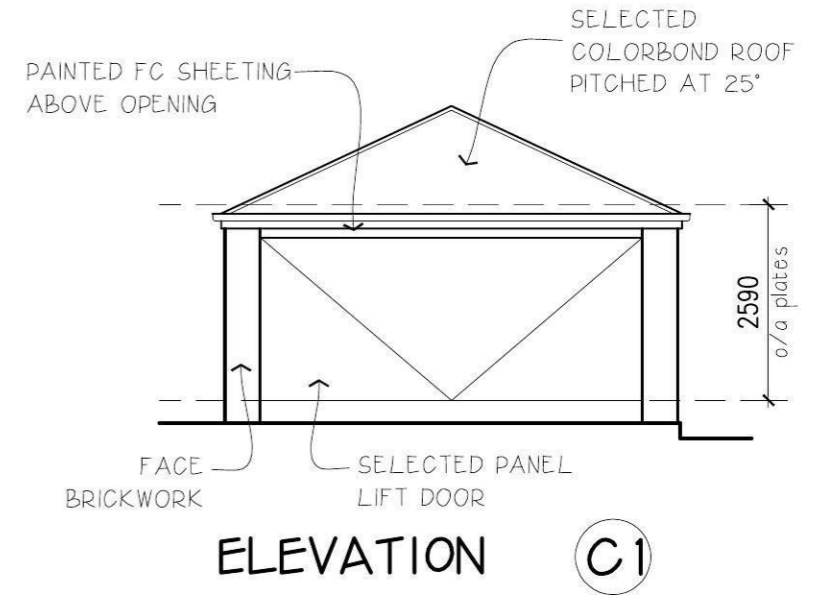
ELEVATIONS	SHEET 3	HAND LH	Townhouse 4 (7.5m)	Kenzo	EDGEWATER HOMES PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560
DRAWN DV 04/04/2013			For EDGEWATER HOMES		
CHECKED **			At LOT 1272 LAKESIDE PARADE JORDAN SPRINGS		
SCALE 1:100					



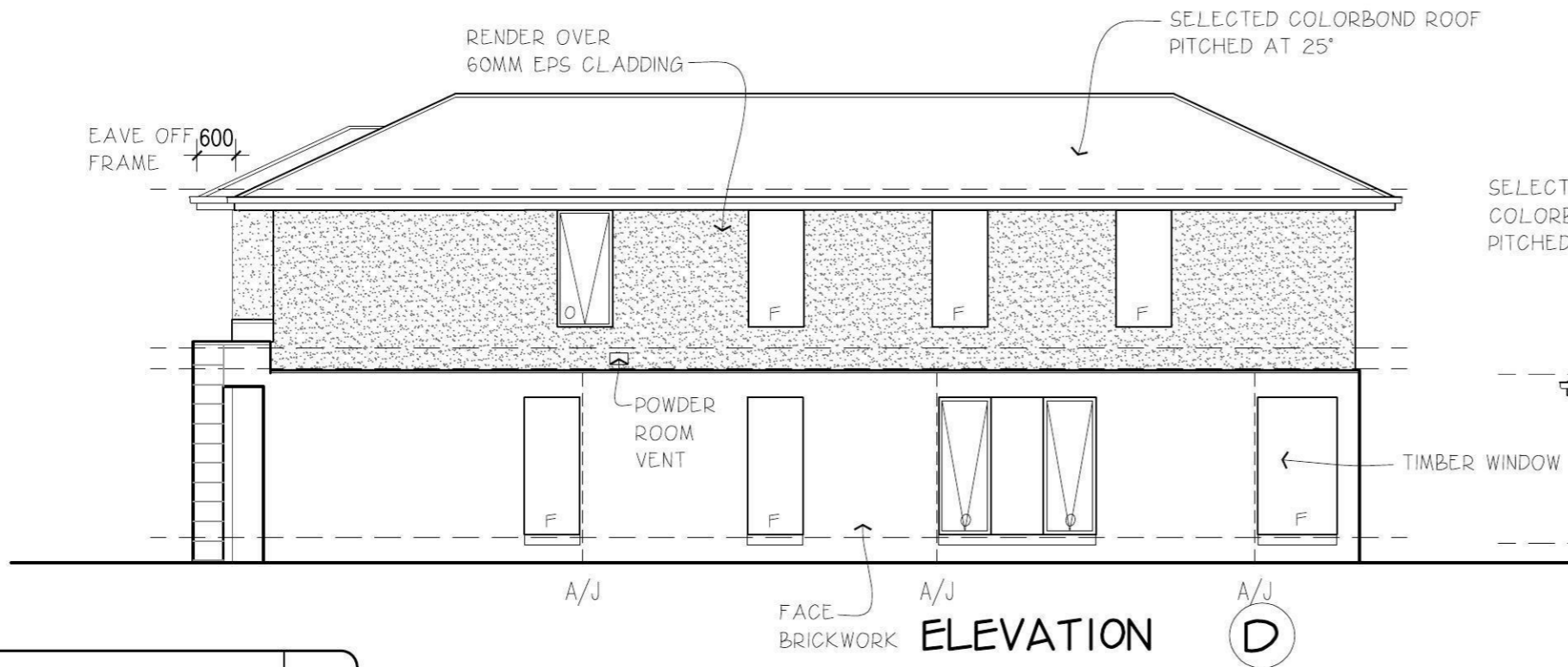
ELEVATION C



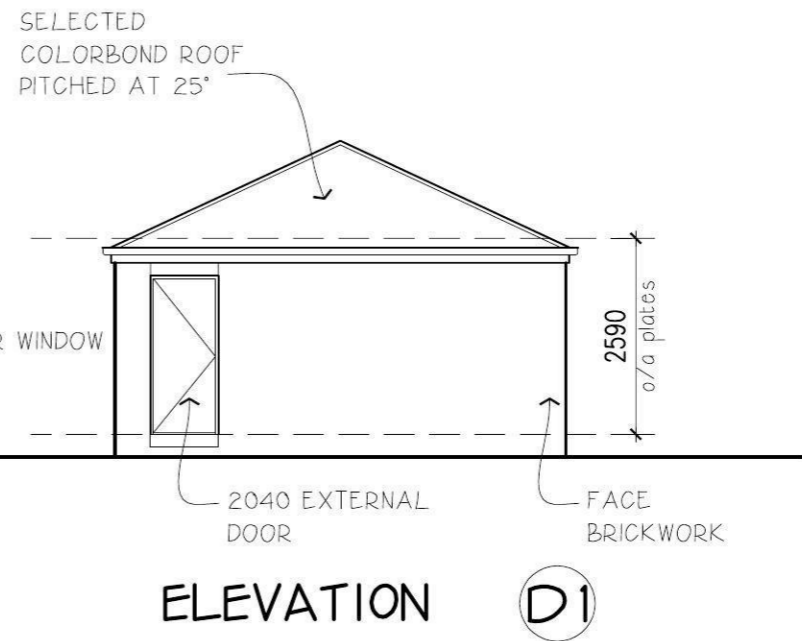
TYPICAL_SECTION



ELEVATION C1



ELEVATION D



ELEVATION D1

DATE	REVISION	DRAWN

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ELEVATIONS	
DRAWN DV	04/04/2013
CHECKED **	
SCALE	1:100

SHEET 3A

HAND LH

Townhouse 4 (7.5m)	
For	EDGEWATER HOMES
At	LOT 1272 LAKESIDE PARADE JORDAN SPRINGS

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