

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

2000L RAINWATER TANK ON A 2.2 x 0.8 CONCRETE PAD

LOT 2309 VACANT

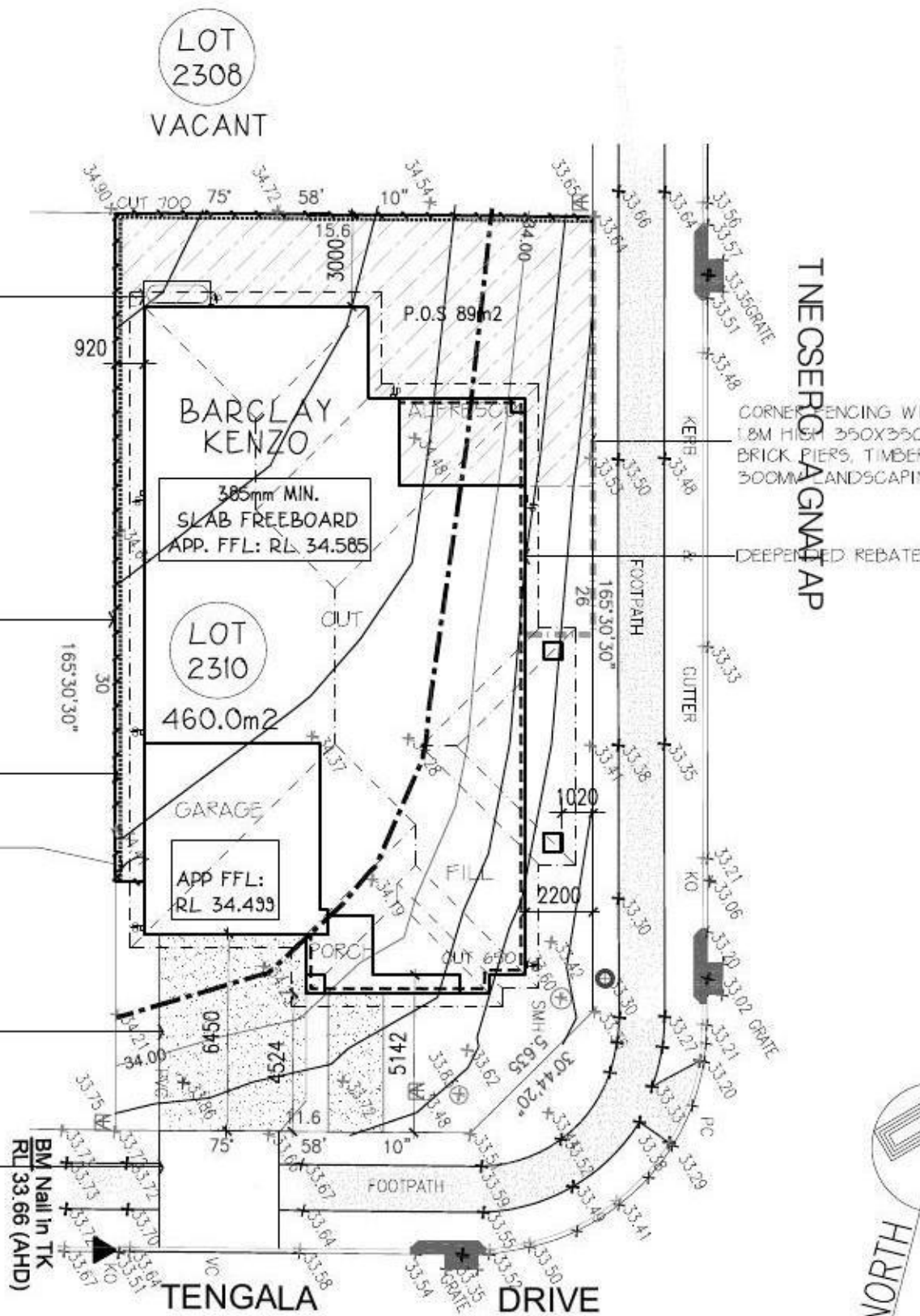
PROPOSED 1.8m HIGH LYSAGHT SMARTSCREEN 'RIVERSAND' FENCING

TIMBER RETAINING WALL AS REQUIRED

PROPOSED SIDE GATE 2.0m MIN. FROM FRONT GARAGE

COLOURED CONCRETE DRIVEWAY & PATH INCLUDING STEPS TO PCC SPECIFICATIONS.

PLAIN CONCRETE CROSSOVER TO PCC SPECIFICATIONS.



CUT & FILL BUILDING AREA TO RL 34.20 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 RECODE 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 VISIBLE FROM THE STREET OR 900mm HIGH AND OVER ARE TO BE OF MASONRY CONSTRUCTION

SITE COVERAGE ANALYSIS

Roof Area	294.0 sqm	63.9 %
Ground Floor	199.1 sqm	
Garage	36.1 sqm	
Porch	6.8 sqm	
Alfresco	11.9 sqm	
Building	253.9 sqm	55.2 %
Hard Surface	38.0 sqm	8.3 %
Permeable	168.1 sqm	36.5 %
Total Area	460.0 sqm	100.0 %
Block Size		00.0 sqm

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

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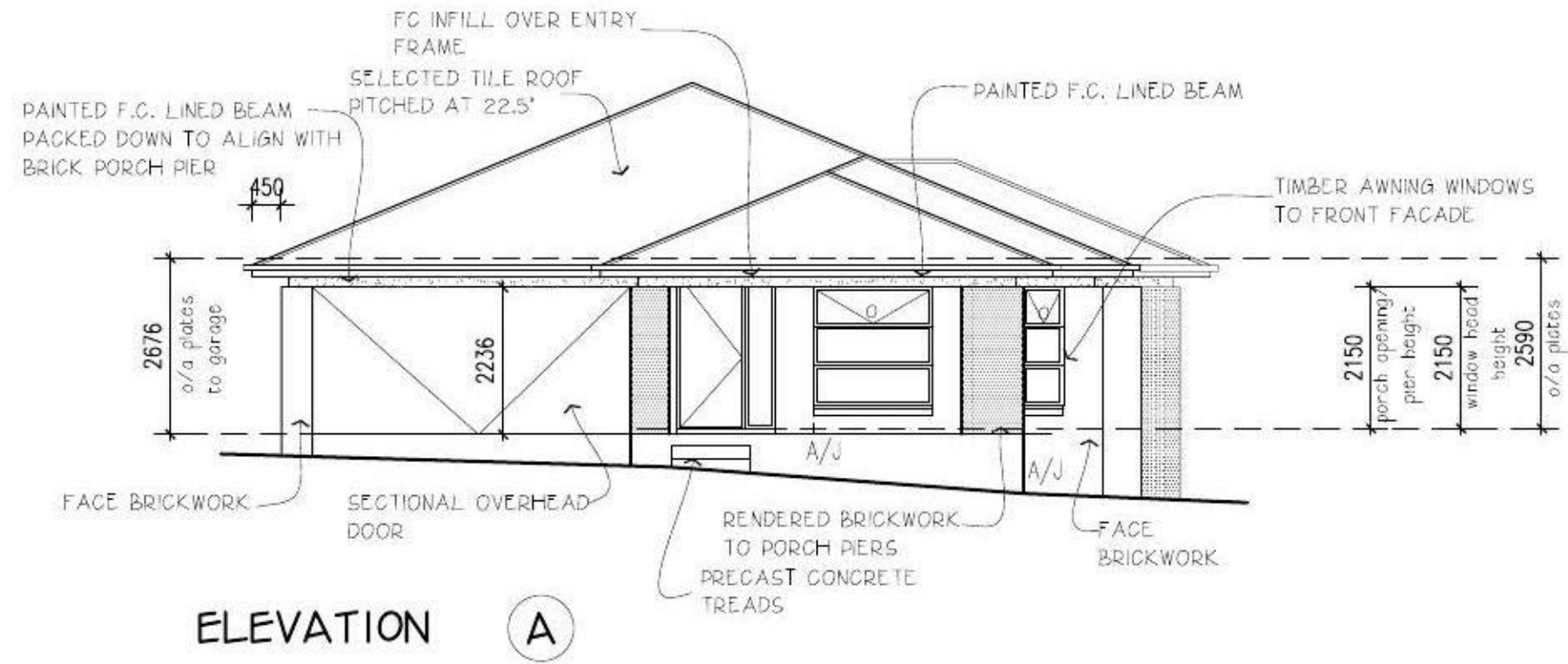
SITE PLAN		HAND	LH	SHT	1	Barclay	Kenzo
DRAWN	JS	D.P	1168993			For	EDGEWATER
CHECKED	(CHKBY)	JOB No.	200098			At	LOT 2310 TENGALA DRIVE JORDAN SPRINGS
SCALE	1:200	Date:	05/06/2013				



EDGEWATER HOMES

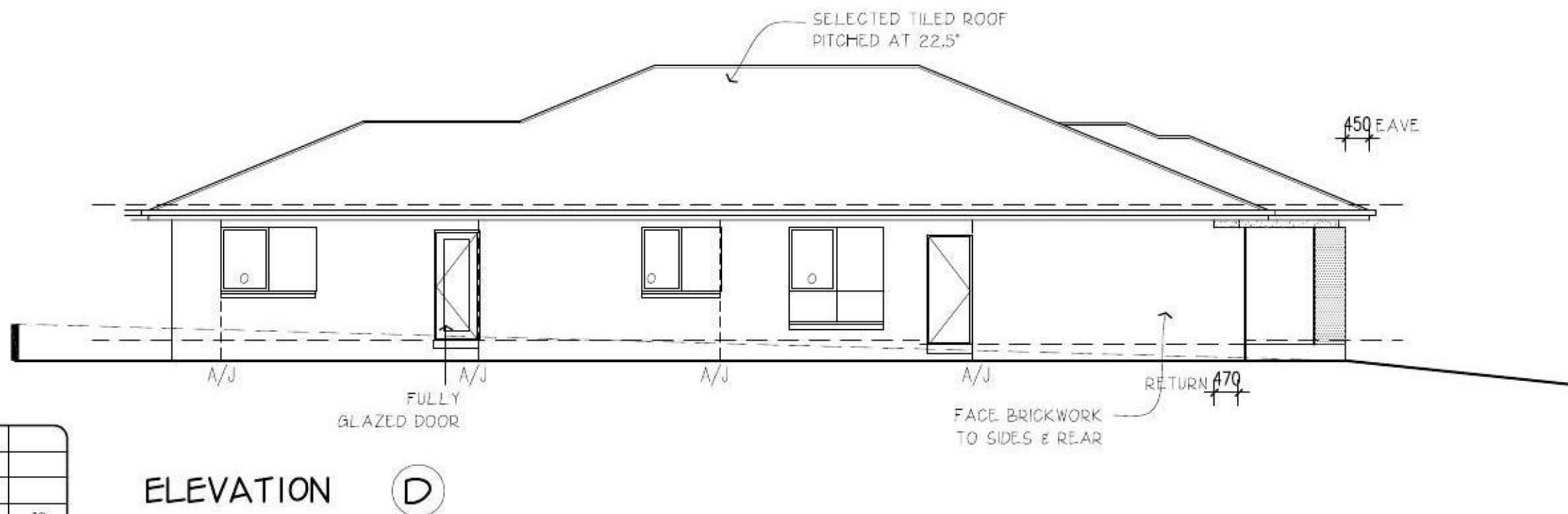
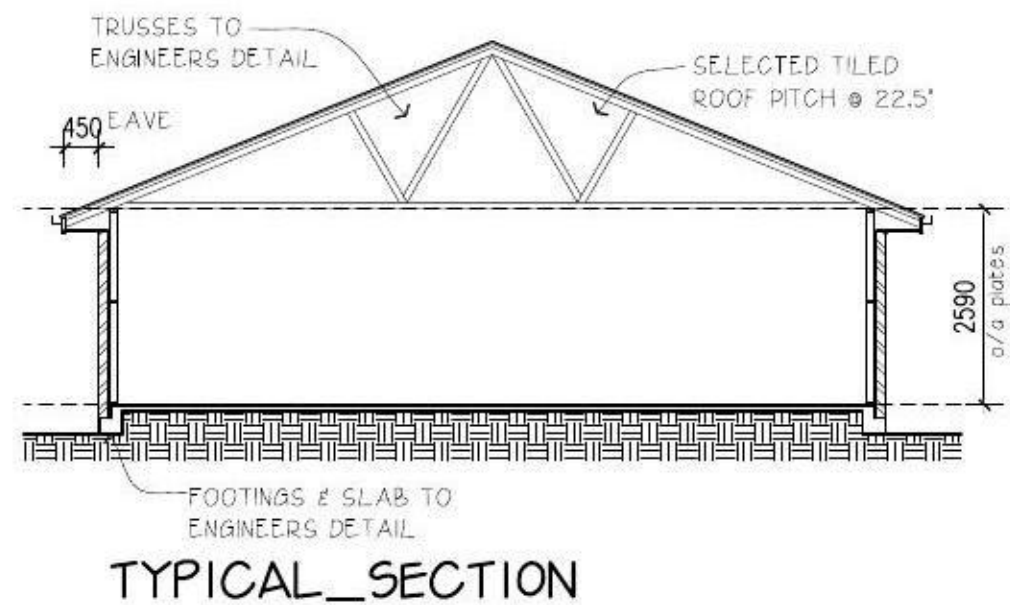
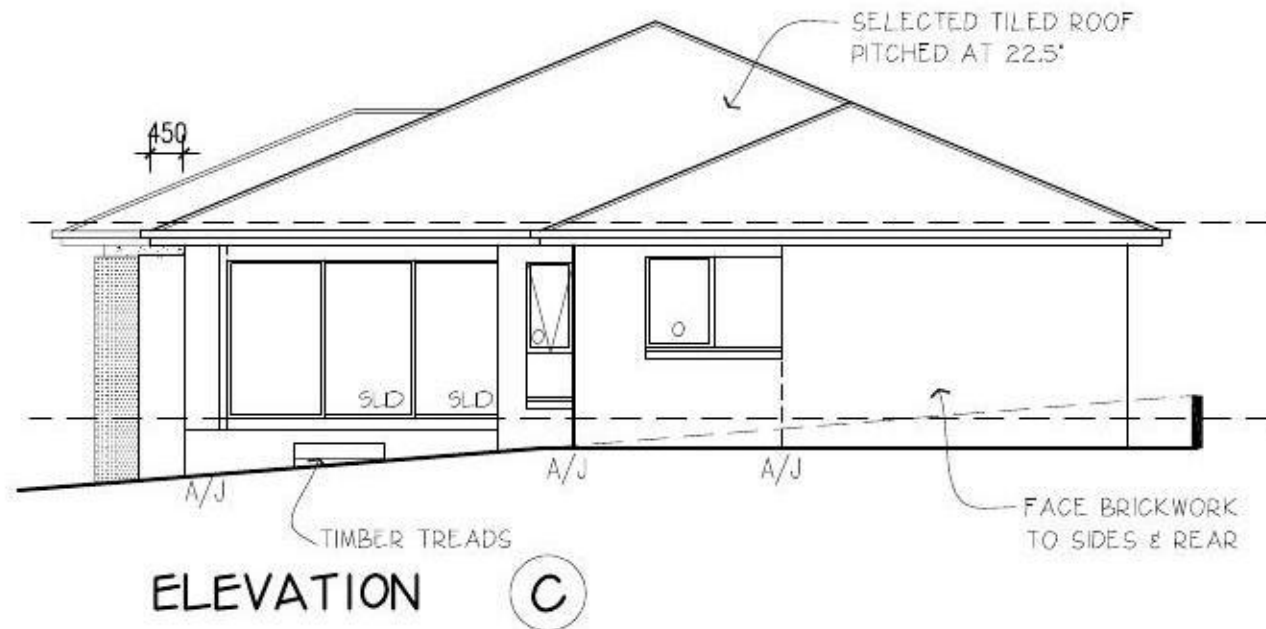
PO Box 550 Moorebank NSW 1875
Ph: 9623 7526 Fax: 9673 5560

TABLE OF BASIS COMMITMENTS	
PROJECT ADDRESS: LOT 2310 TENGALA DRIVE JORDAN SPRINGS	
CERTIFICATE NO.: 4873245	
WATER	
- DEVELOPMENT TO BE CONNECTED TO 2,000LT RAINWATER TANK.	
- RAINWATER TANK CONFIGURED TO COLLECT AT LEAST 230m 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.	
- SINGLE PHASE AC UNIT TO 1 LIVING AREA EER 3.0-3.5	
- KITCHEN: INDIVIDUAL FAN, DUCTED (RANGEHOOD) OPERATION CONTROL, MANUAL SWITCH.	
- BATHROOM: 1x 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 1) FOR NATURAL LIGHTING.	
- GAS COOKTOP AND ELECTRIC OVEN TO BE INSTALLED IN THE KITCHEN.	
- OUTDOOR CLOTHES LINE	
WELL VENTILATED FRIDGE SPACE	



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	DRAWN JS	HAND LH	SHT 3	For EDGEWATER		
	CHECKED (CHKBY)	JOB No. 200098		At LOT 2310 TENGALA DRIVE JORDAN SPRINGS		
SCALE 1:100	Date: 05/06/2013					



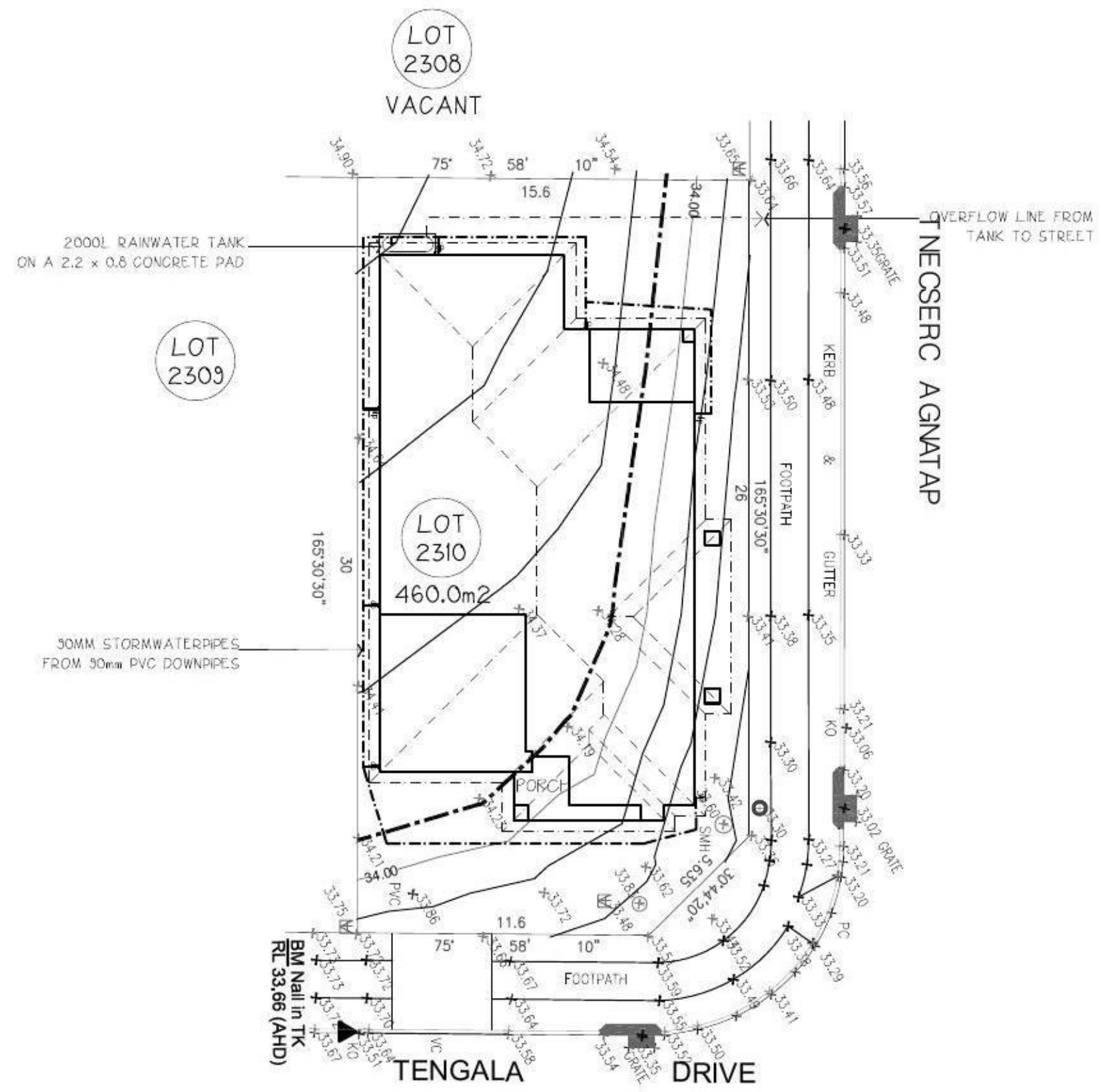
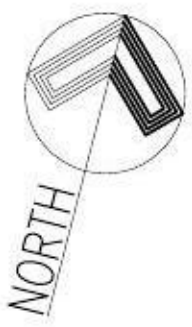
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DATE	REVISION	DRAWN

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	DRAWN	JS						For	EDGEWATER	
	CHECKED	(CHKBY)	JOB No. 200098					At	LOT 2310 TENGALA DRIVE JORDAN SPRINGS	
	SCALE	1:100	Date: 03/10/2012							

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

STORMWATER DISPOSAL TO KERB & CHANNEL

STORMWATER - LINE



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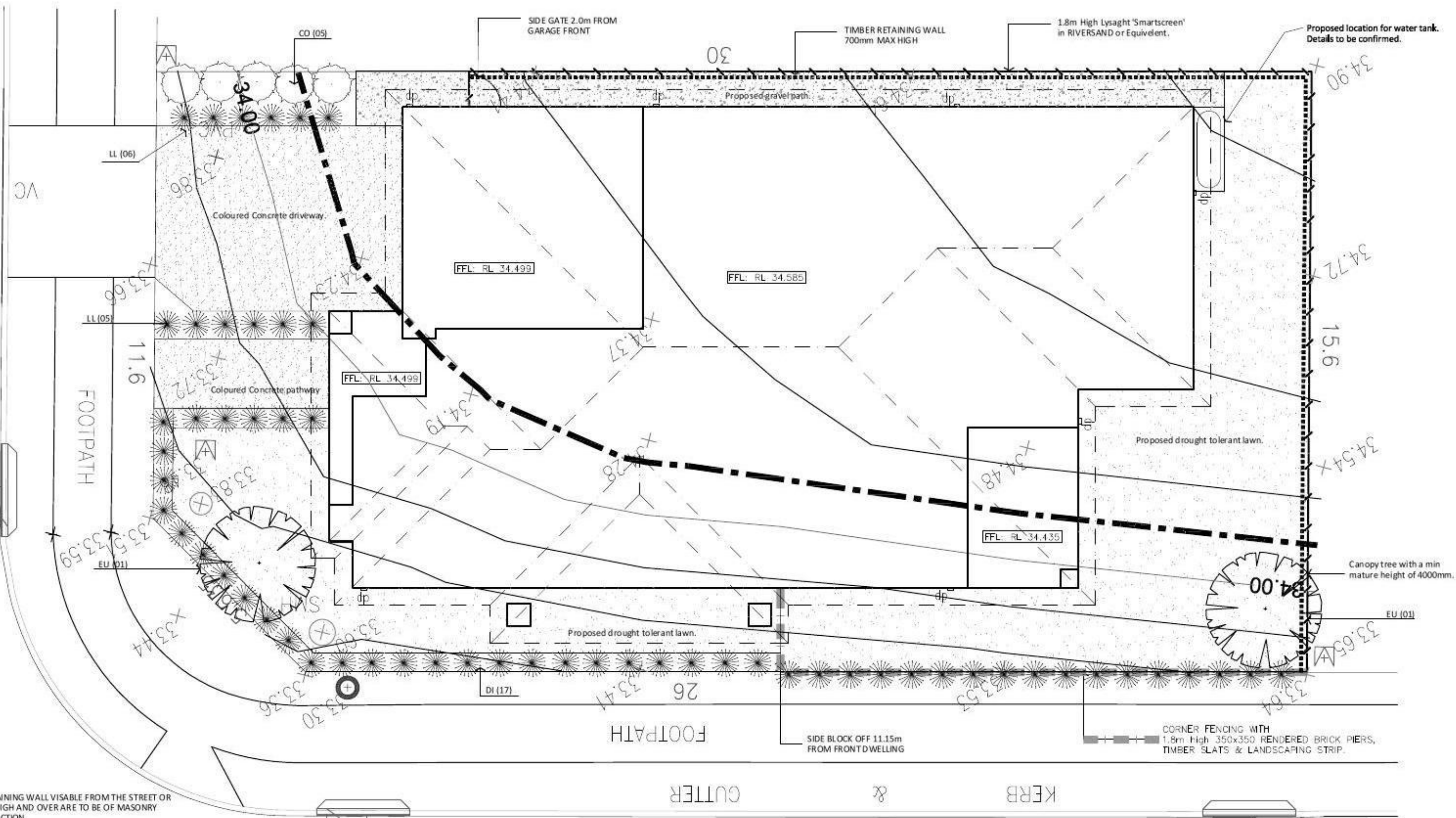
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STORMWATER	
DRAWN JS	D.P 1168992
CHECKED (CHKBY)	JOB No. 200098
SCALE 1:200	Date: 03/10/2012

HAND H	SHT 1A	Barclay	Kenzo
For	EDGEWATER		
At	LOT 2310 TENGALA DRIVE JORDAN SPRINGS		

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

TENGALE DRIVE



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

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.
 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
 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.

PATANGA CRESCENT 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
DI	<i>Dianella longifolia</i>	Smooth Flax Lily	800	800	42	140mm
LL*	<i>Lomandra longifolia</i> 'Tanika'	Tanika Lomandra	700	700	16	140mm

* Native plant selection

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LANDSCAPING	SHEET	4A	HAND	LH	Barclay	Kenzo
DRAWN JS 05/06/2013	For EDGEWATER HOMES					
CHECKED **	At LOT 2310 TENGALE DRIVE JORDAN SPRINGS					
SCALE 1:100	EDGEWATER HOMES PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560					