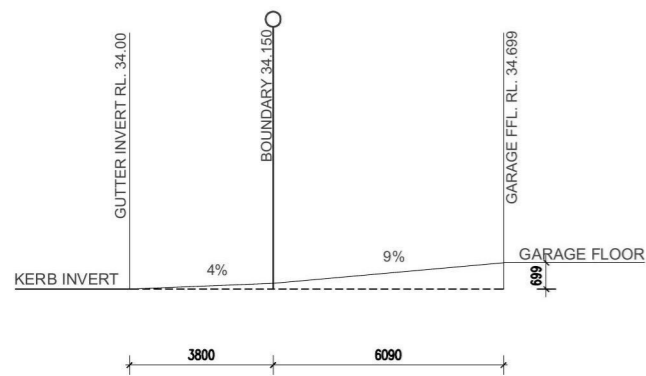
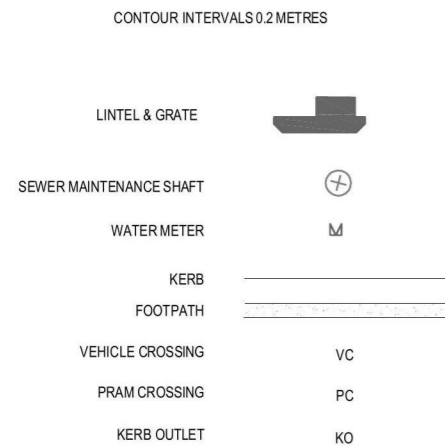


CORNER FENCING REFER TO DETAIL



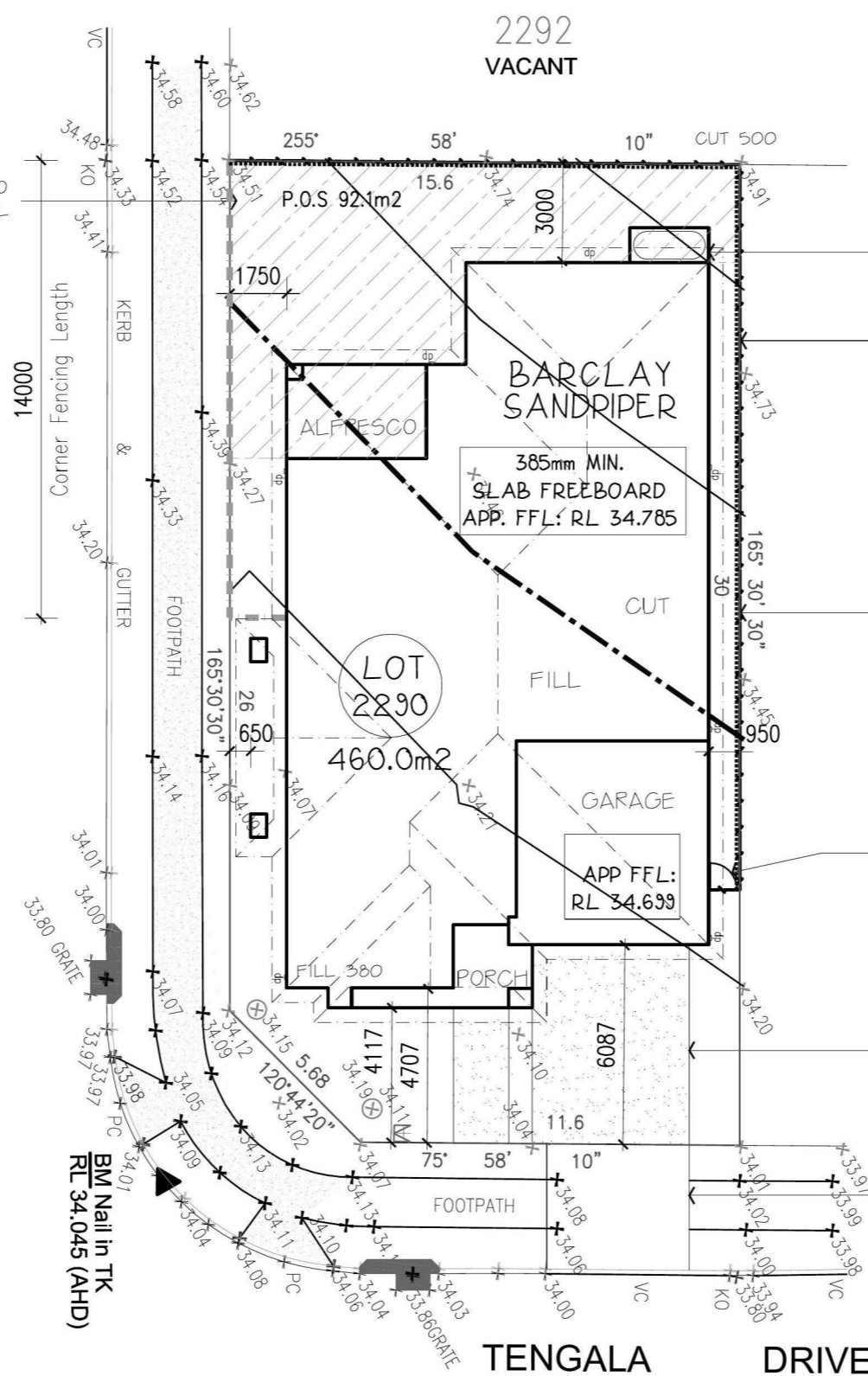
NOTE: DRIVEWAY IS DESIGNED IN ACCORDANCE WITH AS 2890.1 - 2004

1.7.13	REV A CONTRACT PLANS	JS
DATE	REVISION	DRAWN

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

TEERTS
GMOANB



TENGALA DRIVE

CUT & FILL BUILDING AREA TO RL 34.40 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



COVERAGE ANALYSIS

of Area	287.6 sqm	63.9 %
und Floor	209.2 sqm	
rage	36.8 sqm	
ch	7.5 sqm	
esco	12.4 sqm	
lding	265.9 sqm	55.7 %
rd Surface	39.5 sqm	7.3 %
meable	176.3 sqm	37.0 %
al Area	477.2 sqm	100.0 %
ck Size	477.2 sqm	

SITE PLAN

DRAWN	JS	D.P	1168993
CHECKED	(CHKBY)	JOB No.	200090
SCALE	1:200	Date:	01/07/13



Barclay

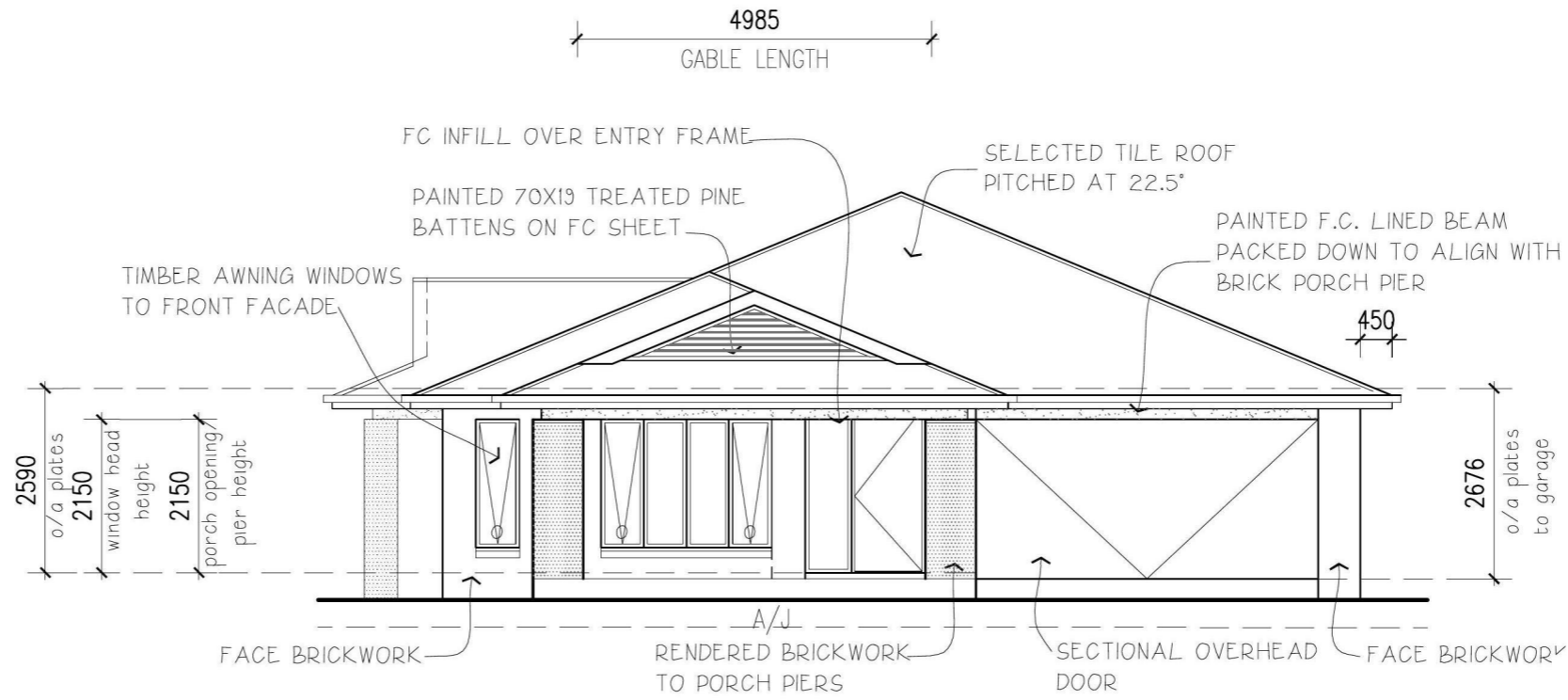
For EDGEWATER

At LOT 2290 TENGALA DRIVE JORDAN SPRINGS

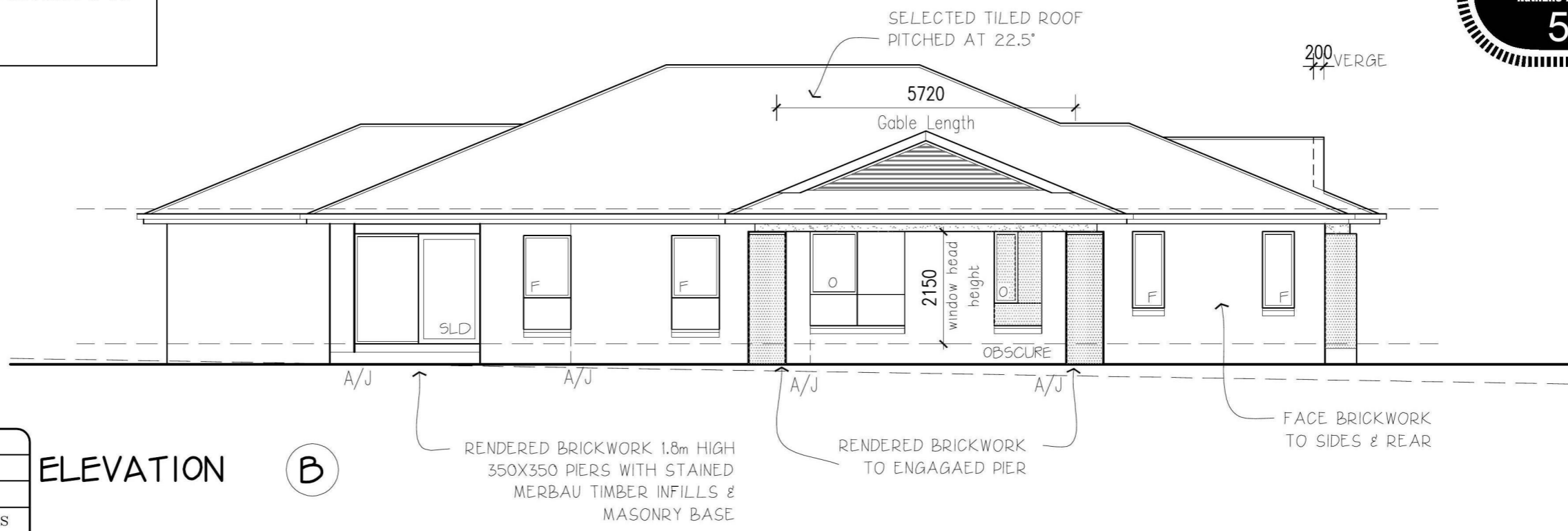
EDGEWATER HOMES

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

TABLE OF BASIX COMMITMENTS	
PROJECT ADDRESS: LOT 2290 TENGALA DRIVE JORDAN SPRINGS	
CERTIFICATE NO.: S	
WATER	
- DEVELOPMENT TO BE CONNECTED TO 2,500LT RAINWATER TANK.	
- RAINWATER TANK CONFIGURED TO COLLECT AT LEAST 200m 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 A SINGLE PHASE COOLING/HEATING SYSTEM EER 3.0-3.5.	
- 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.	



ELEVATION A



ELEVATION B

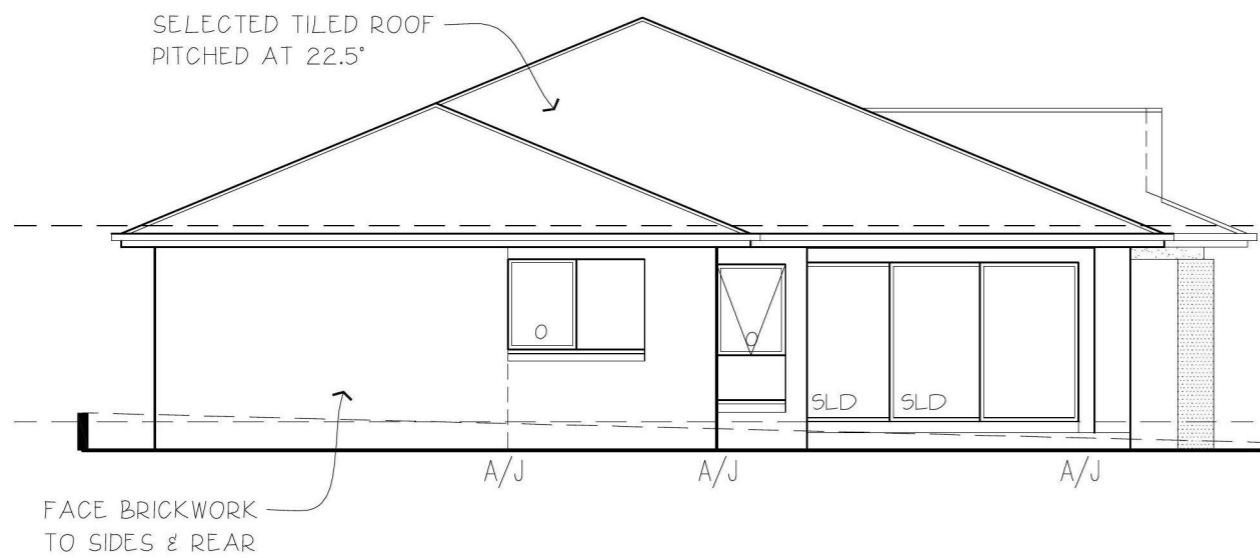
ABSA Class 1 Building Single-Dwelling Certification
 Association of Building Sustainability Assessors

Certification Number	1005470131
Certification Date	01/07/2013
Assessor Name	Brad Hoad
Assessor Number	20731
Assessor Signature	

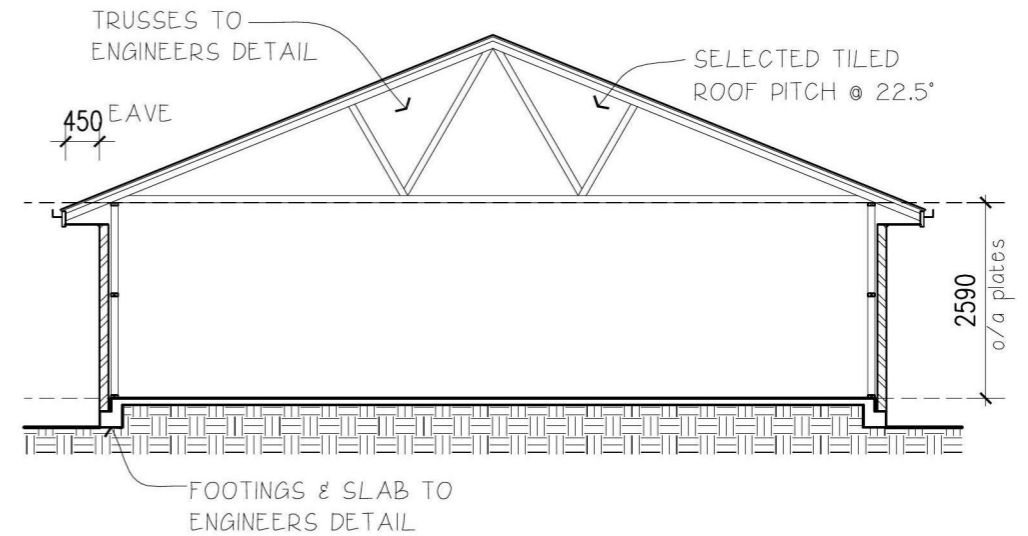
Simulated Energy: HEATING: 63.6 MJ/m² pa
 Simulated Energy: COOLING: 44.2 MJ/m² pa
 Rated with Downlights: Yes
 NatHERS Rating 107.8 MJ/m² pa
5.0 HOUSE

DATE	REVISION	DRAWN
1.7.13	REV A CONTRACT PLANS	JS

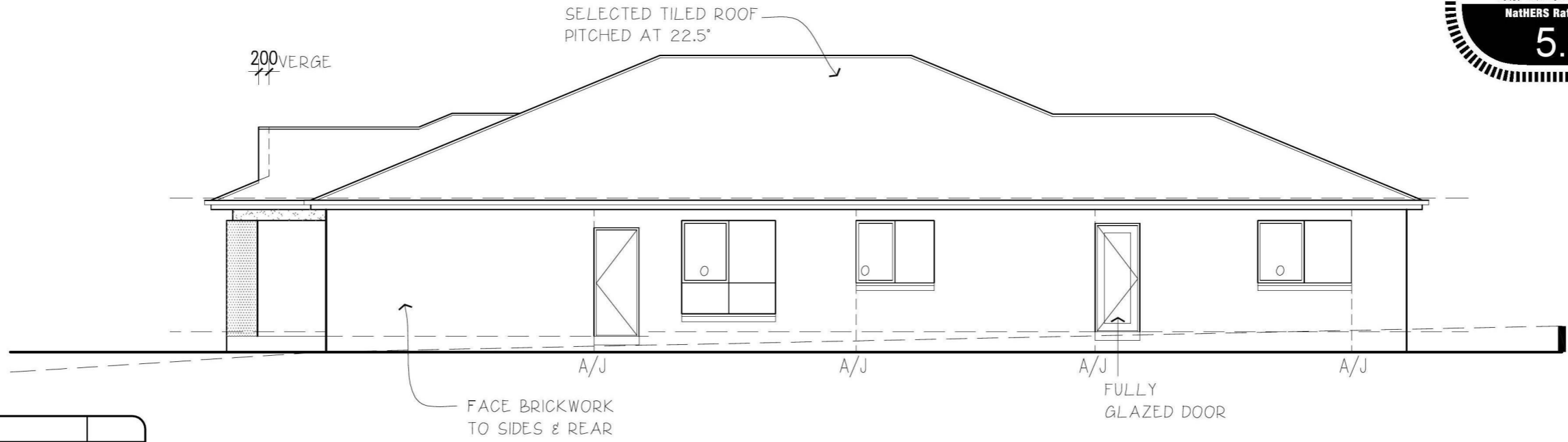
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	DRAWN	JS					For	EDGEWATER	
	CHECKED	(CHKBY)	JOB No.	200090	At	LOT 2290 TENGALA DRIVE JORDAN SPRINGS			
SCALE	1:100	Date:	01/07/2013						



ELEVATION (C)



TYPICAL_SECTION

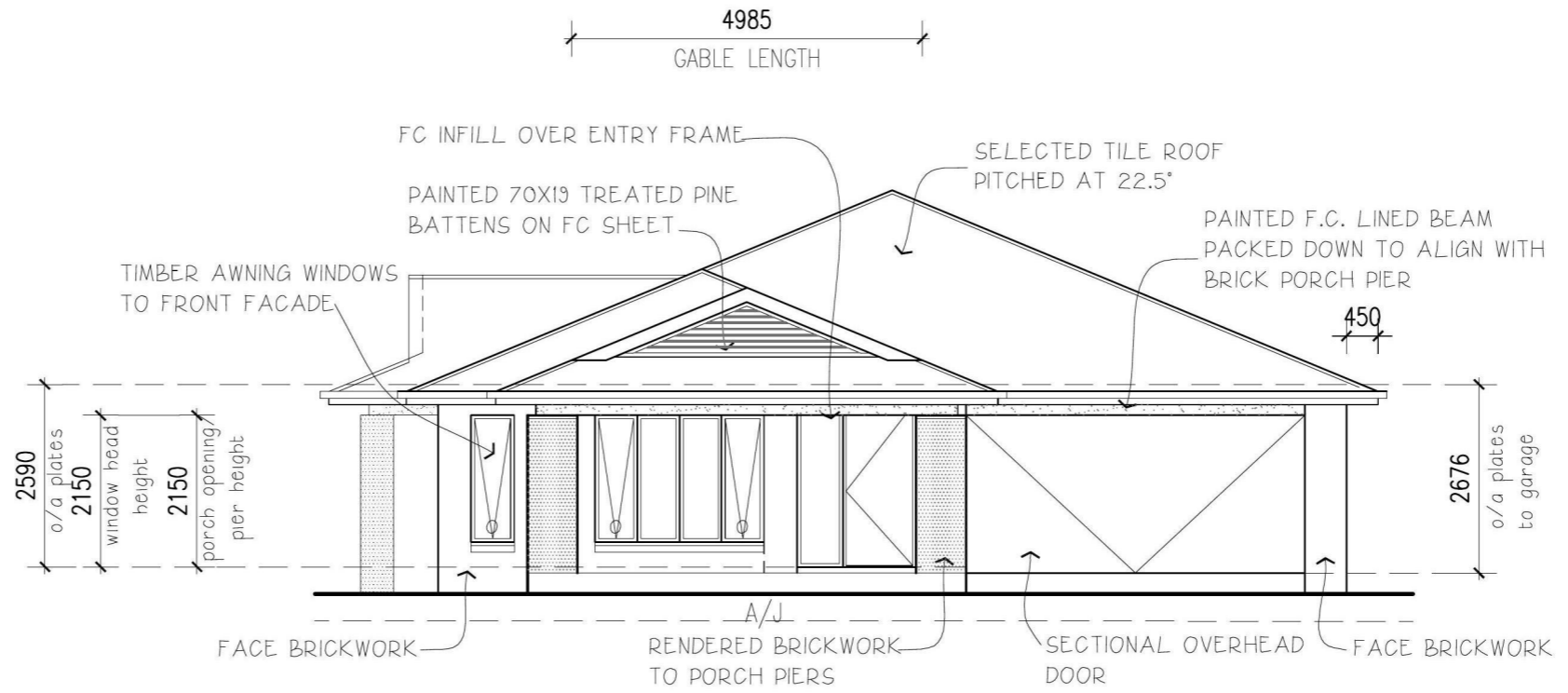


ELEVATION (D)

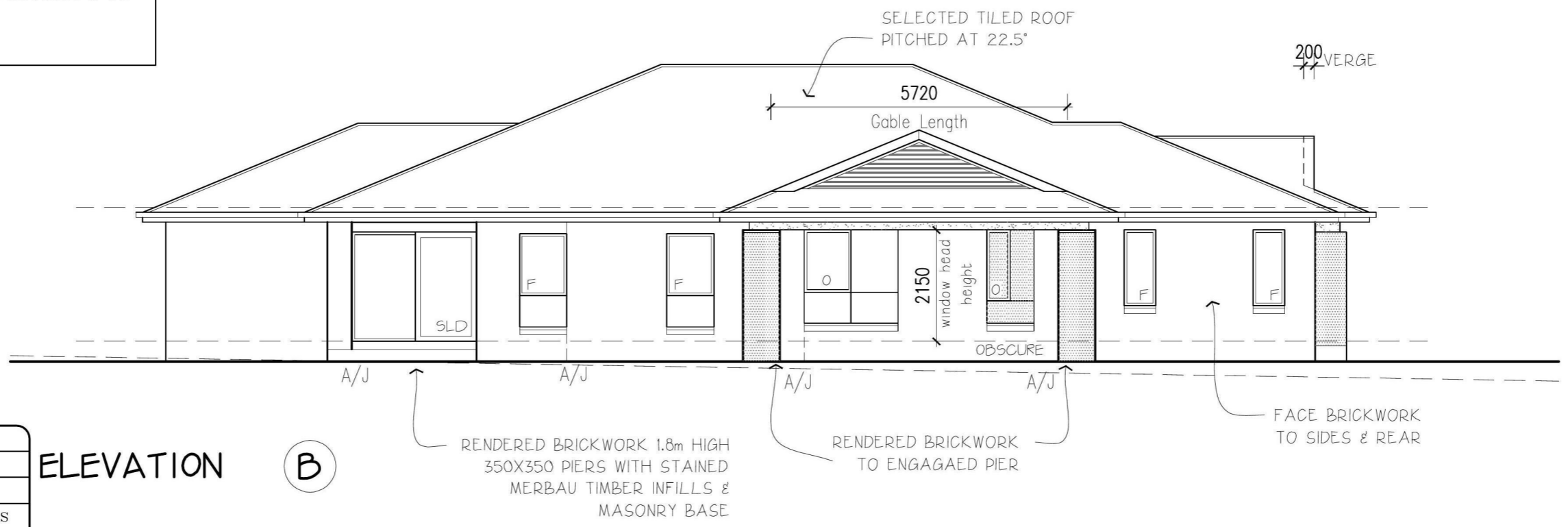
1.7.13	REV A CONTRACT PLANS	JS
DATE	REVISION	DRAWN

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	DRAWN	JS						For	EDGEWATER	
	CHECKED	(CHKBY)	JOB No. 200090					At	LOT 2290 TENGALA DRIVE JORDAN SPRINGS	
SCALE	1:100	Date: 01/07/2013								

TABLE OF BASIX COMMITMENTS	
PROJECT ADDRESS: LOT 2290 TENGALA DRIVE JORDAN SPRINGS	
CERTIFICATE NO.: S	
WATER	
- DEVELOPMENT TO BE CONNECTED TO 2,500LT RAINWATER TANK.	
- RAINWATER TANK CONFIGURED TO COLLECT AT LEAST 200m2 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 A SINGLE PHASE COOLING/HEATING SYSTEM EER 3.0-3.5.	
- 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.	



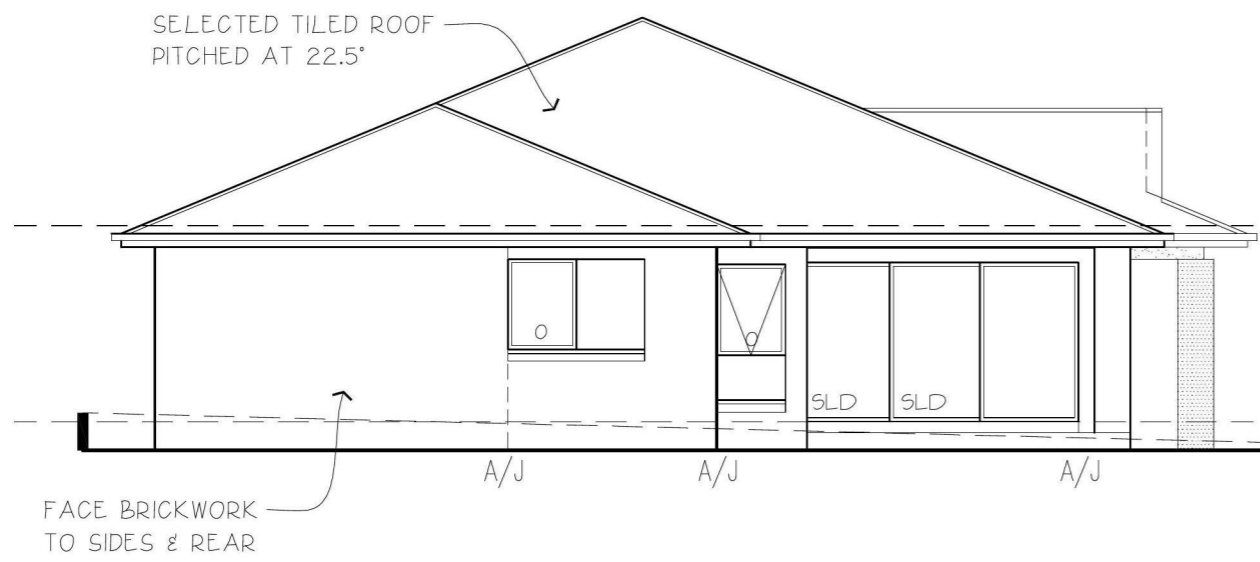
ELEVATION (A)



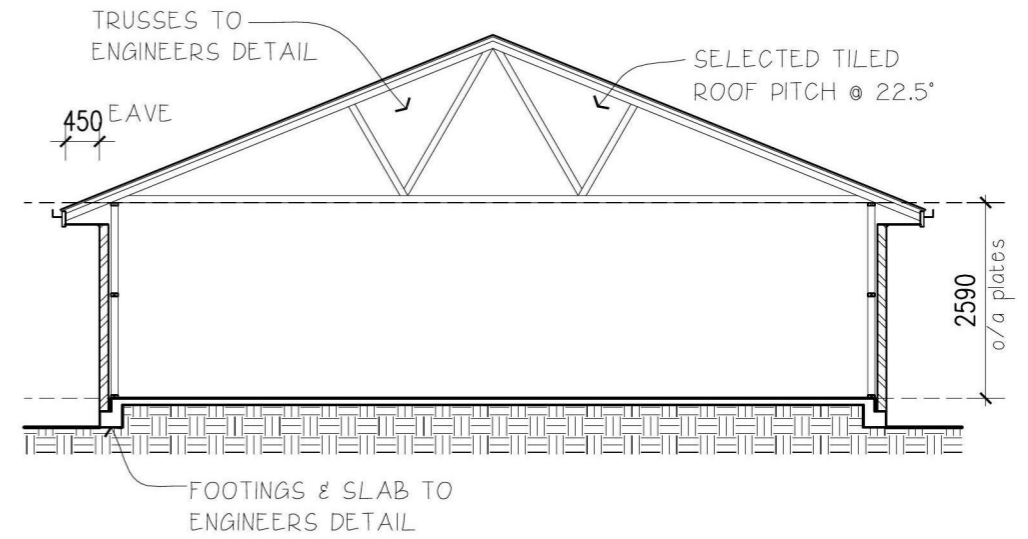
ELEVATION (B)

DATE	REVISION	DRAWN
1.7.13	REV A CONTRACT PLANS	JS

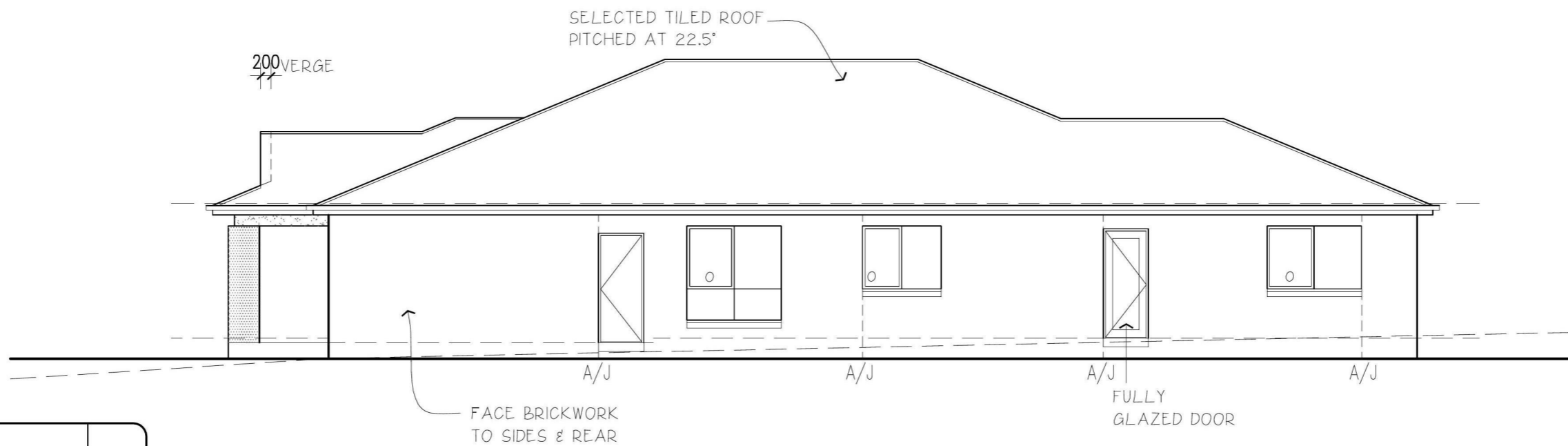
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	DRAWN	JS					For	EDGEWATER	
	CHECKED	(CHKBY)	JOB No.	200090				At	
	SCALE	1:100	Date:	01/07/2013					



ELEVATION (C)



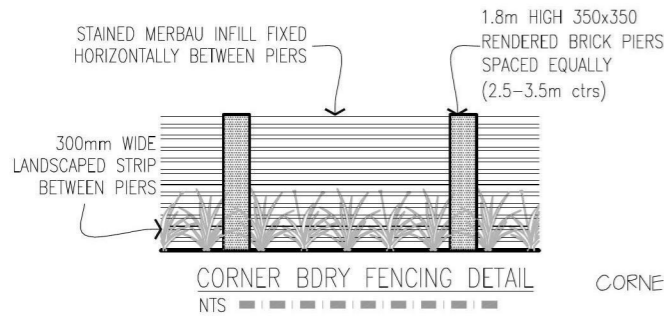
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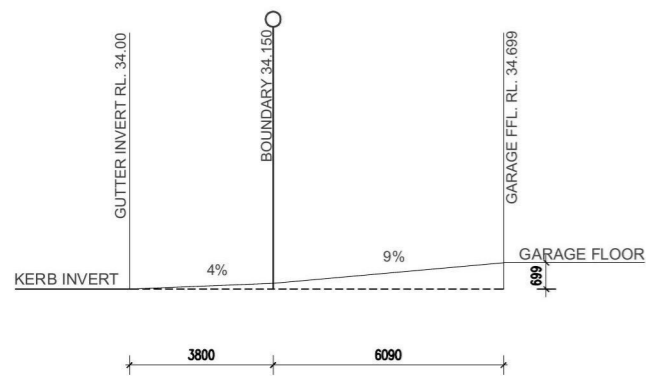
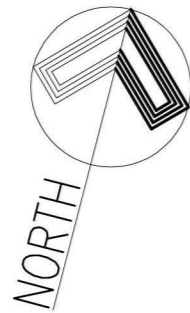
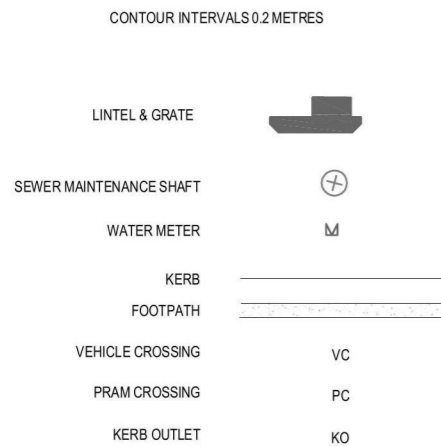
ELEVATION (D)

1.7.13	REV A CONTRACT PLANS	JS
DATE	REVISION	DRAWN

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	DRAWN	JS						For	EDGEWATER	
	CHECKED	(CHKBY)	JOB No. 200090					At	LOT 2290 TENGALA DRIVE JORDAN SPRINGS	
	SCALE	1:100	Date: 01/07/2013							

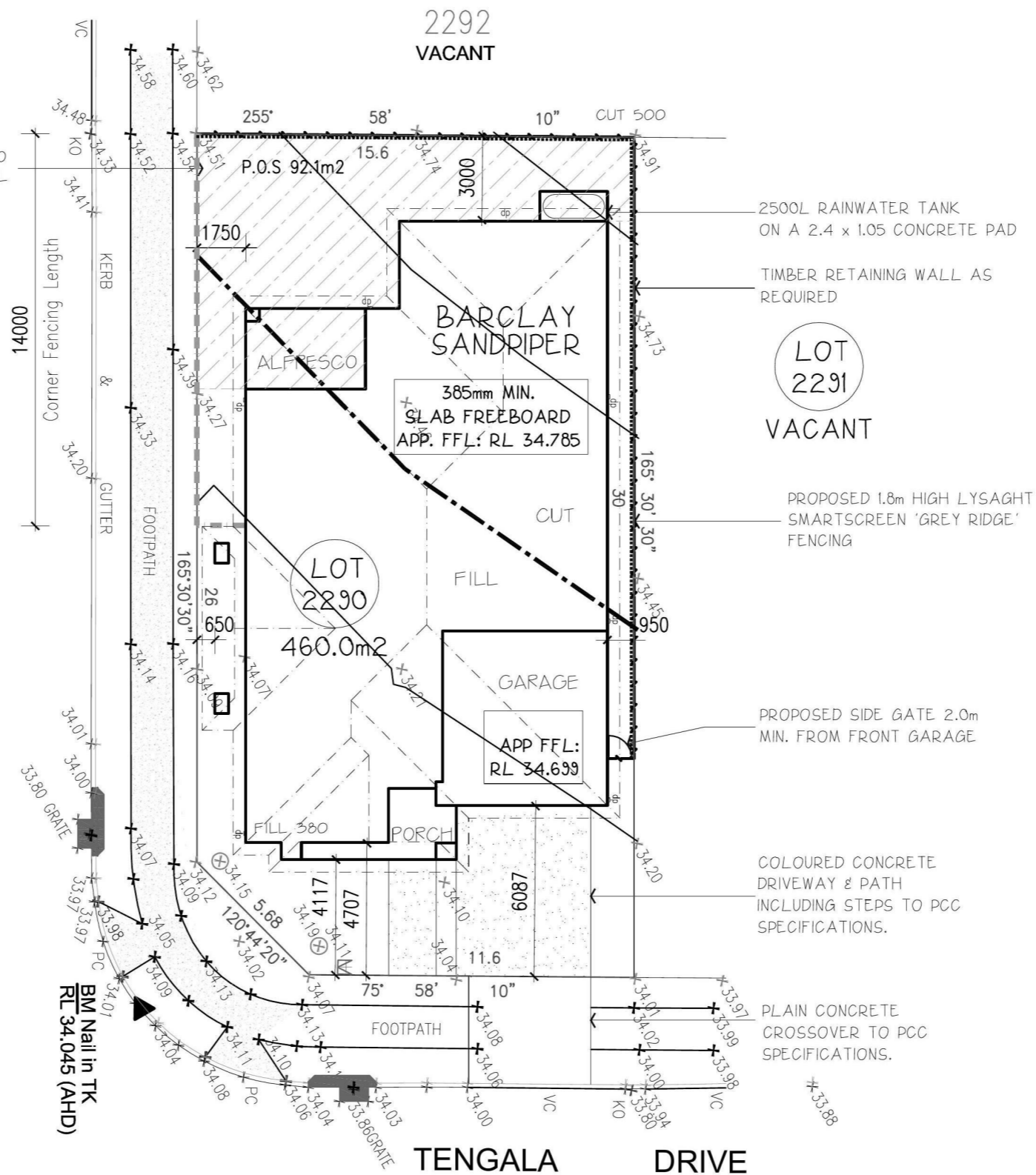


CORNER FENCING REFER TO DETAIL



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

TEERTS
GMOANB



CUT & FILL BUILDING AREA TO RL 34.40 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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NOTE: ALL EXISTING STREET TREES AND VERGE PLANTING TO BE PROTECTED DURING CONSTRUCTION

SITE COVERAGE ANALYSIS

Roof Area	287.6 sqm	63.9 %
Ground Floor	209.2 sqm	
Garage	36.8 sqm	
Porch	7.5 sqm	
Alfresco	12.4 sqm	
Building	265.9 sqm	55.7 %
Hard Surface	39.5 sqm	7.3 %
Permeable	176.3 sqm	37.0 %
Total Area	477.2 sqm	100.0 %
Block Size	477.2 sqm	

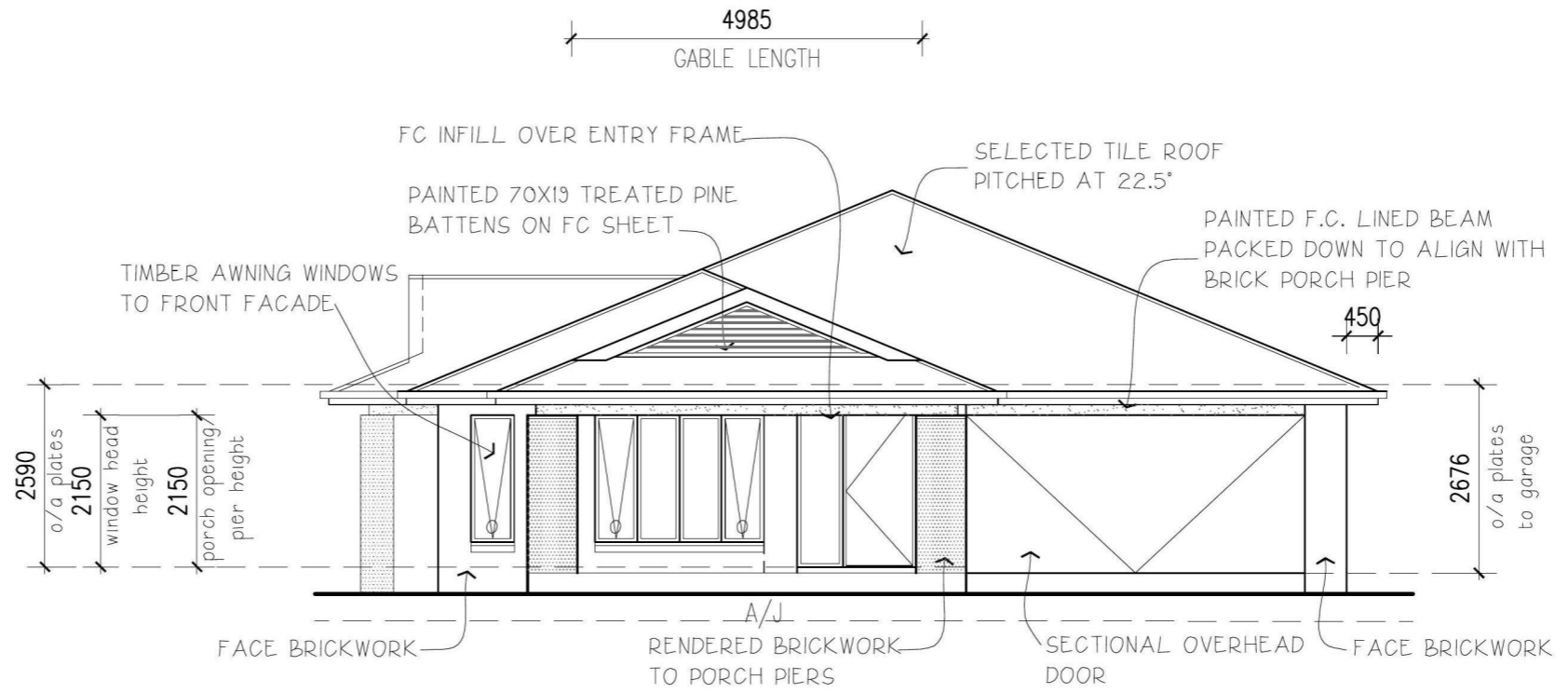
DATE	REVISION	DRAWN
1.7.13	REV A CONTRACT PLANS	JS

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

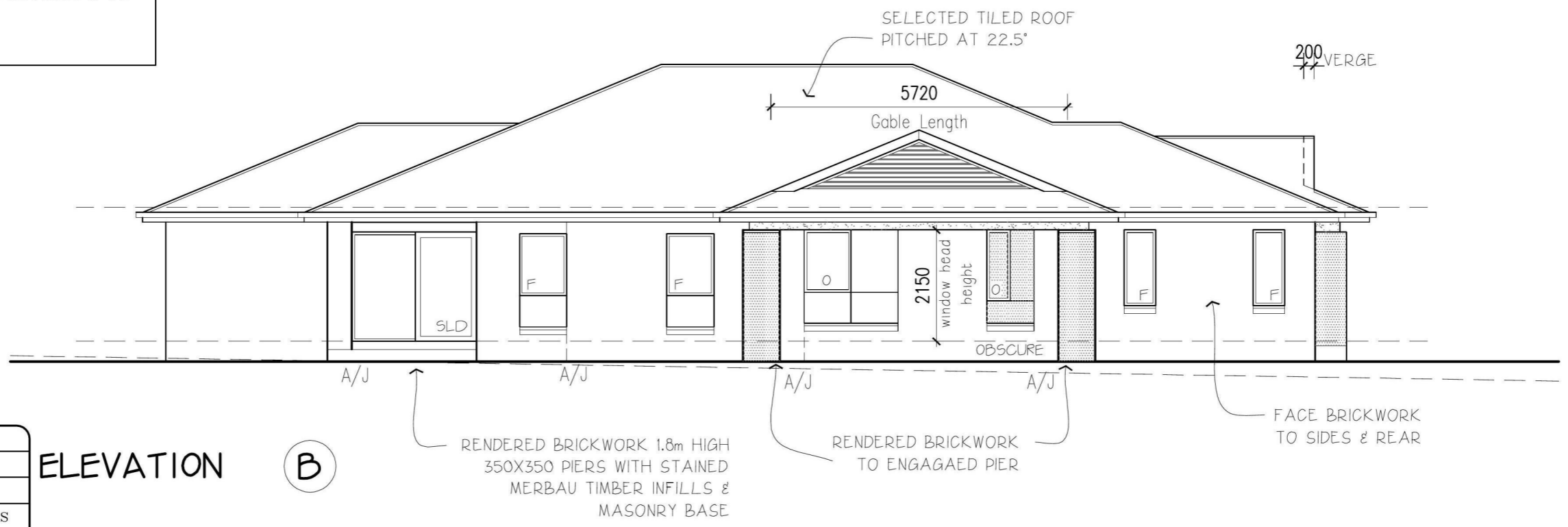
GARDEN EDGING VISIBLE FROM THE STREET IS TO BE CONSTRUCTED OF TEXTURED OR COLOURED MASONRY BRICKS, BLOCKS OR COLOURED CONCRETE, NO TIMBER EDGING IS PERMITTED

SITE PLAN DRAWN JS D.P 1168993 CHECKED (CHKBY) JOB No. 200090 SCALE 1:200 Date: 01/07/13	HAND RH SHT 1	Barclay Sandpiper	EDGEWATER HOMES PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560
		For EDGEWATER	
	At LOT 2290 TENGALA DRIVE JORDAN SPRINGS		

TABLE OF BASIX COMMITMENTS	
PROJECT ADDRESS: LOT 2290 TENGALA DRIVE JORDAN SPRINGS	
CERTIFICATE NO.: S	
WATER	
- DEVELOPMENT TO BE CONNECTED TO 2,500LT RAINWATER TANK.	
- RAINWATER TANK CONFIGURED TO COLLECT AT LEAST 200m2 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 A SINGLE PHASE COOLING/HEATING SYSTEM EER 3.0-3.5.	
- 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.	



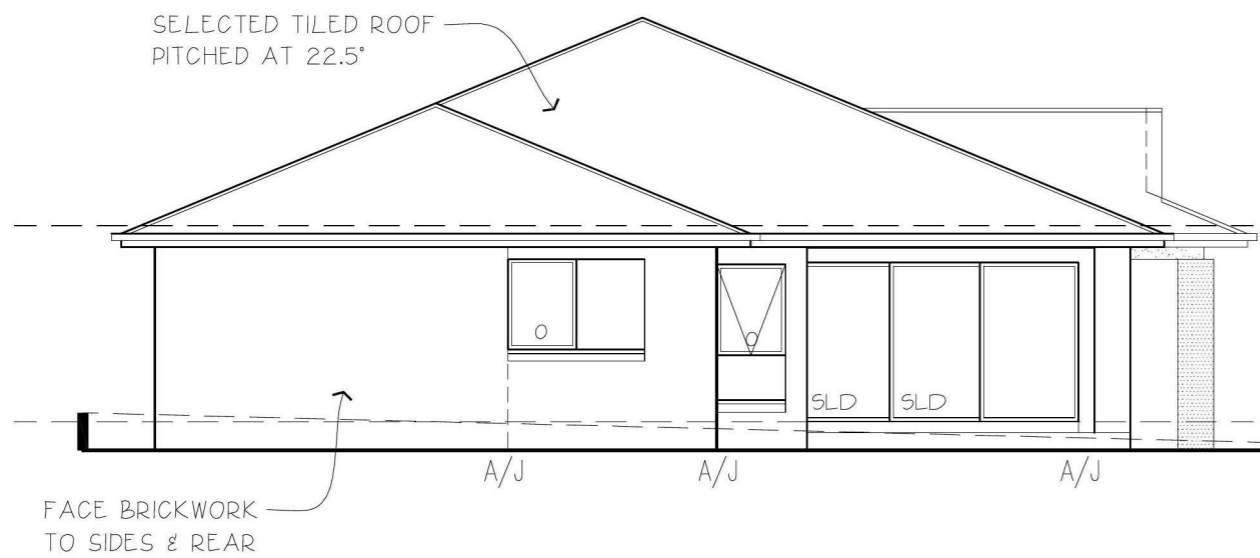
ELEVATION A



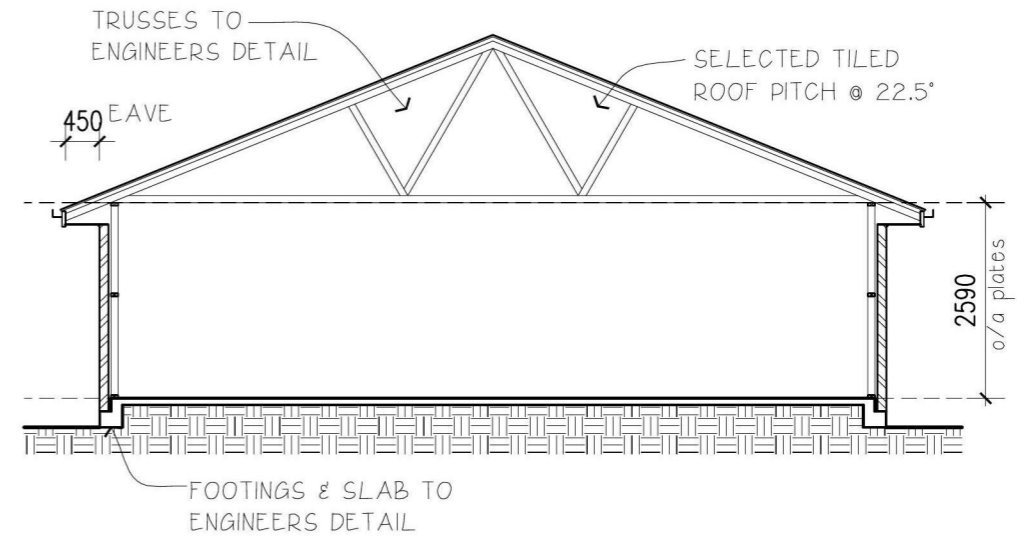
ELEVATION B

DATE	REVISION	DRAWN
1.7.13	REV A CONTRACT PLANS	JS

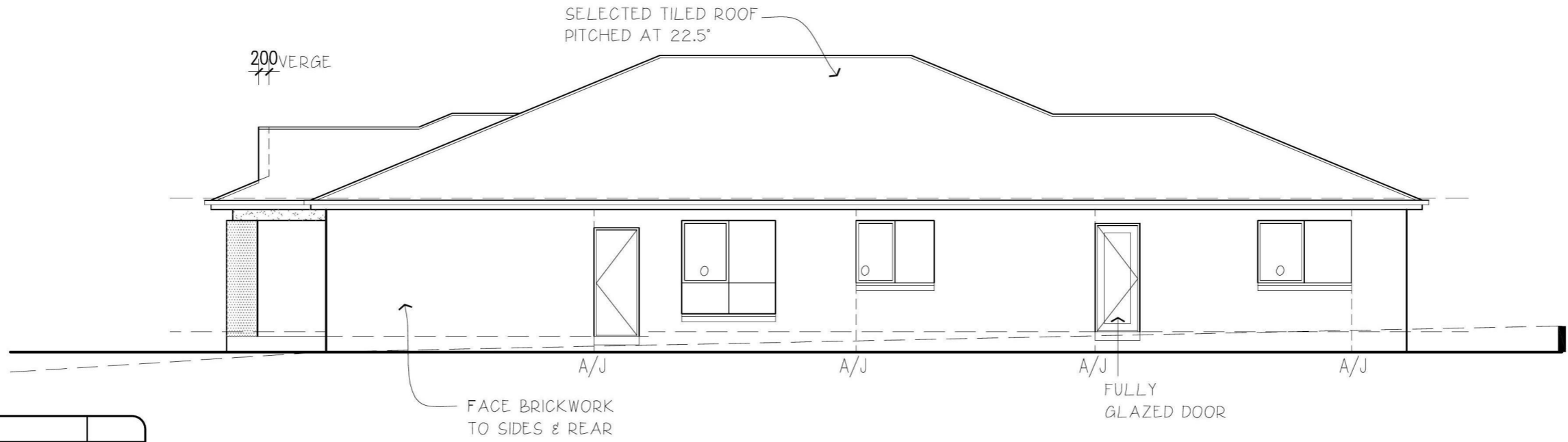
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	DRAWN	JS						For	EDGEWATER	
	CHECKED	(CHKBY)	JOB No.	200090				At	LOT 2290 TENGALA DRIVE JORDAN SPRINGS	
SCALE	1:100	Date:	01/07/2013							



ELEVATION (C)



TYPICAL_SECTION



ELEVATION (D)

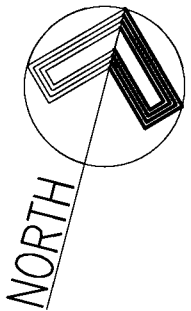
1.7.13	REV A CONTRACT PLANS	JS
DATE	REVISION	DRAWN

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	DRAWN	JS						For	EDGEWATER	
	CHECKED	(CHKBY)	JOB No. 200090					At	LOT 2290 TENGALA DRIVE JORDAN SPRINGS	
SCALE	1:100	Date: 01/07/2013								

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

STORMWATER DISPOSAL TO KERB & CHANNEL

STORMWATER - LINE

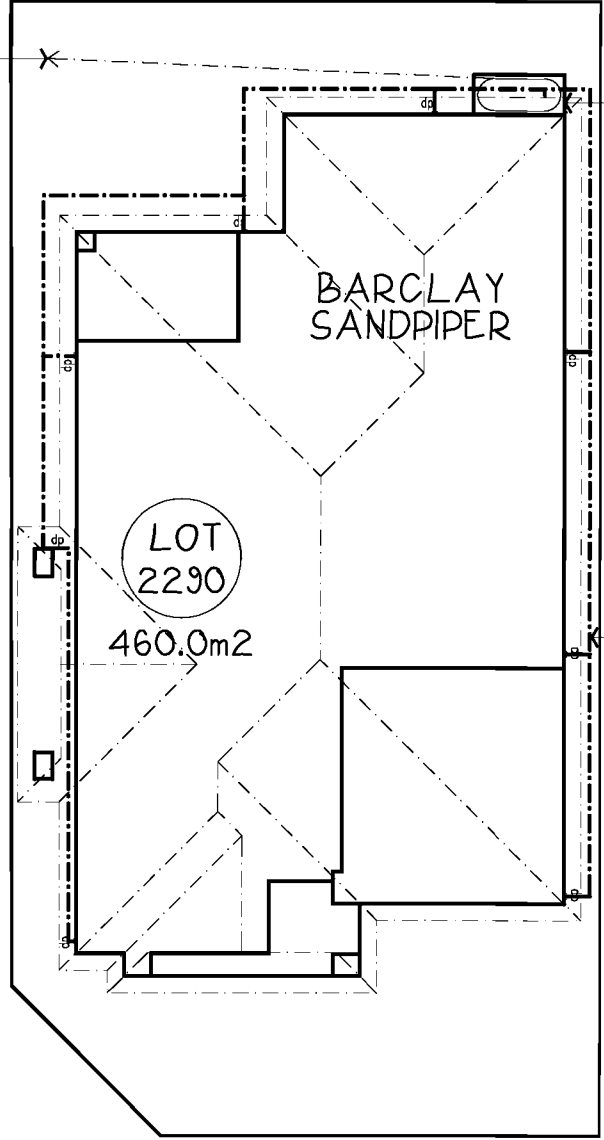


OVERFLOW LINE FROM TANK TO STREET

2500L RAINWATER TANK ON A 2.4 x 1.05 CONCRETE PAD

90MM STORMWATERPIPES FROM 90mm PVC DOWNPIPES

BINALONG STREET



TENGALA DRIVE

1.7.13	REV A CONTRACT PLANS	JS
DATE	REVISION	DRAWN

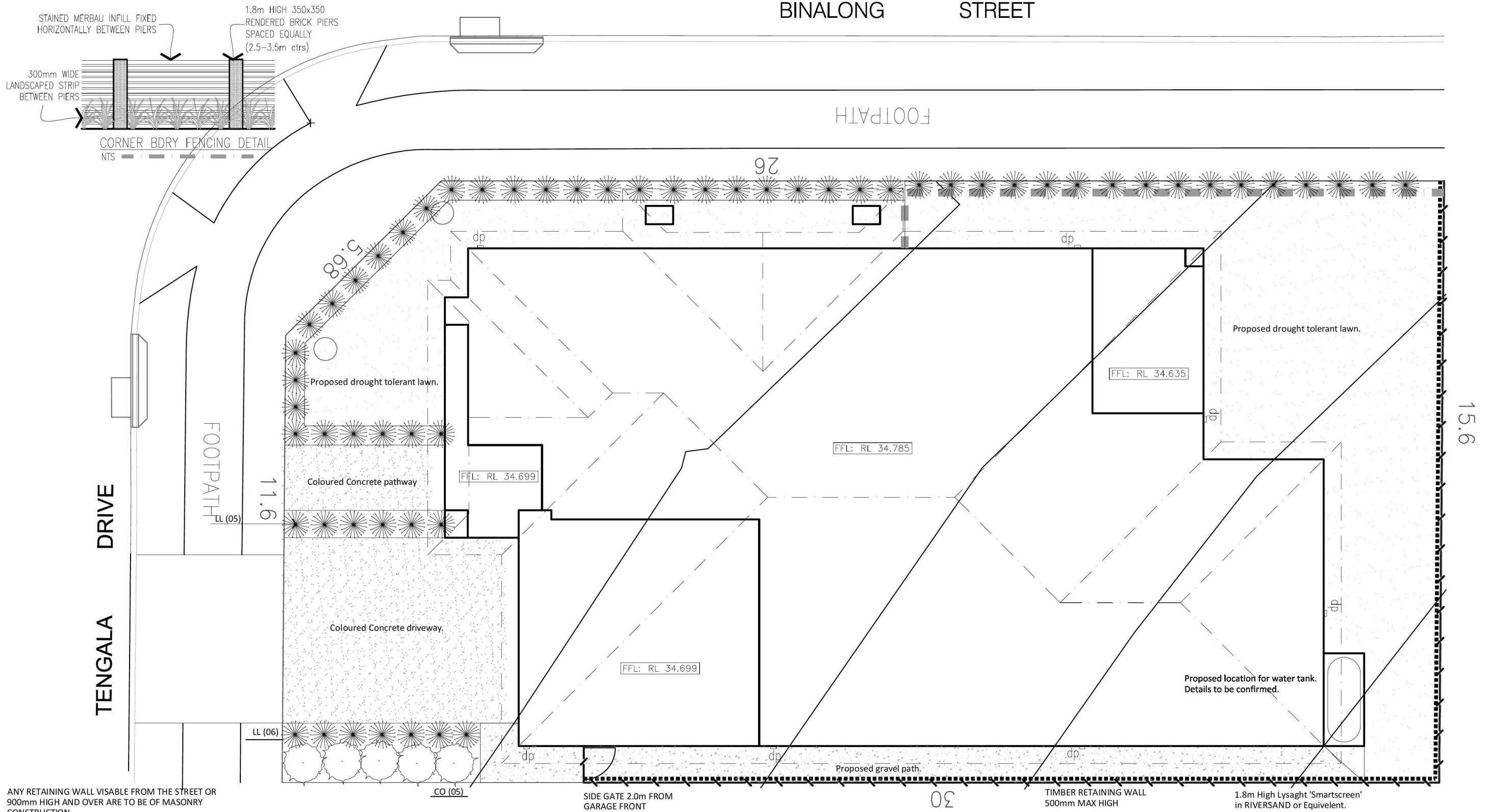
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STORMWATER	
DRAWN JS	D.P 1168993
CHECKED (CHKBY)	JOB No. 200090
SCALE 1:200	Date: 01/07/13

HAND	H	SHT	1A
------	---	-----	----

For	EDGEWATER
At	LOT 2290 TENGALA DRIVE JORDAN SPRINGS

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



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

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.

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.

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

1.7.13	REV A CONTRACT PLANS	JS
DATE	REVISION	DRAWN

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LANDSCAPING

SHEET 4A HAND RH

Barclay

Sandpiper

DRAWN JS 01/07/2013

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