

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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- (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

# CUT & FILL BUILDING AREA TO RL 40.615 APPROX. TO CREATE LEVEL BUILDING PLATFORM FOR WAFFLE POD SLAB

CUT - LINE



PLAIN CONCRETE CROSSOVER TO PCC SPECIFICATIONS.

PROPOSED 1.8m HIGH LYSAGHT SMARTSCREEN 'GREY RIDGE' FENCING

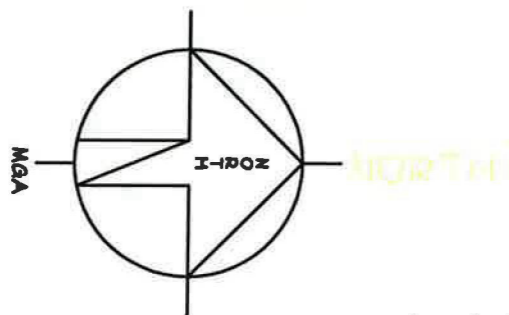
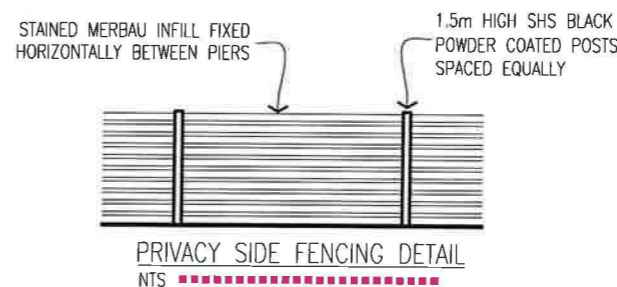
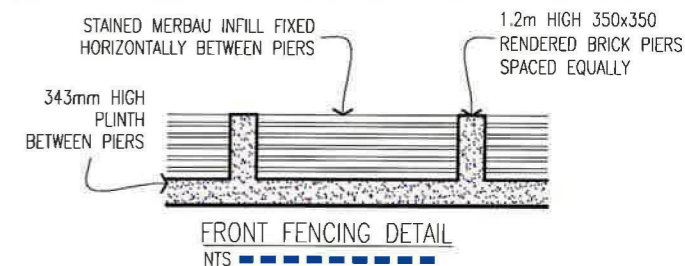
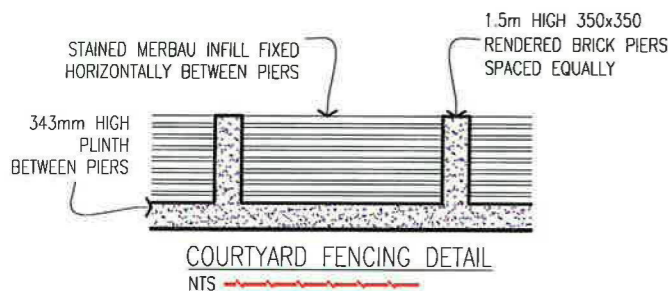
PROPOSED SIDE GATE SETBACK 0.6m FROM FRONT GARAGE

PROPOSED 1.8m HIGH LYSAGHT SMARTSCREEN 'GREY RIDGE' FENCING

PROPOSED SIDE GATE 3.85m SETBACK FROM FRONT BOUNDARY

PLAIN COLOURED CONCRETE PATHWAY

PROPOSED SIDE GATE 3.85m FROM FRONT BOUNDARY 1.8m TIMBER BATTENS FIXED VERTICALLY



BM 5 KERB  
RL 40.37  
(AHD)

LAKESIDE PARADE

**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 1278 LAKESIDE PARADE JORDAN SPRINGS	
CERTIFICATE NO.: 4776475	
<b>WATER</b>	
- DEVELOPMENT TO BE CONNECTED TO 1,700LT RAINWATER TANK.	
- RAINWATER TANK CONFIGURED TO COLLECT AT LEAST 150m <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	
- FLUORESCENT LIGHTING TO 4 BEDROOMS, BATHROOMS/TOILETS & LAUNDRY	

**SITE COVERAGE ANALYSIS**

Area	sqm	%
Roof Area	168.3	70.1 %
Ground Floor	103.0	
First Floor	90.8	
Garage	35.8	
Porch	5.9	
Balcony	5.2	
Building	144.7	55.9 %
Hard Surface	8.9	4.0 %
Permeable	86.4	40.1 %
Total Area	240.0	100.0 %
Overall Block Size	240.0 sqm	



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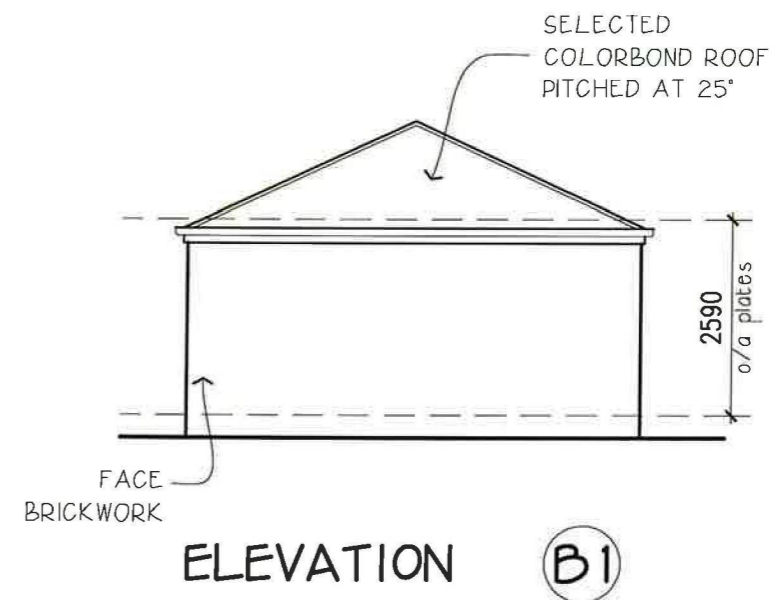
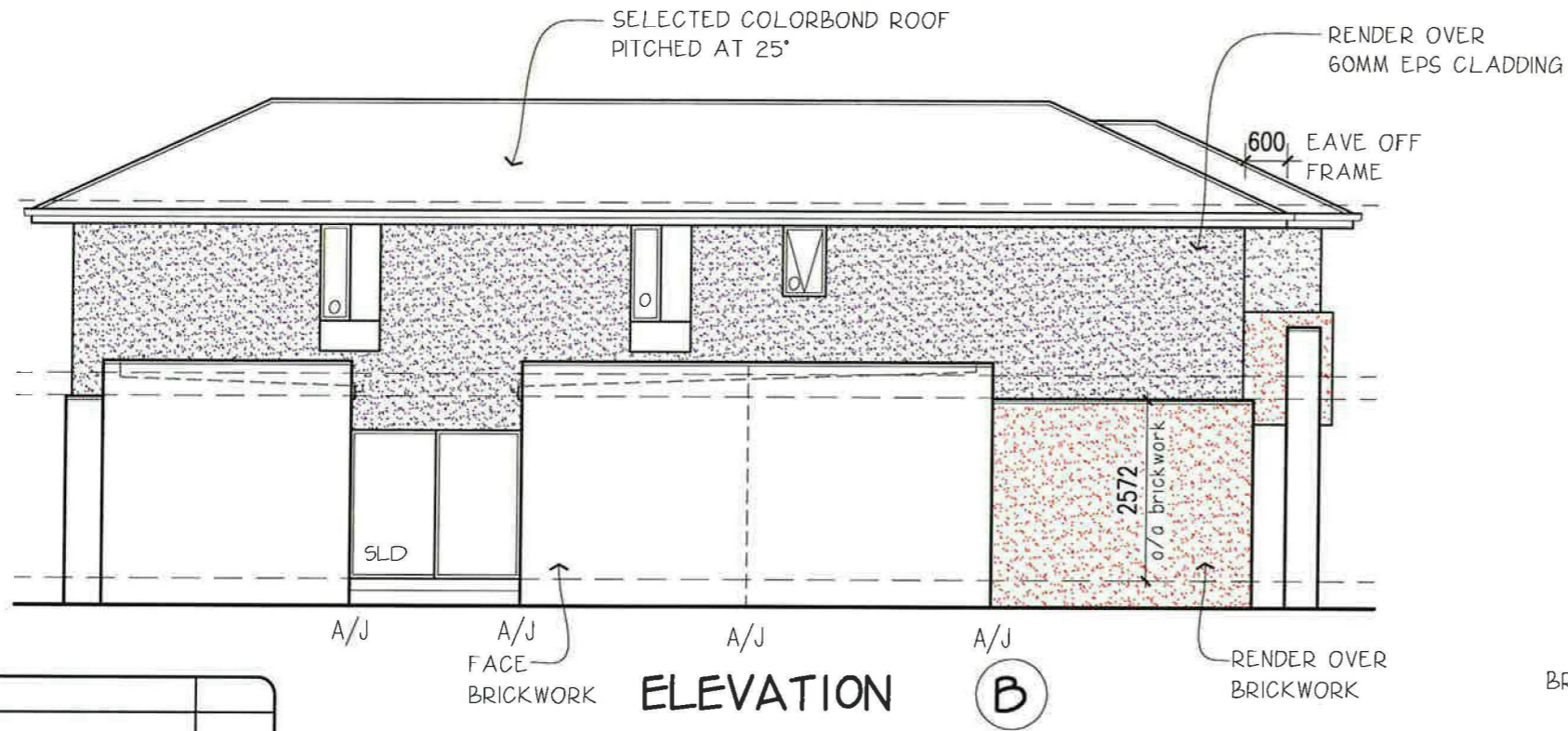
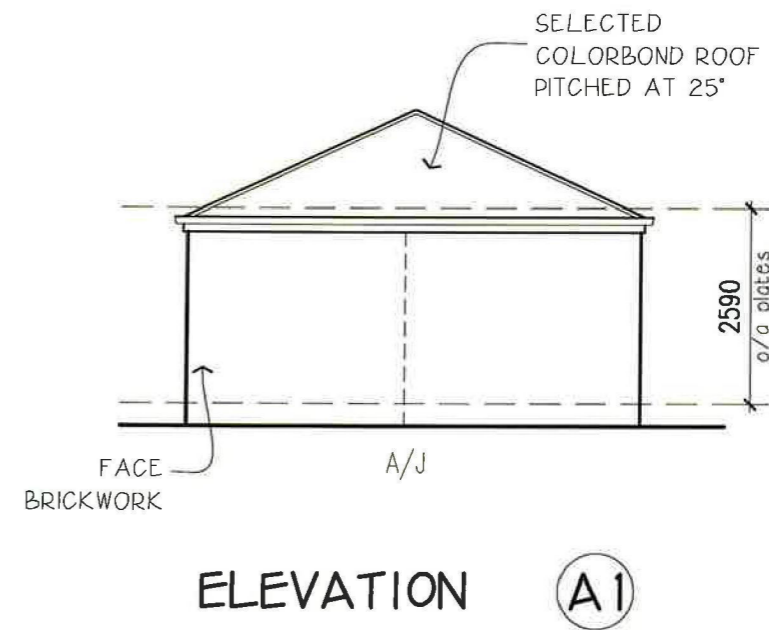
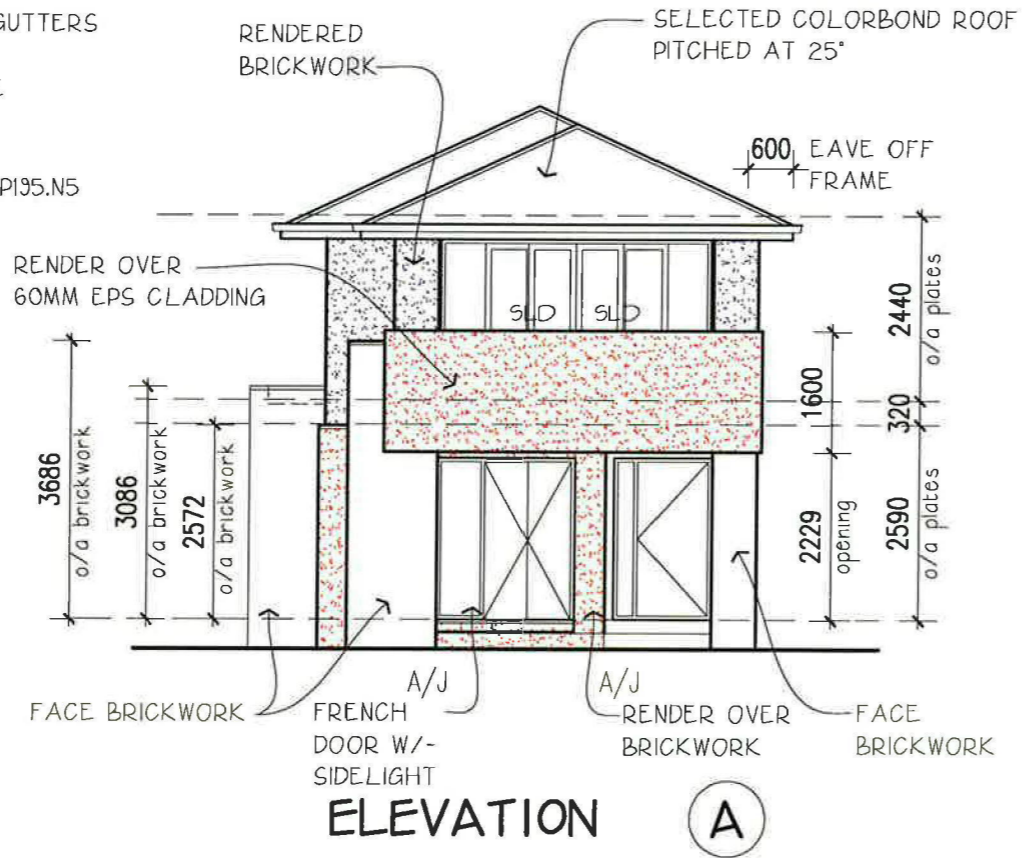
<p>© Henley Arch P/L All rights reserved - this set of drawings is COPYRIGHT. Apart from use by the party to whom this report is addressed for the purpose for which it was requested and any fair dealing as permitted under the Copyright Act no part may be used, reproduced or copied by any means or in any form without prior permission of HENLEY ARCH P/L</p>	<b>SITE PLAN</b>		SHEET 1	HAND LH	Townhouse 10 - Stage 3 (7.5m) Urban	<p><b>EDGEWATER HOMES</b></p> <p>PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560</p>
	DRAWN BK 28/03/2013				For EDGEWATER HOMES	
	CHECKED				At LOT 1278 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 RICH CHOCOLATE
- FRONT DOOR DULUX HENNA RED P04.F9
- GARAGE PANEL DOOR COLORBOND SURFMIST
- GARAGE ACCESS DOOR BRISTOL OAK FLATS P195.N5

RENDER COLOURS:

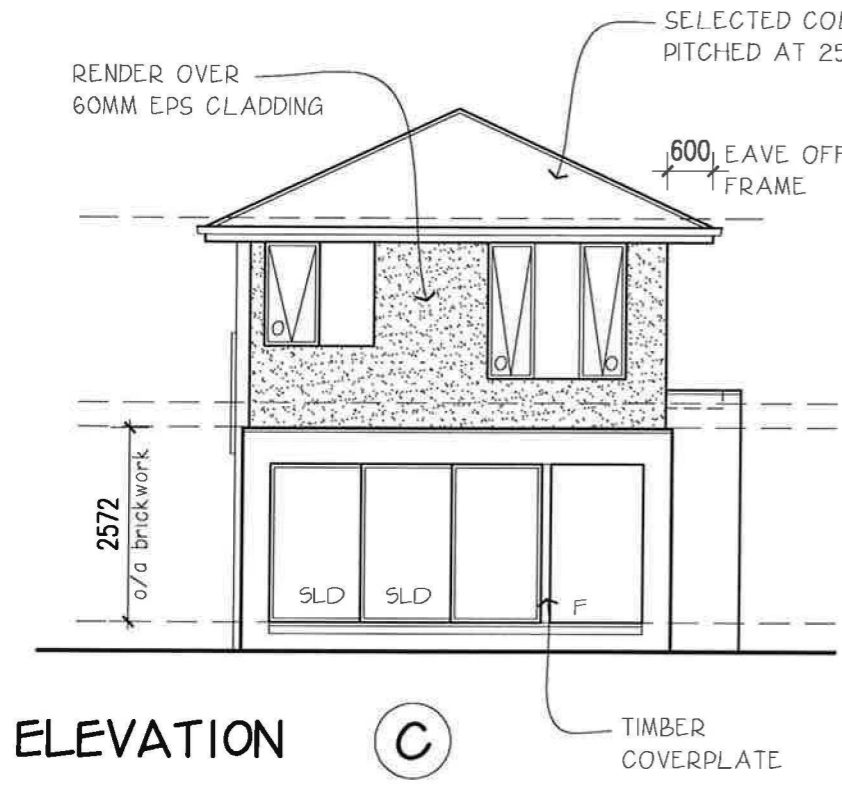
-  DULUX STOWE WHITE PCW.E4
-  BRISTOL OAK FLATS P195.N5



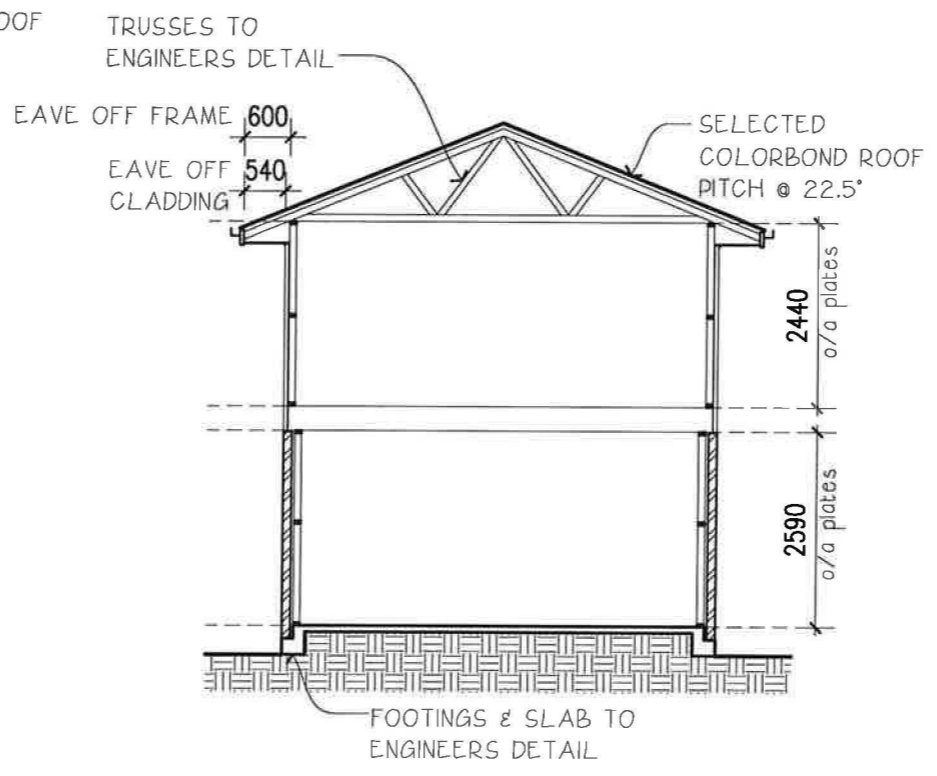
DATE	REVISION	DRAWN

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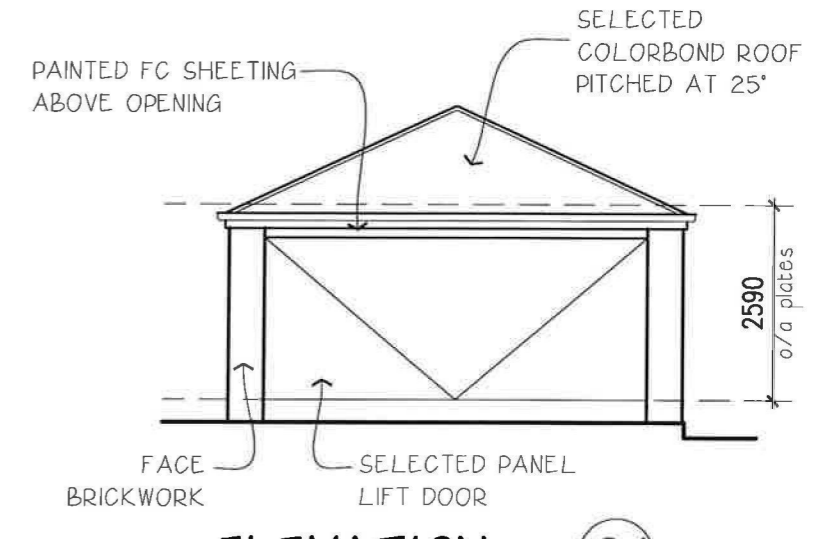
<b>ELEVATIONS</b>		SHEET 3	HAND LH	Townhouse 10 - Stage 3 (7.5m) Urban	<b>EDGEWATER HOMES</b> PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560
DRAWN BK	28/03/2013	For EDGEWATER HOMES		At LOT 1278 LAKESIDE PARADE JORDAN SPRINGS	
CHECKED **					
SCALE	1:100				



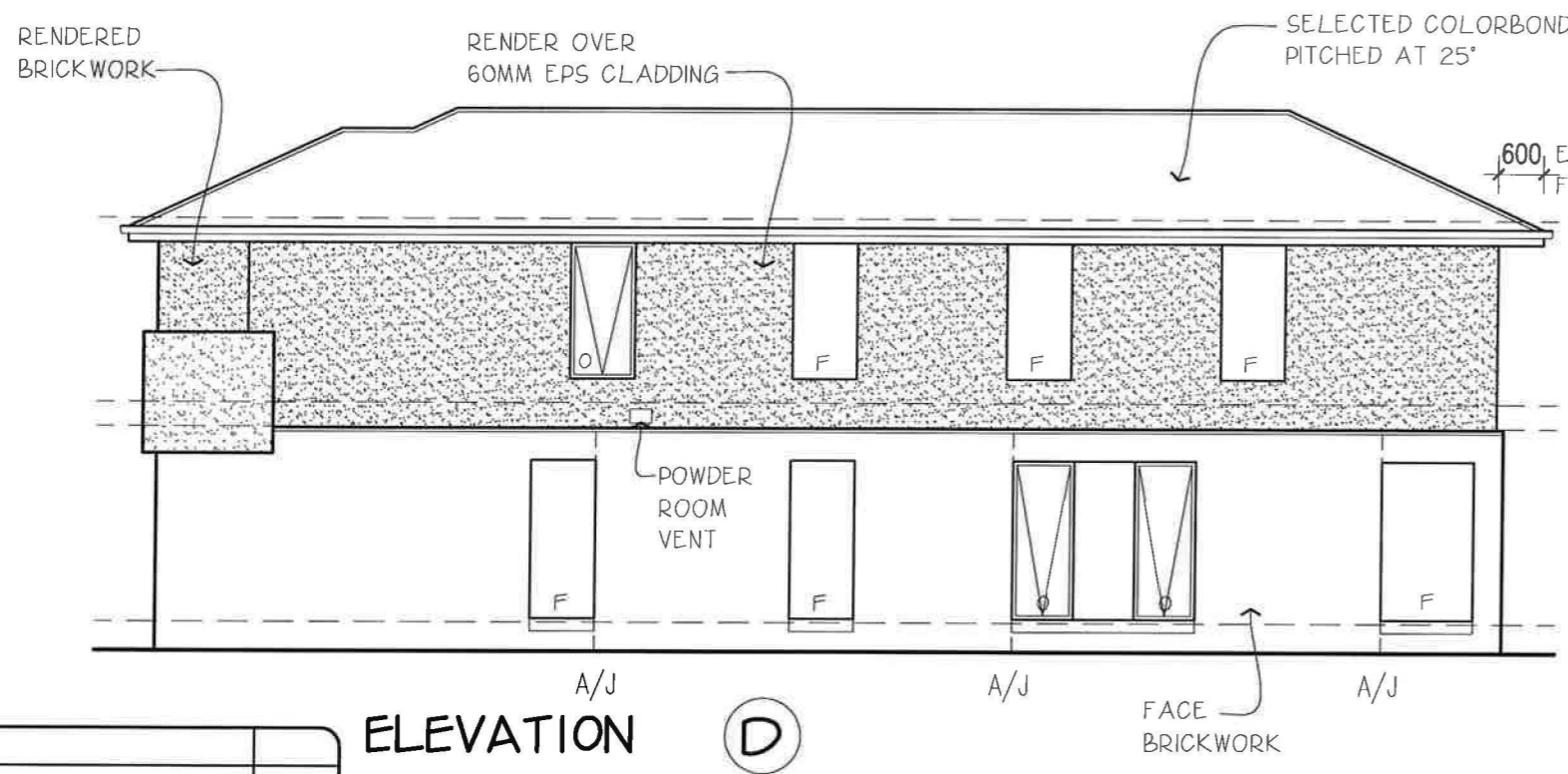
ELEVATION C



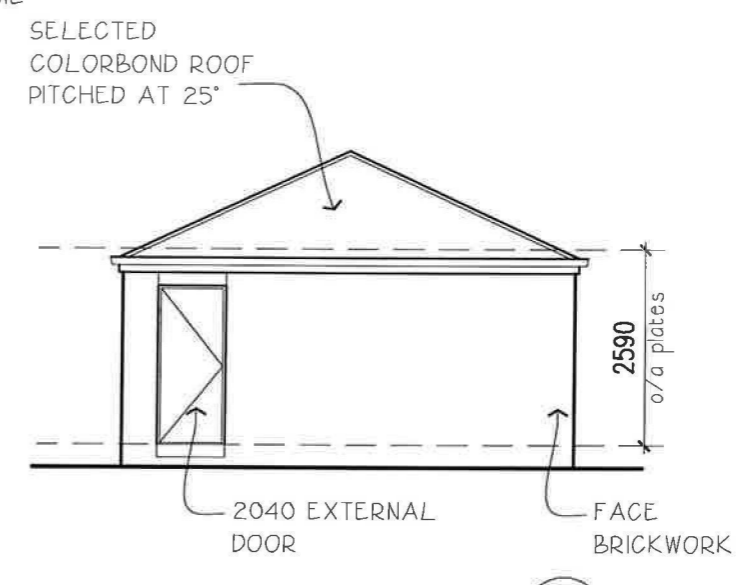
TYPICAL\_SECTION



ELEVATION C1



ELEVATION D



ELEVATION D1

DATE	REVISION	DRAWN

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	DRAWN BK 28/03/2013	For EDGEWATER HOMES	At LOT 1278 LAKESIDE PARADE JORDAN SPRINGS	
	CHECKED **			
SCALE 1:100				

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- (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

**CUT & FILL BUILDING AREA TO RL 40.80 APPROX. TO CREATE LEVEL BUILDING PLATFORM FOR WAFFLE POD SLAB**

CUT - LINE



PITT STREET

**LEGEND:**

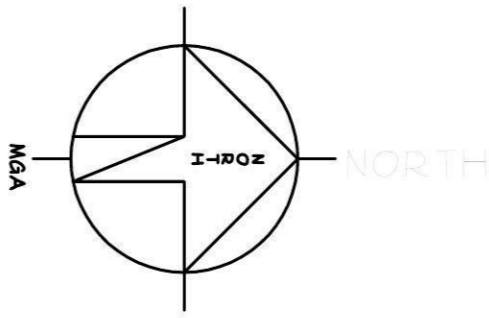
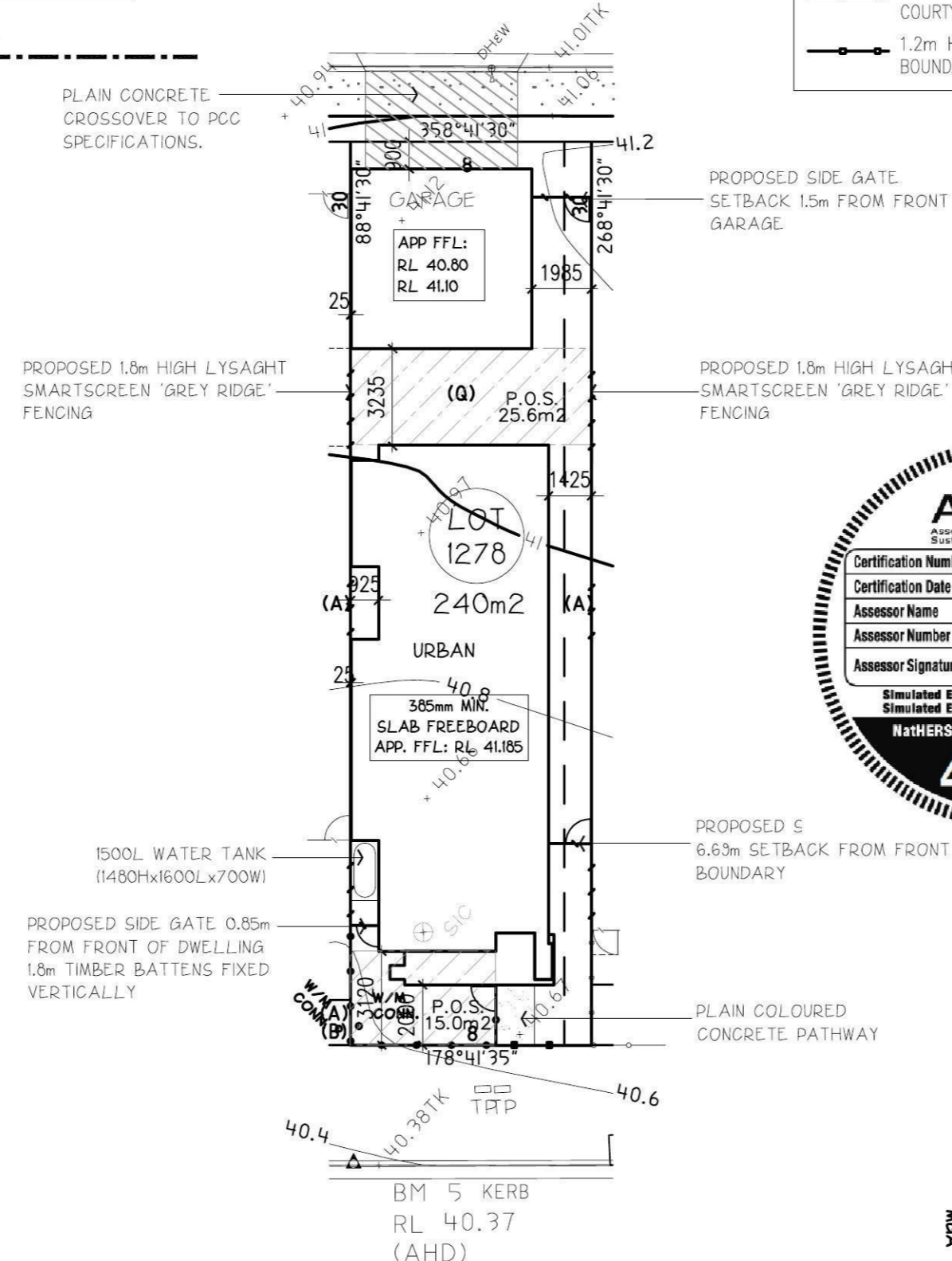
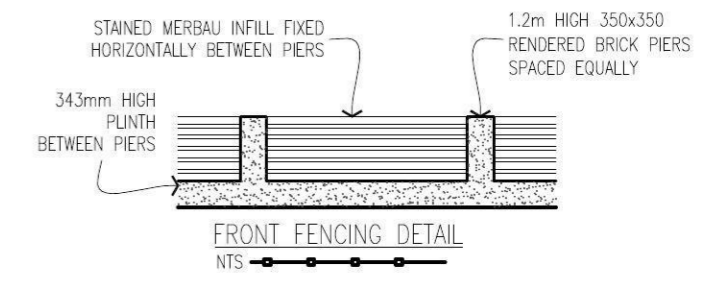
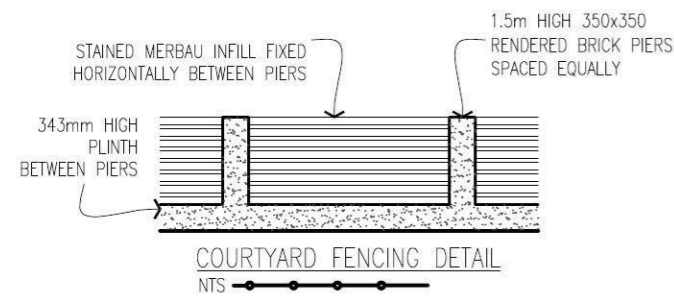
- PROPOSED 1.8M HIGH LYSAGHT SMARTSCREEN FENCING
- 1.5m HIGH COURTYARD FENCING
- 1.2m HIGH FRONT BOUNDARY FENCING

TABLE OF BASIX COMMITMENTS	
PROJECT ADDRESS: LOT 1278 LAKESIDE PARADE JORDAN SPRINGS	
CERTIFICATE NO.: S	
<b>WATER</b>	
- DEVELOPMENT TO BE CONNECTED TO 1700L TAINWATER TANK.	
- RAINWATER TANK CONFIGURED TO COLLECT AT LEAST 165m <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 (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	

**ABSAs**  
Association of Building Sustainability Assessors

Certification Number	1005205669
Certification Date	14/04/2013
Assessor Name	Brad Hoad
Assessor Number	20731
Assessor Signature	

Simulated Energy: HEATING: 72.4 MJ/m<sup>2</sup> pa  
Simulated Energy: COOLING: 59.4 MJ/m<sup>2</sup> pa  
NatHERS Rating 131.8 MJ/m<sup>2</sup> pa  
**4.0**



**SITE COVERAGE ANALYSIS**

Area	sqm	%
Roof Area	168.3	70.1
Ground Floor	103.0	
First Floor	90.8	
Garage	35.8	
Porch	5.9	
Balcony	5.2	
Building	144.7	55.9
Hard Surface	8.9	4.0
Permeable	86.4	40.1
Total Area	240.0	100.0
Overall Block Size	240.0 sqm	

DATE	REVISION	DRAWN

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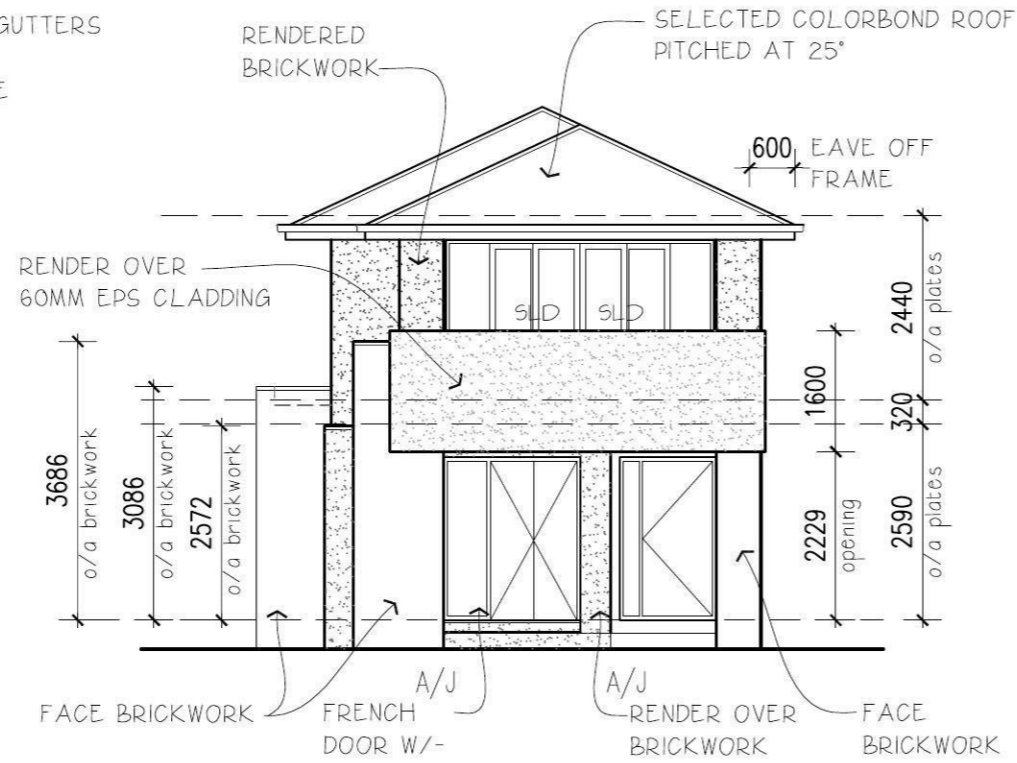
<b>SITE PLAN</b>	SHEET 1	HAND LH	Townhouse 10 - Stage 3 (7.5m) Urban	<b>EDGEWATER HOMES</b> PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560
DRAWN BK 28/03/2013			For EDGEWATER HOMES	
CHECKED			At LOT 1278 LAKESIDE PARADE JORDAN SPRINGS	
SCALE 1:200				

EXTERNAL COLOUR SCHEDULE

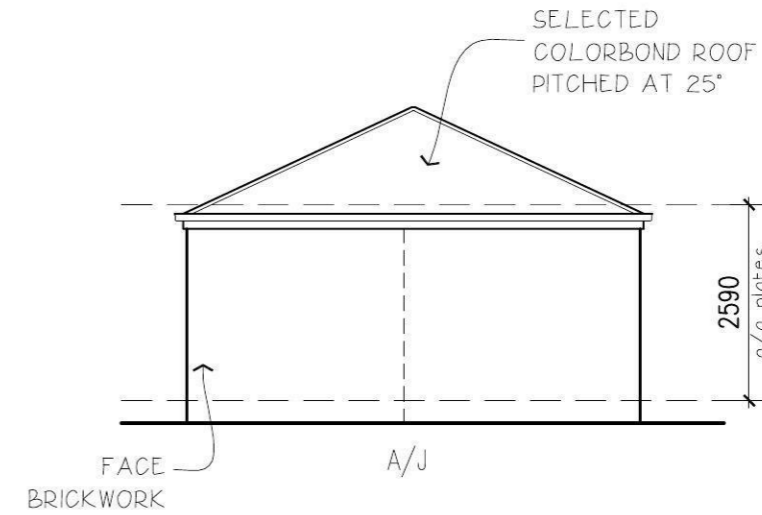
- FACE BRICK AUSTRAL SYMMETRY ASPHALT
- COLORBOND SURFMIST ROOFING, FASCIA AND GUTTERS
- ALUMINIUM WINDOWS JASPER
- TIMBER WINDOWS INTERGRAIN RICH CHOCOLATE
- FRONT DOOR BOSTON OAK FLATS
- GARAGE PANEL DOOR COLORBOND SURFMIST
- GARAGE ACCESS DOOR BOSTON OAK FLATS

RENDER COLOURS

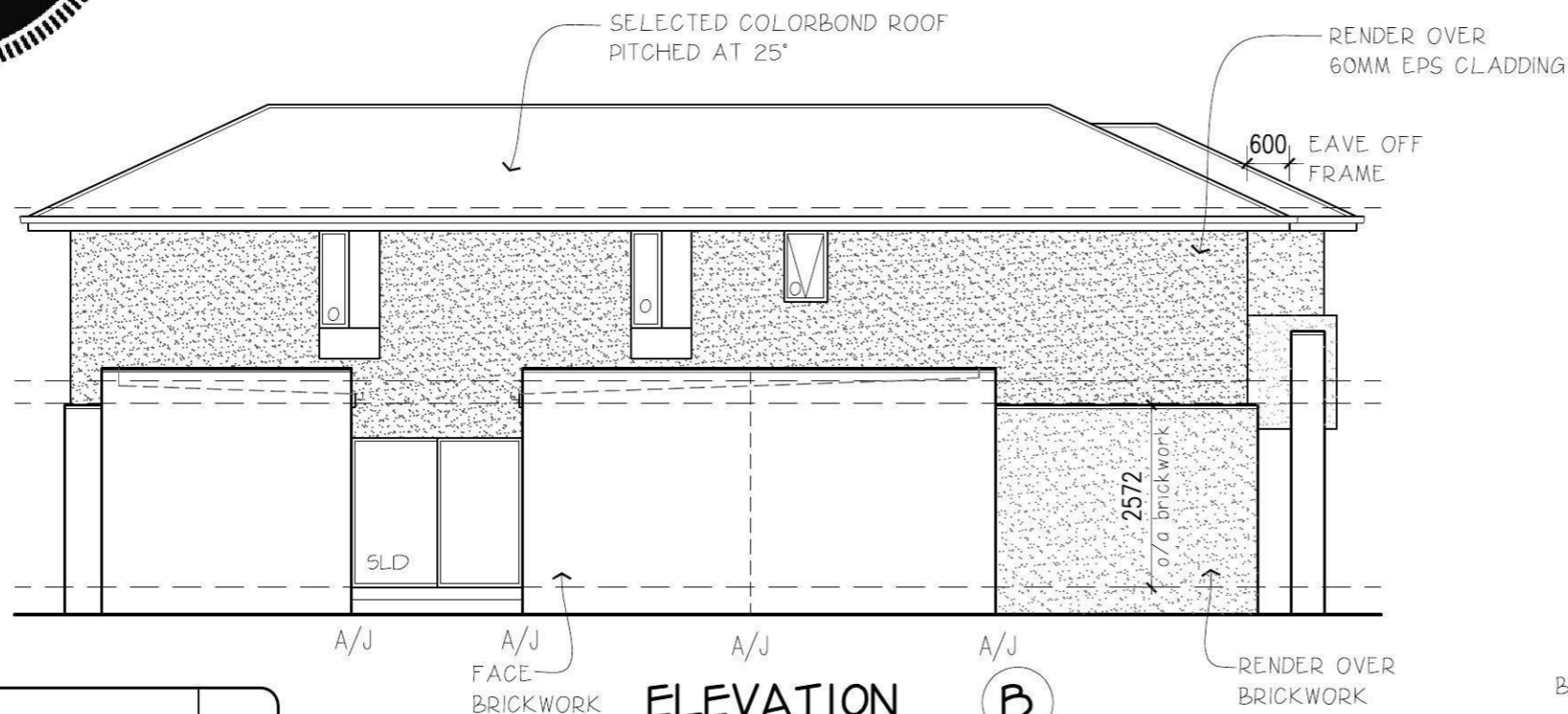
- DULUX MALI
- DULUX STOWE WHITE
- BRISTOL OAK FLATS



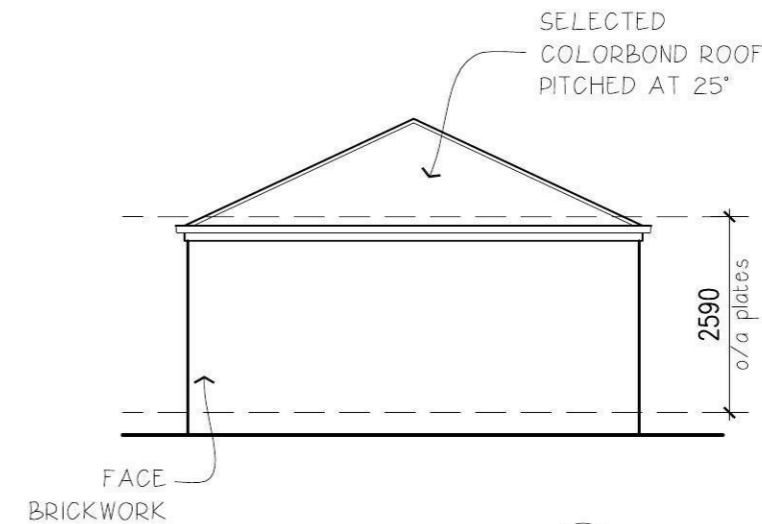
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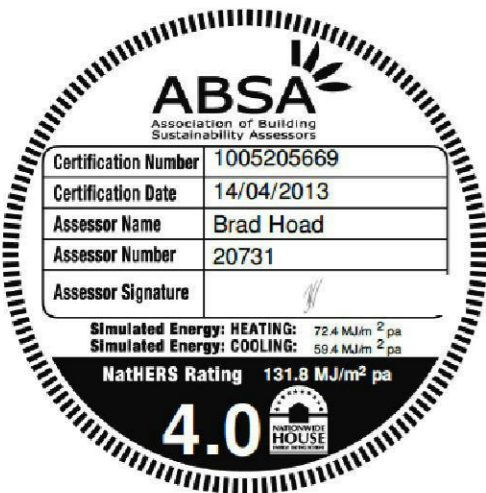
ELEVATION A1



ELEVATION B



ELEVATION B1



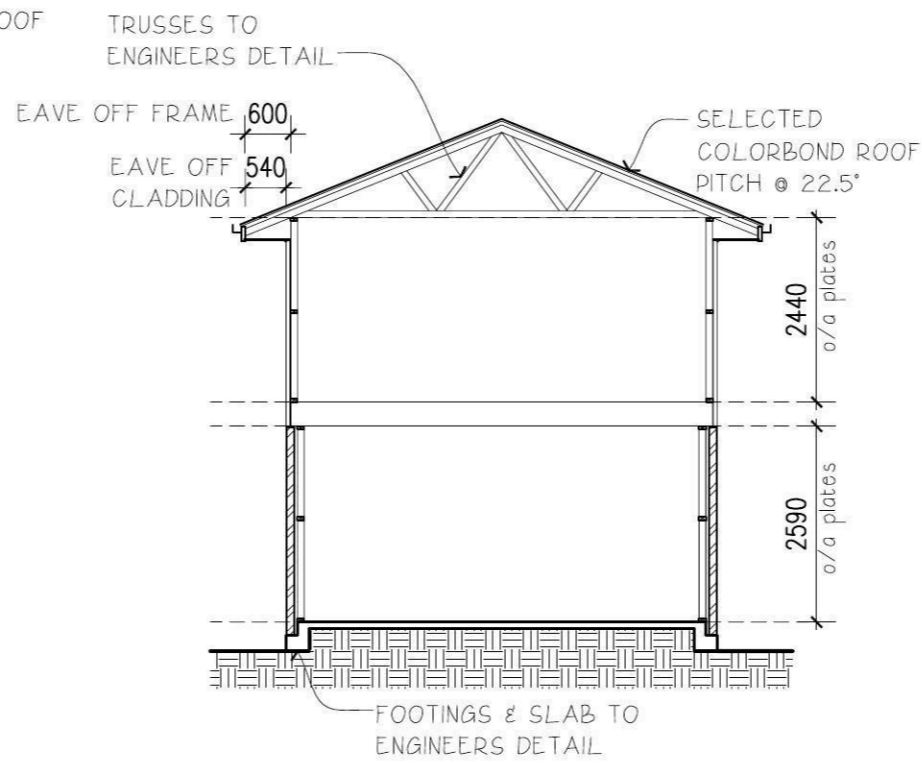
DATE	REVISION	DRAWN

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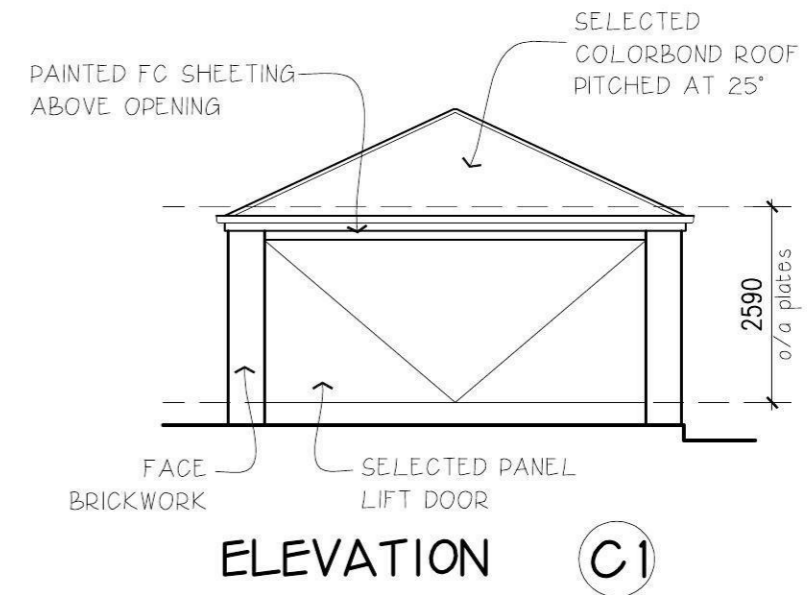
<b>ELEVATIONS</b>		SHEET 3	HAND LH	Townhouse 10 - Stage 3 (7.5m) Urban	<b>EDGEWATER HOMES</b> PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560
DRAWN BK	28/03/2013	For EDGEWATER HOMES		At LOT 1278 LAKESIDE PARADE JORDAN SPRINGS	
CHECKED **					
SCALE	1:100				



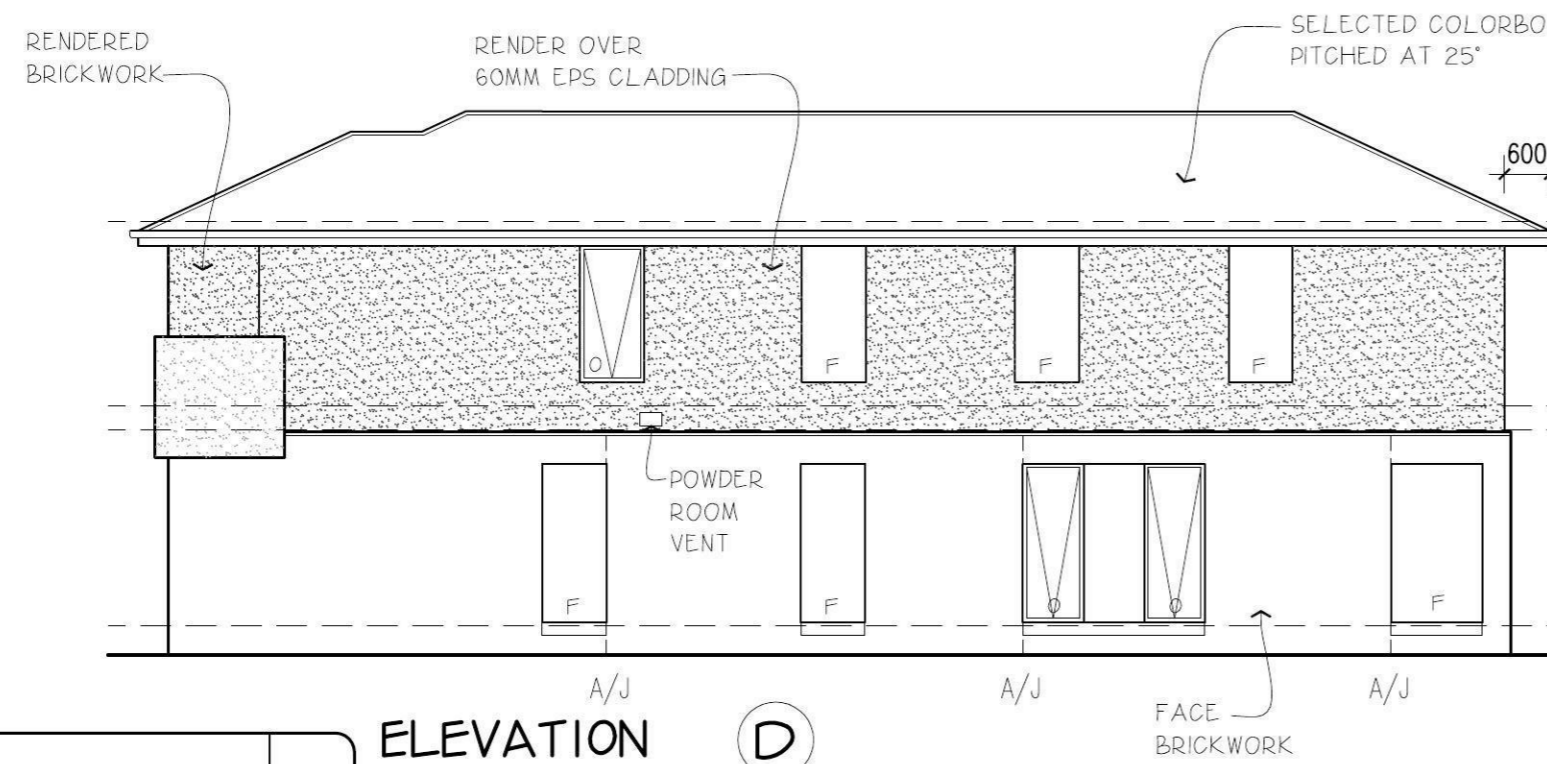
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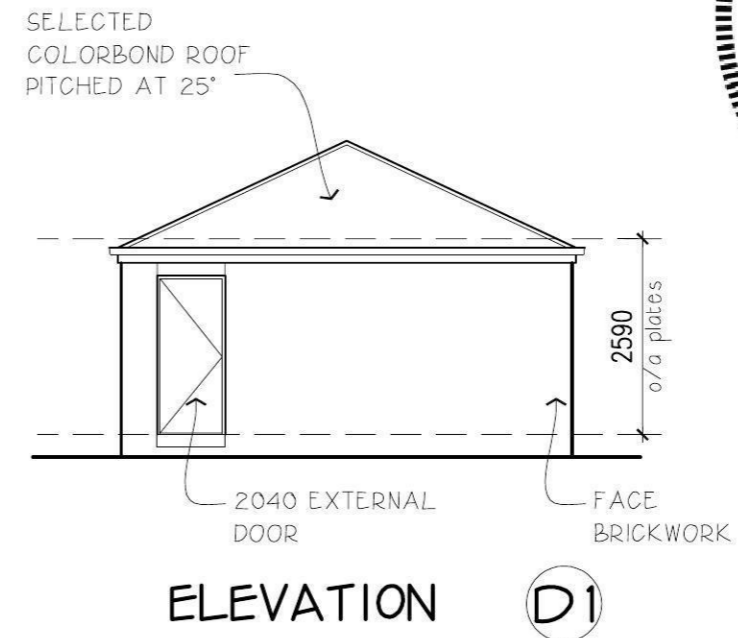
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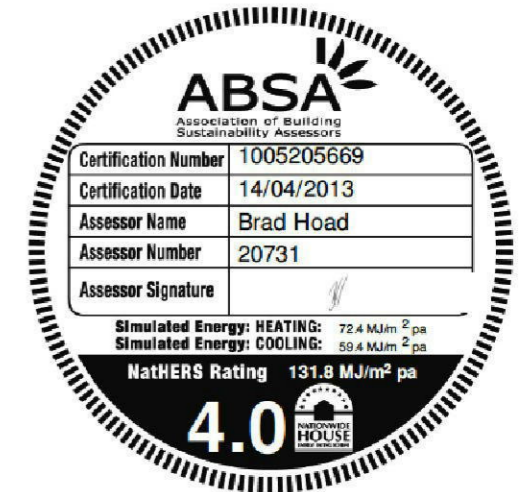
ELEVATION C1



ELEVATION D



ELEVATION D1



DATE	REVISION	DRAWN

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<b>ELEVATIONS</b>	
DRAWN BK 28/03/2013	
CHECKED **	
SCALE 1:100	

SHEET 3A	HAND LH
----------	---------

<b>Townhouse 10 - Stage 3 (7.5m) Urban</b>	
For	EDGEWATER HOMES
At	LOT 1278 LAKESIDE PARADE JORDAN SPRINGS

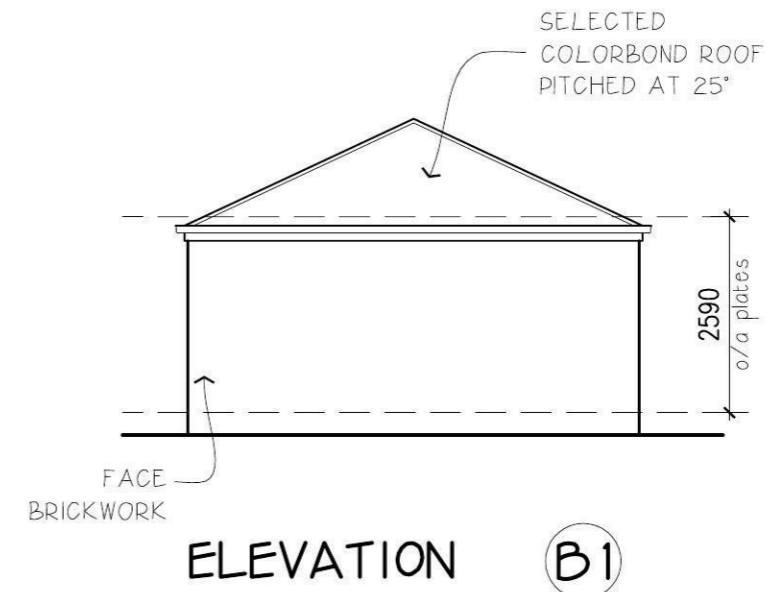
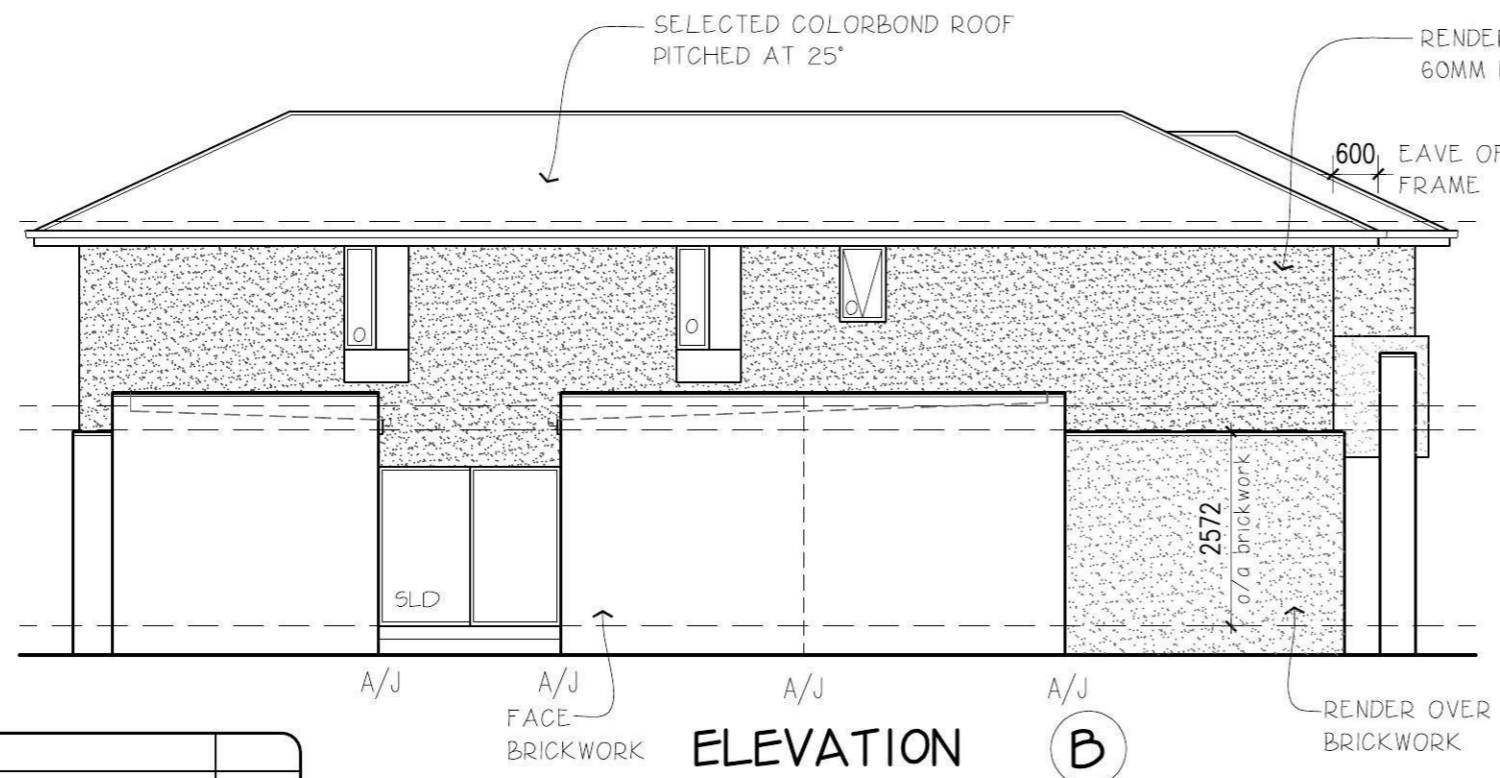
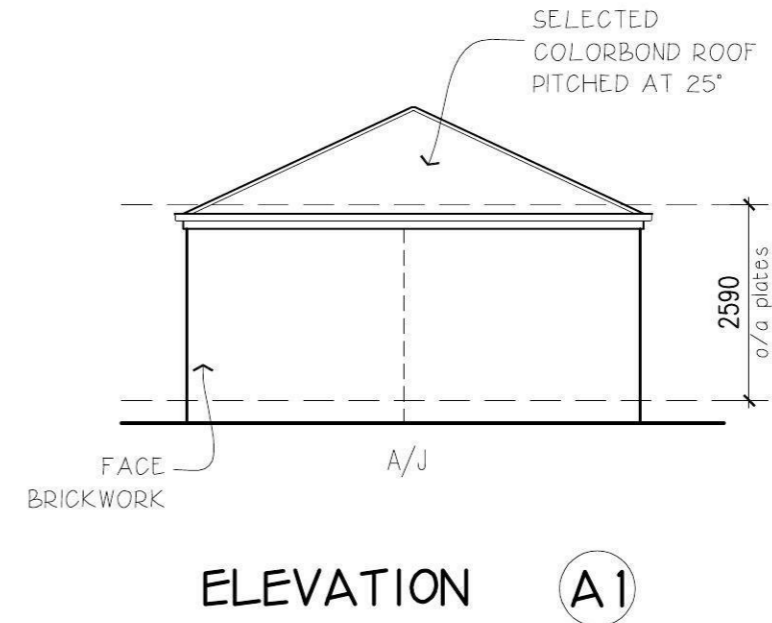
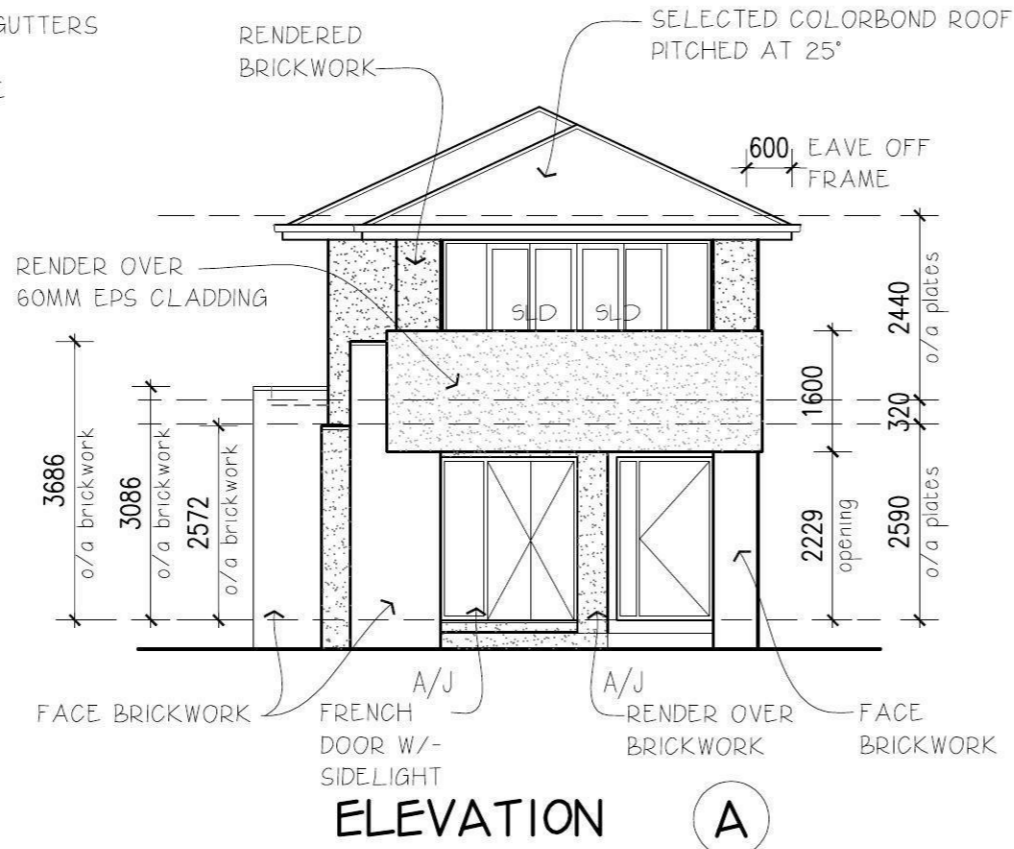
<b>EDGEWATER HOMES</b>
PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560

EXTERNAL COLOUR SCHEDULE

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

RENDER COLOURS

- DULUX MALI
- DULUX STOWE WHITE
- BRISTOL OAK FLATS



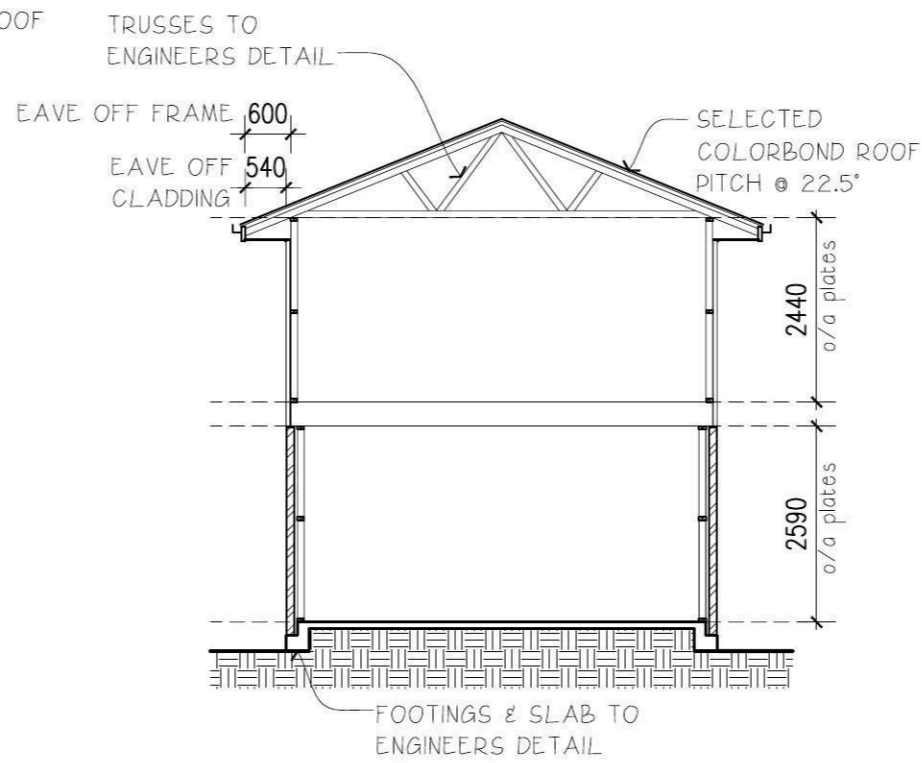
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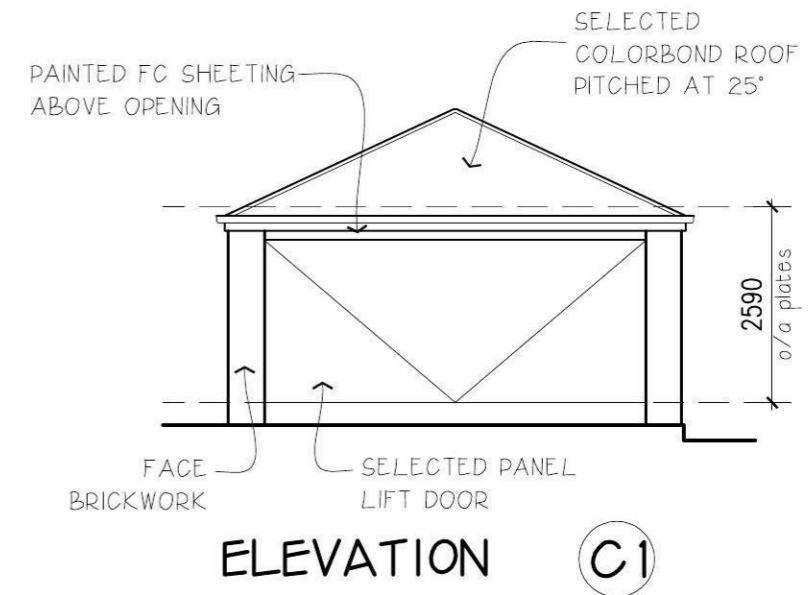
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DRAWN	BK 28/03/2013	For		EDGEWATER HOMES	
CHECKED	**	At		LOT 1278 LAKESIDE PARADE JORDAN SPRINGS	
SCALE	1:100				



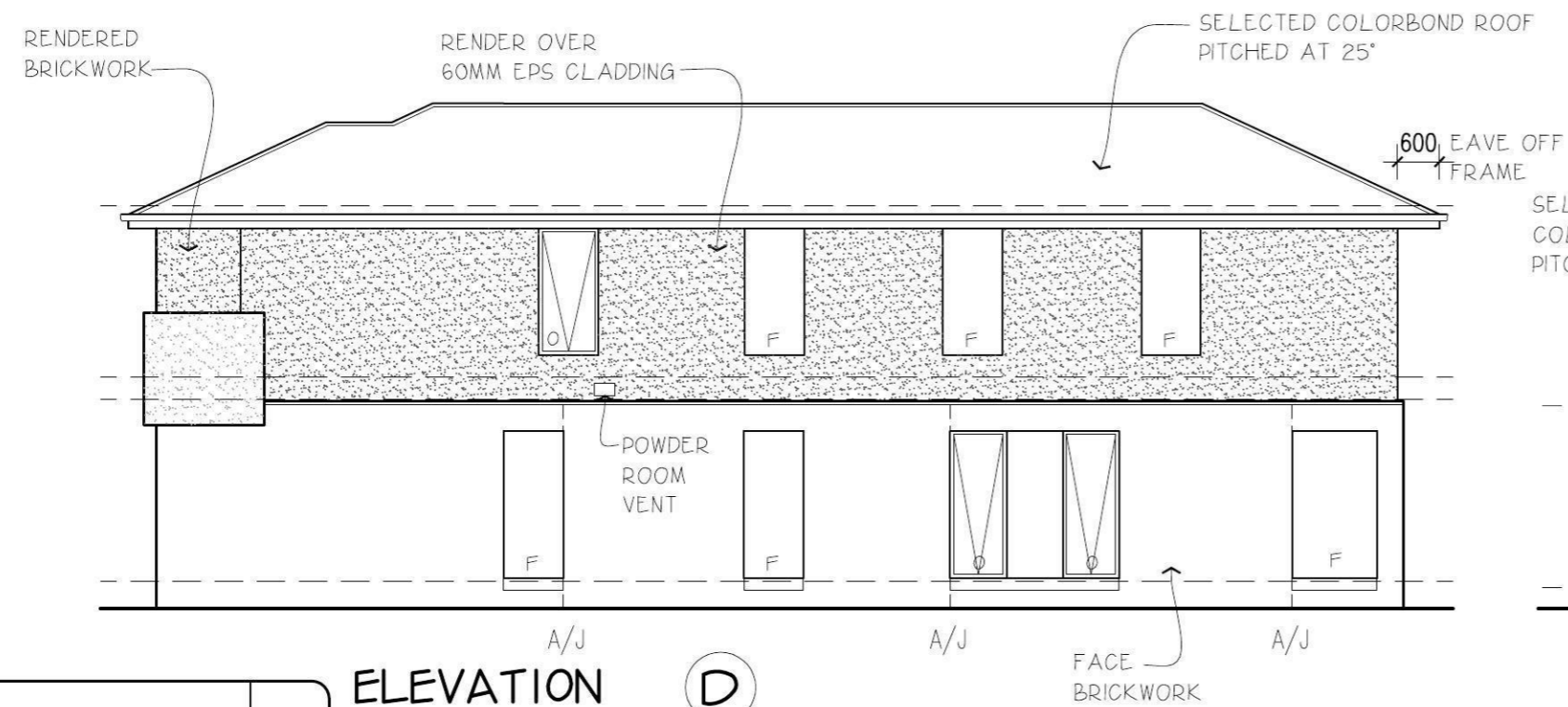
ELEVATION C



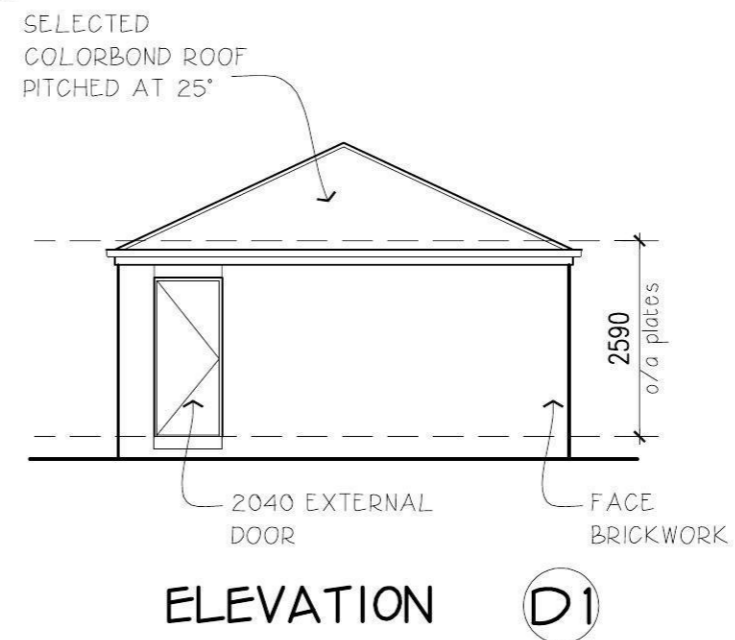
TYPICAL\_SECTION



ELEVATION C1



ELEVATION D



ELEVATION D1

DATE	REVISION	DRAWN

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<b>ELEVATIONS</b>	
DRAWN BK 28/03/2013	CHECKED **
SCALE 1:100	

SHEET 3A	HAND LH
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<b>Townhouse 10 - Stage 3 (7.5m) Urban</b>	
For	EDGEWATER HOMES
At	LOT 1278 LAKESIDE PARADE JORDAN SPRINGS

<b>EDGEWATER HOMES</b>
PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560