

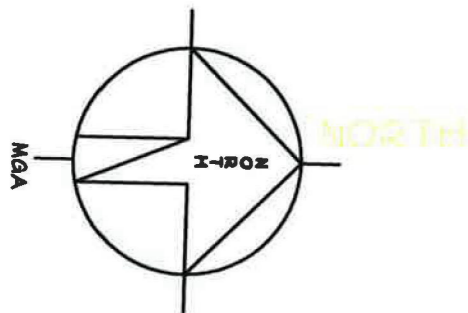
CUT & FILL BUILDING AREA TO RL 40.215 APPROX. TO CREATE LEVEL BUILDING PLATFORM FOR WAFFLE POD SLAB

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.



- (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

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SITE PLAN		SHEET 1	HAND LH	Townhouse 5 - Stage 3 (7.5m) Sandpiper
DRAWN BK 28/03/2013		For EDgewater Homes		
CHECKED		At LOT 1273 LAKESIDE PARADE JORDAN SPRINGS		
SCALE				

TABLE OF BASIX COMMITMENTS

PROJECT ADDRESS: LOT 1273 LAKESIDE PARADE JORDAN SPRINGS

CERTIFICATE NO.: 4776425

WATER

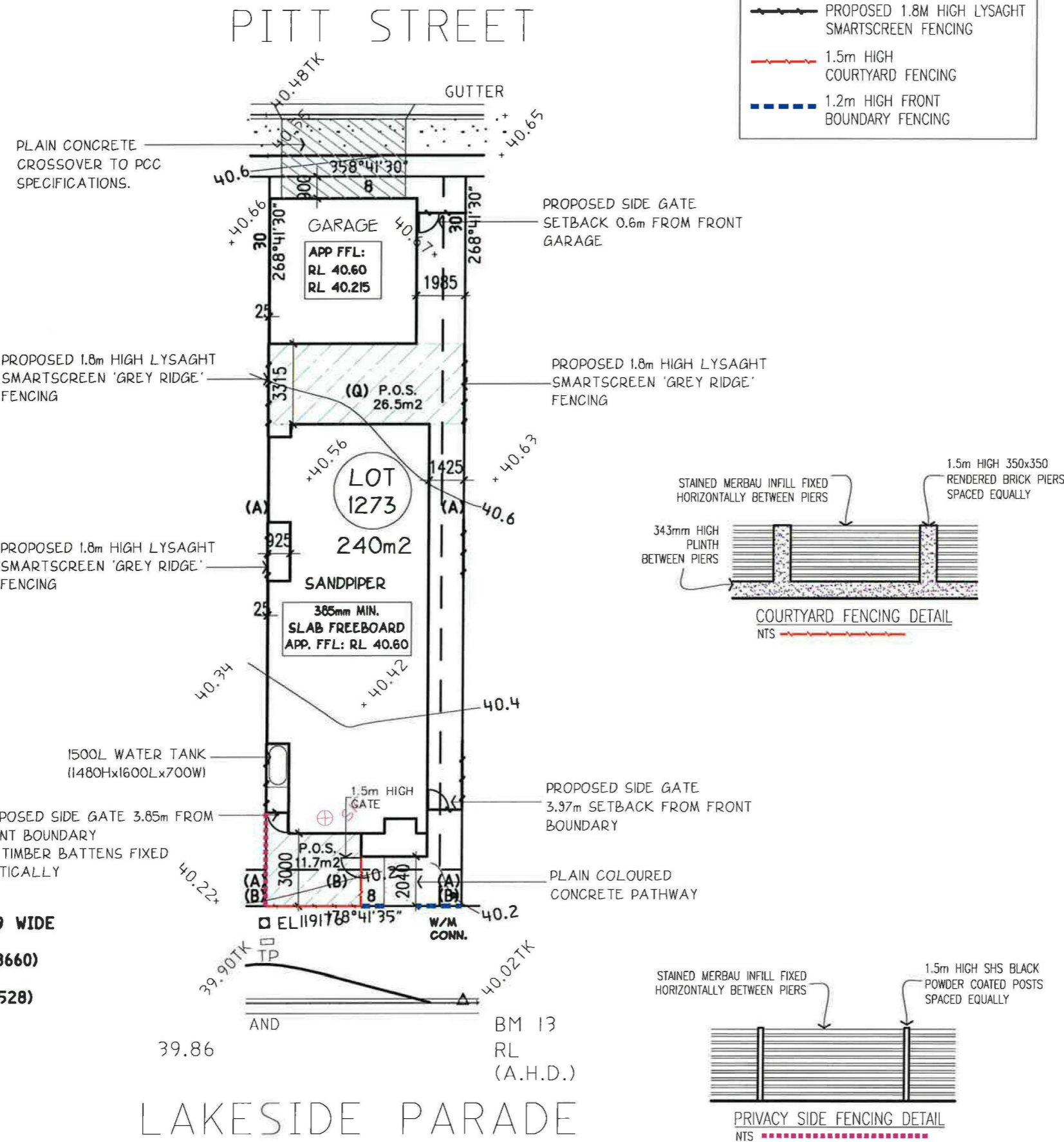
- DEVELOPMENT TO BE CONNECTED TO 1,500LT RAINWATER TANK.
- RAINWATER TANK CONFIGURED TO COLLECT AT LEAST 150m2 ROOF RUN OFF.
- TOILETS, WASHING MACHINE AND 1 OUTDOOR TAP TO BE CONNECTED TO THE RAINWATER TANK.
- 3 STAR SHOWER HEADS & KITCHEN TAPS, 4 STAR TOILETS, AND 5 STAR BASIN TAPS.

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 (1) 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

Roof Area	159.2 sqm	66.3 %
Ground Floor	103.5 sqm	
First Floor	90.8 sqm	
Garage	35.7 sqm	
Porch	3.4 sqm	
Balcony	N/A sqm	
Building	142.6 sqm	59.4 %
Hard Surface	8.7 sqm	3.6 %
Permeable	88.7 sqm	37.0 %
Total Area	240.0 sqm	100.0 %
Block Size	240.0 sqm	




EDGEWATER HOMES

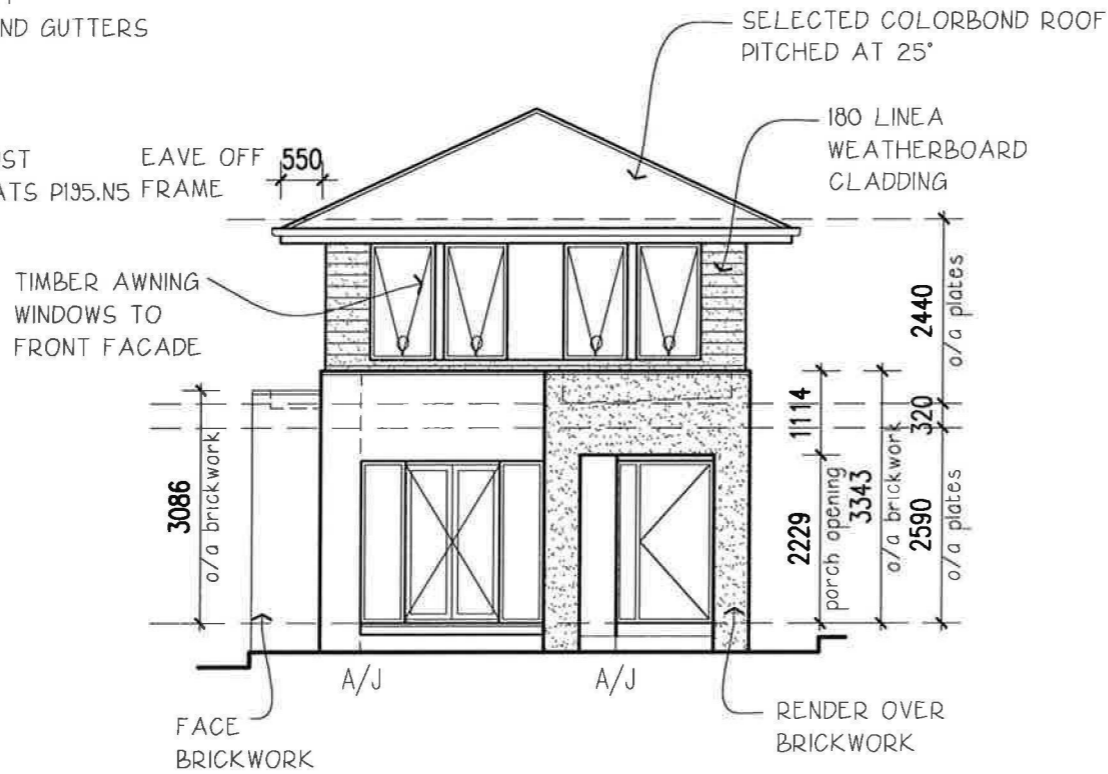
PO Box 550 Moorebank NSW 1875
 Ph: 9623 7526 Fax: 9673 5560

EXTERNAL COLOUR SCHEDULE

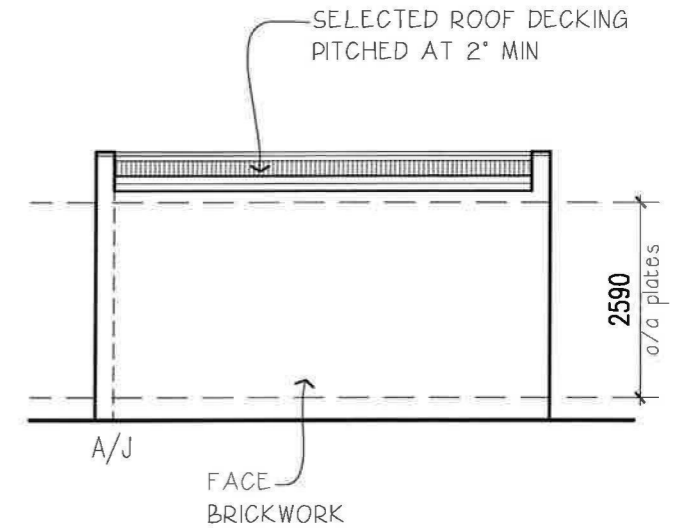
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- COLORBOND SURFMIST ROOFING, FASCIA AND GUTTERS
- ALUMINIUM WINDOWS JASPER
- TIMBER WINDOWS INTERGRAIN DARK OAK
- FRONT DOOR DULUX MALI
- GARAGE PANEL DOOR COLORBOND SURFMIST
- GARAGE ACCESS DOOR BRISTOL OAK FLATS P195.N5 FRAME

- EXTERNAL COLOURS:

-  DULUX MALI PG2.C9
-  DULUX STOWE WHITE PCW.E4
-  DULUX LINSEED



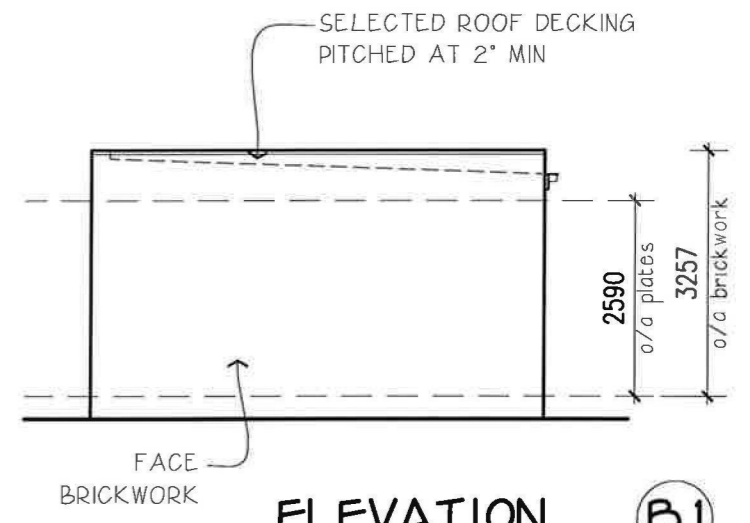
ELEVATION (A)



ELEVATION (A1)



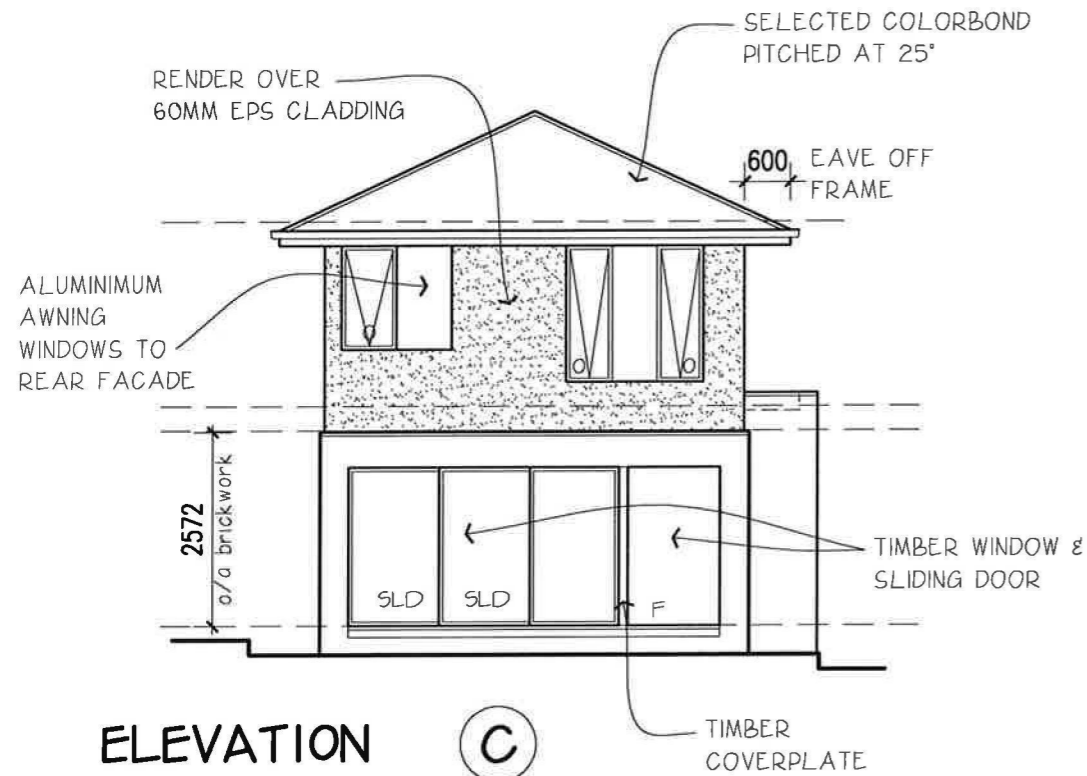
ELEVATION (B)



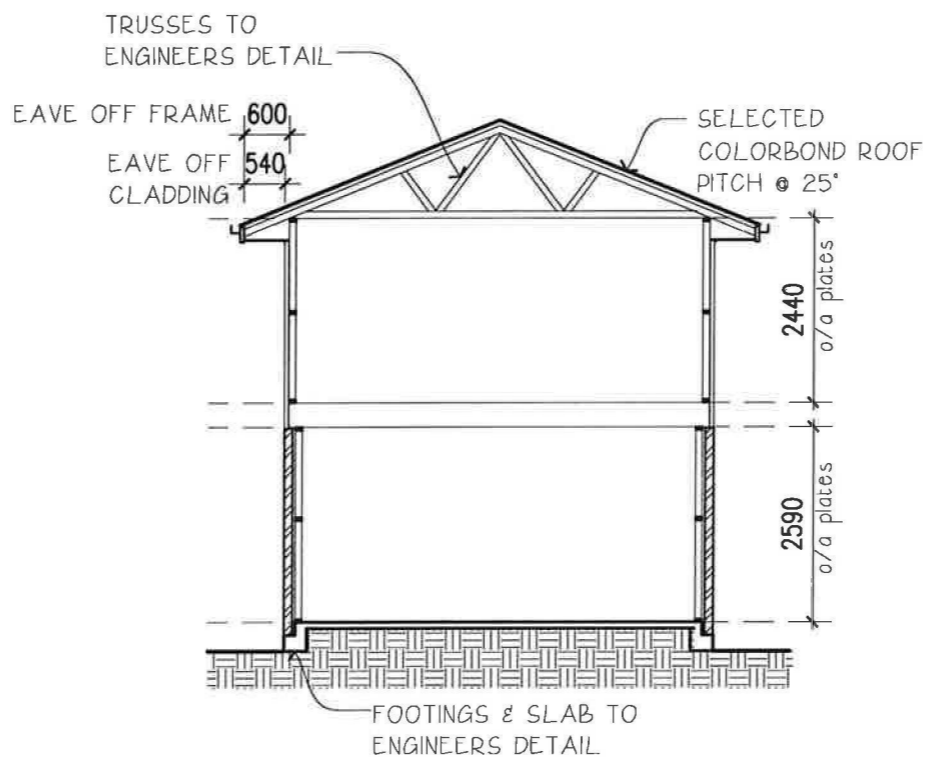
ELEVATION (B1)

DATE	REVISION	DRAWN

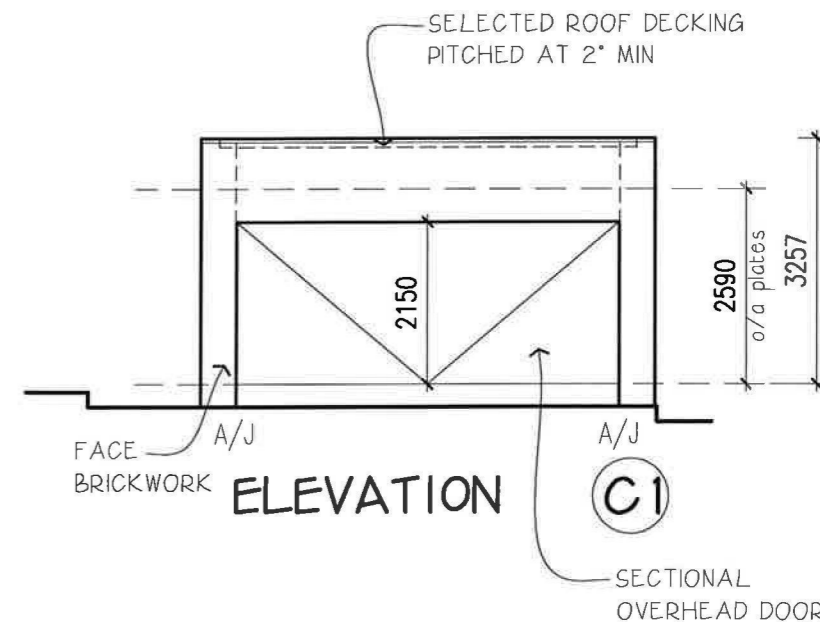
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	DRAWN BK	03/04/2013	For		EDGEWATER HOMES	
	CHECKED **	SCALE 1:100	At		LOT 1273 LAKESIDE PARADE JORDAN SPRINGS	



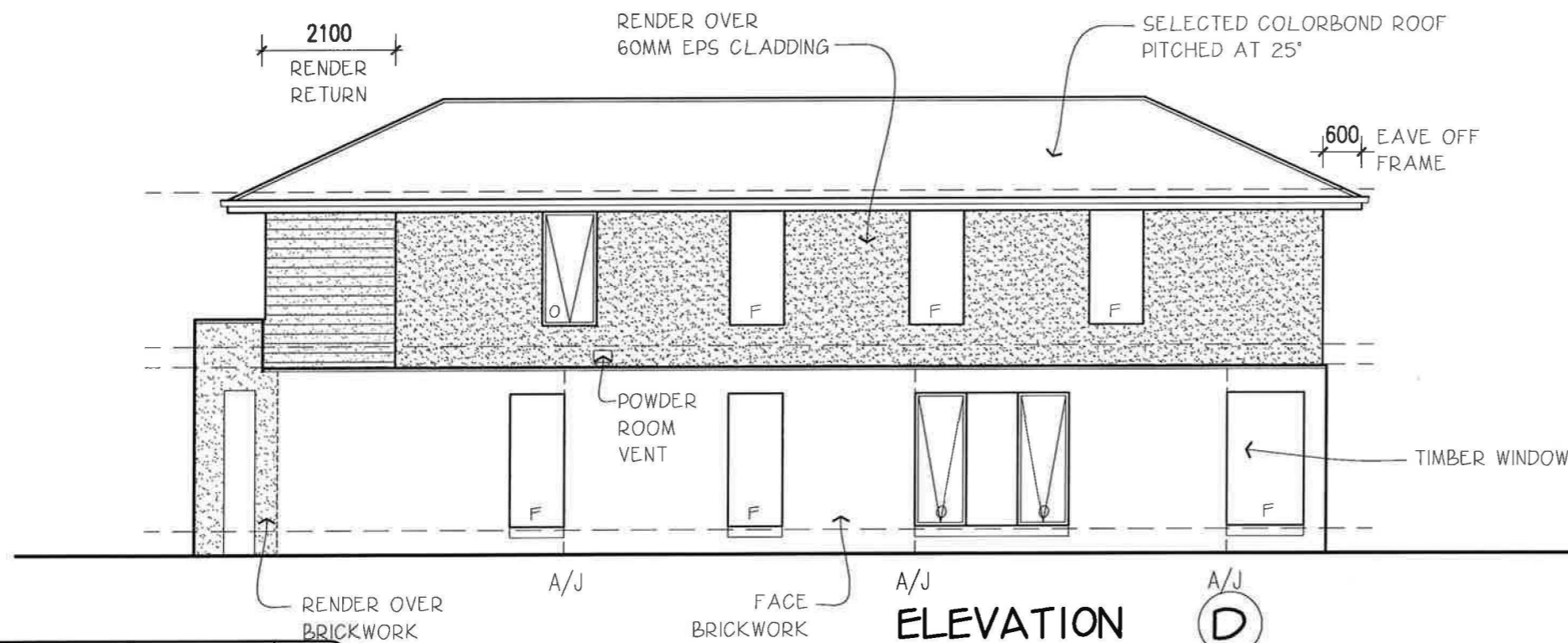
ELEVATION C



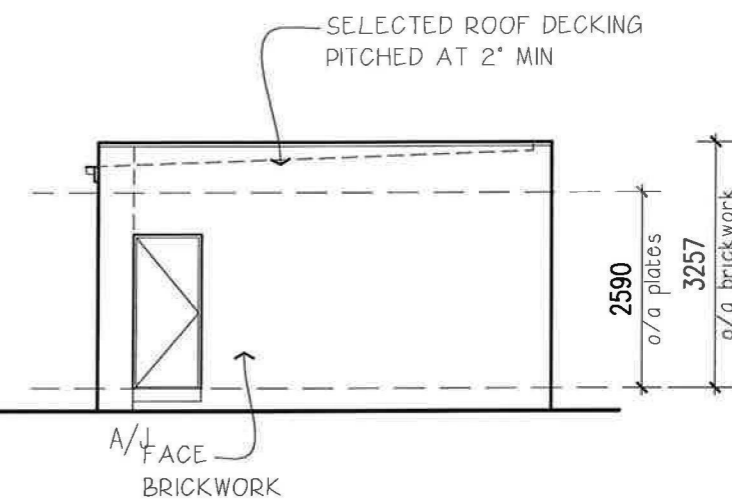
TYPICAL_SECTION



ELEVATION C1



ELEVATION D



ELEVATION D1

DATE	REVISION	DRAWN

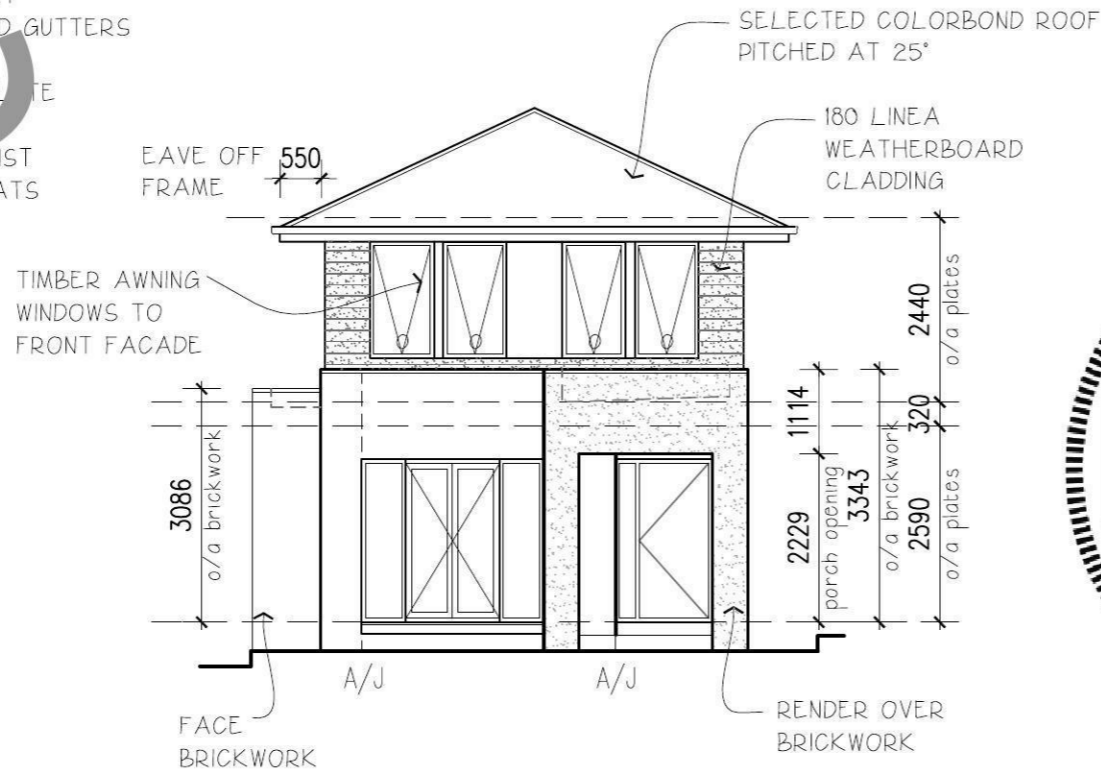
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	DRAWN BK	03/04/2013	For EDGEWATER HOMES		At LOT 1273 LAKESIDE PARADE JORDAN SPRINGS	
	CHECKED **	SCALE 1:100				

EXTERNAL COLOUR SCHEDULE

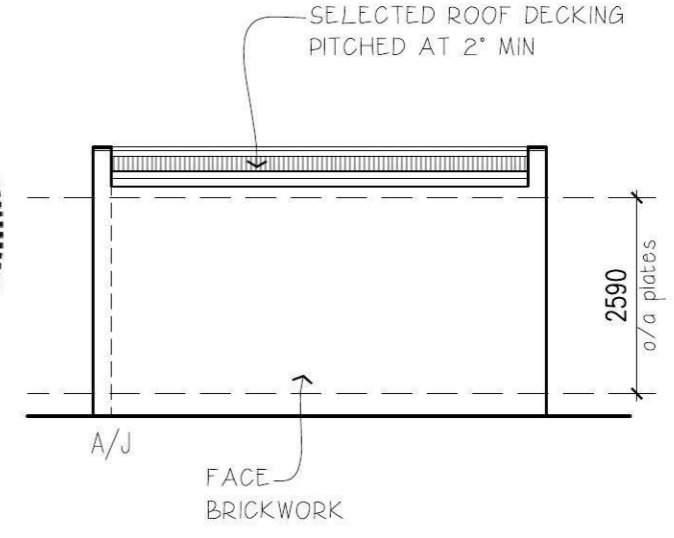
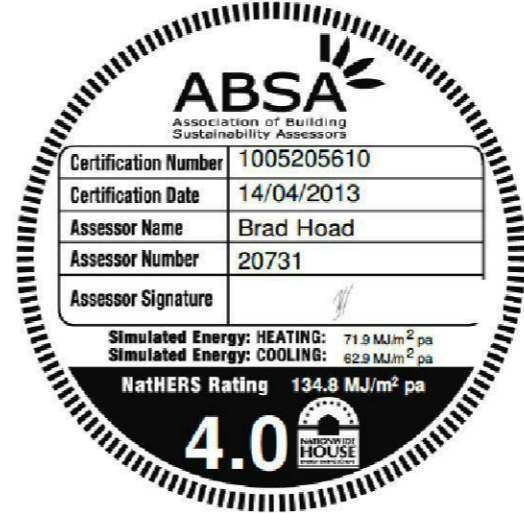
- FACE BRICK AUSTRAL SYMMERY ASPHALT
- COLORBOND JASPER ROOFING FASCIA AND GUTTERS
- ALUMINIUM WINDOWS JASPER
- TIMBER WINDOWS INTERGRAIN RICH CHOCOLATE
- FRONT DOOR SADDLE BROWN
- GARAGE PANEL DOOR COLORBOND SURFMIST
- GARAGE ACCESS DOOR WINDSTOL OAK FLATS

EXTERNAL COLOURS:

- DULUX MALI
- DULUX STOWE WHITE



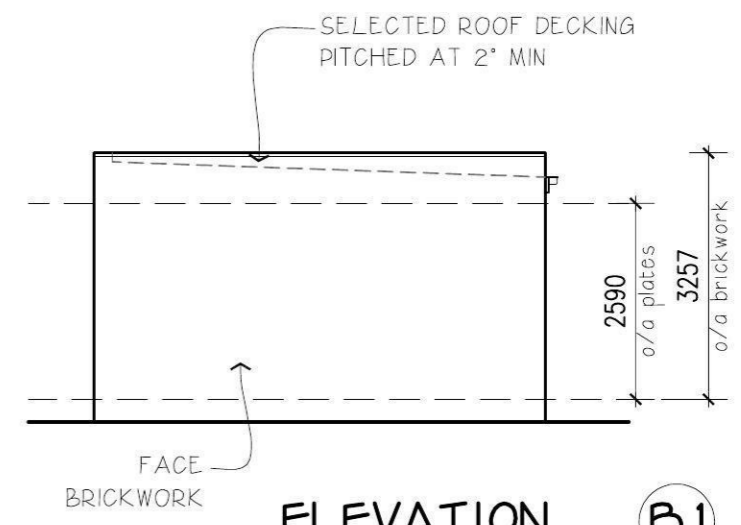
ELEVATION A



ELEVATION A1



ELEVATION B

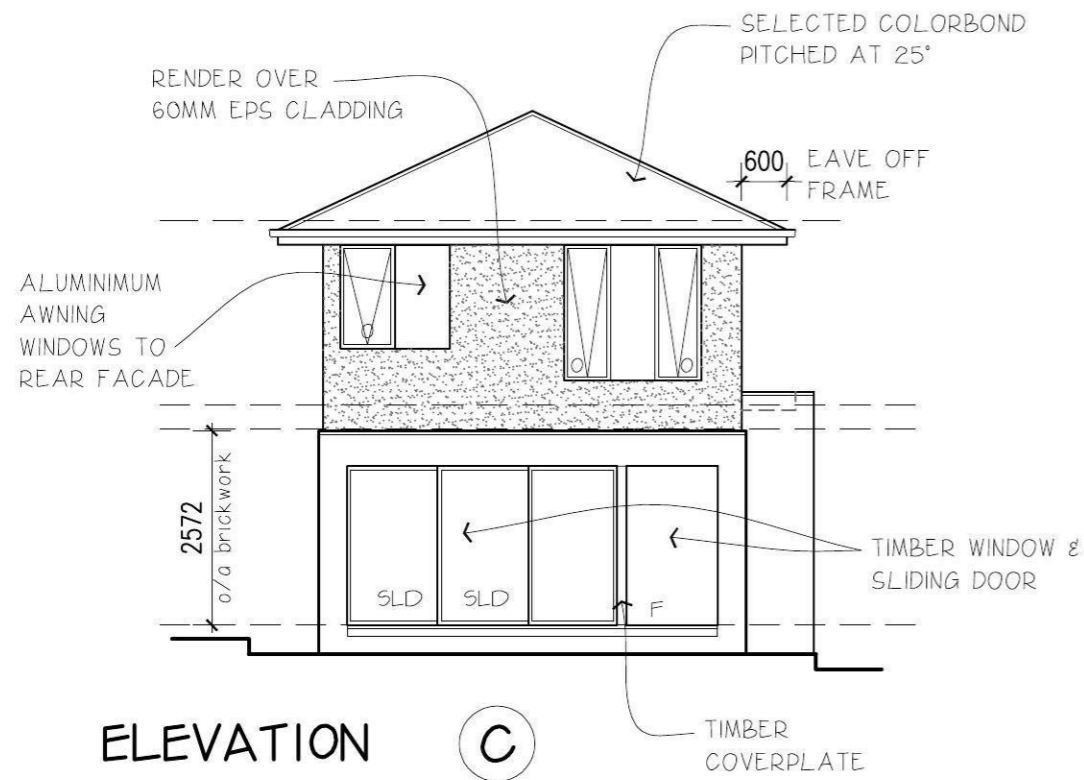


ELEVATION B1

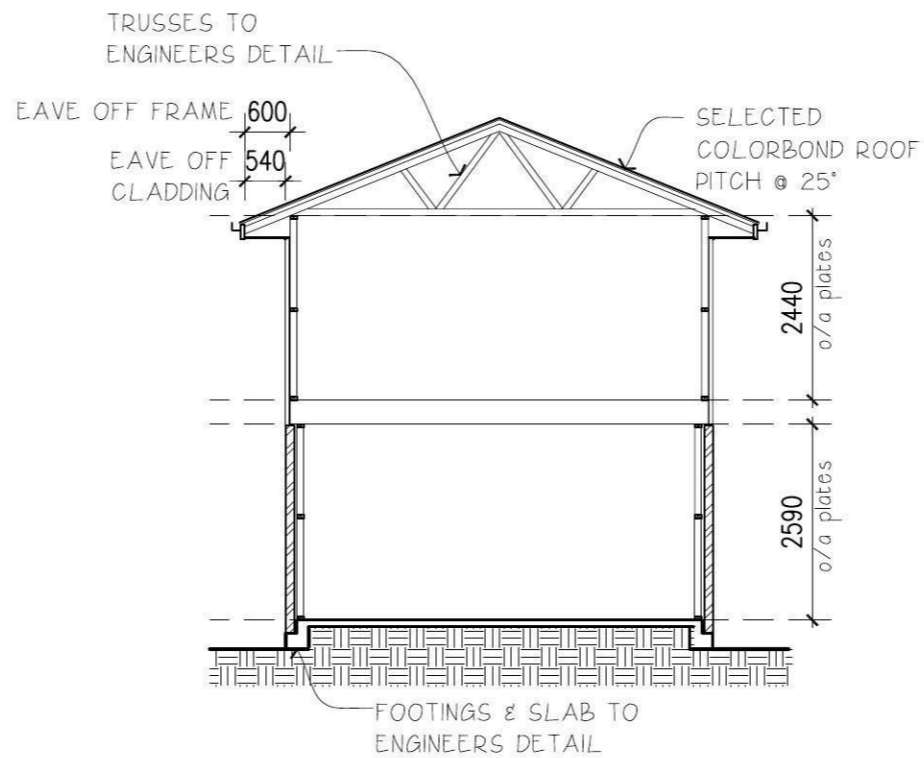
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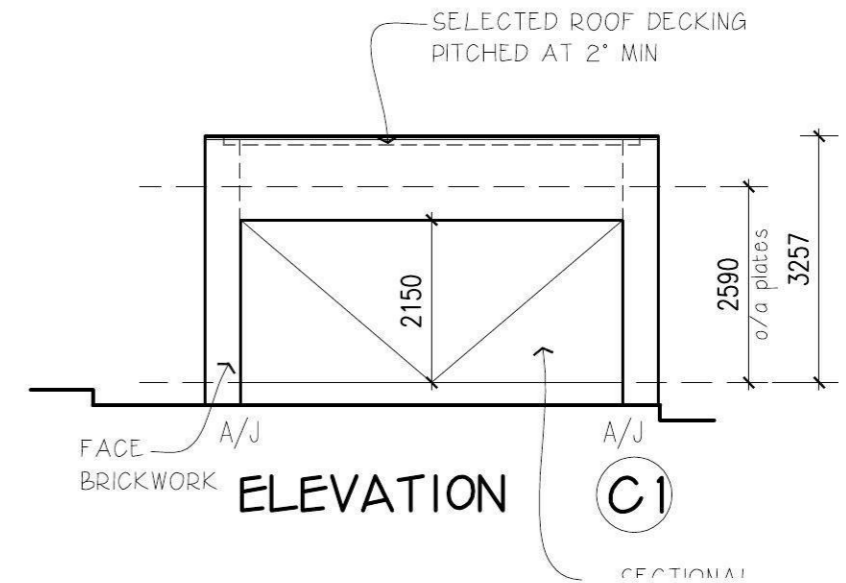
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DRAWN BK	03/04/2013	For EDGEWATER HOMES		At LOT 1273 LAKESIDE PARADE JORDAN SPRINGS	
CHECKED **	SCALE 1:100				



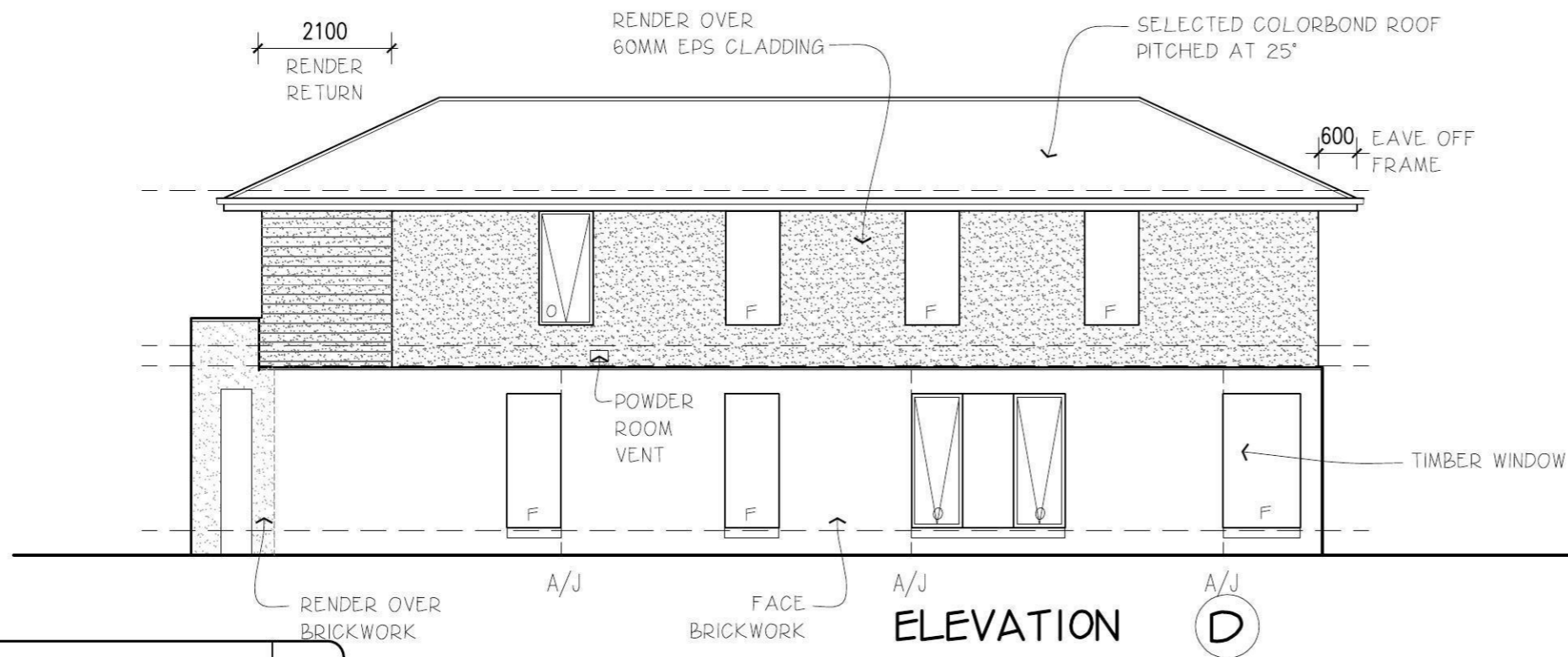
ELEVATION C



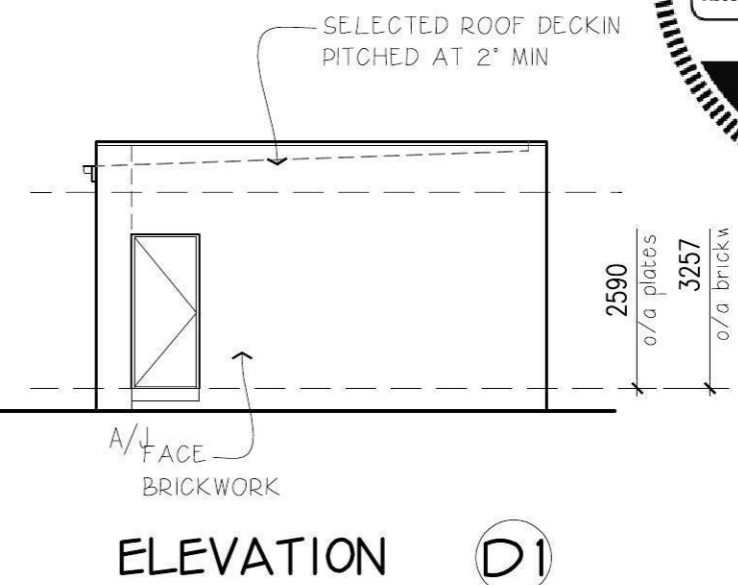
TYPICAL_SECTION



ELEVATION C1



ELEVATION D



ELEVATION D1

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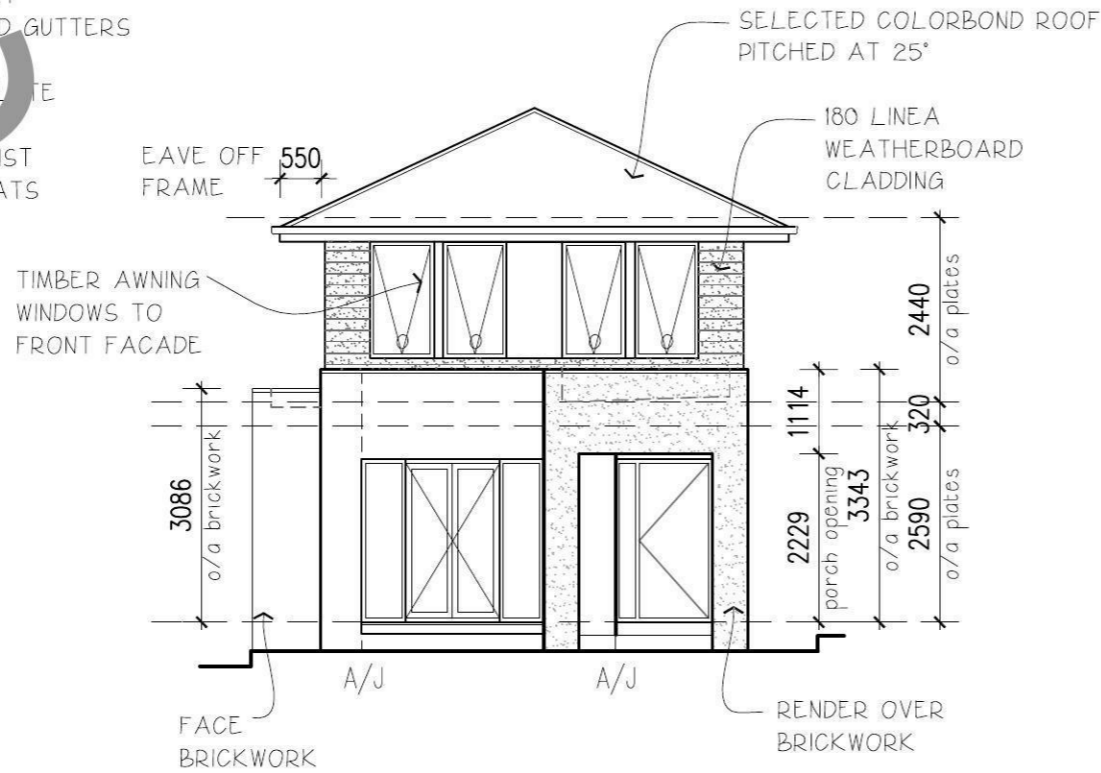
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DRAWN BK 03/04/2013		For EDGEWATER HOMES			
CHECKED **		At LOT 1273 LAKESIDE PARADE JORDAN SPRINGS			
SCALE 1:100					

EXTERNAL COLOUR SCHEDULE

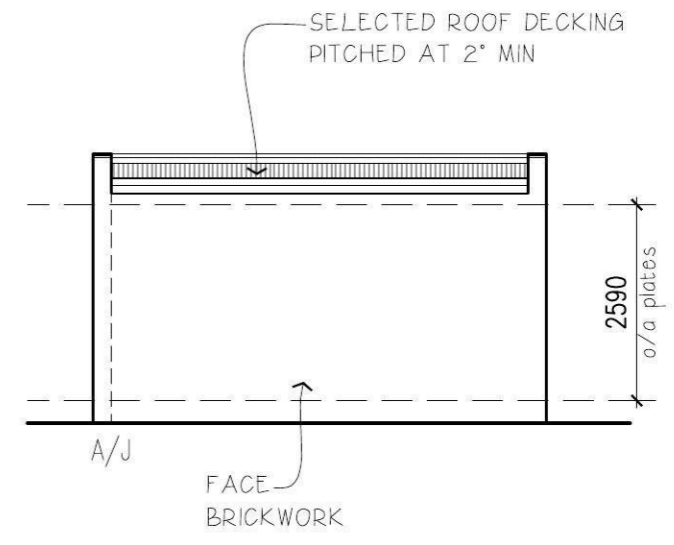
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- GARAGE ACCESS DOOR WINTON OAK FLATS

EXTERNAL COLOURS:

- DULUX MALI
- DULUX STOWE WHITE



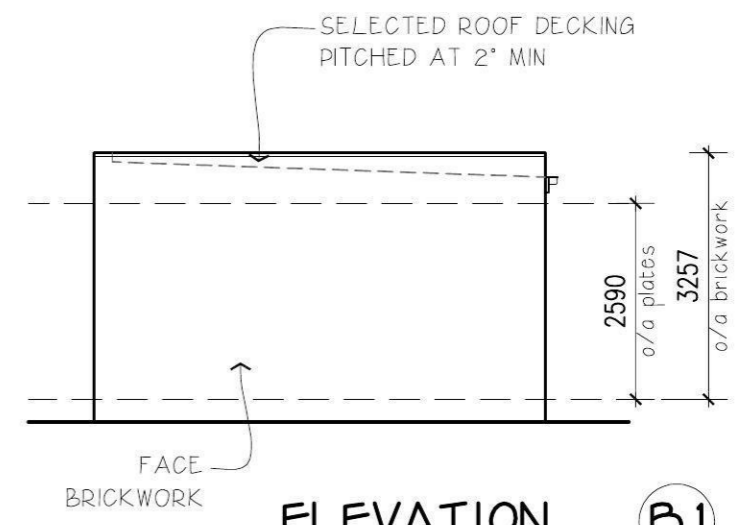
ELEVATION A



ELEVATION A1



ELEVATION B

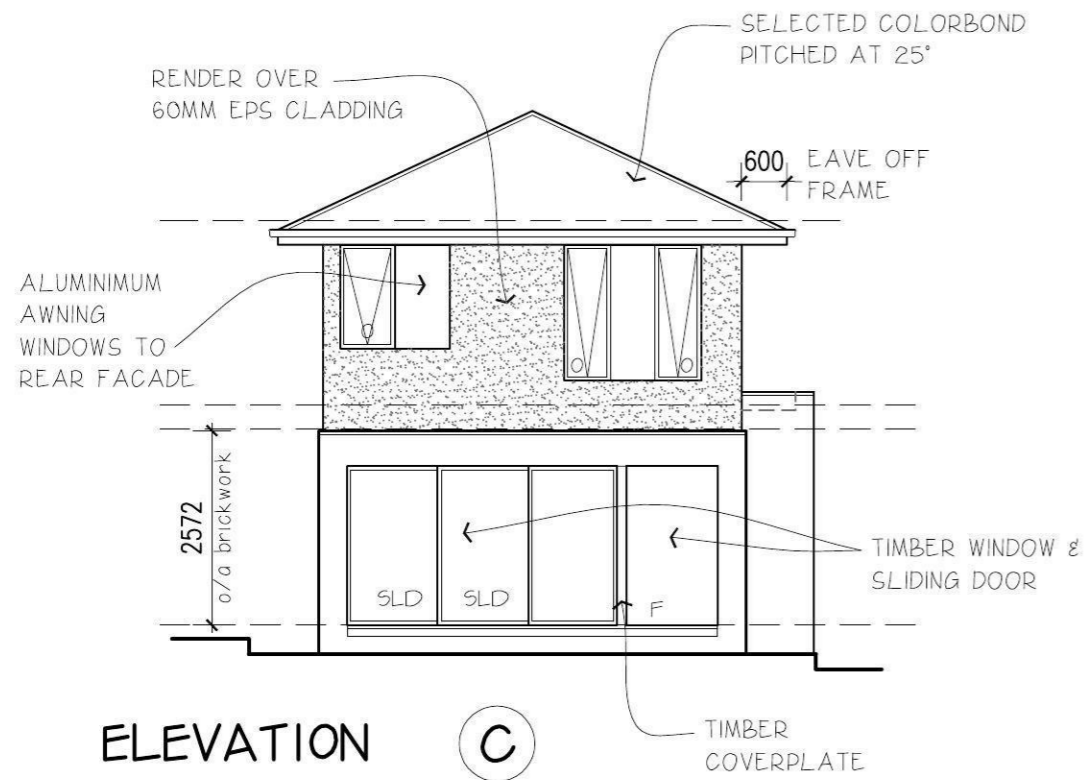


ELEVATION B1

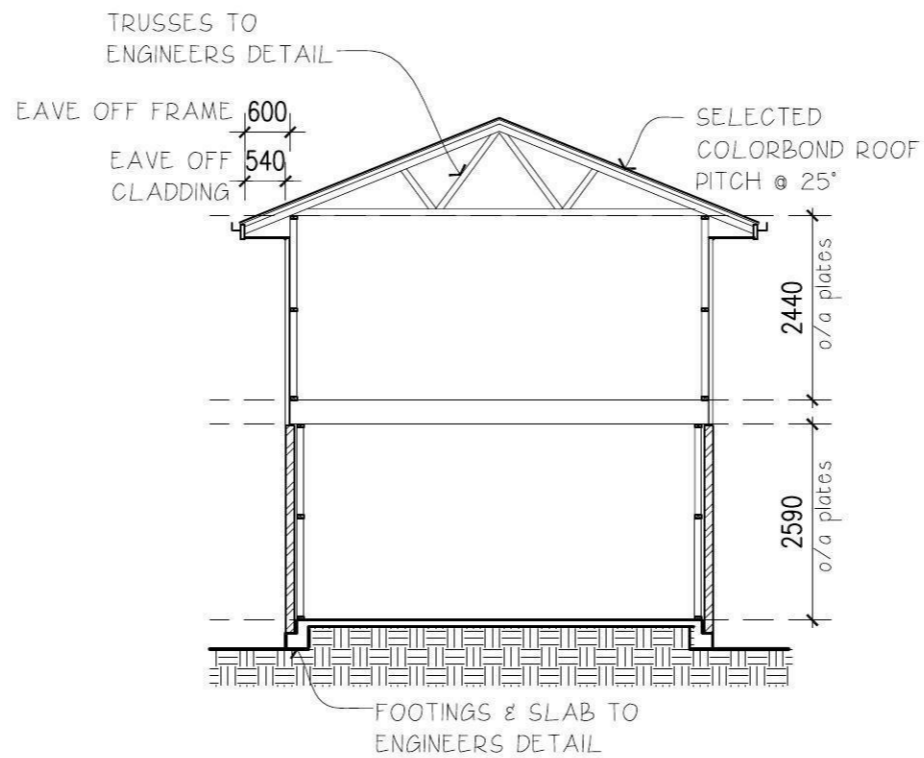
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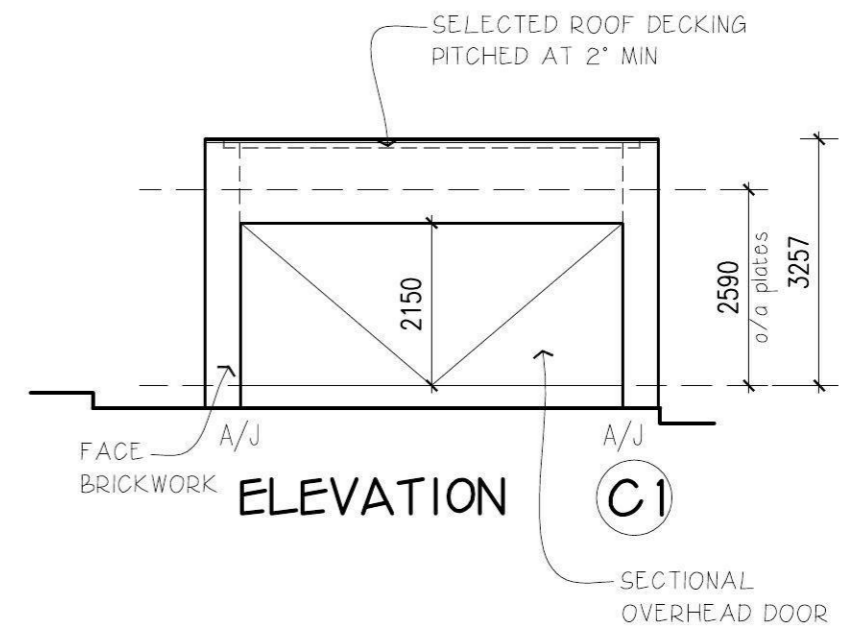
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DRAWN BK 03/04/2013	For EDGEWATER HOMES			
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SCALE 1:100				



ELEVATION C

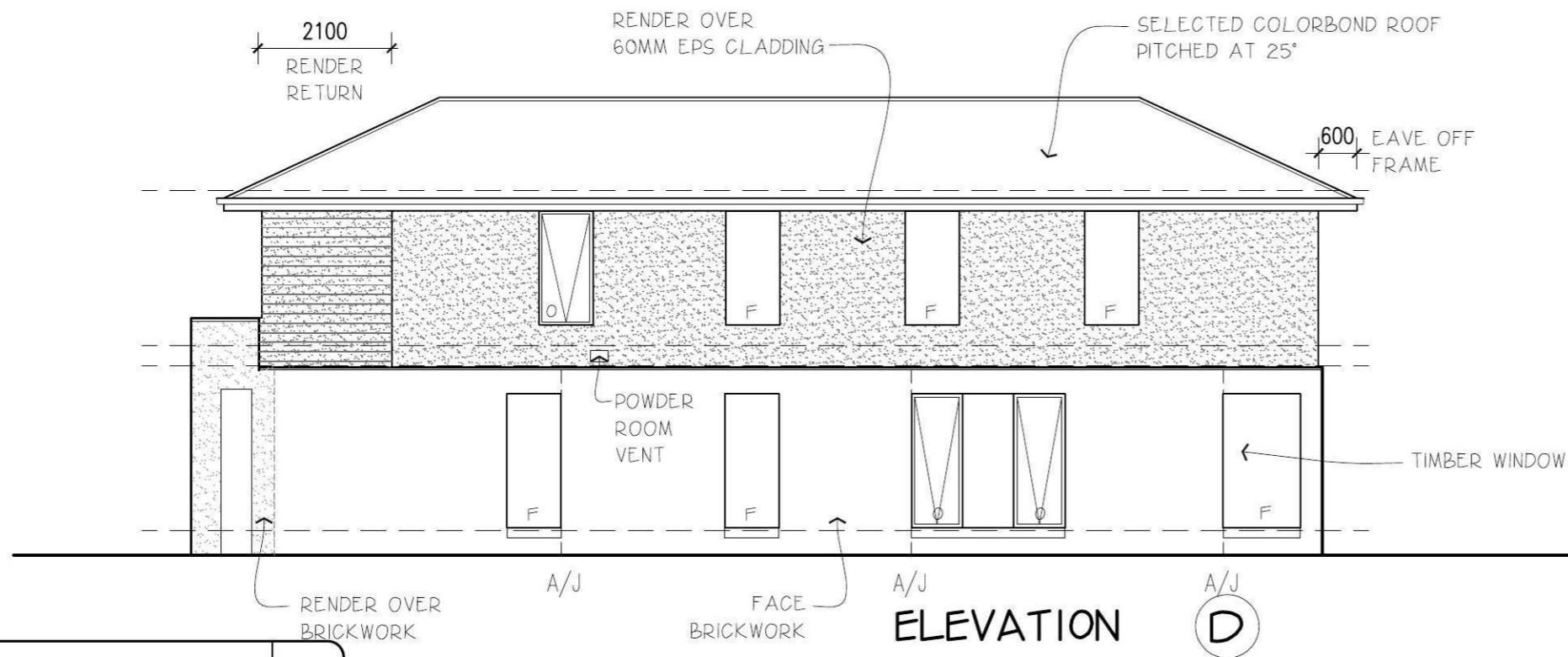


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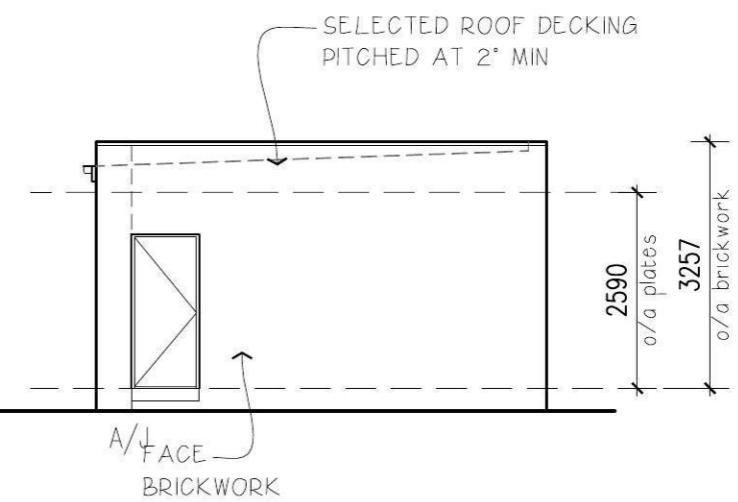


ELEVATION C1

SECTIONAL OVERHEAD DOOR



ELEVATION D



ELEVATION D1

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ELEVATIONS
 DRAWN BK 03/04/2013
 CHECKED **
 SCALE 1:100

SHEET 3A HAND

LH Townhouse 5 - Stage 3 (7.5m) Sandpiper
 For EDGEWATER HOMES
 At LOT 1273 LAKESIDE PARADE JORDAN SPRINGS

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