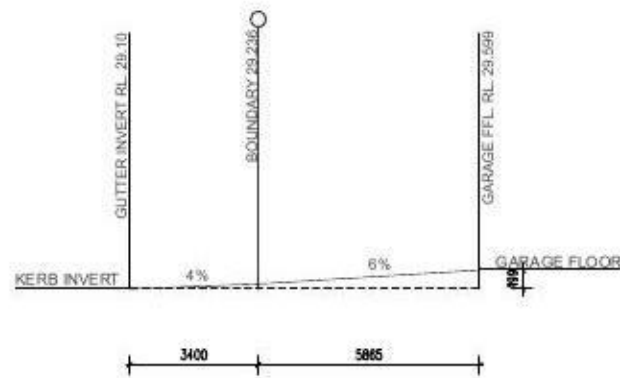


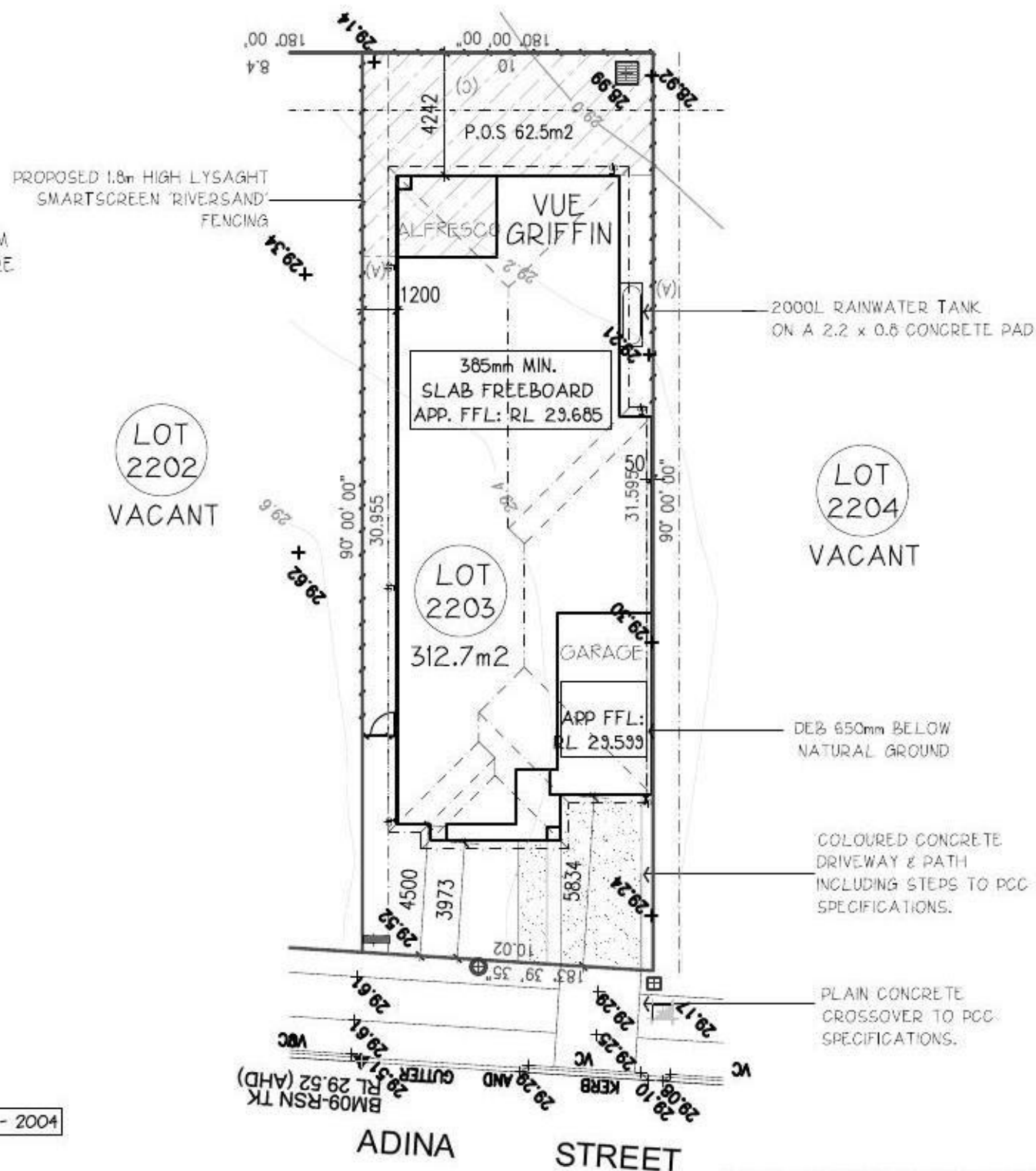


NOTE: ANY RETAINING WALL VISABLE FROM THE STREET OR 300mm HIGH AND OVER ARE TO BE OF MASONRY CONSTRUCTION.

- (A) EASEMENT FOR ACCESS AND MAINTENANCE 0.9 WIDE
- (C) EASEMENT TO DRAIN WATER 2 WIDE



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



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

CUT & FILL BUILDING AREA TO RL 29.30 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

SITE COVERAGE ANALYSIS

Roof Area	200.1 sqm	64.0 %
Ground Floor	151.8 sqm	
Garage	20.4 sqm	
Porch	5.0 sqm	
Alfresco	9.5 sqm	
Building	186.7 sqm	60.0 %
Hard Surface	20.7 sqm	6.6 %
Permeable	105.3 sqm	33.4 %
Total Area	312.7 sqm	100.0 %

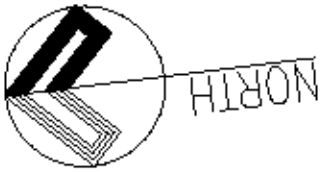
DATE	REVISION	DRAWN
22.5.13	REV A CONTRACT PLANS	JS

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	DRAWN	JS	D.P	1168992	For	EDGEWATER	
	CHECKED	(CHKBY)	JOB No.	200041	At	LOT 2203 ADINA STREET JORDAN SPRINGS	
SCALE	1:200	Date:	10/12/2012				

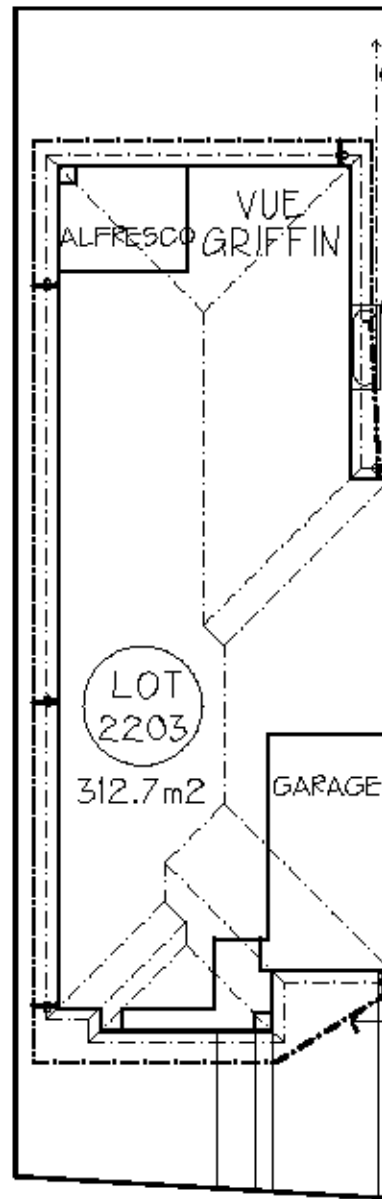
NOTE: STORMWATER DRAINAGE IS TO BE MINIMUM 600mm CLEAR FROM EDGE OF SLAB

STORMWATER DISPOSAL TO EASEMENT

STORMWATER - LINE



LOT 2202
VACANT



OVERFLOW LINE FROM TANK TO EASEMENT

2000L RAINWATER TANK ON A 2.2 x 0.8 CONCRETE PAD

LOT 2204
VACANT

90MM STORMWATER PIPES FROM 90mm PVC DOWNPIPES

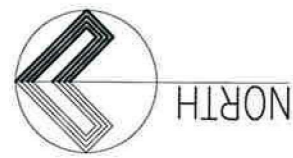
ADINA STREET

22.5.13	REV A CONTRACT PLANS	JS
DATE	REVISION	DRAWN

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STORMWATER PLAN		HAND	RH	SHEET	1A	Vue Griffin	
DRAWN	JS	D.P	1168992	For	EDGEWATER		
CHECKED	(CHKBY)	JOB No.	200041	At	LOT 2203 ADINA STREET JORDAN SPRINGS		
SCALE	1:200	Date:	10/12/2012				

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



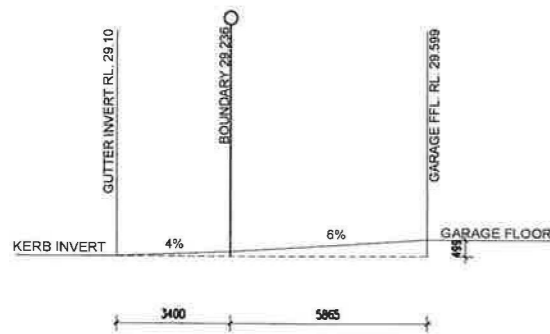
Provides Illoura Village Notes on site plan where not present

Jordan Springs - Illoura Village Notes:

(THESE NOTES MUST BE ADDED TO YOUR SITE AND LANDSCAPE PLANS)

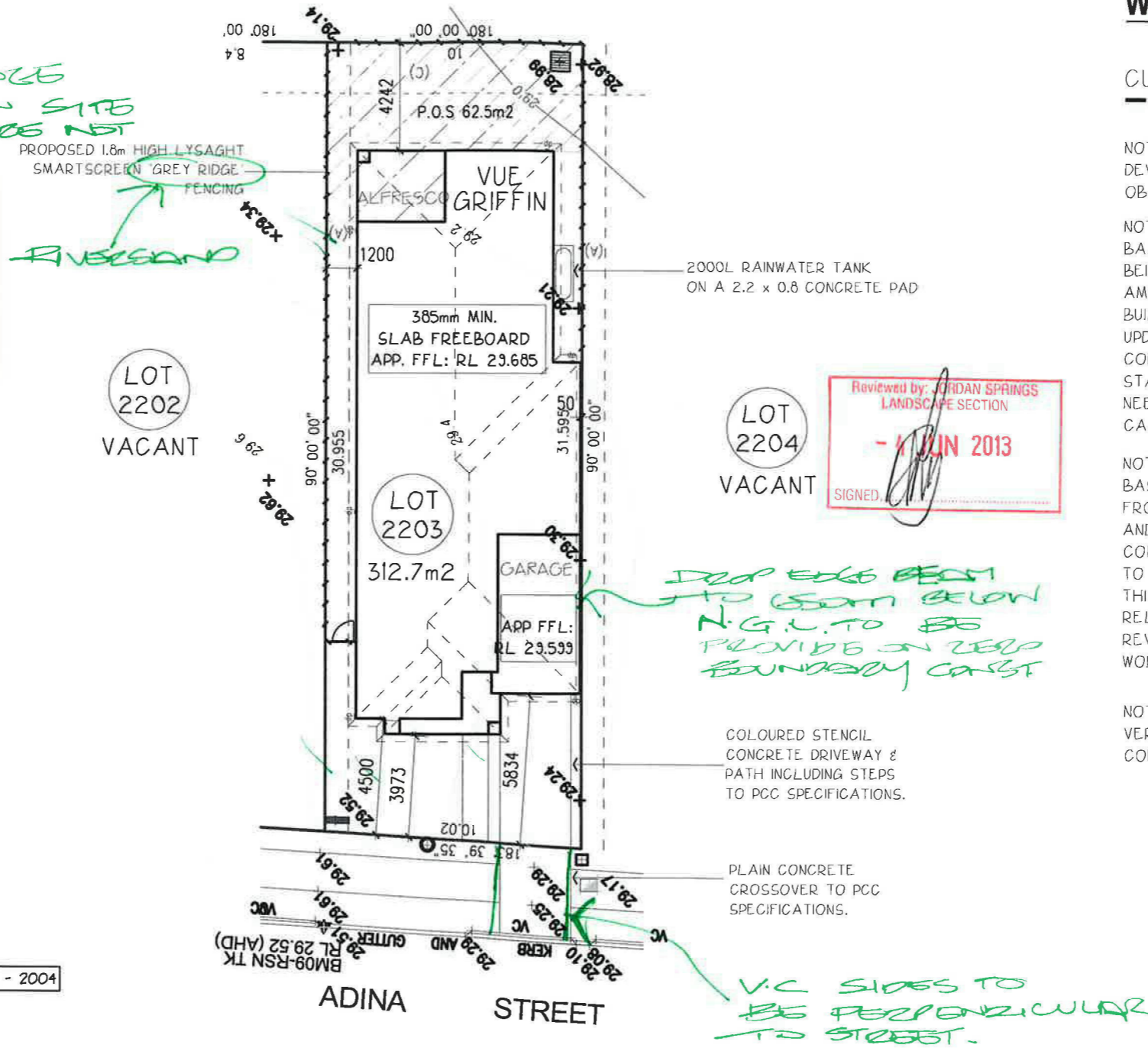
- ANY GARDEN OR LAWN EDGING VISIBLE FROM THE STREET IS TO BE CONSTRUCTED OF MASONRY TEXTURED OR COLOURED BRICKS, BLOCKS OR COLOURED CONCRETE - NO TIMBER EDGING IS PERMITTED.
- ANY RETAINING WALLS VISIBLE FROM THE STREET OR 900MM HIGH AND OVER ARE TO BE OF MASONRY CONSTRUCTION.
- VEHICLE CROSSOVER IS TO BE PLAN CONCRETE TO COUNCIL SPECIFICATIONS. 5M WIDE V.C. FOR A DOUBLE GARAGE AND 3M WIDE V.C FOR A SINGLE GARAGE.
- ALL EXISTING STREET TREES AND VERGE PLANTING ARE TO BE PROTECTED DURING CONSTRUCTION.

- (A) EASEMENT FOR ACCESS AND MAINTENANCE 0.9 WIDE
- (C) EASEMENT TO DRAIN WATER 2 WIDE



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

22.5.13	REV A CONTRACT PLANS	JS
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CUT & FILL BUILDING AREA TO RL 29.30 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.

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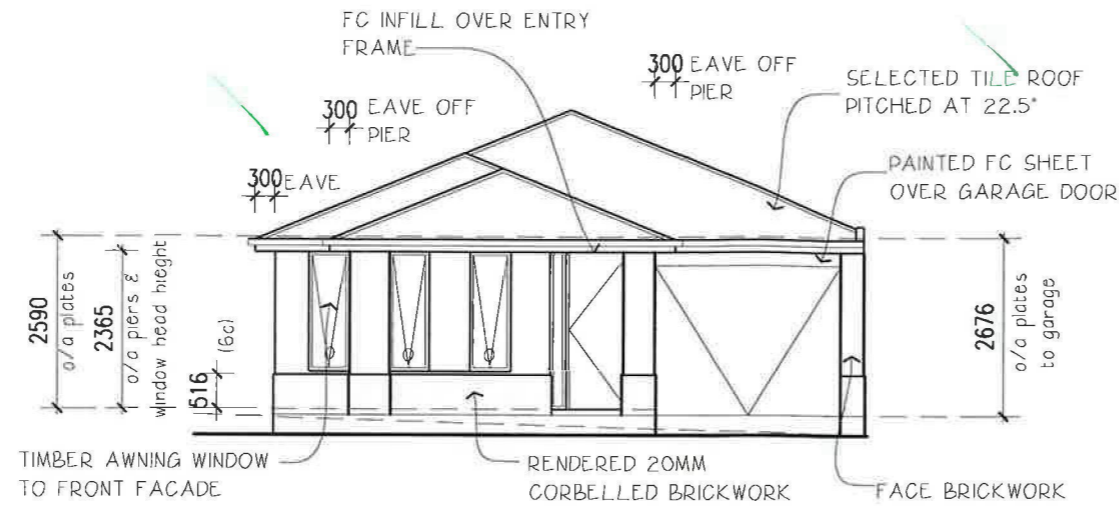
NOTE: THIS SITING HAS BEEN PREPARED BASED ON THE AVAILABLE INFORMATION FROM THE RELEVANT LOCAL COUNCIL AND/OR OTHER AUTHORITIES THAT IS NOT COMPLETE OR HAVE NOT BEEN FINALISED DUE TO THE TITLES NOT YET BEEN RELEASED IN THIS SUBDIVISION. ONCE THIS INFORMATION IS RELEASED IT WILL BE EXAMINED. THIS MAY REVEAL THE REQUIREMENT FOR ADDITIONAL WORKS AND THE SITING MAY CHANGE.

NOTE: ALL EXISTING STREET TREES AND VERGE PLANTING TO BE PROTECTED DURING CONSTRUCTION

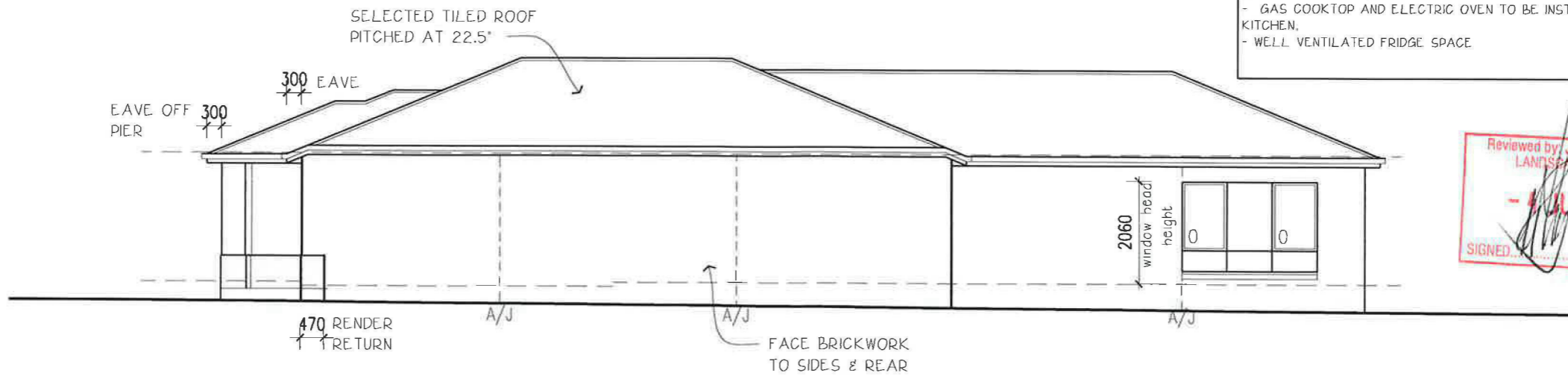
SITE COVERAGE ANALYSIS

Roof Area	200.1 sqm	64.0 %
Ground Floor	151.8 sqm	
Garage	20.4 sqm	
Porch	5.0 sqm	
Alfresco	9.5 sqm	
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	DRAWN JS CHECKED (CHKBY) SCALE 1:200	D.P 1168992 JOB No. 200041 Date: 10/12/2012		For EDGEWATER At LOT 2203 ADINA STREET JORDAN SPRINGS	
	EDGEWATER HOMES				



ELEVATION (A)



ELEVATION (B)

TABLE OF BASIX COMMITMENTS	
PROJECT ADDRESS: LOT 2203 ADINA STREET JORDAN SPRINGS	
CERTIFICATE NO.: 4647725	
WATER	
- DEVELOPMENT TO BE CONNECTED TO 2,000LT RAINWATER TANK.	
- RAINWATER TANK CONFIGURED TO COLLECT AT LEAST 160m2 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 SINGLE PHASE COOLING/HEATING SYSTEM EER 3.0-3.5.	
- KITCHEN: INDIVIDUAL FAN, DUCTED (RANGEHOOD), OPERATION CONTROL, MANUAL SWITCH.	
- BATHROOM II: 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 (2/1/TOILET (S) FOR NATURAL LIGHTING.	
- GAS COOKTOP AND ELECTRIC OVEN TO BE INSTALLED IN THE KITCHEN.	
- WELL VENTILATED FRIDGE SPACE	

Reviewed by JORDAN SPRINGS LANDSCAPE SECTION
 - JUN 2013
 SIGNED: [Signature]

DATE	REVISION	DRAWN
22.5.13	REV A CONTRACT PLANS	JS

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	DRAWN JS		For EDGEWATER		
	CHECKED (CHKBY)	JOB No. 200041	At LOT 2203 ADINA STREET JORDAN SPRINGS		
SCALE 1:100	Date: 10/12/2012				

