

CUT & FILL BUILDING AREA TO RL 40.815 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 (DPH158660)
- (E) RIGHT OF CARRIAGEWAY 7 WIDE
- (Q) RESTRICTION ON THE USE OF LAND (DPH49528)
- (B) EASEMENT TO DRAIN WATER 1.5 WIDE

DATE	REVISION	DRAWN

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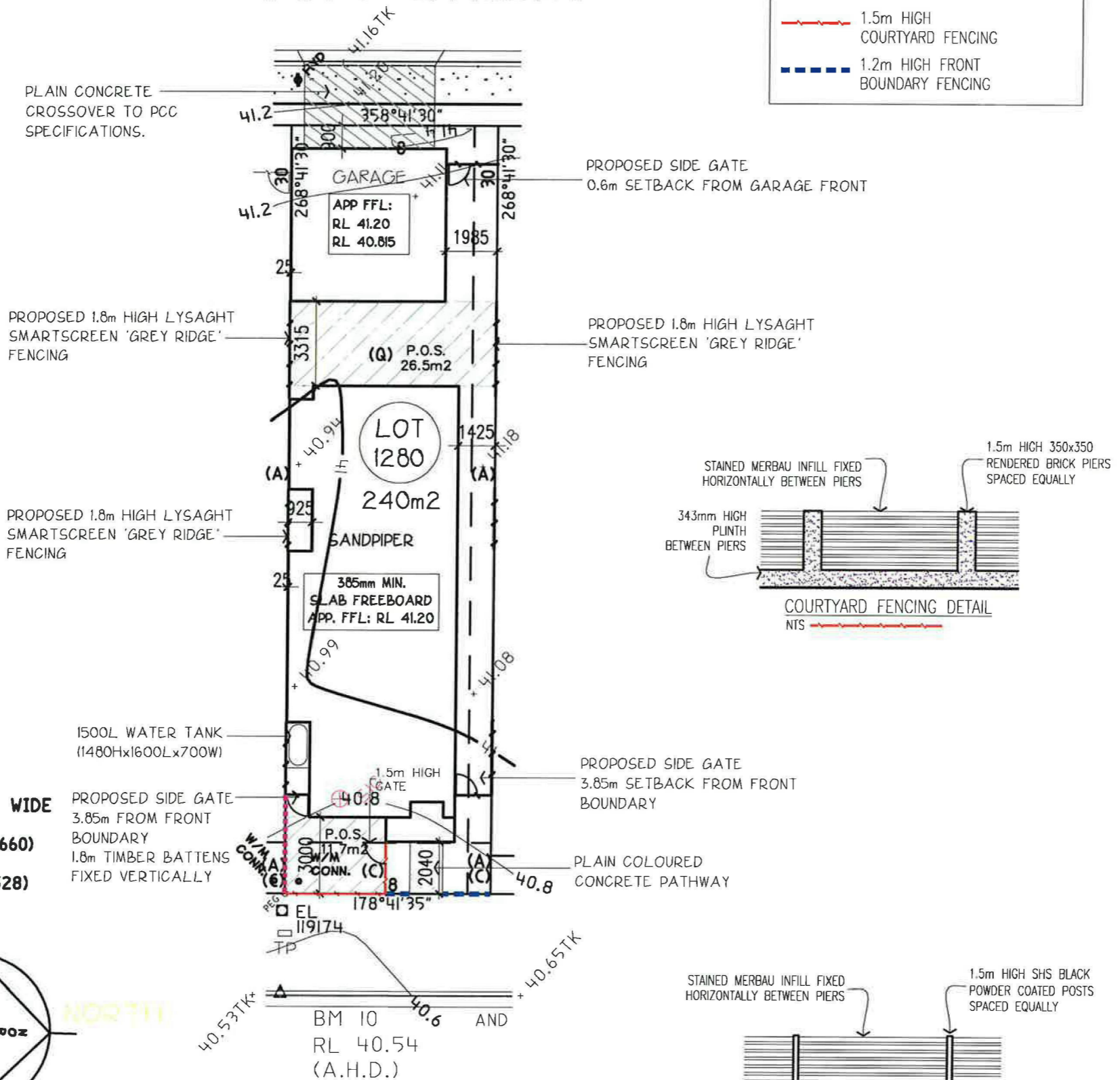
SITE PLAN
DRAWN BK 28/03/2013
CHECKED
SCALE

SHEET 1 HAND LH

Townhouse 12 - Stage 3 (7.5m) Sandpiper
For EDGEWATER HOMES
At LOT 1280 LAKESIDE PARADE JORDAN SPRINGS

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

PITT STREET



LEGEND:

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

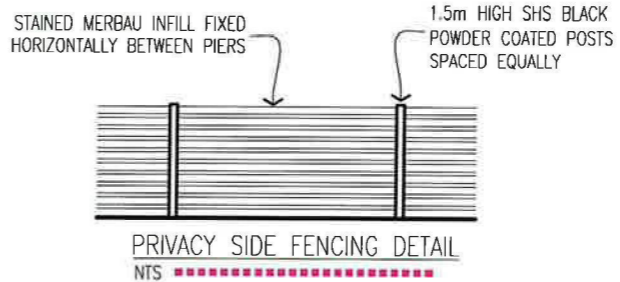
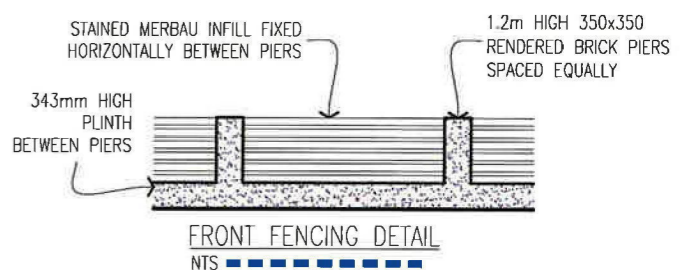
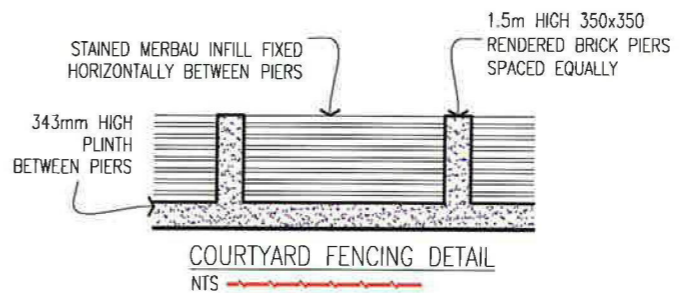


TABLE OF BASIX COMMITMENTS	
PROJECT ADDRESS: LOT 1280 LAKESIDE PARADE JORDAN SPRINGS	
CERTIFICATE NO.: 4776435	
WATER	
- DEVELOPMENT TO BE CONNECTED TO 1500LT RAINWATER TANK.	
- RAINWATER TANK CONFIGURED TO COLLECT AT LEAST 150m2 ROOF RUN OFF.	
- TOILETS, WASHING MACHINE AND 1 OUTDOOR TAP TO BE CONNECTED 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 (I)/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

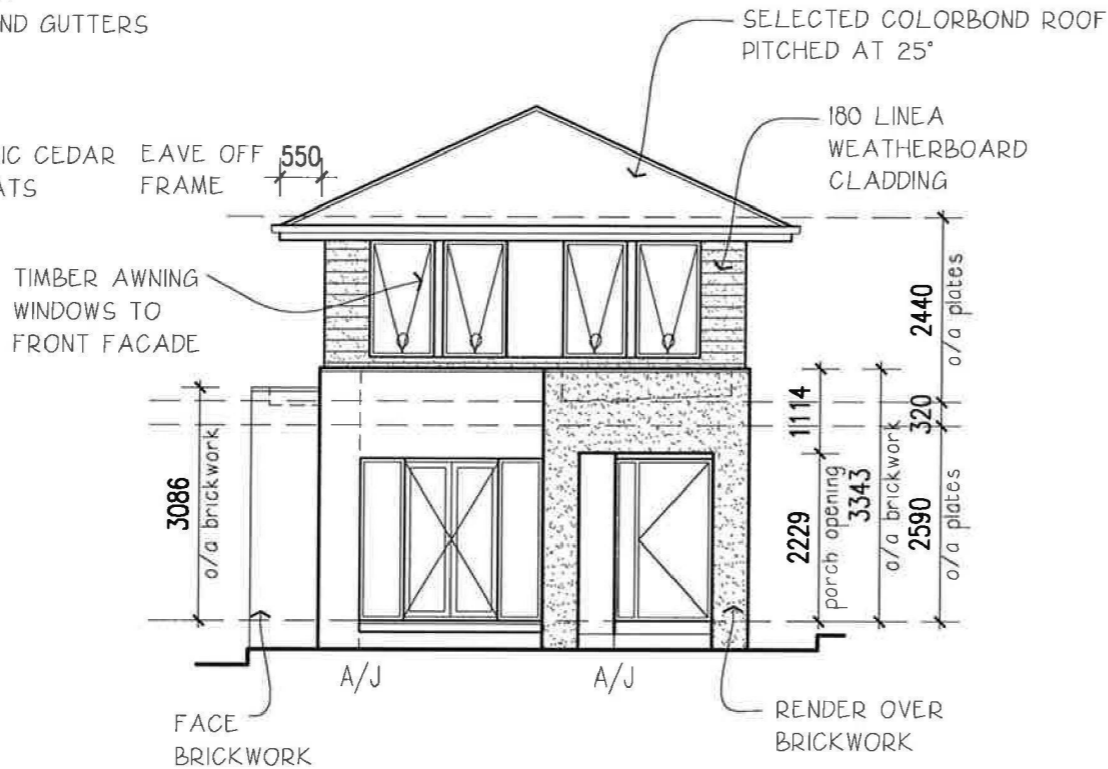
Roof Area	162.9 sqm	67.9 %
Ground Floor	103.5 sqm	
First Floor	90.8 sqm	
Garage	35.7 sqm	
Porch	3.4 sqm	
Balcony	N/A sqm	
Building	142.6 sqm	59.4 %
Hard Surface	8.7 sqm	3.6 %
Permeable	88.7 sqm	37.0 %
Total Area	240.0 sqm	100.0 %
Block Size	240.0 sqm	

EXTERNAL COLOUR SCHEDULE

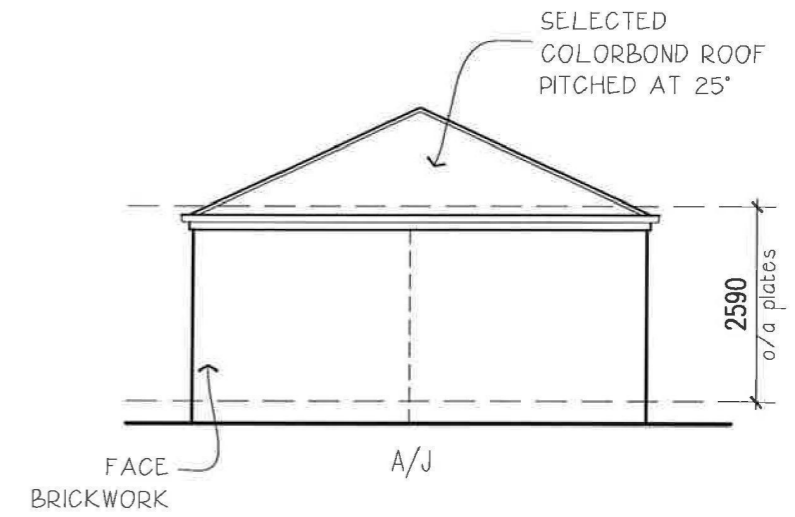
- FACE BRICK AUSTRAL SYMMETRY ASPHALT
- COLORBOND SURFMIST ROOFING, FASCIA AND GUTTERS
- ALUMINIUM WINDOWS JASPER
- TIMBER WINDOWS INTERGRAIN DARK OAK
- FRONT DOOR DULUX GOLDEN BROWN P11.E.9
- GARAGE PANEL DOOR COLORBOND CLASSIC CEDAR
- GARAGE ACCESS DOOR BRISTOL OAK FLATS

- EXTERNAL COLOURS:

-  DULUX MALI PG2.C.9
-  DULUX STOWE WHITE PCW.E.4



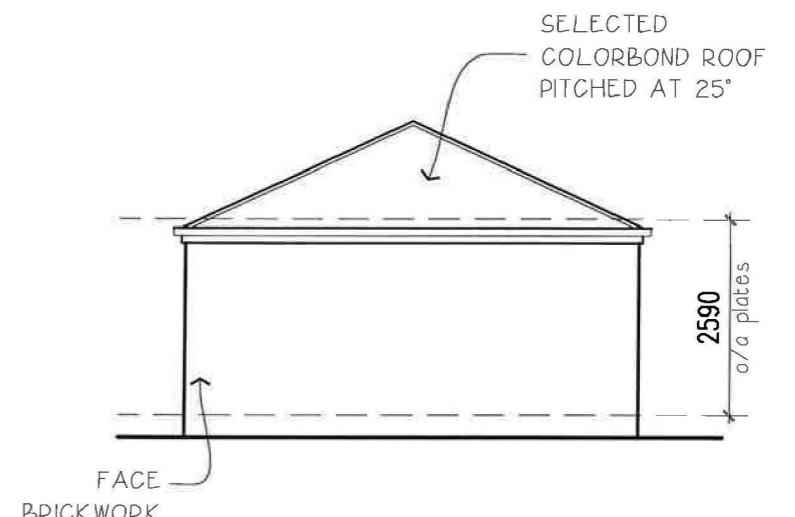
ELEVATION **(A)**



ELEVATION **(A1)**



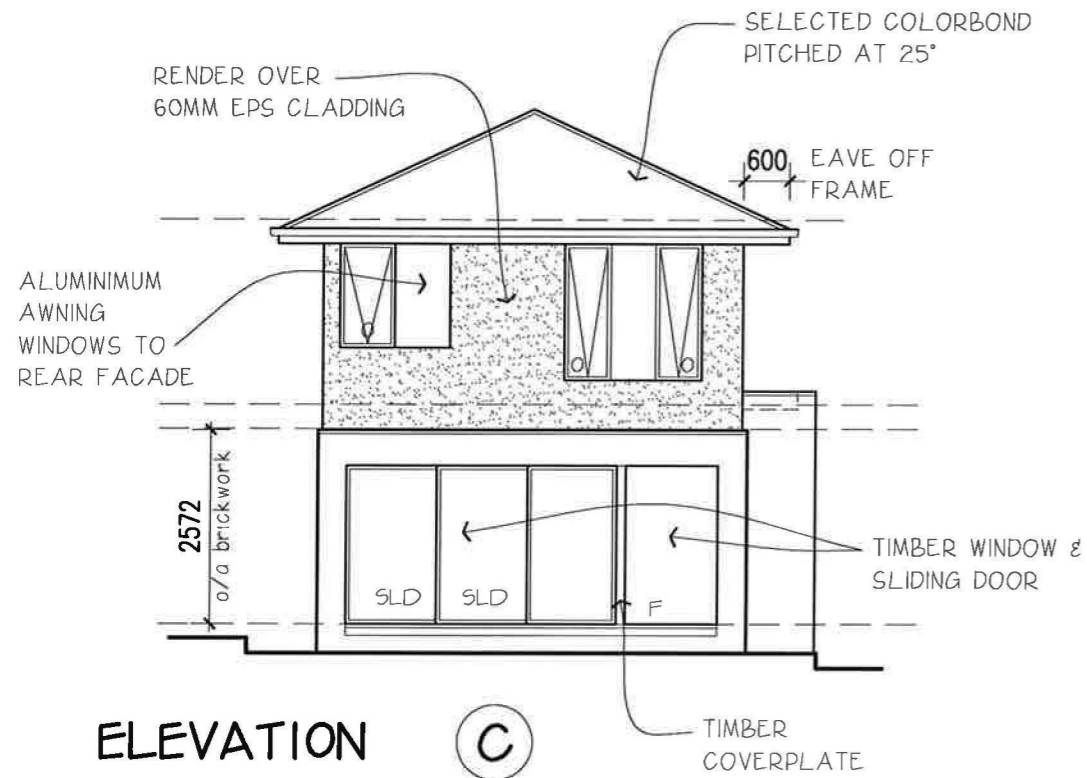
ELEVATION **(B)**



ELEVATION **(B1)**

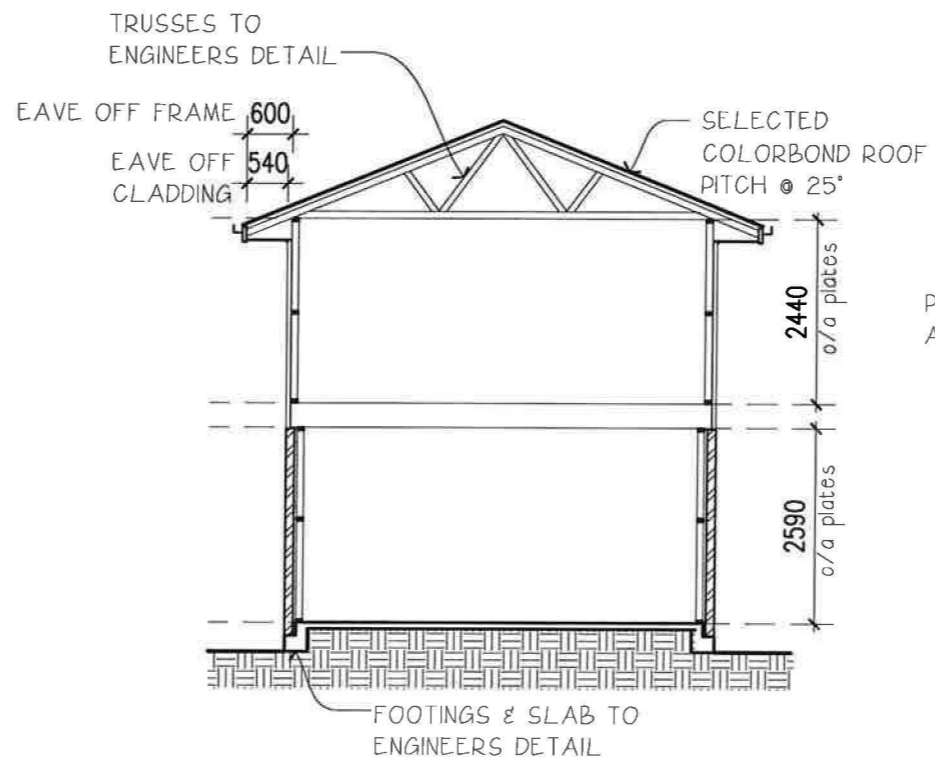
DATE	REVISION	DRAWN

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DRAWN BK 03/04/2013 CHECKED ** SCALE 1:100	For EDGEWATER HOMES At LOT 1280 LAKESIDE PARADE JORDAN SPRINGS	PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax: 9673 5560			

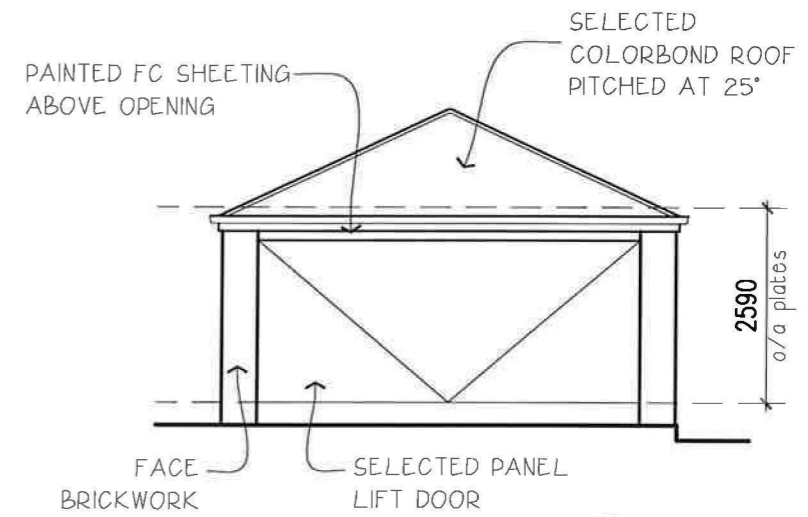


ELEVATION

C

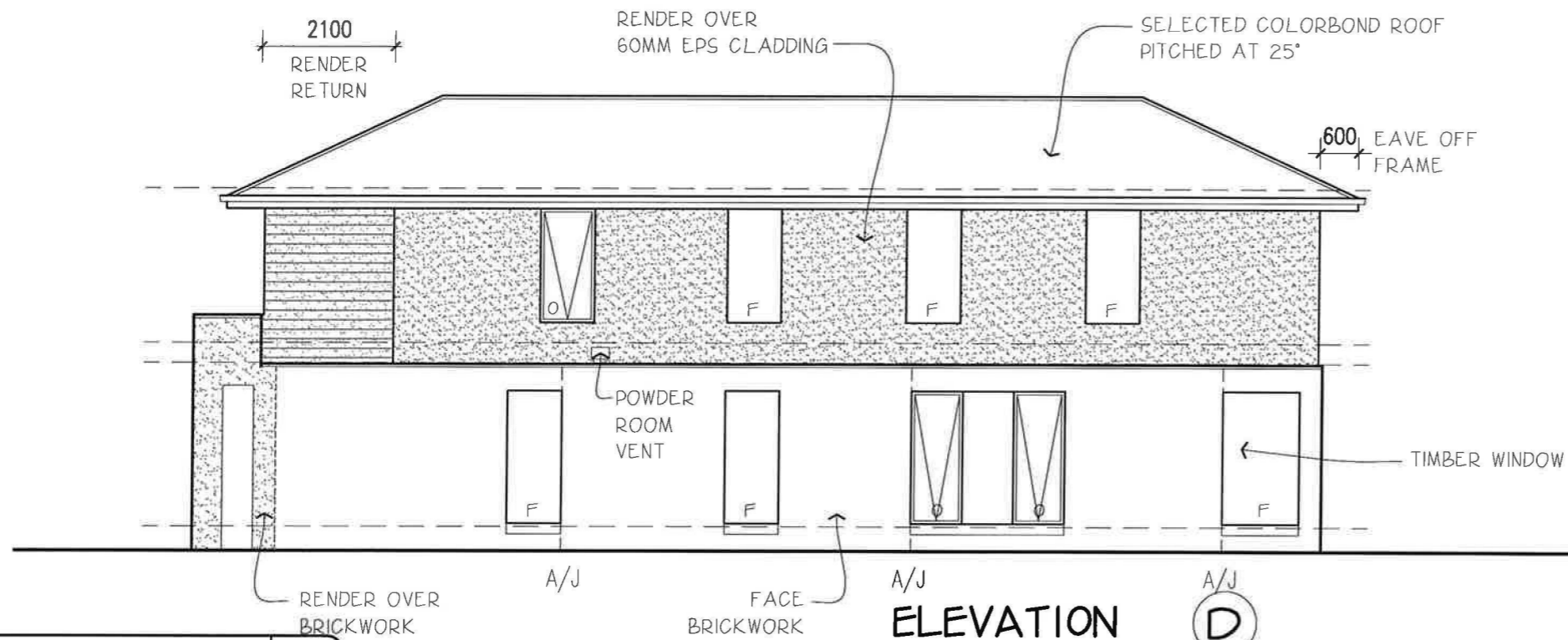


TYPICAL_SECTION



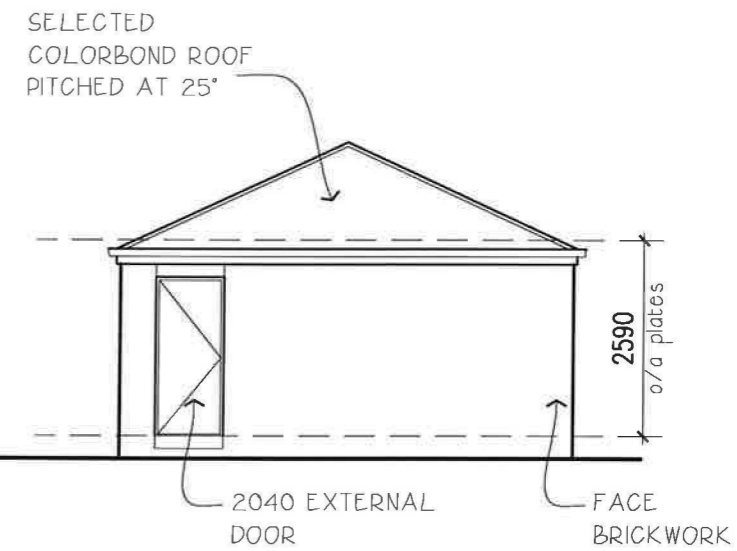
ELEVATION

C1



ELEVATION

D



ELEVATION

D1

DATE	REVISION	DRAWN

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	DRAWN BK 03/04/2013		For EDGEWATER HOMES		PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax: 9673 5560	
	CHECKED **		At LOT 1280 LAKESIDE PARADE JORDAN SPRINGS			
SCALE 1:100						

CUT & FILL BUILDING AREA TO RL 41.00 APPROX. TO CREATE LEVEL BUILDING PLATFORM FOR WAFFLE POD SLAB

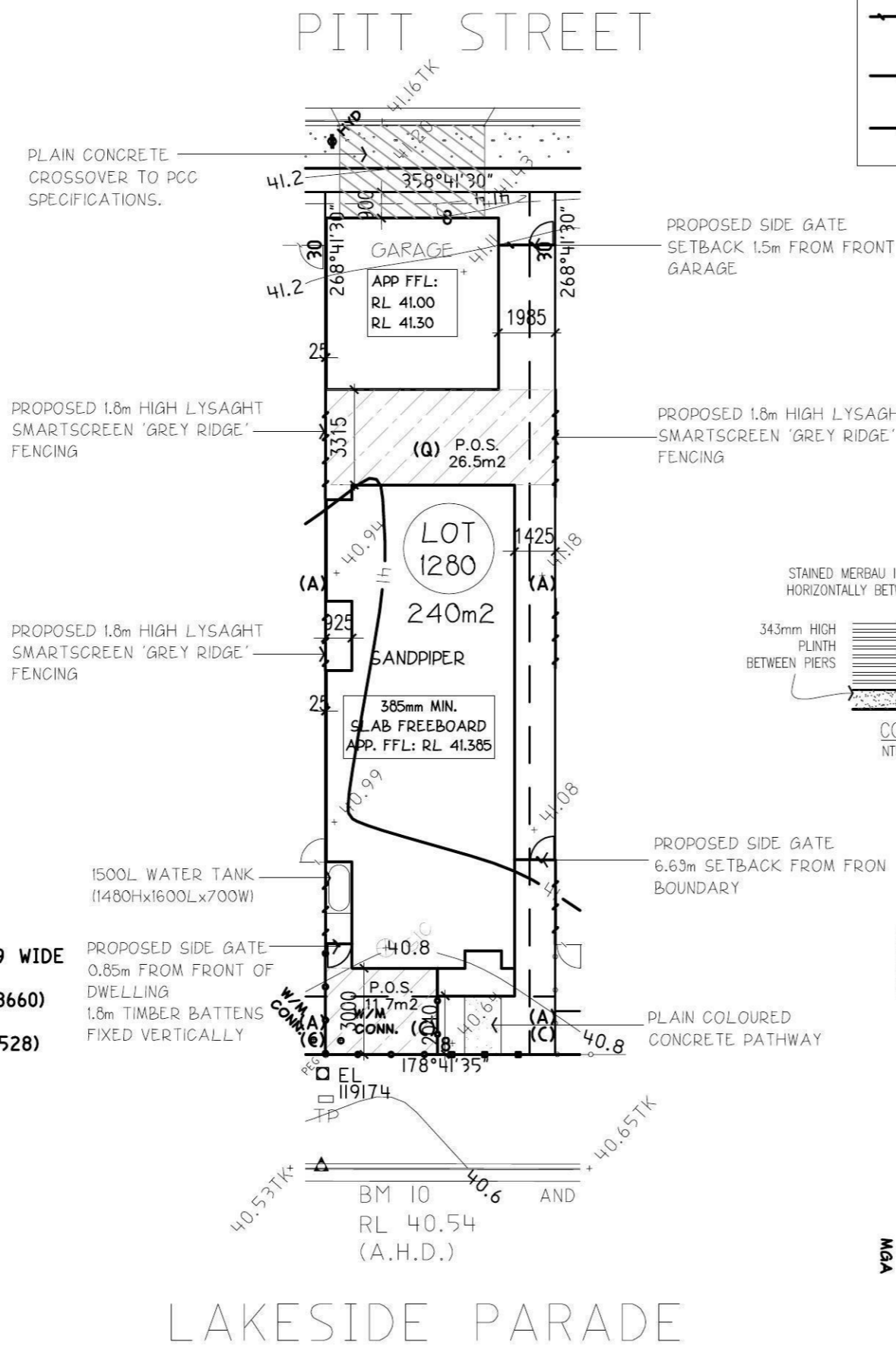
CUT - LINE

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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.

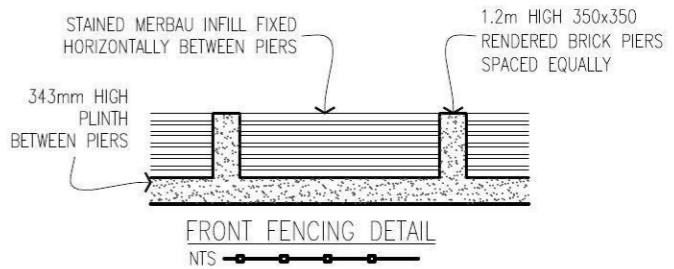
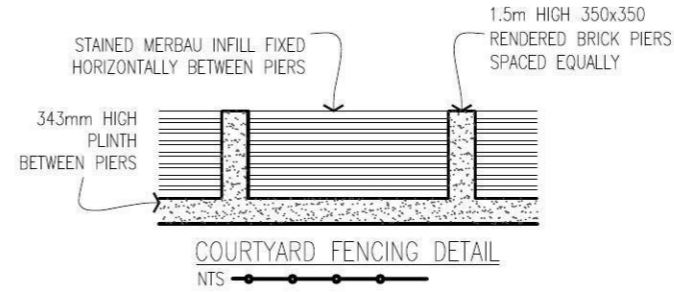
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- (A) EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE
- (C) EASEMENT TO DRAIN WATER 2 WIDE
- (CI) EASEMENT TO DRAIN WATER 2 WIDE (DPII58660)
- (E) RIGHT OF CARRIAGEWAY 7 WIDE
- (Q) RESTRICTION ON THE USE OF LAND (DPII49528)
- (B) EASEMENT TO DRAIN WATER 1.5 WIDE



LEGEND:

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



ABSA
Association of Building Sustainability Assessors

Certification Number	1005205685
Certification Date	14/04/2013
Assessor Name	Brad Hoad
Assessor Number	20731
Assessor Signature	

Simulated Energy: HEATING: 71.9 MJ/m² pa
 Simulated Energy: COOLING: 62.9 MJ/m² pa
 NatHERS Rating 134.8 MJ/m² pa

4.0

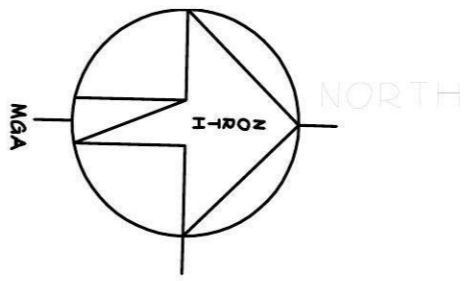


TABLE OF BASIX COMMITMENTS	
PROJECT ADDRESS: LOT 1280 LAKESIDE PARADE JORDAN SPRINGS	
CERTIFICATE NO.: S	
WATER	
- DEVELOPMENT TO BE CONNECTED TO 1500LT RAINWATER TANK.	
- RAINWATER TANK CONFIGURED TO COLLECT AT LEAST 175m ² ROOF RUN OFF.	
- TOILETS, WASHING MACHINE AND 1 OUTDOOR TAP TO BE CONNECTED 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	
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- ROOFING: TILED COLOUR: DARK	
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- 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	

SITE COVERAGE ANALYSIS

Area	sqm	%
Roof Area	162.9	67.9 %
Ground Floor	103.5	
First Floor	90.8	
Garage	35.7	
Porch	3.4	
Balcony	N/A	
Building	142.6	59.4 %
Hard Surface	8.7	3.6 %
Permeable	88.7	37.0 %
Total Area	240.0	100.0 %
Block Size	240.0 sqm	

DATE	REVISION	DRAWN

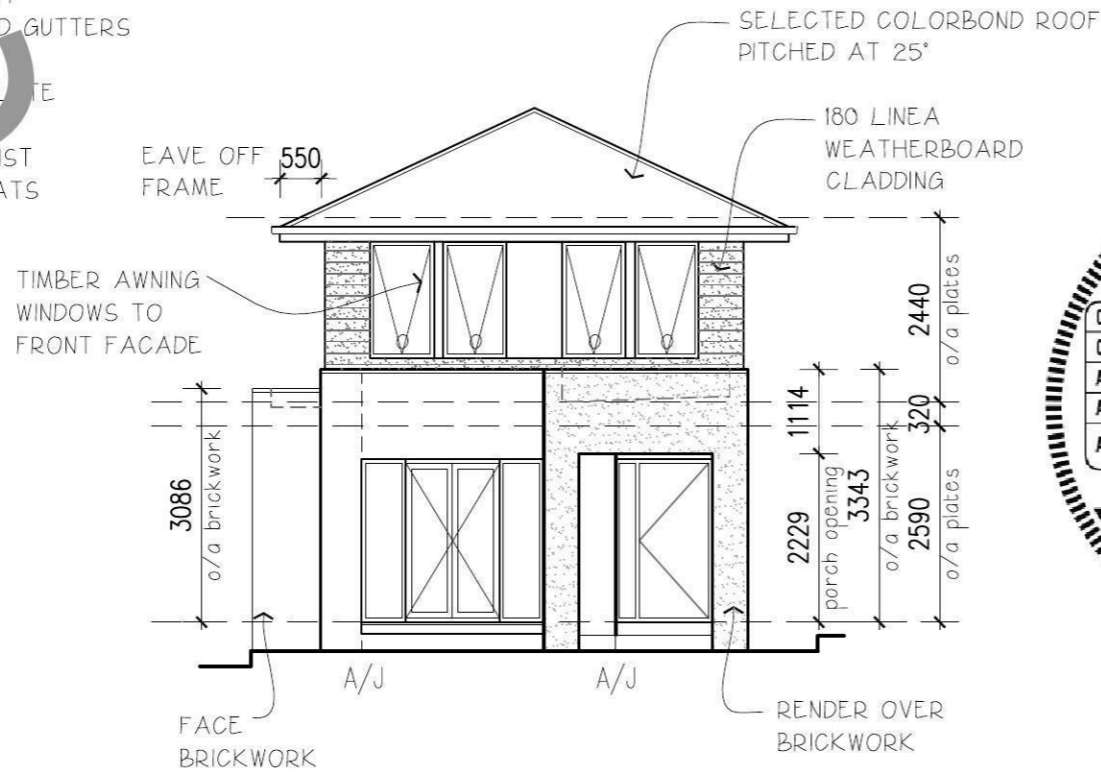
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	DRAWN BK 28/03/2013			For EDGEWATER HOMES	
	CHECKED			At LOT 1280 LAKESIDE PARADE JORDAN SPRINGS	
SCALE 1:200					

EXTERNAL COLOUR SCHEDULE

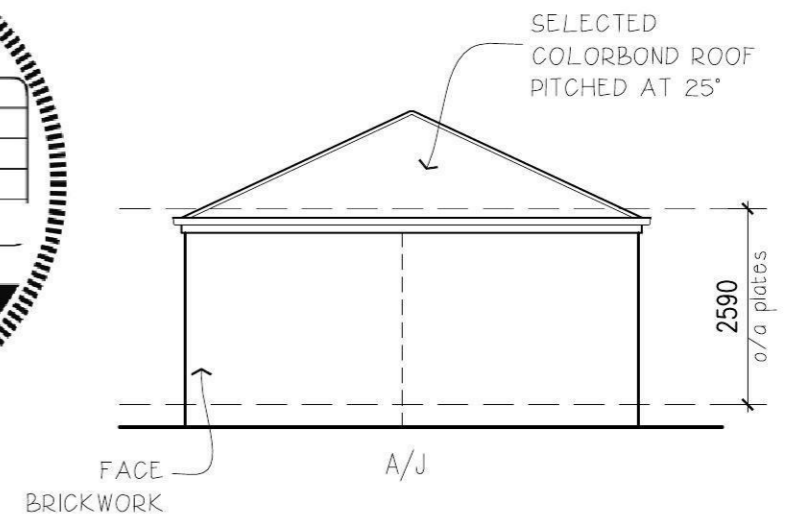
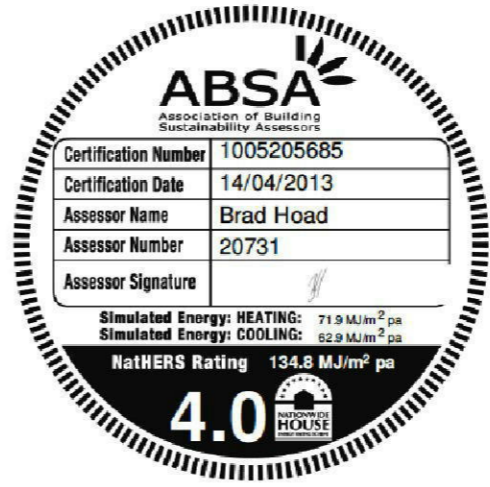
- FACE BRICK AUSTRAL SYMMERY ASPHALT
- COLORBOND JASPER ROOFING FASCIA AND GUTTERS
- ALUMINIUM WINDOWS JASPER
- TIMBER WINDOWS INTERGRAIN RICH CHOCOLATE
- FRONT DOOR SADDLE BROWN
- GARAGE PAWL DOOR COLORBOND SURFMIST
- GARAGE ACCESS DOOR WINDSTOL OAK FLATS

EXTERNAL COLOURS:

- DULUX MALI
- DULUX STOWE WHITE



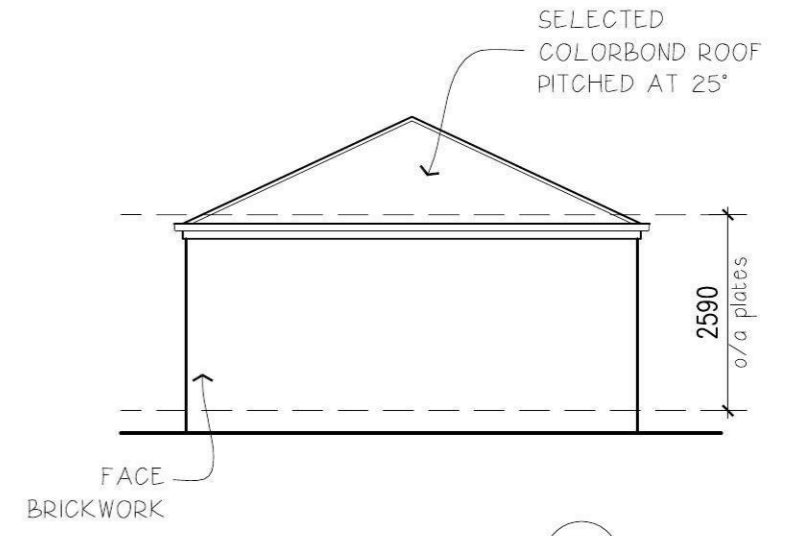
ELEVATION A



ELEVATION A1



ELEVATION B

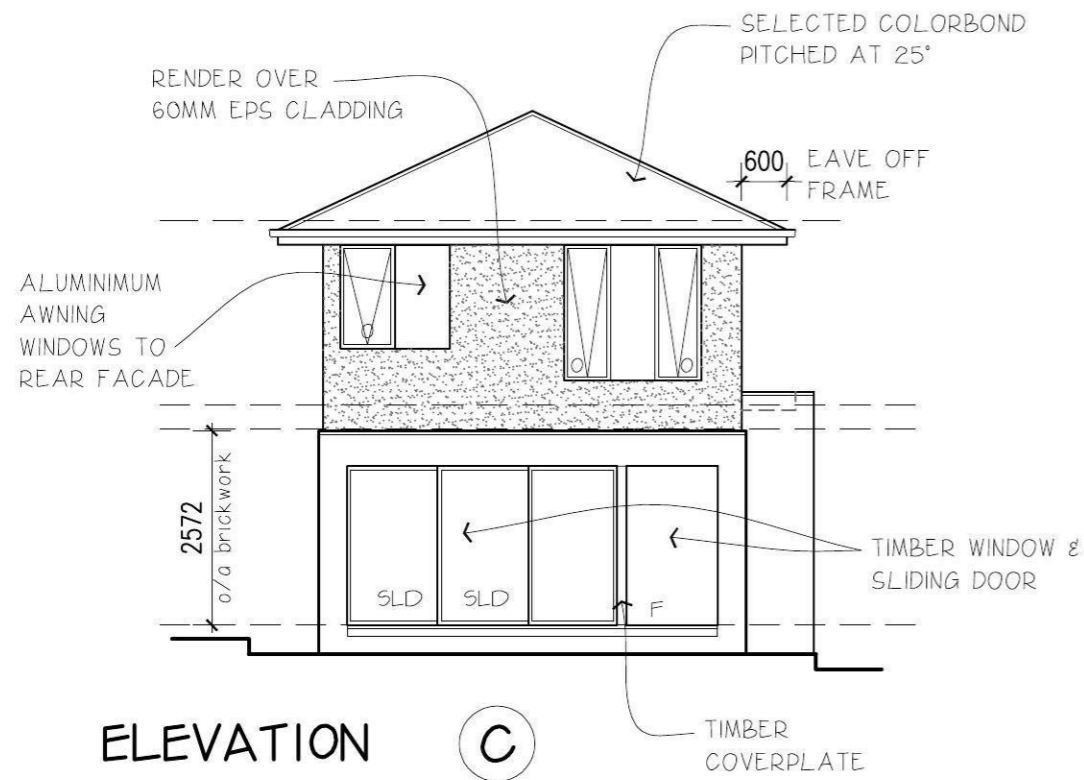


ELEVATION B1

DATE	REVISION	DRAWN

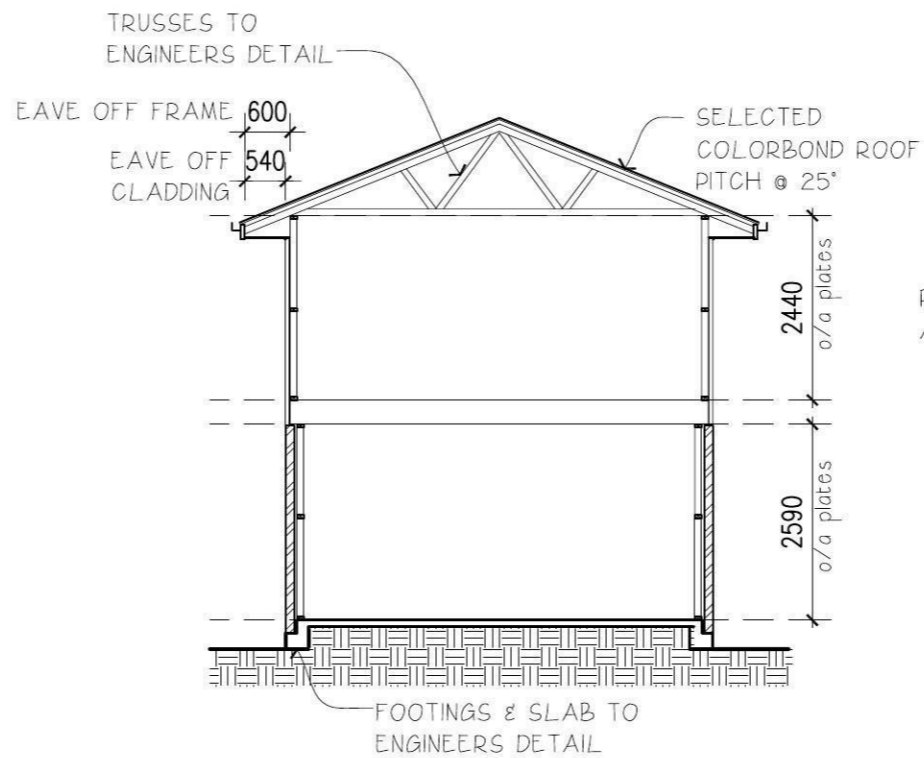
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ELEVATIONS		SHEET 3	HAND LH	Townhouse 12 - Stage 3 (7.5m) Sandpiper	EDGEWATER HOMES
DRAWN BK 03/04/2013	CHECKED **	SCALE 1:100	For	EDGEWATER HOMES	PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax: 9673 5560
			At	LOT 1280 LAKESIDE PARADE JORDAN SPRINGS	

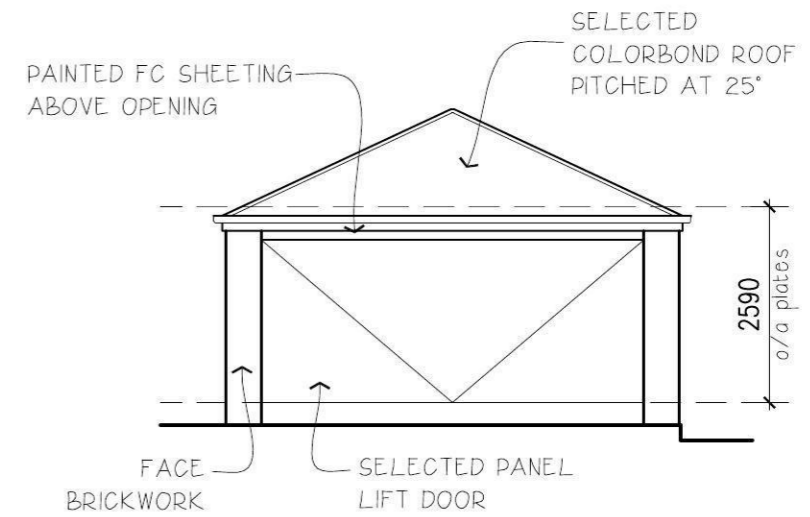


ELEVATION

(C)

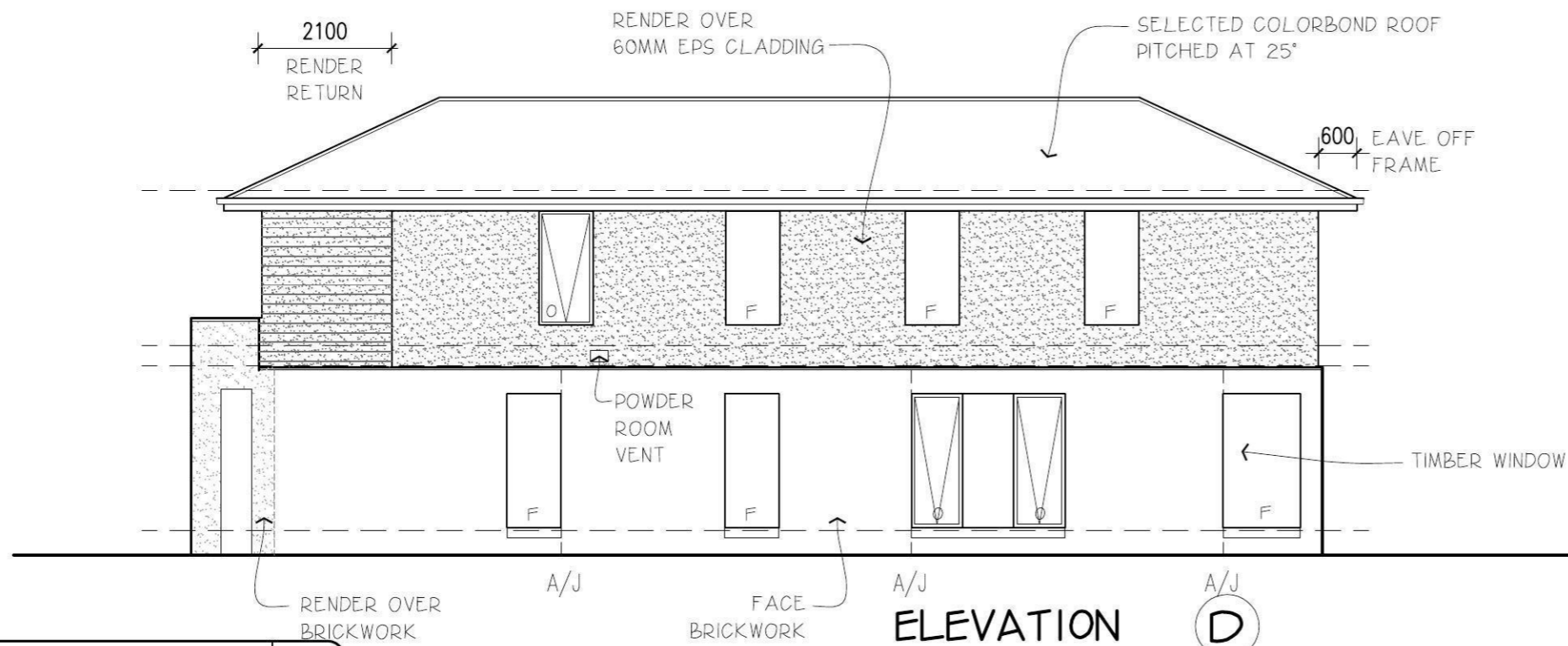


TYPICAL_SECTION



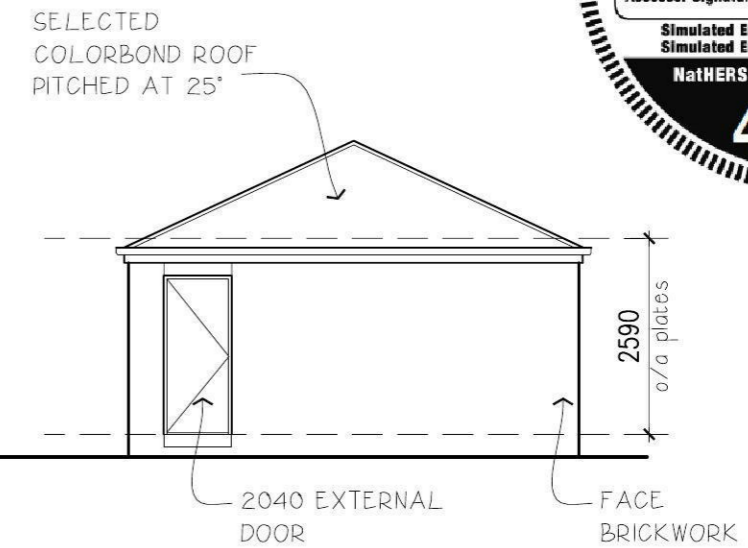
ELEVATION

(C1)



ELEVATION

(D)



ELEVATION

(D1)



DATE	REVISION	DRAWN

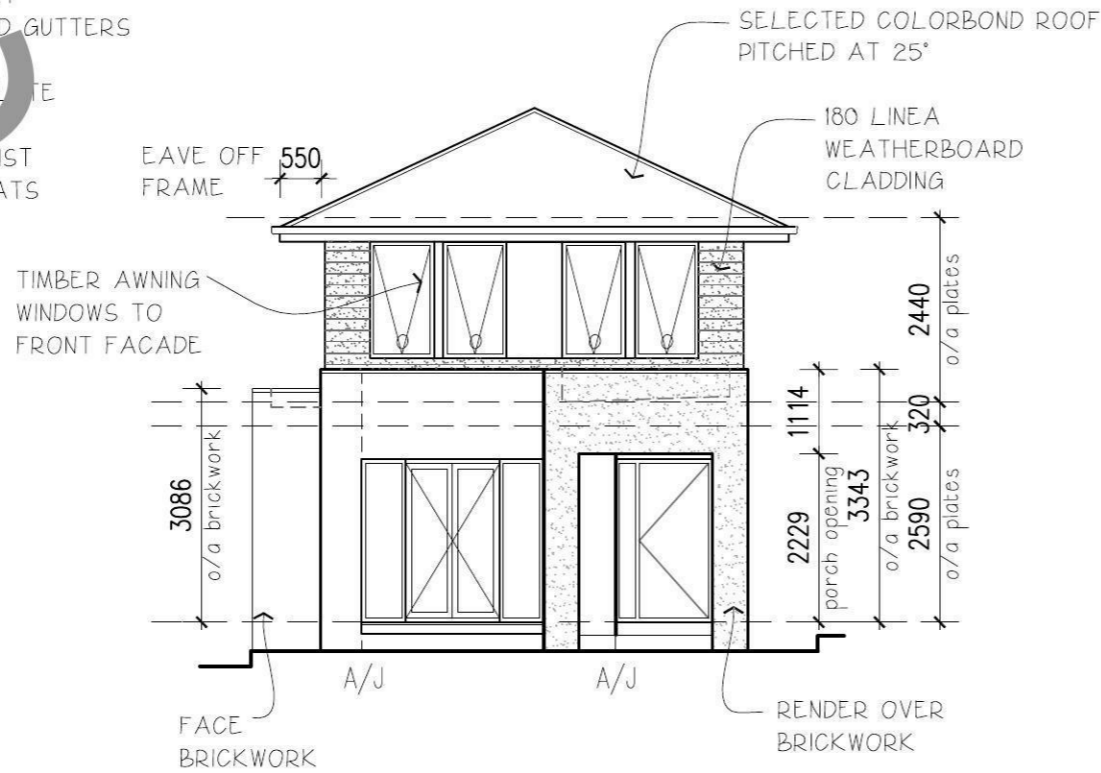
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	DRAWN BK 03/04/2013		For EDGEWATER HOMES		EDGEWATER HOMES PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax: 9673 5560
	CHECKED **		At LOT 1280 LAKESIDE PARADE JORDAN SPRINGS		
SCALE 1:100					

EXTERNAL COLOUR SCHEDULE

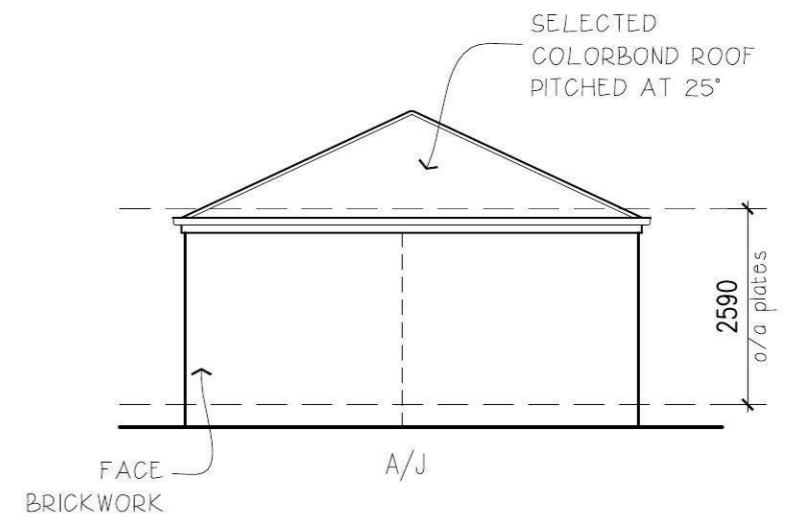
- FACE BRICK AUSTRAL SYMMERY ASPHALT
- COLORBOND JASPER ROOFING FASCIA AND GUTTERS
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- TIMBER WINDOWS INTERGRAIN RICH CHOCOLATE
- FRONT DOOR SUEDE BROWN
- GARAGE PANEL DOOR COLORBOND SURFMIST
- GARAGE ACCESS DOOR WINTON OAK FLATS

EXTERNAL COLOURS:

- DULUX MALI
- DULUX STOWE WHITE



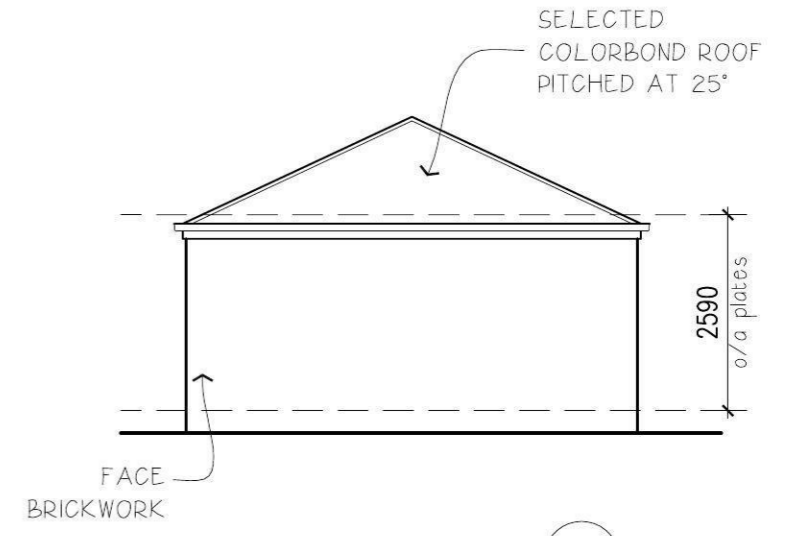
ELEVATION A



ELEVATION A1



ELEVATION B

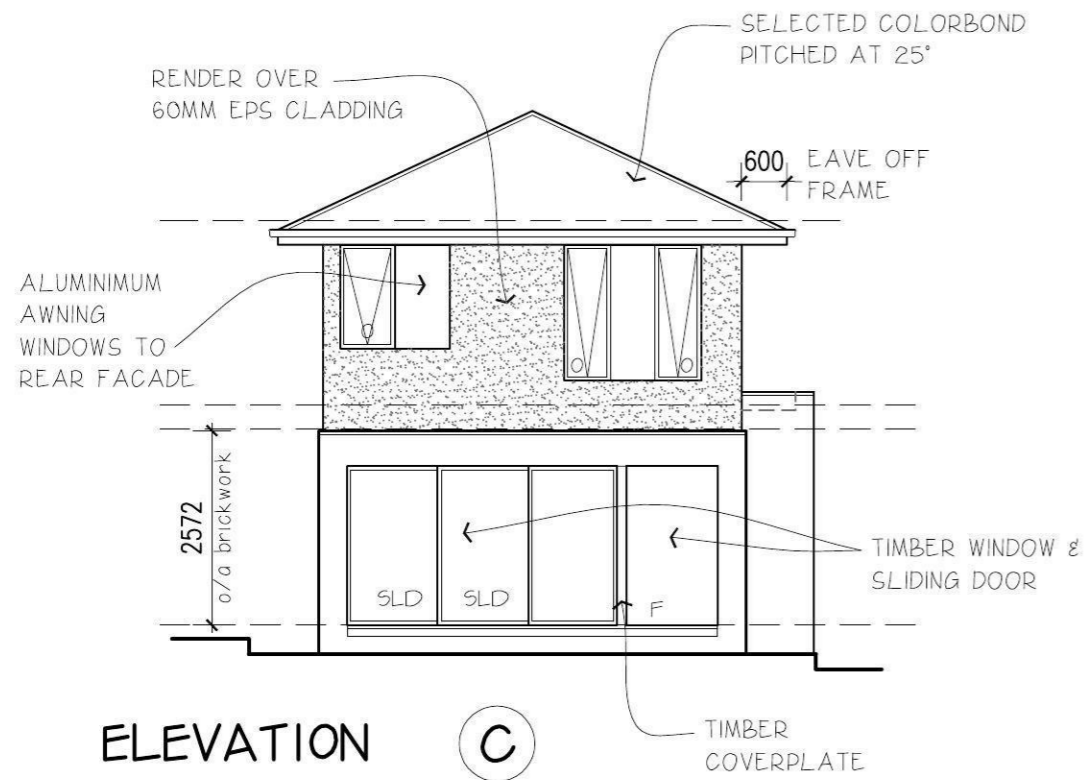


ELEVATION B1

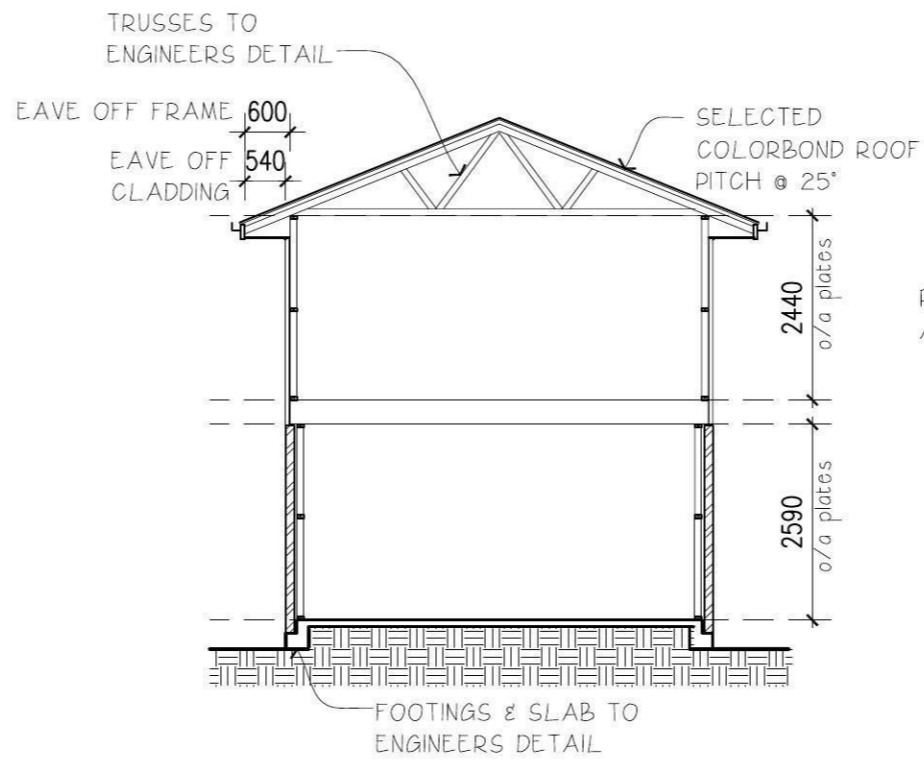
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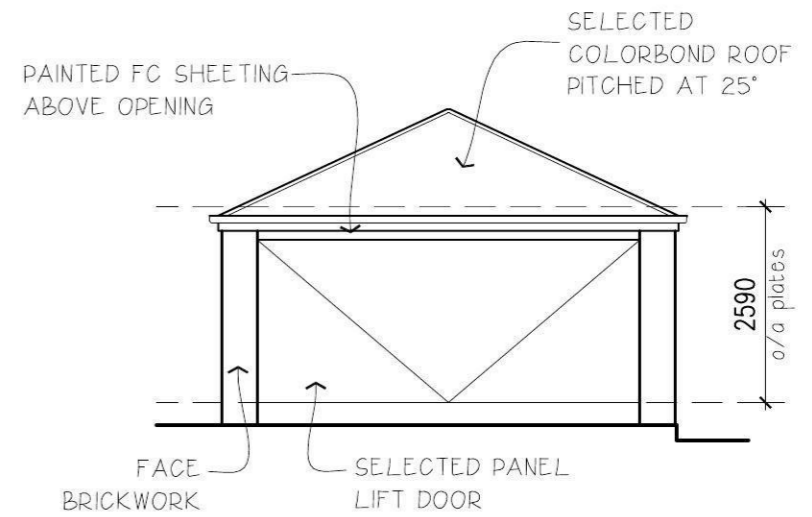
ELEVATIONS		SHEET 3	HAND LH	Townhouse 12 - Stage 3 (7.5m) Sandpiper	EDGEWATER HOMES
DRAWN BK 03/04/2013	CHECKED **	SCALE 1:100	For	EDGEWATER HOMES	PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax: 9673 5560
			At	LOT 1280 LAKESIDE PARADE JORDAN SPRINGS	



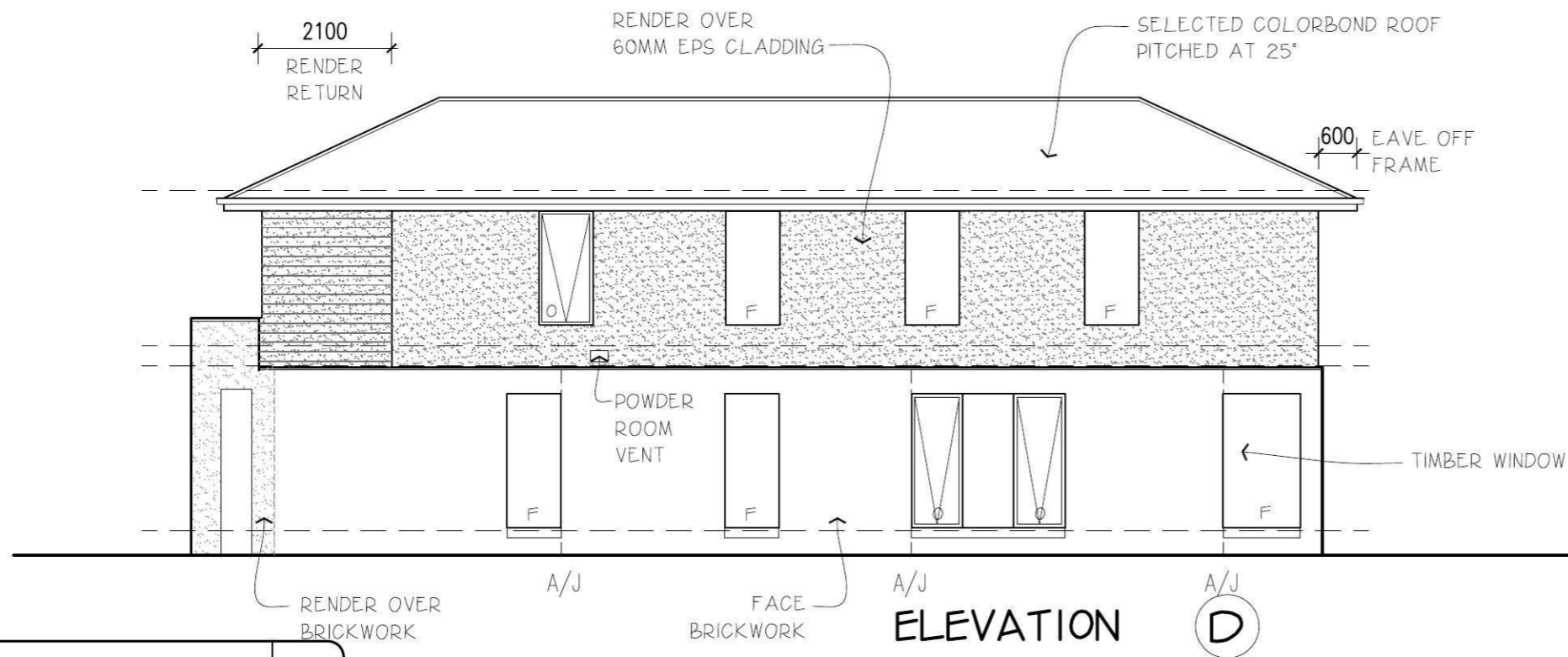
ELEVATION C



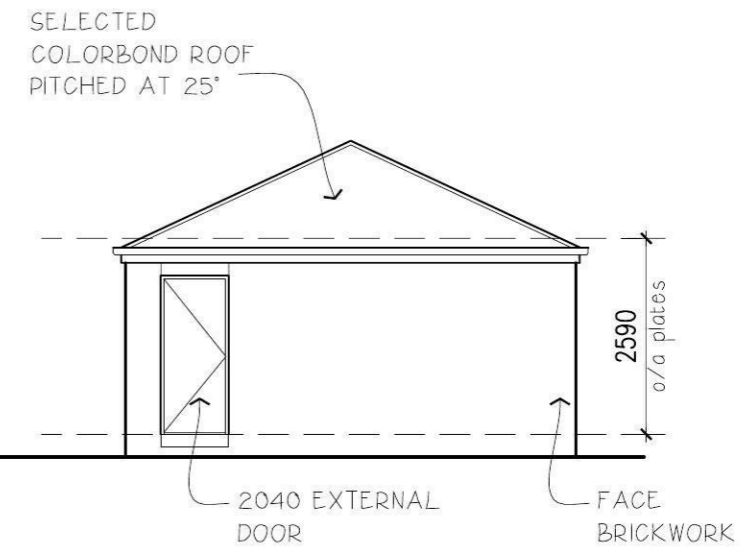
TYPICAL_SECTION



ELEVATION C1



ELEVATION D



ELEVATION D1

DATE	REVISION	DRAWN

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DRAWN BK 03/04/2013		For EDGEWATER HOMES		PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax: 9673 5560	
CHECKED **		At LOT 1280 LAKESIDE PARADE JORDAN SPRINGS			
SCALE 1:100					