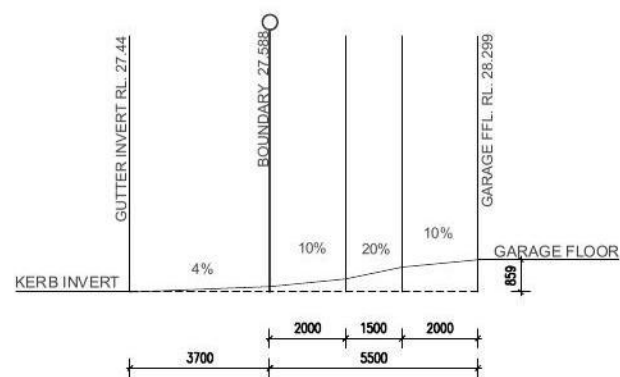




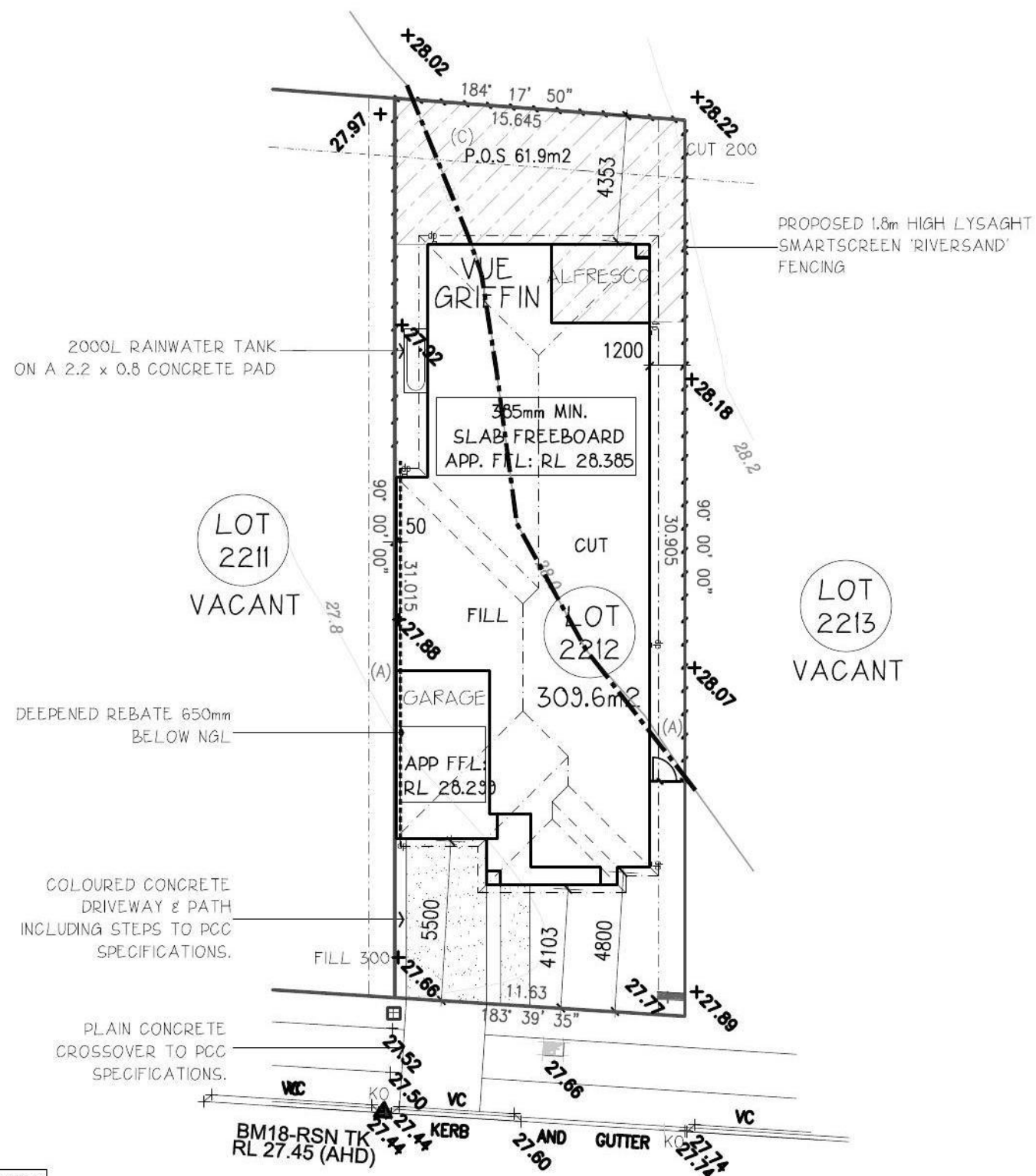
- (A) EASEMENT FOR ACCESS AND MAINTENANCE 0.9 WIDE
- (C) EASEMENT TO DRAIN WATER 2 WIDE

CONTOUR INTERVALS 0.2 METRES

- KERB OUTLET KO
- SERVICE CROSSING SC
- WATER METER
- COMMUNICATIONS PIT
- ELECTRICAL TURRET
- KERB
- FOOTPATH
- VEHICLE CROSSING VC



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



CUT & FILL BUILDING AREA TO RL 28.00 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	64.6 %
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	19.1 sqm	6.1 %
Permeable	103.8 sqm	33.9 %
Total Area	309.6 sqm	100.0 %

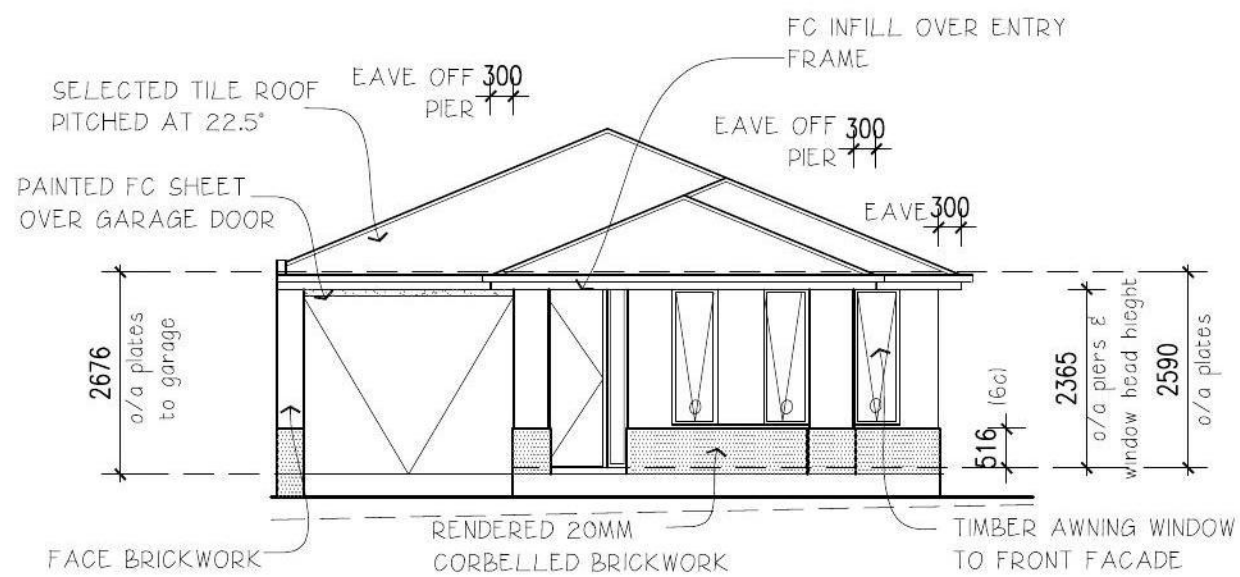
DATE	REVISION	DRAWN
27.5.13	REV A CONTRACT PLANS	JS

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

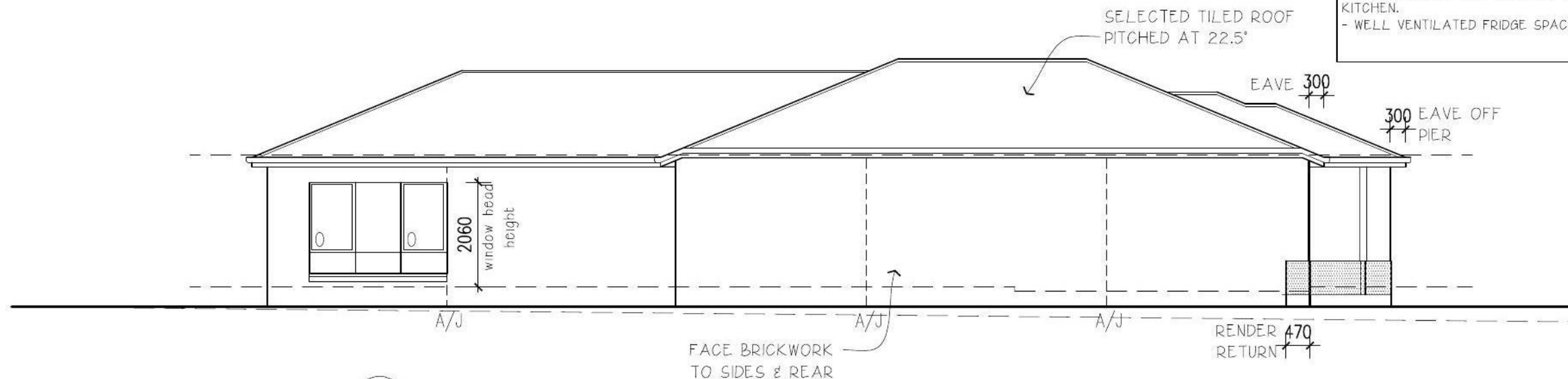
ANY RETAINING WALL VISABLE FROM THE STREET OR 900mm HIGH AND OVER ARE TO BE OF MASONRY CONSTRUCTION

GREENWOOD PARKWAY

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	DRAWN JS CHECKED (CHKBY) SCALE 1:200	D.P 1168992 JOB No. 200043 Date: 27/05/2013			For EDGEWATER At LOT 2212 GREENWOOD PARKWAY JORDAN SPRINGS	



ELEVATION A



ELEVATION B

TABLE OF BASIS COMMITMENTS

PROJECT ADDRESS: LOT 2212 GREENWOOD PWAY JORDAN SPRINGS

CERTIFICATE NO.: 4847785

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

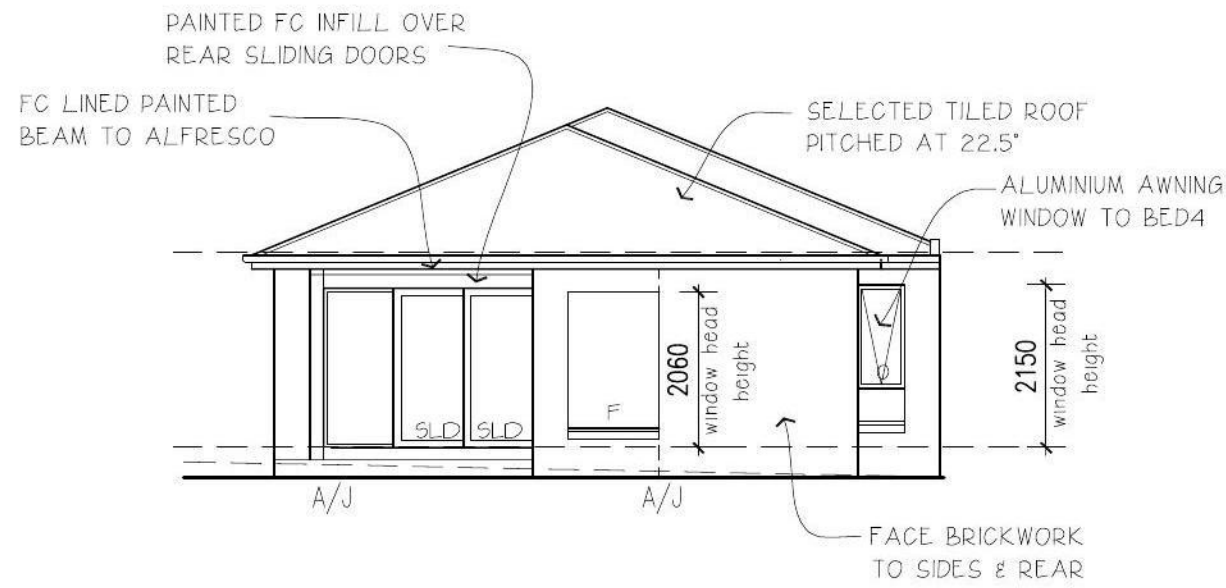
- ROOF INSULATION: NONE.
- CEILING INSULATION: R2.5
- WALL INSULATION: R1.5
- EXTERNAL WALL: BRICK VENEER COLOUR: DARK
- ROOFING: TILED COLOUR: DARK
- GLAZING: ALL ALUMINIUM WINDOWS TO BE SINGLE CLEAR GLAZED WITH U VALUE OF 6.57 & SHGC OF 0.74
- TIMBER WINDOWS TO MASTER SUITE AND REAR FAMILY / DINING STACKER DOORS TO BE SINGLE, CLEAR GLAZED, TIMBER FRAMED WITH A U VALUE OF 5.55 AND SHGC OF 0.73

ENERGY

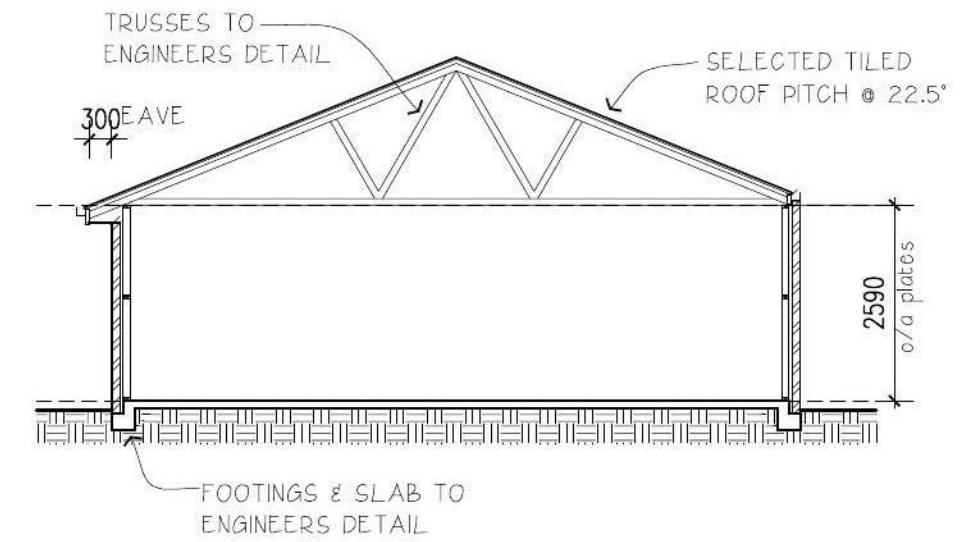
- HOT WATER SYSTEM: GAS INSTANTANEOUS HWS WITH A PERFORMANCE OF 5 STARS OR BETTER.
- DEVELOPMENT WILL INCORPORATE SINGLE PHASE COOLING/HEATING SYSTEM EER 3.0-3.5.
- KITCHEN: INDIVIDUAL FAN, DUCTED (RANGEHOOD), OPERATION CONTROL, MANUAL SWITCH.
- BATHROOM III: INDIVIDUAL FAN, NOT DUCTED, OPERATION CONTROL, 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

27.5.13	REV A CONTRACT PLANS	JS
DATE	REVISION	DRAWN

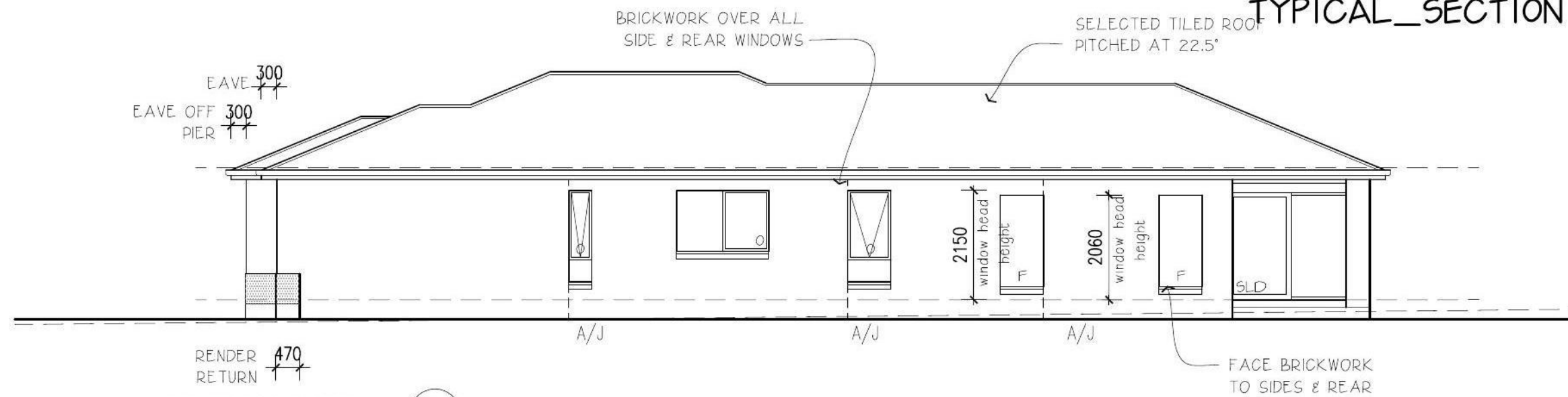
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	DRAWN	JS					For	EDGEWATER	
	CHECKED	(CHKBY)	JOB No.	200043	At	LOT 2212 GREENWOOD PARKWAY JORDAN SPRINGS			
SCALE	1:100	Date:	27/05/2013						



ELEVATION C



TYPICAL_SECTION



ELEVATION D

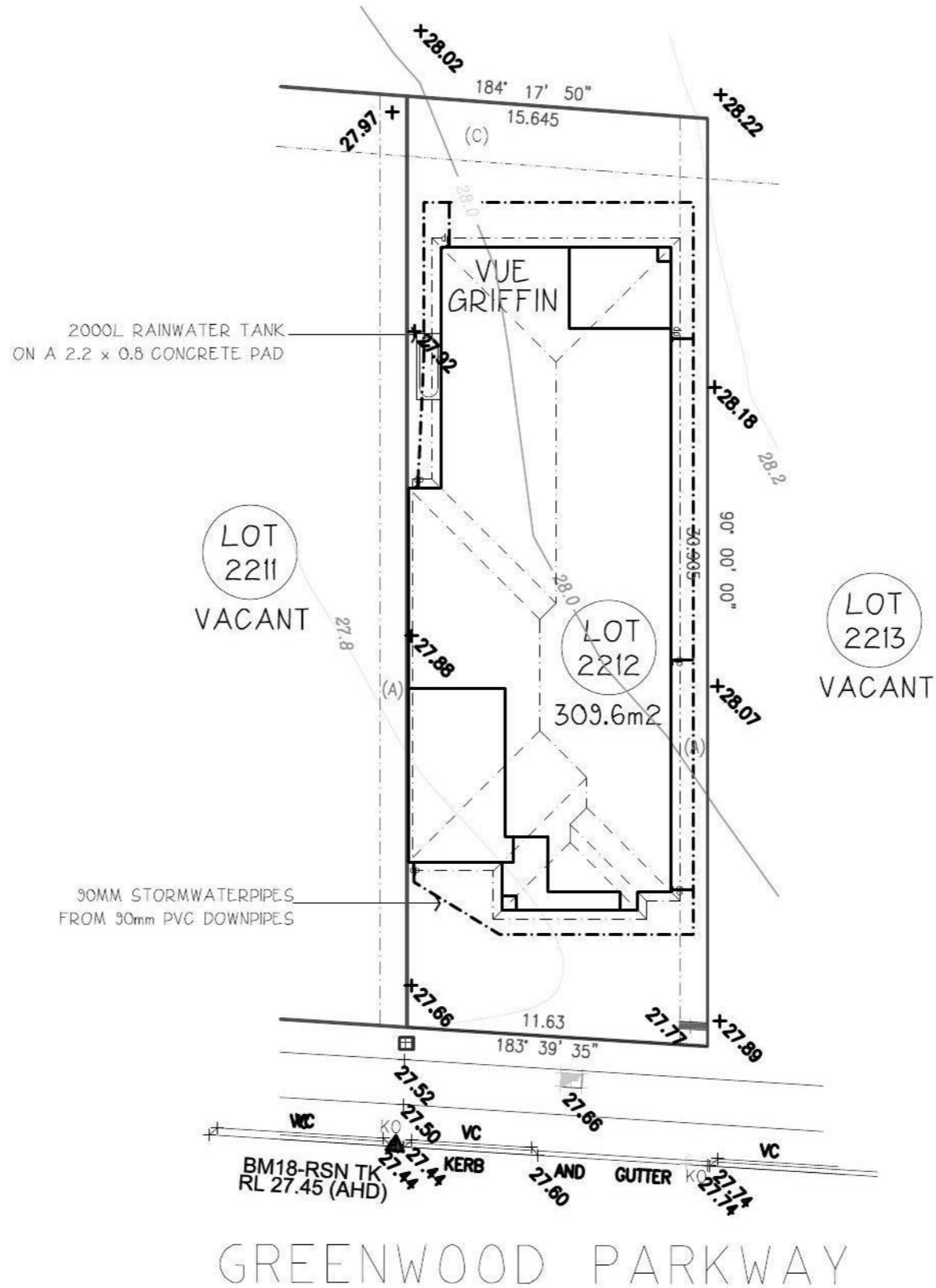
27.5.13	REV A CONTRACT PLANS	JS
DATE	REVISION	DRAWN

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	DRAWN	JS						For	EDGEWATER	
	CHECKED	(CHKBY)	JOB No.	200043	At	LOT 2212 GREENWOOD PARKWAY JORDAN SPRINGS				
SCALE	1:100	Date:	27/05/2013							

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

STORMWATER DISPOSAL TO STREET

STORMWATER - LINE



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DATE	REVISION	DRAWN

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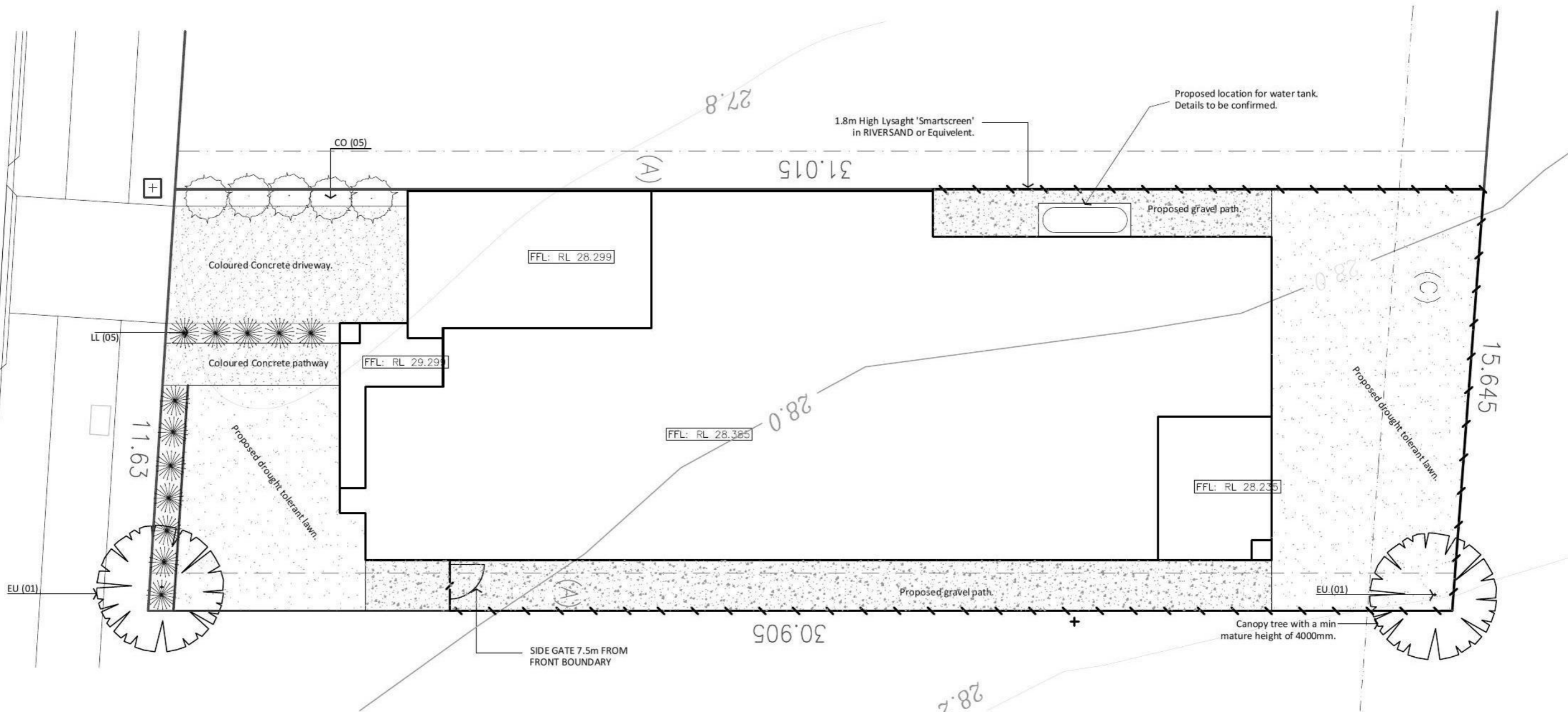
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HAND	LH	SHT	1A	Vue	Griffin
DRAWN	JS	D.P	1168992	For	EDGEWATER
CHECKED	(CHKBY)	JOB No.	200043	At	LOT 2212 GREENWOOD PARKWAY JORDAN SPRINGS
SCALE	1:200	Date:	27/05/2013		

**EDGEWATER
HOMES**

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

GREENWOOD PARKWAY



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

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

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.

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
LL*	<i>Lomandra longifolia</i> 'Tanika'	Tanika Lomandra	700	700	17	140mm

* Native plant selection

DATE	REVISION	DRAWN
27.5.13	REV A CONTRACT PLANS	JS

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LANDSCAPING

DRAWN	JS	
CHECKED	(CHKBY)	JOB No. 200043
SCALE	1:100	Date: 27/05/13

HAND LH SHT 1C

Vue

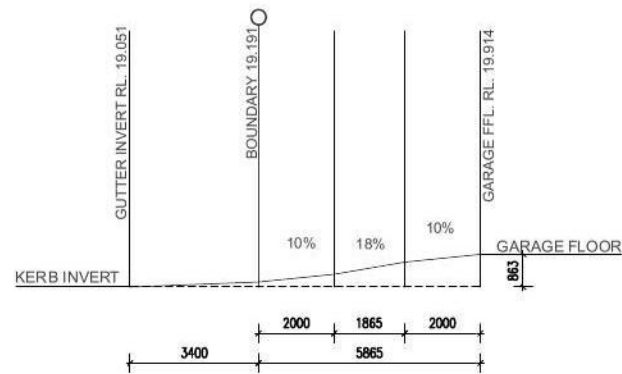
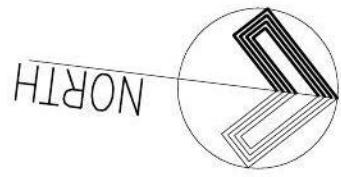
Griffin

For EDGEWATER

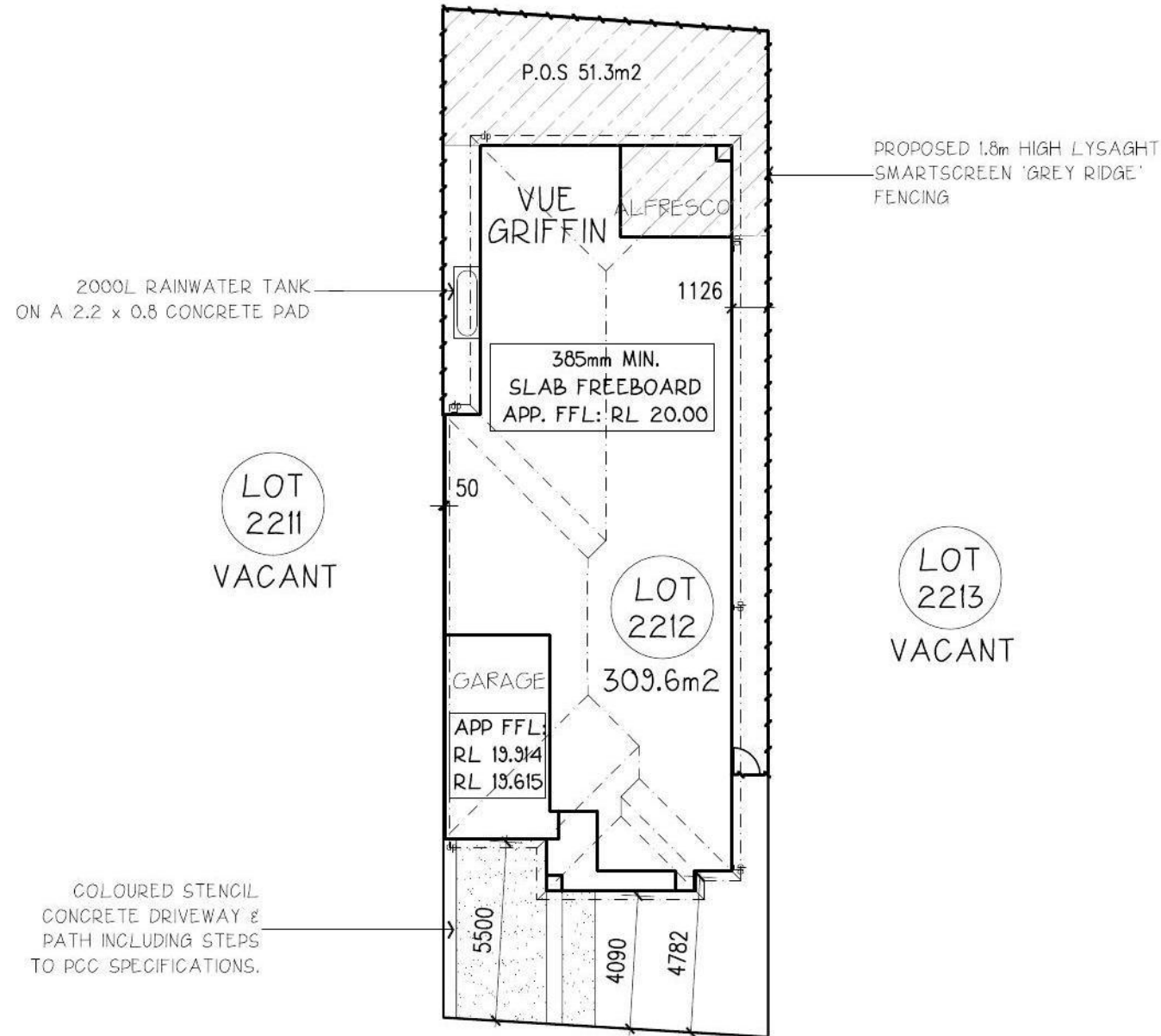
At LOT 2212 GREENWOOD PARKWAY JORDAN SPRINGS

EDGEWATER HOMES

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



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



COLOURED STENCIL CONCRETE DRIVEWAY & PATH INCLUDING STEPS TO PCC SPECIFICATIONS.

PLAIN CONCRETE CROSSOVER TO PCC SPECIFICATIONS.

GREENWOOD PARKWAY

CUT & FILL BUILDING AREA TO RL 19.615 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 RECODE 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

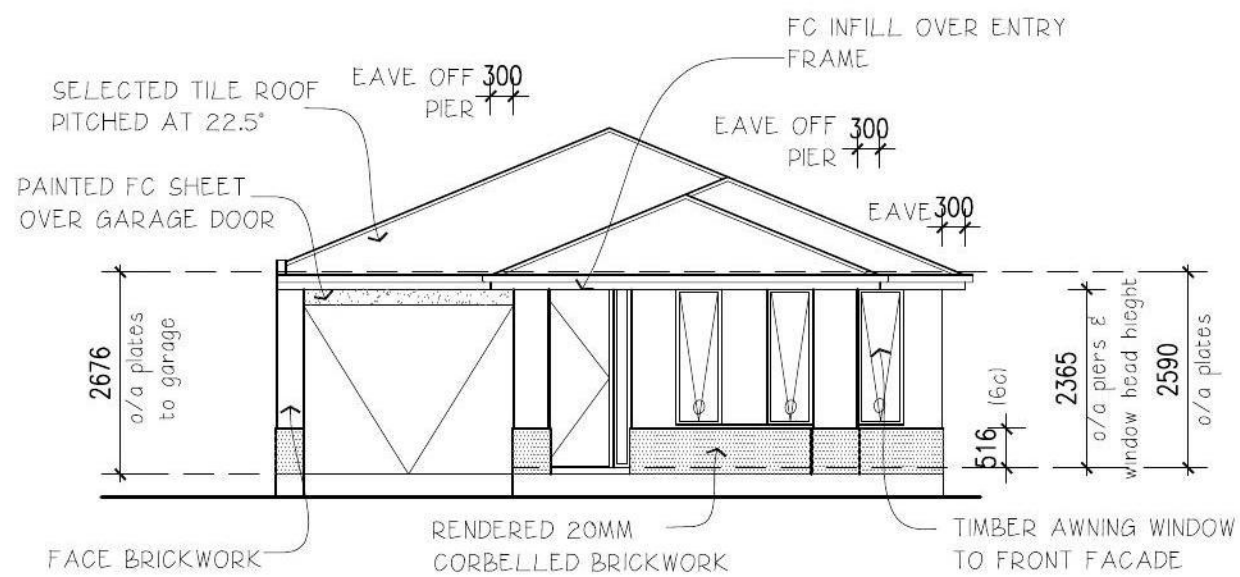
SITE COVERAGE ANALYSIS

Category	Area (sqm)	Percentage (%)
Roof Area	200.1 sqm	64.6 %
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	19.1 sqm	6.1 %
Permeable	103.8 sqm	33.9 %
Total Area	309.6 sqm	100.0 %

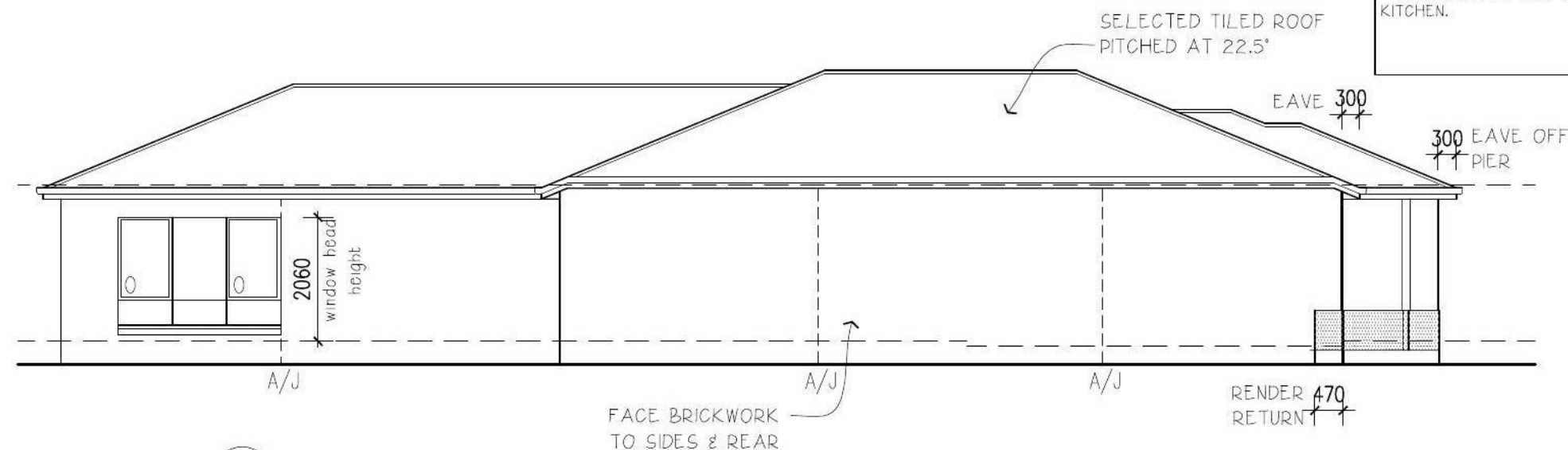
DATE	REVISION	DRAWN
10.12.12	REV A PRELIM PLANS	JS

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	DRAWN JS CHECKED (CHKBY) SCALE 1:200	D.P XXXXXXX JOB No. 200043 Date: 10/12/2012		For EDGEWATER At LOT 2212 GREENWOOD PARKWAY JORDAN SPRINGS	



ELEVATION A



ELEVATION B

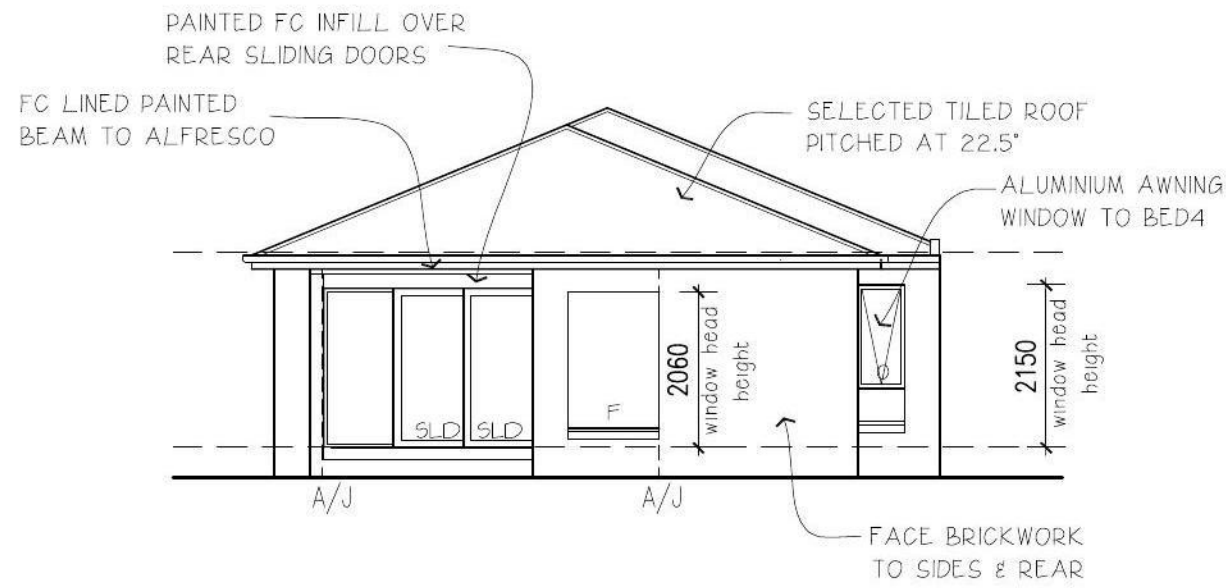
TABLE OF BASIX COMMITMENTS	
PROJECT ADDRESS: LOT 2212 GREENWOOD PWAY JORDAN SPRINGS	
CERTIFICATE NO.: 5	
WATER	
- DEVELOPMENT TO BE CONNECTED TO 2,000LT RAINWATER TANK.	
- RAINWATER TANK CONFIGURED TO COLLECT AT LEAST 200m2 ROOF RUN OFF.	
- TOILETS, WASHING MACHINE AND 1 OUTDOOR TAP TO BE CONNECTED TO 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 SINGLE PHASE COOLING/HEATING SYSTEM EER 3.0-3.5.	
- KITCHEN: INDIVIDUAL FAN, DUCTED (RANGEHOOD), OPERATION CONTROL, MANUAL SWITCH.	
- BATHROOM III: 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.	

PRELIMINARY DRAWINGS

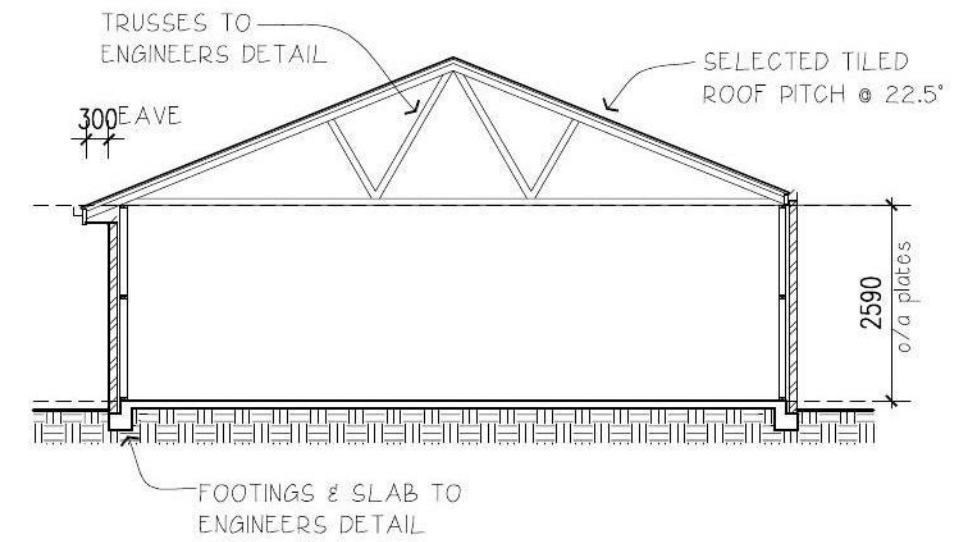


DATE	REVISION	DRAWN
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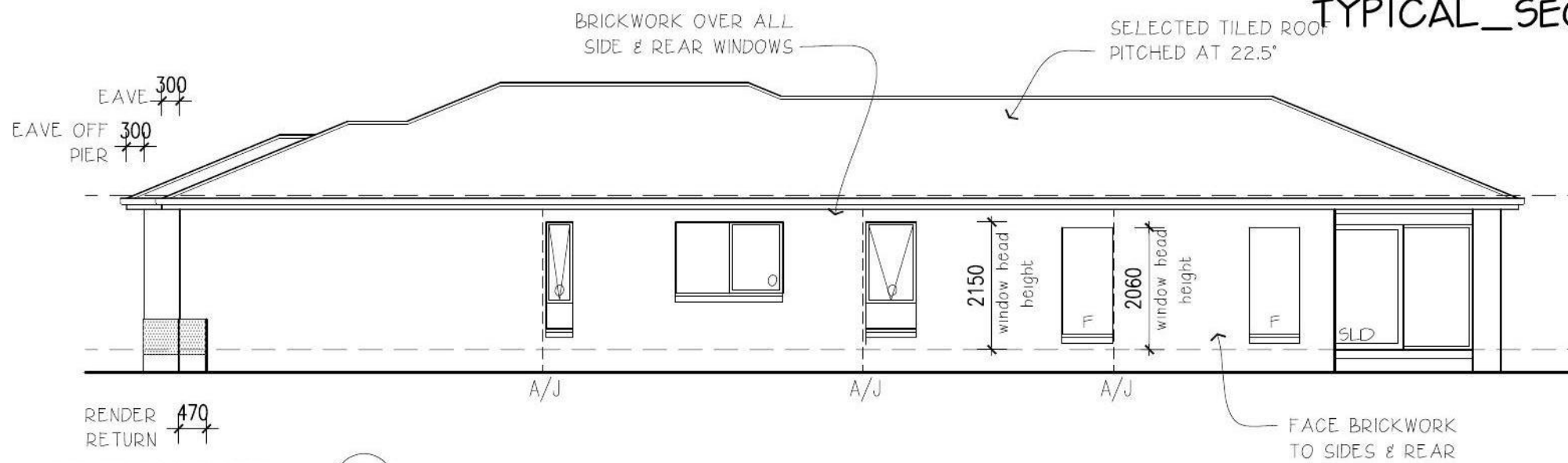
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	DRAWN	JS					For	EDGEWATER	
	CHECKED	(CHKBY)	JOB No.	200043	At	LOT 2212 GREENWOOD PARKWAY JORDAN SPRINGS			
SCALE	1:100	Date:	10/12/2012						



ELEVATION C



TYPICAL_SECTION



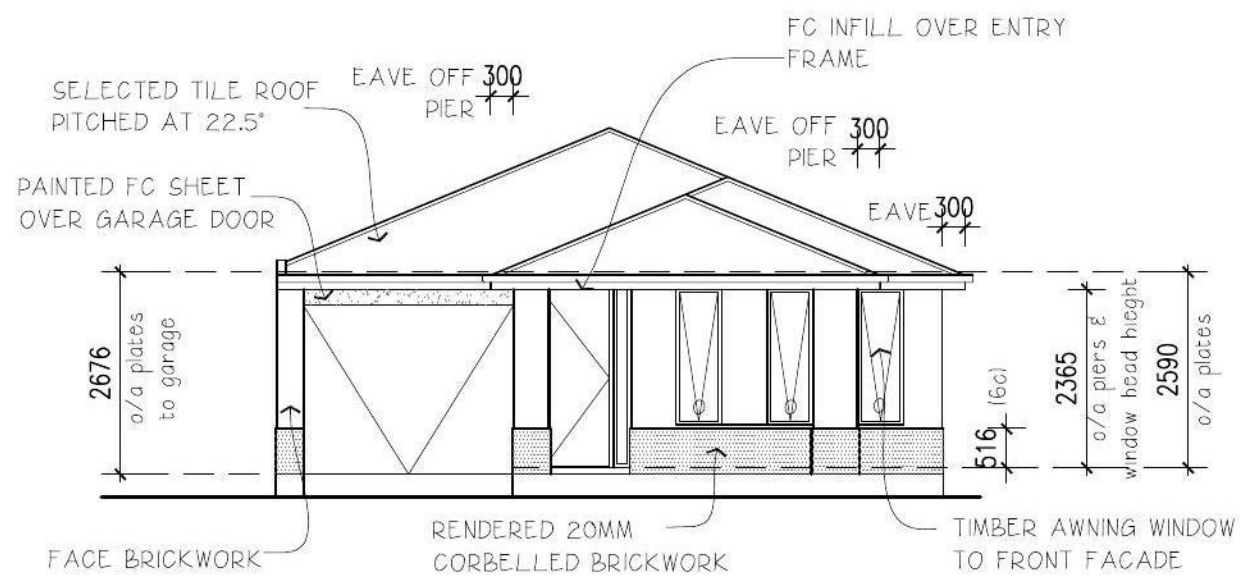
ELEVATION D

PRELIMINARY DRAWINGS

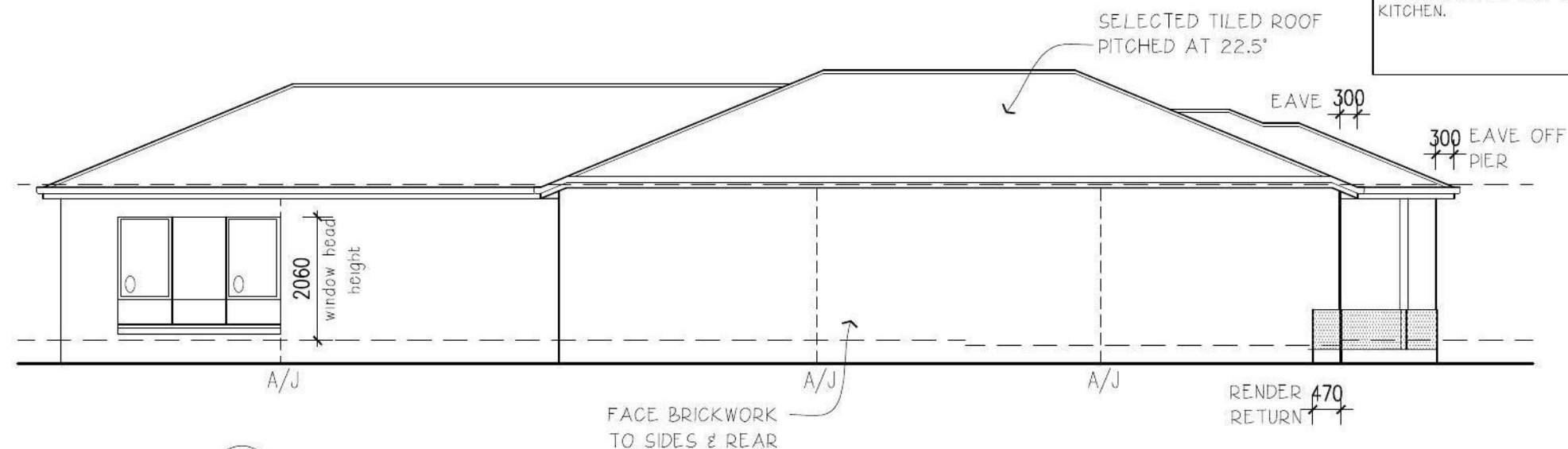


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DATE	REVISION	DRAWN

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	DRAWN	JS						For	EDGEWATER	
	CHECKED	(CHKBY)	JOB No. 200043					At	LOT 2212 GREENWOOD PARKWAY JORDAN SPRINGS	
SCALE	1:100	Date: 10/12/2012								



ELEVATION A



ELEVATION B

TABLE OF BASIS COMMITMENTS	
PROJECT ADDRESS: LOT 2212 GREENWOOD PWAY JORDAN SPRINGS	
CERTIFICATE NO.: 5	
WATER	
- DEVELOPMENT TO BE CONNECTED TO 2,000LT 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 SINGLE PHASE COOLING/HEATING SYSTEM EER 3.0-3.5.	
- KITCHEN: INDIVIDUAL FAN, DUCTED (RANGEHOOD), OPERATION CONTROL, MANUAL SWITCH.	
- BATHROOM III: 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.	

PRELIMINARY DRAWINGS

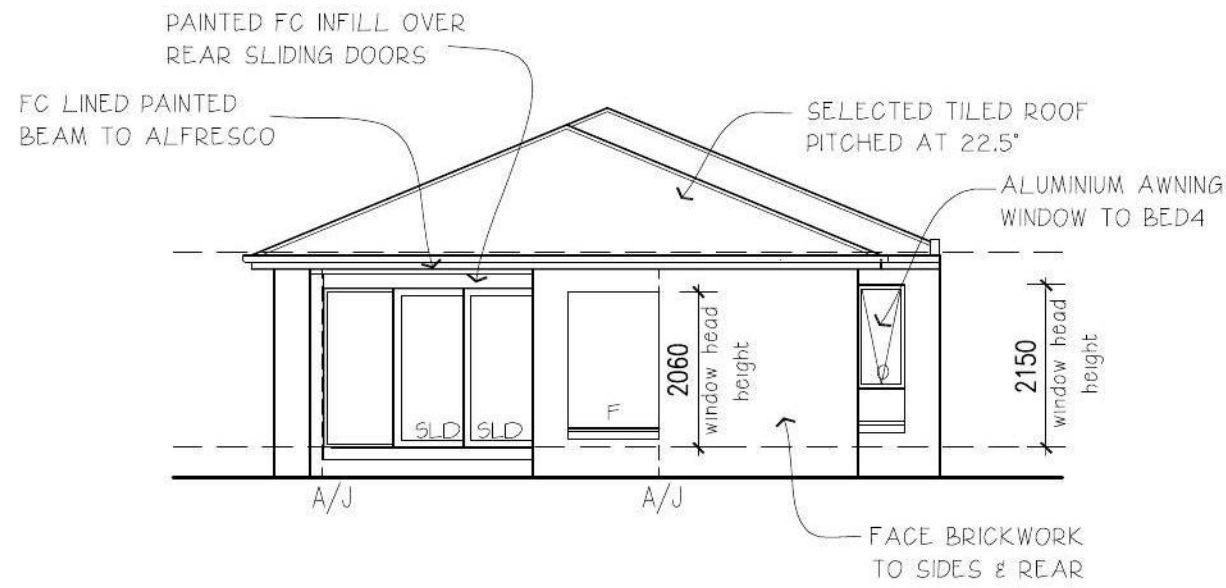
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10.12.12	REV A PRELIM PLANS	JS

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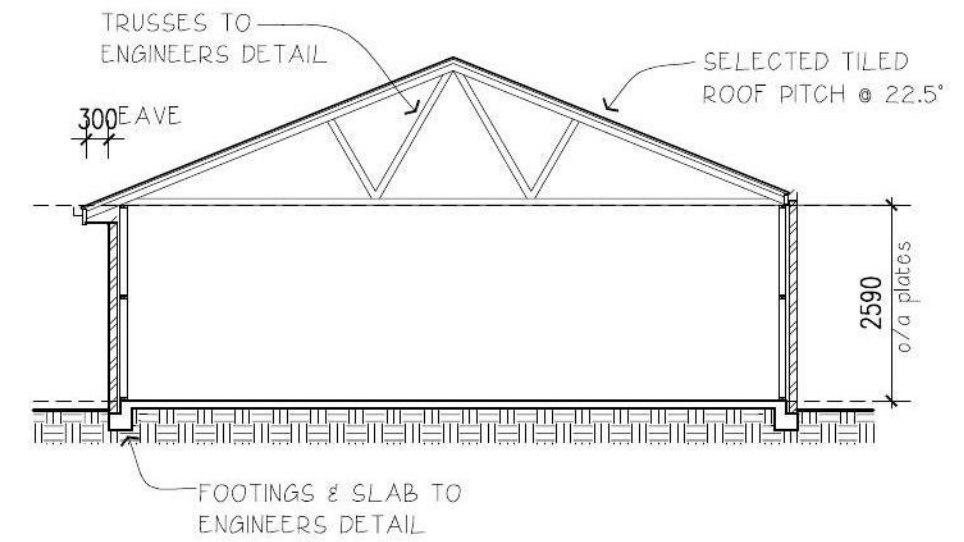
ELEVATIONS		HAND	LH	SHT	3
DRAWN	JS				
CHECKED	(CHKBY)				JOB No. 200043
SCALE	1:100				Date: 10/12/2012

Vue		Griffin
For	EDGEWATER	
At	LOT 2212 GREENWOOD PARKWAY JORDAN SPRINGS	

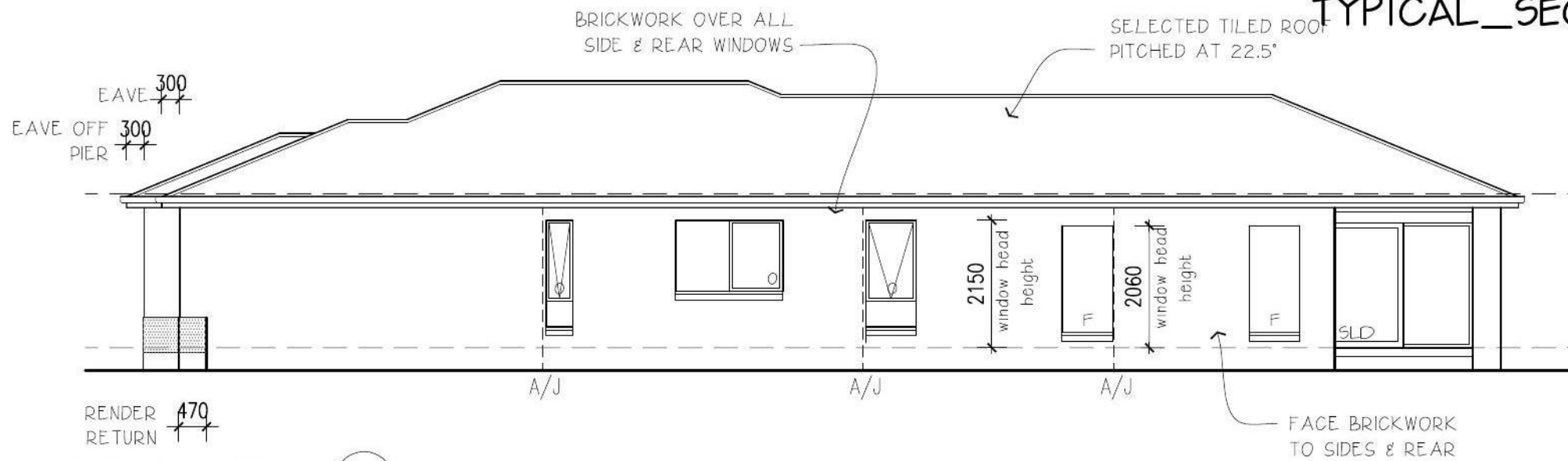
EDGEWATER HOMES
 PO Box 550 Moorebank NSW 1875
 Ph: 9823 7526 Fax:9673 5560



ELEVATION C



TYPICAL_SECTION



ELEVATION D

PRELIMINARY DRAWINGS

10.12.12	REV A PRELIM PLANS	JS
DATE	REVISION	DRAWN

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	DRAWN	JS						For	EDGEWATER	
	CHECKED	(CHKBY)	JOB No. 200043					At	LOT 2212 GREENWOOD PARKWAY JORDAN SPRINGS	
SCALE	1:100	Date: 10/12/2012								