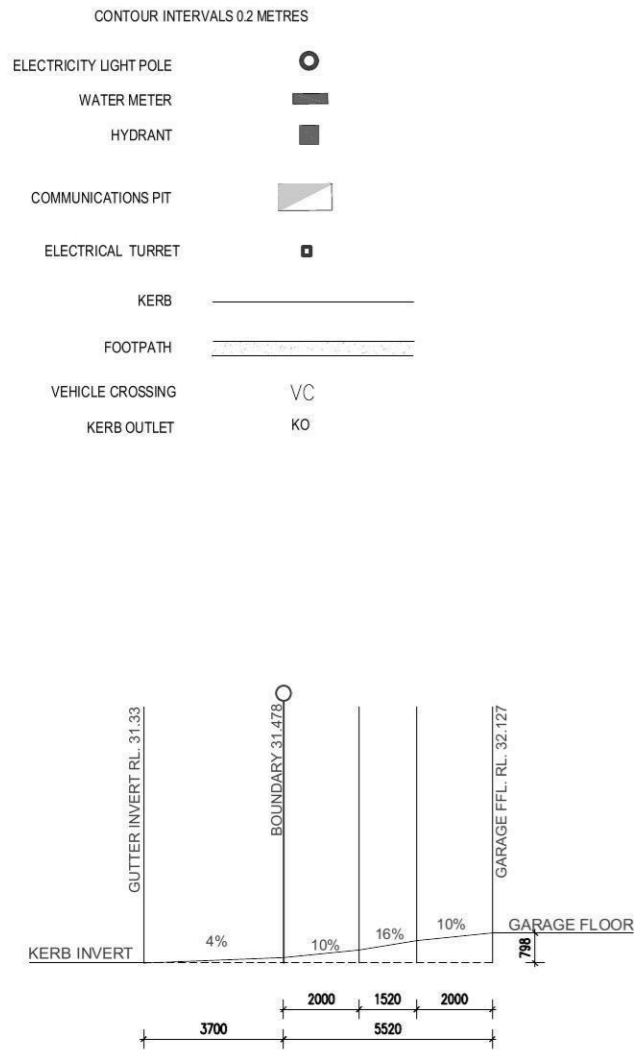
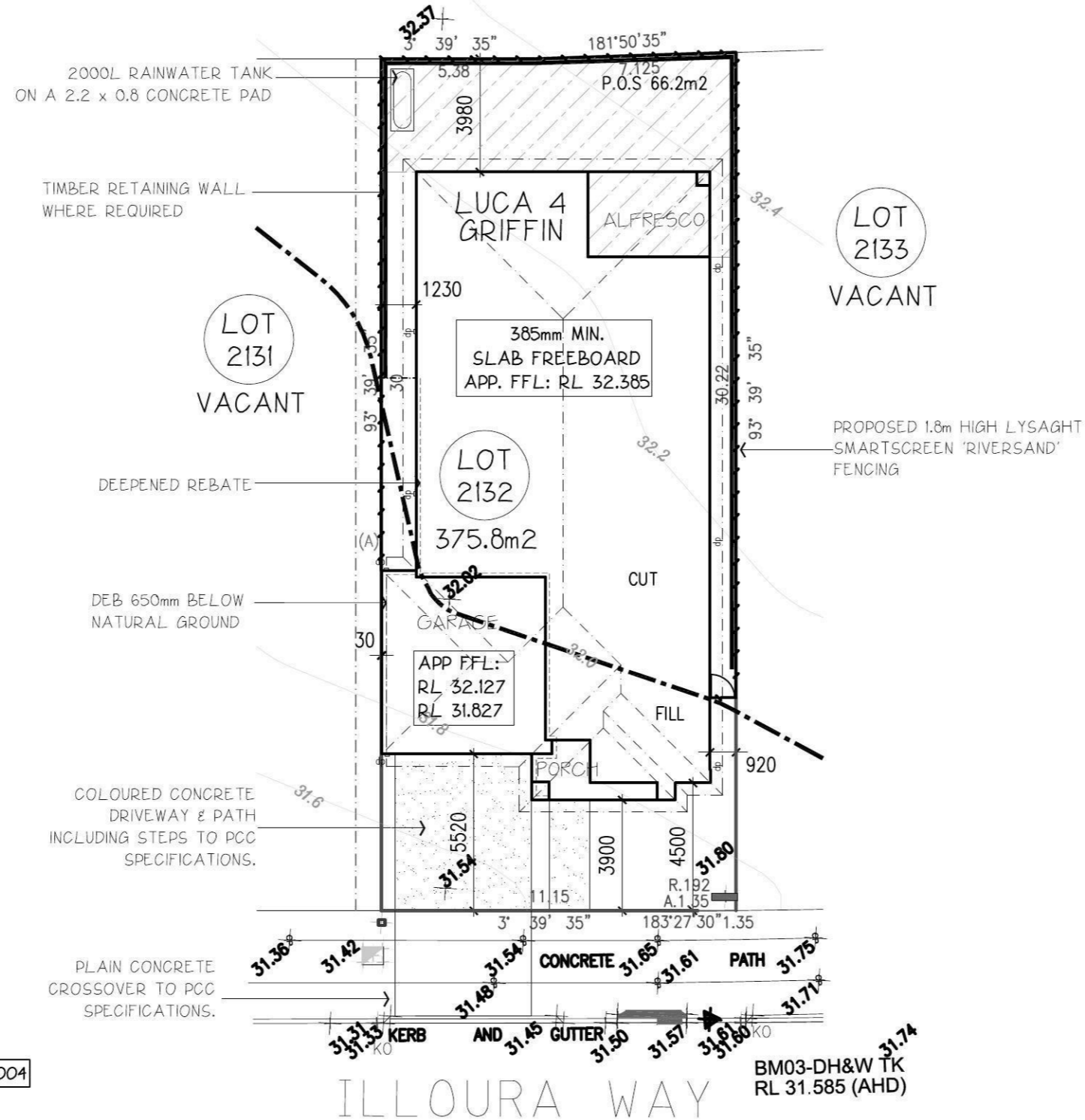


(A) EASEMENT FOR ACCESS AND MAINTENANCE 0.9 WIDE



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



CUT & FILL BUILDING AREA TO RL 32.00 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

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

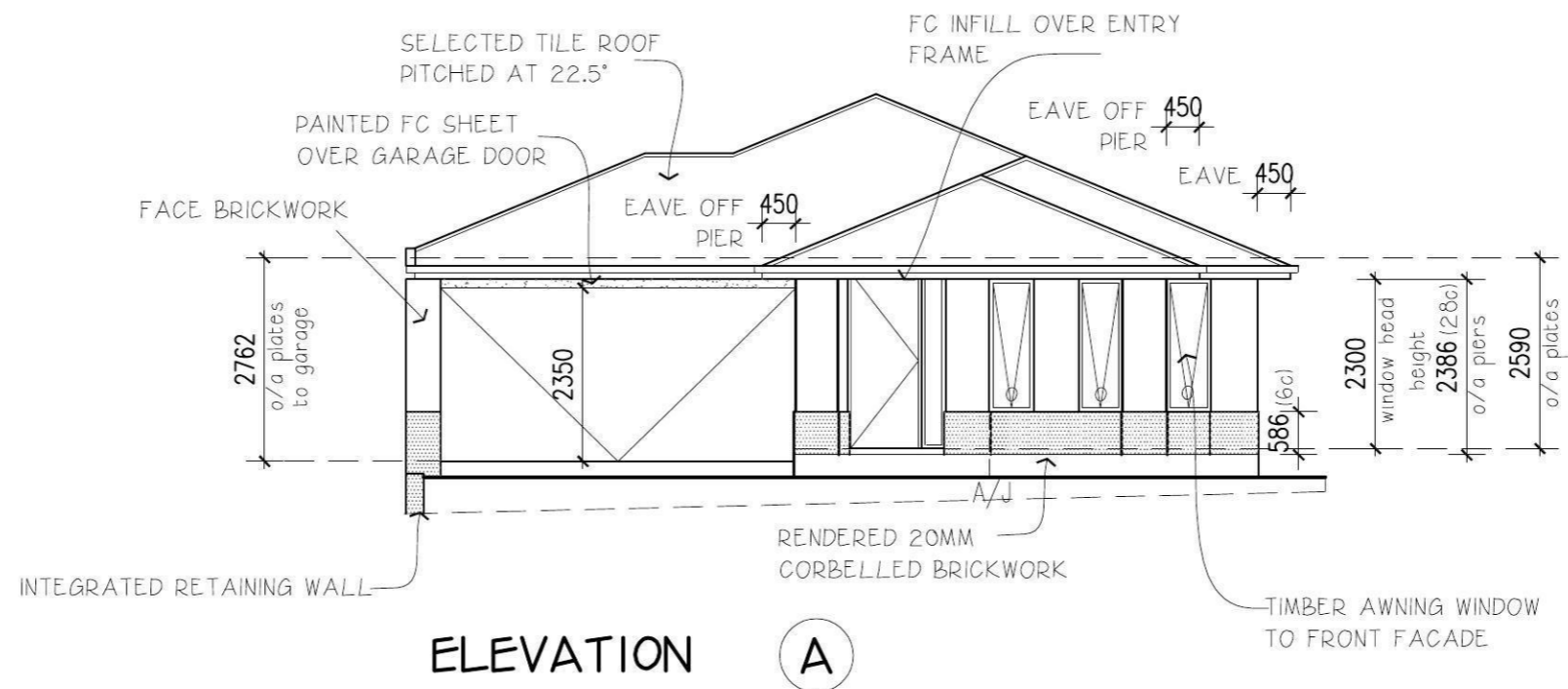
SITE COVERAGE ANALYSIS

Roof Area	256.0 sqm	68.1 %
Ground Floor	174.9 sqm	
Garage	36.2 sqm	
Porch	5.4 sqm	
Alfresco	12.9 sqm	
Building	229.4 sqm	61.0 %
Hard Surface	32.1 sqm	8.5 %
Permeable	114.3 sqm	30.5 %
Total Area	375.8 sqm	100.0 %

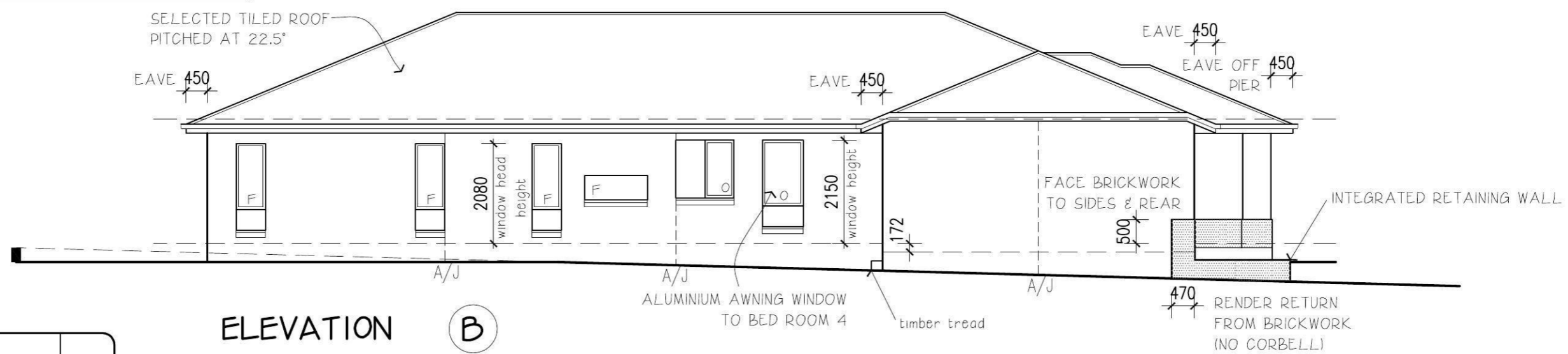
DATE	REVISION	DRAWN
3.10.12	REV A PRELIM PLANS	JS

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	DRAWN JS	D.P 1168991			For EDGEWATER HOMES		
	CHECKED (CHKBY)	JOB No. 200028	www.1100.com.au		At LOT 2132 ILLOURA WAY JORDAN SPRINGS		
SCALE 1:2001:200	Date: 09/10/2012						

TABLE OF BASIS COMMITMENTS	
PROJECT ADDRESS: LOT 2132 ILLOURA WAY JORDAN SPRINGS	
CERTIFICATE NO.: 4711145	
WATER	
- DEVELOPMENT TO BE CONNECTED TO 2,000LT RAINWATER TANK.	
- RAINWATER TANK CONFIGURED TO COLLECT AT LEAST 205m2 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.	
- SINGLE PHASE AC UNIT TO 1 LIVING AREA EER 3.0-3.5	
- KITCHEN: INDIVIDUAL FAN, DUCTED (RANGEHOOD). OPERATION CONTROL, MANUAL SWITCH.	
- BATHROOM (1): 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.	
- WELL VENTILATED FRIDGE SPACE.	



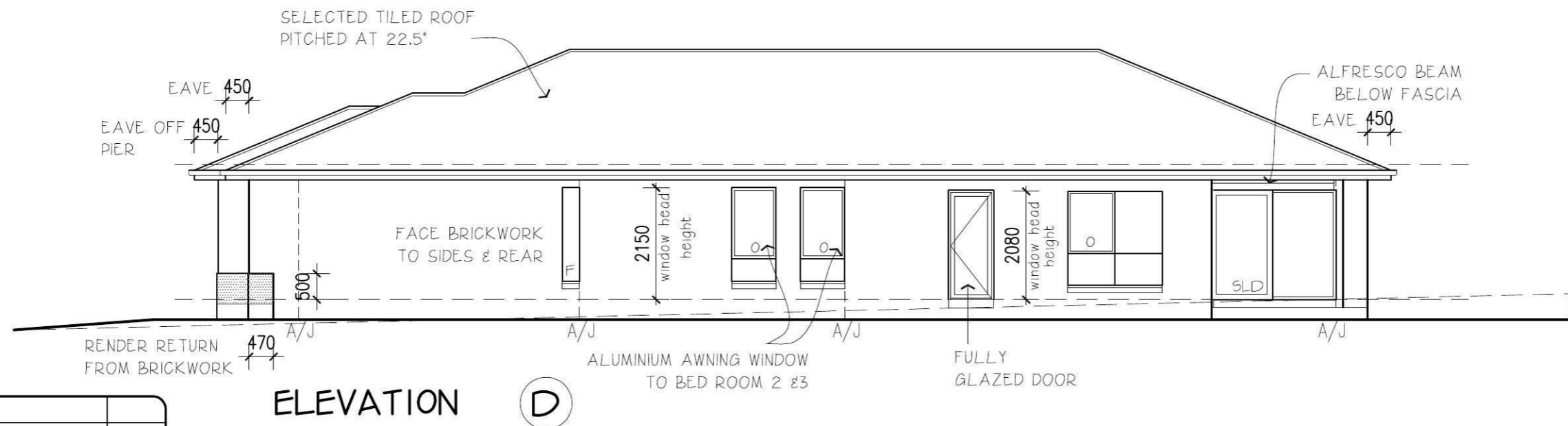
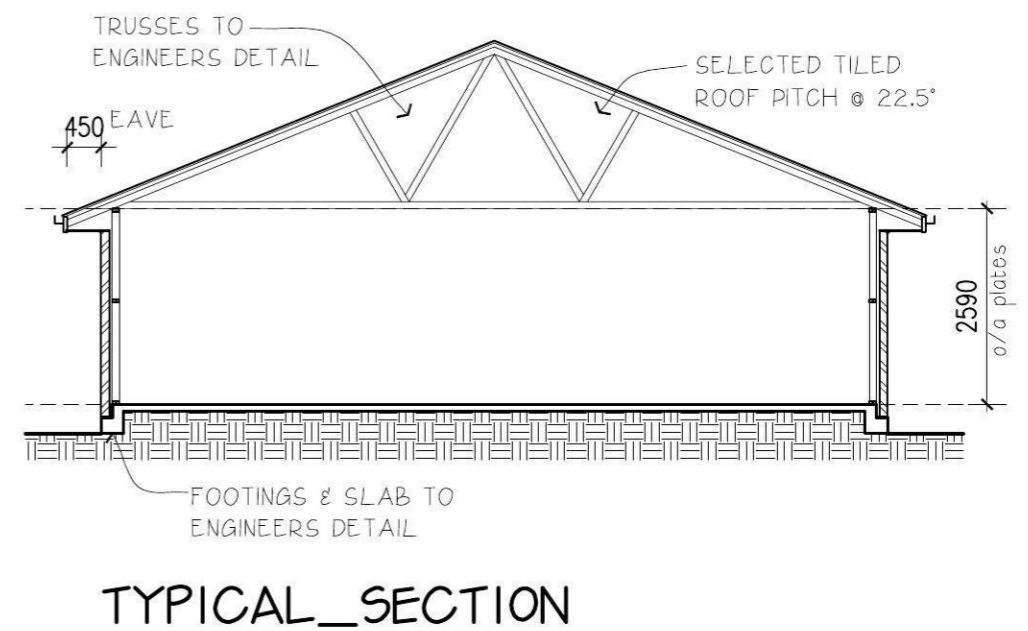
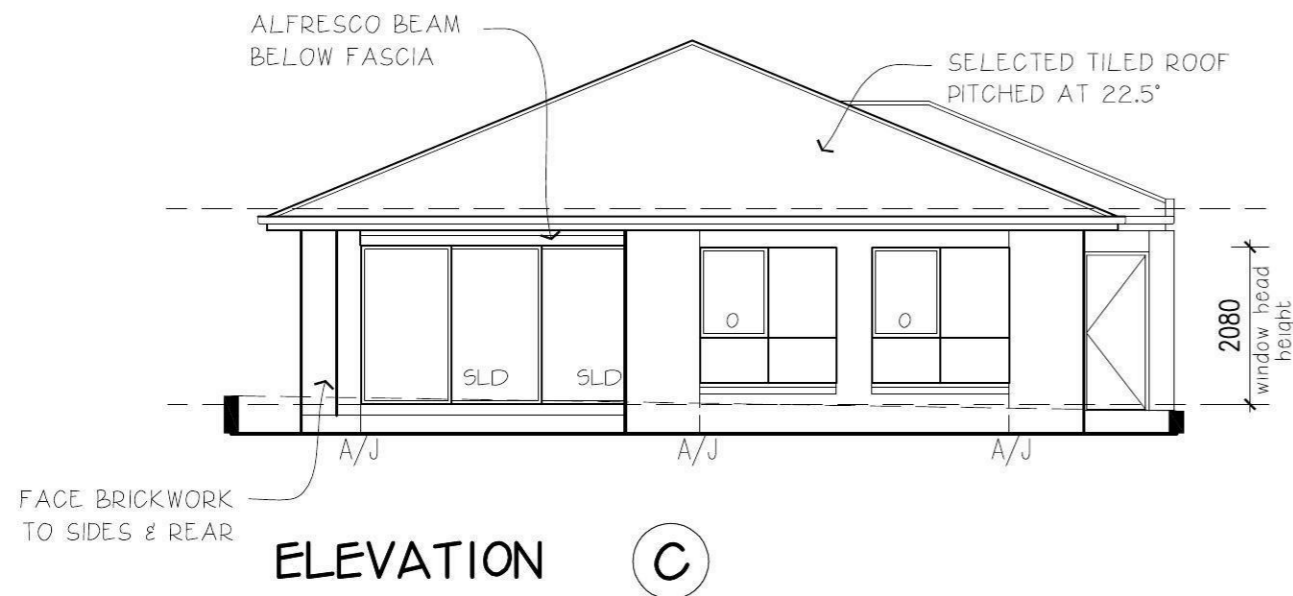
ELEVATION A



ELEVATION B

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	DRAWN	JS						For	EDGEWATER HOMES	
	CHECKED	(CHKBY)	JOB No.	200028	At	LOT 2132 ILLOURA WAY JORDAN SPRINGS				
SCALE	1:100	Date:	09/10/2012							



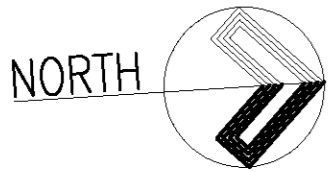
9.10.12	REV A PRELIM PLANS	JS
DATE	REVISION	DRAWN

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	DRAWN	JS						For	EDGEWATER HOMES	
	CHECKED	(CHKBY)	JOB No. 200028					At	LOT 2132 ILLOURA WAY JORDAN SPRINGS	
SCALE	1:100	Date: 09/10/2012								

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

STORMWATER DISPOSAL TO KERB & CHANNEL

STORMWATER - LINE



2000L RAINWATER TANK ON A 2.2 x 0.8 CONCRETE PAD

LOT 2131 VACANT

LOT 2133 VACANT

90MM STORMWATERPIPES FROM 90mm PVC DOWNPIPES

LOT 2132 375.8

GARAGE

LUCA 4 GRIFFIN

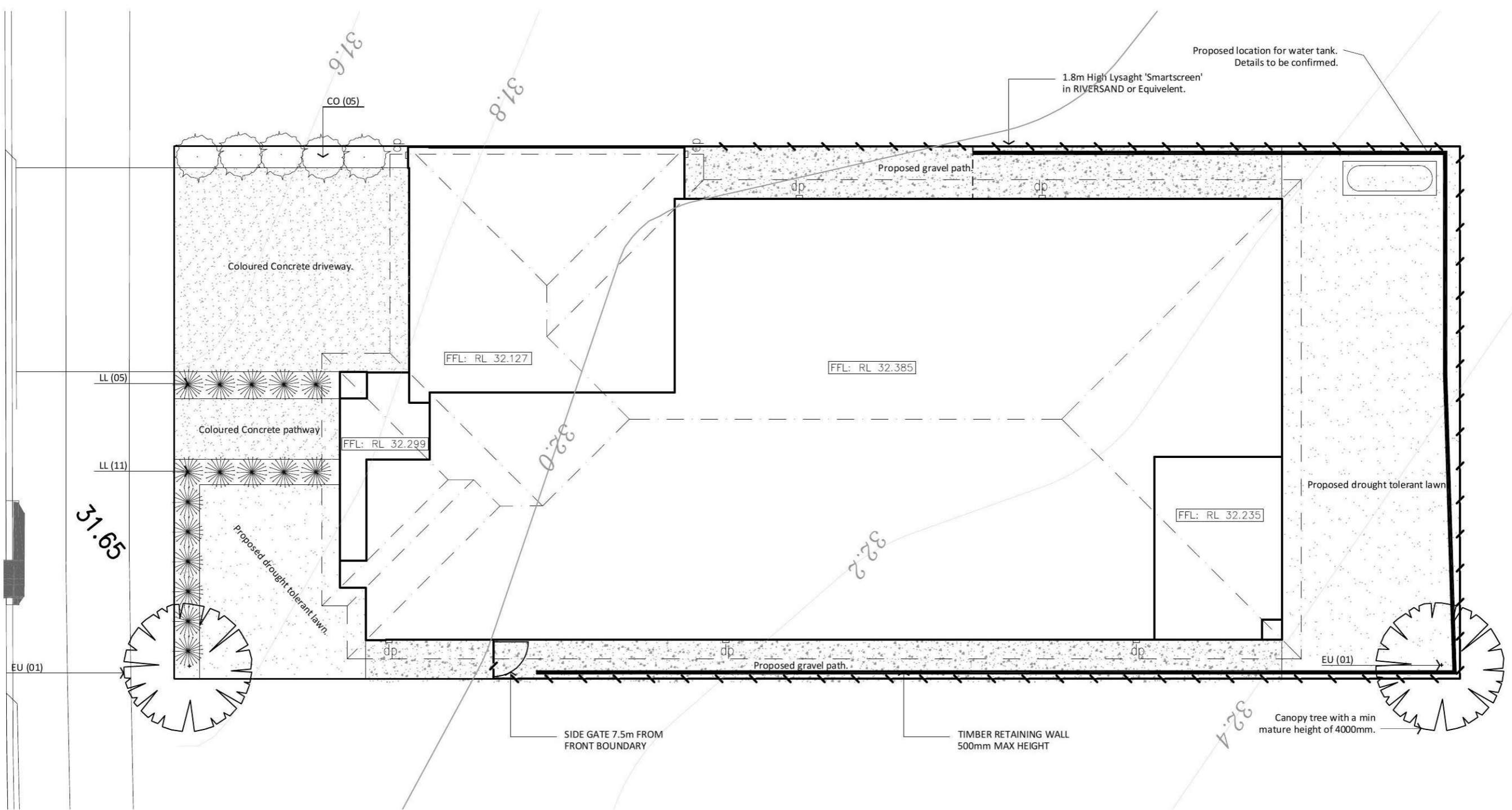
OVERFLOW LINE FROM TANK TO STREET

ILLOURA WAY

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	DRAWN JS	D.P 1168991								For	EDGEWATER HOMES
	CHECKED (CHKBY)	JOB No. 200028								At	LOT 2132 ILLOURA WAY JORDAN SPRINGS
SCALE 1:2001:200	Date: 09/10/2012							PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560			

ILLOURA WAY



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

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

- # 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.
 - Plain concrete crossover to P.C.C specification max 5000mm wide.
 - 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.

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

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	DRAWN	JS			For	EDGEWATER HOMES			
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SCALE	1:100	Date: 09/10/2012							