

7th June 2013

Attention: Jason Said
Edgewater Homes Pty Ltd
PO Box 269
ST MARYS, NSW 1790

Dear Jason,

The design plans for your new home Edgewater Homes is building at Lot 2212 Greenwood Parkway, Jordan Springs are now stamped and ready for submission to Penrith City Council or your Certifier.

- *It is also worth noting that Sydney Water is currently implementing 'low infiltration' systems and we recommend that you consult with Sydney Water to confirm whether this system will impact your design in any way. Should this system alter the design in any way please ensure these plans are submitted to Lend Lease for re-approval.*

Please note: Jordan Springs is a Fibre Connected Community and arrangements for connections and related costs will be required. Please visit <http://www.opticomm.net.au> for further information.

We look forward to the opportunity of welcoming your purchaser to the Jordan Spring community and to working with you when you choose to design again at Jordan Springs.

However, in the meantime, remember we are here to help with any questions or concerns you may have, so please don't hesitate to contact us.

Yours sincerely,



Rebecca Minney
Design Coordinator,
Jordan Springs

EDGEWATER HOMES PTY LTD: EXTERNAL SCHEME TOPAZ



Brick: Austral Metropolis TOPAZ



Austral Lite Stone: TERRITORY SLATE (as shown on plan)



Bristle Classic Shingle Gun Metal



Windows: Black

Stained Windows / Front Entry & Door : Dulux Intergrain Merbau



Garage CB Sectional Door: Colorgrain Caoba



Home Brew



Namadji

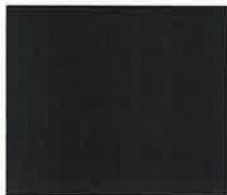


Teakwood



Hog Bristle

Dulux Paint & Render Colours where applicable



Driveway: Charcoal / Bluestone. Brush finish only

BASIX[®]Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 484778S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 29/06/2009 published by the Department of Planning. This document is available at www.basix.nsw.gov.au

Director-General

Date of issue: Saturday, 25 May 2013

To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	EDG345	
Street address	- Greenwood Parkway JORDAN SPRINGS 2747	
Local Government Area	Penrith City Council	
Plan type and plan number	deposited 1168992	
Lot no.	2212	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	4	
Project score		
Water	✓ 41	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 41	Target 40



Certificate Prepared by

Name / Company Name: Thermal Performance

ABN (if applicable): 64 137 428 767

Description of project

Project address	
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Street address	- Greenwood Parkway JORDAN SPRINGS 2747
Local Government Area	Penrith City Council
Plan type and plan number	Deposited Plan 1168992
Lot no.	2212
Section no.	-
Project type	
Project type	separate dwelling house
No. of bedrooms	4
Site details	
Site area (m ²)	310
Roof area (m ²)	200
Conditioned floor area (m2)	130
Unconditioned floor area (m2)	9
Total area of garden and lawn (m2)	104

Assessor details and thermal loads		
Assessor number	20731	
Certificate number	1005366768	
Climate zone	28	
Area adjusted cooling load (MJ/m ² .year)	49	
Area adjusted heating load (MJ/m ² .year)	71	
Other		
none	n/a	
Project score		
Water	✓ 41	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 41	Target 40

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 2000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 160 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: <ul style="list-style-type: none"> • all toilets in the development • the cold water tap that supplies each clothes washer in the development • at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.) 		✓ ✓ ✓	✓ ✓ ✓

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.			
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓

Floor and wall construction	Area
floor - concrete slab on ground	All or part of floor area square metres

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5.5 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
Ventilation			
<p>The applicant must install the following exhaust systems in the development:</p> <p>At least 1 Bathroom: individual fan, not ducted; Operation control: manual switch on/off</p> <p>Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off</p> <p>Laundry: natural ventilation only, or no laundry; Operation control: n/a</p>		<p>✓</p> <p>✓</p> <p>✓</p>	<p>✓</p> <p>✓</p> <p>✓</p>
Natural lighting			
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✓	

Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

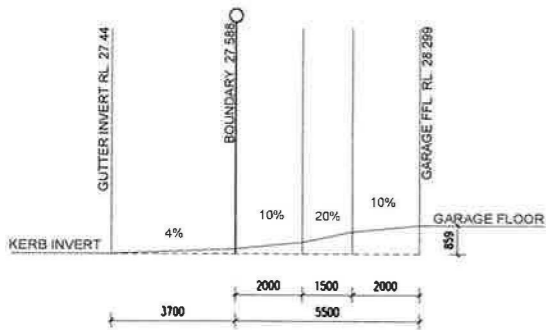
Commitments identified with a ✓ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

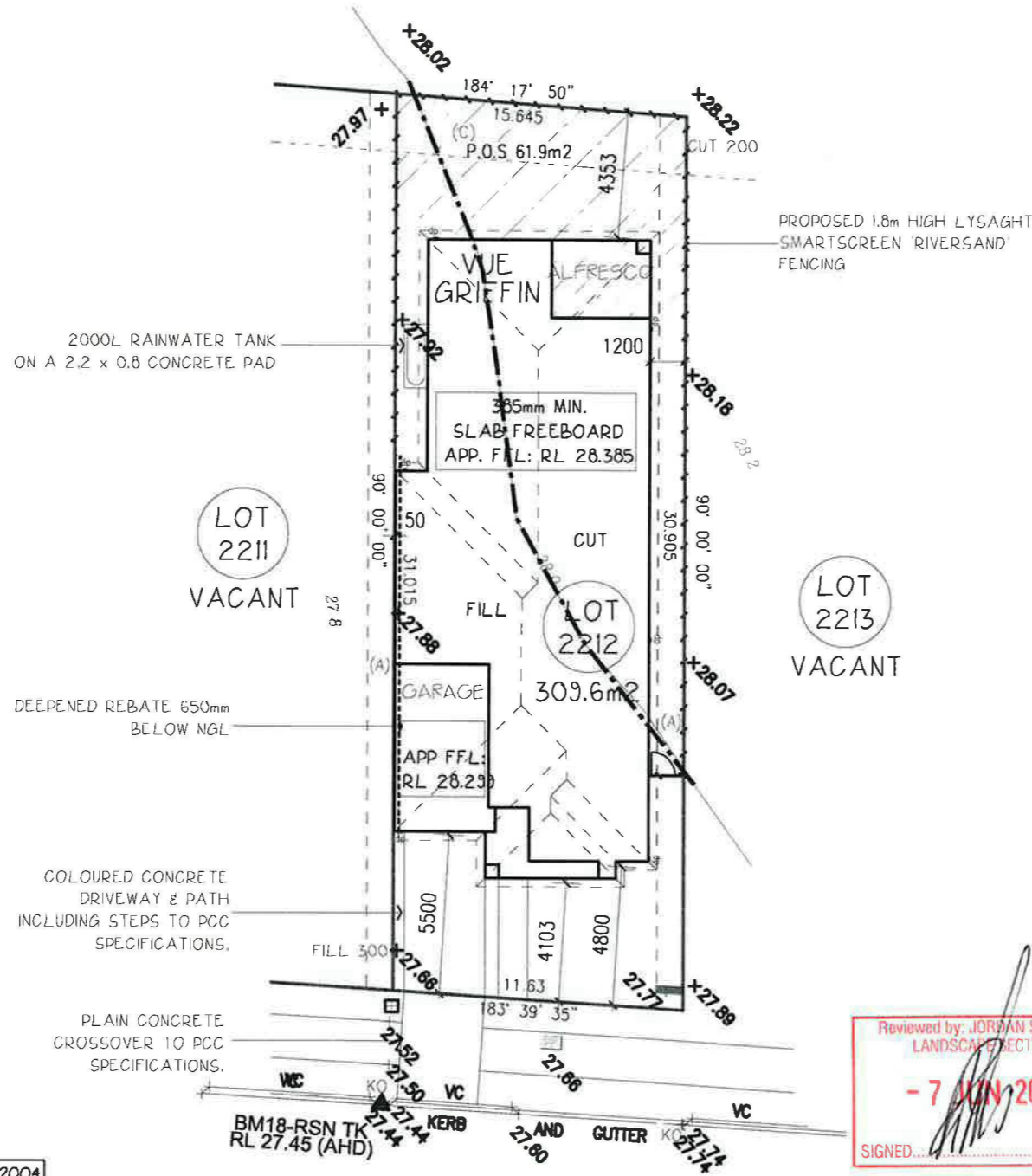


- (A) EASEMENT FOR ACCESS AND MAINTENANCE 0.9 WIDE
- (C) EASEMENT TO DRAIN WATER 2 WIDE

- CONTOUR INTERVALS 0.2 METRES
- KORB 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



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

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 RECODE 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

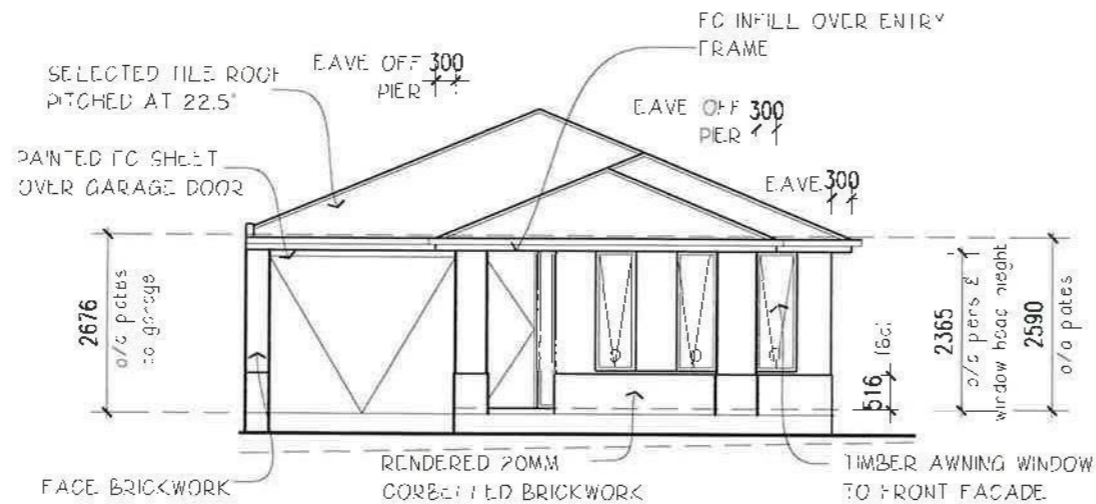
Roof Area	200.1 sqm	64.6 %
Ground Floor	151.8 sqm	
Garage	20.4 sqm	
Porch	5.0 sqm	
Alfresco	9.5 sqm	
Building	186.7 sqm	60.0 %
Hard Surface	19.1 sqm	6.1 %
Permeable	103.8 sqm	33.9 %
Total Area	309.6 sqm	100.0 %

DATE	REVISION	DRAWN
27.5.13	REV A CONTRACT PLANS	JS

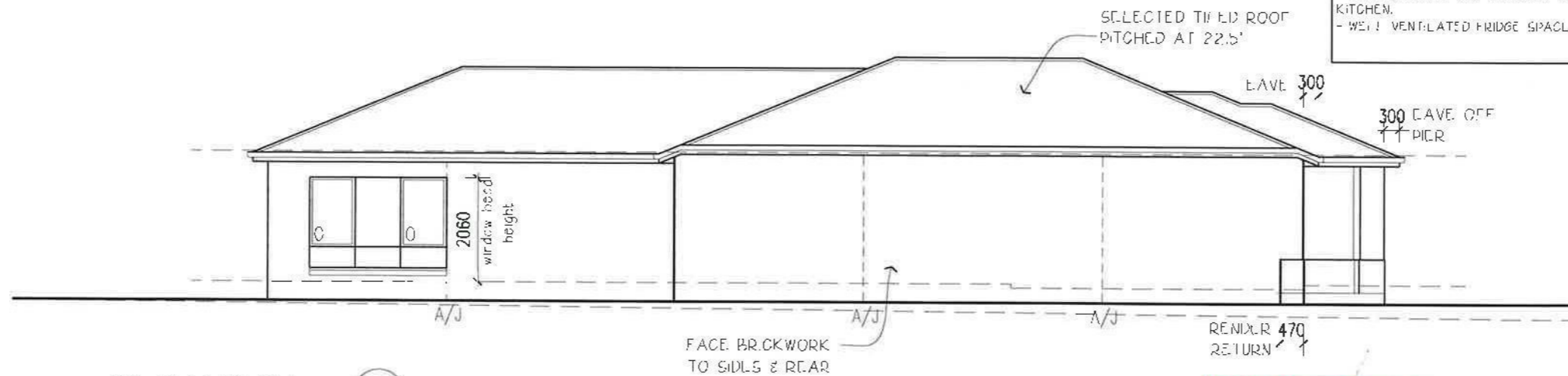
VEHICLE CROSSOVER IS TO BE PLAIN CONCRETE TO COUNCIL SPECIFICATIONS. 5m WIDE V.C. FOR DOUBLE GARAGE AND 3m WIDE FOR V.C. FOR A SINGLE GARAGE

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

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	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					



ELEVATION A



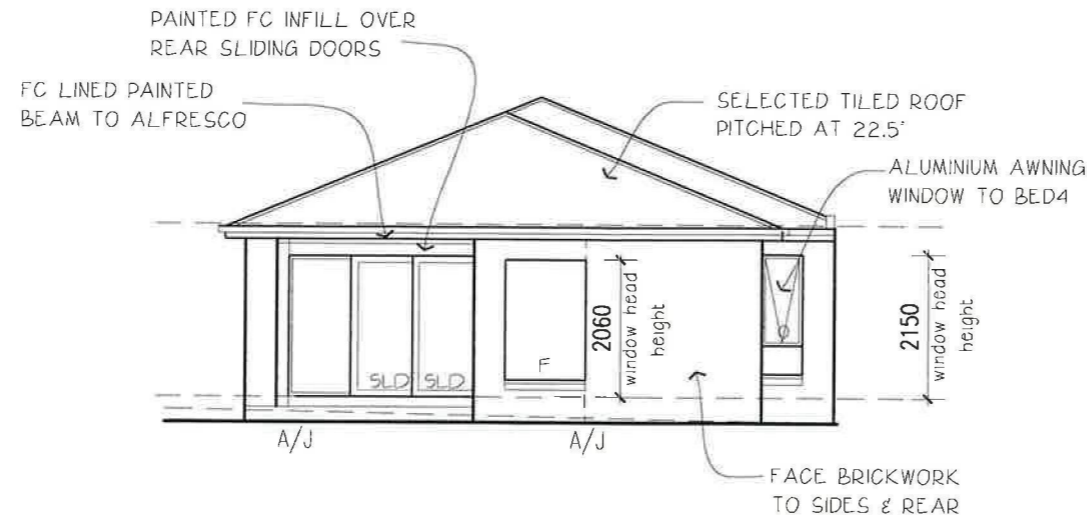
ELEVATION B

TABLE OF BASIX COMMITMENTS	
PROJECT ADDRESS: LOT 2212 GREENWOOD PWAY JORDAN SPRINGS	
CERTIFICATE NO.: 4847785	
WATER	
- DEVELOPMENT TO BE CONNECTED TO 2,000L RAINWATER TANK.	
- RAINWATER TANK CONFIGURED TO COLLECT AT LEAST 160m2 ROOF RUN OFF.	
- TOILETS, WASHING MACHINE AND 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 U VALUE OF 5.55 AND SHGC OF 0.73	
ENERGY	
- HOT WATER SYSTEM: GAS INSTANTANEOUS HWWS WITH A PERFORMANCE OF 5 STARS OR BETTER.	
- DEVELOPMENT WILL INCORPORATE SINGLE PHASE COOLING/HEATING SYSTEM PER 3.0-3.5.	
- KITCHEN: INDIVIDUAL FAN, DUCTED (RANGEHOOD), OPERATION CONTROL, MANUAL SWITCH.	
- BATHROOM: 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/TOILETS) FOR NATURAL LIGHTING.	
- GAS COOKTOP AND ELECTRIC OVEN TO BE INSTALLED IN THE KITCHEN.	
- WELL VENTILATED FRIDGE SPACE.	

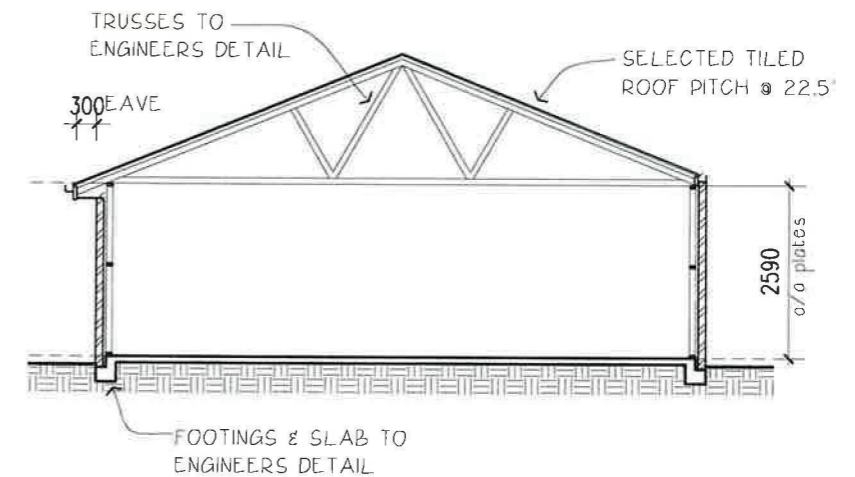
DATE	REVISION	DRAWN
27.5.13	REV A CONTRACT PLANS	JS

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

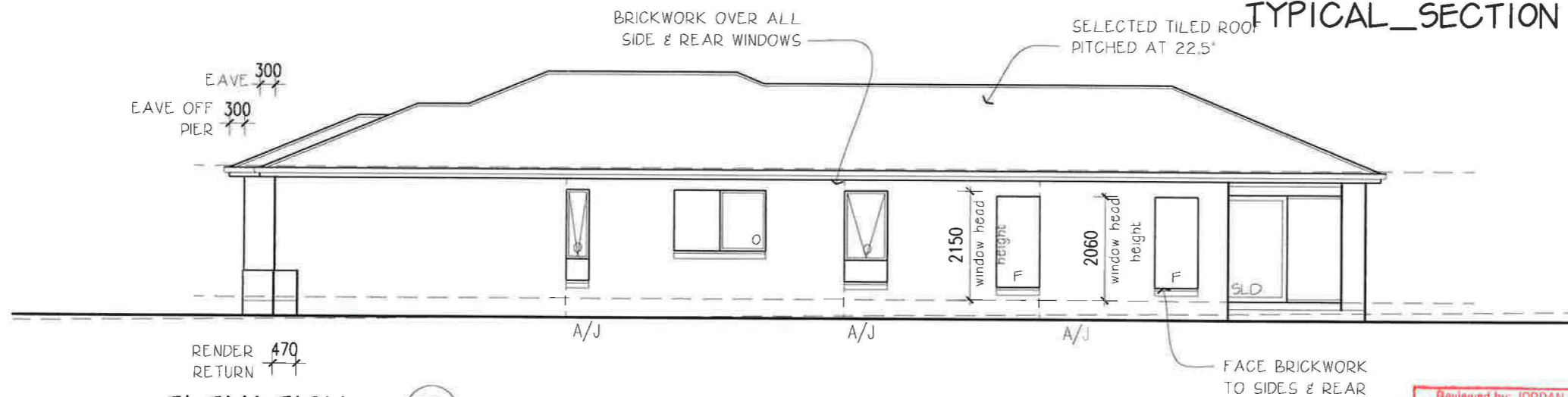
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	DRAWN	JS					For	EDGEWATER	
	CHECKED	(CHKBY)	JOB No.	200043			At	LOT 2212 GREENWOOD PARKWAY JORDAN SPRINGS	
	SCALE	1:100	Date:	27/05/2013					



ELEVATION C



TYPICAL_SECTION



ELEVATION D

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

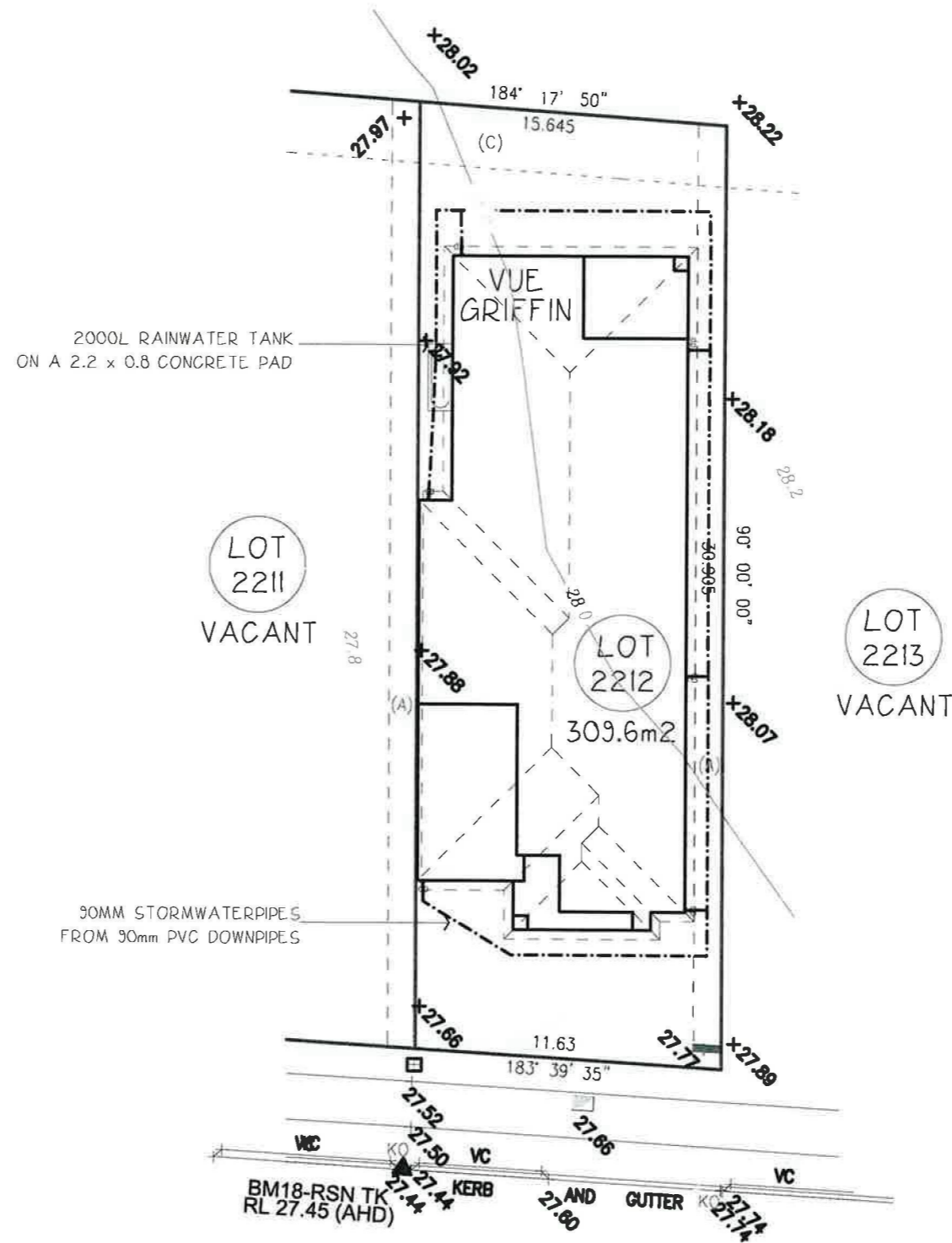
27.5.13	REV A CONTRACT PLANS	JS
DATE	REVISION	DRAWN

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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

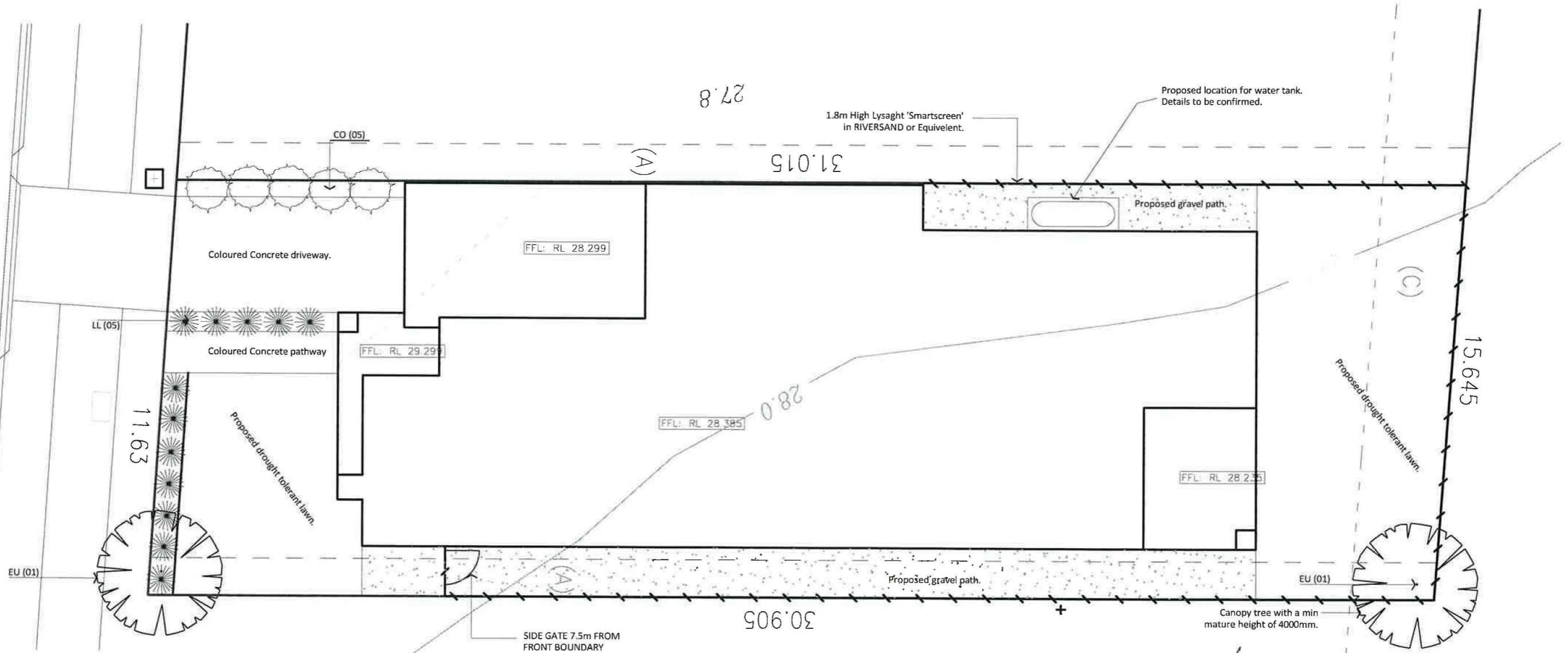


Reviewed by: JORDAN SPRINGS
LANDSCAPE ARCHITECT
- 7 JUN 2013
SIGNED: *[Signature]*

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DATE	REVISION	DRAWN

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	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					

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 VISIBLE 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

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

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

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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