

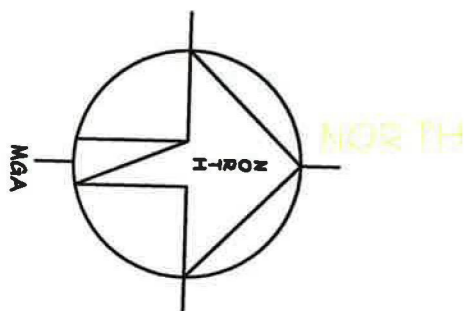
CUT & FILL BUILDING AREA TO RL 41.115 APPROX. TO CREATE LEVEL BUILDING PLATFORM FOR WAFFLE POD SLAB

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.

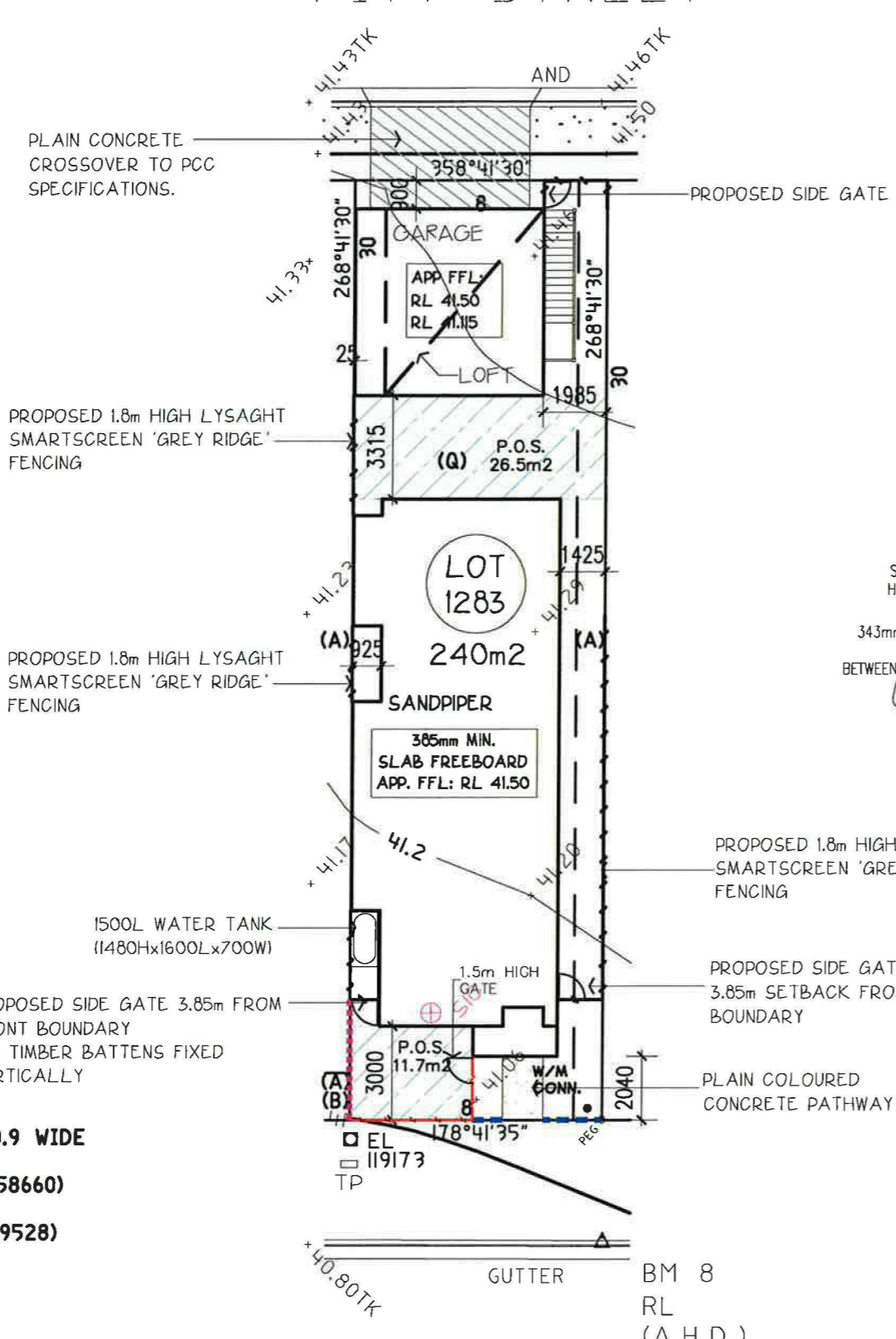


- (A) EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE
- (C) EASEMENT TO DRAIN WATER 2 WIDE
- (CI) EASEMENT TO DRAIN WATER 2 WIDE (DPI158660)
- (E) RIGHT OF CARRIAGEWAY 7 WIDE
- (Q) RESTRICTION ON THE USE OF LAND (DPI149528)
- (B) EASEMENT TO DRAIN WATER 1.5 WIDE

DATE	REVISION	DRAWN

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PITT STREET



LEGEND:

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

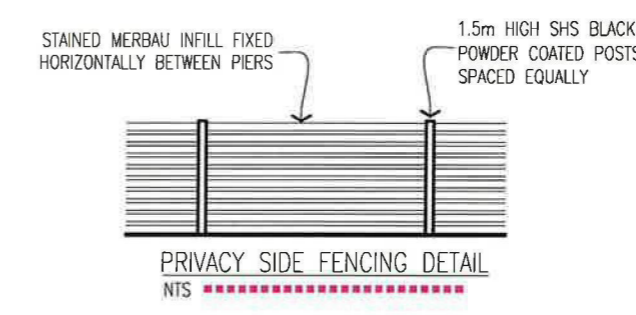
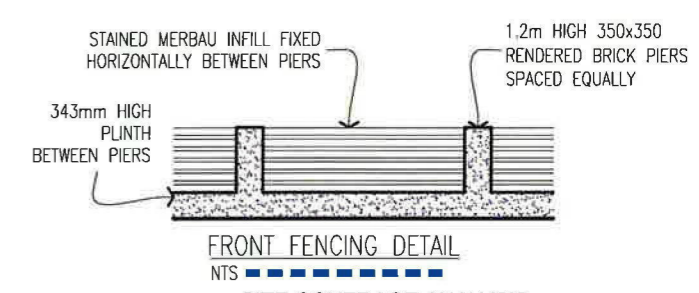
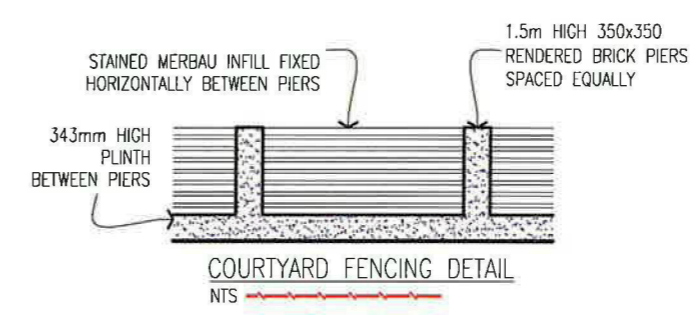


TABLE OF BASIX COMMITMENTS	
PROJECT ADDRESS: LOT 1283 LAKESIDE PARADE JORDAN SPRINGS	
CERTIFICATE NO.: 4776535	
WATER	
- DEVELOPMENT TO BE CONNECTED TO 1500LT RAINWATER TANK.	
- RAINWATER TANK CONFIGURED TO COLLECT AT LEAST 150m2 ROOF RUN OFF.	
- TOILETS, WASHING MACHINE AND 1 OUTDOOR TAP TO BE CONNECTED 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 (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 (5) 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

Area	Area (sqm)	%
Roof Area	171.6 sqm	71.5 %
Ground Floor	103.9 sqm	
First Floor	90.8 sqm	
Garage	35.8 sqm	
Loft	27.6 sqm	
Porch	2.1 sqm	
Balcony	N/A	
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 %
Overall Block Size	240.0 sqm	



LAKESIDE PARADE

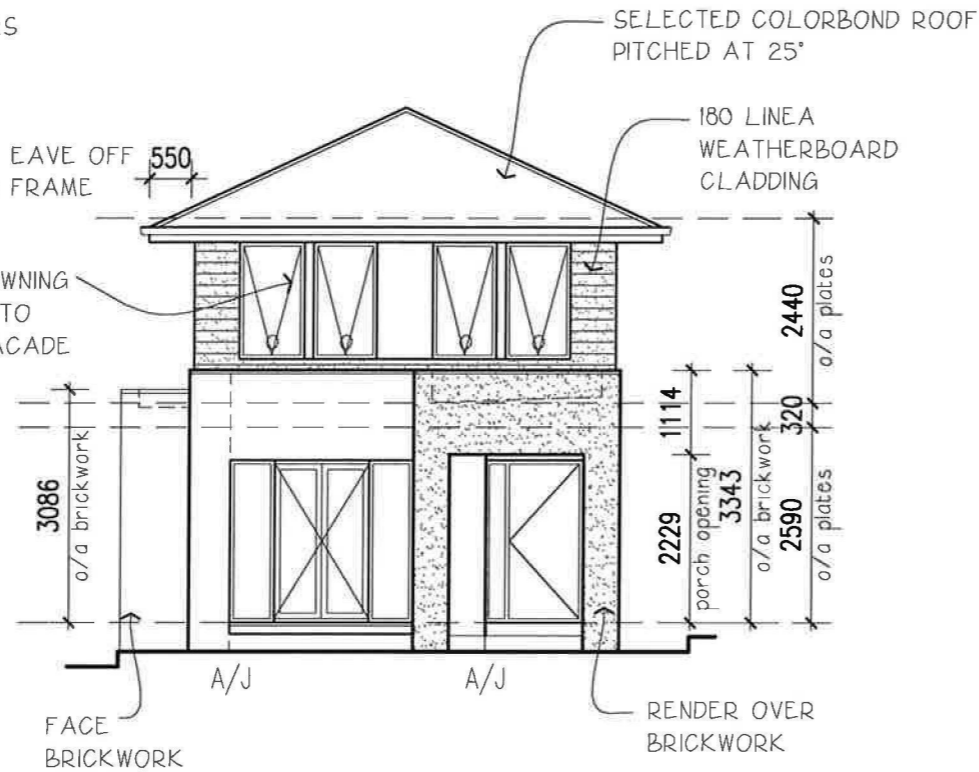
SITE PLAN DRAWN BK 28/03/2013 CHECKED SCALE	SHEET 1	HAND LH	Townhouse 15 - Stage 3 (7.5m) Sandpiper	EDGEWATER HOMES PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax: 9673 5560
	For		EDGEWATER HOMES	
	At		LOT 1283 LAKESIDE PARADE JORDAN SPRINGS	

EXTERNAL COLOUR SCHEDULE

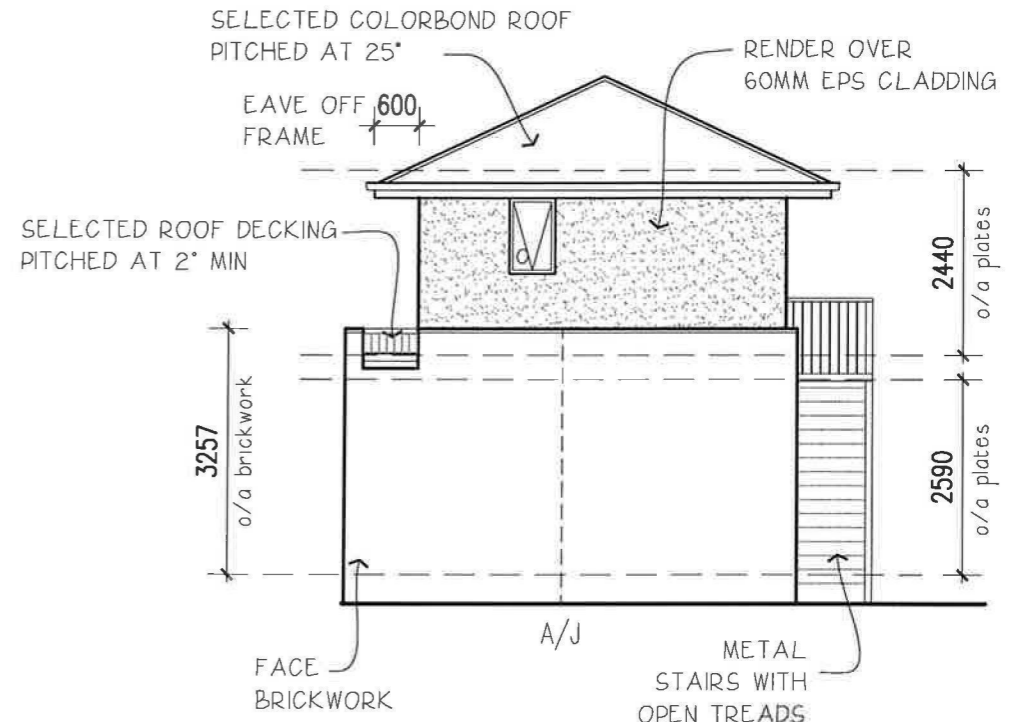
- FACE BRICK AUSTRAL SYMMETRY ASPHALT
- COLORBOND SURFMIST ROOFING, FASCIA AND GUTTERS
- ALUMINIUM WINDOWS JASPER
- TIMBER WINDOWS INTERGRAIN RICH CHOCOLATE
- FRONT DOOR DULUX HENNA RED P04.F9
- GARAGE PANEL DOOR COLORBOND SURFMIST
- GARAGE ACCESS DOOR BRISTOL OAK FLATS P195.N5 FRAME

EXTERNAL COLOURS:

-  DULUX LINSEED P15.B3
-  DULUX STOWE WHITE PCW.E4



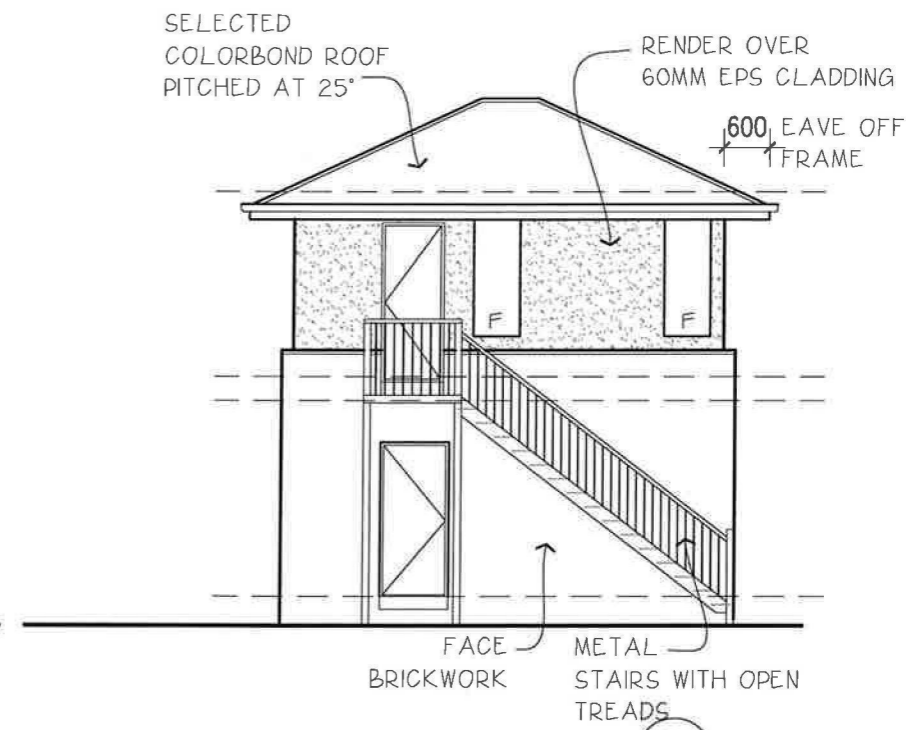
ELEVATION A



ELEVATION A1



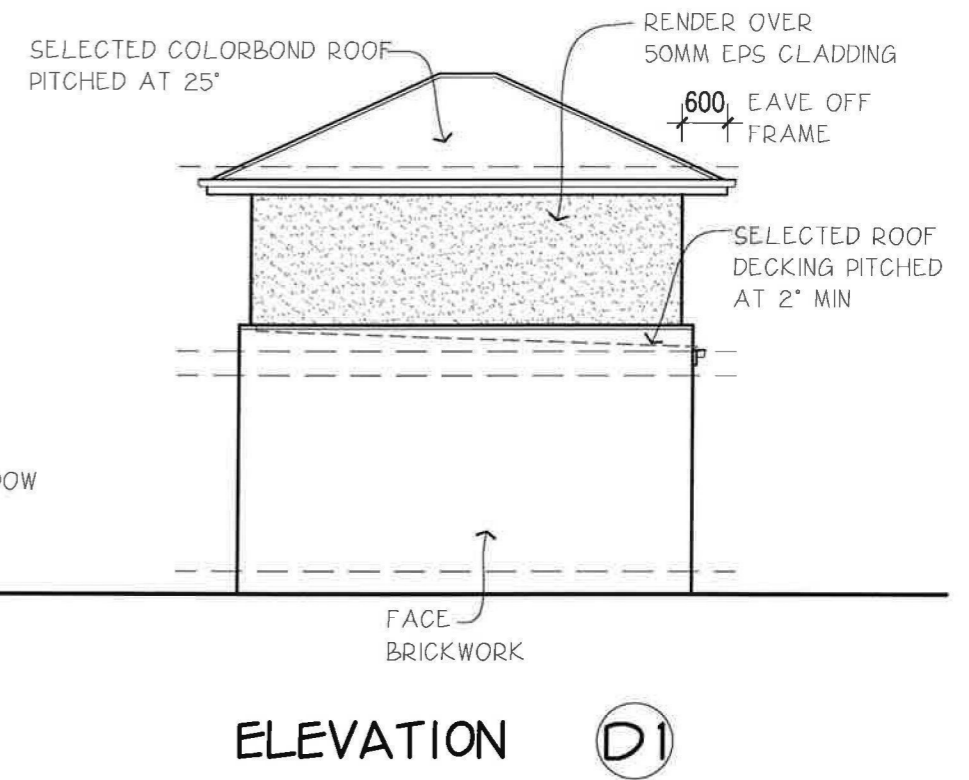
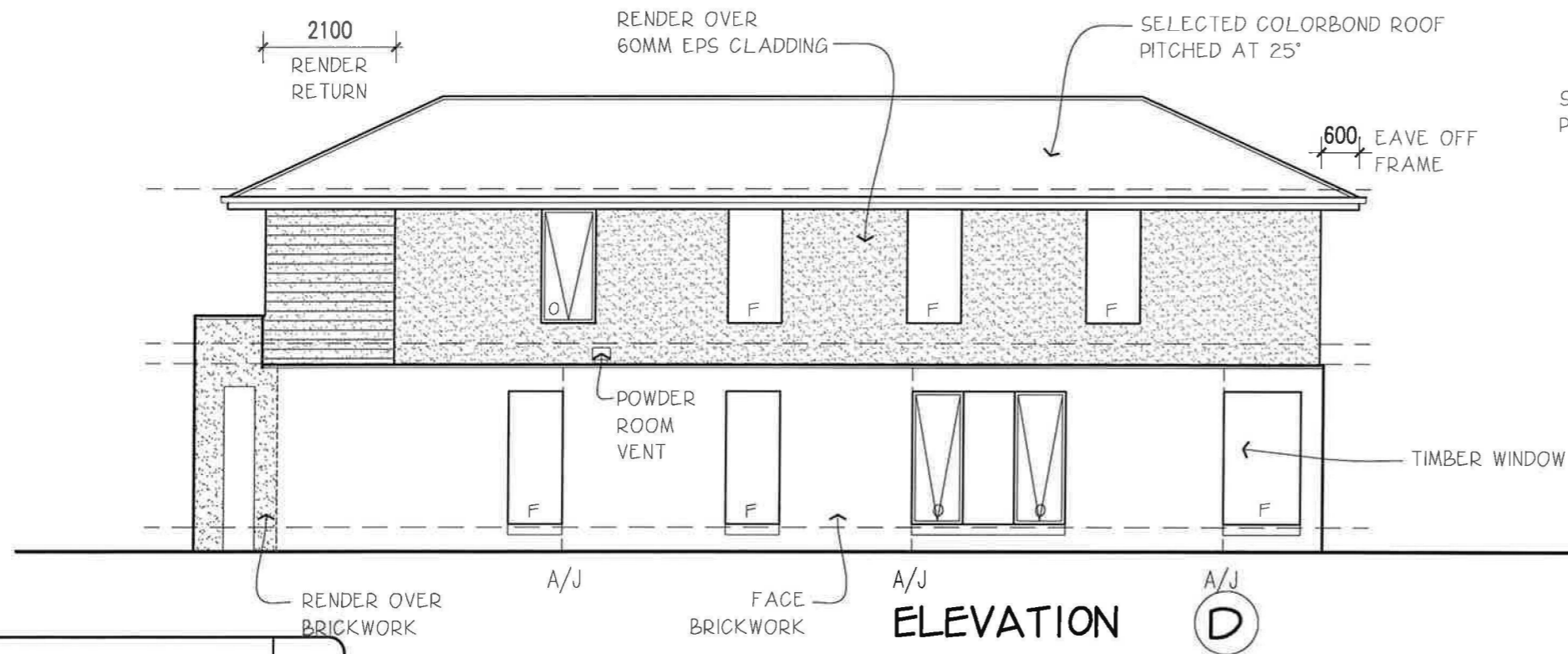
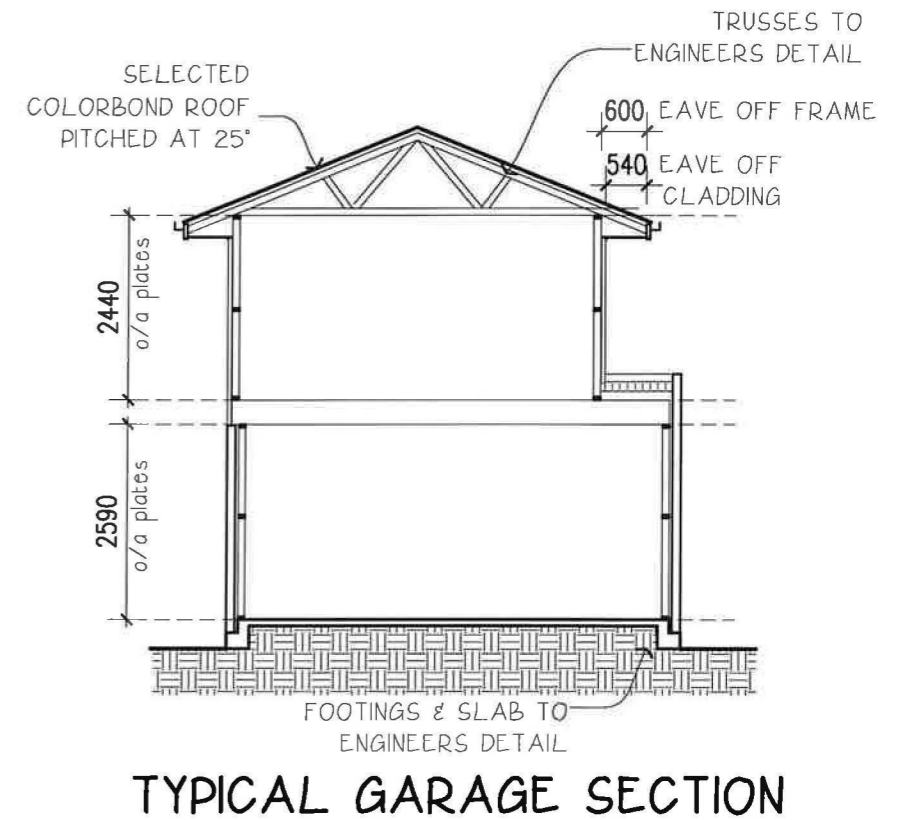
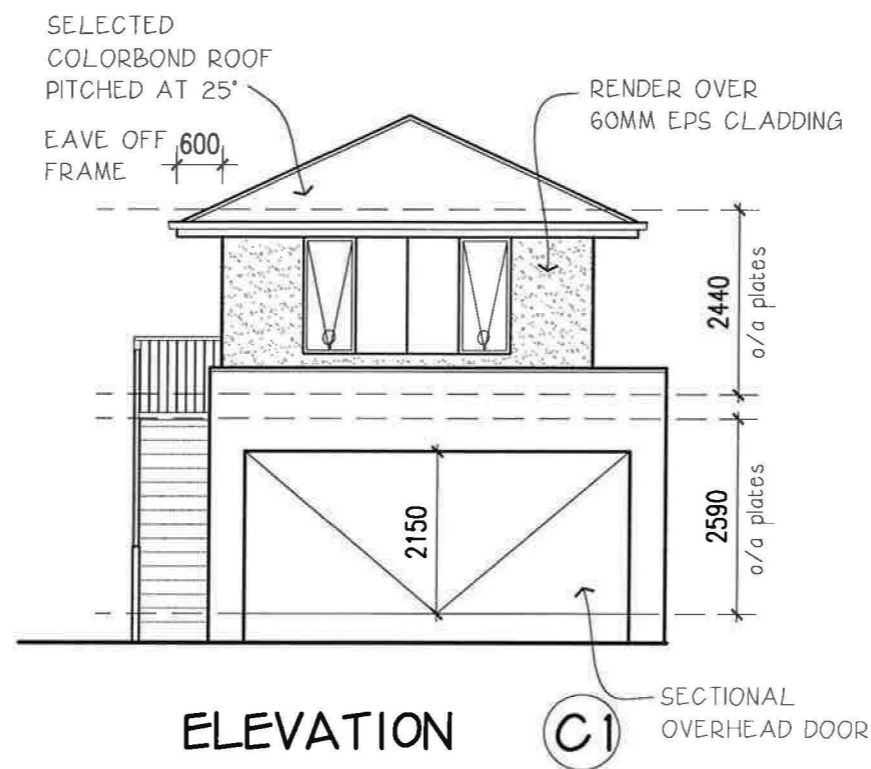
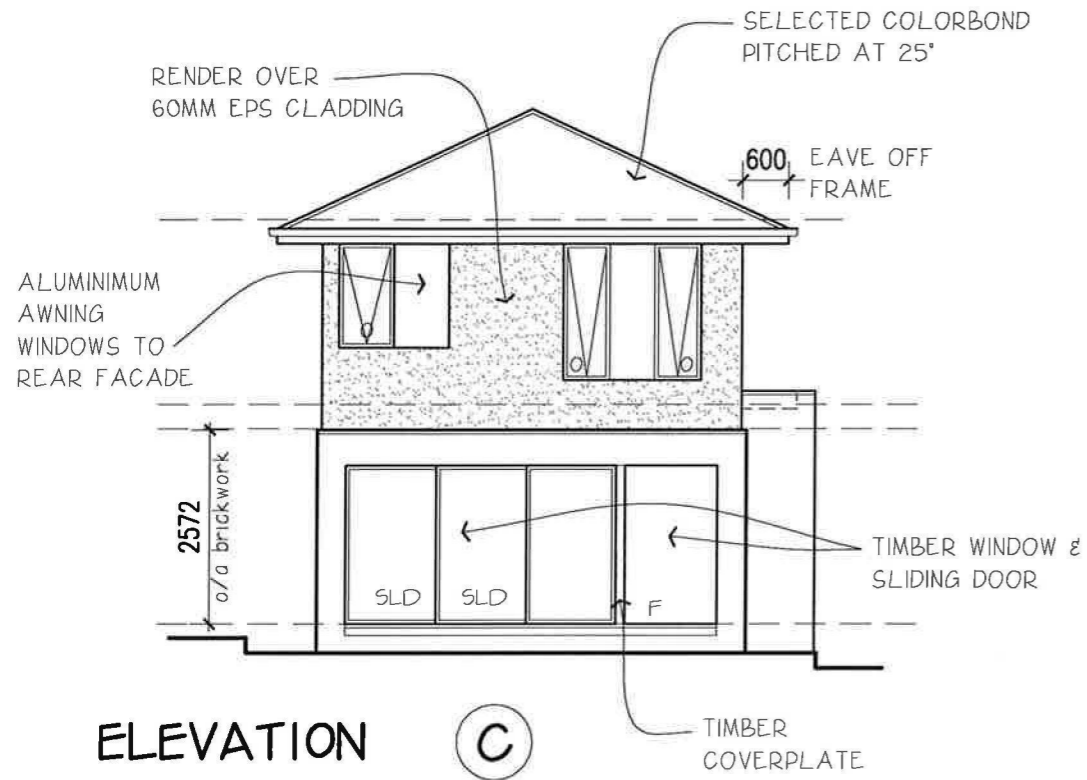
ELEVATION B



ELEVATION B1

DATE	REVISION	DRAWN

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	DRAWN BK 03/04/2013			For EDGEWATER HOMES	
	CHECKED **			At LOT 1283 LAKESIDE PARADE JORDAN SPRINGS	
	SCALE 1:100				PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560



DATE	REVISION	DRAWN

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	DRAWN BK 03/04/2013	For EDGEWATER HOMES		At LOT 1283 LAKESIDE PARADE JORDAN SPRINGS		
	CHECKED **	SCALE 1:100				

CUT & FILL BUILDING AREA TO RL 41.20 APPROX. TO CREATE LEVEL BUILDING PLATFORM FOR WAFFLE POD SLAB

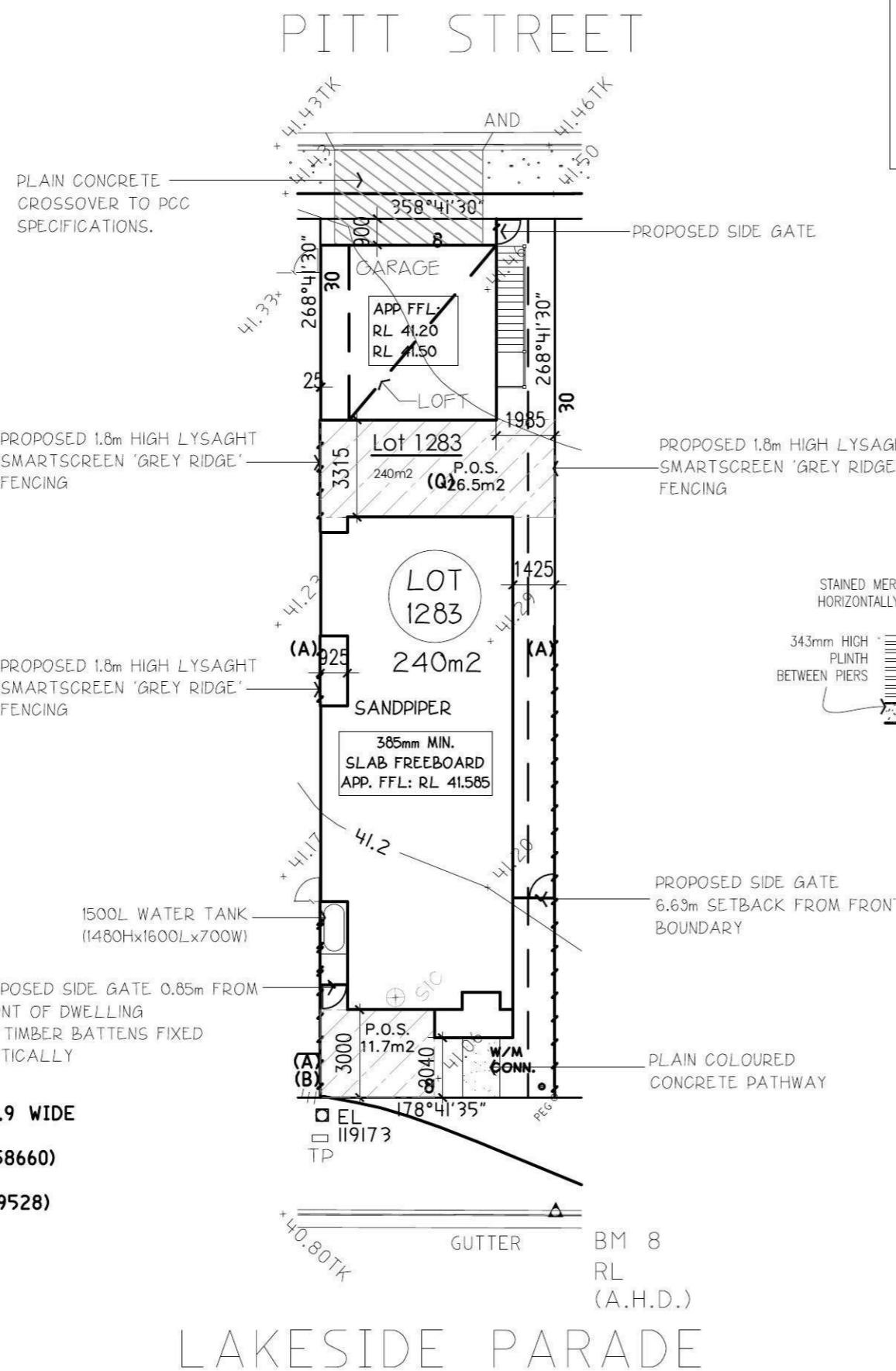
CUT - LINE

NOTE: THIS SITING IS SUBJECT TO THE DEVELOPERS APPROVAL. BUILDER TO OBTAIN PRIOR TO PERMIT APPLICATION.

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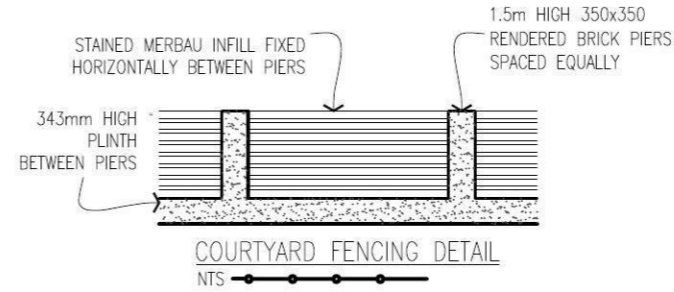
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- (A) EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE
- (C) EASEMENT TO DRAIN WATER 2 WIDE
- (CI) EASEMENT TO DRAIN WATER 2 WIDE (DPII58660)
- (E) RIGHT OF CARRIAGEWAY 7 WIDE
- (Q) RESTRICTION ON THE USE OF LAND (DPII49528)
- (B) EASEMENT TO DRAIN WATER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



LEGEND:

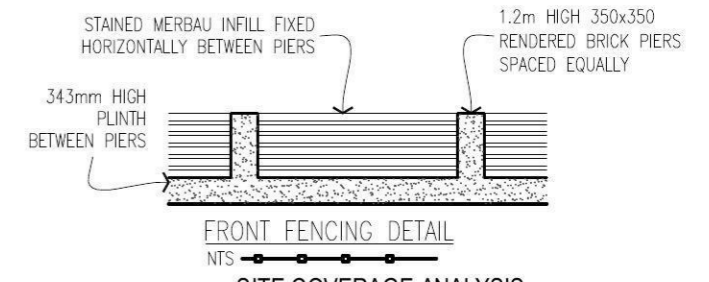
- PROPOSED 1.8M HIGH LYSAGHT SMARTSCREEN FENCING
- 1.5m HIGH COURTYARD FENCING
- 1.2m HIGH FRONT BOUNDARY FENCING



ABSA
Association of Building Sustainability Assessors

Certification Number	1005205719
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: 82.9 MJ/m² pa
NatHERS Rating 134.8 MJ/m² pa
4.0 HOUSE



SITE COVERAGE ANALYSIS

Category	Area (sqm)	Percentage (%)
Roof Area	171.6	71.5
Ground Floor	103.9	
First Floor	90.8	
Garage	35.8	
Loft	27.6	
Porch	2.1	
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
Overall Block Size	240.0	sqm

DATE	REVISION	DRAWN

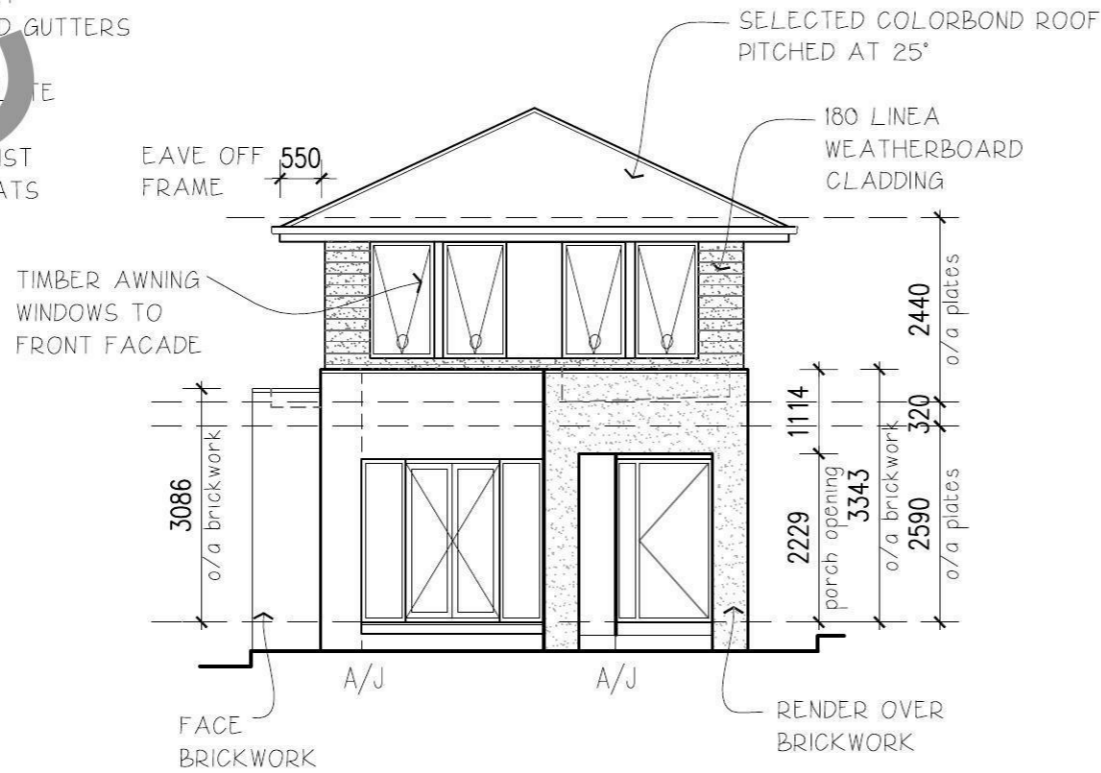
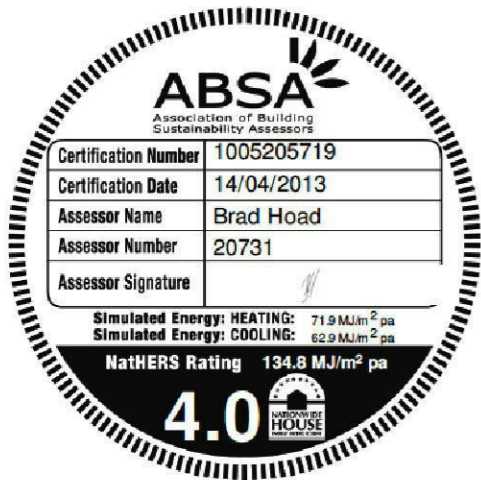
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	DRAWN BK 28/03/2013			For EDgewater HOMES	
	CHECKED			At LOT 1283 LAKESIDE PARADE JORDAN SPRINGS	

EXTERNAL COLOUR SCHEDULE

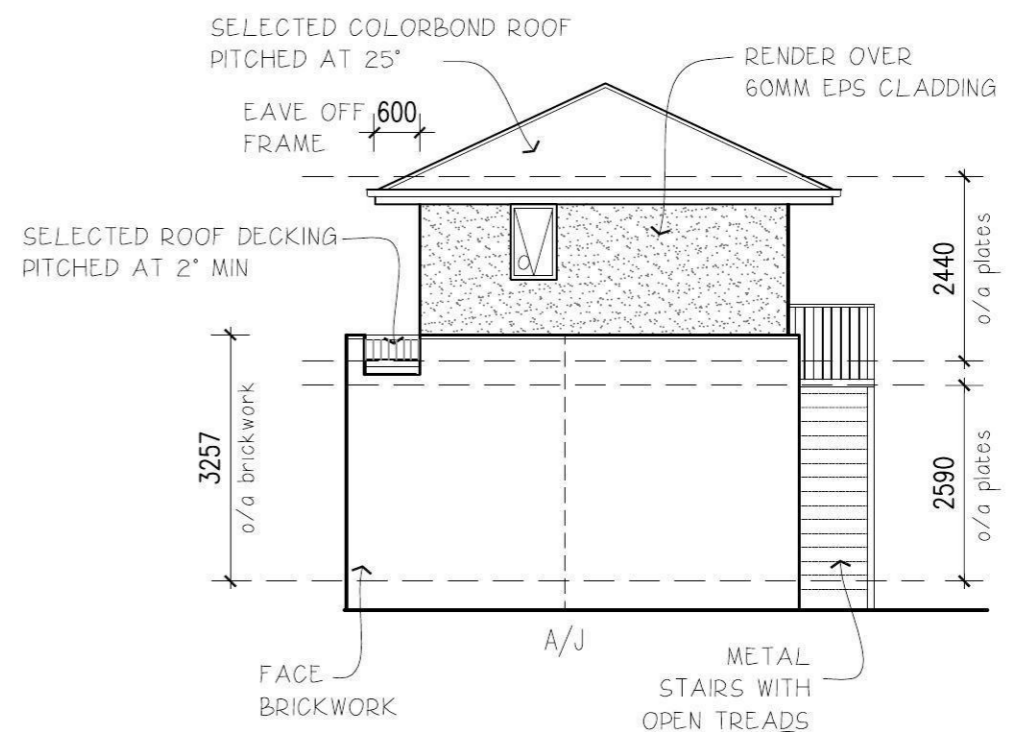
- FACE BRICK AUSTRAL SYMMERY ASPHALT
- COLORBOND JASPER ROOFING FASCIA AND GUTTERS
- ALUMINIUM WINDOWS JASPER
- TIMBER WINDOWS INTERGRAIN RICH CHOCOLATE
- FRONT DOOR SADDLE BROWN
- GARAGE PANEL DOOR COLORBOND SURFMIST
- GARAGE ACCESS DOOR WINDSTOL OAK FLATS

EXTERNAL COLOURS:

- DULUX MALI
- DULUX STOWE WHITE



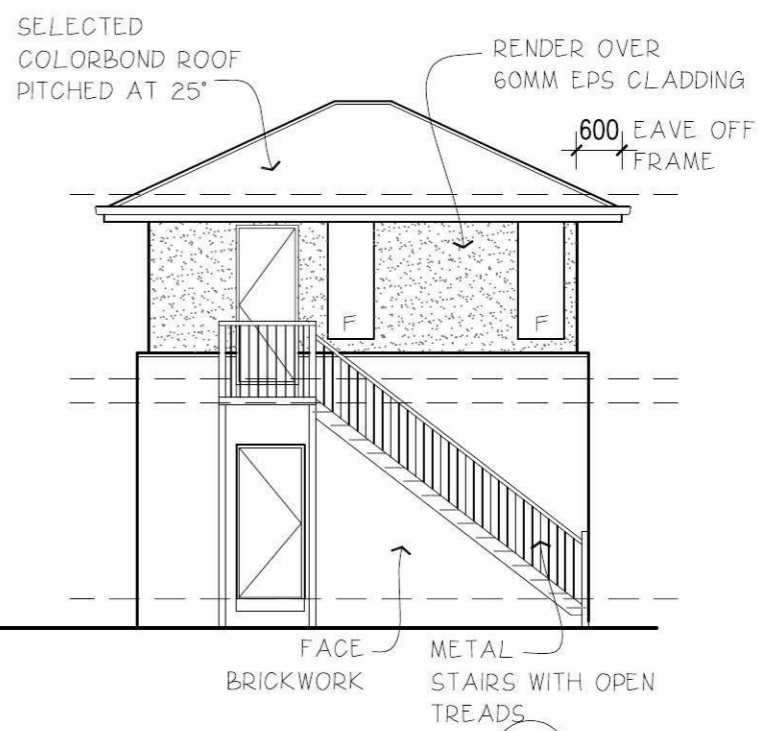
ELEVATION A



ELEVATION A1



ELEVATION B

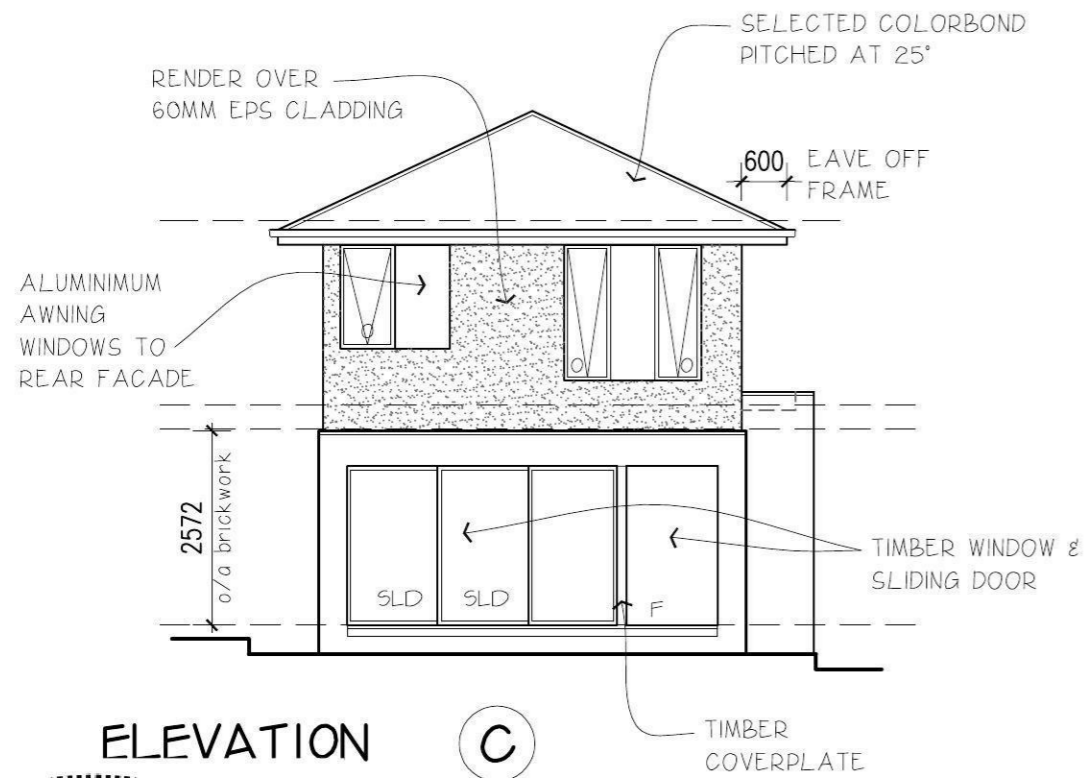


ELEVATION B1

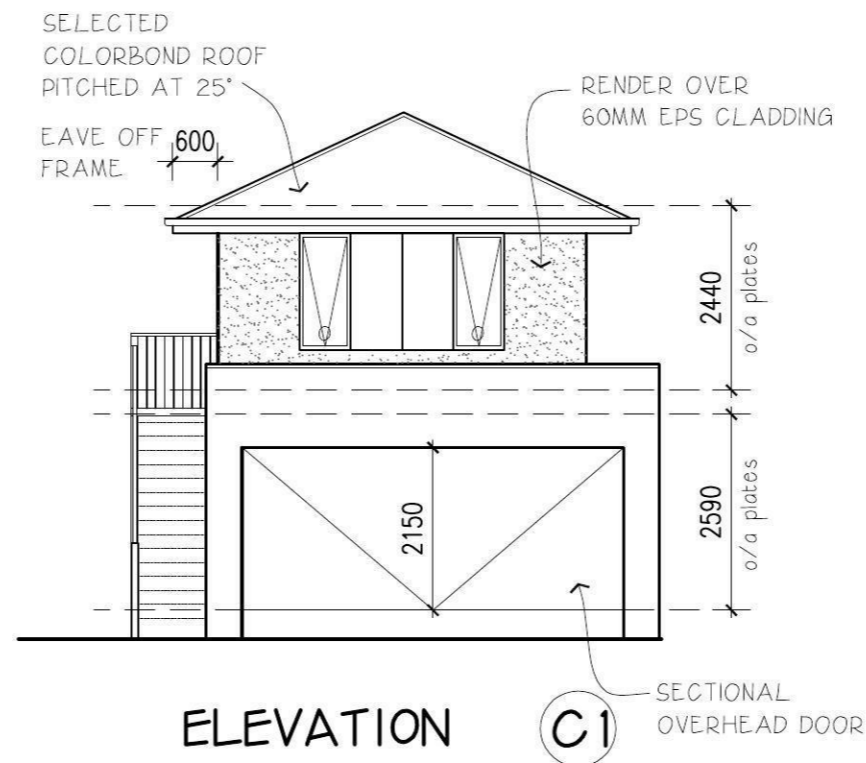
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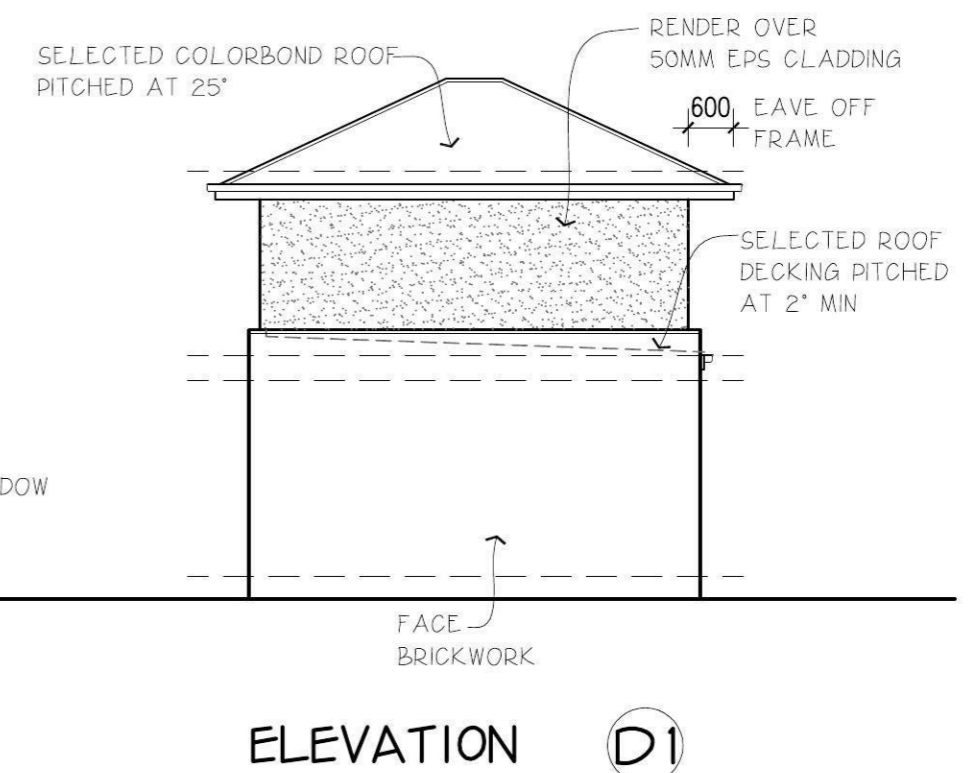
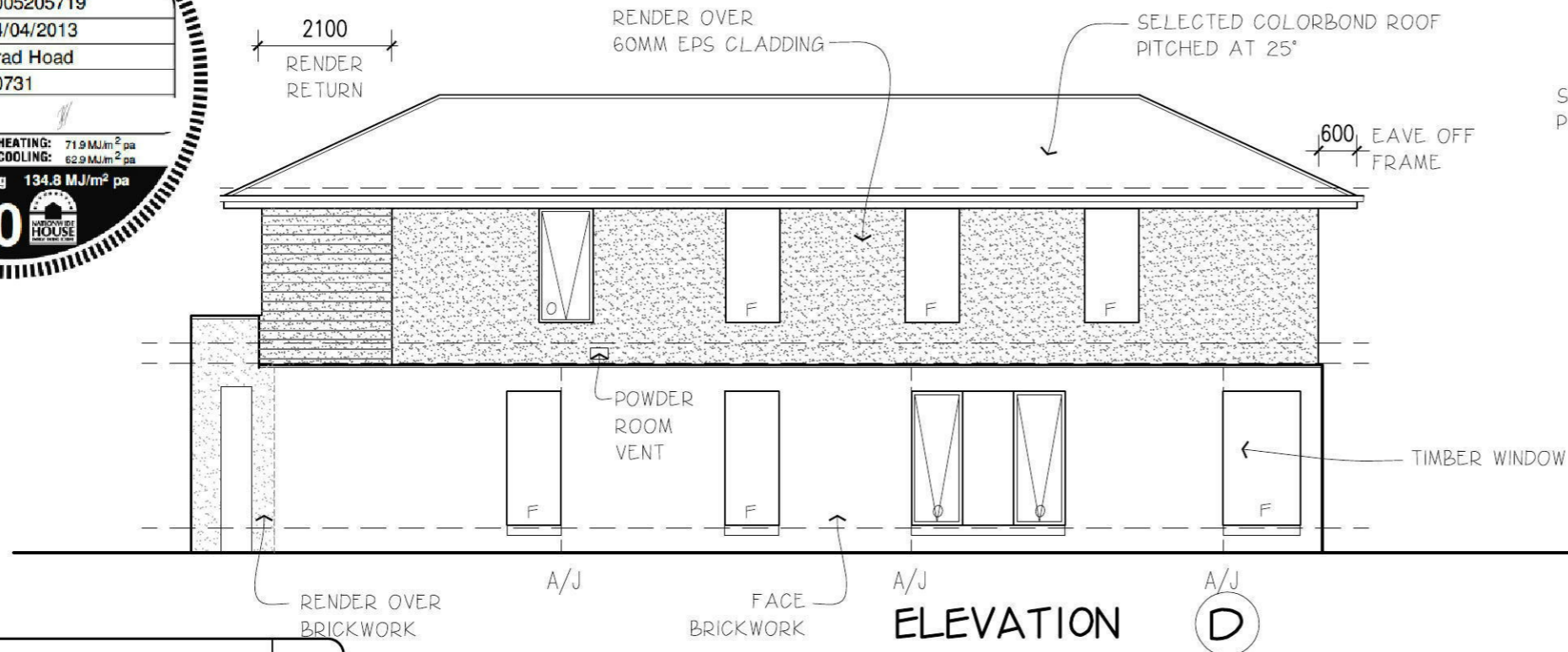
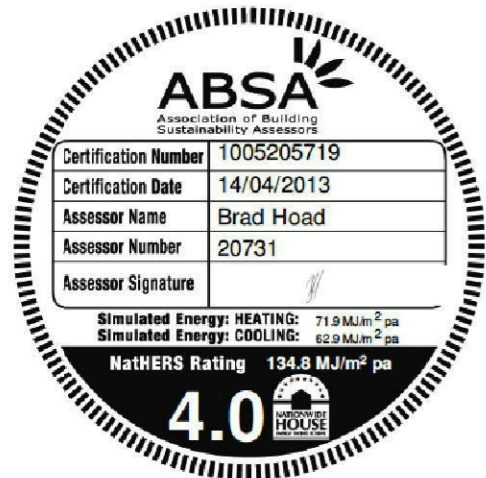
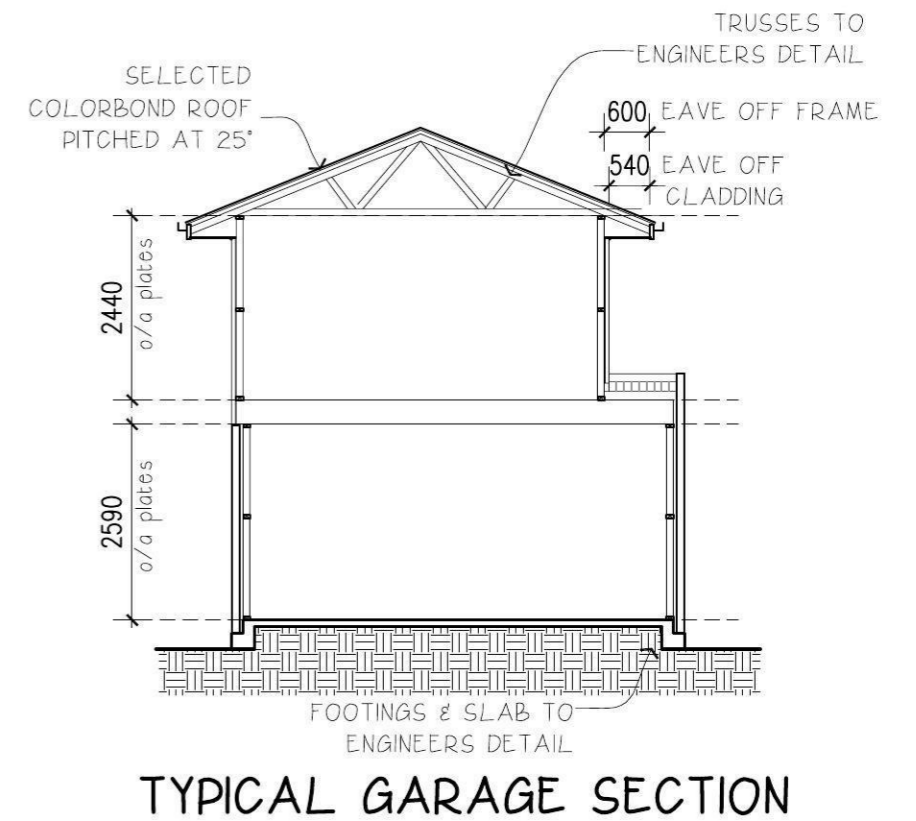
ELEVATIONS		SHEET 3	HAND LH	Townhouse 15 - Stage 3 (7.5m) Sandpiper	EDGEWATER HOMES
DRAWN BK 03/04/2013	CHECKED **	SCALE 1:100	For	EDGEWATER HOMES	PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560
			At	LOT 1283 LAKESIDE PARADE JORDAN SPRINGS	



ELEVATION C



ELEVATION C1



ELEVATION D1

DATE	REVISION	DRAWN

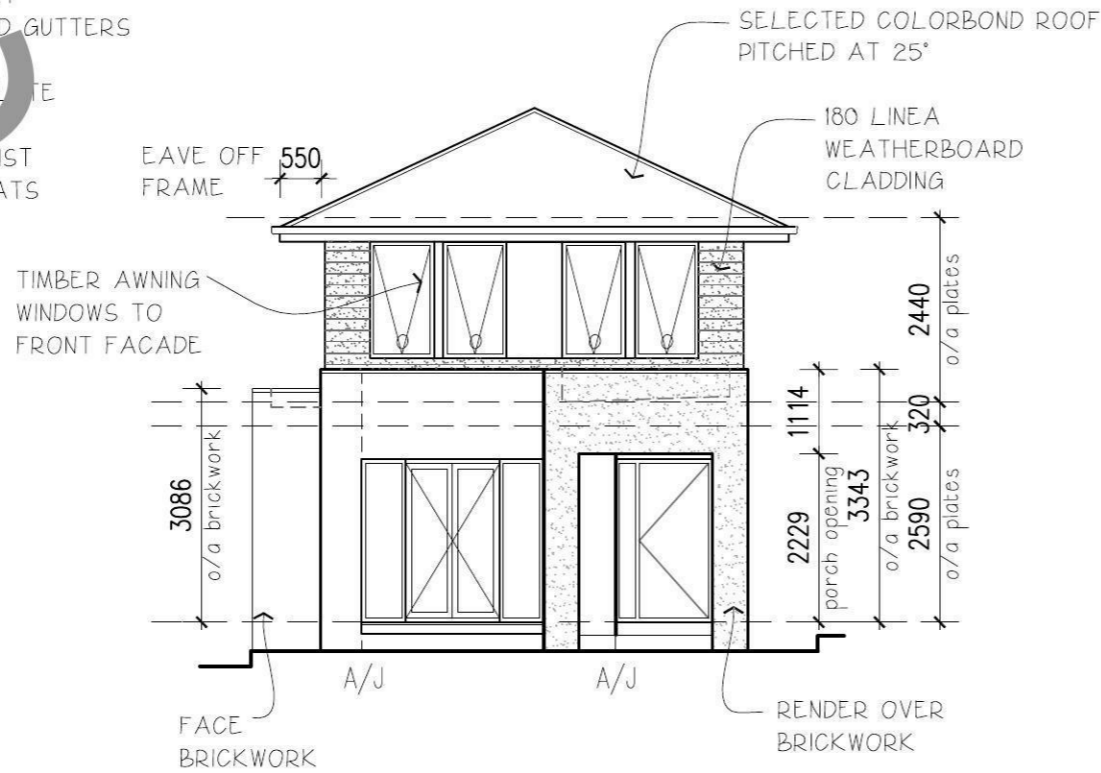
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	DRAWN BK	03/04/2013	For EDGEWATER HOMES		At LOT 1283 LAKESIDE PARADE JORDAN SPRINGS	
	CHECKED **	SCALE 1:100				

EXTERNAL COLOUR SCHEDULE

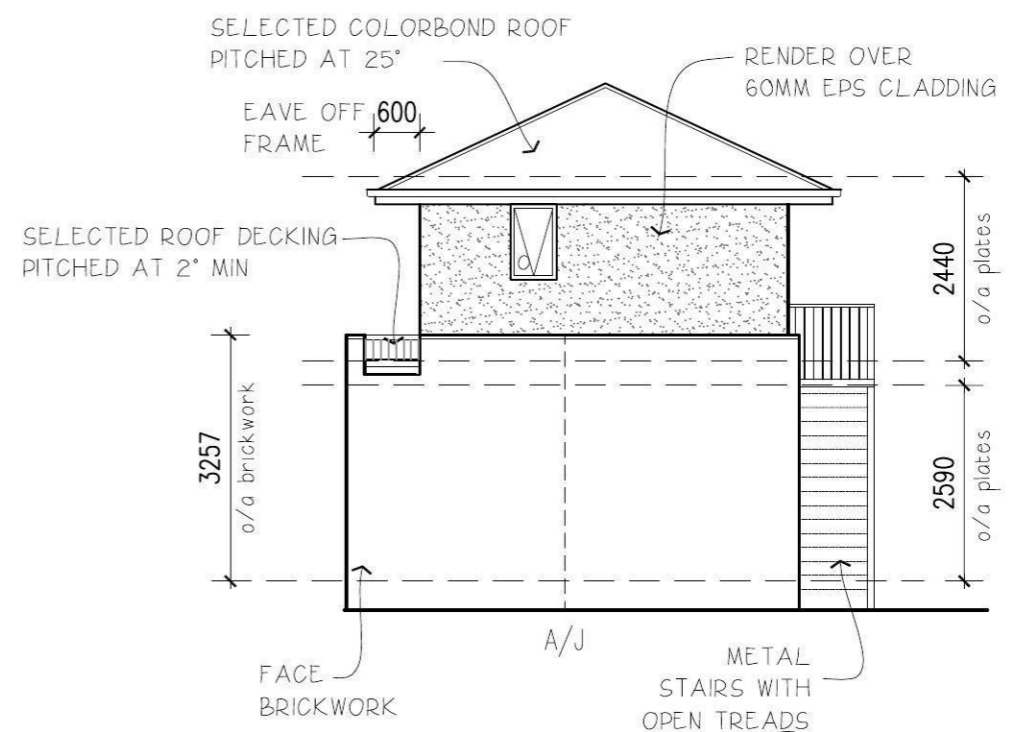
- FACE BRICK AUSTRAL SYMMERY ASPHALT
- COLORBOND JASPER ROOFING FASCIA AND GUTTERS
- ALUMINIUM WINDOWS JASPER
- TIMBER WINDOWS INTERGRAIN RICH CHOCOLATE
- FRONT DOOR SUEDE BROWN
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- GARAGE ACCESS DOOR WINDSTOL OAK FLATS

EXTERNAL COLOURS:

- DULUX MALI
- DULUX STOWE WHITE



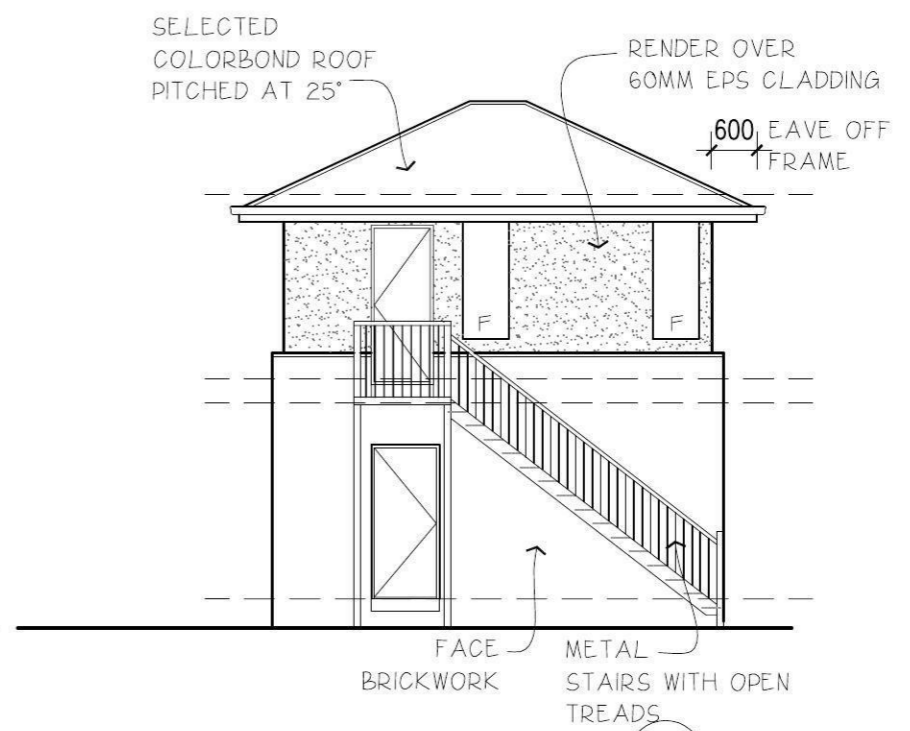
ELEVATION A



ELEVATION A1



ELEVATION B

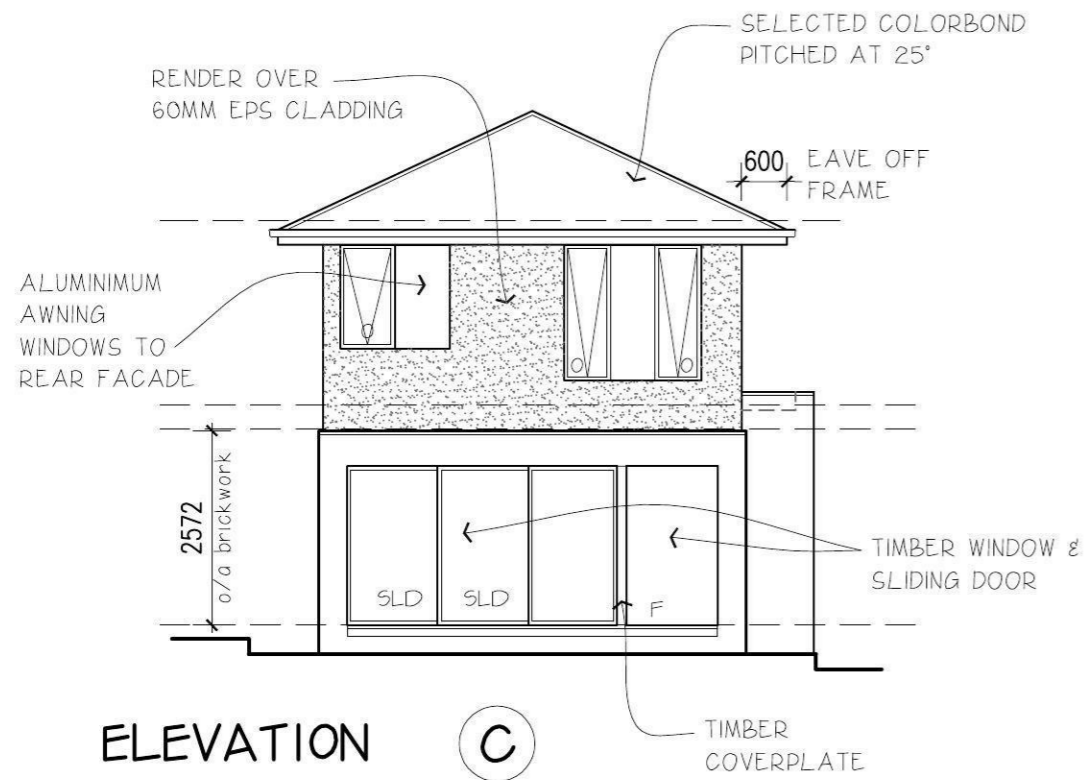


ELEVATION B1

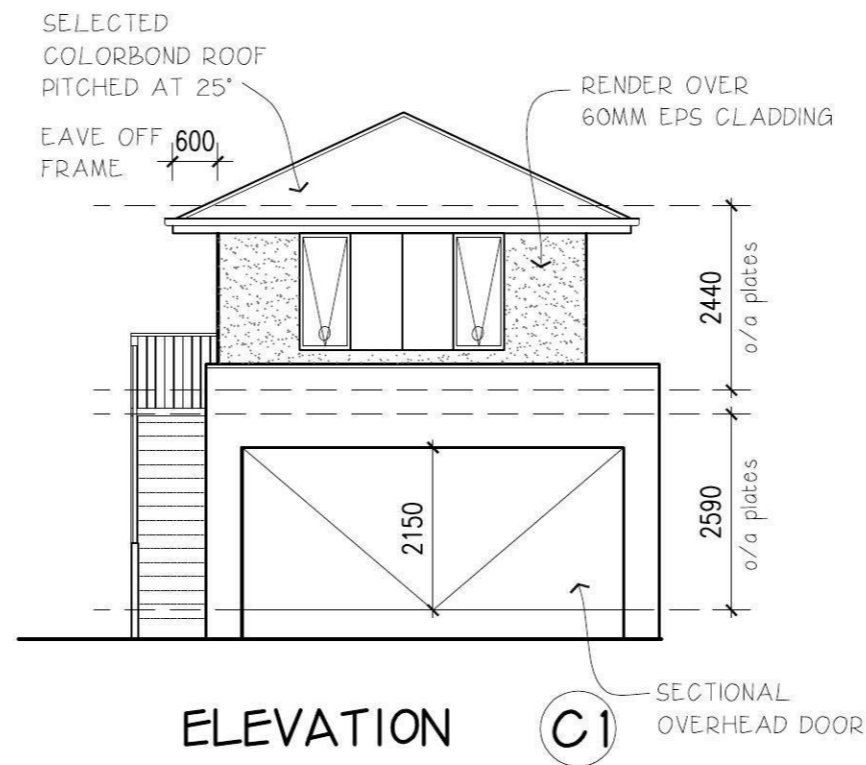
DATE	REVISION	DRAWN

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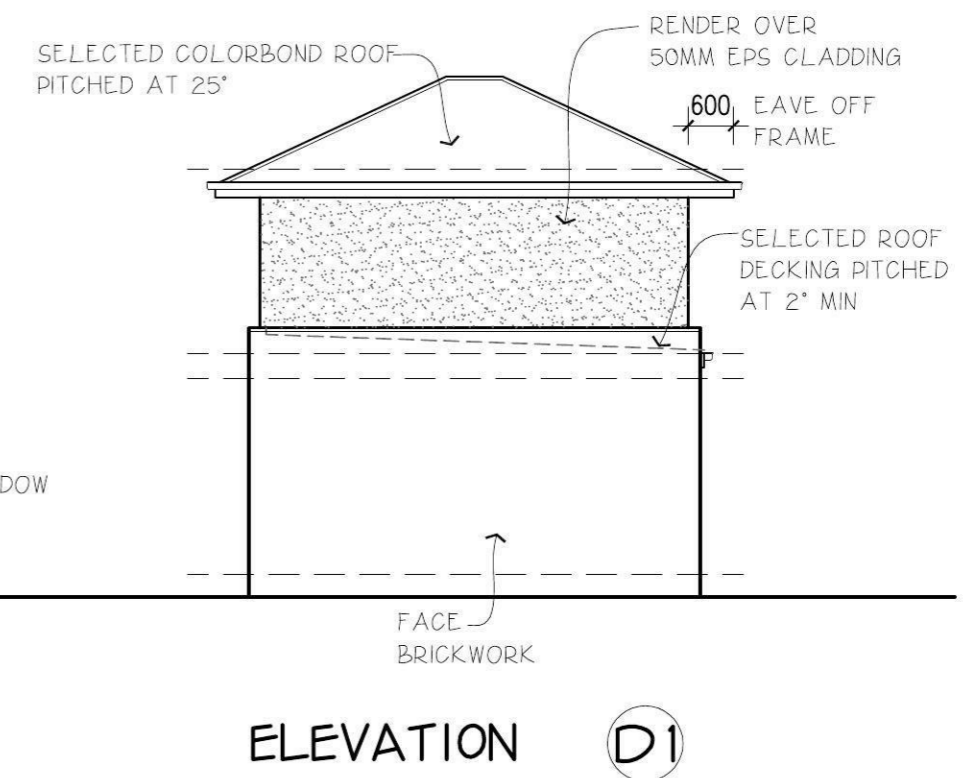
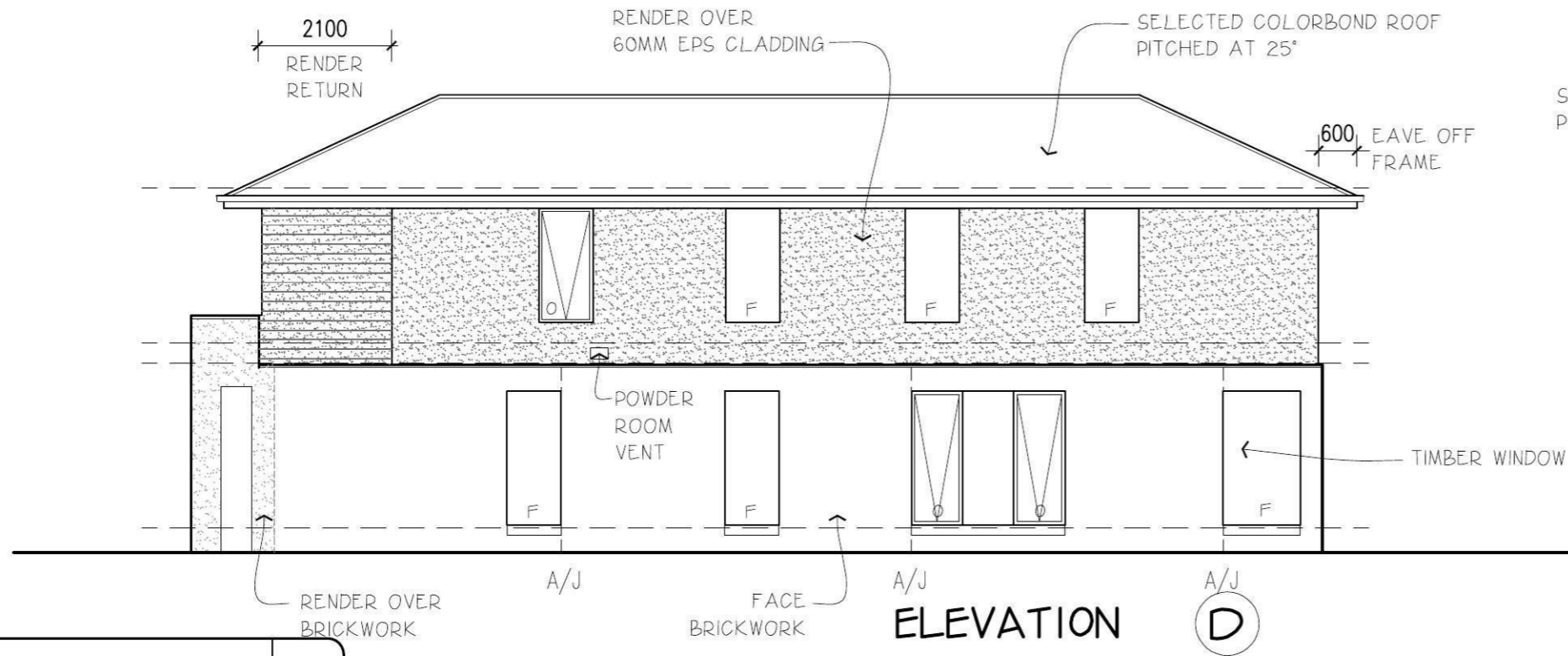
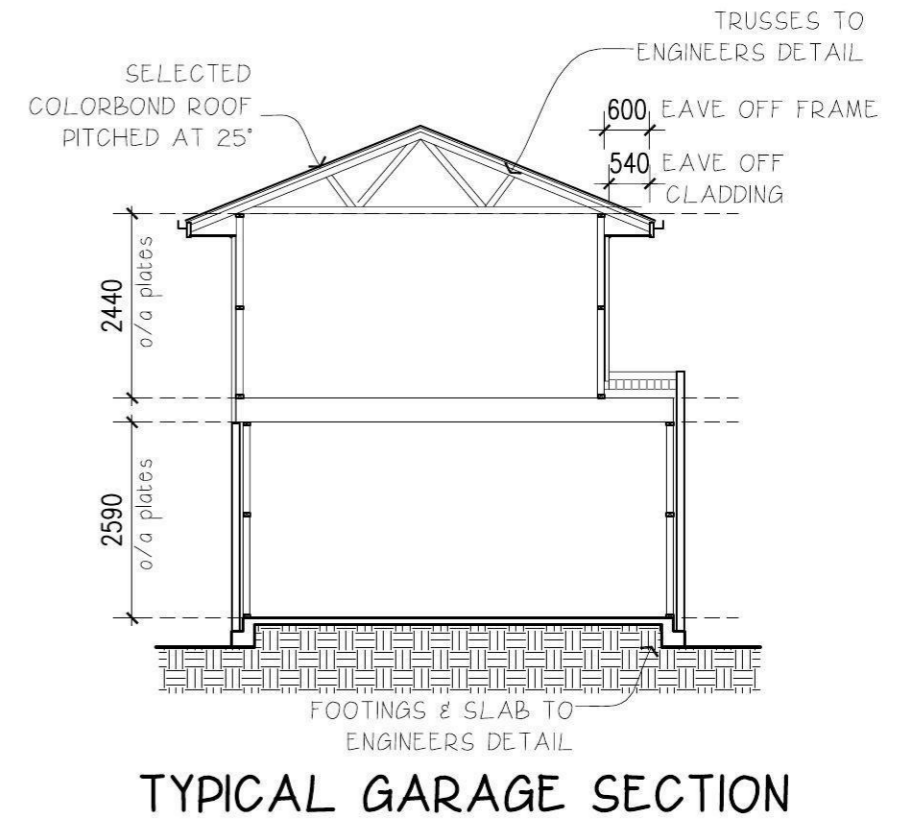
ELEVATIONS		SHEET 3	HAND LH	Townhouse 15 - Stage 3 (7.5m) Sandpiper	EDGEWATER HOMES
DRAWN BK 03/04/2013	CHECKED **	SCALE 1:100	For	EDGEWATER HOMES	PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560
			At	LOT 1283 LAKESIDE PARADE JORDAN SPRINGS	



ELEVATION C



ELEVATION C1



DATE	REVISION	DRAWN

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ELEVATIONS		SHEET 3A	HAND LH	Townhouse 15 - Stage 3 (7.5m) Sandpiper	EDGEWATER HOMES
DRAWN BK 03/04/2013		For EDGEWATER HOMES		PO Box 550 Moorebank NSW 1875	
CHECKED **		At LOT 1283 LAKESIDE PARADE JORDAN SPRINGS		Ph: 9623 7526 Fax:9673 5560	
SCALE 1:100					