

(D) EASEMENT TO DRAIN WATER 2.5 WIDE
(L) RESTRICTION ON THE USE OF LAND

CUT & FILL BUILDING AREA TO RL 27.80 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.

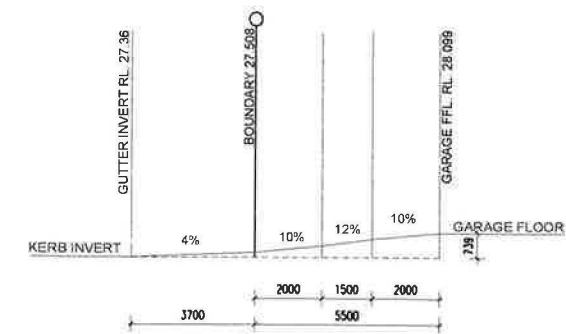
NOTE: THIS SITING HAS BEEN PREPARED BASED ON THE AVAILABLE INFORMATION FROM THE RELEVANT LOCAL COUNCIL AND/OR OTHER AUTHORITIES THAT IS NOT COMPLETE OR HAVE NOT BEEN FINALISED DUE TO THE TITLES NOT YET BEEN RELEASED IN THIS SUBDIVISION. ONCE THIS INFORMATION IS RELEASED IT WILL BE EXAMINED. THIS MAY 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

- CONTOUR INTERVALS 0.2 METRES
- ELECTRICITY LIGHT POLE
 - WATER METER
 - HYDRANT
 - COMMUNICATIONS PIT
 - ELECTRICAL TURRET
 - KERB
 - FOOTPATH
 - VEHICLE CROSSING VC
 - KERB OUTLET KO

NOTE: BUSHFIRE BAL 12.5 CONSTRUCTION TO COMPLY WITH AS 3959-2009 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS.



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

2000L RAINWATER TANK ON A 2.2 x 0.8 CONCRETE PAD

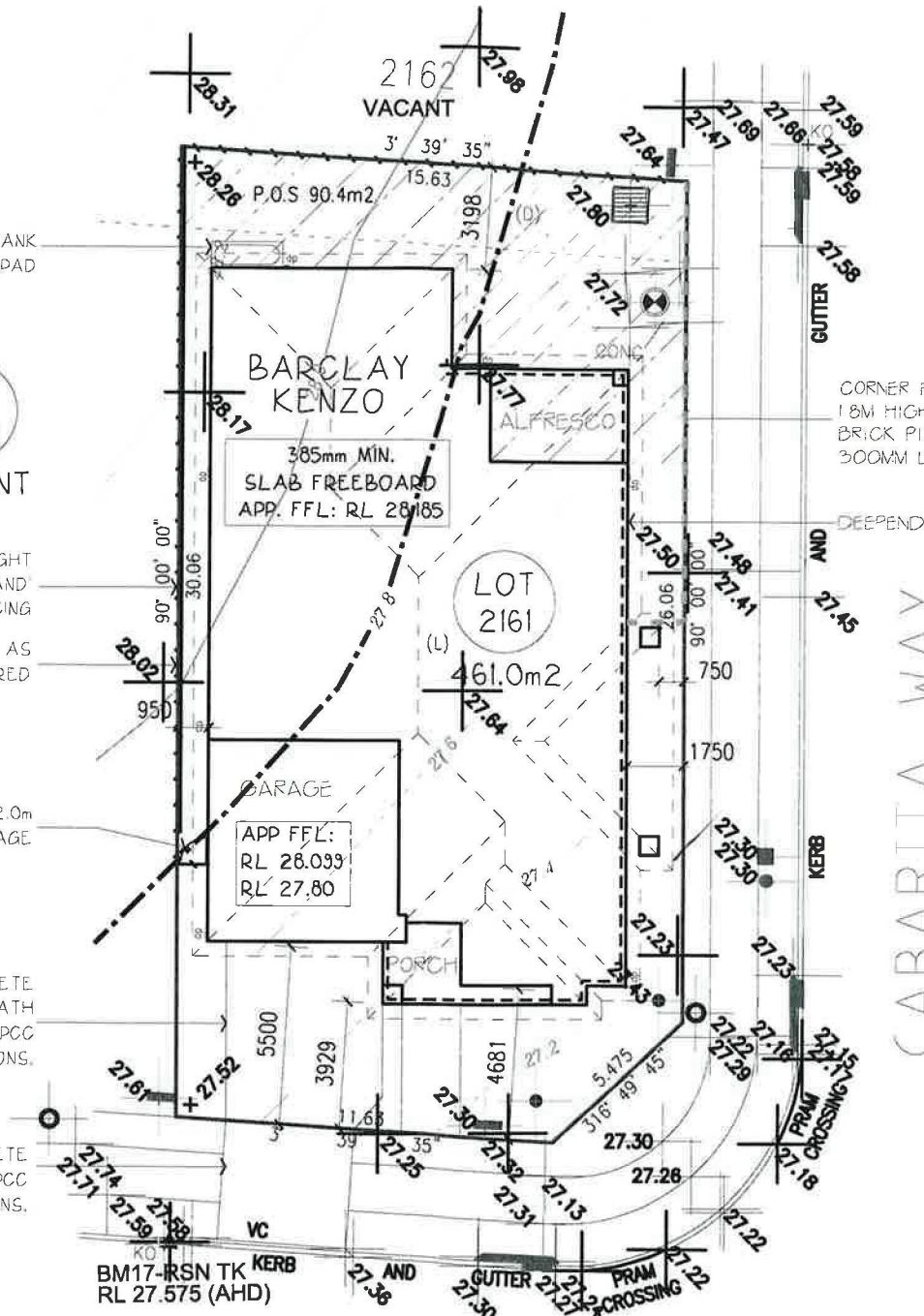
LOT 2160 VACANT

PROPOSED 1.8m HIGH LYSAGHT SMARTSCREEN RIVERSAND FENCING
TIMBER RETAINING WALL AS REQUIRED

PROPOSED SIDE GATE 2.0m MIN. FROM FRONT GARAGE

COLOURED CONCRETE DRIVEWAY & PATH INCLUDING STEPS TO PCC SPECIFICATIONS.

PLAIN CONCRETE CROSSOVER TO PCC SPECIFICATIONS.



CABARITA WAY

GREENWOOD PARKWAY



Reviewed by JORDAN SPRINGS DESIGN COORDINATOR
17 APR 2013
SIGNED: [Signature]

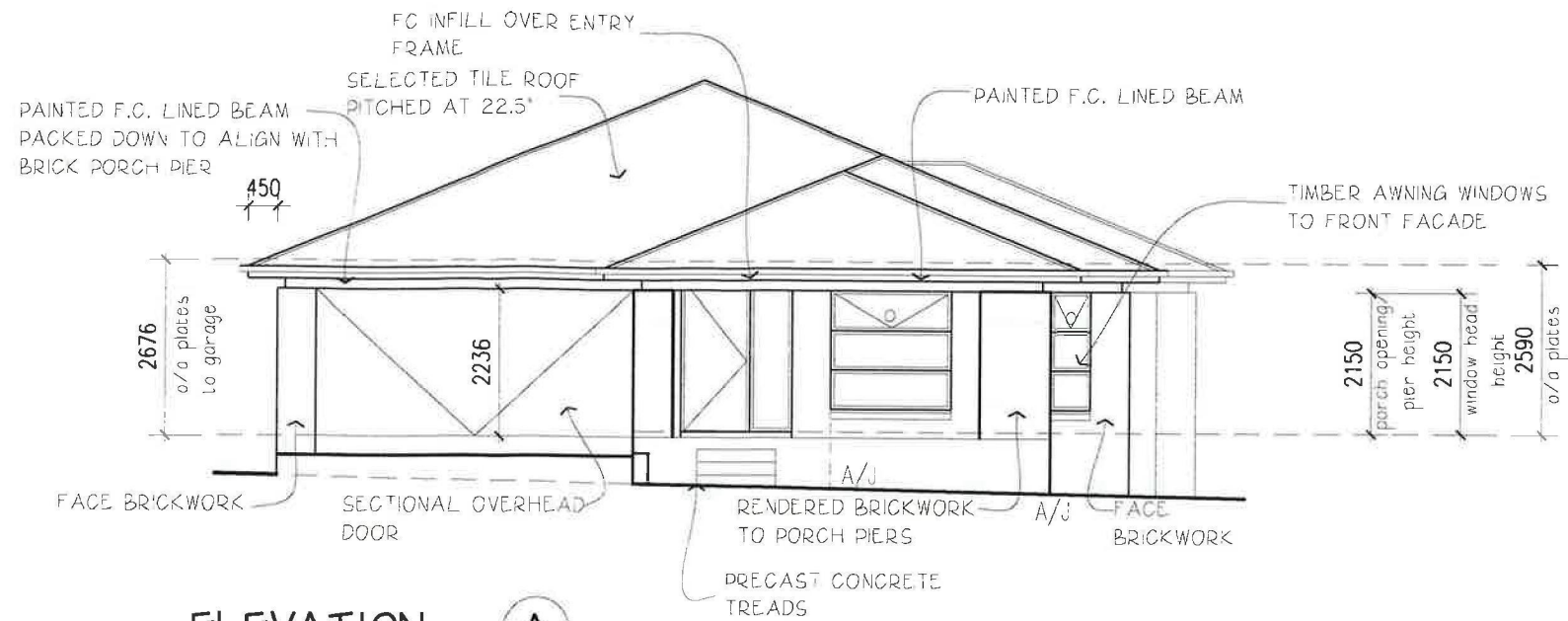
SITE COVERAGE ANALYSIS

Roof Area	287.6 sqm	63.9 %
Ground Floor	209.4 sqm	
Garage	36.8 sqm	
Porch	7.3 sqm	
Alfresco	12.4 sqm	
Building	265.9 sqm	59.2 %
Hard Surface	35.0 sqm	7.7 %
Permeable	149.1 sqm	33.1 %
Total Area	450.0 sqm	100.0 %
Block Size	00.0 sqm	

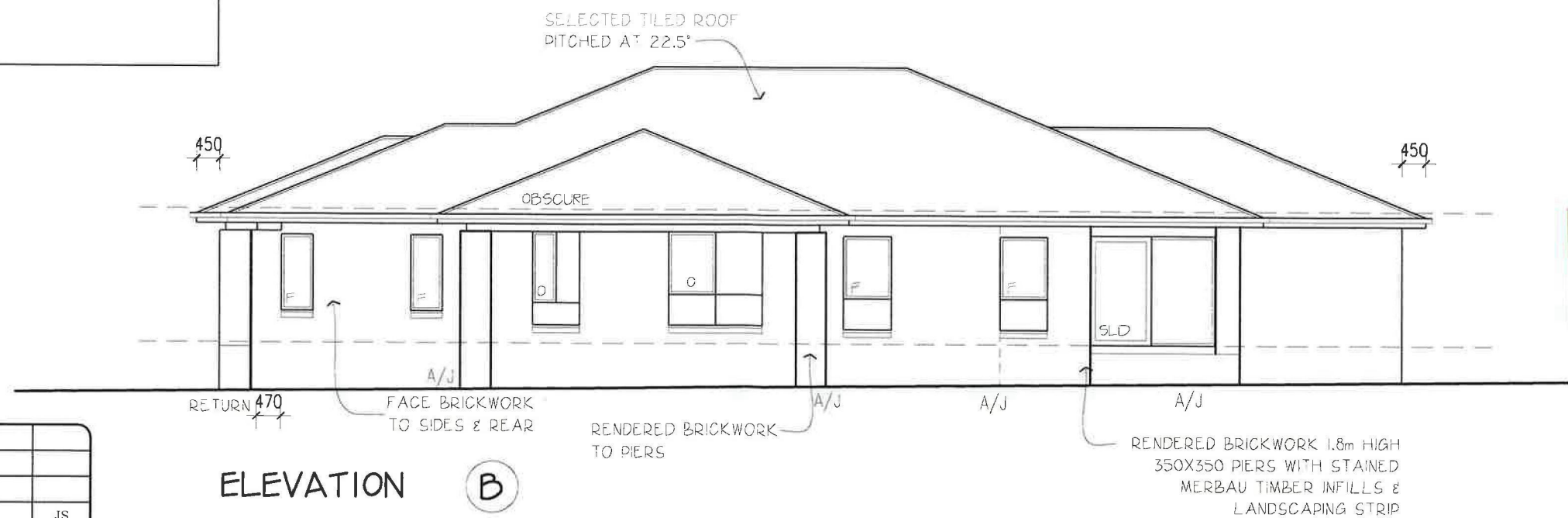
DATE	REVISION	DRAWN
3.10.12	REV A PRELIM PLANS	JS

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	DRAWN	JS	D.P.	1168992	For	EDGEWATER	
	CHECKED	(CHKBY)	JOB No.	200031	At	LOT 2161 GREENWOOD PARKWAY JORDAN SPRINGS	
SCAI E	1:200	Date:	03/10/2012				

TABLE OF BASIX COMMITMENTS	
PROJECT ADDRESS: LOT 2161 GREENWOOD PWAY JORDAN SPRINGS	
CERTIFICATE NO.: 4711755	
WATER	
- DEVELOPMENT TO BE CONNECTED TO 2,000LT RAINWATER TANK.	
- RAINWATER TANK CONFIGURED TO COLLECT AT LEAST 230m 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.	
- SINGLE PHASE AC UNIT TO LIVING AREA EER 3.0-3.5	
- KITCHEN: INDIVIDUAL FAN, DUCTED (RANGEHOOD), OPERATION CONTROL, MANUAL SWITCH.	
- BATHROOM (B): 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.	
- OUTDOOR CLOTHES LINE	
WELL VENTILATED FRIDGE SPACE	



ELEVATION A



ELEVATION B

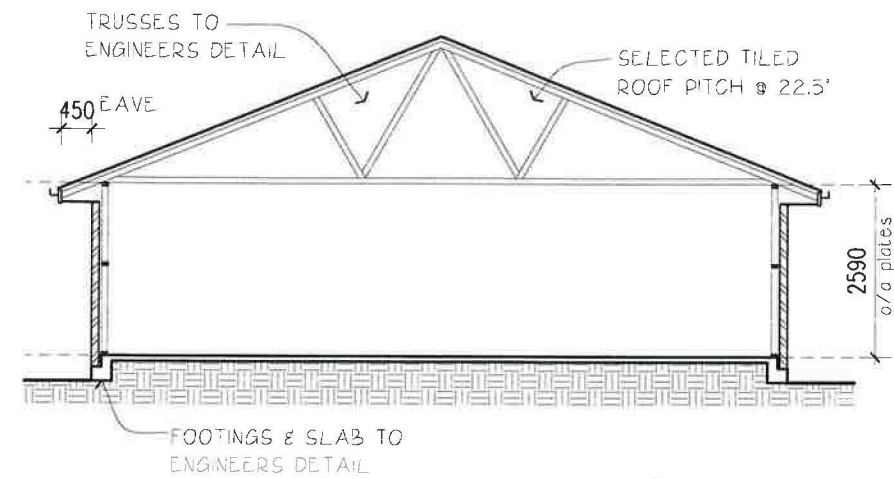
Reviewed by JORDAN SPRINGS
DESIGN COORDINATOR
APR 2013
SIGNATURE

DATE	REVISION	DRAWN
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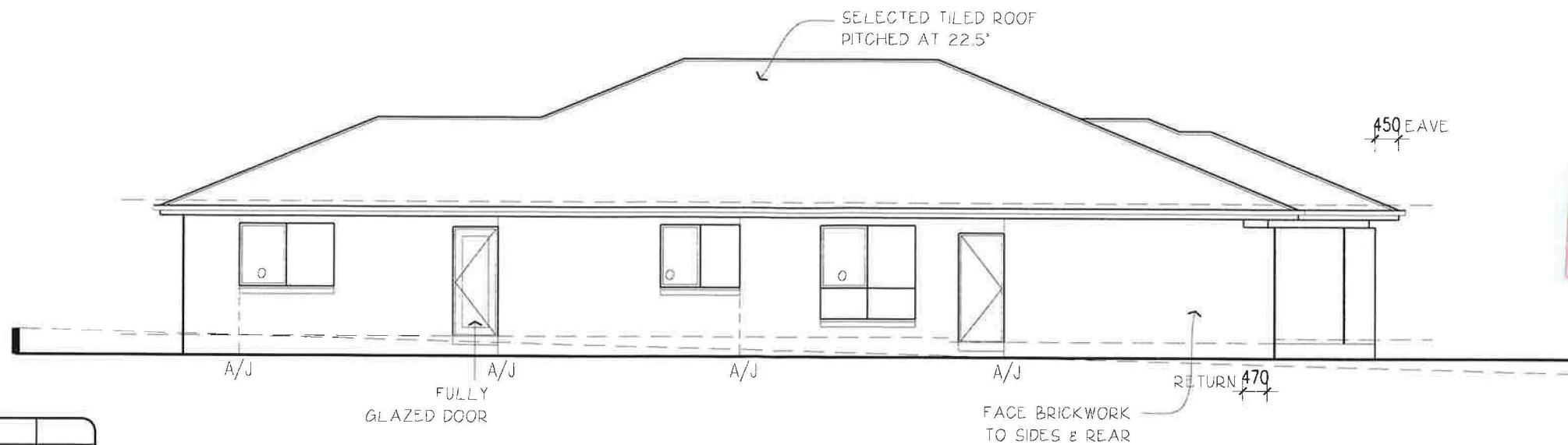
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	DRAWN	JS								For	EDGEWATER
	CHECKED	(CHKBY)								At	LOT 2161 GREENWOOD PARKWAY JORDAN SPRINGS
SCALE	1:100	JOB No.	200031	Date:	03/10/2012	PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax: 9673 5560					



ELEVATION C



TYPICAL_SECTION



ELEVATION D

Reviewed by: JORDAN SPRINGS
DESIGN & ORDINANCE
11 APR 2013
SIGNED: [Signature]

3.10.12	REV A PRELIM PLANS	JS
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ELEVATIONS		HAND	LH	SHT	3A	Barclay	Kenzo
DRAWN	JS			For	EDGEWATER		
CHECKED	(CHKBY)	JOB No.		At	LOT 2161 GREENWOOD PARKWAY JORDAN SPRINGS		
SCALE	1:100	Date: 03/10/2012					

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

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

STORMWATER DISPOSAL TO KERB & CHANNEL

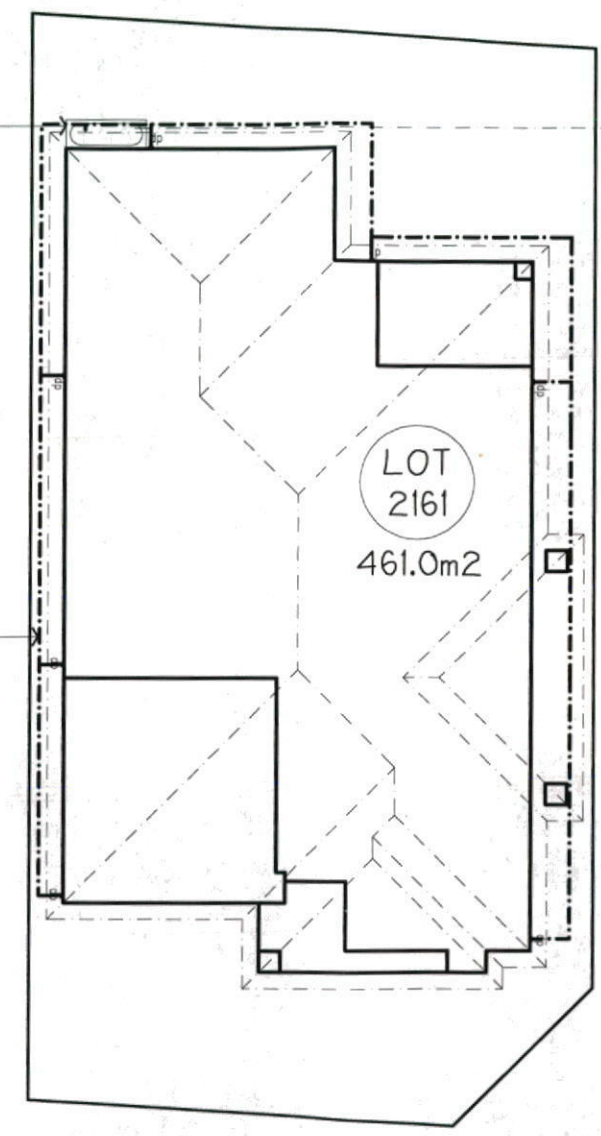
STORMWATER - LINE



2000L RAINWATER TANK
ON A 2.2 x 0.8 CONCRETE PAD

OVERFLOW LINE FROM
TANK TO STREET

90MM STORMWATERPIPES
FROM 90mm PVC DOWNPIPES



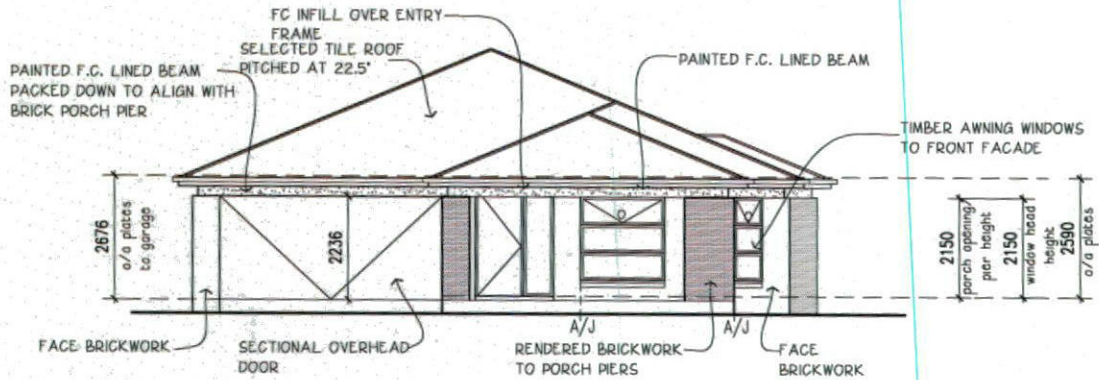
GREENWOOD PARKWAY

**PRELIMINARY
DRAWINGS**

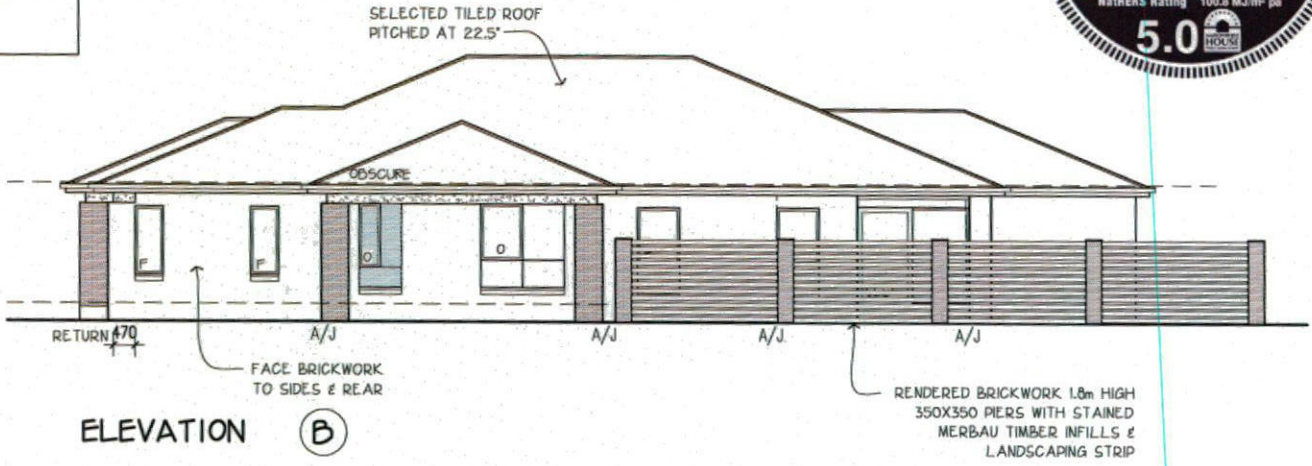
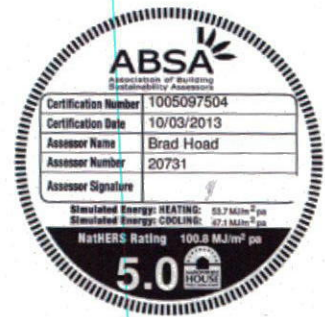
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DATE	REVISION	DRAWN

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	DRAWN	JS	D.P	1168992	For	EDGEWATER			
	CHECKED	(CHKBY)	JOB No.	200031	At	LOT 2161 GREENWOOD PARKWAY JORDAN SPRINGS			
SCALE	1:200	Date:	03/10/2012						

TABLE OF BASIX COMMITMENTS	
PROJECT ADDRESS: LOT 2161 GREENWOOD HWY JORDAN SPRINGS	
CERTIFICATE NO: 5	
WATER	
- DEVELOPMENT TO BE CONNECTED TO 2500LT 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: R15	
- 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 NOT INCORPORATE ANY COOLING/HEATING SYSTEM.	
- KITCHEN: INDIVIDUAL FAN, DUCTED IRANGEHOOD, OPERATION CONTROL, MANUAL SWITCH.	
- BATHROOM (3): 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 (1) FOR NATURAL LIGHTING.	
- GAS COOKTOP AND ELECTRIC OVEN TO BE INSTALLED IN THE KITCHEN.	



ELEVATION (A)



ELEVATION (B)

PRELIMINARY DRAWINGS

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	DRAWN	JS					For	EDGEWATER	
	CHECKED	(CHKBY)	JOB No.	200031	At	LOT 2161 GREENWOOD PARKWAY JORDAN SPRINGS			
SCALE	1:100	Date:	03/10/2012						



CUT & FILL BUILDING AREA TO RL 19.615 APPROX. TO CREATE LEVEL BUILDING PLATFORM FOR WAFFLE POD SLAB

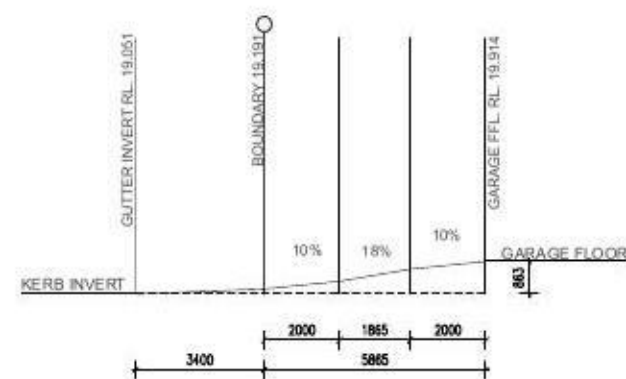
CUT - LINE

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 RE.SCODE 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



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



SITE COVERAGE ANALYSIS

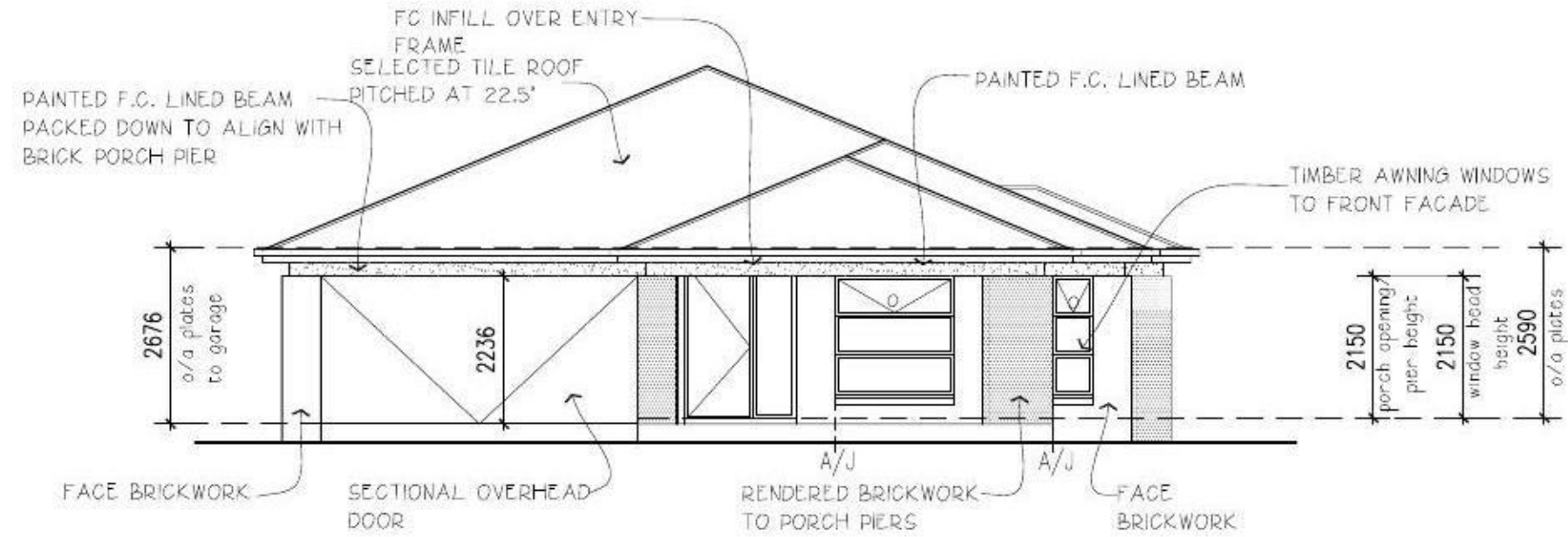
Roof Area	287.6 sqm	63.9 %
Ground Floor	209.4 sqm	
Garage	36.8 sqm	
Porch	7.3 sqm	
Alfresco	12.4 sqm	
Building	265.9 sqm	59.2 %
Hard Surface	35.0 sqm	7.7 %
Permeable	149.1 sqm	33.1 %
Total Area	450.0 sqm	100.0 %
Block Size		00.0 sqm

DATE	REVISION	DRAWN
3.10.12	REV A PRELIM PLANS	JS

PRELIMINARY DRAWINGS

SITE PLAN DRAWN JS D.P XXXXXX CHECKED (CHKBY) JOB No. 200031 SCALE 1:200 Date: 03/10/2012	HAND LH SHT 1 	Barclay Kenzo	EDGEWATER HOMES PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560
		For EDGEWATER	
		At LOT 2161 GREENWOOD PARKWAY JORDAN SPRINGS	

TABLE OF BASIX COMMITMENTS	
PROJECT ADDRESS: LOT 2161 GREENWOOD PWAY JORDAN SPRINGS	
CERTIFICATE NO.: 5	
WATER	
- DEVELOPMENT TO BE CONNECTED TO 2,500LT 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 NOT INCORPORATE ANY COOLING/HEATING SYSTEM.	
- 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 (2/1/TOILET /1) FOR NATURAL LIGHTING.	
- GAS COOKTOP AND ELECTRIC OVEN TO BE INSTALLED IN THE KITCHEN.	



ELEVATION (A)

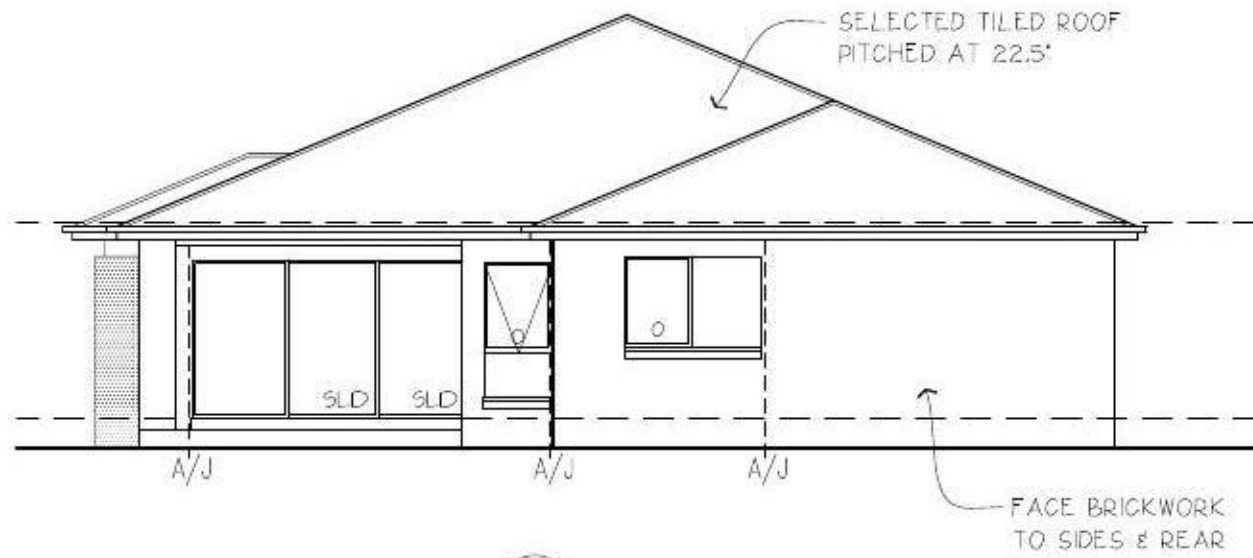


ELEVATION (B)

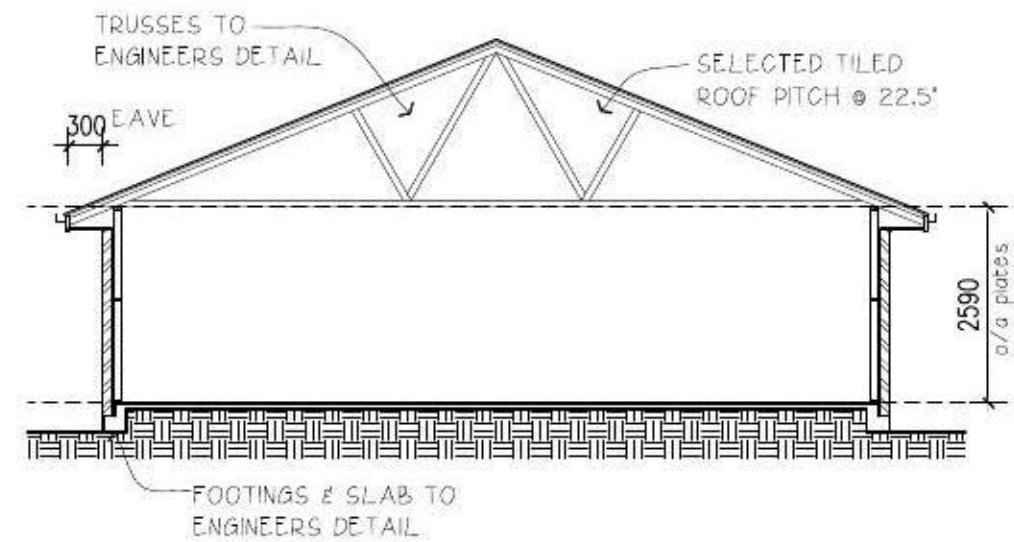
PRELIMINARY DRAWINGS

DATE	REVISION	DRAWN
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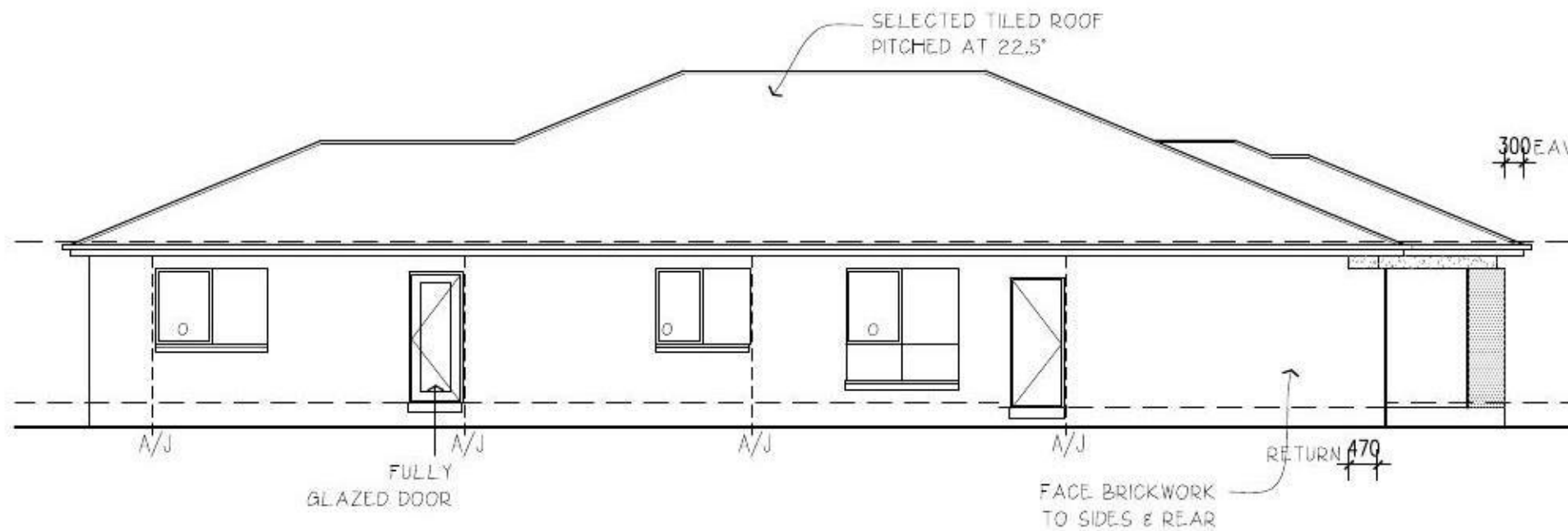
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	DRAWN	JS					For	EDGEWATER	
	CHECKED	(CHKBY)	JOB No.	200031	At	LOT 2161 GREENWOOD PARKWAY JORDAN SPRINGS			
SCALE	1:100	Date:	03/10/2012						



ELEVATION (C)



TYPICAL_SECTION



ELEVATION (D)



PRELIMINARY DRAWINGS

DATE	REVISION	DRAWN
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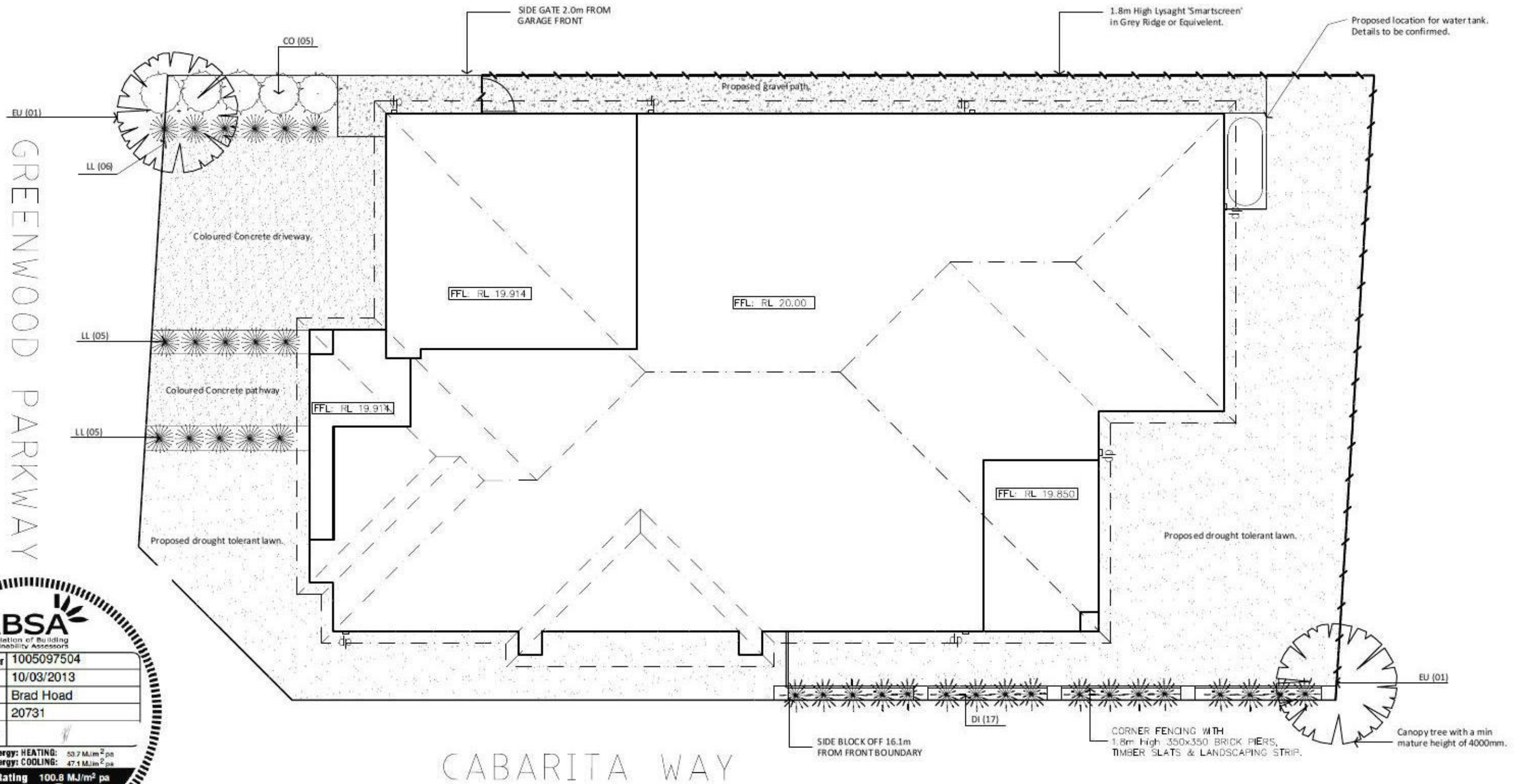
ELEVATIONS

DRAWN	JS	
CHECKED	(CHKBY)	JOB No. 200031
SCALE	1:100	Date: 03/10/2012

HAND	LH	SHT	3A	Barclay	Kenzo
				For EDGEWATER	
				At LOT 2161 GREENWOOD PARKWAY JORDAN SPRINGS	

EDGEWATER HOMES

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



PRELIMINARY DRAWINGS

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.

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
DI	<i>Dianella Longifolia</i>	Smooth Flax Lily	800	800	17	140mm
LL*	<i>Lamandra longifolia</i> 'Tanika'	Tanika Lomandra	700	700	16	140mm

* Native plant selection

DATE	REVISION	DRAWN
3.10.12	REV A PRELIM PLANS	JS

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LANDSCAPING

SHEET 4A HAND LH

Barclay

Kenzo

DRAWN JS 03/10/2012

CHECKED **

SCALE 1:100

For EDGEWATER HOMES

At LOT 2161 GREENWOOD PARKWAY JORDAN SPRINGS

EDGEWATER HOMES

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