

CUT & FILL BUILDING AREA TO RL 40.515 APPROX. TO CREATE LEVEL BUILDING PLATFORM FOR WAFFLE POD SLAB

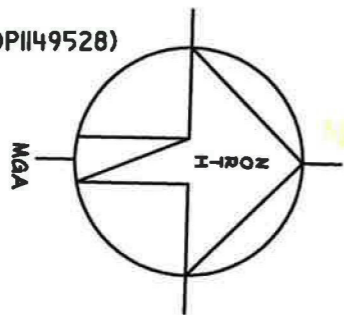
CUT - LINE

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

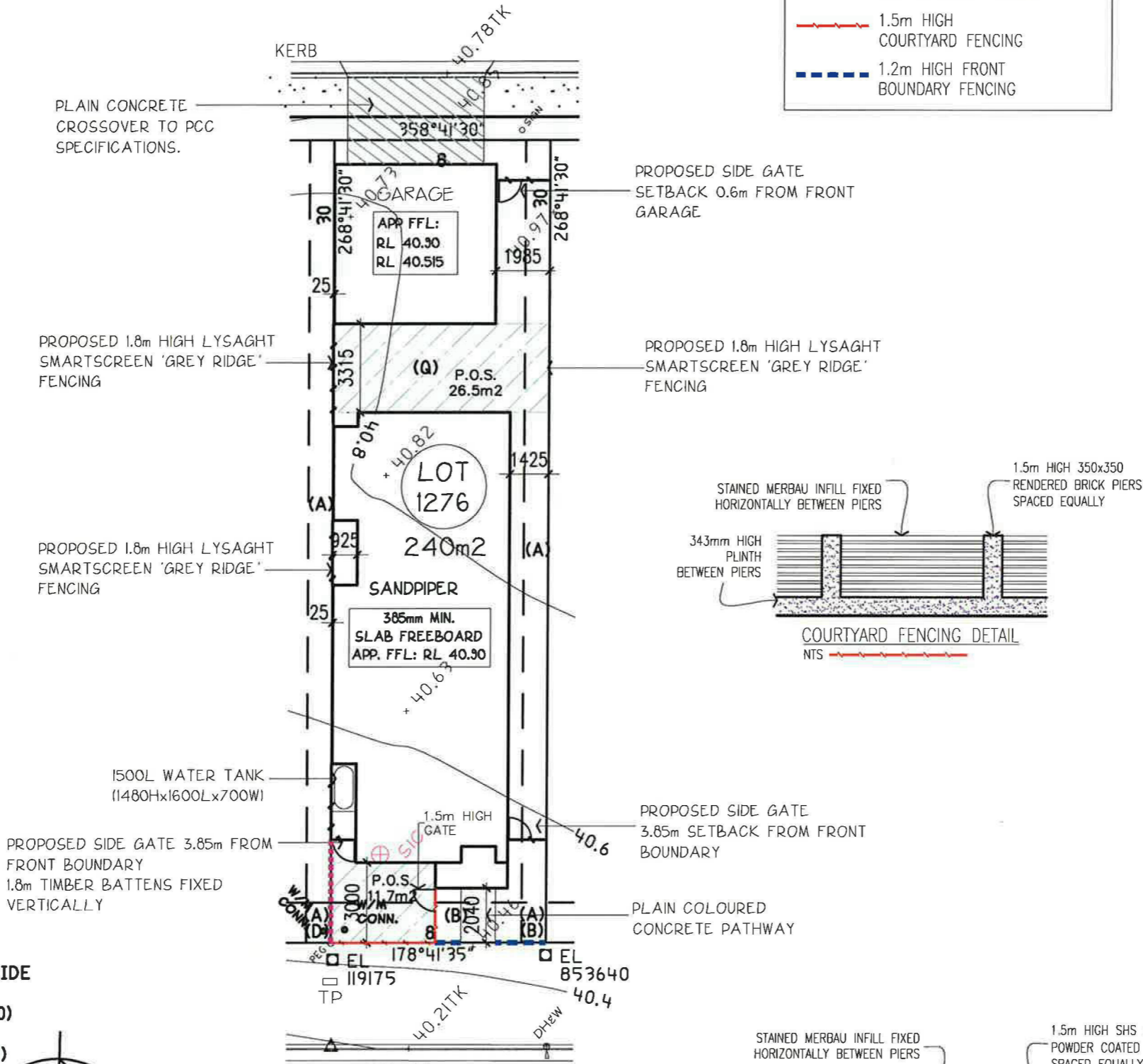
NOTE: THIS SITING HAS BEEN PREPARED BASED ON THE ADJOINING PROPERTIES/Y BEING VACANT. SHOULD A SIGNIFICANT AMOUNT OF TIME PASS BEFORE THE BUILDING PERMIT IS APPLIED FOR, AN UPDATED SURVEY MAY BE REQUIRED TO CONFIRM THE ADJOINING PROPERTIES/Y STATUS. THE RESCODE REQUIREMENTS MAY NEED TO BE RE-EVALUATED AND MAY CAUSE CHANGES TO THE SITING/HOUSE.

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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



PITT STREET



LEGEND:

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

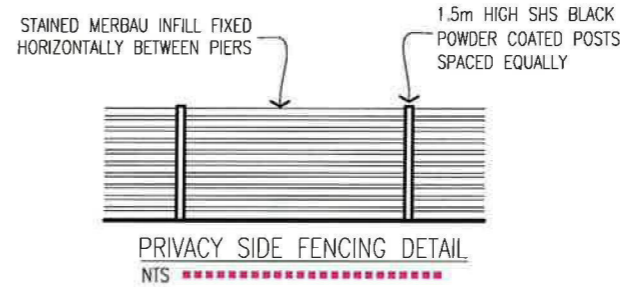
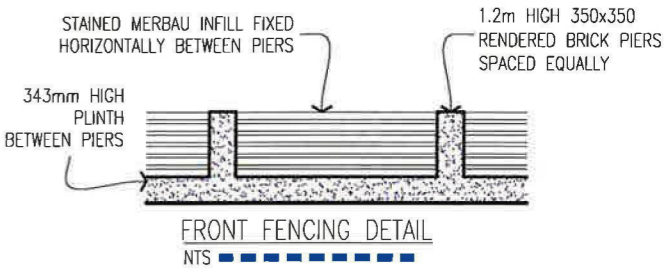
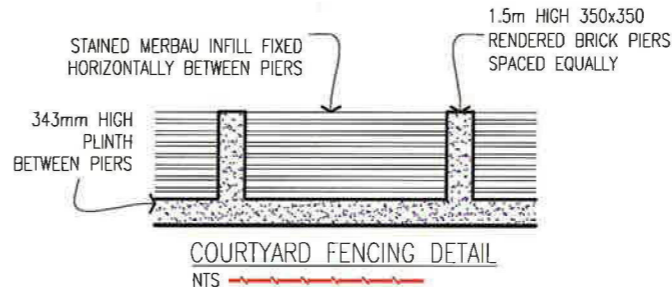


TABLE OF BASIX COMMITMENTS	
PROJECT ADDRESS: LOT 1276 LAKESIDE PARADE JORDAN SPRINGS	
CERTIFICATE NO.: 4776455	
WATER	
- DEVELOPMENT TO BE CONNECTED TO 1500LT RAINWATER TANK.	
- RAINWATER TANK CONFIGURED TO COLLECT AT LEAST 150m ² ROOF RUN OFF.	
- TOILETS, WASHING MACHINE AND 1 OUTDOOR TAP TO BE CONNECTED 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 (I): 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 (S) 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

Category	Area (sqm)	Percentage (%)
Roof Area	162.7	67.8
Ground Floor	103.5	
First Floor	90.8	
Garage	35.7	
Porch	3.4	
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
Block Size	240.0 sqm	

DATE	REVISION	DRAWN

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	DRAWN BK 28/03/2013				For EDGEWATER HOMES
	CHECKED				At LOT 1276 LAKESIDE PARADE JORDAN SPRINGS



EDGEWATER HOMES

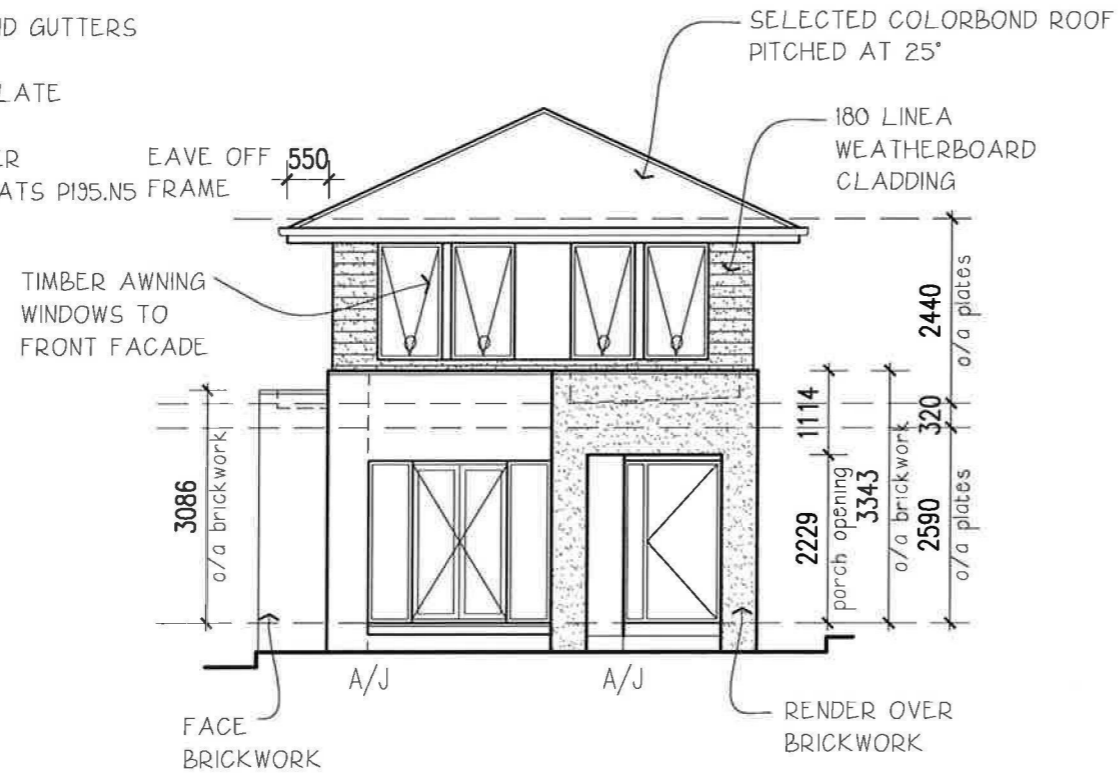
PO Box 550 Moorebank NSW 1875
Ph: 9623 7526 Fax: 9673 5560

EXTERNAL COLOUR SCHEDULE

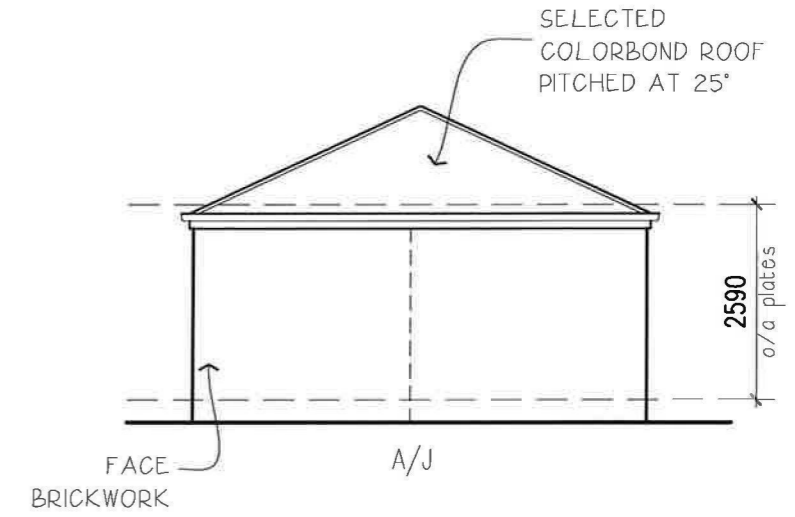
- FACE BRICK AUSTRAL SILVER
- COLORBOND JASPER ROOFING, FASCIA AND GUTTERS
- ALUMINIUM WINDOWS JASPER
- TIMBER WINDOWS INTERGRAIN RICH CHOCOLATE
- FRONT DOOR DULUX HENNA RED P04.F9
- GARAGE PANEL DOOR COLORBOND JASPER
- GARAGE ACCESS DOOR BRISTOL OAK FLATS P195.N5 FRAME

- EXTERNAL COLOURS:

-  DULUX MALI (PG2.C9)
-  DULUX STOWE WHITE (PCW.E4)



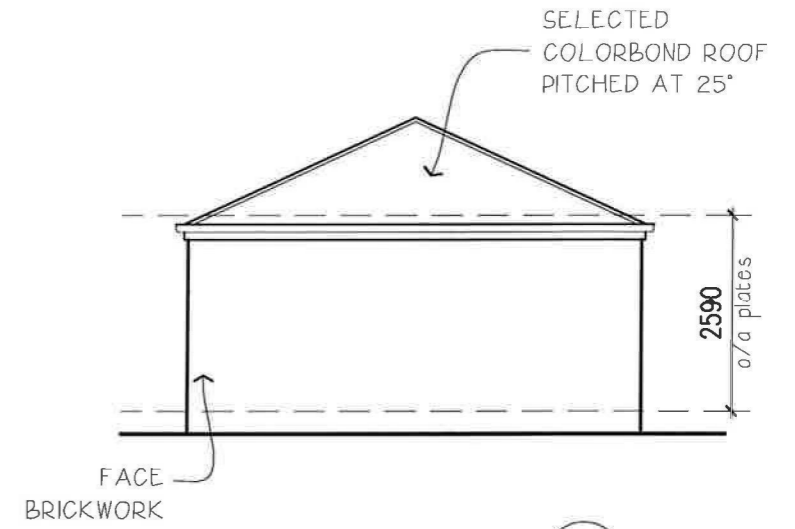
ELEVATION **A**



ELEVATION **A1**



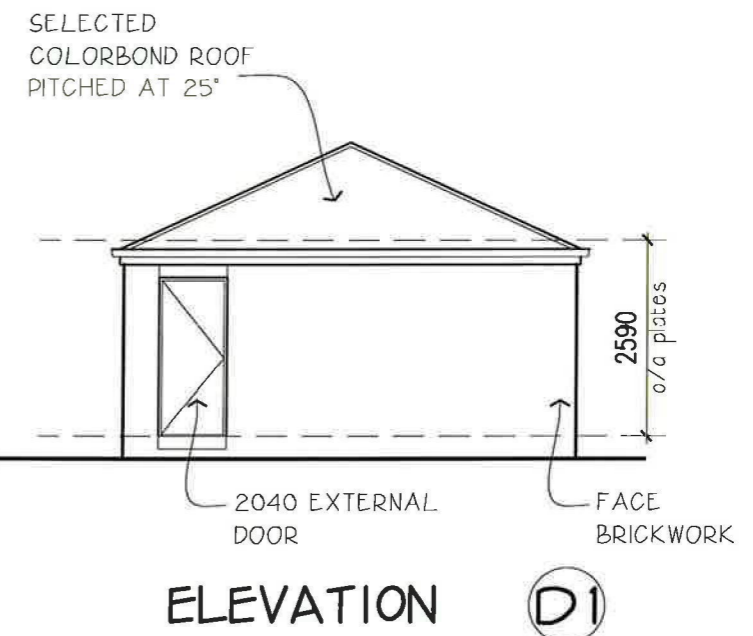
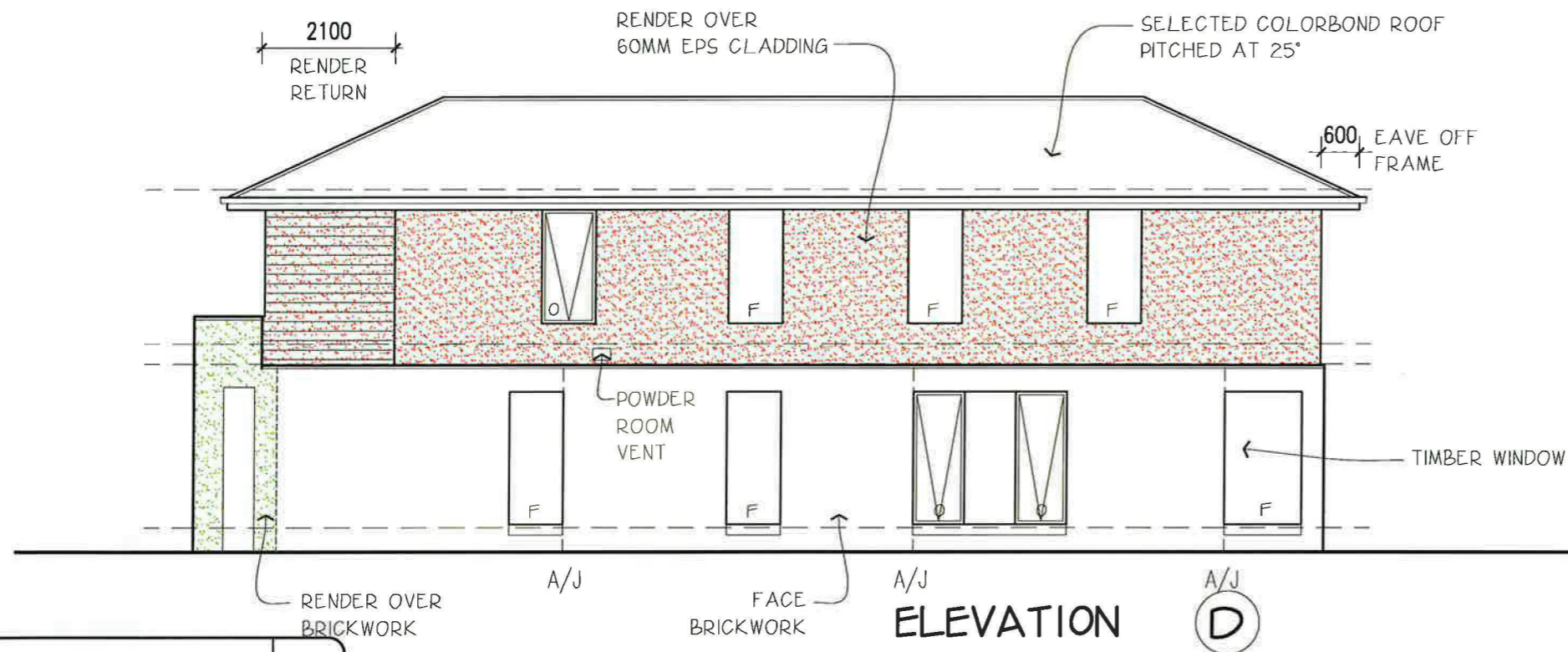
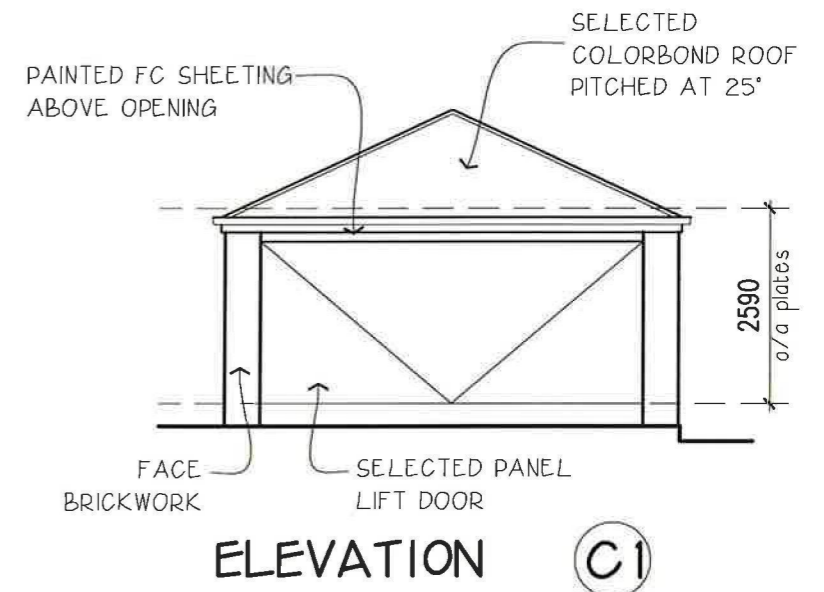
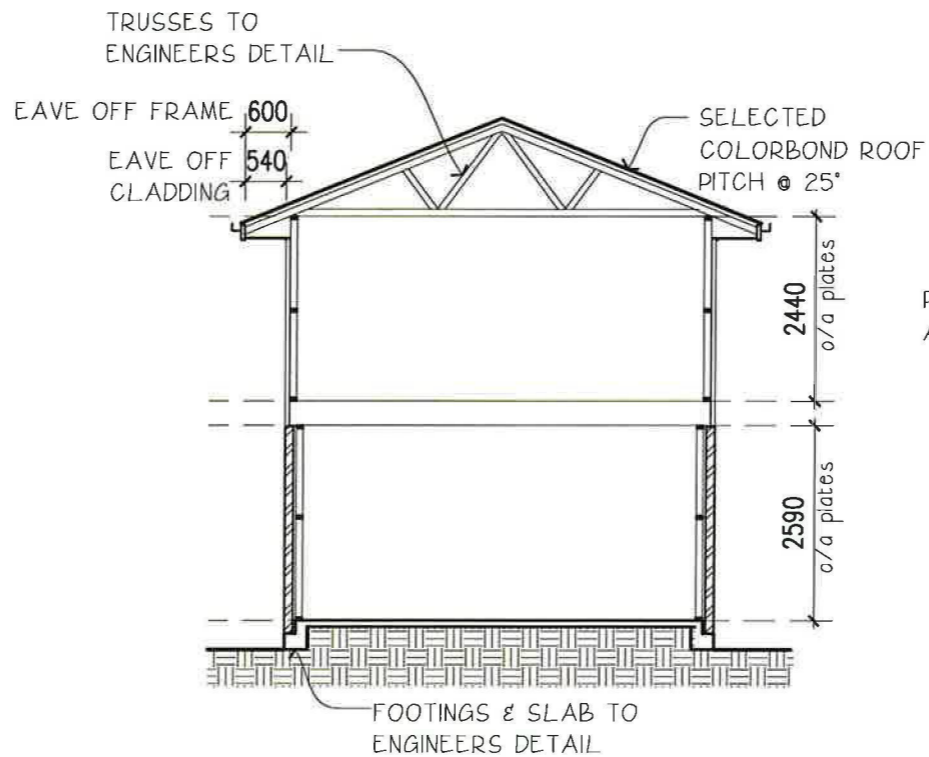
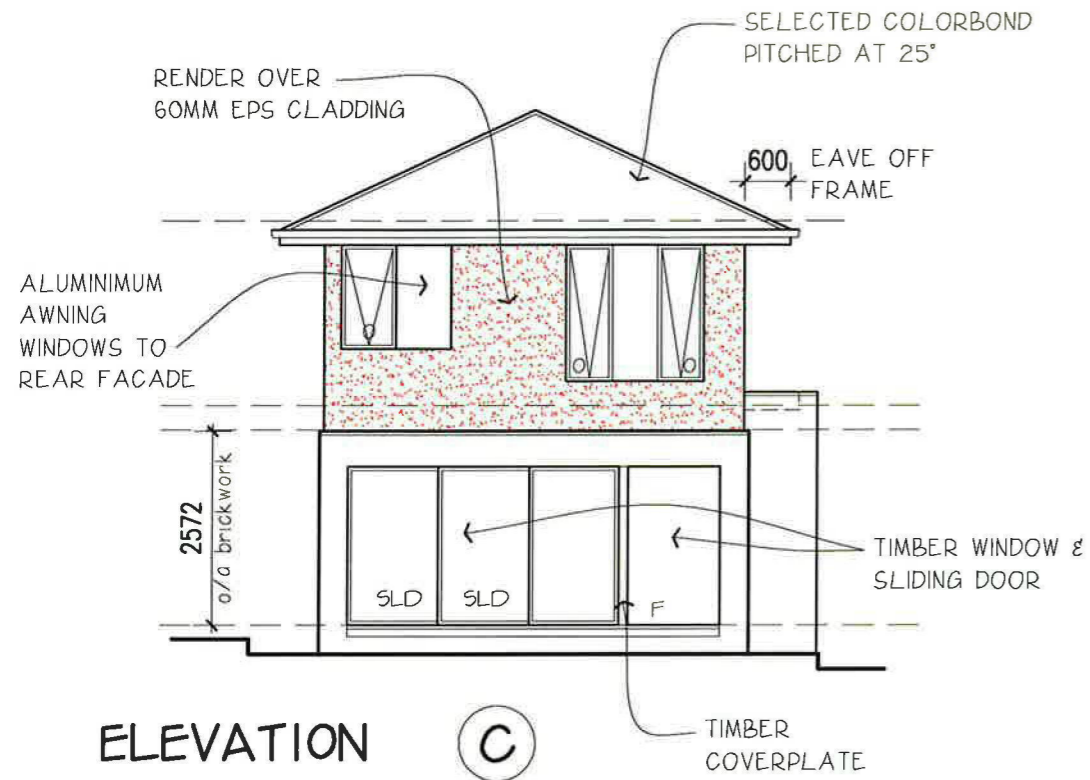
ELEVATION **B**



ELEVATION **B1**

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	DRAWN BK 03/04/2013					For	EDGEWATER HOMES	PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560
	CHECKED **					At	LOT 1276 LAKESIDE PARADE JORDAN SPRINGS	
SCALE 1:100								



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	DRAWN	BK	03/04/2013	For	EDGEWATER HOMES	
	CHECKED	**		At	LOT 1276 LAKESIDE PARADE JORDAN SPRINGS	
SCALE	1:100					

CUT & FILL BUILDING AREA TO RL 40.70 APPROX. TO CREATE LEVEL BUILDING PLATFORM FOR WAFFLE POD SLAB

CUT - LINE

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- (Q) RESTRICTION ON THE USE OF LAND (DPII49528)
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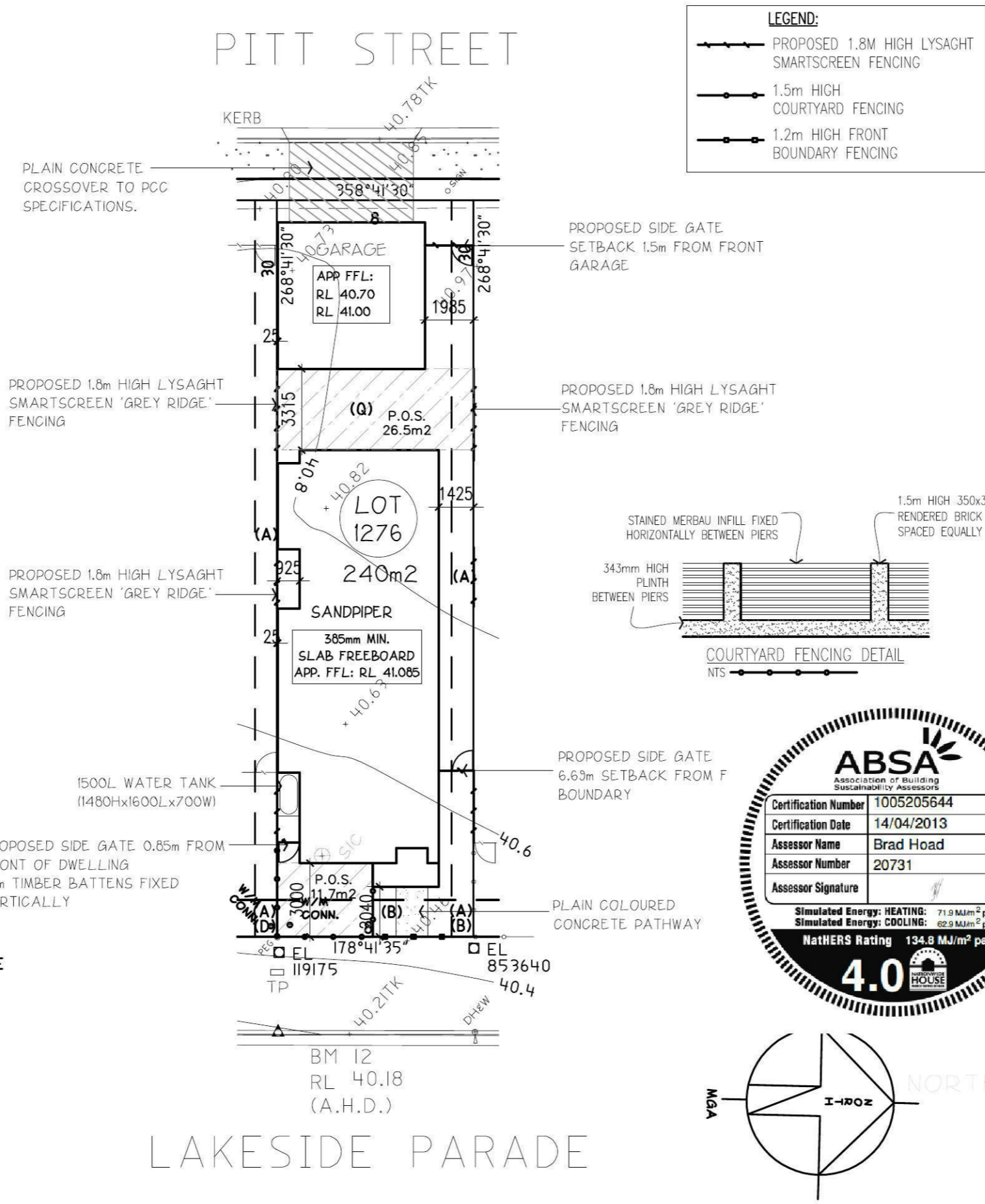
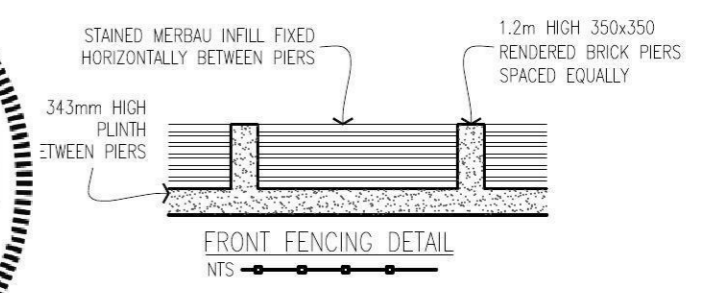


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PROJECT ADDRESS: LOT 1276 LAKESIDE PARADE JORDAN SPRINGS	
CERTIFICATE NO.: S	
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- RAINWATER TANK CONFIGURED TO COLLECT AT LEAST 175m ² ROOF RUN OFF.	
- TOILETS, WASHING MACHINE AND 1 OUTDOOR TAP TO BE CONNECTED TO THE RAINWATER TANK.	
- 3 STAR SHOWER HEADS & KITCHEN TAPS, 4 STAR TOILETS, AND 5 STAR BASIN TAPS.	
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- 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.	
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- WINDOW AND/OR SKYLIGHT TO BATHROOMS (2)/TOILET (S) FOR NATURAL LIGHTING.	
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- OUTDOOR CLOTHES LINE.	
- WELL VENTILATED FRIDGE SPACE	



SITE COVERAGE ANALYSIS

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Block Size	240.0 sqm	

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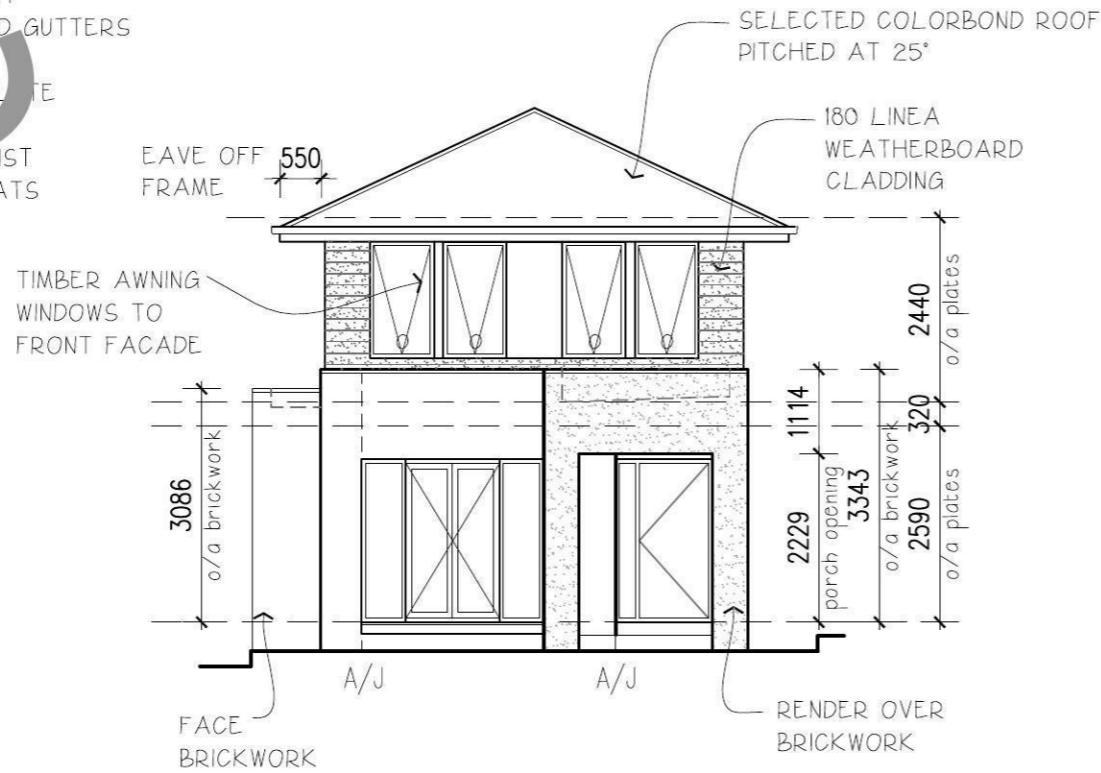
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DRAWN BK 28/03/2013		CHECKED	SCALE 1:200				

EXTERNAL COLOUR SCHEDULE

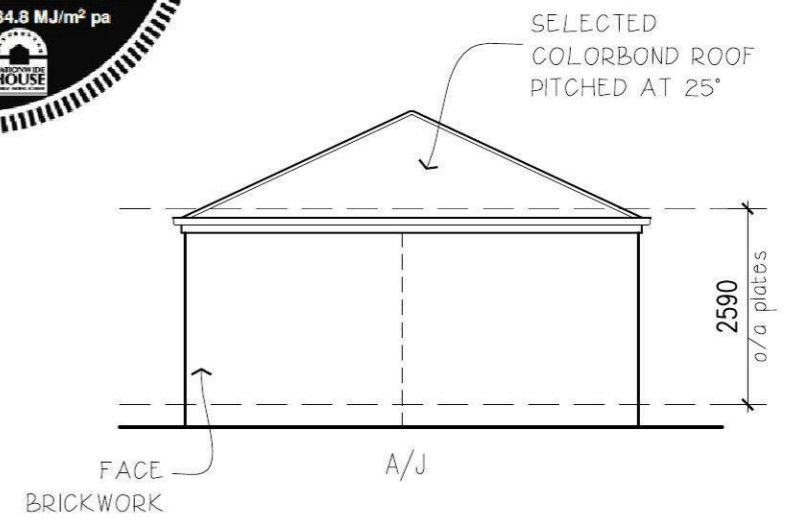
- FACE BRICK AUSTRAL SYMMERY ASPHALT
- COLORBOND JASPER ROOFING FASCIA AND GUTTERS
- ALUMINIUM WINDOWS JASPER
- TIMBER WINDOWS INTERGRAIN RICH CHOCOLATE
- FRONT DOOR SLEDE BROWN
- GARAGE PANEL DOOR COLORBOND SURFMIST
- GARAGE ACCESS DOOR WINTOL OAK FLATS

EXTERNAL COLOURS:

- DULUX MALI
- DULUX STOWE WHITE



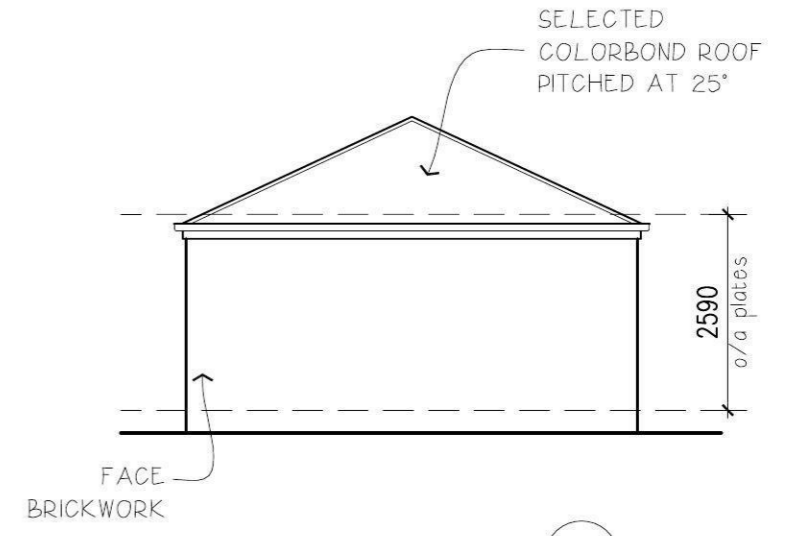
ELEVATION A



ELEVATION A1



ELEVATION B



ELEVATION B1



DATE	REVISION	DRAWN

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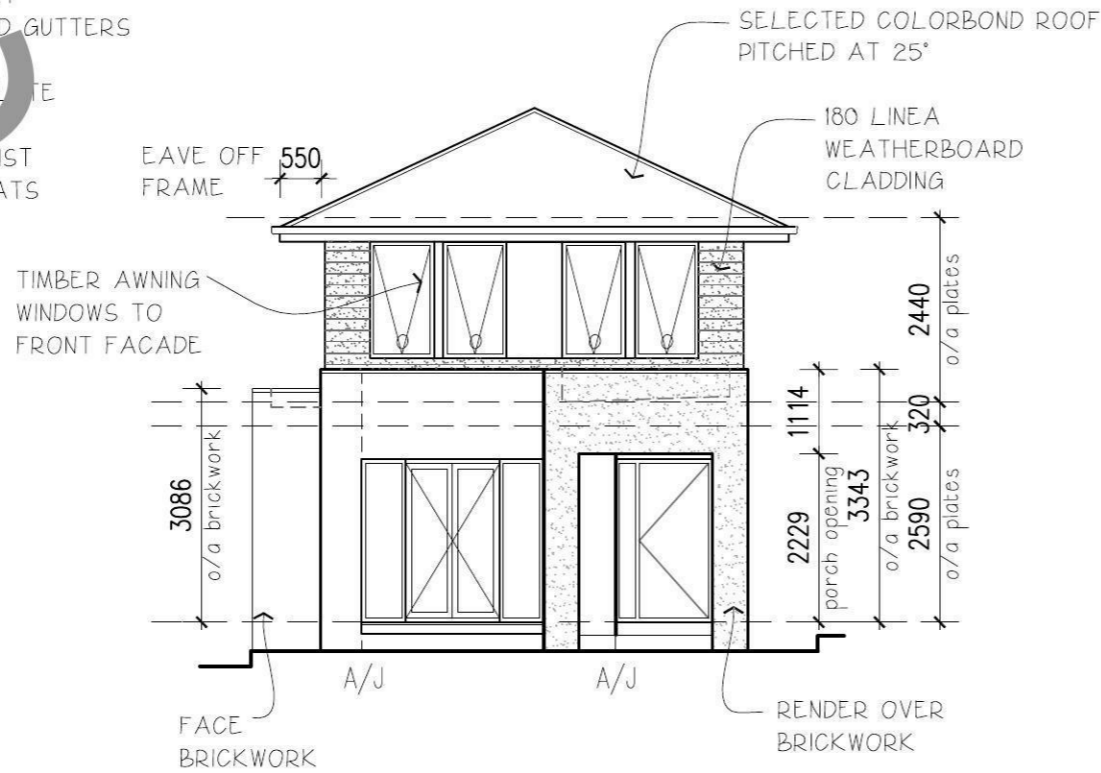
ELEVATIONS		SHEET 3	HAND LH	Townhouse 8 - Stage 3 (7.5m) Sandpiper	EDGEWATER HOMES PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax: 9673 5560
DRAWN BK 03/04/2013	For EDGEWATER HOMES		At LOT 1276 LAKESIDE PARADE JORDAN SPRINGS		
CHECKED **					
SCALE 1:100					

EXTERNAL COLOUR SCHEDULE

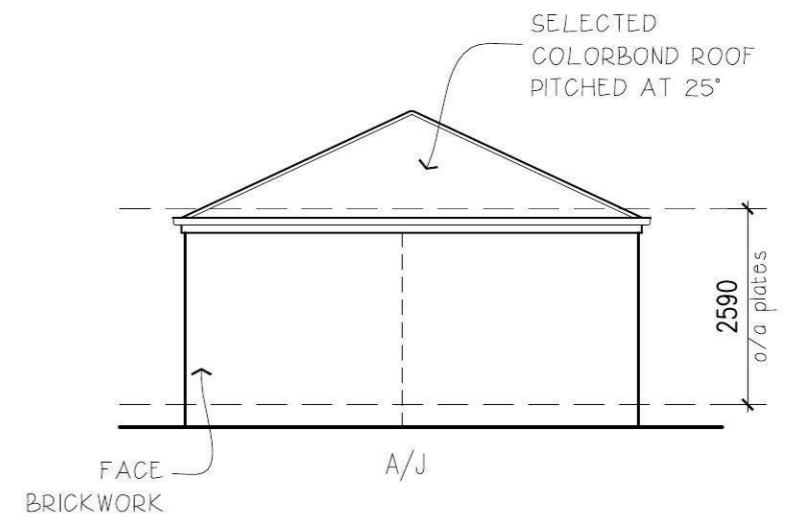
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- ALUMINIUM WINDOWS JASPER
- TIMBER WINDOWS INTERGRAIN RICH CHOCOLATE
- FRONT DOOR SUEDE BROWN
- GARAGE PAWL DOOR COLORBOND SURFMIST
- GARAGE ACCESS DOOR WINTON OAK FLATS

EXTERNAL COLOURS:

- DULUX MALI
- DULUX STOWE WHITE



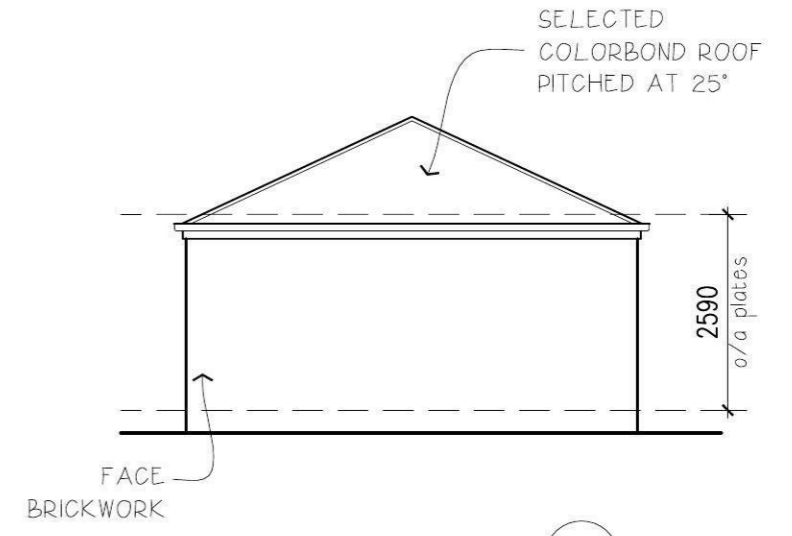
ELEVATION A



ELEVATION A1



ELEVATION B

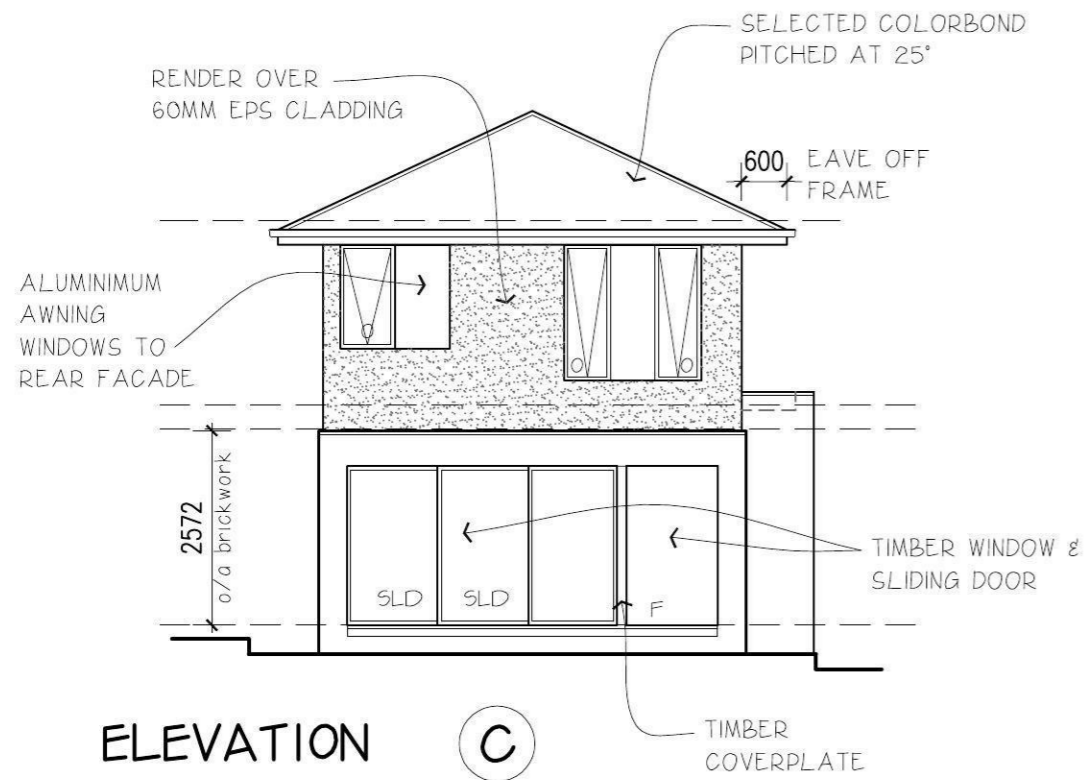


ELEVATION B1

DATE	REVISION	DRAWN

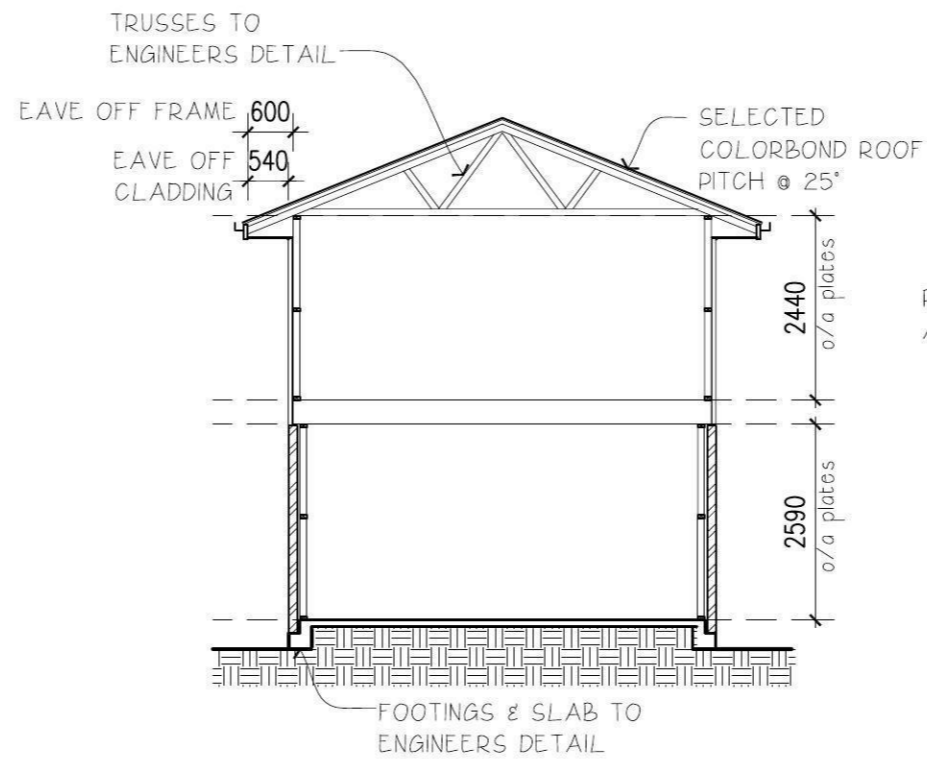
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ELEVATIONS		SHEET 3	HAND LH	Townhouse 8 - Stage 3 (7.5m) Sandpiper		EDGEWATER HOMES PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax: 9673 5560
DRAWN BK 03/04/2013		For EDGEWATER HOMES		At LOT 1276 LAKESIDE PARADE JORDAN SPRINGS		
CHECKED **		SCALE 1:100				

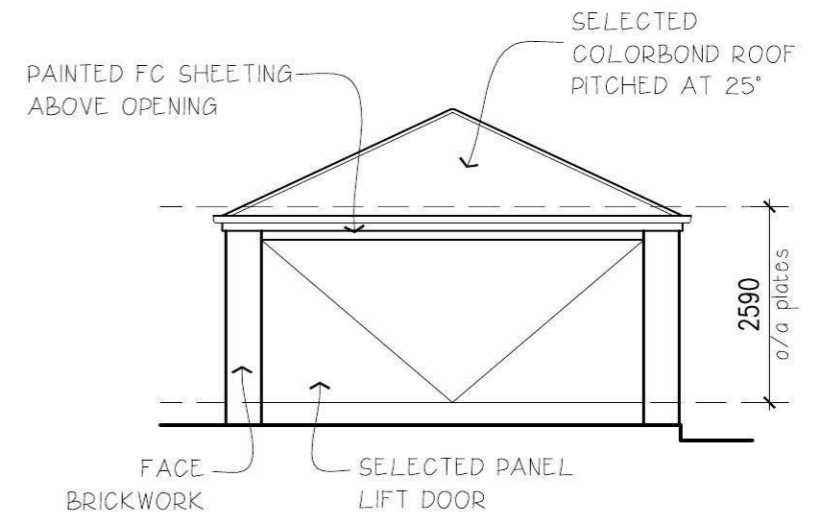


ELEVATION

(C)

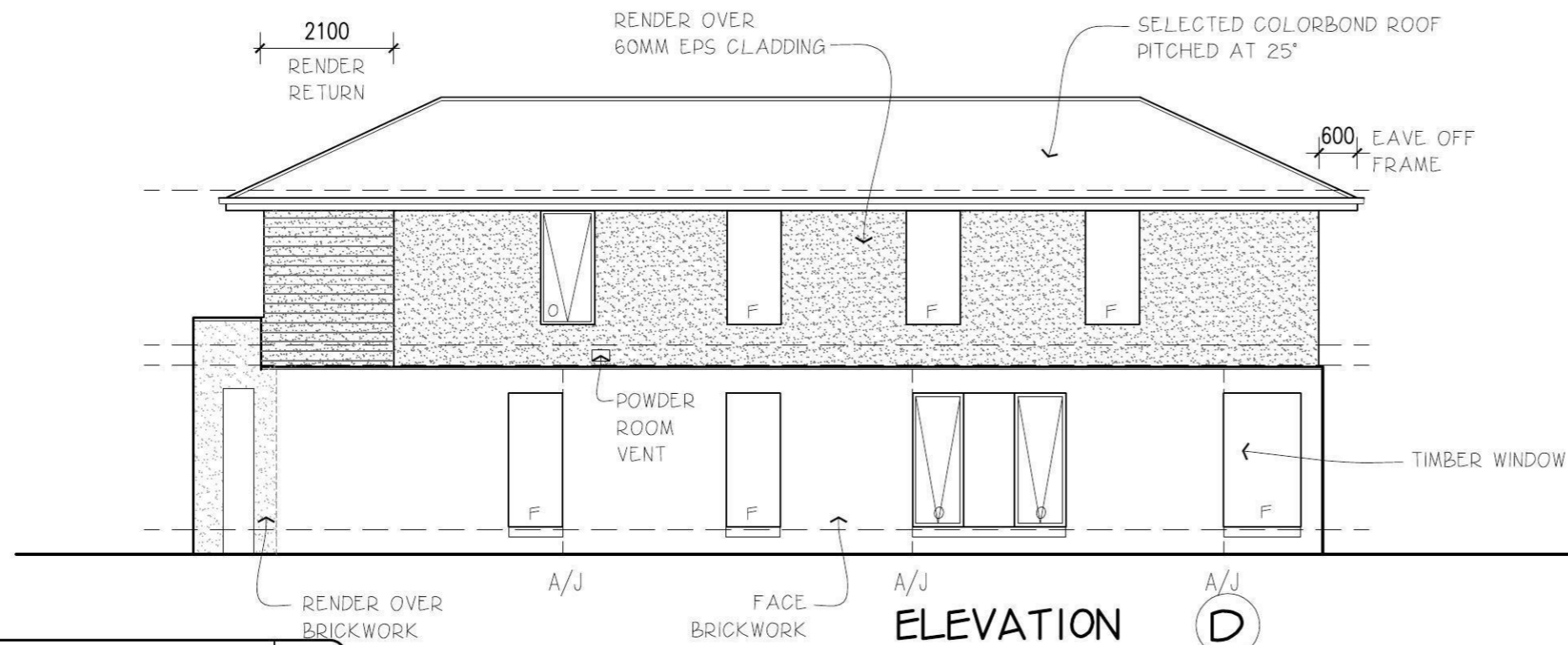


TYPICAL_SECTION



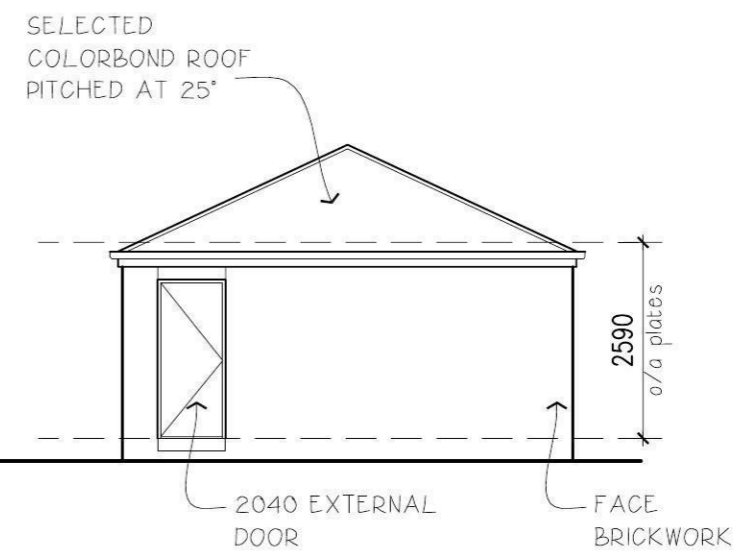
ELEVATION

(C1)



ELEVATION

(D)



ELEVATION

(D1)

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ELEVATIONS		SHEET 3A	HAND LH	Townhouse 8 - Stage 3 (7.5m) Sandpiper	EDGEWATER HOMES PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax: 9673 5560
DRAWN BK 03/04/2013		For EDGEWATER HOMES			
CHECKED **		At LOT 1276 LAKESIDE PARADE JORDAN SPRINGS			
SCALE 1:100					