

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

**CUT & FILL BUILDING AREA TO  
 RL 30.90 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.

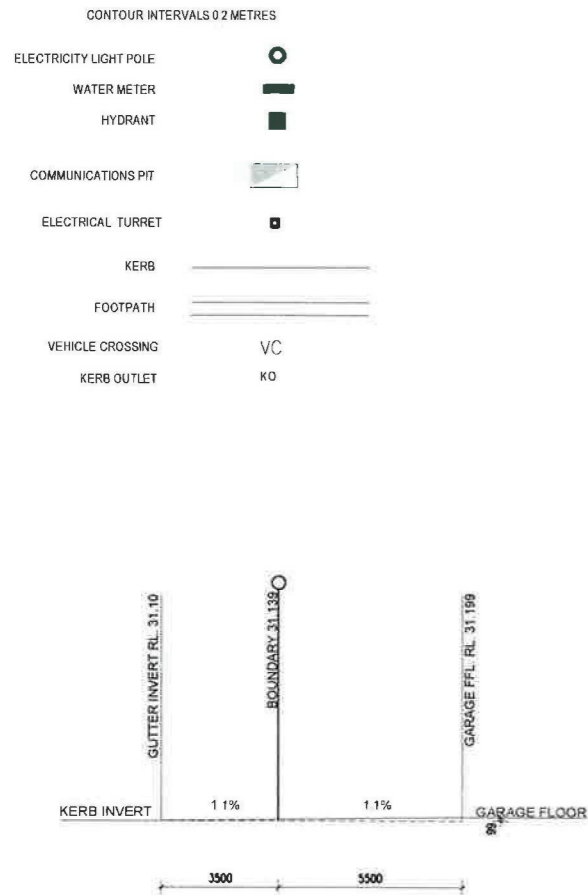
NOTE: THIS SITING HAS BEEN PREPARED BASED ON THE AVAILABLE INFORMATION FROM THE RELEVANT LOCAL COUNCIL AND/OR OTHER AUTHORITIES THAT IS NOT COMPLETE OR HAVE NOT BEEN FINALISED DUE TO THE TITLES NOT YET BEEN RELEASED IN THIS SUBDIVISION. ONCE THIS INFORMATION IS RELEASED IT WILL BE EXAMINED. THIS MAY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

NOTE: ALL EXISTING STREET TREES AND VERGE PLANTING TO BE PROTECTED DURING CONSTRUCTION

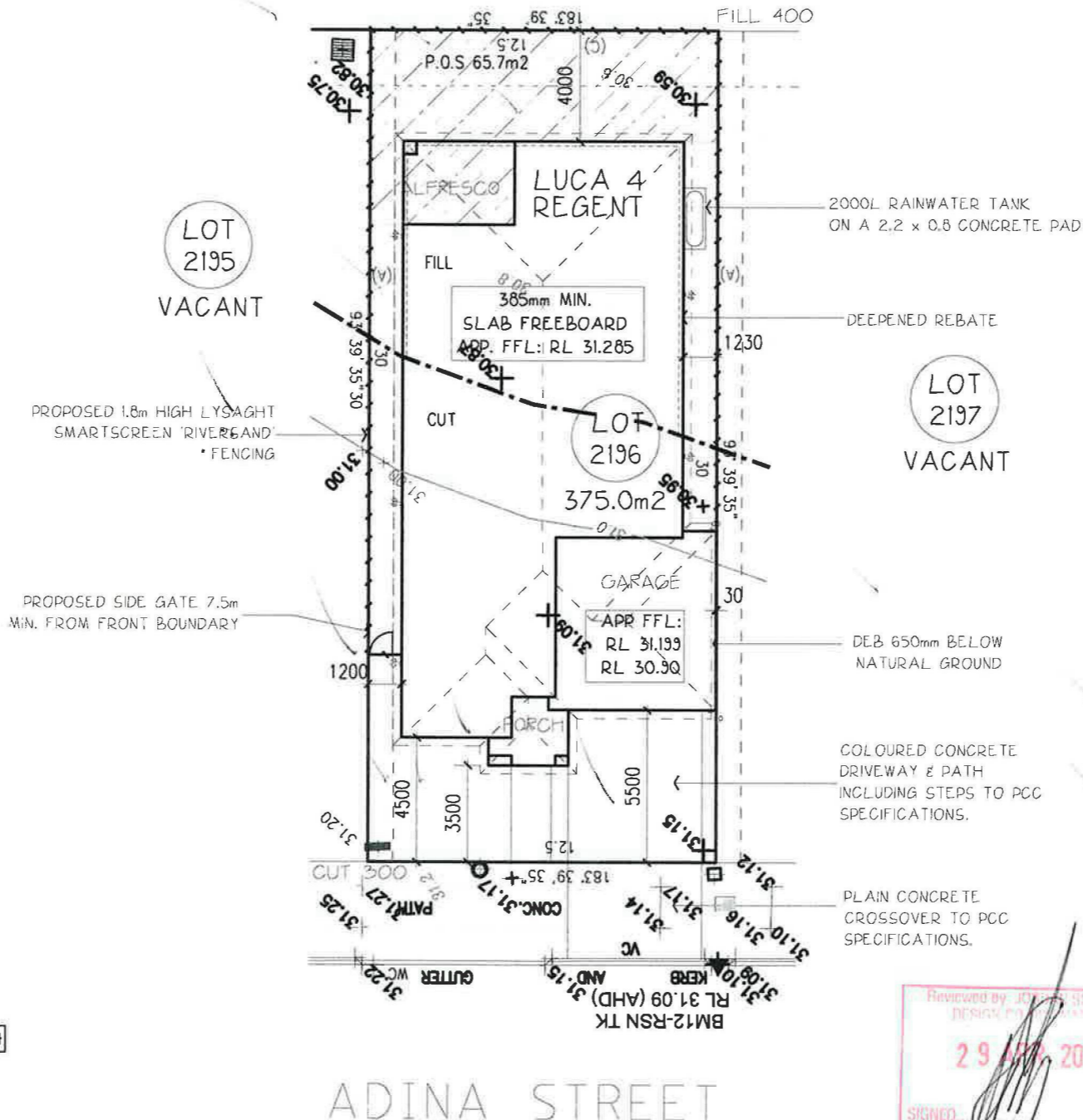
NOTE: ANY RETAINING WALL VISABLE FROM THE STREET OR 300mm HIGH AND OVER ARE TO BE OF MASONRY CONSTRUCTION

**SITE COVERAGE ANALYSIS**

Area	Area (sqm)	Percentage (%)
Roof Area	252.0 sqm	67.2 %
Ground Floor	174.7 sqm	
Garage	36.2 sqm	
Porch	2.7 sqm	
Alfresco	12.9 sqm	
Building	226.5 sqm	60.4 %
Hard Surface	32.9 sqm	8.7 %
Permeable	115.6 sqm	30.9 %
<b>Total Area</b>	<b>375.0 sqm</b>	<b>100.0 %</b>



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

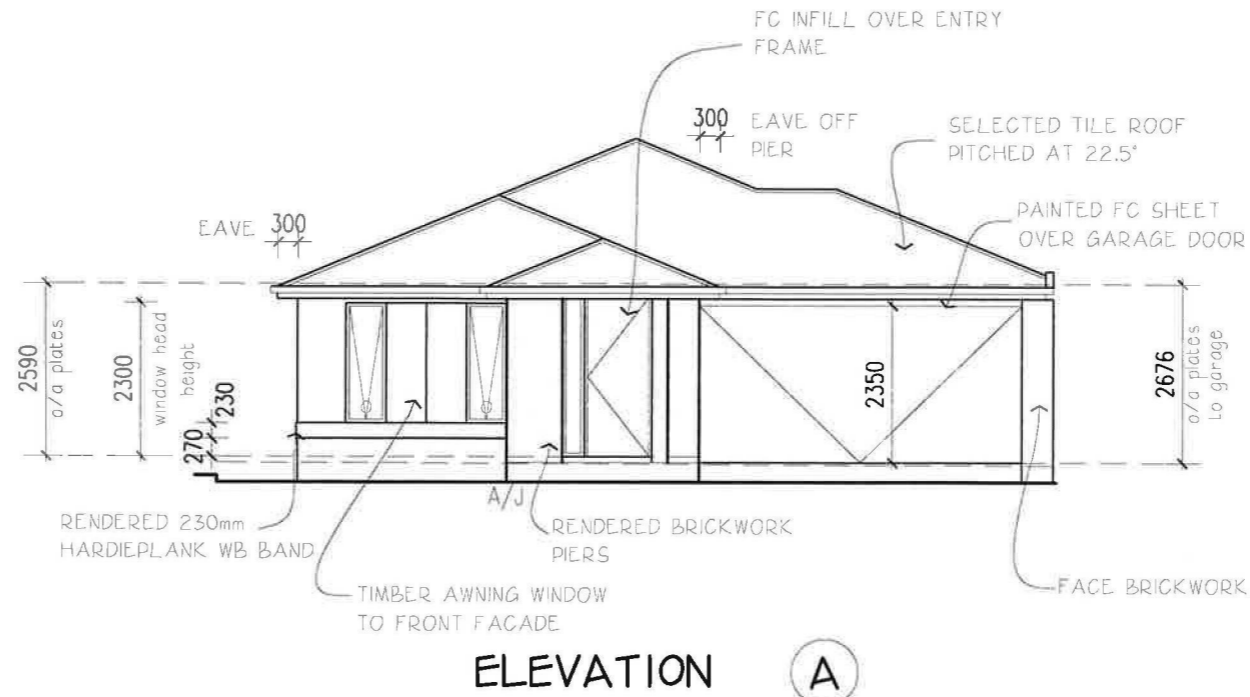


Reviewed by JORDAN SPRINGS DESIGN CO. 29 APR 2013  
 SIGNED: [Signature]

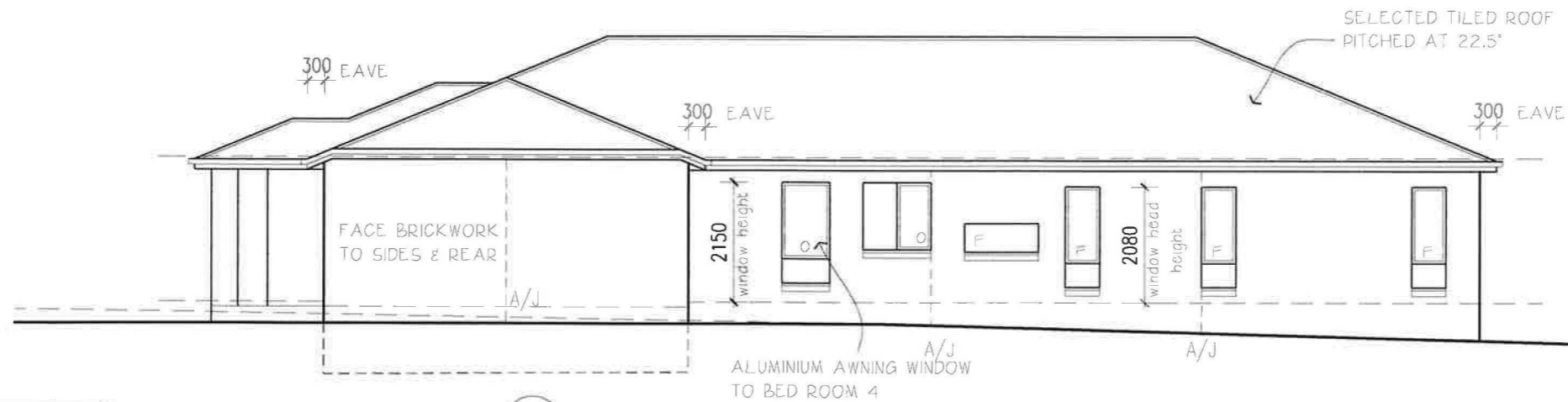
DATE	REVISION	DRAWN
9.10.12	REV A PRELIM PLANS	JS

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	DRAWN JS	D.P	1168992	For	EDGEWATER HOMES			
	CHECKED (CHKBY)	JOB No.	200036	At	LOT 2196 ADINA STREET JORDAN SPRINGS			
SCAI E	1:200	Date:	09/10/2012					

TABLE OF BASIX COMMITMENTS	
PROJECT ADDRESS: LOT 2196 ADINA STREET JORDAN SPRINGS	
CERTIFICATE NO.: 4712405	
<b>WATER</b>	
- 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.	
<b>THERMAL</b>	
- 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	
<b>ENERGY</b>	
- 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 III: 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 IS) FOR NATURAL LIGHTING.	
- GAS COOKTOP AND ELECTRIC OVEN TO BE INSTALLED IN THE KITCHEN.	
- WELL VENTILATED FRIDGE SPACE.	



ELEVATION A

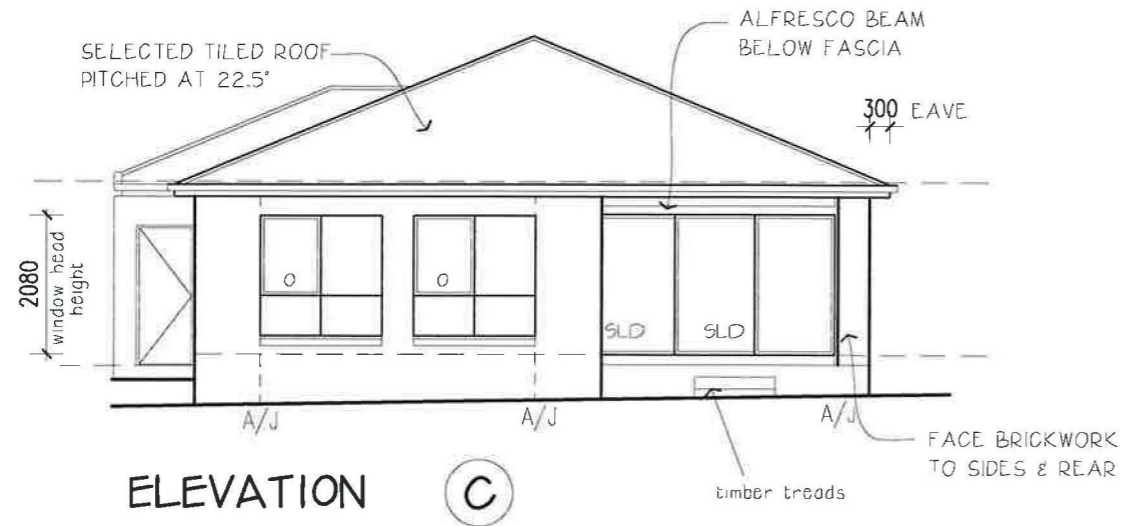


ELEVATION B

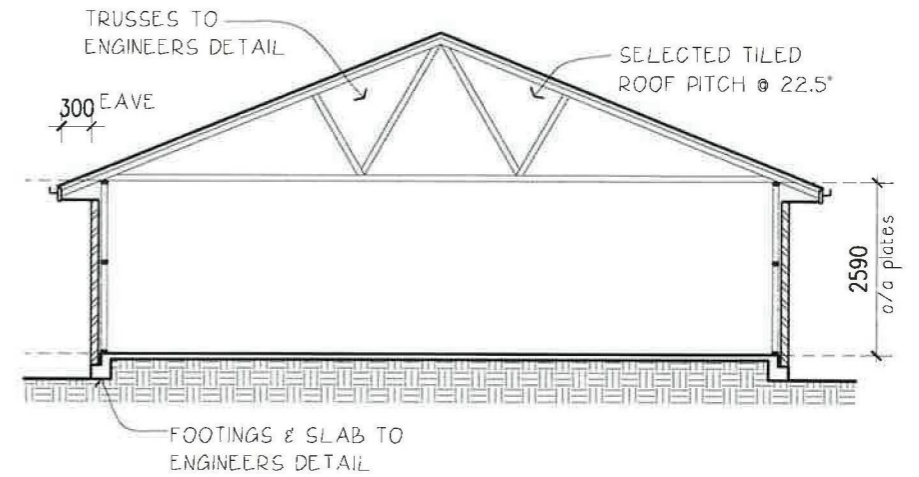
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29/09/2013  
SIGNED: [Signature]

DATE	REVISION	DRAWN
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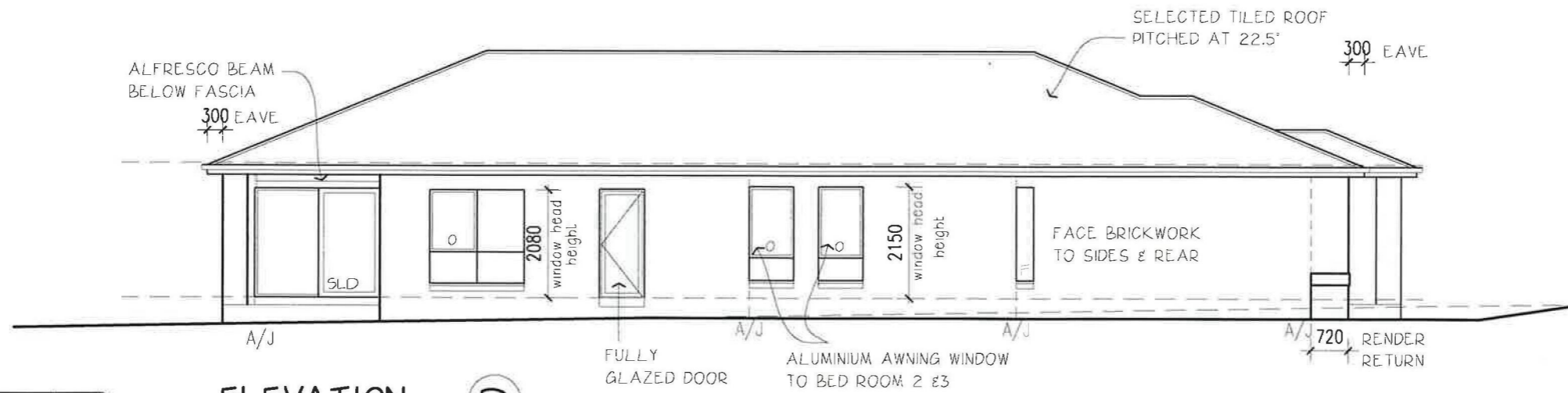
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	CHECKED	(CHKBY)	JOB No.	200036	At	LOT 2196 ADINA STREET JORDAN SPRINGS			
SCALE	1:100	Date:	09/10/2012						



ELEVATION C



TYPICAL\_SECTION



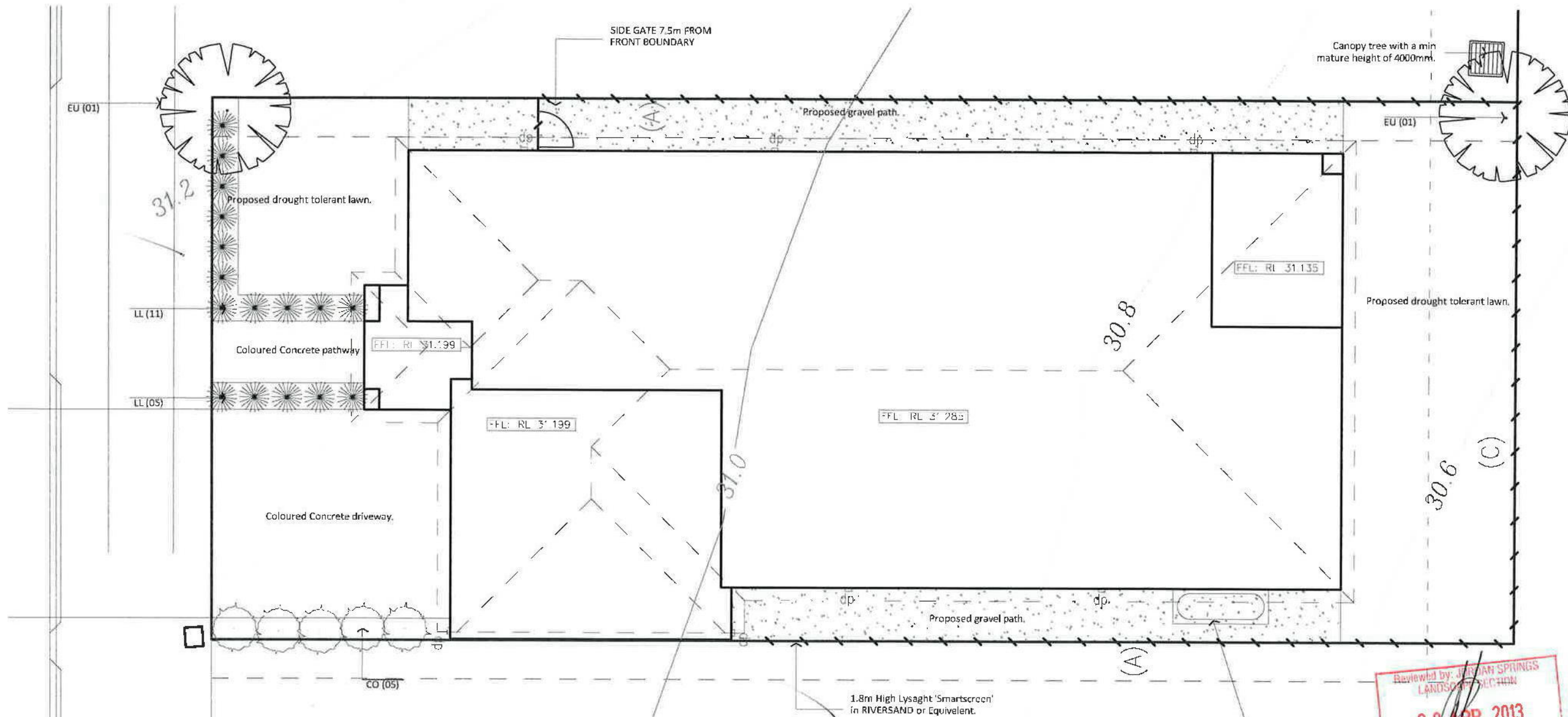
ELEVATION D

checked by: JORDAN SPRINGS  
 29/10/2013

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	SCALE	1:100	Date: 09/10/2012						

ADINA STREET



NOTE: ANY RETAINING WALL VISIBLE 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.

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
LL*	<i>Lomandra longifolia</i> 'Tanika'	Tanika Lomandra	700	700	17	140mm

\* Native plant selection

Reviewed by: JORDAN SPRINGS LANDSCAPE SECTION  
29 APR 2013  
SIGNATURE

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## LANDSCAPING

DRAWN	JS
CHECKED (CHKBY)	JOB No. 200036
SCALE	1:100
	Date: 09/10/2012

E:AND RH SHT 1B

Luca 4

Regent

For EDGEWATER HOMES

At LOT 2196 ADINA STREET JORDAN SPRINGS

## EDGEWATER HOMES

PO Box 550 Moorebank NSW 1875  
Ph: 9623 7576 Fax: 9673 5560