

**CUT & FILL BUILDING AREA TO RL 40.915 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 (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

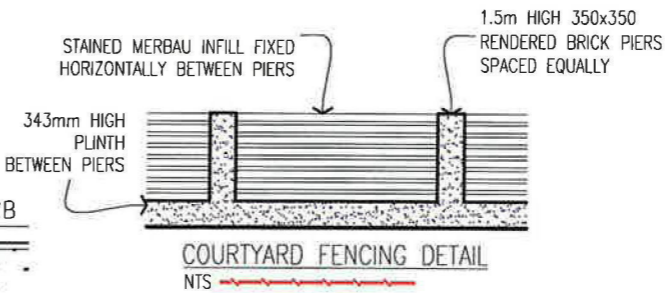
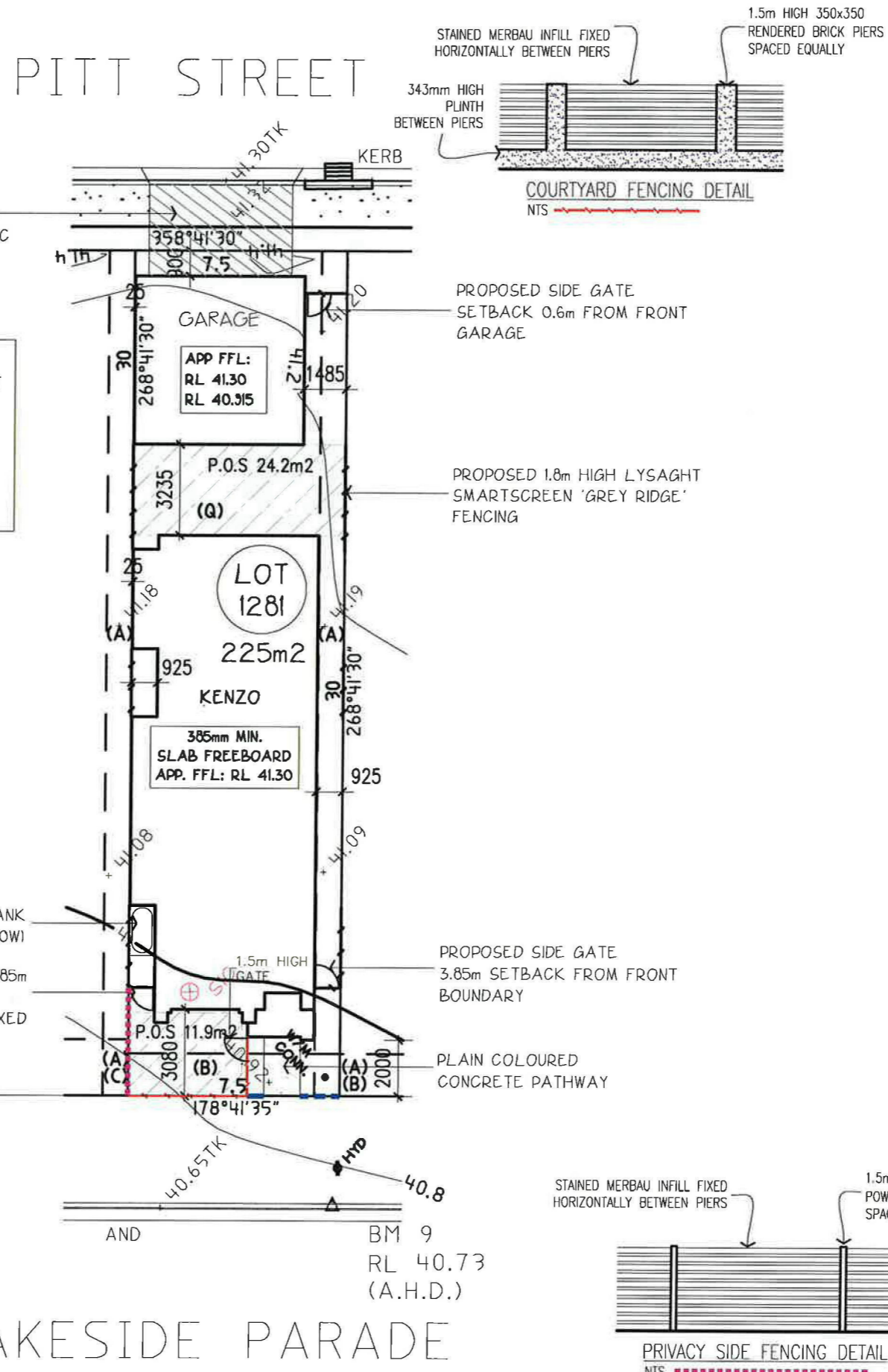
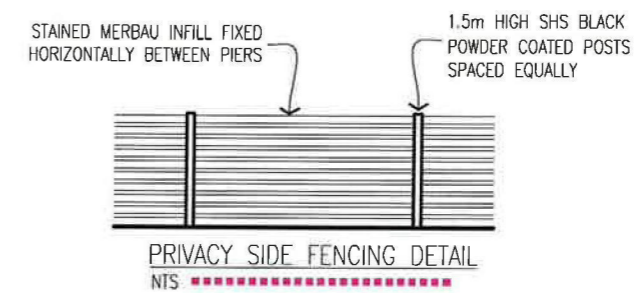
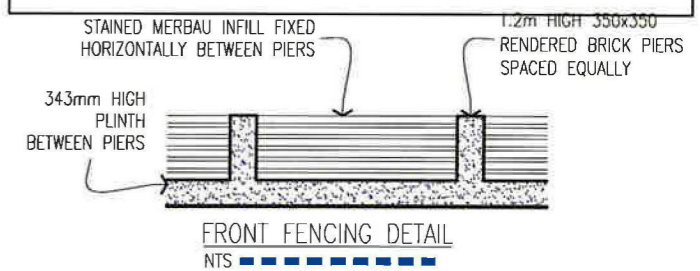
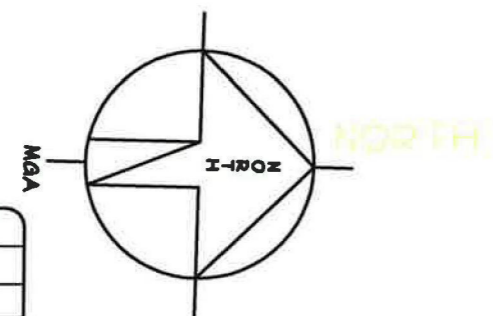


TABLE OF BASIX COMMITMENTS	
PROJECT ADDRESS: LOT 1281 LAKESIDE PARADE JORDAN SPRINGS	
CERTIFICATE NO.: 4776505	
<b>WATER</b>	
- DEVELOPMENT TO BE CONNECTED TO 1,500LT RAINWATER TANK.	
- RAINWATER TANK CONFIGURED TO COLLECT AT LEAST 150.0m2 ROOF RUN OFF.	
- TOILETS, WASHING MACHINE AND 1 OUTDOOR TAP TO BE CONNECTED TO THE RAINWATER TANK.	
- 3 STAR SHOWER HEADS & KITCHEN TAPS, 4 STAR TOILETS, AND 5 STAR BASIN TAPS.	
<b>THERMAL</b>	
- 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	
<b>ENERGY</b>	
- 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 (II): 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 (I)/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**

Area	Area (sqm)	Percentage (%)
Roof Area	158.9 sqm	70.6 %
Ground Floor	103.9 sqm	
First Floor	90.8 sqm	
Garage	35.7 sqm	
Porch	3.3 sqm	
Balcony	N/A sqm	
Building	142.9 sqm	63.5 %
Hard Surface	6.8 sqm	3.0 %
Permeable	75.3 sqm	33.5 %
Total Area	225.0 sqm	100.0 %
Block Size	225.0 sqm	



DATE	REVISION	DRAWN



© Henley Arch P/L All rights reserved - this set of drawings is COPYRIGHT. Apart from use by the party to whom this report is addressed for the purpose for which it was requested and any fair dealing as permitted under the Copyright Act no part may be used, reproduced or copied by any means or in any form without prior permission of HENLEY ARCH P/L

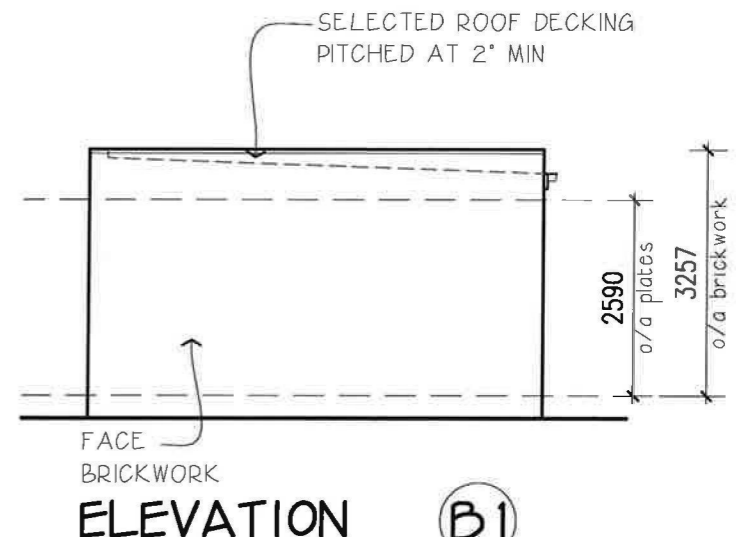
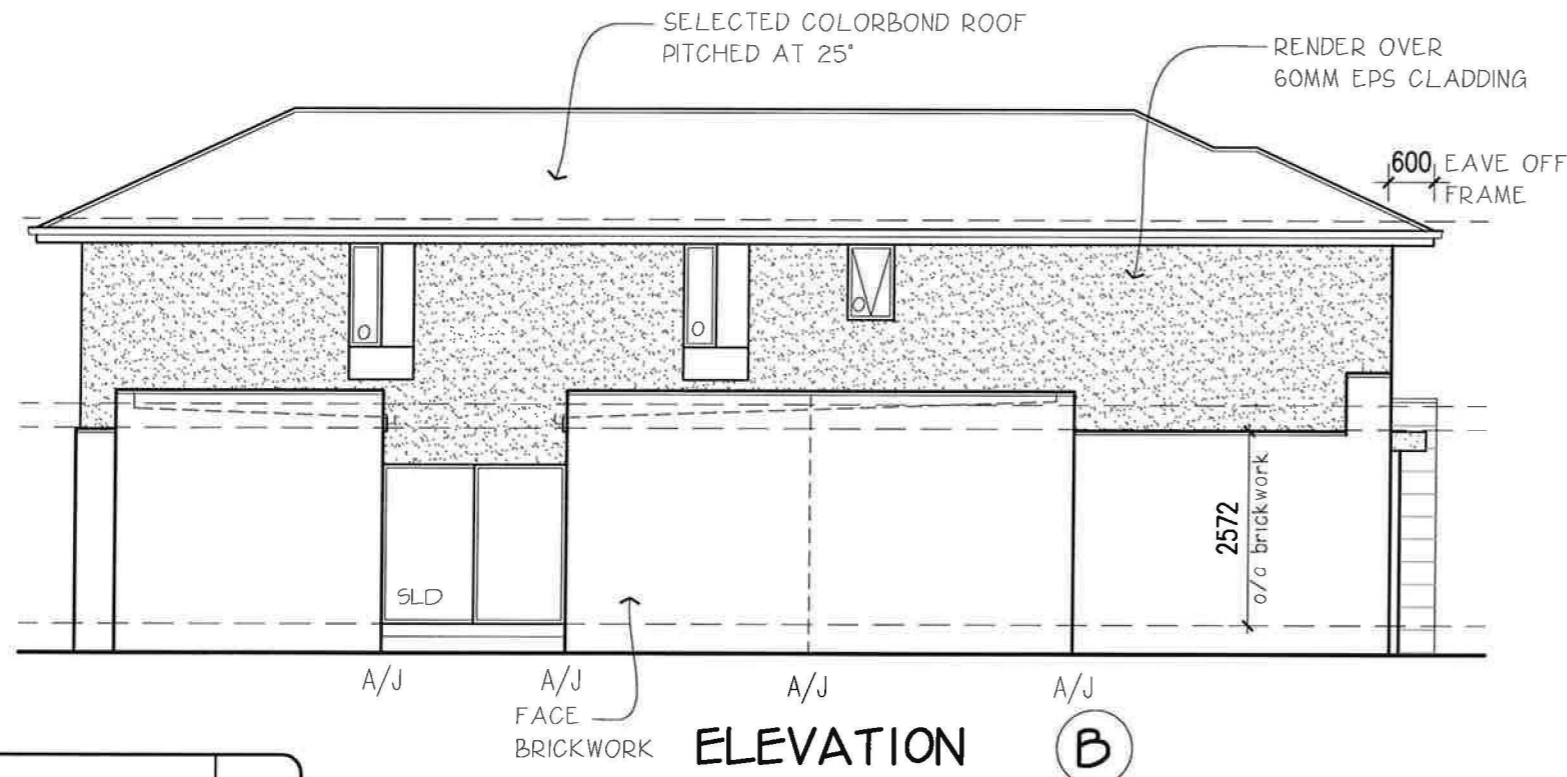
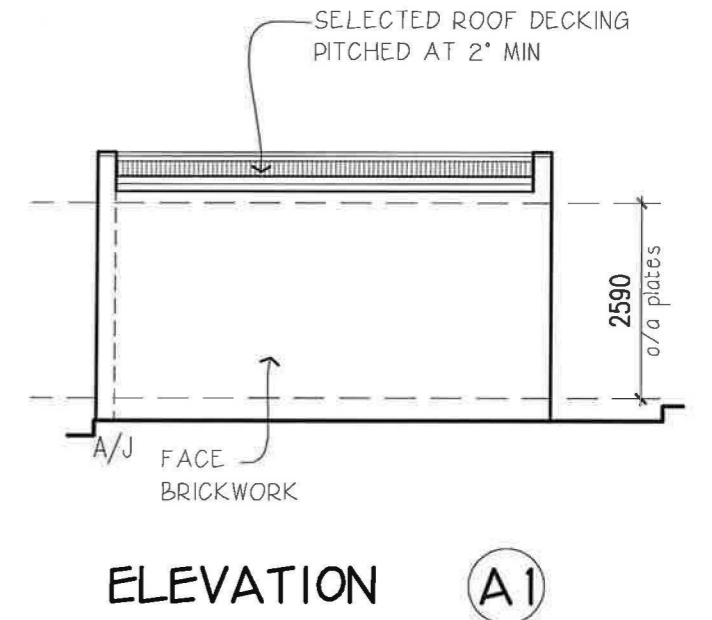
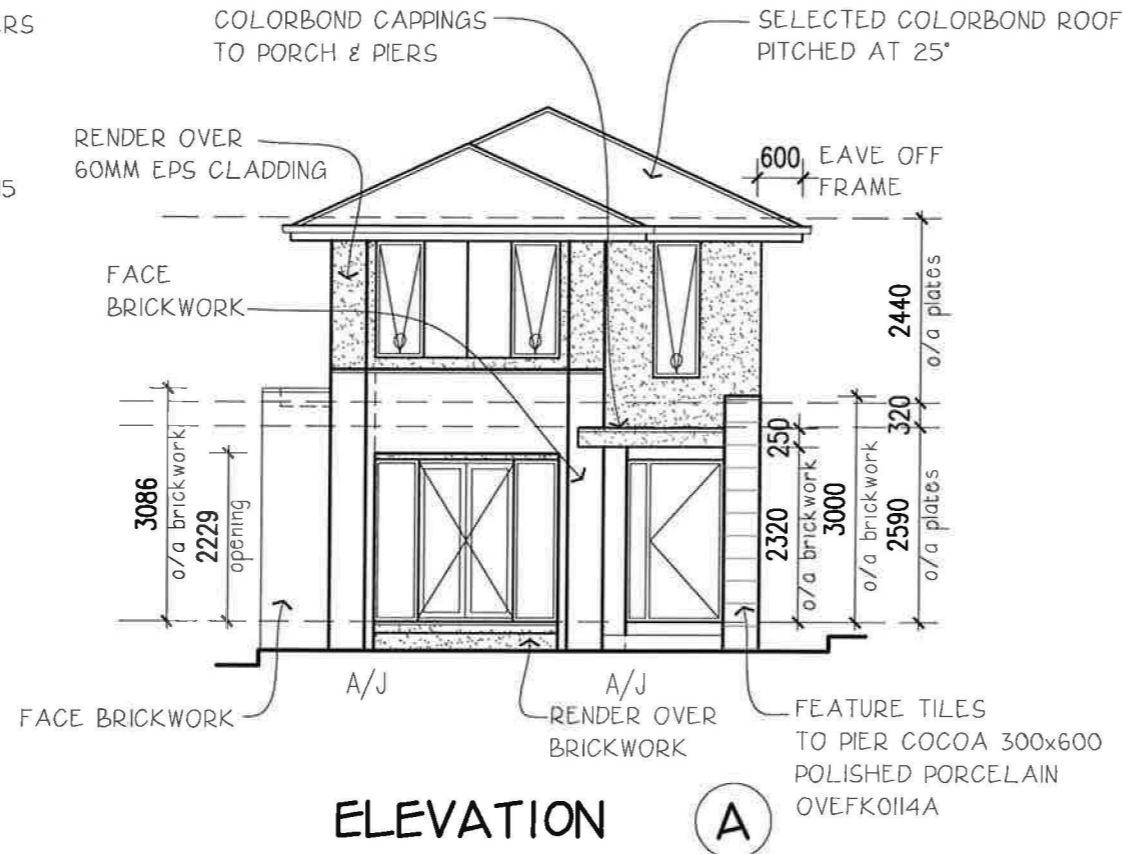
<b>SITE PLAN</b>	SHEET 1	HAND LH	<b>Townhouse 13 (7.5m Product) Kenzo</b>	<b>EDGEWATER HOMES</b> PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560
DRAWN DV -04/04/2013			For EDGEWATER HOMES	
CHECKED			At LOT 1281 LAKESIDE PARADE JORDAN SPRINGS	

EXTERNAL COLOUR SCHEDULE

- FACE BRICK AUSTRAL SILVER
- COLORBOND SURFMIST ROOFING, FASCIA AND GUTTERS
- ALUMINIUM WINDOWS JASPER
- TIMBER WINDOWS INTERGRAIN RICH CHOCOLATE
- FRONT DOOR DULUX MALI PG2.C9
- GARAGE PANEL DOOR COLORBOND JASPER
- GARAGE ACCESS DOOR BRISTOL OAK FLATS P195.N5

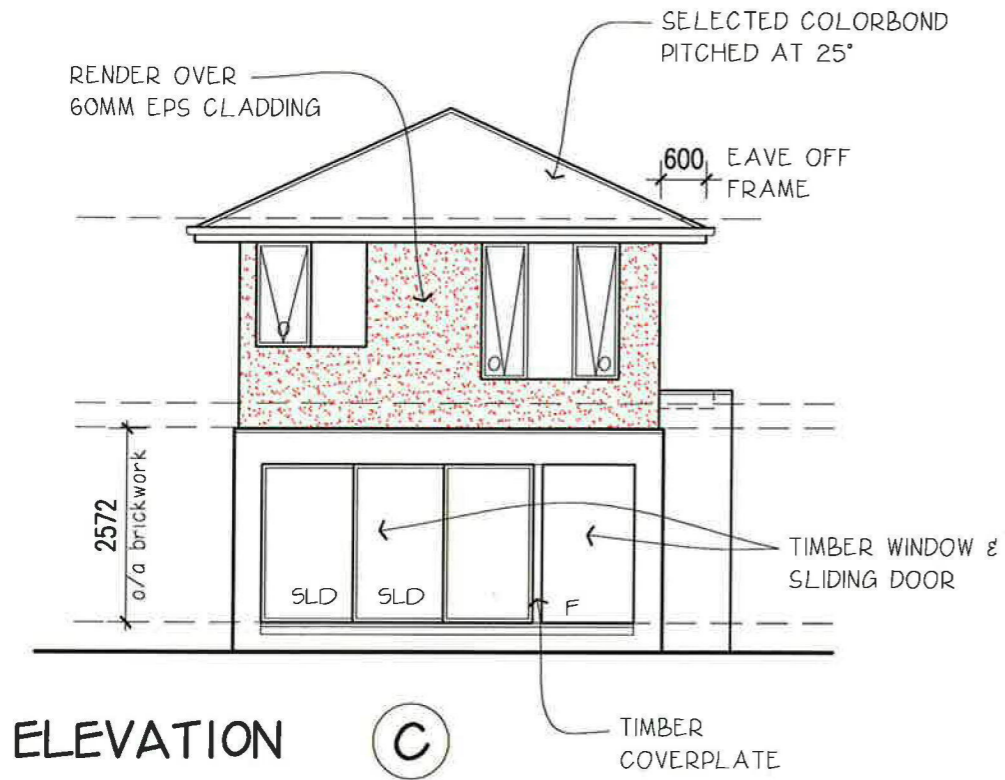
- EXTERNAL COLOURS:

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



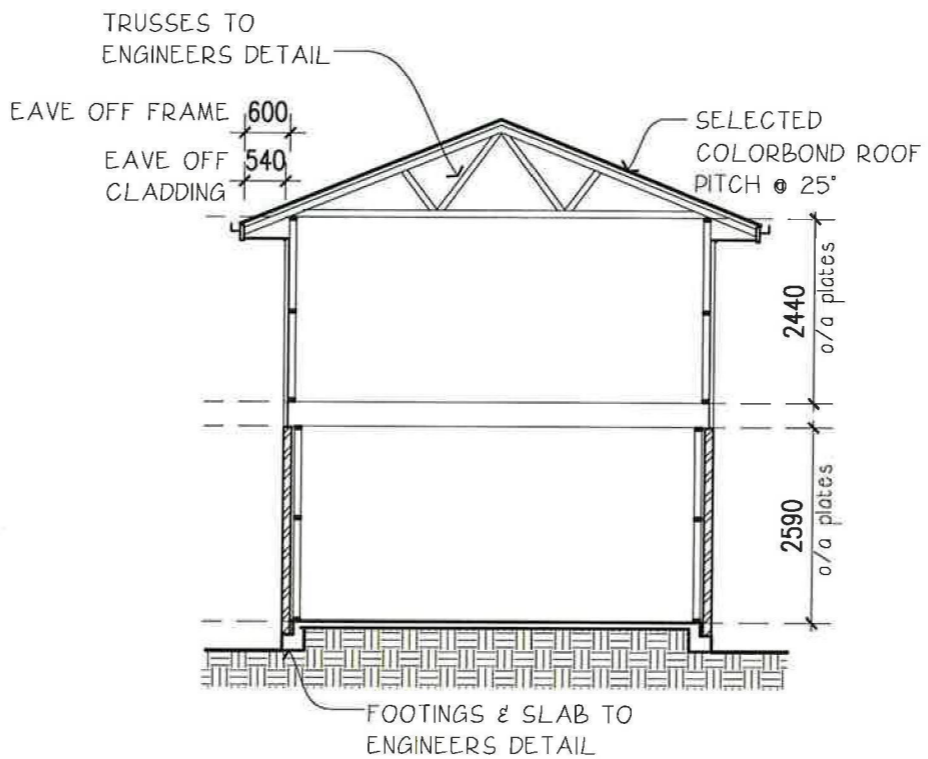
DATE	REVISION	DRAWN

© Henley Arch P/L All rights reserved - this set of drawings is COPYRIGHT. Apart from use by the party to whom this report is addressed for the purpose for which it was requested and any fair dealing as permitted under the Copyright Act no part may be used, reproduced or copied by any means or in any form without prior permission of HENLEY ARCH P/L	<b>ELEVATIONS</b>		SHEET 3	HAND LH	Townhouse 13 (7.5m)	Kenzo	<b>EDGEWATER HOMES</b> PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560
	DRAWN DV 04/04/2013		For EDGEWATER HOMES		At LOT 1281 LAKESIDE PARADE JORDAN SPRINGS		
	CHECKED **		SCALE 1:100				

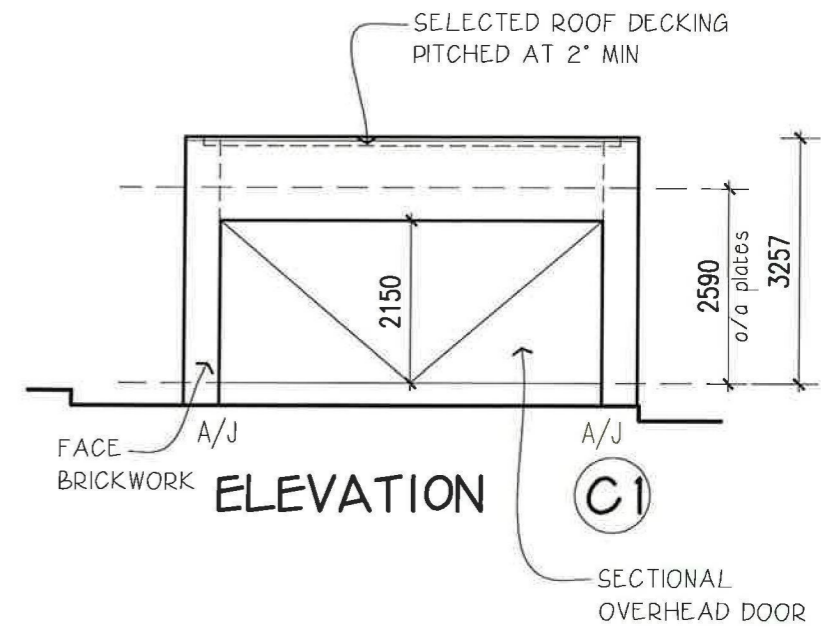


ELEVATION

(C)



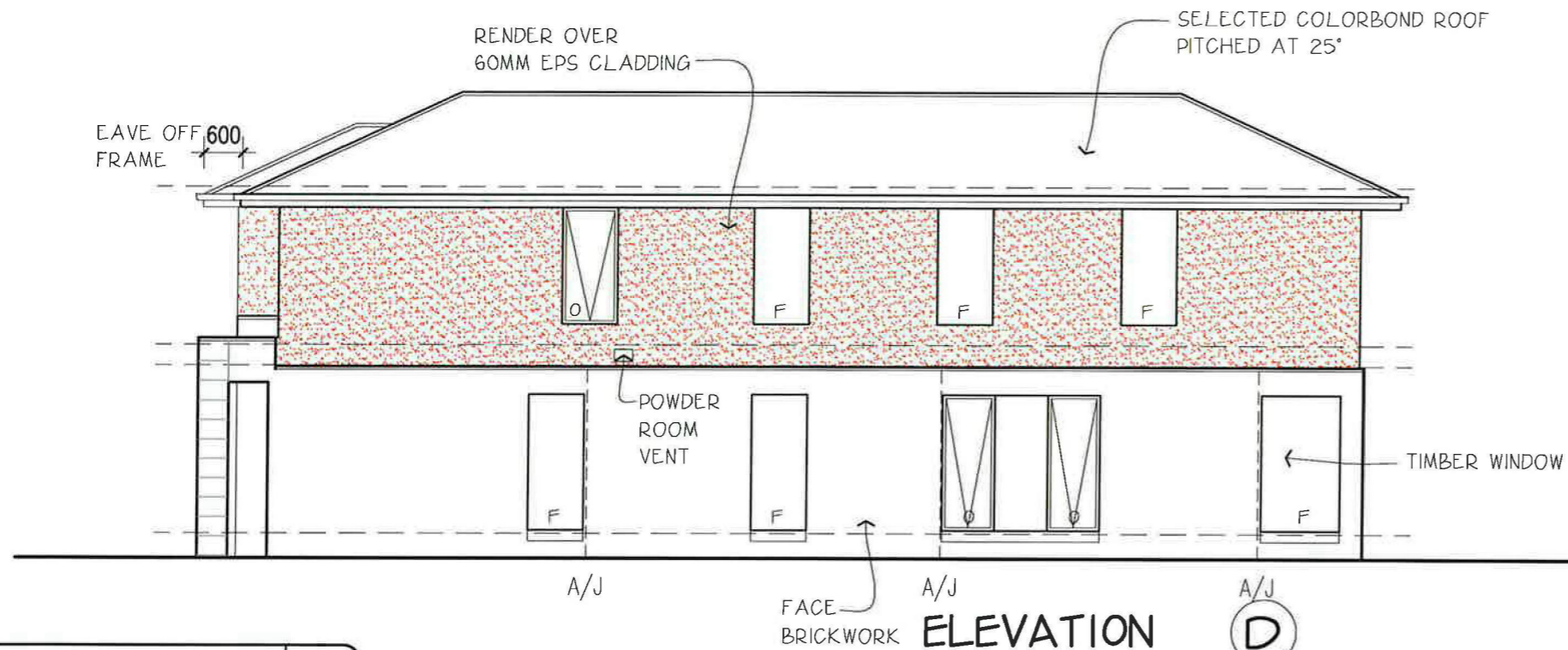
TYPICAL\_SECTION



ELEVATION

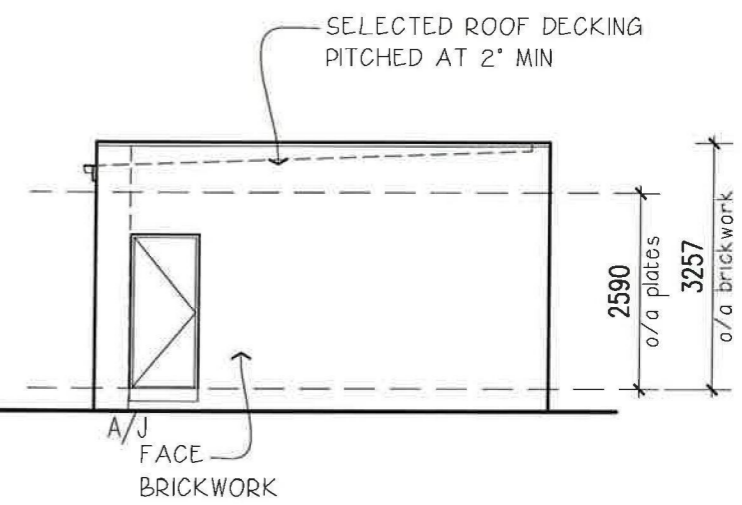
(C1)

SECTIONAL OVERHEAD DOOR



ELEVATION

(D)



ELEVATION

(D1)

DATE	REVISION	DRAWN

© Henley Arch P/L All rights reserved - this set of drawings is COPYRIGHT. Apart from use by the party to whom this report is addressed for the purpose for which it was requested and any fair dealing as permitted under the Copyright Act no part may be used, reproduced or copied by any means or in any form without prior permission of HENLEY ARCH P/L

<b>ELEVATIONS</b>		SHEET <b>3A</b>	HAND <b>LH</b>	<b>Townhouse 13 (7.5m)</b>	<b>Kenzo</b>	<b>EDGEWATER HOMES</b> PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560	
DRAWN	DV 04/04/2013	For <b>EDGEWATER HOMES</b>					
CHECKED	**	At <b>LOT 1281 LAKESIDE PARADE JORDAN SPRINGS</b>					
SCALE	1:100						

**CUT & FILL BUILDING AREA TO RL 41.10 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 (DPII58660)
- (E) RIGHT OF CARRIAGEWAY 7 WIDE
- (Q) RESTRICTION ON THE USE OF LAND (DPII49528)
- (B) EASEMENT TO DRAIN WATER 1.5 WIDE

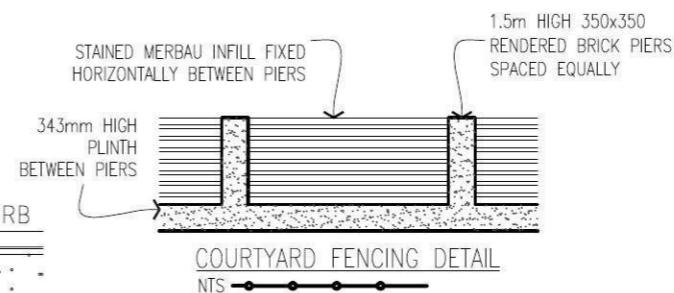
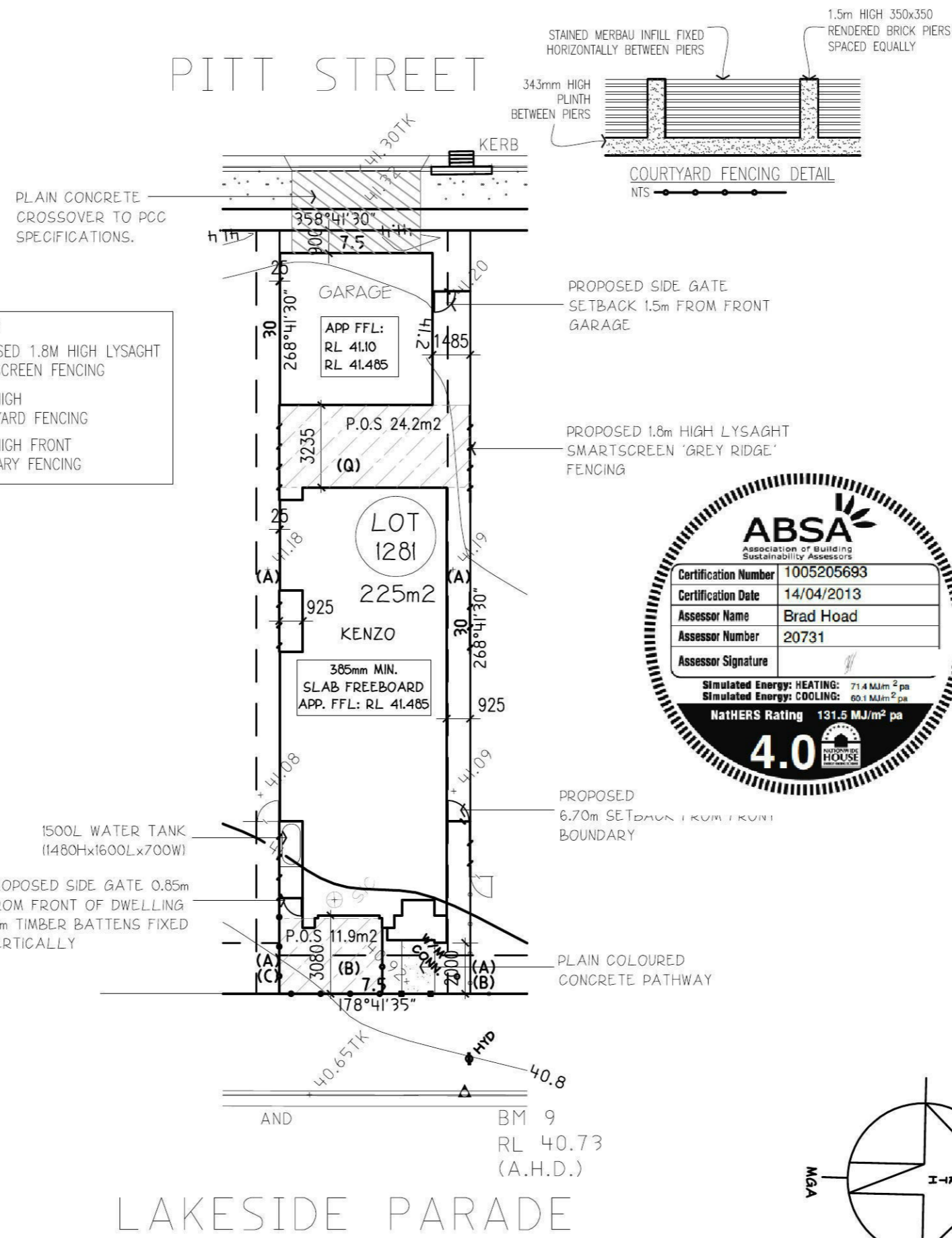
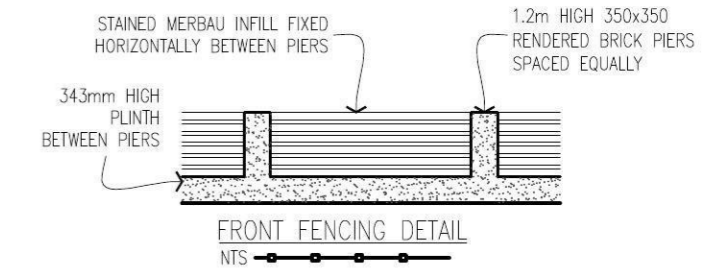


TABLE OF BASIX COMMITMENTS	
PROJECT ADDRESS: LOT 1281 LAKESIDE PARADE JORDAN SPRINGS	
CERTIFICATE NO.: S	
<b>WATER</b>	
- DEVELOPMENT TO BE CONNECTED TO 1500LT RAINWATER TANK.	
- RAINWATER TANK CONFIGURED TO COLLECT AT LEAST 158.9m <sup>2</sup> ROOF RUN OFF.	
- TOILETS, WASHING MACHINE AND 1 OUTDOOR TAP TO BE CONNECTED TO THE RAINWATER TANK.	
- 3 STAR SHOWER HEADS & KITCHEN TAPS, 4 STAR TOILETS, AND 5 STAR BASIN TAPS.	
<b>THERMAL</b>	
- 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	
<b>ENERGY</b>	
- 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 (S) FOR NATURAL LIGHTING.	
- GAS COOKTOP AND ELECTRIC OVEN TO BE INSTALLED IN THE KITCHEN.	
- OUTDOOR CLOTHES LINE.	
- WELL VENTILATED FRIDGE SPACE	



SITE COVERAGE ANALYSIS		
Roof Area	158.9 sqm	70.6 %
Ground Floor	103.9 sqm	
First Floor	90.8 sqm	
Garage	35.7 sqm	
Porch	3.3 sqm	
Balcony	N/A sqm	
Building	142.9 sqm	63.5 %
Hard Surface	6.8 sqm	3.0 %
Permeable	75.3 sqm	33.5 %
Total Area	225.0 sqm	100.0 %
Block Size	225.0 sqm	

DATE	REVISION	DRAWN

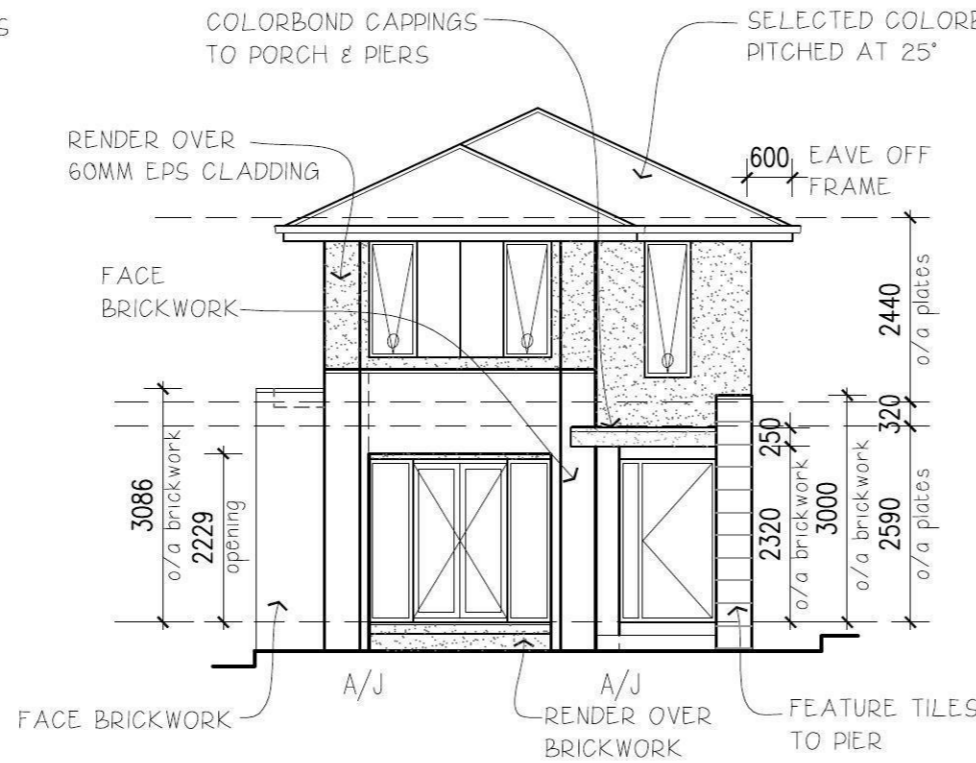
© Henley Arch P/L All rights reserved - this set of drawings is COPYRIGHT. Apart from use by the party to whom this report is addressed for the purpose for which it was requested and any fair dealing as permitted under the Copyright Act no part may be used, reproduced or copied by any means or in any form without prior permission of HENLEY ARCH P/L	<b>SITE PLAN</b>		SHEET 1	HAND LH	Townhouse 13 (7.5m Product) Kenzo	<b>EDGEWATER HOMES</b> PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560
	DRAWN DV -04/04/2013	For EDGEWATER HOMES		At LOT 1281 LAKESIDE PARADE JORDAN SPRINGS		
	CHECKED					
SCALE 1:200						

EXTERNAL COLOUR SCHEDULE

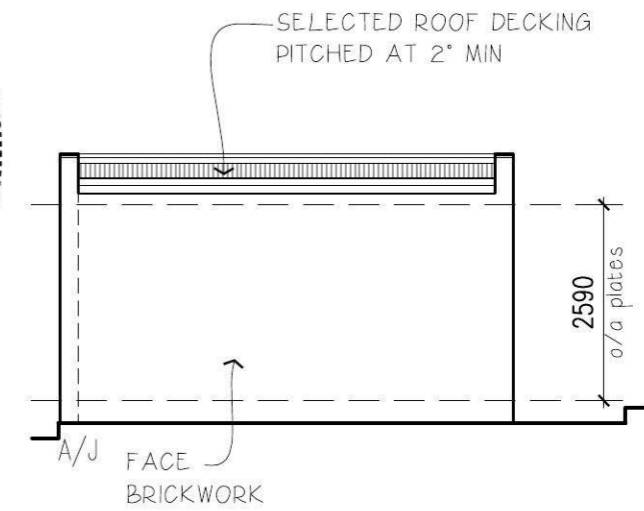
- FACE BRICK AUSTRAL SYMMERY ASPHALT
- COLORBOND JASPER ROOFING FASCIA AND GUTTERS
- ALUMINIUM WINDOWS JASPER
- TIMBER WINDOWS INTERGRAIN RICH CHOCOLATE
- FRONT DOOR DULUX MALI
- GARAGE PANEL DOOR COLORBOND SURFMIST
- GARAGE ACCESS DOOR WINDSTOL OAK FLATS

EXTERNAL COLOURS:

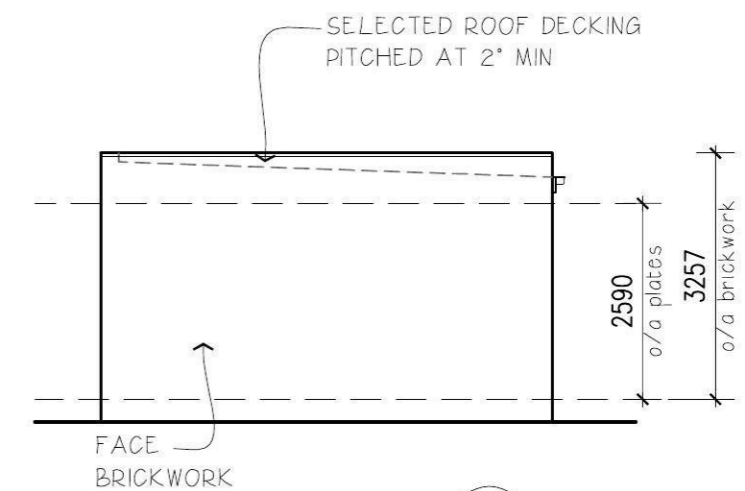
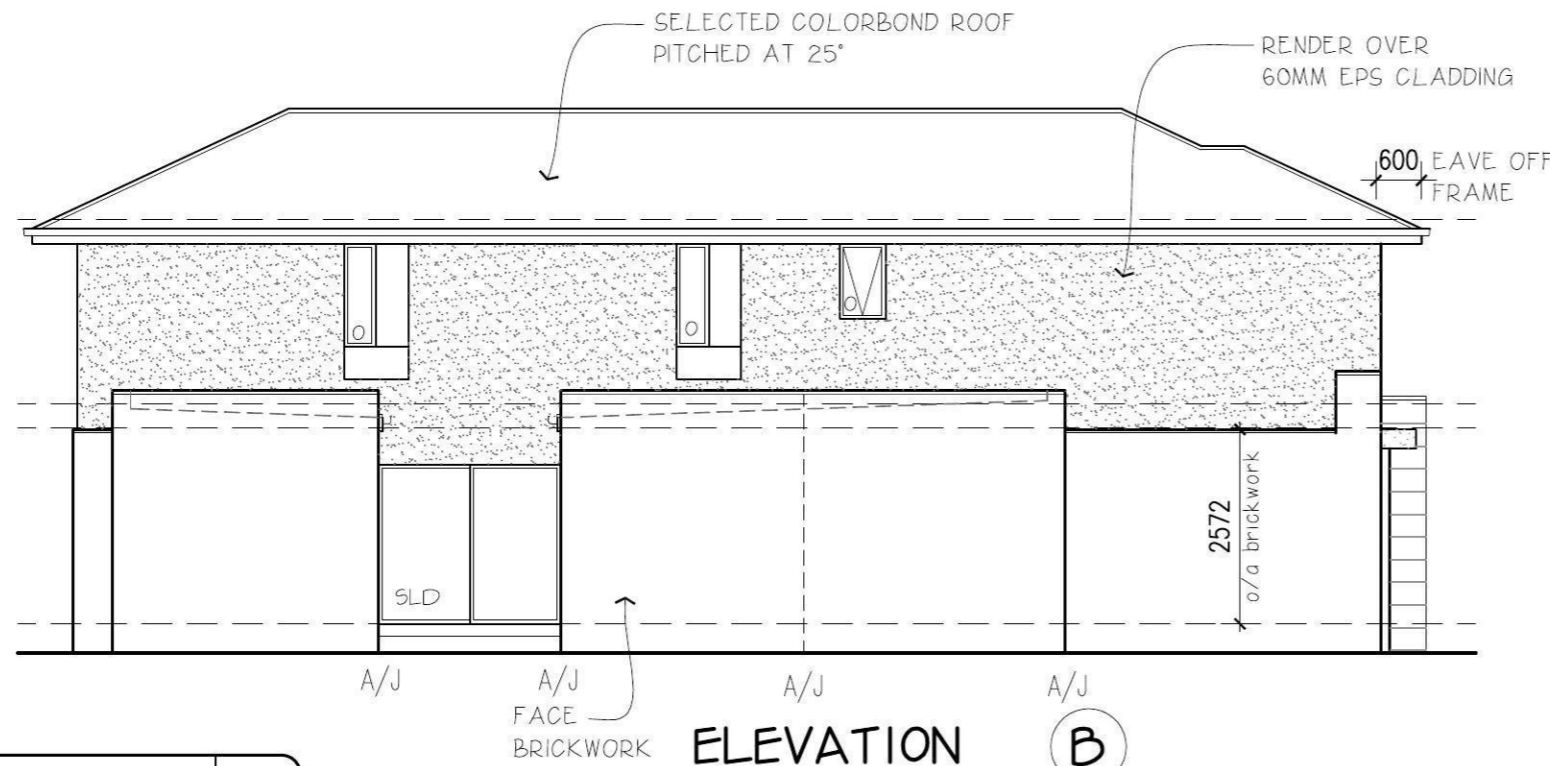
- DULUX MALI
- DULUX STOWE WHITE



ELEVATION A



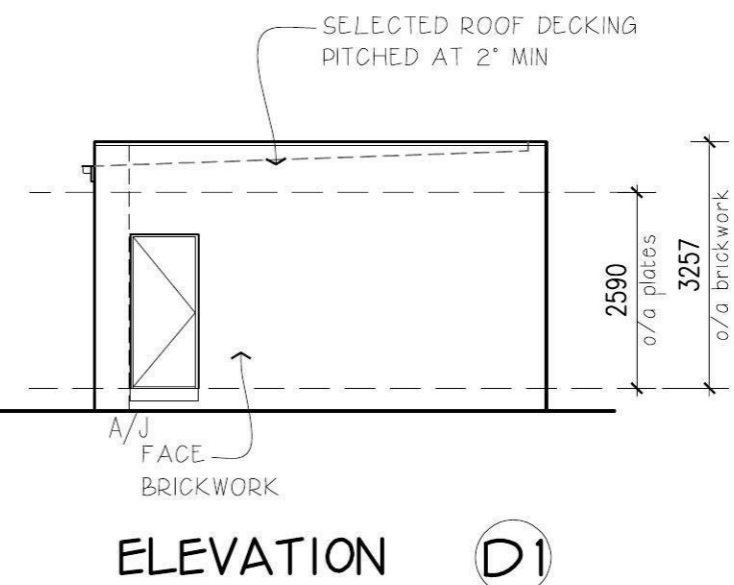
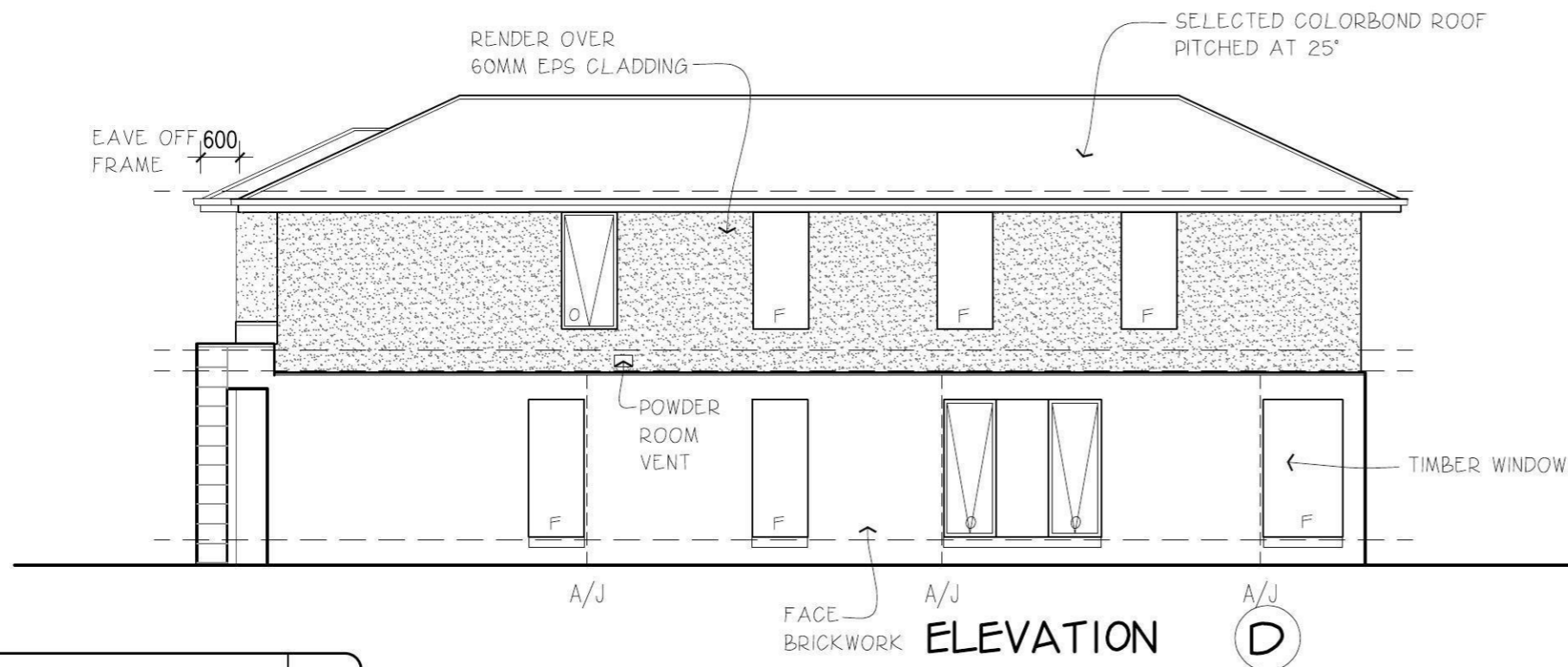
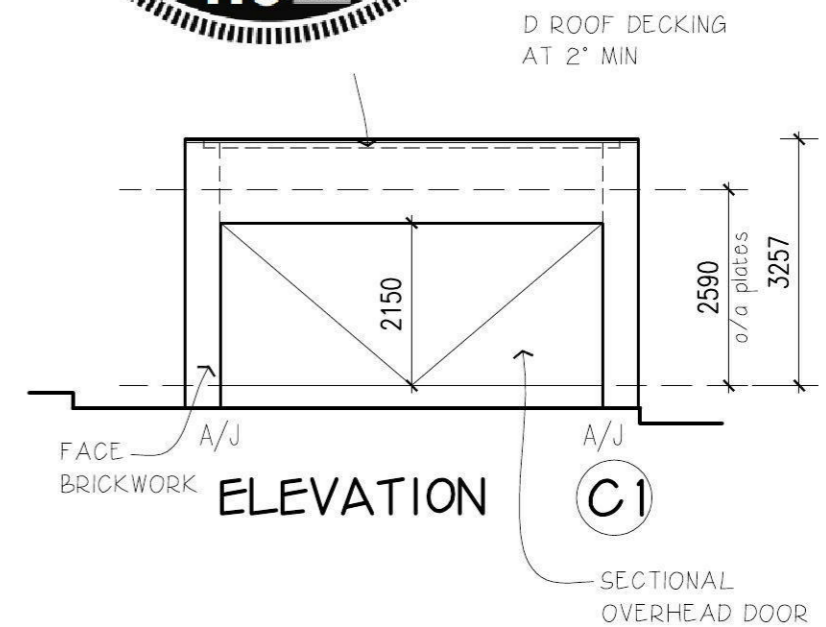
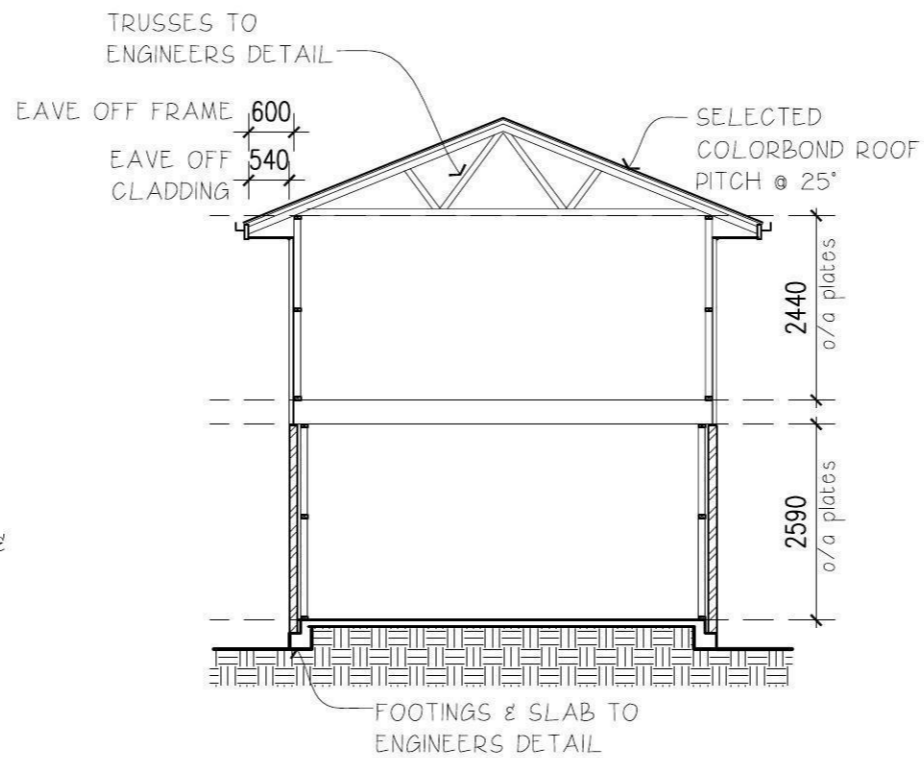
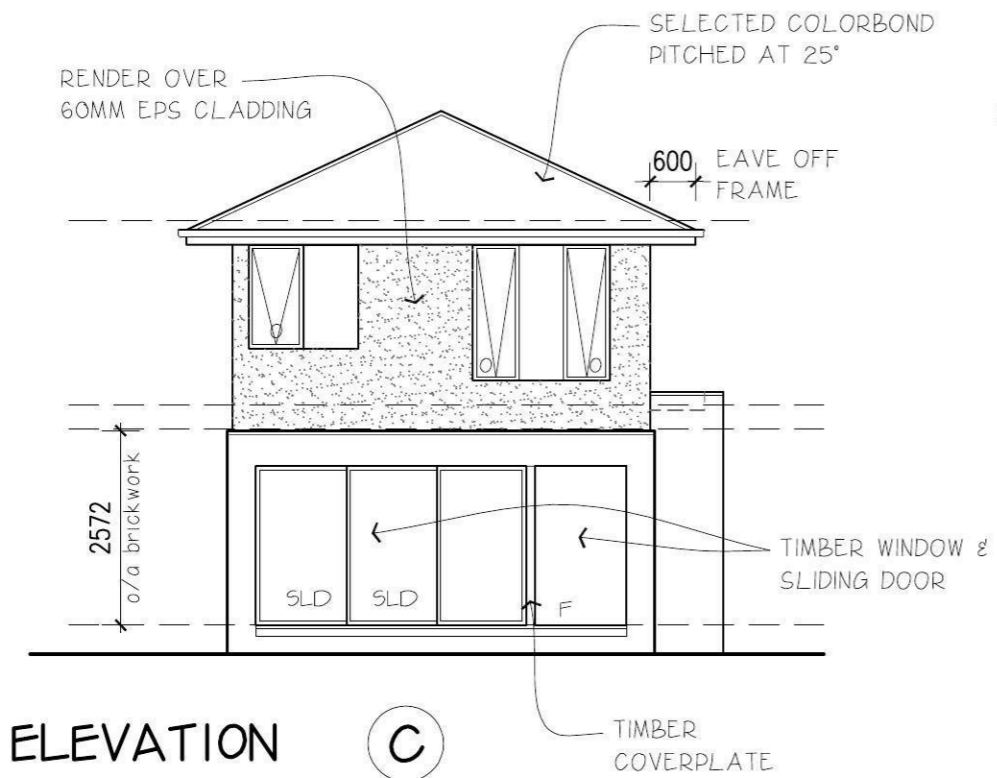
ELEVATION A1



ELEVATION B1

DATE	REVISION	DRAWN

© Henley Arch P/L All rights reserved - this set of drawings is COPYRIGHT. Apart from use by the party to whom this report is addressed for the purpose for which it was requested and any fair dealing as permitted under the Copyright Act no part may be used, reproduced or copied by any means or in any form without prior permission of HENLEY ARCH P/L	<b>ELEVATIONS</b>		SHEET 3	HAND LH	Townhouse 13 (7.5m)	Kenzo	<b>EDGEWATER HOMES</b> PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560
	DRAWN DV	04/04/2013	For		EDGEWATER HOMES		
	CHECKED **		At		LOT 1281 LAKESIDE PARADE JORDAN SPRINGS		
SCALE	1:100						



DATE	REVISION	DRAWN

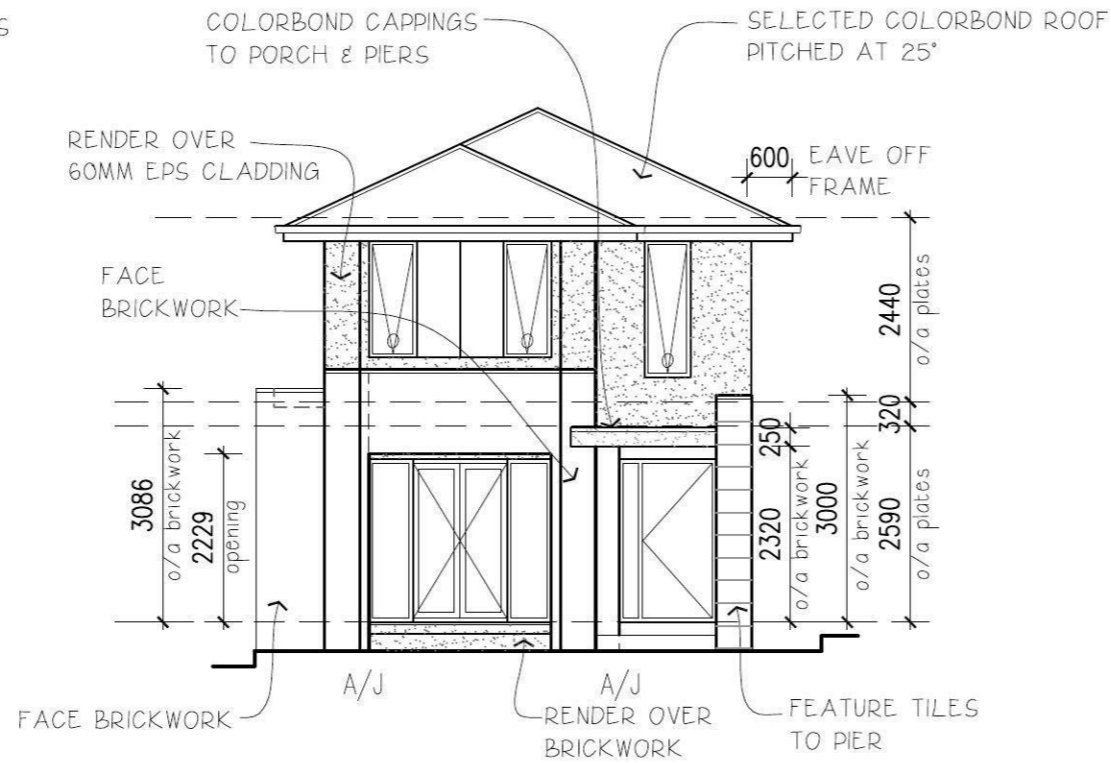
© Henley Arch P/L All rights reserved - this set of drawings is COPYRIGHT. Apart from use by the party to whom this report is addressed for the purpose for which it was requested and any fair dealing as permitted under the Copyright Act no part may be used, reproduced or copied by any means or in any form without prior permission of HENLEY ARCH P/L	<b>ELEVATIONS</b>	SHEET <b>3A</b>	HAND <b>LH</b>	<b>Townhouse 13 (7.5m)</b>	<b>Kenzo</b>	<b>EDGEWATER HOMES</b> PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560
	DRAWN DV 04/04/2013			For EDGEWATER HOMES		
	CHECKED **			At LOT 1281 LAKESIDE PARADE JORDAN SPRINGS		
SCALE 1:100						

EXTERNAL COLOUR SCHEDULE

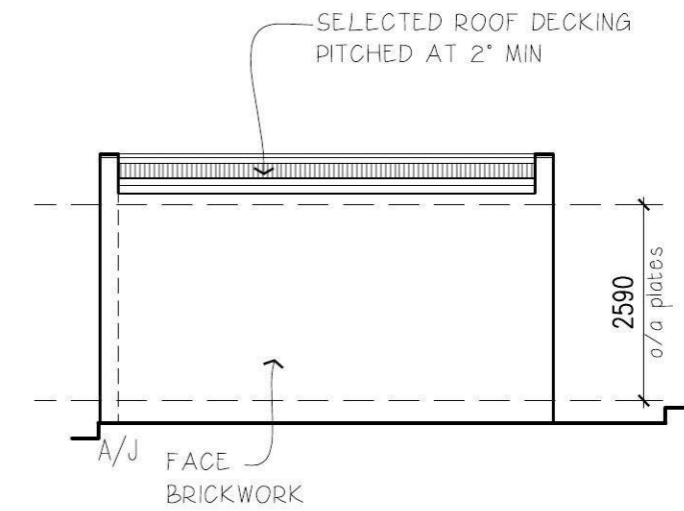
- FACE BRICK AUSTRAL SYMMERY ASPHALT
- COLORBOND JASPER ROOFING FASCIA AND GUTTERS
- ALUMINIUM WINDOWS JASPER
- TIMBER WINDOWS INTERGRAIN RICH CHOCOLATE
- FRONT DOOR DULUX MALI
- GARAGE PANEL DOOR COLORBOND SURFMIST
- GARAGE ACCESS DOOR WINDSTOL OAK FLATS

EXTERNAL COLOURS:

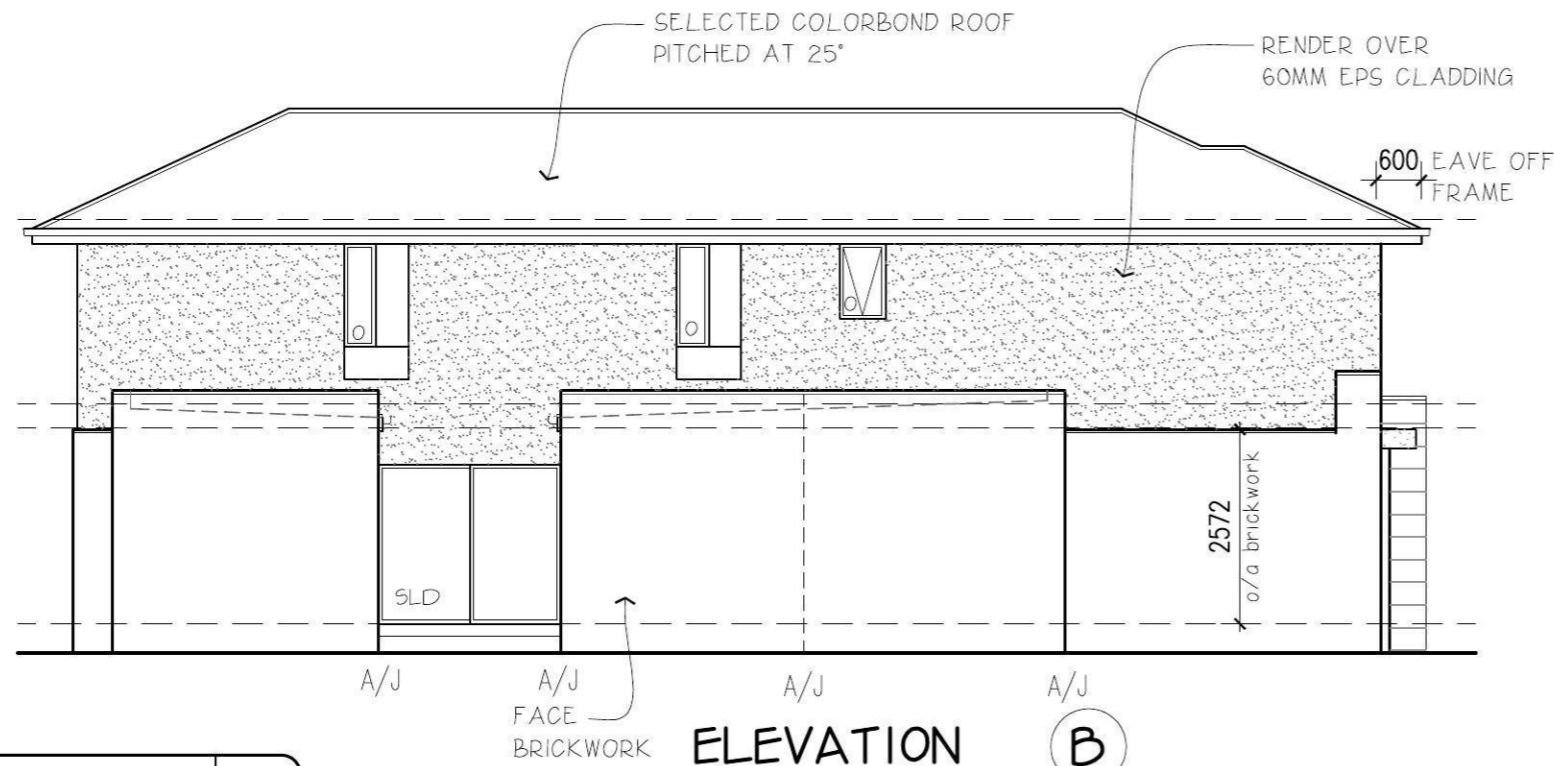
- DULUX MALI
- DULUX STOWE WHITE



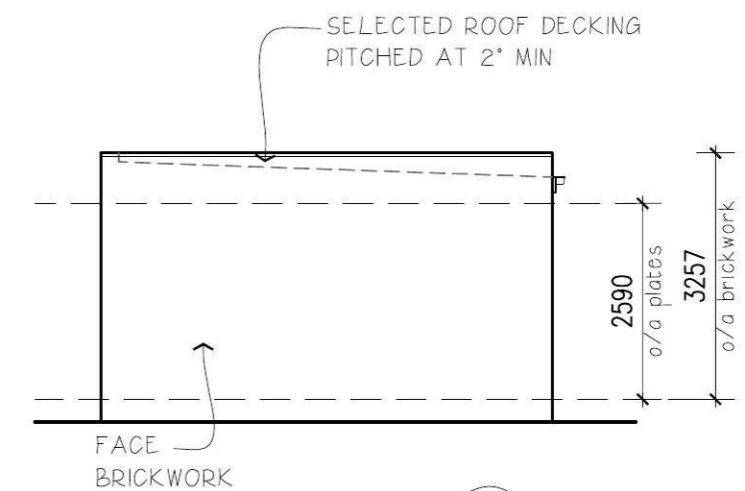
ELEVATION A



ELEVATION A1



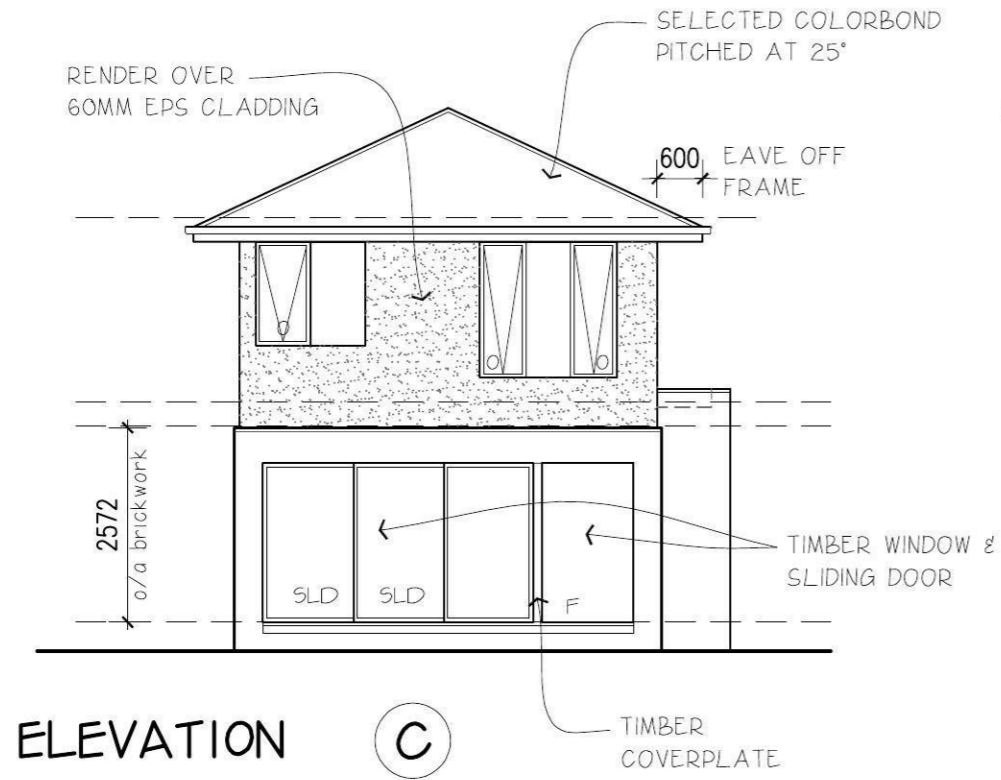
ELEVATION B



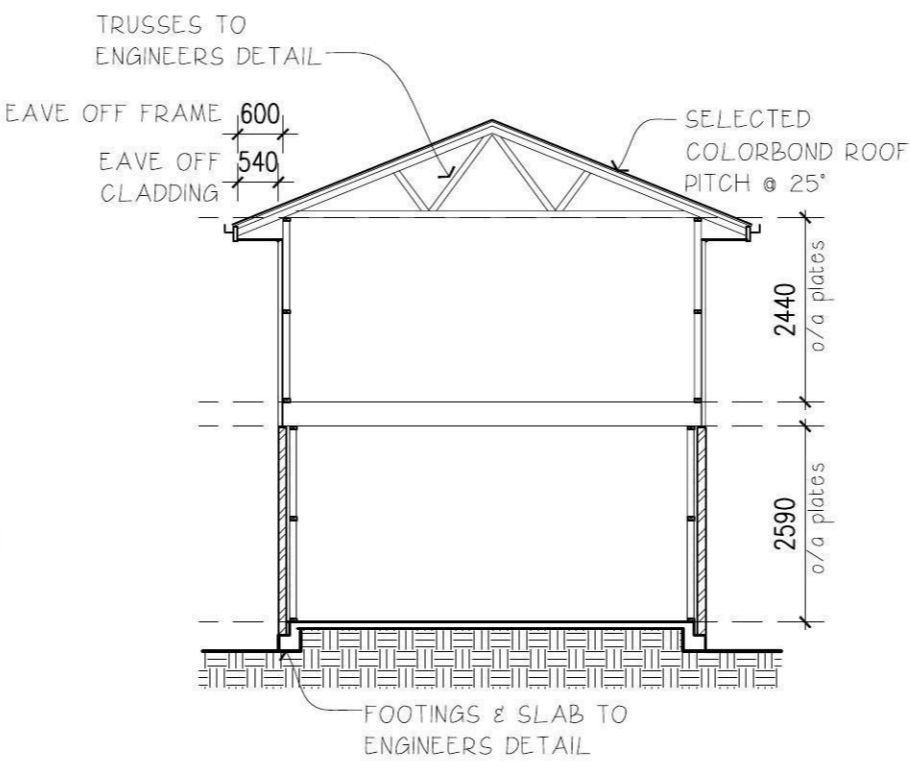
ELEVATION B1

DATE	REVISION	DRAWN

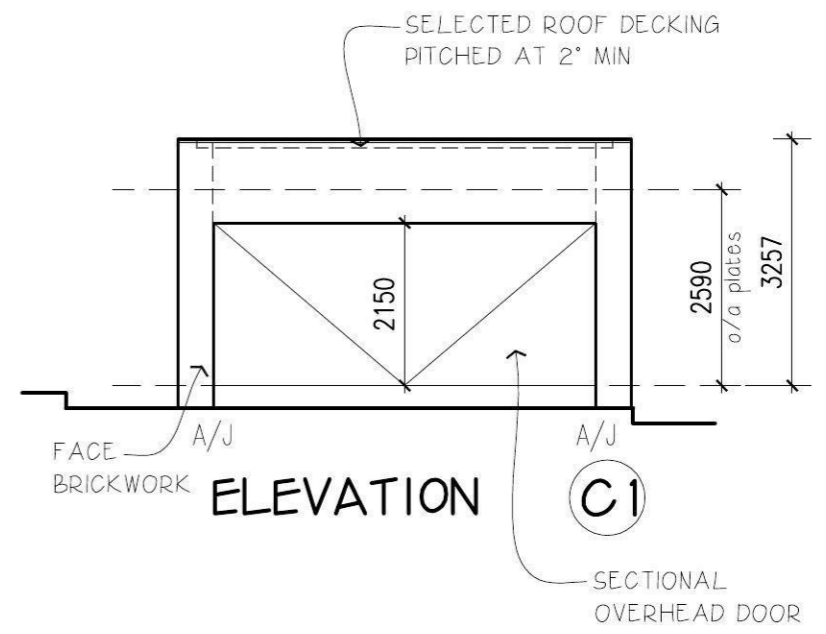
© Henley Arch P/L All rights reserved - this set of drawings is COPYRIGHT. Apart from use by the party to whom this report is addressed for the purpose for which it was requested and any fair dealing as permitted under the Copyright Act no part may be used, reproduced or copied by any means or in any form without prior permission of HENLEY ARCH P/L	<b>ELEVATIONS</b>		SHEET 3	HAND LH	Townhouse 13 (7.5m)	Kenzo	<b>EDGEWATER HOMES</b> PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560
	DRAWN DV	04/04/2013	For EDGEWATER HOMES		At LOT 1281 LAKESIDE PARADE JORDAN SPRINGS		
	CHECKED **						
	SCALE	1:100					



ELEVATION C

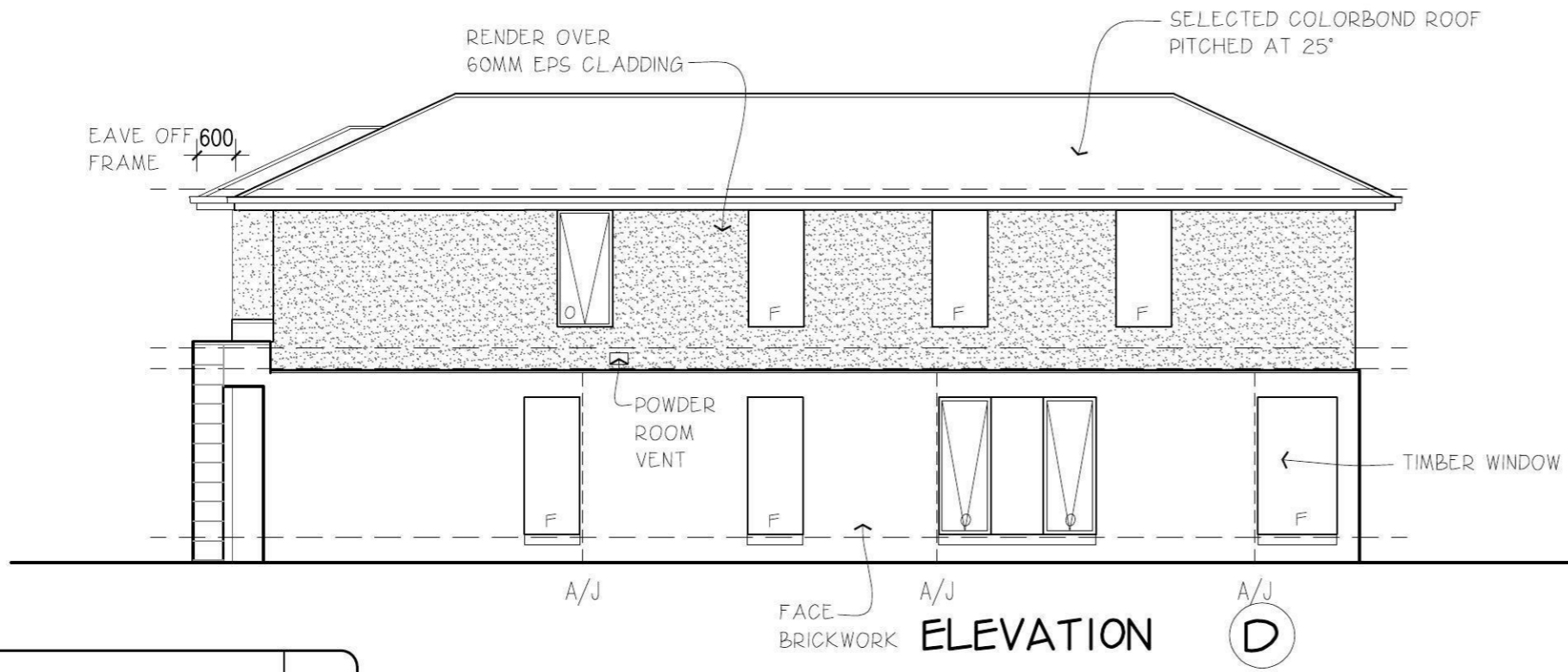


TYPICAL\_SECTION

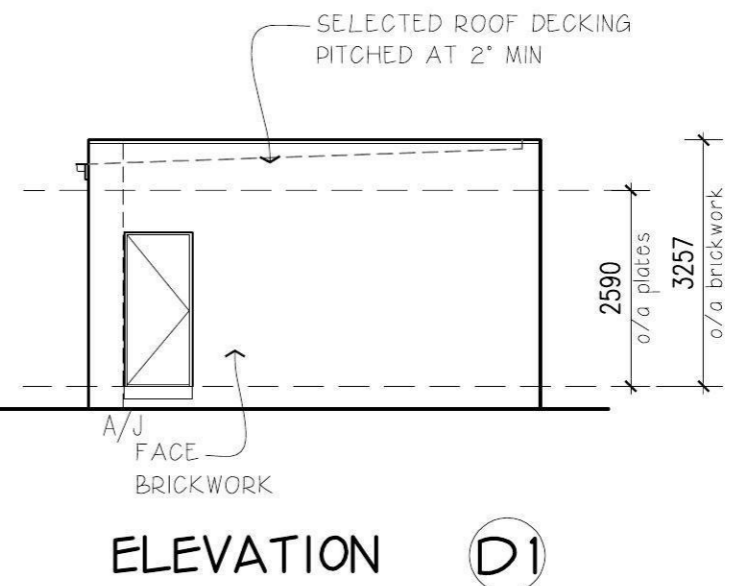


ELEVATION C1

SECTIONAL OVERHEAD DOOR



ELEVATION D



ELEVATION D1

DATE	REVISION	DRAWN

© Henley Arch P/L All rights reserved - this set of drawings is COPYRIGHT. Apart from use by the party to whom this report is addressed for the purpose for which it was requested and any fair dealing as permitted under the Copyright Act no part may be used, reproduced or copied by any means or in any form without prior permission of HENLEY ARCH P/L

<b>ELEVATIONS</b>		SHEET <b>3A</b>	HAND <b>LH</b>	<b>Townhouse 13 (7.5m)</b>	<b>Kenzo</b>	<b>EDGEWATER HOMES</b> PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560
DRAWN DV 04/04/2013		For EDGEWATER HOMES		At LOT 1281 LAKESIDE PARADE JORDAN SPRINGS		
CHECKED **		SCALE 1:100				