

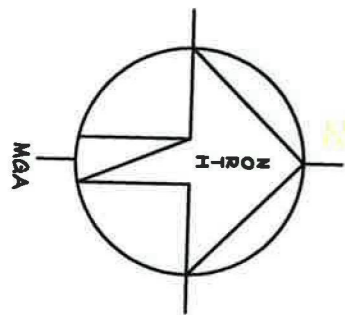
CUT & FILL BUILDING AREA TO RL 40.615 APPROX. TO CREATE LEVEL BUILDING PLATFORM FOR WAFFLE POD SLAB

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 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.



PLAIN CONCRETE CROSSOVER TO PCC SPECIFICATIONS.

1500L WATER TANK (1480Hx1600Lx700W)
PROPOSED SIDE GATE 3.85m FROM FRONT BOUNDARY 1.8m TIMBER BATTENS FIXED VERTICALLY

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

DATE	REVISION	DRAWN

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SITE PLAN

DRAWN DV -04/04/2013
CHECKED
SCALE

SHEET 1

HAND LH

Townhouse 9 (7.5m Product) Kenzo

For EDGEWATER HOMES

At LOT 1277 LAKESIDE PARADE JORDAN SPRINGS

EDGEWATER HOMES

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

PITT STREET

AND ECT

40.78TK 40.85 40.94 40.88TK

358°41'30"

17.5 268°41'30"

300 1485 88°41'30"

25 3235

40.9 40.8

925 225m²

385mm MIN. SLAB FREEBOARD APP. FFL: RL 41.00

25 925

40.6 40.71

3080 11.9m²

7.5 2000

40.46 40.4

EL 178°41'35"

853640

40.4

40.38TK

BM II RL (A.H.D.)

LAKESIDE PARADE

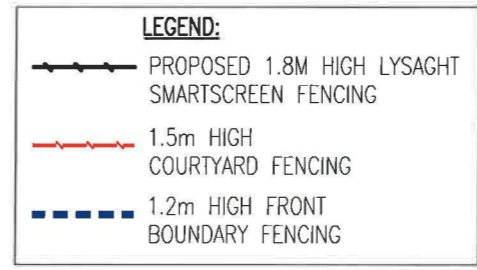
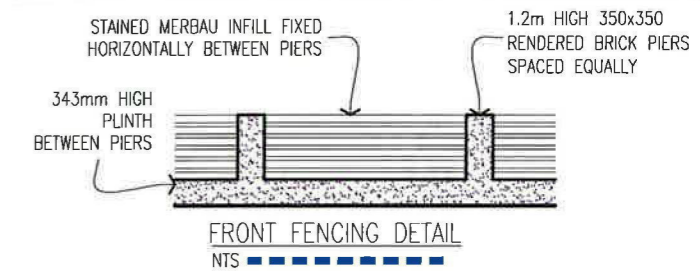
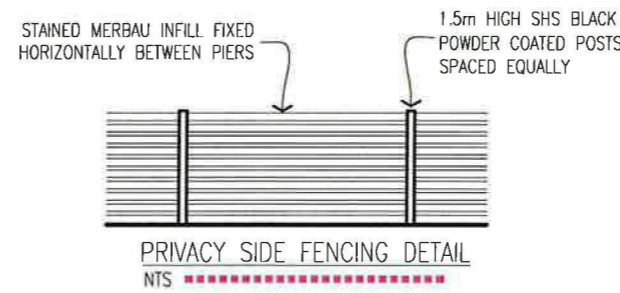
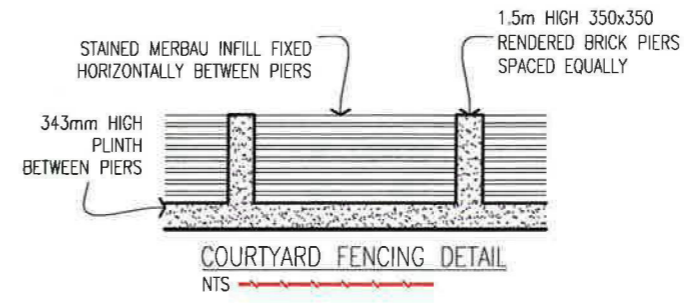


TABLE OF BASIX COMMITMENTS	
PROJECT ADDRESS: LOT 1277 LAKESIDE PARADE JORDAN SPRINGS	
CERTIFICATE NO.: 4776465	
WATER	
- DEVELOPMENT TO BE CONNECTED TO 1500LT RAINWATER TANK.	
- RAINWATER TANK CONFIGURED TO COLLECT AT LEAST 150.0m ² ROOF RUN OFF.	
- TOILETS, WASHING MACHINE AND 1 OUTDOOR TAP TO BE CONNECTED 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

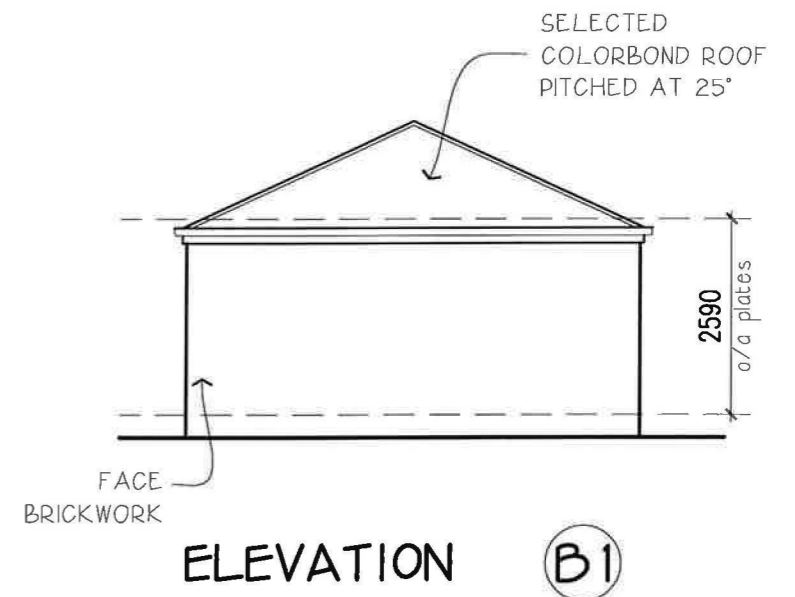
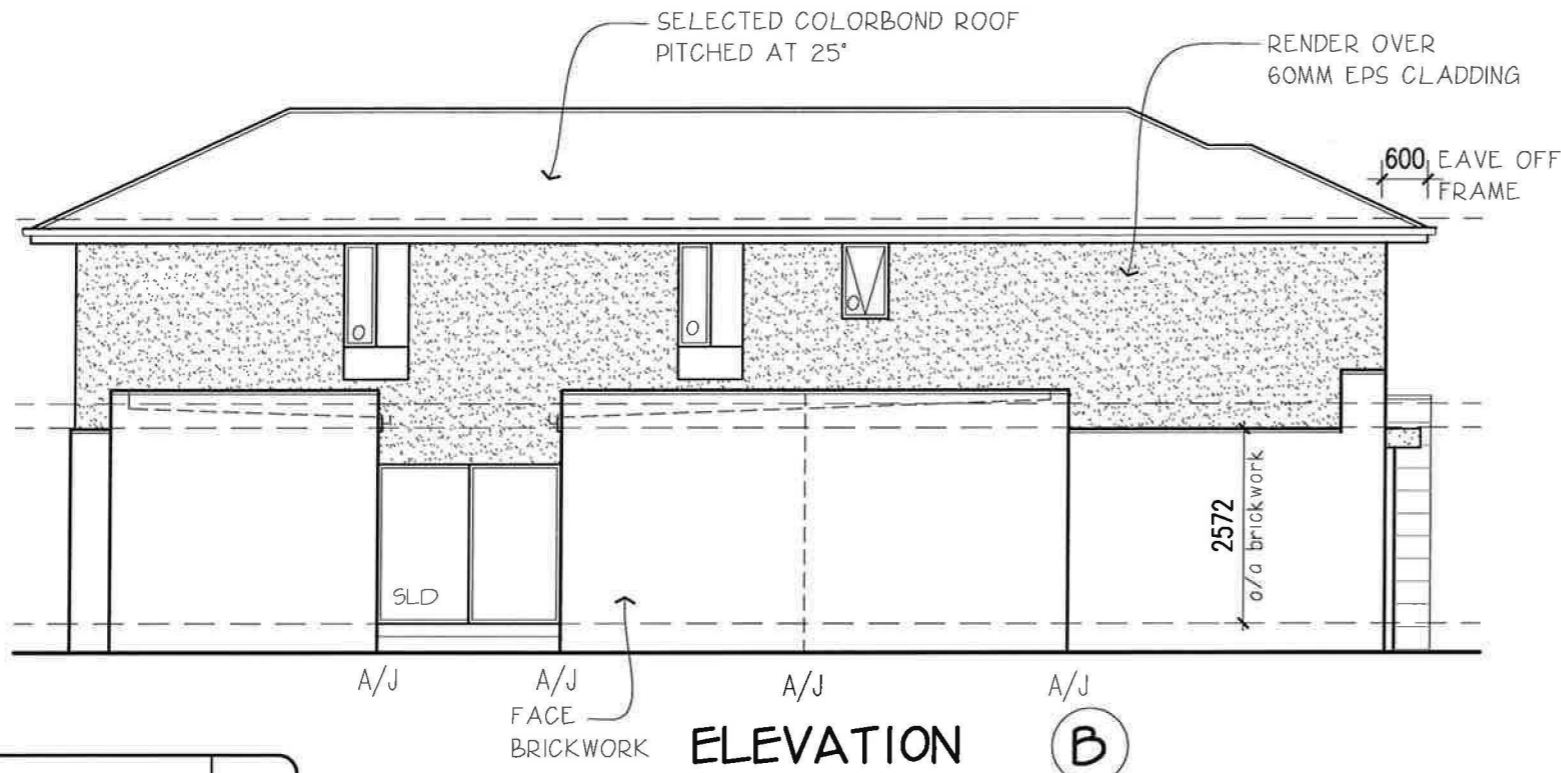
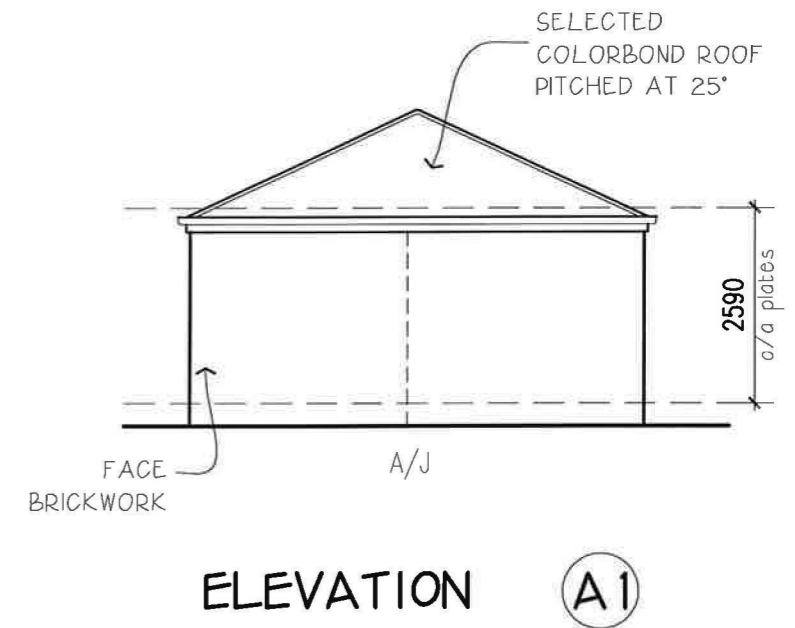
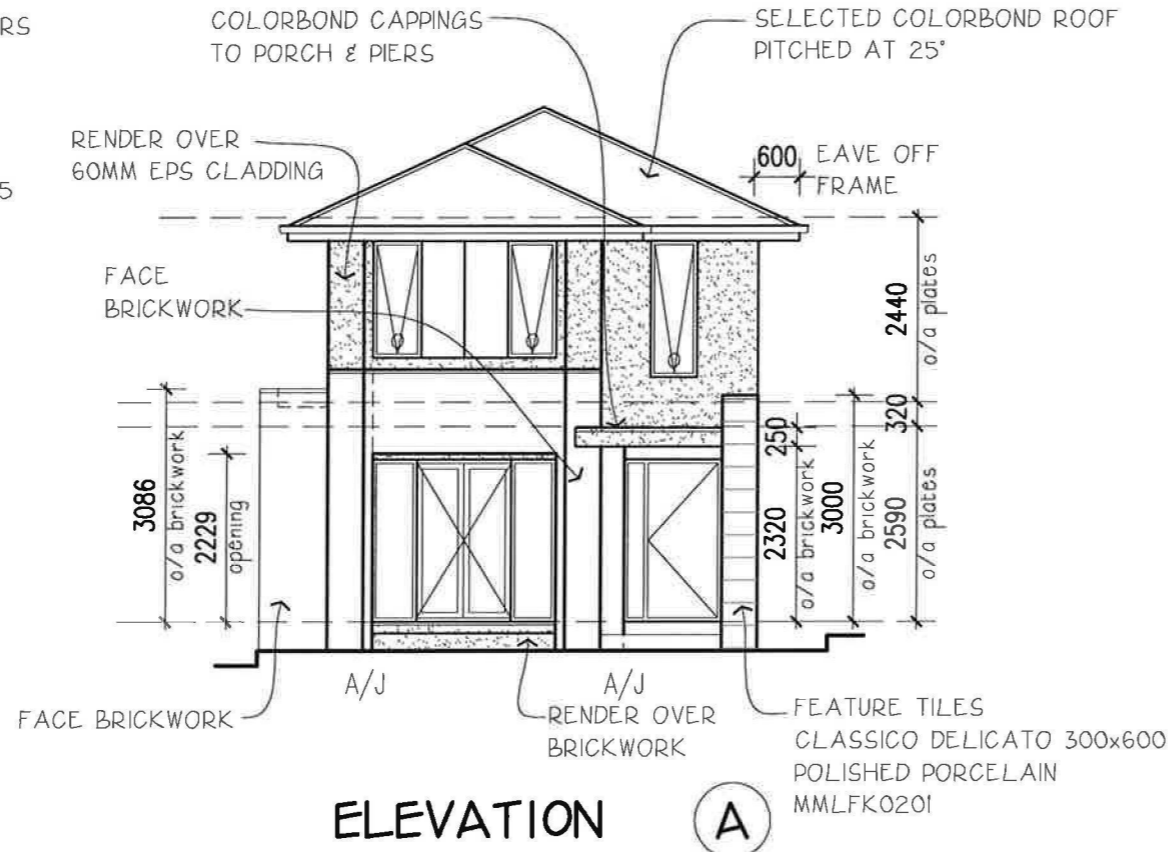
Roof Area	166.8 sqm	74.1 %
Ground Floor	103.9 sqm	
First Floor	90.8 sqm	
Garage	35.7 sqm	
Porch	3.3 sqm	
Balcony	N/A sqm	
Building	142.9 sqm	63.5 %
Hard Surface	6.8 sqm	3.0 %
Permeable	75.3 sqm	33.5 %
Total Area	225.0 sqm	100.0 %
Block Size	225.0 sqm	

EXTERNAL COLOUR SCHEDULE

- FACE BRICK AUSTRAL SYMMETRY ASPHALT
- COLORBOND SURFMIST ROOFING, FASCIA AND GUTTERS
- ALUMINIUM WINDOWS JASPER
- TIMBER WINDOWS INTERGRAIN DARK OAK
- FRONT DOOR DULUX DARK RYE PIO.EA
- GARAGE PANEL DOOR COLORBOND SURFMIST
- GARAGE ACCESS DOOR BRISTOL OAK FLATS P195.N5

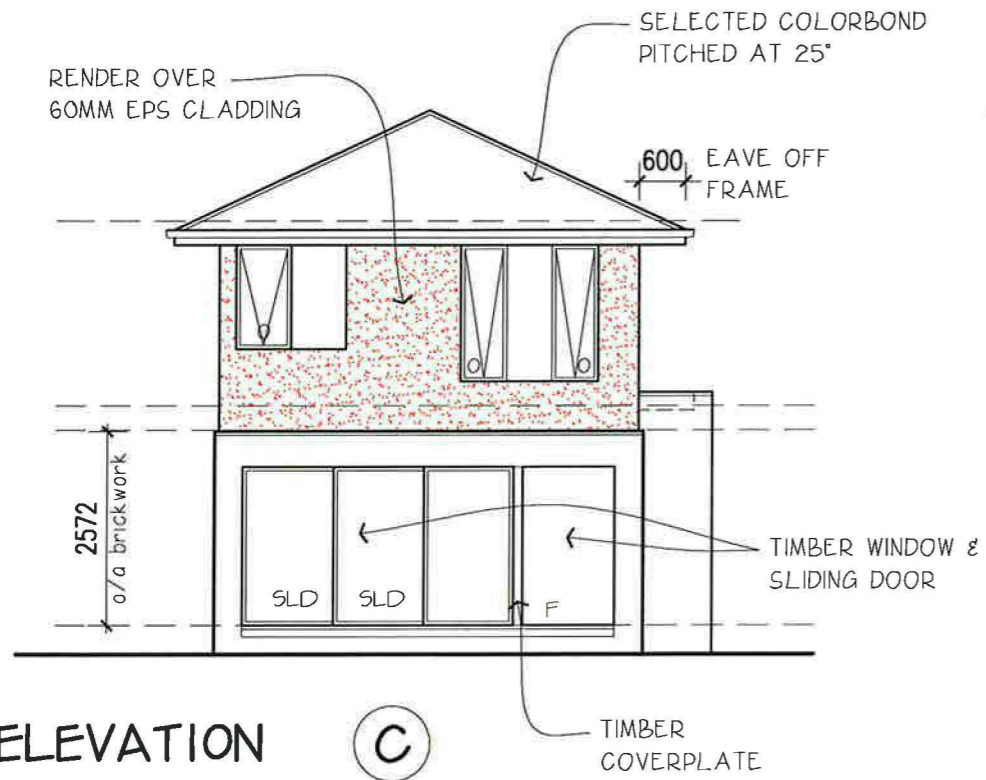
- EXTERNAL COLOURS:

 DULUX STOWE WHITE (PCW.E4)

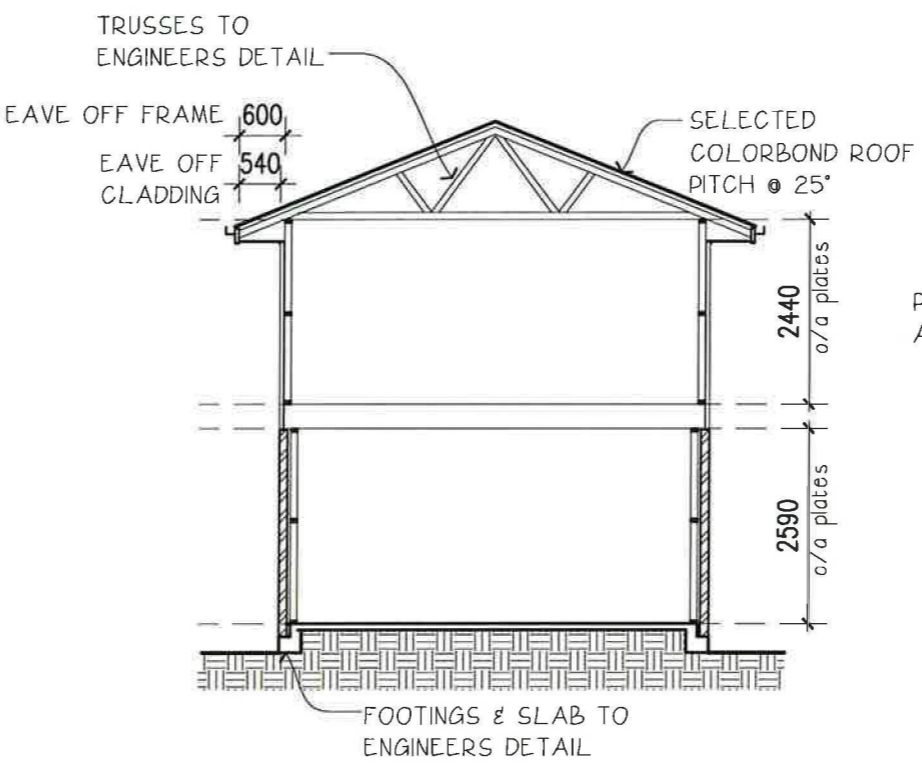


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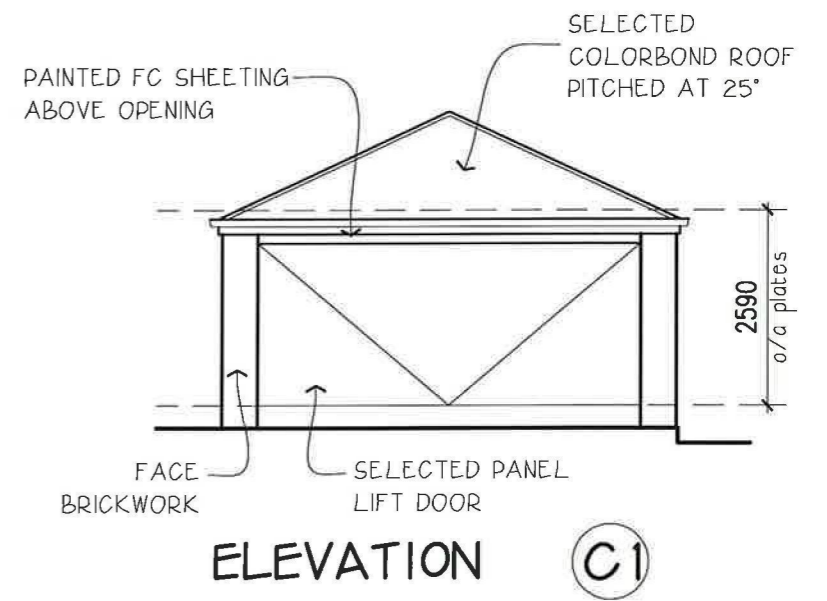
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	DRAWN DV 04/04/2013	For EDGEWATER HOMES				
	CHECKED **	At LOT 1277 LAKESIDE PARADE JORDAN SPRINGS				
SCALE 1:100						



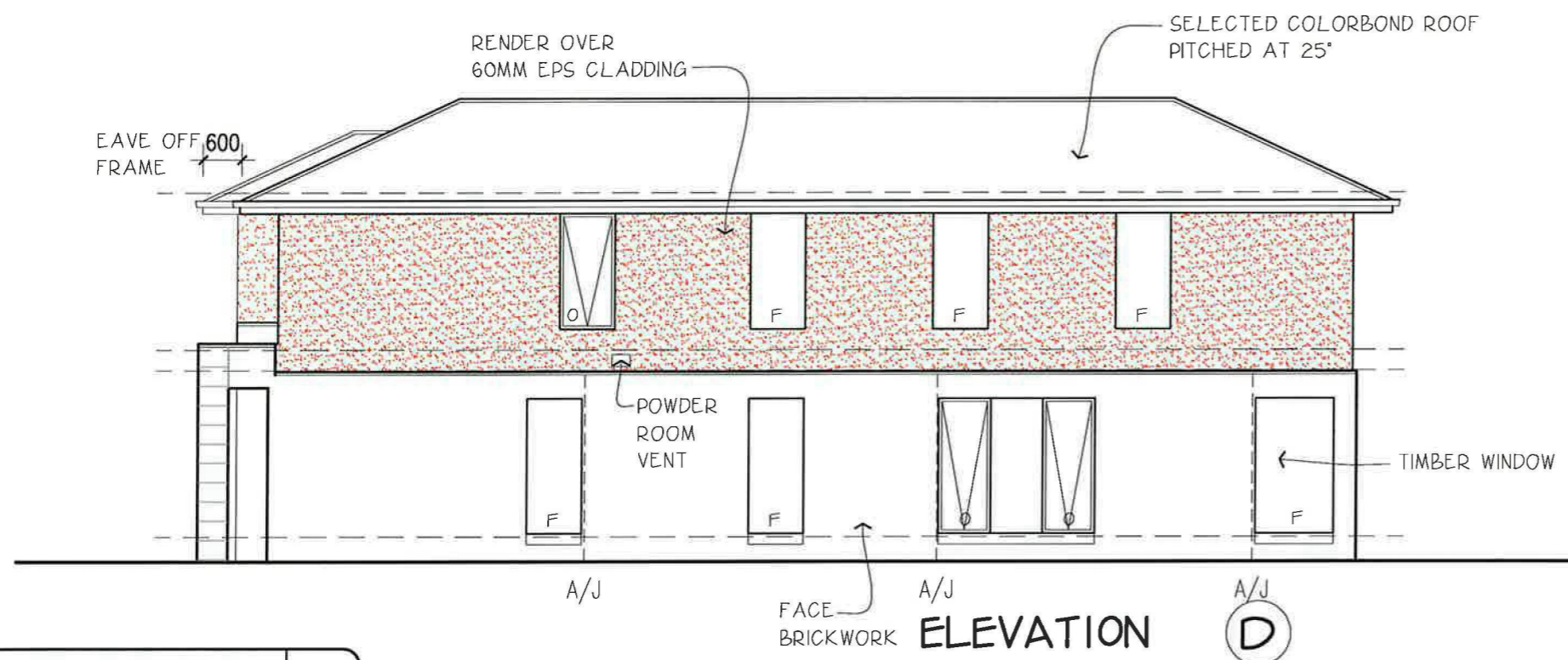
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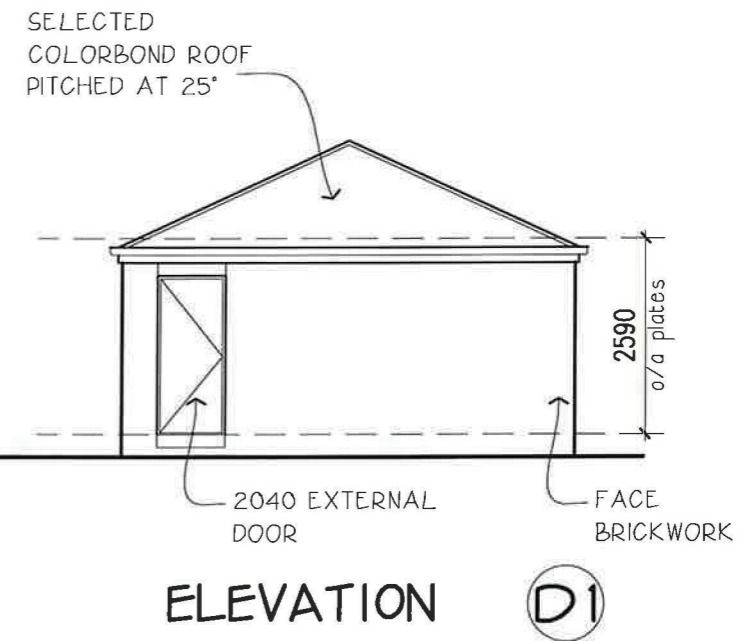
TYPICAL_SECTION



ELEVATION C1



ELEVATION D



ELEVATION D1

DATE	REVISION	DRAWN

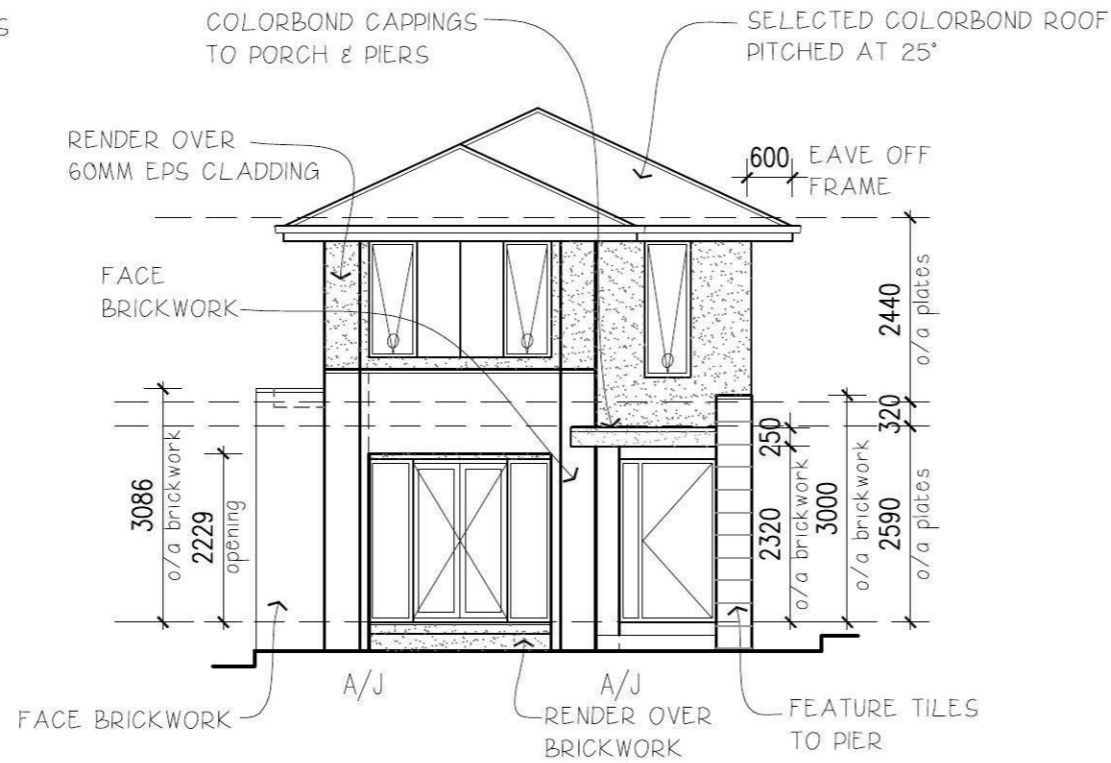
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	DRAWN DV 04/04/2013	For EDGEWATER HOMES		At LOT 1277 LAKESIDE PARADE JORDAN SPRINGS			
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EXTERNAL COLOUR SCHEDULE

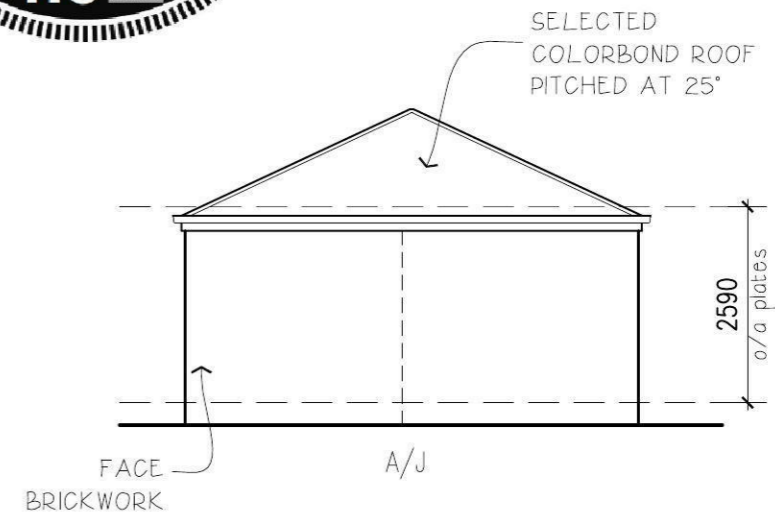
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- COLORBOND JASPER ROOFING FASCIA AND GUTTERS
- ALUMINIUM WINDOWS JASPER
- TIMBER WINDOWS INTERGRAIN RICH CHOCOLATE
- FRONT DOOR DULUX MALI
- GARAGE PANEL DOOR COLORBOND SURFMIST
- GARAGE ACCESS DOOR WINDSTOL OAK FLATS

EXTERNAL COLOURS:

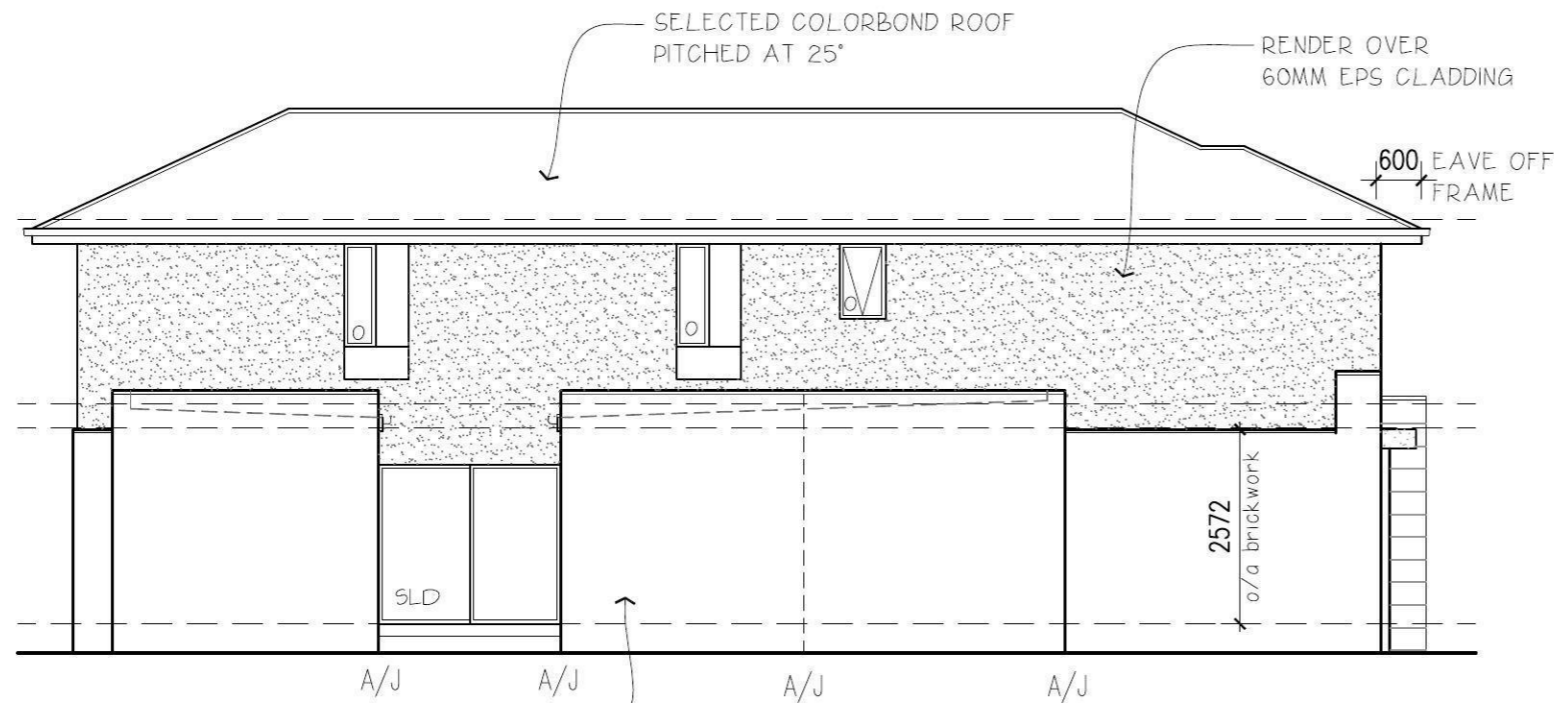
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- DULUX STOWE WHITE



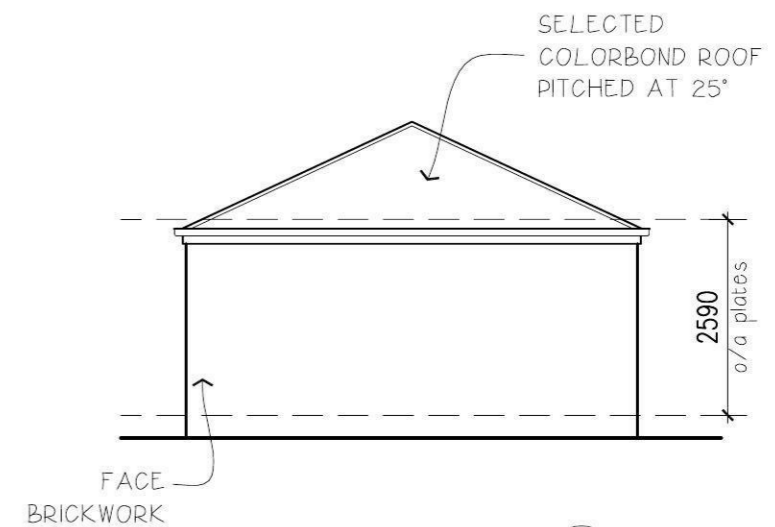
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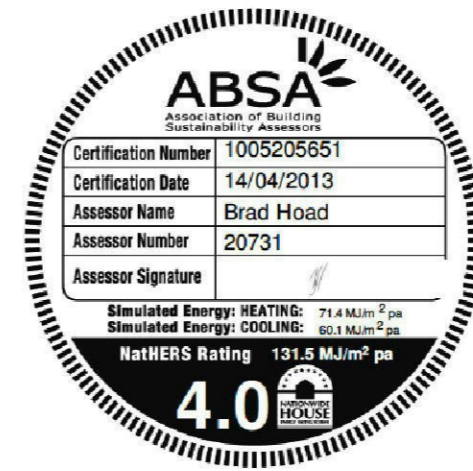
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ELEVATION B



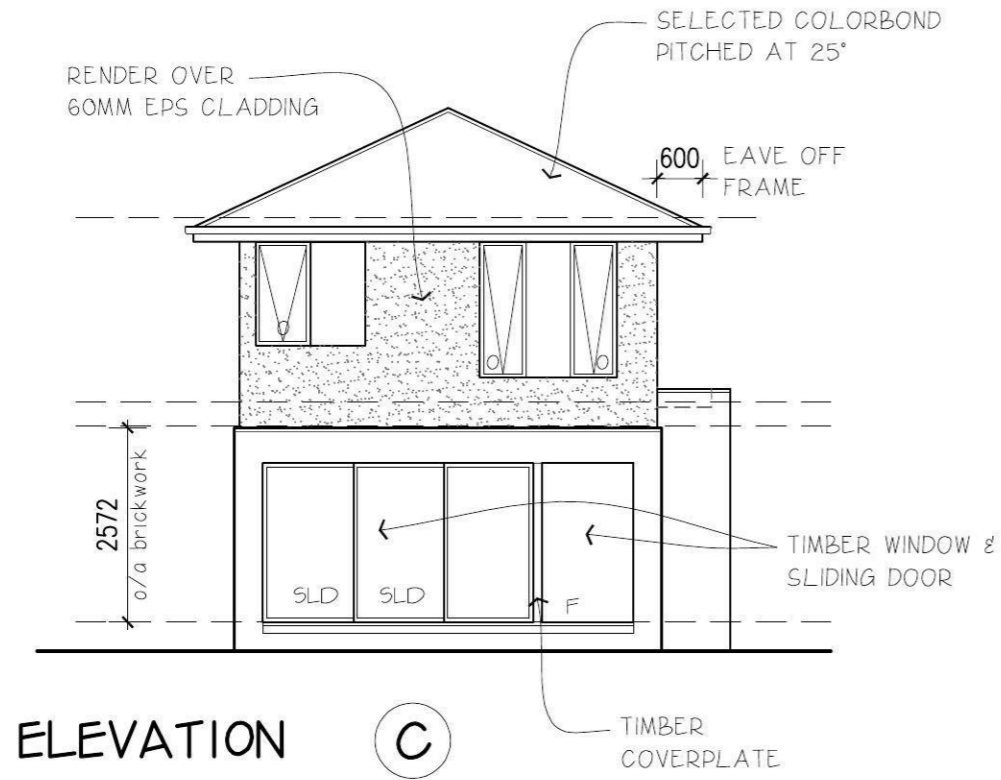
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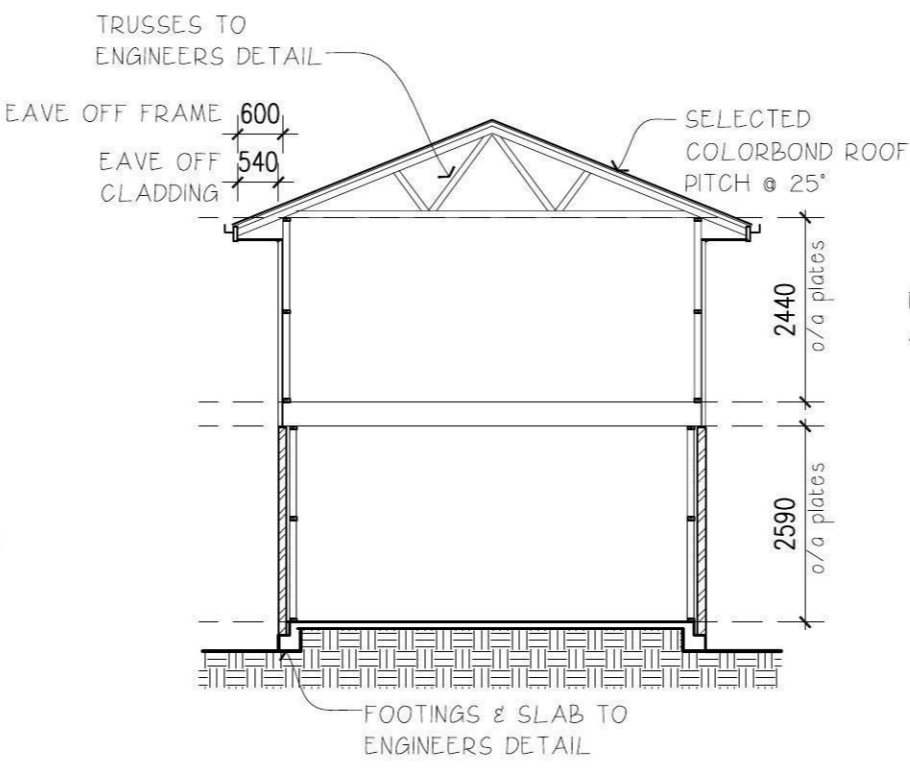
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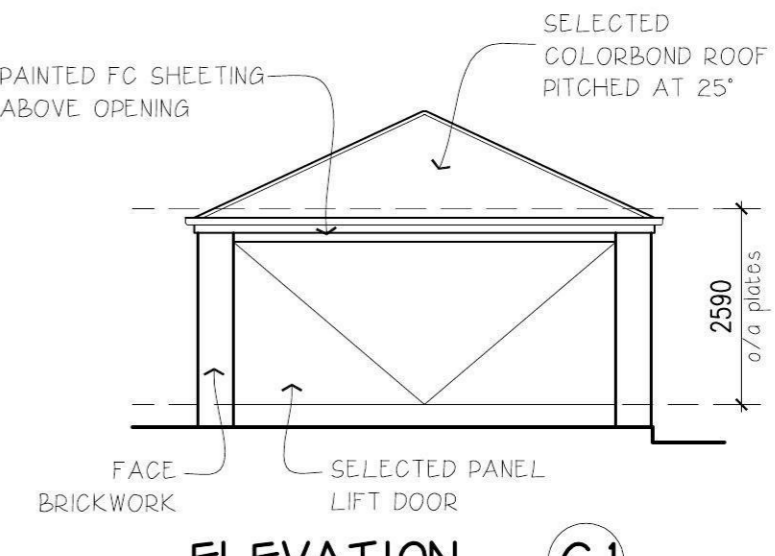
ELEVATIONS		SHEET 3	HAND LH	Townhouse 9 (7.5m)	Kenzo	EDGEWATER HOMES PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560
DRAWN DV 04/04/2013		For EDGEWATER HOMES		At LOT 1277 LAKESIDE PARADE JORDAN SPRINGS		
CHECKED **		SCALE 1:100				



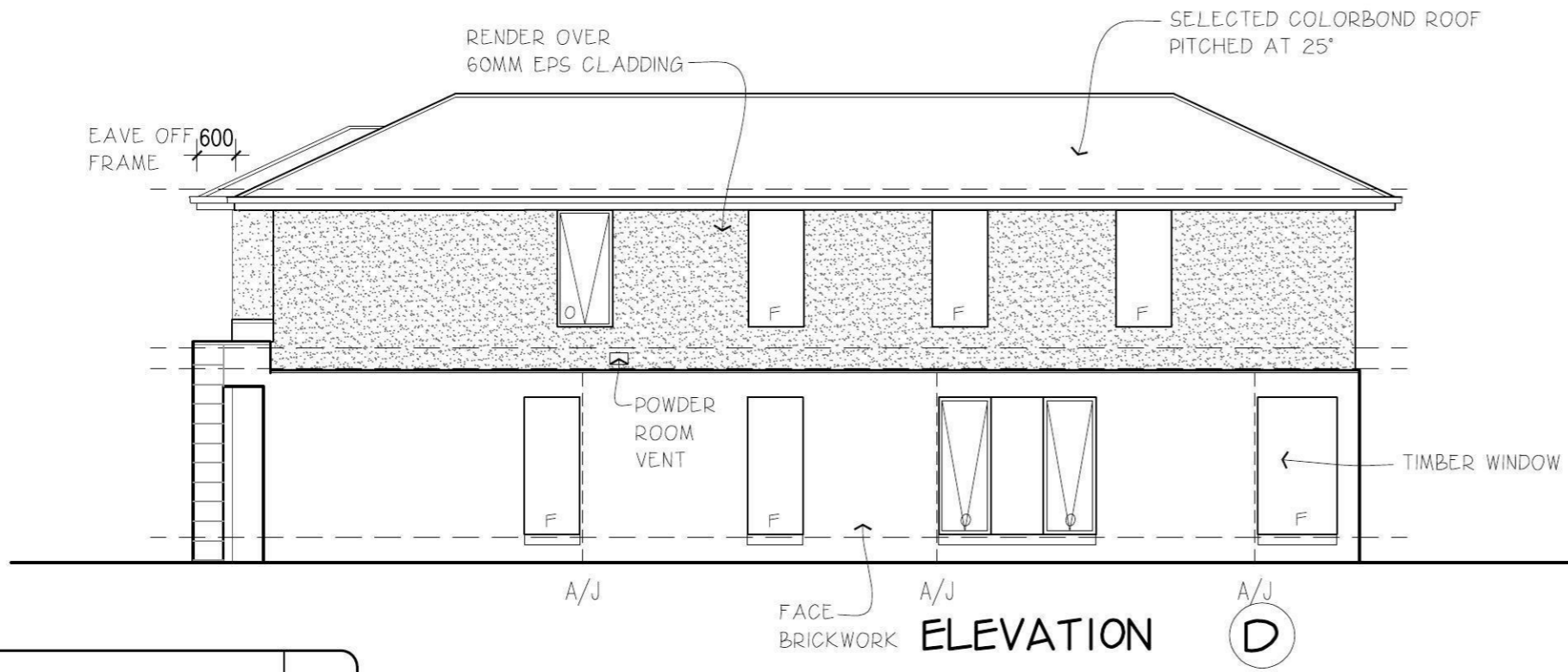
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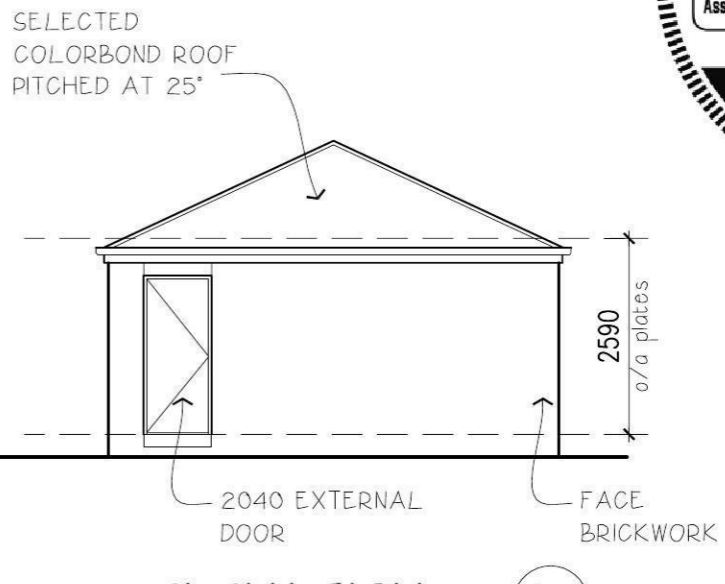
TYPICAL_SECTION



ELEVATION C1



ELEVATION D



ELEVATION D1



DATE	REVISION	DRAWN

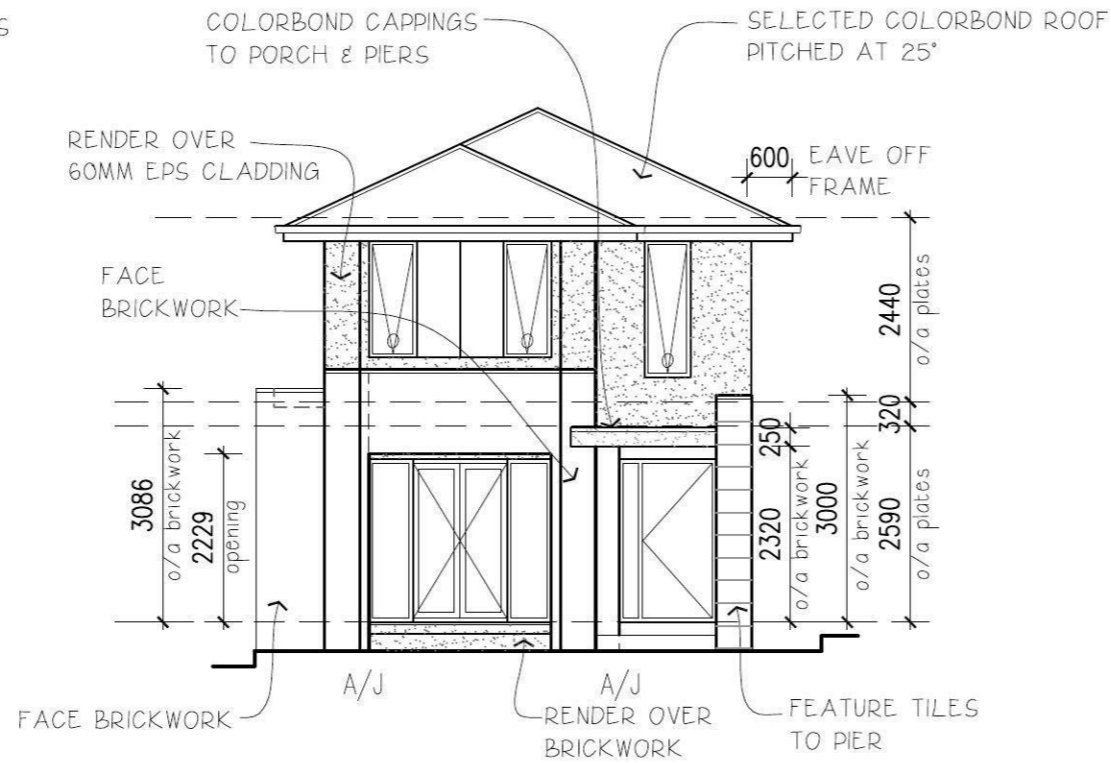
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	CHECKED **						
SCALE 1:100							

EXTERNAL COLOUR SCHEDULE

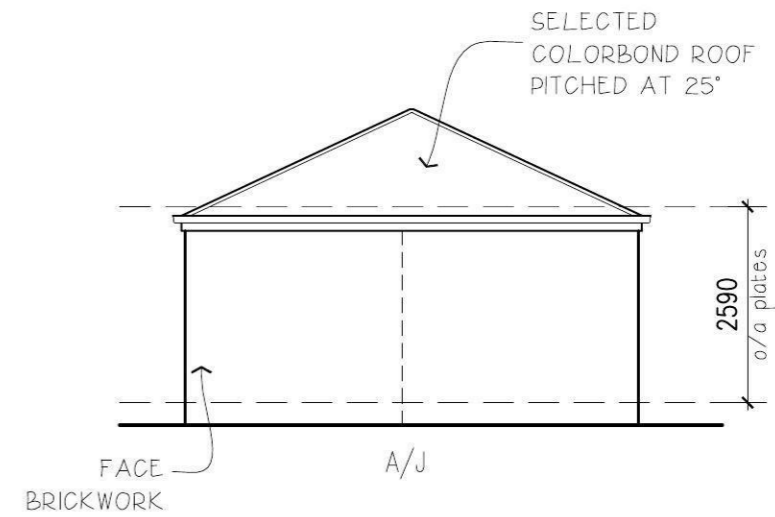
- FACE BRICK AUSTRAL SYMMERY ASPHALT
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EXTERNAL COLOURS:

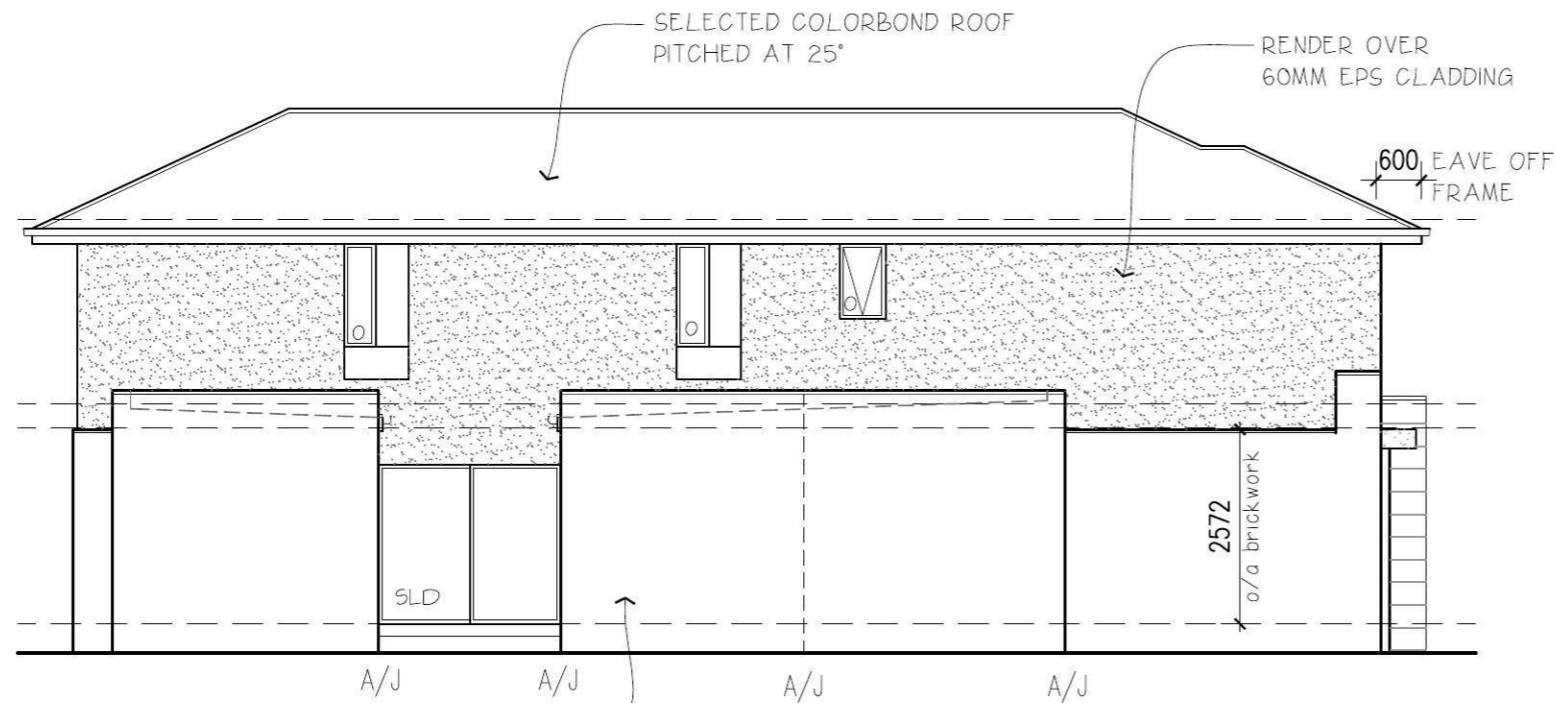
- DULUX MALI
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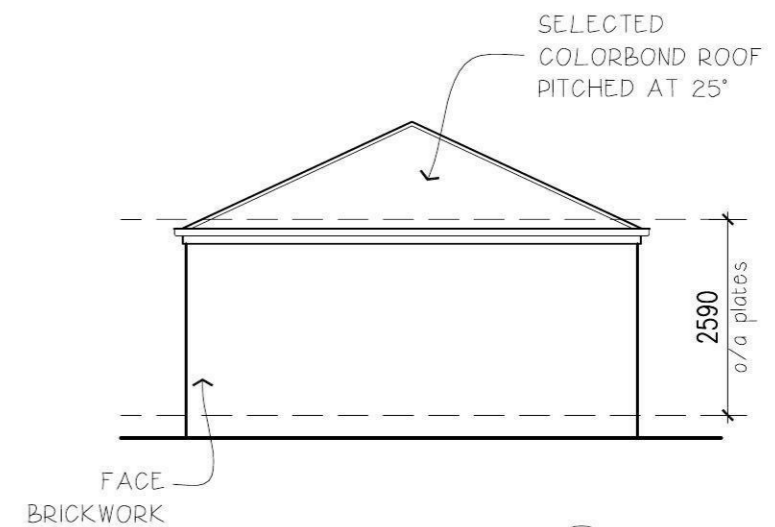
ELEVATION A



ELEVATION A1



ELEVATION B

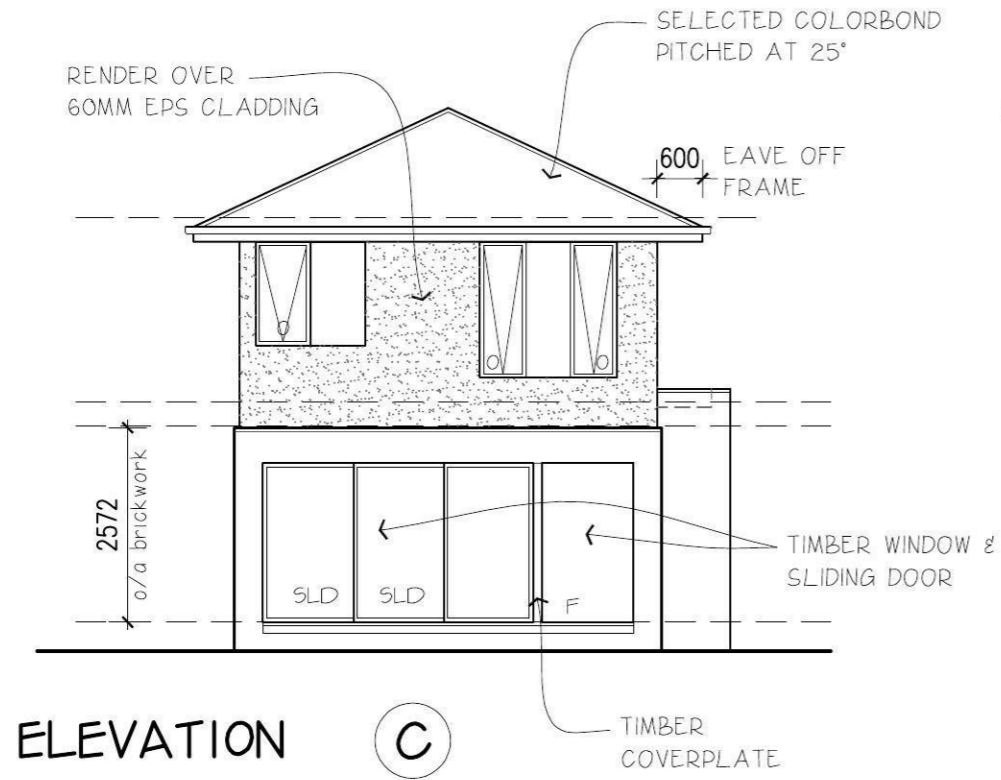


ELEVATION B1

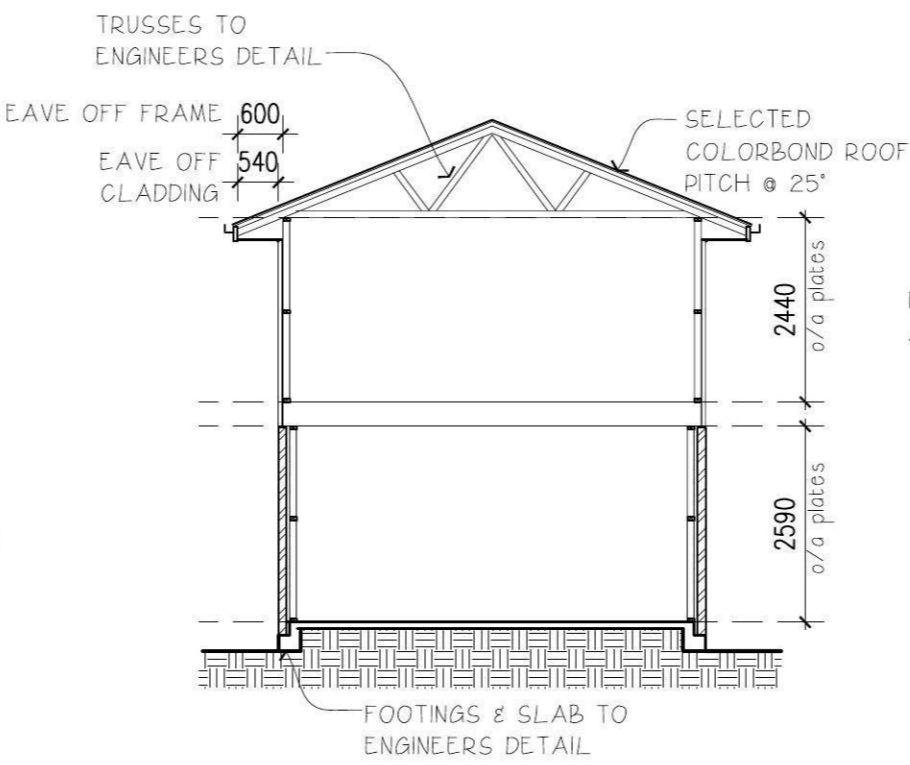
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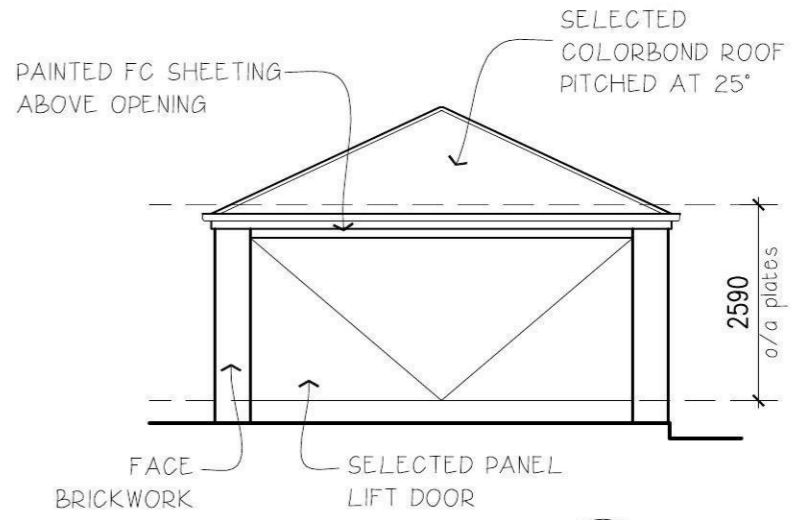
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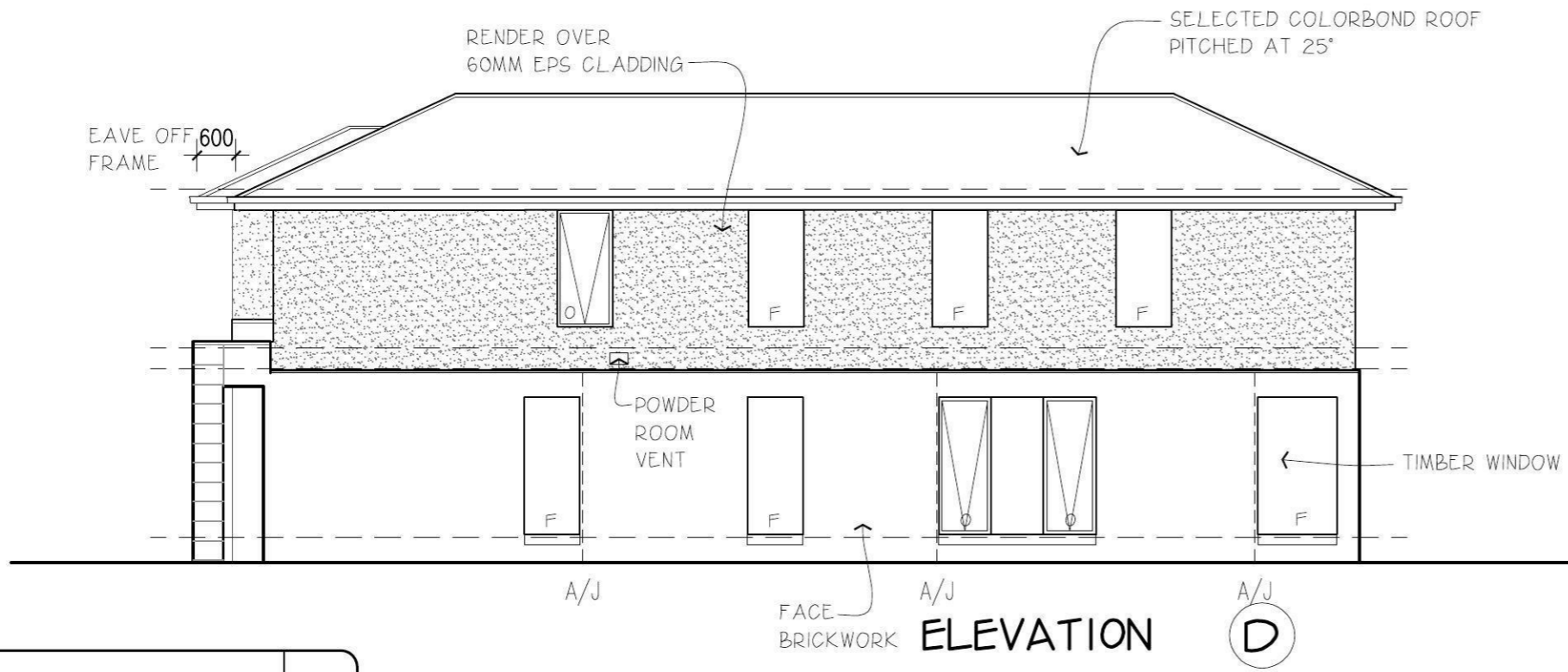
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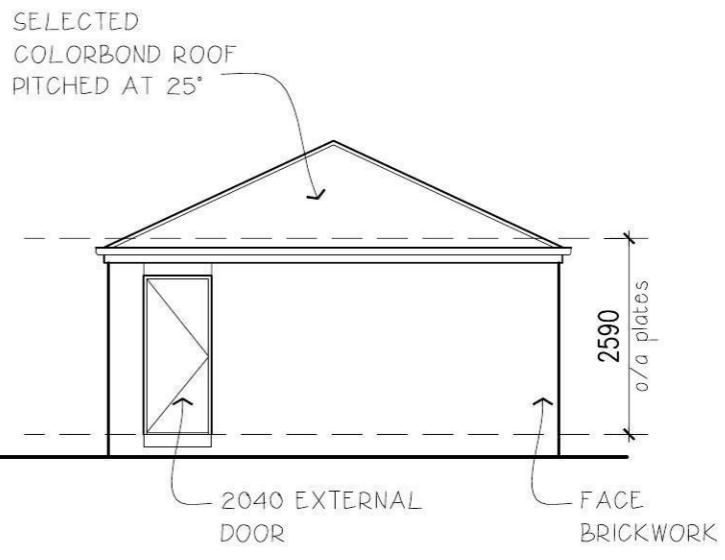
TYPICAL_SECTION



ELEVATION C1



ELEVATION D



ELEVATION D1

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