

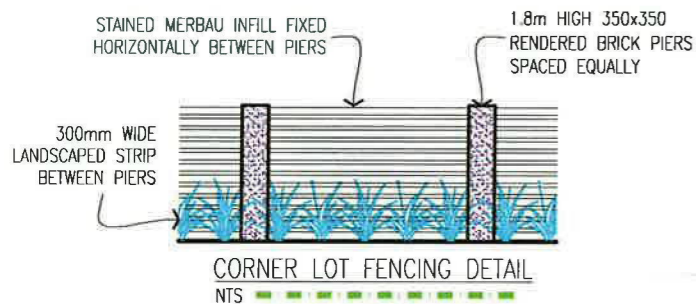
CUT & FILL BUILDING AREA TO RL 41.115 APPROX. TO CREATE LEVEL BUILDING PLATFORM FOR WAFFLE POD SLAB

CUT - LINE

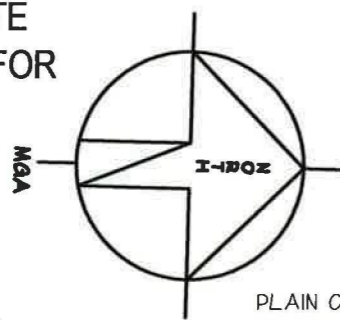
NOTE: THIS SITING IS SUBJECT TO THE DEVELOPERS APPROVAL. BUILDER TO OBTAIN PRIOR TO PERMIT APPLICATION.

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.



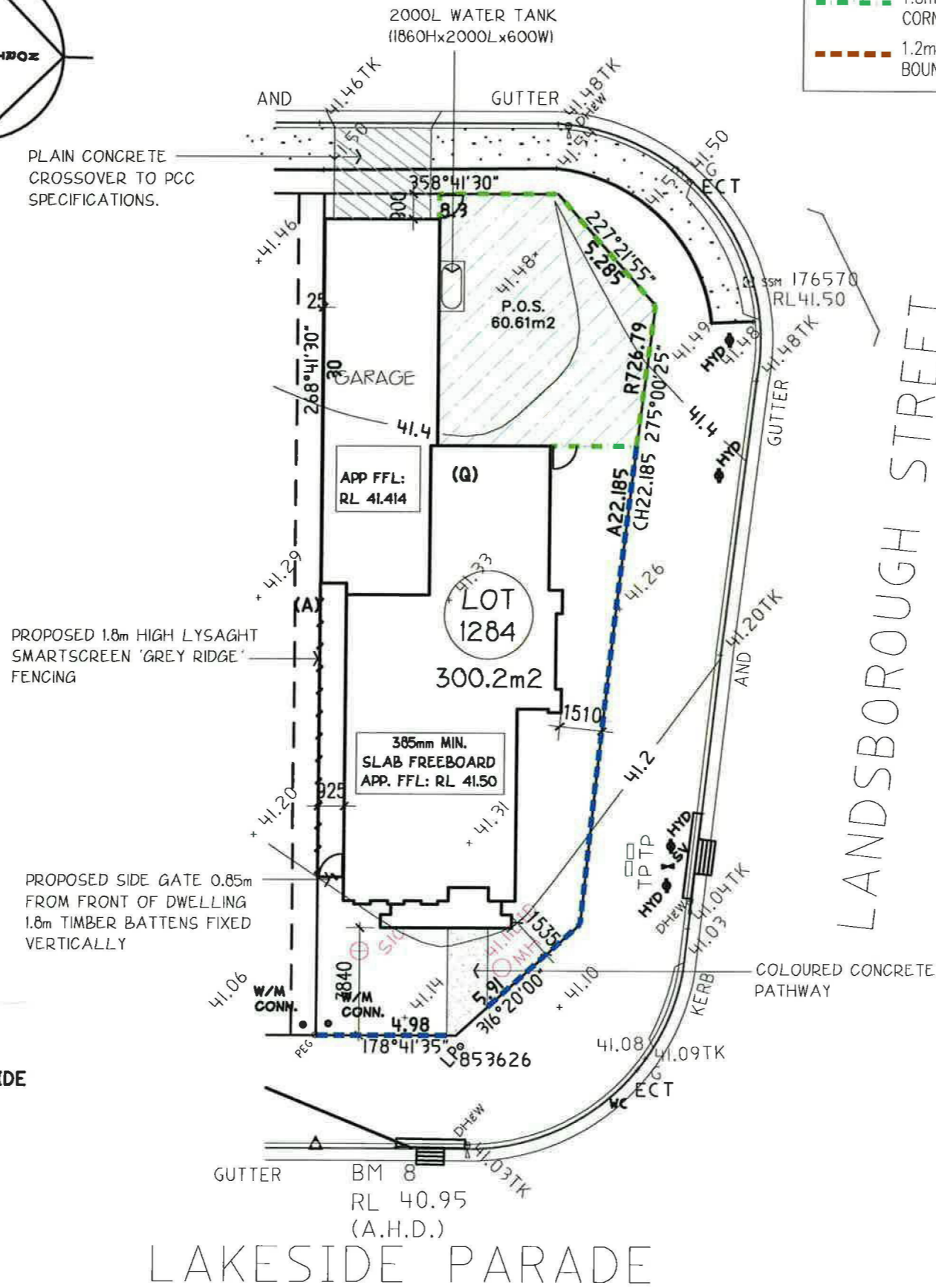
- (A) : EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE
- (B) : EASEMENT TO DRAIN WATER 1.5 WIDE
- (C) : EASEMENT TO DRAIN WATER 2 WIDE



DATE	REVISION	DRAWN

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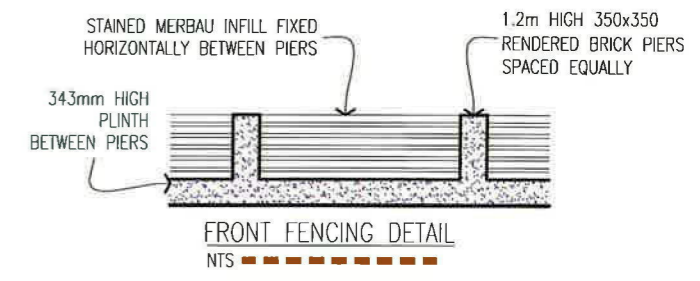
PITT STREET



LEGEND:

- PROPOSED 1.8M HIGH LYSAGHT SMARTSCREEN FENCING
- 1.8m HIGH CORNER LOT FENCING
- 1.2m HIGH FRONT BOUNDARY FENCING

TABLE OF BASIX COMMITMENTS		
PROJECT ADDRESS: LOT 1284 LAKESIDE PARADE JORDAN SPRINGS		
CERTIFICATE NO.: 4780075		
WATER		
- DEVELOPMENT TO BE CONNECTED TO 2,000LT RAINWATER TANK.		
- RAINWATER TANK CONFIGURED TO COLLECT AT LEAST 173.0m2 ROOF RUN OFF.		
- TOILETS, WASHING MACHINE AND 1 OUTDOOR TAP TO BE CONNECTED TO THE RAINWATER TANK.		
- SHOWER HEADS 3 STAR, TOILETS & KITCHEN TAPS 4 STAR AND BASIN TAPS TO BE 5 STAR RATED.		
THERMAL		
- ROOF INSULATION: NONE.		
- CEILING INSULATION: R2.5		
- 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.		
- FLUORESCENT LIGHTING TO 4 BEDROOMS, 2 LIVING AREAS, BATHROOMS/TOILETS, HALLWAYS & LAUNDRY.		
- WELL VENTILATED FRIDGE SPACE.		



SITE COVERAGE ANALYSIS




Category	Area (sqm)	Percentage (%)
Roof Area	173.3 sqm	57.7 %
Ground Floor	94.6 sqm	
First Floor	107.4 sqm	
Garage	53.0 sqm	
Porch	4.7 sqm	
Balcony	4.0 sqm	
Building	156.3 sqm	52.1 %
Hard Surface	10.5 sqm	3.5 %
Permeable	133.4 sqm	44.4 %
Total Area	300.2 sqm	100.0 %
Block Size	300.2 sqm	

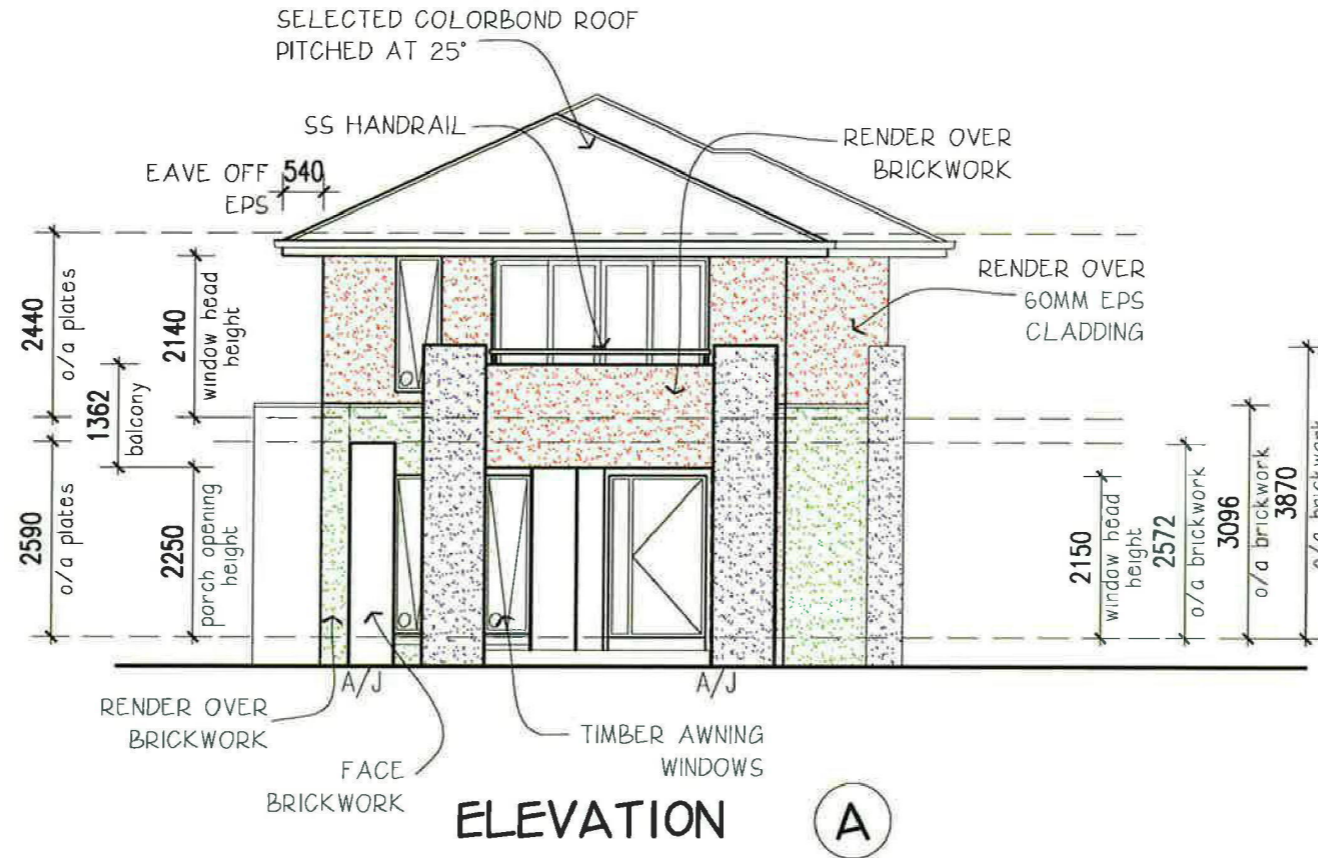
<p>SITE PLAN</p> <p>DRAWN BK 10/04/2013</p> <p>CHECKED **</p> <p>SCALE</p>	SHEET	1	HAND	LH	Townhouse 16 - Stage 3	Boston
	For	EDGEWATER HOMES				
	At	LOT 1284 LAKESIDE PARADE JORDAN SPRINGS				
	<p>EDGEWATER HOMES</p> <p>PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560</p>					

EXTERNAL COLOUR SCHEDULE

- FACE BRICK AUSTRAL SILVER
- COLORBOND JASPER ROOFING, FASCIA AND GUTTERS
- ALUMINIUM WINDOWS JASPER
- TIMBER WINDOWS INTERGRAIN DARK OAK
- FRONT DOOR DULUX HENNA RED
- GARAGE PANEL DOOR COLORBOND SURFMIST
- GARAGE ACCESS DOOR BRISTOL OAK FLATS

- RENDER COLOURS:

-  DULUX MALI
-  DULUX STOWE WHITE
-  BRISTOL OAK FLATS



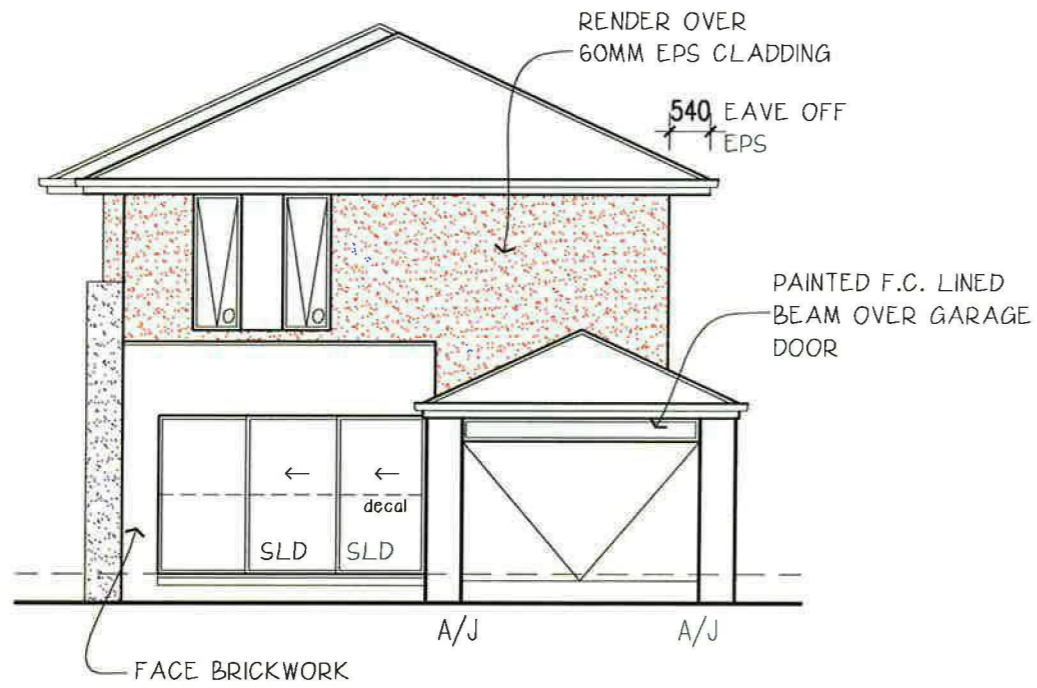
ELEVATION (A)



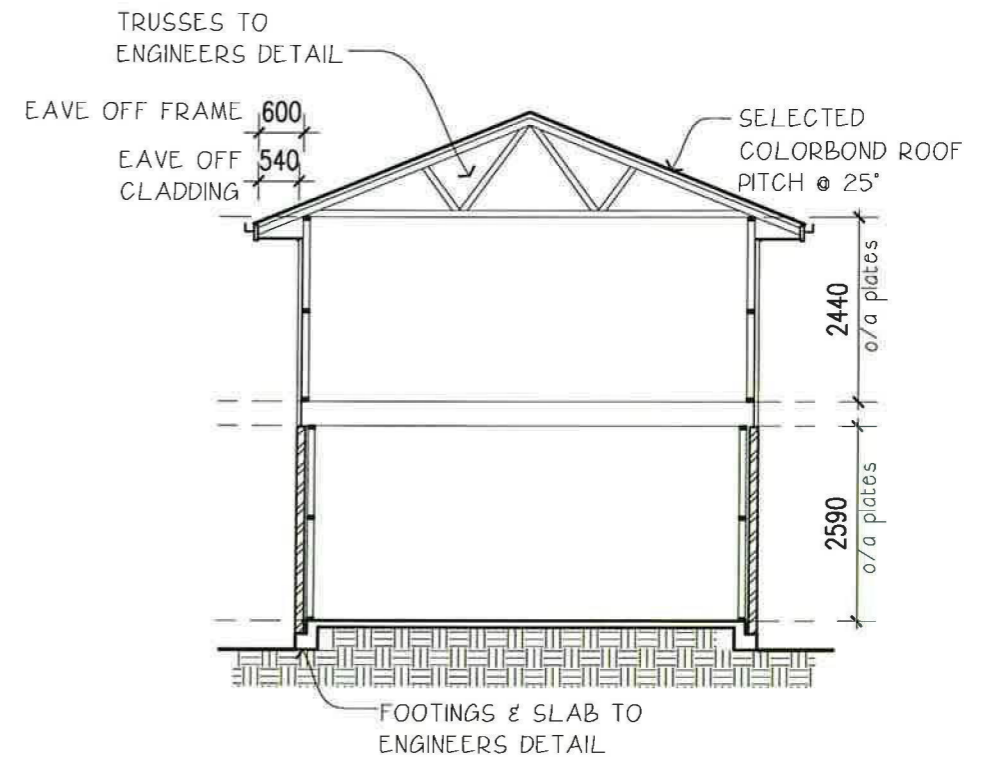
ELEVATION (B)

DATE	REVISION	DRAWN

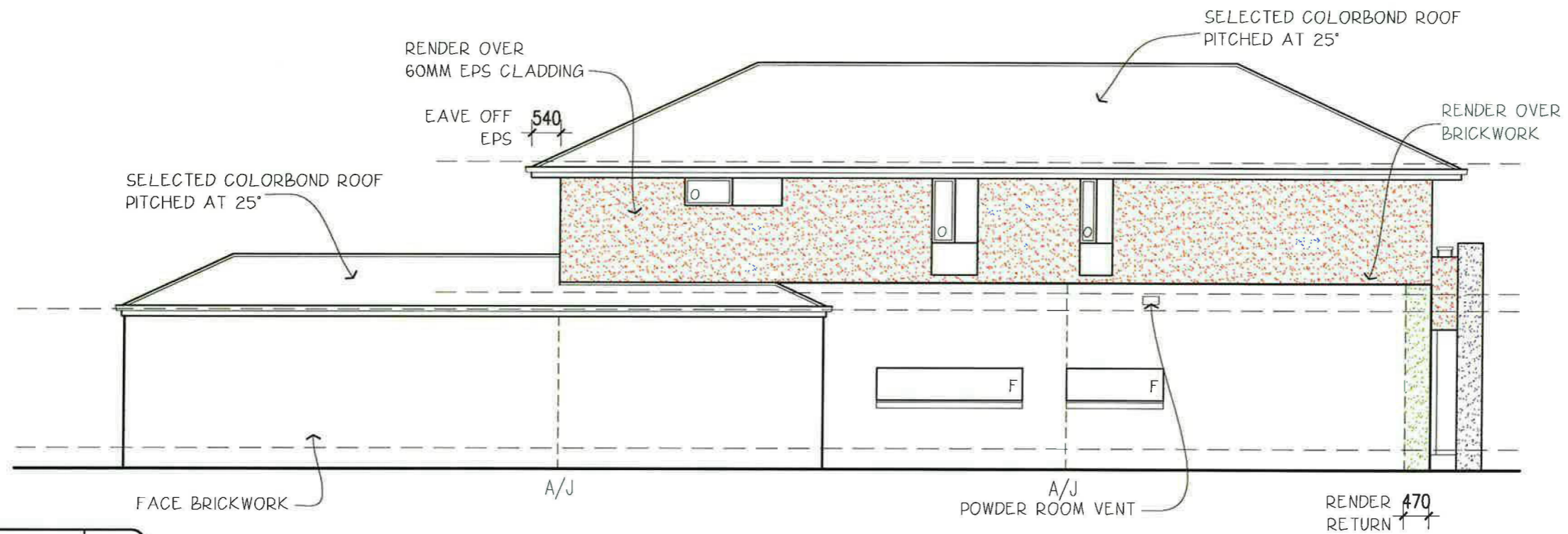
© Henley Arch P/L All rights reserved - this set of drawings is COPYRIGHT. Apart from use by the party to whom this report is addressed for the purpose for which it was requested and any fair dealing as permitted under the Copyright Act no part may be used, reproduced or copied by any means or in any form without prior permission of HENLEY ARCH P/L	ELEVATIONS	SHEET 3	HAND LH	Townhouse 16 - Stage 3	Boston	EDGEWATER HOMES PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560
	DRAWN BJK 10/04/2013			For EDGEWATER HOMES		
	CHECKED **			At LOT 1284 LAKESIDE PARADE		
SCALE 1:100						



ELEVATION (C)



TYPICAL_SECTION



ELEVATION (D)

DATE	REVISION	DRAWN

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ELEVATIONS		SHEET 3A	HAND LH	Townhouse 16 - Stage 3	Boston	EDGEWATER HOMES PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560
DRAWN	BK 10/04/2013	For		EDGEWATER HOMES		
CHECKED	**	At		LOT 1284 LAKESIDE PARADE		
SCALE	1:100					

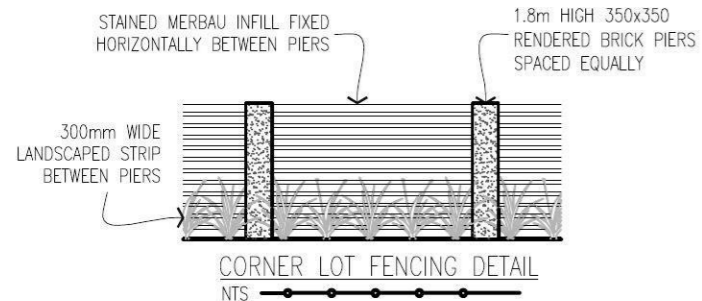
CUT & FILL BUILDING AREA TO RL 41.30 APPROX. TO CREATE LEVEL BUILDING PLATFORM FOR WAFFLE POD SLAB

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.

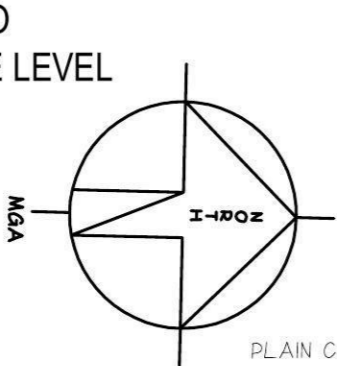
NOTE: THIS SITING HAS BEEN PREPARED BASED ON THE AVAILABLE INFORMATION FROM THE RELEVANT LOCAL COUNCIL AND/OR OTHER AUTHORITIES THAT IS NOT COMPLETE OR HAVE NOT BEEN FINALISED DUE TO THE TITLES NOT YET BEEN RELEASED IN THIS SUBDIVISION. ONCE THIS INFORMATION IS RELEASED IT WILL BE EXAMINED. THIS MAY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



- (A) : EASEMENT FOR ACCESS & MAINTENANCE 0.9 WIDE
- (B) : EASEMENT TO DRAIN WATER 1.5 WIDE
- (C) : EASEMENT TO DRAIN WATER 2 WIDE

DATE	REVISION	DRAWN

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PLAIN CONCRETE CROSSOVER TO PCC SPECIFICATIONS.

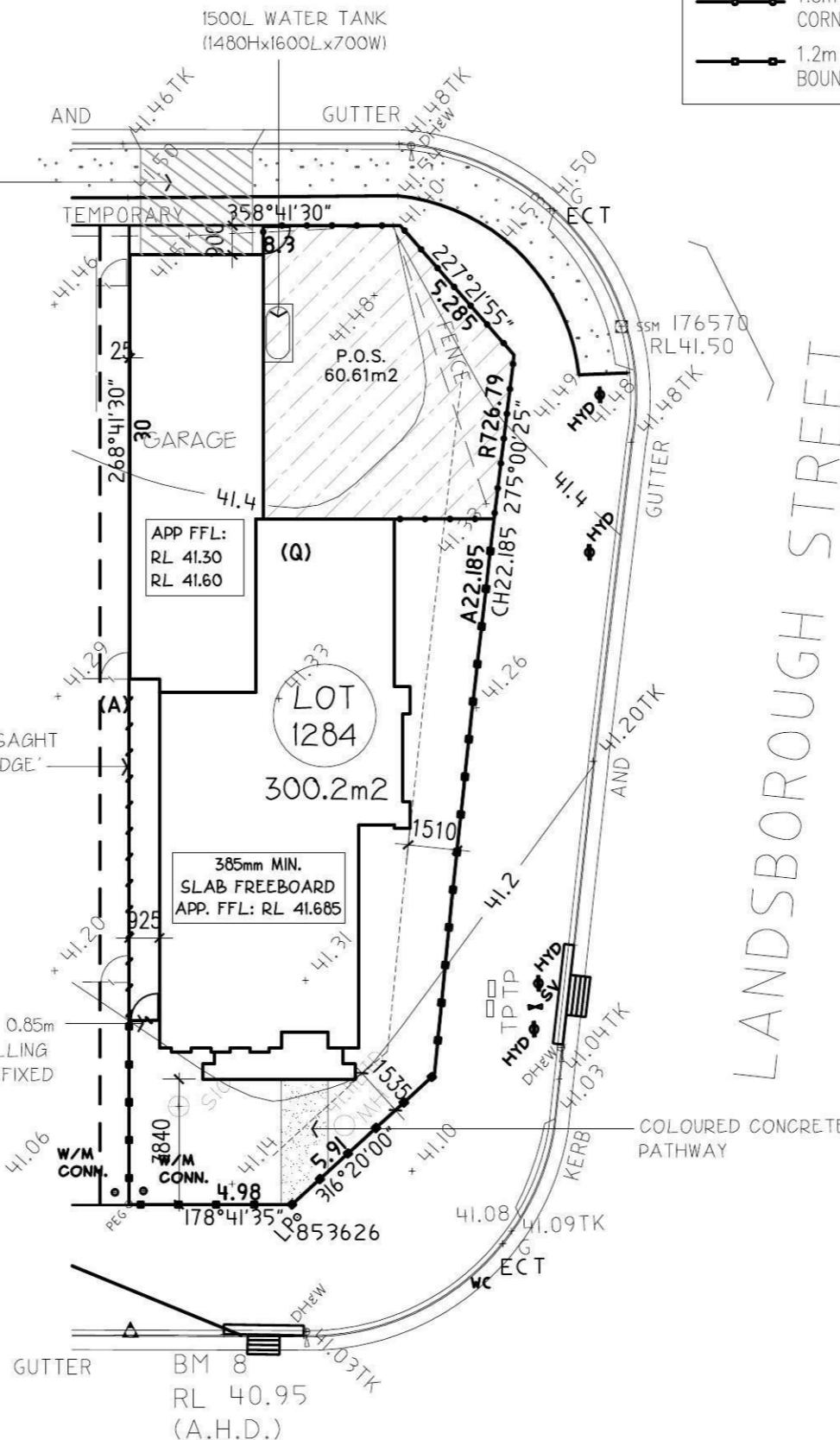
PROPOSED 1.8m HIGH LYSAGHT SMARTSCREEN 'GREY RIDGE' FENCING

PROPOSED SIDE GATE 0.85m FROM FRONT OF DWELLING 1.8m TIMBER BATTENS FIXED VERTICALLY

LAKE SIDE PARADE

PITT STREET

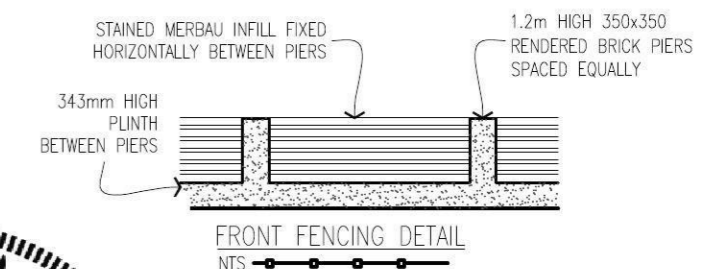
LANDSBOROUGH STREET



LEGEND:

- PROPOSED 1.8M HIGH LYSAGHT SMARTSCREEN FENCING
- 1.8m HIGH CORNER LOT FENCING
- 1.2m HIGH FRONT BOUNDARY FENCING

TABLE OF BASIX COMMITMENTS	
PROJECT ADDRESS: LOT 1284 LAKESIDE PARADE JORDAN SPRINGS	
CERTIFICATE NO.: S	
WATER	
- DEVELOPMENT TO BE CONNECTED TO 2,500LT RAINWATER TANK.	
- RAINWATER TANK CONFIGURED TO COLLECT AT LEAST 183.5m2 ROOF RUN OFF.	
- TOILETS, WASHING MACHINE AND 1 OUTDOOR TAP TO BE CONNECTED TO THE RAINWATER TANK.	
- SHOWER HEADS 3 STAR, TOILETS & KITCHEN TAPS 4 STAR AND BASIN TAPS TO BE 5 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.	
- 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.	
- FLUORESCENT LIGHTING TO 4 BEDROOMS, 2 LIVING AREAS, BATHROOMS/TOILETS, HALLWAYS & LAUNDRY.	
- WELL VENTILATED FRIDGE SPACE.	



Certification Number	1005209299
Certification Date	16/04/2013
Assessor Name	Brad Hoad
Assessor Number	20731
Assessor Signature	
Simulated Energy: HEATING	73.1 MJ/m ² pa
Simulated Energy: COOLING	52.0 MJ/m ² pa
NatHERS Rating	125.1 MJ/m ² pa

4.5 HOUSE

SITE COVERAGE ANALYSIS

Area	sqm	%
Roof Area	173.3	57.7
Ground Floor	94.6	
First Floor	107.4	
Garage	53.0	
Porch	4.7	
Balcony	4.0	
Building	156.3	52.1
Hard Surface	10.5	3.5
Permeable	133.4	44.4
Total Area	300.2	100.0
Block Size	300.2 sqm	

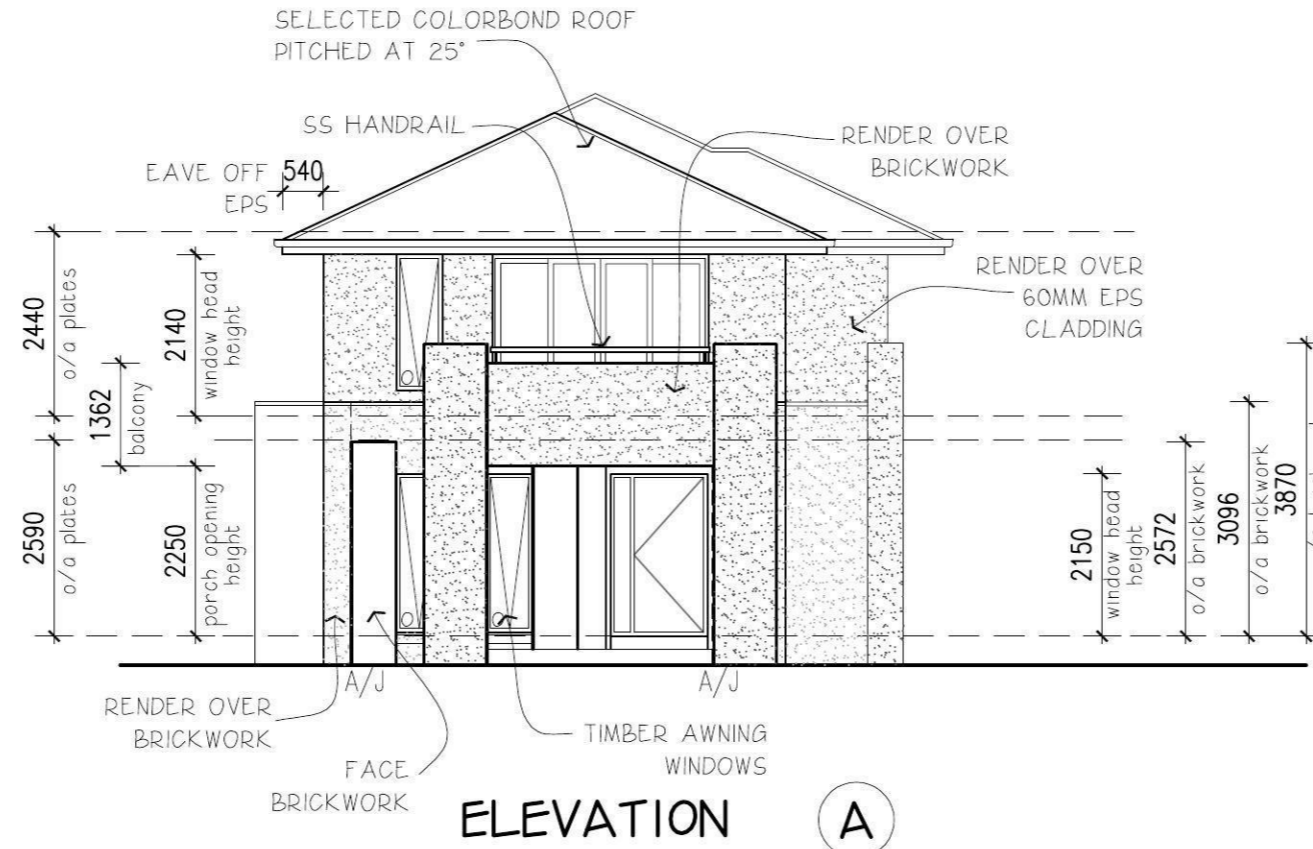
SITE PLAN DRAWN BK 10/04/2013 CHECKED ** SCALE 1:200	SHEET 1	HAND LH	Townhouse 16 - Stage 3	Boston	EDGEWATER HOMES PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560
	For	EDGEWATER HOMES			
	At	LOT 1284 LAKESIDE PARADE JORDAN SPRINGS			

EXTERNAL COLOUR SCHEDULE

- FACE BRICK AUSTRAL SILVER
- COLORBOND JASPER ROOFING FASCIA AND GUTTERS
- ALUMINIUM WINDOWS JASPER
- TIMBER WINDOWS INTERGRAIN DARK OAK
- FRONT DOOR DULUX PENNA RED
- GARAGE PANEL DOOR COLORBOND SURFMIST
- GARAGE ACCESS DOOR BRISTOL OAK FLATS

RENDER COLOURS

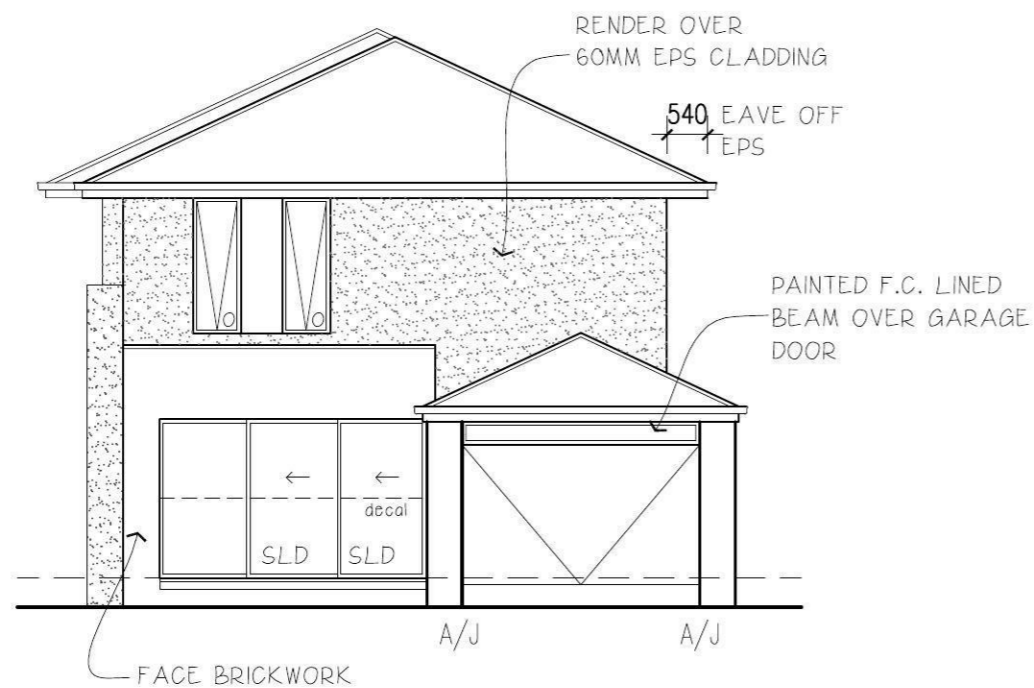
- DULUX MALI
- DULUX STOWE WHITE
- BRISTOL OAK FLATS



DATE	REVISION	DRAWN

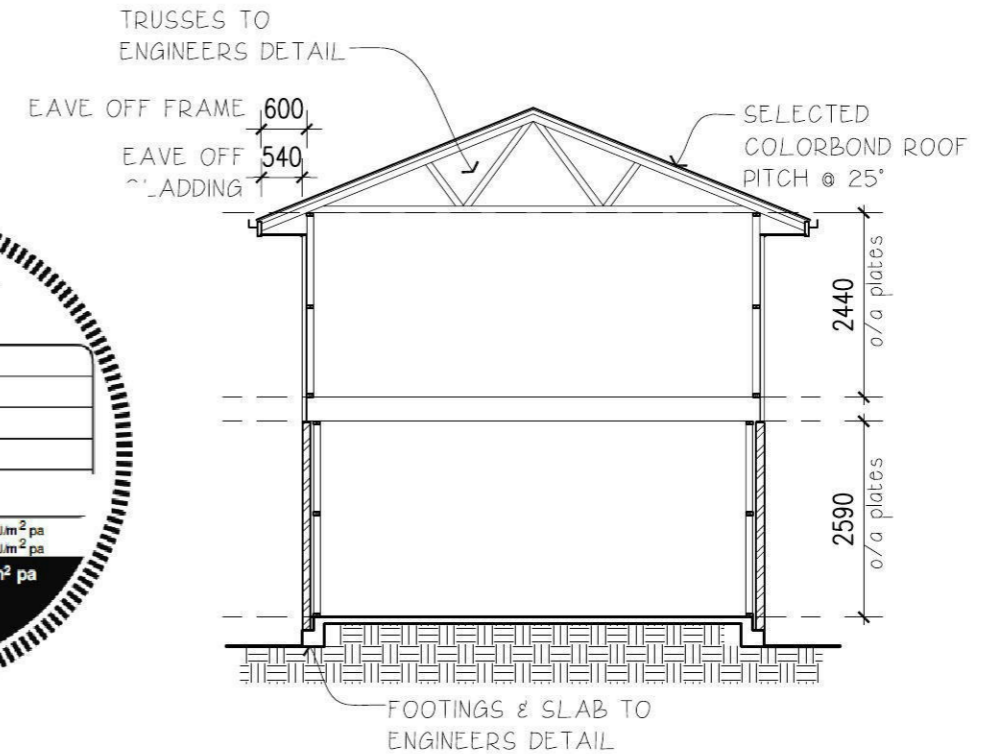
ELEVATION (B)

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	DRAWN BK 10/04/2013		For EDGEWATER HOMES		At LOT 1284 LAKESIDE PARADE		
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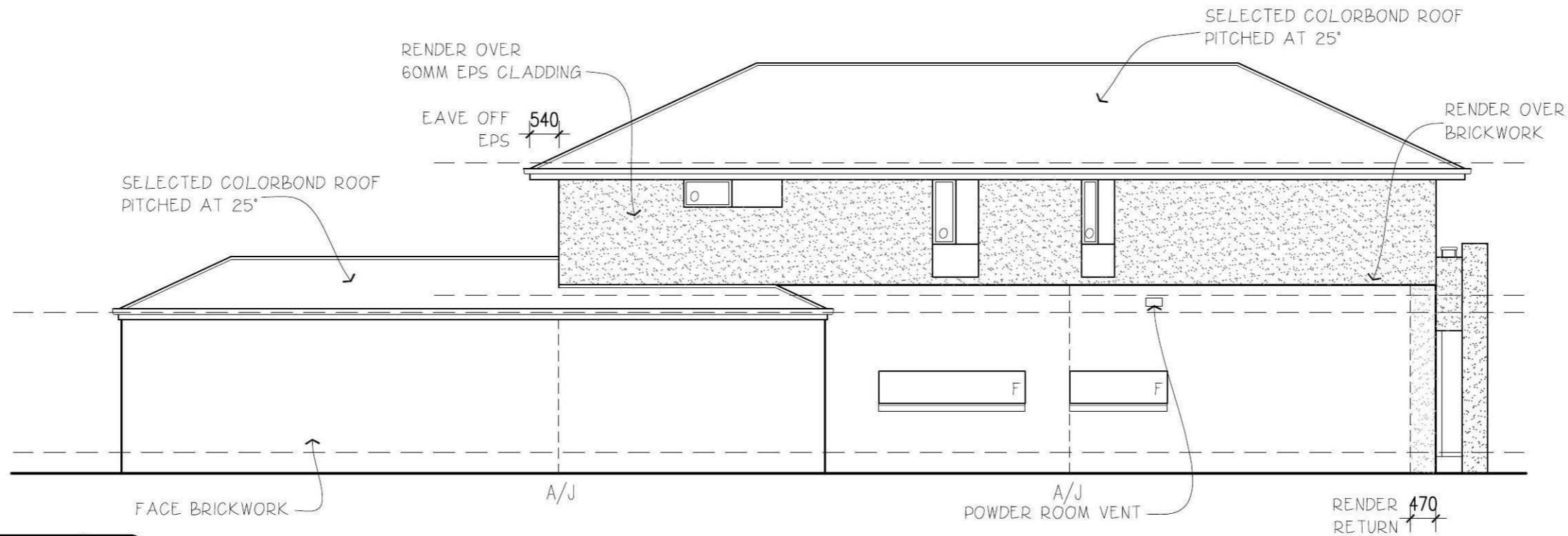


ELEVATION

(C)



TYPICAL_SECTION



ELEVATION

(D)

DATE	REVISION	DRAWN

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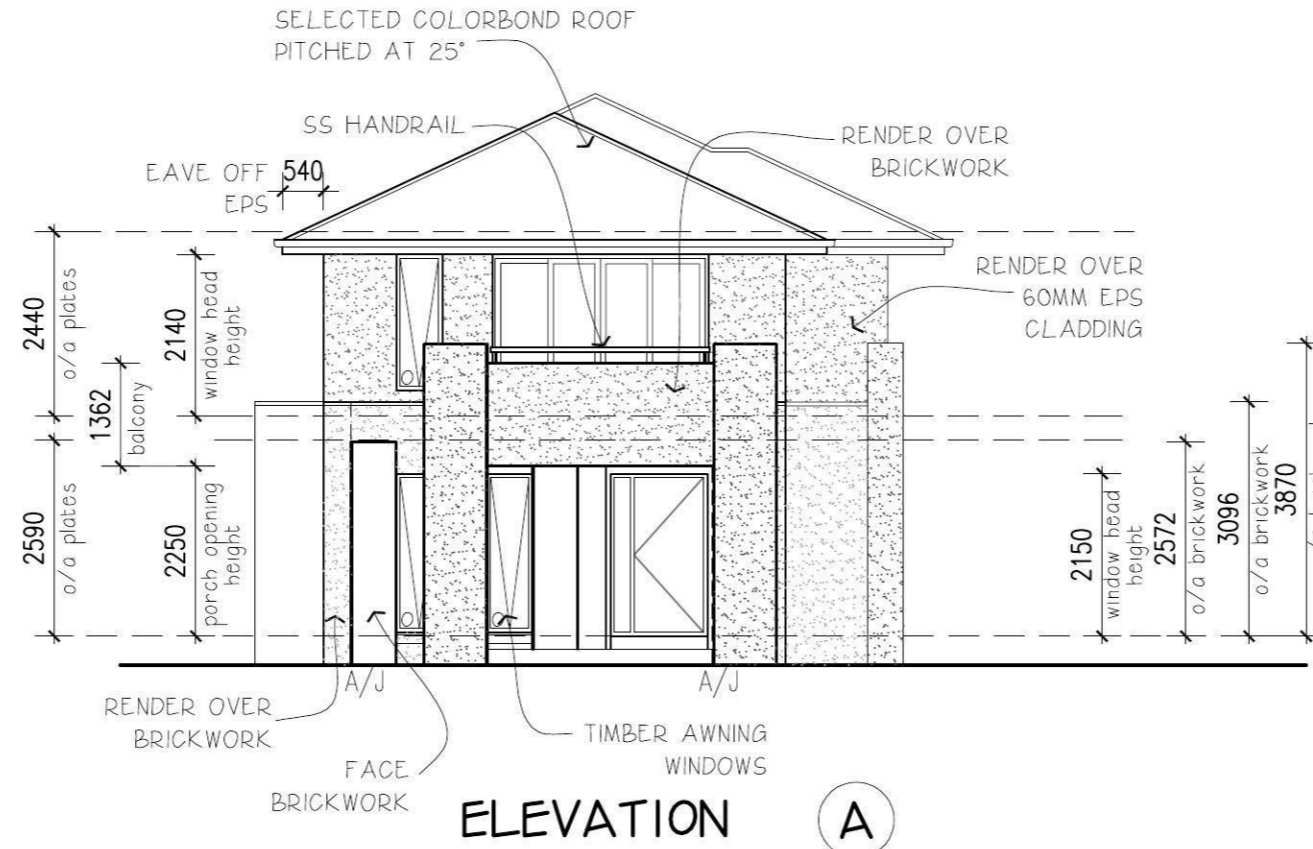
ELEVATIONS		SHEET 3A	HAND LH	Townhouse 16 - Stage 3	Boston	EDGEWATER HOMES PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560
DRAWN	BK 10/04/2013	For		EDGEWATER HOMES		
CHECKED	**	At		LOT 1284 LAKESIDE PARADE		
SCALE	1:100					

EXTERNAL COLOUR SCHEDULE

- FACE BRICK AUSTRAL SILVER
- COLORBOND JASPER ROOFING FASCIA AND GUTTERS
- ALUMINIUM WINDOWS JASPER
- TIMBER WINDOWS INTERGRAIN DARK OAK
- FRONT DOOR DULUX PENNA RED
- GARAGE PANEL DOOR COLORBOND SURFMIST
- GARAGE ACCESS DOOR BRISTOL OAK FLATS

RENDER COLOURS

- DULUX MALI
- DULUX STOWE WHITE
- BRISTOL OAK FLATS

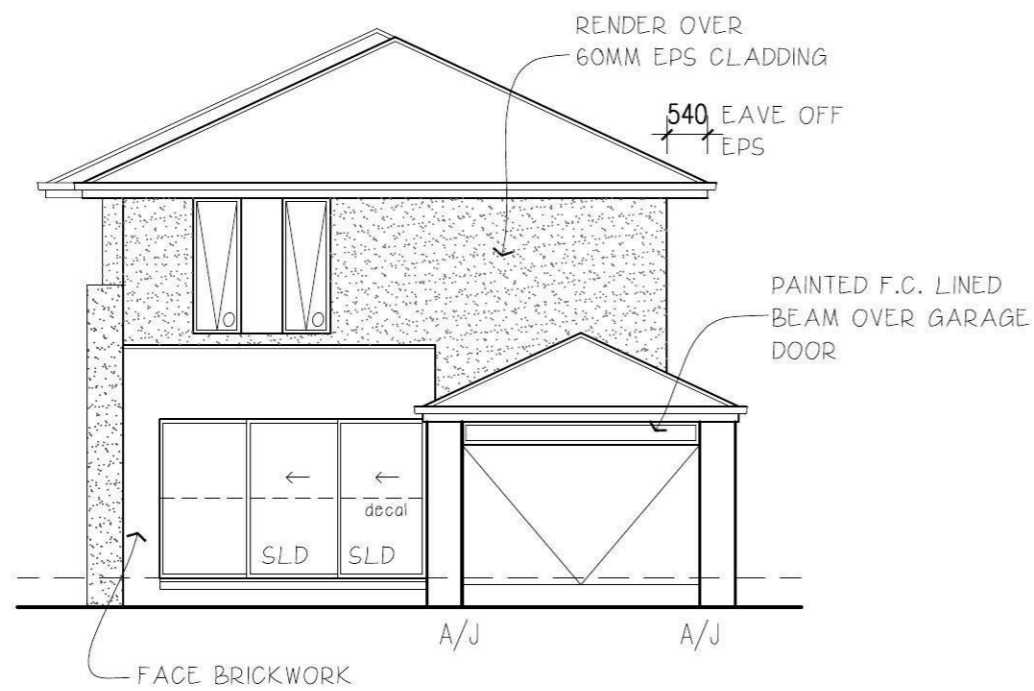


DATE	REVISION	DRAWN

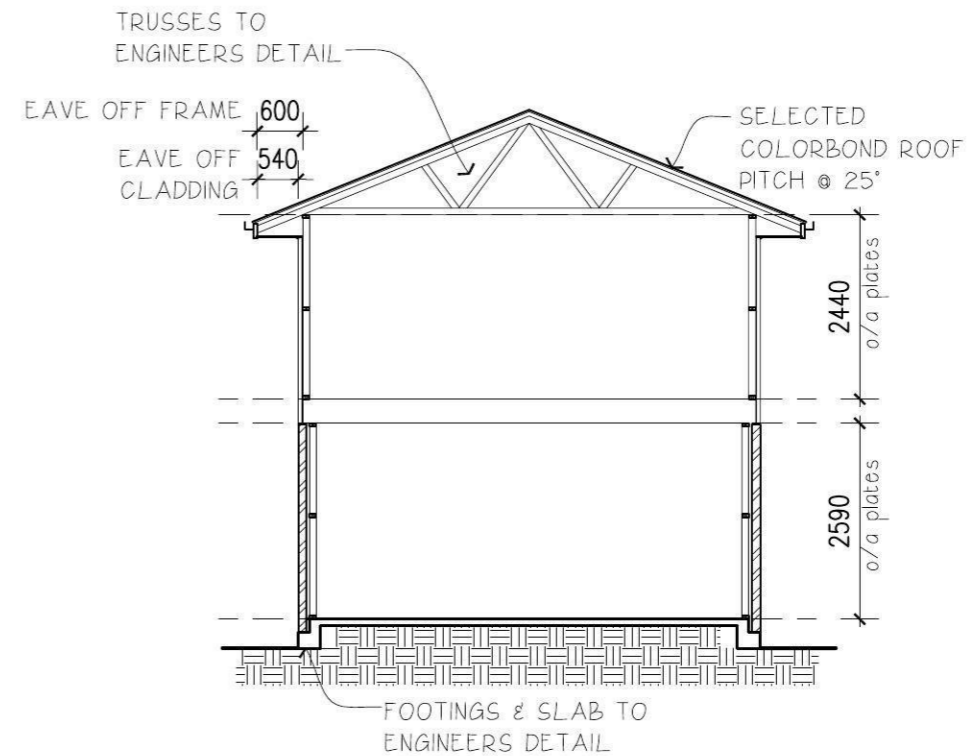
ELEVATION **B**

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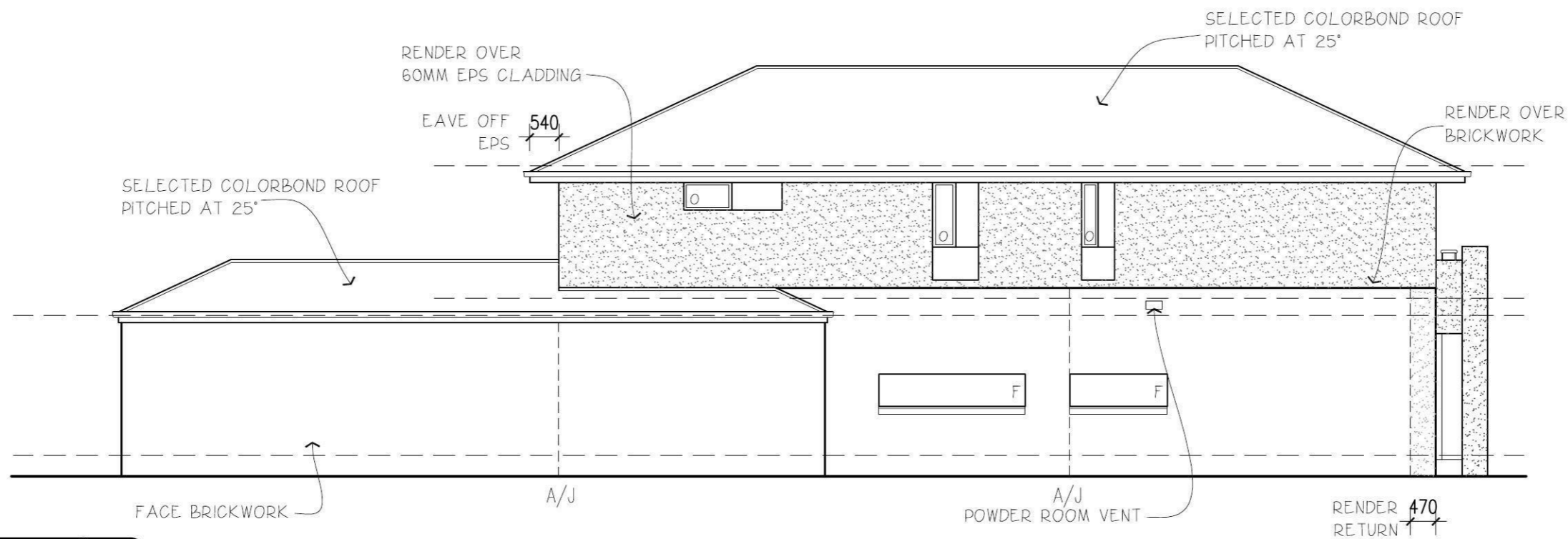
ELEVATIONS		SHEET 3	HAND LH	Townhouse 16 - Stage 3	Boston	EDGEWATER HOMES PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560
DRAWN BK 10/04/2013		For EDGEWATER HOMES		At LOT 1284 LAKESIDE PARADE		
CHECKED **		SCALE 1:100				



ELEVATION (C)



TYPICAL_SECTION



ELEVATION (D)

DATE	REVISION	DRAWN

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ELEVATIONS		SHEET 3A	HAND LH	Townhouse 16 - Stage 3	Boston	EDGEWATER HOMES PO Box 550 Moorebank NSW 1875 Ph: 9623 7526 Fax:9673 5560	
DRAWN	BK 10/04/2013	For		EDGEWATER HOMES			
CHECKED	**	At		LOT 1284 LAKESIDE PARADE			
SCALE	1:100						