

Information Pack

**Lot 3102
STAGE 31**

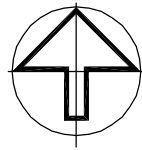
SPRING FARM
RIVERSIDE
Prestige. Picturesque. Perfect.

100 SPRINGS RD, SPRING FARM



- ◆ Rumpus room
- ◆ Alfresco outdoor area
- ◆ Huge open plan living areas





1
DP 707250

1. THE DIMENSIONS, AREAS, EASEMENTS AND OTHER DETAILS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND ARE SUBJECT TO FIELD SURVEY AND THE FINAL APPROVALS OF CAMDEN COUNCIL AND SERVICING AUTHORITIES.
2. PURCHASERS SHOULD REFER TO THE REGISTERED PLAN OF SUBDIVISION FOR FINAL DIMENSIONS AND OTHER DETAILS.
3. PURCHASERS SHOULD EXAMINE THE FULL RANGE OF EASEMENTS & RESTRICTIONS SET OUT IN THE 88B INSTRUMENT ACCOMPANYING THE LINEN PLAN..
4. BAL AFFECTED LOTS ARE SUBJECT TO BUILDING CONSTRUCTION STANDARD AS3959-2009 "CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE LANDS" POSITION OF BAL (BUSHFIRE ATTACK LEVEL) ZONE IS INDICATIVE ONLY.

BAL AFFECTED

DENOTES SEWER MAIN & ACCESS CHAMBER & MAINTENANCE SHAFT

DENOTES FENCE SURROUNDING DISPLAY VILLAGE CMC DEPOT

(A) EASEMENT TO DRAIN WATER 1.5 WIDE.

(B) RIGHT OF CARRIAGEWAY 5 WIDE.

(C) EASEMENT FOR PADMOUNT/ELECTRICAL SUBSTATION 2.75 WIDE.

(D) RESTRICTION ON THE USE OF LAND.

(E) RESTRICTION ON THE USE OF LAND.

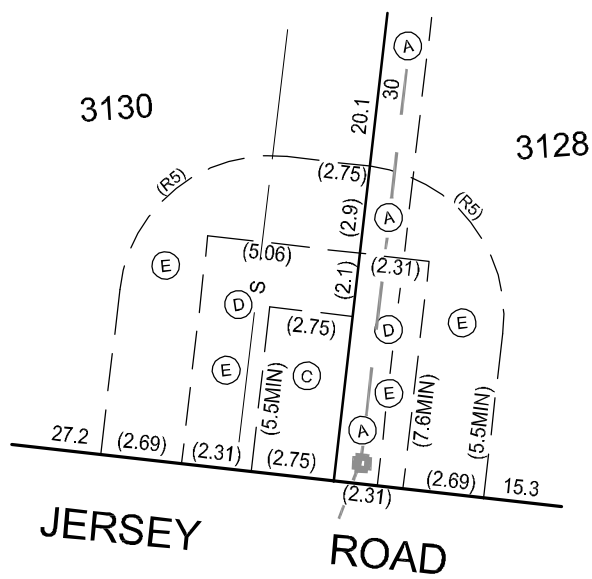


DIAGRAM 1
NTS

REV.C 21/09/10
REV.B 24/09/10
REV.A 21/09/10
07/07/10

3146

(13W & VAR)

RIVERSIDE

SPRINGS

(20.115 WIDE)

ROAD

WATTLE

(14 WIDE)

ROAD

JERSEY

(14 WIDE)

ROAD

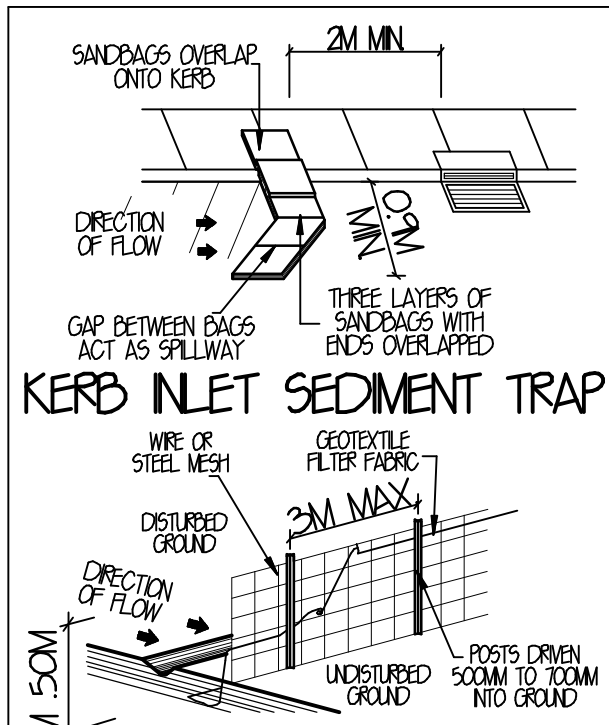
1
DP 194887

FUTURE

SUBDIVISION

1
DP 228039

FILE NAME: 76371.01.P21C



SEDIMENT CONTROL NOTES:

ALL EROSION AND SEDIMENTATION CONTROL MEASUREMENTS, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.

ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AROUND AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.

SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300MM WIDE X 300MM DEEP TRENCH.

ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF MATERIALS, INCLUDING THE MAINTENANCE PERIOD.

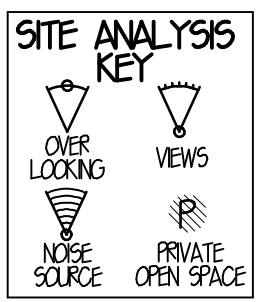
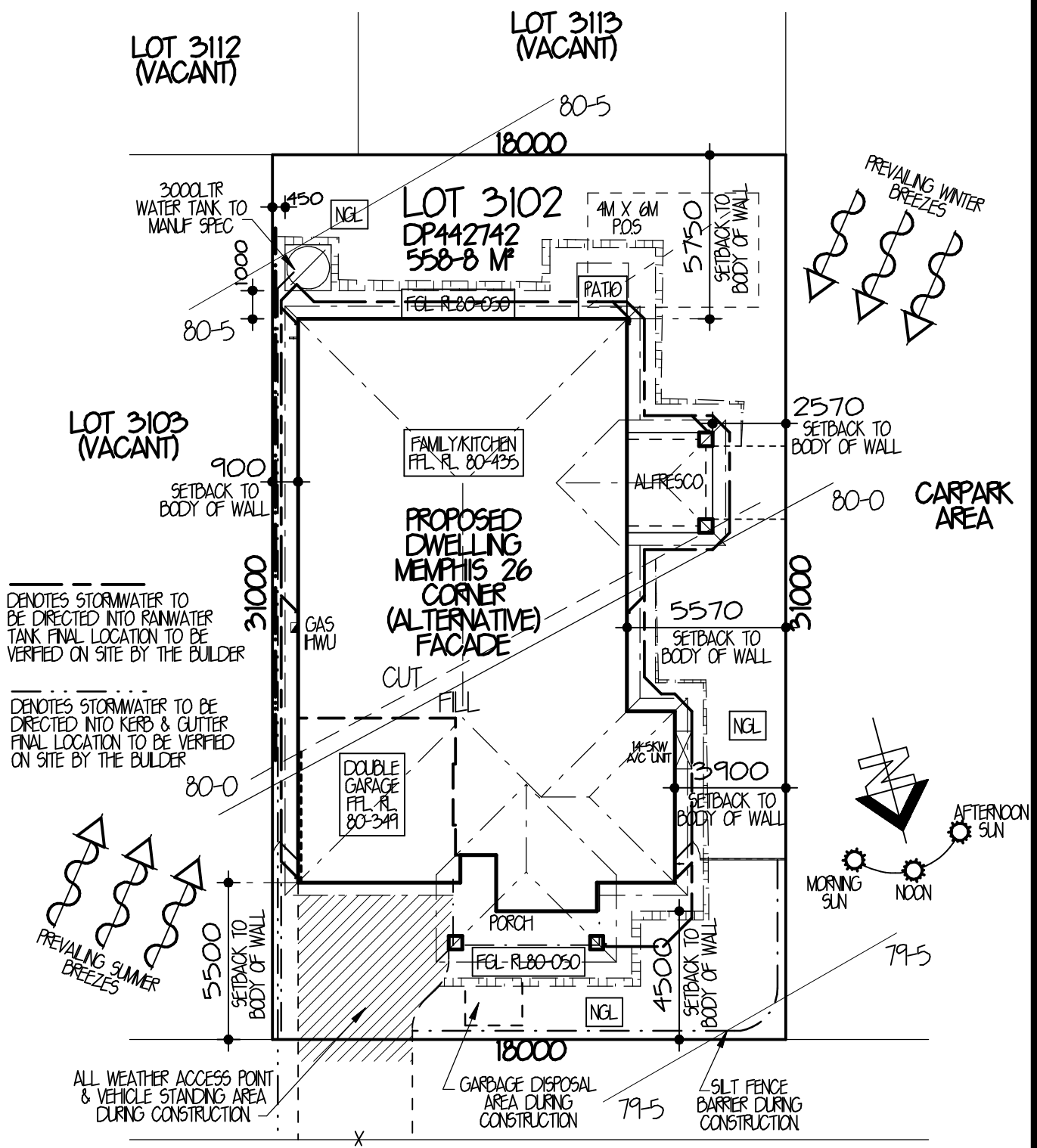
ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.

FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POSTS AT 2M CENTRES). FABRIC SHALL BE BURED 150MM ALONG ITS LOWER EDGE.

GENERAL NOTES:

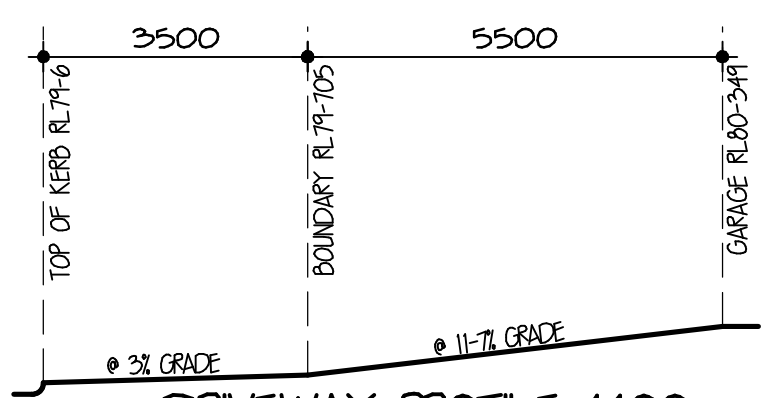
- STORMWATER TO DISCHARGE INTO DESIGNATED DISCHARGE POINT TO PCA REQUIREMENTS
- SEWER TO LOCAL AUTHORITIES REQUIREMENTS.
- ALL GROUND LINES ARE TO BE VERIFIED ON-SITE BY THE BUILDER.
- FINAL LOCATION OF BUILDINGS TO BE VERIFIED ON-SITE BY A REGISTERED SURVEYOR.
- WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING. ANY PLAN DISCREPANCIES TO BE REFERRED BACK TO A&N DESIGN BEFORE PROCEEDING
- SITE CLASSIFICATION H1
- CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO RL80-050 GARAGE TO RL80-050
- HOUSE FLOOR LEVEL RL80-435, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. RL80-349, 299MM ABOVE PLATFORM LEVEL



PRELIMINARY SITING SUBJECT TO FINAL SURVEY

SITE ANALYSIS & SITE PLAN 1:200 (DRAINAGE PLAN)

- DENOTES RETAINING WALL BY OWNER
- - - DENOTES SILT FENCE BARRIER
- - - - DENOTES DROPPED EDGE BEAM
- ||||| DENOTES LINE OF BATTER TO CUT OR FILL



PRELIMINARY SITING ONLY, SUBJECT TO FINAL SURVEY

SITE DATA
 SITE AREA = 558-8 M²
 PRIVATE OPEN SPACE REQUIRED = 20% OR 111-8 M² PROVIDED = 36% OR 200-3 M²
 SITE COVERAGE PERMISSIBLE = 50% OR 279-4 M² PROVIDED = 50% OR 279-2 M²

FLOOR AREAS
 GROUND FLOOR AREA = 208-1 M² (NOT INCLUDING GARAGE)
 GARAGE FLOOR AREA = 31-9 M²
 PORCH FLOOR AREA = 10-8 M²
 ALFRESCO FLOOR AREA = 10-5 M²

TOTAL FLOOR AREA = 261-5 M² OR 28-0 505

A&N DESIGN SYDNEY

UNIT 39/5 INGLEWOOD PLACE, NORWEST BUSINESS PARK, BULLKHAM HILLS NSW 2153
 P.O. BOX 6410 BULLKHAM HILLS BUSINESS CENTRE NSW 2153
 PHONE: (02) 8824 3533
 FAX: (02) 8824 3544
 EMAIL: INFO@ANDESIGNSYDNEY.COM.AU

ISSUE	DATE	REVISION	DRAWN
A	07-06-10	CC PLANS	JM
B	23-8-10	AMENDMENTS	JD
C	24-11-10	RE-CONTRACT	SI
D	8-12-10	AMENDMENTS	JU
E	22-12-10	BASIX PLAN	DT

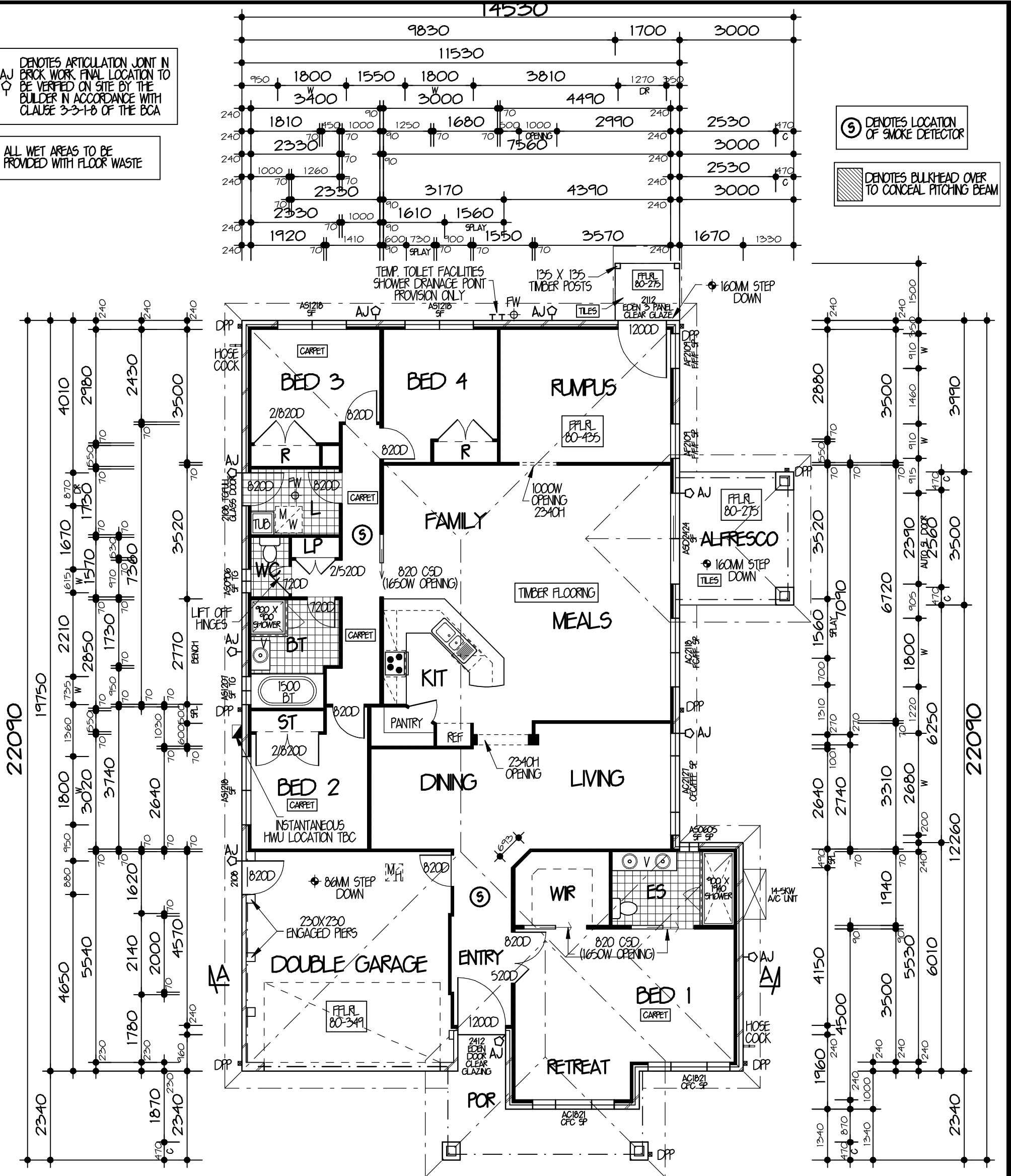
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AJ
 DENOTES ARTICULATION JOINT IN BRICK WORK. FINAL LOCATION TO BE VERIFIED ON SITE BY THE BUILDER IN ACCORDANCE WITH CLAUSE 3-3-18 OF THE BCA

ALL WET AREAS TO BE PROVIDED WITH FLOOR WASTE

Ⓢ DENOTES LOCATION OF SMOKE DETECTOR

▨ DENOTES BULKHEAD OVER TO CONCEAL PITCHING BEAM



FLOOR PLAN 1:100

eden brae homes
It's where you want to live

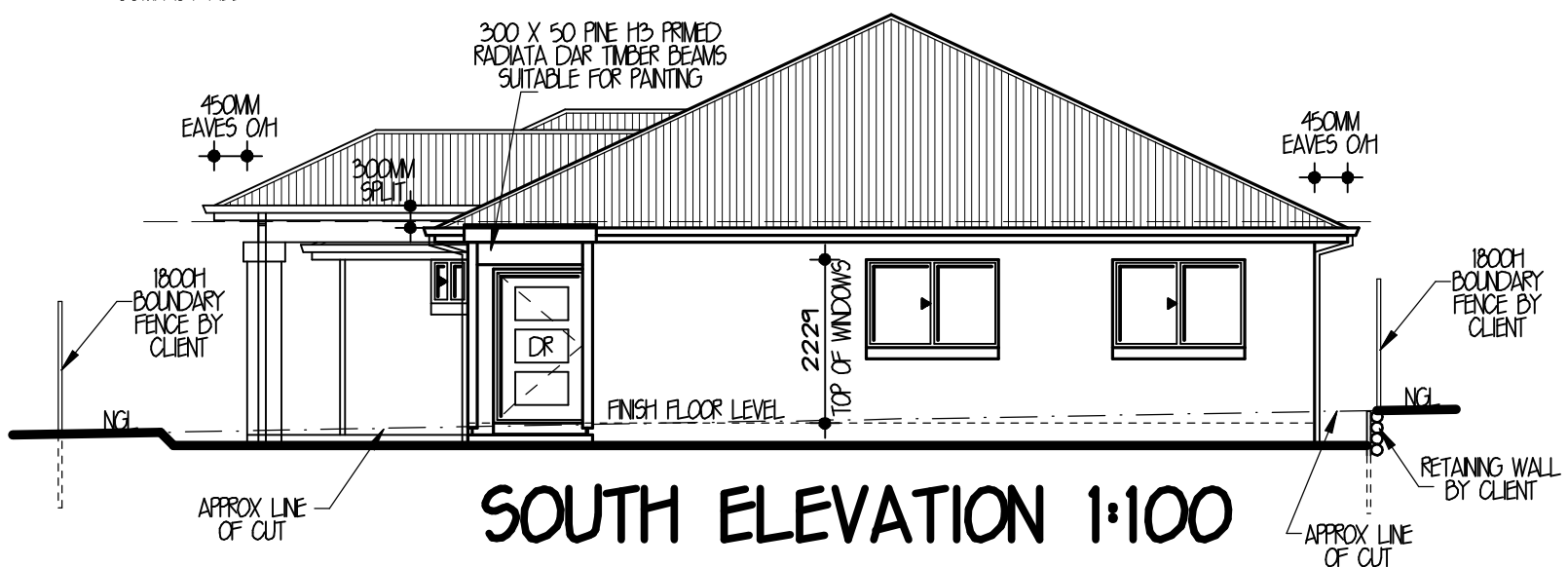
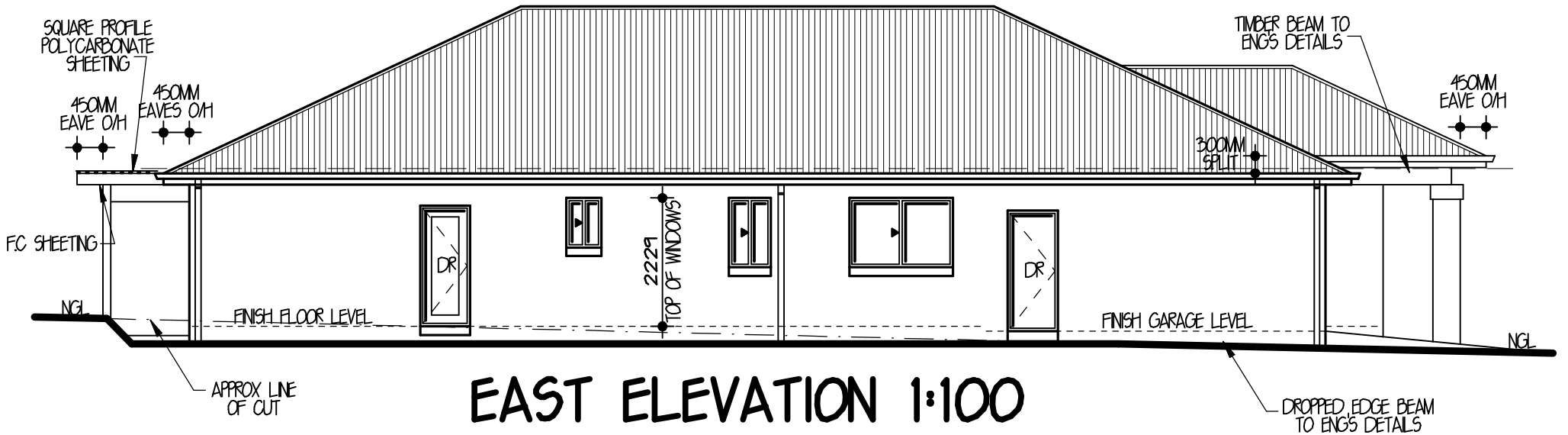
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 4 COLUMBIA CIRCUIT
 NORTHWEST BUSINESS PARK
 BULLKHAM HILLS NSW 2153
 TEL: (02) 8860 9222
 FAX: (02) 8860 9233

FOR	CORNISH GROUP SPRING	USED AREA	---
AT	3102 SPRINGS ROAD, SPRING FARM	REVISION	---
TYPE	MEMPHIS 26 CORNER (ALTERNATIVE)	REF	MAP
JOB NO.	0440044		
FACADE	YARRA	HAND	LH
DATE	JUNE 2010	DWG NO.	A15475
		PAGE NO.	2 OF 7

AGN SYDNEY
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 NORTHWEST BUSINESS PARK,
 BULLKHAM HILLS NSW 2153
 P.O. BOX 6410 BULLKHAM HILLS
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FOR **CORNISH GROUP SPRING** LED AREA
AT **3102 SPRINGS ROAD, SPRING FARM** REVISION
TYPE **MEMPHIS 26** JOB NO. **0440044**
CORNER (ALTERNATIVE)
FACADE **YARRA** JOB NO. **0013864** HAND **LH**
DATE **JUNE 2010** DWG NO. **A15475** PAGE NO. **3 OF 7**

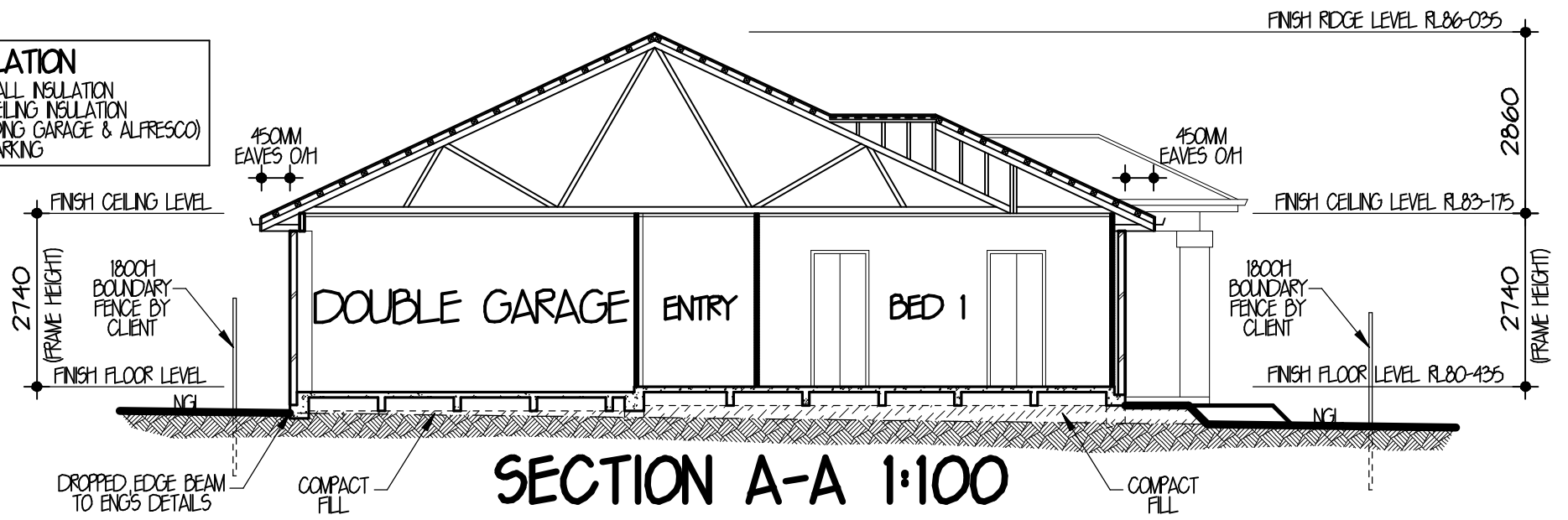
AND DESIGN SYDNEY

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BALLKHAM HILLS NSW 2153
P.O. BOX 6410 BALLKHAM HILLS
BUSINESS CENTRE NSW 2153
PHONE: (02) 8824 3533
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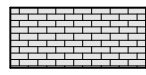
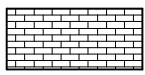
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INSULATION
 R2-0 WALL INSULATION
 R3-5 CEILING INSULATION
 (EXCLUDING GARAGE & ALFRESCO)
 ROOF SARRING



SECTION A-A 1:100

SUMMARY OF MATERIALS

- 25° ROOF PITCH COLORBOND ROOF SHEETING (-42 CUSTOM ORD POLYCARBONATE ROOFING, METAL BATTENS, ROLL TYPE RIDGE & HIP CAPPING & SUPPLY & INSTALLATION OF 55 MM ANTI-CON BLANKET)
- COLORBOND GUTTER & FASCIA
- GALVANISED DOWNPIPES TO BE PAINTED
- PRE-FABRICATED FRAMES & ROOF TRUSSES TO MANUFACTURE SPECIFICATIONS
- FACE BRICKWORK 700 HIGH PGH NORTHBRIDGE ROMAN SPLITS 
- FACE BRICKWORK TO REMAINDER OF DWELLING PGH COMPOSITE SLATE 
- ALUMINIUM WINDOWS & DOORS
- FRONT ENTRY DOOR TO BE PAINT GRADE
- TIMBER POSTS TO REAR ALFRESCO
- PANEL-LIFT DOOR

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FOR **CORNISH GROUP SPRING** UED AREA
 REVISION
 REF MAP

AT **3102 SPRINGS ROAD,
 SPRING FARM**

TYPE **MEMPHIS 26** JOB NO. **0440044**
CORNER (ALTERNATIVE)

FACADE **YARRA** JOB NO. **0013864** HAND **LH**

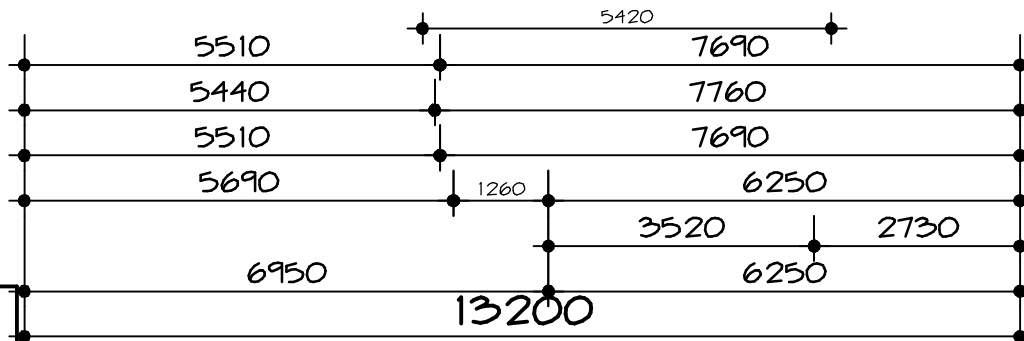
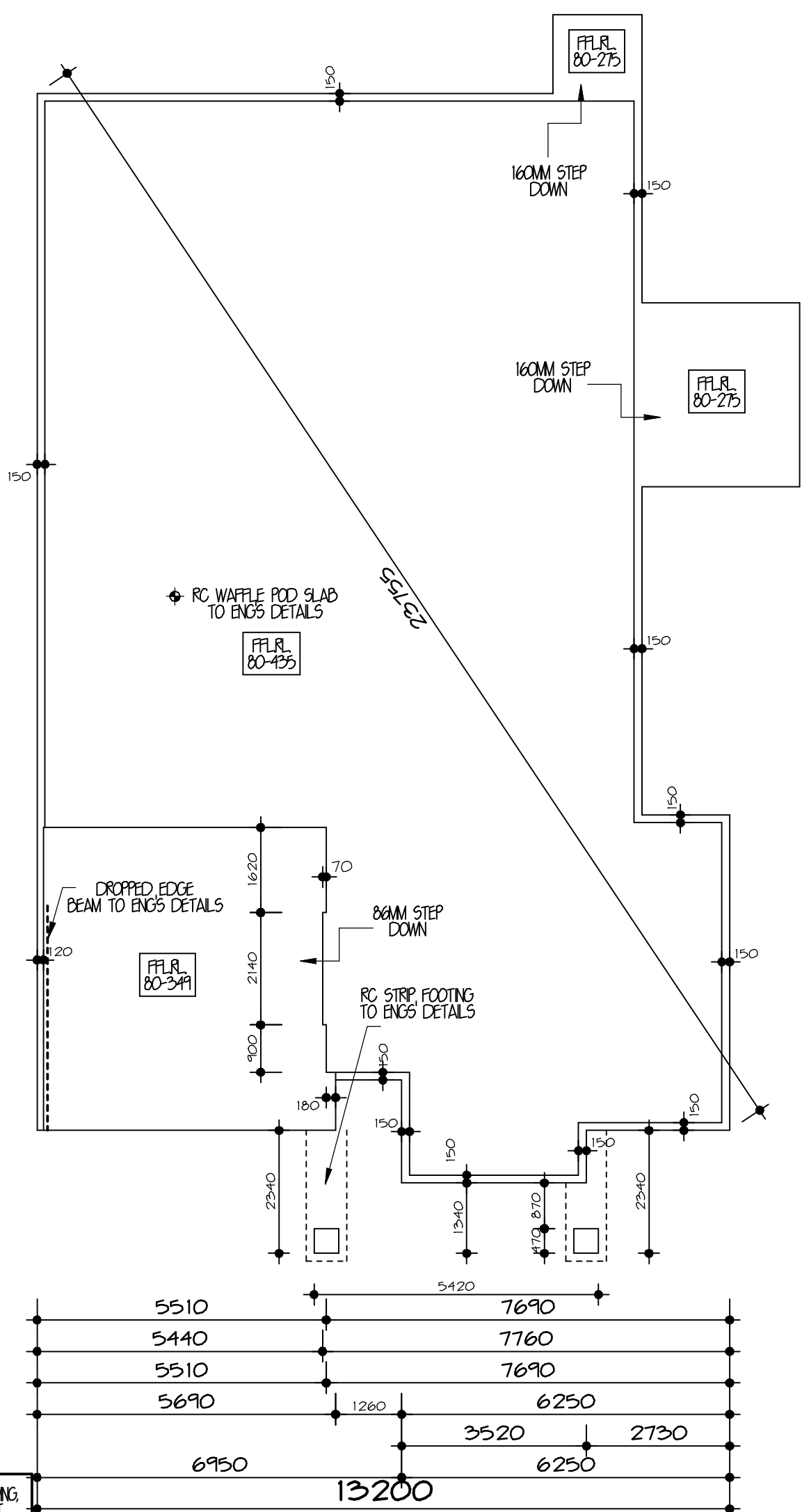
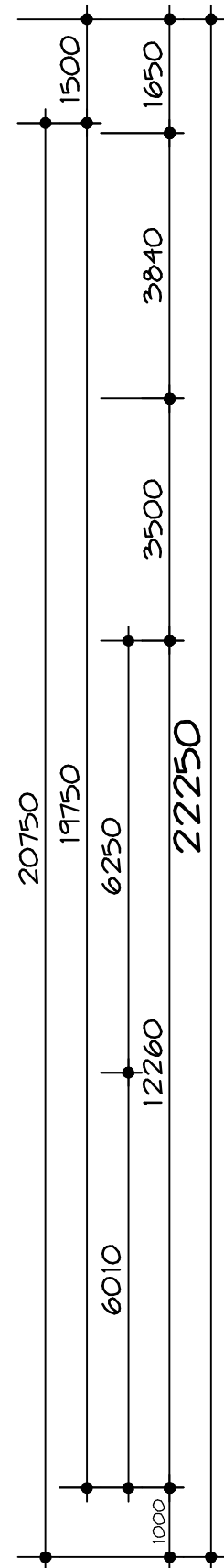
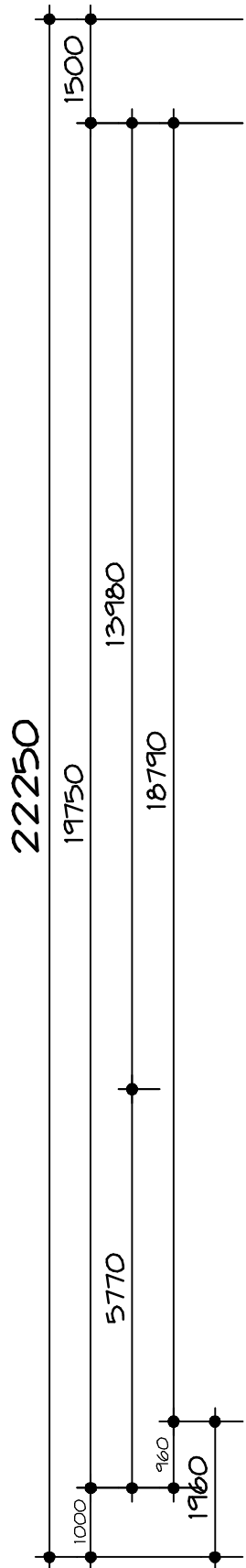
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 NORTHWEST BUSINESS PARK,
 BALKHAM HILLS NSW 2153
 P.O. BOX 6410 BALKHAM HILLS
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SLAB FLOOR PLAN 1:100

SLAB PLAN TO BE CROSS REFERENCED WITH FLOOR PLANS, ANY DISCREPANCIES ARE TO BE VERIFIED BEFORE PROCEEDING



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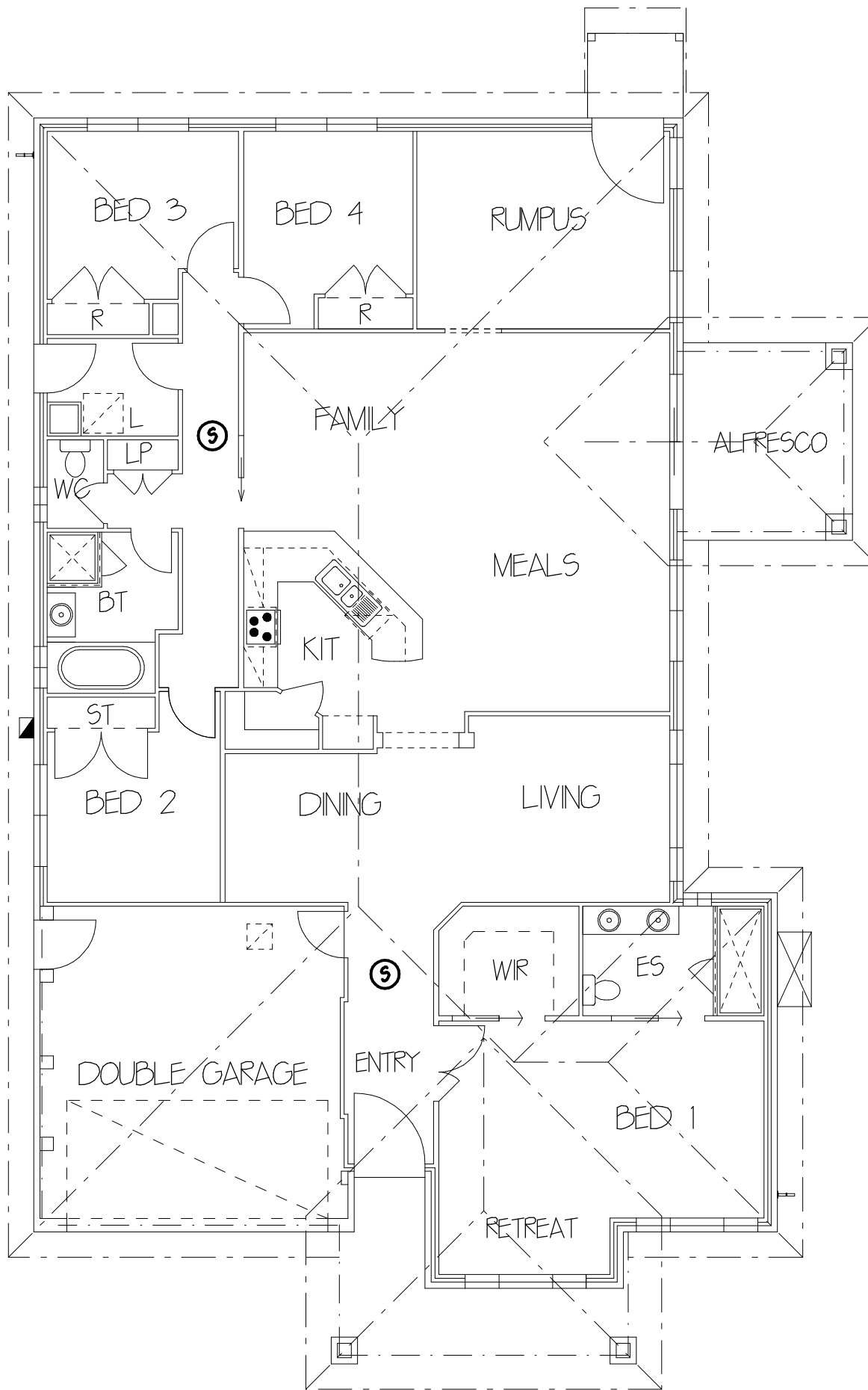
FOR	CORNISH	USED AREA--
AT	GROUP SPRING	REVISION--
	3102 SPRINGS ROAD,	REF-- MAP--
	SPRING FARM	
TYPE	MEMPHIS 26	JOB NO.
	CORNER (ALTERNATIVE)	0440044
FACADE	YARRA	JOB NO.
	0013864	HAND
	LH	
DATE	JUNE 2010	DWG NO.
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**FLOOR ELECTRICAL
PLAN 1:100**

STORMWATER / WATER

COLLECTION OF RAINWATER & STORMWATER:
THE APPLICANT MUST INSTALL A RAINWATER TANK ON THE SITE. THE RAINWATER TANK MUST MEET, AND BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE REGULATORY AUTHORITIES

RAINWATER TANK:
THE APPLICANT MUST CONFIGURE THE RAINWATER TANK TO COLLECT RUNOFF FROM AT LEAST 279 SQM OF THE ROOF AREA OF THE DWELLING

THE APPLICANT MUST CONNECT THE RAINWATER TANK TO ALL THE TOILETS IN THE DEVELOPMENT, SO THAT RAINWATER CAN BE USED FOR TOILET FLUSHING.

THE APPLICANT MUST CONNECT THE RAINWATER TANK TO THE COLD WATER TAP THAT SUPPLIES EACH CLOTHES WASHING MACHINE IN THE DEVELOPMENT, SO THAT RAINWATER CAN BE USED FOR CLOTHES WASHING.

THE APPLICANT MUST CONNECT THE RAINWATER TANK TO A LEAST ONE OUTDOOR TAP IN THE DEVELOPMENT SO THAT RAINWATER CAN BE USED TO IRRIGATE VEGETATED AREAS OF THE SITE.

THE RAINWATER TANK MUST HAVE A CAPACITY OF AT LEAST 3000 LITRES.

SHOWERHEADS:
THE APPLICANT MUST INSTALL SHOWERHEADS WITH A MINIMUM RATING OF 3 STAR > 7.5 BUT <= 9 L/MIN IN ALL SHOWERS IN THE DEVELOPMENT

TOILETS:
THE APPLICANT MUST INSTALL A TOILET FLUSHING SYSTEM WITH A MINIMUM RATING OF 3 STAR IN EACH TOILET IN THE DEVELOPMENT.

TAP FITTINGS:
THE APPLICANT MUST INSTALL TAPS WITH A MINIMUM FLOW RATE OF 3 STAR IN THE KITCHEN IN THE DEVELOPMENT.

THE APPLICANT MUST INSTALL BATHROOM TAPS (OTHER THAN SHOWERHEADS) WITH A MINIMUM FLOW RATE OF 3 STAR IN EACH BATHROOM IN THE DEVELOPMENT

ENERGY

HOT WATER:
THE APPLICANT MUST INSTALL THE FOLLOWING HOT WATER SYSTEM IN THE DEVELOPMENT:
GAS INSTANTANEOUS - 5 STARS. (OR ONE WITH A HIGHER STAR RATING)

ACTIVE COOLING:
THE APPLICANT MUST INSTALL THE FOLLOWING COOLING SYSTEMS IN THE DEVELOPMENT, OR SYSTEMS WITH A HIGHER ENERGY RATING: 1 LIVING AREA: 3 PHASE AIRCONDITIONING ENERGY RATING EER 25 - 30, 1 BEDROOM: 3 PHASE AIRCONDITIONING ENERGY RATING EER 25 - 30

ACTIVE HEATING:
THE APPLICANT MUST INSTALL THE FOLLOWING HEATING SYSTEMS IN THE DEVELOPMENT, OR SYSTEMS WITH A HIGHER ENERGY RATING: 1 LIVING AREA: 3 PHASE AIRCONDITIONING ENERGY RATING EER 30 - 35, 1 BEDROOM: 3 PHASE AIRCONDITIONING ENERGY RATING EER 30 - 35

VENTILATION:
THE APPLICANT MUST INSTALL THE FOLLOWING EXHAUST SYSTEMS IN THE DEVELOPMENT:
BATHROOMS: INDIVIDUAL FAN DUCTED TO FACADE OR ROOF. OPERATION CONTROL: MANUAL SWITCH ON/OFF
KITCHEN: INDIVIDUAL FAN DUCTED TO FACADE OR ROOF. OPERATION CONTROL: MANUAL SWITCH ON/OFF
LAUNDRY: NO MECHANICAL VENTILATION (IE NATURAL). OPERATION CONTROL: N/A

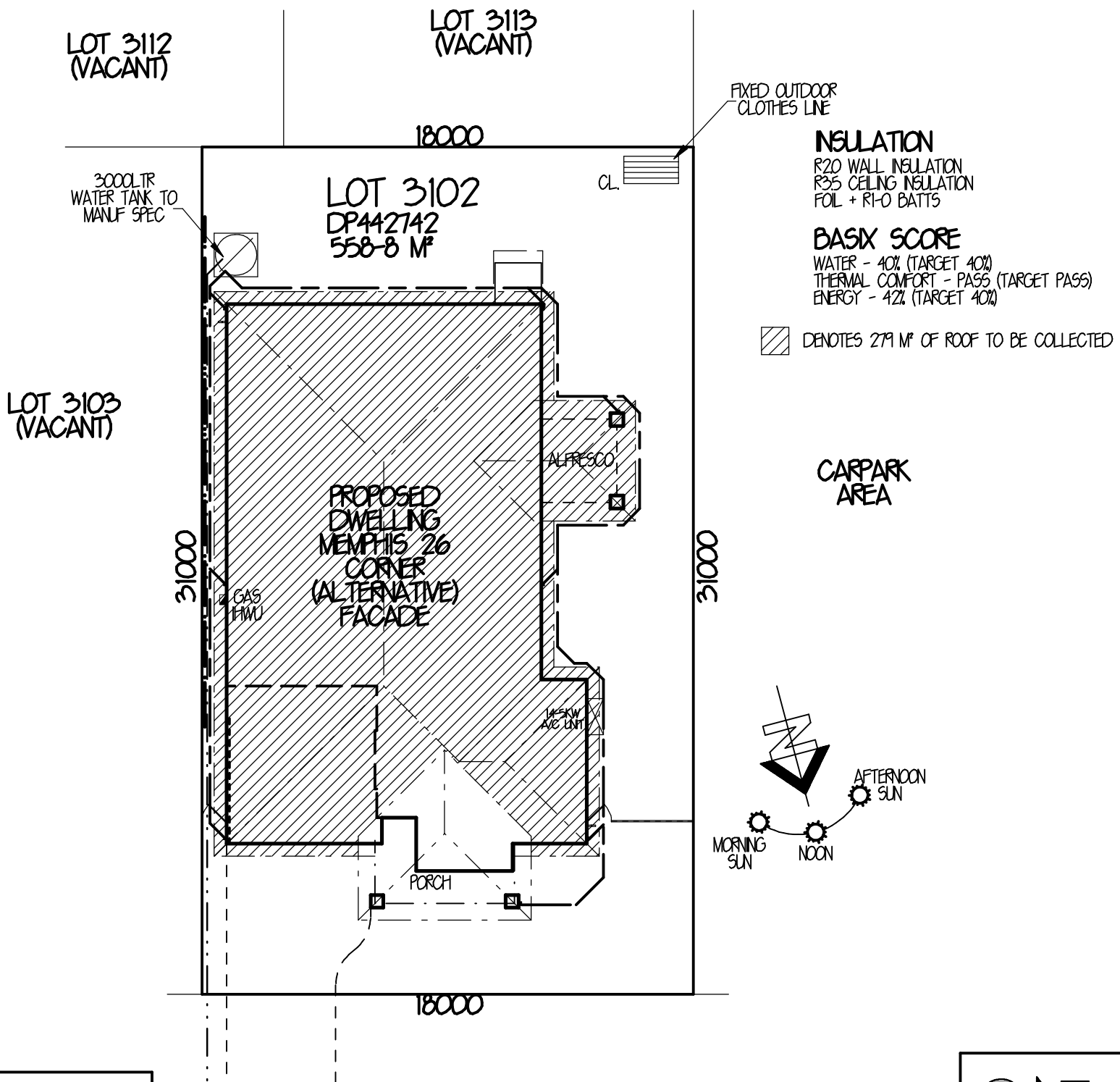
LIGHTING:
THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN 3 BATHROOM(S)/TOILET(S) IN THE DEVELOPMENT FOR NATURAL LIGHTING.

COOKING:
THE APPLICANT MUST INSTALL A GAS COOKTOP & ELECTRIC OVEN IN THE KITCHEN OF THE DWELLING.

OTHER:
THE APPLICANT MUST INSTALL A FIXED OUTDOOR CLOTHES DRYING LINE AS PART OF THE DEVELOPMENT

THERMAL COMFORT

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE ASSESSOR CERTIFICATE N° 46662757 AND IN ACCORDANCE WITH THOSE ASPECTS OF THE DEVELOPMENT APPLICATION OR APPLICATION FOR COMPLYING DEVELOPMENT CERTIFICATE WHICH WERE USED TO CALCULATE THE VALUES SHOWN IN THE ASSESSOR CERTIFICATE N° 46662757



INSULATION
R20 WALL INSULATION
R35 CEILING INSULATION
FOL + R1-0 BATTS

BASIX SCORE
WATER - 40% (TARGET 40%)
THERMAL COMFORT - PASS (TARGET PASS)
ENERGY - 42% (TARGET 40%)

▨ DENOTES 279 M² OF ROOF TO BE COLLECTED

**SPRING ROAD
BASIX PLAN 1:200**

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FOR	CORNISH GROUP SPRING	UBD AREA	---
AT	3102 SPRINGS ROAD, SPRING FARM	REVISION	---
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FACADE	YARRA	JOB NO.	0013864
DATE	JUNE 2010	HAND	LH
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ADN SYDNEY

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