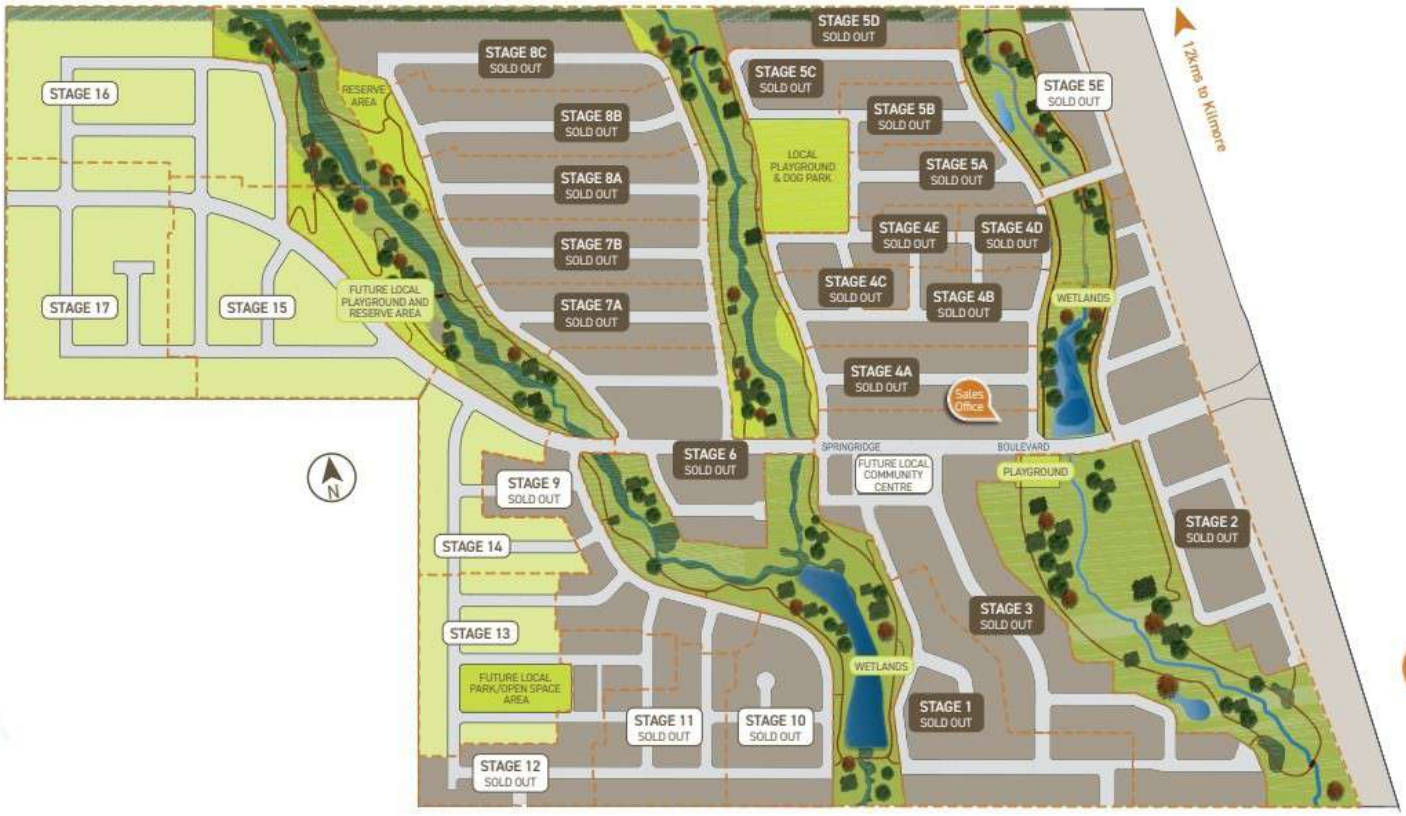
springridge

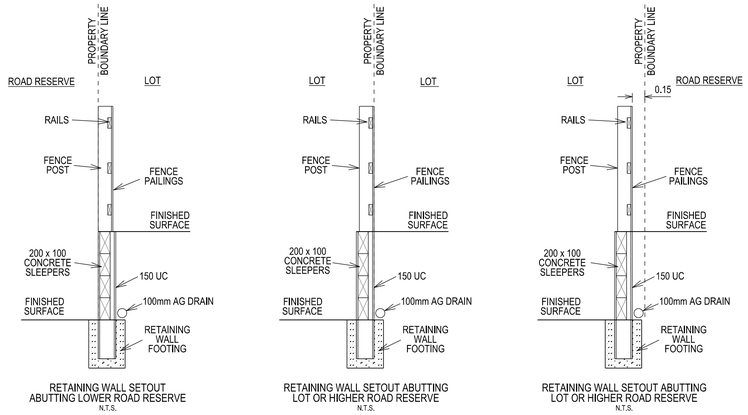
WALLAN · VICTORIA

MASTERPLAN



LEGEND

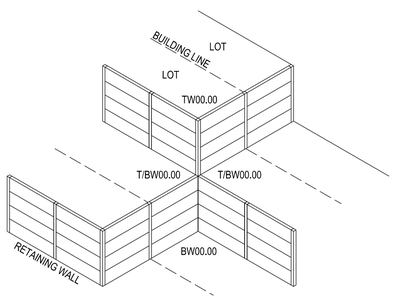
- FOOTPATH
- VEHICULAR CROSSOVER
- KERB AND CHANNEL
- E T — ELECTRICITY, TELECOMMUNICATION } CONDUITS
- G NDW DW — GAS, DRINKING WATER, NON DRINKING WATER } CONDUITS
- E — ELECTRICITY MAIN
- T — TELECOMMUNICATION MAIN
- G — GAS MAIN
- DW — DRINKING WATER MAIN
- NDW — NON DRINKING WATER MAIN
- S — SEWER MAIN, MANHOLE, MAINTENANCE SHAFT AND SEWER PROPERTY BRANCHES
- S — SEWER MAIN, MANHOLE, MAINTENANCE SHAFT AND SEWER PROPERTY BRANCHES - BY FHDB
- S — SEWER MAIN, MANHOLE, MAINTENANCE SHAFT AND SEWER PROPERTY BRANCHES - BY OTHERS
- H — PROPOSED DRAINAGE, PIT, HOUSE DRAIN AND PROPERTY INLET
- 000D — PROPOSED COUNCIL MAIN DRAINAGE PIPES AND PITS
- 000D — MELBOURNE WATER SCHEME DRAINAGE AND PIT
- 0.00 — DRAINAGE PIT NUMBER
- PROPOSED CUT AREAS
- PROPOSED FILL AREAS
- E00.00 — EXISTING SURFACE LEVEL
- D00.00 — DESIGN SURFACE LEVEL
- T/BW00.00 — RETAINING WALL LEVEL
- PD00.00 — PRE-DEVELOPMENT LEVEL
- ST — STREET NAME SIGN
- LOT SLOPE DIRECTION
- PERMANENT SURVEY MARK
- TEMPORARY BENCH MARK
- ExE — Ex. ELECTRICITY MAIN
- ExT/NBN — Ex. TELECOMMUNICATION MAIN
- ExG — Ex. GAS MAIN
- ExDW — Ex. DRINKING WATER MAIN
- NDW — PROPOSED 225DIA NDW MAIN
- DW — PROPOSED 300DIA DW MAIN
- BATTER LINE



RETAINING WALL SETOUT ABUTTING LOWER ROAD RESERVE
N.T.S.

RETAINING WALL SETOUT ABUTTING LOT OR HIGHER ROAD RESERVE
N.T.S.

RETAINING WALL SETOUT ABUTTING LOT OR HIGHER ROAD RESERVE
N.T.S.



TYPICAL RETAINING WALL DETAIL & LABELLING
N.T.S.

N

5 0 10 20 30m
1:500 at A1

VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	18/11/2021	LOTS 1239 & 1240 LEVELS AMENDEDED	
B	22/11/2021	LOT 1206 LEVEL AMENDEDED	

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DRAWN:	AS	DATE:	NOV 2021	SCALE:	AS SHOWN
DESIGNED:	AS	DATE:	NOV 2021	DATE PRINTED:	22/11/2021
AUTHORISED:	ASC	DATE:	NOV 2021		

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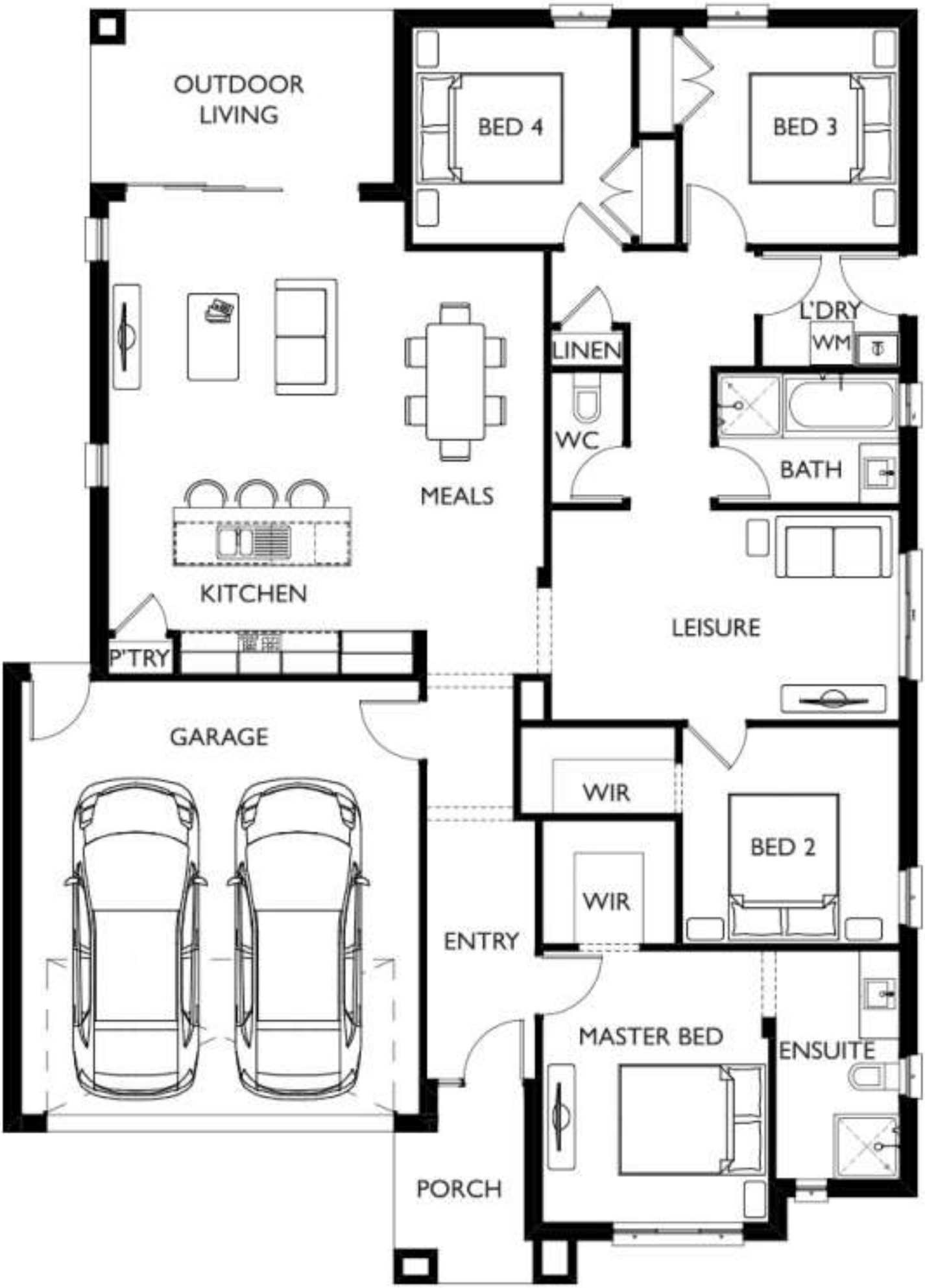
COUNCIL:
MITCHELL SHIRE

TITLE:
SYNERGY LIVING
SPRINGRIDGE STAGE 12
SPRINGRIDGE ROAD - WALLEN
DETAILED FACE SHEET

DRG NO.	REV.	
1088-12/01	B	SHEET 1 OF 1


OUTDOOR LIVING
BED 4
BED 3
L'DRY
WM
LINEN
WC
BATH
MEALS
KITCHEN
P'TRY
LEISURE
GARAGE
WIR
BED 2
WIR
ENTRY
MASTER BED
ENSUITE
PORCH

EXTERNAL

SITE COSTS

- Fixed Price Site Costs including Rock Excavation

EXTERNAL ITEMS

- Concrete Roof Tiles as per colour document 1
- Colorbond Fascia, Gutter and Downpipes 2
- Bricks as per colour document 3
- Natural colour Mortar with Rolled joints
- Brickwork above Windows to front Facade only
- Painted Infills above Garage Door and all Windows and Doors to sides and rear
- Plaster Ceiling to Porch and Outdoor Living (if applicable)
- Two part Termite Treatment
- Colour Through Concrete Driveway and Path to Porch 4
- Letterbox (with numbers)

GARAGE

- Colorbond Sectional Panelift Garage Door with Motor and 2No. Remote Controls 5
- Weatherproof Door to Rear of Garage (plan specific)
- Flush Panel Garage/House Access Door (plan specific)
- Concrete Floor

DOORS - EXTERNAL

- Feature 2040mm high x 820mm wide Front Entry Door with Clear Glazing
- Double Cylinder Deadbolt to Front Entry
- Entrance set to all external Hinged Doors and Garage/House Access Door (plan specific)

Natural colour mortar with rolled joints

2040mm high x 820mm wide front entry door and entrance set

KITCHEN

- 900mm Stainless Steel Upright Cooker and Canopy Rangehood
- Stainless Steel Dishwasher
- 20mm Caesarstone Benchtops with 20mm Square Edge
- Laminate Base Cabinets
- Laminate Overhead Cabinets with Bulkhead above
- Stainless Steel Double Bowl Sink
- Mixer Tap
- Tiled Splashback
- 4No. Melamine Shelves to Pantry

Cabinet handles

Stainless Steel Dishwasher

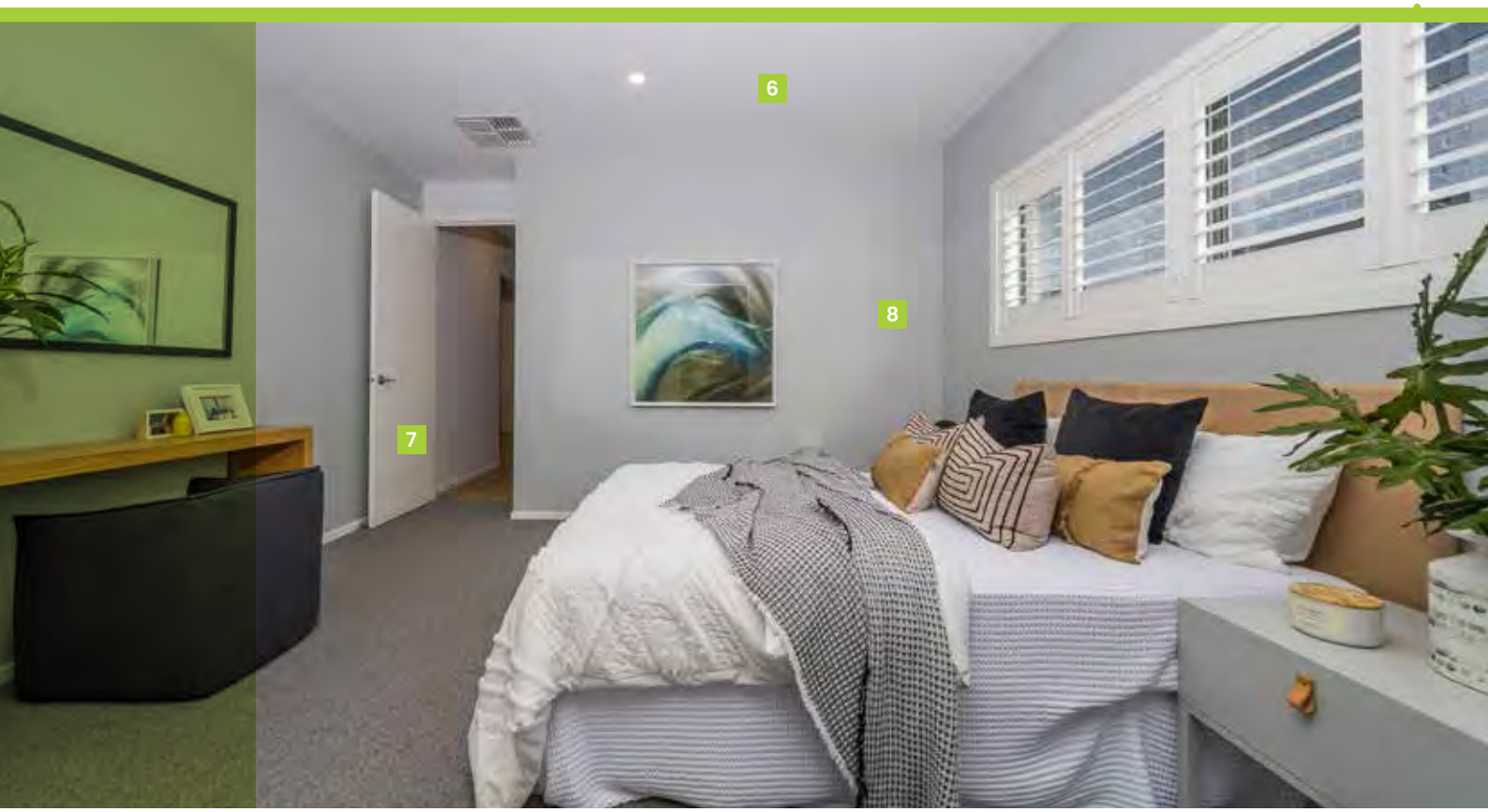
900mm Stainless Steel Upright Cooker

900mm Stainless Steel Canopy Rangehood

Mixer Tap

Stainless Steel Double Bowl Sink

20mm Caesarstone Benchtops with 20mm Square Edge



INTERNAL

INTERNAL ITEMS

- Engineered waffle Slab
- Pine Wall Frames and Roof Trusses
- 2590mm Ceiling height to Single Storey 6
- 2590mm Ceiling height to Ground Floor and 2440mm to First Floor of a Double Storey
- Plasterboard Walls, Ceilings and Cornice
- 67mm Single Bevel Architrave and Skirting
- 75mm Scotia Cornice
- 1No. Melamine shelf with 1No. Hanging Rail to Bedroom Robes

DOORS - INTERNAL

- 2040mm high Flush Panel Doors throughout 7
- Lever Door Handles

WINDOWS

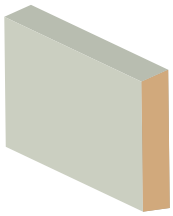
- Obscure Glazing to Ensuite, Bathroom and WC
- Aluminium Sliding Windows (unless otherwise nominated)
- Window Locks to all openable Windows (keyed alike)
- Venetians to Front Windows, Roller Blinds to remaining Clear Glazed Windows (excluding stairwell) and Sliding Doors

PAINTING

- 3No. Coat Paint system throughout 8
- Gloss Enamel Paint to Architrave and Skirting

FLYSCREEN / SECURITY DOORS

- Flyscreens to all openable Windows
- Barrier Doors to all Sliding Doors



67mm single bevel architrave and skirting

Internal lever door handles

75mm scotia cornice

BATHROOM

BATHROOM

- Vanity Basin
- Acrylic Bath
- 20mm Caesarstone Benchtops with 20mm Square Edge
- Laminate Base Cabinets
- Semi-Framed Shower Screen
- Tiled Shower base
- Polished edge Mirror to full width of Vanity
- Mixer Tap
- Single Towel Rail
- Privacy Lock

WC / POWDER ROOM

- Toilet Suite
- Toilet Roll Holder
- Privacy Lock

ENSUITE

- Vanity Basin
- 20mm Caesarstone Benchtops with 20mm Square Edge
- Laminate Base Cabinets
- Semi-Framed Shower Screen
- Tiled Shower base
- Polished edge Mirror to full width of Vanity
- Mixer Tap
- Single Towel Rail
- Toilet Suite
- Toilet Roll Holder
- Privacy Lock

LAUNDRY

- Laundry Trough and Cabinet
- Mixer Tap
- Tiles to Splashback

Shower straight arm

Bath outlet

Laundry mixer tap

Shower mixer tap

Acrylic Bath

Laundry trough and cabinet

Single towel rail

Basin mixer tap

Toilet roll holder

Semi-framed shower screen

Vanity basin

Toilet Suite