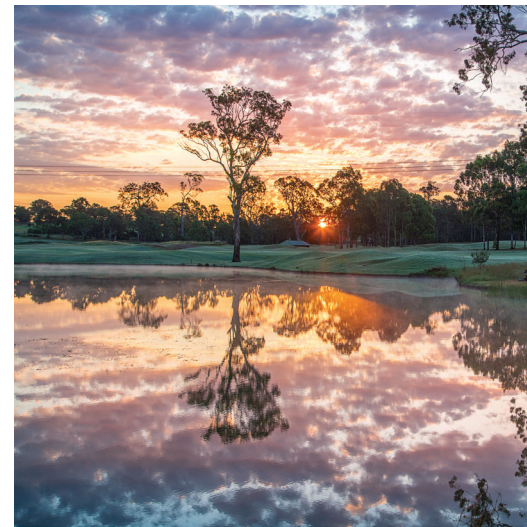


THE CREATION COLLECTION





## BUILDERS OF DISTINCTION SETTING A NEW STANDARD

***Feast your eyes on the complete collection of exquisite new Creation Homes. The designer homes and townhouses that have set the benchmark for quality, style and value in Australia. Included are Creation Homes' most popular contemporary residences, created for living modern life to the full.***

***Creation Homes have raised the bar on 6-star rated designer homes and townhomes.***

***With a heritage going back decades, our Directors know precisely what new home buyers want and have the experience and resources to deliver.***

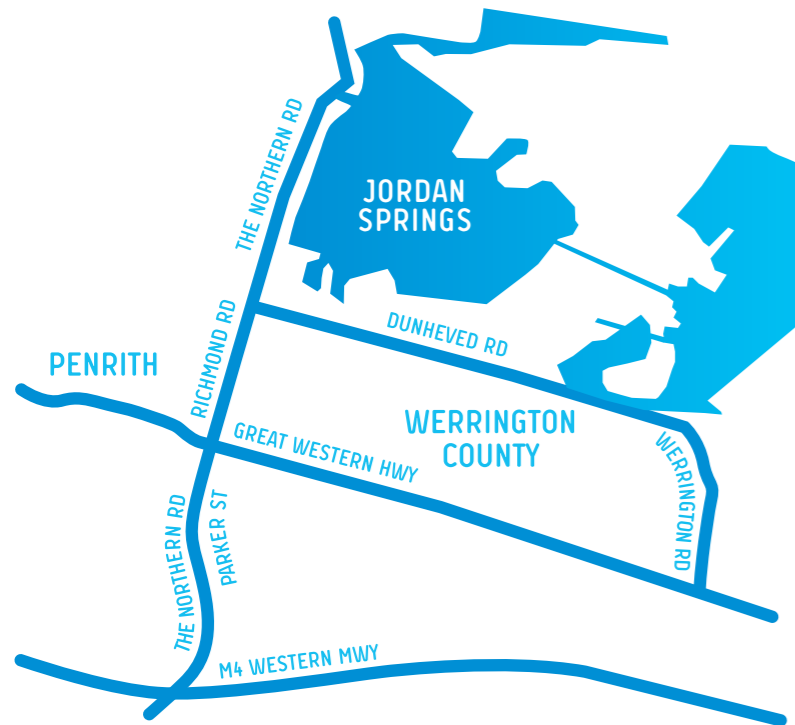
***A clear demonstration of our ongoing dedication to the improvement of internal management (quality) systems, this accreditation gives our clients even greater confidence in the services we provide.***

***Adherence to highest standards of quality - without compromise - are a running theme through Creation Homes' entire operation, not only our Workplace Health and Safety Policies.***

***Our quality control procedures are similarly exhaustive and regardless of a project's size or complexity, each individual dwelling is independently inspected, ensuring what's delivered to you is exactly as promised on paper.***



# MASTER PLAN



## The Creation Collection

Creation Homes are proud to present The Creation Collection at Jordan Springs. The Creation Collection is a limited selection of well-appointed double story, terrace residences, located centrally within the Jordan Springs Community.

Our homes are well laid out, with value and quality inclusions – ready for you to move in. With ducted air conditioning, generous landscaping and timber flooring all as standard.

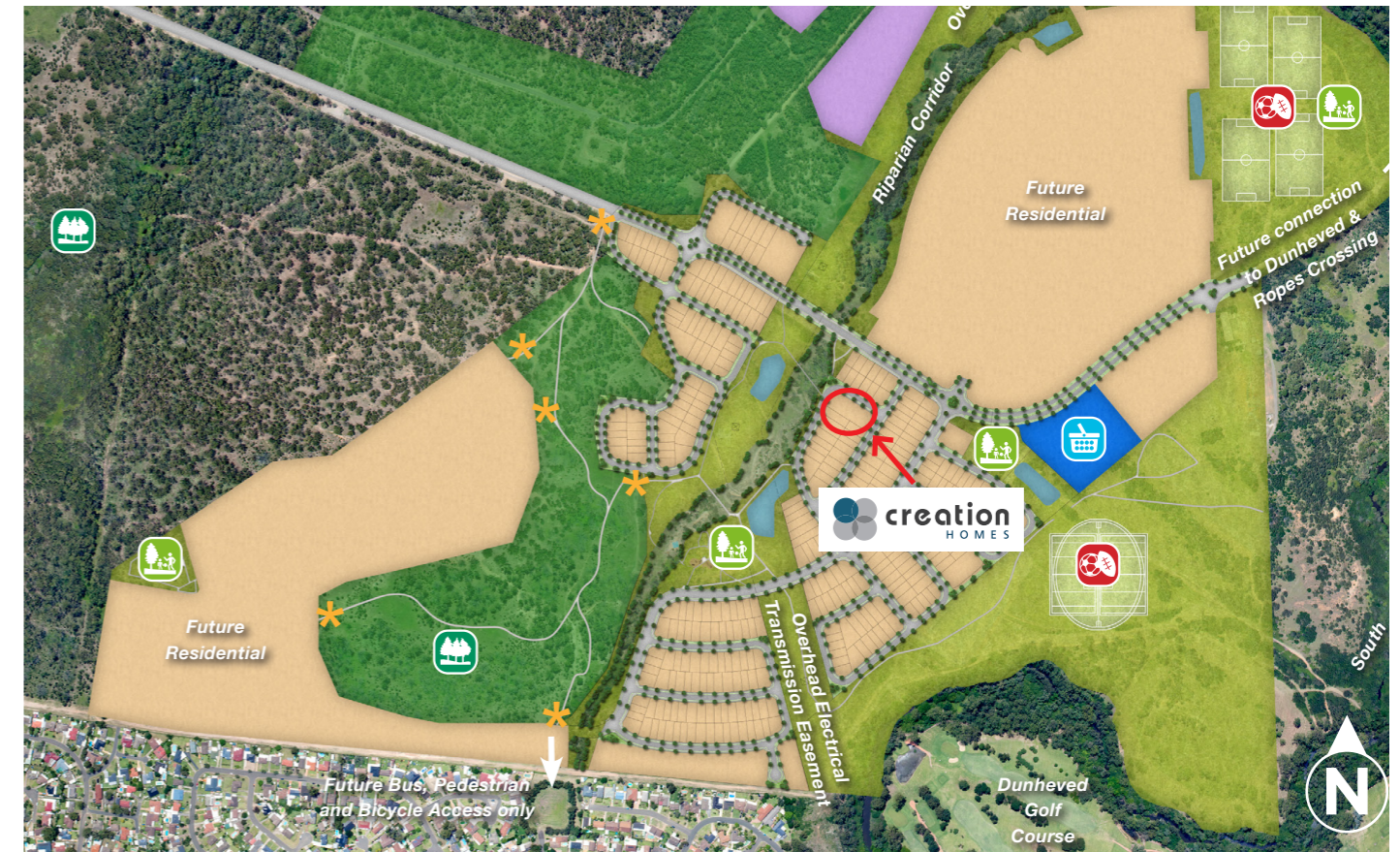
## Location

Nestled around a 900ha regional park, the Jordan Springs community has been carefully designed with a balance of homes, shops, parks, hike & bike trails and many other resources and facilities to create a vibrant village atmosphere.

From the parklands to the walking trails and sports fields, from the village shopping and community centre, it is uniquely suited to the modern Australian way of living in Sydney's Penrith Valley.

The community is defined by its outdoor lifestyle with a natural landscape of water, bushland and green space. Just 7 kilometres from the Penrith city centre, Jordan Springs is a beautiful new address in this popular area.

Upon completion, Jordan Springs will be a great place to live, home to a bustling community of 6,500 residents. With kilometres of cycling and walking paths, easy access to the M4 and Great Western Highway.



## Lifestyle

Upon completion, the community will have a total of 17 ha of open space, including parks, sports ovals, playgrounds and barbeque areas. Jordan Springs has been designed to minimise traffic, with an integrated network of walking and cycle paths throughout the community and easy access to public transport.

The Village Centre Lake is now open and suitable for water activities such as kayaking and canoeing. A second lake has recently commenced construction; both will be circled by walking paths and parklands.

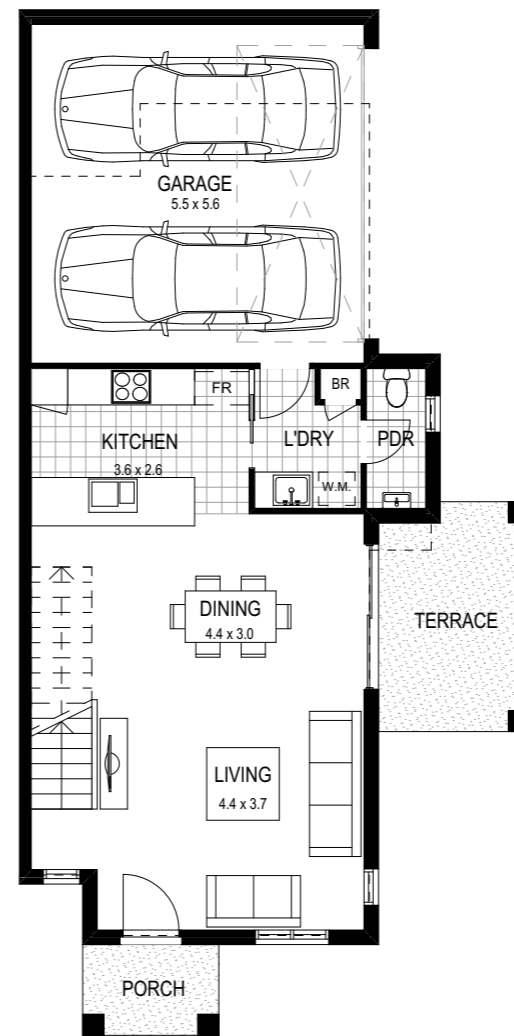
A 2.5ha Northern Road Oval includes a modified league field, all abilities playground, hard court, picnic and BBQ facilities and parking for 40 cars. A second 5.5ha Village Oval opens in November 2016 and includes two playing fields, hard courts, learn to ride circuit, dog-park, full amenities building and parking for 80 cars.



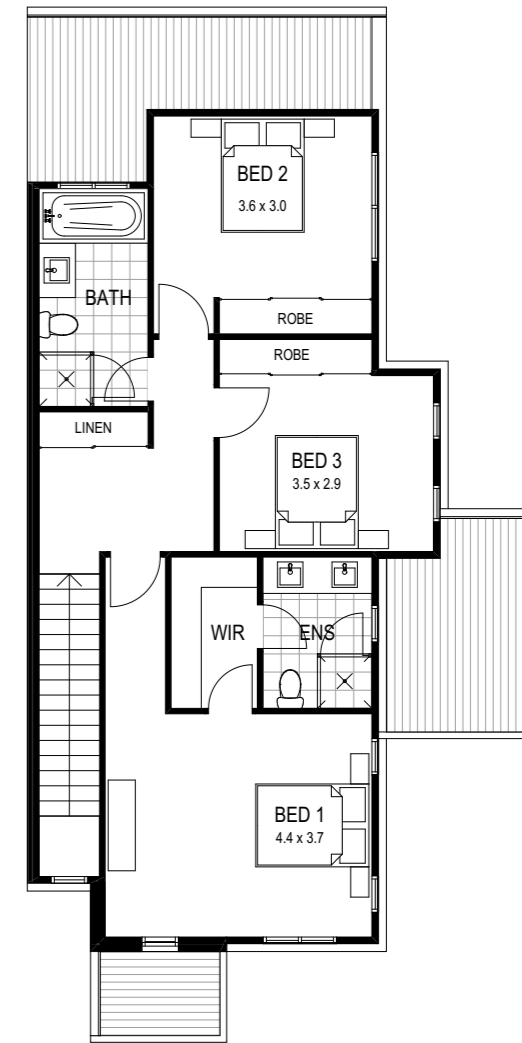


Artist Impression

Ground	
Enclosed	58.87m <sup>2</sup>
Garage	34.62m <sup>2</sup>
Alfresco/Porch/Courtyard	3.38m <sup>2</sup>
Terrace	9.14m <sup>2</sup>
First	
Enclosed	74.77m <sup>2</sup>
Total House Area	180.78m <sup>2</sup>
Lot Size	260.2m <sup>2</sup>



GROUND FLOOR



FIRST FLOOR



Artist Impression - Sample Only



Artist Impression - Sample Only





Artist Impression

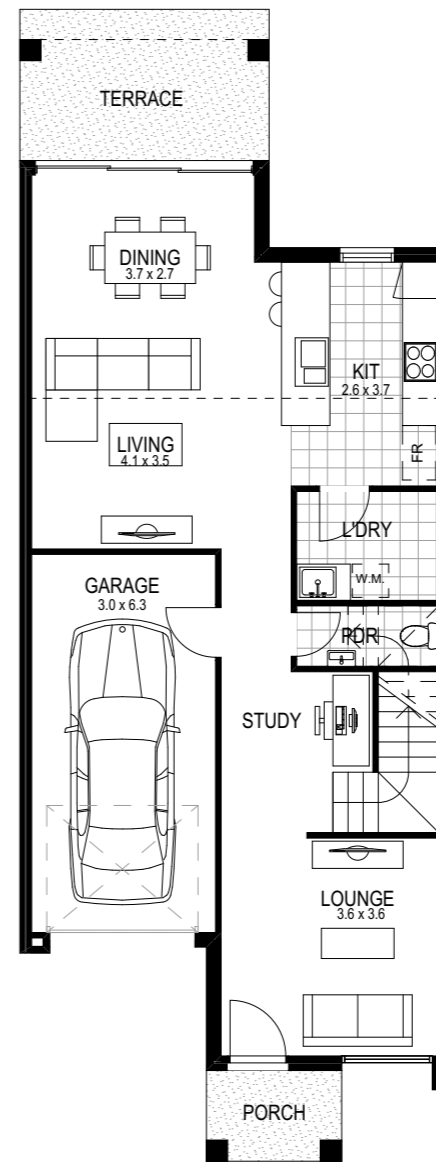


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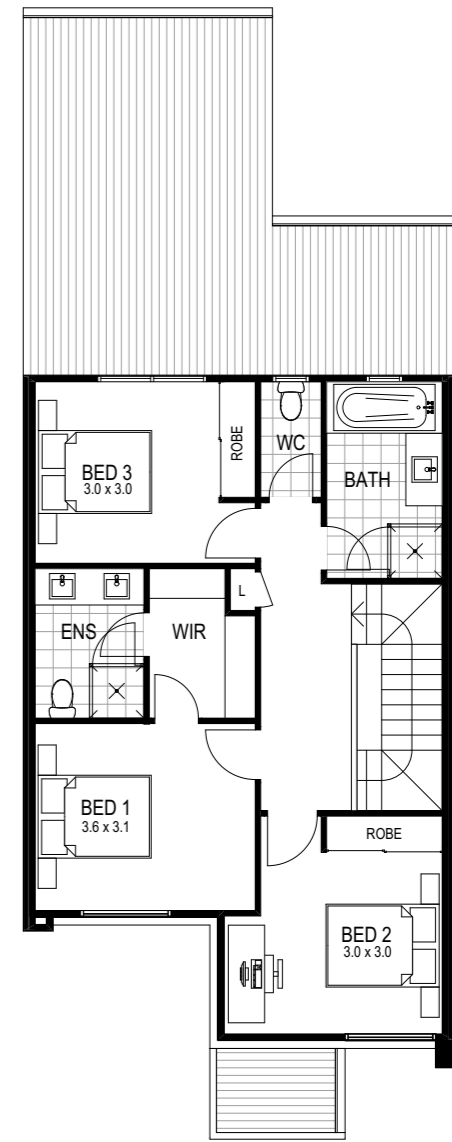


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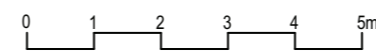
Ground	
Enclosed	75.24m <sup>2</sup>
Garage	21.00m <sup>2</sup>
Alfresco/Porch/Courtyard	3.5m <sup>2</sup>
Terrace	10.30m <sup>2</sup>
First	
Enclosed	66.50m <sup>2</sup>
Total House Area	176.39m <sup>2</sup>
Lot Size	192.2m <sup>2</sup>



GROUND FLOOR



FIRST FLOOR



Ground	75.24m <sup>2</sup>
Enclosed	21.00m <sup>2</sup>
Garage	21.00m <sup>2</sup>
Alfresco/Porch/Courtyard	3.35m <sup>2</sup>
Terrace	10.81m <sup>2</sup>
First	66.49m <sup>2</sup>
Enclosed	176.89m <sup>2</sup>
Total House Area	192.2m <sup>2</sup>
Lot Size	192.2m <sup>2</sup>



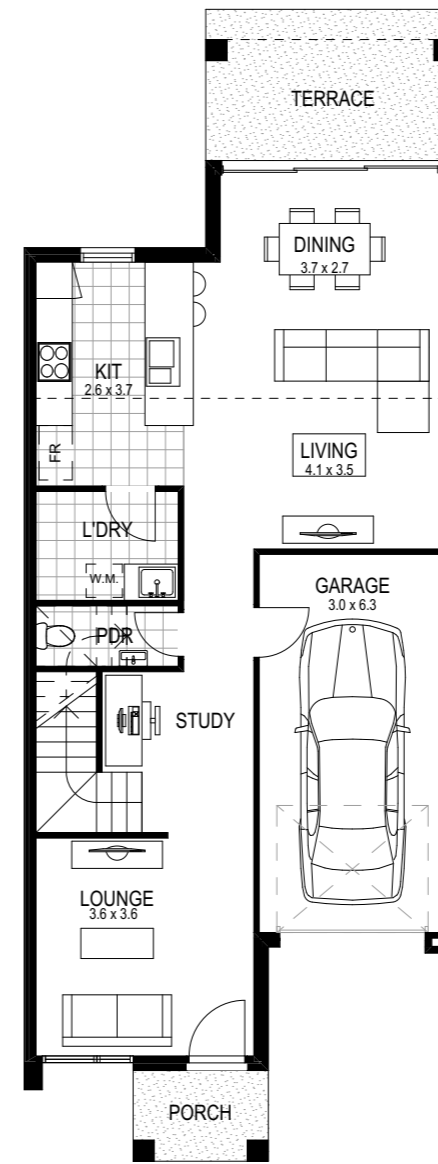
Artist Impression



Artist Impression - Sample Only



Artist Impression - Sample Only



GROUND FLOOR



FIRST FLOOR





Artist Impression

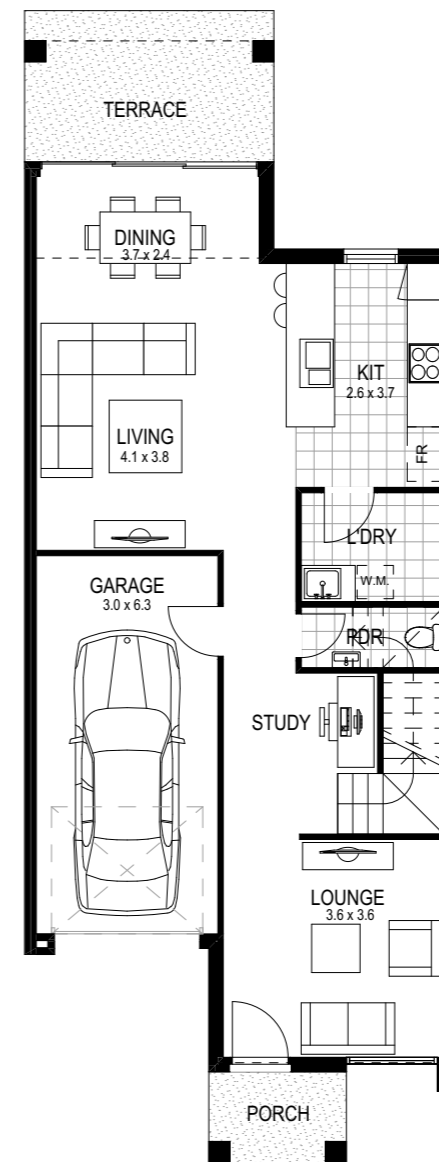


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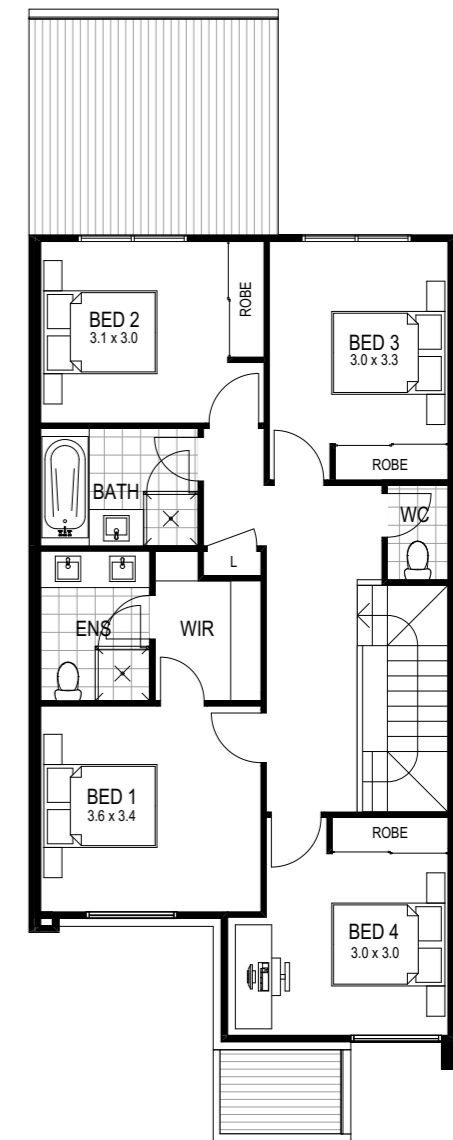


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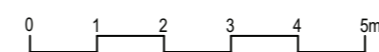
Ground	
Enclosed	75.58m <sup>2</sup>
Garage	20.74m <sup>2</sup>
Alfresco/Porch/Courtyard	3.41m <sup>2</sup>
Terrace	10.31m <sup>2</sup>
First	
Enclosed	82.99m <sup>2</sup>
Total House Area	193.03m <sup>2</sup>
Lot Size	192.2m <sup>2</sup>



GROUND FLOOR



FIRST FLOOR





Artist Impression

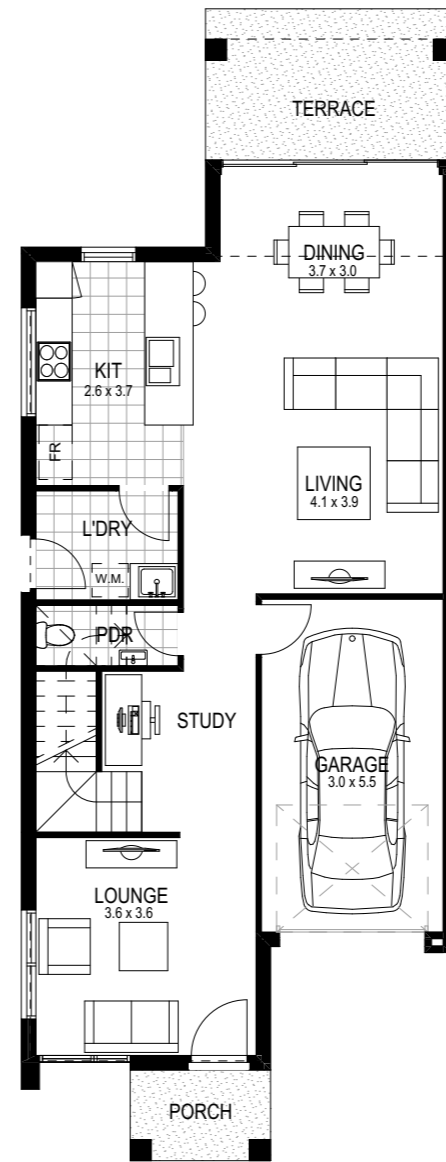


Artist Impression - Sample Only

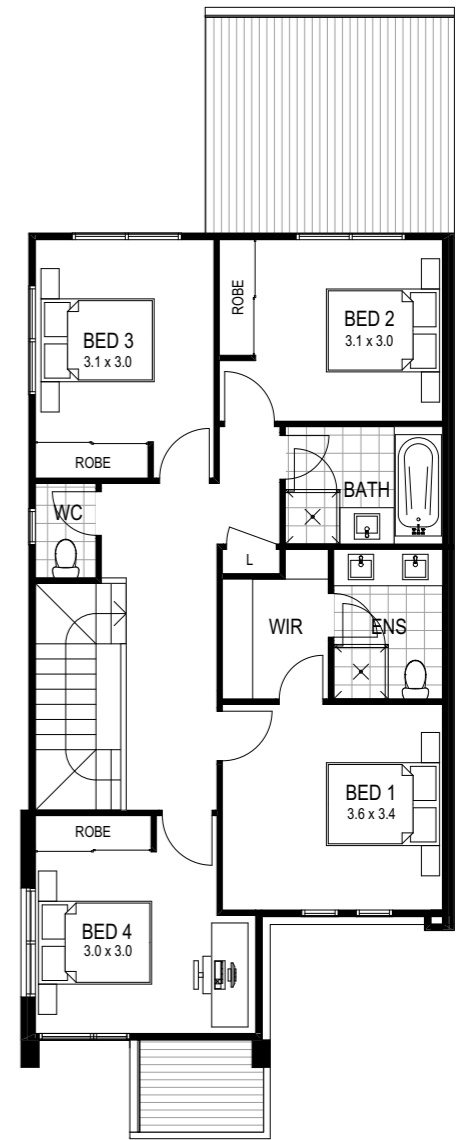


Artist Impression - Sample Only

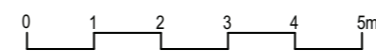
Ground	
Enclosed	78.59m <sup>2</sup>
Garage	18.34m <sup>2</sup>
Alfresco/Porch/Courtyard	3.48m <sup>2</sup>
Terrace	10.31m <sup>2</sup>
First	
Enclosed	82.35m <sup>2</sup>
Total House Area	193.07m <sup>2</sup>
Lot Size	235.3m <sup>2</sup>



GROUND FLOOR



FIRST FLOOR







Artist Impression

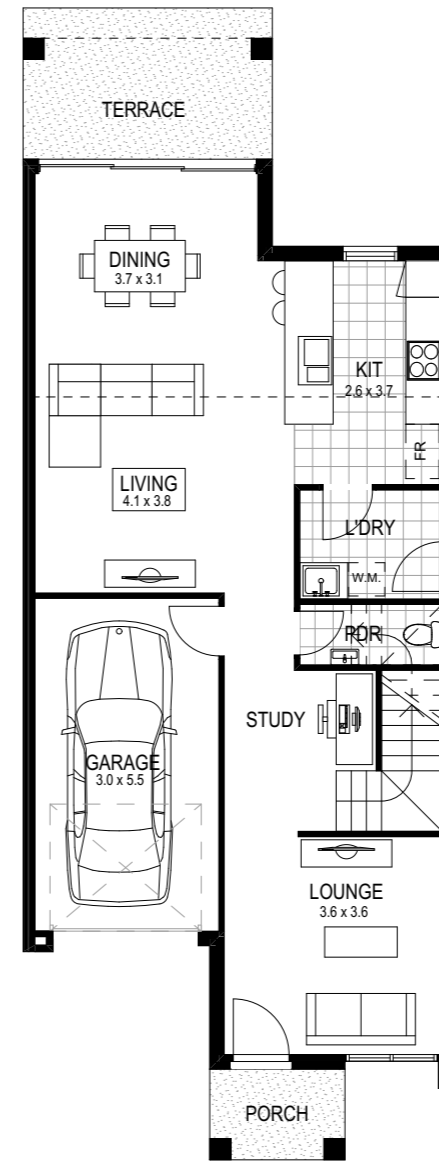


Artist Impression - Sample Only

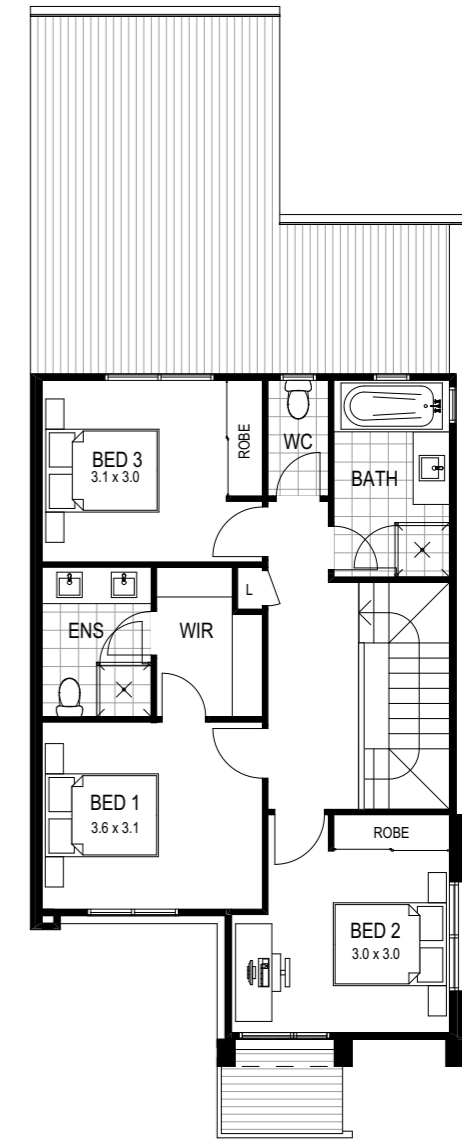


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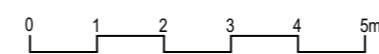
Ground	
Enclosed	77.38m <sup>2</sup>
Garage	18.57m <sup>2</sup>
Alfresco/Porch/Courtyard	3.35m <sup>2</sup>
Terrace	10.81m <sup>2</sup>
First	
Enclosed	65.80m <sup>2</sup>
Total House Area	175.91m <sup>2</sup>
Lot Size	235.3m <sup>2</sup>



GROUND FLOOR



FIRST FLOOR





Artist Impression

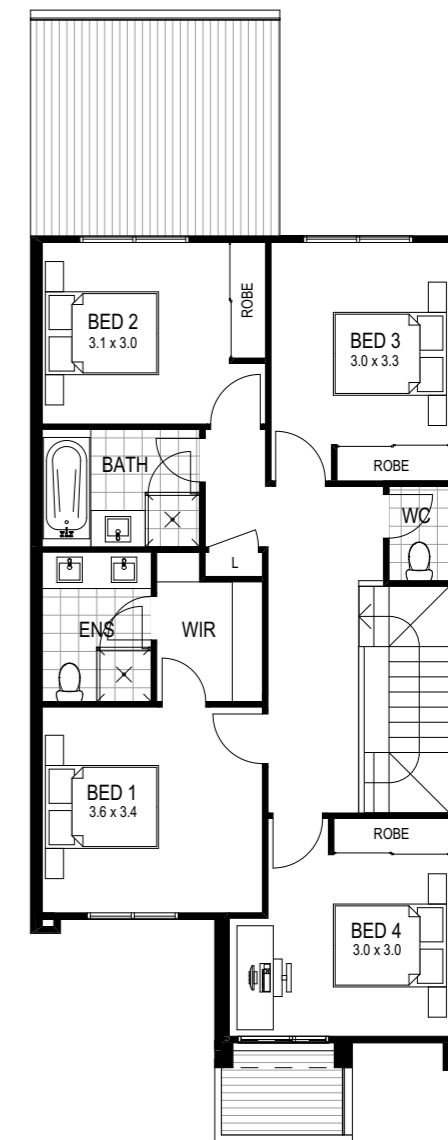
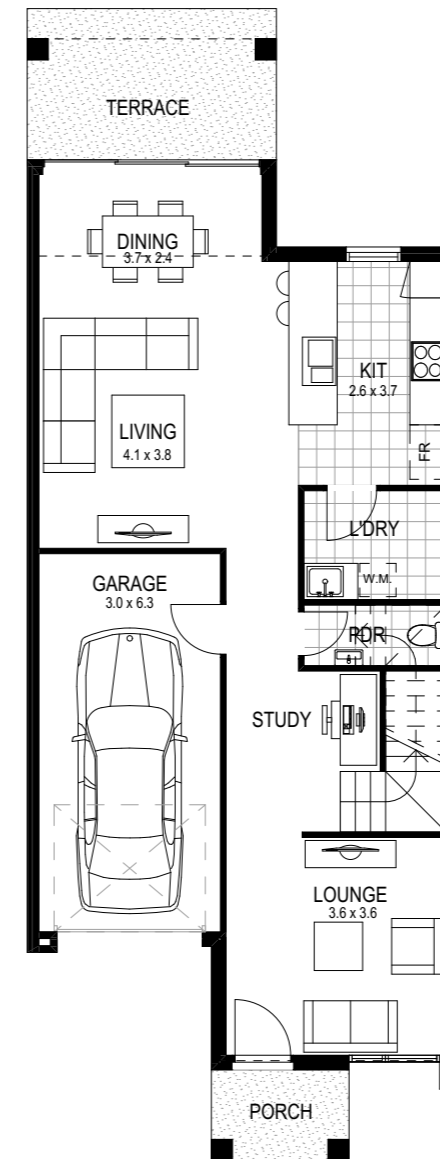


Artist Impression - Sample Only



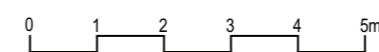
Artist Impression - Sample Only

Ground	
Enclosed	75.58m <sup>2</sup>
Garage	20.74m <sup>2</sup>
Alfresco/Porch/Courtyard	3.41m <sup>2</sup>
Terrace	10.31m <sup>2</sup>
First	
Enclosed	82.99m <sup>2</sup>
Total House Area	193.03m <sup>2</sup>
Lot Size	192.2m <sup>2</sup>



GROUND FLOOR

FIRST FLOOR





Artist Impression

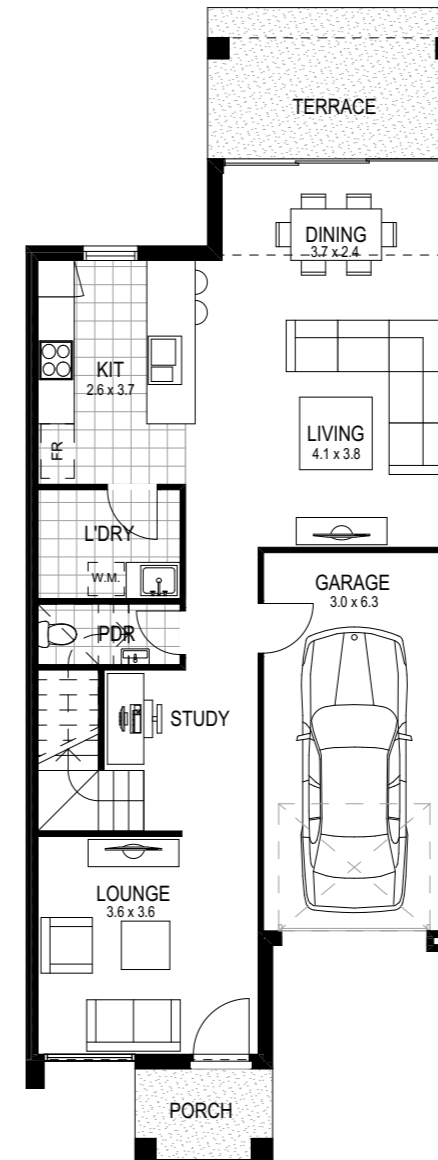


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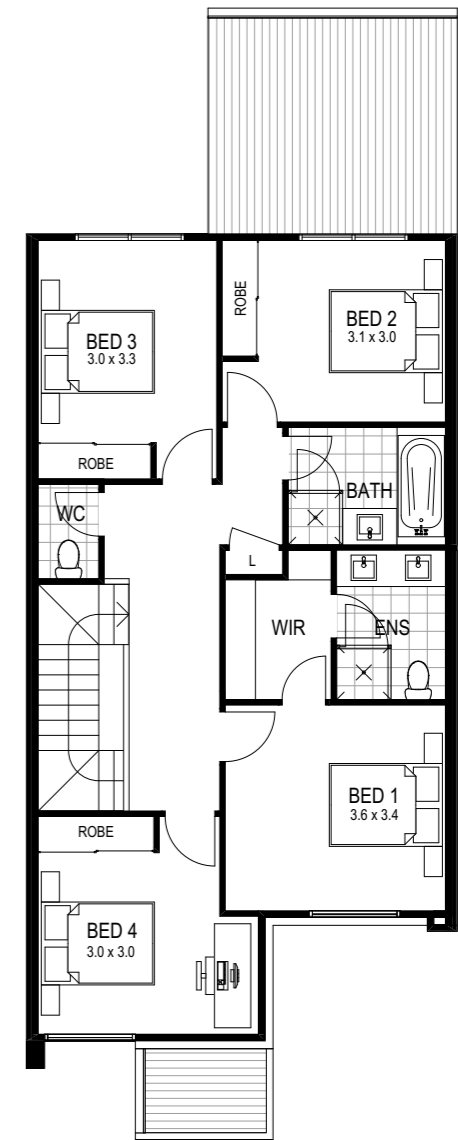


Artist Impression - Sample Only

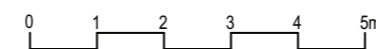
Ground	
Enclosed	75.58m <sup>2</sup>
Garage	20.74m <sup>2</sup>
Alfresco/Porch/Courtyard	3.41m <sup>2</sup>
Terrace	10.31m <sup>2</sup>
First	
Enclosed	82.99m <sup>2</sup>
Total House Area	193.03m <sup>2</sup>
Lot Size	192.2m <sup>2</sup>



GROUND FLOOR



FIRST FLOOR





Artist Impression

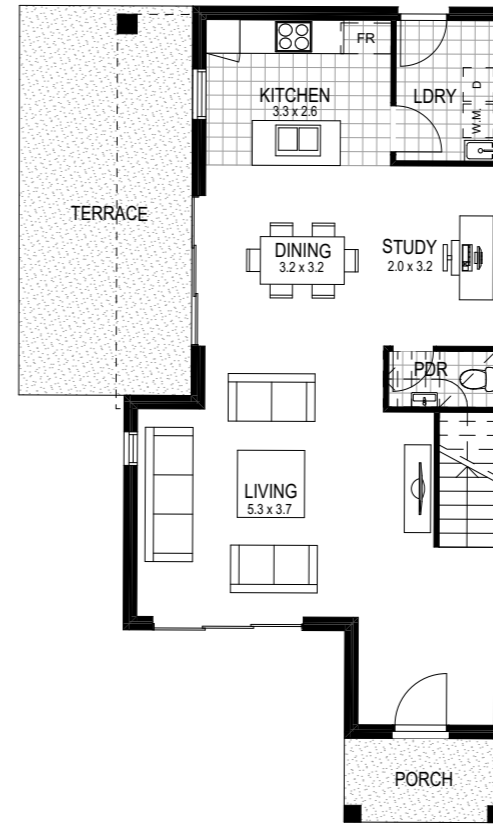
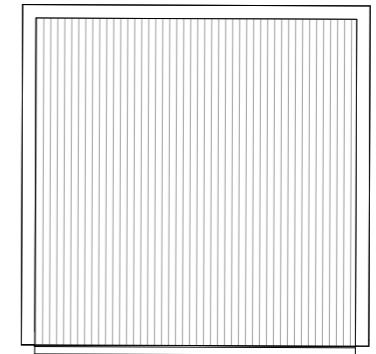
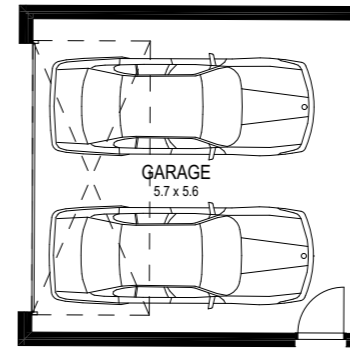


Artist Impression - Sample Only

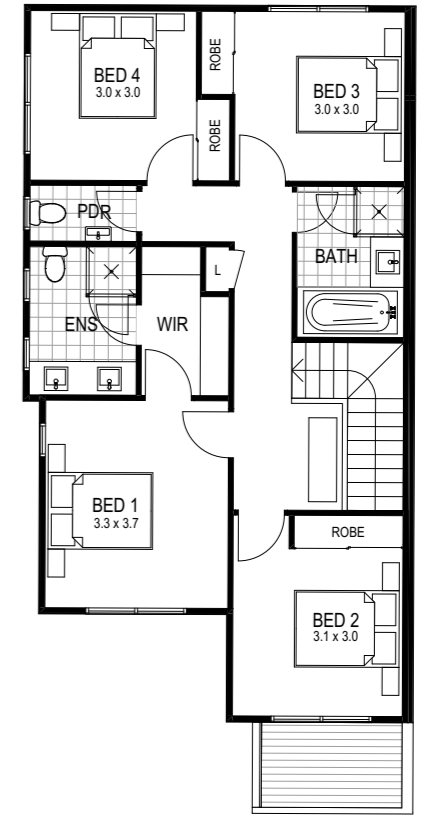


Artist Impression - Sample Only

Ground	73.31m <sup>2</sup>
Enclosed	37.76m <sup>2</sup>
Garage	4.30m <sup>2</sup>
Alfresco/Porch/Courtyard	21.52m <sup>2</sup>
Terrace	77.47m <sup>2</sup>
First	214.36m <sup>2</sup>
Enclosed	227.4m <sup>2</sup>
Total House Area	
Lot Size	



GROUND FLOOR



FIRST FLOOR



# SCHEDULE OF FINISHES

## EXTERIOR FINISHES

### Walls

Combination of any of the following, as nominated:

- Rendered masonry
- Rendered lightweight cladding
- Painted fibre cement sheet cladding
- Painted masonry
- Timber

### Roofing

Colorbond® sheet roof cover

### Windows

- Aluminium awning and/or sliding with keyed alike locks to each opening sash
- Décor satin (obscure glaze) to ensuite, bathroom & WC windows and clear glazing to the balance unless specified otherwise by local authorities or planning requirements

### Front Door

- Timber stained or painted finish 920 wide 2040 high hinged door with clear glazing, from the Corinthian Madison range

### Front Door Frame

- Timber stained or painted finish with clear glazing to sidelight (where applicable)

### Front Porch Ceiling

- Lined with FC Sheet

### Front Garage Doors

- Sectional overhead Colorbond® door with auto opener, two hand held and one wall mounted transmitter

### Fascia & Gutter

- Colorbond® gutters
- Colorbond® box gutters
- Colorbond® rain heads and PVC downpipes

### Entry Porch

- External first quality ceramic tiles

### Fencing **\*\*Subject to estate guidelines\*\***

- Generally treated pine lapped and capped fencing to side and rear boundaries (1.8m)

### Letterbox

- Brick pillar finish to match home

### Rear Terrace / Alfresco

- External first quality ceramic tiles

### Landscaping

- Landscaping to front and rear yards including a combination of turf and shaped & mulched garden beds with planting including trees, ground covers and shrubs. (plant species is season dependent)

## INTERIOR FINISHES

### Floor coverings

- First quality ceramic tiles or laminated timber flooring to ground floor living, dining & kitchen and first quality ceramic tiles to all wet areas

- 100% nylon first grade quality carpet on superior grade foam underlay to all remaining areas

### Walls

- Plasterboard with low sheen 2 coat paint finish

### Ceilings

- Plasterboard with 2 coat paint finish

### Wall Tiling

- Bath & Ensuite - All walls tiled to ceiling height with square set ceiling/ walls at junction with feature wall tile
- Splashback in laundry
- Skirting tiles to laundry & powder room

### Doors & Woodwork

- Gloss paint finish to flush panel internal doors, skirtings and architraves. Internal doors 2040mm high with cushion door stops to each

### Stairs

- MDF treads & risers (carpet finish) plasterboard dwarf wall with timber capping where applicable

### Cornice

- 90mm Cove cornices (excluding ensuite and bathroom)

### Thermal Insulation

- As required to meet thermal rating

### Woodwork

- 68 x 19 DAR Pine architrave and 92 x 19 DAR Pine skirting, both in gloss painted finish

### Ceiling Height

- 2400mm (nominal) to ground floors and 2400 (nominal) to first floors

## FIXTURES & FITTINGS

### Kitchen

#### Cabinets

- Fully lined melamine carcass

#### Doors and Drawers

- Laminated finish with soft close drawers in accordance with selected colour scheme

#### Benchtops

- Reconstituted stone – 20mm thick with 20mm edges and waterfall ends where applicable

#### Splashback

- Ceramic tile splashback in accordance with selected colour scheme

#### Sink

- Stainless steel double bowl under-mount sink

#### Tapware

- Chrome finish gooseneck sink mixer with hand held spray attachment

#### Dishwasher

- 600mm wide stainless steel freestanding dishwasher

#### Oven

- 2 x 600mm stainless steel electric ovens in accordance with kitchen design or

- 1 x 900mm stainless steel electric oven where applicable

#### Cooktop

- 900mm gas stainless steel with wok-burner & cast iron trivets

#### Rangehood

- 900mm wide externally ducted canopy rangehood

#### Microwave space

- Integrated into cabinets

#### Laundry (House specific)

##### Trough

- Stainless steel 45 litre inset trough or
- 45 litre laundry trough and cabinet

#### Cupboard

- Fully lined melamine carcass

#### Doors and Drawers

- Laminated with 1.5mm edge

#### Benchtop

- Reconstituted stone 20mm thick to match kitchen

#### Tapware

- Chrome finish sink mixer
- Chrome finish washing machine stops

#### Towel Ring

- Chrome finish

#### Powder Room

##### Toilet Suite

- Vitreous china back to wall pan with soft close seat and close coupled cistern

##### Basin (House specific)

- Vitreous china wall hung hand basin or fully laminated vanity unit with semi recessed basin and laminated doors

#### Tapware

- Chrome finish to basin mixer

#### Towel Ring

- Chrome finish

#### Mirror

- Polished edges

#### Exhaust Fan

- Fan/light/heater combination unit

#### Toilet roll holder

- Chrome finish

#### Bathroom

##### Shower Screen

- 2000mm high semi-frameless with clear glass

#### Toilet

- Vitreous china back to wall pan with soft close seat and close coupled cistern

#### Shower base

- Tiled with chrome floor to waste

#### Mirror

- Polished edges

#### Exhaust Fan

- Fan/light/heater combination unit

#### Vanity

- Fully lined melamine carcass

#### Doors and Drawers

- Laminated finish with soft close drawers in accordance with selected colour scheme

#### Benchtops

- Reconstituted stone – 20mm thick with square edge

#### Basin (House specific)

- Vitreous china inset basin

#### Bath

- Acrylic

#### Tapware

- Chrome finish mixer to basin and shower

#### Shower Rose

- Hand held adjustable shower on rail with integrated soap dish

#### Towel Rail

- Double rail in chrome finish

#### Toilet roll holder

- Chrome finish

#### Shower Shelf

- Chrome finish

#### Ensuite

##### Shower Screen

- 2000mm high semi-frameless with clear glass

#### Toilet

- Vitreous china back to wall pan with soft close seat and close coupled cistern

#### Shower base

- Tiled with chrome floor to waste

#### Mirror

- Polished edges

#### Exhaust Fan

- Fan/light/heater combination unit

#### Vanity

- Fully lined melamine carcass

#### Doors and Drawers

- Laminated finish with soft close drawers in accordance with selected colour scheme

#### Benchtops

- Reconstituted stone – 20mm thick with square edge

#### Basin

- Vitreous china inset basin

#### Bath

- Acrylic (where applicable)

#### Tapware

- Chrome finish mixer to basin and shower

#### Shower Rose

- Shower with hand held adjustable shower on rail and integrated soap dish

#### Towel Rail

- Double in chrome finish

#### Toilet roll holder

- Chrome finish

#### Shower shelf

- Chrome finish

#### Bedrooms

##### Wardrobe

- Mirrored sliding robe doors
- Melamine shelf with hanging rail
- 450mm wide melamine tower with 4 drawers & 3 open shelves to each robe

##### Main Bedroom

- Walk in Robe – where applicable
- Melamine shelf with hanging rail
- Two x 450mm wide melamine towers with 4 drawers and 3 open shelves to each walk in robe (where applicable)

#### GENERAL

##### Heating Cooling

- Dual Zone Actron ducted reverse cycle heating/cooling system

##### Clothes Line

- Wall or ground mounted folding clothes line including concrete pad

##### Flyscreens

- Black Fibreglass mesh to all openable windows only

##### Door Bell

- Hard wired door bell

##### Entry Door Handle

- Lockwood keyless entry lock set

##### External sliding doors

- Latch and deadlock

##### Internal door furniture

- Chrome finish lever passage set

##### Bathroom, Ensuite & Powder Room

- Passage set with privacy latches

#### Optical Smart Wire System

- Installation of 1 x 25mm comms conduit and drawstring from external Communications cabinet to Hub location (Usually garage or WIR).
- Supply and install Hills Home hub 420w x 600h.
- Including 1 x Telephone patch, 1 x Data patch. (Router, switcher, modem or fly leads are not included)
- Install 1 x RG6 TV cable from Hills Hub into roof including 4 way splitter in roof
- Install of Phone points in Cat 6 x 2.
- Installation of Data points in Cat 6 x 2.
- Installation of TV points in RG6 x 2.
- Provide Double power point in hub.
- Install P20 Communications conduit for NBN/Opticom.
- Note: Pay TV connection not part of this system.

#### Internal Light Fittings

- LED downlights throughout in white finish
- 2 x Fluorescent light fitting to Garage

#### Electrical Switch Plates

- Clipsal Slimline SC2000 in white finish or similar

#### Hot Water Unit

- Instantaneous gas hot water system

#### Preliminary Works

- Building Permit application fees
- Drafting of standard customer construction drawings
- Temporary fencing and scaffolding during construction as required
- Geo-fabric sediment control & waste receptacle as required by local council during construction

#### Site Works

- Earthworks including levelling of building platform over home area
- Retaining walls to base of site cut/fill if required
- Stormwater and sewer drainage to legal point of discharge and sewer connection point respectively
- Connection to mains power supply including conduit & cabling for underground connection of single phase electricity to meter box and electricity supply charge during construction
- Connection of underground gas and water supply including metering

#### Features

- Energy rating to comply with BASIX standard
- Professionally prepared interior and exterior colour schemes
- Three months maintenance warranty
- Engineer certified concrete slab
- Prefabricated wall frames and engineer designed roof trusses

#### STANDARD UPGRADE OPTION – PRICE ON APPLICATION

- Alarm system
- Polyurethane to kitchen cupboards and drawers
- Glass splashback to kitchen
- Tiled shower niche





Please note: Photographs and illustrations are artistic impressions only. Final product may differ from that illustrated. While care has been taken to ensure that all representations are accurate as at the date of publication Creation Homes does not warrant their accuracy. Purchasers should make their own enquiries and, where applicable, obtain appropriate professional advice relevant to their particular circumstances. All information is subject to change without notice.