

Memorandum of common provisions
Restrictive covenants in a plan
Section 91A Transfer of Land Act 1958

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This memorandum contains provisions which are intended for inclusion in plans under the Subdivision Act 1988 to be subsequently lodged for registration.

Operative words including words to bind the burdened land and words of annexation must not be included.

Provisions to apply to the plan:

Burdened land: As set out in PS902258F

Benefited land: As set out in PS902258F

Expiry date: As set out in PS902258F

Covenants:

Except with the written consent of Satterley Property Group, the registered proprietor or proprietors for the time being of any burdened lot must not construct or allow to be constructed on the lot or any part of it, any building that is not in accordance with the following:

1. Preliminary
- The matters addressed in this MCP are those that vary from the provisions in the Regulations and Scheme. All provisions not addressed in this MCP are as required in the Regulations and Scheme.
- This MCP is retained by the Registrar of Titles pursuant to section 91(A) of the Transfer of Land Act.
2. Provisions
- The Plan of Subdivision includes a notice of restriction enabling approved building envelopes in accordance with Regulation 5 in Part 1 of the Regulations. The provisions in this MCP are incorporated into the restrictions created by the Plan of Subdivision.
- Any building to be constructed on allotments to which this MCP applies and for which the construction would require a building permit must be sited within the approved building envelope subject to any specific encroachments allowed outside the approved building envelope pursuant to this MCP.

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The conditions set out in the Small Lot Housing Code (SLHC) apply to any allotment marked with a '▲' on the building envelope plan. All allotments on this plan denoted with a '▲' on the building envelope plan are to be considered either Type A or Type B allotments.

3. Text of Restrictions

The matters which are restricted by the approved building envelopes provide for siting and design parameters different from those contained in Part 5 in the Regulations and Clause 54 in the Scheme and are as follows.

3.1 Minimum street setbacks (Regulation 74 and Clause 54.03-1)

A building must be set back from a street alignment in accordance with Regulation 74 (Minimum street setbacks) in Part 5 of the Regulations and Clause 54.03-1 in the Scheme, except as specified below.

A building on an allotment must be set back from a street boundary not less than the distance specified in respect of that boundary on the following relevant building envelope plan.

In the case of corner lots, buildings must be setback a minimum of 2 metres from the secondary frontage street or, if applicable, the minimum distance noted on the relevant building envelope plan.

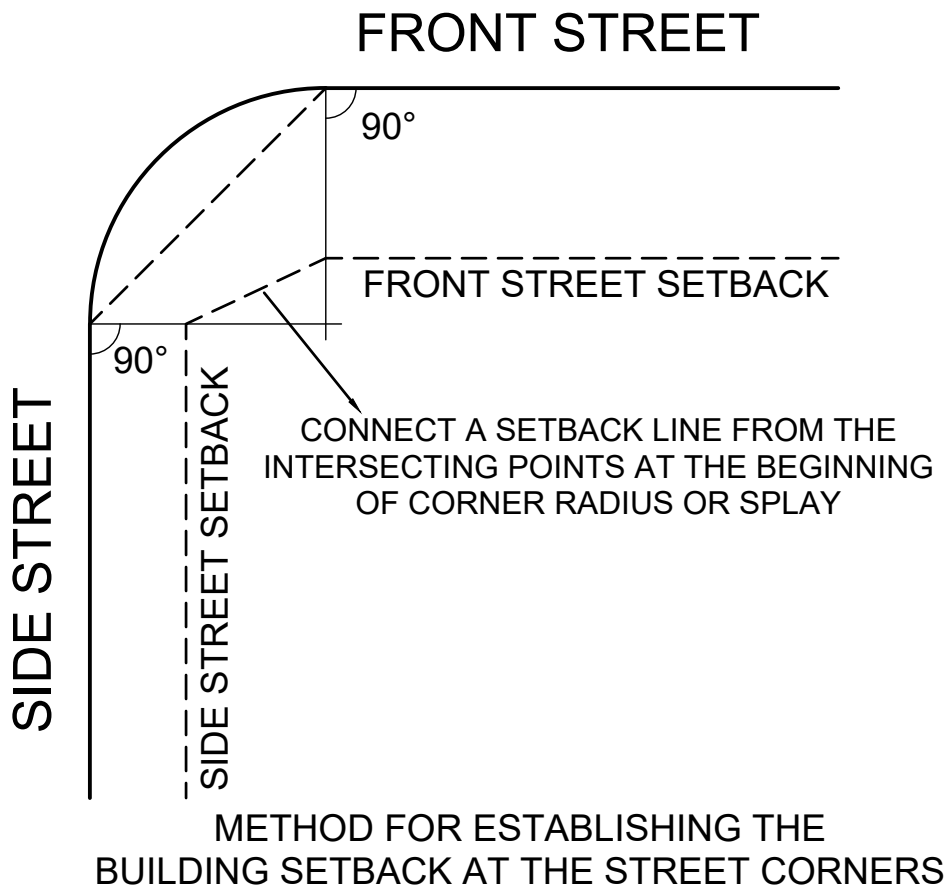
Encroachments:

The following may encroach into the setback distance required above by not more than 1.5m.

- a. Verandahs and porches that have a maximum height of not more than 3.6 metres above the natural ground
- b. Unroofed balconies that have a maximum height of not more than 4.0 metres above the natural ground
- c. Eaves, fascia and gutters
- d. Screens referred to as described in the Building Regulations 2018.
- e. Decks, steps or landings - less than 800mm in height

Diagram: Splayed and Curved Street Frontages

Unless noted on the plan, the minimum front setback on a splayed or curved street frontage must be taken in an arc connecting the front street setback line to the side street setback line commencing at the points that are perpendicular to the points where the street alignment commences to arc.



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A garage on an allotment must be set back not less than 5.0 metres from the front street boundary of the allotment and must be set back not less than 0.5 metres behind the front building line (excluding encroachments) of the dwelling.

3.2 Building Height (Regulation 75 and Clause 54.03-2)

The height of a building on a lot must be in accordance with Regulation 75 (Building Height) in Part 5 of the Regulations and Clause 54.03-2 in the Scheme, except as specified below.

The height of a building on a lot must not exceed 10.0 metres unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 7.5 degrees or more, in which case the maximum building height should not exceed 12.0 metres.

3.3 Site coverage (Regulation 76 and Clause 54.03-3)

The site area covered by buildings on an allotment must be in accordance with Regulation 76 (Site coverage) in Part 5 of the Regulations and Clause 54.03-3 in the Scheme, or the maximum site coverage as specified in the schedule to the zone.

3.4 Side and rear setback (Regulation 79 and Clause 54.04-1)

Side and rear setbacks on an allotment must be in accordance with Regulation 79 (Side and rear setbacks) in Part 5 of the Regulations and Clause 54.04-1 in the Scheme, except as specified below.

Side and rear setbacks for building elements (such as walls and roof coverings) must comply with the requirements specified in the height and setback profiles noted below and shown on the plan by the identifier code.

A building on a lot which has two side boundaries denoted as " 0 or 1 " in the plan of subdivision must be setback at least one metre from one of the two side boundaries.

The following may encroach not more than 0.5 metres into the minimum side and rear setbacks.

- Porches and verandahs
- Masonry chimneys
- Screens (to the extent needed to protect a neighbouring property from a direct view)
- Flues and pipes
- Domestic fuel tanks
- Heating and cooling equipment and other services
- Water Tanks

The following may encroach into the minimum setbacks.

- Landings with a maximum area of 2.5 square metres and a maximum height of 1 metre
- Unroofed stairways and ramps
- Pergolas
- Shade sails
- Eaves, fascias and gutters not more than 0.6 metre in total width
- Outbuildings not exceeding 10 square metres in area and 3 metres in height.

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A garage with access facing the side street boundary of a corner allotment must be set back at least 0.5 metres behind the side street building line of the dwelling.

Carports may be built on or within 200 millimetres of a side street boundary if the side of the carport facing the boundary is open.

Edge lots are not beneficiaries of the restriction described in 3.4 above.

3.5 Walls on boundaries (Regulation 80 and Clause 54.04-2)

Walls constructed on a boundary must be in accordance with Regulation 80 (Walls on boundaries) in Part 5 of the Regulations and Clause 54.04-2 in the Scheme, except as specified below.

The height of a wall or carport of an allotment must not exceed a maximum height of 3.6 metres unless abutting a higher existing or simultaneously constructed wall.

Edge allotments are not beneficiaries of the restriction described in 3.5 above.

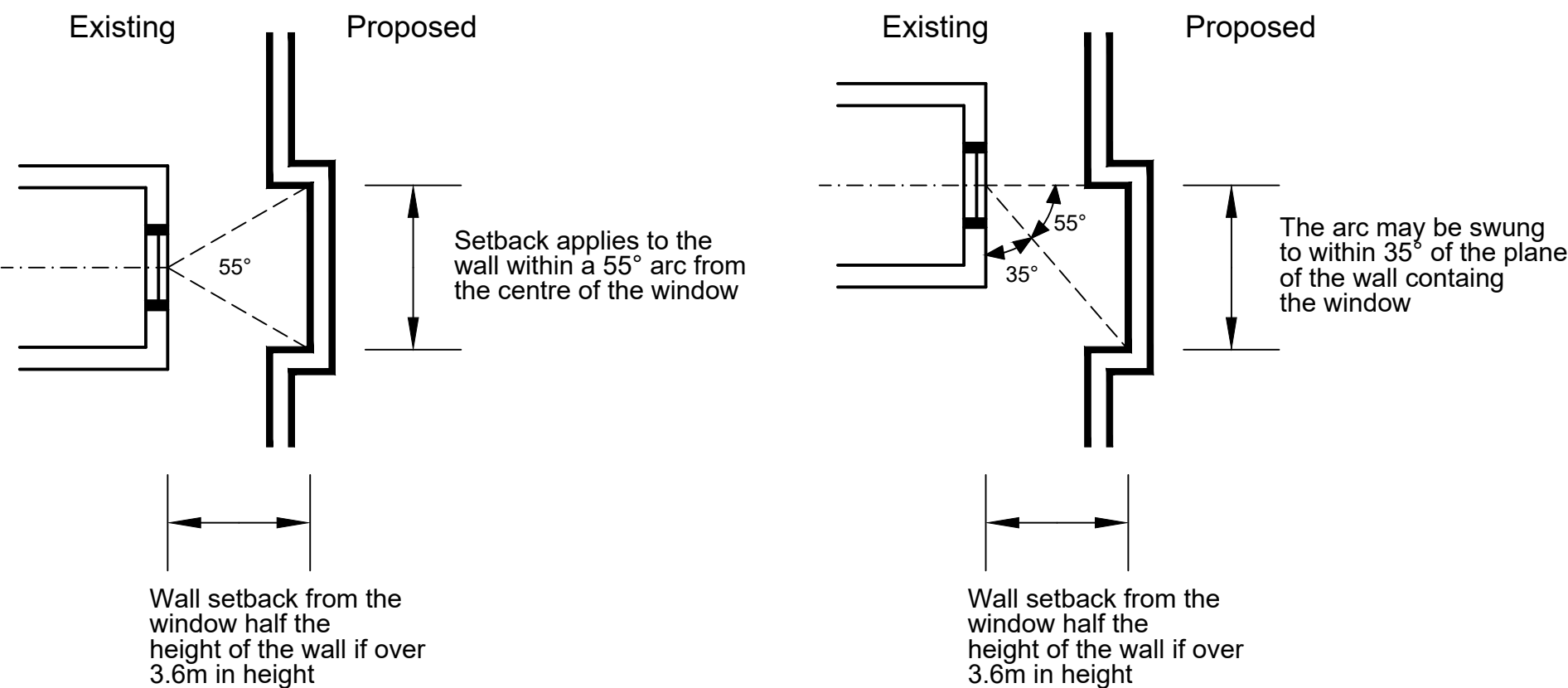
3.6 Daylight to existing habitable room windows (Regulation 81 and Clause 54.04-3)

The provision of solar access to existing north-facing habitable room windows must be in accordance with Regulation 81 (Daylight to existing habitable room windows) in Part 5 of the Regulations and Clause 54.04-3 in the Scheme, except as specified below.

A building must be set back from a habitable room window in an existing building on an adjoining lot to provide for a light court to the existing window that has a minimum area of 3 square metres and a minimum dimension of 1m clear to the sky. The area of the light court may include land on the adjoining lot.

A wall or carport with an average height of more than 3.6 metres opposite a habitable room window in an existing dwelling on an adjoining lot must be set back from the window at least half the height of the wall or carport, if the wall or carport is within a 55 degree angle in the horizontal plane about a vertical axis through the centre of the window. The angle may be swung to not less than 35 degrees from the plane of the wall containing the window.

This is illustrated in the two diagrams below.



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If the existing habitable room window is above the ground level, the wall or carport height is measured from the floor level of the room containing the window.

Daylight to habitable room windows in buildings on lots, which are not beneficiaries of this restriction, is not dealt with by this building envelope except where annotated on the plan.

3.7 Solar access to existing north-facing habitable room windows (Regulation 82 and Clause 54.04-4)

The provision of solar access to existing north-facing habitable room windows must be in accordance with Regulation 82 (Solar access to existing north-facing habitable room windows) in Part 5 of the Regulations and Clause 54.04-4 in the Scheme, except as specified below.

Reference to an existing north-facing habitable room window, in the case of buildings on allotments contained within this MCP, refers to ground floor windows only.

Any north-facing habitable room window at ground level to be constructed in a building on an allotment must be clear to the sky and setback within the building envelope of the north boundary of that allotment.

3.8 Overshadowing of recreational private open space (Regulation 83 and Clause 54.04-5)

Any overshadowing of recreational private open space must be in accordance with Regulation 83 (Overshadowing of recreational private open space) in Part 5 of the Regulations and Clause 54.04-5 in the Scheme, except as varied as a consequence of other restrictions in this MCP.

Edge allotments are not beneficiaries of the restrictions described in 3.8 above.

3.9 Overlooking (Regulation 84 and Clause 54.04-6)

Any overlooking of a habitable room or secluded private open space of an existing dwelling on an adjoining allotment must be in accordance with Regulation 84 (Overlooking) in Part 5 of the Regulations and Clause 54.04-6 in the Scheme, except as varied as a consequence of other restrictions in this MCP.

This requirement applies to any habitable room window, balcony, terrace, deck or patio of a dwelling on an allotment within the specified overlooking control area (as indicated in the relevant height and setback profiles) that has direct views into an adjoining allotment.

Edge allotments are not beneficiaries of this restriction described in 3.9 above.

3.10 Private open space (Regulation 86 and Clause 54.05-2)

A dwelling on an allotment must provide private open space as specified in Regulation 86 (Private open space) in Part 5 of the Regulations and Clause 54.05-2 in the Scheme.

A dwelling on an allotment marked with a '▲' on the building envelope plan must provide private open space in accordance with the SLHC.

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4. Notes on the MCP

- 4.1** Ground level after engineering works associated with subdivision is to be regarded as natural ground level.
- 4.2** In the case of conflict between the plan and these written notations, the specifications in the written notations prevail.
- 4.3** Buildings must not cover registered easements unless provided for by the easement.
- 4.4** Edge allotments are those allotments that are part of the same certified plan of subdivision but share one or more common boundaries with or otherwise adjoin an allotment that is not part of the same certified plan of subdivision. Regulation 71 in Part 5 of the Regulations and Clause 56.04-2 in the Scheme, apply to each edge allotment irrespective of Sections 1 to 3 of this MCP.

5. General definitions

If not defined above, the words below shall have the meaning attributed to them in the document identified.

In the *Building Act 1993*:

- building

In Parts 1 and 5 of the *Building Regulations 2018*:

- Clear to the sky
- Height
- Private open space
- Recreational private open space
- Raised open space
- Secluded private open space
- Setback
- Single dwelling
- Site coverage
- Allotment
- North (true North)

In the *Wyndham Planning Scheme*:

- Frontage (Clause 72)
- Dwelling (Clause 74)
- Habitable room (Clause 72)
- Storey (Clause 72)

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Additional definitions:-

Approved building envelope

The building envelope shown for a particular allotment in the building envelope plan and has the same meaning as in Regulation 71 of the Regulations.

Building envelope

An area within each allotment (defined by the particular allotment setbacks) where development of a dwelling, shed, garage or carport is allowed subject to the particular provisions of this document, the Permit and the Scheme.

Building envelope plan

The plan which is attached to this MCP and which shows the approved building envelopes, certain setbacks and other related matters for the allotments within the plan of subdivision.

Corner allotment

An allotment with a corner where each boundary connects to a street (excluding a laneway) or public open space.

Edge allotments

Allotments that are part of the same certified plan of subdivision but share one or more common boundaries with or otherwise adjoin an allotment that is not part of the same certified plan of subdivision.

Finished Surface Level

The ground level after engineering works associated with the subdivision are complete.

MCP

This Memorandum of Common Provisions.

On the boundary

Setback of up to 200 millimetres from the allotment / property boundary is deemed to be on the boundary.

Plan of Subdivision

The Plan of Subdivision referred to on page 1 of this MCP.

Regulations

The Building Regulations 2018 or any subsequent regulations made pursuant to the Building Act which relate to the siting of a building.

Scheme

The Wyndham Planning Scheme

Side boundary

A boundary of an allotment that runs between and connects the street frontage of the allotment to the rear boundary of the allotment.

Small Lot Housing Code (SLHC)

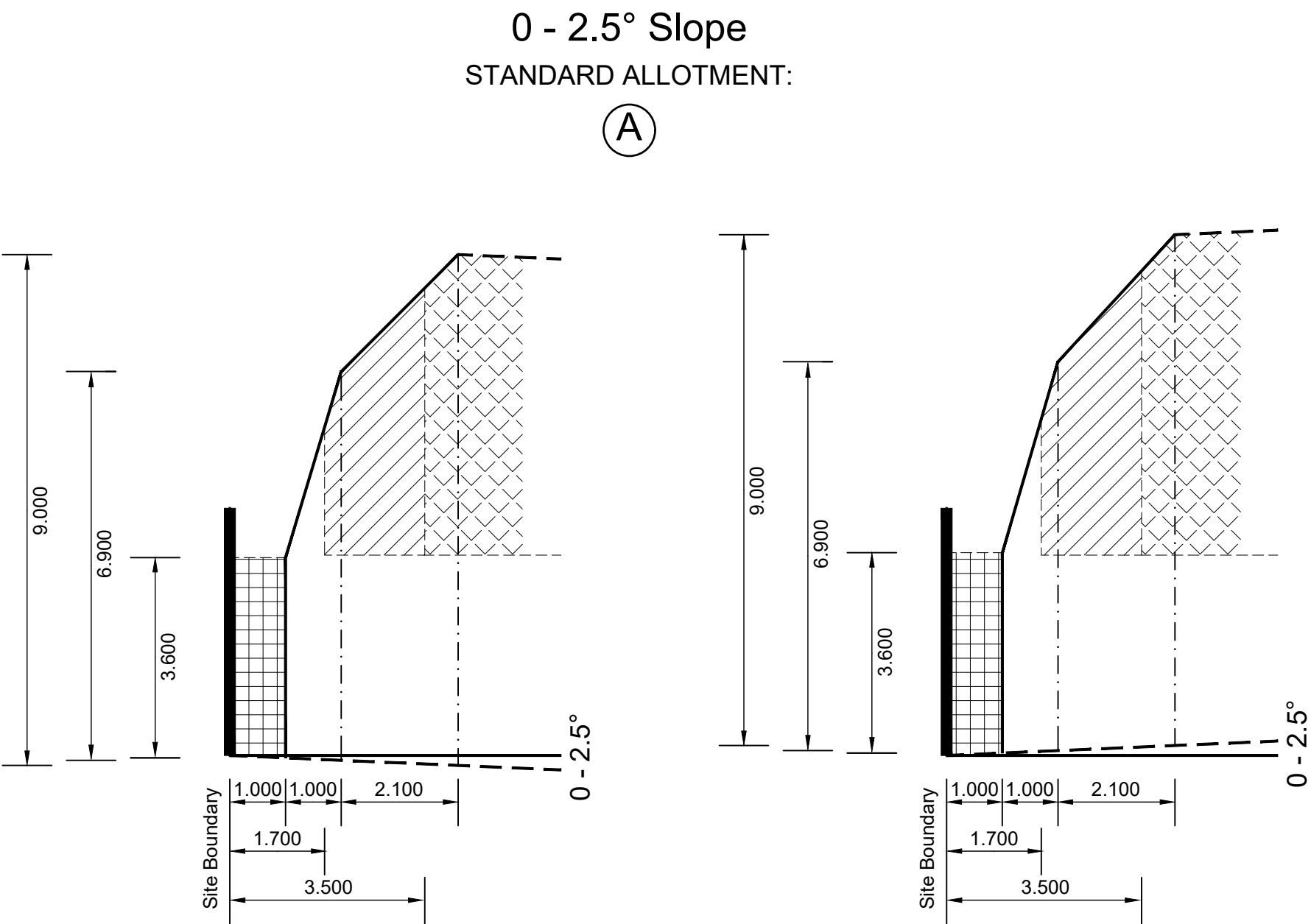
The Small Lot Housing Code for allotments less than 300m² incorporated into the Wyndham Planning Scheme.

Street


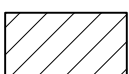
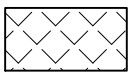
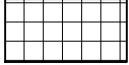
For the purposes of determining street setbacks, street means any road other than a footway or carriageway easement.

6. Diagrams and plans

6.1 Profiles referenced in the building envelope plan



TYPICAL SIDE BOUNDARY

-  Single Storey Building Envelope
-  Overlooking Zone
Habitable room windows / Raised open spaces are a source of overlooking
-  Non Overlooking Zone
Habitable room windows / Raised open spaces are not a source of overlooking
-  Building to Boundary Zone





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0 - 2.5° Slope

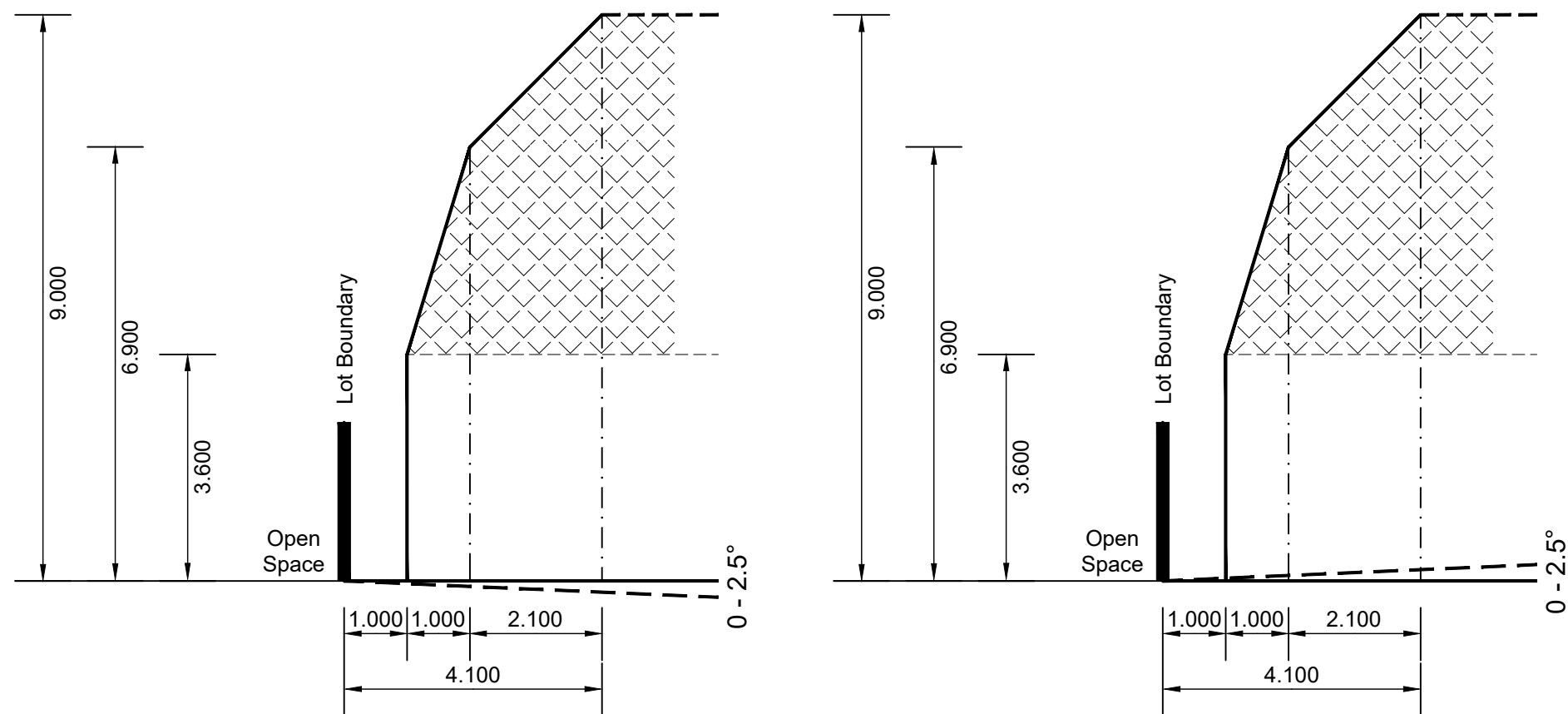
S1




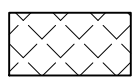
-  Single Storey Building Envelope
 -  Overlooking Zone
Habitable room windows / Raised open spaces are a source of overlooking
 -  Non Overlooking Zone
Habitable room windows / Raised open spaces are not a source of overlooking
 -  Building to Boundary Zone

6.1 Profiles referenced in the building envelope plan

0 - 2.5° Slope
STANDARD ALLOTMENT:
(S2)

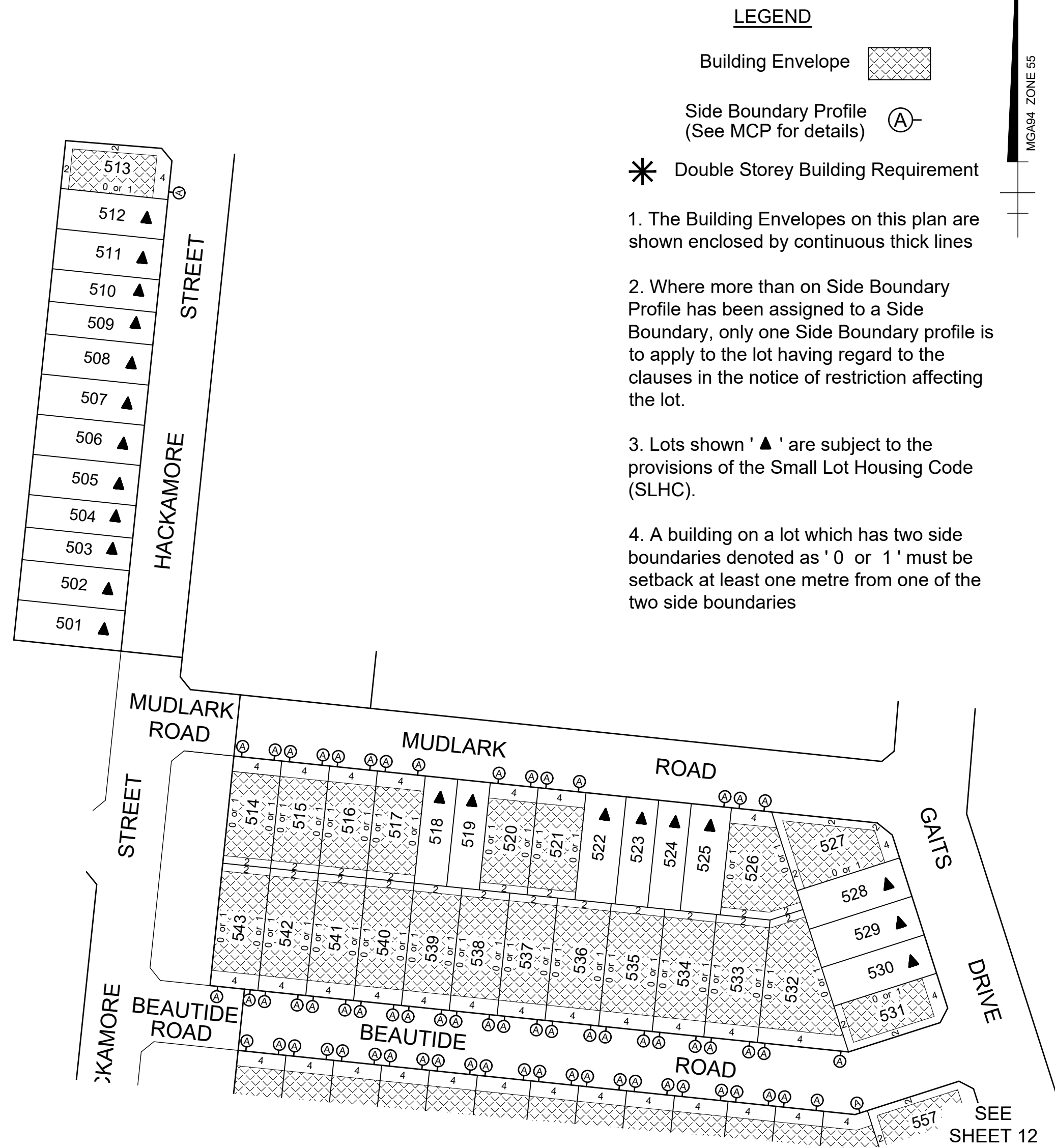


SIDE BOUNDARY ABUTS RESERVE

-  Single Storey Building Envelope
-  Double Storey Building Envelope

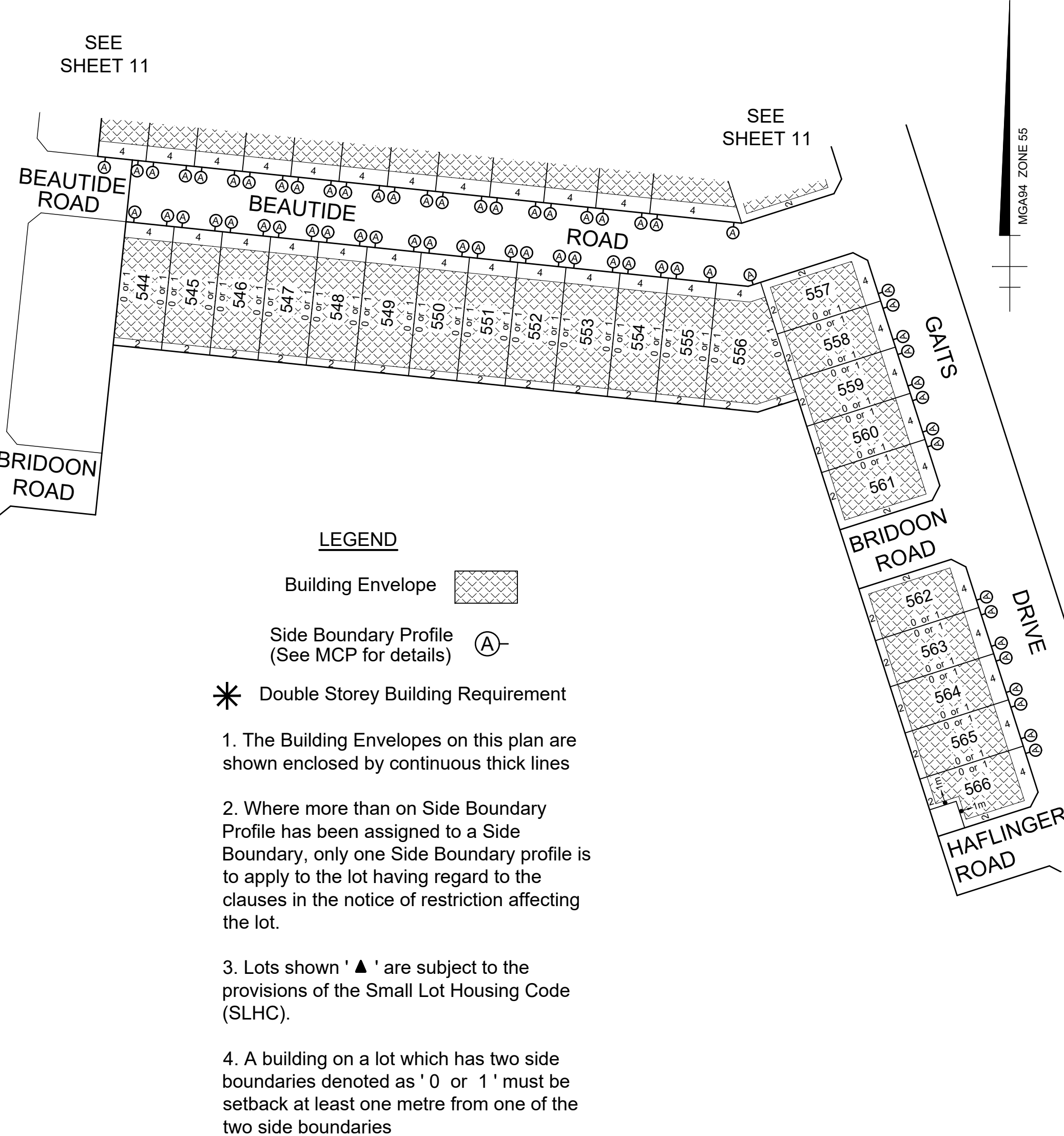
Memorandum of common provisions
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6.2 Plan of Subdivision showing building envelope height and setback profile identifier code



Memorandum of common provisions
Section 91A Transfer of Land Act 1958

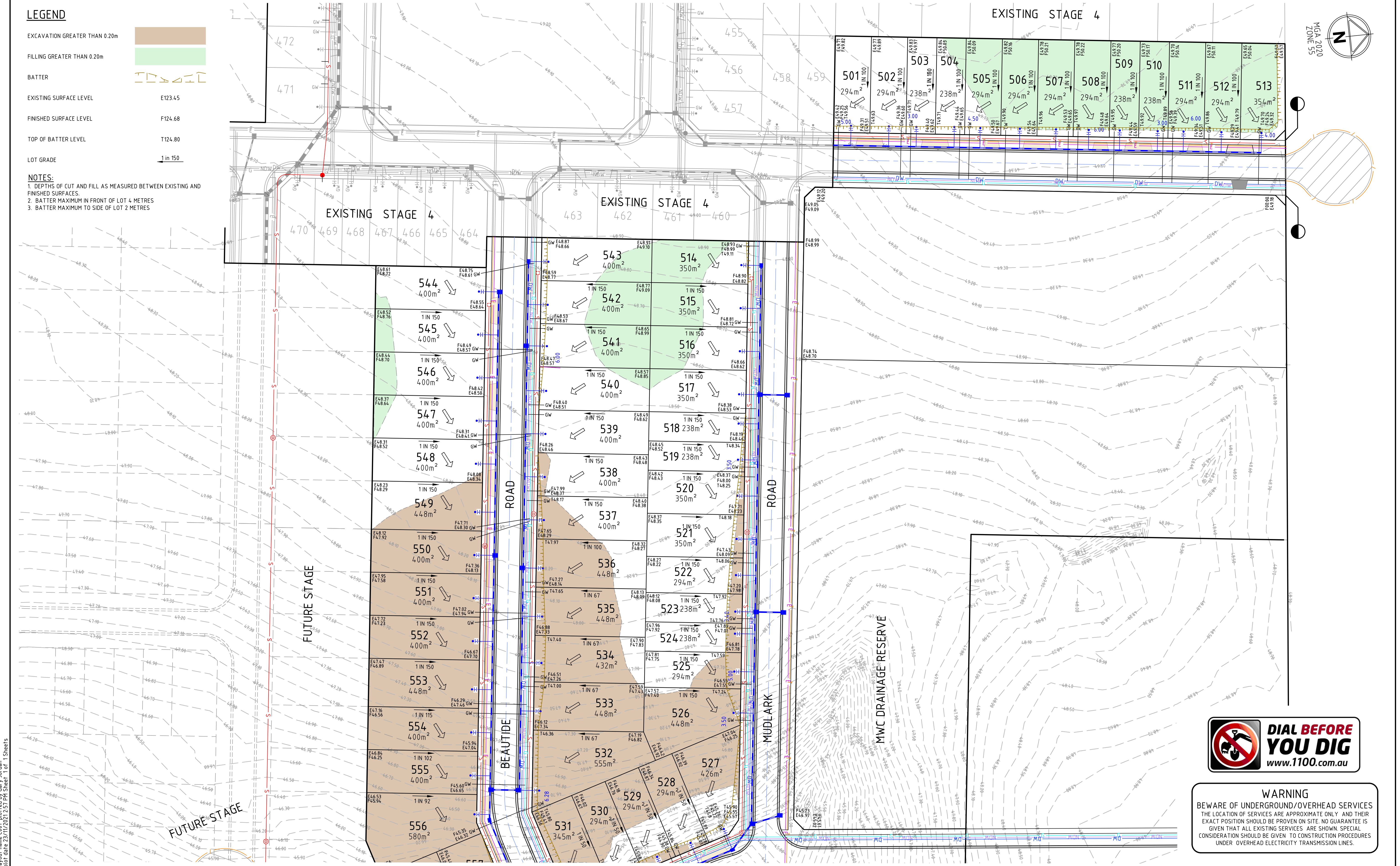
6.2 Plan of Subdivision showing building envelope height and setback profile identifier code



LEGEND

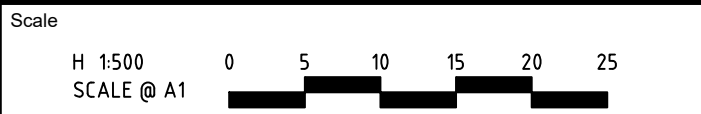
- EXCAVATION GREATER THAN 0.20m
- FILLING GREATER THAN 0.20m
- BATTER
- EXISTING SURFACE LEVEL
- FINISHED SURFACE LEVEL
- TOP OF BATTER LEVEL
- LOT GRADE

NOTES:
1. DEPTHS OF CUT AND FILL AS MEASURED BETWEEN EXISTING AND FINISHED SURFACES.
2. BATTER MAXIMUM IN FRONT OF LOT 2 METRES
3. BATTER MAXIMUM TO SIDE OF LOT 2 METRES



WARNING
BEWARE OF UNDERGROUND/OVERHEAD SERVICES
THE LOCATION OF SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. SPECIAL CONSIDERATION SHOULD BE GIVEN TO CONSTRUCTION PROCEDURES UNDER OVERHEAD ELECTRICITY TRANSMISSION LINES.

A PRELIMINARY PLAN		23/11/2021
Rev	Amendments	Approved Date



ISO 9001, ISO 45001, ISO 14001 certified

System Certified

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NSW 2640 AUSTRALIA T 61 2 6051 1300
spiire.com.au ABN 55 050 029 635

Satterley

Designed G.JORDAN	Checked
Authorised	Date 11/21

**BLUESTONE TARNEIT
STAGE 5**

SALES PLAN - SHEET 1
WYNDHAM CITY COUNCIL
SATTERLEY PROPERTY GROUP

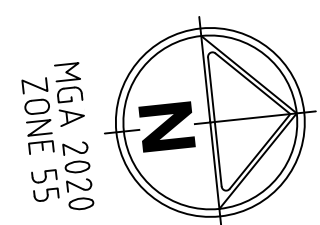
PRELIMINARY

Drg No 308812C001

Rev A

LOT GRADE

1. DEPTHS OF CUT AND FILL AS MEASURED BETWEEN EXISTING AND FINISHED SURFACES.
2. BATTER MAXIMUM IN FRONT OF LOT 4 METRES
3. BATTER MAXIMUM TO SIDE OF LOT 2 METRES

MGA 2020
ZONE 55

BEWARE OF UNDERGROUND/OVERHEAD SERVICES
THE LOCATION OF SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. SPECIAL CONSIDERATION SHOULD BE GIVEN TO CONSTRUCTION PROCEDURES UNDER OVERHEAD ELECTRICITY TRANSMISSION LINES.

A	PRELIMINARY PLAN		23/11/2021
Rev	Amendments	Approved	Date



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spiire.com.au ABN 55 050 029 635



Designed
G.JORDAN

Authorised

Checked

Date
11/21

BLUESTONE TARNEIT STAGE 5

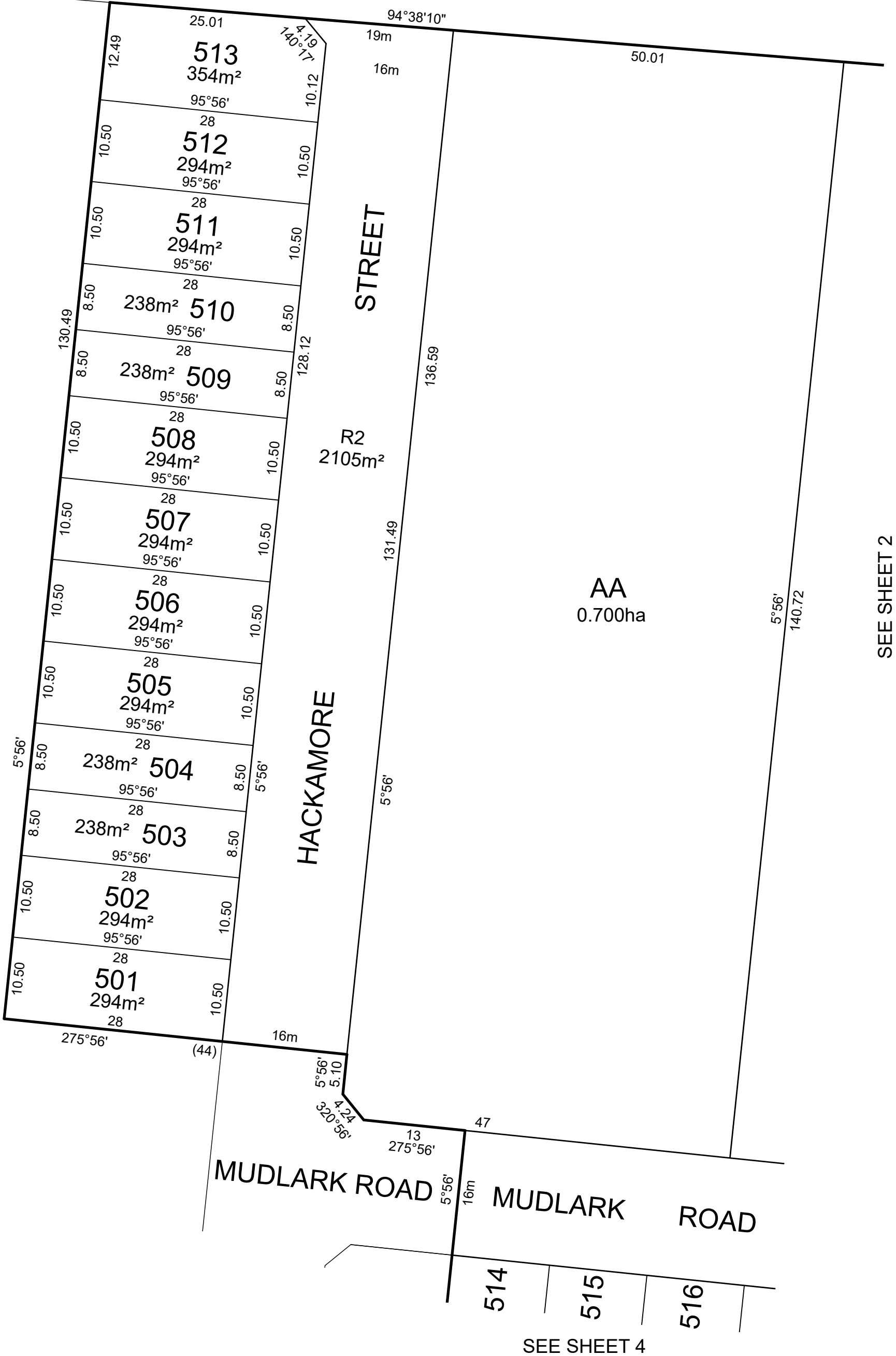
SALES PLAN - SHEET 2
WYNDHAM CITY COUNCIL
SATTERLEY PROPERTY GROUP

PRELIMINARY Drg No
308812C002

Rev

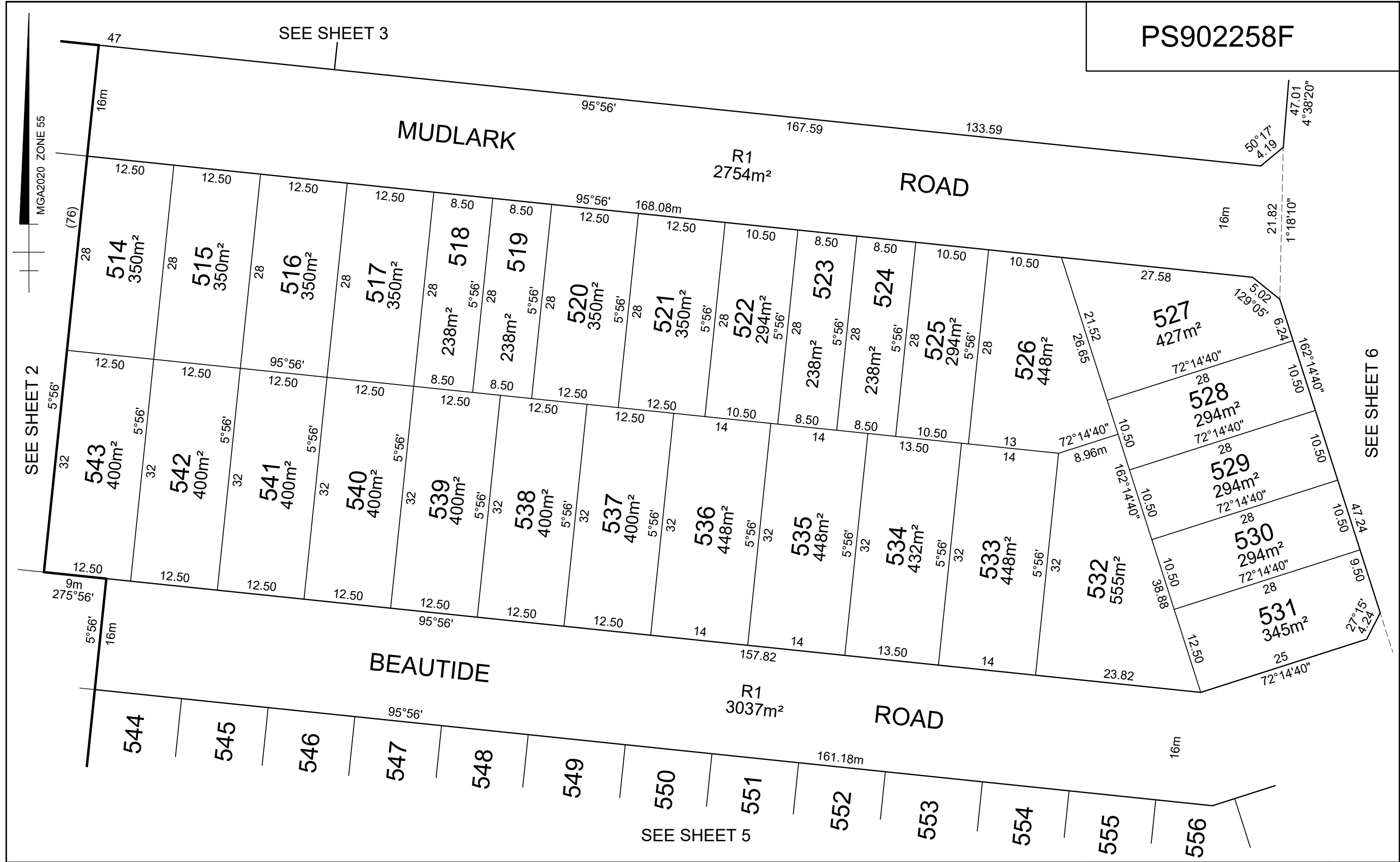
file name 308812C001 Sales Plan.dwg layout name C002 plotted by Gary Jordan
file location G:\30\308812\Civil\Acad plot date 23/11/2021 2:57 PM Sheet 1 of 1 Sheets

PLAN OF SUBDIVISION			EDITION 1		PS902258F	
LOCATION OF LAND			COUNCIL NAME: WYNDHAM CITY COUNCIL			
PARISH: TARNEIT						
TOWNSHIP: ---						
SECTION: 22						
CROWN ALLOTMENT: ---						
CROWN PORTION: G						
TITLE REFERENCE: Vol. Fol.						
LAST PLAN REFERENCE: Lot E on PS902257H						
POSTAL ADDRESS: 800 Derrimut Road (at time of subdivision) TARNEIT VIC 3029						
MGA 2020 CO-ORDINATES: E: 297 590 ZONE: 55 (of approx centre of land in plan) N: 5 812 240						
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER	COUNCIL/BODY/PERSON		Lots 501 - 566 (both inclusive) on this plan are affected by 3D Building Envelopes in MCP Dealing No. Refer to Creation of Restrictions A & B on Sheets 8 & 9 of this plan for details.			
Road R1 & R2 Reserve No.'s 1 - 4 Reserve No. 5	Wyndham City Council Wyndham City Council Powercor Australia Ltd					
NOTATIONS						
DEPTH LIMITATION: Does Not Apply						
SURVEY: This plan is based on survey.						
STAGING: This is not a staged subdivision. Planning Permit No. WYP9879/17.						
This survey has been connected to permanent marks no(s) PM90 & PM158 In Proclaimed Survey Area no. N/A						
BLUESTONE - Release 5 Area of Release: 7.710ha No. of Lots: 66 Lots & Balance Lot AA & F						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of		
E-2	Sewerage	3	C/E	City West Water Corporation		
<div>ADDITIONAL EASEMENTS MAY BE SHOWN ON THIS PLAN ONCE ENGINEERING DESIGN HAS BEEN COMPLETED</div>						
TAYLORS		SURVEYORS FILE REF: Ref. 20457-S5 Ver. 2		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 9	
Urban Development Built Environments Infrastructure 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168 Tel: 61 3 9501 2800 Web: taylorstds.com.au		Licensed Surveyor: MARK JAMES SOMMERVILLE / Version No 2				



SEE SHEET 2

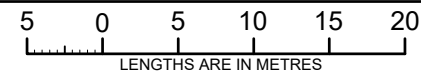
SEE SHEET 4



TAYLORS

Urban Development | Built Environments | Infrastructure
8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168
Tel: 61 3 9501 2800 | Web: taylorstds.com.au

SCALE
1:500



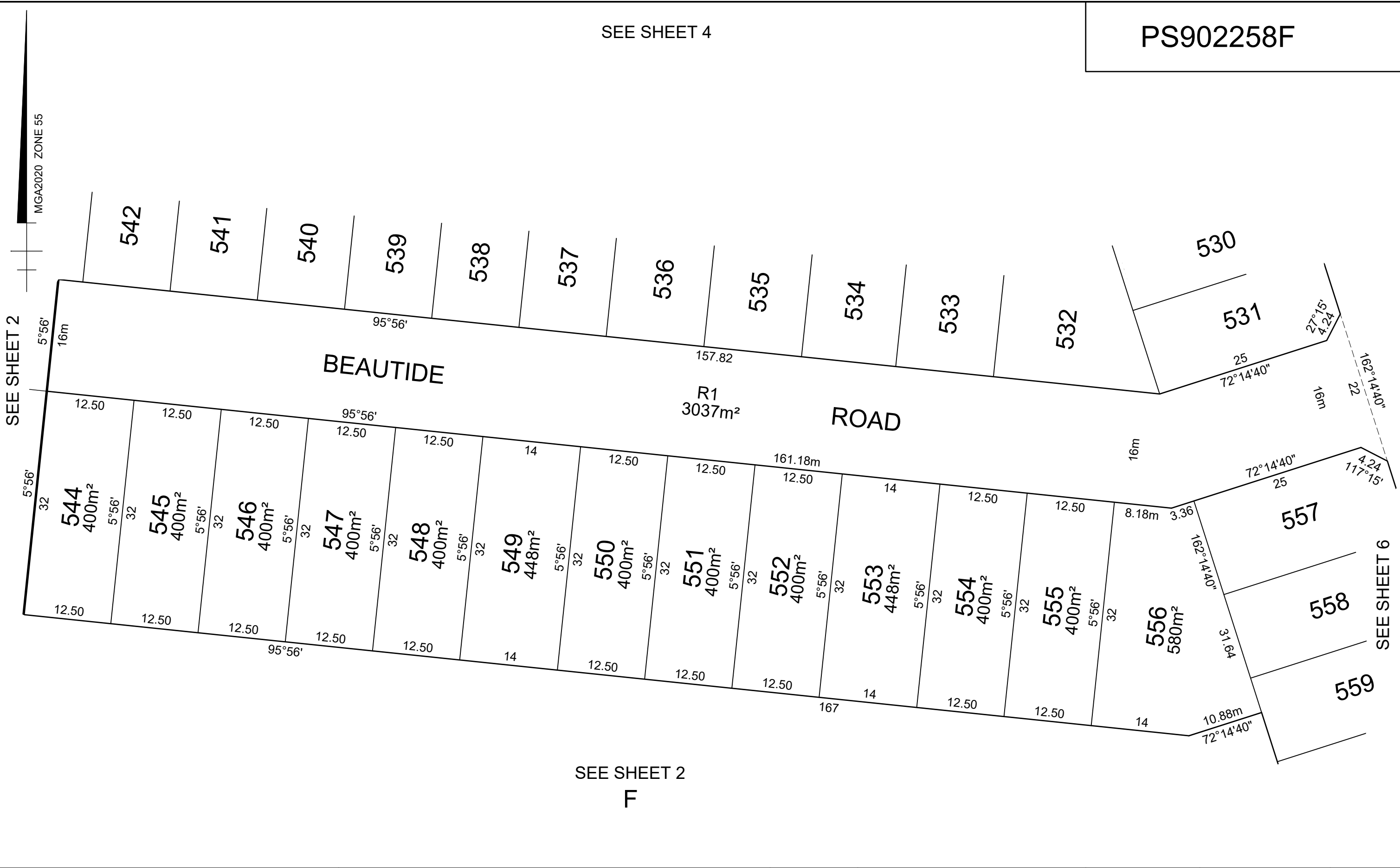
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SIZE: A3

Ref. 20457-S5
Ver. 2

SHEET 4

Licensed Surveyor:

MARK JAMES SOMMERVILLE / Version No 2



PS902258F

SEE SHEET 2

SEE SHEET 2

SEE SHEET 2

F

SEE SHEET 5

BEAUTIDE
ROAD

556

GAITS

R1
6120m²

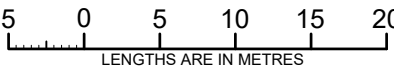
DRIVE

Reserve
No.5
35m²

TAYLORS

Urban Development | Built Environments | Infrastructure
 8 / 270 Ferntree Gully Road, Notting Hill, Victoria, 3168
Tel: 61 3 9501 2800 | **Web:** taylorstds.com.au

SCALE
1:500



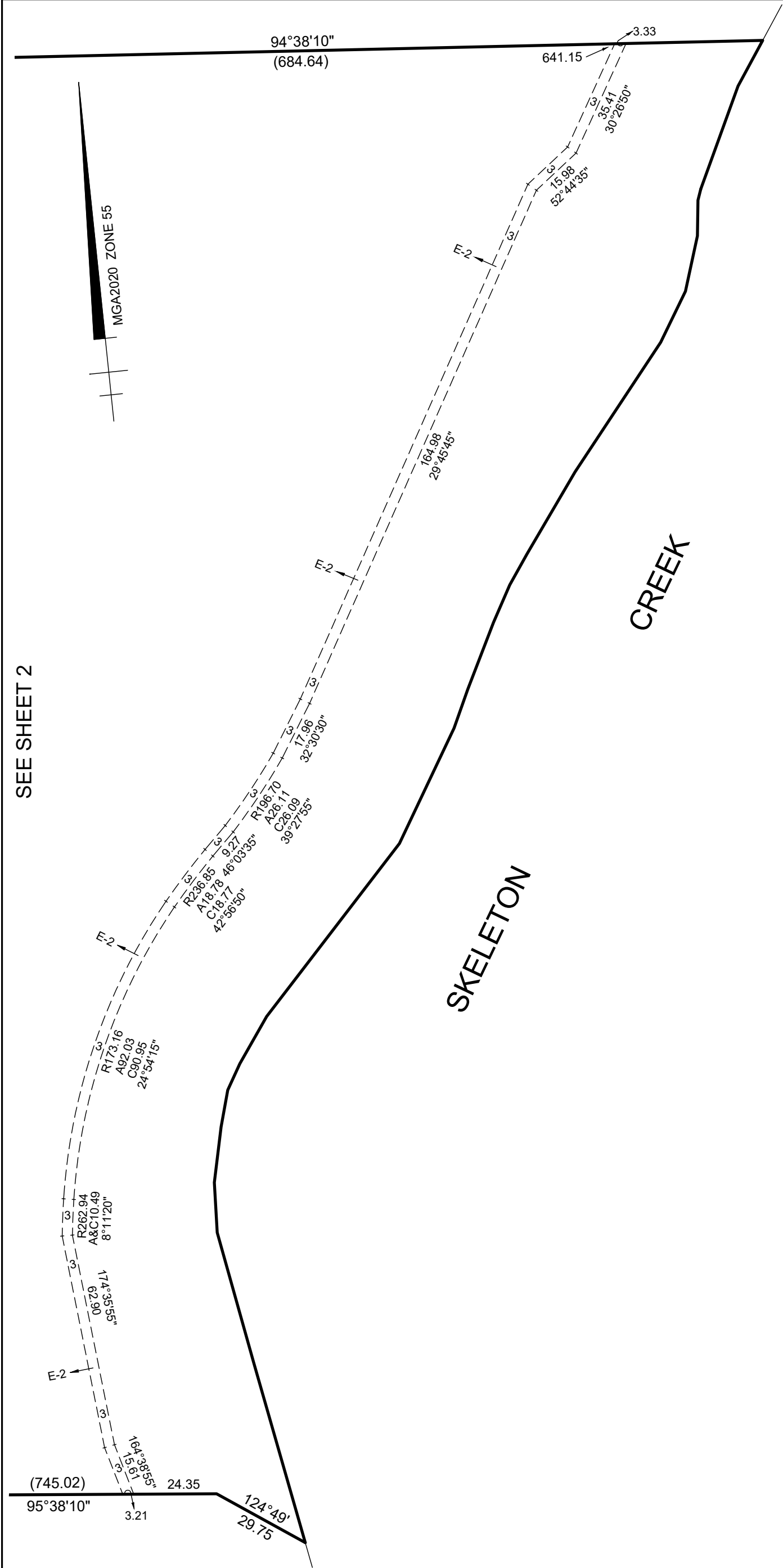
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ORIGINAL SHEET
SIZE: A3

Ref. 20457-S5
Ver. 2

SHEET 6



PS902258F

CREATION OF RESTRICTION A

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

BURDENED LAND: See Table 1
BENEFITED LAND: See Table 1

For the purposes of this Restriction:
(a) A dwelling means a house.
(b) A building means any structure except a fence.

DESCRIPTION OF RESTRICTION

Except with the written consent of Satterley Property Group, the registered proprietor or proprietors for the time being of any burdened Lot must not:

Design Guidelines and MCP

- 1. Build or allow to be built on the Lot any building other than a building which has been approved by Satterley Property Group or the Bluestone Design Review Panel in accordance with the Bluestone Design Guidelines.
- 2. build or allow to be built on the Lot any building other than a building which has been constructed in accordance with the endorsed Memorandum of Common Provisions (MCP) registered in Dealing Number....., which MCP is incorporated into this Restriction.

Building Envelopes

- 3. Build or allow to be built on the Lot any building other than in accordance with the building envelope plans shown on the endorsed Memorandum of Common Provisions (MCP) registered in Dealing Number....., which MCP is incorporated into this Restriction.

For the purposes of this restriction "Satterley Property Group" means Satterley Tarneit Derrimut Pty Ltd ACN 630 346 066 or any or its related bodies corporate or associated entities within the meaning of the Corporations Act 2001.

Expiry date: 31/12/2030

TABLE 1

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
501	502
502	501, 503
503	502, 504
504	503, 505
505	504, 506
506	505, 507
507	506, 508
508	507, 509
509	508, 510
510	509, 501
511	510, 512
512	511, 513
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519	518, 520, 538, 539
520	519, 521, 537, 538
521	520, 522, 536, 537
522	521, 523, 535, 536

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
523	522, 524, 535
524	523, 525, 534, 535
525	524, 526, 533, 534
526	525, 527, 528, 533, 532
527	523, 526, 528
528	526, 527, 529, 532
529	528, 530, 532
530	529, 531, 532
531	530, 532
532	531, 530, 529, 528, 526, 533
533	525, 526, 532, 534
534	524, 525, 533, 535
535	522, 523, 524, 534, 536
536	521, 522, 535, 537
537	520, 521, 536, 538
538	519, 520, 537, 539
539	518, 519, 538, 540
540	517, 539, 541
541	516, 540, 542
542	515, 541, 543
543	514, 542
544	545

TABLE 1 continued

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
545	544, 546
546	545, 547
547	546, 548
548	547, 549
549	548, 550
550	549, 551
551	550, 552
552	551, 553
553	552, 554
554	553, 555
555	554, 556
556	555, 557, 558, 559
557	556, 558
558	556, 557, 559
559	556, 558, 560
560	559, 561
561	560
562	563
563	562, 564
564	563, 565
565	564, 566
566	565

CREATION OF RESTRICTION B

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

BURDENED LAND: See Table 2
BENEFITED LAND: See Table 2

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of any burdened Lot must not:

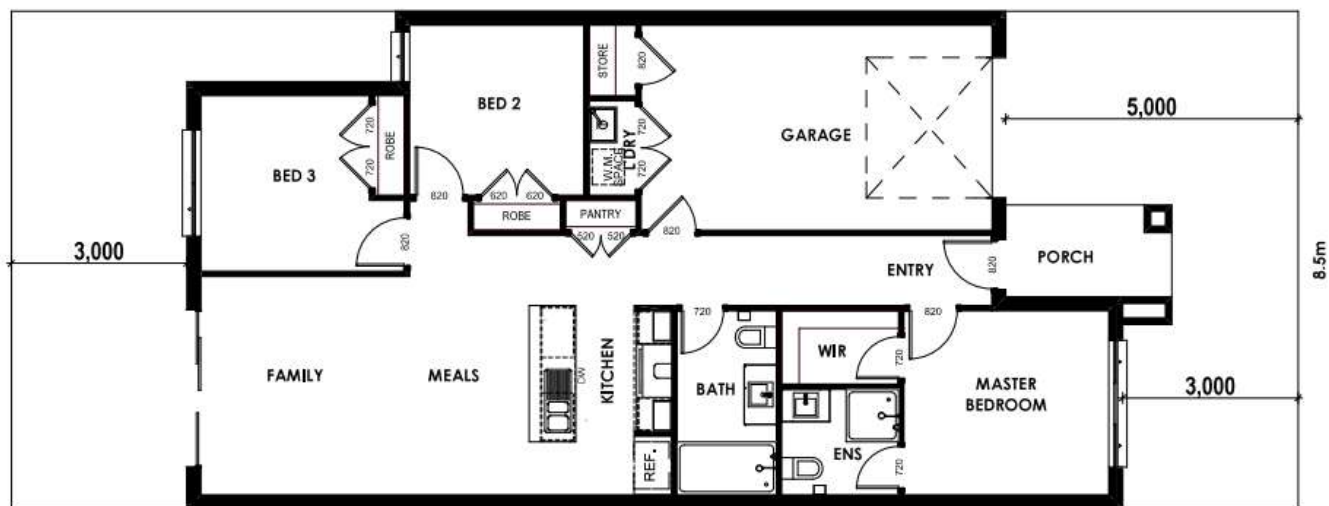
- 1. build or permit to be built or remain on the lot any building or structure that has not been constructed in accordance with the relevant below mentioned type of the Small Lot Housing Code (SLHC) incorporated into the Wyndham Planning scheme unless a planning permit is granted by the Responsible Authority for a building that does not conform with the SLHC.

Expiry date: 31/12/2030

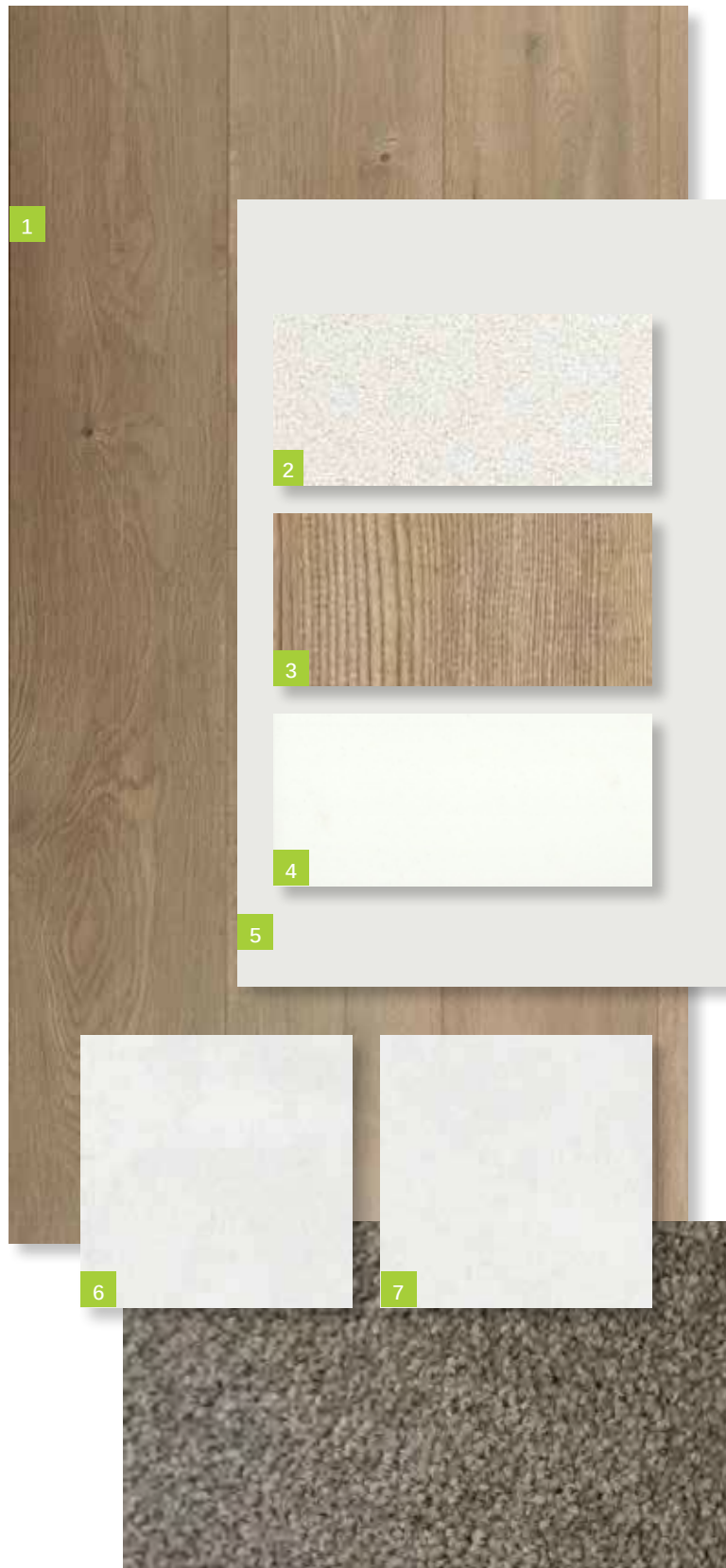
TABLE 2

BURDENED LOT No.	SLHC TYPE	BENEFITING LOTS ON THIS PLAN
501	A	502
502	A	501, 503
503	A	502, 504
504	A	503, 505
505	A	504, 506
506	A	505, 507
507	A	506, 508
508	A	507, 509
509	A	508, 510
510	A	509, 501
511	A	510, 512
512	A	511, 513
518	B	517, 519, 539
519	B	518, 520, 538, 539
522	B	521, 523, 535, 536
523	B	521, 523, 535, 536
524	B	522, 524, 535
525	B	523, 525, 534, 535
528	B	526, 527, 529, 532
529	B	528, 530, 532
530	B	529, 531, 532

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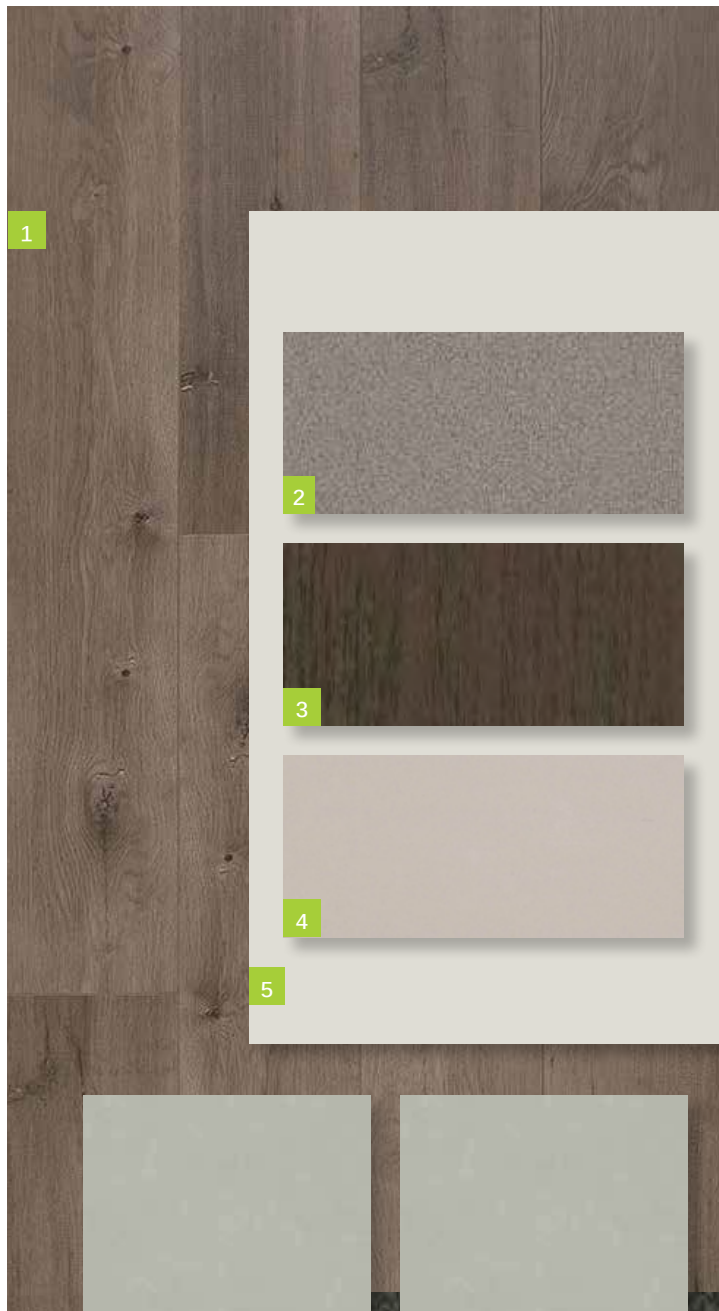


INTERNAL COLOUR SELECTION ALPINE

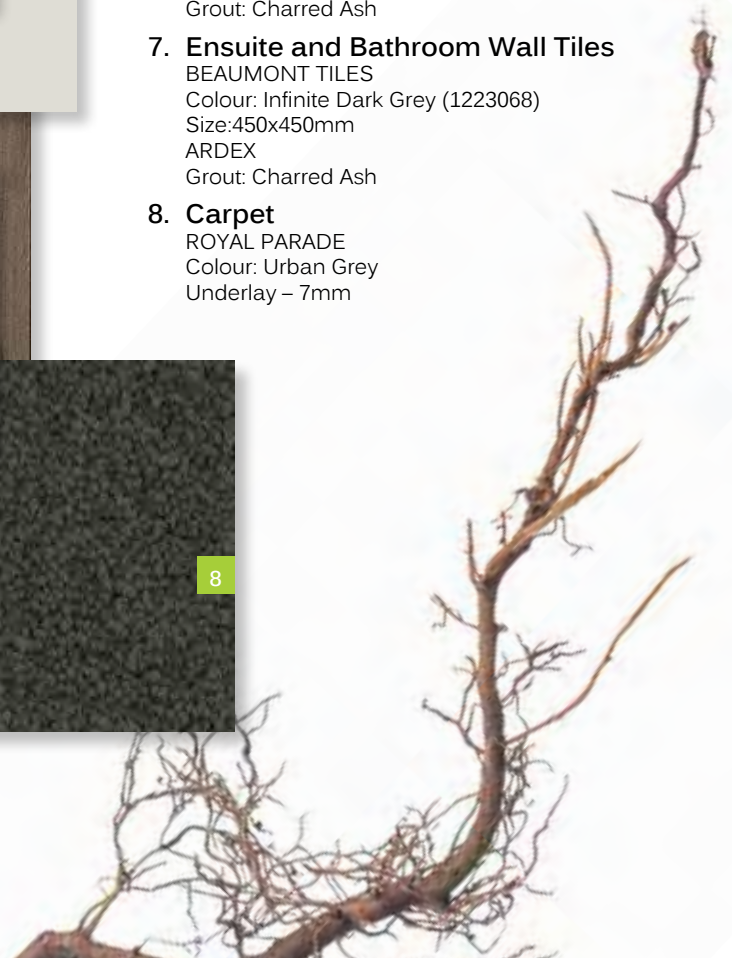


1. **Timber Laminate Floor**
SURFACES BY HYNES
Colour: Brooklyn – Ridgewood
2. **Benchtop**
CAESARSTONE
20mm Square Edge
Colour: 3141 Osprey
3. **Overheads Cabinet**
Cabinet - Base (includes kicker)
FORMICA
Velvet Finish
Square Edge ABS Edging
Colour: Mocha Firewood
4. **Splashback**
BEAUMONT TILES
Colour: United White Gloss (182174)
Size: 100x300mm
ARDEX
Grout: White
Laid horizontal and stacked
5. **Walls**
WATTYL
Colour: Feather Dawn 19.40
Finish: Low Sheen
Doors / Woodwork
Finish: Gloss
6. **Floor Tiles:**
Laundry, Ensuite, Bathroom and WC (inc. shower bases)
BEAUMONT TILES
Colour: Belga White (1204371)
Size: 450x450mm
ARDEX
Grout: Misty Grey
7. **Ensuite and Bathroom Wall Tiles**
BEAUMONT TILES
Colour: Belga White (1204371)
Size: 450x450mm
ARDEX
Grout: Misty Grey
8. **Carpet**
ROYAL PARADE
Colour: March
Underlay – 7mm

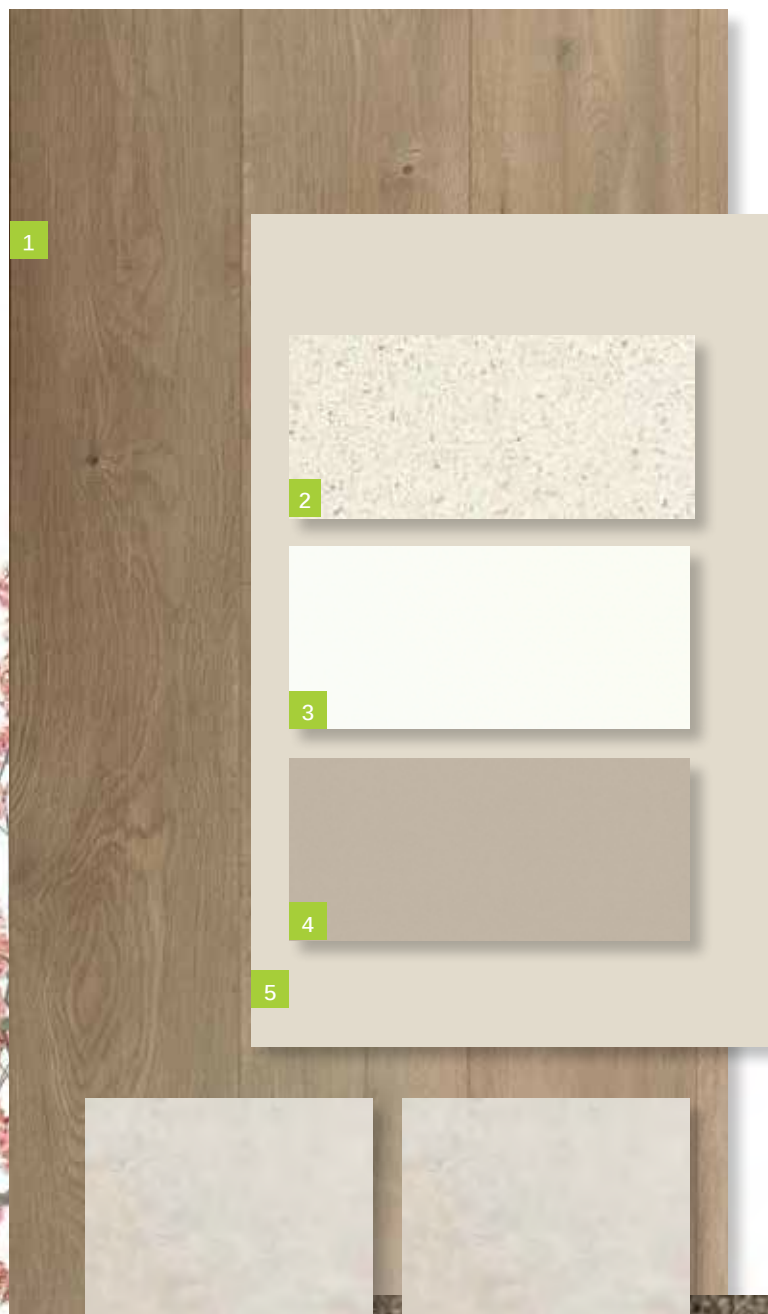
INTERNAL COLOUR SELECTION BASALT



- 1. Timber Laminate Floor**
SURFACES BY HYNES
Colour: Brooklyn – Ridgewood
- 2. Benchtop**
CAESARSTONE
20mm Square Edge
Colour: 2040 Urban
- 3. Overheads Cabinet**
Cabinet - Base (includes kicker)
FORMICA
Velour Finish
Square Edge ABS Edging
Colour: Bodega Oak 1009
- 4. Splashback**
BEAUMONT TILES
Colour: United Pumice Gloss (1006457)
Size: 100x300mm
ARDEX
Grout: Misty Grey
Laid horizontal and stacked
- 5. Walls**
WATTYL
Colour: Floral White ½ strength
Finish: Low Sheen
Doors / Woodwork
Finish: Gloss
- 6. Floor Tiles:**
Laundry, Ensuite, Bathroom and WC (inc. shower bases)
BEAUMONT TILES
Colour: Infinite Dark Grey (1223068)
Size: 450x450mm
ARDEX
Grout: Charred Ash
- 7. Ensuite and Bathroom Wall Tiles**
BEAUMONT TILES
Colour: Infinite Dark Grey (1223068)
Size: 450x450mm
ARDEX
Grout: Charred Ash
- 8. Carpet**
ROYAL PARADE
Colour: Urban Grey
Underlay – 7mm

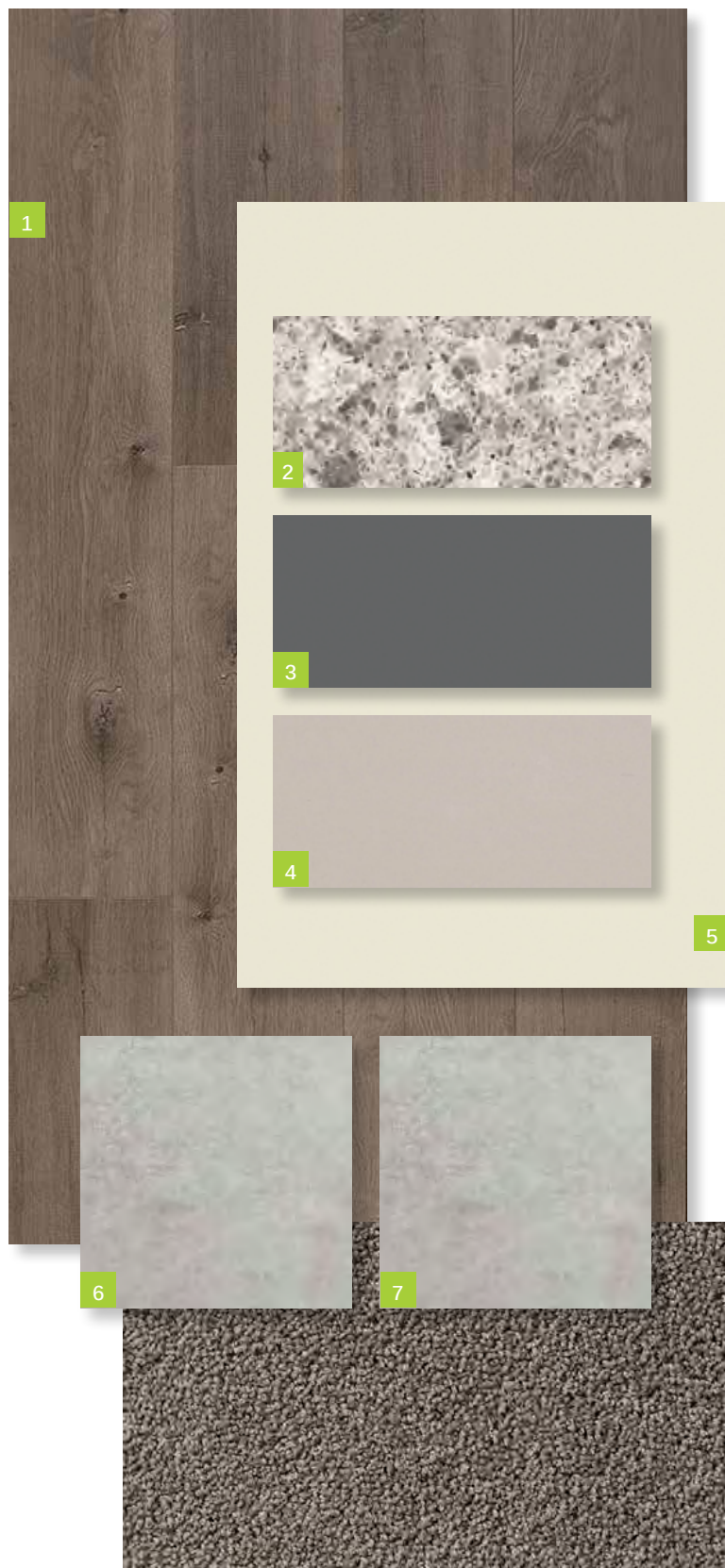


INTERNAL COLOUR SELECTION IVORY



1. **Timber Laminate Floor**
SURFACES BY HYNES
Colour: Brooklyn – Ridgewood
2. **Benchtop**
CAESARSTONE
20mm Square Edge
Colour: 6141 Ocean Foam
3. **Overheads Cabinet**
Cabinet - Base (includes kicker)
FORMICA
WAW Velour Finish
Square Edge ABS Edging
Colour: Warm White
4. **Splashback**
BEAUMONT TILES
Colour: United Ash Latte Gloss (182055)
Size: 100x300mm
ARDEX
Grout: Travertine
Laid horizontal and stacked
5. **Walls**
WATTYL
Colour: Grand Piano 1/4 A204
Finish: Low Sheen
Doors / Woodwork
Finish: Gloss
6. **Floor Tiles:**
Laundry, Ensuite, Bathroom and WC (inc. shower bases)
BEAUMONT TILES
Colour: Belga Ivory (79934)
Size: 450x450mm
ARDEX
Grout: Misty Grey
7. **Ensuite and Bathroom Wall Tiles**
BEAUMONT TILES
Colour: Belga Ivory (79934))
Size: 450x450mm
ARDEX
Grout: Misty Grey
8. **Carpet**
ROYAL PARADE
Colour: Hazelnut
Underlay – 7mm

INTERNAL COLOUR SELECTION STORM



1. **Timber Laminate Floor**
SURFACES BY HYNES
Colour: Brooklyn - Newtown
2. **Benchtop**
CAESARSTONE
20mm Square Edge
Colour: 6270 Atlantic Salt
3. **Overheads Cabinet**
Cabinet - Base (includes kicker)
FORMICA
Velvet Finish
Square Edge ABS Edging
Colour: Storm S2
4. **Splashback**
BEAUMONT TILES
Colour: United Pumice Gloss (1006457)
Size: 100x300mm
ARDEX
Grout: Misty Grey
Laid horizontal and stacked
5. **Walls**
WATTYL
Colour: White Smoke T15 3.6
Finish: Low Sheen
Doors / Woodwork
Finish: Gloss
6. **Floor Tiles:**
Laundry, Ensuite, Bathroom and WC (inc. shower bases)
BEAUMONT TILES
Colour: Belga Grey (79931)
Size: 450x450mm
ARDEX
Grout: Magellan Grey
7. **Ensuite and Bathroom Wall Tiles**
BEAUMONT TILES
Colour: Belga Grey (79931)
Size: 450x450mm
ARDEX
Grout: Magellan Grey
8. **Carpet**
GOTHAM
Colour: Bird Underlay –





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

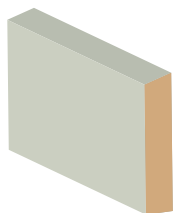
- Obscure Glazing to Ensuite, Bathroom and WC
- Aluminium Sliding Windows (unless otherwise nominated)
- Window Locks to all openable Windows (keyed alike)
- Venetians to Front Windows, Roller Blinds to remaining Clear Glazed Windows (excluding stairwell) and Sliding Doors

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

INTERNAL



HEATING / COOLING

- Gas Ducted Heating **9**
- 1No. Split System Air Conditioner to main Living area on a Single Storey
- 1No. Split System Air Conditioner to main Living area and 1No. to Master Bedroom on a Double Storey (2No. Total)

ELECTRICAL

- Double Power Points throughout **10**
- LED Downlights throughout **11**
- Single weatherproof LED Flood Light with Sensor outside Laundry
- Hardwired Smoke Detectors with battery backup
- 2No. TV /Points **12**
- 1No. TV Antenna (estate specific)
- 2No. Phone Points

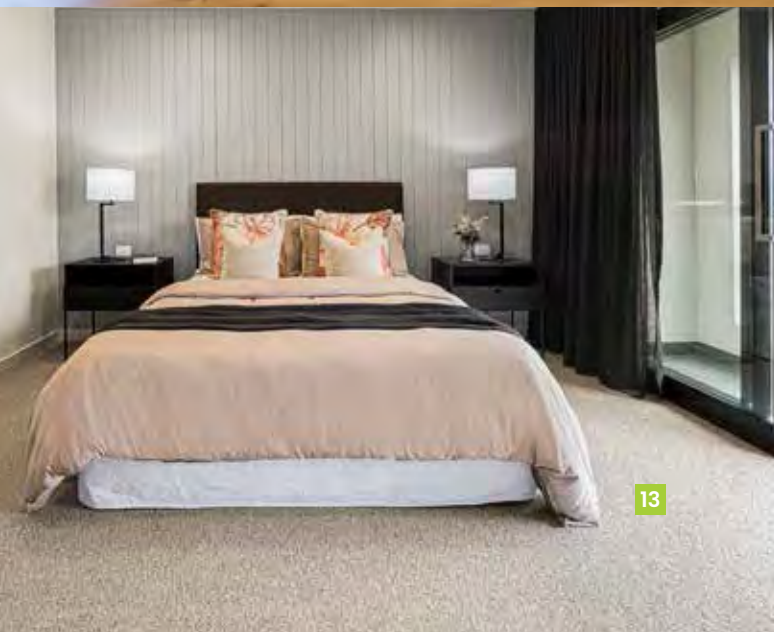
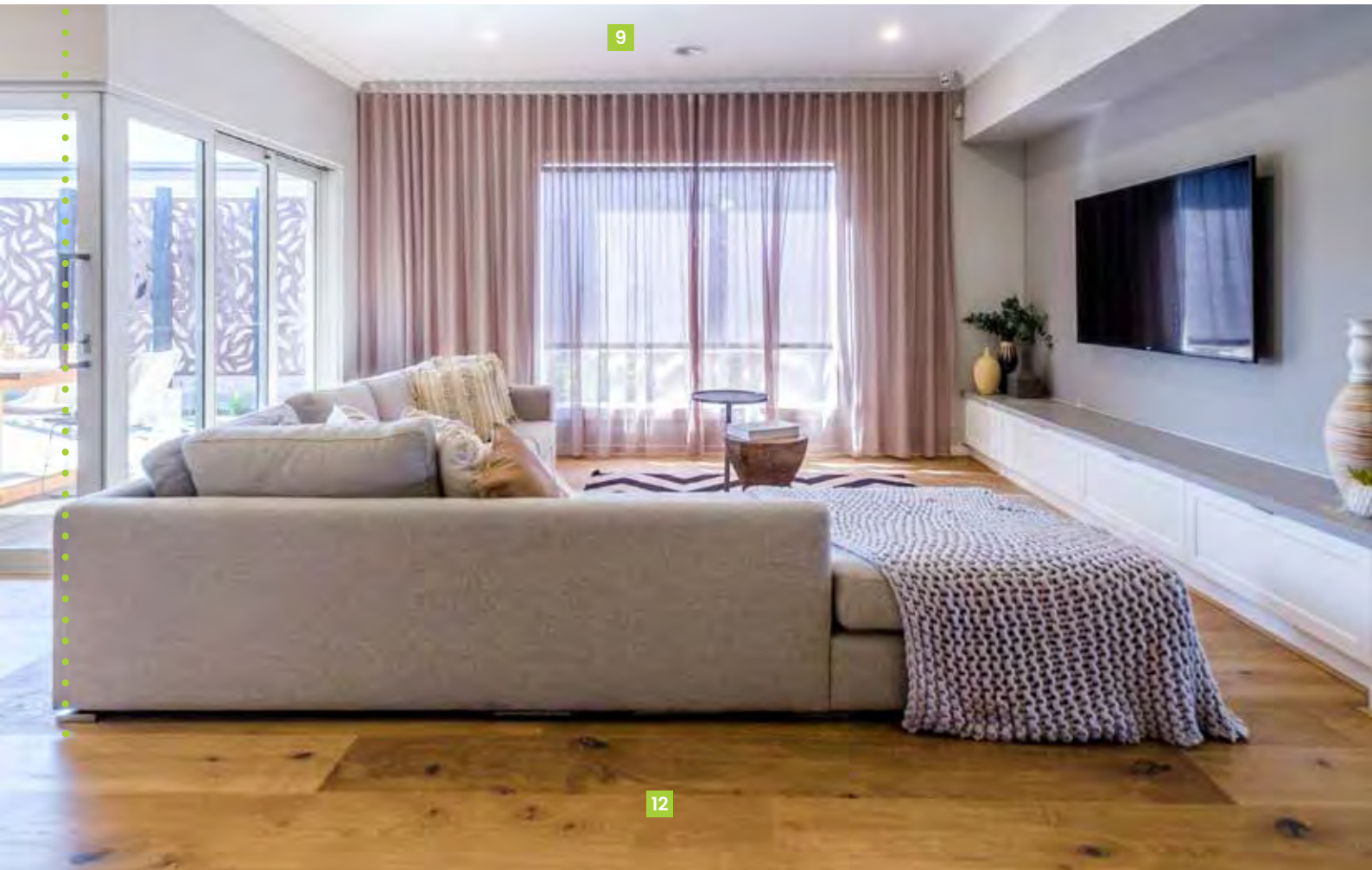
ENERGY EFFICIENCY

- 6 Star Energy Rating
- Solar Hot Water Service with Gas Booster
- Insulation to Walls and Ceilings
- Self-sealing Exhaust Fans Positioned above all Showers
- External venting to all exhaust fans and rangehoods

LANDSCAPING

- Combination of Turf, Plants, Mulch and Toppings to Front and Rear Yards
- Irrigation Connected to Two Garden Taps with Timers
- Compacted Paths around Perimeter of House
- Timber Fencing, including Wing Fence and Gate, to all Boundaries
- Nature Strips Levelled and Seeded
- Clothesline

SURFACES AND FINISHES



FLOOR COVERINGS

- Tiles to Wet Areas, Timber laminate to Entry and Living areas connected to the Kitchen (as per standard house plan) **12**
- Carpet to remainder of House (as per standard house plan) **13**

GENERAL

- Fixed Price Contract
- All Permits as Required by Building Regulations
- Survey and Drafting Plans
- Design Guidelines Fixed
- Engineer Designed Slab/Foundations
- All Service Connections (excluding consumer account opening and fibre optic connection if applicable)
- Independent Quality Inspections
- Full House Clean on Completion
- 3 Month Maintenance period
- Home Owners Warranty
- 10 Year Structural Warranty