

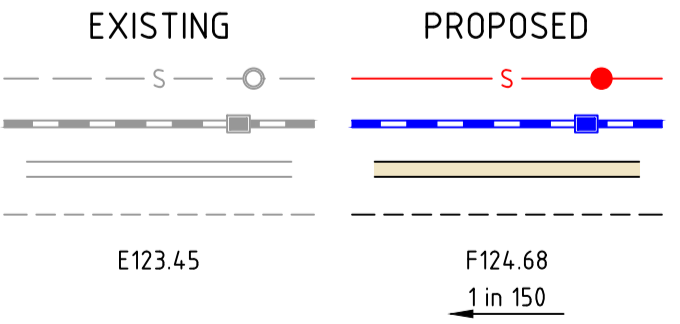


DEPTH RANGES (100mm)		
FROM	TO	COLOUR
-	-0.80	
-0.80	-0.70	
-0.70	-0.60	
-0.60	-0.50	
-0.50	-0.40	
-0.40	-0.30	
-0.30	-0.20	
-0.20	-0.10	
-0.10	0.00	
0.00	0.10	
0.10	0.20	
0.20	0.30	
0.30	0.40	
0.40	0.50	
0.50	0.60	
0.60	0.70	
0.70	0.80	
0.80	+	

NOTES:  
- DOES NOT INCLUDE FILLING OF EXISTING OPEN DRAINS  
- LEVELS ARE INDICATIVE ONLY AND SUBJECT TO DETAILED DESIGN

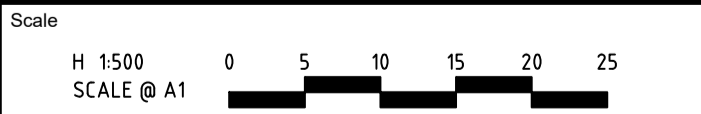
LEGEND

- DESCRIPTION
- SEWER & MAINTENANCE STRUCTURE
  - COUNCIL STORMWATER DRAIN AND PIT
  - FOOTPATH
  - EASEMENT
  - SURFACE LEVEL
  - EARTHWORKS GRADE



file name: 308874C001 Fill Plan.dwg, layout: paper, C001, plotted by: Mitchell Wright, file location: G:\308874\CONROY'S GREEN\308874C001.dwg, plot date: 06/05/2021, 5:51 PM, Sheet 1 of 1, Sheets

Rev	Amendments	Approved	Date
A	FOR INFORMATION ONLY	A.W	06/05/21



ISO 9001  
ISO 45001  
ISO 14001  
System Certified

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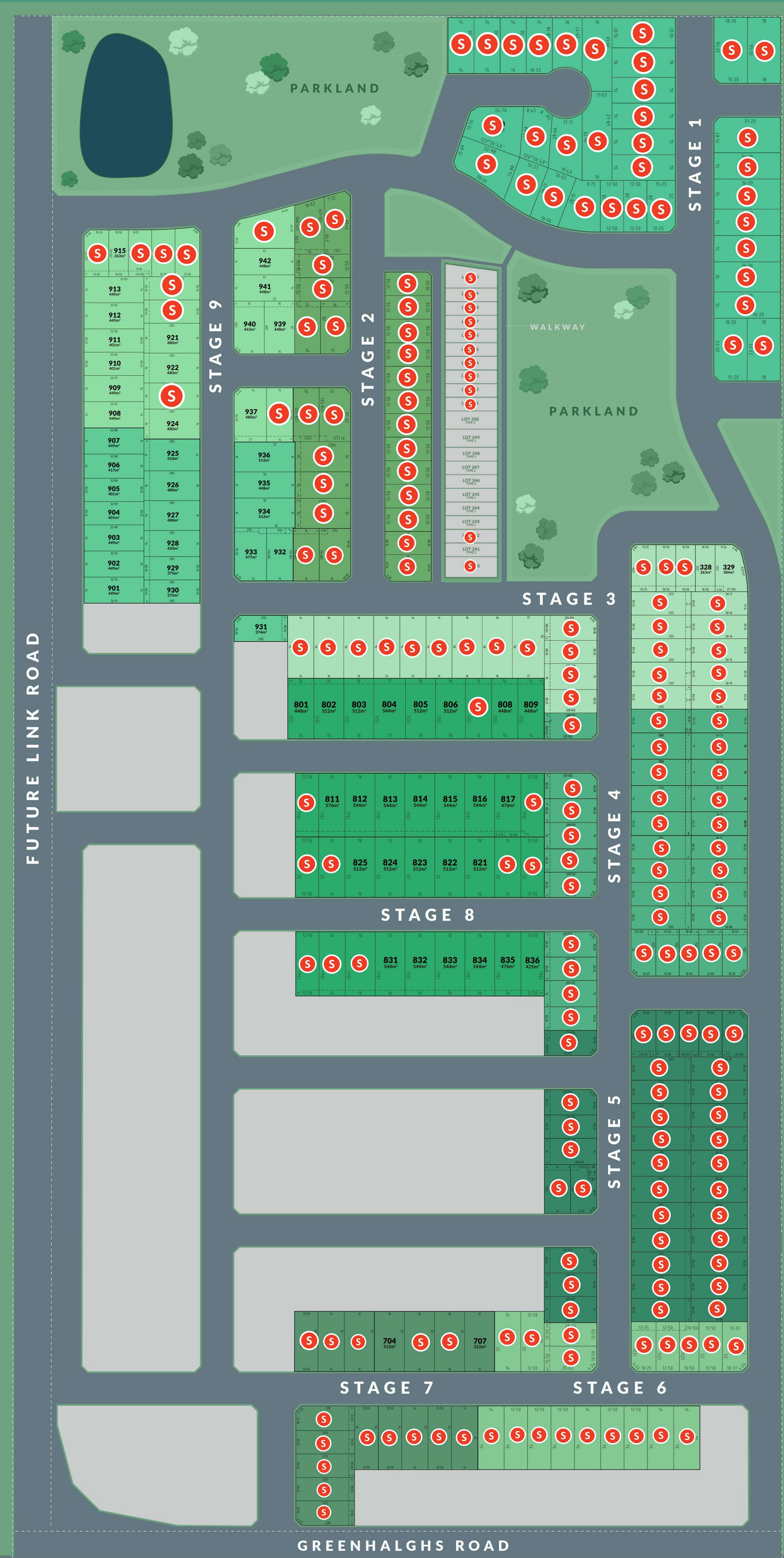
**spiire**

16 BRIDGE STREET BENDIGO  
VICTORIA 3550 AUSTRALIA T 61 3 5448 2500  
spiire.com.au ABN 55 050 029 635

Designed M. WRIGHT	Checked A. WILKIE
Authorised A. WILKIE	Date 06/05/21

**CONROY'S GREEN**  
**STAGE 4**  
**GENERAL**  
**FILL PLAN**  
CITY OF BALLARAT  
SAN HUBERTO PROPERTY P/L

**PRELIMINARY** Drg No **308874C001** Rev **A**



## **COVENANT**

And the said Transferee for himself, his respective heirs, executors, administrators and transferees the registered proprietor or proprietors for the time being of the said Land hereby transferred and of each and every part thereof do hereby covenant with the Transferor and others the registered proprietor or proprietors for the time being of the land comprised in Plan of Subdivision No: PS845413L (**Plan**) and each and every part thereof (other than the Land hereby transferred) as follows:

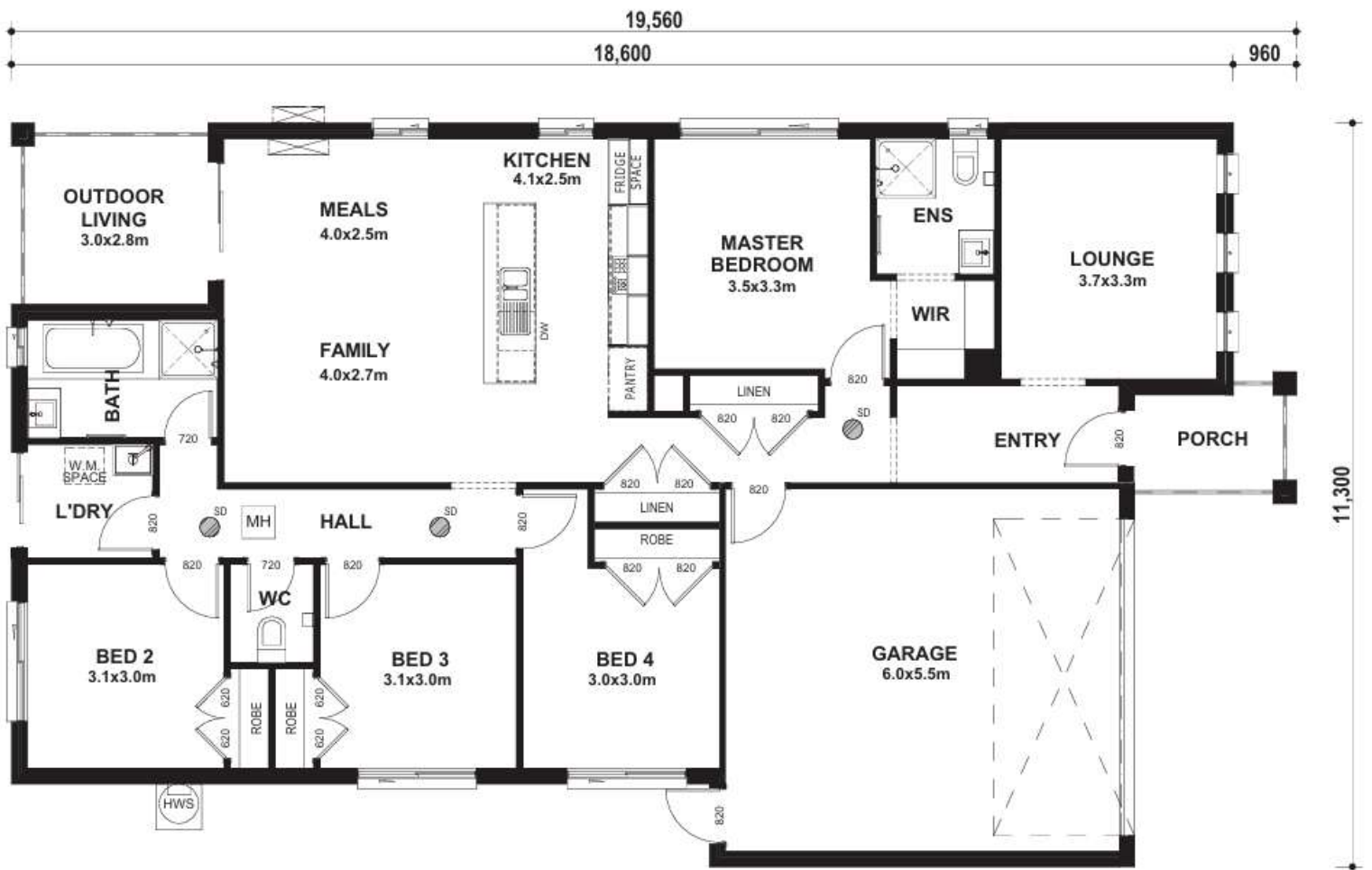
1. Not to construct or allow to be constructed on the Land any building:
  - a. other than one private dwelling and usual residential outbuildings of a minimum size (excluding garage, carport, veranda, pergola, outdoor alfresco and other outbuildings) of 130 square metres, but on lots with an area of 400 square metres or less of a minimum size (excluding garage, carport, veranda, pergola, outdoor alfresco and other outbuildings) of 110 square metres;
  - b. unless the dwelling is constructed of substantially new materials being brick, brick veneer, stone, masonry, concrete, render, timber or timber manufactured new look products;
  - c. unless any usual residential outbuildings are constructed of brick, brick veneer, stone, timber, manufactured timber new-look colours or coloured new iron;
  - d. unless the dwelling has a roof constructed substantially of corrugated colorbond, concrete or terracotta tiles, or tray deck profiles (but tray deck profiles are only permitted for flat roof designs where concealed by a parapet);
  - e. on a corner lot unless the dwelling addresses both street frontages in its design;
  - f. that is a dwelling with a setback less than 4 metres from the front boundary of the Land (excluding entry porch, veranda, balcony and pergola);
  - g. that is a dwelling, with the exception of its garage, with a setback less than 1 metre from any side boundary of the Land (excluding entry porch, veranda, balcony, pergola and garage);
  - h. that is a usual residential outbuilding with a setback less than 4 metres from any street frontage;
  - i. that is a dwelling unless it has at least one enclosed garage that is setback at least 450mm behind the front building line of the dwelling (excluding any entry porch, veranda, balcony or pergola);
  - j. unless the floor of any veranda is constructed of timber, concrete, brick or paving stones and any stumps to such veranda are in a non-exposed state;
  - k. unless all plumbing pipes, excluding stormwater pipes, are installed in the internal walls of the building;
  - l. unless construction of the dwelling is completed not more than 18 months after the date of commencement of construction and the landscaping of any area forward of

the dwelling frontage is completed not more than 6 months after the date of the issue of the Certificate of Occupancy.

2. Not to construct or allow to be constructed on the Land any fence unless:
  - a. for side or rear boundaries unless the fence is constructed of Colourbond in “Woodland Grey” colour and is of a height of not more than 1.8 metres above the natural ground level and is raked to a height of 1.2 metres from the front building line of the dwelling to the front boundary line;
  - b. for front boundaries unless the fence is constructed to match the style of the dwelling house, and is constructed of stone base with picket upper, concrete cast base with picket upper, face brick base with picket upper, rendered wall base with picket upper or metal fence throughout, and is of a height of not more than 1.2 metres from the natural surface level;
  - c. any gates installed on any front fence match the remainder of the front fence.
3. Not to allow any pools, spa baths, rainwater tanks, clothes lines or drying areas, garbage bins or receptacle or other equipment unless such installations are screened from view from the street frontage of the Land.
4. Not to further subdivide the Land.
5. Not to allow any tv antennas, satellite dishes, radio antenna, solar panels or collectors or air conditioning units to be placed or installed on any building on the Land, unless such devices are located at the rear of any roof structure and are no higher than the highest point of such building and are such that they have a minimal visible impact from the street frontage of the Land.
6. Not to permit or allow any nature strip to become unkempt or untidy nor to allow any tree planted in such nature strip to be removed without the approval of the Ballarat City Council.
7. Not to park or allow to be parked on any nature strip or front yard any vehicles including cars, trucks, motor bikes, boats, trailers, buses, caravans or recreational vehicles.
8. Not to use or permit to be used any caravans or sheds for habitation.
9. Not to construct or allow to be constructed more than one vehicular crossover per street frontage to the Land without the approval of the Ballarat City Council.
10. Not to construct or allow to be constructed on the Land any driveway unless it is sealed in concrete, brick, asphalt, pavers (clay or concrete) from the crossover to the garage or carport and completed prior to issue of the Certificate of Occupancy for any dwelling located on the Land.
11. Not to permit or allow a prefabricated or previously-constructed dwelling house or shipping container to be erected or placed on the Land.
12. Not to use or suffer to have used or permit the Land to be used for the following purposes:
  - a. panel beating;

- b. motor vehicle repairs;
  - c. any noxious or offensive trade within the meaning of the Health Act 1958 as amended from time to time; or
  - d. for the keeping or maintenance of greyhounds, pigs, pigeons, dog boarding kennels and cat boarding kennels.
13. Not to permit or allow the Land to become or remain in an unsightly, untidy, unclean or unwholesome condition or appearance or be used in any manner which constitutes an annoyance, nuisance or disturbance to the registered proprietor or proprietors and occupiers for the time being of the land comprised in the Plan.

And it is hereby agreed that the benefit of the foregoing covenant shall be attached to and run at law and in equity with the land comprised in the Plan other than the Land hereby transferred and that the burden thereof shall be annexed to and run at law and in equity with the said Land hereby transferred and the same shall be noted and appear on every future certificate of title for the said Land and every part as an encumbrance save and except that the foregoing covenant shall cease to apply or affect the burdened Land as from 1 December 2044.



# INCLUSIONS





# 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

**Domain**  
Quality Appliances for Everyday Living



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

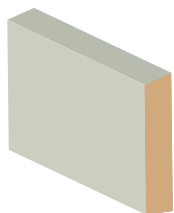
- Obscure Glazing to Ensuite, Bathroom and WC
- Aluminium Sliding Windows (unless otherwise nominated)
- Window Locks to all openable Windows (keyed alike)
- Venetians to Front Windows, Roller Blinds to remaining Clear Glazed Windows (excluding stairwell) and Sliding Doors

## 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

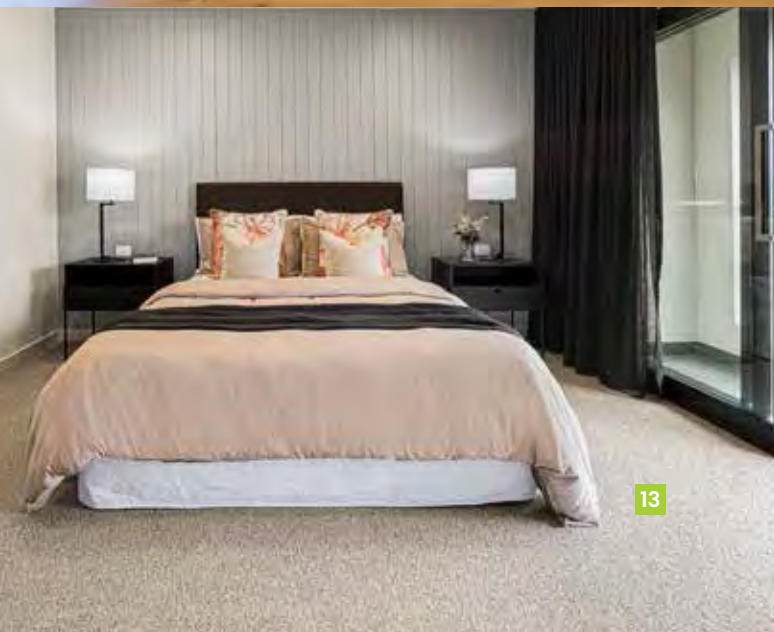
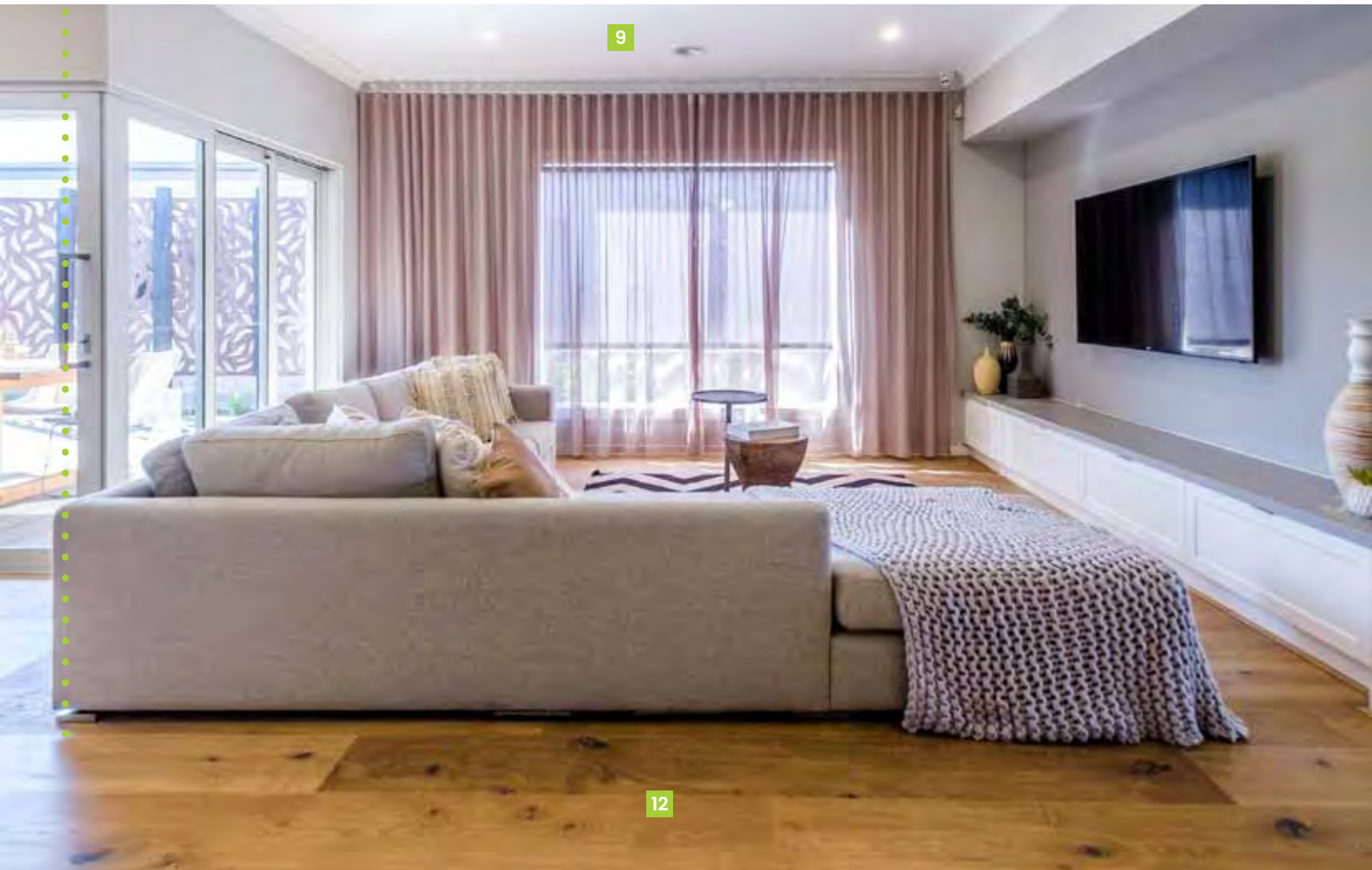
## ENERGY EFFICIENCY

- 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



12

## 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**

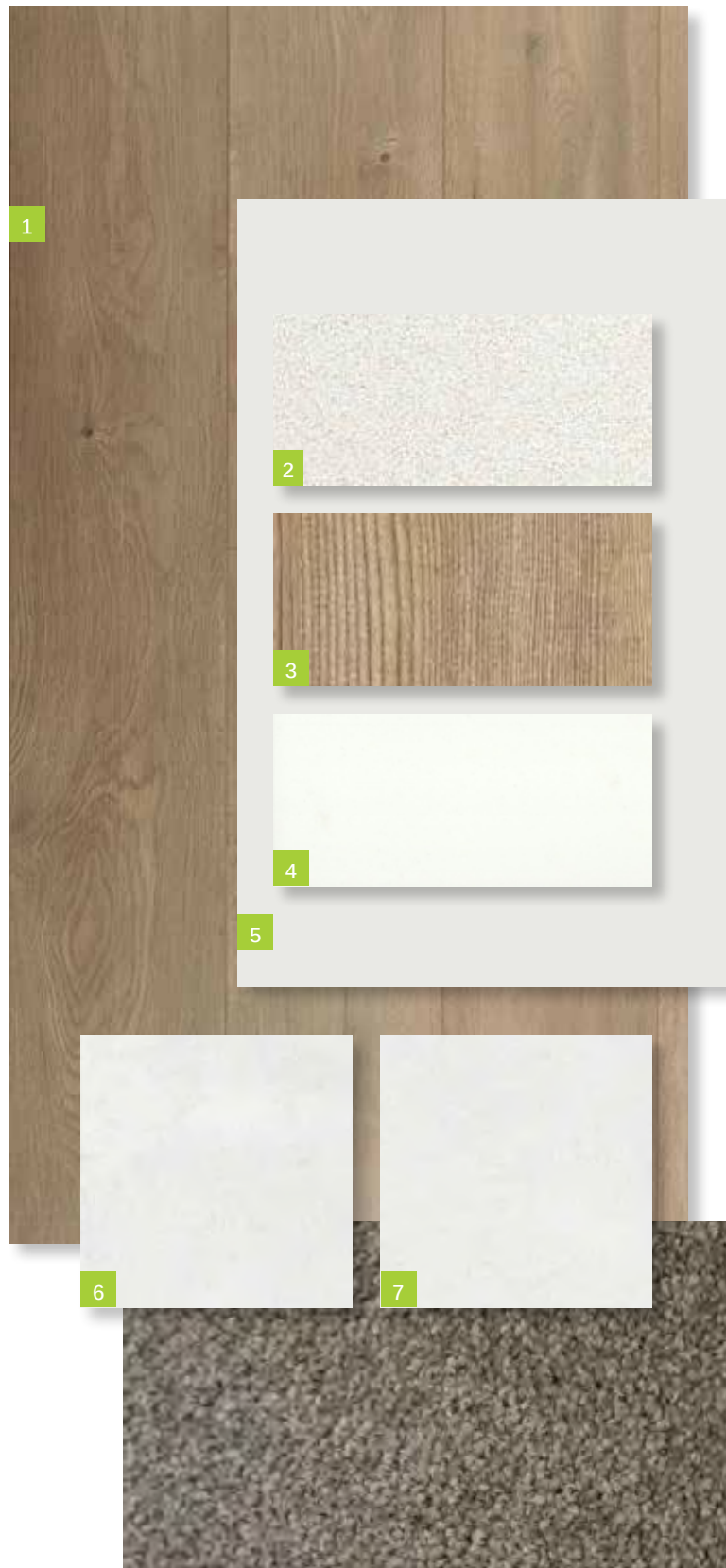
## GENERAL

- 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

# INTERNAL COLOURS



# INTERNAL COLOUR SELECTION ALPINE

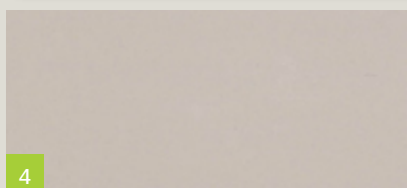
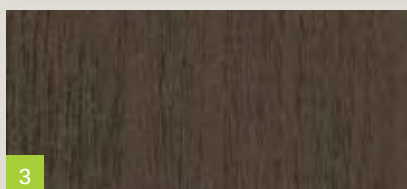
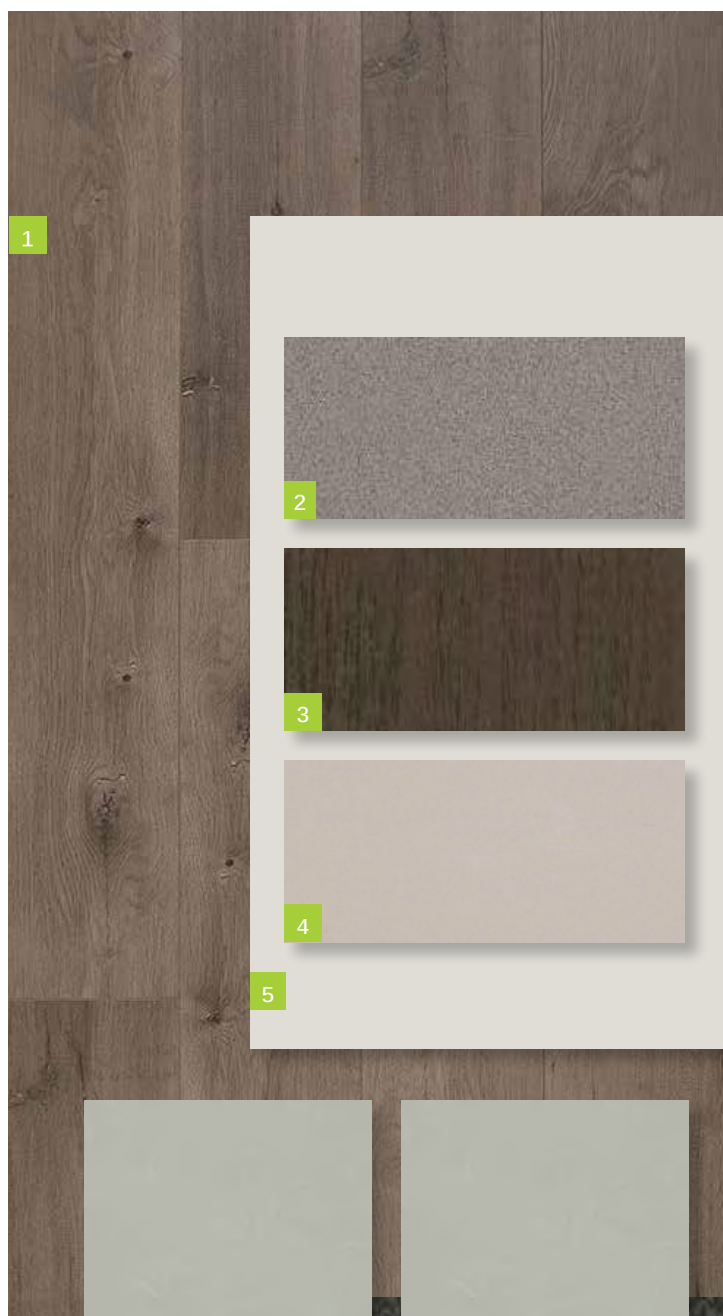


1. **Timber Laminate Floor**  
SURFACES BY HYNES  
Colour: Brooklyn – Ridgewood
2. **Benchtop**  
CAESARSTONE  
20mm Square Edge  
Colour: 3141 Osprey
3. **Overheads Cabinet**  
**Cabinet - Base (includes kicker)**  
FORMICA  
Velvet Finish  
Square Edge ABS Edging  
Colour: Mocha Firewood
4. **Splashback**  
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

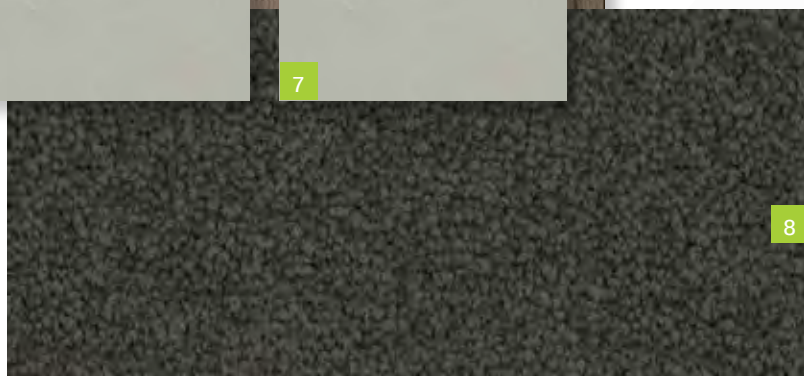
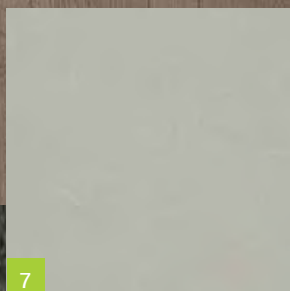
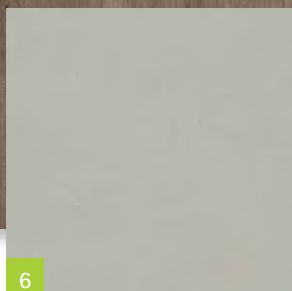




# INTERNAL COLOUR SELECTION BASALT



5



- 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

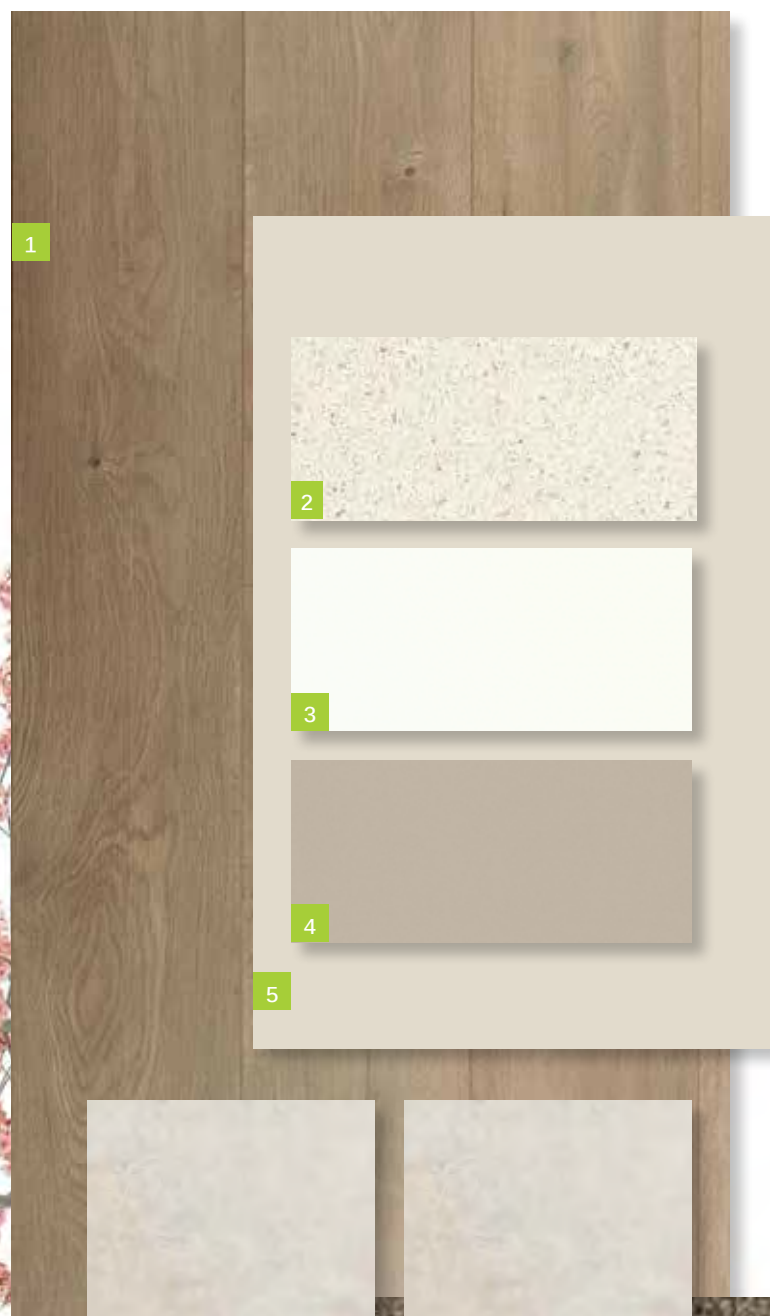




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# INTERNAL COLOUR SELECTION IVORY



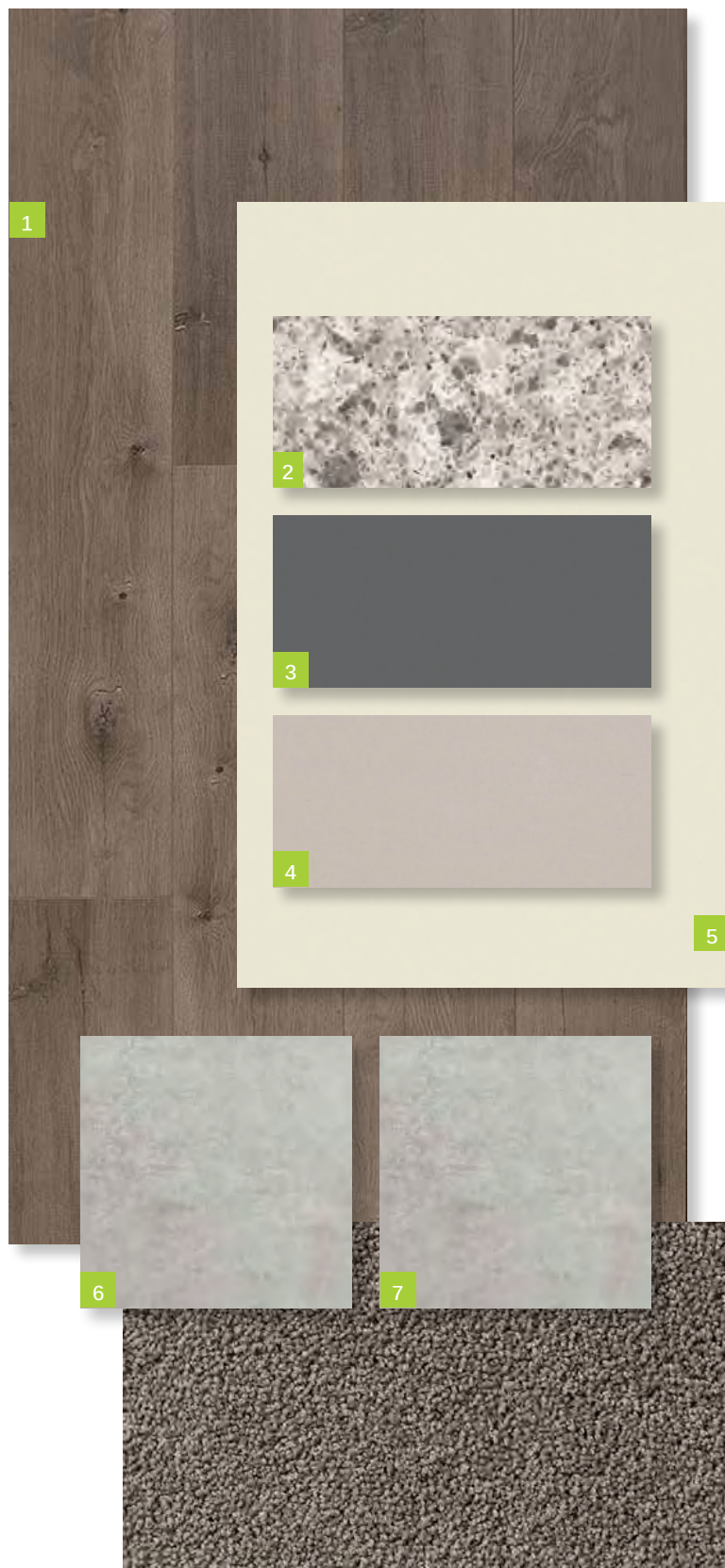
1. **Timber Laminate Floor**  
SURFACES BY HYNES  
Colour: Brooklyn – Ridgewood
2. **Benchtop**  
CAESARSTONE  
20mm Square Edge  
Colour: 6141 Ocean Foam
3. **Overheads Cabinet**  
**Cabinet - Base (includes kicker)**  
FORMICA  
WAW Velour Finish  
Square Edge ABS Edging  
Colour: Warm White
4. **Splashback**  
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



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# 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  
Size: 450x45  
ARDEX  
Grout: Magellan Grey
8. **Carpet**  
GOTHAM  
Colour: Bird  
Underlay –





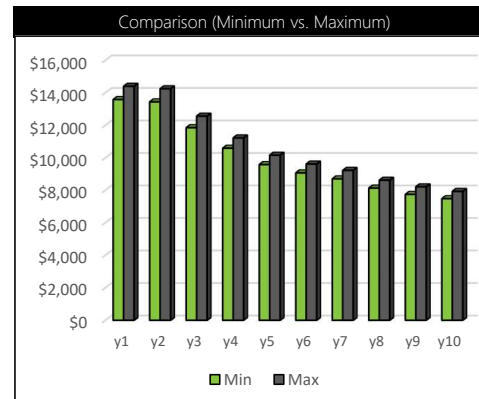
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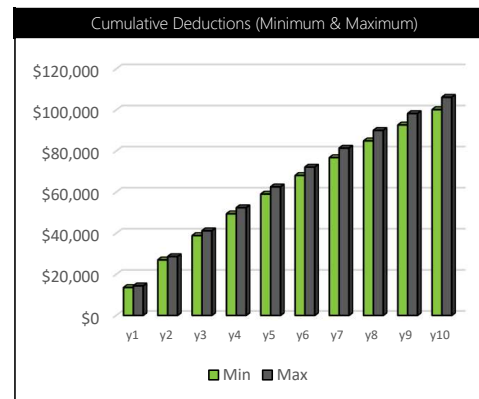
# ESTIMATE /

## Depreciation Estimate Drake 19 Design MCG Quantity Surveyors

Maximum			
Year	Division 40	Division 43	Total
1	\$7,439	\$6,960	\$14,399
2	\$7,285	\$6,960	\$14,245
3	\$5,601	\$6,960	\$12,562
4	\$4,262	\$6,960	\$11,222
5	\$3,196	\$6,960	\$10,156
6	\$2,653	\$6,960	\$9,613
7	\$2,262	\$6,960	\$9,223
8	\$1,658	\$6,960	\$8,619
9	\$1,251	\$6,960	\$8,211
10	\$970	\$6,960	\$7,930
Total Value	\$41,853	\$278,413	\$320,266



Minimum			
Year	Division 40	Division 43	Total
1	\$7,017	\$6,566	\$13,584
2	\$6,872	\$6,566	\$13,439
3	\$5,284	\$6,566	\$11,851
4	\$4,021	\$6,566	\$10,587
5	\$3,015	\$6,566	\$9,581
6	\$2,503	\$6,566	\$9,069
7	\$2,134	\$6,566	\$8,701
8	\$1,565	\$6,566	\$8,131
9	\$1,180	\$6,566	\$7,746
10	\$915	\$6,566	\$7,481
Total Value	\$39,484	\$262,651	\$302,135



This estimate is presented as a guide to the potential depreciation deductions only and should not be applied or acted upon. The depreciation of the plant and equipment items is based on the Diminishing Value method of depreciation applying Low-Value Pooling and 100% deductions. The Division 43 Capital Allowance is calculated at 2.5% p.a. of the estimated construction cost. The estimate is based upon legislation current as at the date of report production.

**THIS ESTIMATE CANNOT BE USED FOR TAXATION PURPOSES.**

