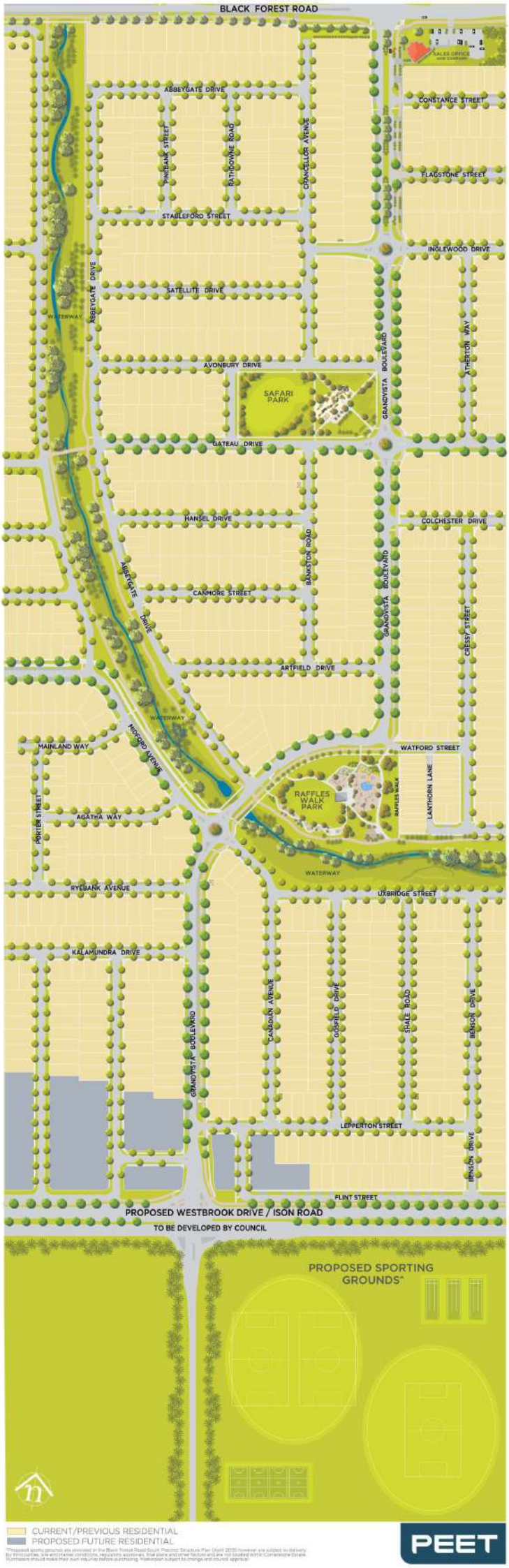
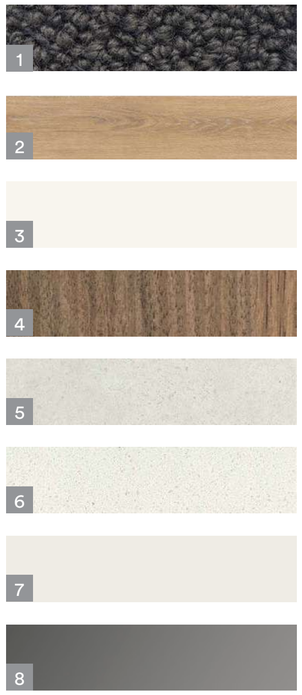

BLACK FOREST ROAD
SALES OFFICE
ABBEYGATE DRIVE
CONSTANCE STREET
RYEBANK STREET
BATHOWNE ROAD
CHANCELLOR AVENUE
FLAGSTONE STREET
STABLEFORD STREET
INGLEWOOD DRIVE
WATERWAY
ABBEYGATE DRIVE
SATELLITE DRIVE
GRANDVISTA BOULEVARD
THERTON WAY
AVONBURY DRIVE
SAFARI PARK
GATEAU DRIVE
HANSEL DRIVE
COLCHESTER DRIVE
BANSTON ROAD
CANMORE STREET
ABBEYGATE DRIVE
GRANDVISTA BOULEVARD
CRESSY STREET
ARTFIELD DRIVE
WATERWAY
MILFORD AVENUE
MAINLAND WAY
WATFORD STREET
RAFFLES WALK PARK
RAFFLES WALK
LANTHORN LANE
PORTER STREET
AGATHA WAY
WATERWAY
RYEBANK AVENUE
UXBRIDGE STREET
KALAMUNDRA DRIVE
GRANDVISTA BOULEVARD
CANADIAN AVENUE
GOSFIELD DRIVE
SHALE ROAD
BENSON DRIVE
LEPPERTON STREET
BENSON DRIVE
FLINT STREET
PROPOSED WESTBROOK DRIVE / ISON ROAD
TO BE DEVELOPED BY COUNCIL
PROPOSED SPORTING GROUNDS^
CURRENT/PREVIOUS RESIDENTIAL
PROPOSED FUTURE RESIDENTIAL
PEET

OPTIONAL
ALFRESCO
(NOT SLC)
MASTER
BEDROOM
3.43 x 3.39
ENSUITE
WIR
LIVING / DINING
5.62 x 4.24
BEDROOM 3
2.75 x 3.39
DW
KITCHEN
2.60 x 3.07
BEDROOM 2
2.75 x 3.39
PASSAGE
1.08 WIDE
BEDROOM 4
3.00 x 3.19
STORE
WC
BATH
PASSAGE
1.08 WIDE
GARAGE
6.04 x 5.50
STORE
L'DRY
DRY WM
ENTRY
STUDY
2.24 x 2.02
PORCH

01 Colour Scheme

Moment



1 Carpet 'Jaguar'
2 Timber Laminate Flooring 'Forest Oak Natural'
3 Cabinetry 'White'
4 Cabinetry 'Walnut'
5 Bathroom Tile 'White'
6 Stone Bench Top 'Arcadia'
7 Paint 'Natural White'
8 Splashback 'Smoked Mirror'

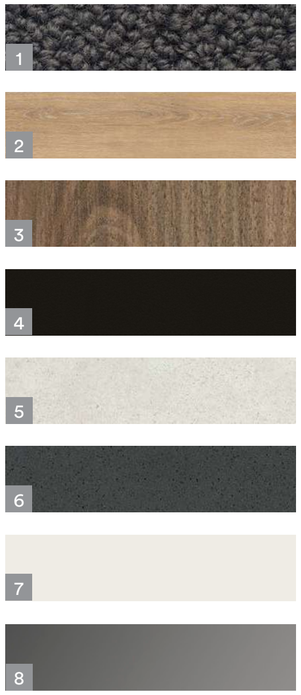
A defining moment.

Take a moment to appreciate an interior scheme that is contemporary and unique. Using the perfect mix of white and timber to create a warm, bold and simplistic design. Moment is something to be desired in this moment and beyond.

All images and drawings are for illustrative purposes.

02 Colour Scheme

Present



1 Carpet 'Jaguar'
2 Timber Laminate Flooring 'Forest Oak Natural'
3 Cabinetry 'Walnut'
4 Cabinetry 'Black'
5 Bathroom Tile 'White'
6 Stone Bench Top 'Marengo'
7 Paint 'Natural White'
8 Splashback 'Smoked Mirror'

Courageous and creative to the last detail.

Present. Something that is sometimes hard to be, but when you have a design that is captivating, all you can do is be present. Confidently designed in black with minimalistic detailing. This interior scheme is unavoidably encapsulating.

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03 Colour Scheme

Today

1 Carpet ‘Stonehenge’
2 Timber Laminate Flooring ‘Forest Oak Grey’
3 Cabinetry ‘Stone Grey’
4 Bathroom Tile ‘Greige’
5 Stone Bench Top ‘Marengo’
6 Paint ‘Natural White’
7 Splashback ‘Smoked Mirror’

Modern and sophisticated throughout.

Today takes the best elements of sophisticated modern city living to produce a design that is easy on the eyes and always charming. Its contrasting colour palette makes every room feel more spacious and open. Just like Yesterday, it’s a modern timeless design that will grow and adapt with you well into the future.

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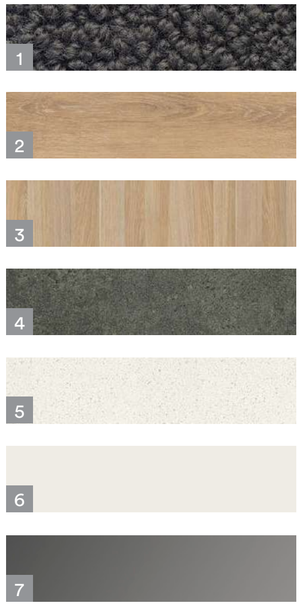
04 Colour Scheme

Tomorrow



1 Carpet 'Jaguar'
2 Timber Laminate Flooring 'Forest Oak Natural '
3 Cabinetry 'Natural Oak'
4 Bathroom Tile 'Ash'
5 Stone Bench Top 'Arcadia'
6 Paint 'Natural White'
7 Splashback 'Smoked Mirror'

Bolder and bigger in every way.

Tomorrow, our signature scheme, is bold and edgy. Tomorrow's complementary tones tie together beautifully creating a truly modern and futuristic feel. Inspired by minimalism, it feels like a modern luxury city apartment. A mix of lighter and darker tones will have you loving everything about this scheme today and for every tomorrow to come.

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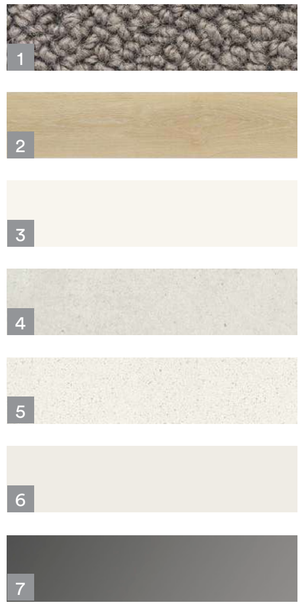
05 Colour Scheme

Yesterday



1 Carpet ‘Sandcastle’
2 Timber Laminate Flooring ‘Forest Oak Light’
3 Cabinetry ‘Classic White’
4 Bathroom Tile ‘White’
5 Stone Bench Top ‘Arcadia’
6 Paint ‘Natural White’
7 Splashback ‘Smoked Mirror’

Timeless and elegant with a little hint of flare.

Yesterday is the most inviting design in our collection. The lighter colours draw on nature with elements found in the local countryside. This scheme is as timeless as nature so your home will resonate with you now and for many years to come.

All images and drawings are for illustrative purposes.

Signature Series

Facade 1 **Brae**

Facade 2 **Vaucluse**

Facade 3 **Mainridge**

Facade 4 **Mosman**

Facade 5 **Hamilton**

Facade 6 **Toorak**

Facade 7 **Centennial**

Facade 8 **Armadale**

Facade 9 **Balwyn**

Limited Release Series

Portsea

Canterbury

Brighton

Bellevue

Floreat

Tenerife

Cottesloe

Piper

Claremont

Luxury lifestyle inclusions

Site conditions / foundations

- ✓ Foundation class up to 'class H' concrete slab with a maximum of 500mm fall over building envelope
- ✓ Allotment up to 500m2 with a maximum setback of 5m to the house
- ✓ Supply and hire of temporary fencing to site to council requirements
- ✓ Supply and hire of environmental silt fence to front of property as required by council
- ✓ Allowance of rock excavation and removal (if percussive equipment is required extra charge may apply

Recycled water connection

- ✓ Recycled Water Provide recycled water connection if required (additional charges will apply)

Services

- ✓ Single phase underground power
- ✓ Water connection (dry tap connection on same side of street
- ✓ Gas connection (up to 10m)
- ✓ Sewer and stormwater connection
- ✓ Part A & B Termite protection

Taps

- ✓ Garden taps. One inside the front boundary and one attached to the house

Energy Rating

- ✓ 7-star energy rating compliance to standard plans
- ✓ Insulation batts to external walls and to ceilings to meet 7-star energy requirements
- ✓ Rinnai or other gas instantaneous hot water system or electric heat pump (energy rating specific)

Framing

- ✓ Pine framing to walls and roof as per engineer's requirements

Plumbing

- ✓ Concealed plumbing

Electrical

- ✓ Internal LED light fittings (white) throughout as per standard electrical layout
- ✓ External LED downlight to front entry
- ✓ Double power points throughout
- ✓ White wall mounted switch plates
- ✓ Smoke detector(s) hardwired with battery backup
- ✓ RCD safety switch and circuit breakers to meter box
- ✓ Electric car outlet conduit allowance made for future charging point in garage
- ✓ TV points to living & master

Roof

- ✓ Roof Pitch to be 22.5 degrees or as determined on plans
- ✓ Material Tiled roofing from builder's colour boards
- ✓ Fascia & Guttering Colourbond fascia, guttering and downpipes

Brick & Render

- ✓ Clay brick from standard Category 1 range with mortar rolled joints
- ✓ FC Sheet infill over windows to side and rear elevations for single storey only (floor plan specific)
- ✓ Rendered 75mm thick Hebel wall systems to sides & back
- ✓ Render to front façade features in up to 2 colours (refer to specific façade working drawing)

External features

- ✓ Acrylic render/feature to selected areas as per plan (Product Specific)
- ✓ Feature aluminium windows to front elevation (facade pecific)
- ✓ Solid core feature front door with glass highlight
- ✓ Front door furniture entrance set in chrome with Lockwood deadbolt or other
- ✓ Garage hinged door entrance set in chrome with Lockwood deadbolt or other
- ✓ Door seal and weather seal to all external hinged doors
- ✓ Camera to entrance door

Windows

- ✓ Powder coated aluminium frames (see detailed drawings)
- ✓ Flyscreens to all openable windows
- ✓ Fully glazed aluminium sliding door to laundry (house specific)
- ✓ Window Furnishings to all windows and sliding doors

Up to $34K* of added value at no extra cost!

Cabinetry

- ✓ Laminate finish to cabinets and cabinet doors
- ✓ Laminate finish to pantry
- ✓ End panel to fridge space with overhead cabinets
- ✓ Handles selected from builder's range

Kitchen

- ✓ Artusi or other 600mm stainless steel cook top including wok hob

  OR

  Artusi or other 900mm freestanding range cooker (design specific)
- ✓ Artusi or other 600mm stainless steel rangehood

  OR

  Artusi or other 900mm canopy rangehood (design specific)
- ✓ 20mm reconstituted stone to kitchen benchtops; 20mm edge to kitchen benchtops
- ✓ Laminate finish to cabinets and cabinet doors
- ✓ Melamine shelving to cabinets
- ✓ Artusi or other stainless-steel dishwasher
- ✓ Overhead cupboards
- ✓ Double bowl sink
- ✓ Gooseneck Sink mixer to kitchen sink
- ✓ Tiled splashback to kitchen wall

Ensuite / Bathroom / Powder

- ✓ 20mm low silica stone to master ensuites & bathroom
- ✓ Pivot semi-framed shower screen to bathroom and ensuites. Design specific
- ✓ Shower mixer tap in chrome
- ✓ Laminate finish to cabinet and cabinet doors
- ✓ Mirrors to full width of vanity
- ✓ Tiled shower bases throughout
- ✓ Phoenix or other basin mixers in chrome finish to ensuite, bathroom and powder room
- ✓ Vitreous china vanity basin (white) with chrome popup basin waste
- ✓ Phoenix handheld shower or other, rail and slider in chrome finish to ensuite and bathroom
- ✓ Acrylic bath (white) with tiled podium with chrome wall mixer & spout
- ✓ Vitreous china, close coupled toilet suite in white
- ✓ Towel rails and toilet roll holders in chrome finish

Laundry

- ✓ Stainless steel trough preformed cabinet with bypass (floor plan specific)
- ✓ Laminate bench with single bowl trough (floor plan specific)
- ✓ Phoenix or other chrome mixer tap
- ✓ Chrome water stops for washing machine

Tiles

- ✓ Tiles to ensuite, bathroom, WC and laundry (refer to detailed drawings for extent of tiled areas)

Full Flooring

- ✓ Timber look flooring
- ✓ Carpet to bedrooms
- ✓ Tiled skirting to wet areas

Ceiling/Walls

- ✓ 2590mm high ceiling to single storey homes
- ✓ 90mm x 18mm square edge MDF skirting
- ✓ 67mm x 18mm square edge MDF architraves
- ✓ 10mm plasterboard to ceiling and wall, WR board to wet walls, ensuite, bathroom & laundry, 75mm cove cornice throughout

Paint

- ✓ 2 Coat Dulux or similar to internal woodwork and doors
- ✓ Semi Gloss to internal doors, jambs & mouldings
- ✓ Flat acrylic to ceilings
- ✓ Low sheen acrylic to internal walls
- ✓ Gloss enamel to front entry door

Doors

- ✓ Internal access door from the garage
- ✓ Internal doors - 2040mm high flush panel doors
- ✓ Door furniture includes chrome levers, hinges, latches and striker plates

Storage

- ✓ Walk in robe - white melamine shelf with hanging rail
- ✓ Robes - One white melamine shelf with hanging rail. White sliding doors.
- ✓ Pantry/Linen - melamine shelves
- ✓ Dummy Lever door furniture in stainless steel (passageway door only)

Heating & Cooling

- ✓ Smart Rinnai or other split system heating & cooling to living and master bedroom
- ✓ Panel heating for all other bedrooms

Garage

- ✓ Panel lift garage door
- ✓ Remote control to garage door including 2 transmitters
- ✓ External weatherproof flush panel door (house specific)
- ✓ Plaster ceiling and concrete floor

Fencing

- ✓ Rear and side boundary fences as per Landscape Plan

Driveway

- ✓ Coloured concrete driveway as per Landscape Plan

Landscaping

- ✓ Lawn and perimeter gardens as per Landscape Plan
- ✓ Milkcan letterbox (anti-theft parcel letterbox)