



# MASTERPLAN



## STAGE 1 PLAN

# DROUIN FIELDS NEARBY AMENITIES

## **Public Transport**

Drouin train station – 3.0km  
Bus Stop – Settlement Rd – 2.0km

## **Schools & Kinders**

Drouin (Adam Court) Kindergarten – 2.7km  
Drouin Primary Kindergarten – 3.1km  
Chairo Christian School Drouin East  
Campus - Kinder to Year 4 - 7.0km  
Drouin Primary School – 2.9km  
St Ita's Primary School Drouin – 3.5km  
Drouin Secondary College – 4.2km  
Chairo Christian School Drouin Campus  
Years 5 to 12 – 5.4km

## **Child Care Centres**

Sparrow Early Learning – 2.3km  
Goodstart Early Learning – 3.4km

## **Hospitals**

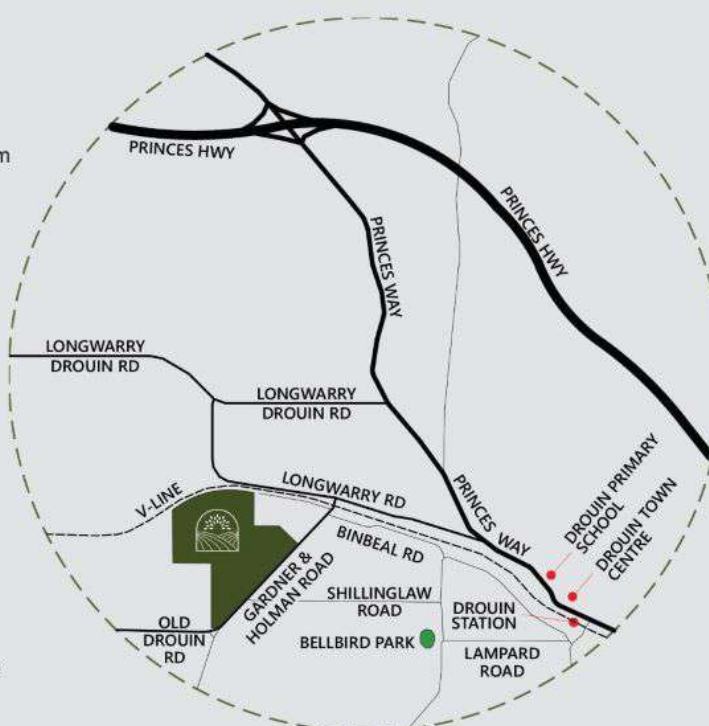
West Gippsland Hospital – 12.1km

## **Medical Centres**

Drouin Family Medical Centre – 3.1km  
Hamp Lane Medical – 3.2km

## **Lifestyle**

Peninsula Cinemas Warragul – 11km  
Drouin Library – 3.0km



## **Police**

Drouin Police Station – 2.4km

## **Local Cafes & Great Coffee**

The Hilltop Milk Bar – 2.2 km  
The French Pear – 3.1km  
3818 Espresso Bar – 3.4km

## **Restaurants & Bars**

Middels – 3.1km  
Luciano's Bar and Restaurant – 3.4km  
The Royal Hotel Drouin – 3.1km  
Hong Kong Inn – 3.2km  
Drouin Thai – 3.4km

## **Shopping Centres**

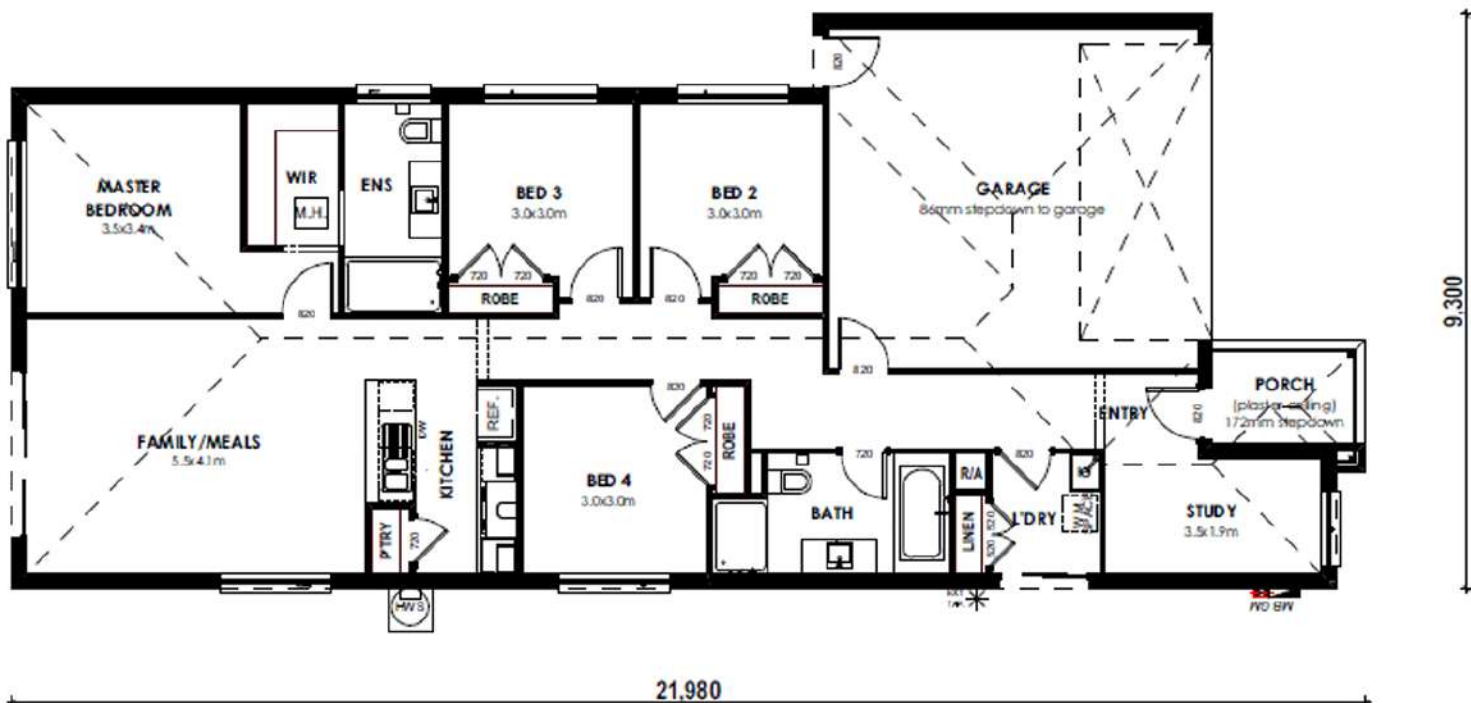
Coles Drouin 3.3km  
Woolworths Drouin – 3.4km  
Mitre10 – 2.7km  
Bunnings Warragul – 12.8km

## **Sporting Facilities**

Bellbird Park Indoor Centre – 2.5km  
Bellbird Park – 2.5km  
Drouin Tennis Club – 2.8km  
Drouin Bowling Club – 3.7km  
Baw Baw Swim School – 4.5km



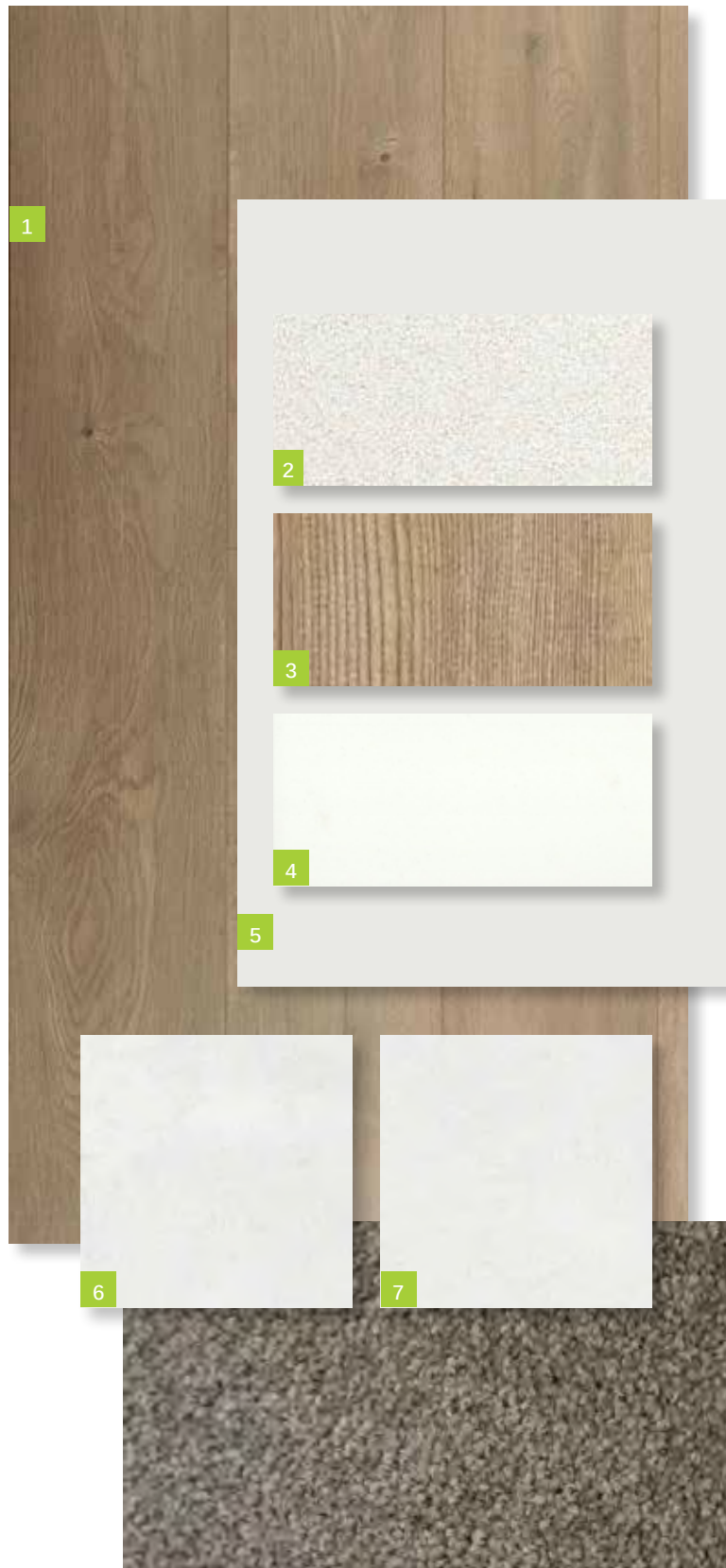
**DROUIN FIELDS**  
CORSAIR BOULEVARD, DROUIN





# 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

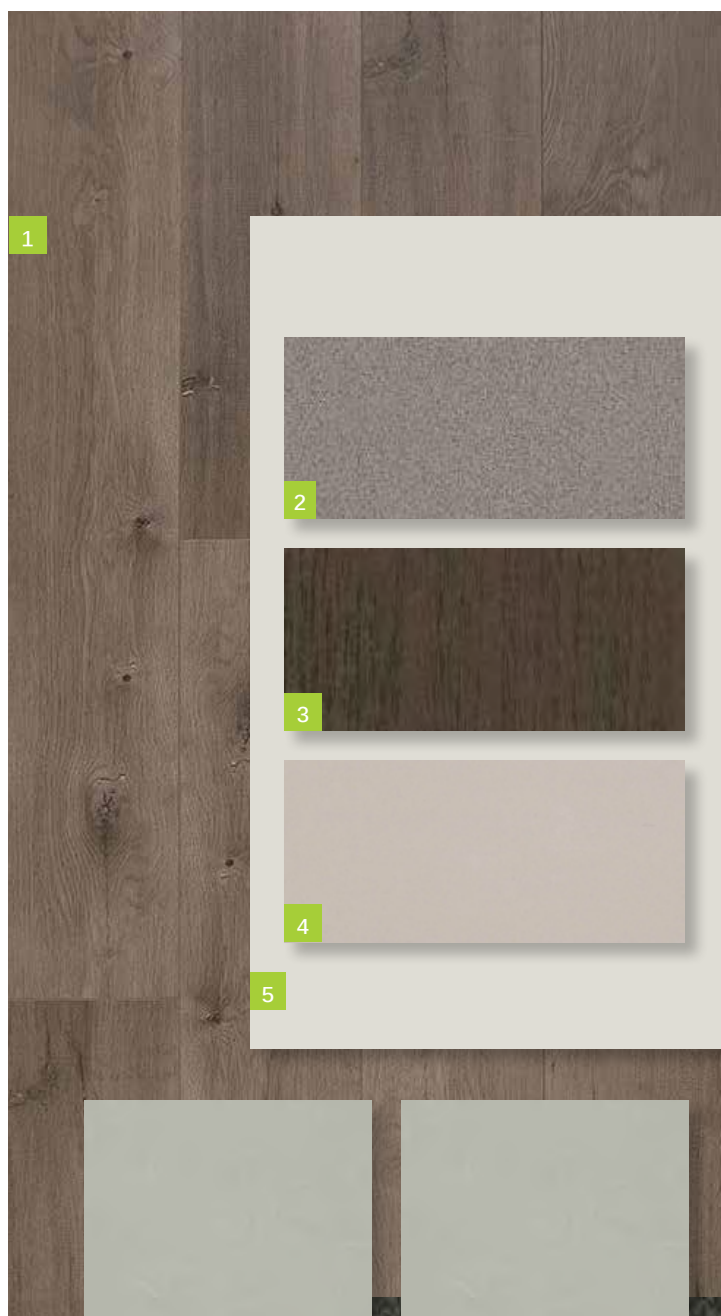




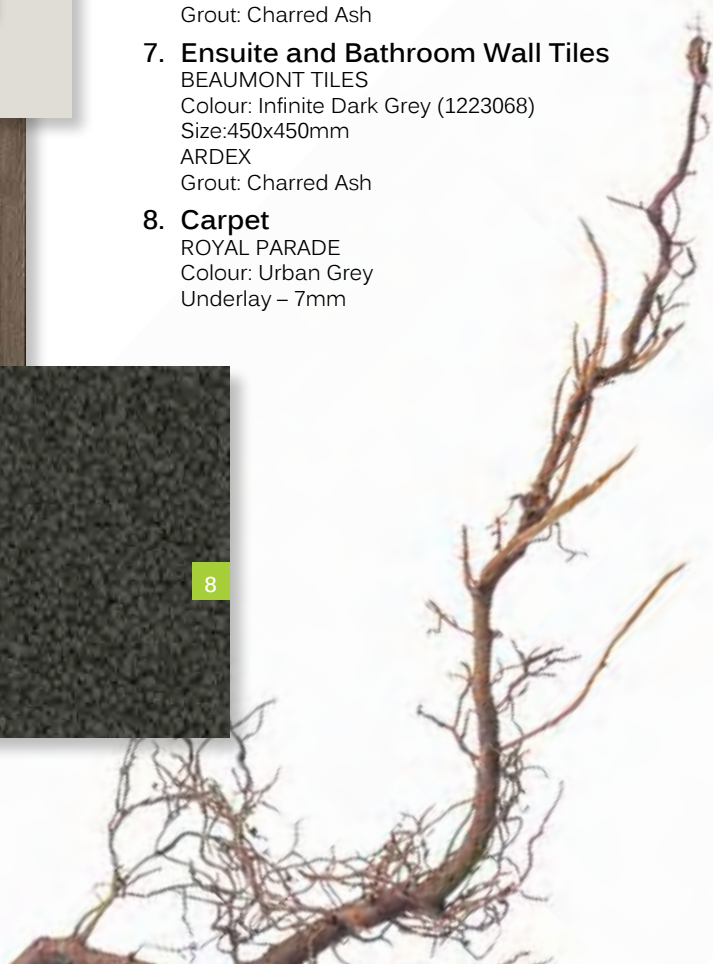
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# INTERNAL COLOUR SELECTION BASALT

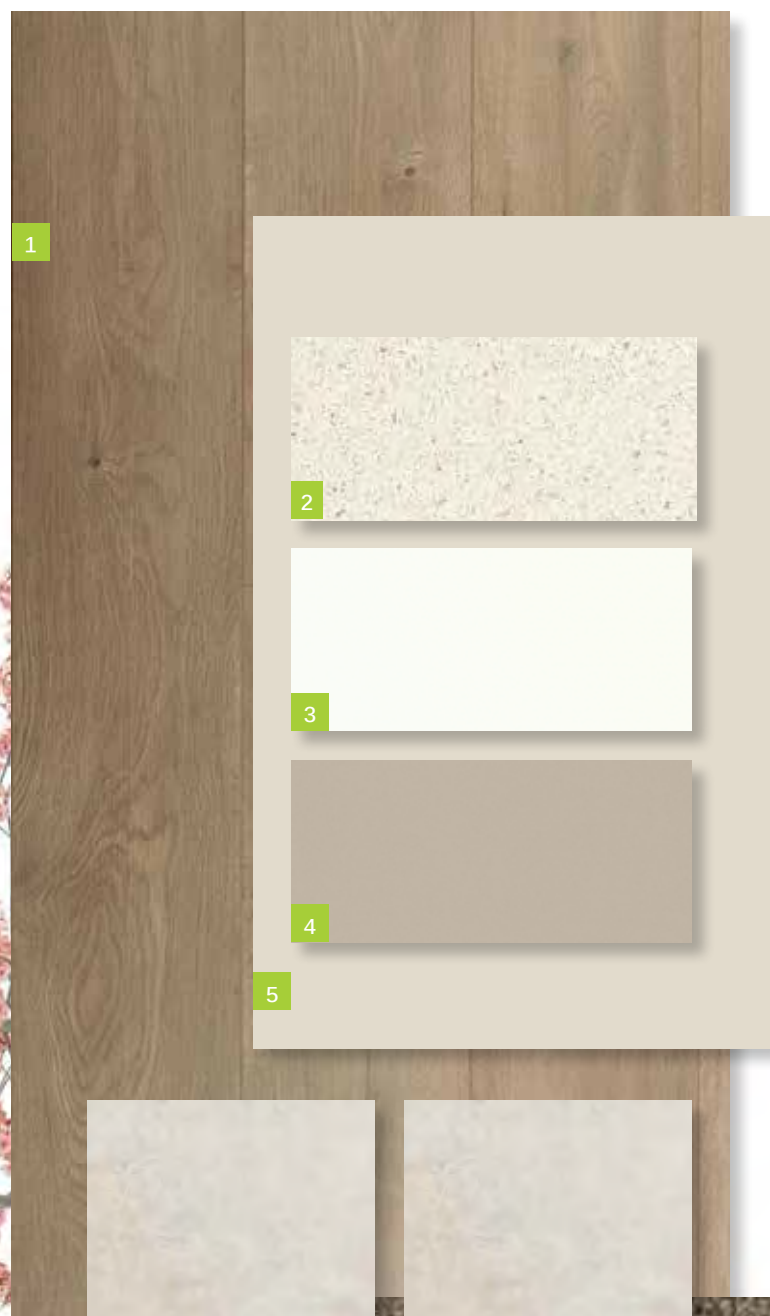


- 1. Timber Laminate Floor**  
SURFACES BY HYNES  
Colour: Brooklyn – Ridgewood
- 2. Benchtop**  
CAESARSTONE  
20mm Square Edge  
Colour: 2040 Urban
- 3. Overheads Cabinet**  
**Cabinet - Base (includes kicker)**  
FORMICA  
Velour Finish  
Square Edge ABS Edging  
Colour: Bodega Oak 1009
- 4. Splashback**  
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



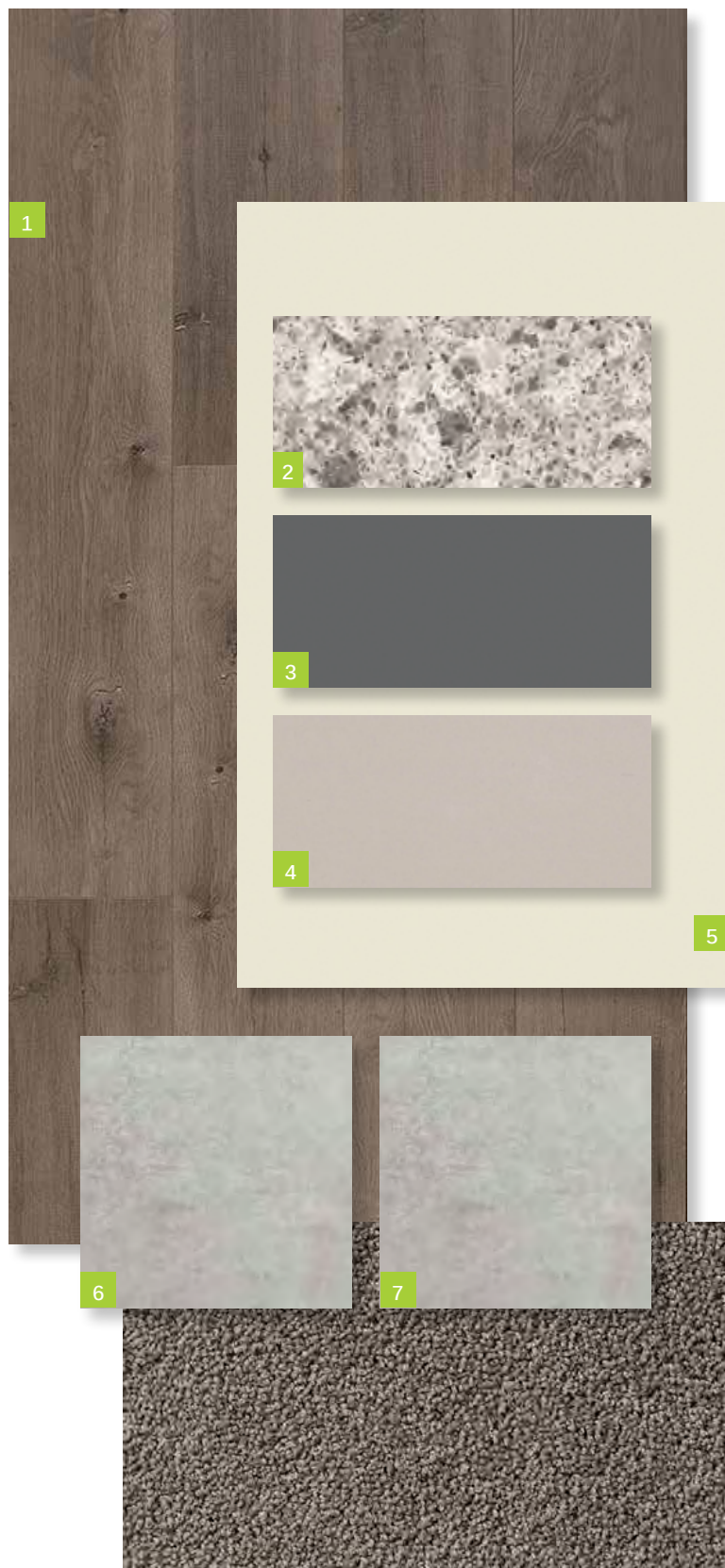
1. **Timber Laminate Floor**  
SURFACES BY HYNES  
Colour: Brooklyn – Ridgewood
2. **Benchtop**  
CAESARSTONE  
20mm Square Edge  
Colour: 6141 Ocean Foam
3. **Overheads Cabinet**  
**Cabinet - Base (includes kicker)**  
FORMICA  
WAW Velour Finish  
Square Edge ABS Edging  
Colour: Warm White
4. **Splashback**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



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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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# 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

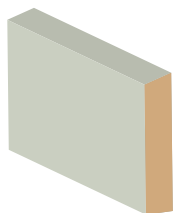
- Obscure Glazing to Ensuite, Bathroom and WC
- Aluminium Sliding Windows (unless otherwise nominated)
- Window Locks to all openable Windows (keyed alike)
- Venetians to Front Windows, Roller Blinds to remaining Clear Glazed Windows (excluding stairwell) and Sliding Doors

## 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

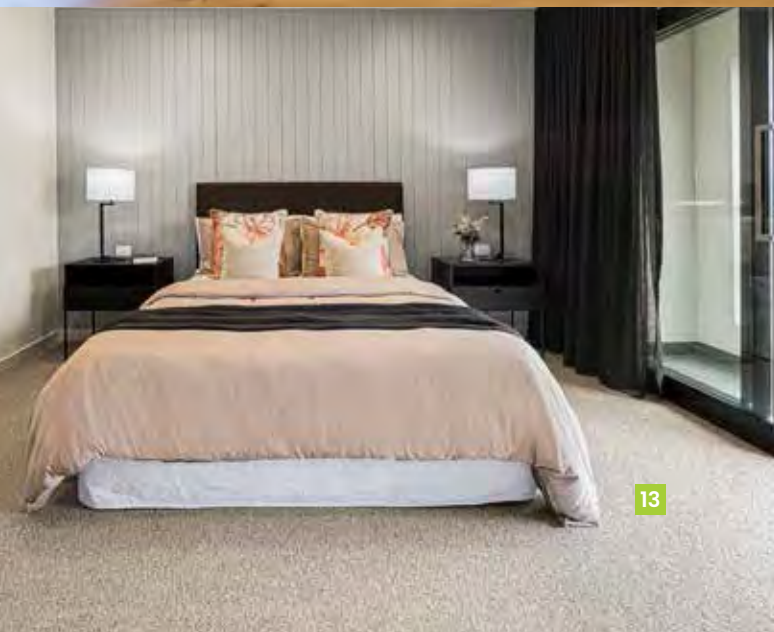
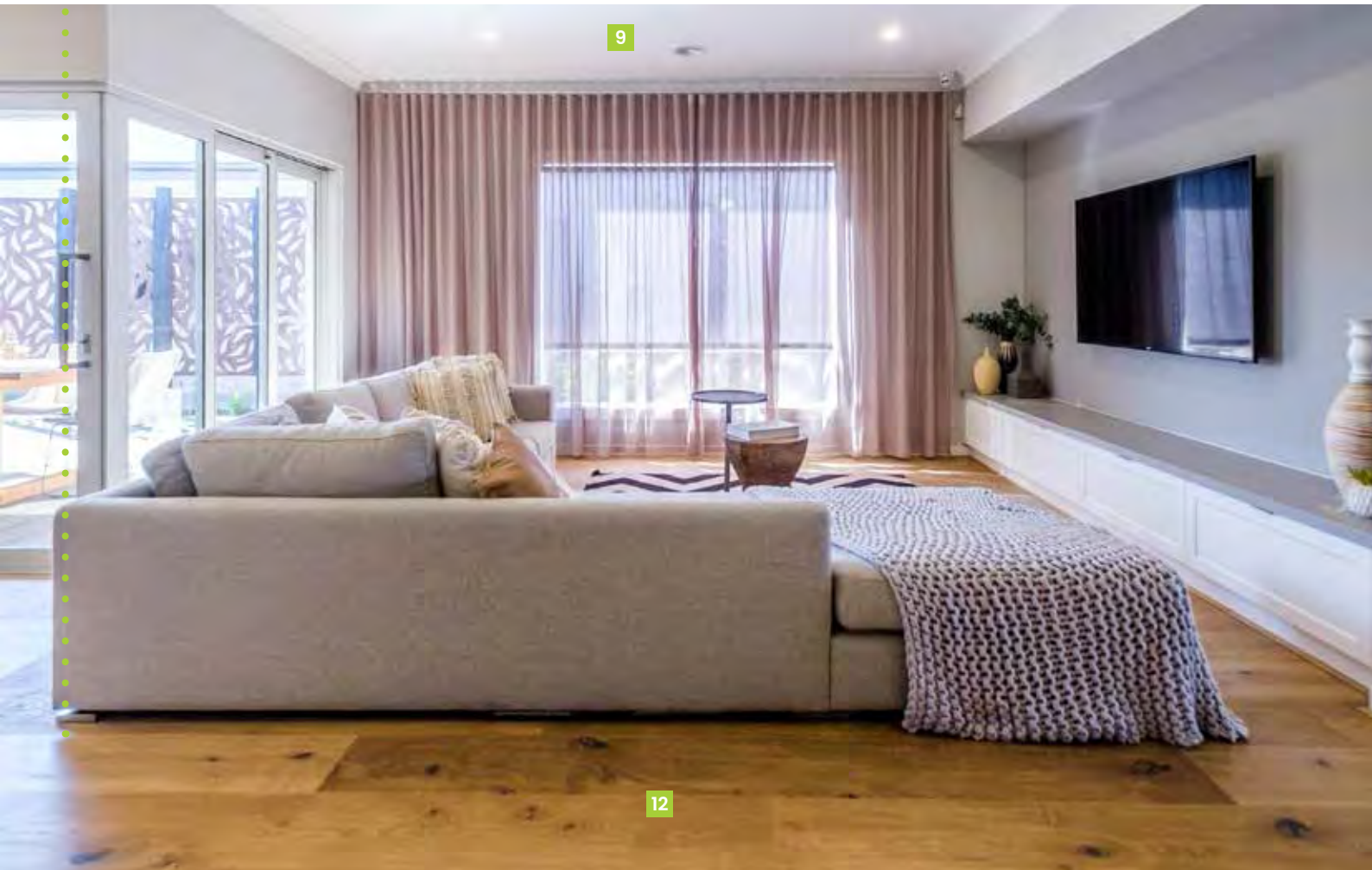
## ENERGY EFFICIENCY

- 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



## 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**

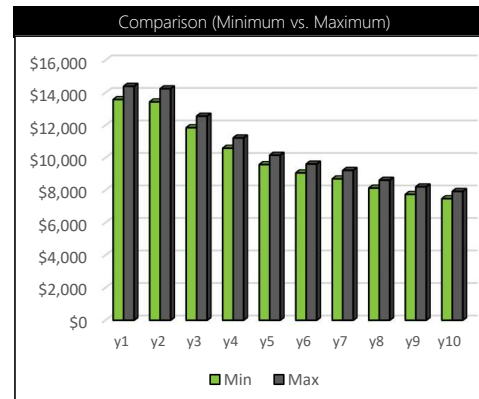
## GENERAL

- 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

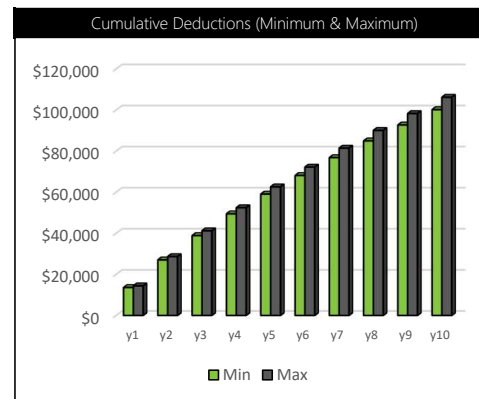
# ESTIMATE /

## 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.**

