

# GRACE

TARNEIT

DESIGN GUIDELINES



# As one of the biggest investments in life, your home is more than just bricks and mortar.

It's fertile ground for your dreams and that special place where you plant the seeds of a happy and prosperous future. At Grace, we want to help you realise those dreams and ensure your investment thrives and flourishes.

This is why this high-quality estate has a set of practical, reasonable and carefully considered design guidelines that are in place to protect the integrity and reputation of your Grace address for years to come.

DEVELOPED BY



MARKETED BY



## Designed for liveability

We understand that everyone's idea of style and good design is different.

While most builders and architects will easily be able to achieve your ideal design within these guidelines, there may be instances where a minor deviation from these conditions is permissible at the absolute discretion of the Grace Design Review Panel.

# The Guidelines

The following guidelines must be adhered to by all homeowners, architects and builders who wish to build a dwelling at Grace, unless express written consent to deviate from these design guidelines has been given by the Grace Design Review Panel.

## LOTS WITH AN AREA OF LESS THAN 300M<sup>2</sup>

- In addition to these design guidelines, the small lot housing code is applicable for these lots
- Some requirements of these design guidelines do not apply to dwellings on these lots
- Dwellings on these lots shall be designed to comply with all applicable requirements of these design guidelines, however special consideration may be given for areas of non-compliance. Approval is at the discretion of the Grace Design Review Panel

## USE OF LAND

- Two or more lots may not be consolidated
- Your dwelling's primary frontage must face or address the road, a laneway or an open space
- On a corner lot, your home must face both the front and secondary street frontages and each façade must be of the same design character
- Architectural features such as façade materials, window designs and verandahs used on the front facade must continue on secondary frontage where it is visible to the public

## SITE AND SERVICING

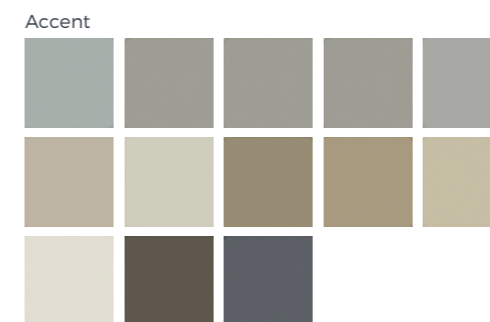
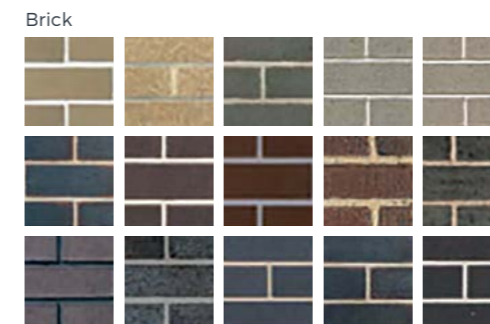
- Your new home must:
  - Include fittings and connections which allow toilets and gardens to be flushed and/or irrigated by recycled water
  - Be cabled and equipped with fibre cabling in accordance with the specifications nominated by NBN Co from time to time
  - Meet all applicable requirements of the National Construction Code's legislative energy efficiency standards, and
  - Be set back from your lot boundary as required under the Victorian Building Regulations 2006

## HOME EXTERIORS

- Your home must include a front verandah, portico, porch or other entrance feature which is clearly visible from the street and consistent with the design of the dwelling
- Designs should be in keeping with the character of a modern, boutique address and must not attempt to reproduce period styles such as Colonial, Federation, Georgian or Art Deco

## Façades

- The façade of your home must include at least two different material finishes, each of which must cover a minimum of 30% of the façade
- The front façade finishes must also continue for at least one metre around the sides of your home (excluding parapets)
- The design of your front façade must not be inherently similar to that of the next two homes to the left and to the right of your lot, or the dwelling across the road from your lot
- Colours chosen for roof tiles, brick faces, façade materials, accents, and architectural features must complement the base colour palette, and not contrast with it



Accent colours can be used as highlight elements to help articulation but must complement, not contrast, with the base colour palette.



## Windows & frames

- Window frames and glazing must complement the façade colour and the overall colour palette of the dwelling and not contrast with it
- Windows must not contain leadlight or stained glass features

## Roof & overall height

- The height of your home must be no more than 8.5 metres from the natural surface level
- Your roof must be:
  - At a pitch of at least 22 degrees (if pitched)
  - Constructed out of metal-sheet roofing or roof tiles
  - Only in a colour from the Colourbond contemporary range (or a similar colour)

## Garage

- Before moving in to your home, you must make sure your garage is roofed and enclosed
- The garage must be set back a minimum of 840 millimetres from the main building line of the dwelling
- Your garage door or opening must take up no more than 40% of the width of the lot
- Provide a sectional or tilt panel garage door that is either:
  - In the same colour scheme as that of your house, or
  - Finished with a wood grain or timber panel

### Outbuildings & attachments

- All outbuildings and attachments – including any garage, workshop, garden shed, storage shed, heating and cooling systems, antennae and satellite dishes, washing lines, solar units and hot water services or other outbuilding – must be:
  - Less than 20 square metres in area
  - Less than 3.6 metres in height
  - Placed so they cannot be seen from any street or private open space area of any other lot or from any public open space, and
  - Constructed only from materials or finishes, and in a style or colours, which are consistent with the main dwelling

### Fences

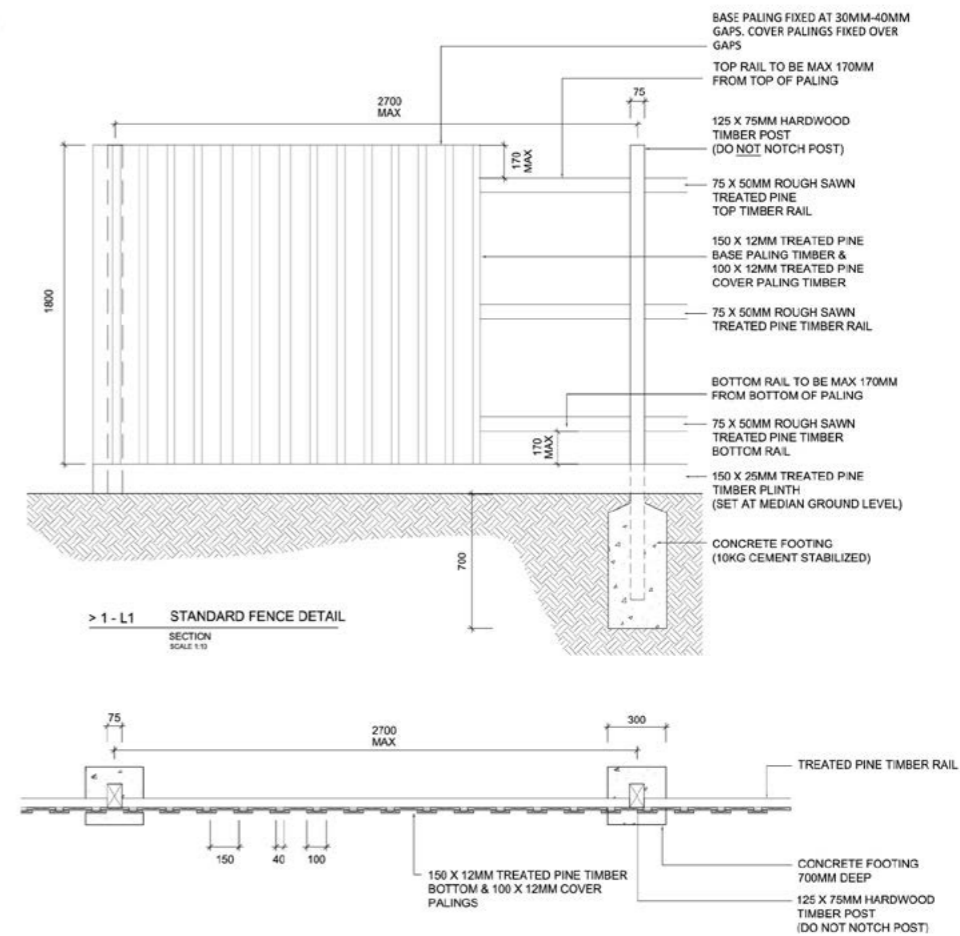
- Your front fence must:
  - Be 1.2 metres high or less
  - Have a transparency of at least 50 per cent unless the front fence is less than 0.7 metres in height, in which case it may be solid
  - Be consistent with your home’s design in relation to style, materials and colours
  - Only be constructed from timber slats or masonry pillars with metal infill panels, and
  - Not include mock Victorian, Edwardian or other heritage detailing
- Side and rear fencing must:
  - Be constructed only out of timber paling
  - Be 1.8 metres in height (except where there is a front fence)

- You may only erect side fencing that extends in front of the building line if a front fence has been installed. In such cases, the additional side fencing must be 1.2 metres in height
- On a corner lot, any fence built to a secondary boundary which is a street or public space, must:
  - Return a minimum of 2 metres behind the front building line
  - Be timber paling feature fencing, and
  - Be 1.8 metres in height

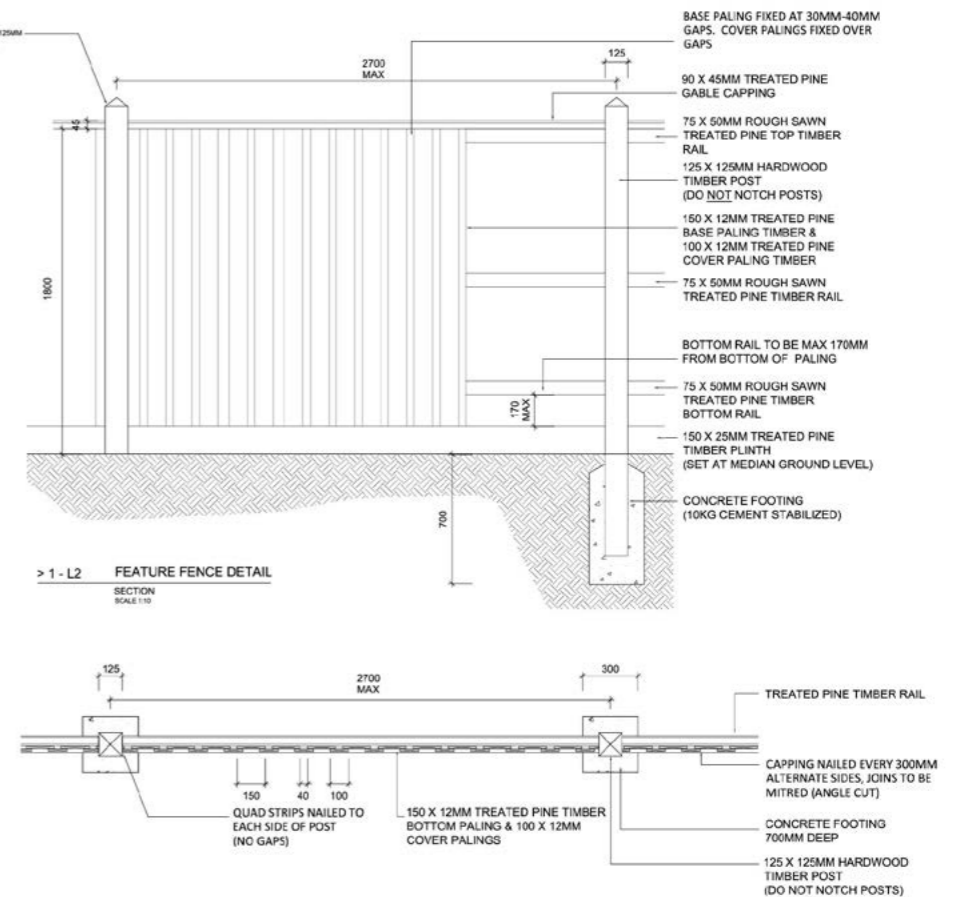
### Retaining Walls

- Retaining walls and structures between your home and a street or public space must be 1.2 metres in height or less
- The vertical face of a retaining wall that can be seen by the public must be made from a material that complements the character of your home and may include:
  - Natural or hewn stone
  - Rendered masonry
  - No timber or gabion (rock-filled mesh) type retaining walls allowed

### Side & Rear Paling Fencing



### Paling Feature Fencing



### Driveways

- Only one vehicle crossover to your lot is permitted
- Your driveway must be:
  - No wider than 3.5 metres
  - Completed before you move into your home
  - Constructed using only coloured concrete (not stamped or plain concrete), and
  - In a colour that's consistent with the materials and finishes of your home

### Front yards & gardens

- Your front yard must be landscaped within 3 months from the date you were issued the occupancy permit for your house
- Your letterbox must be located and constructed to Australia Post standards and in a way that complements the character, materials, colour, style and design of your home
- Weeds and grass must be maintained and not allowed to grow excessively
- All rubbish must be stored in an appropriately sized skip or bin and not allowed to accumulate or remain unsecured on your lot

### Building Materials

- All building materials must be delivered and stored fully on your property and may not be placed on the nature strip or outside the boundary of your lot
- During construction, you must ensure that construction rubbish or other rubbish does not move from your lot to other lots
- Trade and/or delivery vehicles are not to be parked on footpaths, verges, nature strips or park reserves or in any location which hinders overall development construction

### PROCESS

1. Work with your chosen builder and/or architect to design a new home that fits your needs and meets the requirements of the Grace Design Guidelines
2. Complete your application online, by simply visiting <http://gracetarneit.com.au/application-form> and uploading required documentation
3. The required documents include:
  - a. A copy of the site plan
  - b. Floorplans (A3 size)
  - c. Roofplans and elevations, including all ancillary items (A3 size)
  - d. Clearly annotated schedule of colours (with sample images)
  - e. Clearly explained list of materials to be used (with images)
4. Once the Grace Design Review Panel has assessed your submission, the Panel will notify you of its decision
5. If the Panel requires you to make amendments, you are to discuss these with your builder and/or architect and submit your new or amended designs to the Panel
6. Upon receiving design approval from the Panel, apply to Wyndham City Council or private building surveyor for your building permit
7. When you have received your building permit, notify your builder that it's time to start creating your new, dream home

# Grace Design Guidelines Online Application Form

## Complete your application online

Simply visit:  
<http://gracetarneit.com.au/application-form>  
to submit your design.

### Completing The Online Application Form:

You will be asked to provide information as listed below. Your builder and/or architect should be able to provide and assist with all the required information.

If you have any queries please contact us via email at:  
[admin@landcore.com.au](mailto:admin@landcore.com.au)

<b>YOUR LOT</b>	<b>ALL ANNOTATED BUILDING PLANS, INCLUDING:</b>
Lot Number	Site Plan <input type="checkbox"/>
Street	Floor Plan/s <input type="checkbox"/>
	Roof Plan <input type="checkbox"/>
	Materials and colour schedules <input type="checkbox"/>
<b>YOUR DETAILS</b>	<b>ANNOTATIONS ON BUILDING PLANS SHOULD CLEARLY INDICATE THE FOLLOWING DETAILS:</b>
Full Name/s	
Postal Address	Fences: location, materials, height, and type of all fences <input type="checkbox"/>
Daytime Phone	
Mobile Phone	Driveway: colour and construction materials used <input type="checkbox"/>
Email Address	Garage door: colour, style and materials <input type="checkbox"/>
	Retaining walls: location, materials, height, type and colour <input type="checkbox"/>
<b>YOUR BUILDERS DETAILS</b>	Crossover: Any proposed changes to the crossover location <input type="checkbox"/>
Contact Name	
Company Name	<b>THE POSITION OF THE FOLLOWING EXTERNAL FITTINGS ARE TO BE INDICATED ON THE PLANS:</b>
Postal Address	Garden shed and/or outbuildings <input type="checkbox"/>
Daytime Phone	Hot water unit and/or solar water heater <input type="checkbox"/>
Mobile Phone	Air conditioner and/or ducted heating unit <input type="checkbox"/>
Email Address	Clothesline <input type="checkbox"/>
	TV antenna / Satellite dish <input type="checkbox"/>
<b>OTHER DETAILS</b>	Letter box <input type="checkbox"/>
Home Design Name*	
Facade Type*	
*If Applicable	

# Front Lot Landscaping – Online Application Form

As part of our welcome to new homeowners, you get to choose a free front lot landscaping package. Not only does it give you one less thing to budget for and organise, but it also means that you can enjoy a beautiful, professionally designed garden sanctuary that adds to the beauty and value of your home.

### COMPLETING THIS FORM:

Please read the following application form carefully ensuring all required fields are completed. We cannot process incomplete applications. We also ask that you read through your contract of sale, ensuring all conditions of receiving this package have been met and that you are still eligible. If you have any queries regarding your contract or the conditions, please contact us via email at: [admin@landcore.com.au](mailto:admin@landcore.com.au)

### Allotment Details

Lot Number \_\_\_\_\_

Lot Frontage Size \_\_\_\_\_

### Your Details

Landowners Name/s \_\_\_\_\_

Email address \_\_\_\_\_

Daytime Phone \_\_\_\_\_

Mobile Phone \_\_\_\_\_

### Select Preferred Garden Type

Traditional \_\_\_\_\_

Low-maintenance

Modern \_\_\_\_\_

### Date Site Ready for Landscaping

Occupancy Certificate \_\_\_\_\_

Date of Issue \_\_\_\_\_

### Signatures

Landowner 1 \_\_\_\_\_

Date \_\_\_\_\_

Landowner 2 \_\_\_\_\_

Date \_\_\_\_\_

**PLEASE COMPLETE THIS ONLINE FORM & EMAIL TO: [admin@landcore.com.au](mailto:admin@landcore.com.au)**  
To be eligible for this offer, the landowner must comply with all obligations in the contract of sale, and the terms and conditions at [gracetarneit.com.au](http://gracetarneit.com.au)  
*\*Please submit this application form, along with your Certificate of Occupancy*

### Office Use Only

Actual Settlement Date: \_\_/\_\_/\_\_

Application Received Within 12 Months of Settlement

Grace Have Granted Covenant Approval

Certificate of Occupancy is Attached

Home Completed Within 12 Months of Settlement

Landscaping: Approved/Declined Date: \_\_/\_\_/\_\_



# Landscaping options

**Prior to the landscaping contractor commencing works, you as the homeowner must ensure the following:**

1. Your site boundary fencing, driveway and any hardscapes (concrete paths, retainers etc) to the property are completed.
2. Front yard levels to be **100mm below hard surfaces** for installation of soil and mulch. Site to be cleared of all rubbish, rocks and weeds.

### Option 1

## TRADITIONAL

#### TREES



Lagerstomaia indica 'Natchez'  
White Crepe Myrtle



Magnolia grandiflora 'Greenback'  
Dwarf Greenback Magnolia



#### SHRUBS, GROUNDCOVERS & GRASSES



Phlomis fruticosa  
Jerusalem Sage



Lavandula dentata  
French Lavender



Westringia glabra  
'Deep Purple'  
Native Rosemary Purple



Stachys byzantina  
Lamb's Ear

### Option 2

## MODERN

#### TREES



Pyrus calleryana 'Bradford'  
Bradford Pear



Olea europaea 'Swan Hill'  
Swan Hill Olive (Sterile)



#### SHRUBS, GROUNDCOVERS & GRASSES



Tulbaghia violacea  
Society Garlic



Leucandendron 'Yellow Devil'  
Yellow Devil Leucandendron



Agave attenuata  
Century Plant



Lomandra longifolia 'Tanika'  
Tanika

### Option 3

## LOW-MAINTENANCE

#### TREES



Corymbia ficifolia 'Fairfloss'  
Flowering Gum Pink Dwarf



Banksia integrifolia  
Coastal Banksia



#### SHRUBS, GROUNDCOVERS & GRASSES



Callistemon citrinus  
'White Anzac'  
Yellow Callistemon



Banksia 'Birthday Candles'  
Birthday Candles Banksia



Chrysocephalum apiculatum  
Yellow Buttons



Crassula Ovata 'Blue Bird'  
Crassula

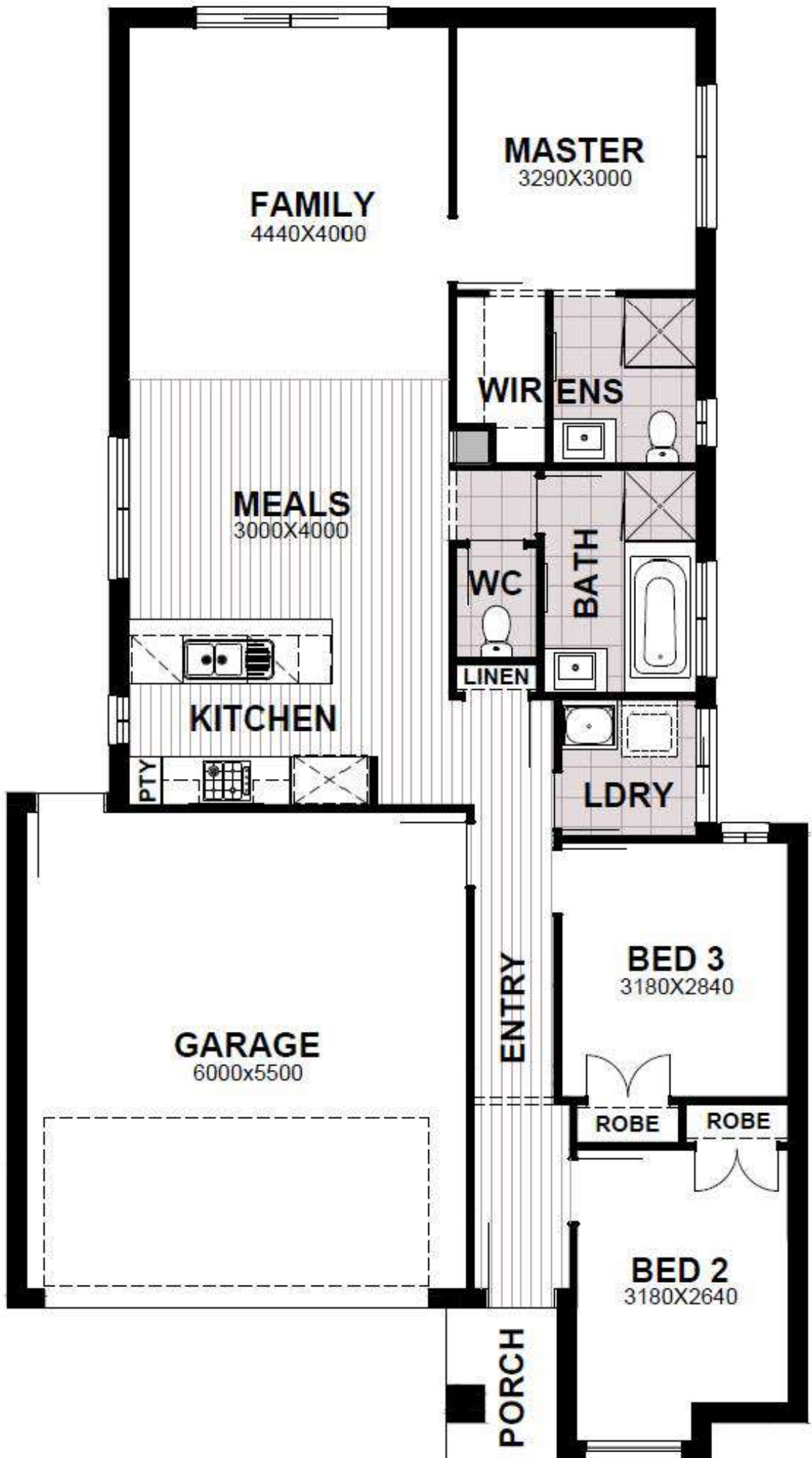
\*Driveway, Footpath to Portico, Letterbox and Fencing is not included.  
Version 1 - 22 / 11 / 2016











# HOUSE & LAND PACKAGE

LOT 15 OWLET STREET, TARNEIT

GRACE ESTATE



AUGMENT  
GROUP

Concept to Creation



\* All images are for illustrative purposes only and are not to be reproduced.

## CLARKSON 16 Modified



FIXED PRICE CONTRACT

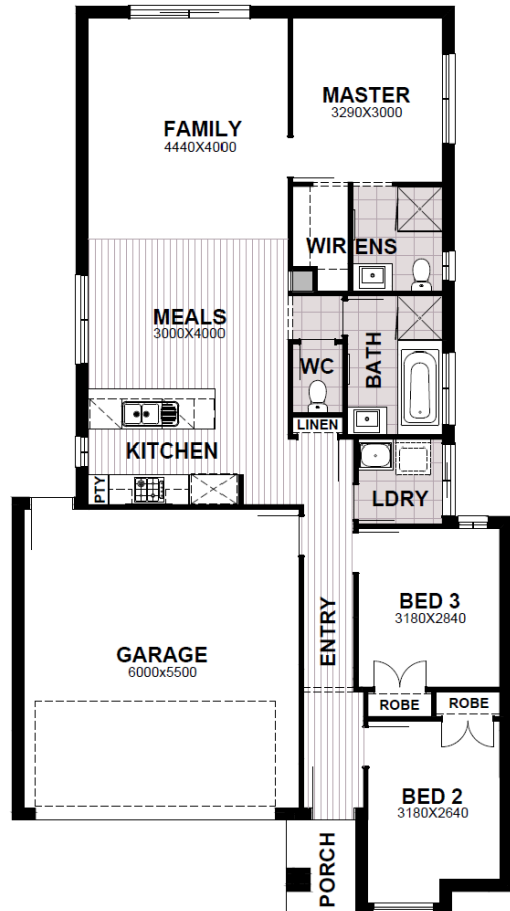
# \$612,000\*

Land Size : 315.00sqm

House Size : 147.85 sqm

### TURN KEY INCLUSIONS

- 20mm Composite Stone Benchtop with Square Edge to Kitchen
- Dishwasher - Stainless Steel
- Heating throughout
- Split System Air Conditioner (Cooling only) to Living
- Flooring throughout
- Downlights
- Letterbox
- Window Coverings throughout
- Premium Facade
- Front and Rear Landscaping
- Fencing
- Flyscreen
- Alarm System



Land Contract: \$329,000

Build Contract: \$283,000

3|3

The builder reserves the right to amend specification and price without notice. All plans and facades are indicative concepts and are not intended to be an actual depiction of the building. Fencing, paths, driveway or landscaping are for illustration purposes only. All dimensions are approximate, refer to contract documentation for details. The First Home Owners Grant is a government incentive and is subject to change. VIC Builder's Licence CDB-U 50038

AVAILABLE FOR A  
LIMITED TIME ONLY!

# \$25K\* OF BONUS UPGRADES!

FOR A LIMITED TIME, GET  
\$25K OF OUR MOST WANTED  
UPGRADES FOR ONLY \$8K  
WITH ROYSTON HOMES.  
UPGRADE YOUR TURNKEY  
PROPERTY WITH THESE  
IN-DEMAND HOME FINISHES.

- 2590mm ceiling height<sup>6</sup>
- Evaporative cooling in lieu of split system<sup>7</sup>
- Extended timber laminate coverage
- 20mm stone benchtops to all standard vanities
- Overhead melamine cupboard to laundry
- 900mm upright oven and 900mm canopy
- Glass splashback
- Tiled shower niche to showers
- Upgraded façade features with timber look garage door and 2no up/down feature lights



**\*Terms and Conditions:** based on all new Build Contracts entered into with Royston Homes Pty Ltd. Offer may be extended at the discretion of the builder. VIC Builder's Licence: CDB-U 50038. Offer limited to the first 60 sales meeting the following criteria: **1.** Offer is applicable to land that is titled or land that titles up to 150 days of the Contract Request. **2.** HIA Building Contract must be signed within 14 days of contract being issued by Royston Homes. **3.** Client is to provide the builder with all essential information to commence construction administration within 30 days of contract signing **4.** If any delays are caused by the client or are outside the builder's control, offer may be voided. **5.** Offer is valid on homes with no structural changes or design modifications. **6.** 2590mm Ceiling Height upgrade is to all single storey designs and the ground floor only of double storey designs. **7.** Evaporative Cooling is based on split system already being purchased as option or within Turnkey Pack. Evaporative cooling will be installed to all single storey designs or first floor only of double storey designs. 30.03.22



AUGMENT  
GROUP

Concept to Creation

# CLASSIC

(Included)

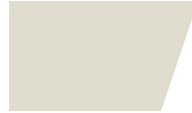
## EXTERNAL COLOURS - HAVANA



1.  
**Brickwork**  
Putty



2.  
**Render 1**  
Cloudy Sky



3.  
**Render 2**  
Surfmist



4.  
**Garage Door**  
Surfmist



5.  
**Roof Tiles**  
Salt Spray



6.  
**Gutters**  
Surfmist



7.  
**Fascias**  
Surfmist



8.  
**Front Entry Door**  
Titanium White



# CLASSIC

(Included)

## EXTERNAL COLOURS - OLYMPIA



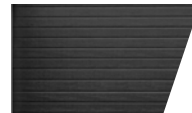
1. **Brickwork**  
Bark



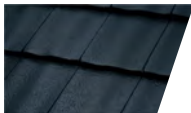
2. **Render 1**  
Wallaby



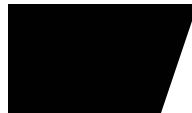
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Dune



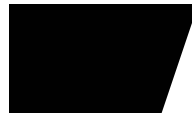
4. **Garage Door**  
Monument



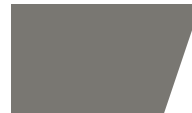
5. **Roof Tiles**  
Sambuca



6. **Gutters**  
Night Sky



7. **Fascias**  
Night Sky



8. **Front Entry Door**  
Wallaby



# CLASSIC

(Included)

## EXTERNAL COLOURS - SAHARA



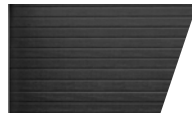
1. **Brickwork**  
Red Rock



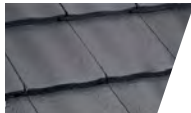
2. **Render 1**  
Shale Grey



3. **Render 2**  
Fossil Creek



4. **Garage Door**  
Monument



5. **Roof Tiles**  
Barramundi



6. **Gutters**  
Monument



7. **Fascias**  
Monument



8. **Front Entry Door**  
Monument



# CLASSIC

(Included)

## EXTERNAL COLOURS - VERONA



1.  
**Brickwork**  
Mocha



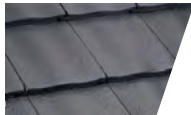
2.  
**Render 1**  
Shale Grey



3.  
**Render 2**  
Basalt



4.  
**Garage Door**  
Monument



5.  
**Roof Tiles**  
Barramundi



6.  
**Gutters**  
Monument



7.  
**Fascias**  
Monument



8.  
**Front Entry Door**  
Monument



# INTERNAL COLOURS - CASHMERE

**1. Splashback**  
United Ice Grey

**2. Overhead cupboards**  
Idyllic

**3. Base cupboards**  
Seal Grey

**4. Kitchen Benchtop**  
Pure Marble



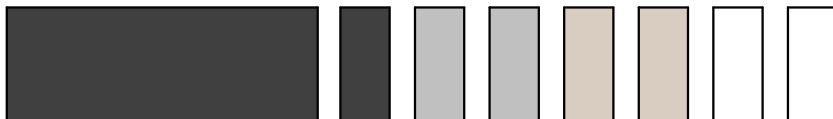
**5. Laminate flooring**  
Maize

**6. Carpet**  
Rainstorm

**7. Floor tiles**  
Belga Grey

**8. Cupboards**  
Idyllic

**9. Vanity benchtop**  
Pure Marble



*Disclaimer:*  
Images provided are for illustration purpose only. The builder reserves the right to substitute the make, model or type of any of the above products to maintain the quality and product development of its homes. Changes may be made subject to Res-Code requirements. Window and sliding door sizes may vary subject to energy rating requirements.





# INTERNAL COLOURS - CLOUDBURST

**1. Splashback**  
United White

**2. Overhead cupboards**  
Autumn Oak

**3. Base cupboards**  
Crystal White

**4. Kitchen Benchtop**  
Pure Marble



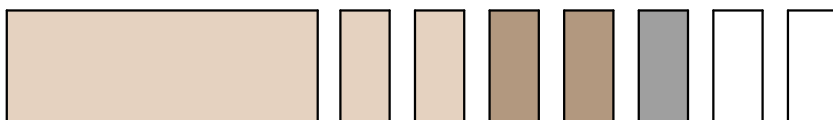
**5. Laminate flooring**  
Rustic Oatmeal

**6. Carpet**  
Vintage Pewter

**7. Floor tiles**  
Belga White

**8. Cupboards**  
Autumn Oak

**9. Vanity benchtop**  
Pure Marble



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# INTERNAL COLOURS - TEMPO

**1. Splashback**  
United Ice Grey

**2. Overhead cupboards**  
Silver Riftwood

**3. Base cupboards**  
Crystal White

**4. Kitchen Benchtop**  
Pure Marble



**5. Laminate flooring**  
Rye

**6. Carpet**  
City Shadow

**7. Floor tiles**  
Warehouse Dark

**8. Cupboards**  
Seal Grey

**9. Vanity benchtop**  
Pure Marble



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# PREMIUM

(\$2,500)

## EXTERNAL COLOURS - INDIANA



**1. Brickwork**  
Heathwood



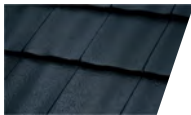
**2. Render 1**  
Thunderbolt



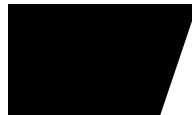
**3. Render 2**  
Floral White



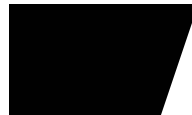
**4. Garage Door**  
Timberlook  
Blushed Teak



**5. Roof Tiles**  
Sambuca



**6. Gutters**  
Night Sky



**7. Fascias**  
Night Sky



**8. Front Entry Door**  
Wallaby



# PREMIUM

(\$2,500)

## EXTERNAL COLOURS - VALENCIA



**1. Brickwork**  
Black Ash



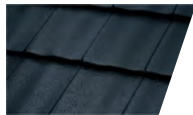
**2. Render 1**  
Morning Grey



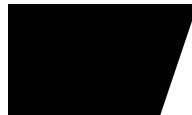
**3. Render 2**  
Charcol



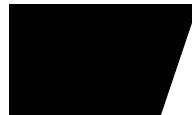
**4. Garage Door**  
Timberlook  
Ashen Black Oak



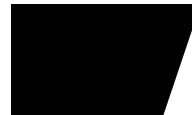
**5. Roof Tiles**  
Sambuca



**6. Gutters**  
Night Sky



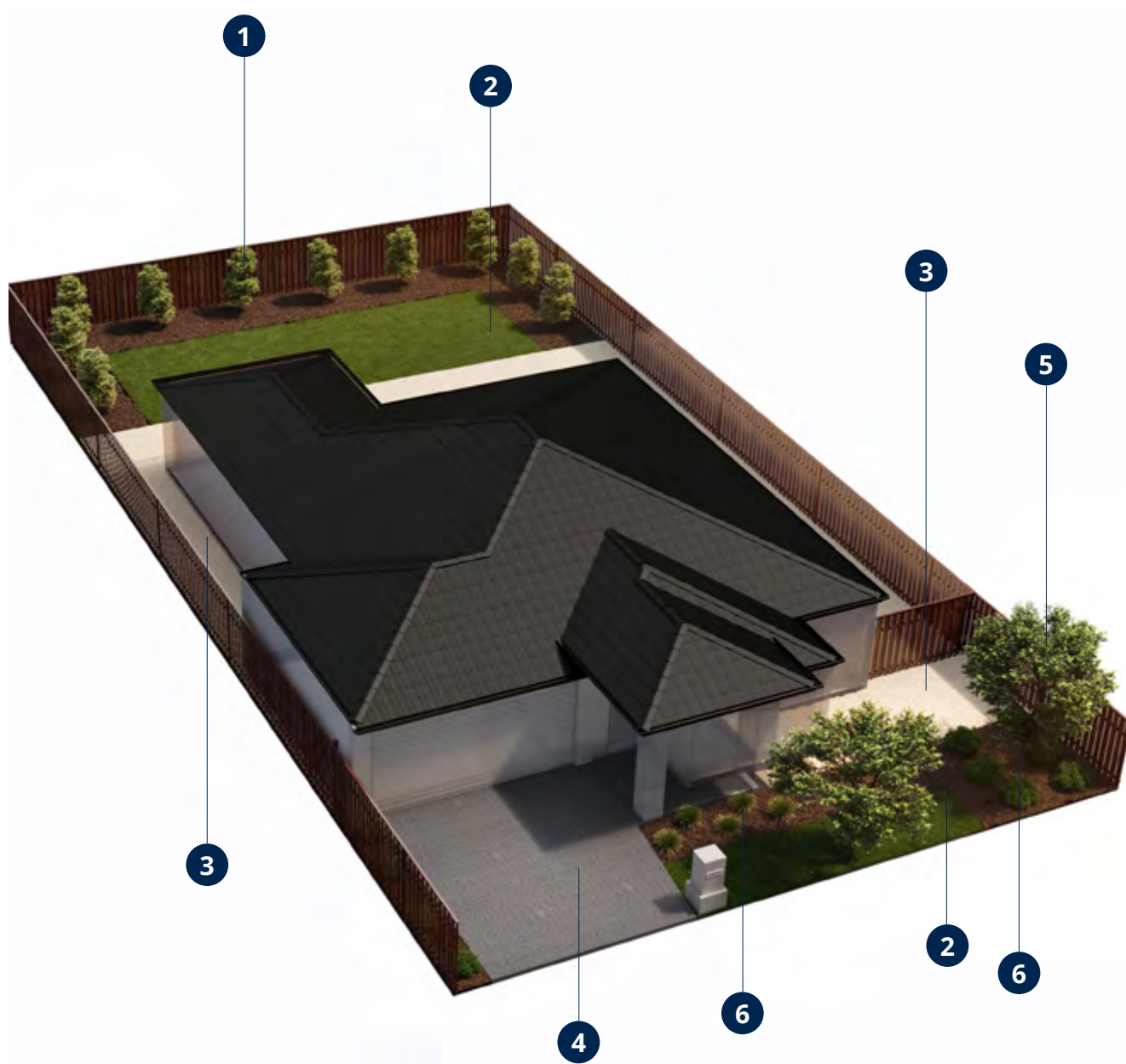
**7. Fascias**  
Night Sky



**8. Front Entry Door**  
Black



# LANDSCAPE OPTION A



1. 1-2m Screening Trees (Pittosprum or Delonia)
2. Turf
3. Lilydale/Tuscan Toppings

4. Colour-on Concrete
5. 1.2m Australian Native Trees
6. 150/250mm Mixed Variety Australian Native plants

All images are for illustrative purposes only. Plants may vary from site to site, depending on size and lot conditions. Plants may vary subject to availability. Landscaping plan may change subject to lot size.

Effective date: 03.05.2021

Replace date: 30.09.2019

# SPECIFICATIONS

## Kitchen Appliances

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### Oven

Stainless steel 600mm fan forced oven.

### Hot Plate

Stainless steel 600mm gas cook top with wok burner.

### Rangehood

Stainless steel 600mm wide canopy range hood.

### Dishwasher

Stainless steel dishwasher.

### Sink

Double bowl stainless steel sink.

### Tap

Flickmaster tap, chrome finish.

## Cabinetry

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### Cupboards

Fully lined melamine modular cabinets.

### Doors/Drawers

Standard laminate from builder's predetermined colour boards.

### Microwave Provision

Standard laminate including single power point.

### Kitchen Bench Top

Laminate square edge from builder's predetermined colour boards.

### Vanity Bench Tops

Laminate square edge from builder's predetermined colour boards.

### Handles

Selected from builder's predetermined colour boards.

## Bathroom & Ensuite

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### Basins

Vitreous china vanity basin (white).

### Mirrors

Polished edge mirrors full length of vanity.

### Bath

Acrylic bath (white) in tiled podium.

### Shower Bases

Tiled shower bases with waterproof system throughout.

### Shower Screens

Semi framed shower screens with powder coated aluminium frame (polished silver finish) and clear glazed pivot door.

### Taps

Chrome mixer tapware.

### Shower Outlet

Handheld shower, rail and slider in chrome finish to ensuite and bathroom.

### Toilet Suite

Vitreous china, close coupled toilet suite in white with soft close top.

### Accessories

600mm single towel rails and toilet roll holders in chrome finish.

### Exhaust Fans

250mm exhaust fans including self sealing air flow draft stoppers to bathroom.

## Ceramic Tiling

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### Wall Tiles

Wall tiles to kitchen, bathroom, ensuite and laundry where shown on plans. Tile selection as per builder's predetermined colour boards.

### Floor Tiles

Floor tiles to ensuite, bathroom, laundry and WC. selection as per builder's predetermined colour boards.

## Floor Coverings

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### Laminate Flooring

Builders range laminated flooring as shown on plan. Selection as per builder's predetermined colour boards.

### Carpet

Carpet to area's not tiled or with laminate flooring. Selections as per builders predetermined colour boards and as shown on plan.

## Paint - 2 Coat Application

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### Timberwork

Gloss enamel to internal doors, jambs & mouldings.

### Ceilings

Flat acrylic to ceilings.

### Internal Walls

Washable low sheen acrylic to internal walls.

### Entry Door

Gloss enamel to front entry door.

### Colours

Colours selected as per builder's predetermined colour boards.

## Staircase (double storey homes)

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Pine closed stringers, with MDF treads and risers with carpet cover. Pine No.8 wall rail. (dwarf walls by AHB). No balustrade.

## External Features

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### External Cladding

Clay bricks from builder's pre determined colour boards to single storey homes and ground floor of double storey homes.

*Note: For homes constructed under the Small Lot Housing Code and with walls on boundary to boundary, the entire home will be constructed in rendered hebel panels.*

Rendered lightweight cladding or painted FC sheet cladding to first floor of double storey homes (design specific).

### Mortar Joints

Natural colour rolled joints.

### Front Elevations

As per Working Drawings. Acrylic render to selected areas as per plan (Product Specific).

### Windows

Feature aluminium windows to front elevation (Product Specific). Sliding aluminium windows to sides and rear. Aluminium improved windows throughout.

### Entry Frame

Aluminium, powder coat finish (Product Specific). Clear glazed sidelight(s) to double storey homes (design specific).

### Front Entry Door

Feature front door as per facade with clear glass.

### Door Furniture

Front Door: Entrance lockset in polished stainless steel with deadbolt. (Product Specific).

### Ext. Hinged Door

Entrance lockset in polished stainless steel to external door.

### Infill Over Windows

Brick infills over all windows and doors (excluding garage front elevation) to single storey homes and ground floor only of double storey homes.

### Door Seal

Door seal and weather seal to all external hinged doors.

### Balcony Balustrade

Facade Specific

### Balcony Tiling

Builders range external ceramic tile.

## Insulation

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### Ceiling

Glasswool Batts to ceiling of roof space only (excludes garage ceiling).

### External Brickwork

Glasswool wall batts including sisalation to external brick veneer walls (excluding garage) and wall between garage and house.

*Note: Wall wrap will be sealed around openings in accordance with energy rating assessor's report. 6 Star standard compliant (excluding double glazing and low E).*

## Garage

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### General

Garage with tiled roof including Colorbond® sectional overhead door with remote control, painted cement sheet infill over garage door, plaster ceiling and concrete floor.

### External Walls

Brick veneer (on boundary wall or product specific if required).

### Pedestrian Door

Weatherproof flush panel door, low sheen acrylic paint finish. (Product Specific).

### Door Frame

Aluminium powder coat finish.

### Door Furniture

Entrance lockset.

## Internal Features

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### Doors

Flush panel, 2040mm high. Either hinged or sliding as per plan.

### Door Furniture

Lever door furniture in polished chrome finish to all rooms.

### Mouldings

67 x 18mm Beveled MDF skirting & 67 x 18mm MDF beveled architraves.

### Door Stops

Plastic white door stops to hinged doors (where applicable).

### Door Seals

Door seal to nominated internal doors.

*Note: This will be in accordance with energy rating assessor's report.*

## Hot Water System (Estate Specific)

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### Hot Water

Air-water heat pump system with 170 litre storage tank, and continuous mains pressure gas booster (up to 27 sq.'s - 20 L/M Unit & 28 sq.'s and above 26 L/M unit).

### OR

Gas continuous flow water heater system (up to 27 sq.'s - 20 L/M Unit & 28 sq.'s and above 26 L/M unit). Note: Continuous flow water heater will be used in estates where recycled water is available.

## Laundry

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### Trough

Stainless steel tub and melamine cupboard with bypass.

### Tap

Flickmaster tap, chrome finish.

### Washing Machine

Chrome washing machine stops/grubs.

## Plaster

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### Plasterwork

10mm plasterboard to ceiling and wall, water resistant plaster to ensuite, bathroom, above laundry trough, 75mm cove cornice throughout.

## Plumbing

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### Taps

2 No. external taps.

(1 to front water meter and 1 next to laundry exit)

## Roofing

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### Pitch

Roof pitch to be 22.5 degrees.

### Material

Concrete colour on roof tiles from builder's predetermined colour boards.

### Fascia & Guttering

Colorbond® fascia, guttering and downpipes.

## Heating

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### Heating

Gas ducted heating to bedrooms and living areas, (excludes 'wet areas'). Total number of points and unit size product specific.

## Framing

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### Framing

Engineered pine wall frame and roof trusses.

## Storage

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### Shelving

Walk In Robe: One white melamine shelf with hanging rail.

### Robe

One white melamine shelf with hanging rail.

### Pantry/Linen

Four white melamine shelves.

### Doors

Robes: 2040mm high readicote flush panel hinged or sliding doors as per plan.

### Pantry/Linen

2040mm high readicote flush panel, hinged door(s).

### Handles

Handles in polished chrome finish.

## Ceilings

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### Height

2440mm (nominal) height throughout.

## Electrical

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### Internal Light Points

100mm diameter 240V downlights fittings (colour – white) throughout as per standard electrical layout (supply/install light globes to all light fittings in the home).

### External Lights

100mm diameter fixed 240V white recessed downlight to front entry and alfresco where applicable. Weather proof Para flood light to rear as per drawings.

### Power Points

Double power points throughout excluding dishwasher and fridge space.

### TV Points

Two points including 5 metres of coaxial cable to roof space (one to main bedroom and one to living area).

### Telephone Point

Two pre-wired telephone points to kitchen & Master Bedroom with wall plate as per working drawings including connection availability to the National Broadband Network (NBN) - *basic pack only*.

### Switch Plates

White wall mounted switches.

### Smoke Detector(s)

Hardwired with battery backup.

### Safety Switches

RCD safety switch and circuit breakers to meter box.

## Site Conditions / Foundations

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### Foundation Class

Up to Class 'P1' rigid concrete slab (no piers or suspended slab allowed) with a maximum of 500mm fall over allotment. If fill shown on allotment, lot specific level 1 compaction report required or extra charge may apply. Allotment up to 600m<sup>2</sup> with a maximum setback of 5m to the house.

### Temporary Fencing

Supply and hire of temporary fencing to site where required to council requirements.

### Silt Fence

Supply and hire of environmental silt fence to front of property as required by council.

### Rock Allowance

Allowance of rock excavation and removal (If explosives or core drilling required, extra charge will apply).

### Termite Treatment

Termite spray system where required by relevant authority.

### Angle of Repose

Home to be sited to a minimum of three metres off easement. (If sited closer than additional charges may apply).

## Structural

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### Warranty

10 year structural warranty and 3 month maintenance warranty

## Connection Costs

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Connection of services

Dry tapping water connection, gas electricity, sewer, stormwater & telephone conduit where allowed. Does not include electricity and telephone consumer account opening fees.

NBN basic, cable, telephone points / 1 of data point, NBN conduit and connection point. BAL 12.5 - will be included FREE if required. Recycled Water – will be included FREE if required.

*The builder reserves the right to substitute the make, model or type of any of the above products to maintain the quality and product development of its homes. Changes may be made subject to Res Code requirements. Window and sliding door sizes may vary subject to energy rating requirements. Electricity transfer fee applies.*



# INCLUSIONS RANGE

## Bathroom

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Phoenix Sonata hand shower & rail in chrome



Executive shower screen tiled base



Towel rail & toilet roll holder



White acrylic bath



Shower Mixer in chrome



Ceramic basin - white



Toilet suite with soft close seat in white



Basin Mixer in chrome

## Laundry & Hot Water Service

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Laminated white cabinet with 45 litre stainless steel trough



Air-water heat pump hot water system with 170 litre storage tank, and continuous mains pressure gas booster (estate specific)



OR



Gas continuous flow water heater system (estate specific. Will be used in estates where recycled water is available.)

# INCLUSIONS RANGE

## Kitchen & Flooring

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Double bowl sink



600mm dishwasher  
12 settings, 7 programs



600mm electric fan  
forced inbuilt oven with  
manual timer



600mm canopy  
range hood



Benchtop (Laminate)



600mm cooktop 4  
burner w/wok cast iron  
trivets



Sink Mixer - Chrome



Bolero timber look  
laminate flooring

## Garage & Roofing

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Remote controlled Colorbond®  
Sectional overhead garage door  
with 2 remotes



Monier Atura roof tile

The builder reserves the right to substitute the make, model or type of any of the above products to maintain the quality and product development of its homes. Changes may be made subject to Res Code requirements. Imagery for illustrative purposes only.