

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 300M²

- 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

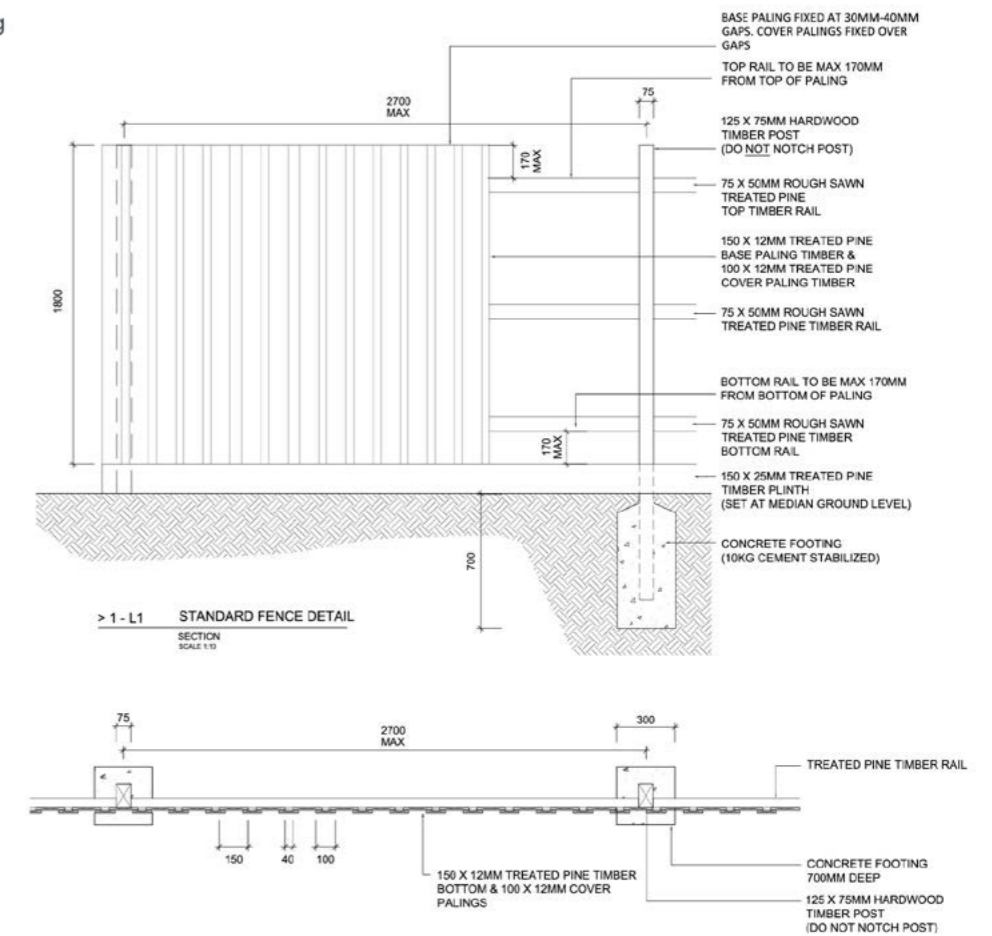
- Your front fence must:
 - Be 1.2 metres high or less
 - Have a transparency of at least 50 per cent unless the front fence is less than 0.7 metres in height, in which case it may be solid
 - Be consistent with your home's design in relation to style, materials and colours
 - Only be constructed from 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

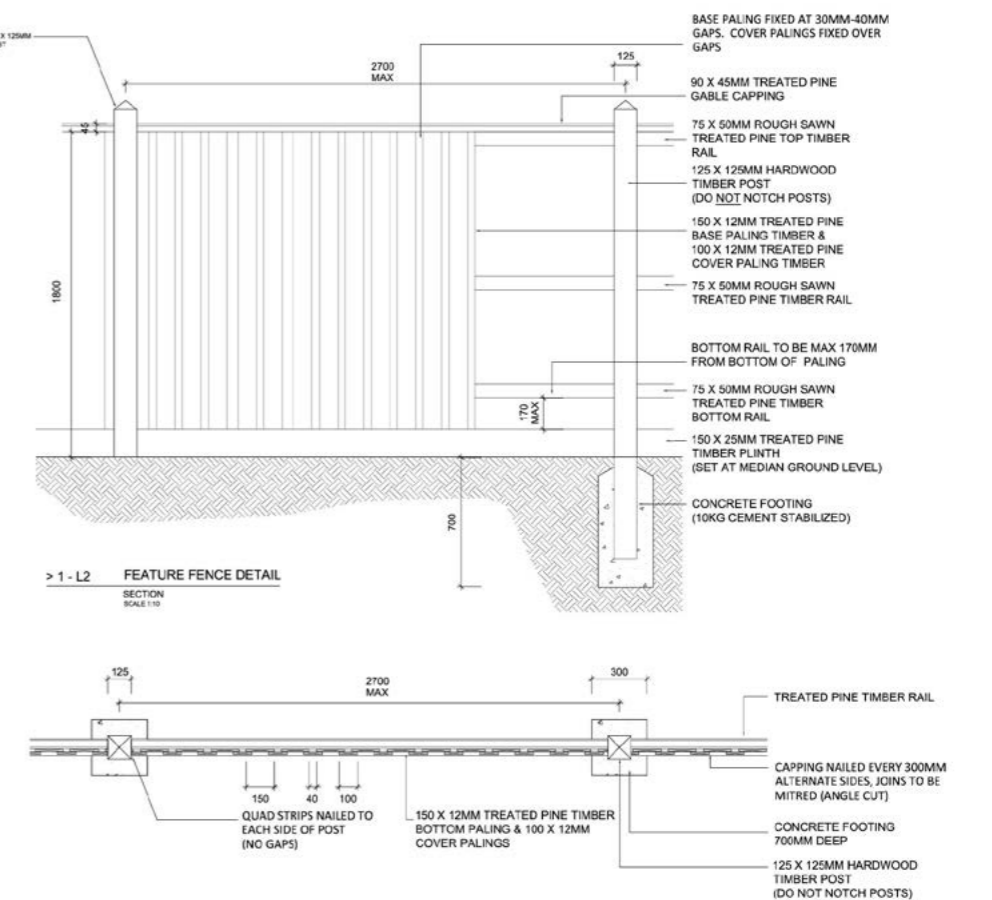
Retaining Walls

- 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

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

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
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

**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



Lagerstroemia 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



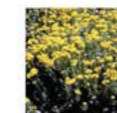
SHRUBS, GROUNDCOVERS & GRASSES



Callistemon citrinus
'White Anzac'
Yellow Callistemon



Banksia 'Birthday Candles'
Birthday Candles Banksia



Chrysocephalum apiculatum
Yellow Buttons



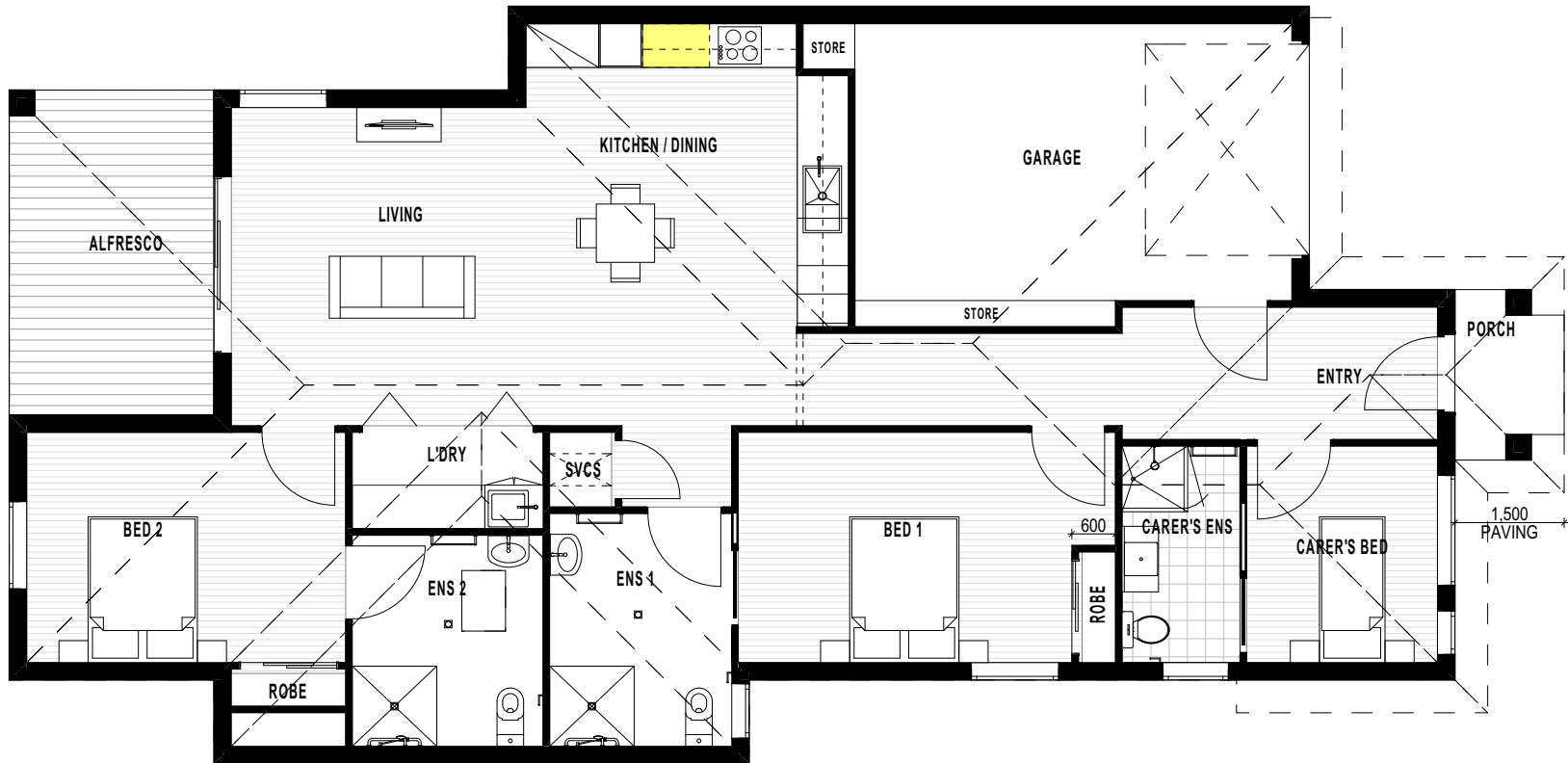
Crassula Ovata 'Blue Bird'
Crassula

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









Stone Bench Tops:

- Provide upgrade to CAT 1 reconstituted stone bench top with 20mm Pencil Edging to Kitchen & Laundry in lieu of standard laminate bench top.
Note: Oreana Homes will provide a replacement product of commensurate appearance and value in the event the specified material is no longer accessible or permitted.

Concrete:

- Provide upgrade from plain concrete to colour through concrete to driveway, porch, and any rear concrete pads

Design:

- Provide builders range panel lift Garage door to front in lieu of standard.

Variations to Standard and Upgrades to Turnkey Specifications

The following is a list of items that are included in the building contract price and replace the original item in the Builder Standard and Builder Upgrade to Turnkey Specifications. All items on this list supersede the Builder Standard and Builder Upgrade to Turnkey Specifications, which may include the upgrade or deletion of any item mentioned below.

Design:

- Provide 2700mm ceiling height in lieu of 2400mm.
- Provide 45mm structural slab set down design with additional floor drain to participant bathroom(s).
 - Shower recess to have fall of 1 in 60 to 1 in 80 to the shower waste outlet.
- Provide flush screeded floor design with fall to floor waste to participant bathroom(s).
 - To meet P3 or R10 slip resistance.
- Provide matching finished floor level from the Garage to the house.
- Provide structural provision to trusses of participant bedroom(s) for future ceiling hoist installation.
 - Hoist will have a minimum load capacity of 250kg.

External:

- Provide treated pine or similar decking to Alfresco area in lieu of concrete paving to provide seamless step-free transition from internal living area to external Alfresco only.
 - To meet P4 or R11 slip resistance.
- Provide up to 40m² of turf to rear landscaping.

Heating & Cooling

- Provide reverse cycle split system heating & cooling units to living and all bedrooms.

Electrical

- Provide builders range light dimmers to Bedrooms, Living areas & Kitchen.
- Provide builders range two-way switches to Hallways.
- Provide additional builders range LED downlights to Bathrooms, Bedrooms, Living areas and Kitchen.
 - All switches will be consistently installed at 1100mm from FFL.
- Provide additional builders range double power points to Bedrooms and Living spaces.
- Provide upgrade to 35mm 'rocker' style switches throughout.
- Provide builders range electrical switch and GPO size upgrade.
- Provide additional builders range floodlights to external walls.
- Provide builders range 2-way intercom from carers room to living area & participants bedroom.
- Provide additional capped GPOs to door heads for future door automation to all participant bedrooms, one external entry doorway & one external doorway.
- Provide additional capped GPOs at the window heads for future automation to windows of participant bedrooms and living areas.
- Provide task lighting above all work areas within Kitchen.
 - A minimum level of 300lux shall be achieved when tested at maximum intervals of 1500mm, directly over the surface of the benchtops.
- Provide provision for minimum 2-hour battery emergency power wired to participant bedroom(s) & all automated doors used for entry or egress.
- Provide UPS box connected to emergency power provisions.

Cabinetry & Stone:

- Provide builders range oven tower to Kitchen.
- Provide overhead cupboards to Kitchen & Fridge space.
 - Overhead cupboards will be provided with 20mm overhang for finger pull access.
- Provide builders range built in cabinetry with trough to Laundry.
- Provide builders range soft close doors/push to open to all cupboards in Kitchen.
- Provide builders range soft close/push to open drawers to all pull out drawers in Kitchen.
- Provide wheelchair accessible pull-out pantry to Kitchen.
- Provide adjustable benchtop to Kitchen, minimum 900mm in width & 440mm of depth.

Tiling:

- Provide builders range CAT 1 300x600mm white gloss ceramic floor to ceiling wall tiles to Ensuites & Bathrooms.

Floor Coverings:

- Provide upgrade to builder's range CAT 1 non-slip vinyl flooring throughout, excluding wet areas in lieu of standard.
- Provide upgrade to builder's range CAT 2 non-slip vinyl flooring to participant bathroom(s) & Laundry.
- Provide vinyl coving finish to participant bathroom(s) & Laundry in lieu of tiled skirting.
- Note: All floor finishes shall have a minimum slip resistance of P3 or R10.

Plumbing Fixtures:

- Provide upgrade to accessible Kitchen & Laundry mixer.
 - Level handle and water outlet no greater than 300mm from the front of the edge of benchtop.
- Provide builders range wall hung white wall basin in Vitreous China to participant bathrooms.
- Provide builders range single shower rail to Ensuites & Bathrooms.
- Provide upgrade to accessible toilets with flushing controls proud of the surface.

Fixing & Fit Off:

- Provide upgrade to builder's range solid core entry doors up to 1020mm width.
- Provide builder's range internal door upgrade up to 1020mm width.
- Provide D-type door handles to all internal and external doors excluding sliding doors in lieu of standard.
- Provide shower curtain on rail to participant bathrooms.
- Provide service cupboard with adjustable shelves.
- Provide deadbolts to external doors.

Appliances:

- Provide upgrade to builders range electric cooktop to Kitchen.
- Provide upgrade to builders range drawer style dishwasher to Kitchen.
- Provide upgrade to side hinged oven with telescopic shelf to Kitchen.

NOTE: CONTRACT SALES SKETCH IS INDICATIVE ONLY AND SUBJECT TO CHANGE FOR DESIGN PURPOSE AND LOCAL AUTHORITY REQUIREMENTS.

Turnkey Features



20MM STONE BENCHTOPS

20mm reconstituted stone benchtops are a standard turnkey feature throughout Oreana Homes designs. 20mm stone benchtops are included to the kitchen, laundry, and bathroom areas.



DUCTED HEATING

Ducted heating to all habitable rooms and bedrooms is included as a standard turnkey feature throughout all Oreana Homes designs providing our clientele with comfort all year round.



DOWN LIGHTS

Feature LED down lights (Cool White) are included as a standard turnkey feature throughout all Oreana Homes designs.



HOLLAND BLINDS

Holland blinds with adjustable metal chain are included to all windows and entry sliding doors providing privacy throughout the whole home.



SPLIT SYSTEM AIRCONDITIONING

Split system air conditioning is included to the family room of each Oreana Homes design providing our clientele with comfort all year round.



FLYSCREENS

Flyscreens are provided to all openable windows with a flyscreen roller door also provided to the rear entry sliding door.



APPLIANCE PACKAGE



LETTERBOX & CLOTHESLINE

A secure feature masonry letter box along with a wall mounted fold out clothesline are two key features included in all Oreana Homes designs.

FENCING



1.8m high full share fencing is included as a standard turnkey feature to all applicable boundaries and will be constructed in accordance with local development guidelines.



FRONT & REAR LANDSCAPING

To complete the property in readiness for our clientele to move in, Oreana Homes includes feature landscaping works to all front and rear areas of the property. Feature trees, garden beds and grass areas are all included.



COLOURED CONCRETE DRIVEWAY

Coloured concrete to the driveway and front porch area is a standard turnkey inclusion for Oreana Homes designs.



Turnkey Specifications & Inclusions

PRELIMINARY WORKS

- Property Information, Site Survey, Soil Test and Site Inspection/s as and when required.
- Drafting of Plans and Structural Engineering Design.
- Building Permit Application and Homeowners Warranty Insurance.
- Three-month Maintenance Guarantee.
- Community Infrastructure Levies.
- Bushfire compliance up to BAL 12.5.

GENERAL SITE WORKS

- Installation of underground power, gas, water, and telecommunications provisions.

6 STAR ENERGY RATING

- Wool insulation batts to internal ceilings and external walls.
- Single glazing to all windows and glass sliding doors.

SEWER & DRAINAGE

- Sewer line connected to the existing sewer connection point.
- Stormwater line connected to the existing stormwater legal point of discharge.
- Stormwater drainage riser points where required – Located at Builders Discretion.

FOUNDATIONS

- Earthworks and site levelling up to 300mm in fall or rise .
- Site Classification up to and including a "H2" Class.
- Concrete Waffle slab design .
- Protekta Termicoat Termite Protection System– Only where required by relevant authority.

FRAMING & PARTY WALLS

- Pine wall frame, subfloor, and roof trusses throughout.

ROOFING

- Concrete Roof Tiles.
- Colourbond Rain Heads, Downpipes, Fascia, Guttering and Capping's.

WINDOWS, DOORS & FLYSCREENS

- Solid core front entrance door.
- Aluminium framed, lockable rear sliding door and windows.
- Aluminium Framed Nylon flyscreens to all openable windows and one sliding door (Positioned at Builder Discretion).

EXTERNAL FEATURES

- Natural clay bricks and rolled mortar joints.
- Fibre Cement Sheet infill panels installed above side and rear elevation windows & doors .
- Acrylic Texture Render and cladding as per design.

GARAGE - CAR ACCOMMODATION

- Double or Single Lock Up Garage as per design.
- Brick Veneer & Timber Framed external walls .
- Structural Plain Concrete Floor.
- Plaster Ceiling.
- Tiled Skirting to plaster wall locations.
- Motorized panel lift garage door with 2 handset remote controls.

ELECTRICAL

- Cool White LED Down Light fittings throughout.
- LED Batten light to garage.
- Floodlight to Each External Rear & Side Yard Entrance / Exit Point .
- Double power points throughout as per design.
- Allowance for Two Free to Air TV Points.
- Roof Mounted TV Antenna .
- Two pre-wired telecommunication points.
- Hardwired Surface Mounted Smoke Detector(s) with battery backup.
- Doorbell to front entrance area with Internal Bell.

HEATING & COOLING

- Gas Ducted Heating system with outlets nominated as per design.
- Single Reverse Cycle Split System Air Conditioner.

PLASTER

- Plasterboard to Ceilings & Walls.
- Water Resistant Plasterboard to Bathroom and Ensuite Wet area walls.
- Cove cornice to all Ceiling areas.

PAINT - 2 COAT APPLICATION

- Gloss Enamel to Entry Doors, Internal Doors, Jambs and Mouldings.
- Flat Acrylic Paint applied to all Ceiling Areas.
- Washable Low Sheen Acrylic Paint applied to all Internal Wall Areas .
- Exterior Low Sheen Sola-shield to external Cladding, Eaves & Soffits, Doors, Jambs & Trims.

Turnkey Specifications & Inclusions

STAIRCASE - (IF APPLICABLE)

- MDF Base Staircase with Carpet Finish.
- MDF Fixed & Visible Painted Stringers.
- Timber Painted or Varnished Handrail fixed to wall.

WARDROBE & LINEN STORAGE

- Walk-In Robe with Melamine Shelf and Hanging Rail.
- Built-In Robes with Melamine shelf and Hanging Rail.
- Vinyl Finish Roller Robe Doors & Satin Chrome Tracks.
- Linen Cupboard with 4 Fixed Melamine shelves.
- Broom Cupboard with White Melamine Interior shelf.

KITCHEN

- 20mm stone benchtops.
- Stainless Steel Kitchen Sink with Chrome Finish Kitchen Sink Mixer Tapware.
- Pantry and Cabinetry with melamine shelving.
- 600mm Fan Forced Electric Oven.
- 600mm Gas Cook Top.
- 600mm Canopy Rangehood.
- 600mm Stainless Steel Dishwasher.

BATHROOM & ENSUITE

- Cabinetry with Laminate Door/s & Drawer/s and Melamine interior shelving.
- White Ceramic Vanity Basin/s with Mounted Chrome Flip Mixer Per Vanity Unit.
- Polished Edge 4mm Mirror to Vanity Area.
- White Acrylic or Steel Bath in Tiled Podium.
- 900mm x 900mm White Polymarble Shower Base to bathroom and ensuite.
- Aluminium Semi-Framed Shower Screens with clear Glazing and Pivot Door Shower Tapware.
- White Ceramic Toilet Suite/s throughout.
- Chrome finish Toilet Roll Holders to toilets.
- 600mm Single Chrome Towel Rails to bathroom and ensuite.
- 20mm stone benchtops.

LAUNDRY

- Cabinetry with melamine interior shelving.
- Laundry Trough with bypass and flip mixer tap ware.
- Set of Chrome Hot & Cold Washing Machine Taps.
- 20mm stone benchtops.

TILING

- Ceramic Wall Tile to Shower walls.
- Ceramic Splash Back Wall Tiles to Kitchen, Bathroom, Ensuite, WC & Laundry Cabinetry, Vanity, Wall Basin or Bath Areas.
- Ceramic Floor Tile to Entry Hallway, Kitchen, Meals, Bathroom, Ensuite, WC & Laundry Wet Areas.
- Ceramic Skirting tile to Bathroom, Ensuite, WC & Laundry Wet Areas.

CARPET

- Category 1 Floor Carpet with Underlay to the following areas:
 - » All Bedrooms
 - » All Robe Areas
 - » Study Room (If a separate room)
 - » Living & Rumpus Areas (If Applicable)
 - » Theatre Room (If Applicable)
 - » Staircase (If Applicable)
 - » All First Floor Areas (Other than Wet Areas & WC / Powder Rooms)

WINDOWS FURNISHINGS

- Internal Holland Blinds to all accessible Windows and sliding doors.

CONCRETE DRIVEWAY

- Colour Concrete Finish to Driveway, Porch & Path Areas.

FENCING & LANDSCAPING

- Full share 1800mm high fence with wing return fence to front.*
- Topsoil to Garden Bed & Seeded Grass areas.
- Feature Pebble as per design.
- Pine Mulching's to all remaining Garden Bed areas.
- Tuscan Toppings (or similar) to path, side or walkways.
- Feature tree to front and rear landscaping.
- Garden Plants located at Builders discretion.
- Preformed Letterbox.
- Wall Mounted single fold down Clothesline.
- Concrete pavers as per design.

HOT WATER SYSTEM

- 150L Solar Hot Water System.
- 20L Gas Booster.
- Roof Mounted Solar Panel.