

# From here you can



### Highlands



in Melbourne's north with our communities – Stockland Highlands, Cloverton, Katalia and Lyra. Our purpose – a better way to live – is central to everything we do.



# 9 reasons to make Highlands your place

### 1. Taking pride in your community

The award-winning Highlands masterplanned community is home to more than 11,000 families. With convenience at your fingertips, and a community feel, it's easy to see why residents have been calling Highlands home for more than 20 years.

#### 2. Inspiring a love of learning from the day they start

Highlanders have access to life-long learning. With 15 schools and three childcare centres, both public and private education options are available to explore. For job seekers, there's access to local training and Hume City Council's employment program available.

#### 3. Giving your kids a carefree childhood

At Highlands, a wealth of natural beauty is never more than a few moments away, with 30 parks, 3 recreation reserves and 3 regional sports fields available. Kids have plenty of opportunities to make the most of their childhood at Highlands with the Golden Sun Moth Adventure Playground, the Hume Global Learning Centre and over a dozen stunning walking and cycling trails.

#### 4. Having trust in your neighbours

At Highlands, neighbours don't just look out for each other, they're friends. With regular local events and free programs, such as Parkrun and Live Life Get Active, Highlands is a uniquely close, welcoming community. It doesn't take long for neighbours to become mates.

#### 5. Having everything at your doorstep

Why not take a break from cooking and enjoy lunch at the Waterside café or a night out with friends at the Highlands Hotel & Entertainment complex? Or, if you want some retail therapy, Craigieburn Central and Craigieburn Junction are right at your doorstop. At Highlands, you're spoilt for choice.

#### 6. Watching the rise of future sports heroes

With its world-class sports and fitness facilities, Highlands is a place where sports and recreation lovers can really thrive. The Highgate Recreation Reserve oval is the size of the MCG and home to regional AFL team, the Calder Cannons. Meanwhile, the Hume Tennis Centre features 16 courts and Splash Aqua Park contains 50m indoor pools and 'megaslides'. If that's not enough, you can get your fitness fix at the Sprint Athletics Centre, Craigieburn Leisure centre, a regional hockey centre, a softball centre and the Craigieburn sporting club and public golf course. And with a rugby reserve and BMX track currently under construction, there's plenty of options to keep you and your family healthy and happy at Highlands.

#### 7. Making environmentally responsible decisions

At Highlands, we take our responsibility to the planet seriously. From our water recycling project and growing conservation areas, to programs designed to regenerate local creeks and waterways, we're doing our bit to keep our neighbourhood green. Sustainable Park at Highlands is further proof of residents' desire to create a healthier and more ecological community.

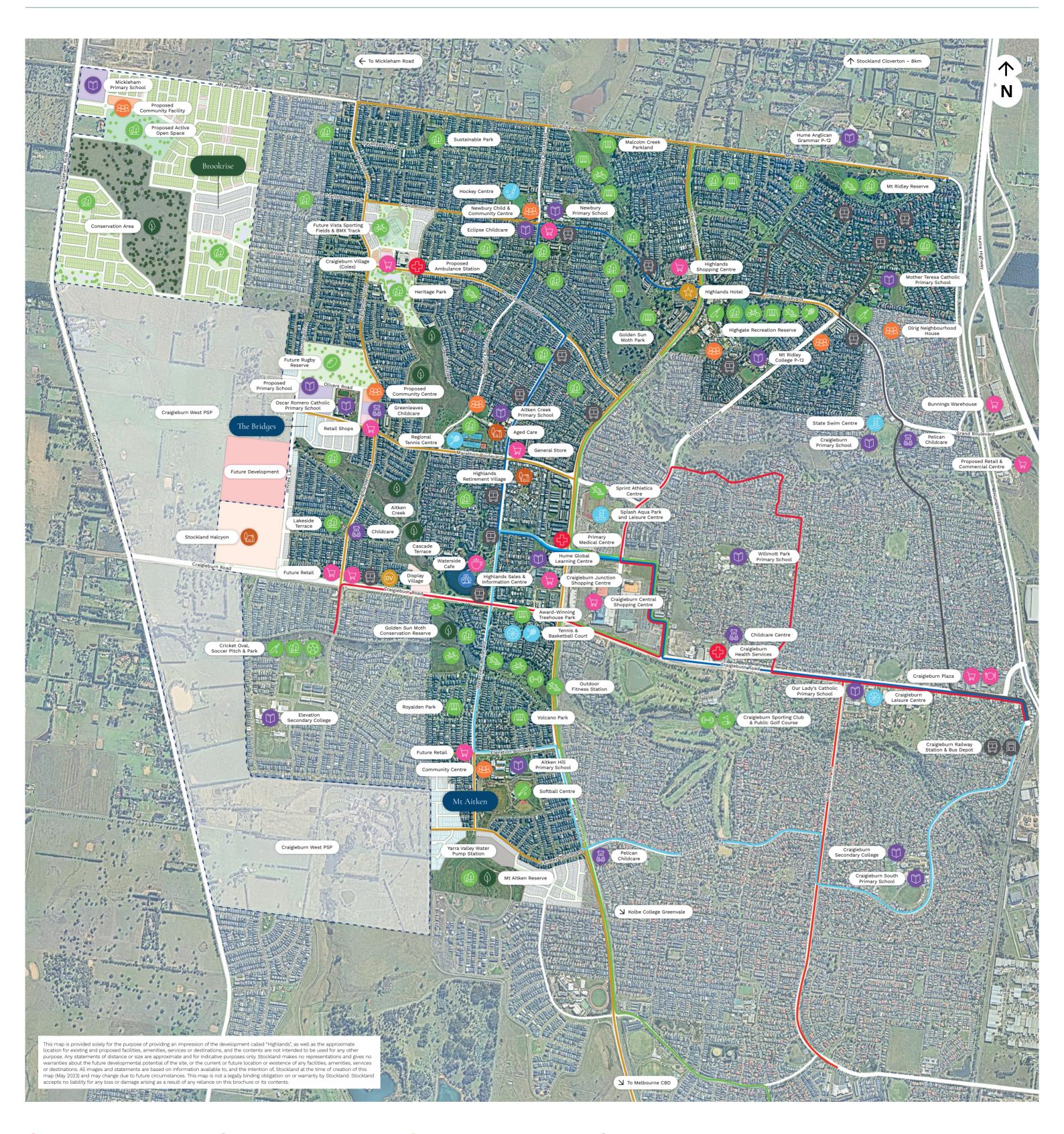
#### 8. Putting your family's health and wellbeing first

At Highlands, we believe a healthy community is a happy community, that's why we strive to provide the very best in medical and wellbeing services. As well as your local GPs and health professionals, Primary Health Craigieburn can cater to even the most bespoke dental, pathology and x-ray needs.

#### 9. Transport options for every commute

Whether your commute is by train, car or bus, or you just want to go further afield, Highlands has been built to ensure its residents are easily connected. From 5 PTV bus routes, easy access to the Hume Freeway and frequent trains to the Melbourne CBD, at Highlands you're never far from where you need to go. Masterplan





### 👿 Shopping and Amenities

Highlands Shopping Centre General Store Bunnings Warehouse Craigieburn Central Shopping Centre Craigieburn Junction Shopping Centre Waterside Cafe

### Hedical Centre

Craigieburn Health Services Northern Hospital - 10min Primary Medical Centre

### Leisure Centres

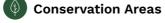
Splash Aqua Park and Leisure Centre Craigieburn Leisure Centre Sprint Athletics Centre

### 🕅 Education and Childcare

Greenleaves Childcare Goodstart Early Learning - 1.8km Pelican Childcare Aitken Hill Primary School Craigieburn Primary School - 4.4km Craigieburn South Primary School - 4.9km Mickleham Primary School - 5.6km Newbury Primary School Our Lady's Catholic Primary School - 2.6km Willmott Park Primary School - 2.4km Aitken Creek Primary School Oscar Romero Catholic Primary School Mother Theresa Catholic Primary School Hume Anglican Grammar - 4.8km Kolbe Catholic College - 3.8km Aitken College - 7.4km Elevation Secondary College - 2.3km Mt Ridley College P-12

### Parks and Open Spaces

20+ Parks within Highlands 3 Recreational Reserves 3 Regional Sports Fields Regional Hockey Centre Malcolm Creek Major Recreation Parkland & Play Spaces Highgate Recreation Reserve Award-winning Golden Sun Moth Park Hume Tennis & Community Centre Award-winning Treehouse Park Tennis & Basketball Court Outdoor Fitness Station Craigieburn Sporting Club & Public Golf Course Softball Centre Mt Aitken Reserve



Golden Sun Moth Conservation Reserve

### Public Transport and Accesses

Melbourne CBD - 30km Melbourne Airport - 16.9km Craigieburn Railway Station - 4.1km Mickleham Road - 2.7km Greenvale Shopping Centre - 8.5km Tullamarine Freeway - 14km

### Community Centres

Aitken Hill Community Centre Hume Global Learning Centre Newbury Child & Community Centre Craigieburn Child & Family Centre YMCA Early Learning Centre

### Display Village

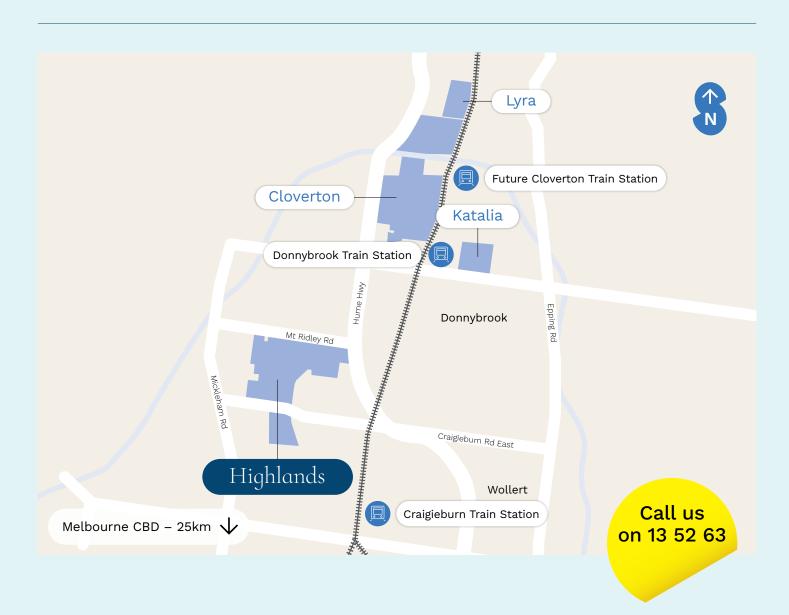
Highlands Sales and Information Centre

### Legend

- Brookrise | NOW SELLING
- Future Development
- Proposed Medium Density
- Future Stages
- Sold
- Craigieburn West PSP Boundary
- Craigieburn Train Station to Craigieburn North (via Craigieburn Central)
- Craigieburn Train Station to Craigieburn North (via Hanson Road)
- Craigieburn Train Station to Craigieburn West (via Craigieburn Central)
- Route 528 Craigieburn Train Station to Craigieburn West (via Craigieburn Central)
- Route 541 Broadmeadows Station to Craigieburn North (via Craigieburn Central SC)
- Proposed Routes (in accordance with approved planning documents; subject to Public Transport Victoria funding and approval)

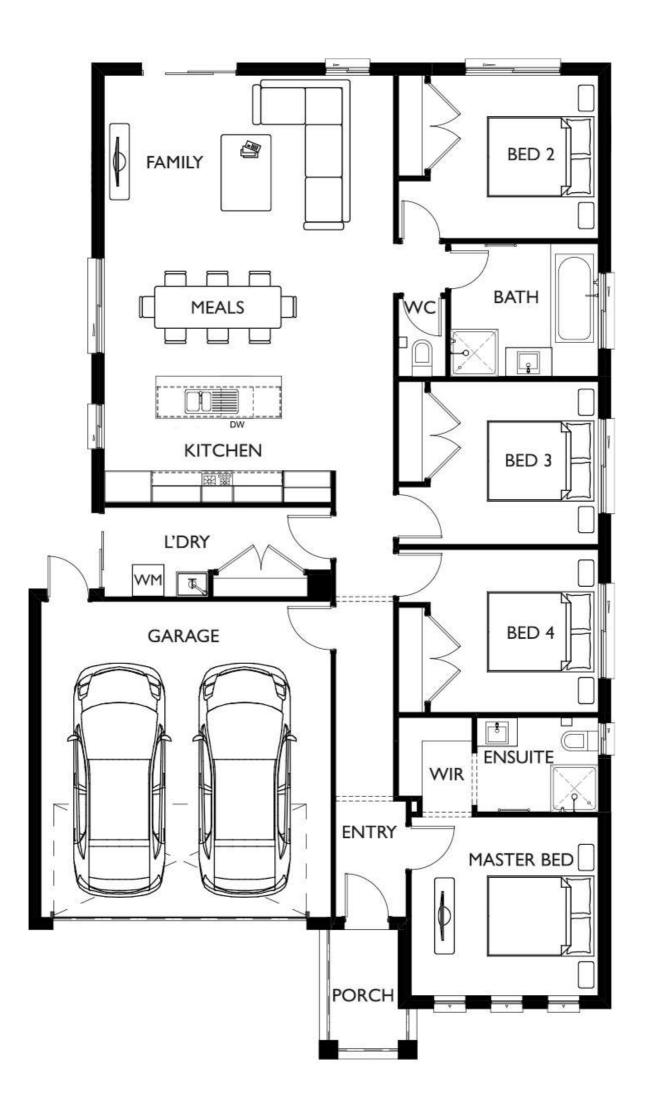
### Stockland highlands

Highlands Sales & Information Centre 1 North Shore Drive, Craigieburn Vic Opening hours: Monday–Sunday, 10am–5pm stockland.com.au/highlands





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# INCLUSIONS



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### EXTERNAL

### SITE COSTS

• Fixed Price Site Costs including Rock Excavation

### EXTERNAL ITEMS

- Concrete Roof Tiles as per colour document
- 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
- 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)





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



Stainless Steel Dishwasher



Mixer Tap



900mm Stainless Steel Upright Cooker



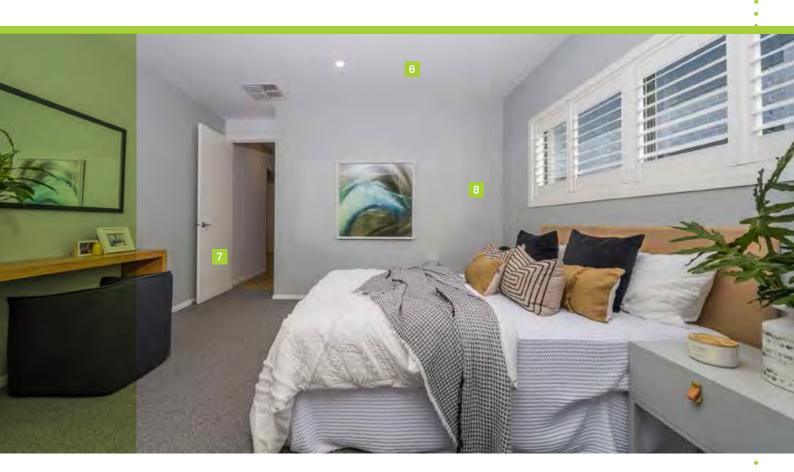
Stainless Steel Double Bowl Sink



900mm Stainless Steel Canopy Rangehood



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



Semi-framed shower screen



Basin mixer tap



Vanity basin



Toilet roll holder



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



### INTERNAL COLOUR SELECTION ALPINE



- 1. Timber Laminate Floor SURFACES BY HYNES Colour: Brooklyn – Ridgewood
- 2. Benchtop CAESARSTONE 20mm Square Edge Colour: 3141 Osprey
- 3. Overheads Cabinet Cabinet - Base (includes kicker) FORMICA Velvet Finish Square Edge ABS Edging Colour: Mocha Firewood
- 4. Splashback BEAUMONT TILES Colour: United White Gloss (182174) Size: 100x300mm ARDEX Grout: White Laid horizontal and stacked
- 5. Walls WATTYL Colour: Feather Dawn 19.40 Finish: Low Sheen Doors / Woodwork Finish: Gloss
  6. Floor Tiles:
- Laundry, Ensuite, Bathroom and WC (inc. shower bases) BEAUMONT TILES Colour: Belga White (1204371) Size:450x450mm ARDEX Grout: Misty Grey
- 7. Ensuite and Bathroom Wall Tiles BEAUMONT TILES Colour: Belga White (1204371) Size:450x450mm ARDEX Grout: Misty Grey
- 8. Carpet ROYAL PARADE Colour: March Underlay – 7mm





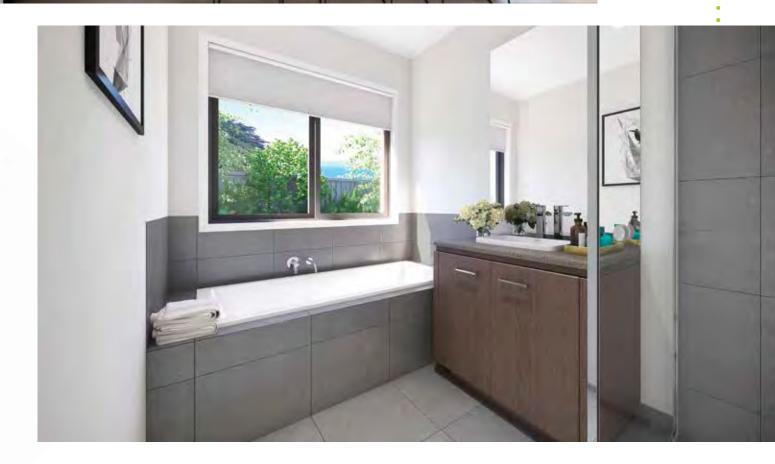
### INTERNAL COLOUR SELECTION BASALT



- 1. Timber Laminate Floor SURFACES BY HYNES Colour: Brooklyn – Ridgewood
- 2. Benchtop CAESARSTONE 20mm Square Edge Colour: 2040 Urban
- 3. Overheads Cabinet Cabinet - Base (includes kicker) FORMICA Velour Finish Square Edge ABS Edging Colour: Bodega Oak 1009
- 4. Splashback BEAUMONT TILES Colour: United Pumice Gloss (1006457) Size: 100x300mm ARDEX Grout: Misty Grey Laid horizontal and stacked
- 5. Walls WATTYL Colour: Floral White ½ strength Finish: Low Sheen Doors / Woodwork Finish: Gloss
  6. Floor Tiles:
  - Laundry, Ensuite, Bathroom and WC (inc. shower bases) BEAUMONT TILES Colour: Infinite Dark Grey (1223068) Size:450x450mm ARDEX Grout: Charred Ash
- 7. Ensuite and Bathroom Wall Tiles BEAUMONT TILES Colour: Infinite Dark Grey (1223068) Size:450x450mm ARDEX Grout: Charred Ash
- 8. Carpet ROYAL PARADE Colour: Urban Grey Underlay – 7mm



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### INTERNAL COLOUR SELECTION IVORY



- 1. Timber Laminate Floor SURFACES BY HYNES Colour: Brooklyn – Ridgewood
- 2. Benchtop CAESARSTONE 20mm Square Edge Colour: 6141 Ocean Foam
- 3. Overheads Cabinet Cabinet - Base (includes kicker) FORMICA WAW Velour Finish Square Edge ABS Edging Colour: Warm White
- 4. Splashback BEAUMONT TILES Colour: United Ash Latte Gloss (182055) Size: 100x300mm ARDEX Grout: Travertine Laid horizontal and stacked
- 5. Walls WATTYL Colour: Grand Piano 1/4 A204 Finish: Low Sheen Doors / Woodwork Finish: Gloss
  6. Floor Tiles:
  - Laundry, Ensuite, Bathroom and WC (inc. shower bases) BEAUMONT TILES Colour: Belga Ivory (79934) Size:450x450mm ARDEX Grout: Misty Grey
- 7. Ensuite and Bathroom Wall Tiles BEAUMONT TILES Colour: Belga Ivory (79934)) Size:450x450mm ARDEX Grout: Misty Grey
- 8. Carpet ROYAL PARADE Colour: Hazelnut Underlay – 7mm





### 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:
- 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: Belc Size:450x45 ARDEX Grout: Mage
- 8. Carpet GOTHAM Colour: Bird Underlay –





