

MASTER PLAN



rosehill
Rockbank

CBD

45 mins by car
39 km

Rockbank Train Station

5 mins by car
14 mins walk

Bus Station

5 mins by car
14 mins walk

Primary School

6 mins by car
3 km

Secondary School

11 mins by car
7.5 km

Shopping Centre

10 mins by car
45 mins walk

rosehill

STAGE 4



Nearby Amenities

rosehill
Rockbank

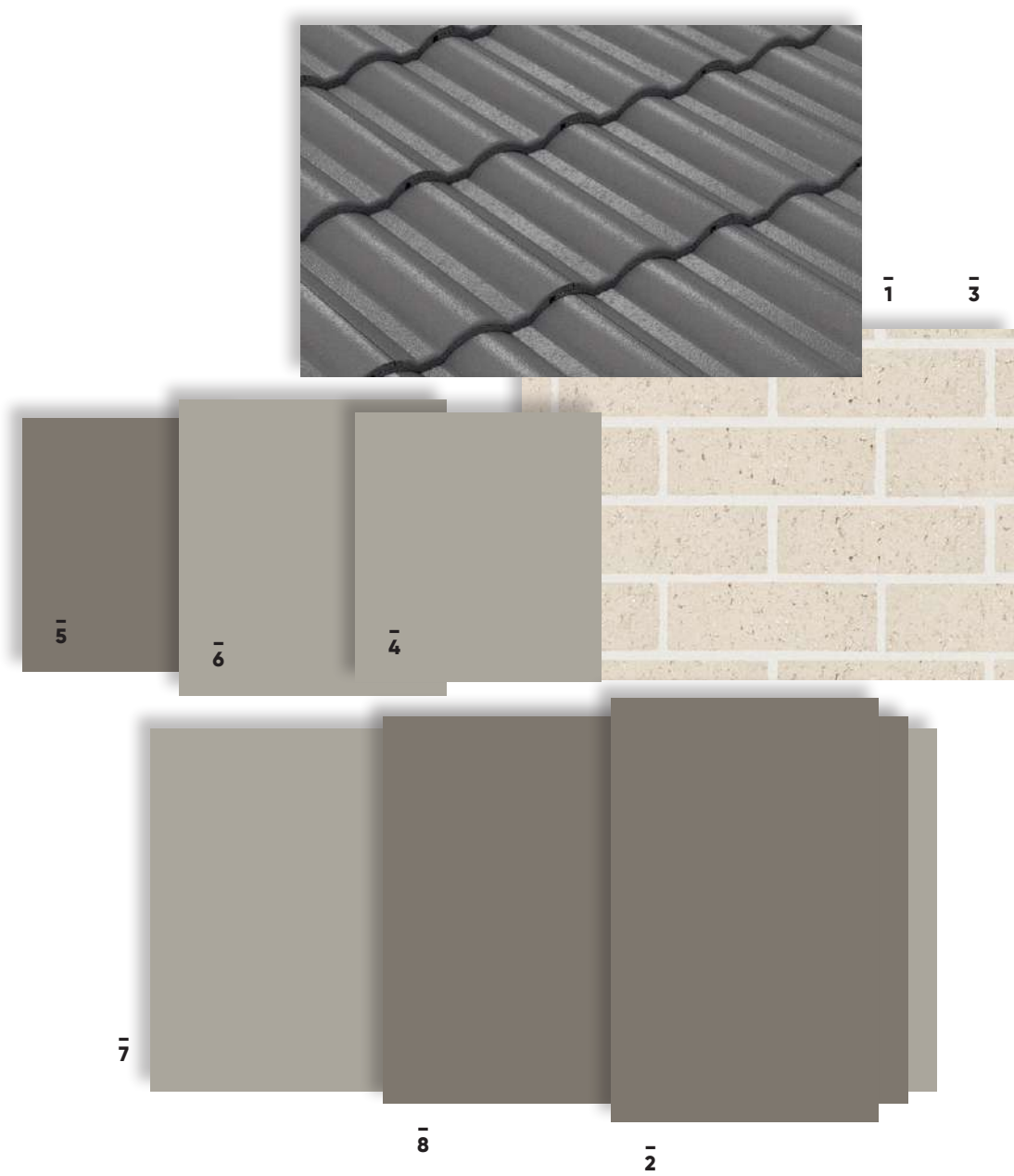


20,580



8,800

Colour Board | **EXTERNAL**

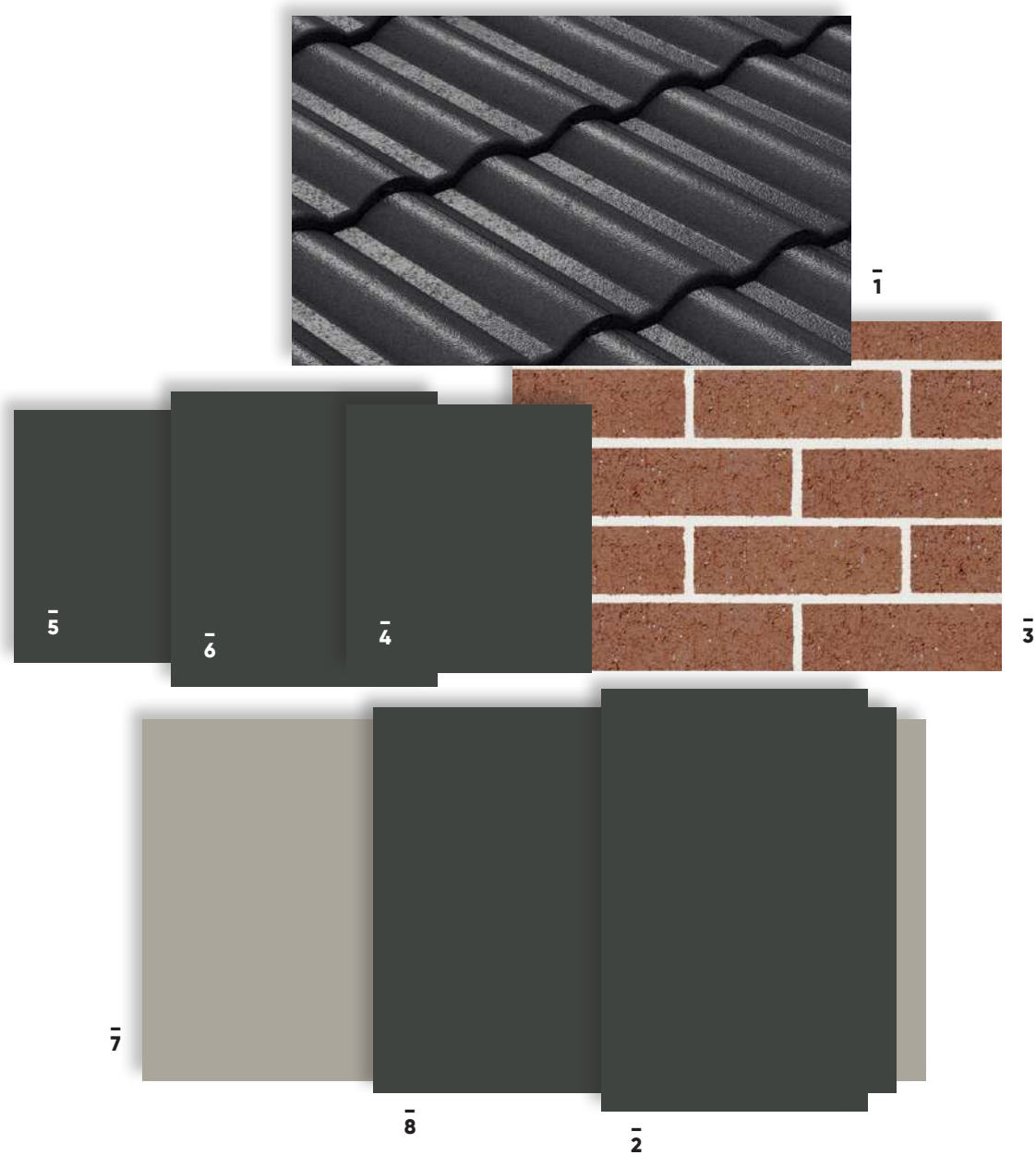


Ash

Specifications

1. Roof Tile Bristle Designer - Late Mist	4. Windows & Cement Sheet Dune	7. Render to Face Colour (if applicable) Haymes - Dune
2. Fascia, Gutter & Downpipes Colorbond - Gully	5. Garage Door Panel Lift - Gully	8. Render to Porch Colour (if applicable) Haymes - Gully
3. Brick Austral Bricks - Access Ash	6. Front Door Haymes - Dune	

Colour Board | EXTERNAL



Chestnut

Specifications

1. Roof Tile Bristle Designer - Cool Smoke	4. Windows & Cement Sheet Woodland Grey	7. Render to Face Colour (if applicable) Haymes - Dune
2. Fascia, Gutter & Downpipes Colorbond - Woodland Grey	5. Garage Door Panel Lift - Woodland Grey	8. Render to Porch Colour (if applicable) Haymes - Woodland Grey
3. Brick Austral Bricks - Access Chestnut	6. Front Door Haymes - Woodland Grey	

Colour Board | EXTERNAL

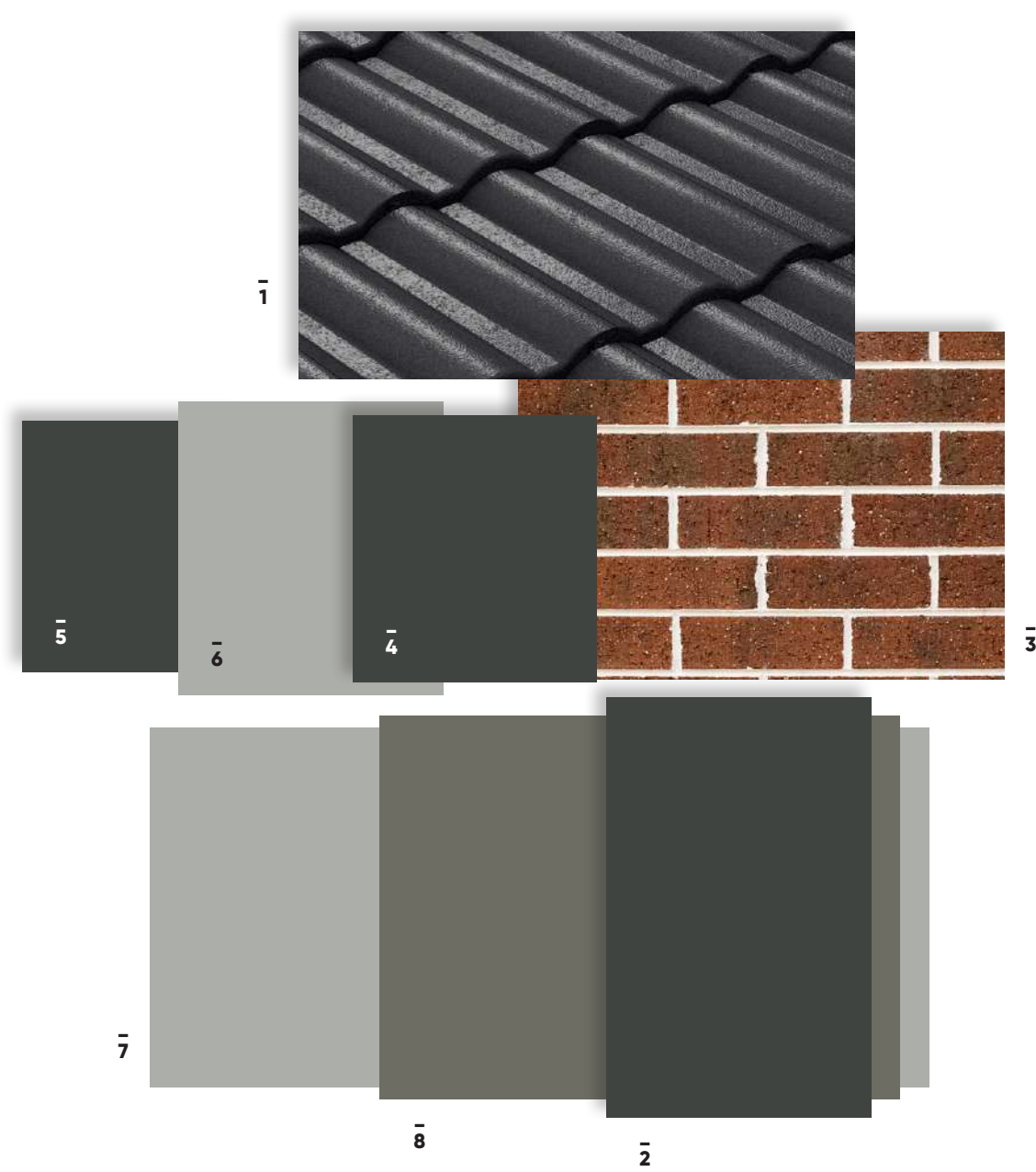


Fawn

Specifications

1. Roof Tile Bristle Designer - Cool Smoke	4. Windows & Cement Sheet Monument	7. Render to Face Colour (if applicable) Haymes - Dune
2. Fascia, Gutter & Downpipes Colorbond - Monument	5. Garage Door Panel Lift - Monument	8. Render to Porch Colour (if applicable) Haymes - Granite Grey
3. Brick Austral Bricks - Access Fawn	6. Front Door Haymes - Dune	

Colour Board | EXTERNAL

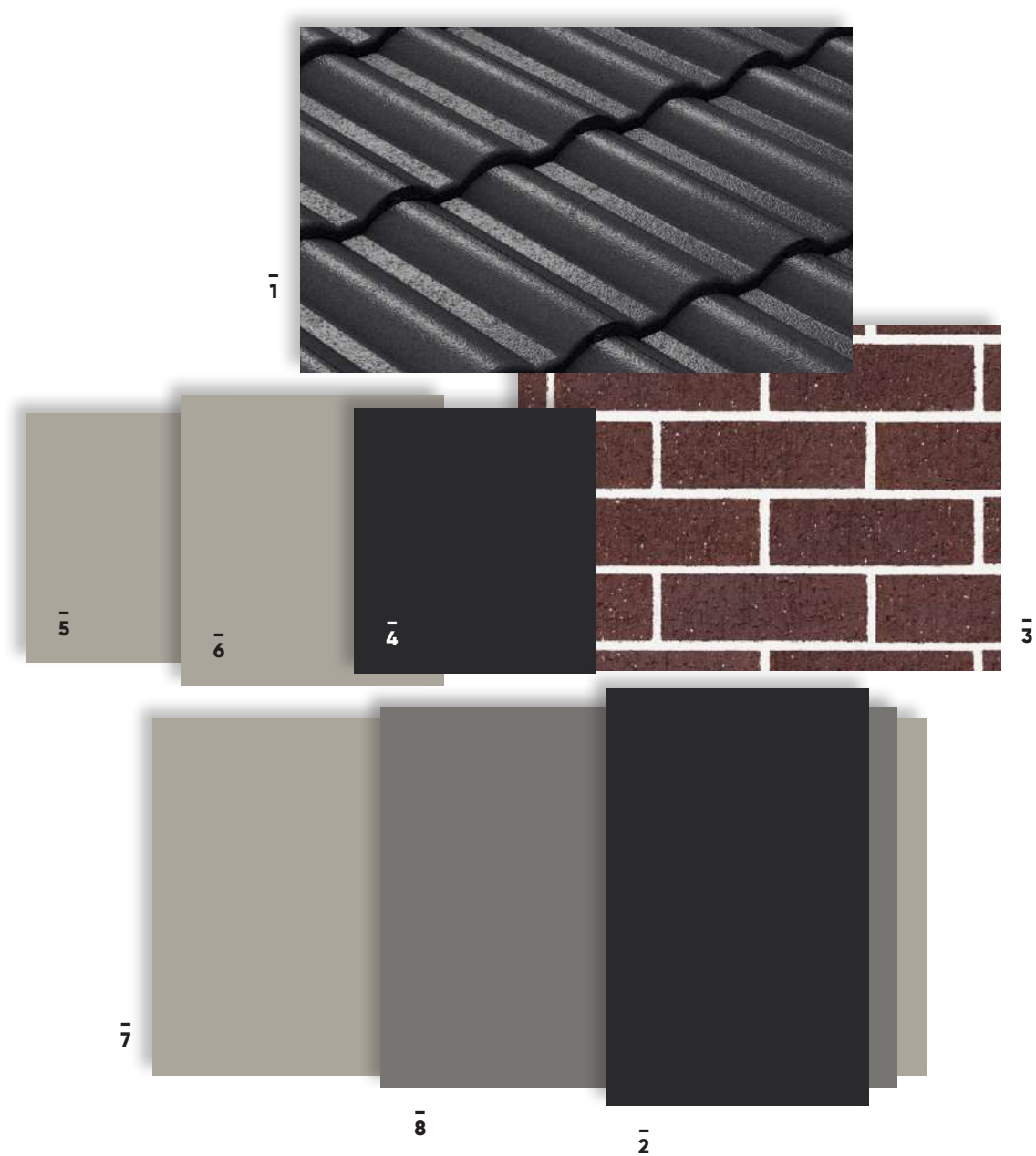


Haven

Specifications

1. Roof Tile Bristle Designer - Cool Smoke	4. Windows & Cement Sheet Woodland Grey	7. Render to Face Colour (if applicable) Haymes - Shale Grey
2. Fascia, Gutter & Downpipes Colorbond - Woodland Grey	5. Garage Door Panel Lift - Woodland Grey	8. Render to Porch Colour (if applicable) Haymes - Gravel Grey
3. Brick Austral Bricks - Domain Haven	6. Front Door Haymes - Shale Grey	

Colour Board | **EXTERNAL**



Phoenix

Specifications

1. Roof Tile

Bristle Designer - Cool Smoke

2. Fascia, Gutter & Downpipes

Colorbond - Monument

3. Brick

Austral Bricks - Access Tan

4. Windows & Cement Sheet

Monument

5. Garage Door

Panel Lift - Dune

6. Front Door

Haymes - Dune

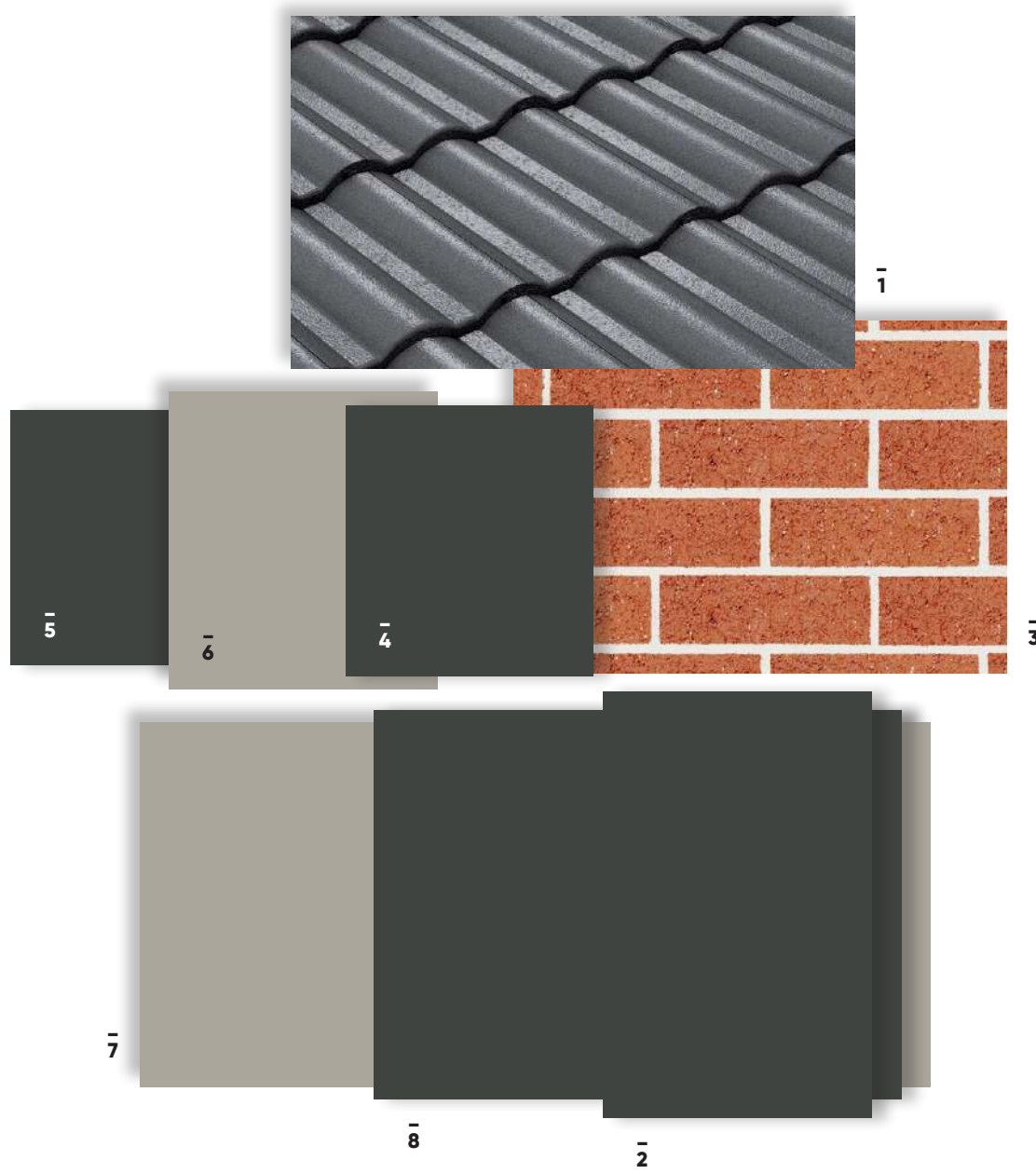
7. Render to Face Colour (if applicable)

Haymes - Dune

8. Render to Porch Colour (if applicable)

Haymes - Wallaby

Colour Board | EXTERNAL

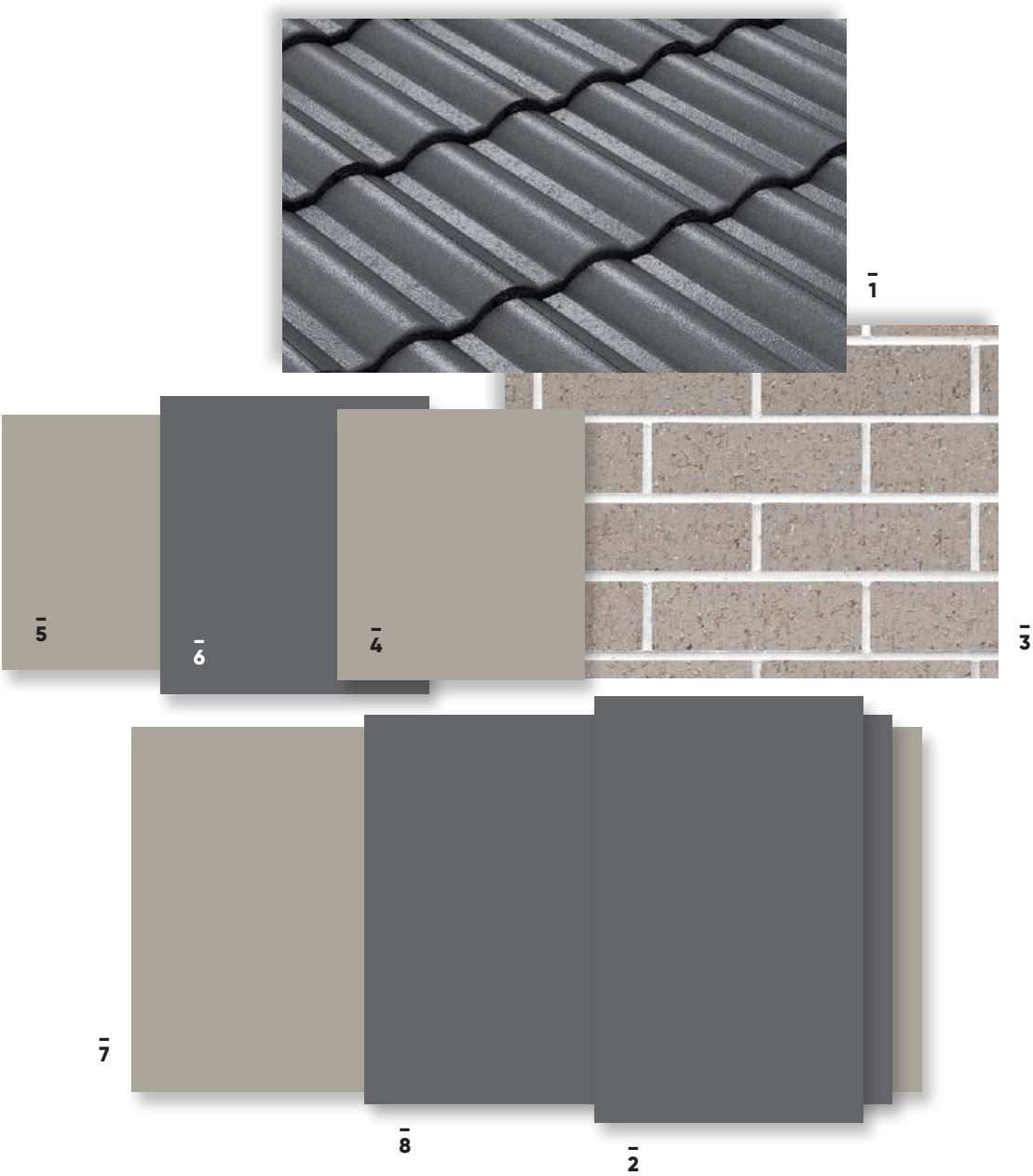


Ruby

Specifications

1. Roof Tile Bristle Designer – Storm Grey	4. Windows & Cement Sheet Woodland Grey	7. Render to Face Colour (if applicable) Haymes – Dune
2. Fascia, Gutter & Downpipes Colorbond – Woodland Grey	5. Garage Door Panel Lift – Woodland Grey	8. Render to Porch Colour (if applicable) Haymes – Woodland Grey
3. Brick Austral Bricks – Access Ruby	6. Front Door Haymes – Dune	

Colour Board | EXTERNAL



Stone

Specifications

1. Roof Tile Bristle Designer – Storm Grey	4. Windows & Cement Sheet Dune	7. Render to Face Colour (if applicable) Haymes – Dune
2. Fascia, Gutter & Downpipes Colorbond – Basalt	5. Garage Door Panel Lift – Dune	8. Render to Porch Colour (if applicable) Haymes – Basalt
3. Brick Austral Bricks – Access Stone	6. Front Door Haymes – Basalt	

Colour Board | INTERNAL



Brooklyn

Specifications

- 1. Main Floor Tile. Wall Tile to wet areas**
Tile Citi - 450x450mm Laurissa White Matt
- 2. Laminate Flooring (if applicable)**
Floortex - AL2209 Mosi
- 3. Carpet**
Carpet Call - Rumble - Jaguar
- 4. Stone Benchtop**
AC Stone - Silk White

- 5. Base Cabinetry to Kitchen**
Polytec Melamine - Classic White Sheen
- 6. Overhead Cabinetry to Kitchen & cabinetry colour to bathroom & ensuite**
Polytec Melamine - Marni Lini Matt
- 7. Kitchen and Laundry Splashback Tile**
Tile Citi - 75x300mm Urban White Matt

- 8. Paint Colour**
Haymes - Greyology 1
- 9. Blinds**
Colour - Chalk
- 10. Mosaic Feature strip (if applicable to showers)**
TCPR - White Gloss

Colour Board | INTERNAL



Manila

Specifications

1. Main Floor Tile. Wall Tile to wet areas Tile Citi- 450x450mm Laurissa Grey Matt	5. Base Cabinetry to Kitchen Polytec Melamine- Classic White Matt	8. Paint Colour Haymes - Greyology 1
2. Laminate Flooring (if applicable) Floortex- AL2209 Mosi	6. Overhead Cabinetry to Kitchen & cabinetry colour to bathroom & ensuite Polytec Melamine - Cavia Lini Matt	9. Blinds Colour - Tempest
3. Carpet Carpet Call - Rumble - Pivot Grey	7. Kitchen and Laundry Splashback Tile Tile Citi- 75x300mm Urban Light Grey Gloss	10. Mosaic Feature strip (if applicable to showers) TCPR - Grey Blend Gloss
4. Stone Benchtop AC Stone - Grigio Concrete		

Colour Board | INTERNAL



Raven

Specifications

1. Main Floor Tile. Wall Tile to wet areas
Tile Citi - 450c450mm Laurissa Grey Matt

2. Laminate Flooring (if applicable)
Floortex - AL2215 Boski

3. Carpet
Carpet Call - Rumble - Pivot Grey

4. Stone Benchtop^
AC Stone - Diamond White

5. Base Cabinetry to Kitchen
Polytec Melamine - Oyster Grey Matt

6. Overhead Cabinetry to Kitchen & cabinetry colour to bathroom & ensuite
Polytec Melamine - Natural Oak Matt

7. Kitchen and Laundry Splashback Tile
Tile Citi - 75x300mm Urban Grey

8. Paint Colour
Haymes - Greyology 1

9. Blinds
Colour - Coal

10. Mosaic Feature strip (if applicable to showers)
TCPR - Black Gloss

Colour Board | INTERNAL



Rio

Specifications

1. Main Floor Tile. Wall Tile to wet areas Tile Citi – 450x450mm Laurissa Beige Matt	5. Base Cabinetry to Kitchen Polytec Melamine – Blossom White Matt	8. Paint Colour Haymes – Greyology 1
2. Laminate Flooring (if applicable) Floortex – AL2213 Kenda	6. Overhead Cabinetry to Kitchen & cabinetry colour to bathroom & ensuite Polytec Melamine – Soft Walnut Matt	9. Blinds Colour – Drift
3. Carpet Carpet Call – Rumble – Pepplestone	7. Kitchen and Laundry Splashback Tile Tile Citi – 75x300mm Urban White Gloss	10. Mosaic Feature strip (if applicable to showers) TCKK 11x45 Antique White Gloss
4. Stone Benchtop AC Stone – Pearl Sand		

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.
- Construction of a Class 1 Dwelling

GENERAL SITE WORKS

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

7 STAR ENERGY RATING

- Wool insulation batts as required to meet 7-star energy rating.
- Double glazing as required by 7-star report.

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

- 2430mm high pine wall frame, subfloor, and roof trusses throughout (2580mm to ground floor on double storeys).

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.
- Brickwork infills installed above all windows and 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

- Ducted refrigerated heating & cooling system with outlets nominated as per design.

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 zero silica 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 Electric 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.
- One step-free inset tiled shower base to one ensuite or bathroom. 900 x 900mm white polymarble shower bases to remaining ensuites or bathrooms.
- 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 zero silica 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 zero silica 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

- 170L Electric-boosted heat pump water unit.

Inclusions Range



EXTERNAL



Garage door - Slimline



Coloured Concrete driveway



Letterbox



Clothesline



Plants



Garden bed mulch & edging



Ground coverings - Tuscan topping



Seeded grass



Established tree



Full share fencing



Hot water system



External lighting

INCLUSIONS RANGE CONTINUED

INTERNAL



Built in electric oven



Electric cooktop



Canopy rangehood



Retractable rangehood



Double bowl sink



Freestanding dishwasher



Kitchen mixer



Basin Mixer



Bath & shower mixer



Shower head



Counter basins - white



Toilet suite with soft close seat - white



Exhaust fans



Internal passage handles



Downlights



Ducted refrigerated heating & cooling

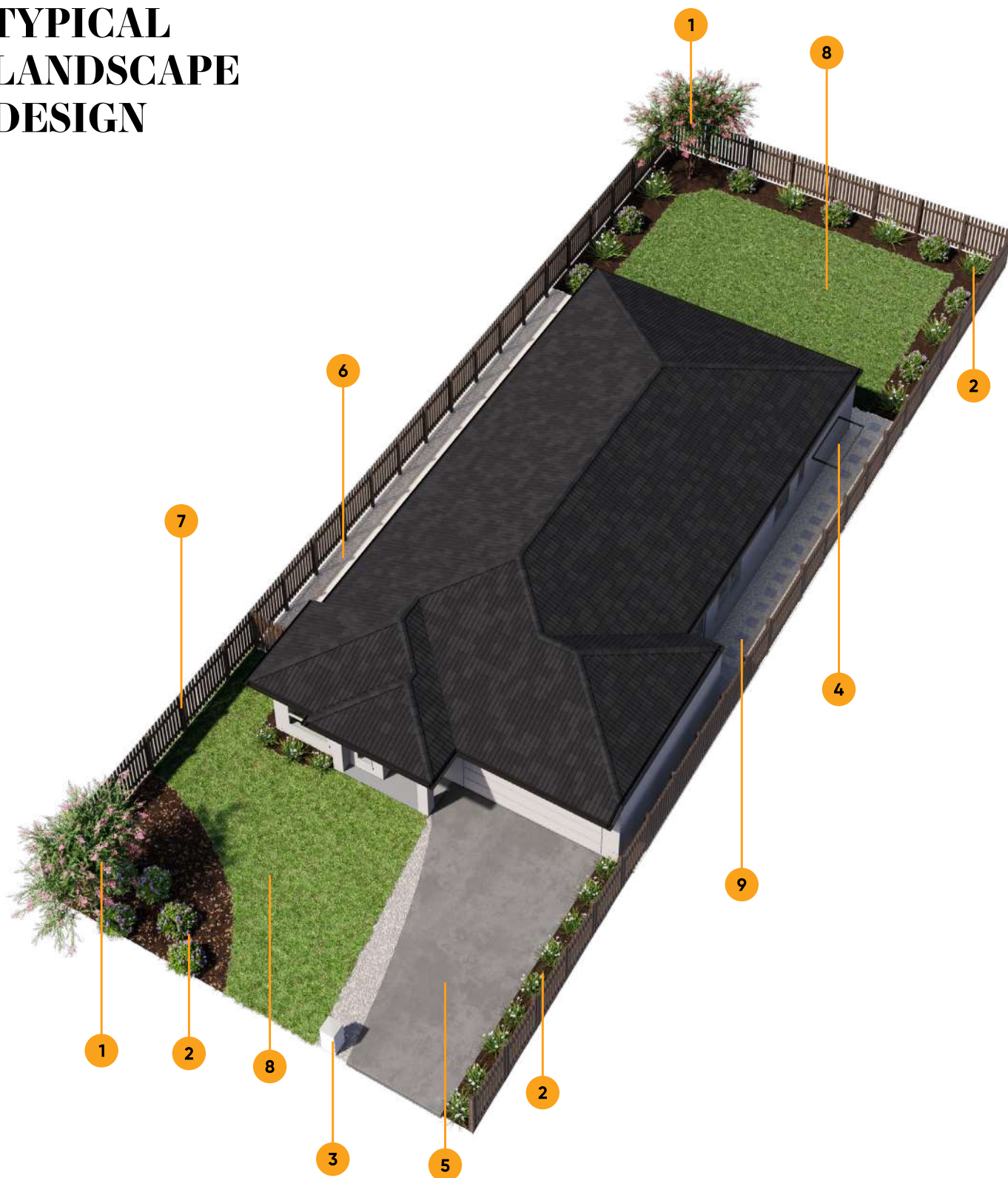


Power point / switch



Blinds

TYPICAL LANDSCAPE DESIGN



Specifications

- | | | |
|-----------------------|--|------------------------------|
| 1. Feature trees | 4. Clothesline | 7. Full share timber fencing |
| 2. Feature garden bed | 5. Coloured concrete to driveway, porch and rear paved areas | 8. Grass |
| 3. Letterbox | 6. Tuscan toppings | 9. Pavers |

*All images are for illustration purposes only. Some items featured may be upgrades or not included.