

# MASTER PLAN



**rosehill**  
Rockbank

CBD

## Rockbank Train Station

## Bus Station

Primary School

Secondary School

## Shopping Centre

**45** mins by car  
**39** km

**5** mins by car  
**14** mins walk

**5** mins by car  
**14** mins walk

**6** mins by car  
**3** km

**11** mins by car  
**7.5** km

**10** mins by car  
**45** mins walk

# rosehill

## STAGE 4



# Nearby Amenities

rosehill  
Rockbank



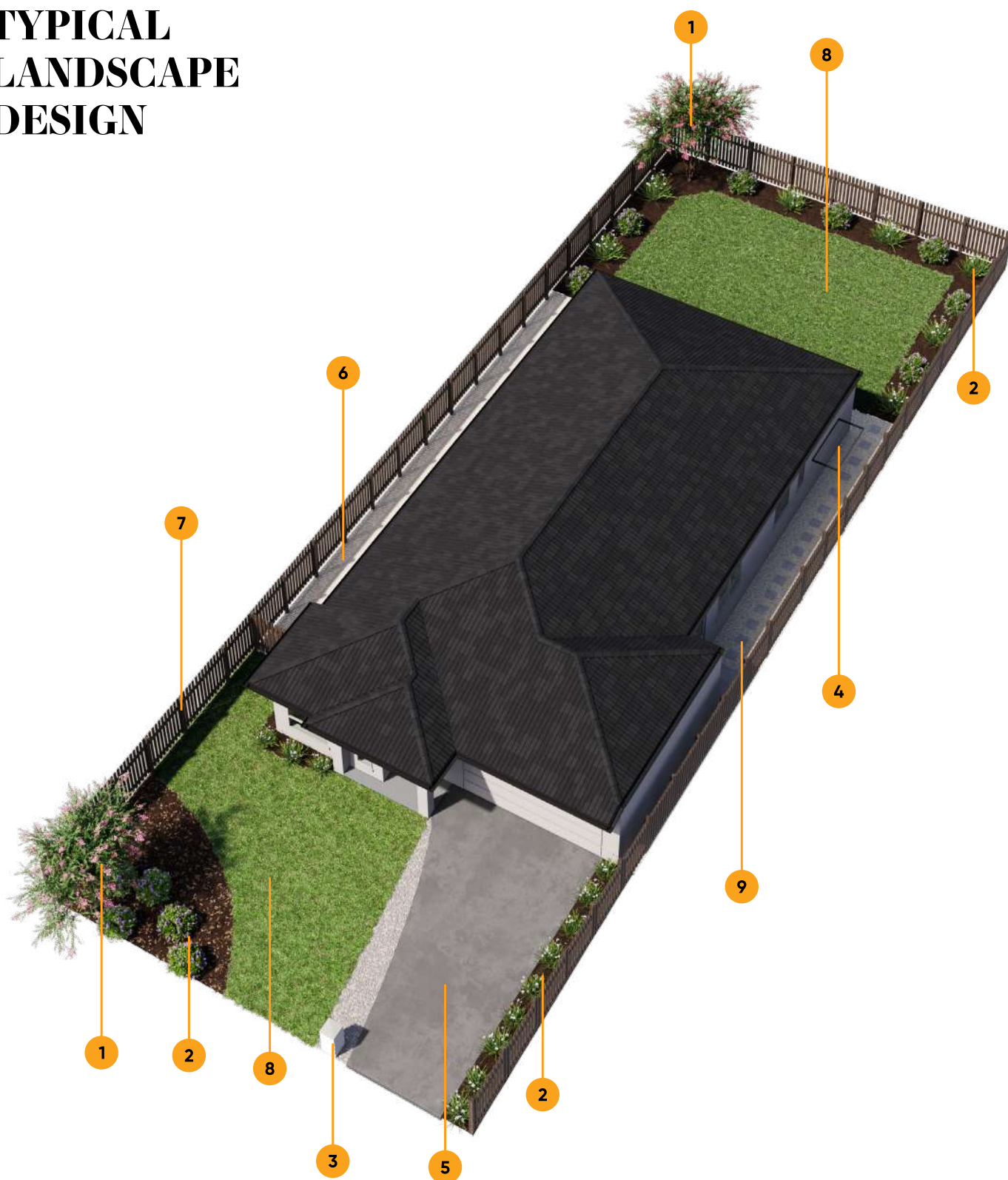
23,960



5,850



# TYPICAL LANDSCAPE DESIGN

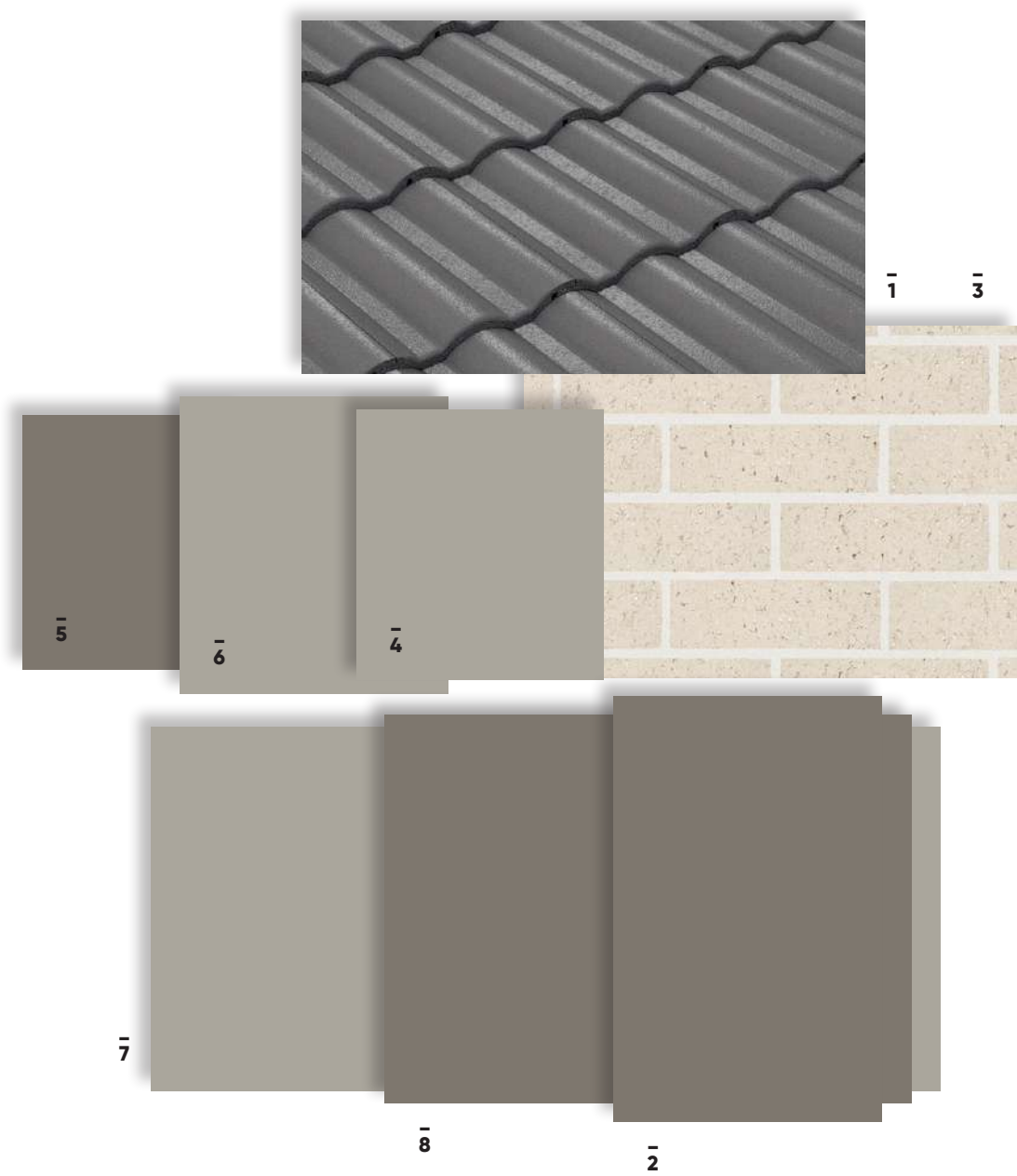


## Specifications

- |                       |  |                              |
|-----------------------|--|------------------------------|
| 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.

# Colour Board | EXTERNAL

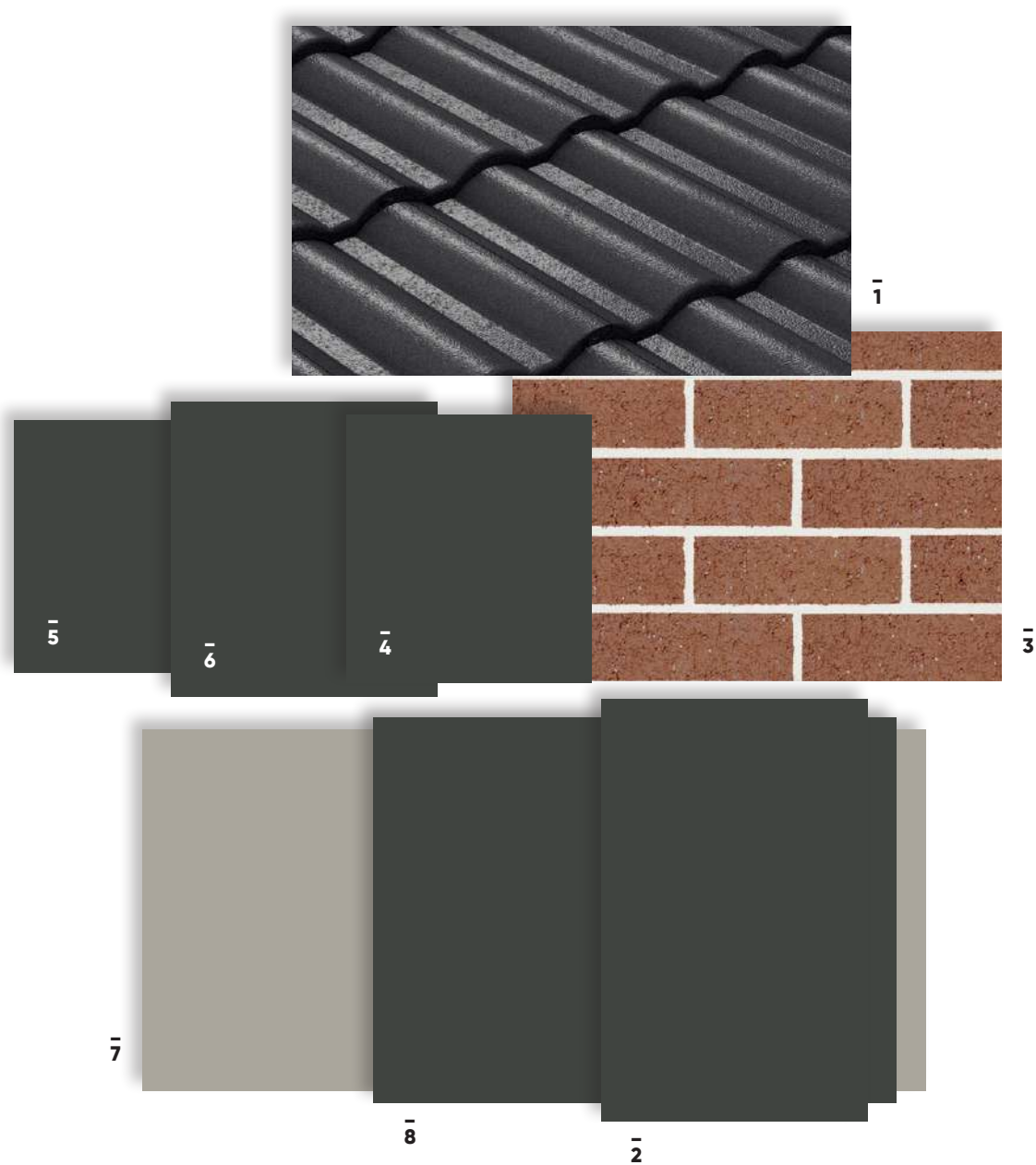


## Ash

### Specifications

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

# Colour Board | EXTERNAL



# Chestnut

## Specifications

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

# Colour Board | EXTERNAL



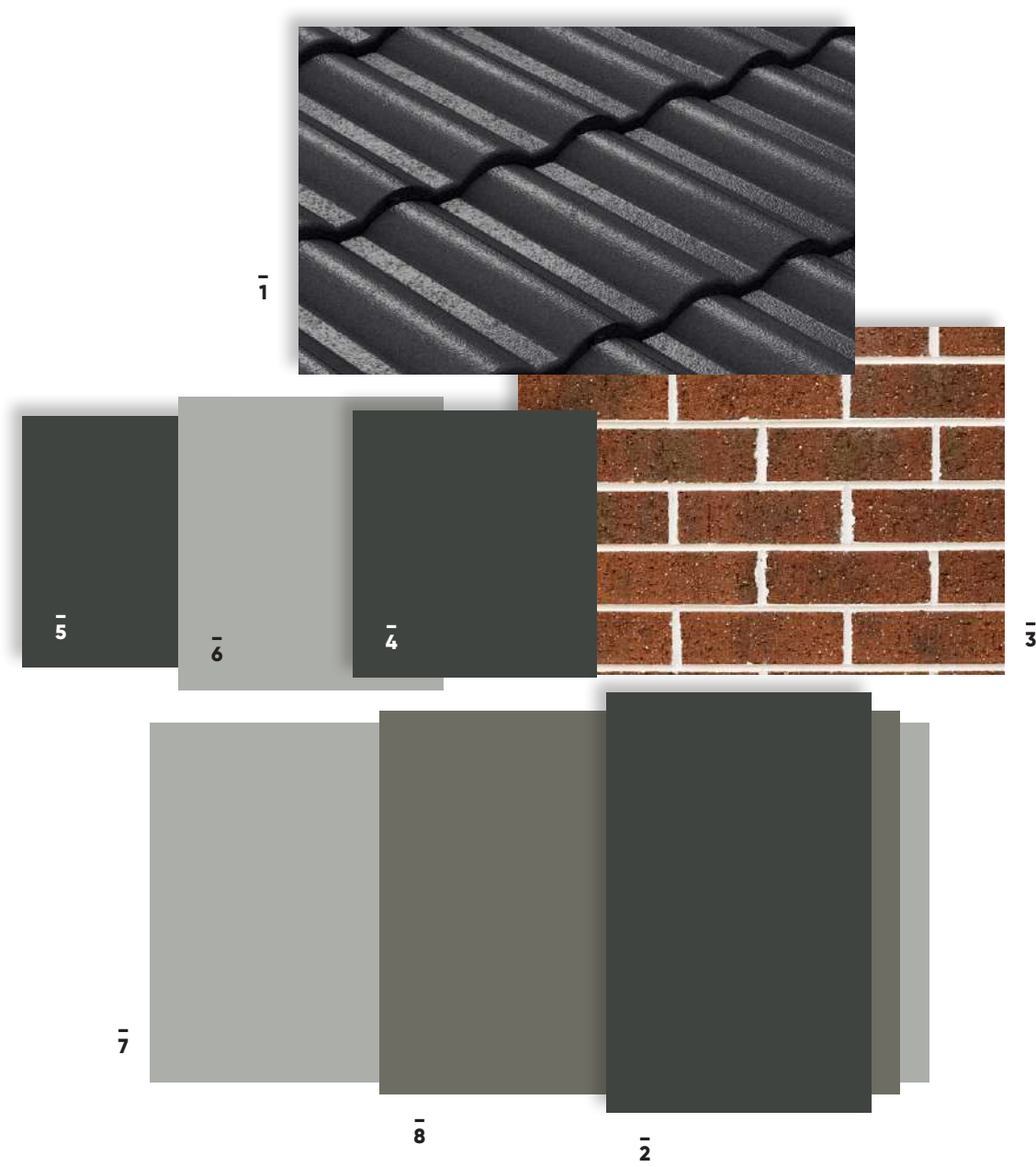
# Fawn

## Specifications

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



# Colour Board | EXTERNAL

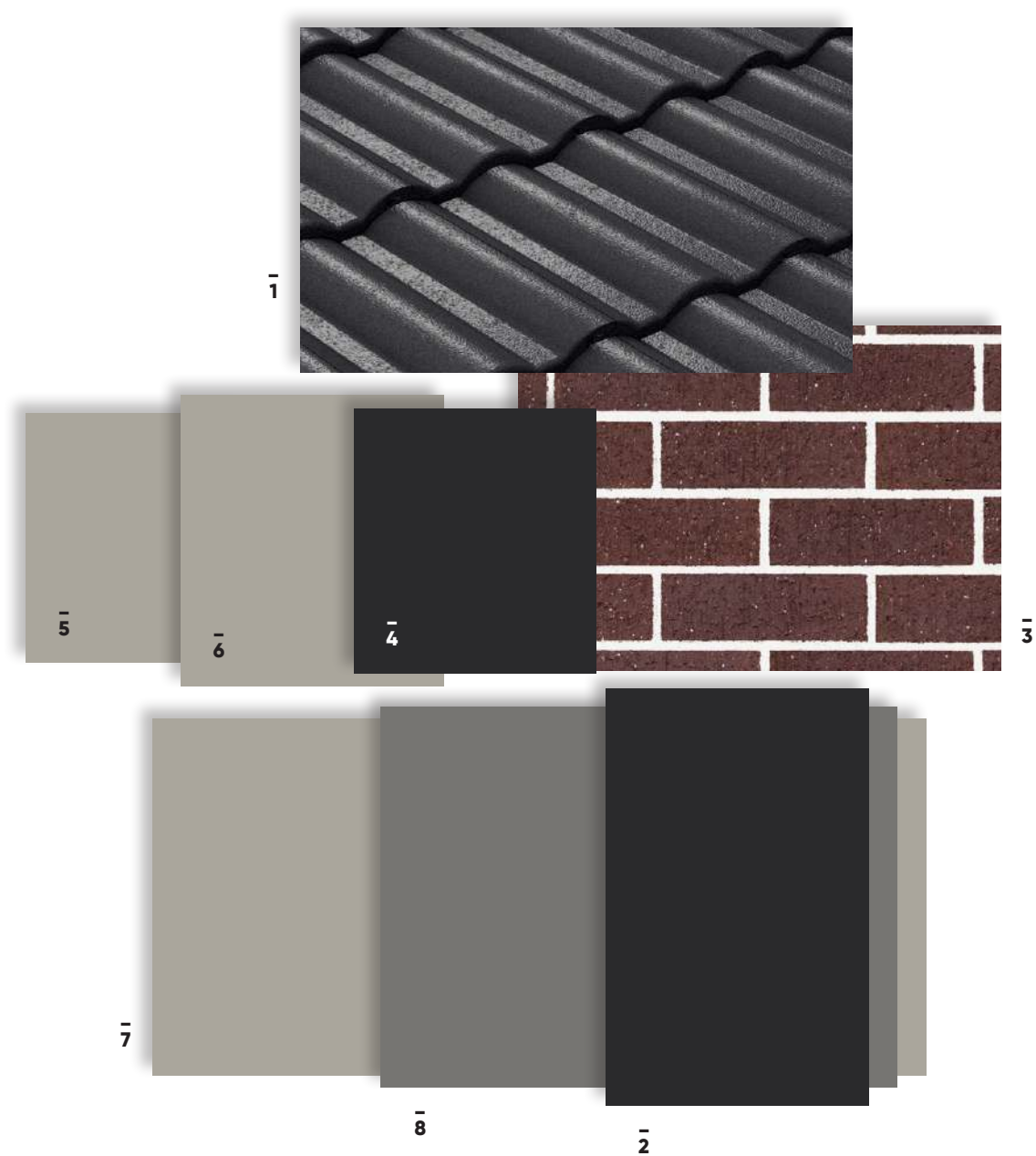


# Haven

## Specifications

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

# Colour Board | EXTERNAL

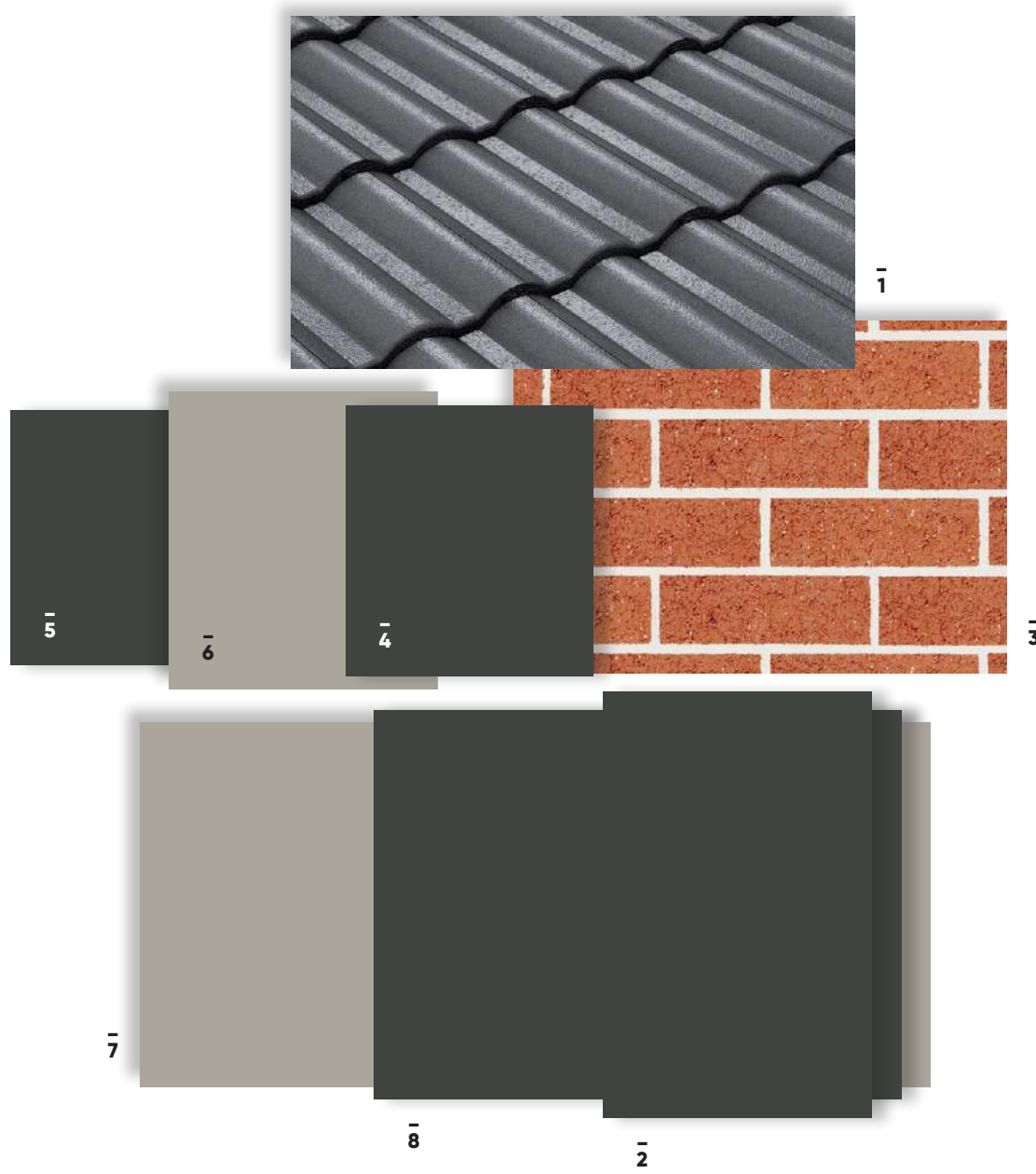


# Phoenix

## Specifications

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

# Colour Board | EXTERNAL

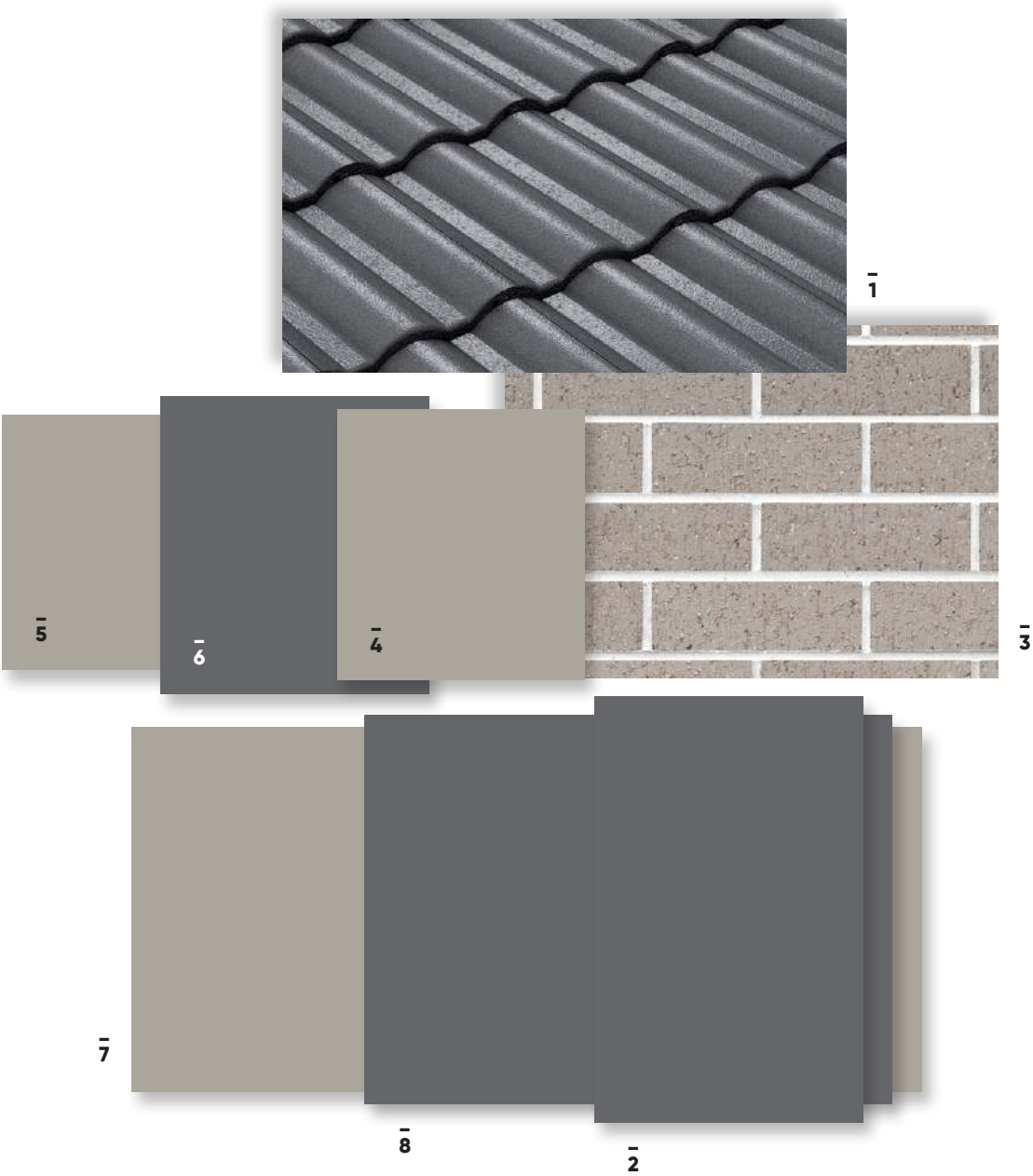


# Ruby

## Specifications

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

# Colour Board | EXTERNAL



## Stone

### Specifications

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

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

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



# Turnkey Specifications & Inclusions

## PRELIMINARY WORKS

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- 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

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

## 7 STAR ENERGY RATING

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

## SEWER & DRAINAGE

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- 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

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- 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

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

## ROOFING

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

## WINDOWS, DOORS & FLYSCREENS

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- 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

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- 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

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- 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

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- 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

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

## PLASTER

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

## PAINT - 2 COAT APPLICATION

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- 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)

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

## WARDROBE & LINEN STORAGE

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- 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

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- 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

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- 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

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- 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

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- 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

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- 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

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

## CONCRETE DRIVEWAY

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

## FENCING & LANDSCAPING

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- 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

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- 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

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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