Rosella Rise

WARNERVALE

An **AVJennings** community.

AVJennings

Imagine coming home to a neighbourhood set amongst the rolling hills and natural landscape of the Central Coast. The sound of children playing together, the feeling of fresh air in your lungs, the pride of knowing you're part of something special.

Where country meets coast.

That's Rosella Rise - the newest community to be created on the Central Coast by one of Australia's most trusted brands, AVJennings. With it's own parks, pathways and even an amphitheatre, everything has been designed to bring neighbours together and enjoy an active life.

The Central Coast continues to be one of the country's most popular places to build a future, and here at Rosella Rise we're building on the traditional township of Warnervale with everything already in place from schools and shopping to hec and public transport.

Big picture thinking. Small village feeling. This is Rosella Rise nestled between the bush and the beach, and a place where your family can thrive.

AVJennings

Where experience meets vision.

For almost 90 years, we've helped build brighter futures by creating communities people want to belong to and grow with. Rosella Rise is the next chapter in the continuing AVJennings story.

We're proud to be helping Australians live the dream of owning their own home – while creating thriving new neighbourhoods in the process. We're especially proud to be a trusted part of the Central Coast, with a legacy of acclaimed communities in the area, such as nearby Magnolia.

Building on our core values of quality, trust and reliability,
Rosella Rise has all the hallmarks of another AVJennings
success story, with a range of homes to suit every lifestyle, and
a visionary masterplan including an internal bus route, wildlife
corridor, large central park and a community amphitheatre.

Where weekday meets weekend.

At Rosella Rise you're already part of an established wider community, with the township of Warnervale on your doorstep and the great outdoors of the Central Coast all around.

> YONG PUBLIC HOSPITA & TUGGERAH LAKES PRIVATE HOSPITAL

Living here means getting back to nature with the family, whether you prefer the crashing waves of the beach, the calm waters of Tuggerah Lake for boating, or the serene expanses of national park for walks among the native trees – and rosellas.

And for adventures or employment further afield, the already established Warnervale Train Station is very close to home. So too is the M1 Motorway – you'll find Sydney a scenic 75-minute drive away, and Newcastle closer at just 50 minutes from home.

WADALBA SHOPPING CENTRE

> WADALBA COMMUNITY SCHOOL

-

ACKILLOP DLIC COLLEGE

LAKE HAVEN

SHOPPING CENTRE

FUTURE WARNERVALE
TOWN CENTRE

WARNERVALE TRAIN STATION

NEWCASTLE 50MIN PORTERS CREEK
PUBLIC SCHOOL

Rosella Rise

TUGGERAH

AVJennings

Where form meets function.

The vision for the masterplan is one of colourful streetscapes with a diverse mix of housing options, all surrounded by a network of walking and cycling paths and the natural landscape which takes full advantage of the elevated views.

At the heart of Rosella Rise will be a new community parkland, featuring its own amphitheatre where people can gather for school events, movie nights and special community celebrations.

LEGEND

Warnervale Road

RESIDENTIAL AREA

PORTERS CREEK
PUBLIC SCHOOL

- Stage 1 AVJennings Showcase Homes
- Stage 2A
- Stage 2B
- Stage 3A
- Stage 3B

- Stage 4
- Stage 5
- Stage 6
- Park
- − Walking Track∠ Wildlife Corridor

















Between the beautiful beaches, the scenic rural landscapes, the charm of Warnervale and the pristine new community of Rosella Rise, this is picture postcard living.

MATIONAL PARKS

National parks and nature reserves make up more than 40% of the open space in the Central Coast – so there's always somewhere close by for a bush walk.

WARNIES

Perhaps the best known part of Warnervale is Warnies the iconic community café in the timber building which keeps the locals well fed and well caffeinated.

♥ SHOPPING

From Rosella Rise, it's only a short drive to Lake Haven or Wadalba shopping centres with a range of supermarkets, department stores and daily necessities.

EDUCATION

From early learning centres to private and public schools, this part of the Central Coast offers a range of smart education options for growing families.

W HEALTH

Wyong Public and Tuggerah Lakes Private hospitals are close by, as are a range of healthcare providers, here for residents at every stage of life.

A NEW TOWN CENTRE

As Warnervale grows, you'll be able to enjoy everything that will bring with it. Retail stores, long child care centre, cafe's and restaurants are all planned for the not-too-distant future.



Rosella Rise Warnervale

Where neighbours meet each other

Step outside your new home at
Rosella Rise and you're surrounded by
open parklands, peaceful streets and
fresh coastal air.
The masterplan has been designed to
ensure a new neighbourhood can grow
along with it's residents.

AVJennings[°]

Walk, ride, run or just relax - at Rosella Rise there are parks and pathways for every pace of life.

Whether you want to join in a session of yoga, take a run around the estate, or just sit in the shade of a tree with a good book, there are plenty of places to enjoy the open air on your doorstep.

AVJennings also believes in bringing communities together, so barbecues in the parks and spaces for kids to kick a ball around are all part of the plan.







There's a place for everyone at Rosella Rise. With classic design and contemporary comfort at heart, each home is carefully considered to suit you now and for years to come.

The vision for Rosella Rise is to create a contemporary residential community with a diverse range of well designed, quality-built homes, gardens and streetscapes.

In keeping with the Rosella Rise vision, design guidelines have been set out to ensure that all homes present beautifully to the street and are developed in harmony with the surrounds, creating an aesthetically pleasing streetscape and neighbourhood.

These design principles are intended to promote a high standard of housing that will underpin the quality of the Rosella Rise community.



Your community developer.

AVJennings

For over 90 years we've helped build brighter futures by creating communities people want to belong to and grow with.

We aim constantly to do the right thing to give people what they want from their dream home and their neighbourhood.

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Your community developer.



PRE-CONSTRUCTION

- · HIA fixed site works.
- · Plans Specifications.
- · Engineers soil report & slab design.
- · Council building application fees

SITE WORKS FOUNDATIONS & CONNECTIONS

- Site scrape and/or balanced cut & fill excavation for up to 1500mm site fall over the building platform.
- Engineer designed concrete slab to suit up to "H2" slab with bulk concrete piering (up to and including a depth of 600mm).
- Termite treatment to slab penetrations and physical perimeter barrier.
- Sewer & storm water connections to existing serviceable connection points for sites up to 600m2 in size with a standard.
- 6 meter set back from front boundary (battleaxe, other odd shaped blocks and blocks where service connection exceeds standard allowances may incur extra service costs).
- Eight (8) meters plan length of electrical mains.
- Water connection from pre-tapped water main up to and including six (6) meter setback to house.
- House constructed for "N2" wind rating conditions (W33).
- · No allowance is made for retaining walls.

ENERGY EFFICIENCY

- Bulk ceiling insulation rating R2.5 to ceiling area.
- Double sided foil wall-wrap to external stud walls.
- Energy efficient aluminium improved windows and sliding door units
- · Weather stripping to hinged external doors.
- · Electric hot water system.
- 500 KPA water pressure limiting device.

- · LED down-lights.
- · Approximately 1.8kw solar power system.

BRICKS, WINDOWS, ROOF AND GARAGE

- Colorbond roof.
- Colorbond fascia & gutter from the standard builders' range of colours.
- Select range of clay bricks from the builder's standard range.
- Off white mortar.
- Powder coated aluminium windows from the standard builders' range of colours, with obscure glass to wet areas.
- Keyed window locks to all opening sashes and sliding doors.
- Auto Sectional garage door to garage from the standard builders' range of colours and two (2) handsets.

KITCHEN INCLUSIONS

- · 20mm manufactured stone bench top.
- Soft close cabinetry to cupboards.
- Laminate finish cupboards from the standard builder's range of laminates.
- Door handles from the standard builder's range.
- Laminate finish microwave oven provision to cabinetry.
- · 600mm under-bench oven.
- · Electric ceramic 600mm cooktop.
- · Freestanding stainless-steel dishwasher.
- · Stainless steel 600mm slide-out rangehood.
- 13/4 bowl stainless steel kitchen sink.
- · Chrome sink mixer.
- Cold water point to fridge space for an ice maker.
- Bulkhead above kitchen overhead cupboards.

BATHROOM ENSUITE AND TOILETS

· Wall-hung vanities with laminate bench

tops from the standard builder's range of laminates.

- · Soft close cabinetry to cupboards.
- Door handles from the standard builder's range.
- Clear laminated glass shower screens with powder coated aluminium frames from the standard builder's range of colours.
- · White acrylic bath.
- 900mm high polished edge mirrors fitted to the same width as the vanity unit.
- Chrome mixer tapware, double towel rails and toilet roll holders.
- · Vitreous China close coupled toilet suites.
- Semi-inset basins (or semi recessed as required).
- · Shower on rail to bathroom and ensuite showers.

CERAMIC TILING

- · Bathroom & ensuite floors, and:
 - 2000mm high to showers
 - 500mm above bath (nominal)
 - 200mm skirting tile.
- · Kitchen tiled splashback:
 - 600mm high off bench.
- · Toilet & Laundry floors, and:
 - 400mm splash back over tub
 - 200mm skirting tiles
- No allowance has been made for frieze or decorator tiles.
- No allowance has been made for laying of border tiles, 45-degree patterns or floor feature tile layouts.

ELECTRICAL

- · Earth leakage safety switch & circuit breakers.
- Single phase underground power connection from existing supply point.
- Meter box will be installed on the side nearest to the mains connection point.
- · One (1) double power point to each room and

- as per electrical plan.
- One (1) 240-volt downlight point to each room as per electrical plan.
- · Two (2) external paraflood light points.
- • Two (2) television points complete with 5 lineal meters of cable and no antenna.
- Smoke detectors hard wired with battery backup.
- · Pre-wiring for two (2) Telstra phone points.
- · Exhaust fan to bathroom and ensuite.
- Single GPO to microwave oven provision in kitchen.
- USB/double power point to the end of kitchen cabinetry.

STANDARD INTERNAL AND EXTERNAL FEA-TURES

- 2550mm ceiling heights throughout (ground level only in 2 storey homes).
- Round aluminium powder-coated handrail and vertical balustrade to external balcony as selected from builders' standard range where applicable.
- · Paint grade front door with clear glazing.
- Paint grade hinged doors to other external doors if applicable.
- Paint grade flush panel internal passage doors.
- Magnetic door stops from builders' standard range to passage doors.
- Vinyl sliders from builders' standard range to wardrobe doors.
- · Builders range exterior leverset to front door
- · Interior leverset to internal doors.
- · 90mm paint grade coved cornice.
- · 41mm paint grade splayed architraves.
- · 67mm paint grade splayed skirting.
- · Paint:
 - Three (3) coat internal paint system 2 colours allowed i.e. 1 colour to wall and 1 colour to timber work,
 - Two (2) coats to ceiling to Paint Manufacturers standard specifications,

- Two (2) coat external paint system to external trim and doors to paint manufacturers standard specifications.
- 45 ltr laundry trough and cabinet.
- · Two (2) external garden hose taps.
- AAA rated water saving shower heads and tapware.
- Internal & external builders house clean and site clean after construction.
- Carpet grade staircase with painted timber balustrade for staircases as selected from builders' standard range.

WARRANTIES

- · 6-month maintenance period
- · Statutory structural guarantee period

TURN KEY PACKAGE

PRE-CONSTRUCTION

 Provide additional council cross over and building application fees according to local city council.

SITE WORKS

 Provide additional driveway cut and excavation including kerb cut-out and removal when non-mountable kerb exists.

WINDOWS

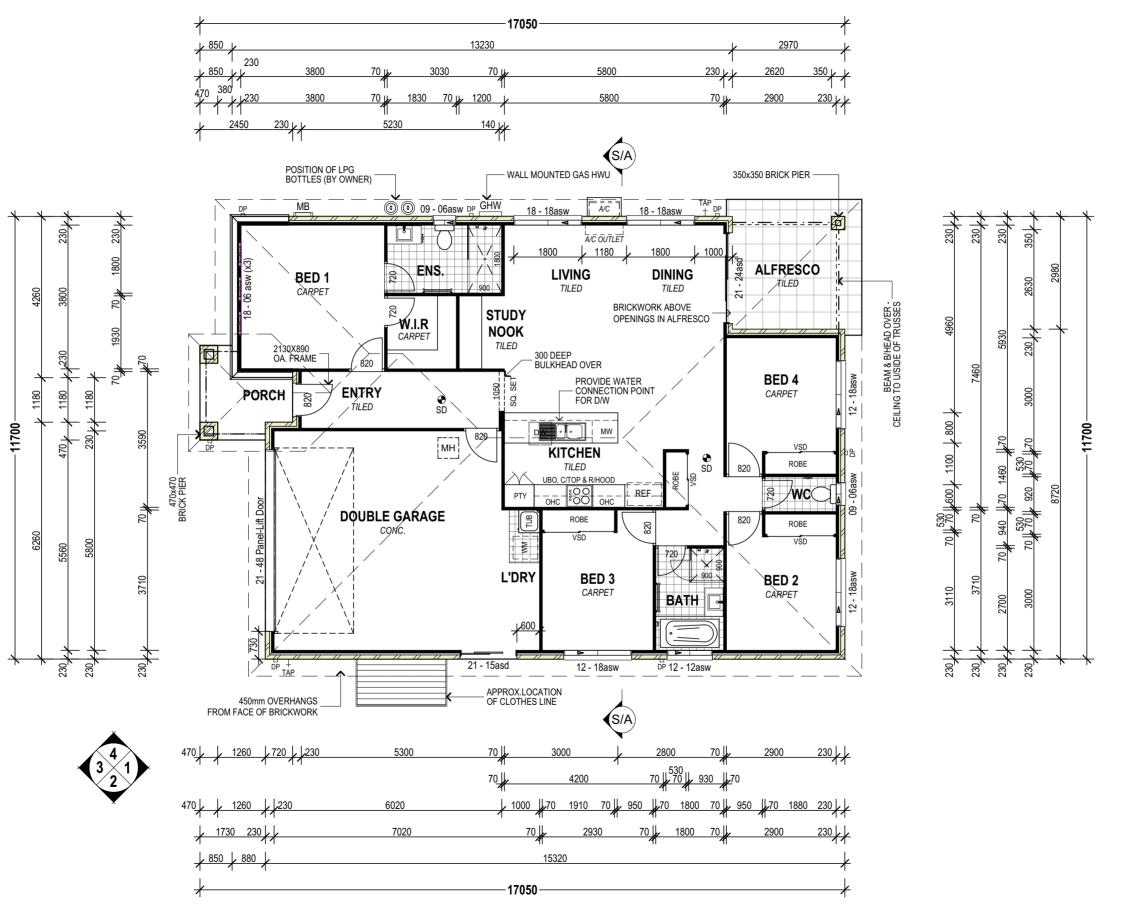
- · Powder coated aluminium fly screens.
- · Powder coated frames to glass sliding doors.
- · Powder coated frames to opening windows.

LANDSCAPING

- Provide up to 70 lineal meters of 1800mm high Colorbond fencing.
- · Provide (1) Colorbond gate.
- Provide up to 60m2 of broom finished coloured concrete driveway, front path and porch.
- · Provide up to 300 m2 of A-Grade turf.
- Provide one (1) 15m2 garden bed including clay paver edge, builders' range plants and mulch.

INTERNAL & EXTERNAL FEATURES

- Provide carpet to all bedrooms and living rooms as selected from the builders' standard range.
- Provide main floor tiles to all other internal areas (excluding garage).
- Provide suitable external grade tile finish to alfresco slab as selected from the builders' standard range.
- Provide a fold down wall mounted clothes line as selected from the builders' standard range.
- Provide a TV antenna and booster (as required) to roof as selected from the builders' standard range.
- Provide a letter box as selected from builders' standard range.
- Provide Roller blinds throughout. (Excluding Wet rooms)
- Provide (1) white fan/light to all bedrooms.
- Provide (1) split system A/C from builders' standard range to living room and (1) to master bedroom.
- Provide internal & external builders house clean.
- Povide up to 60m2 of broom finished coloured concrete driveway, front path and porch.



Floor Areas	
Living	131.55
Garage	41.74
Alfresco	11.87
Porch	4.43
	189.59 m ²



INTERNAL COLOUR SELECTION ALPINE







INTERNAL COLOUR SELECTION BASALT







INTERNAL COLOUR SELECTION IVORY







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

BĖAUMONT TILES Colour: United Pumice Gloss (1006457) Size: 100x300mm **ARDEX** Grout: Misty Grey Laid horizontal and stacked

Colour: White Smoke T15 3.6 Finish: Low Sheen Doors / Woodwork

Finish: Gloss

6. 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

Colour: Belg Size:450x45 ARDEX Grout: Mage

GOTHAM Colour: Bird Underlay -











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
- 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)







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



900mm Stainless Steel Upright Cooker



900mm Stainless Steel Canopy Rangehood



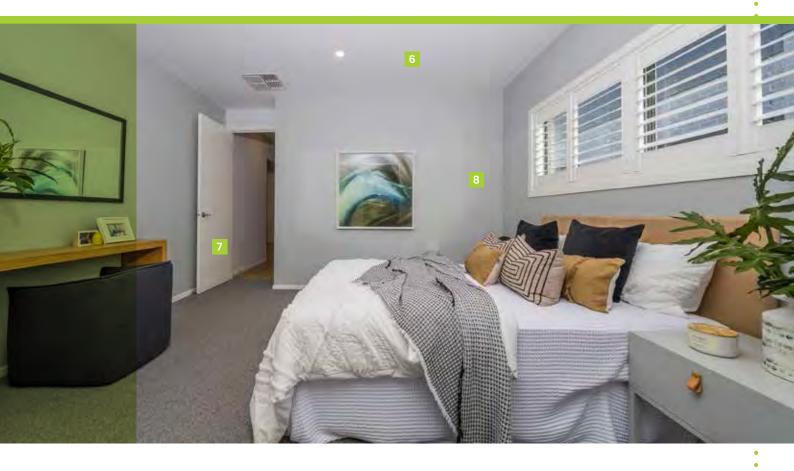
Mixer Tap



Stainless Steel Double Bowl Sink



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

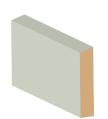
- Obscure Glazing to Ensuite, Bathroom and WC
- Aluminium Sliding Windows (unless otherwise nominated)
- Window Locks to all openable Windows (keyed alike)
- Venetians to Front Windows, Roller Blinds to remaining Clear Glazed Windows (excluding stairwell) and Sliding Doors

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



Basin mixer tap



Toilet roll holder



Semi-framed shower screen



Vanity basin



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

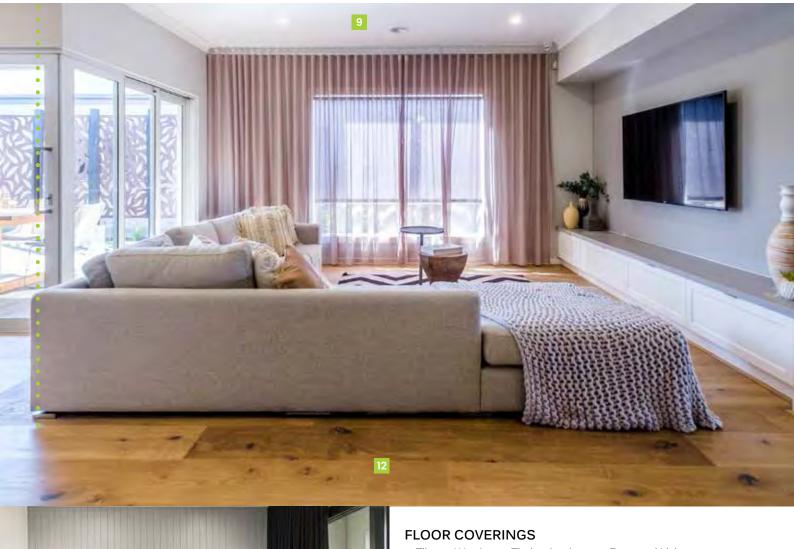
ENERGY EFFICIENCY

- 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



- Tiles to Wet Areas, Timber laminate to Entry and Living areas connected to the Kitchen (as per standard house plan)
- 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