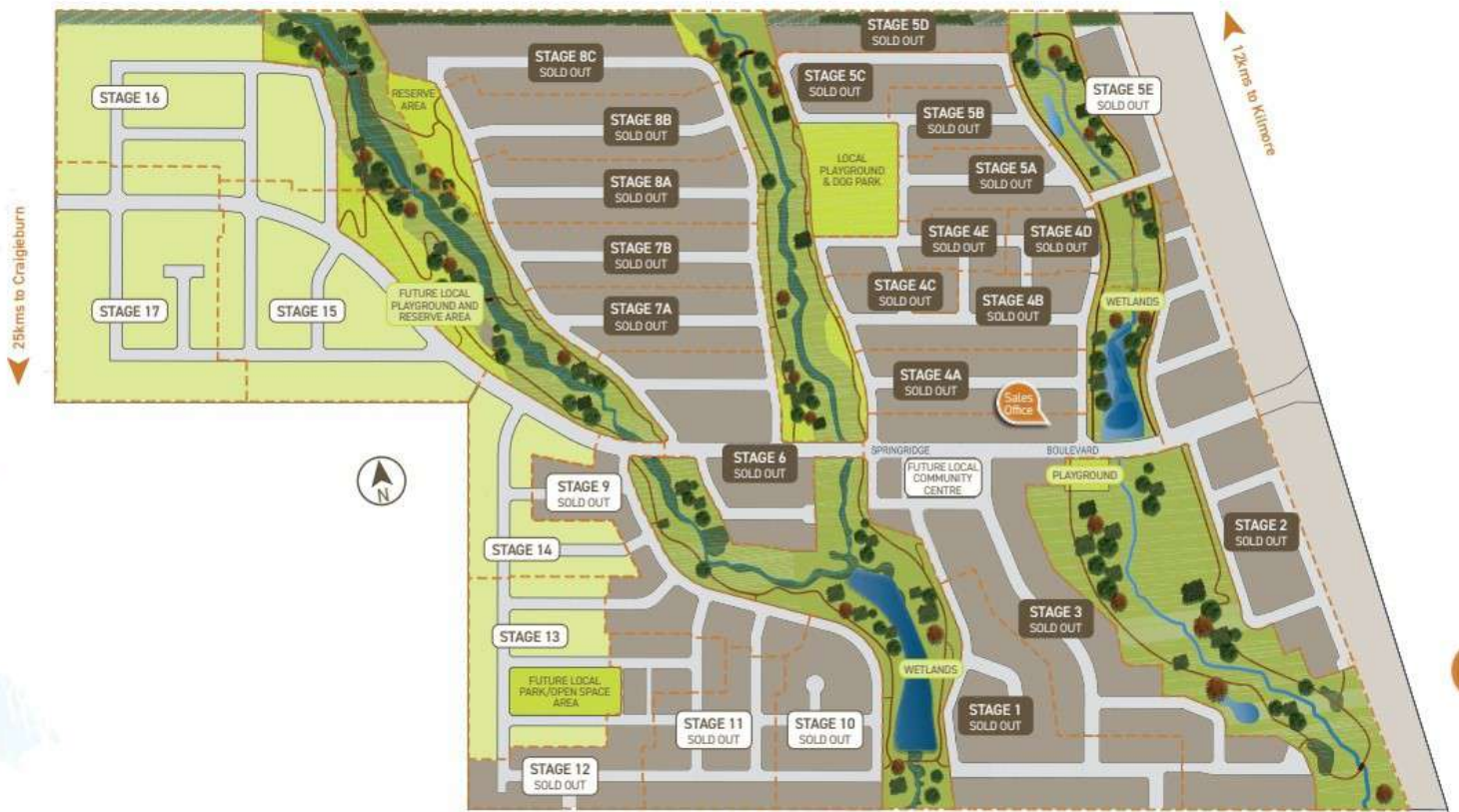


springridge

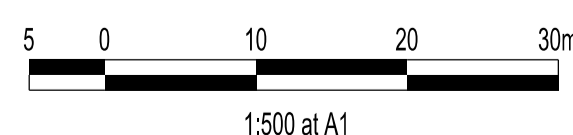
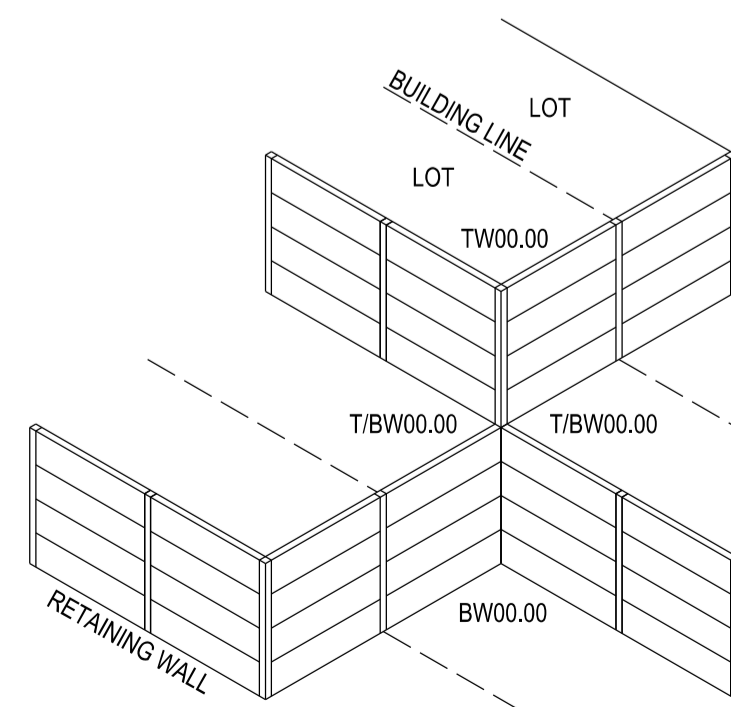
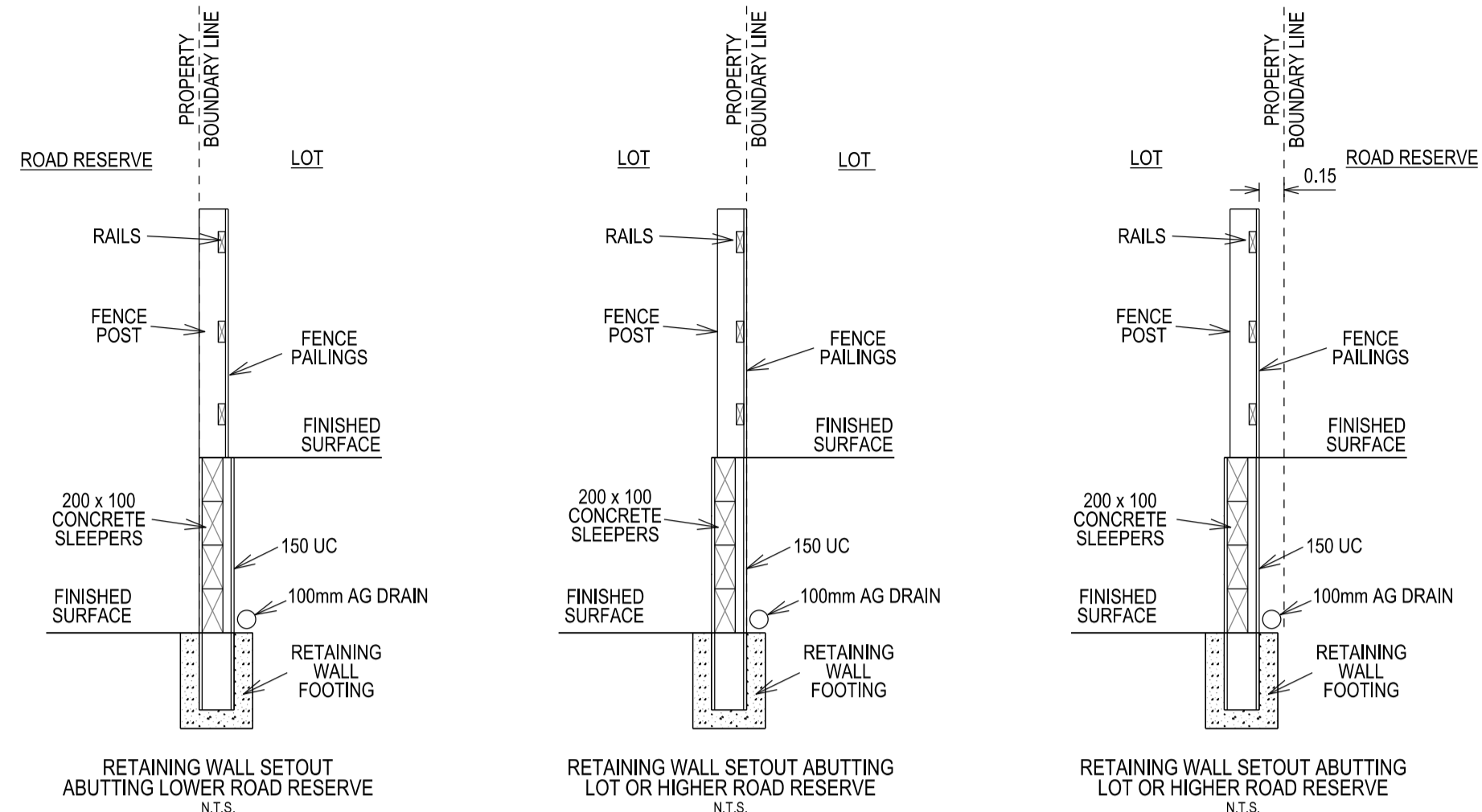
WALLAN · VICTORIA

MASTERPLAN



LEGEND

- FOOTPATH
- VEHICULAR CROSSOVER
- KERB AND CHANNEL
- ELECTRICITY TELECOMMUNICATION) CONDUITS
- GAS) CONDUITS
- DRINKING WATER) CONDUITS
- NON DRINKING WATER) CONDUITS
- ELECTRICITY MAIN
- TELECOMMUNICATION MAIN
- GAS MAIN
- DRINKING WATER MAIN
- NON DRINKING WATER MAIN
- SEWER MAIN, MANHOLE, MAINTENANCE SHAFT AND SEWER PROPERTY BRANCHES
- SEWER MAIN, MANHOLE, MAINTENANCE SHAFT AND SEWER PROPERTY BRANCHES - BY FHDB
- PROPOSED DRAINAGE, PIT, HOUSE DRAIN AND PROPERTY INLET
- PROPOSED COUNCIL MAIN DRAINAGE PIPES AND PITS
- MELBOURNE WATER SCHEME DRAINAGE AND PIT
- DRAINAGE PIT NUMBER
- PROPOSED CUT AREAS
- PROPOSED FILL AREAS
- EXISTING SURFACE LEVEL
- DESIGN SURFACE LEVEL
- RETAINING WALL LEVEL
- PRE-DEVELOPMENT LEVEL
- STREET NAME SIGN
- LOT SLOPE DIRECTION
- PERMANENT SURVEY MARK
- TEMPORARY BENCH MARK
- Ex. ELECTRICITY MAIN
- Ex. TELECOMMUNICATION MAIN
- Ex. GAS MAIN
- Ex. DRINKING WATER MAIN
- PROPOSED 225DIA NDW MAIN
- PROPOSED 300DIA DW MAIN
- BATTER LINE



FUTURE STAGE 13

FUTURE STAGE 13

EXISTING STAGE 11

EXISTING STAGE 11

EXISTING STAGE 9

VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	18/11/2021	LOTS 1239 & 1240 LEVELS AMENDED	
B	22/11/2021	LOT 1206 LEVEL AMENDED	

FILENAME: P:\1088\1088_12\E12 - Design\6 - DGN\FLP01.dgn

DRAWN: AS DATE: NOV 2021 SCALE: AS SHOWN

DESIGNED: AS DATE: NOV 2021 DATE PRINTED: 22/11/2021

AUTHORISED: ASC DATE: NOV 2021



SUITE 1, LEVEL 1, 84 MT ELIZA WAY, MT ELIZA VIC 3830
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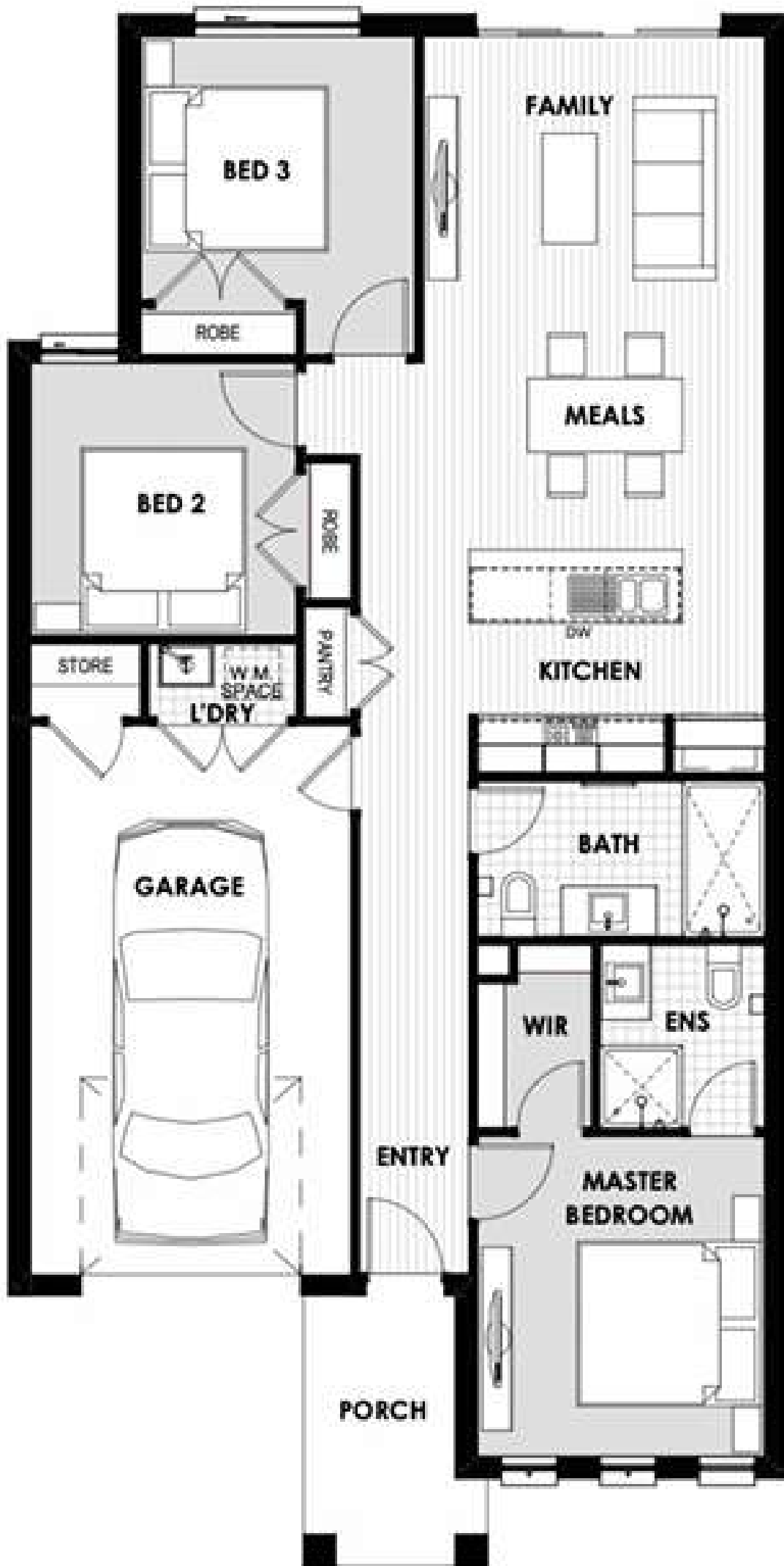
COUNCIL: MITCHELL SHIRE

TITLE: SYNERGY LIVING SPRINGRIDGE STAGE 12 SPRINGRIDGE ROAD - WALLEN DETAILED FACE SHEET

DRG NO. 1088-12/01

REV. B

SHEET 1 OF 1



INCLUSIONS





EXTERNAL

SITE COSTS

- Fixed Price Site Costs including Rock Excavation

EXTERNAL ITEMS

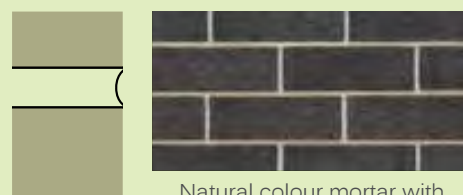
- Concrete Roof Tiles as per colour document **1**
- Colorbond Fascia, Gutter and Downpipes **2**
- Bricks as per colour document **3**
- Natural colour Mortar with Rolled joints
- Brickwork above Windows to front Facade only
- Painted Infills above Garage Door and all Windows and Doors to sides and rear
- Plaster Ceiling to Porch and Outdoor Living (if applicable)
- Two part Termite Treatment
- Colour Through Concrete Driveway and Path to Porch **4**
- 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)



Natural colour mortar with 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

Domain
Quality Appliances for Everyday Living



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

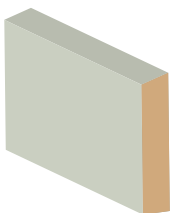
- Obscure Glazing to Ensuite, Bathroom and WC
- Aluminium Sliding Windows (unless otherwise nominated)
- Window Locks to all openable Windows (keyed alike)
- Venetians to Front Windows, Roller Blinds to remaining Clear Glazed Windows (excluding stairwell) and Sliding Doors

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



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**

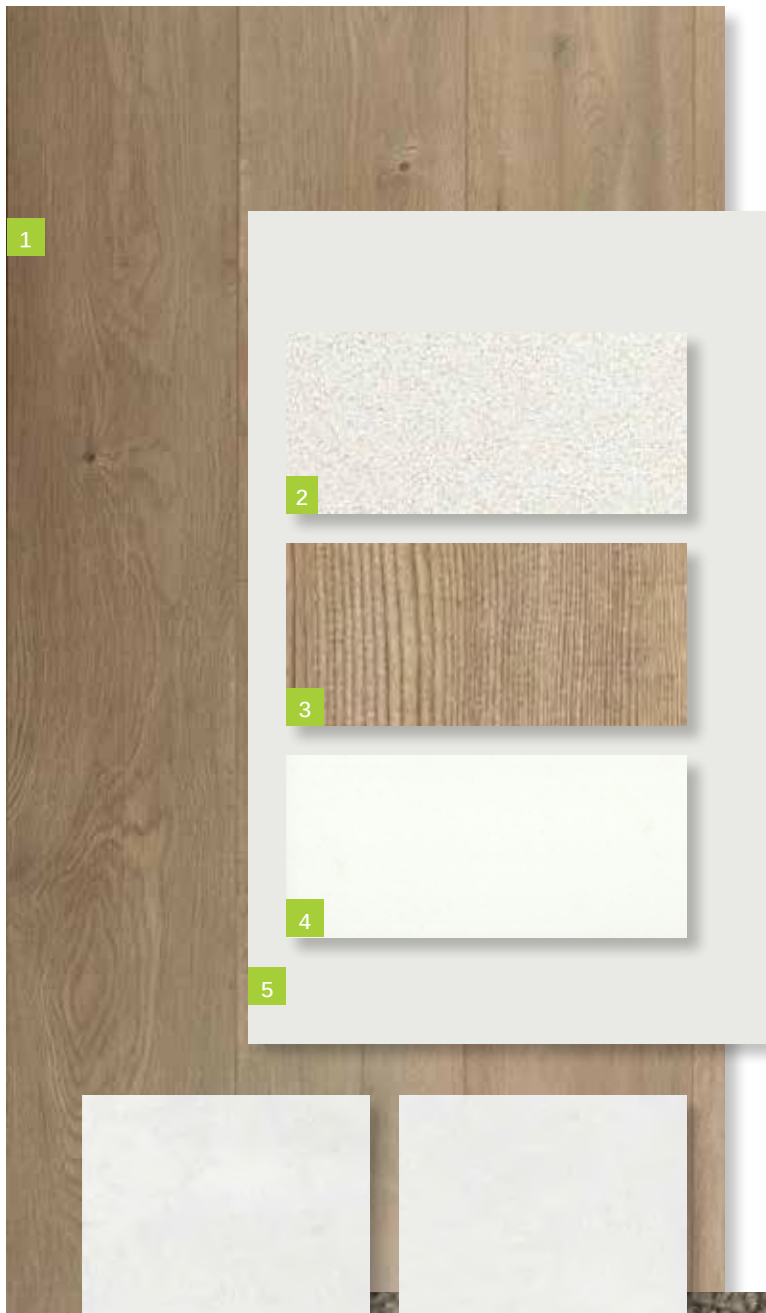
GENERAL

- 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

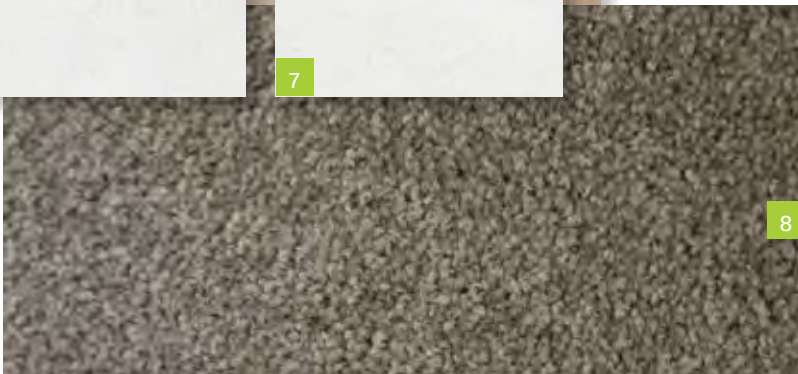
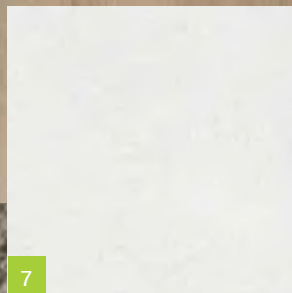
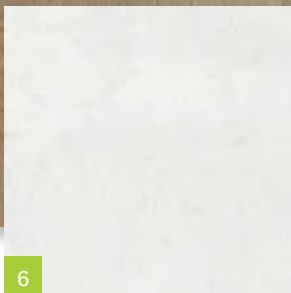


INTERNAL COLOURS

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

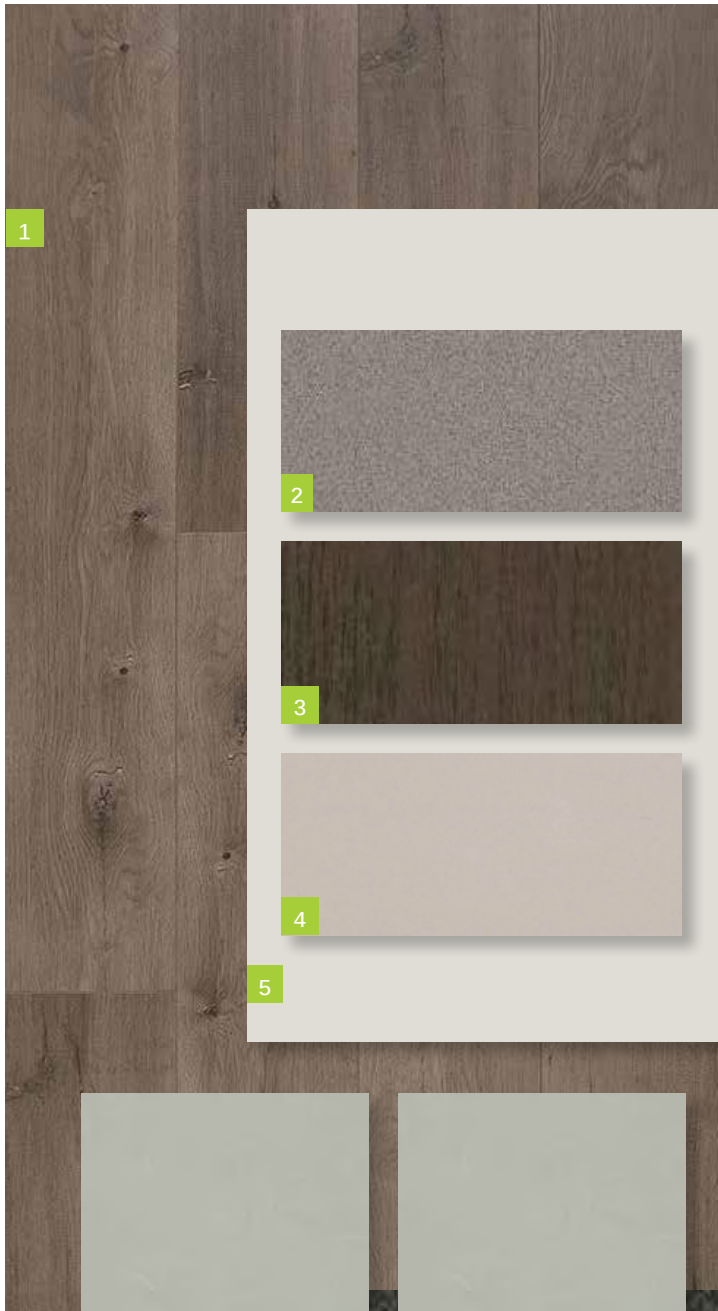




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INTERNAL COLOUR SELECTION BASALT



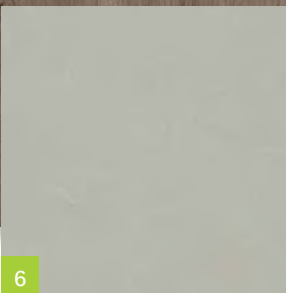
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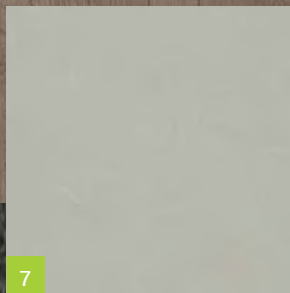
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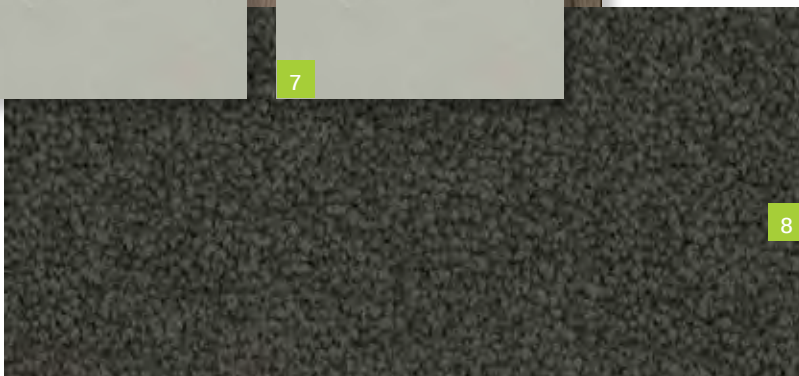
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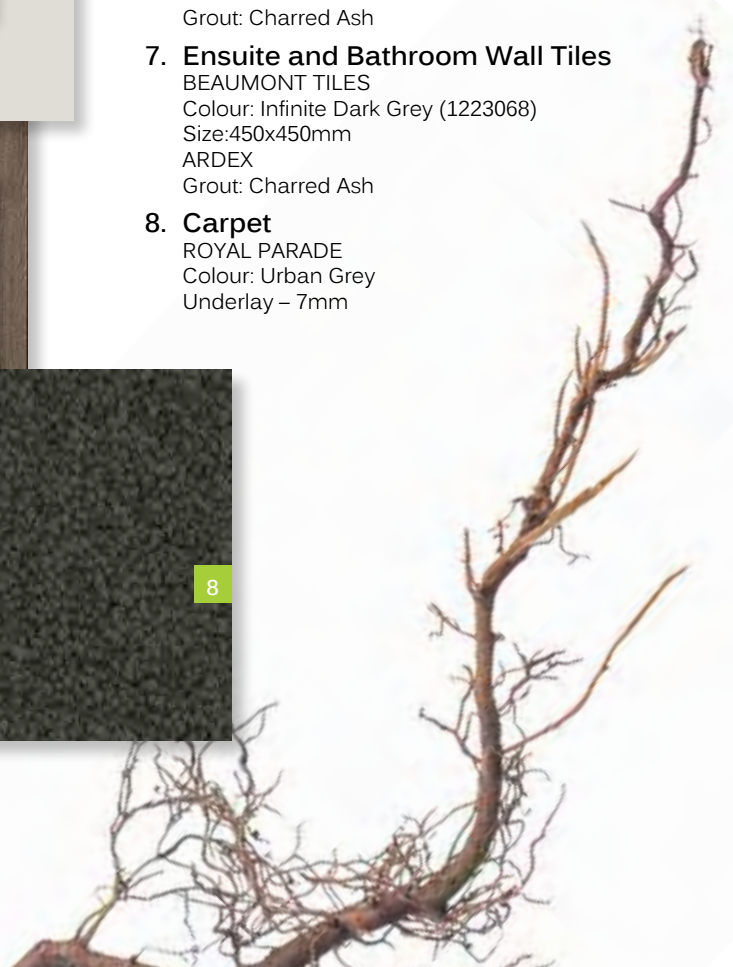


7



8

- 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

6

7

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INTERNAL COLOUR SELECTION STORM



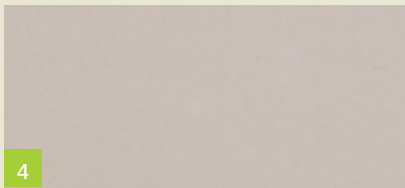
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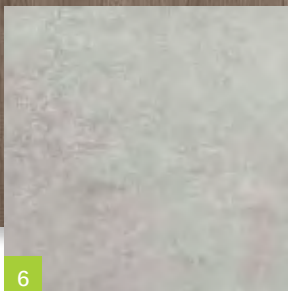


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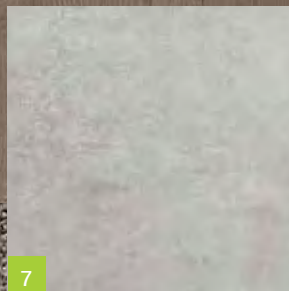


4

5



6



7



8

- 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:**
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: Belg
Size: 450x45
ARDEX
Grout: Magellan
- 8. Carpet**
GOTHAM
Colour: Bird
Underlay -





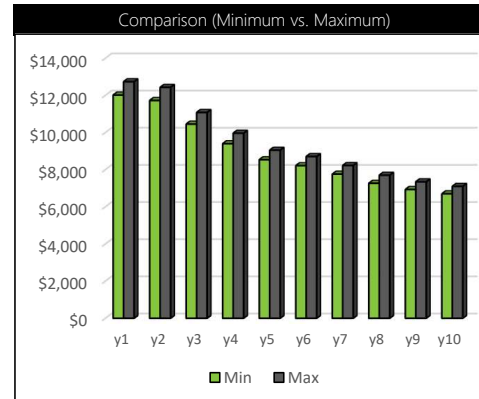
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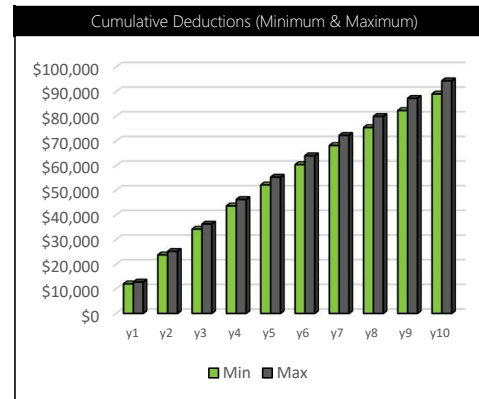
ESTIMATE /

Depreciation Estimate Lucas 14 Design MCG Quantity Surveyors

Maximum			
Year	Division 40	Division 43	Total
1	\$6,497	\$6,242	\$12,739
2	\$6,189	\$6,242	\$12,430
3	\$4,840	\$6,242	\$11,082
4	\$3,723	\$6,242	\$9,965
5	\$2,807	\$6,242	\$9,049
6	\$2,467	\$6,242	\$8,709
7	\$1,984	\$6,242	\$8,225
8	\$1,461	\$6,242	\$7,702
9	\$1,107	\$6,242	\$7,349
10	\$862	\$6,242	\$7,104
Total Value	\$36,730	\$249,662	\$286,392



Minimum			
Year	Division 40	Division 43	Total
1	\$6,129	\$5,888	\$12,017
2	\$5,838	\$5,888	\$11,726
3	\$4,566	\$5,888	\$10,454
4	\$3,513	\$5,888	\$9,401
5	\$2,648	\$5,888	\$8,536
6	\$2,328	\$5,888	\$8,216
7	\$1,871	\$5,888	\$7,760
8	\$1,378	\$5,888	\$7,266
9	\$1,044	\$5,888	\$6,933
10	\$813	\$5,888	\$6,702
Total Value	\$34,650	\$235,528	\$270,178



This estimate is presented as a guide to the potential depreciation deductions only and should not be applied or acted upon. The depreciation of the plant and equipment items is based on the Diminishing Value method of depreciation applying Low-Value Pooling and 100% deductions. The Division 43 Capital Allowance is calculated at 2.5% p.a. of the estimated construction cost. The estimate is based upon legislation current as at the date of report production.

THIS ESTIMATE CANNOT BE USED FOR TAXATION PURPOSES.

