

# Sydney New South Wales

## Home & Land Package

Lot 167 Eighteenth Ave Realm Estate Austral



House Design: Diamond 210

Land Price \$383,000

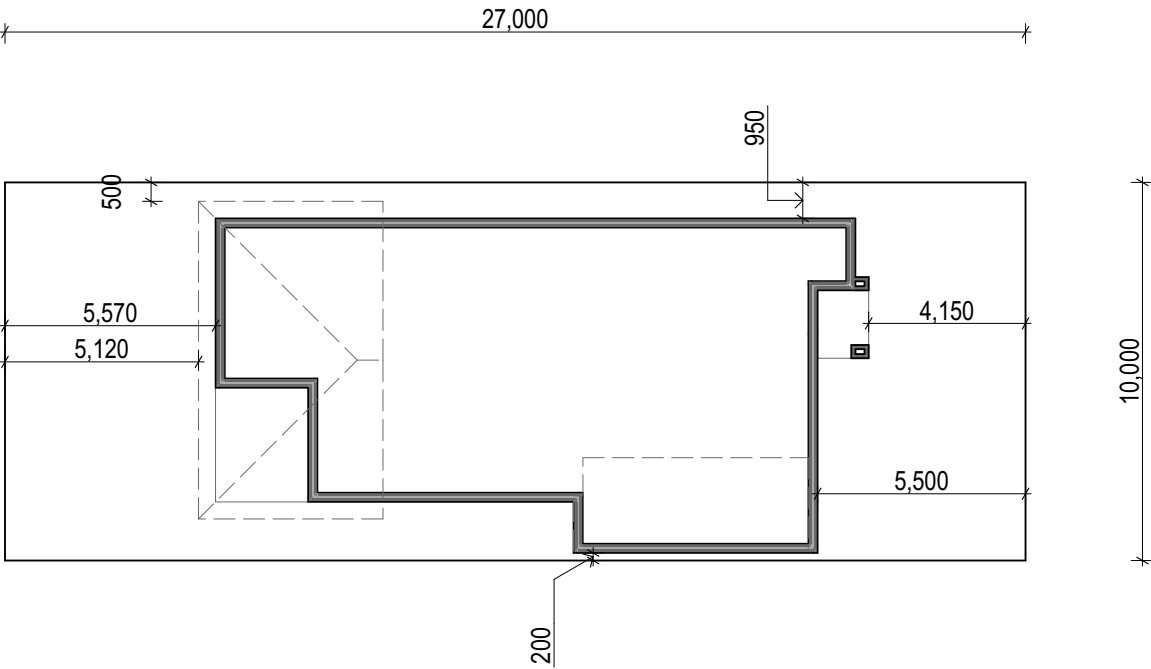
Build Price \$364,200


Land Area: 325m<sup>2</sup>

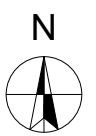
House Area: 210m<sup>2</sup>

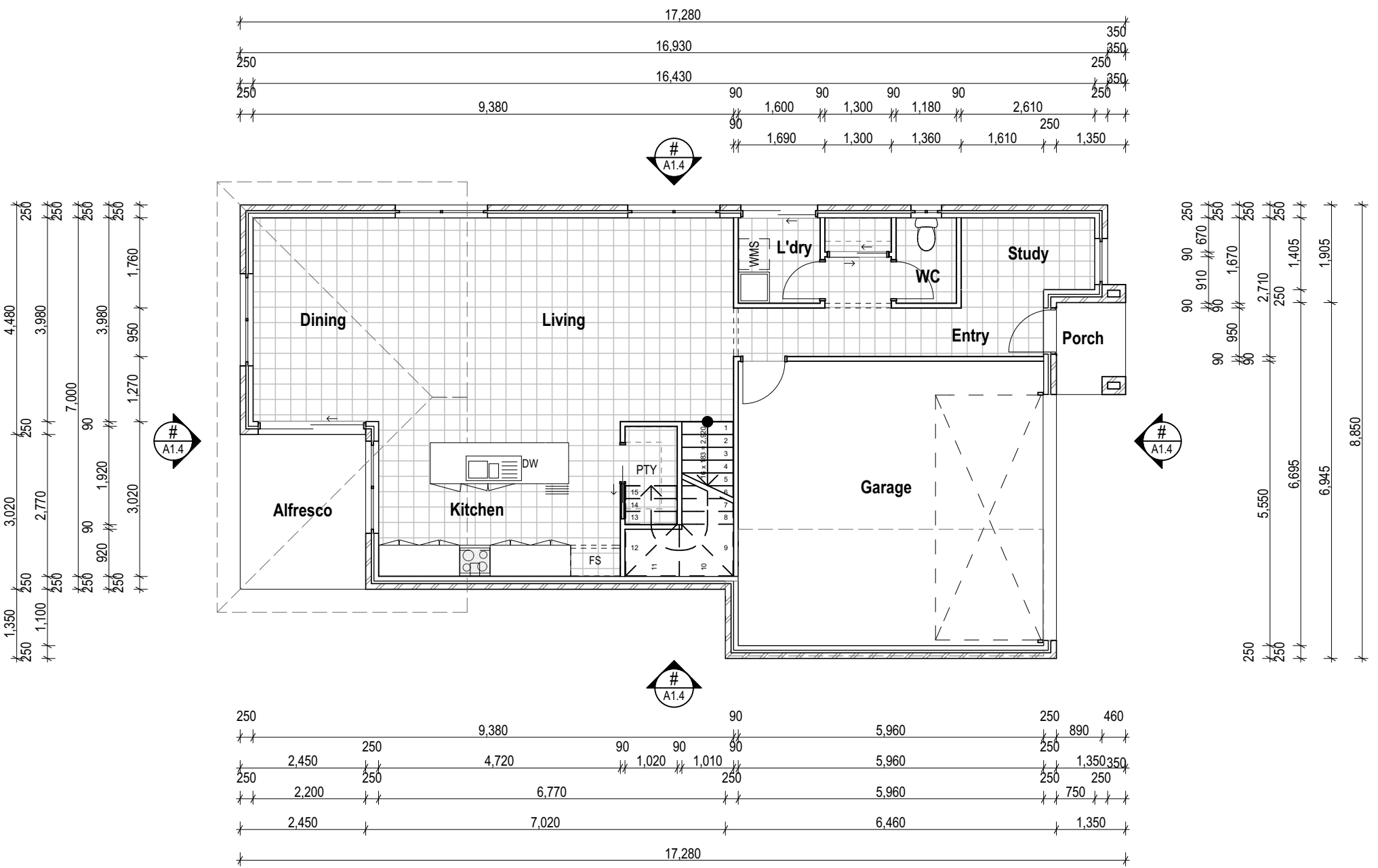
All rights reserved, all plans are copyright and no part may be used, copied or reproduced by any means or in the any form without prior permission of the builder. Further, this template is for display purpose only and must not be relied upon to be an exact representation of facts. Whilst all care is taken to provide the information accurately as possible, please rely upon building contracts and land contracts for specific information in relation to the land and house price, plans, specification and inclusions.

Layout Sheet	
A1.1	Site & Facade
A1.2	Ground Floor Plan
A1.3	Upper Floor Plan
A1.4	Elevations



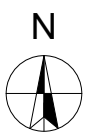
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**Site Plan - Proposed**  
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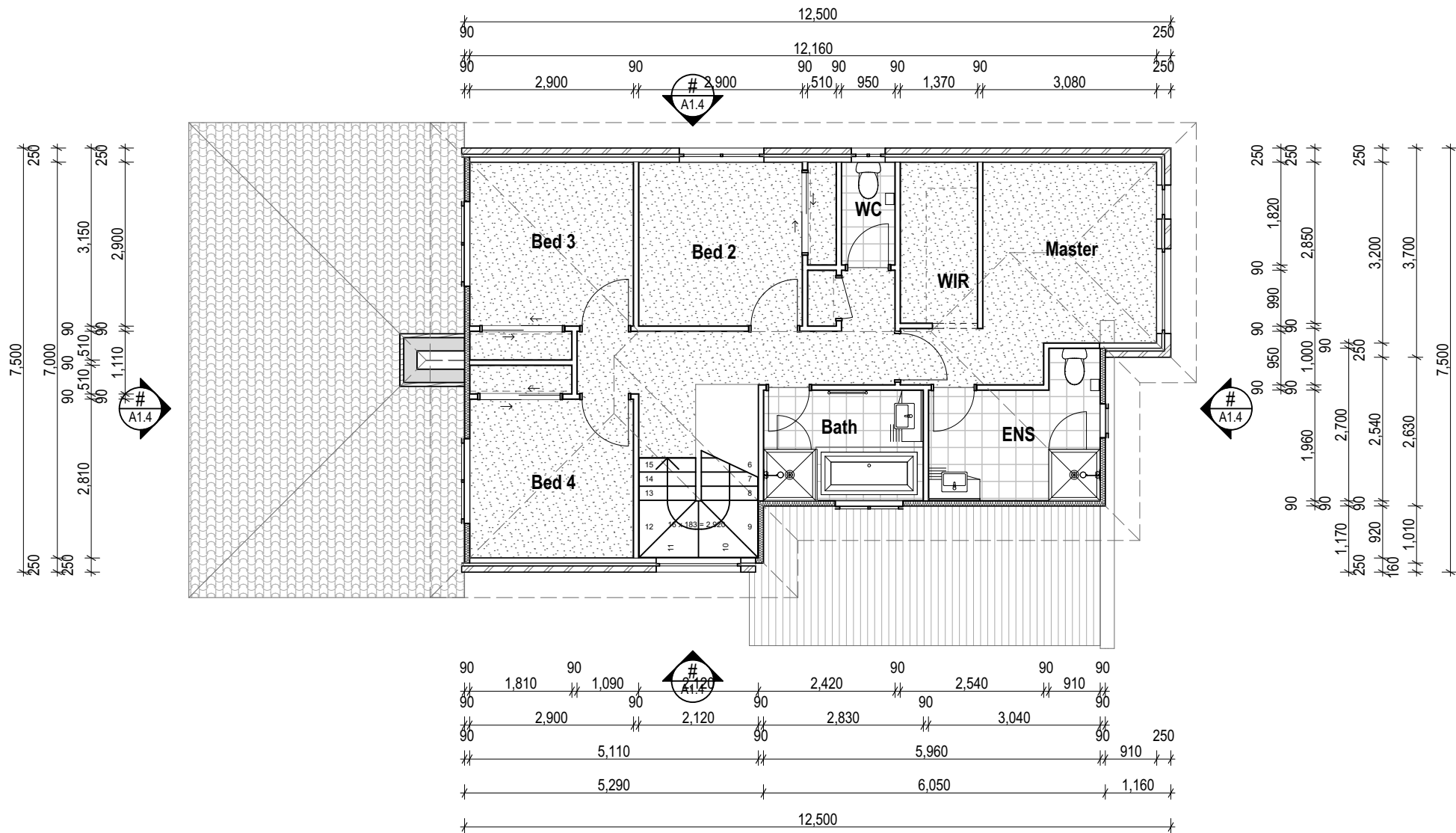
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 **Plan**  
**Contract Ground Floor Plan**  
SCALE: 1:100

Total Areas	
Alfresco	7.40
Garage	36.36
House Lower	86.35
House Upper	77.06
Porch	2.55
	209.72 m <sup>2</sup>

		<p><b>Client Signatures:</b></p> <p>_____</p> <p>_____</p> <p><b>Date:</b> _____</p>	<p>drawing name <b>Ground Floor Plan</b></p> <p>covenant <b>#Covenant Applicable</b></p> <p>drawing number <b>A1.2</b></p>	<p>real property description <b>#Real Property Description</b></p> <p>local authority <b>#Local Authority</b></p> <p>scale <b>1:100@A3</b></p>	<p>drawn by <b>MSC/DP R</b></p> <p>checked by <b>MCR/MB A/JSK</b></p> <p>rev</p> <p></p>
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**Plan**  
**Contract Upper Floor Plan**  
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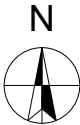
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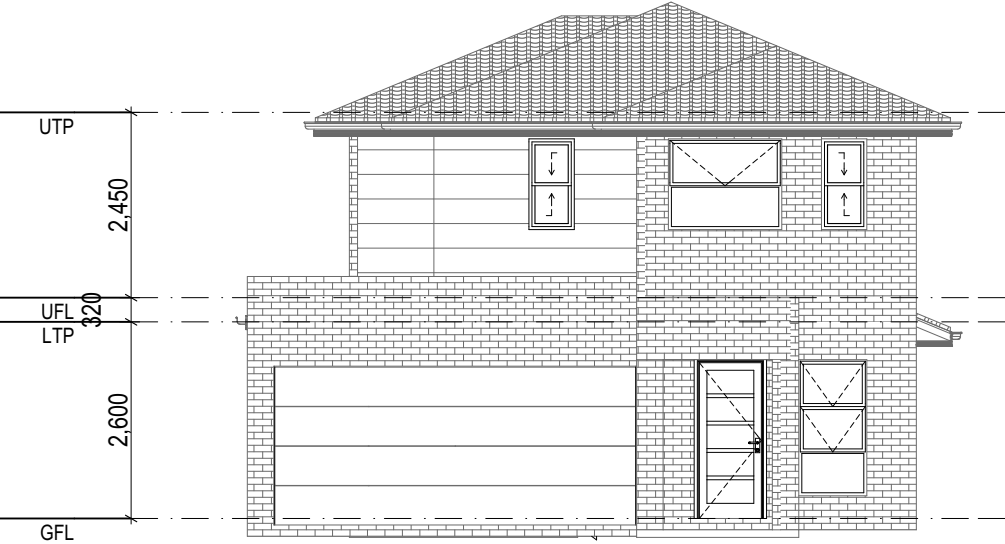
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**A1.3**


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


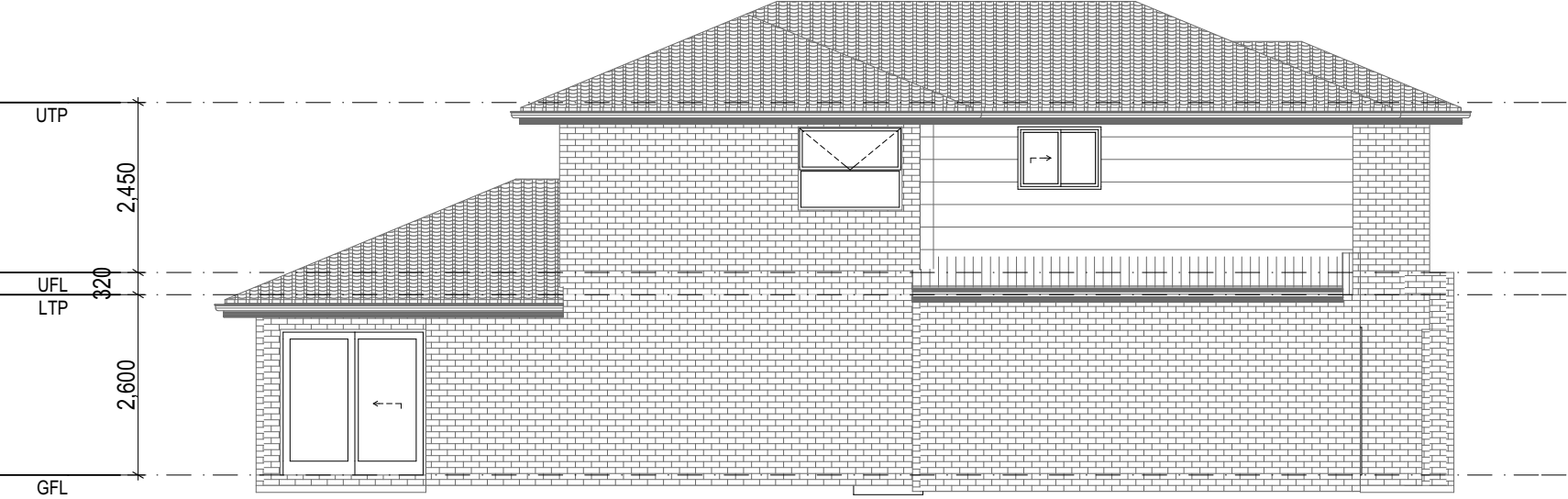






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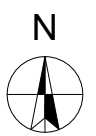
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SCALE: 1:100



		<b>Client Signatures:</b>   <b>Date:</b> _____	<div>drawing name <b>Elevations</b></div> <div>covenant <b>#Covenant Applicable</b></div> <div>drawing number <b>A1.4</b></div>	<div>real property description <b>#Real Property Description</b></div> <div>local authority <b>#Local Authority</b></div> <div>scale <b>1:100@A3</b></div>	<div>drawn by <b>MSC/DP R</b></div> <div>checked by <b>MCR/MB A/JSK</b></div> <div>rev</div>	
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# Inclusions

## 1. PRELIMINARY WORKS

Surveyors identification & contour survey  
 Engineer consultation, soil test & design  
 Drafting of standard plans  
 Council Development Application or NSW Housing Code Application including associated application fees  
 Construction Certification including inspections & associated fees  
 Site analysis report for Council (as required)  
 Sydney Water Authority lodgment & plan approval  
 Standard Stormwater design (as required)  
 Traffic Control plan to the satisfaction of Council (as required)  
 BASIX & ABSA assessment & certification  
 Statutory Long Service Levy  
 Home Building Compensation Fund Insurance  
 Workers Compensation & Contractor All Risk Insurance

### Local Authority Requirements

Geo-fabric sediment control, chemical toilet & waste receptacle  
 All weather access driveway  
 Temporary site security fence  
 Compliance with WH & S regulations such as but not limited to roof safety rail, scaffold & void platform (as required)

## EXTERNAL WORKS

### 2. EARTHWORKS

Building Platform	Earthworks to suit balanced cut & fill over the building platform
Survey	Site set out survey

### 3. PLUMBING

Mains Connection	Connection of water, sewer & roof stormwater to existing pre-tapped junction
External Hose Taps	Two (2) off external garden taps attached to the dwelling
Surface Water Drainage	Minimum two (2) off 250mm x 250mm yard gullies connected to existing pre-tapped junction via separate 90mm PVC drainage line

#### 4. CONCRETING

Piering	Engineer designed concrete piers to suit balanced cut & fill (where applicable)
Slab	Engineer designed reinforced concrete waffle pod slab construction up to 'H' Class soil classification
Garage	86mm step down from main slab

#### 5. PEST CONTROL

Pest Control	Termite treatment system as required by the Local Authority to all slab penetrations & perimeter of dwelling
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#### 6. FRAMING

Wall Frame	Prefabricated 90mm internally & externally untreated pine wall frames with studs spaced at 600mm centres
Roof Trusses	Engineered designed untreated pine roof trusses spaced at 600mm centres
Wind Velocity	Structural requirements to suit N2 wind classification
Ceiling Height	Nominal Ceiling Height 2450mm to ground & upper floors (where applicable)
Floor Joists	Engineer designed floor joists spaced at 450mm centres
Flooring	19 mm yellow tongue sheet flooring to first floor

#### 7. ROOFING

Fascia & Gutter	Colorbond® fascia & quad guttering to roof perimeter
Roof Covering	Premium concrete roof tiles from the Bristle 'Classic' range
Downpipes	90mm paint finish round PVC downpipes connected to the stormwater system

#### 8. GLAZING

Windows & Sliding Doors	Powder coated aluminium framed windows & sliding glass doors with keyed locks Frame colour from standard range
Wet Areas	Obscure glass to bathroom, ensuite & WC
Reveals	Paint grade timber reveals

## 9. EXTERNAL TREATMENTS

Brickwork	Single height face bricks to external walls from the PGH 'Naturals, Alfresco & Velour' range. NOTE: Due to covenant guidelines or specific façade treatments, face bricks may be replaced with paint finish smooth render over common brickwork (as required)
Infill Panels	Gal lintels with brickwork over windows and sliding glass doors
Mortar Joints	Ironed finish brick joints with off-white mortar
External Door Frames	Hume 'Weatherguard' entry frame with aluminium sill & full perimeter seal
Entrance Door	Hume 'Newington' XN5 painted front door with translucent glazing
Entry Lock	Lane 'Corvan Tovetto' Tri-lock style lever handle entrance set
Other External Doors	Hume 'XF3' 1/2 clear glazed external door (where applicable)
Other External Door Locks	Lane 'Tovetto' lever handle & double cylinder deadbolt
Balcony	Powder coated tubular aluminium balustrading to balcony (where applicable)
Garage Door	Remote operated automatic Colorbond ® sectional garage door <ul style="list-style-type: none"> <li>• 2 hand remote opening transmitters</li> <li>• 1 internal wall mounted opening transmitter</li> </ul>
Eaves	4.5mm unvented F.C sheeting as level eave soffits to perimeter of home (where applicable) 4.5mm F.C Sheeting with pvc joint strip to front Porch ceiling 10mm Plasterboard lined Alfresco ceiling fixed directly to underside of roof trusses
Trim	18x18mm paint grade square timber bead to intersection between eave soffit and external wall cladding

## 10. INSULATION

Roof	Sarking to entire roof
External Walls	Sarking to perimeter of external wall frames R2.0 glass fibre insulation batts installed to all external walls
Ceilings	R4.0 glass fibre insulation batts installed to the roof cavity of living areas & garage

## **INTERNAL WORKS**

### **11. INTERNAL LININGS**

Walls	10mm Plasterboard lined internal walls Excludes Wet Areas – Area specific linings to be utilised where required
Ceilings	10mm Plasterboard lined internal ceilings fixed directly to underside of roof trusses
Cornice	90mm cove cornice to the intersection between the internal wall & ceiling

### **12. JOINERY & HARDWARE**

Skirting	66x11mm 'half splayed' pine suitable for paint finish (excluding wet areas)
Architrave	42x11mm 'half splayed' pine suitable for paint finish
Internal Doors	Hume hollow core flush panel internal doors suitable for paint finish
Door Furniture	Lane 'Tovetto' lever internal door handles throughout Lane 'Tovetto' lever handle & single cylinder deadbolt to garage internal hinged door Privacy sets to Ensuite, Bathroom & W.C (where applicable) White air cushioned door stops
Stairs	Closed riser cover grade internal stairs including paint finish newel posts and black metal balustrade (where applicable)
Wardrobe Doors	Powder coated finish aluminium framed sliding doors with vinyl insert
Shelving	Single painted shelf & chrome hanging rail to robes Four (4) off painted open shelves to linen

### **13. CABINETRY**

Kitchen Cabinets	Laminate cabinetry including overhead cupboards with plaster lined bulkheads to ceiling Secondary feature colour from Integrity Range to kitchen overhead fronts
Vanity Cabinets	350mm deep laminate cabinetry
Finish	16mm 'Velour' finish colour-board with ABS Edges to door & drawer fronts, back panels & gables
Benchtops	39mm 'Velour' finish bench tops throughout
Shelving	16mm White melamine shelving with ABS edging & solid back carcasses
Drawers	One (1) off bank of 4 drawers including cutlery tray (450mm wide) to kitchen One (1) off bank of 3 drawers to vanities

Kickboards	Brushed stainless laminate kickboards
Hinges & Drawer Runners	Quality Hettich or Hafele fully adjustable hinges & drawer runners
Handles	Momo 'D' Handles in Satin finish to kitchen Momo 'D' Handles in Satin finish to vanities

#### 14. PAINTING

Specification	Quality three coat Dulux professional range acrylic paint to all walls & ceilings All paints to be white base All painting to be completed as per manufacturers specifications
Internal walls	Sealer undercoat & two coats low sheen acrylic (single colour only)
Internal ceiling	Two coats ceiling flat (white)
Internal timberwork	Prep & two coats with semi-gloss finish (colour to match walls)
Eave soffits	Two coats exterior low sheen
Clad wall (where applicable)	Two coats exterior low sheen (allowance includes main & feature colour)

#### 15. TILING

Waterproofing	Application of waterproof membrane to wet area floors, shower walls & external balconies to comply with AS 3740
Specification	Ceramic floor & wall tiles from the Integrity Range to wet areas Nominal wall heights as listed below: 1100mm bath surround 200mm over vanities 400mm as laundry tub splashback Single height skirting tile to remaining wet area walls 700mm high splashback to kitchen wall backing bench top 1900mm high in shower recess Feature or contrasting tiles from Integrity Range to shower recess wall <ul style="list-style-type: none"> <li>• Feature or contrasting tiles to a single wall within each shower compartment</li> <li>• One feature only per shower compartment</li> </ul>
Wastes	Chrome plated floor wastes to bathroom, ensuite & laundry

#### 16. BATHROOM FIXTURES

Shower screens	Fully framed shower screens with clear safety glass & pivot door
Mirrors	800mm high (nominal) framed mirrors over width of vanity

## 17. PLUMBING HARDWARE

Laundry	Everhard 42ltr freestanding stainless steel laundry tub & cabinet with bypass Phoenix 'Ivy' wall mixer & swivel spout to laundry tub Chrome tapware within laundry cabinet for future connection to washing machine by owner
Kitchen	Base 'MkII' Double Bowl stainless steel kitchen sink Phoenix 'Ivy' sink mixer to kitchen
Bathroom & Ensuite	Posh Solus 'Square Semi Recessed' vitreous vanity basins including pop up waste Phoenix 'Ivy' basin mixers Base 1500mm bathtub to bathroom Phoenix 'Ivy' bath mixer with 180mm Posh 'Solus' wall spout
Powder Room	Roca 'Debba' 400mm wall hung hand basin including chrome bottle trap Phoenix 'Ivy' basin mixer (where applicable)
Toilets	Posh Solus 'Round' dual flush close coupled vitreous toilet suites Chrome tapware to toilet suite cold water supply
Showers	All Directional shower arm & rose Phoenix 'Ivy' shower wall mixer
Hardware	Phoenix 'Gen X' soap dish (one (1) off to each shower enclosure) Phoenix 'Gen X' double towel rail (one (1) off to each Ensuite & Bathroom) Phoenix 'Gen X' toilet roll holders (one (1) off to each toilet enclosure)

## 18. ELECTRICAL

Meter Box	Conduit & cabling for underground connection of single phase electricity to meter box including circuit breakers, safety switch/RCD's as required to service the home, plus application/lodgement for meter, provision of temporary power including set up & installation of box at commencement of work
Cooktop	Technika 600mm 'CFM641-2' ceramic electric cooktop
Oven	Technika Bellissimo 600mm 'TB60FDTSS-5' stainless steel electric wall oven
Rangehood	Technika 600mm 'SREC 0160i-2' recirculating slideout rangehood
Dishwasher	Technika Veneto 'CSDW60SS-5' stainless steel dishwasher
Hot Water System	250 litre 3.6kw single element electric storage hot water system
Lighting	LED white downlights with 7w lamp (where applicable) Twin 36 watt diffused fluorescent light to garage LED white downlight in eave or wall mount bunker light (where applicable) to laundry



## Switches

Clipsal Classic Series light & power switch plates throughout

## Electrical Allowances

### Kitchen

- Two (2) off double power points to splashback
- One (1) off single power point to fridge space
- One (1) off single power point to dishwasher space
- One (1) off single power point to rangehood
- One (1) off single power point to cooktop / oven

### Living Room

- Two (2) off double power points
- One (1) off TV point
- One (1) off data point

### Bedroom 1

- Two (2) off double power points
- One (1) off telephone point

### Bedroom's 2, 3 & 4 (where applicable)

- One (1) off double power point each

### Bathroom/Ensuite/Laundry

- One (1) off double power point each

### Garage

- One (1) off double power point

## Smoke Alarms

Interconnected photoelectric smoke detectors hard wired with battery backup as required to comply with Australian Standards

## NBN

Provision for connection to estate provided NBN/FTTH network including:

- Installation of a telecommunications approved conduit, with draw through, from the service providers point of connection position to the 'Premises Connection Device' (PCD) (location as marked on plan)
- Installation of a telecommunications approved conduit, with draw through, from the 'Premises Connection Device' (PCD) (location as marked on plan) to the 'Network Termination Device' as nominated within the home
- Installation of a phone/data connection point including Cat6 cable to the nominated Home Distribution position within the home
- Installation of TV connection point, including RG6 Quad cable to the nominated Home Distribution position within the home

Note: Where NBN is unavailable provision will be made for future connection. Television point will be connected to an antenna within the roof cavity. It will be the owner's responsibility to have this rectified (where applicable)

**20. CONTRACT WORKS**

Defects Liability Period

Warranty service

Structural Warranty

6 year statutory warranty on building completion

Site Clean

Builders clean on completion

Full sweep out & vacuum of all internal areas

Cleaning of all windows & doors

Removal of builder associated debris

## INTERNAL TURNKEY PACKAGE

### 22. FLOOR COVERINGS

Main Floor Tiles

Ceramic floor tiles from Integrity Range to kitchen, hallways & main living areas

Carpet

Heavy duty polypropylene textured sisal carpet from the Integrity Range including 7mm foam underlay to all bedrooms & wardrobes plus non tiled common areas

### 23. WINDOW COVERINGS

Screens

Powder coated aluminium framed insect screens to window openings & sliding glass doors only  
Frame colour to match windows

Coverings

Vertical blinds from the Integrity Range to windows & sliding glass doors  
Note: Excludes wet areas & garage

## EXTERNAL TURNKEY PACKAGE

### 24. LANDSCAPING

Turf	Turf to yard & nature strip Note: Feature stone, gravel or mulch may be used in place of turf in areas where there is a likely hood that turf will not grow & at the discretion of the builder
Fencing	1800mm high fence as per minimum covenant requirements between adjoining properties including wing return & one (1) off pedestrian gate Note: Only where fencing is not existing
Driveway & Path	Coloured (unsealed) reinforced concrete from Integrity Range to driveway including path to patio
Alfresco	Plain broom finish reinforced concrete slab
Clothesline	Wall/Fence mounted fold down clothes line from Integrity Range
Letterbox	Render style textured finish contemporary letter box

## PROMOTIONAL UPGRADES

Shelving	Melamine shelving throughout
Benchtops	20mm stone bench tops throughout
Plumbing	Posh 'Bristol' 7 function hand shower on rail to bathroom & ensuite
Cooktop	Technika 'TB64GWSS-4' 600mm stainless steel gas cooktop with four (4) burners. Includes gas connection
Hot Water System	Thermann 26 litre 6 Star Instantaneous gas hot water system Recess box to suit hot water system
Air-Conditioning	Wall mounted reverse cycle split system air conditioning unit to living room Wall mounted reverse cycle split system air conditioning unit to master bedroom Includes separate circuit & isolator switch

# Area Overview



Located in one of Western Sydney's fastest growing suburbs, Realm at Austral is the perfect opportunity for Investors and Owner Occupied buyers.

Whether you're a first home buyer, a family looking to expand or a couple looking to downsize, a move to Realm at Austral will certainly ensure a bright future.



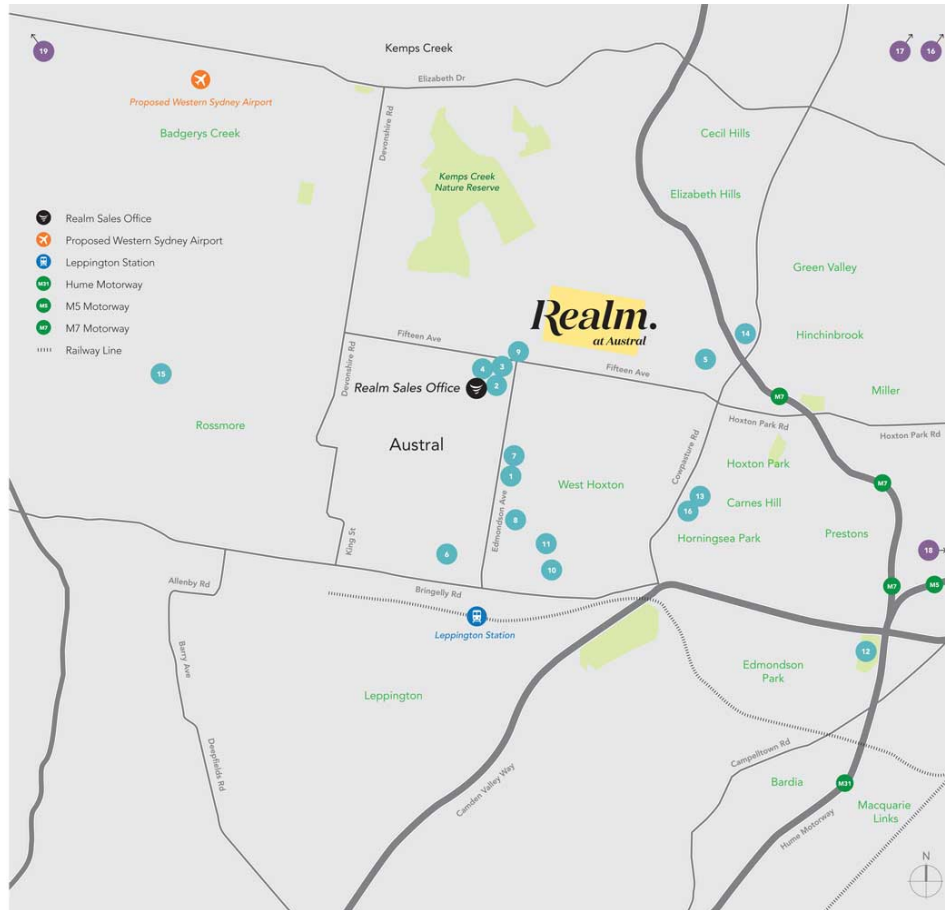
### MINUTES TO EVERYTHING

As part of a growing area, you'll have access to brand new amenities, and the opportunity to belong to a thriving new community.

Just one hour from Sydney CBD via the M7 and M5 motorways and surrounded by 5,280 hectares of the Western Sydney Parklands, everything you need to create a balanced lifestyle is right here. Schools, shops, medical centres, community and recreation centres and sporting fields are all close by. Leppington train station is within easy reach and the future Western Sydney Airport at Badgerys Creek will be an easy 15 minute commute.



# Area Overview



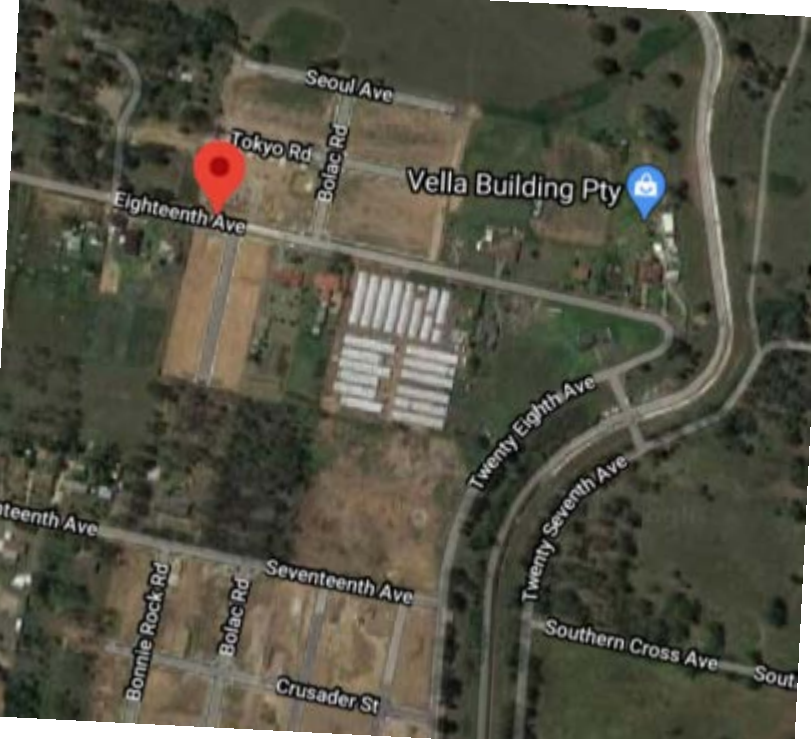
## ON YOUR DOORSTEP

1. Austral Public School
2. IGA Austral
3. West Hoxton Medical Centre
4. Home Timber & Hardware
5. Thomas Hassall Anglican College
6. Unit Grammar
7. IGA
8. Austral Bowling Club
9. West Hoxton Pharmacy
10. Austral Early Education Centre
11. Austral Nursery
12. Tree Valley Golf Course
13. Michael Clarke Recreation Centre
14. Hoxton Park Bunnings
15. Rossmore Grange (Nature Reserve)
16. Carnes Hill Marketplace (Woolworths, Aldi & Big W)

## FUTURE AFIELD

Wet'n'Wild Sydney (20min) Norwest  
Business Park (30min) S  
ydney CBD (50min)  
Blue Mountains (50km)





Seoul Ave

Tokyo Rd

Bolac Rd

Vella Building Pty

Eighteenth Ave

Twenty Eighth Ave

Twenty Seventh Ave

teenth Ave

Bonnie Rock Rd

Bolac Rd

Seventeenth Ave

Crusader St

Southern Cross Ave

Sout



### **A GROWING COMMUNITY**

Perfectly positioned on the fringe of one of Western Sydney's most burgeoning areas, Austral has become central to growth in this area.

15mins to new Western Sydney Airport at Badgery's Creek  
Construction commencing in 2018

11,000 direct jobs and 28,000 indirect jobs by early 2030

Population growth predicted to reach 1 million more people in region over 20 years

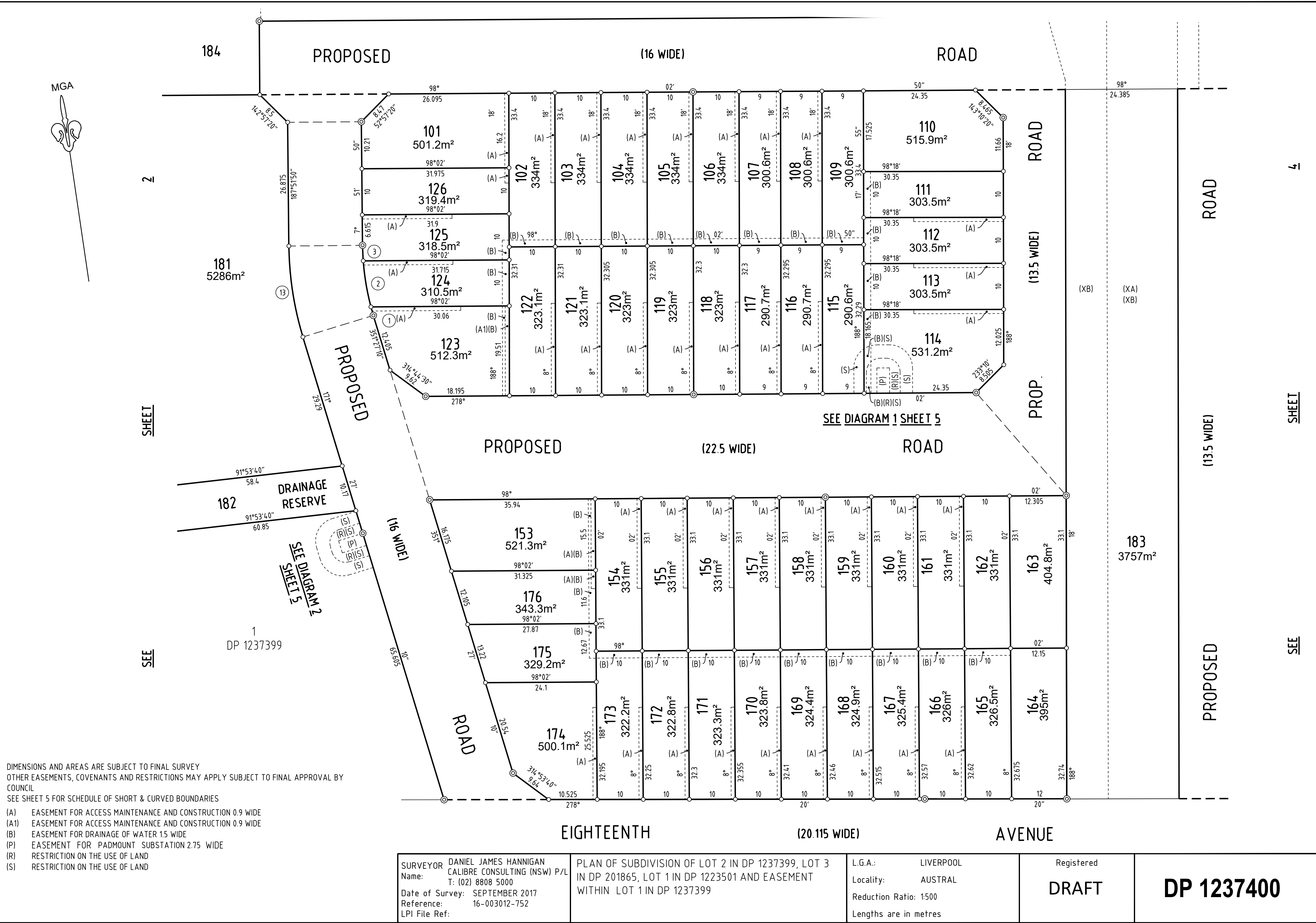
Western Sydney economy now third largest in Australia

Proposed arterial upgrades and rail links

Major growth in employment sectors such as health, retail, logistics, accommodation and food services

One of Australia's top theme parks, World of Wonder, opening in 2021 and new zoo in Blacktown

New multi-purpose sporting facility for A-League football in nearby Liverpool







# FORTUNE FAVOURS THE BOLD

Whether you're a first home buyer, a family looking to expand or a couple looking to downsize, a move to Realm at Austral will certainly ensure a bright future.

Located in one of Western Sydney's fastest growing suburbs, Realm at Austral is the perfect opportunity to build the home of your dreams at the centre of everything, within a vibrant and connected community.

From deciding on a layout that perfectly suits your lifestyle, to choosing the design elements that suit your sense of style, there's nothing like building your own home. And with your choice of builders, your dreams are in safe hands.





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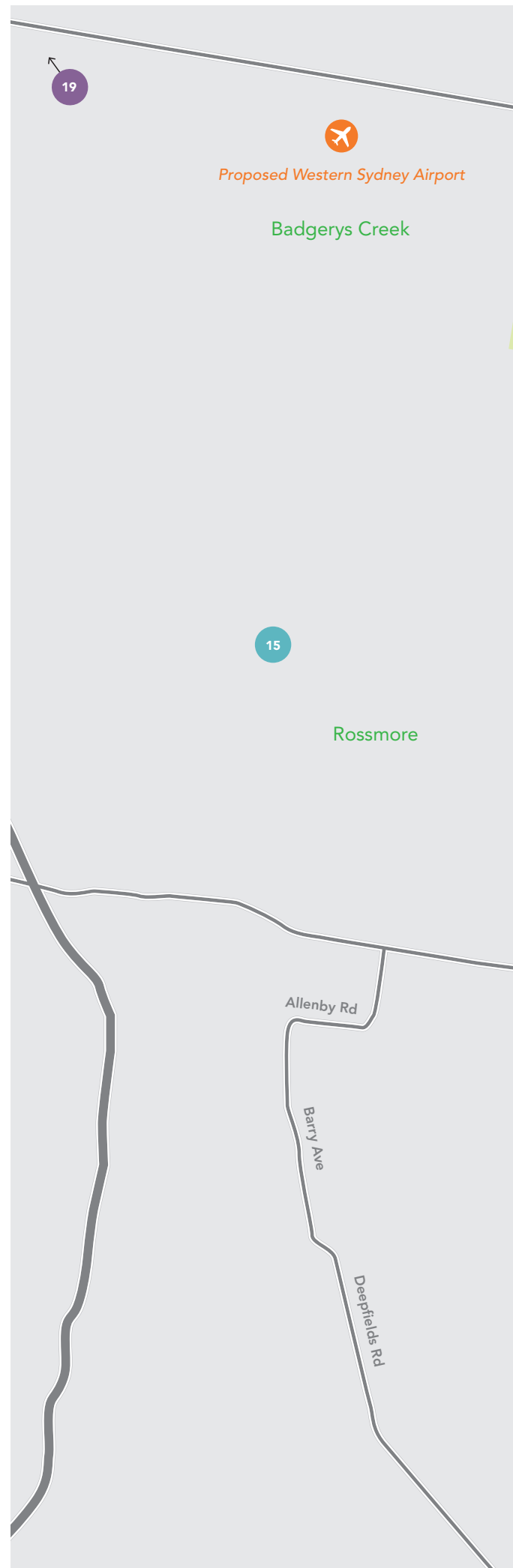
## ON YOUR DOORSTEP

- 1 Austral Public School
- 2 IGA Austral
- 3 West Hoxton Medical Centre
- 4 Home Timber & Hardware
- 5 Thomas Hassall Anglican College
- 6 Unity Grammar
- 7 IGA
- 8 Austral Bowling Club
- 9 West Hoxton Pharmacy
- 10 Austral Early Education Centre
- 11 Austral Nursery
- 12 Tree Valley Golf Course
- 13 Michael Clarke Recreation Centre
- 14 Hoxton Park Bunnings
- 15 Rossmore Grange (Nature Reserve)
- 16 Carnes Hill Marketplace (Woolworths, Aldi & Big W)
- 17 Future Arrahman College Islamic School

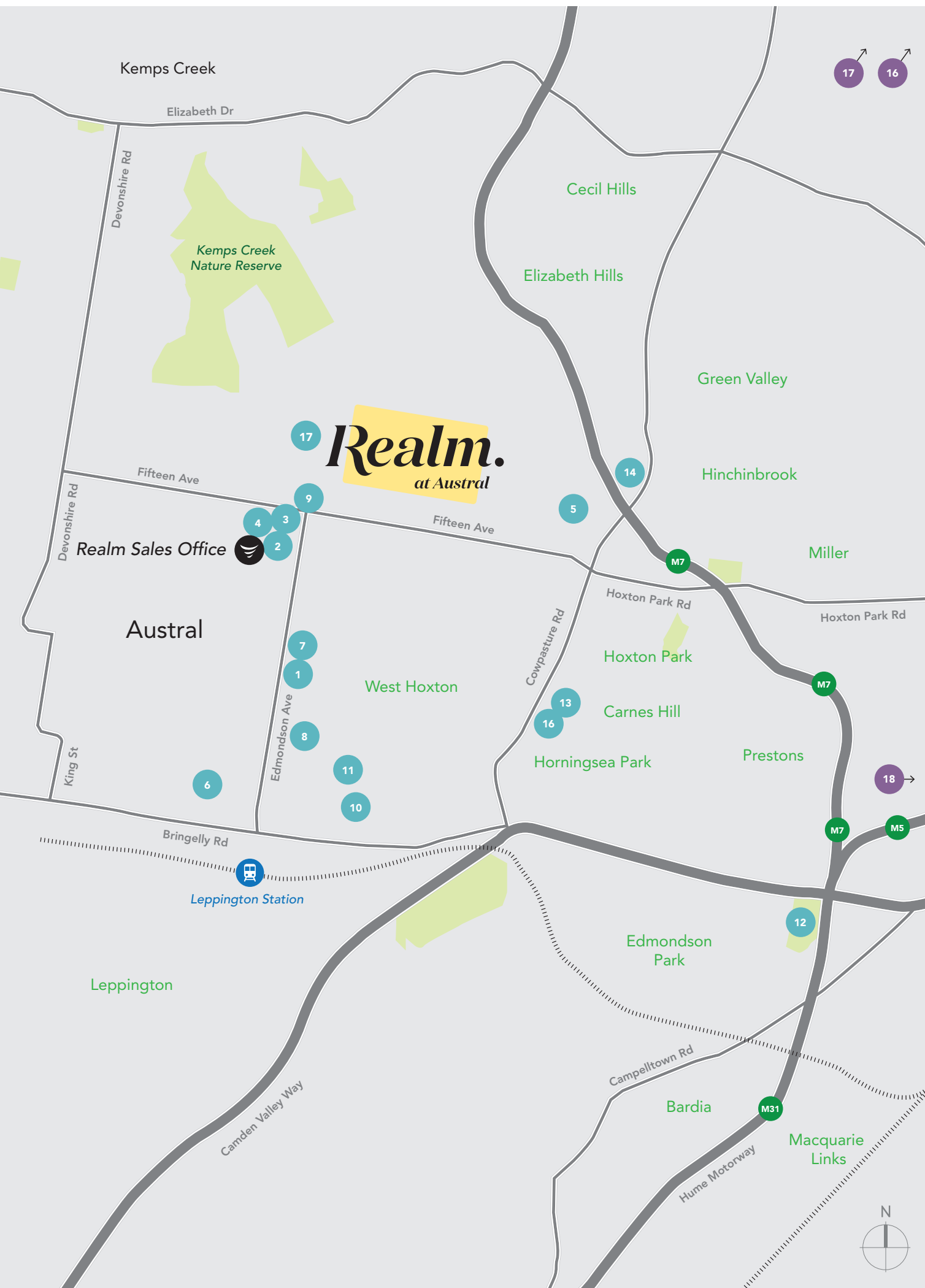
## FURTHER AFIELD

- 16 Wet'n'Wild Sydney (20min)
- 17 Norwest Business Park (30min)
- 18 Sydney CBD (50min)
- 19 Blue Mountains (50km)

-  Realm Sales Office
-  Proposed Western Sydney Airport
-  Leppington Station
-  Hume Motorway
-  M5 Motorway
-  M7 Motorway
-  Railway Line









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- Population growth predicted to reach 1 million more people in region over 20 years
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