

ELISTON

EAST

QTR



BURBANK URBAN INCLUSIONS

## EXTERNAL

### EXTERNAL COLOUR & MATERIALS SCHEDULE

External colours and materials in accordance with predetermined palette to comply with relevant authority approvals.

### SITWORKS & SERVICE CONNECTIONS

Engineered concrete waffle pod slab.

Site levelling as required.

Connection runs to existing underground single-phase power, mains gas, mains water, sewer and stormwater connection points within the title boundaries. NBN conduit between house and pit.

### STRUCTURAL FRAMING

#### Ceiling Height

Double storey - Ground Floor (or Living floor) 2590mm / 1st Floor (non-living) 2440mm.

*Measured from floor to underside of structural timber*

Prefabricated 90mm stabilized structural grade wall frames and roof trusses.

Structural steel as directed by engineer

**Boundary Wall System:** Boundary wall system to maintain structural independence of fire rating of each dwelling

*(Design specific Refer to plans for details.)*

### EXTERNAL CLADDINGS

#### BRICKWORK:

Clay bricks (where applicable) – Burbank Category 3 with natural colour rolled mortar joints (*Dimensions to suit whole bricks*).

#### OTHER CLADDING:

Lightweight claddings where applicable.

Lightweight claddings such as - rendered foam, aerated concrete panel, fibre cement, timber & timber composite, metal

#### **WINDOW AND OPENING OVERHEAD INFILLS:**

Front façade including garage - brickwork or material to match other cladding.

Sides & rear - match material or painted cement sheet.

#### **ROOFING**

Trimdeck roof sheeting at 2 degrees or

Colorbond custom orb at 22.5 to 27.5 degrees if applicable (*Design specific – refer to plans for details*).

Colorbond fascia, quad gutter and downpipes\*

\*Note - downpipes to suit a 'charge' system for water storage to be specified accordingly (where applicable).

#### **CAR ACCOMMODATION**

Double Garage with remote controlled Colorbond sectional overhead door.

#### **WINDOWS & SLIDING DOORS**

Double glazed aluminium awning windows in accordance with manufacturer's standard sizes.

Double glazed aluminium sliding doors to living area/s and laundry

Keyed window & sliding door locks throughout.

Block out roller blinds to all clear glazing

Flyscreens to all openable windows and doors.

#### **EXTERNAL HINGED DOORS**

##### **Front Entry Door**

Timber feature door with translucent glazing including weather seal with keyed lever set and deadbolt (keyed alike).

##### **Garage Rear Pedestrian Door (where applicable)**

Flush panel weatherproof door with keyed lever set.

##### **Garage Internal Access Door**

Flush panel hinged door with keyed lever set.

## EXTERNAL PAINTING

Acrylic paint finish to exterior timber, metal work and cladding.

Satin enamel finish to front entry door.

## LANDSCAPE EXTERNAL WORKS

Front landscaping by developer.

Rear landscaping including instant turf to rear main yard, gravel to service yards and access ways, blue stone steppers to clothesline area.

Fold down clothesline / letterbox / fencing including return and gates (if applicable)

Coloured concrete driveway, front path and rear terrace.

Water tank - 2000l (gas boosted solar hot water system if water tank can not be installed).

## INTERNAL

### INTERNAL COLOUR & MATERIALS SCHEDULE

Internal colours and materials in accordance with predetermined palettes

Choice of two (2) schemes, Modern and Contemporary

### INTERNAL PAINT

All paints Low VOC

Low sheen washable acrylic to internal walls.

Flat acrylic (white) to ceilings.

Satin enamel paint to internal timber work and doors.

**Note** – walls and internal timber work to be one colour.

Two coat application of paint throughout.

### MOULDINGS

**Skirtings:** Painted finish 67mm x 18mm MDF square edge.

**Architraves:** Painted finish 67mm x 18mm MDF square edge.

**Cornice:** : 75mm Boral Linear cornice throughout

## INTERNAL DOORS

Hinged flush panel paint grade doors 2040mm high with 75mm white cushion doorstops.

## INTERNAL DOOR FURNITURE

Lever style passage sets with privacy latch to Bathroom, Ensuite, Powder Room and WC as applicable.

Fixed lever sets to linen & store cpds.

## STAIRCASE

MDF bullnose treads and risers with carpet finish.

Painted timber capped plaster dwarf wall balustrade & round profile timber painted handrail to one side.

## FLOOR COVERINGS

**Entry / Kitchen / Meals / Living:** Laminate timber look floating floor.

**Bedrooms / Passage / Stairs:** Burbank Category 3 Cut Pile Twist Polyester Carpet.

**Bathroom / Ensuite / WC / Powder / Laundry:**

Floor & Wall Tiling - Large format porcelain tiles.

Skirting Tile - 100mm high including to vanity kickboard .

Shower Wall Tiles - minimum 2000mm above base.

## KITCHEN

**Cabinets:**

**Base Cabinets**

Laminate natural finish doors, drawers, kick board and end panels to refrigerator recess with white melamine internals & microwave space.

**Overhead Cupboards**

Laminate natural finish doors, white melamine interior.

**Pantry**

Laminate natural finish or 2040 high flush panel with four white melamine shelves 450mm deep.

**Handles**

Base cupboards - pull style handles (where applicable)

Overhead Cupboards - 16mm drop down (finger pull)

**Bench Tops**

Reconstituted 20mm stone - Burbank Group 1.

**Splashback**

Tiled splashback - nominal 700mm high with returns to plaster/stud wall ends (not to laminate panel ends).

**Sink**

Stainless steel over mount 1&1/2 bowl with single drainer.

**Tapware**

Pin lever sink mixer.

**APPLIANCES**

**Oven:** 600mm black glass stainless steel electric fan forced

**Cooktop:** 600mm stainless steel gas and metal trivets

**Range Hood:** 600mm stainless steel undermount (concealed) & ducted to outside air

**Dishwasher:** 600mm under bench stainless steel

**STORAGE**

**Robes:** 1 x 450mm white melamine shelf and metal hanging rail with vinyl sliding doors.

**Walk in Robes:** 1 x 450mm white melamine shelf and metal hanging rail and one shelf (x3) drawer unit (where applicable).

**Linen Cupboard:** 4 white melamine shelves (where applicable).

**Broom Cupboard:** Combination melamine shelving to suit design.

## LAUNDRY

**Trough & Cabinet:** 35L Trough & Cabinet.

**Trough Tap:** Sink mixer pin style.

**Washing Machine Taps:** Hot & cold wall mounted mini stops.

## BATHROOM / ENSUITE

**Vanity:**

**Cabinets:** Laminate natural finish cabinet doors, drawers and kickboard. White melamine interior.

**Bench Tops:** Reconstituted 20mm stone

**Handles:** Pull style handles

**Basin:** Vitreous china semi inset

**Basin Tap:** pin style low basin mixer.

**Bath:** Freestanding back to wall white acrylic 1700mm long with plug & waste.

**Bath Tap:** Wall mounted pin style mixer & spout.

**Mirror-** Mirror with polished edges to suit vanity.

**Toilet Suite** - Vitreous china close coupled with soft close seat.

Fixed Tube type skylight to first floor Ensuite and Bathroom when not provided with a window

## POWDER ROOM / WC

**Wall Basin** - Vitreous china mini wall hung basin, with pin style mixer tap, 40mm plug and bottle-trap waste.

**Toilet Suite** - Vitreous china close coupled with soft close seat.

## ACCESSORIES

Towel rail (600mm) to Ensuite & Bathroom and towel ring to Powder Room

Toilet roll holder to Ensuite, WC and Powder Room

Soap dish to Ensuite / Bathroom shower.

## ENERGY RATING

7 Star energy rating assessment and report.

## HOT WATER SYSTEM

Electric Heat Pump hot water storage unit with inbuilt condenser.

## HEATING & COOLING

Electric panel heaters to all other bedrooms and living areas.

Reverse cycle air conditioner to living (5kw) and master bedroom (2.5kw) - minimum 4.5 energy rating.

## INSULATION

Foil wrap to exterior frame, insulation batts to external house walls & ceilings as required to achieve energy rating.

*Include car accommodation.*

## DRAUGHT EXCLUSION

Exhaust fans fitted with draught exclusion damper.

Perimeter draught seals to home entry doors.

## ELECTRICAL

### External:

Solar PV System 2.2kw including roof mounted collectors and inverter

Exterior wall mounted downlight to front façade x 1 (subject to design)

Weatherproof bunker style light fitting to all other external doors

External Double GPO to service HWS etc

### Internal:

Ample 10-Watt LED fixed downlights throughout (white) to meet building regulations

Double power points throughout.

Single power points throughout as applicable: Dishwasher provision / Refrigerator space / Microwave provision / Heating unit.

Electric car charger to garage (15 amps)



## **General**

White Clipsal Iconic range cover plates to switches and power points.

Hard wired smoke detectors.

Residual Current Device (RCD) safety switch.

Exhaust fans over showers & laundry cupboard (where applicable).

1 x NBN connection point to family room.

Data points x 3 (Cat 6) Study, Sitting room and Bed 1.

TV Points x 3, Family, Sitting room, and Bed 1

TV Antenna - (unless not required due to fibre-optic system being included via a turnkey package)

## **ALSO INCLUDED**

Contractors' All Risk Insurance.

Home Owner's Warranty Insurance.

Building Permit Fees

Asset Protection Permit for crossover if applicable.

12 Month Defect Liability Period.

## **Disclaimer**

\* The builder reserves the right to substitute, change or modify these fixtures and fittings as required by design and substitute products of similar or better value if specified items become unavailable.

 Burbank Urban

Thank you.