



# A new home A new standard

- Ⓜ 2590mm ceiling height throughout
- Ⓜ Bricks infill above all windows & sliding doors
- Ⓜ Designer feature internal doors
- Ⓜ Double numbers of LED downlight throughout
- Ⓜ 20mm CAT 3 Bianco Cararra stone benchtop throughout
- Ⓜ 900mm Cooktop and fixed Rangehood with overhead cabinet
- Ⓜ Ceiling exhaust fans including draft stopper vented external
- Ⓜ Designer range tapware and fittings
- Ⓜ Niche to all shower space
- Ⓜ Undermount basin to all bathroom and ENS
- Ⓜ Freestanding baths and back to wall toilet
- Ⓜ Laminate timber flooring throughout
- Ⓜ Fixed site cost with "P" class soil and max 500mm site fall included

## TURNKEY INCLUSION

- Ⓜ FLYSCREENS to all openable windows and sliding doors
- Ⓜ HOLLAND BLINDS to all openable windows and sliding doors
- Ⓜ INTERCOM system with screen panel and Alarm Security system
- Ⓜ MULTI HEAD split system to house throughout
- Ⓜ COLOUR TROUGH paving driveway and porch area
- Ⓜ FRONT and rear low-maintenance landscaping with designer letter box
- Ⓜ FULL shared fencing with wing fence and side gate

**7 STARS ENERGY RATING WITH SOLAR SYSTEM TO HOUSE**  
**10 YEAR STRUCTURAL GUARANTEE**  
**3 MONTH MAINTENANCE**

**Lot 739 Officer Central**

**Titled**

**Land Size 380 SQM**

**Land Price \$514,000**

**Turnkey Price \$518,000**

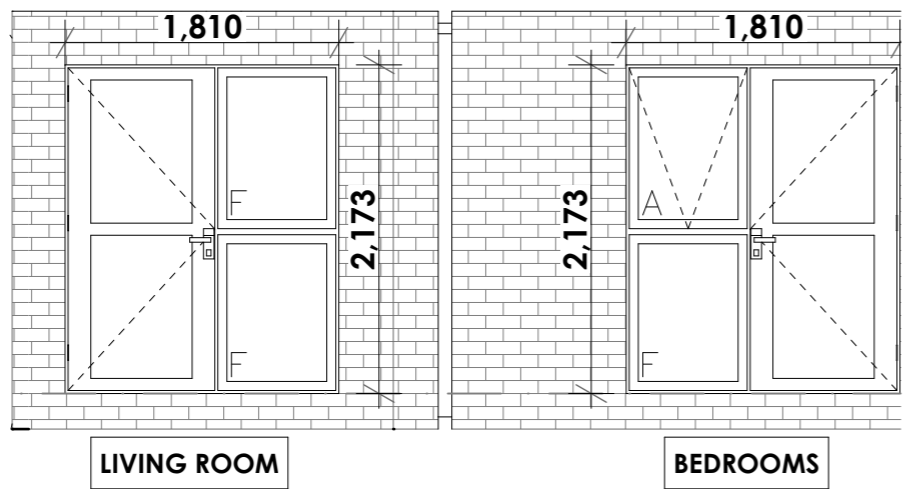
**Package Price \$1,032,000**

**MACLiving** Ⓜ

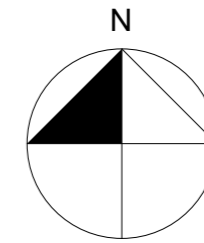
**BRICK TIES:**  
WALL TIES SHALL BE SELECTED & SPACED IN ACCORDANCE WITH AS 4773.2

- (a) 300mm FROM CONTROL JOINTS
- (b) 300mm FROM THE END & TOP OF WALLS
- (c) 300mm FROM OPENINGS & INTERSECTING WALLS
- (d) 300mm ABOVE INTERMEDIATE FLOOR LEVEL IN TWO-STORY CONSTRUCTION
- (e) 400mm BELOW INTERMEDIATE FLOOR LEVEL IN TWO-STORY CONSTRUCTION, EXCEPT WHERE CIRCUMSTANCES DO NOT ALLOW FOR THIS, SUCH AS WHERE THE FRAME IS OBSCURED BY A WINDOW FLASHING

IN ALL CASES, THE MAXIMUM VERTICAL & HORIZONTAL SPACING SHALL NOT EXCEED 600mm.



2173H x 1810W  
WITH 970W DOOR



**STUD CENTRES**

- EXTERNAL LEFT & RIGHT HAND SIDE - 450mm CRT. TO FULL HEIGHT STUDS ONLY. EXCLUDES GARAGE
- EXTERNAL FRONT & REAR - 600mm STUDS CRT.
- INTERNAL - 600mm STUD CRT.

**WINDOW & DOOR DIMENSIONS**

ALL WINDOW & DOOR DIMENSIONS ARE SHOWN (HEIGHT X WIDTH)

**WINDOW CONFIGURATION**

ALL WINDOWS TO HAVE A HEAD HEIGHT OF 2173mm ABOVE FFL.  
ALL WINDOWS TO BE ALUMINIUM FRAME SLIDING WINDOWS (EXCLUDING THE FRONT FACADE)  
FRONT FACADE WINDOWS TO BE AS SPECIFIED.

BRICKWORK ABOVE ALL WINDOWS & SLIDING DOORS.

RENDERED BLUEBOARD ABOVE GARAGE VEHICLE ACCESS DOOR.

**ARTICULATION JOINTS**

ALL ARTICULATION JOINTS TO BRICKWORK ARE TO BE IN ACCORDANCE WITH AS 3700-2001

**ROOF**

CONCRETE TILE ROOF @ 22.5° PITCH  
TIMBER TRUSSES AS PER MANUFACTURERS SPECIFICATIONS.

450mm EAVES FROM BRICKWORK WHERE SHOWN.

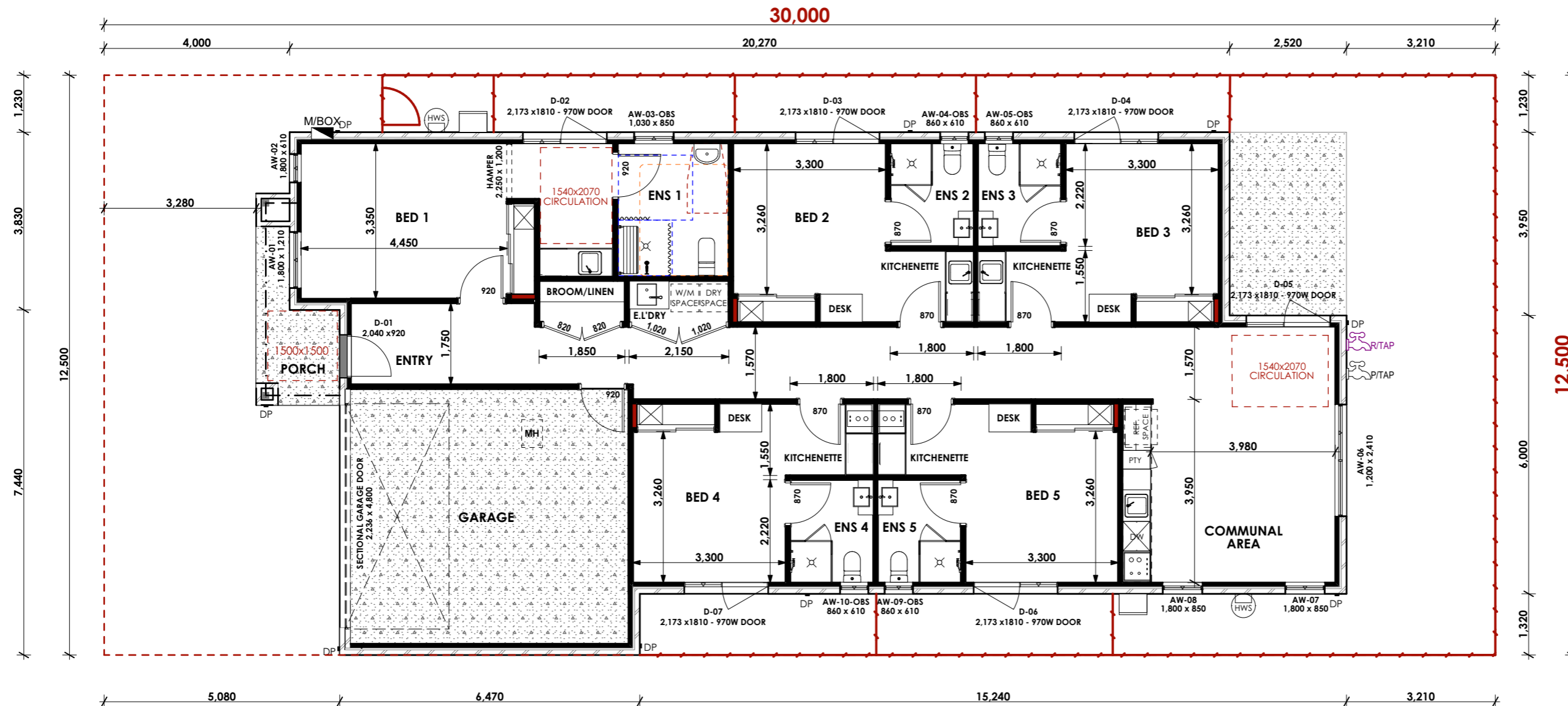
SOLAR PANEL LOCATION TO COMPLY WITH MANUFACTURERS REQUIREMENTS AND AS/NZ 3500 PLUMBING & DRAINAGE.

DOWNPIPES TO BE PROVIDED @ 1 PER 60m<sup>2</sup> AND/OR EVERY 12m IN DISTANCE. EXCLUDING BOX GUTTERS & RAINHEADS.

**INSULATION**

INSULATION TO WALLS & CEILING TO BE INSTALLED AS PER NCC PART 3.12.1.1 INSULATION SPECIFICATION AS PER THERMAL PERFORMANCE ASSESSMENT.

INSULATION TO WALLS TO BE INSTALLED AS PER NCC PART 3.8.6 INSULATION SPECIFICATION AS PER SOUND



LEGEND	
<b>FLOOR FINISHES</b>	<b>WINDOW</b>
TILES	<b>SW</b> = SLIDING WINDOW
LAMINATE FLOORING	<b>AW</b> = AWNING WINDOW
CONCRETE PAVING	<b>FW</b> = FIXED WINDOW
	<b>SD</b> = SLIDING DOOR
PROVIDE SQ SET CORNICHE TO PARTICIPANT'S ENS & BATH	
PROVIDE EXTRA MGP10 REFER TO DETAILS	

**GROUND FLOOR PLAN**

1:100

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REV	DATE	REVISION NOTES
A	28.02.2025	DESIGN CONCEPT.

CLIENT NAME: TBC

FLOOR AREAS	
1. HOUSE	182.66
2. GARAGE	36.08
3. PORCH	5.50
<b>TOTAL</b>	<b>224.24 m<sup>2</sup></b>
<b>SITE AREA</b>	<b>XXm<sup>2</sup></b>
<b>SITE COVERAGE</b>	<b>%</b>
<b>PERMEABILITY</b>	<b>%</b>

HOUSE TYPE  
**5BED ROOMING HOUSE**

FACADE TYPE  
**TBC**

JOB ADDRESS.  
**LOT XX (NO.XX) XXXX STREET, XXXX**

DATE: 28/02/2025 REVISION NO.  
SHEET NO. 03 OF TBC  
DRAWN TBC

**A**  
SHEET SIZE: A3 SCALE: 1:100, 1:50

I/WE ACKNOWLEDGE THAT THESE PLANS ARE AN ACCURATE REFLECTION OF OUR REQUIREMENTS.  
(SIGNED)..... DATE ...../...../20.....  
(SIGNED)..... DATE ...../...../20.....