

ANNEXURE E – INCLUSIONS LIST

A Sustainable
Precinct by SLA
North Wright

STAGE 1

Incisions

GENERAL

Windows and sliding doors	Double glazed, aluminium framed, powder-coated windows throughout.
Flyscreen	Flyscreen to all window frames and sliding doors.
Cladding	Mix of recycled brick, lightweight steel cladding and Weathertex cladding or equivalent.
Roofing	Corrugated steel roofing, custom orb (Southerly), Lysalight.
Carport/garage with garage door	Motorised single garage door with 2x remote door controls. Stratco or equivalent.
Fire rating	As per Australian Standards (AS) and National Construction Code (NCC) requirements.
Energy efficiency rating	All homes will have a minimum Energy Efficiency Rating (NatHERS) from 7.2 to 8.9 stars.
3000L rainwater tank	With garden tap. Kingspan or equivalent.
Storage shed	Size: 1860 x 770 x 1950mm. Stratco or equivalent.
Letterbox	Stainless steel wall mount letterbox. Sandleford or equivalent.
Clothesline	Single folding frame clothesline or equivalent. Size: 2.2 x 0.68m.
Fencing	Mix of recycled hardwood, steel mesh, recycled brick and metal.
Door bell	Honeywell Home or equivalent.
Hot water unit	ENVIROSUN® Energy Efficient Heat Pump Hot Water Heater 246L capacity.
Split system air conditioner	1 x LG WH18SL 5.0kW (ground floor) and 1 x WH12SK 3.5kW (first floor).
Heat Recovery and Ventilation (HRV) System	Decentralised HRV system, Steibel Eltron Model number: VLR 70 S/VLR 70L or equivalent unit.
Demand Management System	Evergen home energy management system, capable of home power management.
Landscaping	Fully landscaped with a mix of paving, hard and soft landscaping (including climate-wise plants) per the landscape plans.
Solar panels	Rooftop solar panels, minimum 5kW.
Ceiling height	2.55m minimum ceiling height, with square set cornices.
EV ready	GPO provided in garage for charging station.
NBN ready	Pre-wired for NBN connection.
Maintenance	90 day maintenance period after settlement.

KITCHEN AND LAUNDRY

Kitchen benchtop, laundry bench

Paperock or equivalent. 25mm ply substrate with high-pressure laminate (HPL) with nano technology.

- Colour scheme 1: Dusk
 - Colour scheme 2: Dawn
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Kitchen and laundry cabinets

Polytec or equivalent. Moisture resistant medium density fibreboard. Soft close with round flush handles.

- Colour scheme 1: Dusk
 - Colour scheme 2: Dawn
-

Cooktop

60cm induction cooktop – 4 zones.
Fisher & Paykel or equivalent.

Oven

60cm built-in oven 5 functions or equivalent.
Fisher & Paykel or equivalent.

Rangehood

60cm undermount rangehood or equivalent.
Fisher & Paykel or equivalent.

Kitchen sink

Polar 390mm 1 ½ bowl flushline sink, top mount.

Laundry sink

Single 30L flushline tub, top mount.

Kitchen/laundry mixer

Round pin or equivalent gooseneck sink mixer. Clark or equivalent.

BATHROOM

Vanity mixer	Round pin basin mixer. Clark or equivalent.
Vanity and basin	Mont Albert 1200mm wall hung vanity unit. Finish: Light ash, textured. Top and basin: Casa integrated ceramic benchtop and undermount basin with single tap.
Bath spout	Round basin/bath outlet. Clark or equivalent.
Bath mixer	Round pin shower/basin/bath mixer. Clark or equivalent.
Towel rail	Round 900mm and 300mm single towel rails.
Toilet	Luna Square Cleanflush wall-faced toilet suite. Caroma or equivalent.
Toilet roll holder	Round Toilet Roll Holder. Clark or equivalent.
Shower head	Round II Rail Shower. Clark or equivalent.
Shower screen	Creative Glass frameless front and return. Polished chrome hardware with hinged door.
Shower shelf	400mm. Clark or equivalent.
Bathtub	Caroma stirling rectangle bath. 1525 x 770 x 330mm.
Exhaust	Eco Tactic Vivid 3 in 1 bathroom.
Mirror	Rectangular mirror with shelf.

LIGHTING AND FANS

External	Wall-mounted LED fittings located in the garden, courtyard and front door.
Internal	Primary recessed internal LED lighting.
Pendant light	Bamboo disc pendant located in the kitchen.
Bathroom light	Minimalist Glass Dome Wall Sconce or equivalent.
Ceiling fans	Skyfan 3 Blade ceiling fan or equivalent. 6-speed LCD remote control included. In each bedroom and living room.

POWER

ROOM/SPACE	ELECTRICAL REQUIREMENTS
Entry/living/dining	<ul style="list-style-type: none">• TV Antenna Outlet connected to antennae• 2 x DGPOs• 1 x data outlet• 2 x DGPOs with USB
Kitchen	<ul style="list-style-type: none">• Power for appliances including cooktop, fridge, exhaust, dishwasher, oven, microwave• 2 x DGPOs above kitchen bench with USB TYPE C• 1 x DGPOs
Laundry	<ul style="list-style-type: none">• 2 x DGPO• 2 x GPOs for a washing machine and a dryer
Bathroom	<ul style="list-style-type: none">• 1 x DGPO wall mounted• 1 x GPO for a future infrared heat panel
Bedrooms	<ul style="list-style-type: none">• 2 x DGPOs• 1 x GPO for a future infrared heat panel (if required)• 1 x USB outlet associated with at least one DGPO
Study	<ul style="list-style-type: none">• 2 x DGPO to study desk area• 1 x data outlet connected to NBN• 1 x USB outlet
External/garage/carport	<ul style="list-style-type: none">• 3 x IP rated DGPOs for dwelling Types 3-6 / 2 x IP rated DPOs for Type 7

DUAL KEY (HOME 5)

Cooktop 30cm induction cooktop – 4 zones. Fisher & Paykel or equivalent.

Sink Polar 405mm single bowl flushline sink.

Vanity basin Mont Albert 750mm wall hung vanity unit.
Finish: Light ash, textured.
Top and basin: Casa integrated ceramic benchtop and undermount basin with single mixer tap.

Towel rail Round 600mm single towel rail.

FINISHES AND COLOUR SCHEME

COLOUR SCHEME – DUSK

Kitchen, laundry benchtops	Indigo.
Kitchen, laundry cabinets	White.
L-shaped shelves and joinery features	Light Concrete.
Paint general	Dulux: Snowy Mountains Quarter (SW1G3).
Feature paint to raked ceilings only	Dulux: Figurine Half (S11E1H).
Feature paint to bathroom walls	Dulux Wash&Wear®: Figurine Half (S11E1H).
Feature paint to internal doors	Dulux: Figurine Half, Semi-Gloss (S11E1H).
Carpet	Eco+ Triexta Carpet Sheer Wonder: Cut Pile Twist, Steel Blue (885).
Flooring	Marmoleum: Real, Slate Grey (3137).
Floor tiles	Porcelain Tile with Terrazzo Effect: ‘White’, 300mm x 300mm. Floors + Two full tile high around skirting (600mm).
Wall tiles	Marlow, Ceramic Glazed Wall Tile: ‘Ocean’, 75mm x 300mm. Skirting 2 tiles high in WC, Vanity wall to approx. 1125mm, shower to approx. 2100mm, and as shown in plans.

COLOUR SCHEME – DAWN

Kitchen, laundry benchtops	Forest.
Kitchen, laundry cabinets	White.
L-shaped shelves and joinery features	Blush.
Paint general	Dulux: Snowy Mountains Quarter (SW1G3).
Feature paint to raked ceilings only	Dulux: Taupe White Half (S10A1H).
Feature paint to bathroom walls	Dulux Wash&Wear®: Taupe White Half (S10A1H).
Feature paint to internal doors	Dulux: Taupe White Half, Semi-Gloss (S10A1H).
Carpet	Eco+ Triexta Carpet Sheer Wonder: Cut Pile Twist, Woodland Green (980).
Flooring	Marmoleum: Real, Serene Grey (3146).
Floor tiles	Porcelain Tile with Terrazzo Effect: ‘Cloud’, 300mm x 300mm. Floors + Two full tile high around skirting (600mm).
Wall tiles	Marlow, Ceramic Glazed Wall Tile: ‘Tide’, 75mm x 300mm. Skirting 2 tiles high in WC, Vanity wall to approx. 1125mm, shower to approx. 2100mm, and as shown in plans.

FINISHES AND COLOUR SCHEME

Internal doors

Corinthian Doors or equivalent.

Door hardware

Lockwood or equivalent.

Wardrobe including doors

Sliding wardrobe doors.
Colour ultra matte white laminate with handles.

COLOUR SCHEME SCHEDULE

BLOCK AND SECTION	HOME TYPE	COLOUR SCHEME	INTERNAL LIVING AREA	EER
Block 1, Section 55	Type 3	Dusk	116m ²	7.9
Block 2, Section 55	Type 4a	Dawn	99m ²	8.2
Block 3, Section 55	Type 4a	Dusk	99m ²	7.9
Block 4, Section 55	Type 4b	Dawn	113m ²	8.0
Block 5, Section 55	Type 4b	Dusk	113m ²	7.4
Block 6, Section 55	Type 5	Dawn	144m ²	7.2
Block 7, Section 55	Type 5	Dusk	144m ²	7.4
Block 8, Section 55	Type 4b	Dawn	113m ²	7.8
Block 9, Section 55	Type 4b	Dusk	113m ²	7.7
Block 10, Section 55	Type 4a	Dawn	99m ²	8.2
Block 11, Section 55	Type 4a	Dusk	99m ²	7.7
Block 12, Section 55	Type 3	Dawn	116m ²	7.9
Block 1, Section 56	Type 6	Dusk	129m ²	7.8
Block 2, Section 56	Type 7	Dawn	87m ²	8.8
Block 3, Section 56	Type 7	Dusk	95m ²	8.9
Block 4, Section 56	Type 7	Dawn	87m ²	8.8
Block 5, Section 56	Type 7	Dusk	87m ²	8.4
Block 6, Section 56	Type 7	Dawn	88m ²	8.5
Block 7, Section 56	Type 7	Dusk	87m ²	8.8
Block 8, Section 56	Type 7	Dawn	87m ²	8.9
Block 9, Section 56	Type 7	Dusk	87m ²	8.8
Block 10, Section 56	Type 7	Dawn	87m ²	8.7
Block 11, Section 56	Type 6	Dawn	129m ²	8.0

DISCLAIMERS

- The buyer is advised that where natural materials are proposed for the finishes, those natural materials may display varying characteristics from the display finishes board and/or display homes due to the nature of such naturally occurring materials.
- The buyer is advised that minor variations in location and quantities of light fittings, GPOs, telecommunication outlets, and TV outlets may occur.
- Please refer to the individual products and appliances for the manufacturer's warranty.
- The buyer is advised that there may be a substitution of inclusions in accordance with the First Grant Contract.

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