



4 2 2

# NSW HOUSE & LAND

LOT 620 AVERY'S RISE, HEDDON GRETA

A beautiful estate set between the Kurri Kurri Golf Course, Natural Bushland and grazing flats. The estate is just 1.5kms to the Hunter Expressway.

- Approximately 5 minutes to the everyday conveniences of Kurri Kurri CBD. Coles, doctors, schools etc.
- Approximately 15 minutes to Regional shopping, Cinema, Hospital, Grammar school
- Approximately 20 minutes to the heart of Wine country, where you'll enjoy wine, exquisite restaurants, golf courses, concert venues etc.
- Approximately 30 minutes to Newcastle.

## INCLUSIONS

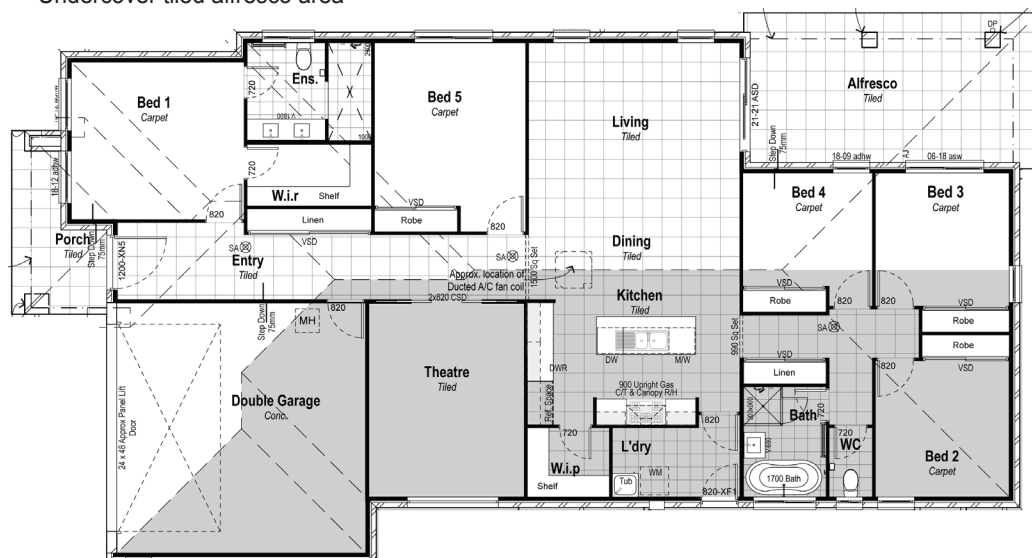
- Turnkey finish & fixed site costs
- Termite protection
- Connection to grey water tank
- Colorbond roof
- 20mm manufactured stone kitchen benchtop
- Cold water to fridge space
- Stainless steel kitchen appliances
- Reverse cycle/split system air-conditioner in living and main bedroom
- 2550mm high ceilings
- Ceiling fans
- Undercover tiled alfresco area

LIVING		188.3
GARAGE		36.6
ALFRESCO		23.5
PORCH		6.9
TOTAL		255.3

## SALERNO "PLANTATION"

LAND SIZE	629M <sup>2</sup>
LAND PRICE	\$245,000
HOUSE SIZE	255.3M <sup>2</sup>
HOUSE PRICE	\$343,728

TOTAL PACKAGE  
**\$588,728**



DISCLAIMER: Facade, floor plan and furniture shown is for illustrative purposes - not included in purchase. Window location and sizes may change across styles. Photographs and illustrations as a visual aid only. G Developments give(s) no warranty and make(s) no representation as to the accuracy or sufficiency of any content or statement contained in this brochure and accepts no liability for any loss which may be suffered by any person who relies either wholly or in part upon the information presented.

**Developments**  
Building a shared vision





AVERY'S  
RISE

ENVIRONMENTAL RESERVE

GOLF COURSE

GOLF COURSE

*Stage 6 Selling Now*

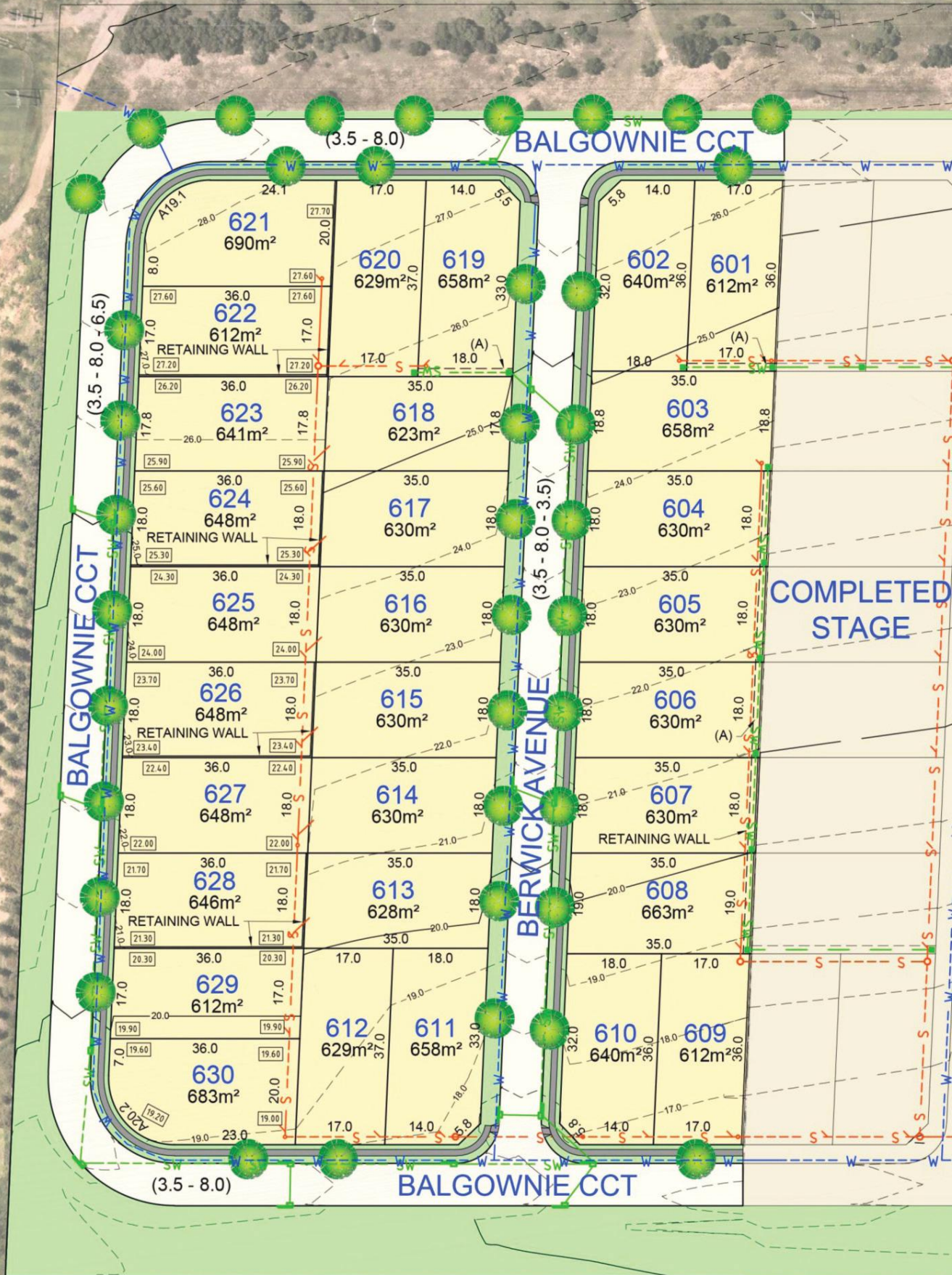






KURRI GOLF COURSE

KURRI GOLF COURSE



AVERY'S  
RISE

HEDON GRETA  
ENVIRONMENTAL  
RESERVE





## AVERY'S RISE

Avery's Rise combines an ideal location with all the benefits of a rural lifestyle.

Live among gentle rolling hills and enjoy spectacular views all within easy reach of the new Hunter Expressway.

Situated between Newcastle and the Hunter Valley, Avery's Rise offers the best of both worlds in a setting that offers a variety of lifestyle choices.

With affordable lot prices and a great range of house and land packages, it is easy to make Avery's Rise your family's new home.

## LOCATION

Private yet centrally located, Avery's Rise is the perfect spot for every lifestyle.

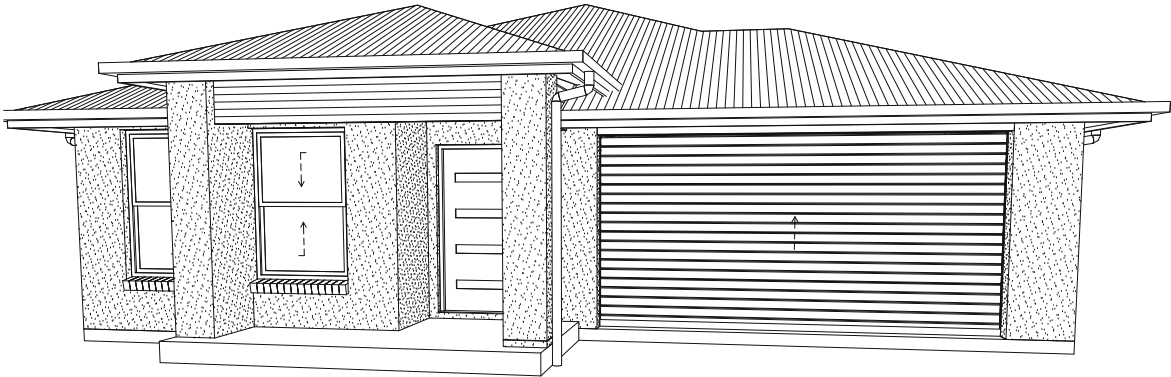
It all starts with location. Avery's Rise is centrally located just off the Hunter Expressway- unlocking an abundance of the best recreational activities Newcastle and the Hunter has to offer. At your doorstep is Kurri Golf Course, with Avery's Rise also offering schools, shopping, medical facilities, cafes and restaurants, entertainment venues and clubs all within a 15 minute drive. Newcastle is just 30 minutes away and the rural hub of Maitland under 15 minutes.



## LIFE OF LEISURE

If your main priorities are leisure and comfort, look no further.

At Avery's Rise, choose the lifestyle you desire – whether it's a spot of golf at Kurri golf course, a trip to the vineyards to enjoy the Hunter's best wine or relaxing in the sunshine amongst the serene flora right from your very own brand new home. Offering green open space and parkland adjoining bushland reserve, Avery's Rise offers the latest in designer living at your pace.



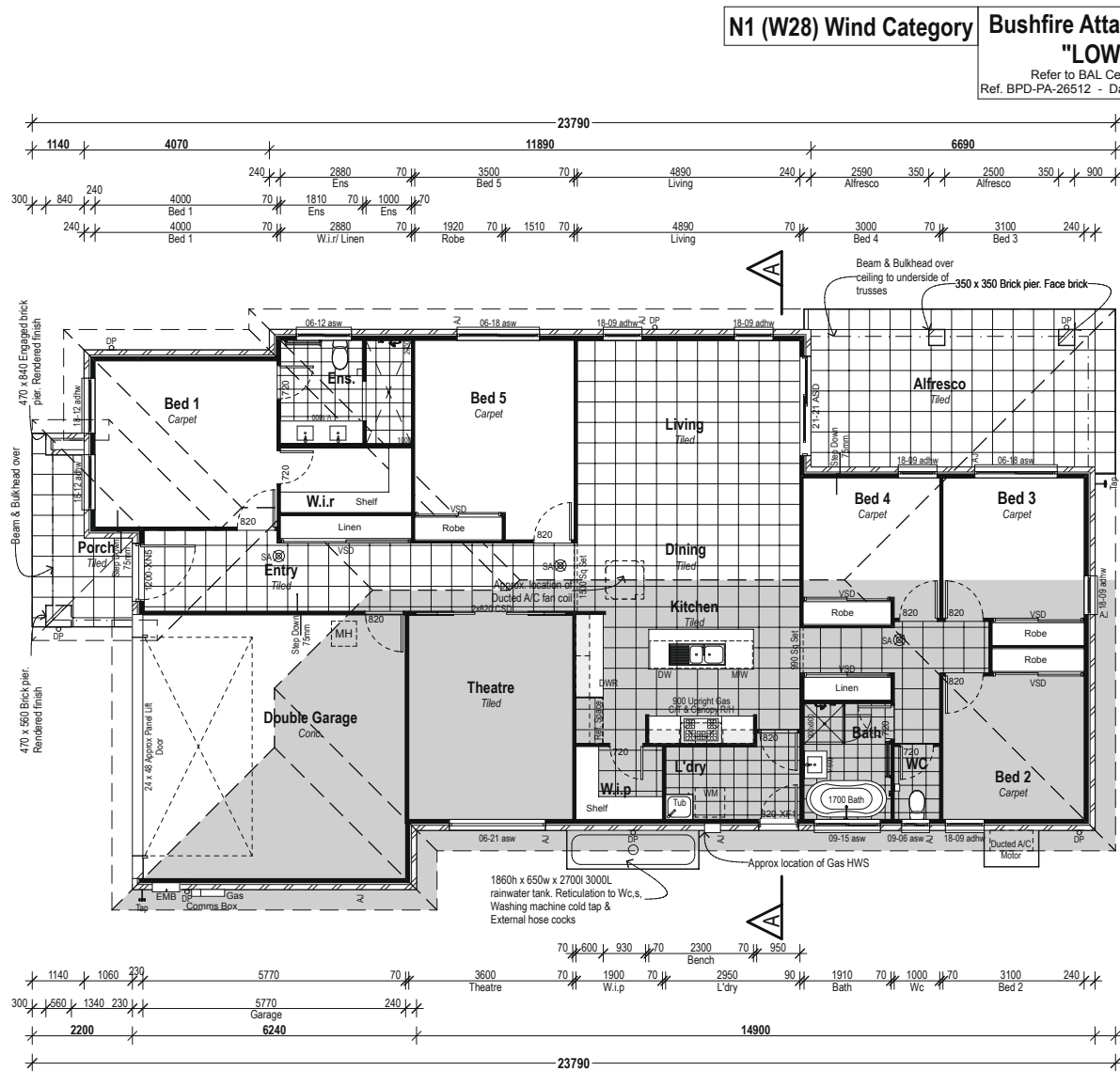
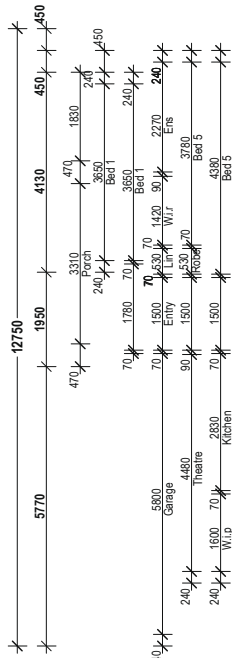
NOTES:  
IMAGES ARE DIAGRAMATIC ONLY  
REFER TO ELEVATIONS FOR DETAILS

16	Basix 2
15	Basix 1
14	Roof Tiedown Details
13	Tiedown Details
12	Landscape Plan
11	Waste Plan
10	Slab Plan
9	Driveway & Drainage
8	Section & Details
7	Electrical Plan
6	Internal Elevations
5	Elevations
4	Elevations
3	Floor Plans
2	Site Plan
1	Cover Sheet
SHEET	DESCRIPTION

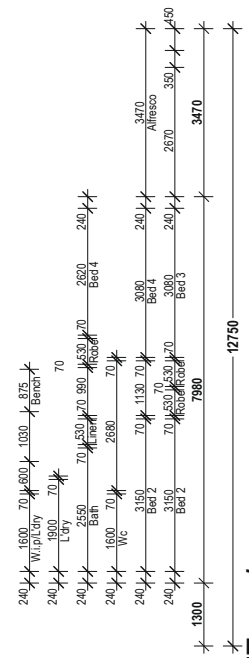
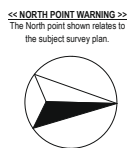
CONSTRUCTION SET / CDC/109688 Dated: 07/09/2018



Note: 450mm Eave U.N.O.  
Note: Fly screens to all windows & sliding glass door  
Entry door note:  
Entry door style shown is indicative only.  
Refer to the contract for further details  
Provide full ht. Masonry articulation at 5.0m max. Crs as per engineers report  
Timber frame thickness may vary to comply with NatHERS & Basix requirements  
Note:  
External stud walls to be 90mm thick and internal stud walls to be 70mm thick U.N.O.  
Provide Ducted Air Conditioning  
Final location & sizes of units and outlets to be determined by supplier / installer.  
Roof truss strengthening and void in trusses required for A/C system in roof space.



N1 (W28) Wind Category  
Bushfire Attack Level  
"LOW"  
Refer to BAL Certificate  
Ref. BPD-PA-26512 - Dated: 23/04/2018



Roof Info		Roof Area Diverted	
Roof Area m2	304.8	Area m2	117.4
Roof Pitch	22.50°	Unconditioned Area	18.5

Floor Areas	
Living	188.3
Garage	36.6
Alfresco	23.5
Porch	6.9
255.3 m²	

CONSTRUCTION SET / CDC/109688 Dated: 07/09/2018



Address: P.O. BOX 600  
PARADISE POINT, 4216  
www.gdevelopments.com.au  
ACH: 114332220  
ABN: 77116332220  
QBSA: 1086689  
"Building a Shared Vision"

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Drawings are to be read in conjunction with the relevant client-builder contract. Contract is to take precedence over drawings including but not limited to: finishes, inclusions, exclusions, conditions, costs and works by the client-builder. Incomplete inclusions or omissions or typographical errors are not to be used in the interpretation of any information in these drawings. No claim can be made for any additional or alternative items or services as a result of such errors. The incorrect or omitted details shall be subject to subsequent correction by the building company and documentation re-issued.  
DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

Rev	Date	Description "I & O not used"
C	11/09/2018	Construction Set, Incl PCV/I
B	17/07/2018	Complete Pre-Construction Set, Incl. Basix Certificate
A	04/07/2018	Complete Pre-Construction Set

Client Approval: \_\_\_\_\_ Date: \_\_\_\_\_  
"Once this set of plans has been signed off, G Developments will not accept any more changes"

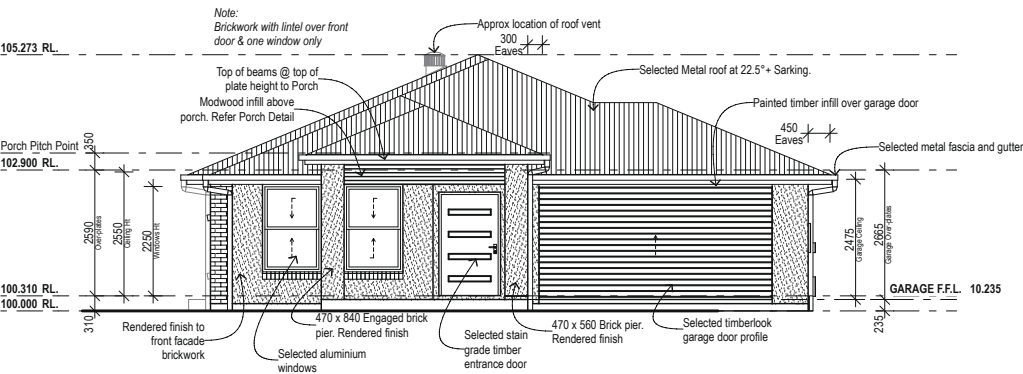
Product:  
**Salerno**  
**Facade Plantation**  
**Garage to Right**

Floor Plans		
Plot Date: 14/09/2018	Drawn: MAD	Rev: C
Scale: 1:100	Checked: WM	Checked Date: 11/09/2018
Sheet: 3	Job No: MAD Ref: MAD-2018074	<b>N405410</b>

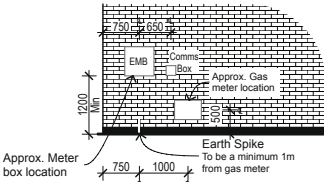
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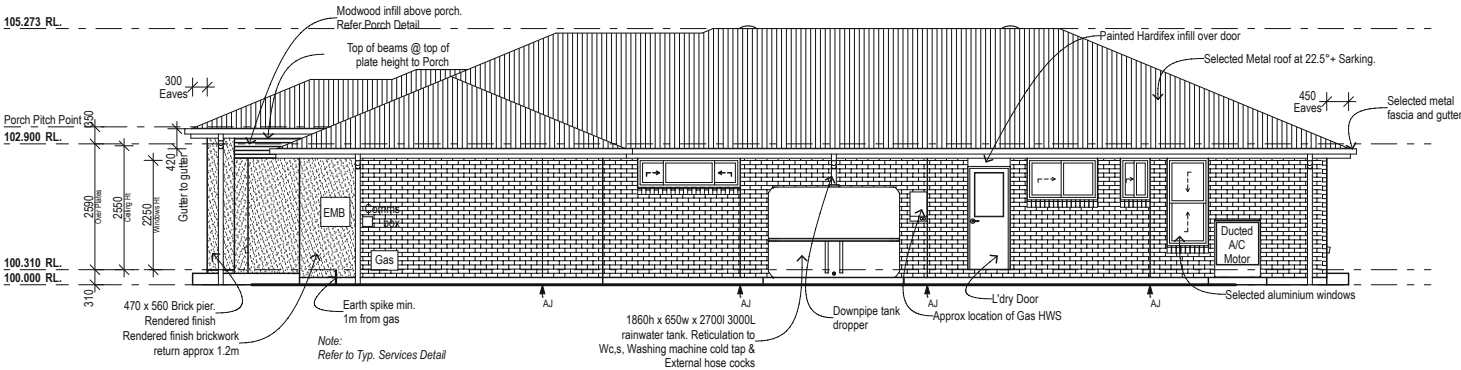
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Elevation 01



Typ. Services Detail



Elevation 02

CONSTRUCTION SET / CDC/109688 Dated: 07/09/2018



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DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

Rev	Date	Description "I & O not used"
C	11/09/2018	Construction Set, Ind PCV/1
B	17/07/2018	Complete Pre-Construction Set, Incl. Basic Certificate
A	04/07/2018	Complete Pre-Construction Set

Client Approval: \_\_\_\_\_ Date: \_\_\_\_\_  
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Product:  
**Salerno**  
**Facade Plantation**  
**Garage to Right**

Plot Date: 14/09/2018  
Scale: 1:100  
Sheet: 4

Elevations			
Plot Date: 14/09/2018	Drawn: MAD	Rev: C	
Scale: 1:100	Checked: WM	Checked Date: 11/09/2018	
Sheet: 4	Job No: N405410	MAD Ref: MAD-2018074	



N1 (W28) Wind Category

Bushfire Attack Level  
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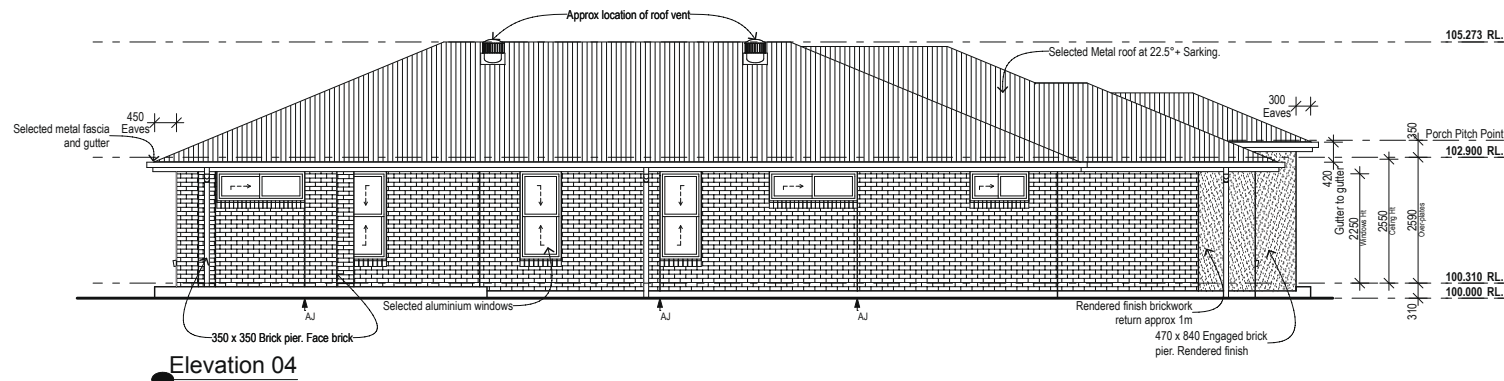
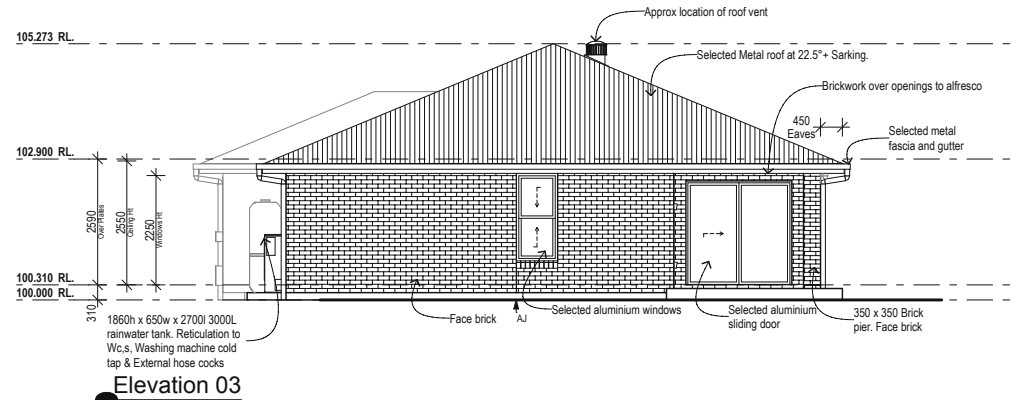
Refer to BAL Certificate  
Ref. BPD-PA-26512 - Dated: 23/04/2018

Note: 450mm Eave U.N.O.


Note: Fly screens to all windows & sliding glass door

Entry door note:  
Entry door style shown is indicative only.  
Refer to the contract for further details

Provide full ht. Masonry articulation at 5.0m  
max. Crs as per engineers report



CONSTRUCTION SET / CDC/109688 Dated: 07/09/2018

 <div>Address: P.O. BOX 600 PARADISE POINT, 4216 www.gdevelopments.com.au</div> <div>ACN: 116332220 ABN: 77114332220 QBSA: 1086689</div> <div>"Building a Shared Vision"</div>	<div>All Content Copyrighted:- This design and/or part is the property of G Developments Pty Ltd and is protected by the Commonwealth Copyright Act 1968. It must not be used or reproduced in whole or in part without written permission. Any attempt to copy, use or reproduce the same, in whole or in part, will result in legal proceedings.</div> <div>GENERAL NOTES: Drawings are to be read in conjunction with the relevant client-builder contract. Contract is to take precedence over drawings including but not limited to: fixtures, inclusions, upgrades, exclusions, additional costs and notes by the owner/builder. Incurred inclusions or omissions or typographical errors are not to be used in the interpretation of any information in these drawings. For any further use used to claim any additional or alternate items or services as a result of such errors. The incorrect or omitted details shall be subject to subsequent correction by the building company and documentation re-issued.</div> <div>DIMENSIONS TO BE READ IN PREFERENCE TO SCALING</div>	<table><thead><tr><th>Rev</th><th>Date</th><th>Description "I &amp; O not used"</th></tr></thead><tbody><tr><td>C</td><td>11/09/2018</td><td>Construction Set, Ind PCV/1</td></tr><tr><td>B</td><td>17/07/2018</td><td>Complete Pre-Construction Set, Ind. Basic Certificate</td></tr><tr><td>A</td><td>04/07/2018</td><td>Complete Pre-Construction Set</td></tr></tbody></table> <div>Client Approval: _____ Date: _____</div> <div>*Once this set of plans has been signed off, G Developments will not accept any more changes*</div>	Rev	Date	Description "I & O not used"	C	11/09/2018	Construction Set, Ind PCV/1	B	17/07/2018	Complete Pre-Construction Set, Ind. Basic Certificate	A	04/07/2018	Complete Pre-Construction Set	<div>Product:</div> <div>Salerno</div> <div>Facade Plantation</div> <div>Garage to Right</div>	<div>Elevations</div> <div>Plot Date: 14/09/2018</div> <div>Drawn: MAD</div> <div>Rev: C</div> <div>Scale: 1:100</div> <div>Checked: WM</div> <div>Checked Date: 11/09/2018</div> <div>Sheet: 5</div> <div>Job No: N405410</div> <div>MAD Ref: MAD-2018074</div>
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*Building a shared vision*



# HOUSE SPECIFICATIONS NSW





## PRE-CONSTRUCTION

- HIA fixed price contract.
- Plans - Specifications.
- Engineers soil report & slab design.
- Council building application fees.

## SITE WORKS FOUNDATIONS & CONNECTIONS

- Site scrape and/or balanced cut & fill excavation for up to 1500mm site fall over the building platform.
- Engineer designed concrete slab to suit up to "H2" slab with bulk concrete piercing (up to and including a depth of 600mm).
- Termite treatment to slab penetrations and physical perimeter barrier.
- Sewer & storm water connections to existing serviceable connection points for sites up to 600m<sup>2</sup> in size with a standard 6 meter set back from front boundary (battle-axe, other odd shaped blocks and blocks where service connection exceeds standard allowances may incur extra service costs).
- Eight (8) meters plan length of electrical mains.
- Water connection from pre-tapped water main up to and including six (6) meter setback to house.
- House constructed for "N2" wind rating conditions (W33).
- No allowance is made for retaining walls.

## BASIX / ENERGY EFFICIENCY

- Bulk ceiling insulation rating R2.5 to ceiling area.
- Double sided foil wall-wrap to external stud walls.
- Energy efficient aluminium improved windows and sliding door units
- Weather stripping to hinged external doors.
- Continuous flow gas hot water unit (excluding controller and supply of gas bottles).
- 500 KPA water pressure limiting device.
- LED down-lights.

## EXTERNAL FINISHES

- Colourbond roof.
- Colorbond fascia & gutter from the standard builders' range of colours.
- Select range of clay bricks from the builder's standard range.
- Natural mortar.
- Auto Sectional garage door to garage from the standard builders' range of colours and two (2) handsets.

## KITCHEN INCLUSIONS

- 20mm manufactured stone benchtop.
- Laminate finish cupboards from the standard builder's range of laminates.
- Door handles from the standard builder's range.
- Laminate finish microwave oven provision to cabinetry.
- 600mm under-bench oven.
- Ceramic 600mm cooktop.
- Freestanding stainless-steel dishwasher.
- Stainless steel 600mm slide-out rangehood.
- Base MKII double bowl stainless steel kitchen sink.
- Chrome sink mixer.
- Cold water point to fridge space for an ice maker.
- Bulkhead above kitchen overhead cupboards.



## BATHROOM ENSUITE AND TOILETS

- Wall-hung vanities with laminate bench tops from the standard builder's range of laminates.
- Door handles from the standard builder's range.
- Clear laminated glass shower screens with powder coated aluminium frames from the standard builder's range of colours.
- White acrylic bath.
- 900mm high polished edge mirrors fitted to the same width as the vanity unit.
- Chrome mixer tapware, double towel rails and toilet roll holders.
- Vitreous China close coupled toilet suites.
- Semi-inset basins (or semi recessed as required).
- Shower on rail to bathroom and ensuite showers.

## CERAMIC TILING

- Bathroom & ensuite floors, and:
  - 2000mm high to showers
  - 500mm above bath (nominal)
  - 200mm skirting tile.
- Kitchen tiled splashback:
  - 600mm high off bench.
- Toilet & Laundry floors, and:
  - 400mm splash back over tub
  - 200mm skirting tiles
- No allowance has been made for frieze or decorator tiles.
- No allowance has been made for laying of border tiles, 45-degree patterns or floor feature tile layouts.

## ELECTRICAL

- Earth leakage safety switch & circuit breakers.
- Single phase underground power connection from existing supply point.
- Meter box will be installed on the side nearest to the mains connection point.
- One (1) double power point to each room and as per electrical plan.
- One (1) 240-volt downlight point to each room as per electrical plan.
- Two (2) external para flood light points.
- Two (2) television points complete with 5 lineal meters of cable and no antenna.
- Smoke detectors hard wired with battery backup.
- Pre-wiring for two (2) Telstra phone points.
- Exhaust fan to bathroom and ensuite.
- Single GPO to microwave oven provision in kitchen.

## STANDARD INTERNAL AND EXTERNAL FEATURES

- 2550mm ceiling height throughout.
- Round aluminium powder-coated handrail and vertical balustrade to external balcony as selected from builders' standard range where applicable.
- Paint grade front door with clear glazing.
- Paint grade hinged doors to other external doors if applicable.
- Paint grade flush panel internal passage doors.
- Magnetic door stops from builders' standard range to passage doors.
- Vinyl sliders from builders' standard range to wardrobe doors.
- Builders range exterior lever set to front door
- Interior lever set to internal doors.



## STYLE

We provide stylish, modern and on-trend fittings and fixtures to your property to complete that finishing touch.

## QUALITY

All products are high quality and sourced from reputable Australian suppliers.

## FUNCTIONALITY

When designing our properties, we consider functionality and style, choosing products that are sleek, practical and tactile.

DISCLAIMER: the below images are



STAINLESS STEEL KITCHEN SINK



UNDER-BENCH OVEN



CERAMIC COOKTOP



ACRYLIC BATHROOM BASIN & MIXER



WHITE BATH



CHROME BATH TAPWARE



RAIL SHOWER MIXER



DOUBLE TOWEL RAIL



VITREOUS CHINA TOI



- 90mm paint grade coved cornice.
- 41mm paint grade splayed architraves.
- 67mm paint grade splayed skirting.
- Paint:
  - Three (3) coat internal paint system - 2 colours allowed i.e. 1 colour to wall and 1 colour to timber work,
  - Two (2) coats to ceiling to Paint Manufacturers standard specifications,
  - Two (2) coat external paint system to external trim and doors to paint manufacturers standard specifications.
- 45 ltr laundry trough and cabinet.
- Two (2) external garden hose taps.
- AAA rated water saving shower heads and tap-ware.
- Internal & external builders house clean and site clean after construction.
- Carpet grade staircase with painted timber balustrade for staircases as selected from builders' standard range.

## WARRANITES

- 6-month maintenance period.
- Statutory structural guarantee period.



## PRE CONSTRUCTION

- Provide additional council cross over and building application fees according to local city council.

## SITE WORKS

- Provide additional driveway cut and excavation including kerb cut-out and removal when non-mountable kerb exists.

## WINDOWS

- Powder coated aluminium fly screens.
- Powder coated frames to glass sliding doors.
- Powder coated frames to openable windows.
- Powder coated aluminium windows with obscure glass to wet areas.
- Keyed window locks to all opening sashes and sliding doors.

## LANDSCAPING

- Provide up to 70 lineal meters of 1800mm high Colorbond fencing.
- Provide (1) Colorbond gate.
- Provide up to 60 m2 of broomed finished coloured concrete to driveway (and crossover where permitted by the relevant council and estate guidelines) front path and porch.
- Provide up to 300 m2 of A-Grade turf.
- Provide one (1) 15m2 garden bed including clay paver edge, builders' range plants and mulch.

## INTERNAL AND EXTERNAL FEATURES

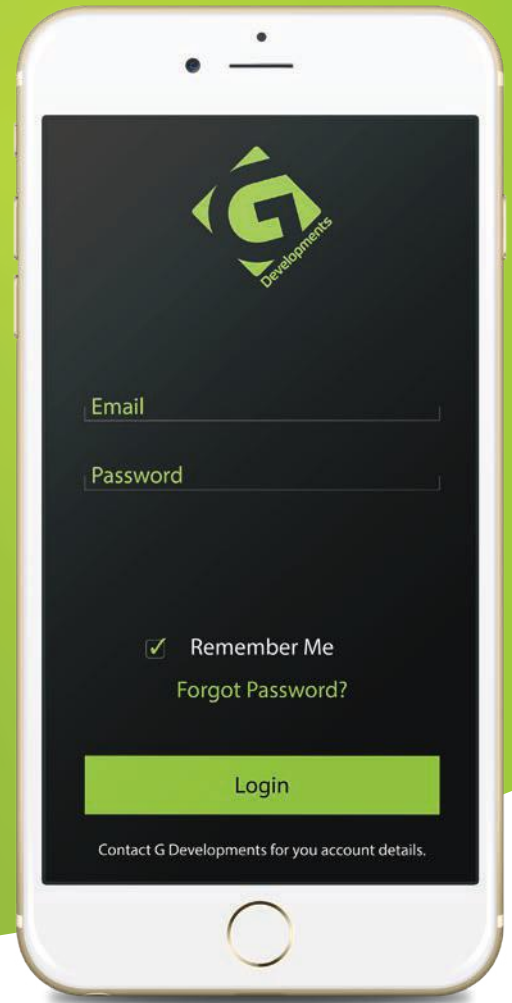
- Provide carpet to all bedrooms and living rooms as selected from the builders' standard range.
- Provide main floor tiles to all other internal areas (excluding garage).
- Provide suitable external grade tile finish to alfresco slab as selected from the builders' standard range.
- Provide a fold down wall mounted clothes line as selected from the builders' standard range.
- Provide a TV antenna and booster (as required) to roof as selected from the builders' standard range.
- Provide a letter box as selected from builders' standard range.
- Provide Vertical blinds to all windows and sliding glass doors (excluding wet areas).
- Provide (1) white fan/light to all bedrooms.
- Provide (1) split system A/C from builders' standard range to living room and (1) to master bedroom.
- Provide internal & external builders house clean.
- Water tank.

# THE ULTIMATE HOUSE BUILD APP

**KEEP UP TO DATE WITH YOUR BUILD INFORMATION AT THE TOUCH OF A FINGER**

The G Developments app allows you to manage your documents and view your build milestones 24 hours a day.

G Developments provides you with your login details once your contract is signed, keeping you up to date from the very start.



## FEATURES

### DASHBOARD

The dashboard is the first screen you land on when you login. Swipe away to quickly flick through your progress images.

### MENU

Easily navigate your way around the app by clicking on the drop down menu located on every screen.

### PHOTO GALLERY

Want to share your build images with friends, family and colleagues, simply select an image and forward on.

### MESSAGES

Any important documents or conversations relating to your property can be managed on the app. G Developments will send you documents and updates keeping you up to date.

### DOCUMENTS

All documents delivered during your build will be saved in the one location making it easy for you to keep track. Print off your document, sign, scan, send and save, so simple!

### MILESTONES

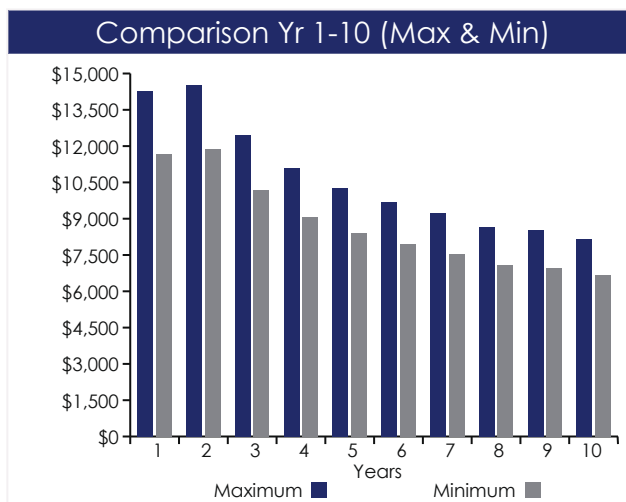
Keep track of your milestones with quick to recognise status tags - 'completed', 'overdue' and 'upcoming tags'.



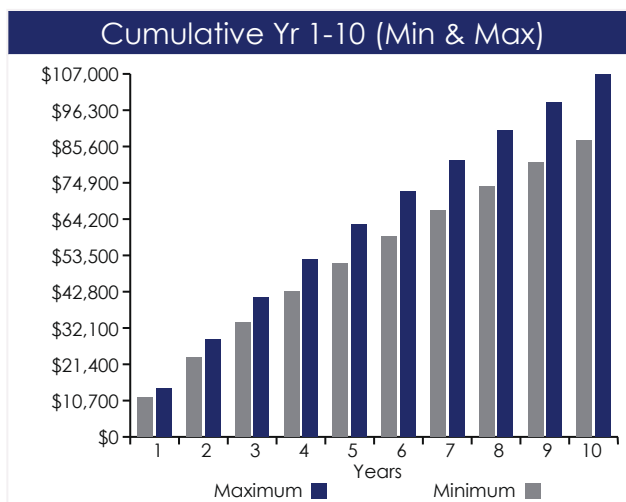


## Estimate of Depreciation Claimable Typical 4 Bedroom Dwelling Botany 206 - Coastal Facade, TYPICAL NSW SUBURB NSW 2000

Maximum			
Year	Plant & Equipment	Division 43	Total
1	6,906	7,376	14,282
2	7,129	7,376	14,505
3	5,095	7,376	12,471
4	3,705	7,376	11,081
5	2,897	7,376	10,273
6	2,322	7,376	9,698
7	1,849	7,376	9,225
8	1,296	7,376	8,672
9	1,143	7,376	8,519
10	770	7,376	8,146
11 +	1,880	221,253	223,133
Total	\$34,992	\$295,013	\$330,005



Minimum			
Year	Plant & Equipment	Division 43	Total
1	5,650	6,035	11,685
2	5,833	6,035	11,868
3	4,169	6,035	10,204
4	3,031	6,035	9,066
5	2,371	6,035	8,406
6	1,900	6,035	7,935
7	1,513	6,035	7,548
8	1,060	6,035	7,095
9	935	6,035	6,970
10	630	6,035	6,665
11 +	1,538	181,025	182,563
Total	\$28,630	\$241,375	\$270,005



\* assumes settlement on 1 July in any given year.

This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

### This Estimate Cannot Be Used For Taxation Purposes

To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 02 8265 5500

LAND DETAILS			
LOT #		ESTATE:	
STREET:		SUBURB/POSTCODE:	
LAND SIZE:		REGISTRATION ETA:	
LAND PRICE:		LAND DEPOSIT:	

HOUSE DESIGN DETAILS	
HOUSE DESIGN:	FACADE:
HOUSE PRICE:	DEPOSIT:

UPGRADE DETAILS			
DESCRIPTION:	ITEM COST / RATE:	QTY:	TOTAL:

PACKAGE DETAILS / SUMMARY			
BUILD PRICE:		BUILD DEPOSIT:	
UPGRADE PRICE:		UPGRADE DEPOSIT:	
LAND PRICE:		LAND DEPOSIT:	
PACKAGE PRICE:		PACKAGE DEPOSIT	

PURCHASER DETAILS	
OWNER OCCUPIER?	
PURCHASER 1:	
ADDRESS:	
CONTACT NUMBER:	
EMAIL ADDRESS:	
PURCHASER 2:	
ADDRESS:	
CONTACT NUMBER:	
EMAIL ADDRESS:	

CLIENT SOLICITOR / CONVEYANCER DETAILS	
SOLICITOR / COMPANY:	CONTACT NUMBER:
CONTACT NAME:	CONTACT NAME 2:
POSTAL ADDRESS:	
EMAIL(S):	

AGENT DETAILS	
SELLING AGENT:	
POINT OF CONTACT:	CONTACT NUMBER:
POINT OF CONTACT 2:	CONTACT NUMBER 2:
EMAIL(S):	