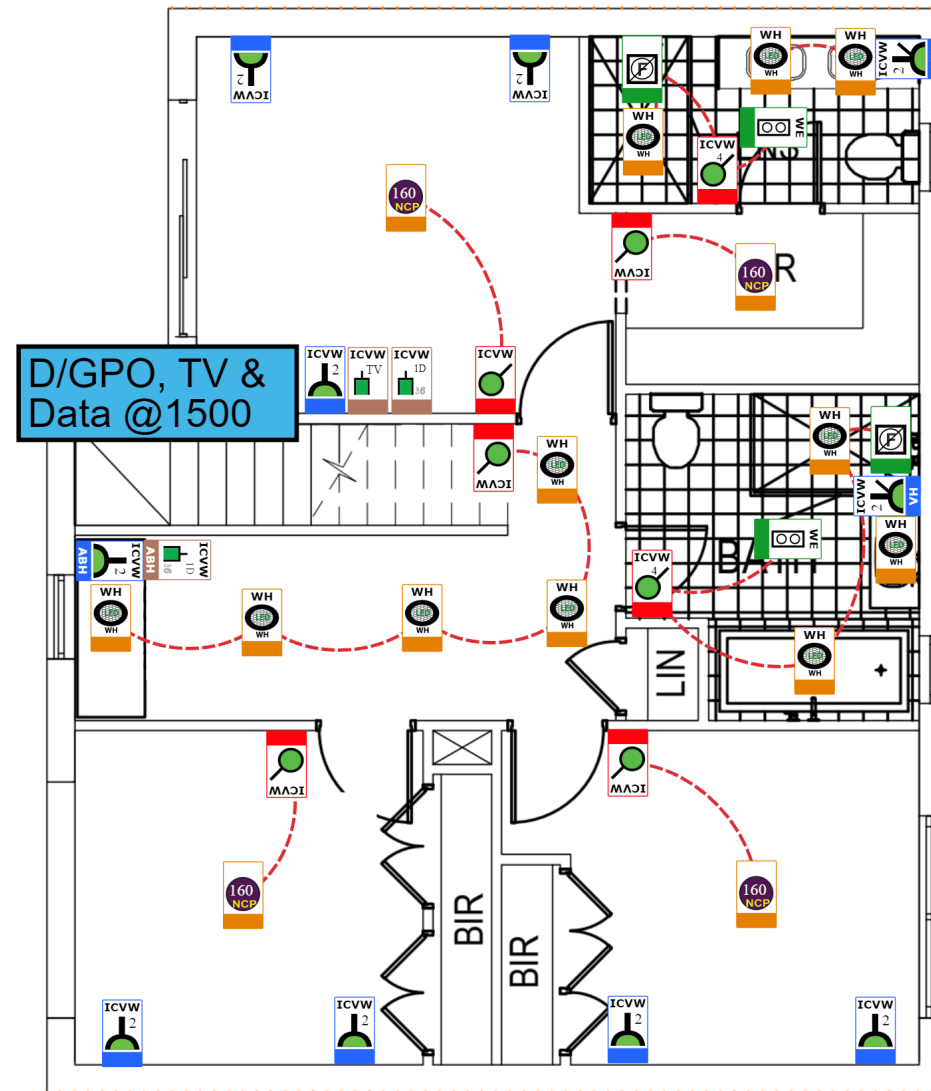


Ground Floor Scale: 1:60 on A3



Products

		Clipsal 9w Tri Colour LED Downlight WHITE TPDL1C1 CLITPDL1C2	28			LEDLUX GEORGIA 260MM Brushed Chrome Flush Mounted Oyster 189094 NCP0000160	6			Twin Tube 4 foot Flouro w/Diffuser NCP0000934	2			250mm Exhaust Fan Clipsal Airflow CE250 CE250	2			125mm Ducted Exhaust Fan NCP0000032	1			Fan Light Heater (2 lamp) Draftstopper Clipsal 6600ADS 6600ADS-WE	2
		Fan Light Heater (2 lamp) Ducted Clipsal 7600ATP 7600ATP-WE	1			Switch, 1 3041VA-VW	9			Switch, 2 3042VA-VW	3			Switch, 4 3044VA-VW	3			Power Point Socket 2, with Extra 16A Switch 3025XA-VW	3			Socket 2 - Vivid White 3025-VW	18
		Socket, 1 10A 3015-VW	2			RG 1 10A Outdoor Power Point Socket WSC227/1-RG	2			TV Point - Digital CP0100785-VW	2			Phone Socket Cat3 CP0100688-VW	1			Single CAT6 Plate CP0100728-VW	4				

Style / Colour

	ICVW	Iconic VW																				
--	-------------	-----------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Comments

	1200	1200mm (H) from slab		2WAY	2 way switch		ABH	Above bench height		AGD	Automatic garage door (ceiling mounted)		HWS	Hot Water System		RWT	Rainwater tank
	VH	Vanity height		WM	Washing machine space												

Surcharges

	1	Surcharge 2-Way Switching	2														
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RAWSON
COMMUNITIES

TEGEL PARK

LEPPINGTON

ARTIST IMPRESSION

A UNIQUE SENSE OF PLACE A HOME FOR LIFE

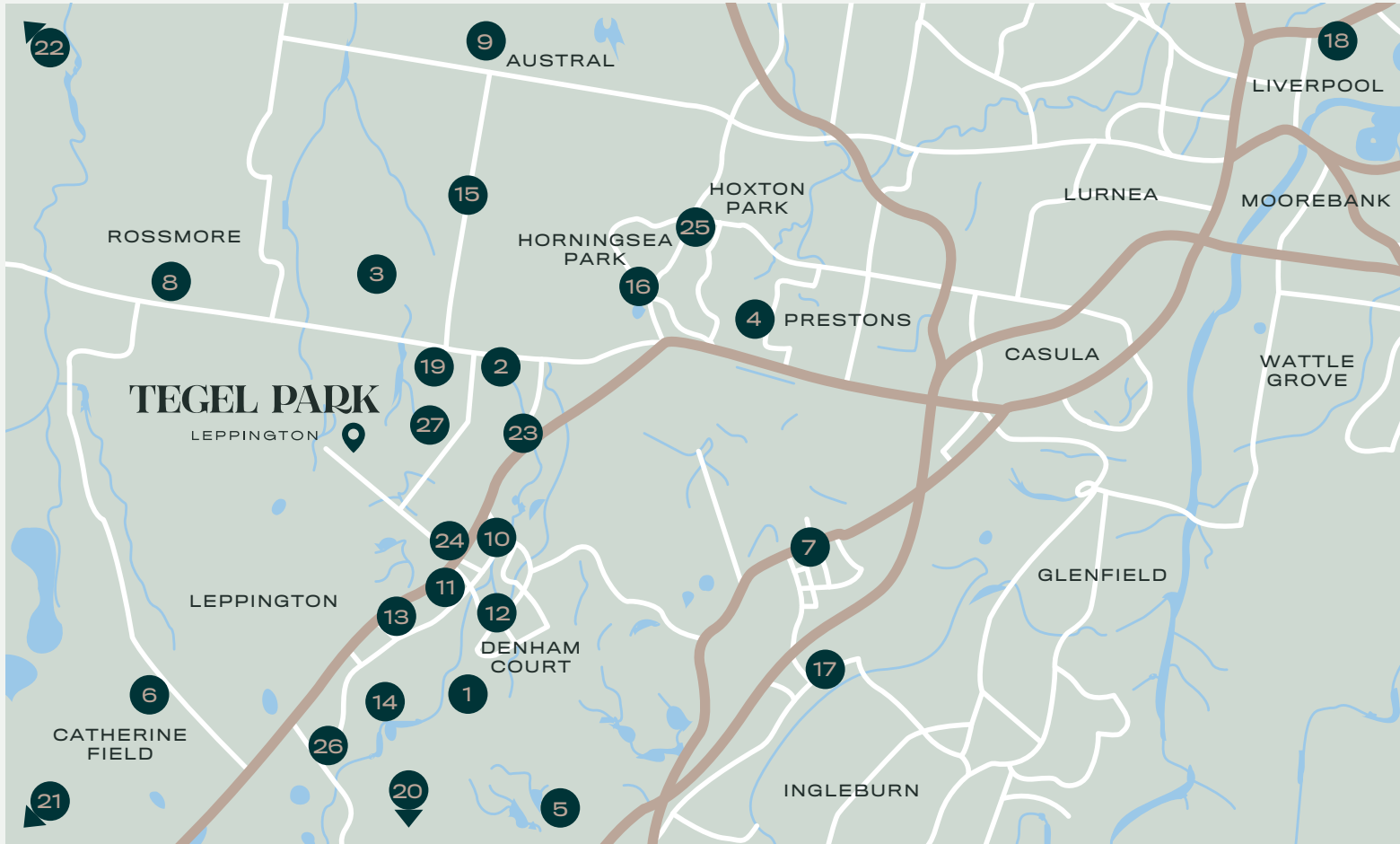
Create a home to suit your lifestyle, built with pride. Tegel Park offers the choice of two distinct double-storey home designs, each available in one of two spacious floorplans. Both home designs feature four bedrooms including a generous master suite, and three well appointed bathrooms.

If you love entertaining guests, there is also an option to add a private guest suite, serving as a separate living zone including a discreet private porch.

TEGEL PARK

LEPPINGTON





EDUCATION

1. St Sava College
2. Leppington Public School
3. Unity Grammar
4. William Carey Christian School
5. Bambi Kindergarten
6. Catherine Field Pre School
7. Bardia Public School
8. Rossmore Public School
9. Arrahman College

RECREATION

10. Lockies Hotel
11. Willowdale Park
12. Dogwood Crescent Dog Park
13. Jamboree Park
14. Price Park
15. Austral Bowling Club
16. Bedwell Park

MEDICAL

17. Ingleburn Veterinary Hospital
18. Liverpool Hospital

TRANSPORT

19. Leppington Train Station (3 min. drive)
20. Campbelltown Train Station (15 min. drive)
21. Camden Airport (20 min. drive)
22. Western Sydney International Airport (15 min. drive)

RETAIL & GROCERIES

23. Leppington Shops
24. Willowdale Shopping Centre
25. Carnes Hill Marketplace
26. Emerald Hills Shopping Village
27. Future Woolworths

A LIFE OF EASE AND CONVENIENCE

The future Leppington Town Centre will become a community focal point, providing jobs, shopping, entertainment, services and more. Expanses of green open space and extensive recreational facilities provide wonderful opportunities to keep fit and relax,

including improved connections to encourage walking and cycling. Leppington train station is just 2.4km from your doorstep and the forthcoming Western Sydney International Airport is within a 25 minute drive.



BRINGING PEOPLE TOGETHER

Everything you need to make life pleasurable and effortless lies conveniently close to your door at Tegel Park, with extensive new and forthcoming infrastructure projects enhancing this continuously developing area.



LIVING IN HARMONY

A beautiful private heritage park forms the focal point of the community, creating a green oasis that encourages neighbourly interaction.

EDUCATION PROSPECTS

In close proximity to St Sava College, Unity Grammar, Leppington Public School, William Carey Christian School, Bambi Kindergarten, Arrahman College and Catherine Field Pre School.

A BRIGHT FUTURE

Close proximity to TAFE and Western Sydney University Campbelltown, and the thriving centre of Camden.



A THRIVING HUB

The future Leppington Town Centre will provide jobs, shopping, entertainment and services.

CONVENIENT LOCATION

Only 2.4km from Leppington Train Station and a 25 minute drive from the forthcoming Western Sydney International Airport.

CARE CLOSE BY

Liverpool Hospital is only a 20 minute drive from Tegel Park, providing peace of mind for young families and the elderly.

A HERITAGE SITE RE-IMAGINED

A beautiful private heritage park forms the focal point of this community, creating a green oasis that encourages neighbourly interaction.

A number of the site's charming original features have been retained, including the heritage palm trees that line the one acre park and an existing cottage that's been transformed into a unique residence.





CAREFULLY CRAFTED FOR FAMILY LIVING

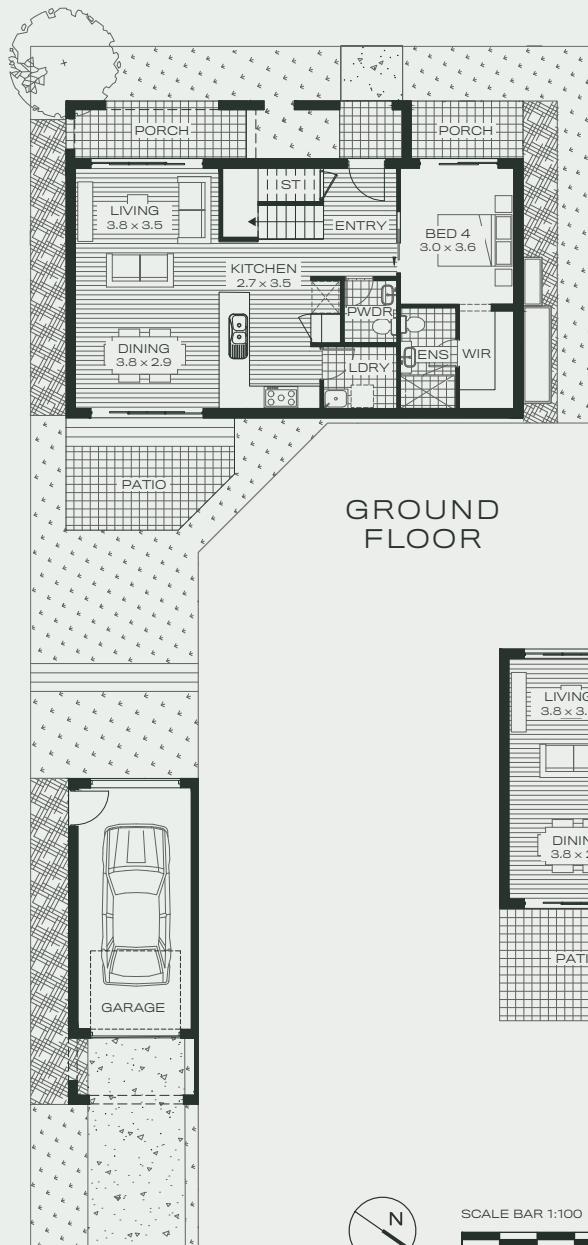
Tegel Park offers a choice of two contemporary double-storey home designs, each with an option for two different floorplans. Both designs encompass a private porch and patio to enjoy the outdoors.



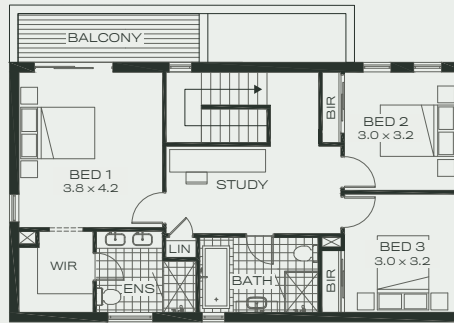
TEGEL PARK

LEPPINGTON

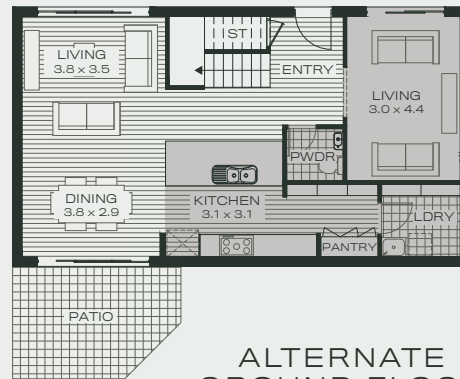




GROUND FLOOR



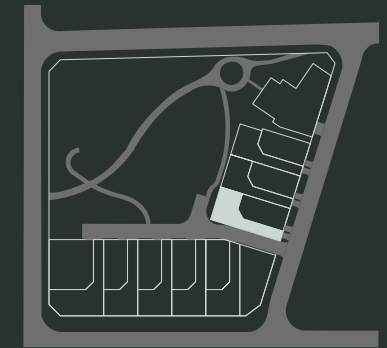
FIRST FLOOR



ALTERNATE GROUND FLOOR



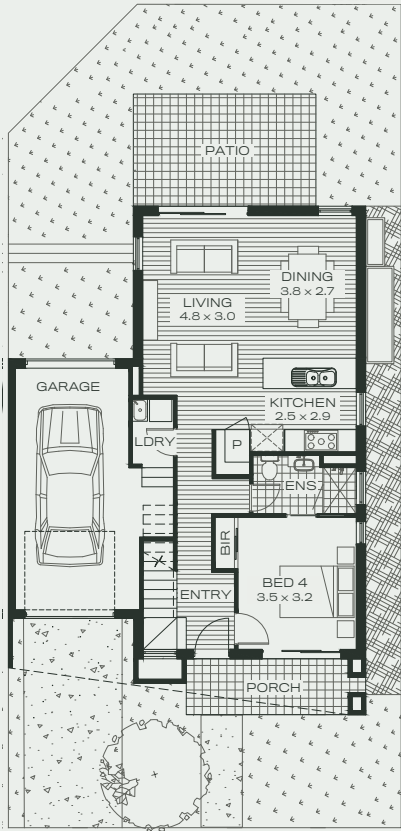
SCALE BAR 1:100



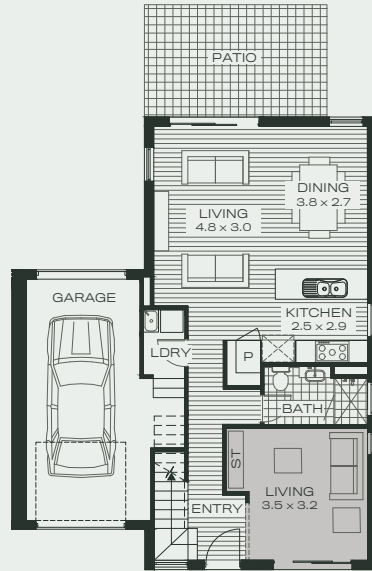
LOT 8
(FORMERLY LOT 107A)
MELALEUCA
HOUSE TYPE 2

4 3.5 1

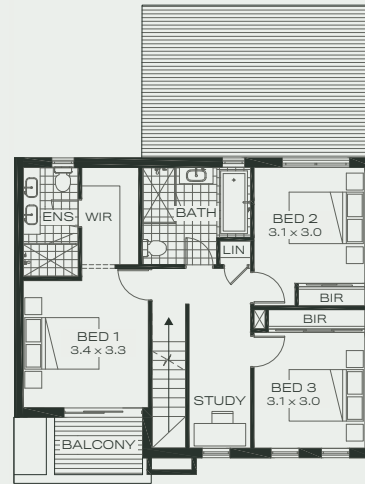
GROUND FLOOR	84.6 M ²
FIRST FLOOR	84.5 M ²
GARAGE	24.6 M ²
PATIO	12.3 M ²
PORCH	14.9 M ²
BALCONY	6.4 M ²
TOTAL	227.3 M²
LOT SIZE	256.3 M ²



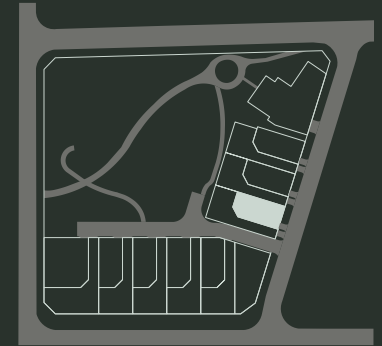
GROUND FLOOR



ALTERNATE GROUND FLOOR



FIRST FLOOR



LOT 7
(FORMERLY LOT 107B)
OLEANDER
HOUSE TYPE 1

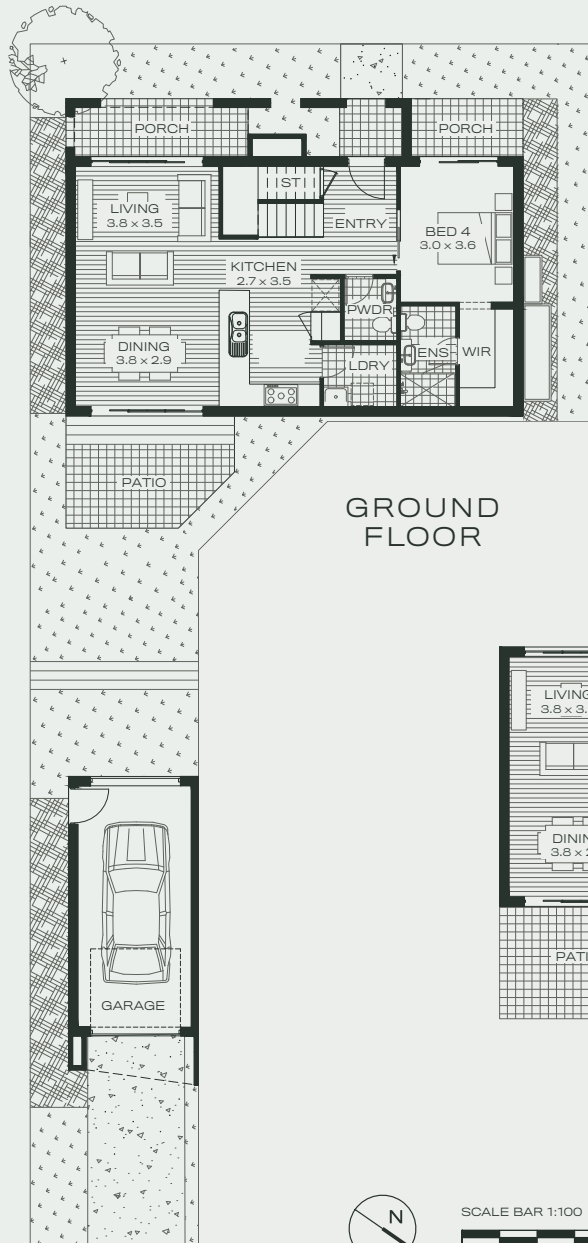
4 3 1

GROUND FLOOR	73.7 M ²
FIRST FLOOR	72.5 M ²
GARAGE	25.2 M ²
PATIO	14.6 M ²
PORCH	6.6 M ²
BALCONY	3.6 M ²
TOTAL	196.2 M ²
LOT SIZE	225.1 M ²

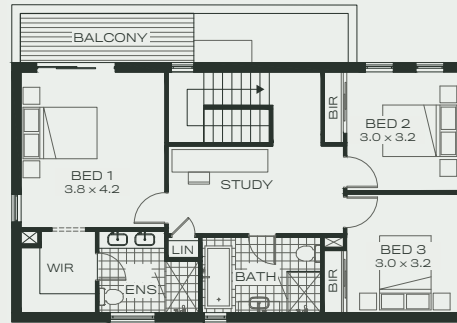


SCALE BAR 1:100

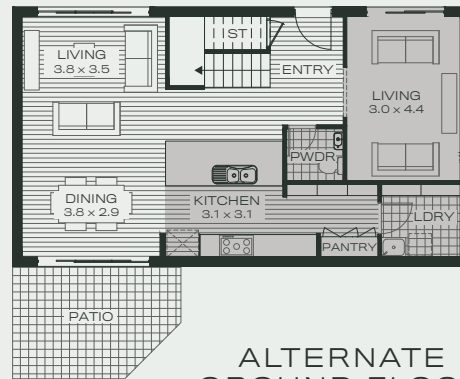




GROUND FLOOR



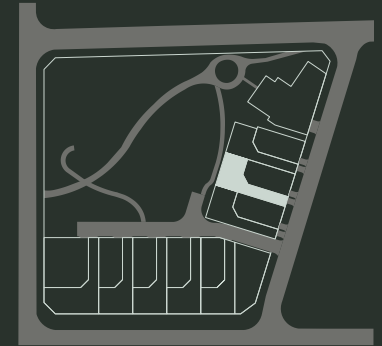
FIRST FLOOR



ALTERNATE GROUND FLOOR



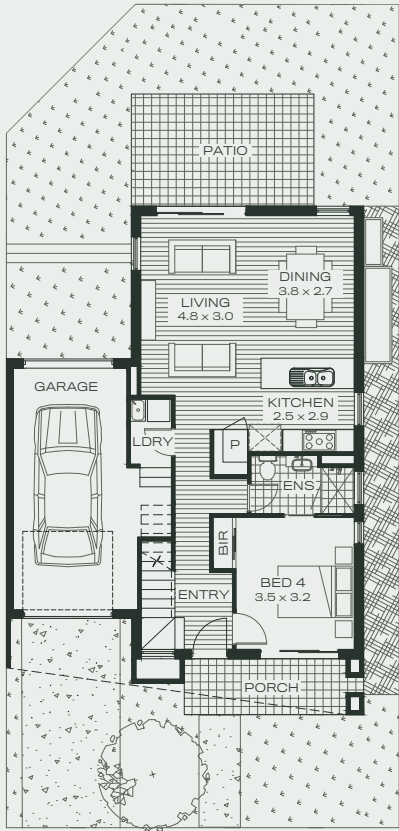
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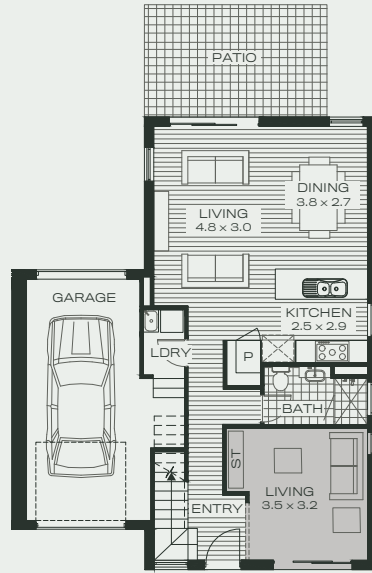
LOT 6
(FORMERLY LOT 108A)
MELALEUCA
HOUSE TYPE 2

4 3.5 1

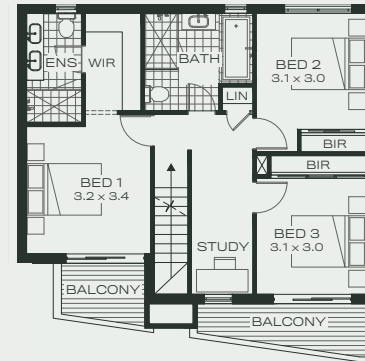
GROUND FLOOR	84.6 M ²
FIRST FLOOR	84.5 M ²
GARAGE	24.6 M ²
PATIO	12.3 M ²
PORCH	15.1 M ²
BALCONY	6.1 M ²
TOTAL	227.2 M²
LOT SIZE	256.3 M ²



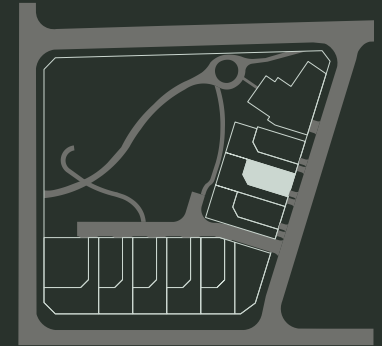
GROUND FLOOR



ALTERNATE GROUND FLOOR



FIRST FLOOR



LOT 5
(FORMERLY LOT 108B)
OLEANDER
HOUSE TYPE 1

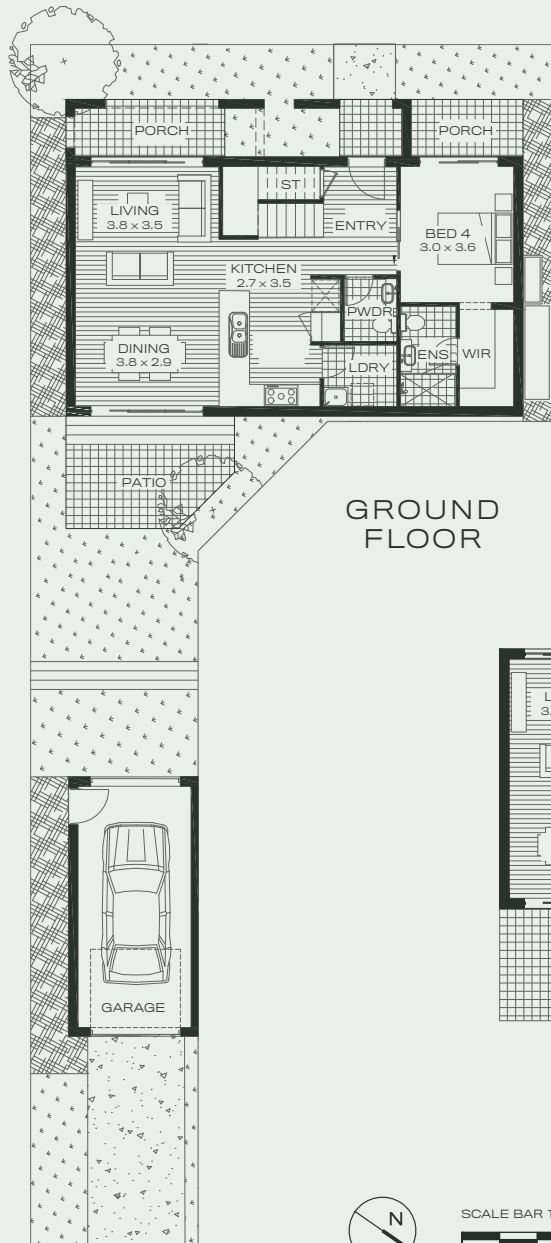


GROUND FLOOR	73.9 M ²
FIRST FLOOR	72.5 M ²
GARAGE	25.2 M ²
PATIO	14.6 M ²
PORCH	7.2 M ²
BALCONY	9.5 M ²
TOTAL	202.9 M²
LOT SIZE	225.1 M ²

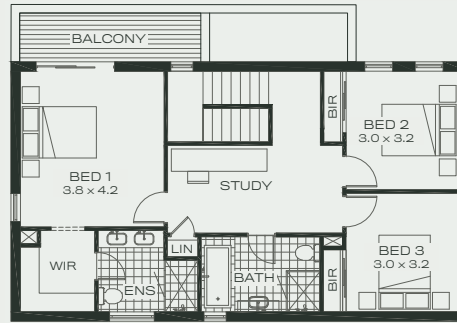


SCALE BAR 1:100

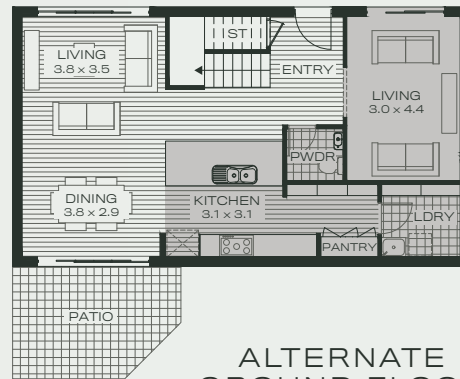




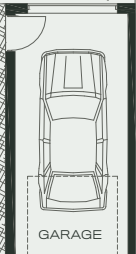
GROUND FLOOR



FIRST FLOOR



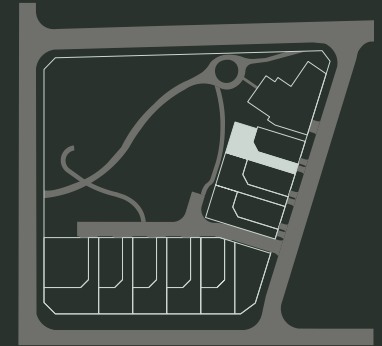
ALTERNATE GROUND FLOOR



GARAGE



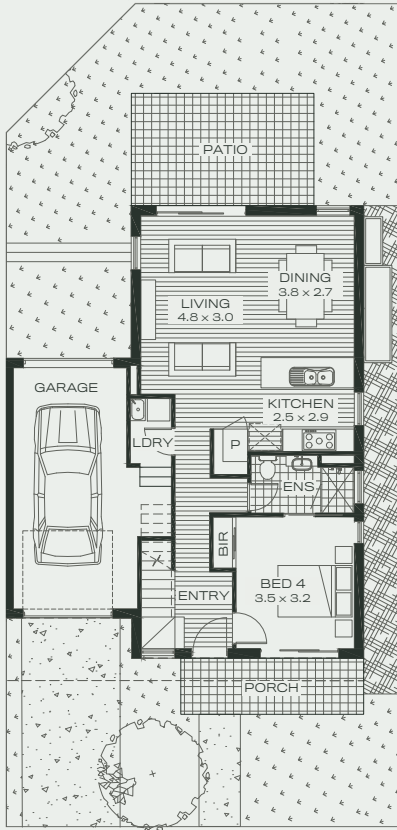
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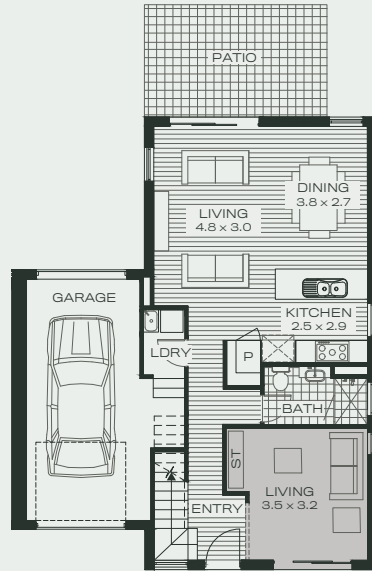
LOT 4
(FORMERLY LOT 109A)
MELALEUCA
HOUSE TYPE 2

4 3.5 1

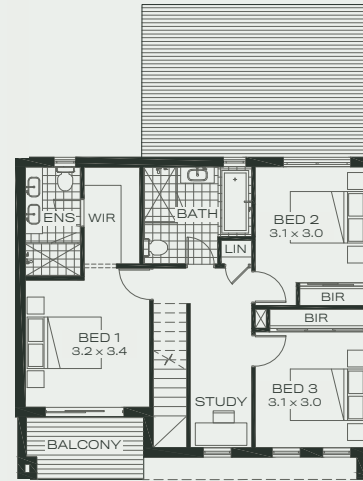
GROUND FLOOR	84.6 M ²
FIRST FLOOR	84.5 M ²
GARAGE	24.0 M ²
PATIO	12.3 M ²
PORCH	14.0 M ²
BALCONY	6.3 M ²
TOTAL	225.7 M ²
LOT SIZE	247.0 M ²



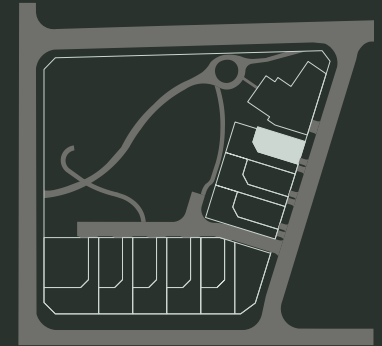
GROUND FLOOR



ALTERNATE GROUND FLOOR



FIRST FLOOR



LOT 3
(FORMERLY LOT 109B)
OLEANDER
HOUSE TYPE 1

4 3 1

GROUND FLOOR	73.0 M ²
FIRST FLOOR	72.5 M ²
GARAGE	25.2 M ²
PATIO	14.6 M ²
PORCH	7.3 M ²
BALCONY	5.6 M ²
TOTAL	198.2 M ²
LOT SIZE	225.1 M ²



SCALE BAR 1:100



FINISHES & INCLUSIONS

LIVING / DINING

Floor	Laminate flooring. Upgrade to ceramic tile in living/dining area is available. Carpeted stairs
Skirting	Painted timber skirting
Walls	Set plasterboard and painted
Ceiling	Flat white paint on set plasterboard 2600mm high ceilings
Cornice	Cove cornice
Doors	2340mm (H) to ground floor and 2040mm to first floor. Including robes.
Lights	LED downlights and/or LED strip lighting
Air-conditioning	Ducted air-conditioning with remote control

KITCHEN

Floor	Laminate flooring. Upgrade to ceramic tile in living/dining area is available
Cabinetry	Laminated cabinetry with soft close
Cabinetry - Interiors	White melamine finish
Bench top	20mm Caesarstone benchtops with waterfall edge
Kitchen sink	Large double bowl undermount sink
Splashback	Tiled
Tapware	Retractable/pull out sink mixer
Lights	LED downlights and/or LED strip lighting
Electric cooktop	SMEG 90cm gas cooktop
Oven	SMEG 90cm classic thermoseal oven
Cooktop extractor	SMEG 90cm concealed undermount rangehood
Dishwasher	SMEG freestanding dishwasher

BEDROOMS

Floors	Carpet to bedroom floors, including ground floor bedroom/lounge
BIR - where applicable	Mirrored sliding doors
Skirting	Painted timber skirting
Walls	Set plasterboard and painted
Ceiling	Flat white paint on set plasterboard 2600mm high ceilings to the ground floor 2450mm high ceilings to the first floor
Cornice	Cove cornice
Doors	2340mm (H) to ground floor and 2040mm to first floor. Including robes.
Lights	LED downlights and/or LED strip lighting
Air-conditioning	Ducted air-conditioning with remote control

BATHROOMS / ENSUITES

Cabinetry - Vanity	Laminated finish with soft close hardware
Cabinetry - Interiors	White melamine finish
Bench top	20mm Caesarstone
Ensuite bath tub	Acrylic bath
Basin	Above counter or semi-recessed basins
Taps - Vanity, Bath, Shower	Wall mounted or semi-recessed tapware
Toilets	Caroma toilet suite with soft close seat
Accessory - Fittings	Double towel rail
Floors	Ceramic tiles
Walls	Floor to ceiling ceramic tiles
Doors	2340mm (H) to ground floor and 2040mm to first floor. Including robes.

Ceiling	Flat white paint on set plasterboard 2600mm high ceilings to the ground floor 2450mm high ceilings to the first floor
Lights	LED downlights and/or LED strip lighting
Exhaust fans	Exhaust fans to be ducted to roof space

LAUNDRY

Cabinetry	Oleander: N/A Melaleuca: Laminated finish with soft close hardware
Cabinetry - Interiors	Oleander: N/A Melaleuca: White melamine finish
Bench top	Oleander: N/A Melaleuca: 20mm Caesarstone
Tub	Stainless steel drop in tub
Laundry tap	Stylus Venecia mixer
Floor	Ceramic tile
Walls	Skirting tile and set plasterboard
Ceiling	Flat white paint on set plasterboard 2600mm high ceilings
Cornice	Cove cornice
Lights	LED downlights and/or LED strip lighting

BALCONIES

Floor	Balcony tiles
Balustrade and screens	Glazing and aluminium balustrade frames
Ceilings	Painted FC panelling and/or textured paint
Lights	LED ceiling and/or wall lights

GENERAL

Landscaping	Included
Fly Screens	Included

BROUGHT TO YOU BY



**RAWSON
COMMUNITIES**

AS PART OF THE RAWSON GROUP, RAWSON
COMMUNITIES PROVIDES PEACE OF MIND THROUGH
OUR 40 YEARS' OF EXPERIENCE.

OFFERING A RANGE OF OPTIONS TO SUIT ALL
BUDGETS, OUR LOCATIONS ARE CAREFULLY SELECTED
FOR THEIR FAMILY LIVEABILITY, THRIVING COMMUNITY
AND STRONG DEMAND AND GROWTH.

FOR MORE INFORMATION:

PLEASE ASK YOUR NEW HOME CONSULTANT OR CALL 1300 733 193

RAWSONCOMMUNITIES.COM.AU

SALES OFFICE LOCATIONS:

HEMLOCK LEPPINGTON

Disclaimer: Images are for illustrative purposes only and photographs, artist impressions and other pictures in this brochure may show fixtures, fittings or finishes which are outside the inclusion specifications or which are not supplied by Rawson Communities. This may include landscaping and outdoor items, floor coverings, doors, furniture, kitchen, bathroom and light fittings and decorative items, which are shown as examples only. Specified inclusions are correct as at the time of printing and Rawson Communities reserves the right to substitute an item of equivalent quality and/or finish. Please refer to your Tender for specific details of the inclusions and exclusions.

The inclusions are correct as at the date of printing, being April 2022, and are subject to change at any time.

Please speak to a Rawson New Home Consultant to discuss detailed home pricing for different designs and inclusions.

LOCATION PLAN

SCALE 1:500

THIS SHEET IS BEING CONTINUALLY UPDATED TO SHOW THE CURRENT SUBDIVISION PATTERN OF THE SCHEME. FOR DETAILS OF UPDATES AND ADDITIONAL AND REPLACEMENT SHEETS SEE SCHEDULE BELOW

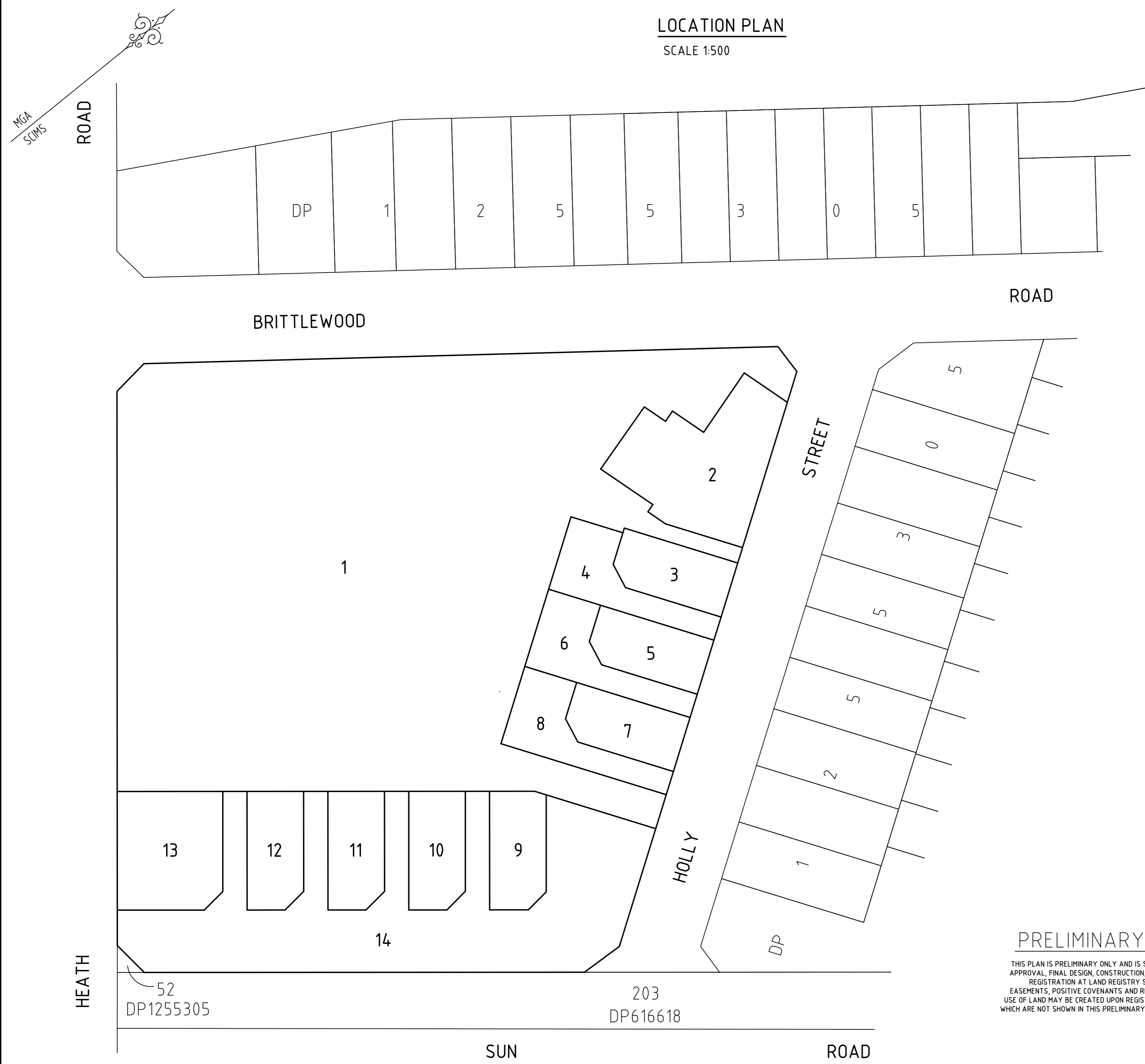
SCHEDULE OF CHANGES TO THE SCHEME

Lot No	Details	Sheet No

Subdivision Certificate No XXX
Date: XXX

Surveyor: MATHEW DAVID LONDON
Surveyor's Ref: 300052-COM-001-E

Registered



PRELIMINARY ONLY

THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO COUNCIL APPROVAL, FINAL DESIGN, CONSTRUCTION, FINAL SURVEY AND REGISTRATION AT LAND REGISTRY SERVICES NSW. EASEMENTS, POSITIVE COVENANTS AND RESTRICTIONS ON THE USE OF LAND MAY BE CREATED UPON REGISTRATION OF THE PLAN WHICH ARE NOT SHOWN IN THIS PRELIMINARY VERSION OF THE PLAN.

DETAIL PLAN

SHEET 1 OF 2

1
DP1255305

DP

1

2

5

5

3

0

5

ROAD

BRITTLEWOOD

(16 WIDE)

ROAD

PRELIMINARY ONLY

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1
7299m²
(Z2)

(20.115 WIDE)

SCHEDULE OF SHORT LINES

No.	BEARING	DISTANCE
1	343°17'40"	2.3
2	343°17'40"	1.635
3	73°17'40"	3.95
4	326°08'35"	6.13
5	326°08'35"	7.05
6	281°08'35"	4.88
7	281°08'35"	4.88
8	56°08'35"	2.245
9	173°57'50"	4.88
10	353°57'50"	4.88
11	173°57'50"	4.88
12	173°57'50"	4.88
13	263°57'50"	7.07
14	326°08'35"	0.92

- (A) EASEMENT TO DRAIN WATER 2 WIDE
- (B) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES
- (C) EASEMENT FOR MAINTENANCE 1.2 WIDE
- (H) EASEMENT FOR MAINTENANCE 0.9 WIDE
- (K) BENEFITED BY EASEMENT FOR MAINTENANCE 0.9 WIDE (H)
- (L) BENEFITED BY EASEMENT FOR MAINTENANCE 0.9 WIDE (H)
- (M) BENEFITED BY EASEMENT FOR MAINTENANCE 0.9 WIDE (H)
- (N) BENEFITED BY EASEMENT FOR MAINTENANCE 0.9 WIDE (H)
- (O) BENEFITED BY EASEMENT FOR MAINTENANCE 0.9 WIDE (H)
- (Z1) COVENANT (A651270)
- (Z2) COVENANT (A651271)

HEATH

52
DP1255305

203
DP616618

SURVEYOR
Name: MATHEW DAVID LONDON
Date: xxx
Reference: 300052-COM-001-E

PLAN HEADING
PLAN OF SUBDIVISION OF LOT 51 DP 1255305

L.G.A.: CAMDEN
Locality: LEPPINGTON
Reduction Ratio 1: 400
Lengths are in metres

REGISTERED



DETAIL PLAN

SHEET 2 OF 2
(ACCESSWAY AND CONNECTIONS)

BRITTLEWOOD

(16 WIDE)

ROAD

PRELIMINARY ONLY

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COMMUNITY PROPERTY

ROAD

(20.115 WIDE)

HEATH

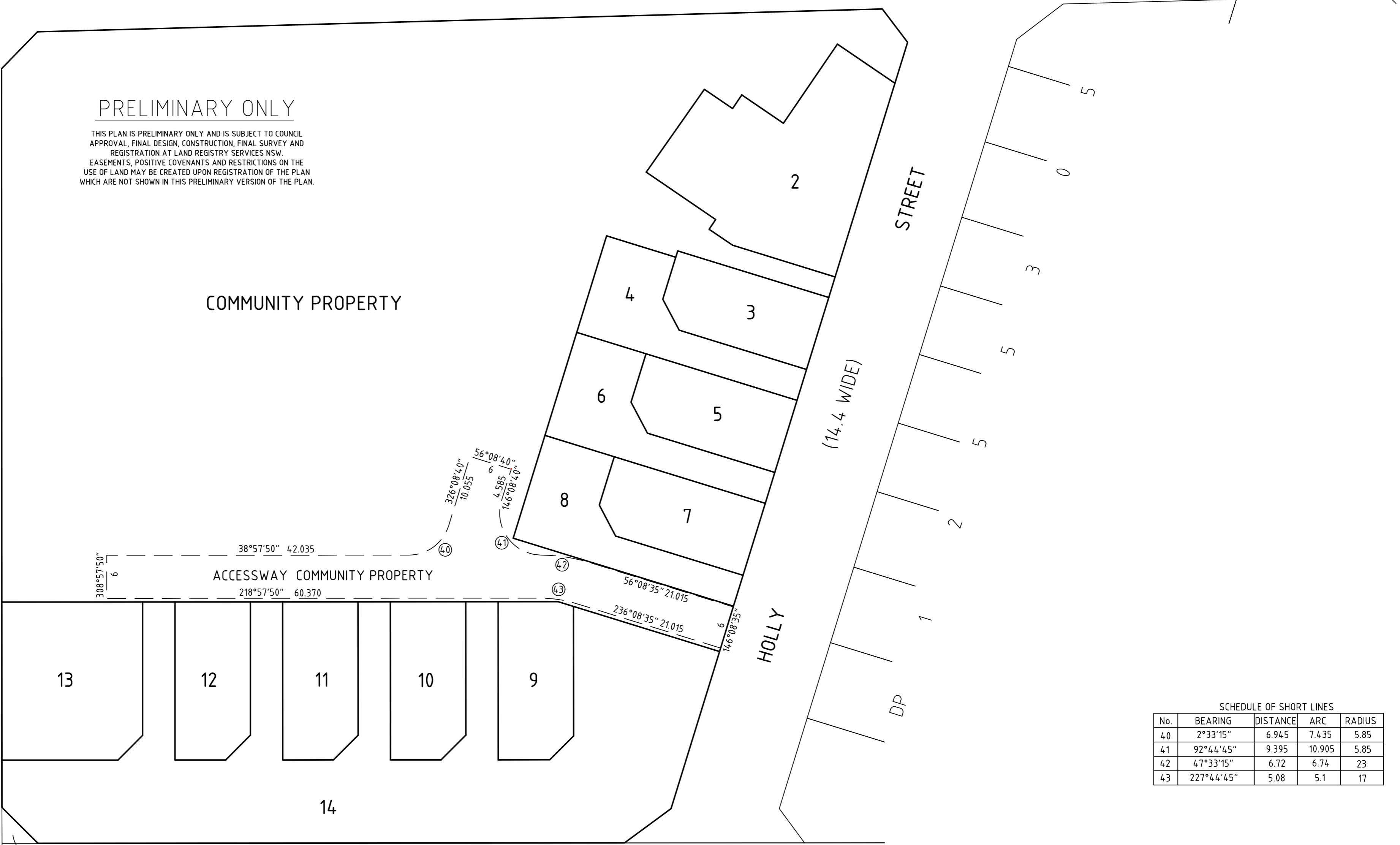
ACCESSWAY COMMUNITY PROPERTY

STREET

(14.4 WIDE)

HOLLY

DP



SCHEDULE OF SHORT LINES

No.	BEARING	DISTANCE	ARC	RADIUS
40	2°33'15"	6.945	7.435	5.85
41	92°44'45"	9.395	10.905	5.85
42	47°33'15"	6.72	6.74	23
43	227°44'45"	5.08	5.1	17

52
DP1255305

203
DP616618

SURVEYOR
Name: MATHEW DAVID LONDON
Date: xxx
Reference: 300052-COM-001-E

PLAN HEADING
PLAN OF SUBDIVISION OF LOT 51 DP 1255305

L.G.A.: CAMDEN
Locality: LEPPINGTON
Reduction Ratio 1: 400
Lengths are in metres

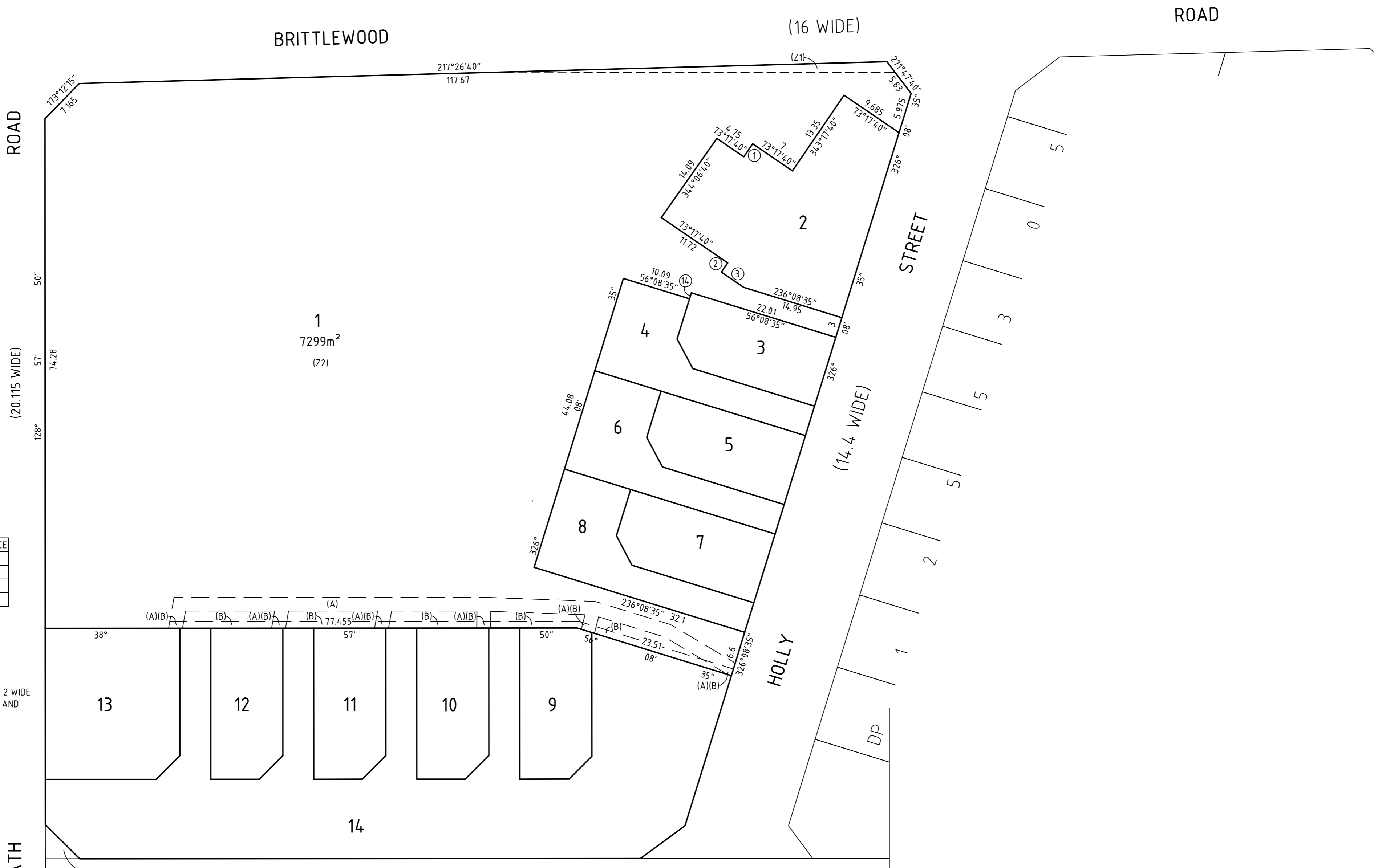
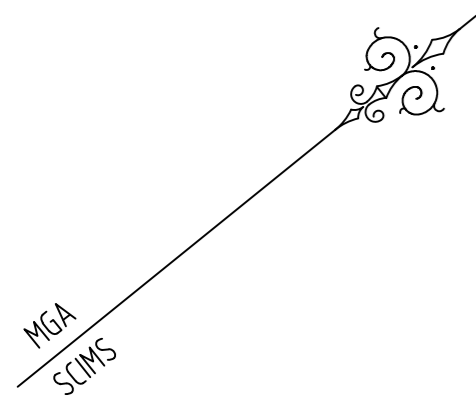
REGISTERED

PRELIMINARY ONLY

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COMMUNITY PROPERTY PLAN

SHEET 1 OF 1
COMMUNITY PROPERTY LOT ONLY



SCHEDULE OF SHORT LINES

No.	BEARING	DISTANCE
1	343°17'40"	2.3
2	343°17'40"	1.635
3	73°17'40"	3.95
14	326°08'35"	0.92

- (A) EASEMENT TO DRAIN WATER 2 WIDE
- (B) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES
- (Z1) COVENANT (A651270)
- (Z2) COVENANT (A651271)

HEATH

52
DP1255305

203
DP616618

SURVEYOR
Name: MATHEW DAVID LONDON
Date: xxx
Reference: 300052-COM-001-E

PLAN HEADING
PLAN OF SUBDIVISION OF LOT 51 DP 1255305

L.G.A.: CAMDEN
Locality: LEPPINGTON
Reduction Ratio 1: 400
Lengths are in metres

REGISTERED

Rawson Medium Density – Tegel Park Specification

Category	Tegel Park, Leppington
Site Needs (based on standard residential block)	Service Connection - Power, Phone, Water, Sewer, Gas & Stormwater (within boundary)
Concrete Slab	Engineered concrete slab to suit 'H' soil classification at 20Mpa. Soil classification to be determined by Geotech. Engineered concrete slab to Porch/Patio and Alfresco, including tiling. Recessed wet areas (includes all Bathrooms and Laundry) – 40mm step down Recessed sills to all Ground Floor stacker/sliding doors
Termite Treatment	Rentokil Homeguard Red termite protection to pipe penetrations and perimeter cavity with 25 year warranty and \$1,000,000 insurance cover
Frames	AusSteel frames 90mm external and internal stud frames to Ground and First Floor Nominal 2600mm high ceilings to the Ground Floor Nominal 2450mm high ceilings to the First Floor 300mm engineered joist system to First Floor and Includes recessed wet areas to all Bathrooms, Ensuites, WC's and Powder Rooms (where applicable) Note: Client acknowledges that all dimensions stated on the plans, specifications, variations and upgrades are to structural frames only and exclude finished surfaces.
Fire Separation	Fire Rated Panel for abutting walls
Bricks	As per DA approved design. Facades predominately white and mid-brown face brick
Windows	Aluminium windows and sliding doors including security keyed windows & door locks, including obscure glass to Bathrooms, Ensuite & Powder room. (where applicable)
Roofing	Colorbond range, standard profile as per DA approved design.
Fascia & Gutter	Colorbond Fascia & Gutter with painted PVC Downpipes 2,500L Rainwater tank as per BASIX
Insulation	Refer BASIX certificate: - R2.5 External Walls - R1.3 (55mm) Anticon roof insulation Refer BASIX certificate:

Rawson Medium Density

Category	Tegel Park, Leppington
	<ul style="list-style-type: none"> - R4.0 ceiling insulation to roof space - R2.5 above garage where 1st floor sits above.
Front Door	<p>Corinthian 2340mm (H) x 920 (W). Hinged entry door with clear glazing, stain finish and frame to suit.</p> <p>Corinthian full clear glazed Laundry entrance door in painted finish (where applicable) Applicable only to heritage house.</p> <p>Sidelights (where applicable) are clear glazed</p>
Internal Doors	<p>Corinthian PMOD1 MDF Infills 2340mm (H) to GF and 2040 to first floor.</p>
Fixout	<p>67 x 18mm Bevelled Edge profile architrave with paint finish throughout and square set Wet area windows.</p> <p>67 x 18mm Bevelled Edge profile skirting with paint finish</p> <p>Throughout Dwelling: 90mm cove cornice to wall and ceiling junction;</p> <p>Wet areas with Showers ONLY: Square set cornice to wall and ceiling junction (includes WC's within wet areas only);</p> <p>Alfresco: 32mm x 18mm pine trim to Alfresco ceiling junction (where applicable)</p>
Door Furniture	<p>External Doors: Gainsborough Tri-lock in satin or polished chrome to Front door and Laundry.</p> <p>Note: External garage swing doors required for "MELALEUCA" dwellings.</p> <p>Internal Doors: Gainsborough Amelia G4 Series Enigma Scheme - Matt black including for garage deadbolt</p> <p>Wall/door stops to bedrooms, wet areas and living areas (excl robes and linen).</p> <p>Nylon mesh flyscreen to all opening windows, sliding and stacker doors (excluding hinged doors).</p>
Staircase	<p>Painted timber staircase with square newel posts, handrail & Balustrades with MDF treads and risers. Carpet on stairs is standard.</p>
Robes	<p>Frameless mirrored sliding robe door</p>
Linen, Broom, Coat & Store Cupboard	<p>Melamine shelves Four (4) to Linen cupboards, One (1) to Broom cupboard, One (1) to Store cupboard and One (1) to Coat cupboard including hanging rail (where applicable to design).</p>
Garage Doors	<p>Main Garage Door: B & D Knotwood range (timber look finish)</p> <p>Colorbond RollerMasta roller door for "through" door.</p>

Rawson Medium Density

Category	Tegel Park, Leppington
Intercom	BTicino audio intercom
Driveway	Cove-finish coloured concrete driveway and path to porch. Plain concrete crossover boundary.
Hot Water System	As per BASIX - Rinnai B26 26L continuous flow, 6 star gas wall mounted (recessed into wall) hot water system. Model: B26L50A NAT / B26L50A LPG
Kitchen	<p>20mm Caesarstone benchtops with 1 x 20mm Waterfall end to each kitchen style.</p> <p>Aurora – Osprey 3141</p> <p>Enigma – Raven 4120</p> <p>Laminated cabinet doors with 2mm ABS edges</p> <p>Cabinetry</p> <p>Aurora Scheme: Polytec Legato</p> <p>Enigma Scheme: Polytec Melamine</p> <p>Note: WIP & Laundry Shelving to MELALEUCA Alternative GF option Legato Montage 40mm Boxed Shelving.</p> <p>Hafele twin pull out under sink bins</p> <p>Hafele Soft Close Drawers & Doors to Kitchen</p> <p>Framed and Plasterboard Bulkheads to Overhead Cupboards</p> <p>Kitchen kickboards as per doors</p> <p>Cutlery Tray to Kitchen Drawer</p> <p>Smeg freestanding dishwasher</p> <p>34L Freestanding Microwave with Grill (including Trim kit)</p> <p>Clark Monaco double bowl stainless steel sink – undermount</p> <p>Tiled splashback to kitchen</p> <p>1 x bank of pot drawers generally</p> <p>MELALEUCA - Alternate Ground floor plan includes 2 x banks of pot drawers</p> <p>Cabinetry Handles</p> <p>Aurora: Finger pull cabinetry</p> <p>Enigma: Hafele Handle Black (Dark Scheme) 155.01.661</p>
Kitchen Appliances - Oven	SMEG 90cm classic thermoseal oven.
Kitchen Appliances - Cooktop	SMEG 90cm Gas Cooktop

Rawson Medium Density

Category	Tegel Park, Leppington
Kitchen Appliances - Rangehood	Smeg 90cm concealed undermount rangehood
Gas Connection	Gas service connection from front boundary to house, including provision for hot water system, cooktop and internal heating point.
Electrical	<p>Single Phase underground mains provision with Single Phase switchboard and recessed meterbox.</p> <p>LED Lights included throughout</p> <p>NBN Provision includes:</p> <ul style="list-style-type: none"> - Conduit and draw wire from front boundary to Meterbox; - Conduit and draw wire from Meterbox to internal wall of Garage; - One single power point to internal wall of Garage; - One additional telephone point to internal wall of Garage; and <p>One CAT6 data point to internal wall of Garage. Note: If constraints occur due to beam locations, NBN provision location will be determined by electrical contractor.</p> <p>Earth leakage circuit breaker for lights and power 1 light point to each room</p> <p>2-way switch to stairs only.</p> <p>Double power points (Double GPO) to all rooms including Garage</p> <p>Power provision (Single GPO) for fridge provision Power provision (Single GPO) for dishwasher provision Power provision (Single GPO) for microwave provision Power provision (Single GPO) for rangehood provision</p> <p>Exhaust Fan in the bathroom and Ensuite vented into roof space with no external eave vents</p> <p>Isolated powder room exhaust fan</p> <p>2 telephone points</p> <p>2 television point</p> <p>External light point to eaves at external doors</p> <p>External junction box beside external doors without eaves (for fixing by owner)</p> <p>Direct wired smoke detectors with battery back up as required</p> <p>External junction box beside external doors without eaves (for fitting by owner)</p>
Air Conditioning	Single phase ducted air-conditioning system
Laundry	<p>Compass 35L Flushline tub 1TH 380mm W</p> <p>Storage:</p> <p>OLEANDER – Not applicable</p>

Rawson Medium Density

Category	Tegel Park, Leppington
	<p>MELALEUCA - 900mm W underbench storage, overhead cupboards and up to 450mm W broom cupboard</p> <p>Hamper: Hafele Hailo laundry carrier 45</p> <p>Fit Out: OLEANDER – Not applicable</p> <p>MELALEUCA - Approx. 900mm W x 610mm D x 35mm H standard range 20mm Caesarstone laundry bench</p>
Vanity Units	<p>20mm Caesarstone benchtops. Range of colours from Rawson standard range</p> <p>Laminated doors Polytec Woodmatt Havana Oak and Legato Bleached Walnut doors.</p> <p>Caroma Luna above Counter or Semi recessed basin</p>
Vanity Mirrors	<p>Polished edge bathroom mirror fixed above the vanity or mirror shaving cabinet.</p>
Bathroom Accessories	<p>Caroma Luna double towel rail in chrome or black or Towell Hooks</p>
Baths	<p>Clark 1600mm Freestanding bath (no overflow)</p>
Toilet Suites	<p>Stylus Prima II close coupled toilet suite with soft close seat.</p>
Shower Screens	<p>Semi frameless shower screen in chrome or black</p>
Taps & Fittings	<p>Enigma: Dorf Vixen retractable sink mixer</p> <p>Aurora: Calare Pull-out Sink Mixer</p> <p>Caroma Luna range</p> <p>Caroma Luna multifunction rail shower with overhead in chrome or black</p> <p>Stylus Venecia Mixer to Laundry</p> <p>Stylus Venecia Washing Machine Set to Laundry</p> <p>One External Tap included</p>
Floor Coverings	<p>Laminate - Clix Plus Winchester Oak CXP00450 or Lighting Natural Oak CXP00591</p> <p>Carpet – Godfrey Hirst Barjac 780 Forge or 715 Summer Fog</p> <p>Floor tiles if OPTION is selected – Stone 2.0</p> <p>Refer Mood Board for colour selections.</p>
Wall & Floor Tiling	<p>Floor tiles: Light = Stone 2.0. Dark = Builder's Range</p> <p>Tiling Heights:</p> <ul style="list-style-type: none"> - Bathroom and Ensuite: Floor to ceiling tiles

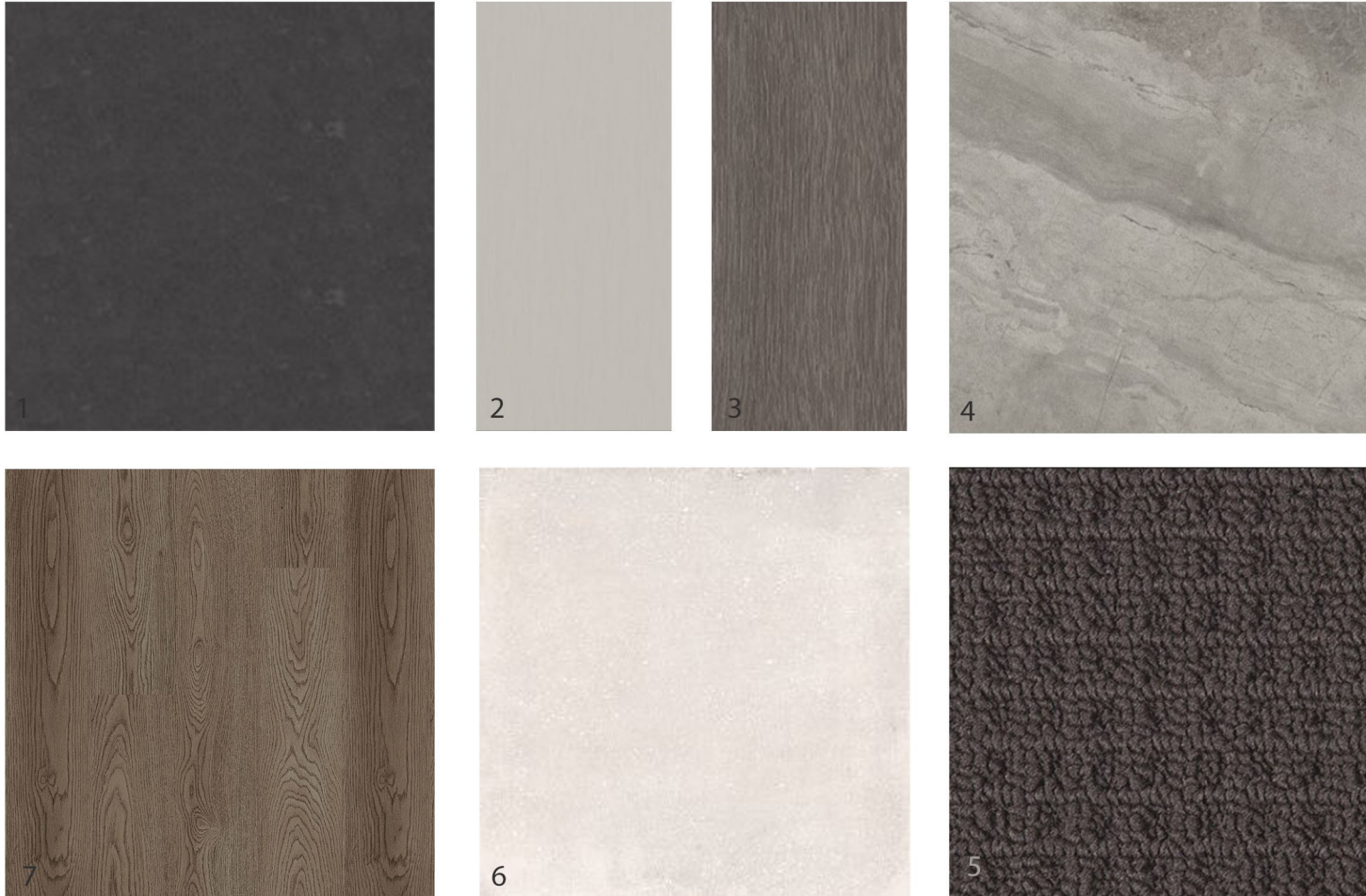
Rawson Medium Density

Category	Tegel Park, Leppington
	- Laundry and Powder: 300mm high tiling over laundry tub & skirting tiles to remainder.
Painting	Taubmans 3 coat paint system to internal walls including 2 external paint colours, 1 internal wall colour, 1 ceiling colour, Taubmans Gloss paint to doors and internal woodwork.
Specification Disclaimer	<p>DISCLAIMER: References to block size are based upon a standard block which is up to 700m2 with up to 1m fall across the block. "H1" class soil classification, all services within boundaries, Garage setback up to 5.5m from front boundary, even cut and fill.</p> <p>Rawson Homes Pty Ltd considers safety in every aspect of your home, from design through to handover. During the construction phase, all components, including those that are at a height of 3.0 metres or more, can be completed safely due to Rawson Homes strict policies, work methods and safety controls. However, once the finished house is handed over to the client, Rawson Homes can no longer ensure the safety of any person that needs to maintain any components (for example, but not limited to, light fittings, fixtures, antennas or gutter cleaning). The client must be aware that the maintenance of any components that are at a height of 3.0 metres or more, will require the implementation of adequate safety control measures and the service of a qualified person that is trained in safe work at heights.</p>
Bundles Disclaimer	<p>Site Costs</p> <p>Excavation includes:</p> <ul style="list-style-type: none">- cut and fill;- Export of ENM/Natural material (spoil) for standard piers;- Export of ENM/Natural material (spoil) for a Site scrape. Piecing;- Standard piecing;- Geotechnical report;- Engineers requirements and design; and- Maximum pier depth 1.5m at 400mm dia. <p>Authority / Council Includes standard council fees and water service fee.</p> <p>Basix Sydney and Hunter</p> <p>Includes BASIX requirements, including:</p> <ul style="list-style-type: none">- BERS / NatHers Report;- BASIX Assessment & Report;- Concrete Watertank pad;- TBC BASIX - R2.5 Thermal batts to external walls including internal wall between Garage & House (Excludes external walls of Garage); and- TBC BASIX - R4.1 Thermal batts to ceilings with roof over (excluding ceilings over Garage, Porch, Alfresco & Deck). <p>Note: Excludes any additional/upgrade items (i.e. window coverings, solar batteries).</p>

Tegel Park

DARK SCHEME Colour Board

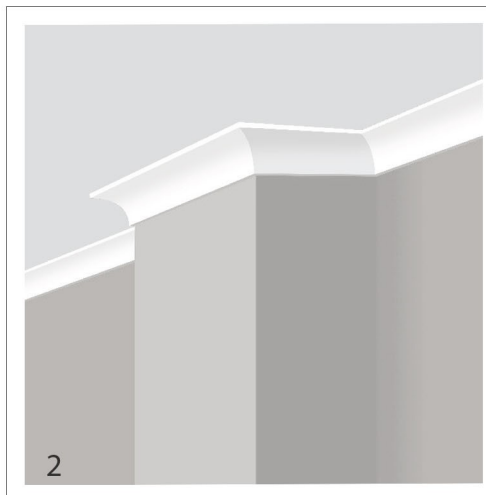
Internal Finishes



1. Countertop - Caesarstone: Raven 4120
2. Top Cabinetry - Polytec: Melamine Bespoke Woodmatt
3. Base Cabinetry - Polytec: Melamine Havana Oak Woodmatt
4. Kitchen Splashback - 300 x 600 Regal Charcoal
5. Carpet - Godfrey Hirst: Barjac 780 Forge
6. Tile OPTION to main floor - Stone 2.0
7. Flooring - Clix Plus Winchester Oak

Colour Palette: Dark Scheme



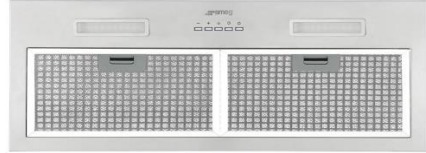


Internal Fixtures



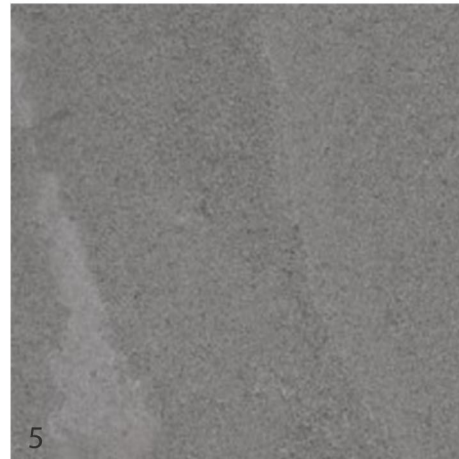
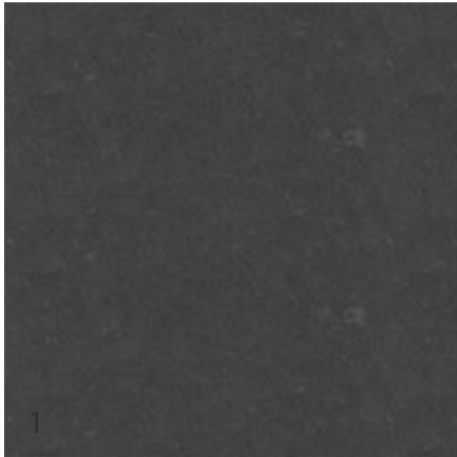
1. Door Handles - G4 Series Amelia Passage Leverset
2. Cornice - Gyprock CSR 90mm Classic Cove cornice
3. Door Profile - Corinthian PMOD1
4. Handles - Hafele: 155.01.661 (dark cabinetry only. Finger pull for light cabinetry)
5. Sink Mixer - Dorf: Vixen Retractable Sink Mixer Black/Chrome
6. Sink - Caroma: Monaco Double Bowl Undermount EXDU

Colour Palette: Dark Scheme

Kitchen Appliances

Item	Description	Image
Oven	Smeg: 90cm Classic Thermoseal Oven SFRA9300TVX	
Cooktop	Smeg: 90cm gas cooktop CIR93AXS3	
Rangehood	Smeg: 90cm concealed undermount rangehood PUM910X	
Dishwasher	Smeg: Freestanding Dishwasher DWA6214S2	
Microwave	Smeg: 34L Freestanding microwave with grill (including trim kit) SA34MX	

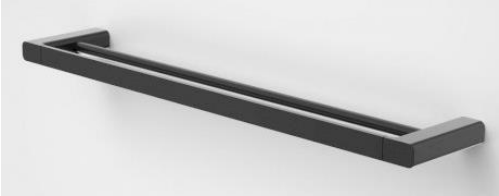
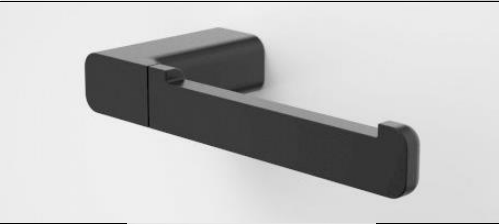



Bathroom Finishes



1. Benchtop - Caesarstone: Raven 4120
2. Cabinetry - Polytec: Melamine Havana Oak Woodmatt
3. Bath - Clark Freestanding Bath 1600mm (No Overflow)
4. Basin - Caroma: Luna above counter basin
5. Flooring - Builder's Range: Lombardy Light Grey 300 x 300
6. Wall Tiles - White matt rectified 600 x 300

Colour Palette: Dark Scheme

Bathroom Fixtures

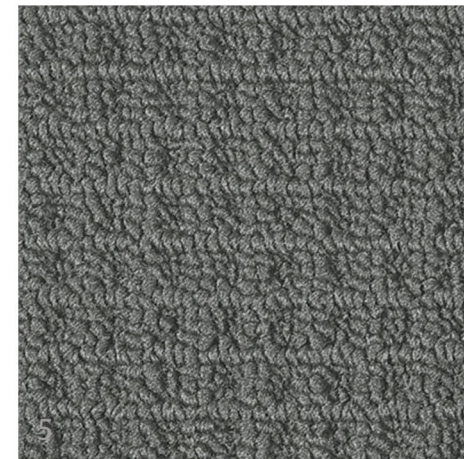
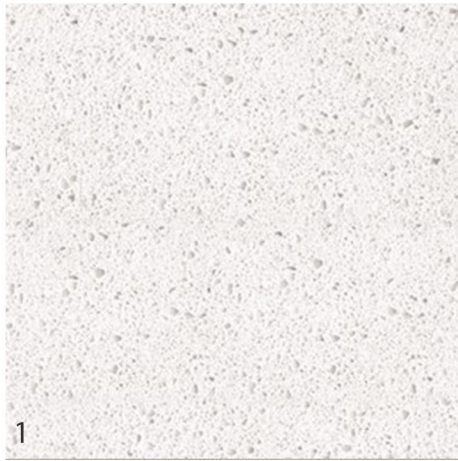
Item	Description	Image
Towel Rail	Luna Double Towel Rail 630MM Black 99614BL	
Toilet Roll Holder	Luna Toilet Roll Holder Black 99607BL	
Shower Mixer	Luna Bath/Shower Mixer Black 68184BL	
Basin Mixer	Luna Wall Basin/Bath Mixer Black 68186BL6A	
Shower	Luna Multifunction Rail Shower with Overhead Black 90383BL4E	

Colour Palette: Dark Scheme

Tegel Park

LIGHT SCHEME Colour Board

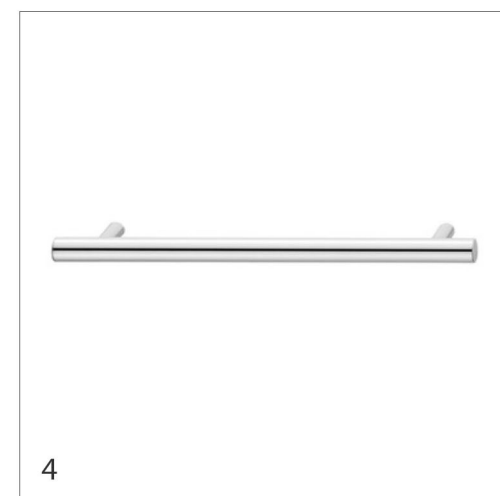
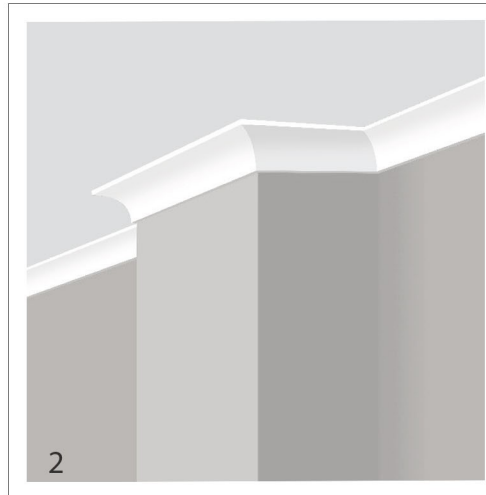
Internal Finishes



1. Countertop - Caesarstone: Osprey 3141
2. Base Cabinetry - Polytec: Legato Montage
3. Top Cabinetry - Polytec: Legato Bleached Walnut
4. Kitchen Splashback - 300 x 600 Matt White tile
5. Carpet - Godfrey Hirst: Barjac 715 Summer Fog
6. Tile OPTION to main floor - Stone 2.0
7. Flooring - Clix Plus Lightning Natural Oak

Colour Palette: Light Scheme



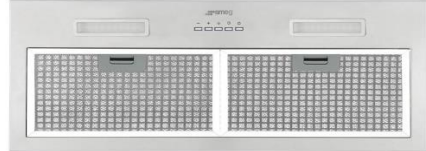


Internal Fixtures



1. Door Handles - Gainsborough: G4 Series Amelia Passage Leverset 105AMEBC
2. Cornice - Gyprock CSR 90mm Classic Cove cornice
3. Door Profile - Corinthian PMOD1
4. Handles - Hafele: 155.01.661 Chrome
5. Sink Mixer - Dorf: Vixen Retractable Sink Mixer Chrome 6494.004A
6. Sink - Caroma: Monaco Double Bowl Undermount EXDU

Colour Palette: Light Scheme

Kitchen Appliances

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Oven	Smeg: 90cm Classic Thermoseal Oven SFRA9300TVX	
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Rangehood	Smeg: 90cm concealed undermount rangehood PUM910X	
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Colour Palette: Light Scheme






Bathroom Finishes

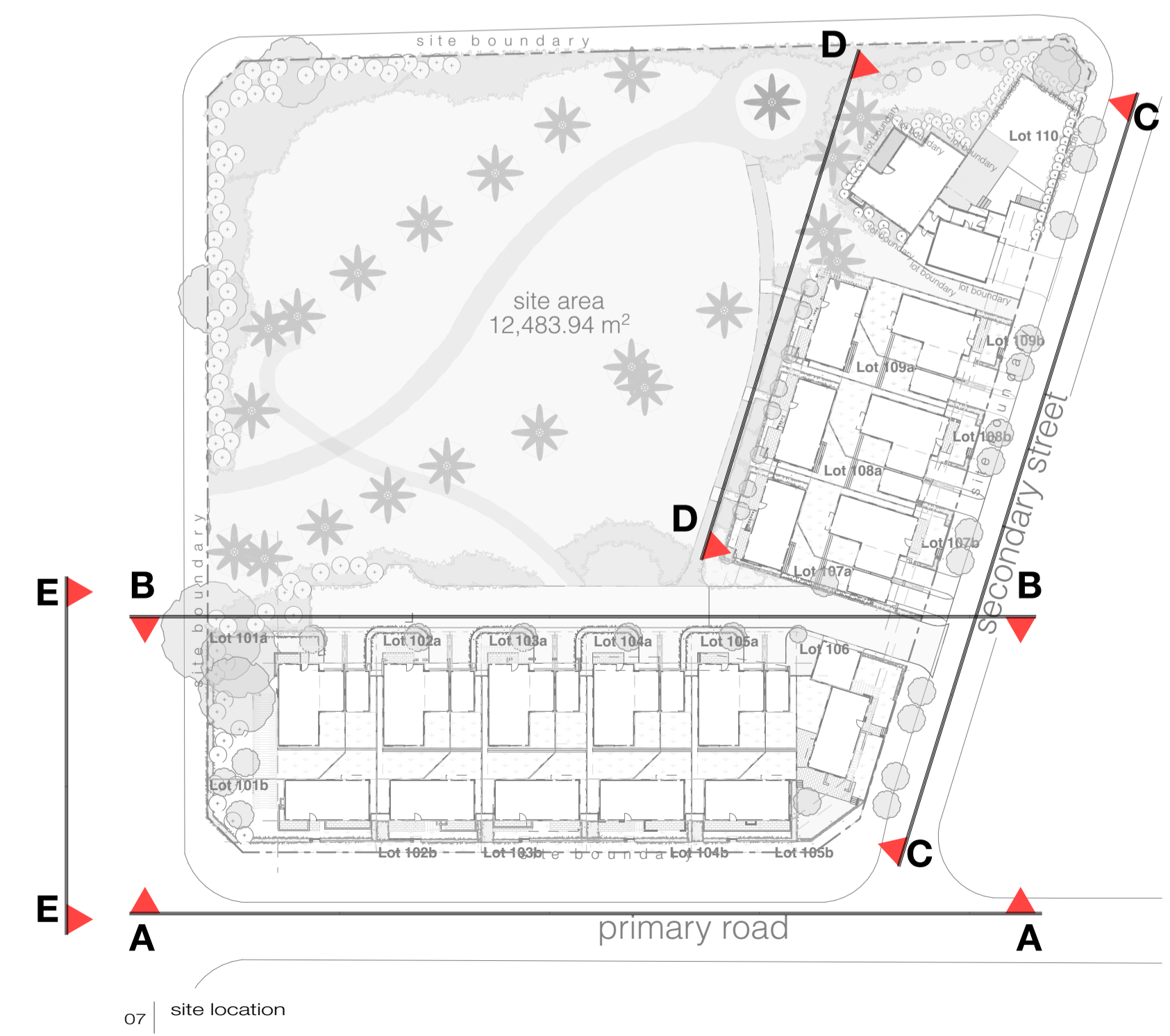
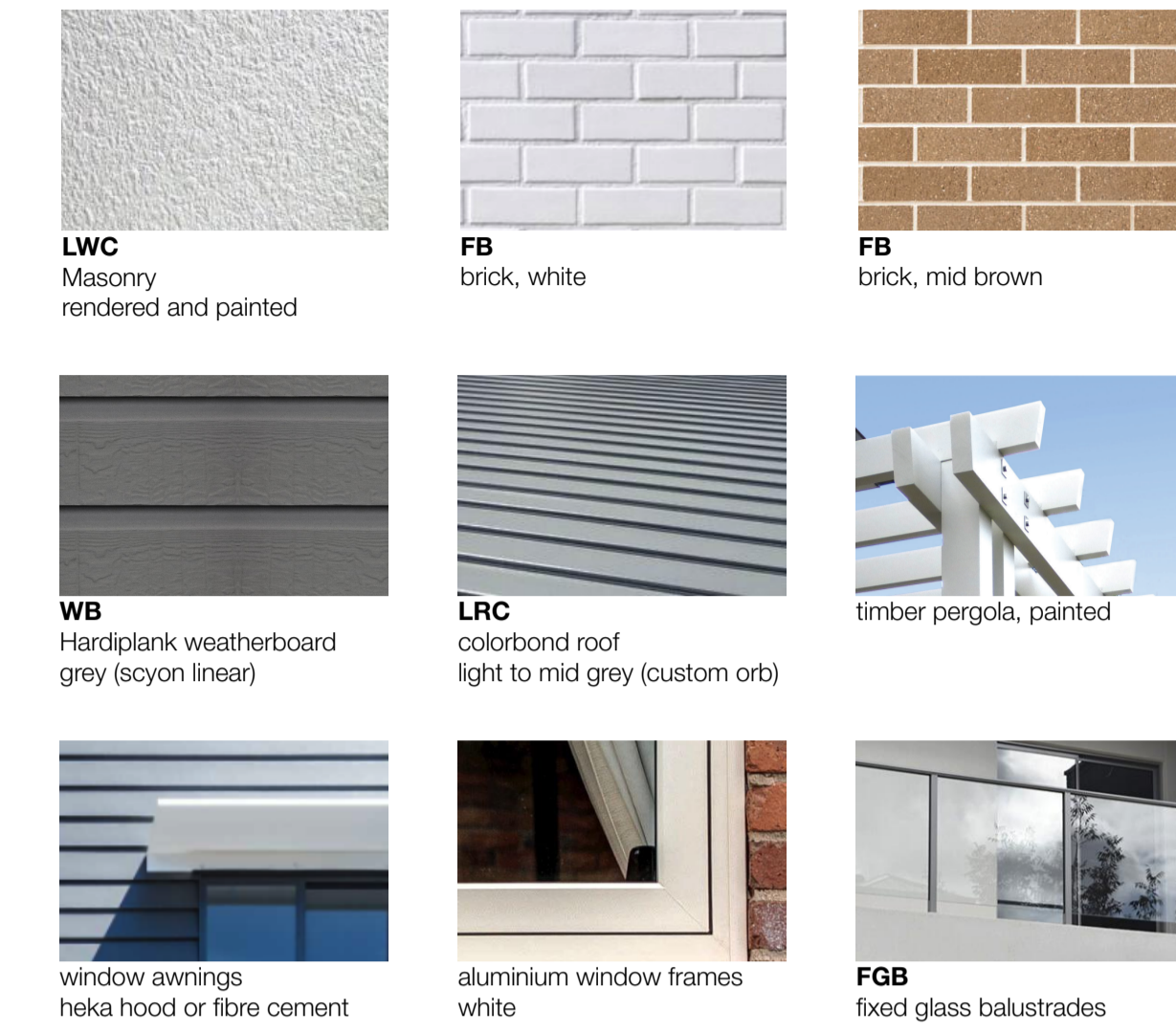
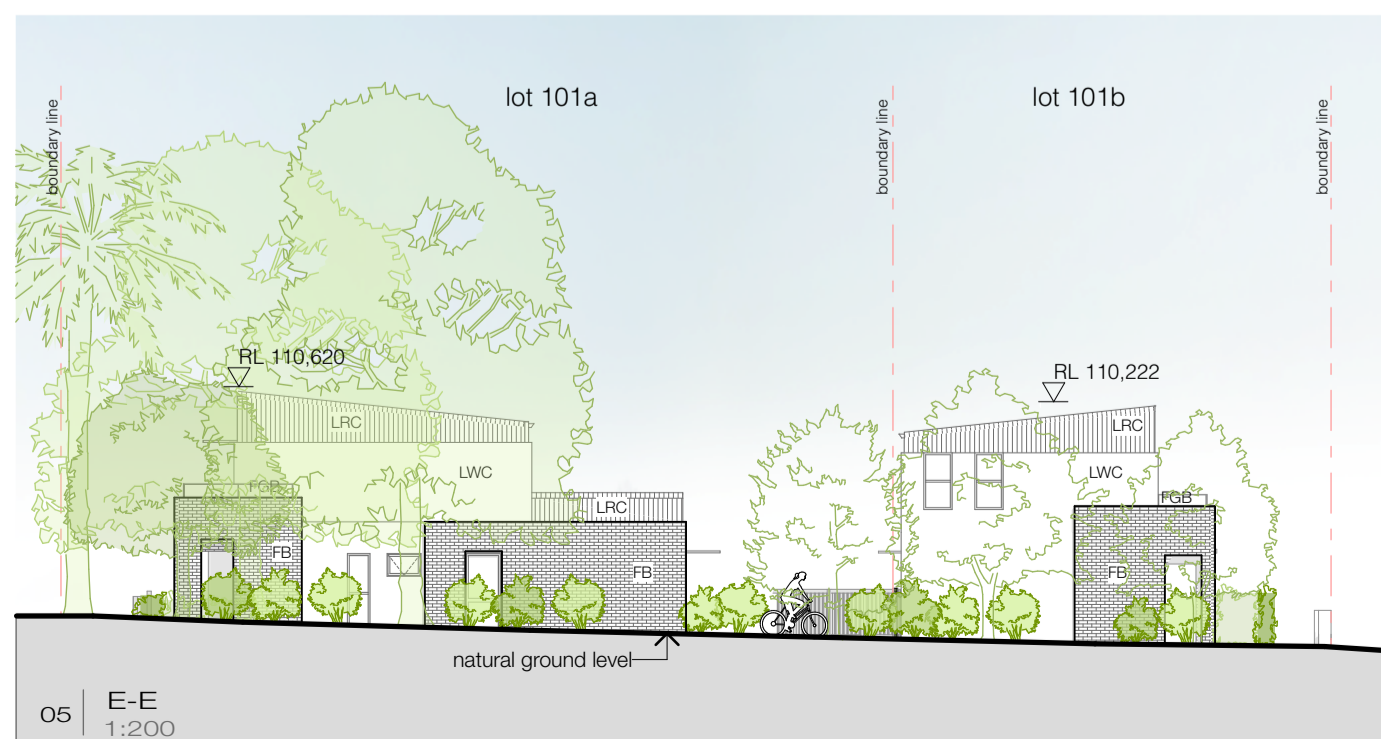
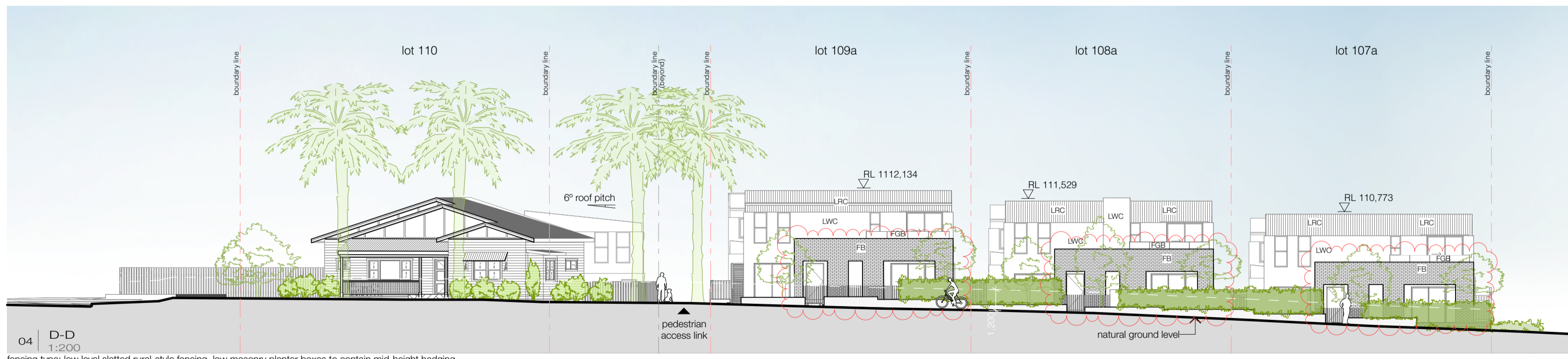
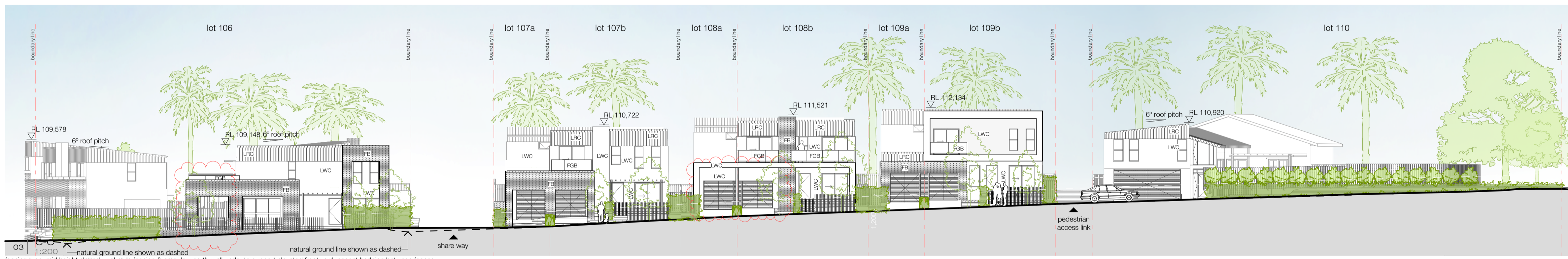


1. Benchtop - Caesarstone: Osprey 3141
2. Cabinetry - Polytec: Legato Bleached Walnut
3. Bath - Clark Freestanding Bath 1600mm (No Overflow)
4. Basin - Caroma: Luna above counter basin
5. Flooring - Builder's Range: Stone 2.0 300 x 300
6. Wall Tiles - White matt rectified 600 x 300

Colour Palette: Light Scheme

Bathroom Fixtures

Item	Description	Image
Towel Rail	Luna Double Towel Rail 630MM 99614C	
Toilet Roll Holder	Luna Toilet Roll Holder 99607C	
Shower Mixer	Luna Bath/Shower Mixer 68184C	
Basin Mixer	Luna Wall Basin/Bath Mixer Chrome 68186C6A	
Shower	Luna Multifunction Rail Shower with Overhead Chrome 90383C4E	

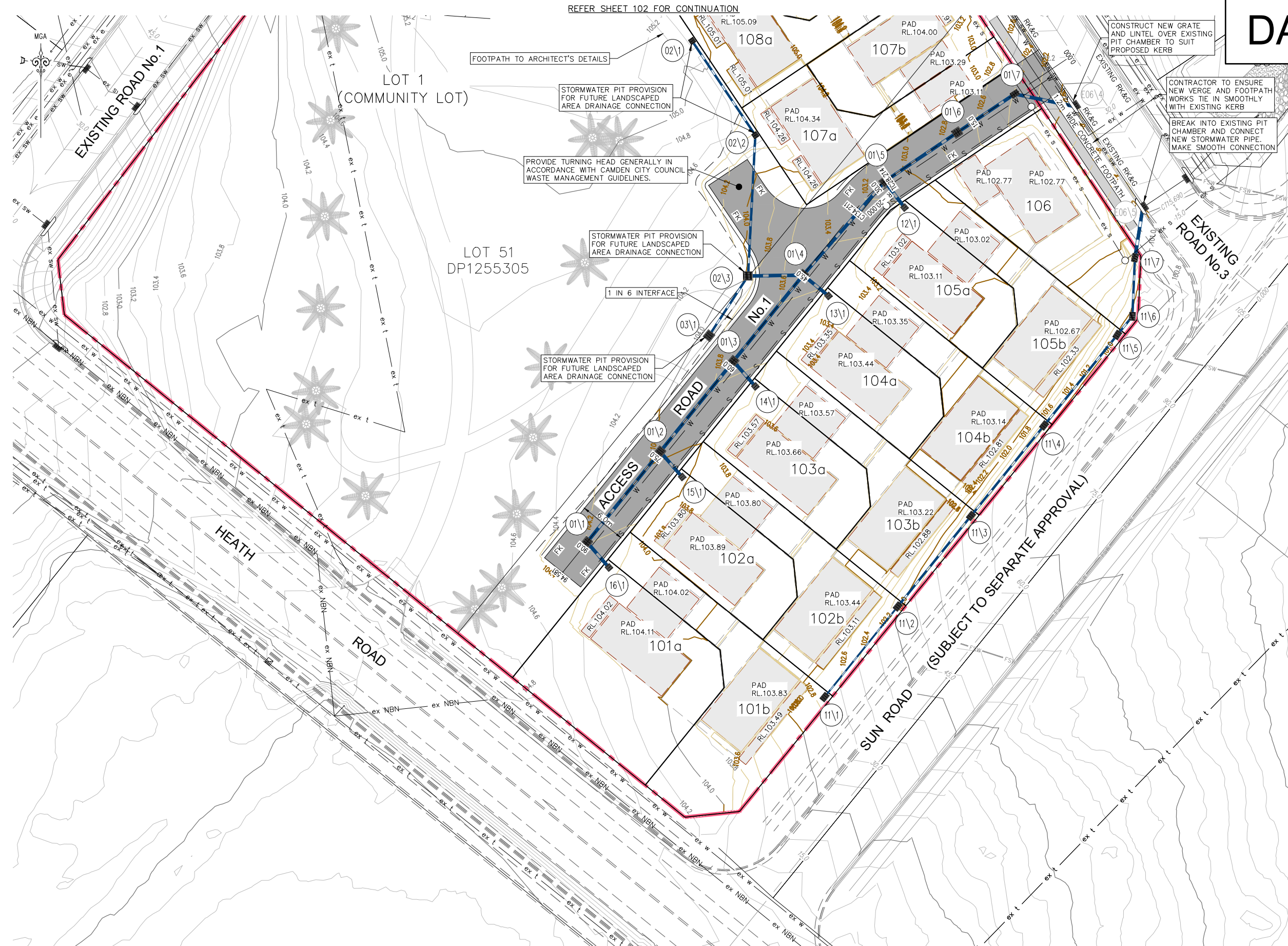


date	issue	amendment
4/5/20	A	issue for framing review
9/5/20	B	issue for Pre-DA meeting
22/5/20	C	issue for DA lodgement
2/10/20	D	council RFI response
20/10/20	E	council RFI response
22/10/20	F	council RFI response
28/9/21	G	council RFI response
19/9/21	H	\$4.55 modification
15/9/21	I	\$4.55 modification
28/10/21	J	\$4.55 modification

street elevations
RAW19059 | Rawson Communities
Rawson Communities | LEPPINGTON

project reference: RAW19059
drawn: OC
checked: ST
scale: 1:200 @ a1





LEGEND

- SITE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- FUTURE LOT BOUNDARY
- MAJOR CONTOURS
- MINOR CONTOURS
- PROPOSED KERB
- PROPOSED KERB
- EXISTING KERB
- EXTENTS OF BATTER
- PROPOSED FOOTPATH
- PROPOSED ROAD PAVEMENT
- INDICATIVE BUILDING PAD
- PROPOSED STORMWATER
- PROPOSED SEWER
- PROPOSED WATER
- EXISTING STORMWATER
- EXISTING SEWER
- EXISTING WATER
- EXISTING GAS
- EXISTING ELECTRICITY
- EXISTING NBN
- EXISTING TELSTRA
- PROPOSED SW PIT
- EXISTING GPT
- EXISTING LINTEL
- EXISTING HEADWALL
- PIT LABEL
- EXISTING PIT LABEL

- CONTOUR INTERVAL = 0.2m
- GENERAL NOTES:--**
- REFER TO SHEET 201 FOR TYPICAL ROAD SECTIONS AND DETAILS.
 - ALL LEVEL INFORMATION PROVIDED, INCLUDING BUILDING PAD LEVELS, REFLECT FINISHED DESIGN SURFACE. NO ALLOWANCE HAS BEEN MADE FOR PAD THICKNESS, LANDSCAPE PLANTING MEDIA, PAVEMENT DESIGN ETC. IF ANY DISCREPANCY SHOULD OCCUR BETWEEN BUILDING PAD LEVELS SHOWN AND LEVELS SHOWN WITHIN THE ARCHITECTURAL DRAWING SET THEN THE ARCHITECTURAL DRAWING SET SHOULD TAKE PRECEDENCE.
 - PROVIDE STORMWATER KERB OUTLETS WITHIN EXISTING ROAD 3 FOR LOTS 107a-109b

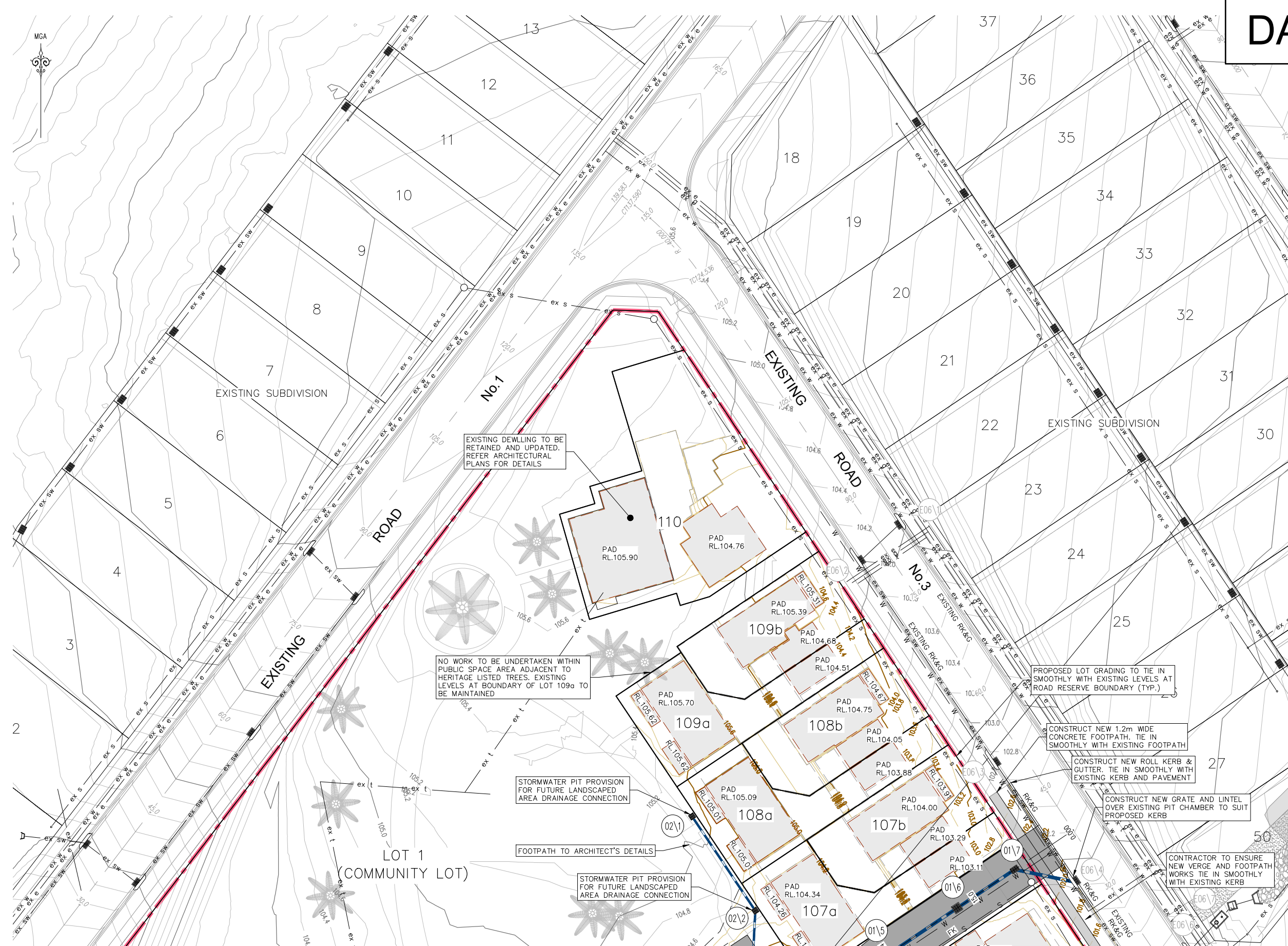
DETAIL PLAN
SCALE 1:250



NOT FOR CONSTRUCTION

REV. A	DATE 01.04.22	AMENDMENT ISSUE FOR REVIEW	DESIGN B.C.	DRAWN D.P.T.	CHECKED I.B.	APPROVED I.B.	SCALES A1 1:250, A3 1:500	<p>Central Coast 5 Pioneer Avenue, P.O. Box 3717, Tuggerah N.S.W. 2259 Phone: (02) 4305 4300 Fax: (02) 4305 4399 email: coast@adwjohnson.com.au www.adwjohnson.com.au ABN 62 129 445 398</p>		PROPERTY DESCRIPTION LOT 51, D.P. 1255305 - RESIDUE LOT 160-168 HEATH ROAD, LEPPINGTON DA 2020/373/1		PROJECT PROPOSED SUBDIVISION	
DESIGN FILE S:\300052\300052(1)\Design\120\300052_03 CC RESIDUE LOT\300052_03_CC_RESIDUE_LOT.project ALL DIMENSIONS ARE IN METRES. DO NOT SCALE										CLIENT SURVEYED ADW Johnson DATUM GDA94 M.G.A. ZONE 56 A.H.D.		PLAN TITLE DETAIL PLAN SHEET 1	
Plotted By: David Preston-Thomson Plot Date: 01/04/22 2:40:17PM Cad File: S:\300052\300052(1)\DWG'S\ENGINEERING\CIVIL\ENG CC\300052(1)-ENG-101.DWG										PROJECT No. 300052(1) -	DISCIPLINE ENG	NUMBER 101	REV. A

100mm AT FULL SIZE
This plan includes coloured information. If you have a black and white copy you do not have all of the information. This note is coloured RED.



LEGEND

- SITE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- FUTURE LOT BOUNDARY
- MAJOR CONTOURS
- MINOR CONTOURS
- PROPOSED KERB
- EXISTING KERB
- EXTENTS OF BATTER
- PROPOSED FOOTPATH
- PROPOSED ROAD PAVEMENT
- INDICATIVE BUILDING PAD
- PROPOSED STORMWATER
- PROPOSED SEWER
- PROPOSED WATER
- EXISTING STORMWATER
- EXISTING SEWER
- EXISTING WATER
- EXISTING GAS
- EXISTING ELECTRICITY
- EXISTING NBN
- EXISTING TELSTRA
- PROPOSED SW PIT
- EXISTING GPT
- EXISTING LINTEL
- EXISTING HEADWALL
- PIT LABEL
- EXISTING PIT LABEL

CONTOUR INTERVAL = 0.2m

GENERAL NOTES:-

1. REFER TO SHEET 201 FOR TYPICAL ROAD SECTIONS AND DETAILS.
2. ALL LEVEL INFORMATION PROVIDED, INCLUDING BUILDING PAD LEVELS, REFLECT FINISHED DESIGN SURFACE. NO ALLOWANCE HAS BEEN MADE FOR PAD THICKNESS, LANDSCAPE PLANTING MEDIA, PAVEMENT DESIGN ETC. IF ANY DISCREPANCY SHOULD OCCUR BETWEEN BUILDING PAD LEVELS SHOWN AND LEVELS SHOWN WITHIN THE ARCHITECTURAL DRAWING SET THEN THE ARCHITECTURAL DRAWING SET SHOULD TAKE PRECEDENCE.
3. PROVIDE STORMWATER KERB OUTLETS WITHIN EXISTING ROAD 3 FOR LOTS 107a-109b

EXISTING DWELLING TO BE RETAINED AND UPDATED. REFER ARCHITECTURAL PLANS FOR DETAILS

NO WORK TO BE UNDERTAKEN WITHIN PUBLIC SPACE AREA ADJACENT TO HERITAGE LISTED TREES. EXISTING LEVELS AT BOUNDARY OF LOT 109a TO BE MAINTAINED

PROPOSED LOT GRADING TO TIE IN SMOOTHLY WITH EXISTING LEVELS AT ROAD RESERVE BOUNDARY (TYP.)

CONSTRUCT NEW 1.2m WIDE CONCRETE FOOTPATH. TIE IN SMOOTHLY WITH EXISTING FOOTPATH

CONSTRUCT NEW ROLL KERB & GUTTER. TIE IN SMOOTHLY WITH EXISTING KERB AND PAVEMENT

CONSTRUCT NEW GRATE AND LINTEL OVER EXISTING PIT CHAMBER TO SUIT PROPOSED KERB

CONTRACTOR TO ENSURE NEW VERGE AND FOOTPATH WORKS TIE IN SMOOTHLY WITH EXISTING KERB

STORMWATER PIT PROVISION FOR FUTURE LANDSCAPED AREA DRAINAGE CONNECTION

FOOTPATH TO ARCHITECT'S DETAILS

STORMWATER PIT PROVISION FOR FUTURE LANDSCAPED AREA DRAINAGE CONNECTION

REFER SHEET 101 FOR CONTINUATION

DETAIL PLAN
SCALE 1:250

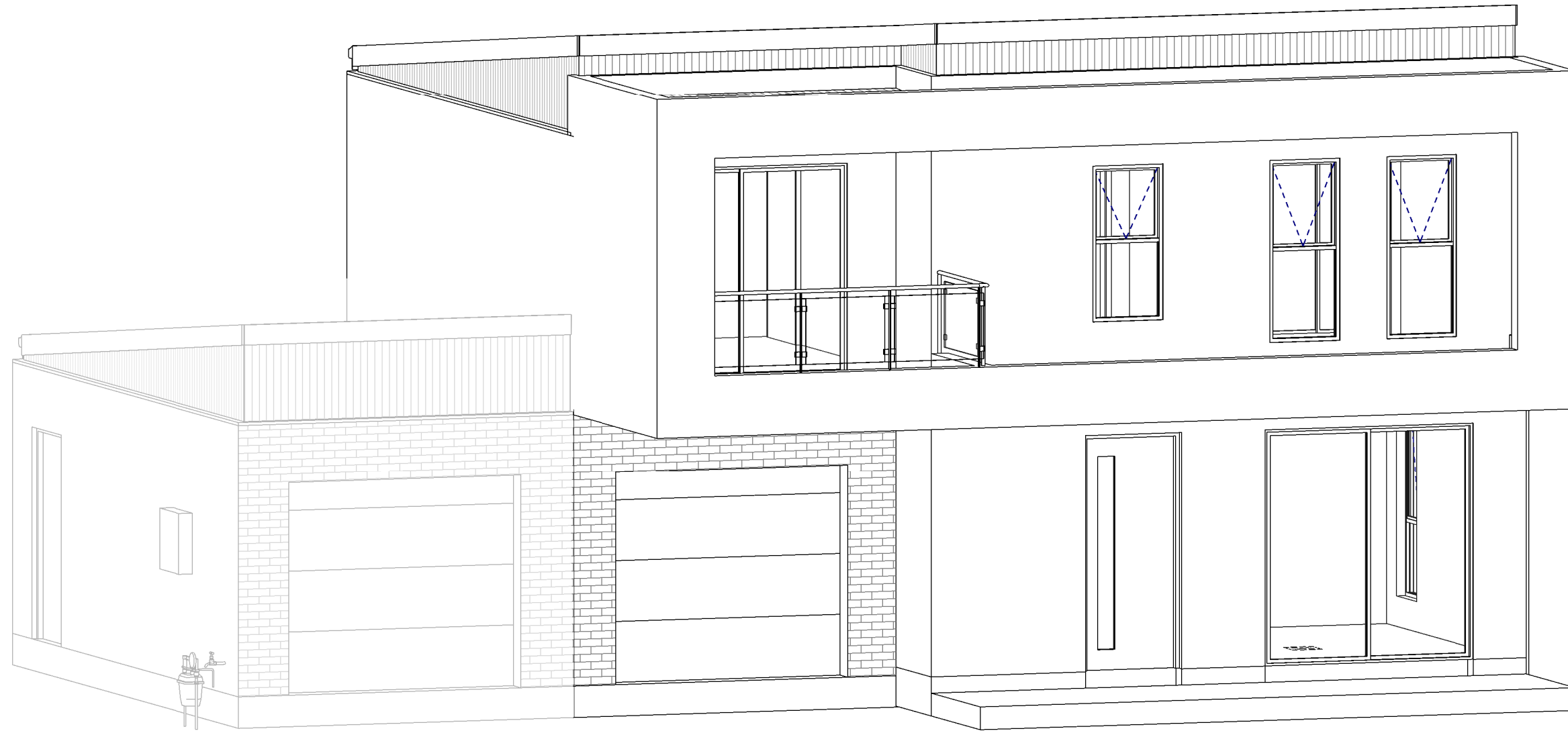


NOT FOR CONSTRUCTION

100mm AT FULL SIZE
This plan includes coloured information. If you have a black and white copy you do not have all of the information. This note is coloured RED.

REV. A	DATE 01.04.22	AMENDMENT ISSUE FOR REVIEW	DESIGN B.C.	DRAWN D.P.T.	CHECKED I.B.	APPROVED I.B.	SCALES A1 1:250, A3 1:500	<p>Central Coast 5 Pioneer Avenue, P.O. Box 3717, Tuggerah N.S.W. 2259 Phone: (02) 4305 4300 Fax: (02) 4305 4399 email: coast@adwjohnson.com.au www.adwjohnson.com.au ABN 62 129 445 398</p>	CLIENT		PROPERTY DESCRIPTION	PROJECT
<p>LOT 51, D.P. 1255305 - RESIDUE LOT 160-168 HEATH ROAD, LEPPINGTON DA 2020/373/1</p> <p>PROPOSED SUBDIVISION</p>												
<p>DESIGN FILE S:\300052\300052(1)\Design\120\300052_03 CC RESIDUE LOT\300052_03_CC_RESIDUE_LOT.project</p> <p>ALL DIMENSIONS ARE IN METRES. DO NOT SCALE</p>												
<p>Plotted By: David Preston-Thomson Plot Date: 01/04/22 2:40:28PM Cad File: S:\300052\300052(1)\DWG\ENGINEERING\CIVIL\ENG CC\300052(1)-ENG-102.DWG</p>												

SURVEYED	DATUM	PROJECT No.	DISCIPLINE	NUMBER	REV.
ADW Johnson	GDA94 M.G.A. ZONE 56 A.H.D.	300052(1) -	ENG	102	A



PERSPECTIVE VIEW

CLIENT INITIALS: 1. _____ 2. _____

HOUSE TYPE
MODEL: HOUSE TYPE 1
FACADE: CUSTOM
TYPE: DOUBLE GARAGE
SPECIFICATION: LUX

DRAWN BY: JC	DATE DRAWN: 10.06.22	CHECKED BY: CL	APPROVED FOR CONSTRUCTION
-----------------	-------------------------	-------------------	------------------------------

COUNCIL AREA:	SCALE:
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DRAWING TITLE:
PERSPECTIVE VIEW

JOB No: A00	DRWG No: 13	ISSUE: A
----------------	----------------	-------------

CLD
studio
a: Suite 26 No 1 Railway Parade Burwood 2134
e: cameron@CLDstudio.com.au
p: 0431668956

bdaa
ACCREDITED
BUILDING DESIGNER

RAWSON COMMUNITIES
5 RIDER BOULEVARD
LEVEL 7
RHODES NSW 2138
TELEPHONE 02 8765 5500
FAX 02 8765 8099
Builder's licence No. 33493C



CLIENT:
RAWSON HOMES

SITE ADDRESS:
LOT 104A
HEATH ROAD
LEPPINGTON

NOTES:
PLEASE NOTE: DETAILS SHOWN ON THESE PLANS ARE INTENDED TO BE ACCURATE - HOWEVER INFORMATION WRITTEN INTO INDIVIDUAL CONTRACTS WILL TAKE PRECEDENCE OVER PLANS
* ALL DIMENSIONS ARE IN MILLIMETRES
* DO NOT SCALE - USE WRITTEN DIMENSIONS
* ALL DIMENSIONS ARE TO STRUCTURAL FRAMES ONLY EXCLUDING FINISHED SURFACES

TEGEL PARK

LEPPINGTON

FINISHES & INCLUSIONS

LIVING / DINING

Floor	Laminate flooring. Upgrade to ceramic tile in living/dining area is available. Carpeted stairs
Skirting	Painted timber skirting
Walls	Set plasterboard and painted
Ceiling	Flat white paint on set plasterboard 2600mm high ceilings
Cornice	Cove cornice
Doors	2340mm (H) to ground floor and 2040mm to first floor. Including robes.
Lights	LED downlights and/or LED strip lighting
Air-conditioning	Ducted air-conditioning with remote control

KITCHEN

Floor	Laminate flooring. Upgrade to ceramic tile in living/dining area is available
Cabinetry	Laminated cabinetry with soft close
Cabinetry - Interiors	White melamine finish
Bench top	20mm Caesarstone benchtops with waterfall edge
Kitchen sink	Large double bowl undermount sink
Splashback	Tiled
Tapware	Retractable/pull out sink mixer
Lights	LED downlights and/or LED strip lighting
Electric cooktop	SMEG 90cm gas cooktop
Oven	SMEG 90cm classic thermoseal oven
Cooktop extractor	SMEG 90cm concealed undermount rangehood
Dishwasher	SMEG freestanding dishwasher

BEDROOMS

Floors	Carpet to bedroom floors, including ground floor bedroom/lounge
BIR - where applicable	Mirrored sliding doors
Skirting	Painted timber skirting
Walls	Set plasterboard and painted
Ceiling	Flat white paint on set plasterboard 2600mm high ceilings to the ground floor 2450mm high ceilings to the first floor
Cornice	Cove cornice
Doors	2340mm (H) to ground floor and 2040mm to first floor. Including robes.
Lights	LED downlights and/or LED strip lighting
Air-conditioning	Ducted air-conditioning with remote control

BATHROOMS / ENSUITES

Cabinetry - Vanity	Laminated finish with soft close hardware
Cabinetry - Interiors	White melamine finish
Bench top	20mm Caesarstone
Ensuite bath tub	Acrylic bath
Basin	Above counter or semi-recessed basins
Taps - Vanity, Bath, Shower	Wall mounted or semi-recessed tapware
Toilets	Caroma toilet suite with soft close seat
Accessory - Fittings	Double towel rail
Floors	Ceramic tiles
Walls	Floor to ceiling ceramic tiles
Doors	2340mm (H) to ground floor and 2040mm to first floor. Including robes.

Ceiling	Flat white paint on set plasterboard 2600mm high ceilings to the ground floor 2450mm high ceilings to the first floor
Lights	LED downlights and/or LED strip lighting
Exhaust fans	Exhaust fans to be ducted to roof space

LAUNDRY

Cabinetry	Oeander: N/A Melaleuca: Laminated finish with soft close hardware
Cabinetry - Interiors	Oeander: N/A Melaleuca: White melamine finish
Bench top	Oeander: N/A Melaleuca: 20mm Caesarstone
Tub	Stainless steel drop in tub
Laundry tap	Stylus Venecia mixer
Floor	Ceramic tile
Walls	Skirting tile and set plasterboard
Ceiling	Flat white paint on set plasterboard 2600mm high ceilings
Cornice	Cove cornice
Lights	LED downlights and/or LED strip lighting

BALCONIES

Floor	Balcony tiles
Balustrade and screens	Glazing and aluminium balustrade frames
Ceilings	Painted FC panelling and/or textured paint
Lights	LED ceiling and/or wall lights

GENERAL

Landscaping	Included
Fly Screens	Included

Disclaimer: The particulars are set out as a general outline for the guidance of intending purchasers and do not constitute an offer or contract. All descriptions, dimensions, references to conditions and necessary permutations for use and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to the correctness of each item, and where necessary seek advice. No third-party supplier or their agents has any authority to make or give any representations or warranty in relation to this property. All depicted furnishings are for decorative purposes only. Sizes are subject to change in accordance with variations in the contract.



**RAWSON
COMMUNITIES**

TEGEL PARK

LEPPINGTON

ARTIST IMPRESSION

A UNIQUE SENSE OF PLACE A HOME FOR LIFE

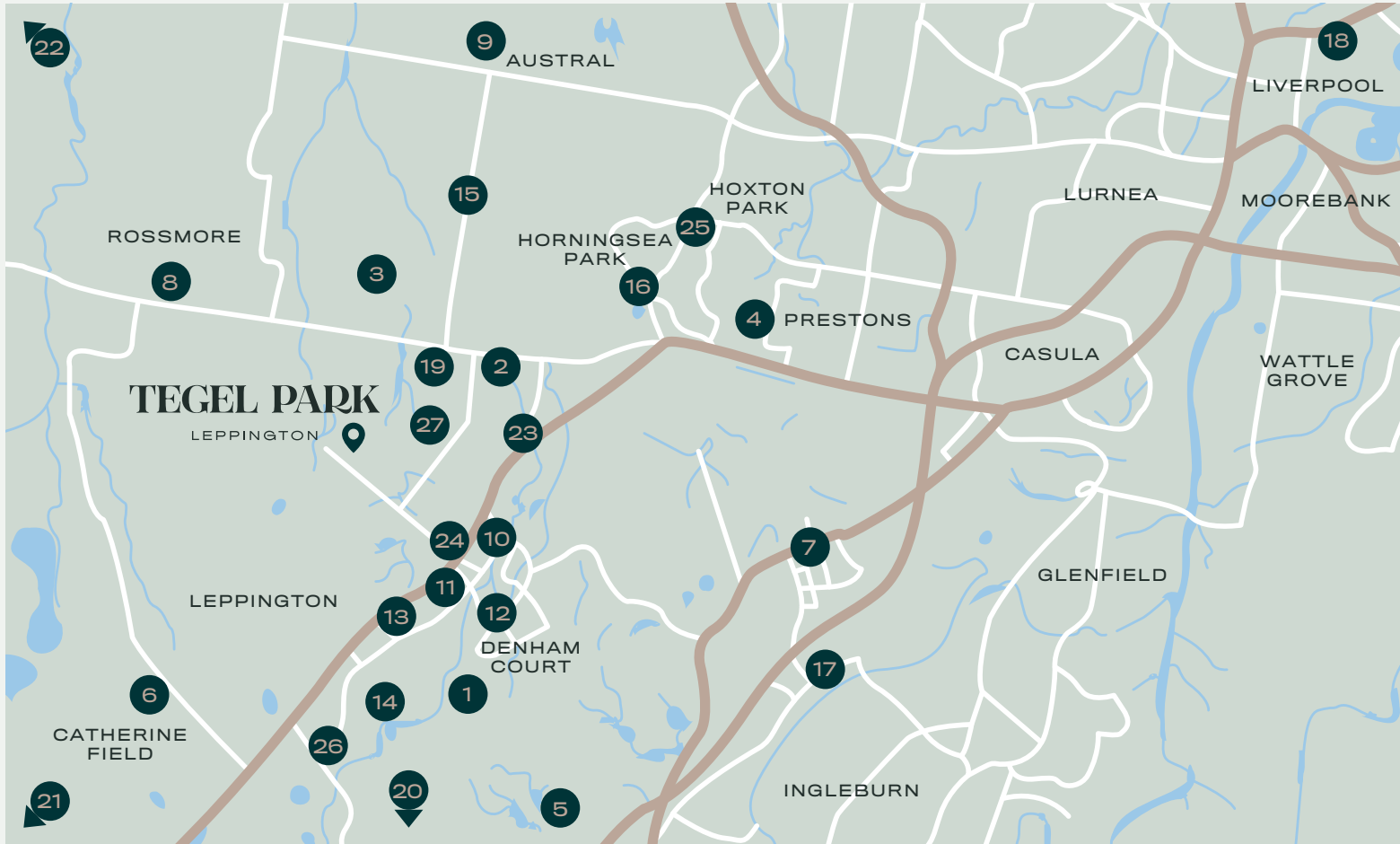
Create a home to suit your lifestyle, built with pride. Tegel Park offers the choice of two distinct double-storey home designs, each available in one of two spacious floorplans. Both home designs feature four bedrooms including a generous master suite, and three well appointed bathrooms.

If you love entertaining guests, there is also an option to add a private guest suite, serving as a separate living zone including a discreet private porch.

TEGEL PARK

LEPPINGTON





EDUCATION

1. St Sava College
2. Leppington Public School
3. Unity Grammar
4. William Carey Christian School
5. Bambi Kindergarten
6. Catherine Field Pre School
7. Bardia Public School
8. Rossmore Public School
9. Arrahman College

RECREATION

10. Lockies Hotel
11. Willowdale Park
12. Dogwood Crescent Dog Park
13. Jamboree Park
14. Price Park
15. Austral Bowling Club
16. Bedwell Park

MEDICAL

17. Ingleburn Veterinary Hospital
18. Liverpool Hospital

TRANSPORT

19. Leppington Train Station (3 min. drive)
20. Campbelltown Train Station (15 min. drive)
21. Camden Airport (20 min. drive)
22. Western Sydney International Airport (15 min. drive)

RETAIL & GROCERIES

23. Leppington Shops
24. Willowdale Shopping Centre
25. Carnes Hill Marketplace
26. Emerald Hills Shopping Village
27. Future Woolworths

A LIFE OF EASE AND CONVENIENCE

The future Leppington Town Centre will become a community focal point, providing jobs, shopping, entertainment, services and more. Expanses of green open space and extensive recreational facilities provide wonderful opportunities to keep fit and relax,

including improved connections to encourage walking and cycling. Leppington train station is just 2.4km from your doorstep and the forthcoming Western Sydney International Airport is within a 25 minute drive.



BRINGING PEOPLE TOGETHER

Everything you need to make life pleasurable and effortless lies conveniently close to your door at Tegel Park, with extensive new and forthcoming infrastructure projects enhancing this continuously developing area.



LIVING IN HARMONY

A beautiful private heritage park forms the focal point of the community, creating a green oasis that encourages neighbourly interaction.

EDUCATION PROSPECTS

In close proximity to St Sava College, Unity Grammar, Leppington Public School, William Carey Christian School, Bambi Kindergarten, Arrahman College and Catherine Field Pre School.

A BRIGHT FUTURE

Close proximity to TAFE and Western Sydney University Campbelltown, and the thriving centre of Camden.



A THRIVING HUB

The future Leppington Town Centre will provide jobs, shopping, entertainment and services.

CONVENIENT LOCATION

Only 2.4km from Leppington Train Station and a 25 minute drive from the forthcoming Western Sydney International Airport.

CARE CLOSE BY

Liverpool Hospital is only a 20 minute drive from Tegel Park, providing peace of mind for young families and the elderly.

A HERITAGE SITE RE-IMAGINED

A beautiful private heritage park forms the focal point of this community, creating a green oasis that encourages neighbourly interaction.

A number of the site's charming original features have been retained, including the heritage palm trees that line the one acre park and an existing cottage that's been transformed into a unique residence.





CAREFULLY CRAFTED FOR FAMILY LIVING

Tegel Park offers a choice of two contemporary double-storey home designs, each with an option for two different floorplans. Both designs encompass a private porch and patio to enjoy the outdoors.

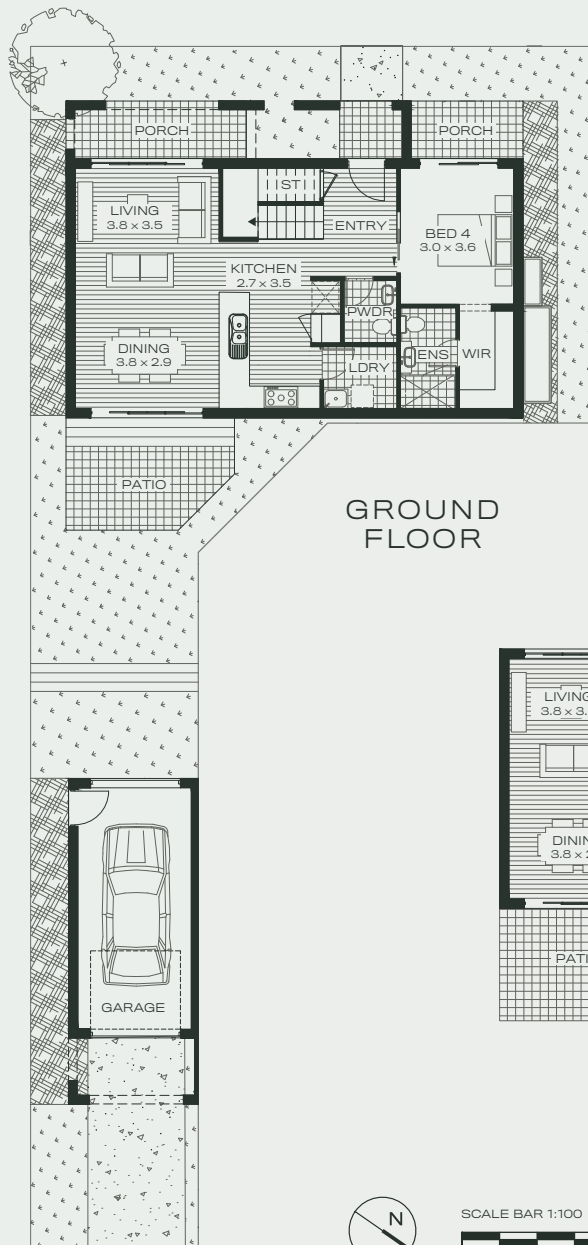


TEGEL PARK

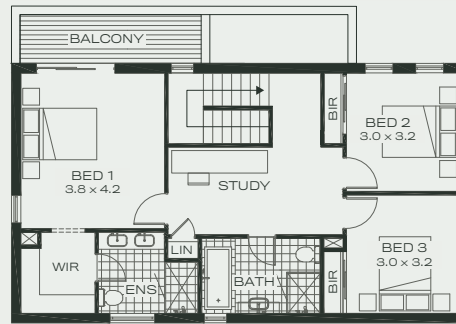
LEPPINGTON



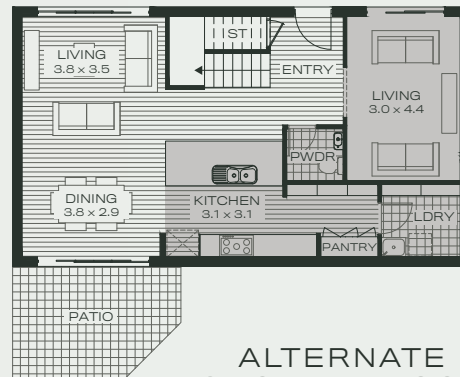
ARTIST IMPRESSION



GROUND FLOOR



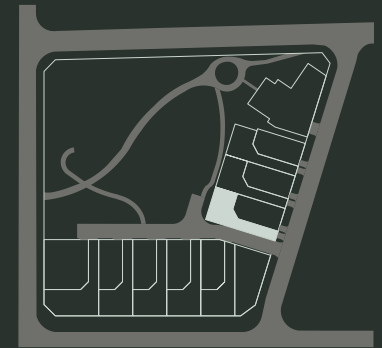
FIRST FLOOR



ALTERNATE GROUND FLOOR



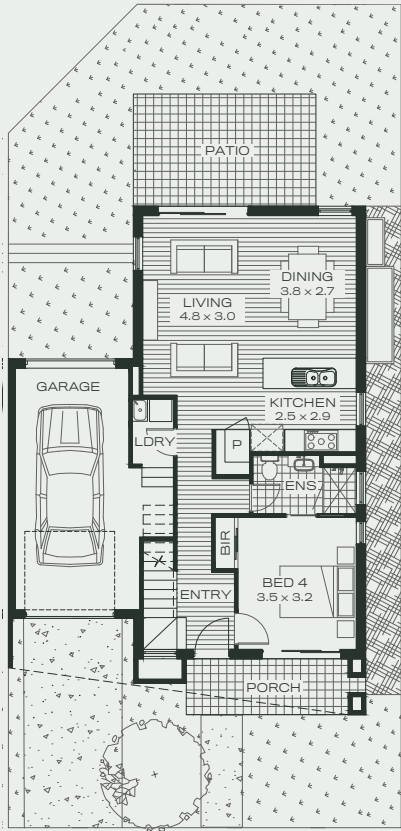
SCALE BAR 1:100



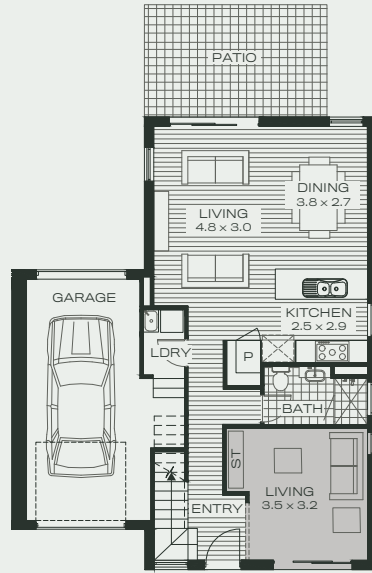
LOT 8
(FORMERLY LOT 107A)
MELALEUCA
HOUSE TYPE 2

4 3.5 1

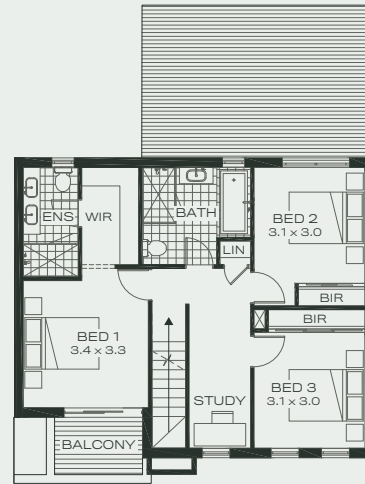
GROUND FLOOR	84.6 M ²
FIRST FLOOR	84.5 M ²
GARAGE	24.6 M ²
PATIO	12.3 M ²
PORCH	14.9 M ²
BALCONY	6.4 M ²
TOTAL	227.3 M²
LOT SIZE	256.3 M ²



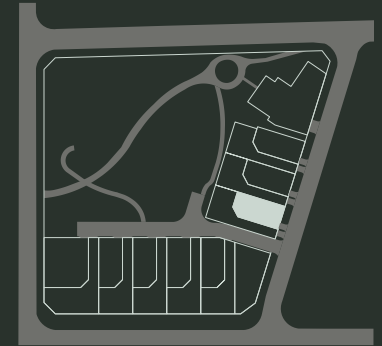
GROUND FLOOR



ALTERNATE GROUND FLOOR



FIRST FLOOR



LOT 7
(FORMERLY LOT 107B)
OLEANDER
HOUSE TYPE 1

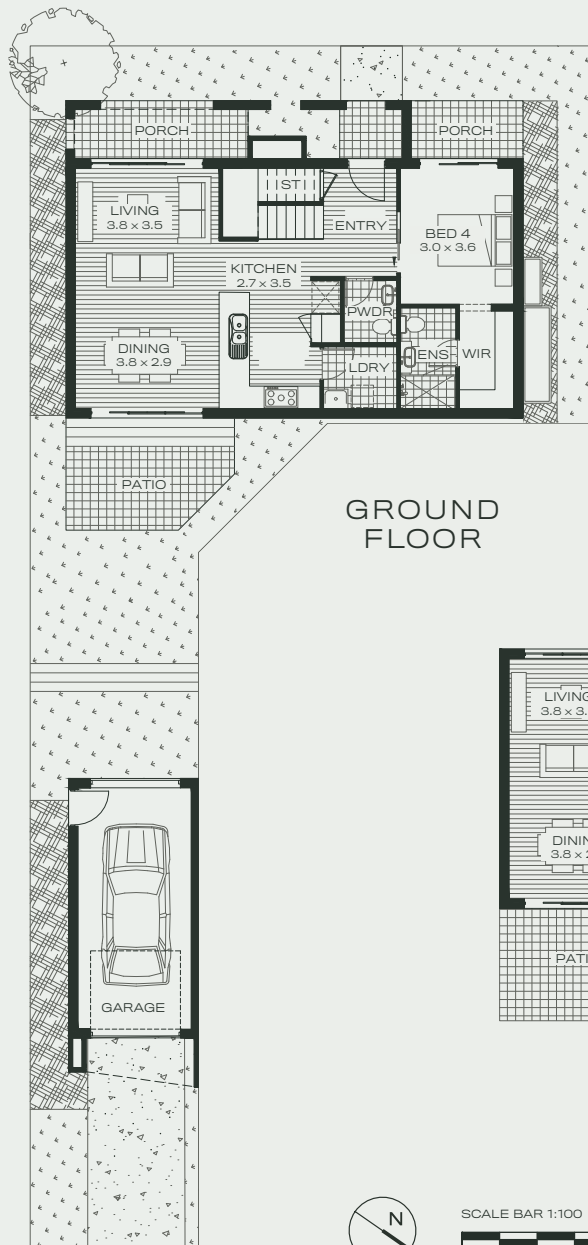
4 3 1

GROUND FLOOR	73.7 M ²
FIRST FLOOR	72.5 M ²
GARAGE	25.2 M ²
PATIO	14.6 M ²
PORCH	6.6 M ²
BALCONY	3.6 M ²
TOTAL	196.2 M²
LOT SIZE	225.1 M ²

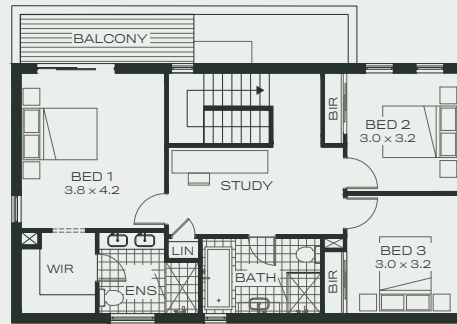


SCALE BAR 1:100

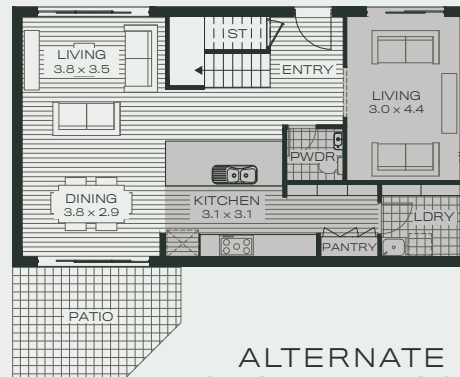




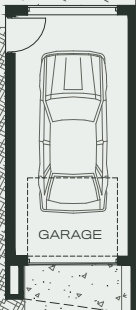
GROUND FLOOR



FIRST FLOOR



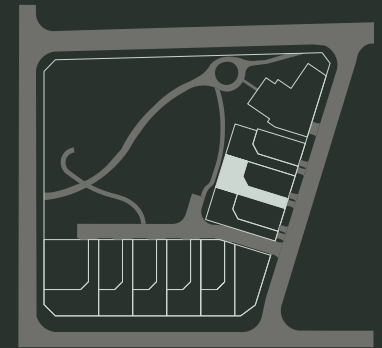
ALTERNATE GROUND FLOOR



GARAGE



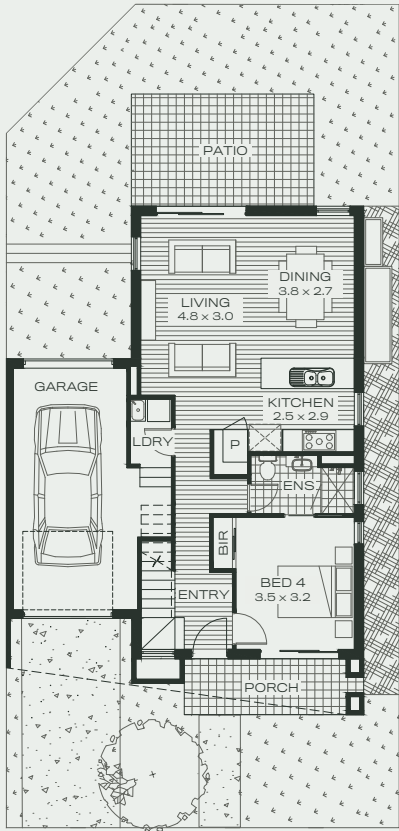
SCALE BAR 1:100



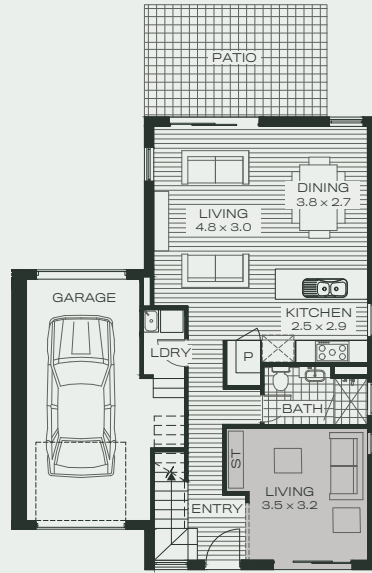
LOT 6
(FORMERLY LOT 108A)
MELALEUCA
HOUSE TYPE 2

4 3.5 1

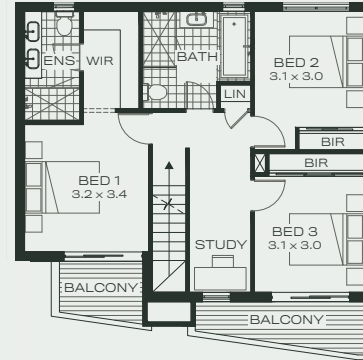
GROUND FLOOR	84.6 M ²
FIRST FLOOR	84.5 M ²
GARAGE	24.6 M ²
PATIO	12.3 M ²
PORCH	15.1 M ²
BALCONY	6.1 M ²
TOTAL	227.2 M ²
LOT SIZE	256.3 M ²



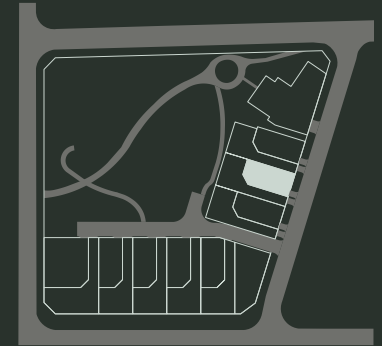
GROUND FLOOR



ALTERNATE GROUND FLOOR



FIRST FLOOR



LOT 5
(FORMERLY LOT 108B)
OLEANDER
HOUSE TYPE 1



GROUND FLOOR	73.9 M ²
FIRST FLOOR	72.5 M ²
GARAGE	25.2 M ²
PATIO	14.6 M ²
PORCH	7.2 M ²
BALCONY	9.5 M ²
TOTAL	202.9 M²
LOT SIZE	225.1 M ²

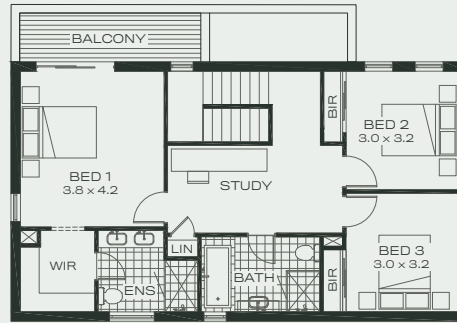


SCALE BAR 1:100

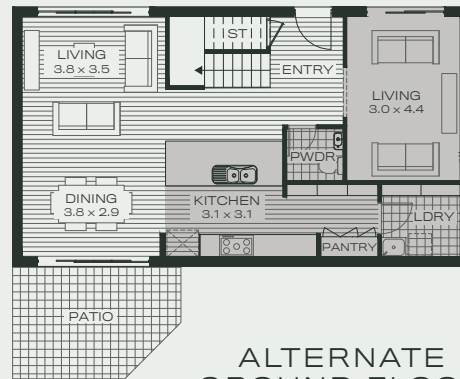




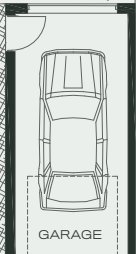
GROUND FLOOR



FIRST FLOOR



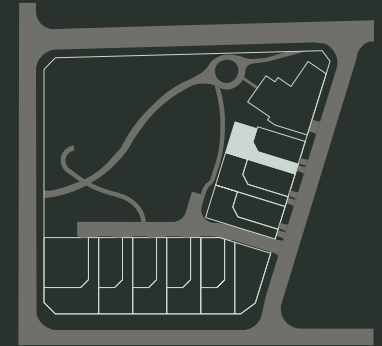
ALTERNATE GROUND FLOOR



GARAGE



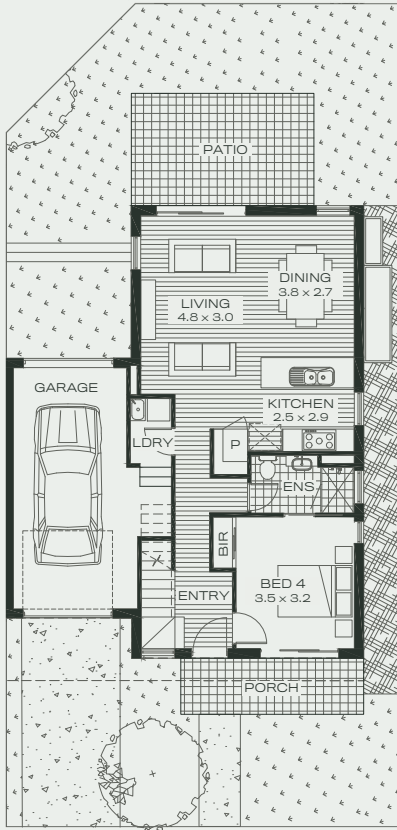
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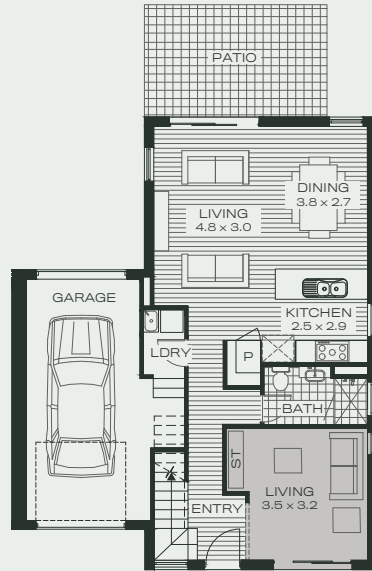
LOT 4
(FORMERLY LOT 109A)
MELALEUCA
HOUSE TYPE 2

4 3.5 1

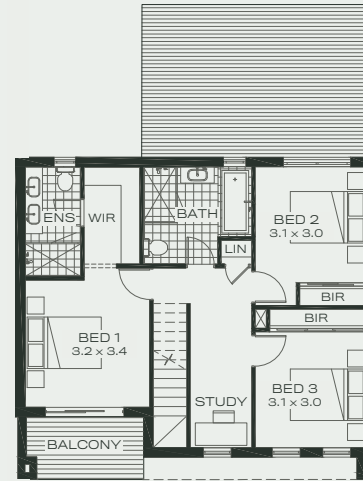
GROUND FLOOR	84.6 M ²
FIRST FLOOR	84.5 M ²
GARAGE	24.0 M ²
PATIO	12.3 M ²
PORCH	14.0 M ²
BALCONY	6.3 M ²
TOTAL	225.7 M ²
LOT SIZE	247.0 M ²



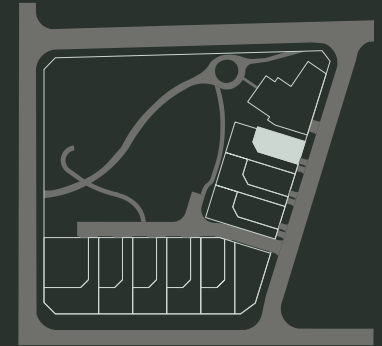
GROUND FLOOR



ALTERNATE GROUND FLOOR



FIRST FLOOR



LOT 3
(FORMERLY LOT 109B)
OLEANDER
HOUSE TYPE 1

4 3 1

GROUND FLOOR	73.0 M ²
FIRST FLOOR	72.5 M ²
GARAGE	25.2 M ²
PATIO	14.6 M ²
PORCH	7.3 M ²
BALCONY	5.6 M ²
TOTAL	198.2 M ²
LOT SIZE	225.1 M ²



SCALE BAR 1:100



FINISHES & INCLUSIONS

LIVING / DINING

Floor	Laminate flooring. Upgrade to ceramic tile in living/dining area is available. Carpeted stairs
Skirting	Painted timber skirting
Walls	Set plasterboard and painted
Ceiling	Flat white paint on set plasterboard 2600mm high ceilings
Cornice	Cove cornice
Doors	2340mm (H) to ground floor and 2040mm to first floor. Including robes.
Lights	LED downlights and/or LED strip lighting
Air-conditioning	Ducted air-conditioning with remote control

KITCHEN

Floor	Laminate flooring. Upgrade to ceramic tile in living/dining area is available
Cabinetry	Laminated cabinetry with soft close
Cabinetry - Interiors	White melamine finish
Bench top	20mm Caesarstone benchtops with waterfall edge
Kitchen sink	Large double bowl undermount sink
Splashback	Tiled
Tapware	Retractable/pull out sink mixer
Lights	LED downlights and/or LED strip lighting
Electric cooktop	SMEG 90cm gas cooktop
Oven	SMEG 90cm classic thermoseal oven
Cooktop extractor	SMEG 90cm concealed undermount rangehood
Dishwasher	SMEG freestanding dishwasher

BEDROOMS

Floors	Carpet to bedroom floors, including ground floor bedroom/lounge
BIR - where applicable	Mirrored sliding doors
Skirting	Painted timber skirting
Walls	Set plasterboard and painted
Ceiling	Flat white paint on set plasterboard 2600mm high ceilings to the ground floor 2450mm high ceilings to the first floor
Cornice	Cove cornice
Doors	2340mm (H) to ground floor and 2040mm to first floor. Including robes.
Lights	LED downlights and/or LED strip lighting
Air-conditioning	Ducted air-conditioning with remote control

BATHROOMS / ENSUITES

Cabinetry - Vanity	Laminated finish with soft close hardware
Cabinetry - Interiors	White melamine finish
Bench top	20mm Caesarstone
Ensuite bath tub	Acrylic bath
Basin	Above counter or semi-recessed basins
Taps - Vanity, Bath, Shower	Wall mounted or semi-recessed tapware
Toilets	Caroma toilet suite with soft close seat
Accessory - Fittings	Double towel rail
Floors	Ceramic tiles
Walls	Floor to ceiling ceramic tiles
Doors	2340mm (H) to ground floor and 2040mm to first floor. Including robes.

Ceiling	Flat white paint on set plasterboard 2600mm high ceilings to the ground floor 2450mm high ceilings to the first floor
Lights	LED downlights and/or LED strip lighting
Exhaust fans	Exhaust fans to be ducted to roof space

LAUNDRY

Cabinetry	Oleander: N/A Melaleuca: Laminated finish with soft close hardware
Cabinetry - Interiors	Oleander: N/A Melaleuca: White melamine finish
Bench top	Oleander: N/A Melaleuca: 20mm Caesarstone
Tub	Stainless steel drop in tub
Laundry tap	Stylus Venecia mixer
Floor	Ceramic tile
Walls	Skirting tile and set plasterboard
Ceiling	Flat white paint on set plasterboard 2600mm high ceilings
Cornice	Cove cornice
Lights	LED downlights and/or LED strip lighting

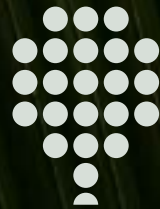
BALCONIES

Floor	Balcony tiles
Balustrade and screens	Glazing and aluminium balustrade frames
Ceilings	Painted FC panelling and/or textured paint
Lights	LED ceiling and/or wall lights

GENERAL

Landscaping	Included
Fly Screens	Included

BROUGHT TO YOU BY



**RAWSON
COMMUNITIES**

AS PART OF THE RAWSON GROUP, RAWSON
COMMUNITIES PROVIDES PEACE OF MIND THROUGH
OUR 40 YEARS' OF EXPERIENCE.

OFFERING A RANGE OF OPTIONS TO SUIT ALL
BUDGETS, OUR LOCATIONS ARE CAREFULLY SELECTED
FOR THEIR FAMILY LIVEABILITY, THRIVING COMMUNITY
AND STRONG DEMAND AND GROWTH.

FOR MORE INFORMATION:

PLEASE ASK YOUR NEW HOME CONSULTANT OR CALL 1300 733 193

RAWSONCOMMUNITIES.COM.AU

SALES OFFICE LOCATIONS:

HEMLOCK LEPPINGTON

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The inclusions are correct as at the date of printing, being April 2022, and are subject to change at any time.

Please speak to a Rawson New Home Consultant to discuss detailed home pricing for different designs and inclusions.

LOCATION PLAN

SCALE 1:500

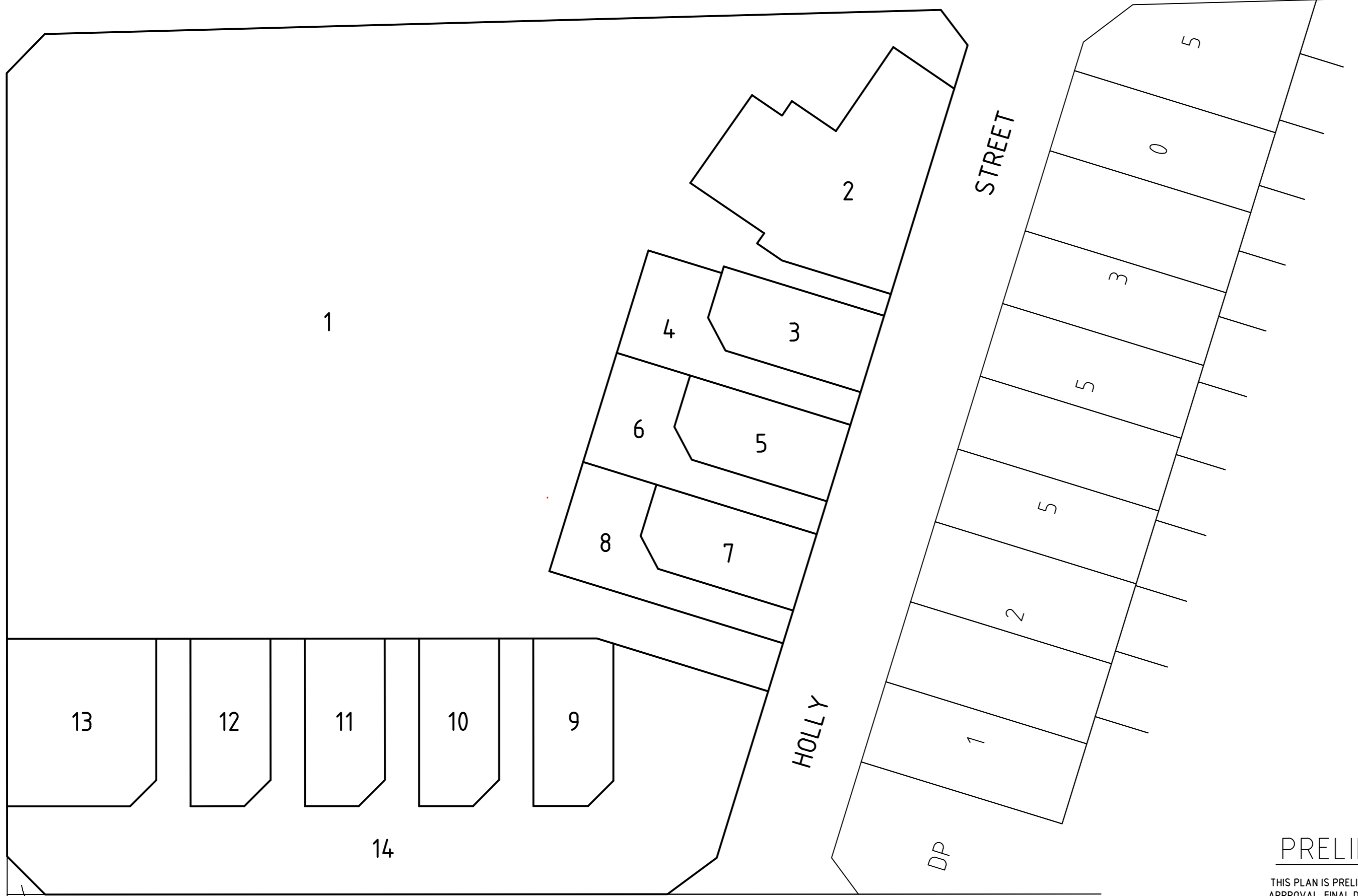
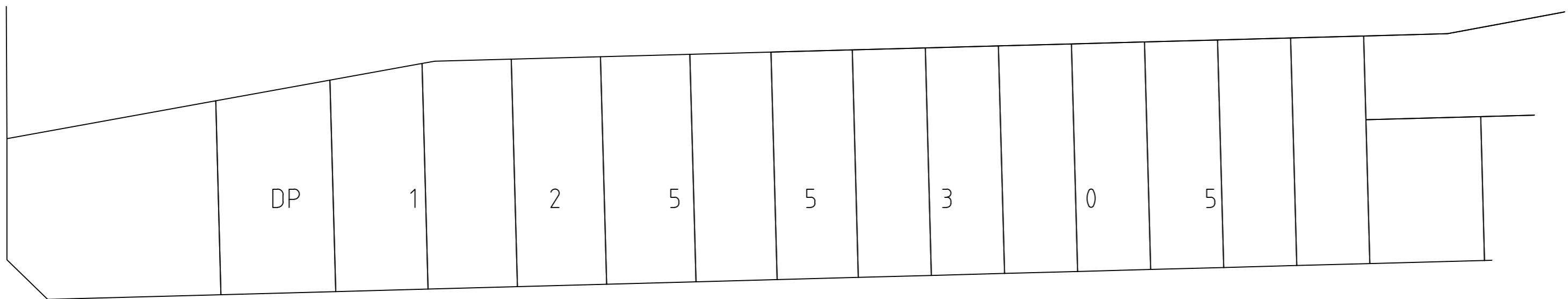
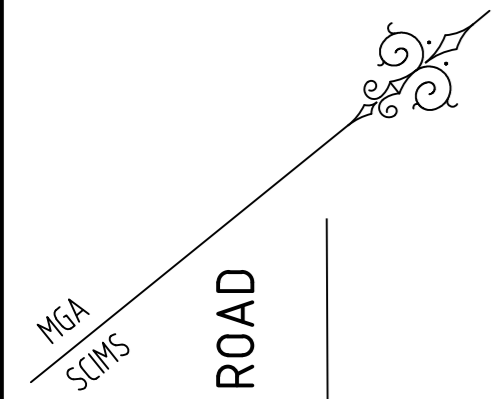
THIS SHEET IS BEING CONTINUALLY UPDATED TO SHOW THE CURRENT SUBDIVISION PATTERN OF THE SCHEME. FOR DETAILS OF UPDATES AND ADDITIONAL AND REPLACEMENT SHEETS SEE SCHEDULE BELOW

SCHEDULE OF CHANGES TO THE SCHEME

Lot No	Details	Sheet No

Subdivision Certificate No	XXX
Date:	XXX
Surveyor:	MATHEW DAVID LONDON
Surveyor's Ref:	300052-COM-001-E

Registered



PRELIMINARY ONLY

THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO COUNCIL APPROVAL, FINAL DESIGN, CONSTRUCTION, FINAL SURVEY AND REGISTRATION AT LAND REGISTRY SERVICES NSW. EASEMENTS, POSITIVE COVENANTS AND RESTRICTIONS ON THE USE OF LAND MAY BE CREATED UPON REGISTRATION OF THE PLAN WHICH ARE NOT SHOWN IN THIS PRELIMINARY VERSION OF THE PLAN.

52 DP1255305 203 DP616618

DETAIL PLAN

SHEET 1 OF 2

1
DP1255305

DP

1

2

5

5

3

0

5

ROAD

BRITTLEWOOD

(16 WIDE)

ROAD

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1
7299m²
(Z2)

(20.115 WIDE)

SCHEDULE OF SHORT LINES

No.	BEARING	DISTANCE
1	343°17'40"	2.3
2	343°17'40"	1.635
3	73°17'40"	3.95
4	326°08'35"	6.13
5	326°08'35"	7.05
6	281°08'35"	4.88
7	281°08'35"	4.88
8	56°08'35"	2.245
9	173°57'50"	4.88
10	353°57'50"	4.88
11	173°57'50"	4.88
12	173°57'50"	4.88
13	263°57'50"	7.07
14	326°08'35"	0.92

- (A) EASEMENT TO DRAIN WATER 2 WIDE
- (B) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES
- (C) EASEMENT FOR MAINTENANCE 1.2 WIDE
- (H) EASEMENT FOR MAINTENANCE 0.9 WIDE
- (K) BENEFITED BY EASEMENT FOR MAINTENANCE 0.9 WIDE (H)
- (L) BENEFITED BY EASEMENT FOR MAINTENANCE 0.9 WIDE (H)
- (M) BENEFITED BY EASEMENT FOR MAINTENANCE 0.9 WIDE (H)
- (N) BENEFITED BY EASEMENT FOR MAINTENANCE 0.9 WIDE (H)
- (O) BENEFITED BY EASEMENT FOR MAINTENANCE 0.9 WIDE (H)
- (Z1) COVENANT (A651270)
- (Z2) COVENANT (A651271)

HEATH

52
DP1255305

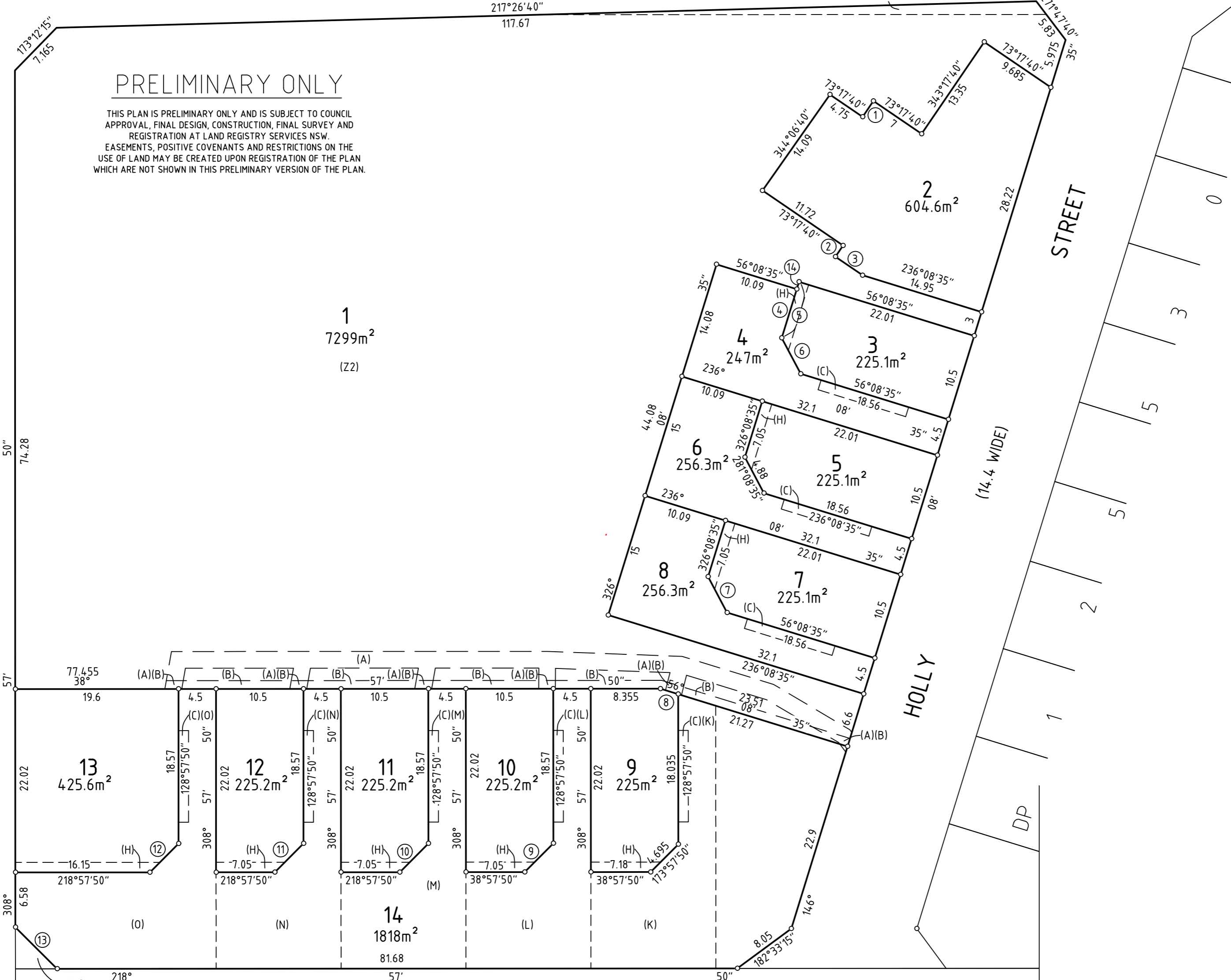
203
DP616618

SURVEYOR
Name: MATHEW DAVID LONDON
Date: xxx
Reference: 300052-COM-001-E

PLAN HEADING
PLAN OF SUBDIVISION OF LOT 51 DP 1255305

L.G.A.: CAMDEN
Locality: LEPPINGTON
Reduction Ratio 1: 400
Lengths are in metres

REGISTERED



DETAIL PLAN

SHEET 2 OF 2
(ACCESSWAY AND CONNECTIONS)

BRITTLEWOOD

(16 WIDE)

ROAD

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COMMUNITY PROPERTY

ROAD

(20.115 WIDE)

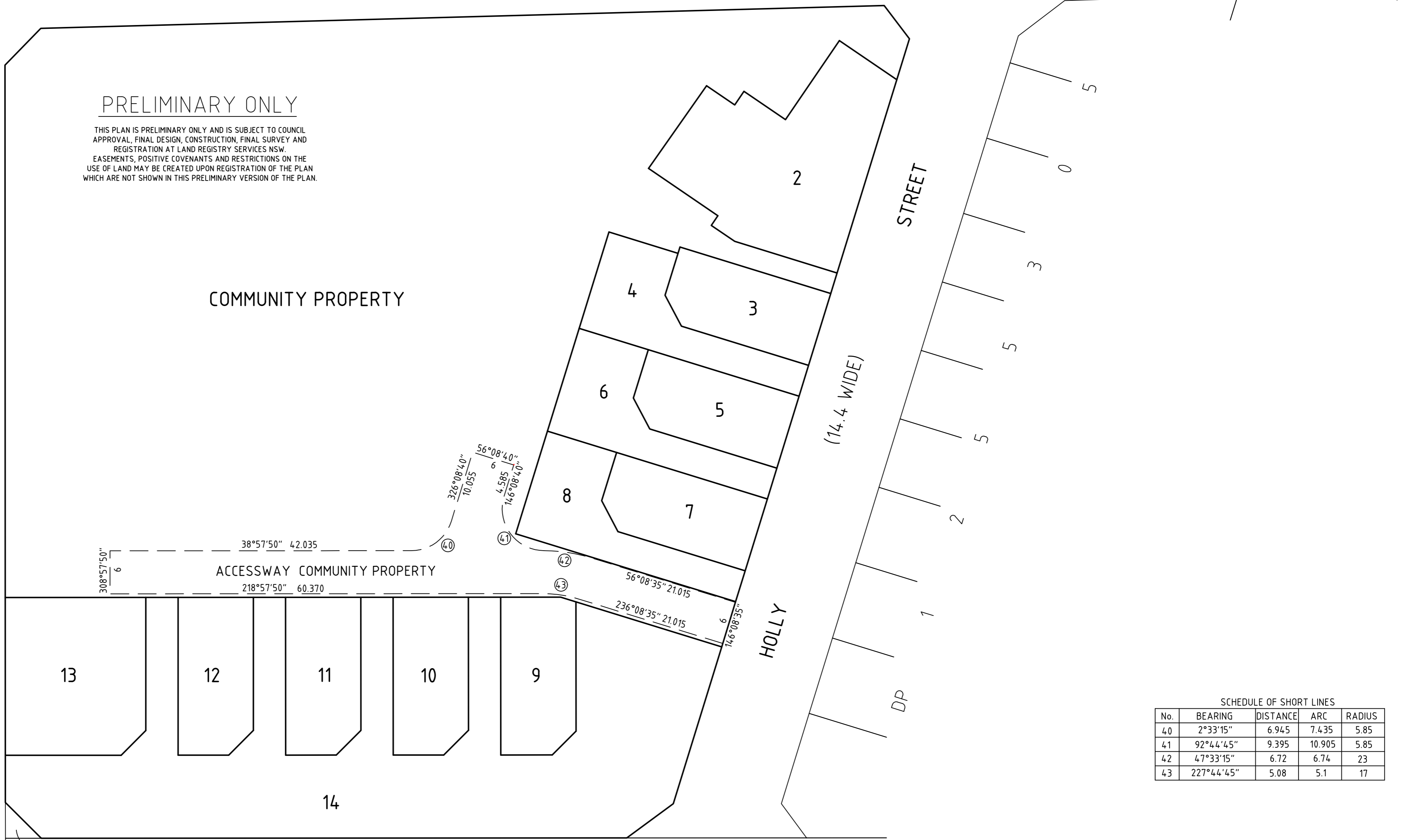
HEATH

STREET

(14.4 WIDE)

HOLLY

DP



SCHEDULE OF SHORT LINES

No.	BEARING	DISTANCE	ARC	RADIUS
40	2°33'15"	6.945	7.435	5.85
41	92°44'45"	9.395	10.905	5.85
42	47°33'15"	6.72	6.74	23
43	227°44'45"	5.08	5.1	17

52
DP1255305

203
DP616618

SURVEYOR
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PLAN HEADING
PLAN OF SUBDIVISION OF LOT 51 DP 1255305

L.G.A.: CAMDEN
Locality: LEPPINGTON
Reduction Ratio 1: 400
Lengths are in metres

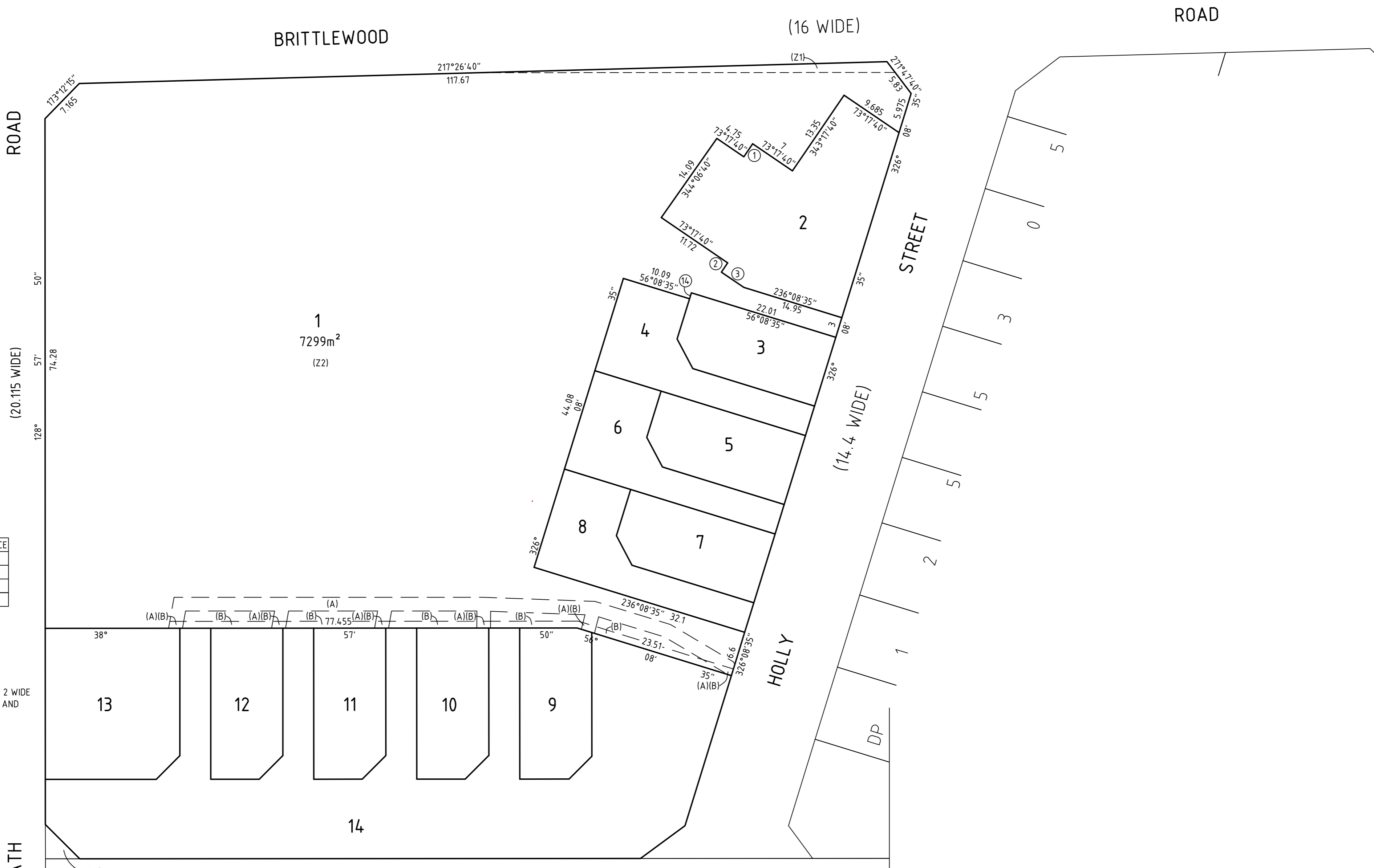
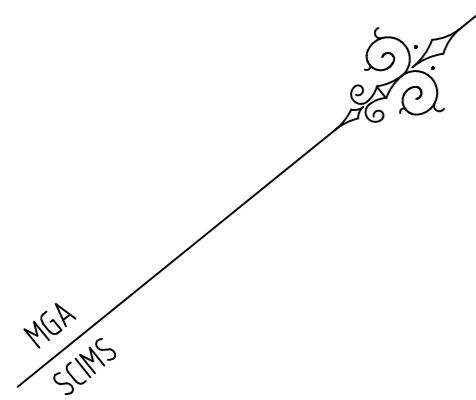
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COMMUNITY PROPERTY PLAN

SHEET 1 OF 1
COMMUNITY PROPERTY LOT ONLY



SCHEDULE OF SHORT LINES

No.	BEARING	DISTANCE
1	343°17'40"	2.3
2	343°17'40"	1.635
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- (B) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES
- (Z1) COVENANT (A651270)
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HEATH

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DP1255305

203
DP616618

SURVEYOR
 Name: MATHEW DAVID LONDON
 Date: xxx
 Reference: 300052-COM-001-E

PLAN HEADING
PLAN OF SUBDIVISION OF LOT 51 DP 1255305

L.G.A.: CAMDEN
 Locality: LEPPINGTON
 Reduction Ratio 1: 400
 Lengths are in metres

REGISTERED

Rawson Medium Density – Tegel Park Specification

Category	Tegel Park, Leppington
Site Needs (based on standard residential block)	Service Connection - Power, Phone, Water, Sewer, Gas & Stormwater (within boundary)
Concrete Slab	Engineered concrete slab to suit 'H' soil classification at 20Mpa. Soil classification to be determined by Geotech. Engineered concrete slab to Porch/Patio and Alfresco, including tiling. Recessed wet areas (includes all Bathrooms and Laundry) – 40mm step down Recessed sills to all Ground Floor stacker/sliding doors
Termite Treatment	Rentokil Homeguard Red termite protection to pipe penetrations and perimeter cavity with 25 year warranty and \$1,000,000 insurance cover
Frames	AusSteel frames 90mm external and internal stud frames to Ground and First Floor Nominal 2600mm high ceilings to the Ground Floor Nominal 2450mm high ceilings to the First Floor 300mm engineered joist system to First Floor and Includes recessed wet areas to all Bathrooms, Ensuites, WC's and Powder Rooms (where applicable) Note: Client acknowledges that all dimensions stated on the plans, specifications, variations and upgrades are to structural frames only and exclude finished surfaces.
Fire Separation	Fire Rated Panel for abutting walls
Bricks	As per DA approved design. Facades predominately white and mid-brown face brick
Windows	Aluminium windows and sliding doors including security keyed windows & door locks, including obscure glass to Bathrooms, Ensuite & Powder room. (where applicable)
Roofing	Colorbond range, standard profile as per DA approved design.
Fascia & Gutter	Colorbond Fascia & Gutter with painted PVC Downpipes 2,500L Rainwater tank as per BASIX
Insulation	Refer BASIX certificate: - R2.5 External Walls - R1.3 (55mm) Anticon roof insulation Refer BASIX certificate:

Rawson Medium Density

Category	Tegel Park, Leppington
	<ul style="list-style-type: none"> - R4.0 ceiling insulation to roof space - R2.5 above garage where 1st floor sits above.
Front Door	<p>Corinthian 2340mm (H) x 920 (W). Hinged entry door with clear glazing, stain finish and frame to suit.</p> <p>Corinthian full clear glazed Laundry entrance door in painted finish (where applicable) Applicable only to heritage house.</p> <p>Sidelights (where applicable) are clear glazed</p>
Internal Doors	<p>Corinthian PMOD1 MDF Infills 2340mm (H) to GF and 2040 to first floor.</p>
Fixout	<p>67 x 18mm Bevelled Edge profile architrave with paint finish throughout and square set Wet area windows.</p> <p>67 x 18mm Bevelled Edge profile skirting with paint finish</p> <p>Throughout Dwelling: 90mm cove cornice to wall and ceiling junction;</p> <p>Wet areas with Showers ONLY: Square set cornice to wall and ceiling junction (includes WC's within wet areas only);</p> <p>Alfresco: 32mm x 18mm pine trim to Alfresco ceiling junction (where applicable)</p>
Door Furniture	<p>External Doors: Gainsborough Tri-lock in satin or polished chrome to Front door and Laundry.</p> <p>Note: External garage swing doors required for "MELALEUCA" dwellings.</p> <p>Internal Doors: Gainsborough Amelia G4 Series Enigma Scheme - Matt black including for garage deadbolt</p> <p>Wall/door stops to bedrooms, wet areas and living areas (excl robes and linen).</p> <p>Nylon mesh flyscreen to all opening windows, sliding and stacker doors (excluding hinged doors).</p>
Staircase	<p>Painted timber staircase with square newel posts, handrail & Balustrades with MDF treads and risers. Carpet on stairs is standard.</p>
Robes	<p>Frameless mirrored sliding robe door</p>
Linen, Broom, Coat & Store Cupboard	<p>Melamine shelves Four (4) to Linen cupboards, One (1) to Broom cupboard, One (1) to Store cupboard and One (1) to Coat cupboard including hanging rail (where applicable to design).</p>
Garage Doors	<p>Main Garage Door: B & D Knotwood range (timber look finish)</p>
	<p>Colorbond RollerMasta roller door for "through" door.</p>

Rawson Medium Density

Category	Tegel Park, Leppington
Intercom	BTicino audio intercom
Driveway	Cove-finish coloured concrete driveway and path to porch. Plain concrete crossover boundary.
Hot Water System	As per BASIX - Rinnai B26 26L continuous flow, 6 star gas wall mounted (recessed into wall) hot water system. Model: B26L50A NAT / B26L50A LPG
Kitchen	<p>20mm Caesarstone benchtops with 1 x 20mm Waterfall end to each kitchen style.</p> <p>Aurora – Osprey 3141</p> <p>Enigma – Raven 4120</p> <p>Laminated cabinet doors with 2mm ABS edges</p> <p>Cabinetry</p> <p>Aurora Scheme: Polytec Legato</p> <p>Enigma Scheme: Polytec Melamine</p> <p>Note: WIP & Laundry Shelving to MELALEUCA Alternative GF option Legato Montage 40mm Boxed Shelving.</p> <p>Hafele twin pull out under sink bins</p> <p>Hafele Soft Close Drawers & Doors to Kitchen</p> <p>Framed and Plasterboard Bulkheads to Overhead Cupboards</p> <p>Kitchen kickboards as per doors</p> <p>Cutlery Tray to Kitchen Drawer</p> <p>Smeg freestanding dishwasher</p> <p>34L Freestanding Microwave with Grill (including Trim kit)</p> <p>Clark Monaco double bowl stainless steel sink – undermount</p> <p>Tiled splashback to kitchen</p> <p>1 x bank of pot drawers generally</p> <p>MELALEUCA - Alternate Ground floor plan includes 2 x banks of pot drawers</p> <p>Cabinetry Handles</p> <p>Aurora: Finger pull cabinetry</p> <p>Enigma: Hafele Handle Black (Dark Scheme) 155.01.661</p>
Kitchen Appliances - Oven	SMEG 90cm classic thermoseal oven.
Kitchen Appliances - Cooktop	SMEG 90cm Gas Cooktop

Rawson Medium Density

Category	Tegel Park, Leppington
Kitchen Appliances - Rangehood	Smeg 90cm concealed undermount rangehood
Gas Connection	Gas service connection from front boundary to house, including provision for hot water system, cooktop and internal heating point.
Electrical	<p>Single Phase underground mains provision with Single Phase switchboard and recessed meterbox.</p> <p>LED Lights included throughout</p> <p>NBN Provision includes:</p> <ul style="list-style-type: none"> - Conduit and draw wire from front boundary to Meterbox; - Conduit and draw wire from Meterbox to internal wall of Garage; - One single power point to internal wall of Garage; - One additional telephone point to internal wall of Garage; and <p>One CAT6 data point to internal wall of Garage. Note: If constraints occur due to beam locations, NBN provision location will be determined by electrical contractor.</p> <p>Earth leakage circuit breaker for lights and power 1 light point to each room</p> <p>2-way switch to stairs only.</p> <p>Double power points (Double GPO) to all rooms including Garage</p> <p>Power provision (Single GPO) for fridge provision Power provision (Single GPO) for dishwasher provision Power provision (Single GPO) for microwave provision Power provision (Single GPO) for rangehood provision</p> <p>Exhaust Fan in the bathroom and Ensuite vented into roof space with no external eave vents</p> <p>Isolated powder room exhaust fan</p> <p>2 telephone points</p> <p>2 television point</p> <p>External light point to eaves at external doors</p> <p>External junction box beside external doors without eaves (for fixing by owner)</p> <p>Direct wired smoke detectors with battery back up as required</p> <p>External junction box beside external doors without eaves (for fitting by owner)</p>
Air Conditioning	Single phase ducted air-conditioning system
Laundry	<p>Compass 35L Flushline tub 1TH 380mm W</p> <p>Storage:</p> <p>OLEANDER – Not applicable</p>

Rawson Medium Density

Category	Tegel Park, Leppington
	<p>MELALEUCA - 900mm W underbench storage, overhead cupboards and up to 450mm W broom cupboard</p> <p>Hamper: Hafele Hailo laundry carrier 45</p> <p>Fit Out:</p> <p>OLEANDER – Not applicable</p> <p>MELALEUCA - Approx. 900mm W x 610mm D x 35mm H standard range 20mm Caesarstone laundry bench</p>
Vanity Units	<p>20mm Caesarstone benchtops. Range of colours from Rawson standard range</p> <p>Laminated doors Polytec Woodmatt Havana Oak and Legato Bleached Walnut doors.</p> <p>Caroma Luna above Counter or Semi recessed basin</p>
Vanity Mirrors	<p>Polished edge bathroom mirror fixed above the vanity or mirror shaving cabinet.</p>
Bathroom Accessories	<p>Caroma Luna double towel rail in chrome or black or Towell Hooks</p>
Baths	<p>Clark 1600mm Freestanding bath (no overflow)</p>
Toilet Suites	<p>Stylus Prima II close coupled toilet suite with soft close seat.</p>
Shower Screens	<p>Semi frameless shower screen in chrome or black</p>
Taps & Fittings	<p>Enigma: Dorf Vixen retractable sink mixer</p> <p>Aurora: Calare Pull-out Sink Mixer</p> <p>Caroma Luna range</p> <p>Caroma Luna multifunction rail shower with overhead in chrome or black</p> <p>Stylus Venecia Mixer to Laundry</p> <p>Stylus Venecia Washing Machine Set to Laundry</p> <p>One External Tap included</p>
Floor Coverings	<p>Laminate - Clix Plus Winchester Oak CXP00450 or Lighting Natural Oak CXP00591</p> <p>Carpet – Godfrey Hirst Barjac 780 Forge or 715 Summer Fog</p> <p>Floor tiles if OPTION is selected – Stone 2.0</p> <p>Refer Mood Board for colour selections.</p>
Wall & Floor Tiling	<p>Floor tiles: Light = Stone 2.0. Dark = Builder's Range</p> <p>Tiling Heights:</p> <ul style="list-style-type: none"> - Bathroom and Ensuite: Floor to ceiling tiles

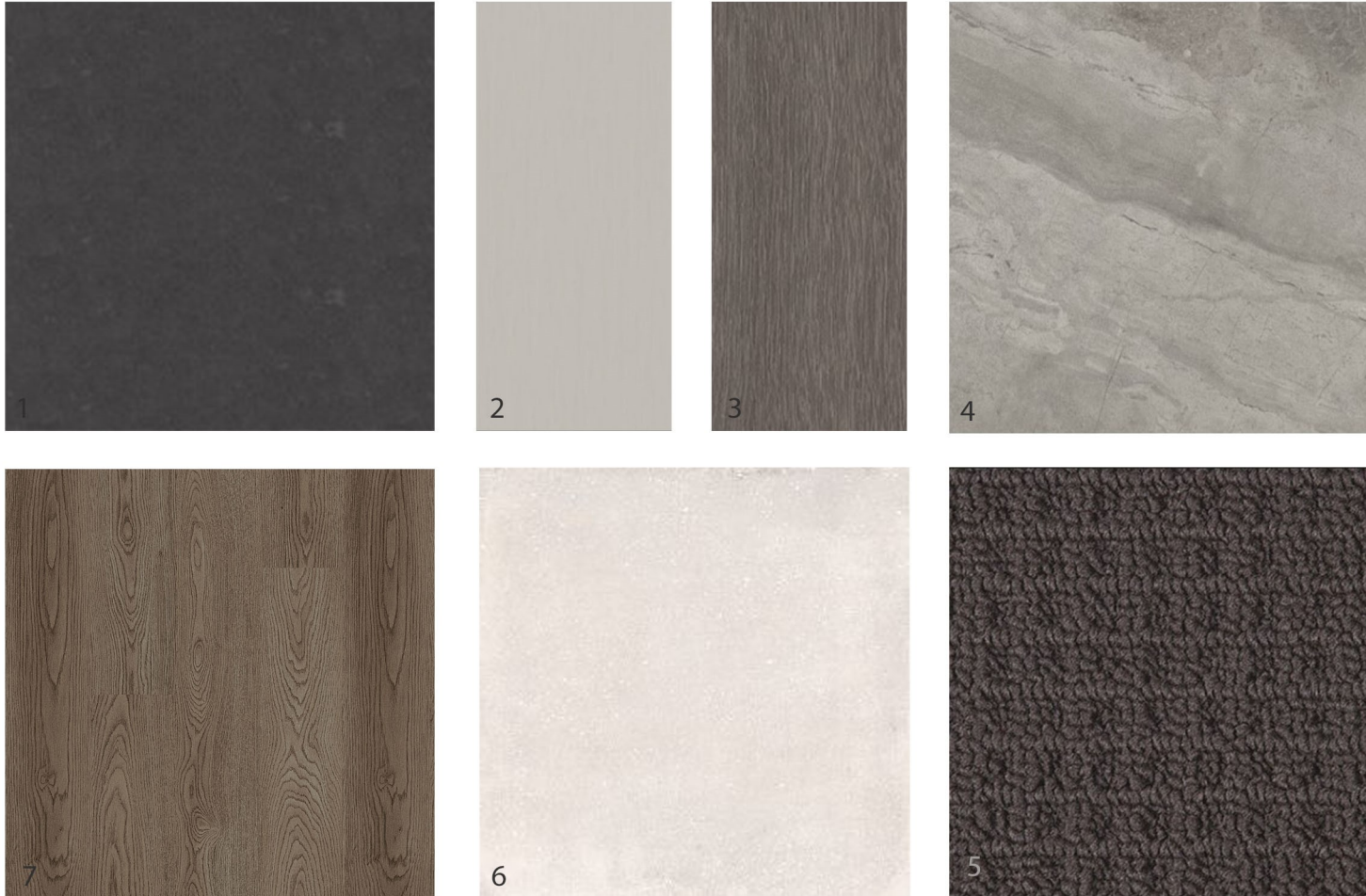
Rawson Medium Density

Category	Tegel Park, Leppington
	- Laundry and Powder: 300mm high tiling over laundry tub & skirting tiles to remainder.
Painting	Taubmans 3 coat paint system to internal walls including 2 external paint colours, 1 internal wall colour, 1 ceiling colour, Taubmans Gloss paint to doors and internal woodwork.
Specification Disclaimer	<p>DISCLAIMER: References to block size are based upon a standard block which is up to 700m2 with up to 1m fall across the block. "H1" class soil classification, all services within boundaries, Garage setback up to 5.5m from front boundary, even cut and fill.</p> <p>Rawson Homes Pty Ltd considers safety in every aspect of your home, from design through to handover. During the construction phase, all components, including those that are at a height of 3.0 metres or more, can be completed safely due to Rawson Homes strict policies, work methods and safety controls. However, once the finished house is handed over to the client, Rawson Homes can no longer ensure the safety of any person that needs to maintain any components (for example, but not limited to, light fittings, fixtures, antennas or gutter cleaning). The client must be aware that the maintenance of any components that are at a height of 3.0 metres or more, will require the implementation of adequate safety control measures and the service of a qualified person that is trained in safe work at heights.</p>
Bundles Disclaimer	<p>Site Costs</p> <p>Excavation includes:</p> <ul style="list-style-type: none">- cut and fill;- Export of ENM/Natural material (spoil) for standard piers;- Export of ENM/Natural material (spoil) for a Site scrape. Piecing;- Standard piecing;- Geotechnical report;- Engineers requirements and design; and- Maximum pier depth 1.5m at 400mm dia. <p>Authority / Council Includes standard council fees and water service fee.</p> <p>Basix Sydney and Hunter</p> <p>Includes BASIX requirements, including:</p> <ul style="list-style-type: none">- BERS / NatHers Report;- BASIX Assessment & Report;- Concrete Watertank pad;- TBC BASIX - R2.5 Thermal batts to external walls including internal wall between Garage & House (Excludes external walls of Garage); and- TBC BASIX - R4.1 Thermal batts to ceilings with roof over (excluding ceilings over Garage, Porch, Alfresco & Deck). <p>Note: Excludes any additional/upgrade items (i.e. window coverings, solar batteries).</p>

Tegel Park

DARK SCHEME Colour Board

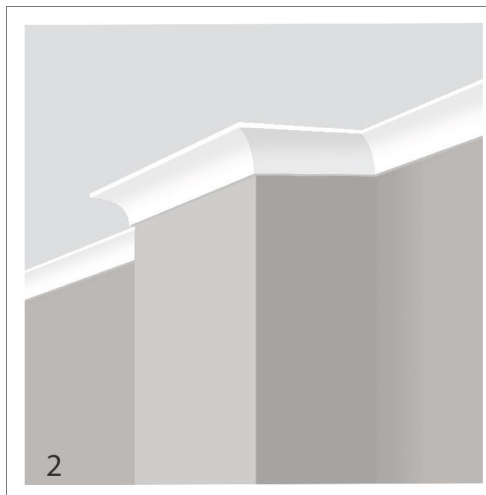
Internal Finishes



1. Countertop - Caesarstone: Raven 4120
2. Top Cabinetry - Polytec: Melamine Bespoke Woodmatt
3. Base Cabinetry - Polytec: Melamine Havana Oak Woodmatt
4. Kitchen Splashback - 300 x 600 Regal Charcoal
5. Carpet - Godfrey Hirst: Barjac 780 Forge
6. Tile OPTION to main floor - Stone 2.0
7. Flooring - Clix Plus Winchester Oak

Colour Palette: Dark Scheme



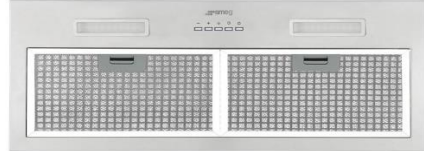


Internal Fixtures



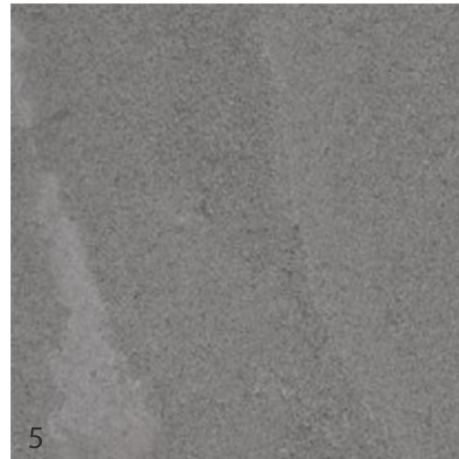
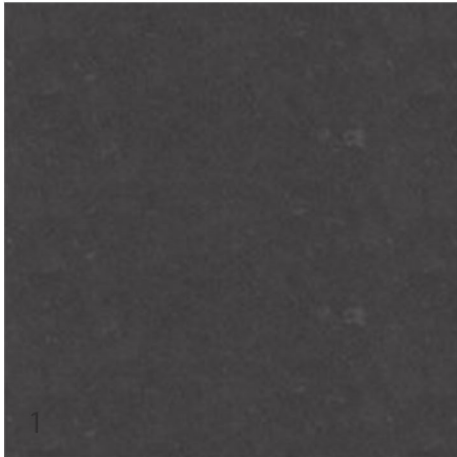
1. Door Handles - G4 Series Amelia Passage Leverset
2. Cornice - Gyprock CSR 90mm Classic Cove cornice
3. Door Profile - Corinthian PMOD1
4. Handles - Hafele: 155.01.661 (dark cabinetry only. Finger pull for light cabinetry)
5. Sink Mixer - Dorf: Vixen Retractable Sink Mixer Black/Chrome
6. Sink - Caroma: Monaco Double Bowl Undermount EXDU

Colour Palette: Dark Scheme

Kitchen Appliances

Item	Description	Image
Oven	Smeg: 90cm Classic Thermoseal Oven SFRA9300TVX	
Cooktop	Smeg: 90cm gas cooktop CIR93AXS3	
Rangehood	Smeg: 90cm concealed undermount rangehood PUM910X	
Dishwasher	Smeg: Freestanding Dishwasher DWA6214S2	
Microwave	Smeg: 34L Freestanding microwave with grill (including trim kit) SA34MX	

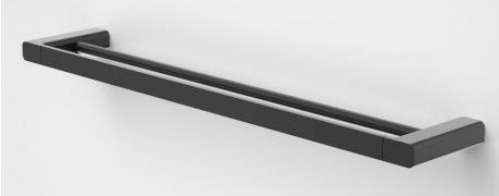
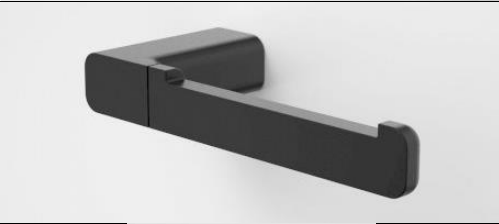



Bathroom Finishes



1. Benchtop - Caesarstone: Raven 4120
2. Cabinetry - Polytec: Melamine Havana Oak Woodmatt
3. Bath - Clark Freestanding Bath 1600mm (No Overflow)
4. Basin - Caroma: Luna above counter basin
5. Flooring - Builder's Range: Lombardy Light Grey 300 x 300
6. Wall Tiles - White matt rectified 600 x 300

Colour Palette: Dark Scheme

Bathroom Fixtures

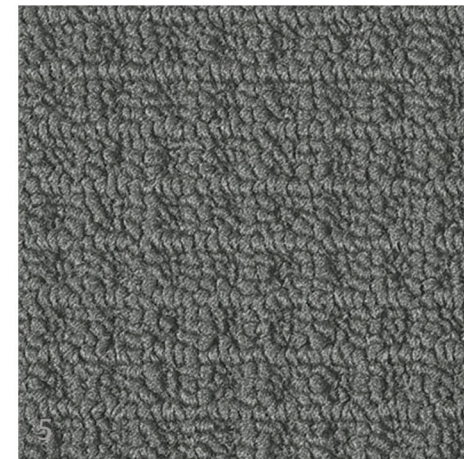
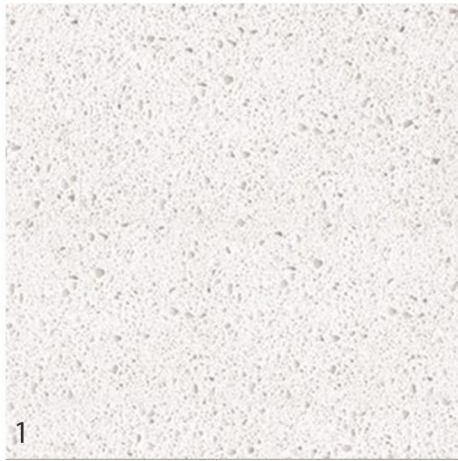
Item	Description	Image
Towel Rail	Luna Double Towel Rail 630MM Black 99614BL	
Toilet Roll Holder	Luna Toilet Roll Holder Black 99607BL	
Shower Mixer	Luna Bath/Shower Mixer Black 68184BL	
Basin Mixer	Luna Wall Basin/Bath Mixer Black 68186BL6A	
Shower	Luna Multifunction Rail Shower with Overhead Black 90383BL4E	

Colour Palette: Dark Scheme

Tegel Park

LIGHT SCHEME Colour Board

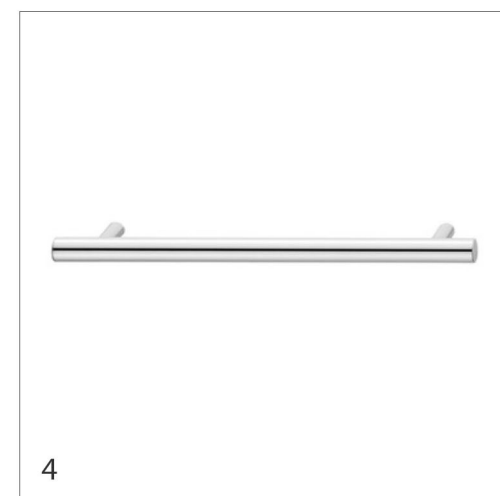
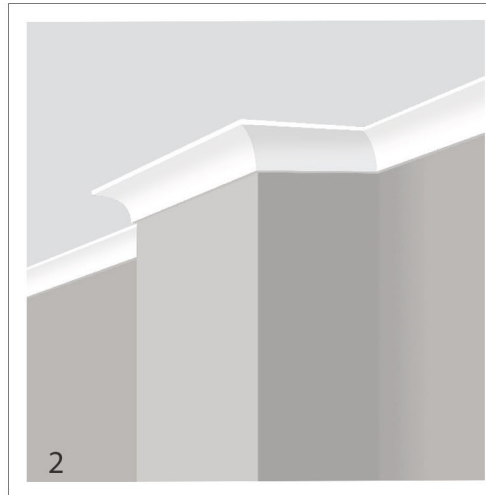
Internal Finishes



1. Countertop - Caesarstone: Osprey 3141
2. Base Cabinetry - Polytec: Legato Montage
3. Top Cabinetry - Polytec: Legato Bleached Walnut
4. Kitchen Splashback - 300 x 600 Matt White tile
5. Carpet - Godfrey Hirst: Barjac 715 Summer Fog
6. Tile OPTION to main floor - Stone 2.0
7. Flooring - Clix Plus Lightning Natural Oak

Colour Palette: Light Scheme



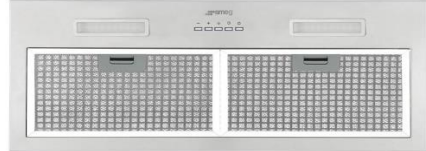


Internal Fixtures



1. Door Handles - Gainsborough: G4 Series Amelia Passage Leverset 105AMEBC
2. Cornice - Gyprock CSR 90mm Classic Cove cornice
3. Door Profile - Corinthian PMOD1
4. Handles - Hafele: 155.01.661 Chrome
5. Sink Mixer - Dorf: Vixen Retractable Sink Mixer Chrome 6494.004A
6. Sink - Caroma: Monaco Double Bowl Undermount EXDU

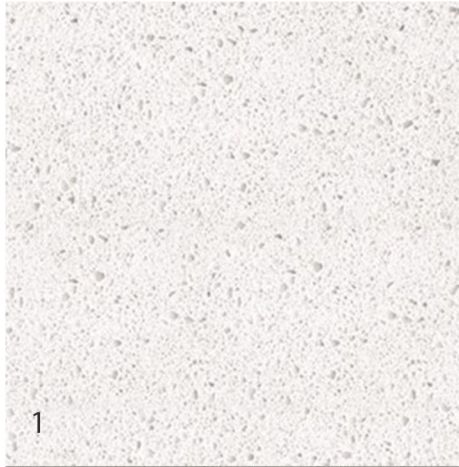
Colour Palette: Light Scheme

Kitchen Appliances

Item	Description	Image
Oven	Smeg: 90cm Classic Thermoseal Oven SFRA9300TVX	
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Microwave	Smeg: 34L Freestanding microwave with grill (including trim kit) SA34MX	

Colour Palette: Light Scheme






Bathroom Finishes

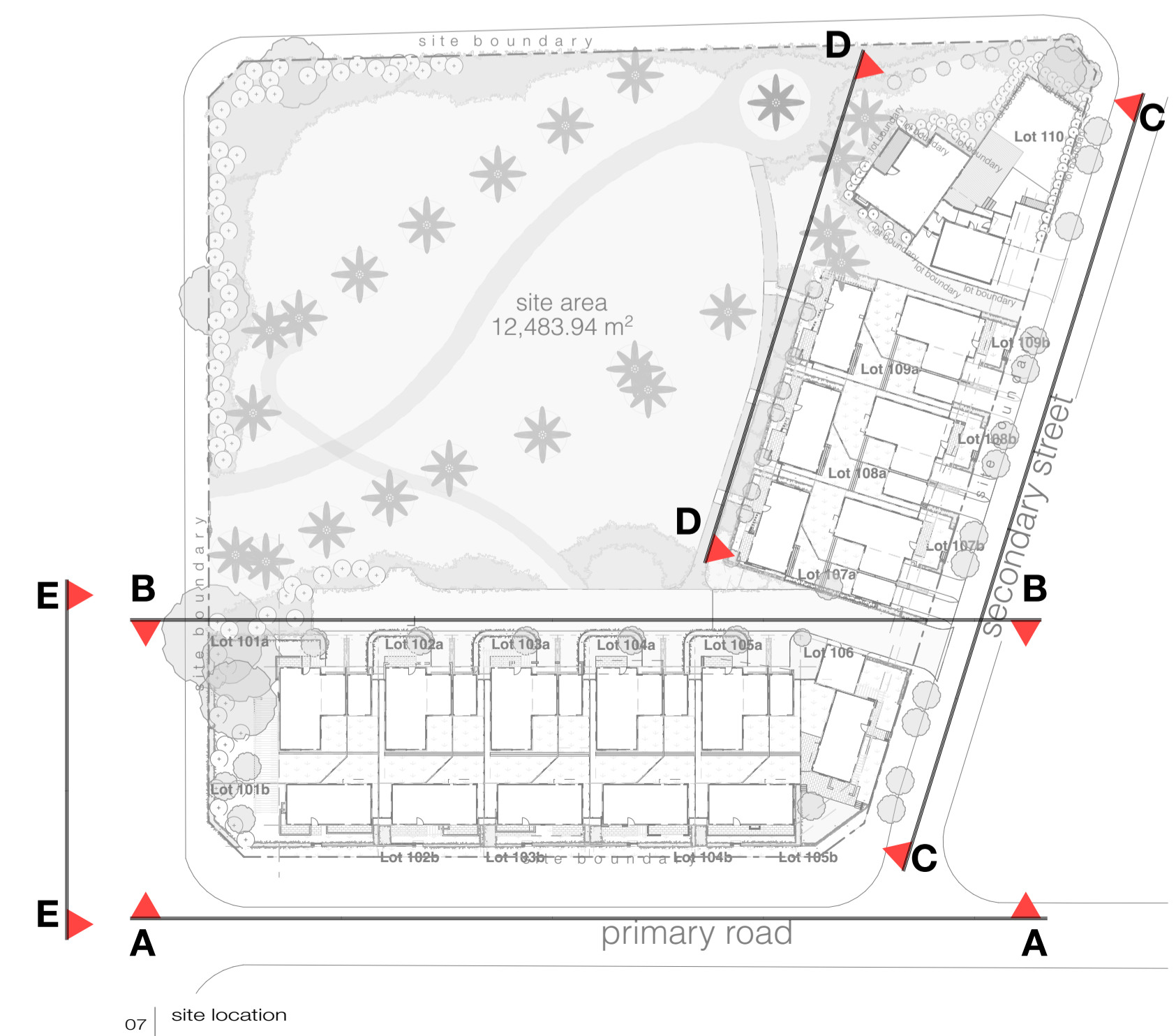
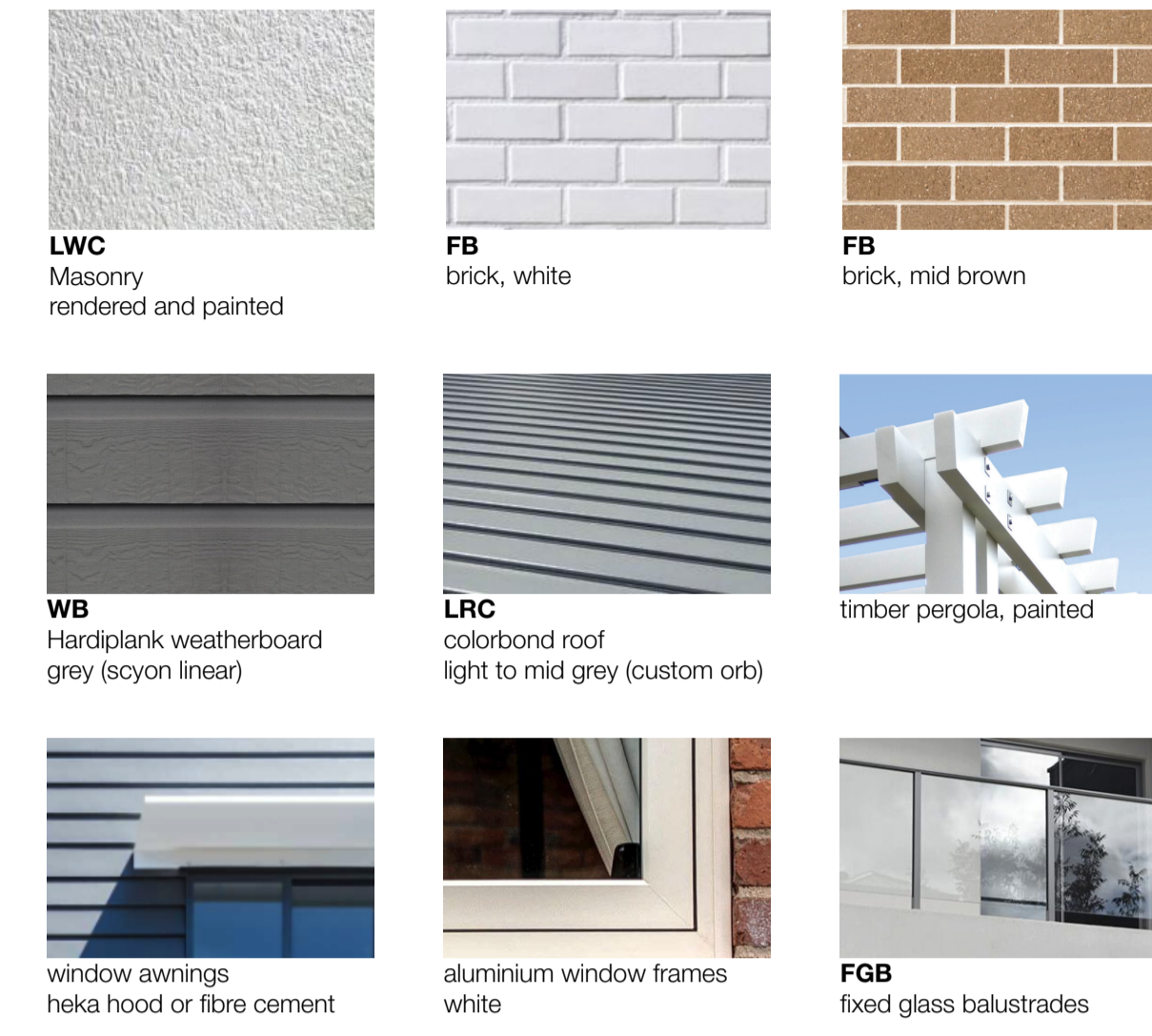
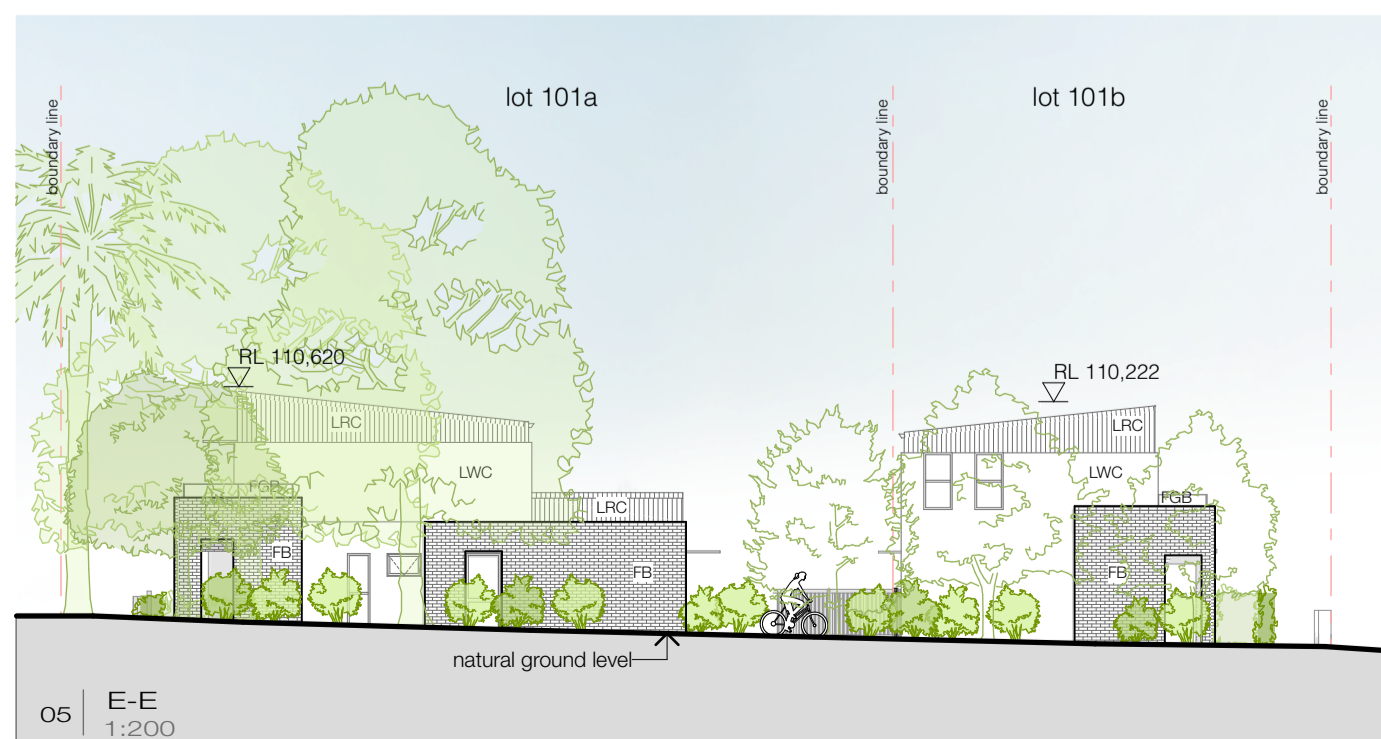
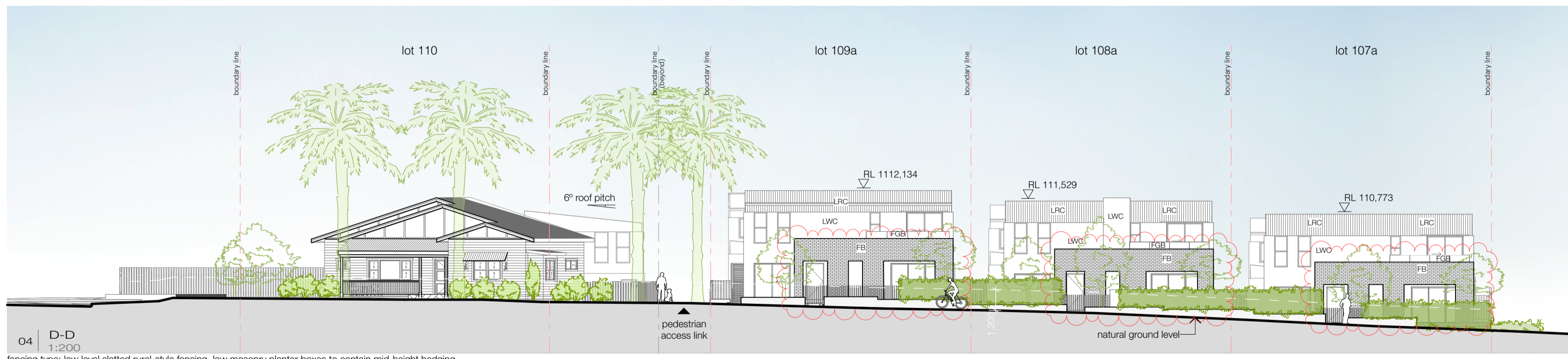
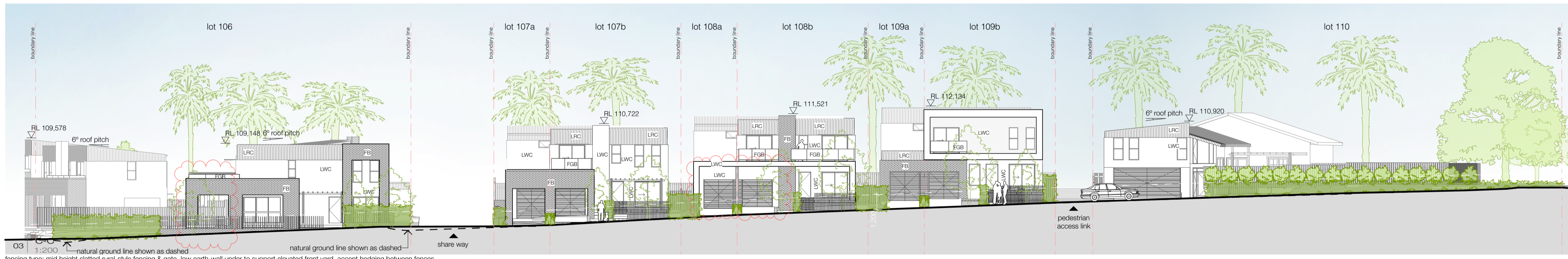


1. Benchtop - Caesarstone: Osprey 3141
2. Cabinetry - Polytec: Legato Bleached Walnut
3. Bath - Clark Freestanding Bath 1600mm (No Overflow)
4. Basin - Caroma: Luna above counter basin
5. Flooring - Builder's Range: Stone 2.0 300 x 300
6. Wall Tiles - White matt rectified 600 x 300

Colour Palette: Light Scheme

Bathroom Fixtures

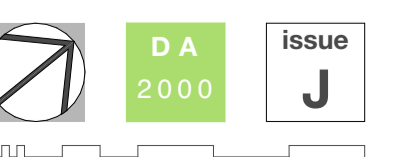
Item	Description	Image
Towel Rail	Luna Double Towel Rail 630MM 99614C	
Toilet Roll Holder	Luna Toilet Roll Holder 99607C	
Shower Mixer	Luna Bath/Shower Mixer 68184C	
Basin Mixer	Luna Wall Basin/Bath Mixer Chrome 68186C6A	
Shower	Luna Multifunction Rail Shower with Overhead Chrome 90383C4E	



date	issue	amendment
4/5/20	A	issue for framing review
9/5/20	B	issue for Pre-DA meeting
22/5/20	C	issue for DA lodgement
2/10/20	D	council RFI response
20/10/20	E	council RFI response
22/10/20	F	council RFI response
28/9/21	G	council RFI response
19/9/21	H	\$4.55 modification
15/9/21	I	\$4.55 modification
28/10/21	J	\$4.55 modification

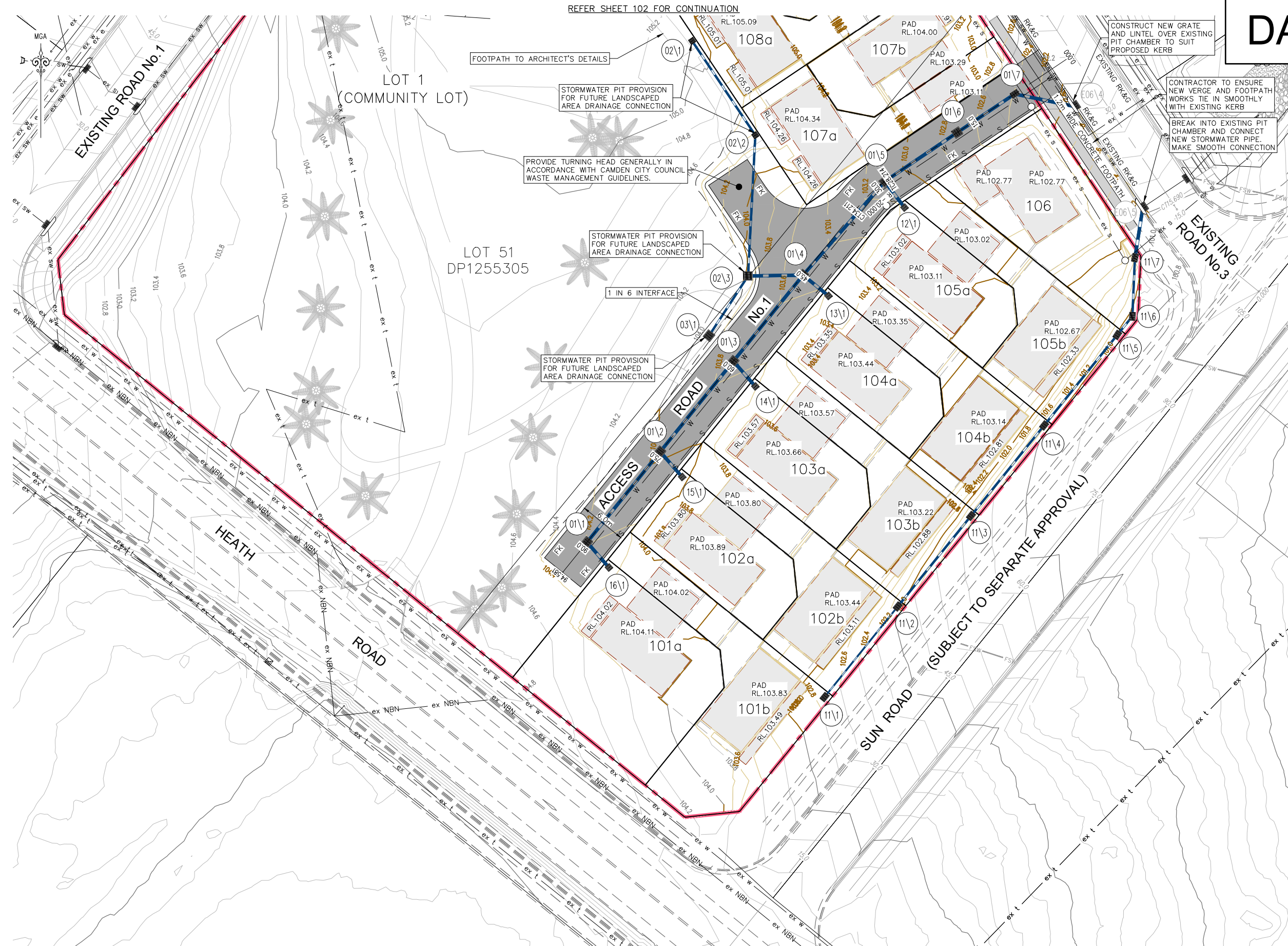
street elevations
RAW19059 | Rawson Communities
Rawson Communities | LEPPINGTON

project reference: RAW19059
drawn: OC
checked: ST
scale: 1:200 @ a1



300052(1)-ENG-101

DA/2018/927/1



LEGEND

- SITE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- FUTURE LOT BOUNDARY
- MAJOR CONTOURS
- MINOR CONTOURS
- PROPOSED KERB
- PROPOSED KERB
- EXISTING KERB
- EXTENTS OF BATTER
- PROPOSED FOOTPATH
- PROPOSED ROAD PAVEMENT
- INDICATIVE BUILDING PAD
- PROPOSED STORMWATER
- PROPOSED SEWER
- PROPOSED WATER
- EXISTING STORMWATER
- EXISTING SEWER
- EXISTING WATER
- EXISTING GAS
- EXISTING ELECTRICITY
- EXISTING NBN
- EXISTING TELSTRA
- PROPOSED SW PIT
- EXISTING GPT
- EXISTING LINTEL
- EXISTING HEADWALL
- PIT LABEL
- EXISTING PIT LABEL

- CONTOUR INTERVAL = 0.2m
- GENERAL NOTES:--**
- REFER TO SHEET 201 FOR TYPICAL ROAD SECTIONS AND DETAILS.
 - ALL LEVEL INFORMATION PROVIDED, INCLUDING BUILDING PAD LEVELS, REFLECT FINISHED DESIGN SURFACE. NO ALLOWANCE HAS BEEN MADE FOR PAD THICKNESS, LANDSCAPE PLANTING MEDIA, PAVEMENT DESIGN ETC. IF ANY DISCREPANCY SHOULD OCCUR BETWEEN BUILDING PAD LEVELS SHOWN AND LEVELS SHOWN WITHIN THE ARCHITECTURAL DRAWING SET THEN THE ARCHITECTURAL DRAWING SET SHOULD TAKE PRECEDENCE.
 - PROVIDE STORMWATER KERB OUTLETS WITHIN EXISTING ROAD 3 FOR LOTS 107a-109b

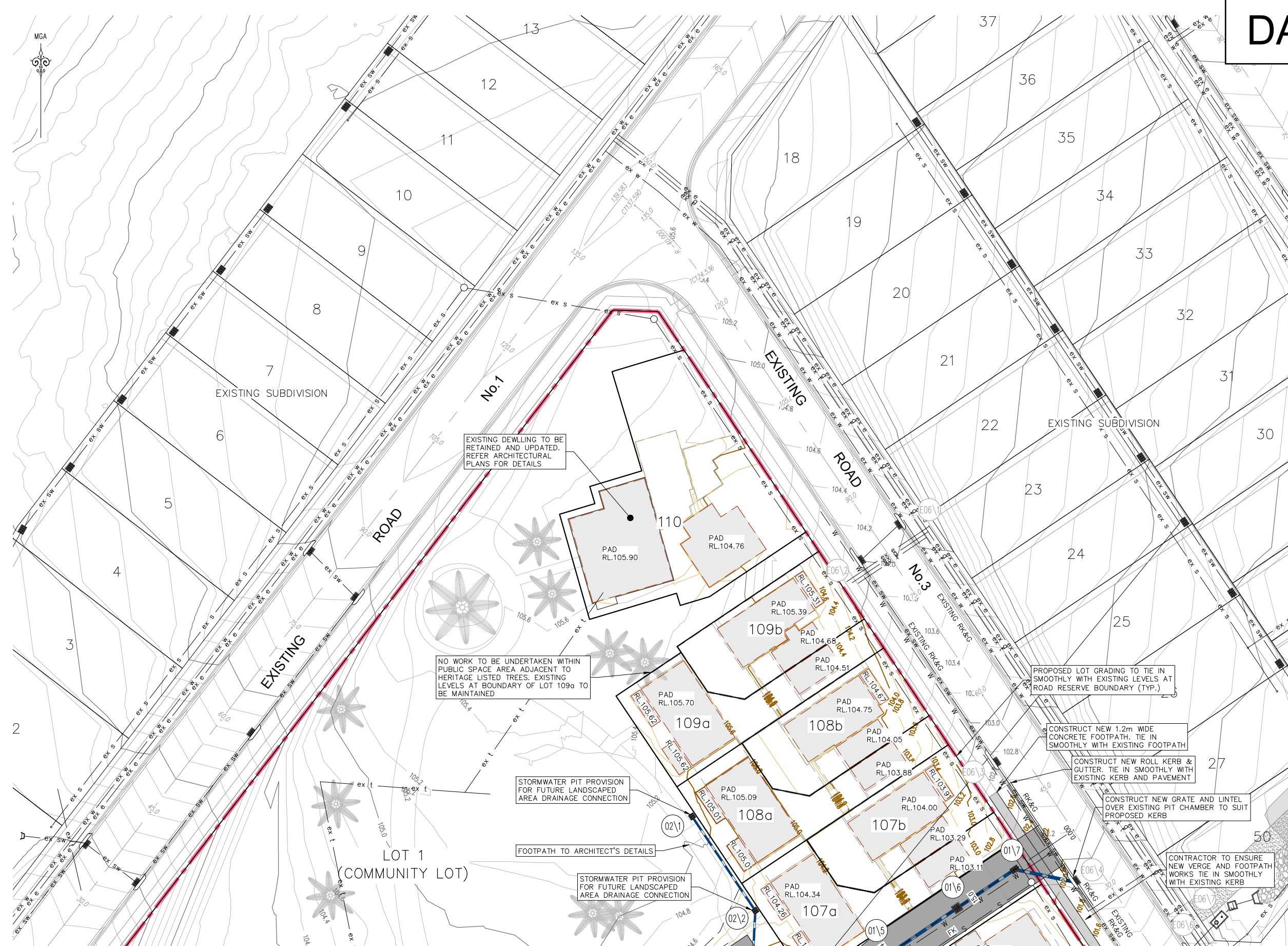
DETAIL PLAN
SCALE 1:250



NOT FOR CONSTRUCTION

REV. A	DATE 01.04.22	AMENDMENT ISSUE FOR REVIEW	DESIGN B.C.	DRAWN D.P.T.	CHECKED I.B.	APPROVED I.B.	SCALES A1 1:250, A3 1:500	<p>Central Coast 5 Pioneer Avenue, P.O. Box 3717, Tuggerah N.S.W. 2259 Phone: (02) 4305 4300 Fax: (02) 4305 4399 email: coast@adwjohnson.com.au www.adwjohnson.com.au ABN 62 129 445 398</p>	CLIENT		PROPERTY DESCRIPTION LOT 51, D.P. 1255305 - RESIDUE LOT 160-168 HEATH ROAD, LEPPINGTON DA 2020/373/1		PROJECT PROPOSED SUBDIVISION	
DESIGN FILE S:\300052\300052(1)\Design\120\300052_03 CC RESIDUE LOT\300052_03_CC_RESIDUE_LOT.project									<p>ADW Johnson</p> <p>GDA94 M.G.A. ZONE 56 A.H.D.</p>		<p>PLAN TITLE DETAIL PLAN SHEET 1</p>		PROJECT No. 300052(1) -	DISCIPLINE ENG

100mm AT FULL SIZE
This plan includes coloured information. If you have a black and white copy you do not have all of the information. This note is coloured RED.



LEGEND

- SITE BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- FUTURE LOT BOUNDARY
- MAJOR CONTOURS
- MINOR CONTOURS
- PROPOSED KERB
- EXISTING KERB
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- EXISTING WATER
- EXISTING GAS
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- EXISTING TELSTRA
- PROPOSED SW PIT
- EXISTING GPT
- EXISTING LINTEL
- EXISTING HEADWALL
- PIT LABEL
- EXISTING PIT LABEL

CONTOUR INTERVAL = 0.2m

GENERAL NOTES:-

1. REFER TO SHEET 201 FOR TYPICAL ROAD SECTIONS AND DETAILS.
2. ALL LEVEL INFORMATION PROVIDED, INCLUDING BUILDING PAD LEVELS, REFLECT FINISHED DESIGN SURFACE. NO ALLOWANCE HAS BEEN MADE FOR PAD THICKNESS, LANDSCAPE PLANTING MEDIA, PAVEMENT DESIGN ETC. IF ANY DISCREPANCY SHOULD OCCUR BETWEEN BUILDING PAD LEVELS SHOWN AND LEVELS SHOWN WITHIN THE ARCHITECTURAL DRAWING SET THEN THE ARCHITECTURAL DRAWING SET SHOULD TAKE PRECEDENCE.
3. PROVIDE STORMWATER KERB OUTLETS WITHIN EXISTING ROAD 3 FOR LOTS 107a-109b

EXISTING DWELLING TO BE RETAINED AND UPDATED. REFER ARCHITECTURAL PLANS FOR DETAILS

NO WORK TO BE UNDERTAKEN WITHIN PUBLIC SPACE AREA ADJACENT TO HERITAGE LISTED TREES. EXISTING LEVELS AT BOUNDARY OF LOT 109a TO BE MAINTAINED

PROPOSED LOT GRADING TO TIE IN SMOOTHLY WITH EXISTING LEVELS AT ROAD RESERVE BOUNDARY (TYP.)

CONSTRUCT NEW 1.2m WIDE CONCRETE FOOTPATH. TIE IN SMOOTHLY WITH EXISTING FOOTPATH

CONSTRUCT NEW ROLL KERB & GUTTER. TIE IN SMOOTHLY WITH EXISTING KERB AND PAVEMENT

CONSTRUCT NEW GRATE AND LINTEL OVER EXISTING PIT CHAMBER TO SUIT PROPOSED KERB

CONTRACTOR TO ENSURE NEW VERGE AND FOOTPATH WORKS TIE IN SMOOTHLY WITH EXISTING KERB

STORMWATER PIT PROVISION FOR FUTURE LANDSCAPED AREA DRAINAGE CONNECTION

FOOTPATH TO ARCHITECT'S DETAILS

STORMWATER PIT PROVISION FOR FUTURE LANDSCAPED AREA DRAINAGE CONNECTION

REFER SHEET 101 FOR CONTINUATION

DETAIL PLAN
SCALE 1:250



NOT FOR CONSTRUCTION

100mm AT FULL SIZE
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REV. A	DATE 01.04.22	AMENDMENT ISSUE FOR REVIEW	DESIGN B.C.	DRAWN D.P.T.	CHECKED I.B.	APPROVED I.B.	SCALES A1 1:250, A3 1:500			CLIENT Central Coast 5 Pioneer Avenue, P.O. Box 3717, Tuggerah N.S.W. 2259 Phone: (02) 4305 4300 Fax: (02) 4305 4399 email: coast@adwjohnson.com.au www.adwjohnson.com.au ABN 62 129 445 398		PROPERTY DESCRIPTION LOT 51, D.P. 1255305 - RESIDUE LOT 160-168 HEATH ROAD, LEPPINGTON DA 2020/373/1			PROJECT PROPOSED SUBDIVISION		
PLAN TITLE DETAIL PLAN SHEET 2																	
DESIGN FILE S:\300052\300052(1)\Design\120\300052_03 CC RESIDUE LOT\300052_03_CC_RESIDUE_LOT.project			ALL DIMENSIONS ARE IN METRES. DO NOT SCALE			SURVEYED ADW Johnson			DATUM GDA94 M.G.A. ZONE 56 A.H.D.			PROJECT No. 300052(1) - DISCIPLINE ENG - NUMBER 102 - REV. A					