



93 m2 Building Size

DESIGN & DOCUMENTATION

Development Approval (DA)

- ☐ Land Survey
- ☐ Land Capability Assessment (Septic)
- ☒ BAL Assessment & Report
- ☒ DA Drawings
- ☒ Town Planning Reports
- ☒ Council Submission & Liaising

Section 68 Building Permit

- ☐ Soil Test
- ☒ Working Drawings
- ☒ Structural Engineering Drawings
- ☒ Hydraulic Drawings
- ☒ Energy Rating Report
- ☒ BAL Assessment
- ☒ Permit & Inspection Fees

CONTRACT & BUILDING REQUIREMENTS

- ☒ Warranty Insurance
- ☒ 7.5year warranty
- ☒ MBA NSW Fixed Price Contract
- ☒ General Construction & PL Insurance

SITE ESTABLISHMENT / PRELIMINARY

- ☒ Temporary Fencing as required
- ☒ Temporary Toilet
- ☐ Site Cut / Excavation
- ☒ Site Scrape, footing prep

FOUNDATION

Concrete in Ground

- ☒ Concrete Piers, 25MPa Concrete
- ☒ Weather treated, adjustable steel posts
- ☒ Inspection by independent authority

Floor Structure

- ☒ 200mm Thick Atomic 6 system
- ☒ Bonded to adjustable steel posts
- ☒ Inbuilt plumbing to underground point
- ☒ Weather sealed

Exclusions

Hitting rock, additional excavation or adding of blinding concrete.

Variations to the approved engineering

THE NEWHAM

TRANSPORTATION & ASSEMBLY

- ☒ Delivery to site within 300km of Factory
- ☒ Assembly on site
- ☒ Site Crane

EXTERIOR

- ☒ Solar Cladding - Solibro CIGS - Black
- ☒ Stainless Steel windows and door frames
- ☒ 10mm Laminated Glass
- ☒ Switchable (smart) Glass as required
- ☒ Roof top garden (no access)
- ☒ BAL 40 Compliant

BUSHFIRE DEFENCE

- ☒ BAL 40
- ☒ Sprinkler system (fire and heat)
- ☒ All non-combustable building elements
- ☒ Steel windows (higher melting point)
- ☒ Roof top garden (insulation & barrier)
- ☒ Automated heat sensor for spinker "on"
- ☒ Sealed underside with non-combustable
- ☒ Fire rated wall skins (vermiculite)

STRUCTURE

- ☒ Composite structure certified by engineer
- ☒ Vermiculite / basalt blend wall panels
- ☒ Atomic 6 building system

ENERGY EFFICIENCY (APPROX 8 STAR)

Insulation

- ☒ External Walls - R4.2
- ☒ Internal Walls - R4.2
- ☒ Floor - R8.0
- ☒ Ceiling & Rooftop - R6.0

Glazing

- ☒ 10mm laminated glass

General

- ☒ Fully sealed house (exception of ext doors)
- ☒ LED lights throughout

INTERIOR

- ☐ 2.4m high ceiling height
- ☒ 3.2m high ceiling height
- ☒ Floor to ceiling doors (subject to avail.)
- ☐ Split System Airconditioning
- ☐ Basic Log Fire (including permit)
- ☐ Thermal Mass Log Fire (including permit)

HOME AUTOMATION

- ☒ Automatic Lights
- ☒ Sprinkler System
- ☒ Switchable Glass (where installed)
- ☒ Alexa System (or Google)
- ☒ Tablet Controller
- ☐ Climate

KITCHEN

- ☒ 20mm Engineered Stone Benchtops
- ☐ 40mm Engineered Stone Bench tops
- ☒ 2-Pac Painted Doors & Panels - Gloss White
- ☒ Softclose door hinges drawer rails
- ☒ 2-Pac Painted Kickers
- ☒ Tiled Splashback

APPLIANCES

- ☒ Fisher & Paykel 600mm Freestanding Oven
- ☒ Fisher & Paykel 600mm Canopy Rangehood
- ☐ Fisher & Paykel 900mm Freestanding Oven
- ☐ Fisher & Paykel 900mm Canopy Rangehood
- ☐ Fisher & Paykel Dishwasher

BATHROOM

- ☒ 20mm Engineered Stone Benchtops
- ☒ 2-Pac Painted Doors & Panels - Gloss White
- ☒ Softclose door hinges drawer rails
- ☒ Floor to ceiling tiles
- ☒ Floor tiles
- ☒ Waterproofing to all wet areas
- ☒ Acrylic shower base
- ☒ Porcelain Toilet
- ☒ Chrome taps
- ☒ Shower head on rail - adjustable
- ☒ Freestanding Bath
- ☒ Floor waste - chrome

LAUNDRY

- ☒ 20mm Engineered Stone Benchtops
- ☒ 2-Pac Painted Doors & Panels - Gloss White
- ☒ Softclose door hinges drawer rails
- ☒ Tiled Splashback
- ☒ Stainless Steel insert sink
- ☒ Chrome taps
- ☒ Chrome water stops for machine machine

ELECTRICAL

General

- ☒ LED lights throughout
- ☒ Smoke detector as required
- ☒ All double power points
- ☒ Lights connected to smart system

Data

- ☐ CAT 6 ethernet
- ☒ Satellite Internet / NBN cable
- ☒ TV Points

Exclusions

Internet service (account by owner)

FLOORING

- ☒ Common Areas - Engineered Timber
- ☒ Bedrooms - Carpet
- ☒ Wetareas - Tiles

Project Address 85 Egans Lane

Client

Price \$	224,950
\$ 2,419 per m2 inclusive of all checked items	

PLUMBING

- ☒ Instant Electric Hotwater
- ☐ Elec hotwater tank - 200L storage

SOLAR GENERATION

- ☒ Solibro solar panels
- ☒ Inverters as required
- ☐ Li-Ion Battery Storage 8kWh
- ☐ Li-Ion Battery Storage 12kWh
- ☒ Flow Battery - 18kWh
- ☐ Flow Battery - 30kWh
- ☐ Flow Battery - 40kWh
- ☒ Connections and maintenance

SITE REQUIREMENTS / CONNECTIONS

- ☒ Grid Power (if available)
- ☒ Mains Water (if available)
- ☒ Gas (if available)
- ☒ Sewer / Septic (if available)
- ☒ Drainage (if available)

Exclusions

Services upgrades, extensions or supply
Authority fees or client charges

EXCLUSIONS

Driveways
Verandas, decking unless shown on plans
Rain water tanks
Septic Systems
Tree removal
Works to site to allow access

OPTIONS / UPGRADES

- ☐ Incinerator toilet
- ☐ Compost Toilet
- ☐ Grey water treatment system
- ☐ Water storage (in structure) - Free

ANYTHING YOU WANT - ASK

DISCLAIMER

Final prices to be confirmed by Atomic 6
These specification need to be read in
conjunction with the plans, building
contract and approved colour selections