



 4
  2
  2

NSW HOUSE & LAND

MEDOWIE - TALL TREES ESTATE

LOT 141 NEW ROAD MEDOWIE NSW 2318

Tall Trees Estate Medowie, a unique once in a lifetime land release in the centre of one of the Hunter's great lifestyle locations. Situated in Medowie with convenient access to Newcastle, Port Stephens, the Hunter Valley and beyond. Tall Trees will appeal to anyone looking to downsize, retire, invest or buy their first home

Scarborough

Scarborough Plantation

HOUSE AREA	206 m ²
BUILD PRICE	\$469,102
LAND AREA	500.0 m ²
LAND PRICE	\$399,000
EST. REGISTRATION	January 2024
EST. YIELD	4.31% - 4.49%
EST. RENTAL P/W	\$720 - \$750

PREMIUM INCLUSIONS

- ✓ Full Turnkey finish
- ✓ Fully fenced, turfed & landscaped
- ✓ Colorbond roof
- ✓ 2550mm high ceilings
- ✓ 600mm Stainless steel kitchen appliances
- ✓ 20mm manufactured stone kitchen benchtop
- ✓ Reverse cycle/split system air-conditioner in living and main bedroom
- ✓ Approximately 1.8kw solar power system
- ✓ Cold water to fridge space
- ✓ Roller blinds throughout (exc wet rooms)
- ✓ Ceiling fans to bedrooms
- ✓ Undercover tiled alfresco area

LIVING SPACES

Living **150.4**
 Garage **37.22**
 Alfresco **15**
 Porch **3.92**



Full Turn Key

\$868,102

The price does not include additional legal fees relating to the building and/or land contract such as stamp duty, registration fees or any other charges that relate to the acquisition of the land. Packages are subject to developer's designs review and review by local authorities, images and floor plans are for illustration purposes and should be used as a guide only. Please refer to the builder's plans and specifications. Non-standard façade and landscaping shown are only included in the price if stated. Furniture (if shown) is not included as part of the package. Proposed design is subject to final positioning on the site and may change to suite.



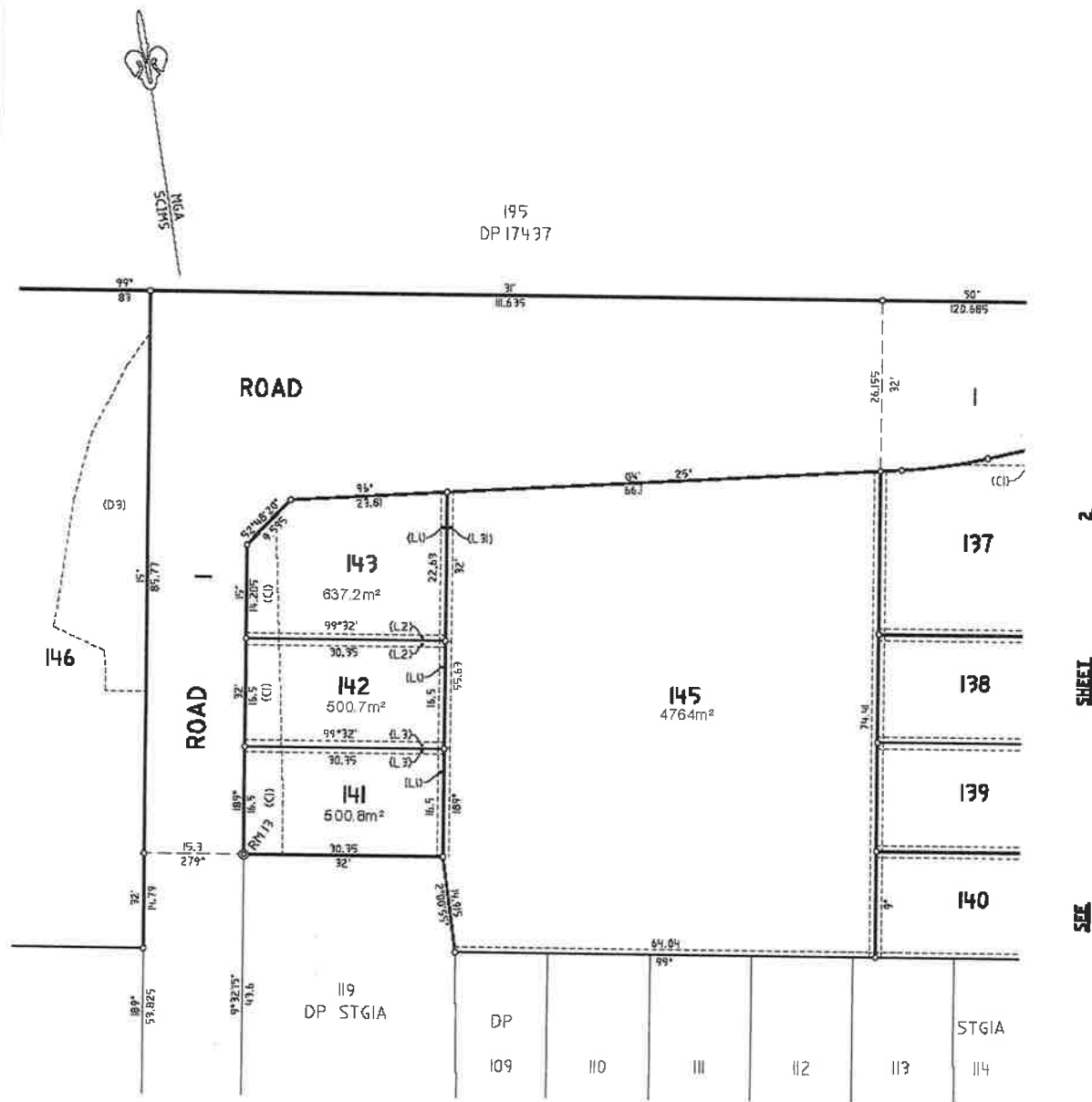
DEVELOPMENTS P/L

BUILDING A SHARED VISION

16-11-2023

NOTES:

1. DIMENSIONS AND AREAS ARE SUBJECT TO FINAL SURVEY.
2. OTHER COVENANTS AND RESTRICTIONS MAY APPLY SUBJECT TO FINAL APPROVAL BY COUNCIL.
3. EASEMENT WIDTHS MAY VARY SUBJECT TO FINAL WORKS AS CONSTRUCTED SURVEY.



SHEET 2 SEE

- (C2) POSITIVE COVENANT (VARIABLE WIDTH)
 (D7) EASEMENT FOR DRAINAGE OF WATER VARIABLE WIDTH
 (L1) EASEMENT FOR SUPPORT AND MAINTENANCE 0.9 WIDE
 (L2) EASEMENT FOR SUPPORT AND MAINTENANCE 0.9 WIDE
 (L3) EASEMENT FOR SUPPORT AND MAINTENANCE 0.9 WIDE
 (L9) EASEMENT FOR SUPPORT AND MAINTENANCE 0.9 WIDE

SURVEYOR
 Name: DANIEL JAMES HANNIGAN
 Date: 26/10/2021
 Reference: 21-000075-STG1B

PLAN OF SUBDIVISION OF LOT 118 IN STG1A

L.G.A.: PORT STEPHENS
 Locality: MEADOWIE
 Reduction Ratio: 1:500
 Lengths are in metres.

REGISTERED

DRAFT

PP

DP

PRE-CONSTRUCTION

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

SITE WORKS FOUNDATIONS & CONNECTIONS

- Site scrape and/or balanced cut & fill excavation for up to 1500mm site fall over the building platform.
- Engineer designed concrete slab to suit up to "H2" slab with bulk concrete piercing (up to and including a depth of 600mm).
- Termite treatment to slab penetrations and physical perimeter barrier.
- Sewer & storm water connections to existing serviceable connection points for sites up to 600m² in size with a standard.
- 6 meter set back from front boundary (battle-axe, other odd shaped blocks and blocks where service connection exceeds standard allowances may incur extra service costs).
- Eight (8) meters plan length of electrical mains.
- Water connection from pre-tapped water main up to and including six (6) meter setback to house.
- House constructed for "N2" wind rating conditions (W33).
- No allowance is made for retaining walls.

ENERGY EFFICIENCY

- Bulk ceiling insulation rating R2.5 to ceiling area.
- Double sided foil wall-wrap to external stud walls.
- Energy efficient aluminium improved windows and sliding door units
- Weather stripping to hinged external doors.
- Electric hot water system.
- 500 KPA water pressure limiting device.

- LED down-lights.
- Approximately 1.8kw solar power system.

BRICKS, WINDOWS, ROOF AND GARAGE

- Colorbond roof.
- Colorbond fascia & gutter from the standard builders' range of colours.
- Select range of clay bricks from the builder's standard range.
- Off white mortar.
- Powder coated aluminium windows from the standard builders' range of colours, with obscure glass to wet areas.
- Keyed window locks to all opening sashes and sliding doors.
- Auto Sectional garage door to garage from the standard builders' range of colours and two (2) handsets.

KITCHEN INCLUSIONS

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

BATHROOM ENSUITE AND TOILETS

- Wall-hung vanities with laminate bench

DISCLAIMER: G Developments Pty Ltd reserve the right to alter any of the above inclusions due to continuing product development or availability of items.

Initial _____

tops from the standard builder's range of laminates.

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

CERAMIC TILING

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

ELECTRICAL

- Earth leakage safety switch & circuit breakers.
- Single phase underground power connection from existing supply point.
- Meter box will be installed on the side nearest to the mains connection point.
- One (1) double power point to each room and

as per electrical plan.

- One (1) 240-volt downlight point to each room as per electrical plan.
- • Two (2) external para flood light points.
- • Two (2) television points complete with 5 lineal meters of cable and no antenna.
- • Smoke detectors hard wired with battery backup.
- Pre-wiring for two (2) Telstra phone points.
- Exhaust fan to bathroom and ensuite.
- Single GPO to microwave oven provision in kitchen.
- USB/double power point to the end of kitchen cabinetry.

STANDARD INTERNAL AND EXTERNAL FEATURES

- 2550mm ceiling heights throughout (ground level only in 2 storey homes).
- Round aluminium powder-coated handrail and vertical balustrade to external balcony as selected from builders' standard range where applicable.
- Paint grade front door with clear glazing.
- Paint grade hinged doors to other external doors if applicable.
- Paint grade flush panel internal passage doors.
- Magnetic door stops from builders' standard range to passage doors.
- Vinyl sliders from builders' standard range to wardrobe doors.
- Builders range exterior leverset to front door
- Interior leverset to internal doors.
- 90mm paint grade coved cornice.
- 41mm paint grade splayed architraves.
- 67mm paint grade splayed skirting.
- Paint:
 - Three (3) coat internal paint system - 2 colours allowed i.e. 1 colour to wall and 1 colour to timber work,
 - Two (2) coats to ceiling to Paint Manufacturers standard specifications,

DISCLAIMER: G Developments Pty Ltd reserve the right to alter any of the above inclusions due to continuing product development or availability of items.

Initial _____

- Two (2) coat external paint system to external trim and doors to paint manufacturers standard specifications.
- 45 ltr laundry trough and cabinet.
- Two (2) external garden hose taps.
- AAA rated water saving shower heads and tap-ware.
- Internal & external builders house clean and site clean after construction.
- Carpet grade staircase with painted timber balustrade for staircases as selected from builders' standard range.

WARRANTIES

- 6-month maintenance period
- Statutory structural guarantee period

TURN KEY PACKAGE

PRE-CONSTRUCTION

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

SITE WORKS

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

WINDOWS

- Powder coated aluminium fly screens.
- Powder coated frames to glass sliding doors.
- Powder coated frames to opening windows.

LANDSCAPING

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

INTERNAL & EXTERNAL FEATURES

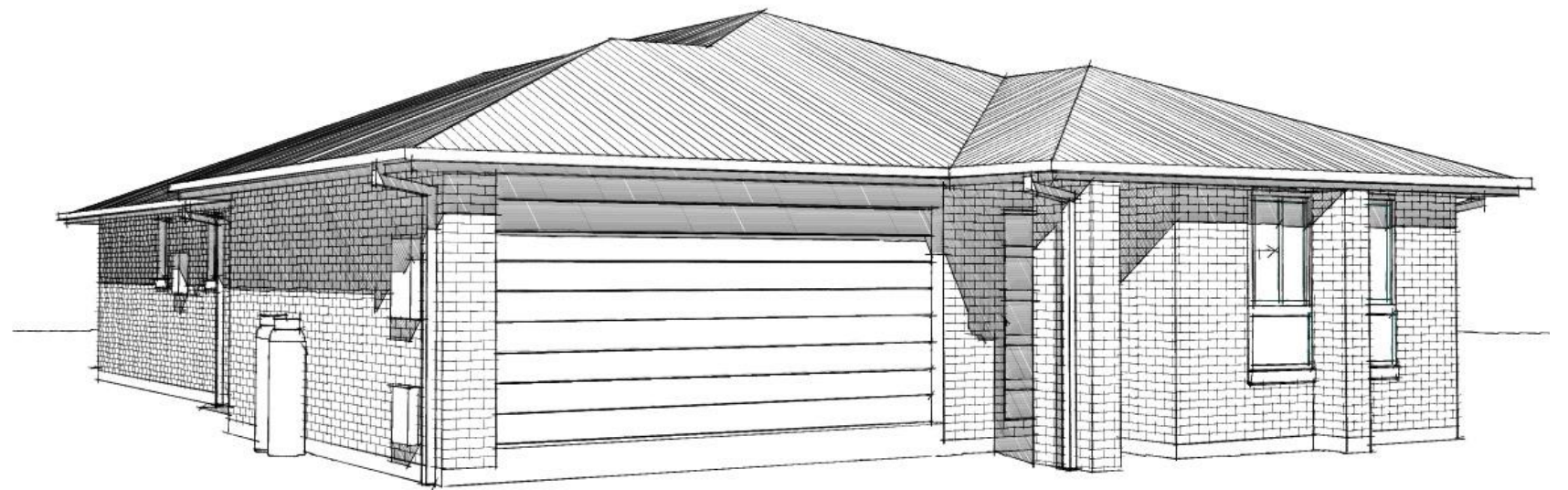
- Provide carpet to all bedrooms and living rooms as selected from the builders' standard range.
- Provide main floor tiles to all other internal areas (excluding garage).
- Provide suitable external grade tile finish to alfresco slab as selected from the builders' standard range.
- Provide a fold down wall mounted clothes line as selected from the builders' standard range.
- Provide a TV antenna and booster (as required) to roof as selected from the builders' standard range.
- Provide a letter box as selected from builders' standard range.
- Provide Roller blinds throughout. (Excluding Wet rooms)
- Provide (1) white fan/light to all bedrooms.
- Provide (1) split system A/C from builders' standard range to living room and (1) to master bedroom.
- Provide internal & external builders house clean.
- Provide up to 60m2 of broom finished coloured concrete driveway, front path and porch.

Name _____ Signature _____ Date _____

Name _____ Signature _____ Date _____

Name GDevelopments Signature _____ Date _____

DISCLAIMER: G Developments Pty Ltd reserve the right to alter any of the above inclusions due to continuing product development or availability of items.



NOTES:
IMAGES ARE DIAGRAMATIC ONLY
REFER TO ELEVATIONS FOR DETAILS



ADDRESS: P.O. BOX 600
PARADISE POINT, 4216
www.gdevelopments.com.au

ACN: 116332220
ABN: 77116332220
QBSA: 1086689

"Building a Shared Vision"

©
ALL CONTENT COPYRIGHTED:-
This design and/or print is the property of G. Bull
and is protected by the Commonwealth Copyright
Act 1968. It must not be used or reproduced in
whole or in part without written permission. Any
attempt to copy, use or reproduce the same, in
whole or in part, will result in legal proceedings.

DIMENSIONS TO BE READ IN
PREFERENCE TO SCALING

CLIENT'S SIGNATURE: _____ DATE: _____

NOTES:

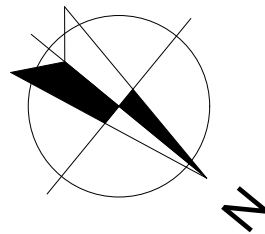
PRODUCT:
**Scarborough
Traditional Facade
Garage to LH**

"2022 Design Range"

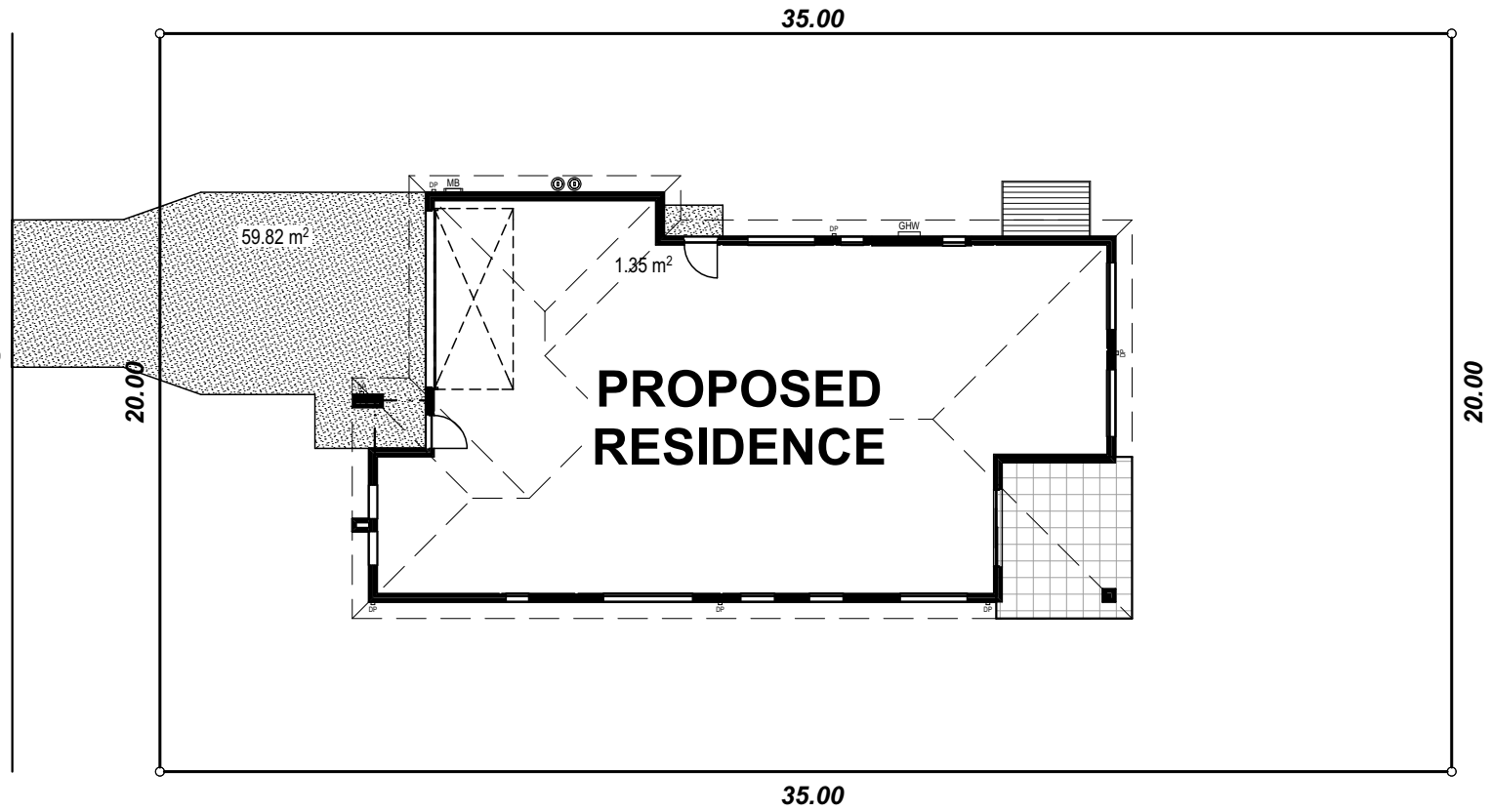
CLIENT:
?? Client Full Name

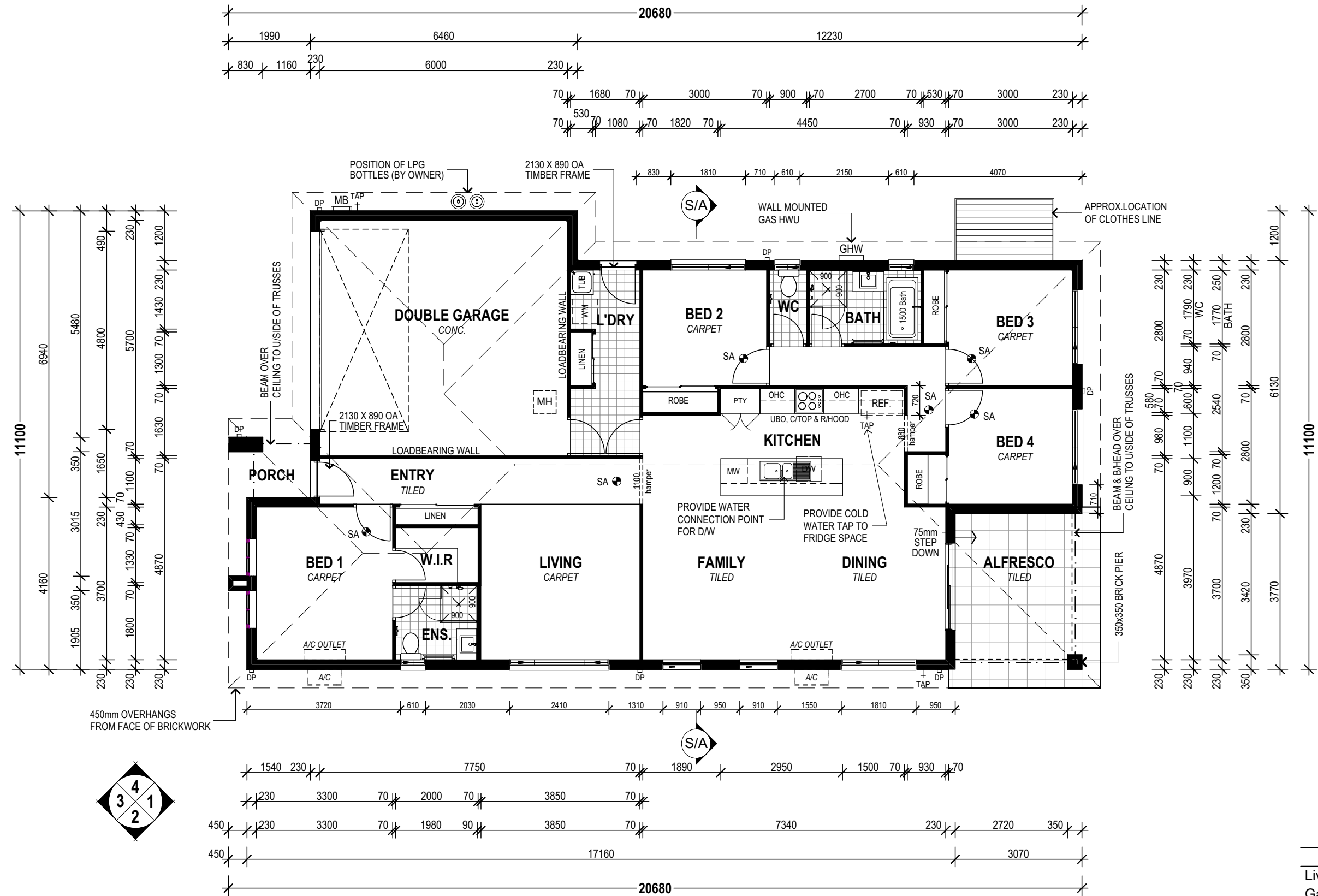
SITE ADDRESS:
**Lot ???
?? Street
?? Suburb, QLD 4???**

SALES - 3D images			
DRAWN: ??	DATE: DD.MM.YY	Rev: A	
SCALE:	CHECKED: ??		
SHEET: 1	JOB No: 405???		



NEW ROAD





Floor Areas	
Living	150.40
Garage	37.22
Alfresco	15.00
Porch	3.92
206.54 m ²	



ADDRESS: P.O. BOX 600
PARADISE POINT, 4216
www.gdevelopments.com.au
ACN: 116332220
ABN: 77116332220
QBSA: 1086689
"Building a Shared Vision"

© ALL CONTENT COPYRIGHTED:-
This design and/or print is the property of G. Bull
and is protected by the Commonwealth Copyright
Act 1968. It must not be used or reproduced in
whole or in part without written permission. Any
attempt to copy, use or reproduce the same, in
whole or in part, will result in legal proceedings.
DIMENSIONS TO BE READ IN
PREFERENCE TO SCALING

CLIENT'S SIGNATURE: _____ DATE: _____
NOTES:

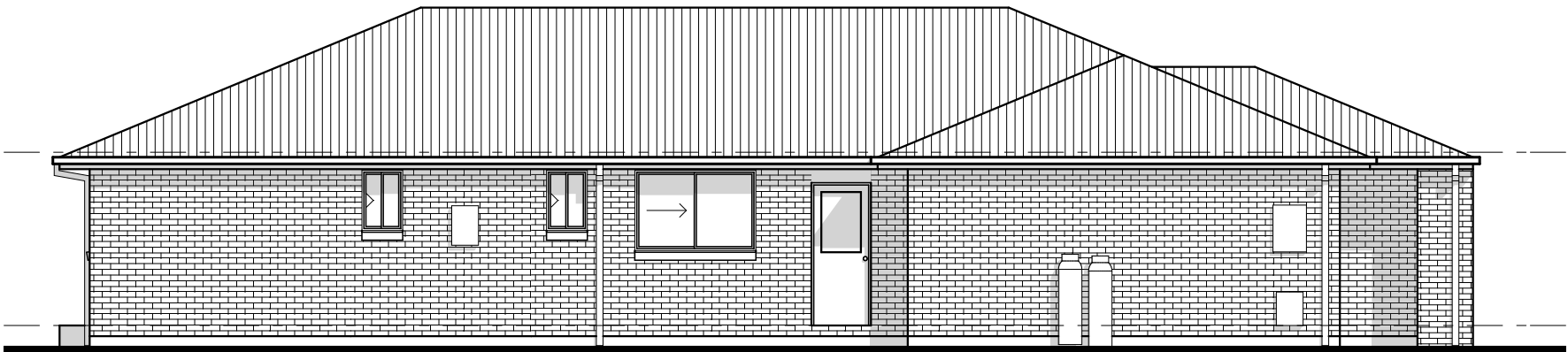
PRODUCT:
**Scarborough
Traditional Facade
Garage to LH**

"2022 Design Range"

CLIENT:
?? Client Full Name

SITE ADDRESS:
**Lot ???
?? Street
?? Suburb, QLD 4???**

SALES - Floor Plan		
DRAWN: ??	DATE: DD.MM.YY	Rev: A
SCALE: 1:100	CHECKED: ??	
SHEET: 3	JOB No: 405???	



ADDRESS: P.O. BOX 600
PARADISE POINT, 4216
www.gdevelopments.com.au

ACN: 116332220
ABN: 77116332220
QBSA: 1086689

"Building a Shared Vision"



ALL CONTENT COPYRIGHTED:-
This design and/or print is the property of G. Bull
and is protected by the Commonwealth Copyright
Act 1968. It must not be used or reproduced in
whole or in part without written permission. Any
attempt to copy, use or reproduce the same, in
whole or in part, will result in legal proceedings.

DIMENSIONS TO BE READ IN
PREFERENCE TO SCALING

CLIENT'S SIGNATURE: _____ DATE: _____

NOTES:

PRODUCT:
Scarborough
Traditional Facade
Garage to LH

"2022 Design Range"

CLIENT:
?? Client Full Name

SITE ADDRESS:
Lot ???
?? Street
?? Suburb, QLD 4???

SALES - Elevations

DRAWN: ??	DATE: DD.MM.YY	Rev: A
SCALE: 1:100	CHECKED: ??	
SHEET: 4	JOB No: 405???	



ADDRESS: P.O. BOX 600
PARADISE POINT, 4216
www.gdevelopments.com.au

ACN: 116332220
ABN: 77116332220
QBSA: 1086689

"Building a Shared Vision"

©
ALL CONTENT COPYRIGHTED:-
This design and/or print is the property of G. Bull
and is protected by the Commonwealth Copyright
Act 1968. It must not be used or reproduced in
whole or in part without written permission. Any
attempt to copy, use or reproduce the same, in
whole or in part, will result in legal proceedings.

DIMENSIONS TO BE READ IN
PREFERENCE TO SCALING

CLIENT'S SIGNATURE: _____ DATE: _____

NOTES:

PRODUCT:
**Scarborough
Traditional Facade
Garage to LH**

"2022 Design Range"

CLIENT:
?? Client Full Name

SITE ADDRESS:
**Lot ???
?? Street
?? Suburb, QLD 4???**

SALES - Elevations		
DRAWN: ??	DATE: DD.MM.YY	Rev: A
SCALE: 1:100	CHECKED: ??	
SHEET: 5	JOB No: 405???	

ELECTRICAL LEGEND

CODE	TYPE
	SINGLE POWER POINT (GPO)
	DOUBLE POWER POINT (GPO)
	DOWNLIGHT - LED
	LIGHT POINT - BAYONET
	LIGHT POINT - PENDANT
	LIGHT POINT - CIRCULAR FLURO
	LIGHT POINT - SINGLE FLURO
	LIGHT POINT - PARA FLOOD
	PHONE POINT
	DATA POINT
	TV POINT
	CEILING EXHAUST FAN
	HEATER LIGHT FAN - 2
	HEATER LIGHT FAN - 4
	SMOKE DETECTOR
	CEILING FAN
	CEILING FAN & LIGHT
	FOXTEL POINT
	SKYLIGHT - LIGHT TUBE

- LIGHT SWITCHES AT 1350mm ABOVE AFL
- WALL MOUNTED LIGHTS AT 2000 ABOVE FL
- POWER OUTLETS AT 300mm ABOVE FL
(EXCEPT FOR THE FOLLOWING)

1000 - KITCHEN BENCH	750 - DISHWASHER (DW)
1800 - RANGEHOOD (RH)	1500 - WASHING MACHINE
750 - MICROWAVE w/bench	1000 - LAUNDRY BENCH
1500 - REFRIGERATOR (REF)	1000 - VANITIES

SMOKE DETECTORS
APPROX. POSITION - INSTALLED AS PER
B.C.A. 3.7.2 & COMPLY WITH A.S.3786

EXHAUST FANS
TO COMPLY WITH A.S.1668.2.
INSTALLED AS PER B.C.A. 3.8.5

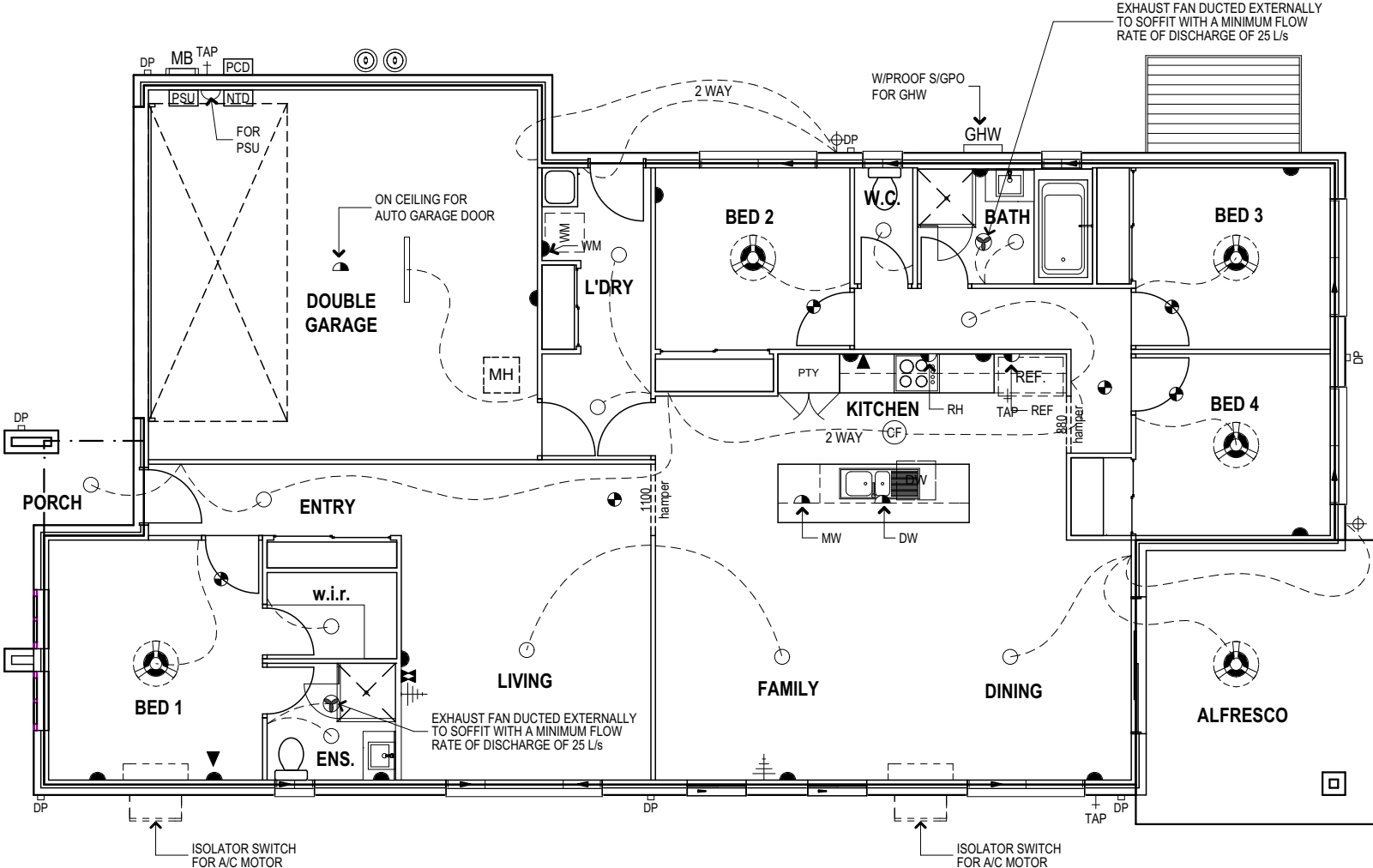
COMMUNICATIONS PRE-
WIRED

- * LEAD IN CABINET (NETWORK TERMINATION DEVICE) 
- * WIRING CABINET (POWER SUPPLY UNIT) 
- * GPO NEAR WIRING CABINET 
- * LEAD IN CONDUIT (PREMISES CONNECTION DEVICE) 

ALL ABOVE ITEMS TO FIBRE NETWORK SUPPLIERS
SPECIFICATIONS

FIBRE NETWORK SUPPLIER TO PROVIDE

- * NETWORK TERMINATION DEVICE
- * PSU (BATTERY BACK-UP BY HOME OWNER)



POSITION OF ELECTRICAL POINTS
SUBJECT TO CONSTRUCTION
CONSTRAINTS



ADDRESS: P.O. BOX 600
PARADISE POINT, 4216
www.gdevelopments.com.au

ACN: 116332220
ABN: 77116332220
QBSA: 1086689

"Building a Shared Vision"

© ALL CONTENT COPYRIGHTED:-
This design and/or print is the property of G. Bull
and is protected by the Commonwealth Copyright
Act 1968. It must not be used or reproduced in
whole or in part without written permission. Any
attempt to copy, use or reproduce the same, in
whole or in part, will result in legal proceedings.

DIMENSIONS TO BE READ IN
PREFERENCE TO SCALING

CLIENT'S SIGNATURE: _____ DATE: _____

NOTES:

PRODUCT:
**Scarborough
Traditional Facade
Garage to LH**

"2022 Design Range"

CLIENT:
?? Client Full Name

SITE ADDRESS:
**Lot ???
?? Street
?? Suburb, QLD 4???**

SALES - Electrical Plan			
DRAWN: ??	DATE: DD.MM.YY	Rev:	A
SCALE: 1:100	CHECKED: ??		
SHEET: 6	JOB No: 405???		

New South Wales



NSW Population

NSW has the highest population of any state in Australia, with 8,172,500 residents as of 31 December 2020. Roughly 64.5% of the state's population live in Greater Sydney.

NSW has the fastest growing population in Australia growing by roughly 106,100 people annually. Greater Sydney and Newcastle have the highest population densities in the state.

NSW Economy

At over half-a-trillion dollars, NSW is Australia's largest state economy. The state has a diversified, service driven economy. Key sectors include financial services, tourism, education, technology and advanced manufacturing. The State Infrastructure Strategy is estimated to increase the size of the NSW economy by \$11B in 2036 and \$45B in 2056. The aggregated benefits will reach well over \$100B.

First Trillion Dollar Economy

NSW is expected to become Australia's first trillion-dollar state by 2030 and reach \$2 trillion after 2040.



NSW Population 8.1M

2021 Census up from 7.5M in 2016



NSW Population Forecast

2036 9.9M & 2056 12.1M People



NSW New Dwellings

725,000 required by 2036



NSW Gross State Product

2020-21 \$643.145B up 1.4% 2019-20



NSW First Trillion Dollar Economy by 2030

& forecasted to reach \$2T by 2040



NSW Infrastructure

Project Pipeline \$93B by 2023



NSW Regional Job

Creation Fund \$140M



Sydney WestConnex

The \$16.8B WestConnex is the largest road infrastructure project in Australia. When complete in 2023, it will link Western and South Western Sydney with the city, airport and port in a 33km continuous motorway. Mostly underground, WestConnex is freeing up 18ha of parks, playgrounds, recreational facilities and planting more than 1 million trees and plants.



Sydney Metro Upgrade

Sydney Metro is Australia's biggest public transport project. By 2030, Sydney will have a network of four metro lines, 46 stations and 113km of new metro rail. This will increase the capacity of train services across Sydney from about 120 an hour today, to up to 200 services an hour beyond 2024 supporting 40,000 customers per hour, similar to other metro systems worldwide, instead of the 24,000 today.

Hunter Valley



University of Newcastle

37,000 Students 
Ranked in Top 200 Universities in 2021
Linked to Hunter Medical Research Institute,
Newcastle Institute for Energy & Resources,
Hunter Research Foundation Centre
and the CSIRO Energy Centre

Port of Newcastle

Largest Port on the East Coast 
\$20.63 Billion Total Exports
on 2,205 Vessels
Planned Deepwater Container Terminal
\$1.8B | 2M TEU p.a. | 10K TEU Vessels

Hunter Valley Wine Country

Australia's oldest wine region
2,605ha of vineyards | 150+ cellar doors
Renowned wine, food & accommodation

KURRI KURRI SNOWY HYDRO POWER STATION

HUNTER VALLEY WINE COUNTRY

MAITLAND HOSPITAL

RAAF BASE WILLIAMTOWN

NEWCASTLE AIRPORT

SPECIAL AVIATION PRECINCT

PORT OF NEWCASTLE

UNIVERSITY OF NEWCASTLE

JOHN HUNTER PUBLIC HOSPITAL & CHILDREN'S HOSPITAL

NEWCASTLE LIGHT RAIL

NEWCASTLE CBD REVITALISATION

Gas Power Station
Snowy Hydro Build at Kurri Kurri
\$600 Million 
660 Megawatt via Two Gas Turbines
Opens 2023 | Hydrogen by 2030
Includes 132-Kilovolt Electrical Switchyard

Hunter Health Precinct
Government Investment 
\$1 Billion+
\$470M New Maitland Hospital | 17ha
\$835M John Hunter Public &
John Hunter Children's Hospital

Revitalise Newcastle 
\$650 Million
CBD Redevelopment & Light Rail
6 Stations | 1,200 People p/h | Opened 2019
Public Space Connects CBD to Harbour

Special Aviation Precinct
Newcastle Airport | RAAF Base Williamtown
Largest Combined Civilian & Defence Airports | 395ha
BAE, Boeing, Raytheon & Lockheed Martin
Invested \$1.355 Billion over 10 Years and
\$115 Million Planned Future Development



Hunter Valley Population

The Hunter Valley is two hours' drive from Sydney, with an impressive transport infrastructure the region has a competitive edge in accessing Australian and international markets.

Annual Population Growth Rate

Over the last 10 years the region has, on average, increased its population by 7,100 people each year. The population growth rate is now approximately 1.2% per year, increasing since 2014.

New Dwellings

In 2020 the Hunter region vacancy rate was 1.4%, by July 2022 it had fallen to 0.9%. Loans to first home buyers in 2021 were 20,985, almost double the number in 2019, 11,509. The Hunter region is forecasted to build 70,000 new dwellings by 2036.

Economy

The Hunter Region of NSW has Australia's largest regional economy with over \$38B annual output and 53,000 businesses in June 2021. It's home to one of the largest Australian ports, \$25.6B of cargo in 2020, a top 200 global university, University of Newcastle, and one of Australia's fastest growing regional airports with well over 1.2M passengers p.a.



Population 747,381
2021 Population Estimate



Population Growth
2021 to 2036 is 15.37%
2036 Population Forecast is 862,250

2021 Economy

\$60B
(2021 Gross Regional Product)

New Jobs by 2036

61,500
(Hunter Regional Plan 2036)

New Homes by 2036

70,000
(Hunter Regional Plan 2036)

Energy Sector

Hunter produces 63% of the State's electricity. The energy and resources sectors directly employ more than 16,000 people and 47,600 people indirectly.

New Kurri Kurri Power Station

Snowy Hydro plans to build a \$600M, 660 megawatts gas-fired power station at Kurri Kurri.

Australia's Oldest Wine Region

The Hunter Valley forged an international reputation for acclaimed wines, from distinguished Semillon, classic Shiraz to emerging varieties. Australia's oldest wine region boasts vines planted as far back as 1828. The 2,605ha region is home to 150 wineries producing Shiraz, Semillon, Chardonnay, and Verdelho.

Growth Drivers



Hunter Valley Education

Internationally renowned Hunter Medical Research Institute, Newcastle Institute for Energy and Resources, Hunter Research Foundation Centre, CSIRO Energy Centre and a globally ranked University of Newcastle with 37,000 students.

University of Newcastle

Ranked in the top 200 of the world's universities by QS World University Rankings 2021.

New Maitland Hospital \$470M | Opened 2022 | 17ha



NSW Gov \$1B
Health infrastructure projects in the Hunter New England Local Health District



\$835M Upgrade
Redevelopment of the John Hunter Public Hospital & John Hunter Children's Hospital



Revitalising Newcastle

NSW Government invested \$650M transforming Newcastle's city centre. The light rail network development supports 1,200 customers each hour between six stops – Newcastle Interchange, Honeysuckle (Hunter Street TAFE), Civic, Crown Street, Queens Wharf and Newcastle Beach. The public space connects the CBD to the waterfront.

RAAF Base Williamtown

RAAF Base employs over 4,500 people and is the primary location for the Joint Strike Fighter (F-35) squadron. With \$1.355B development over the last 10 yrs and \$115M future capital works planned.

\$70M training contract awarded to Lockheed Martin. BAE has 32 technicians with F-35 MOR and will eventually create 360 BAE jobs over next 10 yrs.

Williamtown Special Activation Precinct

Australia's largest combined defence and civilian airport, 395 ha includes Newcastle Airport and the adjoining RAAF Base Williamtown. World-leading innovation hub for defence and aerospace home to BAE Systems, Boeing, Lockheed Martin and Raytheon.



Port of Newcastle

Total exports of \$20.63B on 2,205 ships with coal accounting for 96% or \$18,559B in 2020.

Newcastle Deepwater Container Terminal

The Mayfield \$1.8B site has capacity for a 2M TEU p.a. container terminal, coupled with a shipping channel that can accommodate vessels up to 10,000 TEU.

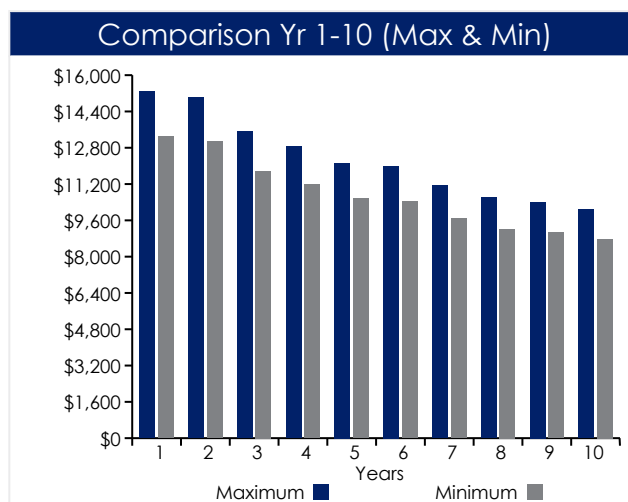


Newcastle Airport

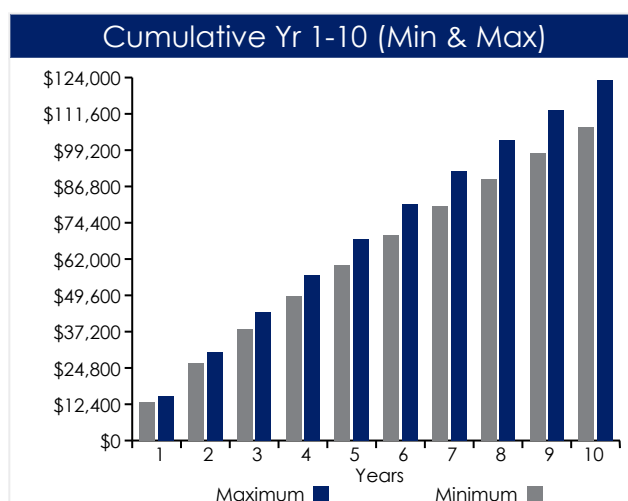
By 2036, it is projected that Newcastle Airport will fly 2.6M passengers annually, with aspirations for this to be 5.6M by 2076. A \$55M upgrade to the international terminal was announced in 2022. Newcastle Airport contributes 1,485 jobs and close to \$1.2B per annum to the region's economy.

Estimate of Depreciation Claimable Lowset Plan 4 Bed, Double Garage, TYPICAL NSW SUBURB NSW 2000

Maximum			
Year	Plant & Equipment	Division 43	Total
1	5,727	9,549	15,276
2	5,481	9,549	15,030
3	3,980	9,549	13,529
4	3,312	9,549	12,861
5	2,584	9,549	12,133
6	2,444	9,549	11,993
7	1,592	9,549	11,141
8	1,045	9,549	10,594
9	854	9,549	10,403
10	536	9,549	10,085
11 +	890	286,460	287,350
Total	\$28,445	\$381,950	\$410,395



Minimum			
Year	Plant & Equipment	Division 43	Total
1	4,985	8,311	13,296
2	4,771	8,311	13,082
3	3,464	8,311	11,775
4	2,883	8,311	11,194
5	2,249	8,311	10,560
6	2,127	8,311	10,438
7	1,386	8,311	9,697
8	910	8,311	9,221
9	744	8,311	9,055
10	466	8,311	8,777
11 +	775	249,327	250,102
Total	\$24,760	\$332,437	\$357,197



* assumes settlement on 1 July in any given year.

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

This Estimate Cannot Be Used For Taxation Purposes

To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 02 4978 6477

Maximising Property
Tax Depreciation Deductions