


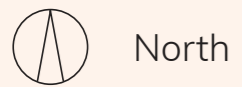


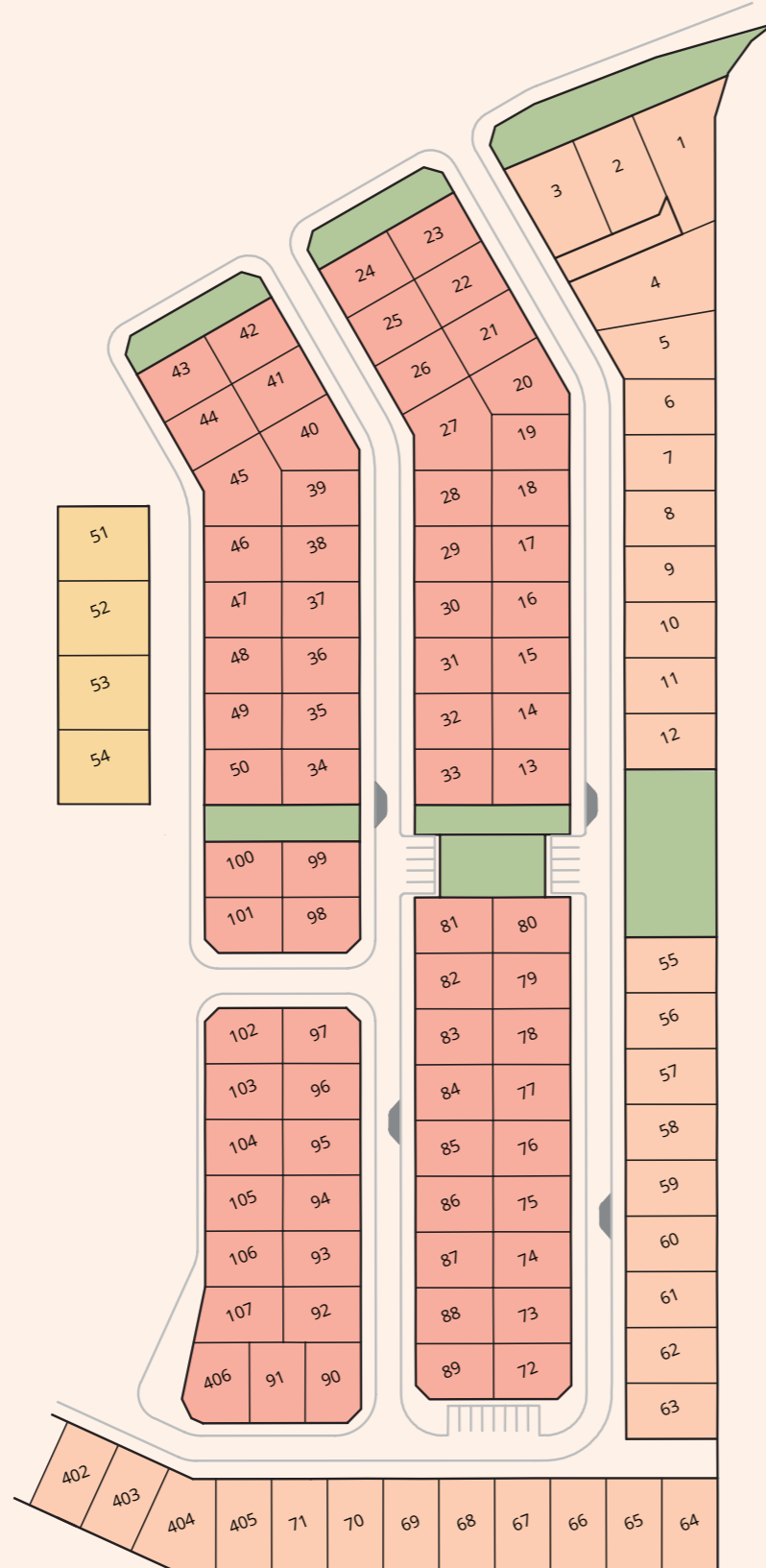
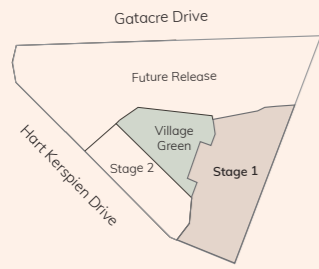
Plans and Specifications

Site Plan

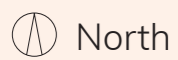
-  TYPE A
Two Bedrooms
-  TYPE B
Three Bedrooms
-  TYPE C
Dual Key



Stage Plan



- TYPE A
Two Bedrooms
- TYPE B
Three Bedrooms
- TYPE C
Dual Key





Type A

- 2 Bed
- 2 Bath
- 2 Car

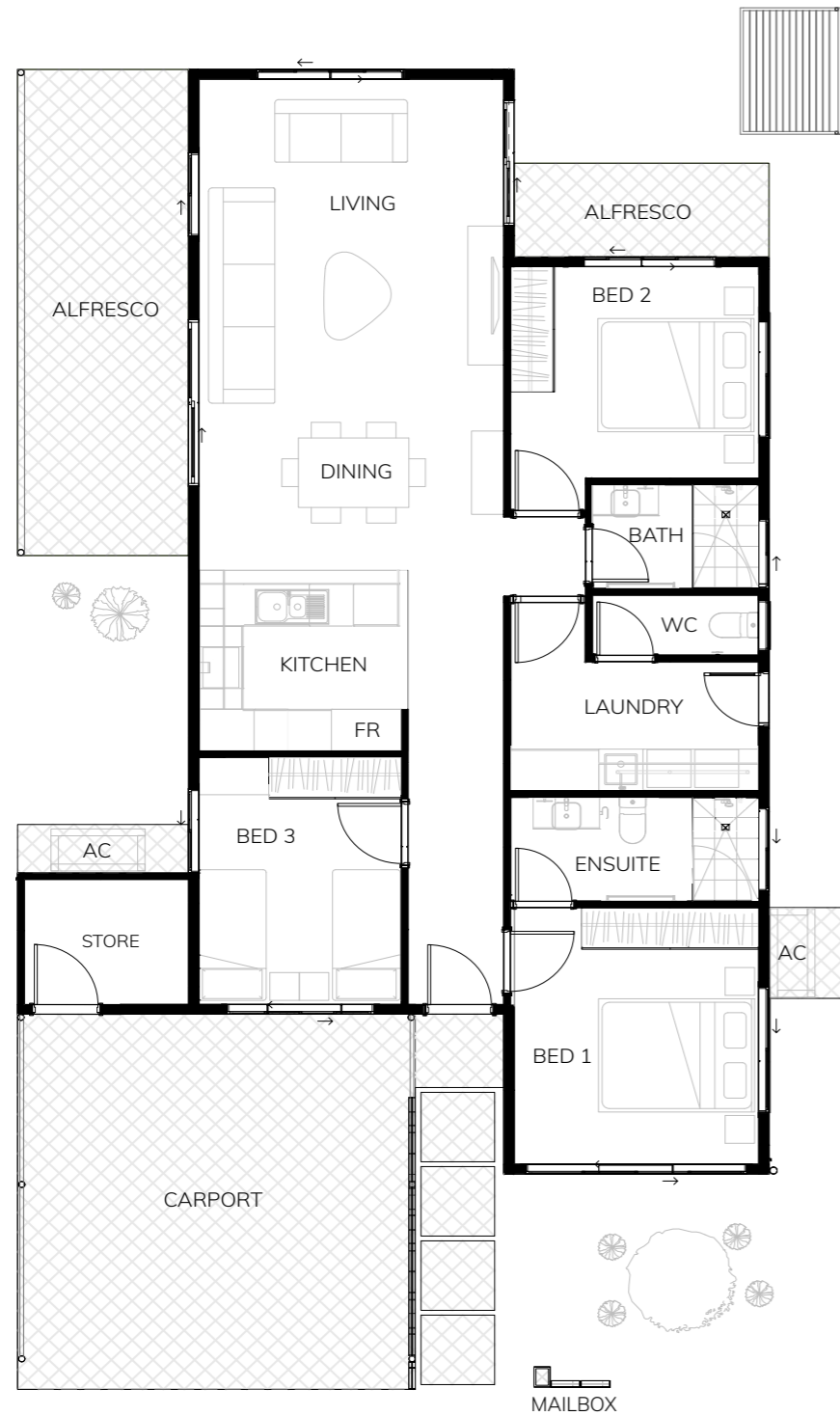
Home Area: 118m² (excl. Store)
 Land Area: 203m² – 295m²
 Lots: 13-50, 72-107, 406






Type B

-  3 Bed
-  2 Bath
-  2 Car

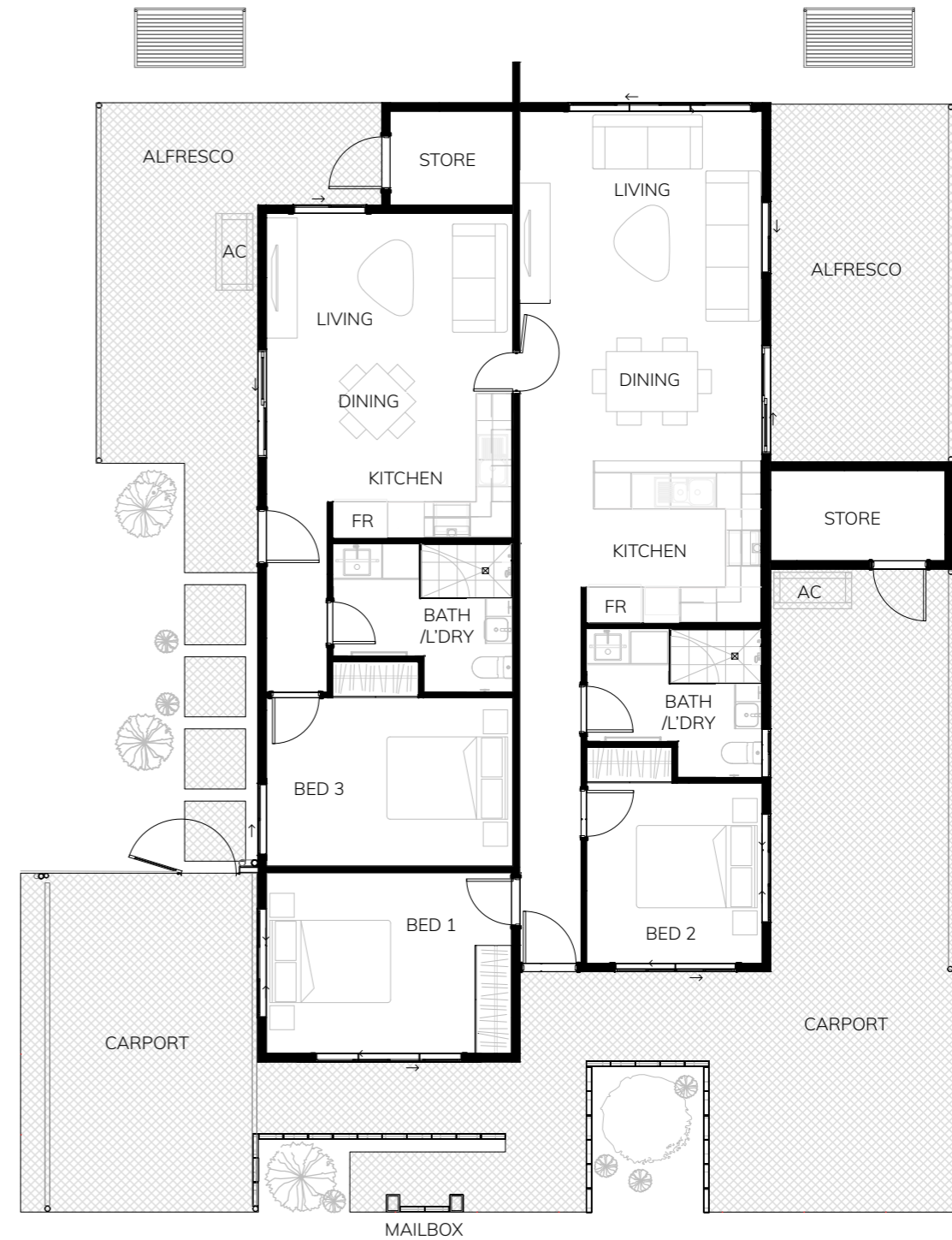
Home Area: 140m² (excl. Store)
 Land Area: 239m² – 467m²
 Lots: 1-12, 55-71, 402-405



Type C

-  3 Bed
-  2 Bath
-  2 Car

Home Area: 200m² (excl. Store)
 Land Area: 326m²
 Lots: 51-54





Specifications

EXTERIOR

TIMBER ACCENT WALLS

Solarspan insulated wall panel system, prefinished metal sheeting.

EXTERNAL WALLS

Solarspan insulated wall panel system, prefinished metal sheeting.

ROOFING

Solarspan insulated roof panel system.
External soffit lining in Dover white and Solarspan vertical join profile.

GUTTERING

Colorbond or similar to match roof

DOWNPIPES

CHS downpipes to match adjacent wall colour (Surfmist white).

Downpipes to match adjacent Carport/Alfresco columns, where applicable.

SLABS

Polished concrete.

EXTERNAL WINDOWS

Low E – double glazed Aoland Powder coated black aluminium frame with fly-screens.

EXTERNAL SUNHOODS

Heka / Alumac perssed metal to window frames, where applicable.

EXTERNAL SLIDING DOORS

Powder coated aluminium frame, black finish.

EXHAUST LOUVRE GRILLS

Weatherproof louvres, match wall colour.

COMMON LIGHTING

Surface mounted.

CARPORT FLOORING

Polished concrete.

CARPORT ROOF

Colour to match roof, profile to be Vertical Join.

CARPORT / ALFRESCO

CHS profile, steel columns, Colorbond Basalt colour finish.
Tessellart breezeway blockwork, where applicable.

ALFRESCO

Standard pavers.

ALFRESCO / GARDEN SCREEN

Tessellart breezeway blockwork, where applicable.

LETTERBOX

Powdercoated aluminium letterbox white & breezeway blockwork.

AC COVER

Stratco steel frame with fixed louvres, to match wall colour.

FOLDABLE CLOTHESLINE

Daytek mini fold down clothesline colour anthracite black.

INTERIOR

INTERNAL WALLS

Lightweight and structural integrated panel, Surfmist white prefinished metal finish.

WALL FINISH (DRY AREAS)

Solarspan insulated wall panel system, Surfmist white prefinished metal finish.

WALL FINISH (WET AREAS)

Laminate sheet applied to Solarspan insulated wall panel system.

EXTERNAL ENTRY / STORE FRAME / ARCHITRAVE

Zincaneal three-piece steel door frames, black colour.

ENTRY DOORS

Flush semi-solid redicote with glazing strips.

EXTERNAL STORE DOOR

Flush semi-solid redicote painted Basalt colour.

EXTERNAL DOOR FURNITURE

Ikonic brushed nickel lever Entrance set.

INTERIOR DOORS

Flush semi-solid redicote doors, colour Surfmist white.

DOOR FRAMES / ARCHITRAVES INTERNAL

Zincaneal three-piece steel door frames, WA white WattyL colour.

BATHROOM DOORS

Flush painted hollow core doors, Surfmist white colour.

ROBE DOORS

Framed sliding doors, mirror panel.

INTERNAL DOOR FURNITURE

Ikonic brushed nickel lever passage set.

INTERNAL DOOR STOP & CLOSER

Adoored 55mm sphere door stop in chrome satin.

JOINERY

KITCHEN CUPBOARDS / DRAWERS / PANELS
Laminated, Polytec

KITCHEN BENCH TOPS
Premium coloured core composite laminate,
Polytec, colour Calcutta D'oro.

CUPBOARD DOOR / DRAWER FURNITURE
Pull handle, soft close mechanism.

BATHROOM / LAUNDRY BENCH TOPS
Composite laminate, Polytec,
colour Calcutta D'oro.

BATHROOM MIRROR
Fienza framed matte black powder coat.

VANITY STORAGE (BELOW BENCH)
Laminate drawers, soft close mechanism.

VANITY STORAGE (ABOVE BENCH)
Laminate shelf, Polytec, finish selections to
match Kitchen cupboards.

WALL FINISHES

LAUNDRY SPLASHBACK
Laminate Polytec, colour Calcutta D'oro.

KITCHEN SPLASHBACK
Laminate Polytec, colour Parchment.

KITCHEN KICKPLATE
Laminate Polytec, coloured Brushed Nickel.

BATHROOM / ENSUITE SPLASHBACK & SKIRTING
Laminate Polytec to shower walls only and
150mm skirting to bathroom.

BATHROOM / ENSUITE MIRROR
Clear mirror.

FLOOR FINISHES

LIVING AREAS
Polished concrete.

BEDROOMS
Polished concrete.

SKIRTING
Painted MDF square edge profile to match walls
(Surfmist, white).

KITCHEN
Polished concrete.

WET AREAS
Polished concrete.

SHOWER
Tile to shower floor only
Grey (Piermont Fumo) 300mm x 300mm.

APPLIANCES

COOK TOP
Haier 60cm electric cooktop.

OVEN
Haier 60cm four function oven fan forced.

RANGEHOOD
Haier slideout rangehood.

HOT WATER SYSTEM
Vitocal, single phase.

AIR CONDITIONING
Panasonic inverter system with AC condenser
on hardstand.

SANITARY FIXTURES & TAPWARE

KITCHEN TAP
Alder gooseneck sink mixer.

KITCHEN SINK
Stainless steel, brushed finish.

BASIN TAP SETS
Alder basin mixer.

ENSUITE BASIN
Oliveri Dublin semi-recessed basin with
Oliveri pop-up waste.

BATHROOM BASIN
Fienza 11/2 bowl sink with Oliveri pop-up waste.

W/C
Oliveri back to wall toilet suite.

SHOWER HEAD
Alder shower on rail.

SHOWER MIXER
Alder shower mixer with Trim Kit.

SHOWER SCREEN
Flinders glass semi-frameless.

SHOWER DOOR
Glass shower door.

WASHING MACHINE TAPS
Fienza washing machine taps.

LAUNDRY TROUGH MIXER
Alder gooseneck mixer.

LAUNDRY TROUGH
Oliveri stainless steel, trough inset in custom-built
cabinetry.

TOWEL RAIL
Oliveri Madrid towel rail.

TOILET PAPER HOLDER
Oliveri Madrid toilet roll holder.

TOWEL RING
Oliveri Madrid towel ring.

ELECTRICAL

SMOKE ALARM
Brooks hardwired to electrical specification

EXTERNAL LIGHTING
Lucci surface mounted to alfresco and main
entry, and wall-mounted light to car ports.

INTERNAL LIGHT FITTINGS
Beacon recessed LED downlights
throughout. Surface mounted canister lights to
living. Wall-mounted lights to house entries

CEILING FANS
Aira four blade fan with LED light in black

EXHAUST FAN
Lucci designer square white to bathroom and
ensuites

INTERNAL BEDROOMS
Ceiling fan and integrated light fitting

TV / FOXTEL
Free to air (FTA) to living area TV and Foxtel
provisions via conduit to living area. No satellite
dish or Foxtel cabling has been allowed for.

INTERNET
NBN ready with fibre connection to each dwelling.

GPO / SWITCH PLATES
Bayside Calypso or similar

VEHICULAR ACCESS
Remote vehicular gate controller.
(Two remotes per unit)

DOOR ACCESS (COMMON)
Vehicle gate controller (above) will incorporate a
proximity sensor for the entry gate/door.

INTERCOM
Intercom from main estate gate to each dwelling
with ability to allow access via intercom.

COMMON AREAS

DRIVEWAY
Polished concrete.

CAR PARK
Polished concrete.

WALKWAYS
Polished concrete.

SIDE GATES
Colorbond swing gate, colour to match
fencing.

GARDEN TAP
Syneco brass 15mm male garden tap.

EXTERNAL POWERPOINT
Clipsal or similar single power point.

Note: The specifications may be varied in accordance with the contract.



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