



# HOME & LAND PACKAGE

## THE DUNES

Lot 746 Lightwood Street, Torquay

FROM \$813,900

### BARWON 21

3 Bed | 2 Bath | 2 Garage

House Size: 191.39 m<sup>2</sup> (20.60 SQ)

**Block Size: 448 m<sup>2</sup>**

#### High End Inclusions:

- Combination of External Claddings
- Colorbond Metal Roof
- Engineered Raft Concrete Slab (not Waffle Pod Slab)
- Spotted Gum Timber Decking to Entry
- 2550 High Ceilings & Raked Ceilings
- Square Set Cornices
- Polished Concrete Floors (incl. shower bases)
- Caesarstone Benchtops 20mm - 60mm thickness
- Frameless 2100mm High Glass Shower Screens
- Feature Spotted Gum Timber Posts to Entry & Alfresco
- Covered Alfresco (Deck Optional)
- Gas Ducted Heating (optional cooling available)
- Built in Shelving to all Bedroom Robes

#### Energy Efficient Inclusions:

- 6 Star Energy Rating
- High Performance Insulation
- Rinnai Instantaneous Hot Water System
- Rainwater Tank with Pump plumbed to Toilets
- Ceiling Fans to Living & Bedrooms
- Double Glazed Windows & Stacker Sliding Doors
- Low Voltage LED Downlights throughout



You can view all House & Land Packages at [www.pivohomes.com.au](http://www.pivohomes.com.au)

DISCLAIMER: Plans and images are for illustration purposes only. Floor plan and elevation as shown in this brochure are an artist's impression only and do not form any part of the contract to build. Standard plans and specifications take precedence over any design, elevation or brochure. These designs are copyright to Pivot Homes. Pivot Homes reserves the right to alter any of its specifications due to the availability of some items, its continual product development or Developers Estate Guidelines.



# Preliminary Services Earthworks/Slab/Framing



- Earthworks and Engineered Raft Slab



- Colour Selection with Interior Designer



## PRELIMINARY

- Building Permit Application Fees
- Soil Test and Detail Feature Survey
- Professional Colour Selection Service with Interior Designer
- Home Owner's Warranty Insurance
- Contract Documentation including Working Drawings, Engineering and BAL Assessment



## SERVICES

- Electricity Connection up to 10m from Electricity Pit to Meter Box
- Water Connection up to 10m from Front Setback
- Gas Connection up to 10m from Front Setback
- Sewer Connection up to 10m from House
- Stormwater Connection up to 10m from Dwelling to Legal Point of Discharge

## SLAB/EARTHWORKS

- Engineered 'M' Class Concrete Raft Slab (not a Waffle Pod Slab)
- Earthworks including Levelling of Building Platform (Provisional Sum \$2,000)

## TIMBER FRAMING

- Termite Treated Timber Frame Walls with Studs at 450mm (not 600mm)
- Timber Roof Trusses with Metal Ceiling Battens





# External Fixtures and Finishes

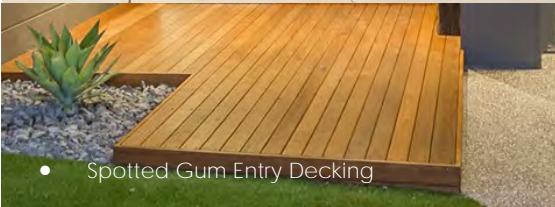
- Low Maintenance Architectural Claddings



- Combination of External Claddings i.e. Foam Render Cladding, James Hardie 'Scyon Stria/Axon' (as per plans)
- Solver Exterior Acrylic Paint to any External Painted Surfaces
- Pre-Oiled Spotted Gum Timber Decking to Entry with Pre-Drilled Countersunk Screws
- Gainsborough Trilock Contemporary Angular Leverset Entry Door Furniture (Choose from Bright Chrome, Satin Chrome or Matte Black)



- Spotted Gum Entry Decking



- Colorbond Roof, Facia and Down Pipes (Roof Includes Sarking)



**James Hardie**

**Colorbond**



- Colorbond Steel Roof, Facia & Downpipes



- Colorbond Panelift Garage Door with 2 Handset Remotes & 1 Wall Mounted Remote
- Double Glazed Powder Coated Aluminium Keyed Locked Windows and Sliding Glass Doors (as per plans)
- Fly Wire Screens to all operable windows
- Hume Solid Core Front Entry Door 2040mm x 920mm
- Feature Spotted Gum Timber Posts 200mm x 200mm (as per plans)
- Stainless Steel Wire & Posts to External Balconies/Decking/ Stairs (Double Storey Homes)

- Motorised Panelift Garage Door



- Feature Spotted Gum Timber Posts



- Double Glazed Glass Windows & Doors



# Internal Fixtures and Finishes



- Square Set Cornices & Raked Ceilings

- Polished Concrete Floors

- 2550mm (8ft6in) High Ceilings with Raking/Raised Ceiling (as per plans) with Square Set Cornices throughout (75mm cove cornice to garage)
- Polished Concrete Floors with Retroplate Finish (Ground Floor only)
- Blackbutt Timber Floors to Kitchen, Living & Dining with Ceramic/Porcelain Floor Tiles to Bathrooms/Ensuites/WC/PDR (First Floor Double Storey Homes)
- Carpet with Gold Airstep Rubber Underlay (PC \$45 per sqm)
- Solver Washable Satin Finish Acrylic Paint to Internal Walls (1 Colour - 3 Coat System)
- Matte Finish Acrylic Paint to Ceilings (1 Colour - 2 Coats)



- 2040mm High Flush Panel Premium Skin Redicoat Doors
- Flush Panel Solid Core Door to Garage with Deadlock
- Gainsborough G2 Range Door Furniture (Choose from Bright Chrome, Satin Chrome or Matte Black & Round or Square Back Plates)
- Gainsborough Satin Chrome Black Rubber Door Stops

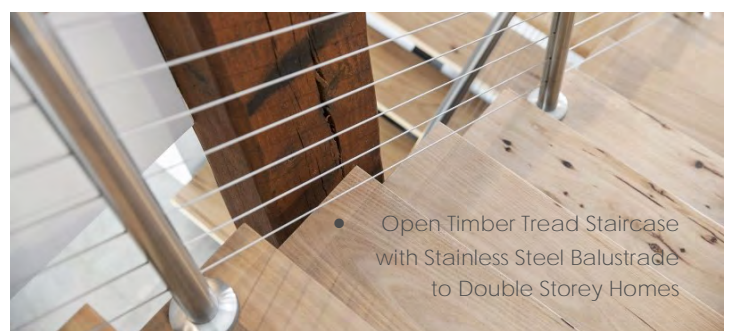


- 3 Coat Paint System to Internal Walls



- Blackbutt Floors to First Floor of Double Storey Homes

- 92mm Skirtings & 67mm Solid Timber Single Bevel Architraves (not MDF) painted in Solver Gloss Enamel Paint (2 coats)
- Built In Robes include Melamine Shelf, Hanging Rail, Bank of Shelves with Regency Robe Sliding Doors (White Colour Back Glass with Metal Frame)
- Walk In Robes include Melamine Shelf, Hanging Rail and 2 Banks of Shelves with 4 Drawers (or as per plans)
- Internal Staircase includes Steel Stringer, Open Blackbutt Timber Treads and Stainless Steel Balustrade Wire and Posts (Double Storey Homes)



- Open Timber Tread Staircase with Stainless Steel Balustrade to Double Storey Homes



# Internal Fixtures and Finishes



- Soft Closing Mechanisms to Joinery
- Laminex & Polytec Laminates

- Glass Splashback
- 900mm Technika Freestanding Oven

- Overhead Cupboards with Bulkhead

- Caesarstone Benchtops

- Laundry Joinery in Laminex and/or Polytec Laminates

## KITCHEN

- Clark Round Blade Sink Mixer (Choose from Chrome, Matte Black or Matte Black/Brass)



C L A R K

- Clark Vital Double Bowl Kitchen Sink with Drainer
- Clark Round Bowl Overmount or Undermount to Kitchenette/WIP Sink (as per plans)



- Technika Stainless Steel 900mm Freestanding Oven/Cooktop
- Technika Stainless Steel 900mm Undermount Rangehood
- Technika Stainless Steel Dishwasher
- Laminex and/or Polytec Laminates in Natural Finishes to Hinged Doors, Cutlery and Pot Drawers
- White Melamine Lined Cupboards and Drawers
- Soft Closing Mechanism to Hinged, Cutlery and Pot Drawers
- Overhead Cupboards with Bulkhead above
- Finger Pull or Push to Open Drawers and Cupboards
- Choice of Glass or Tiled Splashback (Tiles PC \$35 per sqm)
- Caesarstone Kitchen Benchtops (Choose from 20mm – 60mm thickness in either Standard, Deluxe and Premium Ranges)
- Kitchenette/WIP Benchtop (Choose from Laminex or Polytec Laminates in Natural Finishes)
- Microwave provision under bench with Pot Drawer below

## LAUNDRY

- Clark Round Blade Sink Mixer (Choose from Chrome, Matte Black or Matte Black/Brass)
- Clark V/Trough 45L including Wall Mounted Washing Machine Stops
- Laminex and/or Polytec Laminates in natural finishes to Laundry Base Cabinet Doors and Benchtop. White Melamine finish to all internal surfaces
- Ceramic or Porcelain Wall Tiles (PC \$35 per sqm) to Laundry Splashback with 100mm High Skirting Tiles
- Linen & Broom Cupboard Redicote Doors to Laundry

# Internal Fixtures and Finishes



- Clark Round Blade Mixer & Outlet Bath Set



- Clark Round Blade Tower Mixer



- Clark Wall Hand Piece

## BATHROOM/ENSUITE/WC/POWDER ROOM

- Clark Round Blade Shower Mixer Tapware (Choose from Chrome or Matte Black or Matte Black/Brass)



CLARK

- Clark Round Fixed Wall Arm with Round Shower Rose/ Handpiece or Clark Wall Hand Piece (Choose from Chrome or Matte Black)
- Clark Round Blade Mixer & Outlet Bath Set 220mm (Choose from Chrome, Matte Black or Matte Black/Brass)



- Clark Round Blade Wall Mounted Basin Mixer Tapware Set 180mm, OR Clark Round Blade Tower Mixer (Choose from Chrome, Matte Black or Matte Black/Brass)
- Clark Round Inset Vanity Basins & Clark Wall to Back Toilets
- Clarke Round Range Towel & Hand Towel Rails, Toilet Roll, Robe Hooks (Choose from Chrome or Matte Black)
- Decina Cortez 1675mm Acrylic White Bath



- Ceramic/Porcelain Wall Tiles up to 300mm x 600mm to Bathroom and Ensuite - Standard Tiling Height (PC \$35 per sqm)
- Double Storey Homes include Floor Tiles to Bathroom/ Ensuites/WC/PDR/Laundry to First Floor
- 100mm High Skirting Tiles to Bathroom, Ensuite and WC
- Frameless 2100mm High Glass Shower Screens
- Polished Concrete Shower Bases (Retroplate Finish). Double Storey Homes include Insitu Tiled Showers to First Floor
- Laminex and/or Polytec Laminates in Natural Finishes to Vanity Cabinets
- White Melamine finish to all internal surfaces
- Caesarstone Benchtops (Choose from 20mm – 60mm thickness in either Standard, Deluxe and Premium Ranges)
- Flat Polished Edged Mirrors to Full Width of Vanities in Bathroom, Ensuite, Powder Room



# Internal Fixtures and Finishes



## INSULATION/ENERGY EFFICIENCY/HOT WATER

- R 5.0 Bradford Gold High Performance Insulation to Ceilings
- R 2.5 Bradford Gold High Performance Insulation to External Walls and Bathroom/Toilet Internal Walls
- Double Storey Homes include R 2.5 Bradford Soundscreen Floor Insulation between First Floor and Ground Floor
- 6 Star Energy Rating
- Rinnai Infinity 26 Gas Continuous Flow Hot Water System
- Rainwater Tank with Pump plumbed to Toilets

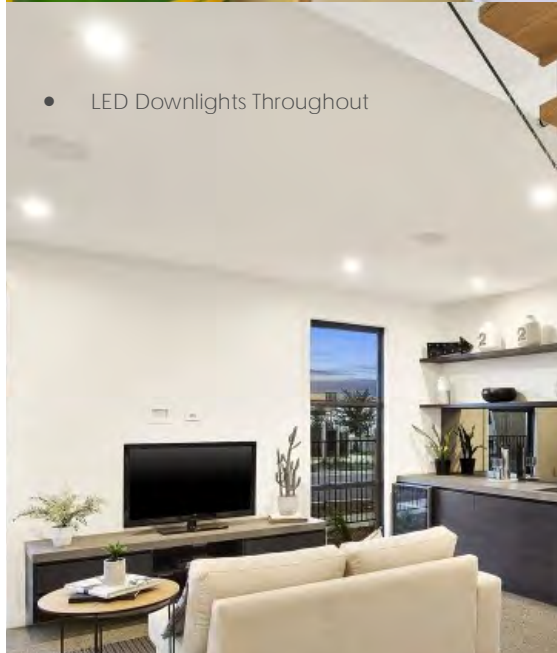


**Rinnai**

**Bradford™  
gold insulation**

## ELECTRICAL

- Low Voltage LED Downlights throughout (Choose from White or Stainless Silver)
- Double Power Points throughout (as per electrical plans)
- Hard Wired Smoke Detectors
- Sealed Exhaust Fan to Showers. Fan Lights to Toilets.
- TV Points (2) – Data Points (2)



## HEATING/COOLING

- Gas Ducted Heating (includes Controller)
- Please note: Split Systems are included where a Ducted Heating System isn't available
- Hunter Pacific Typhoon 56" Mach 3 Ceiling Fans to Living and Bedrooms (Choose from Brushed Chrome or Matte Black)



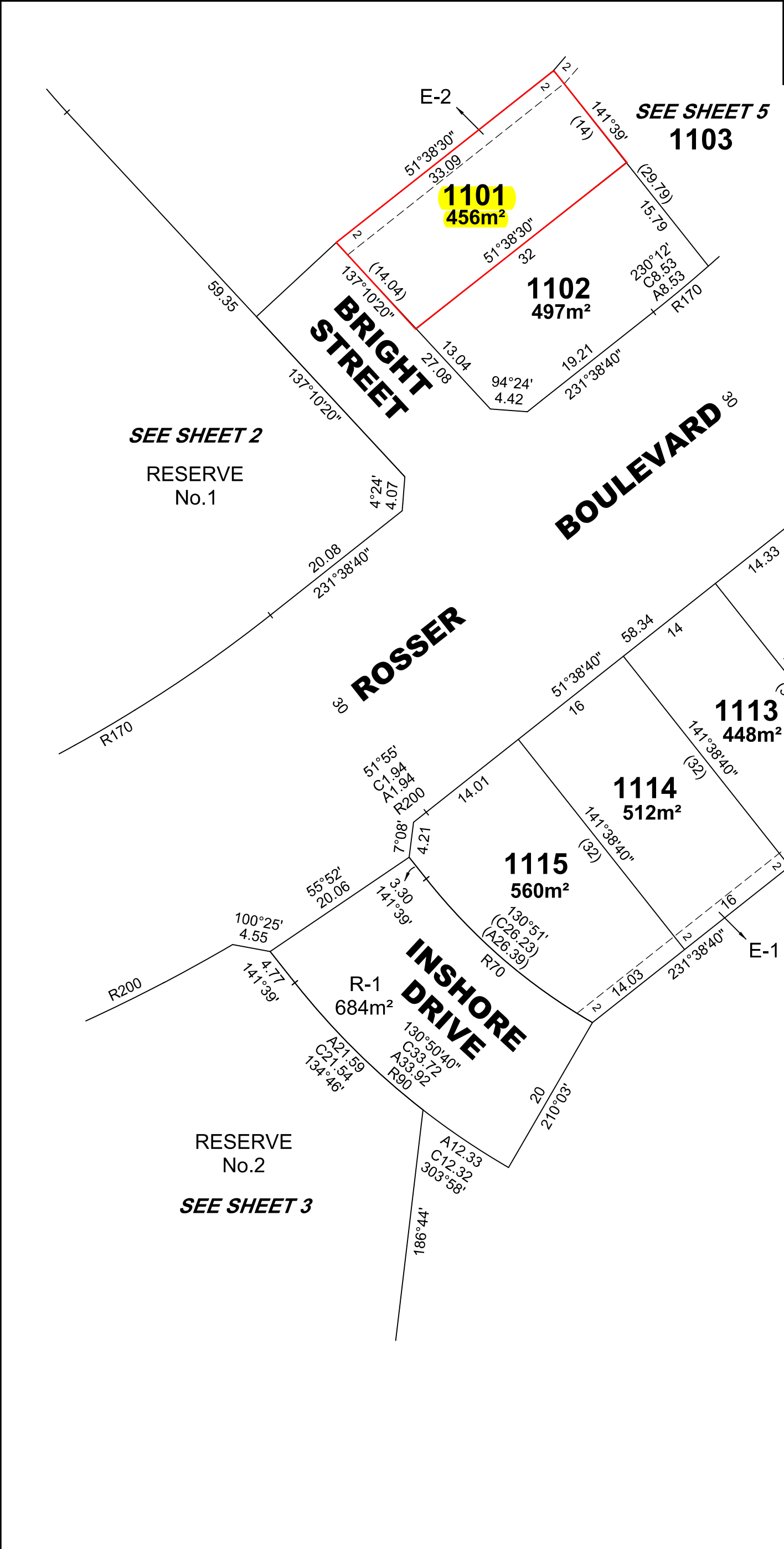
## Options


The items below are of a pure, personal taste and whilst they may be featured in our Display Home, they are not included in pricing, but available to you as optional items. Items such as Additional Decking, Landscaping, Driveways/Paths, Window Furnishings, Privacy Screens, Fencing, TV/Bar/Study Nook Cabinetry, Overhead Cupboards to Laundry, Hydraulic Hinging to Kitchen Overhead Cupboards, Feature Windows, 2700mm High Ceilings, 60mm-100mm Caesarstone Benchtops, Rylock Windows & Doors, Cooling, Timber Flooring (Ground Floor), Gas Fireplace, Polished Concrete to Garage, Floor to Ceiling Wall Tiling in Wet Areas, Upgraded Tapware, Internal Face Sliding Doors, Undermounted Sinks, Security/Intercom System, Ducted Vacuum, Sound System, Pivot Front Door, Covered Outdoor Areas, Town Planning Applications, Re Establishment Surveys, Installation of Underground Power Pits.

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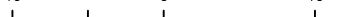


PLAN NUMBER  
**PS819037L**



REF: <b>21437/PS11A</b>	VERSION: <b>D</b>	DATE: 17/10/18 21437-11A-PS-M-D.DGN
		<p>Reeds Consulting Pty Ltd          Lvl 6, 440 Elizabeth Street          Melbourne Victoria 3000          p [03] 8660 3000  <a href="http://www.reedsconsulting.com.au">www.reedsconsulting.com.au</a>  <a href="mailto:survey@reedsconsulting.com.au">survey@reedsconsulting.com.au</a></p>

SCALE  
1:500



LENGTHS ARE IN METRES

LICENSED SURVEYOR

**TOMAS CHAMPION**

.....

LICENSED SURVEYOR  
TOMAS CHAMPION  
.....

ORIGINAL SHEET  
SIZE A3

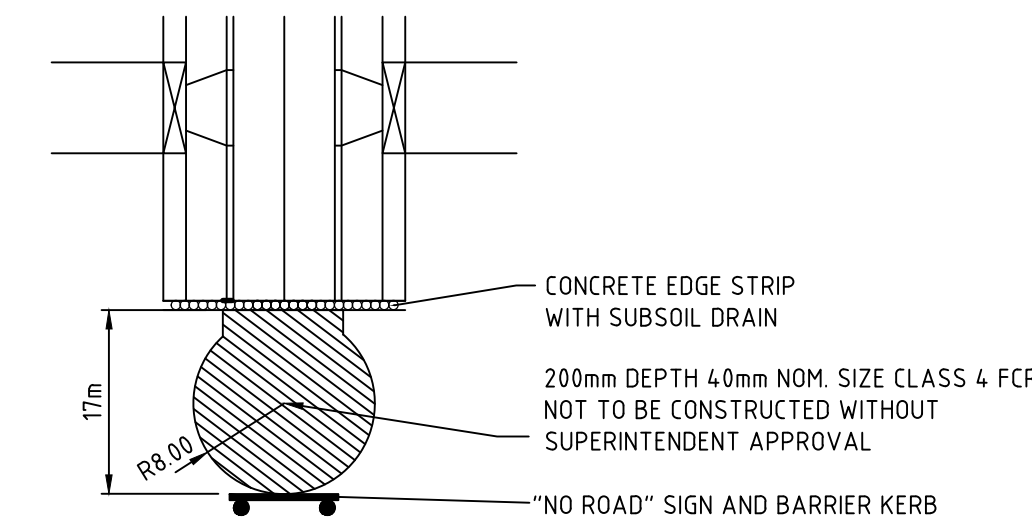
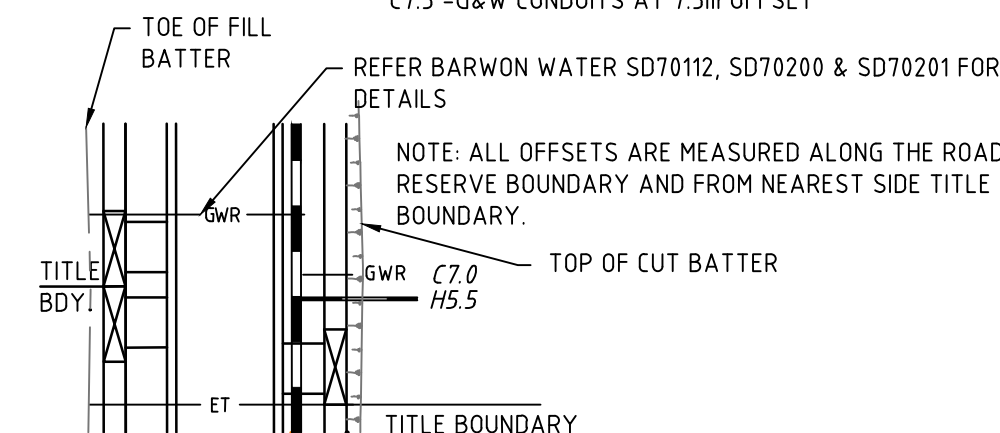
SHEET 4	



# LEGEND

- 45.0 — EXISTING SURFACE CONTOURS (0.20m INT.)
- 45.2 —
- OVERALL DIRECTION TO LEGAL POINT OF DISCHARGE
- FILL IN EXCESS OF 200mm
- TOP OF BATTER
- TOE OF BATTER
- CONCRETE SLEEPER RETAINING WALL  
CONTRACTOR TO OBTAIN ENGINEERING DESIGN  
& CERTIFICATES
- TREES TO BE REMOVED
- TREES TO BE RETAINED WHERE POSSIBLE  
NOT REQUIRING TREE PROTECTION ZONE
- TREES TO BE RETAINED & TREE PROTECTION  
ZONES

DESCRIPTION OF ABBREV.  
X 0.50 - EDGE OF VEHICLE CROSSING AT 0.50m OFFSET  
(ONLY SHOWN WHERE NON-STD.)  
H5.5 - PROPERTY DRAIN AT 5.5m OFFSET  
(WHERE DRAIN IN NON-PERPENDICULAR, O/S  
REFERS TO INTERS. OF DRAIN & BL.)  
C7.5 - G&W CONDUITS AT 7.5m OFFSET



TYPICAL TEMPORARY TURN AREA DETAIL  
NOT TO SCALE

## WARNING

BEWARE OF UNDERGROUND SERVICES  
THE LOCATIONS OF UNDERGROUND SERVICES ARE  
APPROXIMATE ONLY AND THEIR EXACT POSITION  
SHOULD BE PROVEN ON SITE. NO GUARANTEE IS  
GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

## CONSTRUCTION PLAN

0 5 10 20  
Scale 1:500 @ A1

THIS DRAWING IS NOT TO BE COPIED OR SCALED

VERSION	REMARKS	DATE	BY
B	CONSTRUCTION ISSUE	29.11.18	JZ
A	PRELIMINARY ISSUE	XX.XX.XX	JZ

—	DRAIN, PROPERTY INLET & PIT
—	EX DRAIN & PIT
—	HOUSE DRAIN
—	EX SEWER AND MAINTENANCE HOLE
—	EX SEWER AND MAINTENANCE HOLE
—	WATER MAIN
—	EX WATER MAIN, VALVE & HYDRANT
—	GAS MAIN
—	EX GAS MAIN, VALVE
—	TELSTRA SERVICES & PITS
—	EX TELSTRA SERVICES & PITS

—	RECYCLED WATER
—	EX RECYCLED WATER
—	ELECTRICAL U.G. SERVICES
—	EX ELECTRICAL U.G. SERVICES
—	ELECTRICAL SERVICE & PIT
—	EX ELECTRICAL ASSETS
—	EX ELECTRICAL OVERHEADS
—	GAS & WATER CONDUITS
—	TOP OF BATTER
—	TOE OF BATTER

F	FINISHED SURFACE AFTER CUTTING OR FILLING
FD	TOP OF PROPOSED BATTER
P	PROPOSED PAVEMENT OR FOOTPATH SURFACE
IL	EXISTING OR PROPOSED INVERT LEVEL OF PIPE
TP	TANGENT POINT
CH	CHAINAGE
PSM	STREET SIGN DRAINAGE PIT No.
—	EX FENCE
—	EX WALL OR BUILDING

DRAWN BY	N.KASHA	DESIGNED BY	J.ZHOU
MELWAY	493 D12	CHECKED BY	
DATUM	AHD	AUTHORISED BY	S.RAVIDA

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LAND SURVEYING  
CIVIL ENGINEERING  
PLANNING  
DEVELOPMENT CONSULTING



SURF COAST SHIRE  
THE QUAY 2 ESTATE  
STAGE 11a  
LAYOUT PLAN

DRAWING No.	VERSION
11a R2	B
REFERENCE	
21437E/11a	
SHEET	2 OF 4