



HOME & LAND PACKAGE

WARRALILY GRANGE

Lot 337 McCubbin Drive, Armstrong Creek

FROM \$694,900 (INC. First Home Owner's Grant)

BELLARINE 21

3 Bed | 2 Bath | 2 Garage

House Size: 190.51 m² (20.51 SQ)

Block Size: 575 m²

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

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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

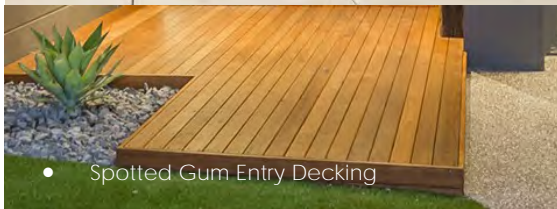
- Termite Treated Timber Frame Walls with Studs at 450mm (not 600mm)
- Timber Roof Trusses with Metal Ceiling Battens



External Fixtures and Finishes



- Low Maintenance Architectural Claddings



- Spotted Gum Entry Decking



- Colorbond Steel Roof, Fascia & Downpipes



- Motorised Panelift Garage Door



- Feature Spotted Gum Timber Posts

- 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)



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



James Hardie



- 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)



- 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)



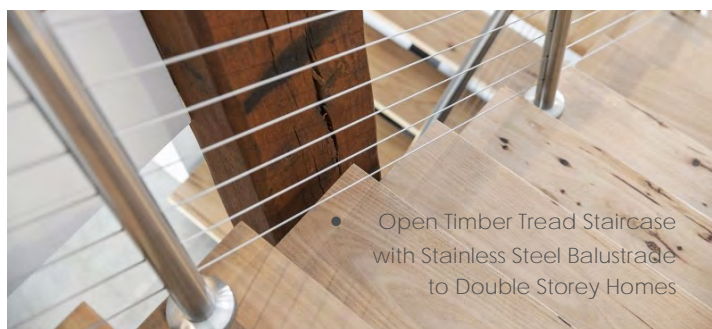
- 2040mm High Flush Panel Premium Skin Redicoat Doors
- Flush Panel Solid Core Door to Garage with Deadlock
- Gainsborough G2 Range Door Furniture (Choose from Bright Chrome, Satin Chrome or Matte Black & Round or Square Back Plates)
- Gainsborough Satin Chrome Black Rubber Door Stops



- 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)



CLARK

- 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



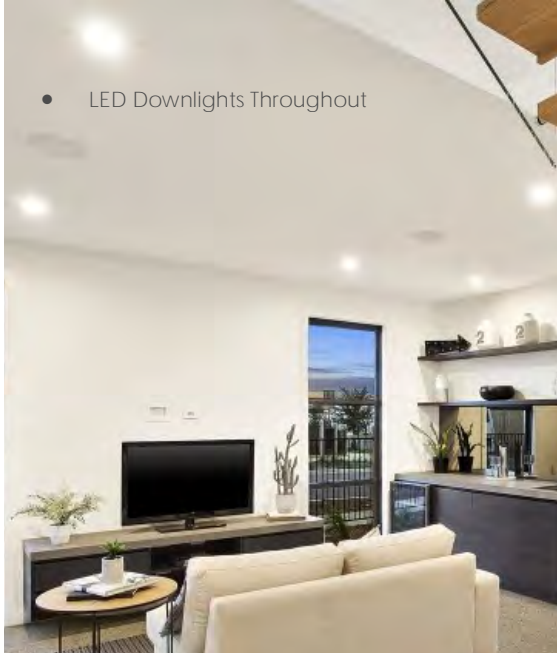
INSULATION/ENERGY EFFICIENCY/HOT WATER

- 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**



- LED Downlights Throughout

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

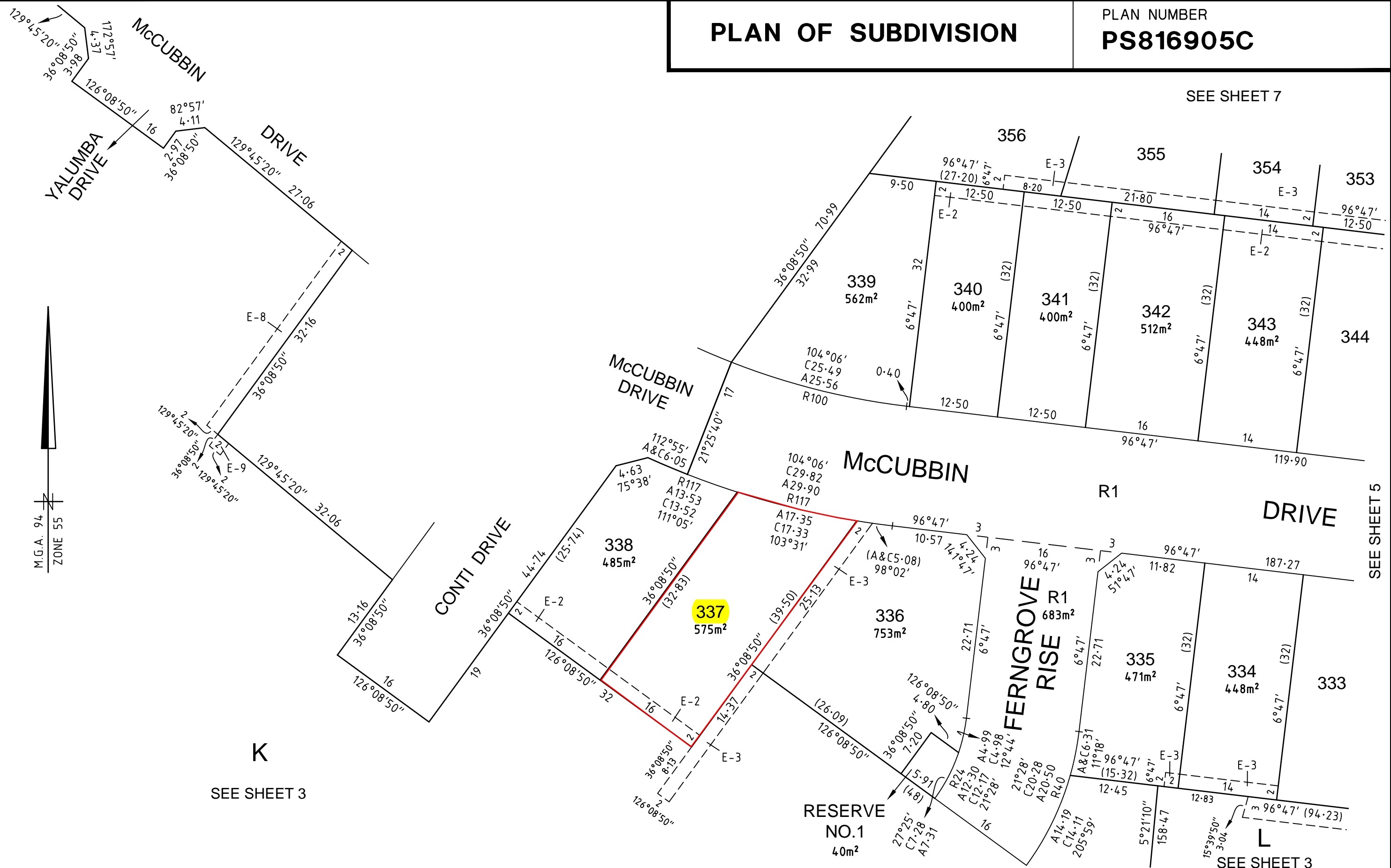
The items below are of a pure, personal taste and whilst they may be featured in our Display Home, they are not included in pricing, but available to you as optional items. Items such as Additional Decking, Landscaping, Driveways/Paths, Window Furnishings, Privacy Screens, Fencing, TV/Bar/Study Nook 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.

Pivot Homes reserves the right to alter any of its specifications due to the availability of some items or its continual product development.

PLAN OF SUBDIVISION

PLAN NUMBER
PS816905C

SEE SHEET 7



SEE SHEET 5

K
SEE SHEET 3

L
SEE SHEET 3

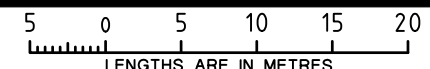
2330S.03GRA - VER D.DWG AG/AG



SMEC

Geelong Survey T 5228 3100 REF 2330S.03GRA

SCALE 1:500



LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3

SHEET 6

JOHN RICHARD MCKENZIE VERSION D

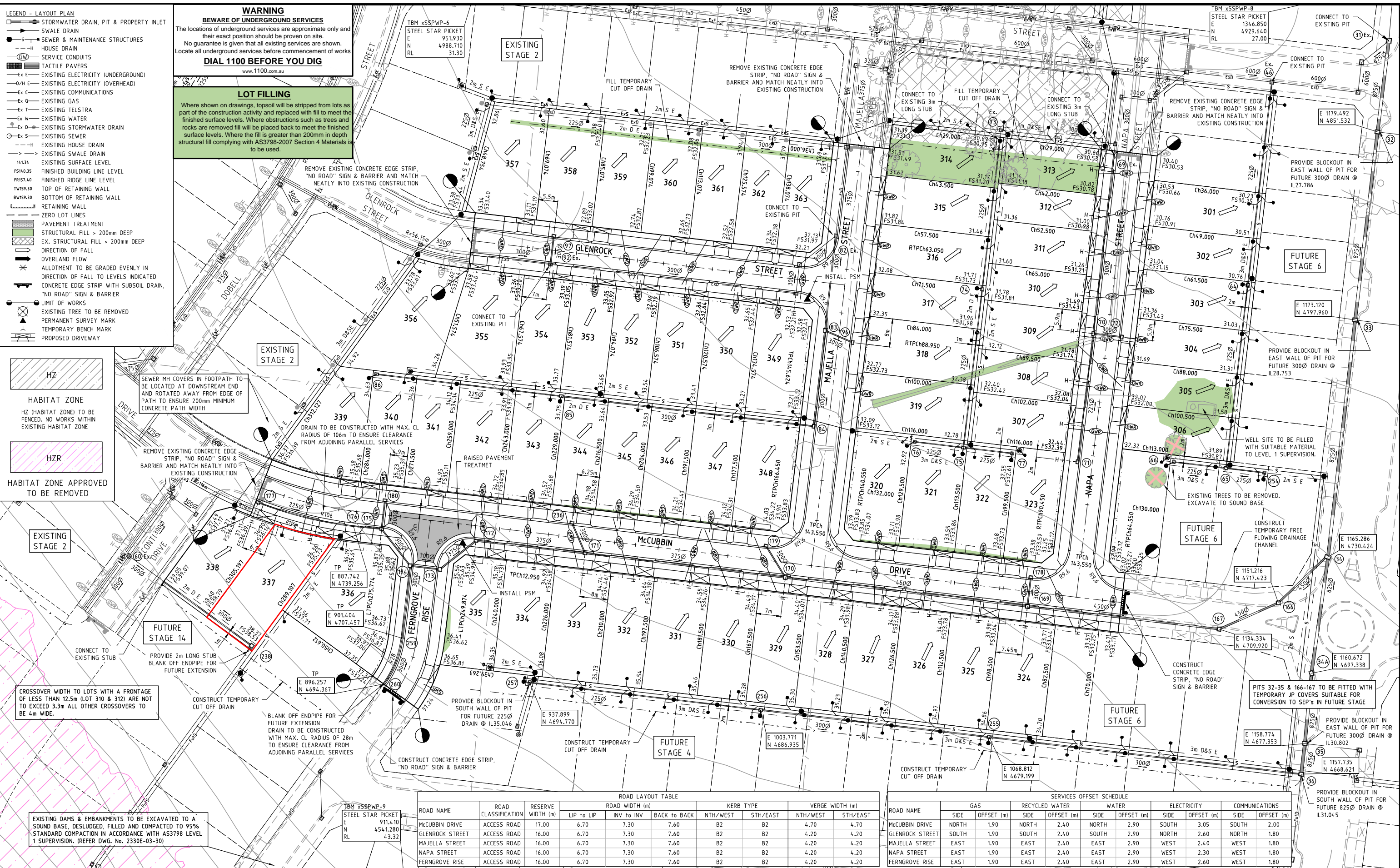
- LEGEND - LAYOUT PLAN**
- STORMWATER DRAIN, PIT & PROPERTY INLET
 - SWALE DRAIN
 - SEWER & MAINTENANCE STRUCTURES
 - HOUSE DRAIN
 - SERVICE CONDUITS
 - TACTILE PAVERS
 - EXISTING ELECTRICITY (UNDERGROUND)
 - EXISTING ELECTRICITY (OVERHEAD)
 - EXISTING COMMUNICATIONS
 - EXISTING GAS
 - EXISTING TELSTRA
 - EXISTING WATER
 - EXISTING STORMWATER DRAIN
 - EXISTING SEWER
 - EXISTING HOUSE DRAIN
 - EXISTING SWALE DRAIN
 - EXISTING SURFACE LEVEL
 - FINISHED BUILDING LINE LEVEL
 - FINISHED RIDGE LINE LEVEL
 - TOP OF RETAINING WALL
 - BOTTOM OF RETAINING WALL
 - RETAINING WALL
 - ZERO LOT LINES
 - PAVEMENT TREATMENT
 - STRUCTURAL FILL > 200mm DEEP
 - EX. STRUCTURAL FILL > 200mm DEEP
 - DIRECTION OF FALL
 - OVERLAND FLOW
 - ALLOTMENT TO BE GRADED EVENLY IN DIRECTION OF FALL TO LEVELS INDICATED
 - CONCRETE EDGE STRIP WITH SUBSOIL DRAIN, "NO ROAD" SIGN & BARRIER
 - LIMIT OF WORKS
 - EXISTING TREE TO BE REMOVED
 - PERMANENT SURVEY MARK
 - TEMPORARY BENCH MARK
 - PROPOSED DRIVEWAY

WARNING
BWARE 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.
 Locate all underground services before commencement of works
DIAL 1100 BEFORE YOU DIG
 www.1100.com.au

LOT FILLING
 Where shown on drawings, topsoil will be stripped from lots as part of the construction activity and replaced with fill to meet the finished surface levels. Where obstructions such as trees and rocks are removed fill will be placed back to meet the finished surface levels. Where the fill is greater than 200mm in depth structural fill complying with AS3798-2007 Section 4 Materials is to be used.

HZ
 HABITAT ZONE
 HZ (HABITAT ZONE) TO BE FENCED. NO WORKS WITHIN EXISTING HABITAT ZONE

HZR
 HABITAT ZONE APPROVED TO BE REMOVED



EXISTING DAMS & EMBANKMENTS TO BE EXCAVATED TO A SOUND BASE, DESLUDGED, FILLED AND COMPACTED TO 95% STANDARD COMPACTION IN ACCORDANCE WITH AS3798 LEVEL 1 SUPERVISION. (REFER DWG. No. 2330E-03-30)

REVISION	DATE	DESIGN	APPD
E	26.2.19	BB/BB	CB
D	10.12.18	BB/BB	CB
C	1.10.18	BB/BB	CB
B	14.9.18	BB/BB	CB
A	4.6.18	BB/DS	CB

STEEL STAR PICKET
 E 911.410
 N 454.280
 RL 43.32

ROAD LAYOUT TABLE

ROAD NAME	ROAD CLASSIFICATION	RESERVE WIDTH (m)	ROAD WIDTH (m)				KERB TYPE		VERGE WIDTH (m)	
			LIP TO LIP	INV TO INV	BACK TO BACK		NTH/WEST	STH/EAST	NTH/WEST	STH/EAST
McCUBBIN DRIVE	ACCESS ROAD	17.00	6.70	7.30	7.60	B2	B2	4.70	4.70	
GLENROCK STREET	ACCESS ROAD	16.00	6.70	7.30	7.60	B2	B2	4.20	4.20	
MAJELLA STREET	ACCESS ROAD	16.00	6.70	7.30	7.60	B2	B2	4.20	4.20	
NAPA STREET	ACCESS ROAD	16.00	6.70	7.30	7.60	B2	B2	4.20	4.20	
FERNGROVE RISE	ACCESS ROAD	16.00	6.70	7.30	7.60	B2	B2	4.20	4.20	

SERVICES OFFSET SCHEDULE

ROAD NAME	SIDE	GAS		RECYCLED WATER		WATER		ELECTRICITY		COMMUNICATIONS	
		OFFSET (m)		OFFSET (m)		OFFSET (m)		OFFSET (m)		OFFSET (m)	
McCUBBIN DRIVE	NORTH	1.90		2.40		2.90		3.05		2.00	
GLENROCK STREET	SOUTH	1.90		2.40		2.90		2.60		1.80	
MAJELLA STREET	EAST	1.90		2.40		2.90		2.40		1.80	
NAPA STREET	EAST	1.90		2.40		2.90		2.30		1.80	
FERNGROVE RISE	EAST	1.90		2.40		2.90		2.60		1.80	



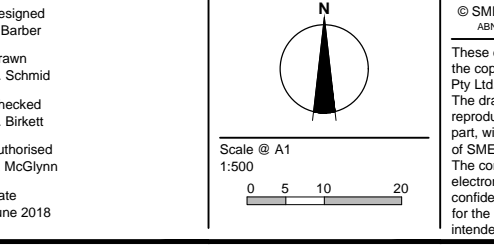
Designed
B.Barber

Drawn
D. Schmid

Checked
C. Birkett

Authorised
S. McGlynn

Date
June 2018



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Warrally - Grange
 Stage 3
 City of Greater Geelong
 Roadworks and Drainage
 Layout Plan - 1

Drawing No. 2330E-03-03
 Sheet No. 3 of 30

Rev E

For Construction