

# Designer kitchen by Lisa Van Zanten

Kitchen designed  
& hand selected  
by Lisa.

Present Colour Scheme. All images and drawings are for illustrative purposes.



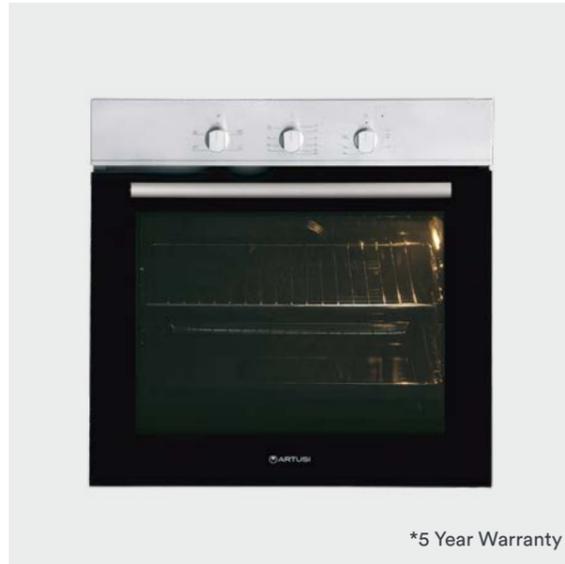
Lisa Van Zanten,  
Executive  
Pastry Chef,  
Atlantic Group.

**Celebrated Executive Pastry Chef at Atlantic Group and Owner of Get Caked, Lisa has worked meticulously with the Studio Tomorrow team to create the ultimate kitchens for luxurious baking and gourmet cooking.**

Lisa creates magical desserts not only for Atlantic group but also provides luxury desserts every year at the Australian Grand Prix paddock and private dining suites VRC areas at the Melbourne Cup.

She has had multiple television appearances and is one of the most renowned Pastry chefs in Australia.

“The Kitchen is the heart of the home. Creating luxurious desserts for the Australian Grand Prix and Melbourne Cup has taught me that baking and cooking can be messy and requires lots of space. Each kitchen should have a large heat proof bench top area, plenty of power points and quality appliances with warranties.”



\*5 Year Warranty

**1 Oven**  
600mm Artusi or other built-in electric



\*5 Year Warranty

**2 Premium Hotplate**  
600mm/900mm (design specific) Artusi or other SS Gas. Electric when no gas is available.



\*5 Year Warranty

**3 Rangehood**  
600mm/900mm (design specific) Artusi or other Slimline



**4 Kitchen Sink**  
Twin Bowl Single Side Drainer

**Joinery**

Polytec finish to doors and drawers. Soft close doors and drawers. Builder range of handles.

**Benchtop**

20mm reconstituted stone with square edge profile.

**Pantry**

4x450mm deep white melamine shelves. 2040mm redicoat flush panel hinged doors.

**Splashback**

Tinted mirror splashback.



**5 Sink Mixer**  
Gooseneck Mixer in Chrome.



**Dishwasher**  
Artusi or other 60cm Freestanding. 12-Place Setting Capacity.

# Stunning bathroom inclusions



Today Colour Scheme. All images and drawings are for illustrative purposes. Upgrade shower head and accessories shown.

## Vanity

Polytec finish to doors and drawers.  
Builder range of handles.

## Tiling

Nominated tile as per selected range.  
Tiling to shower to 2100mm high.  
Tiling above bath & vanity to 1200mm high.  
Skirting tiling to all wet areas.

## Mirror

Mirror to width of vanity.

## Laundry Tub

Everhard or similar 40ltr tub and cabinet.  
Splashback tile to 1200mm high.

# Luxury lifestyle inclusions

## Site conditions / foundations

- ✓ Foundation class up to 'class H' concrete slab with a maximum of 500mm fall over building envelope
- ✓ Allotment up to 500m<sup>2</sup> with a maximum setback of 5m to the house
- ✓ Supply and hire of temporary fencing to site to council requirements
- ✓ Supply and hire of environmental silt fence to front of property as required by council
- ✓ Allowance of rock excavation and removal (if percussive equipment is required extra charge may apply)

## Recycled water connection

- ✓ Recycled Water Provide recycled water connection if required (additional charges will apply)

## Services

- ✓ Single phase underground power
- ✓ Water connection (dry tap connection on same side of street)
- ✓ Gas connection (up to 10m)
- ✓ Sewer and stormwater connection
- ✓ Part A & B Termite protection

## Taps

- ✓ Garden taps. One inside the front boundary and one attached to the house

## Energy Rating

- ✓ 7-star energy rating compliance to standard plans
- ✓ Insulation batts to external walls and to ceilings to meet 7-star energy requirements
- ✓ Rinnai or other gas instantaneous hot water system or electric heat pump (energy rating specific)

## Framing

- ✓ Pine framing to walls and roof as per engineer's requirements

## Plumbing

- ✓ Concealed plumbing

## Electrical

- ✓ Internal LED light fittings (white) throughout as per standard electrical layout
- ✓ External LED downlight to front entry
- ✓ Double power points throughout
- ✓ White wall mounted switch plates
- ✓ Smoke detector(s) hardwired with battery backup
- ✓ RCD safety switch and circuit breakers to meter box
- ✓ Electric car outlet conduit allowance made for future charging point in garage
- ✓ TV points to living & master

## Roof

- ✓ Roof Pitch to be 22.5 degrees or as determined on plans
- ✓ Material Tiled roofing from builder's colour boards
- ✓ Fascia & Guttering Colourbond fascia, guttering and downpipes

## Brick & Render

- ✓ Clay brick from standard Category 1 range with mortar rolled joints
- ✓ FC Sheet infill over windows to side and rear elevations for single storey only (floor plan specific)
- ✓ Rendered 75mm thick Hebel wall systems to sides & back
- ✓ Render to front façade features in up to 2 colours (refer to specific façade working drawing)

## External features

- ✓ Acrylic render/feature to selected areas as per plan (Product Specific)
- ✓ Feature aluminium windows to front elevation (facade specific)
- ✓ Solid core feature front door with glass highlight
- ✓ Front door furniture entrance set in chrome with Lockwood deadbolt or other
- ✓ Garage hinged door entrance set in chrome with Lockwood deadbolt or other
- ✓ Door seal and weather seal to all external hinged doors
- ✓ Camera to entrance door

## Windows

- ✓ Powder coated aluminium frames (see detailed drawings)
- ✓ Flyscreens to all openable windows
- ✓ Fully glazed aluminium sliding door to laundry (house specific)
- ✓ Window Furnishings to all windows and sliding doors



Up to **\$34K\*** of added value  
at no extra cost!

#### Cabinetry

- ✓ Laminate finish to cabinets and cabinet doors
- ✓ Laminate finish to pantry
- ✓ End panel to fridge space with overhead cabinets
- ✓ Handles selected from builder's range

#### Kitchen

- ✓ Artusi or other 600mm stainless steel cook top including wok hob  
OR  
Artusi or other 900mm freestanding range cooker (design specific)
- ✓ Artusi or other 600mm stainless steel rangehood  
OR  
Artusi or other 900mm canopy rangehood (design specific)
- ✓ 20mm reconstituted stone to kitchen benchtops; 20mm edge to kitchen benchtops
- ✓ Laminate finish to cabinets and cabinet doors
- ✓ Melamine shelving to cabinets
- ✓ Artusi or other stainless-steel dishwasher
- ✓ Overhead cupboards
- ✓ Double bowl sink
- ✓ Gooseneck Sink mixer to kitchen sink

- ✓ Tiled splashback to kitchen wall

#### Ensuite / Bathroom / Powder

- ✓ 20mm low silica stone to master ensuites & bathroom
- ✓ Pivot semi-framed shower screen to bathroom and ensuites. Design specific
- ✓ Shower mixer tap in chrome
- ✓ Laminate finish to cabinet and cabinet doors
- ✓ Mirrors to full width of vanity
- ✓ Tiled shower bases throughout
- ✓ Phoenix or other basin mixers in chrome finish to ensuite, bathroom and powder room
- ✓ Vitreous china vanity basin (white) with chrome popup basin waste
- ✓ Phoenix handheld shower or other, rail and slider in chrome finish to ensuite and bathroom
- ✓ Acrylic bath (white) with tiled podium with chrome wall mixer & spout
- ✓ Vitreous china, close coupled toilet suite in white
- ✓ Towel rails and toilet roll holders in chrome finish

#### Laundry

- ✓ Stainless steel trough preformed cabinet with bypass (floor plan specific)
- ✓ Laminate bench with single bowl trough (floor plan specific)
- ✓ Phoenix or other chrome mixer tap
- ✓ Chrome water stops for washing machine

#### Tiles

- ✓ Tiles to ensuite, bathroom, WC and laundry (refer to detailed drawings for extent of tiled areas)

#### Full Flooring

- ✓ Timber look flooring
- ✓ Carpet to bedrooms
- ✓ Tiled skirting to wet areas



### Ceiling/Walls

- ✓ 2590mm high ceiling to single storey homes
- ✓ 90mm x 18mm square edge MDF skirting
- ✓ 67mm x 18mm square edge MDF architraves
- ✓ 10mm plasterboard to ceiling and wall, WR board to wet walls, ensuite, bathroom & laundry, 75mm cove cornice throughout

### Paint

- ✓ 2 Coat Dulux or similar to internal woodwork and doors
- ✓ Semi Gloss to internal doors, jambs & mouldings
- ✓ Flat acrylic to ceilings
- ✓ Low sheen acrylic to internal walls
- ✓ Gloss enamel to front entry door

### Doors

- ✓ Internal access door from the garage
- ✓ Internal doors - 2040mm high flush panel doors
- ✓ Door furniture includes chrome levers, hinges, latches and striker plates

### Storage

- ✓ Walk in robe - white melamine shelf with hanging rail
- ✓ Robes - One white melamine shelf with hanging rail. White sliding doors.
- ✓ Pantry/Linen - melamine shelves
- ✓ Dummy Lever door furniture in stainless steel (passageway door only)

### Heating & Cooling

- ✓ Smart Rinnai or other split system heating & cooling to living and master bedroom
- ✓ Panel heating for all other bedrooms

### Garage

- ✓ Panel lift garage door
- ✓ Remote control to garage door including 2 transmitters
- ✓ External weatherproof flush panel door (house specific)
- ✓ Plaster ceiling and concrete floor

### Fencing

- ✓ Rear and side boundary fences as per Landscape Plan

### Driveway

- ✓ Coloured concrete driveway as per Landscape Plan

### Landscaping

- ✓ Lawn and perimeter gardens as per Landscape Plan
- ✓ Milkcan letterbox (anti-theft parcel letterbox)