

TOWNLIVING Specification

(Formerly Essential)

Technical Specification 301 Botanical Stage 26 Mickleham Vic

Effective: 01/04/2025 v2.0 Replaces: 06/02/2025 v1.0

EXTERNAL FEATURES:	Brickwork:	General: Refer External Colour scheme for Brick type. Clay bricks from builder's Category 1 (BC1.06)
	Mortar Joints:	Off White (Joint profile Product specific)
	External Mouldings:	Lightweight exterior moulding with acrylic texture coating render to all exposed surfaces, render colour from builder's Category 1 (Façade specific, refer working drawing for extent of cover)
	Render:	Acrylic texture coating render 3 Coat System, from Builder's Category 1 (Façade specific, refer working drawing for extent)
	Wall Cladding Systems:	Various alternative wall cladding systems are used on a House / Product / Façade specific basis. These wall cladding systems include but are not limited to autoclaved aerated concrete panels, Fibre Cement products, and feature timber panelling (Product / Façade specific, refer working drawing for extent)
	Roof Cover:	Tiles: Concrete roof tiles, from Builder's Category 1 (RTC1.02) (Product specific) Metal: Colorbond Lower corrugated sheet roof, metal deck roof or tray deck and Zincalume to First floor roofs (Product specific)
	Roof Plumbing:	Colorbond metal fascia and barge Colorbond Quad gutter with rectangular downpipes (Product specific) Rainheads: Colorbond Metal Square Flat bottom or Half Round (Product specific)
	Entry Doors:	Front: Hume Newington Range 'XN1' 2040mm high x 820mm wide – Clear Glass (Product specific refer working drawings) Rear/Laundry (Hinged Door only): External flush panel door (Product specific, refer working drawings for size and location) Sliding door Aluminum Clear Glazed door in Powder coated finish (Product specific, refer working drawings for size and location)
	Door Furniture:	Front Door: Canterbury Castor Entry Knobset entry set with Canterbury Orbit Deadbolt External Hinged Door: Canterbury Castor Entry Knobset entry set (Product specific) Door Stop: 75mm cushion, White Sliding Door: Deadlock integrated in D pull handle (Product specific)
	Entry Frame:	Front: Timber with aluminium sill and clear glazed sidelight(s) (Product specific) Rear/Laundry (Hinged door): Timber frame with aluminium sill or aluminium frame (Product Specific, refer working drawings for size and location) Rear (Sliding door): Refer "Sliding Doors" item below (Product specific, refer working drawings for size and location)
	Windows:	Aluminum awning, with powdercoat finish (Product specific) ** Note: Flyscreens to all openable windows (Included) Note: Locks to all openable windows (Not Included)
	Sliding Doors:	Aluminum, powdercoat finish (Product specific, refer working drawings) Note: Flyscreens to Sliding Doors (Not Included)
	Infills Over Windows:	Single Storey: Brick infills (excludes corner windows), Rendered autoclaved aerated concrete panels infills, Lightweight Cladding infills (Product specific, refer working drawings for type/extent) Double Storey: Brick infills (excludes corner windows), Rendered autoclaved aerated concrete panels infills, Lightweight Cladding infills. (Product specific, refer working drawings for type/extent)
	Balcony Balustrade:	Product Specific (refer working drawings for design, size and location)

TOWNLIVING Specification

(Formerly Essential)

FRAMING:	Walls:	Single Storey:	90mm thick stabilised timber frame throughout
		Double Storey:	90mm thick stabilised timber frame throughout to both floors
		Boundary/Party wall:	** Dual zero hebel partiwall system, timber fireproof and acoustic system to BCA Requirements
	Roof:		Stabilised timber roof trusses
INSULATION:	Ceiling:		R4.0 Glasswool batts; excludes Garage, Outdoor Room/Verandah and Portico and First Floor floor system areas
	First Floor Joists Area:		R4.0 Glasswool batts; to floor area above Garage, Outdoor Room/Verandah and Portico ONLY.
	External walls:		R2.0 Glasswool batts, including party wall between house and garage. No insulation to garage walls
SISALATION:	Weather Wrap:		Medium Duty to ground and first floor external walls; joins in weather wrap to be taped and gaps around windows/doors sealed.
HOT WATER SERVICE:	** Hot Water System:		200L Electric Heat Pump tempered to all points
	** Recycled Water:		Recycled estate water connected to the dwelling including connection to all toilets and connection to garden taps front and rear and tap to laundry – recycled water to be purple pipework as per AS 3500
SUSTAINABLE ENERGY:	Draft Exclusion:	Exhaust Fans:	Backdraft shutter incorporated in exhaust fan vented to external air
		Entry frames:	Full perimeter draft seals to all entry door frames and internal access door to garage but excluding garage external pedestrian door.
PAINTWORK:	General:		Dulux paints to be used throughout in accordance with Paint Specification 20 Refer Internal Colour scheme for paint colours.
	External:	Front door:	Sealer undercoat with enamel gloss top coats
		Other Hinged Doors:	Sealer undercoat with Low Sheen acrylic top coats
		Fascia, gutter & downpipes:	Colorbond (Maximum two colours)
	Internal:	Woodwork:	Low Sheen acrylic (one colour)
		Woodwork and Doors:	Sealer undercoat with enamel gloss top coats (Doors, skirting and architraves to be one colour)
Ceilings:		Flat acrylic (one colour throughout)	
	Walls:	Sealer undercoat and top coats washable matt acrylic (one colour throughout)	
INTERNAL FEATURES:	Ceiling Height:	Single Storey:	2550mm throughout
		Double Storey:	2550mm main living floor level, 2400mm to all other floors (Product specific)
	Room Doors:		Flush panel 2040mm high
	Room Door Furniture:		Lever handles as Builder's Category 1 Note: Privacy lever set to Powder room and Bathroom
	Door Stop:		75mm White cushion stop
	Mouldings:	Skirtings:	67mm high double pencil round PMDF.
	Architraves:	42mm wide double pencil round PMDF.	
	Cornice:		75mm Cove (Tru Scotia) cornice throughout
APPLIANCES:	Underbench Oven:		Inalto IO605MB, black/glass, electric, 600mm wide, fan forced (101)
	Cook Top:	**	Inalto ICI604T2 600mm Induction Electric Cooktop (2012278)
	Rangehood:		Inalto IUM52 Undermount rangehood stainless steel, 52cm wide (2047338)
		Single Storey:	
		Double Storey:	
	** Dishwasher:		Inalto IDW7S freestanding. Stainless Steel 600mm wide (2049882)

TOWNLIVING Specification

(Formerly Essential)

CABINETRY:	General:	Refer Internal Colour scheme for finish
	Base Cupboards:	Fully lined modular cabinets (Refer working drawings for layout and extent)
	Overhead Cupboards:	(Kitchen only) Fully lined modular cabinets (Refer working drawings for layout and extent)
	Doors:	Soft close. Standard laminate, from builder's Category 1
	Drawers:	(Kitchen only): Standard laminate, from builder's Category 1
	# Bench Tops:	20mm thick vitrified compact surface stone benchtop. Select from builder's Category 0 range. (No benchtops to Laundry)
	# Bench Top Edges:	20mm thick edge profile (No benchtops to Laundry)
	# Handles:	From builder's Category 1 (Refer Colour scheme)
KITCHEN:	# Sink:	Stainless steel with one tap hole OPTION: Double bowl (Product specific): Franke SKX621 1160 OPTION: Single bowl (Product specific): Posh Solus Mk3 or Bell BCX210-38
	# Tap:	Mizu Drift SQ rectangular sink mixer with lever handle, chrome finish
	Microwave Provision:	600w x 450h incorporated in kitchen base cupboards and vented into adjacent cupboard space, including single power point. (Not included in all products, refer working drawings for standard inclusion)
	Dishwasher Provision:	** Incorporated in kitchen base cupboards including single power point and capped cold water point
BATHROOM/ ENSUITE OR POWDER ROOM:	Mirrors:	Silver backed with polished edges, seated on vanity, to full width of vanity
	Basins:	Inset Basin: Kado Lux Square white vitreous china inset basin with chrome pop-up waste (Product specific) Semi Recessed Basin: Kado Lux Square white vitreous china basin with chrome pop-up waste (Product specific) Wall Basin: Posh Solus Mini wall basin (1 tap hole) with Mizu 40mm round chrome bottle trap and chrome pop-up waste. (not included in all products, refer working drawings for standard inclusion)
	# Bath:	Base bath, white acrylic, 1500mm x 750mm Checked in bath: Decina Metro Island bath 1650mm x 750mm, white acrylic
	Shower Bases:	Master Bedroom Ensuite, and Bathroom(s): White glass fibre composite with matching waste (Product specific, refer to working drawings for standard inclusion)
	Shower Screens:	Semi framed with pivot (overlap) door and clear laminated glass and silver trim
	Taps and Outlets:	Bath-Hob Mounted: Posh Bristol Mk2 bath wall mixer with round backplate, lever handle and Posh Bristol Mk2 gooseneck hob swivel outlet, chrome finish (not included in all products, refer working drawings for standard inclusion) Wall Mounted to Bath recessed into wall: Posh Bristol Mk2 bath wall mixer with round backplate, lever handle Posh Solus 180 mm long straight wall mounted fixed outlet, chrome finish (not included in all products, refer working drawings for standard inclusion)
	# Wall Mounted to Bath with surrounding tile hob:	Posh Bristol Mk2 bath wall mixer with round backplate, lever handle, Mizu Drift 250mm curved wall mounted fixed outlet, chrome finish (not included in all products, refer working drawings for standard inclusion)
	Shower:	Posh Bristol Mk2 shower wall mixer with round backplate, lever handle and Base 1F shower head on slide rail, chrome finish
	Basin-Top Mounted:	Posh Bristol Mk2 basin mixer with lever handle, chrome finish
	Basin-Wall Mounted:	Posh Bristol Mk2 basin mixer with lever handle, chrome finish (not included in all products, refer working drawings for standard inclusion)

TOWNLIVING Specification

(Formerly Essential)

		Toilet Suite:	Base Link toilet suite # 9503292, white vitreous china toilet pan with white acrylic cistern and seat, and chrome mini cistern stop tap
	Wet Area Accessories:	Ensuites and bathroom:	Base Double Towel Rail 800mm (9503331) or Base Single Towel Rail 800mm (9503330) or Base Towel Ring (9503328) (Product specific, refer working drawings for quantity/inclusion) Base Towel Ring (9503328) Powder Room/s: Base Toilet Roll Holder (9503325) All wet area accessories chrome finish
LAUNDRY:	Trough and Cabinet:	Base # 9504719, 45 litre single bowl stainless steel, with concealed bypass, standard waste, white finish metal cabinet under (Product specific) Skinny Mini Compact Trough and Cabinet, with concealed bypass (Product specific)	
	Tapware:	Trough:	Posh Bristol Mk2 upswept sink mixer with lever handle, chrome finish
		Washing Machine:	Mini stop taps located inside laundry cupboard
	Suds By-pass:	Direct connection to side of trough waste outlet	
COOLING:	Split System:	Braemar 7kw Split System to Main Living only (Brand, Model & Size is subject to change as per manufacturers recommendation)	
HEATING:	Panel Heaters:	Rinnai Electric Panel Heater – 1500w to each Bedroom only (Brand, Model & Size is subject to change as per manufacturers recommendation)	
ELECTRICAL:	Supply:	Single phase	
	Power Points:	2no doubles to habitable rooms, 3no doubles to Bedroom1 and Living. Doubles to bathrooms and ensuites.	
	Internal Light points:	LED Downlights (Refer to Working Drawings) LED step lights to staircase LED linear light to garage Oval bunker light, black, to under stair storage (Product specific, refer working drawings)	
	External Light Points:	LED downlight to Portico/Entry (refer to working drawings) Weatherproof single flood light/s (Product specific refer working drawings)	
	Switch Plates:	White (wall mounted where practical).	
	Smoke Detector:	Hardwired, Interconnected with battery backup	
	Exhaust Fans:	Above all showers, Laundry and WC's with ducting to outside air. Rooms without natural ventilation connected with 10 minute run-on timer (excluding Laundry)	
	TV Point:	Two points including Antenna (refer working drawings) (Where Second living/TV space is applicable – additional 1No TV point will be provided)	
	Telephone Point (Data):	Two points with wall plate run to NBN location (refer working drawings)	
	Safety Switch:	RCD safety switch and circuit breakers to meter box	
CERAMIC TILING:	General:	Refer Internal Colour scheme for finish	
	Wall Tiles and Bath Hob:	Builder's Category TC 1.01 range wall tiles to areas as per standard working drawing. Plain aluminium 'L-Shape' angle trim to bath hob/riser junction	
	Kitchen Splashback:	Builder's Category TC 1.01 range wall tiles to areas as per standard working	
	Floor Tiles:	Builder's Category TC1.01 range floor tiles to laundry, bathroom, ensuite, powder room and water closets as per standard working drawing. Aluminium metal trim to doorways/openings abutting alternative floor covering.	
	Skirting Tiles:	100mm high, from Builder's Category TC1.01 range floor tiles to laundry, bathroom, ensuite, powder room and water closets as per standard working drawing.	
	Balcony Tiles:	Glazed Ceramic tiles with textured finish to top surface from builder's Category TC 1.01 (Product specific, refer working drawings for inclusion of balcony)	

TOWNLIVING Specification

(Formerly Essential)

** WINDOW COVERINGS:	Living & Bedrooms:	Holland roller blinds to Living (Sheer) & Bedrooms (Blockout) (Refer Internal Colour Scheme for finish)	
FLOOR COVERING:	General:	Refer Internal Colour scheme for finish	
	Carpet:	Generally to the bedrooms and adjacent passage and stairs.	
	Laminate Timber look Flooring:	Generally to the entry, adjacent passage, living, meals and kitchen.	
PAVING:	General:	Subject to Developer/Town Planning requirements	
	Colour-though concrete paving:	100mm Thick, Colour pre-selected from builder's standard range. (House/Product specific, refer working drawings for extent of paving)	
	Colour-though concrete pad:	Under clothesline (House/Product specific, refer working drawings for extent of paving)	
LANDSCAPING:	General:	Subject to Developer/Town Planning requirements Soft Landscaping (House/Product specific, refer working drawings for extent)	
	Letterbox:	Freestanding lockable Letterbox with render-style textured finish and stainless steel front panel with paperholder 75mm Stainless steel numerals	
CLOTHESLINE:		Coopers - City Living Fold Down Mainline single frame Wall Mount, with optional 'Post Kit' as required. (Inclusion and/or clothesline model Site Specific due to space limitations. Refer working drawings for location/inclusion of clothesline)	
FENCING:	General:	Subject to Developer/Town Planning requirements Treated pine timber paling fencing. (refer Site Plan/Working Drawings for extent of fencing)	
	Side Boundaries: (End Lots)	** 1800mm high Treated pine timber paling fencing with exposed posts and capping	
	Side Boundaries: Rear Boundary:	** 1800mm high Treated pine timber paling fencing ** 1800mm high Treated pine timber paling fencing	
	Wing Fence:	** 1800mm high Treated pine timber paling fencing between house and side boundary including single paling gate with latch on metal frame (House/Product specific, refer working drawings for inclusion)	
STORAGE: (Product specific)	Shelving:	Robes:	One white melamine shelf and hanging rail
		Walk in Robe:	One white melamine shelf and hanging rail
	#	Pantry/Linen:	Four white melamine shelves (refer working drawings for inclusion)
		Broom:	One white melamine (refer working drawings for inclusion)
	#	Doors:	
		General:	Refer Internal Colour scheme for finish
		Robes:	Sliding: 2065mm (nominal) high, aluminium frame and vinyl clad panel. (refer working drawings for extent)
			Hinged: Flush panel, 2040mm high hinged door(s) (Product specific, refer working drawings)
		Walk in Robe:	No Doors: Open shelving only where no doors are indicated on working drawings. (Refer working drawings for standard inclusion)
			With Doors: Vinyl sliding doors or hinged doors as for 'Doors, Robes' above refer internal Colour scheme for finish. (refer working drawings for extent)
		Pantry, Linen, Broom:	Flush panel, 2040mm high hinged door(s)
		Handles:	D Pull Joinery handles

TOWNLIVING Specification

(Formerly Essential)

STAIRS (Double Storey Homes only):

MDF treads and risers, MDF closed stringer with gloss painted finish standard with timber framed and plaster balustrade.
KDHW handrail, stained finish, 14mm diameter factory finished matt black etch paint metal balusters, timber newel posts, gloss paint finished
(Product specific. Refer to working drawings and Internal Colour scheme for finish)

GARAGE:

General:

Colorbond flat metal roof, plaster ceiling, concrete floor
Cladding above vehicular door opening: Brick infills, Rendered autoclaved aerated concrete panels infills, Lightweight Cladding infills.
(Product specific, refer working drawings for type/extent)

External Walls:

Brick veneer, Single skin brickwork with attached piers, Rendered autoclaved aerated concrete panel, Lightweight Cladding
(Product specific, refer working drawings for type/extent)

#

Grated Drains:

Grated drain to garage vehicular door (Design/Site specific)

Vehicular Door: (Product specific)

Colorbond sectional overhead manual operation door with electric powered remote control unit to front garage door(s) with hand held transmitters
(Refer working drawing for width of door)

Pedestrian Door: (Product specific)

Door Frame: Timber with aluminium sill
Door: 2040mm high weatherproof, opening in

Door Furniture: Canterbury Castor Entry Knobset entry set

Internal Access Door: (Product specific)

Door Frame: Timber
Door: Weatherproof flush panel, opening into house

Door Furniture: Canterbury Castor Entry Knobset entry set

CONCRETE SLAB:

Concrete slab shall be constructed in accordance with AS 2870-2011 and in accordance with Engineers design

House:

Slab Type: Waffle Slab
Classification of Soil: Class 'M'

Sewer Drains:

100mm diameter Sewer grade PVC; up to 6 lineal metres of drains from residence to legal point of discharge. Includes connection of sewer point up to 1500mm deep below natural ground level.

Storm Water Drains:

100mm diameter Stormwater grade PVC; up to 6 lineal metres of drains from residence to legal point of discharge.

#

Power Supply:

Any fees for single phase underground power connection from supply authority power pit at front of property to house meter box, including any service line and supply pit, shall be the responsibility of the owner.
This fee will be charged to the owner on the first Electricity Supplier bill.
Applications and coordinating installation will be arranged by Metricon

Communications:

Underground Conduit from Boundary to house, includes NBN Minimal Provision for future connection (Subject to service authority)
Provision and installation of supply pit is the responsibility of the owner

Water Tapping: (Dry Water Tapping)

Positioning of a 'Dry Water Tapping' in the nature strip, on the same side of the road as the property, is conditional to the point of connection as directed by the water authority. If tapping is positioned in front of a garage as a result of the house / garage siting, all associated fees, costs and works to relocate the water meter is the owner's responsibility.
(Product/Design Specific)

Cold Water Supply:

Up to 6 lineal metres of 20mm diameter cold water service pipe lead-in from supply authority meter position to house external wall.

#

Gas Reticulation:

**** No GAS – It is an All Electric site**

TERMITE TREATMENT:

Termite management system for concrete monolithic/raft slab.
Chemically impregnated slab and brick pier perimeter barrier and chemically impregnated collars to slab penetrations

WIND SPEED REQUIREMENT:

The standard home is designed to withstand up to, and including, Wind Classification 'N2' with a maximum wind gust speed of 33m/s, in accordance with AS4055-2012 and AS1684.2-20