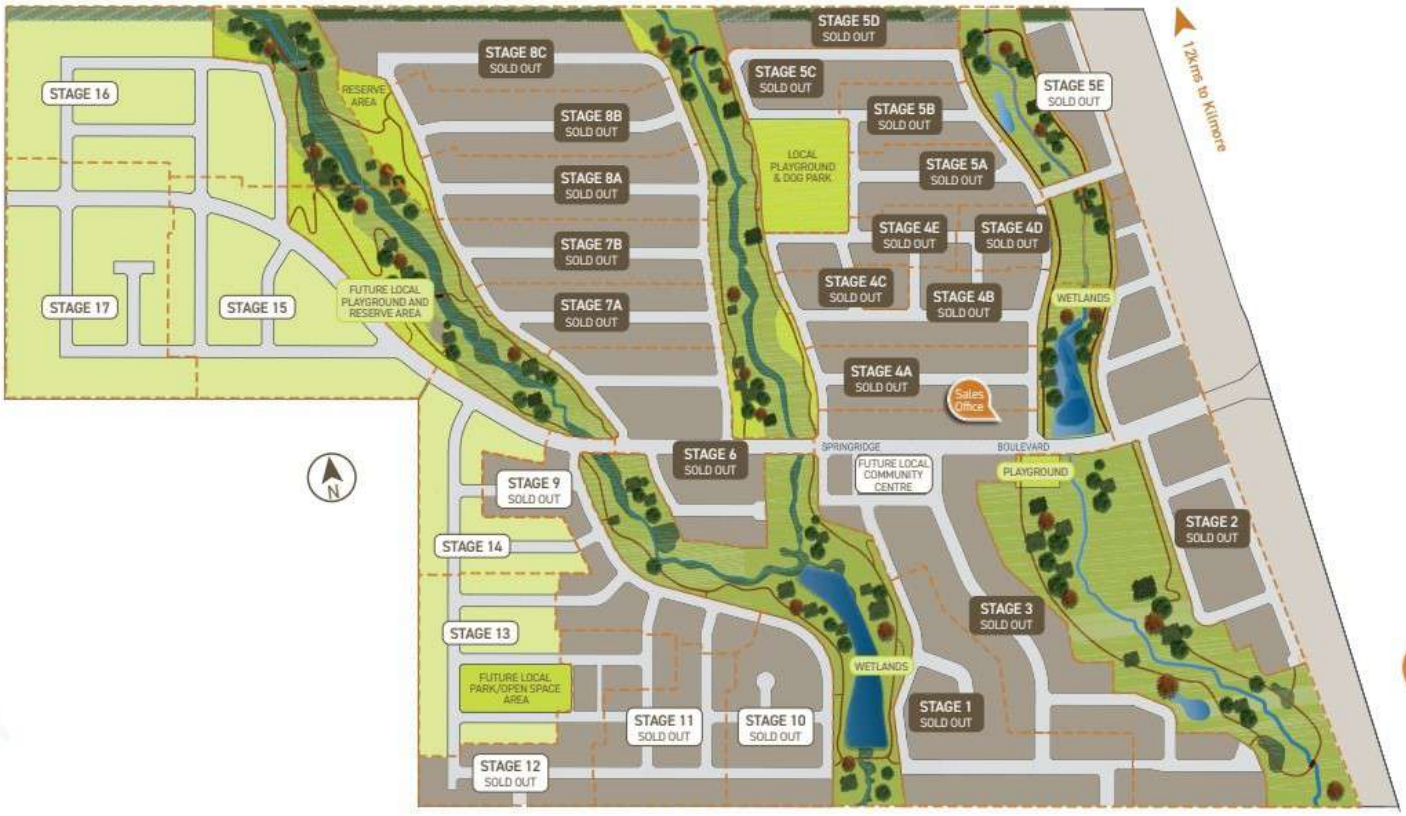
springridge

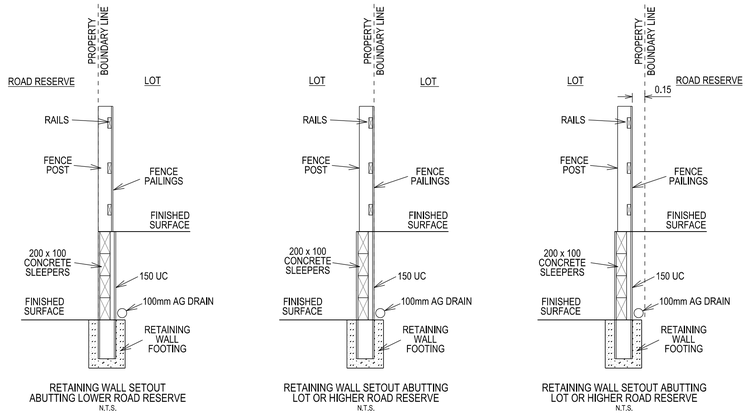
WALLAN · VICTORIA

MASTERPLAN



LEGEND

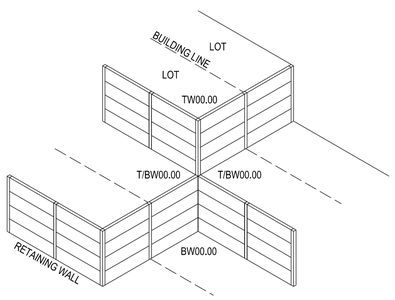
- FOOTPATH
- VEHICULAR CROSSOVER
- KERB AND CHANNEL
- E T — ELECTRICITY, TELECOMMUNICATION } CONDUITS
- G NDW DW — GAS, DRINKING WATER, NON DRINKING WATER } CONDUITS
- E — ELECTRICITY MAIN
- T — TELECOMMUNICATION MAIN
- G — GAS MAIN
- DW — DRINKING WATER MAIN
- NDW — NON DRINKING WATER MAIN
- S — SEWER MAIN, MANHOLE, MAINTENANCE SHAFT AND SEWER PROPERTY BRANCHES
- S — SEWER MAIN, MANHOLE, MAINTENANCE SHAFT AND SEWER PROPERTY BRANCHES - BY FHDB
- S — SEWER MAIN, MANHOLE, MAINTENANCE SHAFT AND SEWER PROPERTY BRANCHES - BY OTHERS
- H — PROPOSED DRAINAGE, PIT, HOUSE DRAIN AND PROPERTY INLET
- 000D — PROPOSED COUNCIL MAIN DRAINAGE PIPES AND PITS
- 000D — MELBOURNE WATER SCHEME DRAINAGE AND PIT
- 0.00 — DRAINAGE PIT NUMBER
- PROPOSED CUT AREAS
- PROPOSED FILL AREAS
- E00.00 — EXISTING SURFACE LEVEL
- D00.00 — DESIGN SURFACE LEVEL
- T/BW00.00 — RETAINING WALL LEVEL
- PD00.00 — PRE-DEVELOPMENT LEVEL
- ST — STREET NAME SIGN
- LOT SLOPE DIRECTION
- PERMANENT SURVEY MARK
- TEMPORARY BENCH MARK
- ExE — Ex. ELECTRICITY MAIN
- ExT/NBN — Ex. TELECOMMUNICATION MAIN
- ExG — Ex. GAS MAIN
- ExDW — Ex. DRINKING WATER MAIN
- NDW — PROPOSED 225DIA NDW MAIN
- DW — PROPOSED 300DIA DW MAIN
- BATTER LINE



RETAINING WALL SETOUT ABUTTING LOWER ROAD RESERVE
N.T.S.

RETAINING WALL SETOUT ABUTTING LOT OR HIGHER ROAD RESERVE
N.T.S.

RETAINING WALL SETOUT ABUTTING LOT OR HIGHER ROAD RESERVE
N.T.S.



TYPICAL RETAINING WALL DETAIL & LABELLING
N.T.S.

N

5 0 10 20 30m
1:500 at A1

VERSION DETAILS:

REV	DATE	DESCRIPTION	STATUS
A	18/11/2021	LOTS 1239 & 1240 LEVELS AMENDEDED	
B	22/11/2021	LOT 1206 LEVEL AMENDEDED	

FILENAME: P:\1088\1088_12\E\2 - Design\6 - DGN\FLP01.dgn

DRAWN:	AS	DATE:	NOV 2021	SCALE:	AS SHOWN
DESIGNED:	AS	DATE:	NOV 2021	DATE PRINTED:	22/11/2021
AUTHORISED:	ASC	DATE:	NOV 2021		

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COUNCIL:
MITCHELL SHIRE

TITLE:
SYNERGY LIVING
SPRINGRIDGE STAGE 12
SPRINGRIDGE ROAD - WALLEN
DETAILED FACE SHEET

DRG NO.	REV.	
1088-12/01	B	SHEET 1 OF 1

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PS 906173S

LOCATION OF LAND

PARISH:	Wallan Wallan	
TOWNSHIP:	-	
SECTION:	-	
CROWN ALLOTMENT:	-	
CROWN PORTION:	A (Part)	
TITLE REFERENCE:	Vol.	Fol.
	Vol. 12252	Fol. 487
	Vol.	Fol.
LAST PLAN REFERENCE:	Lot BB PS 901982J	
	Lot X PS 820417S	
	Lot Z PS 847346N	
POSTAL ADDRESS:	Northern Highway Wallan 3756	

MGA94 Co-ordinates
(of approx centre of land in plan)

E 320 040 **ZONE:** 55
N 5 858 900

COUNCIL NAME: MITCHELL SHIRE COUNCIL

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
Road R-1	Mitchell Shire Council
Reserve No.1	Mitchell Shire Council
Reserve No.2	Mitchell Shire Council
Reserve No.3	Mitchell Shire Council

NOTATIONS

Depth Limitation: Does not apply.

Survey: This plan is/~~is not~~ based on survey.
This survey has been connected to permanent marks no(s) 101, 102 and Pretty Sally ECC 1985 in Proclaimed Survey Area No. 53.

Staging: This ~~is~~/is not a staged subdivision.
Planning Permit No. P304973/07

NOTATIONS

Lots 1 to 1200 (both inclusive), AA and BB have been omitted from this plan.

See Sheet 12 for Creation of Restrictions.

Lots 1201 to 1249 (both inclusive) are affected by MCP AAAAA...

Estate: SPRINGRIDGE
Development No.: 12
No. of Lots: 49
Area: 19.79 ha
Melways: 645 K5

EASEMENT INFORMATION

Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
	See Sheet 2 for Easement Information			

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SURVEYORS FILE REF: 1088/Stg 12 VERSION: 1

ORIGINAL SHEET SIZE: A3

MICHAEL NEYLAN DEGG

PLAN OF SUBDIVISION

LV USE ONLY
EDITION

PS 906173S

EASEMENT INFORMATION

Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1, E-3 & E-14	Sewerage	See Diag.	PS 804181M	Yarra Valley Water Limited
E-1 & E-14	Drainage	See Diag.	PS 804181M	Mitchell Shire Council
E-2 & E-22	Sewerage	See Diag.	PS 820416U	Yarra Valley Water Limited
E-3 & E-4	Powerline	See Diag.	PS 540322P Section 88 Electricity Industry Act 2000	SPI Electricity Pty Ltd.
E-3 & E-4	Telephone Services	See Diag.	PS 540322P	Land in PS 540322P
E-5	Water Supply	See Diag.	PS 816064Y	Yarra Valley Water Limited
E-6	Water Supply	See Diag.	PS 820417S	Yarra Valley Water Limited
E-7	Sewerage	See Diag.	PS 831896P	Yarra Valley Water Limited
E-7 & E-8	Drainage	See Diag.	PS 831896P	Mitchell Shire Council
E-9 & E-11	Sewerage	See Diag.	PS 630437U	Yarra Valley Water Limited
E-9 & E-11	Drainage	See Diag.	PS 630437U	Mitchell Shire Council
E-10 & E-11	Telephone Services	See Diag.	PS 630437U	Land in PS 630437U
E-10 & E-11	Powerline	See Diag.	PS 630437U Section 88 Electricity Industry Act 2000	SPI Electricity Pty Ltd.
E-12 & E-14	Powerline	See Diag.	PS 804181M Section 88 Electricity Industry Act 2000	SPI Electricity Pty Ltd.
E-13	Powerline	See Diag.	PS 804185D Section 88 Electricity Industry Act 2000	SPI Electricity Pty Ltd.
E-15	Water Supply	See Diag.	PS 745349A	Yarra Valley Water Limited
E-16	Powerline	See Diag.	PS 816055A Section 88 Electricity Industry Act 2000	SPI Electricity Pty Ltd.
E-17	Powerline	See Diag.	PS 816064Y Section 88 Electricity Industry Act 2000	Ausnet Electricity Services Pty Ltd ABN 91 064 651 118
E-18	Powerline	See Diag.	PS 820416U Section 88 Electricity Industry Act 2000	Ausnet Electricity Services Pty Ltd ABN 91 064 651 118
E-19	Powerline	See Diag.	PS 820417S Section 88 Electricity Industry Act 2000	Ausnet Electricity Services Pty Ltd ABN 91 064 651 118
E-20	Powerline	See Diag.	PS 831896P Section 88 Electricity Industry Act 2000	Ausnet Electricity Services Pty Ltd ABN 91 064 651 118
E-21 & E22	Powerline	See Diag.	PS 847346N Section 88 Electricity Industry Act 2000	Ausnet Electricity Services Pty Ltd ABN 91 064 651 118
E-23 & E-24	Drainage	See Diag.	This Plan	Mitchell Shire Council
E-24 & E-25	Sewerage	See Diag.	This Plan	Yarra Valley Water Limited

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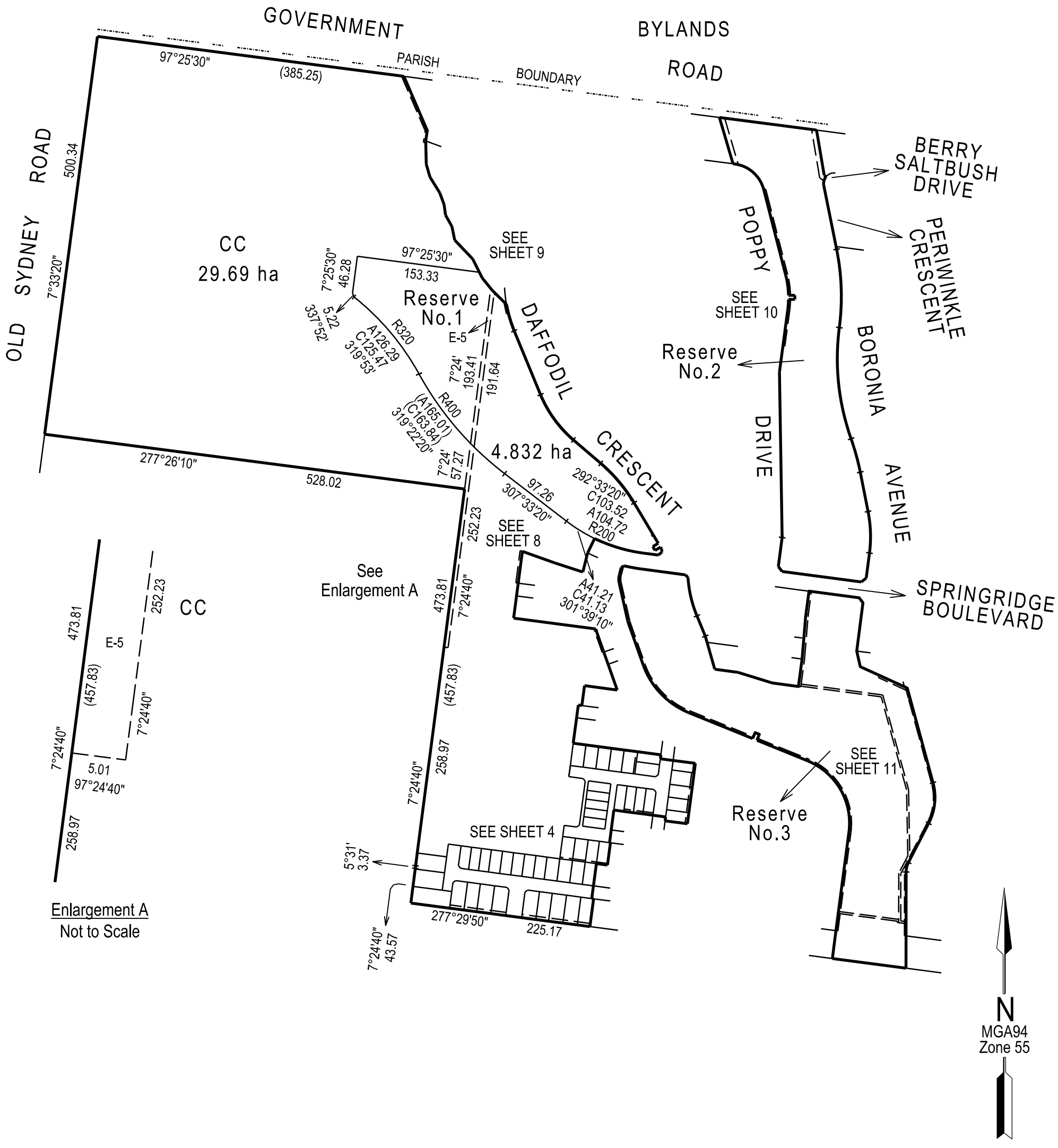
SURVEYORS FILE REF: 1088/Stg 12 VERSION: 1

ORIGINAL SHEET SIZE: A3

MICHAEL NEYLAN DEGG

PS 906173S



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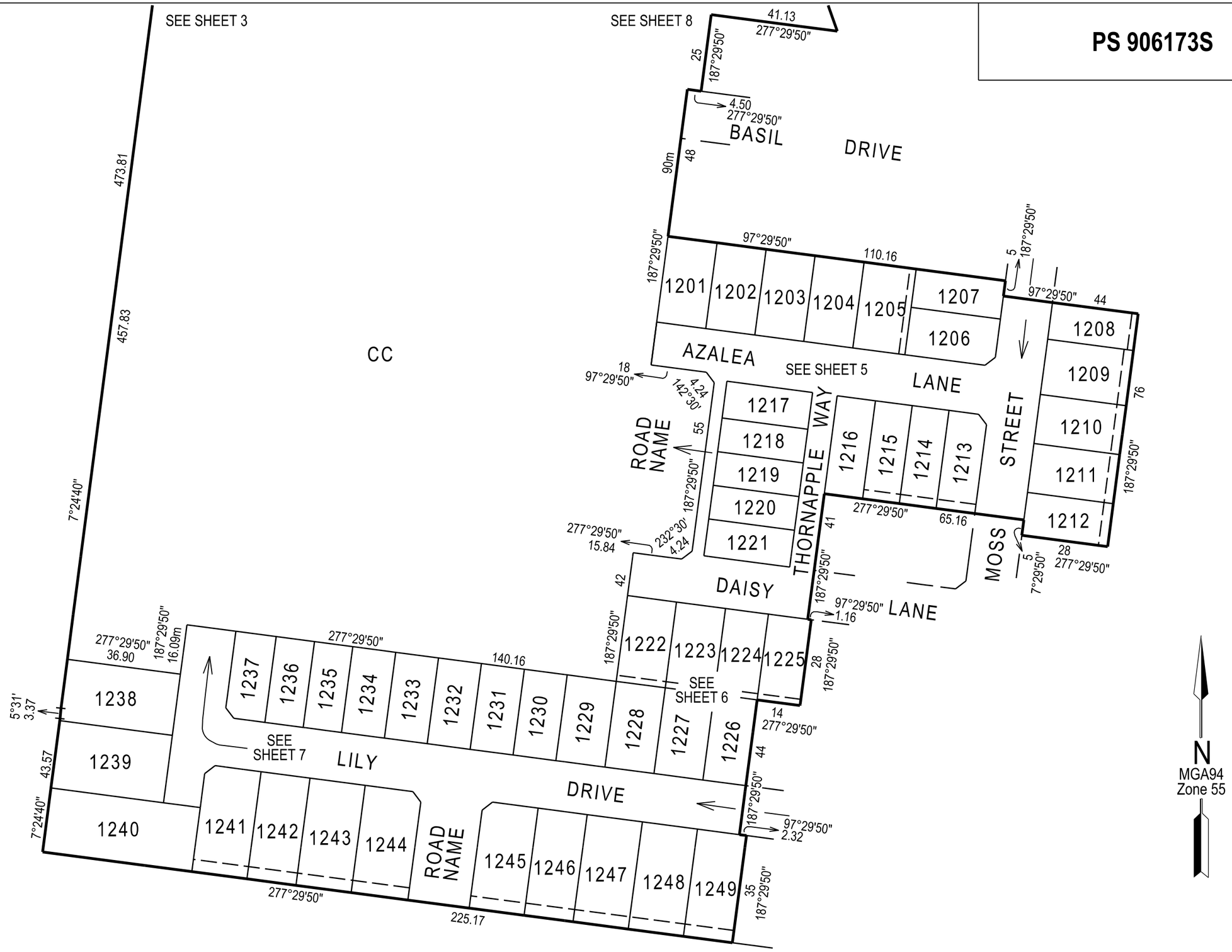
SCALE 1:5000	50 0 50 100 150 200 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 3
MICHAEL NEYLAN DEGG			
REF 1088/Stg 12	VERSION: 1		

PS 906173S



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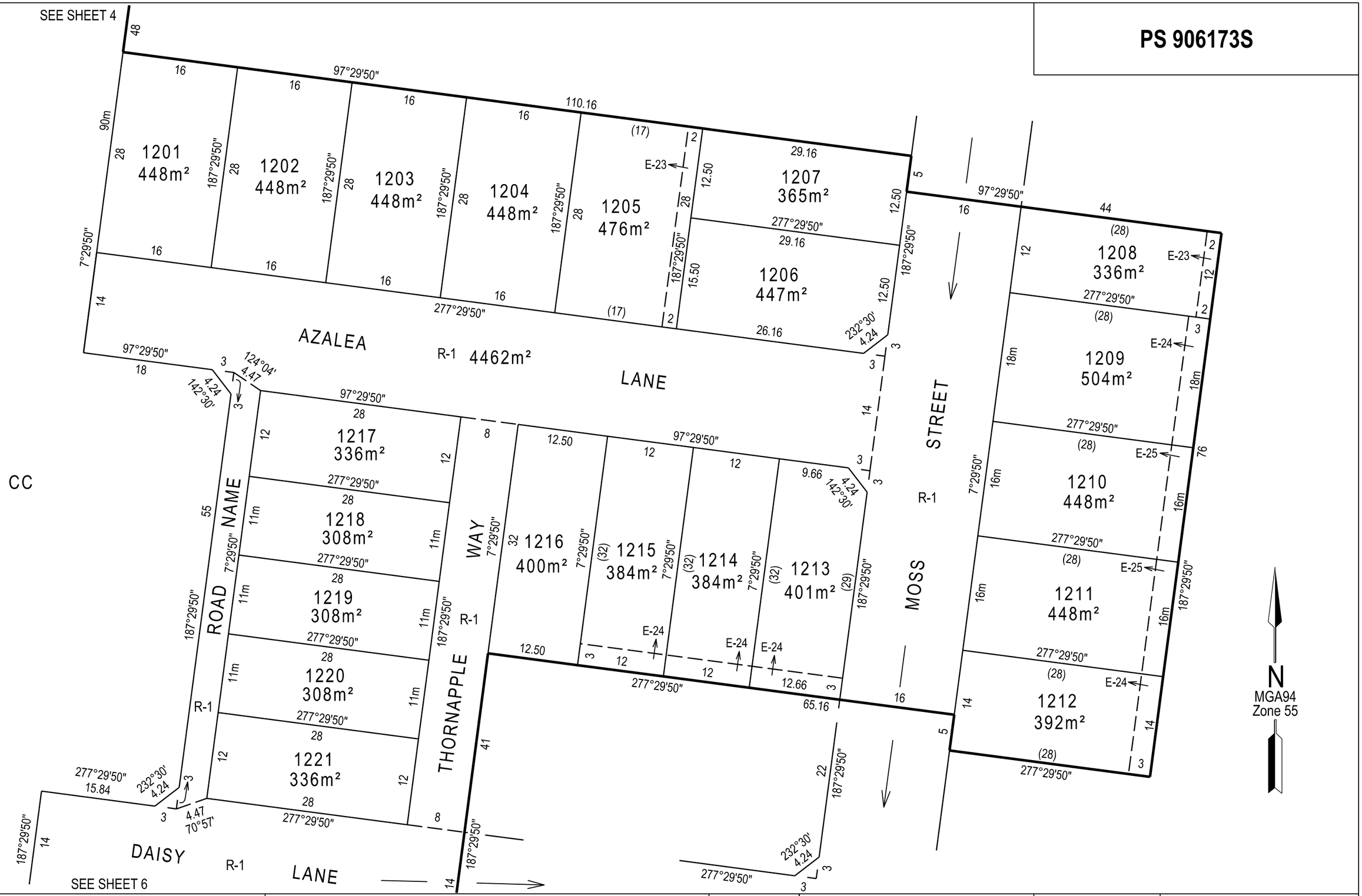
SCALE 1:1250	12.5 0 12.5 25 37.5 50 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 4
MICHAEL NEYLAN DEGG			
REF 1088/Stg 12	VERSION: 1		

PS 906173S



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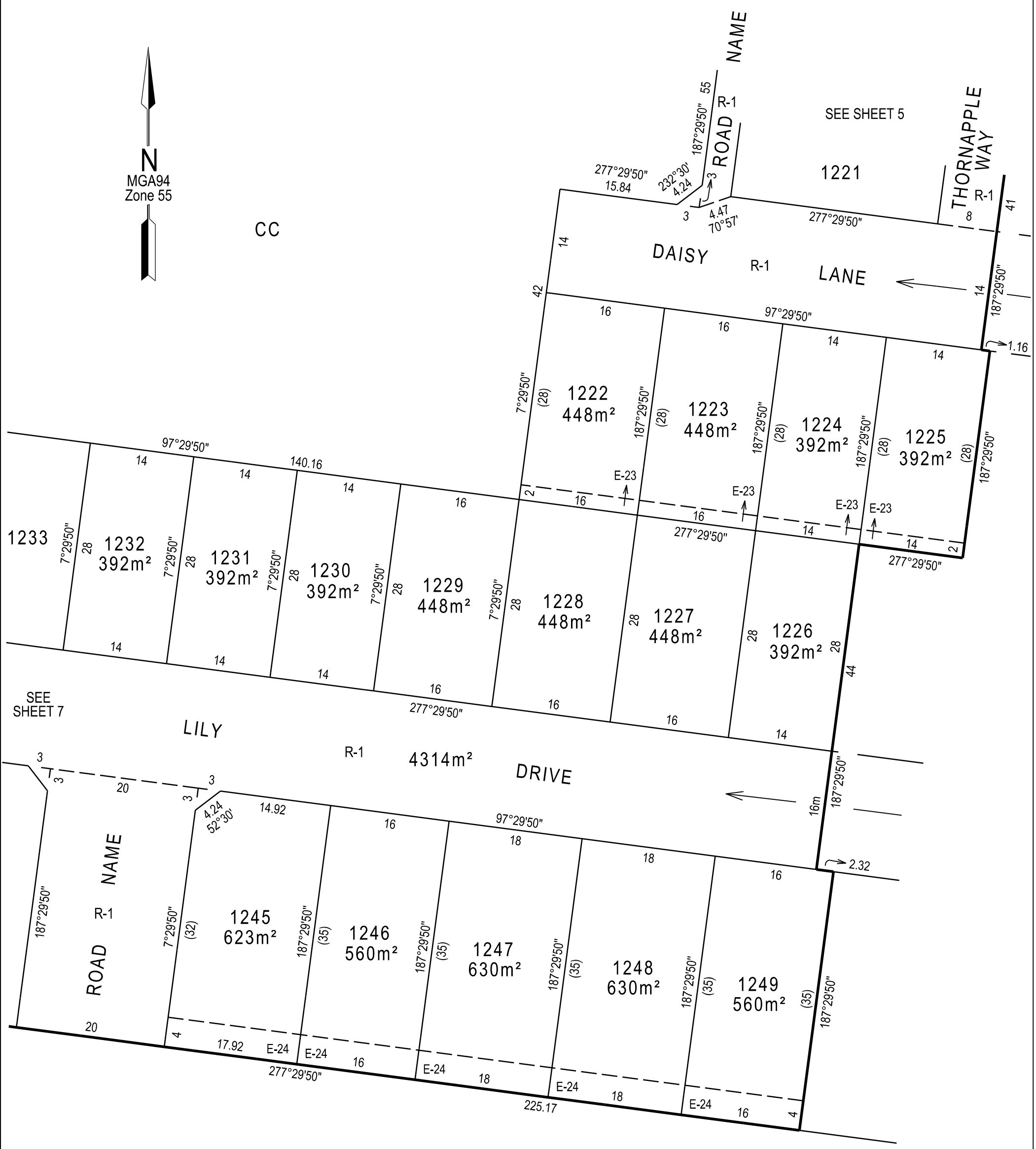
SCALE 1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 5
	MICHAEL NEYLAN DEGG REF 1088/Stg 12 VERSION: 1		

PS 906173S



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SCALE 1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 6
MICHAEL NEYLAN DEGG REF 1088/Stg 12 VERSION: 1			

PS 906173S

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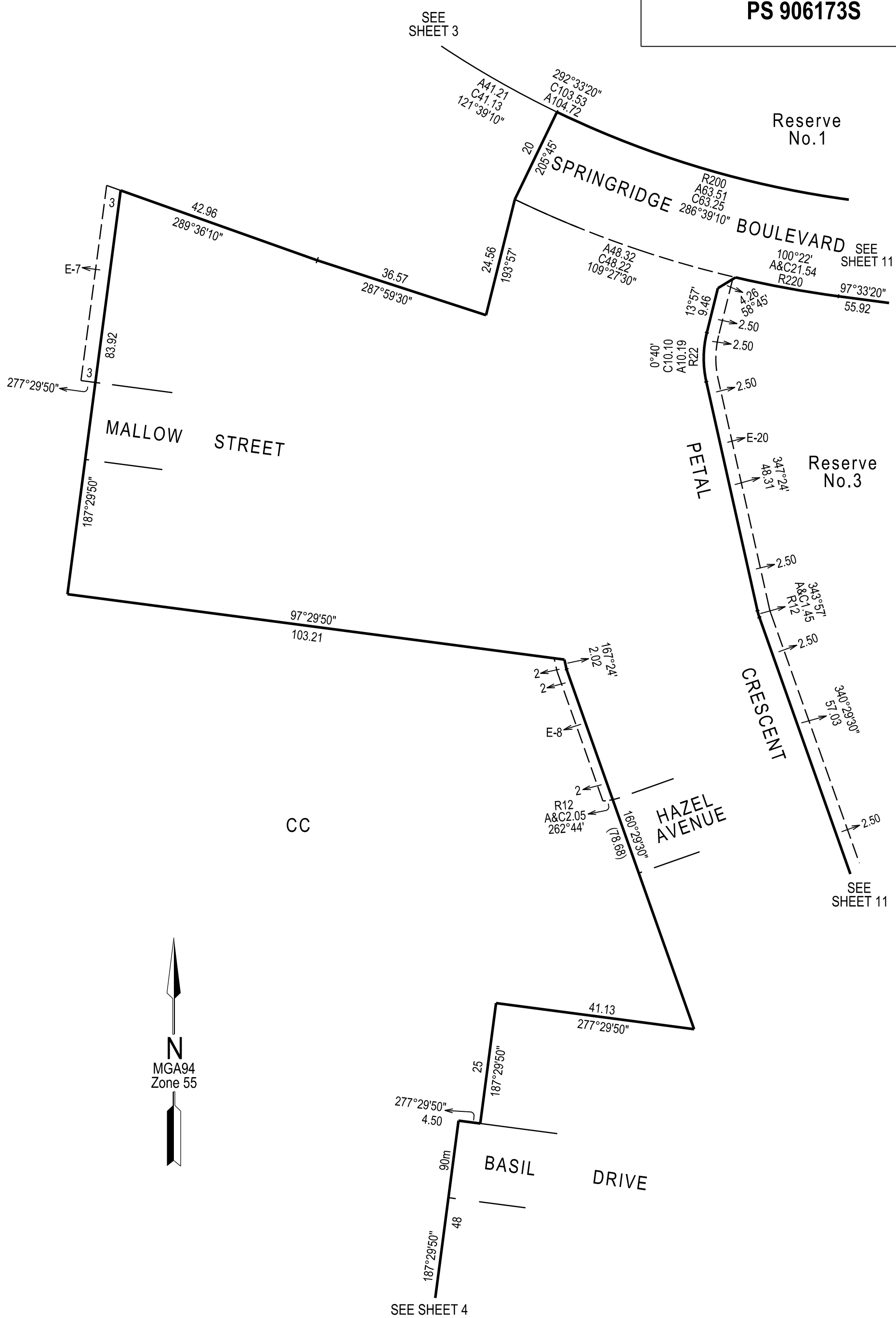
SCALE 1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 7
MICHAEL NEYLAN DEGG REF 1088/Stg 12 VERSION: 1			

PS 906173S



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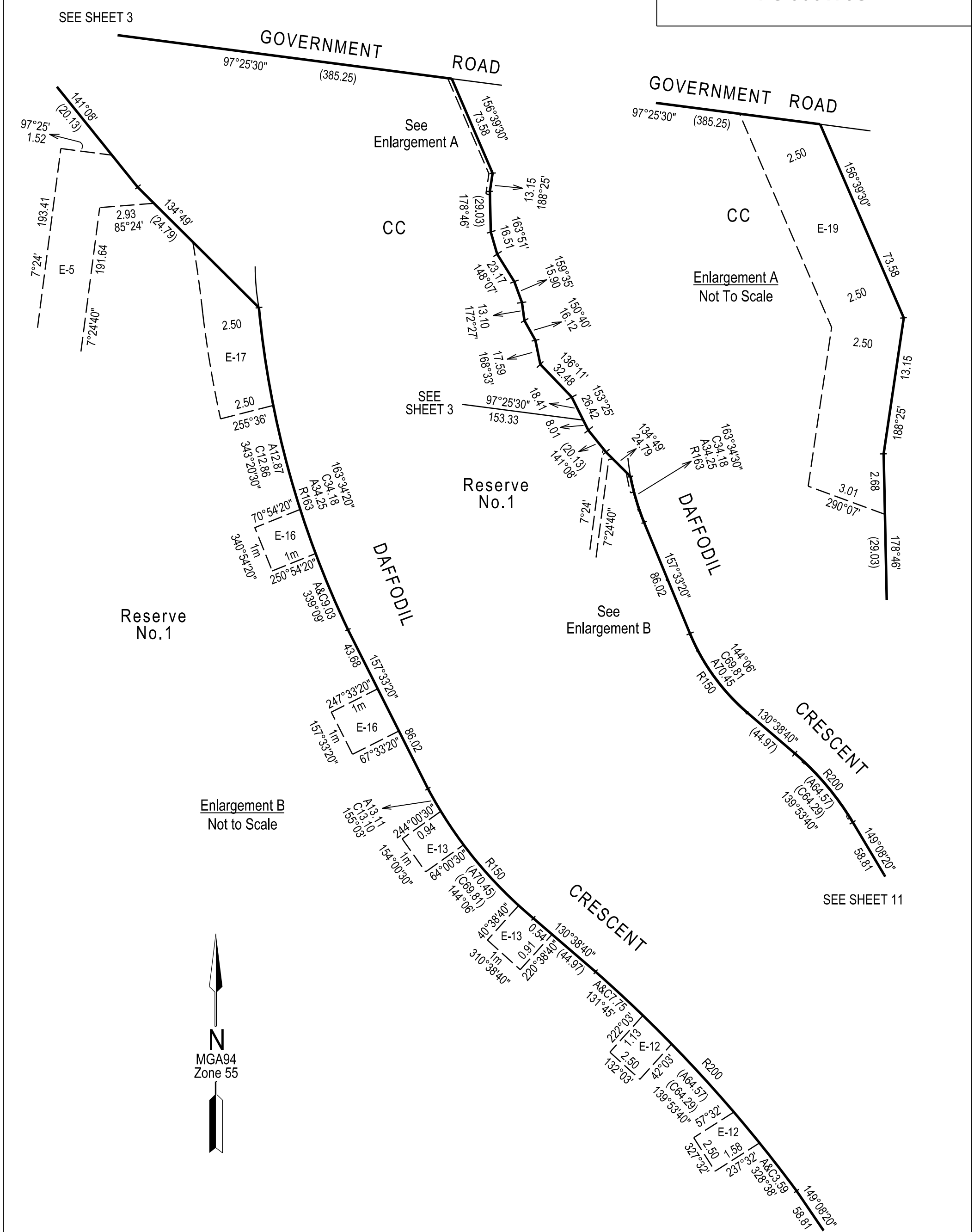
SCALE 1:750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 8
MICHAEL NEYLAN DEGG			
REF 1088/Stg 12	VERSION: 1		

PS 906173S



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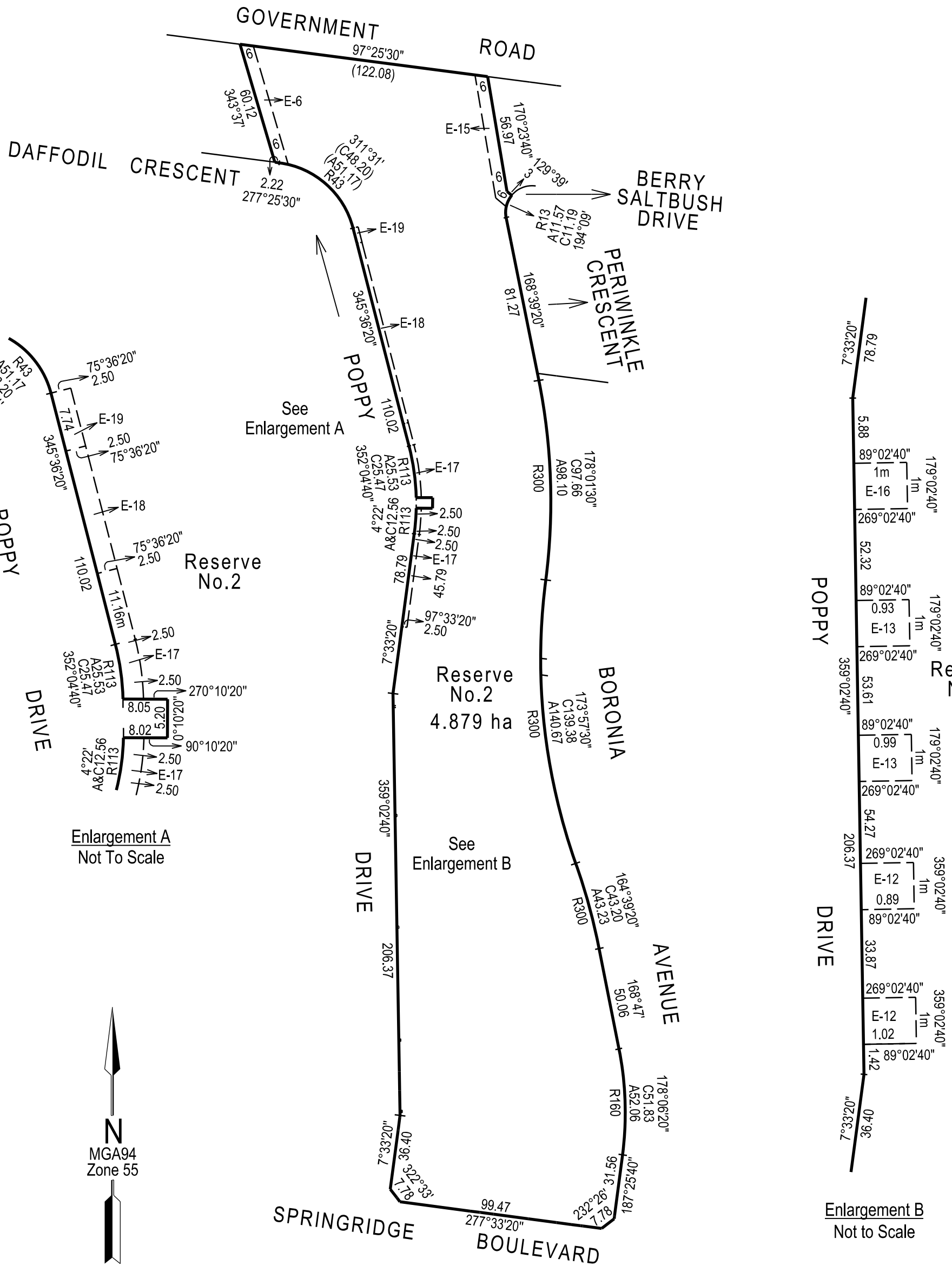
MICHAEL NEYLAN DEGG

REF 1088/Stg 12 VERSION: 1



SEE SHEET 11

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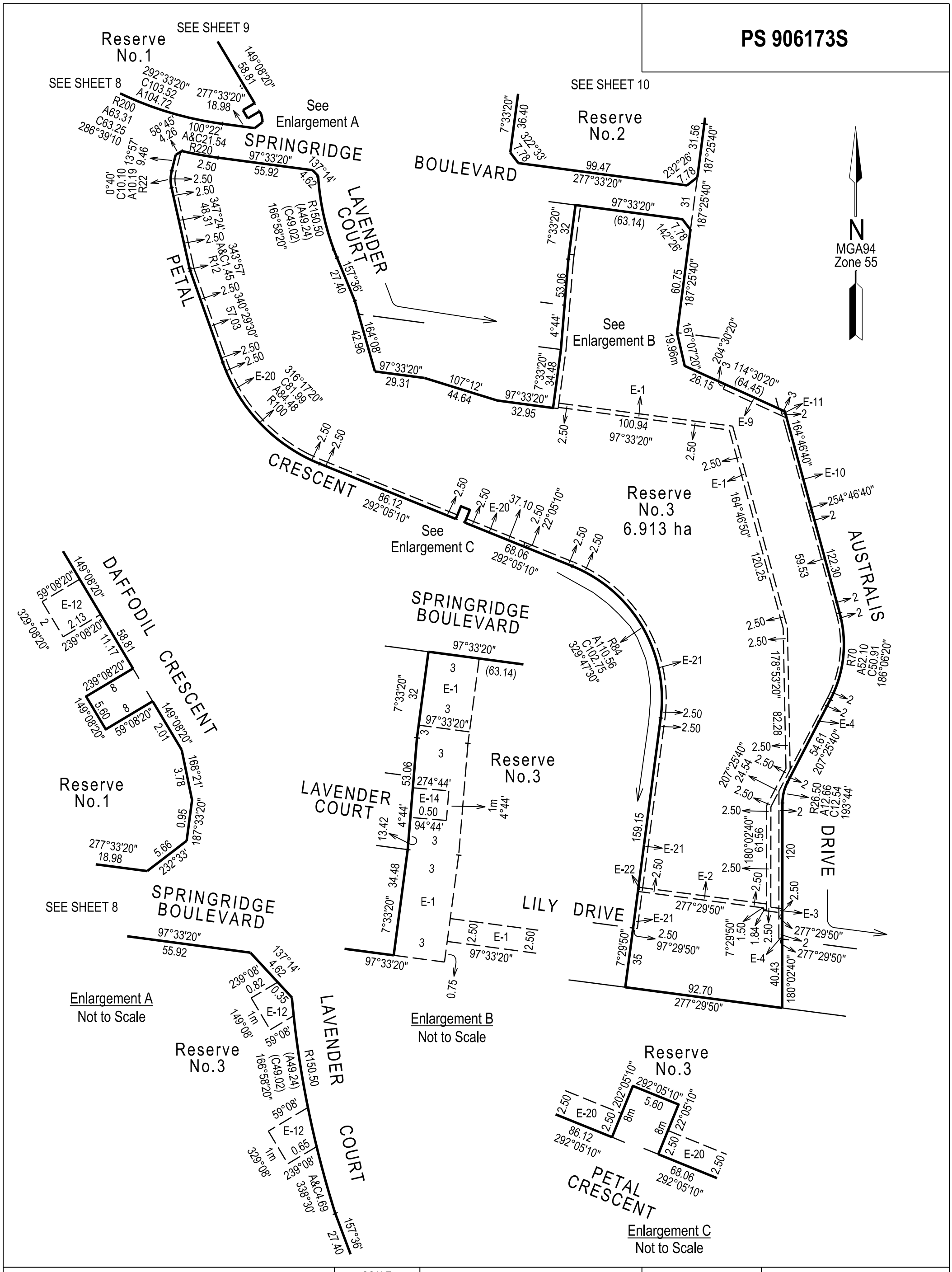
SCALE 1:2000	20 0 20 40 60 80 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 10
MICHAEL NEYLAN DEGG			
REF 1088/Stg 12	VERSION: 1		

PS 906173S



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SCALE 1:2000	20 0 20 40 60 80 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 11
MICHAEL NEYLAN DEGG			
REF 1088/Stg 12	VERSION: 1		

CREATION OF RESTRICTION A

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE CREATED.

LAND TO BENEFIT: Lots 1201 to 1249 (both inclusive).

LAND TO BURDEN: Lots 1201 to 1249 (both inclusive).

The registered proprietor or proprietors for the time being of a burdened lot to which this restriction applies shall not construct, extend or develop any lot or allow the construction, extension or development of any lot other than in accordance with MCP No. AAAAAA.

Restriction A shall cease to have any application after the day that is 15 years after the day upon which this plan is registered.

CREATION OF RESTRICTION B

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS TO BE CREATED.

LAND TO BENEFIT: Lots 1201 to 1249 (both inclusive).

LAND TO BURDEN: Lots 1201 to 1249 (both inclusive).

The registered proprietor or proprietors for the time being of any burdened lot shall not place, park or maintain any commerical vehicle with a carrying capacity of 2.5 tonne or greater or any caravan, boat or trailer on the burdened lot or any part of the burdened lot such that any vehicle, caravan, boat or trailer is visible from any street or any abutting or adjacent lot, or to repair any motor vehicle or boat on the burdened lot.

Restriction B shall cease to have any application after the day that is 15 years after the day upon which this plan is registered.

INCLUSIONS

EXTERNAL

SITE COSTS

- Fixed Price Site Costs including Rock Excavation

EXTERNAL ITEMS

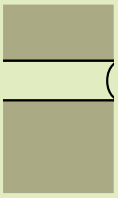
- Concrete Roof Tiles as per colour document 1
- Colorbond Fascia, Gutter and Downpipes 2
- Bricks as per colour document 3
- Natural colour Mortar with Rolled joints
- Brickwork above Windows to front Facade only
- Painted Infills above Garage Door and all Windows and Doors to sides and rear
- Plaster Ceiling to Porch and Outdoor Living (if applicable)
- Two part Termite Treatment
- Colour Through Concrete Driveway and Path to Porch 4
- Letterbox (with numbers)

GARAGE

- Colorbond Sectional Panelift Garage Door with Motor and 2No. Remote Controls 5
- Weatherproof Door to Rear of Garage (plan specific)
- Flush Panel Garage/House Access Door (plan specific)
- Concrete Floor

DOORS - EXTERNAL

- Feature 2040mm high x 820mm wide Front Entry Door with Clear Glazing
- Double Cylinder Deadbolt to Front Entry
- Entrance set to all external Hinged Doors and Garage/House Access Door (plan specific)



Natural colour mortar with rolled joints

2040mm high x 820mm wide front entry door and entrance set

KITCHEN

- 900mm Stainless Steel Upright Cooker and Canopy Rangehood
- Stainless Steel Dishwasher
- 20mm Caesarstone Benchtops with 20mm Square Edge
- Laminate Base Cabinets
- Laminate Overhead Cabinets with Bulkhead above
- Stainless Steel Double Bowl Sink
- Mixer Tap
- Tiled Splashback
- 4No. Melamine Shelves to Pantry

Cabinet handles

Stainless Steel Dishwasher

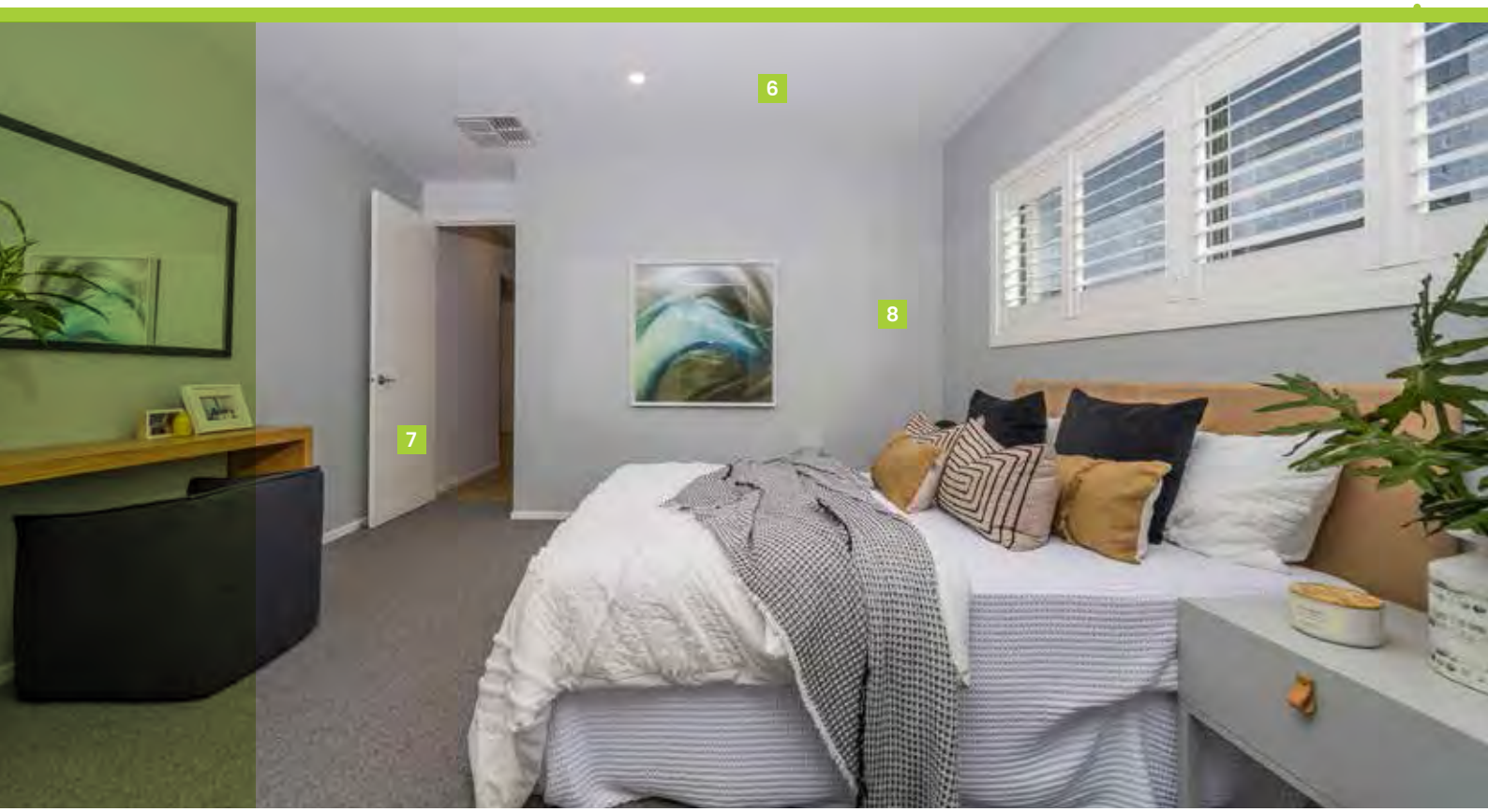
900mm Stainless Steel Upright Cooker

900mm Stainless Steel Canopy Rangehood

Mixer Tap

Stainless Steel Double Bowl Sink

20mm Caesarstone Benchtops with 20mm Square Edge



INTERNAL

INTERNAL ITEMS

- Engineered waffle Slab
- Pine Wall Frames and Roof Trusses
- 2590mm Ceiling height to Single Storey 6
- 2590mm Ceiling height to Ground Floor and 2440mm to First Floor of a Double Storey
- Plasterboard Walls, Ceilings and Cornice
- 67mm Single Bevel Architrave and Skirting
- 75mm Scotia Cornice
- 1No. Melamine shelf with 1No. Hanging Rail to Bedroom Robes

DOORS - INTERNAL

- 2040mm high Flush Panel Doors throughout 7
- Lever Door Handles

WINDOWS

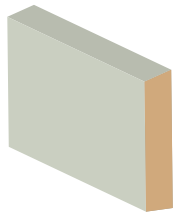
- Obscure Glazing to Ensuite, Bathroom and WC
- Aluminium Sliding Windows (unless otherwise nominated)
- Window Locks to all openable Windows (keyed alike)
- Venetians to Front Windows, Roller Blinds to remaining Clear Glazed Windows (excluding stairwell) and Sliding Doors

PAINTING

- 3No. Coat Paint system throughout 8
- Gloss Enamel Paint to Architrave and Skirting

FLYSCREEN / SECURITY DOORS

- Flyscreens to all openable Windows
- Barrier Doors to all Sliding Doors



67mm single bevel architrave and skirting

Internal lever door handles

75mm scotia cornice

BATHROOM

BATHROOM

- Vanity Basin
- Acrylic Bath
- 20mm Caesarstone Benchtops with 20mm Square Edge
- Laminate Base Cabinets
- Semi-Framed Shower Screen
- Tiled Shower base
- Polished edge Mirror to full width of Vanity
- Mixer Tap
- Single Towel Rail
- Privacy Lock

WC / POWDER ROOM

- Toilet Suite
- Toilet Roll Holder
- Privacy Lock

ENSUITE

- Vanity Basin
- 20mm Caesarstone Benchtops with 20mm Square Edge
- Laminate Base Cabinets
- Semi-Framed Shower Screen
- Tiled Shower base
- Polished edge Mirror to full width of Vanity
- Mixer Tap
- Single Towel Rail
- Toilet Suite
- Toilet Roll Holder
- Privacy Lock

LAUNDRY

- Laundry Trough and Cabinet
- Mixer Tap
- Tiles to Splashback

Shower straight arm

Bath outlet

Laundry mixer tap

Shower mixer tap

Acrylic Bath

Laundry trough and cabinet

Single towel rail

Basin mixer tap

Toilet roll holder

Semi-framed shower screen

Vanity basin

Toilet Suite

INTERNAL

HEATING / COOLING

- Gas Ducted Heating 9
- 1No. Split System Air Conditioner to main Living area on a Single Storey
- 1No. Split System Air Conditioner to main Living area and 1No. to Master Bedroom on a Double Storey (2No. Total)

ELECTRICAL

- Double Power Points throughout 10
- LED Downlights throughout 11
- Single weatherproof LED Flood Light with Sensor outside Laundry
- Hardwired Smoke Detectors with battery backup
- 2No. TV /Points 12
- 1No. TV Antenna (estate specific)
- 2No. Phone Points

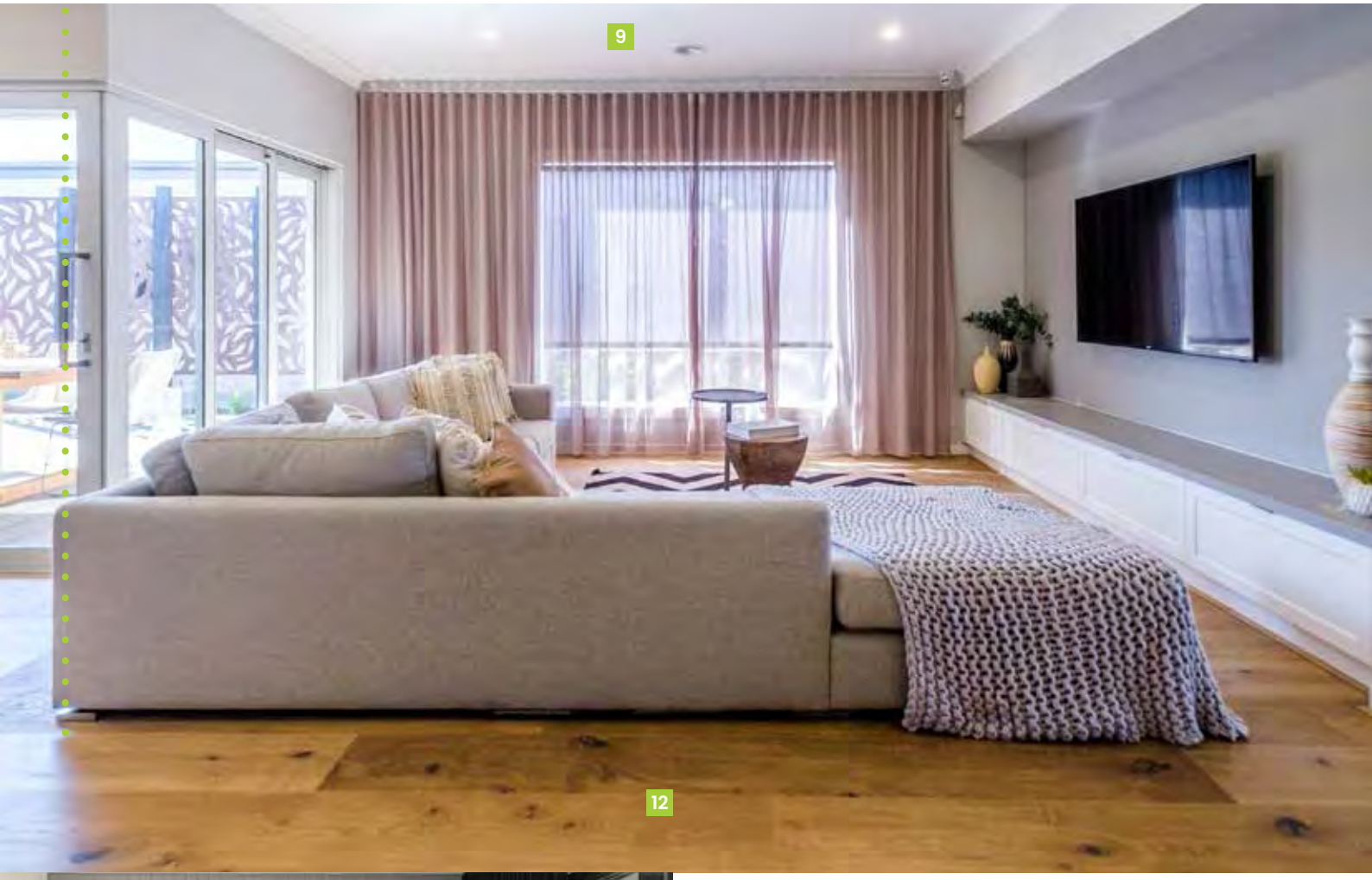
ENERGY EFFICIENCY

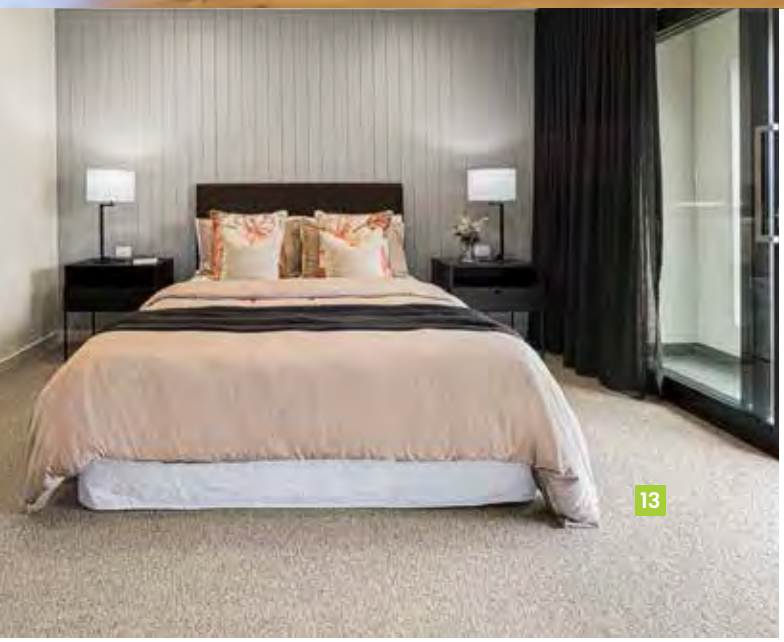
- 6 Star Energy Rating
- Solar Hot Water Service with Gas Booster
- Insulation to Walls and Ceilings
- Self-sealing Exhaust Fans Positioned above all Showers
- External venting to all exhaust fans and rangehoods

LANDSCAPING

- Combination of Turf, Plants, Mulch and Toppings to Front and Rear Yards
- Irrigation Connected to Two Garden Taps with Timers
- Compacted Paths around Perimeter of House
- Timber Fencing, including Wing Fence and Gate, to all Boundaries
- Nature Strips Levelled and Seeded
- Clothesline

SURFACES AND FINISHES





FLOOR COVERINGS

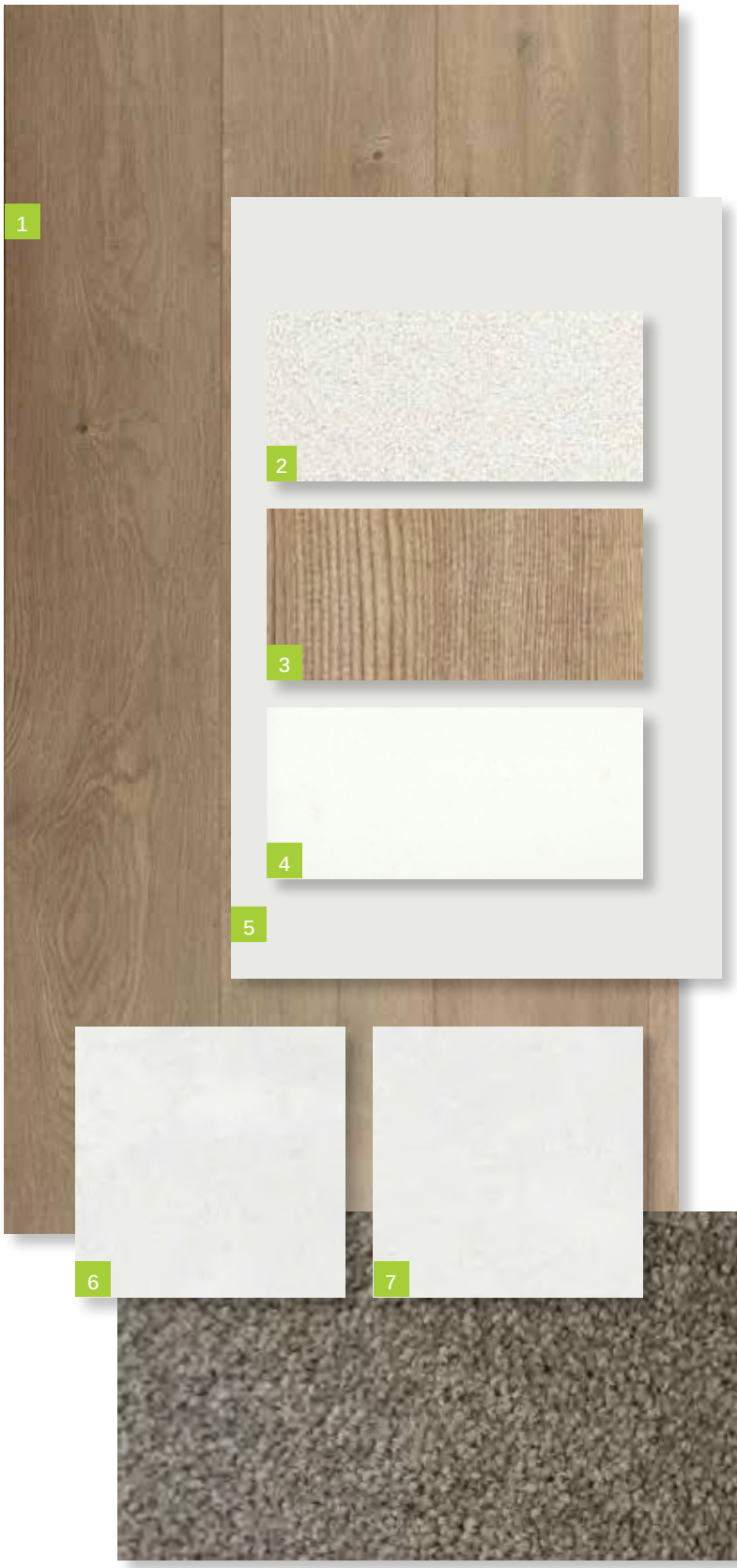
- Tiles to Wet Areas, Timber laminate to Entry and Living areas connected to the Kitchen (as per standard house plan) 12
- Carpet to remainder of House (as per standard house plan) 13

GENERAL

- Fixed Price Contract
- All Permits as Required by Building Regulations
- Survey and Drafting Plans
- Design Guidelines Fixed
- Engineer Designed Slab/Foundations
- All Service Connections (excluding consumer account opening and fibre optic connection if applicable)
- Independent Quality Inspections
- Full House Clean on Completion
- 3 Month Maintenance period
- Home Owners Warranty
- 10 Year Structural Warranty

INTERNAL COLOURS

INTERNAL COLOUR SELECTION ALPINE



1. **Timber Laminate Floor**
   SURFACES BY HYNES
   Colour: Brooklyn – Ridgewood
2. **Benchtop**
   CAESARSTONE
   20mm Square Edge
   Colour: 3141 Osprey
3. **Overheads Cabinet**
   Cabinet - Base (includes kicker)
   FORMICA
   Velvet Finish
   Square Edge ABS Edging
   Colour: Mocha Firewood
4. **Splashback**
   BEAUMONT TILES
   Colour: United White Gloss (182174)
   Size: 100x300mm
   ARDEX
   Grout: White
   Laid horizontal and stacked
5. **Walls**
   WATTYL
   Colour: Feather Dawn 19.40
   Finish: Low Sheen
   Doors / Woodwork
   Finish: Gloss
6. **Floor Tiles:**
   Laundry, Ensuite, Bathroom and WC (inc. shower bases)
   BEAUMONT TILES
   Colour: Belga White (1204371)
   Size:450x450mm
   ARDEX
   Grout: Misty Grey
7. **Ensuite and Bathroom Wall Tiles**
   BEAUMONT TILES
   Colour: Belga White (1204371)
   Size:450x450mm
   ARDEX
   Grout: Misty Grey
8. **Carpet**
   ROYAL PARADE
   Colour: March
   Underlay – 7mm

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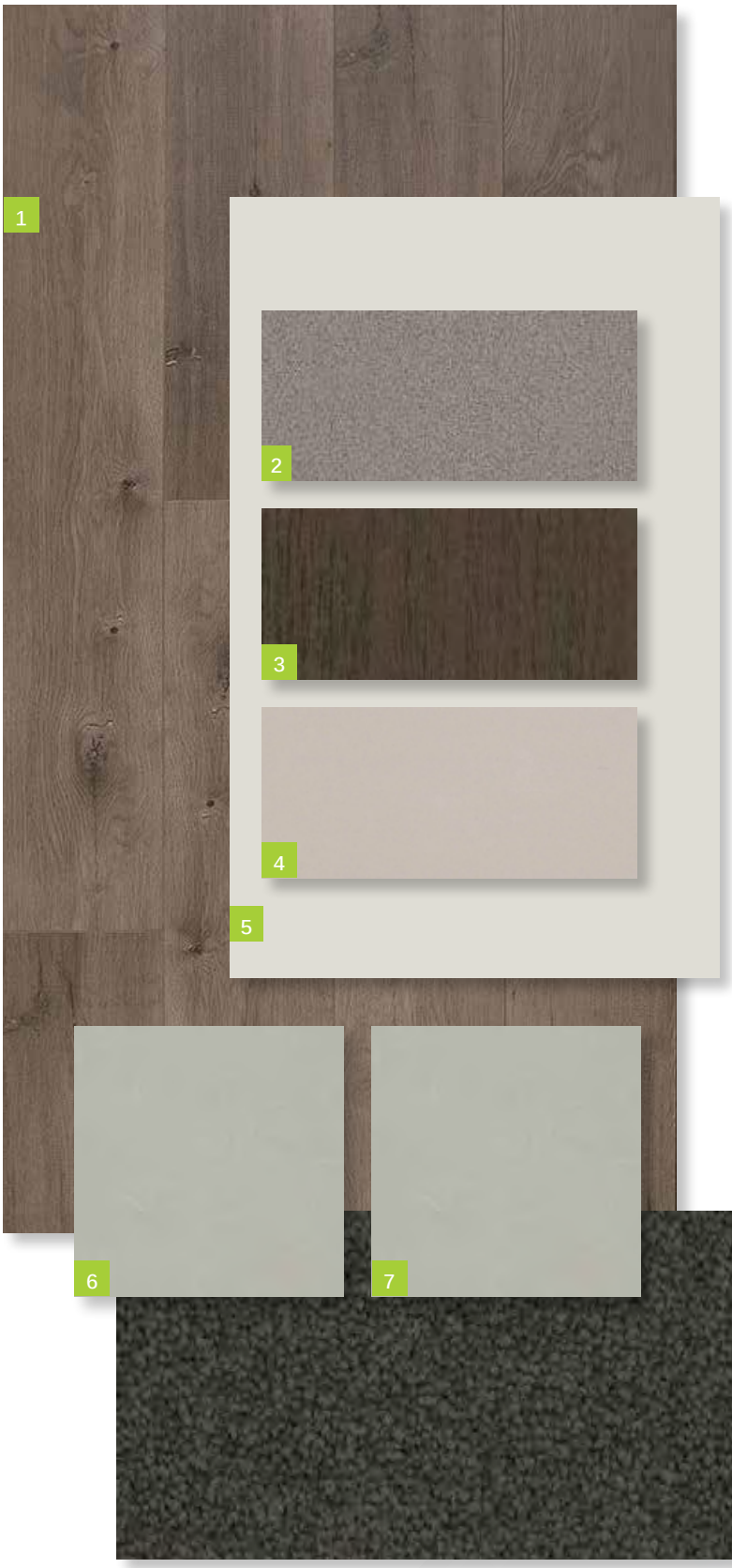
INTERNAL COLOUR SELECTION BASALT



1. **Timber Laminate Floor**
   SURFACES BY HYNES
   Colour: Brooklyn – Ridgewood
2. **Benchtop**
   CAESARSTONE
   20mm Square Edge
   Colour: 2040 Urban
3. **Overheads Cabinet**
   Cabinet - Base (includes kicker)
   FORMICA
   Velour Finish
   Square Edge ABS Edging
   Colour: Bodega Oak 1009
4. **Splashback**
   BEAUMONT TILES
   Colour: United Pumice Gloss (1006457)
   Size: 100x300mm
   ARDEX
   Grout: Misty Grey
   Laid horizontal and stacked
5. **Walls**
   WATTYL
   Colour: Floral White ½ strength
   Finish: Low Sheen
   Doors / Woodwork
   Finish: Gloss
6. **Floor Tiles:**
   Laundry, Ensuite, Bathroom and WC (inc. shower bases)
   BEAUMONT TILES
   Colour: Infinite Dark Grey (1223068)
   Size:450x450mm
   ARDEX
   Grout: Charred Ash
7. **Ensuite and Bathroom Wall Tiles**
   BEAUMONT TILES
   Colour: Infinite Dark Grey (1223068)
   Size:450x450mm
   ARDEX
   Grout: Charred Ash
8. **Carpet**
   ROYAL PARADE
   Colour: Urban Grey
   Underlay – 7mm

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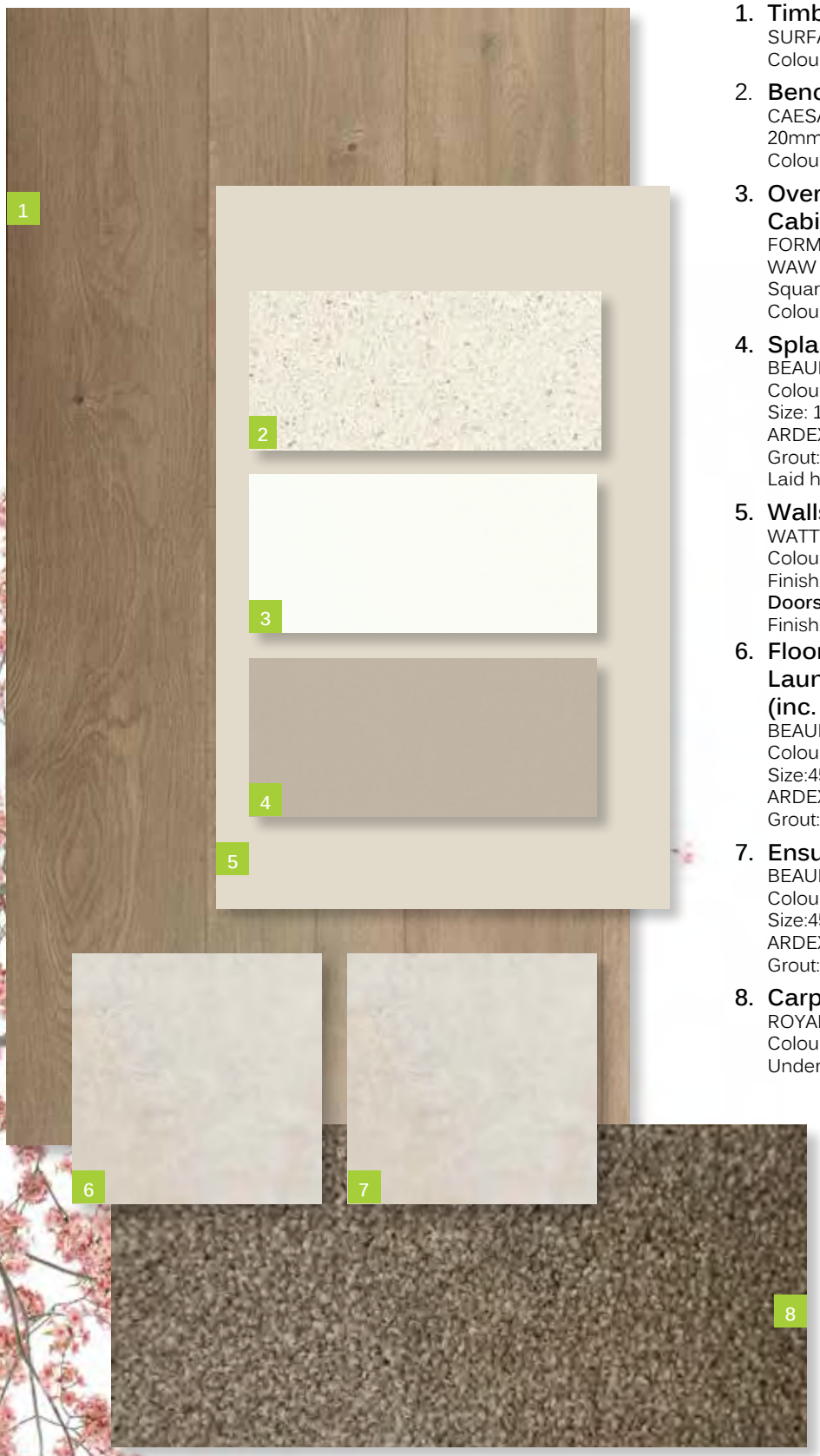
INTERNAL COLOUR SELECTION IVORY



1. **Timber Laminate Floor**
   SURFACES BY HYNES
   Colour: Brooklyn – Ridgewood
2. **Benchtop**
   CAESARSTONE
   20mm Square Edge
   Colour: 6141 Ocean Foam
3. **Overheads Cabinet**
   Cabinet - Base (includes kicker)
   FORMICA
   WAW Velour Finish
   Square Edge ABS Edging
   Colour: Warm White
4. **Splashback**
   BEAUMONT TILES
   Colour: United Ash Latte Gloss (182055)
   Size: 100x300mm
   ARDEX
   Grout: Travertine
   Laid horizontal and stacked
5. **Walls**
   WATTYL
   Colour: Grand Piano 1/4 A204
   Finish: Low Sheen
   Doors / Woodwork
   Finish: Gloss
6. **Floor Tiles:**
   Laundry, Ensuite, Bathroom and WC (inc. shower bases)
   BEAUMONT TILES
   Colour: Belga Ivory (79934)
   Size:450x450mm
   ARDEX
   Grout: Misty Grey
7. **Ensuite and Bathroom Wall Tiles**
   BEAUMONT TILES
   Colour: Belga Ivory (79934))
   Size:450x450mm
   ARDEX
   Grout: Misty Grey
8. **Carpet**
   ROYAL PARADE
   Colour: Hazelnut
   Underlay – 7mm

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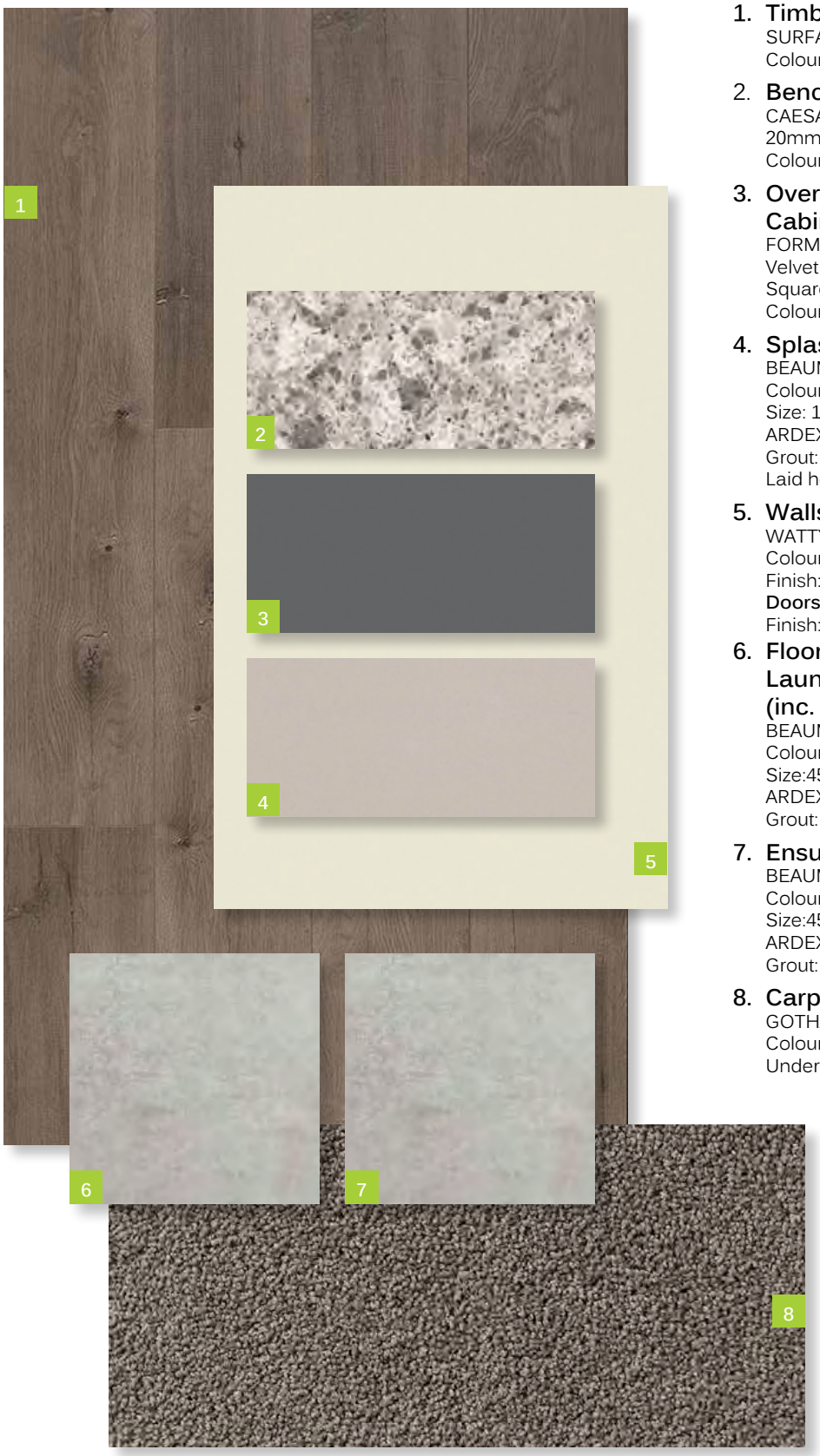
INTERNAL COLOUR SELECTION STORM



1. **Timber Laminate Floor**
   SURFACES BY HYNES
   Colour: Brooklyn - Newtown
2. **Benchtop**
   CAESARSTONE
   20mm Square Edge
   Colour: 6270 Atlantic Salt
3. **Overheads Cabinet**
   Cabinet - Base (includes kicker)
   FORMICA
   Velvet Finish
   Square Edge ABS Edging
   Colour: Storm S2
4. **Splashback**
   BEAUMONT TILES
   Colour: United Pumice Gloss (1006457)
   Size: 100x300mm
   ARDEX
   Grout: Misty Grey
   Laid horizontal and stacked
5. **Walls**
   WATTYL
   Colour: White Smoke T15 3.6
   Finish: Low Sheen
   Doors / Woodwork
   Finish: Gloss
6. **Floor Tiles:**
   Laundry, Ensuite, Bathroom and WC (inc. shower bases)
   BEAUMONT TILES
   Colour: Belga Grey (79931)
   Size:450x450mm
   ARDEX
   Grout: Magellan Grey
7. **Ensuite and Bathroom Wall Tiles**
   BEAUMONT TILES
   Colour: Belg
   Size:450x45
   ARDEX
   Grout: Mage
8. **Carpet**
   GOTHAM
   Colour: Bird
   Underlay –

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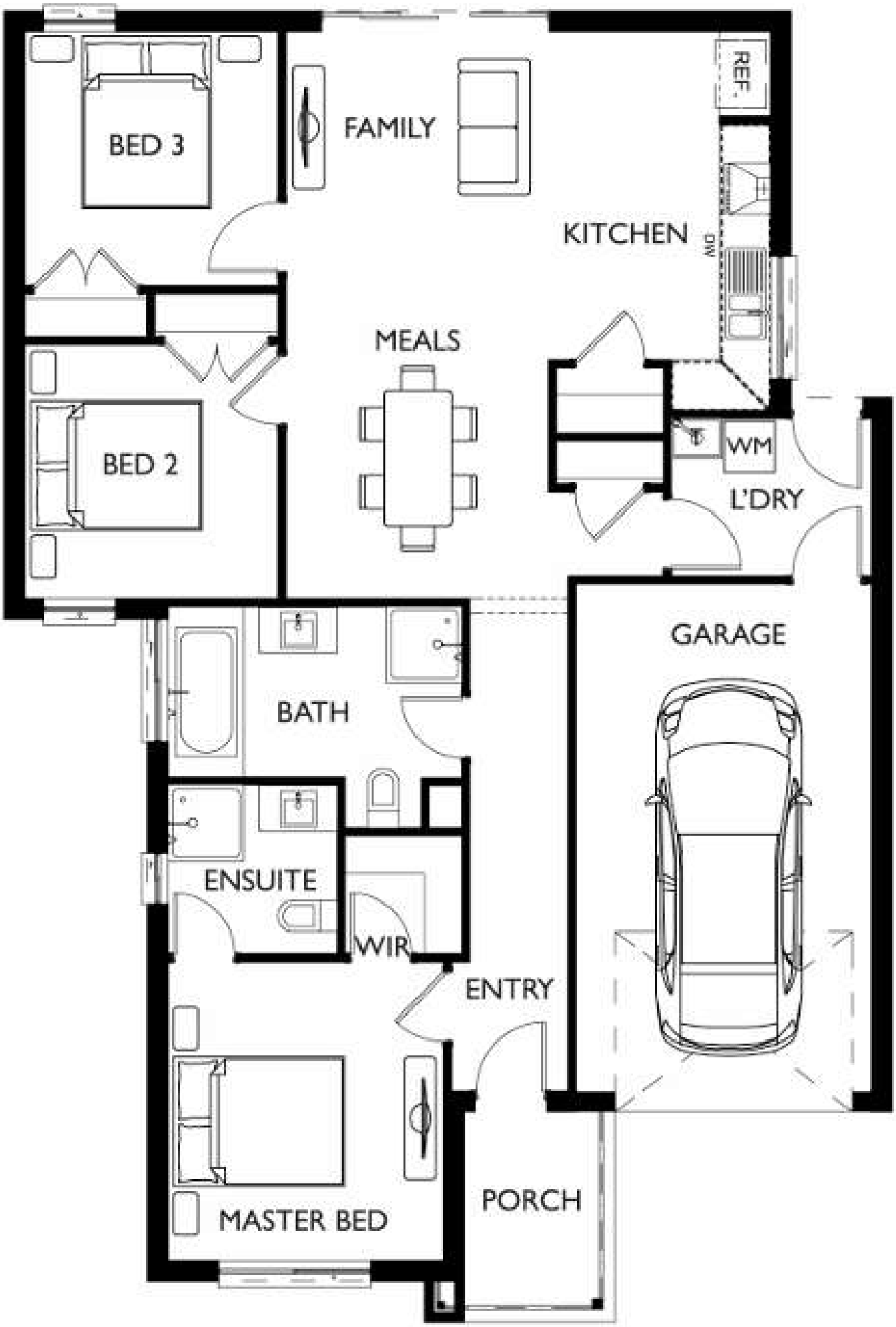
BED 3
FAMILY
REF.
KITCHEN
DW
MEALS
BED 2
WM
L'DRY
GARAGE
BATH
ENSUITE
WIR
ENTRY
MASTER BED
PORCH