



# 14 Roland Hill

## GLEN EDEN

*Boutique Family Design. Vista Views.*

# Floor Plans



# Lot 1

**Floor Area** - 153.8 sqm

**Land Area** - 143 sqm

2 Living

4 bedroom

3.5 bathroom

Singe Garage

**\$1,250,000**



Floor plans and outdoor areas are indicative and not to scale and are subject to change.

# Lots 2-6

**Floor Area** - 125.13 sqm  
**Land Area** - 107 sqm

2 Living  
3 bedroom  
2.5 bathroom  
Single Garage

**\$1,099,000**



# Lot 7

**Floor Area** - 125.13 sqm  
**Land Area** - 149 sqm

2 Living  
3 bedroom  
2.5 bathroom  
Single Garage

**\$1,150,000**



Floor plans and outdoor areas are indicative and not to scale and are subject to change.

# Specifications



# Exterior

## Driveway

Permiabile paving - as per RC plans

## Footpaths & Patios

Pavers as per landscape plan

## Fencing - Boundary

Type - Solid -  
between boundaries

1.8 timber standard timber pailing fences -  
as per RC plan

Type - Solid -  
driveway between #16

Permiabile hit & miss timber battons on rails.  
50x50 timber balustrades

Type - Permiabile

Hit & miss timber battens on rails. 50x50 timber  
balustrades.

## Fencing -Intertenancy

Type - Front

1.2m between properties

Type - Rear

To match the boundary fencing. 1.8m solid  
timber fencing

## Fence - Painting

Type - Solid timber 1.8m

Black

Type - Solid timber 1.2m

Black

Type - Permiabile

Lot 1 & eastern boundary

## Clothesline

Sunbreeze single 940 - 2400w x 940d(mm)

## Letterbox

Letterbox Warehouse - Kingswood  
with/without post per landscaping plan  
*Colour - refer exterior finishes schedule*

## Soft Landscaping

As per landscaping plan

## Vege Garden

As per landscaping plan

## Garden Shed

1.8x1.0(m). Colour - Standard

## Decks - Timber

Pine over compliant timber framing 140x45  
joists

## Concrete Steps

Lot 1 solid concrete entry teps formed into  
block retaining

## Landscaping Block Walls

Lot 1 solid concrete block wall

# Exterior Building

## Floor Slab

Type	Ribrafft X-POD or Rib-rafft depending on engineering design
Finish	Painted Slab edge
Colour	Grey

## Blockwork

Type	Concrete block on slab step down - if required
Finish	Joint to be pointed, where exposed

## Building Wrap

Masons watertate - fire resistant paper

## Building Tapes

Masons super stick

## Battens

Timber battens as per cladding specification

## Flashings

PVC dyna flashing - cladding finishes as per spec. To be installed as per manufacture specs - includes interstory flashing, corner soakers et

## Linea

Linea/Pine timber weatherboard - vertical and horizontal with a small amount of cedar

## Vertical Shiplap

Type	Oblique
Colour	Refer to exterior finishes schedule - Colour consultant

## Entry Door

Type	Strata TGV Panel
Colour	Black

## Entry Door Hardware

Type	Yale 3109+ Digital door lock
Colour	Black



# Exterior Building

## Aluminium Joinery

Type	Vistalite Pacific Residential or the similar of Fairview products
Reveals	H3.1 reveals 19mm thick for architraves
Entry Door	Peep hole required
Height	2.2m where ceiling is 2.4m 2.4m where ceiling is 2.7
Colour	Black
Stays	Provide window restrictors to windows, where necessary
Hardware	Double tongue latches

## Roofing

Supply	Endura Roofing
Type	Styline approved 0.55mm
Colour	Refer to exterior finishes schedule - colour consultant

## Fascia & Gutter

Type	Coloursteel fascia & gutter
Colour	Refer to exterior finishes schedule - colour consultant

## Downpipes

Type	80mm dia PVC pipes
Colour	White

## Garage Door

Type	Colour Steel sectional door belt with two remotes. No insulation
Auto Opener	Yes
Colour	Refer to exterior finishes schedule - colour consultant

## Eaves

Type	4.5mm Hardies Soffit - unless specified by fire report
Colour	TBC

# Exterior Building

## Eaves

Type

4.5mm Hardies Soffit - unless specified by fire report

Colour

TBC

## Decking

Type

TBC - Pine timber decking

## Balustrade

Type

Glass - master bedroom juliet balcony

Colour

Opaque

Type

Intermediate step down between units -  
timber, aluminium permeable fencing

Colour

Powder coated black

## External Painting

Type

Vertical weatherboards

Colour

Refer to exterior finishes schedule

Type

Horizontal weatherboards

Colour

Refer to exterior finishes schedule

# Interior Building

## Stud Heights

Ground Floor

As per BC plans

First Floor

As per BC plans

## Insulation

Walls

Pink Batts R2.5

Ceiling

Pink Batts R3.6

Garage Under Living

Insulate the external garage walls and garage door to build external thermal envelope

Separate Garage attached to main house

Insulate the internal wall to build internal thermal envelope. No requirement for insulated garage door.

Acoustic

Acoustic insulation to walls of bathroom, toilets & laundry

## Pipes

Pipes run through non-habitable area

PVC pipes

Pipes for habitable area

PVC pipes

## Plasterboard Lining

Walls

GIB 10mm

Ceiling

GIB 13mm

Wet

GIB Aqualine

## Bathroom Wall Linings

Type

Acrylic paint to all walls & ceilings

Finish

Aqualine GIB with paint finish

Colour

Refer to exterior finishes schedule

## Shower

Type

Acrylic

Finish

Acrylic

Trim

Acrylic

Height

2m

# Interior Building

## Bath Lining

Type

GIB Aqualine 10mm

Finish

Paint

## Bath Splashback

Type

Subway tile

Finish

White Gloss

Grout

Grey

Trim

Black

Height

600mm

## Vanity Splashback

Type

Subway tile

Finish

White Gloss

Height

150mm

## Ensuite Shower Lining

Type

Acrylic shower - Showerwell

Finish

Acrylic Liner

Height

Showerwell system standard height 2m, tiles to be extended to 2.2m

## Ensuite Wall Lining

Type

Acrylic paint to all walls & ceilings

Finish

Aqualine GIB with paint finish

## Interior Doors

Type

Hollow core paint quality (hinged & cavity slider)

Colour

Refer internal finishes palette

Height

Generally 810mm x 1980mm

# Interior Building

## Skirting

Type

60mm x 10mm pine

Colour

Refer internal finishes palette

Bathroom/Ensuite skirting

Tiles

## Architraves

Type

40mm x 10mm pine

Colour

White

## Stopping

Square stopping

## Door Hardware

Passage

Lever handle for hinged door & finger pull for slider

Privacy

Lever handle for hinged door & finger pull for slider

Dummy

Fixed lever handle

Colour

TBC

## Door Stops

Supplier

Handle Solutions

Type

Wall/Floor/Top mounted door stop flat - NH85BN

Type

Round mounted - NH280SC

## Wardrobe Organiser

Supplier

Showerwell

Type

Framed panel

Height

2m

Colour

White

# Interior Building

## Linen Organiser

Supplier

Type

Height

Showerwell

Wire mesh

White

## General Storage

Supplier

Type

Colour

TBA

Refer to subcontractors quote

White

## Handrail

Supplier

Type

Colour

Continental Stairs

Round pine on stainless brackets

White

## Balustrade

Supplier

Type

Continental Stairs

As per Engineer design - solid timber frame +  
10mm GIB lining with pine capping 130x31

## Paint System

Type

Colour

Level 4 Finish Dulux

Refer to finish colour schedule -  
Colour consultant

# Floor Finishes

## Tile Flooring

Supplier

Type

Colour

Tile House

Kitchen area, front entry, ensuite, wc, laundry & bathrooms

Refer interior finishes palette

## Carpet

Type

Colour

Himalaya

Refer interior finishes palette

## Bathroom

Type

Colour

Finish

Grout

Layout

Tile floor and tile skirt

Refer interior finishes palette

Refer interior finishes palette

Grey

Square

## Ensuite

Type

Colour

Finish

Grout

Layout

Tile floor and tile skirt

Refer interior finishes palette

TBC

Grey

Square

## Laundry

Type

Colour

Finish

Tile floor and tile skirt

Refer interior finishes palette

Square

# Kitchen

## Appliances

Supplier

Oven

Cooktop

Dishwasher

Waste Disposal

Rangehood

Fisher Paykel

60cm 5-function - OB60SC5CEX2

60cm 4 element electric ceramic - CE604CBX2

15 place setting stainless - DW60FC2X1

3/4 hp with Air Switch - GD75IA1

60cm Commercial powerpack - HP60IDCHX3

## Benchtop

Supplier

Type

Colour

Silestone

Engineered Stone

Refer internal finishes palette

## Cabinets

Supplier

Type

Colour

Bestwood or approved alternative

Bestwood or approved alternative

Refer internal finishes palette

## Sink

Supplier

Type

Apollo

Under-mounted 1 & 1/4 sink

## Splashback

Type

Colour

Location

Tiles - Subway

Refer internal finishes palette

Refer to individual kitchen plan

## Fridge Space

Size

950mm



# Electrical

## Pendant Light (if applicable)

Type

LED

Colour

Brush Chrome

## Joal Lighting

Supplier

Main con electrician

Type

Security Lights

## Data - CAT 6 Cabling

Supplier

Main con electrician

Type

CAT 6 to be used

## Power Mains from Pillar to Meter Box

Standard mains cable

## Ceiling Light Fittings

Type

Recessed Downlight - Chrome finish or white

Amount

- Three per bedroom, dining, family, garage
- One per bathroom, ensuite, entry, laundry
- Four per lounge
- Three or four per kitchen

## External Sensor

Motion detector

## External Bulkhead

Front and back of house - up down lights fixed to dwelling

## Dimmers

Type

Required

Location

Living and dining

## Aerial

Type

SKY TV & Freeview aerial to lounge only

Location

Wired to comms cupboard

## Smoke Alarms

Battery powered - Type 1

## Mechanical Ventilation

Simx Hyper 150, no need fan timer

# Plumbing Bathroom/Laundry/Kitchen

## Water mains

Type Mains supply

## Hot Water Cylinder

Type 180l mains pressure cylinder

## External Taps

Type Brass

Amount Two taps per lot - front & rear

## Floor wastes

Type PVC

Amount Install in ensuite and bathroom

## Shower Tray

Supplier Showerwell

Type Showerwell - acrylic

Size as per BC plan

Layout as per BC plan

## Shower Screen

Supplier Showerwell

Type Framed glass 45 degree corner shower

Shower Mixer Chrome

Shower Slide Chrome

Bath Mixer Chrome

Bath Spout Chrome

## Vanity Bathroom

Supplier Mico Plumbing

Type Wall Hung

Colour White

Size 700-900

# Plumbing Bathroom/Laundry/Kitchen

## Vanity Ensuite

Supplier	Mico Plumbing
Type	Wall Hung
Colour	White
Size	700-900

## Vanity W/C

Supplier	Mico Plumbing
Type	Ceramic Freestanding
Colour	White

## Vanity Tapware

Supplier	Mico Plumbing
Type	Chrome
Colour	Satin Chrome

## Toilet Roll Holders

Supplier	Mico Plumbing
Type	
Colour	Satin Chrome

## Toilet Suite

Supplier	Mico Plumbing
Colour	White

## Towel Ring

Supplier	Mico Plumbing
Colour	Chrome

## Kitchen Sink Mixer

Supplier	Chrome
Type	Chrome
Colour	Chrome
	Chrome

# Plumbing Bathroom/Laundry/Kitchen

## Kitchen Sink Mixer

Supplier

Chrome

Type

Chrome

Colour

Chrome

## Fridge

Type

Water feed required

## Laundry Tub

Type

Glass

Colour

Chrome

Satin Chrome

## Mirror

Glass

## Dryer Vent

Provision for a junction for the dryer outlet of the ceiling with 1m excess duct