

NOTICE OF AN APPLICATION FOR A PLANNING PERMIT



THE APPLICATION REFERENCE NUMBER IS:
P2026/1635

THE APPLICANT FOR THE PERMIT IS:

THE LAND AFFECTED BY THE APPLICATION IS LOCATED AT:
**5 THE GLEN RYE VICTORIA 3941
LOT 132 LP 21135 VOL 12315 FOL 536**

THE APPLICATION IS FOR A PERMIT TO:
DEVELOP A DWELLING AND REMOVE VEGETATION

THE RESPONSIBLE AUTHORITY WILL NOT DECIDE ON THE APPLICATION BEFORE:

13 JULY 2026

A PERMIT IS REQUIRED UNDER THE FOLLOWING CLAUSES OF THE PLANNING SCHEME:

PLANNING SCHEME CLAUSE:	MATTER FOR WHICH A PERMIT IS REQUIRED
CLAUSE 43.02-2 (DDO2)	CONSTRUCT A BUILDING AND CARRY OUT WORKS (DWELLING)
CLAUSE 42.02-2 (VPO1)	REMOVE VEGETATION

How can I find out more?

You may look at the application and any documents that support the application at the office of the responsible authority, Mornington Peninsula Shire Council, 2 Queen Street, Mornington. This can be done during office hours and is free of charge.

You may look at the application and any documents that support the application free of charge at: www.mornpen.vic.gov.au You may also call (03) 5950 1010 to arrange a time to look at the application and any documents that support the application at the office of the responsible authority, Mornington Peninsula Shire Council. This can be done during office hours and is free of charge. You may also scan the QR code below to view the documents that support the application.



How can I make a submission?

Any person who may be affected by the grant of the permit may object or make other submissions to the responsible authority.

An objection must be made to the responsible authority in writing, include the reasons for the objection and state how the objector would be affected.

- Include the objector's full name, relevant postal address, phone number & email address
- Specify the planning application number

Lodge online at www.mornpen.vic.gov.au;

Or mail to: Planning Services Team, Mornington Peninsula Shire, Private Bag 1000, Rosebud 3939

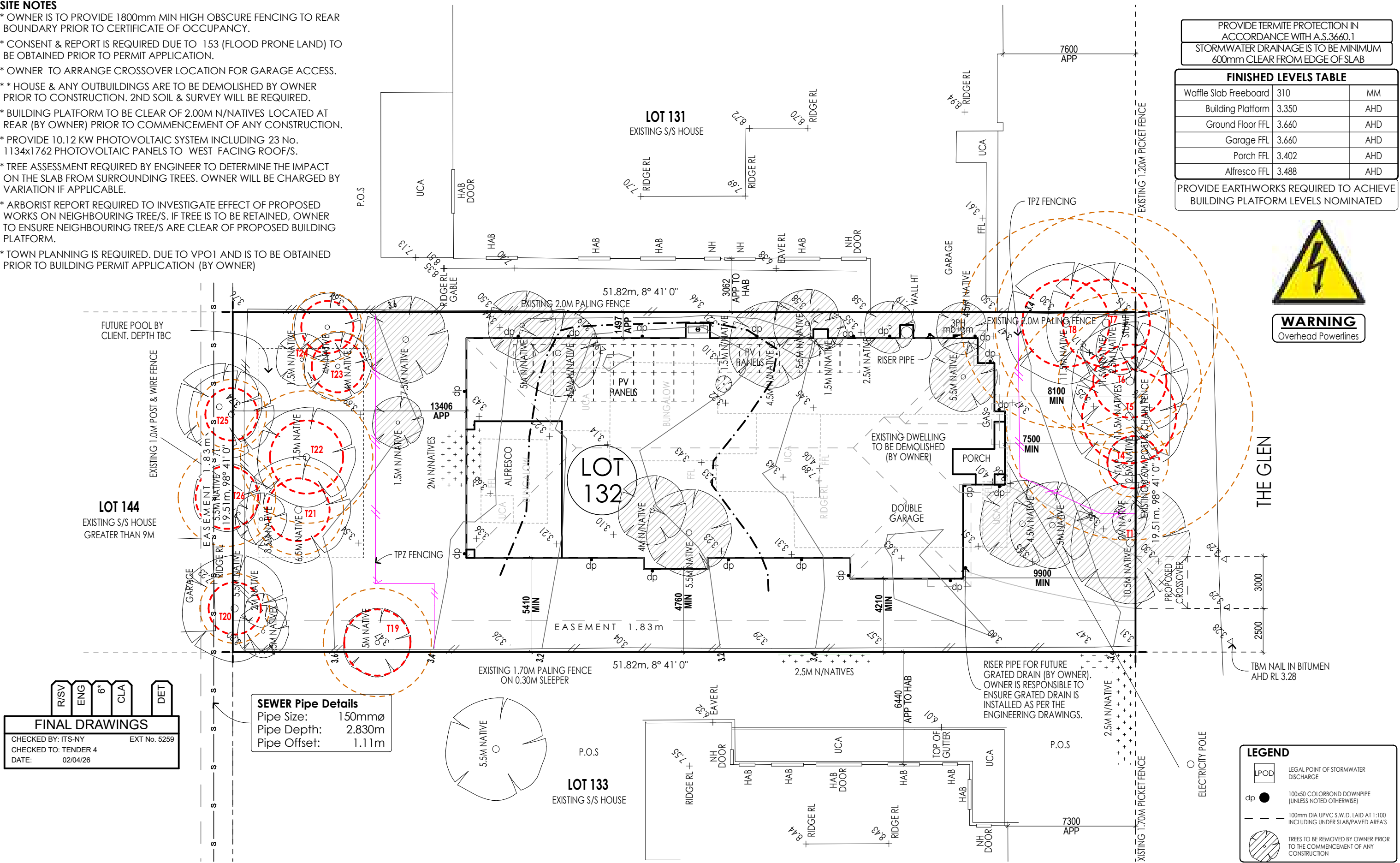
The responsible authority must make a copy of every objection available for any person to inspect free of charge until the end of the period during which an application may be made for review of a decision on the application

If you object, the responsible authority will tell you its decision.

Privacy Notification: The personal information provided in an objection is collected for planning purposes in accordance with the Planning & Environment Act 1987 (the Act). The public may view an objection in accordance with Section 57 of the Act whilst the planning application is current

SITE NOTES

- * OWNER IS TO PROVIDE 1800mm MIN HIGH OBSCURE FENCING TO REAR BOUNDARY PRIOR TO CERTIFICATE OF OCCUPANCY.
- * CONSENT & REPORT IS REQUIRED DUE TO 153 (FLOOD PRONE LAND) TO BE OBTAINED PRIOR TO PERMIT APPLICATION.
- * OWNER TO ARRANGE CROSSOVER LOCATION FOR GARAGE ACCESS.
- ** HOUSE & ANY OUTBUILDINGS ARE TO BE DEMOLISHED BY OWNER PRIOR TO CONSTRUCTION. 2ND SOIL & SURVEY WILL BE REQUIRED.
- * BUILDING PLATFORM TO BE CLEAR OF 2.00M N/NATIVES LOCATED AT REAR (BY OWNER) PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
- * PROVIDE 10.12 KW PHOTOVOLTAIC SYSTEM INCLUDING 23 No. 1134x1762 PHOTOVOLTAIC PANELS TO WEST FACING ROOF/S.
- * TREE ASSESSMENT REQUIRED BY ENGINEER TO DETERMINE THE IMPACT ON THE SLAB FROM SURROUNDING TREES. OWNER WILL BE CHARGED BY VARIATION IF APPLICABLE.
- * ARBORIST REPORT REQUIRED TO INVESTIGATE EFFECT OF PROPOSED WORKS ON NEIGHBOURING TREE/S. IF TREE IS TO BE RETAINED, OWNER TO ENSURE NEIGHBOURING TREE/S ARE CLEAR OF PROPOSED BUILDING PLATFORM.
- * TOWN PLANNING IS REQUIRED. DUE TO VPO1 AND IS TO BE OBTAINED PRIOR TO BUILDING PERMIT APPLICATION (BY OWNER)



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THE SIGNED FINAL DRAWINGS WILL TAKE PRECEDENCE AND WILL DIFFER FROM THE DISPLAY HOME DRAWINGS AND THE SIGNED CONTRACT DRAWINGS GIVEN ON GOING PRODUCTION CHANGES.

SITE PLAN

SITE COVERAGE ANALYSIS		
BUILDING	385.7 sqm	38.2 %
PERMEABLE	625.3 sqm	61.8 %
TOTAL	1011.0 sqm	100.0 %

Minimum garden area required = 35.0%.
Minimum garden area achieved = 57.2%.
*Garden area does not include a driveway, any area set aside for car parking, any building or roofed area and any area that has a dimension of less than 1 metre.

1A

SCALE 1:200, 1:1

DATE DRN 15/9/25

DRAWN BY ITS-NY

JOB NUMBER 328610

HSE/PCD NO 4928-MVK

LH

CLIENT

Amalfi 322-S35

MIGUEL ANGELO PEREIRA AND JACQUELINE MELISSA DE JONK

LOT 132 (No. 5) THE GLEN

RYE

OWNER

BUILDER

Maverick

NCC

* ALL PLATFORMS FOR SINGLE STOREY MUST BE A MINIMUM OF 1200 WIDE.
* ALL CUT & FILL BATTERS MUST BE A MINIMUM OF 45 DEGREES FOR CLAY SITES OR 30° FOR SANDY SITES.
* ALL BATTERS OVER 600 HIGH MUST BE A MINIMUM 500 AWAY FROM BOUNDARY.
* GARAGE ACCESS AREA MUST BE GRADED AS PER HENLEY STANDARDS (1:8 FIRST 2000, 1:8 LAST 2000).
* THESE WORKING DRAWINGS ACHIEVE THE REQUIRED ENERGY RATING AS REGULATIONS USING THE SEAV FIRST RATE ENERGY RATING SOFTWARE.
* FINISHED GROUND LEVEL AROUND GARAGE IS TO BE 150mm MINIMUM BELOW GARAGE FLOOR.
* LOCATION/ POSITION OF DOWNPIPES ARE INDICATIVE ONLY.
* ALL RETAINING WALLS ARE TO BE PLACED 200mm FROM BOUNDARIES UNLESS NOTED OTHERWISE.
* TEMPORARY DOWNPIPES ARE TO BE USED UNTIL DOWNPIPES ARE CONNECTED.

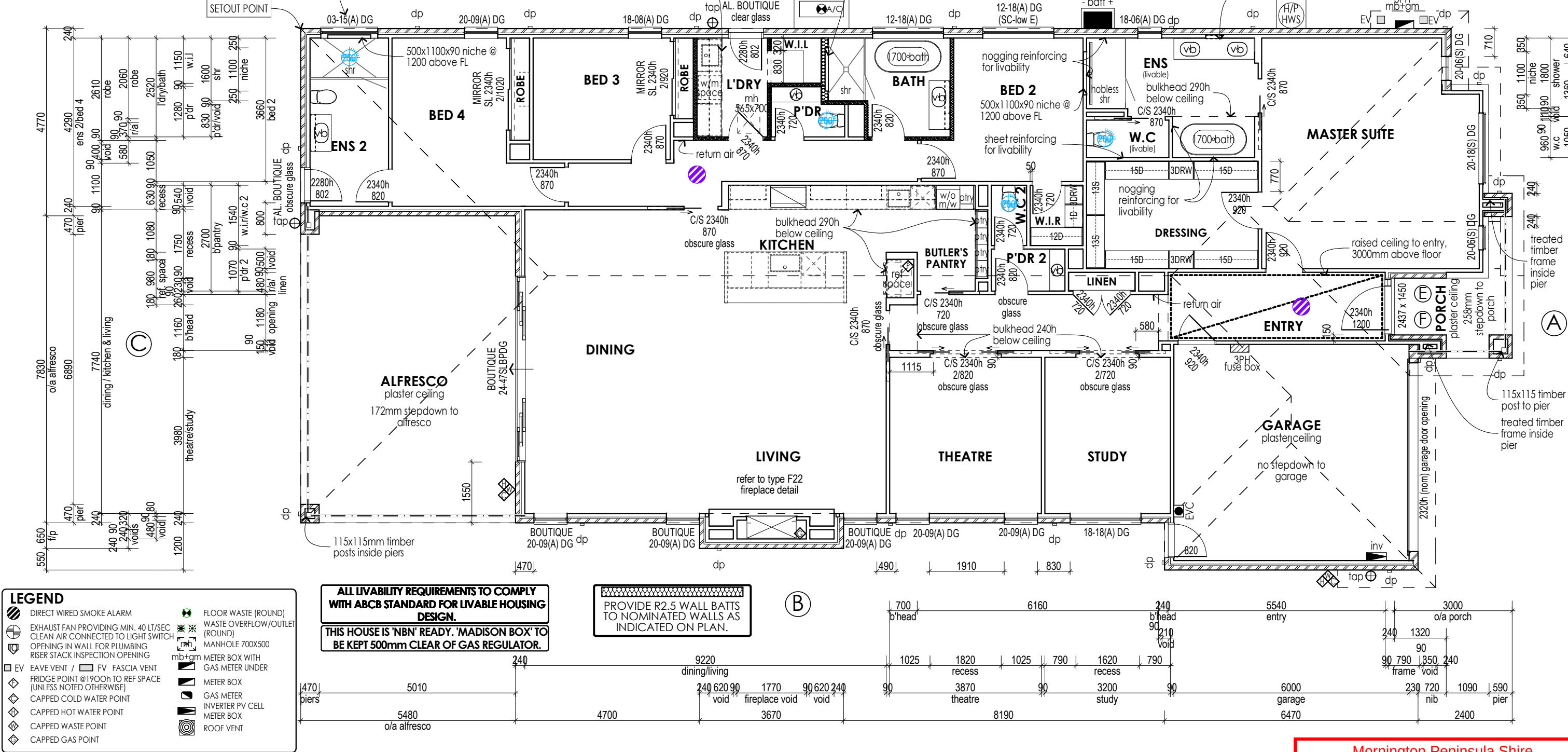
Mornington Peninsula Shire

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WINDOW HEAD HEIGHT SCHEDULE

CODE	HEAD HEIGHT FROM FLOOR	* HEAD HEIGHTS TO GARAGE WINDOWS ARE TO BE MEASURED FROM GARAGE FLOOR LEVEL.
A	2322	* ALL WINDOWS WITH A 'DG' AT THE END OF THE CODE ARE DOUBLE GLAZED.
S	2425	* ALL WINDOWS WITH A 'BS' AT THE END OF THE CODE TO HAVE A BARRIER SCREEN.
		* ALL WINDOWS SIZE CODES ARE NOMINAL.

WALL SISALATION (VAPAWRAP) TO EXTERNAL TIMBER FRAMED WALLS. E=0.9
PROVIDE R2.5 WALL INSULATION BATTS TO EXTERNAL WALLS.
(INCLUDES HOUSE/GARAGE COMMON WALL BUT EXCLUDES GARAGE EXTERNAL WALL).
PROVIDE R2.0 WALL INSULATION BATTS TO INTERNAL WALLS.
PROVIDE R1.3 ROOF BUILDERS BLANKET.
PROVIDE R6.0 CEILING INSULATION BATTS TO HOUSE. (EXCLUDES GARAGE/ALFRESCO/PORCH ROOF).
PROVIDE R2.5 INSULATION TO CEILING EXTERNAL PERIMETER.



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R/SV	ENG	6*	CLA	DET
FINAL DRAWINGS CHECKED BY: ITS-NY CHECKED TO: TENDER 4 DATE: 02/04/26				

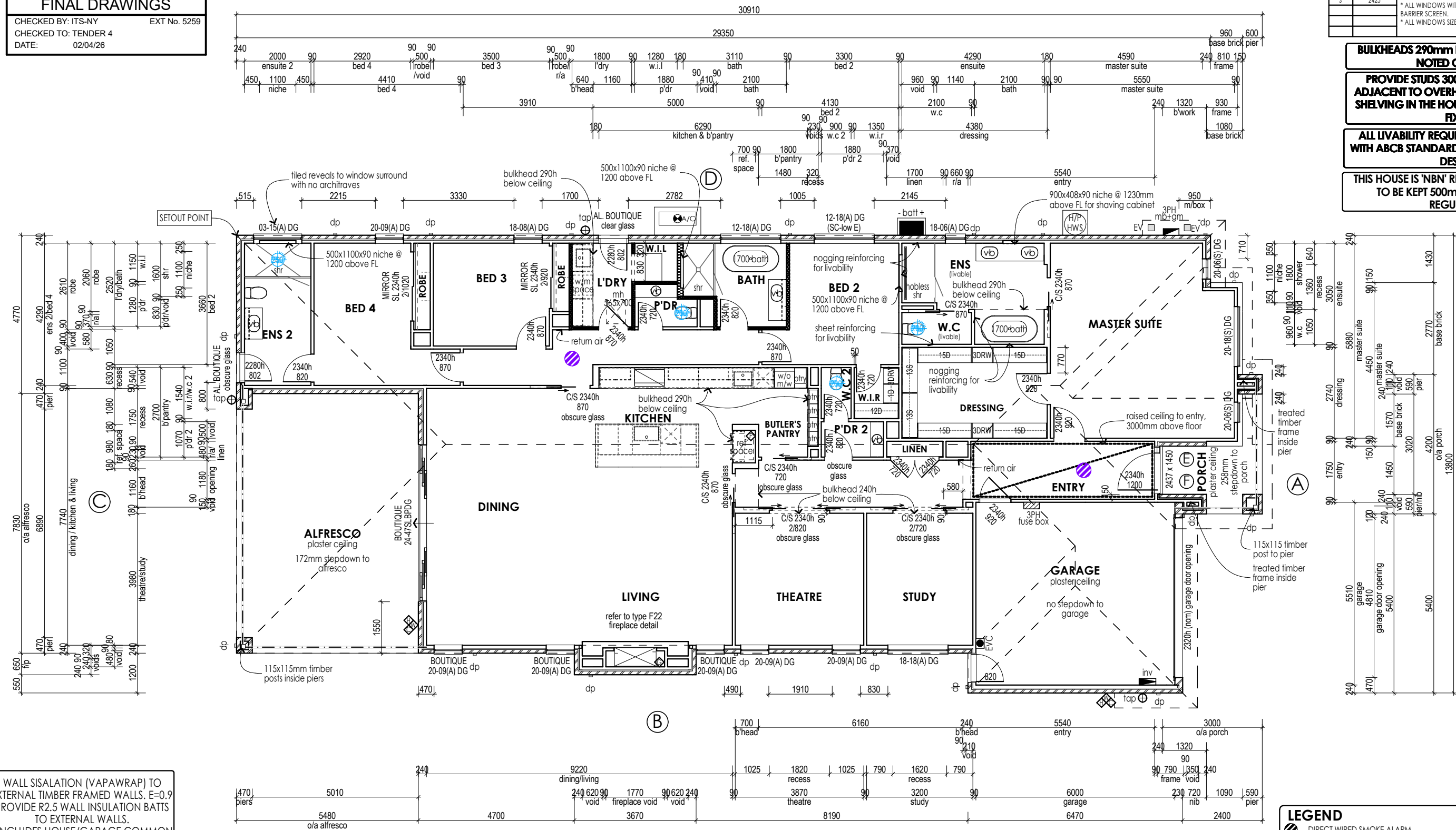
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		* ALL WINDOWS SIZE CODES ARE NOMINAL.

BULKHEADS 290mm BELOW CEILING UNLESS NOTED OTHERWISE.

**PROVIDE STUDS 300mm OFF BACK WALL
ADJACENT TO OVERHEAD CUPBOARDS & ALL
SHELVING IN THE HOUSE TO ALLOW FOR SIDE
FIXING**

**ALL LIVABILITY REQUIREMENTS TO COMPLY
WITH ABCB STANDARD FOR LIVABLE HOUSING
DESIGN.**

**THIS HOUSE IS 'NBN' READY. 'MADISON BOX'
TO BE KEPT 500mm CLEAR OF GAS
REGULATOR.**



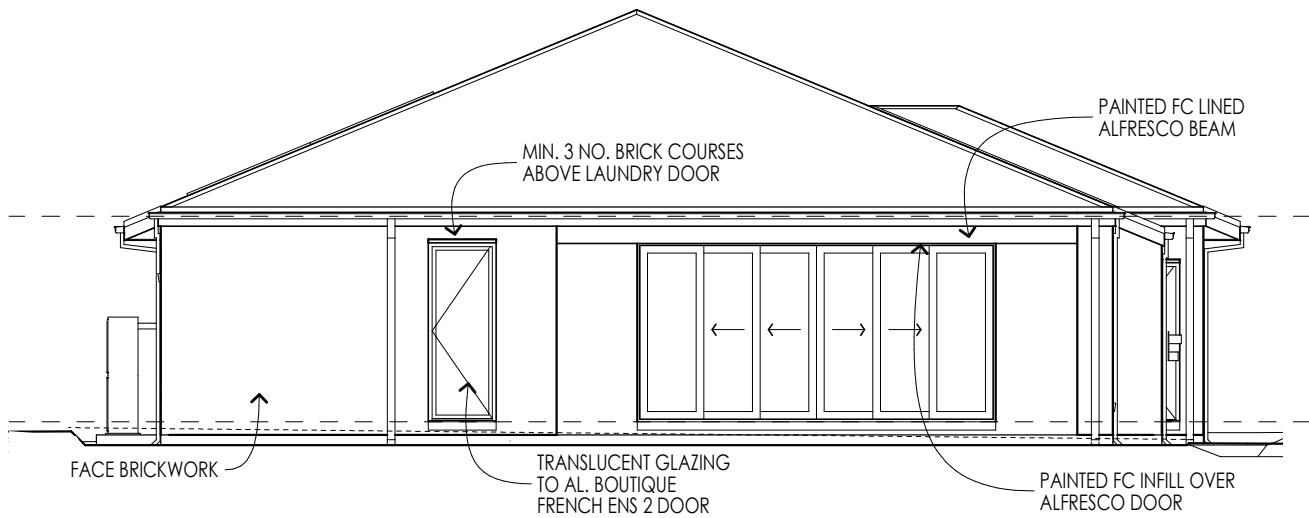
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© HENLEY ARCH P/L				GROUND FLOOR PLAN 1:120				2C		LH		Amalfi 322-S35				Maverick			
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					SUB TOTAL		299.5	SQM			DATE DRN		15/9/25						
					ALFRESCO		42.9	SQM			DRAWN BY		ITS-NY						
					PORCH		7.1	SQM			JOB NUMBER		328610						
					GARAGE		36.2	SQM	TOTAL		385.7/41.52		RSE/FCD NO						
									SQM		DATE PRINTED		02/04/2026						
									SQM										

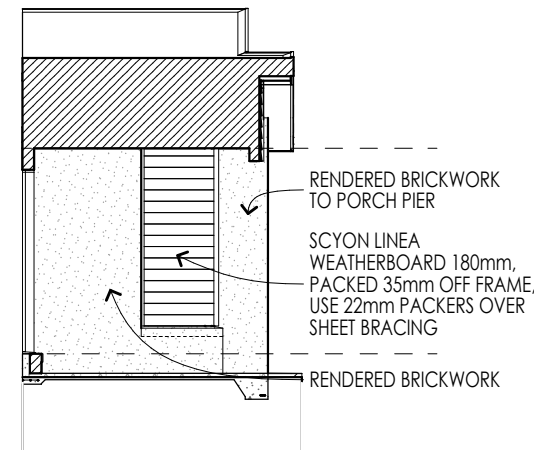
* WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. ALL BRICK DIMENSIONS AS SHOWN.
 * ALL BULKHEADS & OPENING DIMENSIONS ARE FRAME SIZE.
 * PROVIDE TRANSITION STRIP WITH MAX. 1:8 GRADIENT BETWEEN GARAGE AND HOV LANE EXPANSION JOINTS ARE TO BE PROVIDED AT 6000MM NOMINAL INTERVALS.
 * PROVIDE 250MM MIN. TO 300MM MAX. OVERLAP FOR ALL TRANSITION STRIPS.
 * ALL NEW HOME CONTRACTS THAT DO NOT INCLUDE CONCRETE PAVING TO THE FABRICATED TIMBER STEP FIXED TO THE PORCH SLAB WILL BE PROVIDED TO THE FULL ENTRY FRAME.
 * ALL SANITARY COMPARTMENTS DEEMED 'LIVEABLE' TO HAVE A MIN. 1200mm X 900mm CIRCULAR SPACE TO PAN, MAX PAN LENGTH 700mm.
 * SARKING TO GARAGE, PORCH, ALFRESCO & OTHER REGULATORY REQUIREMENTS.
 * PROVIDE A 250MM DIAMETER REMOVABLE INSPECTION COVER TO CEILING B.F.O

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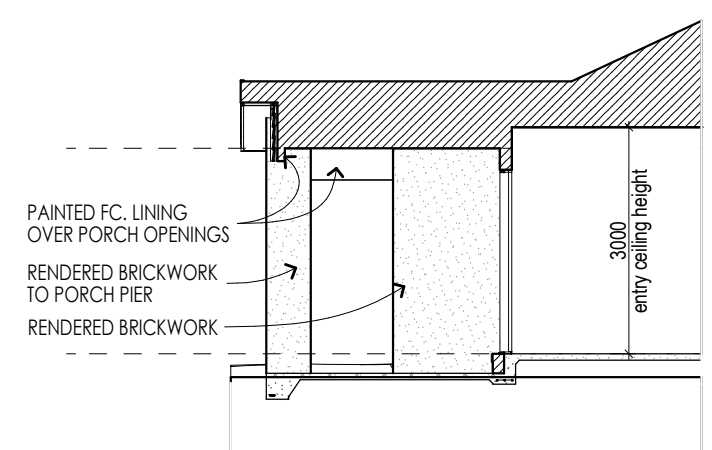
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ELEVATION C

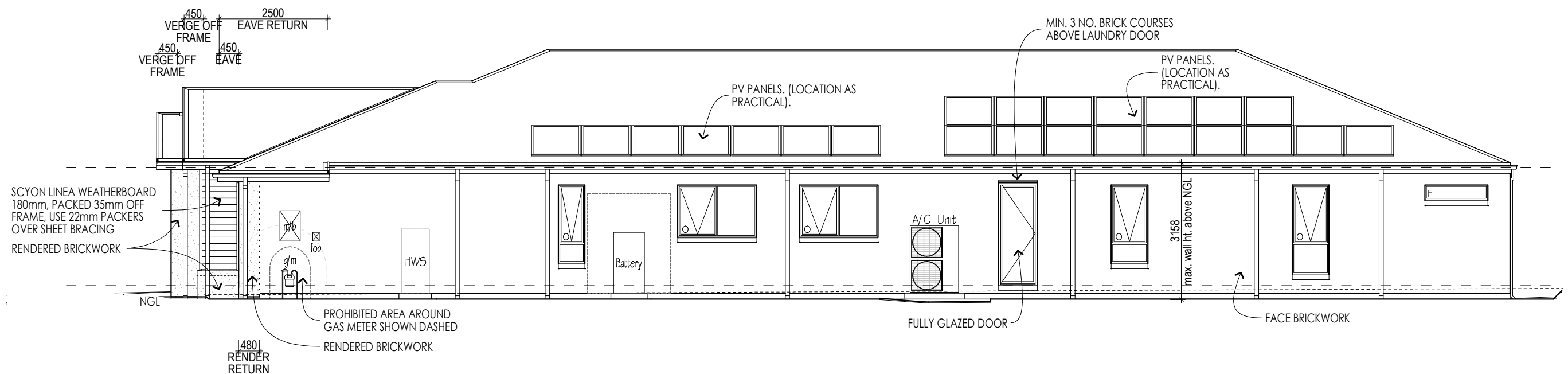


ELEVATION E



ELEVATION F

R/SV	ENG	6"	CLA	DET
FINAL DRAWINGS				
CHECKED BY: ITS-NY			EXT No. 5259	
CHECKED TO: TENDER 4				
DATE: 02/04/26				



ELEVATION D

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		SCALE	1:100, 1:1	CLIENT	MIGUEL ANGELO PEREIRA AND JACQUELINE MELISSA DE JONK LOT 132 (No. 5) THE GLEN RYE							
		DATE DRN	15/9/25									
		DRAWN BY	ITS-NY									
		JOB NUMBER	328610									

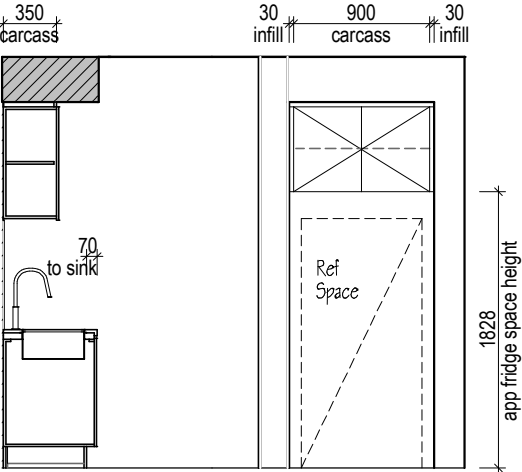
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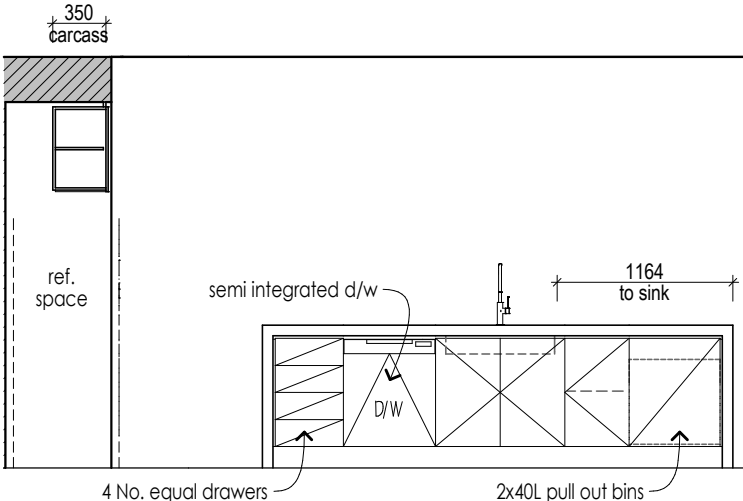
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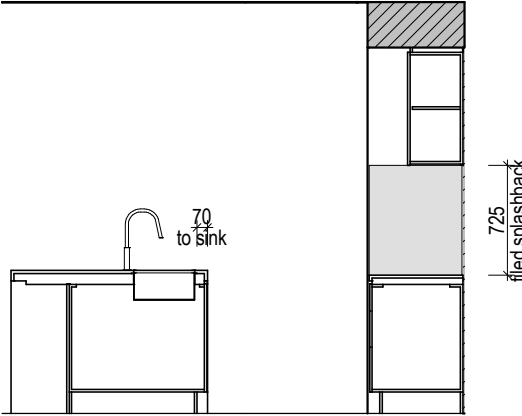
CABINETRY SCHEDULE KITCHEN															
CABINET TYPE	CABINET STYLE	BENCHTOP PROFILE	SHADOW PROFILE	SUBSTRATE INFILL PROFILE	END INFILL PROFILE	TOP INFILL PROFILE	END PANEL PROFILE	DOOR BOTTOM PROFILE	BENCHTOP HEIGHT	CARCASS HEIGHT	KICKER HEIGHT	KICKER O'HANG FRONT	KICKER O'HANG LEFT	KICKER O'HANG RIGHT	O/A SUBSTRATE THICKNESS
1 Drawer Unit	Island	70mm VCS	18mm	32mm	Flush	-	Exposed	-	945mm	710mm	142mm	50mm	-	-	73mm
3 Drawer Unit	Base	40mm VCS	18mm	18mm	-	-	-	-	915mm	710mm	142mm	50mm	-	-	43mm
3 Drawer Unit	Base	40mm VCS	18mm	18mm	Flush	-	-	-	915mm	710mm	142mm	50mm	-	-	43mm
4 Drawer Unit	Island	70mm VCS	18mm	32mm	Flush	-	Exposed	-	945mm	710mm	142mm	50mm	-	-	73mm
Cabinet 1 Door	Island	70mm VCS	18mm	32mm	-	-	-	-	945mm	710mm	142mm	50mm	-	-	73mm
Cabinet 2 Door	Base	40mm VCS	18mm	18mm	-	-	-	-	915mm	710mm	142mm	50mm	-	-	43mm
Cabinet 2 Door	Island	70mm VCS	18mm	32mm	-	-	-	-	945mm	710mm	142mm	50mm	-	-	73mm
Dishwasher Unit	Base	40mm VCS	18mm	18mm	Flush	-	-	-	915mm	-	142mm	50mm	-	-	43mm
Dishwasher Unit	Island	70mm VCS	18mm	32mm	-	-	-	-	945mm	-	142mm	50mm	-	-	73mm
Overhead 1 Door	Overhead	-	-	-	Flush	32mm Recessed	-	10mm	-	738mm	-	-	-	-	-
Overhead 2 Door	Overhead	-	-	-	-	32mm Recessed	-	10mm	-	738mm	-	-	-	-	-
Overhead 2 Door	Overhead	-	-	-	-	32mm Recessed	Hidden	10mm	-	738mm	-	-	-	-	-
Overhead 2 Door	Overhead	-	-	-	Flush	32mm Recessed	Hidden	10mm	-	738mm	-	-	-	-	-
Overhead Fridge	Overhead	-	-	-	Flush	32mm Recessed	-	10mm	-	550mm	-	-	-	-	-
Underbench Unit	Base	40mm VCS	18mm	18mm	-	60mm	-	-	915mm	710mm	142mm	50mm	-	-	43mm
Wall Oven Tower	Tower / Pantry	-	-	-	-	32mm Recessed	Exposed	-	-	2246mm	142mm	50mm	-	-	-
Wall Oven Tower	Tower / Pantry	-	-	-	Recessed	32mm Recessed	-	-	-	2246mm	142mm	50mm	-	-	-



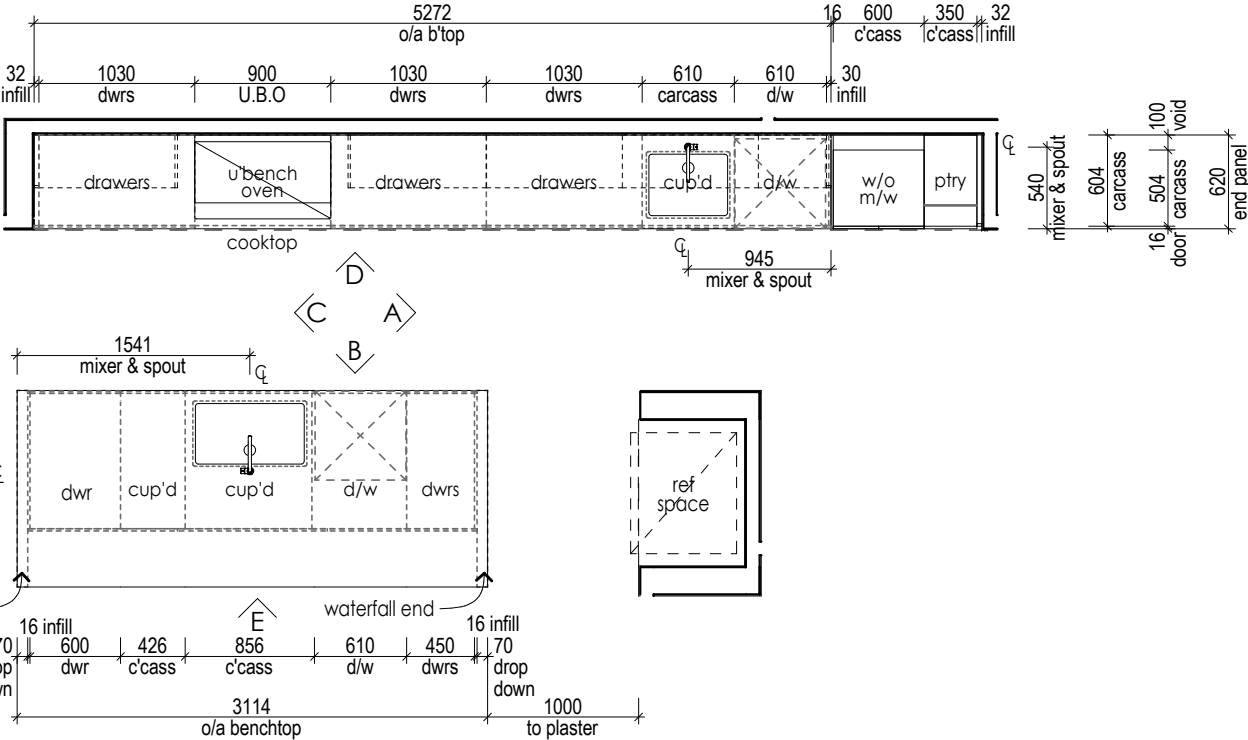
KITCHEN VIEW A



KITCHEN VIEW B



KITCHEN VIEW C



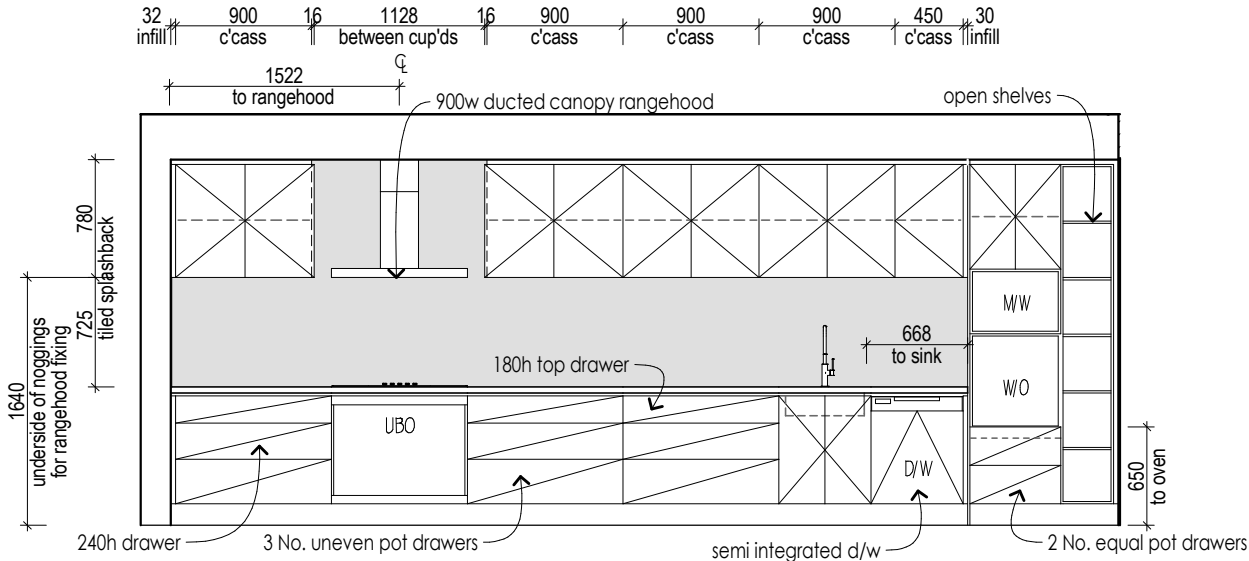
KITCHEN BASE CABINET LAYOUT

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			SCALE	1:50, 1:1	CLIENT	MIGUEL ANGELO PEREIRA AND JACQUELINE MELISSA DE JONK LOT 132 (No. 5) THE GLEN RYE			
			DATE DRN	15/9/25					
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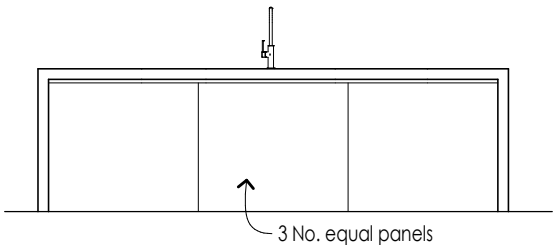
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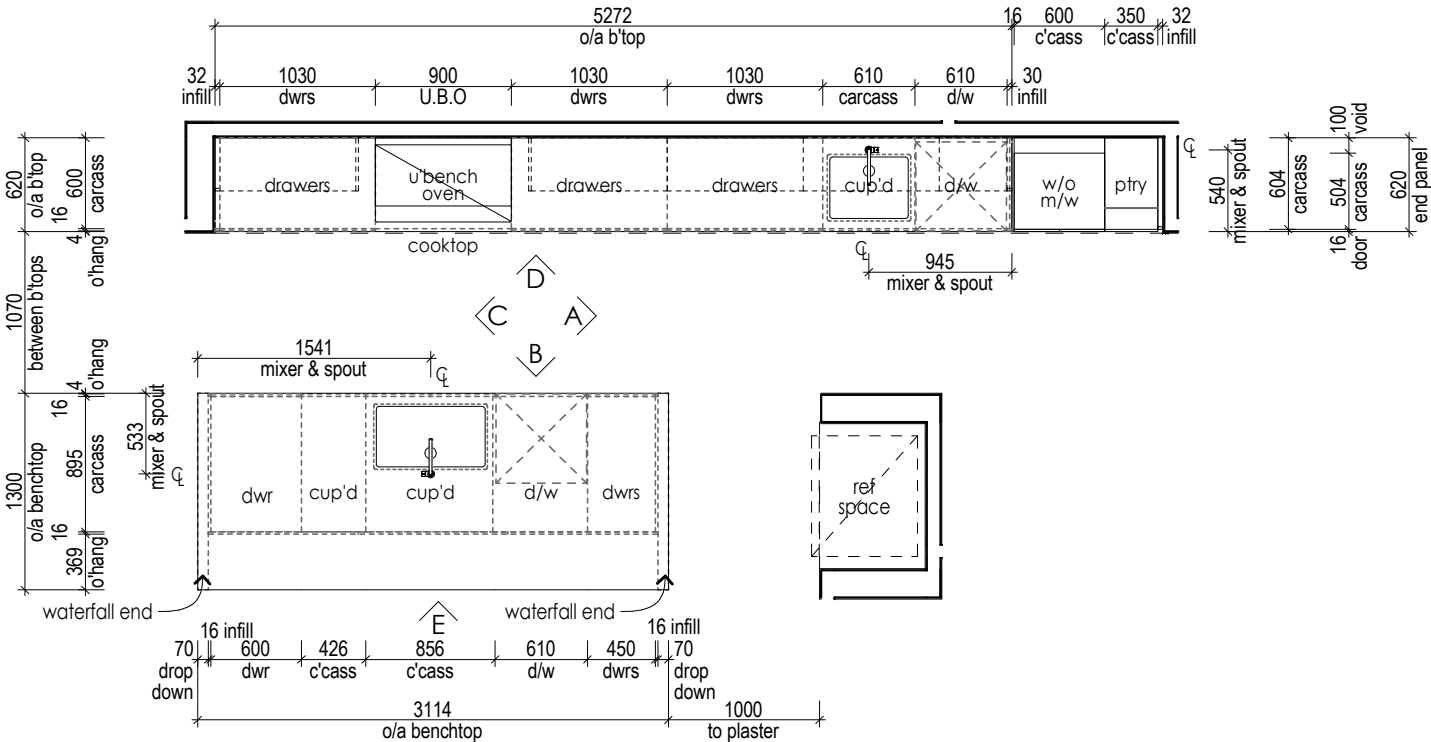
CABINETRY SCHEDULE KITCHEN															
CABINET TYPE	CABINET STYLE	BENCHTOP PROFILE	SHADOW PROFILE	SUBSTRATE INFILL PROFILE	END INFILL PROFILE	TOP INFILL PROFILE	END PANEL PROFILE	DOOR BOTTOM PROFILE	BENCHTOP HEIGHT	CARCASS HEIGHT	KICKER HEIGHT	KICKER O'HANG FRONT	KICKER O'HANG LEFT	KICKER O'HANG RIGHT	O/A SUBSTRATE THICKNESS
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Overhead 1 Door	Overhead	-	-	-	Flush	32mm Recessed	-	10mm	-	738mm	-	-	-	-	-
Overhead 2 Door	Overhead	-	-	-	-	32mm Recessed	-	10mm	-	738mm	-	-	-	-	-
Overhead 2 Door	Overhead	-	-	-	-	32mm Recessed	Hidden	10mm	-	738mm	-	-	-	-	-
Overhead 2 Door	Overhead	-	-	-	Flush	32mm Recessed	Hidden	10mm	-	738mm	-	-	-	-	-
Overhead Fridge	Overhead	-	-	-	Flush	32mm Recessed	-	10mm	-	550mm	-	-	-	-	-
Underbench Unit	Base	40mm VCS	18mm	18mm	-	60mm	-	-	915mm	710mm	142mm	50mm	-	-	43mm
Wall Oven Tower	Tower / Pantry	-	-	-	-	32mm Recessed	Exposed	-	-	2246mm	142mm	50mm	-	-	-
Wall Oven Tower	Tower / Pantry	-	-	-	Recessed	32mm Recessed	-	-	-	2246mm	142mm	50mm	-	-	-



KITCHEN VIEW D



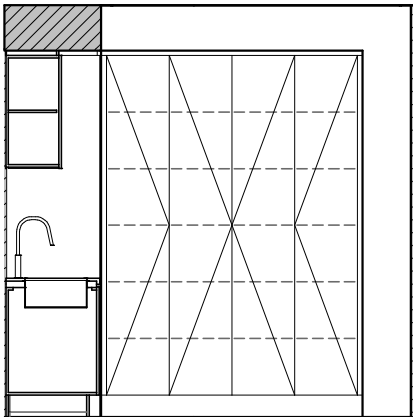
KITCHEN VIEW E



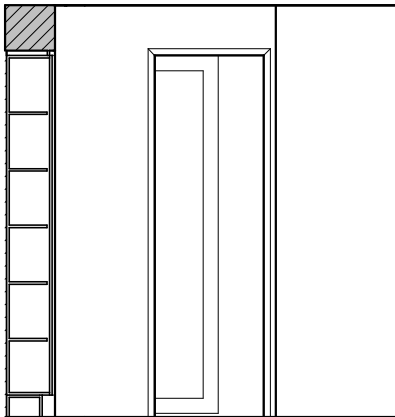
KITCHEN BASE CABINET LAYOUT

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		SCALE	1:50, 1:1	CLIENT	MIGUEL ANGELO PEREIRA AND JACQUELINE MELISSA DE JONK							
		DATE DRN	15/9/25									
		DRAWN BY	ITS-NY		LOT 132 (No. 5) THE GLEN							
		JOB NUMBER	328610		RYE							

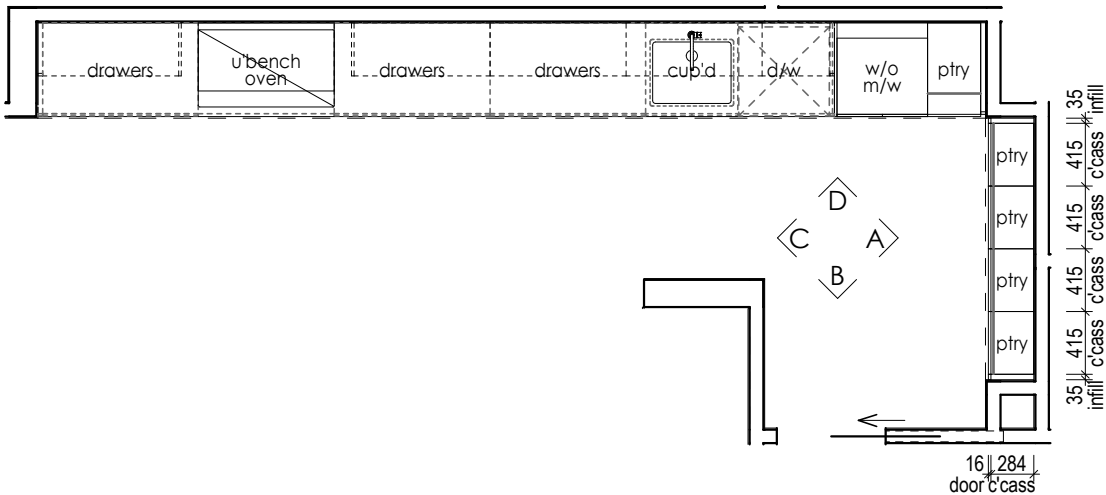
CABINETRY BUTLER'S PANTRY															
CABINET TYPE	CABINET STYLE	BENCHTOP PROFILE	SHADOW PROFILE	SUBSTRATE INFILL PROFILE	END INFILL PROFILE	TOP INFILL PROFILE	END PANEL PROFILE	DOOR BOTTOM PROFILE	BENCHTOP HEIGHT	CARCASS HEIGHT	KICKER HEIGHT	KICKER O'HANG FRONT	KICKER O'HANG LEFT	KICKER O'HANG RIGHT	O/A SUBSTRATE THICKNESS
Wall Oven Tower	Tower / Pantry	-	-	-	Flush	32mm Recessed	-	-	-	2246mm	142mm	50mm	-	-	-



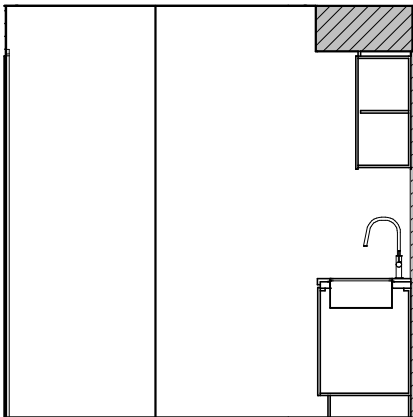
BUTLERS PANTRY VIEW A



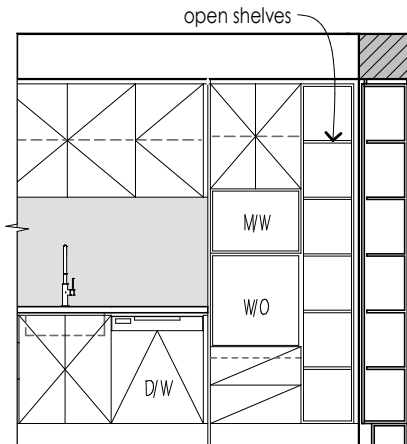
BUTLERS PANTRY VIEW B



BUTLERS PANTRY BASE CABINET LAYOUT



BUTLERS PANTRY VIEW C

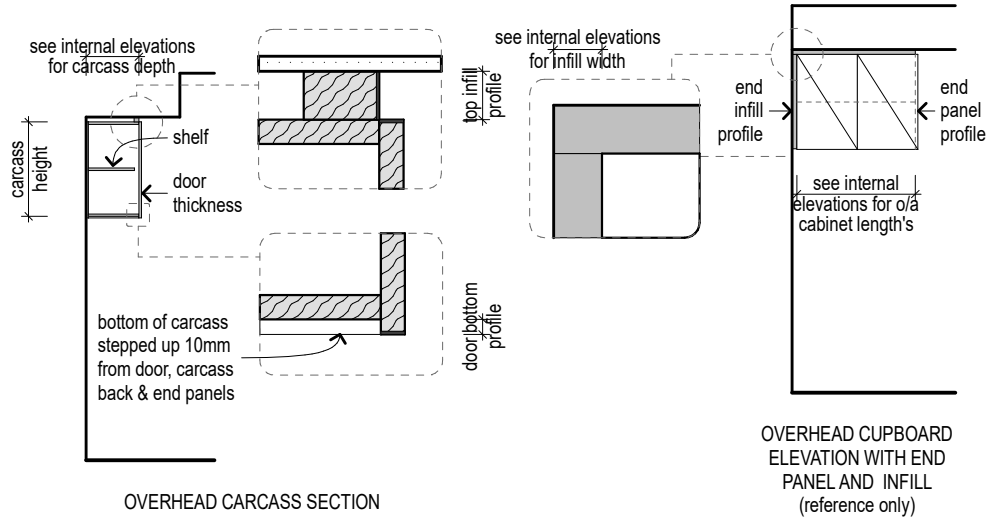


BUTLERS PANTRY VIEW D

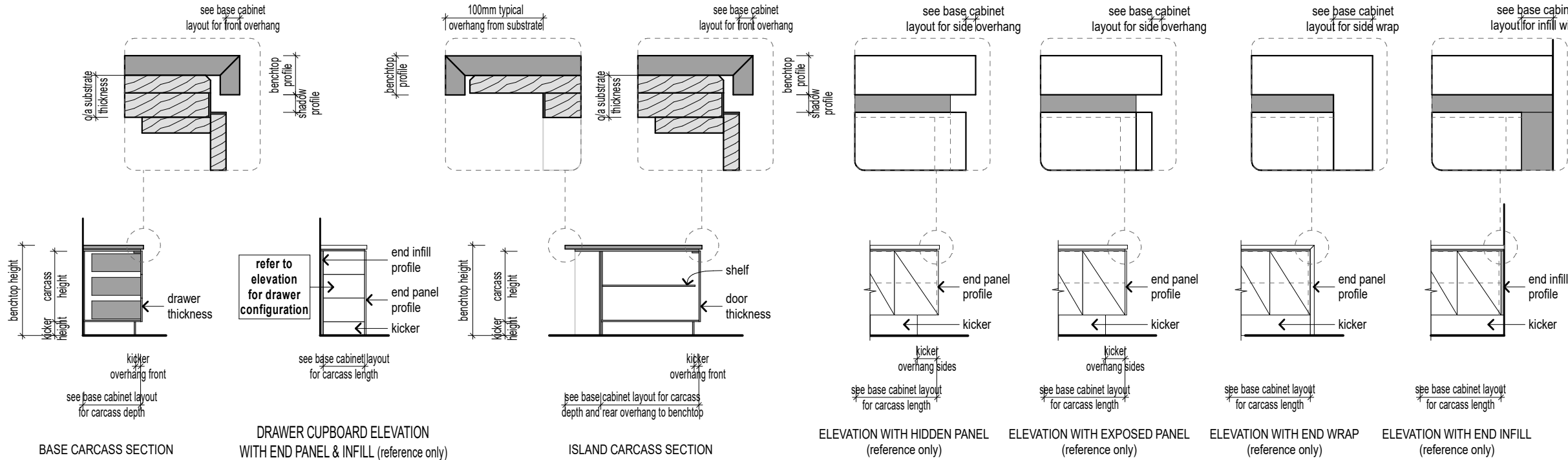
© HENLEY ARCH P/L		INTERNALS - B. PANTRY		5C	LH	Amalfi 322-S35		Maverick	* TOP OF WALL TILES TO BE IN LINE WITH TOP OF SHOWER SCREEN OR NOMINALLY ABOVE. * WALL TILING TO BATH / SPA PODIUMS IS TO START FROM THE PODIUM LEVEL, TILES MAY BE CUT FLOOR LEVEL TO SUIT. * HEIGHTS TO REF. SPACE ARE FROM SLAB FLOOR LEVEL & DO NOT ALLOW FOR FLOOR COVERINGS. * ALL SHOWER WASTE LOCATIONS ARE NOMINAL. * ALL CUPBOARD DIMENSIONS TO BE CONFIRMED BY SITE MEASURE. * DIMENSIONS TO SPOUTS & TAPS/MIXERS ARE NOMINAL ONLY AND MAY VARY SLIGHTLY ON SITE. * DETAILS ARE TO BE USED AS A GUIDE ONLY. ALL CABINERY CONSTRUCTION MUST MEET THE REQUIREMENTS OF AS 4386.  DENOTES WALL TILES, UNLESS NOTED OTHERWISE. REFER TO INTERNALS		Mornington Peninsula Shire	
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		DATE DRN		15/9/25								
		DRAWN BY		ITS-NY								
		JOB NUMBER		328610								

CABINETRY SCHEDULE KITCHEN															
CABINET TYPE	CABINET STYLE	BENCHTOP PROFILE	SHADOW PROFILE	SUBSTRATE INFILL PROFILE	END INFILL PROFILE	TOP INFILL PROFILE	END PANEL PROFILE	DOOR BOTTOM PROFILE	BENCHTOP HEIGHT	CARCASS HEIGHT	KICKER HEIGHT	KICKER O'HANG FRONT	KICKER O'HANG LEFT	KICKER O'HANG RIGHT	O/A SUBSTRATE THICKNESS
1 Drawer Unit	Island	70mm VCS	18mm	32mm	Flush	-	Exposed	-	945mm	710mm	142mm	50mm	-	-	73mm
3 Drawer Unit	Base	40mm VCS	18mm	18mm	-	-	-	-	915mm	710mm	142mm	50mm	-	-	43mm
3 Drawer Unit	Base	40mm VCS	18mm	18mm	Flush	-	-	-	915mm	710mm	142mm	50mm	-	-	43mm
4 Drawer Unit	Island	70mm VCS	18mm	32mm	Flush	-	Exposed	-	945mm	710mm	142mm	50mm	-	-	73mm
Cabinet 1 Door	Island	70mm VCS	18mm	32mm	-	-	-	-	945mm	710mm	142mm	50mm	-	-	73mm
Cabinet 2 Door	Base	40mm VCS	18mm	18mm	-	-	-	-	915mm	710mm	142mm	50mm	-	-	43mm
Cabinet 2 Door	Island	70mm VCS	18mm	32mm	-	-	-	-	945mm	710mm	142mm	50mm	-	-	73mm
Dishwasher Unit	Base	40mm VCS	18mm	18mm	Flush	-	-	-	915mm	-	142mm	50mm	-	-	43mm
Dishwasher Unit	Island	70mm VCS	18mm	32mm	-	-	-	-	945mm	-	142mm	50mm	-	-	73mm
Overhead 1 Door	Overhead	-	-	-	Flush	32mm Recessed	-	10mm	-	738mm	-	-	-	-	-
Overhead 2 Door	Overhead	-	-	-	-	32mm Recessed	-	10mm	-	738mm	-	-	-	-	-
Overhead 2 Door	Overhead	-	-	-	-	32mm Recessed	Hidden	10mm	-	738mm	-	-	-	-	-
Overhead 2 Door	Overhead	-	-	-	Flush	32mm Recessed	Hidden	10mm	-	738mm	-	-	-	-	-
Overhead Fridge	Overhead	-	-	-	Flush	32mm Recessed	-	10mm	-	550mm	-	-	-	-	-
Underbench Unit	Base	40mm VCS	18mm	18mm	-	60mm	-	-	915mm	710mm	142mm	50mm	-	-	43mm
Wall Oven Tower	Tower / Pantry	-	-	-	-	32mm Recessed	Exposed	-	-	2246mm	142mm	50mm	-	-	-
Wall Oven Tower	Tower / Pantry	-	-	-	Recessed	32mm Recessed	-	-	-	2246mm	142mm	50mm	-	-	-

CABINETRY BUTLER'S PANTRY															
CABINET TYPE	CABINET STYLE	BENCHTOP PROFILE	SHADOW PROFILE	SUBSTRATE INFILL PROFILE	END INFILL PROFILE	TOP INFILL PROFILE	END PANEL PROFILE	DOOR BOTTOM PROFILE	BENCHTOP HEIGHT	CARCASS HEIGHT	KICKER HEIGHT	KICKER O'HANG FRONT	KICKER O'HANG LEFT	KICKER O'HANG RIGHT	O/A SUBSTRATE THICKNESS
Wall Oven Tower	Tower / Pantry	-	-	-	Flush	32mm Recessed	-	-	-	2246mm	142mm	50mm	-	-	-



COHD001 | CABINET STYLE | OVERHEAD WITH BULKHEAD ABOVE



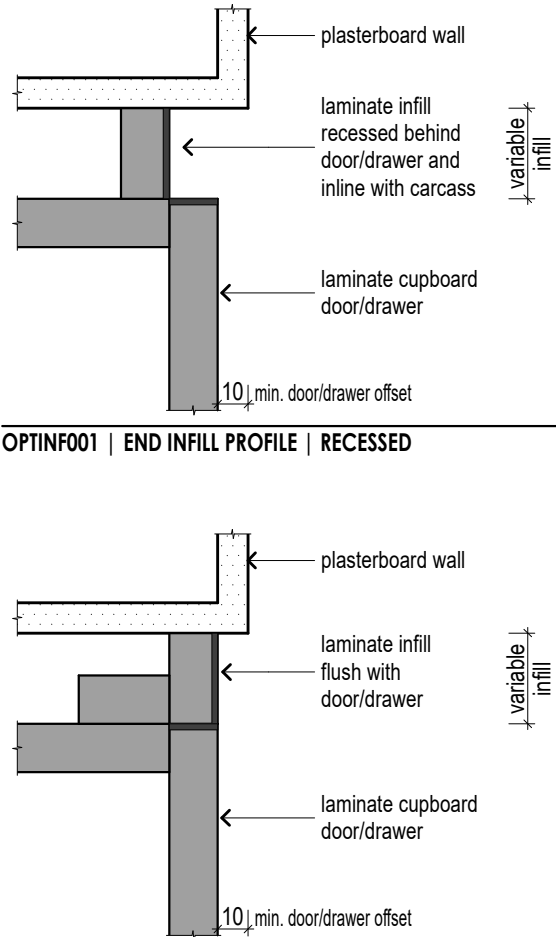
CBAS002 | CABINET STYLE | BASE DRAWERS

CISL001 | CABINET STYLE | ISLAND WITH OVERHANG

CELP001 | CABINET ELEVATION WITH KICKER

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			SCALE	1:1, 1:50, 1:5	CLIENT			
			DATE DRN	15/9/25				
			DRAWN BY	ITS-NY				
			JOB NUMBER	328610				
		MIGUEL ANGELO PEREIRA AND JACQUELINE MELISSA DE JONK						
		LOT 132 (No. 5) THE GLEN RYE						

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OPTINF001 | END INFILL PROFILE | RECESSED

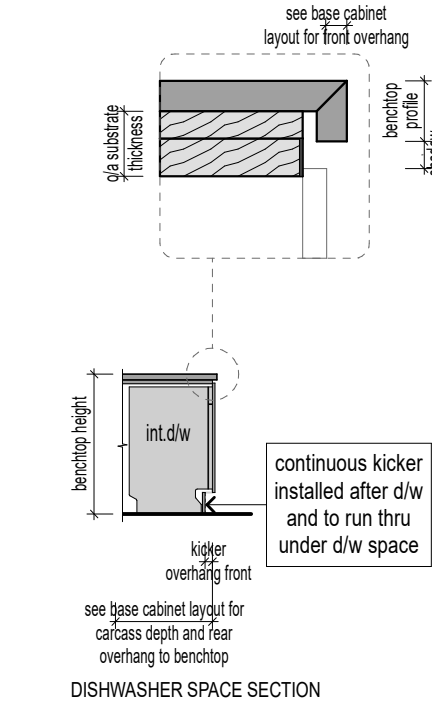
OPTINF002 | END INFILL PROFILE | FLUSH

Mornington Peninsula Shire

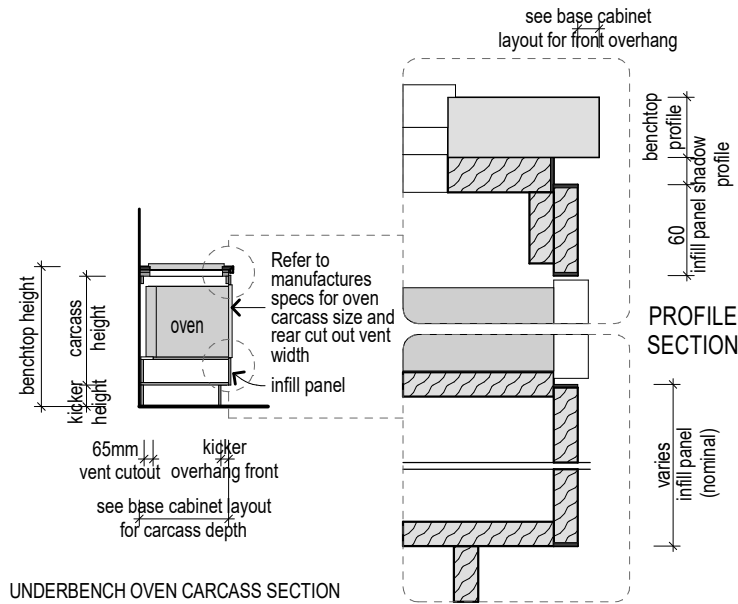
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CABINETRY SCHEDULE KITCHEN															
CABINET TYPE	CABINET STYLE	BENCHTOP PROFILE	SHADOW PROFILE	SUBSTRATE INFILL PROFILE	END INFILL PROFILE	TOP INFILL PROFILE	END PANEL PROFILE	DOOR BOTTOM PROFILE	BENCHTOP HEIGHT	CARCASS HEIGHT	KICKER HEIGHT	KICKER O'HANG FRONT	KICKER O'HANG LEFT	KICKER O'HANG RIGHT	O/A SUBSTRATE THICKNESS
1 Drawer Unit	Island	70mm VCS	18mm	32mm	Flush	-	Exposed	-	945mm	710mm	142mm	50mm	-	-	73mm
3 Drawer Unit	Base	40mm VCS	18mm	18mm	-	-	-	-	915mm	710mm	142mm	50mm	-	-	43mm
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4 Drawer Unit	Island	70mm VCS	18mm	32mm	Flush	-	Exposed	-	945mm	710mm	142mm	50mm	-	-	73mm
Cabinet 1 Door	Island	70mm VCS	18mm	32mm	-	-	-	-	945mm	710mm	142mm	50mm	-	-	73mm
Cabinet 2 Door	Base	40mm VCS	18mm	18mm	-	-	-	-	915mm	710mm	142mm	50mm	-	-	43mm
Cabinet 2 Door	Island	70mm VCS	18mm	32mm	-	-	-	-	945mm	710mm	142mm	50mm	-	-	73mm
Dishwasher Unit	Base	40mm VCS	18mm	18mm	Flush	-	-	-	915mm	-	142mm	50mm	-	-	43mm
Dishwasher Unit	Island	70mm VCS	18mm	32mm	-	-	-	-	945mm	-	142mm	50mm	-	-	73mm
Overhead 1 Door	Overhead	-	-	-	Flush	32mm Recessed	-	10mm	-	738mm	-	-	-	-	-
Overhead 2 Door	Overhead	-	-	-	-	32mm Recessed	-	10mm	-	738mm	-	-	-	-	-
Overhead 2 Door	Overhead	-	-	-	-	32mm Recessed	Hidden	10mm	-	738mm	-	-	-	-	-
Overhead 2 Door	Overhead	-	-	-	Flush	32mm Recessed	Hidden	10mm	-	738mm	-	-	-	-	-
Overhead Fridge	Overhead	-	-	-	Flush	32mm Recessed	-	10mm	-	550mm	-	-	-	-	-
Underbench Unit	Base	40mm VCS	18mm	18mm	-	60mm	-	-	915mm	710mm	142mm	50mm	-	-	43mm
Wall Oven Tower	Tower / Pantry	-	-	-	-	32mm Recessed	Exposed	-	-	2246mm	142mm	50mm	-	-	-
Wall Oven Tower	Tower / Pantry	-	-	-	Recessed	32mm Recessed	-	-	-	2246mm	142mm	50mm	-	-	-

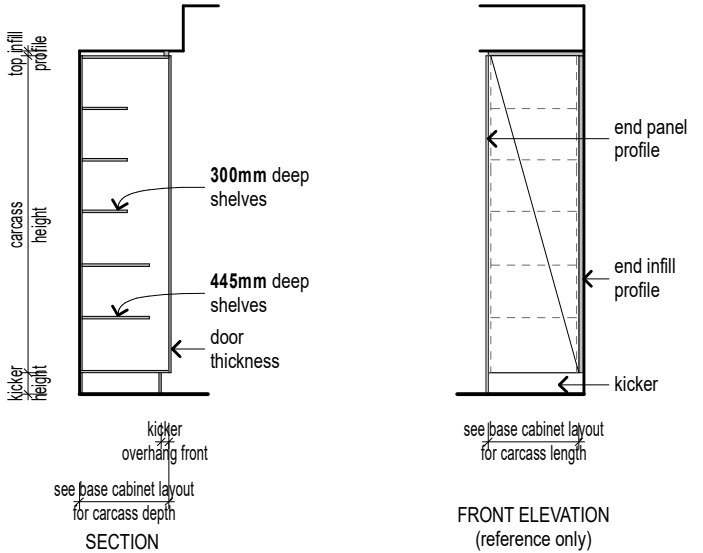
CABINETRY BUTLER'S PANTRY															
CABINET TYPE	CABINET STYLE	BENCHTOP PROFILE	SHADOW PROFILE	SUBSTRATE INFILL PROFILE	END INFILL PROFILE	TOP INFILL PROFILE	END PANEL PROFILE	DOOR BOTTOM PROFILE	BENCHTOP HEIGHT	CARCASS HEIGHT	KICKER HEIGHT	KICKER O'HANG FRONT	KICKER O'HANG LEFT	KICKER O'HANG RIGHT	O/A SUBSTRATE THICKNESS
Wall Oven Tower	Tower / Pantry	-	-	-	Flush	32mm Recessed	-	-	-	2246mm	142mm	50mm	-	-	-



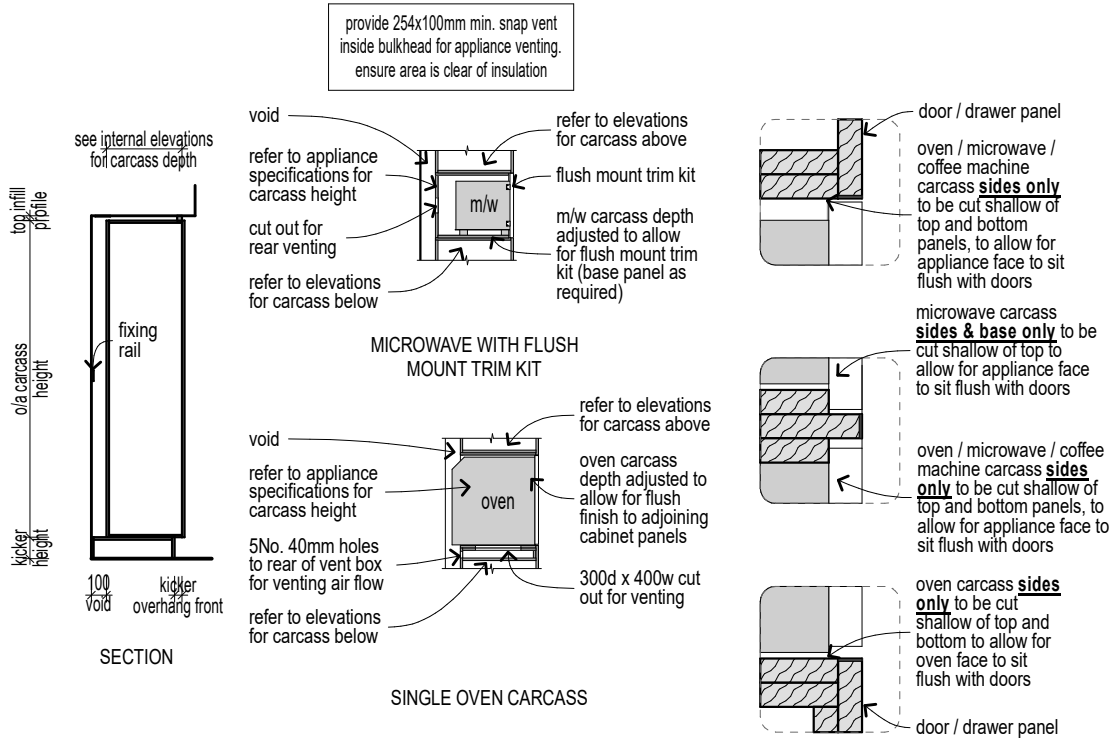
CISL016 | CABINET STYLE | INTEGRATED DISHWASHER



CBAS020 | CABINET STYLE | UNDERBENCH OVEN WITH FIXED INFILL UNDER



CTAL001 | CABINET STYLE | TOWER / PANTRY UNIT



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KITCHEN & B'PANTRY DETAILS

SCALE	1:1, 1:5, 1:50
DATE DRN	15/9/25
DRAWN BY	ITS-NY
JOB NUMBER	328610

5E

LH

Amalfi 322-S35

MIGUEL ANGELO PEREIRA AND JACQUELINE MELISSA DE JONK

LOT 132 (No. 5) THE GLEN RYE

Maverick

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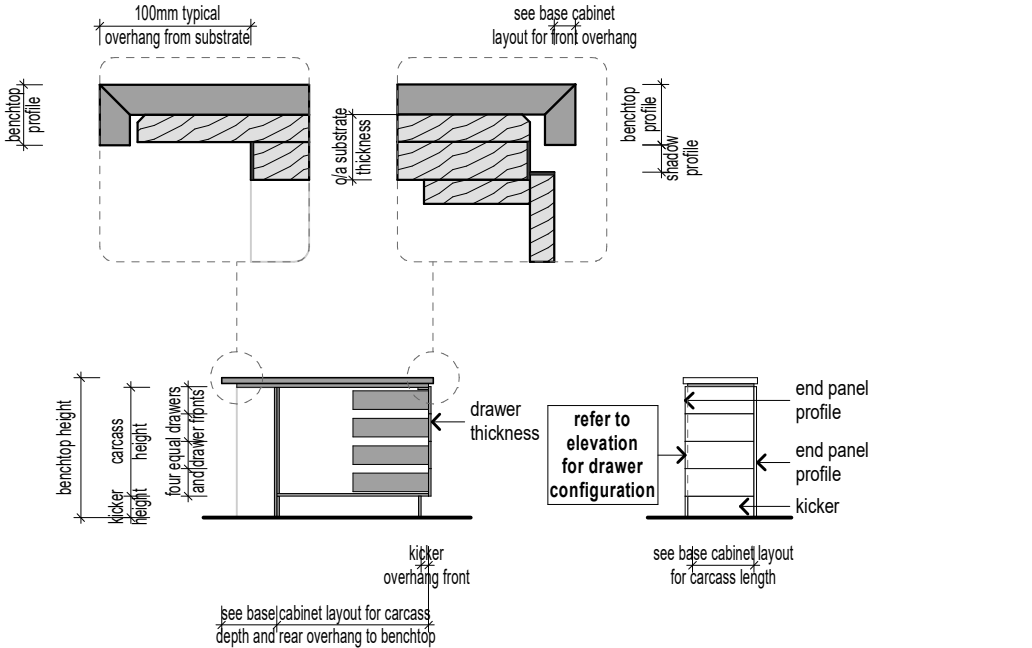
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Overhead 2 Door	Overhead	-	-	-	-	32mm Recessed	-	10mm	-	738mm	-	-	-	-	-
Overhead 2 Door	Overhead	-	-	-	-	32mm Recessed	Hidden	10mm	-	738mm	-	-	-	-	-
Overhead 2 Door	Overhead	-	-	-	Flush	32mm Recessed	Hidden	10mm	-	738mm	-	-	-	-	-
Overhead Fridge	Overhead	-	-	-	Flush	32mm Recessed	-	10mm	-	550mm	-	-	-	-	-
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Wall Oven Tower	Tower / Pantry	-	-	-	-	32mm Recessed	Exposed	-	-	2246mm	142mm	50mm	-	-	-
Wall Oven Tower	Tower / Pantry	-	-	-	Recessed	32mm Recessed	-	-	-	2246mm	142mm	50mm	-	-	-

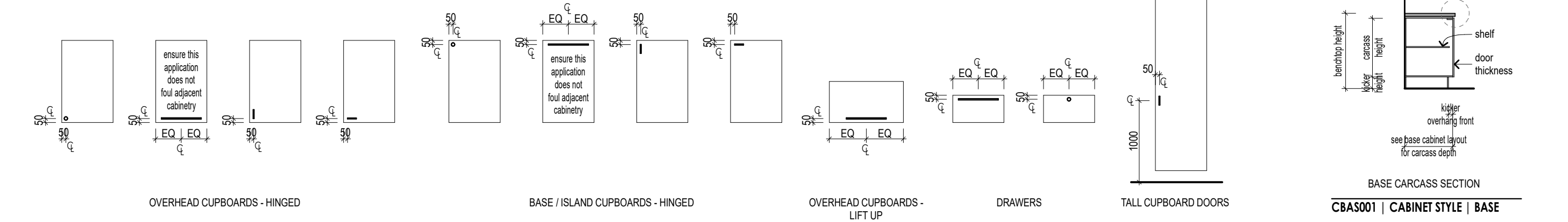
CABINETRY BUTLER'S PANTRY															
CABINET TYPE	CABINET STYLE	BENCHTOP PROFILE	SHADOW PROFILE	SUBSTRATE INFILL PROFILE	END INFILL PROFILE	TOP INFILL PROFILE	END PANEL PROFILE	DOOR BOTTOM PROFILE	BENCHTOP HEIGHT	CARCASS HEIGHT	KICKER HEIGHT	KICKER O'HANG FRONT	KICKER O'HANG LEFT	KICKER O'HANG RIGHT	O/A SUBSTRATE THICKNESS
Wall Oven Tower	Tower / Pantry	-	-	-	Flush	32mm Recessed	-	-	-	2246mm	142mm	50mm	-	-	-



DRAWER CARCASS SECTION

DRAWER CUPBOARD ELEVATION WITH END PANEL (reference only)

CISL002 | CABINET STYLE | ISLAND DRAWERS



OVERHEAD CUPBOARDS - HINGED

BASE / ISLAND CUPBOARDS - HINGED

OVERHEAD CUPBOARDS - LIFT UP

DRAWERS

TALL CUPBOARD DOORS

BASE CARCASS SECTION

CBAS001 | CABINET STYLE | BASE

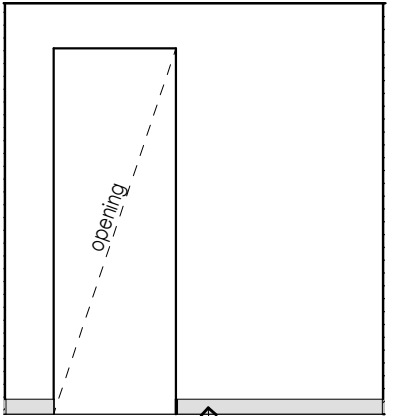
OPTHDW001 | TYPICAL CABINETRY HANDLE LOCATIONS

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			DATE DRN	15/9/25				
			DRAWN BY	ITS-NY				
			JOB NUMBER	328610				

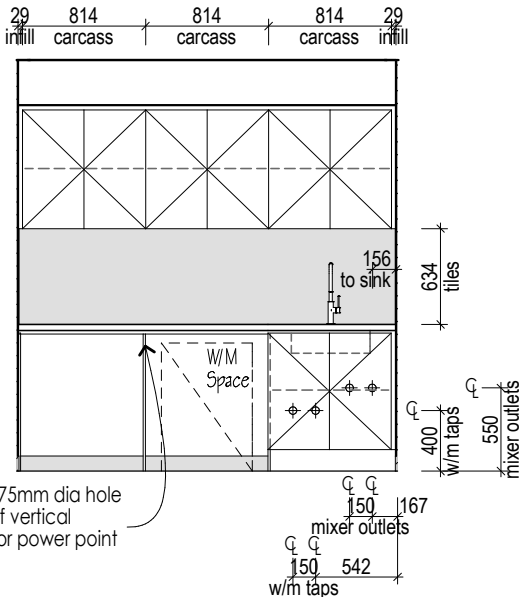
Mornington Peninsula Shire

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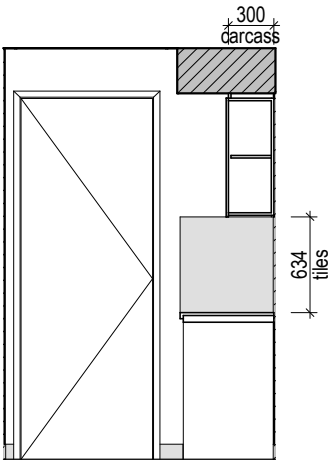
CABINETRY SCHEDULE LAUNDRY															
CABINET TYPE	CABINET STYLE	BENCHTOP PROFILE	SHADOW PROFILE	SUBSTRATE INFILL PROFILE	END INFILL PROFILE	TOP INFILL PROFILE	END PANEL PROFILE	DOOR BOTTOM PROFILE	BENCHTOP HEIGHT	CARCASS HEIGHT	KICKER HEIGHT	KICKER O'HANG FRONT	KICKER O'HANG LEFT	KICKER O'HANG RIGHT	O/A SUBSTRATE THICKNESS
Cabinet 2 Door	Base	40mm VCS	18mm	18mm	Recessed	-	Hidden	-	970mm	765mm	142mm	50mm	-	-	43mm
Open Cabinet	Base	40mm VCS	18mm	18mm	-	-	Exposed	-	970mm	-	-	-	-	-	43mm
Overhead 2 Door	Overhead	-	-	-	-	32mm Recessed	-	10mm	-	774mm	-	-	-	-	-
Overhead 2 Door	Overhead	-	-	-	Recessed	32mm Recessed	-	10mm	-	774mm	-	-	-	-	-



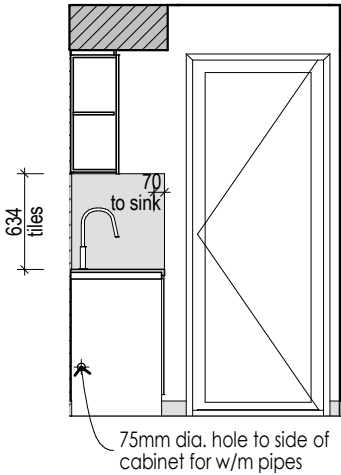
LAUNDRY VIEW A



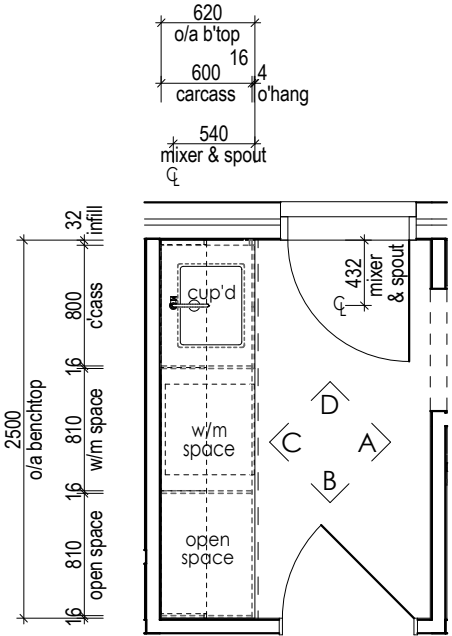
LAUNDRY VIEW C



LAUNDRY VIEW B



LAUNDRY VIEW D



LAUNDRY BASE CABINET LAYOUT

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INTERNALS - LAUNDRY

5G

LH

Amalfi 322-S35

Maverick

CLIENT

MIGUEL ANGELO PEREIRA AND JACQUELINE MELISSA DE JONK

LOT 132 (No. 5) THE GLEN RYE

SCALE 1:50, 1:1

DATE DRN 15/9/25

DRAWN BY ITS-NY

JOB NUMBER 328610

* TOP OF WALL TILES TO BE IN LINE WITH TOP OF SHOWER SCREEN OR NOMINALLY ABOVE.

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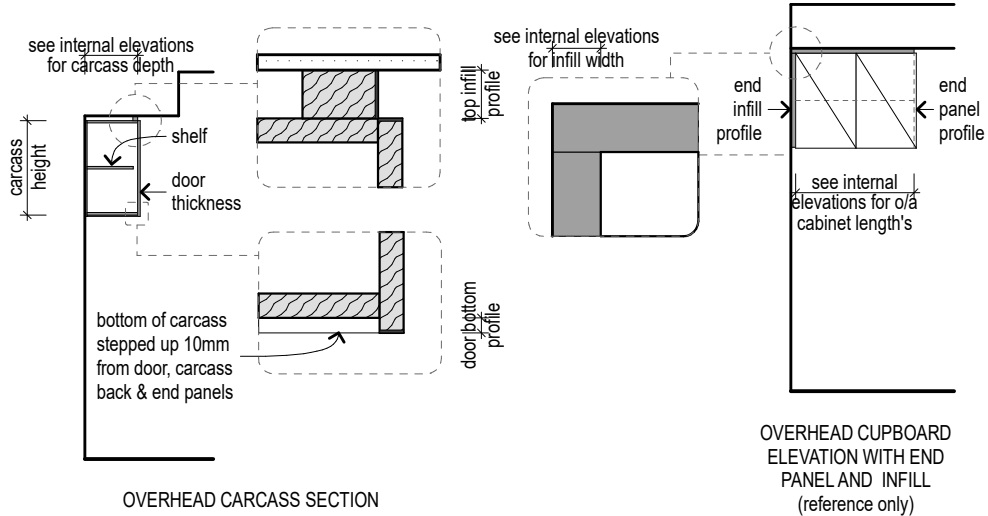
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DENOTES WALL TILES, UNLESS NOTED OTHERWISE. REFER TO INTERNALS

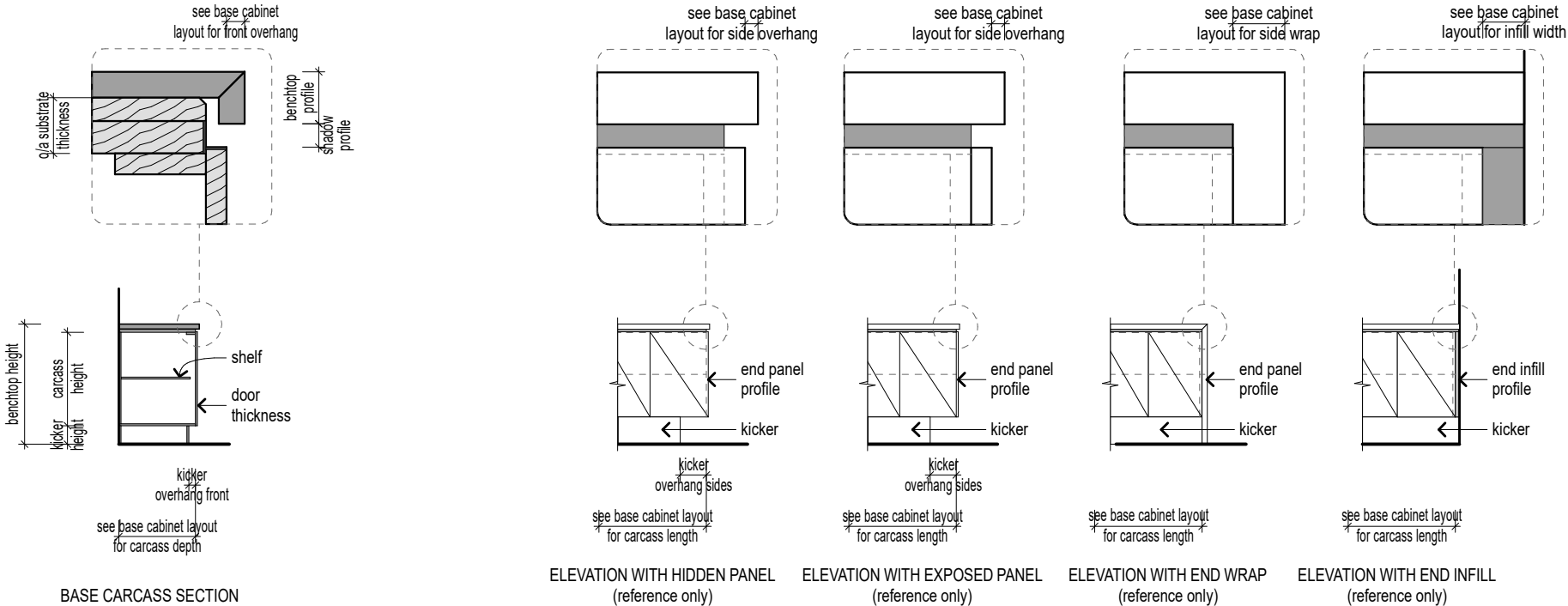
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CABINETY SCHEDULE LAUNDRY															
CABINET TYPE	CABINET STYLE	BENCHTOP PROFILE	SHADOW PROFILE	SUBSTRATE INFILL PROFILE	END INFILL PROFILE	TOP INFILL PROFILE	END PANEL PROFILE	DOOR BOTTOM PROFILE	BENCHTOP HEIGHT	CARCASS HEIGHT	KICKER HEIGHT	KICKER O'HANG FRONT	KICKER O'HANG LEFT	KICKER O'HANG RIGHT	O/A SUBSTRATE THICKNESS
Cabinet 2 Door Open Cabinet	Base	40mm VCS	18mm	18mm	Recessed	-	Hidden	-	970mm	765mm	142mm	50mm	-	-	43mm
Overhead 2 Door	Base	40mm VCS	18mm	18mm	-	-	Exposed	-	970mm	-	-	-	-	-	43mm
Overhead 2 Door	Overhead	-	-	-	-	32mm Recessed	-	10mm	-	774mm	-	-	-	-	-
Overhead 2 Door	Overhead	-	-	-	Recessed	32mm Recessed	-	10mm	-	774mm	-	-	-	-	-

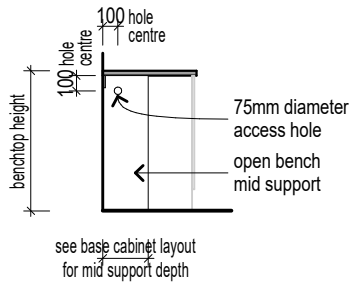


COHD001 | CABINET STYLE | OVERHEAD WITH BULKHEAD ABOVE

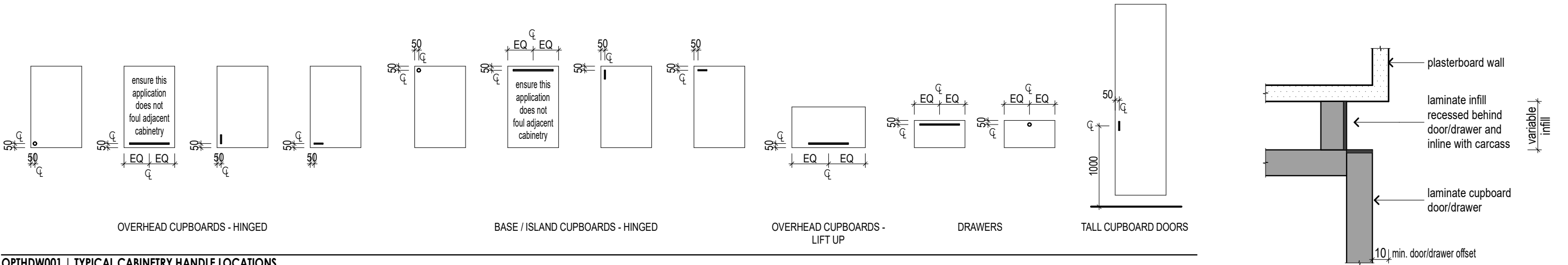


CBAS001 | CABINET STYLE | BASE

CELP001 | CABINET ELEVATION WITH KICKER



OPEN BENCH SECTION
CELP004 | OPEN CABINET ELEVATION WITH PENETRATION



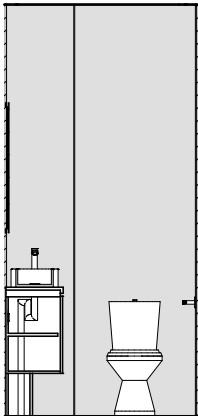
OPTHDW001 | TYPICAL CABINETY HANDLE LOCATIONS

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		SCALE	1:1, 1:50, 1:5	CLIENT	MIGUEL ANGELO PEREIRA AND JACQUELINE MELISSA DE JONK LOT 132 (No. 5) THE GLEN RYE								
		DATE DRN	15/9/25										
		DRAWN BY	ITS-NY										
		JOB NUMBER	328610										

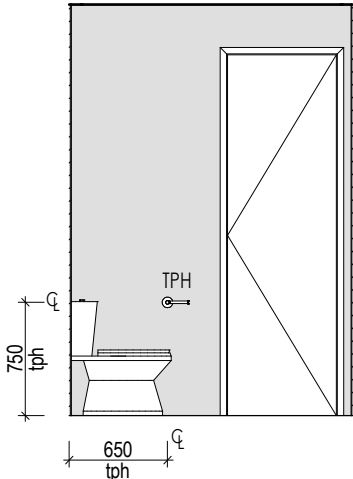
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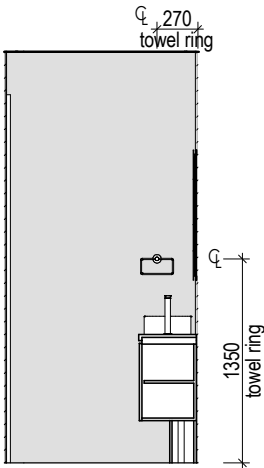
CABINETRY SCHEDULE WET AREAS																
CABINET TYPE	CABINET STYLE	BENCHTOP PROFILE	SHADOW PROFILE	SUBSTRATE INFILL PROFILE	TOP INFILL PROFILE	END INFILL PROFILE	END PANEL PROFILE	DOOR BOTTOM PROFILE	BENCHTOP HEIGHT	CARCASS HEIGHT	FACE PANEL HEIGHT	KICKER HEIGHT	KICKER O'HANG FRONT	KICKER O'HANG LEFT	KICKER O'HANG RIGHT	O/A SUBSTRATE THICKNESS
BATH																
Mirror Cabinet	Overhead	-	-	-	-	-	Hidden	10mm	-	900mm	-	-	-	-	-	-
Vanity Cabinet	Base	40mm VCS	20mm	18mm	-	-	Hidden	-	850mm	507mm	-	280mm	184mm	200mm	200mm	43mm
ENS																
Vanity Cabinet	Base	40mm VCS	20mm	18mm	-	Recessed	Hidden	-	850mm	507mm	-	280mm	184mm	200mm	-	43mm
ENS 2																
Mirror Cabinet	Overhead	-	-	-	-	-	Hidden	10mm	-	900mm	-	-	-	-	-	-
Vanity Cabinet	Base	40mm VCS	20mm	18mm	-	-	Hidden	-	850mm	507mm	-	280mm	184mm	200mm	200mm	43mm
P'DR																
Vanity Cabinet	Base	40mm VCS	20mm	18mm	-	Recessed	-	-	850mm	507mm	-	280mm	184mm	-	-	43mm
P'DR 2																
Vanity Cabinet	Base	40mm VCS	20mm	18mm	-	Recessed	-	-	850mm	507mm	-	280mm	184mm	-	-	43mm



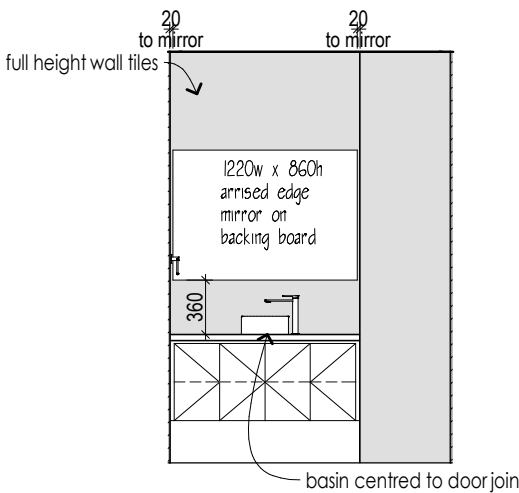
P'DR VIEW A



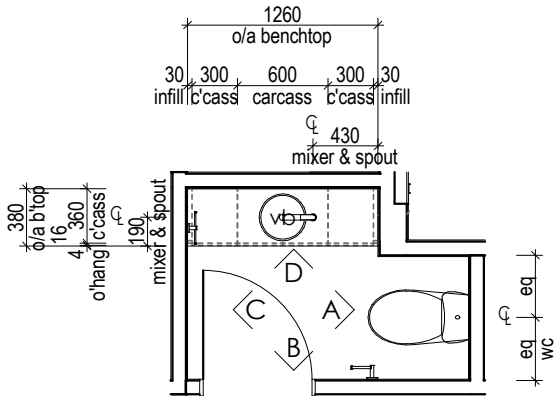
P'DR VIEW B



P'DR VIEW C



P'DR VIEW D



P'DR BASE CABINET LAYOUT

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INTERNALS - P'DR

5I

LH

Amalfi 322-S35

Maverick

MIGUEL ANGELO PEREIRA AND JACQUELINE MELISSA DE JONK
LOT 132 (No. 5) THE GLEN RYE

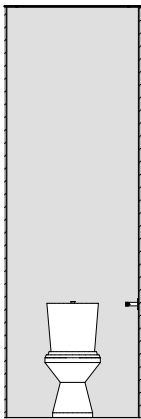
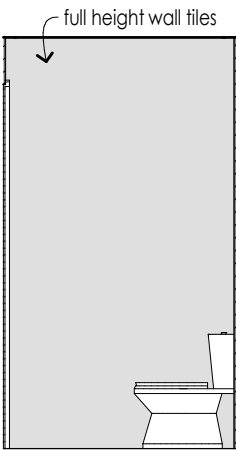
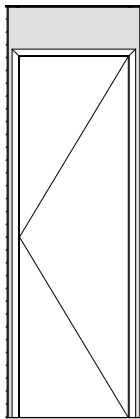
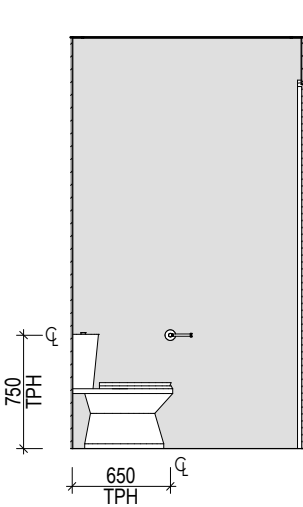
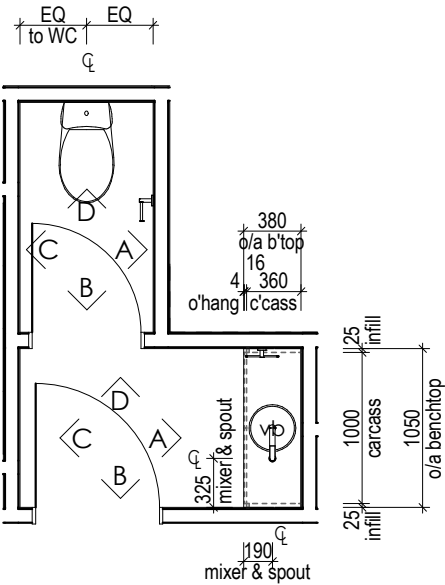
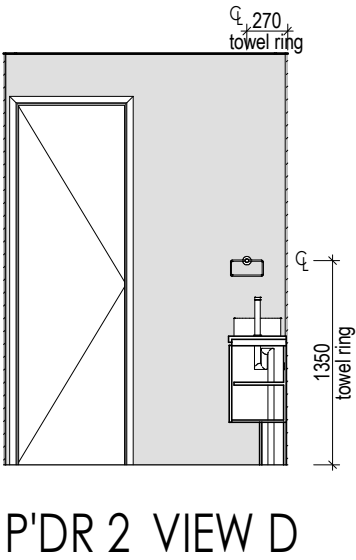
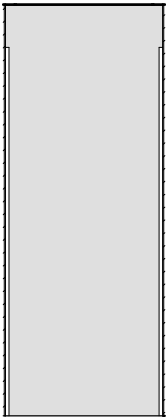
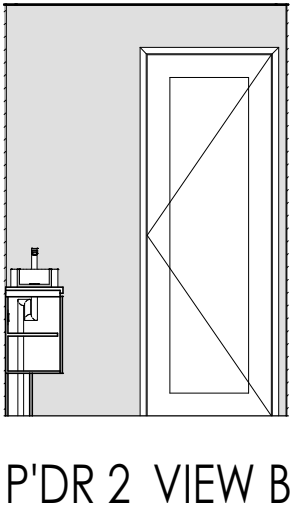
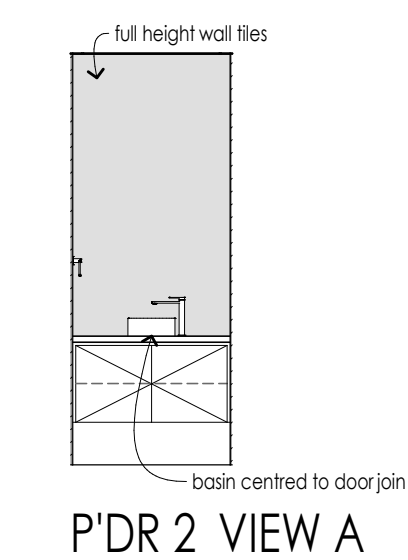
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CABINETRY SCHEDULE WET AREAS																
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BATH																
Mirror Cabinet	Overhead	-	-	-	-	-	Hidden	10mm	-	900mm	-	-	-	-	-	-
Vanity Cabinet	Base	40mm VCS	20mm	18mm	-	-	Hidden	-	850mm	507mm	-	280mm	184mm	200mm	200mm	43mm
ENS																
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ENS 2																
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P'DR 2																
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INTERNALS - P'DR 2

5J

LH

Amalfi 322-S35

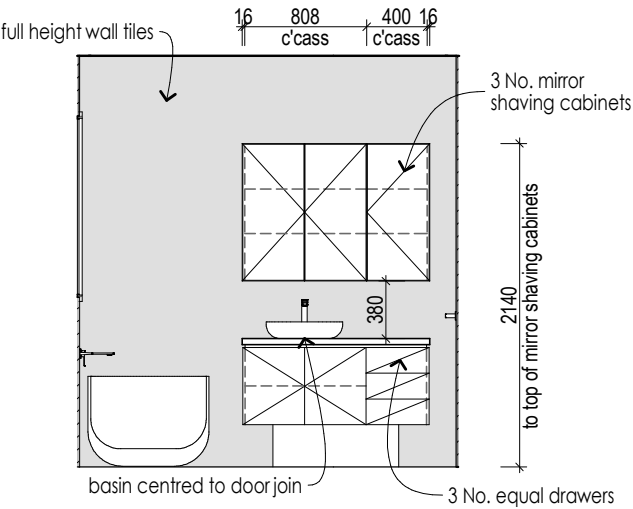
Maverick

CLIENT
MIGUEL ANGELO PEREIRA AND JACQUELINE MELISSA DE JONK
LOT 132 (No. 5) THE GLEN RYE

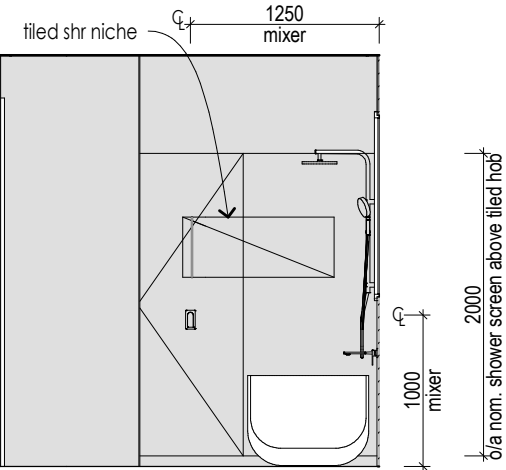
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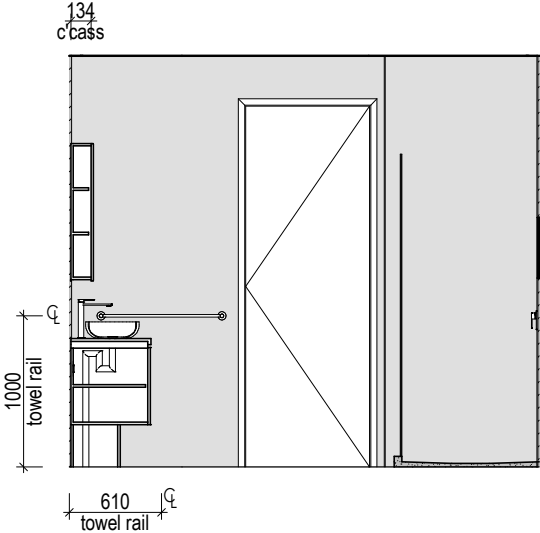
CABINETRY SCHEDULE WET AREAS																
CABINET TYPE	CABINET STYLE	BENCHTOP PROFILE	SHADOW PROFILE	SUBSTRATE INFILL PROFILE	TOP INFILL PROFILE	END INFILL PROFILE	END PANEL PROFILE	DOOR BOTTOM PROFILE	BENCHTOP HEIGHT	CARCASS HEIGHT	FACE PANEL HEIGHT	KICKER HEIGHT	KICKER O'HANG FRONT	KICKER O'HANG LEFT	KICKER O'HANG RIGHT	O/A SUBSTRATE THICKNESS
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ENS																
Vanity Cabinet	Base	40mm VCS	20mm	18mm	-	Recessed	Hidden	-	850mm	507mm	-	280mm	184mm	200mm	-	43mm
ENS 2																
Mirror Cabinet	Overhead	-	-	-	-	-	Hidden	10mm	-	900mm	-	-	-	-	-	-
Vanity Cabinet	Base	40mm VCS	20mm	18mm	-	-	Hidden	-	850mm	507mm	-	280mm	184mm	200mm	200mm	43mm
P'DR																
Vanity Cabinet	Base	40mm VCS	20mm	18mm	-	Recessed	-	-	850mm	507mm	-	280mm	184mm	-	-	43mm
P'DR 2																
Vanity Cabinet	Base	40mm VCS	20mm	18mm	-	Recessed	-	-	850mm	507mm	-	280mm	184mm	-	-	43mm



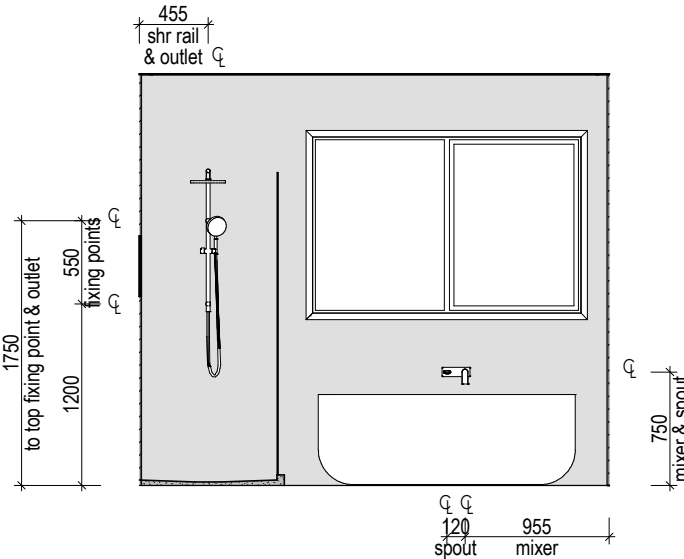
BATHROOM VIEW A



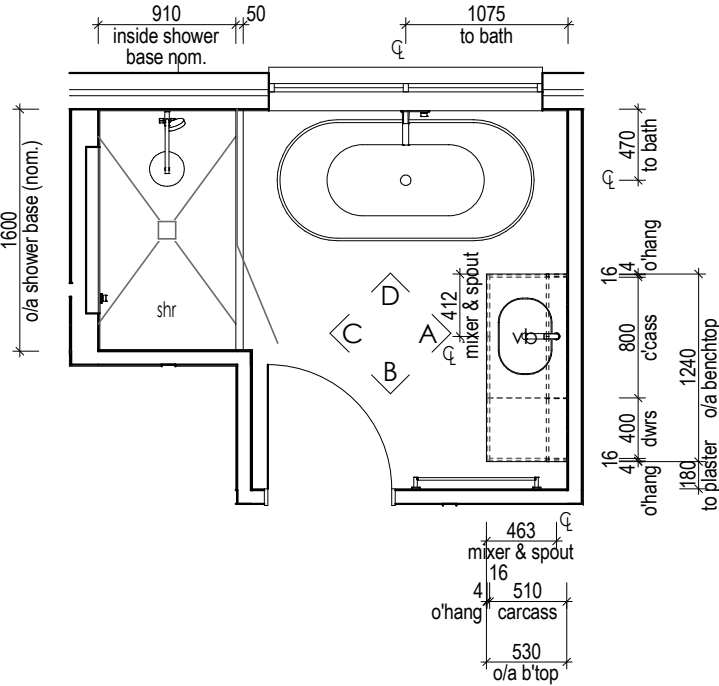
BATHROOM VIEW C



BATHROOM VIEW B



BATHROOM VIEW D



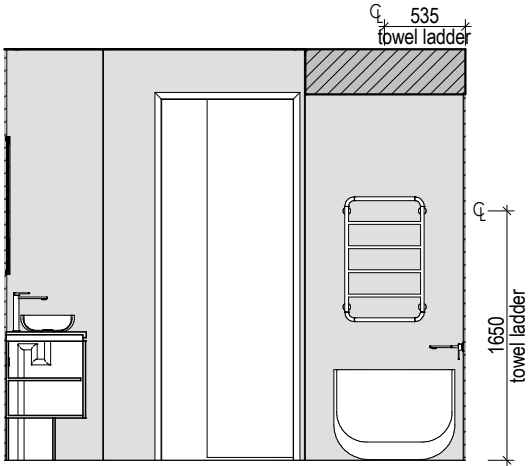
BATHROOM BASE CABINET LAYOUT

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		SCALE	1:50, 1:1	CLIENT	MIGUEL ANGELO PEREIRA AND JACQUELINE MELISSA DE JONK LOT 132 (No. 5) THE GLEN RYE		* TOP OF WALL TILES TO BE IN LINE WITH TOP OF SHOWER SCREEN OR NOM. * WALL TILING TO BATH / SPA PODIUMS IS TO START FROM THE PODIUM FLOOR LEVEL TO SUIT. * HEIGHTS TO REF. SPACE ARE FROM SLAB FLOOR LEVEL & DO NOT ALLOW. * ALL SHOWER WASTE LOCATIONS ARE NOMINAL. * ALL CUPBOARD DIMENSIONS TO BE CONFIRMED BY SITE MEASURE. * DIMENSIONS TO SPOUTS & TAPS/MIXERS ARE NOMINAL ONLY AND MAY VARY. * DETAILS ARE TO BE USED AS A GUIDE ONLY. ALL CABINETRY CO REQUIREMENTS OF AS 4386. DENOTES WALL TILES, UNLESS NOTED OTHERWISE. REFER
		DATE DRN	15/9/25				
		DRAWN BY	ITS-NY				
		JOB NUMBER	328610				

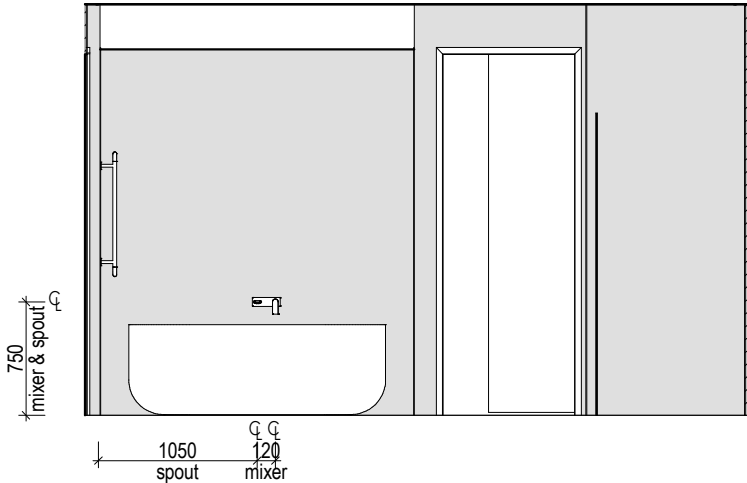
Mornington Peninsula Shire

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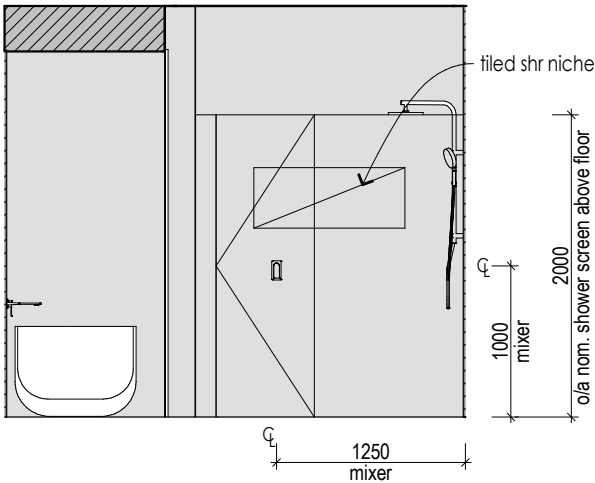
CABINETRY SCHEDULE WET AREAS																
CABINET TYPE	CABINET STYLE	BENCHTOP PROFILE	SHADOW PROFILE	SUBSTRATE INFILL PROFILE	TOP INFILL PROFILE	END INFILL PROFILE	END PANEL PROFILE	DOOR BOTTOM PROFILE	BENCHTOP HEIGHT	CARCASS HEIGHT	FACE PANEL HEIGHT	KICKER HEIGHT	KICKER O'HANG FRONT	KICKER O'HANG LEFT	KICKER O'HANG RIGHT	O/A SUBSTRATE THICKNESS
BATH																
Mirror Cabinet	Overhead	-	-	-	-	-	Hidden	10mm	-	900mm	-	-	-	-	-	-
Vanity Cabinet	Base	40mm VCS	20mm	18mm	-	-	Hidden	-	850mm	507mm	-	280mm	184mm	200mm	200mm	43mm
ENS																
Vanity Cabinet	Base	40mm VCS	20mm	18mm	-	Recessed	Hidden	-	850mm	507mm	-	280mm	184mm	200mm	-	43mm
ENS 2																
Mirror Cabinet	Overhead	-	-	-	-	-	Hidden	10mm	-	900mm	-	-	-	-	-	-
Vanity Cabinet	Base	40mm VCS	20mm	18mm	-	-	Hidden	-	850mm	507mm	-	280mm	184mm	200mm	200mm	43mm
P'DR																
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P'DR 2																
Vanity Cabinet	Base	40mm VCS	20mm	18mm	-	Recessed	-	-	850mm	507mm	-	280mm	184mm	-	-	43mm



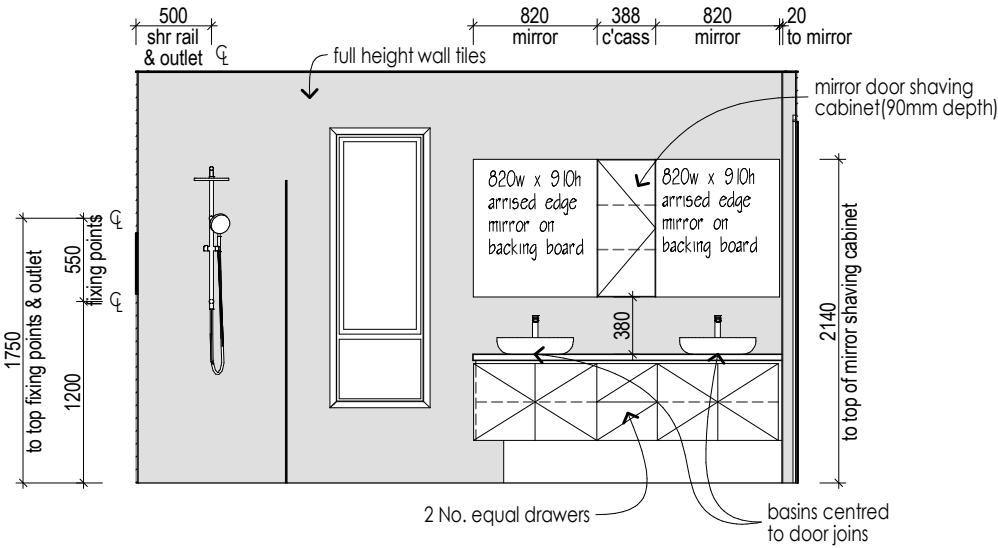
ENSUITE VIEW A



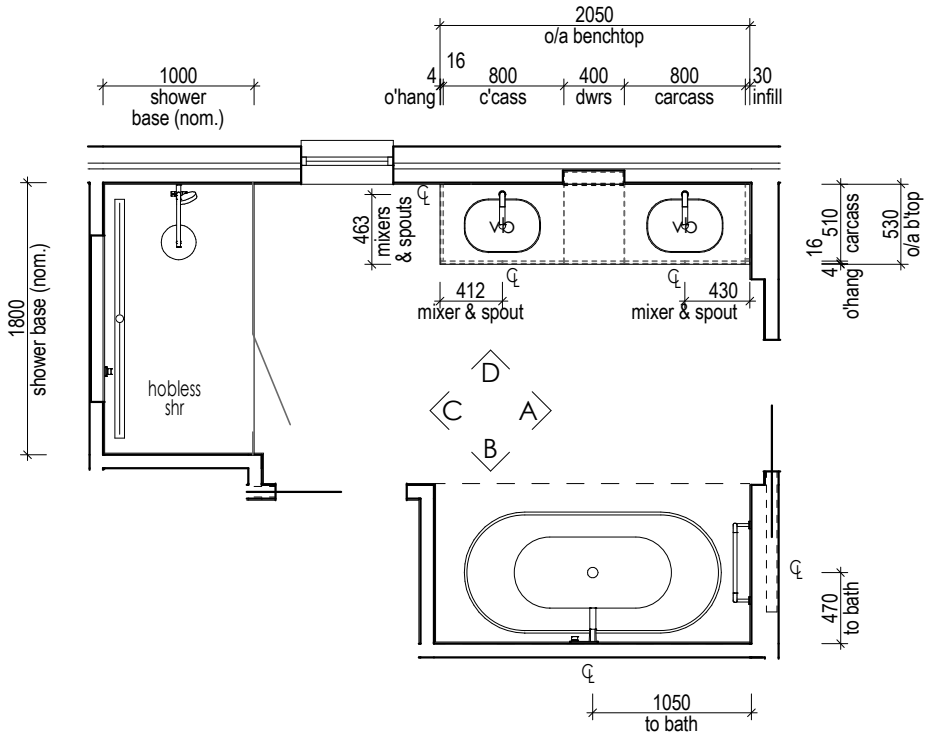
ENSUITE VIEW B



ENSUITE VIEW C



ENSUITE VIEW D



ENSUITE BASE CABINET LAYOUT

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INTERNALS - ENSUITE

5L

LH

Amalfi 322-S35

Maverick

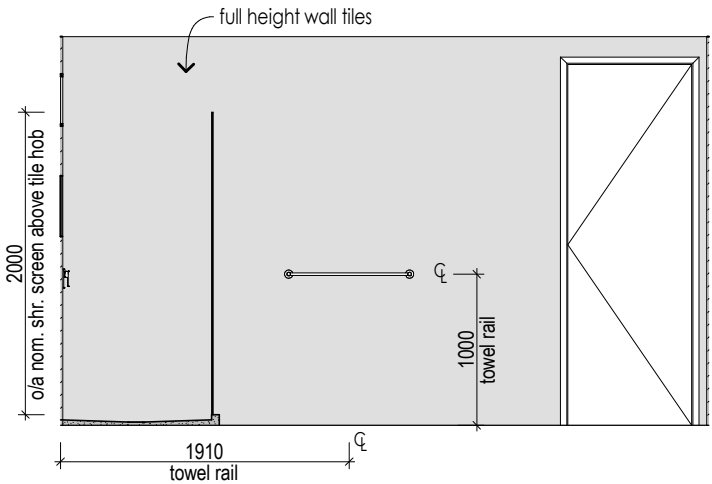
MIGUEL ANGELO PEREIRA AND JACQUELINE MELISSA DE JONK
LOT 132 (No. 5) THE GLEN RYE

CLIENT

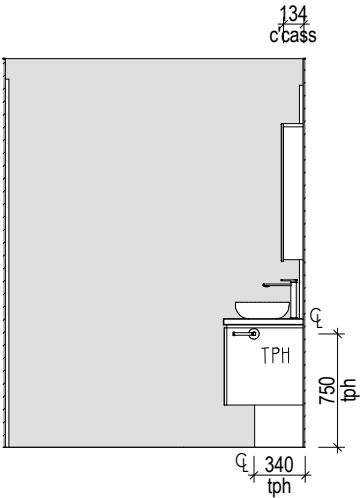
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Mornington Peninsula Shire
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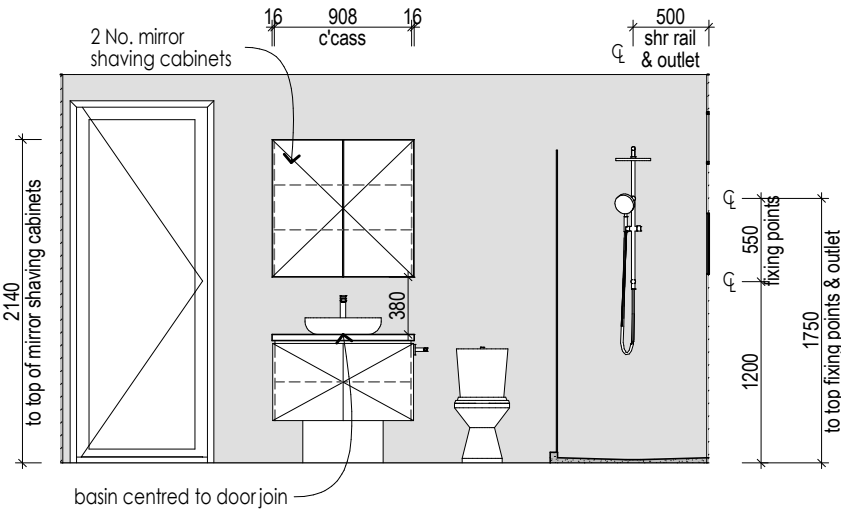
CABINETRY SCHEDULE WET AREAS																
CABINET TYPE	CABINET STYLE	BENCHTOP PROFILE	SHADOW PROFILE	SUBSTRATE INFILL PROFILE	TOP INFILL PROFILE	END INFILL PROFILE	END PANEL PROFILE	DOOR BOTTOM PROFILE	BENCHTOP HEIGHT	CARCASS HEIGHT	FACE PANEL HEIGHT	KICKER HEIGHT	KICKER O'HANG FRONT	KICKER O'HANG LEFT	KICKER O'HANG RIGHT	O/A SUBSTRATE THICKNESS
BATH																
Mirror Cabinet	Overhead	-	-	-	-	-	Hidden	10mm	-	900mm	-	-	-	-	-	-
Vanity Cabinet	Base	40mm VCS	20mm	18mm	-	-	Hidden	-	850mm	507mm	-	280mm	184mm	200mm	200mm	43mm
ENS																
Vanity Cabinet	Base	40mm VCS	20mm	18mm	-	Recessed	Hidden	-	850mm	507mm	-	280mm	184mm	200mm	-	43mm
ENS 2																
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P'DR 2																
Vanity Cabinet	Base	40mm VCS	20mm	18mm	-	Recessed	-	-	850mm	507mm	-	280mm	184mm	-	-	43mm



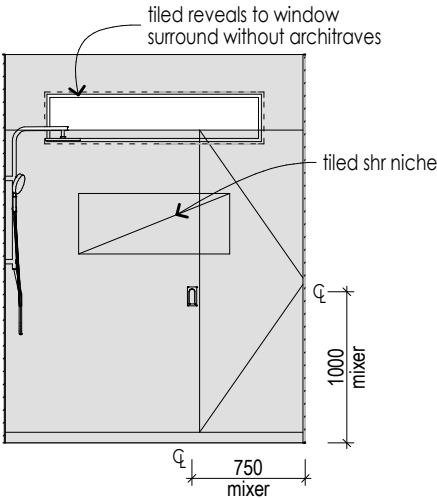
ENSUITE 2 VIEW A



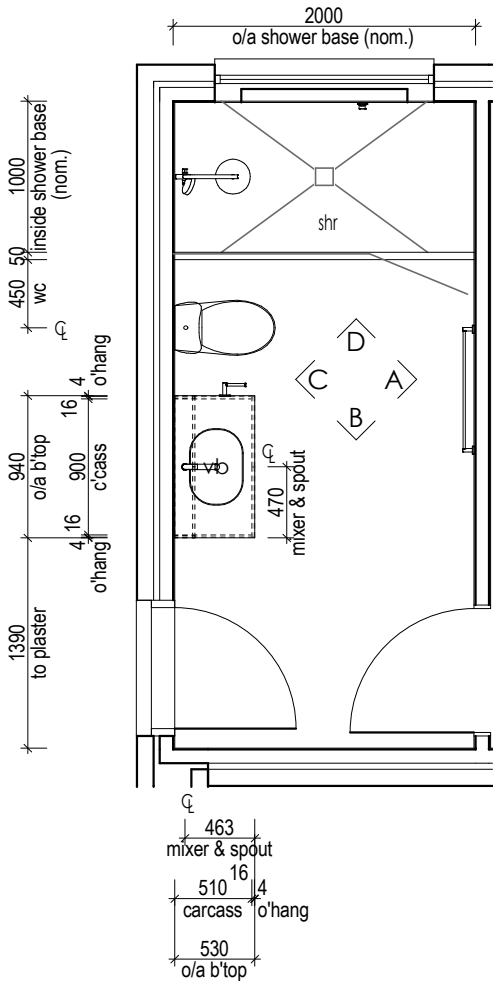
ENSUITE 2 VIEW B



ENSUITE 2 VIEW C



ENSUITE 2 VIEW D



ENSUITE 2 BASE CABINET LAYOUT

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INTERNALS - ENSUITE 2

5M

LH

Amalfi 322-S35

Maverick

MIGUEL ANGELO PEREIRA AND JACQUELINE MELISSA DE JONK
LOT 132 (No. 5) THE GLEN RYE

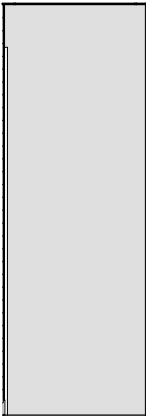
CLIENT

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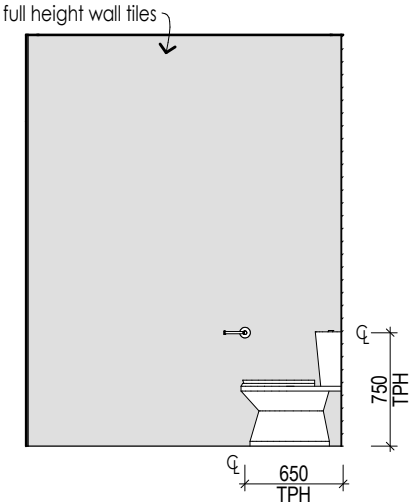
Mornington Peninsula Shire

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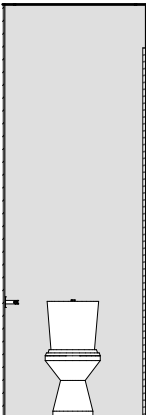
CABINETRY SCHEDULE WET AREAS																	
	CABINET TYPE	CABINET STYLE	BENCHTOP PROFILE	SHADOW PROFILE	SUBSTRATE INFILL PROFILE	TOP INFILL PROFILE	END INFILL PROFILE	END PANEL PROFILE	DOOR BOTTOM PROFILE	BENCHTOP HEIGHT	CARCASS HEIGHT	FACE PANEL HEIGHT	KICKER HEIGHT	KICKER O'HANG FRONT	KICKER O'HANG LEFT	KICKER O'HANG RIGHT	O/A SUBSTRATE THICKNESS
BATH	Mirror Cabinet	Overhead	-	-	-	-	-	Hidden	10mm	-	900mm	-	-	-	-	-	-
	Vanity Cabinet	Base	40mm VCS	20mm	18mm	-	-	Hidden	-	850mm	507mm	-	280mm	184mm	200mm	200mm	43mm
ENS	Vanity Cabinet	Base	40mm VCS	20mm	18mm	-	Recessed	Hidden	-	850mm	507mm	-	280mm	184mm	200mm	-	43mm
ENS 2	Mirror Cabinet	Overhead	-	-	-	-	-	Hidden	10mm	-	900mm	-	-	-	-	-	-
	Vanity Cabinet	Base	40mm VCS	20mm	18mm	-	-	Hidden	-	850mm	507mm	-	280mm	184mm	200mm	200mm	43mm
P'DR	Vanity Cabinet	Base	40mm VCS	20mm	18mm	-	Recessed	-	-	850mm	507mm	-	280mm	184mm	-	-	43mm
P'DR 2	Vanity Cabinet	Base	40mm VCS	20mm	18mm	-	Recessed	-	-	850mm	507mm	-	280mm	184mm	-	-	43mm



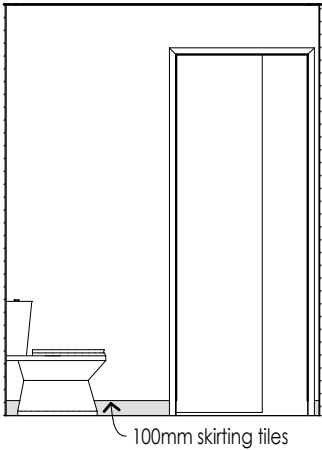
WC VIEW A



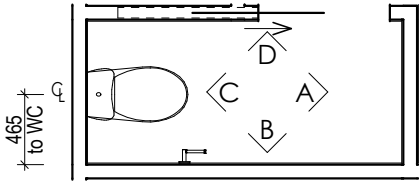
WC VIEW B



WC VIEW C



WC VIEW D



WC BASE CABINET LAYOUT

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INTERNALS - WC

5N

LH

Amalfi 322-S35

Maverick

CLIENT

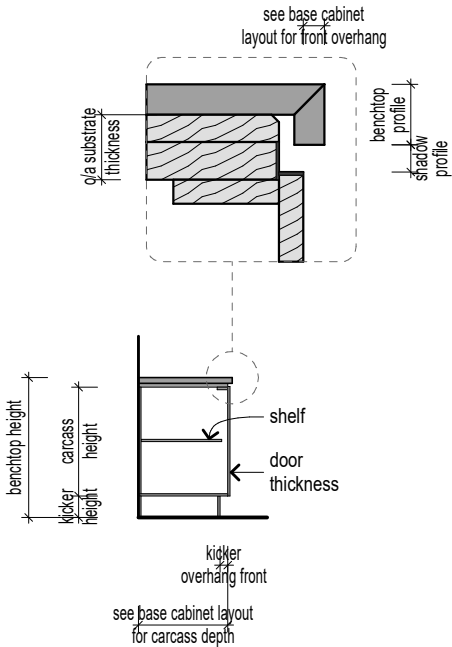
MIGUEL ANGELO PEREIRA AND JACQUELINE MELISSA DE JONK
LOT 132 (No. 5) THE GLEN RYE

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Mornington Peninsula Shire

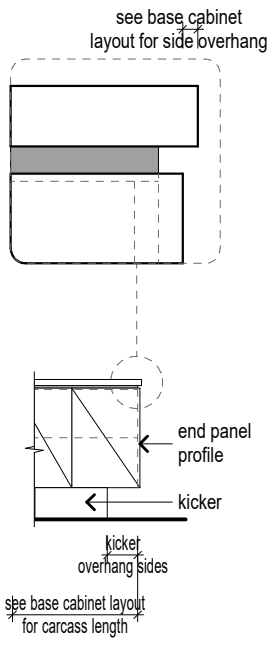
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CABINETRY SCHEDULE WET AREAS																
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BATH																
Mirror Cabinet	Overhead	-	-	-	-	-	Hidden	10mm	-	900mm	-	-	-	-	-	-
Vanity Cabinet	Base	40mm VCS	20mm	18mm	-	-	Hidden	-	850mm	507mm	-	280mm	184mm	200mm	200mm	43mm
ENS																
Vanity Cabinet	Base	40mm VCS	20mm	18mm	-	Recessed	Hidden	-	850mm	507mm	-	280mm	184mm	200mm	-	43mm
ENS 2																
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P'DR																
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P'DR 2																
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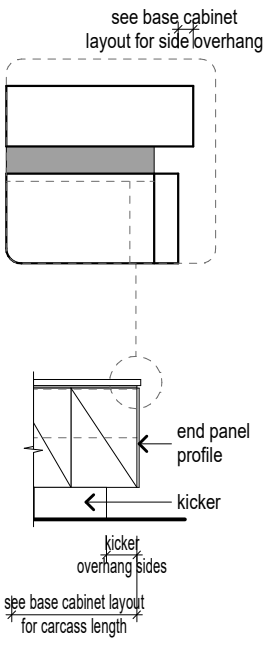
BASE CARCASS SECTION

CBAS001 | CABINET STYLE | BASE

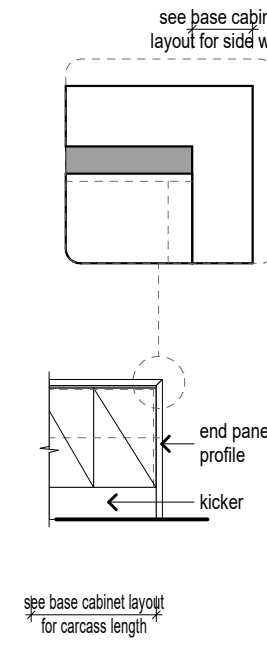


ELEVATION WITH HIDDEN PANEL (reference only)

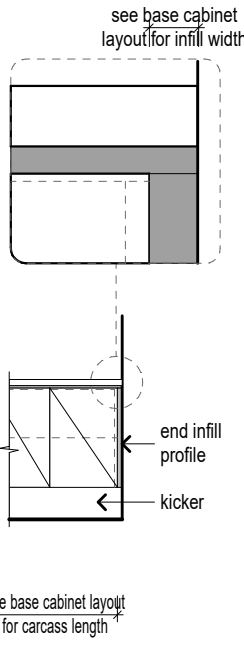
CELP001 | CABINET ELEVATION WITH KICKER



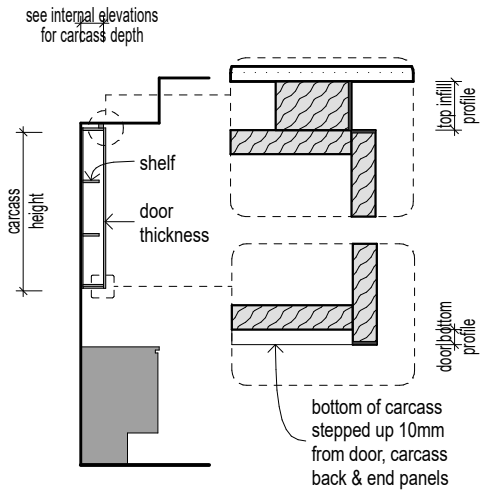
ELEVATION WITH EXPOSED PANEL (reference only)



ELEVATION WITH END WRAP (reference only)

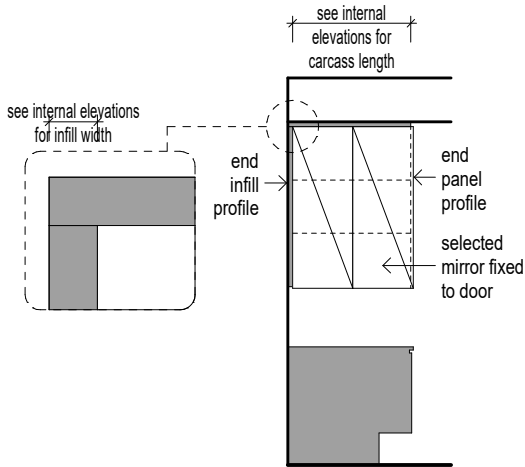


ELEVATION WITH END INFILL (reference only)

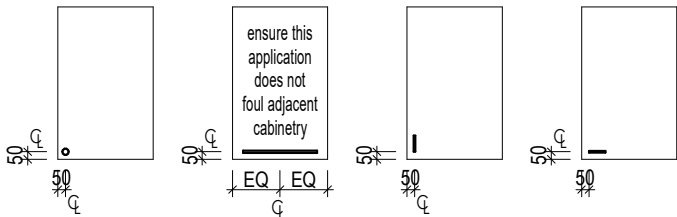


OVERHEAD CARCASS SECTION

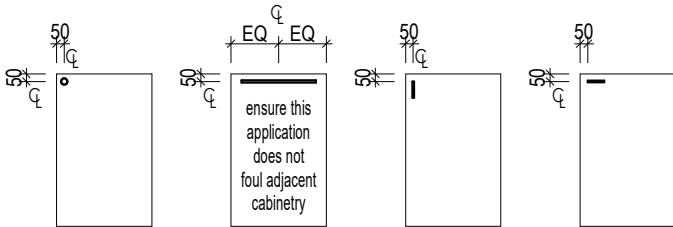
COHD018 | CABINET STYLE | SHAVING CABINET



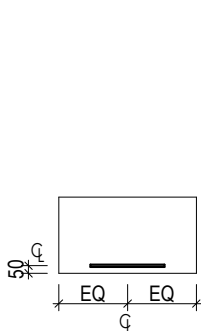
OVERHEAD CUPBOARD ELEVATION WITH END PANEL AND INFILL (reference only)



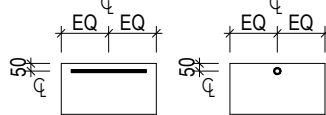
OVERHEAD CUPBOARDS - HINGED



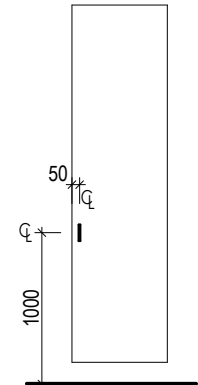
BASE / ISLAND CUPBOARDS - HINGED



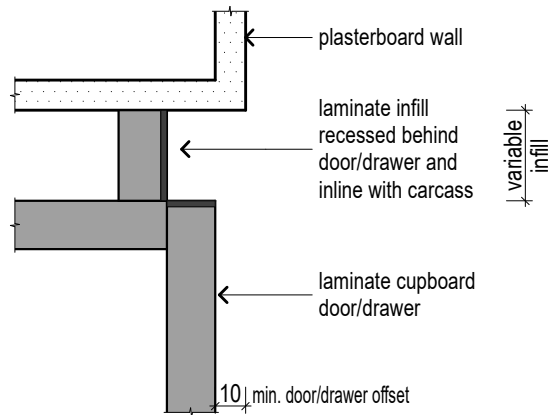
OVERHEAD CUPBOARDS - LIFT UP



DRAWERS



TALL CUPBOARD DOORS



OPTINE001 | END INFILL PROFILE | RECESSED

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WET AREA'S DETAILS

50

LH

Amalfi 322-S35

Maverick

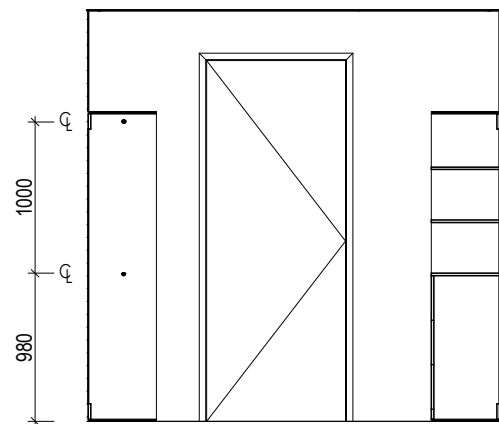
CLIENT

MIGUEL ANGELO PEREIRA AND JACQUELINE MELISSA DE JONK
LOT 132 (No. 5) THE GLEN RYE

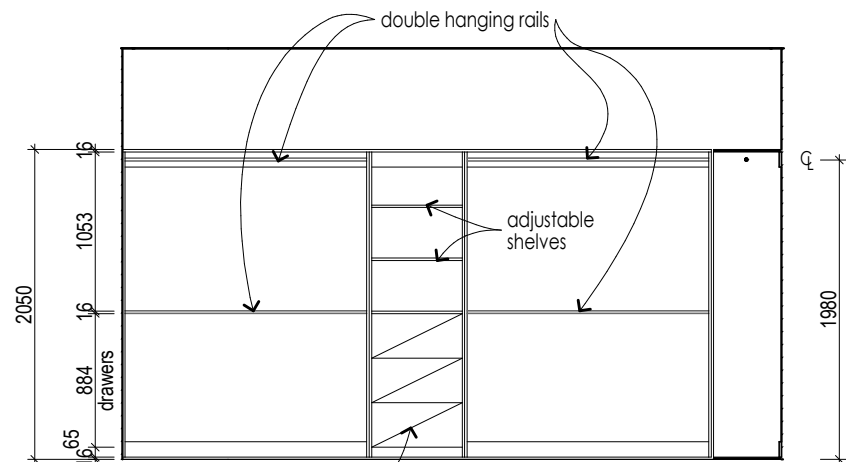
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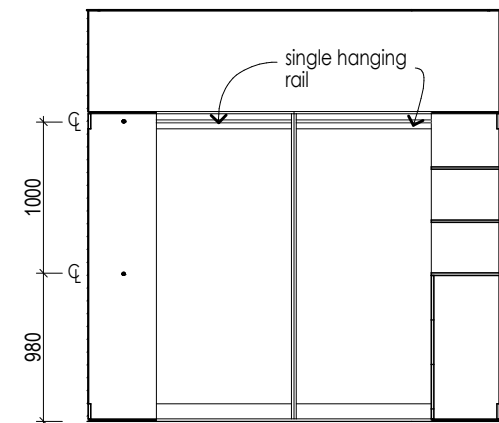
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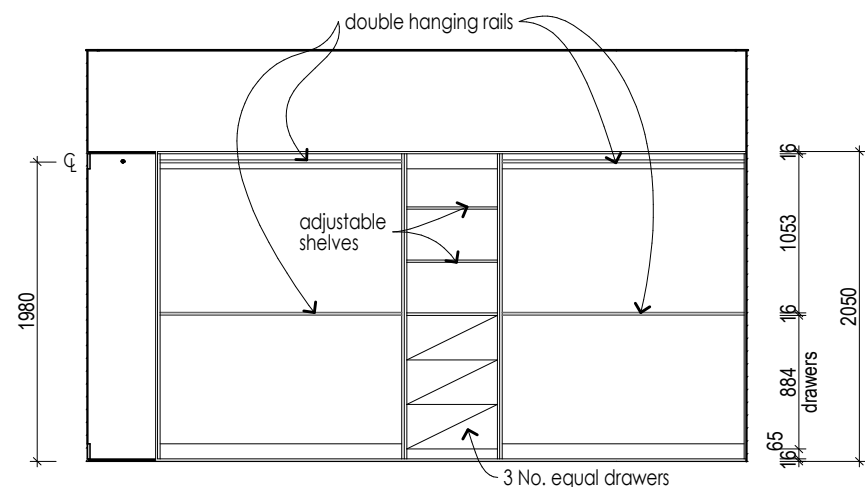
DRESSING VIEW A



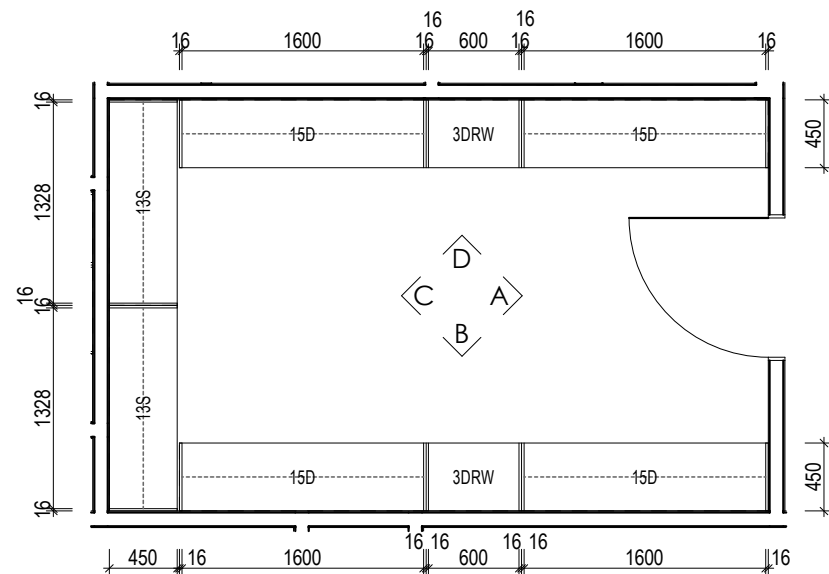
DRESSING VIEW B



DRESSING VIEW C



DRESSING VIEW D



DRESSING BASE CABINET LAYOUT

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INTERNALS - DRESSING

5P

LH

Amalfi 322-S35

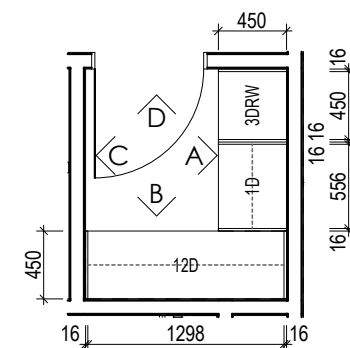
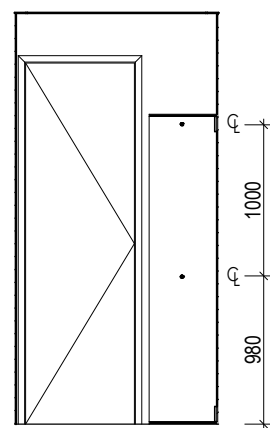
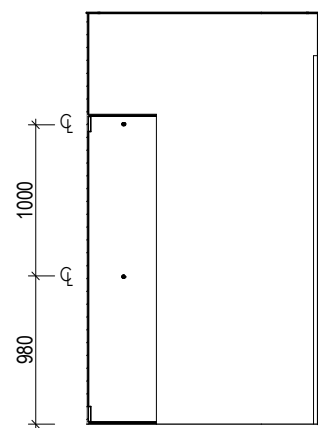
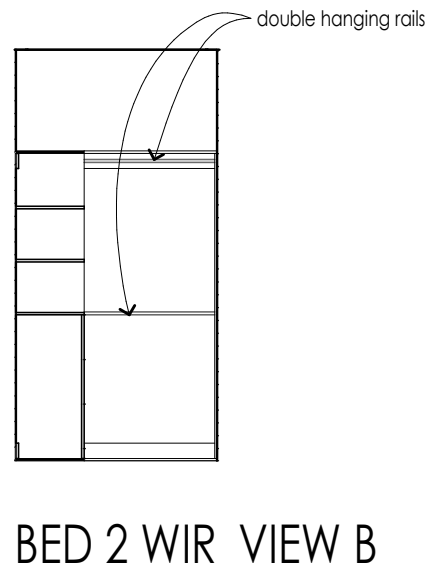
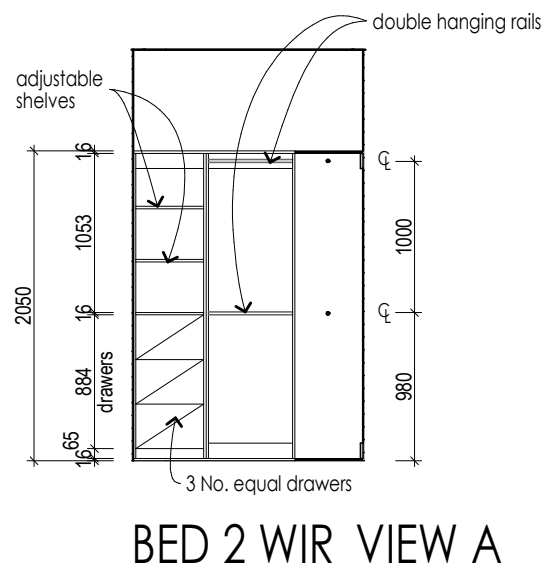
Maverick

MIGUEL ANGELO PEREIRA AND JACQUELINE MELISSA DE JONK
LOT 132 (No. 5) THE GLEN RYE

CLIENT

* TOP OF WALL TILES TO BE IN LINE WITH TOP OF SHOWER SCREEN OR NOMINALLY AS SHOWN.
* WALL TILING TO BATH / SPA PODIUMS IS TO START FROM THE PODIUM LEVEL, TO THE FLOOR LEVEL TO SUIT.
* HEIGHTS TO REF. SPACE ARE FROM SLAB FLOOR LEVEL & DO NOT ALLOW FOR FLOOR FINISH.
* ALL SHOWER WASTE LOCATIONS ARE NOMINAL.
* ALL CUPBOARD DIMENSIONS TO BE CONFIRMED BY SITE MEASURE.
* DIMENSIONS TO SPOUTS & TAPS/MIXERS ARE NOMINAL ONLY AND MAY VARY SLIGHTLY.
* DETAILS ARE TO BE USED AS A GUIDE ONLY. ALL CABINETRY CONSTRUCTION REQUIREMENTS OF AS 4386.
DENOTES WALL TILES, UNLESS NOTED OTHERWISE. REFER TO INTERNALS DRAWINGS FOR DETAILS.

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BED 2 WIR BASE CABINET LAYOUT

BED 2 WIR VIEW C

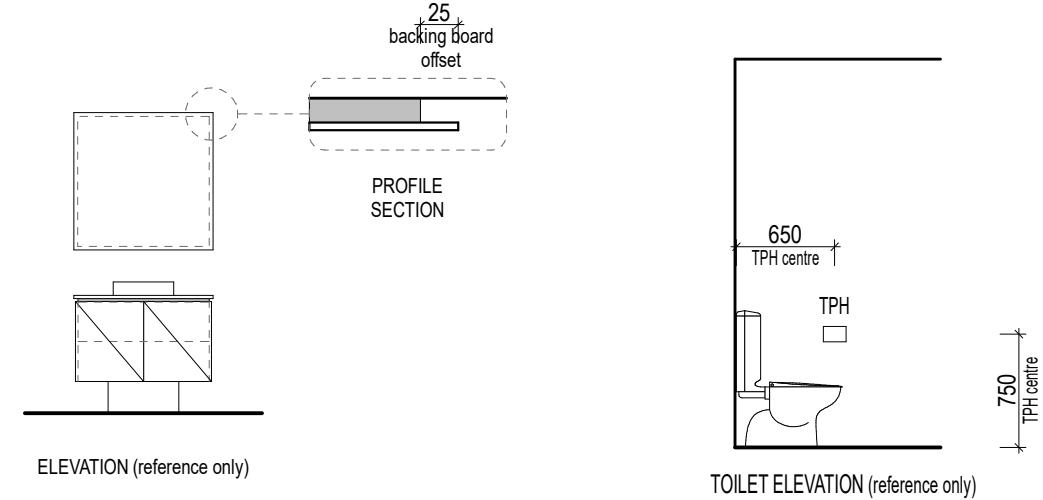
BED 2 WIR VIEW D

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		SCALE	1:50	CLIENT	MIGUEL ANGELO PEREIRA AND JACQUELINE MELISSA DE JONK		
		DATE DRN	15/9/25				
		DRAWN BY	ITS-NY				
		JOB NUMBER	328610				

Mornington Peninsula Shire

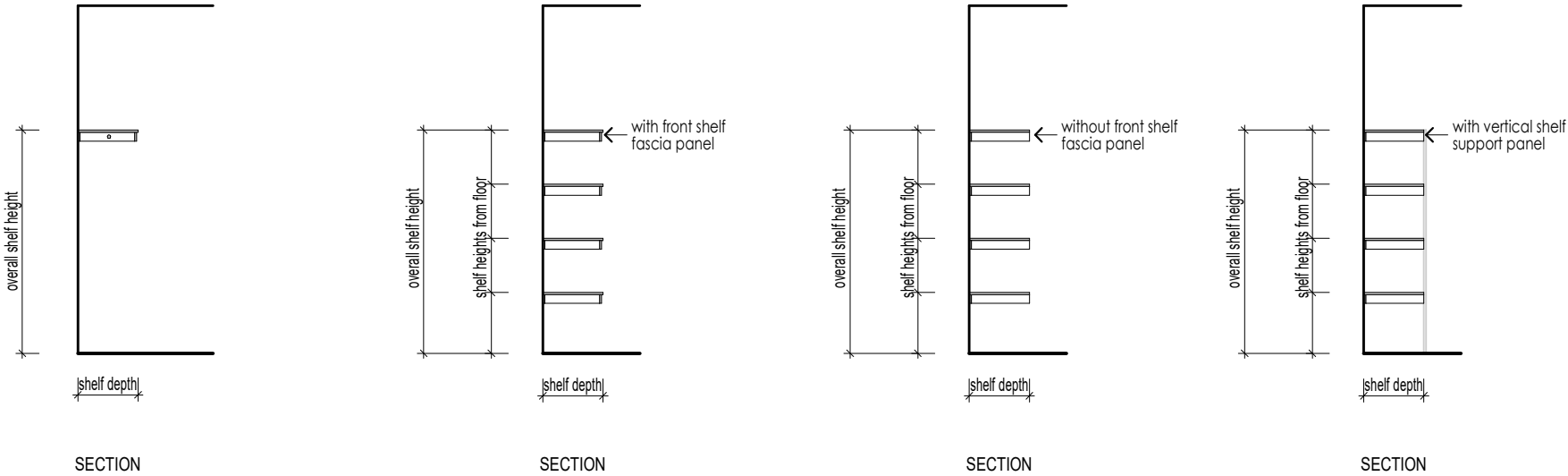
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SHELVING								
ROOM NAME	LOCATION	HANGING RAIL STYLE	OVERALL SHELF HEIGHT	OVERALL SHELF DEPTH/S	SHELF HEIGHTS FROM FLOOR	SHELF FASCIA PROFILE	SHELF SUPPORT STYLE	SHELF THICKNESS
BED 3								
	ROBE	Single Hanging	1650mm	445mm	-	-	Triangular	16mm
BED 4								
	ROBE	Single Hanging	1650mm	445mm	-	-	Triangular	16mm
L'DRY								
	W.I.L	-	1650mm	300/300/300/300mm 450/450/450/450mm	450/850/1250/1650mm	65x16mm	-	16mm
PASSAGE								
	LINEN	-	1650mm	450/450/450/450mm	450/850/1250/1650mm	-	100x16mm Vert. Panel	16mm



TYPCAB001 | TYPICAL CABINETRY DETAIL | MIRROR

TYPDET001 | TYPICAL FITTING DETAIL | TOILET PAPER HOLDER



SHLFTYP003 | ROBE SHELF DETAIL

SHLFTYP005 | LINEN SHELF DETAIL

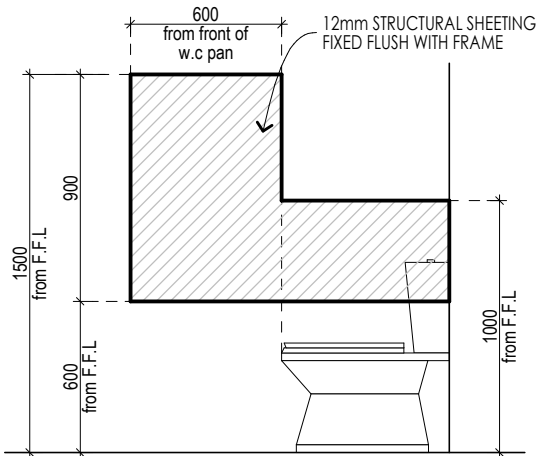
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		SCALE	1:1, 1:50	CLIENT	MIGUEL ANGELO PEREIRA AND JACQUELINE MELISSA DE JONK		LOT 132 (No. 5) THE GLEN RYE
		DATE DRN	15/9/25				
		DRAWN BY	ITS-NY				
		JOB NUMBER	328610				

Mornington Peninsula Shire

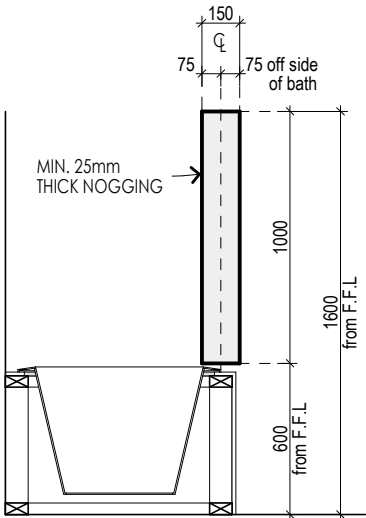
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NOTES:

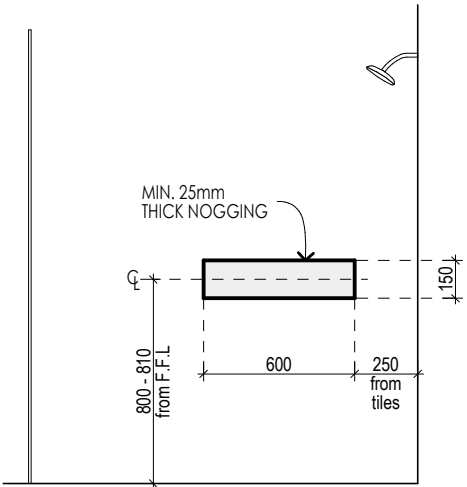
- ALL LIVABILITY REQUIREMENTS TO COMPLY WITH THE ABCB STANDARD FOR LIVABLE HOUSING DESIGN
- DIAGRAMS ILLUSTRATE MINIMUM REQUIREMENTS
- FOR BATHS AND SHOWERS; TAPS, NICHES, SOAP HOLDERS AND THE LIKE MAY BE LOCATED WITH-IN THE POSITIONS DESIGNATED FOR WALL REINFORCING



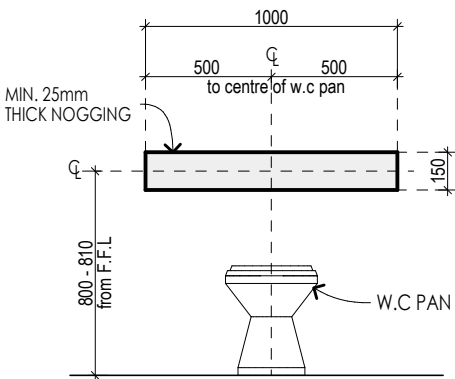
FRA_LR001 | LIVABLE REINFORCING | W.C SHEET REINFORCING



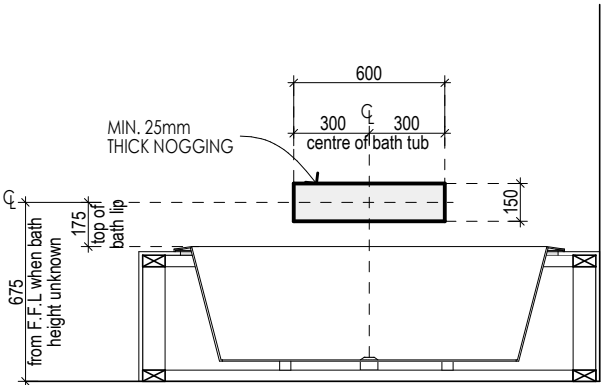
FRA_LR003 | LIVABLE REINFORCING | BATH NOGGING REINFORCING 1



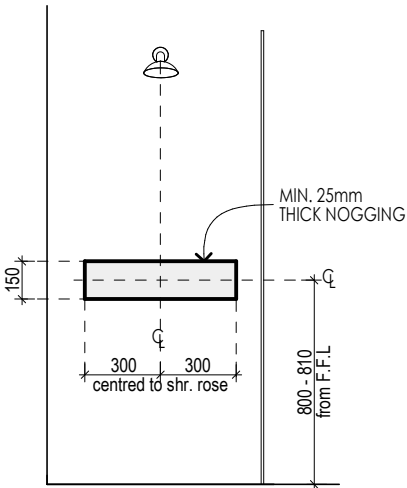
FRA_LR005 | LIVABLE REINFORCING | SHOWER NOGGING REINFORCING 1



FRA_LR002 | LIVABLE REINFORCING | W.C NOGGING REINFORCING



FRA_LR004 | LIVABLE REINFORCING | BATH NOGGING REINFORCING 2



FRA_LR006 | LIVABLE REINFORCING | SHOWER NOGGING REINFORCING 2

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TYP. LIVABLE REINFORCING

5S

LH

Amalfi 322-S35

Maverick

MIGUEL ANGELO PEREIRA AND JACQUELINE MELISSA DE JONK
LOT 132 (No. 5) THE GLEN RYE

CLIENT

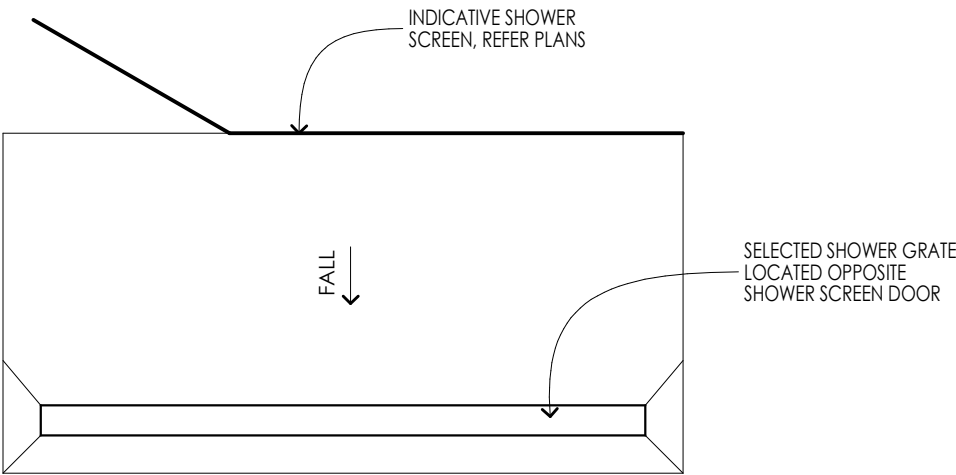
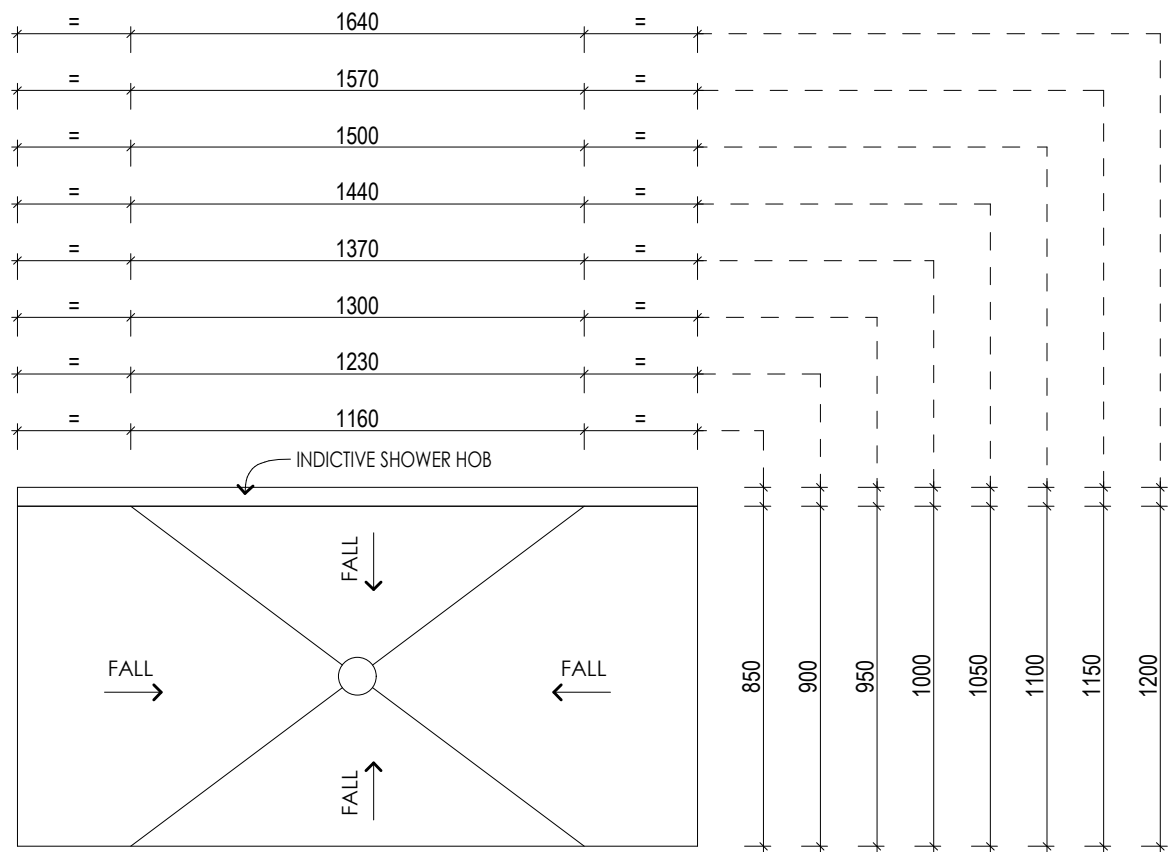
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TILE CUT LINES TO SHOWERS (INDICATIVE ONLY) - REFER TO PLANS

NOTE: BELOW DIAGRAM REFLECT APPROX MAX 1:55 AND MIN 1:75 FALLS



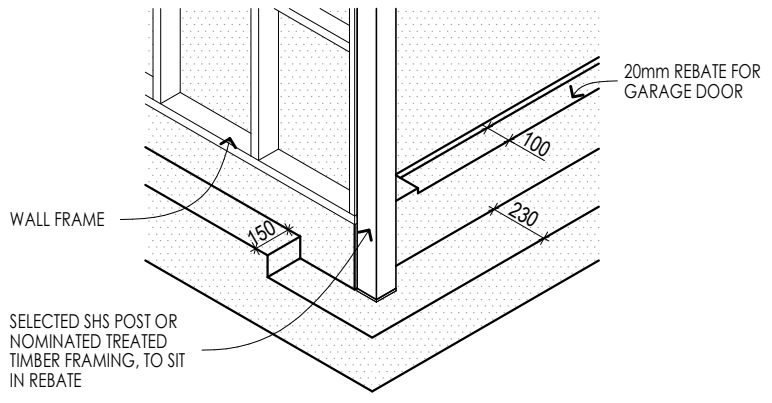
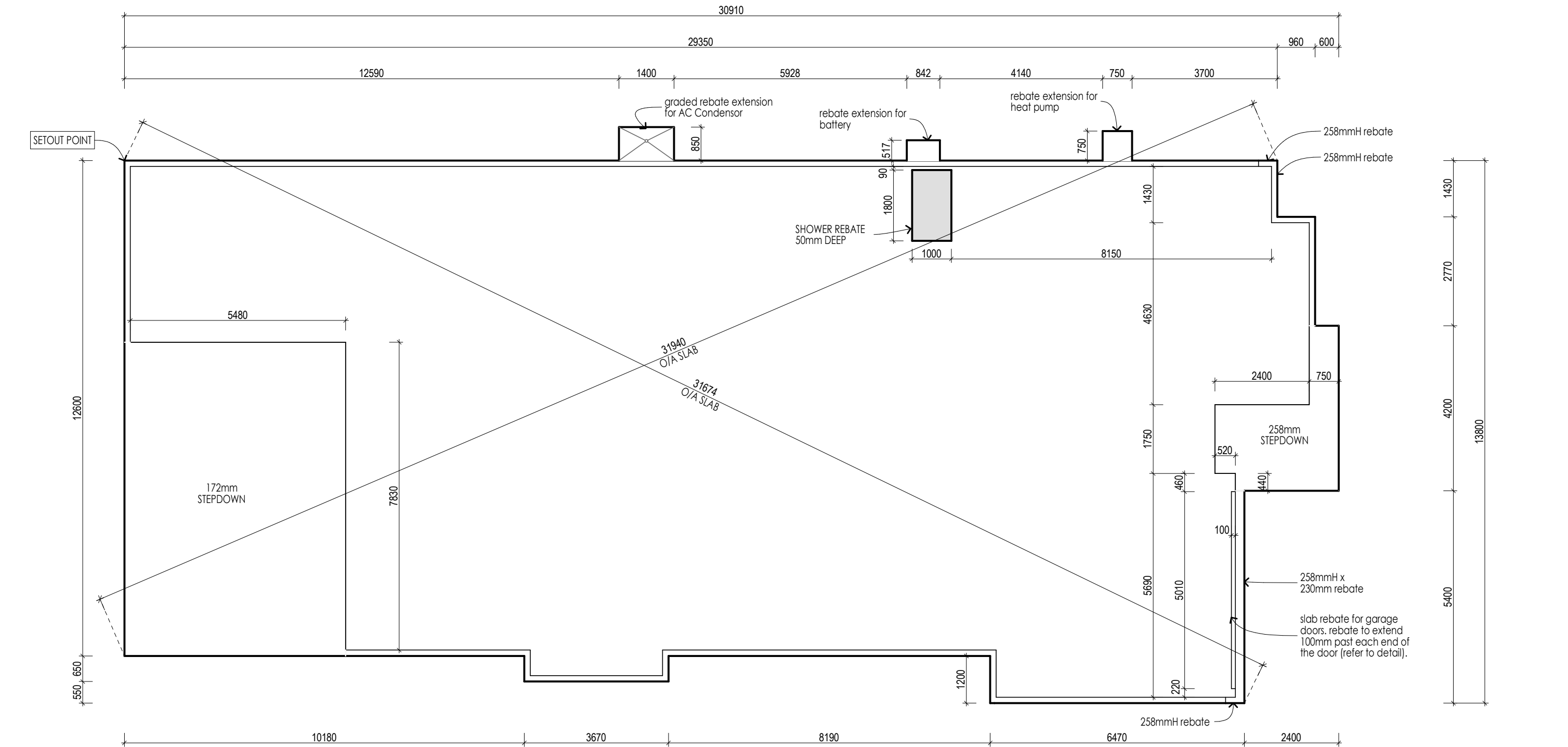
WET_G001 | SHOWER FALLS - HOBBED

WET_G002 | SHOWER FALLS - HOBLESS

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		SCALE	1:20, 1:1	CLIENT	MIGUEL ANGELO PEREIRA AND JACQUELINE MELISSA DE JONK			
		DATE DRN	15/9/25					
		DRAWN BY	ITS-NY					
		JOB NUMBER	328610					
				LOT 132 (No. 5) THE GLEN RYE				

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R/SV

ENG

6*

CLA

DET

FINAL DRAWINGS

CHECKED BY: ITS-NY
CHECKED TO: TENDER 4
DATE: 02/04/26

EXT No. 5259

NOTE

* 172mm REBATE TO HOUSE SLAB (STANDARD).

* 172mm REBATE TO GARAGE SLAB (STANDARD).

* ALL REBATES ARE 150mm WIDE UNLESS OTHERWISE NOMINATED.

* FACADE REBATES ARE TO BE RETURNED 480mm DOWN EACH SIDE OF THE HOUSE.

* DEEPEN REBATE TO SUIT SITE FALL IF FILL PLATFORM IS NOT BEING PROVIDED (REFER TO SITE PLAN & ELEVATIONS IF APPLICABLE).

LEGEND

SHR WASTE BOXING
700x300 (NOM)

BATH WASTE BOXING
400x300 (NOM)

PORCH DP BOXING
300x150 (NOM)

CSL_SR007 | 230 GARAGE REBATE WITH ZERO STEPDOWN | VIC

© HENLEY ARCH P/L		SLAB LAYOUT		8A	LH	Amalfi 322-S35		Maverick
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			GARAGE	172mm	0mm	DATE DRN	15/9/25	
			PORCH	0mm	258mm	DRAWN BY	ITS-NY	
			ALFRESCO	0mm	172mm	JOB NUMBER	328610	

* THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE STANDARD SLAB DETAIL SHEET THE ENGINEERS FOOTING DESIGN.
* DIMENSIONS ARE TO FRAME.
* REFER TO FLOOR PLAN FOR OVERALL BRICK DIMENSIONS.

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R/SV

ENG

6*

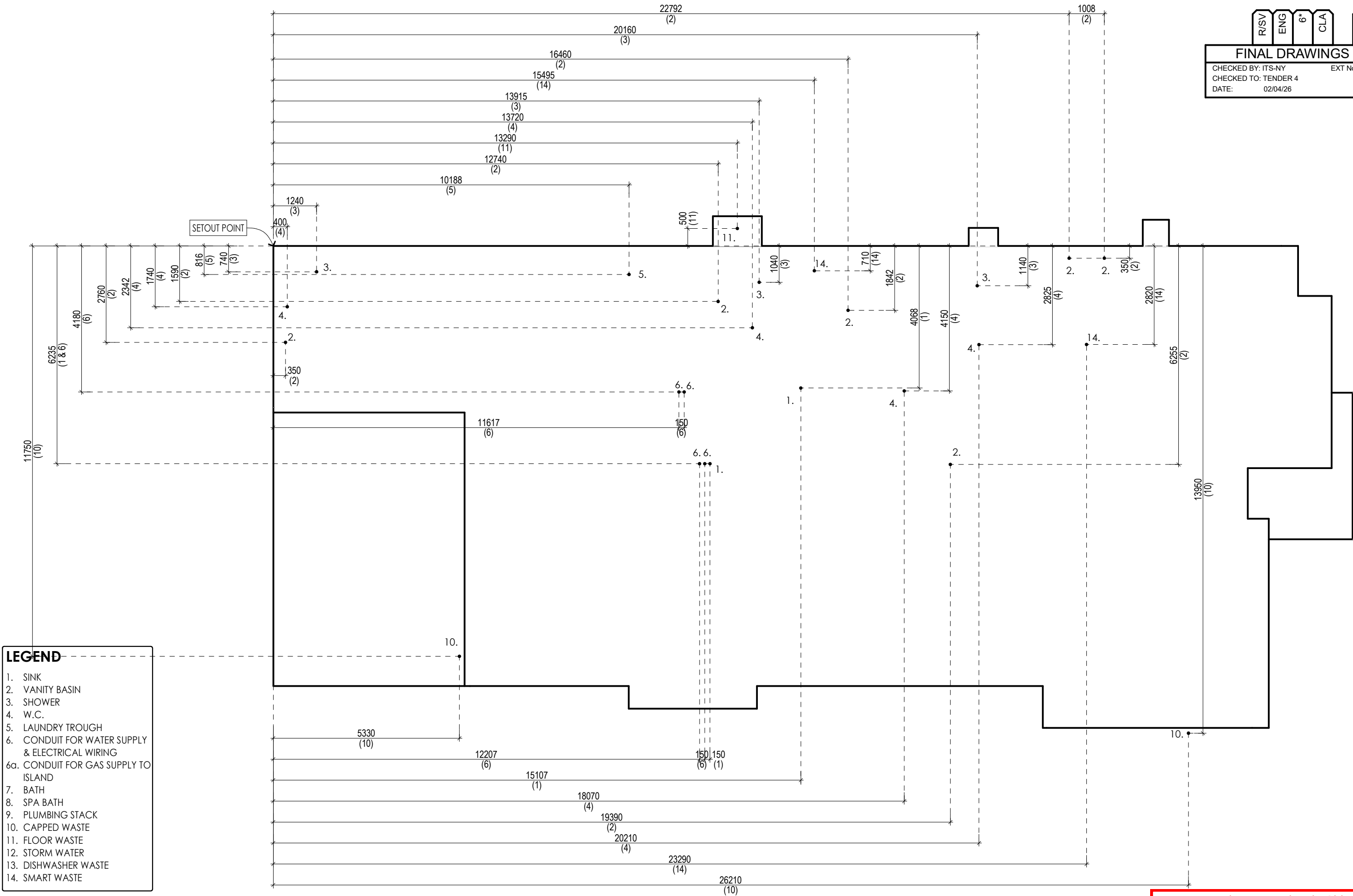
CLA

DET

FINAL DRAWINGS

CHECKED BY: ITS-NY
CHECKED TO: TENDER 4
DATE: 02/04/26

EXT No. 5259



- LEGEND**
- 1. SINK
 - 2. VANITY BASIN
 - 3. SHOWER
 - 4. W.C.
 - 5. LAUNDRY TROUGH
 - 6. CONDUIT FOR WATER SUPPLY & ELECTRICAL WIRING
 - 6a. CONDUIT FOR GAS SUPPLY TO ISLAND
 - 7. BATH
 - 8. SPA BATH
 - 9. PLUMBING STACK
 - 10. CAPPED WASTE
 - 11. FLOOR WASTE
 - 12. STORM WATER
 - 13. DISHWASHER WASTE
 - 14. SMART WASTE

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PLUMBING LAYOUT

SLAB	REBATE		STEPDOWN	
	HOUSE	172mm	0mm	
	GARAGE	172mm	0mm	
	PORCH	0mm	258mm	
	ALFRESCO	0mm	172mm	

8B

SCALE	1:100
DATE DRN	15/9/25
DRAWN BY	ITS-NY
JOB NUMBER	328610

LH

Amalfi 322-S35

MIGUEL ANGELO PEREIRA AND JACQUELINE MELISSA DE JONK
LOT 132 (No. 5) THE GLEN
RYE

Maverick

* ALL DIMENSIONS ARE CENTRE LINE OF WASTE POINT.
* ALL WASTE POINTS ARE DIMENSIONED FROM THE OUTER PERIMETER OF THE SLAB.
* REFER TO SLAB PENETRATION DETAILS IN CONSTRUCTION MANUAL.
* POINTS LABELLED AS 6 ARE JOINED BY A CONDUIT CONCEALED UNDER THE SLAB.
* ALL POINTS NOMINATED ARE TO BE VARIFIED BY REFERENCE TO FLOOR PLAN.
* GRADE SLAB SURFACE FOR A DIAMETER OF 250MM AROUND THE CENTRE SHOWER WASTE POINT (3)

Mornington Peninsula Shire

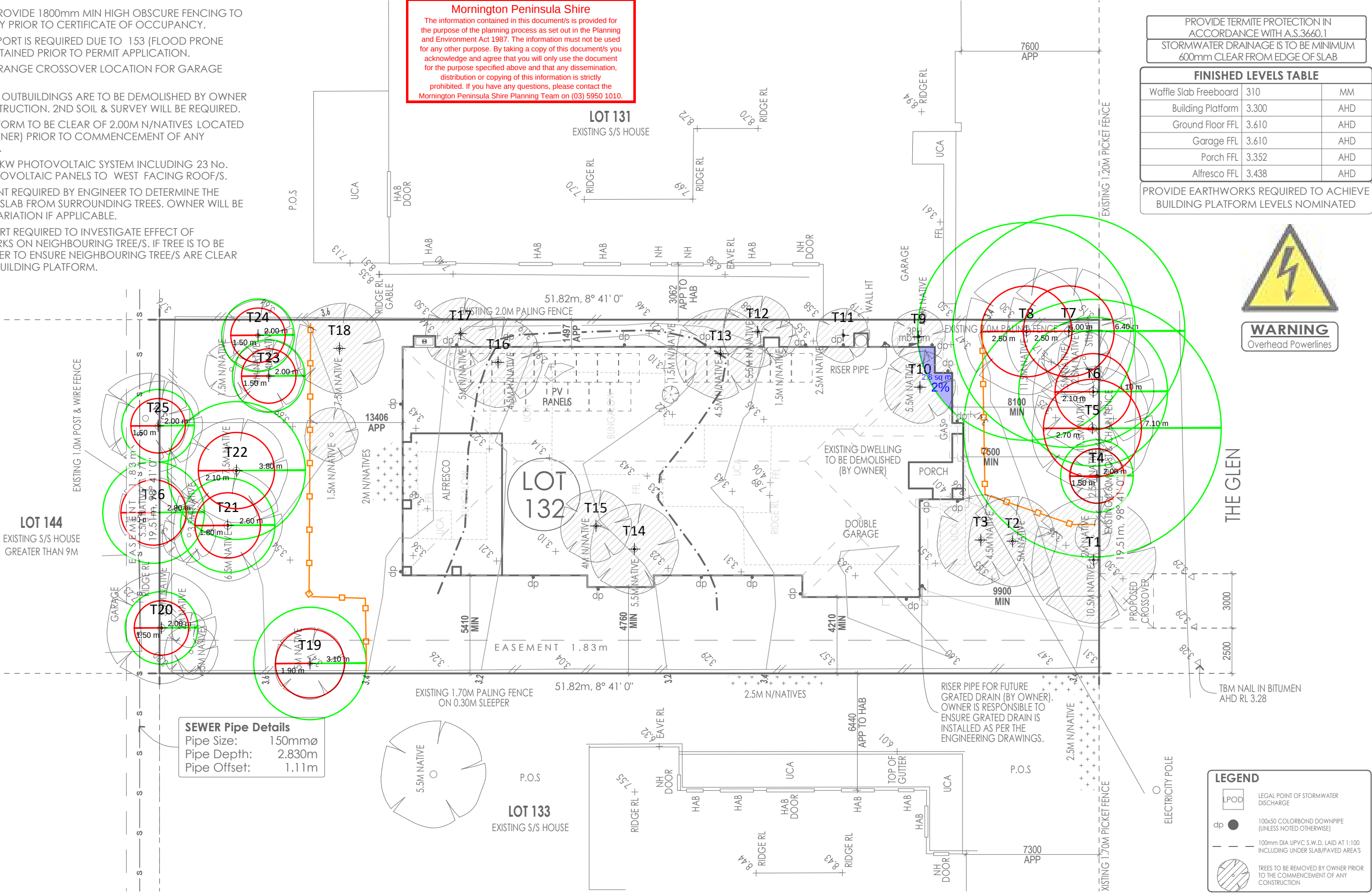
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- SITE NOTES**
- * OWNER IS TO PROVIDE 1800mm MIN HIGH OBSCURE FENCING TO REAR BOUNDARY PRIOR TO CERTIFICATE OF OCCUPANCY.
 - * CONSENT & REPORT IS REQUIRED DUE TO 153 (FLOOD PRONE LAND) TO BE OBTAINED PRIOR TO PERMIT APPLICATION.
 - * OWNER TO ARRANGE CROSSOVER LOCATION FOR GARAGE ACCESS.
 - * * HOUSE & ANY OUTBUILDINGS ARE TO BE DEMOLISHED BY OWNER PRIOR TO CONSTRUCTION. 2ND SOIL & SURVEY WILL BE REQUIRED.
 - * BUILDING PLATFORM TO BE CLEAR OF 2.00M N/NATIVES LOCATED AT REAR (BY OWNER) PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
 - * PROVIDE 10.12 KW PHOTOVOLTAIC SYSTEM INCLUDING 23 No. 1134x1722 PHOTOVOLTAIC PANELS TO WEST FACING ROOF/S.
 - * TREE ASSESSMENT REQUIRED BY ENGINEER TO DETERMINE THE IMPACT ON THE SLAB FROM SURROUNDING TREES. OWNER WILL BE CHARGED BY VARIATION IF APPLICABLE.
 - * ARBORIST REPORT REQUIRED TO INVESTIGATE EFFECT OF PROPOSED WORKS ON NEIGHBOURING TREE/S. IF TREE IS TO BE RETAINED, OWNER TO ENSURE NEIGHBOURING TREE/S ARE CLEAR OF PROPOSED BUILDING PLATFORM.

Mornington Peninsula Shire

The information contained in this document/s is provided for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document/s you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this information is strictly prohibited. If you have any questions, please contact the Mornington Peninsula Shire Planning Team on (03) 5950 1010.

PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH A.S.3660.1		
STORMWATER DRAINAGE IS TO BE MINIMUM 600mm CLEAR FROM EDGE OF SLAB		
FINISHED LEVELS TABLE		
Waffle Slab Freeboard	310	MM
Building Platform	3.300	AHD
Ground Floor FFL	3.610	AHD
Garage FFL	3.610	AHD
Porch FFL	3.352	AHD
Alfresco FFL	3.438	AHD
PROVIDE EARTHWORKS REQUIRED TO ACHIEVE BUILDING PLATFORM LEVELS NOMINATED		



TREE PROTECTION KEY

- TREE CANOPY (SRZ & NRZ)
- NRZ ENCROACHMENT
- TREE PROTECTION FENCING
- TREE NOMINATED FOR REMOVAL

TREE PROTECTION PLAN - AS4970-2025

DOCUMENT ISSUE: V1.0 **DATE:** 31/03/2026

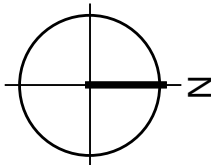
CLIENT: HENLEY

SITE ADDRESS: 5 THE GLEN RYE 3941

PLANNING SCHEME: MORNINGTON PENINSULA

ZONING: GENERAL RESIDENTIAL ZONE (GRZ)

SCALE: 1:200 @ A3



**Sustainable
Tree Management**

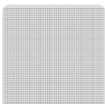
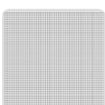
PREPARED BY: BRENDAN PIKE - AQF LEVEL 5

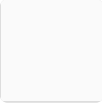
Colour Document

Date: 12/02/2026
Job Number: 328610
Client: ~ ~ ~
Address: Lot 132 5 The Glen RYE VIC 3941
House Type: Amalfi 322-S35
Facade: Maverick
Range: Reserve NCC
Pre-Construction Project Planner:
Interior Design Consultant: –
Version Number: V3 - 12/02/26 - CHC and BS (TCV #3)

Mornington Peninsula Shire
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EXTERNAL MATERIALS AND FIXTURES SELECTION

	Bricks	Praline (Skye Brilliant Super Off White Mortar Is Highly Recommended With This Brick) Austral Bricks
	Mortar Joints	Rolled - Skye Brilliant Super Off White
	Windows Frames - Front	Surfmist A & L Windows
	Windows Frames - Sides & Rear	Surfmist A & L Windows
	Flyscreens - Front	Aluminium Mesh
	Flyscreens - Front	Surfmist A&L Windows
	Flyscreens - Sides & Rear	Aluminium Mesh
	Flyscreens - Sides & Rear	Surfmist A&L Windows
	Front Door - Pivot	Blonde Oak - AWOWS 5G - Translucent Glass - 2340x1200mm Corinthian Doors
	Front Door - Sidelight Glazing	Translucent Sidelight Glazing Corinthian Doors

	Front Door & Frame Colour	Henley Hickory (HEN73) Taubmans Johnstone's Tintable Primer
	Front Door & Frame Colour	Includes Inside of Door
	Sectional Garage Door Profile	Glacier Dynamic Garage Doors
	Sectional Garage Door Colour	Surfmist Dynamic Garage Doors
	Garage Door & Frame Colour - Hinged (External)	Colorbond Surfmist Taubmans All Weather Semi Gloss CB 23
	Laundry Door	Aluminium French Door (Boutique) A&L Client Note Also Includes Ensuite 2. Total 2no.
	Laundry Door	Height - 2370mm (Available to French Aluminium Doors ONLY)
	Laundry Door & Frame Colour (External Side)	Surfmist A & L Windows
	Laundry Door - Glazing (If Required)	Clear .
	Alfresco Doors (Incl Inside of Door & adj. Timber Windows If Applicable)	Boutique Frames A & L Windows
	Alfresco Doors (Incl Inside of Door & adj. Timber Windows If Applicable)	Surfmist A & L Windows
	Alfresco Beam (Incl. Posts &/or Infill Over Sliding Doors)	Colorbond Surfmist Taubmans All Weather Low Sheen CB 23
	Main Render (Refer to Sketch for Location)	Cashmere LRV Rating: 49 MasterArt Marble Course SN3G7
	Main Cladding	Linea Weatherboard Cladding James Hardie
	Main Cladding Colour	Colorbond Surfmist Taubmans All Weather Low Sheen CB 23
	Feature Cladding 1	Linea Weatherboard Cladding - Gable James Hardie

	Feature Cladding 1 Colour	Colorbond Surfmist Taubmans All Weather Low Sheen CB 23
	Meter Box	Colorbond Basalt Taubmans All Weather Low Sheen CB 68
	Eaves/Verandah/Portico Ceiling (Plasterboard/FC Sheet)	Elusive White Taubmans All Weather Matt

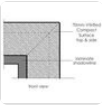
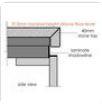
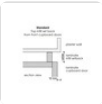
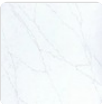
COLORBOND ITEMS SELECTION

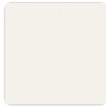
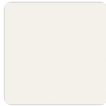
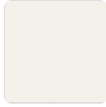
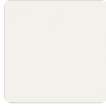
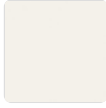
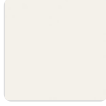
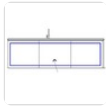
	Colorbond Roof (Inc. Whirley Bird if required)	Basalt - Matt SA 0.71 Colorbond
	Gutter	Basalt - Matt SA 0.71 Colorbond
	Fascia	Basalt - Matt SA 0.71 Colorbond
	Downpipes	Basalt - Matt SA 0.71 Colorbond
	Barge	Basalt - Matt SA 0.71 Colorbond
	Barge Trim	Basalt - Matt SA 0.71 Colorbond

INTERNAL SELECTIONS & FIXTURES

Kitchen

	Overhead Design	Reserve - Design 1 Portrait Doors (excludes bulkhead) VHRKOH001
	Underbench Design	Reserve - Design 4 Cooktop with laminate cupboards VHRKUB004
	Underbench Design	Reserve - Design 5 900mm under bench oven VHRKUB005
	Underbench Design	Reserve - Design 6 3no.uneven pot drawers (Up to 3no. sets. Refer to Master Drawings) VHRKUB006 Client Note Refer to Extended Kitchen and Butler's Pantry Fitout Option. Provide 1no. RHS to cooktop, 2no. LHS to cooktop. Refer to sketch.

	Underbench Design	Henley Selection Client Note Refers to Extended Kitchen and Butler's Pantry Fitout Option. Provide Additional Dishwasher LHS to Rear Bench Sink. Refer to sketch.
	Wall Tower Design	Reserve - Design 13 Wall oven with portrait doors, pot drawers and open space VHRKWOT013 Client Note Towards Elevation A. Open Space to suit Microwave. Refer to sketch.
	Wall Tower Design	Henley Selection Client Note Customise Provide Customised Floor to Ceiling Open Shelving Unit Next to Wall Oven Tower, Closet to Butlers. Refer to Sketch.
	Fridge Space Design	Reserve - Design 1 2no. portrait doors over fridge space VHRKFS001
	Island Underbench Design	Reserve - Design 3MS 1no. portrait door (in lieu of microwave space) VHRKIU003MW Client Note To suit Pull-out Bin.
	Island Design	Reserve - Design 1 Rear overhang extended end panels VHRKIS001
Note: If Vertical Woodgrain is Selected to Island End Panels, Join Will Be Present When Over 1200mmW.		
	Island Benchtop Profile	Reserve - Design 6DD 70mm stone benchtop with double drop downs VHRKBT006DD
	Rear Benchtop Profile	Reserve - Design 2R 40mm stone benchtop VHRKBT002R
	Infill Option	Standard Infill
Finishes		
	Stone Benchtop	Zenith Surfaces - Allure Blue Stone Ambassador AB1427
	Stone Benchtop	EXCLUDES book-matched pattern to drop down ends
Note: Shadowline Colour to Match Base Cabinet unless specified otherwise.		
	Shadowline	To match base cabinets Laminex
Note: Cabinetry Carcass (with matching Carcass Edge Strip) & Underside of Overheads to be White Melamine unless noted otherwise.		
	Cabinetry Edging	ABS Edging Laminex

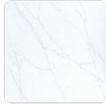
	Rear Bench Base Cabinetry/Drawers	ColourTech - Ghostgum Laminex
	Island Bench Cabinetry/Drawers/End Panels	ColourTech - Ghostgum Laminex
Note: Where 32mm End Panel is Not Available, Two 16mm End Panels will be provided.		
	Rear Panel to Island	ColourTech - Ghostgum Laminex
	Overhead Cabinet Panel	ColourTech - Ghostgum Laminex
	Overhead Fridge Cabinet Panel/Shelf	ColourTech - Ghostgum Laminex
	Wall Oven/Microwave Tower	ColourTech - Ghostgum Laminex
	Cabinetry Profile & Finish	ColourTech - Satin Finish Laminex
	Cabinetry Profile & Finish	Settler Laminex i Client Note Provide to Doors and Drawers
	Cabinetry Profile & Finish	Settler Planked Laminex i Client Note Provide to Island Rear Panel.
	Cabinetry Profile & Finish	Provide 1No. Per Cutlery Drawer Bank
	Cabinetry Profile & Finish	Provide 1No. Per Drawer
	Cabinetry Profile & Finish	Provide 1No. Profile to Rear Island Panel
Note: Kickboard Colour to Match Base Cabinet unless specified otherwise.		
Fixtures		
	Oven	Smeg Smeg i Client Note Provide Smeg - Thermoseal Oven 90cm Classic Aesthetic (SFP9302TN) - Refers to Under Cooktop Provide Smeg - Traditional pyro Galileo Oven Thermoseal Classic Aesthetic (SOPA6302TN) - Refers to Wall Tower
	Cooktop	Universale - Induction Cooktop - 900mm - Black 5 zones Smeg PIP2951D

	Rangehood	Universale - Decorative Wall Hood - 900mm - Stainless Steel Box chimney style Smeg KBTAU900XE
	Dishwasher	Semi-Integrated Dishwasher (Cabinet Panel Required) - 600mm Smeg DWA16214X4 Client Note To Kitchen Island. Provide ColorTech - Satin - Ghostgum Panel with Settler Profile.
	Microwave	Microwave Oven - Stainless Steel (Wall Tower ONLY) with Trim Kit Smeg SA34MX and MTK60X34 Client Note Refers to Wall Tower Open Space.
	Kitchen Sink	Maris MRG 110-72 MB – Single Bowl Undermount Sink – Fraganite Matt Black (Includes Overflow and Matching Waste) Excludes Accessories Franke
	Kitchen Sink	Drainer Tray Franke DT651 SS/BLK
	Kitchen Mixer	Vivid Slimline - Pull Out Sink Mixer - Lead Free - Brushed Carbon Phoenix VS7105-31-1
	Soft Close	Innotech Atira Part Extension Soft Closing System to Drawers (White Side Profile with No Insert) & Sensys Soft-Closing System to Cabinet Doors Hettich

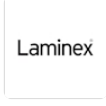
Butler's Pantry

	Butler's Pantry Design	Refer to Extended Kitchen/Butler's Pantry Catalogue Option Client Note Remove Open Shelving due to sliding door added from Hallway. Refer to sketch.
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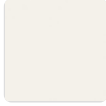
Finishes

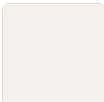
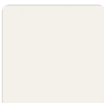
	Stone Benchtop	Zenith Surfaces - Allure Blue Stone Ambassador AB1427
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Note: Shadowline Colour to Match Base Cabinet unless specified otherwise.

	Shadowline	To match base cabinets Laminex
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Note: Cabinetry Carcass (with matching Carcass Edge Strip) & Underside of Overheads to be White Melamine unless noted otherwise.

	Pantry Shelving	Laminex Laminex Client Note Clam Oak - Natural Finish.
	Cabinetry Edging	ABS Edging Laminex
	Pantry Doors	ColourTech - Ghostgum Laminex

	Cabinetry Profile & Finish	ColourTech - Satin Finish Laminex
	Cabinetry Profile & Finish	Settler Laminex
Note: Kickboard Colour to Match Base Cabinet unless specified otherwise.		
Fixtures		
	Dishwasher	Semi-Integrated Dishwasher (Cabinet Panel Required) - 600mm Smeg DWA16214X4 Client Note To Rear Bench. ColourTech - Ghostgum with Settler Profile
	Sink	Maris MRG 110-52 MB - Single Bowl Undermount Sink – Matt Black (Includes Overflow and Matching Waste) Excludes Accessories Franke
	Mixer	Vivid Slimline - Pull Out Sink Mixer - Lead Free - Brushed Carbon Phoenix VS7105-31-1
	Soft Close	Innotech Atira Part Extension Soft Closing System to Drawers (White Side Profile with No Insert) & Sensys Soft-Closing System to Cabinet Doors Hettich
Laundry		
	Laundry Design	Reserve - Design 7-40 40mm Stone Benchtop with Doors to Cabinet & Laminate Overhead Cabinets VHRL007-40
Finishes		
	Stone Benchtop	Zenith Surfaces - Allure Blue Stone Ambassador AB1427
Note: Shadowline Colour to Match Base Cabinet unless specified otherwise.		
	Shadowline	To match base cabinets Laminex
Note: Cabinetry Carcass (with matching Carcass Edge Strip) & Underside of Overheads to be White Melamine unless noted otherwise.		
	Cabinetry Edging	ABS Edging Laminex
	Base Cabinet Panel	ColourTech - Ghostgum Laminex
	Overhead Cabinet Panel	ColourTech - Ghostgum Laminex
	Cabinetry Profile & Finish	ColourTech - Satin Finish Laminex



Cabinetry Profile & Finish

Settler
Laminex

Note: Kickboard Colour to Match Base Cabinet unless specified otherwise.

Fixtures



Laundry Sink

Maris Single Bowl Undermount Sink MRG 110-52 MB – Matt Black (Includes Overflow and Matching Waste)
Excludes Accessories
Franke



Laundry Mixer

Vivid Slimline - Pull Out Sink Mixer - Lead Free - Brushed Carbon
Phoenix
VS7105-31-1

Soft Close

Sensys Soft-Closing Hinges to Laundry Base Portrait Door
Price is Per Portrait Door
Hettich

Soft Close

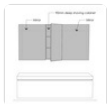
Sensys Soft-Closing Hinges to Laundry Overhead
Price is Per Overhead Door
Hettich

Ensuite



Double Vanity Design

Reserve - Design 8-40
40mm Stone Benchtop, Portrait Doors and Centred Two Drawer Bank
VHRDV008-40



Double Vanity Mirror Design

Reserve - Design 13
VHRDVM13

Finishes



Stone Benchtop

Zenith Surfaces - Allure Blue
Stone Ambassador
AB1427

Note: Shadowline Colour to Match Base Cabinet unless specified otherwise.

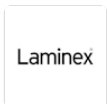


Laminex

Shadowline

To match base cabinets
Laminex

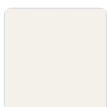
Note: Cabinetry Carcass (with matching Carcass Edge Strip) & Underside of Overheads to be White Melamine unless noted otherwise.



Laminex

Cabinetry Edging

ABS Edging
Laminex



Vanity Cabinet/Skirt Panel

ColourTech - Ghostgum
Laminex

Cabinetry Profile & Finish

ColourTech - Satin Finish
Laminex



Cabinetry Profile & Finish

Settler
Laminex



Cabinetry Profile & Finish

Provide 1No. Per Drawer

Note: Kickboard Colour to Match Base Cabinet unless specified otherwise.

Fixtures



Basin

Positano - Oval Solid Surface Basin - Snow
Castano
POSOVSSBS



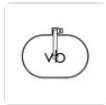
Basin

40mm Dome Pop Up Universal Waste - Brushed Carbon
Phoenix
800-8900-31



Basin Mixer

Teel Vessel Mixer - Brushed Carbon
Phoenix
118-7900-31



Vessel Mixer Location

Tap Location - Centred Behind Basin

Shower Frame

Fully Frameless
Crystal



Shower Frame

Brushed Nickel (Frameless Only)
Crystal



Shower Frame

Clear Glazing
Crystal



Shower Rail

Vivid Slimline Twin Shower - Brushed Carbon
Phoenix
VS6500-31



Shower Mixer

Teel SwitchMix - Shower/Wall Mixer Fit-Off Kit - Brushed Carbon
Phoenix
118-2805-31



Bath

Valentina 1700 - Freestanding Bath - Matte White
Decina
VA1700MW

Bath

Pop Down Bath Waste - Matte White (Valentina Freestanding Bath ONLY)
Decina



Bath Spout and Mixer

Teel SwitchMix - Wall Bath Mixer Set - 200mm Fit-Off Kit - Brushed Carbon
Phoenix
118-2812-31



Towel Rail

Vivid Slimline - Towel Ladder - 800 x 500mm - Brushed Carbon
Phoenix
111-8700-31



Other Accessories

Radii - Toilet Roll Holder - Round Plate - Brushed Carbon
Phoenix
RA892-31



Toilet

Modia - Wall Faced Toilet - Classic Seat - Brushed Nickel Buttons and Hinge Covers
Seima
191756 & 191212 & 191236



Window Glazing

Clear Glazing
A&L Windows

Soft Close

Sensys Soft-Closing Hinges to Portrait Door
Price is Per Portrait Door
Hettich

Soft Close

Innotech Atira Part Extension Soft Closing System (White Side Profile with No Insert) to Drawer
Price is Per Drawer
Hettich

Ensuite 2



Single Vanity Design

Reserve - Design 1-40
40mm Stone Benchtop and Portrait Doors
VHRV001-40



Single Vanity Mirror Design

Henley Selection

Client Note Provide Double Mirror Design 10 to suit Single Vanity.

Finishes



Stone Benchtop

Zenith Surfaces - Allure Blue
Stone Ambassador
AB1427

Note: Shadowline Colour to Match Base Cabinet unless specified otherwise.



Shadowline

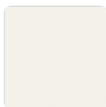
To match base cabinets
Laminex

Note: Cabinetry Carcass (with matching Carcass Edge Strip) & Underside of Overheads to be White Melamine unless noted otherwise.



Cabinetry Edging

ABS Edging
Laminex



Vanity Cabinet/Skirt Panel

ColourTech - Ghostgum
Laminex

Cabinetry Profile & Finish

ColourTech - Satin Finish
Laminex



Cabinetry Profile & Finish

Settler
Laminex

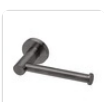
Note: Kickboard Colour to Match Base Cabinet unless specified otherwise.

Fixtures



Basin

Positano - Oval Solid Surface Basin - Snow
Castano
POSOVSSBS

	Basin	40mm Dome Pop Up Universal Waste - Brushed Carbon Phoenix 800-8900-31
	Basin Mixer	Teel Vessel Mixer - Brushed Carbon Phoenix 118-7900-31
	Vessel Mixer Location	Tap Location - Centred Behind Basin
	Shower Frame	Fully Frameless Crystal
	Shower Frame	Brushed Nickel (Frameless Only) Crystal
	Shower Frame	Clear Glazing Crystal
	Shower Rail	Vivid Slimline Twin Shower - Brushed Carbon Phoenix VS6500-31
	Shower Mixer	Teel SwitchMix - Shower/Wall Mixer Fit-Off Kit - Brushed Carbon Phoenix 118-2805-31
	Towel Rail	Radii - Single Towel Rail Round Plate - 800mm - Brushed Carbon Phoenix RA803-31
	Other Accessories	Radii - Toilet Roll Holder - Round Plate - Brushed Carbon Phoenix RA892-31
	Toilet	Modia - Wall Faced Toilet - Classic Seat - Brushed Nickel Buttons and Hinge Covers Seima 191756 & 191212 & 191236
	Window Glazing	Clear Glazing A&L Windows
	Soft Close	Sensys Soft-Closing Hinges to Portrait Door Price is Per Portrait Door Hettich
Bathroom		
	Single Vanity Design	Reserve - Design 2-40 40mm Stone Benchtop, Portrait Doors and Three Drawer Bank VHRSV002-40 Client Note Drawer towards to Door side.
	Single Vanity Mirror Design	Henley Selection Client Note Provide Double Mirror Design 10 to suit Single Vanity.

Finishes



Stone Benchtop

Zenith Surfaces - Allure Blue
Stone Ambassador
AB1427

Note: Shadowline Colour to Match Base Cabinet unless specified otherwise.



Laminex

Shadowline

To match base cabinets
Laminex

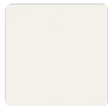
Note: Cabinetry Carcass (with matching Carcass Edge Strip) & Underside of Overheads to be White Melamine unless noted otherwise.



Laminex

Cabinetry Edging

ABS Edging
Laminex



Vanity Cabinet/Skirt Panel

ColourTech - Ghostgum
Laminex

Cabinetry Profile & Finish

ColourTech - Satin Finish
Laminex



Cabinetry Profile & Finish

Settler
Laminex



Cabinetry Profile & Finish

Provide 1No. Per Drawer Bank

Note: Kickboard Colour to Match Base Cabinet unless specified otherwise.

Fixtures



Basin

Positano - Oval Solid Surface Basin - Snow
Castano
POSOVSSBS



Basin

40mm Dome Pop Up Universal Waste - Brushed Carbon
Phoenix
800-8900-31



Basin Mixer

Teel Vessel Mixer - Brushed Carbon
Phoenix
118-7900-31



Vessel Mixer Location

Tap Location - Centred Behind Basin

Shower Frame

Fully Frameless
Crystal



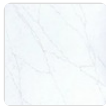
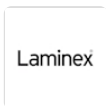
Shower Frame

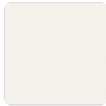
Brushed Nickel (Frameless Only)
Crystal



Shower Frame

Clear Glazing
Crystal

	Shower Rail	Vivid Slimline Twin Shower - Brushed Carbon Phoenix VS6500-31
	Shower Mixer	Teel SwitchMix - Shower/Wall Mixer Fit-Off Kit - Brushed Carbon Phoenix 118-2805-31
	Bath	Valentina 1700 - Freestanding Bath - Matte White Decina VA1700MW
	Bath	Pop Down Bath Waste - Matte White (Valentina Freestanding Bath ONLY) Decina
	Bath Spout and Mixer	Teel SwitchMix - Wall Bath Mixer Set - 200mm Fit-Off Kit - Brushed Carbon Phoenix 118-2812-31
	Towel Rail	Radii - Single Towel Rail Round Plate - 800mm - Brushed Carbon Phoenix RA803-31
	Window Glazing	Clear Glazing A&L Windows
	Soft Close	Sensys Soft-Closing Hinges to Portrait Door Price is Per Portrait Door Hettich
	Soft Close	Innotech Atira Part Extension Soft Closing System (White Side Profile with No Insert) to Drawer Price is Per Drawer Hettich
Powder Room		
	Powder Room Vanity Design	Reserve - Design 1-40 40mm Stone Benchtop and Portrait Doors VHRPV001-40
	Powder Room Vanity Mirror Design	Reserve - Design 4 VHRPVM4
Finishes		
	Stone Benchtop	Zenith Surfaces - Allure Blue Stone Ambassador AB1427
Note: Shadowline Colour to Match Base Cabinet unless specified otherwise.		
	Shadowline	To match base cabinets Laminex
Note: Cabinetry Carcass (with matching Carcass Edge Strip) & Underside of Overheads to be White Melamine unless noted otherwise.		
	Cabinetry Edging	ABS Edging Laminex

	Vanity Cabinet/Skirt Panel	ColourTech - Ghostgum Laminex
	Cabinetry Profile & Finish	ColourTech - Satin Finish Laminex
	Cabinetry Profile & Finish	Settler Laminex

Note: Kickboard Colour to Match Base Cabinet unless specified otherwise.

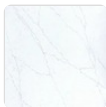
Fixtures

	Basin	Mini Siera - Round Above Counter Basin - Matte White Castano MINISIERVB-MW
	Basin	40mm Dome Pop Up Universal Waste - Brushed Carbon Phoenix 800-8900-31
	Basin Mixer	Teel Vessel Mixer - Brushed Carbon Phoenix 118-7900-31
	Vessel Mixer Location	Tap Location - 90 Degree Angle from Basin (Side)
	Towel Rail	Radii - Towel Holder - Round Plate - Brushed Carbon Phoenix RA893-31
	Other Accessories	Radii - Toilet Roll Holder - Round Plate - Brushed Carbon Phoenix RA892-31
	Toilet	Modia - Wall Faced Toilet - Classic Seat - Brushed Nickel Buttons and Hinge Covers Seima 191756 & 191212 & 191236
	Soft Close	Sensys Soft-Closing Hinges to Portrait Door Price is Per Portrait Door Hettich

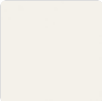
Powder Room 2

	Powder Room Vanity Design	Reserve - Design 1-40 40mm Stone Benchtop and Portrait Doors VHRPV001-40
	Powder Room Vanity Mirror Design	No Mirror Design - Client to Install Mirror After Handover

Finishes

	Stone Benchtop	Zenith Surfaces - Allure Blue Stone Ambassador AB1427
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Note: Shadowline Colour to Match Base Cabinet unless specified otherwise.

	Shadowline	To match base cabinets Laminex
Note: Cabinetry Carcass (with matching Carcass Edge Strip) & Underside of Overheads to be White Melamine unless noted otherwise.		
	Cabinetry Edging	ABS Edging Laminex
	Vanity Cabinet/Skirt Panel	ColourTech - Ghostgum Laminex
	Cabinetry Profile & Finish	ColourTech - Satin Finish Laminex
	Cabinetry Profile & Finish	Settler Laminex
Note: Kickboard Colour to Match Base Cabinet unless specified otherwise.		
Fixtures		
	Basin	Mini Siera - Round Above Counter Basin - Matte White Castano MINISIERV-B-MW
	Basin	40mm Dome Pop Up Universal Waste - Brushed Carbon Phoenix 800-8900-31
	Basin Mixer	Teel Vessel Mixer - Brushed Carbon Phoenix 118-7900-31
	Vessel Mixer Location	Tap Location - 90 Degree Angle from Basin (Side)
	Towel Rail	Radii - Towel Holder - Round Plate - Brushed Carbon Phoenix RA893-31
	Other Accessories	Radii - Toilet Roll Holder - Round Plate - Brushed Carbon Phoenix RA892-31
	Toilet	Modia - Wall Faced Toilet - Classic Seat - Brushed Nickel Buttons and Hinge Covers Seima 191756 & 191212 & 191236
	Soft Close	Sensys Soft-Closing Hinges to Portrait Door Price is Per Portrait Door Hettich
Other		
	Cabinet Accessories	InnoTech Pull Out Bin 600mm (80L) - (2x40L Bins) Hettich 9304689  Client Note Refers to Kitchen Island.

CABINET HANDLES



Cabinet Door Handles 1

PS330 - 224mm - Graphite

Kethy

PS330 / 160 / GRAP#3

Client Note To Base Cabinetry (Doors & Drawers & Pantry) - Kitchen, Butler's Pantry, Laundry, Ensuite, Ensuite 2, Bathroom, Powder Room and Powder Room 2.

Handle Direction 1

Refer to Handle Direction Sheet



Cabinet Door Handles 2

HT019 - 33mm - Graphite

Kethy

HT019 / 33 / GRAP#3

Client Note To Overhead - Kitchen, Fridge, Wall Tower, Butler's Pantry and Laundry.

Handle Direction 2

Refer to Handle Direction Sheet

DOOR FURNITURE - EXTERNAL



Front Entry Handle

Oblong - Back to Back Pull Handle Set with Double Cylinder Deadbolt - 450mm - Stainless Steel

Gainsborough

OBL450PHSS & 1450PRODANSC



Laundry Door Handle

Lever Handle - Stainless Steel (Applicable ONLY to Aluminium French Door)

Stegbar

Client Note Also Includes Ensuite 2. Total 2no.



Garage to House Door Handle

Rivera Passage Leverset with Neue Smooth Round Double Cylinder Deadbolt - Satin Graphite

Gainsborough

700RIVLRSGWL / 1951SMSCV



Garage External Door Handle (Hinged)

Terrace Set - Stainless Steel

G4 Series

Gainsborough

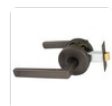
540TERSSV



Hinges/Strike Plates

Chrome

DOOR FURNITURE - INTERNAL



Internal Door Handle

Rivera Passage Leverset - Satin Graphite

Gainsborough

700RIVLRSGWL



Cavity Sliding Door Handle

Circular Sliding Cavity Set Passage - Satin Graphite

Gainsborough

396SGC



Cavity Sliding Door Handle

Circular Privacy Sliding Cavity Set - Satin Graphite

Gainsborough

395SGC

Client Note Provide 1No to Ensuite 2



Privacy Sets - Lever

Rivera - Privacy Lever Set - Satin Graphite

Gainsborough

710RIVLRSG

Client Note Provide to Bathroom, Powder Room, Powder Room 2, Master Suite, Bedroom 2, 3 & 4. Total 7no.



Door Stops

6207SG - Tube Wall Stop - 75mm - Satin Graphite

Gainsborough



Hinges/Strike Plates

Radius Hinge - Chrome
Corinthian Doors

INTERNAL FEATURES



Internal Doors

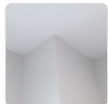
Balmoral - PBAL2
Corinthian Doors



Internal Doors

Moda White Oak - AMOD1GT
With Translucent Glazing
Corinthian Doors

Client Note Provide to Study(2no.), Theatre (2no.), Butler's Pantry access from Hallway (1no.), PDR 2 (1no.), Entry to Hallway(1no.) and Rear Passage(1no.) Total 8no.



Cornice

Style - Square Set

Cornice

Location - Selected Style to Whole House - with 75mm Cove to Robes, Linens & Garage

Skirting & Architraves

MDF Lambs Tongue 92x18mm Skirt' & 67x18mm Arch' to Whole House
Corinthian Doors
PMLTA



Wardrobe/Linen Doors

Framed Mirrored Robe Doors
Crystal

Client Note Provide to Bedroom 3 & 4 Robes.



Wardrobe/Linen Doors

Matt Silver Track/Frame
Crystal

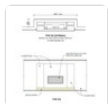


Wardrobe Veljo

Calm Oak - Natural Finish - Commercial
Laminex

Wardrobe Veljo

Recessed Handle (C1)

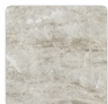


Fireplace & Recess Options
Fire Place

Fireplace F22 - Rinnai 1250 Gas Log Fire - Black Fascia with stones (Vertical Flue) with Category 0 Dekton Hearth
Rinnai
HPGFIREF22

Fireplace & Recess Options
Fire Place

Location - Living



Fireplace Stone Hearth
Fire Place

Dekton - Stonika - Taga - Polished
Cosentino

INTERNAL PAINT SELECTION



Ceiling & Cornice

Elusive White
Taubmans Pure Performance Ceiling



Walls Paint Colour

Pebble Bay
Taubmans
T15 12.3 (T112-2)



Walls Paint Finish

Endure Interior - Low Sheen
Taubmans



Doors, Skirting & Architraves

Winter Ice
Taubmans Pure Performance Trim Semi Gloss
NH 77



Feature Door Colour

Henley Hickory (HEN73)
Taubmans Johnstone's Tintable Primer

TILE SELECTION

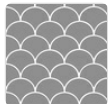
Kitchen



Tiled Splashback

Pisa Bianco Carrara Fan Honed Mosaic 240 x 245mm (SEALING IS RECOMMENDED)
Beaumont Tiles
1010148

Client Note Provide extra Tiling round Open Rangoond.
Refer to sketch.



Splashback Tile Orientation

Fans - Points Down



Splashback Grout

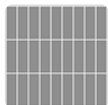
White - FG8 200
Ardex

Laundry



Tiled Splashback

Ignite - White Mosaic - Gloss
Beaumont Tiles
1224559



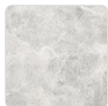
Splashback Tile Orientation

Vertical & Stacked



Splashback Grout

White - FG8 200
Ardex



Wet Area Floor Tile

Boraie Marble Grey Textured - 600x600
Beaumont Tiles
1277459



Wet Area Floor Tile Grout

Misty Grey - FG8 241
Ardex

Drafting Note: Floor tile included to the Walk In Linen (if applicable)

Ensuite



Wall Tiles

Boraie Marble - Grey - Textured - 600x600mm
Beaumont Tiles
1277459

Wall Tiles

Provide Full Height Tiles to All Walls (Incl. WC). Refer to Sketch.



Wall Tile Grout

Misty Grey - FG8 241
Ardex

Drafting Note: Wall Tile to bath hob unless otherwise specified (If applicable)



Decor 1

Mineral - Natural Travertine - Connect Herringbone - Mosaic - Honed - 180x335mm (SEALING IS RECOMMENDED)
Beaumont Tiles
1255242

Decor 1

Refer Below for Tile Locations

Client Note Provide to wall behind Freestanding Bath.
Refer to sketch.



Decor 1 Orientation

Traditional Herringbone



Decor 1 Grout

Alabaster - FG8 282
Ardex



Wet Area Floor Tile

Boraie Marble Grey Textured - 600x600
Beaumont Tiles
1277459



Wet Area Floor Tile Grout

Misty Grey - FG8 241
Ardex



Shower Drain

Tiled Linear Shower Grate (Applicable to Shower 1800mm & Above)
Dentech



Henley

Shower Niche/Shelf

Tiled Niche - 400mmH x 1000mmW x 90mmD (Nominal Sizes)
Drafting to specify on final drawings
Dentech



Tile Trim

Aluminium



Tile Trim

Aluminium - to Tiled Niche/Shelf

Ensuite 2



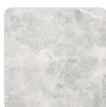
Wall Tiles

Boraie Marble - Grey - Textured - 600x600mm
Beaumont Tiles
1277459



Wall Tile Grout

Misty Grey - FG8 241
Ardex



Wet Area Floor Tile

Boraie Marble Grey Textured - 600x600
Beaumont Tiles
1277459



Wet Area Floor Tile Grout

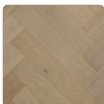
Misty Grey - FG8 241
Ardex



Shower Drain

Designer Drain - Grey
Dentech

	Shower Niche/Shelf	Tiled Niche - 400mmH x 1000mmW x 90mmD (Nominal Sizes) Drafting to specify on final drawings Demtech
	Tile Trim	Aluminium
	Tile Trim	Aluminium - to Tiled Niche/Shelf
Bathroom		
	Wall Tiles	Boraie Marble - Grey - Textured - 600x600mm Beaumont Tiles 1277459
	Wall Tile Grout	Misty Grey - FG8 241 Ardex
Drafting Note: Wall Tile to bath hob unless otherwise specified (If applicable)		
	Wet Area Floor Tile	Boraie Marble Grey Textured - 600x600 Beaumont Tiles 1277459
	Wet Area Floor Tile Grout	Misty Grey - FG8 241 Ardex
	Shower Drain	Designer Drain - Grey Demtech
	Shower Niche/Shelf	Tiled Niche - 400mmH x 1000mmW x 90mmD (Nominal Sizes) Drafting to specify on final drawings Demtech
	Tile Trim	Aluminium
	Tile Trim	Aluminium - to Tiled Niche/Shelf
Powder Room		
	Wall Tiles	Boraie Marble - Grey - Textured - 600x600mm Beaumont Tiles 1277459
	Wall Tiles	Provide Full Height Tiles to All Walls (Incl. WC). Refer to Sketch.
	Wall Tile Grout	Misty Grey - FG8 241 Ardex
	Wet Area Floor Tile	Boraie Marble Grey Textured - 600x600 Beaumont Tiles 1277459

	Wet Area Floor Tile Grout	Misty Grey - FG8 241 Ardex
Powder Room 2		
	Wall Tiles	Boraie Marble - Grey - Textured - 600x600mm Beaumont Tiles 1277459
	Wall Tiles	Provide Full Height Tiles to All Walls (Incl. WC). Refer to Sketch.
	Wall Tile Grout	Misty Grey - FG8 241 Ardex
	Decor 1	Mineral - Natural Travertine - Connect Herringbone - Mosaic - Honed - 180x335mm (SEALING IS RECOMMENDED) Beaumont Tiles 1255242
	Decor 1	Provide Full Height Tiles to Vanity Wall. Refer to Sketch.
	Decor 1 Orientation	Traditional Herringbone
	Decor 1 Grout	Alabaster - FG8 282 Ardex
	Wet Area Floor Tile	Boraie Marble Grey Textured - 600x600 Beaumont Tiles 1277459
	Wet Area Floor Tile Grout	Misty Grey - FG8 241 Ardex
MAIN FLOOR / COVERINGS		
	Timber Top Flooring	Enchant Sand Herringbone European Oak Engineered Timber - Direct Stick Only Beaumont Tiles 1298018 Client Note Provide to Entry, Hallway incl. Linen, Butler's Pantry, Kitchen, Living, Dining and Rear Passage. Refer to sketch.
	Carpet	Meadow Gait - 21 Albatross (includes Supa Green - 10mm Foam underlay) Carpet Call Client Note Provide to Study, Theatre, Master Suite incl. Dressing, Bedroom 2 incl. W.I.R, Bedroom 3 & 4 incl. Robes. Refer to sketch.
	Carpet Underlay	Imperial Red - 11mm Foam (Cat 4) Dunlop

The pricing in this portal is an approximation only, subject to costing by Henley's Estimating Division and cannot be contractually accepted by the customer. Some items may not be available, may be altered in category, or may differ in pricing by the time the customer attends their colour appointment, or by the time they sign their contract. Henley does not intend to create legal relations (Contract) until a formal contract based on the HIA New Homes Building Contract is executed as well as the Henley Next Generation Contract Specification.