



GRANNY FLATS

Inclusion Items

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Complete your Granny Flat with quality inclusions in every room. Finding the right design for your dream Granny Flat is one of the most exciting parts of the entire building journey. Once you've selected your floor plan, the next step is to choose your inclusions.

Here you get to select the finer details, colour scheme, fixtures and fittings that will bring your Granny Flat to life and make it uniquely yours. Cubitt's offers two Inclusion Ranges for our clients to select, with the option to upgrade certain items.



SELECTIONS GUIDE



Planning and Approvals

We at Cubitt's are dedicated to providing customer focused service with over 28 years of experience to help streamline the processes and provide you with a detailed overview in a language you understand. Your dedicated design consultant will be with you every step of the way and our in-house council planning and drafting team will make your Granny Flat approvals process easier than ever.

Preparation of Concept Documents

- Site Analysis
- Simple Floor Plan

Preparation of Detailed Plans

- Site Plan
- Floor Plan
- Roof Plan
- External Elevations (x4)
- Internal Section
- Demolition Plan (if required)
- Demo App (may inc additional fee)
- Basix Assessment Fee
- Kitchen Detail Plan
- Kitchen Elevation
- Bathroom Detail Plan
- Bathroom Elevations(x4)
- Structural Engineering
- Notification Plan

Project Management

- Submission of Documents to Local Water Authority
- Submission of Documents to Mines Subsidence Board (if required)
- Preparation of Approvals Documentation
- Submission of Complying Development Certificate or Development Application
- Appointment of Private Certifying Authority (PCA) and pay Certifier Fee
- Preparation of Documentation for Construction Start

Planning Documents

- 88B Instrument, Title Search and Deposited Plan (DP) Image
- Section 10.7 Planning Certificate
- Basix Certificate
- NATHERS Certificate
- Water Approval
- Topographical Survey
- Soil Classification Test
- Stormwater Plan
- If Slab: Engineers Slab Plan
- Tree Removal Permit (if required) *note: this does not include tree removal*

Detailed Site Survey

- Contour Levels
- Existing Dwelling and Structures Located on the Property
- Existing Dwelling Floor Level
- Boundary Locations and Existing Fence Lines
- Services Visible on the Surface
- Pathways, Retaining Walls and Trees



INCLUSION ITEMS

Exterior

Excavation

- Site Excavation or Slab
(*excess soil to remain*)

Floor

- Waffle Pod Slab
 - Concrete Waffle Pod Slab, including an 85mm Concrete Top, 310mm x 300mm External Footing Beams with 300mm x 110mm Internal Ribs (*Footing Details are subject to the Soil Classification, Topographical Survey and Engineer's Details*)
 - Set downs to wet areas
 - Porch with plain concrete finish, including up to 3x 900mm (W) Treated Pine Treads (open risers)
 - 150mm Thick Concrete Base for your Water Tank
 - 150mm Thick Concrete Base for your Electric Hot Water System

External Frame

- 90mm Standard Timber External Stud Frame
- 70mm Standard Timber Internal Stud Frame

Roof

- Softwood Roof Trusses/Rafters as per Suppliers Engineering
- 55mm Anticon Roofing Blanket
- Colorbond Barge Capping and Custom Orb Roof Sheets (0.42BMT) – Standard Colorbond Range of Colours
- Colorbond 115mm High Slotted Gutter
- Eaves lined with fibre cement

Down Pipes

- 90mm Round PVC Downpipes

External Wall Cladding

- James Hardie - Hardie Plank 230mm or 300mm

Trims

- 42mm x 42mm DAR Prime Pine External Trims to Windows and Doors
- 42mm x 18mm DAR Prime Pine External Trims to Eaves

Windows

- Double Glazed Aluminium Powder-Coating Sliding Windows (Builders Range)
- Obscured Glazing to Wet Areas

Glass Sliding Doors

- Double Glazed Aluminium Powder-Coated Glass Sliding Doors (Builders Range)

Fly Screens

- Powder-Coated Aluminium Framed Fibreglass Mesh Insect Screens to Windows and Glass Sliding Doors
(*Note: colour to match window frame*)

Insulation

- Wall Insulation – up to R2.5
- Ceiling Insulation – up to R4.1

External Doors

- Corinthian 2040mm (H) External Solidcore Entry Door
(*Note: Dependant on Facade Pack chosen*)
- Gainsborough Angular Trilock (Chrome or Satin Chrome)
OR
- Aluminium Powder-Coating Sliding Doors (Builders Range)
- Corinthian 2040mm (H) Backdoor No.7 Laundry/Rear door
(*If applicable as per standard plan*)

Clothesline

- Daytek 1200mm (W) Steel Powder Coated Fold Out Clothesline

Letter Box

- Sandleford Crest Post Mounted Letter Box

Rainwater Tank

- 3,000L (NSW) or 5,000L (ACT) Slimline Rainwater Tanks with Leaf Strainer and Overflow
- Submersible Pump

Electrical

- Internal Single Power Points
 - x1 per provided appliance
 - x1 per fridge space
- Internal Double Power Points x1 per room
- External Double Power Points x1 for RW and x1 for HWU
- Fan/Light/2 Heat Combo x1 per bathroom (Externally Ducted)
- Exhaust to Laundry x1 (Externally Ducted)
- Switchboard with Safety Switch
- Smoke Detector - as per BCA Requirements
- Television Point
- Telephone Point *(Note: does not include Aerial Connection)*
- Electrical Meter
- Connection of Hot Water System
- Ceiling Fan with Light In Bedrooms x1 per bedroom
- Internal LED Downlights and Switches x2 per Living/ Dining/Kitchen/Laundry Room
- External LED Downlight x1 per Entry

Electrical Connections

- 25 Lineal Meters of Submains

Air conditioning

- 3.5KW (<60sqm) or 5KW (>60sqm)
Wall Mounted Actron Split System Air Conditioner
(Internal and external unit installed back-to-back)

NBN Connections

- 25 Lineal Metres of Submains Terminated at Junction Box at Rear of Main Dwelling

Plumbing

Plumbing

- All Floor Wastes
- Toilet
- Vanity and Flick-mixer
- Shower and Taps
- Laundry Tub and Flick-mixer Tap
- Dual Mini-cistern Stop Tap
- Rainwater Tank and Pump Installation
- Hot Water Connections
- Water Usage Reader Install

Plumbing Connections

- 5 Lineal Metres of Storm Water
- 5 Lineal Metres of Sewer
- 5 Lineal Metres of Potable Water

Hot Water System

- LPG Instantaneous 6 star energy rated hot water system
OR
- Natural gas 6 star energy rated hot water system
OR
- 180L 2.4kW Electric Hot Water Cylinder

Solar

Solar

- 2.49kW solar system with 6x 415W solar roof panels and inverter



INCLUSION ITEMS

Interior

Wall & Ceiling Linings

- 10mm Smooth Finished Plasterboard
- 6mm Villaboard to Wet Area Wall Lining

Ceiling Height

- 2400mm
(Note: Ceiling may differ depending on selected design)

Ceiling

- Raked Ceilings as per Standard Floor Plan
- Level to Non-Raked Areas
(Note: Ceiling may differ depending on selected design)

Cornice

- 90mm Cove Plasterboard Cornice to Level Ceiling Areas
- Square Set Cornice to Raked Ceiling Areas

Skirting

- 42mm x 18mm Primed Pine - Bevelled Profile

Architraves

- 42mm x 18mm Primed Pine - Bevelled Profile

Interior Doors

- 2040mm (H) Corinthian Flush Panel Hollow Core Hinged Doors & Cavity Sliding Doors (up to 820mm W)

Door Furniture

- Builders Range Passage Set Door Furnishings to Bedrooms
- Privacy Set Door Furnishings to Bathroom
- Dummy Lever Sets to Storage & Linen Cupboards
- White Cushion Door Stops to Hinged Doors

Wardrobes

- Mirrored Sliding Robe Doors
- Top Shelf with Hanging Rail to Bedrooms

Storage

- 4 Melamine Shelves to Linen and Storage Areas

Painting

- Choice of one Taubmans Custom Colour to all Internal Walls (2 Coats)
- Choice of one Taubmans Custom Colour to all Internal Skirting, Architraves & Doors (2 Coats)
- Taubmans Ceiling White to all Ceiling areas

Kitchen

Kitchen Joinery

- Flush Panel Polytec Cabinetry - Matt Finish (Builders Range)
- Blum Hardware
- Standard Cabinetry Allowance as per Standard Floorplan
- 600mm Pantry with 5 Adj Shelves (may be reduced on some floor plans)
- x1 Set of 4 Cutlery Drawers
- Soft Close Drawer Runners
- Cutlery Insert to Top Drawer
- Kickboard to match Lower Cabinetry
- Matching ABS Edging

Kitchen Benchtop

- 20mm Caesarstone (Builders Range)
- Pencil Edge Profile

Kitchen Handles

- Builder Range Handles/Knobs

Kitchen Sink

- Stainless Steel Drop In Sink (Single Bowl with Drainer OR Double Bowl No Drainer)

Kitchen Tapware

- Chrome Gooseneck Kitchen Mixer

Kitchen Appliances

- Omega 600mm cooktop 4 burner gas stainless steel OR
Omega 600mm 4 Burner Electric Ceramic Cooktop
- Omega 600mm Electric Underbench Multifunction Oven
- Omega 600mm Stainless Steel Dishwasher
- Omega 600mm Slide Out Rangehood (Externally Ducted)

Kitchen Splashback

- 700mm High Splashback
- United Gloss Splashback Tile - 300mm (W) x 100mm (H) Stack Bond

Bathroom

Bathroom

- White Back to Wall Toilet (WELS 4 Star)
- White Builders Range Wall Hung Vanity
- Chrome Basin Mixer (WELS 3 Star)
- Chrome Square Floor Grate
- Pencil Edge Shaving Cabinet 600mm (W) x 750mm (H) (Surface Mounted)
- Chrome Toilet Roll Holder
- Chrome 600mm Double Towel Rail
- Chrome Guest Towel Ring
- Chrome Robe Hook

Shower

- Grange Semi-Frameless Inline (Pivot) Shower Screen with Chrome or Silver Fittings
- Niche 600mm (W) x 300mm (H) x 90mm (D)
- Chrome Square Floor Grate
- Chrome Shower Mixer
- Chrome Shower Rail (WELS 3 Star)

Flooring

Living, Kitchen, Dining, Bedrooms Hallway & Entry Areas

- Cloudwalk Hybrid Super Plank Floating Floor 1824mm (L) x 230mm (W)

Laundry

Laundry

- 35L Laundry Tub
- Laundry Mixer

Tiling

Floor Tiling

- Builders Range Belga Matt 300mm x 300mm

Wall Tiling

- Builders Range Reflect White 300mm x 600mm
 - Shower- 2100mm (H)
 - Skirting- 300mm (H) (to remainder of bathroom)

Backsplash Tiling

- Builders Range Reflect White 300mm x 600mm

Bushfire Attack Level

Depending on the Bushfire Attack Level (BAL) of the subject site, some external materials may not be suitable. The following upgrades would need to be made to the standard range to comply with the below BALs.

BAL 12.5

Subfloor Supports

- Enclosure by external wall or by steel, bronze or aluminium mesh. Non-combustible or naturally fire resistant timber supports where the subfloor is unenclosed.

Floor

- Concrete slab on ground or enclosure by external wall, metal mesh as above or flooring less than 400mm above ground level to be non-combustible, naturally fire resistant timber or protected on the underside with sarking or mineral wool insulation.

External Walls

- Parts less than 400mm above ground or decks etc to be of non-combustible material, 6mm fibre cement clad or bushfire resistant/naturally fire resistant timber.

External Windows

- 4mm Grade A Safety Glass or glass blocks within 400mm of ground, deck etc with openable portion metal screen with frame of metal or metal reinforced PVC-U or bushfire resistant timber.

External Doors

- Screened with steel, bronze or aluminum mesh or glazed with 5mm toughened glass, non-combustible or 35mm solid timber for 400mm above threshold, bushfire resistant timber framed for 400mm above ground, decking, etc, tight-fitting with weather strips at base.

Roofs

- Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked.

Verandas, Decks, Etc

- Enclosed sub-floor space - no special requirement for materials except within 400mm of ground. No special requirements for supports or framing. Decking to be non-combustible or bushfire resistant within 300mm horizontally and 400mm vertically from glazed element.

BAL 19

Subfloor Supports

- Enclosure by external wall or by steel, bronze or aluminium mesh. Non-combustible or naturally fire resistant timber supports where the subfloor is unenclosed.

Floor

- Concrete slab on ground or enclosure by external wall, metal mesh as above or flooring less than 400mm above ground level to be non-combustible, naturally fire resistant timber or protected on the underside with sarking or mineral wool insulation.

External Walls

- Parts less than 400mm above ground or decks etc to be of non-combustible material, 6mm fibre cement clad or bushfire resistant/naturally fire resistant timber.

External Windows

- 5mm toughened glass or glass blocks within 400mm of ground, deck etc with openable portion metal screen with frame of metal or metal reinforced PVC-U or bushfire resistant timber. Above 400mm annealed glass can be used with all glass sceens.

External Doors

- Screened with steele, bronze or aluminium mesh or glazed with 5mm toughened glass, non-combustible or 35mm solid timber for 400mm above threshold, metal or bushfire resistant timber framed for 400mm above ground, decking, etc, tight-fitting with weather strips at base.

Roofs

- Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked.

Verandas, Decks, Etc

- Enclosed sub-floor space - no special requirement for materials except within 400mm of ground. No special requirements for supports or framing. Decking to be non-combustible or bushfire resistant within 300mm horizontally and 400mm vertically from glazed element.

BAL 29

Subfloor Supports

- Enclosure by external wall or by steel, bronze or aluminium mesh. Non-combustible or naturally fire resistant timber supports where the subfloor is unenclosed.

Floor

- Concrete slab on ground or enclosure by external wall, metal mesh as above or flooring less than 400mm above ground level to be non-combustible, naturally fire resistant timber or protected on the underside with sarking or mineral wool insulation.

External Walls

- Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete), or timber framed, steel framed walls sarked on the outside and clad with 6mm fibre cement sheeting or steel sheeting or bushfire resistant timber.

External Windows

- 5mm toughened glass with openable portion metal screen with frame of metal or metal reinforced PVC-U or bushfire resistant timber and portion within 400mm of ground, deck etc screened.

External Doors

- Screened with steel, bronze or aluminium mesh or non-combustible or 35mm solid timber for 400mm above threshold. Metal or bushfire resistant timber framed tight-fitting with weather strips at base.

Roofs

- Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked.

Verandas, Decks, Etc

- Enclosed sub-floor space or non-combustible or bushfire resistant timber supports. Decking to be non-combustible or bushfire resistant timber.

BAL 40

Subfloor Supports

- If enclosed by external wall refer to below 'External Walls' section in table or non-combustible subfloor supports or tested for bushfire resistance to AS 1530.8.1.

Floor

- Concrete slab on ground or enclosure by external wall, or protection of underside with a non-combustible material such as fiber cement sheet or be non-combustible or be tested for bushfire resistance to AS 1530.8.1.

External Walls

- Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete), or timber framed or steel framed walls sarked on the outside and clad with 9mm fibre cement sheeting or steel sheeting or tested for bushfire resistance to AS 1530.8.1.

External Windows

- 6mm toughened glass. Fixed and openable portion screened with steel or bronze mesh.

External Doors

- Non-combustible or 35mm solid timber, screened with steel or bronze mesh, metal framed, tight-fitting with weather stripes at base.

Roofs

- Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked and no roof mounted evaporative coolers.

Verandas, Decks, Etc

- Enclosed sub-floor space or non-combustible supports. Decking to be non-combustible.



Terms and Conditions

Bricks & Mortar Specifications

- Bricks and Stone are made from naturally occurring minerals. Variations in colour, texture, and size are natural characteristics of clay and stone products and production variations can occur from batch to batch. Colours shown are indicative only and should not be used for final selection. Products ordered should be chosen from actual samples current at the time of order and are subject to availability. Whilst every effort is made to provide samples, brochures and displays consistent with products delivered to site, they should be viewed as a guide only. Face Bricks consist of one stretcher face and one header fit for purpose.
- Mortar finish to Face Brick will be Off-White Mortar with an Ioned joint as standard.
- *Note: If a slurry/textured/painted face brick is selected, Cubitt's Granny Flats & Home Extensions cannot guarantee the consistency or potential for chipping during the supply, transportation, delivery & construction process. Colour & texture may vary between batches. Samples are to be used as a guide only.*
- Efflorescence may sometimes appear on bricks. This is a white, salty powder usually from salts in cement and mortar. Fortunately, the powder is completely harmless and will usually weather away with time. You can brush it off, although it may return if the salt source is still active.

Cubitt's Paint Colour Specifications

- Timber Products exposed to sunlight should be painted or stained with light reflective colours due to the light and heat absorption. Using dark colours may cause a drying effect on timber products can lead to warping. Colours which have an LRV of greater than 50 are recommended. Using different colours on either side of the door (external/internal) will cause uneven heat/moisture absorption, particularly for doors in exposed applications. The finishing paint should be the same colour on all sides.
- Yellowing of enamel gloss may occur to woodwork that is not exposed to light. Yellowing is a natural process & not considered a defect of the builder.
- All colours to match colour chips as closely as possible.
- Internal & External walls utilise the Taubmans 2 Coat Paint system.
- Architraves, Skirting & Doors utilise the Taubmans 3 Coat Paint system.

External Paint Finishes

- Exterior paintwork to eaves and external ceilings, gable infills and detail, cladding. FC sheeting, meter box, downpipes and timber windows, will be finished in a low sheen paint finish where applicable.
- Matching the colour of stained timbers is not possible as it is a natural product. Even when the same species of timber, naturally occurring variations in colour as well as knots are evident.
- The owner acknowledges that the colour, texture and patterns of natural products and composite materials made of natural products can vary from samples provided, viewed, printed literature and vary from geographical area.

Internal Paint Finishes

- Wall Paint Colour – One Colour Throughout (Low Sheen)
- Woodwork Paint Colour – One Colour Throughout (Gloss or Satin finish)
- Front Entry & Laundry Timber doors – Internal face painted to match internal Woodwork

Tiles

- Tiles may vary in shape and colour, as well as between batches and may not always be equal in size.
- White grout on floors is not recommended due to maintenance and upkeep

Fittings & Fixtures

- All items specified will be installed to satisfy the requirements of all relevant building codes and standards.

The pricing included in this Selections Guide is accurate as at the date of its creation. This document is subject to change and increase.

Cubitt's reserves the right to make adjustments to any prices quoted whether due to clerical errors or errors of omission. In the event of any specific requirements, without limitation, representing a price increase, Cubitt's reserves the right to increase the prices listed in this guide.



**Master
Builders
Association**
New South Wales Pty Ltd

1300 721 150 | hello@cubitts.com.au
cubitts.com.au

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