

PROPOSED DRIVEWAY / ENTRY PATH AREA: 109.76m²

PROPOSED CROSSOVER AREA: **10.36m²**

SLAB CLASSIFICATION: 'S'

CONCRETE STRENGTH: 25 MPa

WIND CLASSIFICATION: 'N2'

DRIVEWAY: BY OWNER

CROSSOVER: BY OWNER

RETAINING WALLS: BY OWNER

SOFT LANDSCAPING: BY OWNER

CLOTHES DRYING LINE: BY OWNER

SIDE & REAR FENCING: BY OWNER

LETTERBOX: BY OWNER

SURVEY LEGEND	
	BENCH MARK
	PHOTO POINT
	GULLY PIT
	VEHICULAR/ PRAM CROSSING
	TOP OF BANK
	BOTTOM OF BANK



MGA

SURVEY ABBREVIATIONS

- EB - ELECTRICAL BOX
- EM - ELECTRICAL METER
- GM - GAS METER
- H - HYDRANT
- KO - KERB OUTLET
- LH - LAMP HOLE
- LP - LIGHT POLE
- MH - MAN HOLE
- MS - MAINTENANCE SHAFT
- PP - POWER POLE
- R - HYDRANT RECYCLED
- SH - SHRUB
- SIO - SEWER INSPECTION OPENING
- SMH - SEWER MAN HOLE
- SR - STOP VALVE RECYCLED
- SV - STOP VALVE
- SVP - SEWER VENT PIPE
- SWP - STORM WATER PIT
- T - TREE
- TP - TELECOMMUNICATIONS PIT
- VER - VERANDAH
- WT - WATER TAG
- WM - WATER METER
- WMR - WATER METER RECYCLED
- WC, GC, EC, TC - SERVICE CONDUIT
- W/C - WATER CLOSET

REV.	DESCRIPTION	DATE
J	WORKING DRAWINGS	20/03/2025
K	AMENDED PLANS - TOWN PLANNER REVIEW	12/05/2025
L	AMENDED PLANS - TV-5, TV-6 & TV-12	21/05/2025
M	AMENDED PLANS - COUNCIL RFI	14/08/2025
N	AMENDED PLANS - BUILDING ENVELOPE	13/10/2025

GENERAL NOTES:
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ADDRESS:
LOT 34, NO.20 GRIMES PLACE,

SUBURB:
DAVIDSON, NSW 2085

HOUSE DESIGN:
CUSTOM

DEPOSITED PLAN:
DP 251101

SCALE:
1:250 @ A3

FACADE:
ASTRID

COUNCIL:
NOTHERN BEACHES COUNCIL

DRAWN:
TN

INCLUSIONS.
CLASSIC

COUNCIL

REVISION:	N
JOB NUMBER:	3081

REFER TO **WARRINGAH DEVELOPMENT CONTROL
PLAN 2011** FOR DEVELOPMENT CONTROLS

SITE AREA: 866.50 m

PROPOSED ROOF COVERAGE: 259.84m

HARD LANDSCAPE AREAS:
(INCL. ROOF, DRIVEWAY, PATHS ETC.)

SITE COVERAGE RATIO: 42.70%

MAXIMUM ALLOWABLE SITE COVERAGE PRIOR TO
O.S.D. REQUIRED: 60.00%

(MINIMUM DIMENSION OF 5m)

TOTAL :

MINIMUM REQUIRED:
(MINIMUM 60 SQM)

(EXCLUDES ALL HARD SURFACES, MINIMUM DIMENSION OF 2m)

TOTAL LANDSCAPED AREA:

MINIMUM REQUIRED BY DCP:
(MINIMUM LANDSCAPE AREA = 40% OF LOT AREA)

MAXIMUM RIDGE HEIGHT: 8.5m

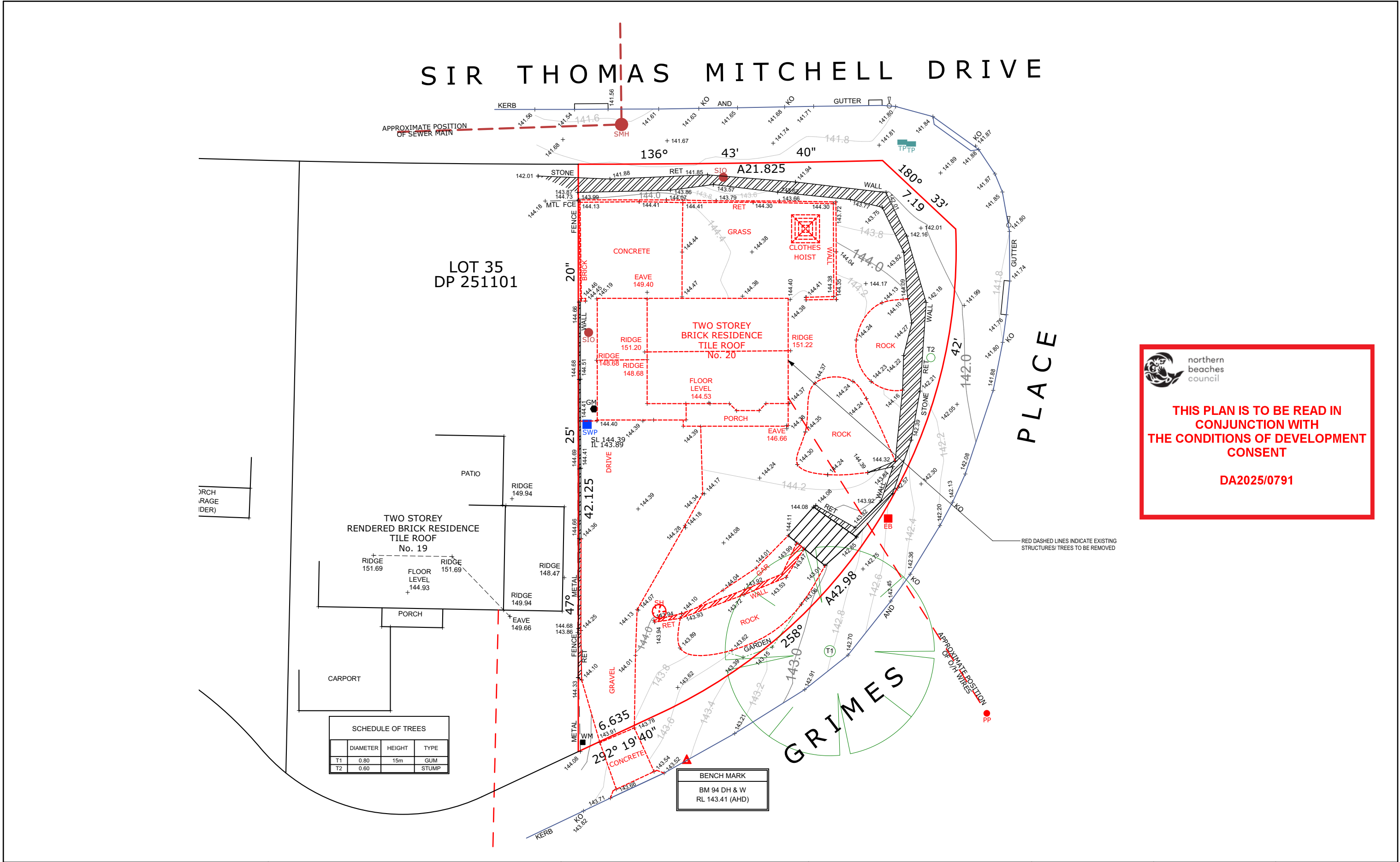
MAXIMUM CEILING HEIGHT: 7.2m

MAXIMUM 1000mm CUT
MAXIMUM 1000mm FILL
(FILL MUST BE CONTAINED WITHIN THE BUILDING FOOTPRINT)



**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2025/0791



 northern
beaches
council

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DEMOLITION PLAN	
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MERIDIAN HOMES

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CLIENT: MR. M. DAYOUB, MR. M. DAYOUB, MR. B. GAFFNEY & MRS. N. GAFFNEY
ADDRESS: LOT 34, NO.20 GRIMES PLACE,
SUBURB: DAVIDSON, NSW 2085

HOUSE DESIGN: CUSTOM
DEPOSITED PLAN: DP 251101
SCALE: 1:250 @ A3

FACADE: ASTRID	INCLUSIONS: CLASSIC	
COUNCIL: NORTHERN BEACHES COUNCIL	REVISION: N	JOB NUMBER: 3081
DRAWN: TN	DATE: 13/10/2025	SHEET: 04 OF 32

[illegible]

DA2025/0791

REV.	DESCRIPTION	DATE	PROPOSED STRATA SUBDIVISION PLAN MERIDIAN HOMES Office Tower Building E, Ground Floor, Unit E204 / 24-32 Lexington Drive, Bella Vista NSW 2153 Tel: +61 00 955 138 Fax: +61 00 952 424 www.meridianhomes.net.au © COPYRIGHT The ideas and the concepts contain within all drawings and documents is the sole property of Meridian Homes (A) ISLT Pty. Ltd.	CLIENT: MR. M. DAYOUB, MR. M. DAYOUB, MR. B. GAFFNEY & MRS. N. GAFFNEY	HOUSE DESIGN: CUSTOM	FAÇADE: ASTRID	INCLUSIONS: CLASSIC	
J	WORKING DRAWINGS	20/03/2025		ADDRESS: LOT 34, NO.20 GRIMES PLACE,	DEPOSITED PLAN: DP 251101	COUNCIL: NOTHERN BEACHES COUNCIL	REVISION: N	
K	AMENDED PLANS - TOWN PLANNER REVIEW	12/05/2025		SUBURB: DAVIDSON, NSW 2085	SCALE: 1:200 @ A3	DRAWN: TN	JOB NUMBER: 3081	
L	AMENDED PLANS - TV-5, TV-6 & TV-12	21/05/2025				DATE: 13/10/2025		
M	AMENDED PLANS - COUNCIL RFI	14/08/2025				SHEET: 10 OF 32		
N	AMENDED PLANS - BUILDING ENVELOPE	13/10/2025						
			GENERAL NOTES: DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. MERIDIAN HOMES (AUST) PTY. LTD. OWNS THE COPYRIGHT IN THE DRAWING. UNAUTHORISED USE, REPRODUCTION OR ADAPTATION IS FORBIDDEN AND WILL BE PROSECUTED.					

DOOR SCHEDULE - GROUND FLOOR				
DOOR NO.	DOOR CODE	DOOR SIZE		QTY.
		HEIGHT	WIDTH	
D01	23 - 10	2,340mm	1,020mm	1
D02	20 - 08	2,040mm	820mm	1
D03	24 - 53	2,400mm	5,346mm	1
D04	24 - 53	2,400mm	5,346mm	1
D05	24 - 27	2,400mm	2,688mm	1
D06	23 - 10	2,340mm	1,020mm	1
INT-D01	23 - 07	2,340mm	720mm	3
INT-D02	23 - 08	2,340mm	820mm	9
				18



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2025/0791

AREA CALCULATIONS - UNIT 1			
FLOOR	FLOOR AREA	AREA	SQUARES
GROUND FLOOR	UNIT 1 - GARAGE	18.57	m ² 2.00
GROUND FLOOR	UNIT 1 - GROUND FLOOR	94.47	m ² 10.17
GROUND FLOOR	UNIT 1 - PORCH	3.41	m ² 0.37
FIRST FLOOR	UNIT 1 - FIRST FLOOR	111.71	m ² 12.02
FIRST FLOOR	UNIT 1 - STAIR VOID	3.72	m ² 0.40
		231.88 m ²	24.96

REV.	DESCRIPTION	DATE
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GROUND FLOOR PLAN



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SCALE:
1:100 @ A3

FACADE:
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COUNCIL:
NOTHERN BEACHES COUNCIL

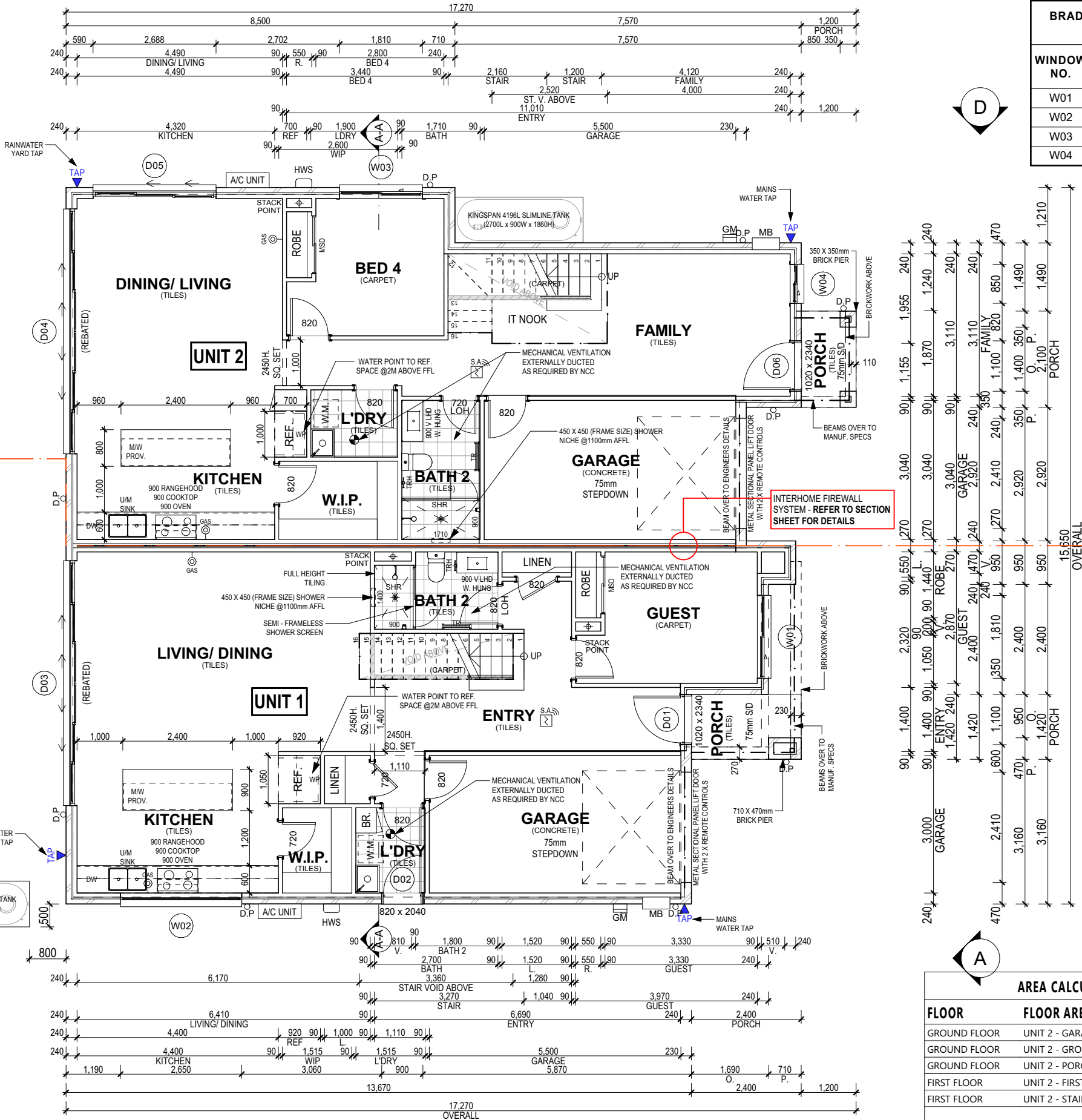
DRAWN:
TN

DATE:
13/10/2025
SHEET: 11 OF 32

INCLUSIONS:
CLASSIC

REVISION:
N

JOB NUMBER:
3081



BRADNAM'S WINDOW SCHEDULE - GROUND FLOOR			
WINDOW NO.	WINDOW CODE	WINDOW SIZE	
		HEIGHT	WIDTH
W01	21 - 18	2,060mm	1,810mm
W02	06 - 27	600mm	2,650mm
W03	10 - 18	1,030mm	1,810mm
W04	18 - 09	1,800mm	850mm



SMART FLOOR WASTE TO SHOWERS

AREA CALCULATIONS - UNIT 2			
FLOOR	FLOOR AREA	AREA	SQUARES
GROUND FLOOR	UNIT 2 - GARAGE	18.19	m ² 1.96
GROUND FLOOR	UNIT 2 - GROUND FLOOR	94.77	m ² 10.20
GROUND FLOOR	UNIT 2 - PORCH	2.52	m ² 0.27
FIRST FLOOR	UNIT 2 - FIRST FLOOR	106.36	m ² 11.45
FIRST FLOOR	UNIT 2 - STAIR VOID	6.60	m ² 0.71
		228.44 m ²	24.59

DOOR SCHEDULE - FIRST FLOOR				
DOOR NO.	DOOR CODE	DOOR SIZE		QTY.
		HEIGHT	WIDTH	
INT-D03	20 - 07	2,040mm	720mm	2
INT-D04	20 - 08	2,040mm	820mm	12
INT-D05	20 - 08	2,040mm	820mm	1
INT-D06	20 - 16	2,040mm	1,640mm	1
				16

BRADNAM'S WINDOW SCHEDULE - FIRST FLOOR			
WINDOW NO.	WINDOW CODE	WINDOW SIZE	
		HEIGHT	WIDTH
SKY01	14 - 06	1,400mm	550mm
SKY01	14 - 06	1,400mm	550mm
W05	15 - 27	1,460mm	2,650mm
W06	10 - 09	1,030mm	850mm
W07	10 - 09	1,030mm	850mm
W08	10 - 18	1,030mm	1,810mm
W09	10 - 18	1,030mm	1,810mm
W10	10 - 18	1,030mm	1,810mm
W11	10 - 18	1,030mm	1,810mm
W12	12 - 27	1,200mm	2,650mm
W13	10 - 16	1,030mm	1,570mm
W14	10 - 18	1,030mm	1,810mm
W15	15 - 27	1,460mm	2,650mm
W16	15 - 18	1,460mm	1,810mm

 northern beaches council

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FIRST FLOOR PLAN



MERIDIAN HOMES

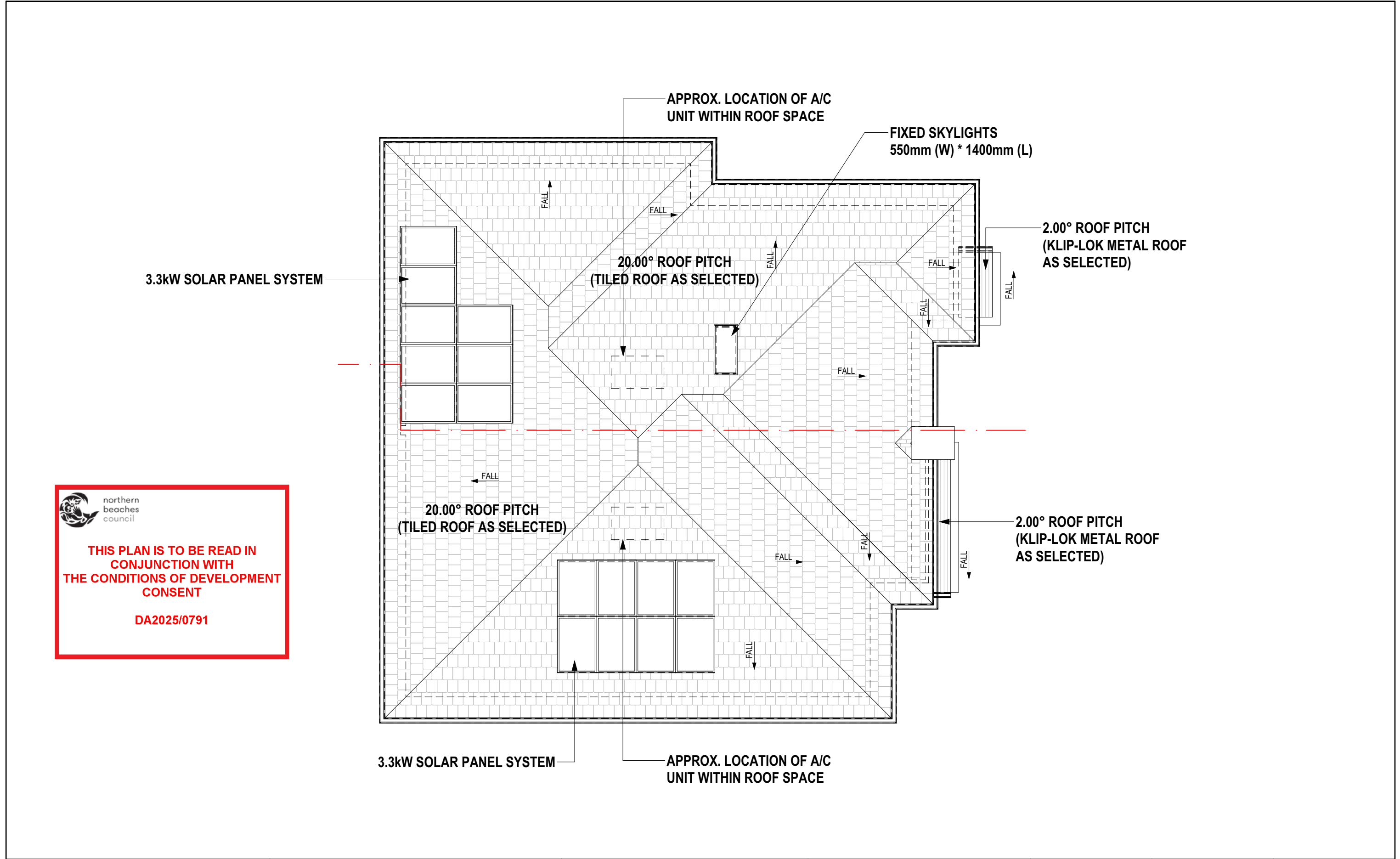
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SUBURB: DAVIDSON, NSW 2085	SCALE: 1:100 @ A3	DRAWN: TN	JOB NUMBER: 3081
		DATE: 13/10/2025	
		SHEET: 12 OF 32	



AREA CALCULATIONS - UNIT 2			
FLOOR	FLOOR AREA	AREA	SQUARES
GROUND FLOOR	UNIT 2 - GARAGE	18.19 m ²	1.96
GROUND FLOOR	UNIT 2 - GROUND FLOOR	94.77 m ²	10.20
GROUND FLOOR	UNIT 2 - PORCH	2.52 m ²	0.27
FIRST FLOOR	UNIT 2 - FIRST FLOOR	106.36 m ²	11.45
FIRST FLOOR	UNIT 2 - STAIR VOID	6.60 m ²	0.71
		228.44 m ²	24.59

SMART FLOOR
WASTE TO SHOWERS



 northern
beaches
council

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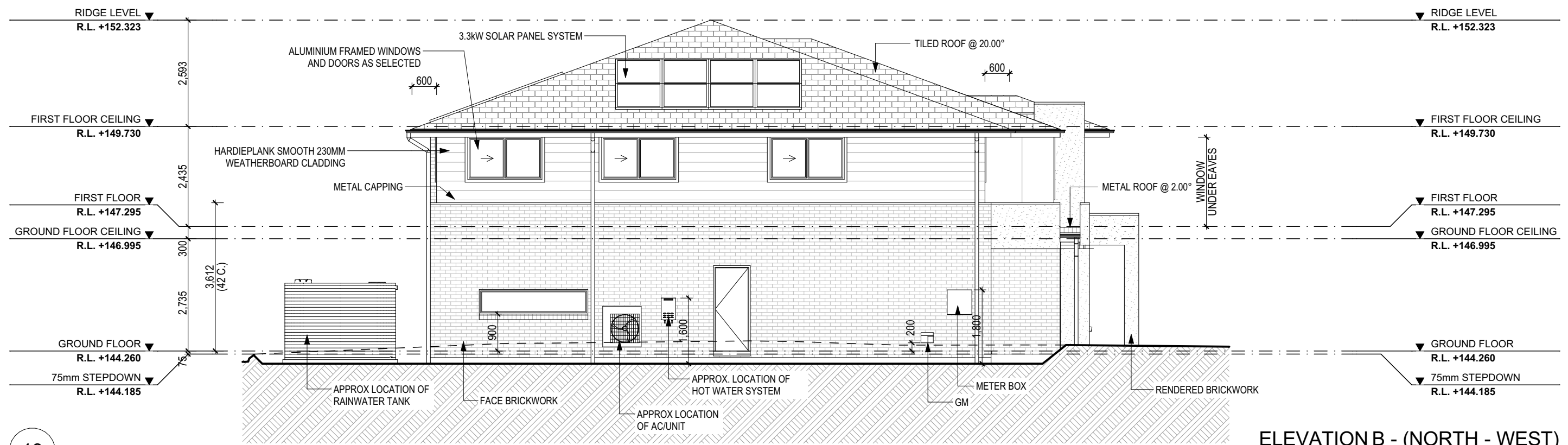
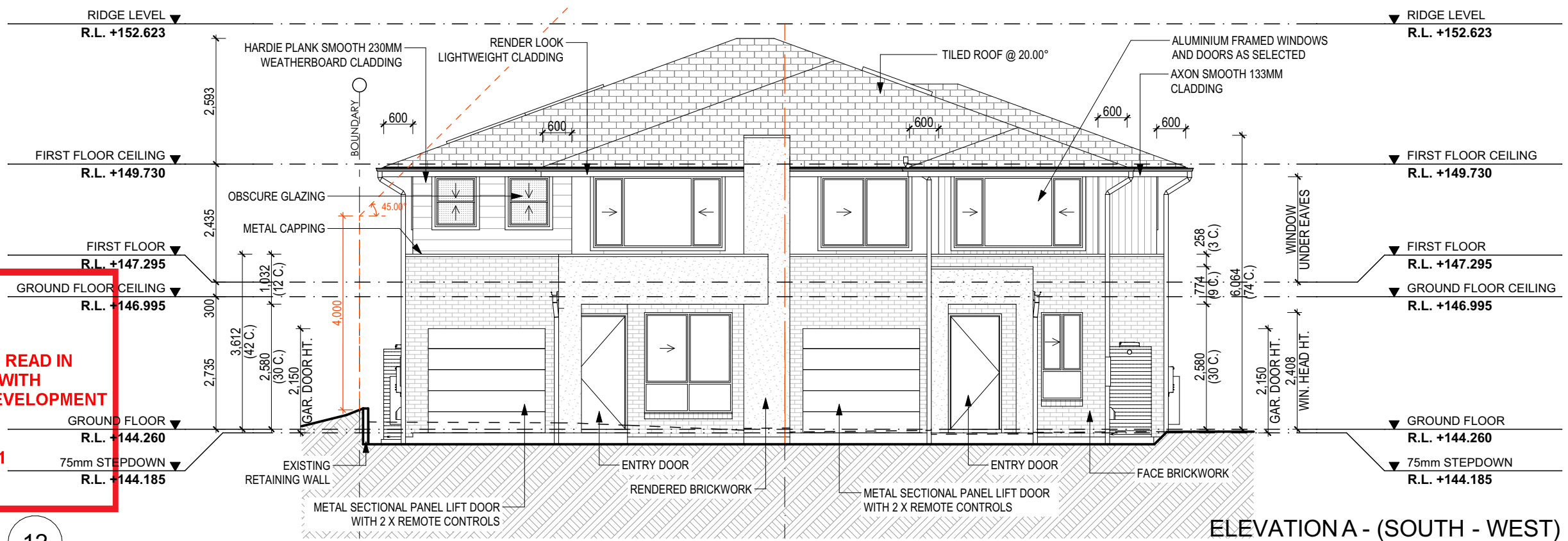
REV.	DESCRIPTION	DATE	ROOF PLAN		 MERIDIAN HOMES Office Tower Building E, Ground Floor, Unit E204 / 24-32 Lexington Drive, Bella Vista NSW 2153 Tel: 1300 855 138 ABN: 93 152 822 430 www.meridianhomes.net.au © COPYRIGHT The ideas and the concepts contain within all drawings and documents is the sole property of Meridian Homes (AUST) Pty. Ltd.	CLIENT: MR. M. DAYOUB, MR. M. DAYOUB, MR. B. GAFFNEY & MRS. N. GAFFNEY	HOUSE DESIGN: CUSTOM	FACADE: ASTRID	INCLUSIONS: CLASSIC	
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L	AMENDED PLANS - TV-5, TV-6 & TV-12	21/05/2025								
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12



13

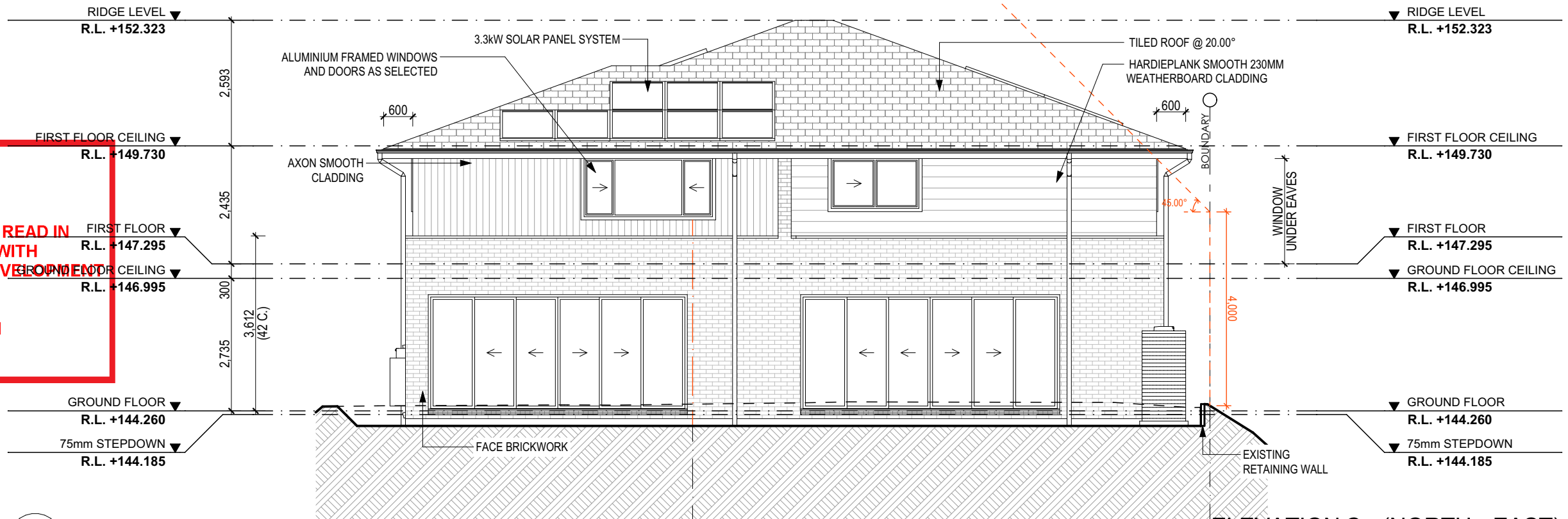
REV.	DESCRIPTION	DATE	ELEVATIONS A & B		CLIENT: MR. M. DAYOUB, MR. M. DAYOUB, MR. B. GAFFNEY & MRS. N. GAFFNEY		HOUSE DESIGN: CUSTOM	FACADE: ASTRID	INCLUSIONS: CLASSIC	
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								SHEET: 14 OF 32		

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beaches
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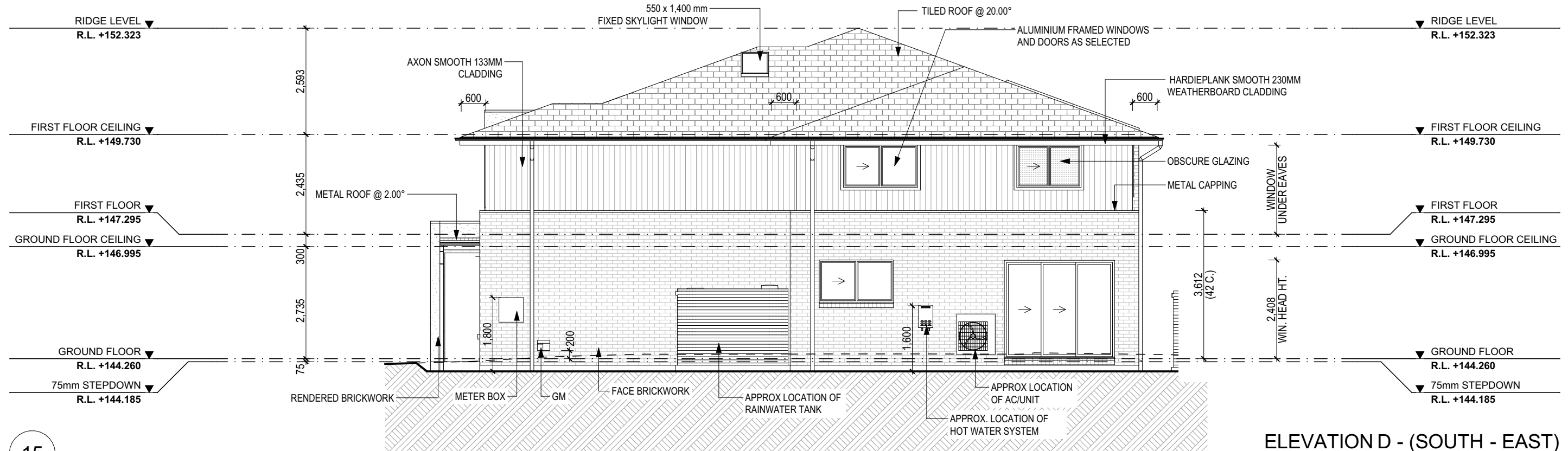
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14



ELEVATION C - (NORTH - EAST)
1:100



ELEVATION D - (SOUTH - EAST)
1:100

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ELEVATIONS C & D

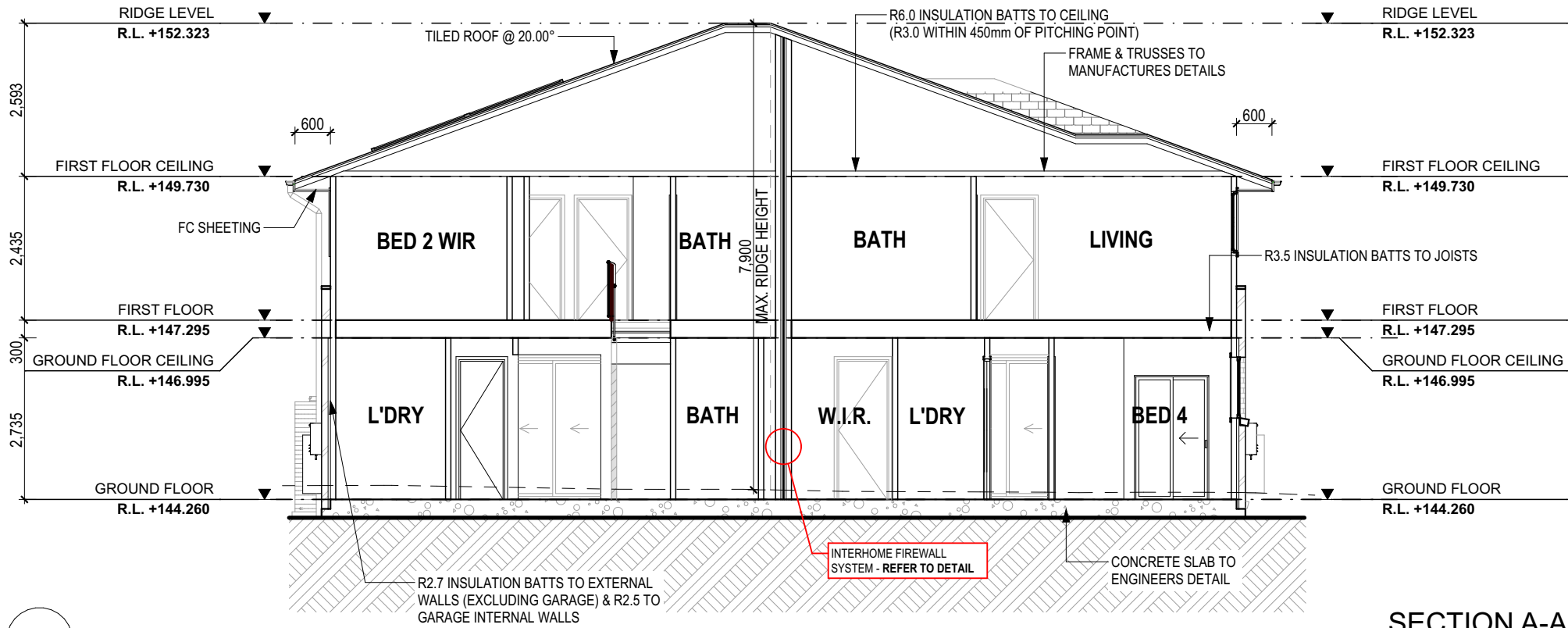
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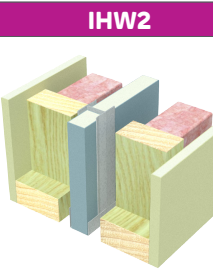
MERIDIAN HOMES

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SUBURB: DAVIDSON, NSW 2085	SCALE: 1:100 @ A3	DRAWN: TN	JOB NUMBER: 3081
		DATE: 13/10/2025	
		SHEET: 15 OF 32	



SECTION A-A
1:100

	IHW2 • 1 layer of 13mm soundshield or trurock • Timber stud framing with insulation • Minimum 20mm air-gap • 1 layer of 25mm shaftliner or intershield encased in interhome H-studs • Minimum 20mm air-gap • Timber stud framing with insulation • 1 layer of 13mm soundshield or trurock					Fire Resistance Level 60/60/60 rated for the wall frame opposite to fire attack Fire Report FC11661	
	Minimum Cavity On Each Side (mm)	Wall Width (mm)	Sound Insulation Rw (Rw + Ctr)				
	Cavity size = stud size + air-gap		2 x Pink® Batts Wall R2.0	2 x Pink® Batts Wall R2.5	2 x Polyester R1.5	2 x Polyester R2.0	Acoustic Report Day Design 3094.42 Note: Impact Sound Resistant - Discontinuous Construction
	90 (eg: 70 stud + 20 gap)	231	67 (52)	68 (53)*	65 (50)	64 (51)	
110 (eg: 90 stud + 20 gap)	271	67 (55)	69 (56)	66 (51)	65 (53)		



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BASIX COMMITMENTS NOTES				
WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 star (> 7.5 but <= 9 L/min)	4 star	4 star	4 star
Alternative Water Source	Individual rainwater tank to collect run off from at least 80sqm of roof area - Tank size min 2,000 litres			
	The applicant must connect the rainwater tank to:			
	Outdoor tap connection	Toilet connection	Laundry connection	Pool top up
	Yes	Yes	Yes	N/A
ENERGY	Hot water system: Gas Instantaneous with a performance of 6 stars			
	Bathroom ventilation system: Individual fan, ducted to façade or roof; interlocked to light with timer off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof; manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof; manual switch on/off			
	Cooling system: 3 Phase air-conditioning EER 3.0-3.5 in at least 1 Living/bed area (zoned)			
	Heating system: 3 Phase air-conditioning EER 3.5-4.0 in at least 1 Living/bed area (zoned)			
	Natural lighting: As per BASIX			
	Artificial lighting: As per BASIX			
	Must install a gas cooktop and electric oven.			
	Must install a fixed outdoor clothes drying line as part of the development			

NatHERS - THERMAL COMFORT SUMMARY		
Address: 20 Grimes Place, Davidson NSW		
Building Elements	Material	Detail
External walls	Brick Veneer - as per colour schedule	R2.7 bulk insulation (excluding Garage)
	Lightweight Cladding - as per clour schedule	R2.7 bulk insulation
Internal walls	Plasterboard on studs	R2.5 bulk insulation to Garage internal walls (Unit 2)
Ceiling (Open over)	Pasterboard	R6.0 bulk insulation (reduce to R3.0 within 450mm of roof/wall pitching points)
Ceiling Fans	≥ 1200mm diameter	To Family, throughout First Floor Bedrooms and Family (Unit 1)
	≥ 1400mm diameter	To Dining/Living (Both Dwellings)
Floors	Concrete - Ground Floor	Waffle Pod Slab (310mm) M Class Slab
	Timber Bearers/Joists - First Floor	R3.5 bulk insulation (Unit 2)
Roof	Roof Tiles - as per colour schedule	Sarking under tiled roof
Windows/Glazed Doors	Sliding windows - W01, W09, W08, W11, W05 and W10	≤ U Value 6.38, SHGC 0.70 - 0.78
	Aluminium Frame, Single glazed	
	Stacker sliding doors - D03	≤ U Value 4.33, SHGC 0.57 - 0.63
	Aluminium Frame, Single glazed (6.38mm Comfortplus)	
	Fixed windows - W02	≤ U Value 5.87, SHGC 0.69 - 0.77
	Aluminium Frame, Single glazed	
	Double hung windows - W06 and W07	≤ U Value 6.23, SHGC 0.69 - 0.77
	Aluminium Frame, Single glazed	
	Stacker sliding doors - D04 and D05	≤ U Value 3.16, SHGC 0.37 - 0.41
	Aluminium Frame, Double glazed (638CPNtl/8Ar/4mm)	
	Sliding windows - W03, W04, W13, W14, W15, W16 and W12	≤ U Value 3.15, SHGC 0.50 - 0.56
	Aluminium Frame, Double glazed (4ET/12Ar/4mm)	
Lighting: This dwelling has been rated with non-ventilated LED downlights as per Electrical Plan.		
Note: Insulation specified must be installed in accordance with Part 3.12.1.1 of the BCA.		
Note: In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.		
Note: Self-closing damper to all exhaust fans		
Note: Additional insulation may be required to meet acoustic requirements		

REV.	DESCRIPTION	DATE
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L	AMENDED PLANS - TV-5, TV-6 & TV-12	21/05/2025
M	AMENDED PLANS - COUNCIL RFI	14/08/2025
N	AMENDED PLANS - BUILDING ENVELOPE	13/10/2025

SECTION & BASIX / NatHERS REQUIREMENTS

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CLIENT: MR. M. DAYOUB, MR. M. DAYOUB, MR. B. GAFFNEY & MRS. N. GAFFNEY	HOUSE DESIGN: CUSTOM	FACADE: ASTRID	INCLUSIONS: CLASSIC	
ADDRESS: LOT 34, NO.20 GRIMES PLACE,	DEPOSITED PLAN: DP 251101	COUNCIL: NOTHERN BEACHES COUNCIL		REVISION: N
SUBURB: DAVIDSON, NSW 2085	SCALE: 1:100 @ A3	DRAWN: TN	DATE: 13/10/2025	JOB NUMBER: 3081
			SHEET: 16 OF 32	

SLAB SPECIFICATIONS
(REFER TO ENGINEER'S DRAWINGS):

SLAB CLASSIFICATION: 'S'

CONCRETE STRENGTH: 25 MPa

Supplementary Notes:

- DIAL 1100 BEFORE YOU DIG PRIOR TO ANY EARTH EXCAVATION.
- The "Slab Layout Plan" is to be read in conjunction with the architectural floor plans.
- The "Slab Layout Plan" is to be read for the sole purpose of 'setting out' the slab.
- The slab layout plan shall not be used to determine the location of thickening beams and other structural elements. Queries or discrepancies are to be resolved prior to the commencement of excavation.
- Refer to engineer's drawings for structural details and concrete specifications.
- Refer to engineer's drawings for plumbing and other service penetration details.
- If in doubt, contact the building designer prior to the commencement of works.
- Drop edge beam allowance to be confirmed prior to regulatory approvals and commencement of works on site.

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SLAB LAYOUT PLAN	
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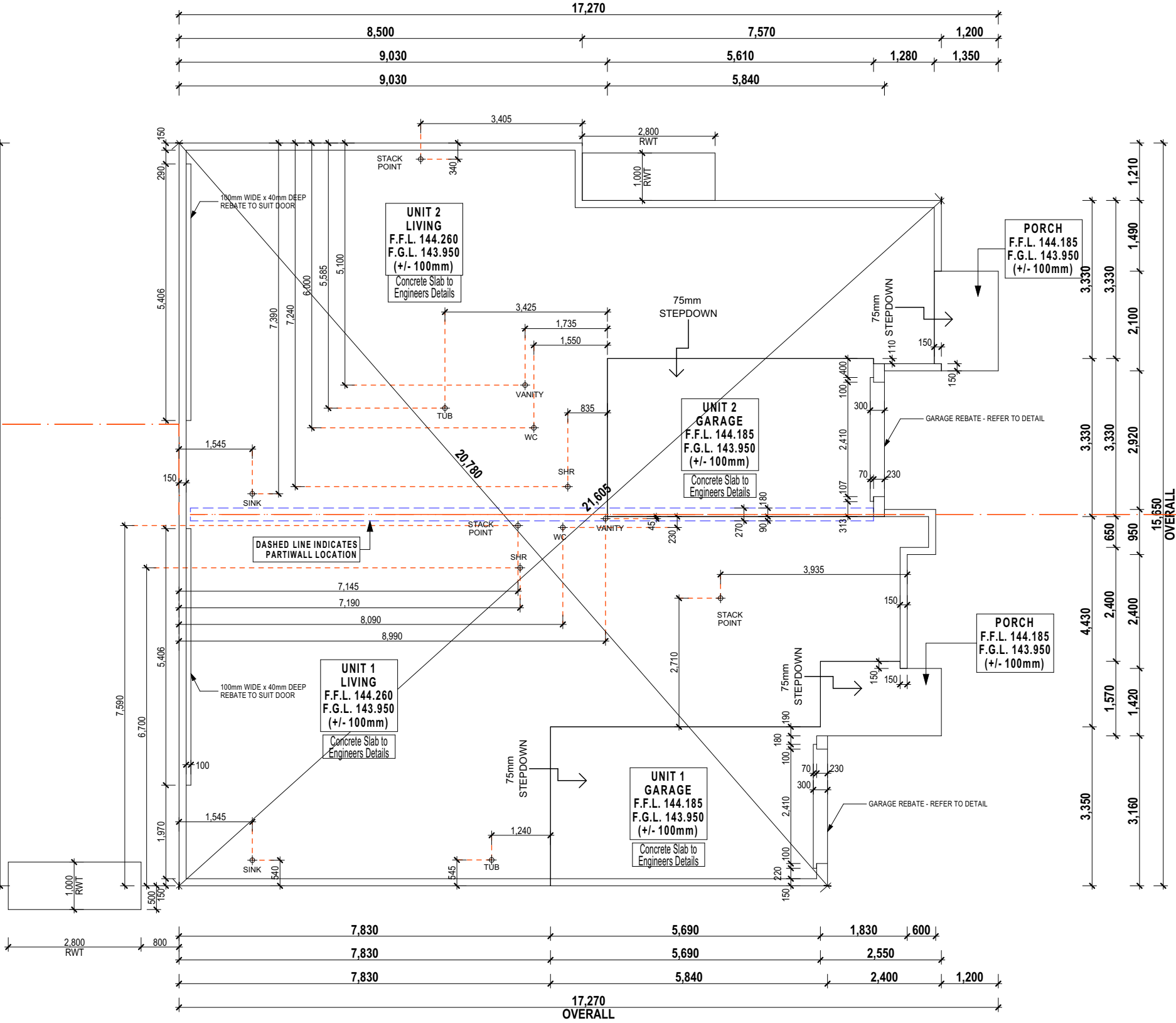


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FACADE: ASTRID	INCLUSIONS: CLASSIC	
COUNCIL: NOTHERN BEACHES COUNCIL	REVISION: N	JOB NUMBER: 3081
DRAWN: TN	DATE: 13/10/2025	SHEET: 17 OF 32

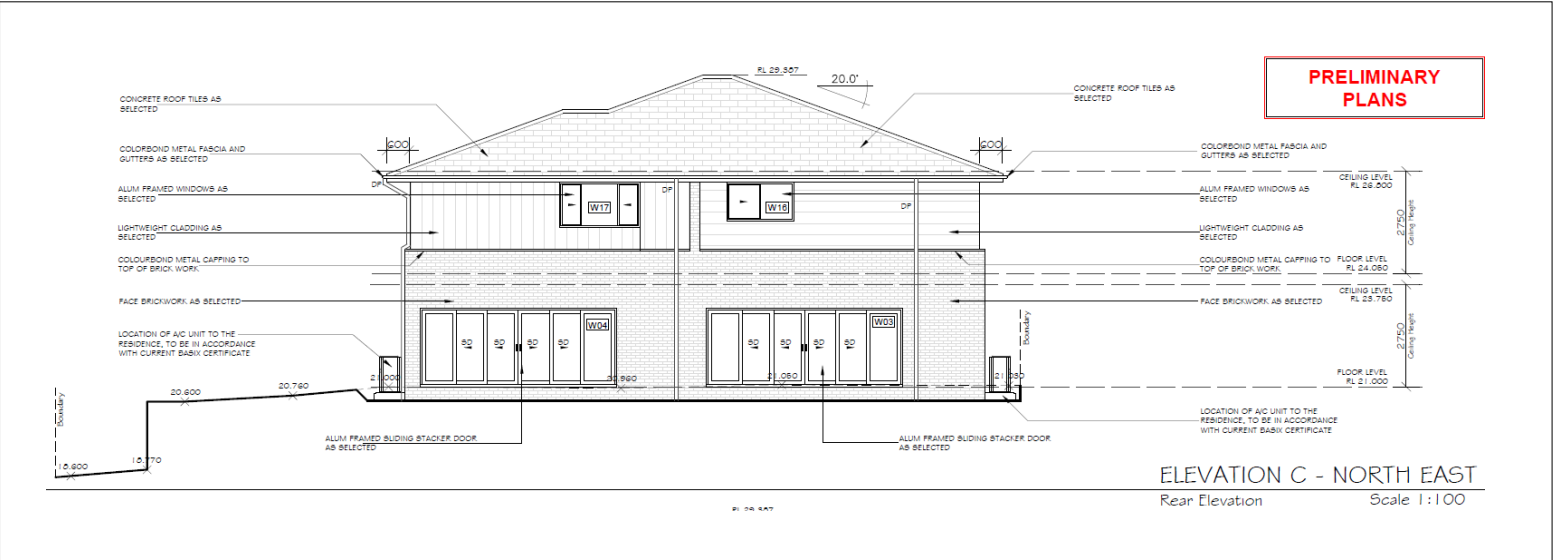
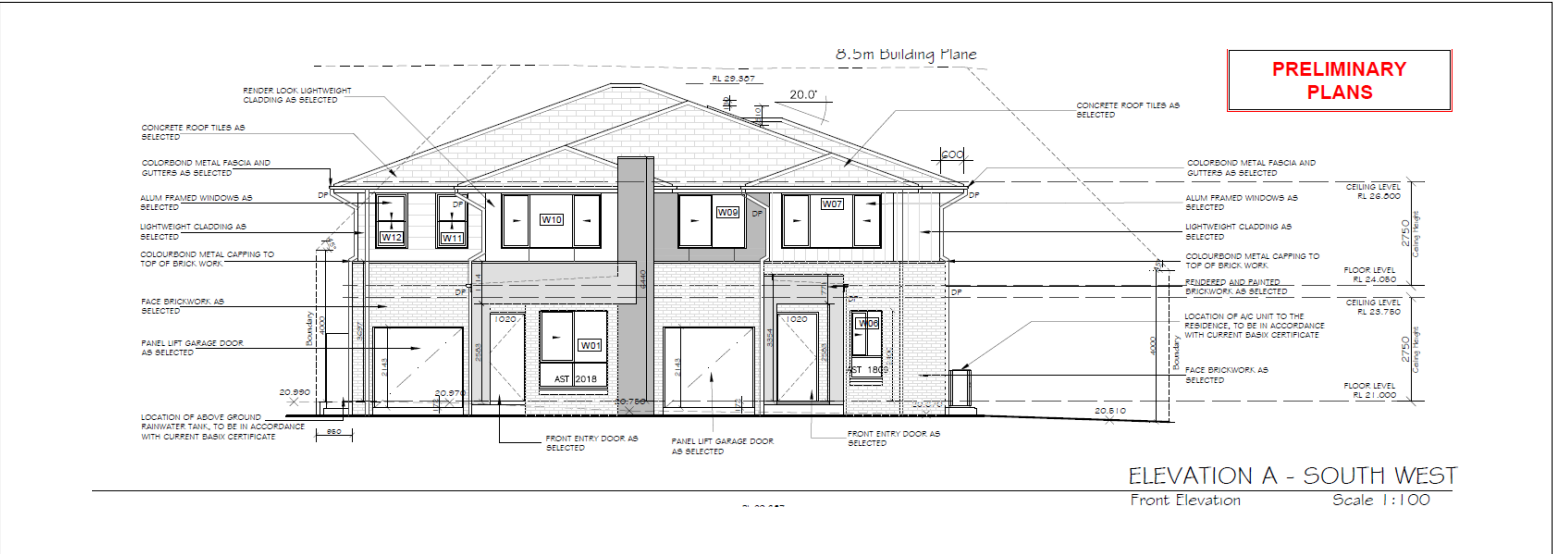


 **northern beaches council**

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2025/0791

EXTERNAL COLOUR PLAN



 MERIDIAN HOMES OFFICE: TOWER BUILDING E, GROUND FLOOR, UNIT E204/24-32 LEXINGTON DRIVE, BELLA VISTA NSW 2153 TEL: 1300 855 138 ABN: 93 152 622 430 WWW.MERIDIANHOMES.NET.AU © COPYRIGHT 2025 MERIDIAN HOMES (AUST) PTY. LTD. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE SOLE PROPERTY OF MERIDIAN HOMES (AUST) PTY. LTD.	CLIENT: Nada Gaffney & Blake Gaffney Naremore Dayoub & Mervin Dayoub ADDRESS: LOT 34, 20 GRIMES PLACE SUBURB: DAVIDSON, NSW 2085	HOUSE DESIGN: UNIT DEVELOPMENT DEPOSITED PLAN: DP251101 SCALE: N/A	FACADE: ASTRID MODIFIED COUNCIL: NORTHERN BEACHES DRAWN: DM DATE: 20.01.25 SHEET: 7	INCLUSIONS: EMERALD EXCEPTIONAL REVISION: 1 JOB NUMBER: YK213

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

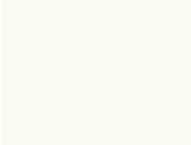
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AUSTRAL BRICKS
Metallix, Quartz
Off White Mortar, Iron joint



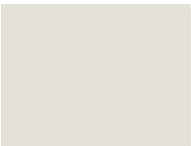
BRISTLE ROOFING
Designer, Cool smoke



WATTYL, DOVER WHITE
All Cladding to First Floor Areas



COLORBOND, MONUMENT
Gutter, Fascia, Parapet Capping
& Water Tank



WATTYL, SURFMIST
Render to Porch Projections
for Both Units



GARAGE DOOR
Slimline, Monument



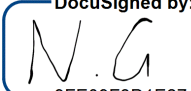
WATTYL, MONUMENT
Front Doors, Render to
Dividing Pier, Downpipes &
Meter Box

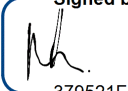


WINDOWS
Wideline, Monument

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05-Mar-2025

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05-Mar-2025

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06-Mar-2025

Signed by:

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06-Mar-2025
BRICKWORKS
— BUILDING PRODUCTS —

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COLOUR SCHEDULE	
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