

DEVELOPMENT APPLICATION

1808 PITTWATER ROAD, BAYVIEW NSW 2104

Demolition of Existing 2 Storey House, Garage, & Driveway.
Construction of New 3 Storey Dwelling House, Garage &
Associated Landscape works



STREET PERSPECTIVE-EXISTING



STREET PERSPECTIVE-PROPOSED

Walter Barda Design
architecture
landscape
interiors
Nominated Architect: Adrian Ball 7745
2.04 13-15 Wentworth Avenue Sydney NSW 2000
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Revisions		
No.	Description	Date
A	Plans issued for review- Hydraulic design	21.11.23
B	DA plans-Plans updated for submission	17.01.24

Revisions		
No.	Description	Date
A	Plans issued for review- Hydraulic design	21.11.23
B	DA plans-Plans updated for submission	17.01.24

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Project Number	2023-11
Project Status	DA
Sheet	Cover page

Print Date & Time	21/02/2024 5:03:08 PM
File Path	2\2023_11_Blackmore000_Architectural Plans\02 DA Development Approval\01\01a_solo_walshs reduced_size\01a_BA-DA-000000-v1.dwg
Drawn By	JS
Checked By	-
Approved By	WB
Scale @ A1	
Drawing Number	A000
Issue	B

BASIX Certificate		
Building Sustainability Index where basix.nsw.gov.au		
Single Dwelling		
Certificate number: 17581815_02		
This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability. It is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have their meaning given to the document either "BASIX Definitions" dated 01/01/2020 published by the Department. This document is available at www.basix.nsw.gov.au.		
Secondary		
Date of issue: Thursday, 08 February 2024		
To be valid, the certificate must be lodged within 3 months of the date of issue.		
NSW		

Project summary		
Project name	1808 Pittwater Rd, Bayview_02	
Street address	1808 PITTWATER ROAD BAYVIEW 2104	
Local Government Area	Northern Beaches Council	
Plan type and plan number	Demolition Plan DP0006	
Lot no.	19	
Section no.		
Project type	dwelling house (detached)	
No. of bedrooms	3	
Project score		
Water	40	Target 40
Thermal Performance	Pass	Target Pass
Energy	75	Target 72
Materials	61	Target 60

Certificate Prepared by		
Name / Company Name	Taylor Smith Consulting	
ABN of applicant	1198070202	

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Schedule of BASIX commitments			
The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.			
Water Commitments	Show on DA plans	Show on CCODC plans & specs	Certifier check
Features			
The applicant must install showerheads with a minimum rating of 4 star (4.5 Star <= 6 Liter per splash spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		✓	✓
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.		✓	✓
Alternative water			
Reinwater tank			
The applicant must install a reinwater tank of at least 2000 litres in the site. This reinwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must comply for reinwater tank to be able to collect rain water from at least 14 square metres of the roof area of the development (excluding the area of the roof which drains to any reinwater tank or private dam).		✓	✓
The applicant must connect the reinwater tank to:			
• all toilets in the development		✓	✓
• the cold water tap that supplies each clothes washer in the development		✓	✓
• at least one outdoor tap in the development (Note: NSW Health does not recommend that reinwater be used for human consumption)		✓	✓
Outdoor Spa			

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Thermal Performance and Materials commitments	Show on DA plans	Show on CCODC plans & specs	Certifier check
Simulation Method			
Assessor details and thermal loads			
The applicant must submit the 'Assessor Details' on the first page of the BASIX certificate (the 'Assessor Certificate') to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to the applicant). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor or accompanied with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the first page of the certificate and the 'Cooling' and 'Heating' tables below.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate refers to in the table. The applicant must also show on the plans accompanying the application for a construction certificate or complying development certificate, if applicable, all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✓	✓	✓
The applicant must comply for the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must show on the plans accompanying the development application for the proposed development, the location of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate or complying development certificate, if applicable, the location of ceiling fans set out in the Assessor Certificate.	✓	✓	✓

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Thermal Performance and Materials commitments	Show on DA plans	Show on CCODC plans & specs	Certifier check
Glazing			
The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.	✓	✓	✓
Maximum area: m2			
Aluminium	60.35		
Stainless	0		
UPVC	0		
Steel	0		
Composite	0		
Glazing			
Single	0.02		
Double	04.42		
Triple	0		

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Energy Commitments	Show on DA plans	Show on CCODC plans & specs	Certifier check
The applicant must install a window and/or skylight in 3 bathroom(s) in the development for natural lighting.	✓	✓	✓
Outdoor spa			
The applicant must install the following heating system for the spa in the development or alternatively must not install any heating system for the spa electric hot pump.		✓	
The applicant must install a pump for the spa pump in the development.		✓	
Alternative energy			
The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's external power supply.		✓	✓
The photovoltaic system must consist of:		✓	✓
• photovoltaic collectors with the capacity to generate at least 7 peak kilowatts of electricity, installed at an angle between 10 degrees and 20 degrees to the horizontal facing south.	✓	✓	✓
Other			
The applicant must install an induction cooking & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

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Description of project		
Project address	1808 Pittwater Rd, Bayview_02	
Project name	1808 PITTWATER ROAD BAYVIEW 2104	
Local Government Area	Northern Beaches Council	
Plan type and plan number	Demolition Plan DP0006	
Lot no.	19	
Section no.		
Project score		
Water	40	Target 40
Thermal Performance	Pass	Target Pass
Energy	75	Target 72
Materials	61	Target 60

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Water Commitments	Show on DA plans	Show on CCODC plans & specs	Certifier check
The tank must have a volume greater than 2.5 kilolitre.	✓	✓	
The tank must have a spa cover.		✓	

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Thermal Performance and Materials commitments	Show on DA plans	Show on CCODC plans & specs	Certifier check
Construction			
The applicant must construct the floors, walls, ceilings and glazing of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the table below.			
Construction	Area: m2	Insulation	
Floor - concrete slab on ground, conventional slab	107	not specified	
Floor - above habitable rooms or mezzanine, concrete - suspended frame - no frame	80.7	none	
Floor - suspended floor above garage, concrete - suspended frame - no frame	34.8	polyurethane	
Garage floor - concrete - suspended frame - no frame	34.8	polyurethane	
External wall - external wall (other than external wall or window frame) - timber - H2 treated softwood	120.37	polyurethane	
External wall - concrete block (brickwork) frame - no frame	17.01	polyurethane	
Internal wall - plasterboard frame - timber - H2 treated softwood	87.87	none	
Internal wall - single skin masonry frame - no frame	12.37	none	
Roofing and roof - ceiling (external roof frame) - terracotta tile, timber - H2 treated softwood	1.17	ceiling - fibre-glass batts or cell-wood, full-battening	
Roofing and roof - external roof (other than external wall frame) - terracotta tile, timber - H2 treated softwood	11.4	ceiling - fibre-glass batts or cell-wood, full-battening	
Roofing and roof - ceiling (flat roof) - concrete - plasterboard internal, no frame	07.3	ceiling - polyurethane, roof batts	

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Energy Commitments	Show on DA plans	Show on CCODC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 3.5 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area, 3-phase air conditioning. Energy using EER 2.5 - 3.0		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase air conditioning. Energy using EER 2.5 - 3.0		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area, 3-phase air conditioning. Energy using EER 2.5 - 3.0		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase air conditioning. Energy using EER 2.5 - 3.0		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to lapide or roof. Operation control: manual switch or timer		✓	✓
Kitchen: individual fan, ducted to lapide or roof. Operation control: manual switch or timer		✓	✓
Laundry: individual fan, ducted to lapide or roof. Operation control: manual switch or timer		✓	✓
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps.		✓	✓
Natural lighting			
The applicant must make a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓

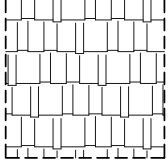
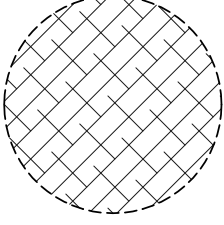
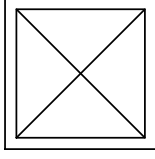
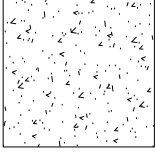
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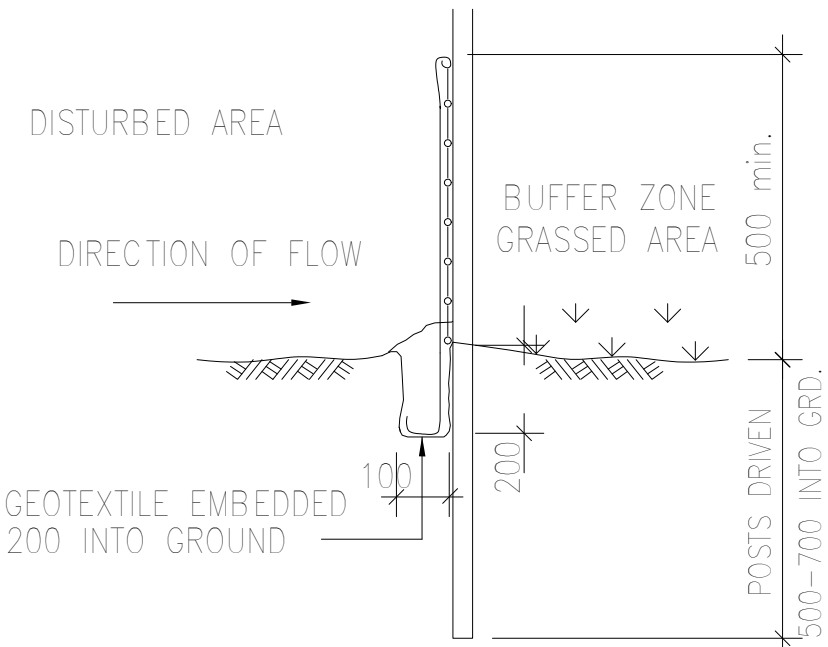
Legend
In these commitments, "applicant" means the person carrying out the development.
Consent identified with a "P" in the "Show on CCODC plans & specs" column must be shown on the plans accompanying the development application for the proposed development if a development application is to be lodged for the proposed development.
Commitments identified with a "P" in the "Show on CCODC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate, complying development certificate for the proposed development.
Commitments identified with a "P" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

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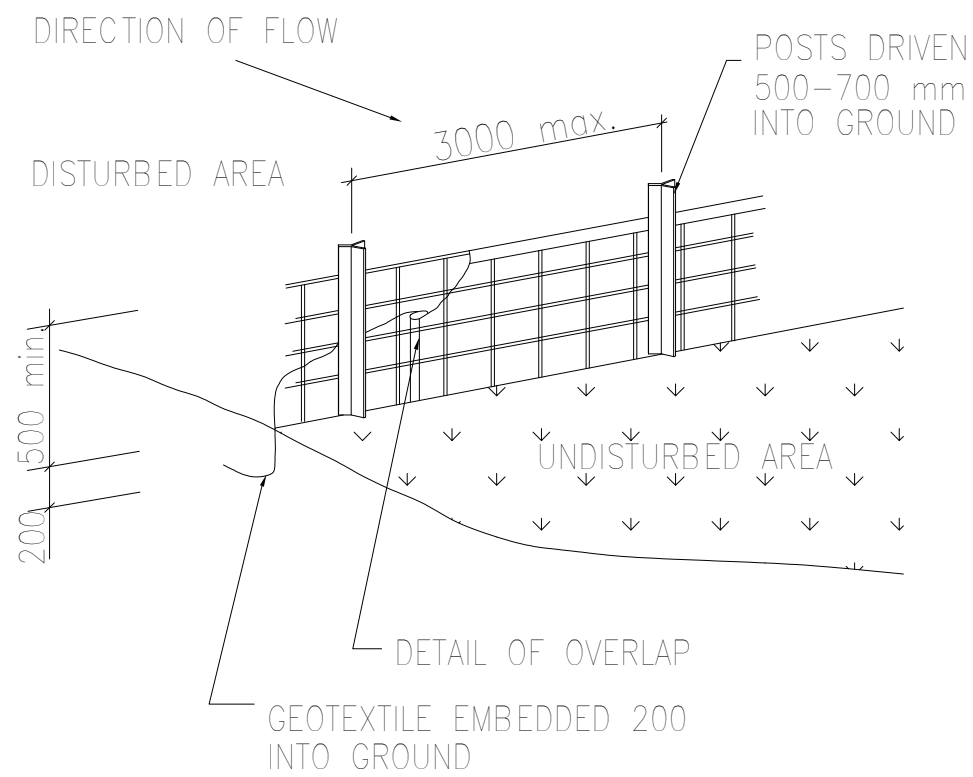
WASTE MANAGEMENT LEGEND

-  Material Stockpile area.
-  Waste stockpile & material sorting area.
-  Storage recycling bins for segregated waste.
-  Chemical toilets.
-  Temporary builders d/way.
-  Fit standard 600 high greensilt fence



NOTES:

- ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO SITE DISTURBANCE
- STRIPPING OF GRASS AND VEGETATION ETC. FROM SITE SHALL BE KEPT TO A MINIMUM
- TOPSOIL FROM ALL AREAS THAT WILL BE DISTURBED TO STRIPPED AND STOCKPILED
- ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT FOR STRUCTURAL DAMAGE AND ALL TRAPPED SEDIMENT TO BE REMOVED TO A NOMINATED SOIL STOCKPILE SITE



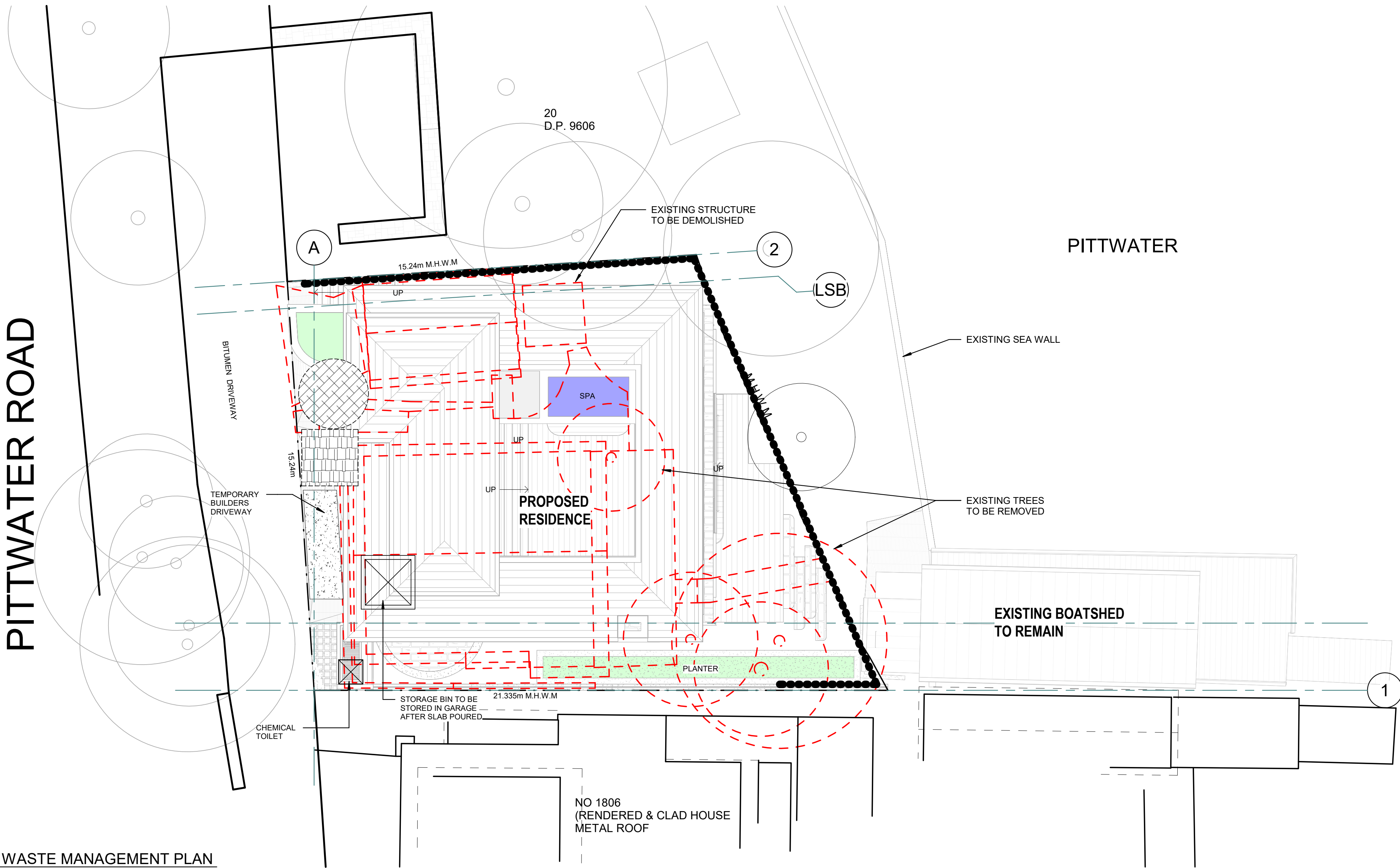
- Builder shall provide sediment fencing material during construction to the low side boundaries. The sediment fencing material to cyclone wire security fence. Sediment control fabric shall be an approved material (e.g. humes propex Silt Stop) Standing 300 min, above ground and extending 200 below ground.
- Existing drains located within the site shall also be isolated by sediment fencing material.
- No parking or stockpiling of materials is permitted on the lower side of the sediment fence.
- Grass verges shall be maintained as much as practical to provide a buffer zone to the Construction site.
- Road drainage is to be connected to the stormwater system as soon as practical.
- Builder to carry on required maintenance for the erosion and sediment controls detailed in this plan. Builder to outline a program fo maintenance to be carried out on regular time basis to ensure that all sediment details are appropriately located and maintained as per the drawing.

DUST CONTROL MEASURES:

- IF THE SITE BECOMES DUSTY DURING THE COURSE OF CONSTRUCTION THE BUILDER WILL SPRINKLE WATER ON THE DUST AND SEDIMENT.
- NOISE & VIBRATION MEASURES:**
- ALL EXCAVATION WILL CARRIED OUT BETWEEN THE TIME SET OUT IN THE COUNCIL CONDITIONS
 - MACHINERY SIZE WILL BE KEPT TO A MINIMUM REQUIREMENT FOR THE PROJECT.

1 WASTE MANAGEMENT PLAN

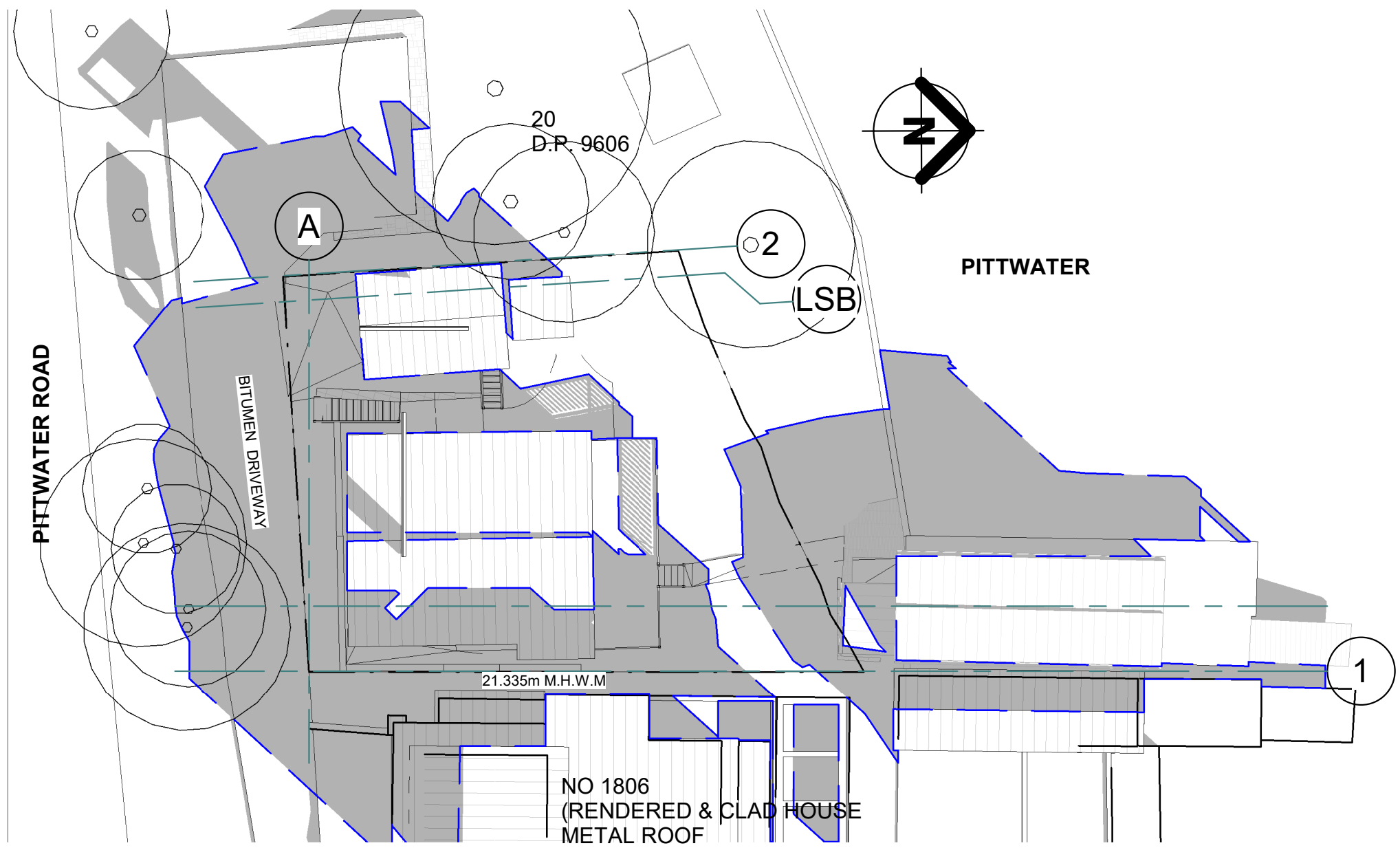
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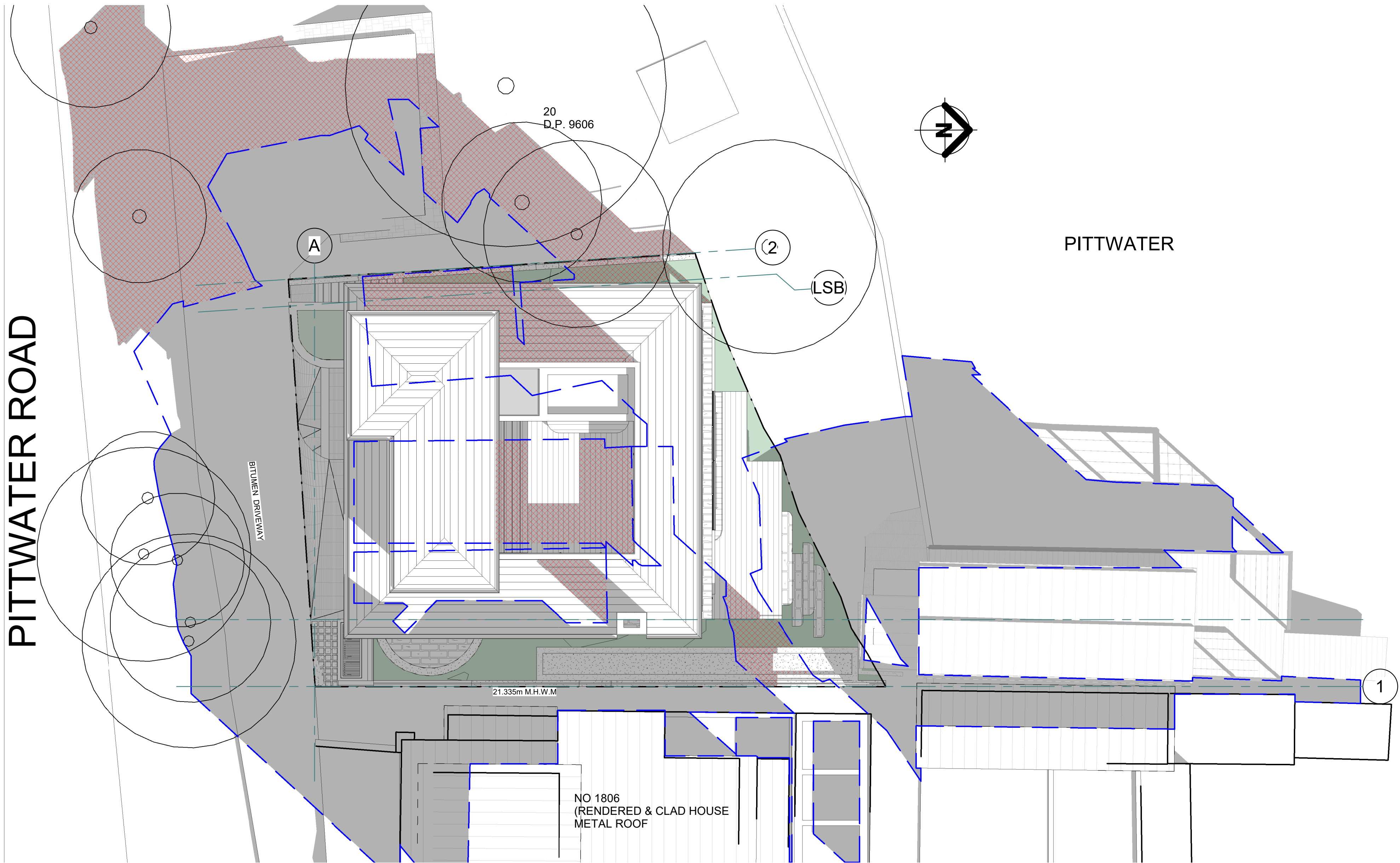
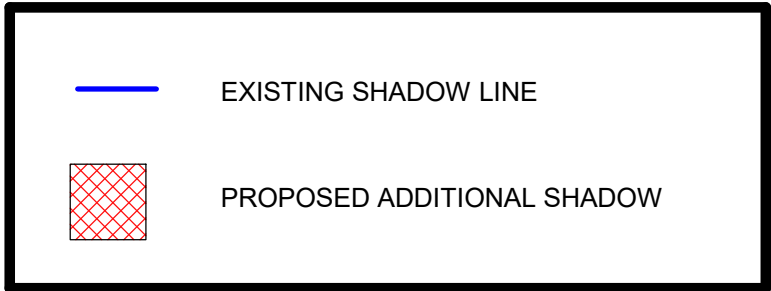
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interiors

Nominated Architect: Adrian Ball 7745
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Office: 02 9264 4240



1 EXISTING 9am SHADOWS
1 : 200



2 PROPOSED 9am SHADOWS
1 : 100

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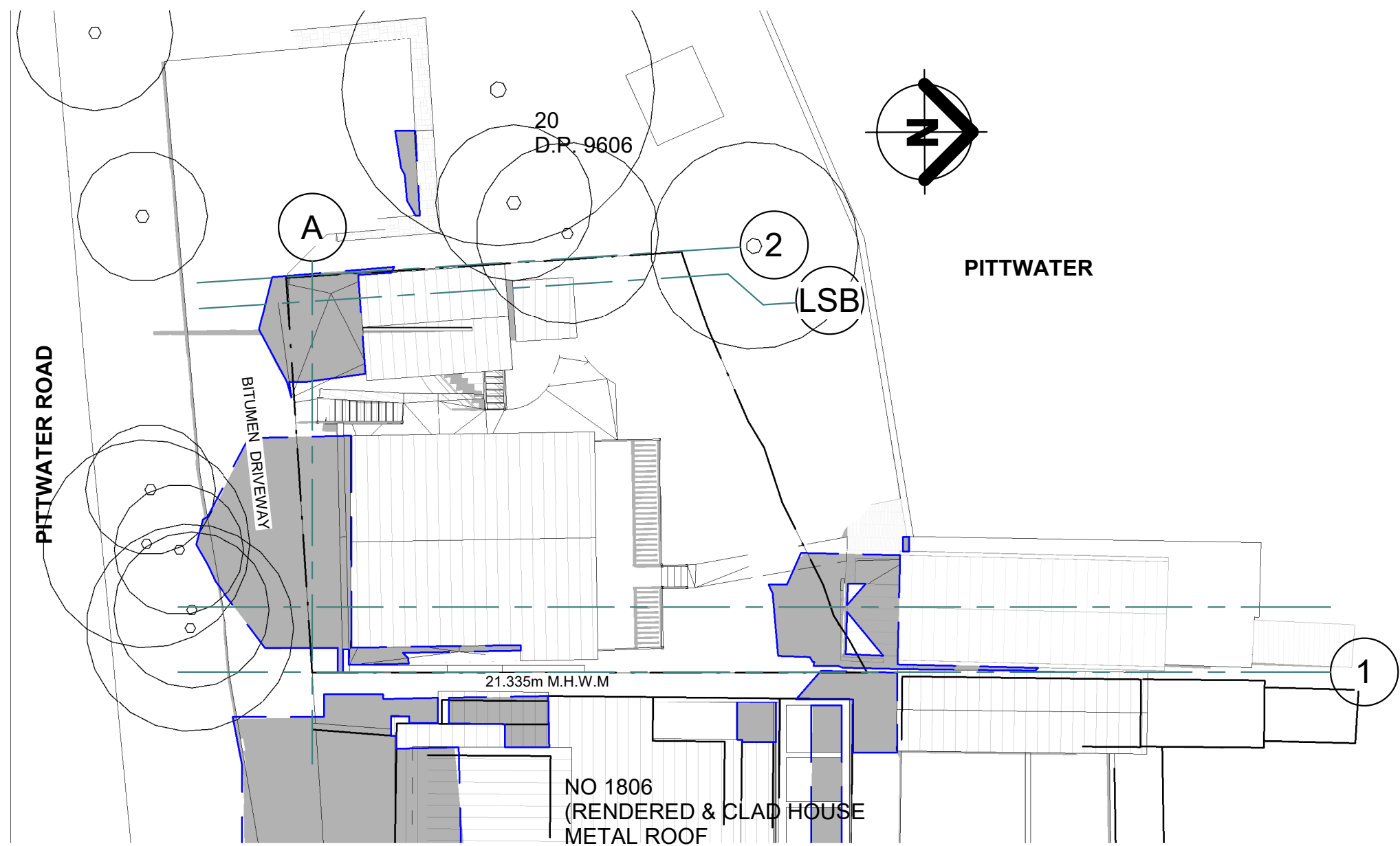
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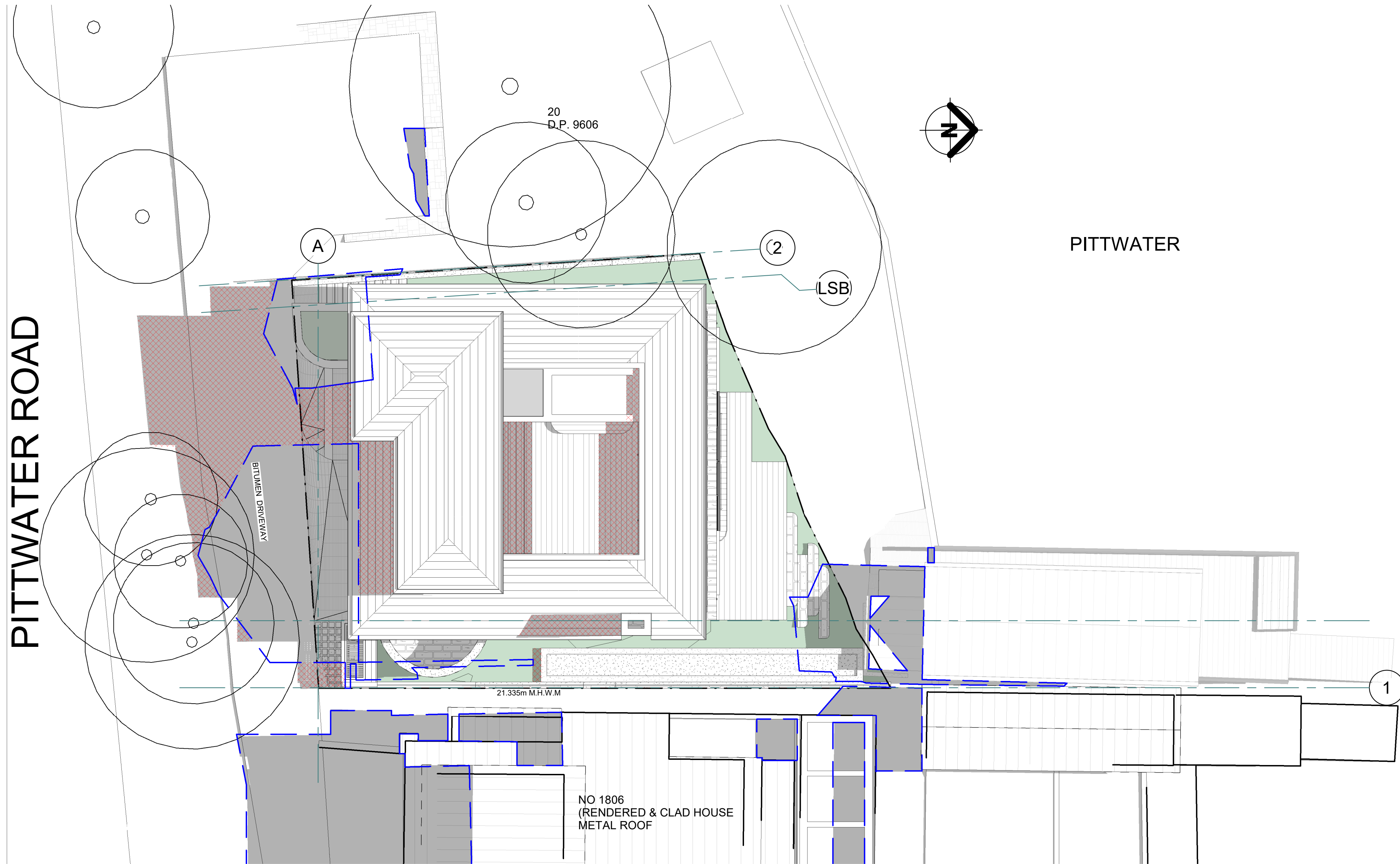
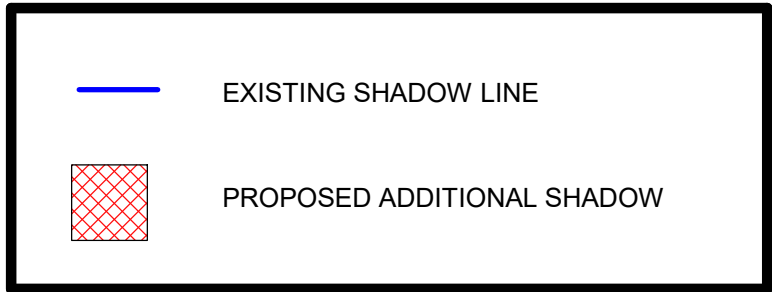
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Project Status	DA	
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		Approved By	WB
Scale @ A1 As indicated			
Drawing Number	A102		Issue
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1 EXISTING 12pm SHADOWS
1 : 200



2 PROPOSED 12pm SHADOWS
1 : 100

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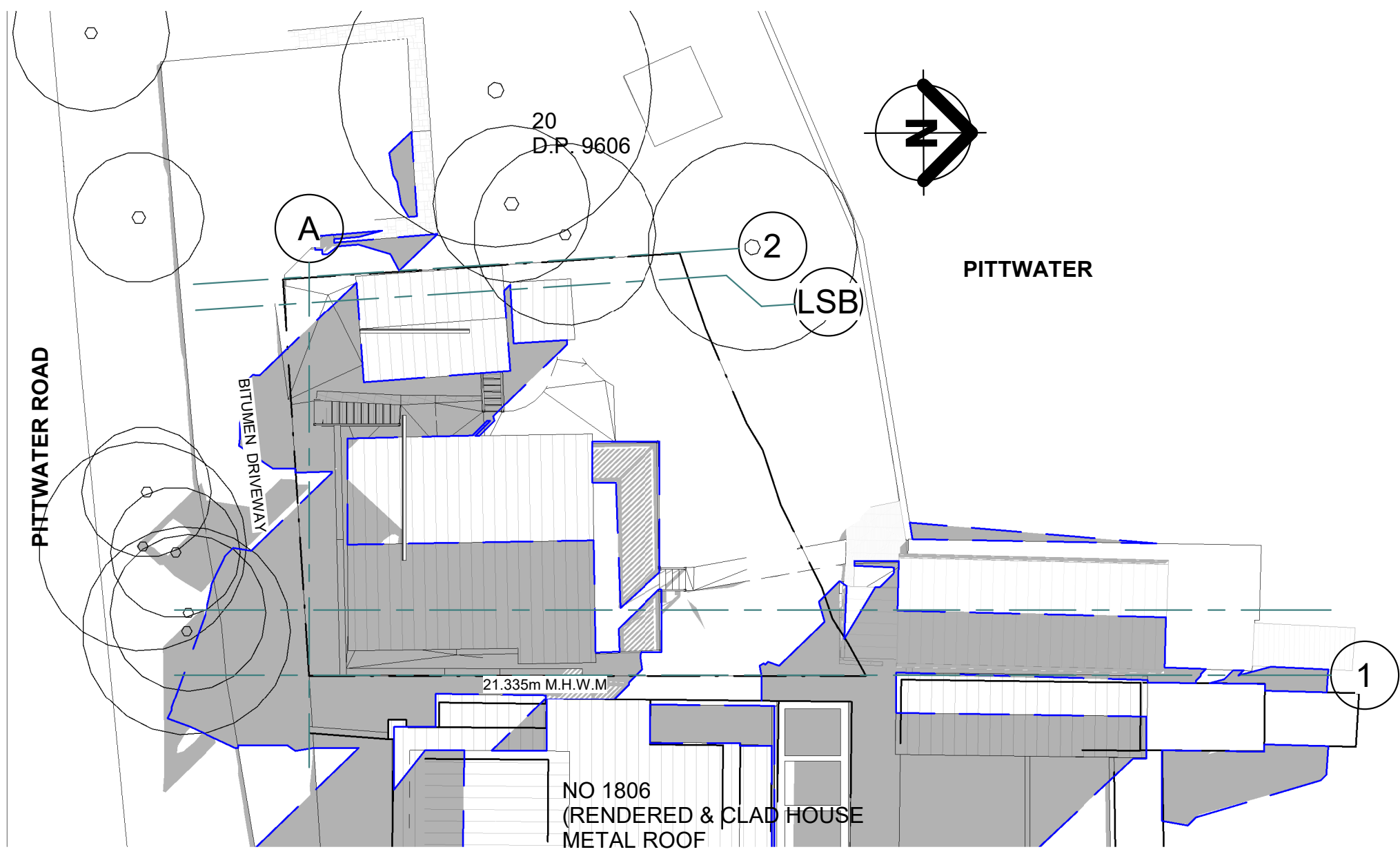
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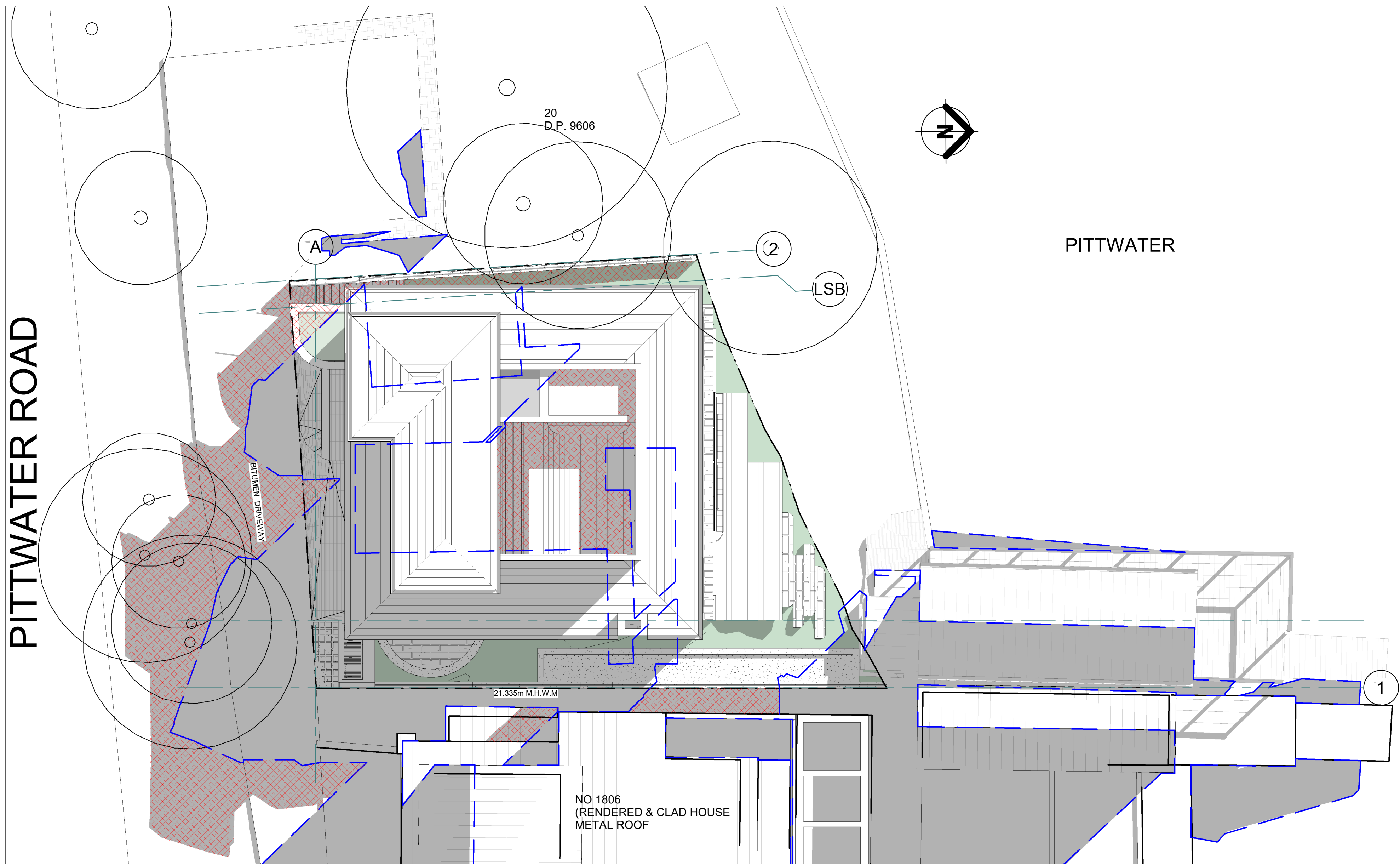
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2 EXISTING 3pm SHADOWS
1 : 200

EXISTING SHADOW LINE

PROPOSED ADDITIONAL SHADOW



1 PROPOSED 3pm SHADOWS
1 : 100

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DA		
Sheet	3pm-JUNE 21 SHADOWS	

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		-	WB
Scale @ A1 As indicated			
Drawing Number	A104		Issue B

LANDSCAPE PLANTING SAMPLE IMAGES

TREES:



Elaeocarpus Eumundi (EE)



Syzgium Australe (SA)



Yucca Elephantipes (YE)



Laurus Nobilis (LN)



Banksia Integrifolia (BI)



Tristaniopsis Luscious (TL)

SHRUBS:

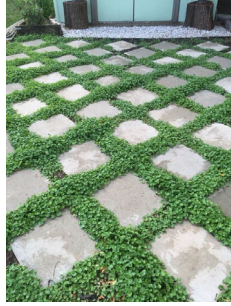


Correa Alba (CA)



Lomandra Longifolia (LL)

GROUNDCOVERS:



Dichondra Repens (DR)



'Sir Walter' Buffalo Turf



LANDSCAPE PLAN PLANTING LIST

TREES

CODE	SPECIES	MATURE SIZE	H(m) x W(m)
EE	Elaeocarpus Eumundi	5 x 2	
SA	Syzgium Australe	4 x 3	
YE	Yucca Elephantipes	3 x 2	
LN	Laurus Nobilis	2 x 1	
BI	Banksia Integrifolia	8 x 5	
TL	Tristaniopsis Luscious	4 x 4	

SHRUBS

CODE	SPECIES	MATURE SIZE	H(m) X W(m)
CA	Correa Alba	1 x 1	
LL	Lomandra Longifolia	1 X 1	

GROUNDCOVERS

CODE	SPECIES	MATURE SIZE	H(m) X W(m)
DR	Dichondra Repens	0.1 x 1	
TURF	'Sir Walter' Buffalo Grass	--	

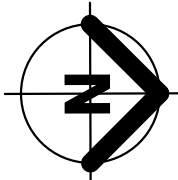
NOTES:

- Garden beds irrigated with drip irrigation from water tank
- Garden beds mulched with 150mm layer shredded wood chips
- Trees staked for 12 months after planting
- All plant stock to be 200mm pot size
- Garden edging to be galvanized steel flat bar rolled to profile
- Drip Irrigatrd from on-site water tank.

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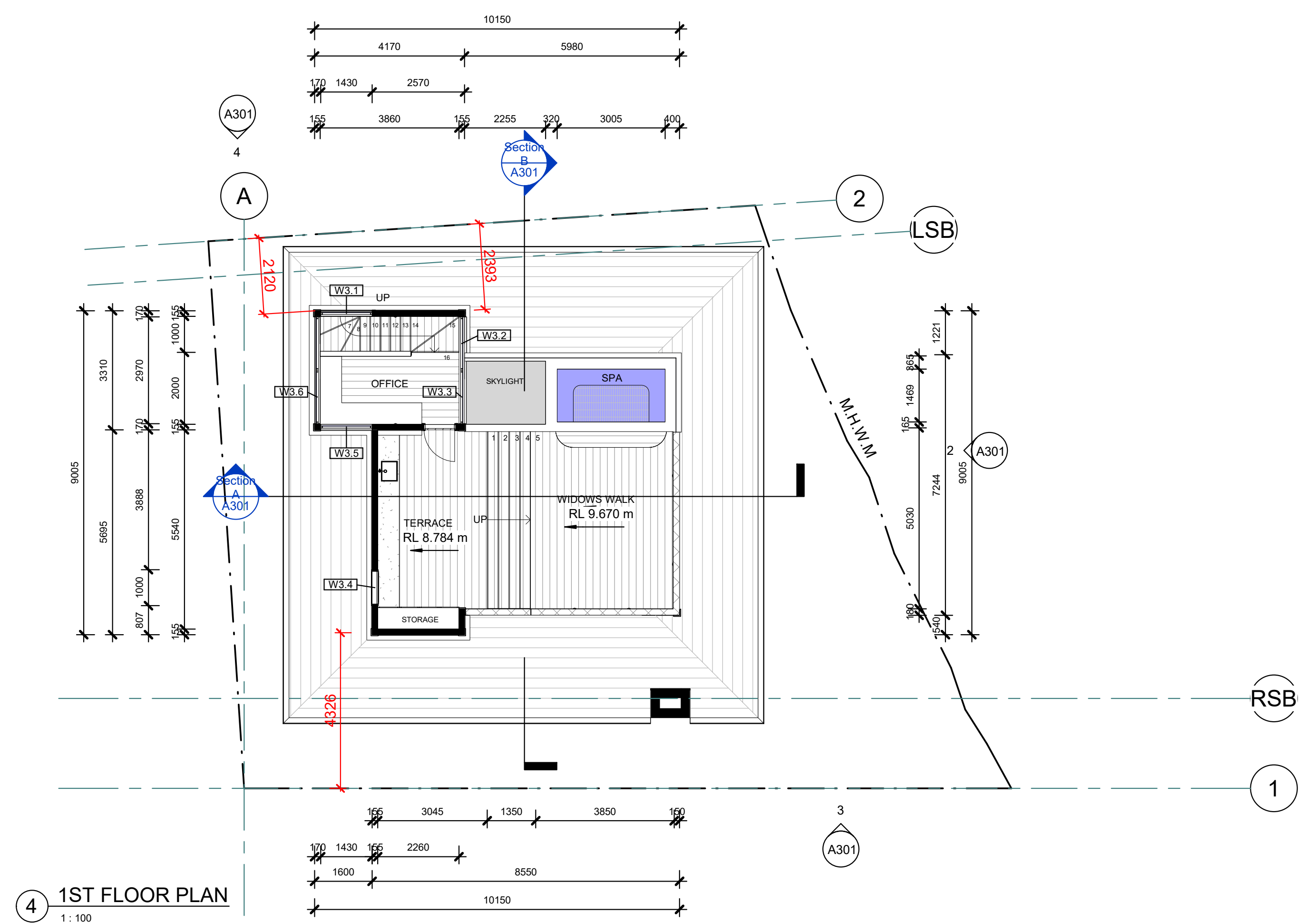
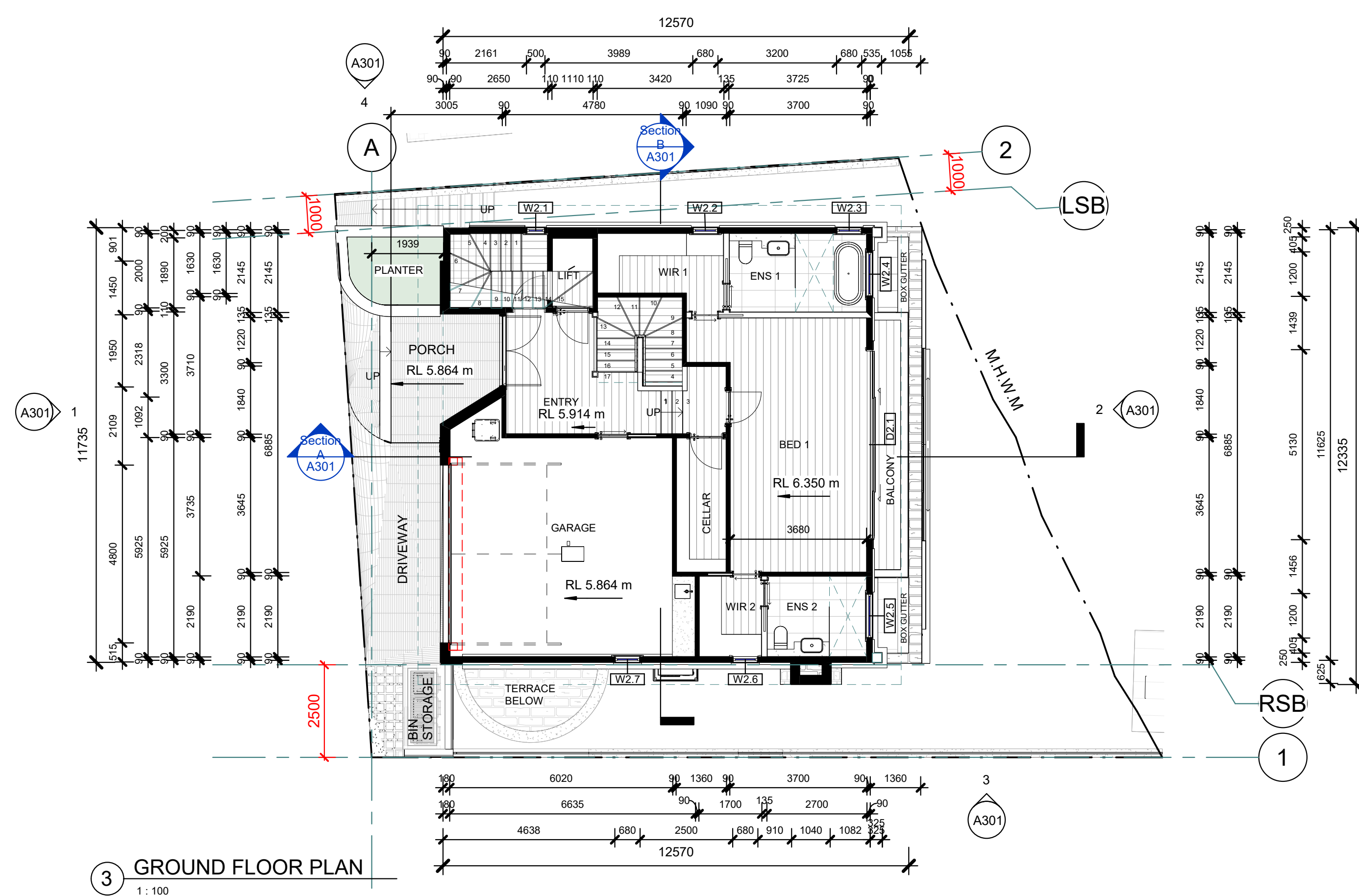
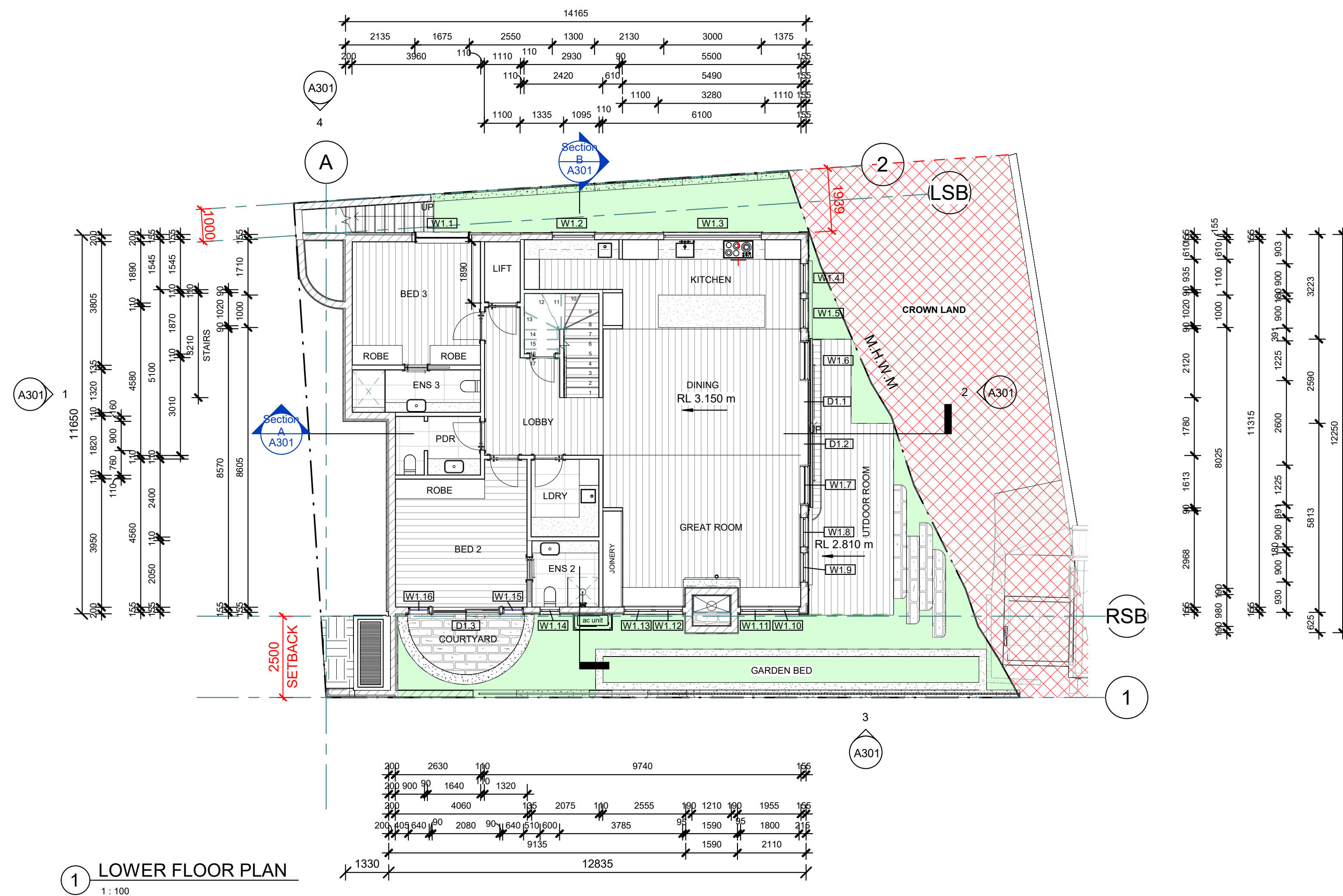


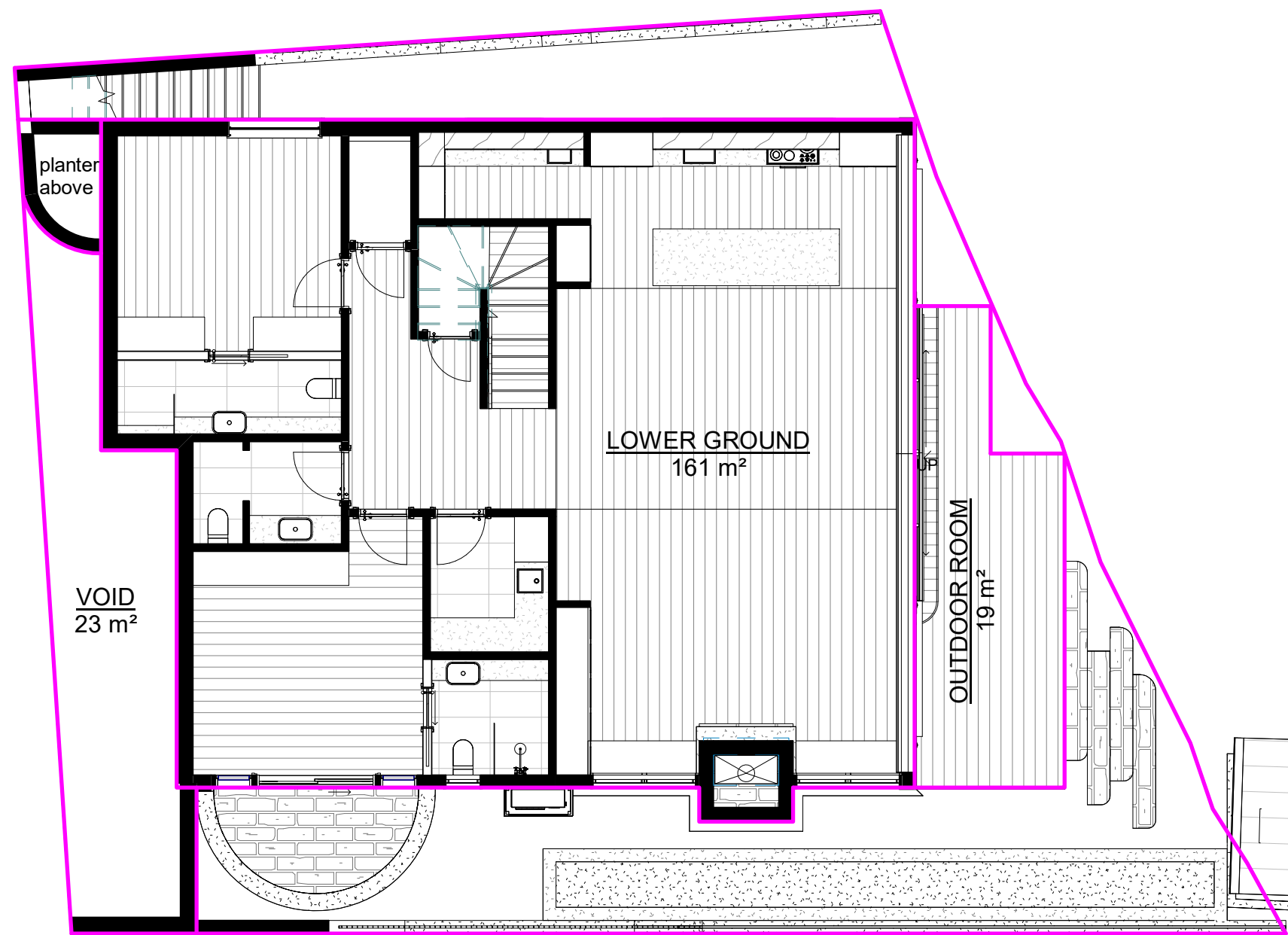
Revisions		
No.	Description	Date
A	Plans issued for review- Hydraulic design	21.11.23
B	DA plans-Plans updated for submission	17.01.24

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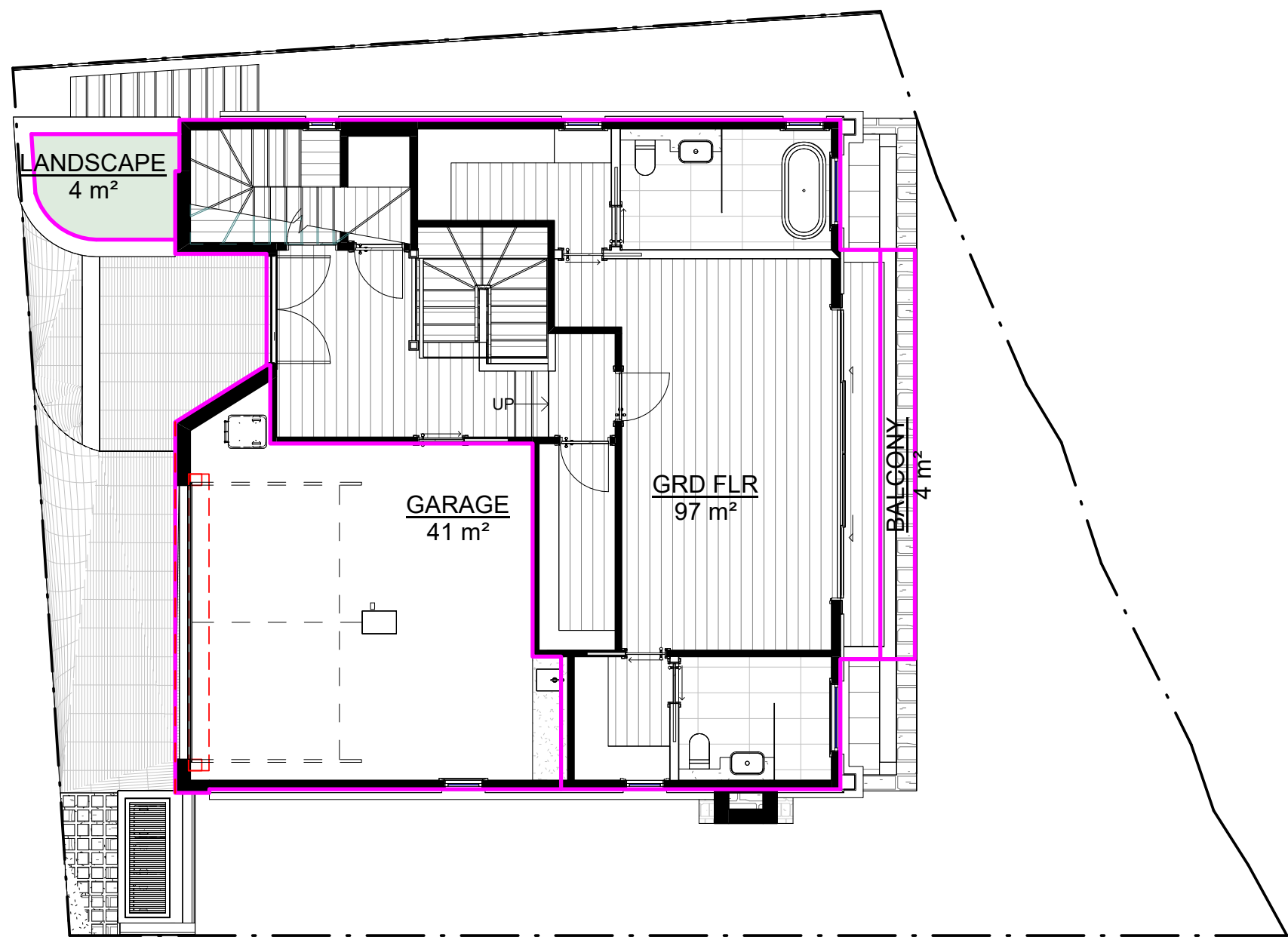
Project Number	2023-11	1808 Pittwater Road, Bayview NSW 2104
Project Status	DA	
Sheet	LANDSCAPE PLAN	

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Drawn By	JS	Checked By	WB
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Drawing Number	A105		Issue B

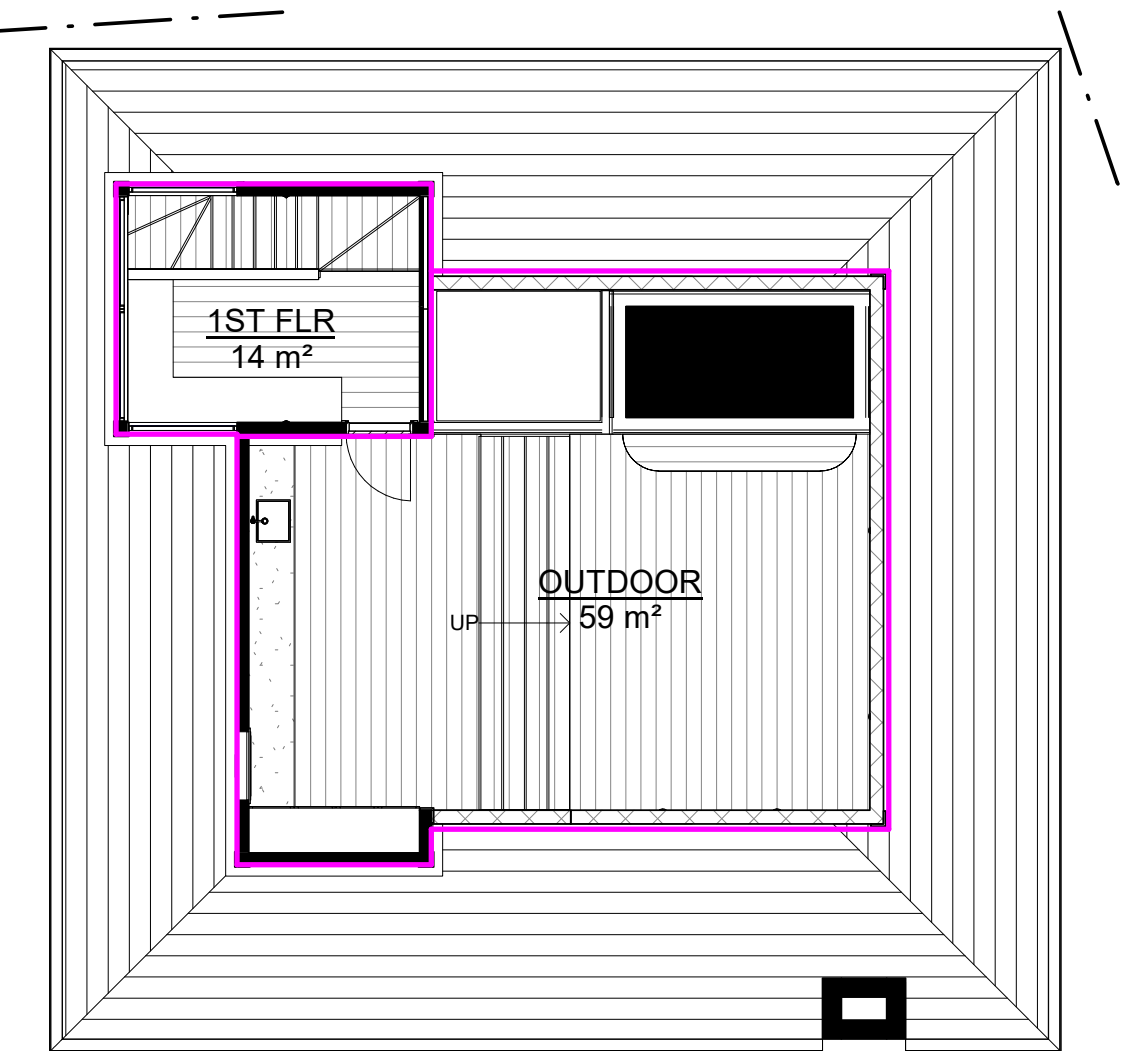
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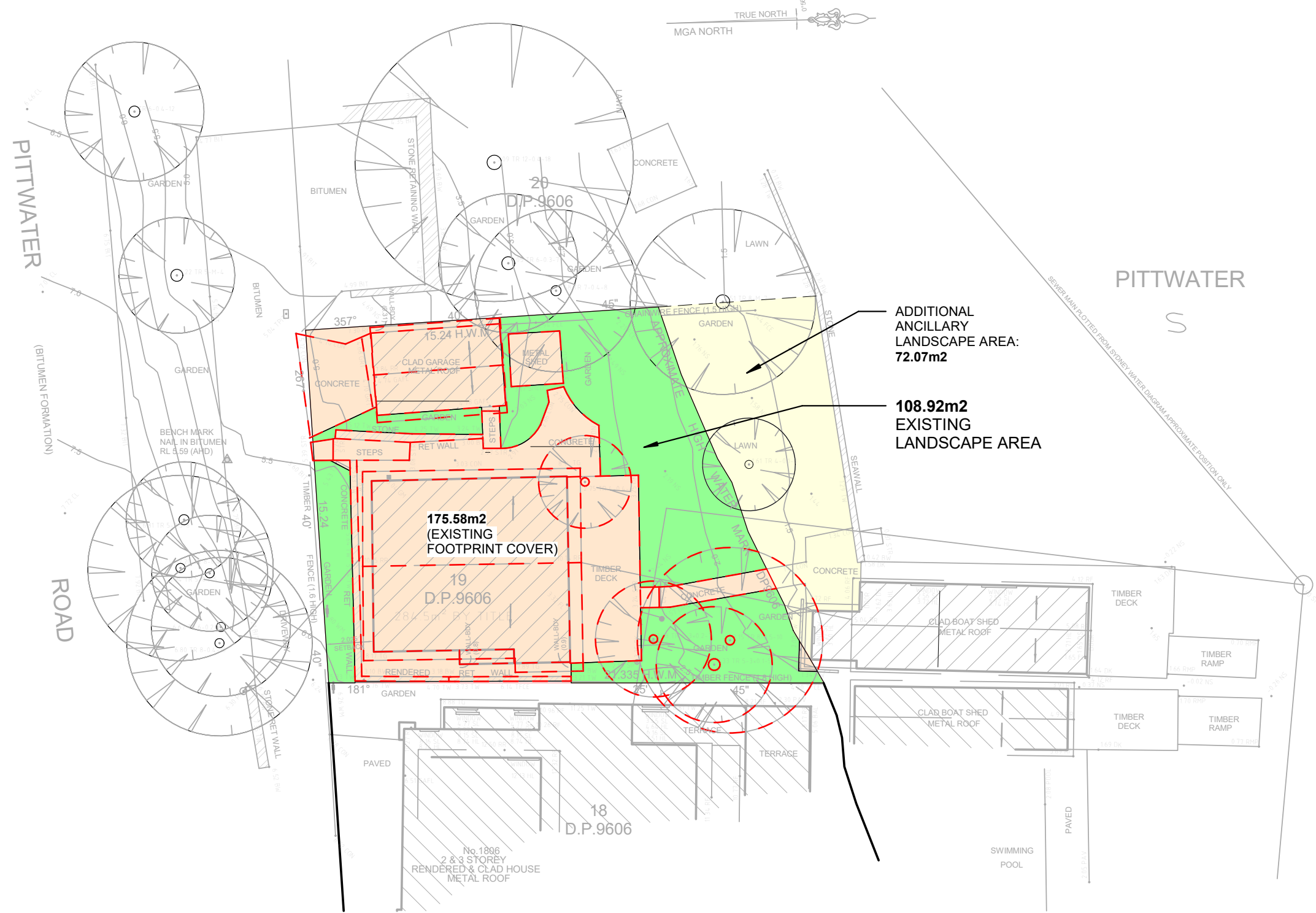
1 PR-LOWER FLOOR
1 : 100



2 PR-BED 1
1 : 100



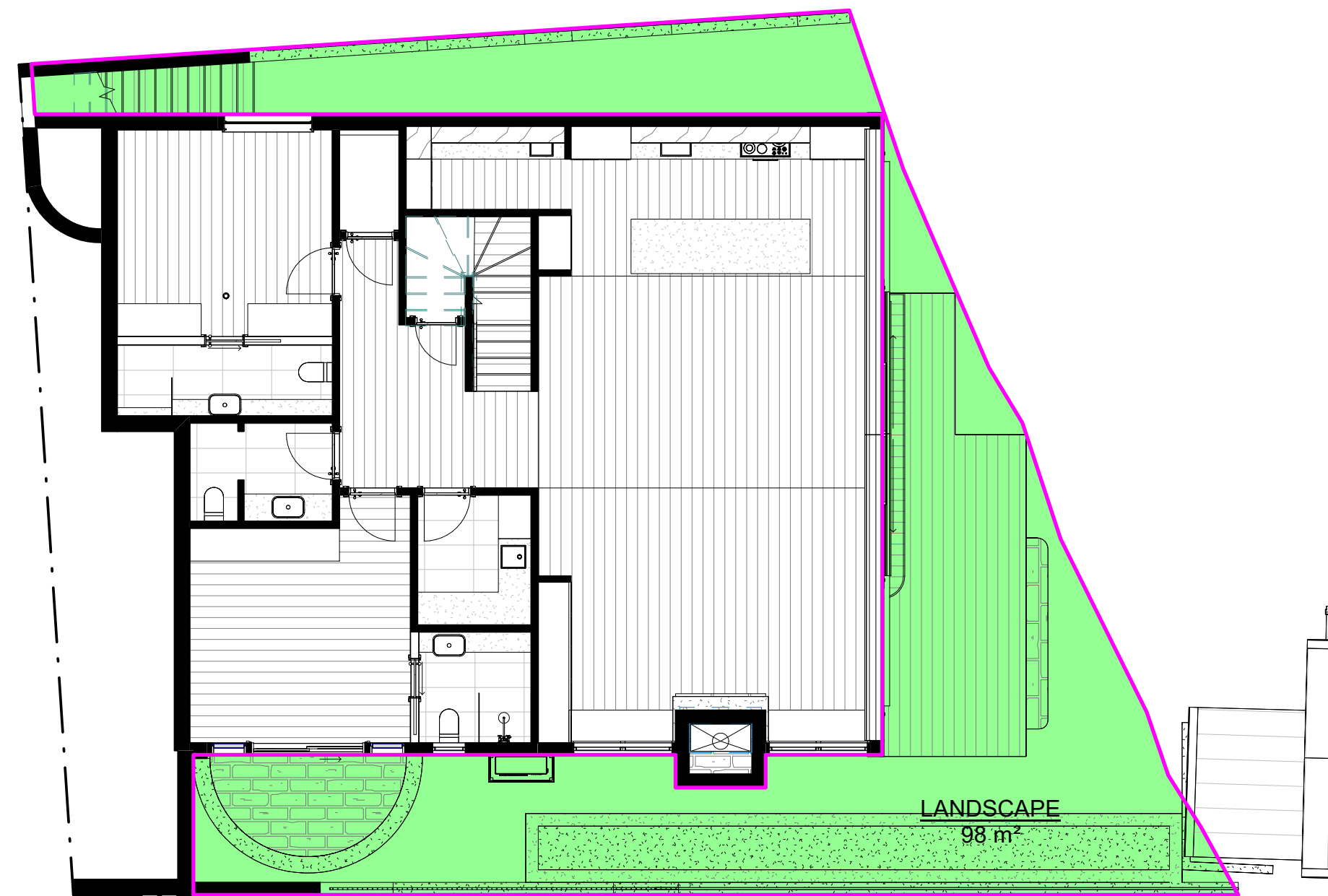
3 PR-1ST FLOOR
1 : 100



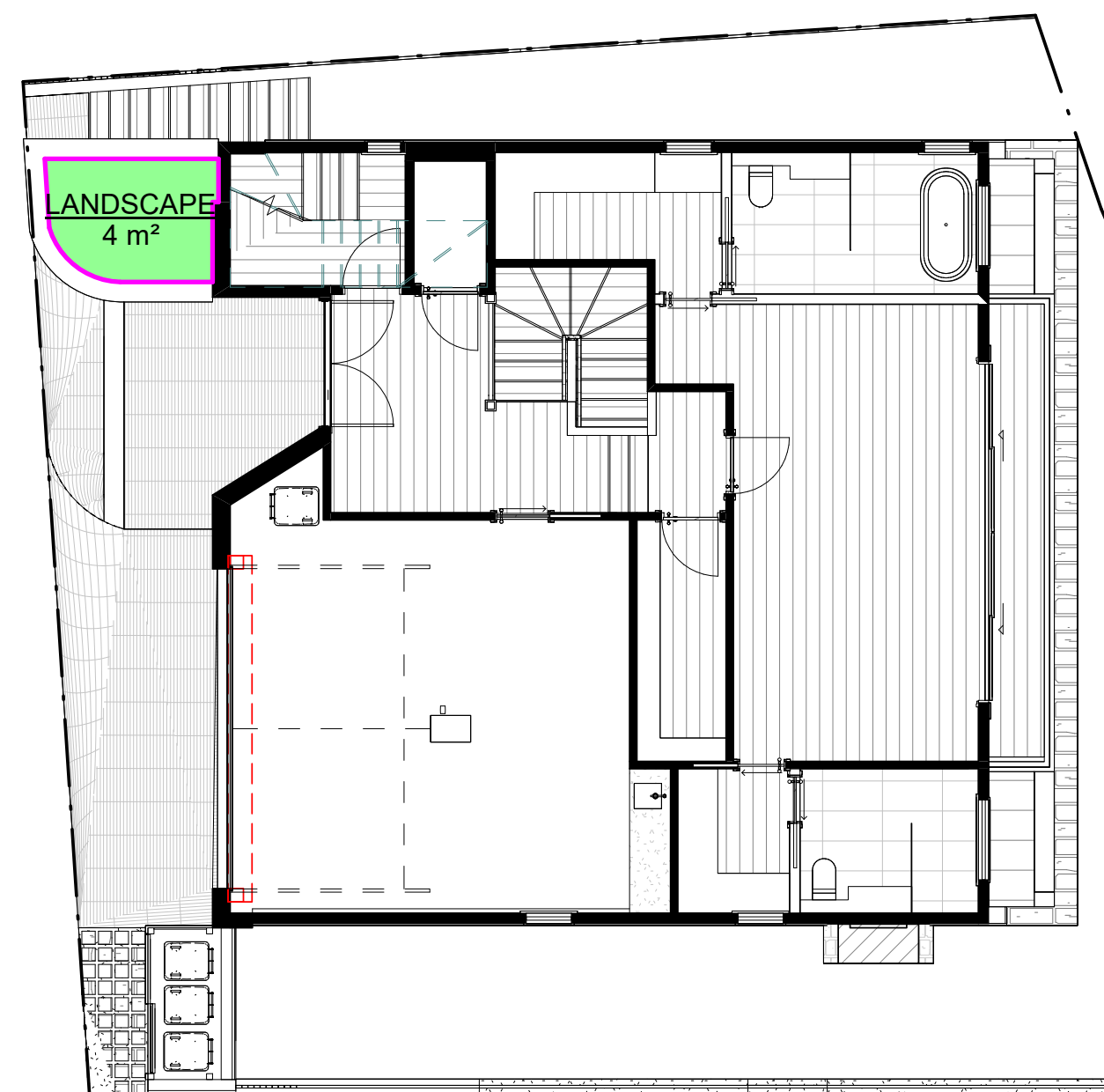
4 EXISTING CONTOUR PLAN - AREA CALC
1 : 200

Existing Area Site Cover:	
-Site	: 284.5m2
-Existing Site Cover	: 175.58m2
-Site cover %	: 61.71%
Existing Landscape calculation:	
-Existing Landscape Area	: 108.92m2
-Landscape %	: 38.28%

Proposed Area Site Cover:	
-Site	: 284.5m2
-Proposed Site Cover	: 203m2
-Site cover %	: 71.35%
PROPOSED LANDSCAPE CALCULATION:	
-Proposed Landscape area + Outdoor area & courtyard	: 102m2
-Landscape %	: 35.85%



5 PR-LOWER FLOOR-LANDSCAPE CALCULATION
1 : 100



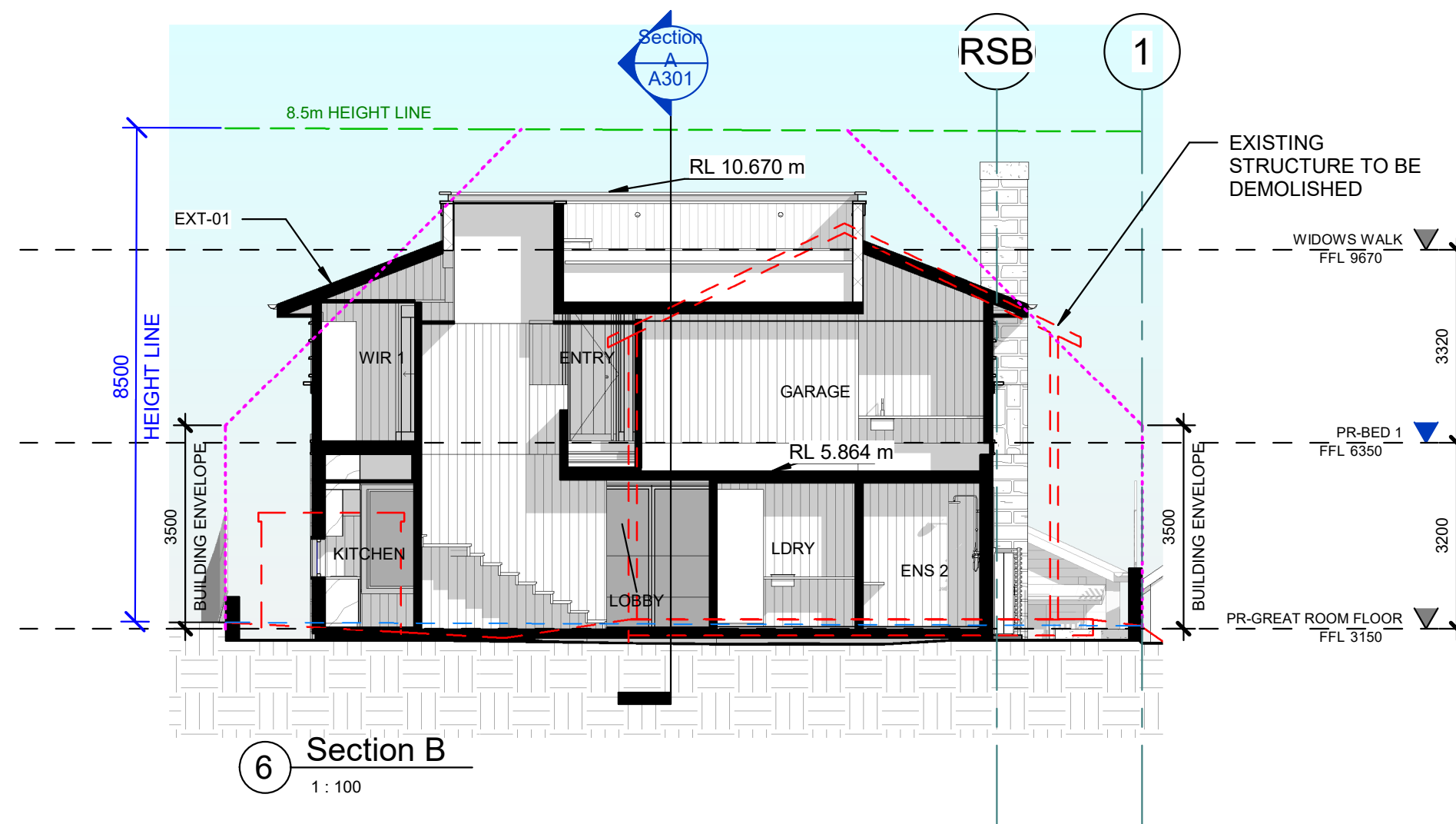
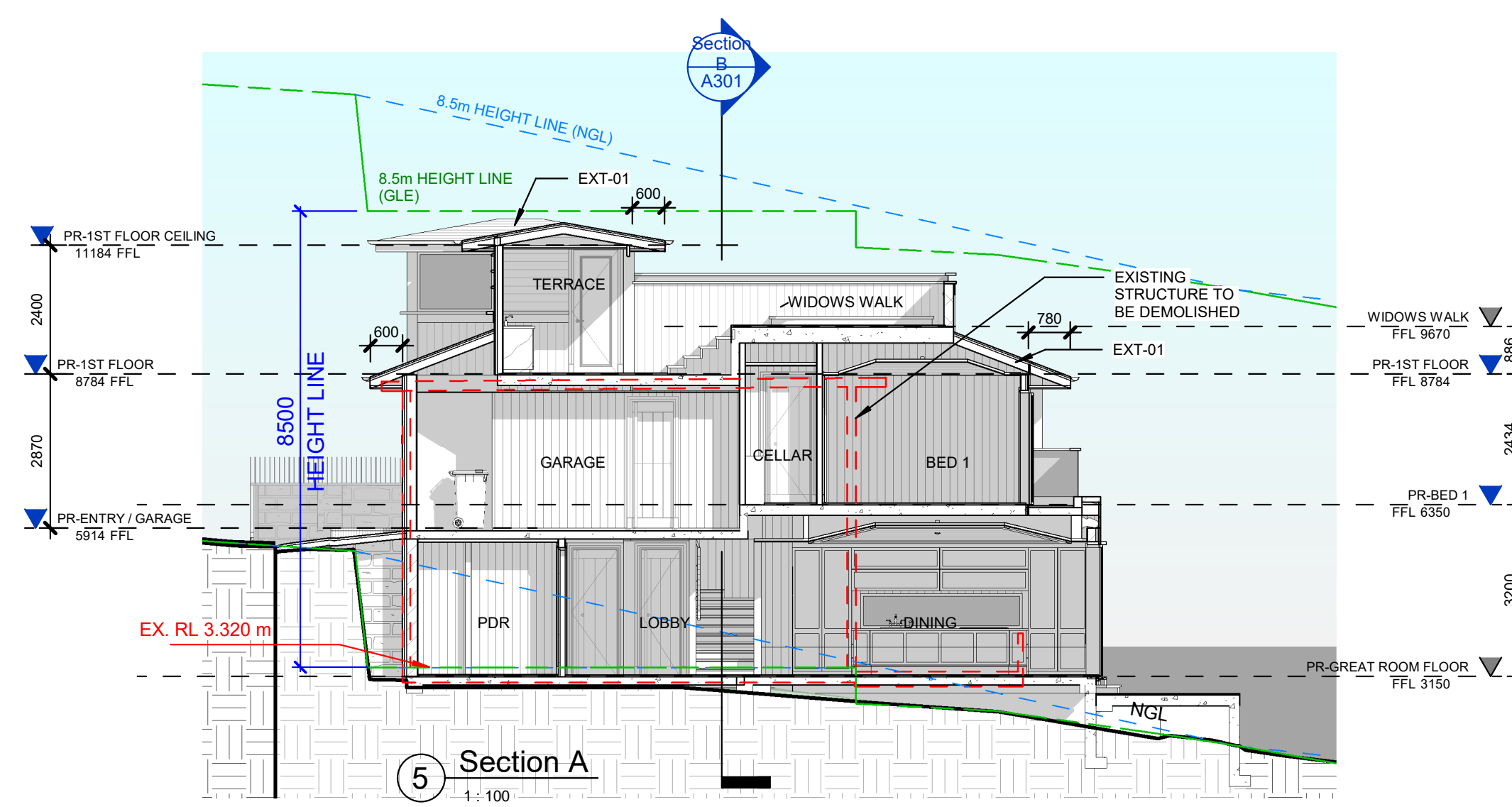
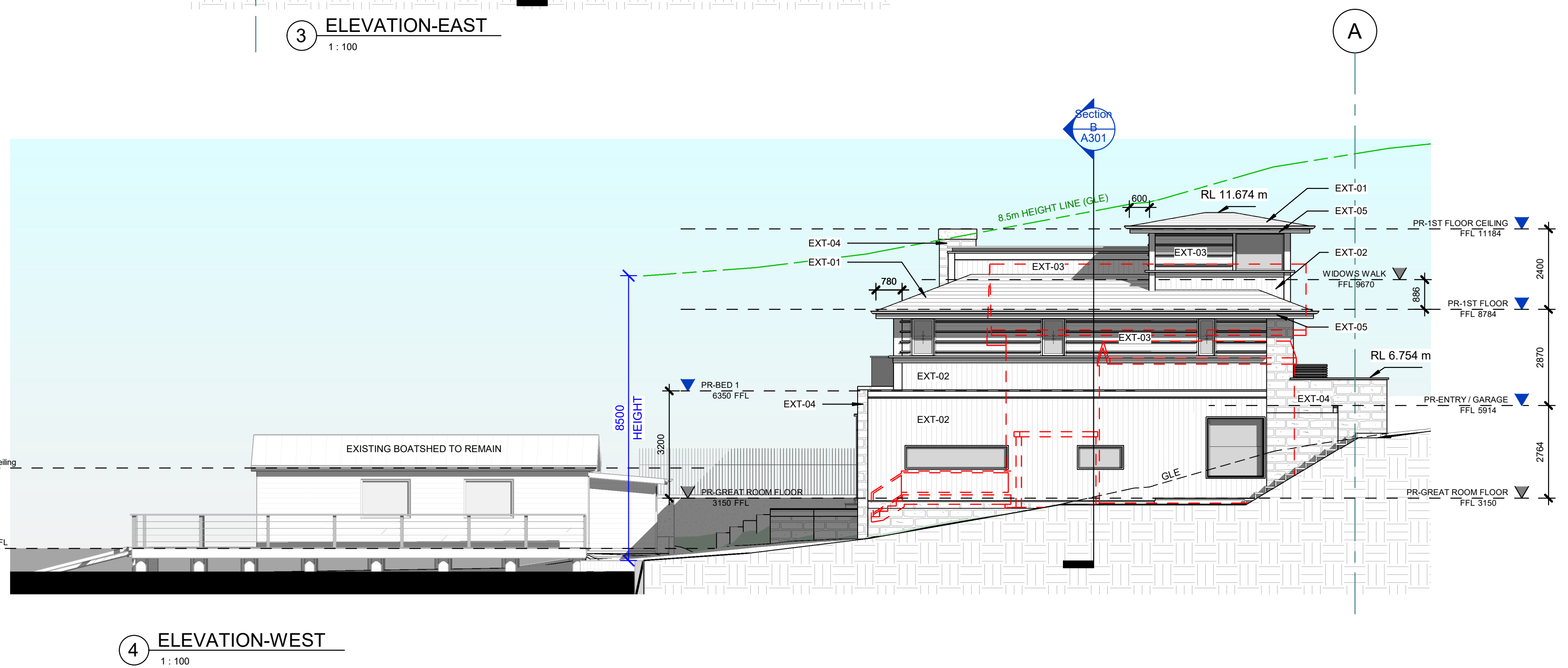
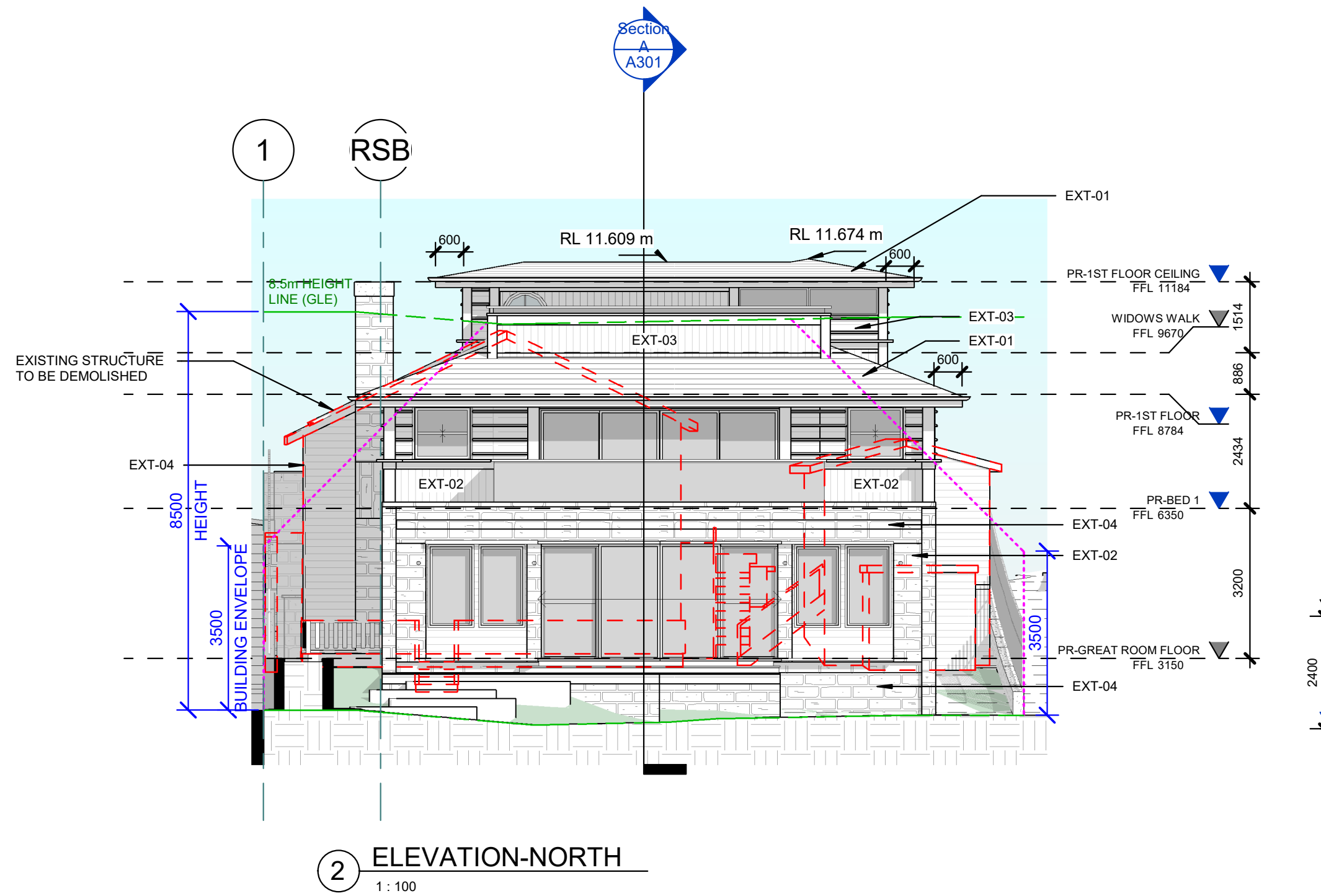
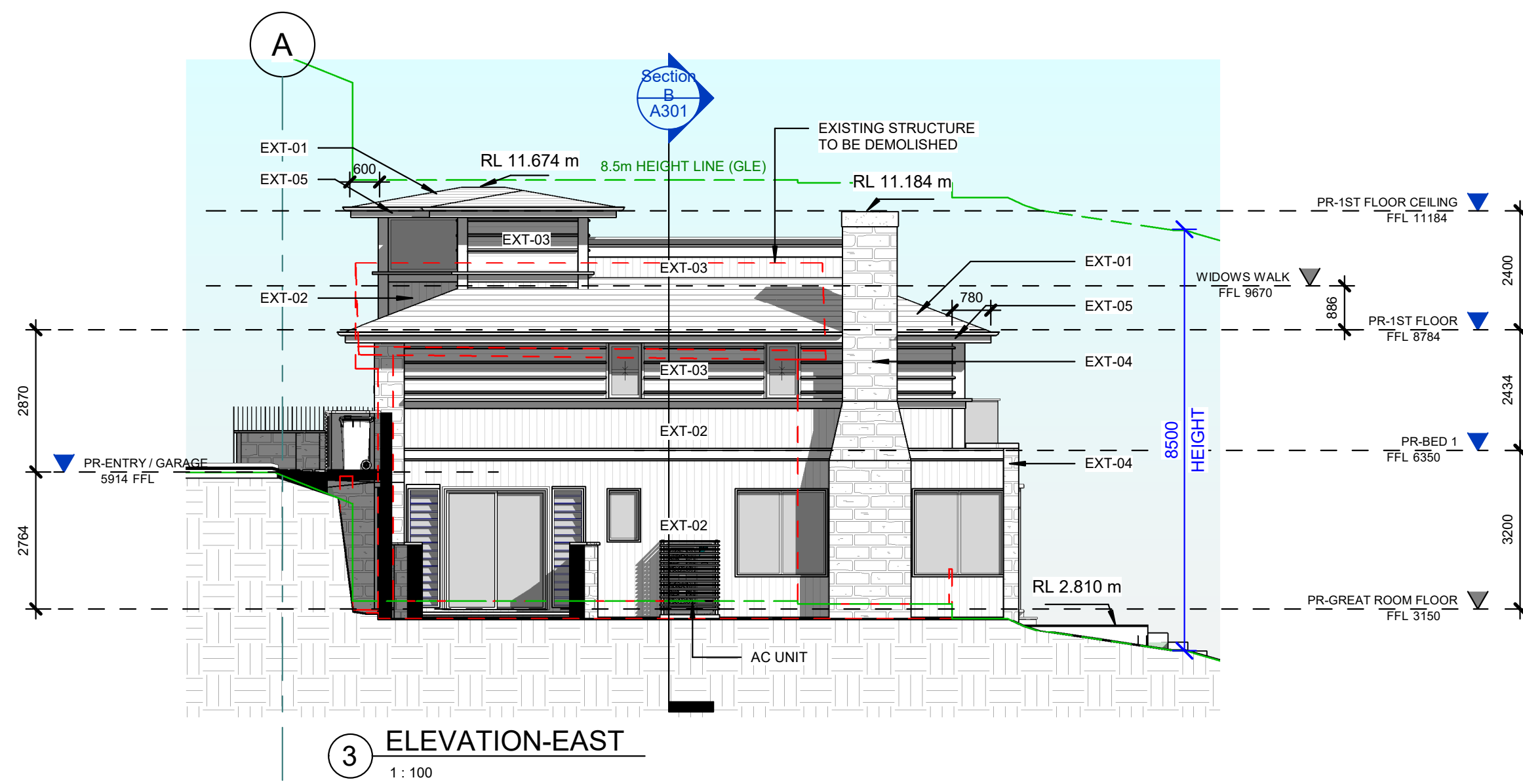
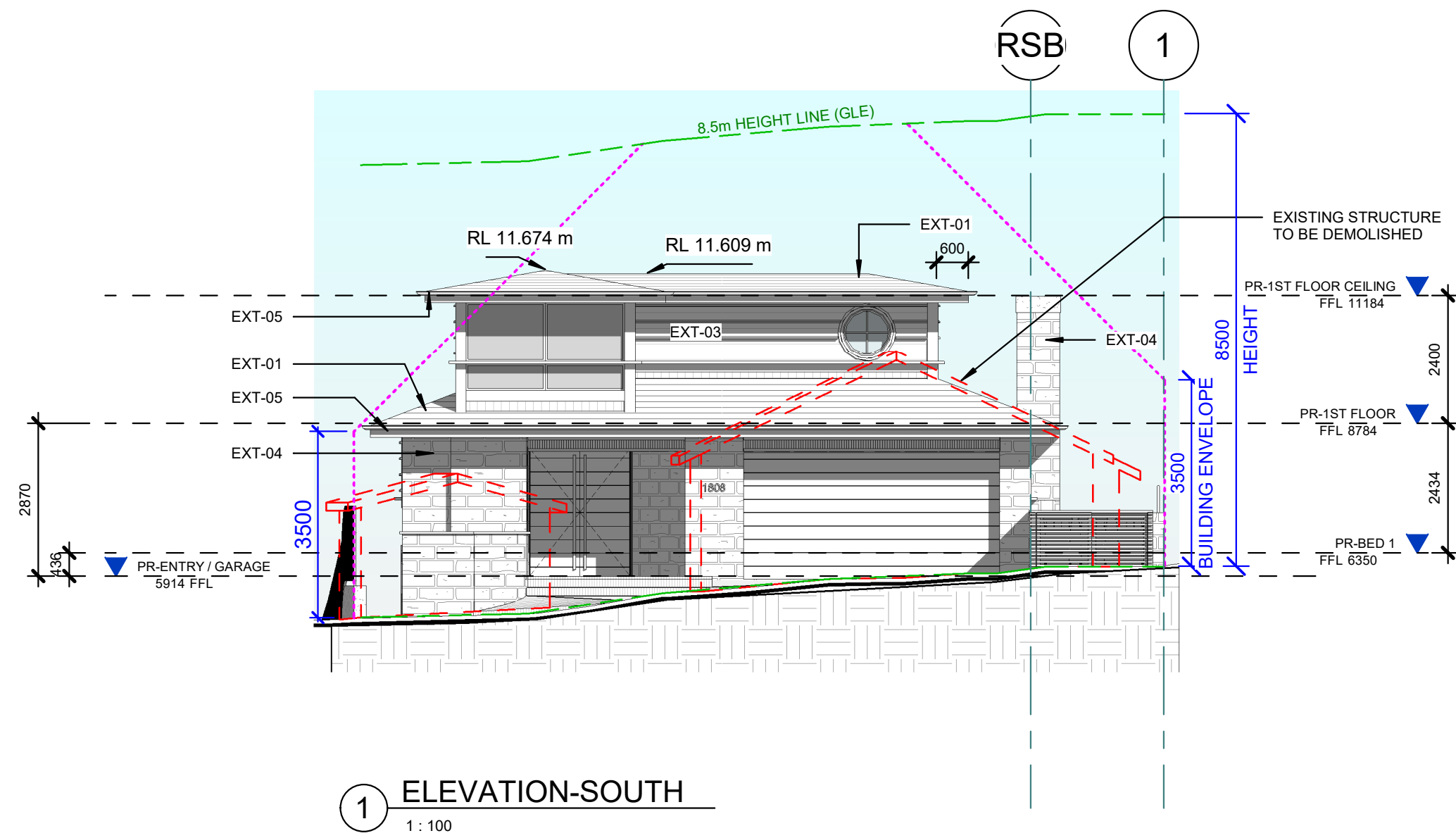
6 PR-ENTRY / GARAGE-LANDSCAPE CALCULATION
1 : 100

No.	Description	Date
A	Plans issued for review- Hydraulic design	21.11.23
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Project Number	1808 Pittwater Road, Bayview NSW 2104
2023-11	
Project Status	
DA	
Sheet	AREA PLAN

Print Date & Time	8/02/2024 3:32:12 PM		
File Path	Z:\2023_11_Blackmore00 - Architectural Plans\02 DA Development\Approved\01\01a_walter_barda_design_blackmore-v1.dwg		
Drawn By	JS	Checked By	WB
Scale @ A1 As indicated			
Drawing Number	A210		Issue
			B



External Finishes Schedule	
Code	Description
EXT-01	Slate roofing- Nulok roofing
EXT-02	Weatherex-Weathergroove rough sawn 150mm-Installed Vertically -Painted finish-Porters- 'Palm Beach Black'
EXT-03	-Weatherex-Weathergroove rough sawn 150mm-Installed Horizontally -Painted finish-Black -H3 treated pine timber batten-60 x 40 mm- Painted finish- Porters- 'Palm Beach Black'
EXT-04	Masonry block wall /Retaining wall/ Cladding: Eco Outdoor 'Scala stone - vein cut' traditional format travertine wall cladding. (812 x 406 x 20mm)
EXT-05	-Eave Treatment - Soffit lining- Cladded in Blackbutt Timber-Stained finish. -150mm Half Round 'Windspray' s/steel gutters and down pipes-painted finish to match wall colour.
EXT-06	Toughened glass balustrade and Hwd Timber handrail 190 x 35 Stained finish
EXT-07	Timber posts clad in LOSP pine and painted finish-Porters Paint- 'low sheen 'Palm Beach Black'
EXT-08	Aluminum framed windows and sliding/bi-fold doors in marine grade powder coating - colour- 'Black'
EXT-09	190 x 35 birdsmouthed timber external corners, banding at sill board detail, Architrave - painted - Porters Paint 'Palm Beach Black' 'low sheen
EXT-10	100 x 100 x 50 'Endicott' Cobblestone driveway finish from Eco Outdoor
EXT-11	140 x 20 Pacific Teak timber decking, domed top, concealed fixed - Mortlock timber
EXT-12	Sectional Panel Lift garage door - cladded - Bronze finish
NOTE: All colour's to be confirmed and signed off prior to purchase of painting or coating finished surfaces	

Walter Barda Design

architecture
landscape
interiors

Nominated Architect: Adrian Ball 7745
2.04 13-15 Wentworth Avenue Sydney NSW 2000
www.walterbardadesign.com ABN: 48 072 136 513
Office: 02 9264 4240

No.	Description	Date
A	Plans issued for review- Hydraulic design	21.11.23
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Project Number	2023-11	1808 Pittwater Road, Bayview NSW 2104	Print Date & Time	13/02/2024 8:39:53 PM
Project Status	DA		File Path	D:\1_WBD\clients\2023_11_Blackmore\02 - Architectural\Panel 02 DA Development\Section\02-02-24_window_elevation_elevs.dwg
Sheet	Elevations & Sections		Drawn By	JS
			Checked By	-
			Approved By	WB
			Scale @ A1	1:100
			Drawing Number	A301
			Issue	B

Walter Barda Design

External Finishes Schedule

For

Construction of a three-storey new dwelling, internal driveway, landscaping & stormwater infrastructure.

At

1808 Pittwater Road, Bayview. 2104



Prepared For

Blackmore Residence

ISSUED

Job No. 2023_11

DATE	ISSUE	PREPARED BY	APPROVED BY
02.02.24	A	Joseph Sukarman	Walter Barda Design.

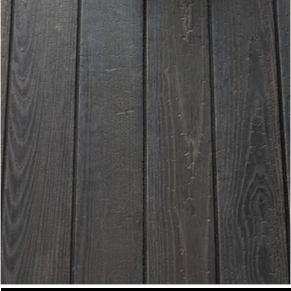
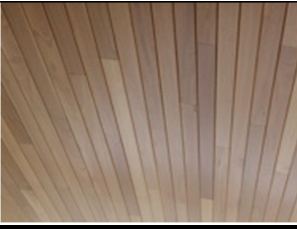
External Finishes Schedule:

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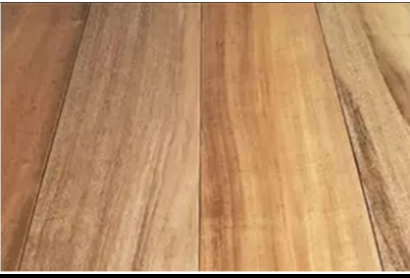
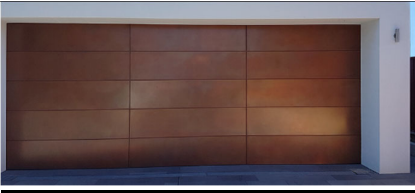
Office 2.04, 13-15 Wentworth Avenue, Sydney NSW 2000 Australia | T+61 2 9264 4240

Director Walter Barda

NSW Nominated Architect Adrian Ball Registration No 7745

<u>Item</u>	<u>Sample</u>	<u>Finish</u>
EXT-01:		Slate roofing-Nulok Roofing
EXT-02		Weathertex- Weathergroove rough sawn 150mm-Installed Vertically - Painted finish-Porters- 'Palm Beach Black'
EXT-03		-Weathertex-Weathergroove rough sawn 150mm-Installed Horizontally - Painted finish-Black -H3 treated pine timber batten-60 x 40 mm- Painted finish- Porters- 'Palm Beach Black'
EXT-04		Masonry block wall /Retaining wall/ Cladding; Eco Outdoor 'Scala stone - vein cut' traditional format travertine wall cladding. (812 x 406 x 20mm)
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<u>Item</u>	<u>Sample</u>	<u>Finish</u>
EXT-07		Timber posts clad in LOSP pine and painted finish-Porters Paint- ' low sheen 'Palm Beach Black'
EXT-08		Aluminum framed windows and sliding/bi-fold doors in marine grade powder coating - colour- 'Black'
EXT-09		190 x 35 birdsmouthed timber external corners, banding at sill board detail, Architrave - painted - Porters Paint 'Palm Beach Black ' low sheen
EXT-10		100 x 100 x 50 'Endicott' Cobblestone driveway finish from Eco Outdoor

<u>Item</u>	<u>Sample</u>	<u>Finish</u>
EXT-11		140 x 20 Pacific Teak timber decking, domed top, concealed fixed - Mortlock timber
EXT-12		Sectional Panel Lift garage door - clad - Bronze finish