

## A 3D architectural rendering of a modern two-story house. The house has white horizontal siding and a black gabled roof. On the second floor, there is a balcony with a wooden railing and three large black-framed windows. On the ground floor, there is a front porch with a wooden railing and a large black-framed window. The house is surrounded by greenery, including trees and a large green bush in the foreground. The sky is blue with some clouds.

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ABN 92 003 918 116 • ACN 003 918 116 BUILDER LICENCE • 60007C A DIVISION OF TAG TEAM CONSTRUCTIONS PTY LTD			
Client Name :		DEAN & JEMMA ARMSTRONG	
Client Address :		7 BENELONG STREET, SEAFORTH 2092	
Client No. :		ARM 0620 01B DA	
All construction work to be performed in accordance with Australian Standards and Building Code of Australia 2019.			
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Project Number: ARM 0620 01B DA		Included Pages: 1-	
Signed.....		Date: Tuesday, 28 July 2020	
Client's signature			
<b><u>Project Acceptance</u></b>			
We agree to these works in accordance with Your Style's Building Specification & Quote Document and this Design.			
Signed.....		Date: Tuesday, 28 July 2020	
Your Style Designer Home Additions			
Signed.....		Date: Tuesday, 28 July 2020	
Client's signature			
Signed.....		Date: Tuesday, 28 July 2020	
Client's signature			
Drawing Title :	PERSPECTIVES		
Project Name :	First Floor Addition		
Architect:	Your Style Designer Home Additions		
Status :	DA STAGE	Scale :	
Plot Date :	Tuesday, 28 July 2020	Drawing No. :	1
File Location:	ARM 0620 01 DA.pln		
<b>Your Style Construction Certificate Excludes:</b> Items in red and/or listed here do not form part of Your Style's Construction Certificate and will not be approved for construction under Your Style's Construction Certificate and will require a separate CC Application. - - - - -			



WASTE MANAGEMENT ,DEMOLITION & CONSTRUCTION PLAN

-ROOF TILES WHERE REMOVED TO BE TAKEN TO KIMBIKI TIP FOR BUILDING WASTE RECYCLING

-EXISTING ROOF TIMBER WHERE REMOVAL IS REQUIRED FOR FIRST FLOOR ADDITION WILL BE TAKEN TO TO KIMBIKI TIP FOR BUILDING WASTE RECYCLING

-IF ANY ASBESTOS IS REQUIRED TO BE REMOVED IT WILL BE BY LICENSED ASBESTOS REMOVAL AGENT

-ALL BUILDING WASTE TO BE REGULARLY SORTED, SEPARATED AND COVERED TO LIMIT AIRBORNE DUST, WASTE TO BE TAKEN TO WASTE / RECYCLING TIP IN COVERED TRUCK EVERY 2 DAYS OR WHEN NECESSARY.

-SITE WASTE AND CONSTRUCTION MATERIALS WILL BE HANDLED AND KEPT ONSITE AND WILL NOT EFFECT PEDESTRIAN OR TRAFFIC MOVEMENT.

EXISTING HOME, LANDSCAPED AREAS AND POOL

INSTALLATION AND MAINTENANCE OF SEDIMENT CONTROL.

-PROPOSED WORKS ARE FOR A TIMBER FRAMED FIRST FLOOR ADDITION ONLY WHICH IS ABOVE AN EXISTING HOME. NO GROUND WORKS OR EXCAVATION ARE REQUIRED. SOIL AND LAND WILL REMAIN AS EXISTING.

NOTES:

1. THE POSITION OF IMPROVEMENTS TO BOUNDARIES ARE DIAGRAMMATIC ONLY UNLESS STATED. THE LOCATION OF BUILDINGS RELATIVE TO BOUNDARIES HAS BEEN DETERMINED AND ARE SHOWN ON THE PLAN.
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3. NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. RELEVANT AUTHORITIES ARE TO BE NOTIFIED PRIOR TO ANY DEVELOPMENT
4. ALL DIMENSIONS ARE BY TITLE ONLY & SUBJECT TO FINAL SURVEY
5. CONTOURS ARE INDICATIVE OF GROUND FORM ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
6. NO INVESTIGATIONS HAVE BEEN MADE OF BUILDING RESTRICTIONS WHICH MAY APPLY TO THIS LAND
7. CONTOUR INTERVAL 0.5m MINOR 1.0m MAJOR
8. ORIGIN OF LEVELS: PM 5392 RL 48.286 A.H.D.
9. THE SPREAD AND HEIGHT OF TREES SHOWN ARE INDICATIVE ONLY AND CANNOT BE SHOWN ACCURATELY WITHOUT ADDITIONAL DETAILED SURVEY.
10. BEARINGS SHOWN ARE RELATED TO MAGNETIC MERIDIAN.

LEGEND

AC - AIR CONDITIONER  
DPC - DAMP PROOF COURSE  
EBOX - ELECTRICITY BOX  
EP - ELECTRICITY PIT  
FL - FLOOR LEVEL  
GM - GAS METER  
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WM - WATER METER  
WS - WATER SERVICE

SCHEDULE OF WINDOWS

No.	SILL RL	HEAD RL
1	48.85	50.45
2	48.85	50.45
3	48.75	50.25
4	49.75	50.25
5	48.70	50.25
6	49.45	51.00

REFERENCE:

10850/20

REG'D SURVEYOR

STUTCHBURY JQUES PTY LTD

LAND SURVEYING CONSULTANTS

P.O. BOX 7249, BROOKVALE NSW 2100

PH: 8976 1600 FAX: 8976 1655 E-MAIL: info@stutchbury.net.au

DATE: 30/06/2020

SCALE: 1:100

DATUM: A.H.D.

SITE AREA: 525.2m<sup>2</sup>

SHEET 1 OF 1 SHEETS

CLIENT: YOUR STYLE

PROJECT: LEVEL & DETAIL SURVEY  
LOT B D.P.36305  
No.7 BENELONG STREET, SEAFORTH.

LGA: NORTHERN BEACHES



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Your Style Designer Home Additions

Signed..... Date: Tuesday, 28 July 2020

Client's signature

Signed..... Date: Tuesday, 28 July 2020

Client's signature

Drawing Title : WASTE/DEMO/CONSTRUCTION PLAN

Project Name : First Floor Addition

Architect: Your Style Designer Home Additions

Status : DA STAGE

Scale : 1:200

Plot Date : Tuesday, 28 July 2020

Drawing No. : 4

File Location: ARM 0620 01 DA.pln

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**GROUND FLOOR PLAN**



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**Signed..... Date:** Tuesday, 28 July 2020

Client's signature

**Signed..... Date:** Tuesday, 28 July 2020

Client's signature

**Drawing Title :** GROUND FLOOR PLAN

**Project Name :** First Floor Addition

**Architect:** Your Style Designer Home Additions

**Status :** DA STAGE **Scale :** 1:100

**Plot Date :** Tuesday, 28 July 2020 **Drawing No. :** 5

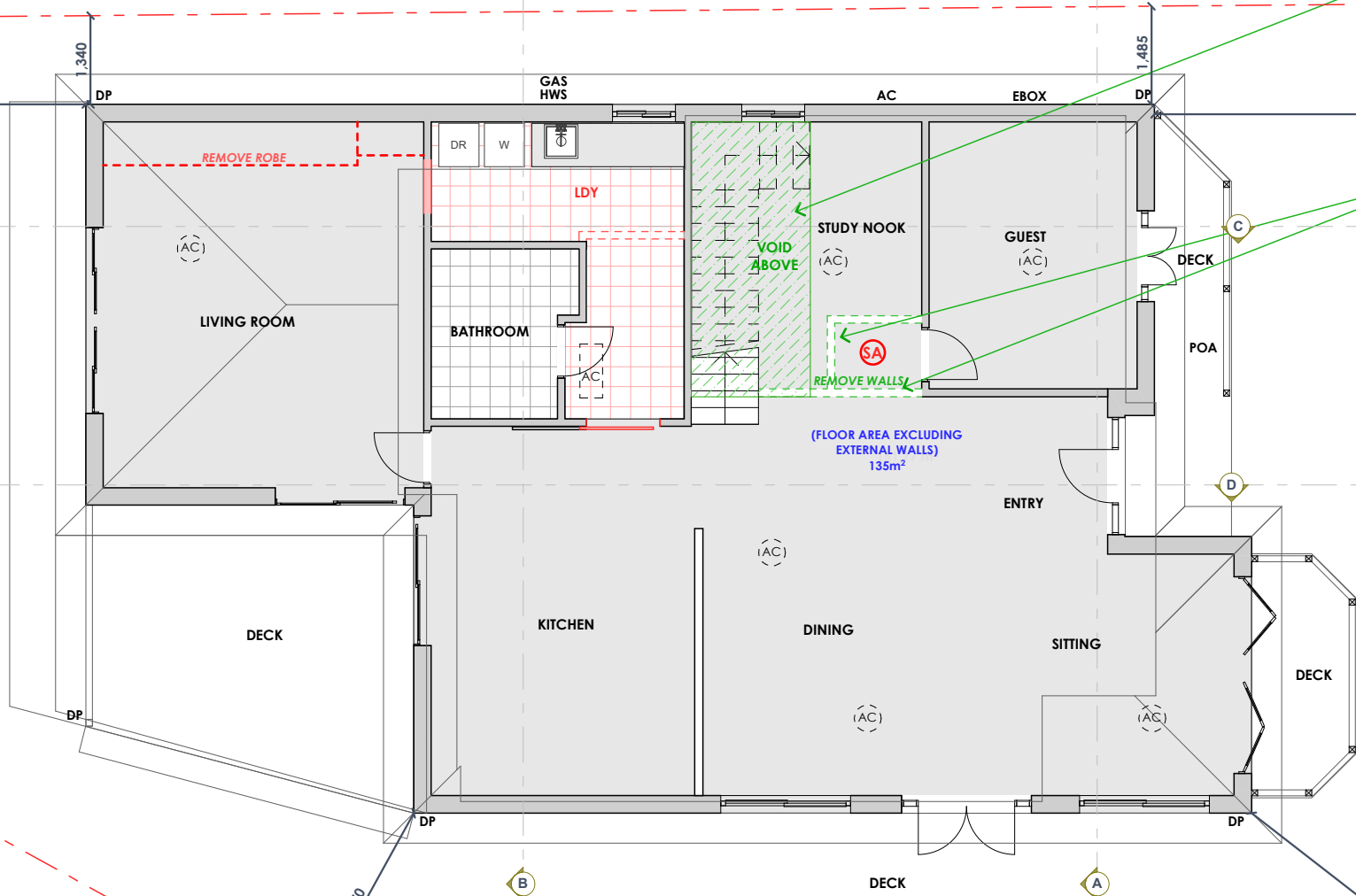
**File Location:** ARM 0620 01 DA.pln

**Your Style Construction Certificate Excludes:**

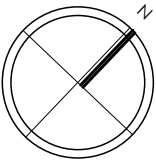
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-
-
-
-
-

TO OWNERS: GROUND FLOOR ALTERATION  
WORKS SHOWN IN RED.



- = To Your Style (proposed alterations)
- = To owner (proposed alterations)
- = Existing
- = Boundary Setbacks



First Floor Addition

- External walls - Weathertex Cladding
- Roof - New Concrete flat tiles
- Windows - Aluminium

FIRST FLOOR PLAN



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Drawing Title : FIRST FLOOR PLAN

Project Name : First Floor Addition

Architect: Your Style Designer Home Additions

Status : DA STAGE Scale : 1:100

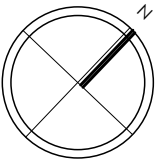
Plot Date : Tuesday, 28 July 2020

File Location: ARM 0620 01 DA.pln Drawing No. : 6

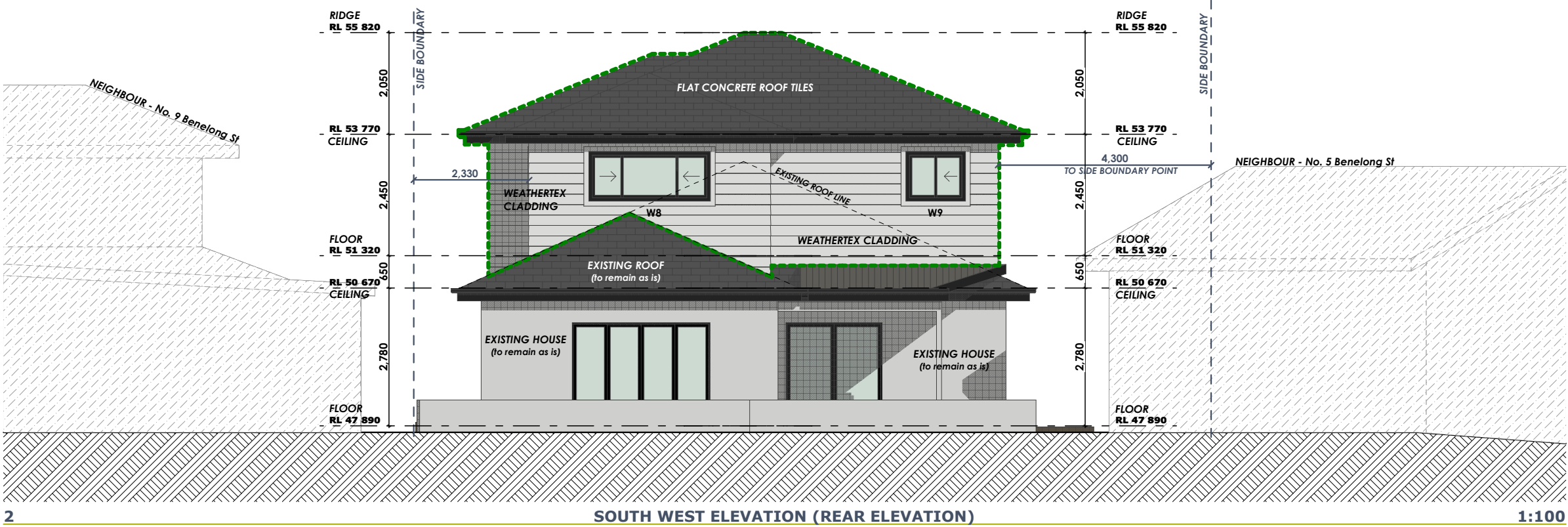
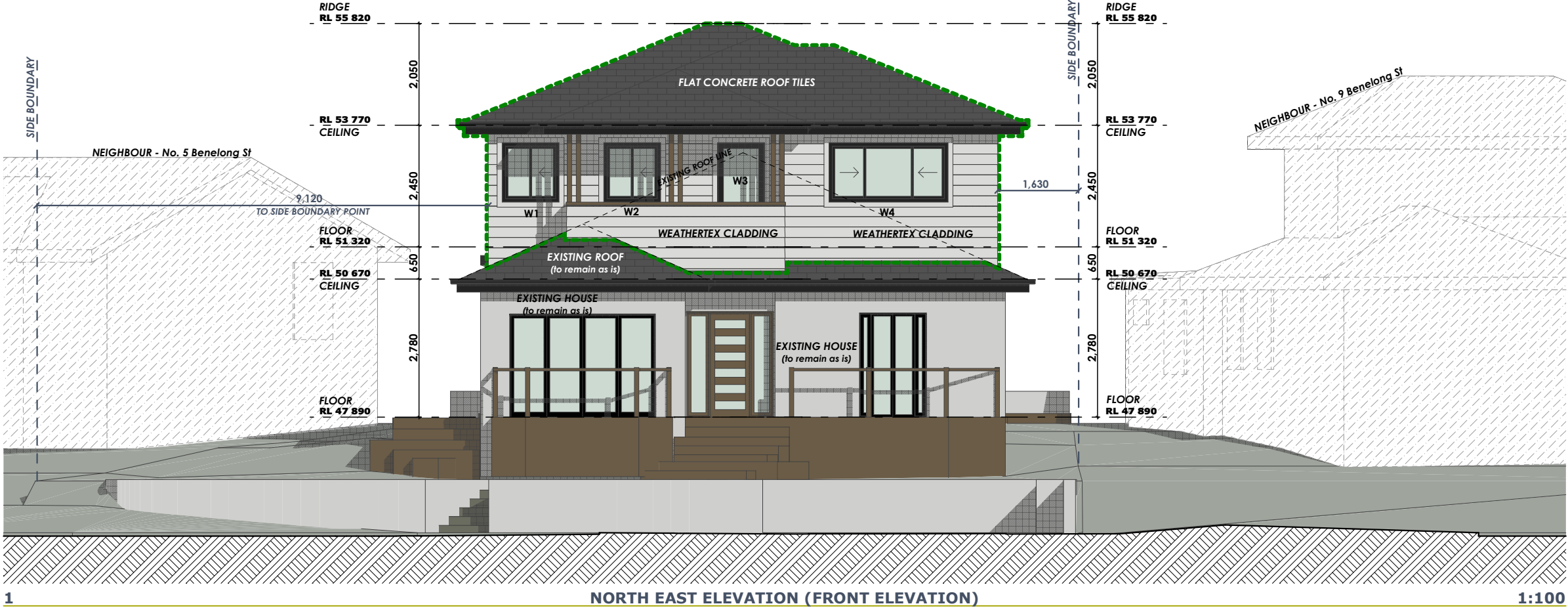
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ELEVATIONS (EAST & WEST)



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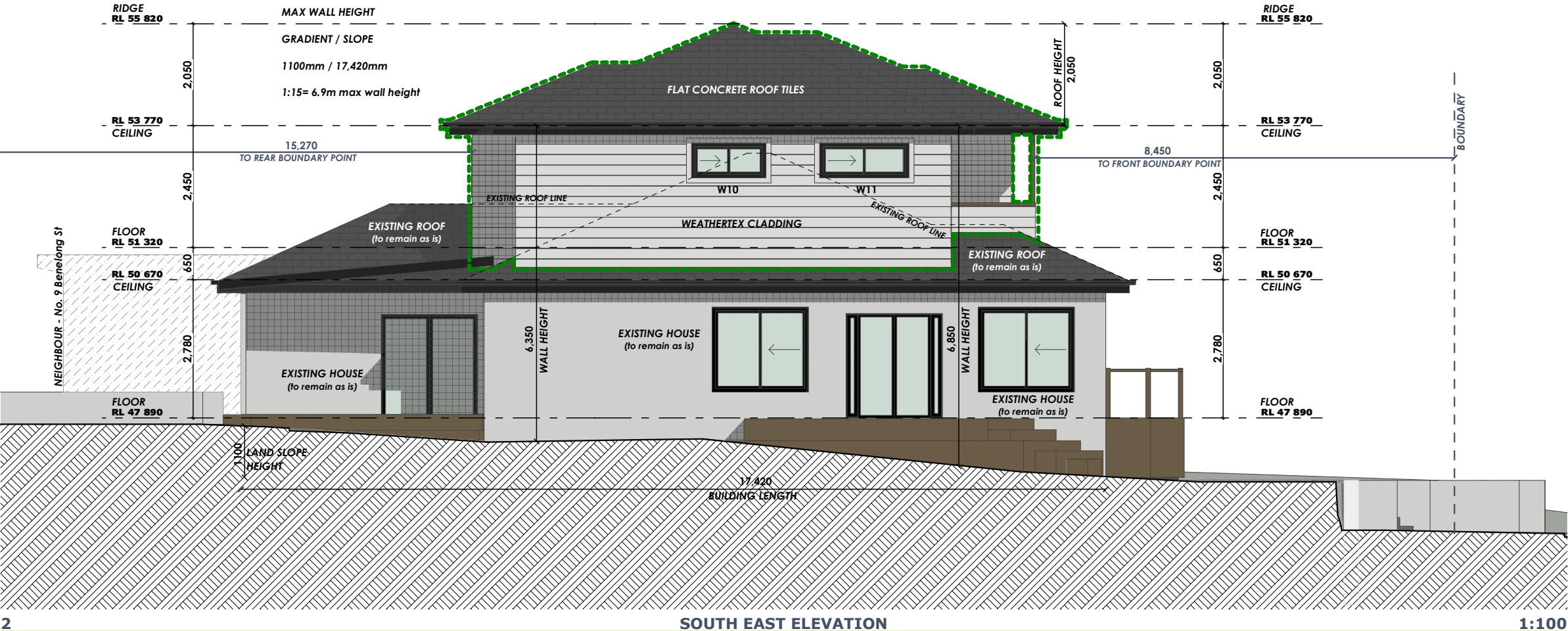
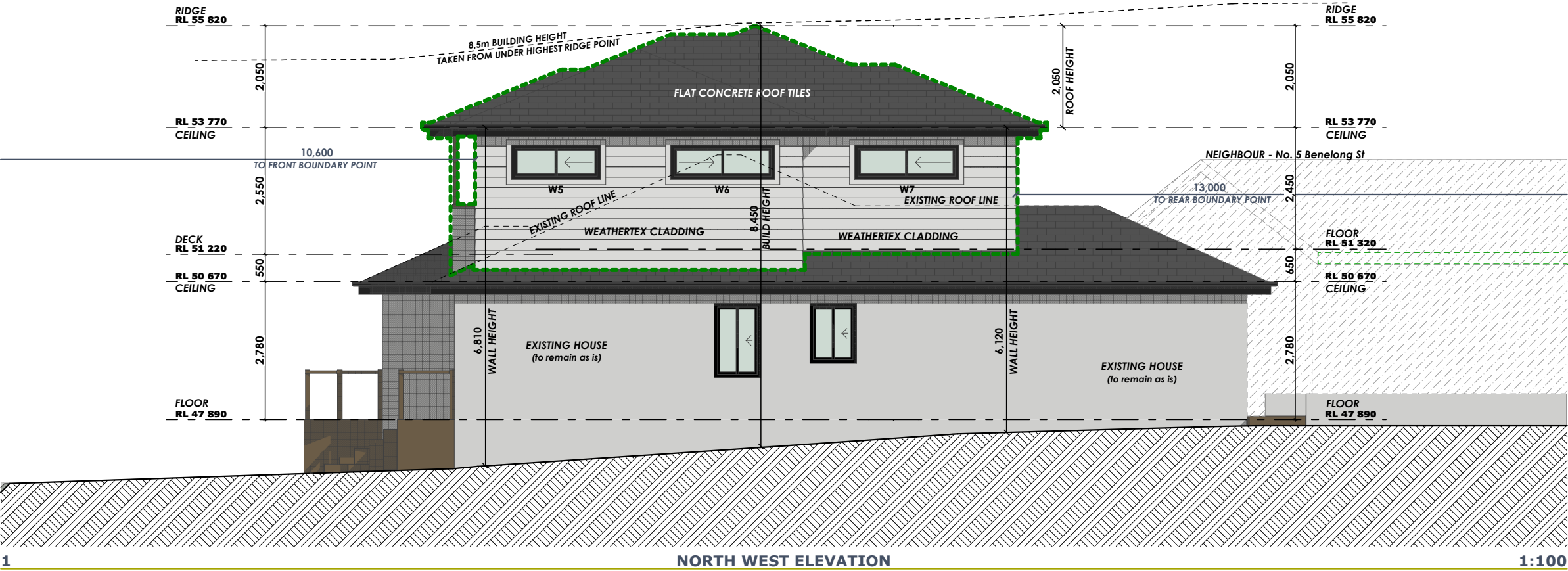
Signed..... Date: Tuesday, 28 July 2020  
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Client's signature

Drawing Title :	ELEVATIONS		
Project Name :	First Floor Addition		
Architect:	Your Style Designer Home Additions		
Status :	DA STAGE	Scale :	1:100
Plot Date :	Tuesday, 28 July 2020	Drawing No. :	7
File Location:	ARM 0620 01 DA.pln		

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ELEVATIONS (NORTH & SOUTH)



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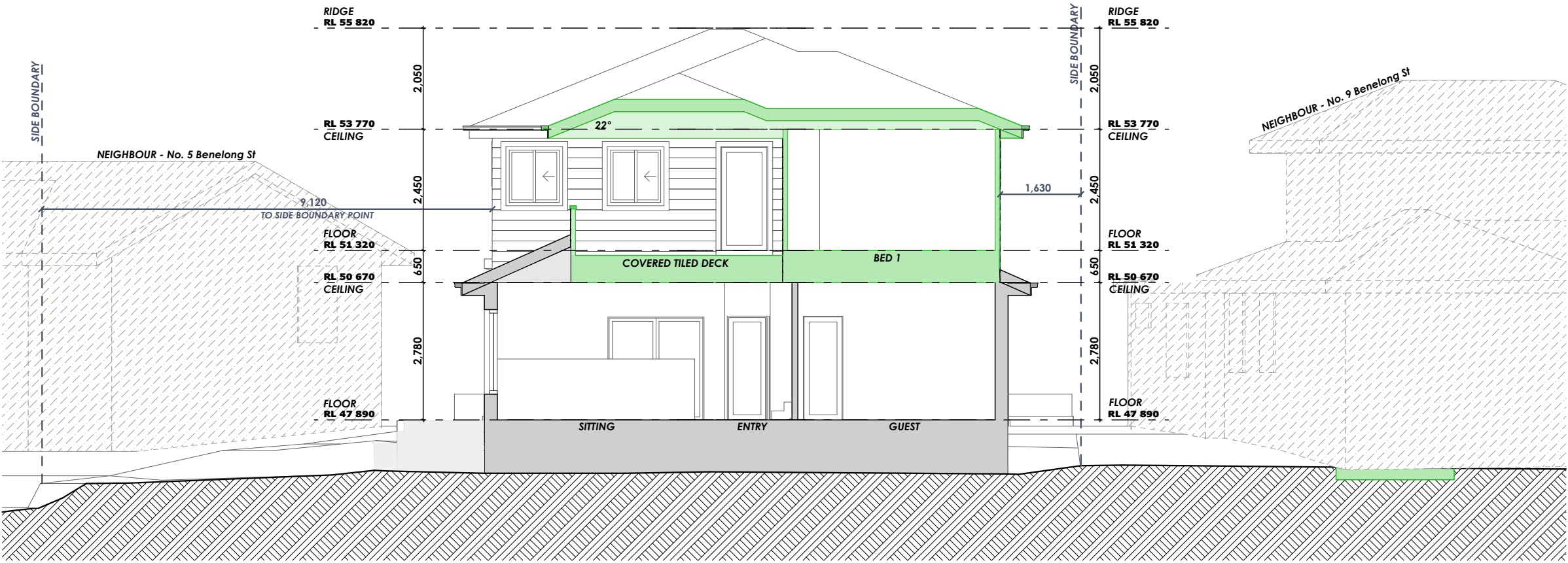
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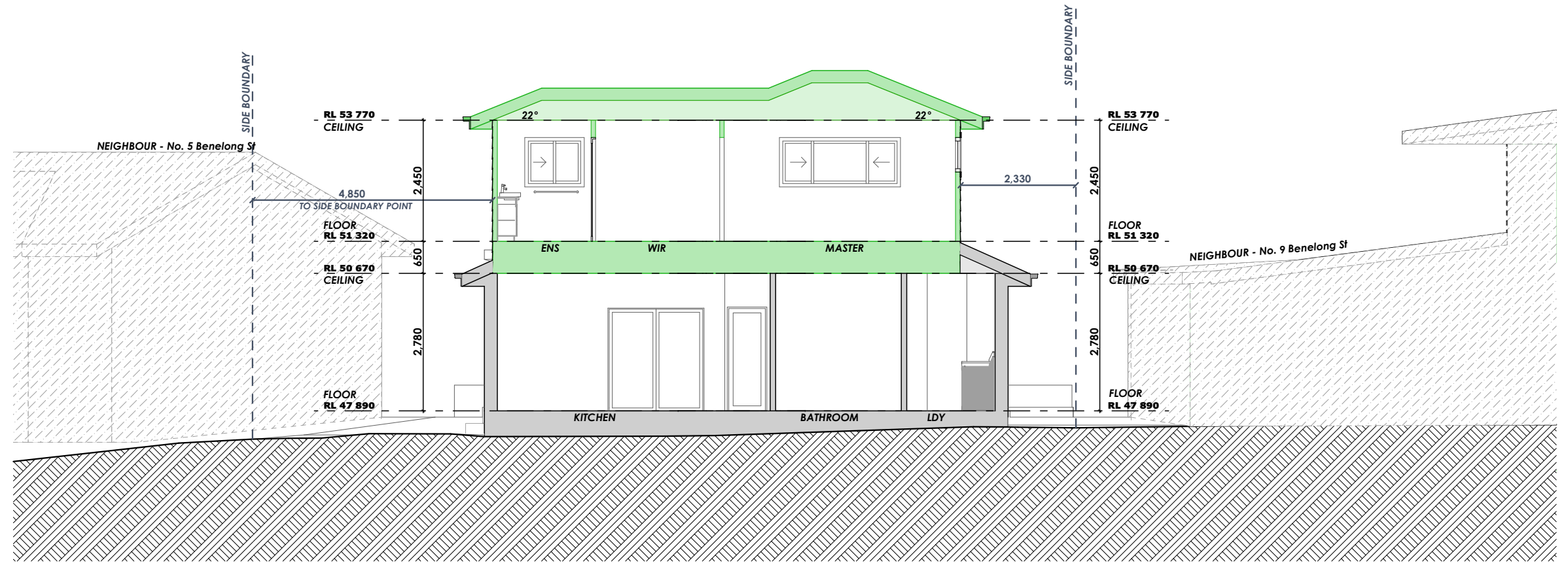
Drawing Title :	ELEVATIONS		
Project Name :	First Floor Addition		
Architect:	Your Style Designer Home Additions		
Status :	DA STAGE	Scale :	1:100
Plot Date :	Tuesday, 28 July 2020	Drawing No. :	8
File Location:	ARM 0620 01 DA.pln		

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SECTIONS (A-A & B-B)



1 A-A 1:100



2 B-B 1:100



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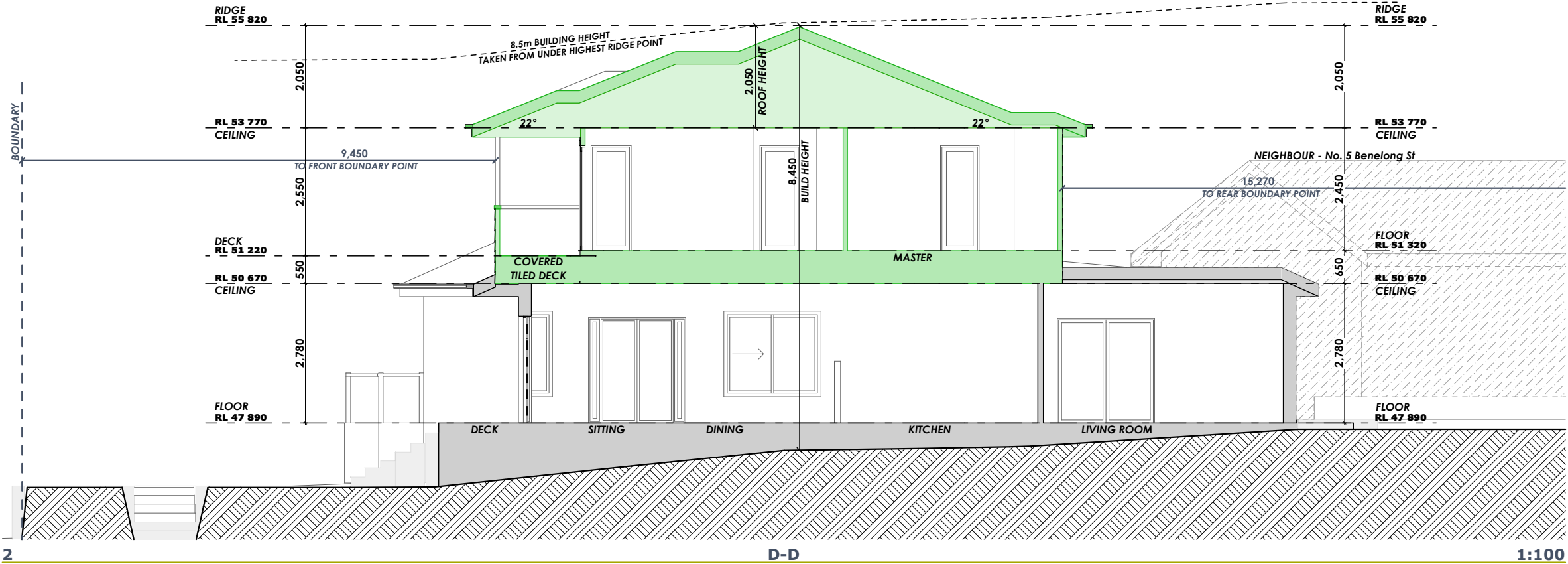
Signed..... Date: Tuesday, 28 July 2020  
Client's signature

Drawing Title :	SECTIONS		
Project Name :	First Floor Addition		
Architect:	Your Style Designer Home Additions		
Status :	DA STAGE	Scale :	1:100
Plot Date :	Tuesday, 28 July 2020	Drawing No. :	9
File Location:	ARM 0620 01 DA.pln		

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SECTIONS (C-C & D-D)



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Drawing Title :	<b>SECTIONS</b>		
Project Name :	<b>First Floor Addition</b>		
Architect:	<b>Your Style Designer Home Additions</b>		
Status :	<b>DA STAGE</b>	Scale :	<b>1:100</b>
Plot Date :	<b>Tuesday, 28 July 2020</b>	Drawing No. :	<b>10</b>
File Location:	<b>ARM 0620 01 DA.pln</b>		

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-
-
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SHADOWS DIAGRAMS 21 JUNE - 9am



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Drawing Title : SHADOWS 21 JUNE 9am

Project Name : First Floor Addition

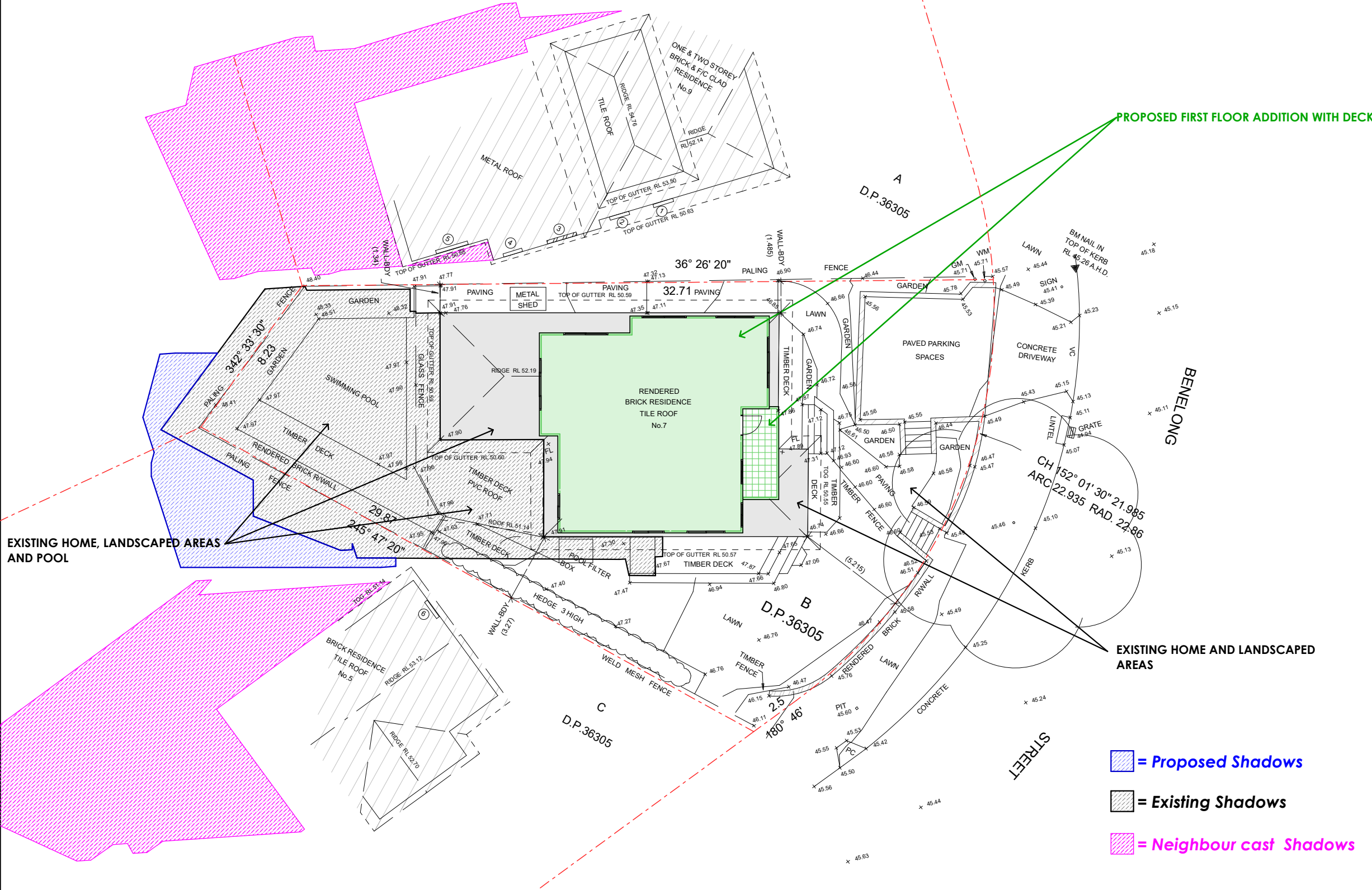
Architect: Your Style Designer Home Additions

Status : DA STAGE Scale : 1:200

Plot Date : Tuesday, 28 July 2020

File Location: ARM 0620 01 DA.pln Drawing No. : 13

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7. CONTOUR INTERVAL 0.5m MINOR 1.0m MAJOR  
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VC - VEHICLE CROSSING  
WM - WATER METER  
WS - WATER SERVICE

SCHEDULE OF WINDOWS

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2	48.85	50.45
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6	49.45	51.00

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LAND SURVEYING CONSULTANTS  
P.O. BOX 7249, BROOKVALE NSW 2100

PH: 8976 1600 FAX: 8976 1655 E-MAIL: info@stutchbury.net.au

DATE: 30/06/2020

SCALE: 1:100

DATUM: A.H.D.

SITE AREA: 525.2m<sup>2</sup>

SHEET 1 OF 1 SHEETS

CLIENT: YOUR STYLE

PROJECT: LEVEL & DETAIL SURVEY  
LOT B D.P.36305  
No.7 BENELONG STREET, SEAFORTH.

LGA: NORTHERN BEACHES



# SHADOWS DIAGRAMS 21 JUNE - 12pm



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ABN 92 003 918 116 • ACN 003 918 116  
BUILDER LICENCE • 60007C  
A DIVISION OF TAG TEAM CONSTRUCTIONS PTY LTD

Client Name : DEAN & JEMMA ARMSTRONG

Client Address : 7 BENELONG STREET, SEAFORTH 2092

Client No. : ARM 0620 01B DA

All construction work to be performed in accordance with Australian Standards and Building Code of Australia 2019.

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Project Number: ARM 0620 01B DA Included Pages: 1-

Signed..... Date: Tuesday, 28 July 2020

Client's signature

## Project Acceptance

We agree to these works in accordance with Your Style's Building Specification & Quote Document and this Design.

Signed..... Date: Tuesday, 28 July 2020

Your Style Designer Home Additions

Signed..... Date: Tuesday, 28 July 2020

Client's signature

Signed..... Date: Tuesday, 28 July 2020

Client's signature

Drawing Title : SHADOWS 21 JUNE 12pm

Project Name : First Floor Addition

Architect: Your Style Designer Home Additions

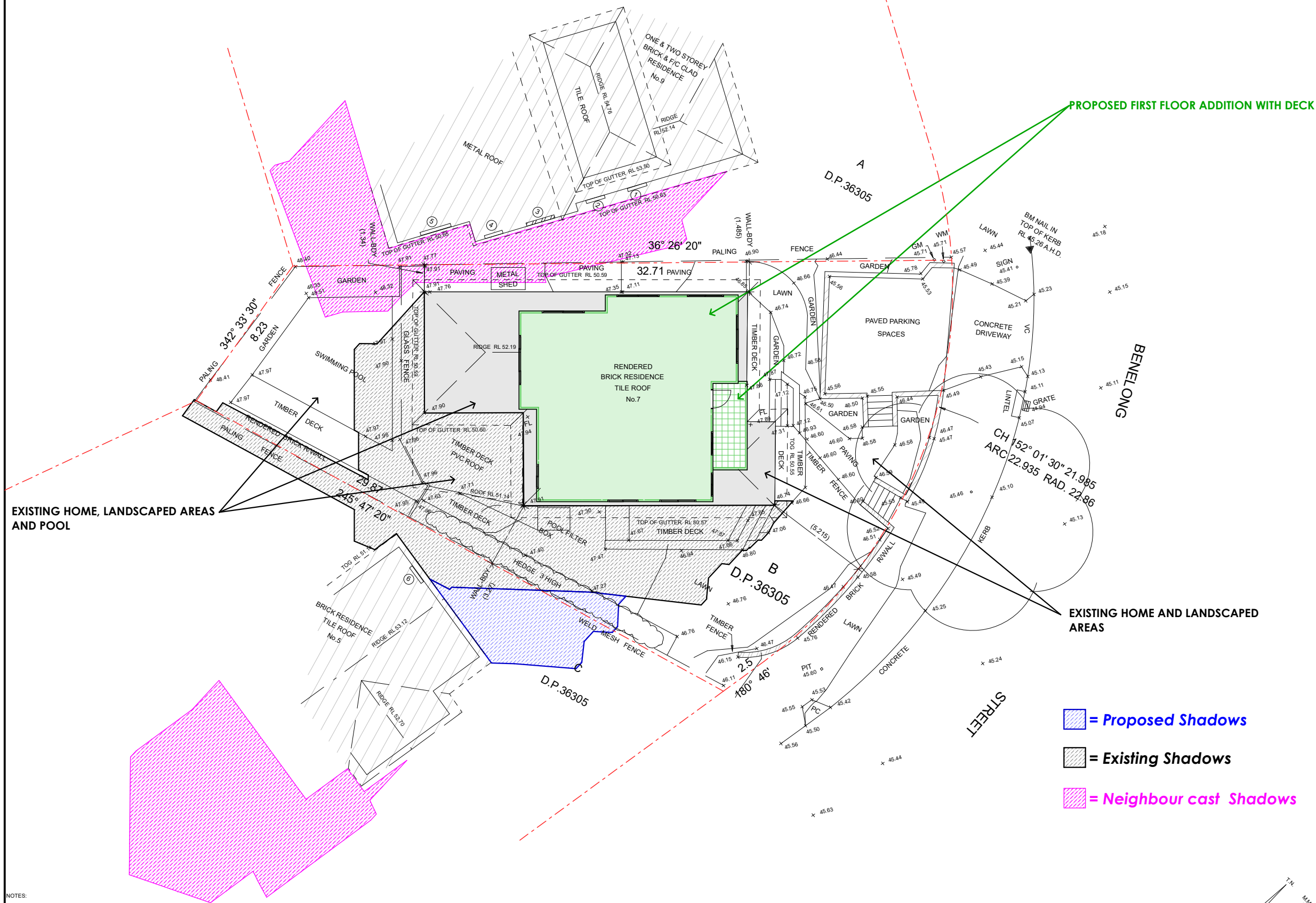
Status : DA STAGE Scale : 1:200

Plot Date : Tuesday, 28 July 2020 Drawing No. : 14

File Location: ARM 0620 01 DA.pln

**Your Style Construction Certificate Excludes:**

Items in red and/or listed here do not form part of Your Style's Construction Certificate and will not be approved for construction under Your Style's Construction Certificate and will require a separate CC Application.



### NOTES:

- THE POSITION OF IMPROVEMENTS TO BOUNDARIES ARE DIAGRAMMATIC ONLY UNLESS STATED. THE LOCATION OF BUILDINGS RELATIVE TO BOUNDARIES HAS BEEN DETERMINED AND ARE SHOWN ON THE PLAN.
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- NO INVESTIGATIONS HAVE BEEN MADE OF BUILDING RESTRICTIONS WHICH MAY APPLY TO THIS LAND
- CONTOUR INTERVAL 0.5m MINOR 1.0m MAJOR
- ORIGIN OF LEVELS: PM 5392 RL 48.286 A.H.D.
- THE SPREAD AND HEIGHT OF TREES SHOWN ARE INDICATIVE ONLY AND CANNOT BE SHOWN ACCURATELY WITHOUT ADDITIONAL DETAILED SURVEY.
- BEARINGS SHOWN ARE RELATED TO MAGNETIC MERIDIAN.

### LEGEND

AC - AIR CONDITIONER  
DPC - DAMP PROOF COURSE  
EBOX - ELECTRICITY BOX  
EP - ELECTRICITY PIT  
FL - FLOOR LEVEL  
GM - GAS METER  
GS - GAS SERVICE  
GP - GULLY PIT  
HW - HOT WATER HEATER  
HYD - HYDRANT  
IC - INSPECTION COVER  
LH - LAMP HOLE  
LP - LIGHT POLE

MH - MANHOLE  
PB - POWER BOX  
PC - PRAM CROSSING  
PP - POWER POLE  
SMH - SEWER MANHOLE  
SO - STORMWATER OUTLET  
SV - STOP VALVE  
SW - STORMWATER  
TEL - TELECOMMUNICATIONS PIT  
VC - VEHICLE CROSSING  
WM - WATER METER  
WS - WATER SERVICE

### SCHEDULE OF WINDOWS

No.	SILL RL	HEAD RL
1	48.85	50.45
2	48.85	50.45
3	48.75	50.25
4	49.75	50.25
5	48.70	50.25
6	49.45	51.00

REFERENCE:

10850/20

REG'D SURVEYOR

STUTCHBURY JAKES PTY LTD  
LAND SURVEYING CONSULTANTS  
P.O. BOX 7249, BROOKVALE NSW 2100

PH: 8976 1600 FAX: 8976 1655 E-MAIL: info@stutchbury.net.au

DATE: 30/06/2020

SCALE: 1:100

DATUM: A.H.D.

SITE AREA: 525.2m<sup>2</sup>

SHEET 1 OF 1 SHEETS

CLIENT: YOUR STYLE

PROJECT: LEVEL & DETAIL SURVEY  
LOT B D.P.36305  
No. 7 BENELONG STREET, SEAFORTH.

LGA: NORTHERN BEACHES



SHADOWS DIAGRAMS 21 JUNE - 3pm



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EMAIL : sales@yourstyle.com.au  
WEB : www.yourstyle.com.au  
A DIVISION OF TAG TEAM CONSTRUCTIONS PTY LTD

Client Name : DEAN & JEMMA ARMSTRONG

Client Address : 7 BENELONG STREET, SEAFORTH 2092

Client No. : ARM 0620 01B DA

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Project Number: ARM 0620 01B DA Included Pages: 1-

Signed..... Date: Tuesday, 28 July 2020

Client's signature

Project Acceptance

We agree to these works in accordance with Your Style's Building Specification & Quote Document and this Design.

Signed..... Date: Tuesday, 28 July 2020

Your Style Designer Home Additions

Signed..... Date: Tuesday, 28 July 2020

Client's signature

Signed..... Date: Tuesday, 28 July 2020

Client's signature

Drawing Title : SHADOWS 21 JUNE 3pm

Project Name : First Floor Addition

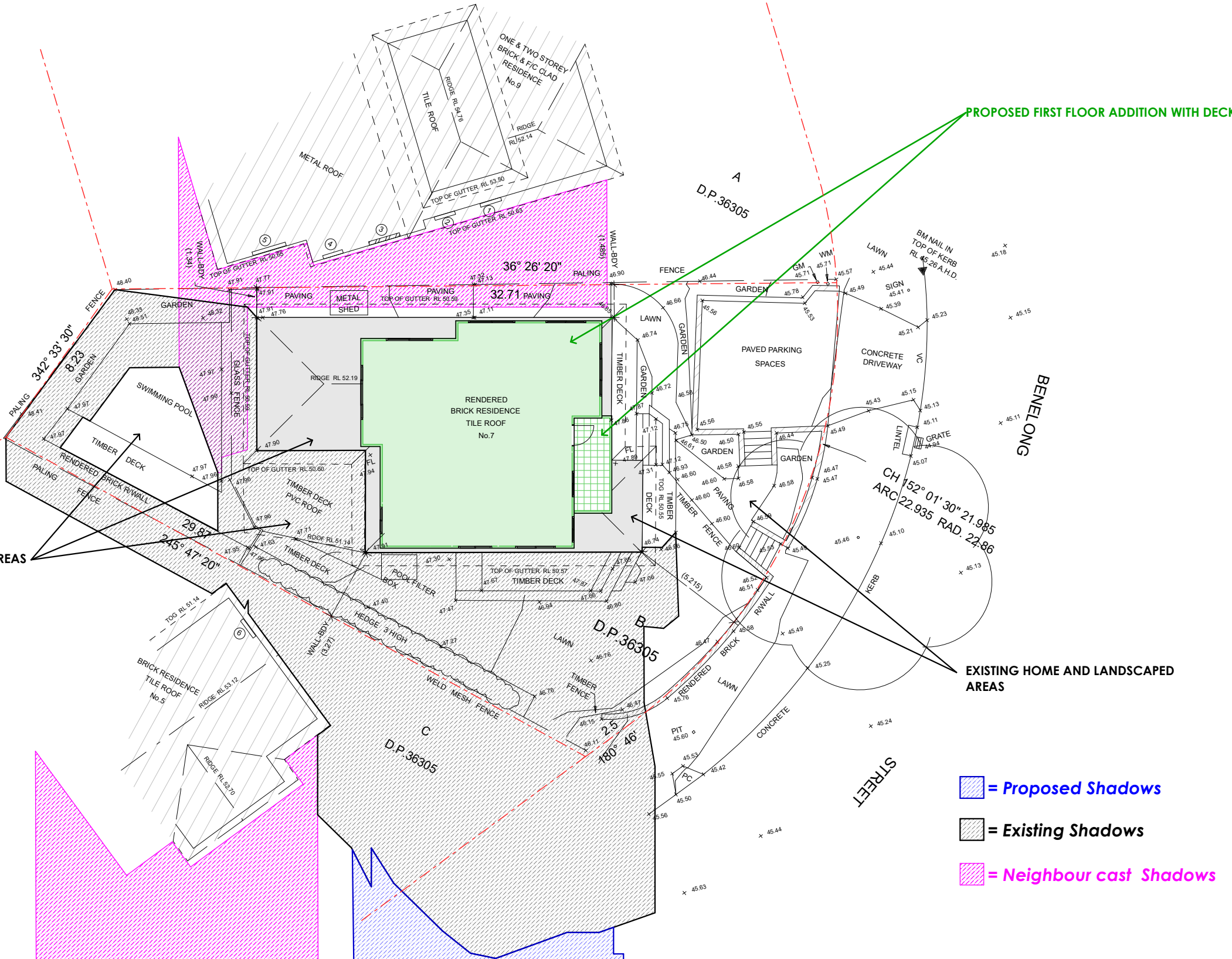
Architect: Your Style Designer Home Additions

Status : DA STAGE Scale : 1:200

Plot Date : Tuesday, 28 July 2020 Drawing No. : 15

File Location: ARM 0620 01 DA.pln

Your Style Construction Certificate Excludes:  
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6. NO INVESTIGATIONS HAVE BEEN MADE OF BUILDING RESTRICTIONS WHICH MAY APPLY TO THIS LAND  
7. CONTOUR INTERVAL 0.5m MINOR 1.0m MAJOR  
8. ORIGIN OF LEVELS: PM 5392 RL 48.286 A.H.D.  
9. THE SPREAD AND HEIGHT OF TREES SHOWN ARE INDICATIVE ONLY AND CANNOT BE SHOWN ACCURATELY WITHOUT ADDITIONAL DETAILED SURVEY.  
10. BEARINGS SHOWN ARE RELATED TO MAGNETIC MERIDIAN.

LEGEND

AC - AIR CONDITIONER  
DPC - DAMP-PROOF COURSE  
EBOX - ELECTRICITY BOX  
EP - ELECTRICITY PIT  
FL - FLOOR LEVEL  
GM - GAS METER  
GS - GAS SERVICE  
GP - GULLY PIT  
HW - HOT WATER HEATER  
HYD - HYDRAULIC  
IC - INSPECTION COVER  
LH - LAMP HOLE  
LP - LIGHT POLE  
MH - MANHOLE  
PB - POWER BOX  
PC - POWER CROSSING  
PP - POWER POLE  
SMH - SEWER MANHOLE  
SD - STORMWATER OUTLET  
SV - STOP VALVE  
SW - STORMWATER  
TEL - TELECOMMUNICATIONS PIT  
VC - VEHICLE CROSSING  
WM - WATER METER  
WS - WATER SERVICE

SCHEDULE OF WINDOWS

No.	SILL RL	HEAD RL
1	48.85	50.45
2	48.85	50.45
3	48.75	50.25
4	49.75	50.25
5	48.70	50.25
6	49.45	51.00

REFERENCE:  
10860/20

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PH: 8976 1600 FAX: 8976 1655 E-MAIL: info@stutchbury.net.au

DATE: 30/06/2020

SCALE: 1:100

DATUM: A.H.D.

SITE AREA: 525.2m<sup>2</sup>

SHEET 1 OF 1 SHEETS

CLIENT: YOUR STYLE

PROJECT: LEVEL & DETAIL SURVEY  
LOT B D.P.36305  
No.7 BENELONG STREET, SEAFORTH.

LGA: NORTHERN BEACHES



# SHADOWS DIAGRAMS 19 MARCH - 9am



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WEB : www.yourstyle.com.au  
A DIVISION OF TAG TEAM CONSTRUCTIONS PTY LTD

Client Name : DEAN & JEMMA ARMSTRONG

Client Address : 7 BENELONG STREET, SEAFORTH 2092

Client No. : ARM 0620 01B DA

All construction work to be performed in accordance with Australian Standards and Building Code of Australia 2019.

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Project Number: ARM 0620 01B DA Included Pages: 1-

Signed..... Date: Tuesday, 28 July 2020

Client's signature

## Project Acceptance

We agree to these works in accordance with Your Style's Building Specification & Quote Document and this Design.

Signed..... Date: Tuesday, 28 July 2020

Your Style Designer Home Additions

Signed..... Date: Tuesday, 28 July 2020

Client's signature

Signed..... Date: Tuesday, 28 July 2020

Client's signature

Drawing Title : SHADOWS 19 MARCH 9am

Project Name : First Floor Addition

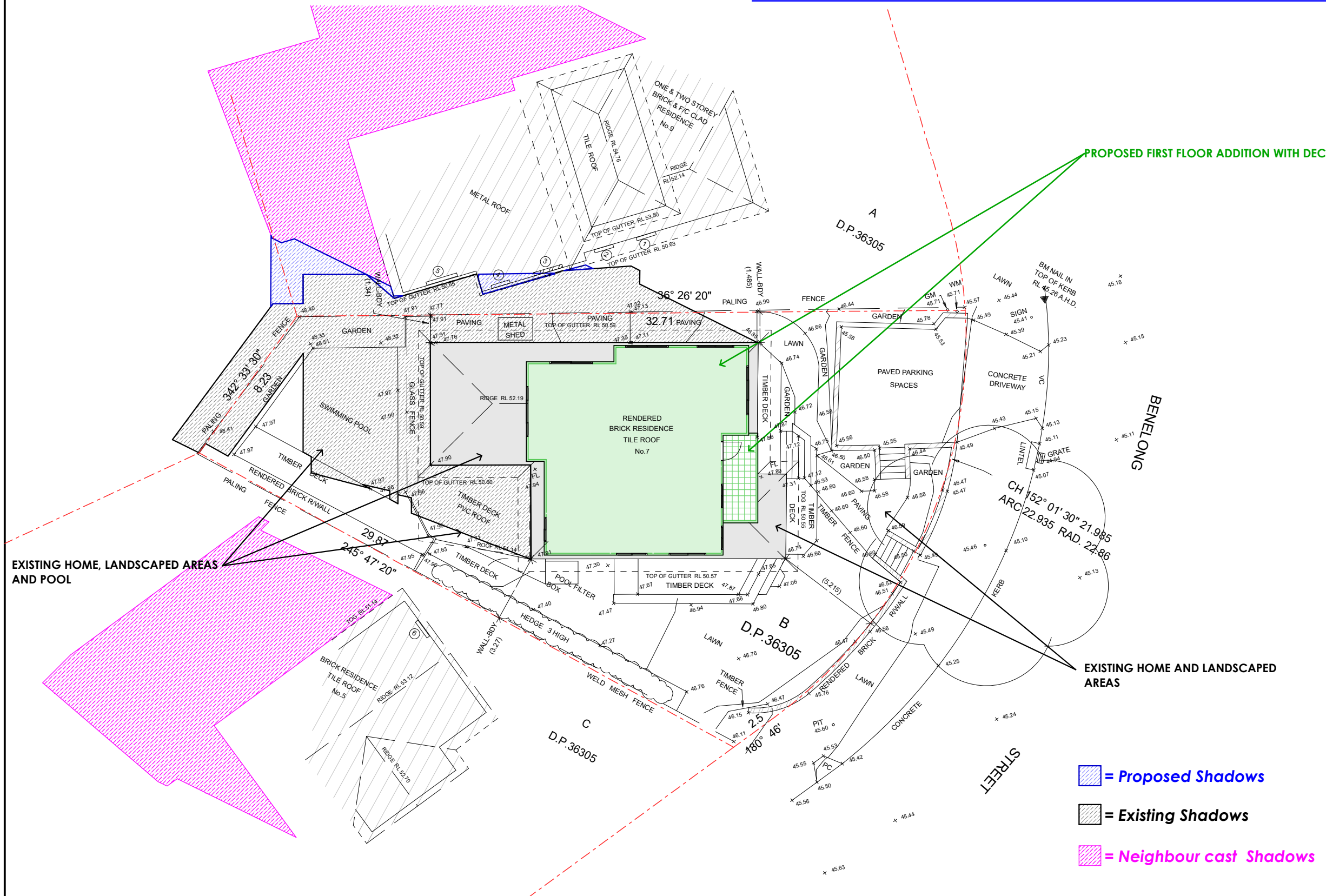
Architect: Your Style Designer Home Additions

Status : DA STAGE Scale : 1:200

Plot Date : Tuesday, 28 July 2020 Drawing No. : 16

File Location: ARM 0620 01 DA.pln

**Your Style Construction Certificate Excludes:**  
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- NOTES:
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  6. NO INVESTIGATIONS HAVE BEEN MADE OF BUILDING RESTRICTIONS WHICH MAY APPLY TO THIS LAND
  7. CONTOUR INTERVAL 0.5m MINOR 1.0m MAJOR
  8. ORIGIN OF LEVELS: PM 5392 RL 48.286 A.H.D.
  9. THE SPREAD AND HEIGHT OF TREES SHOWN ARE INDICATIVE ONLY AND CANNOT BE SHOWN ACCURATELY WITHOUT ADDITIONAL DETAILED SURVEY.
  10. BEARINGS SHOWN ARE RELATED TO MAGNETIC MERIDIAN.

### LEGEND

AC - AIR CONDITIONER  
DPC - DAMP PROOF COURSE  
EP - ELECTRICITY PIT  
FL - FLOOR LEVEL  
GM - GAS METER  
GS - GAS SERVICE  
GP - GULLY PIT  
HW - HOT WATER HEATER  
HYD - HYDRANT  
IC - INSPECTION COVER  
LH - LAMP HOLE  
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SMH - SEWER MANHOLE  
SO - STORMWATER OUTLET  
SV - STOP VALVE  
SW - STORMWATER  
TEL - TELECOMMUNICATIONS PIT  
VC - VEHICLE CROSSING  
WM - WATER METER  
WS - WATER SERVICE

### SCHEDULE OF WINDOWS

No.	SILL RL	HEAD RL
1	48.85	50.45
2	48.85	50.45
3	48.75	50.25
4	49.75	50.25
5	48.70	50.25
6	49.45	51.00

REFERENCE:  
10850/20  
REG'D SURVEYOR

STUTCHBURY JAKES PTY LTD  
LAND SURVEYING CONSULTANTS  
P.O. BOX 7249, BROOKVALE NSW 2100  
PH: 8976 1600 FAX: 8976 1655 E-MAIL: info@stutchbury.net.au

DATE: 30/06/2020  
SCALE: 1:100  
DATUM: A.H.D.  
SITE AREA: 525.2m<sup>2</sup>  
SHEET 1 OF 1 SHEETS  
CLIENT: YOUR STYLE  
PROJECT: LEVEL & DETAIL SURVEY  
LOT B D.P.36305  
No. 7 BENELONG STREET, SEAFORTH.  
LGA: NORTHERN BEACHES



SHADOWS DIAGRAMS 19 MARCH - 12pm



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A DIVISION OF TAG TEAM CONSTRUCTIONS PTY LTD

Client Name : DEAN & JEMMA ARMSTRONG

Client Address : 7 BENELONG STREET, SEAFORTH 2092

Client No. : ARM 0620 01B DA

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Project Number: ARM 0620 01B DA Included Pages: 1-

Signed..... Date: Tuesday, 28 July 2020

Client's signature

Project Acceptance

We agree to these works in accordance with Your Style's Building Specification & Quote Document and this Design.

Signed..... Date: Tuesday, 28 July 2020

Your Style Designer Home Additions

Signed..... Date: Tuesday, 28 July 2020

Client's signature

Signed..... Date: Tuesday, 28 July 2020

Client's signature

Drawing Title : SHADOWS 19 MARCH 12pm

Project Name : First Floor Addition

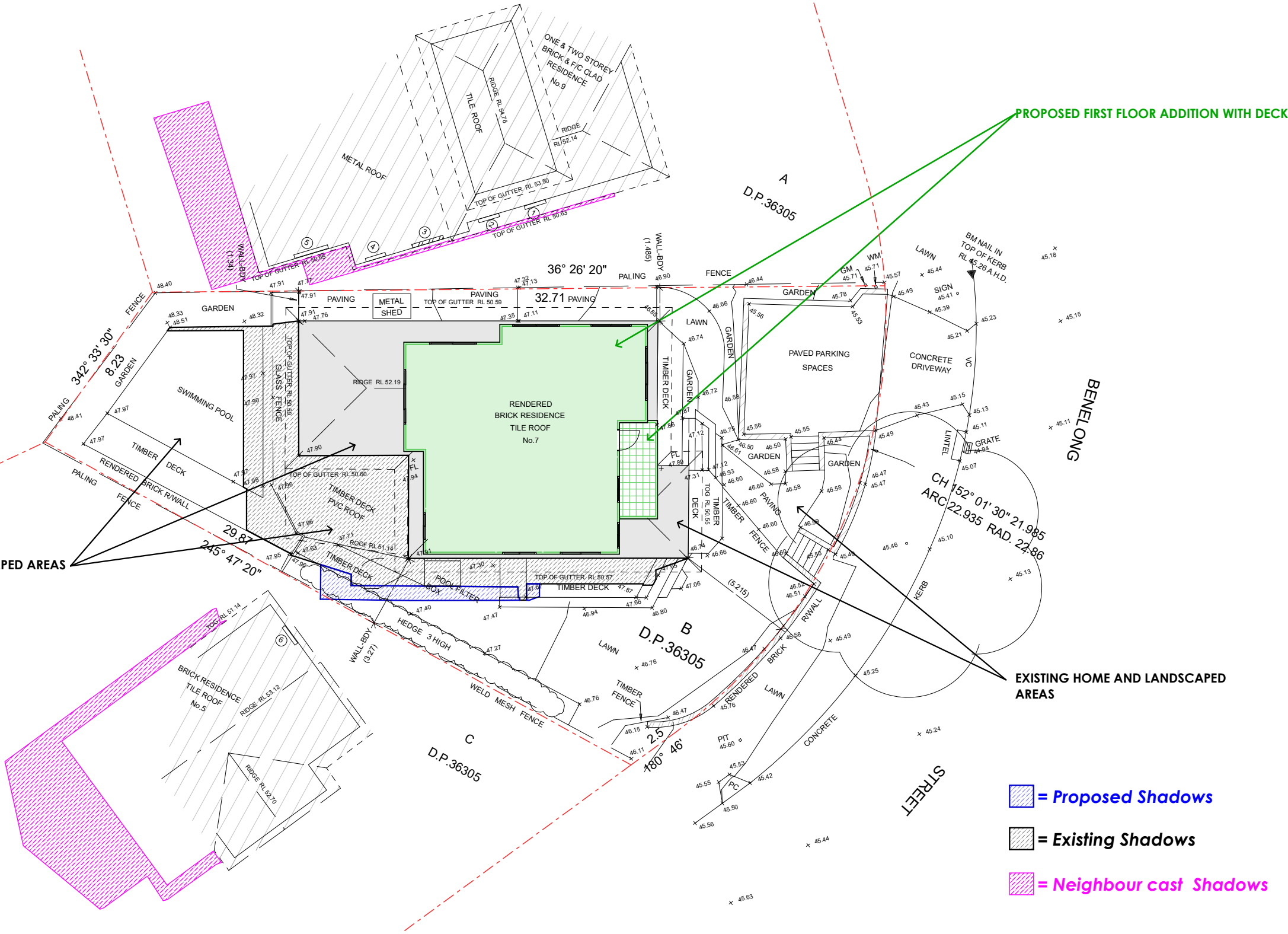
Architect: Your Style Designer Home Additions

Status : DA STAGE Scale : 1:200

Plot Date : Tuesday, 28 July 2020

File Location: ARM 0620 01 DA.pln Drawing No. : 17

Your Style Construction Certificate Excludes:  
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LEGEND

AC - AIR CONDITIONER  
DPC - DAMP PROOF COURSE  
EBOX - ELECTRICITY BOX  
EP - ELECTRICITY PIT  
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GS - GAS SERVICE  
GP - GULLY PIT  
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SMH - SEWER MANHOLE  
SO - STORMWATER OUTLET  
SV - STOP VALVE  
SW - STORMWATER  
TEL - TELECOMMUNICATIONS PIT  
VC - VEHICLE CROSSING  
WM - WATER METER  
WS - WATER SERVICE

SCHEDULE OF WINDOWS

No.	SILL RL	HEAD RL
1	48.85	50.45
2	48.85	50.45
3	48.75	50.25
4	49.75	50.25
5	48.70	50.25
6	49.45	51.00

REFERENCE:

10850/20

REG'D SURVEYOR

STUTCHBURY JAKES PTY LTD  
LAND SURVEYING CONSULTANTS  
P.O. BOX 7249, BROOKVALE NSW 2100

PH: 8976 1600 FAX: 8976 1655 E-MAIL: info@stutchbury.net.au

DATE: 30/06/2020

SCALE: 1:100

DATUM: A.H.D.

SITE AREA: 525.2m<sup>2</sup>

SHEET 1 OF 1 SHEETS

CLIENT: YOUR STYLE

PROJECT: LEVEL & DETAIL SURVEY  
LOT B D.P.36305  
No.7 BENELONG STREET, SEAFORTH.

LGA: NORTHERN BEACHES



SHADOWS DIAGRAMS 19 MARCH - 3pm



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WEB : www.yourstyle.com.au  
A DIVISION OF TAG TEAM CONSTRUCTIONS PTY LTD

Client Name : DEAN & JEMMA ARMSTRONG

Client Address : 7 BENELONG STREET, SEAFORTH 2092

Client No. : ARM 0620 01B DA

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Project Number: ARM 0620 01B DA Included Pages: 1-

Signed..... Date: Tuesday, 28 July 2020

Client's signature

Project Acceptance

We agree to these works in accordance with Your Style's Building Specification & Quote Document and this Design.

Signed..... Date: Tuesday, 28 July 2020

Your Style Designer Home Additions

Signed..... Date: Tuesday, 28 July 2020

Client's signature

Signed..... Date: Tuesday, 28 July 2020

Client's signature

Drawing Title : SHADOWS 19 MARCH 3pm

Project Name : First Floor Addition

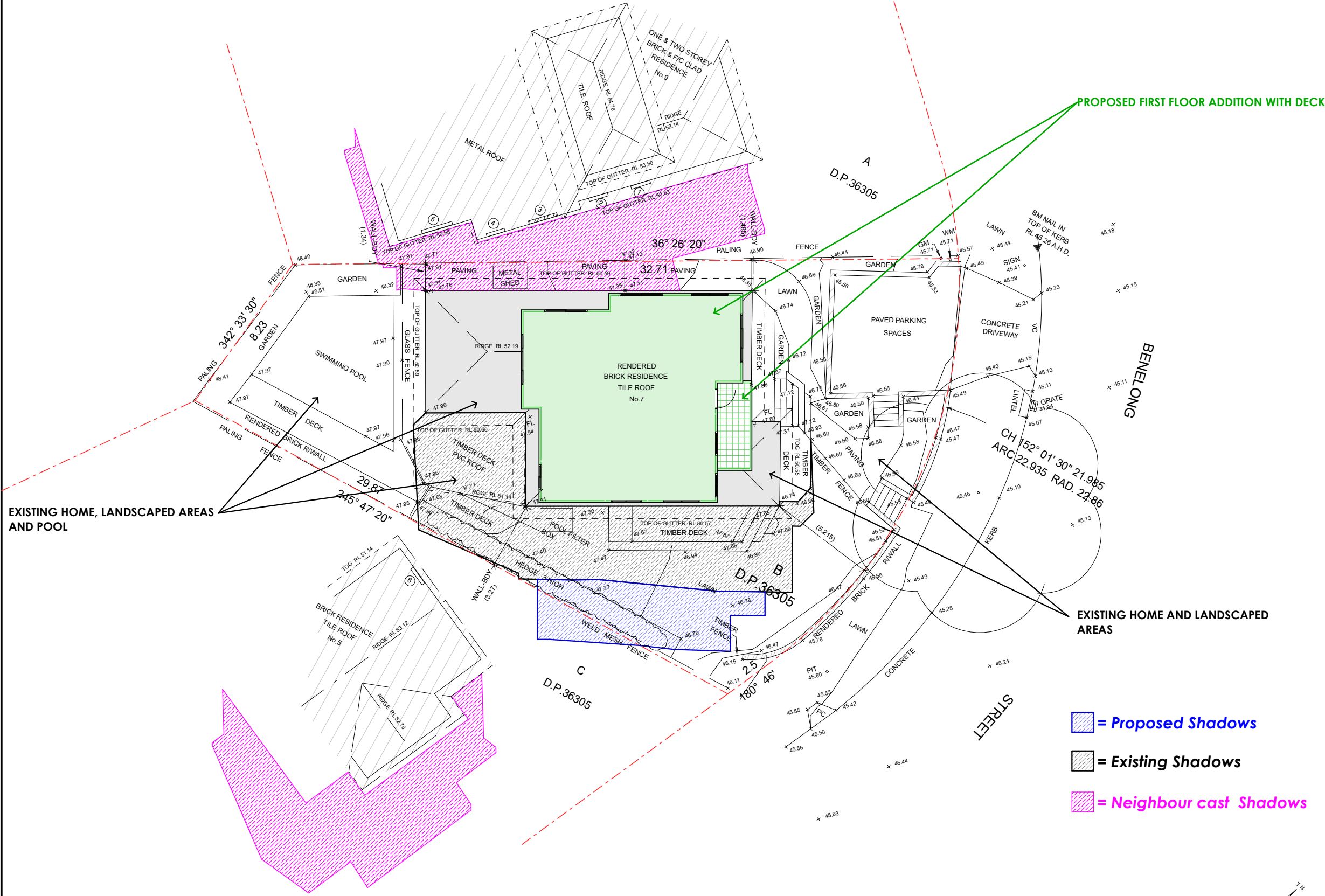
Architect: Your Style Designer Home Additions

Status : DA STAGE Scale : 1:200

Plot Date : Tuesday, 28 July 2020 Drawing No. : 18

File Location: ARM 0620 01 DA.pln

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LEGEND

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EBOX - ELECTRICITY BOX  
EP - ELECTRICITY PIT  
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LH - LAMP HOLE  
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SV - STOP VALVE  
SW - STORMWATER  
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VC - VEHICLE CROSSING  
WM - WATER METER  
WS - WATER SERVICE

SCHEDULE OF WINDOWS

No.	SILL RL	HEAD RL
1	48.85	50.45
2	48.85	50.45
3	48.75	50.25
4	49.75	50.25
5	48.70	50.25
6	49.45	51.00

REFERENCE:  
10850/20

REG'D SURVEYOR

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LAND SURVEYING CONSULTANTS  
P.O. BOX 7249, BROOKVALE NSW 2100

PH: 8976 1600 FAX: 8976 1655 E-MAIL: info@stutchbury.net.au

DATE: 30/06/2020

SCALE: 1:100

DATUM: A.H.D.

SITE AREA: 525.2m<sup>2</sup>

SHEET 1 OF 1 SHEETS

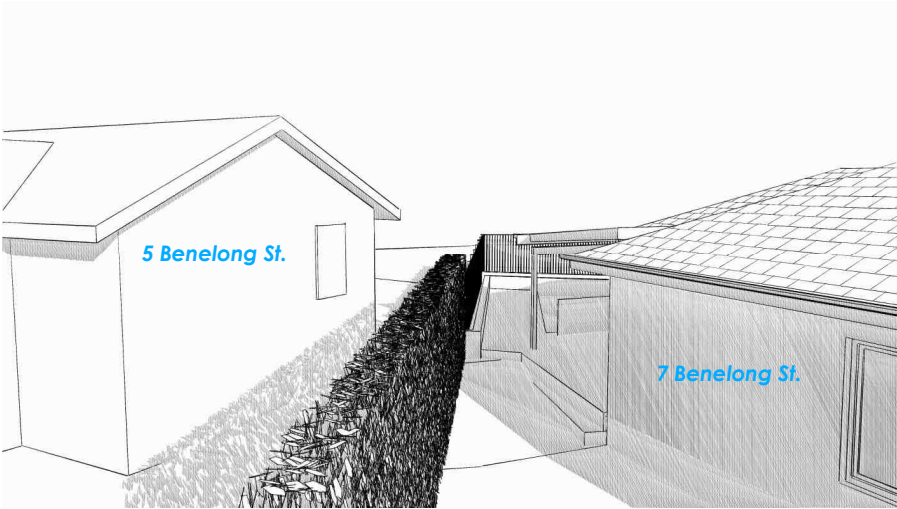
CLIENT: YOUR STYLE

PROJECT: LEVEL & DETAIL SURVEY  
LOT B D.P.36305  
No. 7 BENELONG STREET, SEAFORTH.

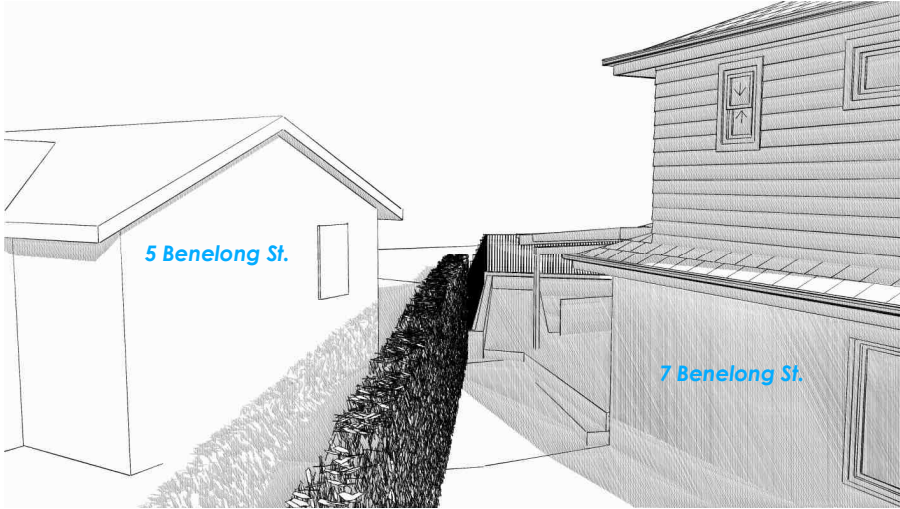
LGA: NORTHERN BEACHES



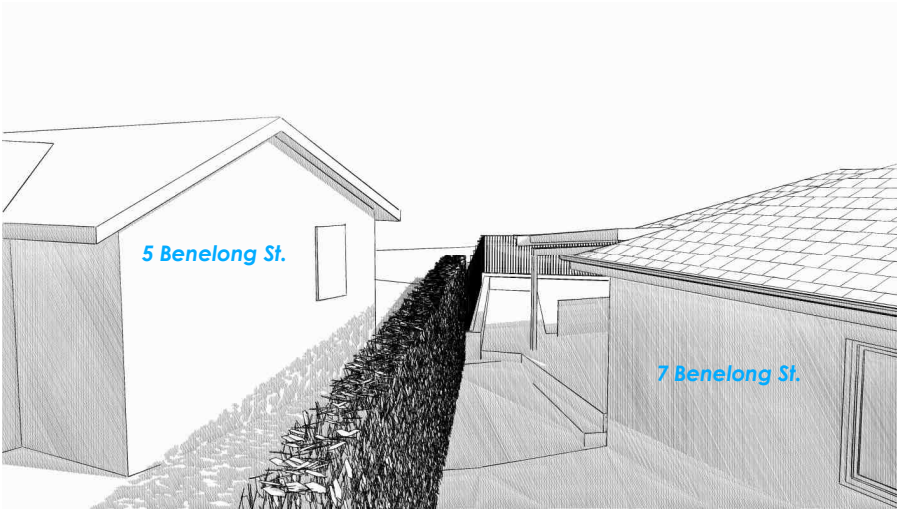
EXISTING & PROPOSED SHADOWS - JUNE 21 SOUTHERN NEIGHBOUR



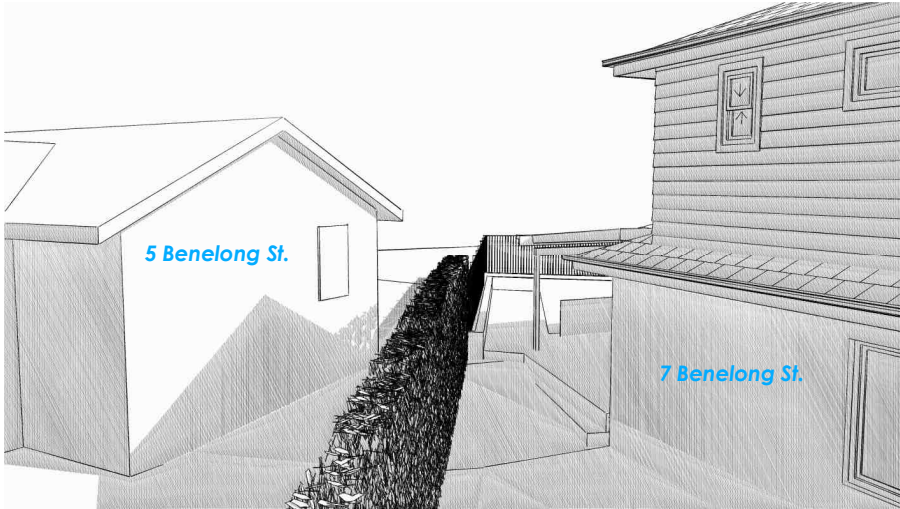
EXISTING SHADOWS - 9am (view from the East)



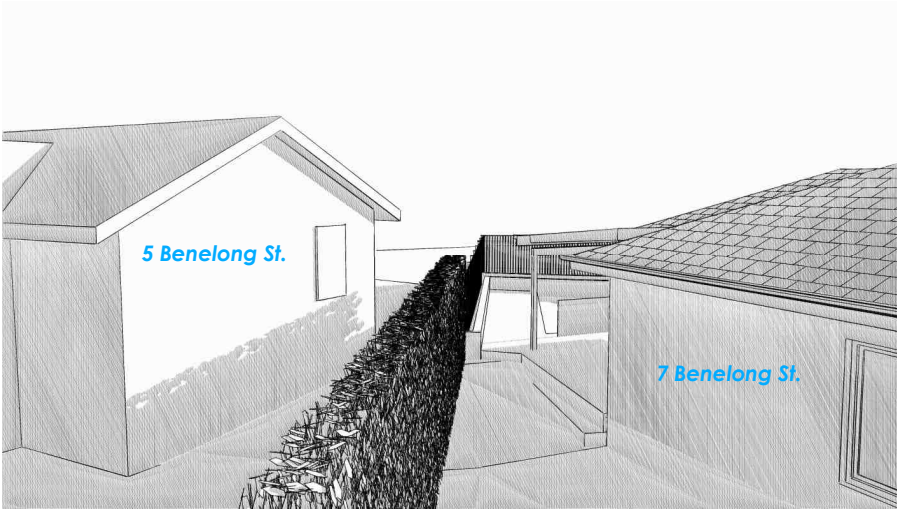
PROPOSED SHADOWS - 9am (view from the East)



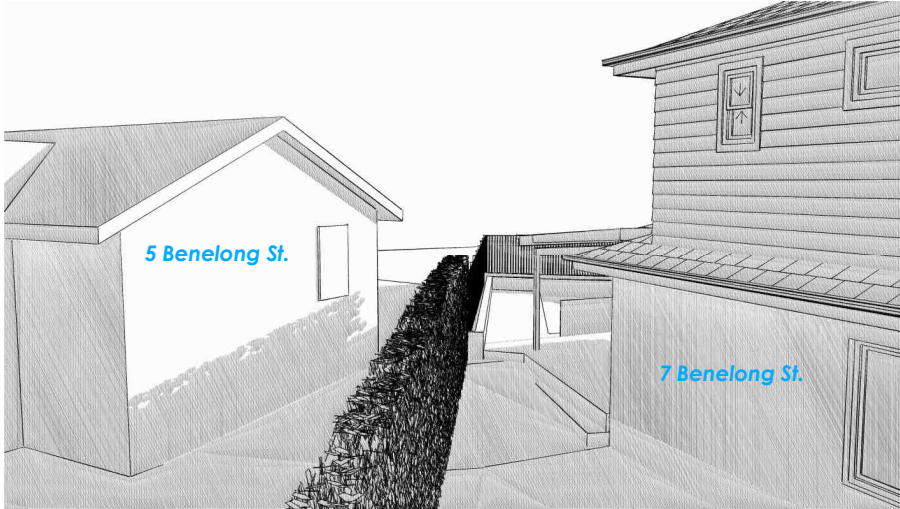
EXISTING SHADOWS - 12pm (view from the East)



PROPOSED SHADOWS - 12pm (view from the East)



EXISTING SHADOWS - 3pm (view from the East)



PROPOSED SHADOWS - 3pm (view from the East)



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FAX : 9938 5911  
EMAIL : sales@yourstyle.com.au  
WEB : www.yourstyle.com.au  
ABN 92 003 918 116 • ACN 003 918 116  
BUILDER LICENCE • 60007C  
A DIVISION OF TAG TEAM CONSTRUCTIONS PTY LTD

Client Name : DEAN & JEMMA ARMSTRONG

Client Address : 7 BENELONG STREET, SEAFORTH 2092

Client No. : ARM 0620 01B DA

All construction work to be performed in accordance with  
Australian Standards and Building Code of Australia 2019.

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Project Number: ARM 0620 01B DA Included Pages: 1-

Signed..... Date: Tuesday, 28 July 2020

Client's signature

Project Acceptance

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Building Specification & Quote Document and this Design.

Signed..... Date: Tuesday, 28 July 2020

Your Style Designer Home Additions

Signed..... Date: Tuesday, 28 July 2020

Client's signature

Signed..... Date: Tuesday, 28 July 2020

Client's signature

Drawing Title : 3D SHADOWS 21 JUNE

Project Name : First Floor Addition

Architect: Your Style Designer Home Additions

Status : DA STAGE Scale : 1:4.19

Plot Date : Tuesday, 28 July 2020 Drawing No. : 19

File Location: ARM 0620 01 DA.pln

**Your Style Construction Certificate Excludes:**  
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# BASIX®Certificate

Building Sustainability Index www.basix.nsw.gov.au

## Alterations and Additions

Certificate number: A382515\_03

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary  
Date of issue: Friday, 24, July 2020  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Planning,  
Industry &  
Environment

Description of project

Project address	
Project name	ARM_03
Street address	7 Benelong Street Seaforth 2092
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 36305
Lot number	B
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)
Name / Company Name: yourstyle
ABN (if applicable): 0039181116

page 1 / 6

BASIX Certificate number: A382515\_03

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Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors								
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.						✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:							✓	✓
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.							✓	✓
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.							✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.						✓	✓	✓
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.						✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.							✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.							✓	✓
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.						✓	✓	✓
Windows and glazed doors glazing requirements								
Window / door no.	Orientation	Area of glass inc. frame (m2)	Height (m)	Distance (m)	Shading device	Frame and glass type		
W1	NE	1.5	4	7	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		

BASIX Certificate number: A382515\_03

page 2 / 6

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

BASIX Certificate number: A382515\_03

page 3 / 6

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications	
floor above existing dwelling or building.	nil		
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		
flat ceiling, pitched roof	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)	

BASIX Certificate number: A382515\_03

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Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.	Orientation	Area of glass inc. frame (m2)	Height (m)	Distance (m)	Shading device	Frame and glass type		
W2	NE	1.5	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W3	NE	1.9	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W4	NE	2.9	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W5	NW	1.3	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W6	NW	1.5	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W7	NW	1.3	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W8	SW	2.45	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W9	SW	1.2	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W10	SE	1.1	0	0	projection/height above sill ratio >=0.43	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)		
W11	SE	1.3	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		

BASIX Certificate number: A382515\_03

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Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✓" in the "Show on DA Plans" 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 "✓" in the "Show on CC/CDC 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 "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.



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Client Name :	DEAN & JEMMA ARMSTRONG
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Client No. :	ARM 0620 01B DA

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Project Number: ARM 0620 01B DA Included Pages: 1-

Signed..... Date: Tuesday, 28 July 2020  
Client's signature

## Project Acceptance

We agree to these works in accordance with Your Style's Building Specification & Quote Document and this Design.

Signed..... Date: Tuesday, 28 July 2020  
Your Style Designer Home Additions

Signed..... Date: Tuesday, 28 July 2020  
Client's signature

Signed..... Date: Tuesday, 28 July 2020  
Client's signature

Drawing Title :	BASIX CERTIFICATE		
Project Name :	First Floor Addition		
Architect:	Your Style Designer Home Additions		
Status :	DA STAGE	Scale :	1:1.89
Plot Date :	Tuesday, 28 July 2020	Drawing No. :	20
File Location:	ARM 0620 01 DA.pln		

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SITE CALCULATIONS

Site area = 525.2m<sup>2</sup>

Open Space (OS3) = 60% (313m<sup>2</sup>)  
No change to existing site conditions

Landscape Open Space = 35% (183m<sup>2</sup>)  
No change to existing site conditions

Private Open Space = Min 150m<sup>2</sup>  
No change to existing site conditions

DOWNPIPES CONNECTED TO STORMWATER LINE, GRAVITY FED INTO STREET GUTTER

EXISTING HOME, LANDSCAPED AREAS AND POOL

DOWNPIPES CONNECTED TO STORMWATER LINE, GRAVITY FED INTO STREET GUTTER

NDP = New Downpipes  
Downpipes from first floor roof will spread onto existing ground floor roof or connect directly into existing downpipes or stormwater line.

DP = Existing Downpipes  
Stormwater disposal as per existing stormwater connection into onsite easement for stormwater drainage.

---- = Stormwater Line  
Stormwater disposal as per existing stormwater connection into onsite easement for stormwater drainage.

- NOTES:
- THE POSITION OF IMPROVEMENTS TO BOUNDARIES ARE DIAGRAMMATIC ONLY UNLESS STATED. THE LOCATION OF BUILDINGS RELATIVE TO BOUNDARIES HAS BEEN DETERMINED AND ARE SHOWN ON THE PLAN.
  - POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE)
  - NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. RELEVANT AUTHORITIES ARE TO BE NOTIFIED PRIOR TO ANY DEVELOPMENT
  - ALL DIMENSIONS ARE BY TITLE ONLY & SUBJECT TO FINAL SURVEY
  - CONTOURS ARE INDICATIVE OF GROUND FORM ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
  - NO INVESTIGATIONS HAVE BEEN MADE OF BUILDING RESTRICTIONS WHICH MAY APPLY TO THIS LAND
  - CONTOUR INTERVAL 0.5m MINOR 1.0m MAJOR
  - ORIGIN OF LEVELS: PM 5392 RL 48.286 A.H.D.
  - THE SPREAD AND HEIGHT OF TREES SHOWN ARE INDICATIVE ONLY AND CANNOT BE SHOWN ACCURATELY WITHOUT ADDITIONAL DETAILED SURVEY.
  - BEARINGS SHOWN ARE RELATED TO MAGNETIC MERIDIAN.

LEGEND

- AC - AIR CONDITIONER  
DPC - DAMP PROOF COURSE  
EBOX - ELECTRICITY BOX  
EP - ELECTRICITY PIT  
FL - FLOOR LEVEL  
GM - GAS METER  
GS - GAS SERVICE  
GP - GULLY PIT  
HW - HOT WATER HEATER  
HYD - HYDRANT  
IC - INSPECTION COVER  
LH - LAMP HOLE  
LP - LIGHT POLE

- MH - MANHOLE  
PB - POWER BOX  
PC - PRAM CROSSING  
PP - POWER POLE  
SMH - SEWER MANHOLE  
SO - STORMWATER OUTLET  
SV - STOP VALVE  
SW - STORMWATER  
TEL - TELECOMMUNICATIONS PIT  
VC - VEHICLE CROSSING  
WM - WATER METER  
WS - WATER SERVICE

SCHEDULE OF WINDOWS

No.	SILL RL	HEAD RL
1	48.85	50.45
2	48.85	50.45
3	48.75	50.25
4	49.75	50.25
5	48.70	50.25
6	49.45	51.00

REFERENCE:

10850/20

REG'D SURVEYOR

STUTCHBURY JAKUES PTY LTD  
LAND SURVEYING CONSULTANTS  
P.O. BOX 7249, BROOKVALE NSW 2100

PH: 8976 1600 FAX: 8976 1655 E-MAIL: info@stutchbury.net.au

STORMWATER DISPOSAL & MANAGEMENT PLAN

STORMWATER CONNECTION AS PER PREVIOUSLY APPROVED PLANS

-THE FIRST FLOOR ADDITION SITS WITHIN THE EXISTING BUILDING FOOTPRINT / ROOFED AREAS. (NO ADDITIONAL STORMWATER LOAD ONTO EXISTING SYSTEM).

-NEW ROOFED AREAS FROM THE FIRST FLOOR ADDITION WILL BE SPREAD ONTO THE EXISTING LOWER ROOFS, THE PORTICO ROOF GUTTERING WILL CONNECT DIRECTLY INTO EXISTING HOUSE GUTTERS.

-ALL DOWNPIPES, HARD SURFACES AND POOL ARE HOOKED UP TO THE STORMWATER SYSTEM WHICH IS GRAVITY FED INTO THE EXISTING STREET GUTTER AND COUNCILS SERVICES

PROPOSED FIRST FLOOR ADDITION WITH DECK

STREET GUTTER STORMWATER OUTLET

COUNCILS STORMWATER STREET GUTTER GRATE

EXISTING HOME AND LANDSCAPED AREAS

FIRST FLOOR ADDITION DOWNPIPES (NDP) TO HAVE A SPREADER ONTO EXISTING LOWER ROOFS AND DRAIN INTO EXISTING STORMWATER SERVICES.



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Your Style Designer Home Additions

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Client's signature

Signed..... Date: Tuesday, 28 July 2020

Client's signature

Drawing Title : STORMWATER MANAGEMENT

Project Name : First Floor Addition

Architect: Your Style Designer Home Additions

Status : DA STAGE

Scale : 1:200

Plot Date : Tuesday, 28 July 2020

Drawing No. : 27

File Location: ARM 0620 01 DA.pln

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## Proposed finishes

**7 Benelong Street, Seaforth**



### ***MONTAGE - ARTIST IMPRESSION***

Wall colour and Architraves: Dulux Mount buller

Roof : Boral Charcoal Grey roof tiles

Window: Custom Black

Gutter: Ace - Ebony

downpipe colour : Ace - Ebony

Fascia colour - Colorbond Night sky

timber trim - Merbau