



**Statement of
Environmental
Effects
at
21A Wabash Avenue,
Cromer
NSW 2099
For
Mr & Mrs Smith**

RAPID PLANS

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TABLE OF CONTENTS

1	INTRODUCTION	3
	THE EXISTING BUILDING	4
1.1	Site	4
1.2	Local Authority	4
1.3	Zoning	5
1.4	Planning Controls	5
1.5	Context and Streetscape	7
1.6	Existing Areas of the Dwelling	8
1.7	Existing off-street parking	8
1.8	Existing Landscaping	8
2	THE PROPOSAL	9
2.1	Features of the Proposal	10
2.2	Present and Future uses of the Residence	10
2.3	Purpose for the additions	10
2.4	Materials and finishes proposed to be used	11
2.5	Height	11
2.6	Site Controls	11
2.7	Setbacks and Siting	13
2.8	Access and Traffic	15
2.9	Privacy, Views and Outlook	15
2.10	Solar Access and Overshadowing	15
2.11	Acoustic Privacy	15
2.12	Water Management	15
2.13	On-Site Detention	16
3	ENERGY EFFICIENCY	16
3.1	Orientation	16
3.2	Passive Solar Heating	16
3.3	Passive Cooling	16
3.4	Natural light	16
3.5	Insulation and Thermal Mass	17
3.6	Waste Management	17
3.7	Siting and Setback	17
3.8	Development on Sloping Land	17
3.9	Building Form	18
3.10	Roof Form	19
3.11	Walls	19
3.12	Windows and Doors	19
3.13	Garages and Carports	19
3.14	Colour Scheme	19
3.15	Fences and Gates	19
3.16	Garden Elements	20
4	CONCLUSION	20
4.1	Summary	20
5	APPENDIX 1 – Schedules	21
5.1	Schedule of finishes	21
5.1.1	Wall	21
5.1.2	Gutter	21
5.1.3	Deck Posts	21
5.1.4	Door frame	21
5.1.5	Door	21
5.1.6	Window	21
5.1.7	Roofing	21

1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions at 21A Wabash Avenue Cromer.

This statement seeks to express that the proposal complies with Council's Ordinances and has compliance with the Council's objectives. This statement has been prepared pursuant to the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act)¹.

In formulating this Development Application careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, and the unique character of the streetscape and the nature of the surrounding area.

In formulating this Development Application careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, and the unique character of the streetscape and the nature of the surrounding area. The proposed alteration and addition address the objectives and standards of the Warringah Local Environmental Plan 2011 ² (LEP), the Warringah Development Control Plan 2011 ³ (DCP)

This SEE demonstrates that the proposal is generally consistent with the relevant provisions of the State Environmental Planning Policy (BASIX), Warringah Local Environment Plan 2011, Warringah Development Control Plan 2011

This Statement of Environmental Effects and Development Application proposal is reasonable when assessed against council DCP and LEP. It will create a positive contribution to the streetscape and will result in improved amenity for the existing occupants, with minimal impact on the local amenity and environment.

Our recommendation would see an approval from Council for this development application subject to the councils review of this Statement of Environmental Effects.

¹Environmental Planning and Assessment Act 1979;
<http://classic.austlii.edu.au/au/legis/nsw/consol_act/epaaa1979389/>.

² Warringah Local Environmental Plan 2011;
< <https://legislation.nsw.gov.au/view/html/inforce/current/epi-2011-0649>>.

³ Warringah Development Control Plan 2011;
<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/pages/plan/book.aspx?exhibit=DCP>>.

THE EXISTING BUILDING

1.1 Site

The residence is located on the Southern side of Wabash Avenue in the residential neighbourhood of Cromer.

Site Address: No 21A Wabash Avenue, Cromer

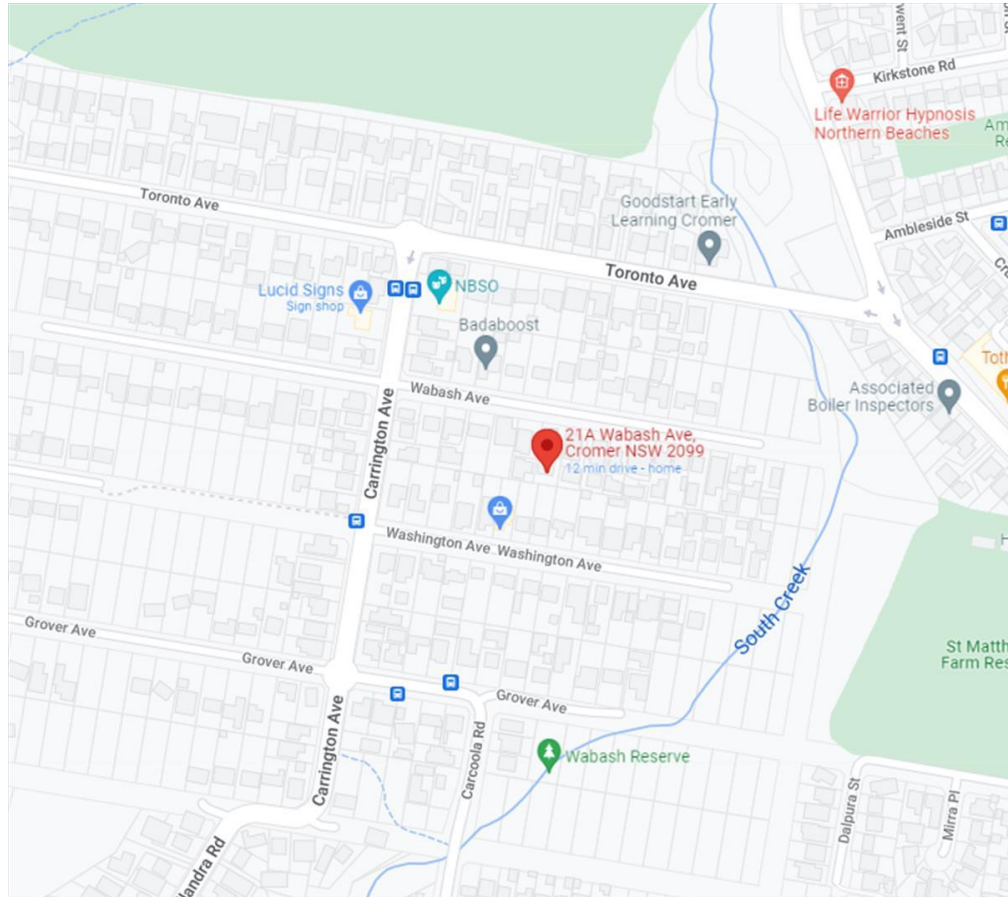


FIGURE 1: LOCATION PLAN 21A Wabash Avenue, Cromer. ⁴ Source Google Maps.

1.2 Local Authority

The local authority for this site is:
 Northern Beaches Council (Warringah)
 Civic Centre 725 Pittwater Road
 Dee Why NSW 2099
 DX 9118 Dee Why
 Telephone: 9942 2111

⁴ Location Map; <<https://www.google.com/maps/place/21A+Wabash+Ave,+Cromer+NSW+2099/@-33.7337091,151.2735267,17z/data=!4m5!3m4!1s0x6b0d558362bf120f:0x61fad218f9439a10!8m2!3d-33.7336021!4d151.2744279>>.

1.3 Zoning

Lot 72 DP.855040 known as 21A Wabash Avenue, Cromer, has a Zoning of R2 Low Density Residential. This property does not fall within a Conservation Area.

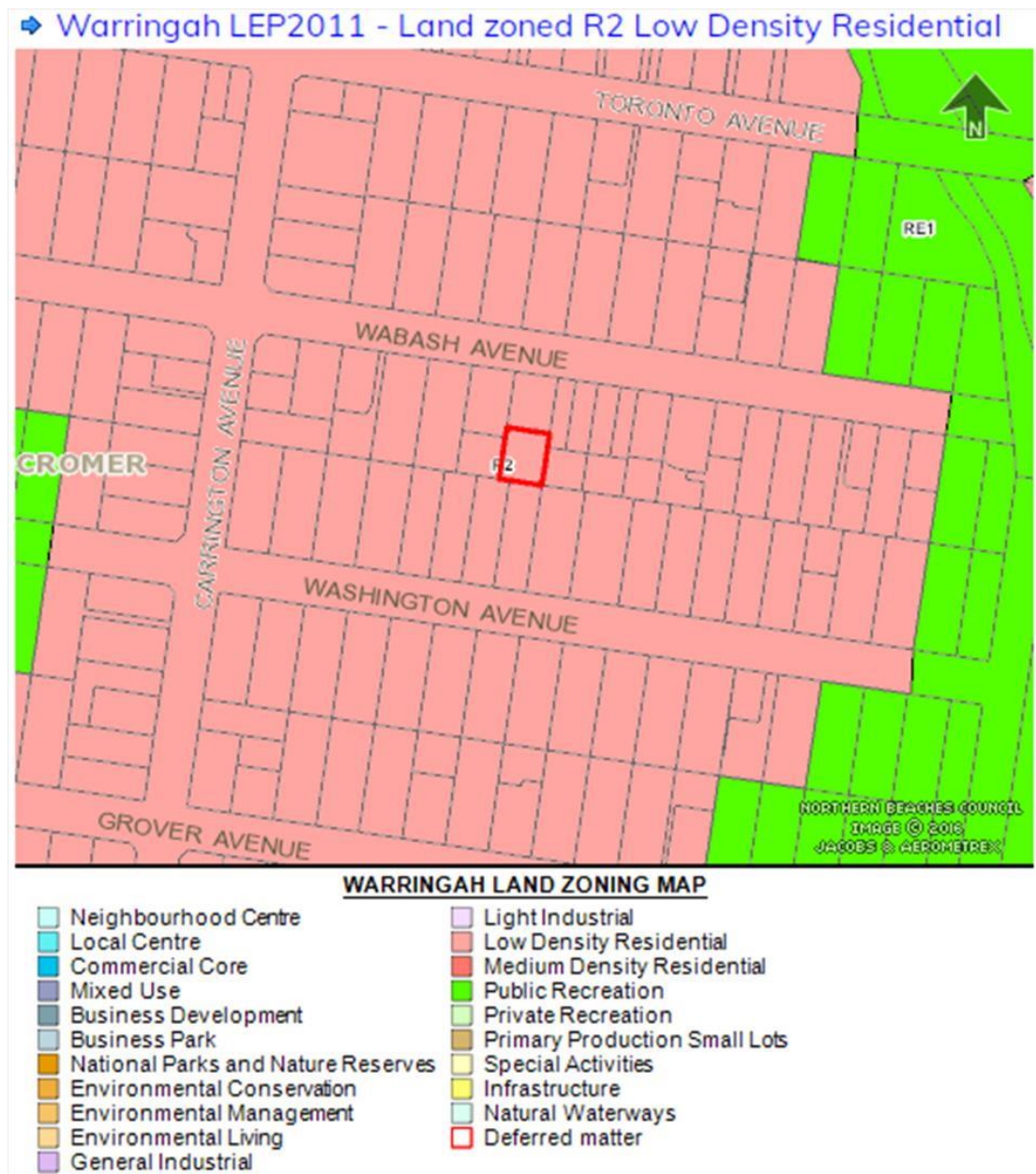



FIGURE 2: Zoning map, 21A Wabash Avenue Cromer. Source Northern Beaches Council.

1.4 Planning Controls


Planning controls used for the assessment of this Development Application are:
Warringah Local Environment Plan 2011
Warringah Development Control Plan 2011



NSW
GOVERNMENT

Property Report

21A WABASH AVENUE CROMER 2099



Property Details

Address: 21A WABASH AVENUE CROMER 2099
 Lot/Section 72/-/DP855040
 /Plan No:
 Council: NORTHERN BEACHES COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Warringah Local Environmental Plan 2011 (pub. 14-2-2014)
Land Zoning	R2 - Low Density Residential: (pub. 9-12-2011)
Height Of Building	8.5 m
Floor Space Ratio	NA
Minimum Lot Size	600 m ²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Landslide Risk Land	Area A - Slope <5

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

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FIGURE 3: Property report; 21A Wabash Avenue Cromer,⁵ Source Spatial Viewer DoIPE.

⁵ DoPIE, Planning Portal <<https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>>.

1.5 Context and Streetscape

The house is situated in a street that is characterized by large trees and period homes. The street presents as typical of the garden suburb characterised by property trees small shrubs and street trees. The street trees are quite mature overhanging the avenue and the properties in the street have a mix of trees and small shrubs. The property is an existing single storey dwelling on a battle axe lot, with housing directly opposite. The property is located on the high side of Wabash Avenue with views to the southeast over the bushland area. Houses in the area are mainly single and double storey of varying periods with a mix of period homes & new modern architectural style housing.

The locality is considered a low-density R2 area. An important characteristic and element of Cromer significance as a garden suburb is the garden setting of its houses, and the flow of garden space around and between its houses.



FIGURE 2: Street View, (Battle axe Driveway) 21A Wabash Avenue Cromer. Source Google Maps.⁶

⁶ Google Maps; Street View. <<https://www.google.com/maps/place/21A+Wabash+Ave,+Cromer+NSW+2099/@-33.7332247,151.274864,3a,37.9y,206.49h,85.26t/data=!3m6!1e1!3m4!1sb90jUeXEdkw5V9Dhjk3rwQ!2e0!7i16384!8i8192!4m5!3m4!1s0x6b0d558362bf120f:0x61fad218f9439a10!8m2!3d-33.7336021!4d151.2744279>>.

1.6 Existing Areas of the Dwelling

The site has an existing single storey dwelling accessed via stairs to the front and an existing concrete driveway to the eastern side of the dwelling.

1.7 Existing off-street parking

There is parking available for 1 car on the existing driveway.

1.8 Existing Landscaping

The landscaping to the existing property consists of a site sloping up from the front of the boundary to the rear of the dwelling with scattered small shrubs & grass. To the rear yard there is a grassed area from the rear of the dwelling up to the rear boundary with garden walls bounding the boundaries. The existing landscaping is to be maintained where possible for this development.

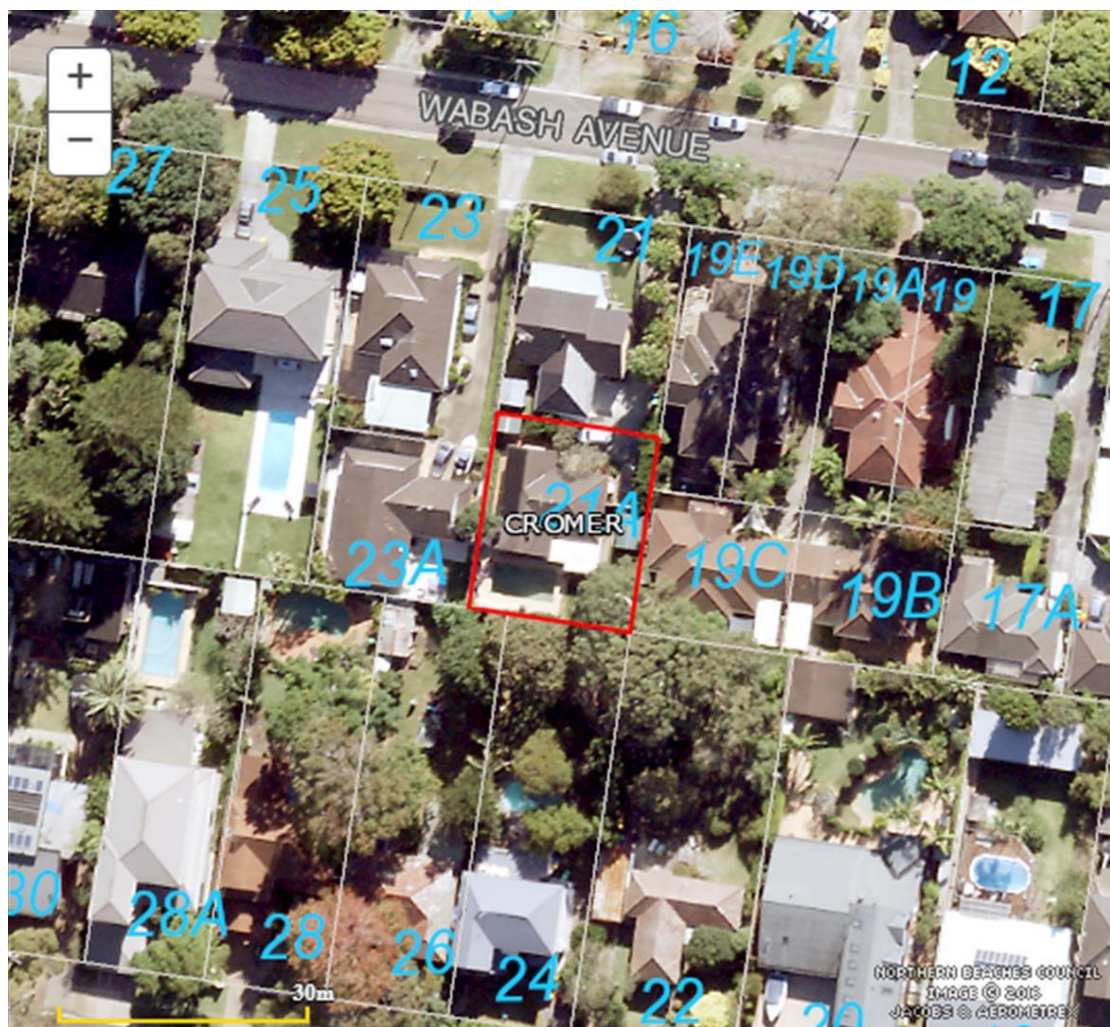


FIGURE 3: Ariel View, 21A Wabash Avenue Cromer. Source Northern Beaches Council.

2 THE PROPOSAL

Visual character of the street will remain consistent with the local dwellings as one that maintains the garden suburb. The building will become a two-storey building with new proposed car parking to the front eastern side of the dwelling in keeping the neighbouring property. The appearance of the building is to be improved throughout the development with the dated appearance to be modernised to be in keeping with surrounding properties. The proposed works provide refurbished internal areas to the existing ground and new upper floor addition, with a new single garage. The entry and access fronting Wabash Avenue is to be maintained.

New lower floor works will provide refurbished areas for increase amenity to the existing ground floor areas. A new upper floor addition is proposed to the existing dwelling, the location of these works will have minimal visual impact from both the neighbours and the public domain due to the battle axe lot. A new ground floor garage will provide for a new parking and driveway access will be maintained to the dwelling. This provides visual articulation from the neighbouring properties reducing the bulk and increasing the visual interest, this is in sympathy with the prevailing streetscape and due to the battle axe site almost invisible from the public domain. (Figure 2)

Proposed works to the existing ground floor will include; new internal stairs and living area. The new upper floor addition will incorporate, new bedrooms, new bathroom, new master bed including walk in robe and ensuite and new second living area. A new rear deck will provide for private outdoor space and solar access.

New sliding doors to the dwelling will provided improved and safer access and increase amenity to the dwelling. The new garage will provide security and off-street parking. A new roof is proposed to the upper floor encompassing the new additions and rear upper floor deck with provide a covering to the lower existing deck complimenting the existing deck and providing increased amenity for the owners and provide for much needed private open space.

This is in keeping with the existing street scape and the immediate neighbours. The proposal improves the scale and character of the house and the garden suburb.

2.1 Features of the Proposal

Externally the proposal encompasses:

- New Garage
- New upper floor addition
- New upper floor deck
- New sheet metal roofs

Internally the proposal encompasses:

- Ground floor refurbishment works
- Upper floor additions works to; Master bedroom, Walk in Robe, Ensuite. New bedrooms x 2, New Study area, New Living, New Bathroom
- New internal stairs
- New Lower ground floor bathroom to rear of garage.

2.2 Present and Future uses of the Residence

The present use of the residence is as a detached private residence on its own title, and this will **not** change with the proposal.

2.3 Purpose for the additions

The new proposal provides better and secure provision for parking, with improved access and egress to living & entertaining areas for the residents whilst improving the amenity of the dwelling that is fitting for the Cromer area. The owner is looking to modernise the overall look of the house & maintain certain key components of the existing dwelling by reconfiguring & refurbishing internal areas to be more usable for the owner's family. A new garage is required on the street level as the property is located on a battle axe. A new stair access is proposed from the garage to the dwelling making use of the space between the existing floor levels of the dwelling & the existing ground floor of the residence to not only provide new stairs, but to allow for safe covered access to the dwelling.⁷ The existing driveway and crossover is to be maintained, with the internal refurbishment works composing of a living, new stairs, bedrooms, wet areas and new stair well. The new works to the existing lower ground floor will include garage plus bathroom, with upper floor additions to

⁷ Northern beaches Council DCP parking 4.1.6;
<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Pages/Plan/Book.aspx?exhibit=MDCP>>.

incorporate sleeping quarters and an area that can be used a home office for work separation and internal access. With a new rear upper floor deck that will provides covered are to the existing lower floor deck providing for outdoor indoor connection and private open space.

The works are generally proposed within the existing footprint of the existing dwelling & make use of the existing rear decks to the property. The design maximizes the existing dwelling & available area of land whilst improving the bulk. The proposed development maintains the northern aspect while improving the access to solar and ventilation to the northern façade, this improves the lifestyle for the resident as well as making the residence much more energy efficient and environmentally friendly.

2.4 Materials and finishes proposed to be used

Materials proposed to be used externally, are new, weatherproof, durable and aesthetically pleasing, reflecting and fitting in general with the existing built environment and surrounding materials and reflecting the existing materials and design of the existing residence.

External materials used, and colours selected for finishing to new works are generally matching existing or sympathetic to the existing materials, comprising of:

Brick veneer wall to the lower ground floor walls and brick to garage walls.

Cladded timber frame walls to the upper floor additions.

Timber decks

Aluminium windows & doors to all elevations

Roofing in colour bond medium to dark colour.

2.5 Height

The height of the new development is 7.664m and will not exceed the 8.5m height limit.

2.6 Site Controls

Proposed Development	Proposed	Allowable
Site Area	484 sq m	-
GFA (Gross Floor Area)	226.76 sq m	-

GFA (Gross Floor Existing)	99.26 sq m	-
Height	7.664m	8.5m
Existing Impervious area	357.45 sq m	Existing
Proposed Impervious area	349.97 sq m	290.40 sq m

The improvements to the property maintain the streetscape & assist in offsetting the required landscaped open space with additional green space proposed under this application. The proposal enhances the amenity of the site by providing compliant off-street parking and a refurbished areas and an upper floor addition that softens the visual amenity of the front of the property. The proposed works to the front of the property will enhance the adjacent property. The existing plantings provide privacy between neighbouring properties this also reduces traffic noise from the road. The proposed landscaped area is, in our opinion, an improvement on the existing areas and reasonable outcome as the existing areas are generally maintained. Our proposal improving on the objectives under landscaped open space and off-street parking requirements of the WDCP2011.

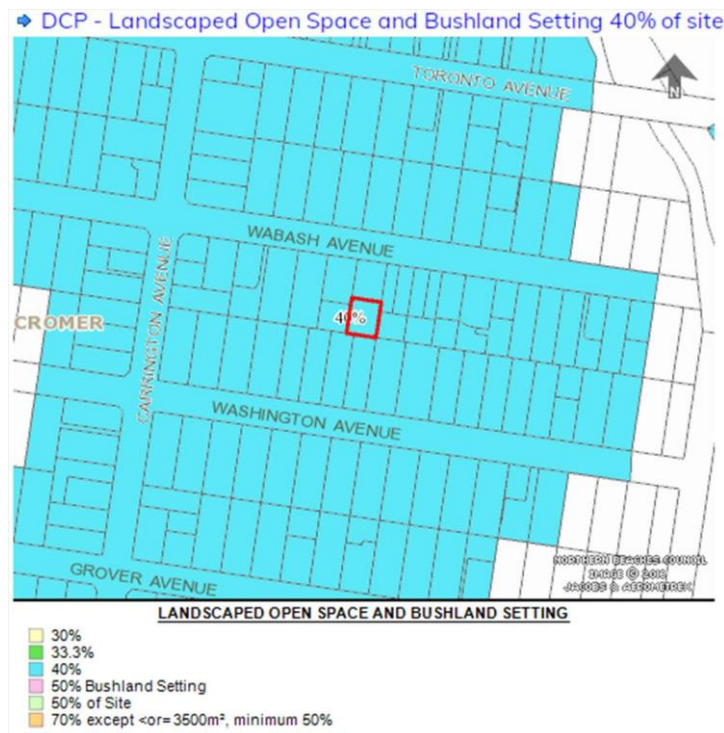


FIGURE 4: Open space map, 21A Wabash Avenue Cromer. Source Northern Beaches Council.

As the property is located on a battle axe block with long driveway and limited outdoor open space areas to the front of the dwelling, the new garage minimises the footprint of the additions and provides for compliant vehicle access. The proposal is not as visually dominant as the garage is located well back from the street and connects visually to the existing dwelling and is well separated to the immediate neighbours. This blends into the existing dwelling to reduce excessive bulk to the front of the property. The proposed works to the existing dwelling are virtually invisible from the front set back and do not dominate the façade. It is in our opinion that the proposal is reasonable, considering the current surrounding built form & existing terrain, with the proposal achieving the objectives outlined in WDCP2011.⁸

2.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
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Front Set Back	5.251m (Nth East Cnr carport)	1.0m
Rear Set Back	7.8m (Rear Dwelling Sth west cnr)	6.0m
Side Set Back West	3.014m (Sth West Cnr Dwelling)	0.9m
Side Set East	0.907m (Nth East Cnr of garage)	0.9m

The setbacks of the residence will remain generally consistent with the existing adjacent properties along Wabash Avenue.

The pattern of development along Wabash Avenue shows an irregular pattern of development with various sizes of housing. (Figure 5) The orientation of the dwellings in a north/south direction has relation to the road frontage and setback. With these points in mind, this application has a proposed alignments that is generally consistent with the dwellings either side to provide a more consistent pattern of development in relation to setbacks.

⁸ Northern Beaches Council DCP;

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/pages/plan/book.aspx?exhibit=DCP>>.



FIGURE 5: Ariel View, 21A Wabash Avenue Cromer. Source Northern Beaches Council.⁹

The proposed works provide visual continuity with the existing access within the front setback area maintained. With the dwelling being largely set back from the front boundary this allows for a sense of openness to the front setback area that predominately includes the driveway access. View lines are maintained as the garden areas are in keeping with the western neighbouring property with neighbours on either side enjoying an elevated position to make use of district views. As the front of the property has aged the proposal provides a vastly improved quality of streetscape in line with surrounding developments.

⁹ Northern Beaches Council, Ariel View map;

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=147355>>.

2.8 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The proposal shows that there is currently limited existing off-street parking to 21A Wabash Avenue. The proposal will maintain the driveway and crossover, pedestrian stairs & pathways and include a new compliant garage. The drive has been kept to maintain the stormwater and associated easements, to allow for as much landscaped area as possible on the street & to maintain parking provisions & provide safe vehicle movements. The proposed development will have no detrimental impact on traffic flow.

2.9 Privacy, Views and Outlook

The positioning of windows and open space in the proposed residence at No 21A Wabash Avenue has minimal impact on the visual and acoustic privacy of adjoining properties. The siting and design of the proposed addition minimizes overlooking into neighbours' living areas and recreation space with minimal side windows with the side windows to the ground floor substantially separated from the neighbouring dwelling & using raised windowsills for privacy. The timber framed and cladded walls provide a barrier to the neighbours on the adjacent boundaries and the new areas do not directly impact neighbouring properties.

2.10 Solar Access and Overshadowing

The site slopes up from the North to South. The location of the proposed additions has been carefully designed to maximize the northerly solar aspect with minimal impact on neighbour's properties. The bulk of the wall & roof shadowing will be existing with a shadow increase that will maintain sunlight to the open space areas on the adjacent property.

2.11 Acoustic Privacy

Acoustic privacy has been maintained across the development. The masonry & timber framed walls with timber & concrete floors on the property act as a buffer to noise as well as careful planting. It is considered that this development imposes minimal noise impact to neighbours.

2.12 Water Management

Appropriate water management measures have been adopted in this development. Stormwater from new roofed areas will be fed into the existing stormwater drainage system and piped to the street gutter.

2.13 On-Site Detention

As per Warringah Council On-Site Stormwater Detention Technical Specification August 2012 alterations & additions for single residential dwellings will not require OSD.¹⁰

3 ENERGY EFFICIENCY

Energy conservation is an important feature in the design of this development. Careful consideration has been given to promote sustainable design.

3.1 Orientation

The living spaces have been designed to make maximum use of the existing dwelling as well as the northerly aspect.

3.2 Passive Solar Heating

The living spaces have timber & concrete floor with masonry & timber walls. The outdoor areas are to be tiled & timber board to promote heating during the winter months. Materials that have a high thermal mass have been proposed to maximize the heating potential of the sun. This is to reduce the need to use active systems for the heating of the living spaces.

3.3 Passive Cooling

Overhangs have been designed to prevent the sun from entering the house during the summer months & to provide compliance with Basix certificate. There is the potential for cross ventilation cooling with the sliding open doors and windows maximizing the north-easterly breezes. As per the Basix Certificate improved aluminium doors & windows are to be used to assist in passive cooling.

3.4 Natural light

Large open windows and doors to the living spaces to have generous amounts of sun during the winter months and natural light during the summer months.

¹⁰ Northern beaches Council, Engineering Specifications; <<https://www.northernbeaches.nsw.gov.au/planning-and-development/permits-and-certification/engineering-specifications>>.

3.5 Insulation and Thermal Mass

The development will be constructed from a masonry, concrete & timber framed construction. As well as providing for acoustic and fire requirements this construction provides a good thermal mass for the house. The new works to the house shall be thermally insulated in the ceiling with foil backed blanket and insulation batts¹¹ to the exterior walls and where necessary to the existing walls.

3.6 Waste Management

This proposal promotes waste minimization and would have minimal impact on existing waste management strategies. Ample space for the separation and temporary storage of waste and recycling bins has been allowed in the front yard. Household effluent will be disposed of to Sydney Water requirements.¹² During construction onsite sedimentary controls, including hay bales and filter barriers, will be used to prevent stormwater pollution. On site sorting of construction waste will ensure maximum recycling occurs.

3.7 Siting and Setback

Most houses are free standing with the car access to the front or down one side. 21A Wabash Avenue is a good example of this in that it has its car parking in the existing driveway. The proposed garage will help to minimize cars parked on the street and maintain current parking requirements. The siting of the house is relevant to the shape of the block & neighbouring properties with the entry to be maintained. The new sections to the front & rear of the house follows this design concept. There have been generous areas of ground dedicated to the planting of landscaped areas in both the front and the rear areas of the property.

3.8 Development on Sloping Land

No. 21A Wabash Avenue, Cromer is shown in Landslip Category A (Figure 6) on Northern Beaches Council Landslip map¹³. Refer to the Geotechnical Report included with this application. There is no detrimental impact of stormwater discharge as the proposal makes use of the existing stormwater system with the additional

¹¹ Energy.Gov, Types of insulation; <<https://www.energy.gov/energysaver/types-insulation>>.

¹² Sydney Water Standards and Specification; <<https://www.sydneypwater.com.au/plumbing-building-developing/provider-information/standards-specifications.html>>.

¹³ Northern Beaches Council, Land slip map, 27 Beacon Ave Beacon Hill;

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=102943>>.

runoff feeding into the existing system & piped to the street gutter.

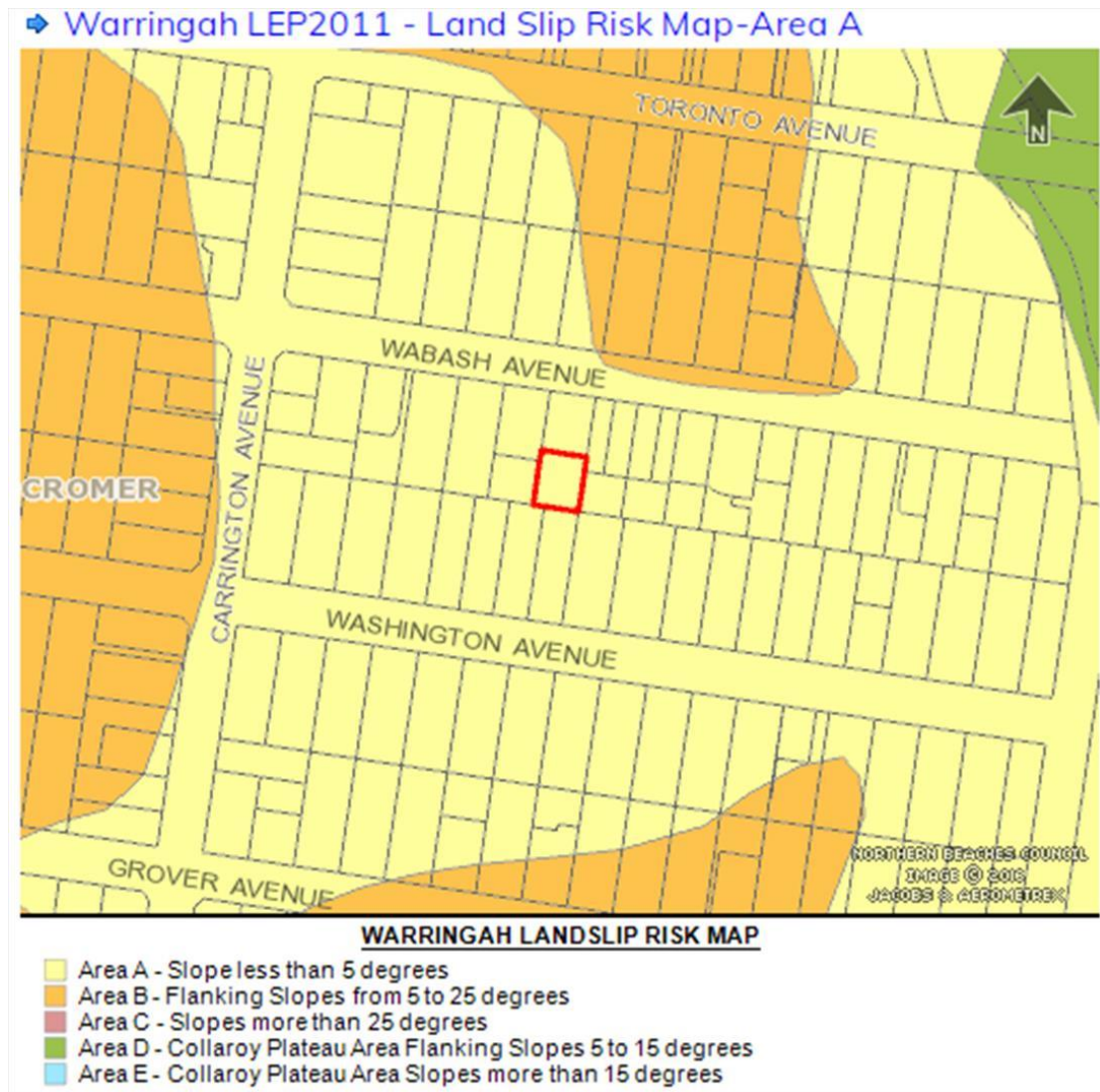


FIGURE 6: Land Slip Maps, 21A Wabash Avenue Cromer. Source NB Council.¹⁴

3.9 Building Form

Residential buildings in Cromer are uniformly single and double storey and similar in bulk. They are similar in shape but remain individually designed. The wall facades are to be brick, timber framed and cladded to match existing. The new works have been designed to improve the overall look of the building form & to create a modern design that suites the area.

¹⁴ Northern Beaches council, Land slip map:

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=147355>>.

3.10 Roof Form

The existing house has a pitched roof that is proposed to be replaced with a new sheet metal roof under this proposal. This is to limit the height of the roof structure & overshadowing as well as allowing for the new additions.

3.11 Walls

A distinctive feature of the Cromer house is that the walls are constructed from timber framing. The design incorporates these walls into the new works to the existing floors & the upper floor addition to use cladded timber frame for a lightweight construction option to create a seamless modern finish to the property.

3.12 Windows and Doors

A variety of window shapes and sizes can be found in the Cromer area. These individualize each of the homes giving each a unique character. Windows are typically rectangular in shape and are of a vertical proportion. Bay windows are also used although sliding, double hung and casement types are more typical. Windows and doors are usually made from alloy or timber and are invariably painted.

The proposed sliding windows and doors at 21A Wabash Avenue are to be constructed in alloy or timber. Care has been taken not to create privacy issues with neighbouring properties & provide ample natural light & airflow for the owners.

3.13 Garages and Carports

The freestanding houses in Cromer allowed for the cars to drive to the front or down the side of the house. This development proposes a new garage and deck roof to the side and rear setback. With the existing concrete drive and crossover maintained.

3.14 Colour Scheme

The colour scheme of the proposed addition will be in sympathy with the period of the original house.

Please refer to Appendix 1 for the Colour Scheme schedule

3.15 Fences and Gates

Side & rear fences are to be maintained for this development.

3.16 Garden Elements

The garden areas are to be improved where possible promoting the concept of a garden suburb. Substantial existing planting & grassed areas are provided to the yard assists in improving & enhancing the streetscape.

4 CONCLUSION

4.1 Summary

This proposal is considered suitable for the site and provides a balance between low density living, amenity and outdoor space. The proposed changes to 21A Wabash Avenue are sympathetic and consistent with the existing character of the surrounding streetscape and residential density of Cromer. The proposed design solution provides a private residence that is both architecturally and environmentally responsive to the needs of the site and local community. Masonry & cladded walls, concrete & timber floors, window orientation, natural daylight and ventilation combine to greatly improve the immediate and future amenity of this residence. These factors work together to minimize the impact of the proposed development on adjoining properties and enhance the amenity of the surrounding area. We consider that the proposal will impose minimal impact and request that council support the Development Application.

5 APPENDIX 1 – Schedules

5.1 Schedule of finishes

Schedule of Exterior Materials, Finish and Colours

EXTERIOR ELEMENT	MATERIAL	FINISH	AS 100 1996 COLOUR
5.1.1 Wall	Masonry Timber frame & cladded stud	Paint	By Owner
5.1.2 Gutter	Colorbond	Medium to Dark	By Owner
5.1.3 Deck Posts	Timber/Steel	Paint	By Owner
5.1.4 Door frame	Alloy-Timber	Paint	By Owner
5.1.5 Door	Timber & glass	Paint	By Owner
5.1.6 Window	Alloy/Timber & glass	Paint	By Owner
5.1.7 Roofing	Colour Bond	Medium to Dark	By Owner