

## GENERAL SPECIFICATION

All works to be in accordance with the  
BUILDING CODE OF AUSTRALIA  
and all other Codes and Standards as required.  
Some notes may not apply to all projects

1. Brickwork shall comply with AS 3700.

All brickwork shall be solidly bonded and laid on a full bed of 10mm. mortar with all joints filled. Wall ties spaced at 460mm. cts horizontally and 610mm. cts vertically or vice-versa and within 300mm of articulation joints, to comply with AS 2699.

2. Subfloor ventilation;

- 150mm. min. bearer to ground clearance for strip flooring.
- 200mm. min. bearer to ground clearance for sheet flooring.
- Minimum 7500mm<sup>2</sup>/Metre of external masonry veneer wall.
- Minimum 22000mm<sup>2</sup>/Metre of internal dwarf walls.
- Weep holes at max. 1200mm. centres to comply with AS 3700.

3. Damp-proof courses to be an approved waterproof cement mortar or bituminous paper placed 75mm. below floor level.  
A second course to be laid 1 or 2 brick courses higher.

4. Firebox inserts shall be installed in accordance with manufacturers specifications and in accordance with AS 2918.

5. Top soil and all organic matter to be removed from under where a concrete slab-on-ground is to be poured.

6. Structural steel and concrete to comply with the Structural Engineer's design and computations and shall take precedence over instructions on this plan.

7. Reinforced concrete to be min. 25MPa. complying with AS 2870 - 1996, (unless directed otherwise by structural Engineer) and;  
- Trench mesh for concrete footings to be lapped a min. 500mm. and have a top and/or bottom cover of min. 50mm, unless directed otherwise by Engineer.  
- Fabric mesh to be lapped a minimum of 225mm. and have a minimum top and/or bottom cover of 25mm, unless directed otherwise by Engineer.

8. Excavation of trenches for footings, drainage, sewerage, etc., to be in accordance with the requirements of the local Controlling Authorities.

9. Smoke detectors to comply with AS 3786 and must also comply with the BCA 3.7.2.

10. Safety switches to be installed to the requirements of the local Controlling Authority.

11. All glazing to comply with AS 1288-2006.

12. From information provided, the design wind speed is N3 (41m/s).

13. No part of any building to encroach Site or Title boundaries.

14. Provide Bush fire preventative measures where required by local Council.

15. Stair design;

- Risers 190mm. Maximum  
115mm. Minimum
- Treads 355mm. Maximum  
240mm. Minimum
- Risers and Treads to be constant in size throughout the flight.
- Ensure gap between treads does not exceed 125mm. or provide infills to block access if larger.
- Min. 2000mm. vertical head clearance when measured from the nosing of the tread.
- Stair to be min. 750mm. wide when measured clear of all obstructions.
- Handrail to be a constant minimum 865mm high above the nosing of treads and minimum 1000mm. high above all landings, balconies and the like that exceed 1000mm. above the finished adjacent ground or floor level.
- Balusters and rails, etc., to have max. spacing of 125mm.
- Wire balustrading to comply with Table 3.9.2.1 of the BCA.

16. Figured dimensions shall always take precedence over scale.

17. Termite prevention works must be in accordance with AS 3660.1 - 2000.

18. For buildings in close proximity to the sea, ensure that all steelwork, brick cavity ties, steel lintels, etc. that are embedded or fixed into masonry, be protected in accordance with AS 1650 or AS 3700-1988 Table 2.2, hot dipped galvanised iron, stainless steel or cadmium coated.

19. The Builder to take all measures necessary to ensure the stability of new and/or existing structures during construction and generally ensure the watertightness of all works during construction.

20. These plans have been prepared for the exclusive use of the customer and only for the purpose expressly notified to the author. Any other person who uses or relies on these plans without the written consent of Avalon Granny Flats does so at their own risk and no responsibility is accepted by Avalon Granny Flats for such use and/or reliance.

21. DO NOT SCALE OFF DRAWINGS.

The Owner/Builder and/or subcontractor to confirm all dimensions, setbacks and levels prior to commencing construction, ordering materials or preparing shop drawings and shall be responsible for ensuring that all building works conform to the Building Code of Australia, AS codes (current editions) Building regulations, local by-laws and Town Planning requirements. All discrepancies must be referred to this office for clarification.

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23. These notes are neither exhaustive nor a substitute for regulations, statutory requirements, building practice or contractual obligations and unless expressly stated otherwise, are provided only as a guide.  
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## PLAN SCHEDULE

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4	Sediment Control / Waste Management Plan	13	Elevations
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## ISSUES

Rev.	Date	Description
PD-A	25-03-2019	PD.v1
PD-A	01-04-2019	PD.v2
PD-C	21-05-2019	SITE INFORMATION ADDED
PD-D	24-05-2019	CARPORIT SIZE ADJUSTED
DA-A	18-06-2019	D.A. SET



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## PROPOSED GRANNY FLAT

for

ROSLYN SAUNDERS

at

81 PALMGROVE ROAD | AVALON BEACH | NSW  
2107



Scale:

Drawn:  
LJ

Job No:  
AGF 2152

Date:

18.06.2019

Checked:  
LJ

Sheet No:  
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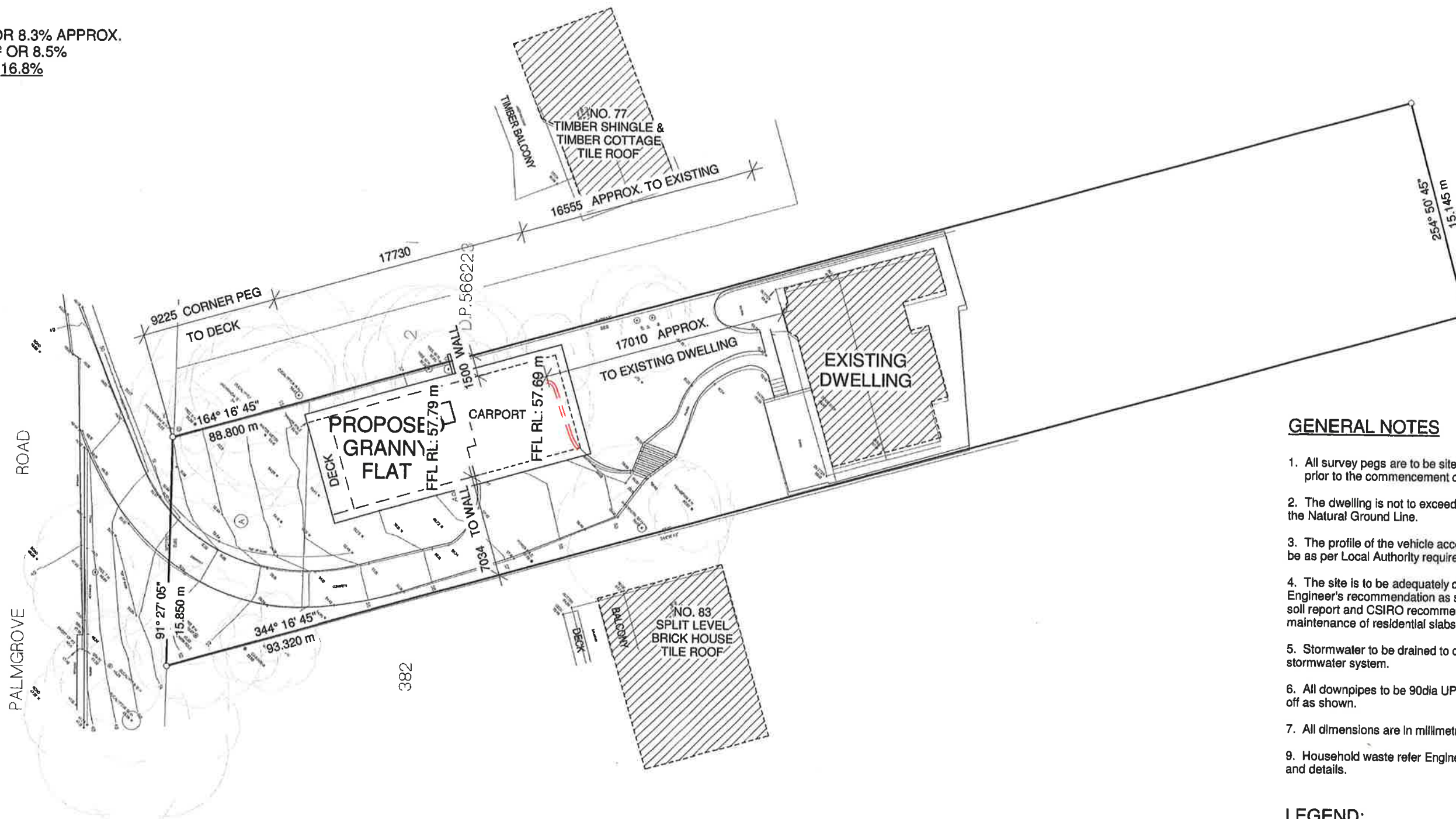
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2107



LOT 381 on DP 16902  
LOCAL AUTHORITY:  
BLACKTOWN CITY COUNCIL

**SITE COVER:**  
**EXISTING: 115.2m<sup>2</sup> OR 8.3% APPROX.**  
**PROPOSED: 117.7m<sup>2</sup> OR 8.5%**  
**TOTAL= 232.9m<sup>2</sup> OR 16.8%**



1. All survey pegs are to be sited in position prior to the commencement of construction.
2. The dwelling is not to exceed 8.5m above the Natural Ground Line.
3. The profile of the vehicle access drive is to be as per Local Authority requirements.
4. The site is to be adequately drained to the Engineer's recommendation as set out in the soil report and CSIRO recommendations for the maintenance of residential slabs and footings.
5. Stormwater to be drained to council stormwater system.
6. All downpipes to be 90dia UPVC. Number off as shown.
7. All dimensions are in millimetres.
9. Household waste refer Engineer's design and details.

BAL Busfire Attack Level (as noted)  
FOW Face of Wall  
OMP Outermost Projection

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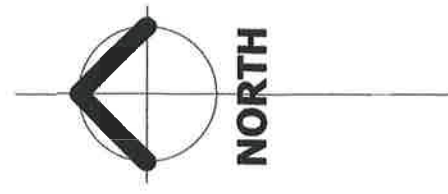
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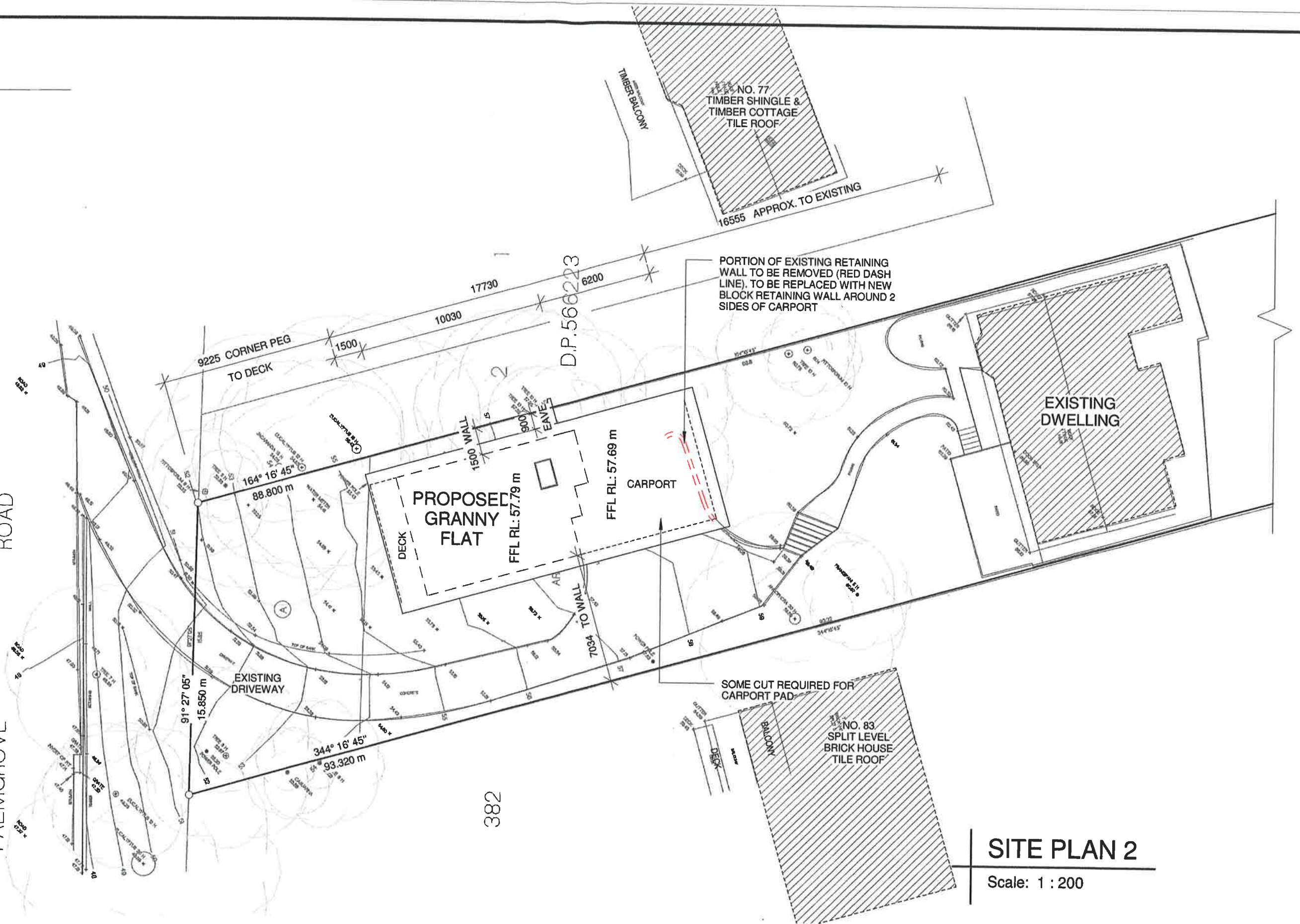
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**NSW 2107**





PALMGROVE ROAD



## SITE PLAN 2

Scale: 1 : 200

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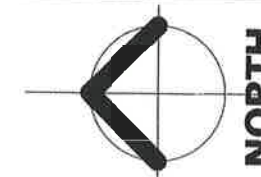
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# LEGEND:

- SEDIMENT FENCE ON UPSIDE OF SLOPE AROUND CONSTRUCTION AREA
- SEDIMENT FENCE ON DOWNSIDE OF SLOPE AROUND CONSTRUCTION AREA
- LINE OF STORMWATER LINE RUN UNDERGROUND FROM DOWNPIPES
- DP DOWNPIPE LOCATION



LOCATION OF WASTE MATERIAL AREA DURING CONSTRUCTION - TO BE IN WASTE BIN &/OR SUITABLE SCREENING/FENCING AROUND (REPRESENTED BY BLUE HATCH)

SEDIMENT FENCING AROUND DOWNSLOPE OF CONSTRUCTION AREA  
BLUE DASH LINE = STORMWATER FROM DOWNPIPES DIRECTED TO STREET KERB IN ACCORDANCE WITH COUNCIL REGULATIONS

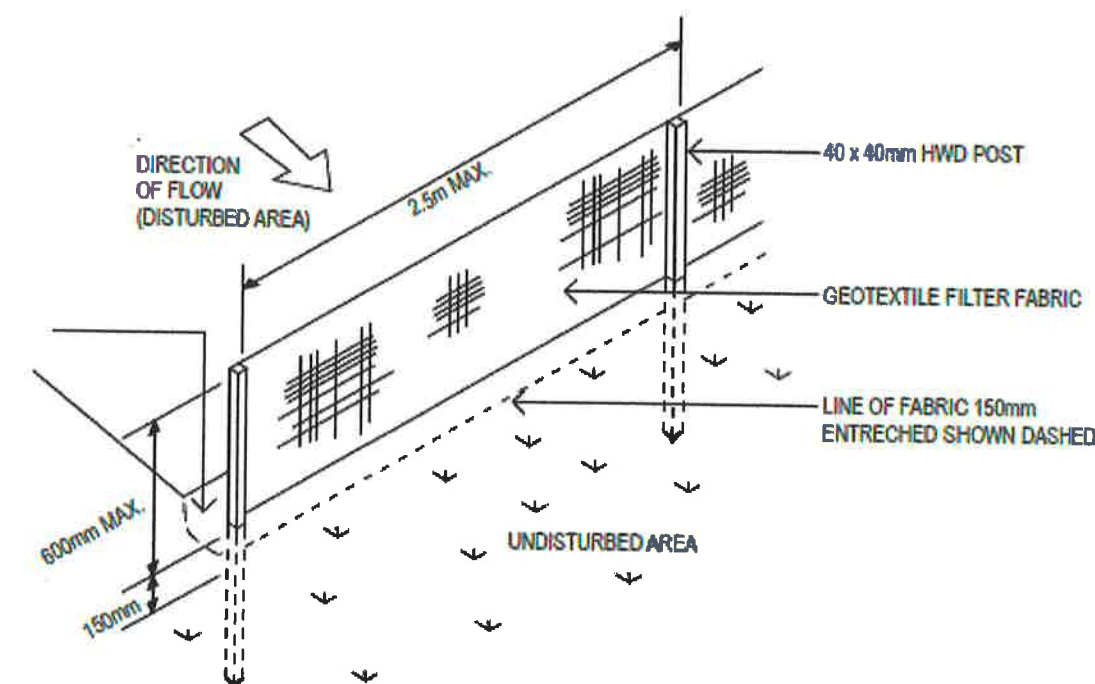
DIVERT ANY RUNOFF WATER FROM UP SLOPE AROUND PROPOSED BUILDING AREA USING A SEDIMENT FENCE

LOCATION OF MATERIAL STORAGE ON-SITE DURING CONSTRUCTION (REPRESENTED BY RED HATCH)  
EXISTING DRIVEWAY TO ACT AS HARD STAND AREA FOR LOADING & UN-LOADING MATERIALS AS WELL AS STANDING AREA FOR CONCRETE PUMPS, CRANES OR SIMILAR DURING CONSTRUCTION

EXISTING DRIVEWAY TO BE USED AS ALL WEATHER ACCESS DURING CONSTRUCTION. TO BE CONCRETE or ROAD BASE OR OTHER HARD STAND MATERIAL

## Sediment Control / Waste Management Plan & Stormwater Plan

Scale: 1 : 250



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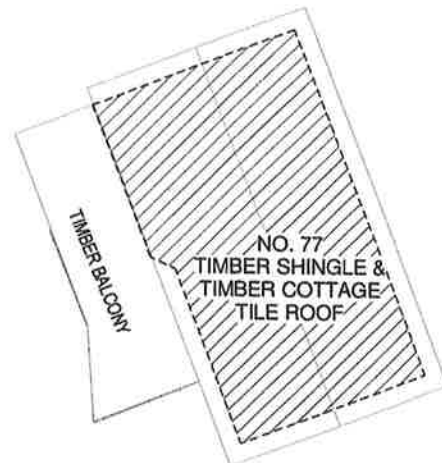
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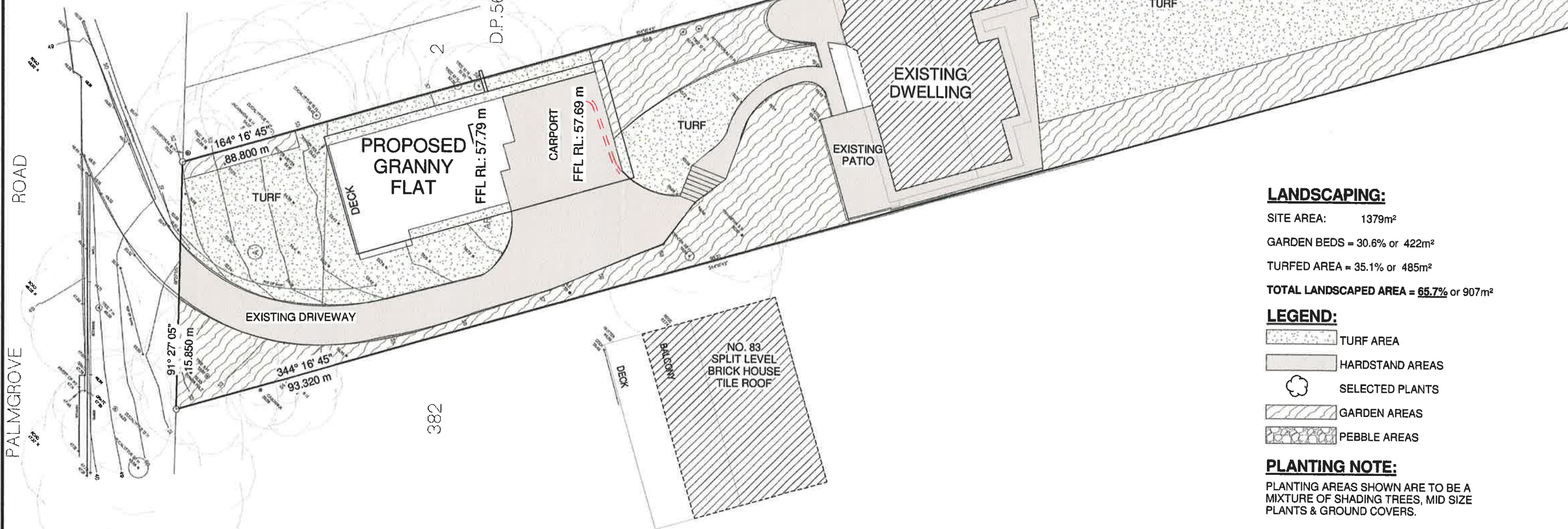


ROAD

PALMGROVE



D.P. 566223



#### LANDSCAPING:

SITE AREA: 1379m<sup>2</sup>  
GARDEN BEDS = 30.6% or 422m<sup>2</sup>  
TURFED AREA = 35.1% or 485m<sup>2</sup>  
TOTAL LANDSCAPED AREA = **65.7%** or 907m<sup>2</sup>

#### LEGEND:

- TURF AREA
- HARDSTAND AREAS
- SELECTED PLANTS
- GARDEN AREAS
- PEBBLE AREAS

#### PLANTING NOTE:

PLANTING AREAS SHOWN ARE TO BE A MIXTURE OF SHADING TREES, MID SIZE PLANTS & GROUND COVERS.

## LANDSCAPING PLAN

Scale: 1 : 250

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NSW 2107





## SHADOW DIAGRAM - SUMMER 9am

Scale: 1 : 350

## SHADOW DIAGRAM - SUMMER 12pm

Scale: 1 : 350

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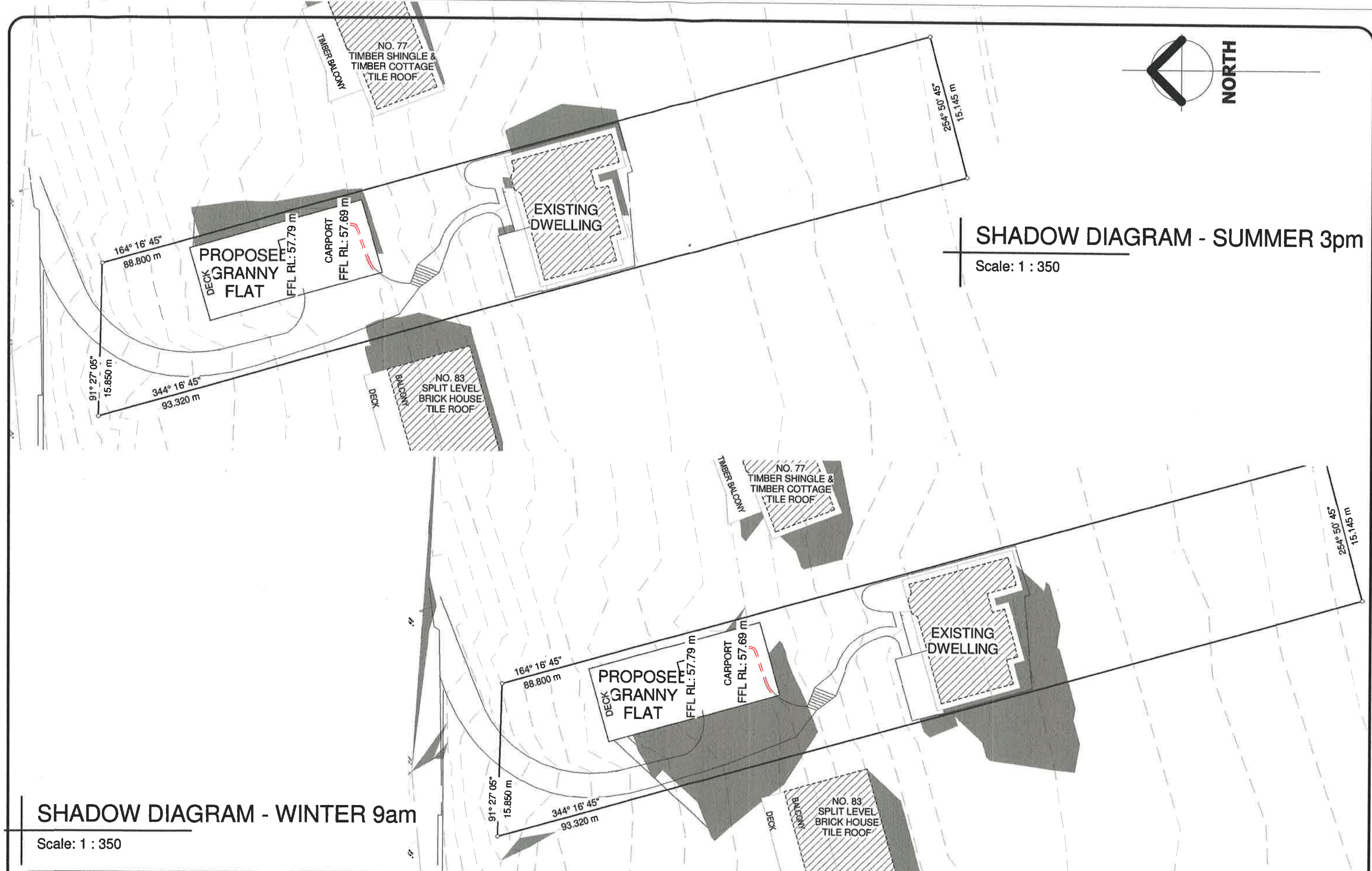
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PROPOSED GRANNY FLAT  
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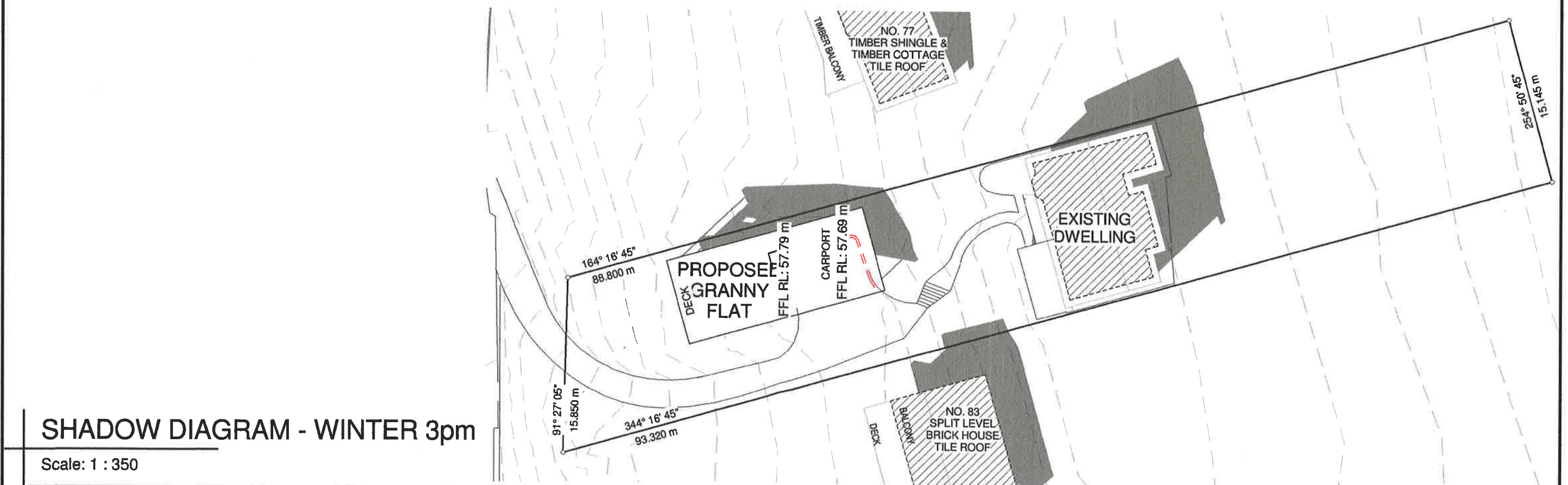
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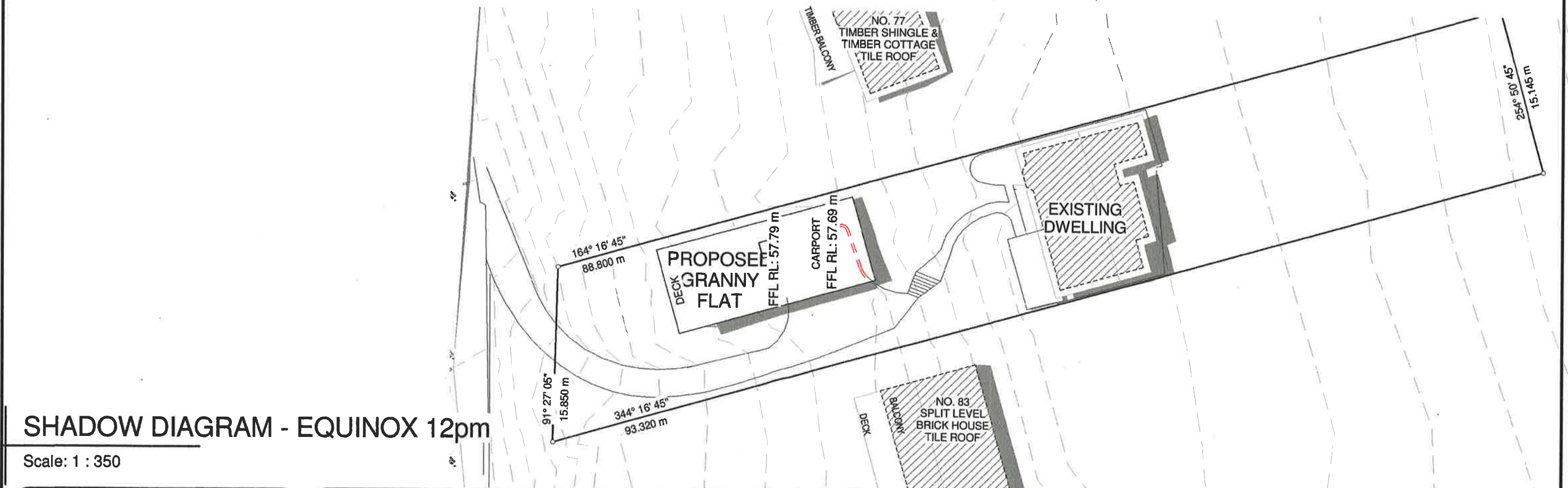
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**NSW 2107**





SHADOW DIAGRAM - EQUINOX 9am

Scale: 1 : 350



SHADOW DIAGRAM - EQUINOX 12pm

Scale: 1 : 350

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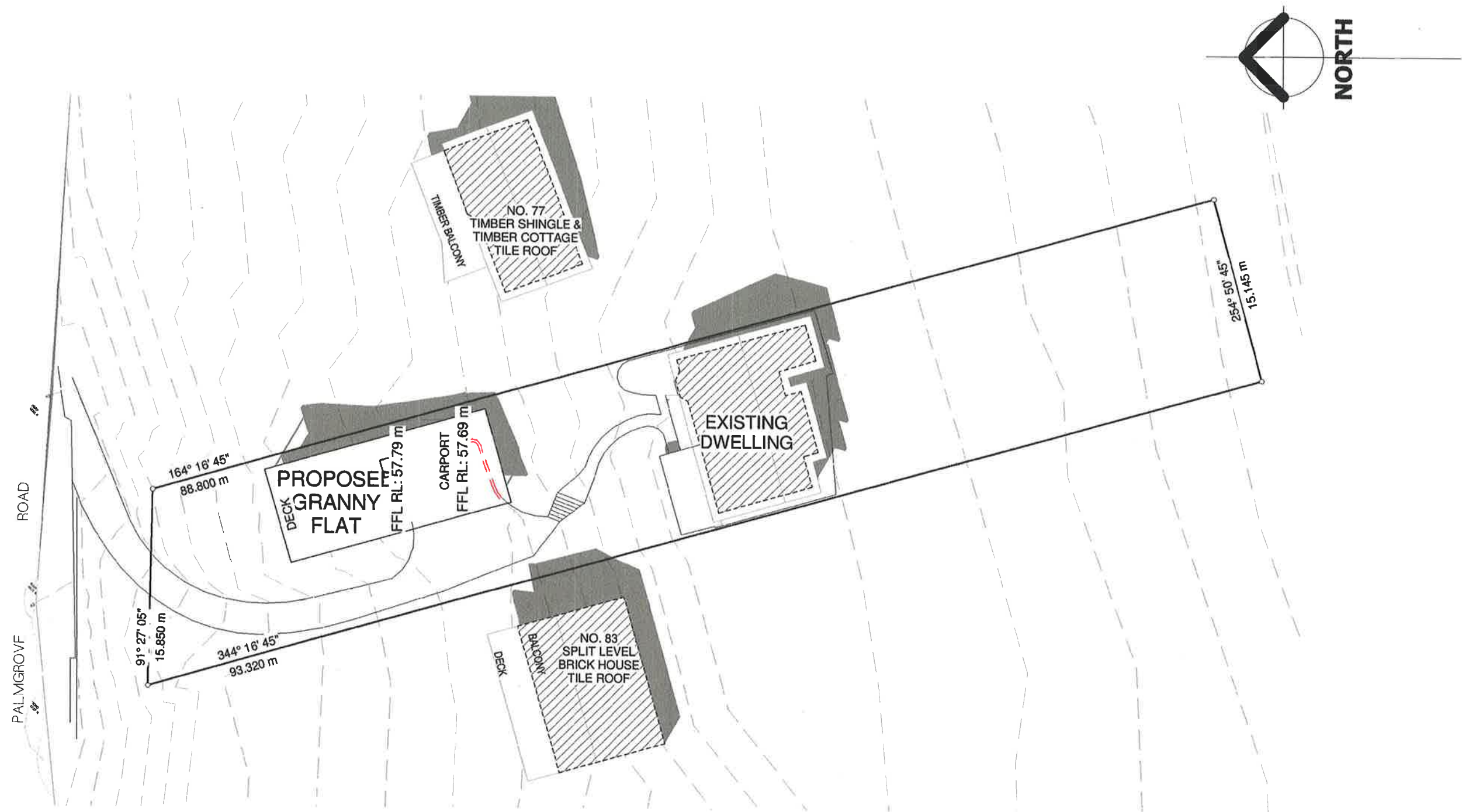
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## SHADOW DIAGRAM - EQUINOX 3pm

Scale: 1 : 350

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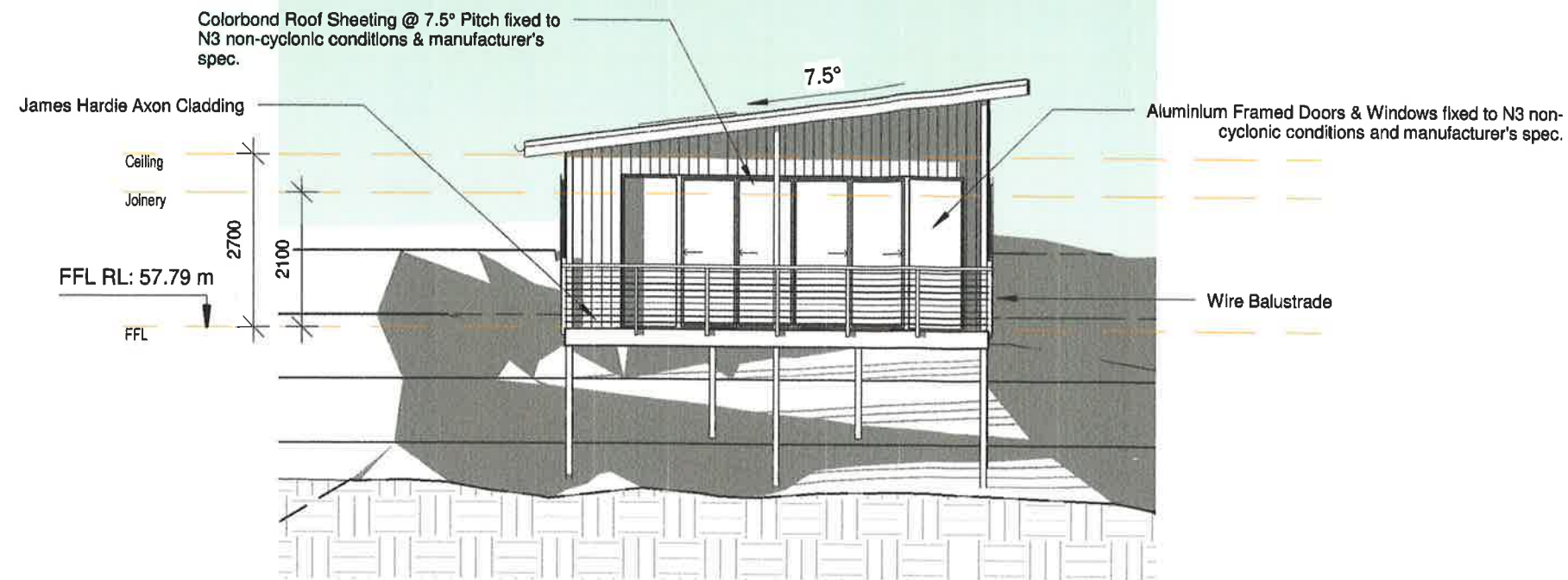
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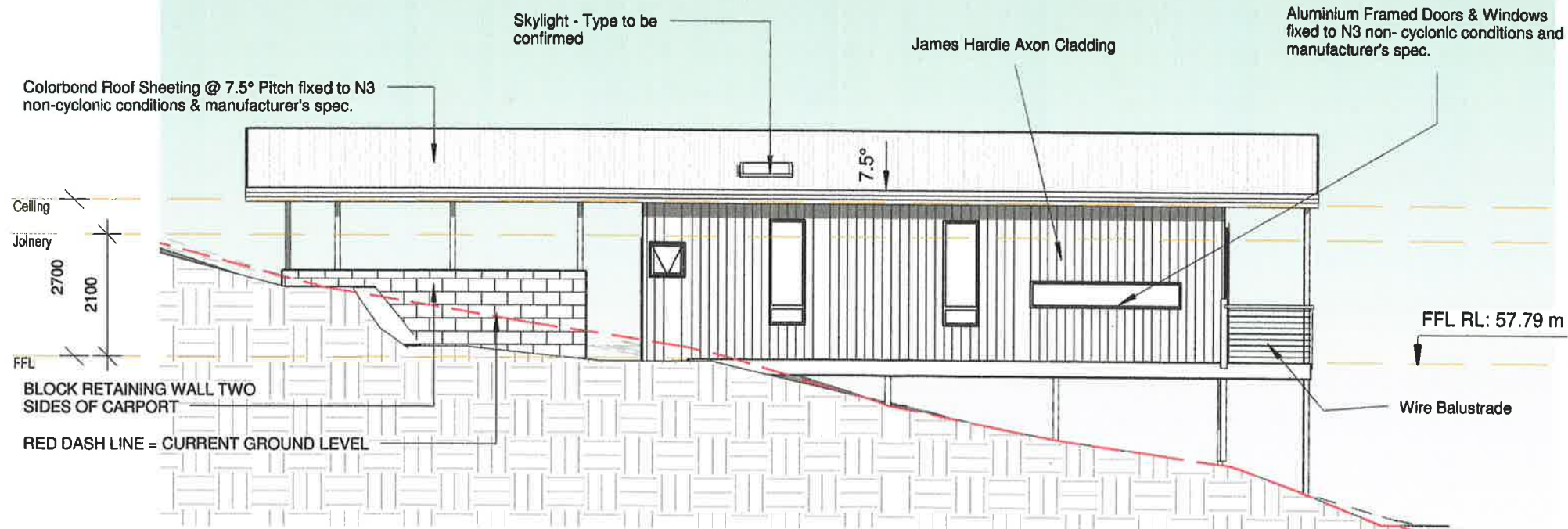
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1  
12  
**NORTH ELEVATION**  
1 : 100



2  
12  
**EAST ELEVATION**  
1 : 100

## GENERAL NOTES

Roof water to be discharged to rainwater tank in accordance with Local Authority requirements.

Design based upon non-cyclonic N3 for wind speeds to 41m/s.

**TERMITE PROTECTION**  
As per Australian Standard AS 3660.1 - 2000.

Hatchings and fittings are indicative only. Refer Builders Specifications.

Line underside of external covered areas with FC sheeting

All doors and windows are to be aluminium framed unless noted otherwise.

## LEGEND:

O/H	Overhang
DP	Downpipe
PL	James Hardie - Primline Cladding
CO	Colorbond Custom Orb
NGL	Natural Ground Line
FGL	Finished Ground Line

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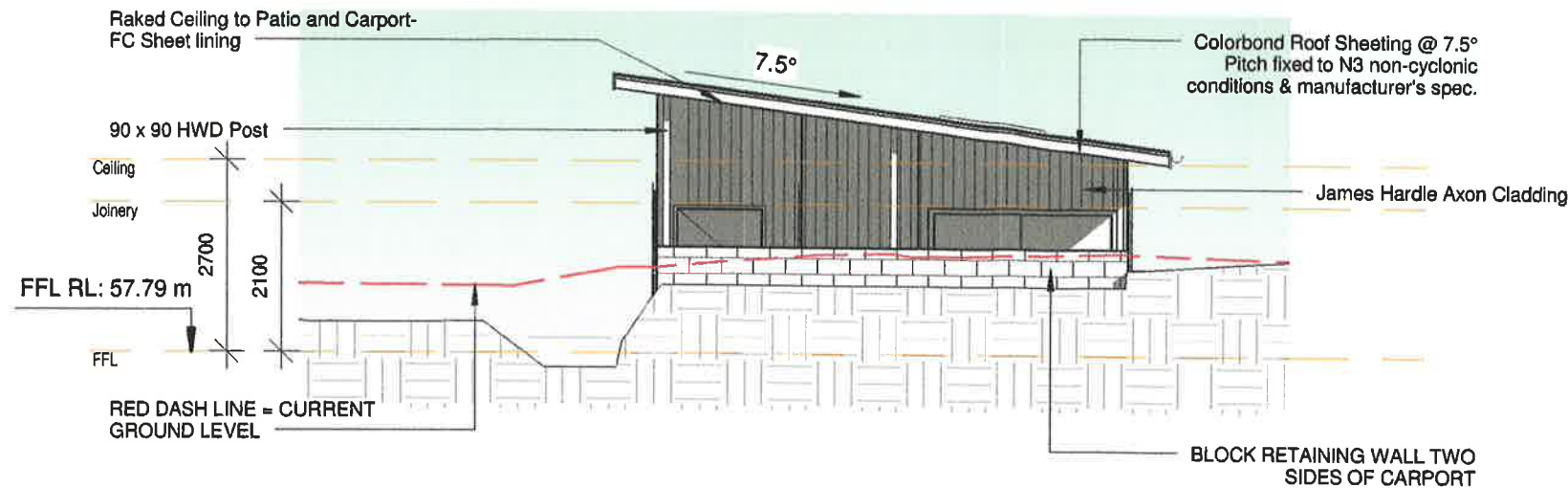
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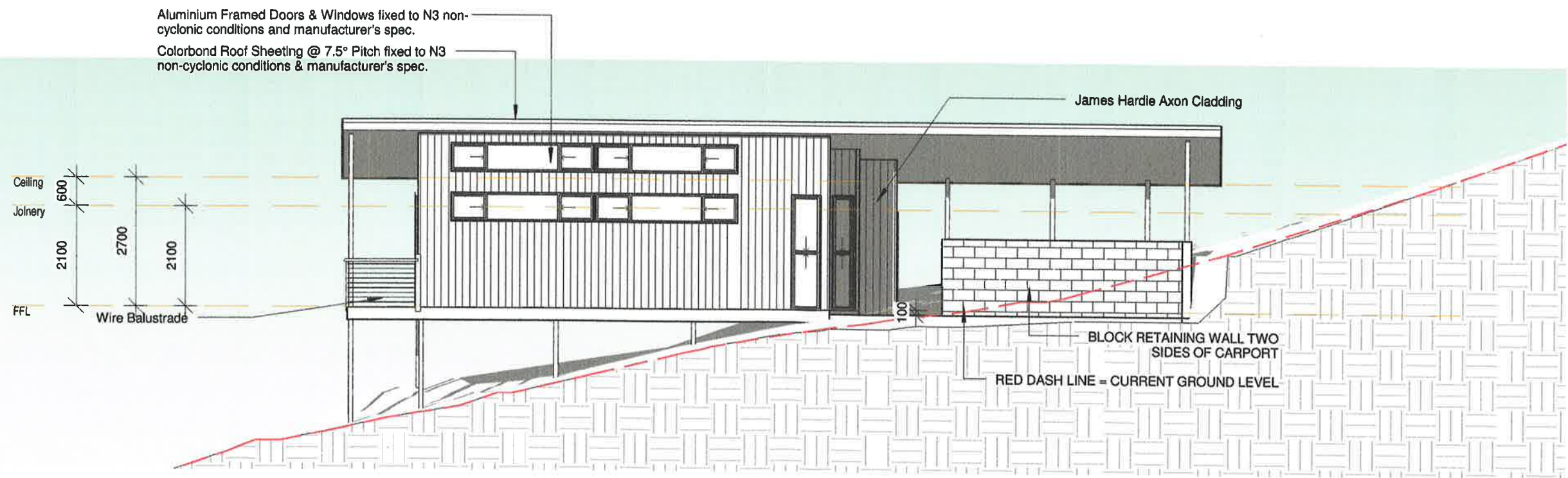
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CO	Colorbond Custom Orb
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1 SOUTH ELEVATION  
12 1 : 100



2 WEST ELEVATION  
12 1 : 100

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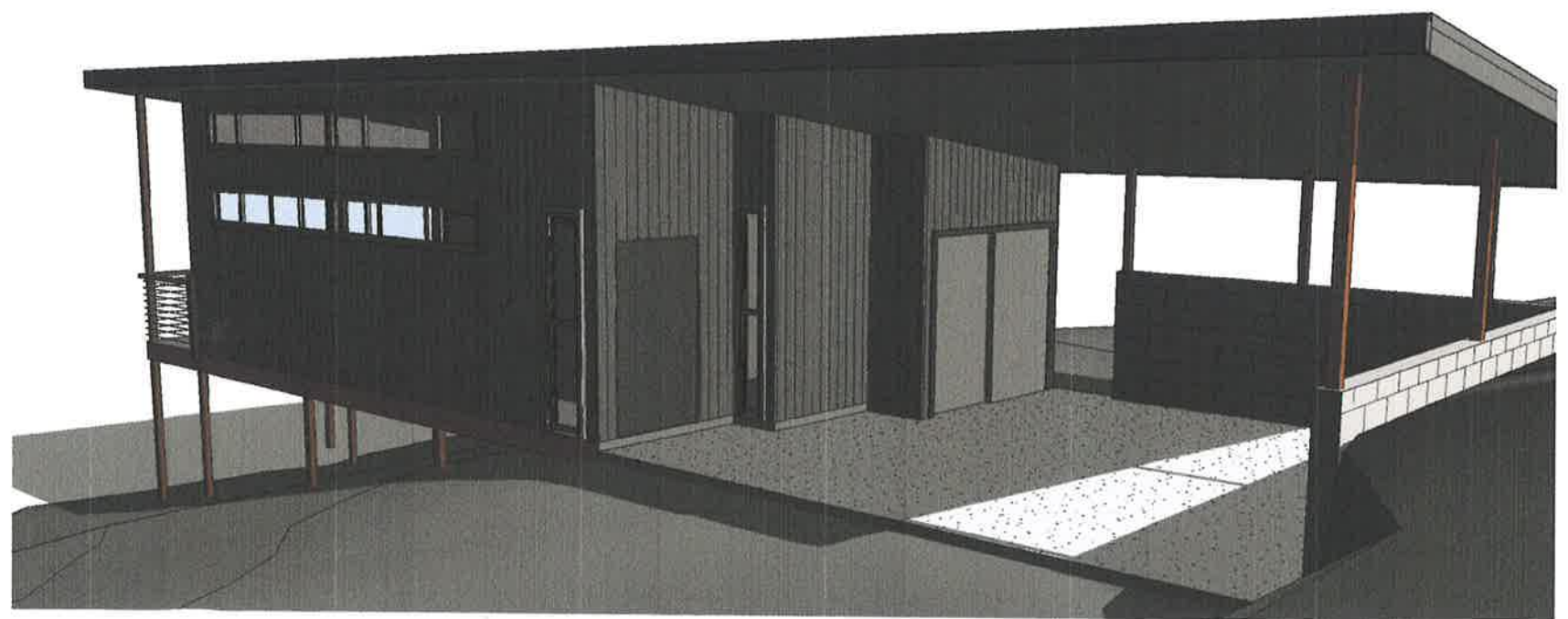


Door Schedule							
Mark	Location	Height	Width	Comments	Glazing	Screens	BAL Rating
01	ENTRY	2040	1200	PIVOT DOOR	CLEAR	NA	TBC
02	BATH	2040	820	INTERNAL CAVITY SLIDER	NA	NA	NA
03	BATH	2040	820	INTERNAL CAVITY SLIDER	NA	NA	NA
04	BEDROOM	2100	2500	INTERNAL ROBE DOORS	VINYL	NA	NA
05	STORAGE	2100	2500	INTERNAL ROBE DOORS	VINYL	NA	NA
06	LIVING	2400	5346	ALUMINIUM STACKER DOOR FSSSSF	CLEAR	FLY	TBC
07	LAUNDRY	2100	2500	EXTERNAL SOLID CORE DOORS	NA	NA	TBC
08	MAIN BEDROOM	2400	2800	STACKING SHOJI CAVITY SCREENS	RICEPAPER GLASS	NA	NA

Window Schedule							
Mark	Location	Height	Width	Comments	Glazing Type	Screen	BAL
01	ENTRY	2400	610	DOUBLE HUNG	CLEAR	FLY	TBC
02	HALL/LIVING	600	3010	SLIDING WINDOW SFS	CLEAR	FLY	TBC
03	HALL/LIVING	600	3010	SLIDING WINDOW SFS	CLEAR	FLY	TBC
04	HALL/LIVING	600	3010	SLIDING WINDOW SFS	CLEAR	FLY	TBC
05	HALL/LIVING	600	3010	SLIDING WINDOW SFS	CLEAR	FLY	TBC
06	KITCHEN	450	2610	FIXED GLASS	CLEAR TGH	FLY	TBC
07	BEDROOM	1800	610	AWNING WINDOW A/F	CLEAR	FLY	TBC
08	BATH	1800	610	AWNING WINDOW A/F	CLEAR TGH	FLY	TBC
09	LAUNDRY	600	610	AWNING WINDOW	CLEAR	FLY	TBC
10	BATH	2400	450	DOUBLE HUNG	CLEAR TGH	FLY	TBC



DOOR & WINDOW SCHEDULES



#### ISSUES

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PD-C	21-05-2019	SITE INFORMATION ADDED
PD-D	24-05-2019	CARPORT SIZE ADJUSTED
DA-A	18-06-2019	D.A. SET



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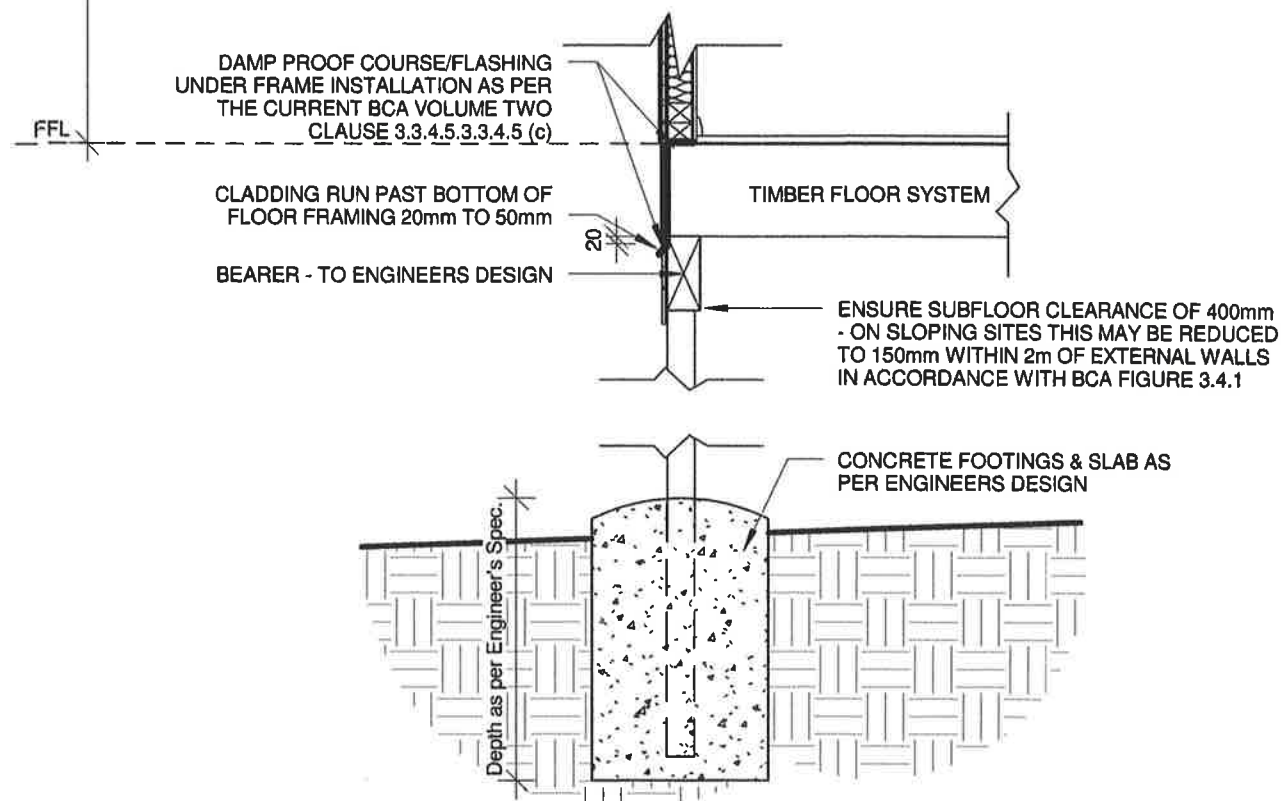
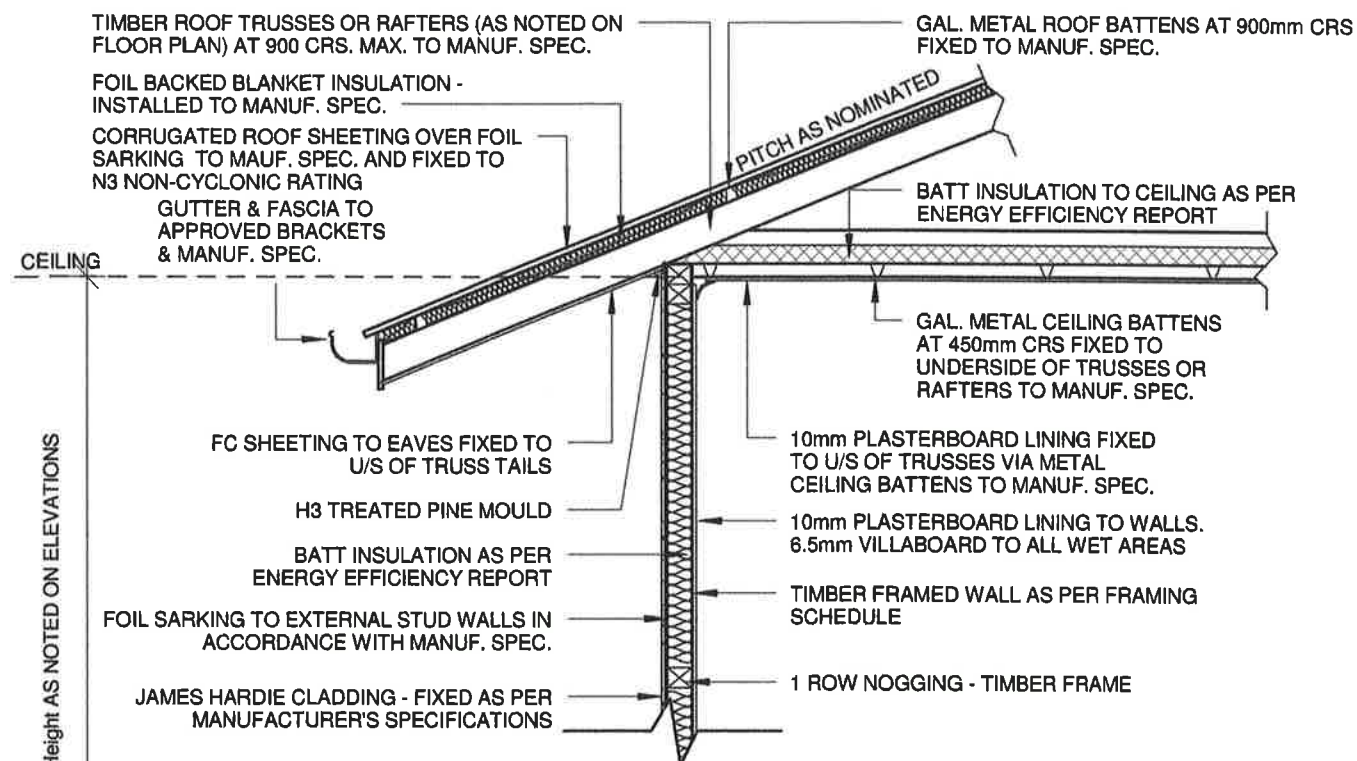
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PROPOSED GRANNY FLAT

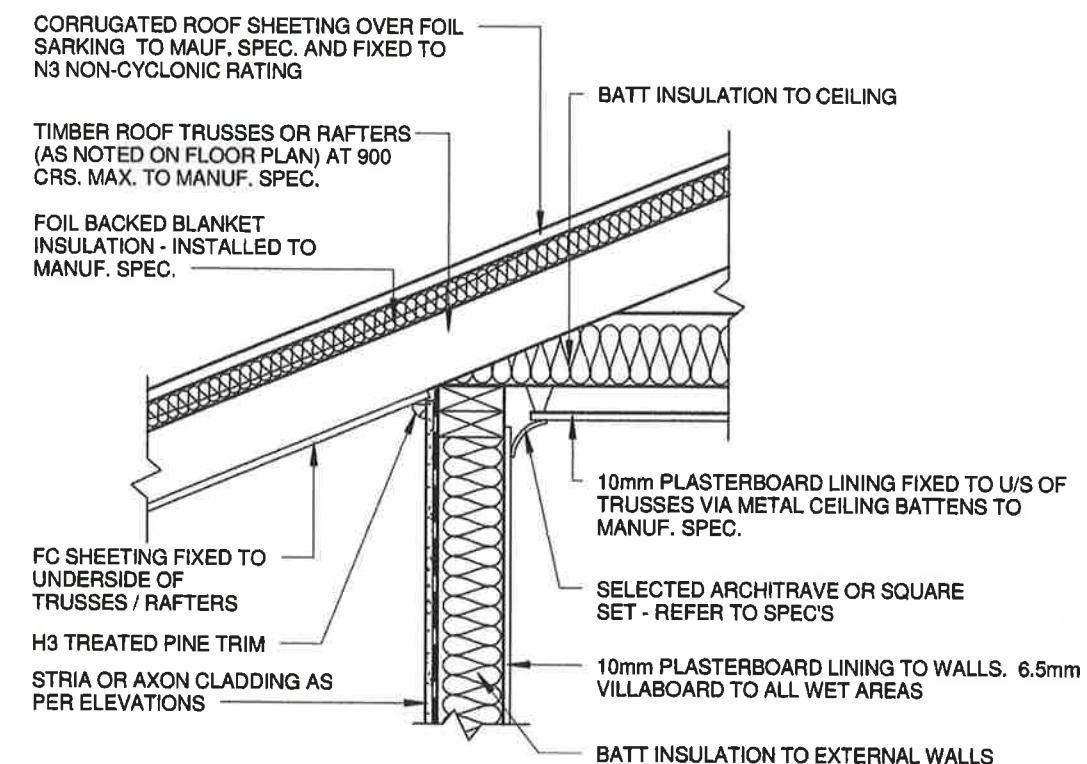
for  
ROSLYN SAUNDERS

at  
81 PALMGROVE ROAD | AVALON BEACH |  
NSW 2107

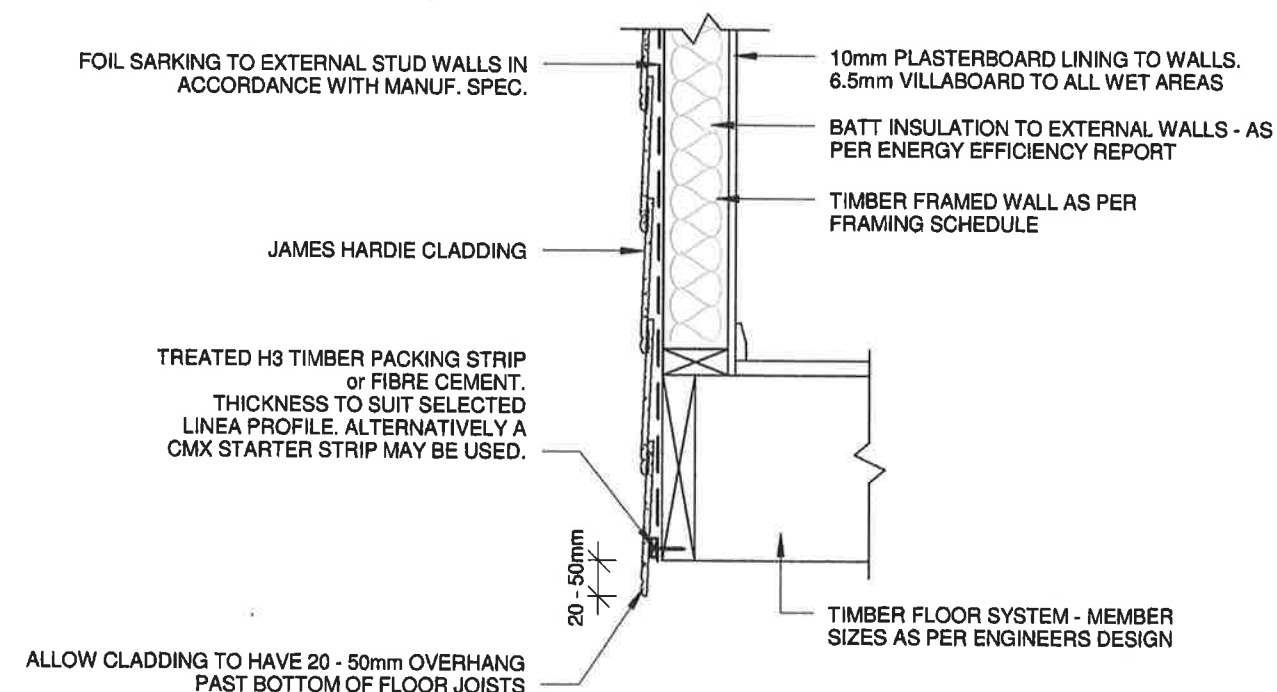




3 TYPICAL WALL DETAIL - POST  
NOT TO SCALE



2 Wall - Soffit / Ceiling Junction RAKED  
NOT TO SCALE



1 CLADDING / FLOOR FRAMING JUNCTION  
NOT TO SCALE

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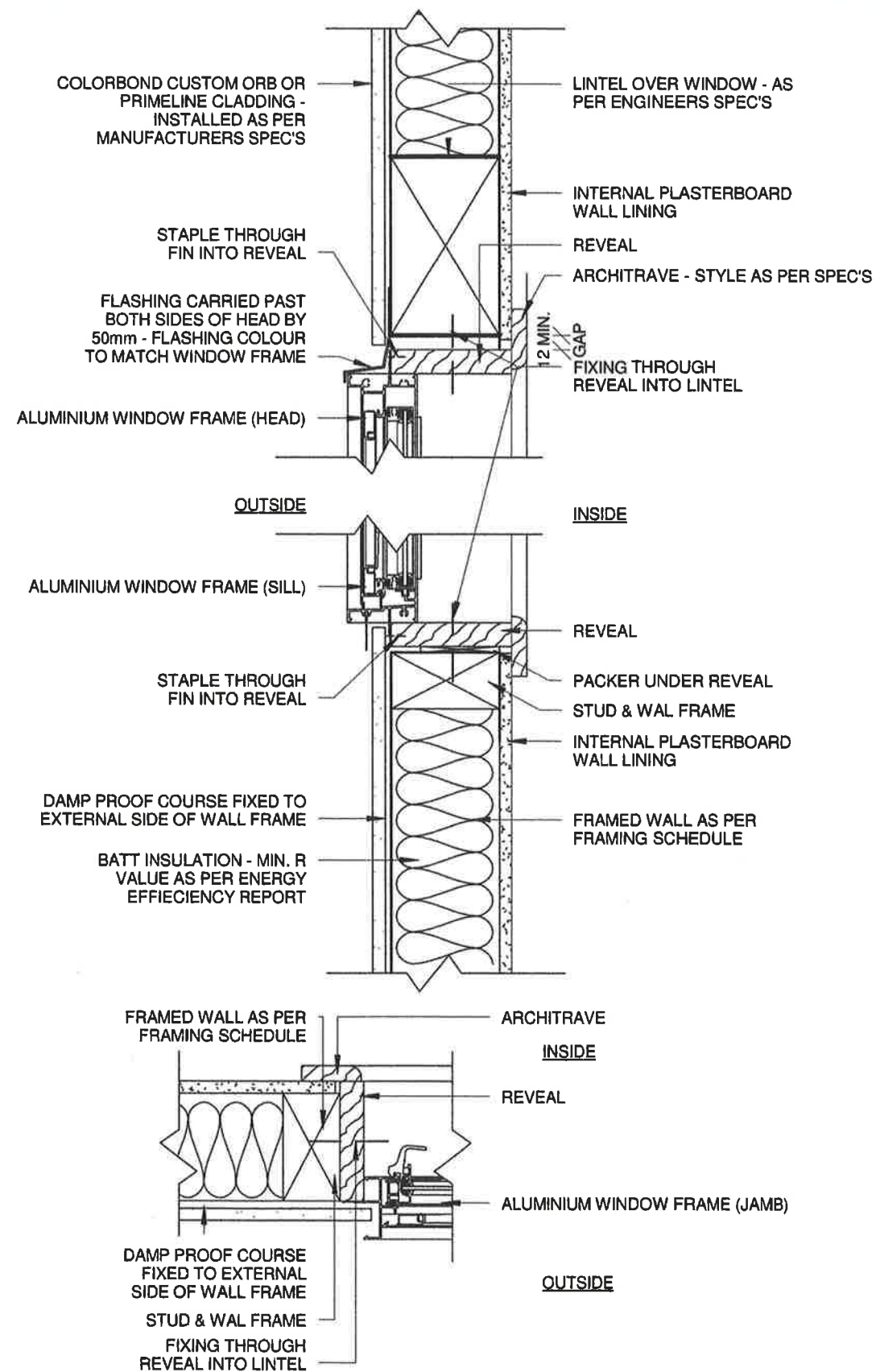
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**16**

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16

**PROPOSED GRANNY FLAT**  
for  
**ROSLYN SAUNDERS**  
at  
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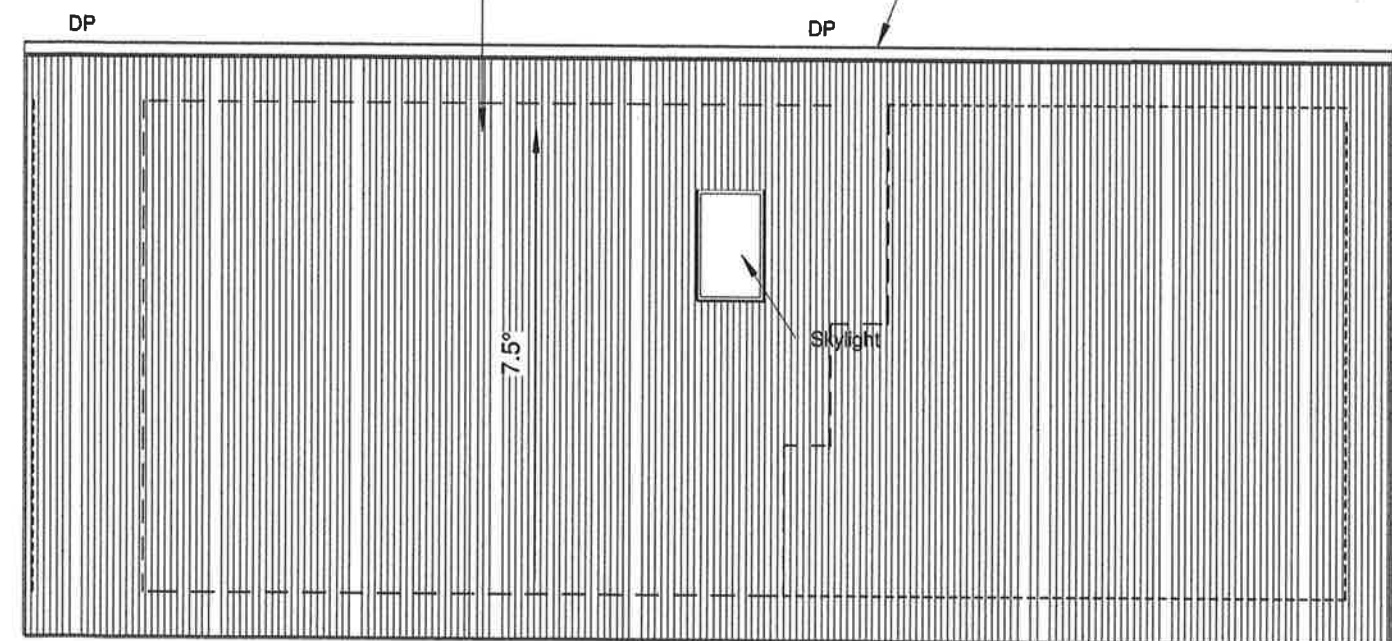


# LEGEND:

DP Downpipe  
O/H Overhang  
----- Rainwater diverted to Watertanks

Selected Colorbond Roof Sheetting @ 7.5 Degree Pitch- fixed to N3 non-cyclonic conditions & manufacturer's spec.

Selected Colorbond Gutter & Fascia



## ROOF PLAN

Scale: 1 : 100

## WINDOW INSTALLATION DETAIL

Scale: 1 : 5

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**PROPOSED GRANNY FLAT**  
for  
**ROSLYN SAUNDERS**  
at  
**81 PALMGROVE ROAD | AVALON BEACH | NSW 2107**



# SAFE DESIGN OF BUILDINGS & STRUCTURES

## 1. FALLS, SLIPS, TRIPS

### A) Working at heights during Construction

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two meters. However, construction of this building will require workers to be working at heights where a fall in excess of two meters is possible should provide suitable barrier wherever a person is required to work in a situation where falling more than two meters is a possibility.

### During Operations or Maintenance

Cleaning and maintenance of windows, walls roof or other components of this building will require persons to be situated where a fall from a height in excess of two meters is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.

### B. Slippery or Uneven Surfaces

#### Floor Finishes

The owner is responsible for the selection of the surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004

#### Steps, Loose objects and uneven surfaces

Where steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual tactile warning during construction, maintenance, demolition and at all times when building operates as a workplace. Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

## 2. FALLING OBJECTS

### Loose materials or Small objects

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

1. Prevent or restrict access to scaffolding or work platforms where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment.

## Building Components

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility. Mechanical lifting of materials and components during constructions, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

## 3. TRAFFIC MANAGEMENT

### (for buildings on a major road, narrow road or steeply sloping road)

Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.

### (for buildings where on-site loading/unloading is restricted)

Construction to this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

### (for all buildings)

Busy construction or demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

## 4. SERVICES

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated.

### In location with underground power

Power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.

Services should be located using an appropriate service (such as dial before you dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.

### Where overhead power lines are near or on this site -

they pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or SIGNAGE should be used or a protective barrier provided.

## 5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass. All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturers specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

## 6. HAZARDOUS SUBSTANCES

### Powdered Material

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

### Treated Timber

The design of this building includes provisions for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered disturbing or creating powdered material.

### Volatile Organic Compounds

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

### Synthetic Mineral Fibre

Fiberglass, rockwood, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

### Timber Floors

Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

## 7. CONFINED SPACES

### Excavation

Construction of this building and some maintenance on the building may require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavation area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorized access to all excavation should be provided.

### Enclosed spaces

Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

### Small Spaces

Where small spaces within this building require access by construction or maintenance workers provide warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

## 8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorized access should be provided. The perimeter fence must be adequate and be of a suitable height to deter entry, eg. 1800 High and be constructed from dedicated materials and be difficult to climb.

\* be difficult to gain access underneath and gates and joints in the fence should be secure and not present a weak point for entry.

In case of emergency, builders must ensure signs are clearly visible from outside the site, stating the names and contact telephone numbers of the person with control of the building work.

Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

## 9. OPERATIONAL USE OF BUILDINGS

### (for residential buildings)

This building has been designed as a residential building. If it, at a later date, is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act. 2011 or subsequent replacement Act should be applied to the new use.

## 10. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice Managing Risks of Plant at the Workplace. All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All above applies.

# sustainable buildings

## QDC MP4.1 - 13 APRIL 2010

### Acceptable solutions for Energy Efficiency

- P1 to comply with performance requirement P2.6.1 and P2.6.2 of the Building Code of Australia.
- A1 Verification method to indicate achievement of an energy equivalent rating of not less than 6-stars.

### Energy efficient fixtures

- A2 Class 1 and class 2 buildings and an enclosed class 10a building attached to a class 1 or class 2 building have energy:
  - efficient lighting for a minimum of 80 per cent of the total fixed internal lighting
- A3 in class 1 and class 2 buildings, new and replacement air-conditioners have an EER of at least 2.9.

## QDC MP4.1 - 13 APRIL 2010

### Acceptable solutions for water conservation

- A4 Shower roses have a minimum 3-star water efficiency labeling and standards rating.
- A5 Toilet cisterns
  - (a) have a dual flush function and have a minimum 4-star water efficiency labeling and standards rating;
  - (b) are compatible with the size of the toilet bowl to allow for a proper functioning of the toilet.
- A6 Tap ware has a minimum 3-star water efficiency labeling and standards rating for taps serving:
  - (a) laundry tubs, and;
  - (b) kitchen sinks, and;
  - (c) basins

## QLD PLUMBING & WASTE WATER CODE

### Acceptable solutions for hot water systems

- A1 A heat pump or a solar hot water system that is eligible to receive at least 22 renewable energy certificates in building with 3 or more bedrooms or at least 14 renewable energy certificate in a building with less than 3 bedrooms or a has hot water system with an energy rating of at least 5-stars.
- A4 Hot water systems are installed as close as practical to the building's common bathroom.

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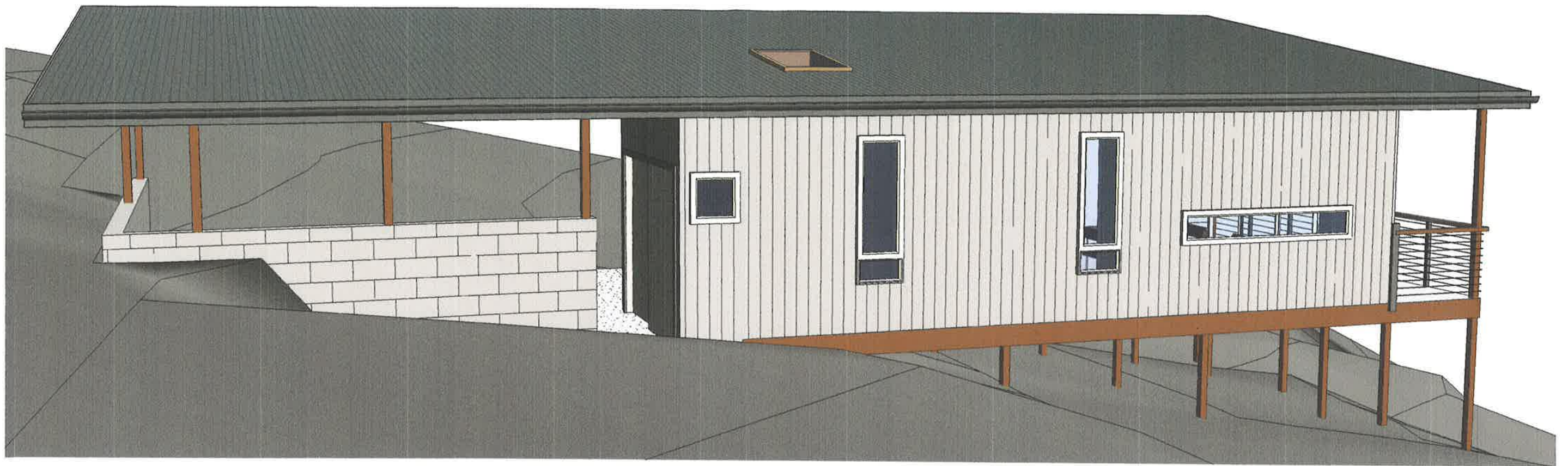
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**PROPOSED GRANNY FLAT**  
for  
**ROSLYN SAUNDERS**  
at  
**81 PALMGROVE ROAD | AVALON BEACH |**  
**NSW 2107**





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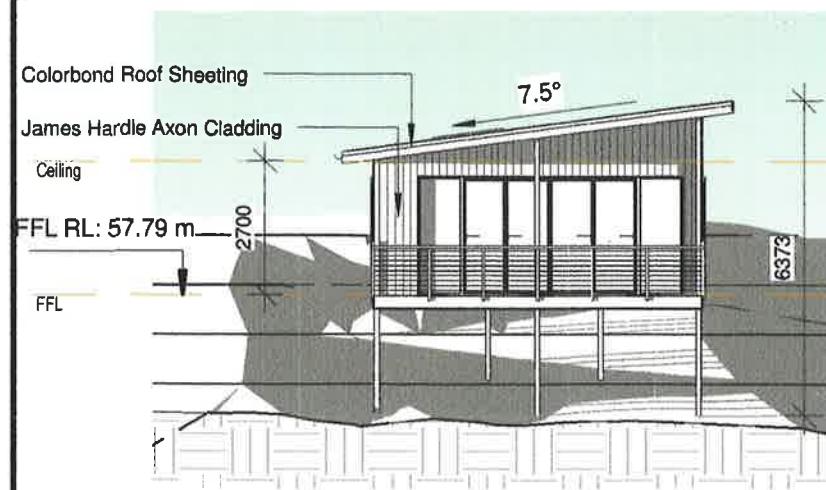
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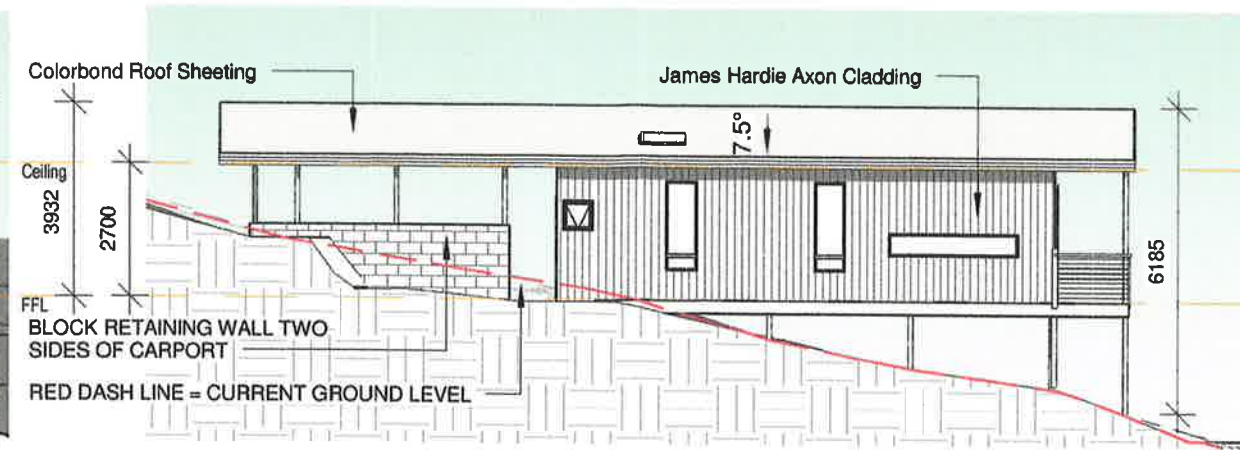
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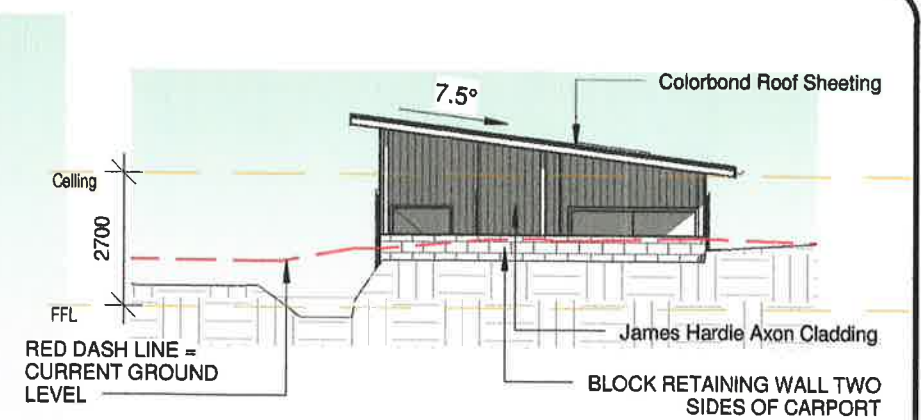




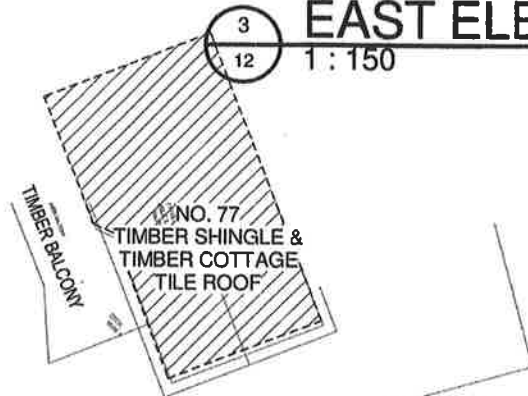
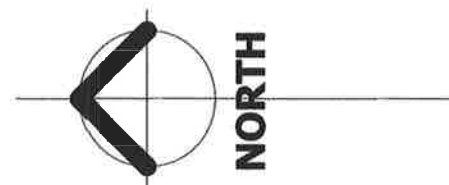
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12 1:150



3 EAST ELEV.  
12 1:150

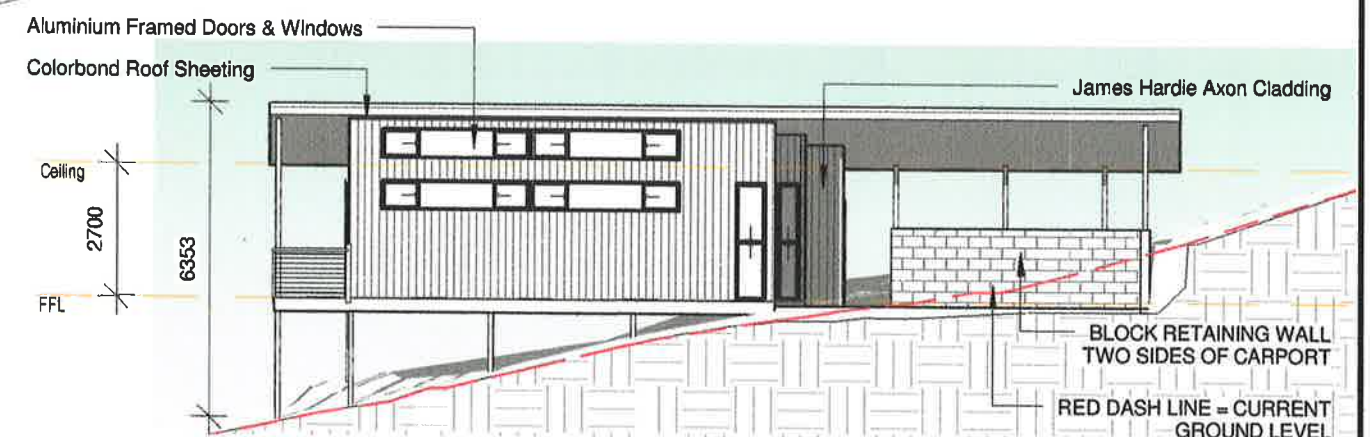


4 SOUTH ELEV.  
12 1:150



SITE PLAN

Scale: 1:300



5 WEST ELEV.  
12 1:150

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NSW 2107





## Schedule of External Finishes

For Lot 381 DP16902 – 81 Palmgrove Road, Avalon Beach, QLD

<b>Roof, Fascia and Gutter</b> Colorbond Monument Profile - Custom Orb	
<b>External Cladding 1</b> Weathergroove Natural 150mm Fibre Cement Vertical Profile Natural Finish	
<b>Posts</b> 90 x 90 DAR Merbau Stained Natural to suit decking area	
<b>Exterior Timber Deck</b> Spotted Gum Natural Stain	
<b>Window frames</b> Dowell Monument Matt	