DEVELOPMENT APPLICATION
D-2019/001788

APPLICANT: C Wilson

PROPOSAL: Additions & Alterations to Dwelling

LOCATION: 16 Malunna Road, LINDISFARNE

RELEVANT PLANNING SCHEME: Clarence Interim Planning Scheme 2015

ADVERTISING EXPIRY DATE: 12 August 2019

In addition to the Application Form(s), Certificate of Title(s) and any associated consent documents the following information is available on request:

- Nil

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 12 August 2019.

Any person may make representations about the application to the General Manager, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 12 August 2019.

To enable Council to contact you if necessary, would you please also include a daytime contact number in any correspondence you may forward.

Any personal information submitted is covered by Council’s privacy policy, available at www.ccc.tas.gov.au or at the Council offices.
16 MALUNNA ROAD, LINDISFARNE

ZONED: GENERAL RESIDENTIAL

The site does not have any overlays and is not heritage listed.

The proposed alteration for a new second floor containing a new bedroom, ensuite and living area is outside the building envelope, as shown on the drawings A09 & A11.

However, the proposal will have minimal impact to the surrounding houses:

- The sun diagrams on the site plan A03 show that the morning winter sun should not affect 23 Corrina Road as it is 23m away, and any impact will only be for one hour between 9am & 10am.
- The 3pm sun will not affect any neighbouring properties as the south eastern boundary is adjoined by Raminea Road.
- The property at 14 Malunna Road will not be affected by loss of sunlight as the proposal is on the north western side – refer to sun diagram A03. The only impact to 14 Malunna Road will be the visual bulk and privacy. The alteration has a flat roof to reduce the visual bulk and all windows along the western boundary are over 1700 above floor level (refer to A08) to prevent overlooking and maintain privacy.
16 MALUNNA ROAD, LINDISFARNE
HOUSE ALTERATION

WIND CLASSIFICATION: N3
TITLE REFERENCE: CT 207995/1
SOIL CLASSIFICATION: M
CLIMATE ZONE: 7
BAL RATING: low

DRAWING LIST
A01 SAFETY NOTES
A02 NOTE SHEET
A03 SITE PLAN
A04 DEMOLITION PLAN
A05 GROUND FLOOR PLAN
A06 UPPER FLOOR PLAN
A07 ROOF PLAN
A08 WEST ELEVATION
A09 SOUTH ELEVATION
A10 EAST ELEVATION
A11 NORTH ELEVATION
A12 SECTION
16 MALUNNA ROAD, LINDISFARNE

client:                     k & c wilson
land title ref no:      CT 207995/1
climate zone:          7
humidity zone:        3
corrosion environ:  closer than 1km to coast.

proposed upper floor bedroom, living and ensuite
deck unchanged

new flat roof to replace gable
existing porch, walls and back door removed. new walls to corner

boundaries:
- Malunna Road
- Raminea Road
- Corinna Road
- Stormwater

21 JUNE, 9.00 AM
21 JUNE, 3.00PM

Received 25.06.2019

14 MALUNNA RD.
1344
2139

23 CORINNA RD.
22259

2019 - WILSON-A03

gregory eade building design
26 browne street west hobart 7000
accreditation no. C1133F  t: 0427 871723
e: geade@bigpond.net.au

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Do not scale. Contractor to site check all dimensions and exact location of all items.
3mm FLAT STEEL 'EYEBROW' AWNINGS 300 WIDE OVER NORTHERN WINDOWS. NO HANGERS. PAINTED BLACK

3mm FLAT STEEL 'EYEBROW' AWNINGS. 700 WIDE OVER SOUTH & WESTERN WINDOWS WITH HANGERS. PAINTED BLACK

EXISTING ROOF OVER BED 1 UNCHANGED

SMALL TRINAGULAR INFILL SECTION TO BE SHEETED TO MATCH EXISTING ROOF. FALL TO GUTTER

NEW KLIPLOK ROOF TO UPPER FLOOR

NEW KLIPLOK ROOF OVER GROUND FLOOR

NEW KLIPLOK ROOF OVER GROUND FLOOR

HORIZONTAL PARAPET 3 SIDES - NORTH, WEST, EAST

EAVES GUTTER
SOUTH ELEVATION

PROPOSED UPPER FLOOR WITH FLAT PARAPETS TO THREE SIDES AND EAVES GUTTER TO SOUTH SIDE

EXISTING GABLE ROOF OVER MAIN LIVING REMOVED TO ALLOW FOR NEW UPPER FLOOR

EXISTING BED 1, DECK & BED 1 ROOF UNCHANGED

EXISTING WINDOWS, DOORS AND DECK UNCHANGED

BUILDING ENVELOPE AT SOUTHERN END OF PROPOSED UPPER FLOOR

EYEBROW AWNINGS

STAIRWELL WALLS SET BACK FLUSH WITH GROUND FLOOR

EXISTING WINDOWS, DOORS AND DECK UNCHANGED

BUILDING ENVELOPE AT SOUTHERN END OF PROPOSED UPPER FLOOR

3600

7588

25.06.2019

Received 25.06.2019

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WEST ELEVATION

SCALE 1:100

EXISTING GABLE ROOF OVER MAIN LIVING REMOVED TO ALLOW FOR NEW UPPER FLOOR

EXISTING GABLE ROOF OVER KITCHEN REMOVED. NEW FLAT KLIPLOK ROOF

NEW WEATHERBOARD WALL TO PORCH CORNER PAINTED WHITE TO MATCH EXISTING

NEW WINDOW TO DAY SITTING CORNER. TIMBER FRAMED TO MATCH EXISTING

EXISTING BED 1, DECK & BED 1 ROOF UNCHANGED

PROPOSED UPPER FLOOR WITH FLAT PARAPETS TO THREE SIDES AND EAVES GUTTER TO SOUTH SIDE

EYEBROW AWNINGS

EXISTING GABLE ROOF OVER MAIN LIVING REMOVED TO ALLOW FOR NEW UPPER FLOOR

8390

7158

3224

8390

3834

FFL 61,315

FFL 58,940

3834

BOUNDARY

RECEIVED 25.06.2019

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2019 - WILSON-A08
EXISTING GABLE ROOF OVER MAIN LIVING REMOVED TO ALLOW FOR NEW UPPER FLOOR

EXISTING BED 1 & ROOF UNCHANGED

EXISTING GABLE ROOF OVER KITCHEN REMOVED. NEW FLAT KLIPLOK ROOF

PROPOSED UPPER FLOOR WITH FLAT PARAPETS TO THREE SIDES AND EAVES GUTTER TO SOUTH SIDE

EXISTING GABLE ROOF OVER KITCHEN REMOVED. NEW FLAT KLIPLOK ROOF

NEW WINDOW (1700 x 700) TO STAIRWELL/LAUNDRY, 1600 ABOVE LANDING.

EXISTING WINDOWS TO LAUNDRY REMOVED AND PATCHED TO MATCH EXISTING WEATHERBOARDS

BOUNDARY

STAIRWELL WALLS SET BACK FLUSH WITH GROUND FLOOR WALLS

BOUNDARY

EXITING GABLE ROOF OVER MAIN LIVING REMOVED TO ALLOW FOR NEW UPPER FLOOR

EXISTING BED 1 & ROOF UNCHANGED

NEW WINDOW (1700 x 700) TO STAIRWELL/LAUNDRY, 1600 ABOVE LANDING.

EXISTING WINDOWS TO LAUNDRY REMOVED AND PATCHED TO MATCH EXISTING WEATHERBOARDS

BOUNDARY
Existing gable roof over main living removed to allow for new upper floor.

Proposed upper floor with flat parapets to three sides and eaves gutter to south side.

Eyebrow awnings.

New weatherboard wall to porch corner painted white to match existing.

New window to day sitting corner to replace existing laundry window. Timber framed to match existing.

Existing gable roof over kitchen removed. New flat Kliplok roof.

Existing gable roof over bed 2 & 3 removed. New flat Kliplok roof.

Building envelope at northern end of proposed upper floor.

Existing porch and entry removed.

1956 Eyebrow awnings.

Building envelope at northern end of proposed upper floor.
EXISTING GABLE ROOF OVER MAIN LIVING REMOVED TO ALLOW FOR NEW UPPER FLOOR

EXISTING BED 1, DECK & BED 1 ROOF UNCHANGED

EXISTING GABLE ROOF OVER KITCHEN REMOVED. NEW FLAT KLIPLOK ROOF

PROPOSED UPPER FLOOR WITH FLAT PARAPETS TO THREE SIDES AND EAVES GUTTER TO SOUTH SIDE

EYEBROW AWNINGS

SECTION
SCALE 1:50

BED 1
LAUNDRY
STAIRS
ENSUITE
BED 2

FFL 61.315
FFL 58.560
2700
1900
500
81
300
6000

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Project
16 MALUNNA ROAD, LINDISFARNE
HOUSE ALTERATION
Drawing
SECTION
Number
2019 - WILSON-A12

2755
320
135

435
515

5730
600
150

135
515

135
5730

5730
135
DEMOLITION PLAN

SCALE 1:100

PROJECT
16 MALUNNA ROAD, LINDISFARNE
HOUSE ALTERATION

DESIGNER: gregory eade

CLIENT:  k & c wilson

LAND TITLE REF NO: CT 207995/1
CLIMATE ZONE:  7
HUMIDITY ZONE:  3
CORROSION ENVIRONMENT:  closer than 1km to coast.

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ENTRY, BED 2 & BED 3 UNCHANGED

EXISTING PORCH, WALLS AND BACK DOOR REMOVED

LAUNDRY WINDOW REMOVED & ENLARGED

KITCHEN FIXTURES JOINERY AND INTERNAL WALLS REMOVED

WALLS REMOVED

LIVING, BATH 1 & WC UNCHANGED

DECK UNCHANGED

EXISTING WINDOWS TO EN SUITE BLOCKED OFF TO MATCH EXISTING

EXISTING WALK-IN ROBE AND EN SUITE REMOVED TO ALLOW FOR NEW STAIRS TO NEW UPPER FLOOR

BED 1 UNCHANGED

EXISTING WINDOWS EN SUITE REMOVED TO ALLOW FOR NEW STAIRS TO NEW UPPER FLOOR

ENTRY, BED 2 & BED 3 UNCHANGED

KITCHEN UNCHANGED

LIVING, BATH 1 & WC UNCHANGED

DECK UNCHANGED

EXISTING WALK-IN ROBE AND EN SUITE REMOVED TO ALLOW FOR NEW STAIRS TO NEW UPPER FLOOR

BED 1 UNCHANGED

EXISTING WINDOWS EN SUITE REMOVED TO ALLOW FOR NEW STAIRS TO NEW UPPER FLOOR

BED 1 UNCHANGED

EXISTING WALK-IN ROBE AND EN SUITE REMOVED TO ALLOW FOR NEW STAIRS TO NEW UPPER FLOOR

BED 1 UNCHANGED

EXISTING WINDOWS EN SUITE REMOVED TO ALLOW FOR NEW STAIRS TO NEW UPPER FLOOR
NEW WAYS AND WINDOW TO DAY SITTING CORNER
WINDOW ENLARGED

NEW KITCHEN FIXTURES AND JOINERY

LAUNDRY AND STORAGE RE-LOCATED TO UNDER STAIRS

NEW STAIRS TO UPPER FLOOR.
16 RISES @ 172.
TREADS @ 275

1. LAUNDRY AND STORAGE
2. NEW KITCHEN FIXTURES AND JOINERY
3. LAUNDRY AND STORAGE
4. NEW STAIRS TO UPPER FLOOR
5. 16 RISES @ 172
6. TREADS @ 275
7. BATH.
8. WC.
9. DAYBED
10. WRAPAROUND DECK
11. HALL
12. LAUNDRY
13. DAY SITTING WINDOW ENLARGED

G L O B A L  F L O O R  P L A N
SCALE 1:100

designer: gregory eade
client: k & c wilson
land title ref no: CT 207995/1
climate zone: 7
humidity zone: 3
corrosion environ: closer than 1km to coast.

P r o j e c t
16 MALUNNA ROAD, LINDISFARNE
HOUSE ALTERATION

D r a w i n g
GROUND FLOOR

N u m b e r
2019 - WILSON-A05


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UPPER FLOOR PLAN

SCALE 1:100

NEW LOWER ROOF TO KITCHEN.
REFER TO ROOF PLAN

NEW EYEBROWS OVER
UPPER WINDOWS

NEW EYEBROWS OVER
UPPER WINDOWS

NEW STAIRS TO
GROUND FLOOR.
16 RISERS @ 172.
TREADS @ 275

UPPER FLOOR EXTEND
400 OVER GROUND
FLOOR EXCEPT AT
STAIR WELL

EXISTING ROOF OVER
BED 1 UNCHANGED

NEW EYEBROWS OVER
UPPER WINDOWS

NEW LOWER ROOF TO KITCHEN.
REFER TO ROOF PLAN

NEW EYEBROWS OVER
UPPER WINDOWS
1. FALLS, SLIPS AND TRIPS

1.1 WORKING AT HEIGHTS

DURING CONSTRUCTION, RESTORATION OR REMOVAL OF THE BUILDING, IN THE EVENT OF A FALL FROM 2 METRES OR MORE, FALL PROTECTION DEVICES MUST BE USED. PERSONS WORKING ABOVE GROUND LEVEL SHOULD BE PROVIDE FALL PROTECTION DEVICES.

2.0 FALLING OBJECTS

2.1 LOOSE MATERIALS

CONSTRUCTION, MAINTENANCE OR DEMOLITION WORK ON OR AROUND THE PROPERTY SHOULD USE FIXED BARRIERS, WORKING AT HEIGHTS MUST BE PROVIDED WITH FALL PROTECTION, AND PERSONNEL MUST USE FALL PROTECTION DEVICES.

2.2 BUILDING COMPONENTS

DURING CONSTRUCTION, RESTORATION OR DEMOLITION OF THE BUILDING, WHEN WORKING ON ROOFS OR AT HEIGHTS, PERSONNEL MUST USE FALL PROTECTION DEVICES, INCLUDING FIXED BARRIERS, WORKING AT HEIGHTS MUST BE PROVIDED WITH FALL PROTECTION, AND PERSONNEL MUST USE FALL PROTECTION DEVICES.

3.0 TRAFFIC MANAGEMENT

Parkings vehicles or loading and unloading of vehicles on the property may cause a traffic hazard, including damage to vehicles or property. Designated parking for vehicles and loading areas should be provided. All vehicles should be supervised and controlled.

4.0 SERVICES

Rupture of services during excavation for other activities can create a variety of risks, including the release of hazardous materials. Services should be located and protected before installing pipework. Suitable protective equipment must be used to prevent injury to personnel.

5.0 MAINTENANCE TASKS

Components with this design in a mass in excess of 25kg should be lifted by two or more persons or an appropriate method. Non-compliance with the above requirements will result in injury, death, or damage to property.

6.0 HAZARDOUS SUBSTANCES

ASBESTOS

ALTERATIONS TO OR DEMOLITION OF A BUILDING CONSTRUCTED PRIOR TO 1980, IF THE BUILDING WAS CONSTRUCTED TO 1990, IT MAY CONTAIN ASBESTOS. ASBESTOS IS A POISONOUS SUBSTANCE. ENSURE THAT PERSONNEL ARE NOT EXPOSED TO ASBESTOS.

7.0 CONFINED SPACES

/public access to construction and demolition sites

AND TO AREAS UNDER MAINTENANCE CAUSES RISK TO WORKERS. PUBLIC, WORKMEN, MANAGER AND BARRIERS TO UNAUTHORISED ACCESS SHOULD BE PROVIDED, WHERE ELECTRICAL INSTALLATIONS, EXCAVATIONS, PLANT OR LOOSE MATERIALS ARE PRESENT, THEY SHOULD BE SECURED WHEN NOT FULLY SUPERVISED.

8.0 CONFINED SPACES

PUBLIC ACCESS TO CONSTRUCTION AND DEMOLITION SITES AND TO AREAS UNDER MAINTENANCE CAUSES RISK TO WORKERS. PUBLIC, WORKMEN, MANAGER AND BARRIERS TO UNAUTHORISED ACCESS SHOULD BE PROVIDED, WHERE ELECTRICAL INSTALLATIONS, EXCAVATIONS, PLANT OR LOOSE MATERIALS ARE PRESENT, THEY SHOULD BE SECURED WHEN NOT FULLY SUPERVISED.

9.0 GENERAL USE OF BUILDING

THE BUILDING HAS BEEN DESIGNATED AS A RESIDENTIAL BUILDING. AT A LATER DATE, IT MUST BE USED OR INTENDED FOR USE AS A Residence. THE PROVISIONS OF THE WORK HEALTH AND SAFETY ACT 2011 OR SUBSEQUENT REPLACEMENT LEGISLATION SHOULD BE APPLIED TO THE NEW USE.

10. OTHER RISKS

ALL ELECTRICAL WORK SHOULD BE CARRIED OUT IN ACCORDANCE WITH MACHINE, REMOVING OR WORKING NEAR BULB MATERIAL.

11. SYNTHETIC MATERIAL FIBRE

GLASS FIBRE, POLYURETHANE, CEMENT AND OTHER MATERIALS USED FOR THERMAL OR ACOUSTICAL INSULATION MAY CONTAIN SYNTHETIC MATERIAL FIBRE. IF INHALED, OR IF IT COMES INTO CONTACT WITH THE SKIN, EYES OR OTHER SENSITIVE TISSUES, PERSONAL PROTECTIVE EQUIPMENT, INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL, SHOULD BE USED WHEN INSTALLING OR WORKING NEAR BULB MATERIAL.

12. TIMBER FLOORS

THE BUILDING MAY CONTAIN TIMBER FLOORING THAT HAS NO FIXED FINISH. AREAS WHERE FINISHES ARE APPLIED SHOULD BE SECURED TO PREVENT DROPPED TIMBER OR CONCRETE PLACEMENT. ANY ABOVE APPLIES,...
1. ALL WORK TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND THE LOCAL COUNCIL REGULATIONS.
2. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE RELEVANT S.A.A. CODES AND STANDARDS.
3. ALL TIMBER TO BE NEW AND FREE FROM DEFECTS. ALL FRAMING SHALL COMPLY WITH A.S. 1684, TIMBER TO BE GRADE F17 AND NEW STUD WALLS TO BE 90 x 45 F17 @ 450 CRS. UNLESS NOTED OTHERWISE.
4. PLASTERBOARD TO BE 10mm TO INTERNAL WALLS AND 13mm TO CEILINGS. WATER RESISTANT PLASTERBOARD TO ALL WET AREAS.
5. BUILDING TO COMPLY TO BCA ENERGY EFFICIENCY PARTS 3.12, EXTERNAL DOORS & WINDOWS TO HAVE SUITABLE SEALS TO COMPLY WITH BCA PART 3.12.3.3 TO MAKE BUILDING AIRTIGHT. EXTERNAL DOORS TO HAVE RAVEN SEALS OR SIMILAR APPROVED.
   - RPB TOP & SIDES
   - RPB BOTTOM
   - RPA SLIDING DOORS

6. PROVIDE IMPERVIOUS WALLS AND FLOOR FINISHES TO ALL WET AREAS, SUBSTRATES, FINISHES, SPLASHBACKS & SEALING TO COMPLY WITH A.S. 3740 - 2010 & TO BCA PART 3.8.1 & TABLE 3.8.1.1. AROUND AND UNDER SHOWERS & OTHER WET AREAS.
   - SPLASHBACKS 200 MIN. ABOVE BASINS SINK
   - ENCLOSED SHOWER WITHOUT HOB TO BE WATERPROOFED OVER THE ENTIRE ENCLOSED SHOWER AREA INCLUDING WATERSTOP. WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE WITH THE REMAINDER BEING WATER RESISTANT TO A HEIGHT OF 1800mm ABOVE FINISHED FLOOR LEVEL.
   - JOINTS TO BE 250 MAX CRS. SUBSTRATE TO BE 18mm CEMENT SHEET. ALL JOINTS SEALED. WATERPROOF TO BE SIA OR APPROVED EQUIVALENT.
   - ALL CORNERS - INTERNAL. EXTERNAL. HORIZONTAL - TO BE WATERPROOFED 40mm WIDE TO 1800mm ABOVE FLOOR LEVEL.

7. STRUCTURAL DESIGN
   ALL ENGINEERING DESIGN INCLUDING HOLD DOWN DETAILS. BRACING. LINTELS & FRAMING BY JOHNSTONE, MOORE & GANDY.

8. SMOKE DETECTORS / ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH BCA PART 3.7.2, SMOKE.
   DETECTORS MUST BE INTER-CONNECTED TO MAINS POWER AND INSTALLED IN CEILINGS IN LOCATIONS SHOWN ON PLANS. WIRING IN SMOKE DETECTORS/ALARMS TO COMPLY WITH A.S. 3786.

9. GLAZING TO BE TOUCHED 5mm MIN. THICK, WHERE REQUIRED, TO COMPLY WITH A.S. 1288 - 2006 & A.S. 2047 & TO BCA PART 3.12.1. A TO BE DOUBLE GLAZED CLEAR (U.N.O). DOUBLED GLAZED THROUGHOUT TO COMPLY WITH RED SOLUTIONS ENERGY RATING. ALL WINDOWS CLEAR (C) UNLESS SHOWN "O" - OPaque.

10. INSULATION TO BE TO BCA PART 3.12.1
    ROOF: R5.2 (bradford 'anticold 80' over purlins installed to manufacturer's specification to reduce condensation & R4 bulk insulation - PINKBATT)
    EXTERNAL WALLS: R2.5 (25 battens over PROCTOR building sheet/ 80 thick R2.0 PINKBATT) INTERNAL WALLS BETWEEN WEL AREAS AND ADJACENT ROOMS (BATHROOM/LAUNDRY) TO HAVE R 2.0 BATTs IN STUD WALLS.

11. ALL STAIRS TO HAVE NON-SLIP NOISING TO COMPLY WITH BCA, PART 3.6.1 - 2015. HARDWALL 900mm ABOVE NOISING - MIN 30mm AND 50 CLEAR OF SIDE WALL.

12. DRAINAGE / PLUMBING
    INSTALL ALL PLUMBING TO TASMANIA PLUMBING REGULATIONS A.S.3500 AND TO LOCAL COUNCIL APPROVAL.
    INSTALL 75M TYPE TEMPERING VALVE TO HWC. TEMPERATURE FROM HWC OUTLET TO BE MINIMUM 60°C. TEMPERATURE AT SANITARY FIXTURES: OUTLETS TO IR 15º MAXIMUM 50°C.

13. NO CEILING PENETRATIONS FOR LIGHTING. ALL LIGHTING TO BE SURFACE MOUNTED. ALL EXHAUST FANS AND VENTILATING RANGE HOOD TO RUN TO OUTSIDE AND TO BE FITTED WITH SELF CLOSING DAMPER, FILTER OR THE LIKE TO A.S. PART 3.12.3.4.

FINISHES SCHEDULE

ROOF SHEETING & FLASHINGS:
- LYSIGHT KLIPLOK & FLASHINGS TO BE 0.42MM WITH COLBOND AN125 PVC COATING IN "BURNFIST".
- NEW COLORBOND KL/PLK SURFMIST
- KITCHEN BED 23
- NEW COLORBOND KL/PLK SURFMIST
- BED 3
- EXISTING CORRUGATED PAINTED SURFMIST

WALL CLADDING:
- EXISTING MAIN HOUSE: day white corner painted DULUX
- UPSTAIRS: JH AXON CEMENT SHEET OVER 25mm SATINIC ON 50 STUD WALLS, PAINTED DULUX surffmist

FLOORING:
- LAUNDRY: ENSUITE: TILES OVER 12mm CEMENT SHEET OVER WATERPROOFING MEMBRANE OVER TIMBER FLOOR OR NEW CONCRETE
- BEDROOM 1: CARPET OVER TIMBER FLOOR.
- RETREAT (W/L): CARPET OVER TIMBER FLOOR.

WINDOW FRAMES:
- ALL WINDOWS TO BE FROM RICHARDS ALUMINIUM CAPRAL NARROWLINE 325. ALL POWDER COATED SURFMIST

DOWNSPUES:
- PVC 100 DIA. - PAINTED TO MATCH WALL COLOUR

PLASTERBOARD FINISH:
- ALL WINDOWS TO BE FLUSH MOUNTED. NO ARCHITRAVES. SHADOWLINE FINISH TO WALL JOINS WITH CEILING AND FLOOR. NO CORNERS, 100 SANDING BOARDS FLUSH WITH SHADOWLINE OVER, PAINTED DULUX WHISPER WHITE U.N.O.