

HERITAGE IMPACT STATEMENT

Proposed Alterations & Additions to:

#8 Meares Street, Guildford.

(Modifications and Refinements)

March 12, 2026

Project # 2937/04/2026



Fig.1 #8 Meares Street (WDG 17/3/2026)

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1. INTRODUCTION

1.1 Purpose

This Heritage Impact Statement has been prepared to assess the potential impact of the revised development proposal at 8 Meares Street, Guildford.

A Heritage Impact Statement was previously prepared by another consultant as part of the development application process. The earlier report provided a detailed assessment of the heritage significance of the place and the potential impacts of the proposed development.

Since the preparation of that report, revised architectural drawings demonstrate refinements to the heritage building together with modifications to other elements of the development. This report therefore reviews the updated drawings and assesses the potential impacts of the revised works.

1.2 Methodology

This Heritage Impact Statement has been prepared to form a new Development Application to the City of Swan for a revised development at #8 Meares Street, Guildford. The minor changes do not alter the original purpose of a modern family home with the retention of the original dwelling, a new rear addition, the demolition of an outbuilding and later addition.

8 Meares Street, is in the domain of *Guildford Historic Town*, recognised as a place of cultural heritage significance on the State Register of Places, Heritage Council of Western Australia. In addition, *Guildford Historic Town* under the City of Swan's Local Town Planning Scheme #17 is designated as Guildford-Mandoon Heritage Area.

Development Approval is sought with the accompanying Heritage Impact Statement where these minor modifications/ refinements to the fabric and external appearance of the existing building is sought.

This updated Heritage Impact Statement has been prepared with reference to the following architectural drawings. The drawings have been prepared by CADDs Group and incorporate minor revisions to the design previously assessed in the earlier Heritage Impact Statement prepared by others.

Drawings reviewed include:

Drawing A0.00 Cover Page

Drawing A1.01 Feature & Contour Survey

Drawing A1.02 Existing – Floor Plan and Roof Plan

Drawing A1.03 Existing Elevations

Drawing A2.01 Floor Plans

Drawing A2.04 Demolition Plan, Site Plan & Overshadowing Plan

Drawing A2.05 Sections

Drawing A3.01 Elevations

Drawing A3.02 Perspective Views

1.3 The Project Site

Location: Lot 1, #8 , Meares Street, Guildford.



Figure 2. Project Site – Aerial View – Google (13/3/2026)

Meares Street is a short street running north-south from Swan Street West to Victoria Street West, with the riverine floodplain and the Swan River to the north of the street (Register of Heritage Places 35 Guildford Historic Town 2 July 2019) .

1.4 Background Sources

- a) Site Visit March 2026
- b) Heritage Council of Western Australia, State Register of Heritage Places: Assessment Documentation P2915 *Guildford Historic Town* (2019).
- c) Guildford-Mandoon Heritage Area Policy Statements
- d) City of Swan DA-128/2025 Planning Approval Documents
- e) National Trust (Victoria (Interwar)
- f) InHerit; 1920's-1930's Interwar Housing Description

2.0 Historical Context – Planning Framework

Historic relevancy (Listings) to 8 Meares Street, Guildford.

2.1 Heritage Listings

Register/ Listing.	Document
i) WA State Register of Heritage Places	Guildford Historic Town Ref P2915 , 2/7/2019
ii) City of Swan Heritage List	Guildford-Mandoon Heritage Area (Local Planning Scheme #17) (Contributory Place)
iii) 8 Meares Street, Guildford is not heritage listed.	

2.2 Statement of Significance

The key elements of significance summarised below are drawn from the

- i) **State Register of Heritage Places entry for Guildford Historic Town.**
- Historic Importance: Guildford is one of three original towns established in the Swan River Colony in 1829 alongside Perth and Fremantle.
 - Inland Port Role: During the nineteenth century the town functioned as a major inland river port, exporting agricultural produce such as wool, timber and sandalwood from surrounding districts via the Swan River.
 - Integrity of town layout: The town retains a high intact nineteenth century town plan, including its original grid street pattern and central public square, which clearly illustrates early colonial planning.
 - Architectural significance: Guildford contains a large and cohesive collection of historic buildings that demonstrate several key phases of Western Australia's development including early Georgian colonial buildings; convict-era brick public buildings; gold boom commercial buildings; Federation and Inter-War residential and civic development.
 - Rarity and representativeness: Guildford is recognised as one of the most intact historic townsites in Western Australia demonstrating the evolution of a nineteenth century colonial settlement and regional service centre.

ii) The following is a summary derived from the **City of Swan Guildford Mandoon Heritage Area Local Planning Policy under Local Planning Scheme #17**.

- The site is located within the Guildford-Mandoon heritage Area which is identified under Local Planning Scheme #17 as an area of cultural heritage significance. Key objectives of the policy include:

Protection of historic character:

- a) Development is to conserve the historic townscape, streetscape character and cultural heritage values of Guildford
- b) Retention of historic built fabric: Existing heritage buildings and significant elements should be retained wherever possible, with demolition generally discouraged.
- c) Compatible new development: New buildings should be sympathetic in scale, form, materials and setbacks to the prevailing historic character of the area.
- d) Respect for traditional town pattern: Development should reinforce the historic subdivision pattern, building orientation and streetscape rhythm typical of Guildford.
- e) Residential character: The policy supports predominantly detached residential development that reflects the established historic settlement pattern.
- f) Assessment of development proposals: Development approval is required for works affecting the external appearance of buildings within the heritage area to ensure proposals do not adversely impact heritage significance.

2.3 Site History- overview

Meares Street forms part of a later subdivision of the historic townsite of Guildford, one of the original settlements established in the Swan River Colony. The street was created as part of the gradual subdivision of larger landholdings north of Swan Street, although it remained a relatively short residential street.

Most development occurred in the 1930's and 1940's when modest single-storey dwellings were constructed following subdivision for housing. The streetscape retains a consistent low-scale residential character typical of inter-war and post-war suburban development within Guildford.

Today the street contributes to the broader heritage values of Guildford Historic Town and lies within the Guildford-Mandoon heritage Area where the historic townscape is recognised as important elements of cultural heritage significance.

2.4 Physical Description

i) Description of Place

Extract – Heritage Context for Meares Street (*City of Swan*). Meares street is noted for its small number of contributory dwellings that demonstrate the post-World War II residential development phase within the historic town. The eastern side of the street features a row of three timber cottages in the Inter-War California Bungalow style, #4,6,8 which, together with

their wide grassed verges and mature street trees contribute to the rustic, riverine character of the streetscape. The street's landscape, scale and building setbacks collectively support the overall heritage character of the Guildford townsite by retaining historic residential patterns and cohesive streetscape qualities.

iii) Site and Architectural Description

The place at #8 Meares Street Guildford comprises a single storey dwelling constructed of weatherboard and asbestos cladding with a terracotta tiled hipped roof. The building displays elements characteristic of the Inter-War California Bungalow style, including a street facing gable with exposed timber detailing, a low-pitched roof form and wide overhanging eaves.

The dwelling addresses Meares Street as its primary frontage, with a secondary orientation to the north toward Swan Street and the Swan River beyond. The front garden is enclosed by a traditional timber picket fence incorporating a timber entry arbour. A centrally located brick path provides access to the dwelling, with lawn areas to either side. The original building form has been modified through a later addition to the rear of the dwelling. Brick paving occurs to three sides of the building, and a concrete and gravel driveway is located along the southern side of the site.

A detached timber framed workshop/garage is in the south-easter corner of the lot. This structure has been identified as having significant structural deterioration, including termite damage and rot. The remainder of the rear garden comprises predominantly grassed areas with limited brick and concrete paving and several small trees.

Internally, the dwelling is a modest two-bedroom residence. The early building footprint contains the bedrooms, entry hall, bathroom, living room and dining room. A later rear addition accommodates the kitchen, laundry and a second bathroom. The north-facing living and dining rooms each contain glazed double doors opening onto the verandah providing views toward the Swan River. A double-sided fireplace, which is not currently operational, is located between these rooms. The original portion of the dwelling retains timber floorboards. The later rear addition contains tiled flooring together with contemporary kitchen cabinetry, fixtures and bathroom fittings.

3.0 UPDATED PROPOSAL

This Heritage Impact Statement assesses an amended proposal for the subject site. The proposal builds upon a previously approved development application and incorporates several minor modifications and refinements to the design. The report considers the heritage implications of the

revised works within the context of the Guildford Historic Town precinct and in particular the Guildford-Mandon Heritage Area Character Statements (Part B) City of Swan.

3.1 Previously Approved Plans

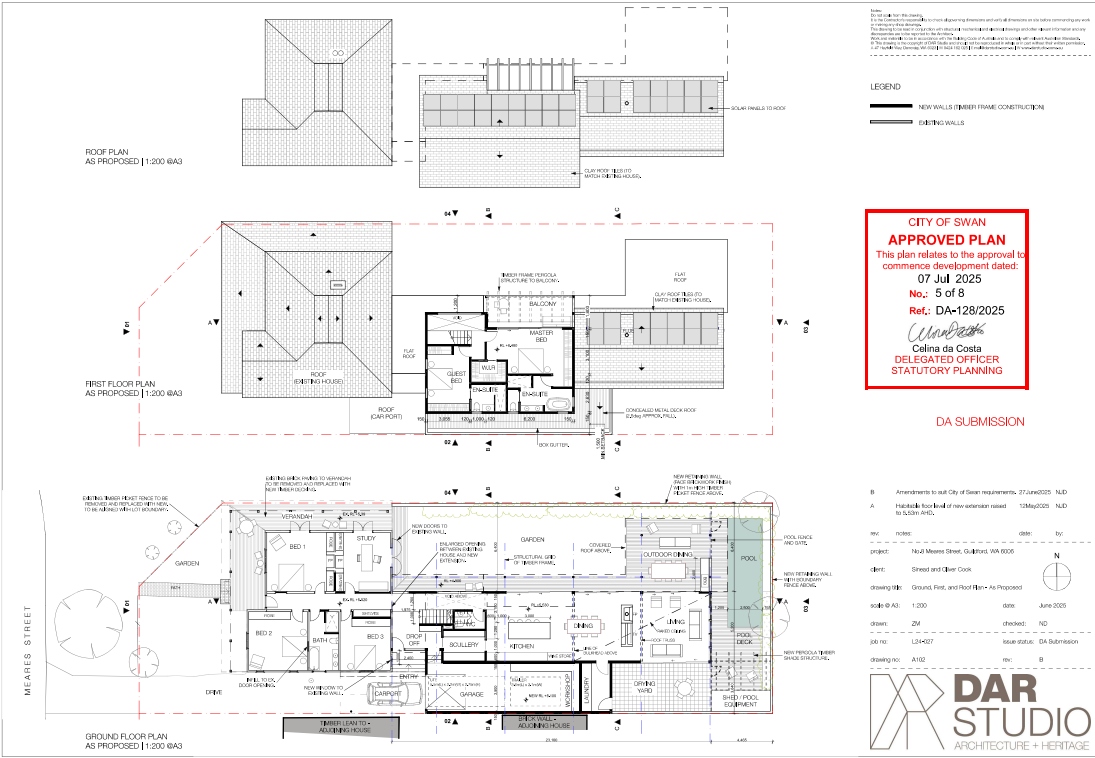


Fig 3. Ground Floor Plan (DAR Studio)

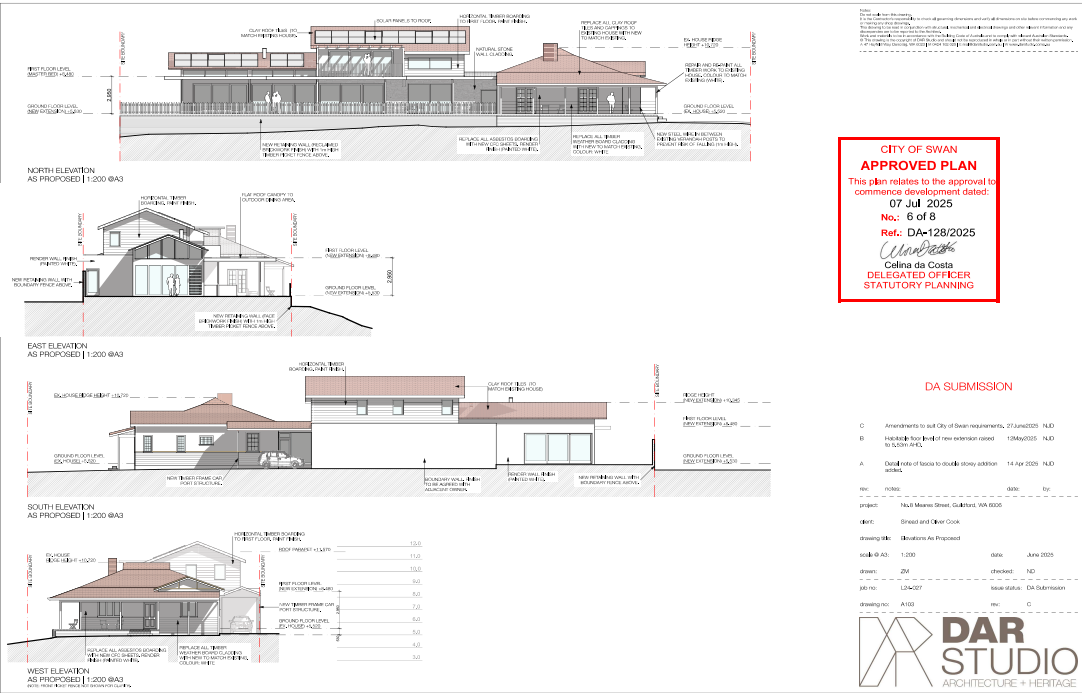


Fig 4. Elevations (DAR Studio)

3.2 Proposal – CADDs key points of modifications and refinements

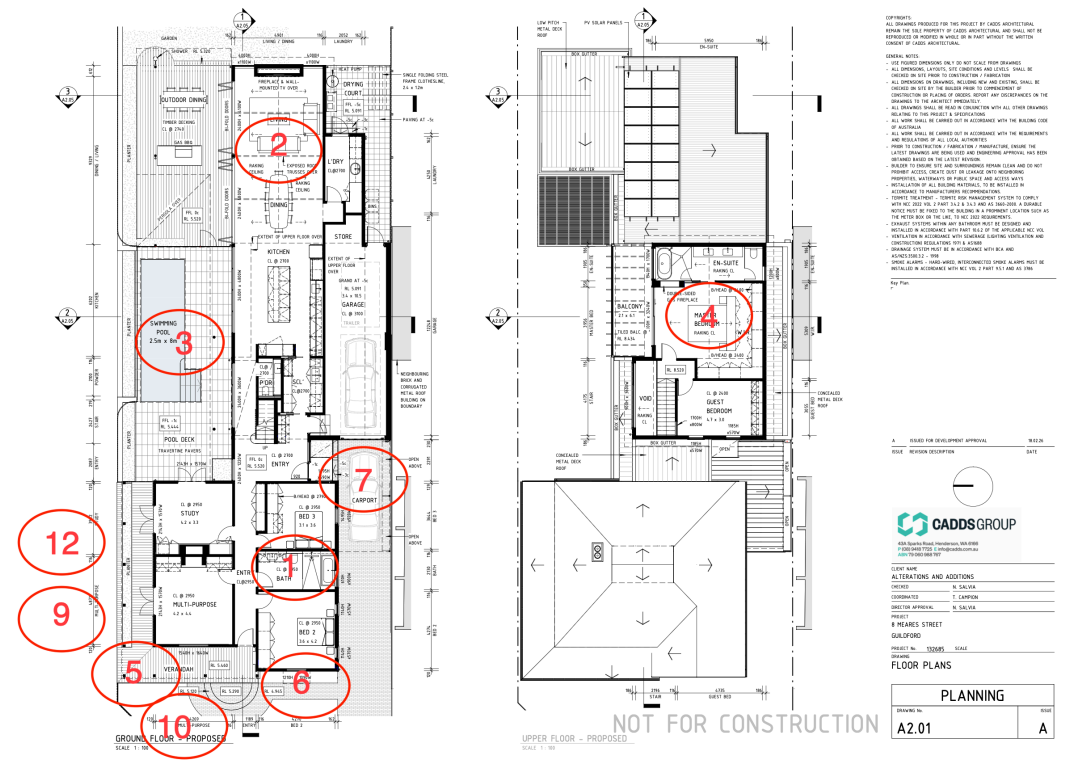


Fig 5. CADDs Group – Floor Plan Amendments

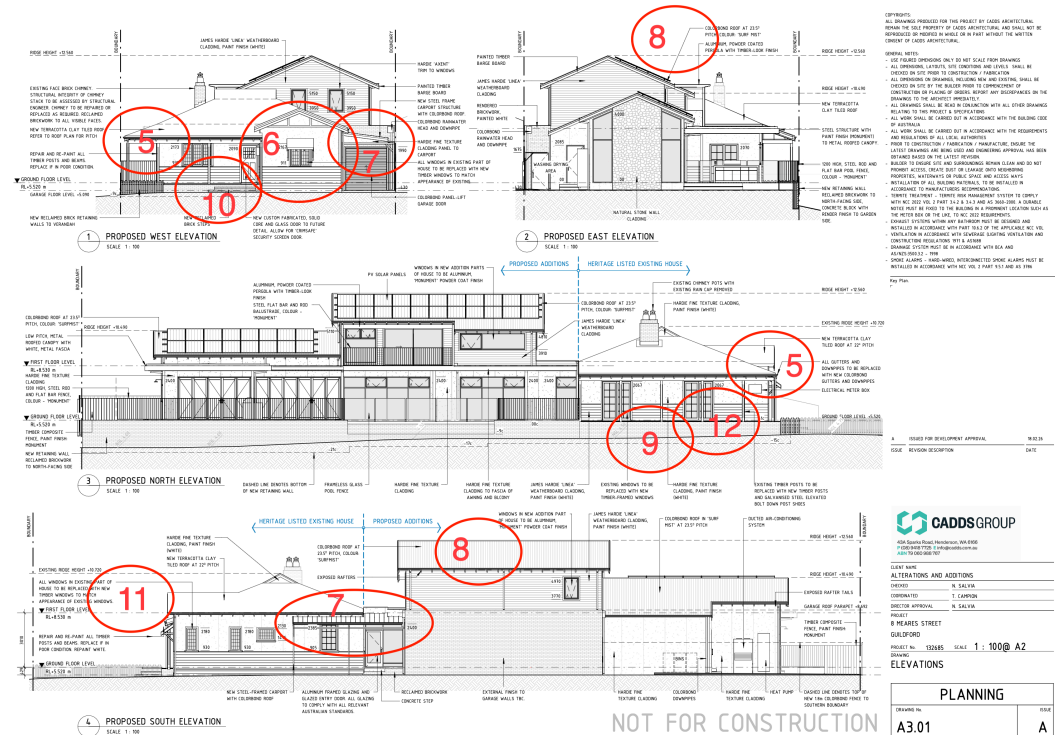


Fig 6. CADDs Group – Elevation Amendments

3.3 Items

- 1) Existing Dwelling Bathroom Layout – modified
- 2) Proposed Addition – Rear Fireplace – relocated
- 3) Proposed Addition – Swimming pool relocated
- 4) Proposed Addition – Master Bedroom layout - modified
- 5) Existing Dwelling – Verandah Eaves – refined
- 6) Existing Dwelling – Gable Wall – refined
- 7) Existing Dwelling – Garage Roof – refined
- 8) Proposed Addition – Roof Material - refined
- 9) Existing Dwelling Verandah Retaining wall – face brick - refined
- 10) Existing Dwelling – circular steps or fan-shaped - refined
- 11) Existing Dwelling – Windows – refined
- 12) Existing Dwelling – north balustrade - refined

3.4 Heritage Impact Assessment – Guiding Documents

- a) Evaluation Against Heritage Values of Guildford Historic Town
Heritage Council of WA Register Entry

1. DATA BASE No. P2915

2. NAME Guildford Historic Town FORMER NAME (or OTHER NAMES) Mandoon

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.....with surrounding residential areas, and river front lots primarily developed in the Colonial, Convict, Gold Boom and Federation eras through to the Inter-War period, all encircled by openly wooded undeveloped riverine floodplain, has cultural heritage significance for the following reasons: the highly authentic built fabric of the place illustrates at least five key periods in the State's history, with simple Georgian buildings of the foundation of the Colony, brick public buildings of the Convict era, imposing and opulent buildings of the Gold Boom, and fine examples of residential and civic buildings of the Federation and Inter-War periods, all of which together form a cohesive precinct;

b) Guildford – Mandon Heritage Area, Character Statements (Part B)

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Streetscape Character

Meares Street contains 3 dwellings built in the first few years post WWII in the Inter-War contributory style which, together with the western end of Victoria Street create an Inter-War cluster.

- Residential buildings exhibit consistent street setbacks and are sited perpendicular to the street. Buildings are sited to achieve setbacks to side and rear boundaries.
 - Buildings are modestly sized and present as single storey to the street with traditional plate heights, steeply pitched roofs and articulated facades consistent with the late Inter-War Era of development.
 - Dwellings incorporate verandahs asymmetrically in the California Bungalow style, supported on square timber posts. Verandah roofs are skillion or hipped extensions to the main roof of the dwelling.
 - Windows are vertically oriented and combined to create wider openings, typical of the late Inter-War Era.
 - Roof materials are clay tile.
 - Building material is compressed fibre cement panel, with timber weatherboard to sill height.
 - Buildings are simple and modestly detailed, consistent with cottages from the late Inter-War Era. Asymmetrical facades with central front door with simple timber detailing to facades and windowsills.
 - Meares Street exhibits grassed verges with large street trees on the western side, and smaller mature street trees more sparsely planted on the eastern side. The street's northern end terminates on the Swan River floodplain.
 - Residential buildings exhibit wide street setbacks with grassed front setback areas and little formality. Mature trees in rear gardens are visible from the public realm.
 - Only one dwelling on the street incorporates a front fence of timber picket. The western side of the street is the rear of Market Street lots and is dominated by high solid fencing in a variety of materials and vehicle access.
 - Lots are rectangular and aligned perpendicular to the street. All 4 dwellings on the eastern side of the street exhibit identical size and frontage width and are intact from the original subdivision of the street.
 - Residential car parking is incorporated within traditional site planning of lots: in front of or to the side of the dwelling, either covered or uncovered but visually recessive.
- Garages are not forward of the dwelling, where they exist. Crossovers are single width only.
- Modest dwellings with setbacks to side boundaries and low visually permeable fencing allow views of dwellings and landscaping elements in private gardens and significant tree canopy within the town. The character of the street allows a visual connection to the riverine floodplain at the northern end of Meares Street and contributes to its rural riverine character.

Non-contributory elements include plate heights and roof pitches which do not maintain traditional proportions of the predominant era of development; finishes including cream-spectrum face brick; dwellings without verandahs, porches or clearly definable entry points; windows oriented horizontally; absence of front boundary definition; garages and solid metal panel fencing on the western side of the street.

c) Our Inter-War Houses National Trust (Victoria) (How to recognise, Restore, and Extend Houses of the 1920' and 1930's). Raworth Bryce.1991. ISBN 0909710821

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MATERIALS:

ROOF

unglazed terracotta tiles or natural or coloured cement tiles (blended colours, or sometimes green); corrugated iron; Malthoid (also coloured on occasion).

WALLS

red brick, often with roughcast render detailing; bullnose or square edged weatherboard; timber shingles or roughcast to gables and over bay windows.

PORCH

porch or verandah with dark stained or painted timber posts or piers of brick, stone, pebbledash or concrete; floor of timber or concrete.



d) State Planning Policy 3.5 2007 – Historic Heritage Conservation - 6.6

Alterations, extensions or change of use affecting a heritage place • Development should conserve and protect the cultural significance of a heritage place based on respect for the existing building or structure, and should involve the least possible change to the significant fabric. • Alterations and additions to a heritage place should not detract from its significance and should be compatible with the siting, scale, architectural style and form, materials and external finishes of the place. Compatibility requires additions or alterations to sit well with the original fabric rather than simply copying or mimicking it. • In some cases, the conservation and protection of a heritage place may require a change of use to ensure a reasonable beneficial use or return. Sympathetic adaptation and change of use should be supported in such cases. • Development should be in accordance with any local planning policies relating to heritage.

Development within a heritage area • Development within a heritage area should respect and complement the heritage significance of the area as identified in the local planning policy. A respectful design approach gives special consideration to the siting, scale, architectural style and form, materials and finishes of the proposed development in relation to its neighbours, without copying historic detailing or decoration. • Alterations and additions to existing buildings should be designed and sited in a manner that respects and complements the heritage significance of the area. • Any new buildings erected in heritage areas should be designed and sited in a way that respects and complements the heritage significance of the area. New construction that is imaginative, well designed and harmonious should not be discouraged.

g) inHerit – State Heritage Office – Description 1930's Californian Bungalow

1930's Californian weatherboard bungalows in the Guildford area of Western Australia are recognised as heritage-significant, inter-war residential structures that reflect the area's development during the 1920's and 1930's.

Heritage & Context:

Location: Many such homes are found in the broader 'West Guildford' (now Bassendean) area and near the historical townsite of Guildford, featuring heavily on streets developed and subdivided around the inter-war period (e.g. Wilson St, North Rd and near Guildford Road).

Heritage Significance: These properties are recognised by the Heritage Council of WA for their 'aesthetic value' as intact timber residences, representing popular 1930's housing styles.

Style: They were often built for professional families and workers, replacing earlier more ornate Edwardian styles with a simpler, 'modern' aesthetic.

Key Characteristics:

Structure: single storey, timber framed and clad in weatherboard. **Roof:** Complex gabled or hipped roofs, often using red colorbond, terracotta tiles or zincalume. **Frontage:** Asymmetrical facade featuring a projecting gable bay often with timber battens. **Verandah:** A prominent front verandah or porch, frequently supported by timber or masonry columns, sometimes featuring a gablet. **Windows:** Casement windows, often in groups of three, featuring leaded glass and timber framed awnings.

Typical 1930's Features: Internal Details: Jarrah hardwood floors, high picture rails, ornate ceilings and sometimes Art Deco influences. **Garden:** Established gardens with winding paths and formal hedge boundaries are a typical design element meant to blend the home with its environment.

Development Trend: Many are being restored or renovated to combine original features with modern open plan additions such as rear decks and renovated kitchens.

3.5 Evaluation Against Heritage Values of Guiding Documents

The revised drawings including items 1 – 12 incorporate minor modifications to the previously approved addition. These changes relate primarily to the new built elements and do not involve alteration to the original heritage building or its significant fabric. The modifications are limited in scope and do not materially alter the scale, siting or overall design intent of the approved development. As such the proposal continues to conserve the heritage significance of the place and remains consistent with the heritage objectives of the planning framework.

1) Existing Dwelling Bathroom Layout – modified

Currently the existing bathroom has been lost due to advanced deterioration of original fabric and structural deterioration and will be replaced with a sympathetic reconstruction.



Fig 7. Current Bathroom (WDG 17/3/202)

- 2) Proposed Addition – Rear Fireplace – relocated:
No discernible impact on heritage significance/values. Contained within new rear addition.
- 3) Proposed Addition – Swimming pool relocated:
No discernible impact on heritage significance/values. Taking advantage of northern solar aspects.
- 4) Proposed Addition – Master Bedroom layout – modified:
No discernible impact on heritage significance/values. Taking advantage of river views.
- 5) Existing Dwelling – Verandah Eaves – refined:



Fig 8. Verandah – existing eaves (WDG 17/3/2026)

At some point in the past, the exposed rafters have been cut back to form flush eaves. Furthermore, the posts have rotted. The proposal is to rebuild the verandah with a continuation of the exposed rafters along both the street and northern elevations. These works will improve the presentation of the building and represents a positive intervention.

- 6) Existing Dwelling – Gable wall – refined:



Fig 9. Gable Wall (WDG 17/3/2026)



Fig 10. #6 Meares St Gable wall

With the verandah rebuild the proposal is to reinterpret the gable wall similar to #6 Meares Street, complete with window tiled hood, an improved sympathetic heritage outcome.

7) Existing Dwelling – Garage roof – refined:

While the former approved carport demonstrated a gable roof the author believes this is not complimentary to the original structure neither historically faithful. Skillion roofs were particularly period popular and often ‘balanced’ the street elevation. A good example is the adjoining property #6 Meares Street where the existing carport leans on to the existing house roof in close proximity to the street.



Fig 11. Car Port #6 Meares (WDG 17/3/2026)



Fig 12. Car Port #6 Meares (WDG 17/3/2026)



Fig 13. Car Port #6 Meares (WDG 17/3/2026)

In view of this the proposal meets a historically consistent and true to original form of representation, therefore adding value to the sense of place.

8) Proposed Addition – Roof Material – refined:

The former approved set of documents included a new rear addition with a roof of tiles to match existing house.

The author believes this is not in line with the Burra Charter (Articles: 3,15,22) principles of, “not simply copy or replace historic fabric without distinction”. The Charter promotes conserving original fabric and ensuring that new work is identifiable as contemporary, while remaining compatible with place. Replication of historic elements without distinction is generally discouraged as it may blur the understanding of the building’s evolution.

The new works to the rear are to have a Surfmist roof as documented by CADDs Group and noted by the Moda Interiors. While the existing house with Marseille pattern terracotta tiles are of poor condition are to be replaced with either Bristle Marseille Roja or Marseille Jaspee Roja (Moda), a tile common for the period.

The cause of this is to reinforce the original character will remain legible while new work avoids confusion. A differentiated design ensures the historic and the new are read separately but harmoniously.

9) Existing Dwelling Verandah retaining wall – face brick – refined:

The current verandah retaining wall has been deemed structurally unsound, furthermore is leaning towards Swan Street. The disrespect continues by being a relatively contemporary brick incompatible with the heritage significance of the house. And appears to be a latter day ‘filler’ to support a concrete verandah.



Fig.14 Verandah Retaining Wall (WDG 17/3/2026).

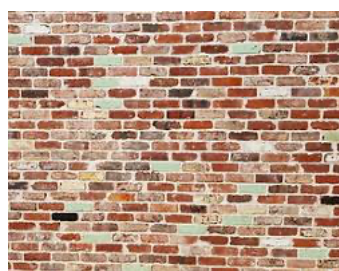


Fig.15. Verandah Retaining Wall – recycled bwk

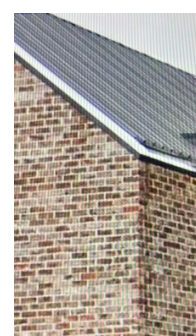


Fig.16 170 Swan St. bwk

The proposal is to replace the retaining wall with a traditional recycled brick or a brick very similar to 170 Swan Street. The new retaining wall is both respectful and legible without creating a false sense of historical impression.

10) Existing Dwelling – circular or fan-shaped steps – refined:

The proposal is to replace the existing verandah steps with a circular or fan-shaped pattern.

Design Rationale: In the inter-war period, architects and builders were moving away from strict Victorian symmetry, embracing more varied and "modern" shapes. Curved steps added a decorative, welcoming, and slightly theatrical entrance. Location: While found across Australia, they are particularly common in areas with a strong concentration of 1920s/30s residential development, including areas of Melbourne and Perth (National Trust).



Fig 17. #7 Courthope Street Kensington Residences: Hobbs Avenue, Inter-war California Bungalow Group Place No: 80

The fan shape steps are respectful and legible without creating a false sense of historical impression.

11) Existing Dwelling – Windows – refined:

Within the former approved HIS there is no comment upon the existing timber windows. The current CADDs documentation notes the replacement to match existing. The client has spoken of the restoration of the existing windows; this is supported by the author. This would include in most instances of: All original timber windows, glass panes and leadlight panels will be carefully conserved and repaired. Work will include stabilisation of timber, reglazing of damaged panes and repair or reinstatement of leadlight elements where necessary, ensuring that as much of the original fabric as possible is retained and the historic character of the windows (and doors) is faithfully maintained.

Within the Burra Charter Article 15 New work and restoration: Restoration or repair should be based on evidence and should avoid conjecture; replacement is only when essential.

12) Existing Dwelling – north balustrade – refined:

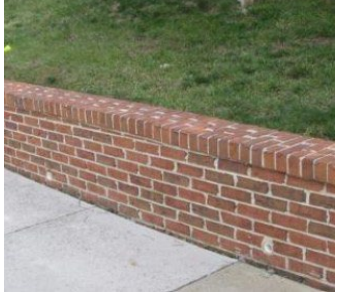
The former approved drawings show a verandah without restraint. This is quite dangerous with the height of 1m approximate along Swan Street and contravenes the NCC/BCA. CADDs Group have proposed planters. This is acceptable in terms of a heritage understanding while complying with the regulatory requirement. The planter should be free-standing and do not permanently alter or obscure the heritage fabric. It also provides a layer of landscape/greenery which can enhance the visual character of the heritage setting. The planter is also a reversible aligning with the Burra Charter principle (Article 22. Minimal Replacement Fabric).

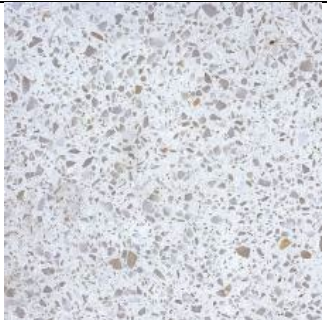
4.0 Conclusion

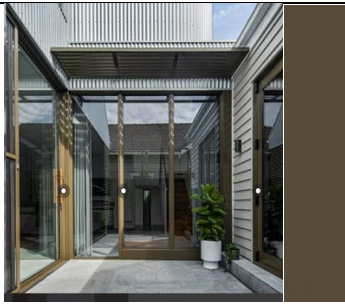
This Heritage Impact Statement for 8 Meares Street Guildford represents an updated and improved assessment compared to the previous submission. The existing heritage house will be carefully conserved and restored, with original fabric, timber windows and leadlight panels wherever possible in accordance with Burra Charter principles. The revised proposal at the rear of the house is an improvement on the prior design, being more compatible with the heritage place-respecting scale, form, materials and detailing while remaining clearly distinguishable as contemporary additions. The works have been developed in accordance with the heritage guidelines and policies of the City of Swan, ensuring that the significance of the heritage building and its setting has been preserved. Overall, the proposal provides a coherent and legible refinement, an outcome that reinforces the character, heritage values and sense of place of the site, achieving a positive heritage outcome for both the building and the precinct.

8 Meares Street, Guildford

Colours and Materials Schedule

	Material Type	Company Name & Colour Description	Material / Colour Sample Image
External Walls – Cladding Type 1	Fibre Cement Cladding	James Hardie – Linea Weatherboard Cladding 150mm wide. Paint Finish: Dulux – Lexicon Quarter	
External Walls – Cladding Type 2 & Cladding to Roof Gable Ends	Fibre Cement Cladding Panels	Hardie Fine Texture Cladding. Paint Finish: Dulux – Lexicon Quarter	
Paint Finish to Cladding	Exterior Paint Finish	Dulux – ‘Lexicon Quarter’	
Cladding to External Feature Wall on Eastern Façade and Living Room Fireplace Wall (internally)	Natural Stone Cladding	*TBC	
Retaining Walls	Recycled Bricks - Red	*TBC – possibly WA Brick Match – Recycled Red Bricks	

Roof – Existing Part of House	Clay Roof Tiles	Bristile – ‘Marseille Jaspee Roja’ Terracotta Roof Tiles	
Roof – Additions Part of House	Profiled Metal Roofing	Colorbond ‘Snapseam 265’ Steel Roof Sheetting – ‘Surfmist’	
Garage Door	Steel Garage Door with Powder Coat Finish	Steel-Line Panel Lift Garage Door, Colour –Colorbond Matt - ‘Surfmist’	
External Finish to Garage Walls	Face Brick	Midland Brick - ‘Bishops House Tumbled’ with mid-light grey or white coloured mortar.	
Driveway	Honed Concrete	Limecrete – Honed Concrete, colour – ‘Whitehaven’	
Front Entrance Door	New Timber Front Entry Door with Leadlight Glass Panel	New Jarrah and glass door to nominally match the design of the existing front entry door. Existing fly screen door removed.	

Window / Door Frames – Existing Heritage House	Exterior Paint Finish to Restored Existing Timber French Door & Window Frames	Dulux – ‘Lexicon Quarter’	
Window / Door Frames – Additions	Aluminium Framed Windows, Bi-Fold Doors and Glazed Swing Door	Powder Coat Finish to Aluminium Framed Glazing Suite - Interpon – ‘Anodic Bronze’	
Brick Paving	Recycled Bricks	*TBC – <i>possibly</i> WA Brick Match – Red Recycled Brick Pavers	
Deck Flooring – Outdoor Dining & Shaded Pool-side Area, and Verandah.	Timber Composite Decking	Millboard Composite Decking – Enhanced Grain Collection – ‘Limed Oak’	
Paving around Swimming Pool	Travertine Stone Pavers	Cross-Cut Travertine Stone Pavers - White	

Rainwater Goods and Flashing	Steel Roof Stormwater Control Products	Finish – ‘Surfmist’	
Timber Fascia and Scribe	Timber with Paint Finish	Dulux – ‘Lexicon Quarter’	
Verandah Posts and Timber Framing	Exterior Paint Finish to Timber Structural Elements	Dulux – ‘Lexicon Quarter’	
Sills and External Window Reveal Trims	Timber Window Sills and Proprietary Window Jamb Trim	James Hardie – ‘Axent’ Window Trims & Timber Sills, Paint Finish – Lexicon Quarter	
Steel Rod Balustrade and Pool Fence	Galvanised Steel Flat Bar & Rod Balustrade with Powder Coat Finish	Powder Coat Finish – ‘Surfmist’	