

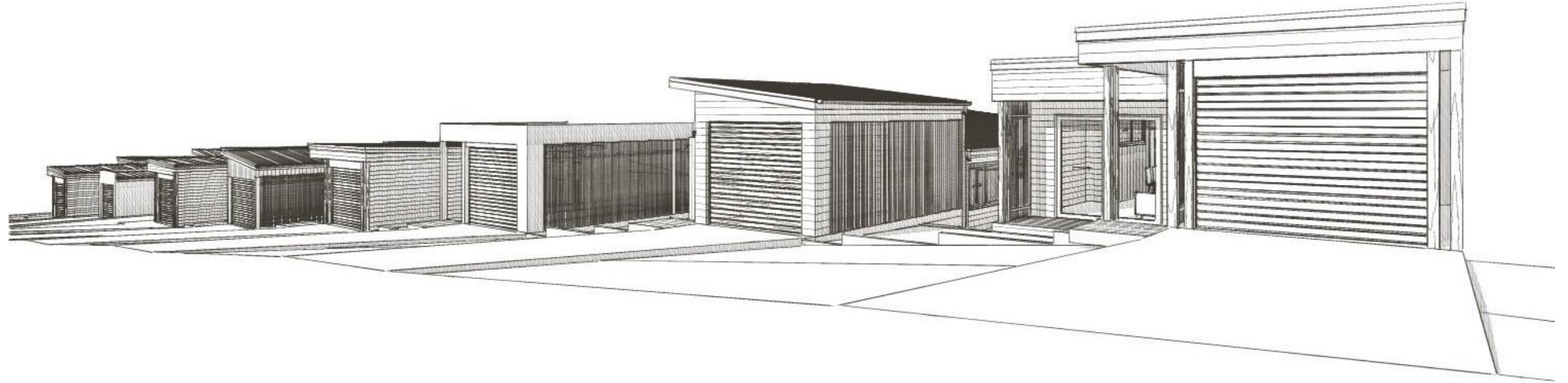
client: **Matong Drv JV and Kulgun Crt JV**

project: **Stage 3  
Small Lot Development**

**43 Matong Drive,  
Ocean Shores,  
NSW**

job no.  
**20017**

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204 - H9	SPARE
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210 - H10	FLOOR PLAN + DIMENSIONS
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214 - H10	SPARE
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220 - H11	FLOOR PLAN + DIMENSIONS
221 - H11	ELEVATIONS 1, 2 & 3
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223 - H11	ROOF PLAN
224 - H11	SPARE
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230 - H12	FLOOR PLAN + DIMENSIONS
231 - H12	ELEVATIONS 1, 2 & 3
232 - H12	ELEVATION 4 + SECTION
234 - H12	ROOF PLAN
235 - H12	SPARE
236 - H12	SPARE
240 - H13	FLOOR PLAN + DIMENSIONS
241 - H13	ELEVATIONS 1, 2 & 3
242 - H13	ELEVATION 4 + SECTION
243 - H13	ROOF PLAN
244 - H13	SPARE
245 - H13	SPARE
250 - H14	FLOOR PLAN + DIMENSIONS
251 - H14	ELEVATIONS 1, 2 & 3
252 - H14	ELEVATION 4 + SECTION
253 - H14	ROOF PLAN
254 - H14	SPARE
255 - H14	SPARE
260 - H15	FLOOR PLAN + DIMENSIONS
261 - H15	ELEVATIONS 1, 2 & 3
262 - H15	ELEVATION 4 + SECTION
263 - H15	ROOF PLAN
264 - H15	SPARE
265 - H15	SPARE
270 - H16	FLOOR PLAN + DIMENSIONS
271 - H16	ELEVATIONS 1, 2 & 3
272 - H16	ELEVATION 4 + SECTION
273 - H16	ROOF PLAN
274 - H16	SPARE
275 - H16	SPARE

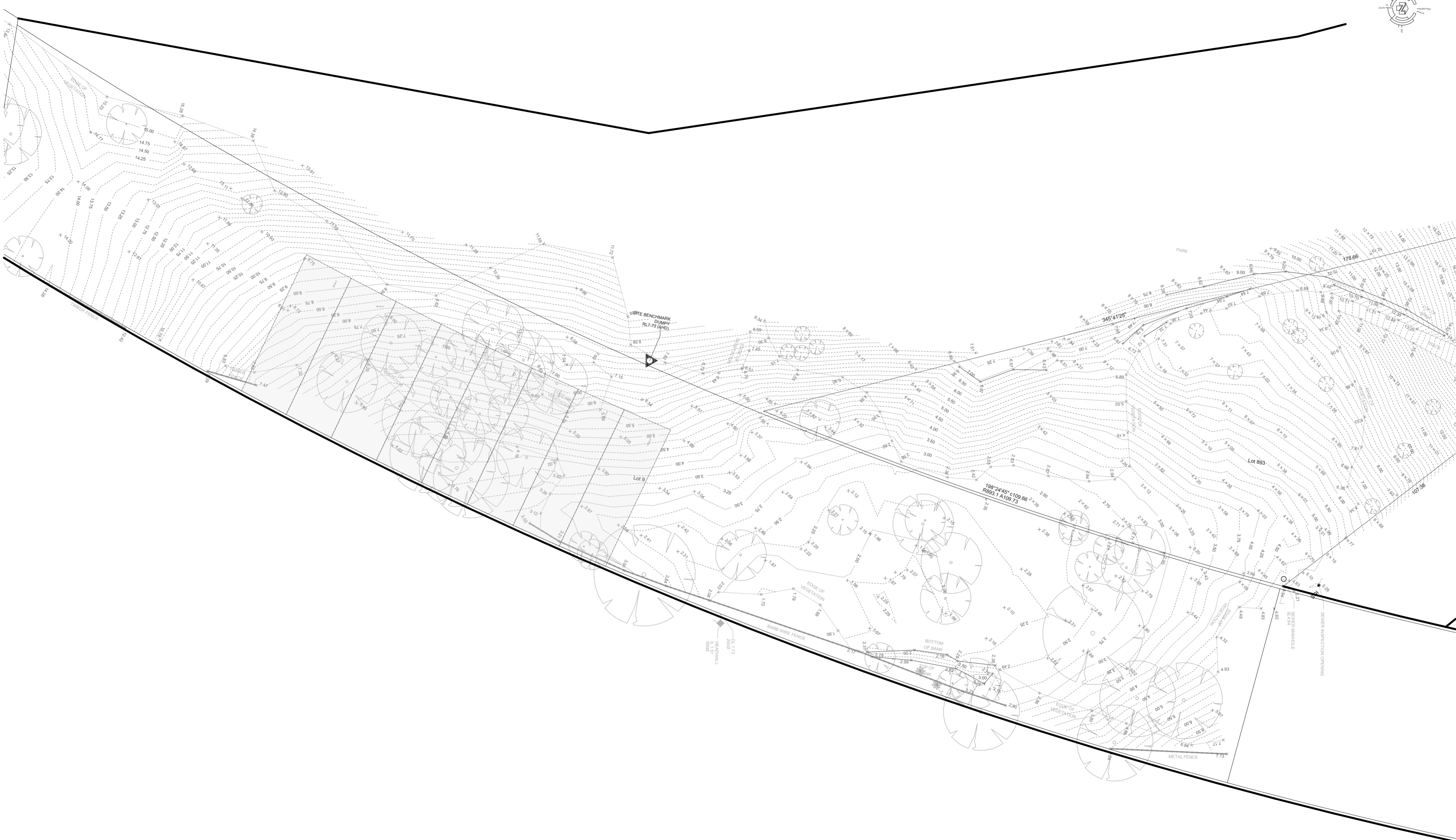
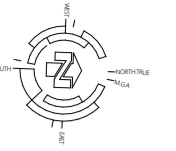


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C	20/01/21	DA DRAWINGS	AP				



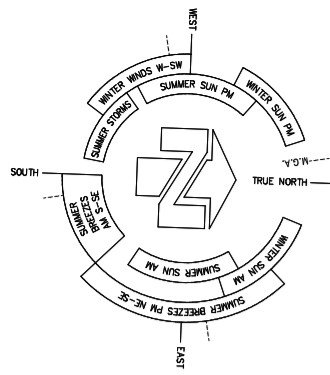


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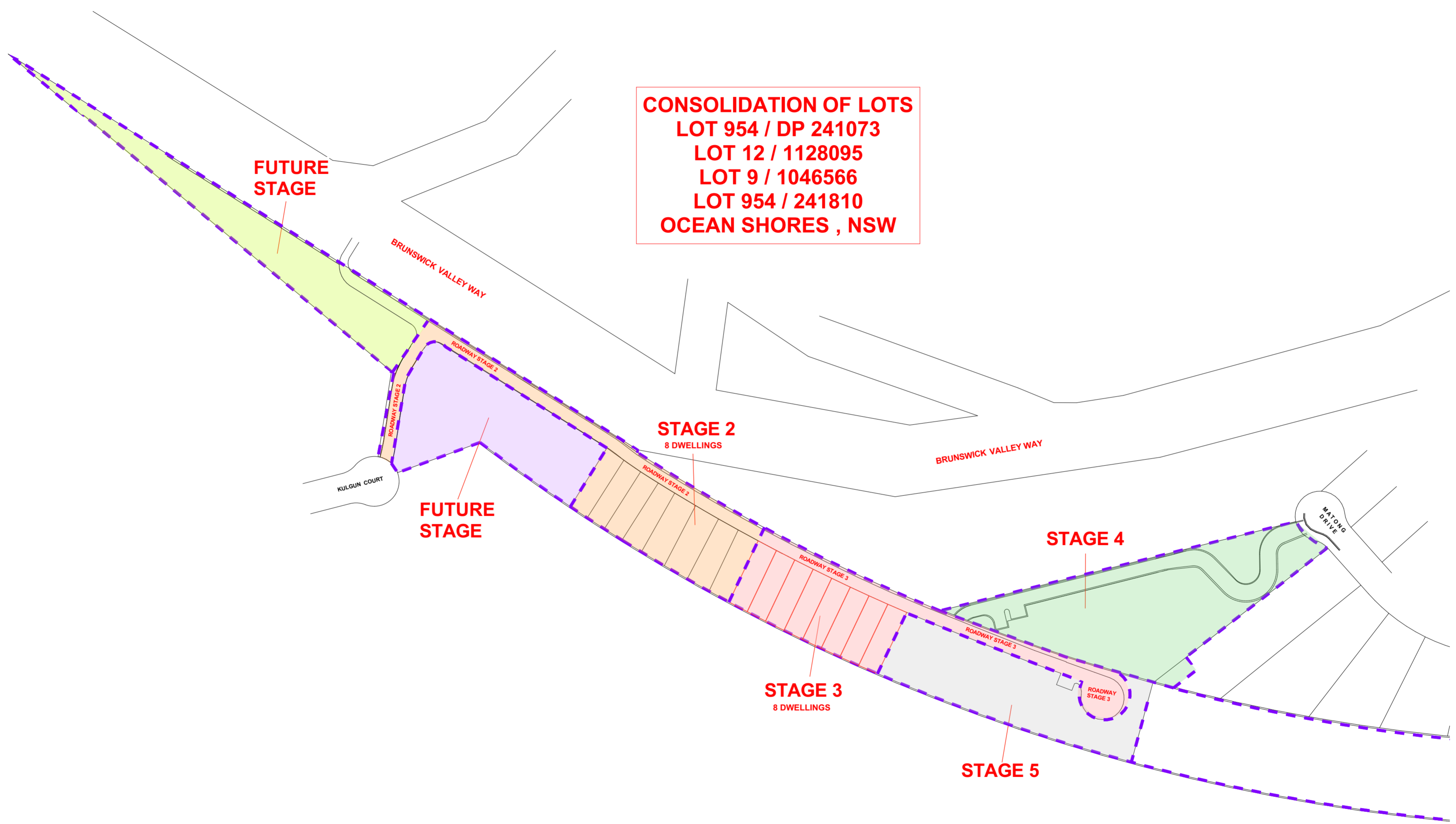
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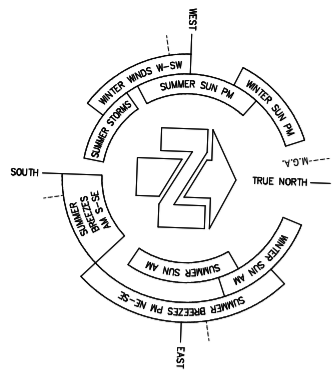
client	project number	drawing number	drawing print date
Matong Drv JV and Kulgun Crv JV	20017	101	29/01/2021
project	scale	issue	drawing name
Stage 3 Small Lot Development 43 Matong Drive, Ocean Shores, NSW	1:500 on A2	C	SURVEY
	drawn	checked	
	SR	Sam Ray	



**CONSOLIDATION OF LOTS**  
**LOT 954 / DP 241073**  
**LOT 12 / 1128095**  
**LOT 9 / 1046566**  
**LOT 954 / 241810**  
**OCEAN SHORES , NSW**

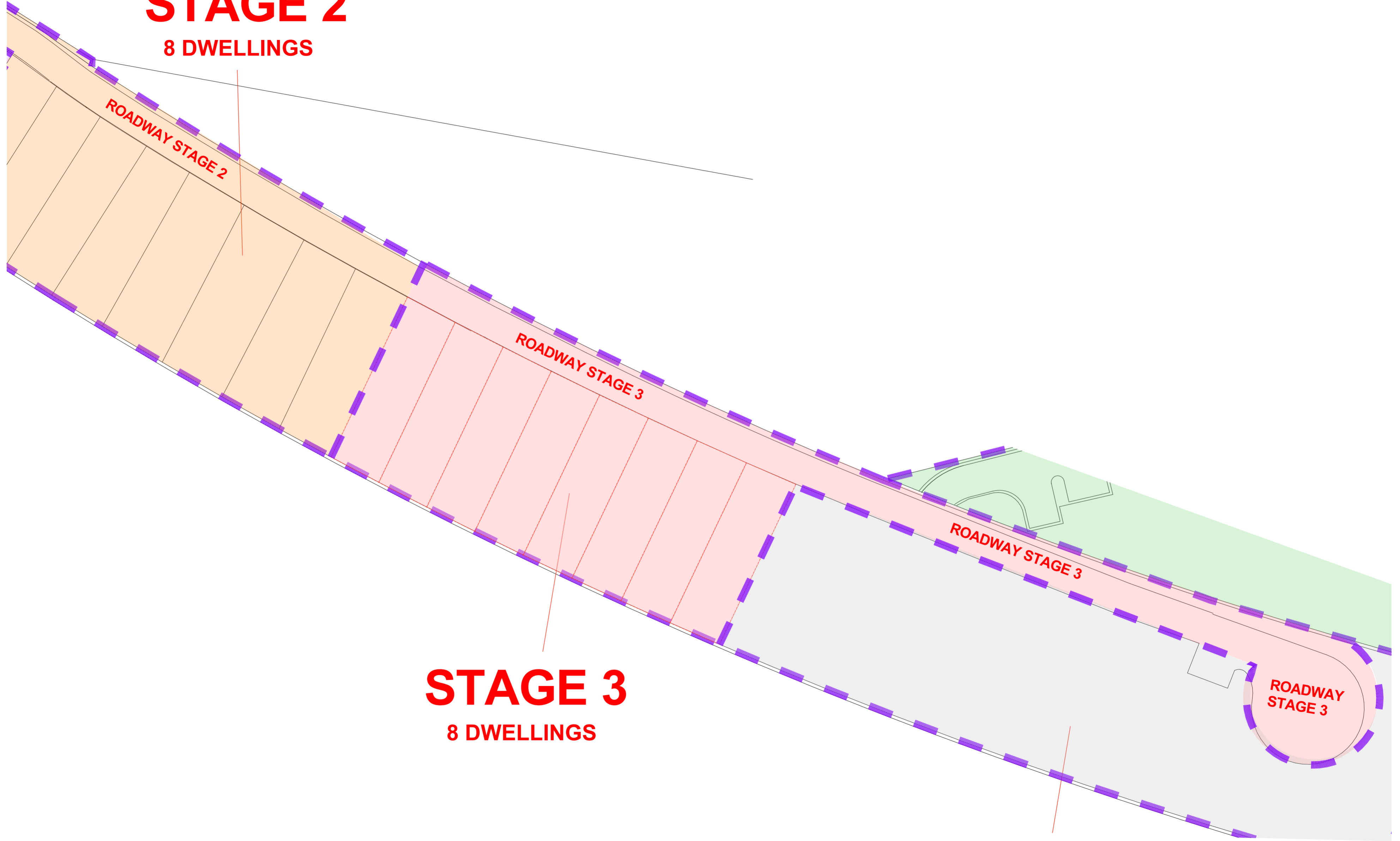


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# STAGE 2

8 DWELLINGS



# STAGE 3

8 DWELLINGS



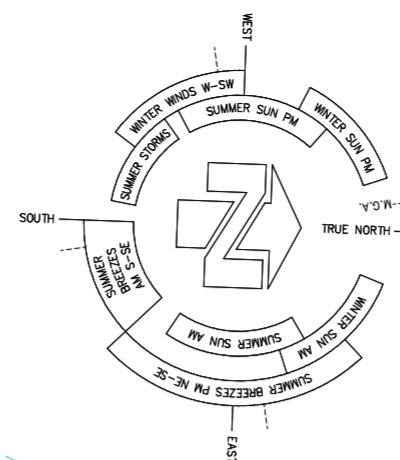
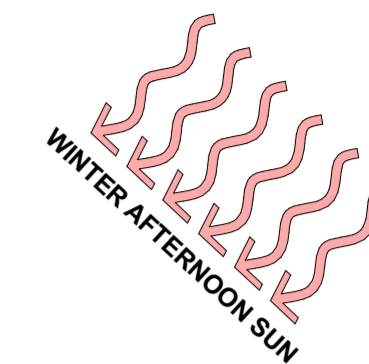
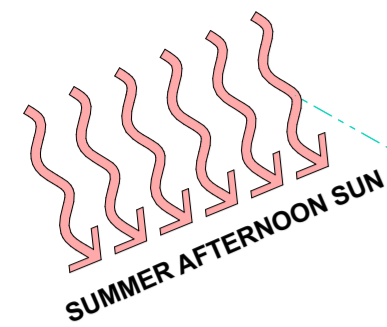
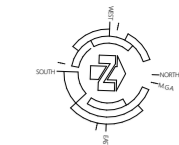
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A	28.01.2021	STAGING PLAN LAYOUT	AP				

client	project	scale	issue	project number	drawing number	drawing print date
Callum Sked	Small Lot Development Ocean Shores, NSW	1:500 on A2 SR	A checked Sam Ray	20017	103	29/01/2021

STAGE 3 OVERVIEW

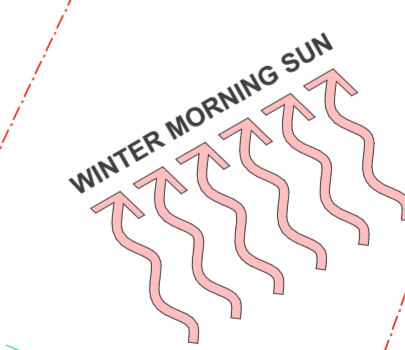
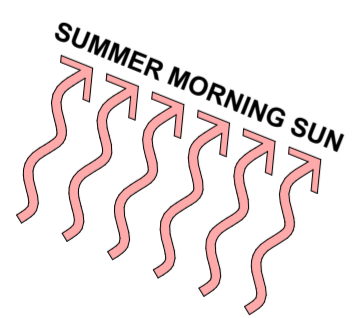
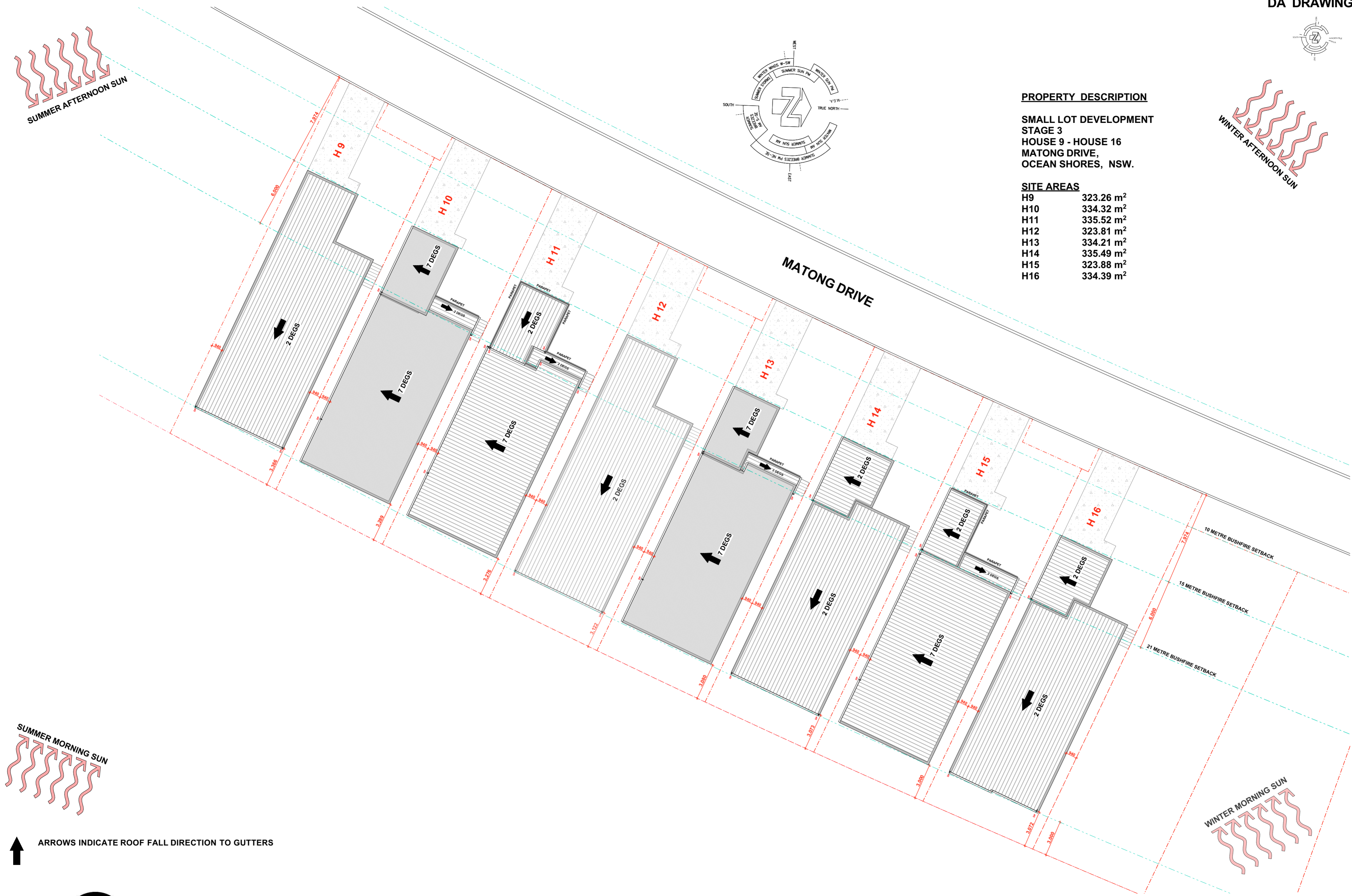


**PROPERTY DESCRIPTION**

**SMALL LOT DEVELOPMENT  
STAGE 3  
HOUSE 9 - HOUSE 16  
MATONG DRIVE,  
OCEAN SHORES, NSW.**

**SITE AREAS**

H9	323.26 m <sup>2</sup>
H10	334.32 m <sup>2</sup>
H11	335.52 m <sup>2</sup>
H12	323.81 m <sup>2</sup>
H13	334.21 m <sup>2</sup>
H14	335.49 m <sup>2</sup>
H15	323.88 m <sup>2</sup>
H16	334.39 m <sup>2</sup>



↑ ARROWS INDICATE ROOF FALL DIRECTION TO GUTTERS



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C	19/01/21	DA DRAWINGS	AP				

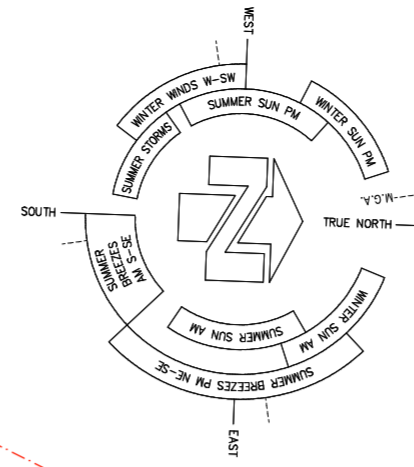
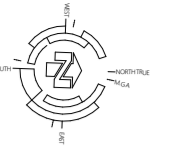


client **Matong Drv JV and Kulgun Crv JV**  
project **Small Lot Development  
43 Matong Drive, Ocean  
Shores, NSW**

scale **1:200 on A2**  
issue **C**  
drawn **SR**  
checked **Sam Ray**

project number **20017** drawing number **104** drawing print date **29/01/2021**

**PROPOSED SITE PLAN**



**PROPERTY DESCRIPTION**

**SMALL LOT DEVELOPMENT  
STAGE 3  
HOUSE 9 - HOUSE 16  
MATONG DRIVE,  
OCEAN SHORES, NSW.**

**SITE AREAS**

H9	323.26 m <sup>2</sup>
H10	334.32 m <sup>2</sup>
H11	335.52 m <sup>2</sup>
H12	323.81 m <sup>2</sup>
H13	334.21 m <sup>2</sup>
H14	335.49 m <sup>2</sup>
H15	323.88 m <sup>2</sup>
H16	334.39 m <sup>2</sup>

**HOUSE 9 AREAS:**  
GARAGE = 20.00m<sup>2</sup>  
LIVING AREA = 112.26m<sup>2</sup>  
PAVING AREA = 8.78m<sup>2</sup>  
TOTAL AREA = 141.04m<sup>2</sup>  
POS = 33.17m<sup>2</sup>

**HOUSE 10 AREAS:**  
GARAGE = 20.00m<sup>2</sup>  
LIVING AREA = 112.26m<sup>2</sup>  
PAVING AREA = 8.78m<sup>2</sup>  
TOTAL AREA = 141.04m<sup>2</sup>  
POS = 33.17m<sup>2</sup>

**HOUSE 11 AREAS:**  
GARAGE = 20.00m<sup>2</sup>  
LIVING AREA = 112.26m<sup>2</sup>  
PAVING AREA = 8.78m<sup>2</sup>  
TOTAL AREA = 141.04m<sup>2</sup>  
POS = 33.17m<sup>2</sup>

**HOUSE 12 AREAS:**  
GARAGE = 20.00m<sup>2</sup>  
LIVING AREA = 112.26m<sup>2</sup>  
PAVING AREA = 8.78m<sup>2</sup>  
TOTAL AREA = 141.04m<sup>2</sup>  
POS = 33.17m<sup>2</sup>

**HOUSE 13 AREAS:**  
GARAGE = 20.00m<sup>2</sup>  
LIVING AREA = 112.26m<sup>2</sup>  
PAVING AREA = 8.78m<sup>2</sup>  
TOTAL AREA = 141.04m<sup>2</sup>  
POS = 33.17m<sup>2</sup>

**HOUSE 14 AREAS:**  
GARAGE = 20.00m<sup>2</sup>  
LIVING AREA = 112.26m<sup>2</sup>  
PAVING AREA = 8.78m<sup>2</sup>  
TOTAL AREA = 141.04m<sup>2</sup>  
POS = 33.17m<sup>2</sup>

**HOUSE 15 AREAS:**  
GARAGE = 20.00m<sup>2</sup>  
LIVING AREA = 112.26m<sup>2</sup>  
PAVING AREA = 8.78m<sup>2</sup>  
TOTAL AREA = 141.04m<sup>2</sup>  
POS = 33.17m<sup>2</sup>

**HOUSE 16 AREAS:**  
GARAGE = 20.00m<sup>2</sup>  
LIVING AREA = 112.26m<sup>2</sup>  
PAVING AREA = 8.78m<sup>2</sup>  
TOTAL AREA = 141.04m<sup>2</sup>  
POS = 33.17m<sup>2</sup>



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client **Matong Drv JV and Kulgun Crv JV**  
project **Stage 3 Small Lot Development 43 Matong Drive, Ocean Shores, NSW**

scale **1:200 on A2**  
issue **C**  
drawn **SR**  
checked **Sam Ray**

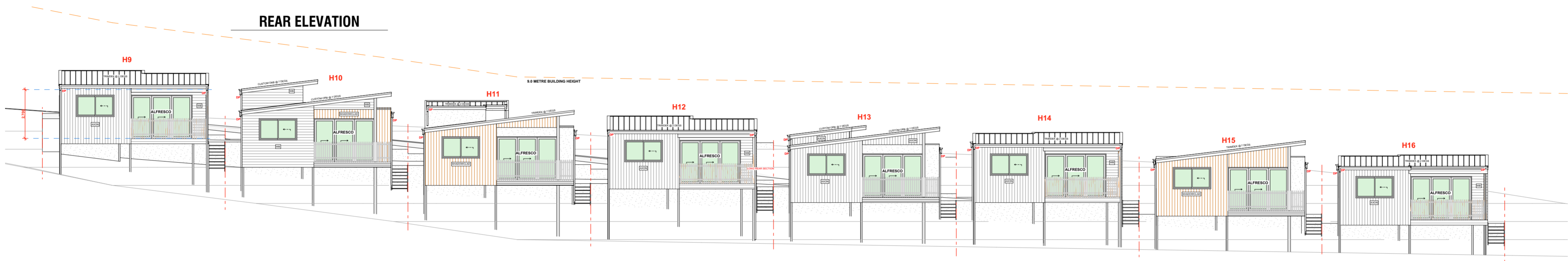
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**FLOOR PLAN OVERALL STAGE 3**

FRONT ELEVATION



REAR ELEVATION



LONG MID SECTION



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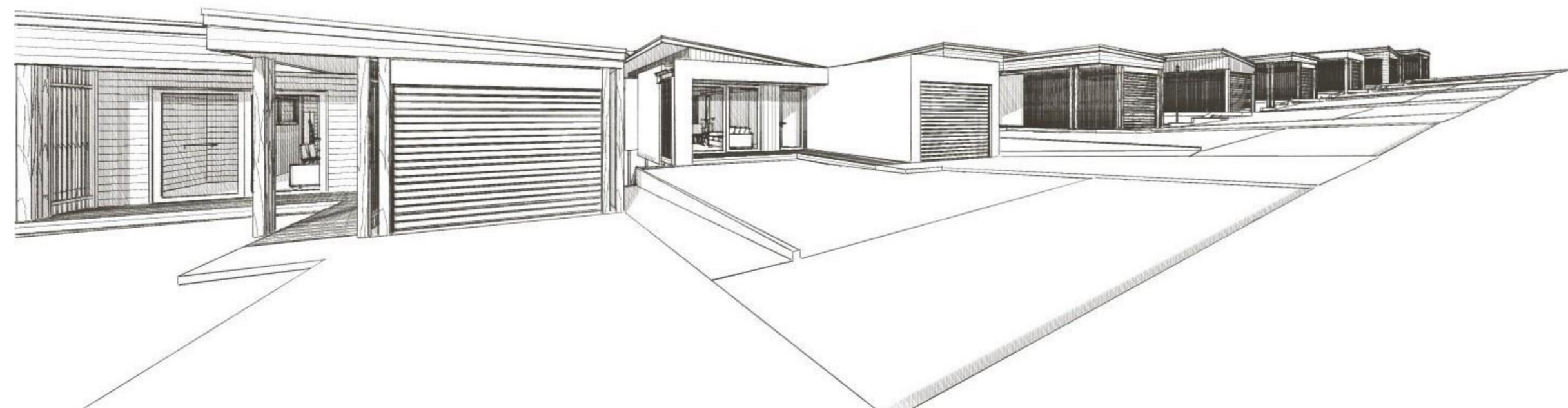
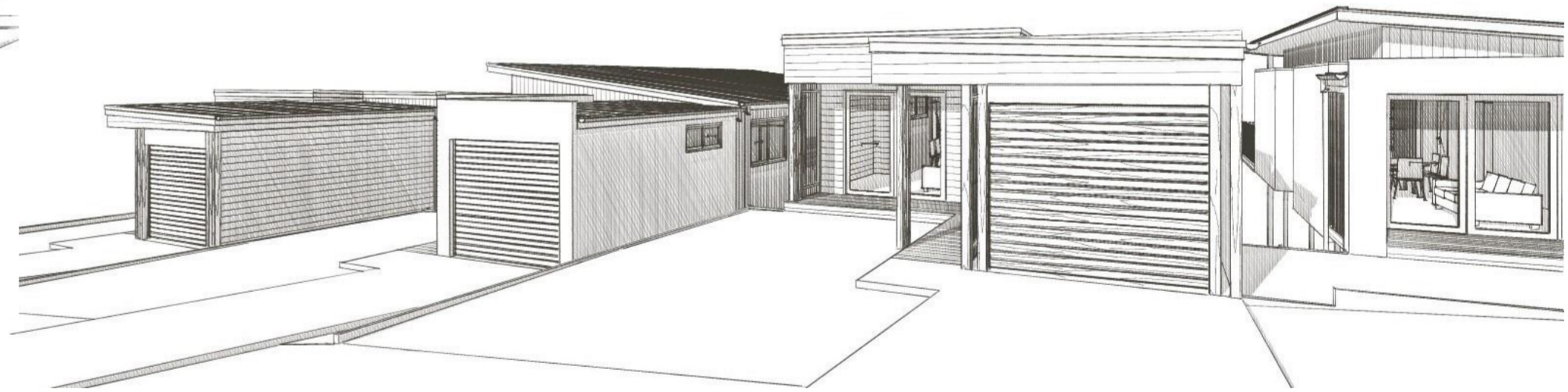
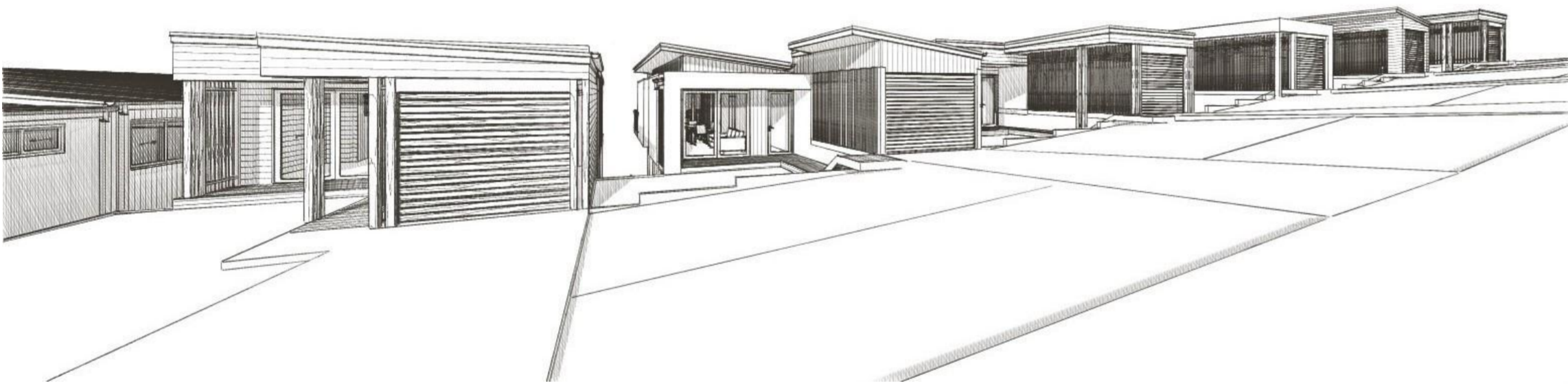
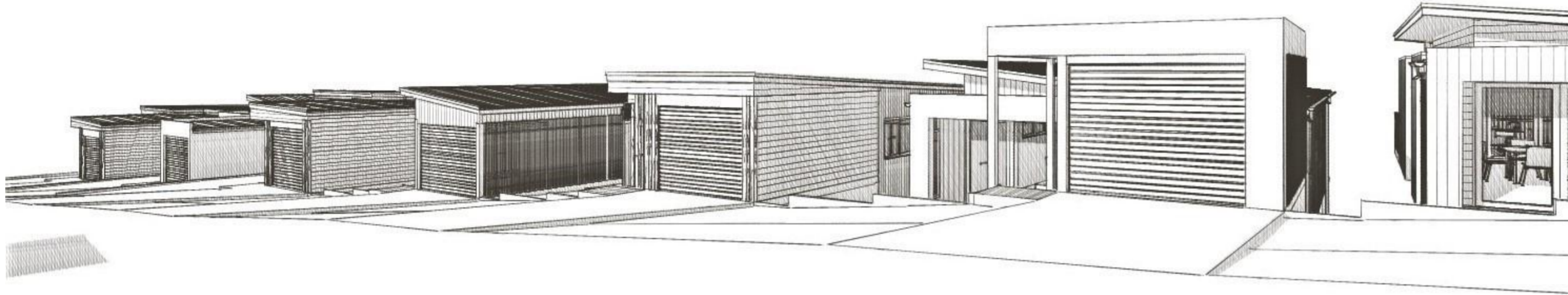
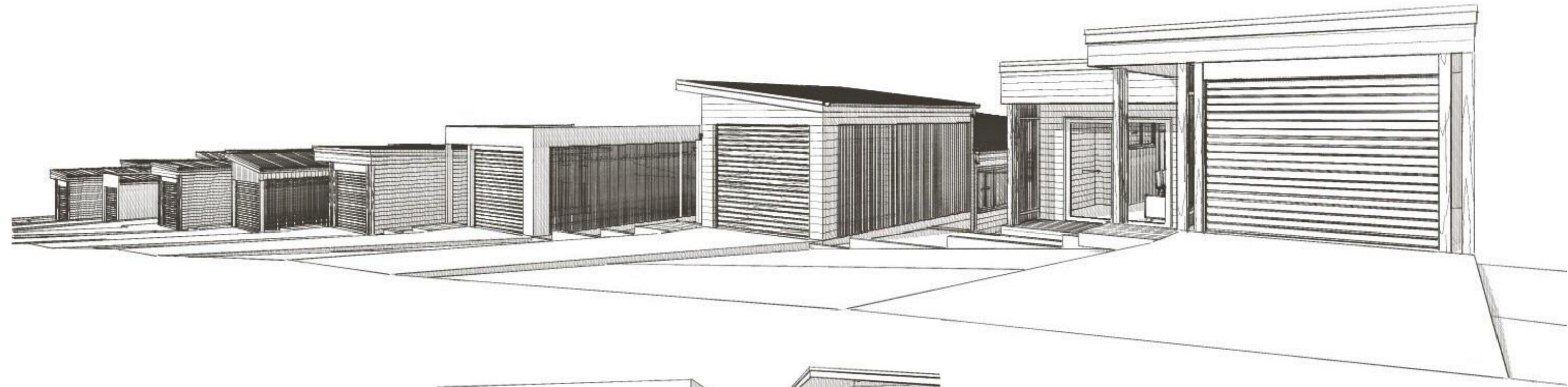


client  
 Matong Drv JV and Kulgun Cr1 JV  
 project  
 Stage 3  
 Small Lot Development  
 43 Matong Drive, Ocean  
 Shores, NSW

scale  
 1:150 on A2  
 issue  
 C  
 drawn  
 checked  
 SR Sam Ray

project number  
 20017  
 drawing number  
 106  
 drawing print date  
 29/01/2021

LONG SITE ELEVATIONS & SECTION



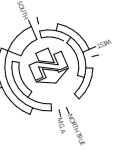
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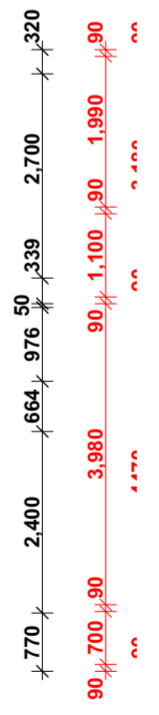
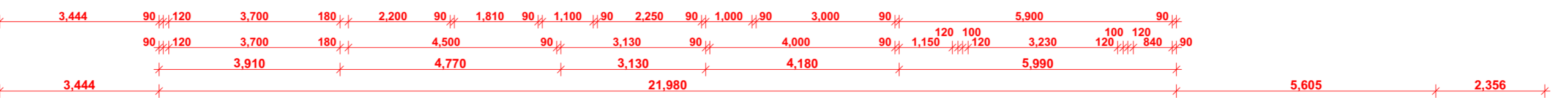
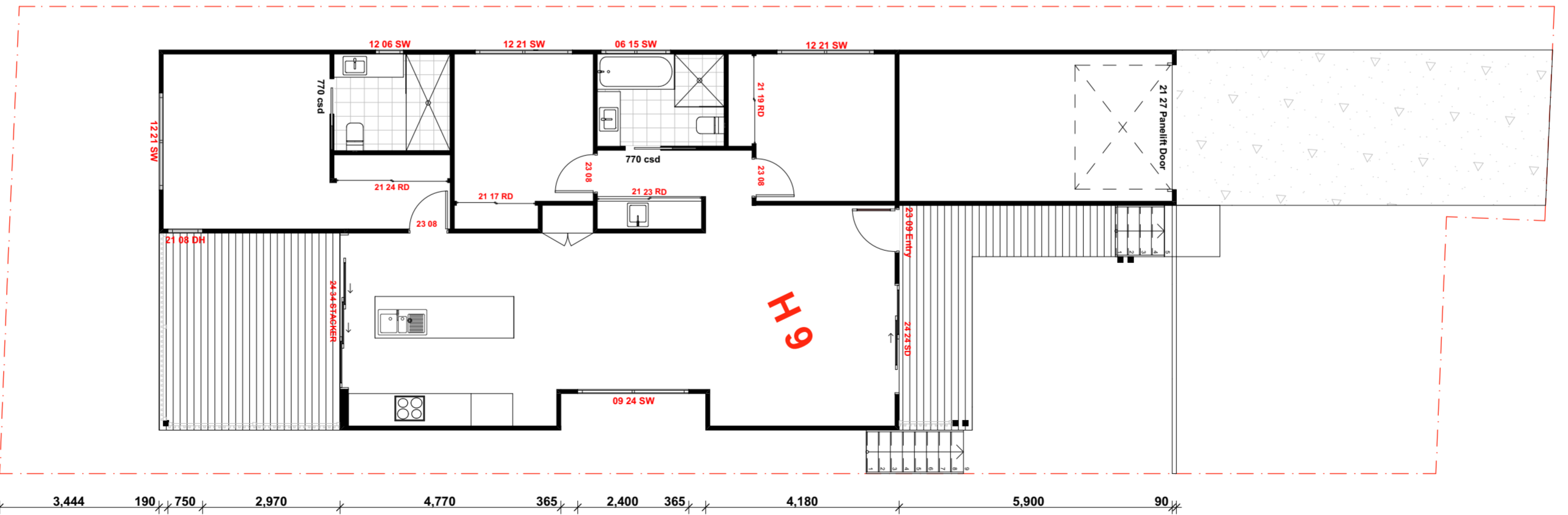
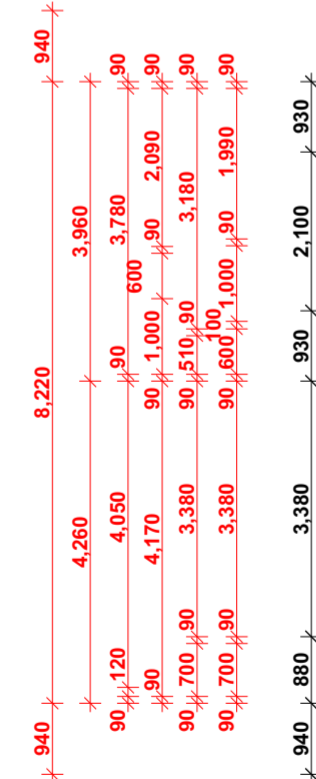
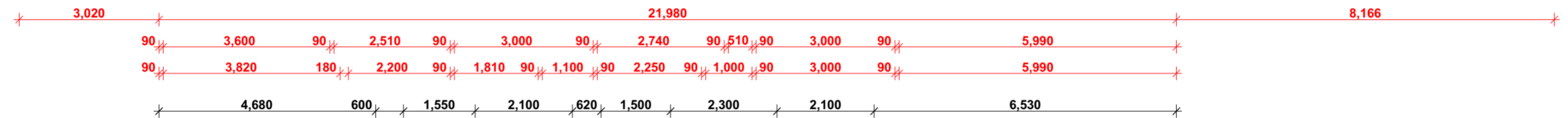
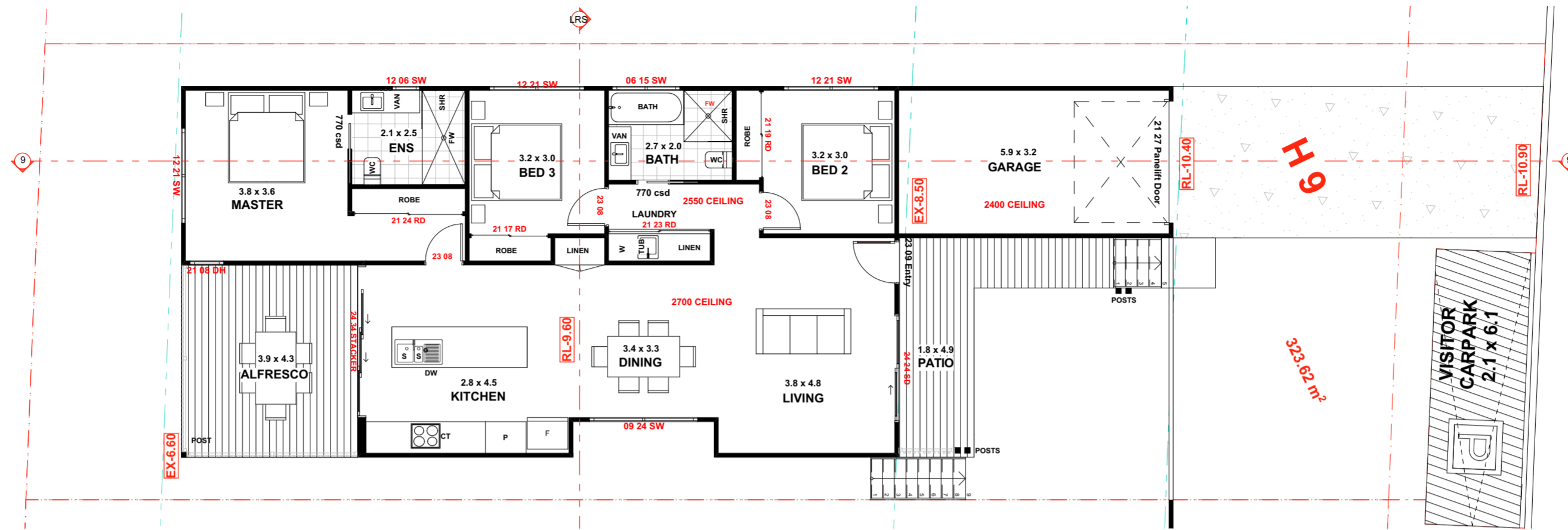
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Matong Drv JV and Kulgun Crt JV	20017	107	29/01/2021
project	scale	issue	drawing name
Stage 3		C	IMAGES
Small Lot Development	drawn	checked	
43 Matong Drive, Ocean Shores, NSW	SR	Sam Ray	





**HOUSE 9 AREAS:**

GARAGE	=	20.12m <sup>2</sup>
LIVING AREA	=	111.24m <sup>2</sup>
ALFRESCO	=	16.66m <sup>2</sup>
PATIO	=	8.76m <sup>2</sup>
<b>TOTAL AREA</b>	<b>=</b>	<b>156.78m<sup>2</sup></b>
POS	=	30.00m <sup>2</sup>



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client: Matong Drv JV and Kulgun Cr Jv  
 project: Small Lot Development  
 43 Matong Drive, Ocean Shores, NSW  
 scale: 1:100 on A2  
 issue: C  
 drawn: SR  
 checked: Sam Ray

project number: 20017  
 drawing number: 200 - H9  
 drawing print date: 29/01/2021

**FLOOR PLAN + DIMENSIONS**

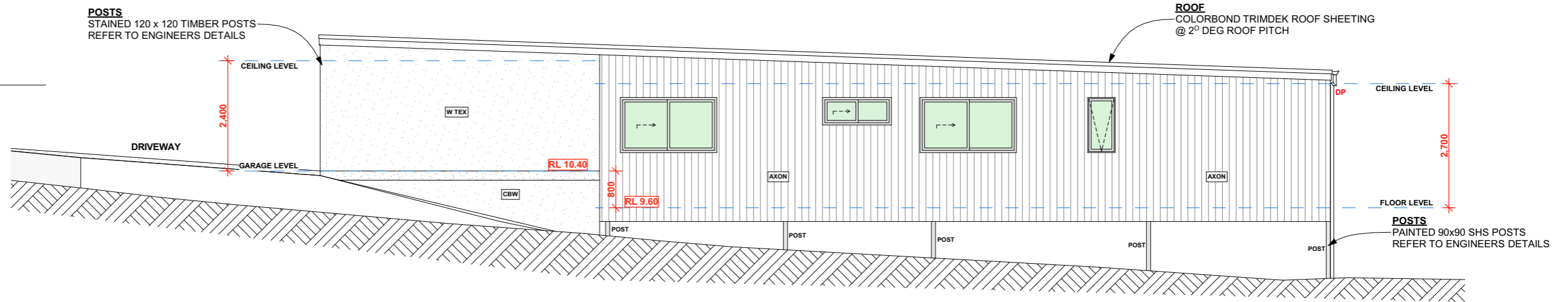


- AXON
- SHADOWCLAD
- WB
- REN FC
- CBW
- AXON VERTICAL CLADDING
- NATURAL SHADOWCLAD CLADDING
- WEATHERBOARD CLADDING
- RENDERED FIBRE CEMENT CLADDING
- CONCRETE BLOCK WALLS

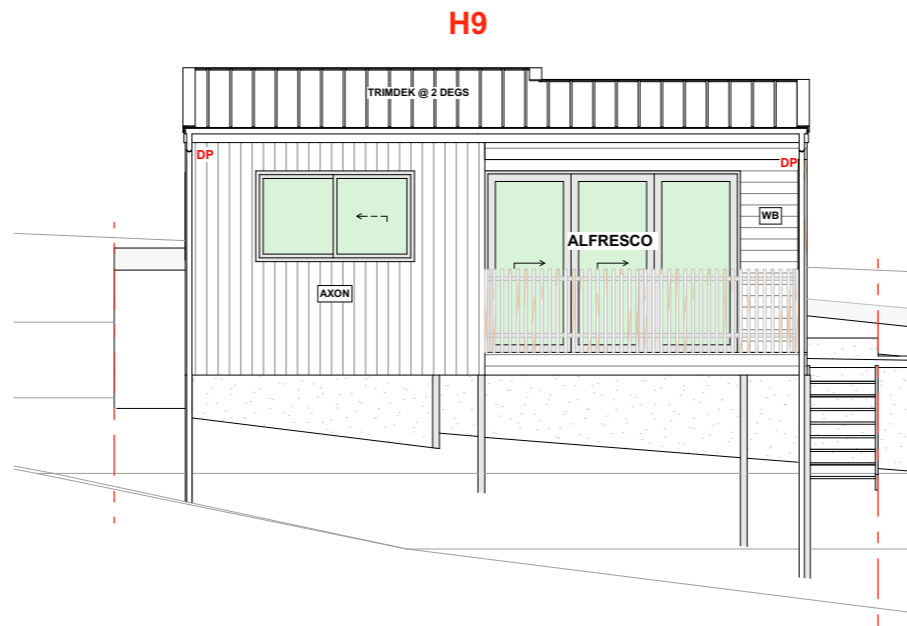
H9 - ELEVATION 1



H9 ELEVATION 2



H9 - ELEVATION 3



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client  
**Matong Drv JV and Kulgun Crt JV**  
project  
**Stage 3**  
**Small Lot Development**  
**43 Matong Drive, Ocean**  
**Shores, NSW**

scale  
**1:100 on A3**

issue  
**C**

drawn  
SR

checked  
Sam Ray

project number  
**20017**

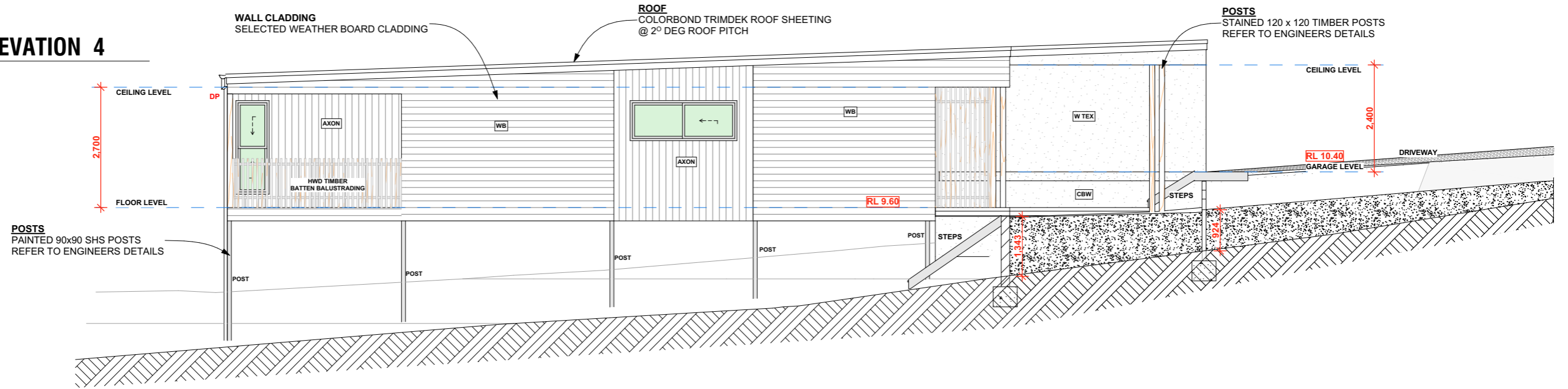
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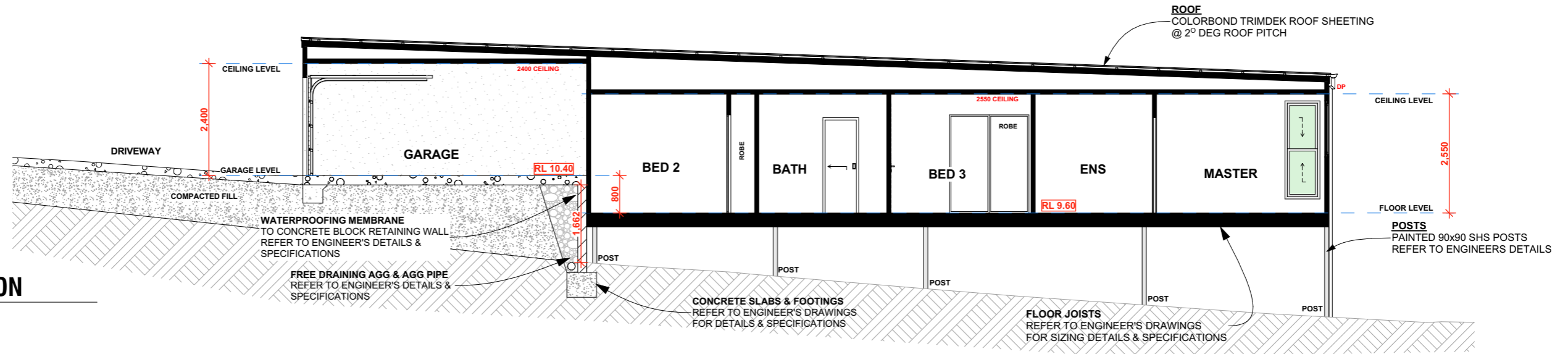
**ELEVATIONS 1, 2 & 3**

- AXON
- SHADOWCLAD
- WB
- REN FC
- CBW
- AXON VERTICAL CLADDING
- NATURAL SHADOWCLAD CLADDING
- WEATHERBOARD CLADDING
- RENDERED FIBRE CEMENT CLADDING
- CONCRETE BLOCK WALLS

### H9 ELEVATION 4



### H9 SECTION



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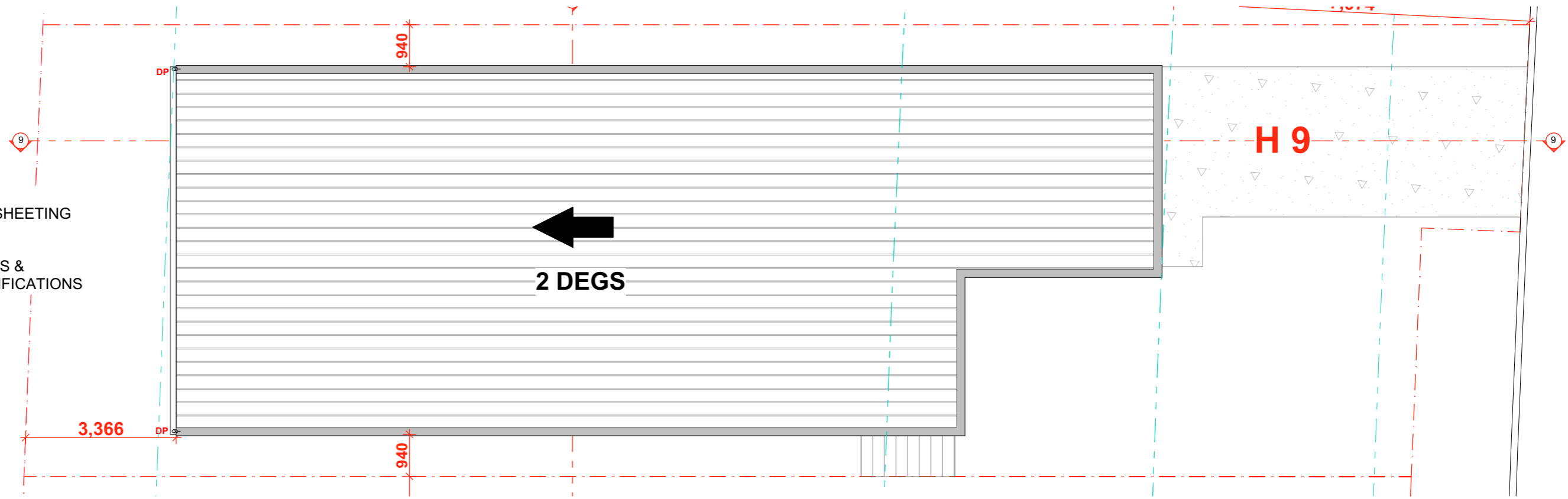
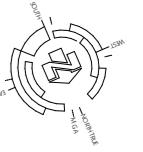
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C	19/01/21	DA DRAWINGS	AP				

client **Matong Drv JV and Kulgun Crt JV**  
 project **Small Lot Development**  
**43 Matong Drive, Ocean Shores, NSW**  
 scale **1:100 on A3**  
 issue **C**  
 drawn **SR**  
 checked **Sam Ray**

project number **20017**  
 drawing number **202 - H9**  
 drawing print date **29/01/2021**

### ELEVATION 4 + SECTION





**9. ROOF**  
 COLORBOND TRIMDEK ROOF SHEETING  
 @ 2° DEG ROOF PITCH  
 FALL TO EAVES GUTTERS  
 REFER TO ENGINEER'S DETAILS &  
 TRUSS MANUFACTURERS SPECIFICATIONS



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 SURFERS PARADISE BANORA POINT

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A	03/11/20	PRELIM LAYOUT	SR				
B	30/11/20	PRELIM ELEVATION	SR				
C	19/01/21	DA DRAWINGS	AP				

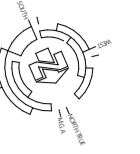
client **Matong Drv JV and Kulgun Crt JV**  
 project **Stage 3 Small Lot Development 43 Matong Drive, Ocean Shores, NSW**  
 scale **1:00 on A3**  
 issue **C**  
 drawn **SR** checked **Sam Ray**

project number **20017** drawing number **203 - H9** drawing print date **29/01/2021**

**ROOF PLAN**

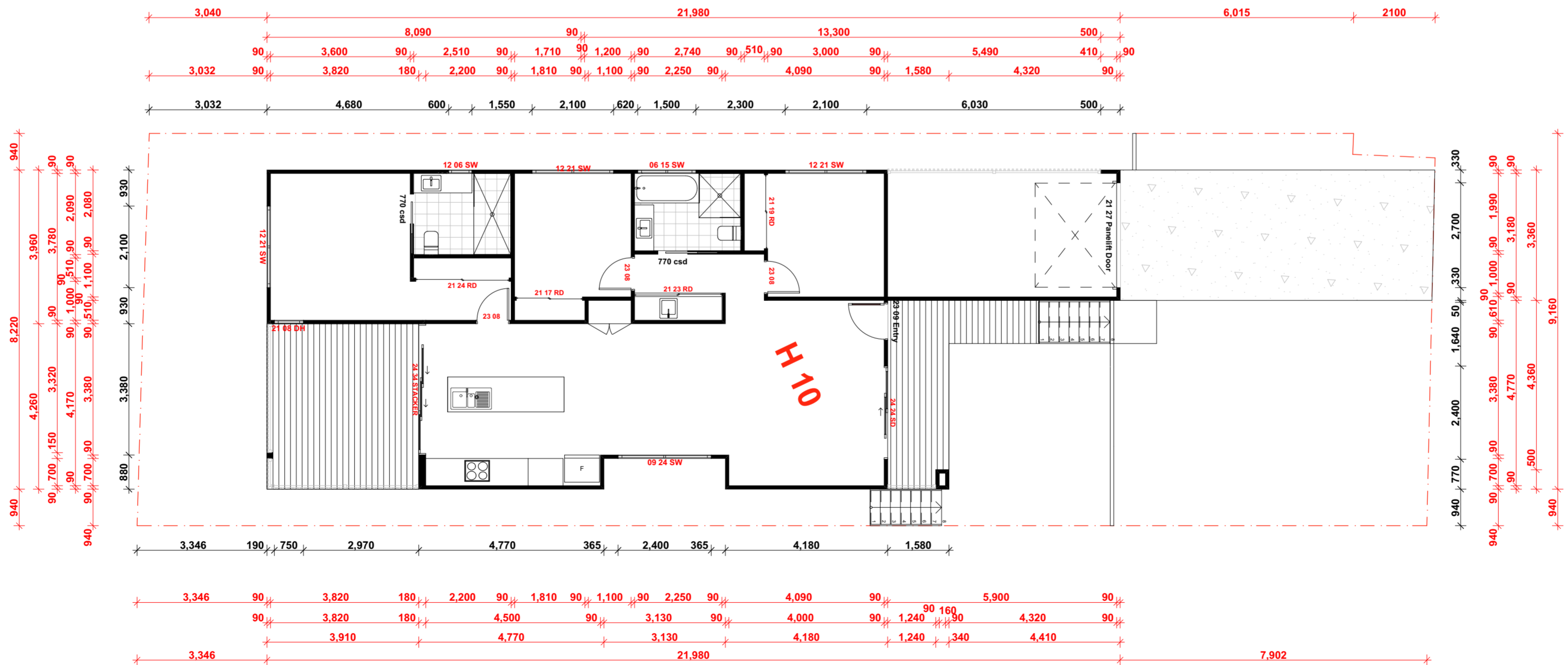
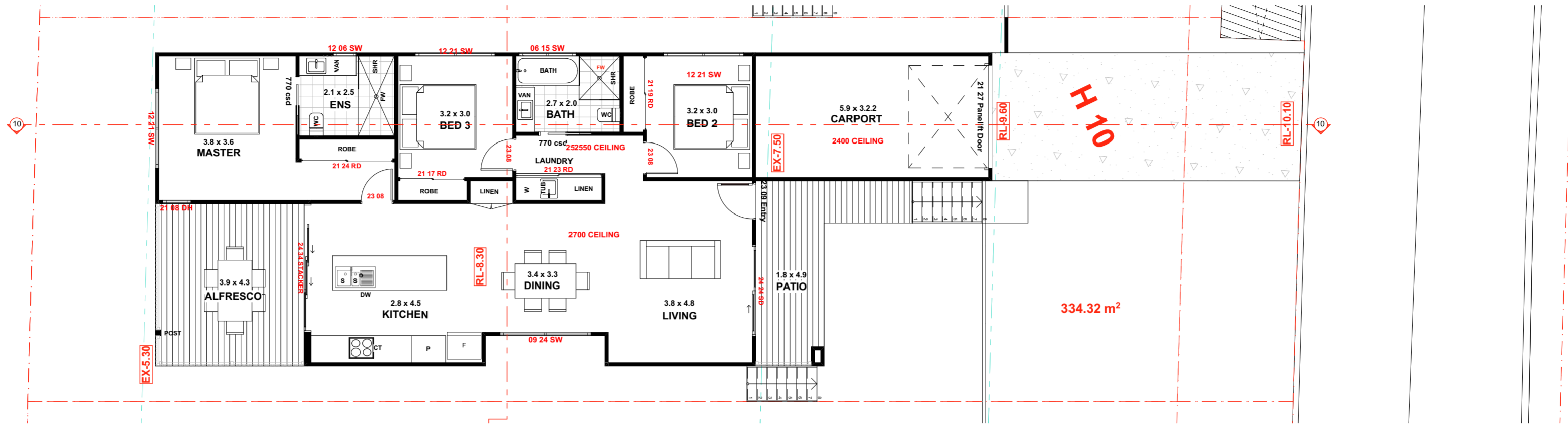


ZSWKKA9QXM 05/02/2021  
 Assessor **Duncan Hope**  
 Accreditation No. **DMN141658**  
 Address **2 Kulgun Court, OCEAN SHORES, NSW, 2483**  
 https://www.frs.com.au/QRCodeLanding?PublicId=ZSWKKA9QXM&EpyCode=1



**HOUSE 10 AREAS:**

GARAGE	= 20.12m <sup>2</sup>
LIVING AREA	= 111.24m <sup>2</sup>
ALFRESCO	= 16.66m <sup>2</sup>
PATIO	= 8.76m <sup>2</sup>
<b>TOTAL AREA</b>	<b>= 156.78m<sup>2</sup></b>
POS	= 30.00m <sup>2</sup>



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A	03/11/20	PRELIM LAYOUT	SR				
B	30/11/20	PRELIM ELEVATION	SR				
C	19/01/21	DA DRAWINGS	AP				

client **Matong Drv JV and Kulgn Crn JV**  
 project **Small Lot Development**  
 43 Matong Drive, Ocean Shores, NSW  
 scale **1:100 on A2**  
 issue **C**  
 drawn **SR**  
 checked **Sam Ray**

project number **20017**  
 drawing number **210 - H10**  
 drawing print date **29/01/2021**

**FLOOR PLAN + DIMENSIONS**

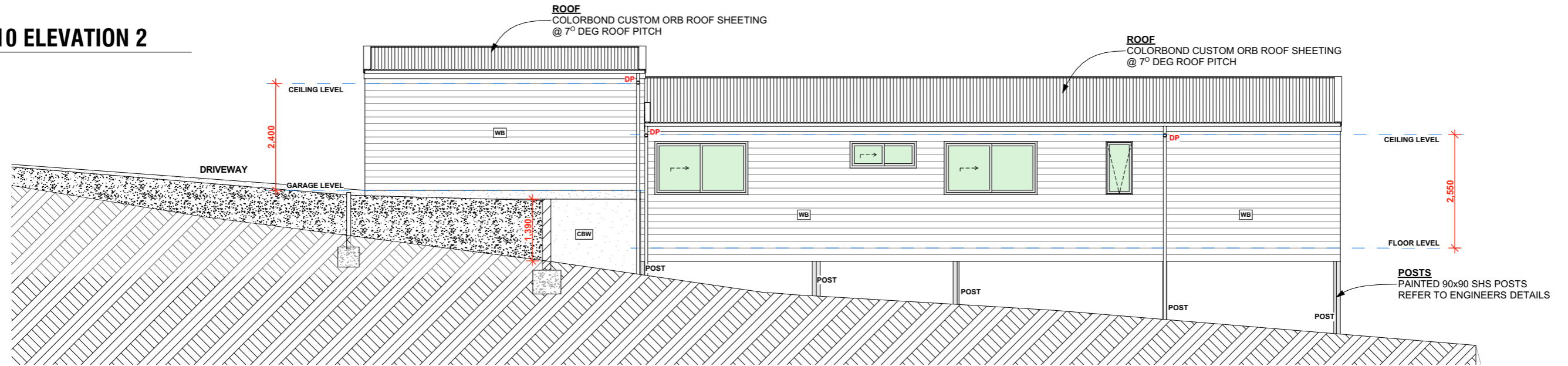


- AXON
- SHADOWCLAD
- WB
- REN FC
- CBW
- AXON VERTICAL CLADDING
- NATURAL SHADOWCLAD CLADDING
- WEATHERBOARD CLADDING
- RENDERED FIBRE CEMENT CLADDING
- CONCRETE BLOCK WALLS

**H10 ELEVATION 1**



**H10 ELEVATION 2**



**H10 - ELEVATION 3**



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A	03/11/20	PRELIM LAYOUT	SR				
B	30/11/20	PRELIM ELEVATION	SR				
C	19/01/21	DA DRAWINGS	AP				

client  
**Matong Drv JV and Kulgun Crv JV**  
 project  
**Stage 3**  
**Small Lot Development**  
**43 Matong Drive, Ocean**  
**Shores, NSW**

scale  
**1:100 on A3**

issue  
**C**

drawn  
 SR

checked  
 Sam Ray

project number  
**20017**

drawing number  
**211 - H10**

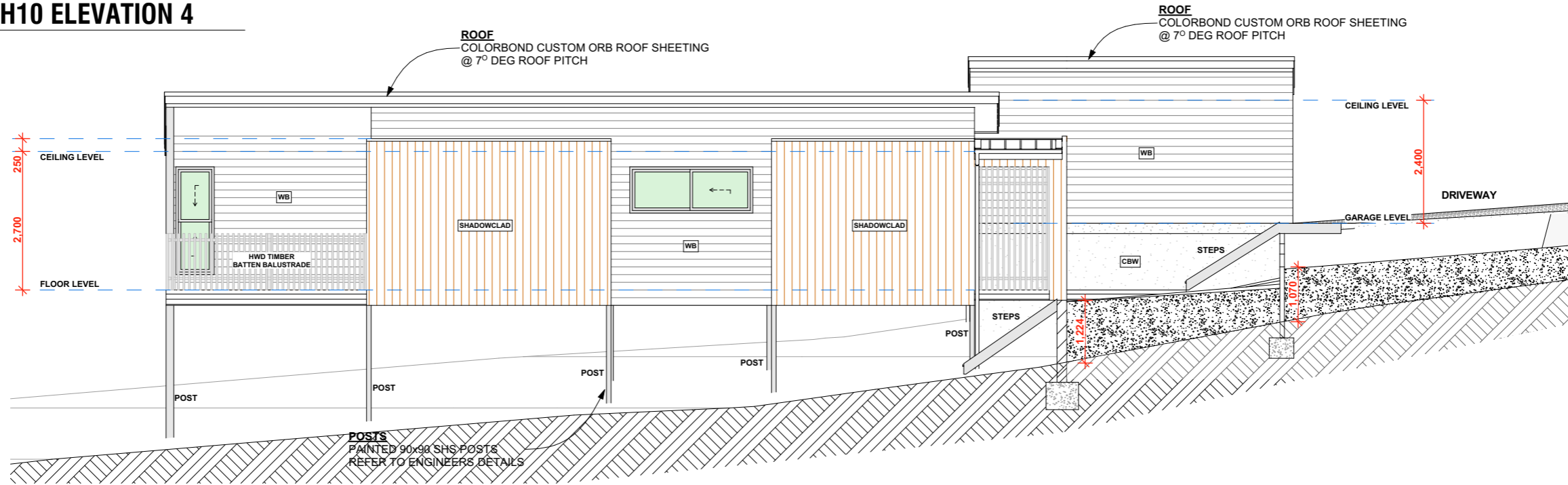
drawing print date  
**29/01/2021**

**ELEVATIONS 1, 2 & 3**

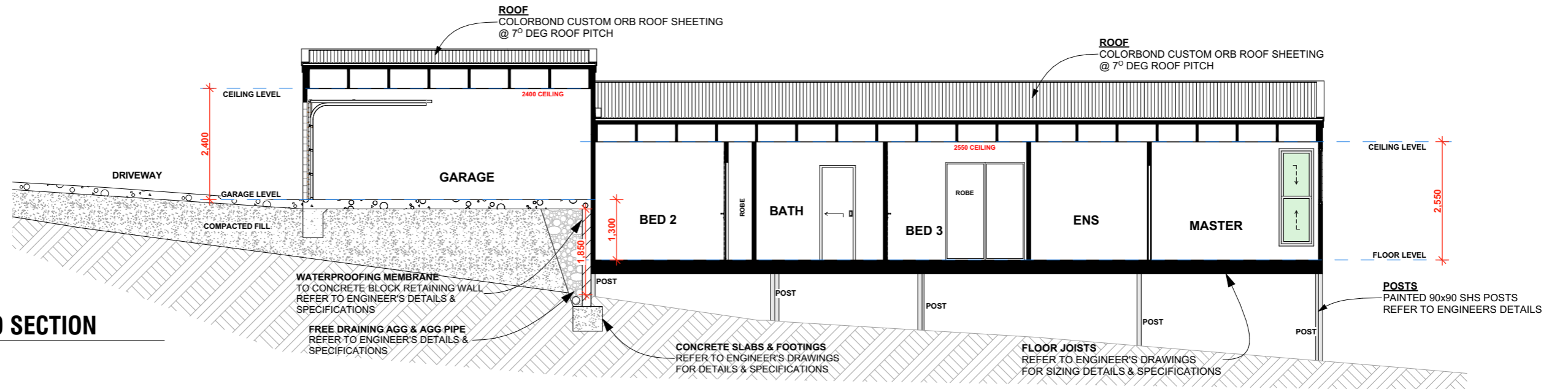


AXON	AXON VERTICAL CLADDING
SHADOWCLAD	NATURAL SHADOWCLAD CLADDING
WB	WEATHERBOARD CLADDING
REN FC	RENDERED FIBRE CEMENT CLADDING
CBW	CONCRETE BLOCK WALLS

### H10 ELEVATION 4



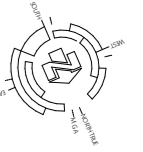
### H10 SECTION



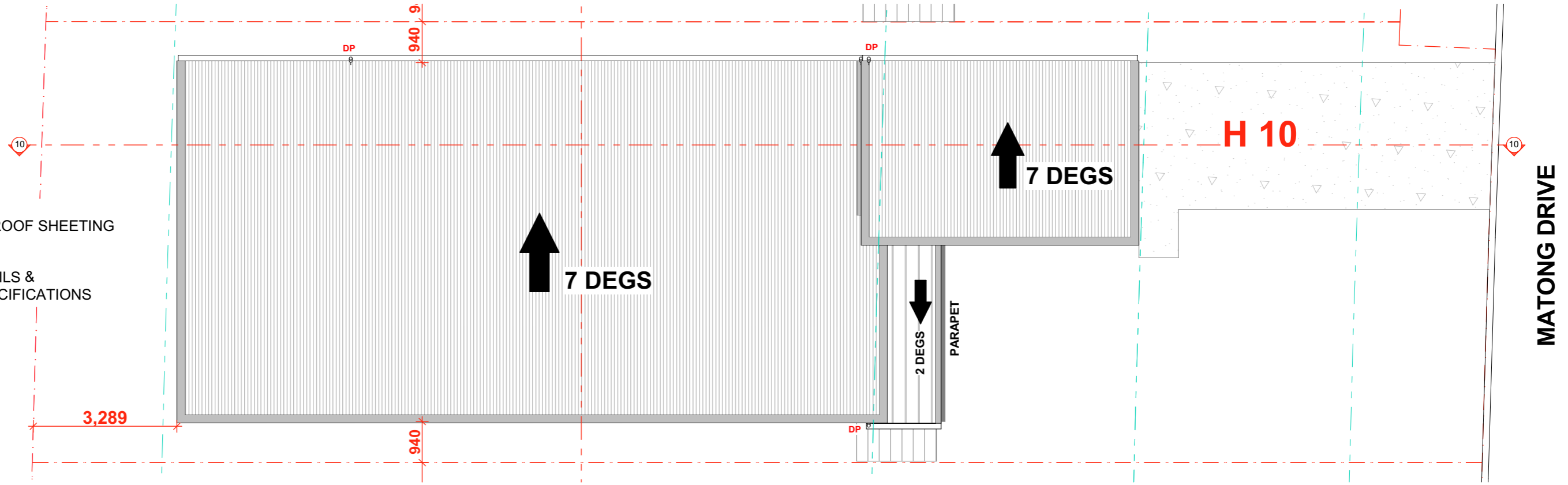
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A	03/11/20	PRELIM LAYOUT	SR				
B	30/11/20	PRELIM ELEVATION	SR				
C	19/01/21	DA DRAWINGS	AP				

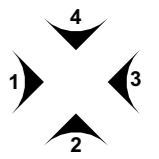
client	project number	drawing number	drawing print date
Matong Drv JV and Kulgun Crt JV	20017	212 - H10	29/01/2021
project	scale	issue	drawing name
Stage 3 Small Lot Development 43 Matong Drive, Ocean Shores, NSW	1:100 on A3	C	ELEVATION 4 + SECTION
drawn	checked		
SR	Sam Ray		



**10. ROOF**  
 COLORBOND CUSTOM ORB ROOF SHEETING  
 @ 7° DEG ROOF PITCH  
 FALL TO EAVES GUTTERS  
 REFER TO ENGINEER'S DETAILS &  
 TRUSS MANUFACTURERS SPECIFICATIONS



↑ ARROWS INDICATE ROOF FALL DIRECTION TO GUTTERS



LOT 2  
 ELEVATION VIEWS



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A	03/11/20	PRELIM LAYOUT	SR				
B	30/11/20	PRELIM ELEVATION	SR				
C	19/01/21	DA DRAWINGS	AP				

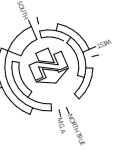
client **Matong Drv JV and Kulgun Crt JV**  
 project **Stage 3 Small Lot Development 43 Matong Drive, Ocean Shores, NSW**  
 scale **1:100 on A3**  
 issue **C**  
 drawn **SR** checked **Sam Ray**

project number **20017** drawing number **213 - H10** drawing print date **29/01/2021**

drawing name **ROOF PLAN**

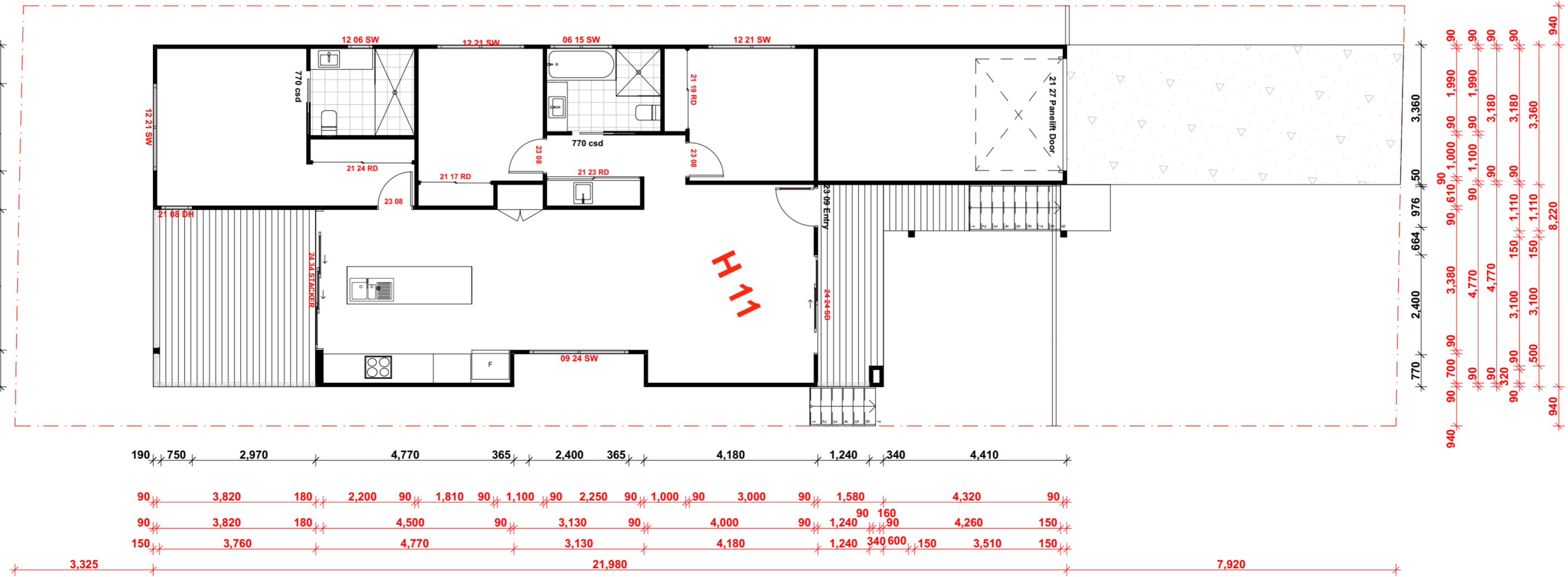
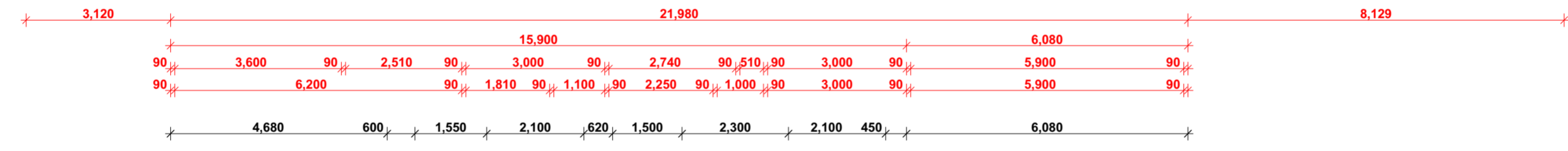
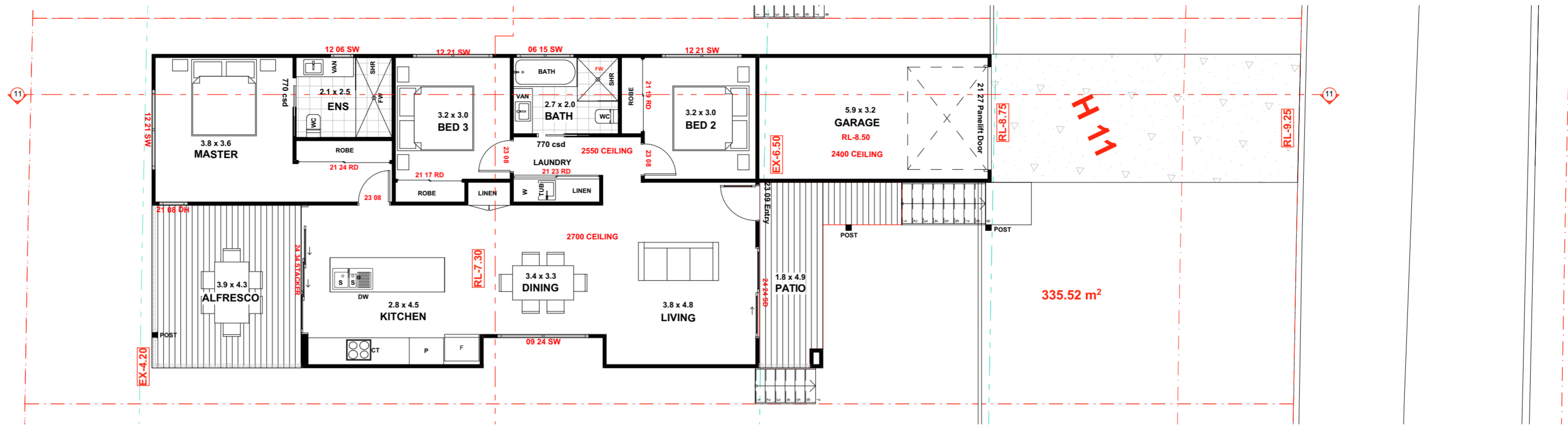
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**HOUSE 11 AREAS:**

GARAGE	= 20.12m <sup>2</sup>
LIVING AREA	= 111.24m <sup>2</sup>
ALFRESCO	= 16.66m <sup>2</sup>
PATIO	= 8.76m <sup>2</sup>
<b>TOTAL AREA</b>	<b>= 156.78m<sup>2</sup></b>
POS	= 30.00m <sup>2</sup>



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A	03/11/20	PRELIM LAYOUT	SR				
B	30/11/20	PRELIM ELEVATION	SR				
C	19/01/21	DA DRAWINGS	AP				

client	project	scale	issue	project number	drawing number	drawing print date
Matong Drv JV and Kulgun Crn JV	Small Lot Development	1:100 on A2	C	20017	220 - H11	29/01/2021
43 Matong Drive, Ocean Shores, NSW		drawn	checked	drawing name		
		SR	Sam Ray			

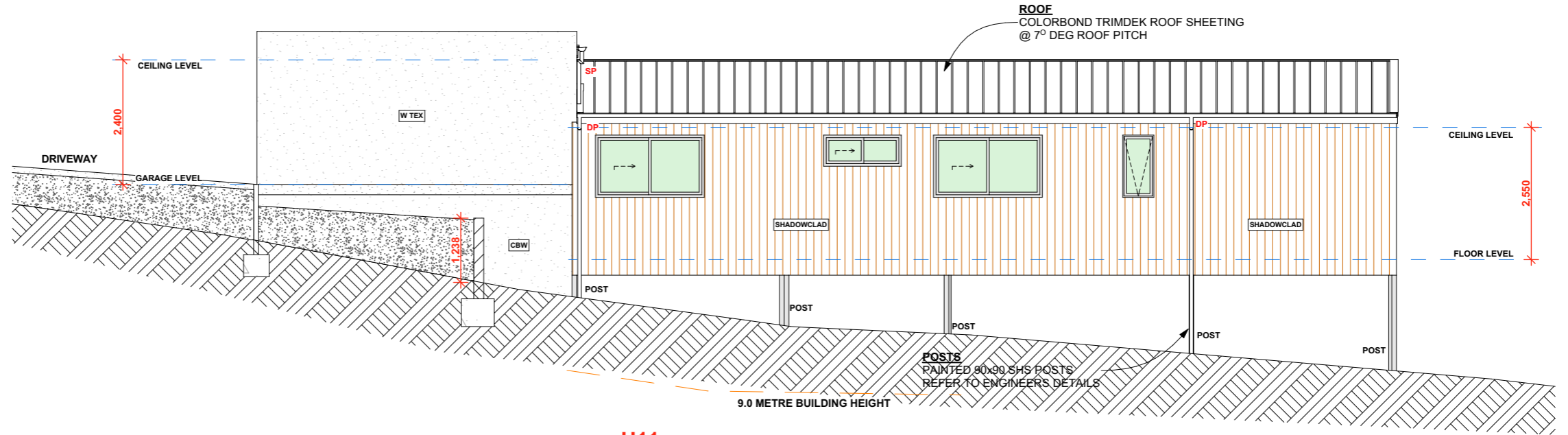
**FLOOR PLAN + DIMENSIONS**

- AXON
- SHADOWCLAD
- WB
- REN FC
- CBW
- AXON VERTICAL CLADDING
- NATURAL SHADOWCLAD CLADDING
- WEATHERBOARD CLADDING
- RENDERED FIBRE CEMENT CLADDING
- CONCRETE BLOCK WALLS

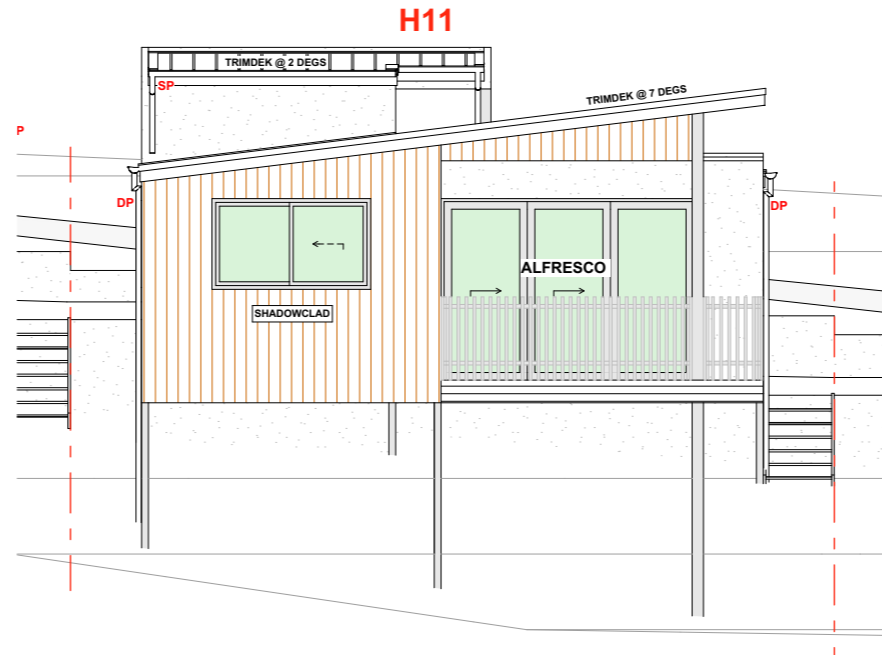
H11 ELEVATION 1



H11 ELEVATION 2



H11 - ELEVATION 3



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B	30/11/20	PRELIM ELEVATION	SR				
C	19/01/21	DA DRAWINGS	AP				

client  
**Matong Drv JV and Kulgun Crt JV**  
 project  
**Stage 3**  
**Small Lot Development**  
**43 Matong Drive, Ocean**  
**Shores, NSW**

scale  
**1:100 on A3**

issue  
**C**

drawn  
 SR

checked  
 Sam Ray

project number  
**20017**

drawing number  
**221 - H11**

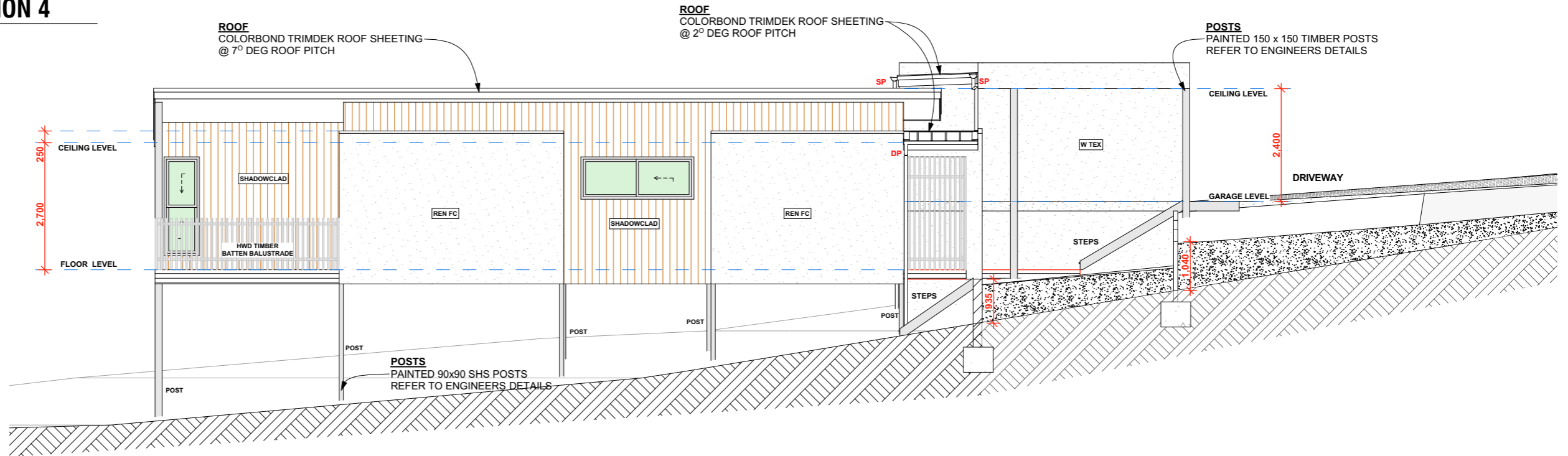
drawing print date  
**29/01/2021**

ELEVATIONS 1, 2 & 3

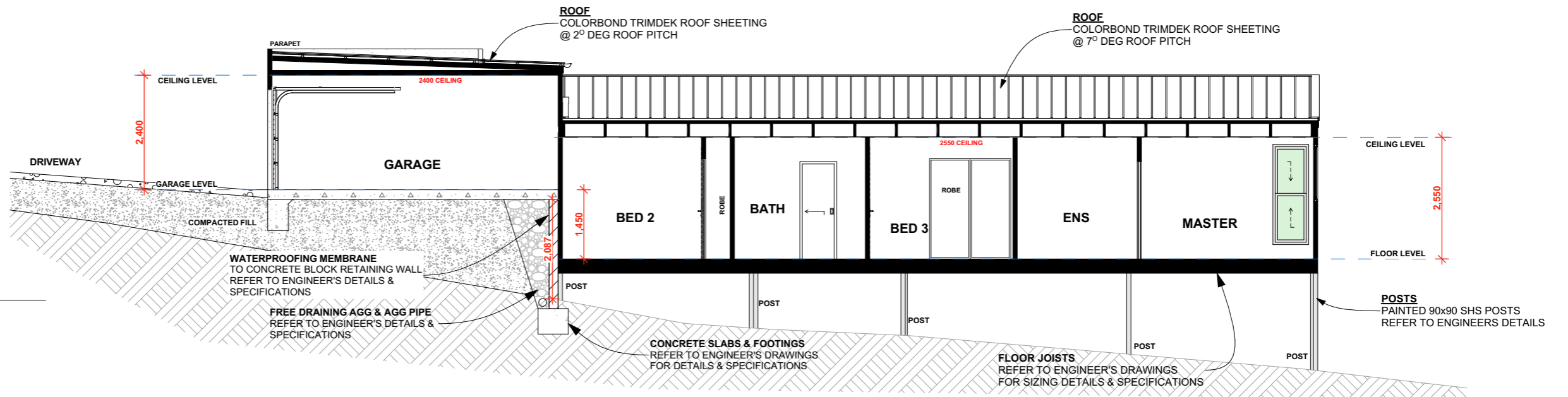


AXON	AXON VERTICAL CLADDING
SHADOWCLAD	NATURAL SHADOWCLAD CLADDING
WB	WEATHERBOARD CLADDING
REN FC	RENDERED FIBRE CEMENT CLADDING
CBW	CONCRETE BLOCK WALLS

# H11 ELEVATION 4



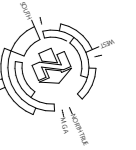
# H11 SECTION



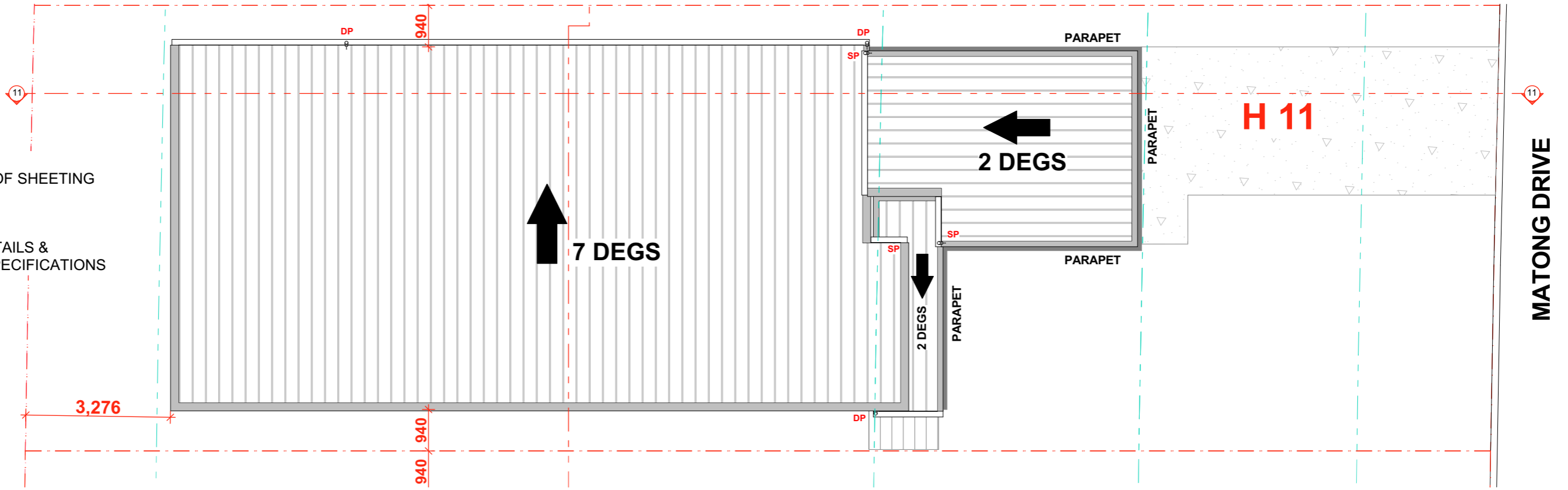
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A	03/11/20	PRELIM LAYOUT	SR				
B	30/11/20	PRELIM ELEVATION	SR				
C	19/01/21	DA DRAWINGS	AP				

client	project number	drawing number	drawing print date
Matong Drv JV and Kulgun Crt JV	20017	222 - H11	29/01/2021
project	scale	issue	drawing name
Stage 3 Small Lot Development 43 Matong Drive, Ocean Shores, NSW	1:100 on A3	C	ELEVATION 4 + SECTION
drawn	checked		
SR	Sam Ray		



**11. ROOF**  
 COLORBOND TRIMDEK ROOF SHEETING  
 @ 2° DEG ROOF PITCH &  
 @ 7° DEG ROOF PITCH  
 FALL TO EAVES GUTTERS  
 REFER TO ENGINEER'S DETAILS &  
 TRUSS MANUFACTURERS SPECIFICATIONS



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B	30/11/20	PRELIM ELEVATION	SR				
C	19/01/21	DA DRAWINGS	AP				

client

**Matong Drv JV and Kulgun Crt JV**  
 project  
**Stage 3**  
**Small Lot Development**  
**43 Matong Drive, Ocean**  
**Shores, NSW**

scale  
**1:100 on A3**  
 issue  
**C**  
 drawn  
 SR  
 checked  
 Sam Ray

drawing name

**ROOF PLAN**

project number

**20017**

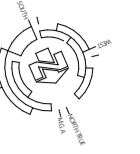
drawing number

**223 - H11**

drawing print date

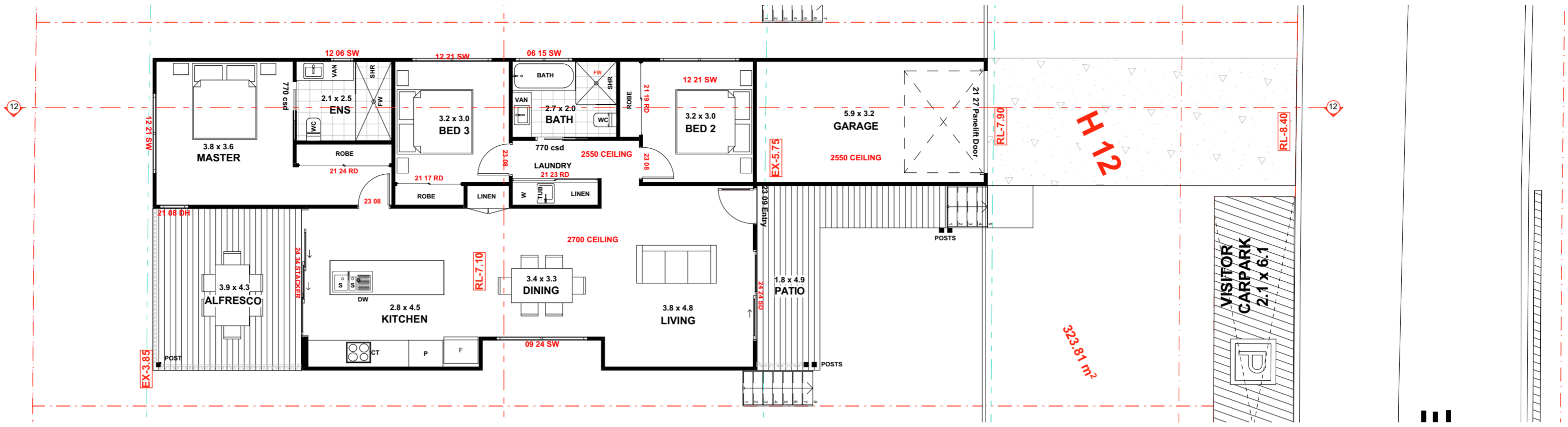
**29/01/2021**





**HOUSE 12 AREAS:**

GARAGE	=	20.12m <sup>2</sup>
LIVING AREA	=	111.24m <sup>2</sup>
ALFRESCO	=	16.66m <sup>2</sup>
PATIO	=	8.76m <sup>2</sup>
<b>TOTAL AREA</b>	<b>=</b>	<b>156.78m<sup>2</sup></b>
POS	=	30.00m <sup>2</sup>



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B	30/11/20	PRELIM ELEVATION	SR				
C	19/01/21	DA DRAWINGS	AP				

client project  
**Matong Drv JV and Kulgun Crv JV**  
 Small Lot Development  
 43 Matong Drive, Ocean Shores, NSW

scale issue  
**1:100 on A2 C**

drawn checked  
 SR Sam Ray

project number drawing number drawing print date  
**20017 230 - H12 29/01/2021**

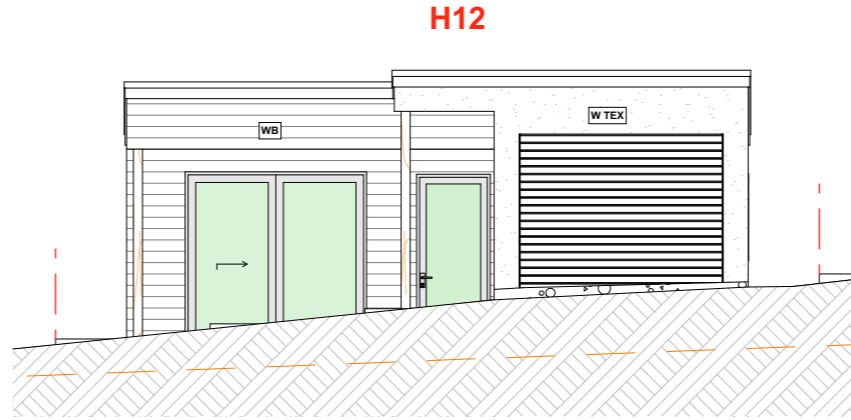
**FLOOR PLAN + DIMENSIONS**



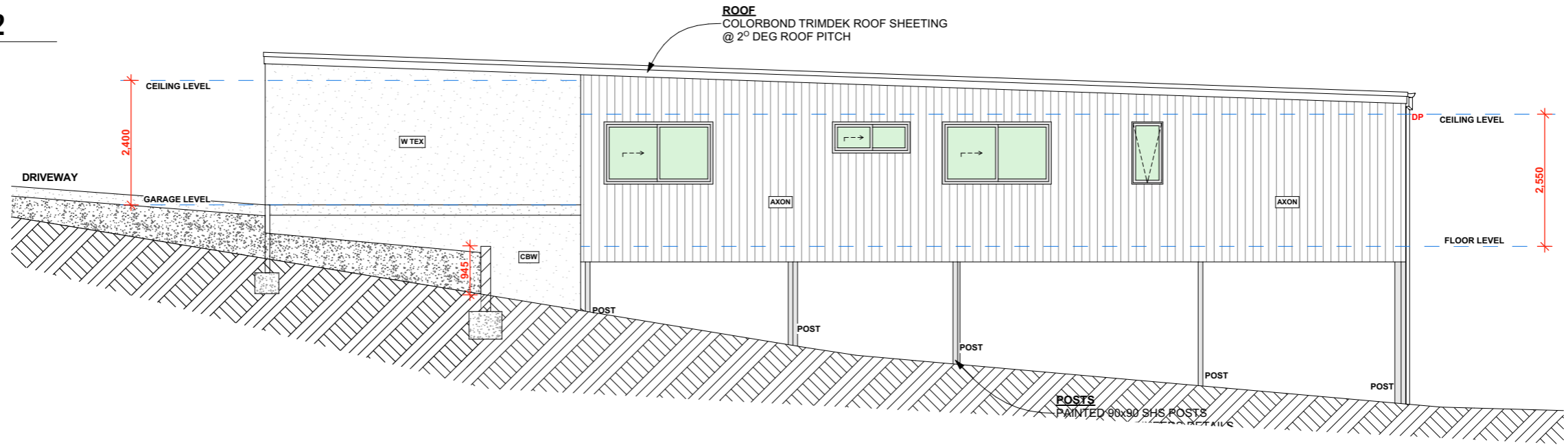
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- AXON
- SHADOWCLAD
- WB
- REN FC
- CBW
- AXON VERTICAL CLADDING
- NATURAL SHADOWCLAD CLADDING
- WEATHERBOARD CLADDING
- RENDERED FIBRE CEMENT CLADDING
- CONCRETE BLOCK WALLS

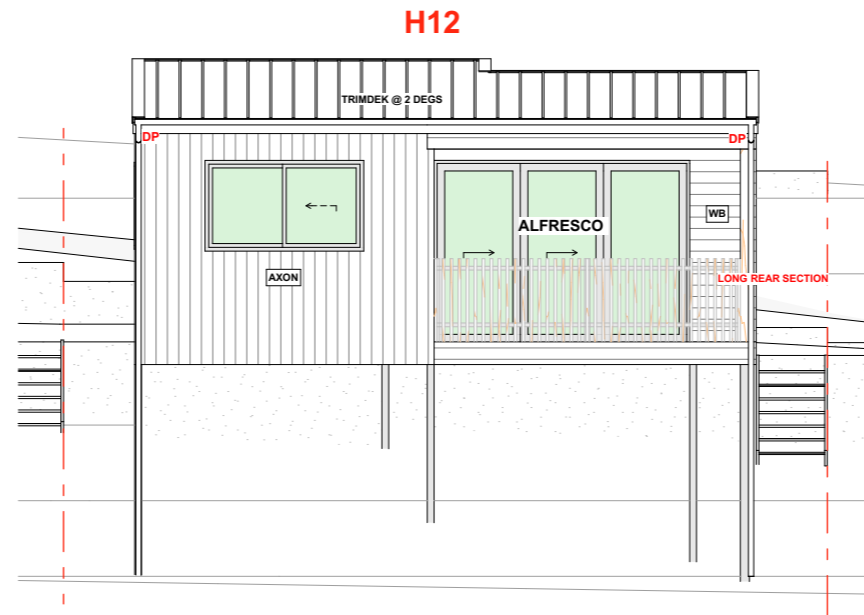
### H12 ELEVATION 1



### H12 ELEVATION 2



### H12 - ELEVATION 3



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A	03/11/20	PRELIM LAYOUT	SR				
B	30/11/20	PRELIM ELEVATION	SR				
C	19/01/21	DA DRAWINGS	AP				

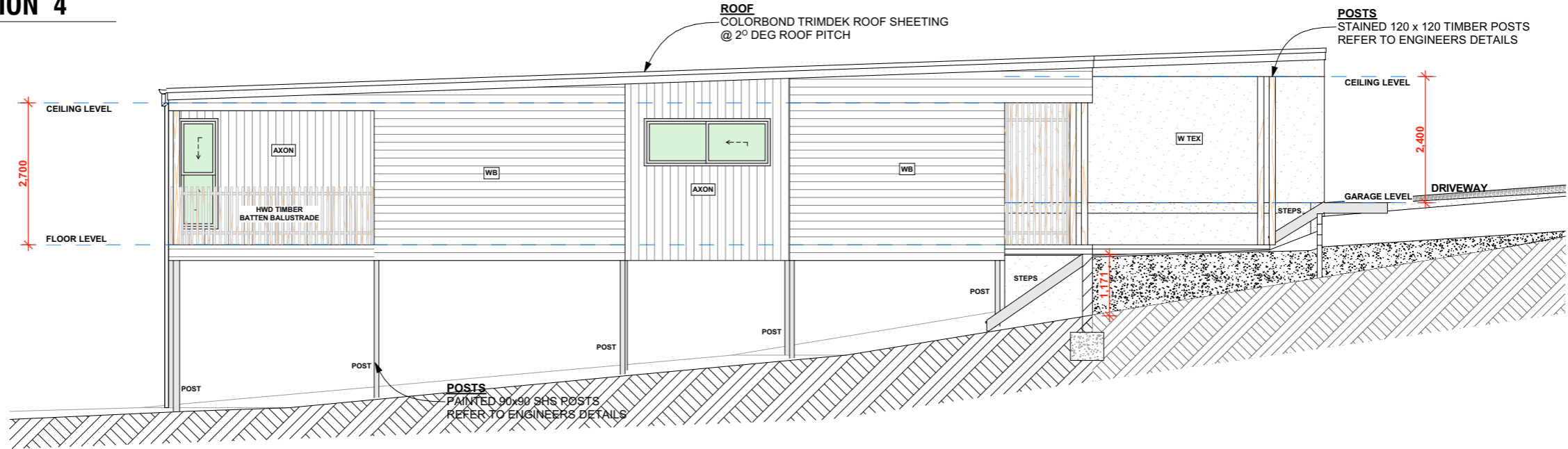
client **Matong Drv JV and Kulgun Crt JV**  
 project **Stage 3 Small Lot Development 43 Matong Drive, Ocean Shores, NSW**  
 scale **1:100 on A3**  
 issue **C**  
 drawn **SR** checked **Sam Ray**

project number **20017** drawing number **231 - H12** drawing print date **29/01/2021**

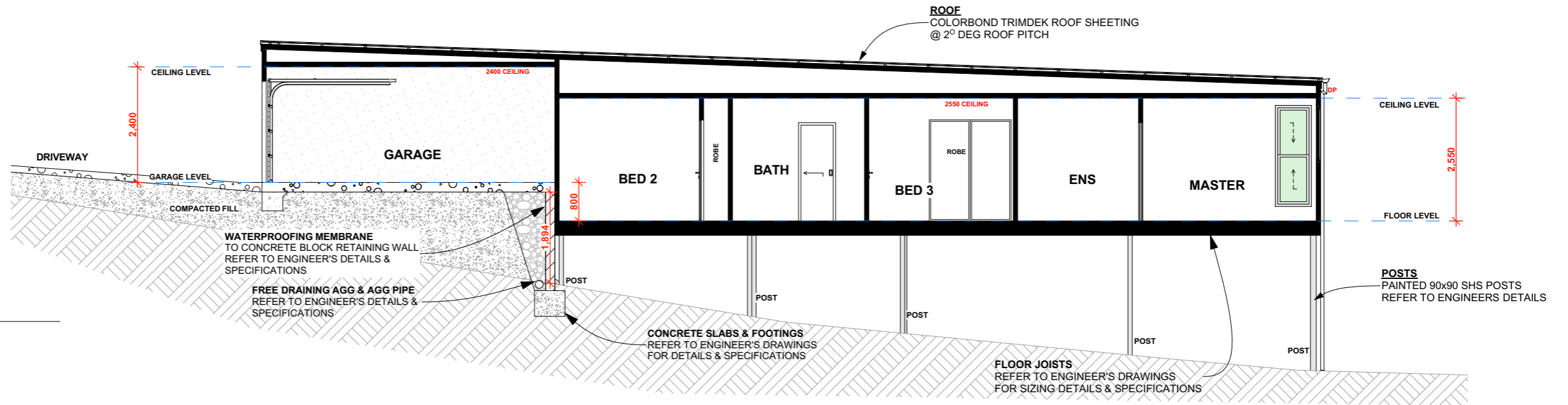
### ELEVATIONS 1, 2 & 3

AXON	AXON VERTICAL CLADDING
SHADOWCLAD	NATURAL SHADOWCLAD CLADDING
WB	WEATHERBOARD CLADDING
REN FC	RENDERED FIBRE CEMENT CLADDING
CBW	CONCRETE BLOCK WALLS

# H12 ELEVATION 4



# H12 SECTION



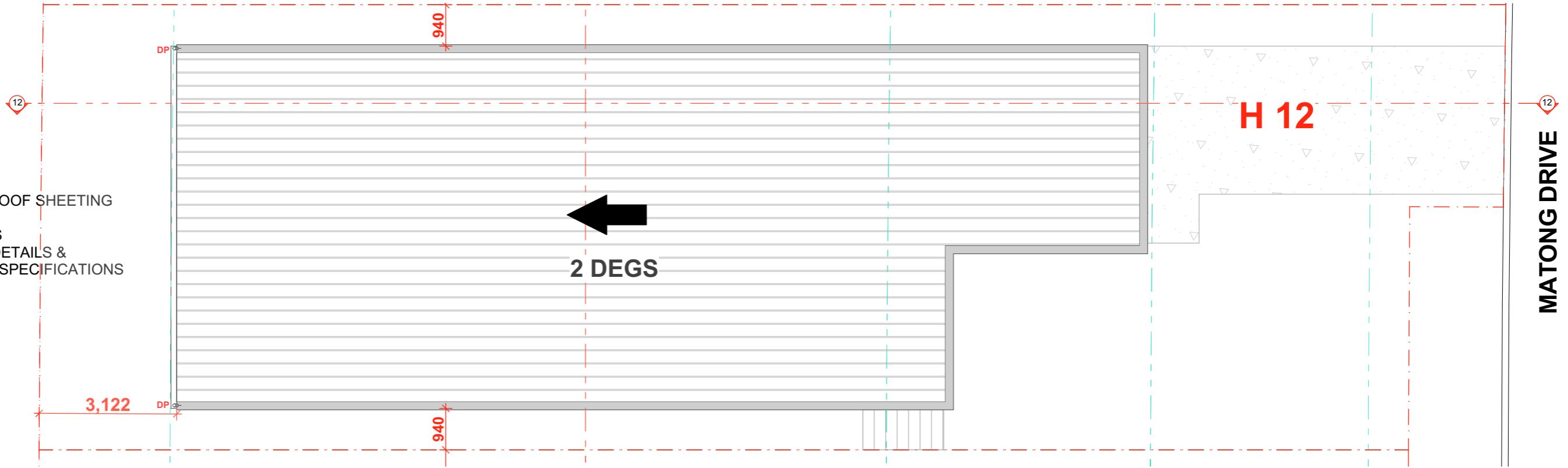
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B	30/11/20	PRELIM ELEVATION	SR				
C	19/01/21	DA DRAWINGS	AP				

client	project number	drawing number	drawing print date
Matong Drv JV and Kulgun Crt JV	20017	232 - H12	29/01/2021
project	scale	issue	drawing name
Stage 3 Small Lot Development 43 Matong Drive, Ocean Shores, NSW	1:100 on A3	C	ELEVATION 4 + SECTION
	drawn	checked	
	SR	Sam Ray	

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**12. ROOF**  
 COLORBOND TRIMDEK ROOF SHEETING  
 @ 2° DEG ROOF PITCH  
 FALL TO EAVES GUTTERS  
 REFER TO ENGINEER'S DETAILS &  
 TRUSS MANUFACTURERS SPECIFICATIONS



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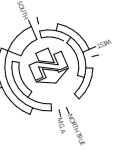
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B	30/11/20	PRELIM ELEVATION	SR				
C	19/01/21	DA DRAWINGS	AP				

client	project number	drawing number	drawing print date
<b>Matong Drv JV and Kulgun Crt JV</b>	<b>20017</b>	<b>234 - H12</b>	<b>29/01/2021</b>
project	scale	issue	drawing name
<b>Stage 3</b>	<b>1:100 on A3</b>	<b>C</b>	<b>ROOF PLAN</b>
<b>Small Lot Development</b>	drawn	checked	
<b>43 Matong Drive, Ocean</b>	SR	Sam Ray	
<b>Shores, NSW</b>			

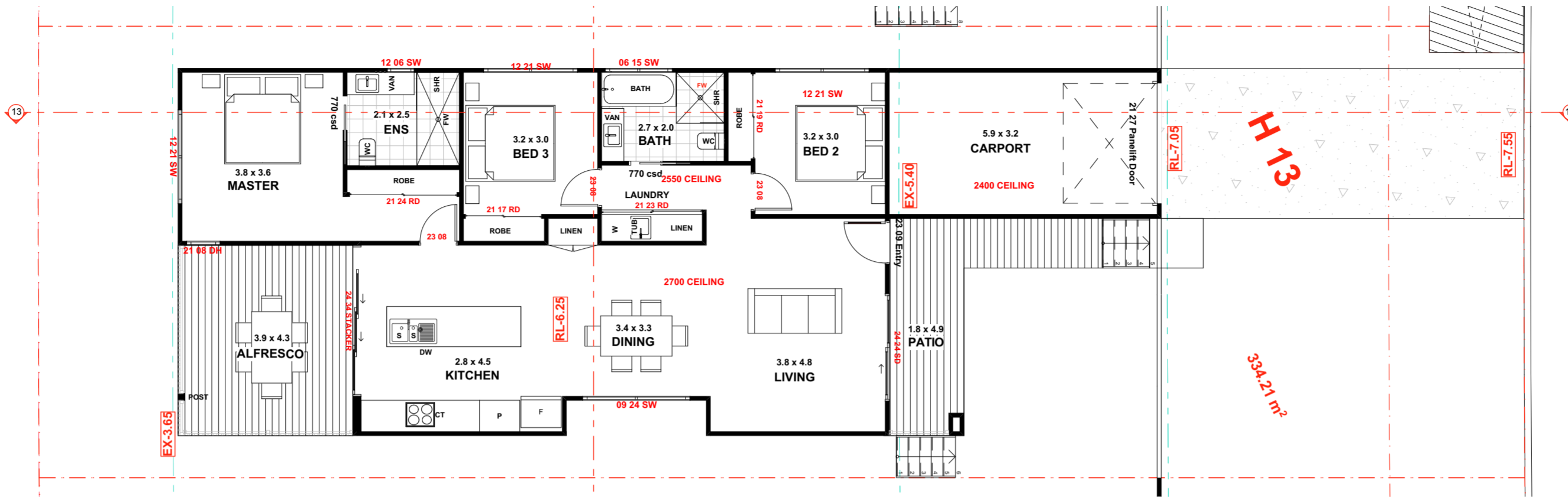






**HOUSE 13 AREAS:**

GARAGE	=	20.12m <sup>2</sup>
LIVING AREA	=	111.24m <sup>2</sup>
ALFRESCO	=	16.66m <sup>2</sup>
PATIO	=	8.76m <sup>2</sup>
<b>TOTAL AREA</b>	<b>=</b>	<b>156.78m<sup>2</sup></b>
POS	=	30.00m <sup>2</sup>



**MATONG DRIVE**



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B	30/11/20	PRELIM ELEVATION	SR				
C	19/01/21	DA DRAWINGS	AP				

client	project number	drawing number	drawing print date
Matong Drv JV and Kulgun Crn JV	20017	240 - H13	29/01/2021
project	scale	issue	drawing name
Stage 3 Small Lot Development 43 Matong Drive, Ocean Shores, NSW	1:100 on A2	C	FLOOR PLAN + DIMENSIONS
	drawn	checked	
	SR	Sam Ray	

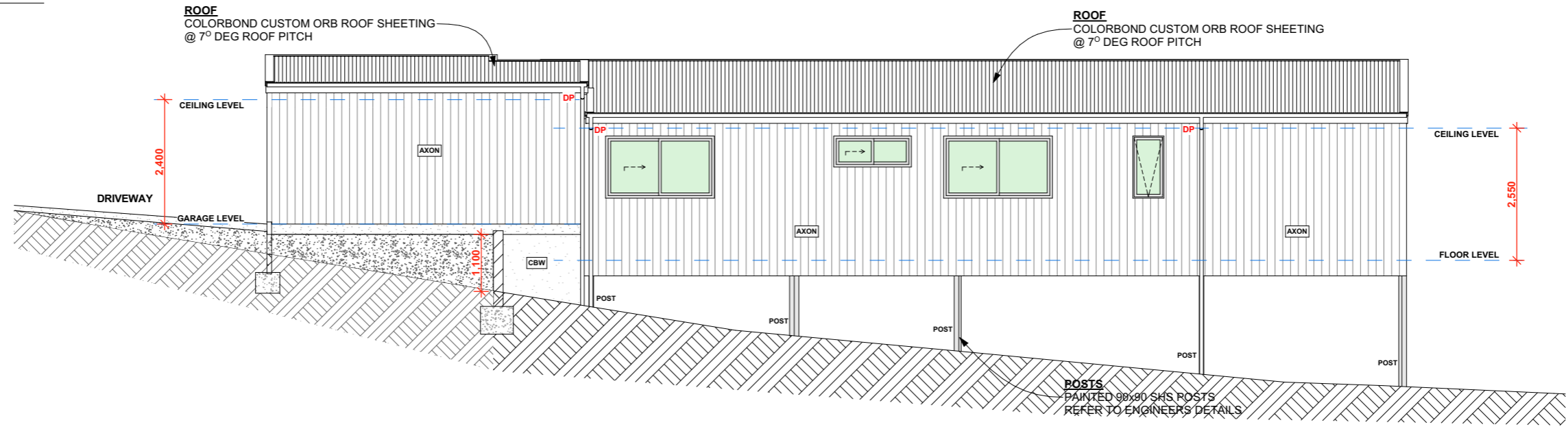


- AXON
- SHADOWCLAD
- WB
- REN FC
- CBW
- AXON VERTICAL CLADDING
- NATURAL SHADOWCLAD CLADDING
- WEATHERBOARD CLADDING
- RENDERED FIBRE CEMENT CLADDING
- CONCRETE BLOCK WALLS

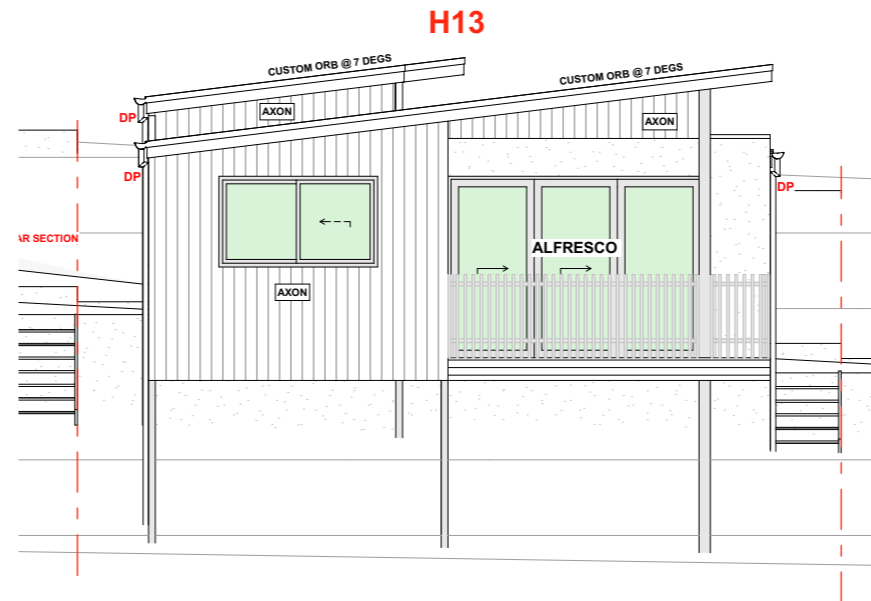
### H13 ELEVATION 1



### H13 ELEVATION 2



### H13 - ELEVATION 3



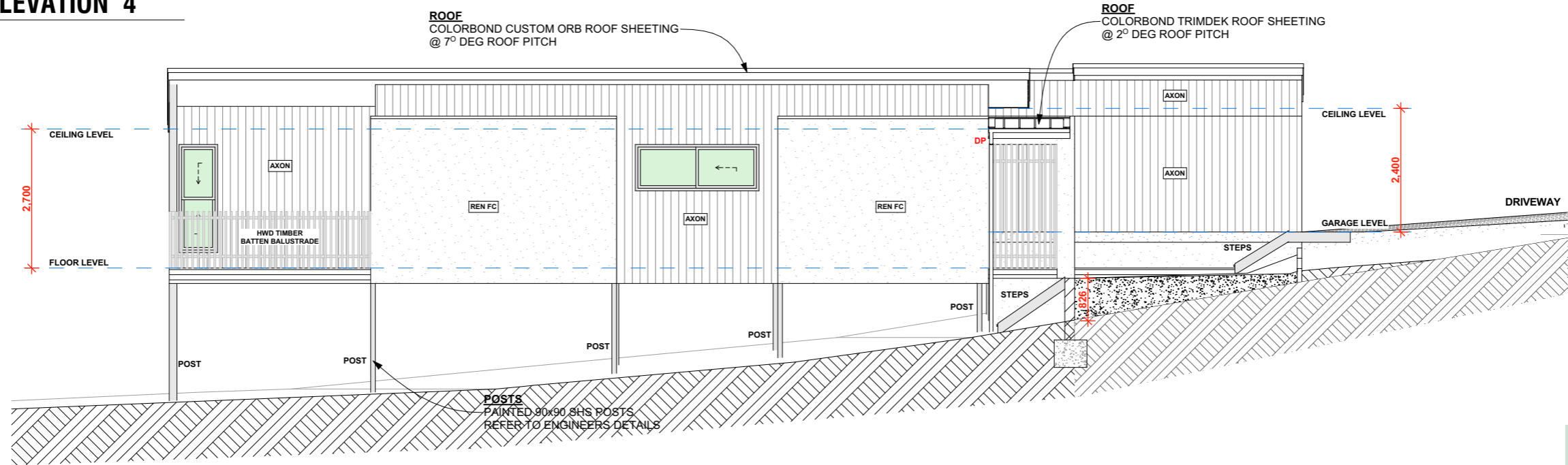
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rev.	date	description	initi.	rev.	date	description	initi.
A	03/11/20	PRELIM LAYOUT	SR				
B	30/11/20	PRELIM ELEVATION	SR				
C	19/01/21	DA DRAWINGS	AP				

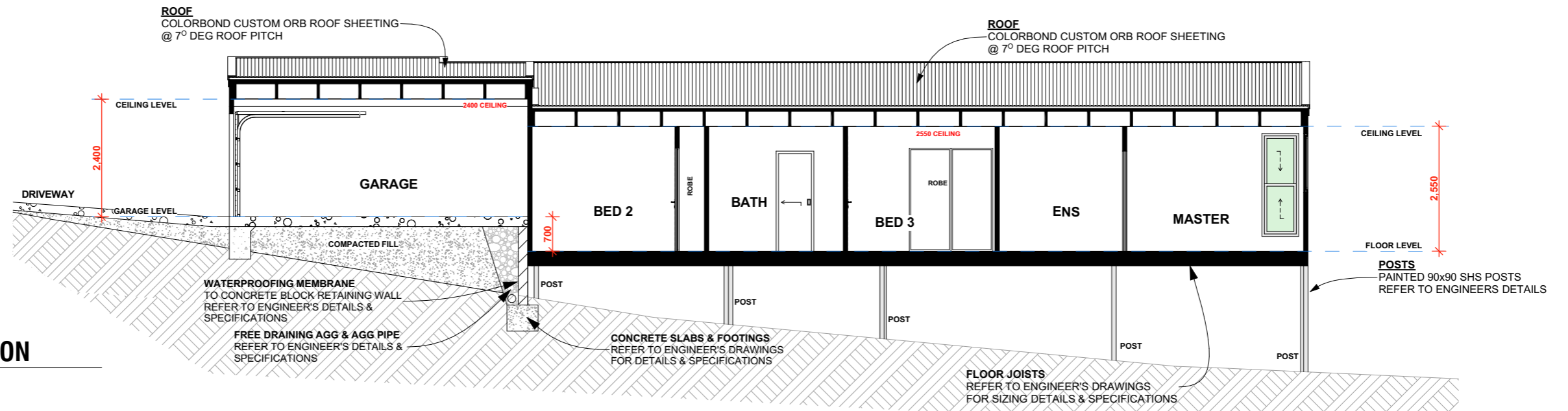
client	project number	drawing number	drawing print date
<b>Matong Drv JV and Kulgun Crt JV</b>	20017	241 - H13	29/01/2021
project	scale	issue	drawing name
<b>Stage 3</b>	1:100 on A3	C	<b>ELEVATIONS 1, 2 &amp; 3</b>
<b>Small Lot Development</b>	drawn	checked	
<b>43 Matong Drive, Ocean Shores, NSW</b>	SR	Sam Ray	

AXON	AXON VERTICAL CLADDING
SHADOWCLAD	NATURAL SHADOWCLAD CLADDING
WB	WEATHERBOARD CLADDING
REN FC	RENDERED FIBRE CEMENT CLADDING
CBW	CONCRETE BLOCK WALLS

### H13 ELEVATION 4



### H13 SECTION

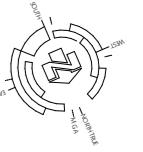


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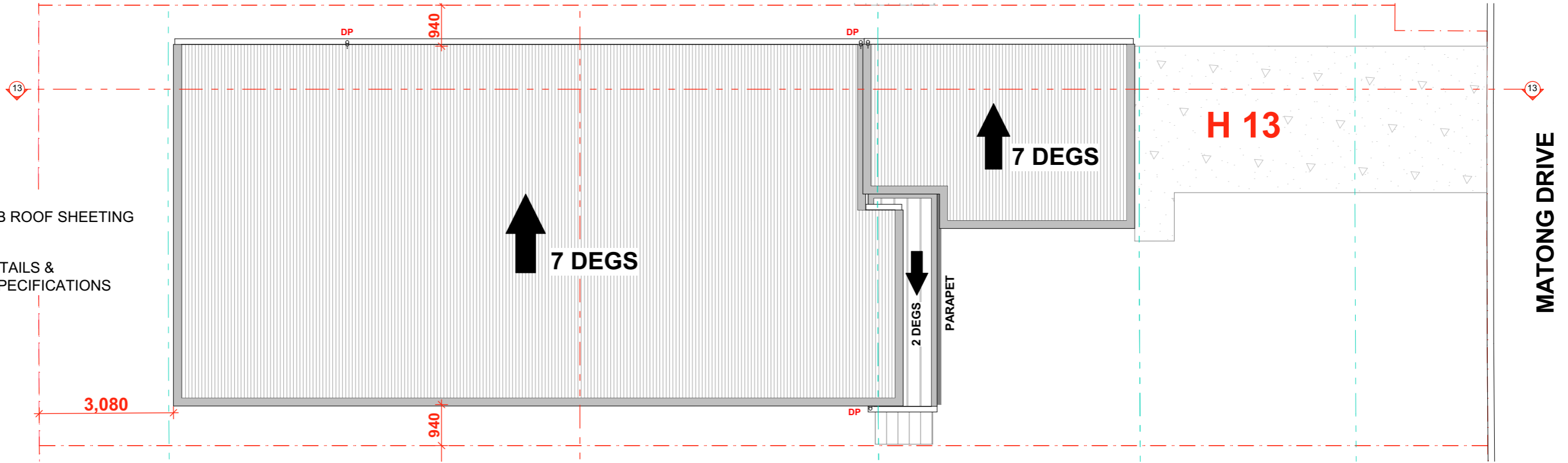
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rev.	date	description	initi.	rev.	date	description	initi.
A	03/11/20	PRELIM LAYOUT	SR				
B	30/11/20	PRELIM ELEVATION	SR				
C	19/01/21	DA DRAWINGS	AP				

client	project number	drawing number	drawing print date
Matong Drv JV and Kulgun Crt JV	20017	242 - H13	29/01/2021
project	scale	issue	drawing name
Stage 3 Small Lot Development 43 Matong Drive, Ocean Shores, NSW	1:100 on A3	C	ELEVATION 4 + SECTION
drawn	checked		
SR	Sam Ray		



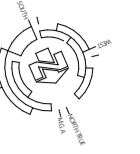
**13. ROOF**  
 COLORBOND CUSTOM ORB ROOF SHEETING  
 @ 7° DEG ROOF PITCH  
 FALL TO EAVES GUTTERS  
 REFER TO ENGINEER'S DETAILS &  
 TRUSS MANUFACTURERS SPECIFICATIONS



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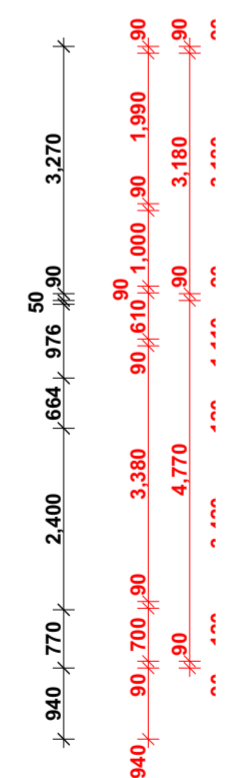
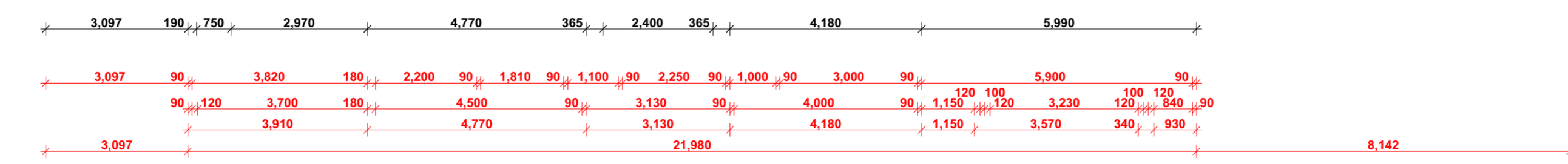
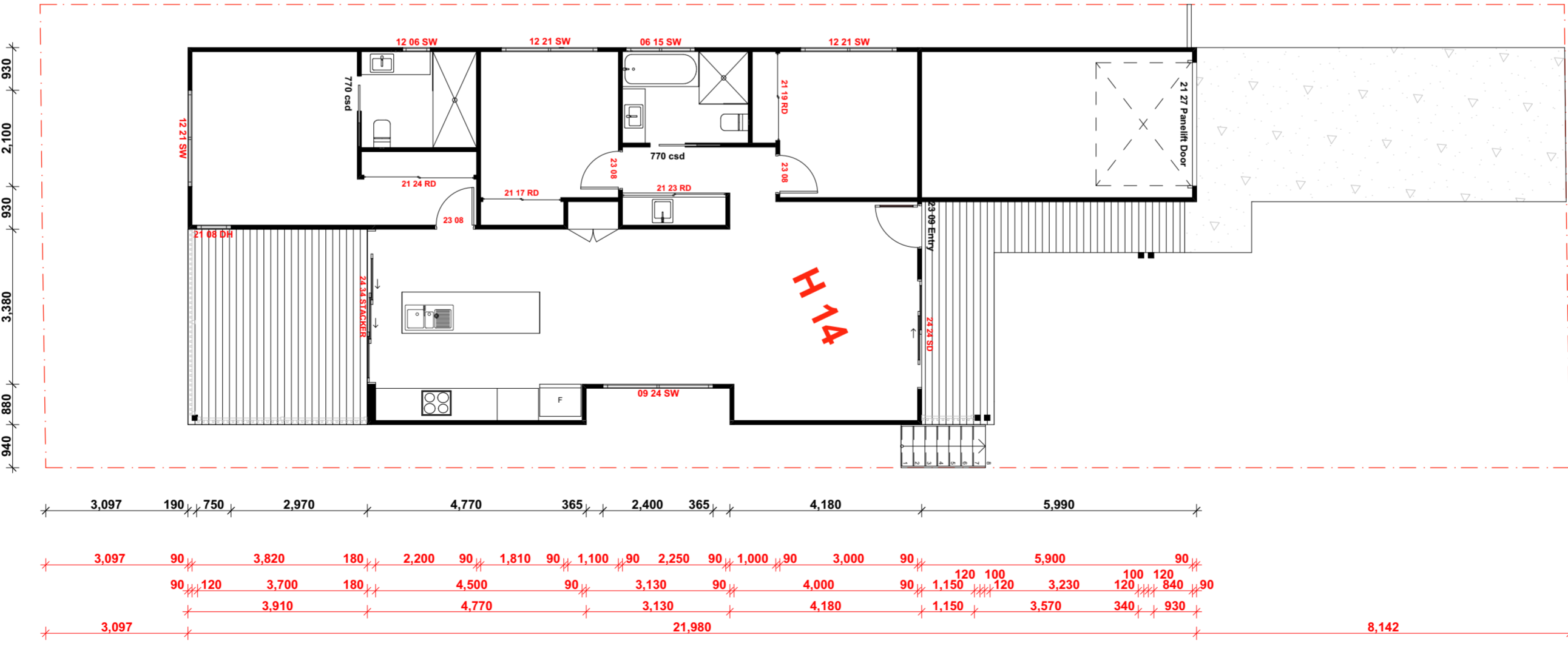
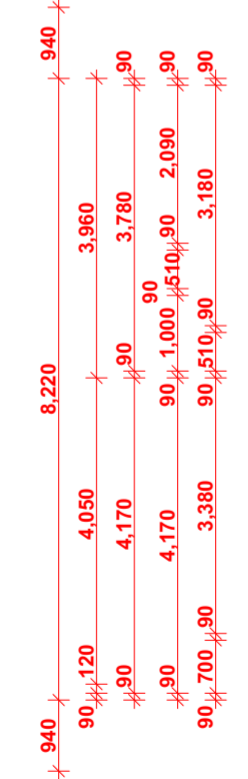
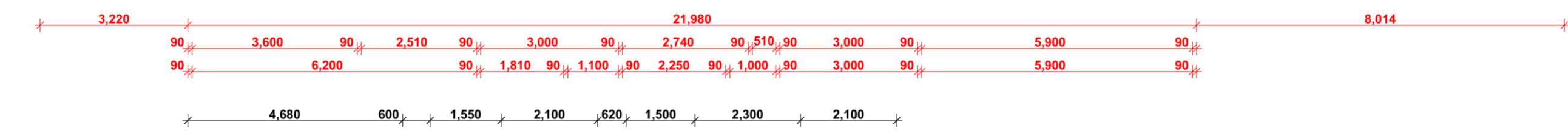
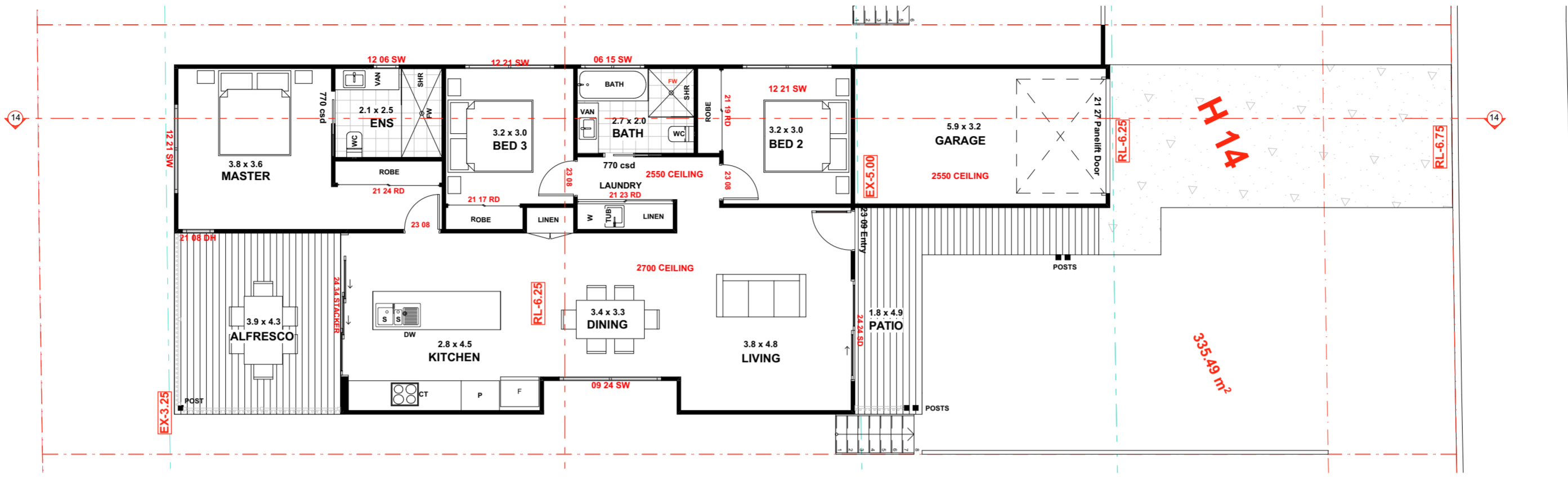
rev.	date	description	initi.	rev.	date	description	initi.
A	03/11/20	PRELIM LAYOUT	SR				
B	30/11/20	PRELIM ELEVATION	SR				
C	19/01/21	DA DRAWINGS	AP				

client	project number	drawing number	drawing print date
<b>Matong Drv JV and Kulgun Crt JV</b>	<b>20017</b>	<b>243 - H13</b>	<b>29/01/2021</b>
project	scale	issue	drawing name
<b>Stage 3</b>	<b>1:100 on A3</b>	<b>C</b>	<b>ROOF PLAN</b>
<b>Small Lot Development</b>	drawn	checked	
<b>43 Matong Drive, Ocean Shores, NSW</b>	SR	Sam Ray	



**HOUSE 14 AREAS:**

GARAGE	=	20.12m <sup>2</sup>
LIVING AREA	=	111.24m <sup>2</sup>
ALFRESCO	=	16.66m <sup>2</sup>
PATIO	=	8.76m <sup>2</sup>
<b>TOTAL AREA</b>	<b>=</b>	<b>156.78m<sup>2</sup></b>
POS	=	30.00m <sup>2</sup>



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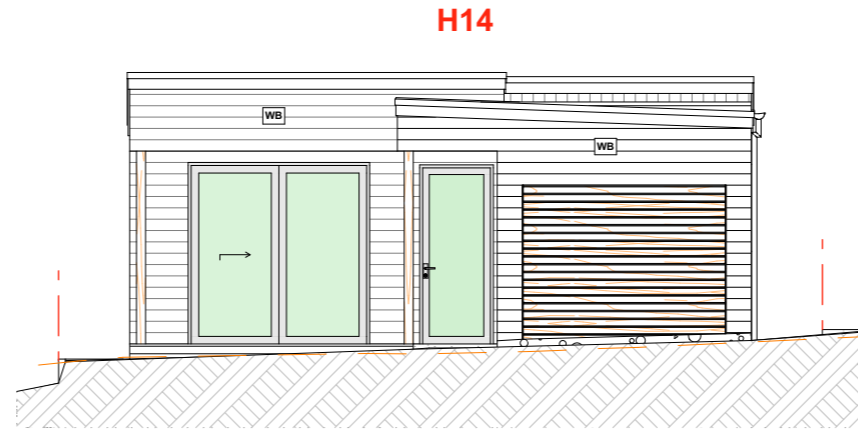
rev.	date	description	initi.	rev.	date	description	initi.
A	03/11/20	PRELIM LAYOUT	SR				
B	30/11/20	PRELIM ELEVATION	SR				
C	19/01/21	DA DRAWINGS	AP				

client	project number	drawing number	drawing print date
Matong Drv JV and Kulgun Crj JV	20017	250 - H14	29/01/2021
project	scale	issue	drawing name
Stage 3 Small Lot Development 43 Matong Drive, Ocean Shores, NSW	1:100 on A2	C	FLOOR PLAN + DIMENSIONS
	drawn	checked	
	SR	Sam Ray	

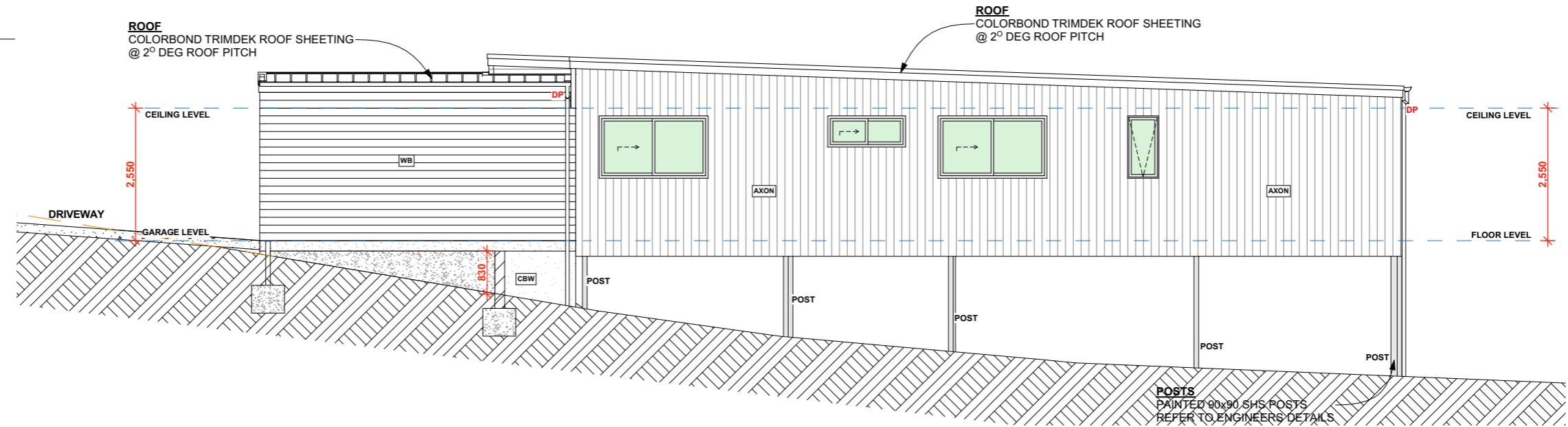


- AXON
- SHADOWCLAD
- WB
- REN FC
- CBW
- AXON VERTICAL CLADDING
- NATURAL SHADOWCLAD CLADDING
- WEATHERBOARD CLADDING
- RENDERED FIBRE CEMENT CLADDING
- CONCRETE BLOCK WALLS

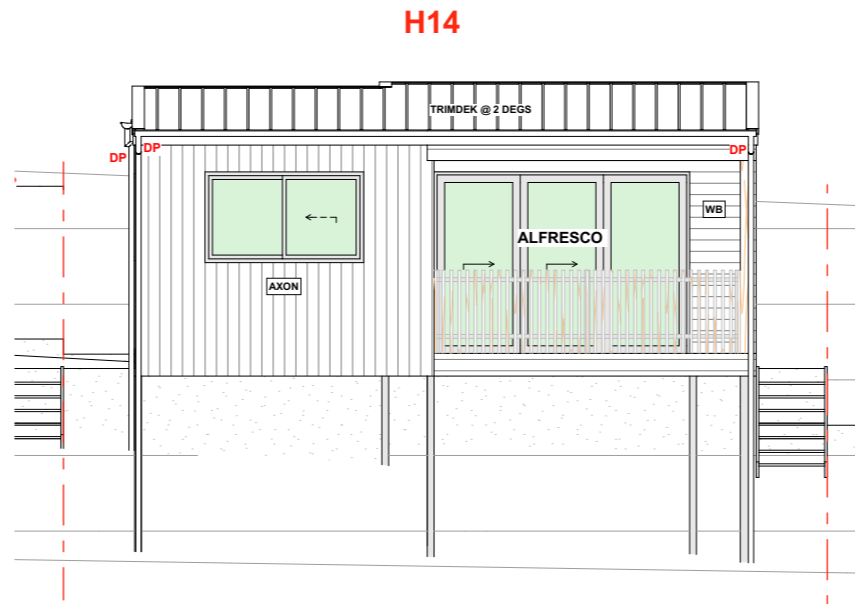
### H14 ELEVATION 1



### H14 ELEVATION 2



### H14 - ELEVATION 3



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A	03/11/20	PRELIM LAYOUT	SR				
B	30/11/20	PRELIM ELEVATION	SR				
C	19/01/21	DA DRAWINGS	AP				

client **Matong Drv JV and Kulgun Crt JV**  
 project **Stage 3 Small Lot Development 43 Matong Drive, Ocean Shores, NSW**  
 scale **1:100 on A3**  
 issue **C**  
 drawn **SR**  
 checked **Sam Ray**

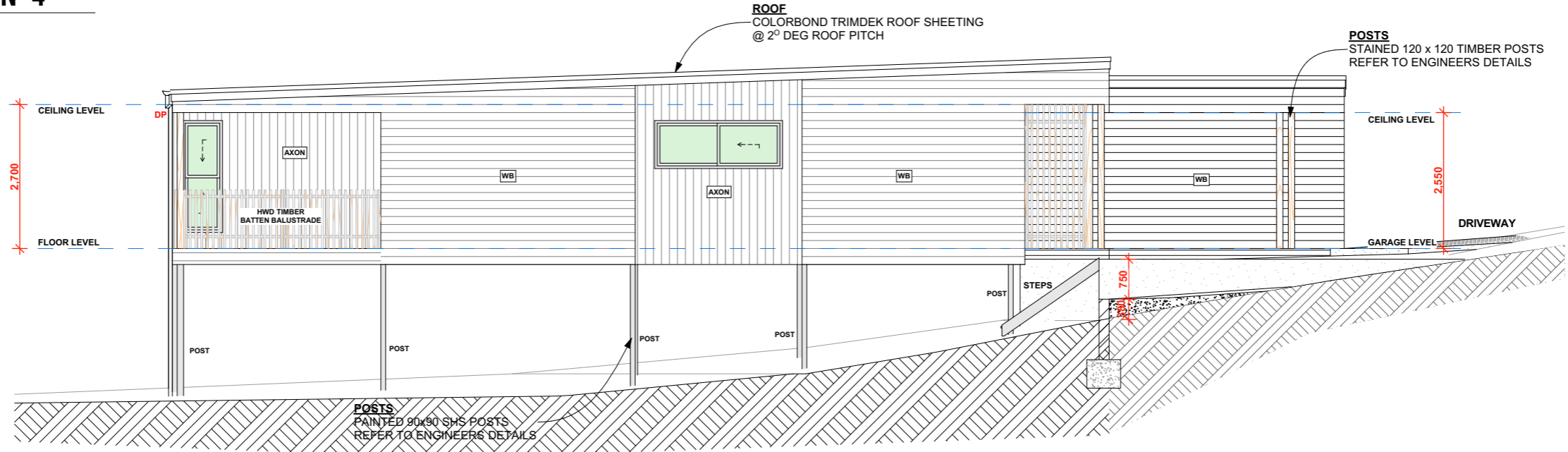
project number **20017**  
 drawing number **251 - H14**  
 drawing print date **29/01/2021**

### ELEVATIONS 1, 2 & 3

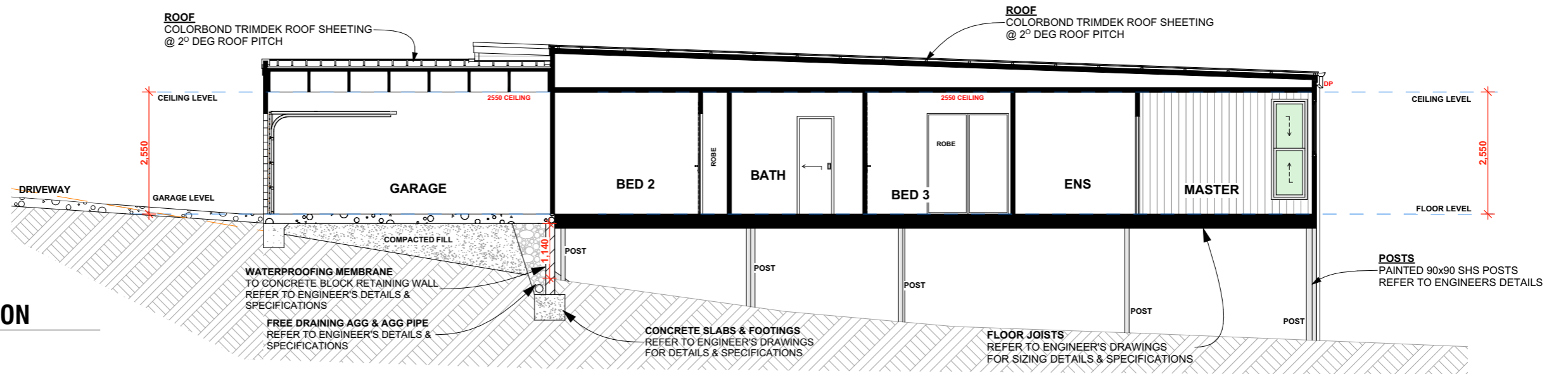


AXON	AXON VERTICAL CLADDING
SHADOWCLAD	NATURAL SHADOWCLAD CLADDING
WB	WEATHERBOARD CLADDING
REN FC	RENDERED FIBRE CEMENT CLADDING
CBW	CONCRETE BLOCK WALLS

# H14 ELEVATION 4



# H14 SECTION



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B	30/11/20	PRELIM ELEVATION	SR				
C	19/01/21	DA DRAWINGS	AP				

client  
**Matong Drv JV and Kulgun Crv JV**  
 project  
**Stage 3**  
**Small Lot Development**  
**43 Matong Drive, Ocean**  
**Shores, NSW**

scale  
**1:100 on A3**

issue  
**C**

drawn  
 SR

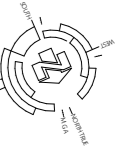
checked  
 Sam Ray

project number  
**20017**

drawing number  
**252 - H14**

drawing print date  
**29/01/2021**

## ELEVATION 4 + SECTION



**14. ROOF**  
 COLORBOND TRIMDEK ROOF SHEETING  
 @ 2° DEG ROOF PITCH  
 FALL TO EAVES GUTTERS  
 REFER TO ENGINEER'S DETAILS &  
 TRUSS MANUFACTURERS SPECIFICATIONS



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B	30/11/20	PRELIM ELEVATION	SR				
C	19/01/21	DA DRAWINGS	AP				

client **Matong Drv JV and Kulgun Crt JV**  
 project **Stage 3 Small Lot Development 43 Matong Drive, Ocean Shores, NSW**  
 scale **1:100 on A3**  
 issue **C**  
 drawn **SR** checked **Sam Ray**

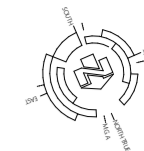
project number **20017** drawing number **253 - H14** drawing print date **29/01/2021**

drawing name **ROOF PLAN**



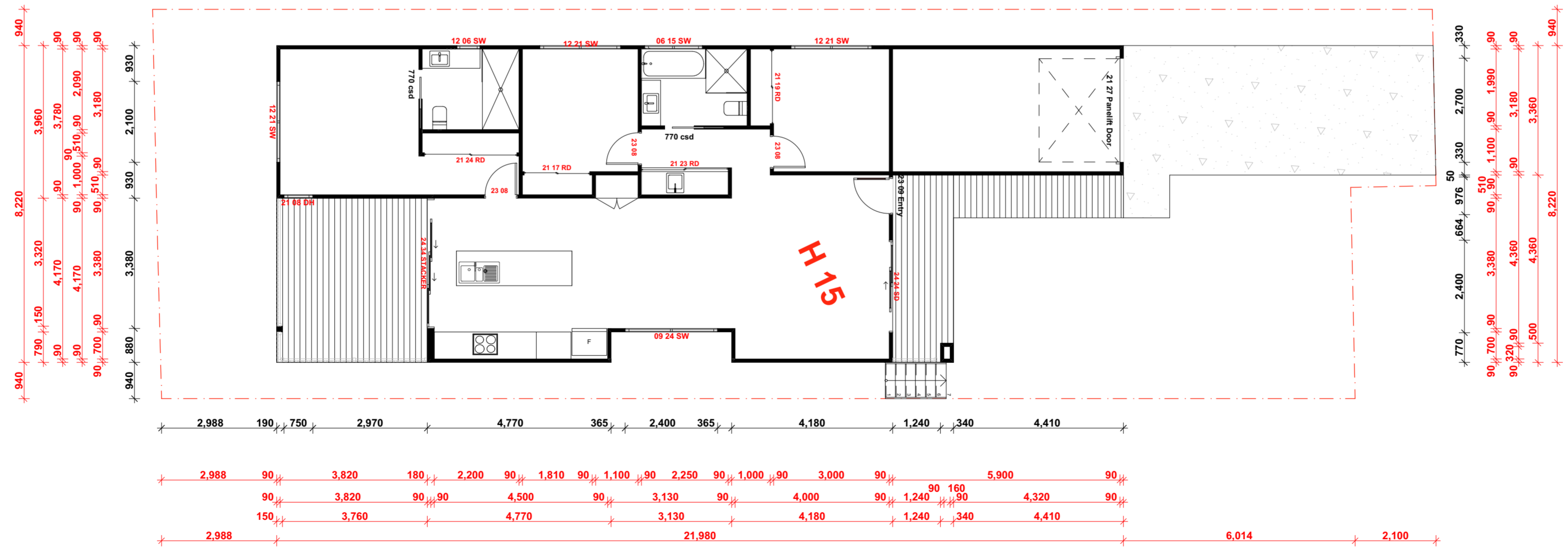
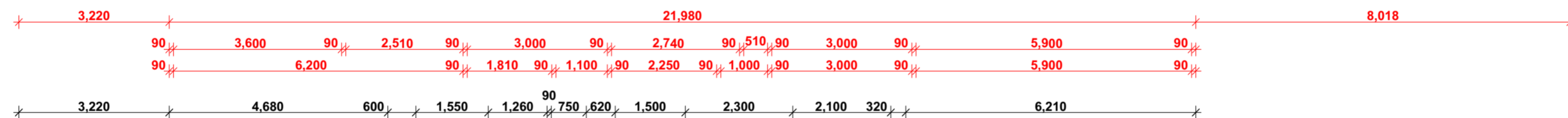
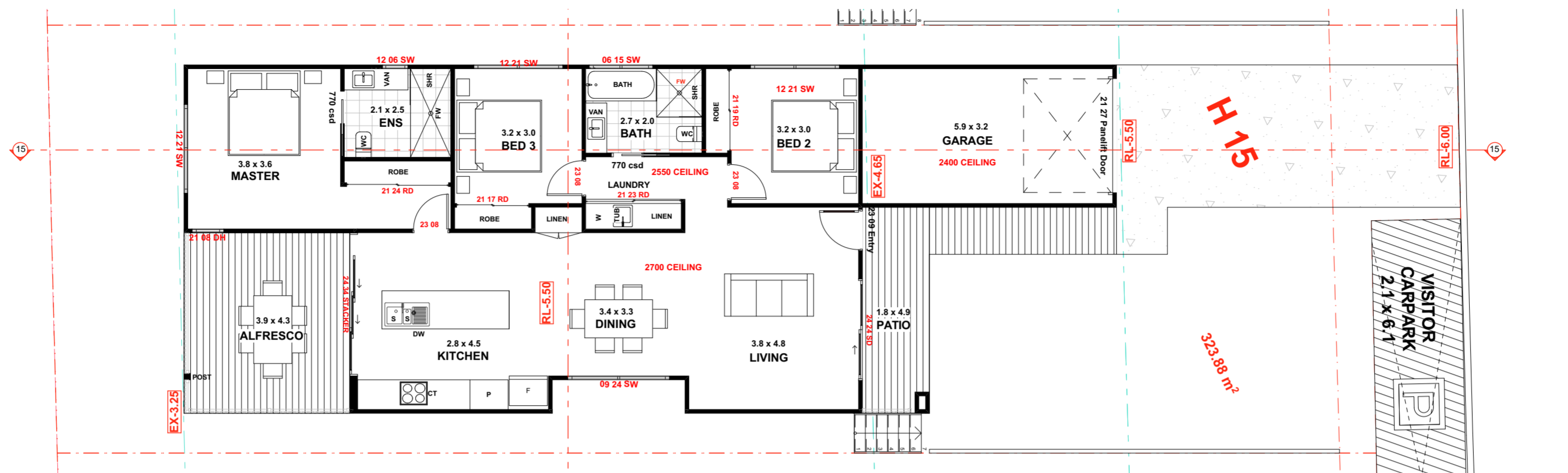
ZSWKKA9QXM 05/02/2021  
 Assessor **Duncan Hope**  
 Accreditation No. **DMN141658**  
 Address **2 Kulgun Court, OCEAN SHORES, NSW, 2483**  
<https://www.nher.com.au/QRCodeLanding?PublicId=ZSWKKA9QXM&AppCode=1>





**HOUSE 15 AREAS:**

GARAGE	=	20.12m <sup>2</sup>
LIVING AREA	=	111.24m <sup>2</sup>
ALFRESCO	=	16.66m <sup>2</sup>
PATIO	=	8.76m <sup>2</sup>
<b>TOTAL AREA</b>	=	<b>156.78m<sup>2</sup></b>
POS	=	30.00m <sup>2</sup>



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A	03/11/20	PRELIM LAYOUT	SR				
B	30/11/20	PRELIM ELEVATION	SR				
C	19/01/21	DA DRAWINGS	AP				

client **Matong Drv JV and Kulgun Crv JV**  
 project **Small Lot Development**  
 43 Matong Drive, Ocean Shores, NSW

scale **1:100 on A2**  
 issue **C**  
 drawn **SR**  
 checked **Sam Ray**

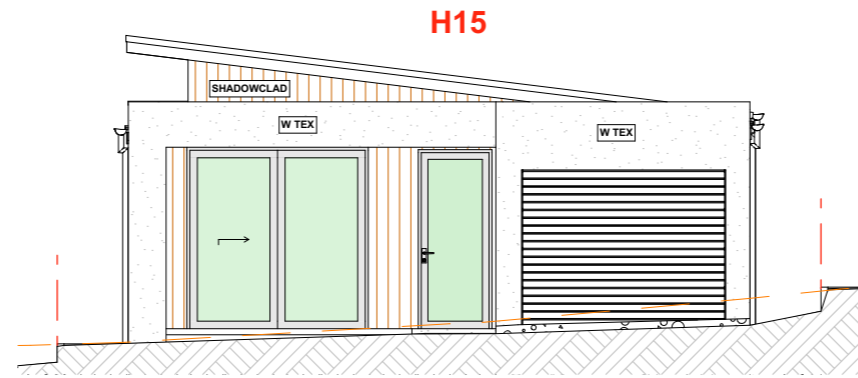
project number **20017**  
 drawing number **260 - H15**  
 drawing print date **29/01/2021**

**FLOOR PLAN + DIMENSIONS**

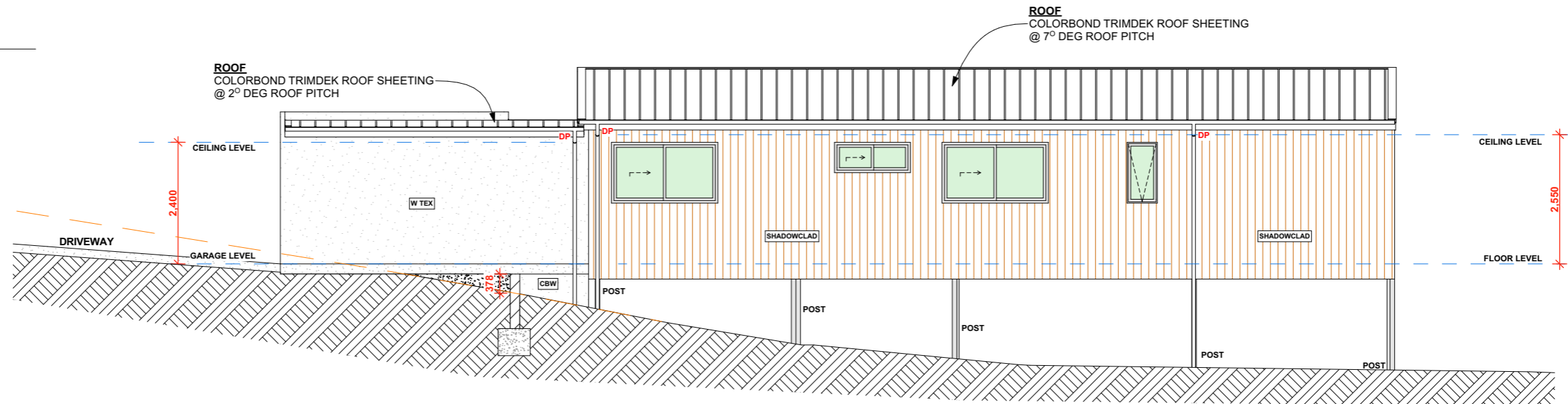


AXON	AXON VERTICAL CLADDING
SHADOWCLAD	NATURAL SHADOWCLAD CLADDING
WB	WEATHERBOARD CLADDING
REN FC	RENDERED FIBRE CEMENT CLADDING
CBW	CONCRETE BLOCK WALLS

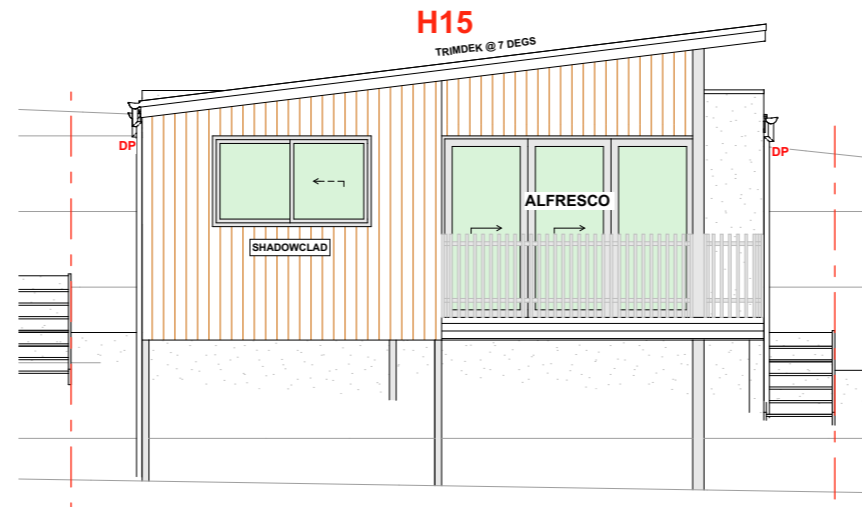
### H15 ELEVATION 1



### H15 ELEVATION 2



### H15 - ELEVATION 3



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B	30/11/20	PRELIM ELEVATION	SR				
C	19/01/21	DA DRAWINGS	AP				

client

Matong Drv JV and Kulgun Crt JV  
 project  
 Stage 3  
 Small Lot Development  
 43 Matong Drive, Ocean  
 Shores, NSW

scale  
 1:100 on A3  
 issue  
 C  
 drawn  
 SR  
 checked  
 Sam Ray

project number

20017

drawing number

261 - H15

drawing print date

29/01/2021

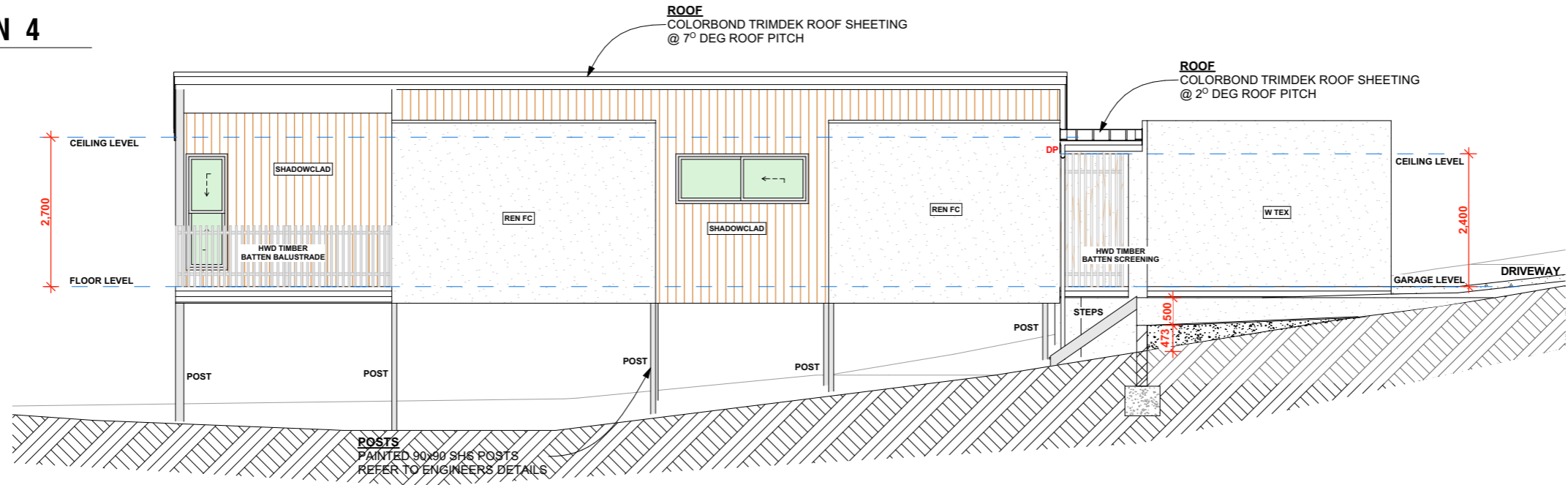
drawing name

ELEVATIONS 1, 2 & 3

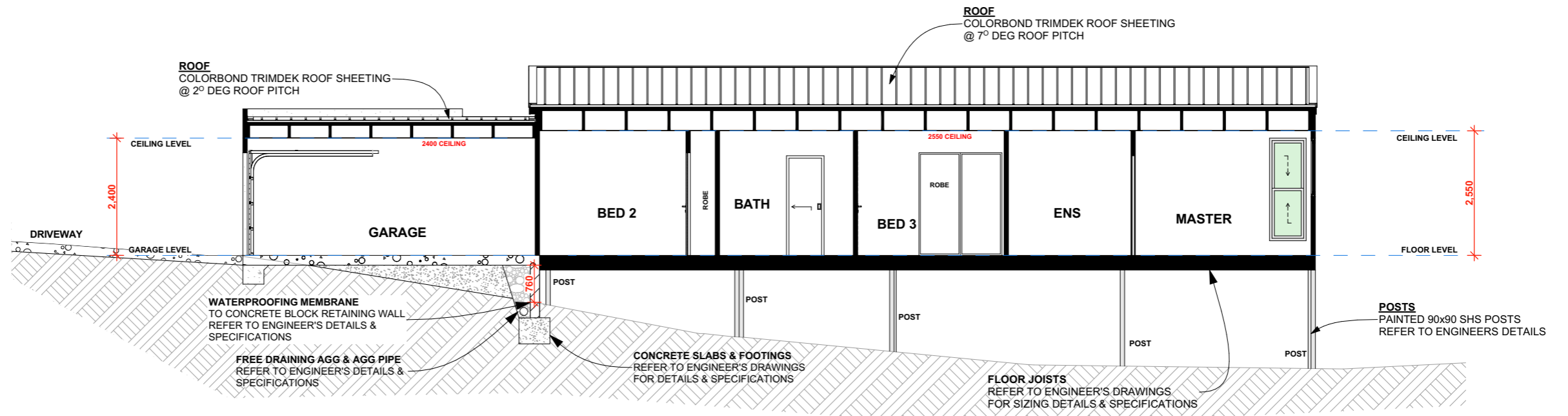


AXON	AXON VERTICAL CLADDING
SHADOWCLAD	NATURAL SHADOWCLAD CLADDING
WB	WEATHERBOARD CLADDING
REN FC	RENDERED FIBRE CEMENT CLADDING
CBW	CONCRETE BLOCK WALLS

# H15 ELEVATION 4



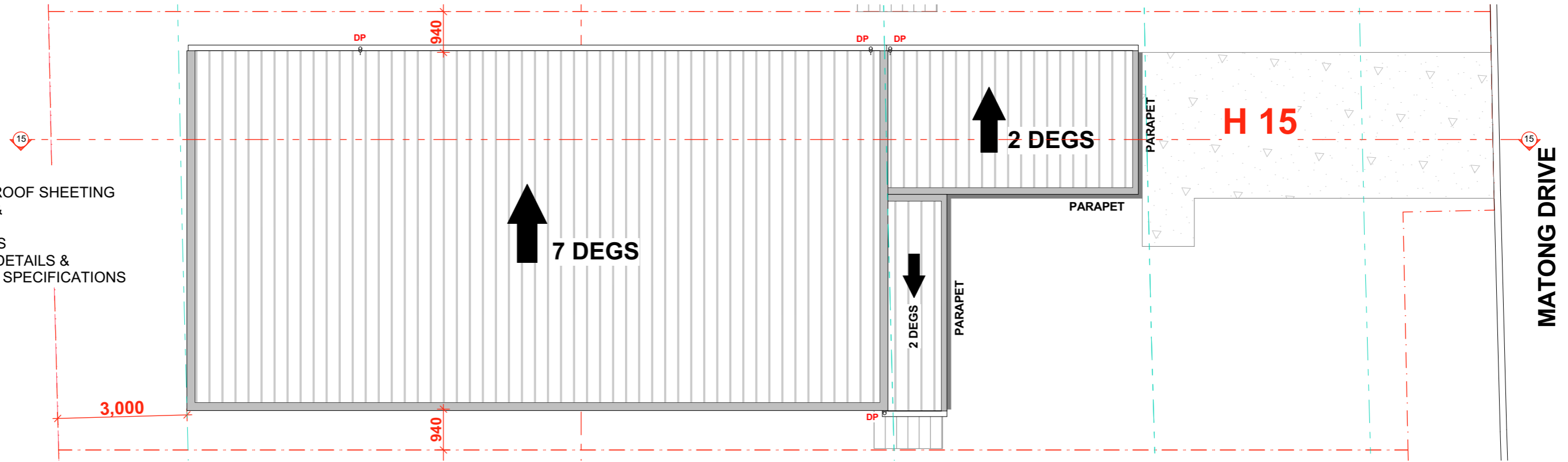
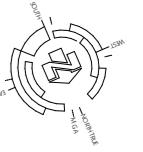
# H15 SECTION



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A	03/11/20	PRELIM LAYOUT	SR				
B	30/11/20	PRELIM ELEVATION	SR				
C	19/01/21	DA DRAWINGS	AP				

client	project number	drawing number	drawing print date
Matong Drv JV and Kulgun Crt JV	20017	262 - H15	29/01/2021
project	scale	issue	drawing name
Stage 3 Small Lot Development 43 Matong Drive, Ocean Shores, NSW	1:100 on A3	C	ELEVATION 4 + SECTION
	drawn	checked	
	SR	Sam Ray	



**15. ROOF**  
 COLORBOND TRIMDEK ROOF SHEETING  
 @ 2° DEG ROOF PITCH &  
 @ 7° DEG ROOF PITCH  
 FALL TO EAVES GUTTERS  
 REFER TO ENGINEER'S DETAILS &  
 TRUSS MANUFACTURERS SPECIFICATIONS



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A	03/11/20	PRELIM LAYOUT	SR				
B	30/11/20	PRELIM ELEVATION	SR				
C	19/01/21	DA DRAWINGS	AP				

client **Matong Drv JV and Kulgun Crt JV**  
 project **Stage 3 Small Lot Development 43 Matong Drive, Ocean Shores, NSW**  
 scale **1:100 on A3**  
 issue **C**  
 drawn **SR** checked **Sam Ray**

project number **20017** drawing number **263 - H15** drawing print date **29/01/2021**

**ROOF PLAN**

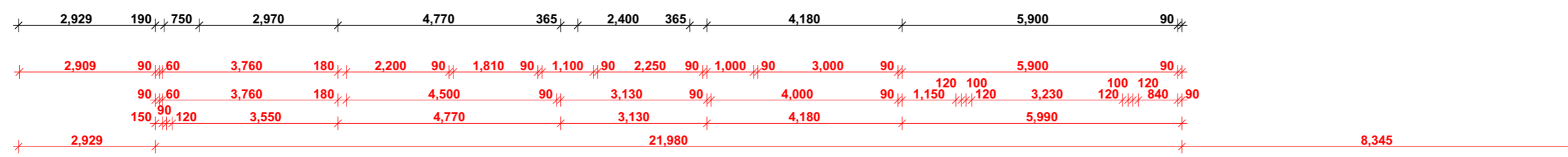
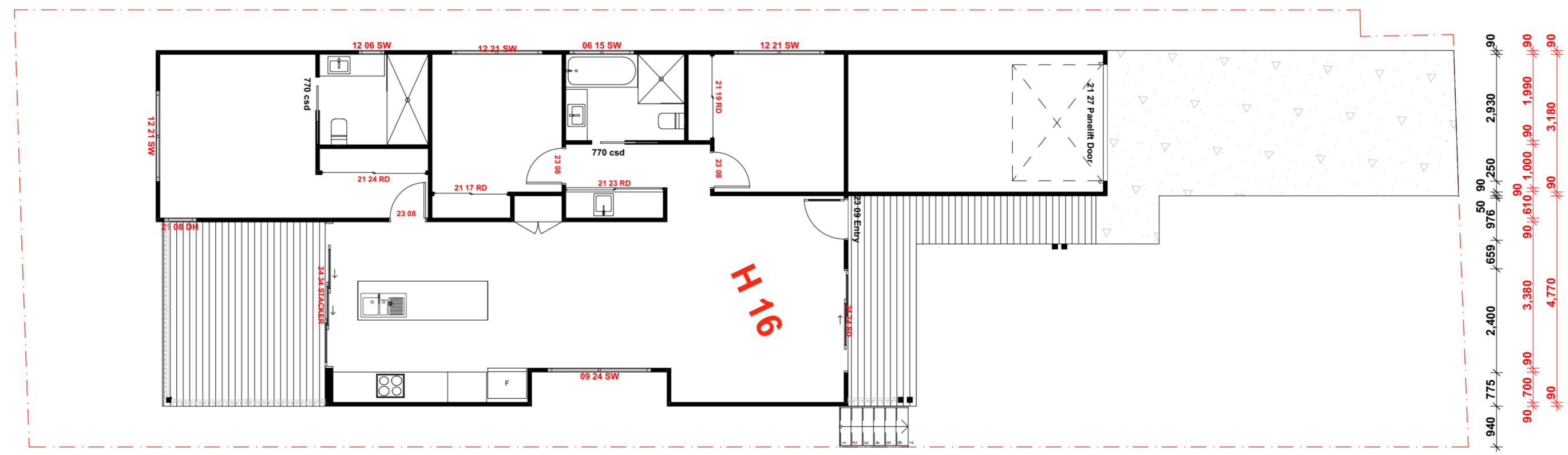
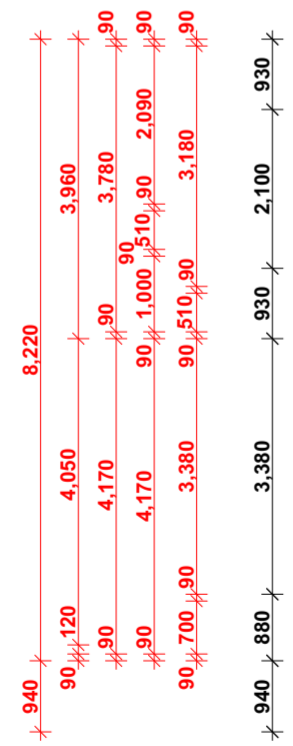
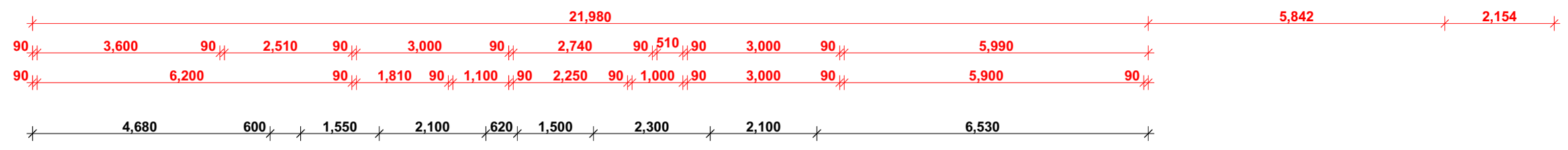
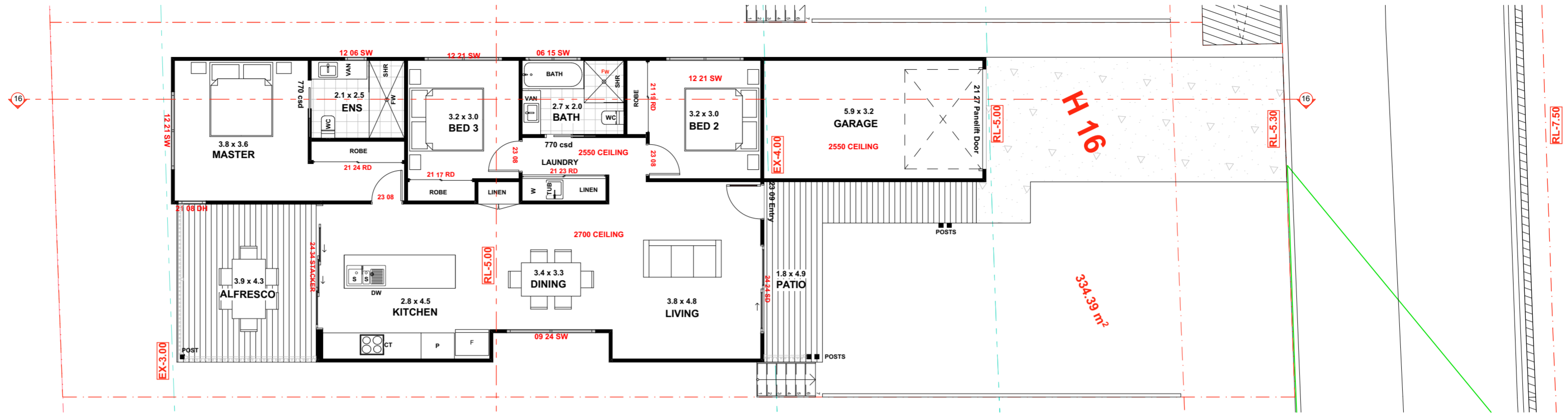


ZSWKKA9QXM 05/02/2021  
 Assessor **Duncan Hope**  
 Accreditation No. **DMV141658**  
 Address **2 Kulgun Court, OCEAN SHORES, NSW, 2483**  
<https://www.frs.com.au/QRCode/Landing?PublicId=ZSWKKA9QXM&EpyCode=1>



**HOUSE 16 AREAS:**

GARAGE	= 20.12m <sup>2</sup>
LIVING AREA	= 111.24m <sup>2</sup>
ALFRESCO	= 16.66m <sup>2</sup>
PATIO	= 8.76m <sup>2</sup>
<b>TOTAL AREA</b>	<b>= 156.78m<sup>2</sup></b>
POS	= 30.00m <sup>2</sup>



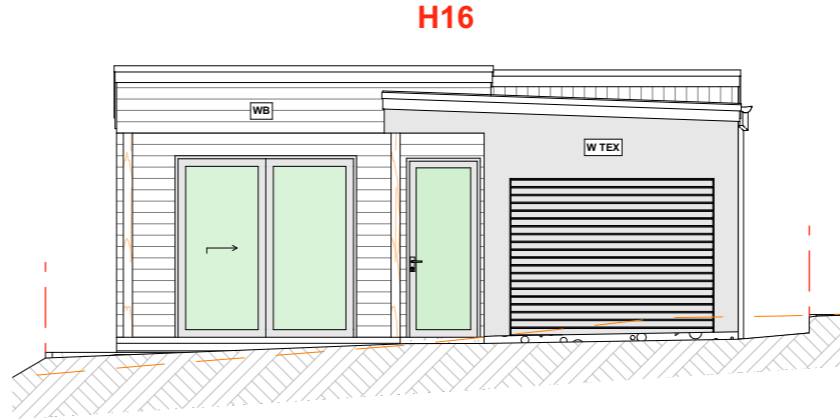
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rev.	date	description	init.	rev.	date	description	init.
A	03/11/20	PRELIM LAYOUT	SR				
B	30/11/20	PRELIM ELEVATION	SR				
C	19/01/21	DA DRAWINGS	AP				

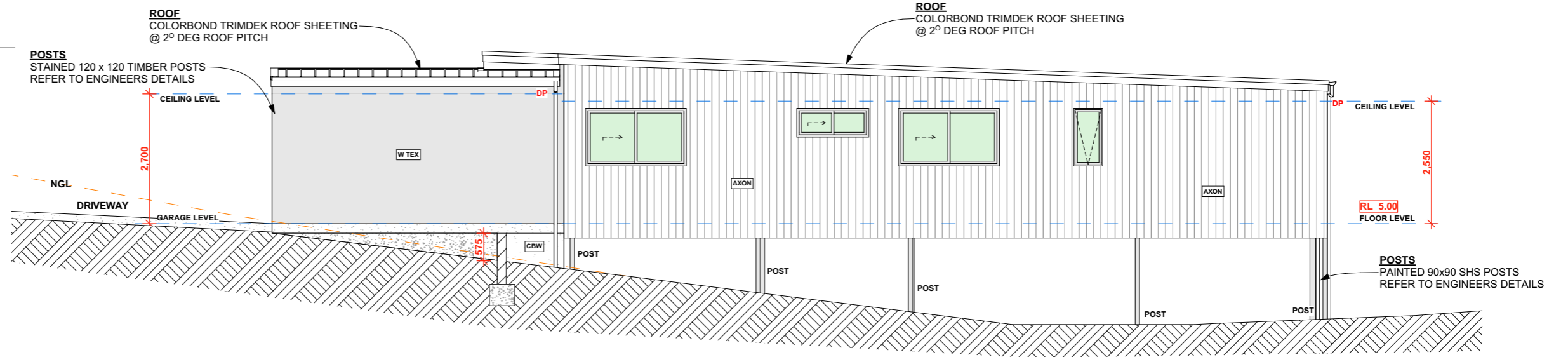
client	project number	drawing number	drawing print date
Matong Drv JV and Kulgun Crt JV	20017	270 - H16	29/01/2021
project	scale	issue	drawing name
Stage 3 Small Lot Development 43 Matong Drive, Ocean Shores, NSW	1:100 on A2	C	FLOOR PLAN + DIMENSIONS
	drawn	checked	
	SR	Sam Ray	

AXON	AXON VERTICAL CLADDING
SHADOWCLAD	NATURAL SHADOWCLAD CLADDING
WB	WEATHERBOARD CLADDING
REN FC	RENDERED FIBRE CEMENT CLADDING
CBW	CONCRETE BLOCK WALLS

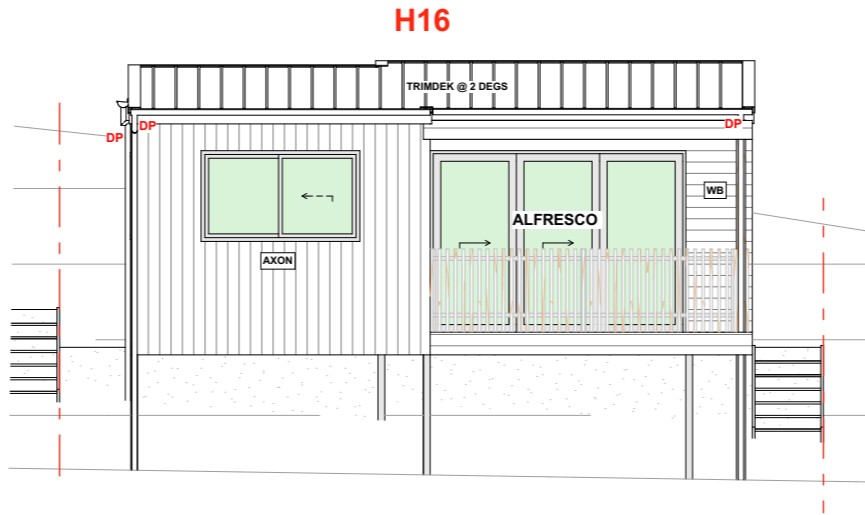
### H16 ELEVATION 1



### H16 ELEVATION 2



### H16 - ELEVATION 3



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B	30/11/20	PRELIM ELEVATION	SR				
C	19/01/21	DA DRAWINGS	AP				

client **Matong Drv JV and Kulgun Crt JV**  
 project **Stage 3 Small Lot Development 43 Matong Drive, Ocean Shores, NSW**  
 scale **1:100 on A3**  
 issue **C**  
 drawn **SR**  
 checked **Sam Ray**

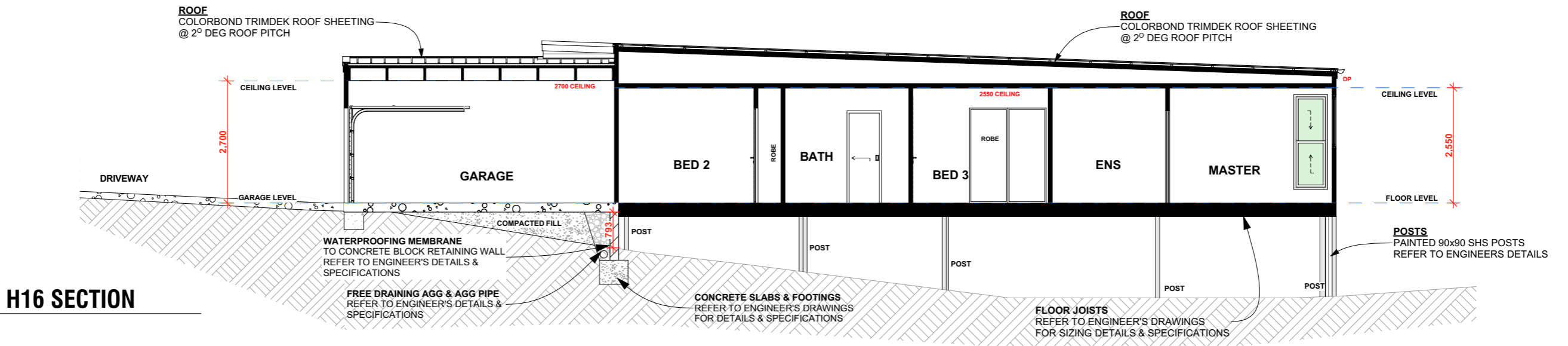
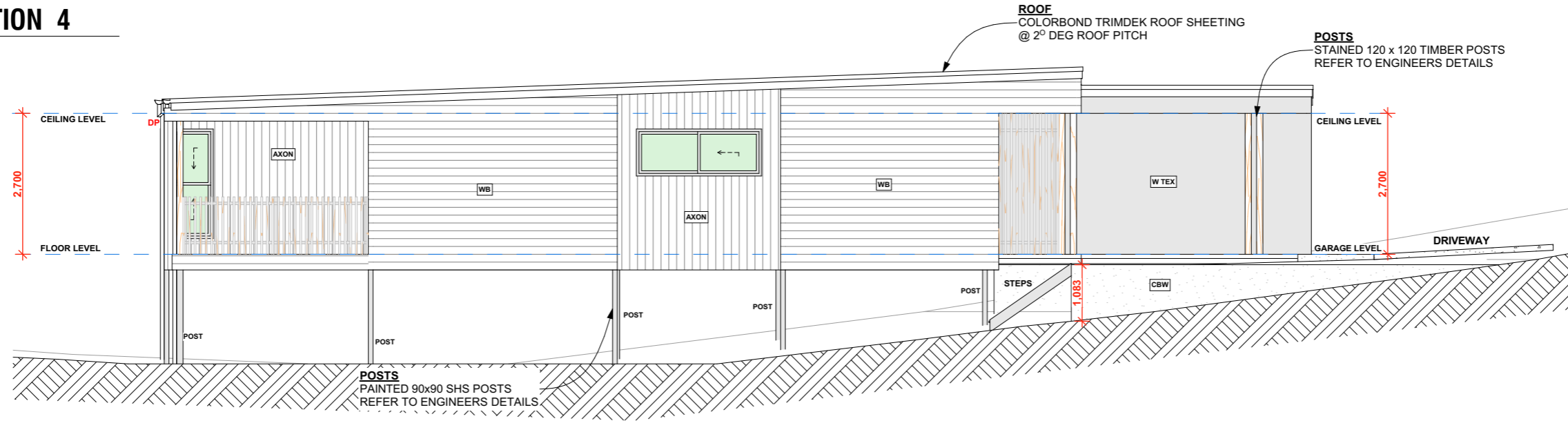
project number **20017**  
 drawing number **271 - H16**  
 drawing print date **29/01/2021**

### ELEVATIONS 1, 2 & 3



- AXON
- SHADOWCLAD
- WB
- REN FC
- CBW
- AXON VERTICAL CLADDING
- NATURAL SHADOWCLAD CLADDING
- WEATHERBOARD CLADDING
- RENDERED FIBRE CEMENT CLADDING
- CONCRETE BLOCK WALLS

# H16 ELEVATION 4



# H16 SECTION

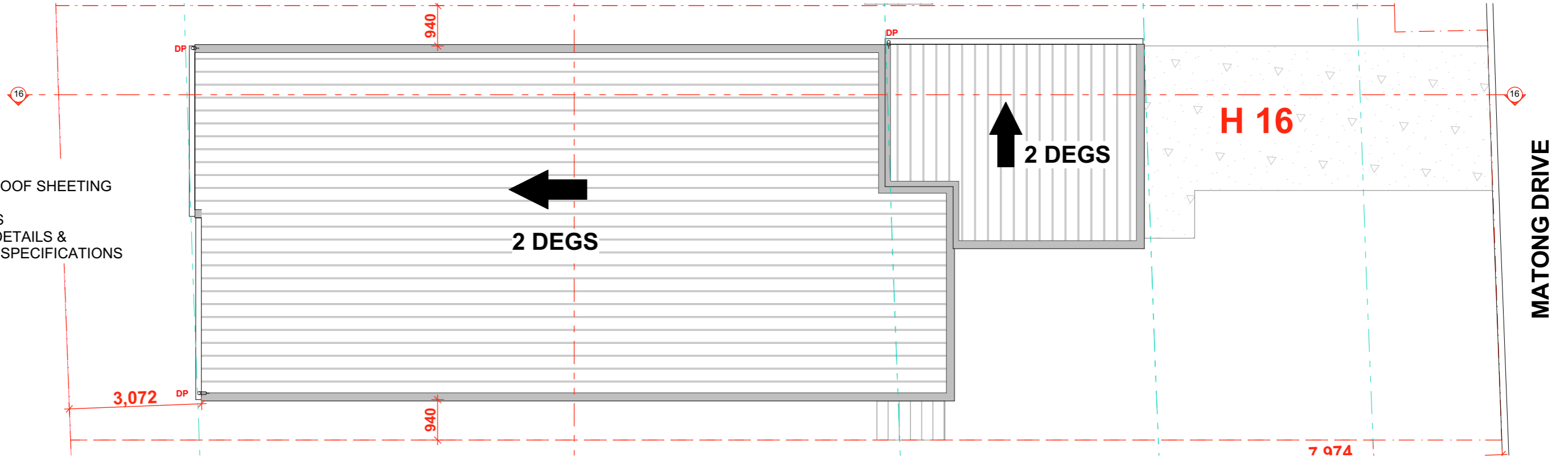
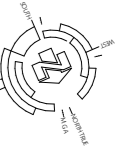


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rev.	date	description	initi.	rev.	date	description	initi.
A	03/11/20	PRELIM LAYOUT	SR				
B	30/11/20	PRELIM ELEVATION	SR				
C	19/01/21	DA DRAWINGS	AP				

client	project number	drawing number	drawing print date
Matong Drv JV and Kulgun Crt JV	20017	272 - H16	29/01/2021
project	scale	issue	drawing name
Stage 3	1:100 on A3	C	ELEVATION 4 + SECTION
Small Lot Development	drawn	checked	
43 Matong Drive, Ocean Shores, NSW	SR	Sam Ray	



**16. ROOF**  
 COLORBOND TRIMDEK ROOF SHEETING  
 @ 2° DEG ROOF PITCH  
 FALL TO EAVES GUTTERS  
 REFER TO ENGINEER'S DETAILS &  
 TRUSS MANUFACTURERS SPECIFICATIONS



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client **Matong Drv JV and Kulgun Crt JV**  
 project **Stage 3 Small Lot Development 43 Matong Drive, Ocean Shores, NSW**  
 scale **1:100 on A3**  
 issue **C**  
 drawn **SR**  
 checked **Sam Ray**

project number **20017**  
 drawing number **273 - H16**  
 drawing print date **29/01/2021**

drawing name **ROOF PLAN**



ZSWKKA9QXM 05/02/2021  
 Assessor **Duncan Hope**  
 Accreditation No. **DMN141658**  
 Address **2 Kulgun Court, OCEAN SHORES, NSW, 2483**  
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