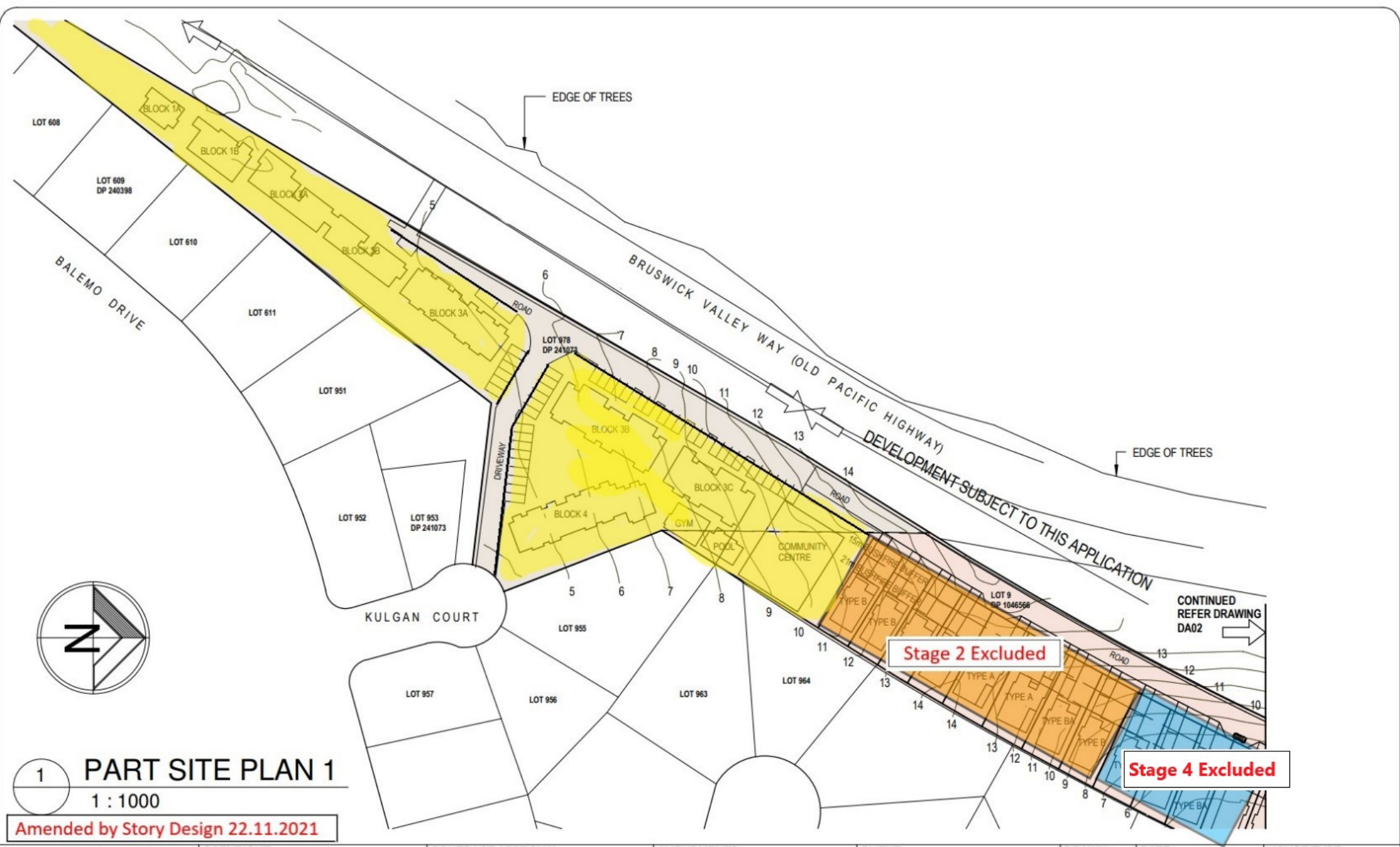




1 PART SITE PLAN 1

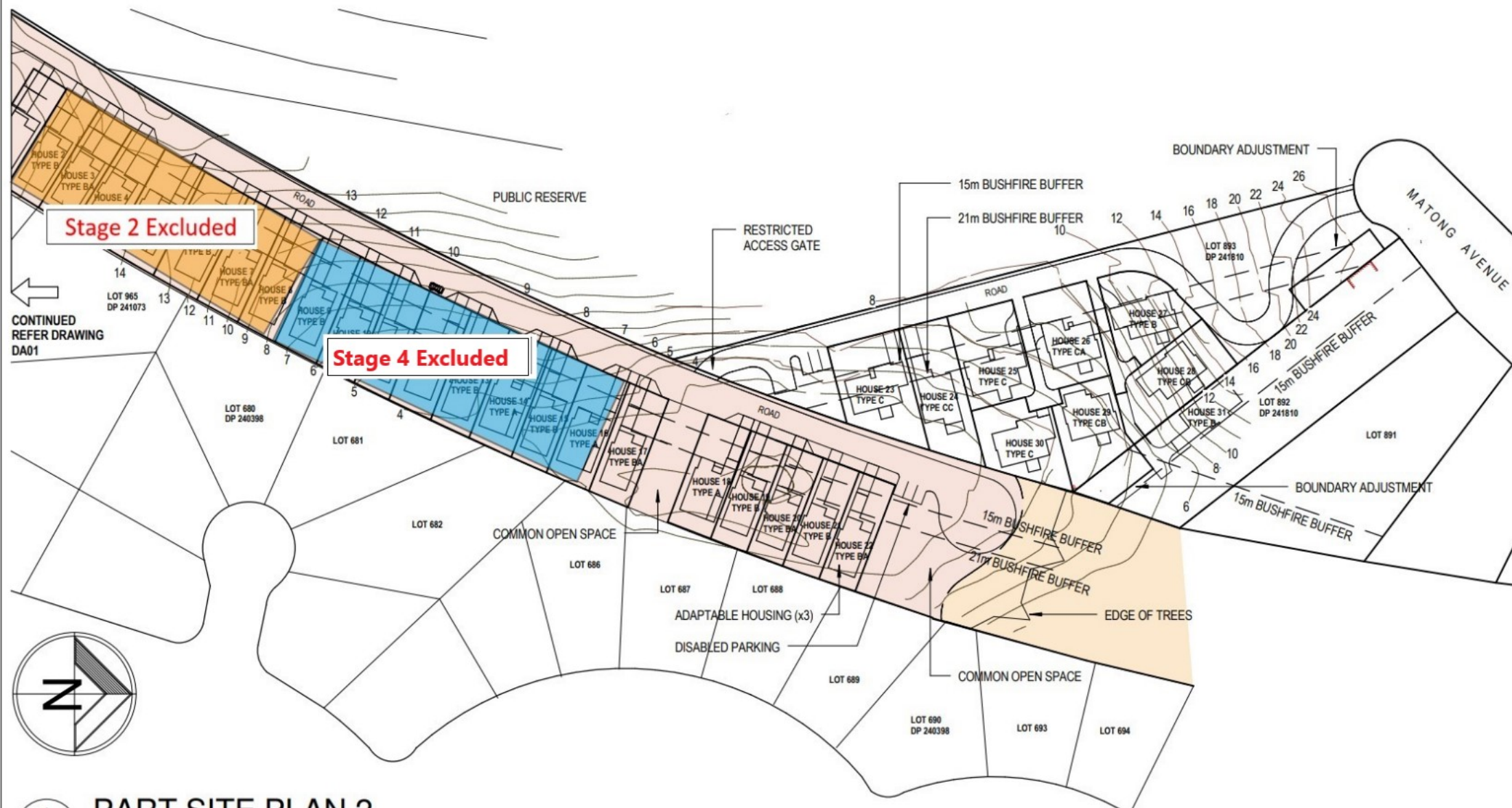
1 : 1000

Amended by Story Design 22.11.2021



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PO Box 1356, Kingscliff NSW 2487

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NOTES	I/We approve these drawings correct as per contract.	1. 31.07.2014 CAW PRELIMINARY ISSUE	ADDRESS	SCALE	NOTE	
Wet areas to comply with BCA Part 3.8.1. *Brickwork to comply with AS3700 and BCA Part 3.3. *WC doors to comply with BCA Part 3.8.3.3. *Downpipes, HWS, and similar 25mm clear of Part 'B'. * All external concrete slabs or paving 75mm below weepholes.	Signature Date	2. 13.08.2014 CAW REVISED ISSUE	MATONG AVENUE & KULGAN COURT	1 : 1000	Do not scale dimensions	
	Signature Date	3. 19.08.2014 CAW REVISED ISSUE	OCEAN SHORES, NSW	SHEET	JOB NUMBER	
		4. 11.09.2014 CAW DRAFT DA		DA01		



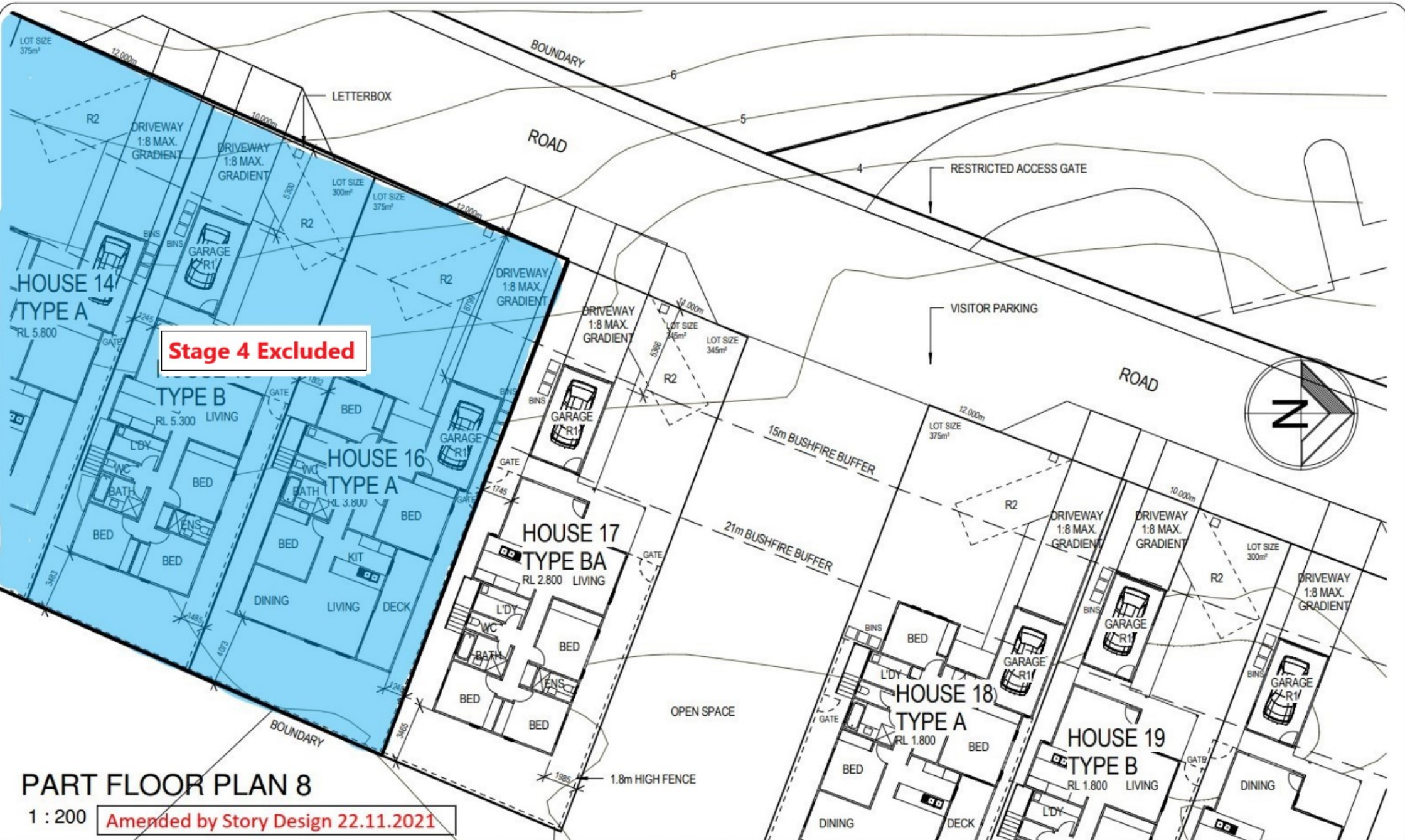
1 PART SITE PLAN 2
1 : 1000

Amended by Story Design 22.11.2021



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							SCALE	NOTE	
							1 : 1000	Do not scale dimensions Dimensions take precedence	
NOTES	I/We approve these drawings correct as per contract.					MATONG AVENUE & KULGAN COURT OCEAN SHORES, NSW	SHEET	JOB NUMBER	
Wet areas to comply with BCA Part 3.8.1. *Brickwork to comply with AS3700 and BCA Part 3.3. *WC doors to comply with BCA Part 3.8.3.3. *Downpipes, HWS, and similar 25mm clear of Part 'B'. * All external concrete slabs or paving 75mm below weepholes.	Signature	Date					DA02		
	Signature	Date							



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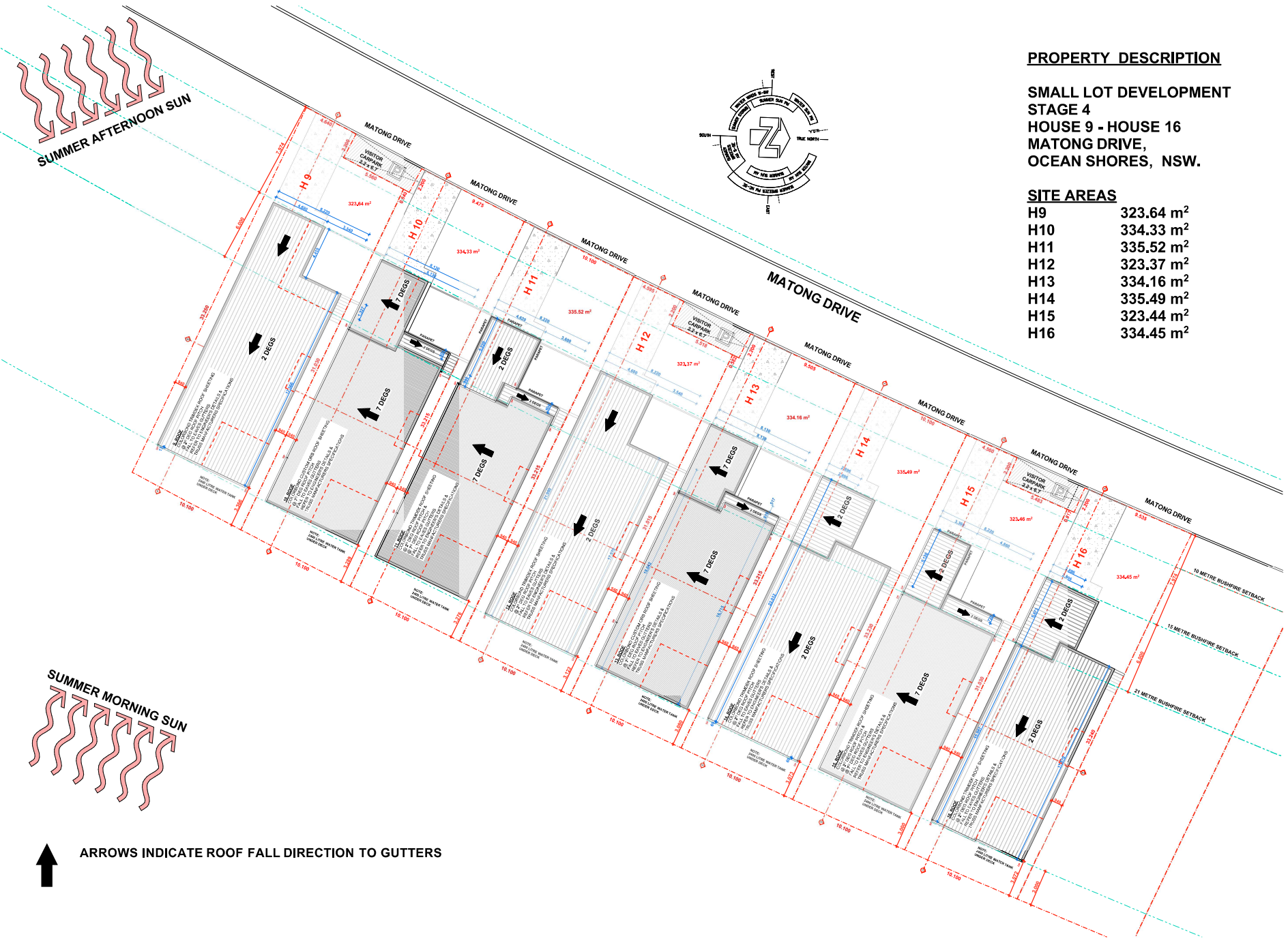
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NOTES	I/We approve these drawings correct as per contract.	1. 11.09.2014 CAW DRAFT DA	ADDRESS	SCALE	NOTE	
Wet areas to comply with BCA Part 3.8.1. *Brickwork to comply with AS3700 and BCA Part 3.3. *WC doors to comply with BCA Part 3.8.3.3. *Downpipes, HWS, and similar 25mm clear of Part 'B'. * All external concrete slabs or paving 75mm below weepholes.	Signature _____ Date _____		MATONG AVENUE & KULGAN COURT OCEAN SHORES, NSW	1 : 200	Do not scale dimensions Dimensions take precedence	
	Signature _____ Date _____			SHEET	JOB NUMBER	
				DA10		

PROPERTY DESCRIPTION

SMALL LOT DEVELOPMENT
STAGE 4
HOUSE 9 - HOUSE 16
MATONG DRIVE,
OCEAN SHORES, NSW.

SITE AREAS

H9	323.64 m ²
H10	334.33 m ²
H11	335.52 m ²
H12	323.37 m ²
H13	334.16 m ²
H14	335.49 m ²
H15	323.44 m ²
H16	334.45 m ²



ARROWS INDICATE ROOF FALL DIRECTION TO GUTTERS

STORY

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B	30/11/20	PRELIM ELEVATION	SR				
C	19/01/21	DA DRAWINGS	AP				
D	27/10/21	WORKING DRAWINGS	AP				
E	21/02/22	STAGING AMMENDMENT	SR				

client
Matong Drv JV and Kulgun Crt JV
project
Stage 4
Small Lot Development
43 Matong Drive, Ocean
Shores, NSW

scale
1:300 on A3
drawn
SR

issue
E
checked
Sam Ray

project number
20017

drawing number
104

drawing print date
23/02/2022

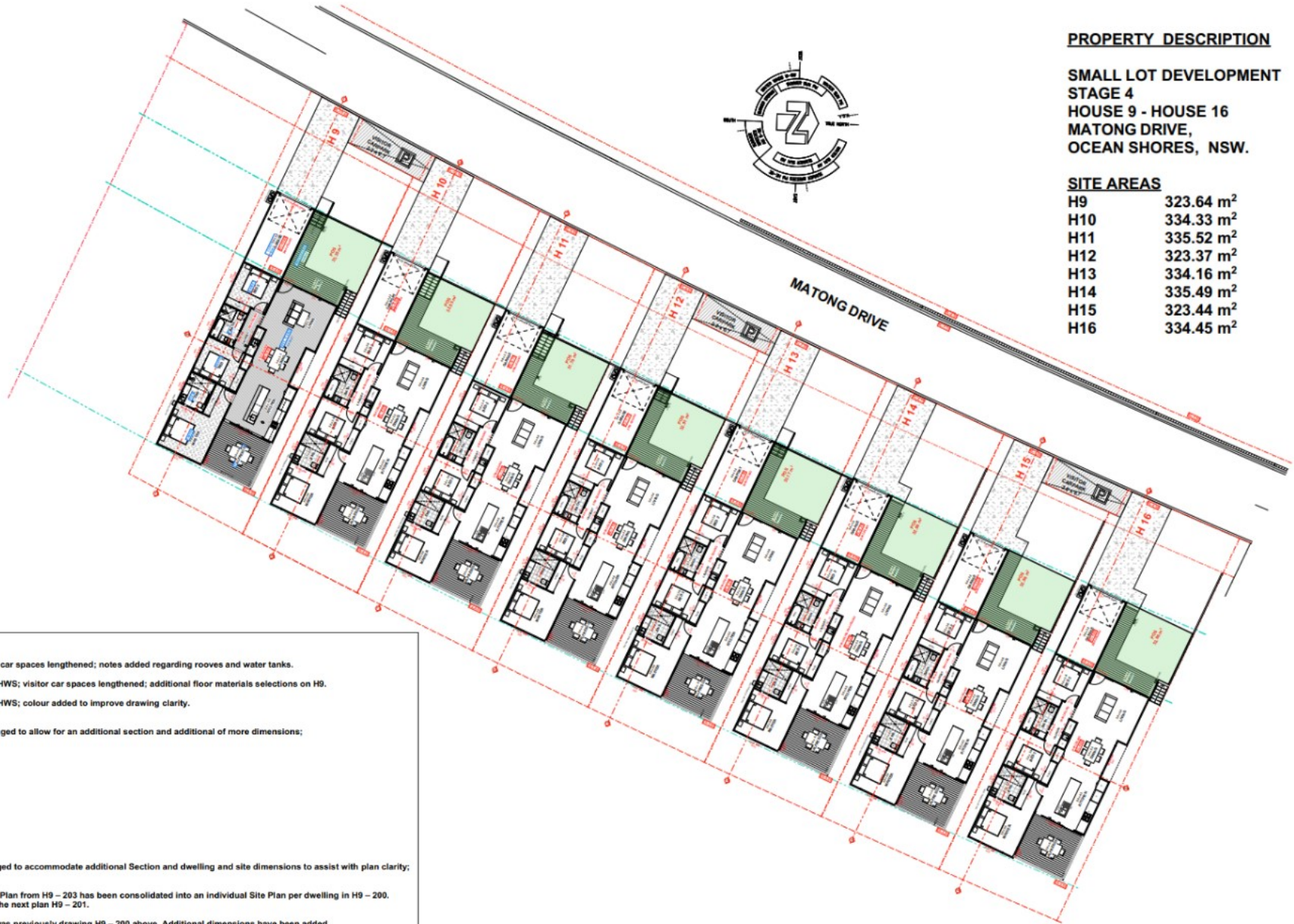
drawing name
PROPOSED SITE PLAN - STAGE 4

**PROPERTY DESCRIPTION**

**SMALL LOT DEVELOPMENT
STAGE 4
HOUSE 9 - HOUSE 16
MATONG DRIVE,
OCEAN SHORES, NSW.**

SITE AREAS

H9	323.64 m ²
H10	334.33 m ²
H11	335.52 m ²
H12	323.37 m ²
H13	334.16 m ²
H14	335.49 m ²
H15	323.44 m ²
H16	334.45 m ²

**DRAWING REVISION LIST**

- Drawing 104: additional dimensions added; visitor car spaces lengthened; notes added regarding rooves and water tanks.
- Drawing 105: addition of water tanks, gas bottles, HWS; visitor car spaces lengthened; additional floor materials selections on H9.
- Drawing 106: addition of water tanks, gas bottles, HWS; colour added to improve drawing clarity.

Individual dwelling drawings order has been rearranged to allow for an additional section and additional of more dimensions;

Previous Drawing Set for each dwelling was;

- Drawing H9 – 200: Floor Plan + Dimension Plan
- Drawing H9 – 201: Elevation 1, 2, and 3
- Drawing H9 – 202: Elevation 4 + Section 4
- Drawing H9 – 203: Roof Plan

The Updated Drawing Set for each dwelling rearranged to accommodate additional Section and dwelling and site dimensions to assist with plan clarity;

- Drawing H9 – 200: Site Plan + Roof Plan. The Roof Plan from H9 – 203 has been consolidated into an individual Site Plan per dwelling in H9 – 200. The Floor Plan + Dimensions has been pushed to the next plan H9 – 201.
- Drawing H9 – 201: Floor Plan + Dimensions. This was previously drawing H9 – 200 above. Additional dimensions have been added. Visitor car parks lengthened on relevant plans.
- Drawing H9 – 202: Elevation 1, 2, and 3 + Section 1. This was previously H9 – 201 above. Section 1 has been added and dimensions. Water tanks, gas bottles, HWS added. Colour added to improve clarity.
- Drawing H9 – 203: Elevation 4 + Section 4. This was previous H9 – 202 above. Maximum heights have been added to be used for the Strata Development Contract.



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D	27/10/21	WORKING DRAWINGS	AP				
E	21/02/22	STAGING AMMENDMENT	SR				

client

Matong Drv JV and Kulgun Crv JV
project

Stage 4
Small Lot Development
43 Matong Drive, Ocean
Shores, NSW

scale	issue
1:300 on A3	E
drawn	checked
SR	Sam Ray

project number

20017

drawing number

105

drawing print date

23/02/2022

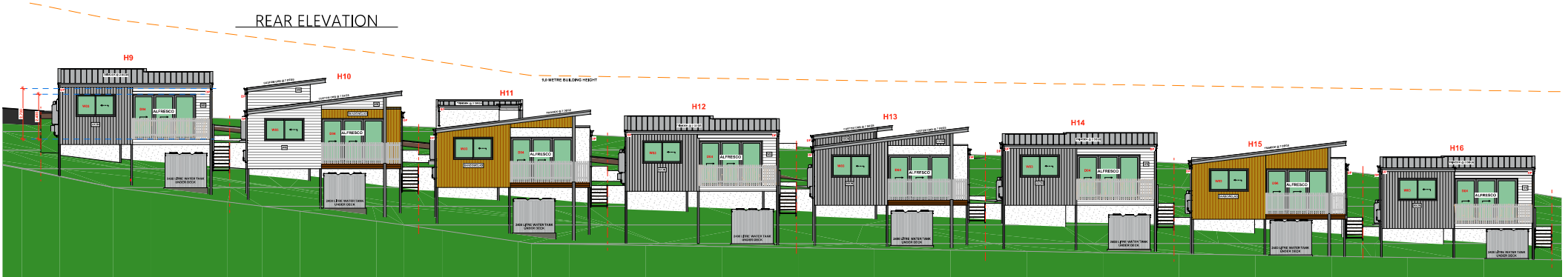
drawing name

FLOOR PLAN OVERALL STAGE 4

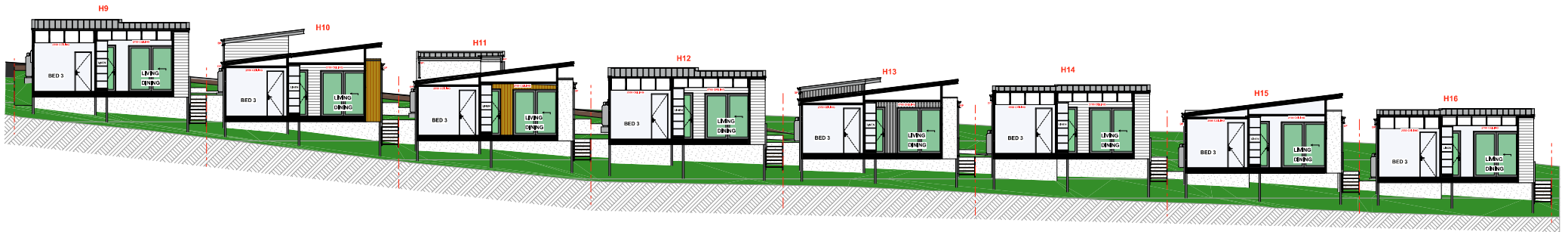
FRONT ELEVATION



REAR ELEVATION



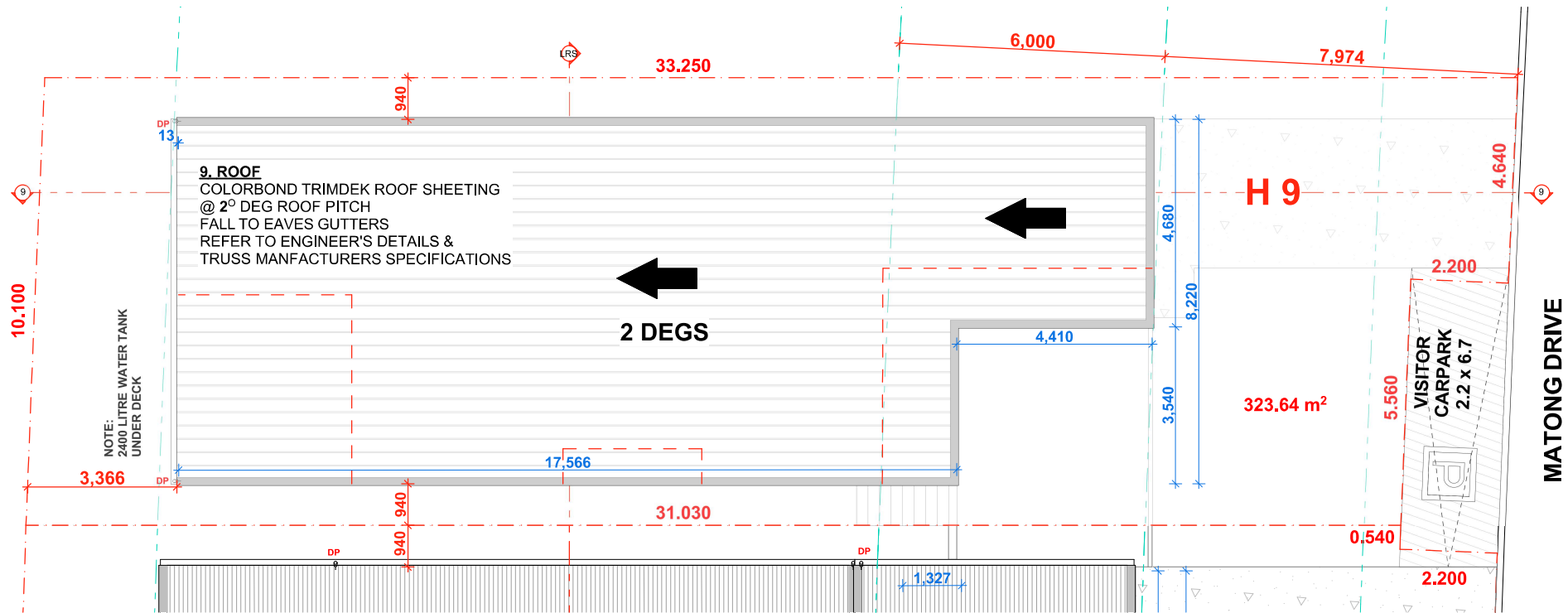
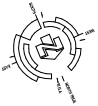
LONG MID SECTION



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C	19/01/21	ON DRAWINGS	AP				
D	25/10/21	WORKING DRAWINGS	AP				
E	23/02/22	STAGING AMENDMENT	SRT				

client	project number	drawing number	drawing print date
Matong Drv JV and Kulgun Crt JV	20017	106	23/02/2022
project	scale	issue	drawing name
Stage 4	1:150 on A2	E	LONG SITE ELEVATIONS & SECTION
Small Lot Development	drawn	checked	
43 Matong Drive, Ocean Shores, NSW	SR	Sam Ray	



H 09



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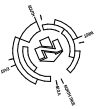
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C	19/01/21	DA DRAWINGS	AP				
D	27/10/21	WORKING DRAWINGS	AP				
E	21/02/22	STAGING AMMENDMENT	SR				

client	scale	issue
Matong Drv JV and Kulgun Crt JV	1:100 on A3	E
project	drawn	checked
Stage 4	SR	Sam Ray
Small Lot Development		
43 Matong Drive, Ocean		
Shores, NSW		

project number	drawing number	drawing print date
20017	200 - H9	23/02/2022
drawing name		

SITE PLAN / ROOF PLAN



LEGEND

S	•	SINK
CT	•	COOKTOP
F	•	FRIDGE
WO	•	WALL OVEN
HWS	•	HOT WATER SYSTEM
AC	•	AIR CONDITIONING
O	•	OVEN
DW	•	DISHWASHER
WC	•	TOILET
VAN	•	VANITY BASIN
FG	•	FLOOR GRATE
SHR	•	SHOWER
WM	•	WASHING MACHINE
D	•	CLOTHES DRYER
FW	•	FLOOR WASTE
DP	•	DOWN PIPES
BG	•	BOX GUTTER

NOTE

FOR ALL STRUCTURAL SIZING,
FOUNDATIONS, SLABS,
FLOOR SYSTEMS, ROOF SYSTEMS,
TIEDOWN AND BRACING &
PARTI WALL SYSTEMS
REFER TO ENGINEERS DRAWINGS.

SELECTIONS

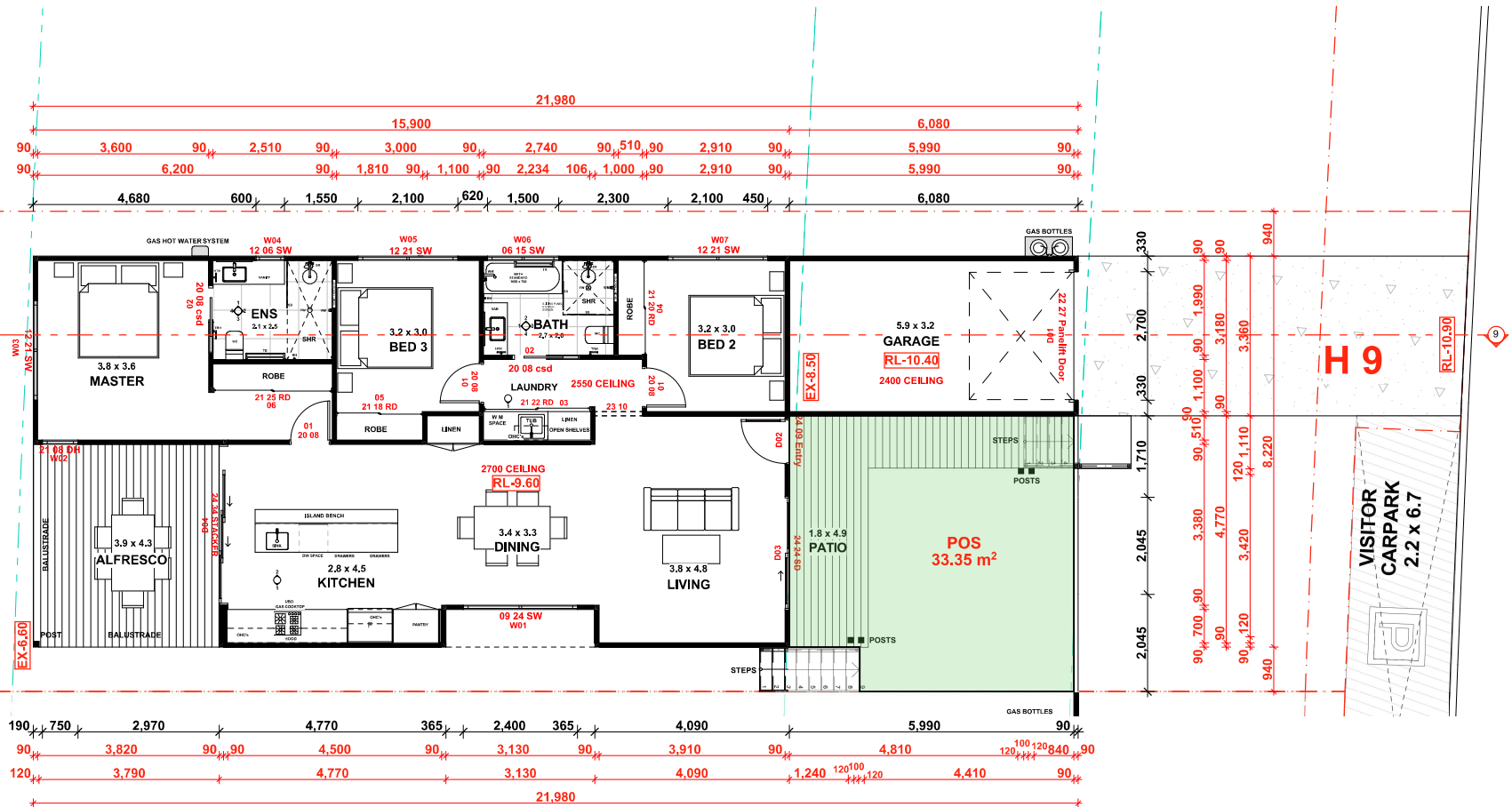
SEE INTERIOR DESIGN PLANS
FOR SELECTIONS OF FLOOR
COVERINGS & WALL FINISHES ETC

FOR ALL JOINERY DETAILS

REFER TO INTERIOR ELEVATIONS
AND SPECIFICATIONS

HOUSE 9 AREAS:

GARAGE	=	20.12 m ²
LIVING AREA	=	111.24 m ²
ALFRESCO	=	16.66 m ²
PATIO	=	8.76 m ²
TOTAL AREA	=	156.78 m ²
POS	=	33.35 m ²



H 09



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E	21/02/22	STAGING AMMENDMENT	SR				

client

Matong Drv JV and Kulgun Crt JV

project

Stage 4
Small Lot Development
43 Matong Drive, Ocean
Shores, NSW

scale 1:100 on A3

issue

E

drawn checked

SR Sam Ray

project number

20017

drawing number

201 - H9

drawing print date

23/02/2022

drawing name

FLOOR PLAN + DIMENSIONS

This elevation drawing shows a building facade with a double door (D03) and a single door (D02). The double door has a right-pointing arrow. The single door has a dashed line indicating a swing. To the right is a large roller shutter door with a red 'X' mark. Above the shutter door is a sign that reads 'W TEX'. Below the shutter door is a 'DRIVEWAY' label. A gas cylinder is positioned to the right of the shutter door. The building has a sign 'WB' above the double door. The drawing includes various construction lines and a hatched ground area at the bottom.

Architectural elevation drawing of a building facade. The drawing shows a long, low-profile building with a gabled roof. The facade is divided into sections: a white section on the left with a door and two windows, and a grey section on the right with four windows. The roof is labeled "H 9" and "ROOF COLORBOND TRIMDEK ROOF SHEETING @ 2° DEG ROOF PITCH FALL TO EAVES GUTTER SHALE GREY COLOUR". The building is supported by posts. The ground is shown with a driveway and a green lawn. Dimensions are provided for the building's height and width. Labels include "CEILING LEVEL", "GARAGE LEVEL", "FLOOR LEVEL", "POSTS", "GAS BOTTLES", "MB", "W TEX", "SURFMIST COLOUR", "CBW", "AXON", "MONUMENT COLOUR", "GAS HOT WATER SYSTEM", "WINDOW LEVEL", "DP", "W07", "W06", "W05", "W04", "POST", "PAINTED 90x90 SHS POSTS REFER TO ENGINEERS DETAILS".

[illegible]

H 09



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D	27/10/21	WORKING DRAWINGS	AP				
E	21/02/22	STAGING AMMENDMENT	SR				

client

Matong Drv JV and Kulgun Crt JV
project

Stage 4
Small Lot Development
43 Matong Drive, Ocean
Shores, NSW

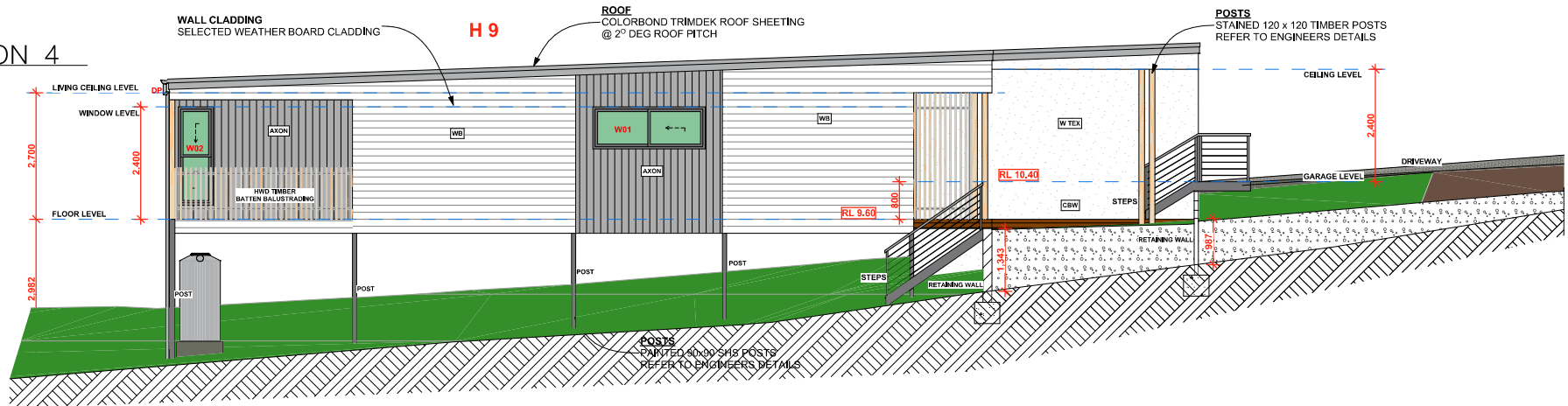
scale	issue
1:100 on A3	E
drawn	checked
SR	Sam Ray

	project number	drawing number	drawing print date
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drawing name			

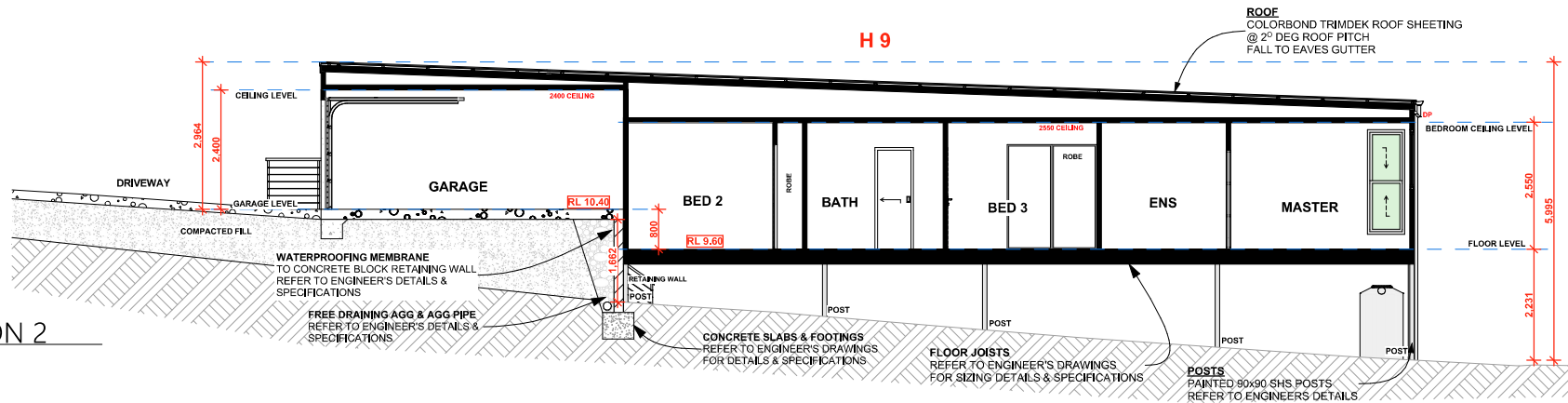
ELEVATIONS 1, 2 & 3 + SECTION 1

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

H9 ELEVATION 4



H9 SECTION 2



H 09



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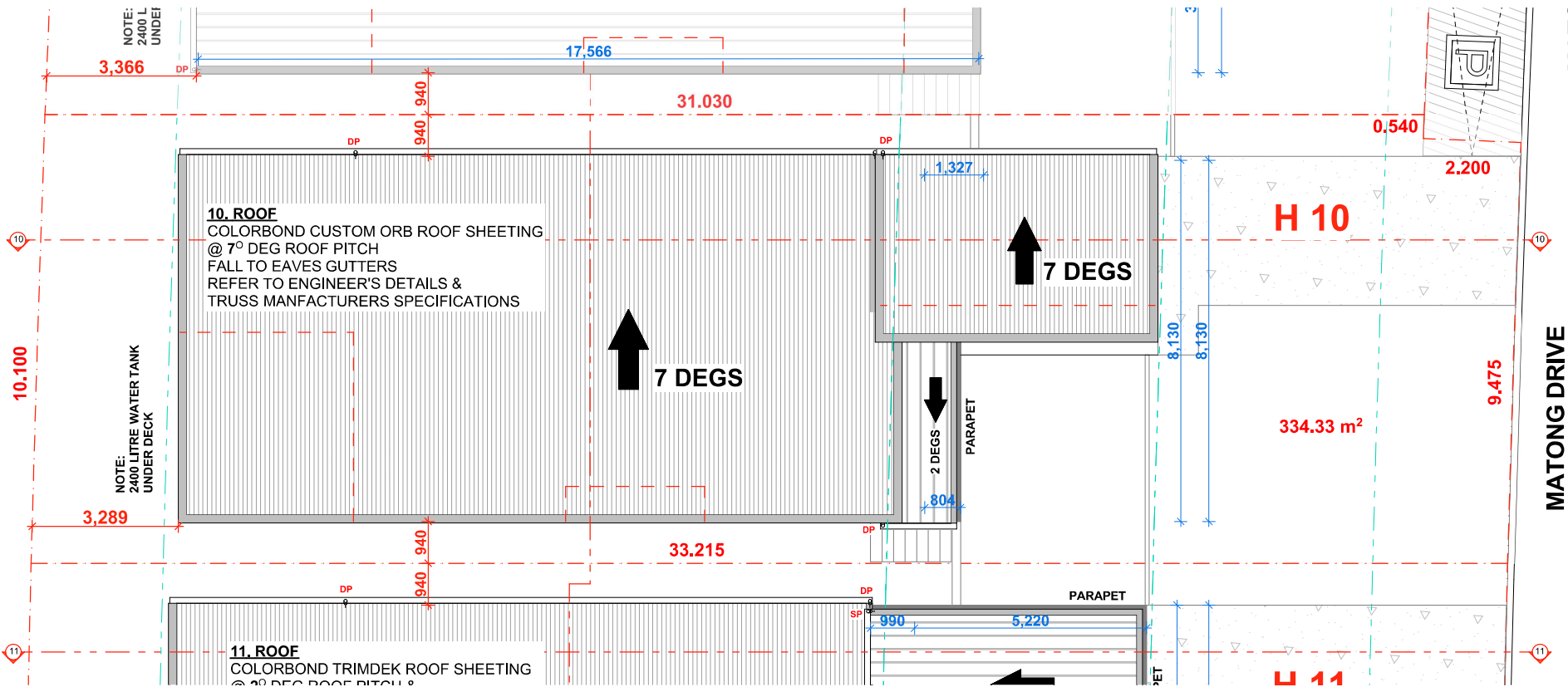
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C	19/01/21	DA DRAWINGS	AP				
D	27/10/21	WORKING DRAWINGS	AP				
E	21/02/22	STAGING AMMENDMENT	SR				

client
Matong Drv JV and Kulgun Crt JV
project
Stage 4
Small Lot Development
43 Matong Drive, Ocean
Shores, NSW

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

project number
20017
drawing number
203 - H9
drawing print date
23/02/2022

ELEVATION 4 + SECTION 2



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E	21/02/22	STAGING AMENDMENT	SR				

client
Matong Drv JV and Kulgun Crt JV
project
Stage 4
Small Lot Development
43 Matong Drive, Ocean
Shores, NSW

scale
1:100 on A3
drawn
SR

issue
E
checked
Sam Ray

project number
20017

drawing number
210 - H10

drawing print date
23/02/2022

drawing name
SITE PLAN / ROOF PLAN

H 10

LEGEND

- S SINK
- CT COOKTOP
- F FRIDGE
- WO WALL OVEN
- HWS HOT WATER SYSTEM
- AC AIR CONDITIONING
- O OVEN
- DW DISHWASHER
- WC TOILET
- VAN VANITY BASIN
- FG FLOOR GRATE
- SHR SHOWER
- WM WASHING MACHINE
- D CLOTHES DRYER
- FW FLOOR WASTE
- DP DOWN PIPES
- BG BOX GUTTER

NOTE

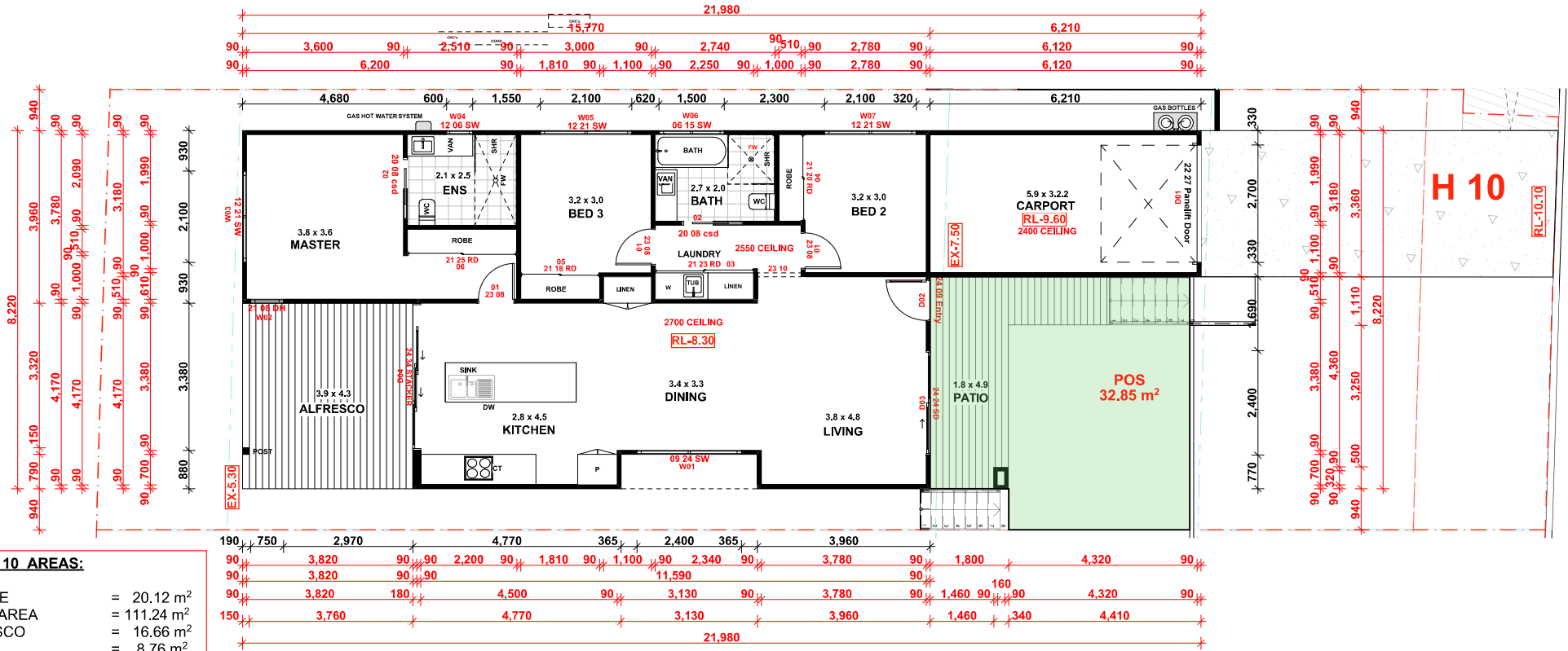
FOR ALL STRUCTURAL SIZING,
FOUNDATIONS, SLABS,
FLOOR SYSTEMS, ROOF SYSTEMS,
TIEDOWN AND BRACING &
PARTI WALL SYSTEMS
REFER TO ENGINEERS DRAWINGS.

SELECTIONS

SEE INTERIOR DESIGN PLANS
FOR SELECTIONS OF FLOOR
COVERINGS & WALL FINISHES ETC

FOR ALL JOINERY DETAILS

REFER TO INTERIOR ELEVATIONS
AND SPECIFICATIONS



HOUSE 10 AREAS:

GARAGE	=	20.12 m ²
LIVING AREA	=	111.24 m ²
ALFRESCO	=	16.66 m ²
PATIO	=	8.76 m ²
TOTAL AREA	=	156.78 m²
POS	=	32.85 m²



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E	21/02/22	STAGING AMMENDMENT	SR				

client

Matong Drv JV and Kulgun Crt JV

project

Stage 4
Small Lot Development
43 Matong Drive, Ocean
Shores, NSW

scale

1:100 on A3

drawn

SR

issue

E

checked

Sam Ray

project number

20017

drawing number

211 - H10

drawing print date

23/02/2022

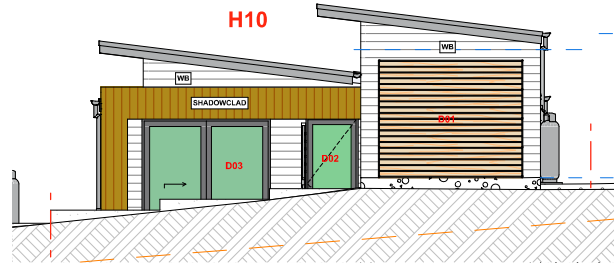
drawing name

FLOOR PLAN + DIMENSIONS

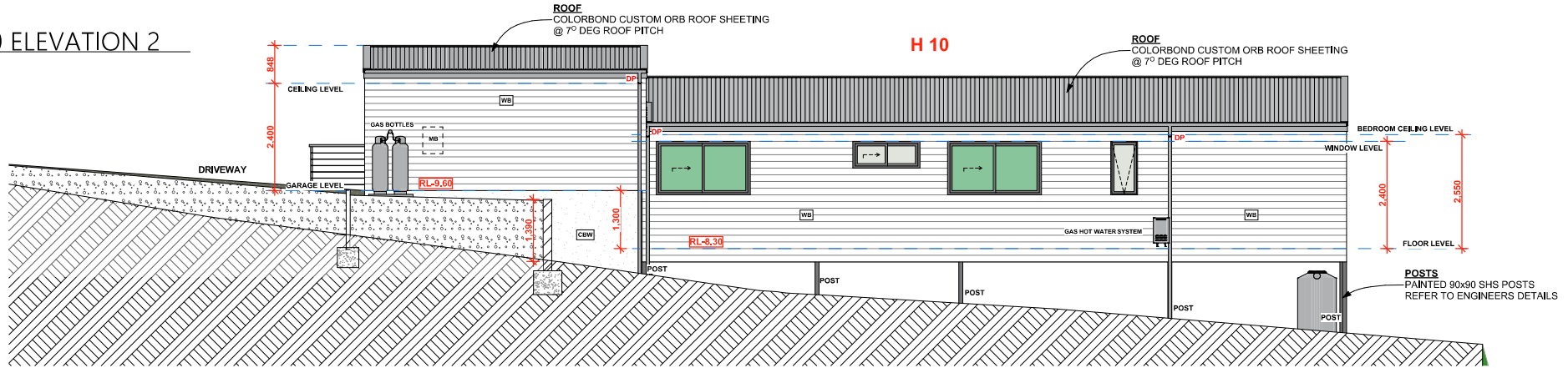
H 10

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

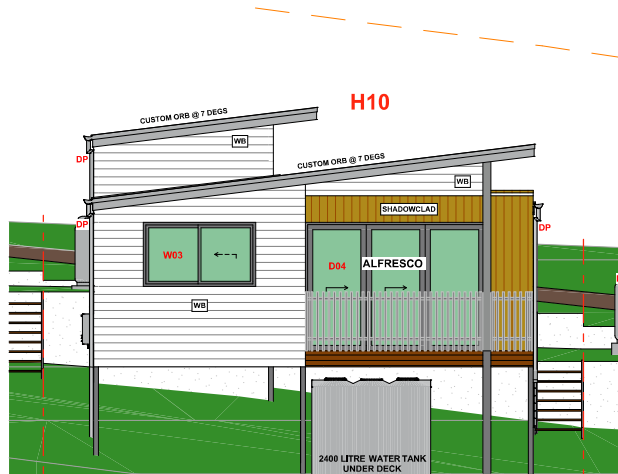
H10 ELEVATION 1



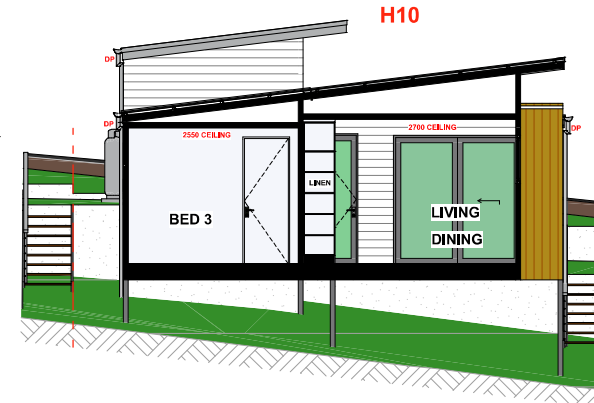
H10 ELEVATION 2



H10 - ELEVATION 3



H10 SECTION 1



H 10



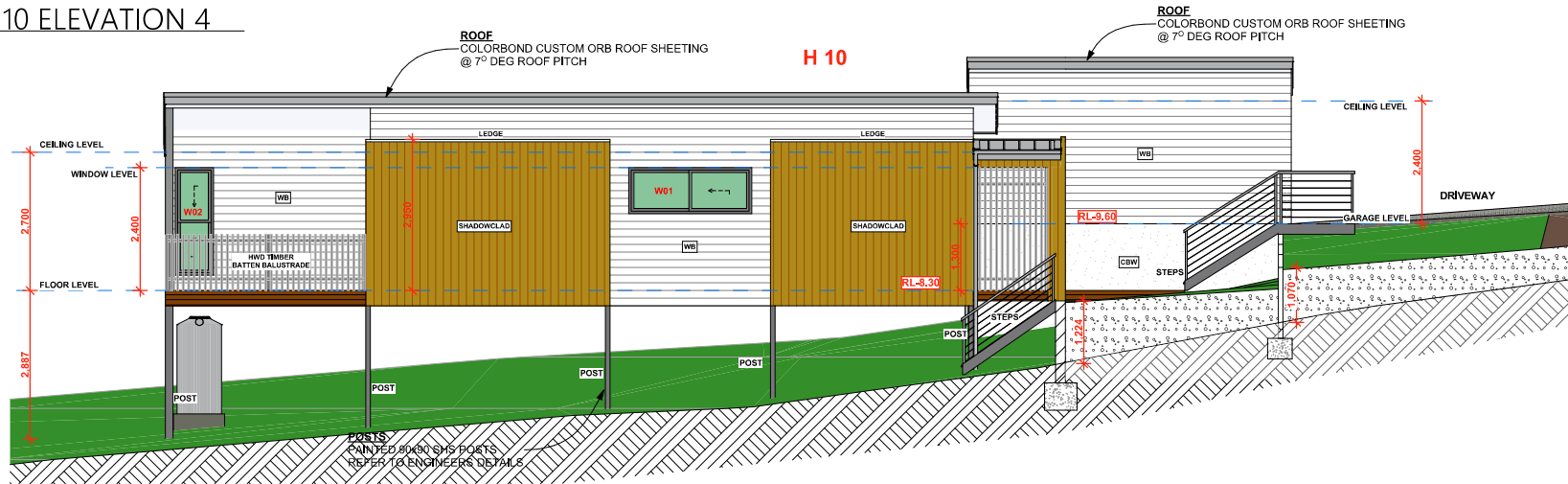
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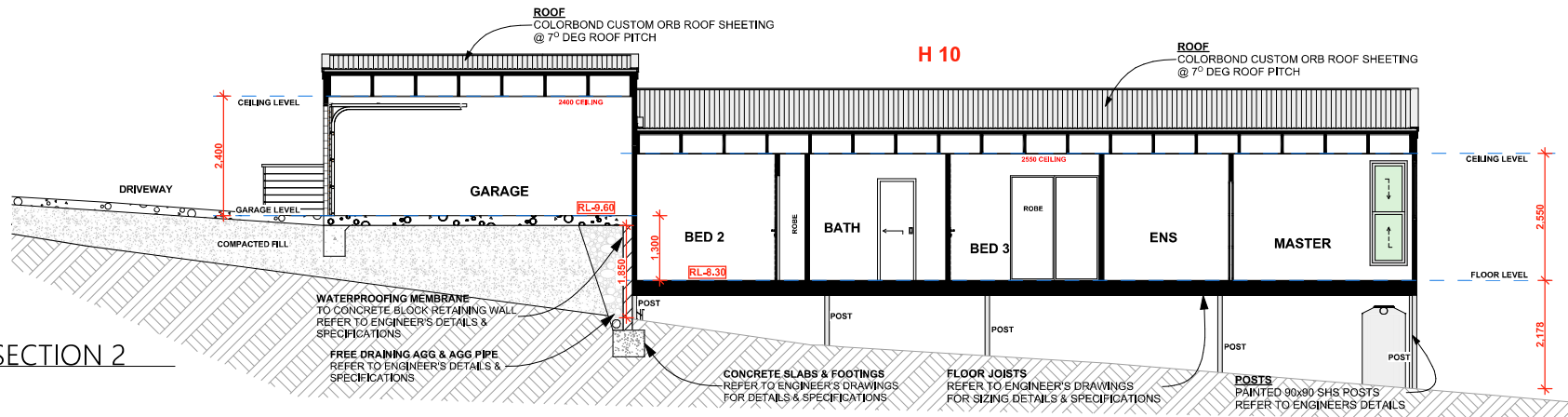
client	project number	drawing number	drawing print date
Matong Drv JV and Kulgun Crt JV	20017	212 - H10	23/02/2022
scale	issue	drawing name	
1:100 on A3	E	ELEVATIONS 1, 2 & 3 + SECTION 1	
drawn	checked		
SR	Sam Ray		

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

H10 ELEVATION 4



H10 SECTION 2



H 10



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B	30/11/20	PRELIM ELEVATION	SR				
C	19/01/21	DA DRAWINGS	AP				
D	27/10/21	WORKING DRAWINGS	AP				
E	21/02/22	STAGING AMMENDMENT	SR				

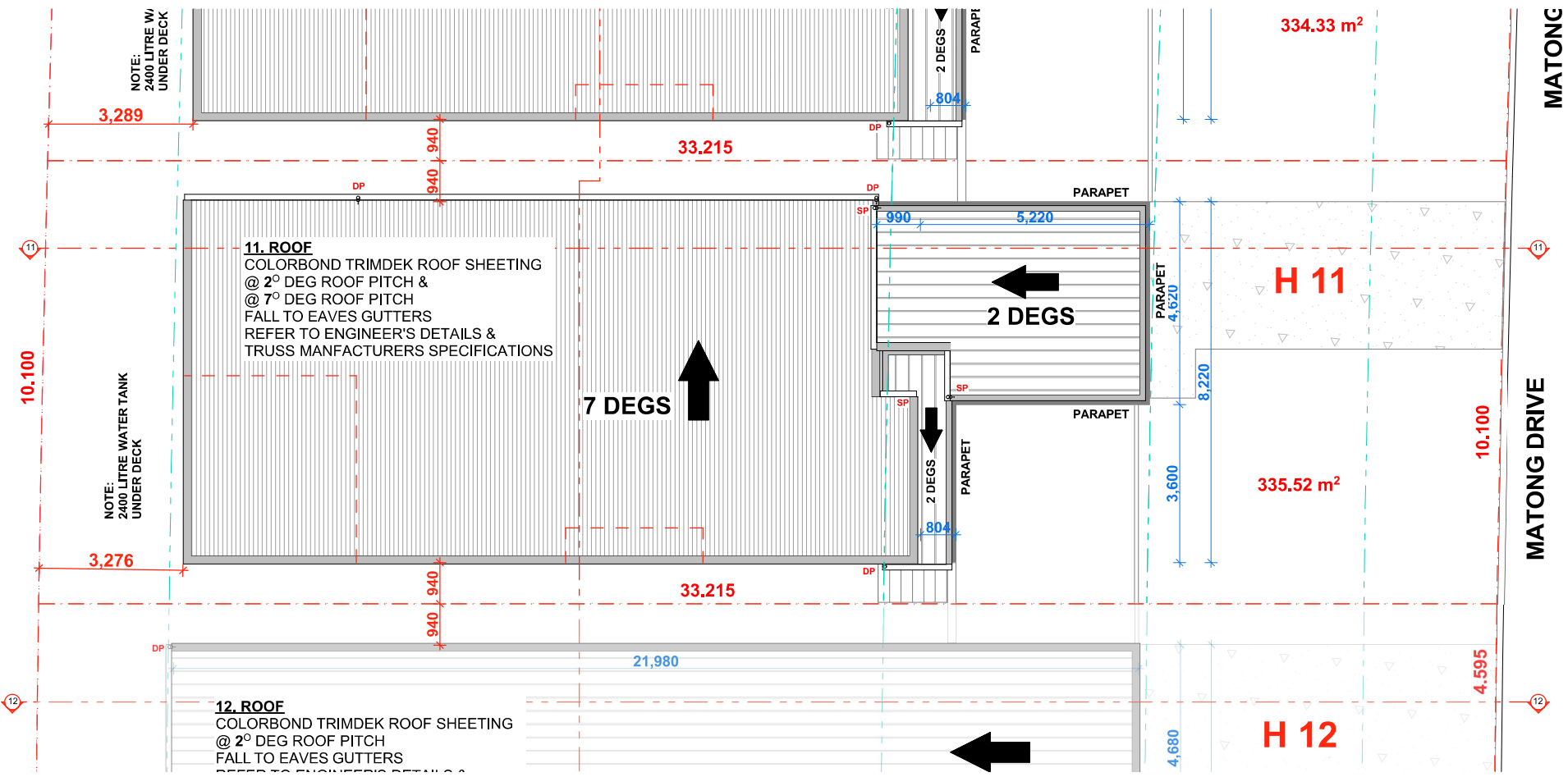
client
Matong Drv JV and Kulgun Crt JV
project
Stage 4
Small Lot Development
43 Matong Drive, Ocean
Shores, NSW

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

project number
20017
drawing number
213 - H10
drawing print date
23/02/2022

drawing name

ELEVATION 4 + SECTION 2



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B	30/11/20	PRELIM ELEVATION	SR				
C	19/01/21	DA DRAWINGS	AP				
D	27/10/21	WORKING DRAWINGS	AP				
E	21/02/22	STAGING AMMENDMENT	SR				

client
Matong Drv JV and Kulgun Crt JV
project
Stage 4
Small Lot Development
43 Matong Drive, Ocean
Shores, NSW

scale
1:100 on A3

issue
E

drawn
SR

checked
Sam Ray

project number
20017

drawing number
220 - H11

drawing print date
23/02/2022

SITE PLAN / ROOF PLAN

H 11

LEGEND

S	•	SINK
CT	•	COOKTOP
F	•	FRIDGE
WO	•	WALL OVEN
HWS	•	HOT WATER SYSTEM
AC	•	AIR CONDITIONING
O	•	OVEN
DW	•	DISHWASHER
WC	•	TOILET
VAN	•	VANITY BASIN
FG	•	FLOOR GRATE
SHR	•	SHOWER
WM	•	WASHING MACHINE
D	•	CLOTHES DRYER
FW	•	FLOOR WASTE
DP	•	DOWN PIPES
BG	•	BOX GUTTER

NOTE

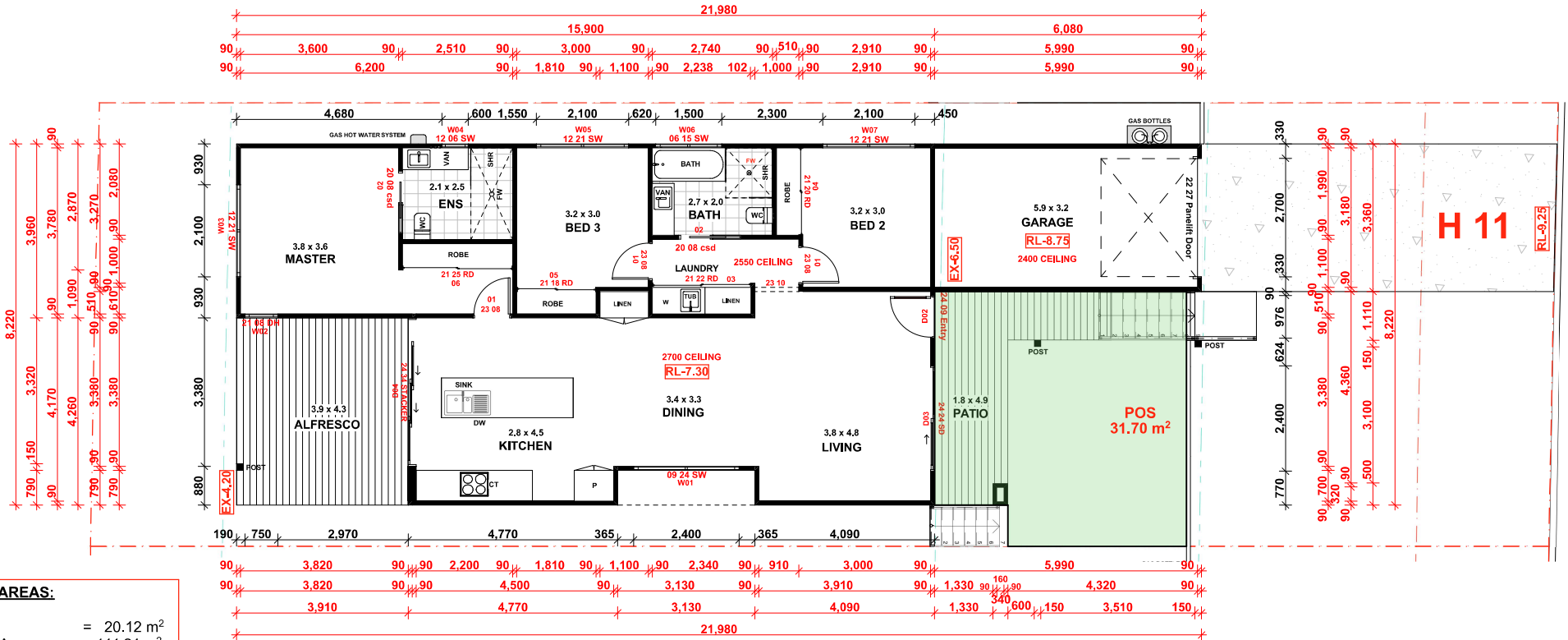
FOR ALL STRUCTURAL SIZING,
FOUNDATIONS, SLABS,
FLOOR SYSTEMS, ROOF SYSTEMS,
TIEDOWN AND BRACING &
PARTI WALL SYSTEMS
REFER TO ENGINEERS DRAWINGS.

SELECTIONS

SEE INTERIOR DESIGN PLANS
FOR SELECTIONS OF FLOOR
COVERINGS & WALL FINISHES ETC

FOR ALL JOINERY DETAILS

REFER TO INTERIOR ELEVATIONS
AND SPECIFICATIONS



HOUSE 11 AREAS:

GARAGE	=	20.12 m ²
LIVING AREA	=	111.24 m ²
ALFRESCO	=	16.66 m ²
PATIO	=	8.76 m ²
TOTAL AREA	=	156.78 m ²
POS	=	31.70 m ²



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C	19/01/21	DA DRAWINGS	AP				
D	27/10/21	WORKING DRAWINGS	AP				
E	21/02/22	STAGING AMMENDMENT	SR				

client

Matong Drv JV and Kulgun Crt JV

project

Stage 4

Small Lot Development

43 Matong Drive, Ocean

Shores, NSW

scale 1:100 on A3

issue E

drawn checked

SR Sam Ray

project number

20017

drawing number

221 - H11

drawing print date

23/02/2022

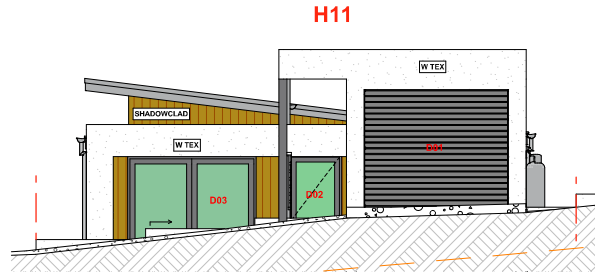
drawing name

FLOOR PLAN + DIMENSIONS

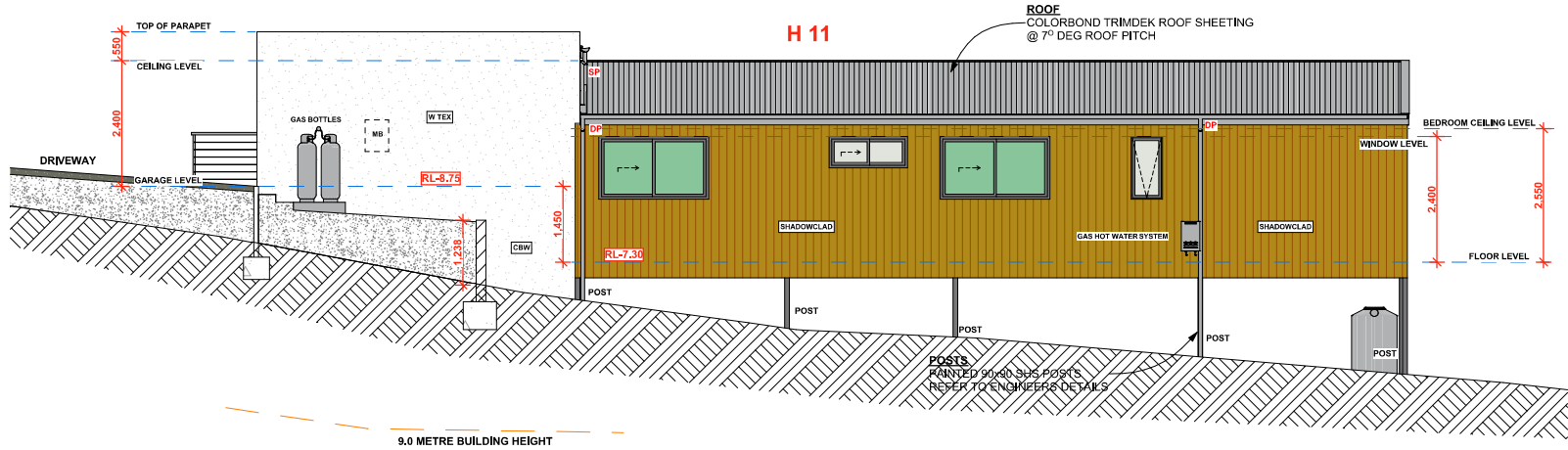
H 11

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

H11 ELEVATION 1



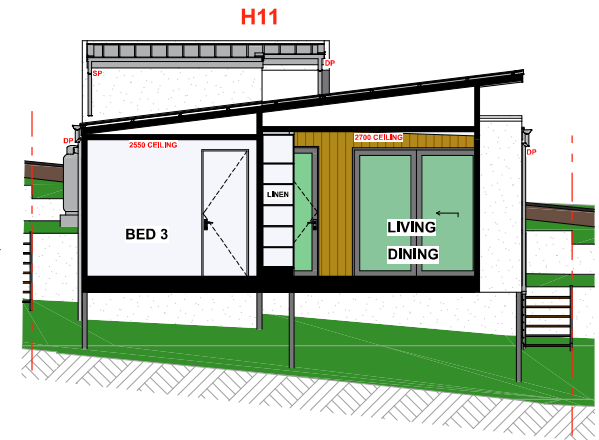
H11 ELEVATION 2



H11 ELEVATION 3



H11 SECTION 1



H 11



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B	30/11/20	PRELIM ELEVATION	SR				
C	19/01/21	DA DRAWINGS	AP				
D	27/10/21	WORKING DRAWINGS	AP				
E	21/02/22	STAGING AMMENDMENT	SR				

client
Matong Drv JV and Kulgun Crt JV
project
Stage 4
Small Lot Development
43 Matong Drive, Ocean
Shores, NSW

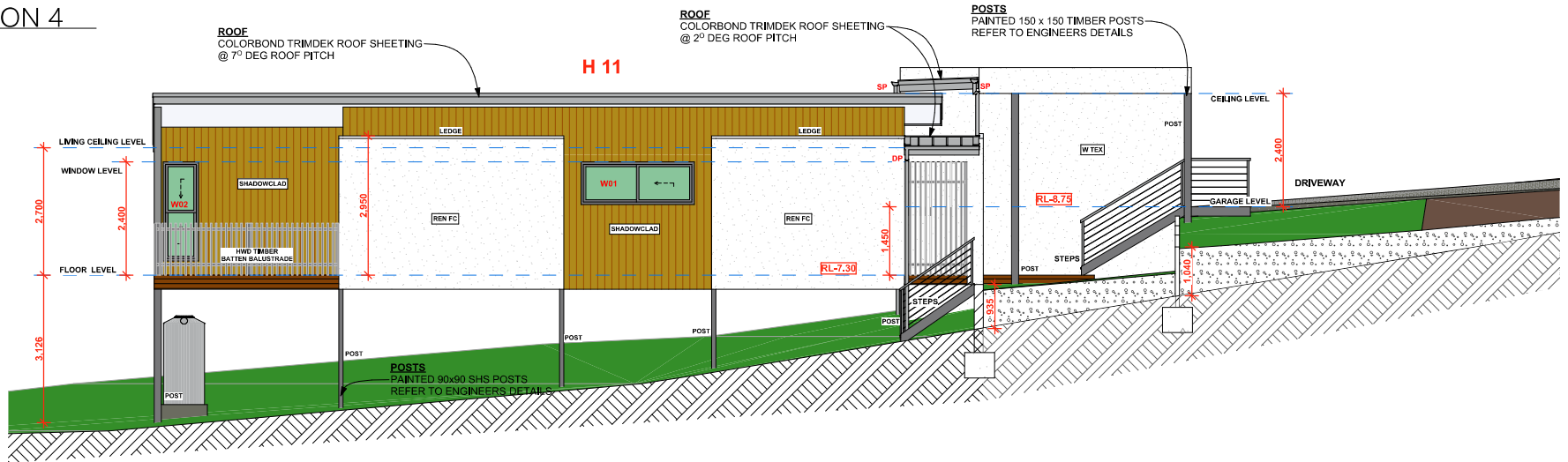
scale	issue
1:100 on A3	E
drawn	checked
SR	Sam Ray

project number	drawing number	drawing print date
20017	222 - H11	23/02/2022

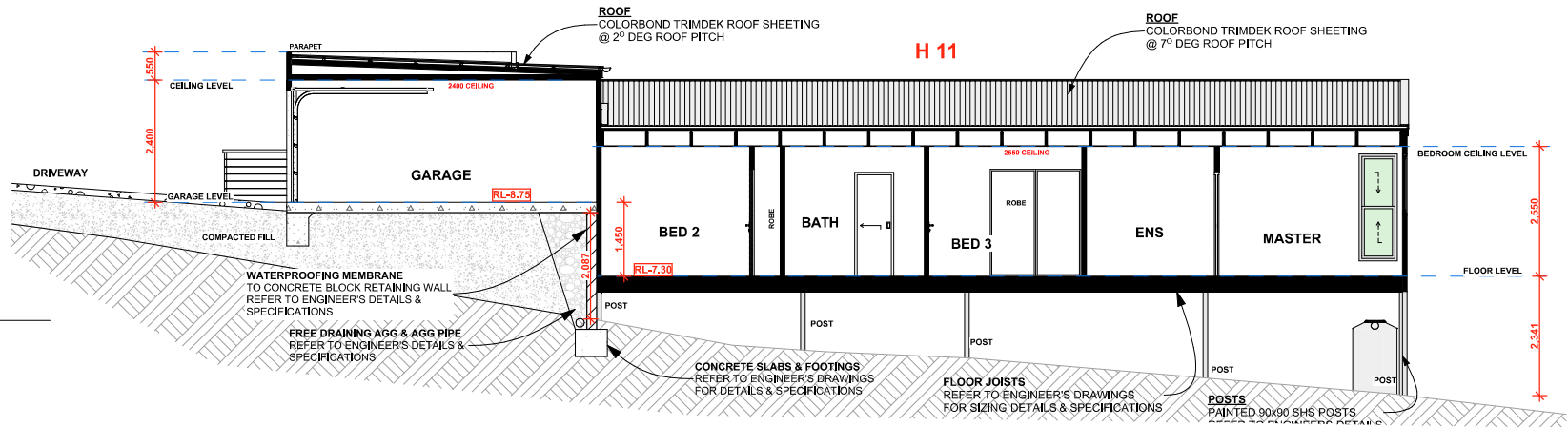
ELEVATIONS 1, 2 & 3 + SECTION 1

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



H 11



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B	30/11/20	PRELIM ELEVATION	SR				
C	19/01/21	DA DRAWINGS	AP				
D	27/10/21	WORKING DRAWINGS	AP				
E	21/02/22	STAGING AMMENDMENT	SR				

client	project	scale	issue	drawing name	project number	drawing number	drawing print date
Matong Drv JV and Kulgun Crt JV	Stage 4 Small Lot Development 43 Matong Drive, Ocean Shores, NSW	1:100 on A3	E		20017	223 - H11	23/02/2022
drawn	checked						
SR	Sam Ray						

ELEVATION 4 + SECTION 2



client		
Matong Drv JV and Kulgun Crt JV		
project	scale	issue
Stage 4	1:100 on A3	E
Small Lot Development		
43 Matong Drive, Ocean Shores, NSW	drawn SR	checked Sam Ray

project number	drawing number	drawing print date
20017	230 - H12	23/02/2022
drawing name		

SITE PLAN / ROOF PLAN



LEGEND

S	•	SINK
CT	•	COOKTOP
F	•	FRIDGE
WO	•	WALL OVEN
HWS	•	HOT WATER SYSTEM
AC	•	AIR CONDITIONING
O	•	OVEN
DW	•	DISHWASHER
WC	•	TOILET
VAN	•	VANITY BASIN
FG	•	FLOOR GRATE
SHR	•	SHOWER
WM	•	WASHING MACHINE
D	•	CLOTHES DRYER
FW	•	FLOOR WASTE
DP	•	DOWN PIPES
BG	•	BOX GUTTER

NOTE

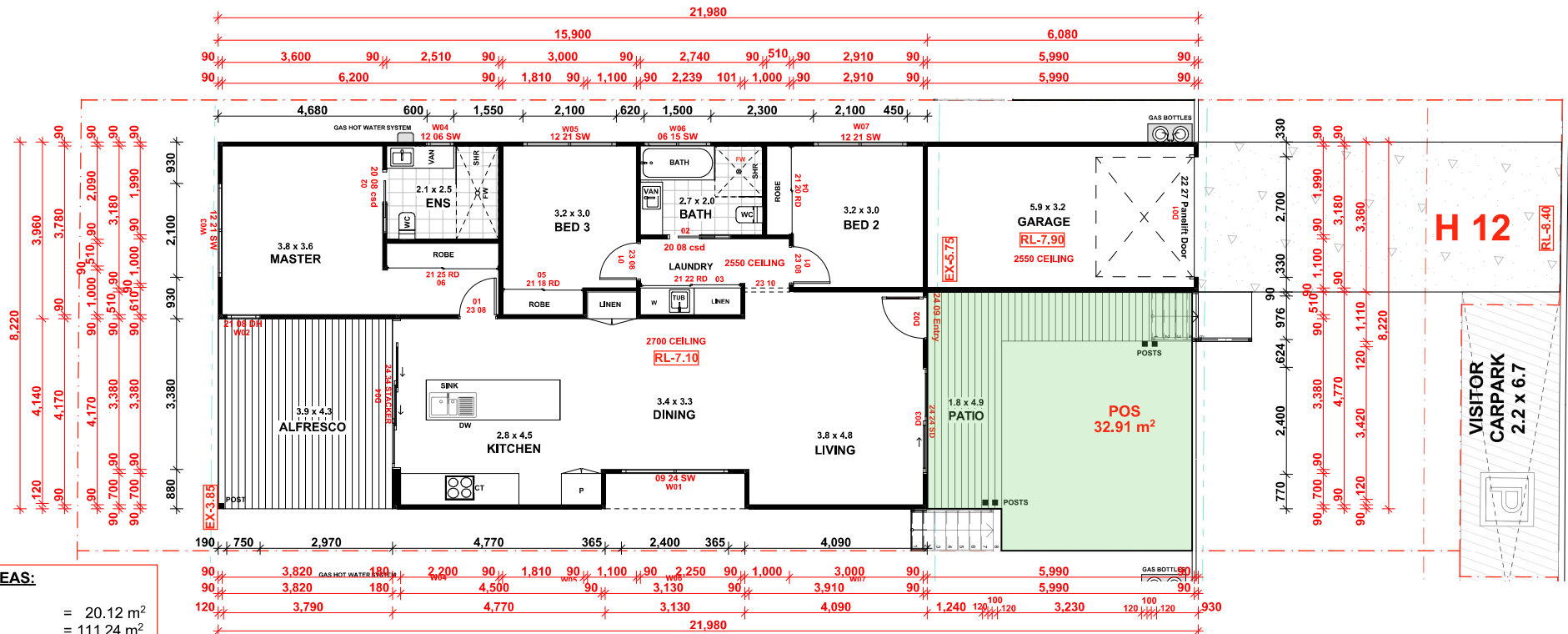
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FLOOR SYSTEMS, ROOF SYSTEMS,
TIEDOWN AND BRACING &
PARTIALL SYSTEMS
REFER TO ENGINEERS DRAWINGS.

SELECTIONS

SEE INTERIOR DESIGN PLANS
FOR SELECTIONS OF FLOOR
COVERINGS & WALL FINISHES ETC

FOR ALL JOINERY DETAILS

REFER TO INTERIOR ELEVATIONS
AND SPECIFICATIONS



H 12



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B	03/11/20	PRELIM ELEVATION	SR				
C	19/01/21	DA DRAWINGS	AP				
D	27/10/21	WORKING DRAWINGS	AP				
E	21/02/22	STAGING AMENDMENT	SR				

client

Matong Drv JV and Kulgun Crt JV

project

Stage 4
Small Lot Development
43 Matong Drive, Ocean
Shores, NSW

scale 1:100 on A3

issue

E

drawn checked

SR Sam Ray

project number

20017

drawing number

231 - H12

drawing print date

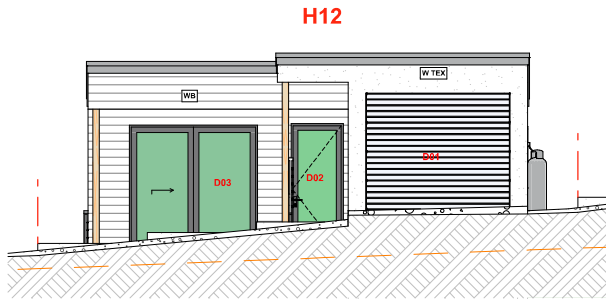
23/02/2022

drawing name

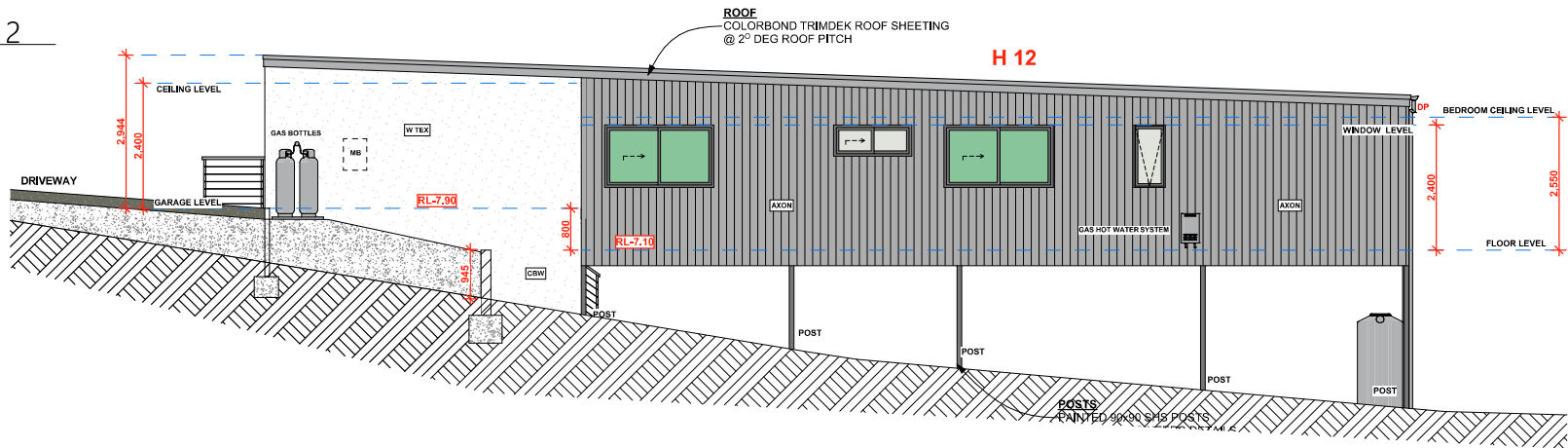
FLOOR PLAN + DIMENSIONS

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

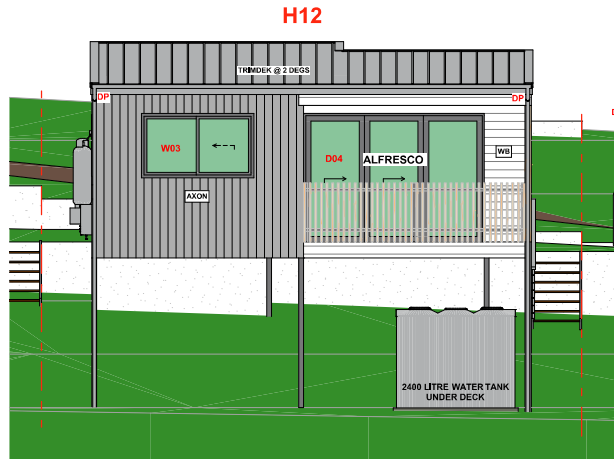
H12 ELEVATION 1



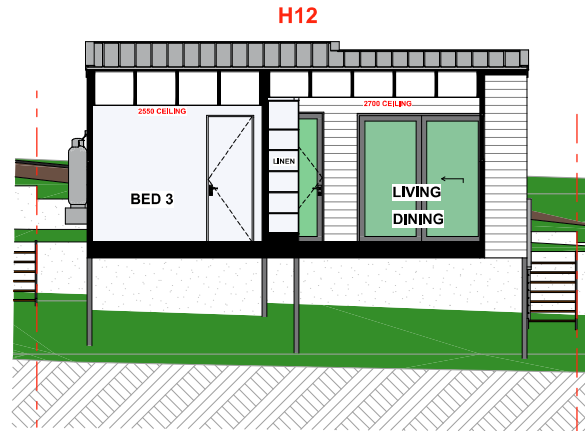
H12 ELEVATION 2



H12 ELEVATION 3



H12 SECTION 1



H 12



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C	19/01/21	DA DRAWINGS	AP				
D	27/10/21	WORKING DRAWINGS	AP				
E	21/02/22	STAGING AMMENDMENT	SR				

client
Matong Drv JV and Kulgun Crt JV
project
Stage 4
Small Lot Development
43 Matong Drive, Ocean
Shores, NSW

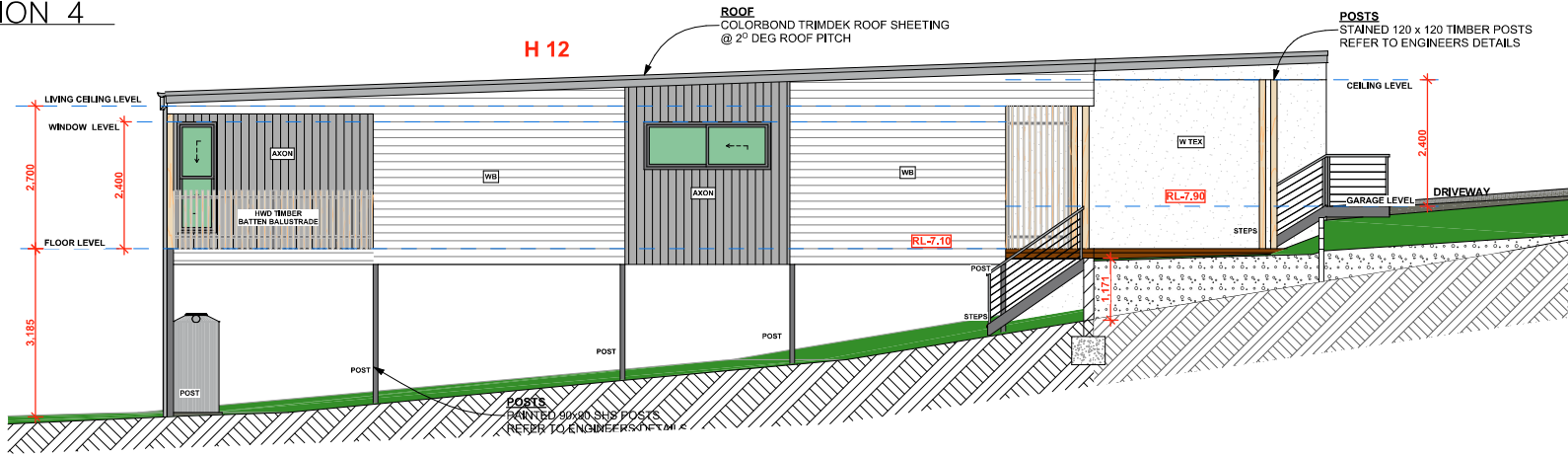
scale	issue
1:100 on A3	E
drawn	checked
SR	Sam Ray

project number	drawing number	drawing print date
20017	232 - H12	23/02/2022

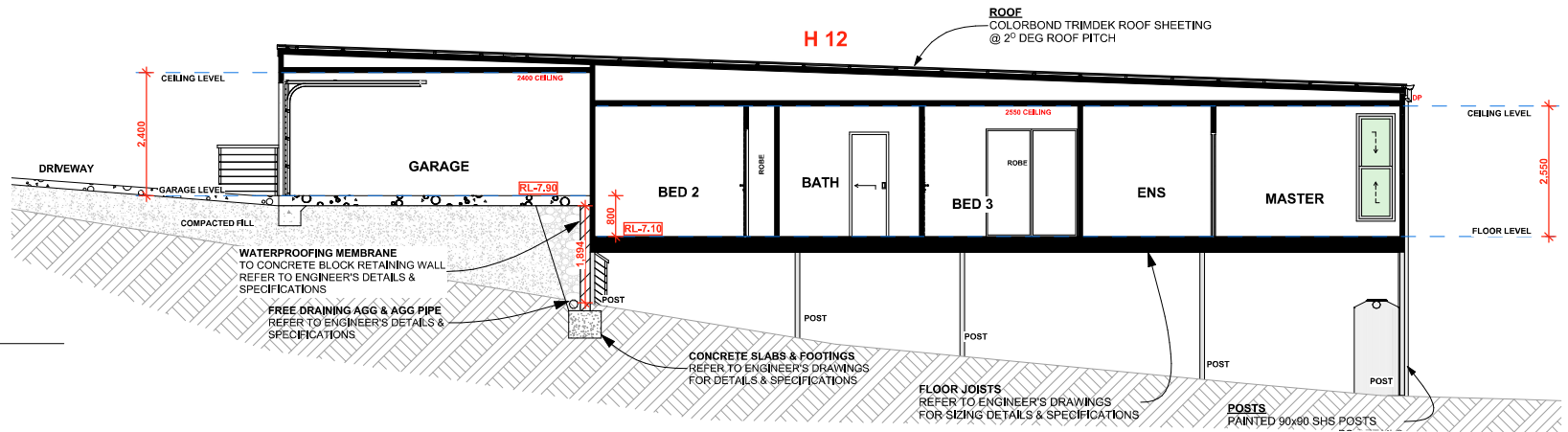
drawing name
ELEVATIONS 1, 2 & 3 + SECTION 1

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

H12 ELEVATION 4



H12 SECTION



H 12



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C	19/01/21	DA DRAWINGS	AP				
D	27/10/21	WORKING DRAWINGS	AP				
E	21/02/22	STAGING AMMENDMENT	SR				

client
Matong Drv JV and Kulgun Crt JV
project
Stage 4
Small Lot Development
43 Matong Drive, Ocean
Shores, NSW

scale
1:100 on A3
drawn
SR

issue
E
checked
Sam Ray

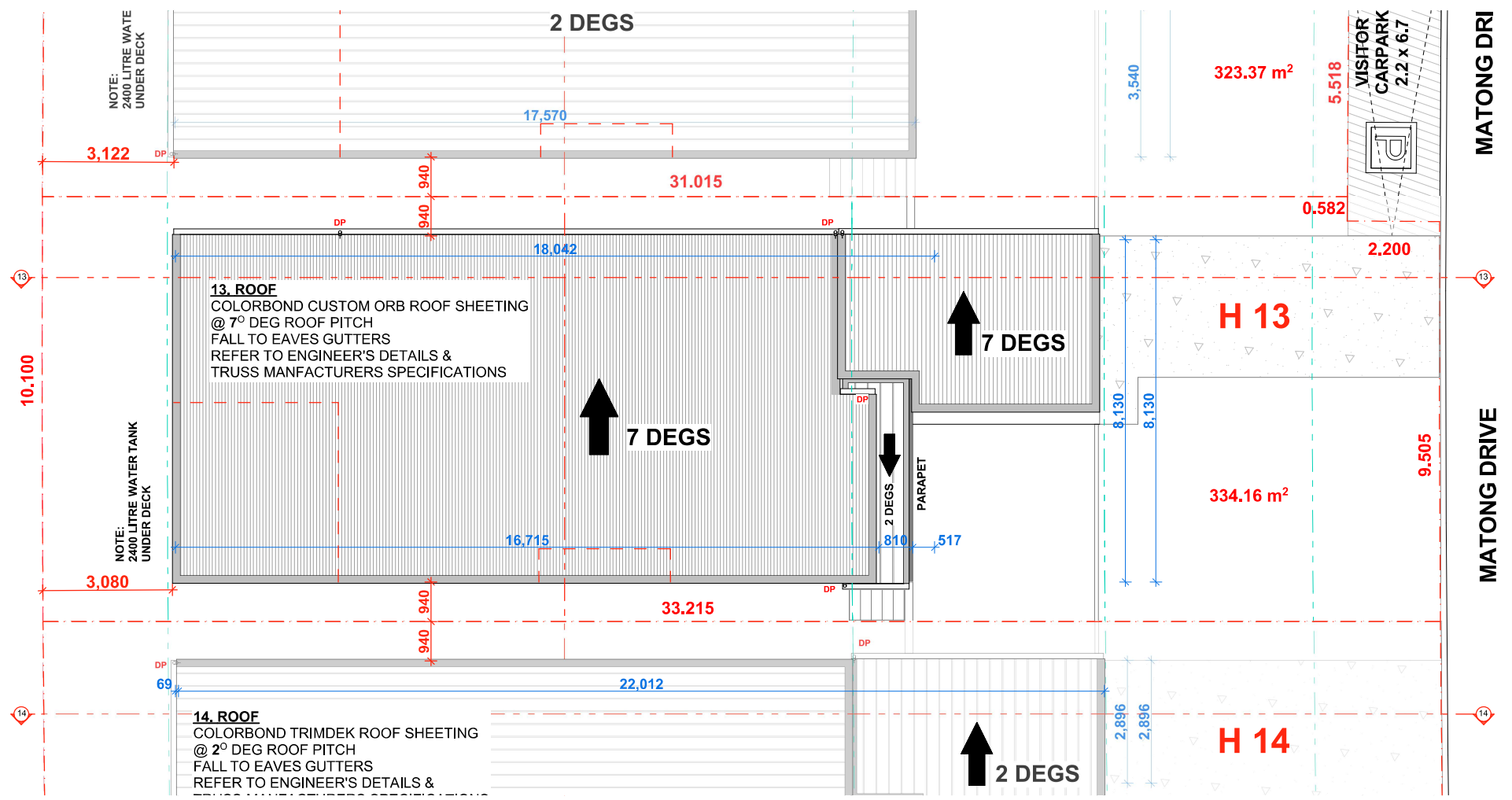
project number
20017

drawing number
233 - H12

drawing print date
23/02/2022

drawing name

ELEVATION 4 + SECTION 2



H 13



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B	30/11/20	PRELIM ELEVATION	SR				
C	19/01/21	DA DRAWINGS	AP				
D	27/10/21	WORKING DRAWINGS	AP				
E	21/02/22	STAGING AMMENDMENT	SR				

client
Matong Drv JV and Kulgun Crt JV
project
Stage 4
Small Lot Development
43 Matong Drive, Ocean
Shores, NSW

scale
1:100 on A3

issue
E

drawn
SR

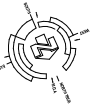
checked
Sam Ray

project number
20017

drawing number
240 - H13

drawing print date
23/02/2022

SITE PLAN / ROOF PLAN



LEGEND

S	•	SINK
CT	•	COOKTOP
F	•	FRIDGE
WO	•	WALL OVEN
HWS	•	HOT WATER SYSTEM
AC	•	AIR CONDITIONING
O	•	OVEN
DW	•	DISHWASHER
WC	•	TOILET
VAN	•	VANITY BASIN
FG	•	FLOOR GRATE
SHR	•	SHOWER
WM	•	WASHING MACHINE
D	•	CLOTHES DRYER
FW	•	FLOOR WASTE
DP	•	DOWN PIPES
BG	•	BOX GUTTER

NOTE

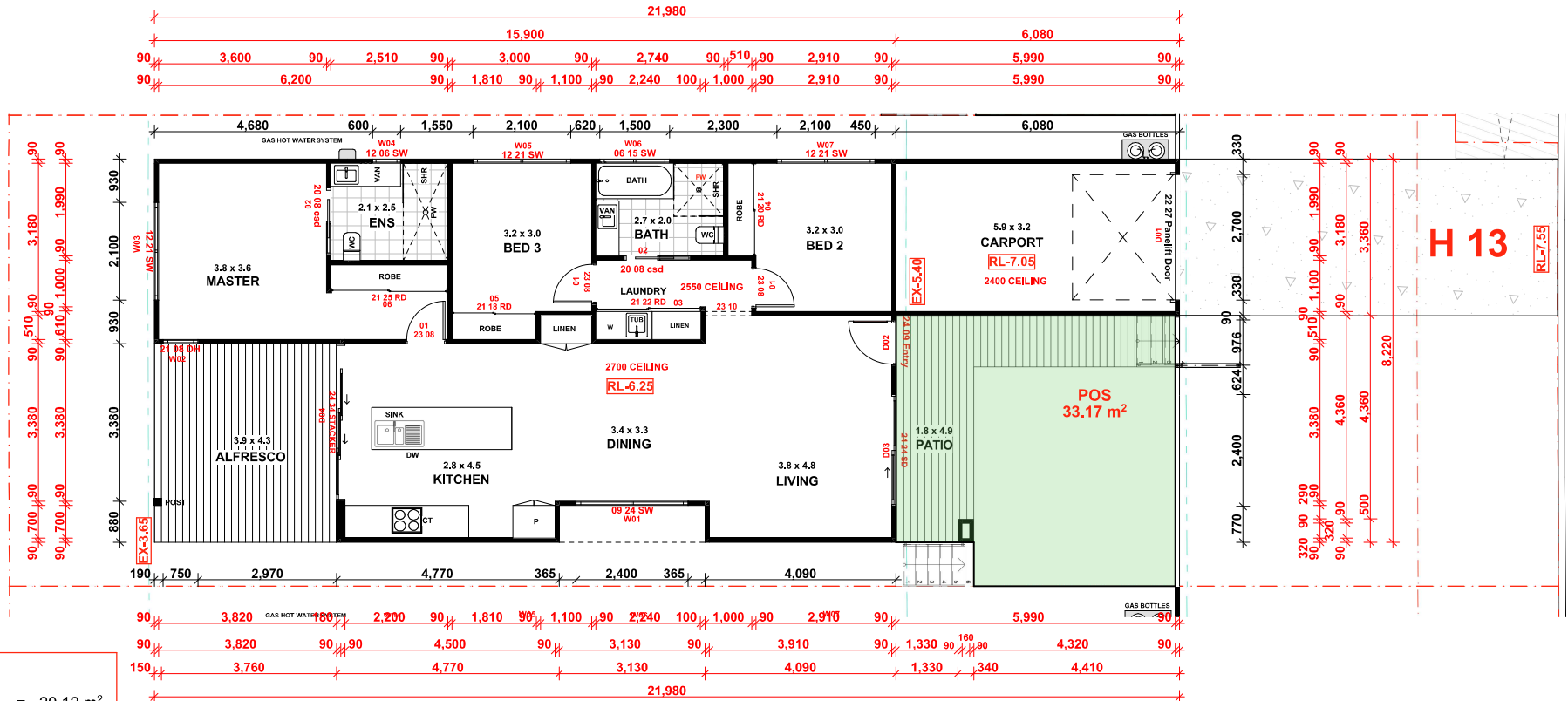
FOR ALL STRUCTURAL SIZING,
FOUNDATIONS, SLABS,
FLOOR SYSTEMS, ROOF SYSTEMS,
TIEDOWN AND BRACING &
PARTI WALL SYSTEMS
REFER TO ENGINEERS DRAWINGS.

SELECTIONS

SEE INTERIOR DESIGN PLANS
FOR SELECTIONS OF FLOOR
COVERINGS & WALL FINISHES ETC

FOR ALL JOINERY DETAILS

REFER TO INTERIOR ELEVATIONS
AND SPECIFICATIONS



HOUSE 13 AREAS:

GARAGE	=	20.12 m ²
LIVING AREA	=	111.24 m ²
ALFRESCO	=	16.66 m ²
PATIO	=	8.76 m ²
TOTAL AREA	=	156.78 m²
POS	=	33.17 m ²

H 13



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B	30/11/20	PRELIM ELEVATION	SR				
C	19/01/21	DA DRAWINGS	AP				
D	27/10/21	WORKING DRAWINGS	AP				
E	21/02/22	STAGING AMMENDMENT	SR				

client

Matong Drv JV and Kulgun Crt JV

project

Stage 4
Small Lot Development
43 Matong Drive, Ocean
Shores, NSW

scale 1:100 on A3

issue

E

drawn checked

SR Sam Ray

project number

20017

drawing number

241 - H13

drawing print date

23/02/2022

drawing name

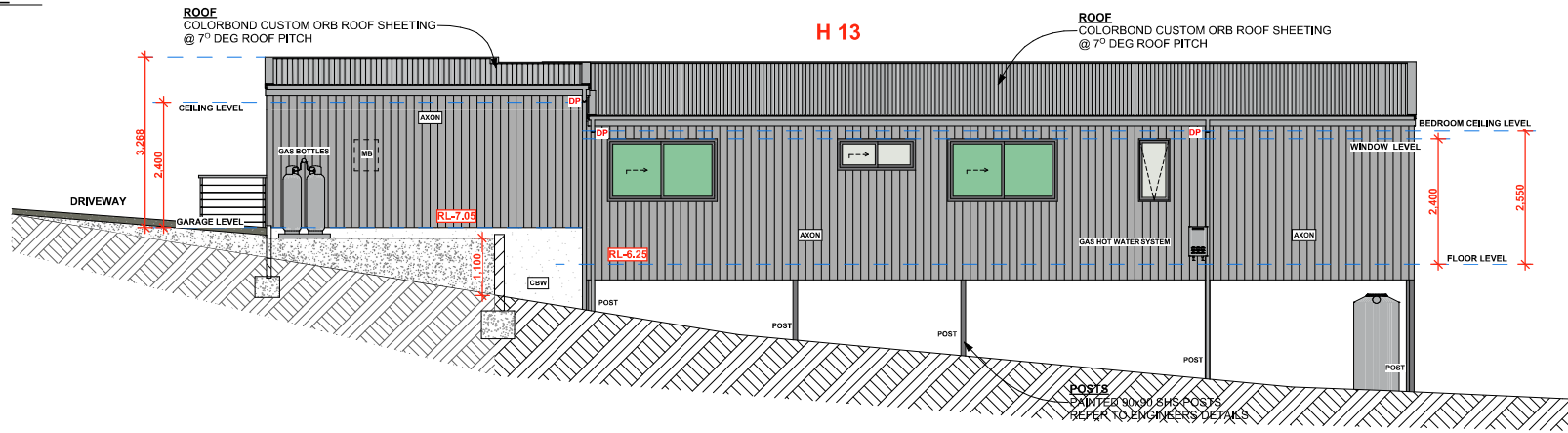
FLOOR PLAN + DIMENSIONS

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

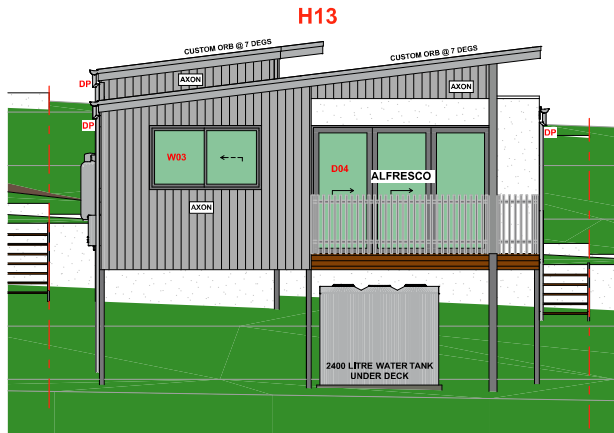
H13 ELEVATION 1



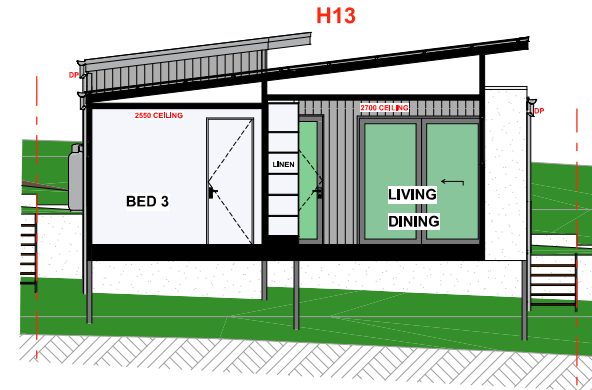
H13 ELEVATION 2



H13 - ELEVATION 3



H13 SECTION 1



H 13



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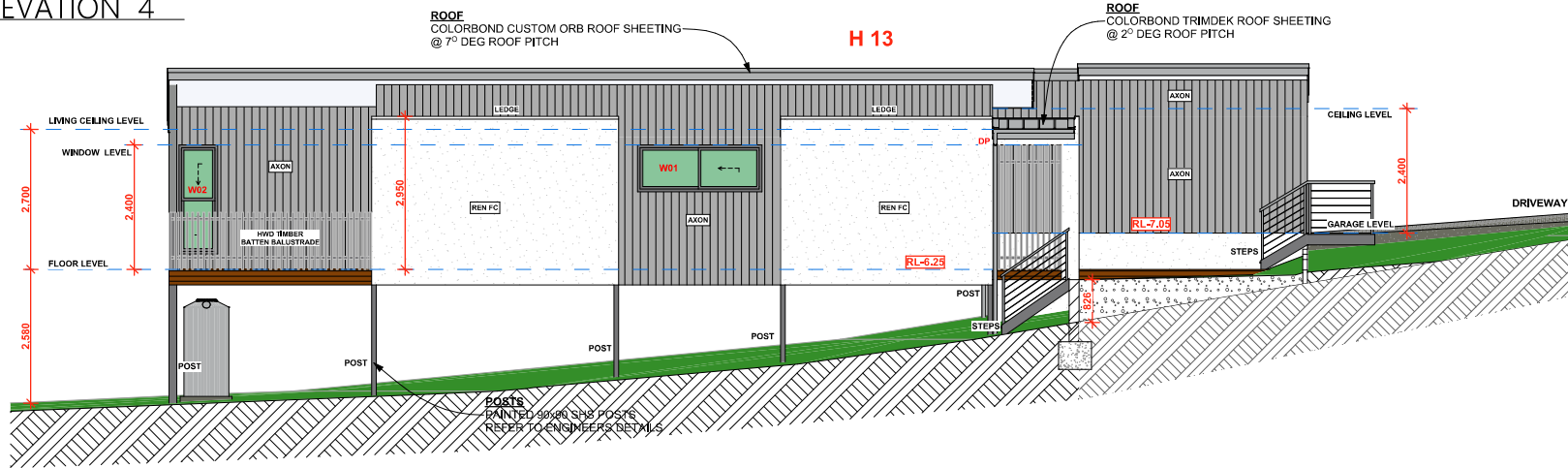
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C	19/01/21	DA DRAWINGS	AP				
D	27/10/21	WORKING DRAWINGS	AP				
E	21/02/22	STAGING AMMENDMENT	SR				

client
Matong Drv JV and Kulgun Crt JV
project
Stage 4
Small Lot Development
43 Matong Drive, Ocean
Shores, NSW
scale
1:100 on A3
drawn
SR
issue
E
checked
Sam Ray

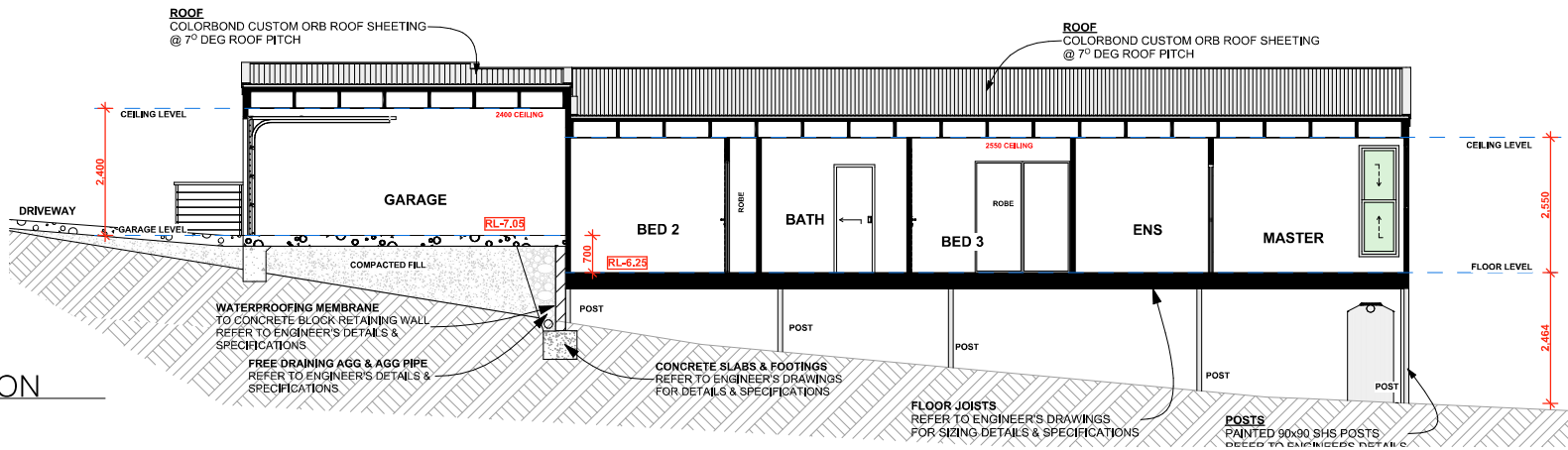
project number
20017
drawing number
242 - H13
drawing print date
23/02/2022
drawing name
ELEVATIONS 1, 2 & 3 + SECTION 1

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



H 13



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B	30/11/20	PRELIM ELEVATION	SR				
C	19/01/21	DA DRAWINGS	AP				
D	27/10/21	WORKING DRAWINGS	AP				
E	21/02/22	STAGING AMMENDMENT	SR				

client	project number	drawing number	drawing print date
Matong Drv JV and Kulgun Crt JV	20017	243 - H13	23/02/2022
project	scale	issue	drawing name
Stage 4	1:100 on A3	E	ELEVATION 4 + SECTION 2
Small Lot Development	drawn	checked	
43 Matong Drive, Ocean Shores, NSW	SR	Sam Ray	



client		
Matong Drv JV and Kulgun Crn JV		
project	scale	issue
Stage 4	1:100 on A3	E
Small Lot Development		
43 Matong Drive, Ocean Shores, NSW		
	drawn	checked
	SR	Sam Ray

	project number	drawing number	drawing print date
	20017	250 - H14	23/02/2022
drawing name			

SITE PLAN / ROOF PLAN



LEGEND

S	•	SINK
CT	•	COOKTOP
F	•	FRIDGE
WO	•	WALL OVEN
HWS	•	HOT WATER SYSTEM
AC	•	AIR CONDITIONING
O	•	OVEN
DW	•	DISHWASHER
WC	•	TOILET
VAN	•	VANITY BASIN
FG	•	FLOOR GRATE
SHR	•	SHOWER
WM	•	WASHING MACHINE
D	•	CLOTHES DRYER
FW	•	FLOOR WASTE
DP	•	DOWN PIPES
BG	•	BOX GUTTER

NOTE

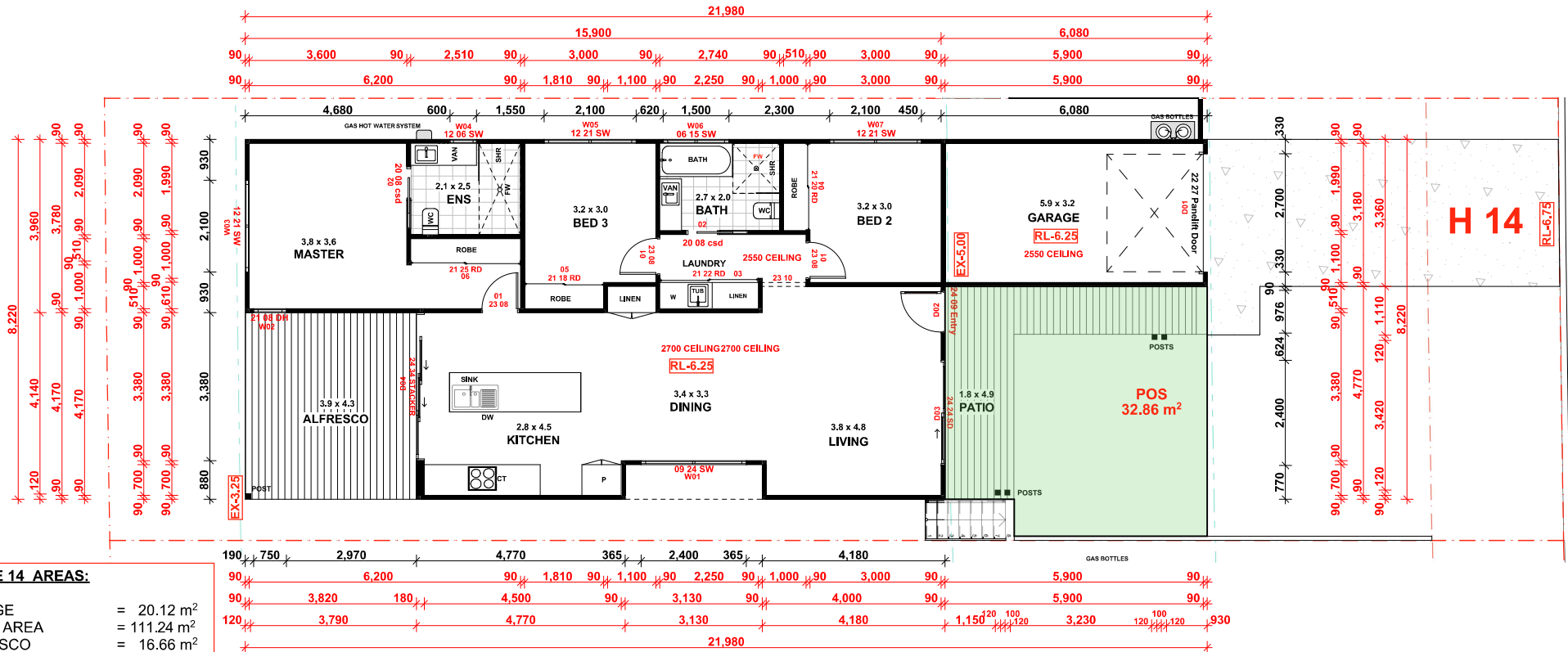
FOR ALL STRUCTURAL SIZING,
FOUNDATIONS, SLABS,
FLOOR SYSTEMS, ROOF SYSTEMS,
TIEDOWN AND BRACING &
PARTI WALL SYSTEMS
REFER TO ENGINEERS DRAWINGS.

SELECTIONS

SEE INTERIOR DESIGN PLANS
FOR SELECTIONS OF FLOOR
COVERINGS & WALL FINISHES ETC

FOR ALL JOINERY DETAILS

REFER TO INTERIOR ELEVATIONS
AND SPECIFICATIONS



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B	30/11/20	PRELIM ELEVATION	SR				
C	19/01/21	DA DRAWINGS	AP				
D	27/10/21	WORKING DRAWINGS	AP				
E	21/02/22	STAGING AMMENDMENT	SR				

client

Matong Drv JV and Kulgun Crt JV

project

Stage 4
Small Lot Development
43 Matong Drive, Ocean
Shores, NSW

scale 1:100 on A3

issue E

drawn checked

SR Sam Ray

project number

20017

drawing number

251 - H14

drawing print date

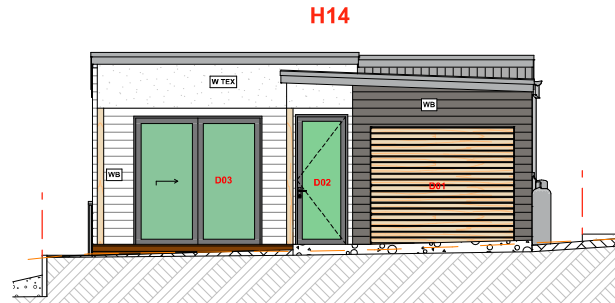
23/02/2022

drawing name

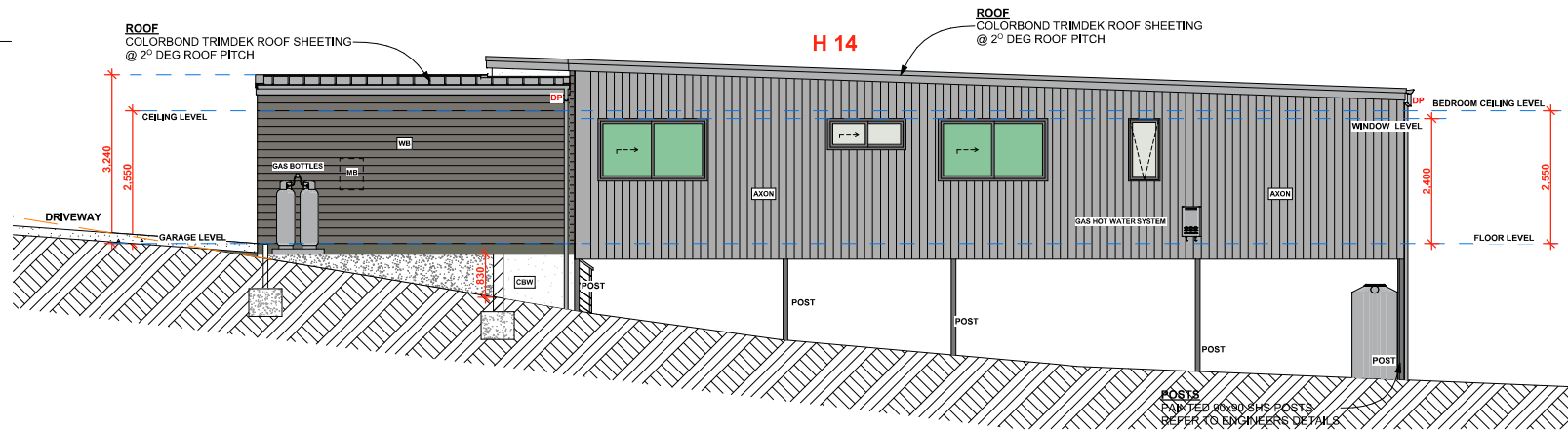
FLOOR PLAN + DIMENSIONS

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

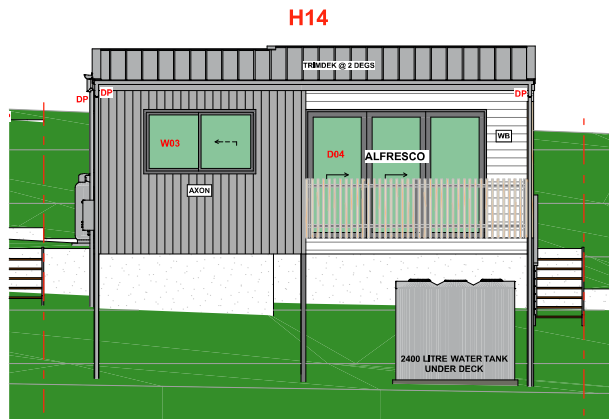
H14 ELEVATION 1



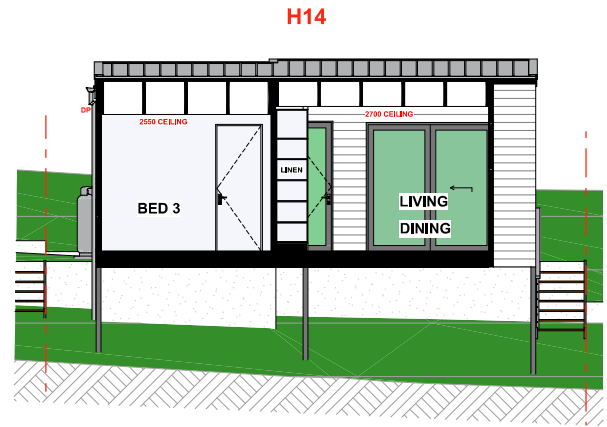
H14 ELEVATION 2



H14 - ELEVATION 3



H14 SECTION 1



H 14



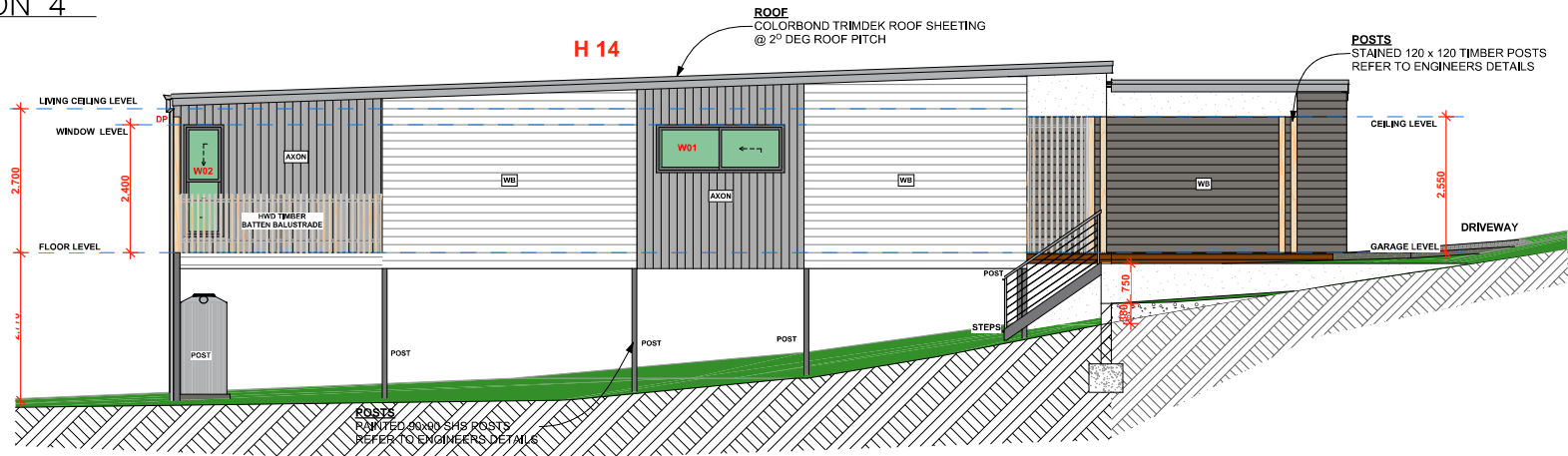
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E	21/02/22	STAGING AMMENDMENT	SR				

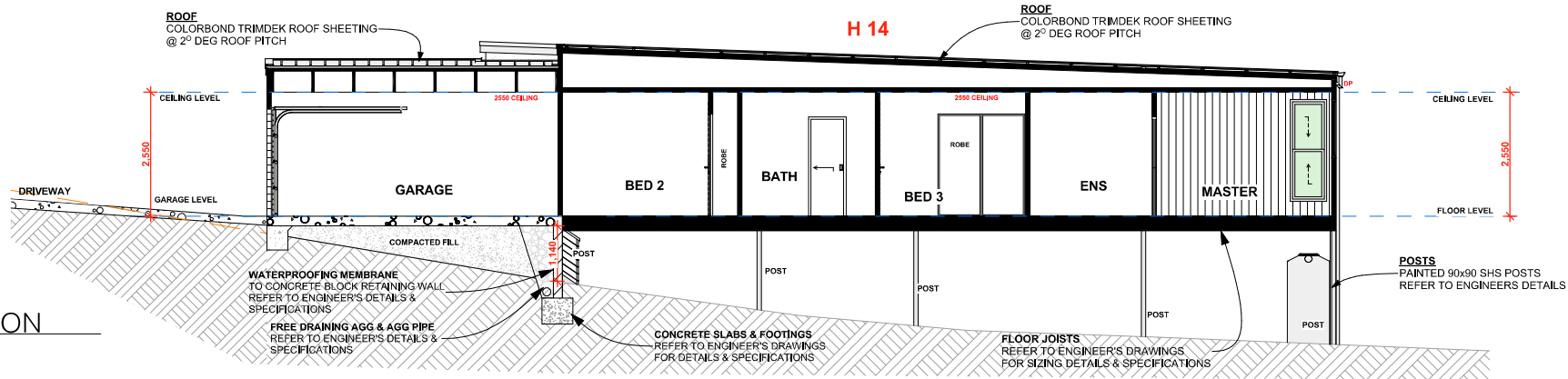
client	project number	drawing number	drawing print date
Matong Drv JV and Kulgun Crt JV	20017	252 - H14	23/02/2022
scale	issue	drawing name	
1:100 on A3	E	ELEVATIONS 1, 2 & 3 + SECTION 1	
drawn	checked		
SR	Sam Ray		

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

H14 ELEVATION 4



H14 SECTION



H 14



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C	19/01/21	DA DRAWINGS	AP				
D	27/10/21	WORKING DRAWINGS	AP				
E	21/02/22	STAGING AMMENDMENT	SR				

client	project number	drawing number	drawing print date
Matong Drv JV and Kulgun Crt JV	20017	253 - H14	23/02/2022
scale	issue	drawing name	
1:100 on A3	E	ELEVATION 4 + SECTION 2	
drawn	checked		
SR	Sam Ray		



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D	27/10/21	WORKING DRAWINGS	AP				
E	21/02/22	STAGING AMMENDMENT	SR				

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

SITE PLAN / ROOF PLAN



LEGEND

S	•	SINK
CT	•	COOKTOP
F	•	FRIDGE
WO	•	WALL OVEN
HWS	•	HOT WATER SYSTEM
AC	•	AIR CONDITIONING
O	•	OVEN
DW	•	DISHWASHER
WC	•	TOILET
VAN	•	VANITY BASIN
FG	•	FLOOR GRATE
SHR	•	SHOWER
WM	•	WASHING MACHINE
D	•	CLOTHES DRYER
FW	•	FLOOR WASTE
DP	•	DOWN PIPES
BG	•	BOX GUTTER

NOTE

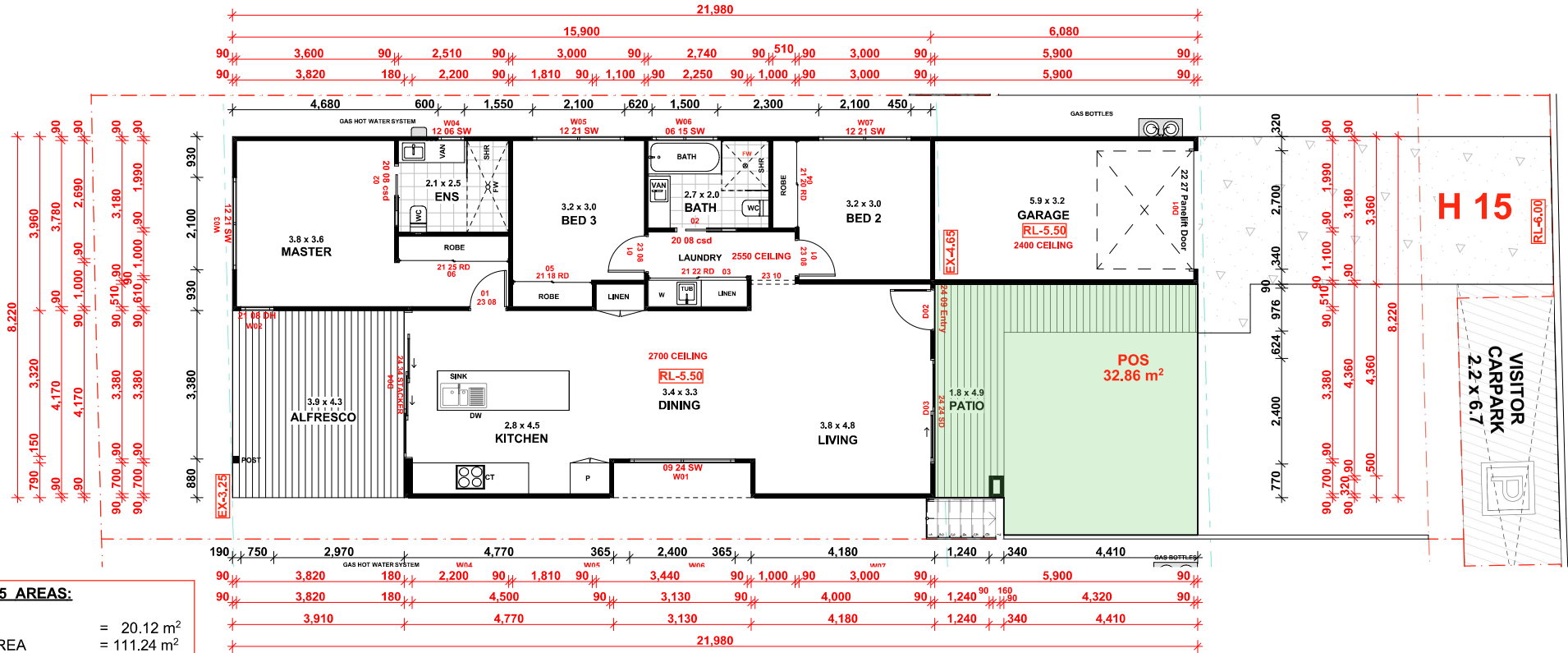
FOR ALL STRUCTURAL SIZING,
FOUNDATIONS, SLABS,
FLOOR SYSTEMS, ROOF SYSTEMS,
TIEDOWN AND BRACING &
PARTI WALL SYSTEMS
REFER TO ENGINEERS DRAWINGS.

SELECTIONS

SEE INTERIOR DESIGN PLANS
FOR SELECTIONS OF FLOOR
COVERINGS & WALL FINISHES ETC

FOR ALL JOINERY DETAILS

REFER TO INTERIOR ELEVATIONS
AND SPECIFICATIONS



H 15



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D	27/10/21	WORKING DRAWINGS	AP				
E	21/02/22	STAGING AMMENDMENT	SR				

client

Matong Drv JV and Kulgun Crt JV

project

Stage 4
Small Lot Development
43 Matong Drive, Ocean
Shores, NSW

scale 1:100 on A3

issue E

drawn checked

SR Sam Ray

project number

20017

drawing number

261 - H15

drawing print date

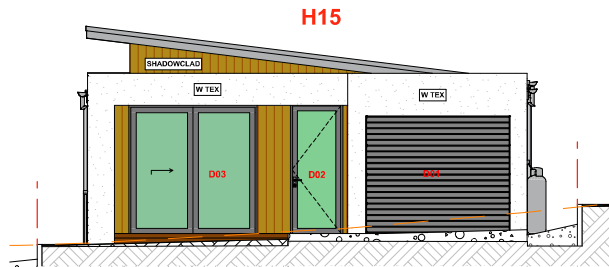
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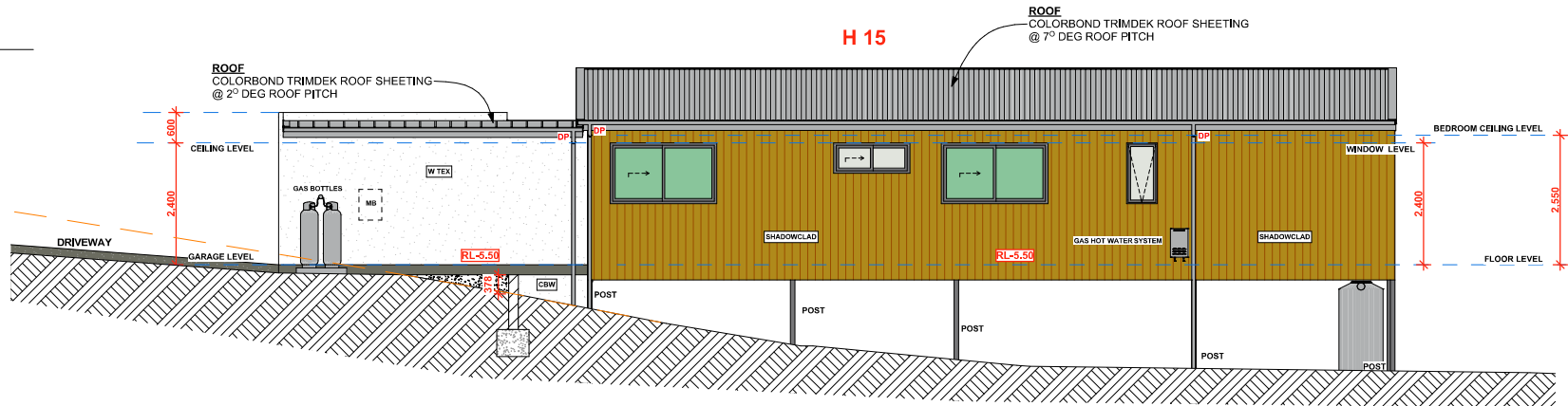
FLOOR PLAN + DIMENSIONS

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

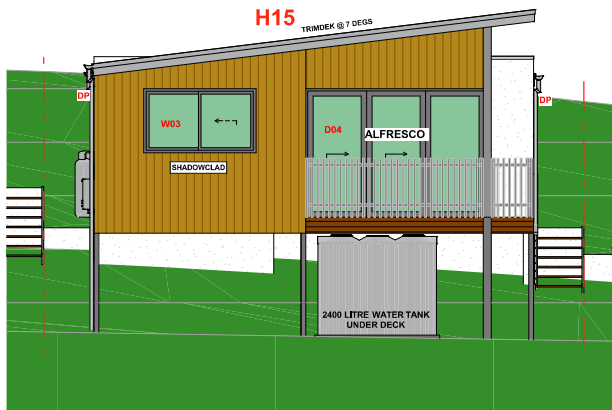
H15 ELEVATION 1



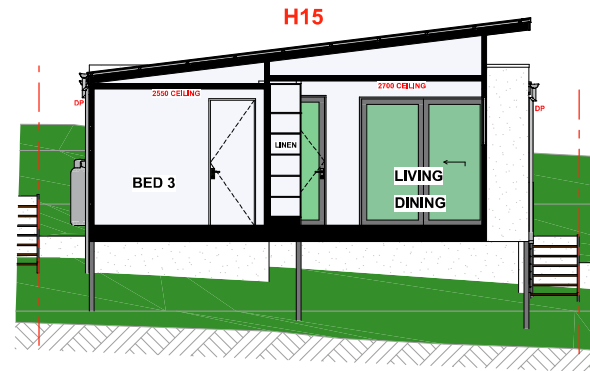
H15 ELEVATION 2



H15 ELEVATION 3



H15 SECTION 1



H 15



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E	21/02/22	STAGING AMMENDMENT	SR				

client
Matong Drv JV and Kulgun Crt JV
project
Stage 4
Small Lot Development
43 Matong Drive, Ocean
Shores, NSW

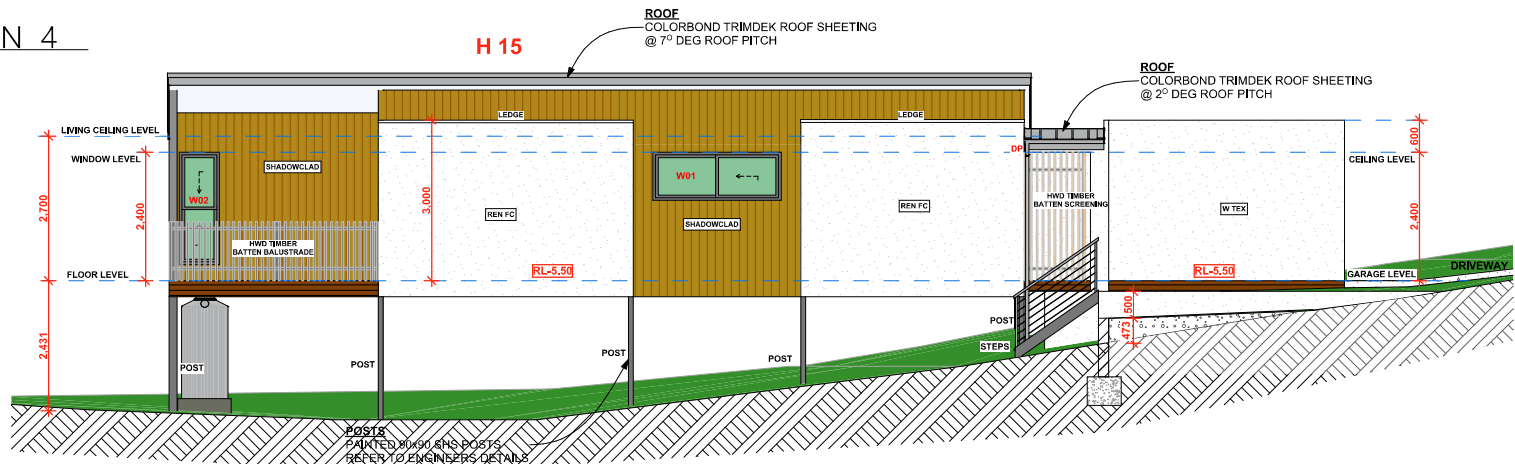
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1:100 on A3	E
drawn	checked
SR	Sam Ray

project number	drawing number	drawing print date
20017	262 - H15	23/02/2022

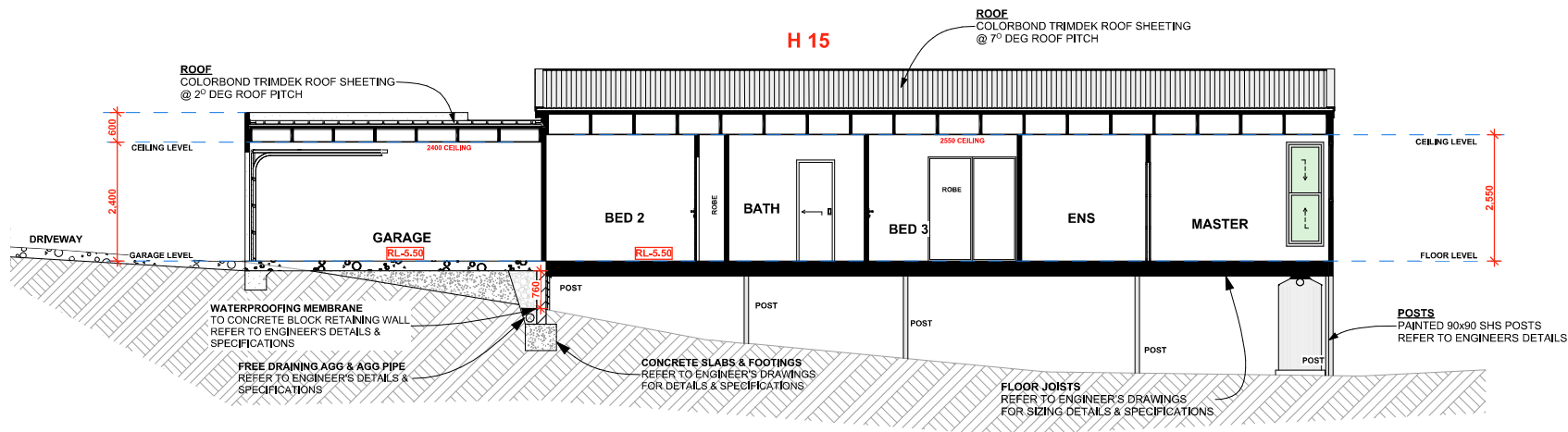
ELEVATIONS 1, 2 & 3 + SECTION 1

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

H15 ELEVATION 4



H15 SECTION



H 15



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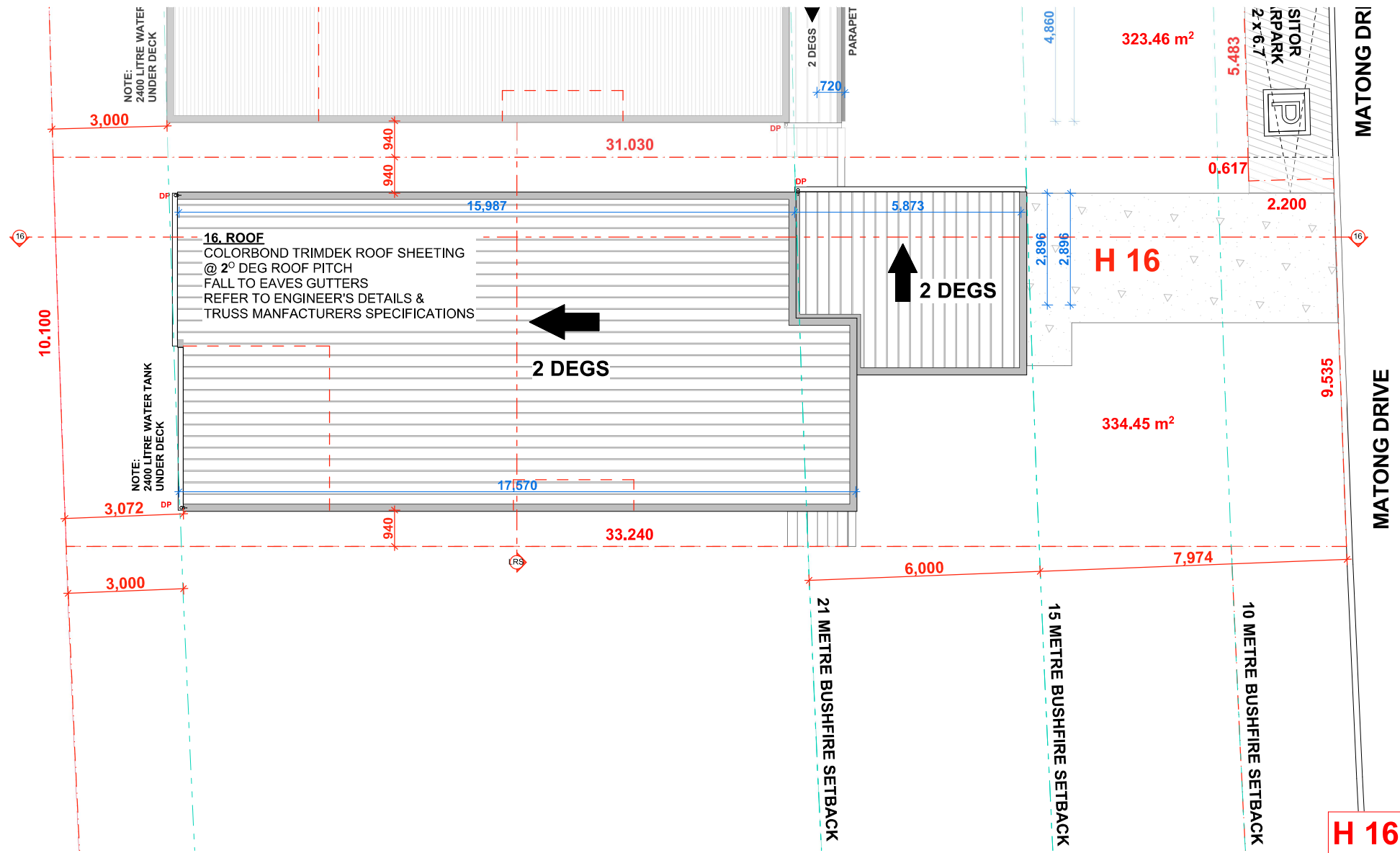
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E	21/02/22	STAGING AMMENDMENT	SR				

client
Matong Drv JV and Kulgun Crt JV
project
Stage 4
Small Lot Development
43 Matong Drive, Ocean
Shores, NSW

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

project number
20017
drawing number
263 - H15
drawing print date
23/02/2022

ELEVATION 4 + SECTION 2



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E	21/02/22	STAGING AMMENDMENT	SR				

client
Matong Drv JV and Kulgun Crt JV
project
Stage 4
Small Lot Development
43 Matong Drive, Ocean
Shores, NSW

scale
1:100 on A3

issue
E

drawn
SR

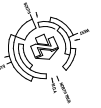
checked
Sam Ray

project number
20017

drawing number
270 - H16

drawing print date
23/02/2022

SITE PLAN / ROOF PLAN



LEGEND

S	•	SINK
CT	•	COOKTOP
F	•	FRIDGE
WO	•	WALL OVEN
HWS	•	HOT WATER SYSTEM
AC	•	AIR CONDITIONING
O	•	OVEN
DW	•	DISHWASHER
WC	•	TOILET
VAN	•	VANITY BASIN
FG	•	FLOOR GRATE
SHR	•	SHOWER
WM	•	WASHING MACHINE
D	•	CLOTHES DRYER
FW	•	FLOOR WASTE
DP	•	DOWN PIPES
BG	•	BOX GUTTER

NOTE

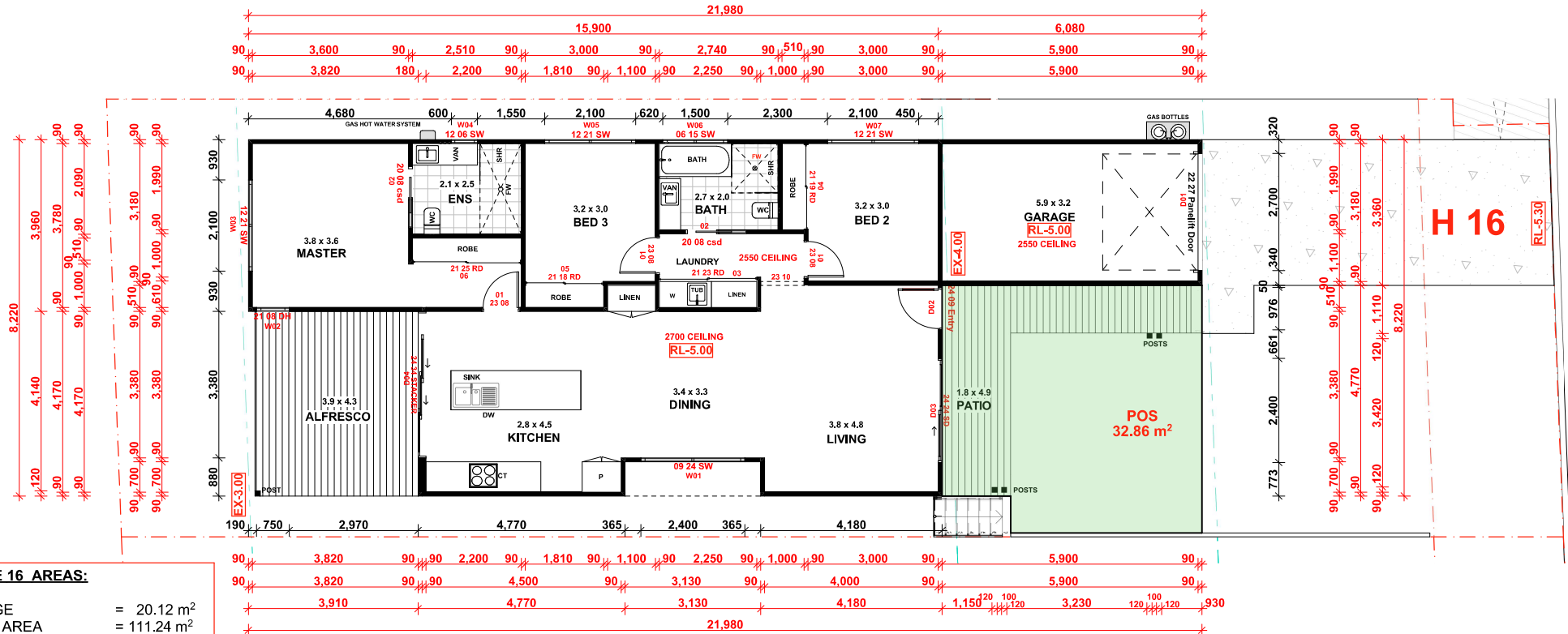
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SELECTIONS

SEE INTERIOR DESIGN PLANS
FOR SELECTIONS OF FLOOR
COVERINGS & WALL FINISHES ETC

FOR ALL JOINERY DETAILS

REFER TO INTERIOR ELEVATIONS
AND SPECIFICATIONS



H 16



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D	27/10/21	WORKING DRAWINGS	AP				
E	21/02/22	STAGING AMMENDMENT	SR				

client

Matong Drv JV and Kulgun Crt JV

project

Stage 4
Small Lot Development
43 Matong Drive, Ocean
Shores, NSW

scale

1:100 on A3

drawn

checked

SR Sam Ray

issue

E

drawing name

FLOOR PLAN + DIMENSIONS

project number

20017

drawing number

271 - H16

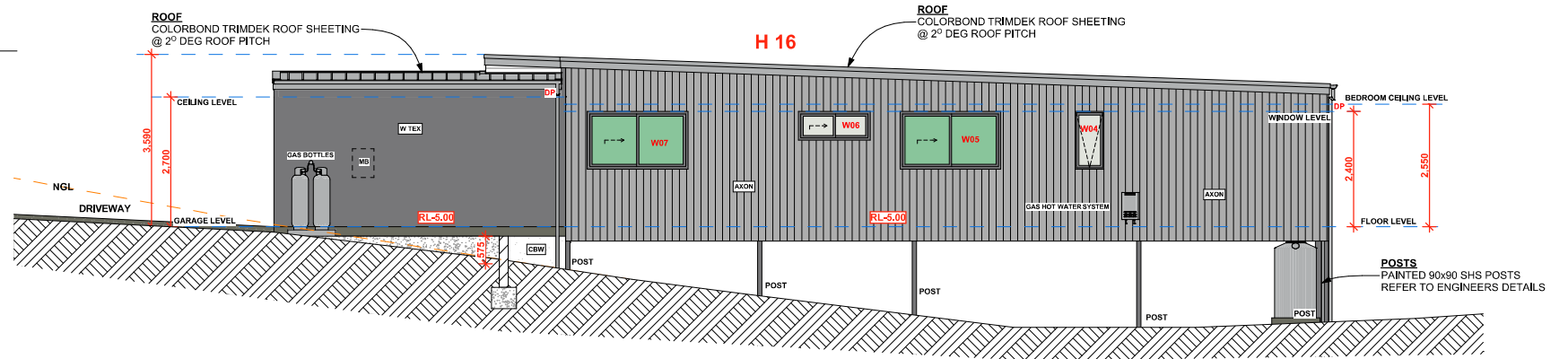
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23/02/2022

H16



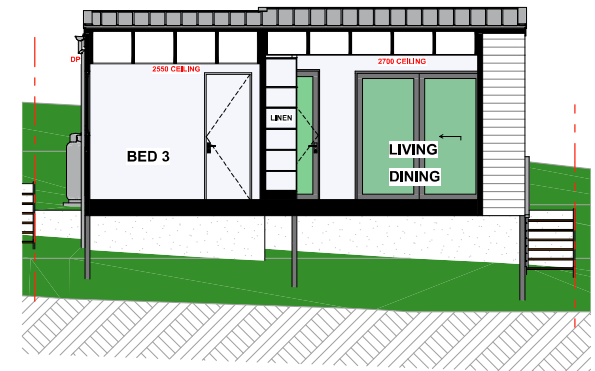
H 16



H16



H16



H 16



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E	21/02/22	STAGING AMMENDMENT	SR				

client

Matong Drv JV and Kulgun Crt JV
project

Stage 4
Small Lot Development
43 Matong Drive, Ocean
Shores, NSW

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

project number	drawing number	drawing print date
00045	070-1110	02/02/2000

drawing name

ELEVATIONS 1, 2 & 3 + SECTION 1

ION 4

WALL CLADDING
SELECTED WEATHER BOARD CLADDING

H 16

ROOF
COLORBOND TRIMDEK ROOF SHEETING
@ 2° DEG ROOF PITCH

POSTS
STAINED 120 x 120 TIMBER POSTS
REFER TO ENGINEERS DETAILS

LIVING CEILING LEVEL
WINDOW LEVEL
FLOOR LEVEL

DP

VW02

AXON

WB

WB

WB

WB TEX

CEILING LEVEL

GARAGE LEVEL

DRIVEWAY

RL-5.00

RL-5.00

POST

POST

POST

POST

STEPS

POSTS
PAINTED 90x90 SHS POSTS
REFER TO ENGINEERS DETAILS

2.700

2.400

1.000

2.100

1.083

SECTION

ROOF COLORBOND TRIMDEK ROOF SHEETING @ 2° DEG ROOF PITCH

CEILING LEVEL

2700 CEILING

2500 CEILING

BEDROOM CEILING LEVEL

DRIVEWAY

GARAGE LEVEL

GARAGE

BED 2

BATH

BED 3

ENS

MASTER

FLOOR LEVEL

POSTS

PAINTED 90x90 SHS POSTS REFER TO ENGINEERS DETAILS

FREE DRAINING AGG & AGG PIPE REFER TO ENGINEER'S DETAILS & SPECIFICATIONS

WATERPROOFING MEMBRANE TO CONCRETE BLOCK RETAINING WALL REFER TO ENGINEER'S DETAILS & SPECIFICATIONS

CONCRETE SLABS & FOOTINGS REFER TO ENGINEER'S DETAILS & SPECIFICATIONS

FLOOR JOISTS REFER TO ENGINEER'S DRAWINGS FOR SIZING DETAILS & SPECIFICATIONS

2.700

2.550

2.700

2.550

RL-5.00

RL-5.00

H 16

H 16



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drawn	checked
SR	Sam Ray

project number	drawing number	drawing print date
20017	273 - H16	23/02/2022

ELEVATION 4 + SECTION 2