

SCALE:
1/600 @ A1

DESIGN:
PLANT CONSULTING

DRAWN:
ZP

DATE:
21/11/2016

CHECKED:
AG

DRAWING NO:
KULGUN_STAGE_04

SHEET NO:
04 OF 07

NORTH POINT:



BYRON SHIRE COUNCIL
Modification to development consent
APPROVED PLAN
Modified DA No. 10.2014.743.4
Date: 9/9/2022

STAGE 2

STAGE 4
8 DWELLINGS

~~STAGE 3~~

BYRON SHIRE COUNCIL
Modification to development consent
APPROVED PLAN
Modified DA No. 10.2014.743.4
Date: 9/9/2022



PROJECT TITLE:
KULGUN COURT
OCEAN SHORES

DRAWING TITLE:
STAGE 5 PLAN

BASE PROVIDED BY:
N/A

[illegible]

SCALE:
1/600 @ A1

DESIGN:
PLANIT CONSULTING

DRAWN:
ZP

DATE:
21/11/2016

CHECKED:
AG

DRAWING NO.:
KULGUN_STAGE_05

SHEET NO:
05 OF 07

NORTH POINT:



Level 1 2247 Gold Coast Hwy
Nobby Beach
PO Box 204 QLD 4218

Telephone: 07 5526 1500
Fax: 07 5526 1502
Email: admin@planitconsulting.com.au

STAGE 4

STAGE 3

STAGE 5
6 DWELLINGS

Amended by Story Design 22.11.2021

KULGUN COURT, OCEAN SHORES

BYRON SHIRE COUNCIL
Modification to development consent
APPROVED PLAN
Modified DA No. 10.2014.743.4
Date: 9/9/2022



PROJECT TITLE:
KULGUN COURT
OCEAN SHORES

DRAWING TITLE
STAGE 6 PLAN

BASE PROVIDED BY
N/A

[illegible]

SCALE:
1/600 @ A1

DESIGN:
PLANT CONSULTING

DRAWN:
ZP

DATE:
21/11/2016

CHECKED
AG

DRAWING NO:
KULGUN_STAGE_06

SHEET NO:
06 OF 07

NORTH POINT:

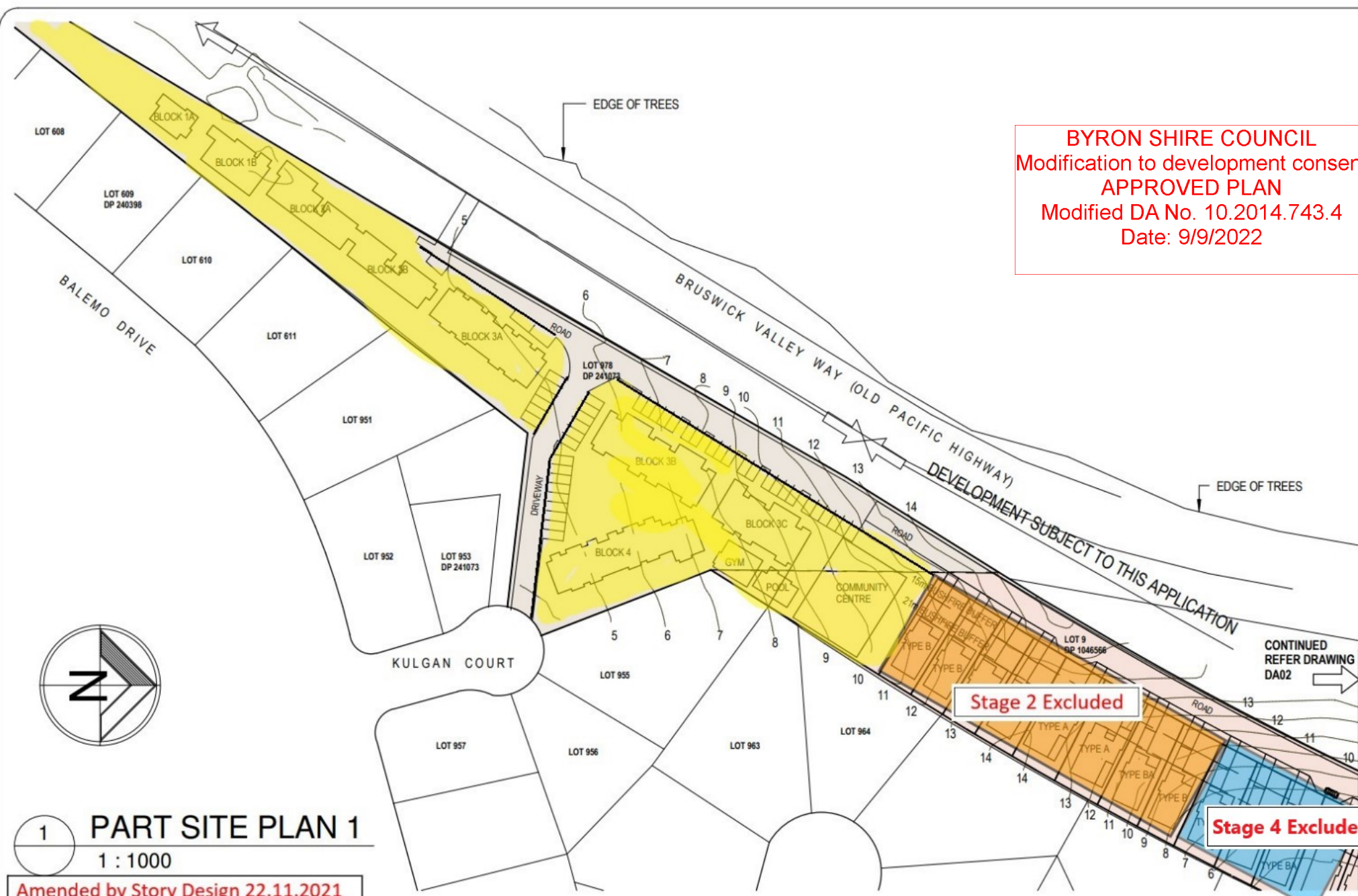


Level 1 2247 Gold Coast Hwy
Nobby Beach
PO Box 206 QLD 4218
Telephone: 07 5526 1500
Fax: 07 5526 1502
Email: admin@planitconsulting.com.au

Amended by Story Design 22.11.2021

KULGUN COURT, OCEAN SHORES

BYRON SHIRE COUNCIL
Modification to development consent
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Date: 9/9/2022



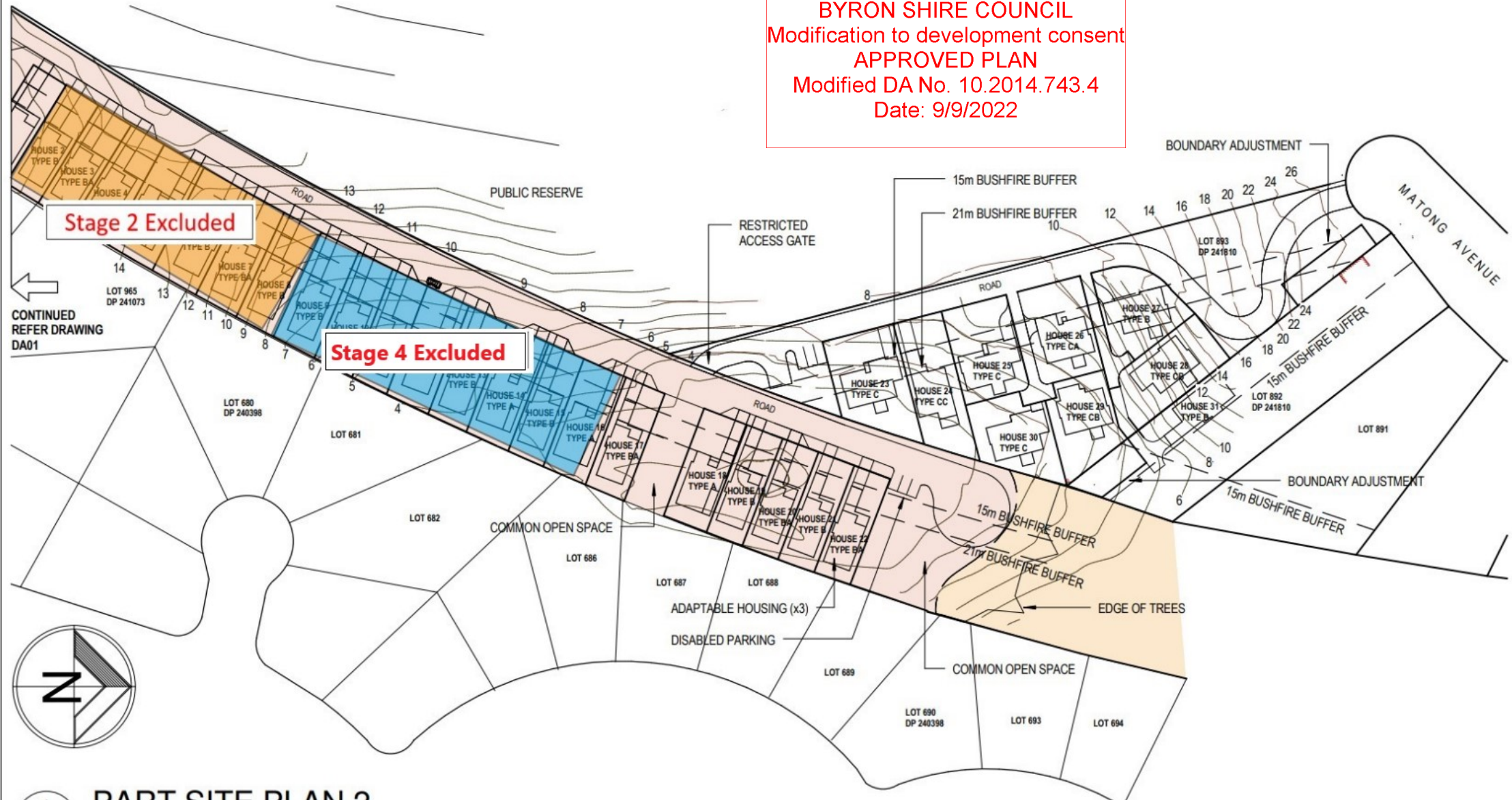
1 PART SITE PLAN 1
1 : 1000
Amended by Story Design 22.11.2021



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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 OCEAN SHORES, NSW	1 : 1000	Do not scale dimensions Dimensions take precedence	
	Signature Date	3. 19.08.2014 CAW REVISED ISSUE		SHEET	JOB NUMBER	
		4. 11.09.2014 CAW DRAFT DA		DA01		

BYRON SHIRE COUNCIL
Modification to development consent
APPROVED PLAN
 Modified DA No. 10.2014.743.4
 Date: 9/9/2022



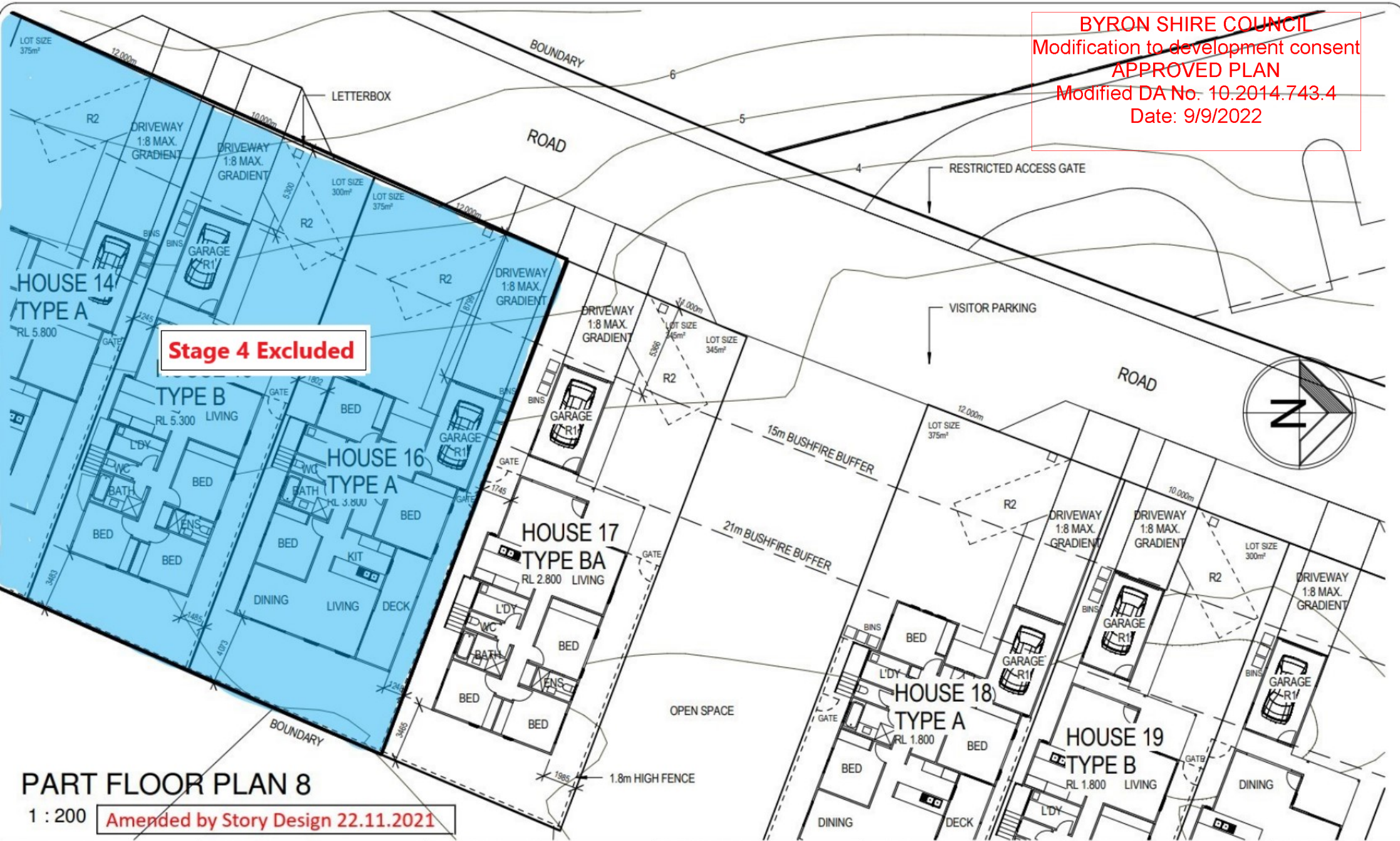
1 PART SITE PLAN 2
 1 : 1000

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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NOTES		I/We approve these drawings correct as per contract.		1.	11.09.2014	MATONG AVENUE & KULGAN COURT OCEAN SHORES, NSW	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 _____					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

BYRON SHIRE COUNCIL
Modification to development consent
APPROVED PLAN
Modified DA No. 10.2014.743.4
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ARROWS INDICATE ROOF FALL DIRECTION TO GUTTERS

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

client	Matong Drv JV and Kulgun Crt JV	project number	20017	drawing number	104	drawing print date	23/02/2022
project	Stage 4 Small Lot Development 43 Matong Drive, Ocean Shores, NSW	scale	1:300 on A3	issue	E	drawing name	PROPOSED SITE PLAN - STAGE 4
		drawn	SR	checked	Sam Ray		

STORY
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SURFERS PARADISE
QBCC Lic # 1135254
BANORA POINT

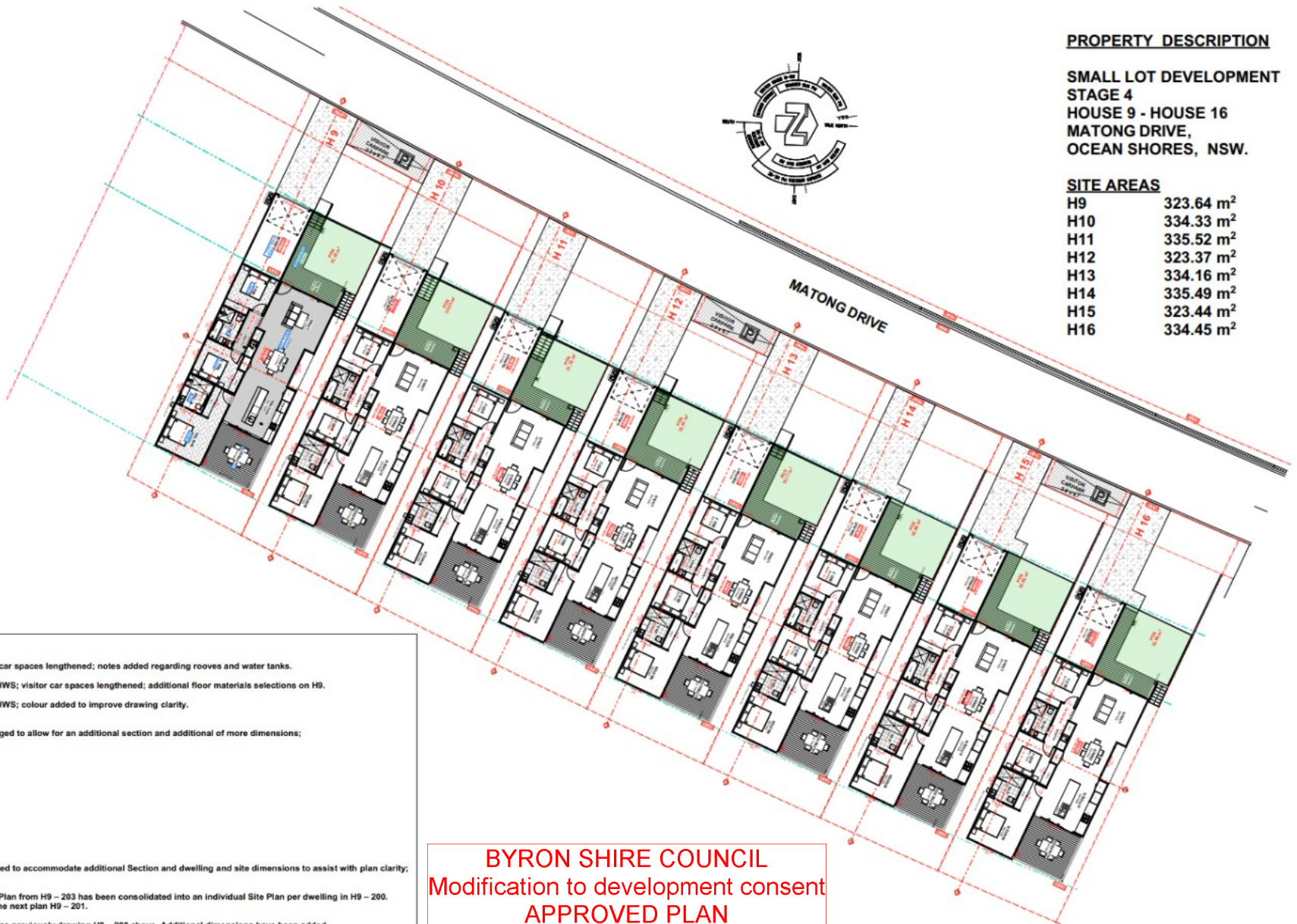
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**PROPERTY DESCRIPTION**

**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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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
105
drawing print date
23/02/2022

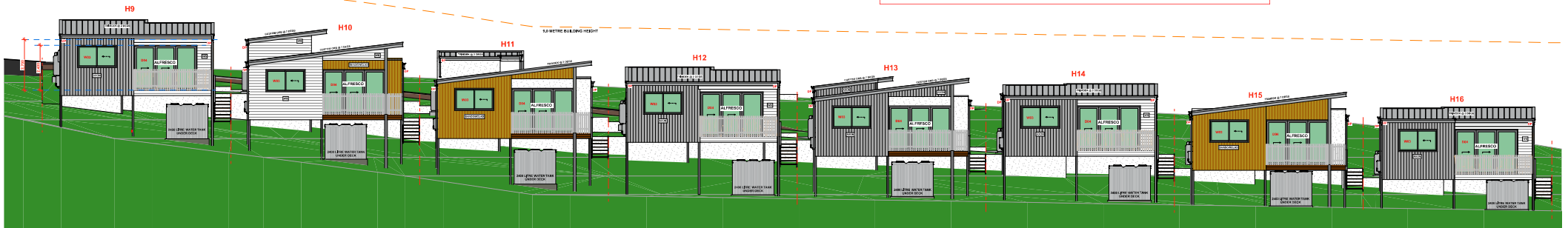
FLOOR PLAN OVERALL STAGE 4

FRONT ELEVATION

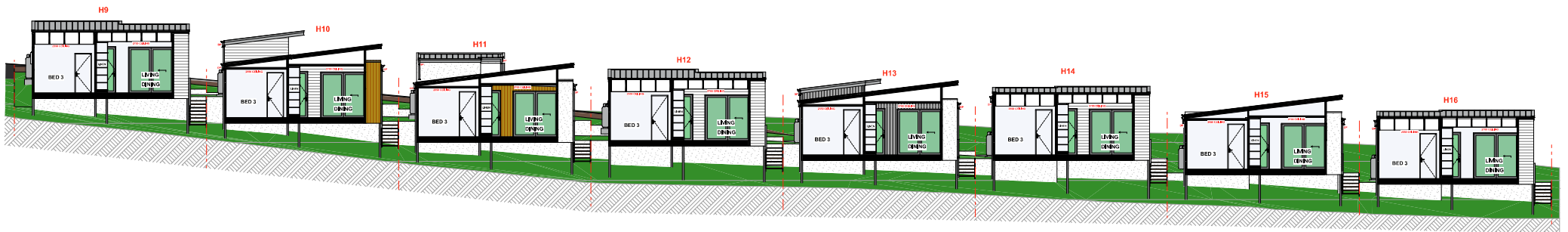


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REAR ELEVATION



LONG MID SECTION



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B	20/11/20	PRELIM LAYOUT	SR				
C	19/01/21	DA DRAWINGS	AP				
D	25/10/21	WORKING DRAWINGS	AP				
E	23/02/22	STAGING AMENDMENT	SR				

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

scale
 1:150 on A2
 drawn
 SR

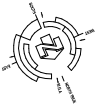
issue
 E
 checked
 Sam Ray

drawing name
LONG SITE ELEVATIONS & SECTION

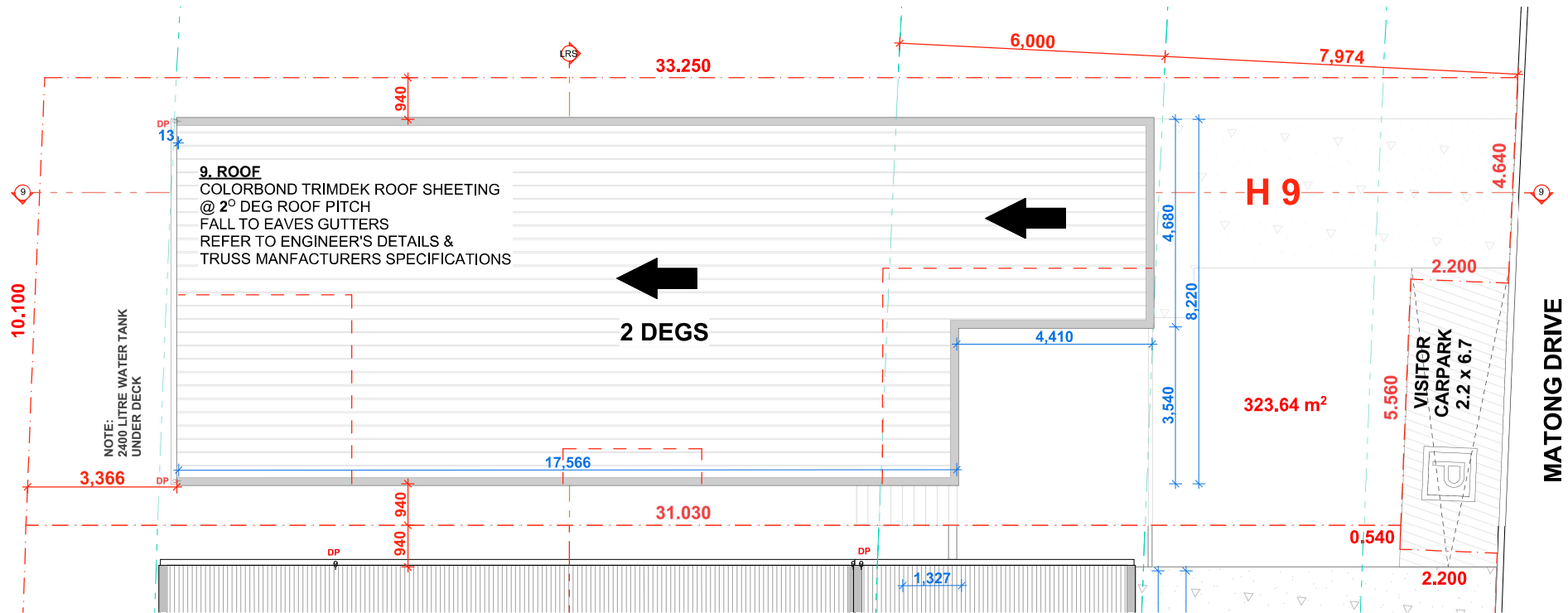
project number
 20017

drawing number
 106

drawing print date
 23/02/2022



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H 09



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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

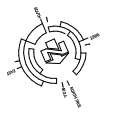
checked
Sam Ray

project number
20017

drawing number
200 - H9

drawing print date
23/02/2022

drawing name
SITE PLAN / ROOF PLAN

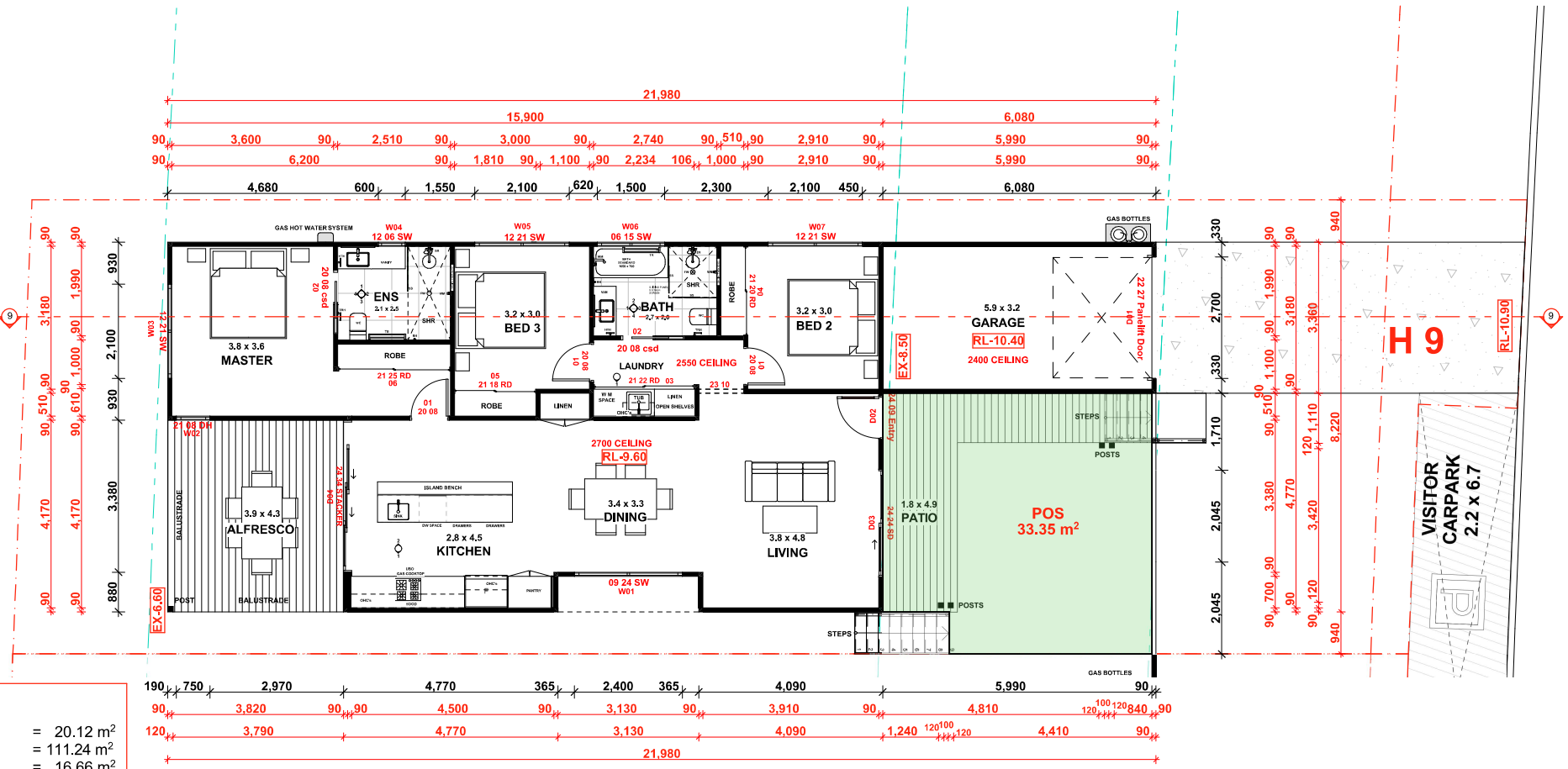


- LEGEND**
- S . SINK
 - CT . COOKTOP
 - F . FRIDGE
 - WO . WALL OVEN
 - HWS . HOT WATER SYSTEM
 - AC . AIR CONDITIONING
 - O . OVEN
 - DW . DISHWASHER
 - WC . TOILET
 - VAN . VANITY BASIN
 - FG . FLOOR GRATE
 - SHR . SHOWER
 - WM . WASHING MACHINE
 - D . CLOTHES DRYER
 - FW . FLOOR WASTE
 - DP . DOWN 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 m²
POS	=	33.35 m ²

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H 09



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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
201 - H9

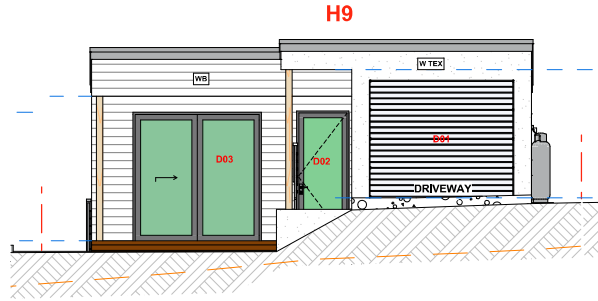
drawing print date
23/02/2022

drawing name

FLOOR PLAN + DIMENSIONS

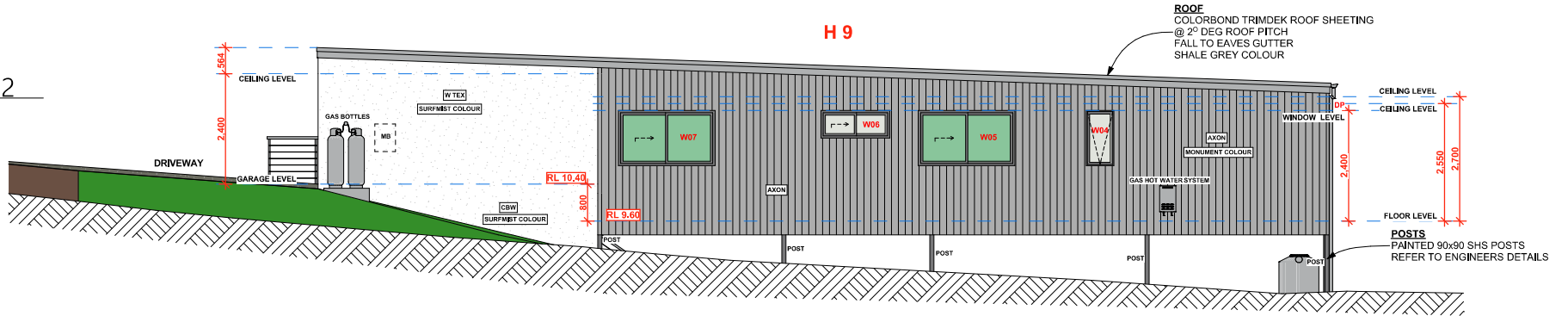
AXON	AXON VERTICAL CLADDING
SHADOWCLAD	NATURAL SHADOWCLAD CLADDING
WB	WEATHERBOARD CLADDING
REN FC	RENDERED FIBRE CEMENT CLADDING
CBW	CONCRETE BLOCK WALLS

H9 - ELEVATION 1

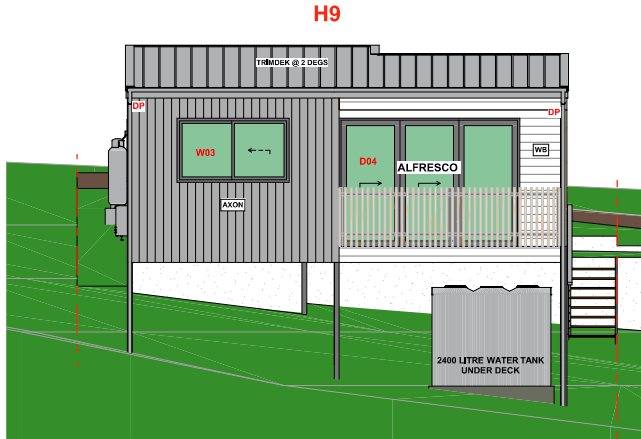


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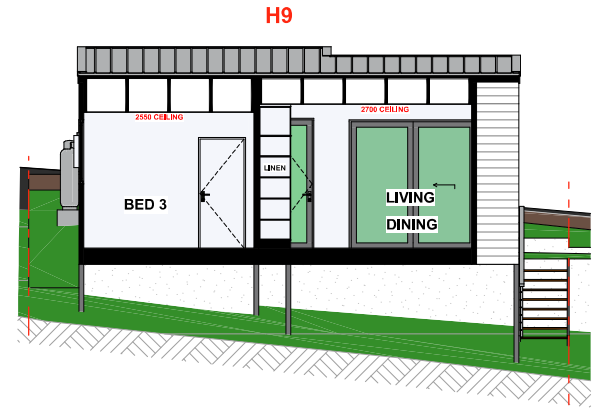
H9 ELEVATION 2



H9 - ELEVATION 3



H9 SECTION 1



H 09



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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
202 - H9
drawing print date
23/02/2022

ELEVATIONS 1, 2 & 3 + SECTION 1

Architectural elevation drawing of a building facade. The drawing includes the following annotations and dimensions:

- Annotations:**
 - WALL CLADDING:** SELECTED WEATHER BOARD CLADDING
 - ROOF:** COLORBOND TRIMDEK ROOF SHEETING @ 2° DEG ROOF PITCH
 - POSTS:** STAINED 120 x 120 TIMBER POSTS REFER TO ENGINEERS DETAILS
 - POSTS:** PAINTED 50x50x515 POSTS REFER TO ENGINEERS DETAILS
- Dimensions:**
 - Overall height: 2,700
 - Living Ceiling Level to Floor Level: 2,400
 - Floor Level to Base: 2,952
 - Window Level to Floor Level: 2,400
 - Garage Level to Floor Level: 2,400
 - Steps height: 800
 - Retaining Wall height: 1,343
 - Garage Level to Base: 907
- Labels and Markings:**
 - W12:** Window label
 - WB:** Weatherboard cladding label
 - W01:** Window label
 - W TEX:** Wall texture label
 - CBW:** Concrete base wall label
 - AXON:** Axonometric drawing label
 - RL 10.40:** Reduced level marking
 - RL 9.60:** Reduced level marking
 - CEILING LEVEL:** Marking for the ceiling level
 - FLOOR LEVEL:** Marking for the floor level
 - DRIVEWAY:** Marking for the driveway
 - RETAINING WALL:** Marking for the retaining wall
 - STEPS:** Marking for the steps
 - POST:** Marking for the posts

H 9

ROOF
COLORBOND TRIMDEK ROOF SHEETING
@ 2° DEG ROOF PITCH
FALL TO EAVES GUTTER

CEILING LEVEL

2400 CEILING

2400

2.984

2.400

DRIVEWAY

GARAGE LEVEL

GARAGE

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

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

RETAINING WALL

POST

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

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

POSTS
PAINTED 80x90 SHS POSTS
REFER TO ENGINEERS DETAILS

BED 2

BATH

BED 3

ENS

MASTER

ROBE

ROBE

RL 10.40

RL 9.60

800

1.662

CEILING LEVEL

2590 CEILING

2.550

5.995

FLOOR LEVEL

2.231

0.00

BEDROOM CEILING LEVEL

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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

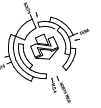
Stage 4
Small Lot Development
43 Matong Drive, Ocean
Shores, NSW

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

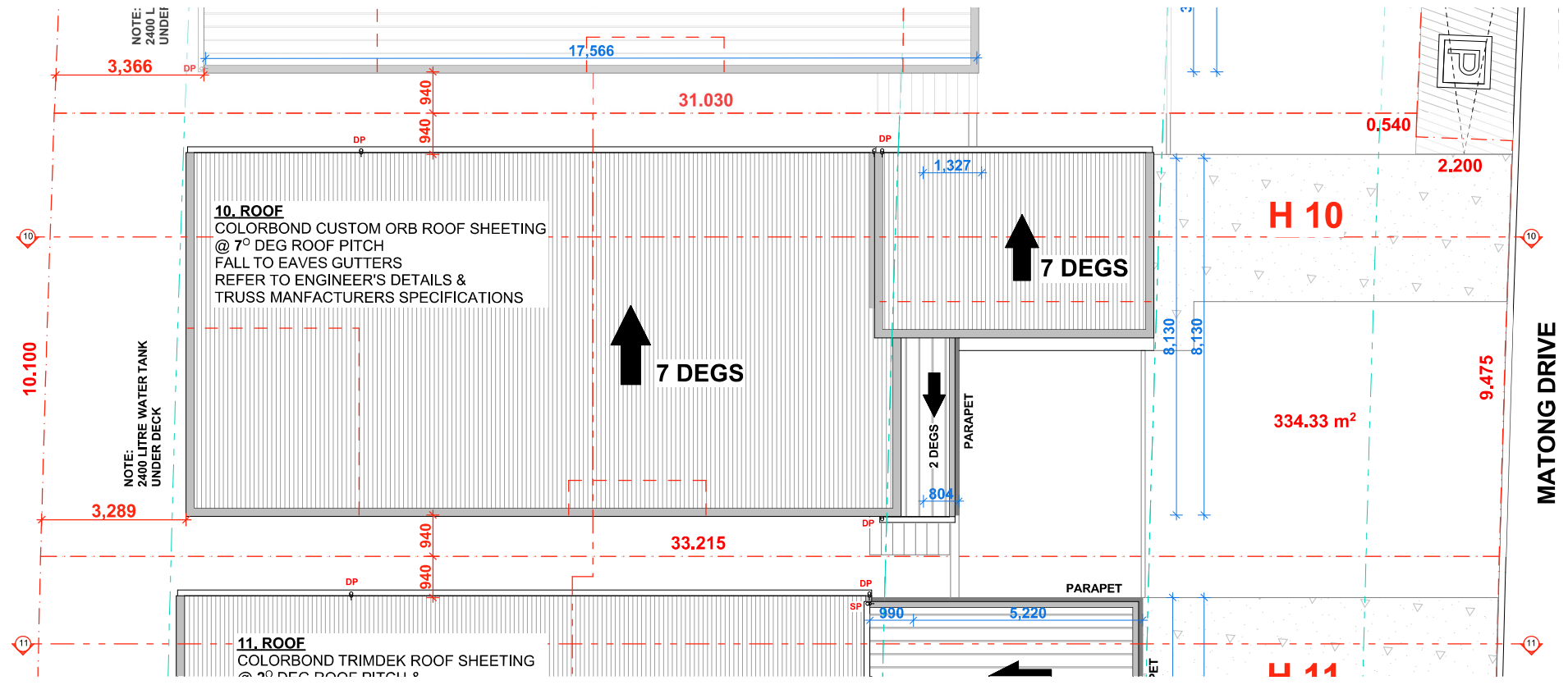
	project number	drawing number	drawing print date
drawing name	20017	203 - H9	23/02/2022

ELEVATION 4 + SECTION 2

H 09



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H 10



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D	27/10/21	WORKING DRAWINGS	AP				
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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
210 - H10

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

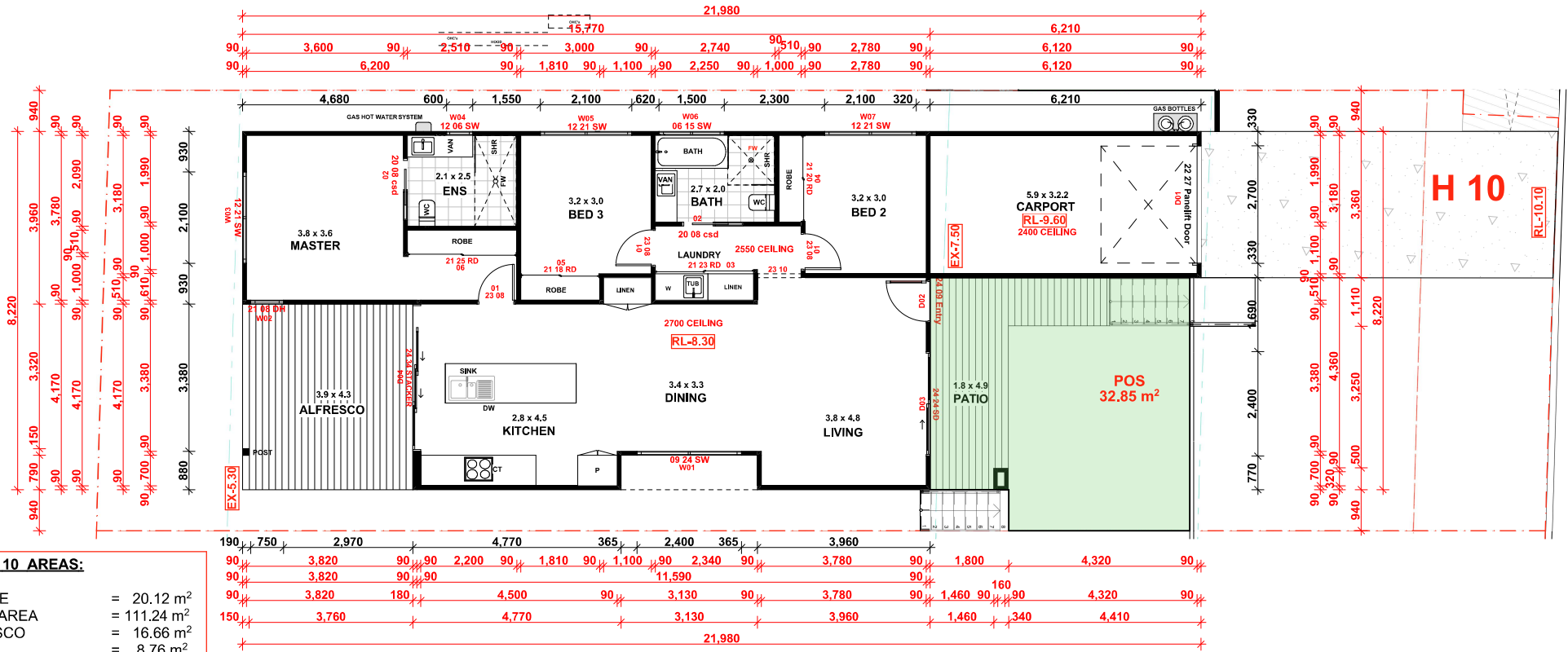
FOR ALL STRUCTURAL SIZING,
FOUNDATIONS, SLABS,
FLOOR SYSTEMS, ROOF SYSTEMS,
TIEDOWN AND BRACING &
PARTIALL SYSTEMS
REFER TO ENGINEERS DRAWINGS.

SELECTIONS

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

FOR ALL JOINERY DETAILS

REFER TO INTERIOR ELEVATIONS
AND SPECIFICATIONS



BYRON SHIRE COUNCIL
Modification to development consent
APPROVED PLAN
Modified DA No. 10.2014.743.4
Date: 9/9/2022

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

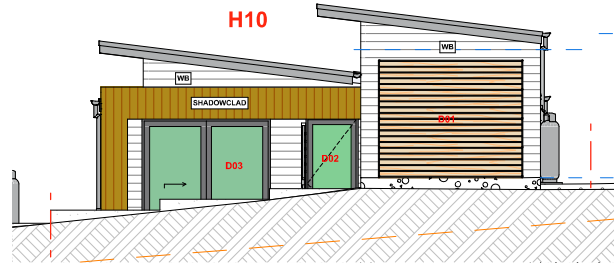
scale
1:100 on A3
drawn
SR
checked
Sam Ray
issue
E

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

FLOOR PLAN + DIMENSIONS

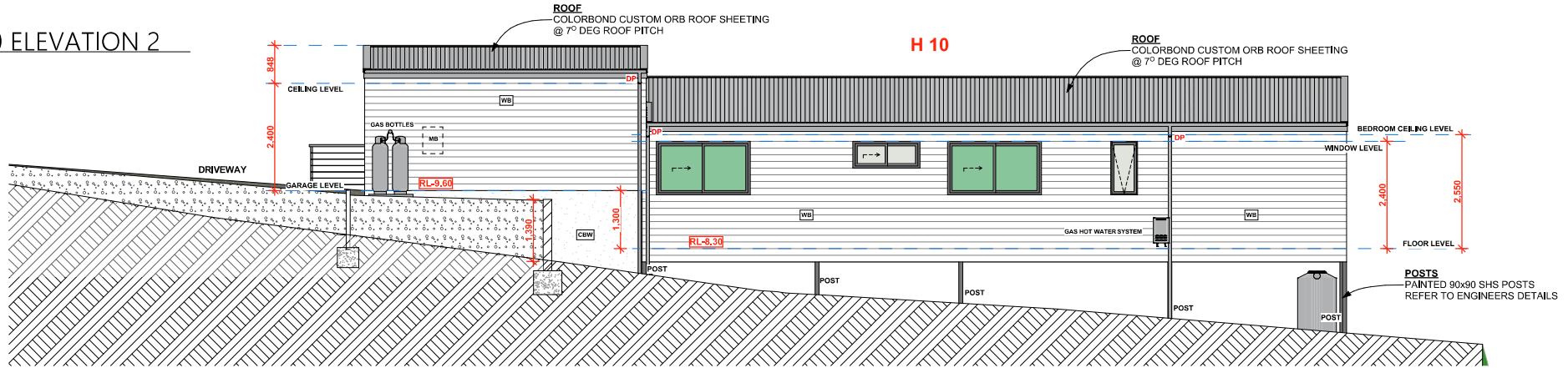
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SHADOWCLAD	NATURAL SHADOWCLAD CLADDING
WB	WEATHERBOARD CLADDING
REN FC	RENDERED FIBRE CEMENT CLADDING
CBW	CONCRETE BLOCK WALLS

H10 ELEVATION 1



BYRON SHIRE COUNCIL
Modification to development consent
APPROVED PLAN
Modified DA No. 10.2014.743.4
Date: 9/9/2022

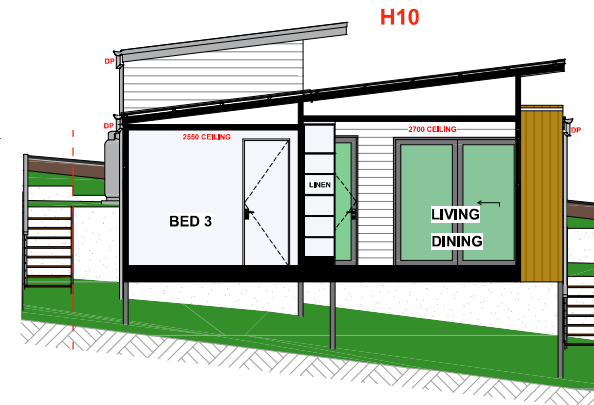
H10 ELEVATION 2



H10 - ELEVATION 3



H10 SECTION 1



H 10



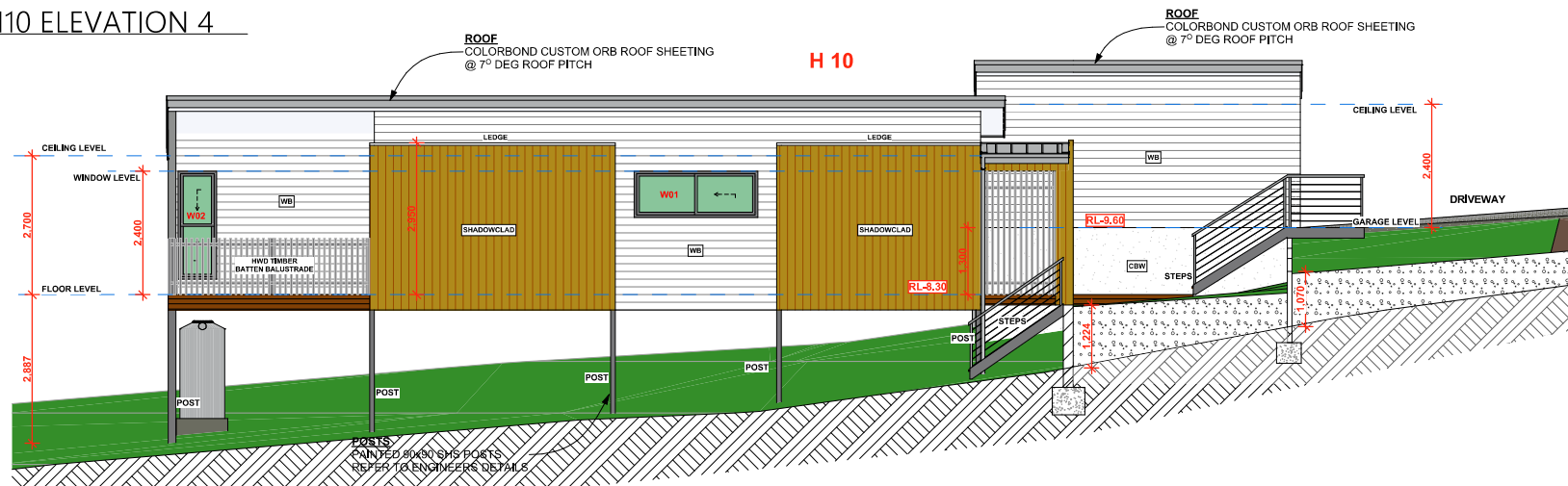
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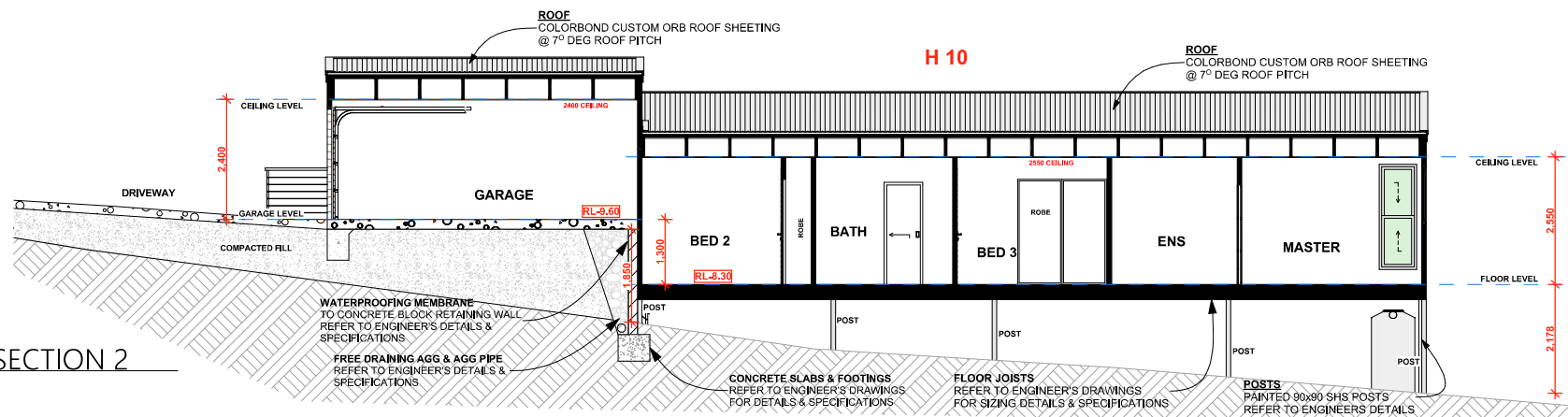
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Matong Drv JV and Kulgun Crt JV	Stage 4 Small Lot Development 43 Matong Drive, Ocean Shores, NSW	1:100 on A3	E	20017	212 - H10	23/02/2022
drawn	checked	drawn name	checked			
SR	Sam Ray					

ELEVATIONS 1, 2 & 3 + SECTION 1

H10 ELEVATION 4



H10 SECTION 2



H 10



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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
20017	213 - H10	23/02/2022

ELEVATION 4 + SECTION 2



STORY

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client

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

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.

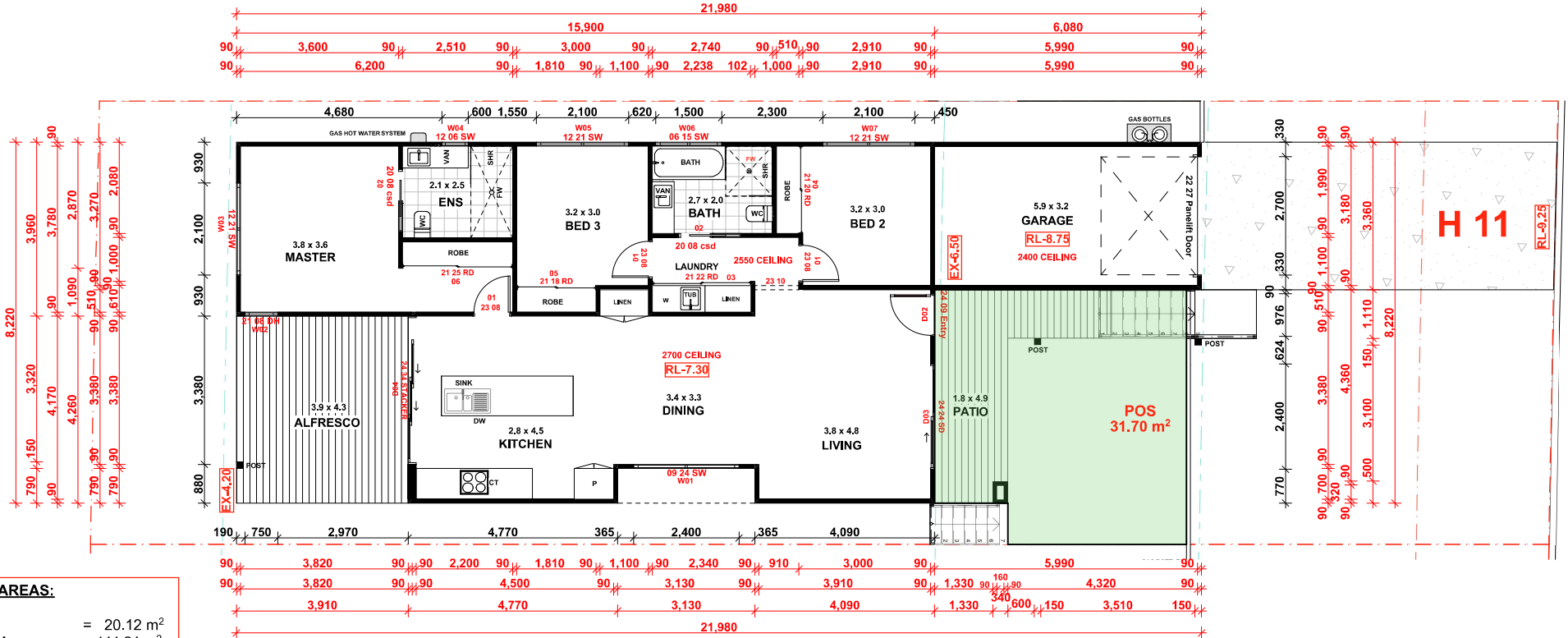
SELECTIONS

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

FOR ALL JOINERY DETAILS

REFER TO INTERIOR ELEVATIONS
AND SPECIFICATIONS

BYRON SHIRE COUNCIL
Modification to development consent
APPROVED PLAN
Modified DA No. 10.2014.743.4
Date: 9/9/2022



HOUSE 11 AREAS:

GARAGE = 20.12 m²
LIVING AREA = 111.24 m²
ALFRESCO = 16.66 m²
PATIO = 8.76 m²
TOTAL AREA = 156.78 m²
POS = 31.70 m²

H 11



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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
SR
checked
Sam Ray
issue
E

project number

20017

drawing number

221 - H11

drawing print date

23/02/2022

drawing name

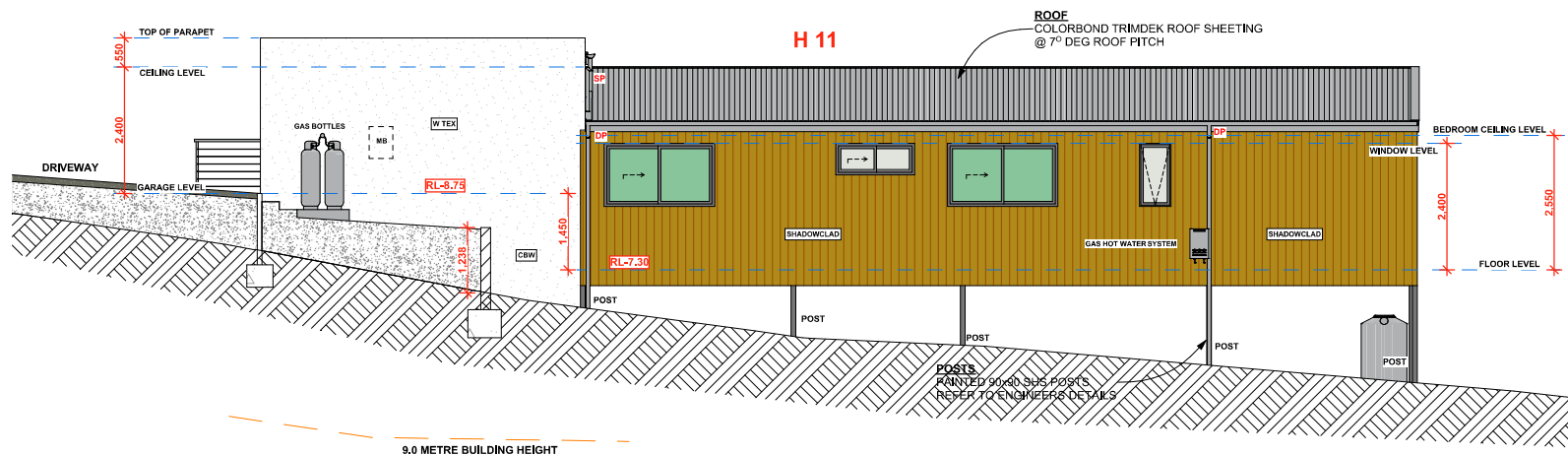
FLOOR PLAN + DIMENSIONS

H11

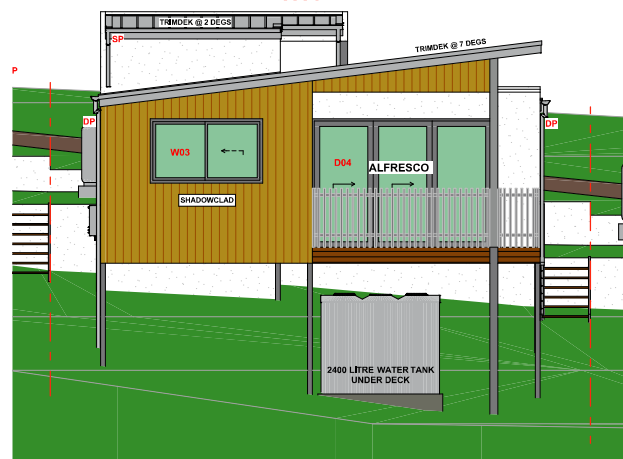


BYRON SHIRE COUNCIL
Modification to development consent
APPROVED PLAN
Modified DA No. 10.2014.743.4
Date: 9/9/2022

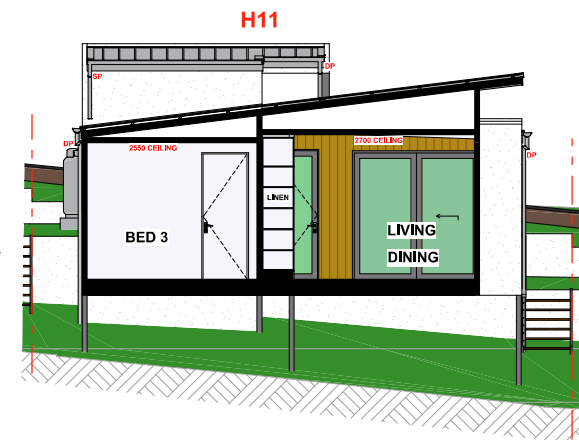
H 11



H11



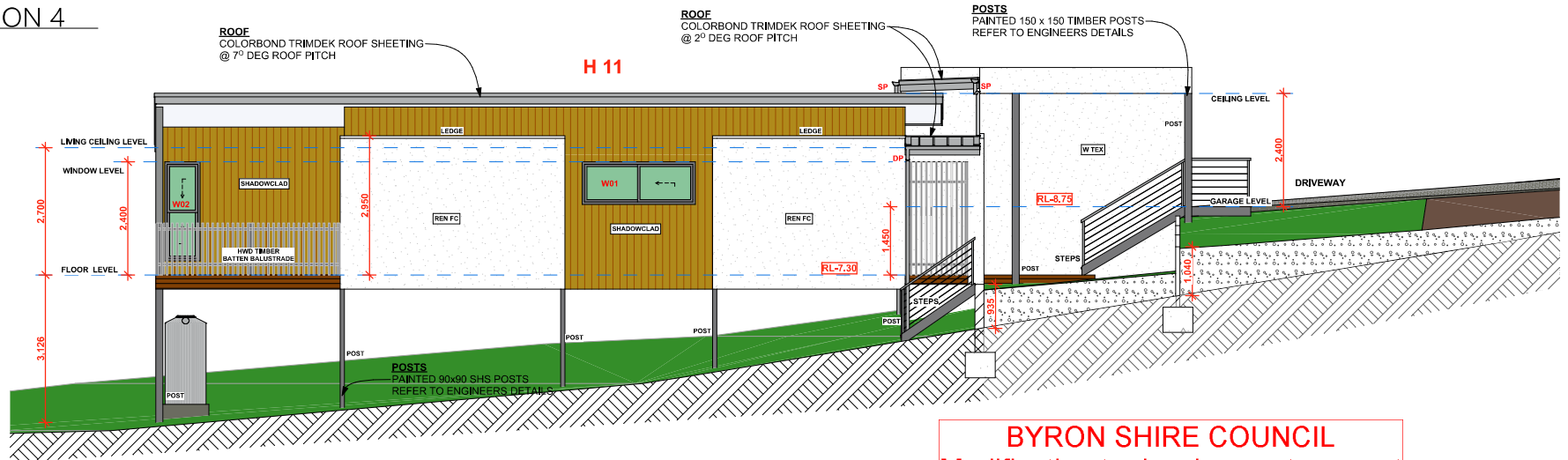
H11 SECTION 1



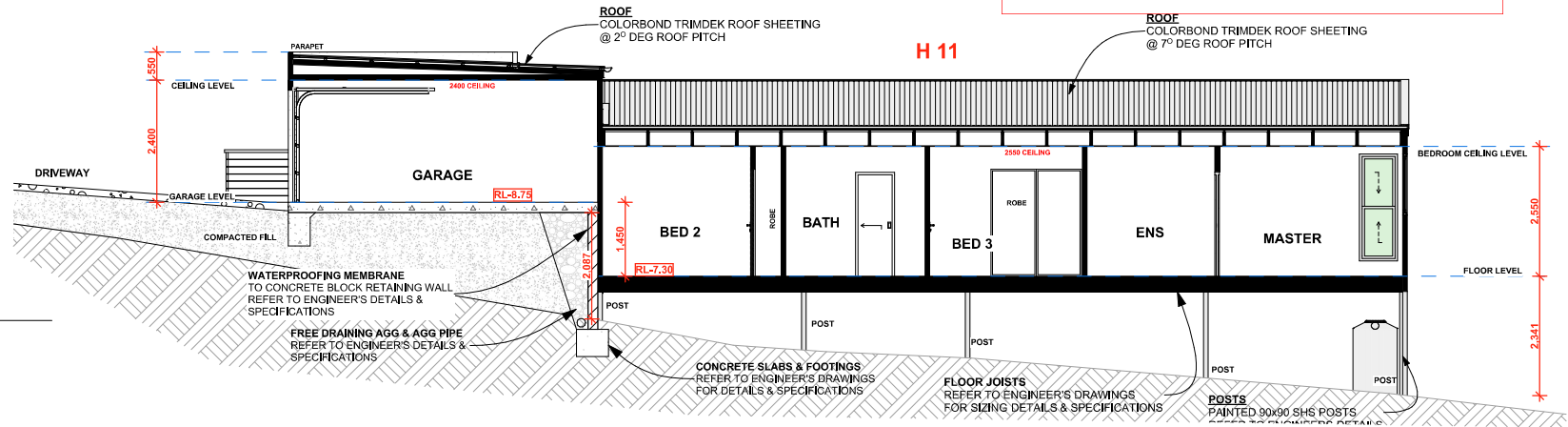
H 11

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

H11 ELEVATION 4



H11 SECTION



H 11



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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

223 - H11

drawing print date

23/02/2022

drawing name

ELEVATION 4 + SECTION 2

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

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

10.100

11

12

13

2 DEGS

7 DEGS

H 12

H 13

335.52 m²

323.37 m²

2.200

2.2 x 6.7

VISITOR CARPARK

5.518

0.582

2.200

3.276

3.122

3.215

31.015

18.042

21.980

17.570

940

940

940

804

3,600

4,680

8,220

3,540

4,595

2,200

2,200

DP

DP

DP

DP

2 DEGS

PARAPE

NOTE: 2400 LITRE WATER TANK UNDER DECK

NOTE: 2400 LITRE WATER TANK UNDER DECK

MATONG DRIVE

H 12

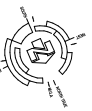


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D	27/10/21	WORKING DRAWINGS	AP				
E	21/02/22	STAGING AMMENDMENT	SR				

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 &
PARTIALL SYSTEMS
REFER TO ENGINEERS DRAWINGS.

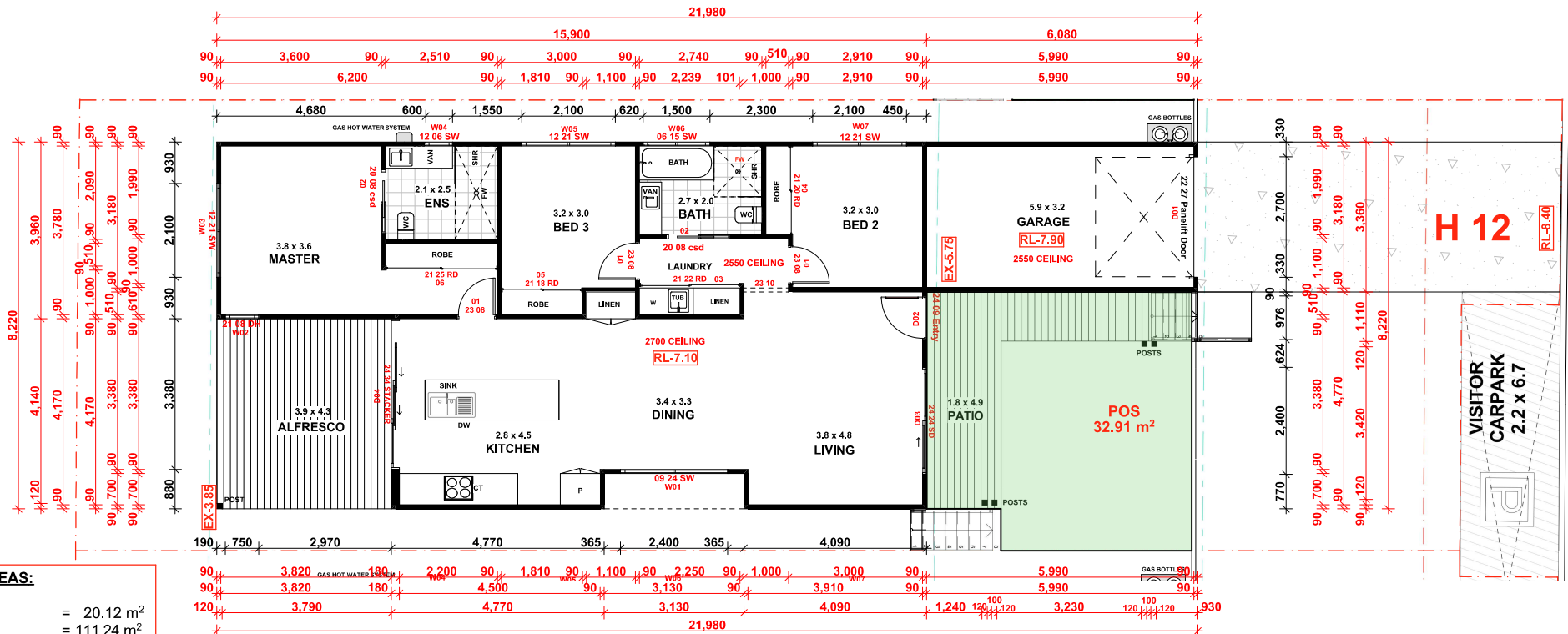
SELECTIONS

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

FOR ALL JOINERY DETAILS

REFER TO INTERIOR ELEVATIONS
AND SPECIFICATIONS

BYRON SHIRE COUNCIL
Modification to development consent
APPROVED PLAN
Modified DA No. 10.2014.743.4
Date: 9/9/2022



HOUSE 12 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	=	32.91 m 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 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

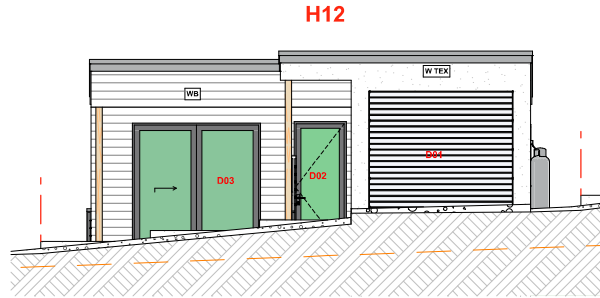
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FLOOR PLAN + DIMENSIONS

H 12

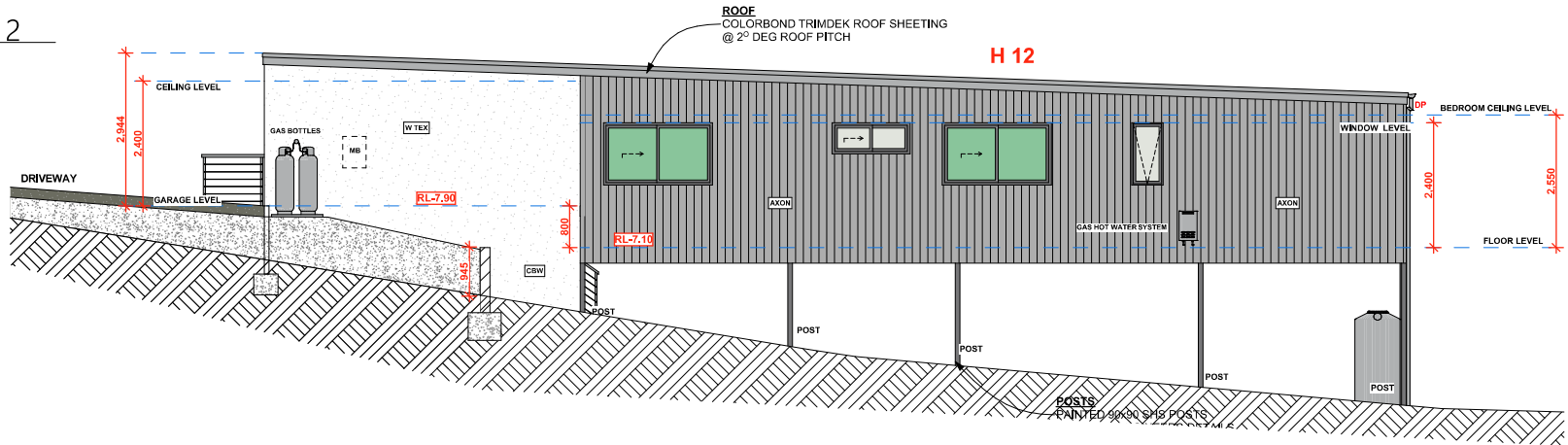
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SHADOWCLAD	NATURAL SHADOWCLAD CLADDING
WB	WEATHERBOARD CLADDING
REN FC	RENDERED FIBRE CEMENT CLADDING
CRW	CONCRETE BLOCK WALLS

H12 ELEVATION 1

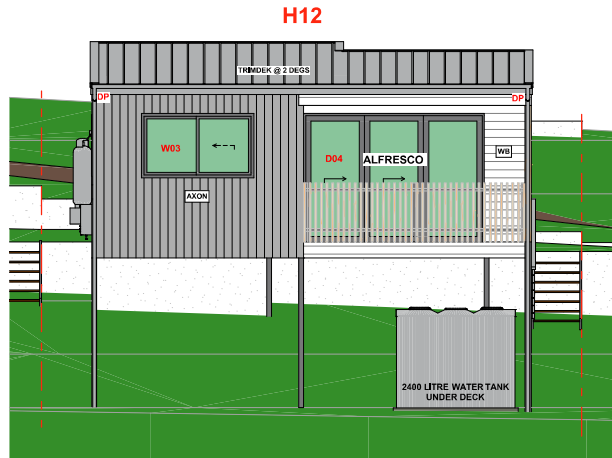


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Modification to development consent
APPROVED PLAN
Modified DA No. 10.2014.743.4
Date: 9/9/2022

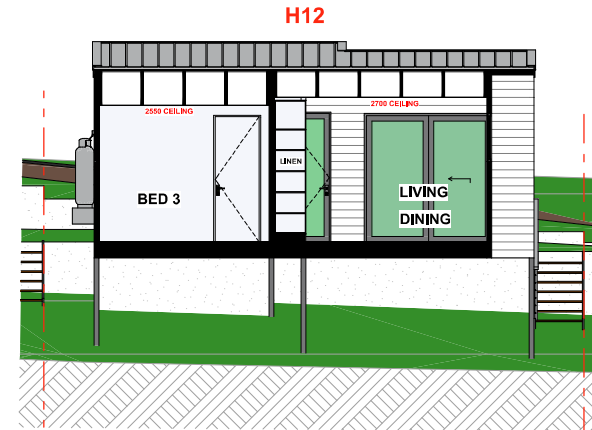
H12 ELEVATION 2



H12 ELEVATION 3



H12 SECTION 1



H 12



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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

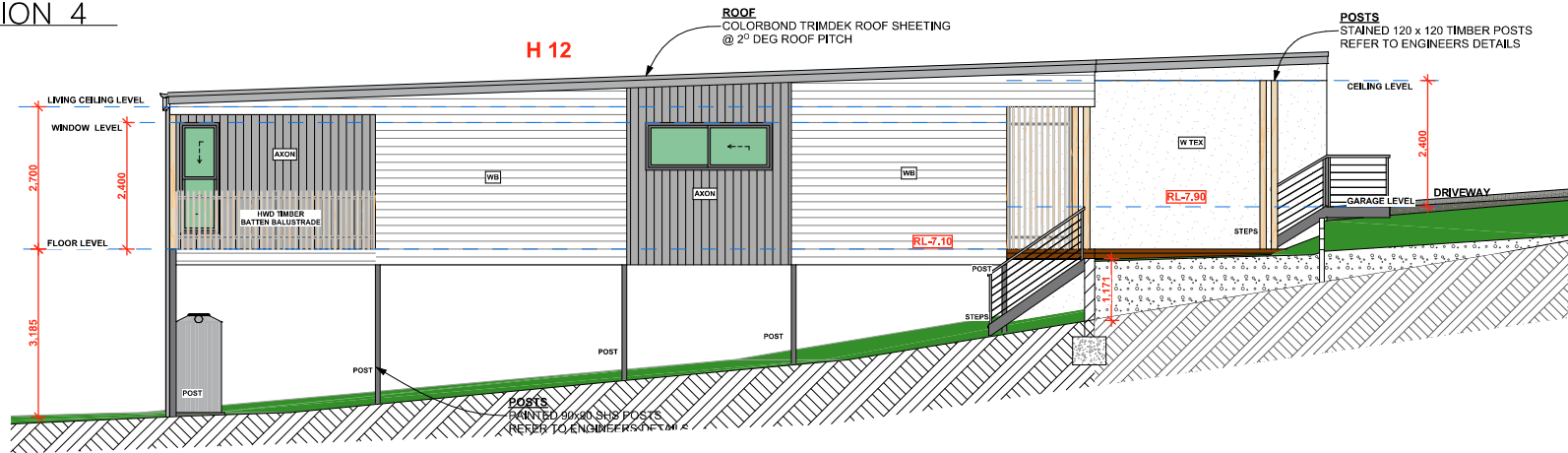
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drawn
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Sam Ray

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

ELEVATIONS 1, 2 & 3 + SECTION 1

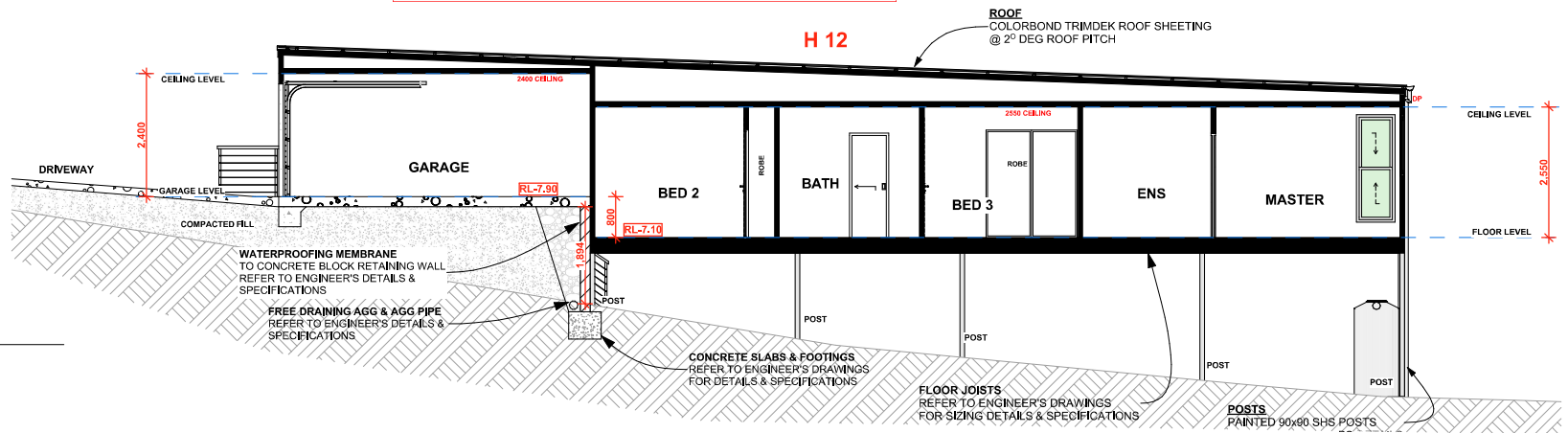
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SHADOWCLAD	NATURAL SHADOWCLAD CLADDING
WB	WEATHERBOARD CLADDING
REN FC	RENDERED FIBRE CEMENT CLADDING
CBW	CONCRETE BLOCK WALLS

H12 ELEVATION 4



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H12 SECTION



H 12



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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
233 - H12

drawing print date
23/02/2022

ELEVATION 4 + SECTION 2

NOTE:
2400 LITRE WATER TANK UNDER DECK

2 DEGS

17,570

3,122

940

31,015

DP

3,540

323.37 m²

5,518

VISITOR CARPARK
2.2 x 6.7

0.582

2,200

H 13

9,505

334.16 m²

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

7 DEGS

18,042

940

16,715

33,215

DP

8,130

8,130

2 DEGS

PARAPET

810

517

H 14

2,896

2,896

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

2 DEGS

22,012

69

DP

MATONG DRIVE

H 13



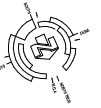
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E	21/02/22	STAGING AMMENDMENT	SR				

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

drawing name

SITE PLAN / ROOF PLAN



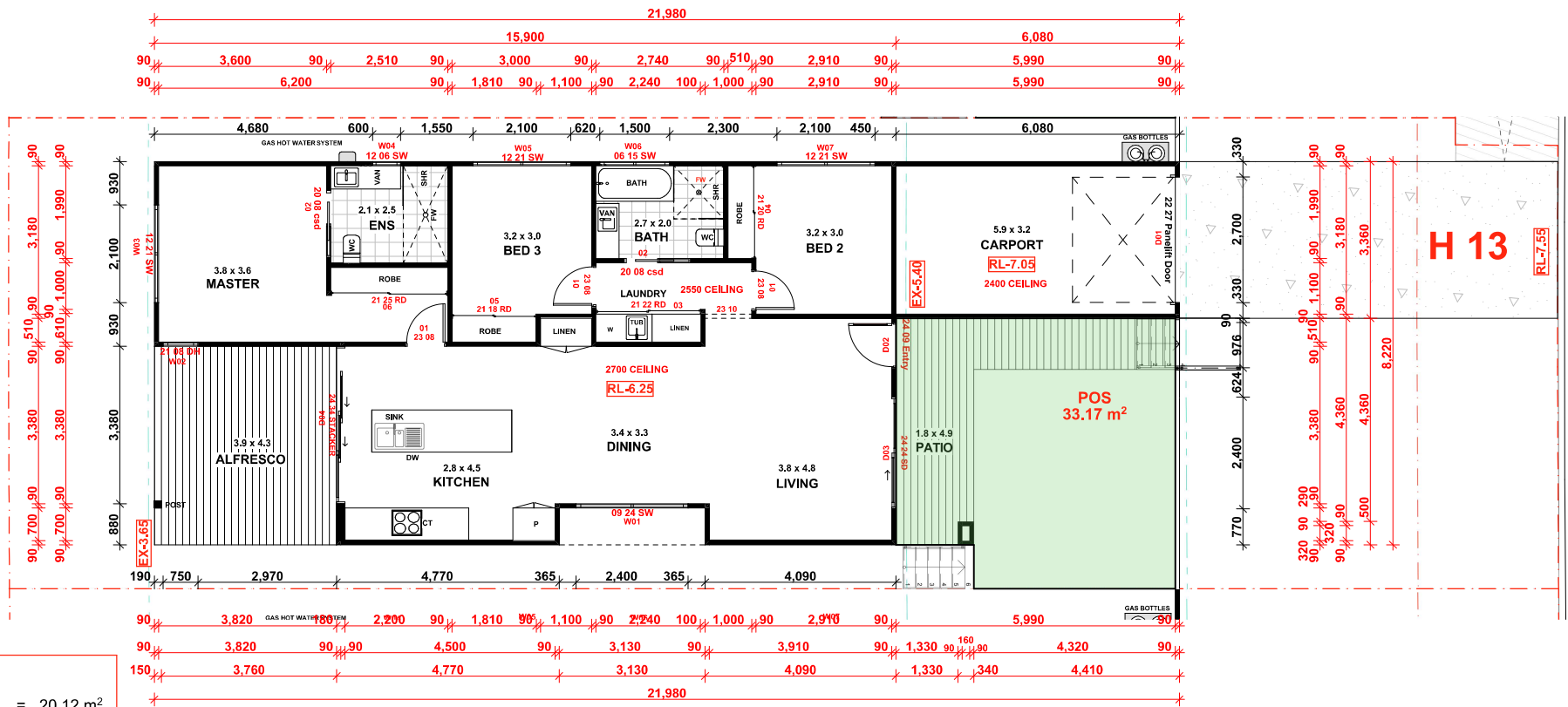
BYRON SHIRE COUNCIL
Modification to development consent
APPROVED PLAN
Modified DA No. 10.2014.743.4
Date: 9/9/2022

- 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

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SELECTIONS
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 FOR SELECTIONS OF FLOOR
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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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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
241 - H13

drawing print date
23/02/2022

drawing name

FLOOR PLAN + DIMENSIONS

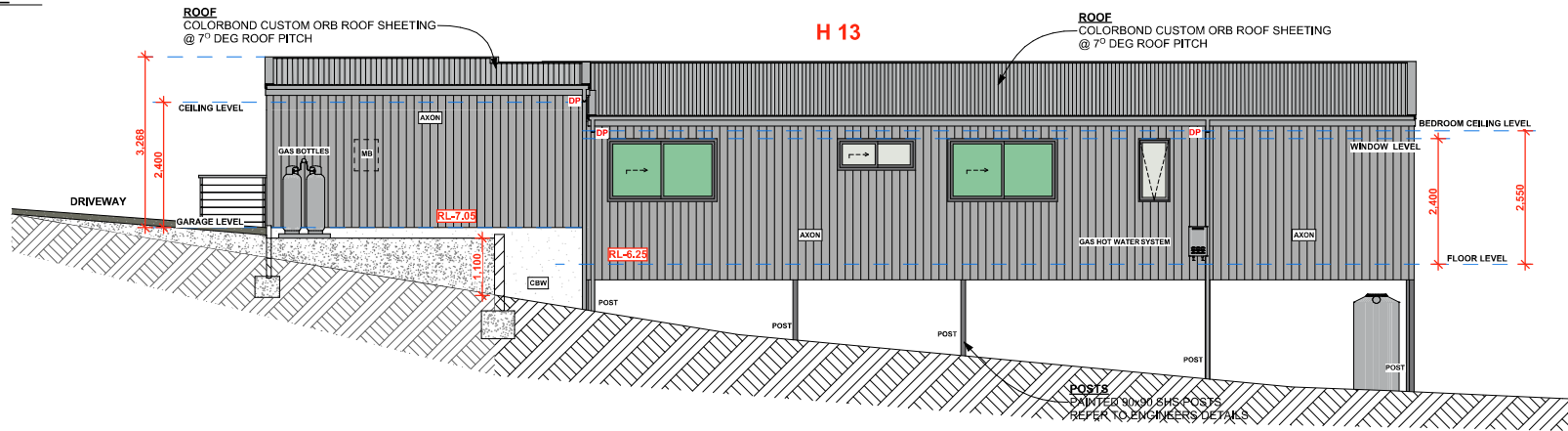
AXON	AXON VERTICAL CLADDING
SHADOWCLAD	NATURAL SHADOWCLAD CLADDING
WB	WEATHERBOARD CLADDING
REN FC	RENDERED FIBRE CEMENT CLADDING
CBW	CONCRETE BLOCK WALLS

H13 ELEVATION 1

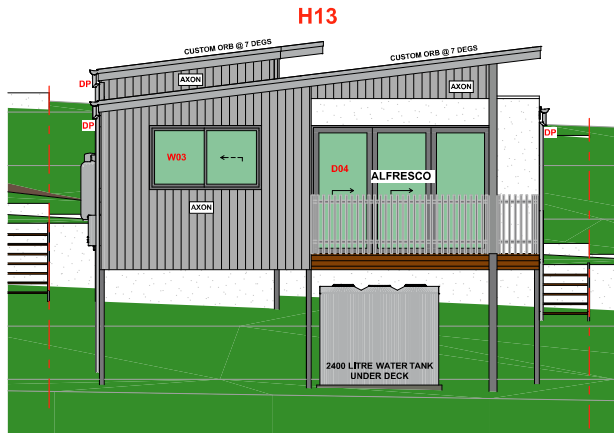


BYRON SHIRE COUNCIL
Modification to development consent
APPROVED PLAN
Modified DA No. 10.2014.743.4
Date: 9/9/2022

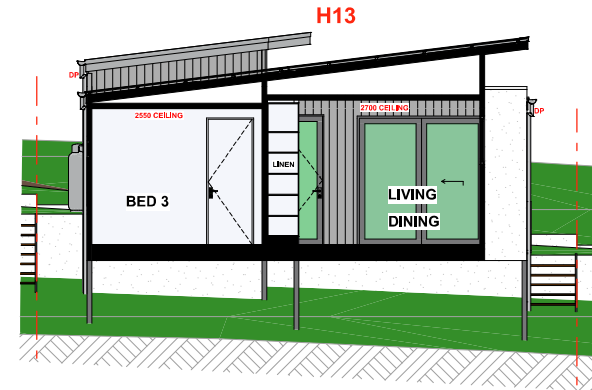
H13 ELEVATION 2



H13 - ELEVATION 3



H13 SECTION 1



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

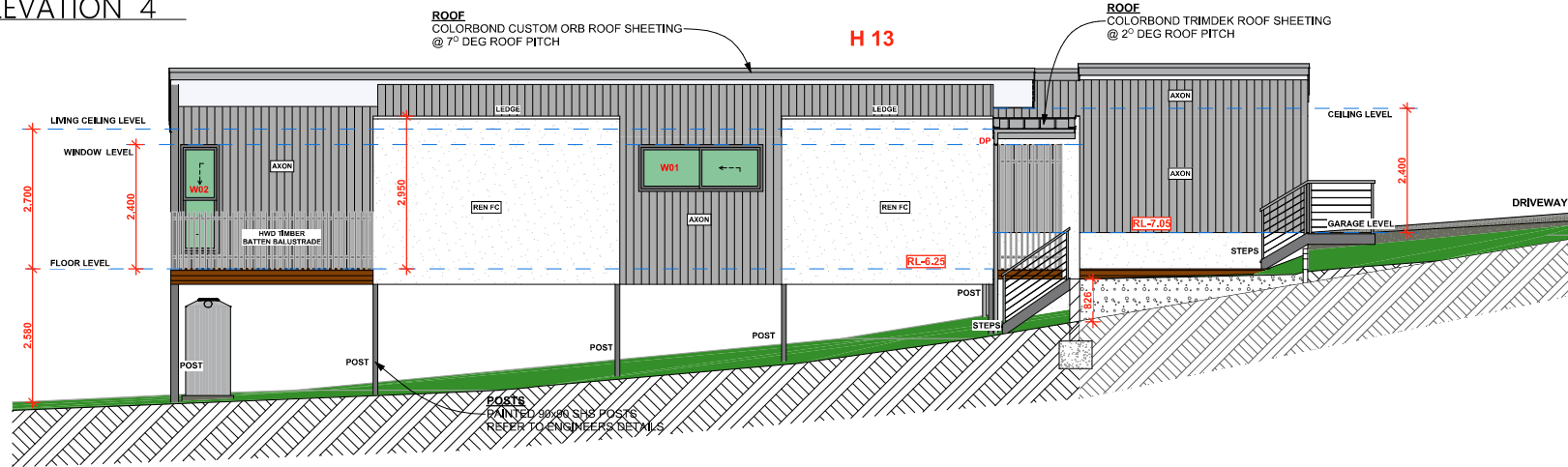
scale
1:100 on A3
drawn
SR
checked
Sam Ray

project number
20017
drawing number
242 - H13
drawing print date
23/02/2022

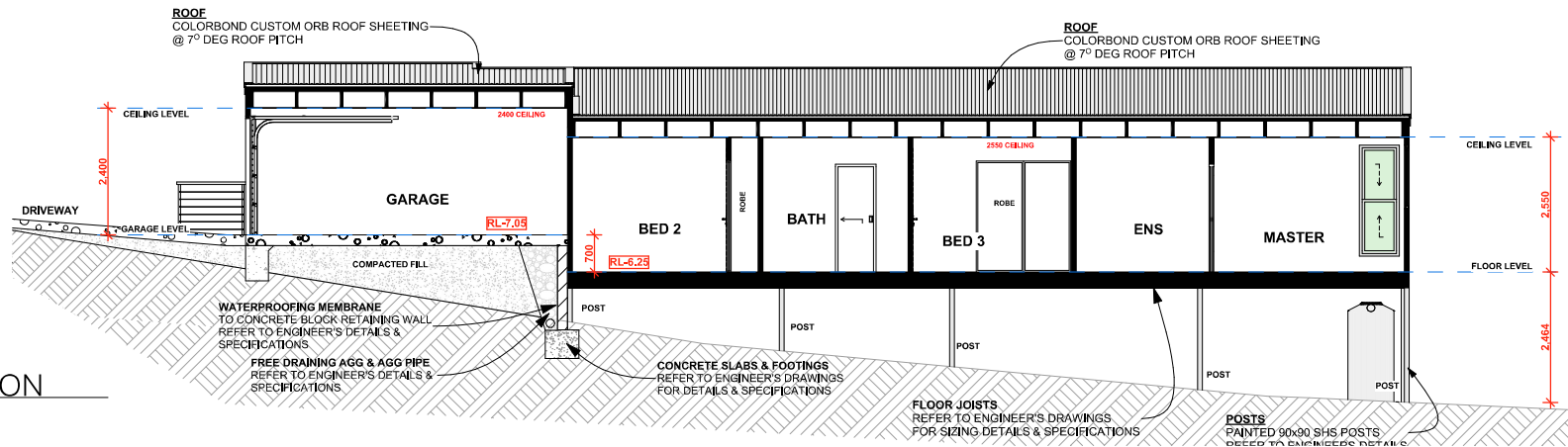
ELEVATIONS 1, 2 & 3 + SECTION 1

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H13 ELEVATION 4



H13 SECTION



H 13



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client
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scale
1:100 on A3
drawn
SR

issue
E
checked
Sam Ray

project number
20017

drawing number
243 - H13

drawing print date
23/02/2022

ELEVATION 4 + SECTION 2

NOTE:
2400 LITRE WATER TANK
UNDER DECK

7 DEGS

33.215

334.16 m²

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

2 DEGS

H 14

335.49 m²

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

2 DEGS

H 15

MATONG DRIVE

H 14



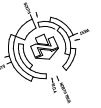
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E	21/02/22	STAGING AMMENDMENT	SR				

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

23/02/2022

SITE PLAN / ROOF PLAN



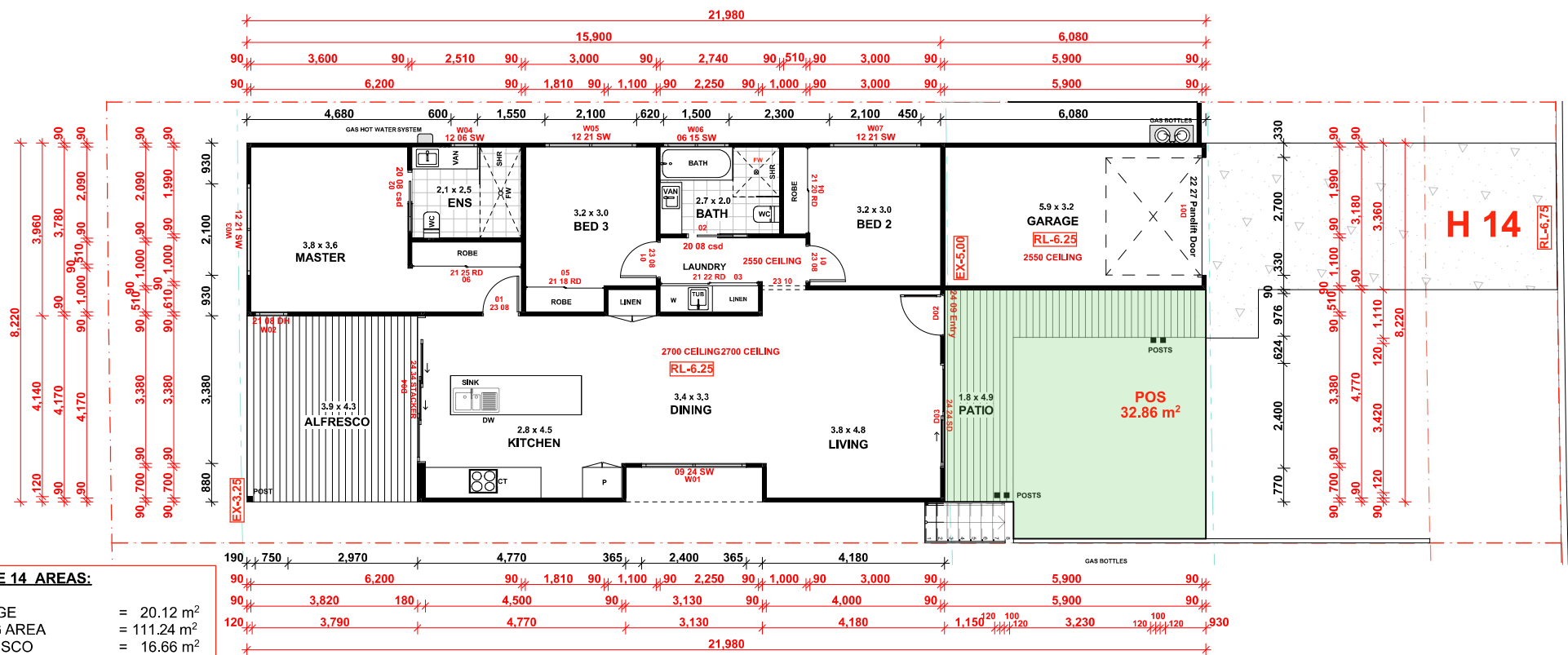
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Modification to development consent
APPROVED PLAN
Modified DA No. 10.2014.743.4
Date: 9/9/2022

- 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 14 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	=	32.86 m ²



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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
251 - H14

drawing print date
23/02/2022

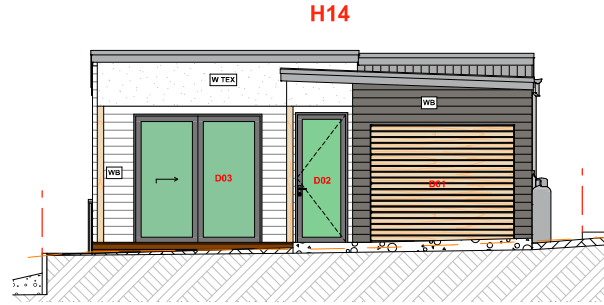
drawing name

FLOOR PLAN + DIMENSIONS

H 14

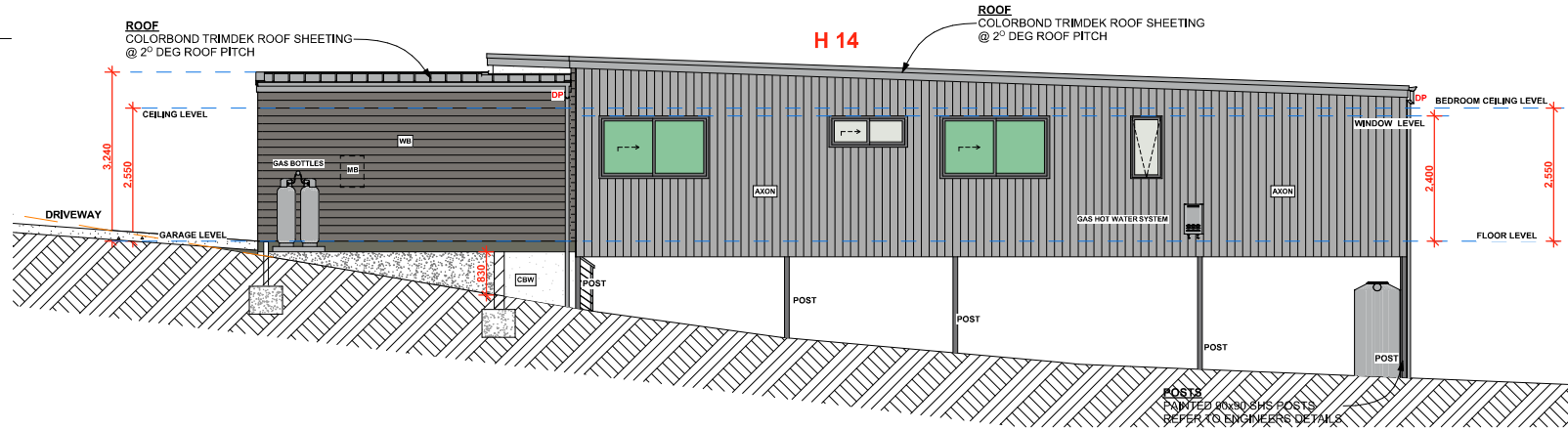
AXON	AXON VERTICAL CLADDING
SHADOWCLAD	NATURAL SHADOWCLAD CLADDING
WB	WEATHERBOARD CLADDING
REN FC	RENDERED FIBRE CEMENT CLADDING
CBW	CONCRETE BLOCK WALLS

H14 ELEVATION 1

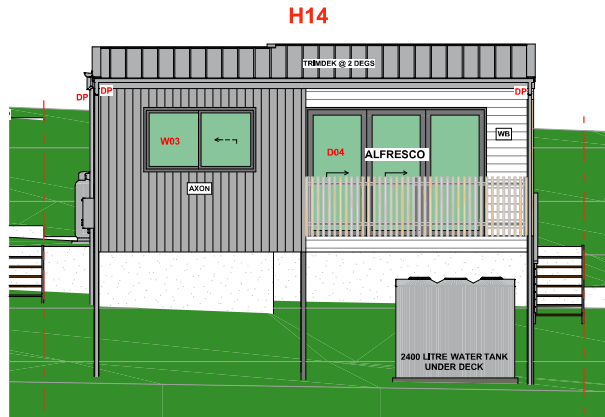


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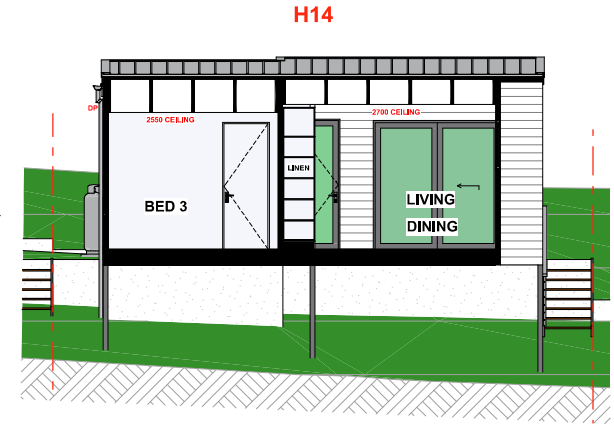
H14 ELEVATION 2



H14 - ELEVATION 3



H14 SECTION 1



H 14



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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	252 - H14	23/02/2022

ELEVATIONS 1, 2 & 3 + SECTION 1

AXON
SHADOWCLAD
WB
REN FC
CBW

AXON VERTICAL CLADDING
NATURAL SHADOWCLAD CLADDING
WEATHERBOARD CLADDING
RENDERED WIRE MESH CLADDING
CONCRETE BLOCK WALLS

BYRON SHIRE COUNCIL

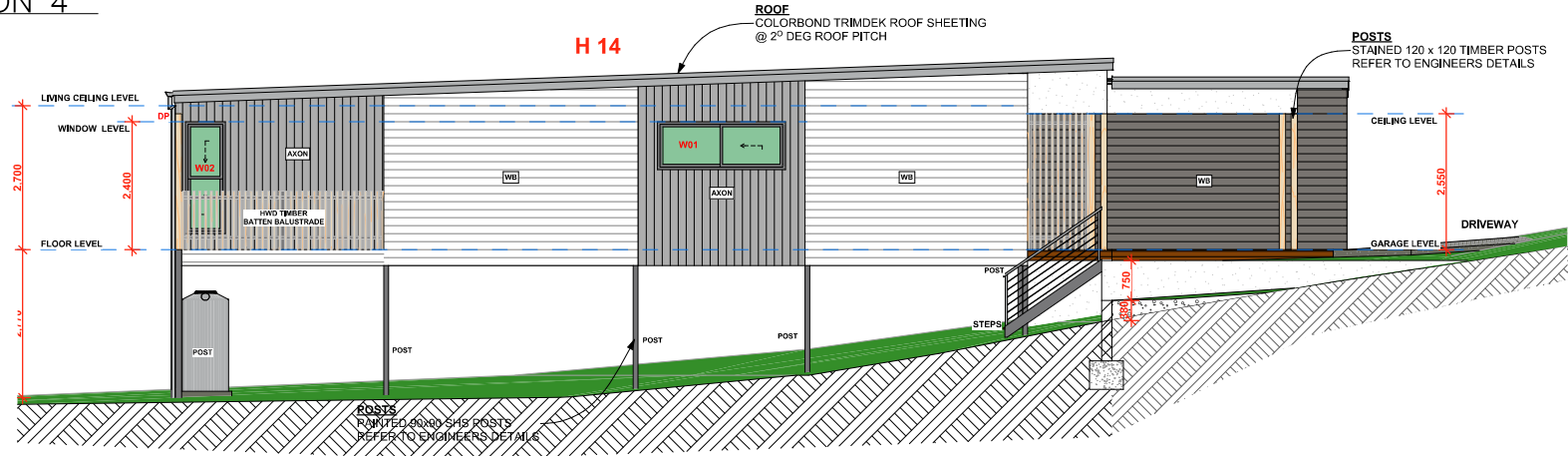
Modification to development consent

APPROVED PLAN

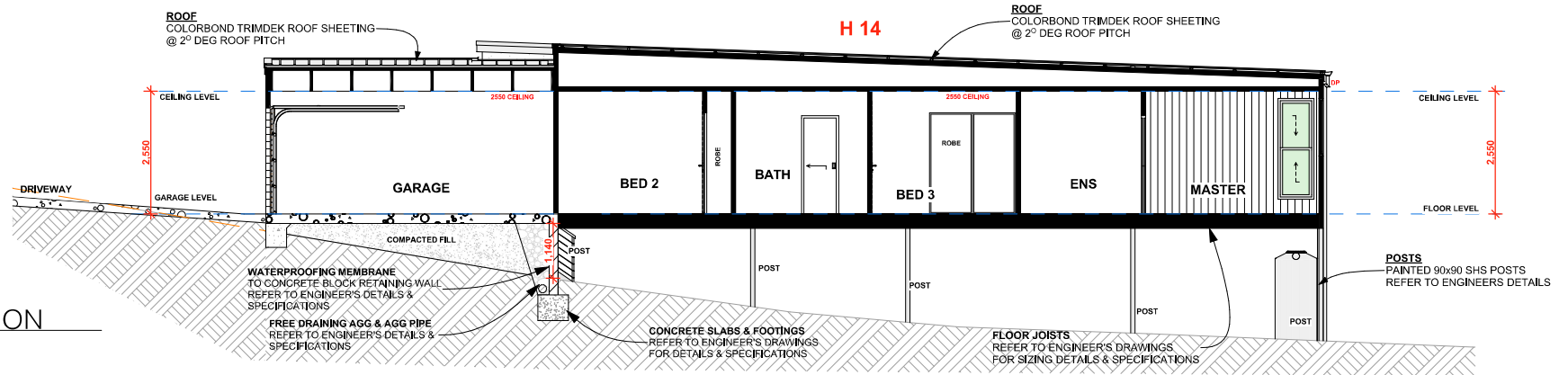
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Date: 9/9/2022

WORKING DRAWINGS

H14 ELEVATION 4



H14 SECTION



H 14



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E	21/02/22	STAGING AMENDMENT	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		

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

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

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

VISITOR CARPARK
 2.2 x 6.7

Dimensions and Areas:

- Roof 15: 33.230 x 9.40 = 335.49 m²
- Roof 16: 31.030 x 9.40 = 323.46 m²
- Roof 17: 15.987 x 5.873 = 93.89 m²
- Visitor Carpark: 2.2 x 6.7 = 14.74 m²

Other Dimensions:

- Overall width: 3.073 + 3.000 + 3.000 = 9.073
- Overall height: 10.100 + 10.100 = 20.200
- Roof 15 slope: 7 DEGS
- Roof 16 slope: 2 DEGS
- Roof 17 slope: 2 DEGS

H 15



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scale	issue
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drawn	checked
SR	Sam Ray

drawing name

SITE PLAN / ROOF PLAN



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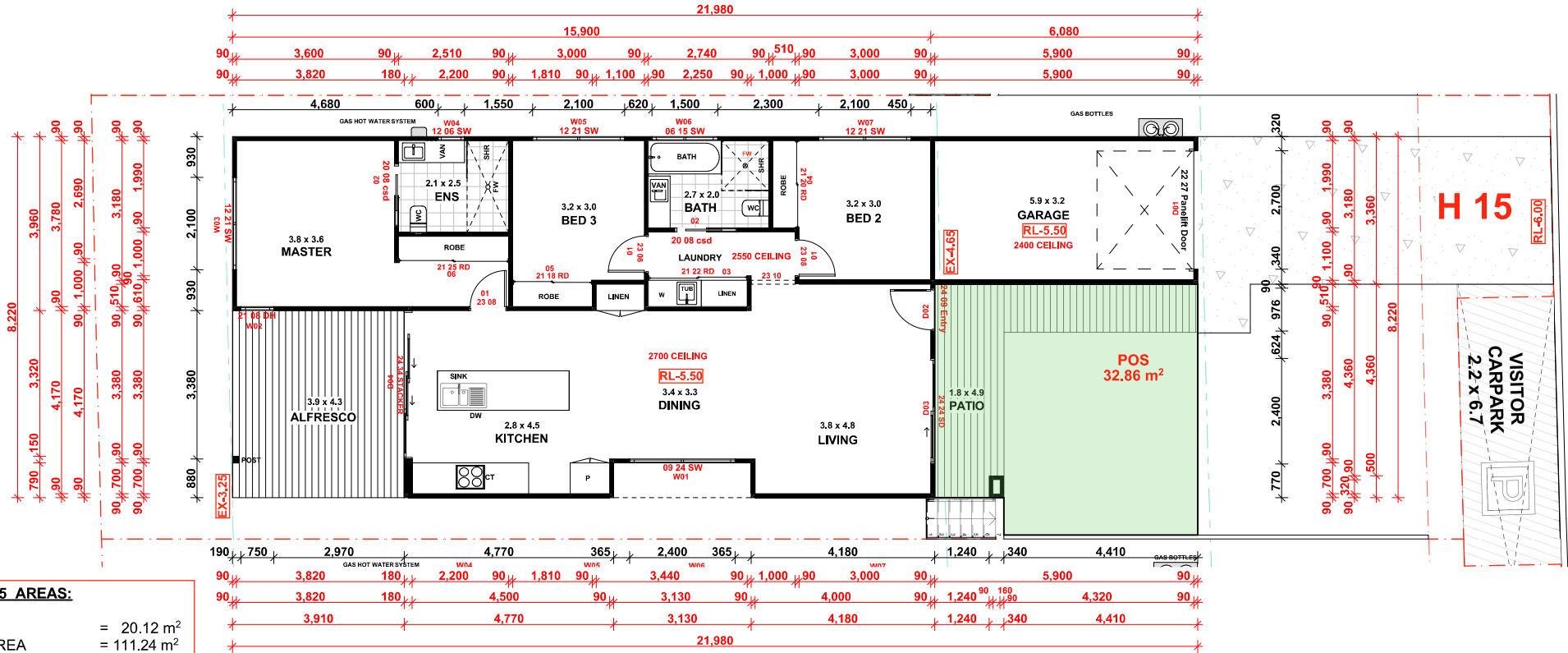
LEGEND

- S . SINK
- CT . COOKTOP
- F . FRIDGE
- WO . WALL OVEN
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NOTE
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SELECTIONS
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COVERINGS & WALL FINISHES ETC

FOR ALL JOINERY DETAILS
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client
Matong Drv JV and Kulgun Crt JV
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Stage 4
Small Lot Development
43 Matong Drive, Ocean
Shores, NSW

scale
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drawn
SR
issue
E
checked
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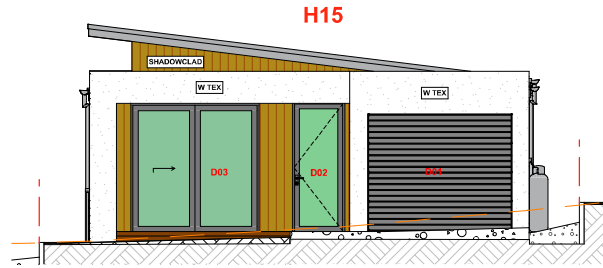
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20017
drawing number
261 - H15
drawing print date
23/02/2022

FLOOR PLAN + DIMENSIONS

H 15

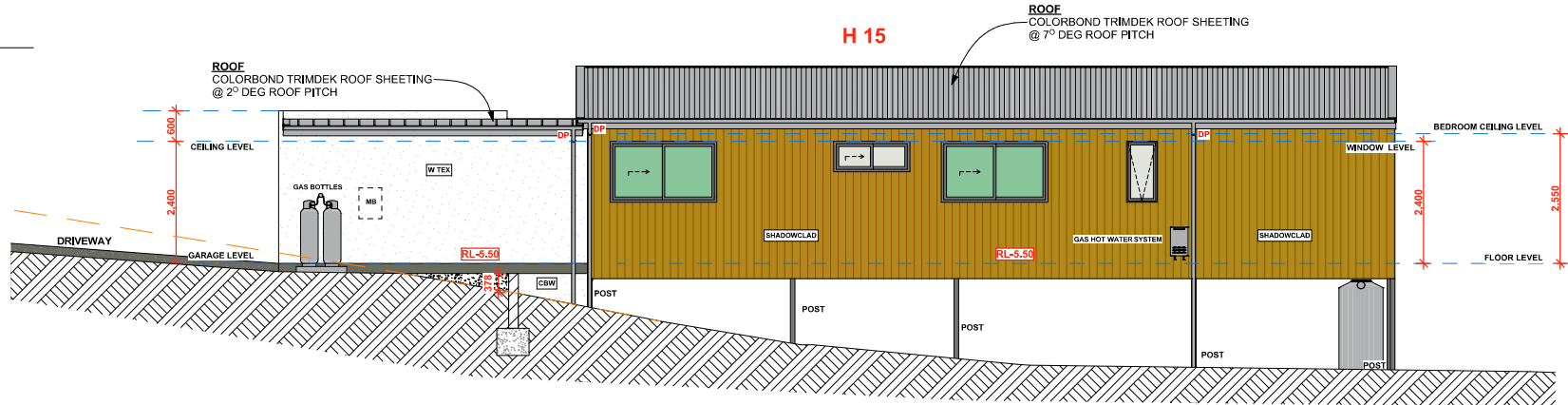
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SHADOWCLAD	NATURAL SHADOWCLAD CLADDING
WB	WEATHERBOARD CLADDING
REN FC	RENDERED FIBRE CEMENT CLADDING
CBW	CONCRETE BLOCK WALLS

H15 ELEVATION 1

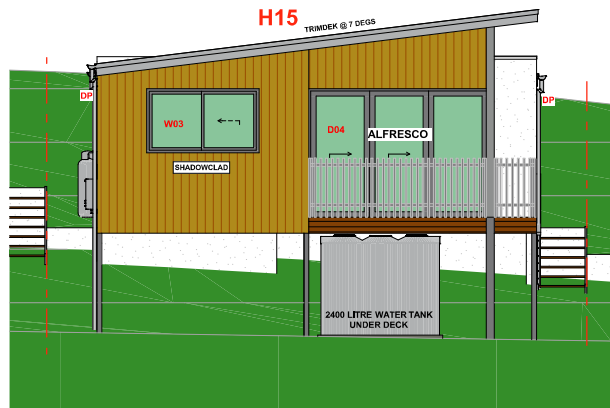


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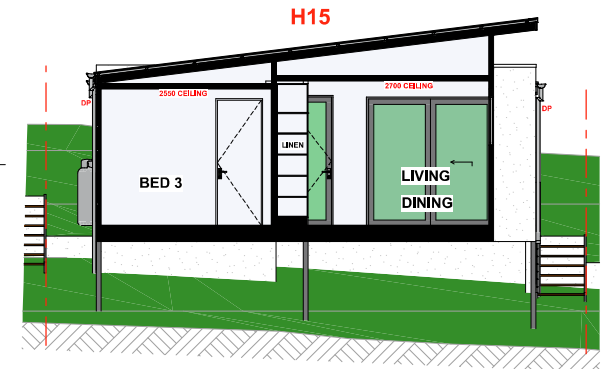
H15 ELEVATION 2



H15 ELEVATION 3



H15 SECTION 1



H 15



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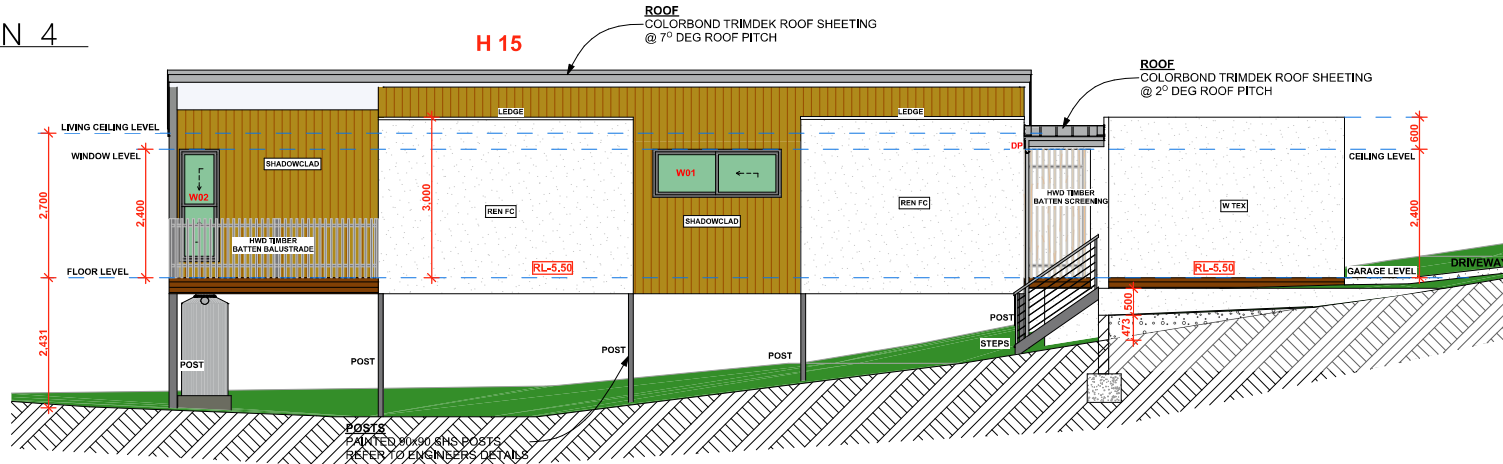
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SR	Sam Ray

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

ELEVATIONS 1, 2 & 3 + SECTION 1

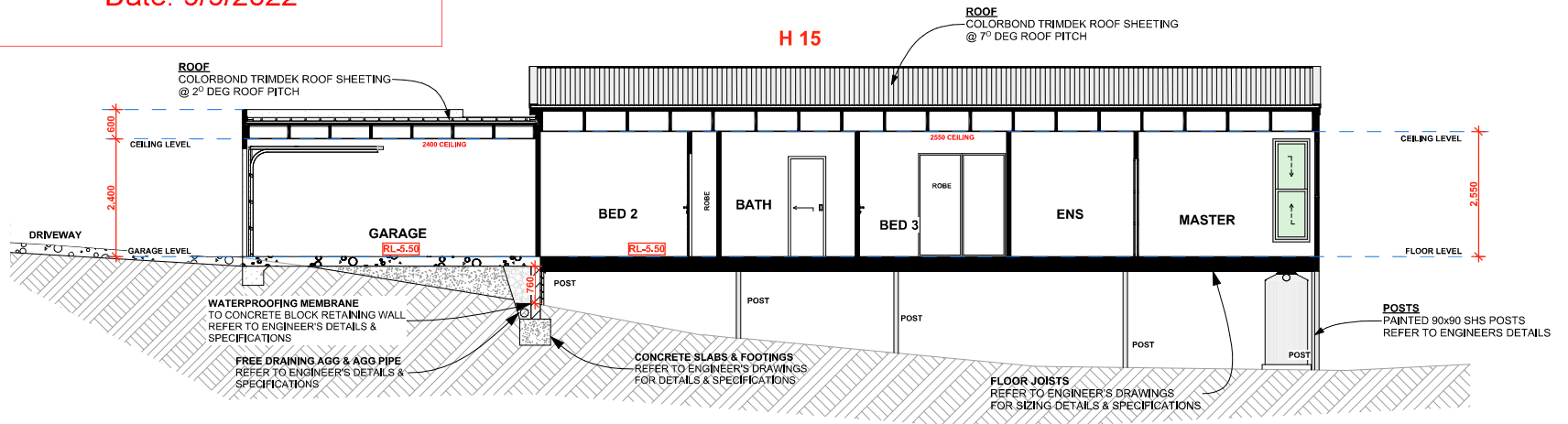
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SHADOWCLAD	NATURAL SHADOWCLAD CLADDING
WB	WEATHERBOARD CLADDING
REN FC	RENDERED FIBRE CEMENT CLADDING
CBW	CONCRETE BLOCK WALLS

H15 ELEVATION 4



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H15 SECTION



H 15



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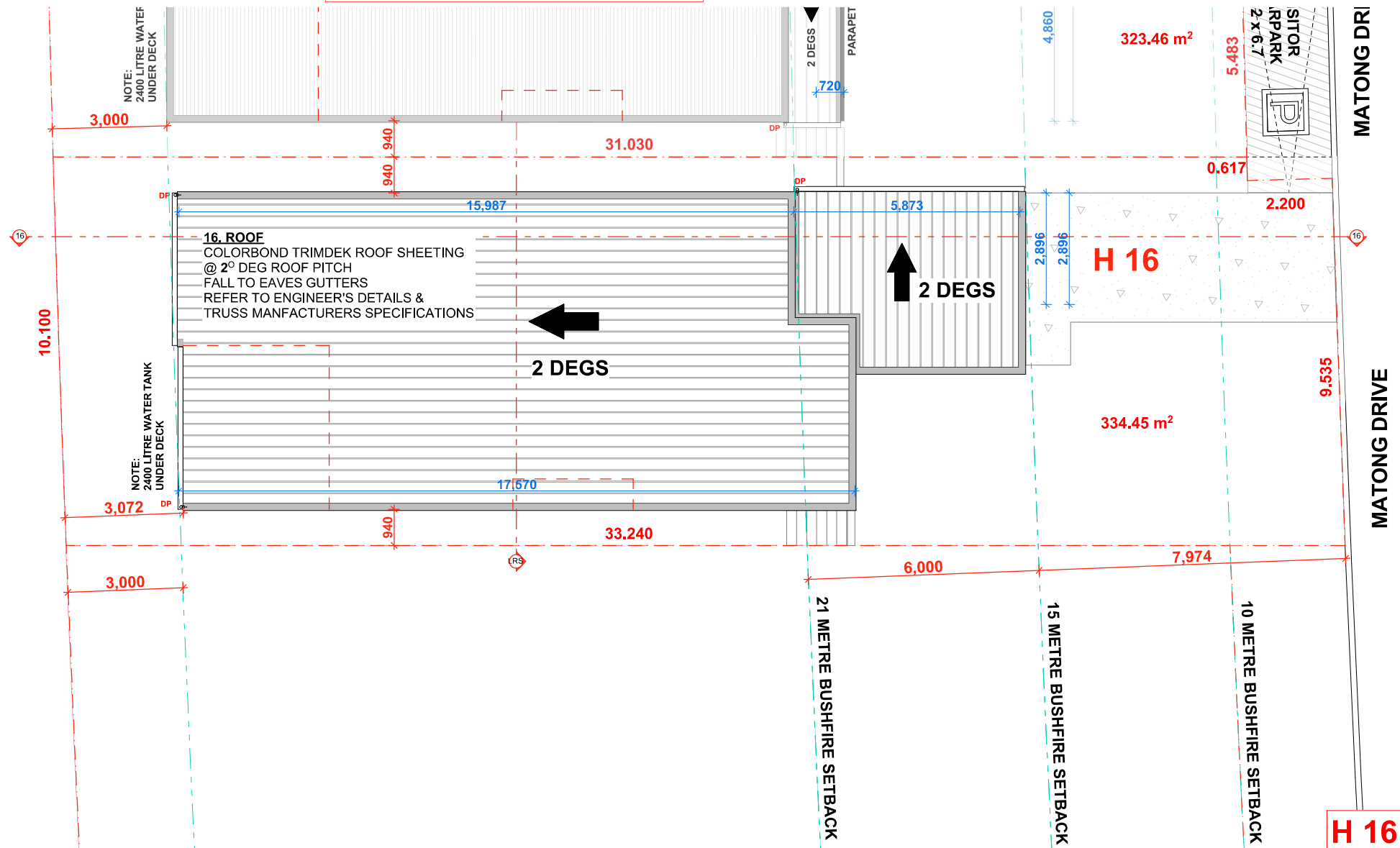
23/02/2022

drawing name

ELEVATION 4 + SECTION 2

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WORKING DRAWINGS



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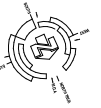
270 - H16

drawing print date

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

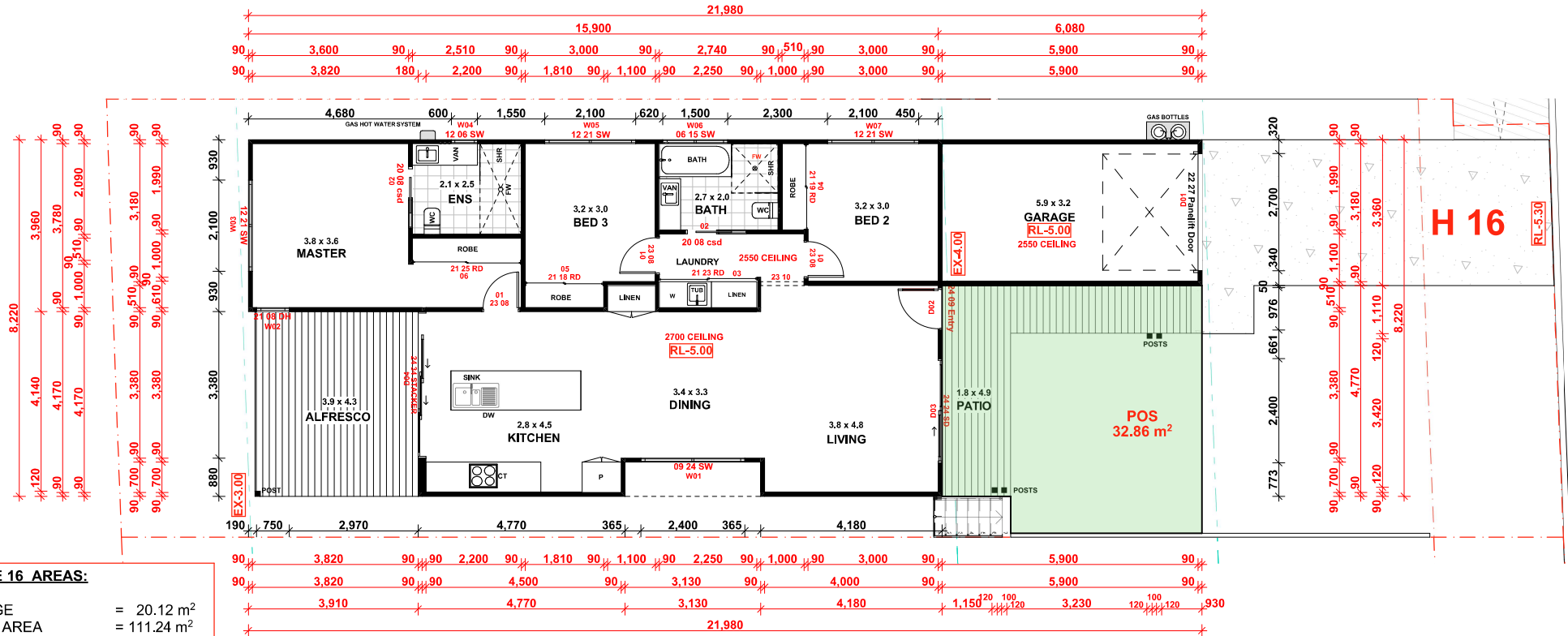
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SELECTIONS

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SR	Sam Ray

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271 - H16

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drawing name

FLOOR PLAN + DIMENSIONS

H 16

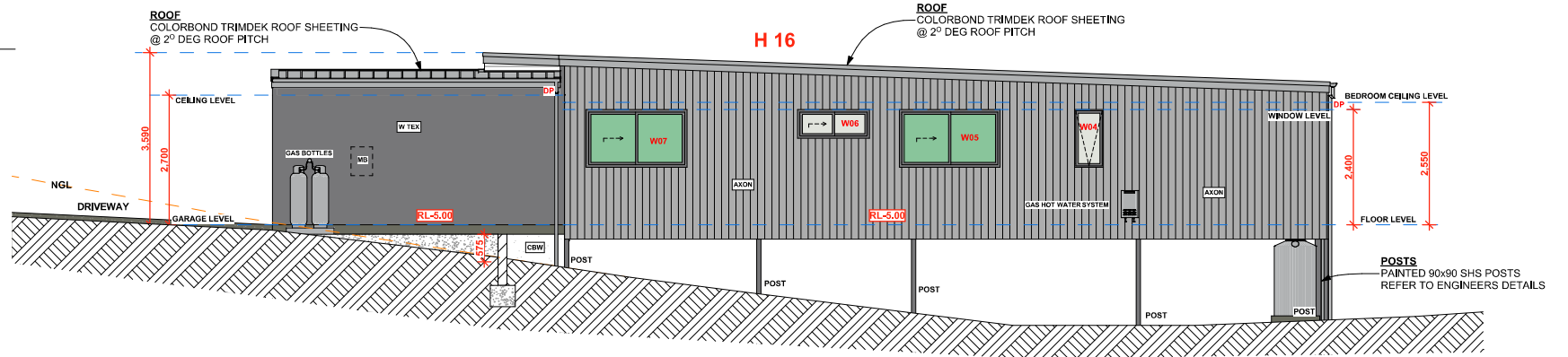
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REN FC	RENDERED FIBRE CEMENT CLADDING
CBW	CONCRETE BLOCK WALLS

H16 ELEVATION 1

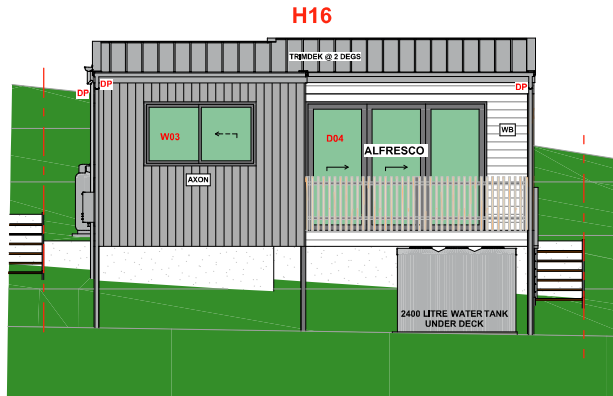


BYRON SHIRE COUNCIL
Modification to development consent
APPROVED PLAN
Modified DA No. 10.2014.743.4
Date: 9/9/2022

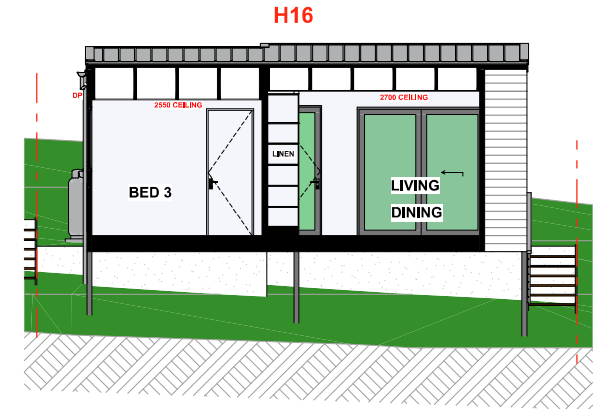
H16 ELEVATION 2



H16 - ELEVATION 3



H16 SECTION 1



H 16



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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				
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	272 - H16	23/02/2022
scale	issue	drawing name	
1:100 on A3	E	ELEVATIONS 1, 2 & 3 + SECTION 1	
drawn	checked		
SR	Sam Ray		

Architectural elevation drawing of a building facade. The drawing includes the following annotations and dimensions:

- Dimensions:**
 - Overall height: 2,700
 - Living Ceiling Level to Window Level: 2,400
 - Window Level to Floor Level: 1,000
 - Floor Level to Garage Level: 1,000
 - Garage Level to Ceiling Level: 2,700
 - Steps height: 1,003
- Annotations:**
 - WALL CLADDING:** SELECTED WEATHER BOARD CLADDING
 - ROOF:** COLORBOND TRIMDEK ROOF SHEETING @ 2° DEG ROOF PITCH
 - POSTS:** STAINED 120 x 120 TIMBER POSTS REFER TO ENGINEERS DETAILS
 - POSTS:** PAINTED 90x90 SHS POSTS REFER TO ENGINEERS DETAILS
 - Labels:** WB, AXON, W01, W02, W TEX, CBW, POST, STEPS, DRIVEWAY, RL-5.00

SECTION

ROOF
COLORBOND TRIMDEK ROOF SHEETING
@ 2° DEG ROOF PITCH

CEILING LEVEL

2700 CEILING

DRIVEWAY

GARAGE LEVEL

GARAGE

RL-5.00

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

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

795

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

H 16

ROOF
COLORBOND TRIMDEK ROOF SHEETING
@ 2° DEG ROOF PITCH

2500 CEILING

BED 2

BATH

BED 3

ENS

MASTER

FLOOR LEVEL

2550

POSTS
PAINTED 90x90 SHS POSTS
REFER TO ENGINEERS DETAILS

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

H16 SECTION

H 16



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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	273 - H16	23/02/2022

ELEVATION 4 + SECTION 2