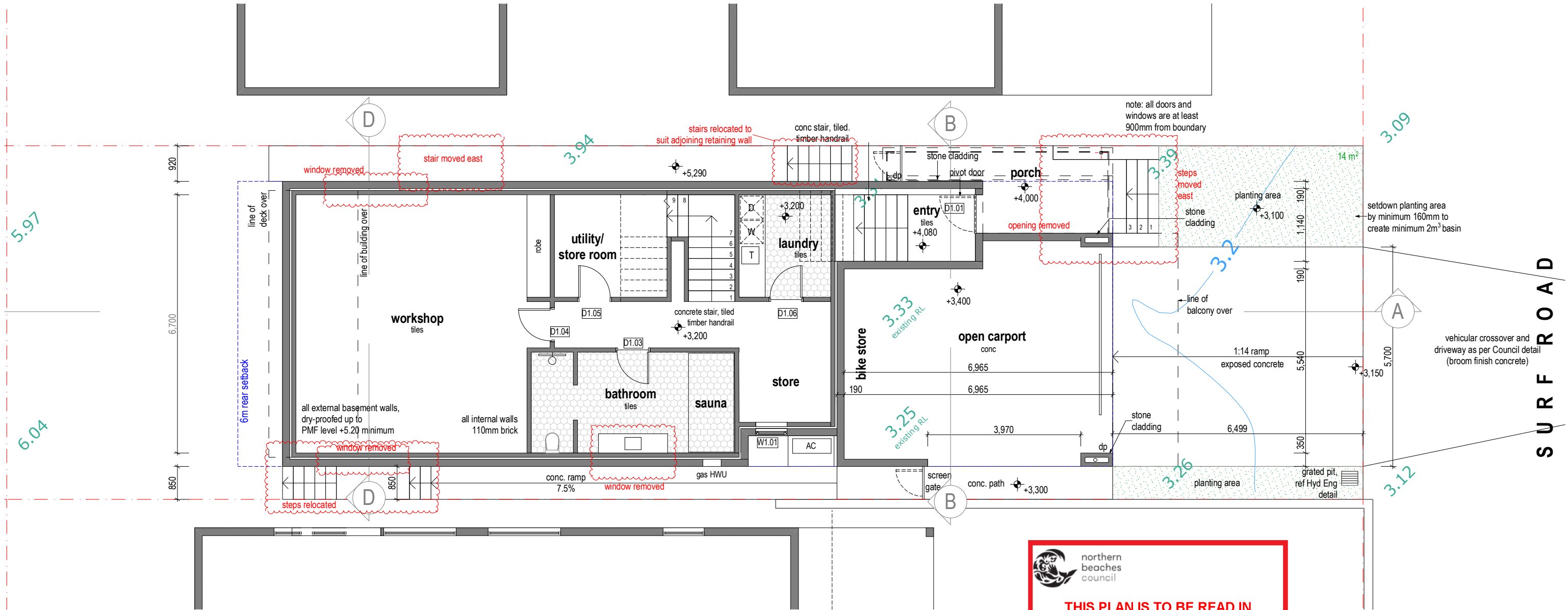


DO NOT SCALE FROM DRAWINGS

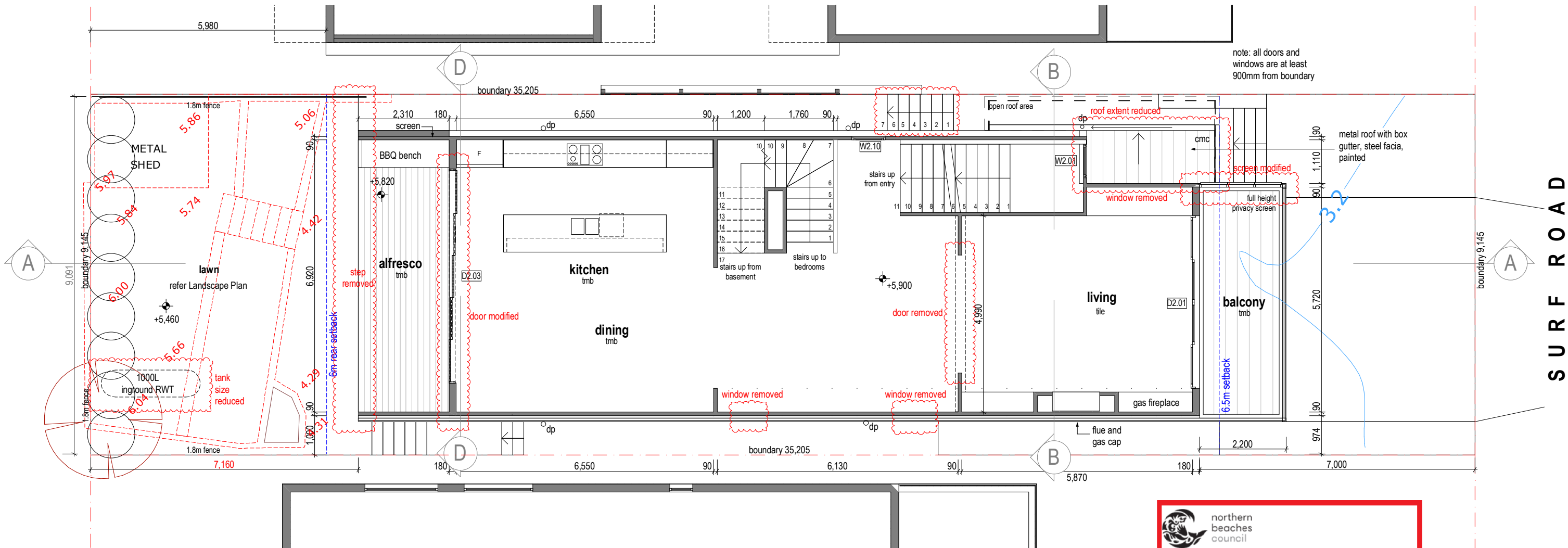
- LEGEND
- ACR acrylic render, paint finish
 - CMC corrugated steel, colorbond
 - CPT carpet
 - AW aluminium window, powdercoat
 - AD aluminium door, powdercoat
 - FCB fibre cement cladding, boards
 - FCS fibre cement cladding, sheets
 - TMB timber floorboards
 - TD timber decking



DO NOT SCALE FROM DRAWINGS



- LEGEND
- ACR acrylic render, paint finish
 - CMC corrugated steel, colorbond
 - CPT carpet
 - AW aluminium window, powdercoat
 - AD aluminium door, powdercoat
 - FCB fibre cement cladding, boards
 - FCS fibre cement cladding, sheets
 - TMB timber floorboards
 - TD timber decking



 northern
beaches
council

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

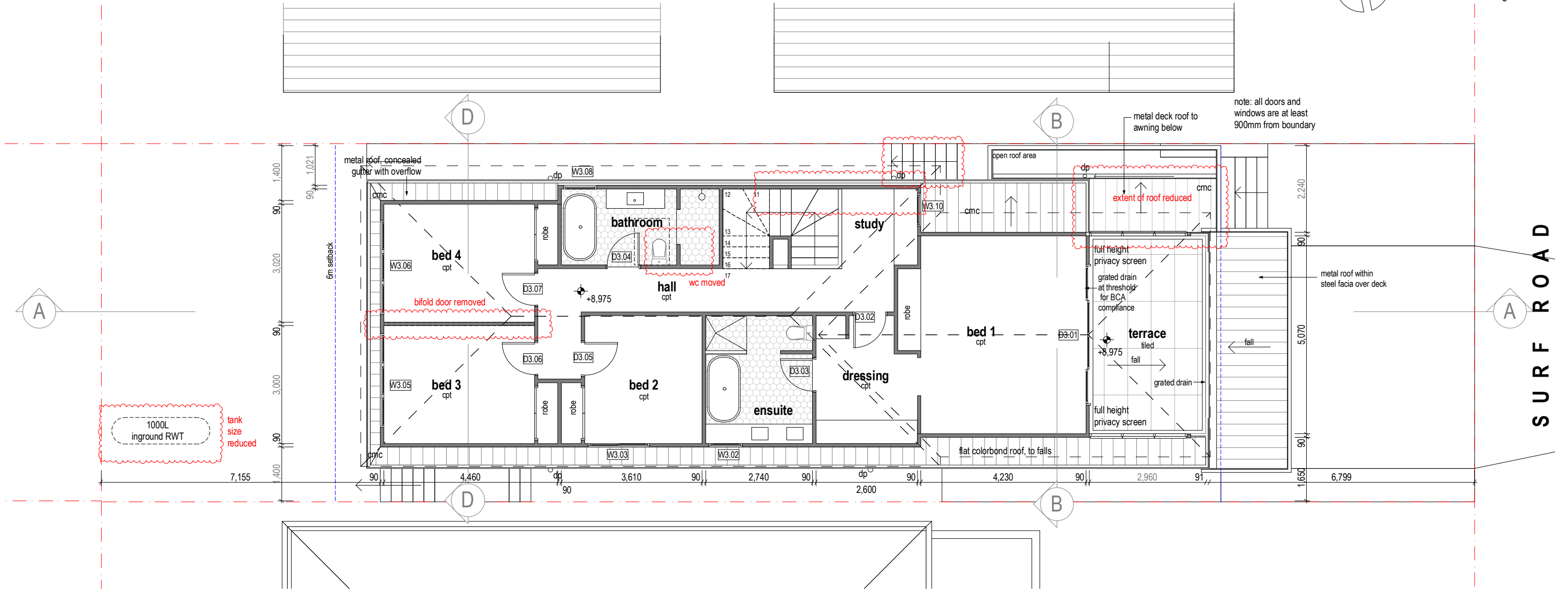
MOD2022/0466

| | | | | | |
|--|--|--|--|--|---|
| <div><div>section 4.55</div><div>h section 4.55</div><div>g section 4.55</div><div>f section 4.55 (draft)</div><div>e development application</div><div>d development application</div><div>c development application</div><div>b development application</div><div>a development application revision for comment</div><div>development application</div><div>preliminary design</div><div>preliminary design</div><div>preliminary design</div><div>preliminary design</div><div>preliminary design</div><div>revision</div></div> <div><div>10.08.2022</div><div>26.08.2022</div><div>17.08.2021</div><div>09.03.2021</div><div>09.01.2020</div><div>12.12.2019</div><div>02.10.2019</div><div>18.09.2019</div><div>22.07.2019</div><div>08.05.2019</div><div>26.11.2018</div><div>05.11.2018</div><div>26.10.2018</div><div>27.09.2018</div><div>14.09.2018</div><div>30.08.2018</div></div> <div><div>revision</div><div>date</div></div> | <div><div>0</div><div>1</div><div>2</div><div>4</div><div>6m</div></div> | <div><div>JK</div><div>JEFF KARSKENS DESIGNER</div><div>Studio 301, 61 Marlborough Street, Surry Hills NSW 2010</div><div>studio@jksdesigner.com.au</div><div>m. +61 408 557 957</div></div> | <div><div>project</div><div>42 SURF ROAD</div><div>NORTH CURL CURL</div><div>Lot 33, DP 5659</div></div> | <div><div>client</div><div>ARCHER PROPERTIES</div><div>drawing title</div><div>GROUND FLOOR PLAN</div></div> | <div><div>project status</div><div>Section 4.55</div><div>drawn</div><div>JK</div><div>scale</div><div>1:100</div><div>date</div><div>10/08/2022</div><div>drawing Number</div><div>A 3.03</div><div>revision</div><div>j</div></div> |
|--|--|--|--|--|---|

DO NOT SCALE FROM DRAWINGS

LEGEND

- ACR acrylic render, paint finish
- CMC corrugated steel, colorbond
- CPT carpet
- AW aluminium window, powdercoat
- AD aluminium door, powdercoat
- FCB fibre cement cladding, boards
- FCS fibre cement cladding, sheets
- TMB timber floorboards
- TD timber decking



northern
beaches
council

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

MOD2022/0466

| | |
|--|------------|
| j section 4.55 | 10.08.2022 |
| h section 4.55 | 26.08.2022 |
| g section 4.55 | 17.08.2021 |
| f section 4.55 (draft) | 09.03.2021 |
| e development application | 09.01.2020 |
| d development application | 12.12.2019 |
| c development application | 02.10.2018 |
| b development application | 18.09.2019 |
| a development application revision for comment | 22.07.2019 |
| - development application | 08.05.2019 |
| - preliminary design | 26.11.2018 |
| - preliminary design | 05.11.2018 |
| - preliminary design | 26.10.2018 |
| - preliminary design | 27.09.2018 |
| - preliminary design | 14.09.2018 |
| - preliminary design | 30.08.2018 |
| revision | date |



JK
JEFF KARSKENS DESIGNER
Studio 301, 61 Marlborough Street, Surry Hills NSW 2010
studio@jksdesigner.com.au
m. +61 408 557 957

project
42 SURF ROAD
NORTH CURL CURL
Lot 33, DP 5659

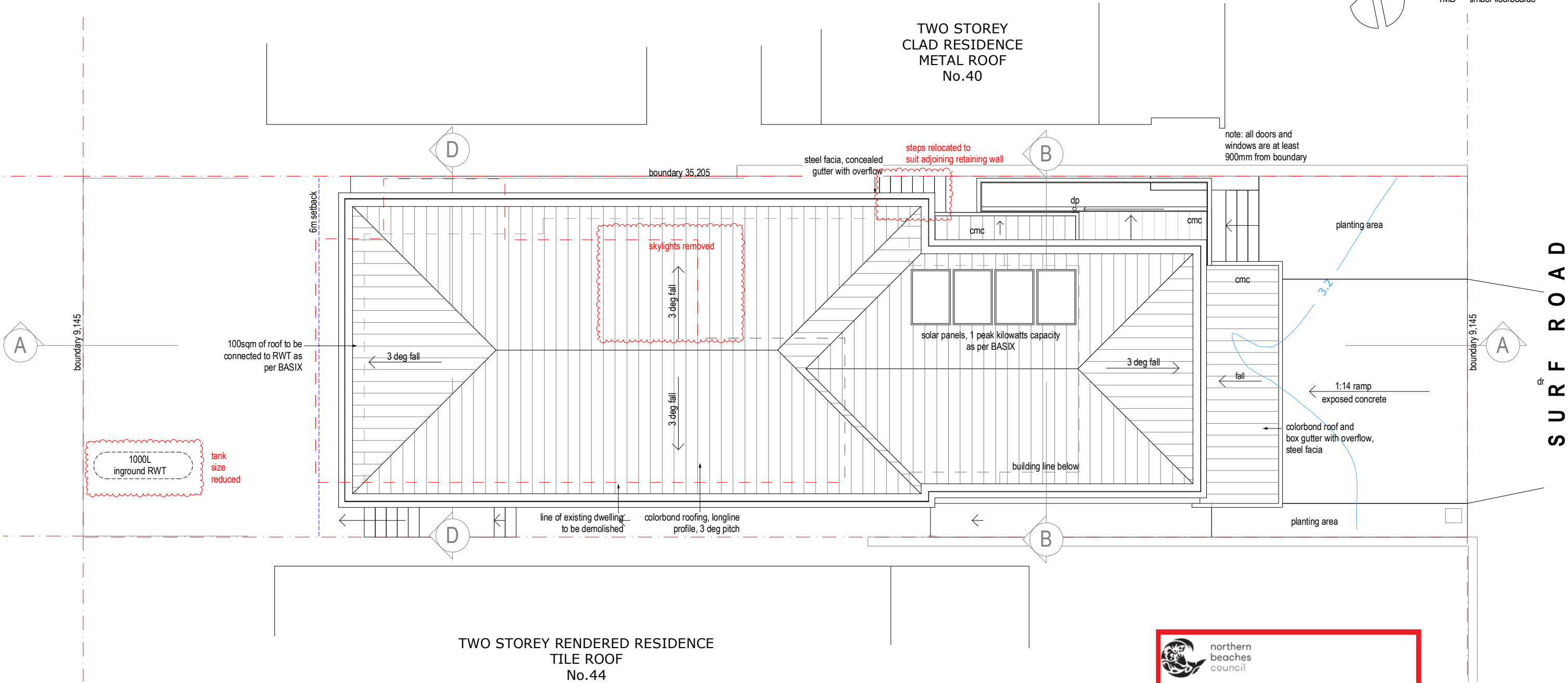
client
ARCHER PROPERTIES
drawing title
FIRST FLOOR PLAN

project status
Section 4.55
drawn
JK
scale
1:100
date
10/08/2022
drawing Number
A 3.03
revision
j

DO NOT SCALE FROM DRAWINGS

LEGEND

- ACR acrylic render, paint finish
- CMC corrugated steel, colorbond
- CPT carpet
- AW aluminium window, powdercoat
- AD aluminium door, powdercoat
- FCB fibre cement cladding, boards
- FCS fibre cement cladding, sheets
- TMB timber floorboards



 northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

MOD2022/0466

DO NOT SCALE FROM DRAWINGS

LEGEND

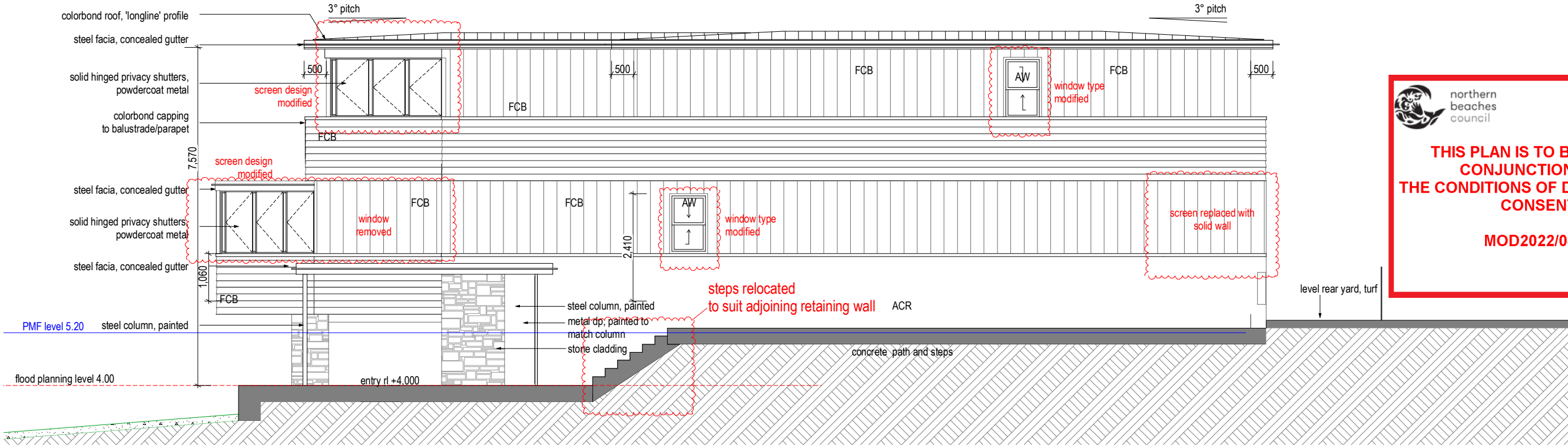
- ACR acrylic render, paint finish
- CMC corrugated steel, colorbond
- CPT carpet
- AW aluminium window, powdercoat
- AD aluminium door, powdercoat
- FCB fibre cement cladding, boards
- FCS fibre cement cladding, sheets
- TMB timber floorboards
- TD timber decking



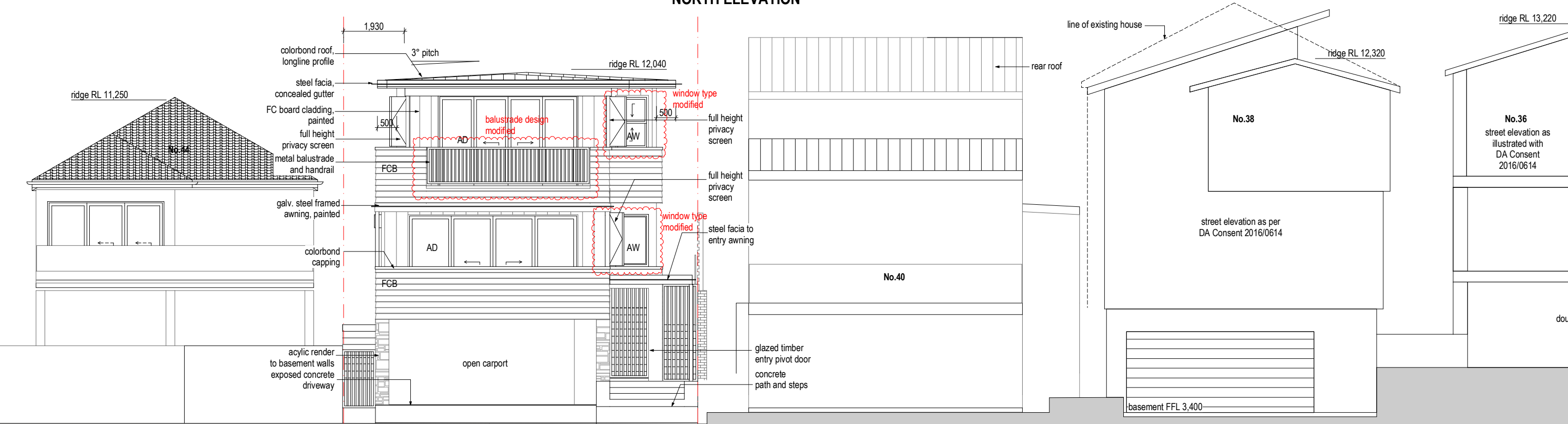
northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

MOD2022/0466



NORTH ELEVATION



EAST (SURF RD) ELEVATION

section 4.55

h section 4.55

g section 4.55

f section 4.55 (draft)

e development application

d development application

c development application

b development application

a development application revision for comment

development application

preliminary design

preliminary design

preliminary design

preliminary design

preliminary design

revision

10/08/2022

26/08/2022

17/08/2021

09/03/2021

09/01/2020

12/12/2019

02/10/2019

18/09/2019

22/07/2019

08/05/2019

26/11/2018

05/11/2018

26/10/2018

27/09/2018

14/09/2018

30/08/2018

0

1

2

4

6m

JEFF KARSKENS DESIGNER

studio@jkdesigner.com.au

m. +61 408 557 957

project

42 SURF ROAD

NORTH CURL CURL

Lot 33, DP 5659

client

ARCHER PROPERTIES

drawing title

NORTH AND EAST ELEVATIONS

project status

Section 4.55

drawn

LR / JK

scale

1:100

date

10/08/2022

drawing Number

A 4.01

revision

j

DO NOT SCALE FROM DRAWINGS

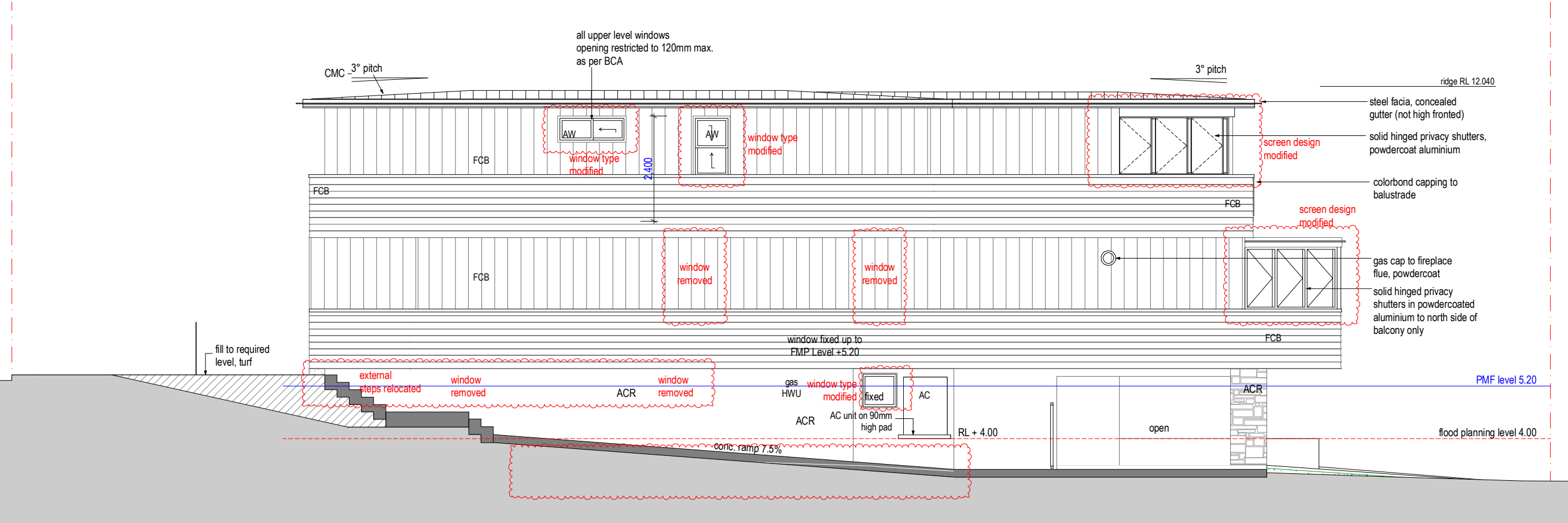
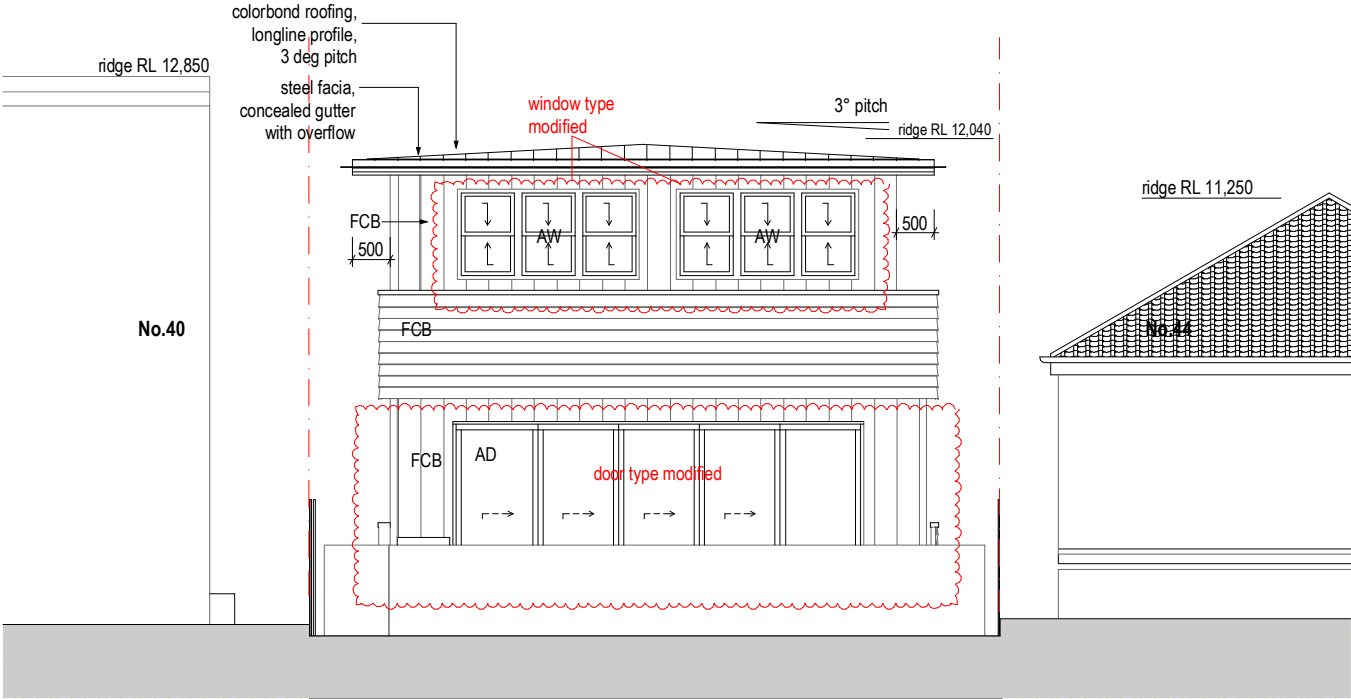


northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

MOD2022/0466

| LEGEND | |
|--------|-------------------------------|
| ACR | acrylic render, paint finish |
| CMC | corrugated steel, colorbond |
| CPT | carpet |
| AW | aluminium window, powdercoat |
| AD | aluminium door, powdercoat |
| FCB | fibre cement cladding, boards |
| FCS | fibre cement cladding, sheets |
| TMB | timber floorboards |
| TD | timber decking |



SOUTH ELEVATION

section 4.55

h section 4.55

g section 4.55

f section 4.55 (draft)

e development application

d development application

c development application

b development application

a development application revision for comment

- development application

- preliminary design

- preliminary design

- preliminary design

- preliminary design

- preliminary design

revision

10.08.2022

26.08.2022

17.08.2021

09.03.2021

09.01.2020

12.12.2019

02.10.2019

18.09.2019

22.07.2019

08.05.2019

26.11.2018

05.11.2018

26.10.2018

27.09.2018

14.09.2018

30.08.2018

date

0

1

2

4

6m

JEFF KARSKENS DESIGNER

studio@jkdesigner.com.au

m. +61 408 557 957

project

42 SURF ROAD

NORTH CURL CURL

Lot 33, DP 5659

client

ARCHER PROPERTIES

drawing title

SOUTH AND WEST ELEVATIONS

project status

Section 4.55

drawn

LR / JK

scale

1:100

date

10/08/2022

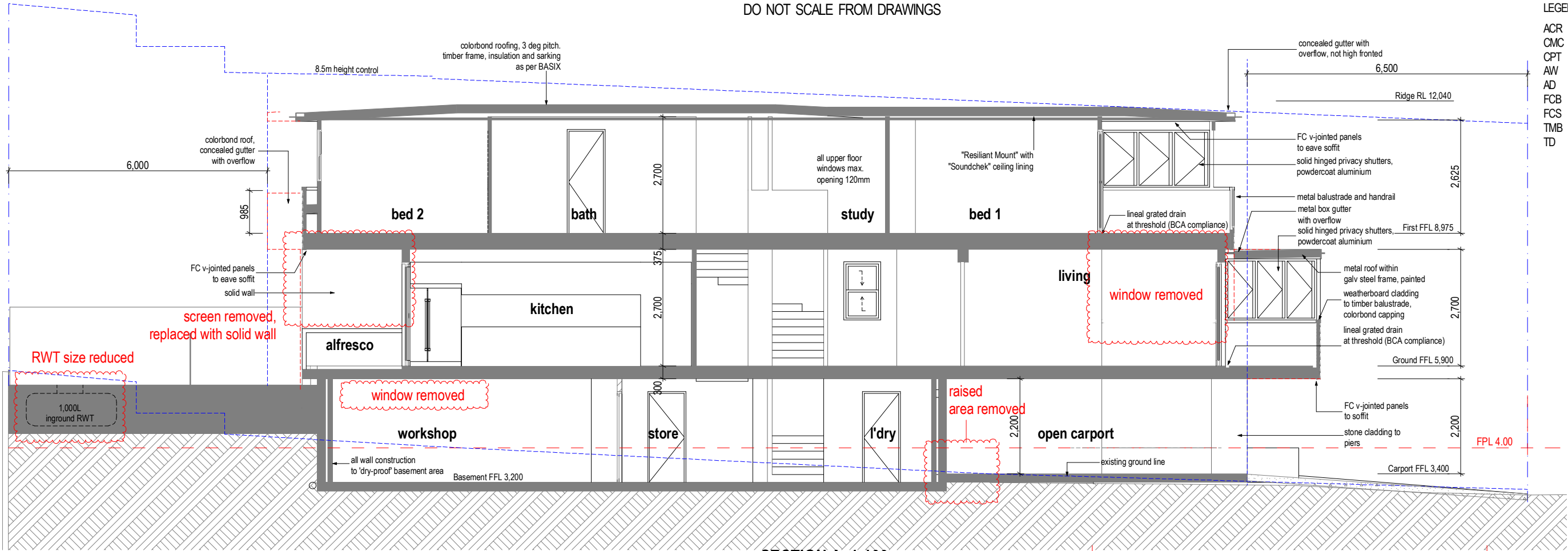
drawing Number

A 4.02

revision

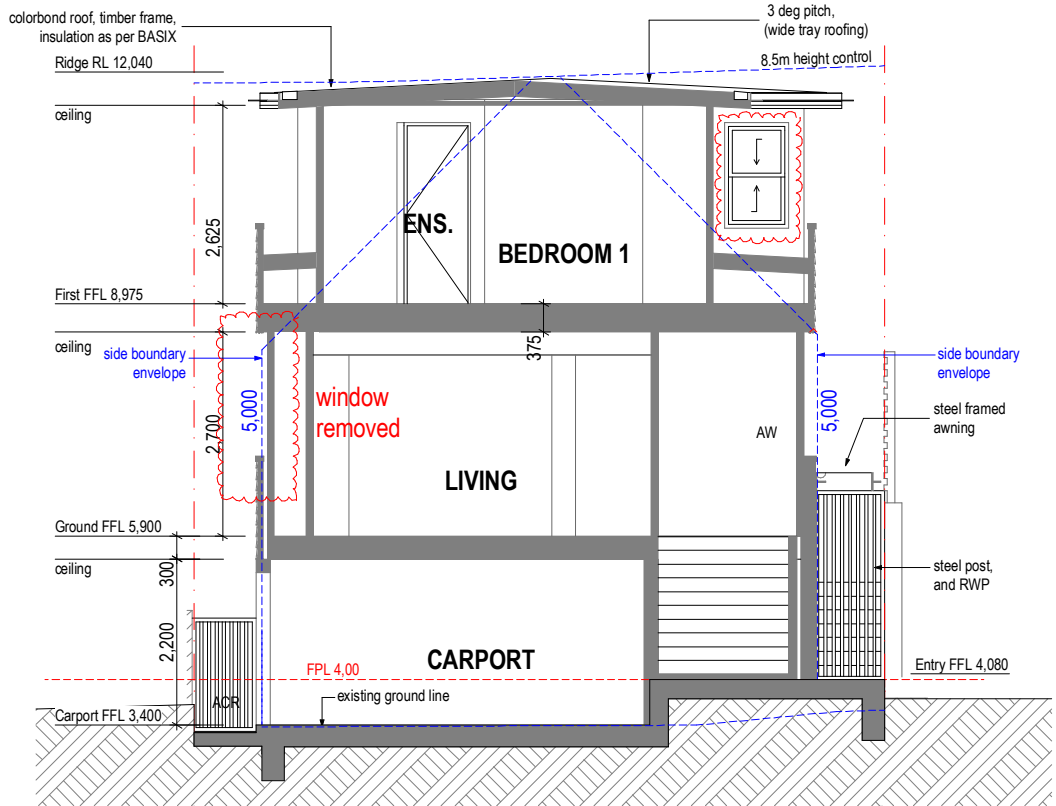
j

DO NOT SCALE FROM DRAWINGS



- LEGEND
- ACR acrylic render, paint finish
 - CMC corrugated steel, colorbond
 - CPT carpet
 - AW aluminium window, powdercoat
 - AD aluminium door, powdercoat
 - FCB fibre cement cladding, boards
 - FCS fibre cement cladding, sheets
 - TMB timber floorboards
 - TD timber decking

SECTION A 1:100

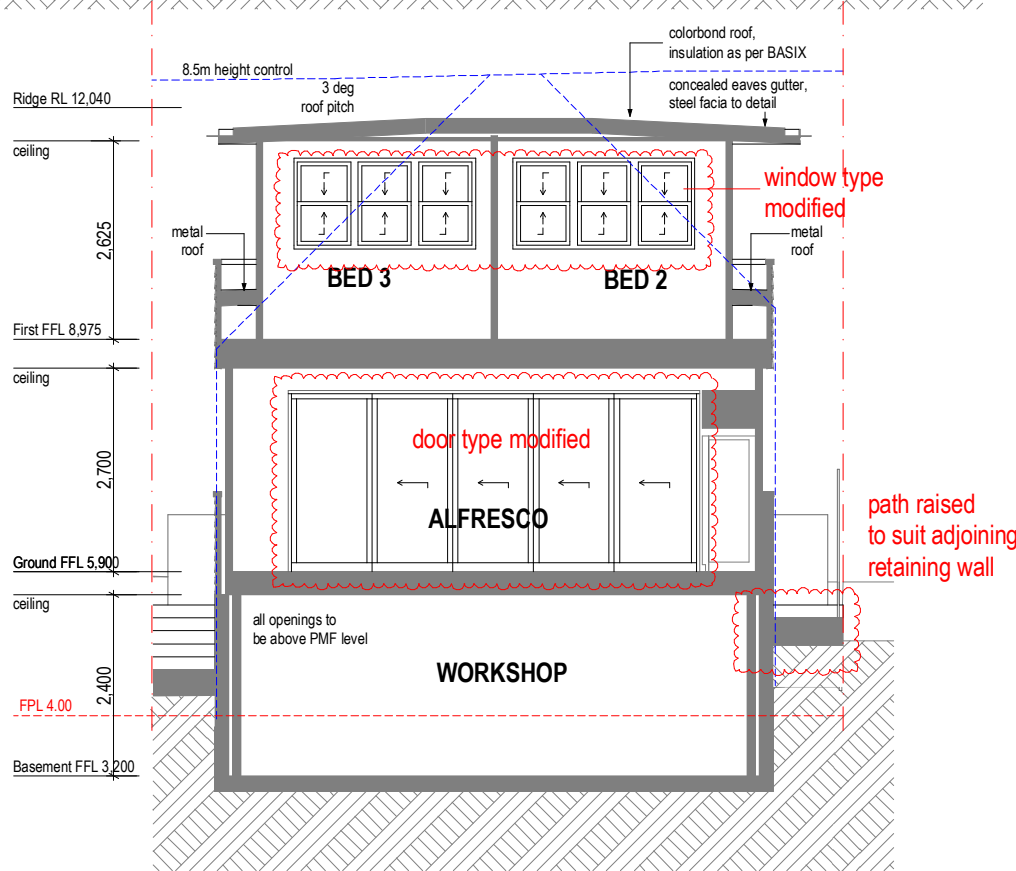


SECTION B 1:100

 **northern beaches council**

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

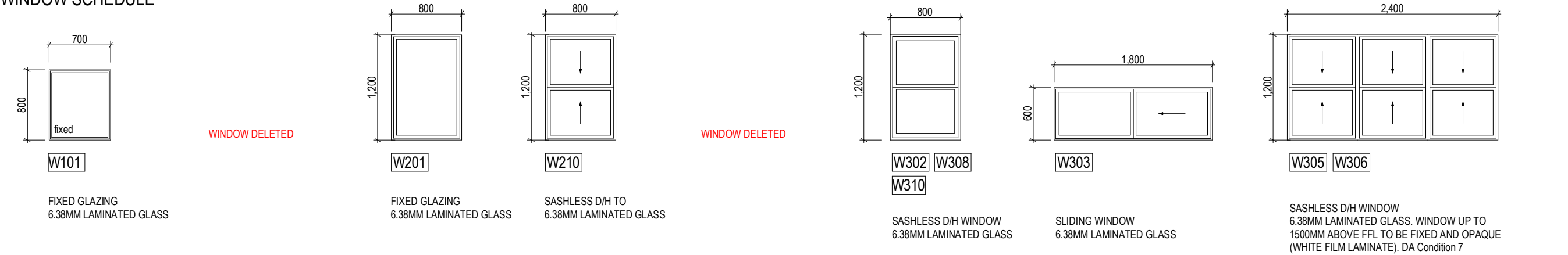
MOD2022/0466



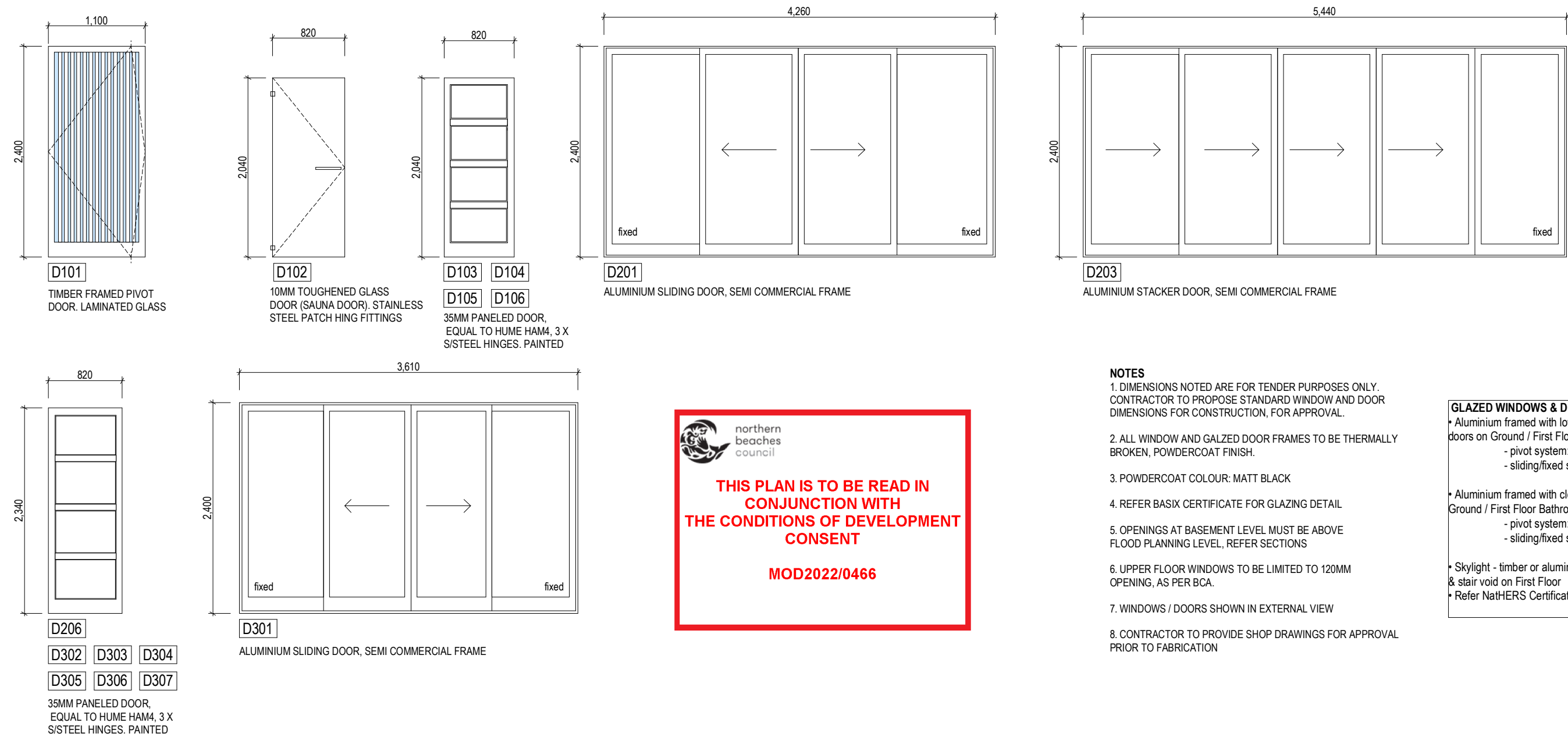
SECTION D 1:100

DO NOT SCALE FROM DRAWINGS

WINDOW SCHEDULE



DOOR SCHEDULE



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

MOD2022/0466

NOTES

- DIMENSIONS NOTED ARE FOR TENDER PURPOSES ONLY. CONTRACTOR TO PROPOSE STANDARD WINDOW AND DOOR DIMENSIONS FOR CONSTRUCTION, FOR APPROVAL.
- ALL WINDOW AND GALZED DOOR FRAMES TO BE THERMALLY BROKEN, POWDERCOAT FINISH.
- POWDERCOAT COLOUR: MATT BLACK
- REFER BASIX CERTIFICATE FOR GLAZING DETAIL
- OPENINGS AT BASEMENT LEVEL MUST BE ABOVE FLOOD PLANNING LEVEL, REFER SECTIONS
- UPPER FLOOR WINDOWS TO BE LIMITED TO 120MM OPENING, AS PER BCA.
- WINDOWS / DOORS SHOWN IN EXTERNAL VIEW
- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION

GLAZED WINDOWS & DOORS

- Aluminium framed with low-e (low solar) glazing to windows and doors on Ground / First Floor Living, Hallway & Bedroom zones;
 - pivot system: U=5.6 & SHGC=0.36
 - sliding/fixed system: U=5.6, SHGC=0.41
- Aluminium framed with clear glazing to entire Basement Floor + Ground / First Floor Bathroom windows;
 - pivot system: U=6.7 & SHGC=0.57
 - sliding/fixed system: U=6.7, SHGC=0.70
- Skylight - timber or aluminium framed with double glazing to hall & stair void on First Floor
- Refer NatHERS Certificate for further details

DO NOT SCALE FROM DRAWINGS



- roof: colorbond steel, longline profile, woodland grey
Note: roof finish to be of medium-dark BCA classification (M or D) in accordance with Notice of Assessment Condition 12
- facia: painted steel, "Namadji"
- eave gutter: colorbond, "Night Sky"
- eave soffit: timber lining boards, painted white
- glazed balustrade, metal handrail and posts, powdercoat "Night Sky"
- wall cladding: vertical JH Scyon Stria boards painted "Namadji"
- balustrade cladding: Scyon Linea weatherboards (or equal), painted "Namadji". colorbond capping
- wall cladding: vertical JH Scyon Stria boards painted "Namadji"
- door and window frames: powdercoat matt "Night Sky"
- basement walls: Rockote Pearlcoate acrylic render, precoloured "Namadji"
- external paths and steps: exposed aggregate, sand colour
- entry door: timber framed, battens to match screens, oiled finish
- steel columns/downpipe/awning facia: painted Dulux Ferrodor, "Night Sky"
- selected stone cladding
- carport columns, externally and internally: selected stone cladding



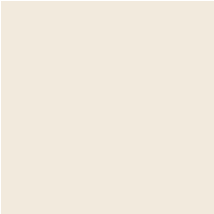
northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

MOD2022/0466



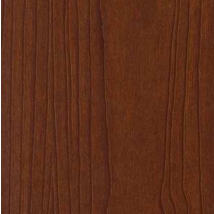
wall cladding: dulux 'namadji'



balustrade cladding: dulux 'berkshire white'



steelwork: dulux ferrodor, 'Night Sky'



aluminium battens: knotwood 'ironbark'