

# PROPOSED NEW DWELLING at 42 SURF ROAD, NORTH CURL CURL

## SECTION 4.55 Submission



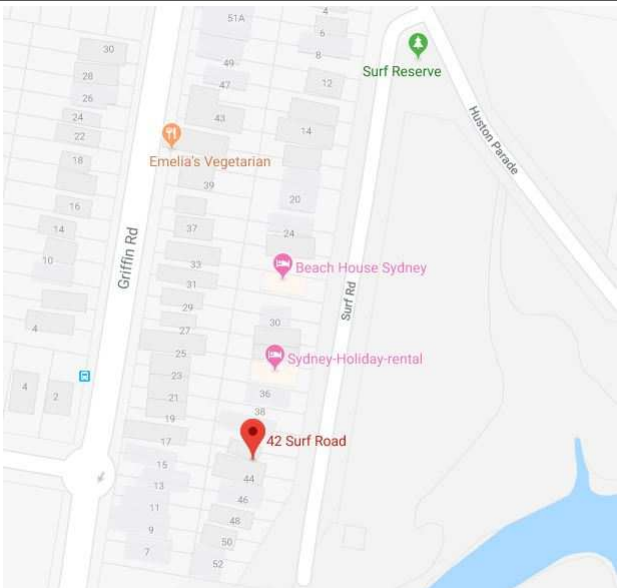
INDICATIVE VIEW

DRAWING LIST	
A.01	COVERSHEET, DRAWING LIST, BASIX SUMMARY
A.03.2	BASEMENT PLAN
A.03.3	GROUND FLOOR PLAN
A.03.4	FIRST FLOOR PLAN
A.03.5	ROOF PLAN, SITE PLAN
A.03.6	AREA CALCULATIONS
A.04.1	NORTH AND WEST ELEVATIONS
A.04.2	SOUTH AND WEST ELEVATIONS
A.04.3	SECTIONS
A.04.5	EXTERNAL FINISHES SCHEDULE

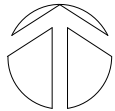
DA MODIFICATIONS

- BASEMENT**  
entry steps moved east  
garage wall north, opening removed  
north path external steps relocated  
bathroom window removed  
workshop windows removed  
south path external steps relocated
- GROUND FLOOR**  
balcony side screen modified  
roof over porch reduced  
living room window removed  
south facing windows removed  
D.03 modified  
step removed, alfresco  
1000L rainwater tank in rear yard, reduced size

- FIRST FLOOR**  
stair and study area modified  
bathroom wc relocated  
bifold door between beds 2 and 3 replaced with wall

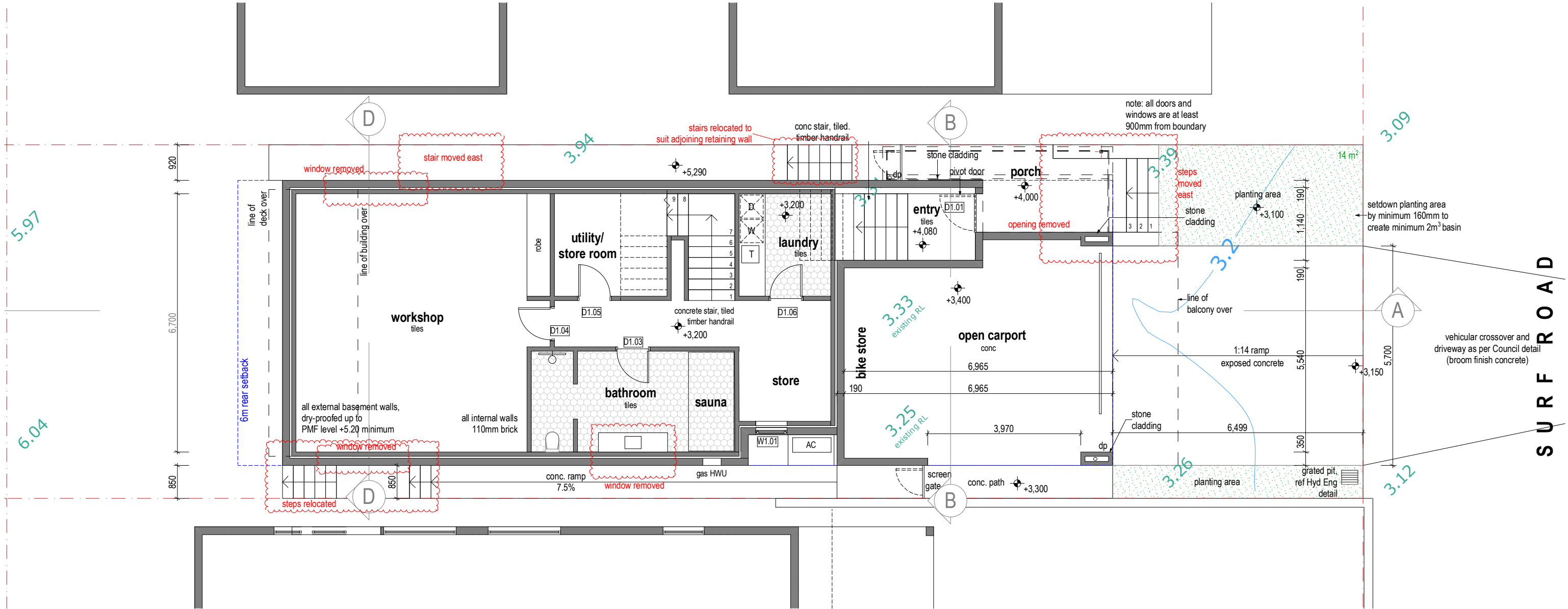


LOCATION PLAN (NTS)



DO NOT SCALE FROM DRAWINGS

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  - AD aluminium door, powdercoat
  - FCB fibre cement cladding, boards
  - FCS fibre cement cladding, sheets
  - TMB timber floorboards
  - TD timber decking

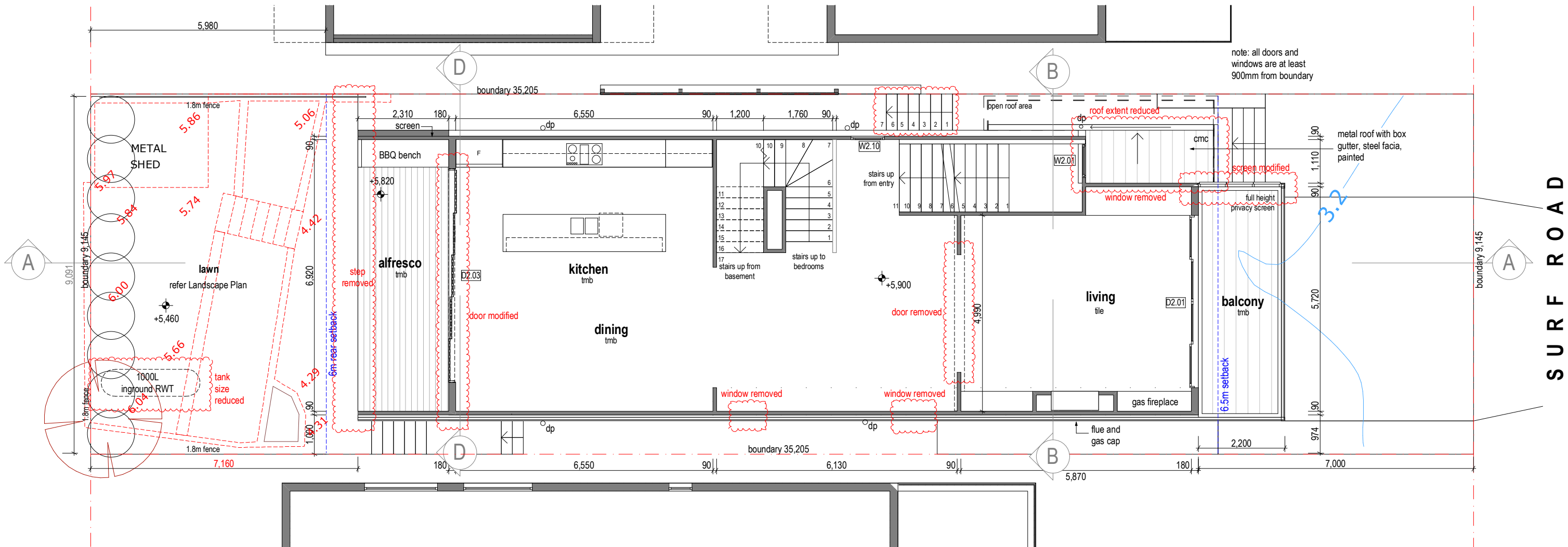


<div><div>section 4.55</div><div>h section 4.55</div><div>g section 4.55</div><div>f section 4.55 (draft)</div><div>e development application</div><div>d development application</div><div>c development application</div><div>b development application</div><div>a development application revision for comment</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>date</div></div>	<div><div>0</div><div>1</div><div>2</div><div>4</div><div>6m</div></div> <div>JEFF KARSKENS DESIGNER</div> <div>Studio 301, 61 Marlborough Street, Surry Hills NSW 2010</div> <div>studio@jkdesigner.com.au</div> <div>m. +61 408 557 957</div>	<div>project</div> <div>42 SURF ROAD</div> <div>NORTH CURL CURL</div> <div>Lot 33, DP 5659</div>	<div>client</div> <div>ARCHER PROPERTIES</div> <div>drawing title</div> <div>BASEMENT PLAN</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 3.02</div> <div>revision</div> <div>j</div>
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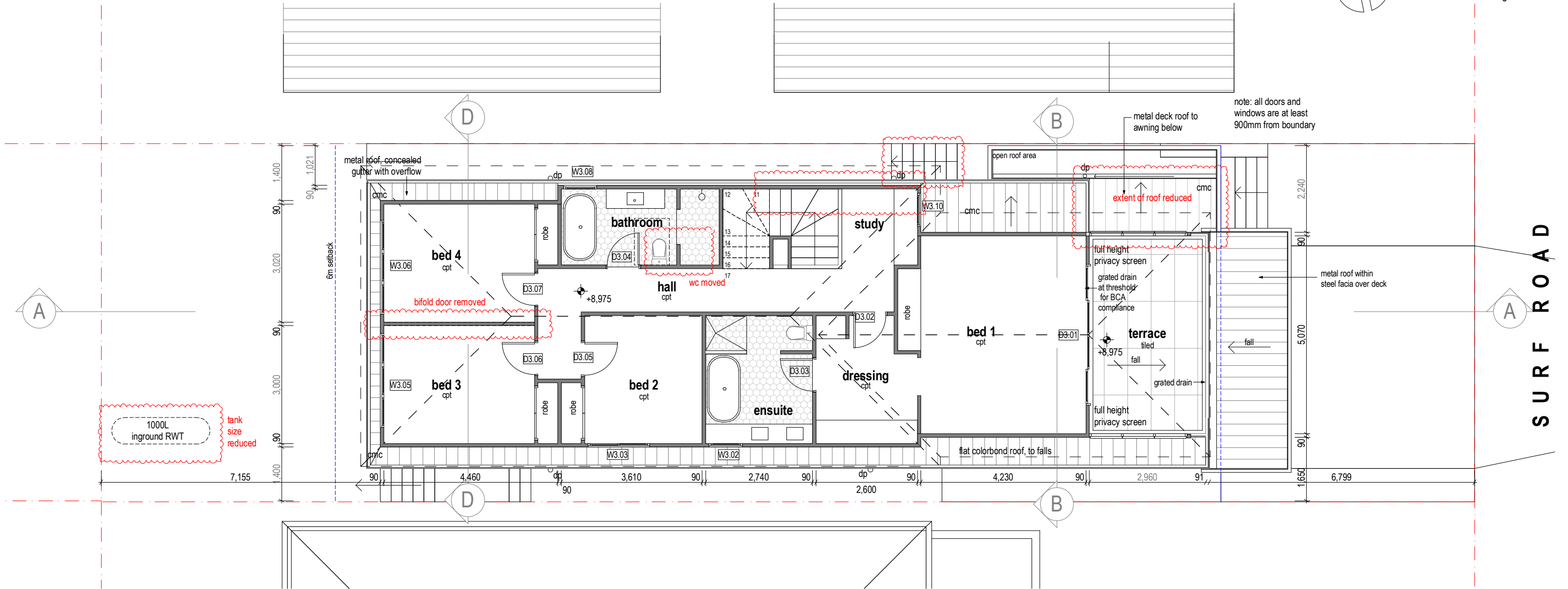


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g section 4.55	17.08.2021
f section 4.55 (draft)	09.03.2021
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d development application	12.12.2019
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b pre-development application	22.07.2019
a development application revision for comment	08.05.2019
- development application	26.11.2018
- preliminary design	05.11.2018
- preliminary design	26.10.2018
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- preliminary design	30.08.2018
revision	date



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

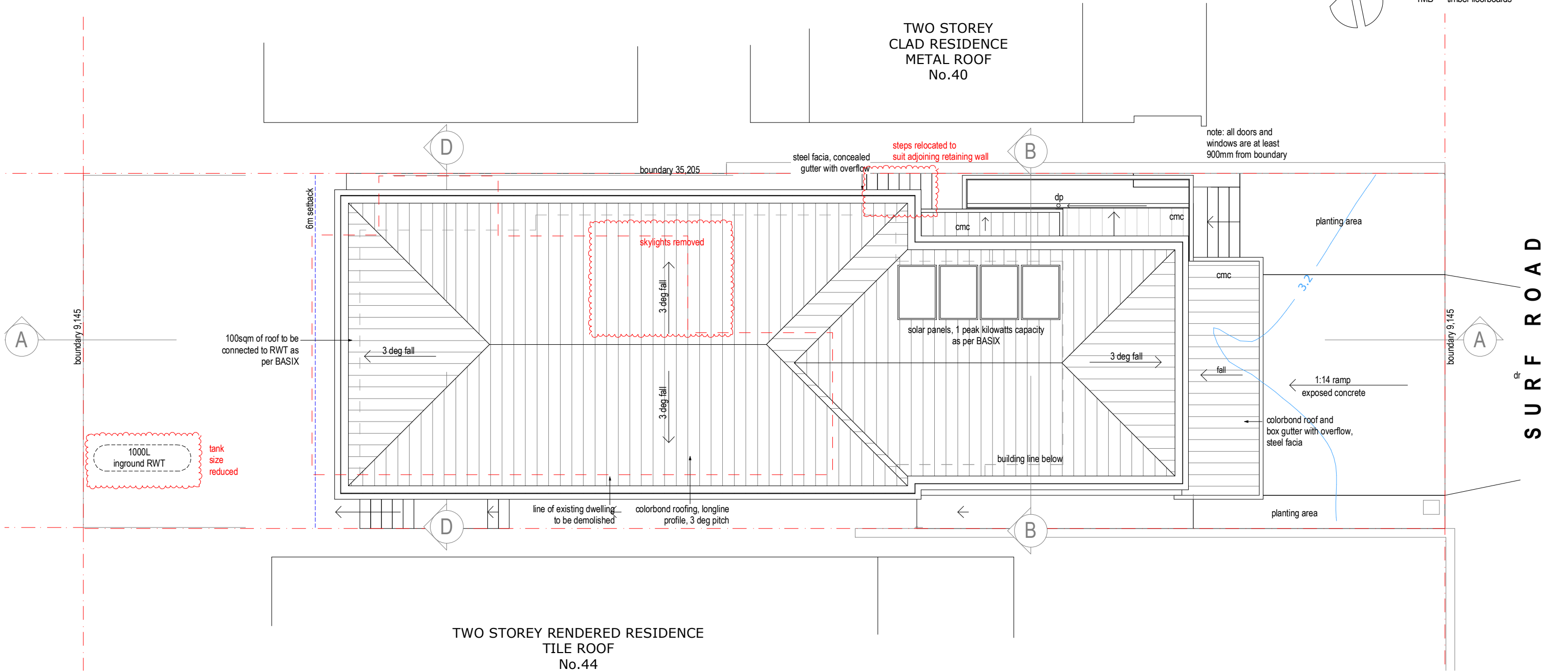
client  
ARCHER PROPERTIES  
drawing title  
FIRST FLOOR PLAN

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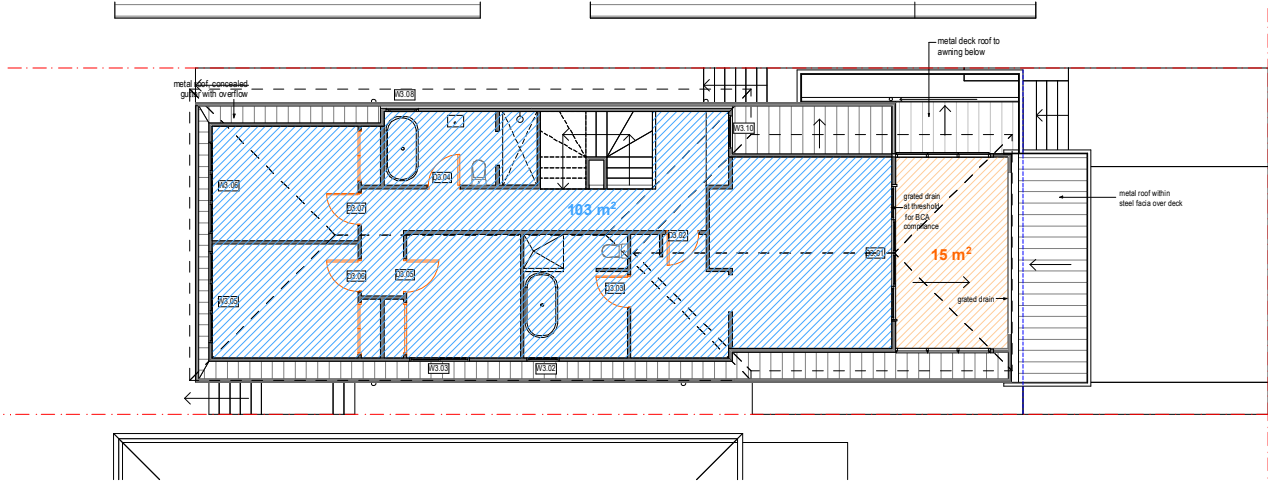
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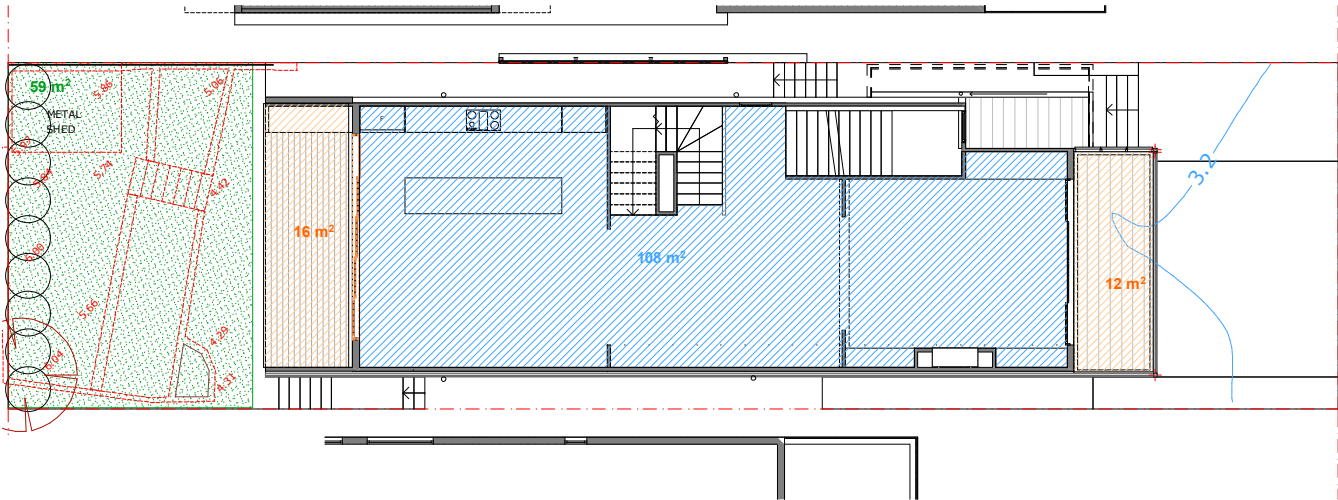
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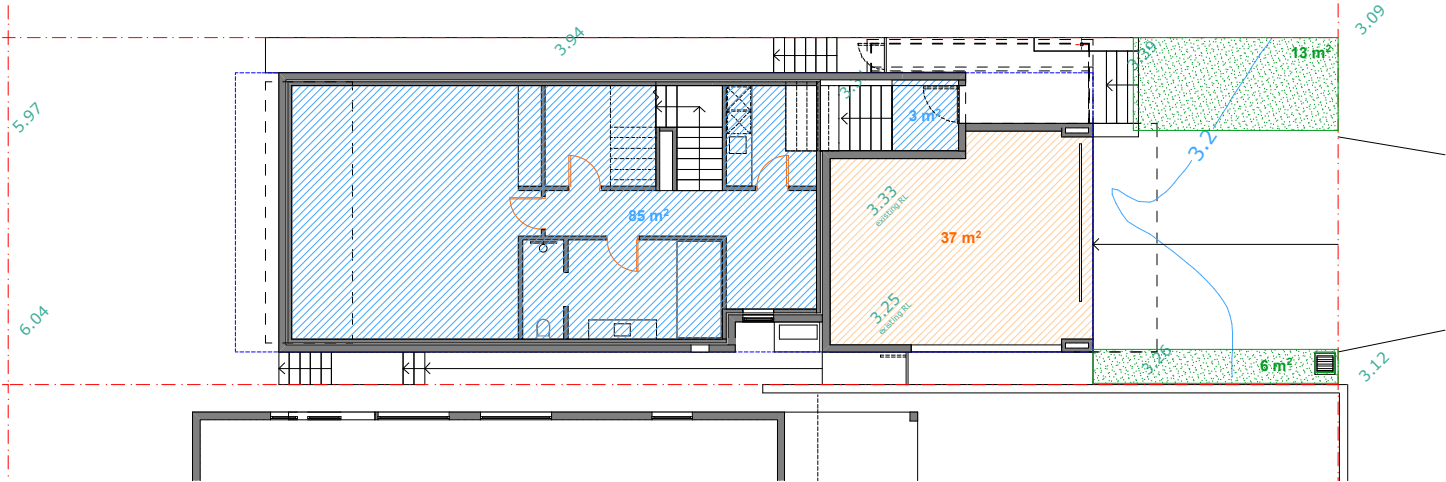
DO NOT SCALE FROM DRAWINGS



FIRST FLOOR



GROUND FLOOR



BASEMENT

APPROVED  
AREA CALCULATIONS

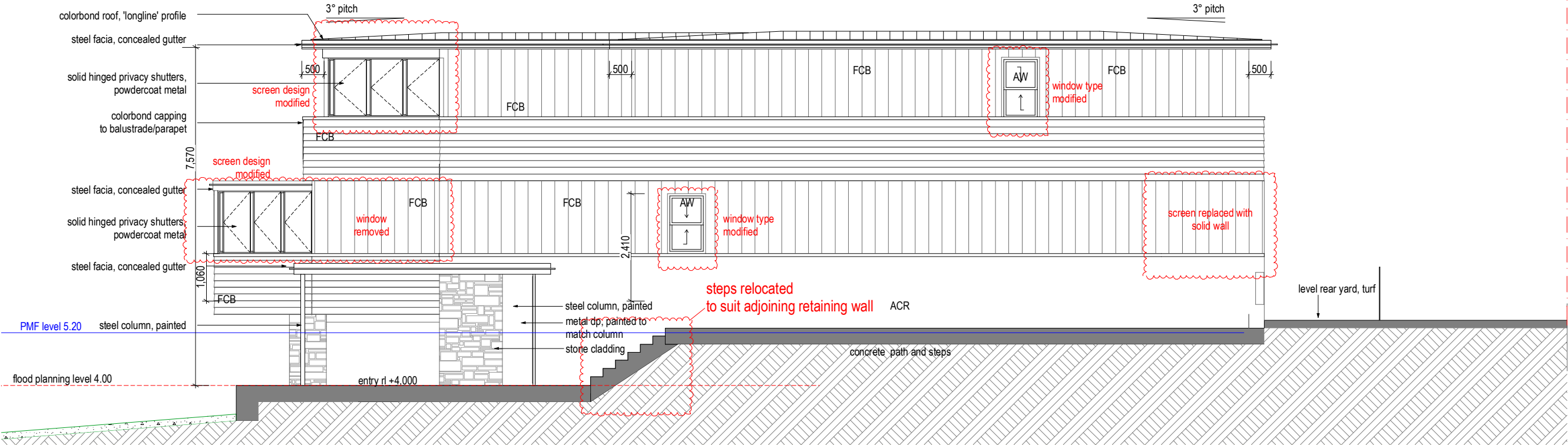
SITE AREA:	321.9m2
CARPORT:	39m²
BASEMENT GFA:	94m²
GROUND FLOOR GFA:	119m²
FIRST FLOOR GFA:	101m²
<b>TOTAL GFA:</b>	<b>314m²</b>
BALCONY, ALFRESCO, TERRACE:	44m²
LANDSCAPED AREA (PERMEABLE):	78m² (24.2%)

PROPOSED  
AREA CALCULATIONS

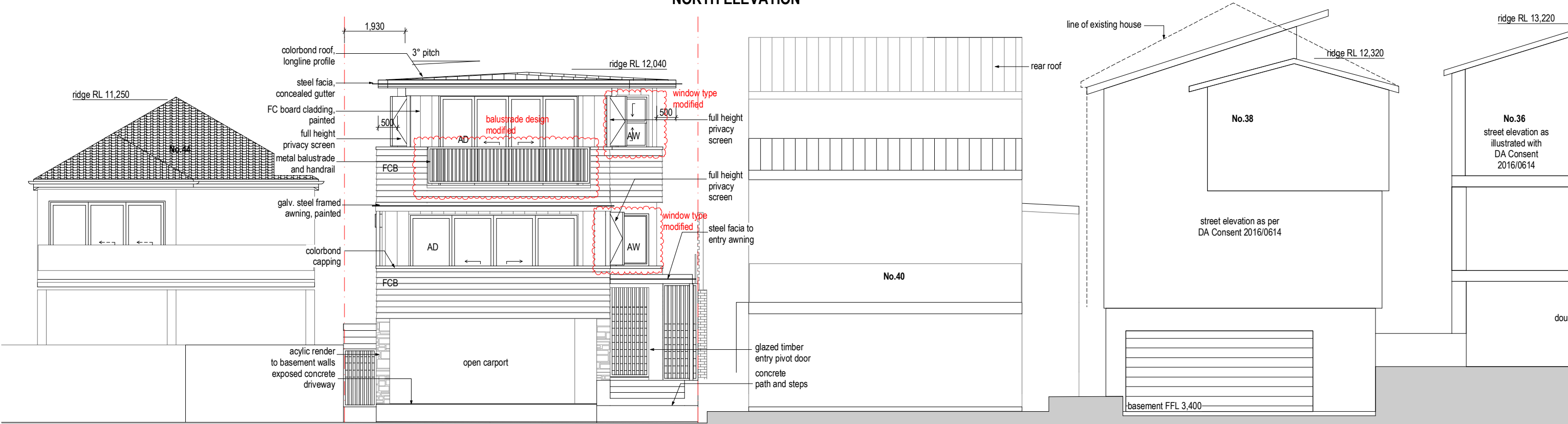
SITE AREA:	321.9m2
CARPORT:	37m²
BASEMENT GFA:	88m²
GROUND FLOOR GFA:	108m²
FIRST FLOOR GFA:	103m²
<b>TOTAL GFA:</b>	<b>299m²</b>
BALCONY, ALFRESCO, TERRACE:	43m²
LANDSCAPED AREA (PERMEABLE):	78m² (24.2%)

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NORTH ELEVATION

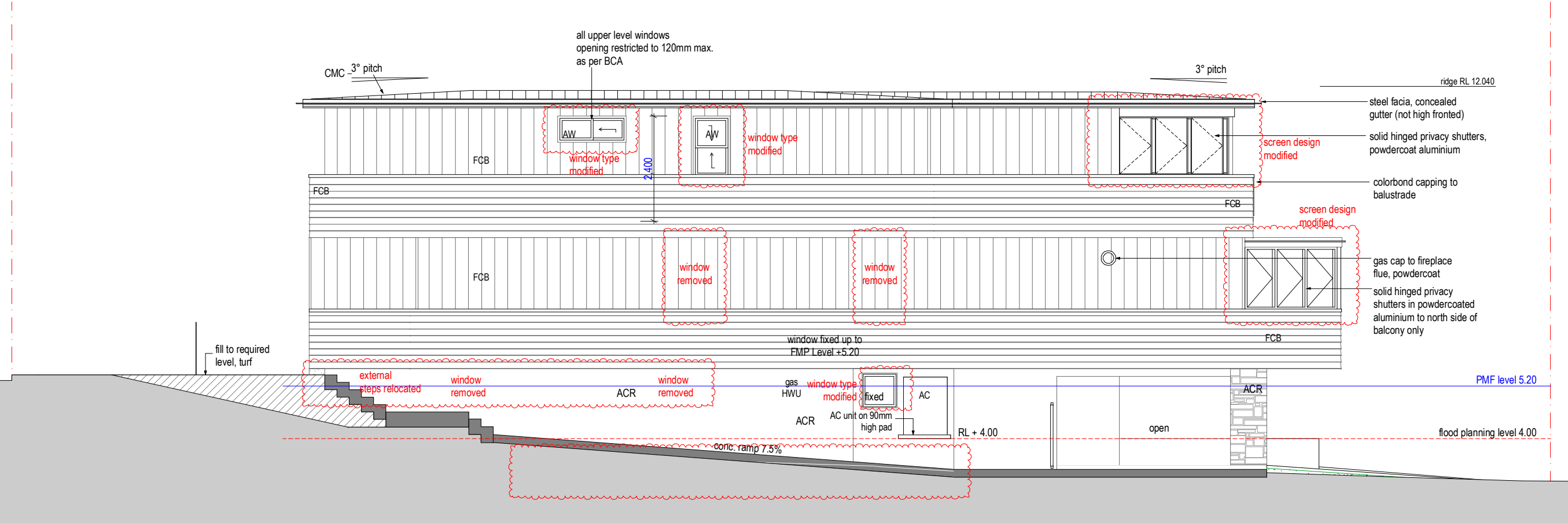
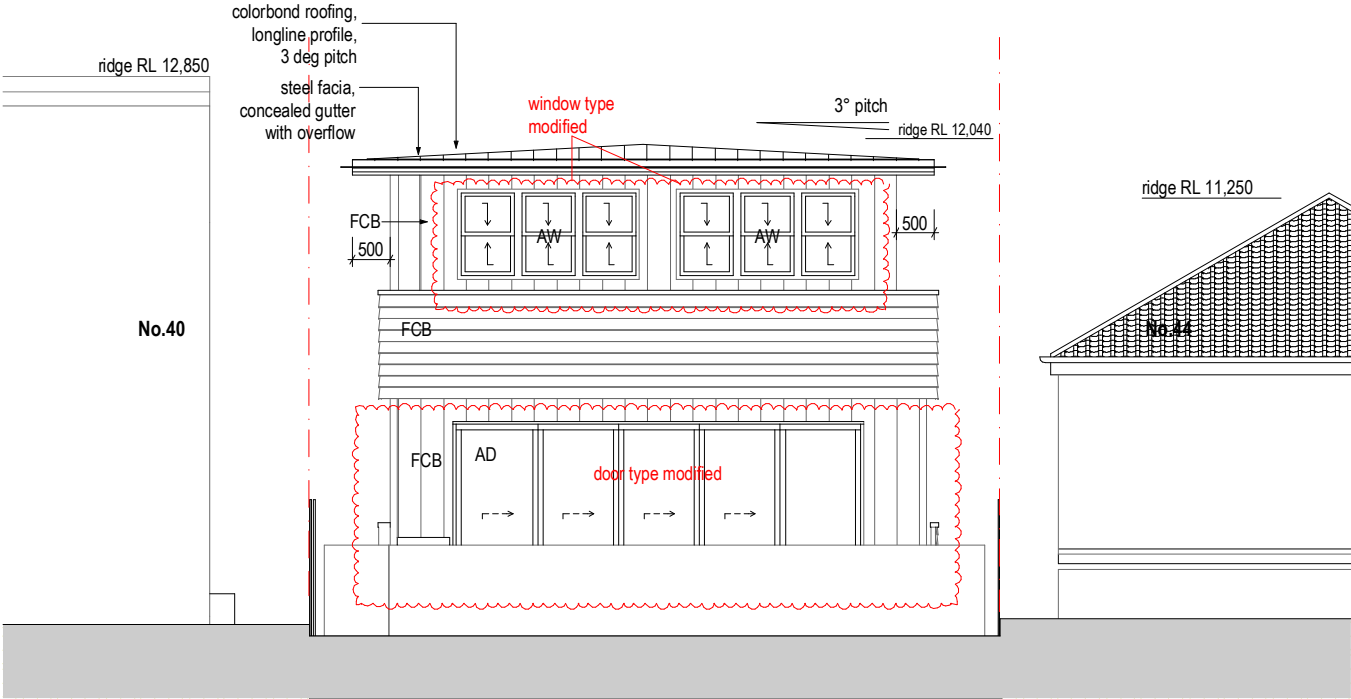


EAST (SURF RD) ELEVATION

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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 pre-development application

a development application revision for comment

development application

preliminary design

preliminary design

preliminary design

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preliminary design

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project

42 SURF ROAD

NORTH CURL CURL

Lot 33, DP 5659

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ARCHER PROPERTIES

drawing title

SOUTH AND WEST ELEVATIONS

project status

Section 4.55

drawn

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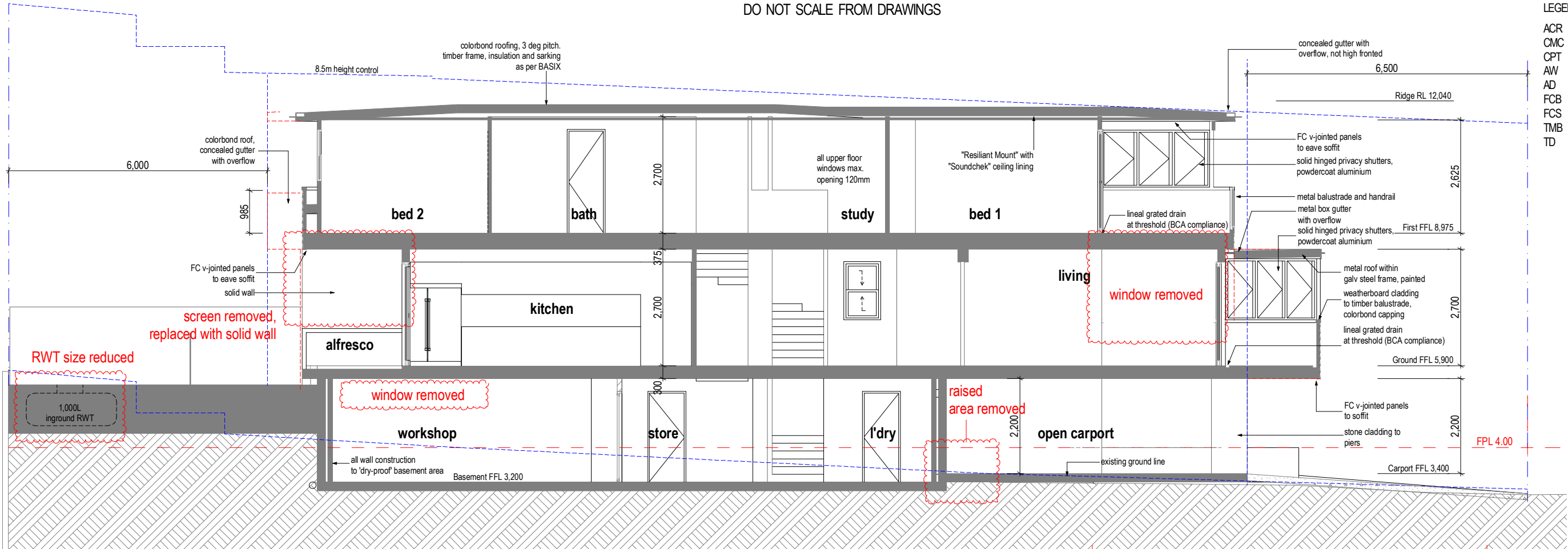
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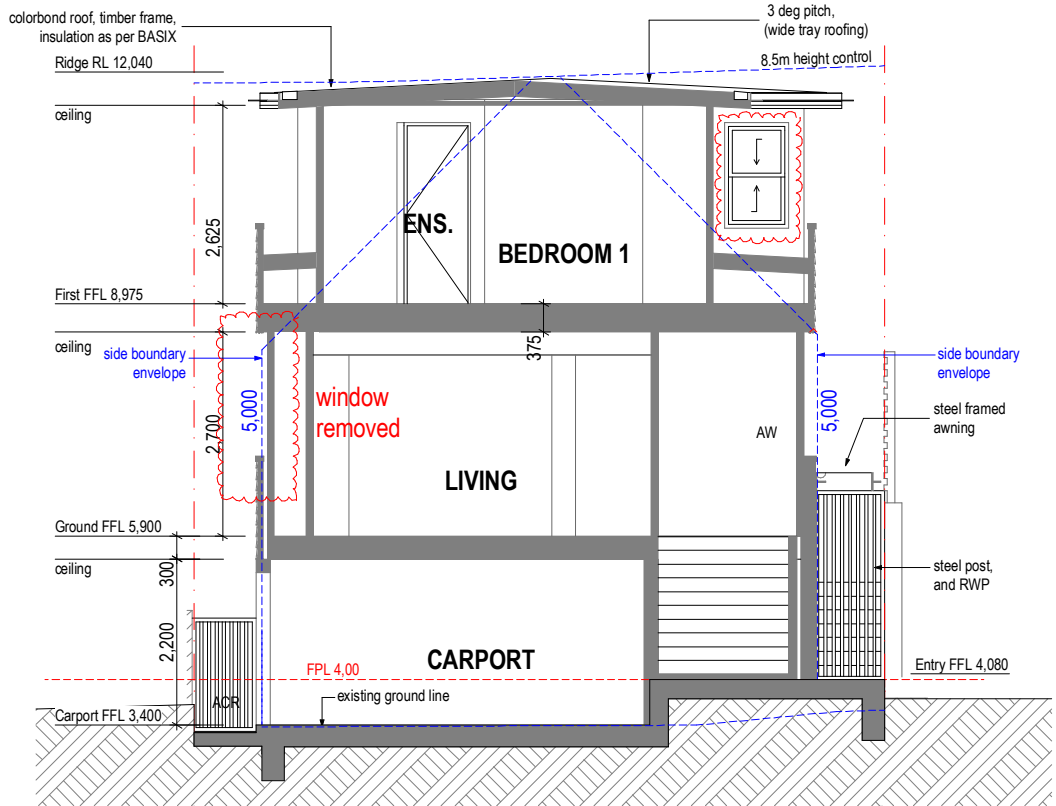


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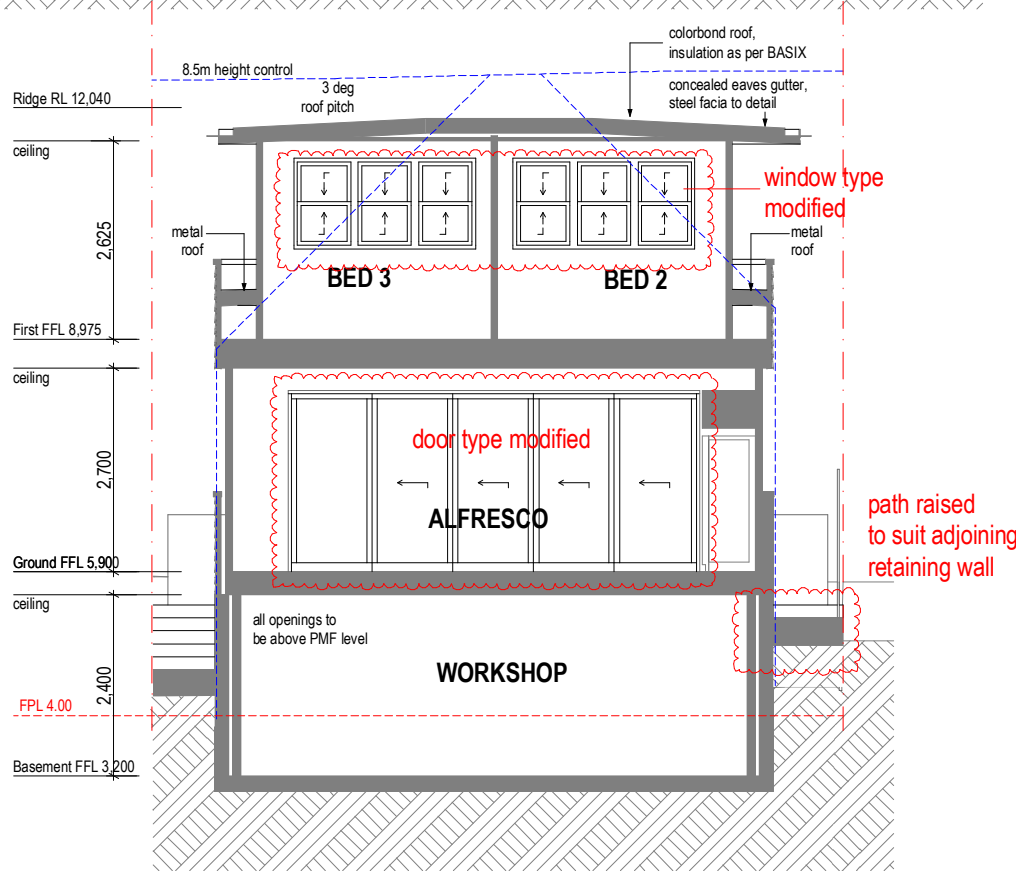


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SECTION A 1:100



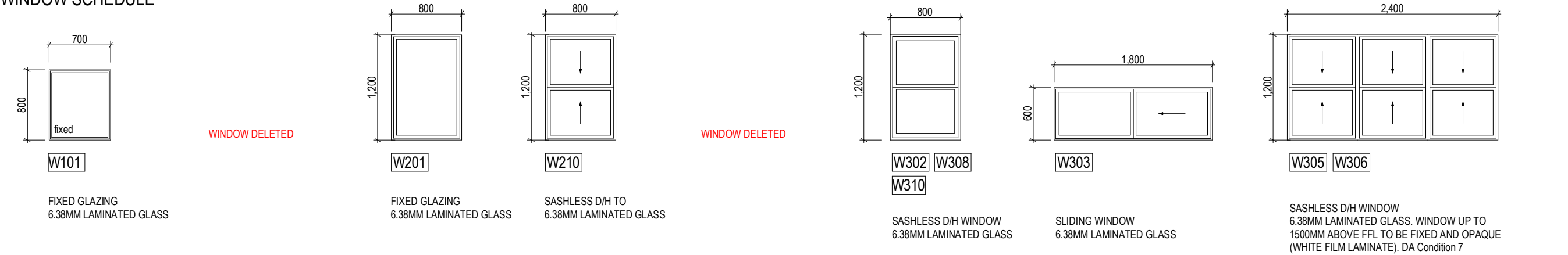
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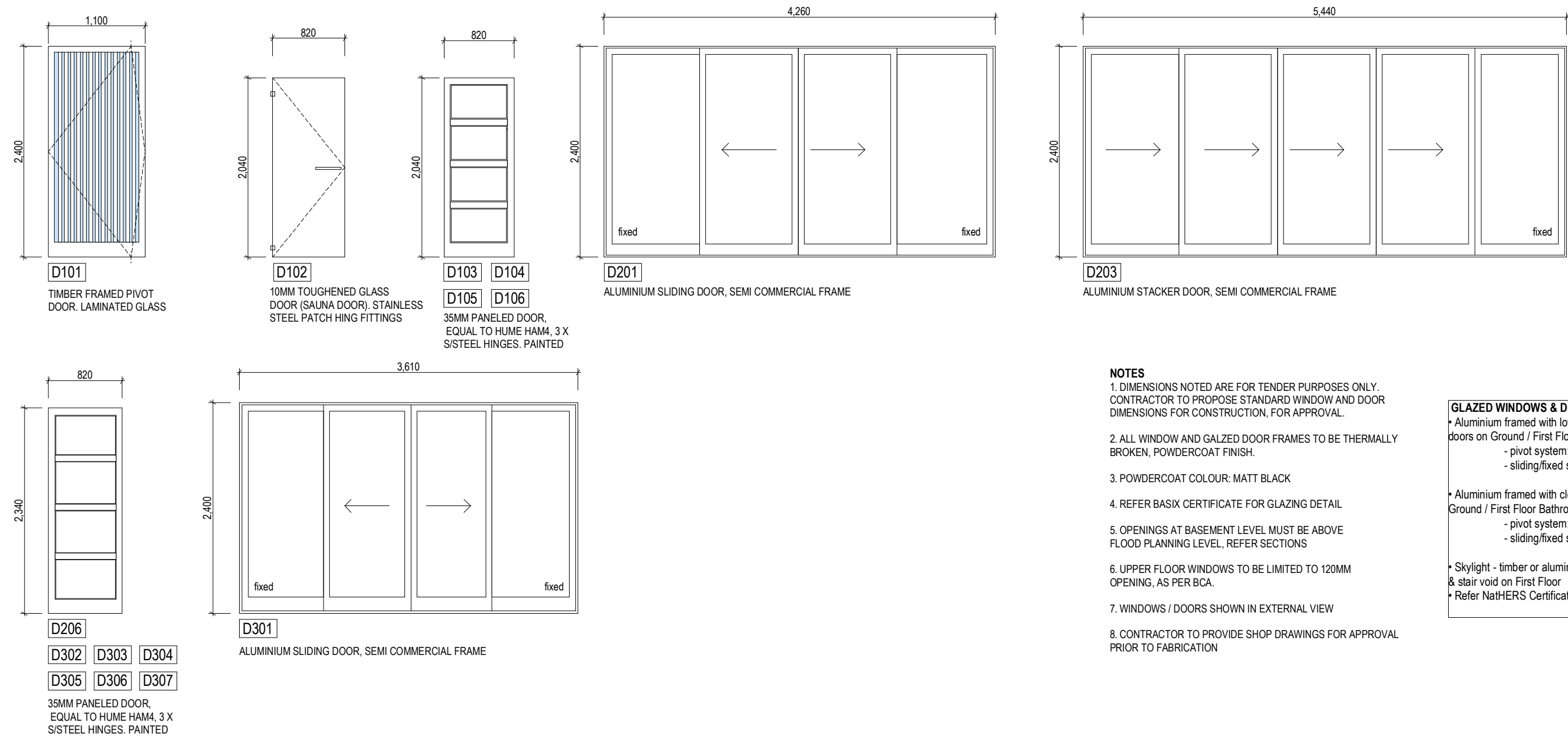
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DO NOT SCALE FROM DRAWINGS

WINDOW SCHEDULE



DOOR SCHEDULE



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

— fascia: 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 Pearlcoat 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 fascia: painted Dulux  
Ferrodor, "Night Sky"

—— selected stone cladding

- carport columns, externally and internally:  
selected stone cladding



wall cladding: dulux 'namadjji'

balustrade cladding: dulux  
'berkshire white'



steelwork: dulux  
ferrodor, 'Night Sky'



aluminium battens:  
knotwood 'ironbark'

j 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 c development application b pre-development application a development application revision for comment - development application - preliminary design - preliminary design - preliminary design - preliminary design - preliminary design	10/08/2022 26/06/2022 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
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