

S4.55 MODIFICATION DRAWING LIST		
NO.	DRAWING NAME	REVISION
MOD00	COVER PAGE	1
MOD01	SITE ANALYSIS PLAN	1
MOD02	ROOF PLAN	1
MOD03	LEVEL 4 PLAN	1
MOD04	LEVEL 2 PLAN	1
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MOD06	NORTH ELEVATION	1
MOD07	EAST ELEVATION	1
MOD08	SOUTH ELEVATION	1
MOD09	WEST ELEVATION	1
MOD10	SECTION AA	1
MOD11	CUT + FILL DIAGRAM	1
MOD12	NUMERIC COMPLIANCE SCHEDULE	1
MOD13	FINISHES AND MATERIALS SCHEDULE (NO CHANGE)	1

- S4.55 - SCHEDULE OF MODIFICATION**
- Proposed extension canopy over stair 2
 - Continue lift to level 1
 - Continue stair 2 down to level 2
 - Extend services under padel court
 - Addition of outdoor lighting to padel court
 - Proposed extension to bin storage

FINISHES CODES			
ⓈCB	COBBLE STONE	ⓈPB1	PEBBLES 1
	COLOUR: MEDIUM		COLOUR: MEDIUM
ⓈCF1	CONCRETE FINISH	ⓈPB2	PEBBLES 2
	COLOUR: LIGHT		COLOUR: MEDIUM
ⓈCF2	CONCRETE FINISH	ⓈPAV	PAVING
	COLOUR: LIGHT		
ⓈGL1	GLAZED BALUSTRADE	ⓈST1	SANDSTONE CLADDING
ⓈGL2	FIXED GLAZING	ⓈST2	TRAVERTINE CLADDING
	FRAME COLOUR: LIGHT		
ⓈGL3	SLIDING GLAZED DOORS	ⓈTFB	TIMBER FLOOR BOARD
	FRAME COLOUR: LIGHT		
ⓈGL4	SKYLIGHT	ⓈTL	TILES
	FRAME COLOUR: LIGHT		
ⓈGL5	SASHLESS DOUBLE HUNG WINDOW	ⓈWD1	TIMBER PRIVACY SCREEN
	FRAME COLOUR: LIGHT		COLOUR: MEDIUM

S4.55 MODIFICATION APPLICATION

New Dwelling

to

30 Rayner Road Whale Beach NSW 2107

for

J GROUP PROJECTS



INDICATIVE AERIAL IMAGE

ABBREVIATION LEGEND

COS	Check on Site
CT	Cooktop
DP	Downpipe
EX	Existing
FFL	Finished Floor Level
FR	Fridge
FW	Floor Waste - Tile Insert
FZ	Freezer
GL	Ground Level
GPO	General Power Outlet
LFW	Linear Floor Waste - Tile Insert
LTG	Linear Grated Drain
NGL	Natural Ground Level
OV	Oven
RD	Roller/Panel-Lift Door
RL	Relative Level
RWT	Rainwater Tank
SHWR	Shower Rose/Rail
TG	Grated Drain
TOW	Top of Wall Level

BASIX SUMMARY NOTES

Landscape
-Plant 200m2 of indigenous or low water use species of vegetation

Fixtures
-Install showerheads with a minimum rating of 4 star(>6 but <=7.5L/min plus spray force and/or coverage tests) in all showers
-Install a toilet flushing system with a minimum rating of 4 stars in each toilet
-Install taps with a minimum rating of 4 stars in kitchen
-Install basin taps with a minimum rating of 5 stars in each bathroom

Alternative water
Rainwater tank
- Install a rainwater tank of at least 2500 litres on the site. This tank must be installed in accordance with the requirements of all regulatory authorities
- Runoff to be configured from at least 43m2 of the roof area (excluding the area of the roof that drains to any stormwater tank or private dam)
- Must be configured so overflow is diverted to a stormwater tank
- Connect this water supply to the cold water tap that supplies each clothes washer
- Connect this water supply to at least one outdoor tap (not fit for human consumption)
- Connect this to all hotwater system
Stormwater tank
-Install a stormwater tank of at least 2500 litres on the site. This tank must be installed in accordance with the requirements of all regulatory authorities
- Stormwater tank must be configured to collect overflow from the rainwater tank
- The stormwater tank must be configured to collect runoff from at least 200m2 of impervious areas
- The stormwater tank must be connected to a sub-surface or non-aerosol irrigation system, or if the stormwater has been appropriately treat in accordance with the applicable regulatory requirements, to at least one outdoor tap (NSW h-Health does not recommend stormwater to be used ion edible plants that are to be eaten raw)

Hot water
- Install a electric heat pump with a performance of 26 to 30 STCs or better

Cooling system
- Cooling system to be installed with a higher energy rating in at least 1 living area: 1-phase air-conditioning; EER 3.5-4
- Cooling system to be installed with a higher energy rating in at least 1 bedroom area: 1-phase air-conditioning; EER >4

Heating system
- Heating system to be installed with a higher energy rating in at least 1 living area: 1-phase air-conditioning; EER >4
- Heating system to be installed with a higher energy rating in at least 1 bedroom area: 1-phase air-conditioning; EER >4

Ventilation
Install the following exhaust systems:
- At least 1 bathroom; individual fan; ducted to facade or roof; operation control: manual on/timer off
- Kitchen; individual fan; ducted to facade or roof; operation control: manual on/timer off
- Laundry; individual fan; ducted to facade or roof; operation control: manual on/timer off

Artificial lighting
ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:
- 2 bedrooms/study - bathroom/toilet - kitchen
- the laundry - all hallways

Natural lighting
- Install a window and/or skylight in the kitchen
- Install a window and/or skylight in 2 bathroom(s)/toilet(s)

Alternate Energy
- Install a photovoltaic system with the capacity to generate at least 2 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system

Other
- Install an induction cooktop and electric oven in the kitchen of the dwelling
- Install a fixed indoor or sheltered clothes drying line

THERMAL COMFORT SPECIFICATION	
COMPONENT	SPECIFICATION
Roof	<ul style="list-style-type: none">ConcreteColour: Medium
Ceiling	<ul style="list-style-type: none">R4.0 insulation in all ceilingsRigid insulation must be installed where R-value of batts cannot be installed without being compressed
Walls	External <ul style="list-style-type: none">Stone clad, 190mm concrete block, cavity brick, plasterboard internally, R1.0 PIR to cavity, R1.0 PIR to furring channel cavity190mm Concrete block, cavity brick, plasterboard internally, R1.0 PIR to cavity, R1.0 PIR to furring channel cavity (Retaining)190mm Concrete block, cavity brick, R1.0 PIR to cavity (Garage)Colour: light Internal <ul style="list-style-type: none">190mm Concrete block, 28mm furring channels & plasterboard, R1.0 PIR to furring channel cavities
Floors	<ul style="list-style-type: none">CSOG – R2.0 underslab insulation + R0.5 slab edge insulationSuspended concrete slab in between floorsWhere suspended slab has external adjacency, insulate ceiling lining with R4.0 (i.e. Kit/Liv/Din and Bed 1 overhang over Terrace)Coverings: Timber and stone tiles as indicated on plans
Windows & Glazed Doors	Aluminium framed double glazed low-E glass or equivalent with a minimum U-Value _w and SHGC _w of: <ul style="list-style-type: none">Hinged Door/French Doors: U-Value_w ≤ 4.3; SHGC_w 0.47 (±10%)Sliding/Double Hung/Fixed: U-Value_w ≤ 4.3; SHGC_w 0.53 (±10%)Skylights: U-Value_w ≤ 2.66; SHGC_w 0.24 (±10%)
Other	<ul style="list-style-type: none">Garage Door Insulated e.g. foilboard or similar
Lighting	<ul style="list-style-type: none">Surface Mounted throughoutShould recessed lighting be added specify IC-4 rated i.e. can be completely covered and abutted with insulation
Building Sealing	<ul style="list-style-type: none">All external windows and doors to habitable/conditioned rooms are to be fitted with seals to restrict air infiltrationSelf-closing dampers to all exhaust fansSeal any air infiltration paths with particular attention to ceiling, floor and wall junctions and penetrations in the building envelope
BASIX SPECIFICATION	
Water	<ul style="list-style-type: none">200 m² of landscaping to be native endemic or low water use plantingInstall 2,500 litre rainwater tank with 69 m² roof catchment and connected to garden tap and clothes washerInstall 2,500 litre stormwater tank with 200 m² of impervious catchment and connected to sub-surface irrigation system
Hot Water	<ul style="list-style-type: none">Install electric heat pump hot water system with 26-30 STC rating
PV System	<ul style="list-style-type: none">Install 2 KW PV system

GENERAL LEGEND	
	outline of approved DA2023/1505
	existing
	proposed
	extents of proposed modification

Notes

Notes Regarding "FOR CONSTRUCTION" Documents

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FOR APPROVALS NOT FOR CONSTRUCTION



Notes

S4.55 MODIFICATION APPLICATION

Revision	Printed	Revision Note
1	6/3/2025	S4.55 Modification

Project Details

Project	Project Address
JG30	30 Rayner Road Whale Beach NSW 2107

Client Name

J Group Projects

Drawing Details

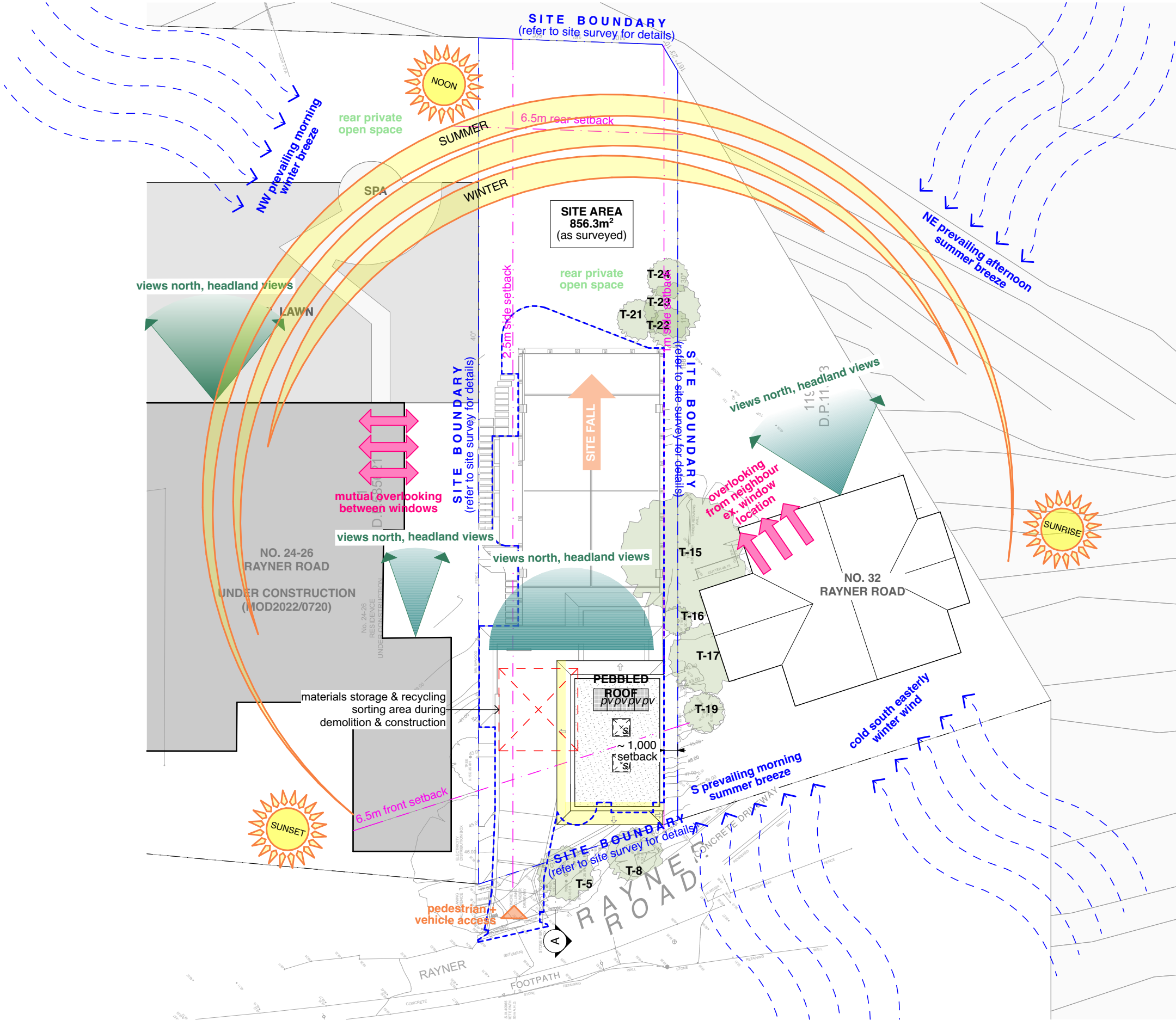
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Drawn	DS
Date	14/4/2025
Project Architect(s)	MC/AH

S4.55 MODIFICATION APPLICATION

Dwg Name

COVER PAGE

Dwg #	Project Code	Revision #
MOD00	JG30	1



GENERAL LEGEND

- outline of approved DA2023/1505
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S4.55 MODIFICATION APPLICATION

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**FOR APPROVALS
NOT FOR CONSTRUCTION**



Notes

**S4.55
MODIFICATION
APPLICATION**

Project Details

Revision Printed Revision Note
1 6/3/2025 S4.55 Modification

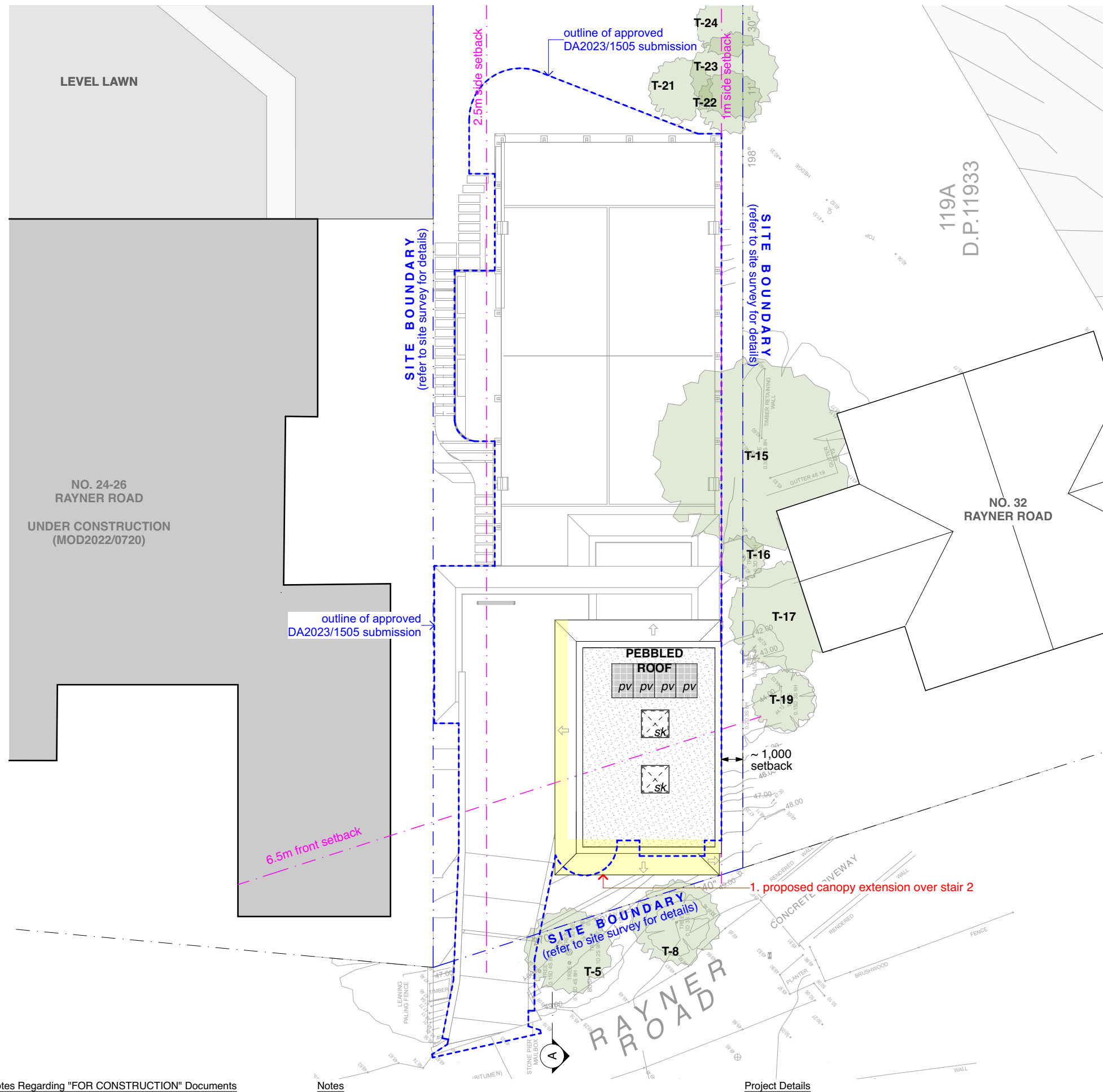
Project Project Address
JG30 30 Rayner Road
Whale Beach
NSW 2107

Client Name
J Group Projects





Drawing Details

Scale 1:300 @ A3
Drawn DS
Date 6/3/2025
Project Architect(s) MC/AH

Dwg Name		
SITE ANALYSIS PLAN		
Dwg #	Project Code	Revision #
MOD01	JG30	1



GENERAL LEGEND

-  outline of approved DA2023/1505
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S4.55 MODIFICATION APPLICATION

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Notes

S4.55 MODIFICATION APPLICATION

<u>Revision</u>	<u>Printed</u>	<u>Revision Note</u>
1	6/3/2025	S4.55 Modification

Project Details

Project
JG30

Client Name
J Group Projects

Project Address
30 Rayner Road
Whale Beach
NSW 2107

J GROUP PROJECTS

2/57 Avalon Parade
AVALON BEACH
NSW 2107

JAKE WALL

Licence Number
257772C

Drawing Details

1:200 @ A3

Drawn

DS

Date _____

6/3/2025

Project
Architect(s)

MC/AH

Dwg Name

ROOF PLAN

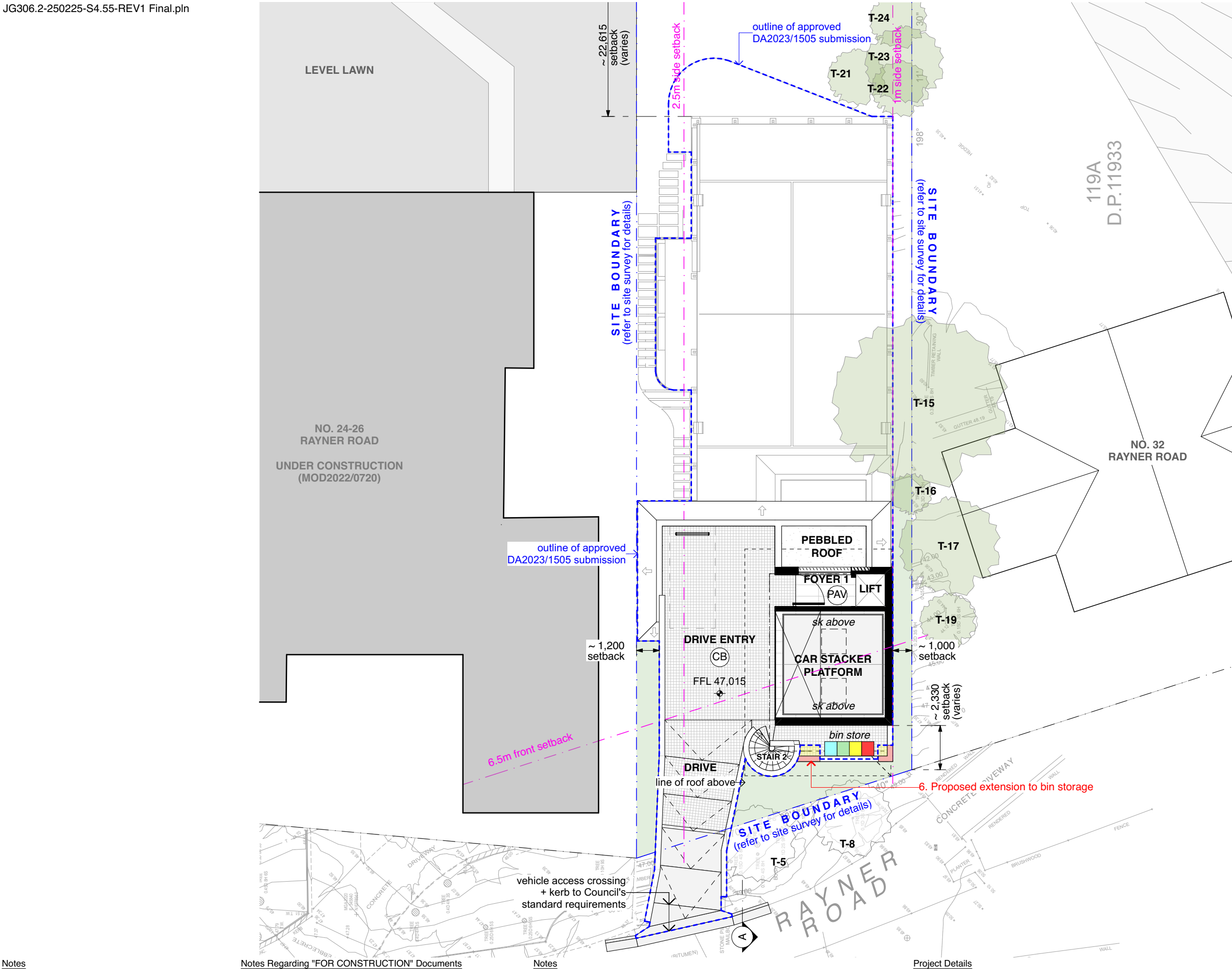
Dwg #

Project Code





Revision #

MOD02 JG

JG30



GENERAL LEGEND

-  outline of approved DA2023/1505
 existing
 proposed
 extents of proposed modification

S4.55 MODIFICATION APPLICATION

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**FOR APPROVALS
NOT FOR CONSTRUCTION**



S4.55 MODIFICATION APPLICATION

<u>Revision</u>	<u>Printed</u>	<u>Revision Note</u>
1	6/3/2025	S4.55 Modification

<u>Project</u>	<u>Project Address</u>
JG30	30 Rayner Road

Client Name
J Group Projects



J Group

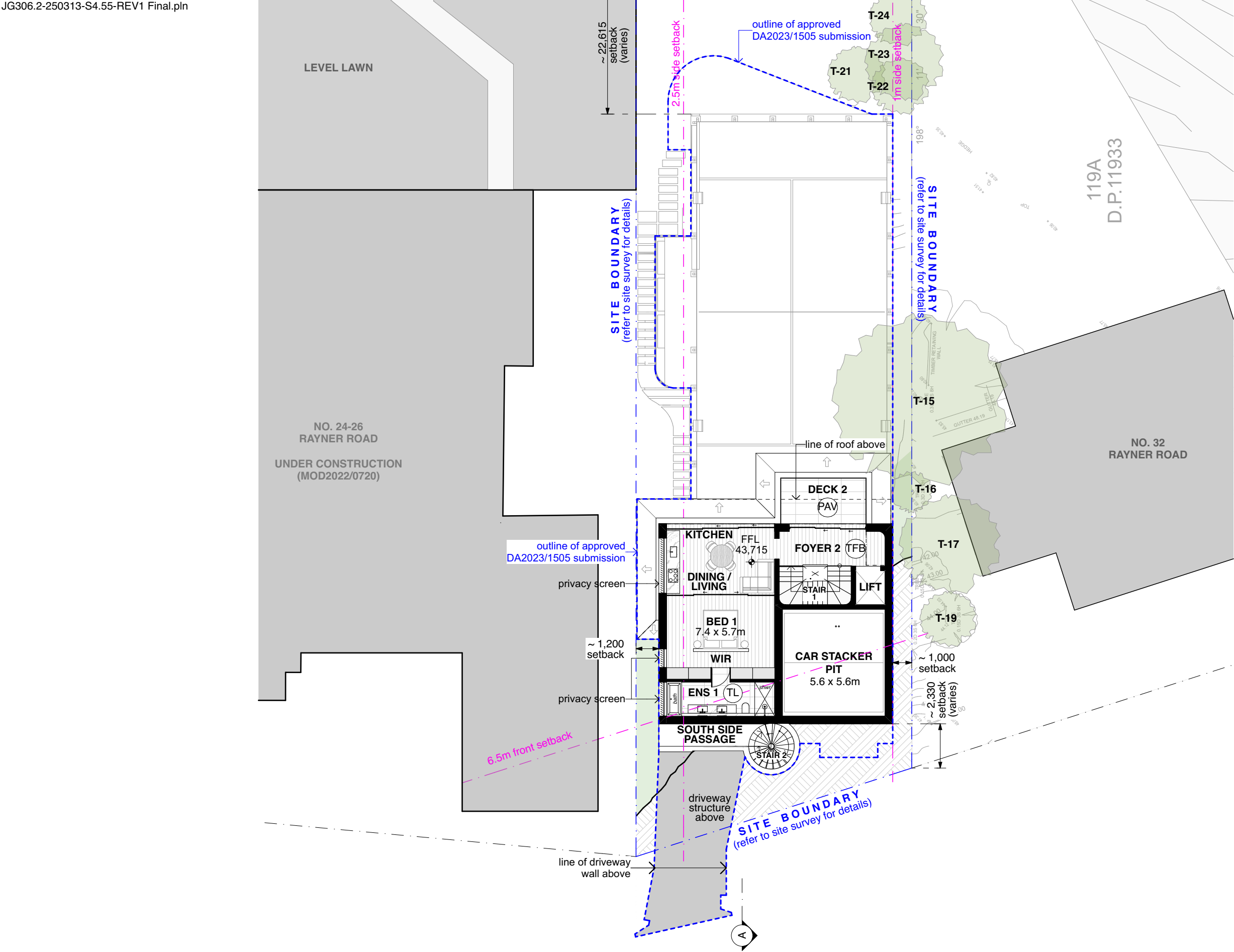
J GROUP PROJECTS
2/57 Avalon Parade
AVALON BEACH
NSW 2107
JAKE WALL
Licence Number
257772C

<u>Scale</u>	1:200 @ A3
<u>Drawn</u>	DS
<u>Date</u>	6/3/2025
<u>Project</u> <u>Architect(s)</u>	MC/AH

Dwg Name

LEVEL 4 PLAN

<u>Dwg #</u>	<u>Project Code</u>	<u>Revision #</u>
MOD03	JG30	1



GENERAL LEGEND

- outline of approved DA2023/1505
- existing
- proposed
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S4.55 MODIFICATION APPLICATION

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Notes Regarding "FOR CONSTRUCTION" Documents

**FOR APPROVALS
NOT FOR CONSTRUCTION**

5.4
CONCRETE
HOUSE

59.2
Value

#RR-6YPDY-01 15/04/2025

Assessor: Kai Lippa

Accreditation No.: ABSA 191873

Address: 30 Rayner Rd, Whale Beach, NSW 2107

<http://www.hero-softwares.com.au/jg306-250313-S4.55-REV1-6YPDY-01>

ABSA
AUSTRALIAN BUILDING SURVEILLANCE AUTHORITY

Accreditation No.: 10055004-20050205

Assessor: KAI LIPPA

Accreditation No.: 10055004-20050205

Assessment Date: 15/04/2025

Assessment Location: 30 Rayner Rd, Whale Beach, NSW 2107

Notes

**S4.55
MODIFICATION
APPLICATION**

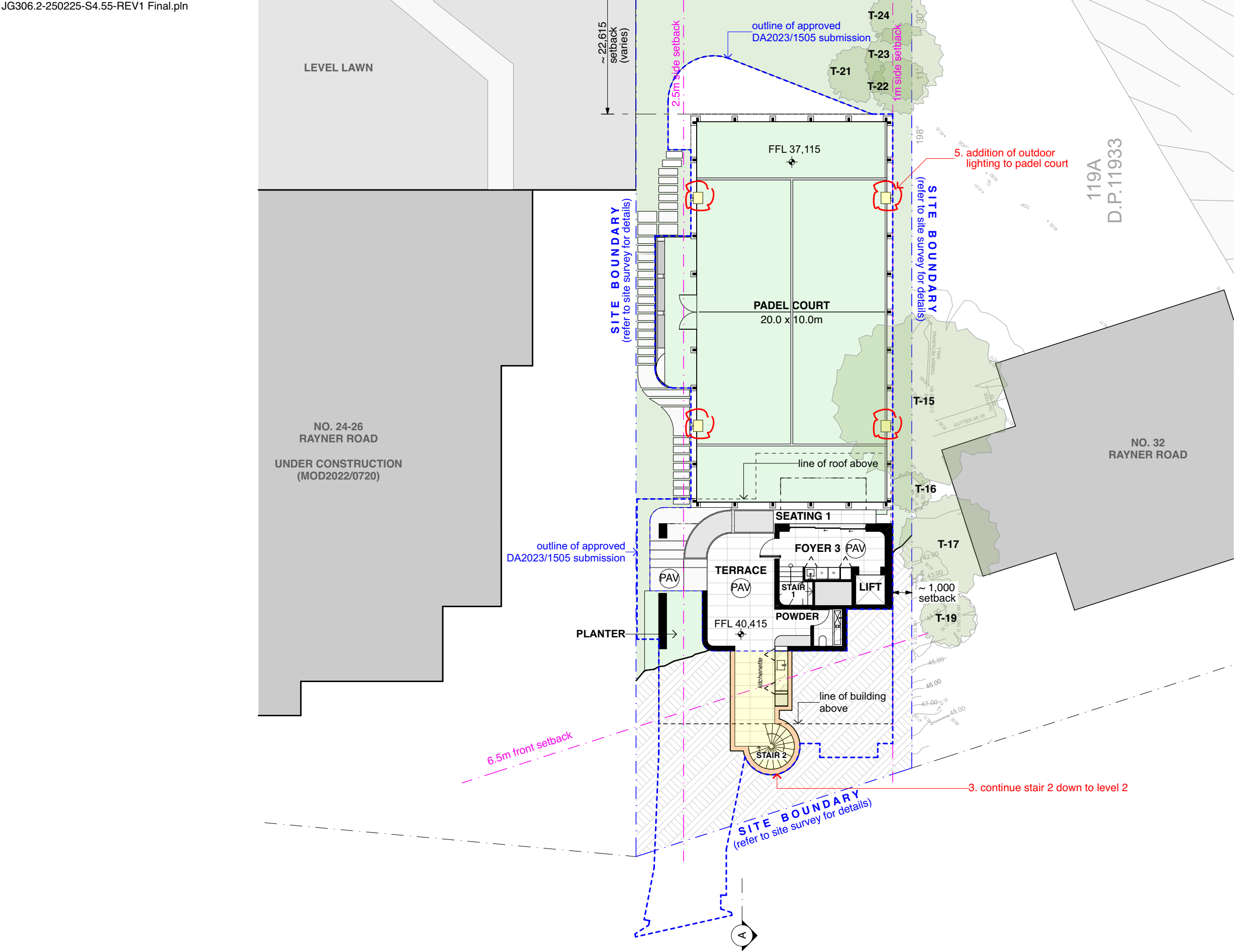
Project Details

Revision	Printed	Revision Note	Project	Project Address
1	6/3/2025	Not in Transmittal SetJG30	J Group Projects	30 Rayner Road Whale Beach NSW 2107
		Client Name		
		J Group Projects		

Drawing Details

Scale	1:200 @ A3
Drawn	DS
Date	31/3/2025
Project Architect(s)	MC/AH

Dwg Name		
LEVEL 3 PLAN		
Dwg #	Project Code	Revision #
MOD16	JG30	1



GENERAL LEGEND

- outline of approved DA2023/1505
- existing
- proposed
- extents of proposed modification

S4.55 MODIFICATION APPLICATION

Notes

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Notes Regarding "FOR CONSTRUCTION" Documents

**FOR APPROVALS
NOT FOR CONSTRUCTION**

5.4
HOUSE
59.2
Value

Assessor: Kell Lippin
Accreditation No.: ABSA 191873
Address: 30 Rayner Rd, Whale Beach, NSW 2107
http://www.hero-valuation.com.au/jg306.2-250225-S4.55-REV1-01

ABSA
AUSTRALIAN BUILDING SURVEILLANCE ASSOCIATION
Accreditation No.: 100550024-20050205
Assessor: KELL LIPPIN
Accreditation: 10/07/23
Assessment: 2/2/24

Notes

**S4.55
MODIFICATION
APPLICATION**

Revision	Printed	Revision Note
1	6/3/2025	S4.55 Modification

Project Details

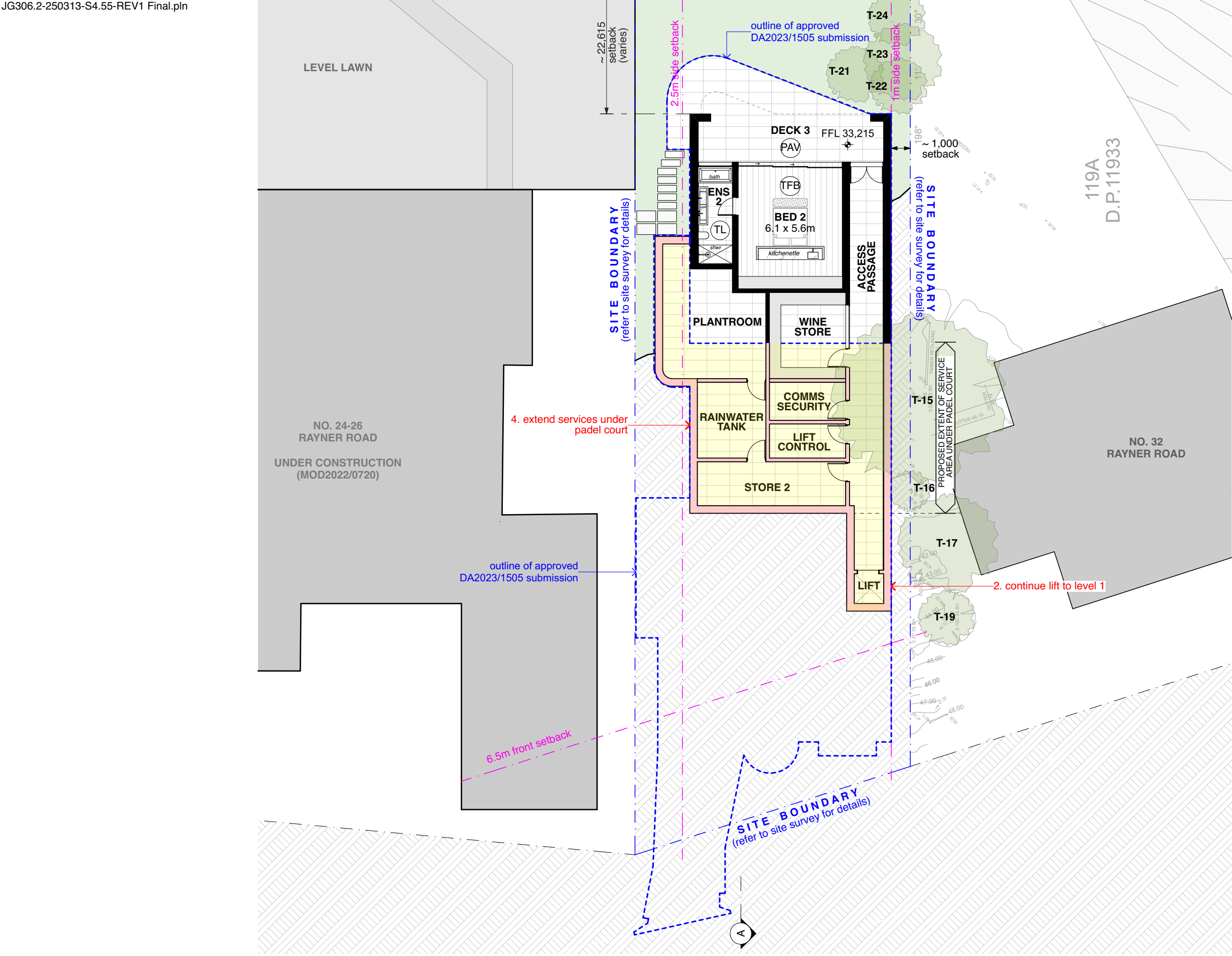
Project	Project Address
JG30	30 Rayner Road Whale Beach NSW 2107
Client Name	J Group Projects

J GROUP PROJECTS
2/57 Avalon Parade AVALON BEACH NSW 2107
JAKE WALL
Licence Number 257772C

Drawing Details

Scale	1:200 @ A3
Drawn	DS
Date	6/3/2025
Project Architect(s)	MC/AH

Dwg Name	LEVEL 2 PLAN		
Dwg #	Project Code	Revision #	
MOD04	JG30	1	



GENERAL LEGEND

outline of approved DA2023/1505

existing

proposed

extents of proposed modification

S4.55 MODIFICATION APPLICATION

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Notes Regarding "FOR CONSTRUCTION" Documents

FOR APPROVALS
NOT FOR CONSTRUCTION

5.4
CONCRETE
HOUSE

59.2
Star

Assessor
Accreditation No. ABSA 191073

Address
30 Rayner Rd, Whale Beach,
NSW 2107

Assessor
Accreditation No. ABSA 191073

Address
30 Rayner Rd, Whale Beach,
NSW 2107

ABSAC
CONCRETE
HOUSE

Assessor
Accreditation No. ABSA 191073

Address
30 Rayner Rd, Whale Beach,
NSW 2107

Notes

S4.55
MODIFICATION
APPLICATION

Revision	Printed	Revision Note
1	6/3/2025	S4.55 Modification

Project Details

Project

JG30

Project Address

30 Rayner Road
Whale Beach
NSW 2107

Client Name

J Group Projects

J GROUP PROJECTS

J

2/57 Avalon Parade
AVALON BEACH
NSW 2107

JAKE WALL

Licence Number
257772C

Drawing Details

Scale

1:200 @ A3

Drawn

DS

Date

31/3/2025

Project Architect(s)

MC/AH

Dwg Name

LEVEL 1 PLAN

Dwg #

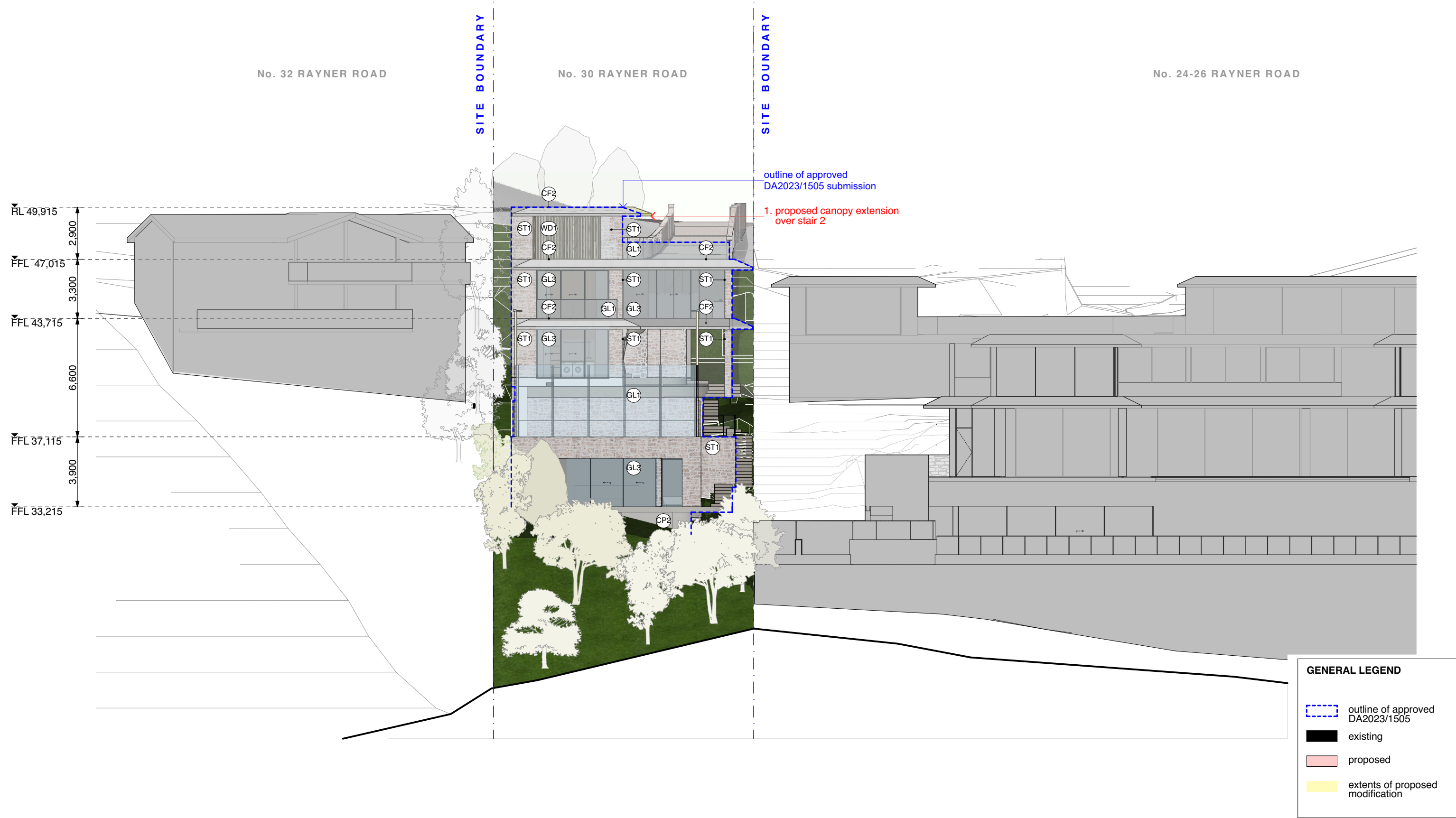
MOD05

Project Code

JG30

Revision #

1



Notes

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FOR APPROVALS
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Notes

S4.55 MODIFICATION APPLICATION

Revision	Printed	Revision Note
1	6/3/2025	S4.55 Modification

Project Details

Project	Project Address
JG30	30 Rayner Road Whale Beach NSW 2107

Client Name
J Group Projects



J GROUP PROJECTS
2/57 Avalon Parade
AVALON BEACH
NSW 2107
JAKE WALL
Licence Number
257772C

Drawing Details

Scale	1:200 @ A3
Drawn	DS
Date	6/3/2025
Project Architect(s)	MC/AH

GENERAL LEGEND

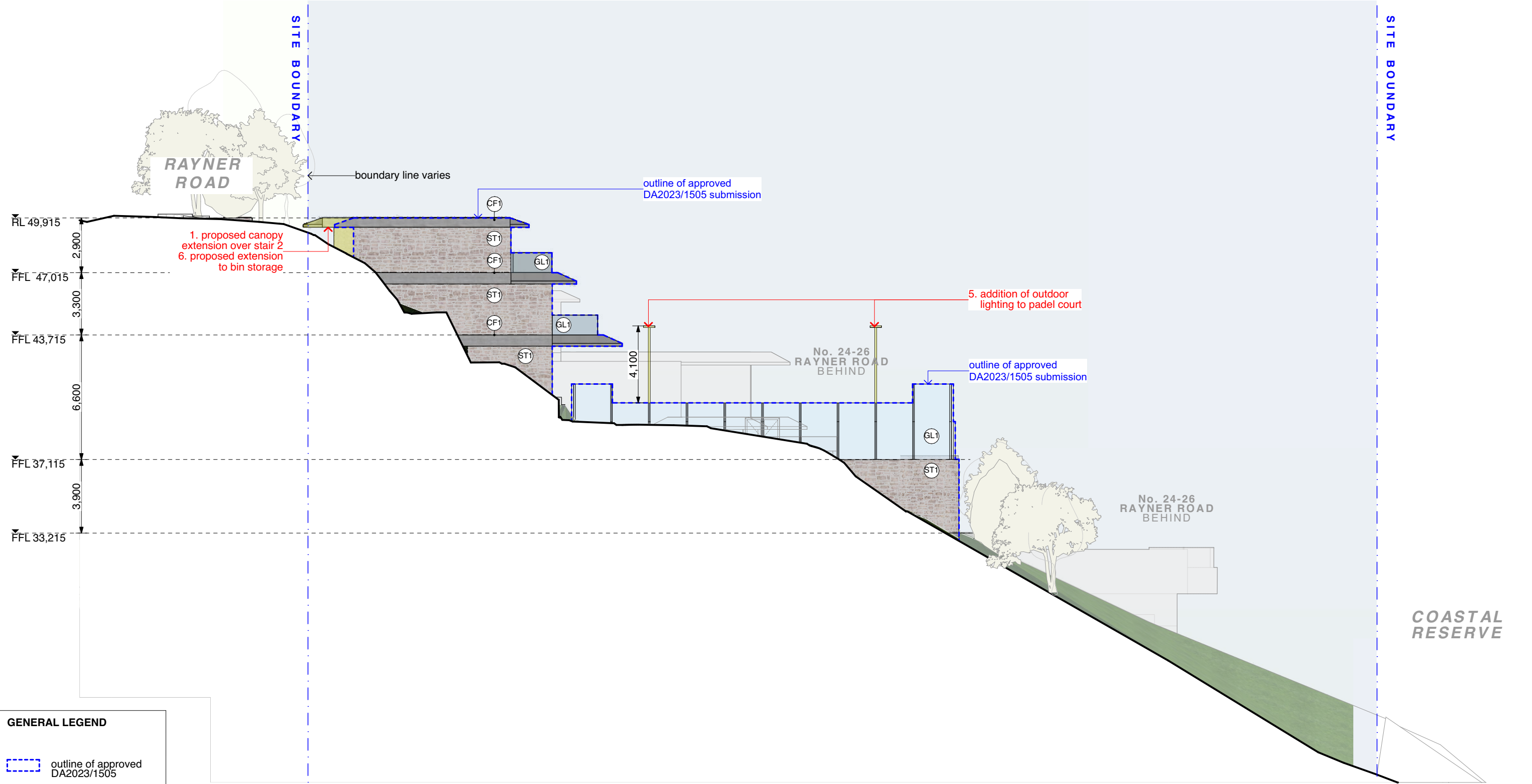
- outline of approved DA2023/1505
- existing
- proposed
- extents of proposed modification

S4.55 MODIFICATION APPLICATION

Dwg Name

NORTH ELEVATION

Dwg #	Project Code	Revision #
MOD06	JG30	1



GENERAL LEGEND

outline of approved DA2023/1505

existing

proposed

extents of proposed modification

Notes

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**FOR APPROVALS
NOT FOR CONSTRUCTION**

5.4

ASSESSOR

59.2

5/11/2025

30 Rayner Rd, Whale Beach, NSW 2107

http://www.hero-softwares.com.au/jg306-250225-S4.55-REV1-01

Assessor: Kell Lippin

Accreditation No: ABSA 191873

Address: 30 Rayner Rd, Whale Beach, NSW 2107

Assessment: 10/05/25

Assessment Date: 10/05/25

Notes

S4.55 MODIFICATION APPLICATION

Revision	Printed	Revision Note
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Project Details

Project	Project Address
JG30	30 Rayner Road Whale Beach NSW 2107
Client Name	J Group Projects

J

J Group

J GROUP PROJECTS

2/57 Avalon Parade
AVALON BEACH
NSW 2107

JAKE WALL

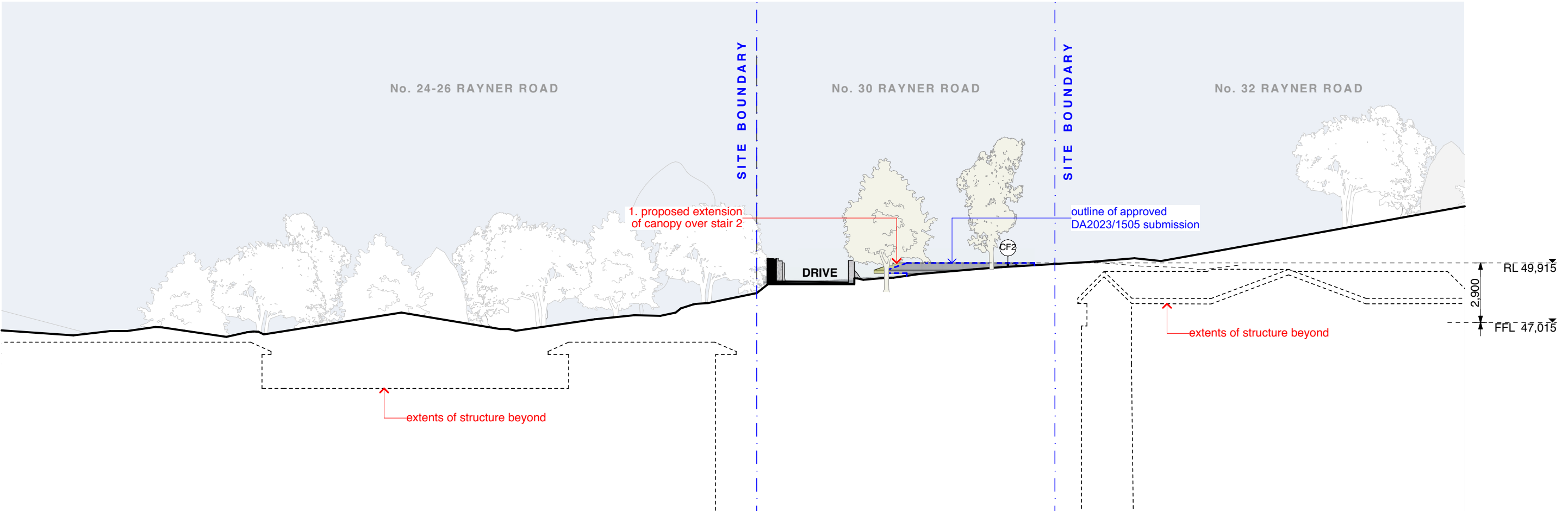
Licence Number
257772C

Drawing Details

Scale	1:200 @ A3
Drawn	DS
Date	6/3/2025
Project Architect(s)	MC/AH

S4.55 MODIFICATION APPLICATION

<u>Dwg Name</u>		
EAST ELEVATION		
<u>Dwg #</u>	<u>Project Code</u>	<u>Revision #</u>
MOD07	JG30	1



GENERAL LEGEND

outline of approved DA2023/1505

existing

proposed

extents of proposed modification

S4.55 MODIFICATION APPLICATION

SOUTH ELEVATION

Dwg #	Project Code	Revision #
MOD08	JG30	1

Notes

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**S4.55
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Revision	Printed	Revision Note
1	6/3/2025	S4.55 Modification

Project	Project Address
JG30	30 Rayner Road Whale Beach NSW 2107
Client Name	J Group Projects

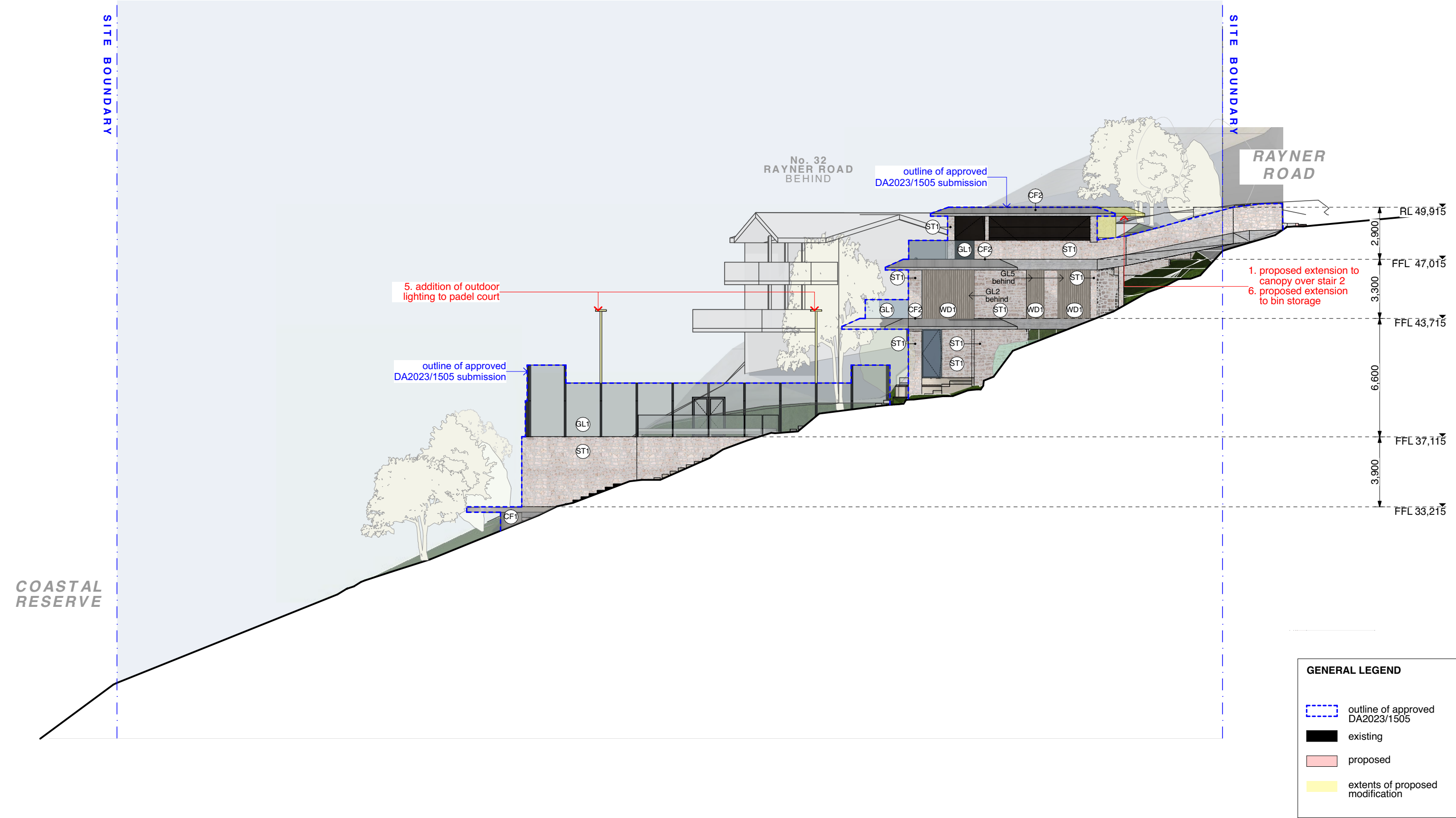
J GROUP PROJECTS

2/57 Avalon Parade
AVALON BEACH
NSW 2107

JAKE WALL

Licence Number
257772C

Scale	1:200 @ A3
Drawn	DS
Date	6/3/2025
Project Architect(s)	MC/AH



GENERAL LEGEND

outline of approved DA2023/1505

existing

proposed

extents of proposed modification

S4.55 MODIFICATION APPLICATION

Dwg Name

WEST ELEVATION

Dwg #

MOD09

Project Code

JG30

Revision #

1

Notes

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Notes Regarding "FOR CONSTRUCTION" Documents

FOR APPROVALS
NOT FOR CONSTRUCTION

5.4

COASTAL HOUSE

59.2

Value

ASSESSOR

RAJ LUPPI

ABSA 191873

Address

30 Rayner Rd, Whale Beach, NSW 2107

http://www.jero-williams.com.au/jg061-617701-01

ABSA

191873

130

130

Notes

S4.55 MODIFICATION APPLICATION

Revision

1

Printed

6/3/2025

Revision Note

S4.55 Modification

Project Details

Project

JG30

Project Address

30 Rayner Road
Whale Beach
NSW 2107

Client Name

J Group Projects

J GROUP PROJECTS

2/57 Avalon Parade
AVALON BEACH
NSW 2107

JAKE WALL

Licence Number
257772C

Scale

1:200 @ A3

Drawn

DS

Date

6/3/2025

Project Architect(s)

MC/AH

Drawing Details

S4.55 MODIFICATION APPLICATION

Dwg Name

WEST ELEVATION

Dwg #

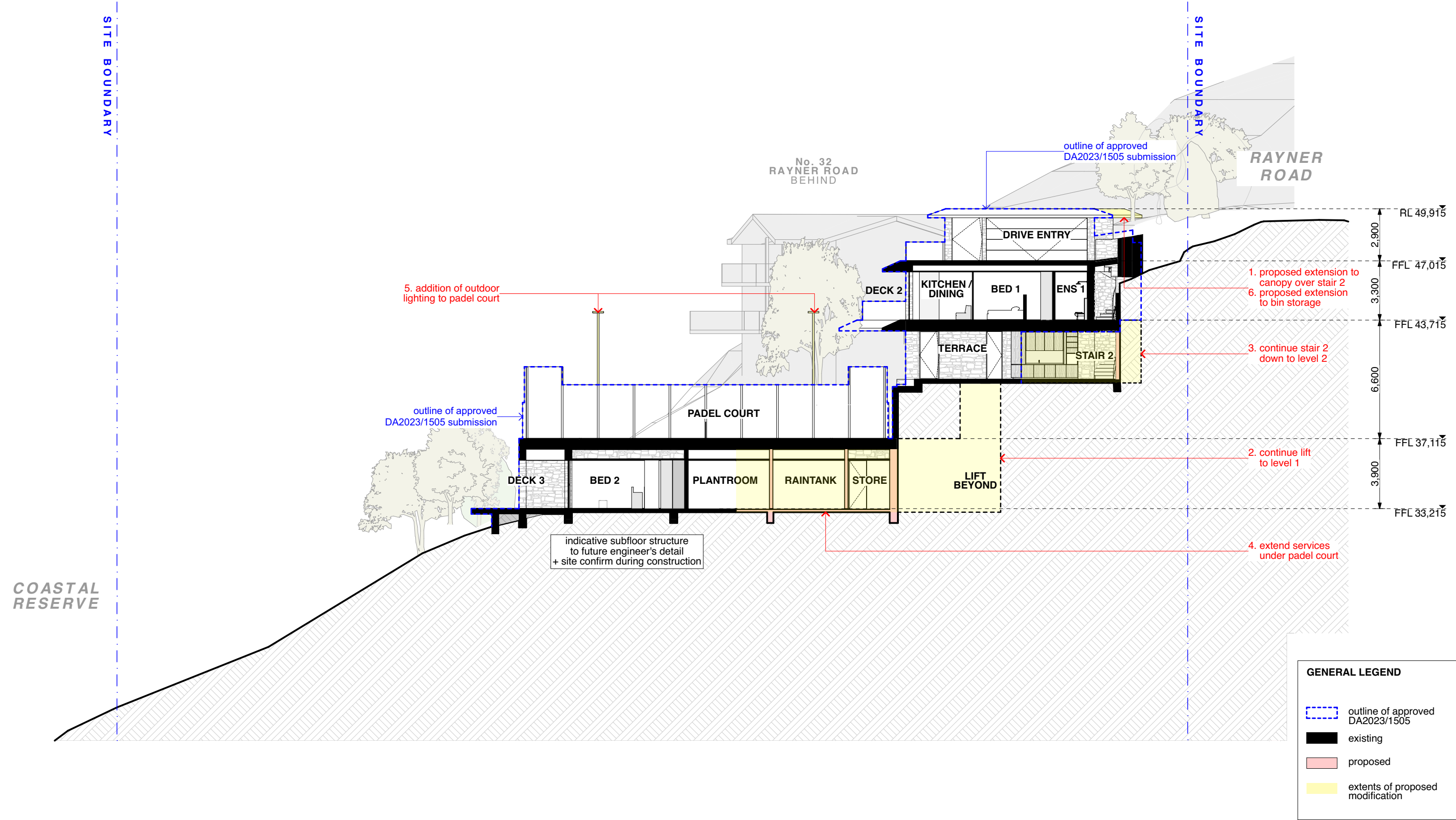
MOD09

Project Code

JG30

Revision #

1



Notes

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Notes Regarding "FOR CONSTRUCTION" Documents

FOR APPROVALS
NOT FOR CONSTRUCTION



Notes

S4.55
MODIFICATION
APPLICATION

Revision	Printed	Revision Note
1	6/3/2025	S4.55 Modification

Project Details

Project	Project Address
JG30	30 Rayner Road Whale Beach NSW 2107
Client Name	J Group Projects

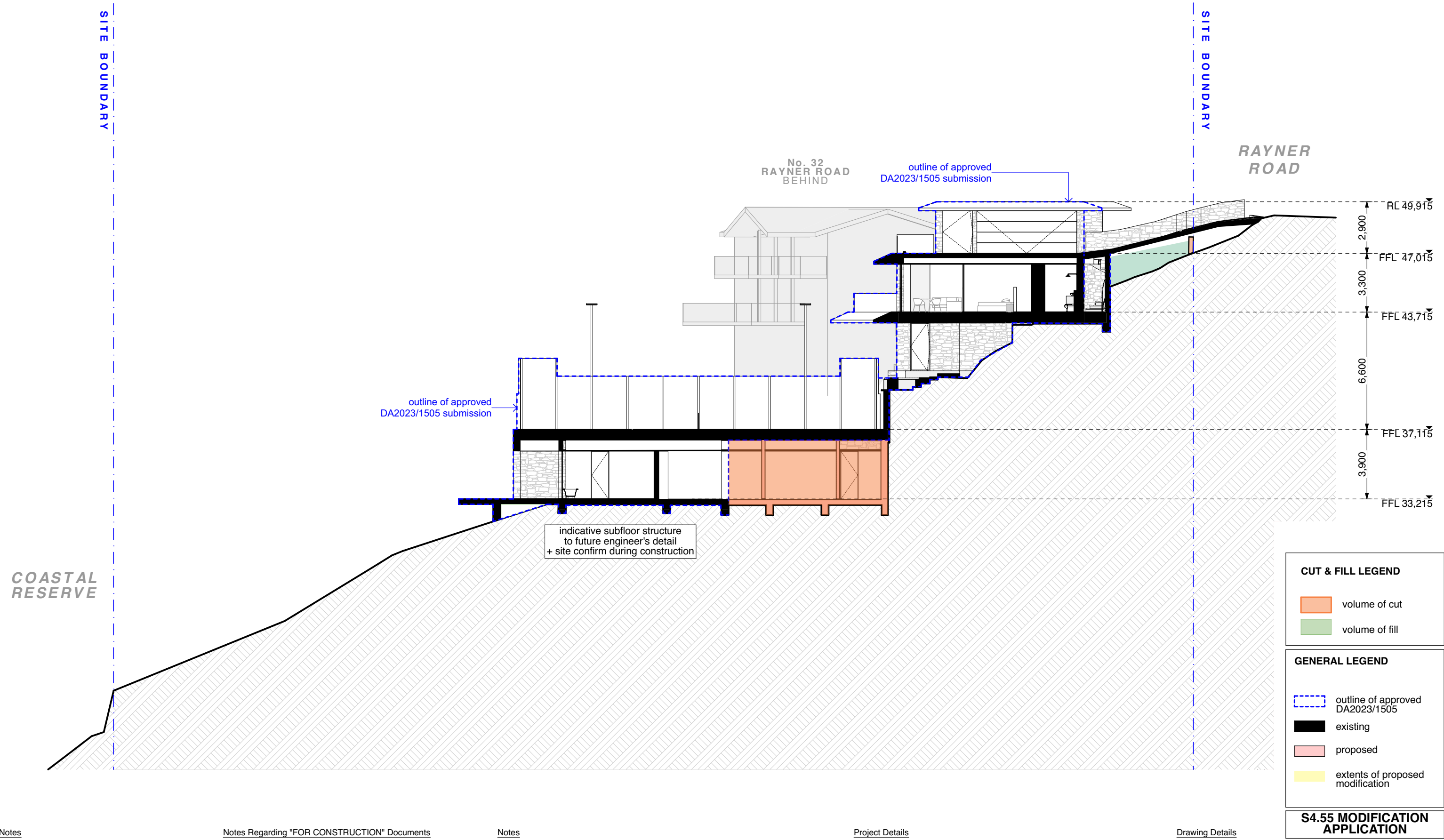
J GROUP PROJECTS
2/57 Avalon Parade AVALON BEACH NSW 2107
JAKE WALL
Licence Number 257772C

Drawing Details

Scale	1:200 @ A3
Drawn	DS
Date	6/3/2025
Project Architect(s)	MC/AH

S4.55 MODIFICATION
APPLICATION

Dwg Name	SECTION AA
Dwg #	MOD10
Project Code	JG30
Revision #	1



Notes

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Notes Regarding "FOR CONSTRUCTION" Documents

**FOR APPROVALS
NOT FOR CONSTRUCTION**

ASSESSOR: Kell Lippin
ASSESSMENT NO.: ABSA 191073
ADDRESS: 30 Rayner Rd, Whale Beach, NSW 2107

5.4
COUNCIL HOUSE
59.2
Value

ABSA
AUSTRALIAN BUILDING SURVEILLANCE ASSOCIATION
MEMBER SINCE 2014-2025-2025
ASSESSOR: KELL LIPPIN
ASSESSMENT NO.: 191073
ADDRESS: 30 RAYNER RD, WHALE BEACH, NSW 2107

Notes

**S4.55
MODIFICATION
APPLICATION**

Revision	Printed	Revision Note
1	6/3/2025	S4.55 Modification

Project Details

Project	Project Address
JG30	30 Rayner Road Whale Beach NSW 2107
Client Name	J Group Projects

J GROUP PROJECTS

2/57 Avalon Parade
AVALON BEACH
NSW 2107

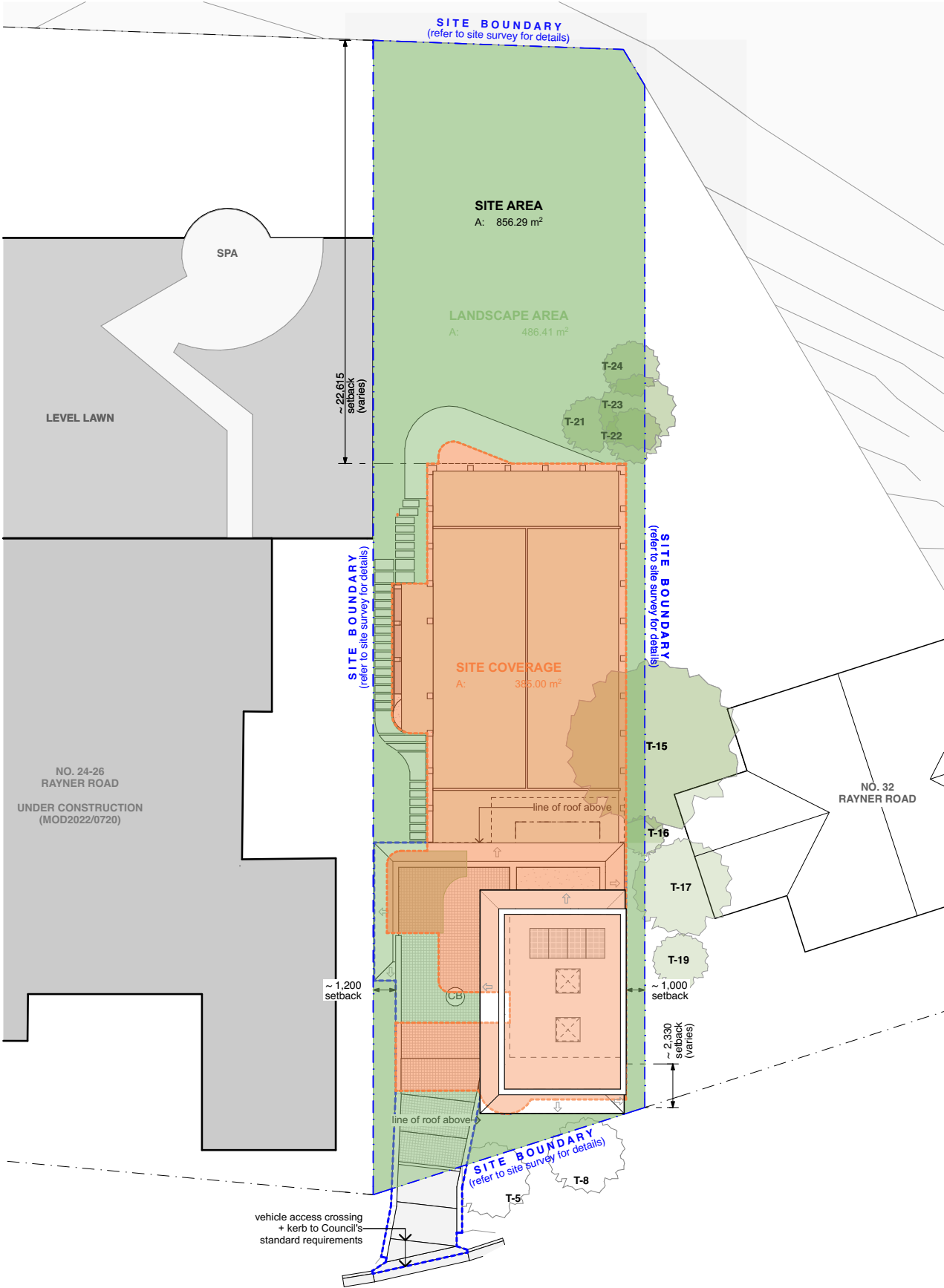
JAKE WALL

Licence Number
257772C

Drawing Details

Scale	1:200 @ A3
Drawn	DS
Date	6/3/2025
Project Architect(s)	MC/AH

<u>Dwg Name</u>		
CUT + FILL DIAGRAM		
<u>Dwg #</u>	<u>Project Code</u>	<u>Revision #</u>
MOD11	JG30	1



AREA SCHEDULE			
ID	Controls	Measured Area (m2)	Compliance
LANDSCAPE AREA	60% of site area (513.8)	486.4	No
SITE AREA	As per survey	856.3	
SITE COVERAGE		385.0	

NUMERIC COMPLIANCE LEGEND

site coverage

landscape area

S4.55 MODIFICATION APPLICATION

Notes

Notes Regarding "FOR CONSTRUCTION" Documents

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**FOR APPROVALS
NOT FOR CONSTRUCTION**

5.4

CONSUMER HOUSE

59.2

Value

#PR-6YPXDY-01 16/04/2025

Assessor: Kell Lippa

Accreditation No.: ABSA 191873

Address: 30 Rayner Rd, Whale Beach, NSW 2107

http://www.hero-softwares.com.au/jp-6YPXDY-01

ABSA

ASSOCIATION OF BUILDING SURVEILLANCE ASSOCIATES

Accreditation No.: 105052024-200502025

Assessor: KELL LIPPA

Accreditation No.: 105052

Assessment Date: 16/04/2025

Notes

S4.55 MODIFICATION APPLICATION

Revision	Printed	Revision Note
1	6/3/2025	S4.55 Modification

Project Details	
Project	Project Address
JG30	30 Rayner Road Whale Beach NSW 2107
Client Name	
J Group Projects	

J GROUP PROJECTS

2/57 Avalon Parade
AVALON BEACH
NSW 2107

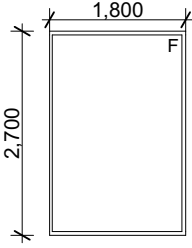
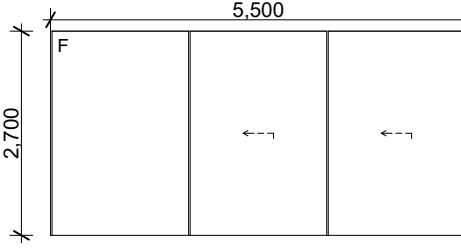
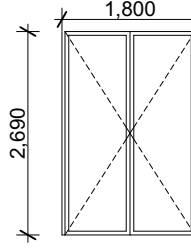

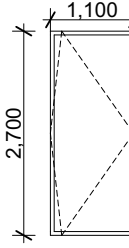
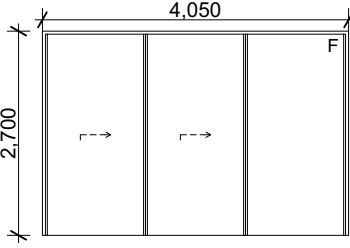
JAKE WALL

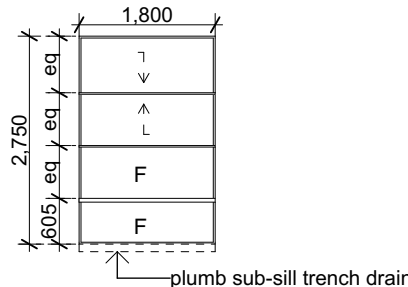
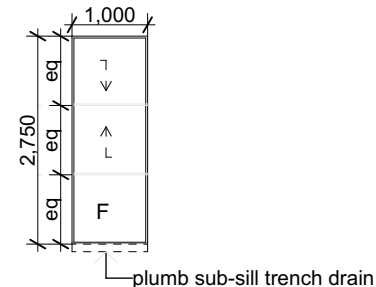
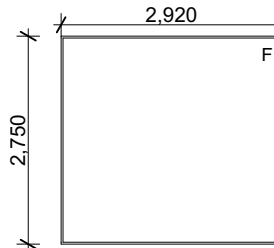
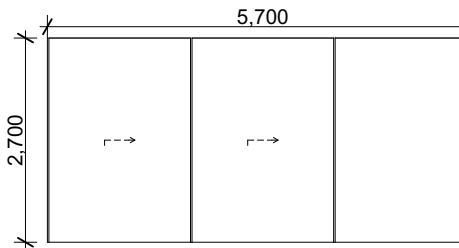
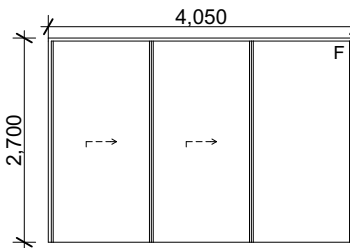
Licence Number
257772C

J Group

Drawing Details	
Scale	1:300 @ A3
Drawn	DS
Date	6/3/2025
Project Architect(s)	MC/AH

NUMERIC COMPLIANCE SCHEDULE		
Dwg #	Project Code	Revision #
MOD12	JG30	1

Window Schedule						
Window ID:	W 1.01	W 1.02	W 1.03	W 2.01	W 2.02	W 2.03
						
Width	1,800	5,500	1,800	900	1,100	4,050
Height	2,700	2,700	2,700	2,700	2,700	2,700
Room ID	Ensuite 2	Bed 2	Access Passage	Powder	Foyer 3	Foyer 3
Level	Level 1 (Bed 2)	Level 1 (Bed 2)	Level 1 (Bed 2)	Level 2 (Padel)	Level 2 (Padel)	Level 2 (Padel)
Opening Type:	Fixed	Fixed, sliding, sliding	hinged	hinged	pivot	sliding, sliding, fixed
Material:	Aluminium - VITROSCA Fixed Glazing	Aluminium - VITROSCA sliding door	Aluminium frame glazed doors	40mm Solid Core Single leaf	Aluminium Glazed Door	Aluminium - VITROSCA sliding door
Colour:	to be selected	to be selected	to be selected	to be selected	to be selected	to be selected
Notes:	(1) Refer to window+door hardware schedule for specification. (2) Door & window frames to be fully concealed within wall	(1) Refer to window+door hardware schedule for specification. (2) Door & window frames to be fully concealed within wall	(1) Refer to window+door hardware schedule for specification. (2) Door & window frames to be fully concealed within wall	(1) Refer to window+door hardware schedule for specification. (2) Door & window frames to be fully concealed within wall	(1) Refer to window+door hardware schedule for specification. (2) Door & window frames to be fully concealed within wall	(1) Refer to window+door hardware schedule for specification. (2) Door & window frames to be fully concealed within wall

Window Schedule					
Window ID:	W 3.01	W 3.02	W 3.03	W 3.04	W 3.05
					
Width	1,800	1,000	2,920	5,700	4,050
Height	2,750	2,750	2,750	2,700	2,700
Room ID	Ensuite 1	Bed 1	Kitchen	Kitchen	Foyer 2
Level	Level 3 (Bed 1)	Level 3 (Bed 1)	Level 3 (Bed 1)	Level 3 (Bed 1)	Level 3 (Bed 1)
Opening Type:	double hung, fixed (3 sash)	double hung, fixed (2 sash)	fixed	sliding, sliding, fixed	sliding, sliding, fixed
Material:	Aluminium - Anneta System	Aluminium - Anneta System	Aluminium - VITROSCA fixed glazing	Aluminium - VITROSCA sliding door	Aluminium - VITROSCA sliding door
Colour:	to be selected	to be selected	to be selected	to be selected	to be selected
Notes:	(1) Refer to window+door hardware schedule for specification. (2) Door & window frames to be fully concealed within wall	(1) Refer to window+door hardware schedule for specification. (2) Door & window frames to be fully concealed within wall	(1) Refer to window+door hardware schedule for specification. (2) Door & window frames to be fully concealed within wall	(1) Refer to window+door hardware schedule for specification. (2) Door & window frames to be fully concealed within wall	(1) Refer to window+door hardware schedule for specification. (2) Door & window frames to be fully concealed within wall

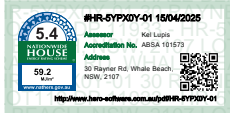
Notes

Notes Regarding "FOR CONSTRUCTION" Documents

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FOR APPROVALS
NOT FOR CONSTRUCTION



Notes

S4.55
MODIFICATION
APPLICATION

Revision	Printed	Revision Note
1	6/3/2025	S4.55 Modification

Project Details

Project	Project Address
JG30	30 Rayner Road Whale Beach NSW 2107

Client Name
J Group Projects

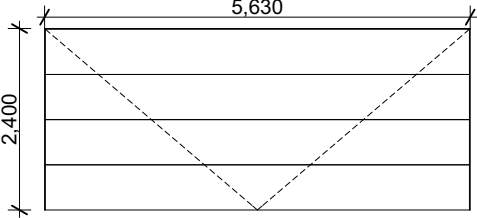
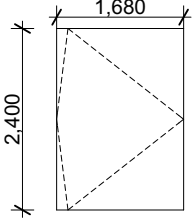
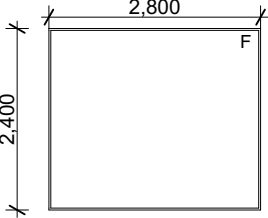
J GROUP PROJECTS
2/57 Avalon Parade AVALON BEACH NSW 2107
JAKE WALL
Licence Number 257772C

Drawing Details

Scale	1:100 @ A3
Drawn	DS
Date	31/3/2025
Project Architect(s)	MC/AH

S4.55 MODIFICATION
APPLICATION

Dwg Name		
WINDOW SCHEDULE		
Dwg #	Project Code	Revision #
MOD14	JG30	1

Window Schedule			
Window ID:	W 4.01	W 4.02	W 4.03
			
Width	5,630	1,680	2,800
Height	2,400	2,400	2,400
Room ID	Garage	Foyer	Foyer
Level	Level 4 (Garage)	Level 4 (Garage)	Level 4 (Garage)
Opening Type:	Panel Lift Door	Pivot	Fixed
Material:		40mm Solid Core Door	Aluminium - VITROSCA Fixed glazing
Colour:	to be selected	to be selected	to be selected
Notes:	(1) Refer to window+door hardware schedule for specification. (2) Door & window frames to be fully concealed within wall	(1) Refer to window+door hardware schedule for specification. (2) Door & window frames to be fully concealed within wall	(1) Refer to window+door hardware schedule for specification. (2) Door & window frames to be fully concealed within wall

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Notes Regarding "FOR CONSTRUCTION" Documents

FOR APPROVALS
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Notes

S4.55
MODIFICATION
APPLICATION

Project Details

Revision	Printed	Revision Note
1	6/3/2025	S4.55 Modification

Project	Project Address
JG30	30 Rayner Road Whale Beach NSW 2107

Client Name
J Group Projects

J GROUP PROJECTS
2/57 Avalon Parade AVALON BEACH NSW 2107
JAKE WALL
Licence Number 257772C

Drawing Details

Scale	1:100 @ A3
Drawn	DS
Date	31/3/2025
Project Architect(s)	MC/AH

S4.55 MODIFICATION
APPLICATION

Dwg Name
WINDOW SCHEDULE

Dwg #	Project Code	Revision #
MOD15	JG30	1



FINISHES CODES

- Ⓢ COBBLE STONE
COLOUR: MEDIUM
- Ⓢ CONCRETE FINISH
COLOUR: LIGHT
- Ⓢ CONCRETE FINISH
COLOUR: LIGHT
- Ⓢ GLAZED BALUSTRADE
- Ⓢ FIXED GLAZING
FRAME COLOUR: LIGHT
- Ⓢ SLIDING GLAZED DOORS
FRAME COLOUR: LIGHT
- Ⓢ SKYLIGHT
FRAME COLOUR: LIGHT
- Ⓢ SASHLESS DOUBLE HUNG WINDOW
FRAME COLOUR: LIGHT
- Ⓢ PEBBLES 1
COLOUR: MEDIUM
- Ⓢ PEBBLES 2
COLOUR: MEDIUM
- Ⓢ PAVING
- Ⓢ SANDSTONE CLADDING
- Ⓢ TRAVERTINE CLADDING
- Ⓢ TIMBER FLOOR BOARD
- Ⓢ TILES
- Ⓢ TIMBER PRIVACY SCREEN
COLOUR: MEDIUM

Notes

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5.4

GREENHOUSE

ASSESSMENT

59.2

Value

#R-6YF0DY-01 16/04/2025

Assessor: Kai Lipp

Accreditation No.: ABSA 191673

Address: 30 Rayner Rd, White Beach, NSW 2107

http://www.bero-soft.com.au/jg306.2-250225-S4.55-REV1-01

ABSA

ASSESSMENT

10/01/2025

10/01/2025

10/01/2025

Notes

S4.55
MODIFICATION
APPLICATION

Revision	Printed	Revision Note
1	6/3/2025	S4.55 Modification

Project Details

Project	Project Address	J GROUP PROJECTS
JG30	30 Rayner Road Whale Beach NSW 2107	2/57 Avalon Parade AVALON BEACH NSW 2107
Client Name	JAKE WALL	Licence Number 257772C
J Group Projects	J Group	

Drawing Details

Scale	NTS @ A3
Drawn	DS
Date	6/3/2025
Project Architect(s)	MC/AH

S4.55 MODIFICATION
APPLICATION

FINISHES AND MATERIALS SCHEDULE (NO CHANGE)		
Dwg #	Project Code	Revision #
MOD13	JG30	1