Drawing List Sheet Number Sheet Name A0 - General Title Page **BASIX Notes** A1 - Site A100 Site Plan A2 - Plans Dwelling 1 Floor Plan A200 Dwelling 1 Roof Plan A210 Dwelling 2 Ground Floor Plan Dwelling 2 First Floor Plan Dwelling 2 Roof Plan A240 A3 - Elevations and Sections Elevation 1 - Dwelling 1 - NW A300 Elevation 2 - Dwelling 1 - NE A310 Elevation 3 - Dwelling 1 - SE A320 A330 Elevation 4 - Dwelling 1 - SW Section 1 - Dwelling 1 A340 Section 2 - Dwelling 1 A360 Elevation 1 - Dwelling 2 - NW Elevation 2 - Dwelling 2 - NE A380 Elevation 3 - Dwelling 2 - SE Elevation 4 - Dwelling 2 - SW A390 Section 1 - Dwelling 2 A410 Section 2 - Dwelling 2 A5 - Supporting Docs A500 External Finishes Schedule - Dwelling 1 External Finishes Schedule - Dwelling 2 A510 A520 3D Perspective 1 A530 3D Perspective 2 A540 3D Perspective 3 A550 3D Perspective 4 A560 3D Perspective 5 3D Perspective 6 A570 A580 3D Perspective 7 A590 3D Perspective 8 A6 - Schedules A600 Window and Door Schedule - Dwelling 1

PROPOSED DWELLING HOUSE WITH SECONDARY DWELLING

16 CROOKED RIVER ROAD, GERROA, NSW 2534



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С	29.06.22	Roof Colour	NR
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Window and Door Schedule - Dwelling 2

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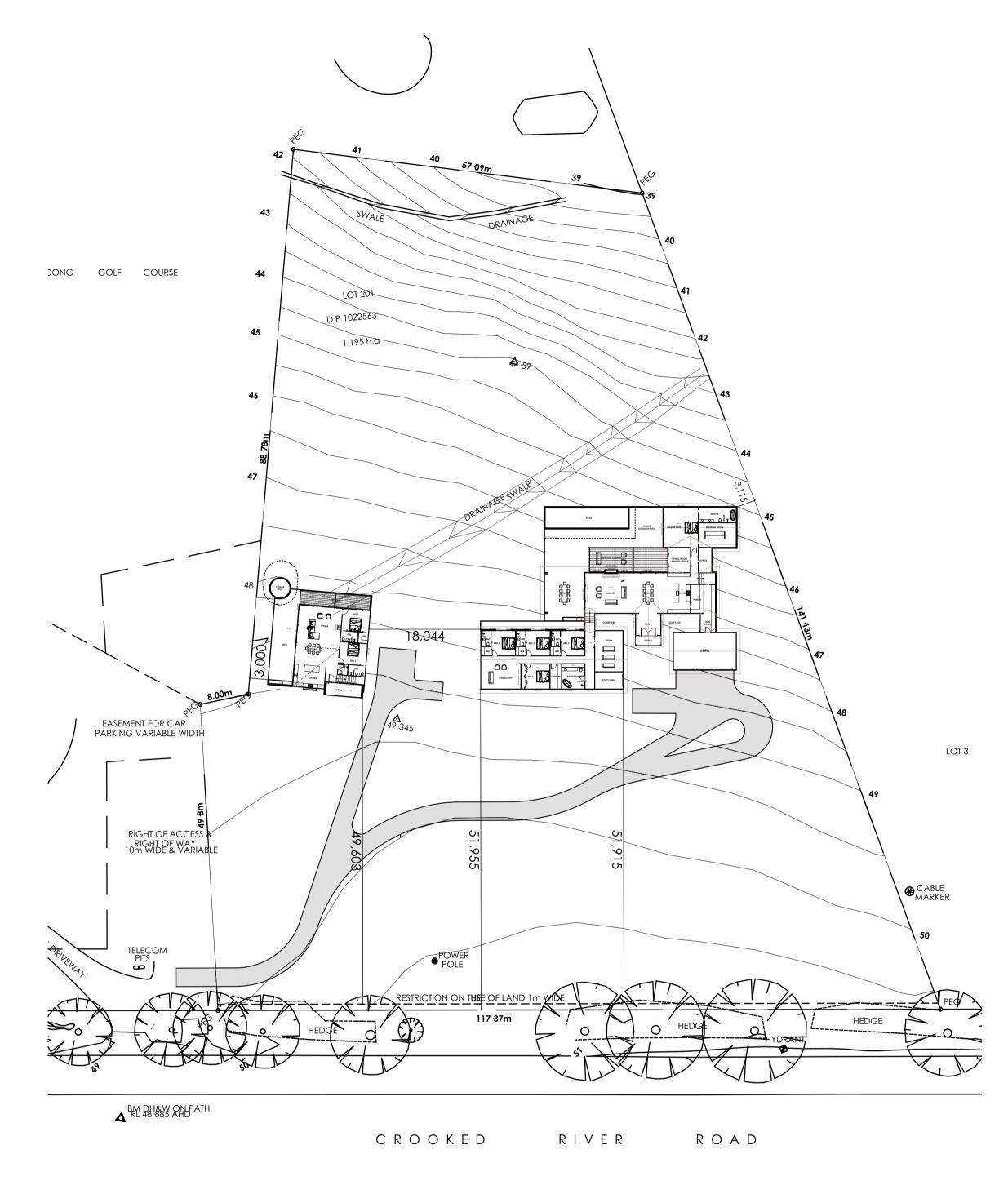
LOT 201 Crooked River Road
GERROA

Project BEACHLANDS

BASIX Notes

FOR APPROVAL

FUTUREFLIP



MAIN DWELLING TOTAL FOOTPRINT AREA = 564.8m² (NOT INCLUDING DECK SPACES)

SECONDARY DWELLING TOTAL FOOTPRINT AREA = 147.7m² (NOT INCLUDING DECK SPACES)

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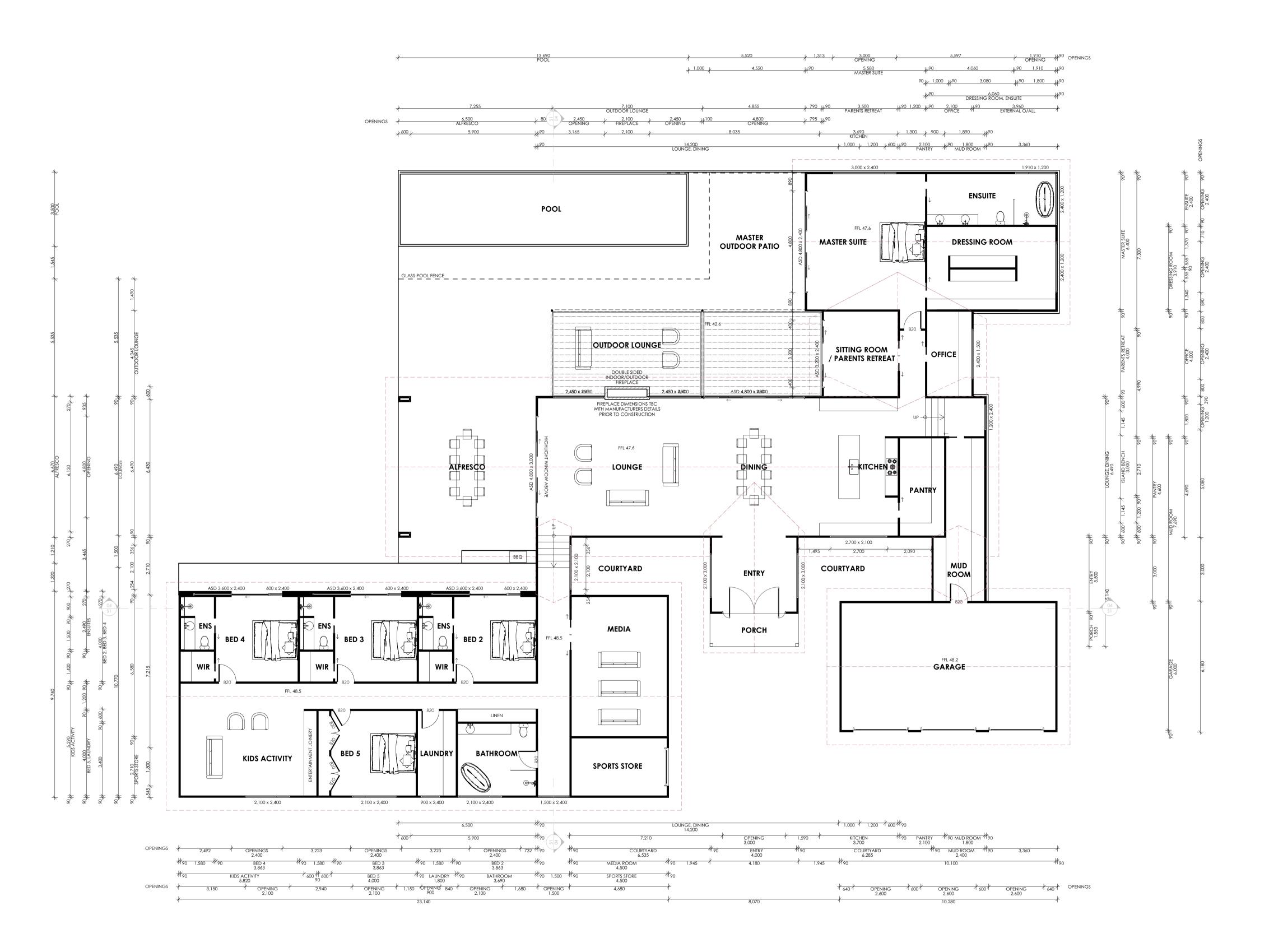
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BEACHLANDS FUTUREFLIP

LOT 201 Crooked River Road GERROA Drawing Name SITE PLAN



FLOOR PLAN 1:100

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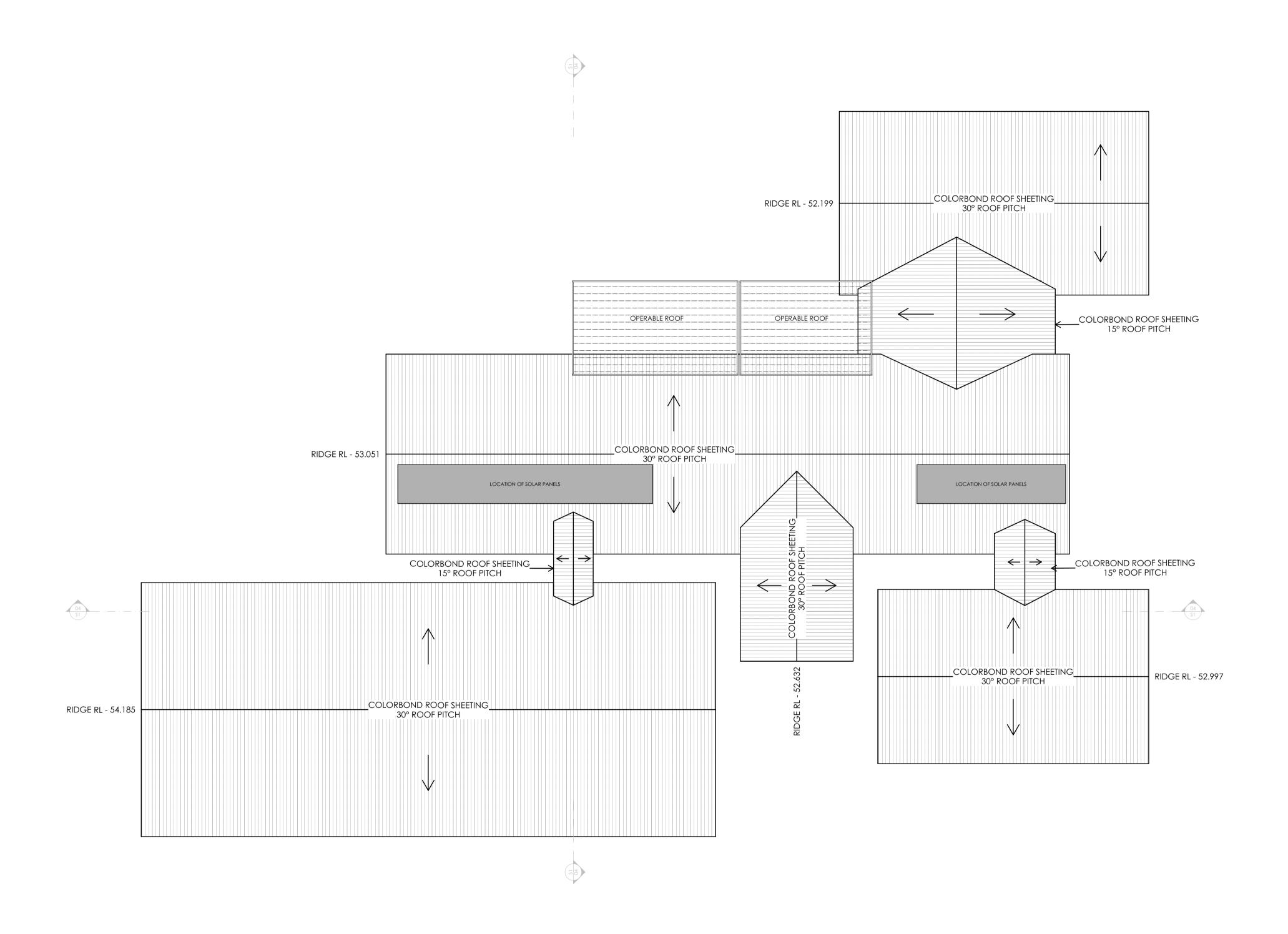
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BEACHLANDS

LOT 201 Crooked River Road

FUTUREFLIP

GERROA Drawing Name FLOOR PLAN



ROOF PLAN 1:100

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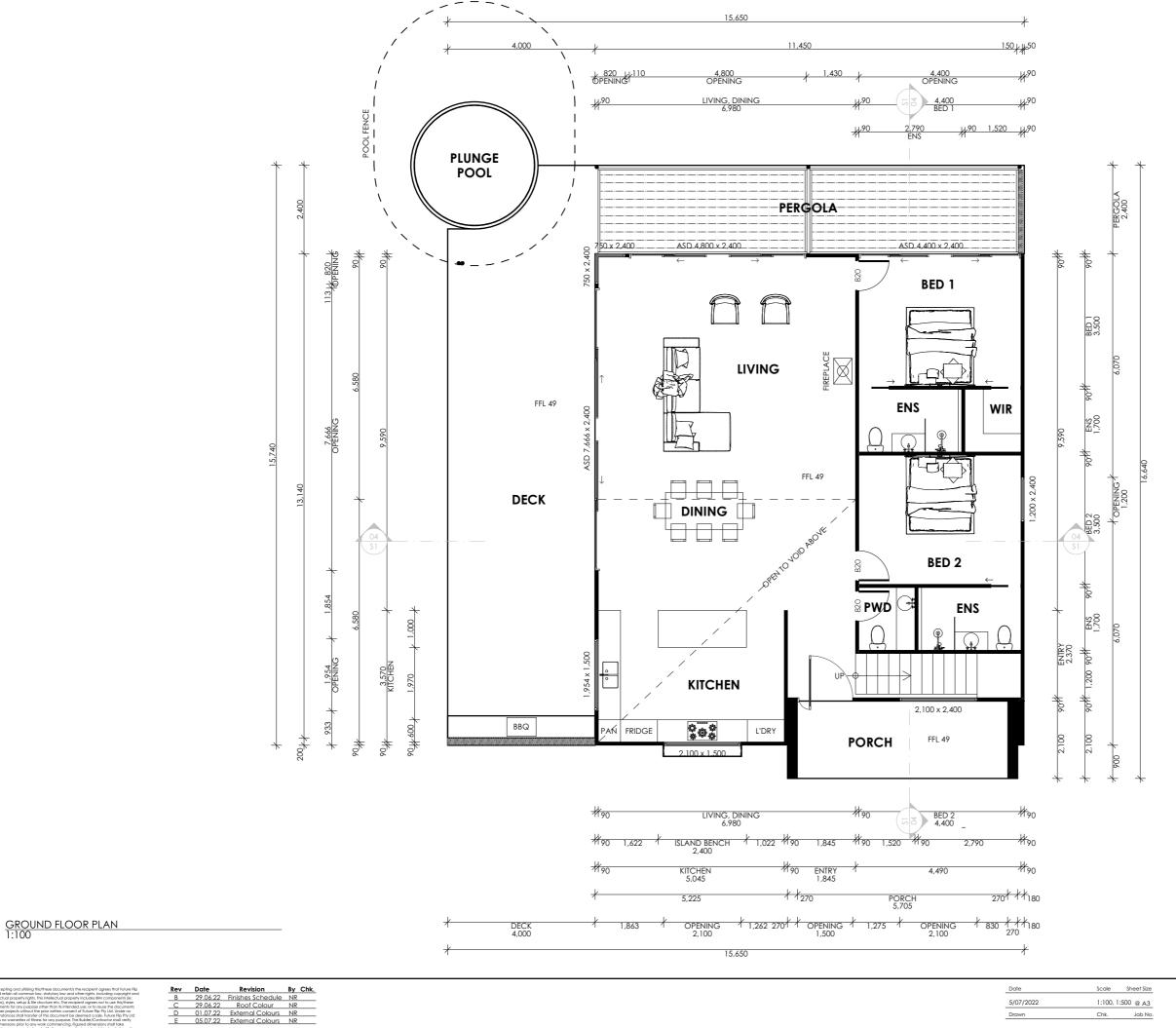
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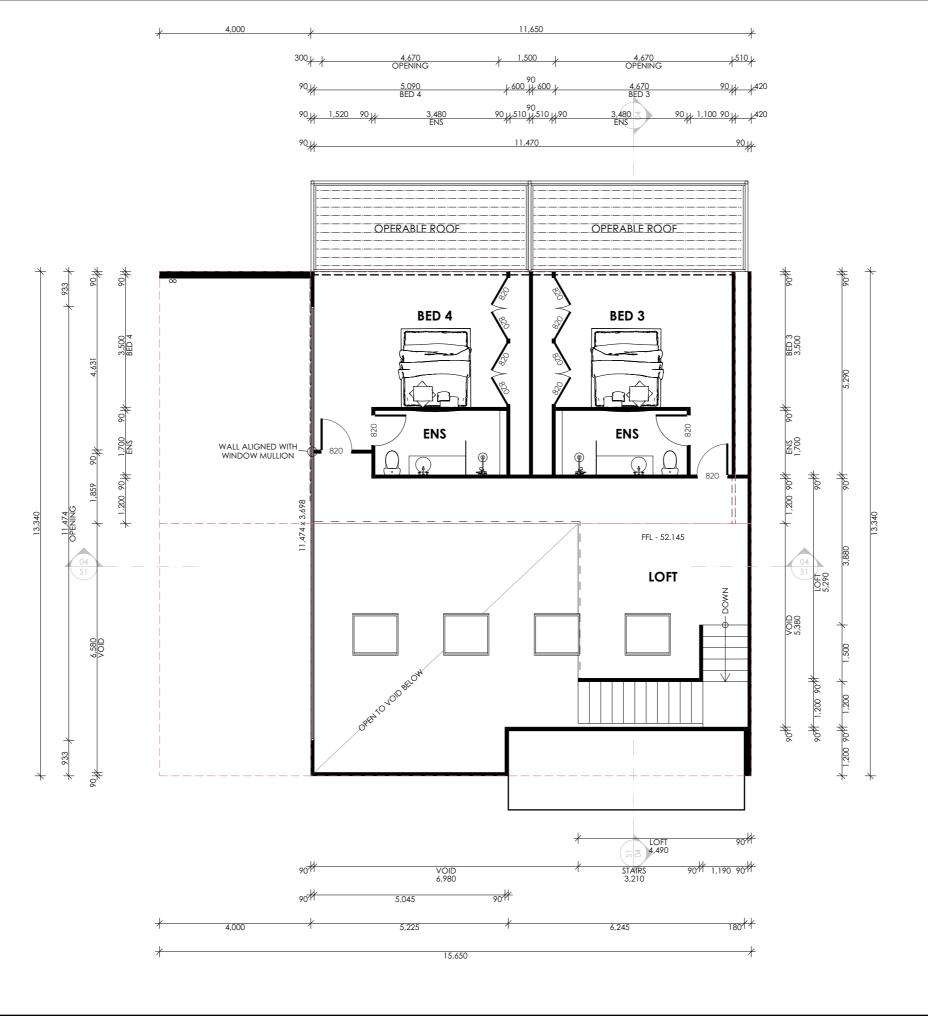
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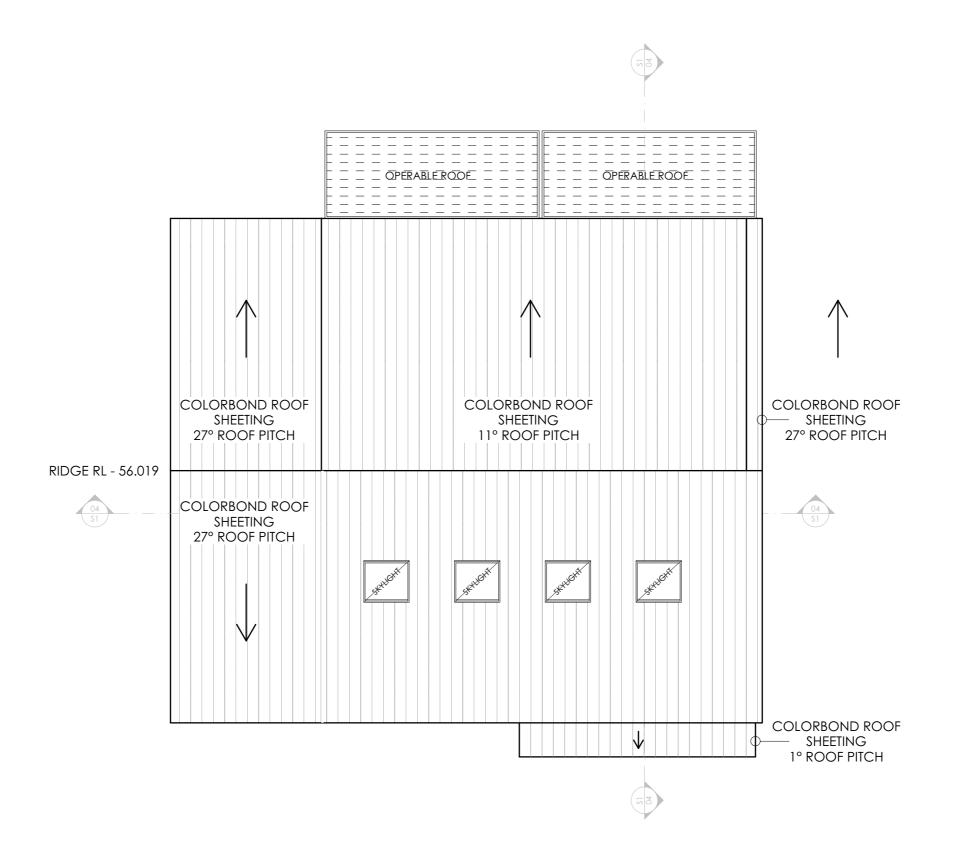
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Project

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LOT 201 Crooked River Road GERROA Drawing Name FIRST FLOOR PLAN



ROOF PLAN

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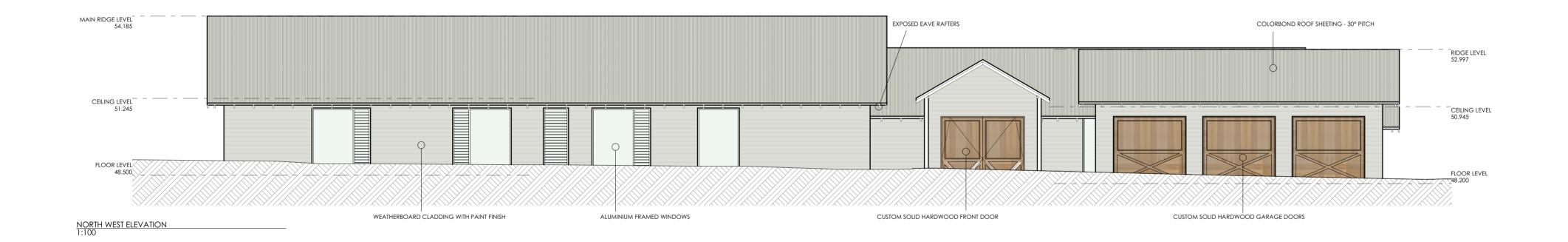
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Revision LOT 201 Crooked River Road GERROA

Drawing Name
ROOF PLAN



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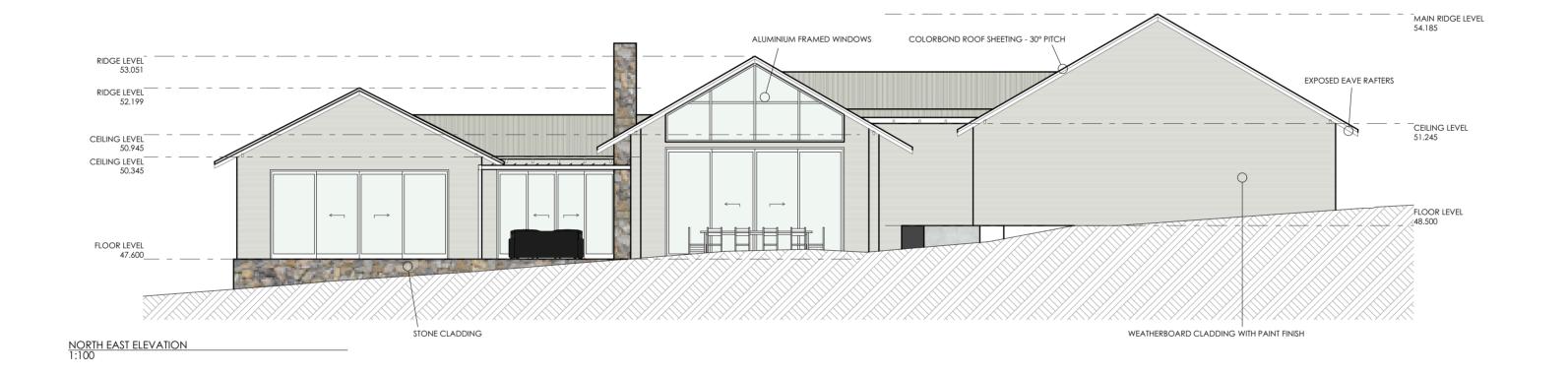
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LOT 201 Crooked River Road

GERROA

Drawing Name
DWELLING 1
ELEVATION 1

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LOT 201 Crooked River Road
GERROA

Drawing Name
DWELLING 1
ELEVATION 2



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FUTUREFLIP

LOT 201 Crooked River Road

GERROA

Drawing Name

DWELLING 1

ELEVATION 3

FOR APPROVAL



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LOT 201 Crooked River Road GERROA	

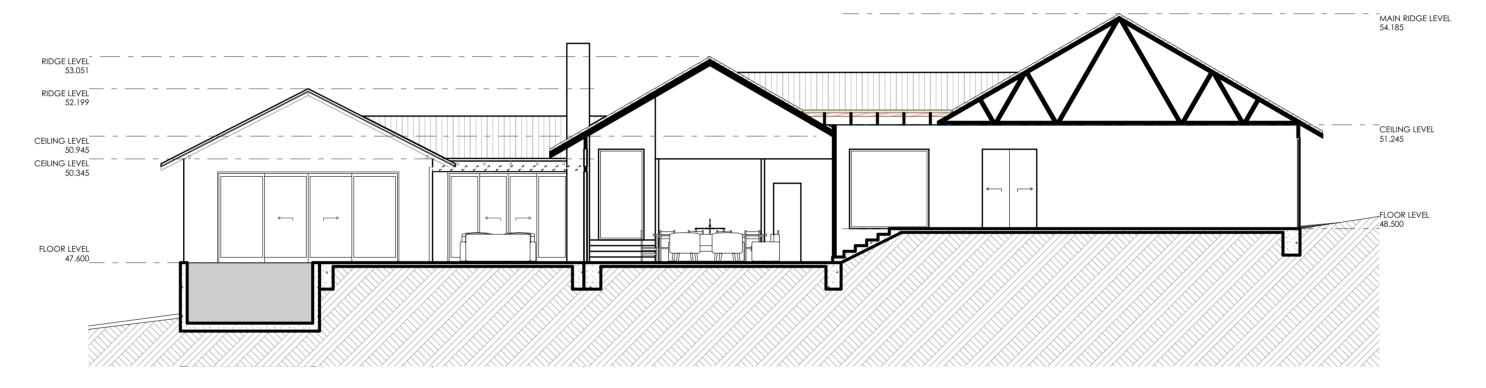
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DWELLING 1

ELEVATION 4

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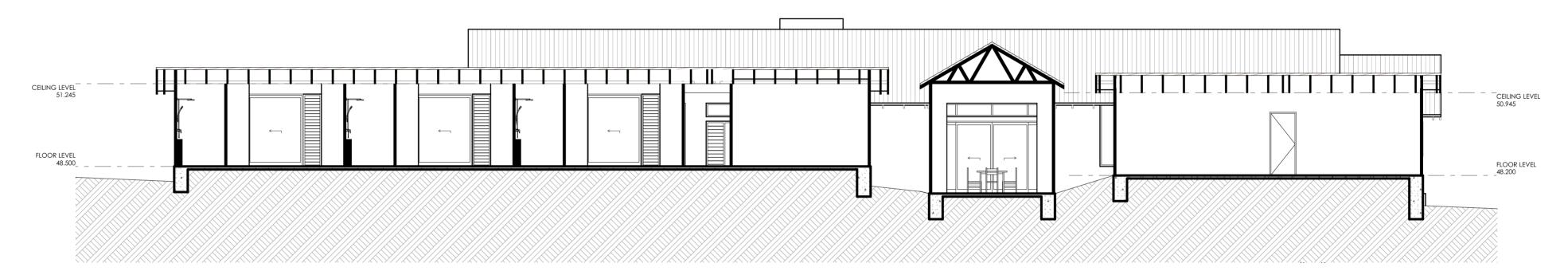
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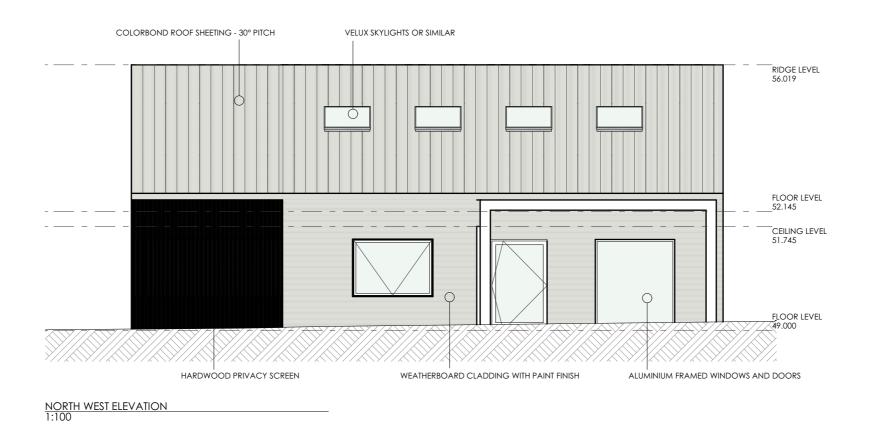
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DWELLING 1



DWELLING 1 SECTION 2 1:100

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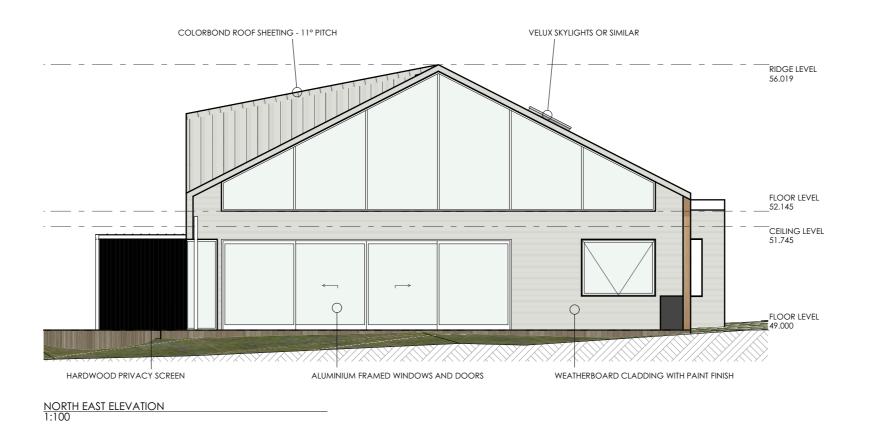
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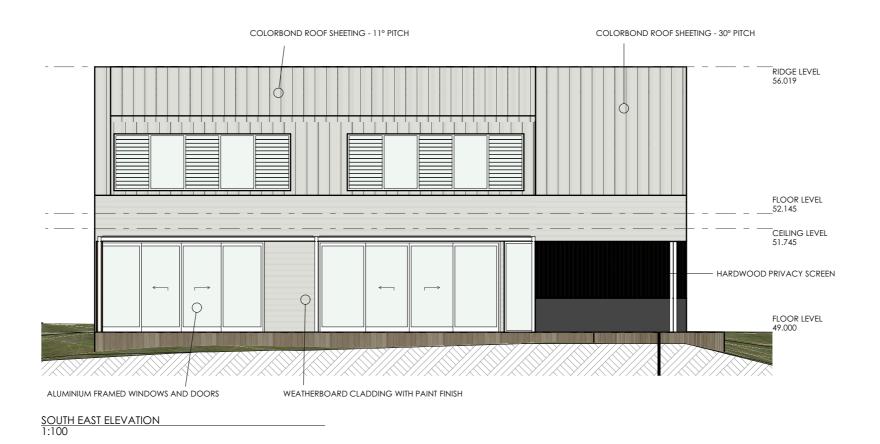
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LOT 201 Crooked River Road GERROA

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DWELLING 2

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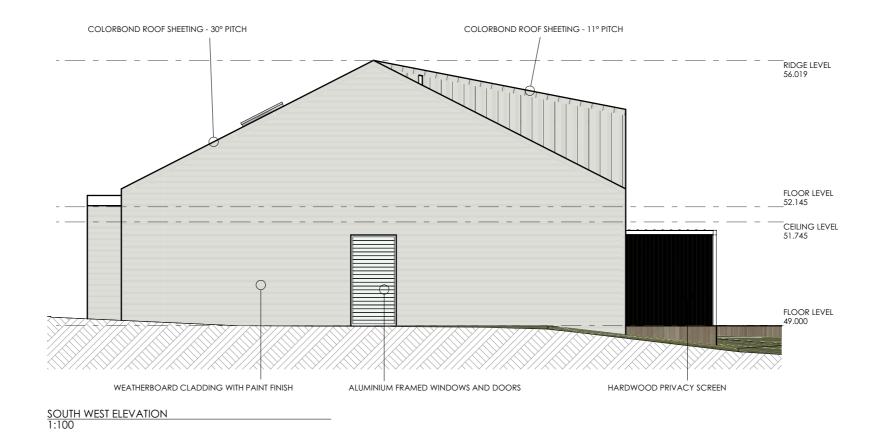


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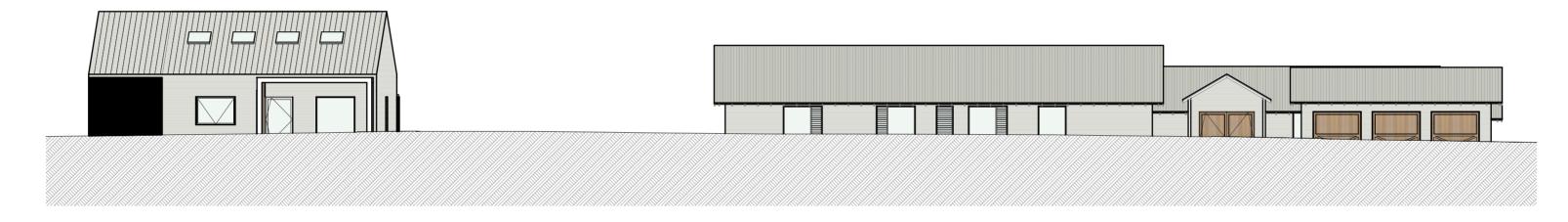


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LOT 201 Crooked River Road GERROA Drawing Name
DWELLING 2



NORTH WEST ELEVATION 1:200

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Drawing Name
ELEVATION FROM

Project BEACHLANDS	FUTUREFLIP
LOT 201 Crooked River Road GERROA	



SOUTH EAST ELEVATION 1:200

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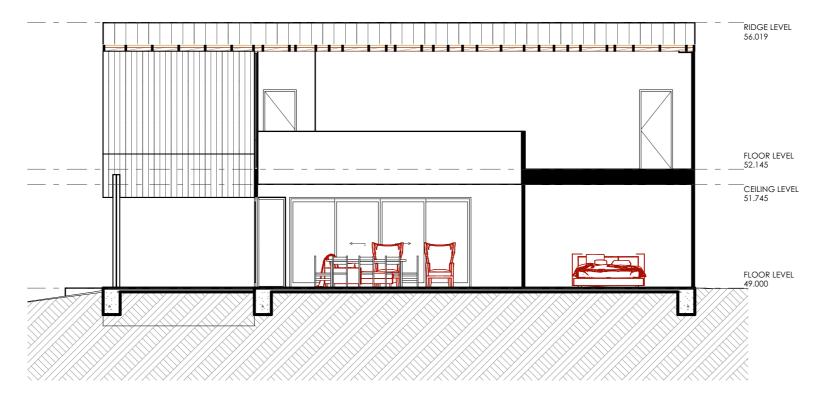
LOT 201 Crooked River Road

GERROA

Drawing Name

ELEVATION FROM

FOR APPROVAL



DWELLING 2 SECTION 1 1:100

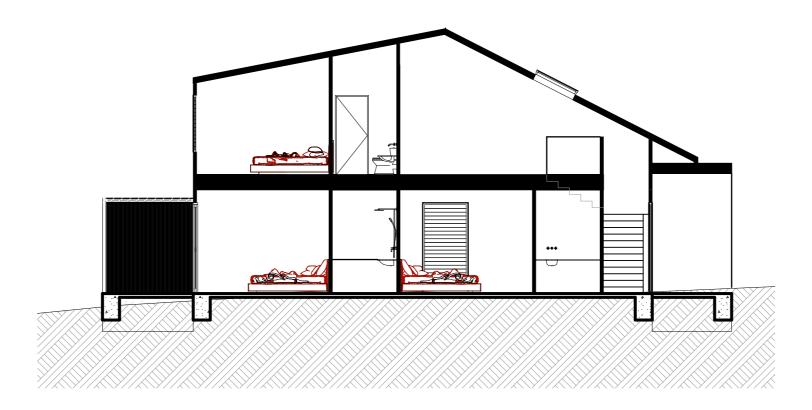
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LOT 201 Crooked River Road GERROA Drawing Name
DWELLING 2



DWELLING 2 SECTION 2 1:100

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BEACHLANDS	FUTUREFLIP

LOT 201 Crooked River Road GERROA Drawing Name
DWELLING 2





EXTERNAL FINISHES SCHEDULE FOR LANDSCAPING REFER TO LANDSCAPE ARCHITECT DRAWINGS



01 - ROOF - CUSTOM ORB OR SIMILAR COLORBOND SHALE GREY

02 - ROOF - ENSEAM OR SIMILAR COLORBOND SHALE GREY

03 - CAPPING, DOWNPIPES COLORBOND SHALE GREY







04 - JAMES HARDIE LINEAR CLADDING 05 - TIMBER DECKING AND CLADDING 06 - CRUSHED GRAVEL DRIVEWAY DULUX 'SNOWY MOUNTAIN HALF' PAINT FINISH BLACKBUTT OR SIMILAR







07 - ALUMINIUM FRAMED WINDOWS WHITE POWDERCOAT FINISH

08 - SOLID TIMBER ENTRY DOORS 09 - FREEFORM STONE CLADDING ECO OUTDOOR OR SIMILAR

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E	05.07.22	External Colours	NR

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Nicholas Reeks		
Drawing No.		Revision
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LOT 201 Crooked River Road GERROA Drawing Name

EXTERNAL FINISHES

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EXTERNAL FINISHES SCHEDULE FOR LANDSCAPING REFER TO LANDSCAPE ARCHITECT DRAWINGS



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LOT 201 Crooked River Road GERROA FUTUREFLIP

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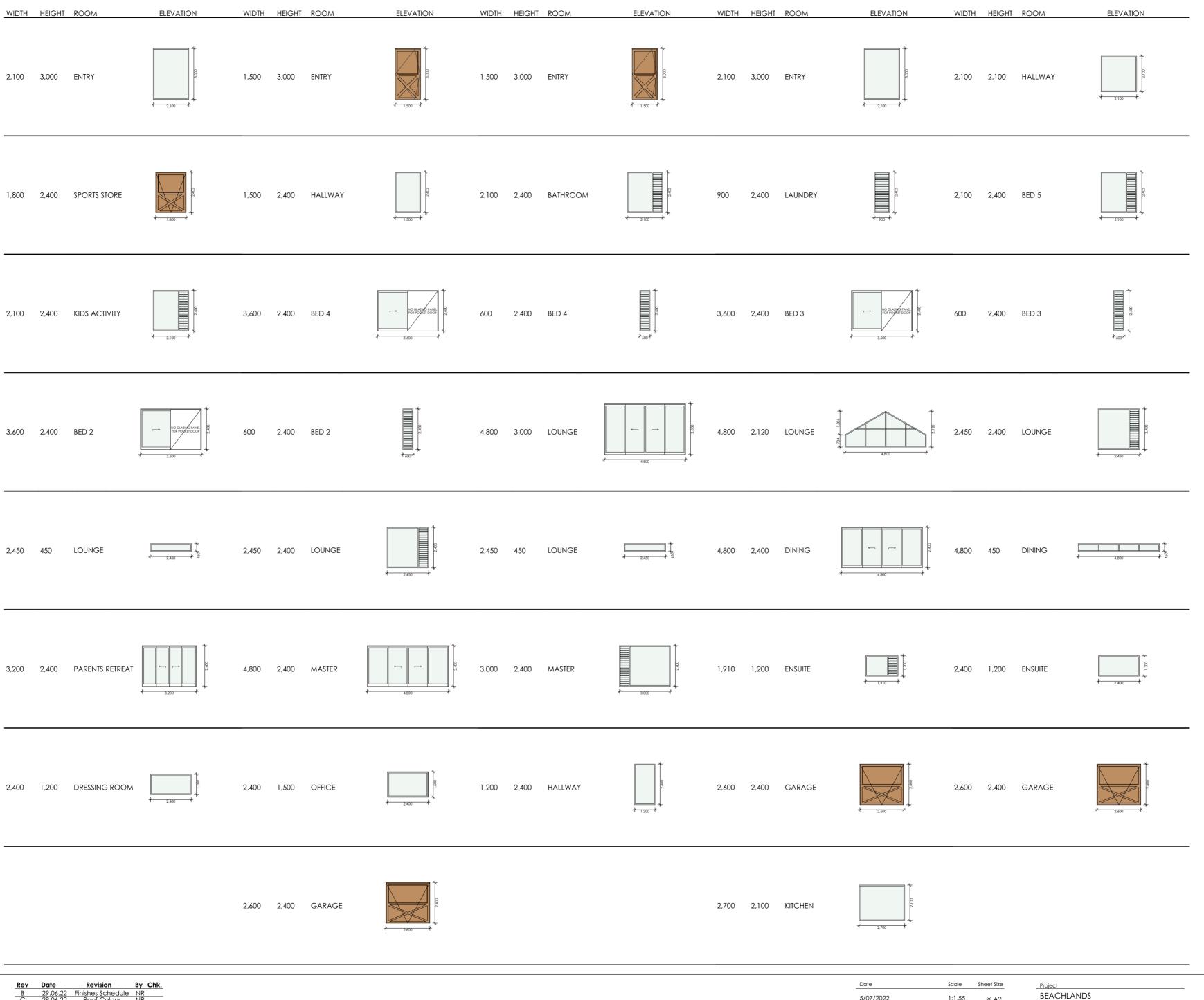


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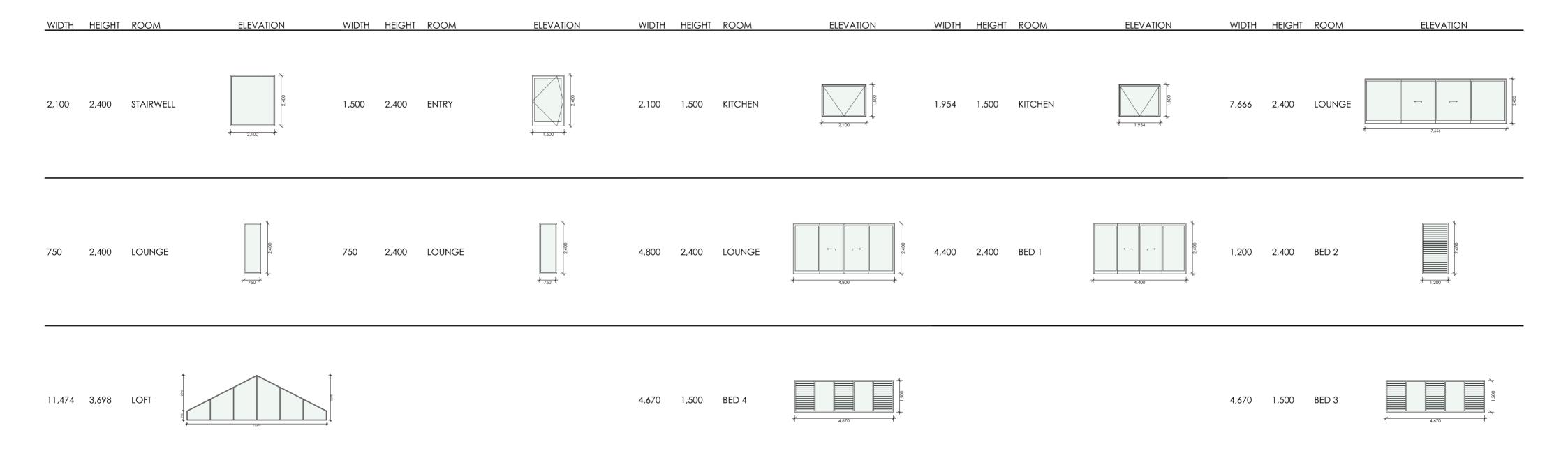
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LOT 201 Crooked River Road

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LOT 201 Crooked River Road GERROA <u>Drawing Name</u> DWELLING 2

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